

THE ROBERT GREEN COMPANY

LOTS 4 & 8 HOPE STREET



FORMAL PROJECT APPLICATION

(3RD SUBMITTAL)

OCTOBER 16, 2018

MOUNTAIN VIEW, CA 94041

GENSLER PROJECT NUMBER: 55.7711.000

THE ROBERT GREEN COMPANY

OWNER
3551 FORTUNA RANCH RD
ENCINITAS, CA 92024

TEL 760.634.6543

Gensler

ARCHITECT
225 BROADWAY, SUITE 100
SAN DIEGO CA 92101

TEL 619.557.2500
FAX 619.557.2520

BKF

CIVIL ENGINEER
255 SHORELINE DR, SUITE 200
REDWOOD CITY, CA 94065

TEL 650.482.6320

SWA

LANDSCAPE ARCHITECT
811 W 7TH ST, 8TH FLOOR
LOS ANGELES, CA 90017

TEL 213.236.9090

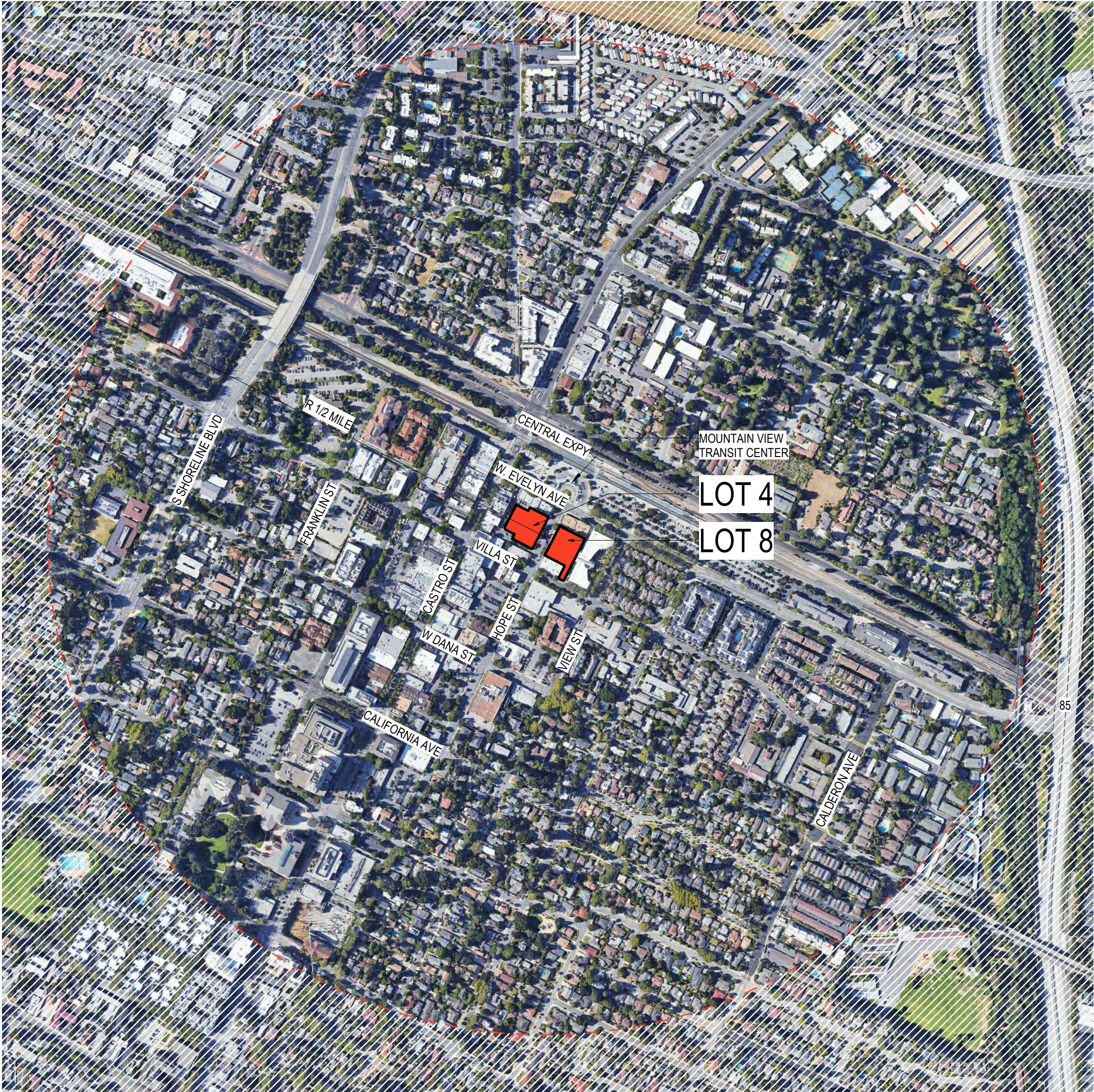
PAE

MEP
48 GOLDEN GATE AVE
SAN FRANCISCO, CA 94102

TEL 415.544.7500



VICINITY MAP



PARKING COUNTS

PARKING PER DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN CITY OF MOUNTAIN VIEW AND RGC MOUNTAIN VIEW I, LLC, MAY 25, 2017

| SCHEDULE - PARKING | |
|--------------------|-------|
| LEVEL | COUNT |
| LOT 4 | |
| LOT 4 - LEVEL P03 | 78 |
| LOT 4 - LEVEL P02 | 75 |
| LOT 4 - LEVEL P01 | 65 |
| | 218 |

| | |
|-------------------|-----|
| LOT 8 | |
| LOT 8 - LEVEL P03 | 59 |
| LOT 8 - LEVEL P02 | 57 |
| LOT 8 - LEVEL P01 | 54 |
| | 170 |

| | |
|--------------------|-----|
| STREET PARKING ALT | |
| LOT 4 - LEVEL 01 | 4 |
| | 4 |
| | 392 |

| SCHEDULE - PARKING - LOT 4 | |
|----------------------------|-------|
| TYPE | COUNT |
| LOT 4 - LEVEL P01 | |
| ACCESSIBLE PARKING | 6 |
| ACCESSIBLE VAN PARKING | 1 |
| STANDARD | 56 |
| STANDARD PARALLEL | 2 |
| | 65 |

| | |
|-------------------|----|
| LOT 4 - LEVEL P02 | |
| STANDARD | 72 |
| STANDARD PARALLEL | 3 |
| | 75 |

| | |
|-------------------|-----|
| LOT 4 - LEVEL P03 | |
| STANDARD | 75 |
| STANDARD PARALLEL | 3 |
| | 78 |
| | 218 |

| BICYCLE PARKING REQUIREMENTS* | |
|-------------------------------|----|
| LOT 4: | |
| SHORT TERM | 11 |
| LONG TERM | 11 |

| | |
|------------|---|
| LOT 8 | |
| SHORT TERM | 9 |
| LONG TERM | 9 |

*REQUIRED BIKE PARKING IS TAKEN FROM CAL GREEN, BEING THE MORE RESTRICTIVE CODE REQUIREMENT. SHORT TERM AND LONG TERM BIKE PARKING IS 5% OF TOTAL PARKING SPACES PER CAL GREEN 2016 §5.106.4.1.1 & §5.106.4.1.2

PROJECT TEAM

| | |
|---|--|
| BUILDING OWNER: | ROBERT GREEN COMPANY 3551 FORTUNA RANCH RD, ENCINITAS, CA 92024 CONTACT: ROBERT GREEN TELEPHONE: 760.634.6543 EMAIL: ROBERT@ROBERTGREENCOMPANY.COM |
| ARCHITECT: | GENSLER 225 BROADWAY SUITE 100, SAN DIEGO, CA 92101 CONTACT: ANDREW MICHALENKO TELEPHONE: 619.557.2500 EMAIL: ANDREW.MICHALENKO@GENSLER.COM |
| CIVIL ENGINEER | BFK ENGINEERS 255 SHORELINE DR, SUIT 200, REDWOOD CITY, CA 94065 CONTACT: CHUCK HUMPAL TELEPHONE: 650.482.6320 EMAIL: CHUMPAL@BKF.COM |
| LANDSCAPE ARCHITECT | SWA 8111 W 7TH ST, 8TH FLOOR, LOS ANGELES, CA 90017 CONTACT: JEREMY KLEMIC TELEPHONE: 213.236.9090 EMAIL: JKLEMIC@SWAGROUP.COM |
| STRUCTURAL ENGINEER | MIYAMOTO INTERNATIONAL, INC 5151 SHOREHAM PLACE, SUITE 280, SAN DIEGO, CA 92122 CONTACT: PETER CARLSON TELEPHONE: 858.457.3001 EMAIL: PCARLSON@MIYAMOTOINTERNATIONAL.COM |
| MECHANICAL / PLUMBING / ELECTRICAL ENGINEER | PAE, INC 48 GOLDEN GATE AVE, SAN FRANCISCO, CA 94102 CONTACT: JAMES BRADSHAW TELEPHONE: 415.544.7500 EMAIL: JAMES.BRADSHAW@PAE-ENGINEERS.COM |

PROJECT INFORMATION - LOT 4

| | |
|--------------------|--|
| ADDRESS: | MOUNTAIN VIEW, CA 94041 |
| APN: | 150-20-072 |
| CONSTRUCTION TYPE: | NEW BUILDING, TYPE IIIA, TYPE 1A FULLY SPRINKLERED |
| OCCUPANCY: | A, M, R-1 |
| NUMBER OF STORIES: | 3 LEVELS (TYPE IIIA) OVER TWO (TYPE 1A) WITH THREE SUBTERRANEAN LEVELS (TYPE 1A) |
| LOT AREA SF | 31,588 SF |
| BUILDING COVERAGE | 28,905 SF |
| PROJECT SF | 120,518 SF SEE SHEET A.4.00.02 FOR FLOOR AREA BREAKDOWNS |
| FAR | 3.82 (NO MAXIMUM FAR) |
| ZONING | MOUNTAIN VIEW DOWNTOWN PRECISE PLAN (NOVEMBER 2015) |

PROJECT INFORMATION - LOT 8

| | |
|--------------------|---|
| ADDRESS: | MOUNTAIN VIEW, CA 94041 |
| APN: | 150-20-004 |
| CONSTRUCTION TYPE: | NEW BUILDING, TYPE IA FULLY SPRINKLERED |
| OCCUPANCY: | B, M |
| NUMBER OF STORIES: | 4 LEVELS (TYPE 1A) WITH THREE SUBTERRANEAN LEVELS (TYPE 1A) |
| LOT AREA SF | 28,506 SF |
| BUILDING COVERAGE | 14,675 SF |
| PROJECT SF | 52,605 SF SEE SHEET A.8.00.02 FOR FLOOR AREA BREAKDOWNS |
| FAR | 1.85 (MAXIMUM FAR:1.85) |
| ZONING | MOUNTAIN VIEW DOWNTOWN PRECISE PLAN (NOVEMBER 2015) |

REGULATORY

| | |
|---------------------|--|
| CODE / REGULATIONS: | 2016 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE PART 1, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR) 2016 CALIFORNIA BUILDING CODE PART 2, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR) (2012 IBC AND 2016 CALIFORNIA AMENDMENTS) 2016 CALIFORNIA ELECTRICAL CODE PART 3, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR) (2012 NEC AND 2016 CALIFORNIA AMENDMENTS) 2016 CALIFORNIA MECHANICAL CODE PART 4, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR) (2012 UMC AND 2016 CALIFORNIA AMENDMENTS) 2016 CALIFORNIA PLUMBING CODE PART 5, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR) (2012 UPC AND 2016 CALIFORNIA AMENDMENTS) 2016 CALIFORNIA FIRE CODE PART 9, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR) (2012 IFC AND 2016 CALIFORNIA AMENDMENTS) 2016 CALIFORNIA CAL GREEN BUILDING STANDARDS CODE PART 11, TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR) 2016 CALIFORNIA ENERGY EFFICIENCY STANDARDS NFPA 101 (LIFE SAFETY CODE), 2015 EDITION NFPA 72 (NATIONAL FIRE ALARM AND SIGNALING CODE), 2016 EDITION MOUNTAIN VIEW MUNICIPAL CODE (MV/MC) MOUNTAIN VIEW PRECISE PLAN SEPARATE PERMIT REQUIRED FOR WORK PERFORMED ON THE SPRINKLER SYSTEM SIGNAGE NOTED IN PLANS IS FOR REFERENCE ONLY. SIGNAGE SHALL BE INSTALLED UNDER SEPARATE PERMIT AS REQUIRED. |
|---------------------|--|

DRAWING INDEX

| NUMBER | NAME | NUMBER | NAME |
|---------------|---|-------------|---|
| GENERAL | | LANDSCAPE | |
| G.0.00.01 | PROJECT DATA / DRAWING INDEX | L.0.01.01 | SITE PLAN - GROUND FLOOR |
| G.0.00.02 | PROJECT DESCRIPTION | L.0.01.02 | SITE PLAN - ROOF |
| G.0.00.03 | LEGAL DESCRIPTIONS | L.0.02.01 | HYDROZONE - GROUND FLOOR |
| G.0.00.04 | GENERAL NOTES | L.0.02.02 | HYDROZONE - ROOF |
| | | L.0.03.01 | IRRIGATION LEGEND |
| LANDSCAPE | | L.0.03.02 | IRRIGATION PLAN |
| L.0.00.01 | ILLUSTRATIVE PLAN - GROUND FLOOR | L.0.03.03 | IRRIGATION PLAN - ROOF |
| L.0.00.02 | ILLUSTRATIVE PLAN - ROOF | L.0.03.04 | IRRIGATION DETAILS |
| ARCHITECTURAL | | L.0.03.05 | IRRIGATION DETAILS |
| A.0.01.21 | RENDERING | L.0.03.06 | IRRIGATION DETAILS |
| A.0.01.22 | RENDERING | L.0.03.07 | IRRIGATION DETAILS |
| A.0.01.23 | RENDERING | L.0.03.08 | IRRIGATION DETAILS |
| A.0.01.24 | RENDERING | L.0.04.23 | TREE CANOPY COVERAGE PLAN |
| A.0.01.25 | RENDERING | L.0.05.01 | CONCEPT IMAGES |
| A.0.01.26 | RENDERING | L.0.06.01 | ARBORIST REPORT |
| A.0.01.27 | RENDERING | L.0.06.02 | ARBORIST REPORT |
| A.0.01.28 | RENDERING | CIVIL | |
| A.0.01.29 | RENDERING | C.0.01.00 | TITLESHEET |
| A.0.01.40 | EXISTING SITE PLAN | C.0.01.01 | GENERAL NOTES |
| A.0.01.41 | LOT 4 - EXISTING SITE PHOTOGRAPHY | C.0.01.02 | GENERAL NOTES |
| A.0.01.42 | LOT 8 - EXISTING SITE PHOTOGRAPHY | C.0.01.03 | CITY OF MOUNTAIN VIEW - STANDARD NOTES |
| A.0.01.50 | OVERALL SITE PLAN | C.0.02.00 | EXISTING CONDITIONS |
| A.0.01.51 | PLAN AND STREET SECTION | C.0.02.01 | EXISTING CONDITIONS |
| A.0.01.52 | ALTERNATE PLAN AND STREET SECTION | C.0.03.00 | SITE PLAN |
| A.0.01.53 | OVERALL SITE PLAN - DIAGRAM | C.0.04.00 | GRADING AND DRAINAGE PLAN |
| A.0.01.54 | SITE PLAN | C.0.05.00 | UTILITY PLAN |
| A.0.01.55 | SITE PLAN - CIRCULATION PLAN | C.0.06.00 | STORMWATER MANAGEMENT PLAN |
| A.0.01.61 | CITY OF MOUNTAIN VIEW CONTEXTUAL IMAGES | C.0.08.00 | DETAILS |
| A.4.00.02 | LOT 4 - ZONING CALCULATIONS | C.0.08.01 | CROSS-SECTIONS |
| A.4.02.01 | LOT 4 - FLOOR PLAN - LEVEL P3 | C.0.08.02 | CROSS-SECTIONS |
| A.4.02.02 | LOT 4 - FLOOR PLAN - LEVEL P2 | C.0.09.00 | FIRE TRUCK EXHIBIT |
| A.4.02.03 | LOT 4 - FLOOR PLAN - LEVEL P1 | C.0.09.01 | TRASH TRUCK EXHIBIT |
| A.4.02.04 | LOT 4 - FLOOR PLAN - LEVEL 01 | ELECTRICAL | |
| A.4.02.05 | LOT 4 - FLOOR PLAN - LEVEL 02 | E.0.01.01 | PHOTOMETRICS - ELECTRICAL |
| A.4.02.06 | LOT 4 - FLOOR PLAN - LEVEL 03 | E.0.02.01 | LIGHT FIXTURE CUT SHEETS |
| A.4.02.07 | LOT 4 - FLOOR PLAN - LEVEL 04 | E.0.02.02 | LIGHT FIXTURE CUT SHEETS |
| A.4.02.08 | LOT 4 - FLOOR PLAN - LEVEL 05 | LIFE SAFETY | |
| A.4.02.09 | LOT 4 - FLOOR PLAN - ROOF | LS.4.00.11 | LOT 4 - LIFE SAFETY PLANS - LEVEL P03 |
| A.4.07.01 | LOT 4 - TYPICAL HOTEL KEY | LS.4.00.12 | LOT 4 - LIFE SAFETY PLANS - LEVEL P02 & P01 |
| A.4.10.00 | LOT 4 - EXISTING / PROPOSED ELEVATIONS | LS.4.00.14 | LOT 4 - LIFE SAFETY PLANS - LEVEL 01 |
| A.4.10.01 | LOT 4 - EXTERIOR ELEVATIONS | LS.4.00.15 | LOT 4 - LIFE SAFETY PLANS - LEVEL 02 & 03 |
| A.4.10.02 | LOT 4 - EXTERIOR ELEVATIONS | LS.4.00.16 | LOT 4 - LIFE SAFETY PLANS - LEVEL 04 & 05 |
| A.4.10.03 | LOT 4 - EXTERIOR ELEVATION | LS.4.00.17 | LOT 4 - LIFE SAFETY PLANS - ROOF |
| A.4.10.11 | LOT 4 - MATERIALS | LS.8.00.11 | LOT 8 - LIFE SAFETY PLANS - LEVEL P03 & 02 |
| A.4.11.01 | LOT 4 - BUILDING SECTION | LS.8.00.12 | LOT 8 - LIFE SAFETY PLANS - LEVEL P01 & 01 |
| A.4.11.02 | LOT 4 - BUILDING SECTION | LS.8.00.13 | LOT 8 - LIFE SAFETY PLANS - LEVEL 02 & 03 |
| A.4.11.03 | LOT 4 - BUILDING SECTION | LS.8.00.14 | LOT 8 - LIFE SAFETY PLANS - LEVEL 04 & ROOF |
| A.4.11.51 | LOT 4 - WALL SECTIONS | 106 | |
| A.8.00.02 | LOT 8 - ZONING CALCULATIONS | | |
| A.8.02.01 | LOT 8 - FLOOR PLAN - LEVEL P3 | | |
| A.8.02.02 | LOT 8 - FLOOR PLAN - LEVEL P2 | | |
| A.8.02.03 | LOT 8 - FLOOR PLAN - LEVEL P1 | | |
| A.8.02.04 | LOT 8 - FLOOR PLAN - LEVEL 01 | | |
| A.8.02.05 | LOT 8 - FLOOR PLAN - LEVEL 02 | | |
| A.8.02.06 | LOT 8 - FLOOR PLAN - LEVEL 03 | | |
| A.8.02.07 | LOT 8 - FLOOR PLAN - LEVEL 04 | | |
| A.8.02.08 | LOT 8 - FLOOR PLAN - ROOF | | |
| A.8.10.00 | LOT 8 - EXISTING / PROPOSED ELEVATIONS | | |
| A.8.10.01 | LOT 8 - EXTERIOR ELEVATIONS | | |
| A.8.10.02 | LOT 8 - EXTERIOR ELEVATIONS | | |
| A.8.10.11 | LOT 8 - MATERIALS | | |
| A.8.10.12 | LOT 8 - EXTERIOR DETAILS | | |
| A.8.11.01 | LOT 8 - BUILDING SECTION | | |
| A.8.11.51 | LOT 8 - WALL SECTIONS | | |

REQ'D APPLICATION CHECKLIST

| | |
|-------------------------------------|--|
| 1. APPLICATION FORM | SEE ACCOMPANYING APPLICATION FORM |
| 2. PROJECT DESCRIPTION | SEE SHEET G.0.00.02 |
| 3. PHOTOGRAPHIC DISPLAY | SEE SHEET A.0.01.21 - A.0.01.29 |
| 4. PLANS/SKETCHES | |
| A. VICINITY MAP | SEE SHEET G.0.00.01 |
| B. PROJECT INFORMATION | SEE SHEET G.0.00.01 |
| C. SITE PLAN | SEE SHEET A.0.01.50-54 |
| D. GRAPHIC CALCULATIONS | SEE SHEET A.4.00.02, A.8.00.02 |
| E. NEIGHBORHOOD CONTEXT | SEE SHEET A.0.01.50, A.0.01.51, A.4.10.00, A.8.10.00 |
| F. BUILDING STUDY AND ELEVATIONS | SEE SHEET A.4.10.00-A.4.10.03, A.8.10.00-A.8.10.02 |
| G. FLOOR PLANS | SEE SHEET A.4.02.01-A.4.02.08, A.8.02.01-A.8.02.07 |
| H. ROOF PLANS | SEE SHEET A.4.02.09, A.8.02.08 |
| I. BUILDING SECTIONS | SEE SHEET A.4.11.01-A.4.11.02, A.4.11.51, A.8.11.01, A.8.11.51 |
| J. LANDSCAPE AND IRRIGATION PLANS | SEE LANDSCAPE SHEETS |
| K. PARKING LAYOUT AND CIRCULATION | SEE SHEET A.4.02.01-A.4.02.03, A.8.02.01-A.8.02.03, A.0.01.53 |
| L. LIGHTING PLANS | SEE SHEET E.0.01.01, E.02.01-02 |
| M. SCHEMATIC DETAILS | SEE SHEET A.4.11.51, A.8.11.51 |
| N. COLORS AND MATERIALS | SEE ACCOMPANYING COLOR/MATERIAL BOARD |
| 5. CURRENT PRELIMINARY TITLE REPORT | SEE ACCOMPANYING TWO (2) COPIES |
| 6. SUSTAINABILITY CHECKLIST | SEE SHEET G.0.00.02 |
| 7. ENVIRONMENTAL FORM | SEE ACCOMPANYING |
| 8. MASSING MODEL | SEE ACCOMPANYING |
| A. PHYSICAL MODEL | PHYSICAL MODEL |
| B. 3D DIGITAL MODEL (SKETCHUP) | 3D DIGITAL MODEL (SKETCHUP) |
| 9. CONCEPTUAL CIVIL DRAWINGS | |
| A. GRADING AND DRAINAGE PLAN | SEE SHEET C.0.04.00 |
| B. CONCEPTUAL UTILITY PLAN | SEE SHEET C.0.05.00 |

SHEET NUMBERING SYSTEM



LOTS 4 & 8 HOPE STREET

MOUNTAIN VIEW, CA 94041

Gensler

225 BROADWAY, SUITE 100
SAN DIEGO CA 92101
UNITED STATES

TEL: 619.557.2500
FAX: 619.557.2520

| DATE | DESCRIPTION |
|--------------|---|
| FEB 28, 2018 | FORMAL PROJECT APPLICATION |
| JUN 12, 2018 | FORMAL PROJECT APPLICATION 2ND SUBMITTAL |
| OCT 16, 2018 | FORMAL PROJECT APPLICATION 3RD SUBMITTAL |

SEAL / SIGNATURE

NOT FOR CONSTRUCTION

| | |
|----------------|------------------------------|
| PROJECT NAME | LOTS 4 & 8 HOPE STREET |
| PROJECT NUMBER | 55.7711.000 |
| DESCRIPTION | PROJECT DATA / DRAWING INDEX |
| KEY PLAN | |
| SCALE | |

G.0.00.01



- 1 OUTDOOR DINING AREA
- 2 OUTDOOR MEETING ROOMS / SOCIAL SPACES
- 3 REFLECTING POOL
- 4 ORNAMENTAL TREES (PRUNUS SERRULATA)
- 5 SMALL COURTYARD GARDEN
- 6 PEDESTRIAN CROSSING
- 7 POTTED PLANTS
- 8 STREET TREES
- 9 PLANTING AREA - STORMWATER FILTRATION BEDS
- 10 OUTDOOR SEATING
- 11 RECTANGULAR PLANTERS
- 12 BENCHES
- 13 PICK-UP / DROP-OFF

NOTES:
1. SEE ARCHITECTURAL FOR LIGHTING.
SEE SHEET A.0.01.54 FOR
ADDITIONAL SITE INFORMATION
INFORMATION.



LOTS 4 & 8 HOPE STREET
MOUNTAIN VIEW, CA 94041

Gensler

225 BROADWAY, SUITE 100
SAN DIEGO CA 92101
UNITED STATES
TEL 619.557.2500
FAX 619.557.2520

swa

811 W 7th Street, 8th Floor
Los Angeles, California
90017-3419
www.swagroup.com
+1.213.236.9090

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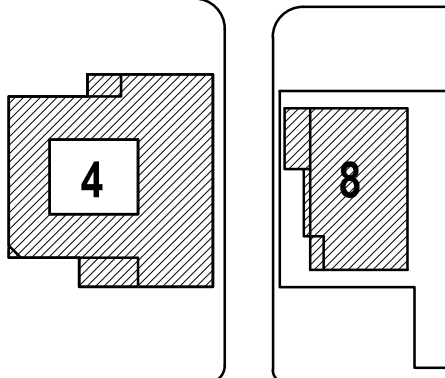
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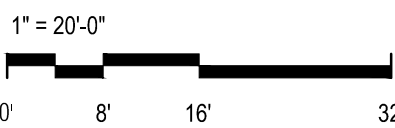
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DESCRIPTION
ILLUSTRATIVE PLAN - GROUND FLOOR

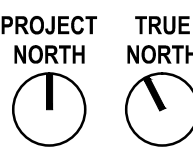
KEY PLAN



SCALE



L.0.00.01





LOTS 4 & 8 HOPE STREET
MOUNTAIN VIEW, CA 94041

Gensler
225 BROADWAY, SUITE 100
SAN DIEGO CA 92101
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swa
811 W 7th Street, 8th Floor
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www.swagroup.com
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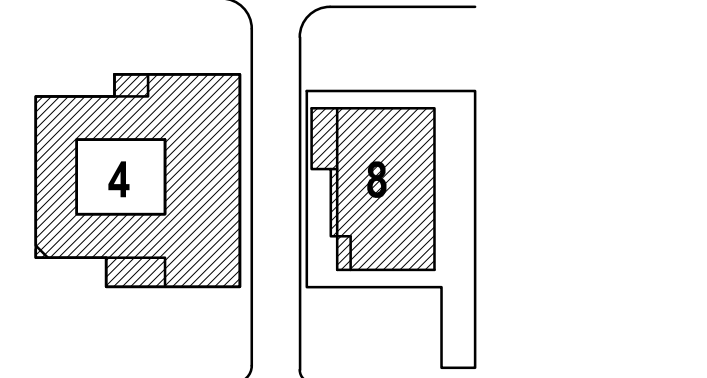
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PROJECT NAME
LOTS 4 & 8 HOPE STREET

PROJECT NUMBER
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DESCRIPTION
ILLUSTRATIVE PLAN - ROOF

KEY PLAN



SCALE



L.0.00.02



Gensler

225 BROADWAY, SUITE 100
SAN DIEGO CA 92101
UNITED STATES

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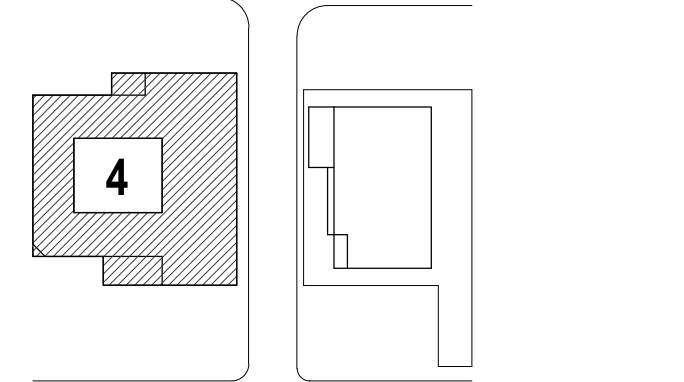
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DESCRIPTION
RENDERING

KEY PLAN



SCALE



THE
ROBERT GREEN
COMPANY

LOTS 4 & 8 HOPE STREET
MOUNTAIN VIEW, CA 94041

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DESCRIPTION
RENDERING

KEY PLAN

SCALE

12" = 1'-0"
0' 8' 16' 32'

A.0.01.22

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Gensler

225 BROADWAY, SUITE 100
SAN DIEGO CA 92101
UNITED STATES

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FAX 619.557.2520

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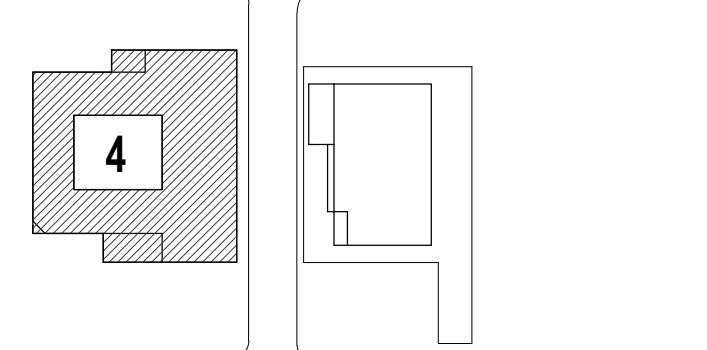
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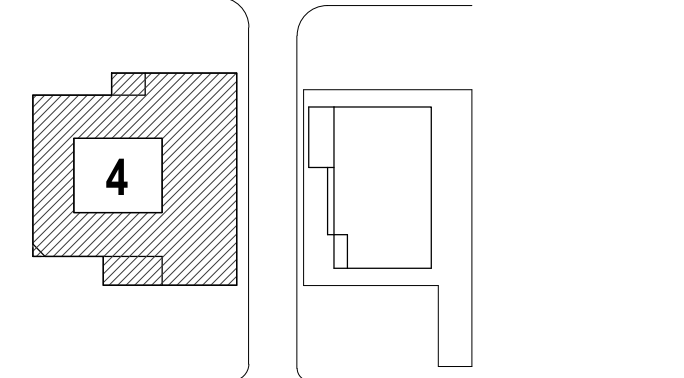
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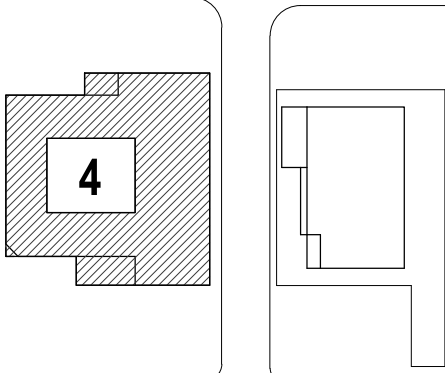
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DESCRIPTION
RENDERING

KEY PLAN



SCALE



LOTS 4 & 8 HOPE STREET
MOUNTAIN VIEW, CA 94041

Gensler

225 BROADWAY, SUITE 100
SAN DIEGO, CA 92101
UNITED STATES

TEL: 619.557.2500
FAX: 619.557.2520

| △ DATE | DESCRIPTION |
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| JUN 12, 2018 | FORMAL PROJECT APPLICATION 2ND SUBMITTAL |
| OCT 16, 2018 | FORMAL PROJECT APPLICATION 3RD SUBMITTAL |

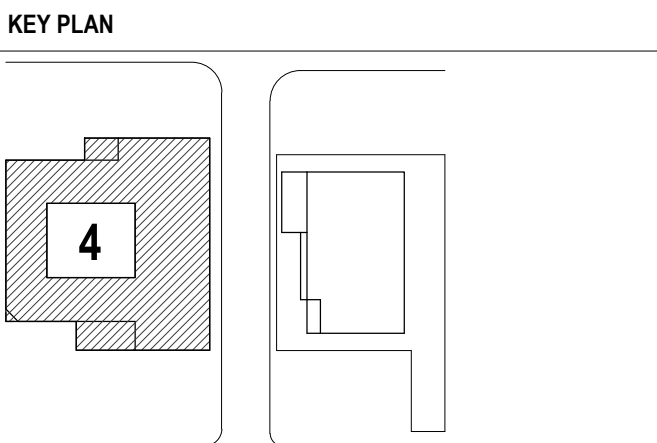
SEAL / SIGNATURE

NOT FOR
CONSTRUCTION

PROJECT NAME
LOTS 4 & 8 HOPE STREET

PROJECT NUMBER
55.7711.000

DESCRIPTION
RENDERING



SCALE



Gensler

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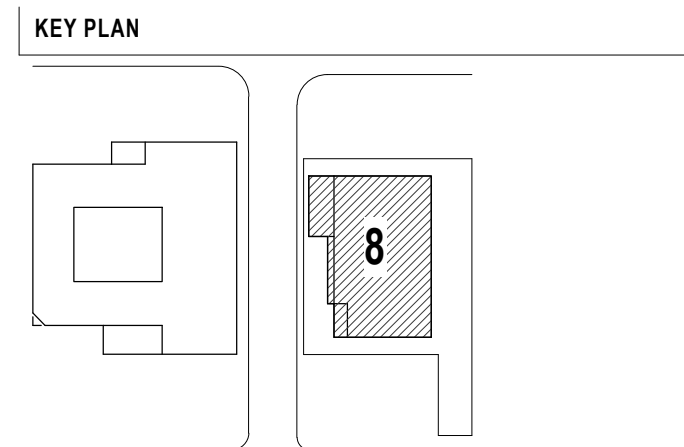
SEAL / SIGNATURE

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DESCRIPTION
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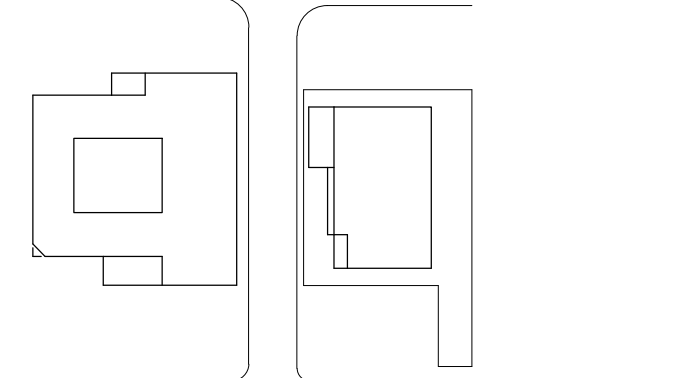
NOT FOR
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PROJECT NAME
LOTS 4 & 8 HOPE STREET

PROJECT NUMBER
55.7711.000

DESCRIPTION
RENDERING

KEY PLAN



SCALE



LOTS 4 & 8 HOPE STREET
MOUNTAIN VIEW, CA 94041

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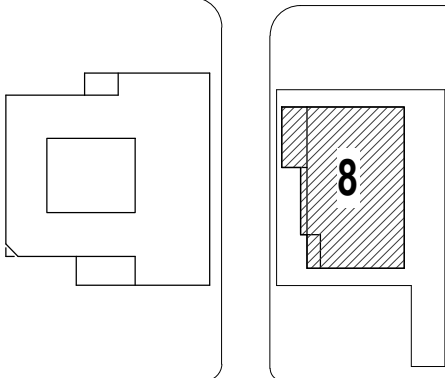
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PROJECT NAME
LOTS 4 & 8 HOPE STREET

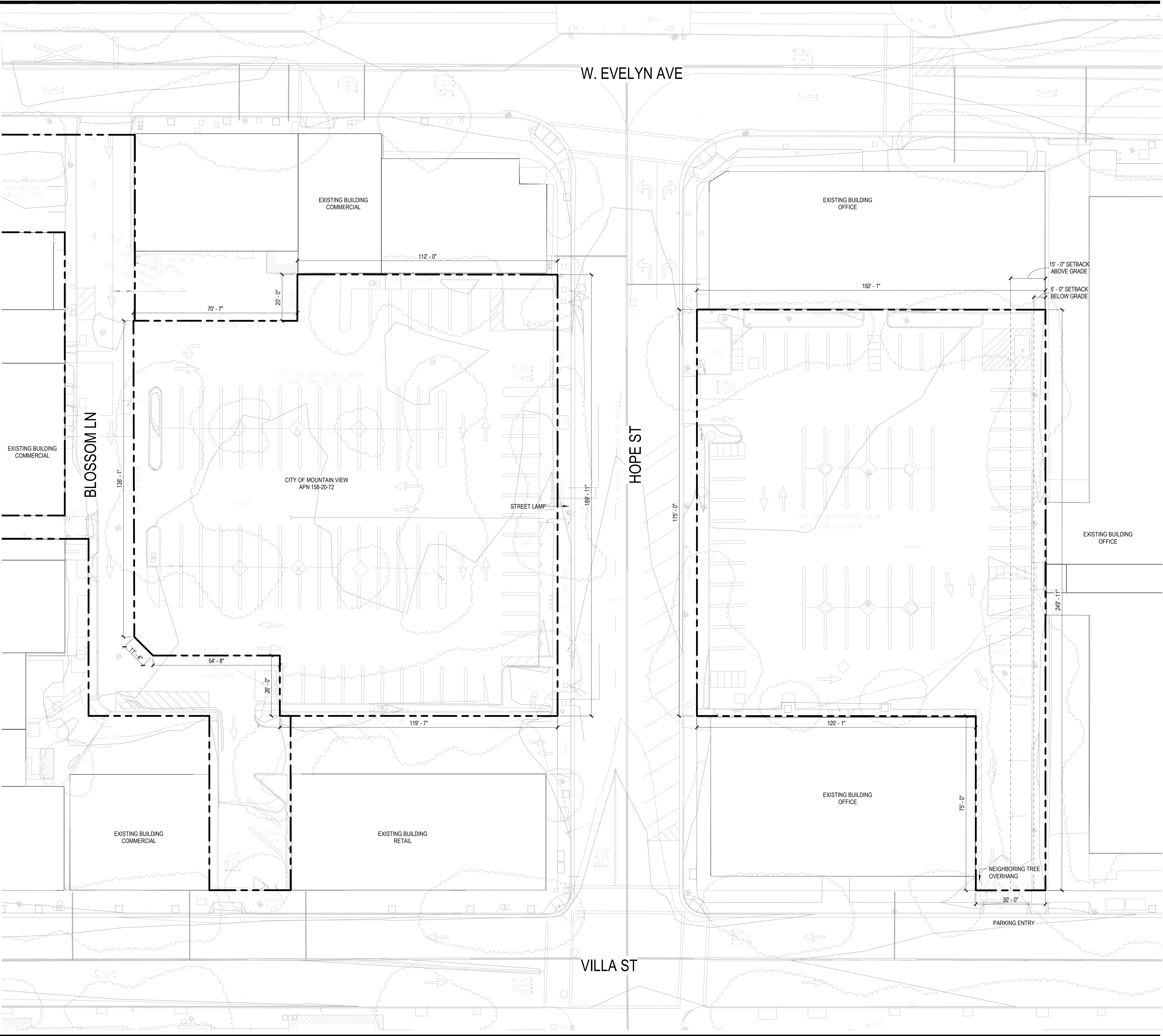
PROJECT NUMBER
55.7711.000

DESCRIPTION
RENDERING

KEY PLAN



SCALE



01 OVERALL - EXISTING SITE PLAN
SCALE: 1"=20'-0"

SHEET NOTES

SEE SHEET G.0.01.11 AND G.0.01.12 FOR ARBORIST REPORT AND EXISTING TREE LOCATION, SIZE, TYPE, AND STATUS AND DESIGNATED HERIATGE TREES

GENERAL NOTES

LEGEND

--- PROPERTY LINE



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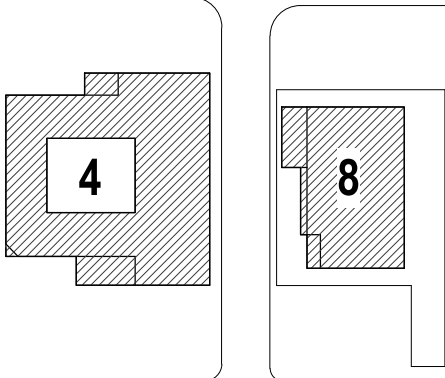
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CONSTRUCTION

PROJECT NAME
LOTS 4 & 8 HOPE STREET

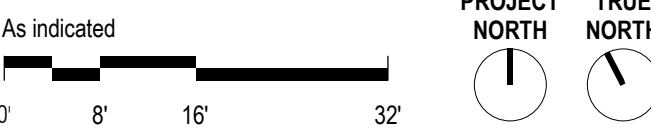
PROJECT NUMBER
55.7711.000

DESCRIPTION
EXISTING SITE PLAN

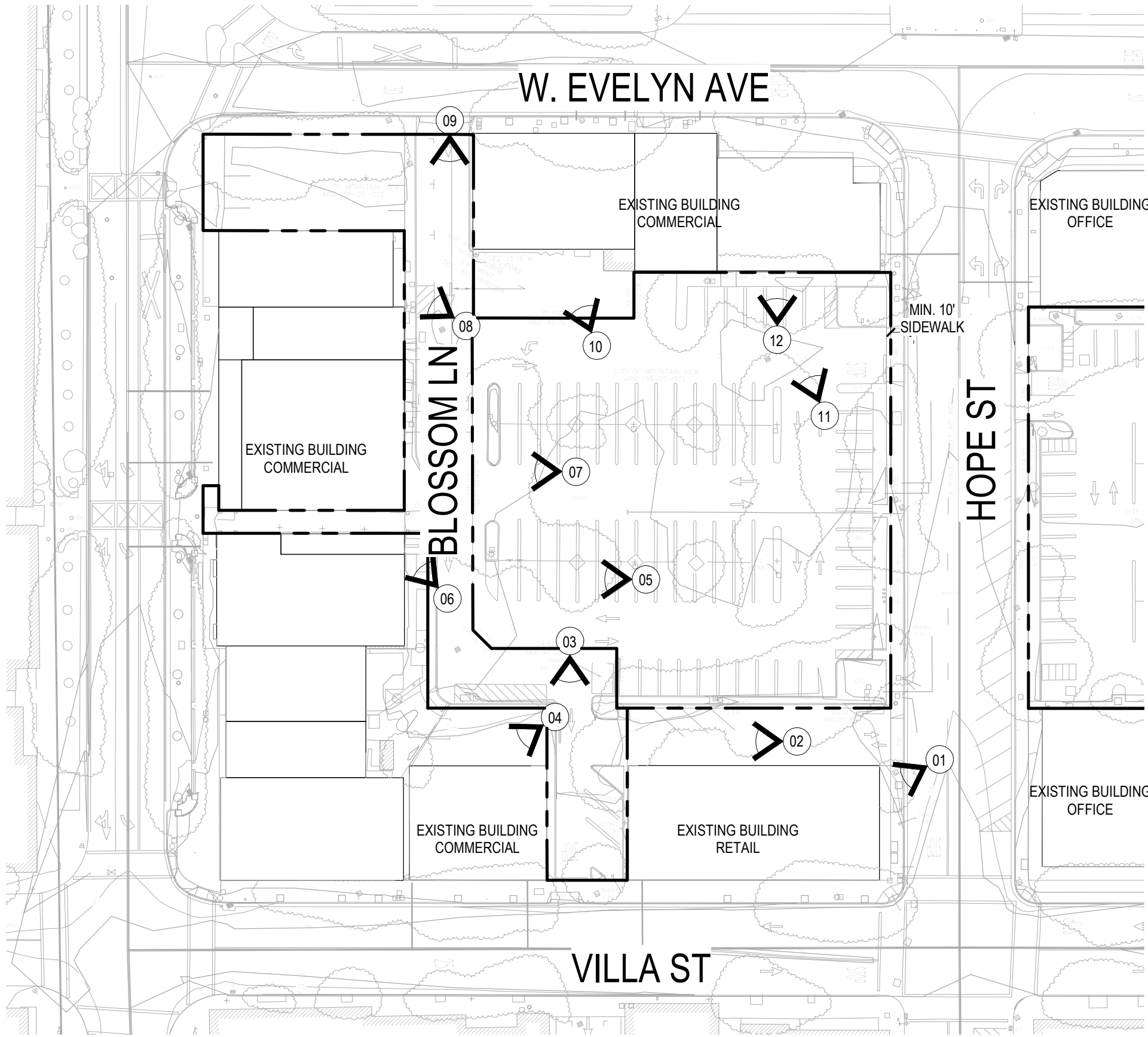
KEY PLAN



SCALE



A.0.01.40



13 LOT 4 - EXISTING KEY PLAN
SCALE: 1" = 50'-0"



12 LOT 4 - SITE PHOTOGRAPHY 12



08 LOT 4 - SITE PHOTOGRAPHY 08



04 LOT 4 - SITE PHOTOGRAPHY 04



11 LOT 4 - SITE PHOTOGRAPHY 11



07 LOT 4 - SITE PHOTOGRAPHY 07



03 LOT 4 - SITE PHOTOGRAPHY 03



10 LOT 4 - SITE PHOTOGRAPHY 10



06 LOT 4 - SITE PHOTOGRAPHY 06



02 LOT 4 - SITE PHOTOGRAPHY 02
SCALE: 12" = 1'-0"



09 LOT 4 - SITE PHOTOGRAPHY 09



05 LOT 4 - SITE PHOTOGRAPHY 05



01 LOT 4 - SITE PHOTOGRAPHY 01

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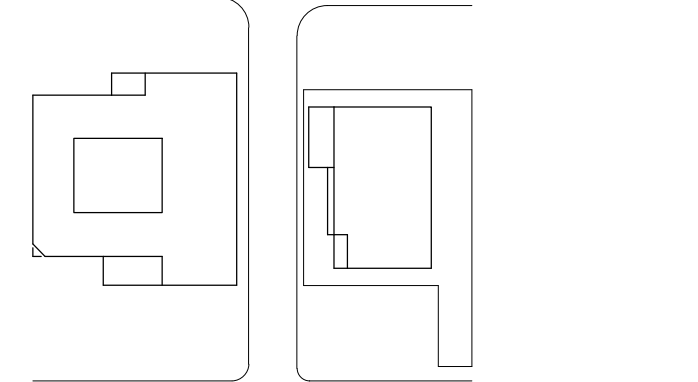
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CONSTRUCTION

PROJECT NAME
LOTS 4 & 8 HOPE STREET

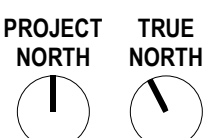
PROJECT NUMBER
55.7711.000

DESCRIPTION
LOT 4 - EXISTING SITE PHOTOGRAPHY

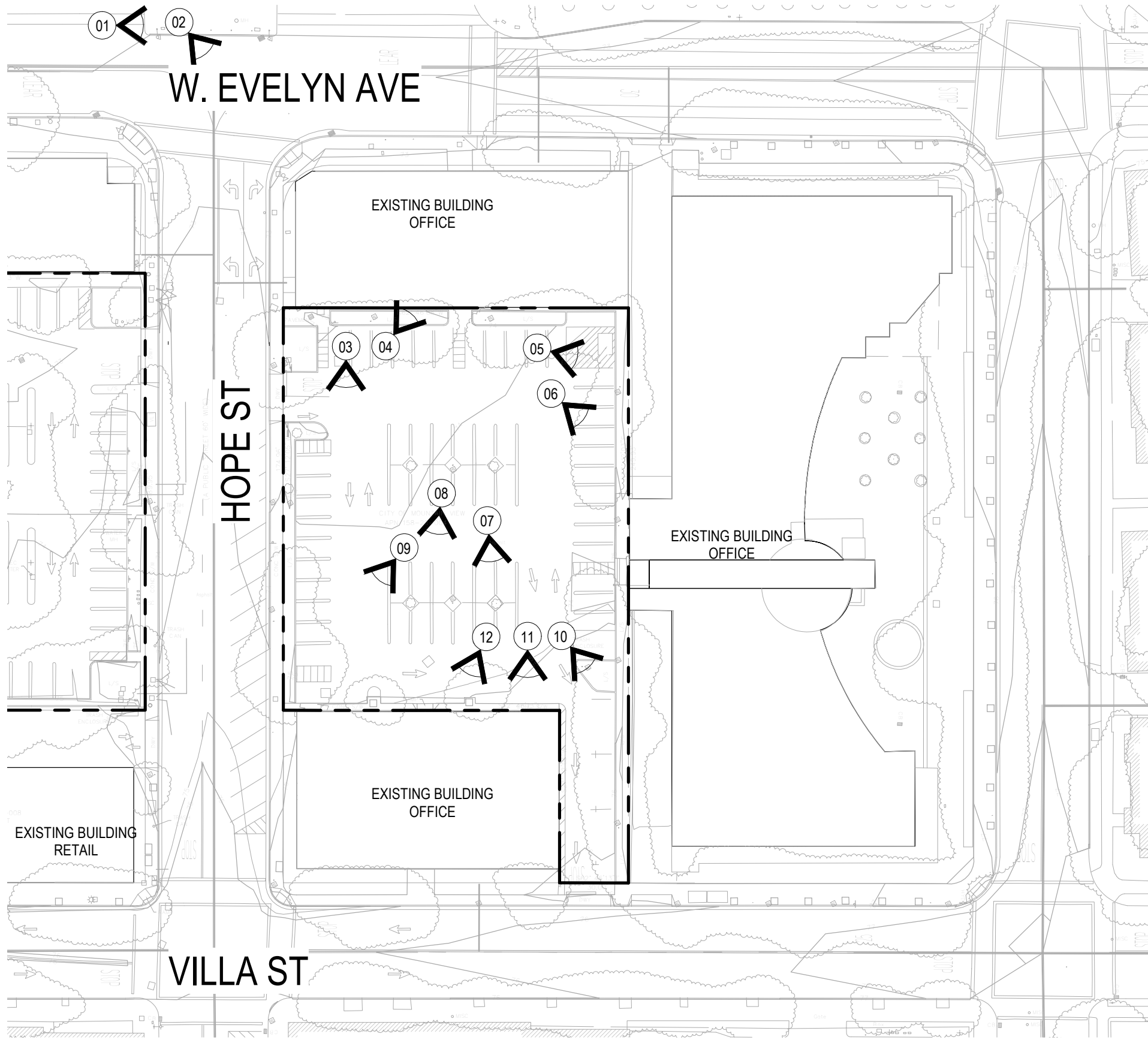
KEY PLAN



SCALE



A.0.01.41



13 LOT 8 - EXISTING KEY PLAN
SCALE: 1" = 50'-0"



12 LOT 8 - SITE PHOTOGRAPHY 12



08 LOT 8 - SITE PHOTOGRAPHY 08



04 LOT 8 - SITE PHOTOGRAPHY 04



11 LOT 8 - SITE PHOTOGRAPHY 11



07 LOT 8 - SITE PHOTOGRAPHY 07



03 LOT 8 - SITE PHOTOGRAPHY 03



10 LOT 8 - SITE PHOTOGRAPHY 10



06 LOT 8 - SITE PHOTOGRAPHY 06



02 LOT 8 - SITE PHOTOGRAPHY 02



09 LOT 8 - SITE PHOTOGRAPHY 09



05 LOT 8 - SITE PHOTOGRAPHY 05



01 LOT 8 - SITE PHOTOGRAPHY 01

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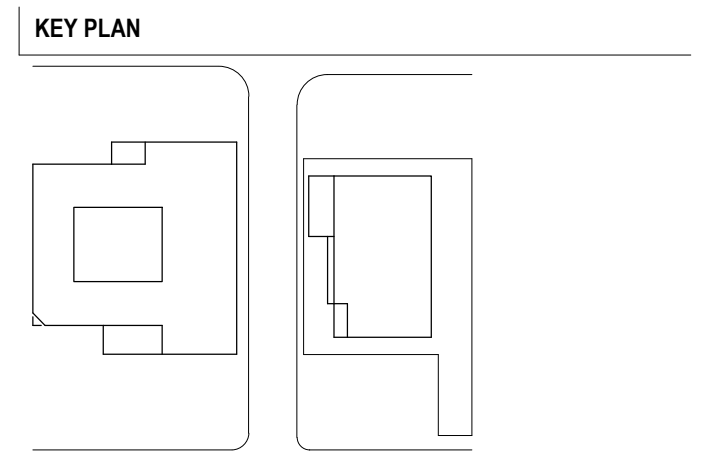
SEAL / SIGNATURE

NOT FOR
CONSTRUCTION

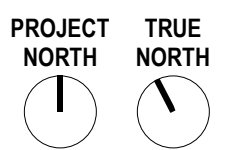
PROJECT NAME
LOTS 4 & 8 HOPE STREET

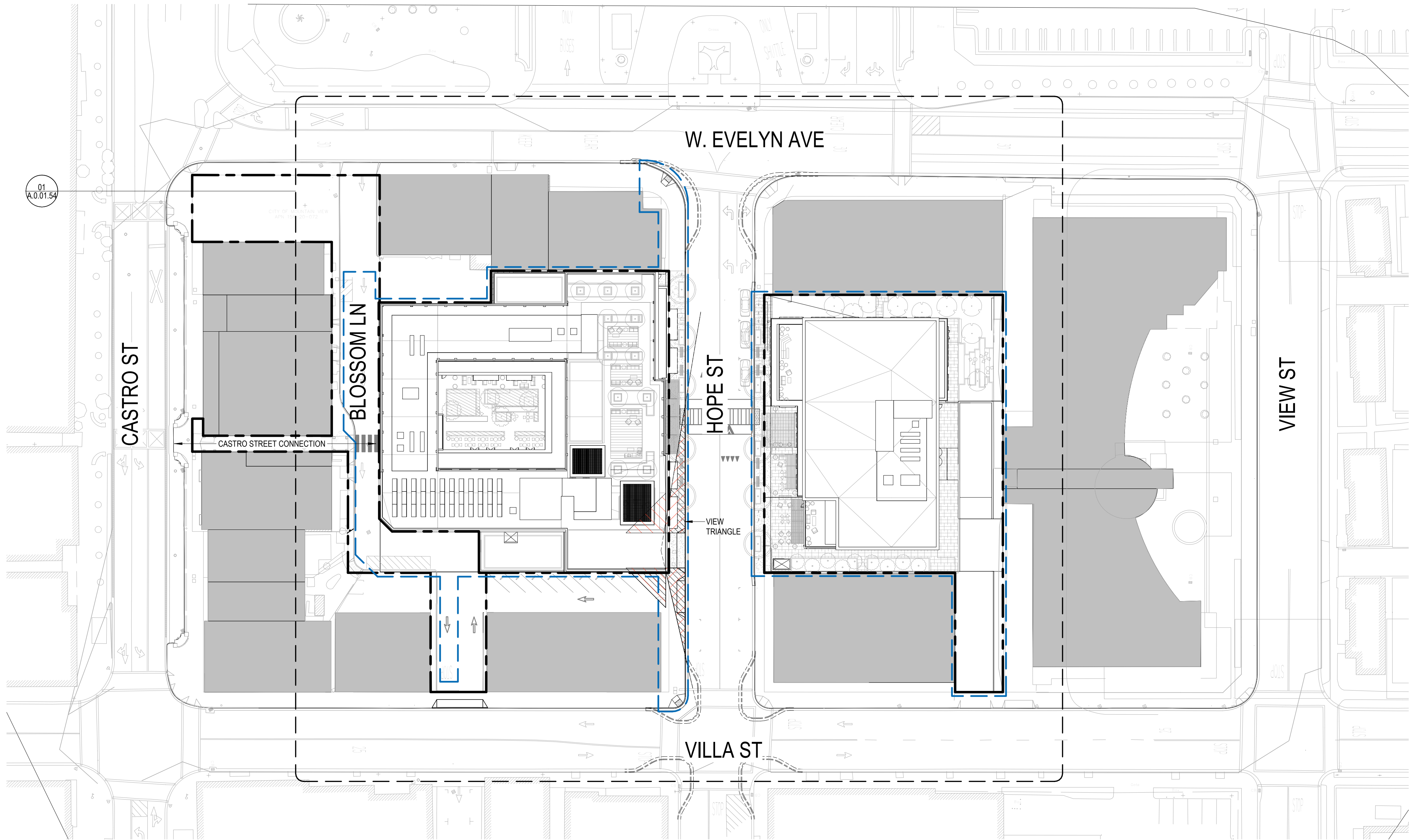
PROJECT NUMBER
55.7711.000

DESCRIPTION
LOT 8 - EXISTING SITE PHOTOGRAPHY



SCALE





SHEET NOTES

GENERAL NOTES

1. SEE CIVIL SHEETS FOR TOPOGRAPHY, EXISTING LIGHT FIXTURES, EASEMENTS/ENCUMBRANCES
2. SEE SHEET L.0.01.01 FOR COLORED SITE PLAN
3. SEE SHEET L.0.00.01 AND L.0.00.02 FOR SHORT TERM BICYCLE PARKING LOCATIONS
4. SEE SHEET G.0.01.11 & G.0.01.12 FOR ARBORIST REPORT
5. SEE SHEETS A.4.02.04 & A.8.02.04 FOR TRASH ROOMS
6. SEE SHEETS L.0.00.01 & L.0.00.02 FOR ILLUSTRATIVE SITE PLANS

LEGEND

- LEASE LINE
- PROPERTY LINE
- SCOPE OF WORK
- EXISTING BUILDING TO REMAIN



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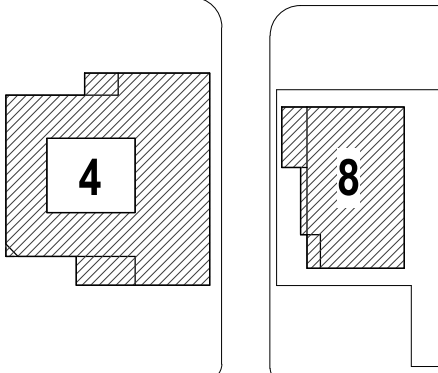
NOT FOR
CONSTRUCTION

PROJECT NAME
LOTS 4 & 8 HOPE STREET

PROJECT NUMBER
55.7711.000

DESCRIPTION
OVERALL SITE PLAN

KEY PLAN



SCALE



A.0.01.50

LOTS 4 & 8 HOPE STREET
MOUNTAIN VIEW, CA 94041

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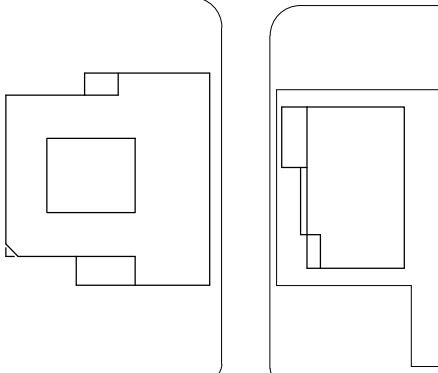
NOT FOR
CONSTRUCTION

PROJECT NAME
LOTS 4 & 8 HOPE STREET

PROJECT NUMBER
55.7711.000

DESCRIPTION
PLAN AND STREET SECTION

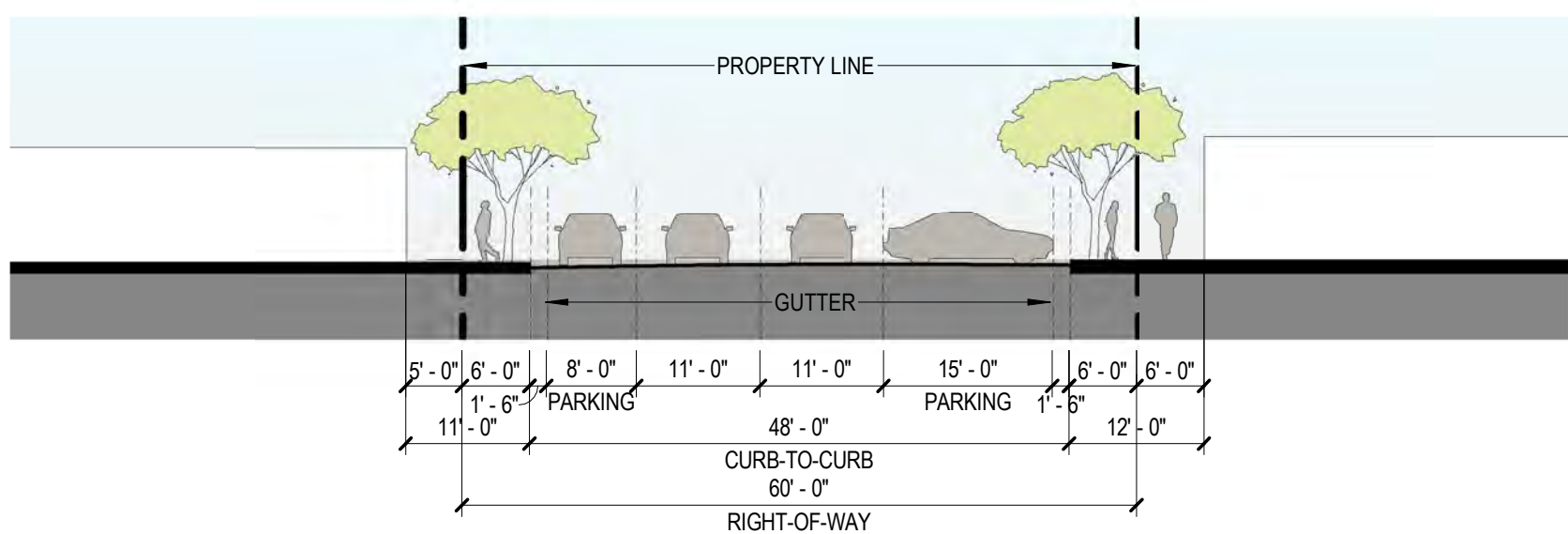
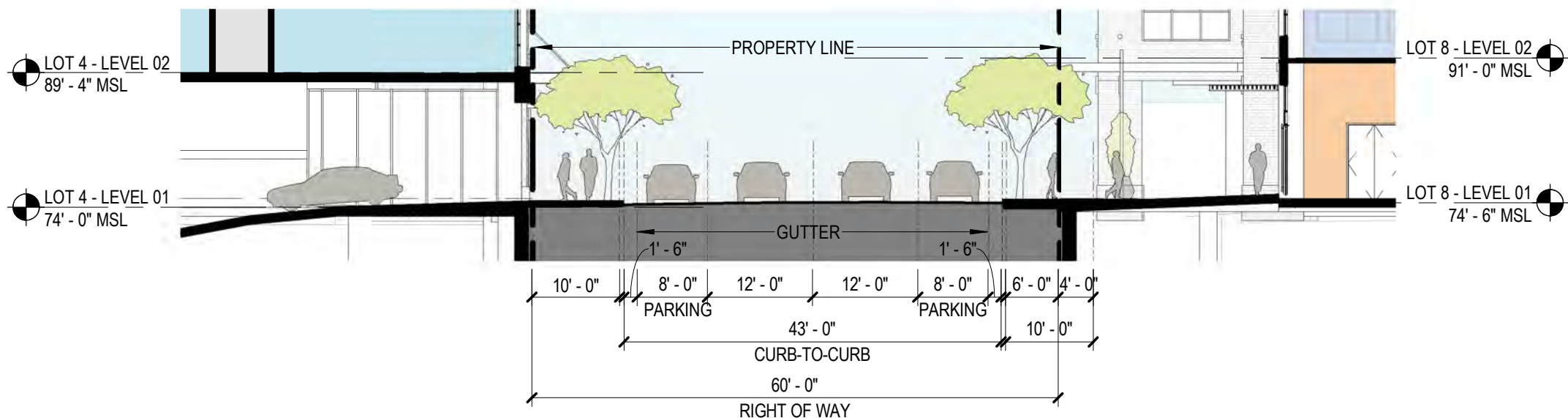
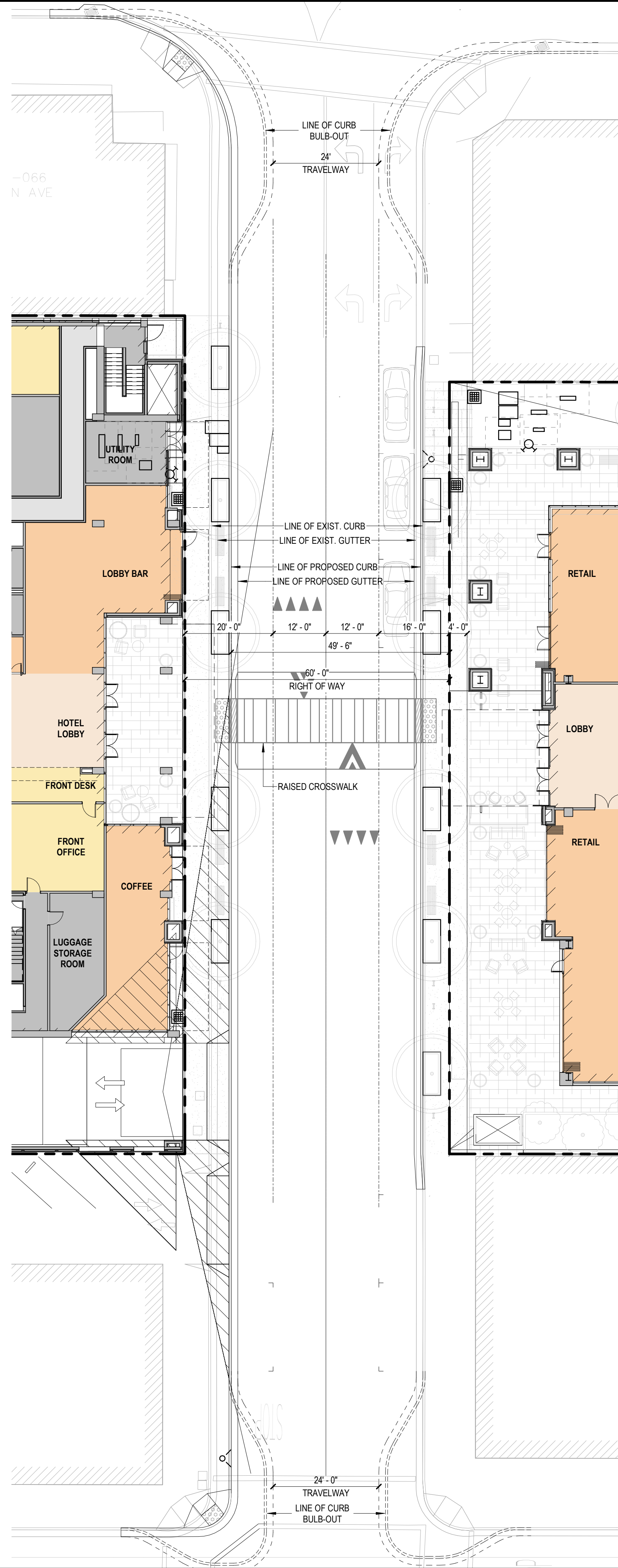
KEY PLAN



SCALE

1/16" = 1'-0"
0' 8' 16' 32'

A.0.01.51



LOTS 4 & 8 HOPE STREET
MOUNTAIN VIEW, CA 94041

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CONSTRUCTION

PROJECT NAME
LOTS 4 & 8 HOPE STREET

PROJECT NUMBER
55.7711.000

DESCRIPTION
ALTERNATE PLAN AND STREET SECTION

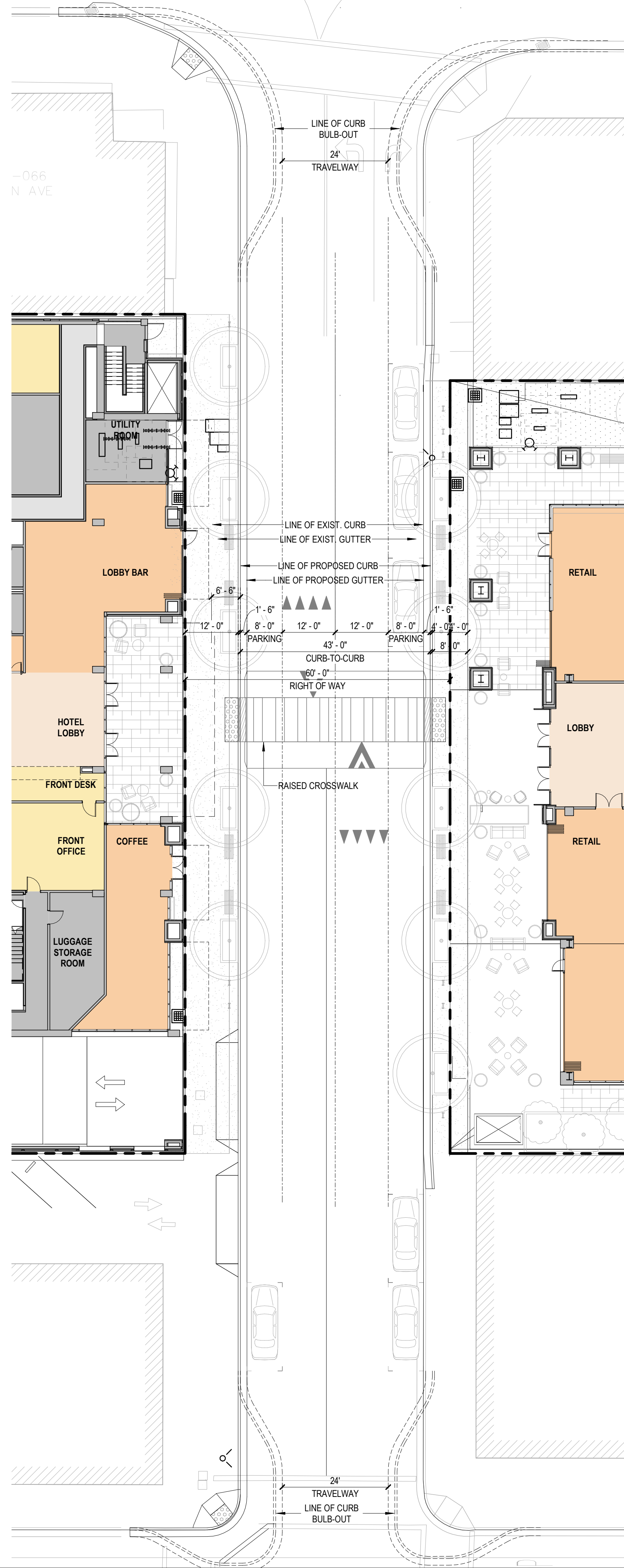
KEY PLAN

SCALE

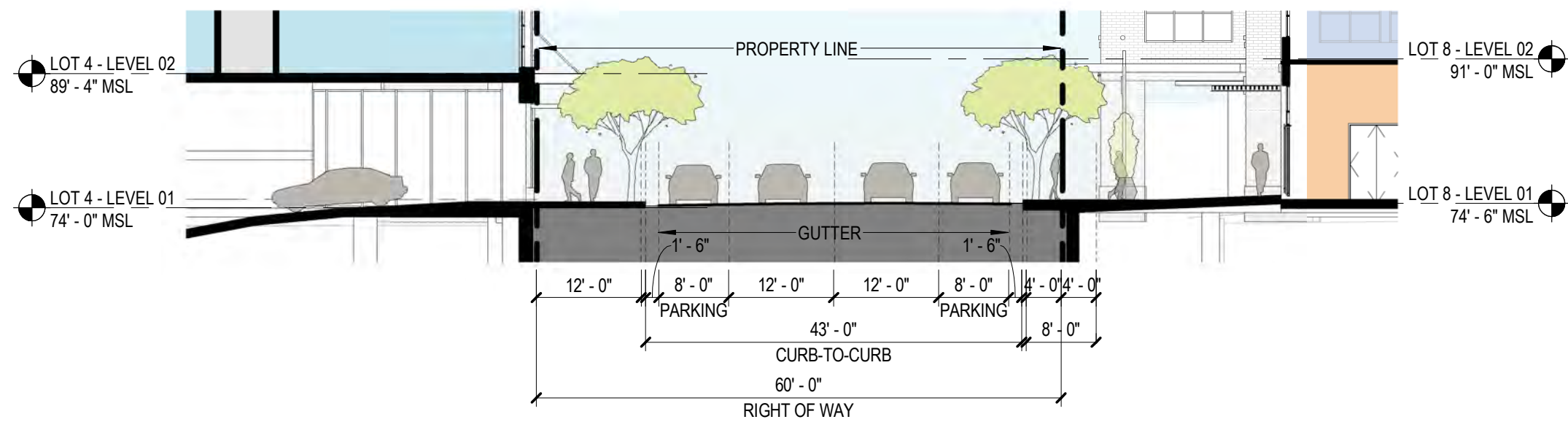
1/16" = 1'-0"

0' 8' 16' 32'

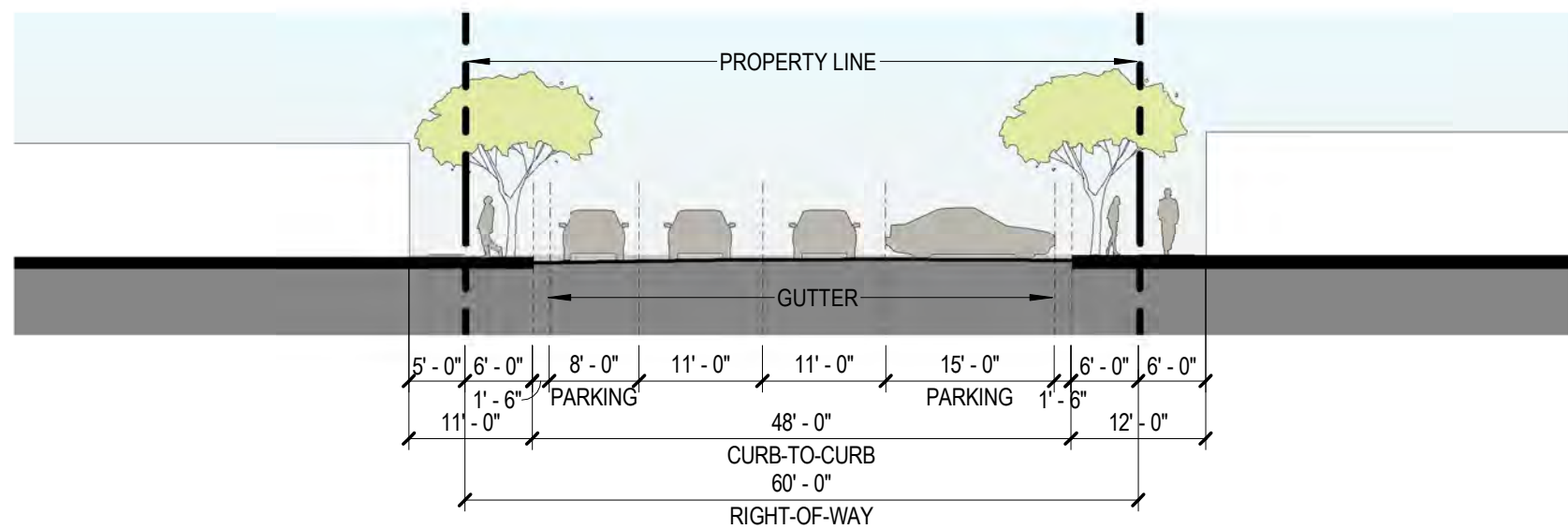
A.0.01.52



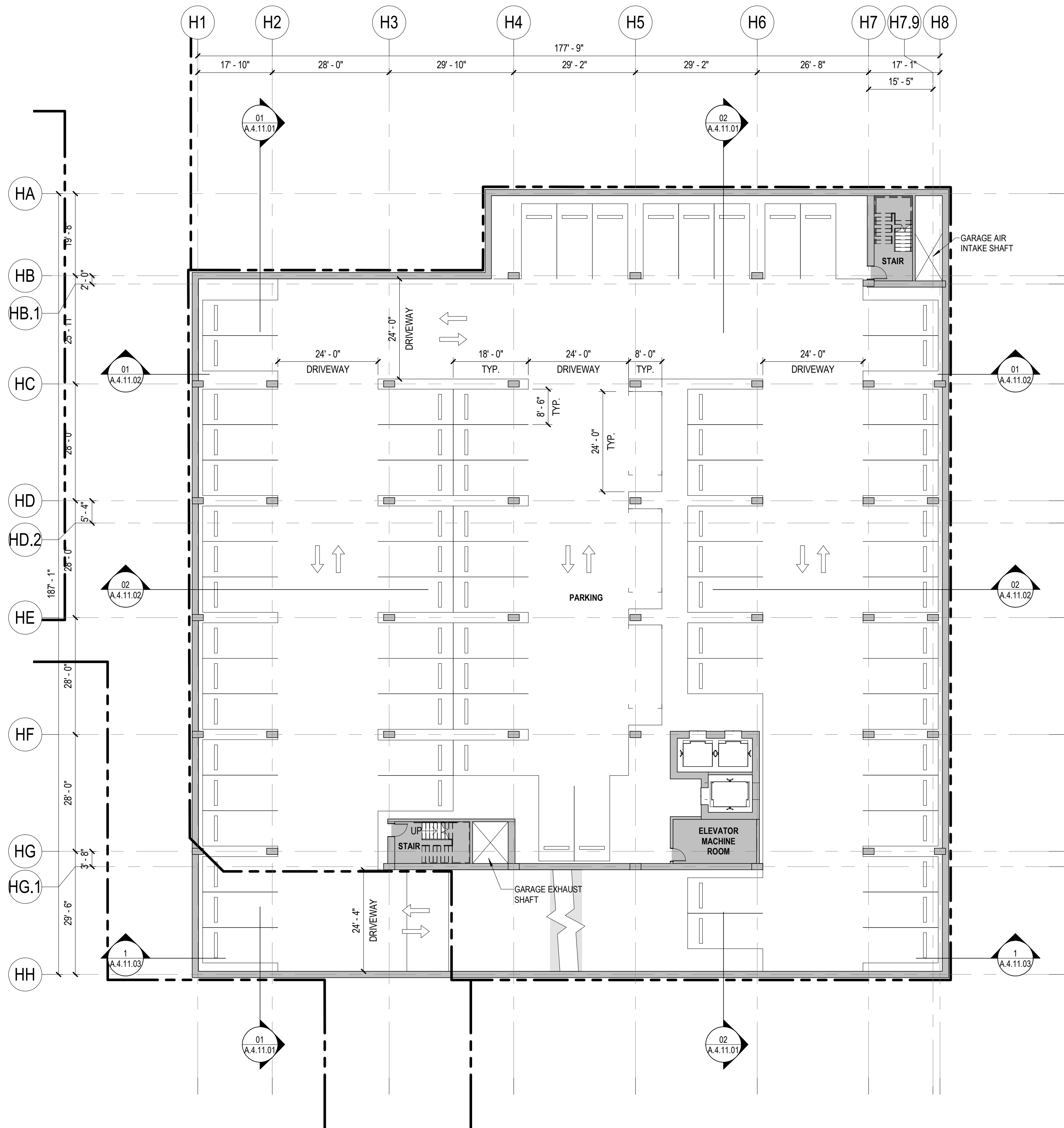
03 ALTERNATE PROPOSED - LEVEL 01
SCALE: 1/16" = 1'-0"



02 ALTERNATE PROPOSED STREET SECTION - HOPE
SCALE: 1/16" = 1'-0"



01 EXISTING STREET SECTION - HOPE
SCALE: 1/16" = 1'-0"



SHEET NOTES

PARKING PER DISPOSITION AND DEVELOPMENT AGREEMENT
BETWEEN CITY OF MOUNTAIN VIEW AND RGC MOUNTAIN VIEW I,
LLC, MAY 25, 2017

SCHEDULE - PARKING

| LEVEL | COUNT |
|-------------------|-------|
| LOT 4 | |
| LOT 4 - LEVEL P03 | 78 |
| LOT 4 - LEVEL P02 | 75 |
| LOT 4 - LEVEL P01 | 65 |
| | 218 |

| | |
|-------------------|-----|
| LOT 8 | |
| LOT 8 - LEVEL P03 | 59 |
| LOT 8 - LEVEL P02 | 57 |
| LOT 8 - LEVEL P01 | 54 |
| | 170 |

STREET PARKING ALT

| | |
|----------------------------|---|
| LOT 4 - LEVEL 01 | 4 |
| SCHEDULE - PARKING - LOT 4 | 4 |

TYPE

| | |
|------------------------|-----|
| LOT 4 - LEVEL P01 | 392 |
| ACCESSIBLE PARKING | 6 |
| ACCESSIBLE VAN PARKING | 1 |
| STANDARD | 56 |
| STANDARD PARALLEL | 2 |
| | 65 |

LOT 4 - LEVEL P02

| | |
|-------------------|----|
| STANDARD | 72 |
| STANDARD PARALLEL | 3 |
| | 75 |

LOT 4 - LEVEL P03

| | |
|-------------------|-----|
| STANDARD | 75 |
| STANDARD PARALLEL | 3 |
| | 78 |
| | 218 |

BICYCLE PARKING REQUIREMENTS*

| | |
|------------|----|
| LOT 4: | |
| SHORT TERM | 11 |
| LONG TERM | 11 |

*REQUIRED BIKE PARKING IS TAKEN FROM CAL GREEN, BEING THE
MORE RESTRICTIVE CODE REQUIREMENT. SHORT TERM AND LONG
TERM BIKE PARKING IS 5% OF TOTAL PARKING SPACES PER CAL
GREEN 2016 §§ 106.4.1.1 & §§ 106.4.1.2

GENERAL NOTES

1. SEE SHEET A.0.1.52 FOR VEHICULAR AND PEDESTRIAN
CIRCULATION PLAN

LEGEND

| | |
|-----|---------------|
| --- | PROPERTY LINE |
| --- | SETBACK LINES |

LOTS 4 & 8 HOPE STREET

MOUNTAIN VIEW, CA 94041

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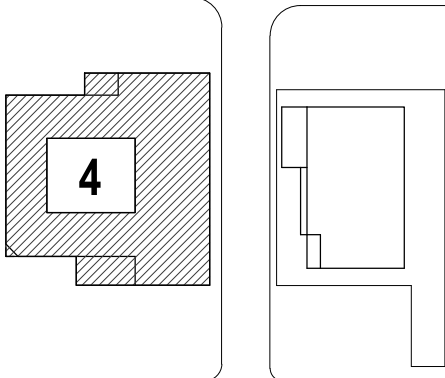
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PROJECT NUMBER
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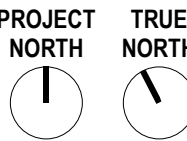
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KEY PLAN

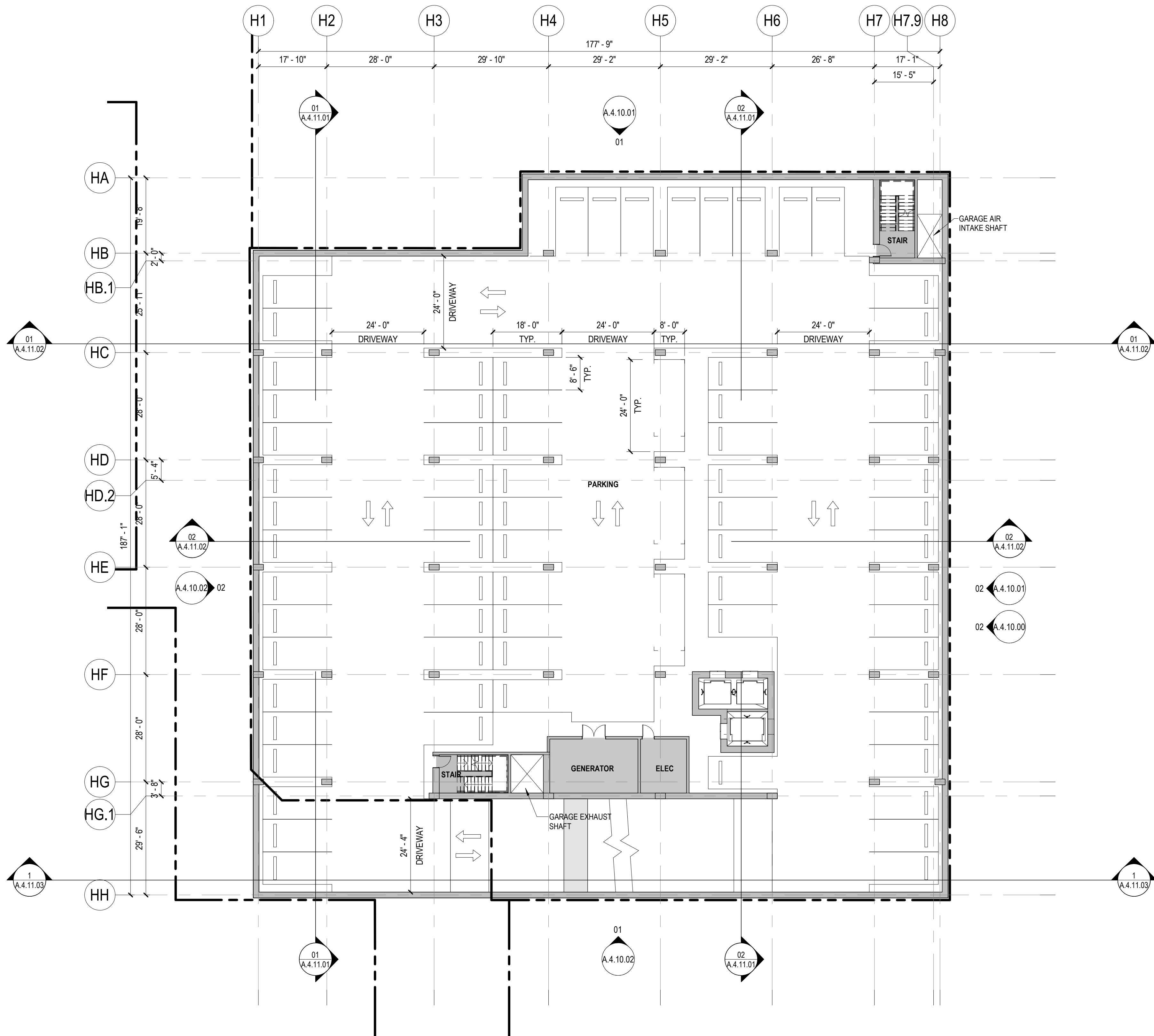


SCALE

1/16" = 1'-0"



A.4.02.01



SHEET NOTES

PARKING PER DISPOSITION AND DEVELOPMENT AGREEMENT
BETWEEN CITY OF MOUNTAIN VIEW AND RGC MOUNTAIN VIEW I,
LLC, MAY 25, 2017

SCHEDULE - PARKING

| LEVEL | COUNT |
|-------------------|-------|
| LOT 4 | |
| LOT 4 - LEVEL P03 | 78 |
| LOT 4 - LEVEL P02 | 75 |
| LOT 4 - LEVEL P01 | 65 |
| | 218 |

| | |
|-------------------|-----|
| LOT 8 | |
| LOT 8 - LEVEL P03 | 59 |
| LOT 8 - LEVEL P02 | 57 |
| LOT 8 - LEVEL P01 | 54 |
| | 170 |

STREET PARKING ALT

| | |
|----------------------------|---|
| LOT 4 - LEVEL 01 | 4 |
| SCHEDULE - PARKING - LOT 4 | 4 |

TYPE

| | |
|------------------------|-----|
| LOT 4 - LEVEL P01 | 392 |
| ACCESSIBLE PARKING | 6 |
| ACCESSIBLE VAN PARKING | 1 |
| STANDARD | 56 |
| STANDARD PARALLEL | 2 |
| | 65 |

LOT 4 - LEVEL P02

| | |
|-------------------|----|
| STANDARD | 72 |
| STANDARD PARALLEL | 3 |
| | 75 |

LOT 4 - LEVEL P03

| | |
|-------------------|-----|
| STANDARD | 75 |
| STANDARD PARALLEL | 3 |
| | 78 |
| | 218 |

BICYCLE PARKING REQUIREMENTS*

| | |
|------------|----|
| LOT 4: | |
| SHORT TERM | 11 |
| LONG TERM | 11 |

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TERM BIKE PARKING IS 5% OF TOTAL PARKING SPACES PER CAL
GREEN 2016 §§ 106.4.1.1 & §5.106.4.1.2

GENERAL NOTES

1. SEE SHEET A.0.1.52 FOR VEHICULAR AND PEDESTRIAN
CIRCULATION PLAN

LEGEND

| | |
|-----|---------------|
| --- | PROPERTY LINE |
| --- | SETBACK LINES |

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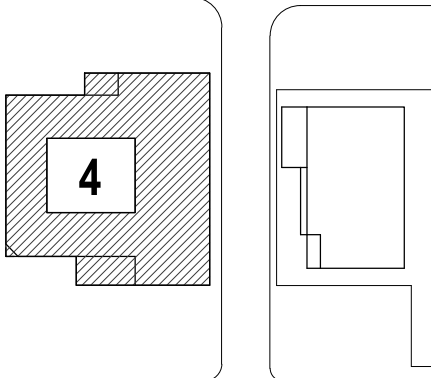
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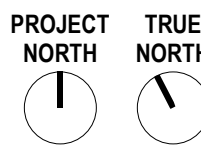
LOT 4 - FLOOR PLAN - LEVEL P2

KEY PLAN

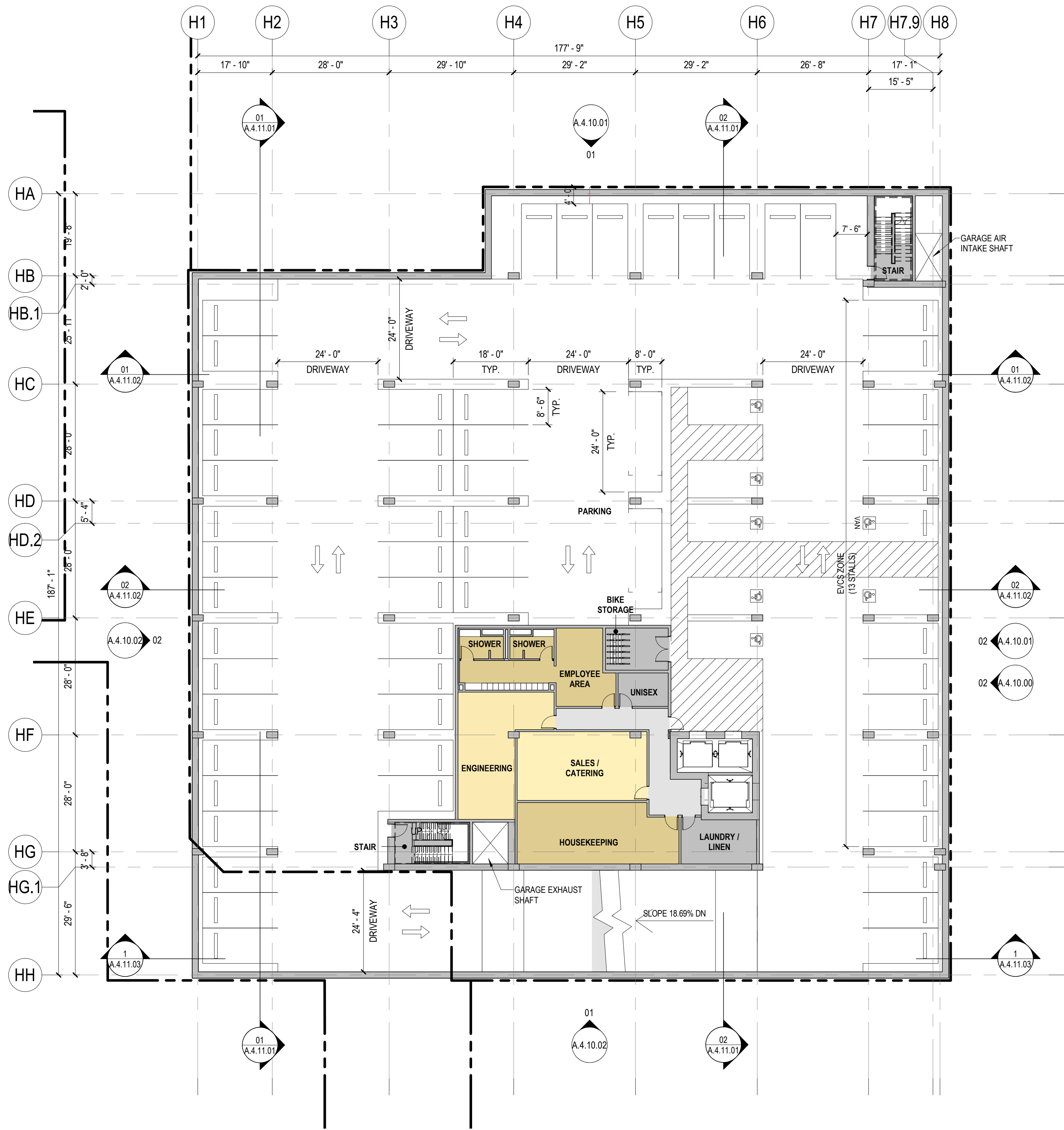


SCALE

1/16" = 1'-0"



A.4.02.02



SHEET NOTES

PARKING PER DISPOSITION AND DEVELOPMENT AGREEMENT
BETWEEN CITY OF MOUNTAIN VIEW AND RGC MOUNTAIN VIEW I,
LLC, MAY 25, 2017

| SCHEDULE - PARKING | |
|--------------------|-------|
| LEVEL | COUNT |
| LOT 4 | |
| LOT 4 - LEVEL P03 | 78 |
| LOT 4 - LEVEL P02 | 75 |
| LOT 4 - LEVEL P01 | 65 |
| | 218 |

| | |
|-------------------|-----|
| LOT 8 | |
| LOT 8 - LEVEL P03 | 59 |
| LOT 8 - LEVEL P02 | 57 |
| LOT 8 - LEVEL P01 | 54 |
| | 170 |

| | |
|----------------------------|-----|
| STREET PARKING ALT | |
| LOT 4 - LEVEL 01 | 4 |
| SCHEDULE - PARKING - LOT 4 | |
| | 392 |
| TYPE | |
| LOT 4 - LEVEL P01 | |
| ACCESSIBLE PARKING | 6 |
| ACCESSIBLE VAN PARKING | 1 |
| STANDARD | 56 |
| STANDARD PARALLEL | 2 |
| | 65 |

| | |
|-------------------|----|
| LOT 4 - LEVEL P02 | |
| STANDARD | 72 |
| STANDARD PARALLEL | 3 |
| | 75 |

| | |
|-------------------|-----|
| LOT 4 - LEVEL P03 | |
| STANDARD | 75 |
| STANDARD PARALLEL | 3 |
| | 78 |
| | 218 |

BICYCLE PARKING REQUIREMENTS*

LOT 4:

| | |
|------------|----|
| SHORT TERM | 11 |
| LONG TERM | 11 |

*REQUIRED BIKE PARKING IS TAKEN FROM CAL GREEN, BEING THE
MORE RESTRICTIVE CODE REQUIREMENT. SHORT TERM AND LONG
TERM BIKE PARKING IS 5% OF TOTAL PARKING SPACES PER CAL
GREEN 2016 §§ 106.4.1.1 & §§ 106.4.1.2

EV PARKING REQUIREMENTS

LOT 4: 13 (8% OF STALLS PER CAL GREEN 2016 §§ 106.5.2)

CLEAN AIR VEHICLE REQUIREMENTS

LOT 4: 17 (6% OF STALLS PER CAL GREEN 2016 §§ 106.5.3.3)

GENERAL NOTES

1. SEE SHEET A.0.1.52 FOR VEHICULAR AND PEDESTRIAN
CIRCULATION PLAN

LEGEND

| | |
|------|---------------|
| --- | PROPERTY LINE |
| ---- | SETBACK LINES |

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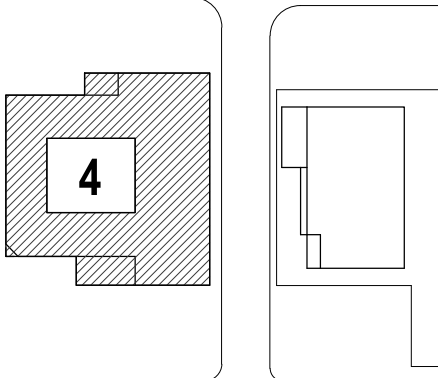
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PROJECT NUMBER
55.7711.000

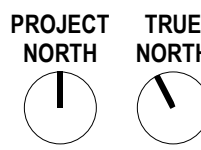
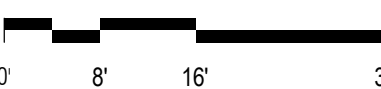
DESCRIPTION
LOT 4 - FLOOR PLAN - LEVEL P1

KEY PLAN

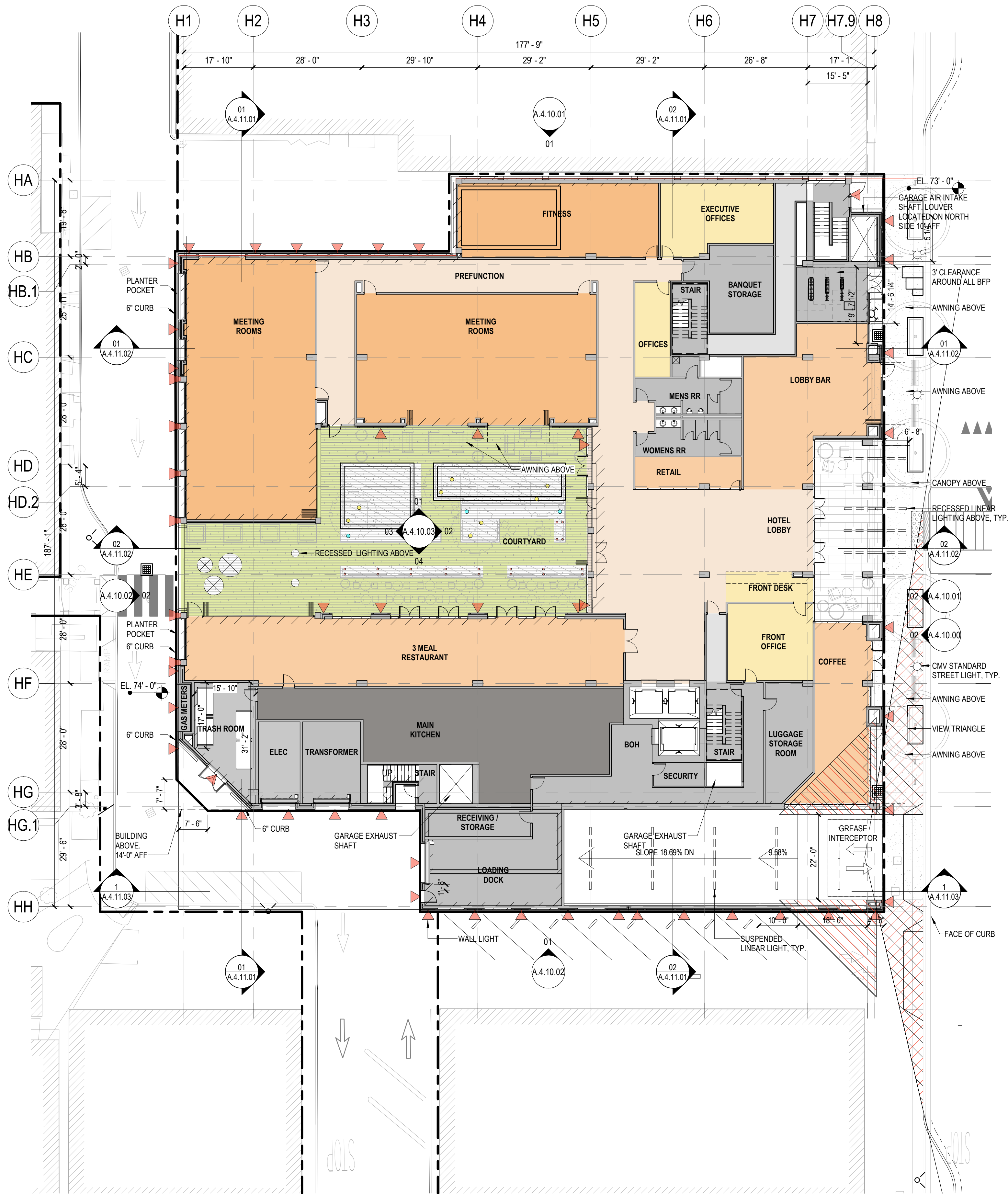


SCALE

1/16" = 1'-0"



A.4.02.03



SHEET NOTES

GENERAL NOTES

LEGEND

- PROPERTY LINE
- SETBACK LINES
- WALL LIGHT
- WALL LIGHT
- RECESSED CEILING LIGHT
- DECORATIVE PENDENT LIGHT
- SUSPENDED LINEAR LIGHT OR RECESSED LINEAR LIGHT
- ACCENT UPLIGHTING
- UNDER WATER FIXTURE
- INGRADE LIGHTING

| DATE | DESCRIPTION |
|--------------|---|
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| JUN 12, 2018 | FORMAL PROJECT APPLICATION 2ND SUBMITTAL |
| OCT 16, 2018 | FORMAL PROJECT APPLICATION 3RD SUBMITTAL |

SEAL / SIGNATURE

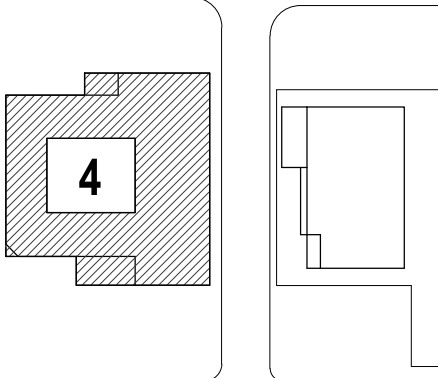
NOT FOR
CONSTRUCTION

PROJECT NAME
LOTS 4 & 8 HOPE STREET

PROJECT NUMBER
55.7711.000

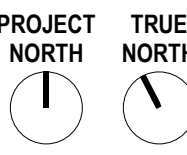
DESCRIPTION
LOT 4 - FLOOR PLAN - LEVEL 01

KEY PLAN

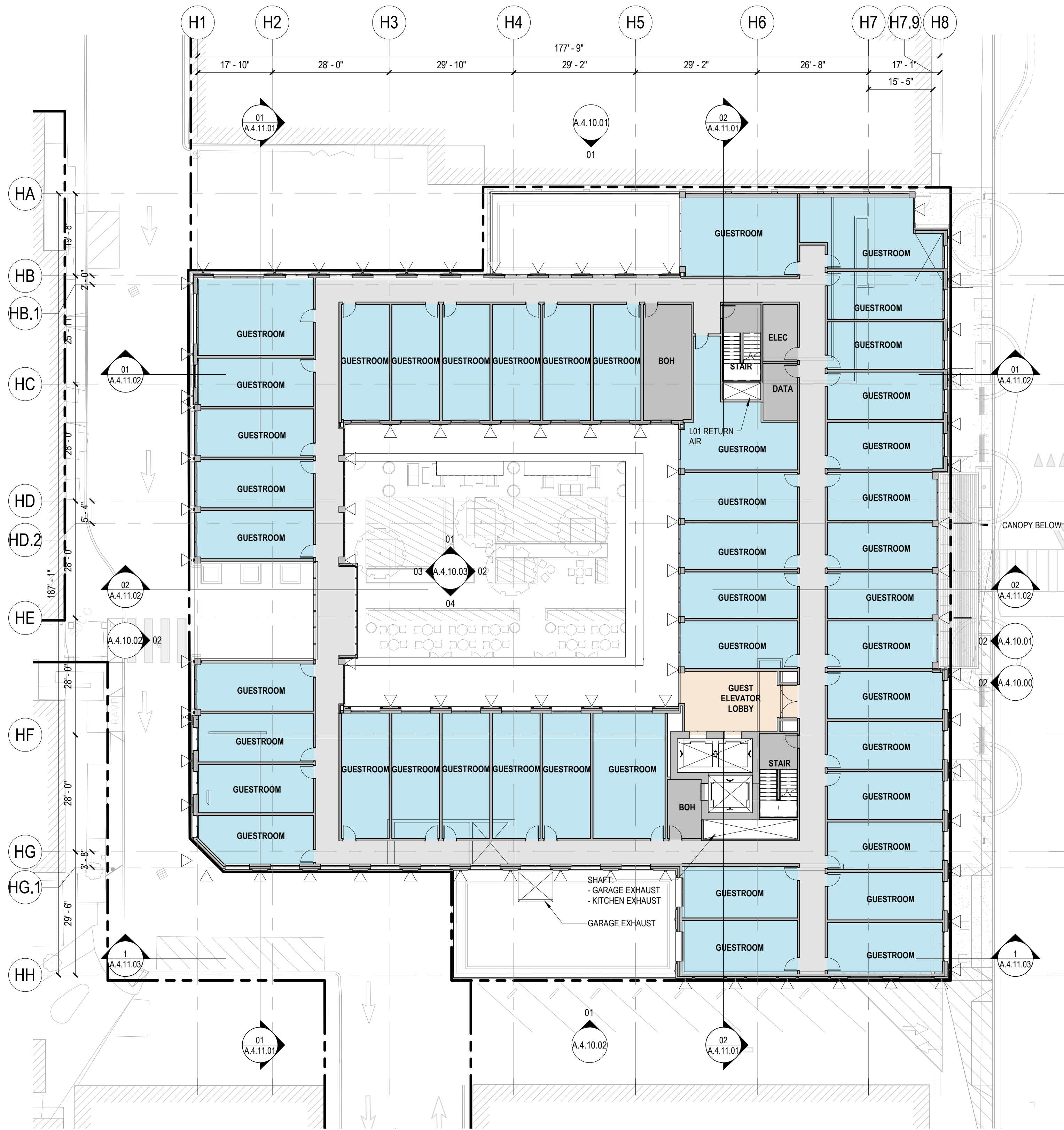


SCALE

1/16" = 1'-0"



A.4.02.04



SHEET NOTES

GENERAL NOTES

LEGEND

- PROPERTY LINE
- SETBACK LINES
- WALL LIGHT
- WALL LIGHT
- RECESSED CEILING LIGHT
- DECORATIVE PENDENT LIGHT
- SUSPENDED LINEAR LIGHT OR RECESSED LINEAR LIGHT
- ACCENT UPLIGHTING
- UNDER WATER FIXTURE
- INGRADE LIGHTING



LOTS 4 & 8 HOPE STREET
MOUNTAIN VIEW, CA 94041

Gensler

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SAN DIEGO CA 92101
UNITED STATES

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FAX: 619.557.2520

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|--------------|---|
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| JUN 12, 2018 | FORMAL PROJECT APPLICATION 2ND SUBMITTAL |
| OCT 16, 2018 | FORMAL PROJECT APPLICATION 3RD SUBMITTAL |

SEAL / SIGNATURE

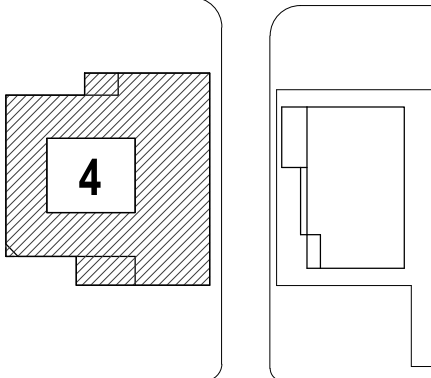
NOT FOR
CONSTRUCTION

PROJECT NAME
LOTS 4 & 8 HOPE STREET

PROJECT NUMBER
55.7711.000

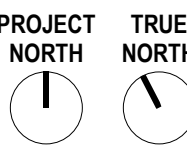
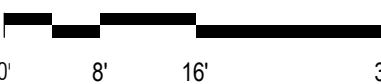
DESCRIPTION
LOT 4 - FLOOR PLAN - LEVEL 02

KEY PLAN

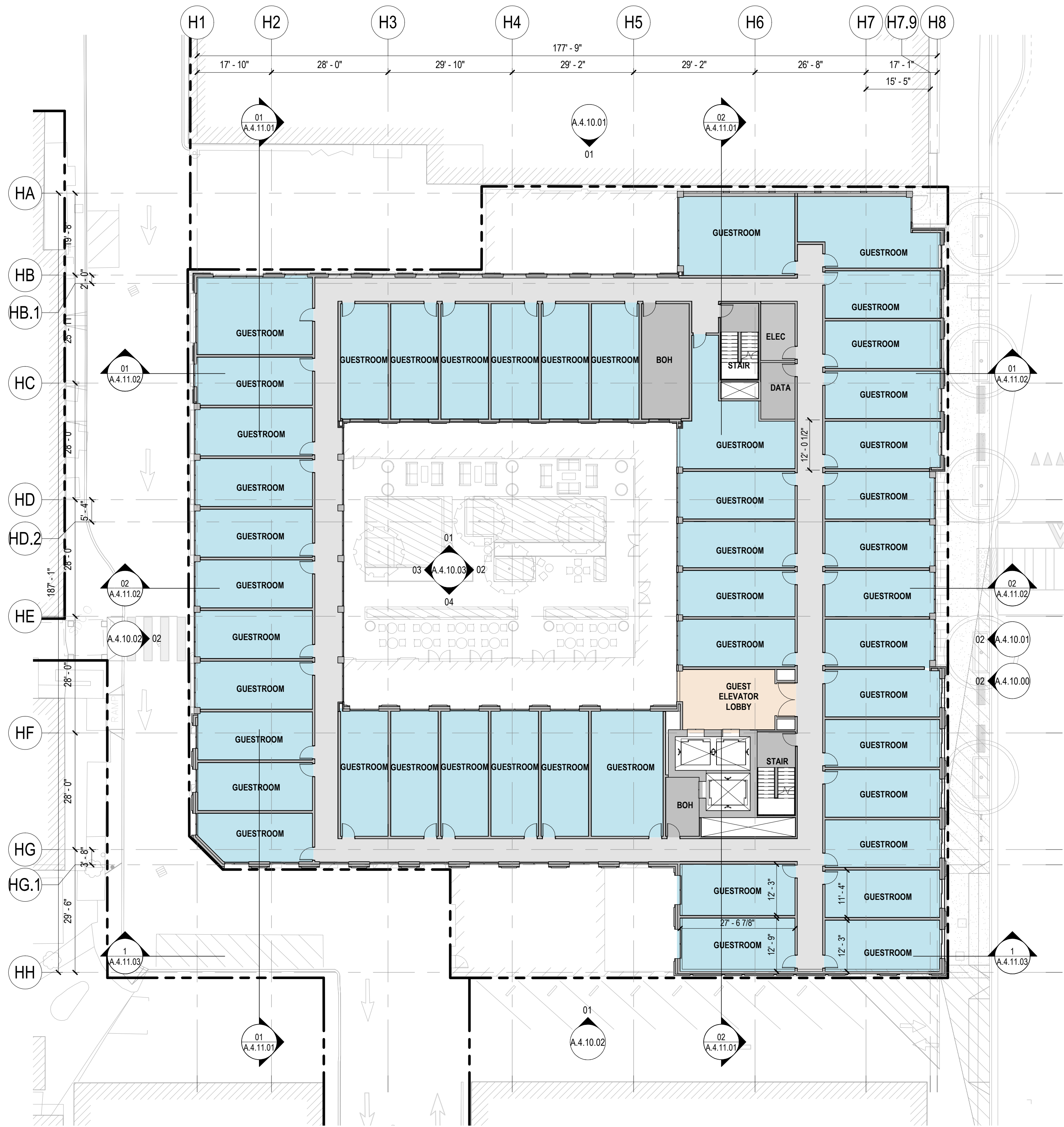


SCALE

1/16" = 1'-0"



A.4.02.05



SHEET NOTES

GENERAL NOTES

LEGEND

PROPERTY LINE
SETBACK LINES



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SEAL / SIGNATURE

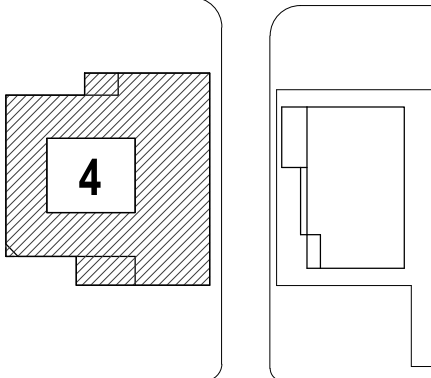
NOT FOR
CONSTRUCTION

PROJECT NAME
LOTS 4 & 8 HOPE STREET

PROJECT NUMBER
55.7711.000

DESCRIPTION
LOT 4 - FLOOR PLAN - LEVEL 03

KEY PLAN



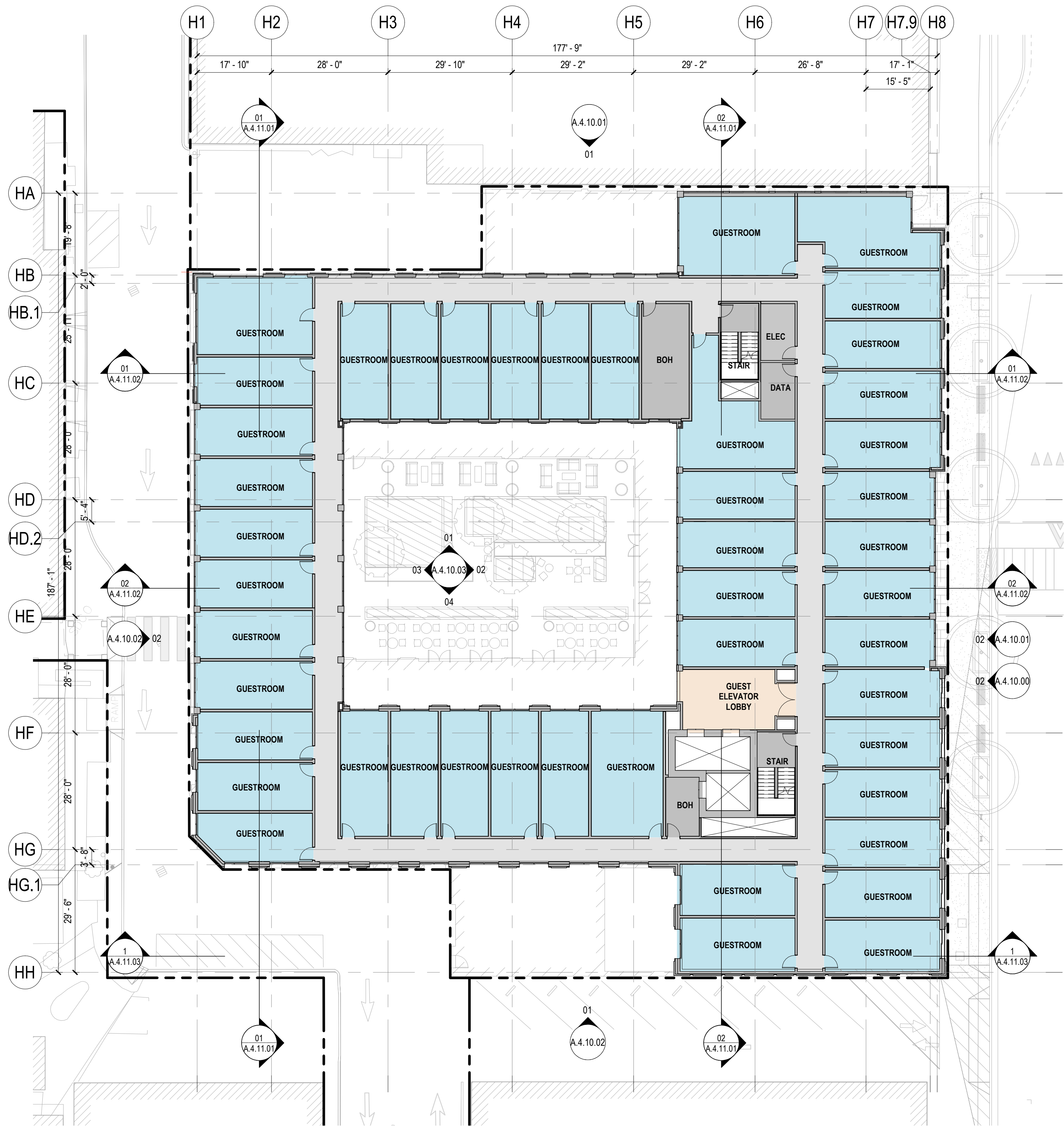
SCALE

1/16" = 1'-0"

0 8 16 32

PROJECT
NORTH
TRUE
NORTH

A.4.02.06



SHEET NOTES

GENERAL NOTES

LEGEND

--- PROPERTY LINE
- - - - - SETBACK LINES



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|--------------|---|
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| OCT 16, 2018 | FORMAL PROJECT APPLICATION 3RD SUBMITTAL |

SEAL / SIGNATURE

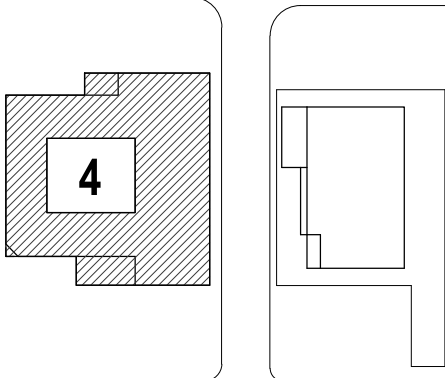
NOT FOR
CONSTRUCTION

PROJECT NAME
LOTS 4 & 8 HOPE STREET

PROJECT NUMBER
55.7711.000

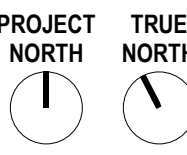
DESCRIPTION
LOT 4 - FLOOR PLAN - LEVEL 04

KEY PLAN



SCALE

1/16" = 1'-0"



A.4.02.07

| △ DATE | DESCRIPTION |
|--------------|---|
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SEAL / SIGNATURE

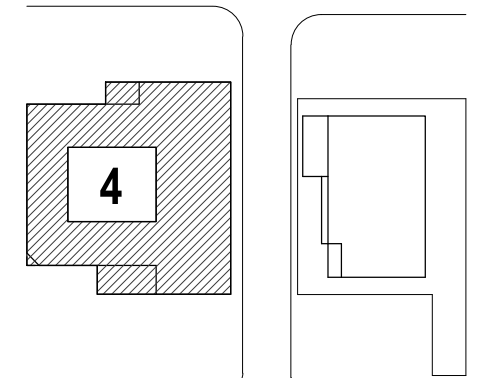
**NOT FOR
CONSTRUCTION**

PROJECT NAME
LOTS 4 & 8 HOPE STREET

| |
|-----------------------|
| PROJECT NUMBER |
| 55.7711.000 |

| DESCRIPTION |
|-------------------------------|
| LOT 4 - FLOOR PLAN - LEVEL 05 |

KEY PLAN



SCALE

$$1/16^{\circ} = 1'-0''$$

A.4.02.08

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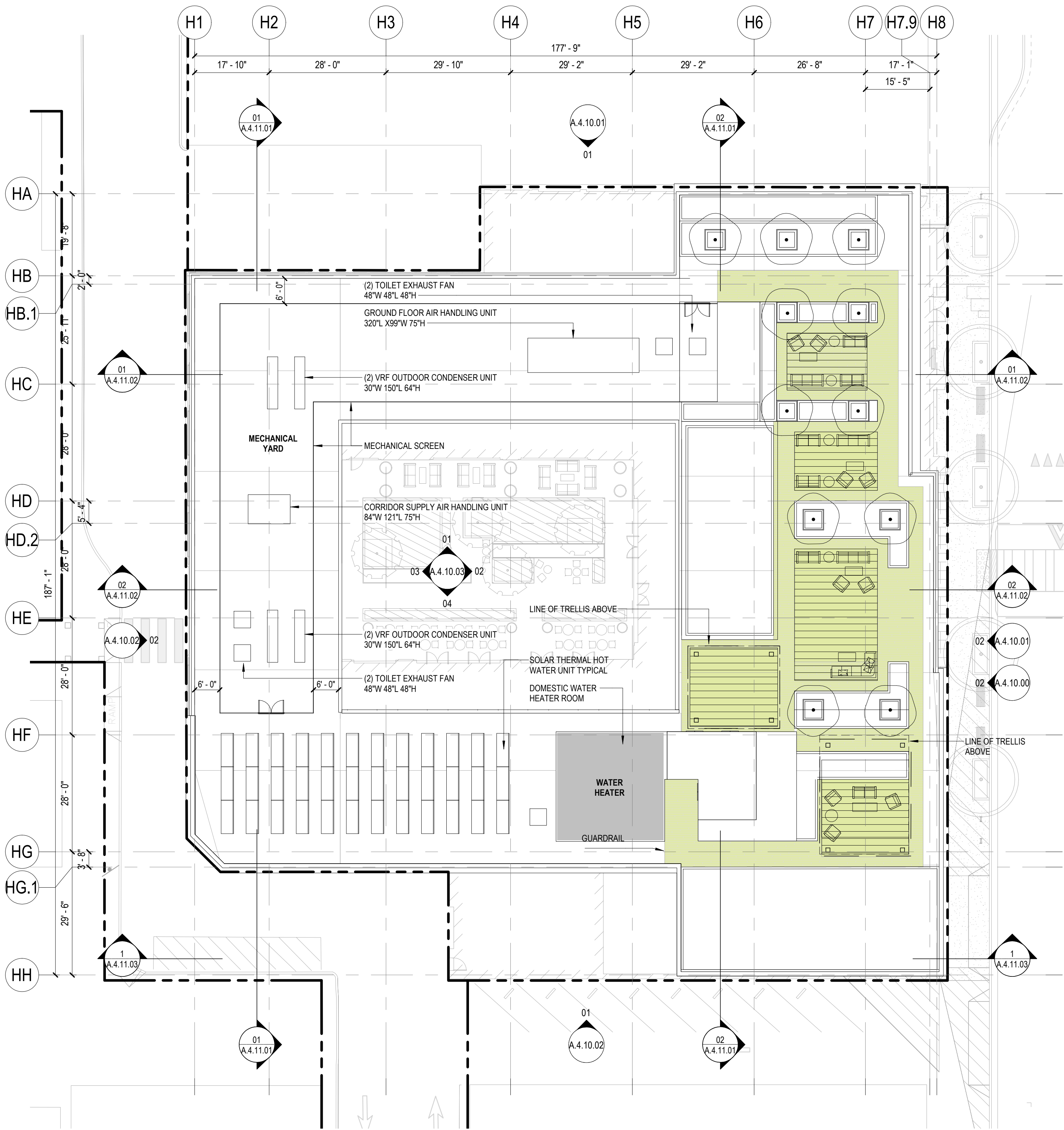
SHEET NOTES

GENERAL NOTES

LEGEND

PROPERTY LINE

SETBACK LINES



SHEET NOTES

GENERAL NOTES

LEGEND

- PROPERTY LINE
- SETBACK LINES



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SEAL / SIGNATURE

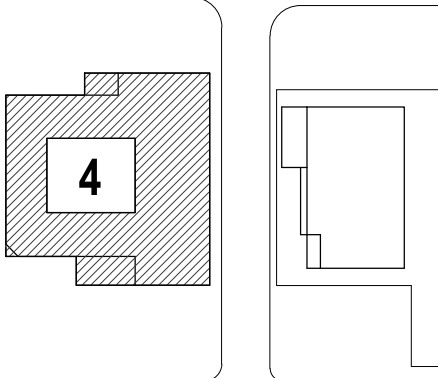
NOT FOR
CONSTRUCTION

PROJECT NAME
LOTS 4 & 8 HOPE STREET

PROJECT NUMBER
55.7711.000

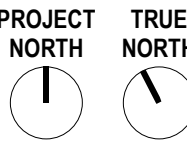
DESCRIPTION
LOT 4 - FLOOR PLAN - ROOF

KEY PLAN



SCALE

1/16" = 1'-0"



A.4.02.09

02 LOT 4 - EXTERIOR ELEVATION - EAST

SCALE: 1/16" = 1'-0"



01 LOT 4 - ELEVATION EAST



SHEET NOTES

GENERAL NOTES

KEY PLAN



LOTS 4 & 8 HOPE STREET
MOUNTAIN VIEW, CA 94041

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SEAL / SIGNATURE

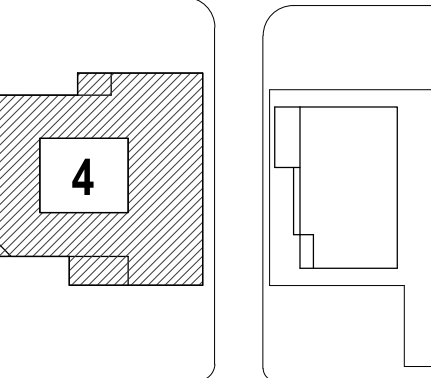
NOT FOR
CONSTRUCTION

PROJECT NAME
LOTS 4 & 8 HOPE STREET

PROJECT NUMBER
55.7711.000

DESCRIPTION
LOT 4 - EXISTING / PROPOSED ELEVATIONS

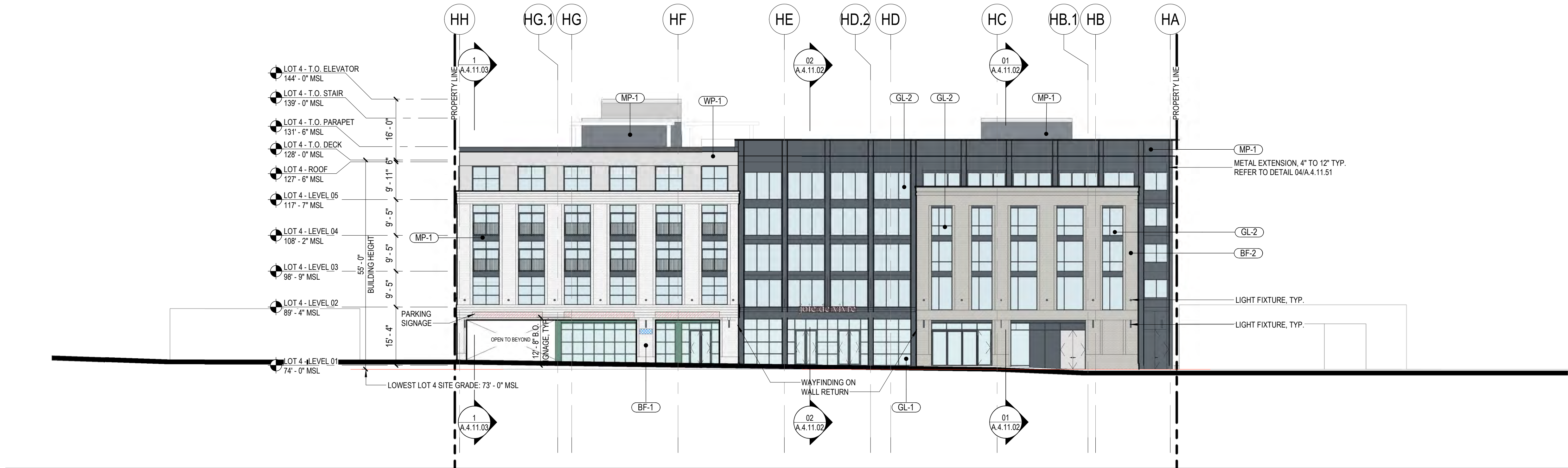
KEY PLAN



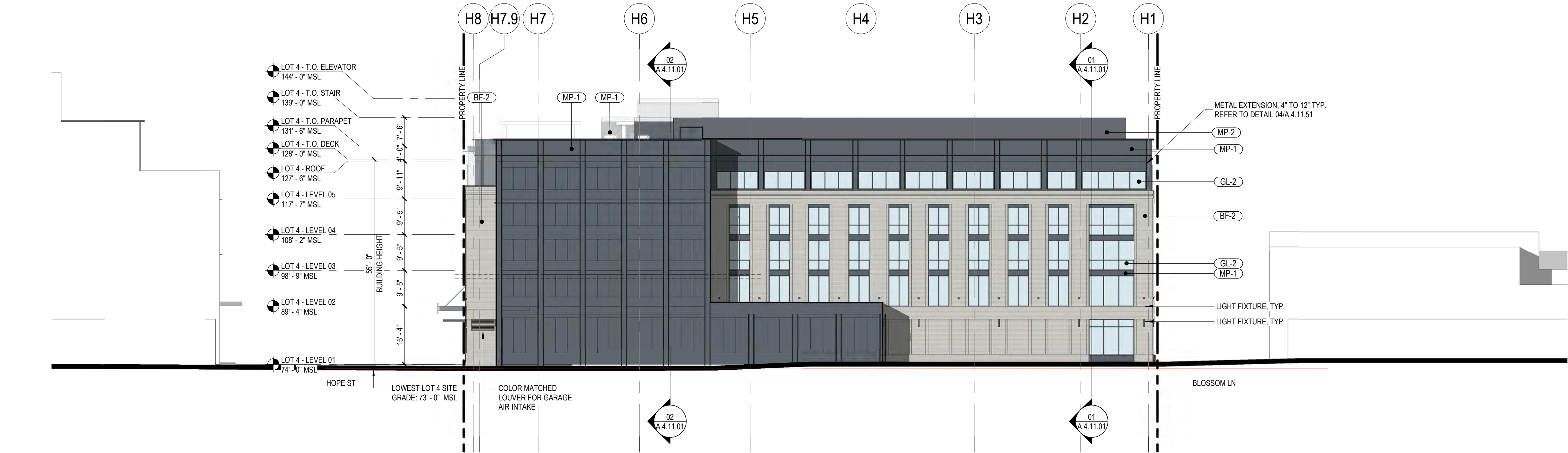
SCALE

1/16" = 1'-0"
0' 8' 16' 32'

A.4.10.00



02 LOT 4 - EXTERIOR ELEVATION - EAST
SCALE: 1/16" = 1'-0"



01 LOT 4 - EXTERIOR ELEVATION - NORTH
SCALE: 1/16" = 1'-0"

SHEET NOTES

GENERAL NOTES

- SEE CIVIL SHEETS FOR FINISH FLOOR SPOT ELEVATIONS
- SEE SHEET A.0.01.50 FOR SOLAR ANALYSIS

LEGEND

- PROPERTY LINE
- SET BACK LINE
- FUTURE SIGNAGE LOCATION, TYPICAL FONT SIZE: 18", WHITE METAL PANEL
- FUTURE ADDRESS LOCATION, TYPICAL FONT SIZE: 18", SEE SHEET A.4.10.11/A8.10.11 FOR WAYFINDING & SIGNAGE CONCEPT IMAGES
- MATERIALS**
REFER TO A*.10.11 FOR MORE INFORMATION
 - BF-1 BRICK FACADE 1
 - BF-2 BRICK FACADE 2
 - BF-3 BRICK FACADE 3
 - GL-1 GLASS TYPE 1
 - GL-2 GLASS TYPE 2
 - MP-1 DARK METAL PANEL
 - MP-2 DARK MESH SCREEN, COLOR TO MATCH MP-1
 - WP-1 CEMENT PLASTER
 - WP-2 COMPOSITE WOOD PRODUCT

| DATE | DESCRIPTION |
|--------------|---|
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| JUN 12, 2018 | FORMAL PROJECT APPLICATION 2ND SUBMITTAL |
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SEAL / SIGNATURE

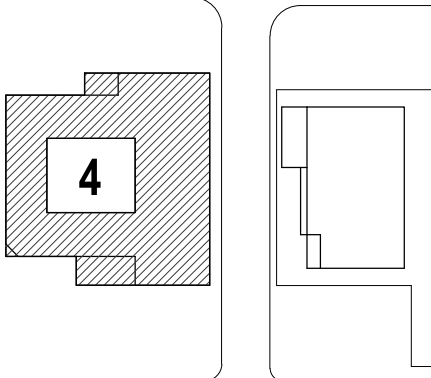
NOT FOR
CONSTRUCTION

PROJECT NAME
LOTS 4 & 8 HOPE STREET

PROJECT NUMBER
55.7711.000

DESCRIPTION
LOT 4 - EXTERIOR ELEVATIONS

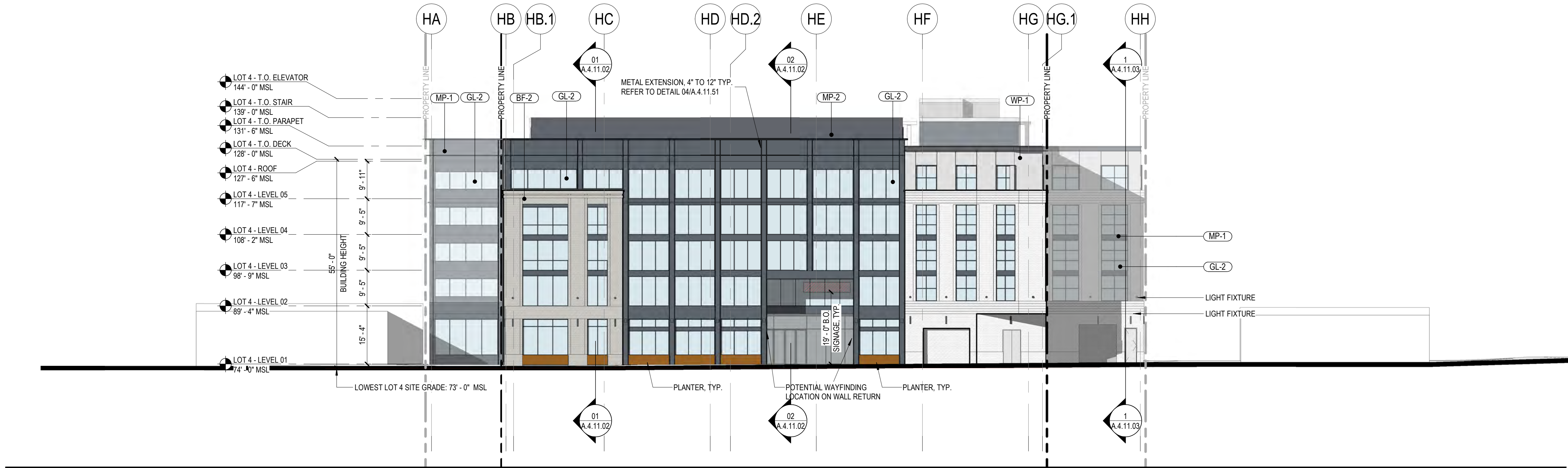
KEY PLAN



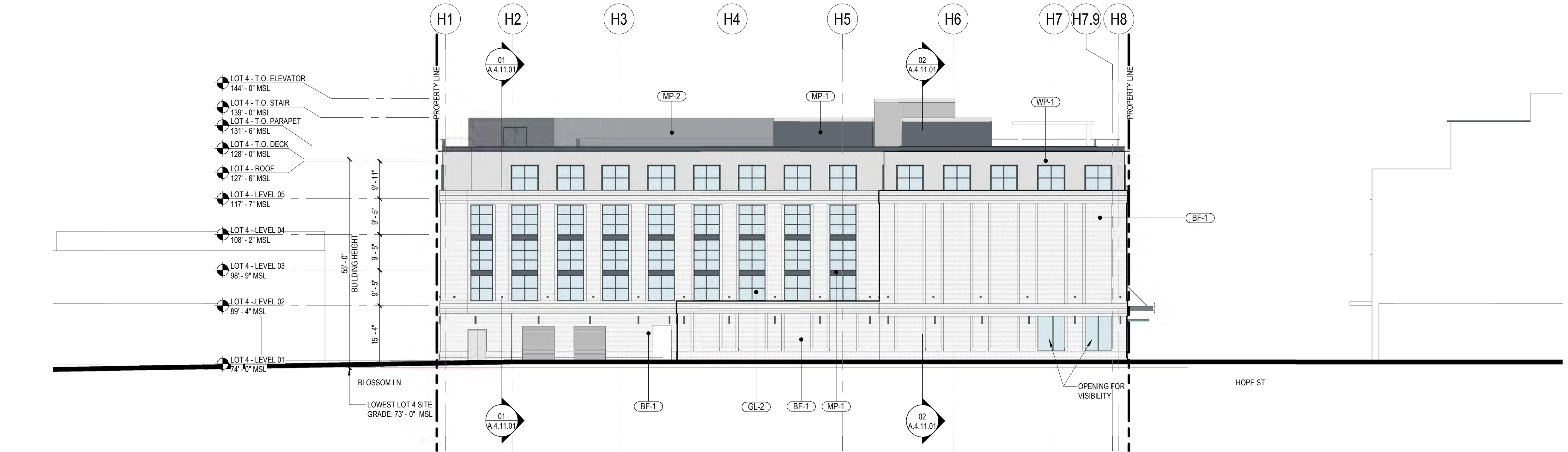
SCALE

1/16" = 1'-0"
0 8' 16' 32'

A.4.10.01



02 LOT 4 - EXTERIOR ELEVATION - WEST
SCALE: 1/16" = 1'-0"



01 LOT 4 - EXTERIOR ELEVATION - SOUTH
SCALE: 1/16" = 1'-0"

SHEET NOTES

GENERAL NOTES

- SEE CIVIL SHEETS FOR FINISH FLOOR SPOT ELEVATIONS
- SEE SHEET A.0.01.50 FOR SOLAR ANALYSIS

LEGEND

- PROPERTY LINE
- SET BACK LINE
- FUTURE SIGNAGE LOCATION, TYPICAL FONT SIZE: 18", WHITE METAL PANEL
- FUTURE ADDRESS LOCATION, TYPICAL FONT SIZE: 18", SEE SHEET A.4.10.11/A.8.10.11 FOR WAYFINDING & SIGNAGE CONCEPT IMAGES
- MATERIALS**
REFER TO A.4.10.11 FOR MORE INFORMATION
 - BF-1 BRICK FACADE 1
 - BF-2 BRICK FACADE 2
 - BF-3 BRICK FACADE 3
 - GL-1 GLASS TYPE 1
 - GL-2 GLASS TYPE 2
 - MP-1 DARK METAL PANEL
 - MP-2 DARK MESH SCREEN, COLOR TO MATCH MP-1
 - WP-1 CEMENT PLASTER
 - WP-2 COMPOSITE WOOD PRODUCT

| DATE | DESCRIPTION |
|--------------|---|
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SEAL / SIGNATURE

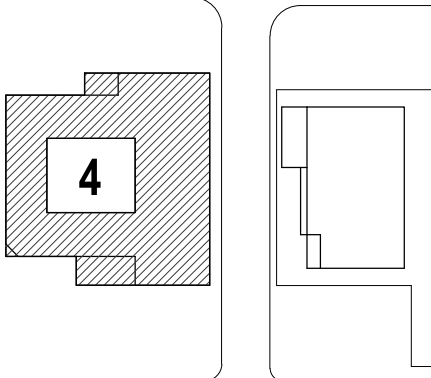
NOT FOR
CONSTRUCTION

PROJECT NAME
LOTS 4 & 8 HOPE STREET

PROJECT NUMBER
55.7711.000

DESCRIPTION
LOT 4 - EXTERIOR ELEVATIONS

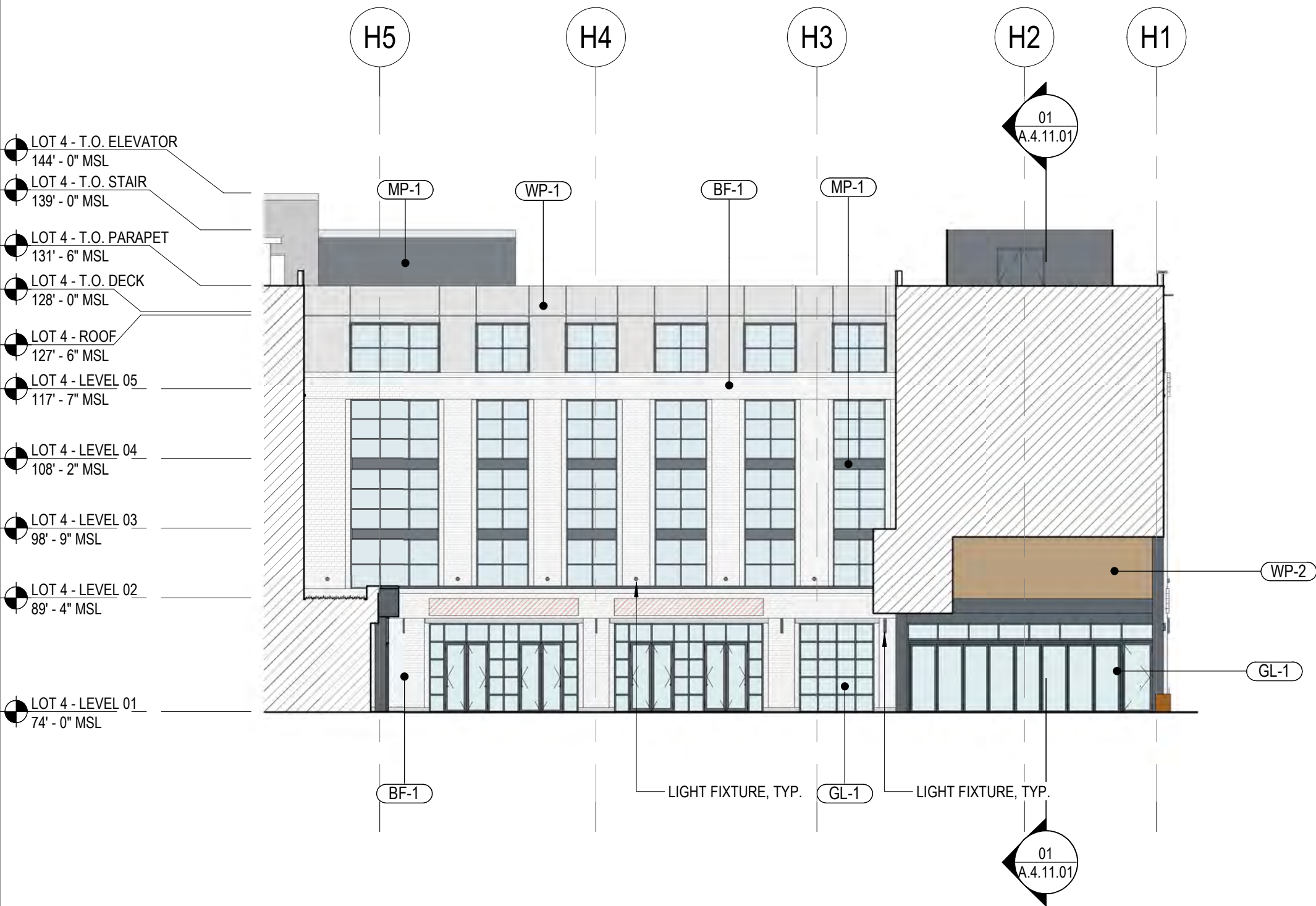
KEY PLAN



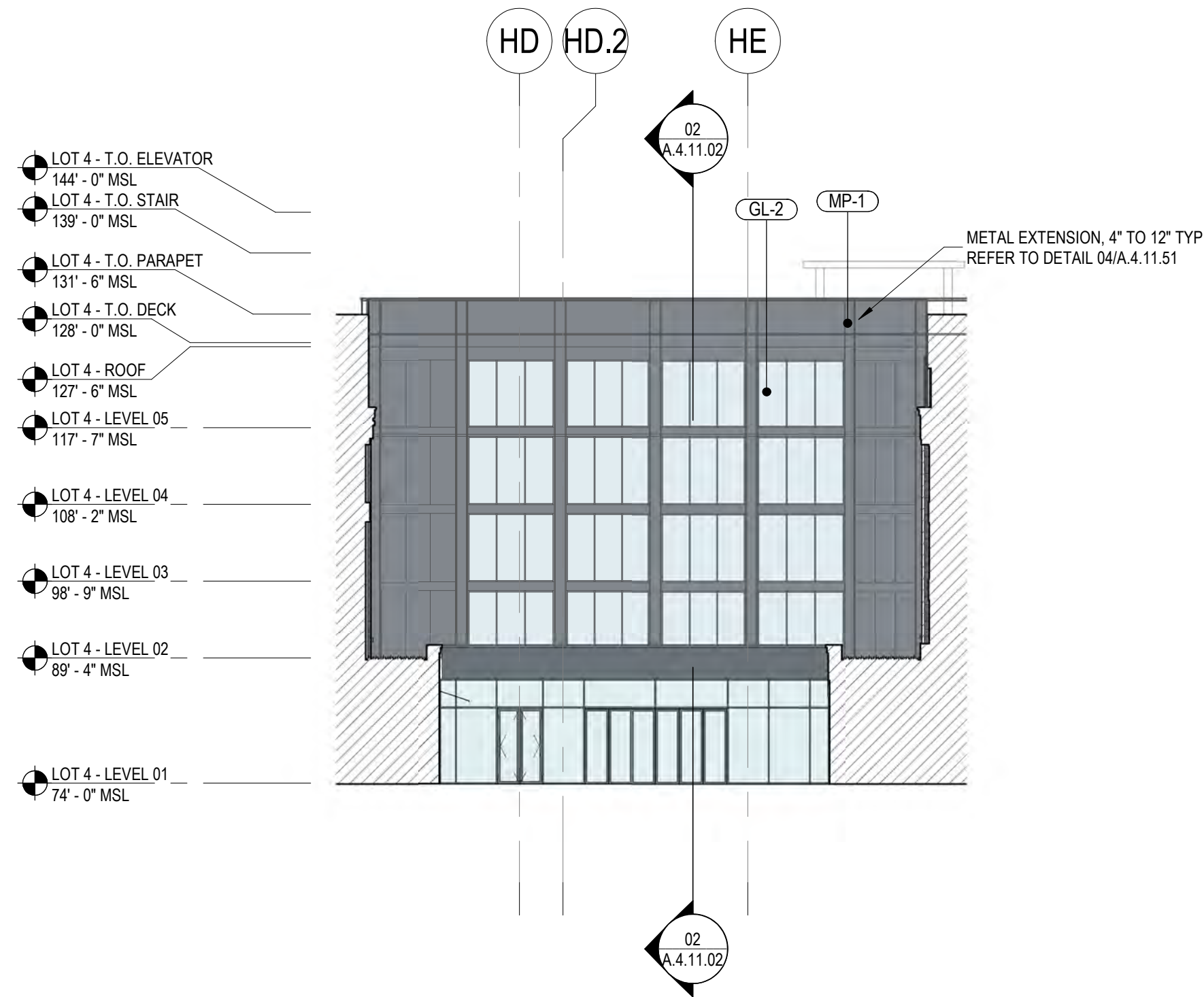
SCALE

1/16" = 1'-0"
0 8' 16' 32'

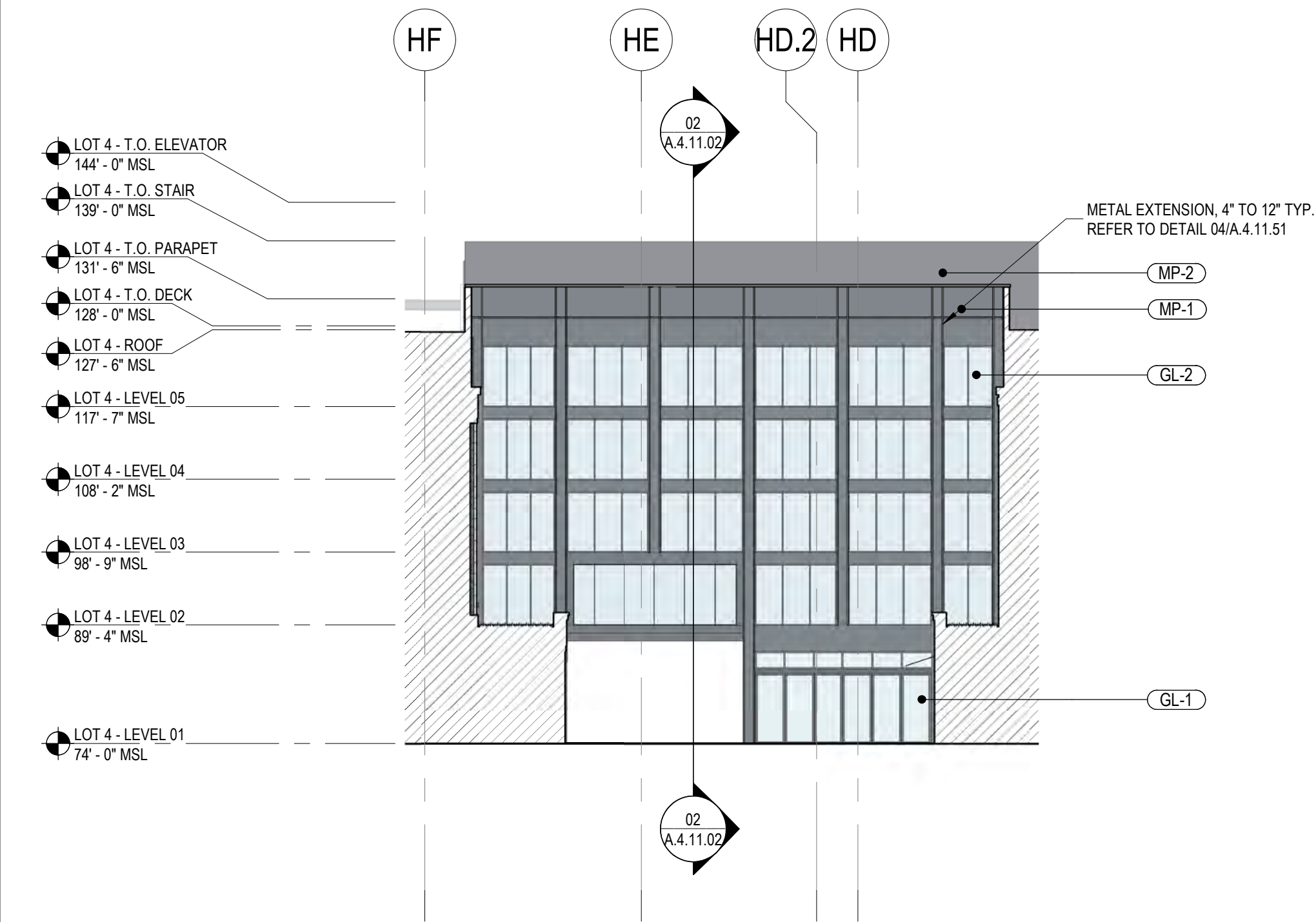
A.4.10.02



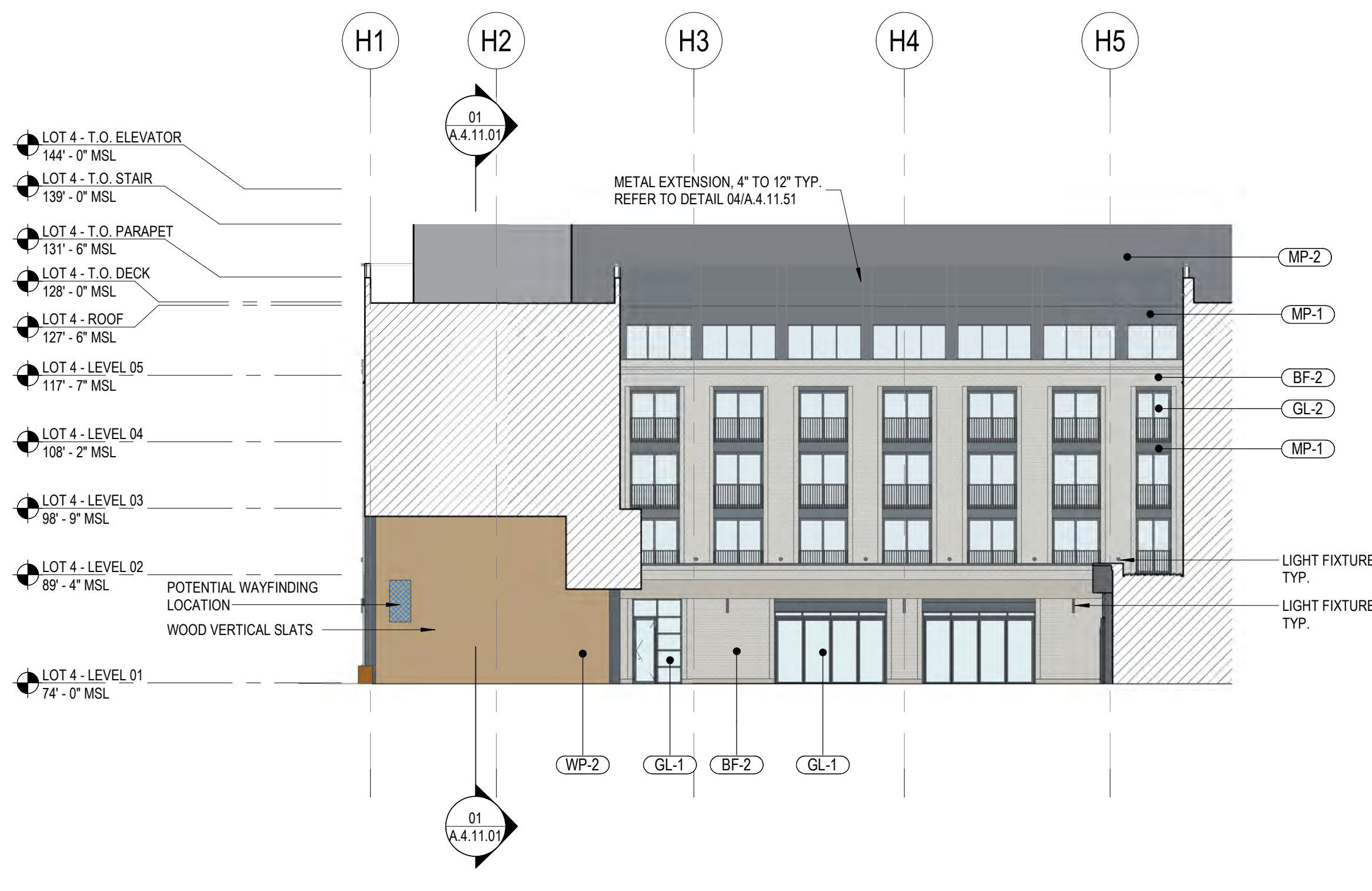
04 LOT 4 - ELEVATION - EXTERIOR - COURTYARD SOUTH
SCALE: 1/16" = 1'-0"



02 LOT 4 - ELEVATION - EXTERIOR - COURTYARD EAST
SCALE: 1/16" = 1'-0"



03 LOT 4 - ELEVATION - EXTERIOR - COURTYARD WEST
SCALE: 1/16" = 1'-0"



01 LOT 4 - ELEVATION - EXTERIOR - COURTYARD NORTH
SCALE: 1/16" = 1'-0"

SHEET NOTES

GENERAL NOTES

- SEE CIVIL SHEETS FOR FINISH FLOOR SPOT ELEVATIONS
- SEE SHEET A.0.01.50 FOR SOLAR ANALYSIS

KEY PLAN

- PROPERTY LINE
- SET BACK LINE
- FUTURE SIGNAGE LOCATION, TYPICAL FONT SIZE: 18", WHITE METAL PANEL
- FUTURE ADDRESS LOCATION, TYPICAL FONT SIZE: 18", SEE SHEET A.4.10.11/A.8.10.11 FOR WAYFINDING & SIGNAGE CONCEPT IMAGES

- MATERIALS**
REFER TO A.4.10.11 FOR MORE INFORMATION
- BF-1 BRICK FACADE 1
 - BF-2 BRICK FACADE 2
 - BF-3 BRICK FACADE 3
 - GL-1 GLASS TYPE 1
 - GL-2 GLASS TYPE 2
 - MP-1 DARK METAL PANEL
 - MP-2 DARK MESH SCREEN, COLOR TO MATCH MP-1
 - WP-1 CEMENT PLASTER
 - WP-2 COMPOSITE WOOD PRODUCT

| DATE | DESCRIPTION |
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SEAL / SIGNATURE

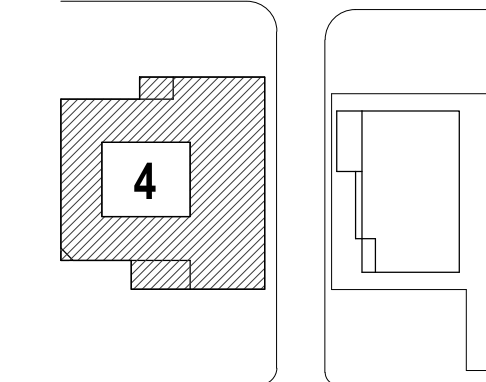
NOT FOR
CONSTRUCTION

PROJECT NAME
LOTS 4 & 8 HOPE STREET

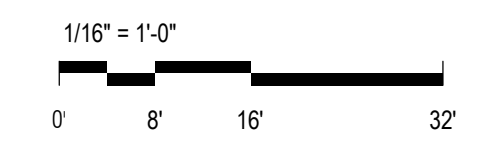
PROJECT NUMBER
55.7711.000

DESCRIPTION
LOT 4 - EXTERIOR ELEVATION

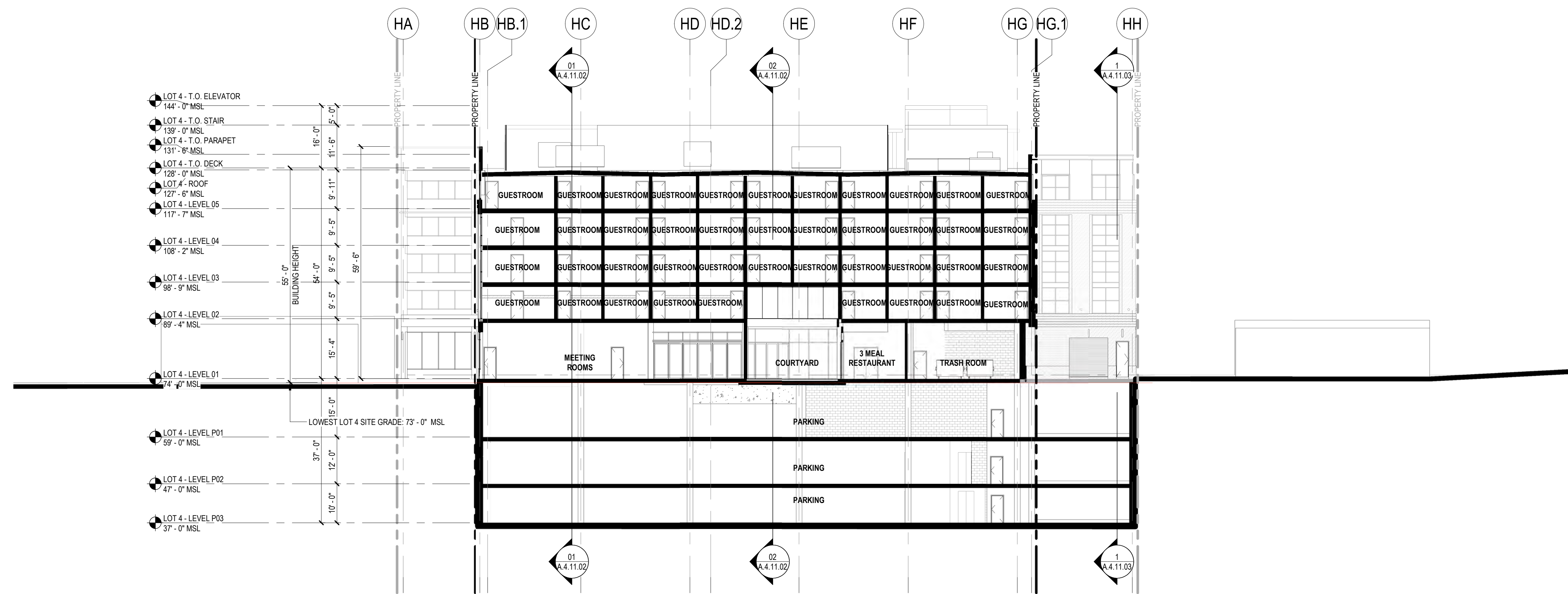
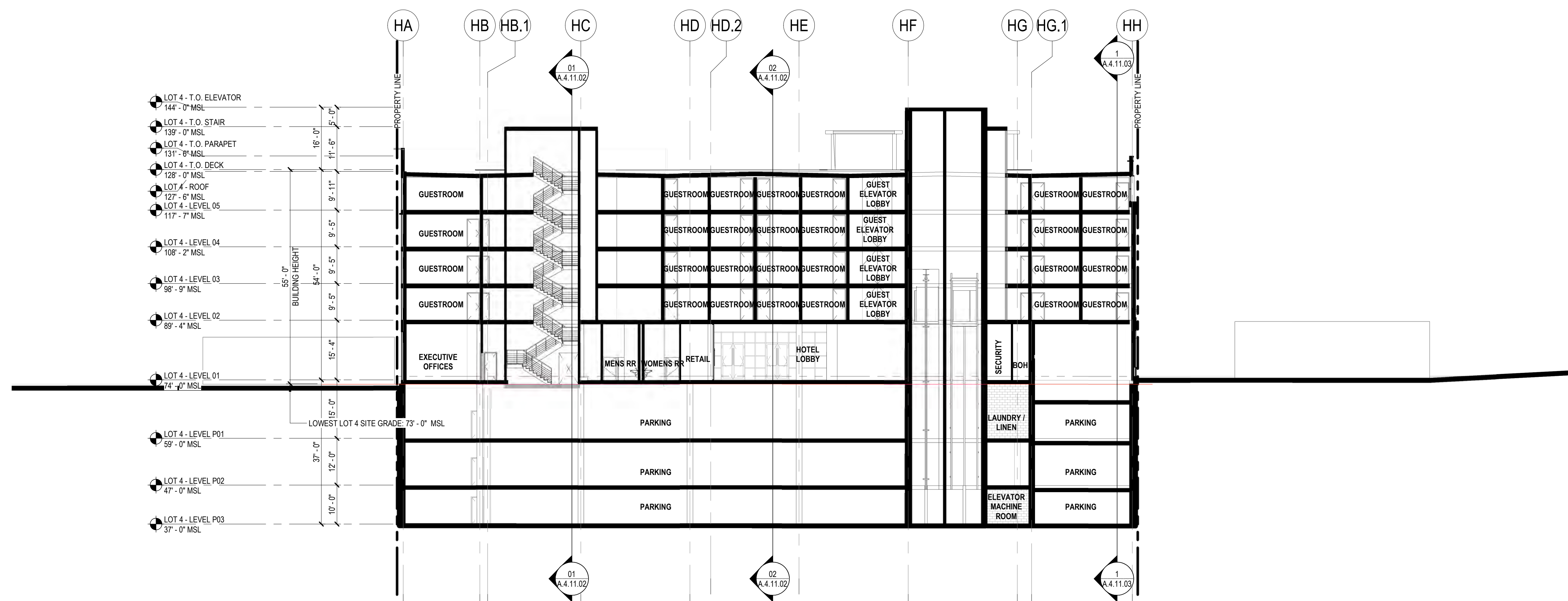
KEY PLAN



SCALE



A.4.10.03



SHEET NOTES

GENERAL NOTES

LEGEND



LOTS 4 & 8 HOPE STREET

MOUNTAIN VIEW, CA 94041

Gensler

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SEAL / SIGNATURE

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CONSTRUCTION**

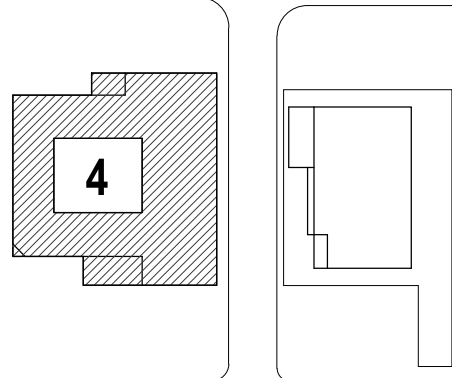
PROJECT NAME
LOTS 4 & 8 HOPE STREET

PROJECT NUMBER
55.7711.000

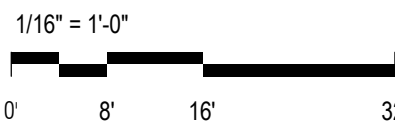
DESCRIPTION

LOT 4 - BUILDING SECTION

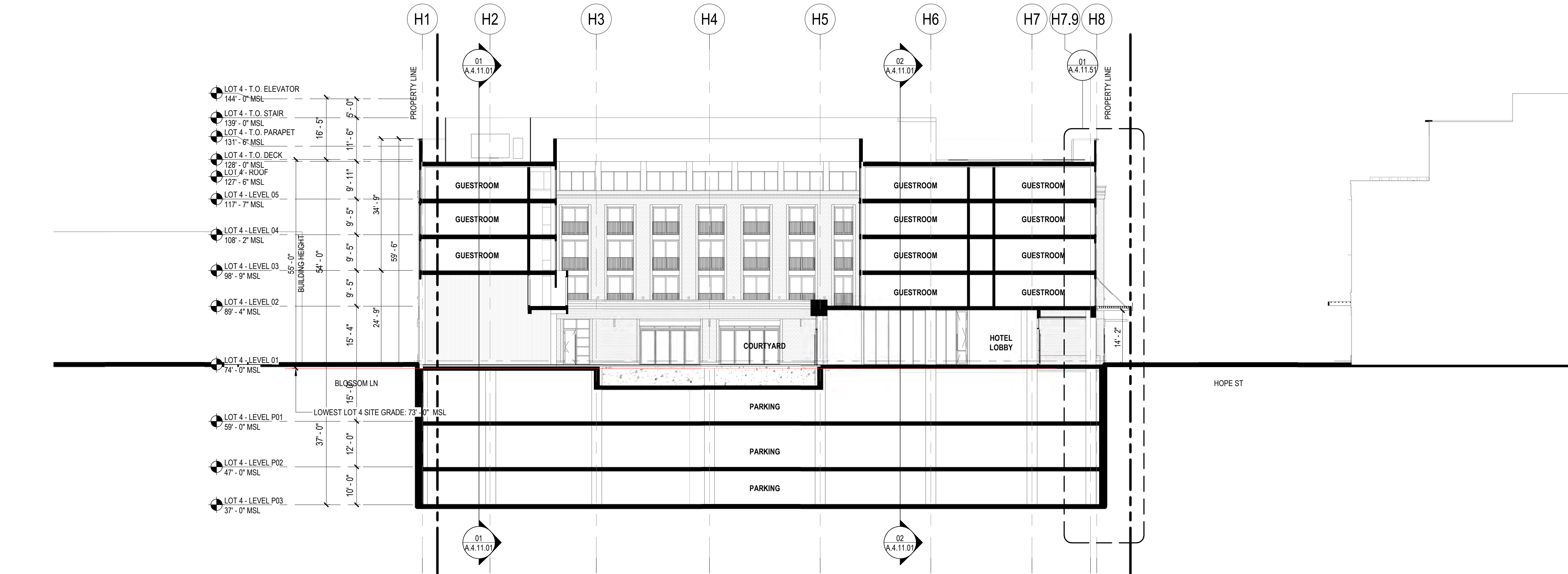
KEY PLAN



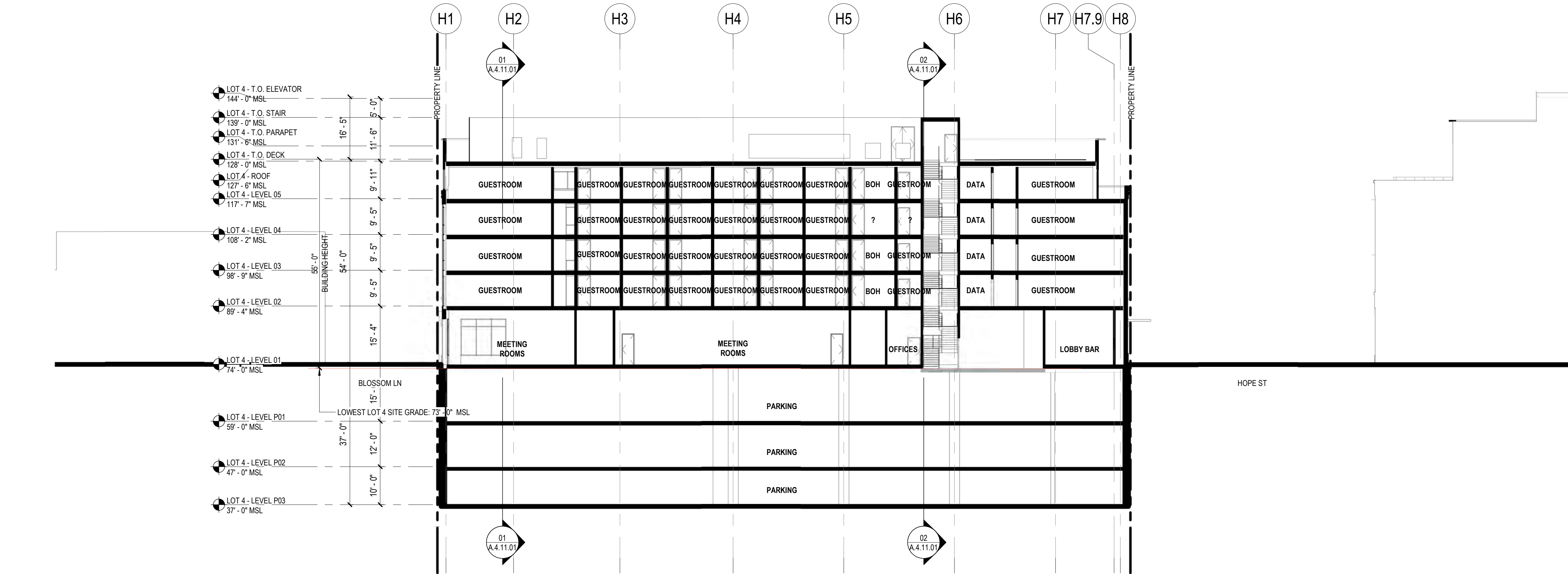
SCALE



A.4.11.01



02 LOT 4 - BUILDING SECTION - EAST WEST 2
SCALE: 1/16" = 1'-0"



01 LOT 4 - BUILDING SECTION - EAST WEST 1
SCALE: 1/16" = 1'-0"

SHEET NOTES

GENERAL NOTES

LEGEND

| DATE | DESCRIPTION |
|--------------|---|
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| OCT 16, 2018 | FORMAL PROJECT APPLICATION 3RD SUBMITTAL |

SEAL / SIGNATURE

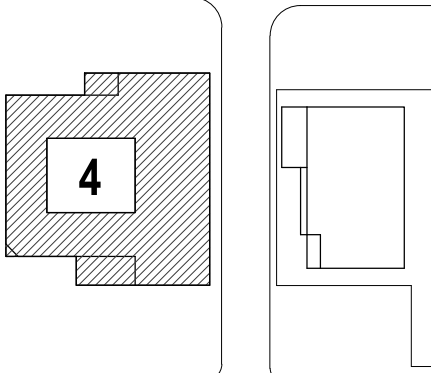
NOT FOR
CONSTRUCTION

PROJECT NAME
LOTS 4 & 8 HOPE STREET

PROJECT NUMBER
55.7711.000

DESCRIPTION
LOT 4 - BUILDING SECTION

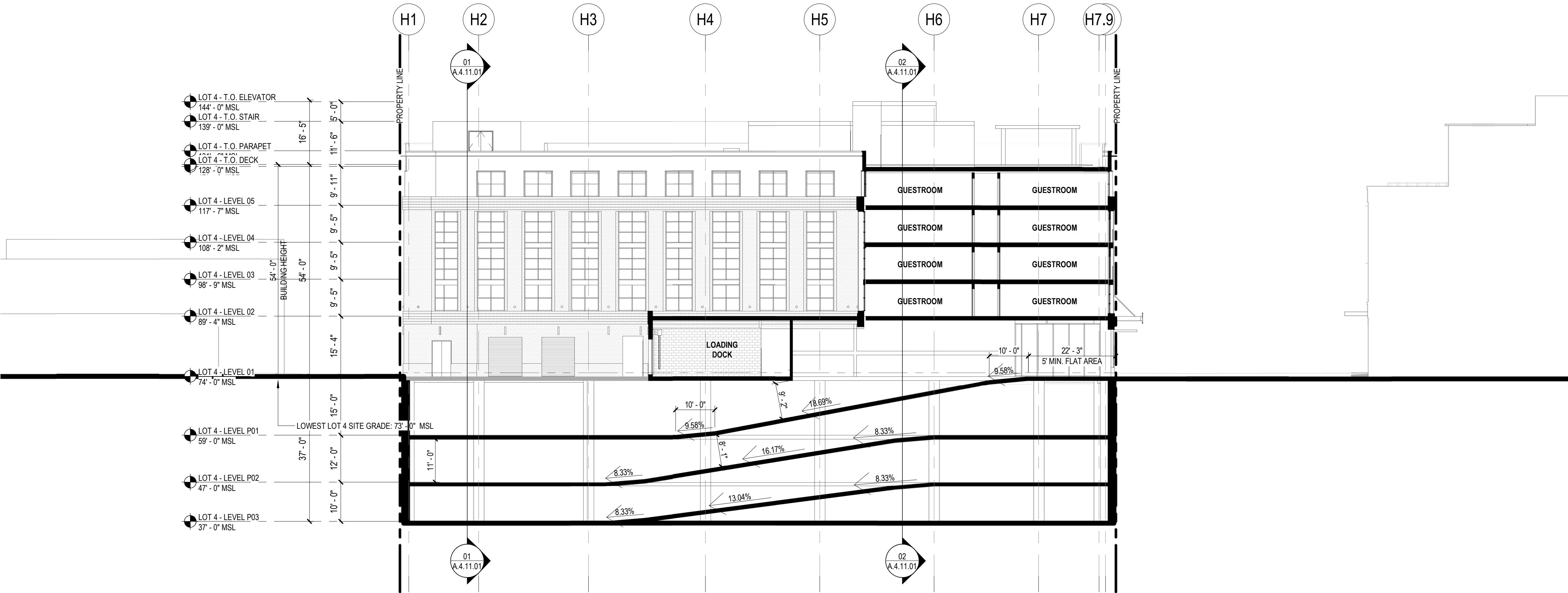
KEY PLAN



SCALE

1/16" = 1'-0"
0 8' 16' 32'

A.4.11.02



SHEET NOTES

GENERAL NOTES

KEY PLAN



LOTS 4 & 8 HOPE STREET
MOUNTAIN VIEW, CA 94041

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UNITED STATES

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SEAL / SIGNATURE

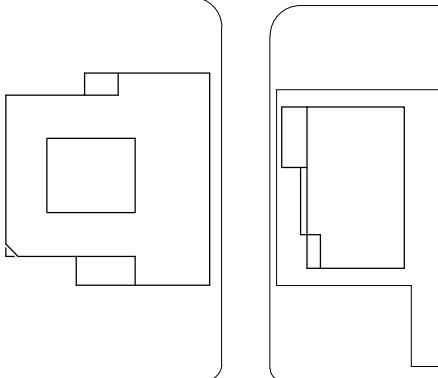
NOT FOR
CONSTRUCTION

PROJECT NAME
LOTS 4 & 8 HOPE STREET

PROJECT NUMBER
55.7711.000

DESCRIPTION
LOT 4 - BUILDING SECTION

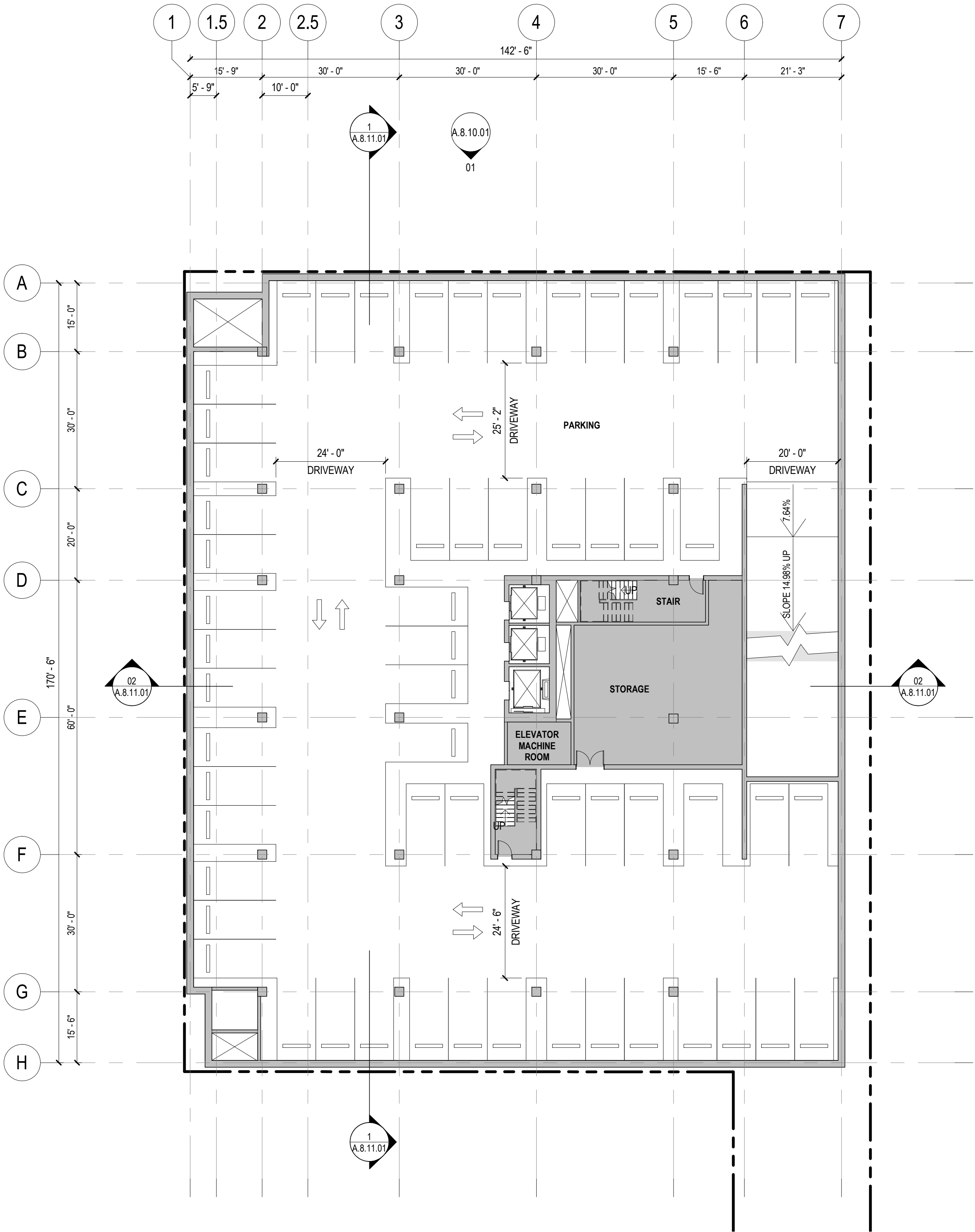
KEY PLAN



SCALE

1/16" = 1'-0"
0 8' 16' 32'

A.4.11.03



SHEET NOTES

PARKING PER DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN CITY OF MOUNTAIN VIEW AND RGC MOUNTAIN VIEW I, LLC, MAY 25, 2017

SCHEDULE - PARKING

| LEVEL | COUNT |
|-------------------|-------|
| LOT 4 | |
| LOT 4 - LEVEL P03 | 78 |
| LOT 4 - LEVEL P02 | 75 |
| LOT 4 - LEVEL P01 | 65 |
| | 218 |

| | |
|-------------------|-----|
| LOT 8 | |
| LOT 8 - LEVEL P03 | 59 |
| LOT 8 - LEVEL P02 | 57 |
| LOT 8 - LEVEL P01 | 54 |
| | 170 |

| | |
|----------------------------|-----|
| STREET PARKING ALT | |
| LOT 4 - LEVEL 01 | 4 |
| SCHEDULE - PARKING - LOT 8 | 4 |
| | 392 |

| TYPE | COUNT |
|------------------------|-------|
| LOT 8 - LEVEL P01 | 1 |
| ACCESSIBLE PARKING | 5 |
| ACCESSIBLE VAN PARKING | 1 |
| STANDARD | 48 |
| | 54 |

| | |
|-------------------|----|
| LOT 8 - LEVEL P02 | |
| STANDARD | 57 |
| | 57 |

| | |
|-------------------|-----|
| LOT 8 - LEVEL P03 | |
| STANDARD | 59 |
| | 59 |
| | 170 |

BICYCLE PARKING REQUIREMENTS*

| | |
|------------|---|
| LOT 8 | |
| SHORT TERM | 9 |
| LONG TERM | 9 |

*REQUIRED BIKE PARKING IS TAKEN FROM CAL GREEN, BEING THE MORE RESTRICTIVE CODE REQUIREMENT. SHORT TERM AND LONG TERM BIKE PARKING IS 5% OF TOTAL PARKING SPACES PER CAL GREEN 2016 §§ 106.4.1.1 & §5.106.4.1.2

GENERAL NOTES

1. SEE SHEET A.0.1.52 FOR VEHICULAR AND PEDESTRIAN CIRCULATION PLAN

LEGEND

| | |
|--|---------------|
| | PROPERTY LINE |
| | SETBACK LINES |



LOTS 4 & 8 HOPE STREET

MOUNTAIN VIEW, CA 94041

Gensler

225 BROADWAY, SUITE 100
SAN DIEGO CA 92101
UNITED STATES

TEL 619.557.2500
FAX 619.557.2520

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| JUN 12, 2018 | FORMAL PROJECT APPLICATION 2ND SUBMITTAL |
| OCT 16, 2018 | FORMAL PROJECT APPLICATION 3RD SUBMITTAL |

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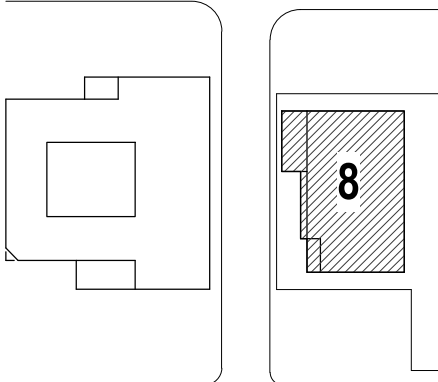
NOT FOR
CONSTRUCTION

PROJECT NAME
LOTS 4 & 8 HOPE STREET

PROJECT NUMBER
55.7711.000

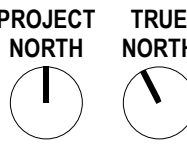
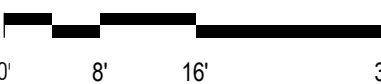
DESCRIPTION
LOT 8 - FLOOR PLAN - LEVEL P3

KEY PLAN

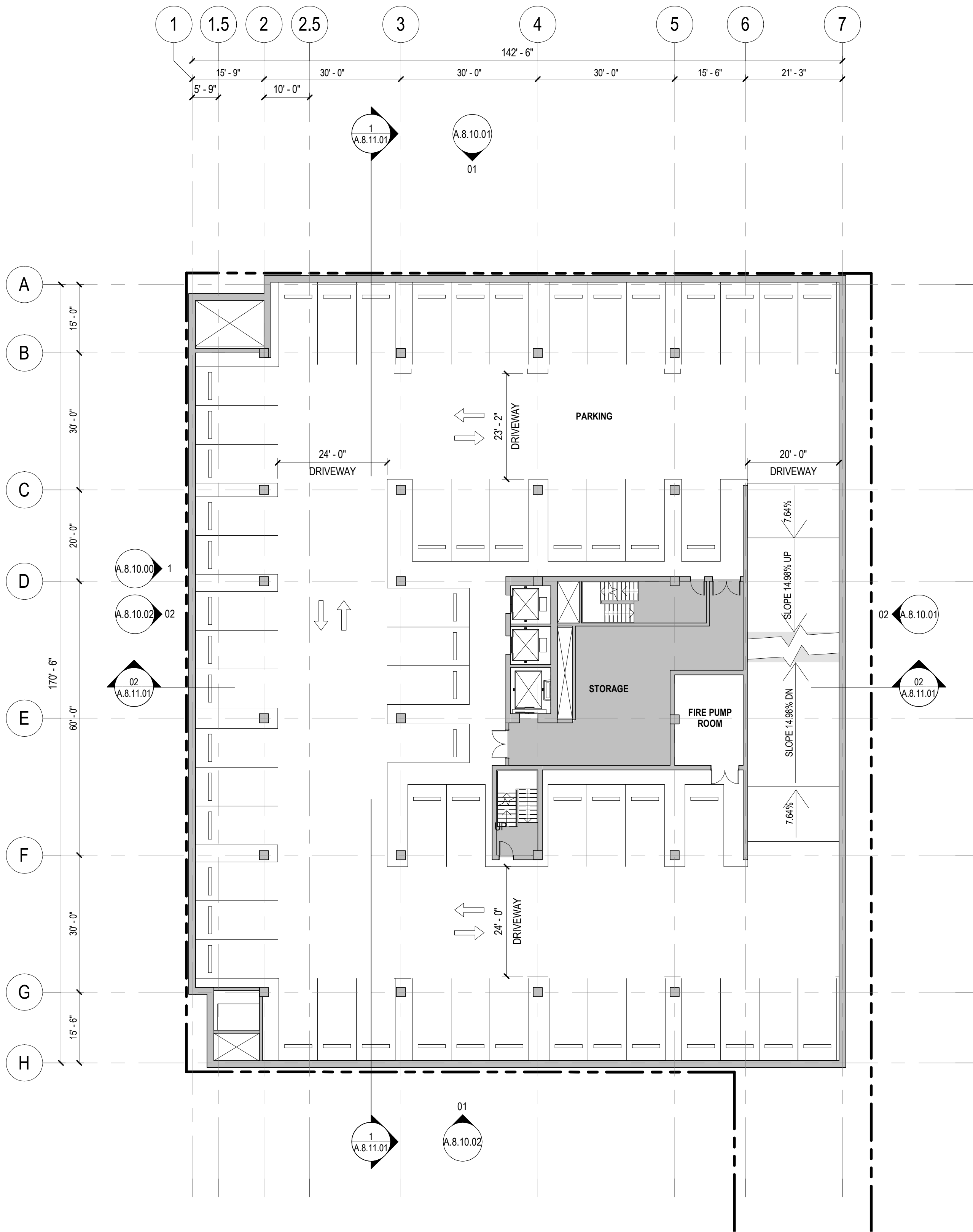


SCALE

1/16" = 1'-0"



A.8.02.01



SHEET NOTES

PARKING PER DISPOSITION AND DEVELOPMENT AGREEMENT
BETWEEN CITY OF MOUNTAIN VIEW AND RGC MOUNTAIN VIEW I,
LLC, MAY 25, 2017

| SCHEDULE - PARKING | |
|--------------------|-------|
| LEVEL | COUNT |
| LOT 4 | |
| LOT 4 - LEVEL P03 | 78 |
| LOT 4 - LEVEL P02 | 75 |
| LOT 4 - LEVEL P01 | 65 |
| | 218 |

| | |
|-------------------|-----|
| LOT 8 | |
| LOT 8 - LEVEL P03 | 59 |
| LOT 8 - LEVEL P02 | 57 |
| LOT 8 - LEVEL P01 | 54 |
| | 170 |

| | |
|----------------------------|-------|
| STREET PARKING ALT | |
| LOT 4 - LEVEL 01 | 4 |
| SCHEDULE - PARKING - LOT 8 | 4 |
| | 392 |
| TYPE | COUNT |
| LOT 8 - LEVEL P01 | 1 |
| ACCESSIBLE PARKING | 5 |
| ACCESSIBLE VAN PARKING | 1 |
| STANDARD | 48 |
| | 54 |

| | |
|-------------------|----|
| LOT 8 - LEVEL P02 | |
| STANDARD | 57 |
| | 57 |

| | |
|-------------------|-----|
| LOT 8 - LEVEL P03 | |
| STANDARD | 59 |
| | 59 |
| | 170 |

BICYCLE PARKING REQUIREMENTS*

LOT 8

| | |
|------------|---|
| SHORT TERM | 9 |
| LONG TERM | 9 |

*REQUIRED BIKE PARKING IS TAKEN FROM CAL GREEN, BEING THE
MORE RESTRICTIVE CODE REQUIREMENT. SHORT TERM AND LONG
TERM BIKE PARKING IS 5% OF TOTAL PARKING SPACES PER CAL
GREEN 2016 §§ 106.4.1.1 & §5.106.4.1.2

GENERAL NOTES

1. SEE SHEET A.0.1.52 FOR VEHICULAR AND PEDESTRIAN
CIRCULATION PLAN

LEGEND

| | |
|------|---------------|
| --- | PROPERTY LINE |
| ---- | SETBACK LINES |



LOTS 4 & 8 HOPE STREET

MOUNTAIN VIEW, CA 94041

Gensler

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UNITED STATES

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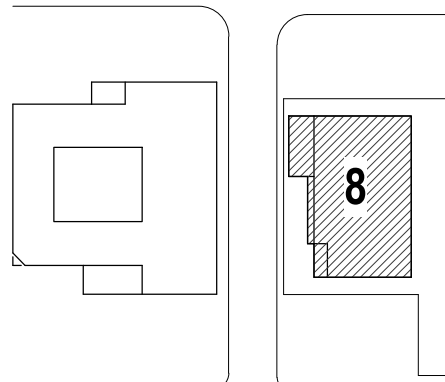
NOT FOR
CONSTRUCTION

PROJECT NAME
LOTS 4 & 8 HOPE STREET

PROJECT NUMBER
55.7711.000

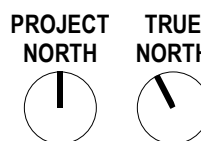
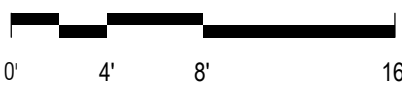
DESCRIPTION
LOT 8 - FLOOR PLAN - LEVEL P2

KEY PLAN

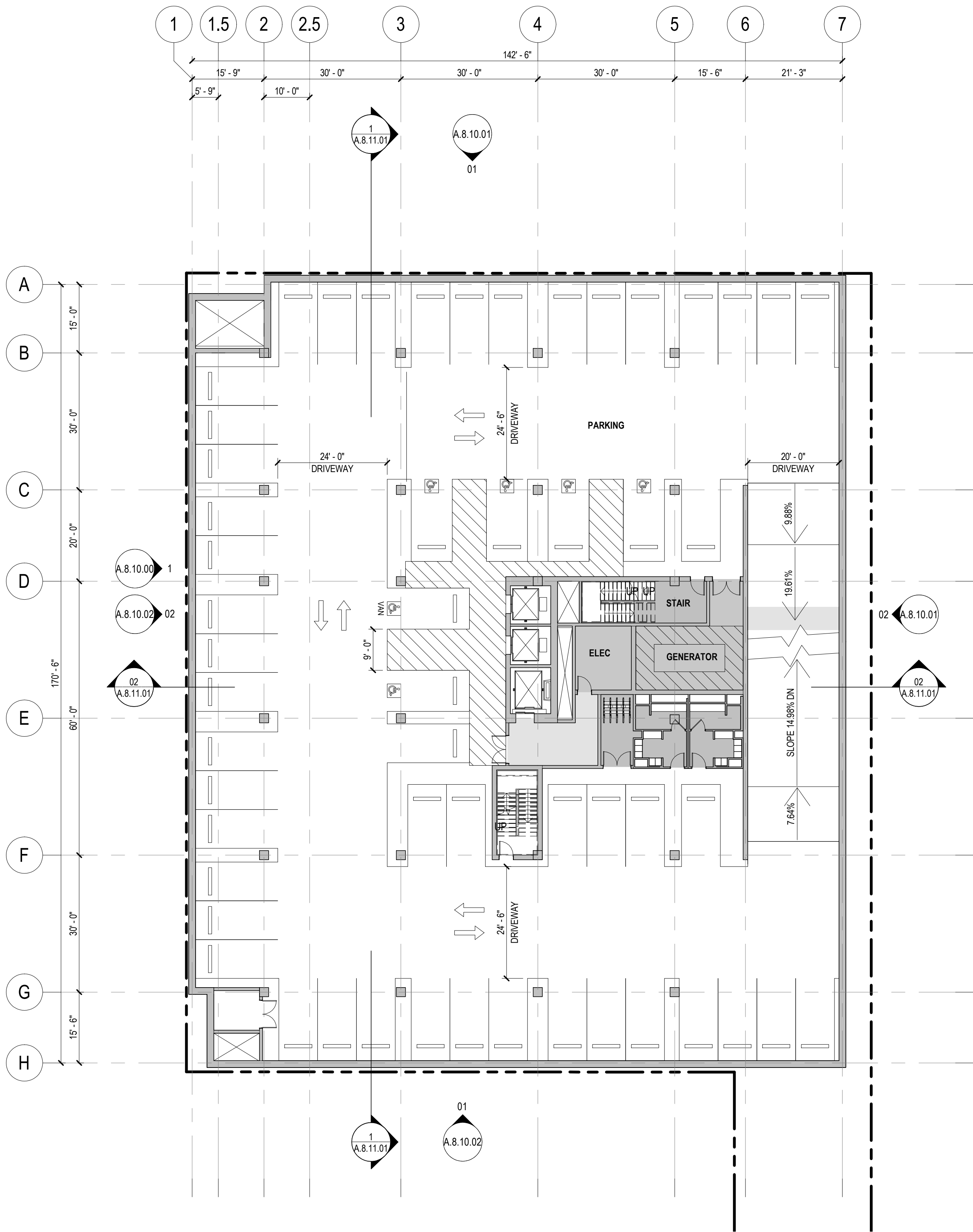


SCALE

1/16" = 1'-0"



A.8.02.02



SHEET NOTES

PARKING PER DISPOSITION AND DEVELOPMENT AGREEMENT
BETWEEN CITY OF MOUNTAIN VIEW AND RGC MOUNTAIN VIEW I,
LLC, MAY 25, 2017

| SCHEDULE - PARKING | |
|--------------------|-------|
| LEVEL | COUNT |
| LOT 4 | |
| LOT 4 - LEVEL P03 | 78 |
| LOT 4 - LEVEL P02 | 75 |
| LOT 4 - LEVEL P01 | 65 |
| | 218 |

| | |
|-------------------|-----|
| LOT 8 | |
| LOT 8 - LEVEL P03 | 59 |
| LOT 8 - LEVEL P02 | 57 |
| LOT 8 - LEVEL P01 | 54 |
| | 170 |

| | |
|----------------------------|---|
| STREET PARKING ALT | |
| LOT 4 - LEVEL 01 | 4 |
| SCHEDULE - PARKING - LOT 8 | 4 |

| TYPE | COUNT |
|------------------------|-------|
| LOT 8 - LEVEL P01 | 392 |
| ACCESSIBLE PARKING | 5 |
| ACCESSIBLE VAN PARKING | 1 |
| STANDARD | 48 |
| | 54 |

| | |
|-------------------|----|
| LOT 8 - LEVEL P02 | |
| STANDARD | 57 |
| | 57 |

| | |
|-------------------|-----|
| LOT 8 - LEVEL P03 | |
| STANDARD | 59 |
| | 59 |
| | 170 |

BICYCLE PARKING REQUIREMENTS*

LOT 8
SHORT TERM 9
LONG TERM 9

*REQUIRED BIKE PARKING IS TAKEN FROM CAL GREEN, BEING THE
MORE RESTRICTIVE CODE REQUIREMENT. SHORT TERM AND LONG
TERM BIKE PARKING IS 5% OF TOTAL PARKING SPACES PER CAL
GREEN 2016 §§.106.4.1.1 & §§.106.4.1.2

EV PARKING REQUIREMENTS
LOT 8: 10 (PER CAL GREEN 2016 §§.106.5.2)

CLEAN AIR VEHICLE REQUIREMENTS
LOT 8: 16 (PER CAL GREEN 2016 §§.106.5.3.3)

GENERAL NOTES

1. SEE SHEET A.0.1.52 FOR VEHICULAR AND PEDESTRIAN
CIRCULATION PLAN

LEGEND

--- PROPERTY LINE
- - - - - SETBACK LINES



LOTS 4 & 8 HOPE STREET

MOUNTAIN VIEW, CA 94041

Gensler

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SAN DIEGO CA 92101
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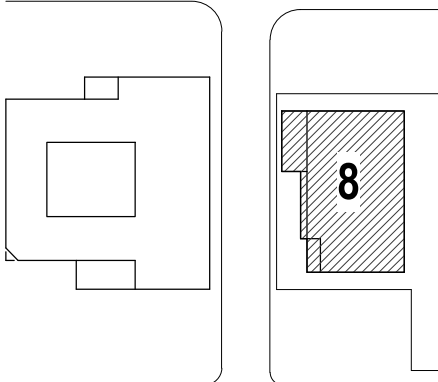
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|--------------|---|
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| JUN 12, 2018 | FORMAL PROJECT APPLICATION 2ND SUBMITTAL |
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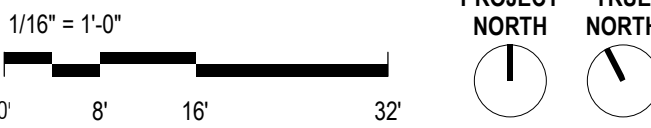
NOT FOR
CONSTRUCTION

| | |
|----------------|-------------------------------|
| PROJECT NAME | LOTS 4 & 8 HOPE STREET |
| PROJECT NUMBER | 55.7711.000 |
| DESCRIPTION | LOT 8 - FLOOR PLAN - LEVEL P1 |

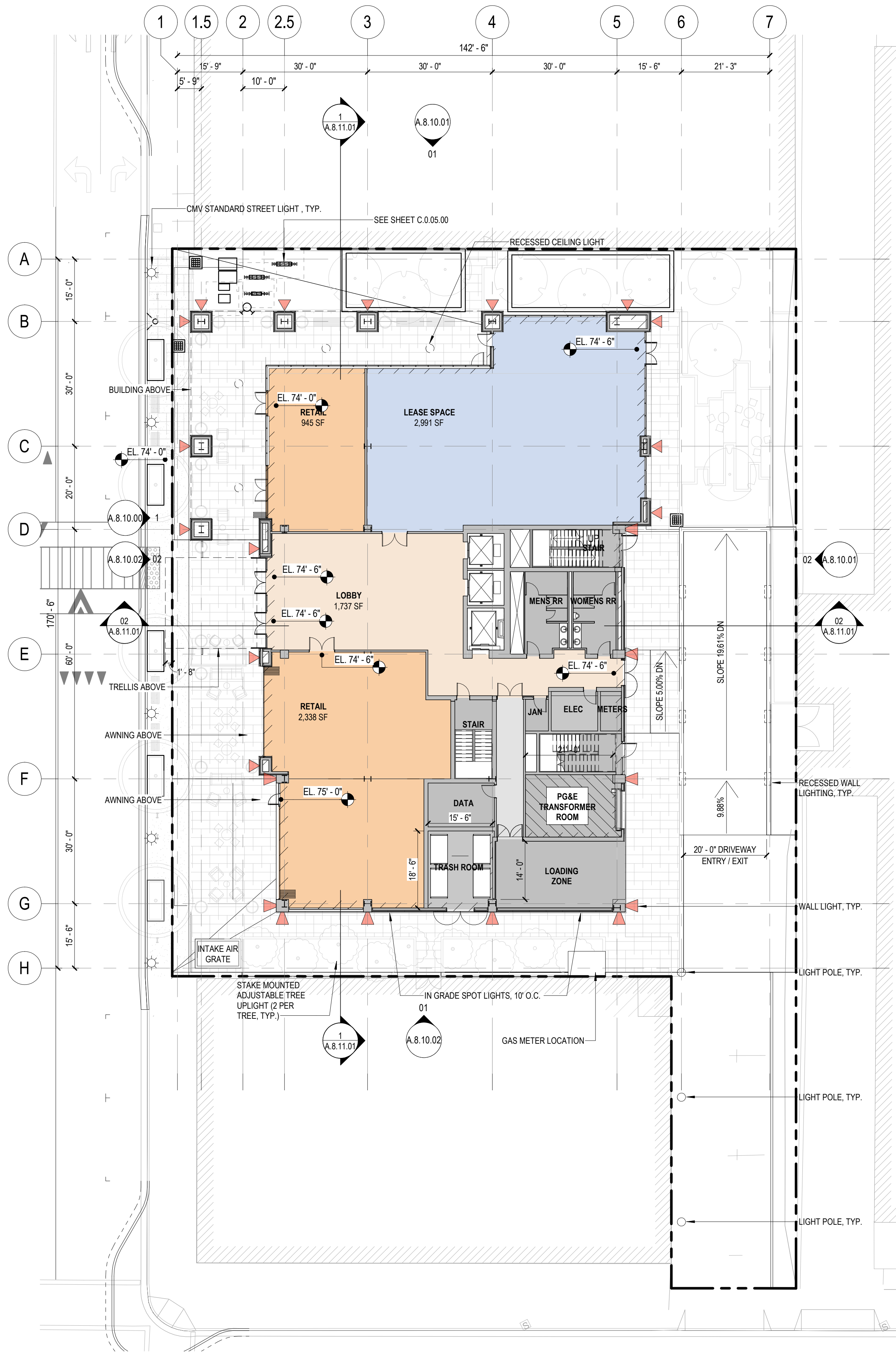
KEY PLAN



SCALE



A.8.02.03



SHEET NOTES

GENERAL NOTES

LEGEND

- PROPERTY LINE
- SETBACK LINES
- WALL LIGHT
- WALL LIGHT
- WALL LIGHT
- RECESSED CEILING LIGHT
- RECESSED WALL LIGHT
- LIGHT POLE



LOTS 4 & 8 HOPE STREET
MOUNTAIN VIEW, CA 94041

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| OCT 16, 2018 | FORMAL PROJECT APPLICATION 3RD SUBMITTAL |

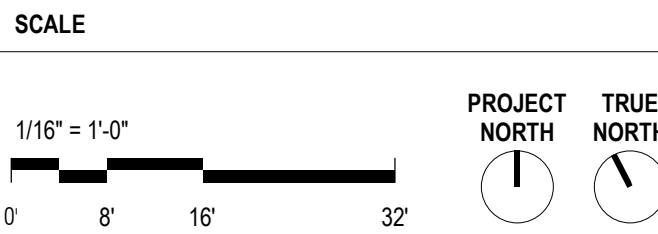
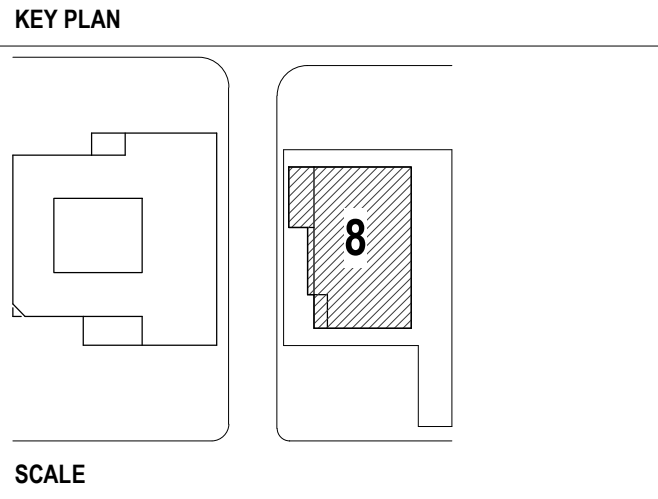
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CONSTRUCTION

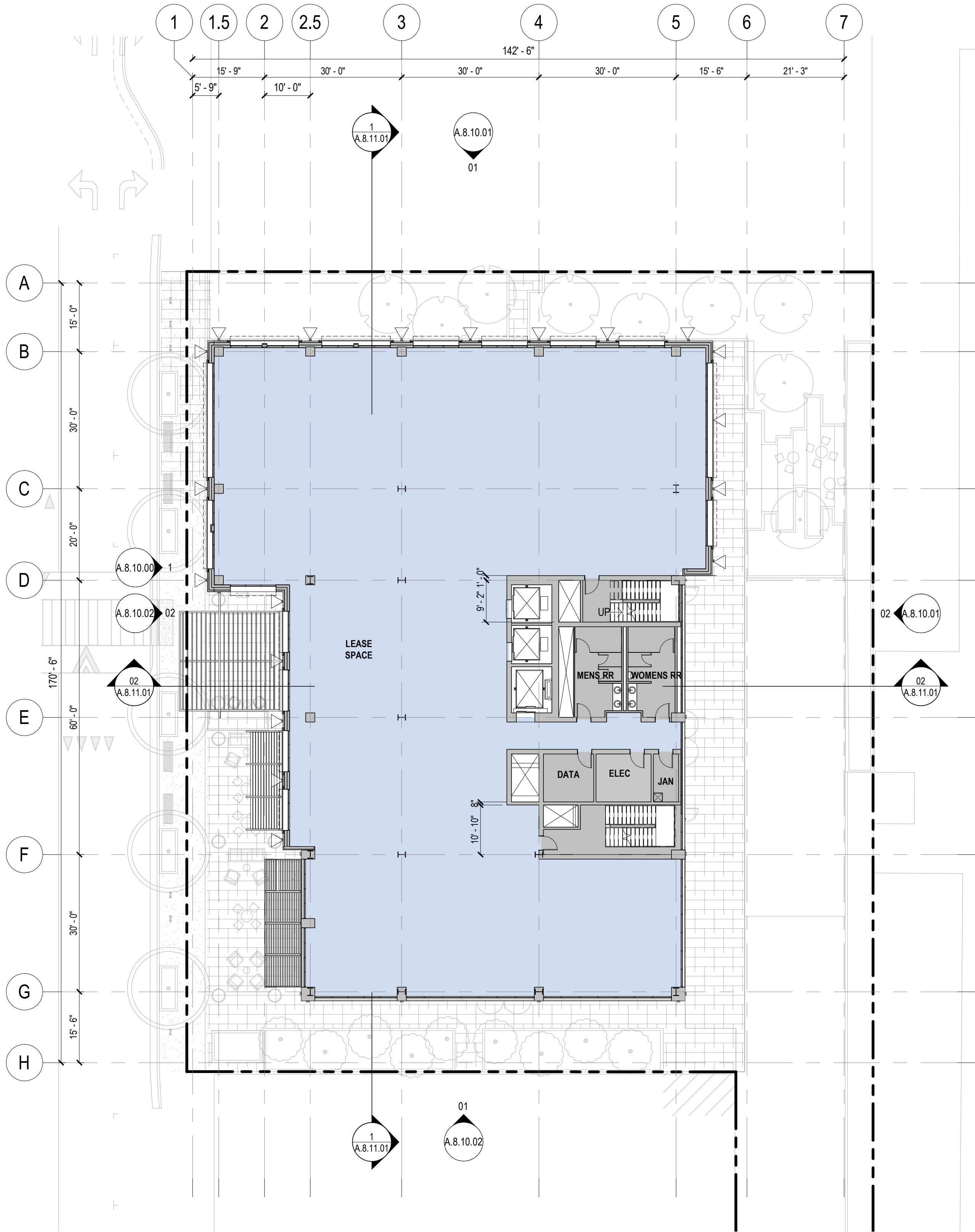
PROJECT NAME
LOTS 4 & 8 HOPE STREET

PROJECT NUMBER
55.7711.000

DESCRIPTION
LOT 8 - FLOOR PLAN - LEVEL 01



A.8.02.04



SHEET NOTES

GENERAL NOTES

LEGEND

- PROPERTY LINE
- SETBACK LINES



LOTS 4 & 8 HOPE STREET
MOUNTAIN VIEW, CA 94041

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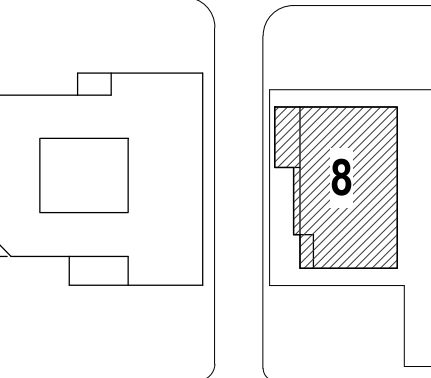
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PROJECT NAME
LOTS 4 & 8 HOPE STREET

PROJECT NUMBER
55.7711.000

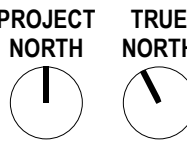
DESCRIPTION
LOT 8 - FLOOR PLAN - LEVEL 02

KEY PLAN

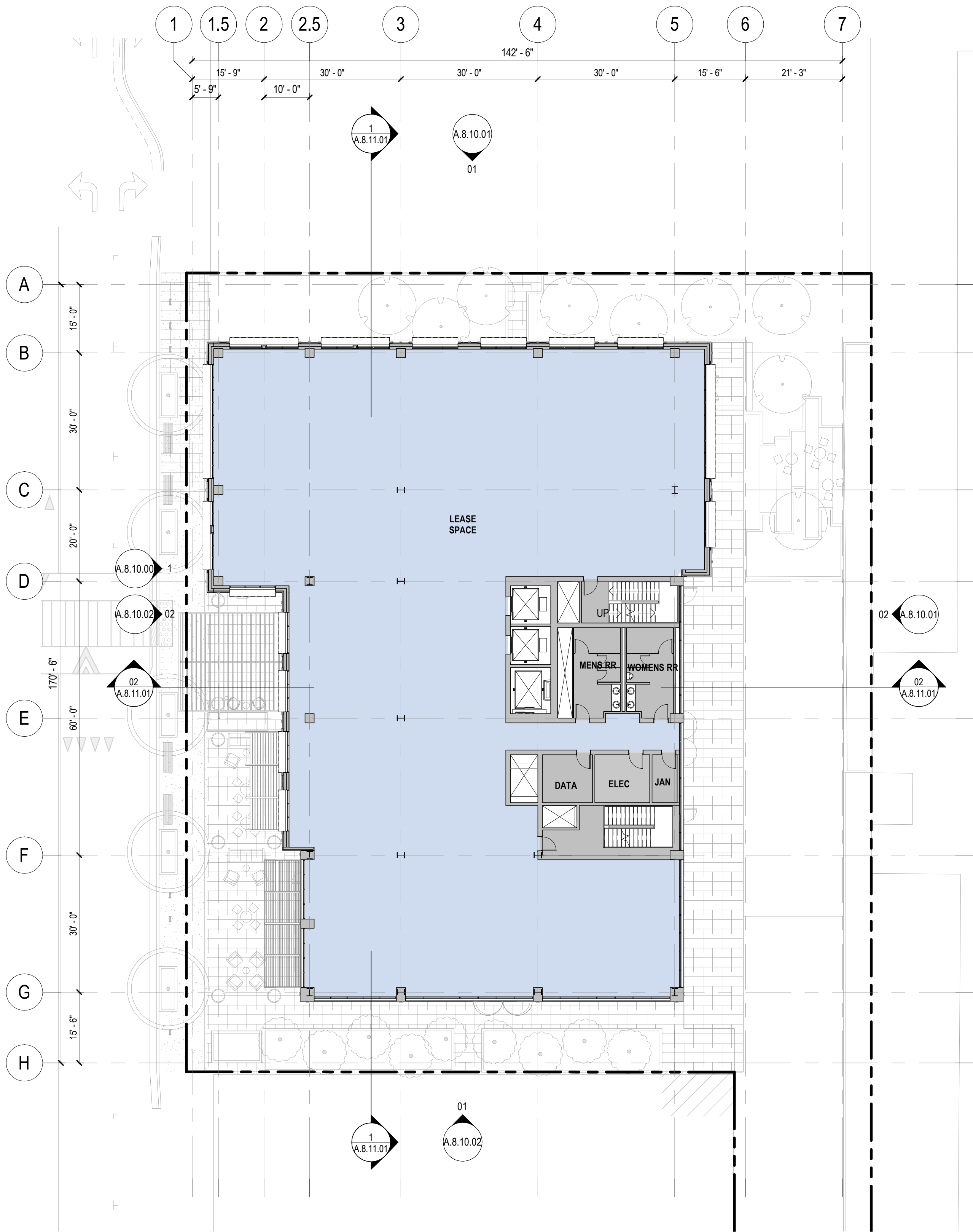


SCALE

1/16" = 1'-0"



A.8.02.05



SHEET NOTES

GENERAL NOTES

LEGEND

- PROPERTY LINE
- SETBACK LINES



LOTS 4 & 8 HOPE STREET
MOUNTAIN VIEW, CA 94041

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| OCT 16, 2018 | FORMAL PROJECT APPLICATION 3RD SUBMITTAL |

SEAL / SIGNATURE

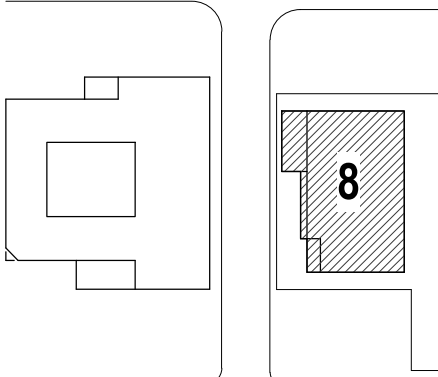
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PROJECT NAME
LOTS 4 & 8 HOPE STREET

PROJECT NUMBER
55.7711.000

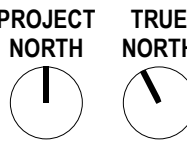
DESCRIPTION
LOT 8 - FLOOR PLAN - LEVEL 03

KEY PLAN

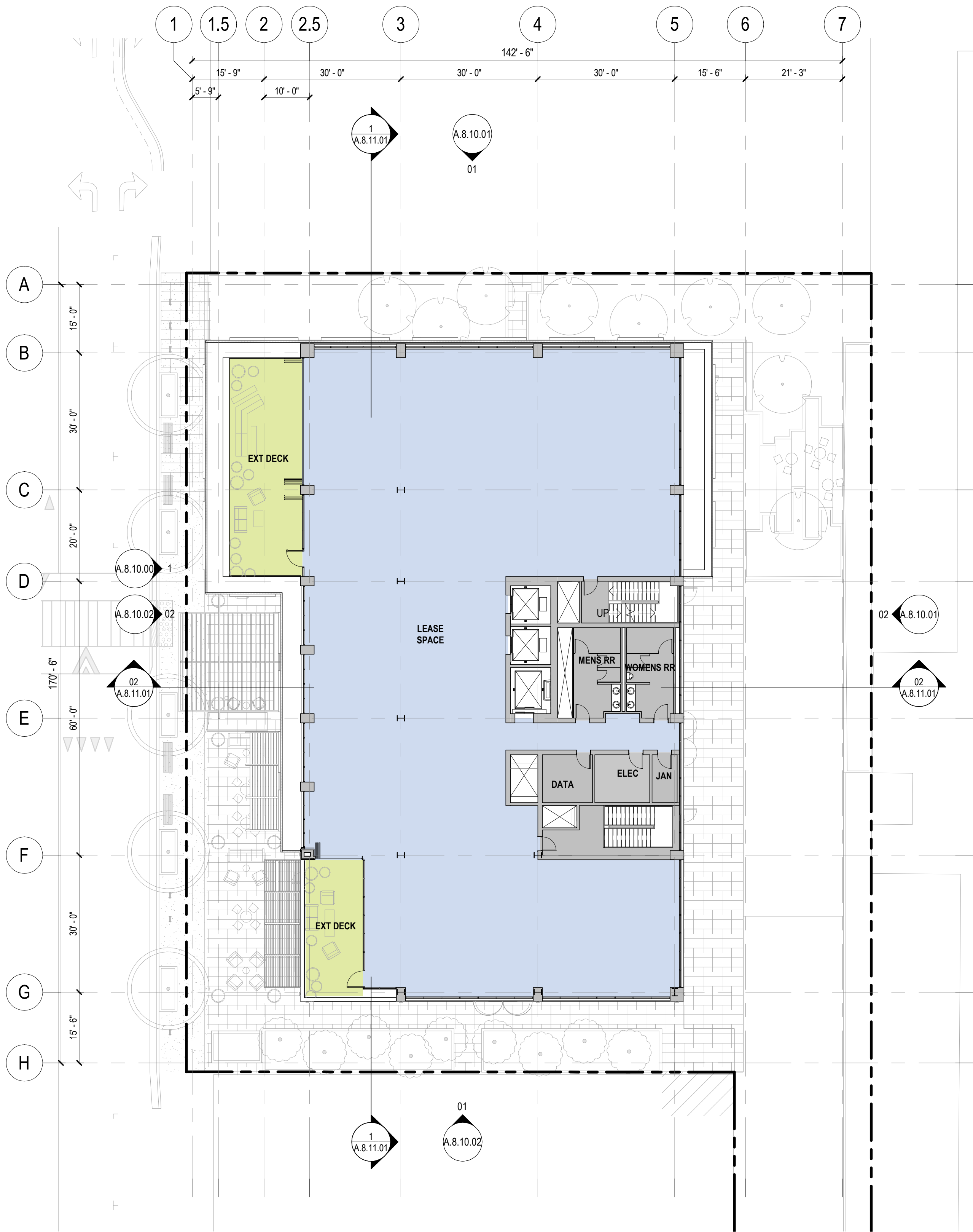


SCALE

1/16" = 1'-0"



A.8.02.06



SHEET NOTES

GENERAL NOTES

LEGEND

- PROPERTY LINE
- SETBACK LINES



LOTS 4 & 8 HOPE STREET
MOUNTAIN VIEW, CA 94041

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| OCT 16, 2018 | FORMAL PROJECT APPLICATION 3RD SUBMITTAL |

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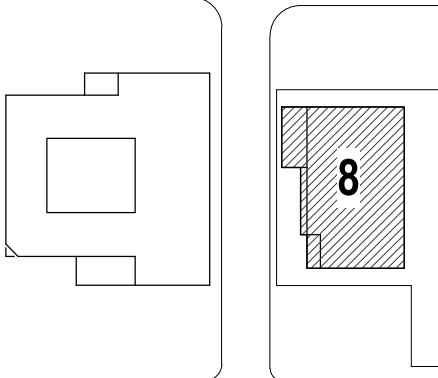
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PROJECT NAME
LOTS 4 & 8 HOPE STREET

PROJECT NUMBER
55.7711.000

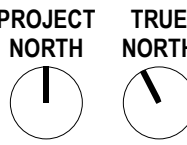
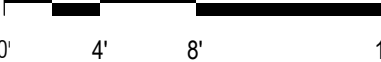
DESCRIPTION
LOT 8 - FLOOR PLAN - LEVEL 04

KEY PLAN

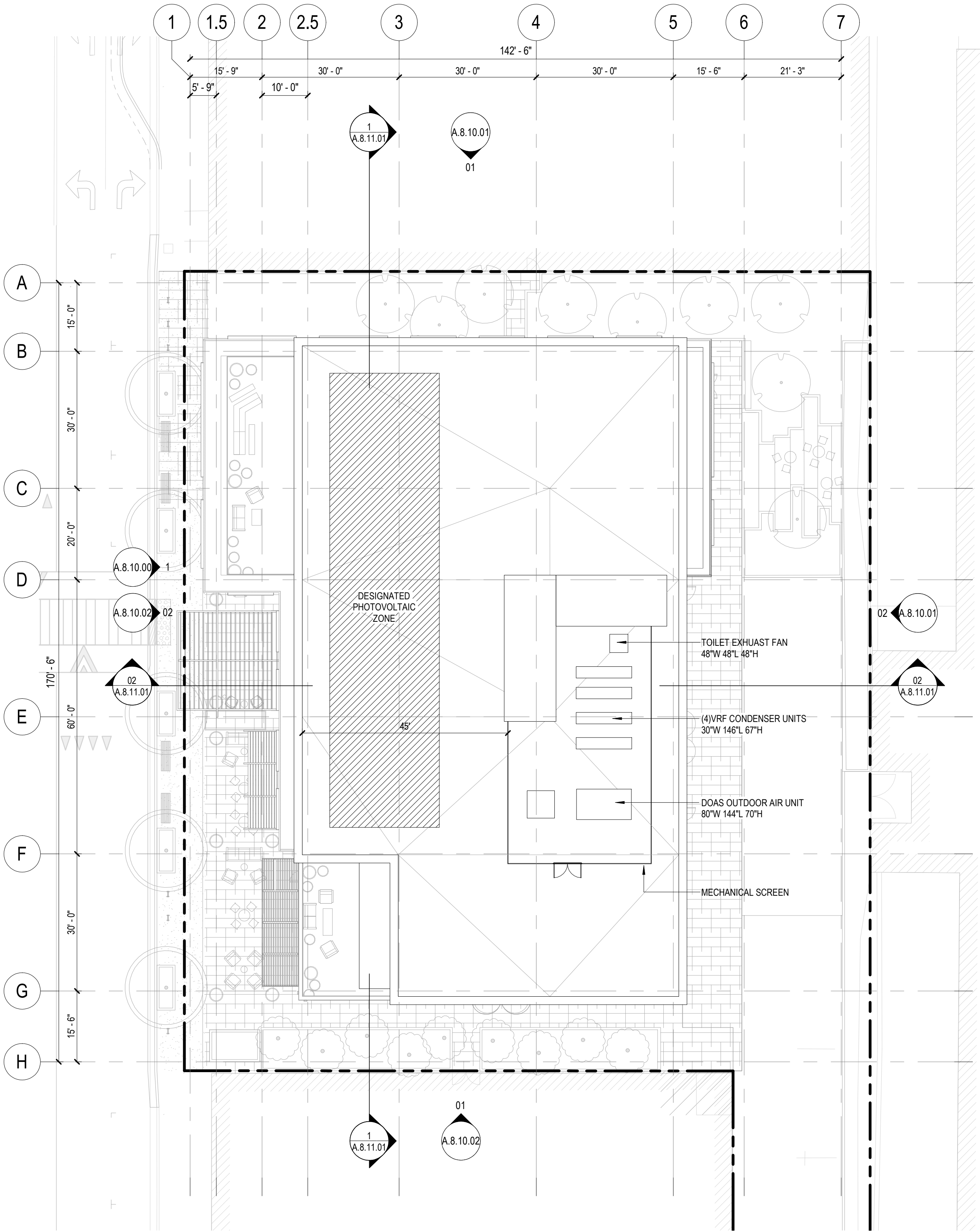


SCALE

1/16" = 1'-0"



A.8.02.07



SHEET NOTES

GENERAL NOTES

1. PHOTOVOLTAIC WILL NOT BE IMPEDED BY TREES DUE TO BUILDING HEIGHT EXCEEDING TREE HEIGHT

LEGEND

--- PROPERTY LINE
- - - - - SETBACK LINES



LOTS 4 & 8 HOPE STREET
MOUNTAIN VIEW, CA 94041

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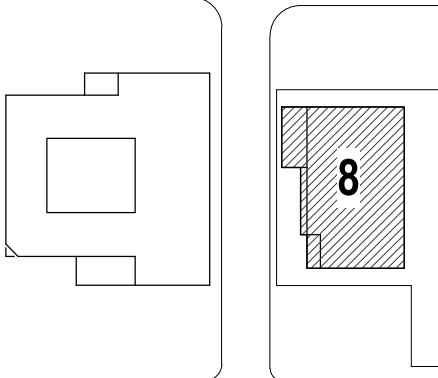
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CONSTRUCTION

PROJECT NAME
LOTS 4 & 8 HOPE STREET

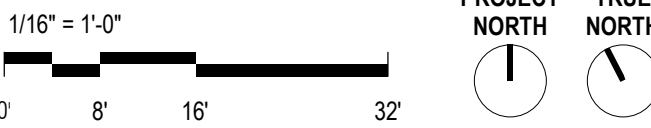
PROJECT NUMBER
55.7711.000

DESCRIPTION
LOT 8 - FLOOR PLAN - ROOF

KEY PLAN



SCALE



A.8.02.08

1 LOT 8 - ELEVATIONS - EXTERIOR - WEST

SCALE: 1/16" = 1'-0"



2 LOT 8 - ELEVATION WEST

SCALE: 1/16" = 1'-0"



SHEET NOTES

GENERAL NOTES

LEGEND



LOTS 4 & 8 HOPE STREET
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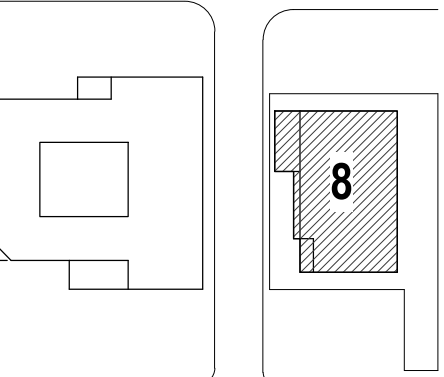
NOT FOR
CONSTRUCTION

PROJECT NAME
LOTS 4 & 8 HOPE STREET

PROJECT NUMBER
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DESCRIPTION
LOT 8 - EXISTING / PROPOSED ELEVATIONS

KEY PLAN



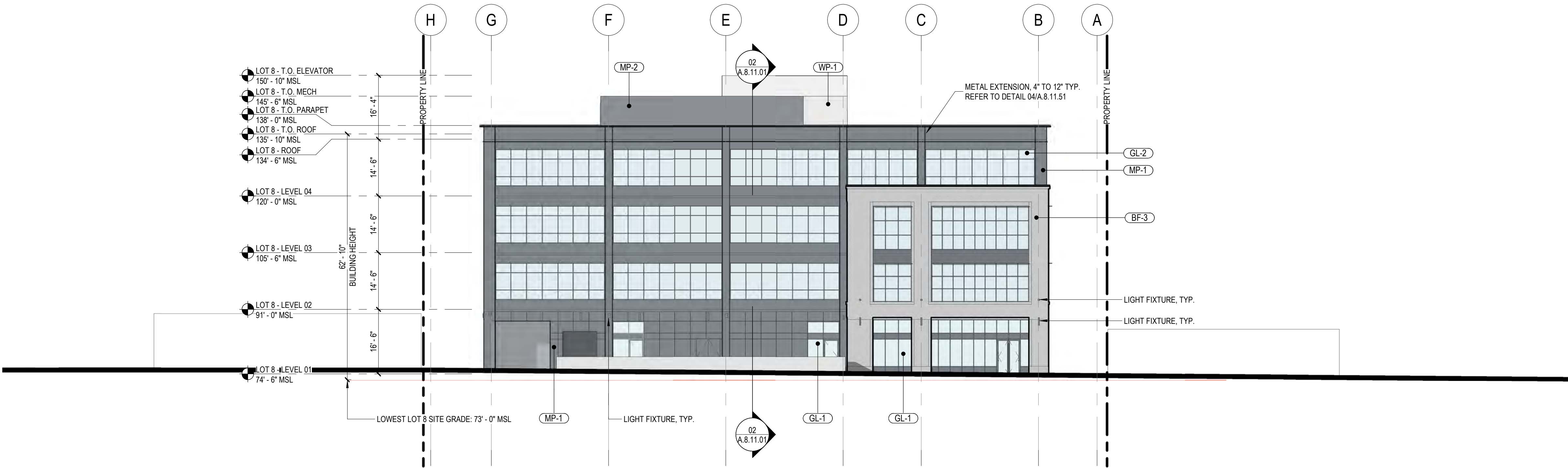
SCALE

1/16" = 1'-0"
0' 8' 16' 32'

A.8.10.00

02 LOT 8 - EXTERIOR ELEVATIONS - EAST

SCALE: 1/16" = 1'-0"



01 LOT 8 - EXTERIOR ELEVATIONS - NORTH

SCALE: 1/16" = 1'-0"



SHEET NOTES

GENERAL NOTES

- SEE CIVIL SHEETS FOR FINISH FLOOR SPOT ELEVATIONS
- SEE SHEET A.0.01.50 FOR SOLAR ANALYSIS

LEGEND

- PROPERTY LINE
--- SET BACK LINE
FUTURE SIGNAGE LOCATION, TYPICAL FONT SIZE: 18", WHITE METAL PANEL
FUTURE ADDRESS LOCATION, TYPICAL FONT SIZE: 18", SEE SHEET A.4.10.11/A.8.10.11 FOR WAYFINDING & SIGNAGE CONCEPT IMAGES
- MATERIALS**
REFER TO A.10.11 FOR MORE INFORMATION
BF-1 BRICK FACADE 1
BF-2 BRICK FACADE 2
BF-3 BRICK FACADE 3
GL-1 GLASS TYPE 1
GL-2 GLASS TYPE 2
MP-1 DARK METAL PANEL
MP-2 DARK MESH SCREEN, COLOR TO MATCH MP-1
WP-1 CEMENT PLASTER
WP-2 COMPOSITE WOOD PRODUCT

| DATE | DESCRIPTION |
|--------------|---|
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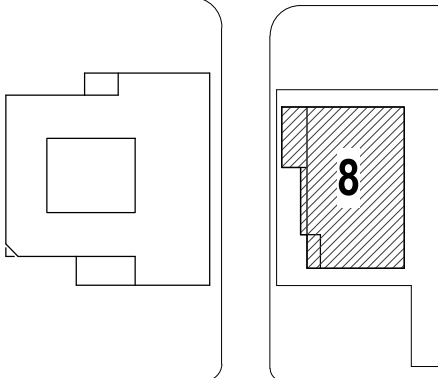
NOT FOR
CONSTRUCTION

PROJECT NAME
LOTS 4 & 8 HOPE STREET

PROJECT NUMBER
55.7711.000

DESCRIPTION
LOT 8 - EXTERIOR ELEVATIONS

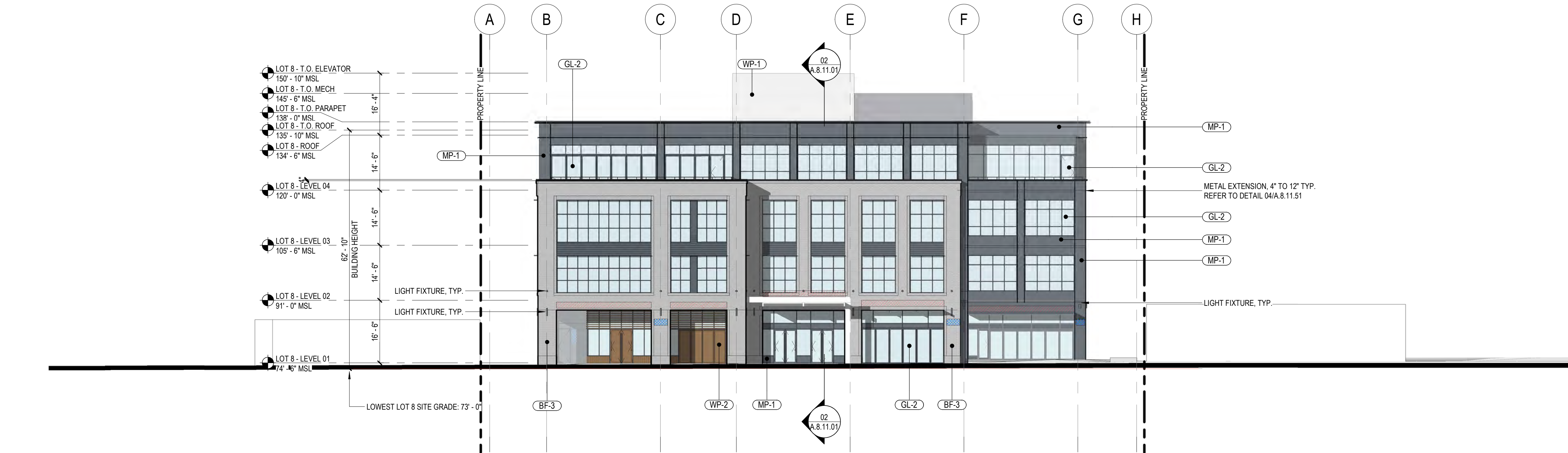
KEY PLAN



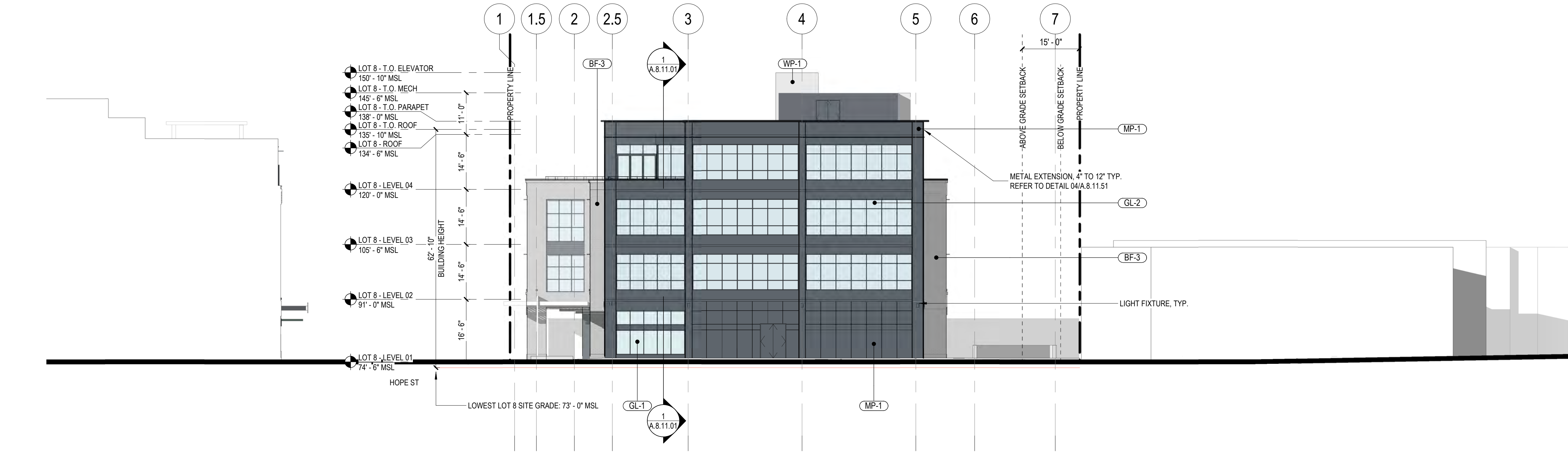
SCALE

1/16" = 1'-0"
0 8' 16' 32'

A.8.10.01



02 LOT 8 - ELEVATIONS - EXTERIOR - WEST
SCALE: 1/16" = 1'-0"



01 LOT 8 - ELEVATIONS - EXTERIOR - SOUTH
SCALE: 1/16" = 1'-0"

SHEET NOTES

GENERAL NOTES

- SEE CIVIL SHEETS FOR FINISH FLOOR SPOT ELEVATIONS
- SEE SHEET A.0.01.50 FOR SOLAR ANALYSIS

LEGEND

- PROPERTY LINE
- SET BACK LINE
- FUTURE SIGNAGE LOCATION, TYPICAL FONT SIZE: 18", WHITE METAL PANEL
- FUTURE ADDRESS LOCATION, TYPICAL FONT SIZE: 18", SEE SHEET A.4.10.11/A8.10.11 FOR WAYFINDING & SIGNAGE CONCEPT IMAGES

- MATERIALS**
REFER TO A*.10.11 FOR MORE INFORMATION
- BF-1 BRICK FACADE 1
 - BF-2 BRICK FACADE 2
 - BF-3 BRICK FACADE 3
 - GL-1 GLASS TYPE 1
 - GL-2 GLASS TYPE 2
 - MP-1 DARK METAL PANEL
 - MP-2 DARK MESH SCREEN, COLOR TO MATCH MP-1
 - WP-1 CEMENT PLASTER
 - WP-2 COMPOSITE WOOD PRODUCT

| DATE | DESCRIPTION |
|--------------|---|
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| JUN 12, 2018 | FORMAL PROJECT APPLICATION 2ND SUBMITTAL |
| OCT 16, 2018 | FORMAL PROJECT APPLICATION 3RD SUBMITTAL |

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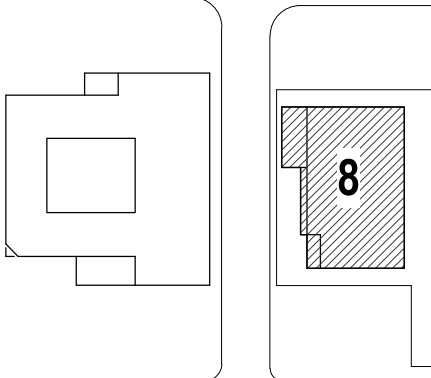
NOT FOR
CONSTRUCTION

PROJECT NAME
LOTS 4 & 8 HOPE STREET

PROJECT NUMBER
55.7711.000

DESCRIPTION
LOT 8 - EXTERIOR ELEVATIONS

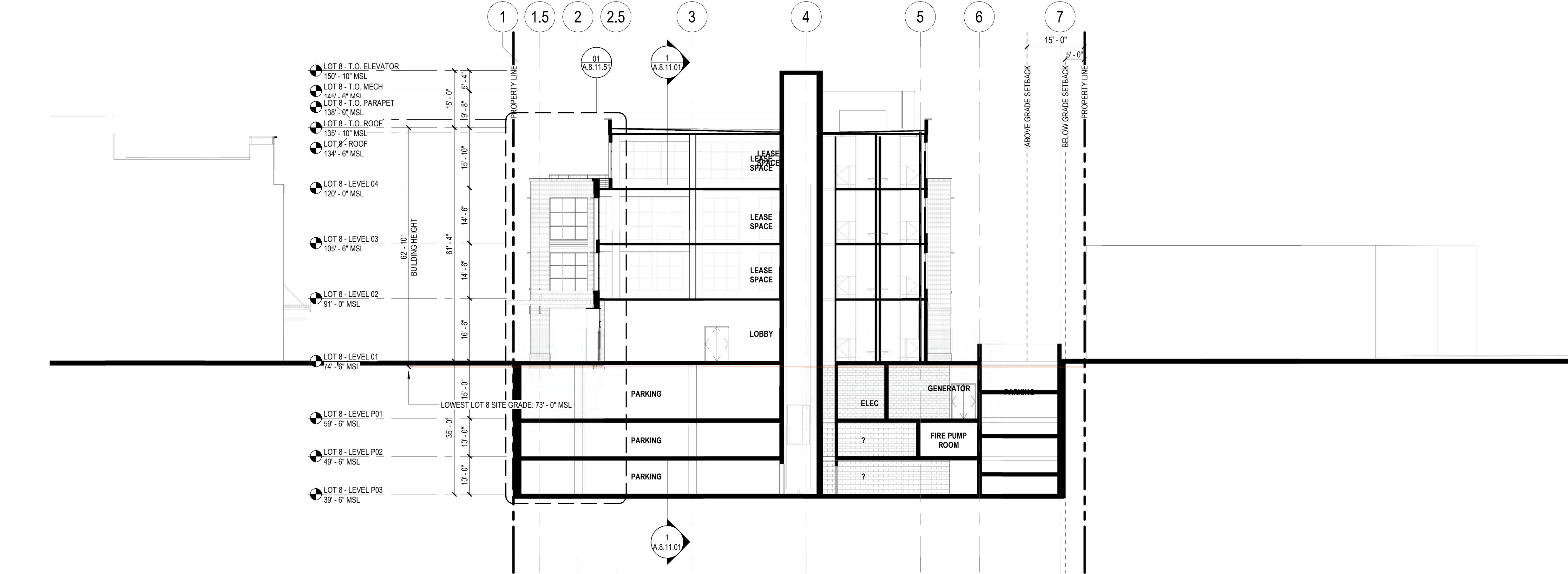
KEY PLAN



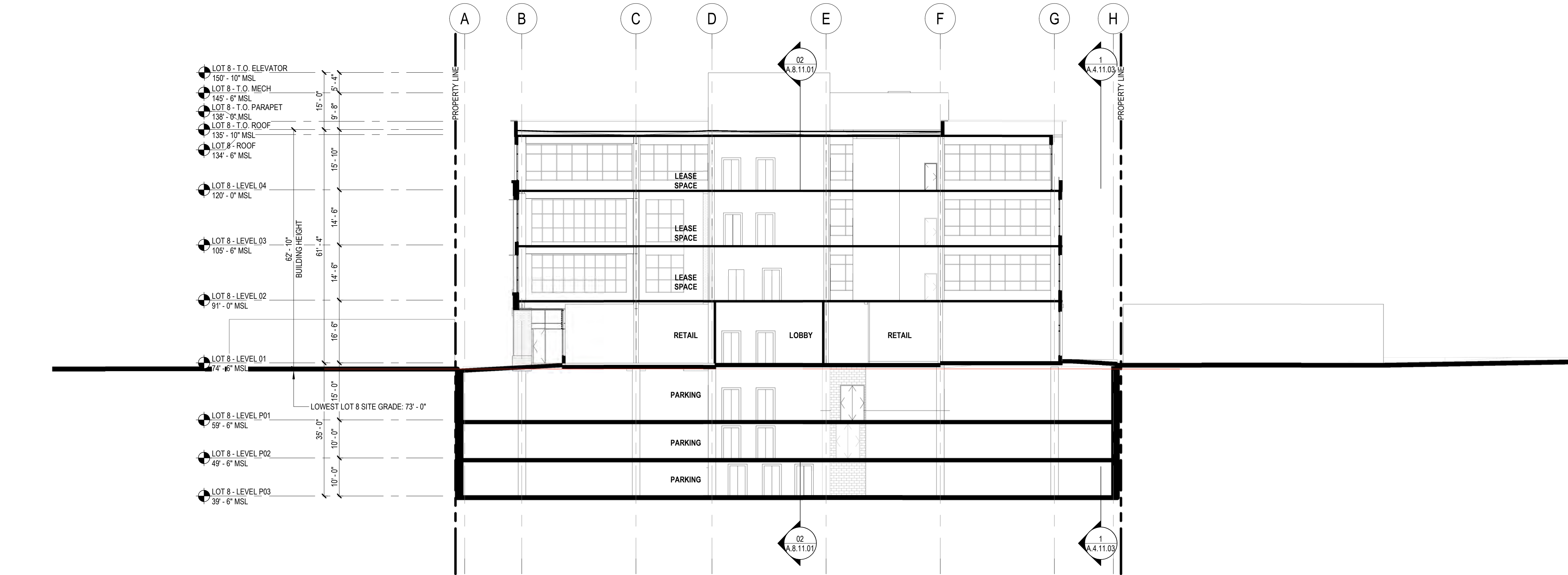
SCALE

1/16" = 1'-0"
0 8' 16' 32'

A.8.10.02



02 LOT 8 - BUILDING SECTION - EAST WEST 1
SCALE: 1/16" = 1'-0"



1 LOT 8 - BUILDING SECTION - NORTH SOUTH
SCALE: 1/16" = 1'-0"

SHEET NOTES

GENERAL NOTES

LEGEND



LOTS 4 & 8 HOPE STREET
MOUNTAIN VIEW, CA 94041

Gensler

225 BROADWAY, SUITE 100
SAN DIEGO CA 92101
UNITED STATES
TEL: 619.557.2500
FAX: 619.557.2520

| DATE | DESCRIPTION |
|--------------|---|
| FEB 28, 2018 | FORMAL PROJECT APPLICATION |
| JUN 12, 2018 | FORMAL PROJECT APPLICATION 2ND SUBMITTAL |
| OCT 16, 2018 | FORMAL PROJECT APPLICATION 3RD SUBMITTAL |

SEAL / SIGNATURE

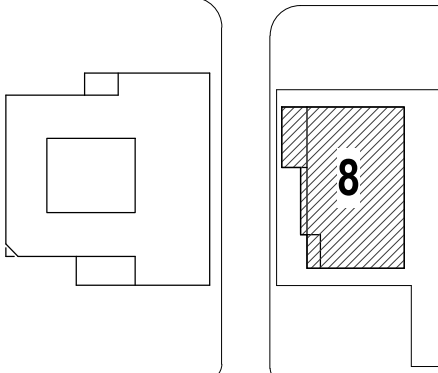
NOT FOR
CONSTRUCTION

PROJECT NAME
LOTS 4 & 8 HOPE STREET

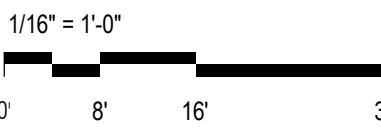
PROJECT NUMBER
55.7711.000

DESCRIPTION
LOT 8 - BUILDING SECTION

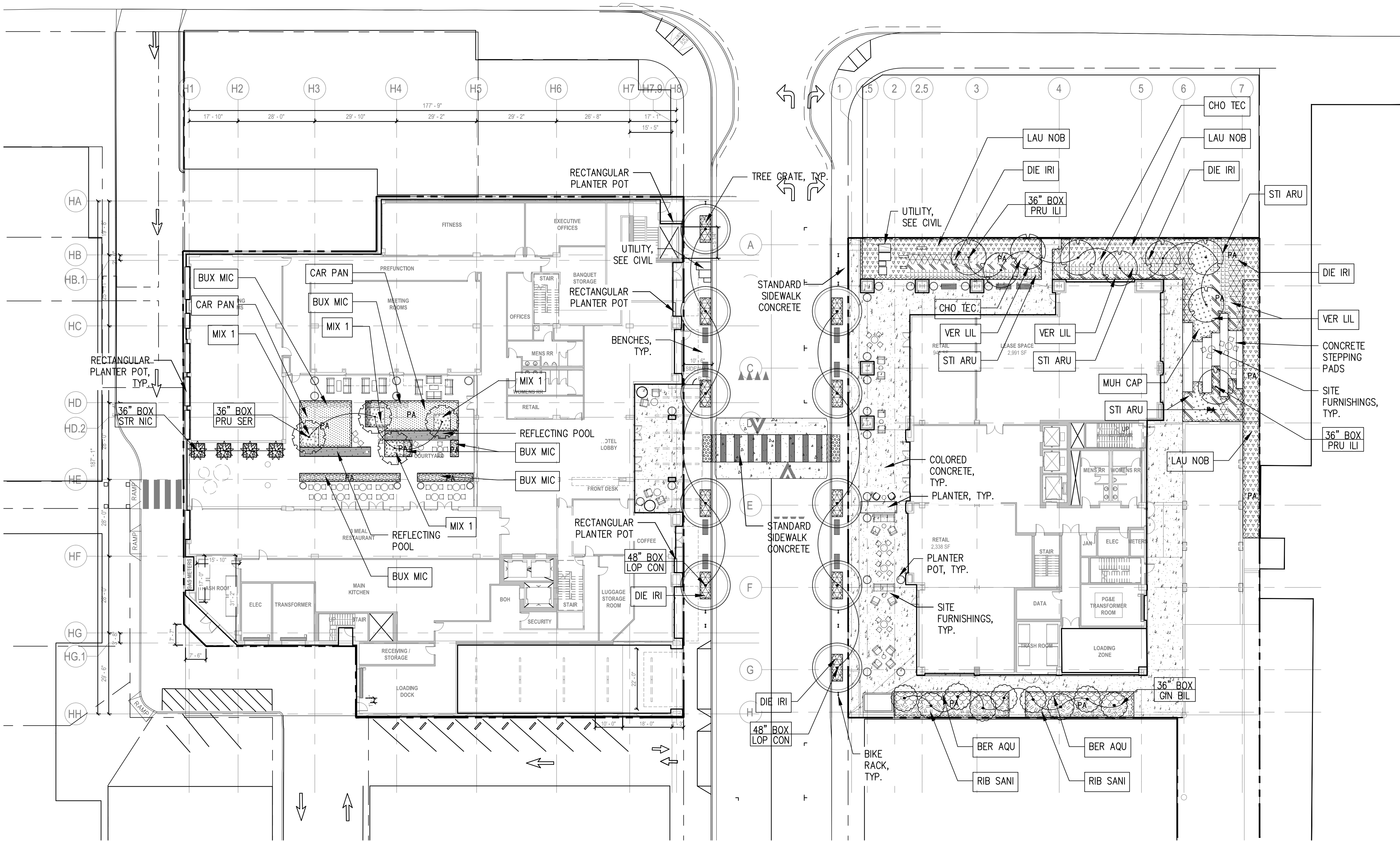
KEY PLAN



SCALE



A.8.11.01



- NOTES:
- SEE CIVIL ENGINEER DRAWINGS FOR GRADING AND STORMWATER MANAGEMENT INFORMATION
 - NON-FIBROUS MULCH TO BE ADDED AT 3" DEPTH ON ALL PLANTED AREAS.
 - SOIL AMENDMENT NON APPLICABLE AS THIS IS NEW CONSTRUCTION.
 - ALL HARDSCAPE IS NONPERVIOUS.
 - ALL TREES ALONG HOPE ST. SHALL BE IRRIGATED BY THE OWNER.
 - LANDSCAPE DESIGN MINIMIZES RUNOFF AND PROMOTES SURFACE FILTRATION. METHODS EMPLOYED INCLUDE: (A) NO STEEP SLOPES EXCEED 10%; (B) USING MULCHES IN PLANTER AREAS WITHOUT GROUND COVER TO AVOID SEDIMENTATION RUNOFF; (C) INSTALLING PLANTS WITH LOW WATER REQUIREMENTS AND (D) INSTALLING APPROPRIATE PLANTS FOR THE LOCATION IN ACCORDANCE WITH APPROPRIATE CLIMATE ZONES.

LAYOUT LEGEND

| SYMBOL | ITEM |
|--------|---|
| --- | PROPERTY LINE |
| --- | LIMIT OF WORK (L.O.W.) |
| --- | (9) BIKE RACKS (ACCOMODATES 8 BICYCLES) |
| --- | TREE GRATE, TYP. |

SHRUB LEGEND

| SYMBOL | ABBREVIATION | BOTANIC NAME | COMMON NAME | SIZE | SPACING | QUANTITY | WUCOLS | TYPE |
|--------|--------------|---------------------------------|-------------------------|--------|----------|----------|--------|-------|
| --- | BUX MIC | BUXUS MICROPHYLLA JAPONICA | JAPANESE BOXWOOD | 5 GAL | 24" O.C. | 107 | M | SHRUB |
| --- | CAR PAN | CAREX PANSA | CALIFORNIA MEADOW SEDGE | 5 GAL | 12" O.C. | 535 | M | GRASS |
| --- | CHO TEC | CHONDRPETALUM TECTORUM | SMALL CAPE RUSH | 5 GAL | 18" O.C. | 106 | L | GRASS |
| --- | LAU NOB | LAURUS NOBILIS 'SARATOGA' | SARATOGA BAY LAUREL | 15 GAL | 36" O.C. | 170 | L | SHRUB |
| --- | BER AQU | BERBERIS AQUIFOLIUM VAR. REPENS | CREeping BARBERRY | 5 GAL | 24" O.C. | 113 | L | SHRUB |

| SYMBOL | ABBREVIATION | BOTANIC NAME | COMMON NAME | SIZE | SPACING | QUANTITY | WUCOLS | TYPE |
|--------|--------------|-------------------------|------------------------|-------|----------|----------|--------|-----------|
| --- | MUH CAP | MUHLenbergIA CAPILLARIS | PINK MUHLy GRASS | 5 GAL | 24" O.C. | 99 | L | GRASS |
| --- | RIB SAN | RIBES SANGUINEUM | RED FLOWERING CURRANT | 5 GAL | 18" O.C. | 223 | L | SHRUB |
| --- | STI ARU | STIPA ARUNDRNACEA | NEW ZEALAND WIND GRASS | 5 GAL | 18" O.C. | 226 | L | GRASS |
| --- | VER LIL | VERBENA LILACINA | LILAC VERBENA | 5 GAL | 18" O.C. | 214 | ? | SHRUB |
| --- | MIX 1 | IRIS GERMANICA 50% | BEARDED IRIS | 5 GAL | 24" O.C. | 26 | L | PERENNIAL |
| --- | | LIRIOPE MUSCARI 50% | LILY TURF | 5 GAL | 24" O.C. | 26 | M | PERENNIAL |

TREE LEGEND

| SYMBOL | ABBREVIATION | BOTANIC NAME | COMMON NAME | SIZE | QUANTITY | WUCOLS |
|--------|--------------|----------------------------------|----------------------------------|---------|----------|-----------|
| --- | PRU SER | PRUNUS SERRULATA | JAPANESE FLOWERING CHERRY | 36" BOX | 4 | M |
| --- | PRU ILI | PRUNUS ILICIFOLIA | HOLLYLEAF CHERRY | 36" BOX | 9 | L |
| --- | GIN BIL | GINKGO BILOBA 'PRINCETON SENTRY' | PRINCETON SENTRY MAIDENHAIR TREE | 36" BOX | 9 | M |
| --- | LOP CON | LOPHOSTEMON CONFERTUS | BRISBANE BOX | 48" BOX | 8 | M |
| --- | STR NIC | STRELIZIA NICOLAI | GIANT BIRD OF PARADISE | 36" BOX | 4 | M (SHRUB) |



LOTS 4 & 8 HOPE STREET

MOUNTAIN VIEW, CA 94041

Gensler

225 BROADWAY, SUITE 100
SAN DIEGO CA 92101
UNITED STATES

TEL619.557.2500
FAX619.557.2520

swa

811 W 7th Street, 8th Floor
Los Angeles, California
90017-3419
www.swagroup.com
+1.213.236.9090

| DATE | DESCRIPTION |
|--------------|---|
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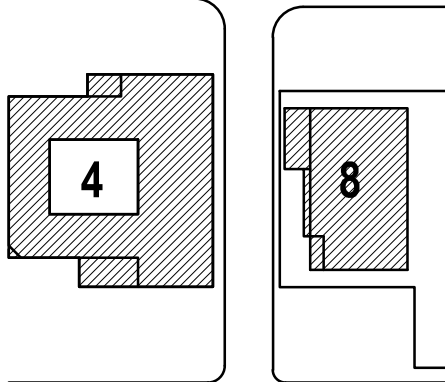
NOT FOR
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PROJECT NAME
LOTS 4 & 8 HOPE STREET

PROJECT NUMBER
55.7711.000

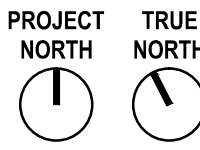
DESCRIPTION
SITE PLAN - GROUND FLOOR

KEY PLAN

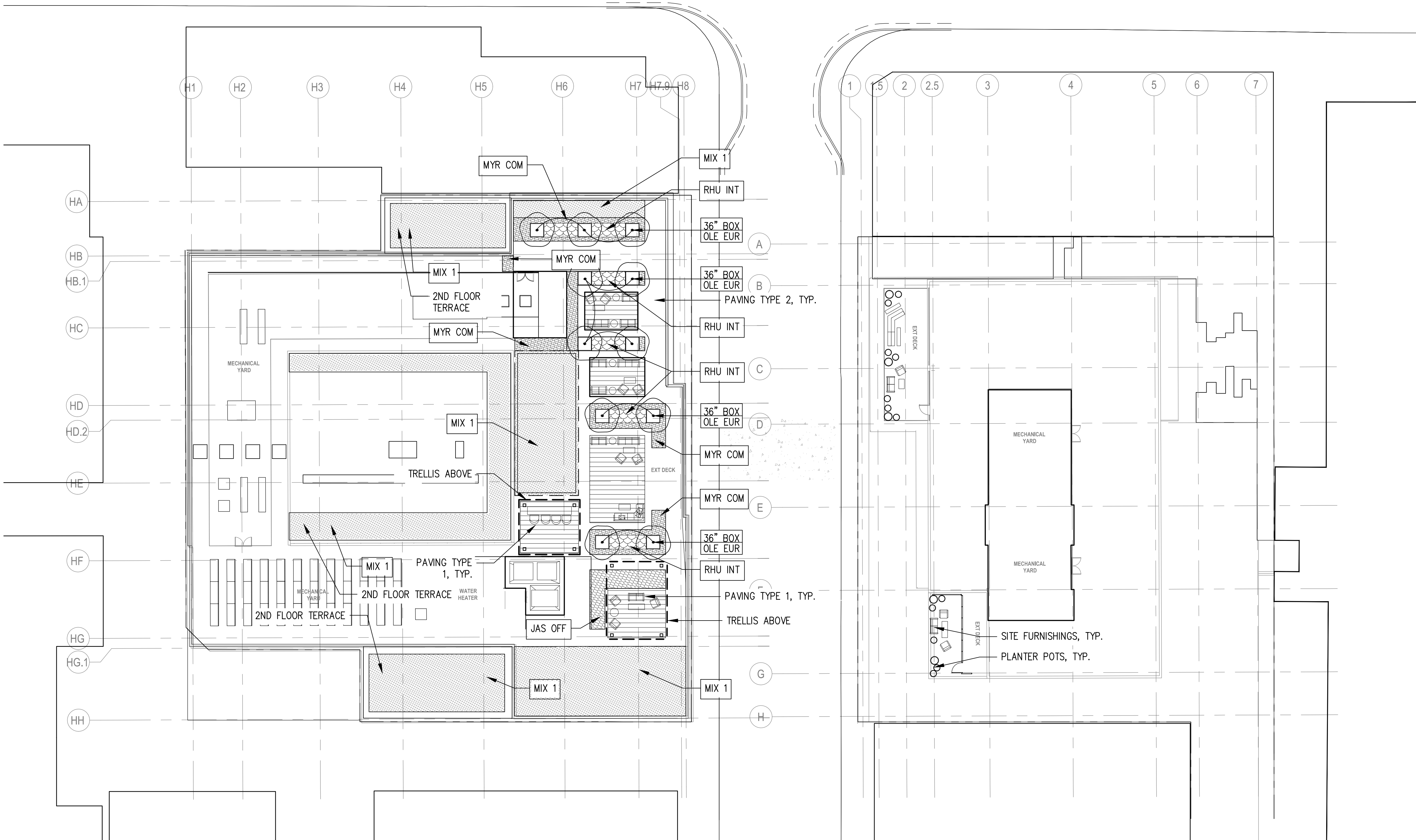


SCALE

1" = 20'-0"
0 8' 16' 32'



L.0.01.01



- NOTES:
- 1. SEE CIVIL ENGINEER DRAWINGS FOR GRADING AND STORMWATER MANAGEMENT INFORMATION
 - 2. NON-FIBROUS MULCH TO BE ADDED AT 3" DEPTH ON ALL PLANTED AREAS.
 - 3. SOIL AMENDMENT NON APPLICABLE AS THIS IS NEW CONSTRUCTION.
 - 4. ALL HARDSCAPE IS NONPERVIOUS.

| LAYOUT LEGEND | |
|---------------|------------------------|
| SYMBOL | ITEM |
| --- | PROPERTY LINE |
| --- | LIMIT OF WORK (L.O.W.) |

| PLANT LEGEND | | | | | | | | |
|--------------|--------------|-------------------------------------|-------------------------|---------|----------|----------|--------|-----------|
| SYMBOL | ABBREVIATION | BOTANIC NAME | COMMON NAME | SIZE | SPACING | QUANTITY | WUCOLS | TYPE |
| | OLE EUR | OLEA EUROPAEA 'SWAN HILL' | SWAN HILL OLIVE TREE | 36" BOX | PER PLAN | 10 | L | TREE |
| | RHU INT | RHUS INTEGRIFOLIA | LEMONADE SUMAC | 5 GAL | 18" O.C. | 168 | L | SHRUB |
| | CAR PAN | CAREX PANSA | CALIFORNIA MEADOW SEDGE | 5 GAL | 12" O.C. | 1202 | M | GRASS |
| | MYR COM | MYRTUS COMMUNIS 'COMPACTA' | COMPACT TRUE MYRTLE | 5 GAL | 18" O.C. | 454 | L | SHRUB |
| | JAS OFF | JASMINUM OFFICINALE F. GRANDIFLORUM | COMMON JASMINE | 5 GAL | 18" O.C. | 117 | L | SHRUB |
| | MIX 1 | 25% SEDUM SEPECTABILE 'AUTUMN JOY' | AUTUMN JOY STONECROP | 1 GAL | 12" O.C. | 1267 | L | SUCCULENT |
| | | 25% SEDUM RUPESTRE 'ANGELINA' | ANGELINA STONECROP | 1 GAL | 12" O.C. | 1267 | L | SUCCULENT |
| | | 25% SEDUM REFLEXUM 'BLUE SPRUCE' | BLUE SPRUCE STONECROP | 1 GAL | 12" O.C. | 1267 | L | SUCCULENT |
| | | 25% SEDUM 'BLACK BEAUTY' | BLACK BEAUTY STONECROP | 1 GAL | 12" O.C. | 1267 | L | SUCCULENT |

THE
ROBERT GREEN
COMPANY

LOTS 4 & 8 HOPE STREET
MOUNTAIN VIEW, CA 94041

Gensler

225 BROADWAY, SUITE 100
SAN DIEGO CA 92101
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TEL619.557.2500
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swa

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SEAL / SIGNATURE

NOT FOR
CONSTRUCTION

PROJECT NAME
LOTS 4 & 8 HOPE STREET

PROJECT NUMBER
55.7711.000

DESCRIPTION
SITE PLAN - ROOF

KEY PLAN

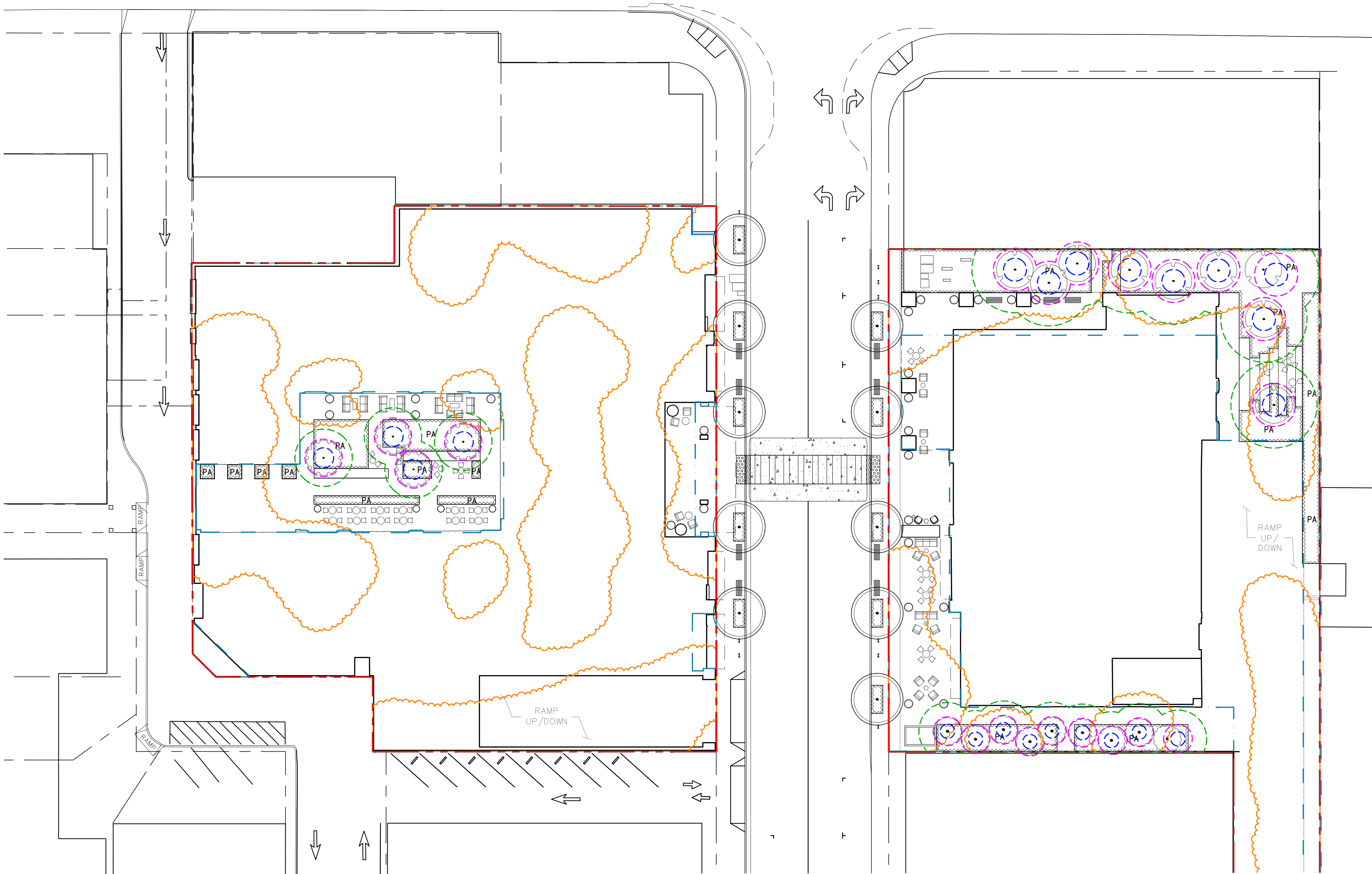
SCALE

1" = 20'-0"
0 8 16 32

PROJECT NORTH
TRUE NORTH

L.0.01.02

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LAYOUT LEGEND

| SYMBOL | ITEM |
|--------|--|
| --- | PROPERTY LINE |
| --- | LIMIT OF WORK (L.O.W.) |
| ⊢ | (9) BIKE RACKS (ACCOMMODATES 8 BICYCLES) |
| ▨ | TREE GRATE, TYP. |

TREE CANOPY COVERAGE LEGEND

| SYMBOL | DEFINITION | SQUARE FOOTAGE | PERCENTAGE OF OPEN SPACE COVERED | PERCENTAGE OF SITE COVERED |
|--------|--------------------------------|----------------|----------------------------------|----------------------------|
| --- | PROPERTY LINE | 60,094 | N/A | N/A |
| --- | EXISTING CANOPY | 24,856 | 41% | 41.4% |
| --- | PROPOSED OPEN SPACE | 16,040 | N/A | 26.7% |
| --- | PROPOSED CANOPY AT INSTALL | 783 | 5% | 1.3% |
| --- | PROPOSED CANOPY AT 5-10 YEARS | 2,790 | 18% | 4.6% |
| --- | PROPOSED CANOPY AT FULL GROWTH | 6,600 | 41% | 11% |

| TREE PROTECTION, REMOVAL AND REPLACEMENT SCHEDULE | | | | | | |
|---|-----------------------|------------------|---------------|-------------------|-------------|--|
| TREE TAG # | SPECIES | COMMON NAME | SIZE (DIA in) | HERITAGE TREE Y/N | ACTION | REPLACEMENT TREE |
| 242 | Pistacia chinensis | Chinese Pistache | 4.00 | N | REMOVE/RELO | (1) 36" Prunus serrulata |
| 243 | Pistacia chinensis | Chinese Pistache | 8.00 | N | REMOVE/RELO | (1) 36" Prunus serrulata |
| 244 | Pistacia chinensis | Chinese Pistache | 2.50 | N | REMOVE/RELO | (1) 36" Prunus serrulata |
| 245 | Pistacia chinensis | Chinese Pistache | 11.50 | N | REMOVE/RELO | (1) 36" Prunus serrulata |
| 246 | Pistacia chinensis | Chinese Pistache | 6.50 | N | REMOVE/RELO | (1) 36" Prunus ilicifolia |
| 247 | Pistacia chinensis | Chinese Pistache | 10.50 | N | REMOVE/RELO | (1) 36" Prunus ilicifolia |
| 248 | Pistacia chinensis | Chinese Pistache | 9.50 | N | REMOVE/RELO | (1) 36" Prunus ilicifolia |
| 249 | Pistacia chinensis | Chinese Pistache | 10.25 | N | REMOVE/RELO | (1) 36" Prunus ilicifolia |
| 250 | Laurus nobilis | Laurel | 4.50 | N | REMOVE/RELO | (1) 36" Prunus ilicifolia |
| 251 | Podocarpus | Yellowwood/Pi | 19.50 | Y | REMOVE/RELO | |
| 252 | Podocarpus | Yellowwood/Pi | 14.00 | Y | REMOVE/RELO | |
| 253 | Podocarpus | Yellowwood/Pi | 13.00 | N | REMOVE/RELO | (1) 36" Prunus ilicifolia |
| 254 | Celtis occidentalis | Common Hackberry | 8.75 | N | REMOVE/RELO | (1) 36" Prunus ilicifolia |
| 255 | Celtis occidentalis | Common Hackberry | 13.00 | Y | REMOVE/RELO | |
| 256 | Celtis occidentalis | Common Hackberry | 8.00 | N | REMOVE/RELO | (1) 36" Prunus ilicifolia |
| 257 | Celtis occidentalis | Common Hackberry | 11.00 | N | REMOVE/RELO | (1) 36" Prunus ilicifolia |
| 258 | Celtis occidentalis | Common Hackberry | 8.00 | N | REMOVE/RELO | (1) 36" Ginkgo biloba Princeton sentry |
| 259 | Celtis occidentalis | Common Hackberry | 11.50 | Y | REMOVE/RELO | |
| 260 | Celtis occidentalis | Common Hackberry | 12.00 | N | REMOVE/RELO | (1) 36" Ginkgo biloba Princeton sentry |
| 261 | Celtis occidentalis | Common Hackberry | 15.25 | Y | REMOVE/RELO | |
| 262 | Celtis occidentalis | Common Hackberry | 11.00 | N | REMOVE/RELO | (1) 36" Ginkgo biloba Princeton sentry |
| 263 | Celtis occidentalis | Common Hackberry | 9.00 | N | REMOVE/RELO | (1) 36" Ginkgo biloba Princeton sentry |
| 264 | Celtis occidentalis | Common Hackberry | 11.25 | N | REMOVE/RELO | (1) 36" Ginkgo biloba Princeton sentry |
| 265 | Celtis occidentalis | Common Hackberry | 9.00 | N | REMOVE/RELO | (1) 36" Ginkgo biloba Princeton sentry |
| 266 | Thuja | Arborvitae | 4,3,2,2,1,1 | N | REMOVE/RELO | (1) 36" Ginkgo biloba Princeton sentry |
| 267 | Ligustrum | Privet | 11.25 | N | REMOVE/RELO | (1) 36" Ginkgo biloba Princeton sentry |
| 268 | Celtis occidentalis | Common Hackberry | 11.00 | N | REMOVE/RELO | (1) 36" Ginkgo biloba Princeton sentry |
| 269 | Celtis occidentalis | Common Hackberry | 13.00 | Y | REMOVE/RELO | |
| 270 | Celtis occidentalis | Common Hackberry | 8.50 | N | REMOVE/RELO | (1) 48" Lophostemon confertus |
| 271 | Celtis occidentalis | Common Hackberry | 12.00 | Y | REMOVE/RELO | |
| 272 | Celtis occidentalis | Common Hackberry | 14.50 | Y | REMOVE/RELO | |
| 273 | Pistacia chinensis | Chinese Pistache | 7.50 | N | REMOVE/RELO | (1) 48" Lophostemon confertus |
| 274 | Photinia | Photinia/Chris | 6.00 | N | REMOVE/RELO | (1) 48" Lophostemon confertus |
| 275 | Pistacia chinensis | Chinese Pistache | 16.50 | Y | REMOVE/RELO | |
| 276 | Pistacia chinensis | Chinese Pistache | 9.50 | N | REMOVE/RELO | (1) 48" Lophostemon confertus |
| 277 | Pistacia chinensis | Chinese Pistache | 6.00 | N | REMOVE/RELO | (1) 48" Lophostemon confertus |
| 278 | Pistacia chinensis | Chinese Pistache | 21.50 | Y | REMOVE/RELO | |
| 279 | Podocarpus | Yellowwood/Pi | 16.25 | Y | REMOVE/RELO | |
| 280 | Podocarpus | Yellowwood/Pi | 17.00 | N | REMOVE/RELO | (1) 48" Lophostemon confertus |
| 281 | Podocarpus | Yellowwood/Pi | 19.50 | Y | REMOVE/RELO | |
| 282 | Podocarpus | Yellowwood/Pi | 16.00 | Y | REMOVE/RELO | |
| 283 | Sequoia sempervirens | Coast Redwood | 16.00 | Y | REMOVE/RELO | |
| 284 | Sequoia sempervirens | Coast Redwood | 11.00 | Y | REMOVE/RELO | |
| 285 | Sequoia sempervirens | Coast Redwood | 7.50 | N | REMOVE/RELO | (1) 48" Lophostemon confertus |
| 286 | Platanus x acerifolia | London Plane | 13.75 | Y | REMOVE/RELO | |
| 287 | Platanus x acerifolia | London Plane | 14.50 | Y | REMOVE/RELO | |
| 288 | Ginkgo biloba | Ginkgo | 5.75 | N | REMOVE/RELO | (1) 48" Lophostemon confertus |
| 289 | Ginkgo biloba | Ginkgo | 5.75 | N | REMOVE/RELO | |
| 290 | Ginkgo biloba | Ginkgo | 3.50 | N | REMOVE/RELO | |
| 291 | Ginkgo biloba | Ginkgo | 3.00 | N | REMOVE/RELO | |
| 292 | Podocarpus | Yellowwood/Pi | 9.00 | N | REMOVE/RELO | |
| 293 | Podocarpus | Yellowwood/Pi | 10.00 | N | REMOVE/RELO | |
| 294 | Platanus x acerifolia | London Plane | 15.00 | Y | REMOVE/RELO | |
| 295 | Platanus x acerifolia | London Plane | 13.00 | Y | REMOVE/RELO | |
| 296 | Ginkgo biloba | Ginkgo | 4.00 | N | REMOVE/RELO | |
| 297 | Platanus x acerifolia | London Plane | 10.00 | N - EXISTING TREE | RETAIN | |
| 298 | Platanus x acerifolia | London Plane | 7.25 | N - EXISTING TREE | RETAIN | |
| 299 | Platanus x acerifolia | London Plane | 11.00 | N - EXISTING TREE | RETAIN | |
| 300 | Platanus x acerifolia | London Plane | 11.50 | N - EXISTING TREE | RETAIN | |

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Gensler
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SAN DIEGO CA 92101
UNITED STATES
TEL619.557.2500
FAX619.557.2520

swa
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DATEDESCRIPTION

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NOT FOR
CONSTRUCTION

PROJECT NAME
LOTS 4 & 8 HOPE STREET

PROJECT NUMBER
55.7711.000

DESCRIPTION
TREE CANOPY COVERAGE PLAN

KEY PLAN

4

8

SCALE
1" = 20'-0"
0 8' 16' 32'
PROJECT NORTH
TRUE NORTH

L.0.04.01

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| TAG NO. | COMMON NAME | DIAMETER AT BREAST HEIGHT (in) | WIDTH / HEIGHT (ft) | HEALTH | STRUCTURE | PROTECTED: | REMOVAL (X) | PROTECTED REMOVAL (XX) | NOTES / RECOMMENDATIONS |
|-------------|------------------|--------------------------------|---------------------|--------|-----------|------------|-------------|------------------------|---|
| 242 | Chinese Pistache | 4.00 | 8 / 20 | FG | F | ST | | | Street tree |
| 243 | Chinese Pistache | 8.00 | 15 / 24 | FG | F | ST | | | Street tree |
| 244 | Chinese Pistache | 2.50 | 5 / 10 | FG | F | ST | | | Street tree |
| 245 | Chinese Pistache | 11.50 | 25 / 42 | FG | FP | ST | | | Street tree, 3 leaders at 6', long laterals over parking lot, truck damage at 14', Rec EWR, lift for truck passage |
| 246 | Chinese Pistache | 6.50 | 18 / 35 | FG | FP | ST | | | Street tree, co-dominant leaders at 7', Rec EWR |
| 247 | Chinese Pistache | 10.50 | 28 / 42 | FG | FP | CO | | | Co-dominant leaders at 6', Rec EWR over parking and street |
| 248 | Chinese Pistache | 9.50 | 18 / 40 | FP | FP | CO | | | Street tree, large deadwood, co-dominant leaders at 7' Rec DWR, EWR and irrigation in dry months until it recovers, or REMOVAL. |
| 249 | Chinese Pistache | 10.25 | 20 / 22 | FG | FP | CO | | | Street tree, long laterals over sidewalk, Rec EWR |
| 250 | Laurel | 4.50 | 8 / 9 | F | F | CO | | | Leaning |
| 251 | Podocarpus | 19.50 | 30 / 50 | G | FP | H / CO | | | Multiple leaders, Rec reduction EWR |
| 252 | Podocarpus | 14.00 | 15 / 40 | G | FP | CO | | | Multiple leaders, Rec EWR, reduction. |
| 253 | Podocarpus | 13.00 | 22 / 40 | G | FP | CO | | | Multiple leaders, Rec EWR, reduction |
| 254 | Common Hackberry | 8.75 | 20 / 30 | F | FP | CO | | | Co-dominant leaders at 6' |
| 255 | Common Hackberry | 13.00 | 40 / 50 | G | FP | CO | | | Multiple leaders from 8', long laterals over parking, Rec EWR |
| 256 | Common Hackberry | 8.00 | 18 / 40 | FG | FP | CO | | | Multiple leaders, Rec EWR |
| 257 | Common Hackberry | 11.00 | 18 / 28 | F | FP | CO | | | Multiple leaders, large dw, Rec DWR, |
| 258 | Common Hackberry | 8.00 | 20 / 28 | F | FP | CO | | | Thin, multiple leaders, large deadwood, Rec DWR, irrigation in dry season until recovery |
| 259 | Common Hackberry | 11.50 | 32 / 44 | F | FP | CO | | | Thin, multiple leaders, large deadwood, long laterals over parking, Rec EWR, reduction, irrigation in dry season until recovery |
| 260 | Common Hackberry | 12.00 | 26 / 40 | F | FP | CO | | | Multiple leaders, truck tear at 10', Rec lift, remove torn limb, EWR |
| 261 | Common Hackberry | 15.25 | 28 / 40 | FG | FP | H / CO | | | Multiple leaders, slimeflux, Rec EWR, treatment with isopropyl alcohol |
| 262 | Common Hackberry | 11.00 | 28 / 32 | F | FP | CO | | | Thin top, multiple leaders, long laterals over parking, Rec EWR, irrigation in dry season until recovery |
| 263 | Common Hackberry | 9.00 | 24 / 32 | F | FP | CO | | | Thin, long laterals over parking, Rec EWR, irrigation in dry season until recovery |
| 264 | Common Hackberry | 11.25 | 30 / 45 | FG | FP | CO | | | Co-dominant leaders at 9', long laterals over parking, Rec EWR |
| 265 | Common Hackberry | 9.00 | 25 / 35 | FG | FP | CO | | | Multiple leaders, long laterals over parking, Rec EWR |
| 266 | Arbovitae | 4, 3, 2, 2, 1, 1 | 10 / 12 | F | F | CO | | | |
| 267 | Privet | 11.25 | 18 / 40 | G | FP | CO | | | Multiple leaders, Rec reduction, EWR |
| 268 | Common Hackberry | 11.00 | 30 / 40 | FG | FP | CO | | | Long laterals over parking, Rec EWR |
| 269 | Common Hackberry | 13.00 | 30 / 40 | FG | FP | CO | | | Minor deadwood, multiple leaders, long laterals over parking, Rec EWR |
| 270 | Common Hackberry | 8.50 | 24 / 35 | FG | FP | CO | | | Long laterals over parking, Rec EWR |
| 271 | Common Hackberry | 12.00 | 35 / 42 | FGFP | FP | CO | | | Minor dw, multiple leaders, long laterals over parking, Rec EWR |
| 272 | Common Hackberry | 14.50 | 35 / 42 | FG | FP | CO | | | Minor deadwood, multiple leaders, long laterals over parking, Rec EWR |
| 273 | Chinese Pistache | 7.50 | 15 / 28 | FG | F | CO | | | Rec RCE |
| 274 | Photinia | 6.00 | 6 / 10 | F | F | CO | | | Thin, dry canopy, sooty mold, Rec irrigate, spray this tree and tree #266 for aphids |
| TOTAL TREES | | | | | 33 | 33 | 0 | 0 | |

03 LOT 4 - TREE CHART

SCALE: 1"= 40'-0"

| TAG NO. | COMMON NAME | DIAMETER AT BREAST HEIGHT (in) | WIDTH / HEIGHT (ft) | HEALTH | STRUCTURE | PROTECTED: | REMOVAL (X) | PROTECTED REMOVAL (XX) | NOTES / RECOMMENDATIONS |
|-------------|------------------|--------------------------------|---------------------|--------|-----------|-------------|-------------|------------------------|---|
| 275 | Chinese Pistache | 16.50 | 38 / 42 | FG | FP | H / CO / ST | | | Street tree, multiple leaders, Rec EWR, RCE |
| 276 | Chinese Pistache | 9.50 | 22 / 32 | FG | FP | CO / ST | | | Street tree, Multiple leaders, Rec EWR, RCE |
| 277 | Chinese Pistache | 6.00 | 12 / 14 | FG | F | CO / ST | | | Street tree, Rec RCE |
| 278 | Chinese Pistache | 21.50 | 36 / 42 | G | FP | H / CO / ST | | | Street tree, quadruple leader at 8', Rec EWR, RCE |
| 279 | Podocarpus | 16.25 | 22 / 40 | G | FP | H / CO | | | Multiple leaders, Rec EWR, RCE |
| 280 | Podocarpus | 17.00 | 22 / 40 | G | FP | H / CO | | | Multiple leaders, leaningRec EWR, RCE |
| 281 | Podocarpus | 19.50 | 20 / 40 | G | FP | H / CO | | | Multiple leaders, Rec EWR, RCE |
| 282 | Podocarpus | 16.00 | 20 / 40 | G | FP | H / CO | | | Multiple leaders, Rec EWR, RCE |
| 283 | Coast Redwood | 16.00 | 12 / 50 | F | G | H / CO | | | Rec irrigation in dry season |
| 284 | Coast Redwood | 11.00 | 12 / 40 | F | G | H / CO | | | Large deadwood, Rec DWR, irrigation in dry season |
| 285 | Coast Redwood | 7.50 | 10 / 35 | FP | G | H / CO | | | Large deadwood, Rec DWR, irrigate in dry season |
| 286 | London Plane | 13.75 | 35 / 55 | FG | FP | CO | | | Multiple leaders, long laterals over parking, minor anthracnose, Rec EWR, spray program |
| 287 | London Plane | 14.50 | 28 / 55 | FG | FP | CO | | | Double leaders, minor anthracnose, Rec EWR, spray program |
| 288 | Ginkgo | 5.75 | 7 / 18 | G | F | CO | | | Mechanical damage at 2' |
| 289 | Ginkgo | 5.75 | 8 / 18 | G | F | CO | | | |
| 290 | Ginkgo | 3.50 | 5 / 8 | G | F | CO | | | |
| 291 | Ginkgo | 3.00 | 5 / 8 | G | F | CO | | | |
| 292 | Podocarpus | 9.00 | 20 / 32 | FG | FP | CO | | | Grate is gridding base, Rec remove or widen grate, multiple leaders, Rec trim off building |
| 293 | Podocarpus | 10.00 | 22 / 32 | FG | FP | CO | | | Multiple leaders, grate gridding trunk, Rec remove or widen grate, somewhat thin, Rec trim off building, EWR on pk lot side |
| 294 | London Plane | 15.00 | 35 / 55 | FG | FP | CO | | | Multiple leaders, Rec EWR, minor anthracnose, Rec EWR, spray program |
| 295 | London Plane | 13.00 | 30 / 55 | FG | FP | CO | | | Multiple leaders, Rec EWR, minor anthracnose, Rec EWR, spray program |
| 296 | Ginkgo | 4.00 | 10 / 12 | G | F | CO | | | |
| 297 | London Plane | 10.00 | 28 / 40 | F | FP | CO | | | Multiple leaders, Rec EWR, minor anthracnose, Rec EWR, spray program |
| 298 | London Plane | 7.25 | 24 / 40 | F | FP | CO | | | Multiple leaders, Rec EWR, minor anthracnose, Rec EWR, spray program |
| 299 | London Plane | 11.00 | 22 / 45 | F | FP | CO | | | Multiple leaders, Rec EWR, minor anthracnose, Rec EWR, spray program |
| 300 | London Plane | 11.50 | 22 / 45 | F | FP | CO | | | Multiple leaders, Rec EWR, minor anthracnose, Rec EWR, spray program |
| TOTAL TREES | | | | | 26 | 26 | 0 | 0 | |

02 LOT 8 - TREE CHART

SCALE: 1"= 40'-0"

SHEET NOTES

Conducted on September 11, 2017 for The Robert Green Company c/o Gensler.

| Key | Health | Structure |
|-----------|----------------------|--|
| Good | Excellent / Vigorous | Flawless |
| Fair/Good | Healthy | Very Stable |
| Fair | Fair | Routine maintenance needed such as pruning or end weight reduction as tree grows, minor structural corrections needed. |
| Fair/Poor | Declining | Significant structural weakness(es), mitigation needed, mitigation may or may not preserve the tree |
| Poor | Dead or near dead | Hazard |

| Common Name | Latin Name |
|-------------------|-----------------------|
| Chinese Pistache | Pistacia Chinensis |
| Coast Redwood | Sequoia Sempervirens |
| Common Hackberry | Celtis Occidentalis |
| Ginkgo | Ginkgo Biloba |
| Laurel | Laurus Nobilis |
| London Plane Tree | Platanus X Acerifolia |
| Photinia | Photinia Fraseri |
| Podocarpus | Podocarpus Gracilior |
| Privet | Ligustrum Japonicum |

Key to Acronyms
DWR - Dead Wood Removal
EWR - End Weight Reduction: pruning to remove weight from limb ends, thus reducing the potential for limb failure
RCE - Root Collar Excavation: excavating a small area around a tree that is currently buried by soil or refuse above buttress roots, usually done with a hand shovel.
H = Heritage
ST = Street
CO = City Owned

The City of Mountain View regulates: (1) trees of a specific size and species, known as Heritage trees (see a. below), (2) all trees located in planned developments, multi-family complexes, and commercial/industrial properties, and (3) trees located in the public right-of-way along streets, known as Street Trees, in parks, and other city-owned properties. The removal of any of these regulated trees requires a permit and, in many cases, the planting of new trees. Any unlawful removal or harm of a regulated tree can result in fines and require planting of a new tree.

a. Per Mountain View Ordinance No. 01.03, a heritage tree is a tree with a circumference of 48 inches (15.27 diam) or more measured 54 inches above natural grade or just below the major trunk for multi-branched trees, or any oak, sequoia, or cedar tree with a circumference of 12 inches (3.8" diameter) or more.

GENERAL NOTES



LOTS 4 & 8 HOPE STREET

MOUNTAIN VIEW, CA 94041

Gensler

225 BROADWAY, SUITE 100
SAN DIEGO CA 92101
UNITED STATES



LOS GATOS, CA 95031

TEL 619.557.2500
FAX 619.557.2520

TEL 650.321.0202

| DATE | DESCRIPTION |
|--------------|--|
| FEB 28, 2018 | FORMAL PROJECT APPLICATION |
| JUN 12, 2018 | FORMAL PROJECT APPLICATION 2ND SUBMITTAL |
| OCT 16, 2018 | FORMAL PROJECT APPLICATION 3RD SUBMITTAL |
| NOV 9, 2018 | FORMAL PROJECT APPLICATION 3RD SUBMITTAL REVISION 01 |

SEAL / SIGNATURE

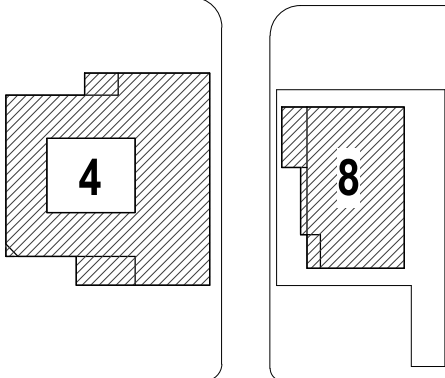
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PROJECT NAME
LOTS 4 & 8 HOPE STREET

PROJECT NUMBER
55.7711.000

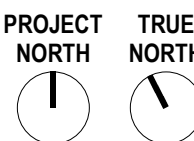
DESCRIPTION
ARBORIST REPORT

KEY PLAN



SCALE

As indicated
0' 20' 40' 80'

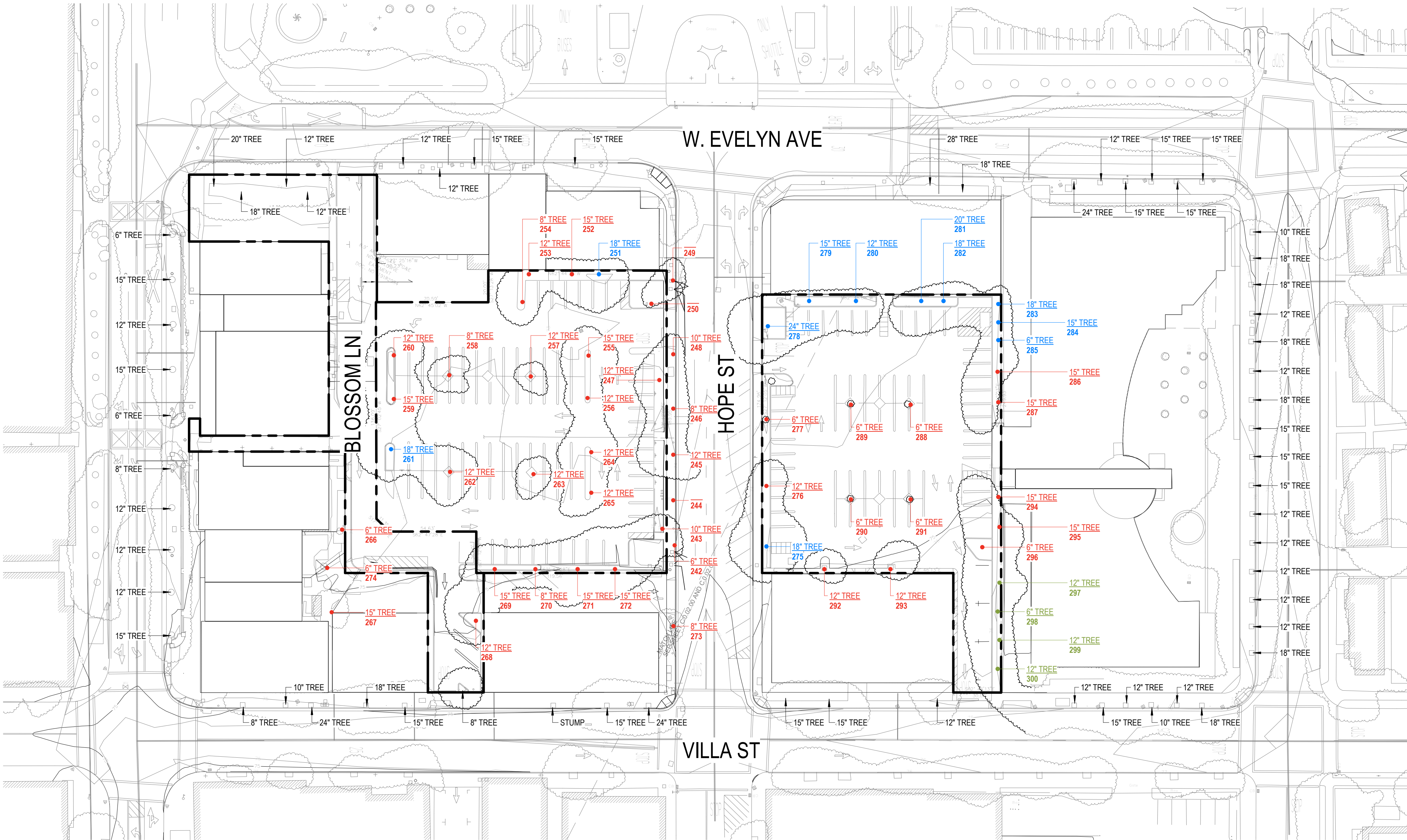


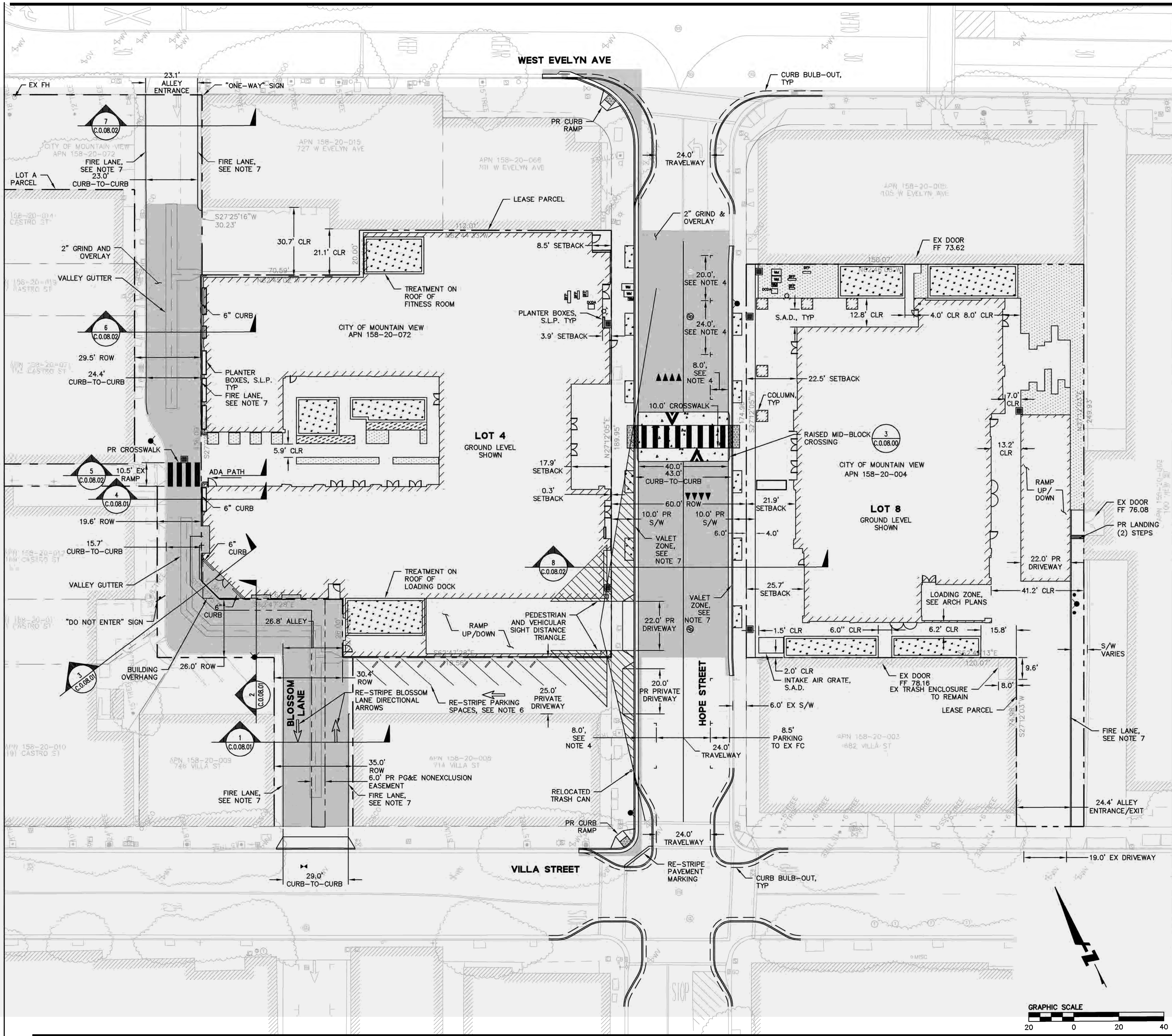
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01 TREE DESIGNATION PLAN

SCALE: 1"= 40'-0"





SHEET NOTES

- SEE ARCHITECTURAL PLANS BY GENSLER FOR BUILDING IMPROVEMENTS.
- ON-STREET PARKING WILL NOT BE MITIGATED.
- EXISTING AND PROPOSED STREET PARKING:
 - THREE EXISTING PARKING SPACES NEAR THE NORTH BLOSSOM LANE DRIVEWAY WERE REMOVED DUE TO FIRE ACCESS TRAVELWAY REQUIREMENTS.
 - THREE EXISTING PARKING SPACES NEAR THE SOUTH BLOSSOM LANE DRIVEWAY WERE REMOVED DUE TO FIRE AND TRASH TRUCK ACCESS TRAVELWAY REQUIREMENTS.
 - FOURTEEN EXISTING PARKING SPACES AND TWO EXISTING MOTORCYCLE PARKING SPACES ALONG HOPE STREET WERE REMOVED TO ACCOMMODATE THE PROPOSED SITE PLAN.
 - SIX PROPOSED PARALLEL PARKING SPACES ALONG HOPE STREET ARE INCLUDED.
- PARALLEL PARKING SPACES ARE AS FOLLOWS:
 - INTERIOR: 24.0' X 8.5'
 - EXTERIOR: 20.0' X 8.5'
- DEVELOPER TO REPLACE SURFACE LOT PARKING WITHIN PROPOSED STRUCTURED SUBTERRANEAN PARKING. REFER TO ARCHITECTURAL PLANS FOR SUBTERRANEAN PARKING LAYOUT.
- PERMISSION WILL BE OBTAINED FROM PROPERTY OWNER AT 714 VILLA STREET TO RE-STRIPE PARKING SPACES AND INSTALL WHEEL STOPS.
- REFER TO SHEET C.0.09.00 FOR CURB DESIGNATIONS.
- REFER TO SHEET C.0.04.00 FOR FINISH FLOOR ELEVATIONS.

GENERAL NOTES

LEGEND

- BUILDING FOOTPRINT
- STORMWATER TREATMENT
- LANDSCAPING, S.L.P.
- REFLECTION POOL, S.L.P.
- 2" GRIND AND OVERLAY



LOTS 4 & 8 HOPE STREET

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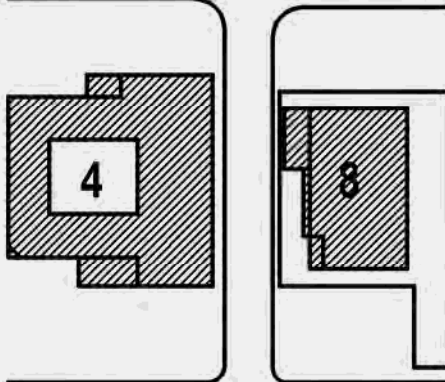
PROJECT NUMBER

55.7711.000

DESCRIPTION

SITE PLAN

KEY PLAN



SCALE



C.0.03.00