

730 CENTRAL AVENUE
MOUNTAIN VIEW, CALIFORNIA 94043
APN# 158-45-001

FORMAL SUBMITTAL DATE: 01.06.2021
RESUBMITTAL: 07.14.2021
RESUBMITTAL: 11.11.2021
RESUBMITTAL: 04.06.2022



CENTRAL AVENUE PERSPECTIVE

PROJECT TEAM

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ARCHITECTURE SHEET INDEX

CS COVER SHEET

ARCHITECTURAL

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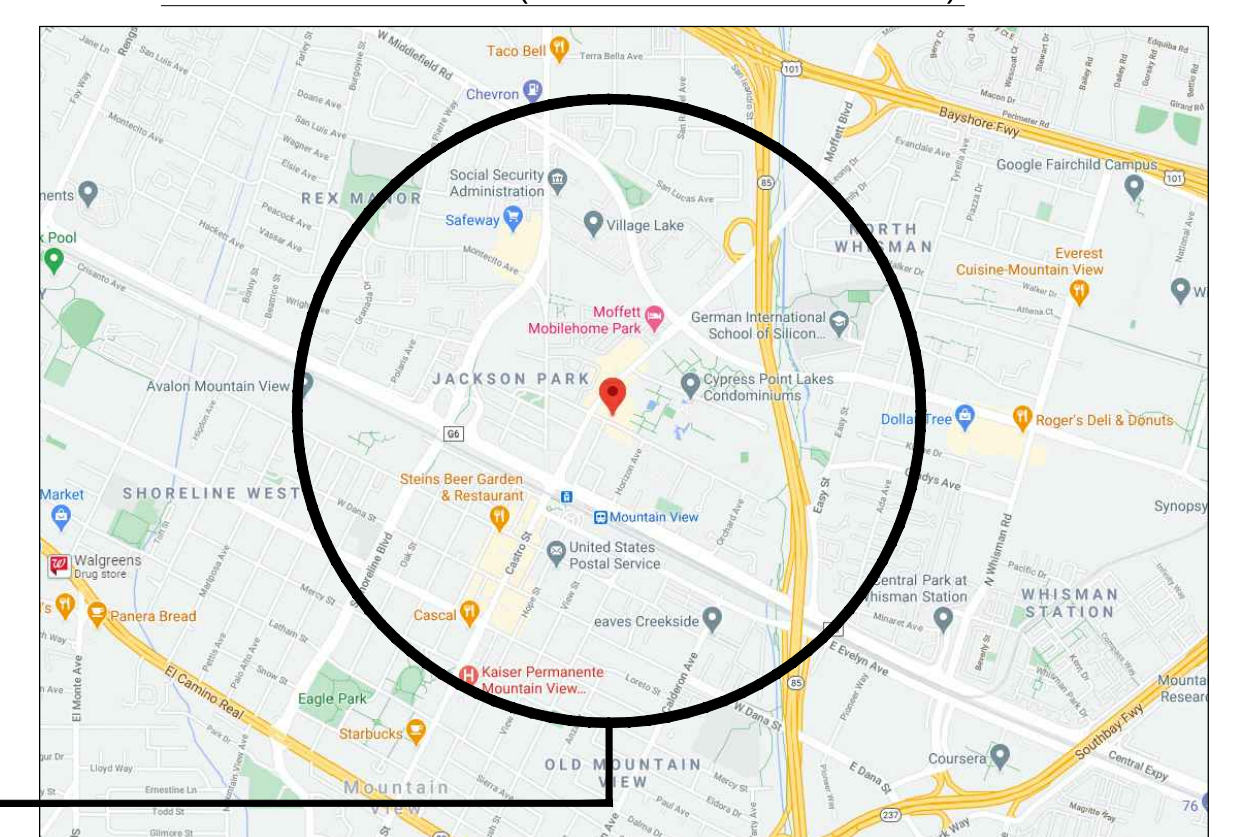
LANDSCAPE

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VICINITY MAP (1/2 MILE RADIUS)



SITE LOCATION

REFER TO SHEET A0.1B FOR A MORE DETAILED CONTEXT MAP

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COVER SHEET

CS

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PERSPECTIVES

2 A0.0

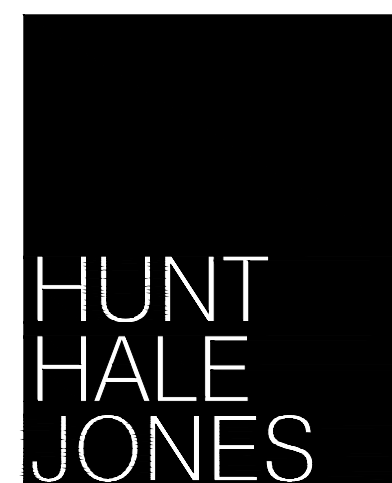
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MASSING MODELS

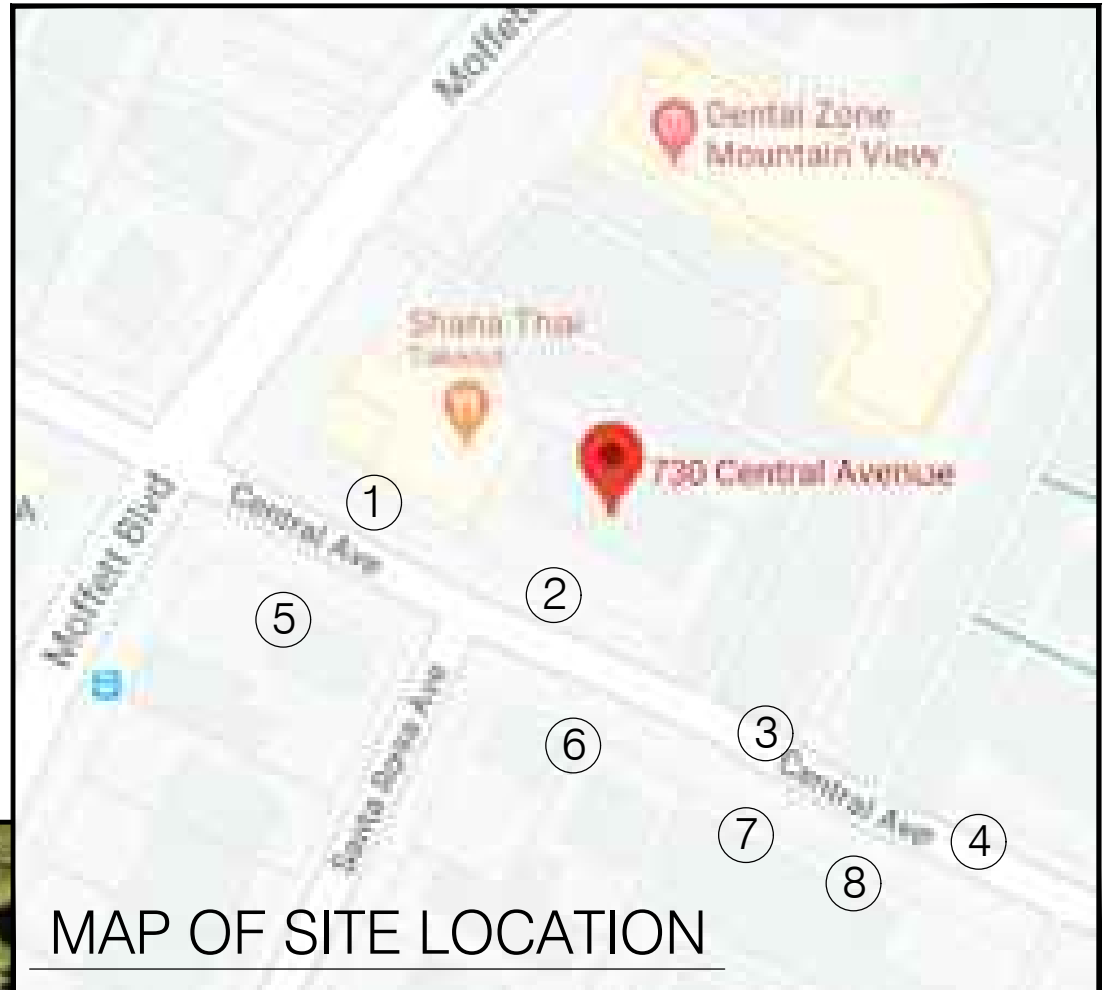
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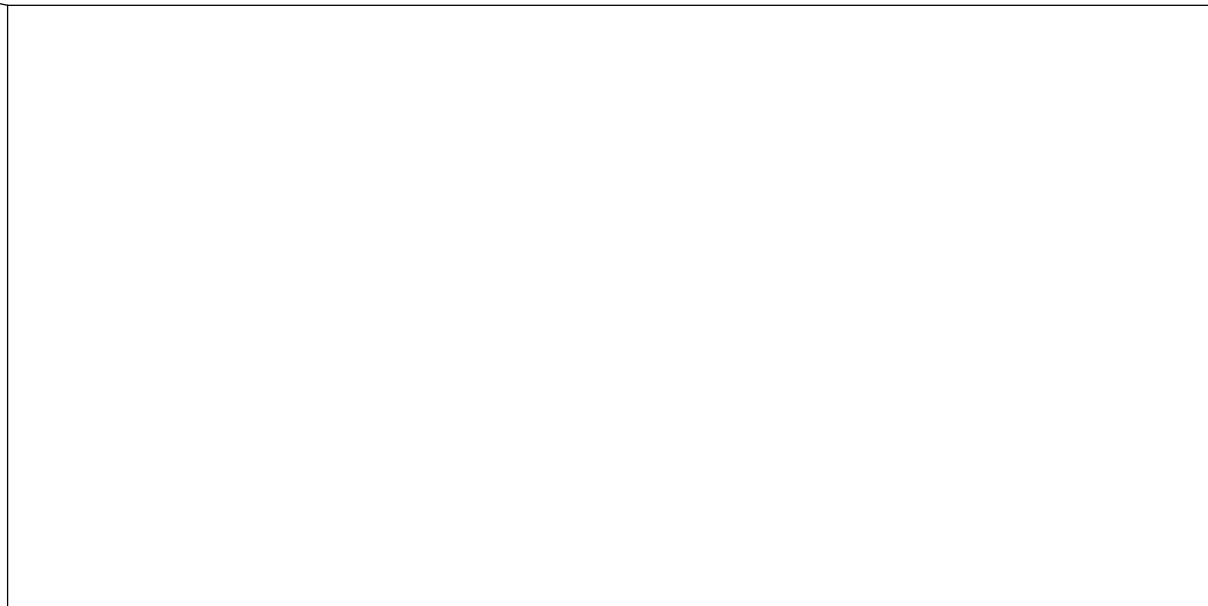
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PROJECT SITE



① 311 MOFFETT BOULEVARD



② 730 CENTRAL AVENUE - PROJECT SITE



③ NEIGHBORING DRIVEWAY TO PLAZA BEHIND SITE



④ 225 - 236 CENTRAL AVENUE



⑤ 515 CENTRAL AVENUE



⑥ 730 CENTRAL AVENUE



⑦ 295 SANTA ROSA AVENUE



⑧ 721 CENTRAL AVENUE

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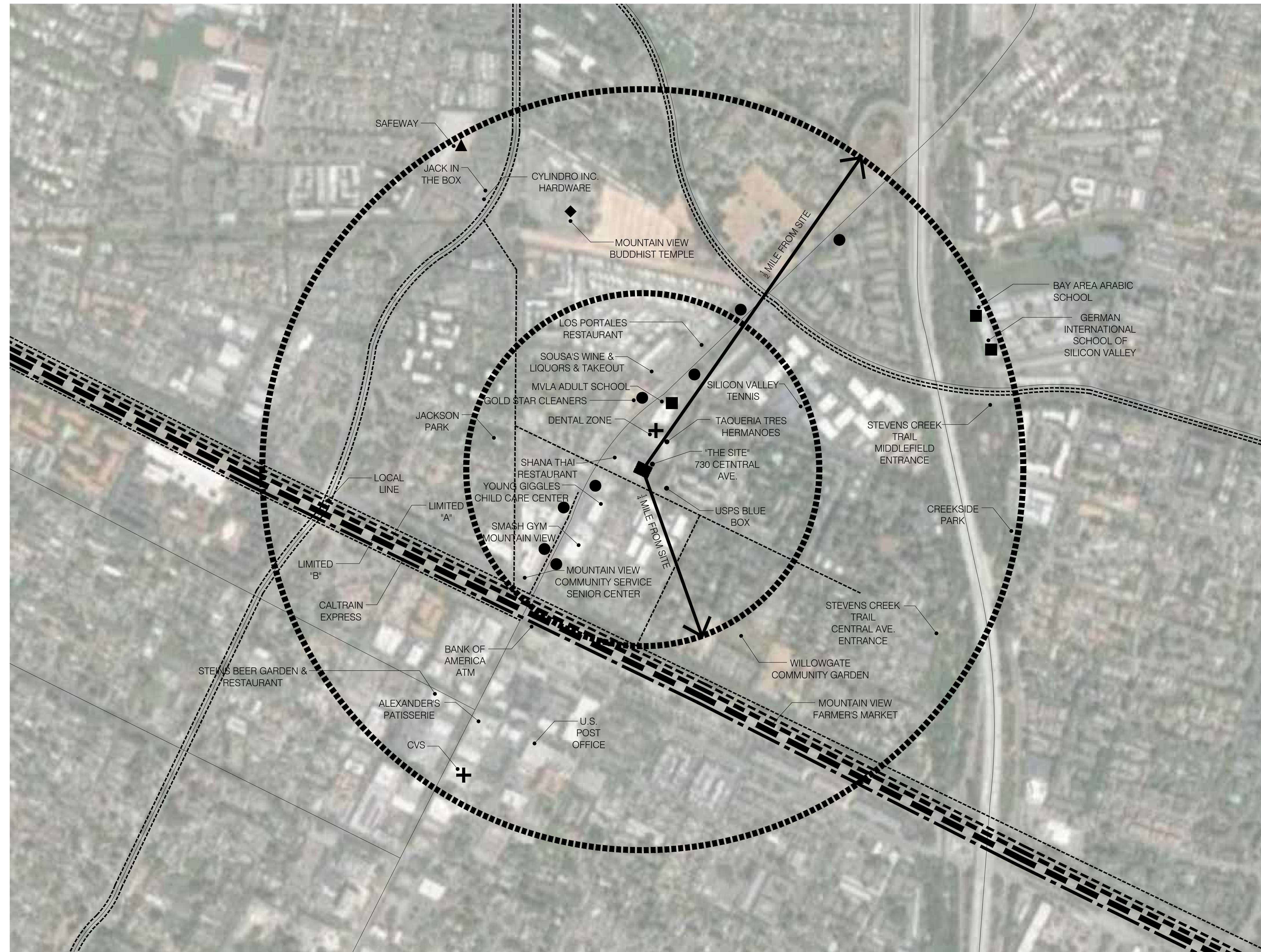
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EXISTING SITE PHOTOS

A0.1A

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- LEGEND**
- BUS STOPS
 - SCHOOL
 - ▲ GROCERY
 - ◆ RELIGIOUS CENTER
 - ⊕ HEALTH FAC. AND OTHERS
 - LOCAL LINE
 - LIMITED "A"
 - LIMITED "B"
 - CALTRAIN EXPRESS
 - BICYCLE ROUTE

ANALYSIS

THE SITE IS LOCATED ALONG CENTRAL AVENUE 200 FT. EAST OF MOFFETT BLVD. PRESENTLY, THE AREA IS POPULATED WITH A MIX OF RETAIL, OFFICE, SINGLE & MULTI-FAMILY RESIDENTIAL AND WAREHOUSES.

THE SITE IS IN AN AREA THAT DOES WELL AT ADDRESSING THE NEED FOR PEDESTRIAN FRIENDLY DISTANCES TO NEIGHBORHOOD STYLE AMENITIES, NEEDED SERVICES AND PUBLIC TRANSPORTATION. AS SHOWN, GROCERIES, RESTAURANTS, OTHER RETAIL SERVICES, SCHOOLS AND PARKS ARE ALSO INSIDE THE HALF MILE, TEN MINUTE OR LESS WALKING RADIUS. THERE IS ALSO A BUS STOP WITHIN A FIVE MINUTE WALK FROM THE SITE.

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CONTEXT MAP

A0.1B

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CENTRAL STREETScape

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PROPOSED STREETScape

A0.2

SCALE: 3/32" = 1'-0"

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I) BUILDING SQUARE FOOTAGE ANALYSIS

MAIN FLOOR	
PARKING / GARAGE (S2)	4240 SQ. FT.
RESIDENTIAL (R2)	1571 SQ. FT.
COMMON OPEN SPACE	2,457 SQ.FT.
LANDSCAPE (INCLUDED IN OPEN SPACE)	2079 SQ. FT. [△]
PAVEMENT (INCLUDED IN OPEN SPACE)	502 SQ.FT. [△]
SECOND FLOOR	
RESIDENTIAL (R2)	5710 SQ. FT. [△]
*PRIVATE OPEN SPACE	132 SQ.FT. [△]
THIRD FLOOR	
RESIDENTIAL (R2)	5710 SQ. FT. [△]
*PRIVATE OPEN SPACE	132 SQ.FT. [△]
FOURTH FLOOR	
RESIDENTIAL (R2)	5710 SQ. FT. [△]
*PRIVATE OPEN SPACE	132 SQ.FT. [△]
FLOOR AREA	23,073 SQ.FT.
*ALL (3) 3 SIDED DECKS TO ROOF LINE INCLUDED PER FLOOR [△]	

II) OVERALL PRIVATE VS. COMMON OPEN SPACE

COMMON OPEN SPACE	2,457 SQ.FT.		
PRIVATE OPEN SPACE	1,386 SQ.FT.		
(INCLUDE (7) FULL DECKS PER FLOOR) [△]			
OPEN SPACE TOTAL	3,843 SQ.FT. [△]		
III) UNITS			
SQ.FT.	# UNITS	TOTAL SQ.FT.	
PLAN 1 END	559 SQ.FT.	3	1,677 SQ.FT.
PLAN 2 INT	615 SQ.FT.	9	5,535 SQ.FT.
PLAN 3 END	629 SQ.FT. [△]	6	3,774 SQ.FT.
PLAN 4 END	679 SQ.FT. [△]	3	2,037 SQ.FT. [△]
		21	13,023 SQ.FT.

PROJECT PROPOSAL:

THE PROPOSED PROJECT IS A MULTI-FAMILY, 4-STORY RESIDENTIAL BUILDING. THE PROPOSED PROJECT PROVIDES PARKING, AMENITIES AND BUILDING FUNCTIONS AT THE GROUND FLOOR. THREE STORIES ABOVE PROVIDE (21) TOTAL UNITS WITH (7) UNITS PER THE 2ND, 3RD AND 4TH FLOORS. ALL UNITS WILL BE (1) BEDROOM. THE PROJECT IS LOCATED IN THE CRA ZONING DISTRICT. [△]

- OCCUPANCY:

- S2 (OPEN GARAGE)
- R2 (MULTI FAMILY RESIDENTIAL)

- CONSTRUCTION TYPE:

- S2 (TYPE IV (HT) @ S2)
- R2 (TYPE VA @ R2)

- FEMA FLOOD HAZARD ZONE - ZONE "X" ARE REDUCED FLOOD RISK DUE TO LEVEE -SEE MAP

PROPERTY INFORMATION

PROPERTY ADDRESS: 730 CENTRAL AVE.
MOUNTAIN VIEW, CA 94043
ZONING / GENERAL PLAN CRA / MIXED USE CORRIDOR
APN: 158-45-001
LOT AREA: 10,480 SQ. FT. / 0.24 ACRES

GENERAL BUILDING INFORMATION

BUILDING (4) STORIES RESIDENTIAL WITH GROUND LEVEL GARAGE
GROUND LEVEL SERVICES AND PARKING
(3) UPPER LEVEL RESIDENTIAL FLOORS
RESIDENTIAL UNITS (21) TOTAL MULTIFAMILY RESIDENTIAL UNITS
(21) 1 BEDROOM (ALL UNDER 700 SQ. FT. EACH)

PROJECT AND BUILDING DATA

LOT AREA: 10,480 SQ. FT.
LOT COVERAGE: 60 DUA = 14 UNITS
DUA: 60 DUA = 14 UNITS
GROSS FLOOR AREA: 1.35 (14,148 SF) / 1.85 (19,388 SQ.FT.)
FAR: 3 ST. - 45 FT. / 4 - 6 ST. GENERAL PLAN
BUILDING HEIGHT:

SETBACKS:

- FRONT 5 FT. (BEHIND SIDEWALK)
- SIDES 15 FT. MIN.
- REAR: 15 FT. MIN. / ADJ WALL HEIGHT

AUTO PAVEMENT COVERAGE: 25%

OPEN AREA: 45% - 4,716 SQ. FT. (INCLUDING PRIVATE OPEN SPACE PER UNIT)

PERSONAL STORAGE: 80 SQ. FT. PER UNIT X 19 UNITS = 1520 SQ. FT.

PARKING - SEE DENSITY BONUS ALLOWABLE FOLLOWING PER MVMC SEC 36.32.50

GUEST: 1.5 SPACES / < 650 S. F. UNIT = 28.5 SPACES
TOTAL: 5% OF REQ'D = 5 SPACES
33.5 SPACES

PARKING PER DENSITY BONUS

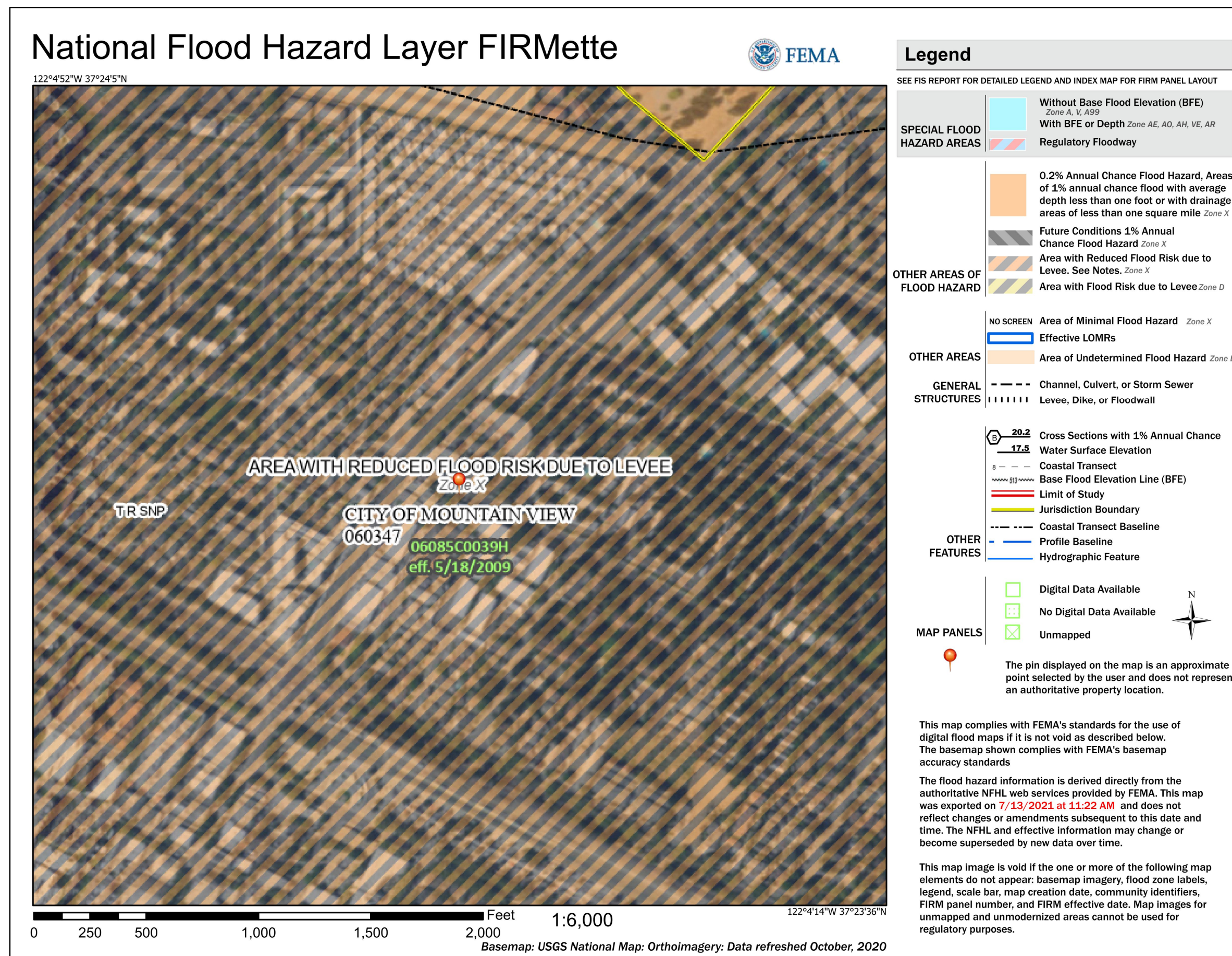
$\frac{1}{2}$ MILE FROM MAJOR TRANSIT / 0.5 SPACES PER UNIT. (0.5 X 21 UNITS = 10.5 SPACES) 11 SPACES REQUIRED

DENSITY BONUS

AFFORDABLE HOUSING
GENERAL PLAN DENSITY 14 DUA
50% DENSITY BONUS 7 UNITS
21 TOTAL

*SEE SHEET A0.3B FOR GRAPHIC ILLUSTRATIONS OF CALCULATIONS

PROPOSED
10,480 SQ. FT. / 0.24 ACRES
56%*
21 / 0.24 = 81 DUA
23,073 SQ. FT. [△]
23,073 SQ. FT. / 10,480 SQ. FT. = 2.20 [△]
4 ST. - ±44" TOP OF ROOF [△]
5 FT. BEHIND PROPERTY LINE
20 FT & 15 FT.
11 FT.,
5%*
3,843 SQ.FT. / 10,480 SQ.FT. = 36%* [△]
NOT PROVIDED
11 PROPOSED W/ ONE ACCESSIBLE SPACE
21 UNITS PROPOSED



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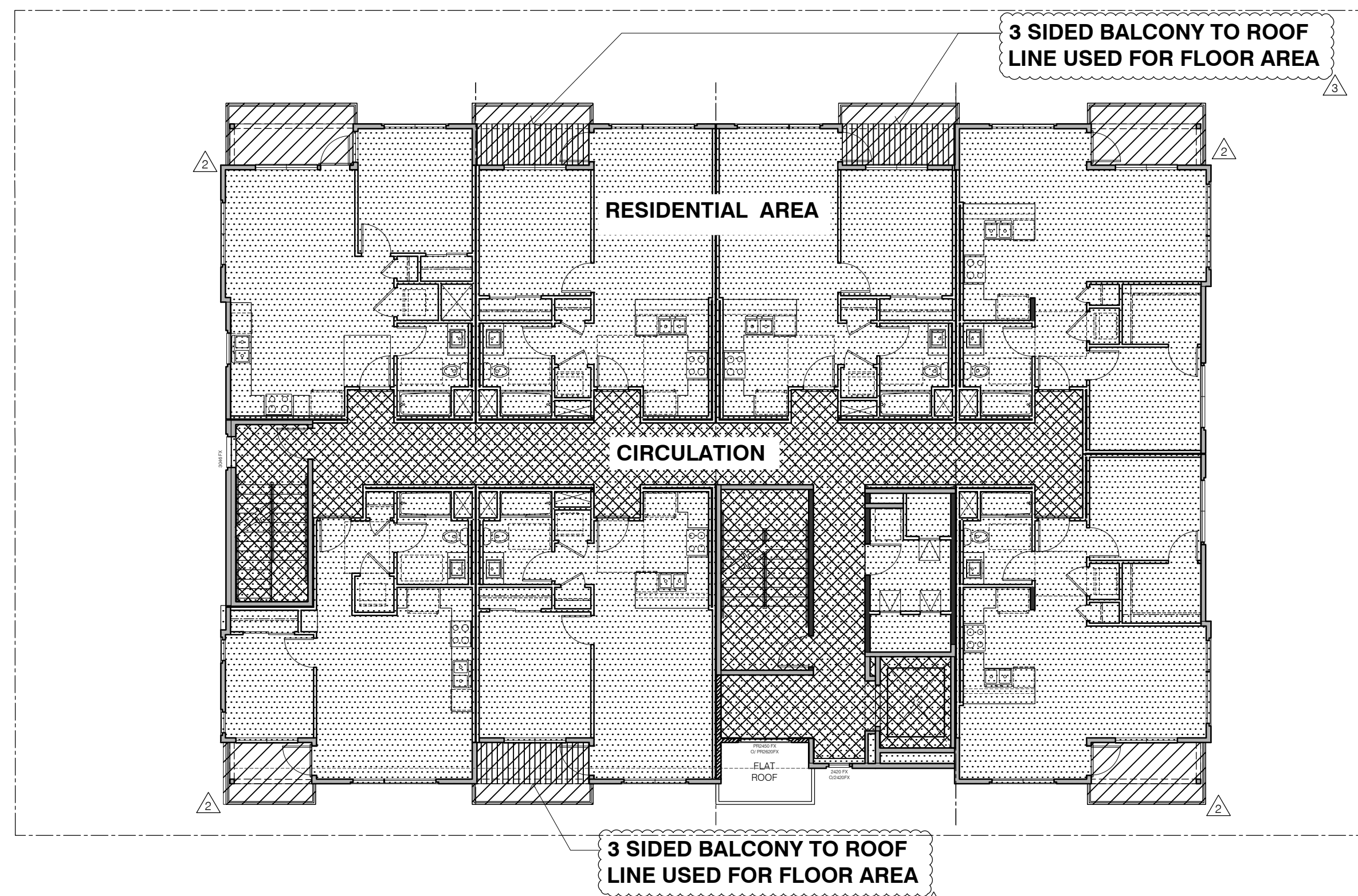
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ZONING ANALYSIS & PROJECT DATA

A0.3A

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SECOND FLOOR PLAN / THIRD & FOURTH FLOOR PLAN SIM.

GRAPHIC ILLUSTRATIONS OF CALCULATIONS

730 CENTRAL AVE. BLDG SQ.FT. BREAKDOWN

A. FLOOR AREA	(22941 SQ. FT. + *((3)x132 SQ.FT.) = 23,073 SQ.FT.)
*INCLUDING GARAGE AND 3 SIDE ENCLOSED DECKS SQ.FT. ONLY TO ROOF LINE ONLY	
(3x(44 SQ. FT.) = 132 SQ.FT.) = (3x132 SQ.FT.) = 396 SQ.FT. PER FLOOR	
1. GROUND FLOOR	(1571 SQ. FT.)
2. 2ND - 4TH	(5710 SQ. FT.) x (3) = 17,130 SQ.FT.
B. AUTO PAVEMENT COVERAGE	502 SQ. FT.
C. RESIDENTIAL CIRCULATION	3786 SQ. FT.
D. OPEN AREA	
- PRIVATE OPEN SPACE (DECKS)	462 SQ. FT. X3 LEVELS = 1,386 SQ. FT.
- GROUND LEVEL OPEN SPACE	2,457 SQ. FT. (NOT INCLUDING EASEMENT)
TOTAL OPEN AREA	3,843 SQ. FT.

AREA F. LOT COVERAGE 5865 SQ. FT.

*ENCOMPASSES "ALL FLOORS AS ONE" FOOTPRINT NOT INCLUDING DECKS

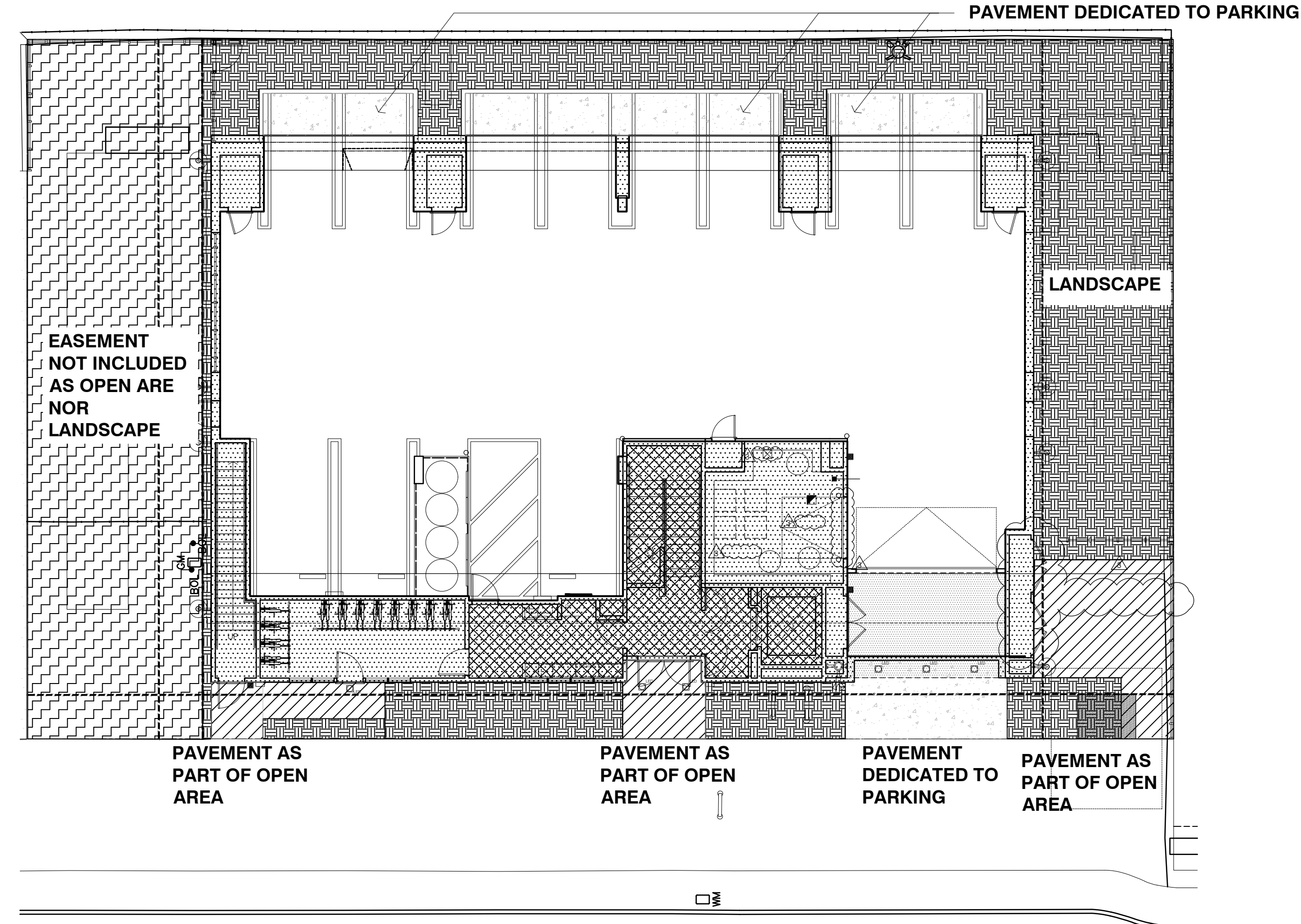
NOTE: EASEMENT SQUARE FOOTAGE = 1,598 SQ. FT. AND IS NOT INCLUDED IN AREA CALCULATIONS EXCEPT LOT AREA

CALCULATIONS

LOT COVERAGE - 5,865 SQ. FT. / 10,480 SQ. FT. = 56%

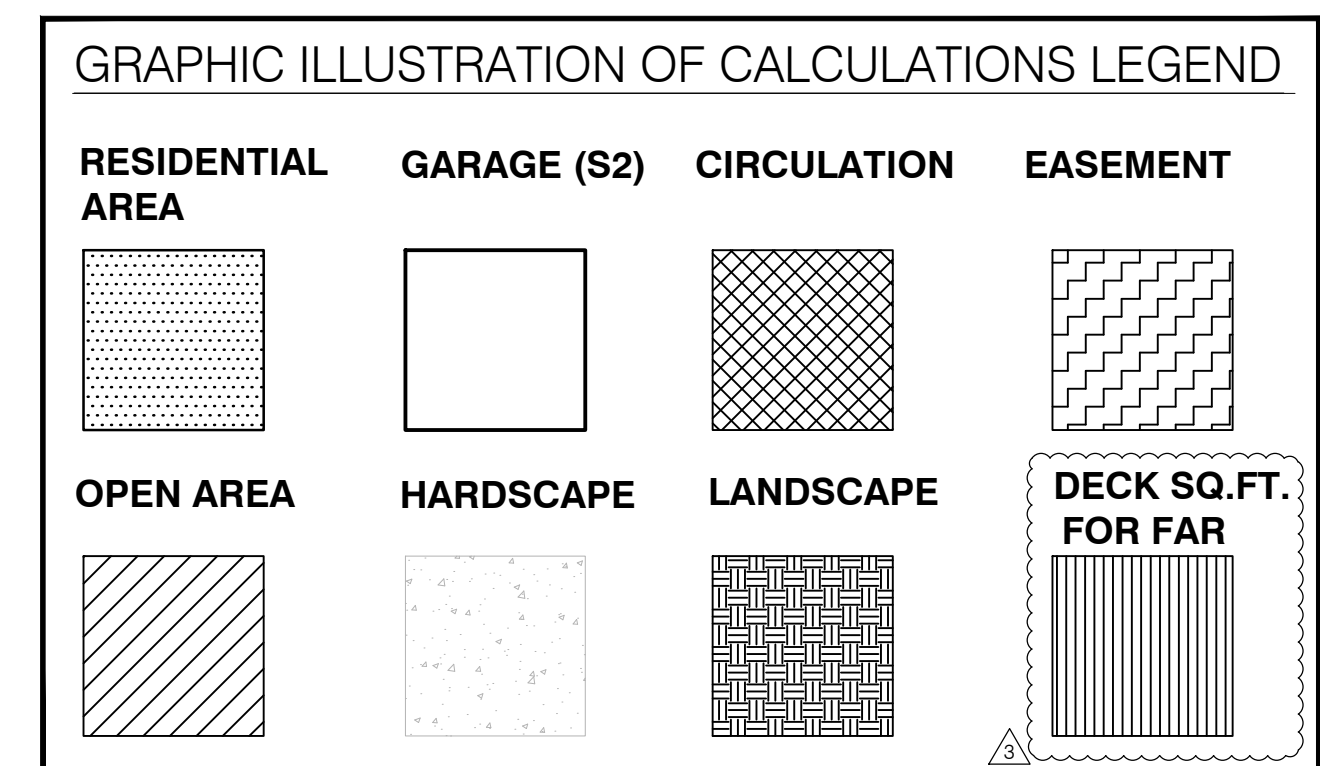
AUTO PAVEMENT COVERAGE - 502 SQ.FT. / 10,480 SQ.FT. = 5%

OPEN SPACE 1,386 SQ.FT. OF PRIVATE OPEN SPACE (BALCONY)
 + 2,457 SQ.FT. OPEN AREA AT GROUND = 3,843 SQ.FT.
 (3,843 S.FT. / 10,480 SQ.FT.) = 37%



FIRST FLOOR PLAN

GRAPHIC ILLUSTRATIONS OF CALCULATIONS



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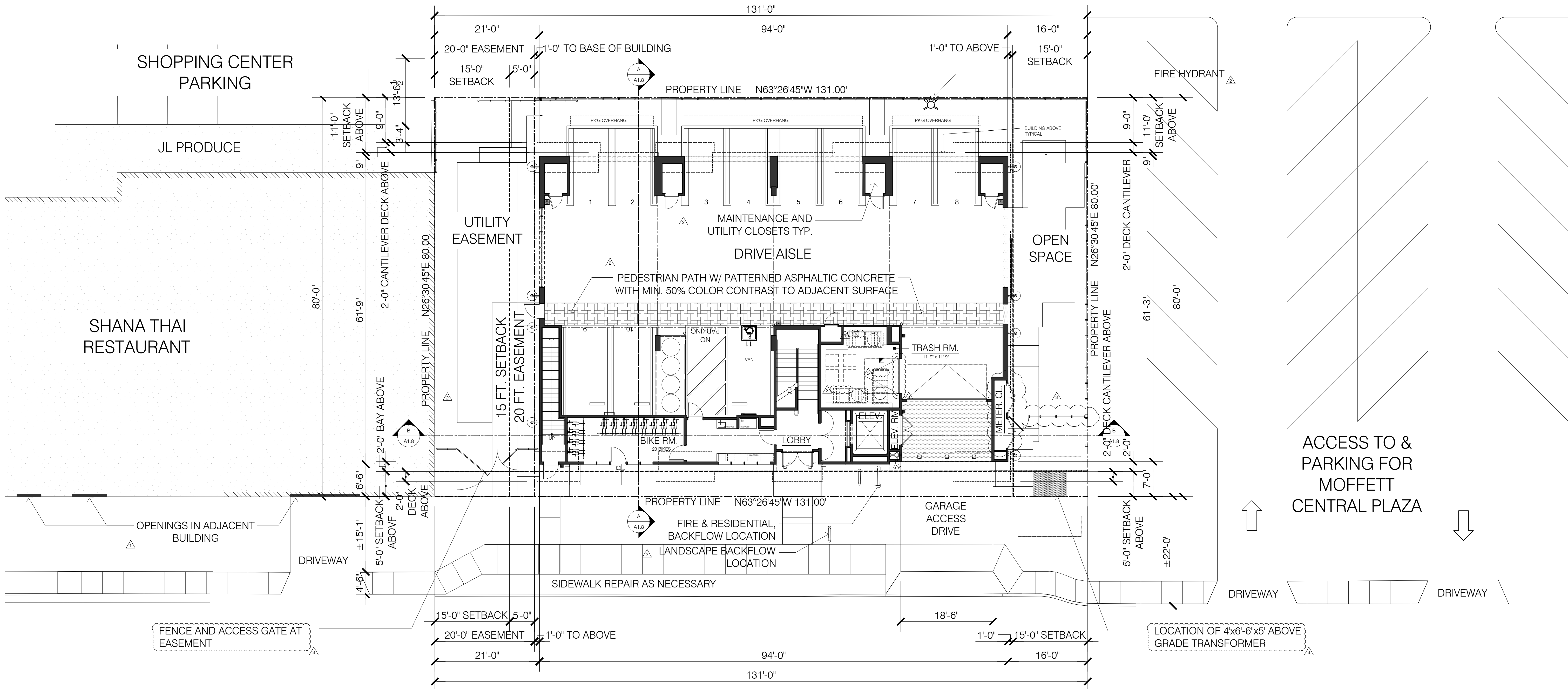
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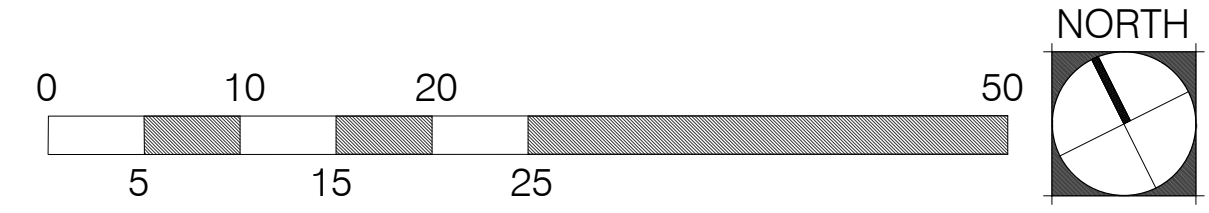
ZONING ANALYSIS & PROJECT DATA

A03.B

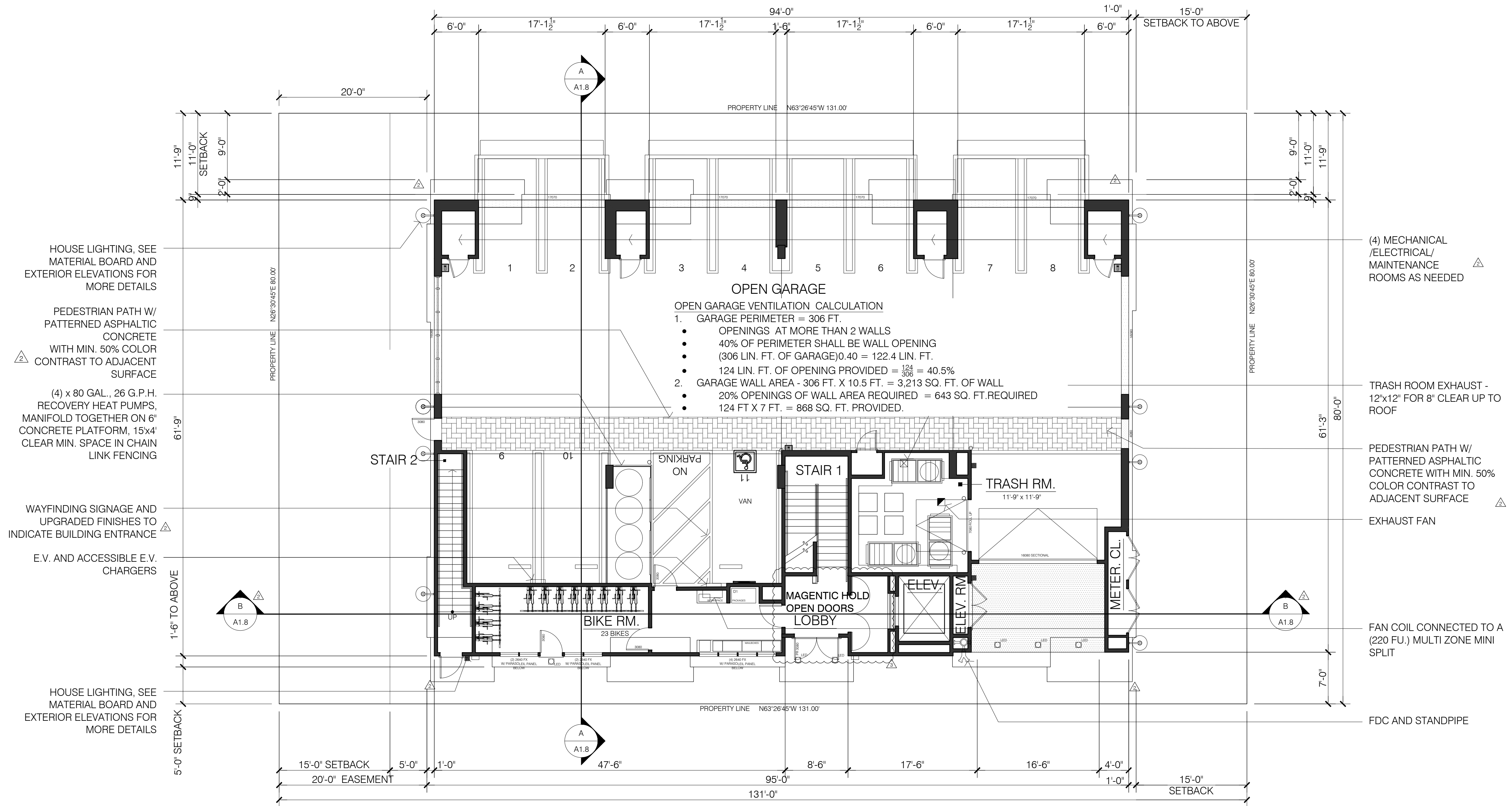
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SITE PLAN



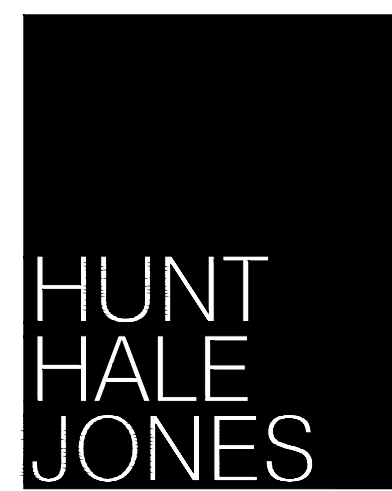
<p>730 CENTRAL AVENUE MOUNTAIN VIEW, CA 94043 APN# 158-45-001</p>		<p>Architecture Planning Interiors</p> <p>444 Spear Street, Suite 105 San Francisco, CA 94105 www.hunthalejones.com</p> <p>t. 415-512-1300 f. 415-288-0288</p>	<p>PROPOSED SITE PLAN</p> <p>A0.4</p> <p>SCALE: 1:10 = 1'-0" DATE: 02.24.2022 PROJECT: 361001</p>
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1ST FLOOR PLAN

*SEE SHEET A0.3a & A0.3b - GRAPHIC ILLUSTRATIONS OF CALCULATIONS FOR SQUARE FOOTAGES

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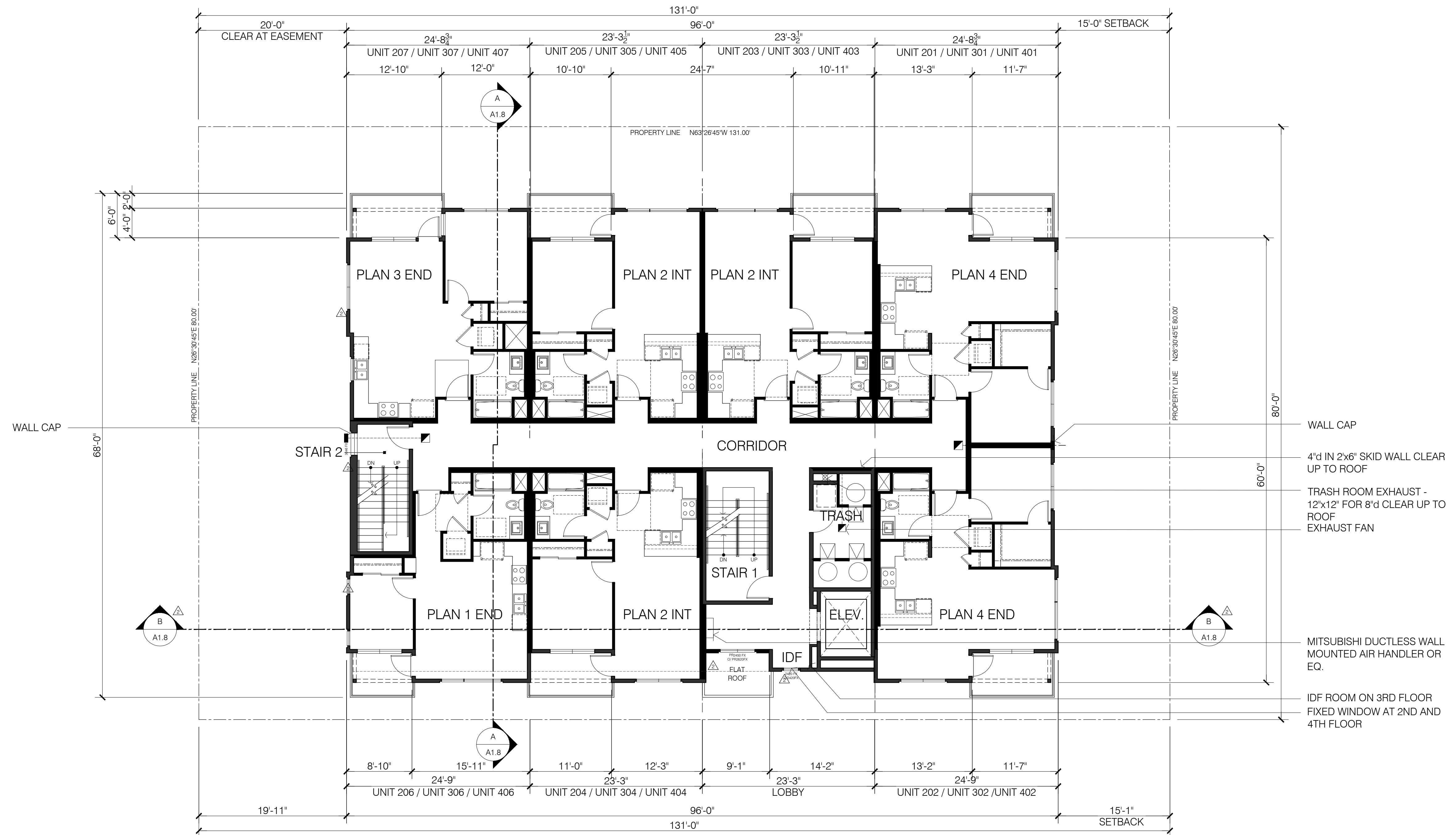
1ST FLOOR PLAN

A1.0

SCALE: 1/8"=1'-0"

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TYPICAL FLOOR PLAN (2ND - 4TH FLOOR PLANS.)

*SEE SHEET A0.3a & A0.3b - GRAPHIC ILLUSTRATIONS OF CALCULATIONS FOR SQUARE FOOTAGES

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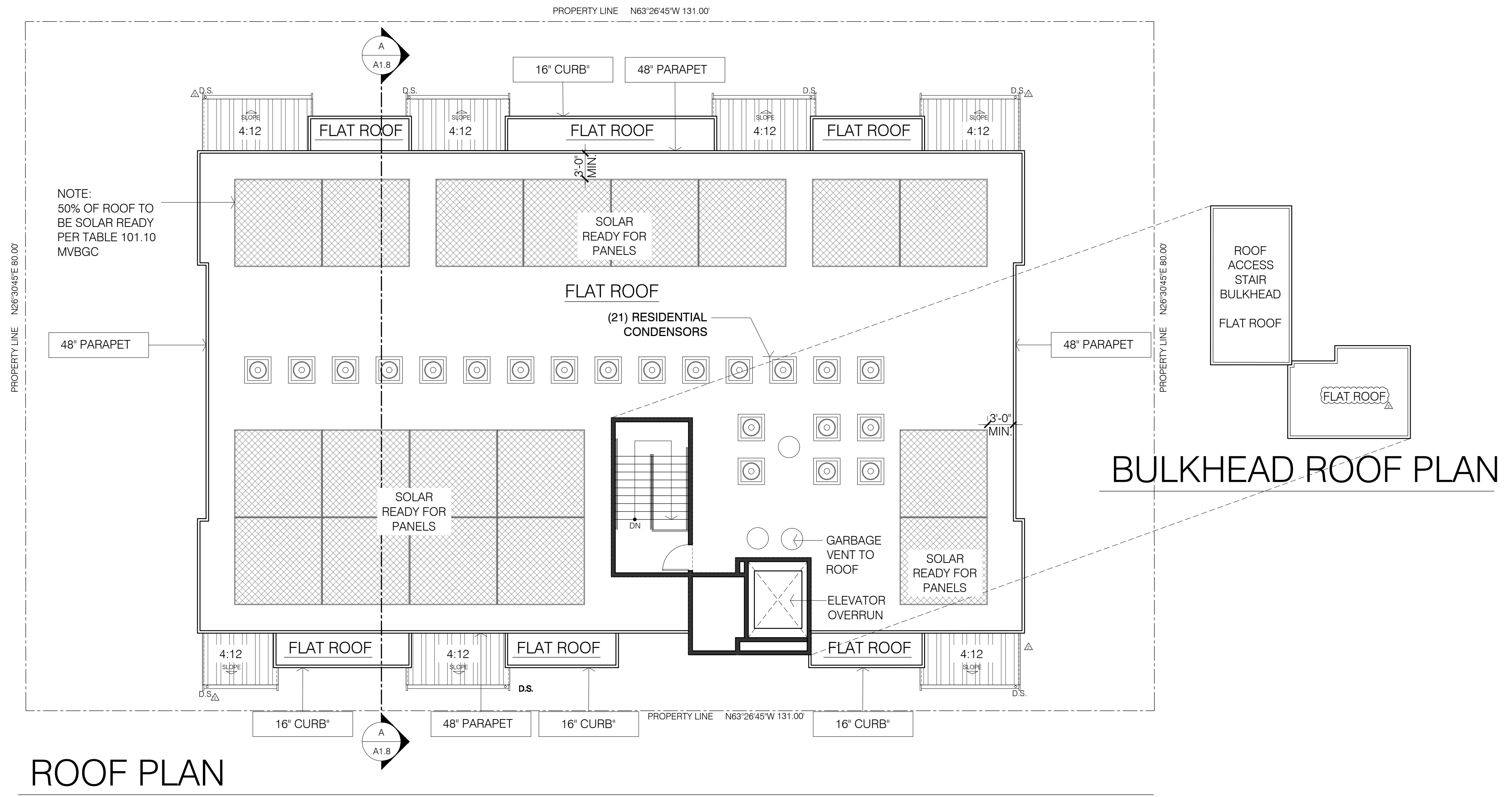
2ND FLOOR PLAN (3RD & 4TH FLOOR PLANS SIM.)

A1.1

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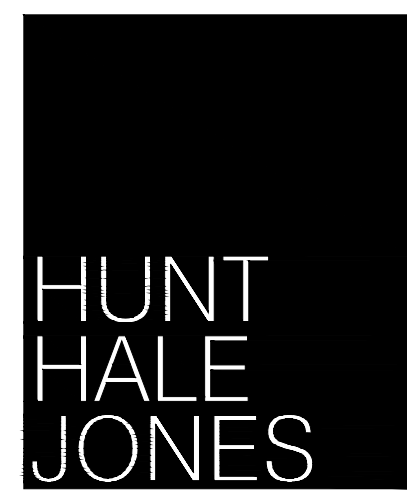
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ROOF PLAN

BULKHEAD ROOF PLAN

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ROOF PLAN

A1.2

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LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

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EXTERIOR ELEVATIONS

A1.3A

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LEFT ELEVATION

ELEVATION NOTES

- MATERIALS
1. METAL SEAM ROOF
 2. PARAPET @ FLAT ROOF
 - 3A. STUCCO - SEE MATERIAL FOR FOR COLOR AND FINISH
 - 3B. VERTICAL SIDING
 4. WOOD RAILING
 5. VINYL WINDOWS
 6. ENTRY DOORS
 7. METAL DOOR W/ HOLLOW METAL FRAME
 8. BUILDING ADDRESS
 - 9A. HOUSE LIGHTING
 - 9B. HOUSE LIGHTING
 10. DOWNSPOUTS
 11. PATTERN METAL SCREEN
 12. PATTERN METAL CLADDING



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

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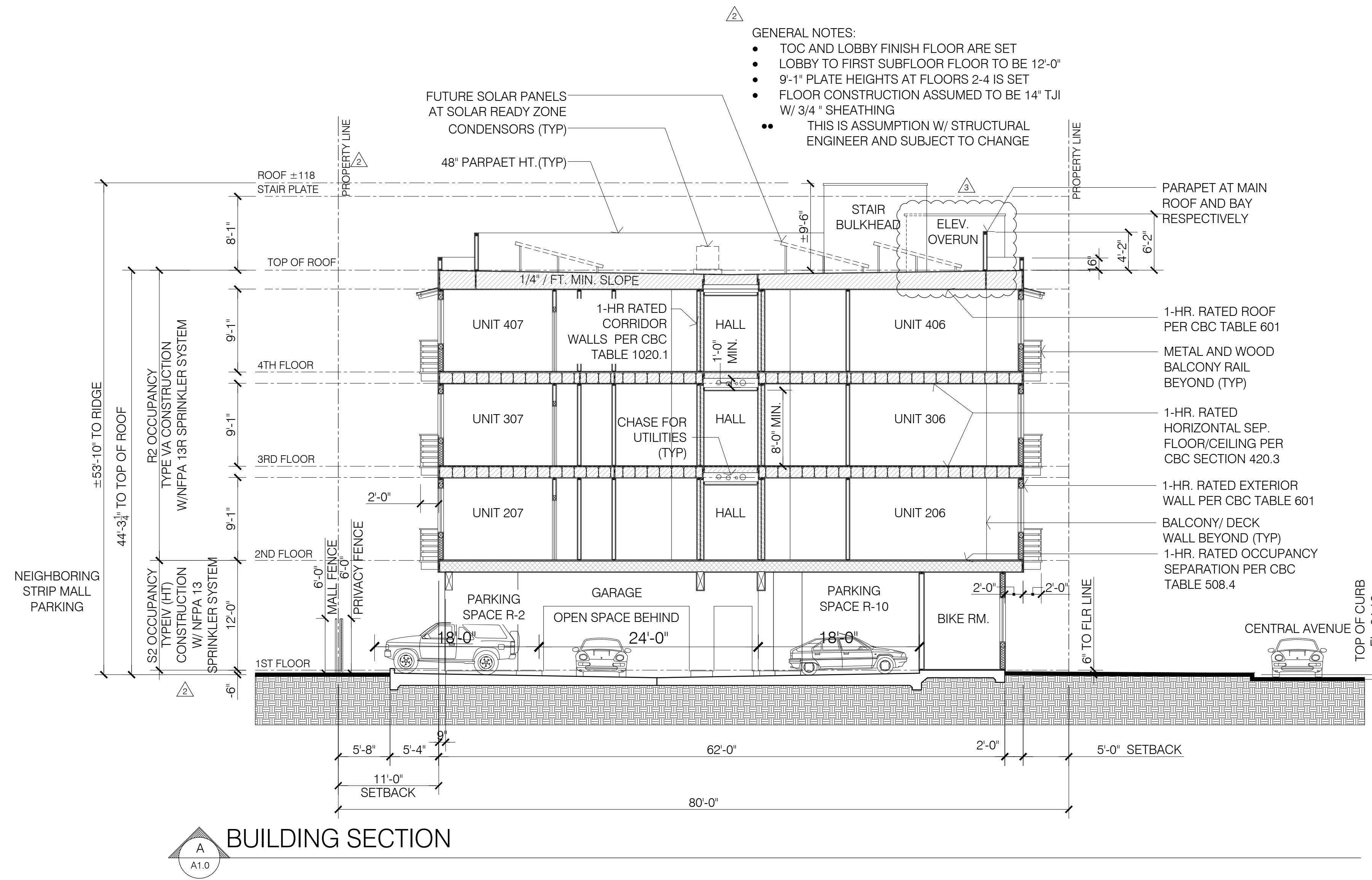
EXTERIOR ELEVATIONS - OPTION

A1.3B

SCALE: 1/8"=1'-0"

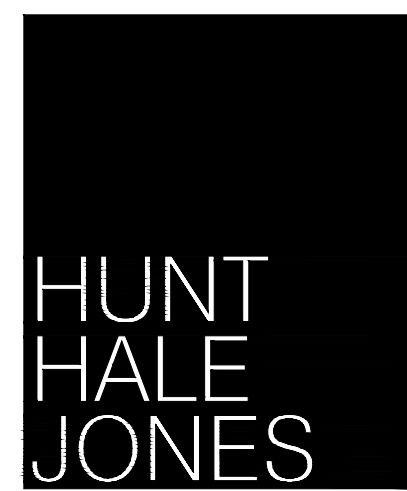
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BUILDING SECTION
A1.0

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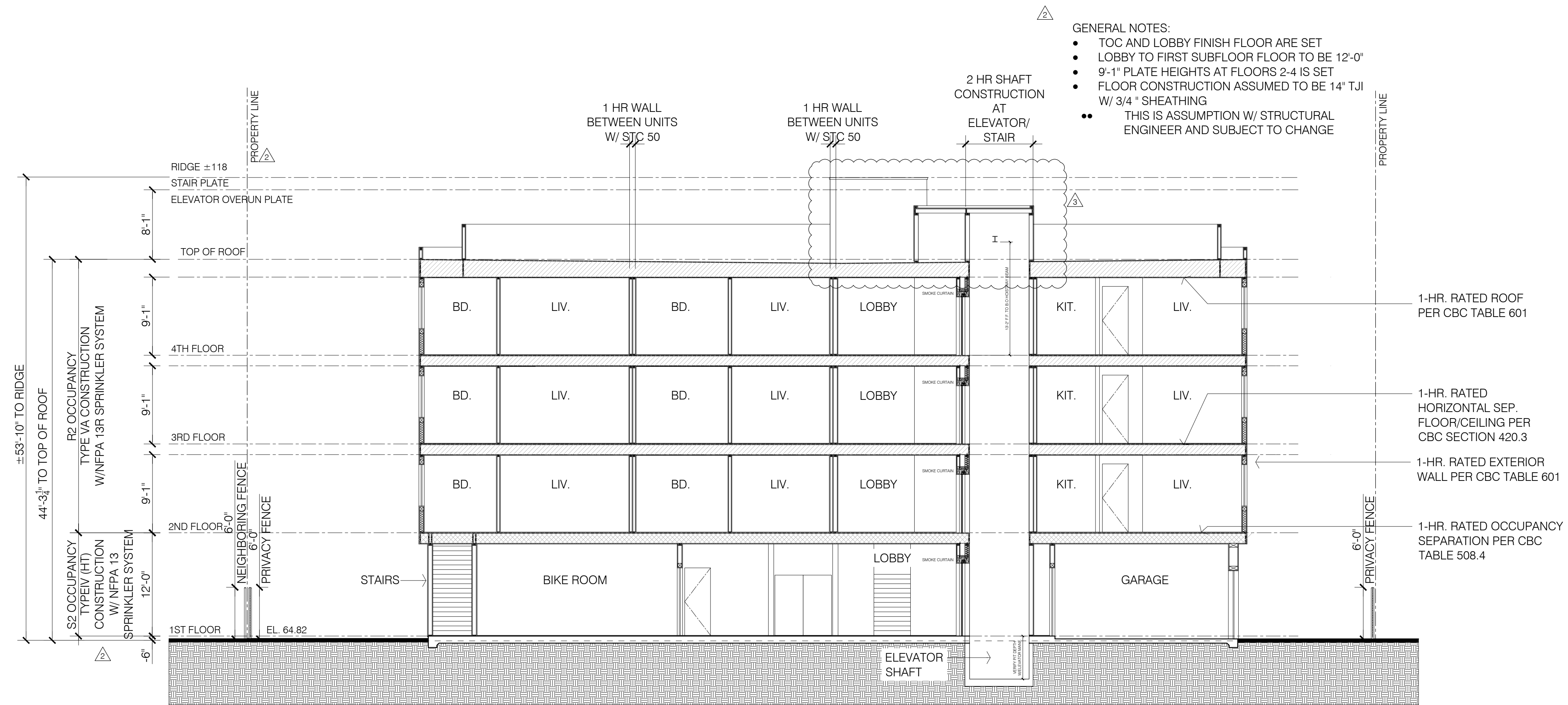
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BUILDING SECTION

A1.4

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DATE: 02.24.2022
PROJECT: 361001



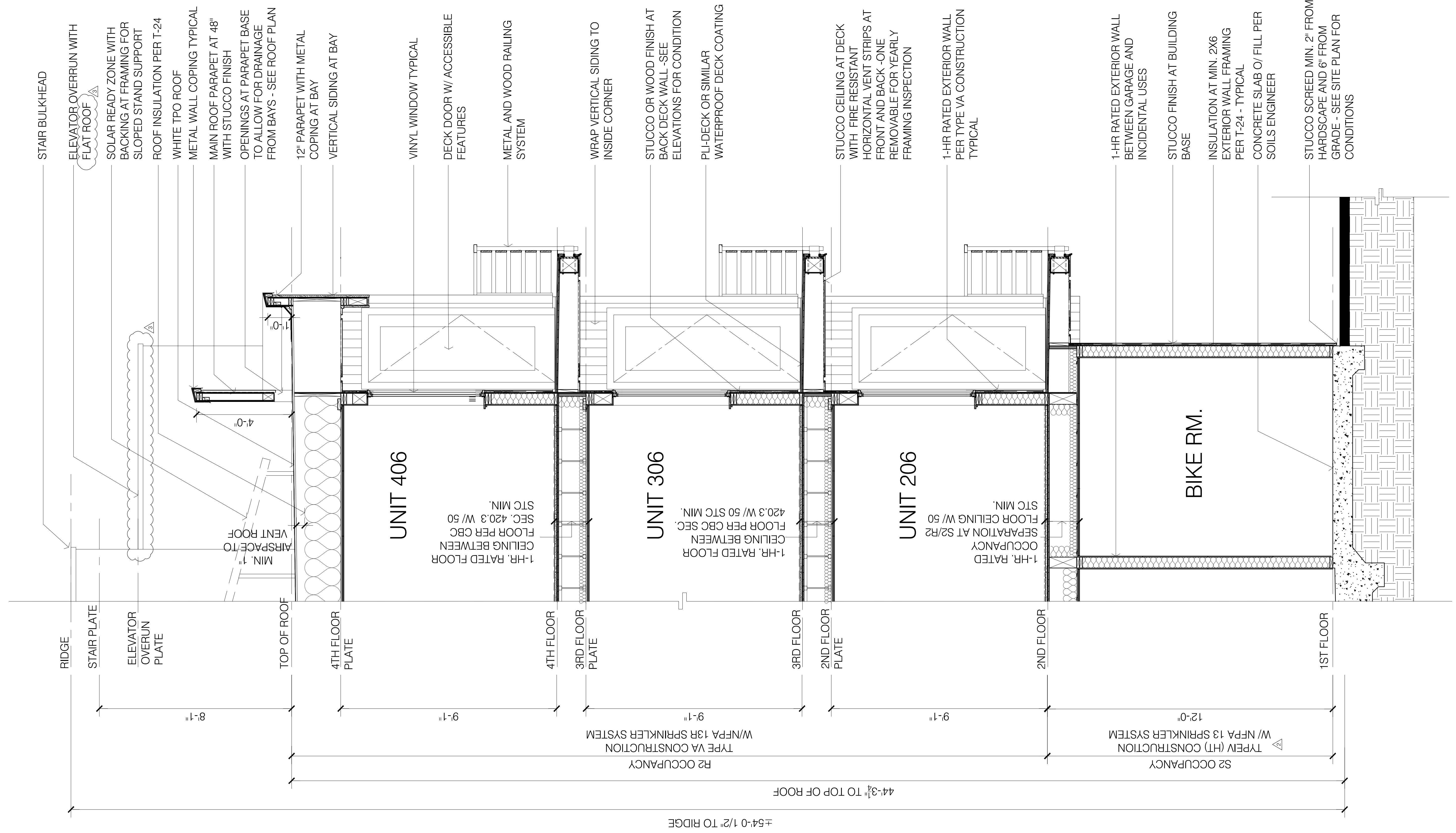
BUILDING SECTION
 B
 A1.0

730 CENTRAL AVENUE
 MOUNTAIN VIEW, CA 94043
 APN# 158-45-001

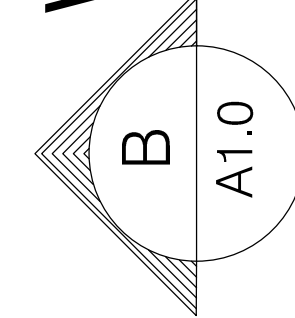


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 f. 415-288-0288

BUILDING SECTION
A1.4B
 SCALE: 1/8" = 1'-0"
 DATE: 02.24.2022
 PROJECT: 361001



WALL SECTION

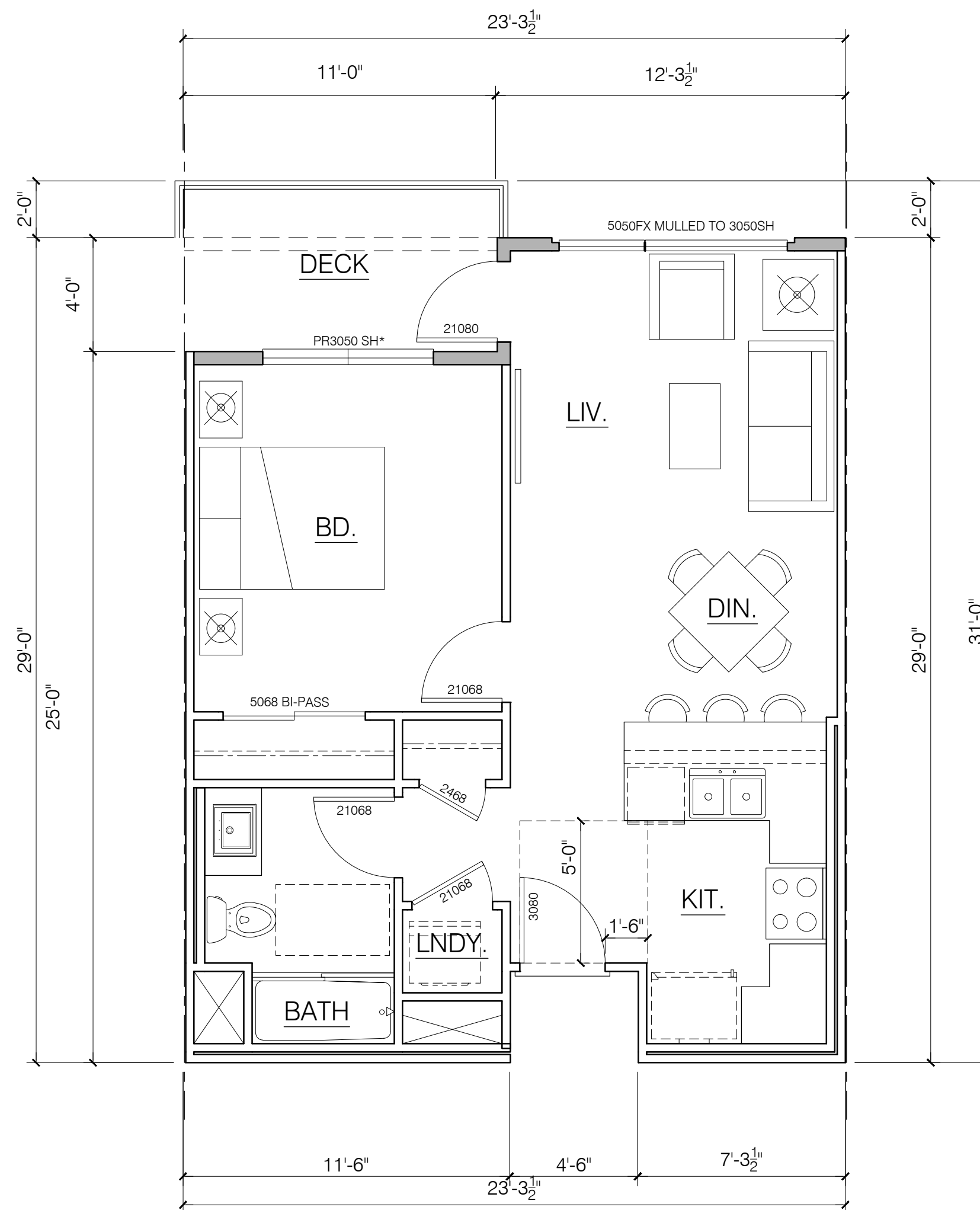


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APN# 158-45-001



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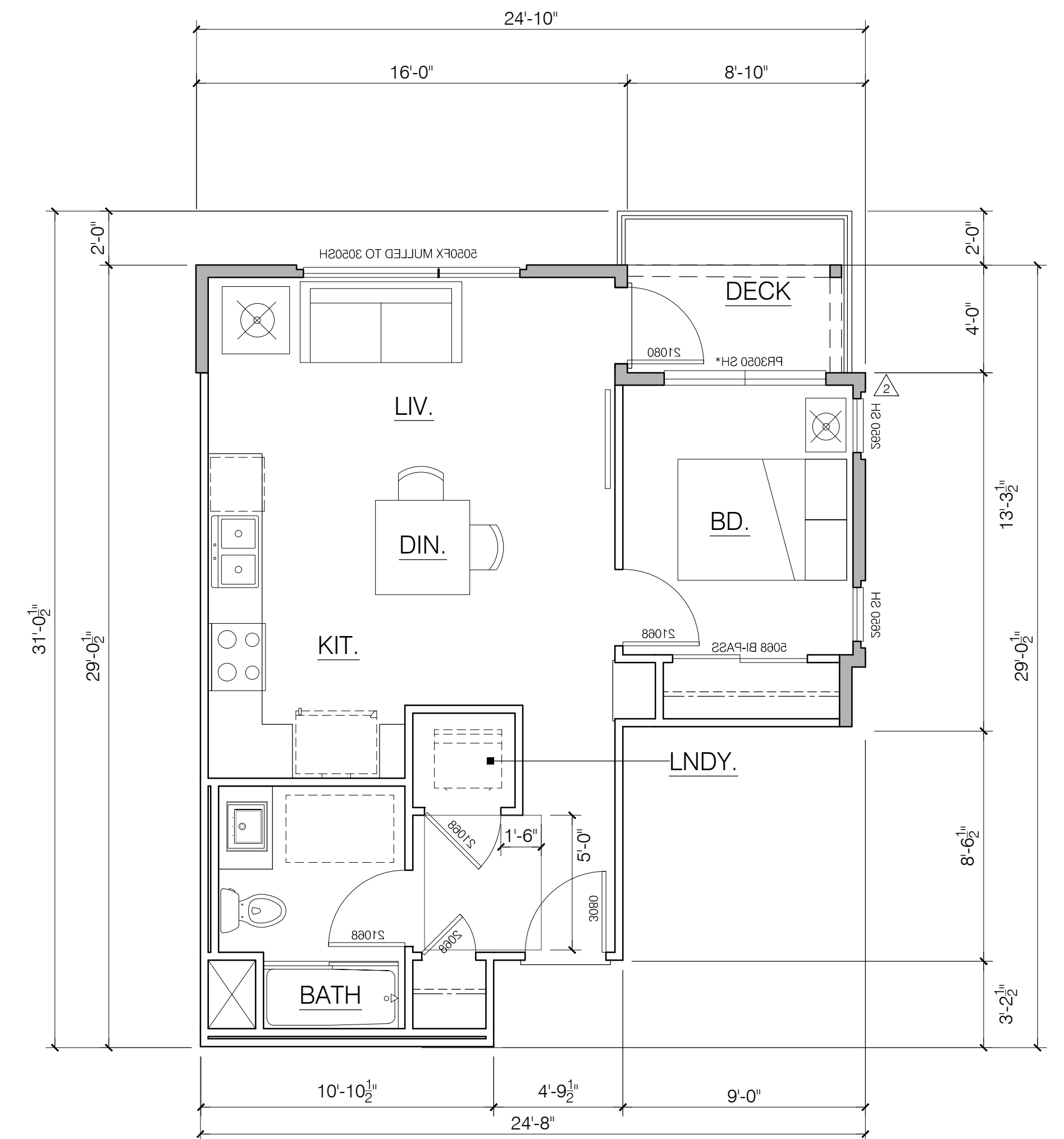
WALL SECTION
A1.5
SCALE: 1/8" = 1'-0"
DATE: 02.24.2022
PROJECT: 361001



PLAN 2 INT

MAIN LIVING: 615 SQ. FT.
DECK: 62 SQ. FT.

(x9 UNITS TOTAL), UNITS 203 - 205, 303 - 305 & 403 - 405



PLAN 1 END

MAIN LIVING: 559 SQ. FT.
DECK: 52 SQ. FT.

(x3 UNITS TOTAL), UNITS 206, 306 & 406

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MOUNTAIN VIEW, CA 94043
APN# 158-45-001



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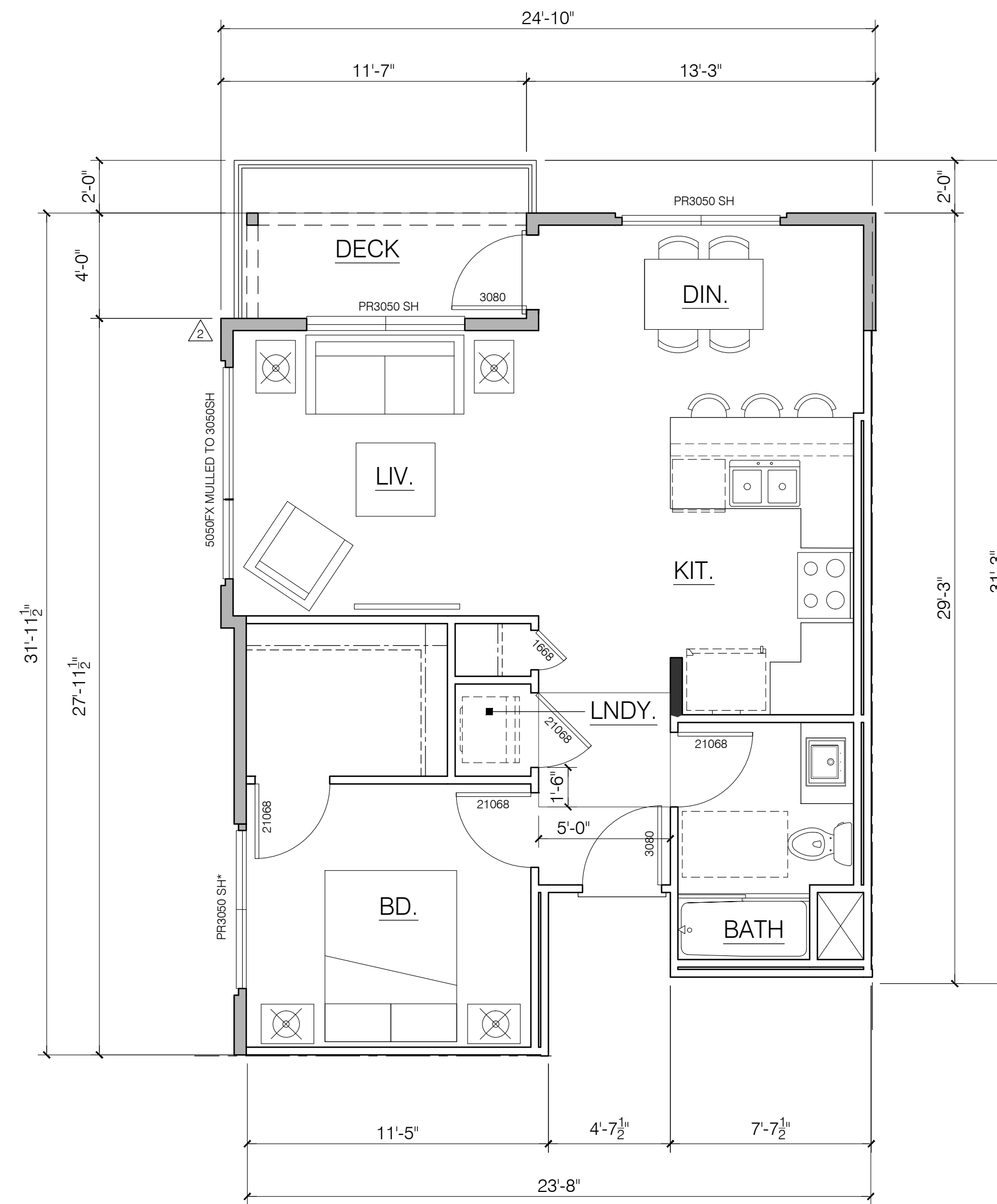
UNIT PLANS

A1.6

SCALE: 1/4" = 1'-0"

DATE: 02.24.2022

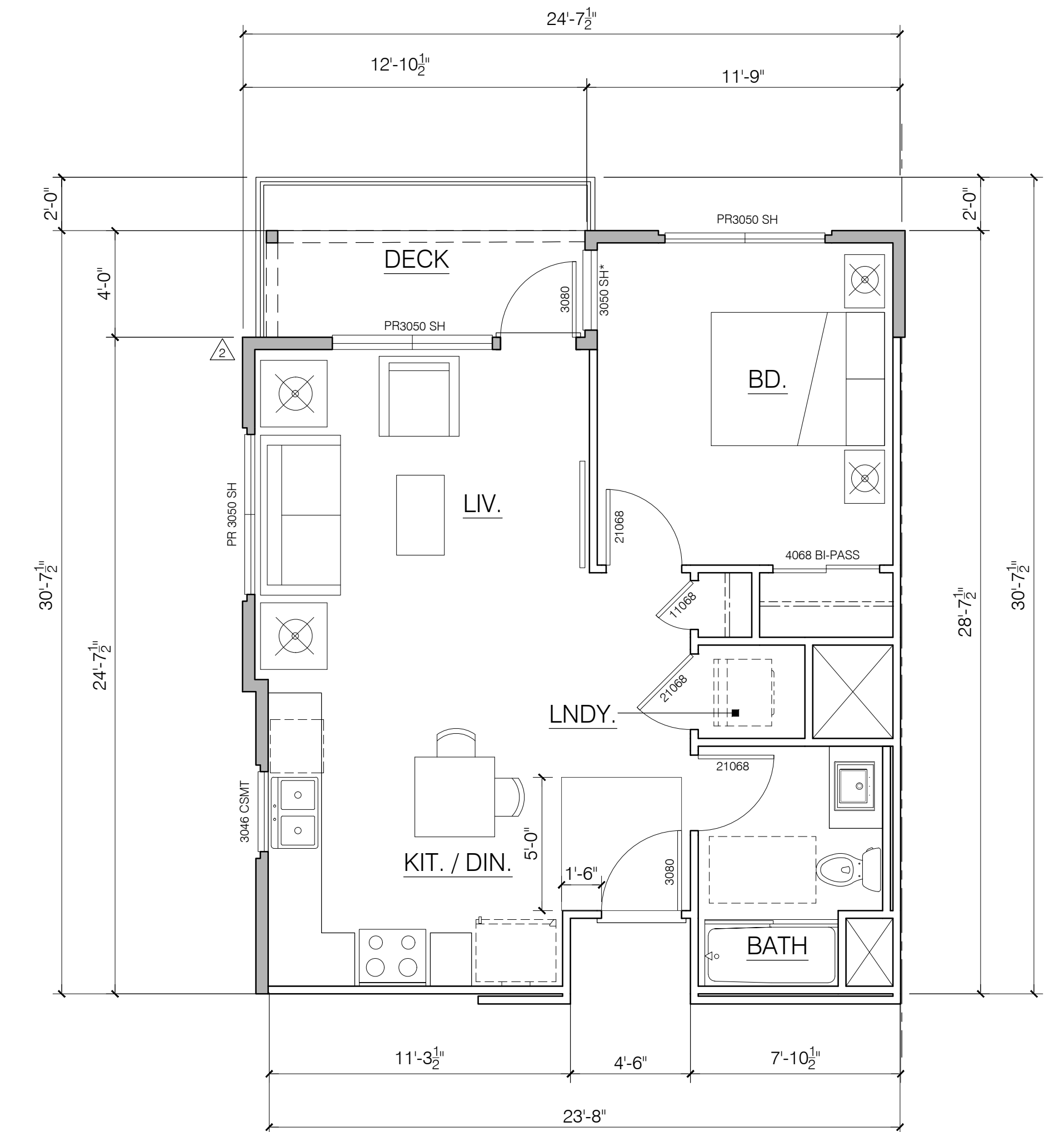
PROJECT: 361001



PLAN 4 END

MAIN LIVING: 679 SQ. FT.
DECK: 67 SQ. FT.

(x3 UNITS TOTAL), UNITS 207, 307 & 407



PLAN 3 END

MAIN LIVING: 629 SQ. FT.
DECK: 75 SQ. FT.

(x6 UNITS TOTAL), UNITS 201, 202, 301, 302, 401 & 402

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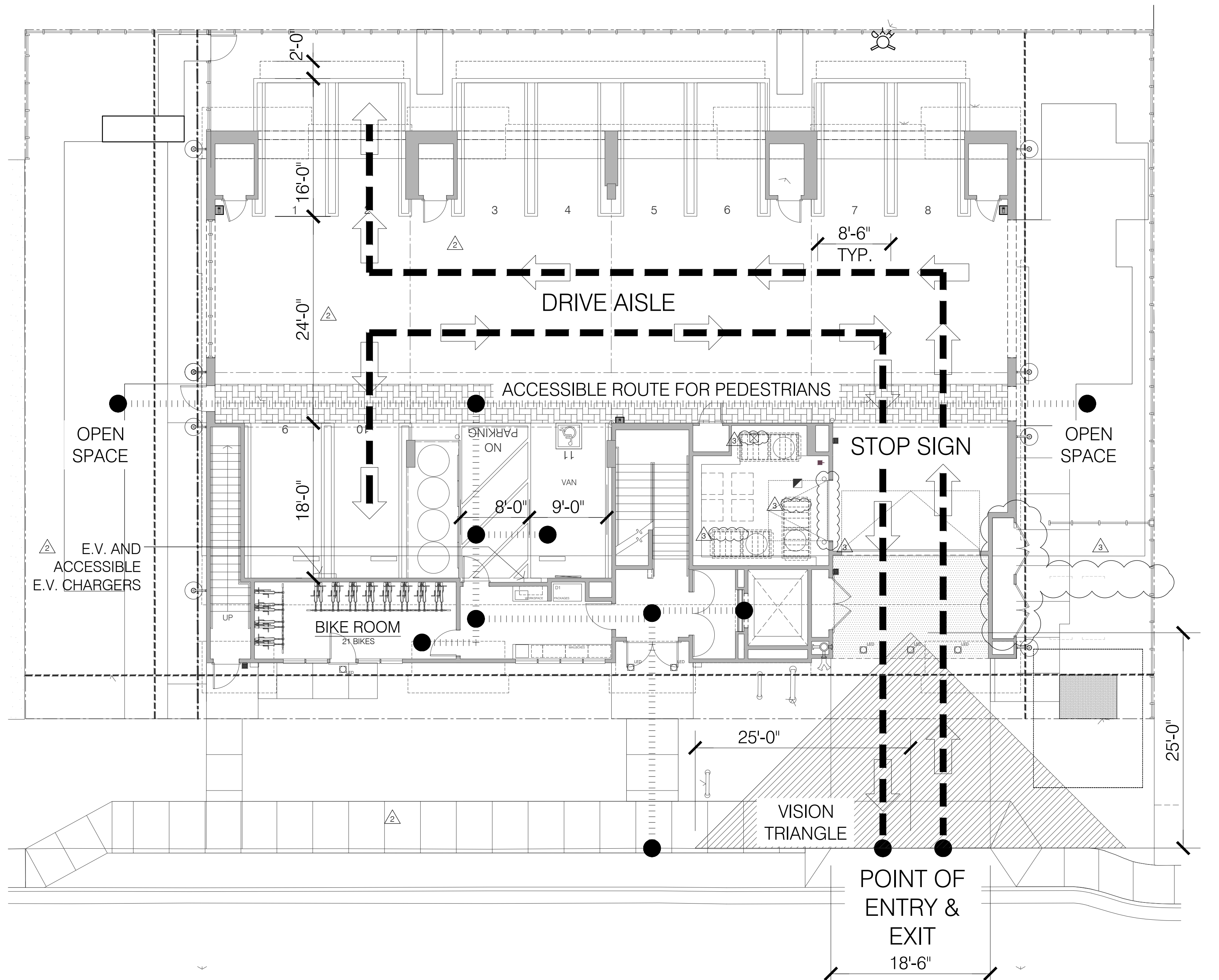
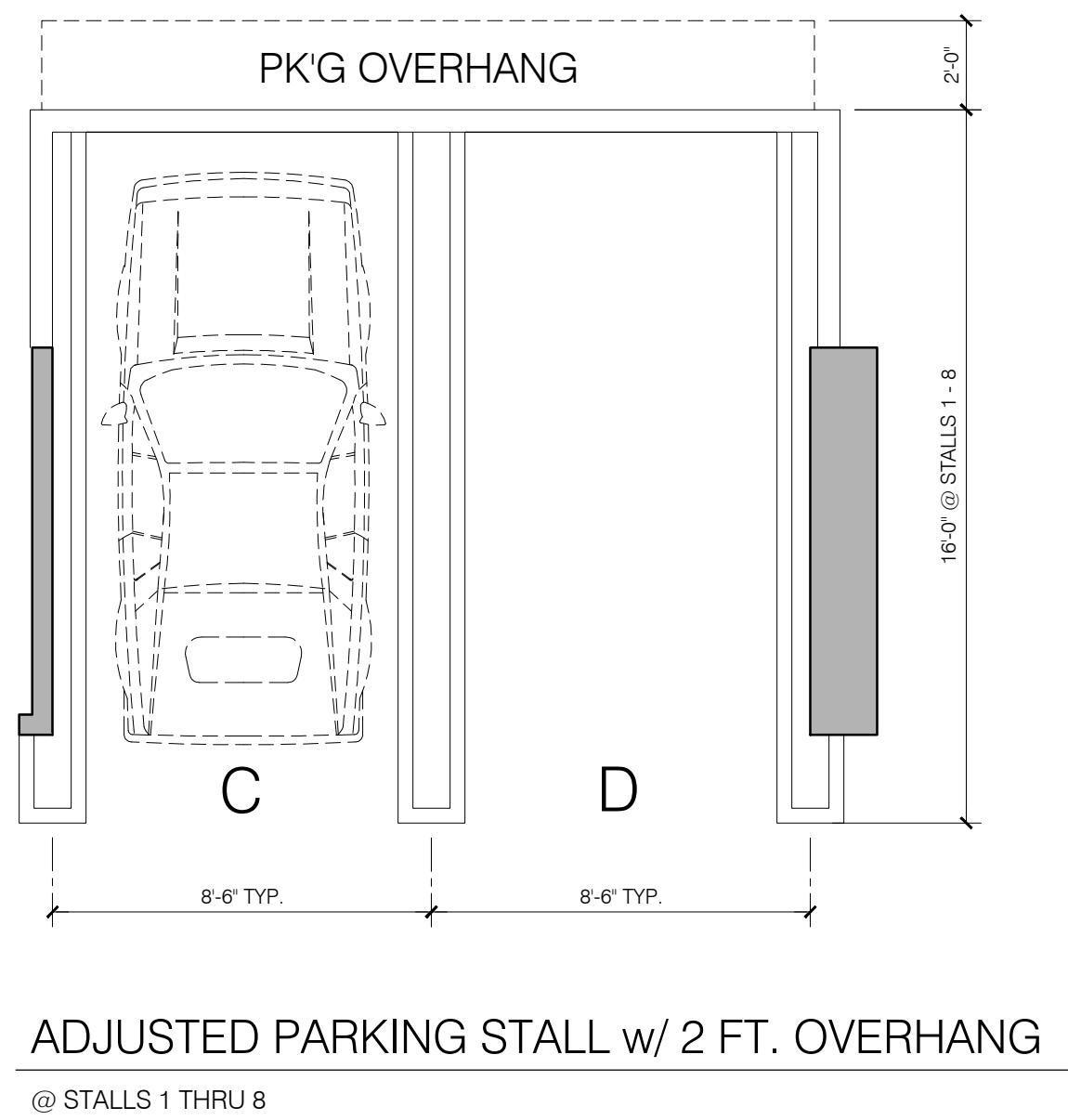
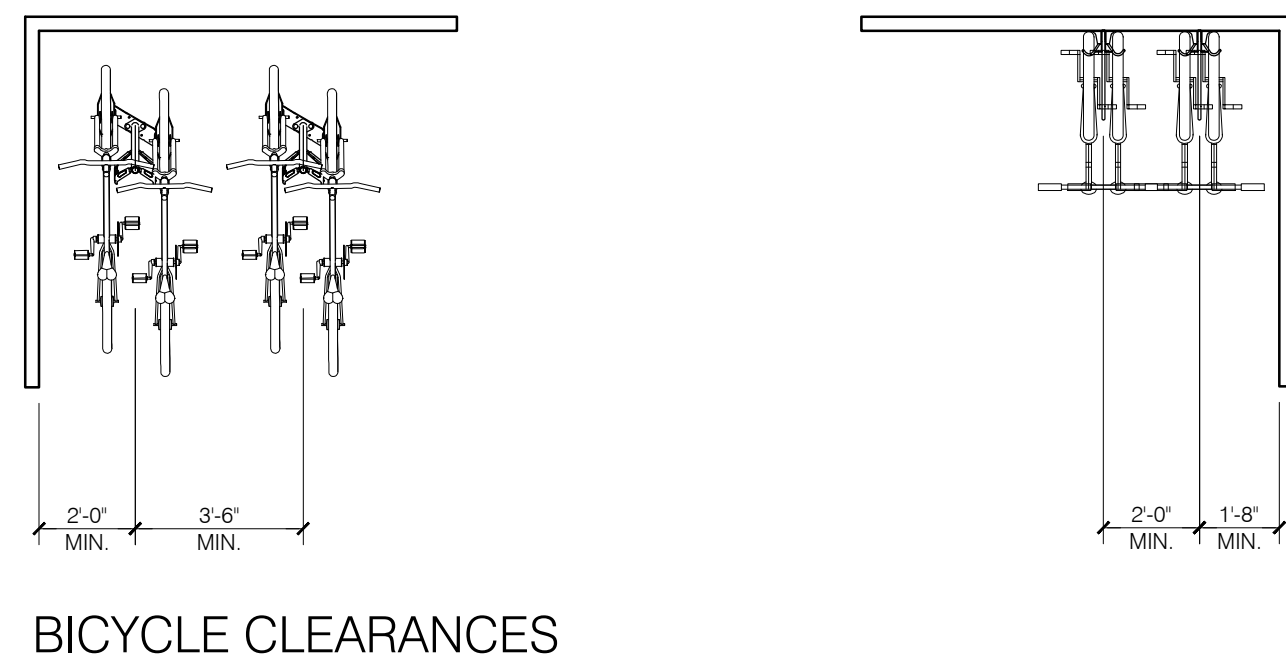
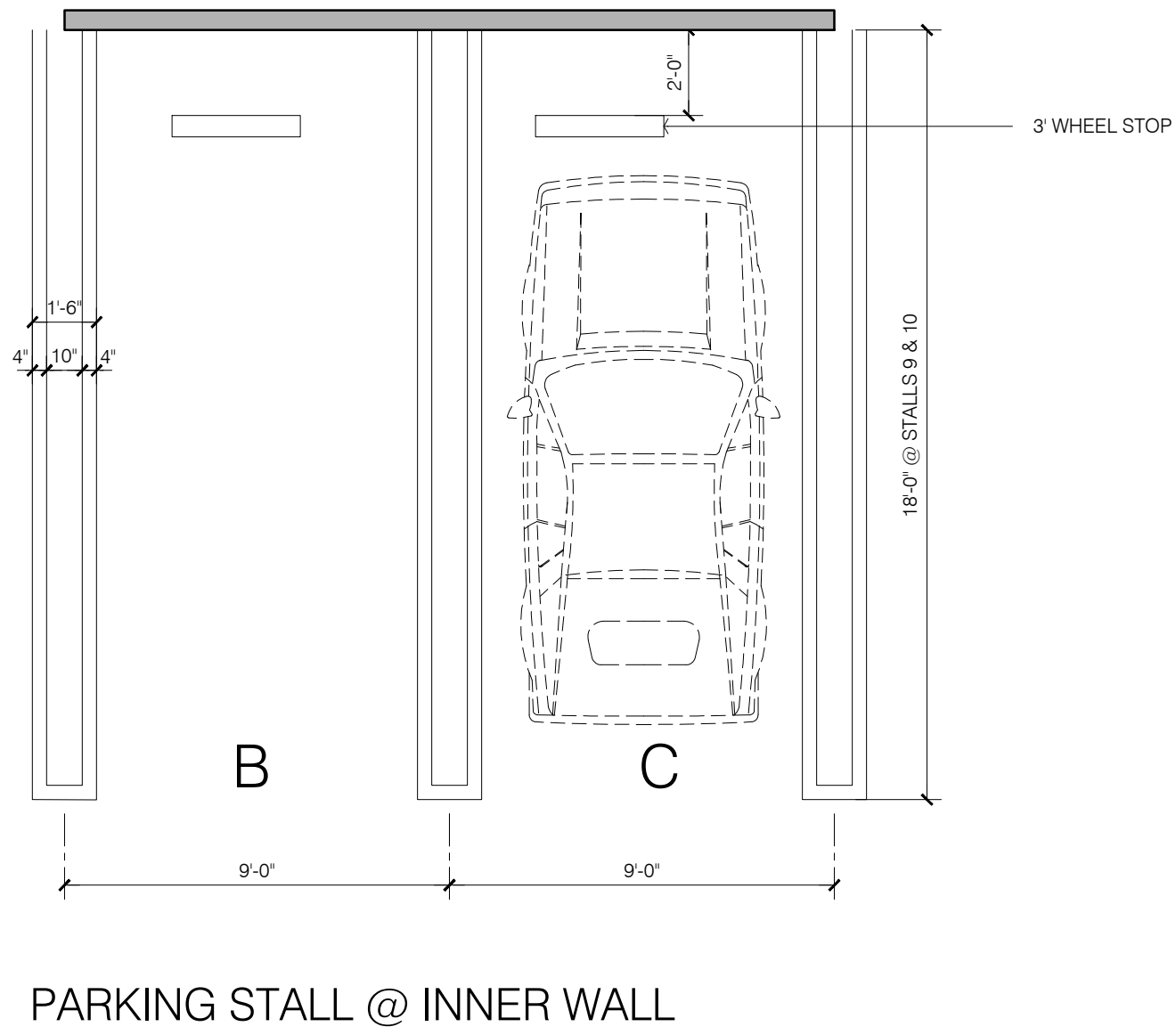
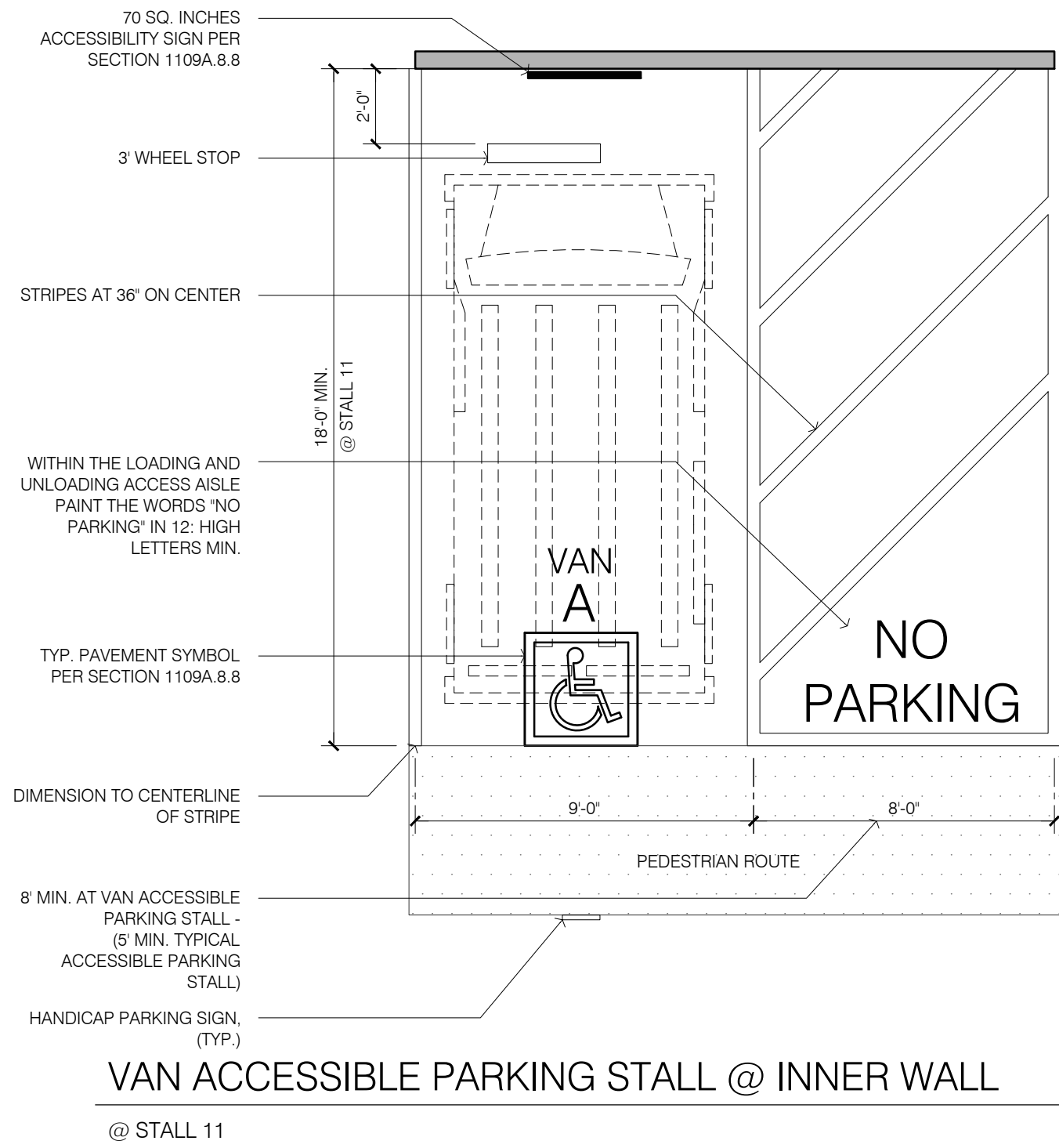
UNIT PLANS

A1.7

SCALE: 1/4" = 1'-0"

DATE: 02.24.2022

PROJECT: 361001



PARKING BREAKDOWN

730 CENTRAL AVENUE
MOUNTAIN VIEW, CA 94043
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**PARKING LAYOUT, CIRCULATION PLAN
& ACCESSIBLE ONSITE ROUTES FOR PEDETRIANS**

A2.4

SCALE: 1/8"
DATE: 02.24.2022
PROJECT: 361001

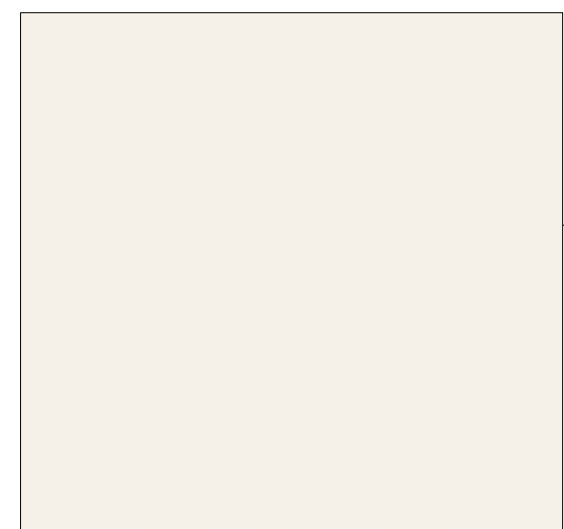
7
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C
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STAMPED CONCRETE
 ITEM / MAT: COLORED/STAMPED CONCRETE
 CO: T.B.D.
 COLOR: T.B.D.



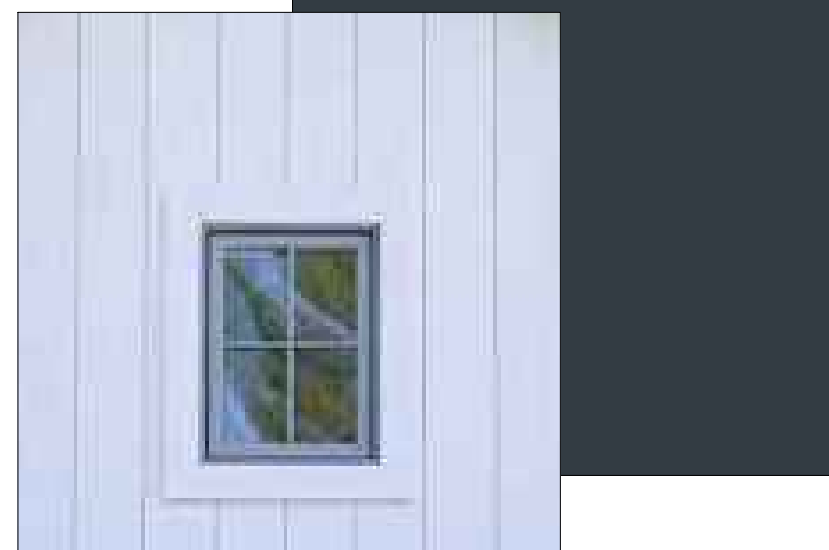
BODY 1
 ITEM / MAT: 3 COAT STUCCO SYSTEM
 MIN. 30/20 SAND FINISH
 CO: SHERWIN WILLIAMS
 COLOR: GARDENIA - AF-10



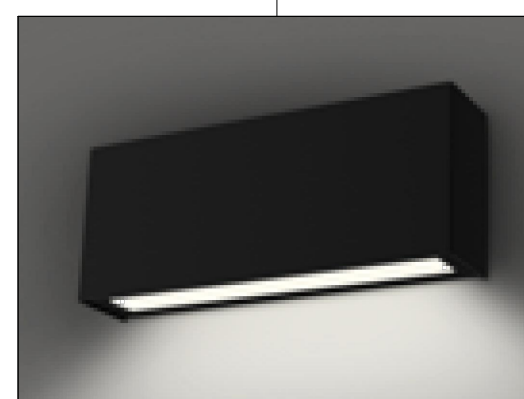
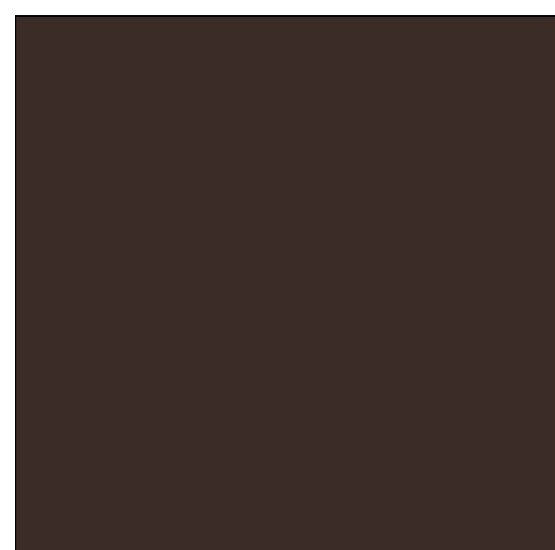
COPING & FASCIA
 ITEM / MAT: 24 GA. STEEL
 CO: PETERSEN ALUMINUM
 COLOR: MANSARD BROWN

RAILING & TRIM
 ITEM / MAT: WOOD (PAINTED)
 CO: SHERWIN WILLIAMS
 COLOR: ROCKWOOD DARK BROWN SW-2808

BODY 2
 ITEM / MAT: 1X6 V-GROOVE VERTICAL SIDING
 CO: BORAL - TRUEXTERIOR OR EQ.
 BENJAMIN MOORE
 COLOR: POLO BLUE - 2062-10

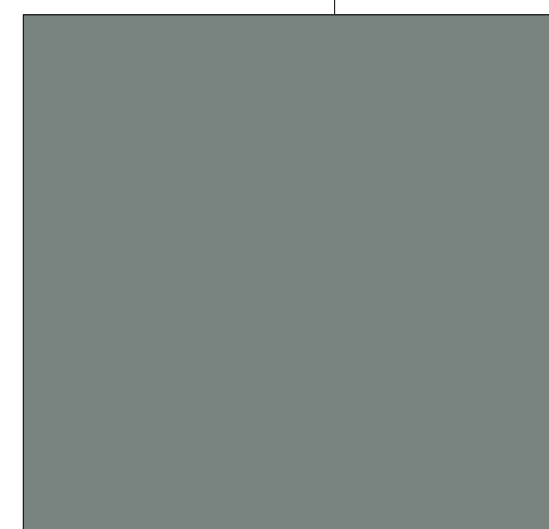


DECK FASCIA AT BASE
 ITEM / MAT: WOOD
 CO: SHERWIN WILLIAMS
 COLOR: BLACK BEAN - SW 6006



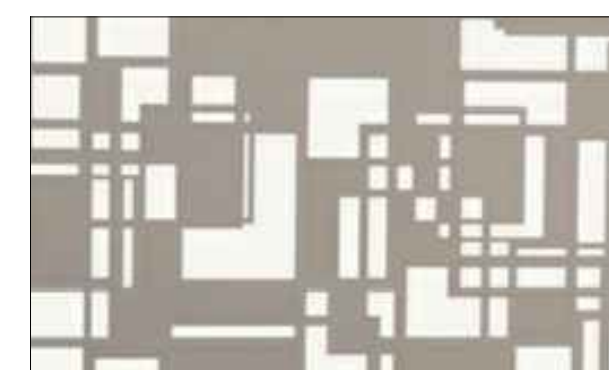
BODY 2
 ITEM / MAT: 3 COAT STUCCO SYSTEM
 MIN. 30/20 SAND FINISH
 CO: BENJAMIN MOORE
 COLOR: NIGHT TRAIN - 1567

EXTERIOR HOUSE LIGHTING
 ITEM: 7075-12-H21-35K
 CO: BROWNLEE
 COLOR: TG - TEXTURED GREY



WINDOWS & DOORS
 ITEM / MAT: VINYL
 CO: MILGARD
 COLOR: CLASSIC BROWN

BODY 3
 ITEM / MAT: 3 COAT STUCCO SYSTEM
 MIN. 30/20 SAND FINISH
 CO: BENJAMIN MOORE
 COLOR: SILVER MARLIN - 213-50



WINDOW BASE / GARAGE SCREEN
 ITEM / MAT: METAL
 CO: PARASOLEIL
 COLOR: BRONZE

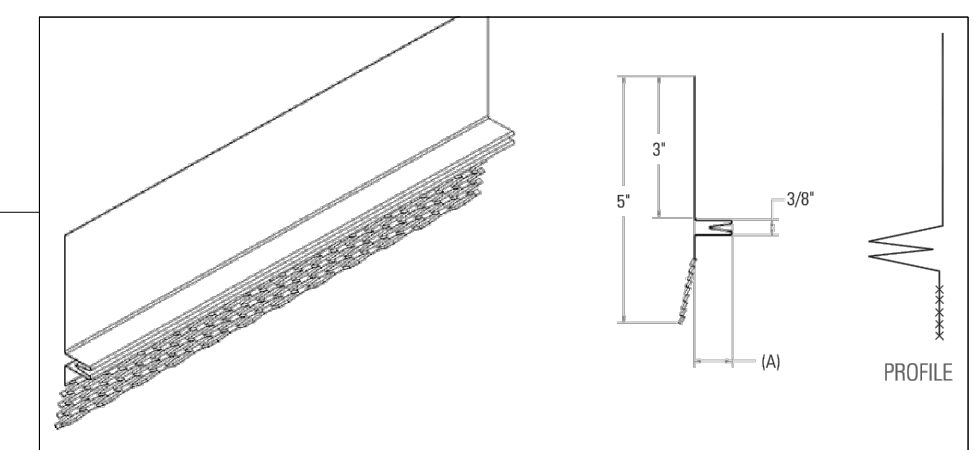


PLATE LINE CONTROL JOINT (SHOWN)
 ITEM: #15 SOLID LEG CONTROL JOINT
 CO: CEMCO
 COLOR: STEEL
HORIZONTAL WINDOW LINE & WINDOW HEATHER
 ITEM: #15 DOUBLE "V" CONTROL JOINT
 CO: CEMCO
 COLOR: PAINT TO MATCH WALL
CONTROL JOINT FOR VERTICAL CONT. WALLS
 ITEM: #XJ-15 DOUBLE J CONTROL JOINT
 CO: CEMCO
 COLOR: PAINT TO MATCH WALL

730 CENTRAL AVENUE
 MOUNTAIN VIEW, CA 94043
 APN# 158-45-001



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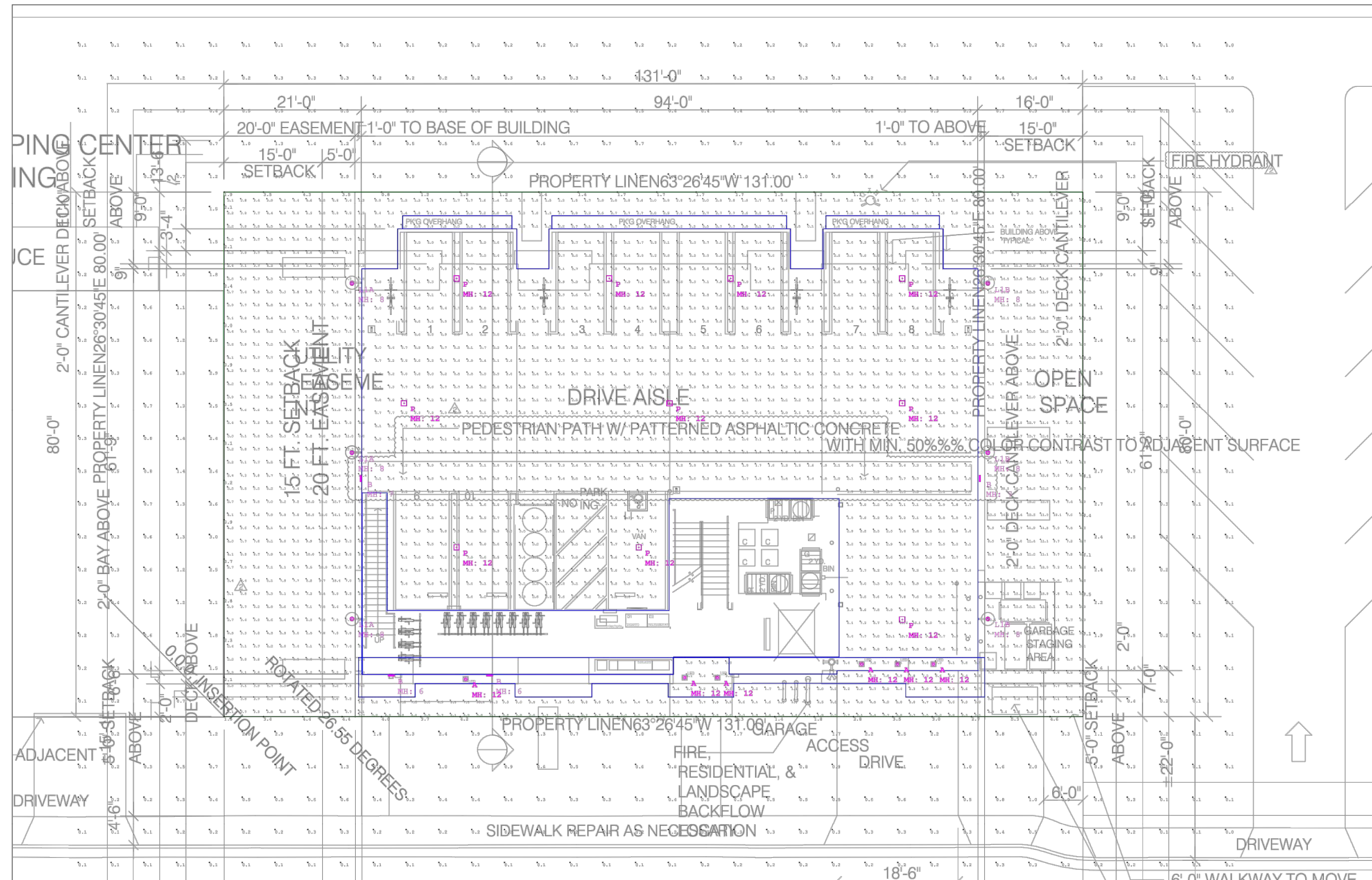
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MATERIAL BOARD

A2.6

SCALE: N.T.S.
 DATE: 02.24.2022
 PROJECT: 361001



Plan View
Scale: 1 inch= 8 Ft.

Luminaire Schedule						
Symbol	Qty	Fixture Type	Manufacturer and Part Number	LLF	Lumens	Watts
⊙	6	A	LITON LCMPD5RW-T30	0.903	885	11.3
⊙	3	L1A	AAL UCM2-ANG-36L-420-3K7-4W-CL	0.903	5295	49.82
⊙	3	L1B	AAL UCM2-ANG-36L-420-3K7-3-CL	0.903	5237	49.82
⊙	10	P	HUBBELL OUTDOOR LSQ1-25-3K7-UNV-X	0.903	3055	24.3
⊙	4	B	BROWNLEE 7075-12-H21-35K	0.903	1696	20.83

- NOTES:
- The luminaire fixture types and part numbers included on the schedule above are for photometric purposes only and may need to be revised for real world conditions. Please refer to the manufacturer specification sheets and make sure to confirm voltages, finishes, mounting options, dimming and control options, accessories, etc. before specifying and/or ordering the fixtures.
 - LLF = Light Loss Factor = Lamp Lumen Depreciation (LLD) x Lamp Dirt Depreciation (LDD) = 0.95 x 0.95 = 0.90
 - The "MH" tag beneath the fixture type designations shown in plan view indicates fixture mounting height AFF (above finished floor).

Illuminance Calculation Summary							
Calculation Grid Description	Grid Location	Units	Avg	Max	Min	Avg/Min	Max/Min
25FT BETOND PROPERTY LINE		Fc	0.64	4.0	0.0	N.A.	N.A.
COMMON USE AREA		Fc	6.47	19.7	1.3	4.98	15.15
FRONT		Fc	4.02	11.3	0.7	5.74	16.14
OPEN SPACE		Fc	8.98	22.0	2.3	3.90	9.57
PARKING GARAGE		Fc	4.50	10.7	1.4	3.21	7.64
PROPERTY LINE		Fc	2.77	5.3	0.7	3.96	7.57
REAR		Fc	2.07	3.7	0.1	20.70	37.00
DRIVE AISLE		Fc	4.12	10.7	1.4	2.94	7.64
GARBAGE STAGING AREA		Fc	9.90	15.4	6.0	1.65	2.57

- NOTES:
- The calculation grid height is at 0'-0" AFG unless otherwise noted.



www.ltgsys.com

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2322 6th Street
Berkeley, CA 94710

916-772-5800
1310 Blue Oaks Blvd
Suite 400
Roseville, CA, 95678

730 CENTRAL AVE

Filename: 730 Central Mountain View_Site_HOUSE_011822_REV01.AGI

DISCLAIMER:
This lighting calculation report attempts to approximate the maintained light levels and is based on the information provided to Lighting Systems. Please verify the information provided (space dimensions, fixture mounting heights, surface reflectances, etc.) to ensure the accuracy of the report. Many factors that can affect field-measured lighting levels cannot be anticipated when using the calculation software and as such Lighting Systems cannot guarantee lighting levels.

Date: 1/18/2022

Calcs by: Alessia Pope
Phone: (510)-982-3936
alessiap@ltgsys.com

Page 1 of 1

730 CENTRAL AVENUE
MOUNTAIN VIEW, CA 94043
APN# 158-45-001



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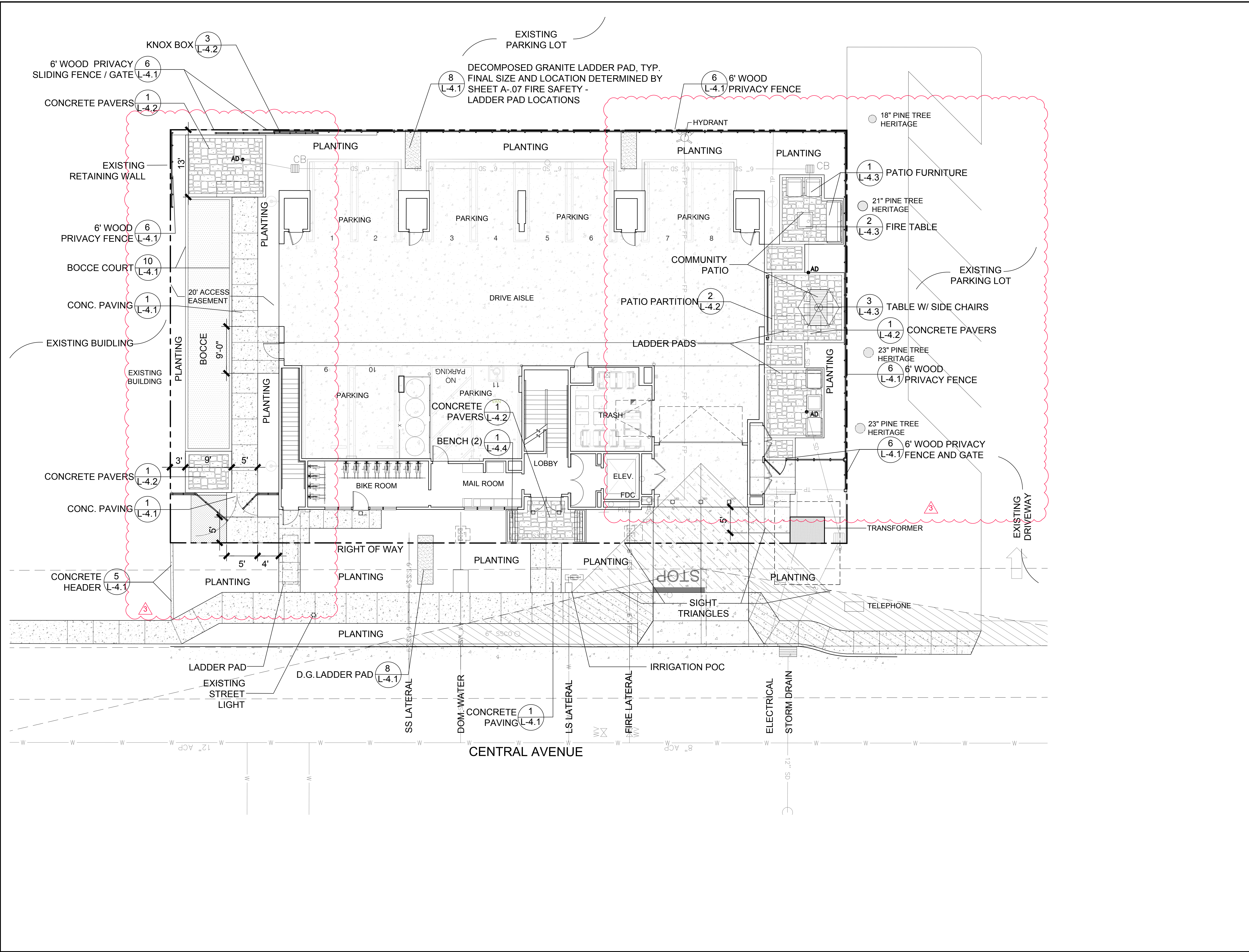
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PHOTOMETRICS SITE PLAN

2 A2.8A

SCALE: NTS
DATE: 02.24.2022
PROJECT: 361001

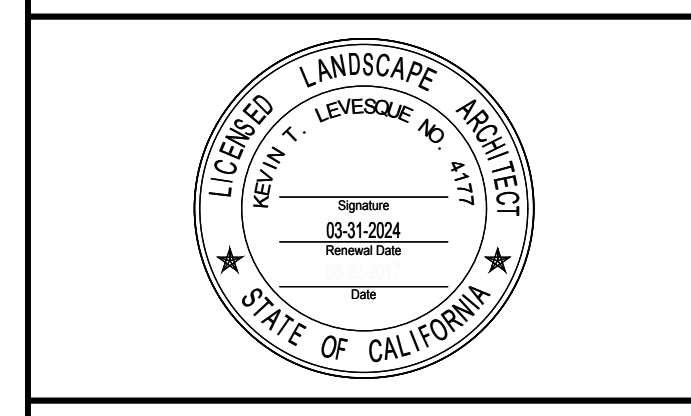
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2	City Comments	KTL	2.24.2022
3	City Comments	KTL	5.22.2022

Prepared By:
LEVESQUE DESIGN
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(510) 521 6700

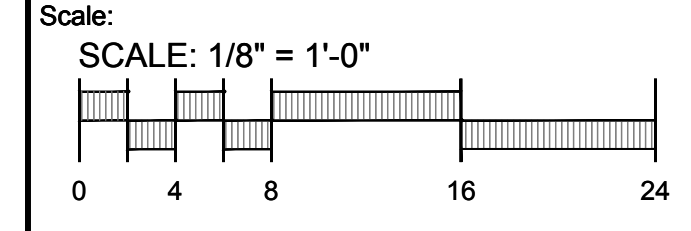
Prepared For:



730 CENTRAL AVENUE
MOUNTAIN VIEW, CA 94043

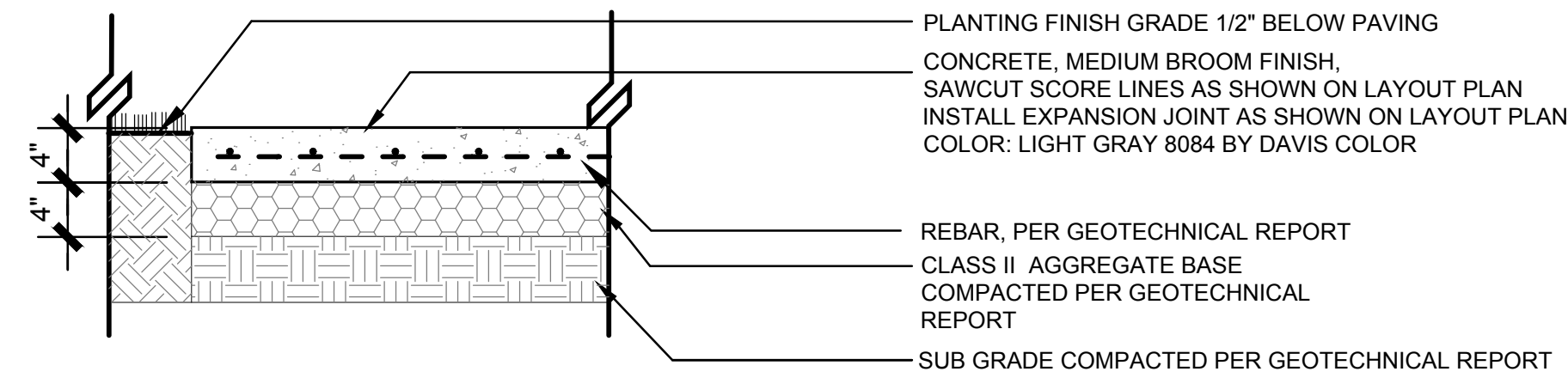
LANDSCAPE PLANS

LANDSCAPE PLAN

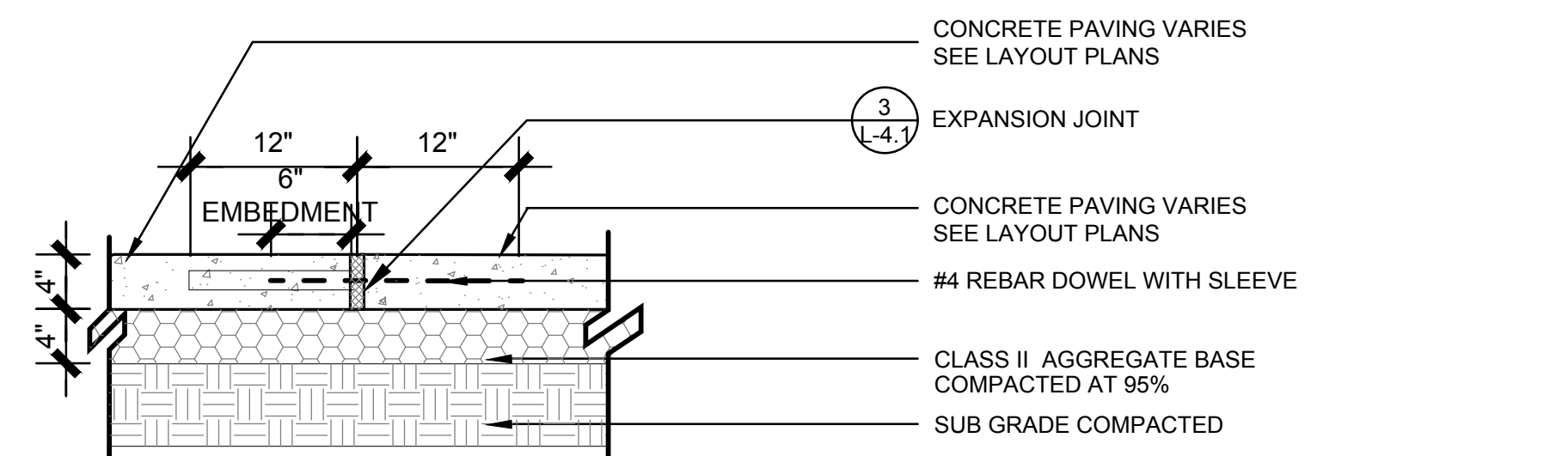


Date:	May 12, 2022	Scale:	
Job:	20-218	Design:	KTL
Drawn:	KTL	Checked:	KTL
North:		Sheet:	

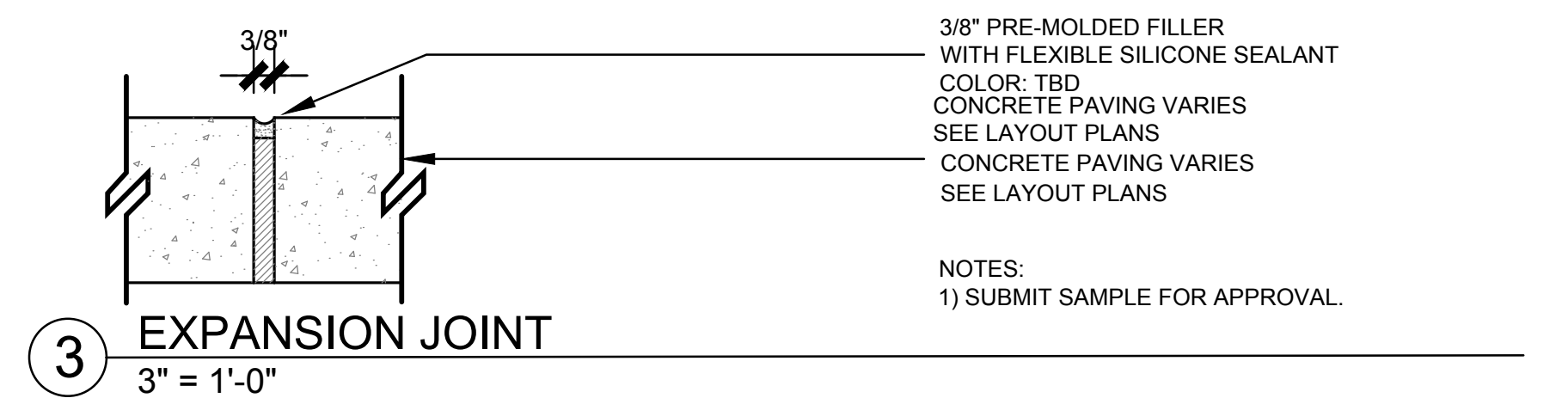
L-3.1
of 18 Sheets



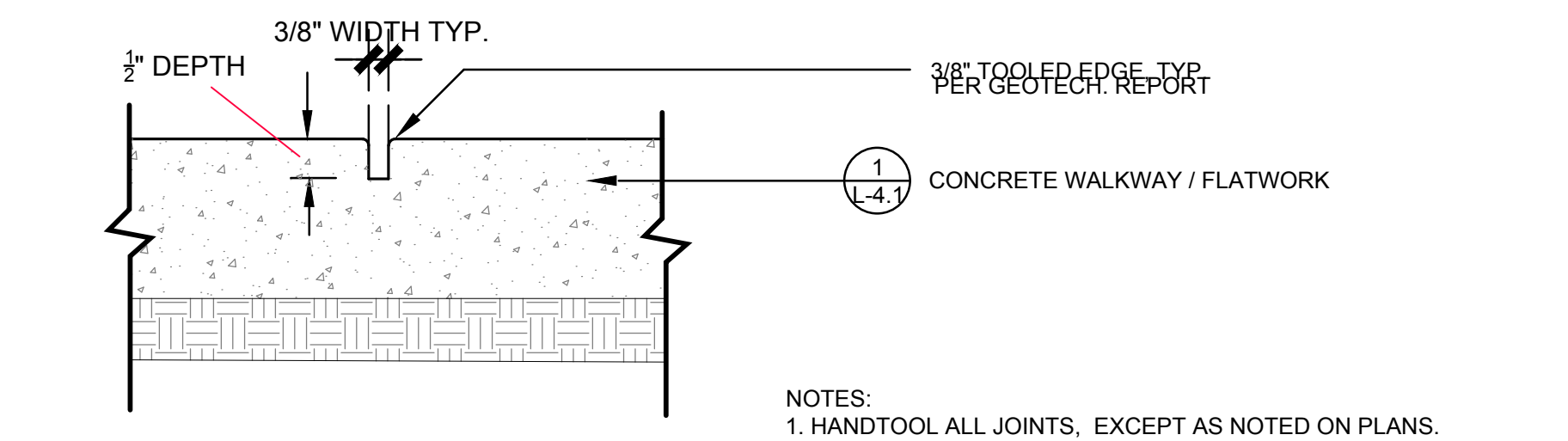
1 PEDESTRIAN CONCRETE PAVING
SCALE: 1"=1'-0"



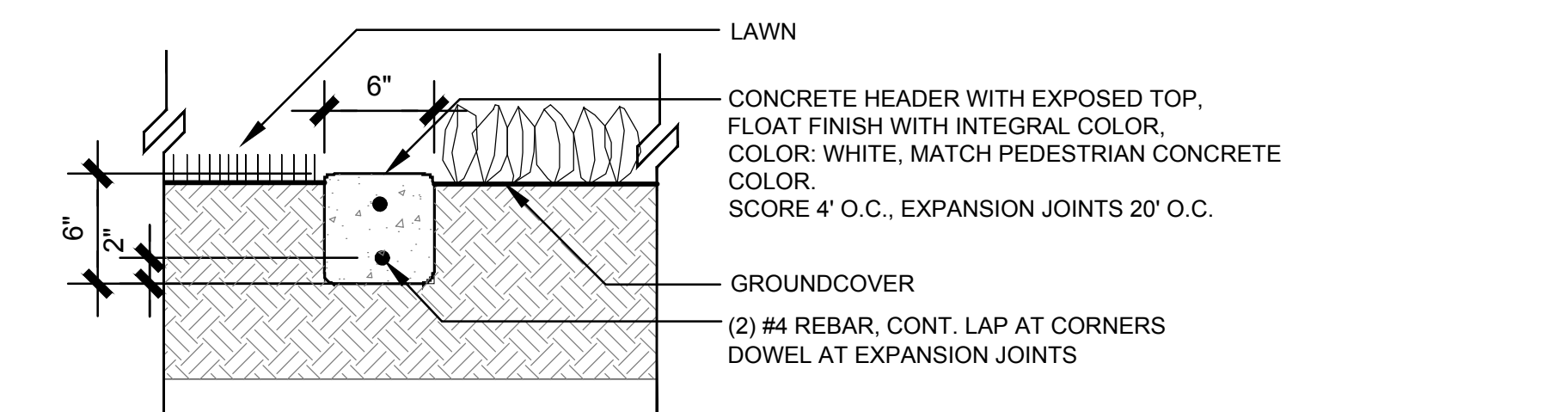
2 DOWEL DETAIL
SCALE: 1"=1'-0"



3 EXPANSION JOINT
3" = 1'-0"



4 CONTROL JOINT
SCALE: 3"=1'-0"



5 CONCRETE HEADER
SCALE: 1"=1'-0"

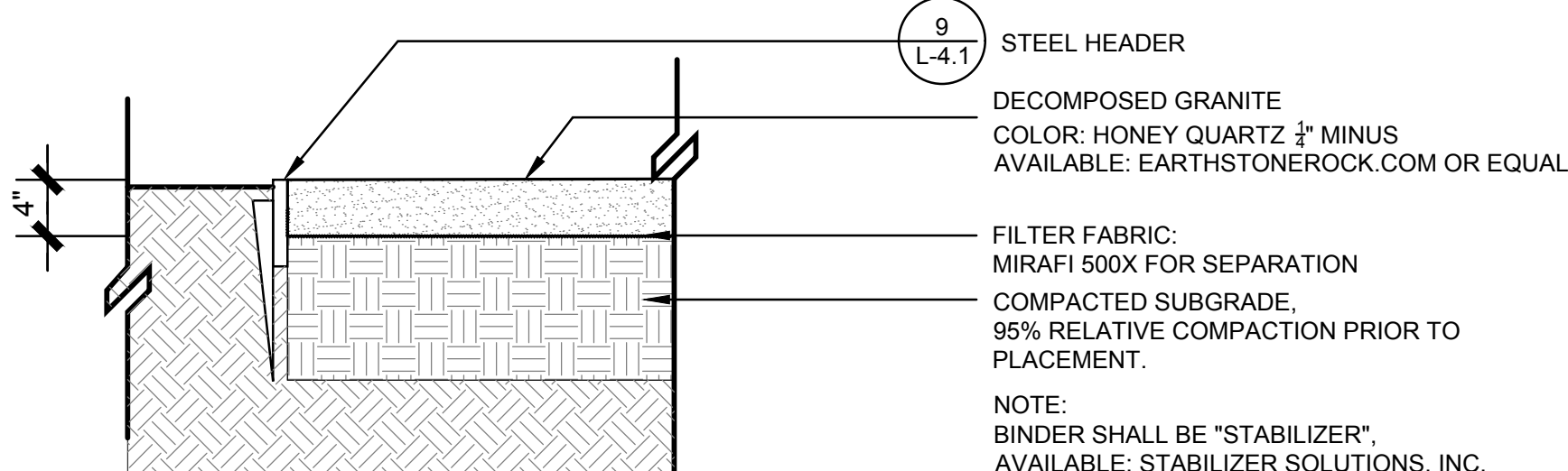
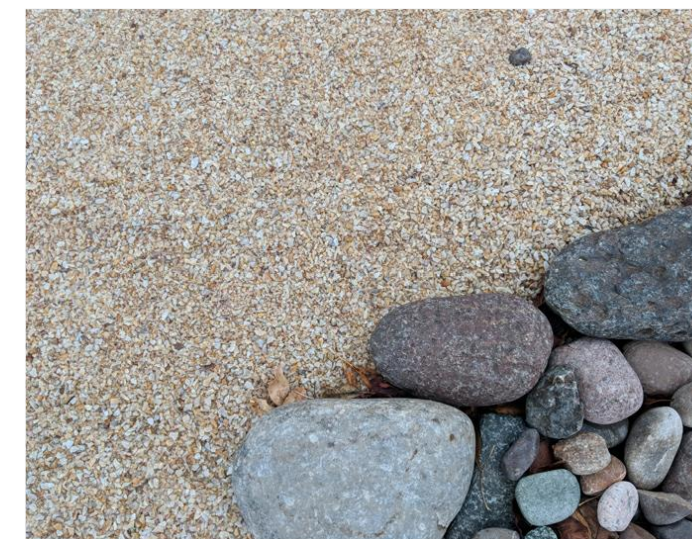
NOTES: FINISH ELEVATION OF HEADER SHALL NOT EXCEED FINISH ELEVATION OF ADJACENT PAVING OR SIDEWALK. HEADER SHALL BE DOWELED INTO WALK @ CONTACT POINTS.



6 PRIVACY FENCE
SCALE: NA



7 SYNTHETIC TURF (MULTI-USE COMMUNITY SPACE)
SCALE: NA



8 DECOMPOSED GRANITE
SCALE: 1"=1'-0"

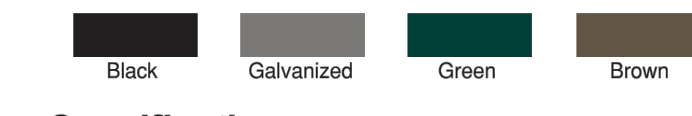


SPECIFICATIONS

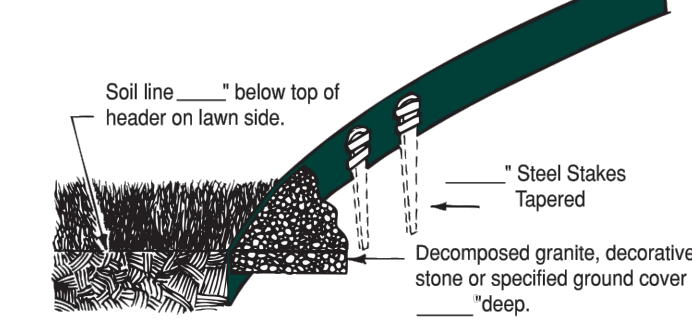
PAINTED STEEL OR GALVANIZED STEEL

3/16"
General purpose commercial edging, most commonly used in walkways, driveways and perimeter strips providing strength and continuity to all landscape designs.

1/4"
Heavy duty edging for use where straight lines are essential. Ideal for rock and gravel retention on pathways and where erosion control of blacktop driveways and parking lots is required.



Specification Insert



STEEL HEADER DETAIL

All steel curbing shall be ___" thick x ___" deep with ___ stakes per section, painted ___ at the factory as manufactured by The J D Russell Company and under its trademark, **DURAEDGE**.

SIZE	3/16"	1/4"
DEPTH	4"	5"
LENGTH	16'	16'
ACTUAL COVERAGE	15' - 4"	15' - 4"
NUMBER OF STAKES (per section)	6	7
STAKE DEPTH	16"	16"
APPROX WEIGHT (lbs., including stakes)	3.0/ft.	4.7/ft.

WARRANTY: We warrant our materials to be of good quality and will replace materials found defective, providing however, that the buyer shall examine the materials when received and promptly notify us of any defect before the materials are used or incorporated into a structure for which they are intended. Unless otherwise agreed to in writing, this warranty shall extend only to comply with specifications of materials manufactured by and published by The J D Russell Company and made available to the buyer at request. We cannot warrant nor in any way guarantee particular methods, use or applications and performance, nor can we warrant that the materials will be suitable for any intended use. This warranty is in lieu of all others expressed or implied and may not be extended by representatives, written sales information or drawings, nor do our distributors or salespersons or any representative of distributors or of this company have any authority to extend any guarantee beyond that outlined above or to waive the limitations of the seller's liability.



THE J D RUSSELL COMPANY

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FAX (586) 296-2757

SOUTHERN REGION
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(270) 826-7008
FAX (270) 826-7018

WESTERN REGION
(800) 888-7425
(520) 742-6194
FAX (520) 293-2202

Visit our website at <http://www.jdrussellco.com> or E-mail us at jdr4@mindspring.com

Rev 3/03

9 STEEL HEADER
SCALE: NA

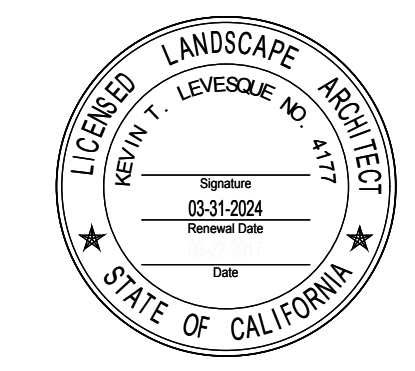


10 BOCCE COURT
SCALE: NTS

2	City Comments	KTL	2.24.2022
3	City Comments	KTL	5.22.2022

Prepared By:
LEVESQUE DESIGN
1414 BAY STREET, SUITE 100
ALAMEDA, CALIFORNIA 94501
(510) 521 6700

Prepared For:



730 CENTRAL AVENUE
MOUNTAIN VIEW, CA 94043

LANDSCAPE PLANS

DETAILS

Scale:

Date:	May 12, 2022	Scale:	
Job:	20-218	Design:	KTL
Drawn:	KTL	Checked:	KTL
North:		Sheet:	

L-4.1

of 18 Sheets

CATALINA GRANA[®]

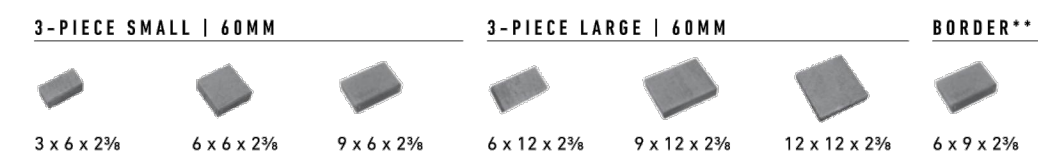
Stockton Colors:*



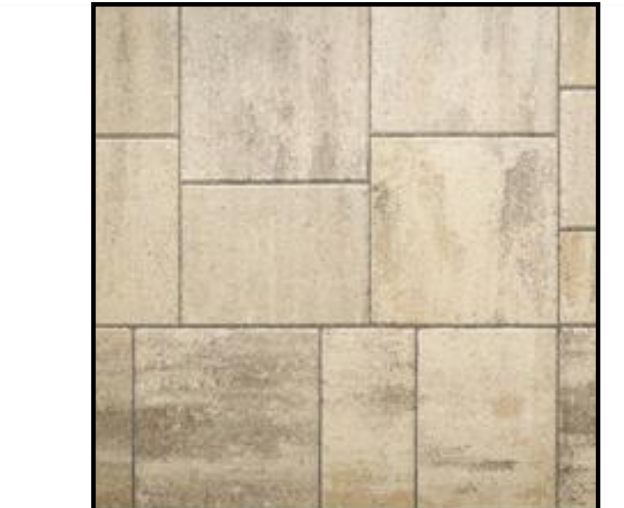
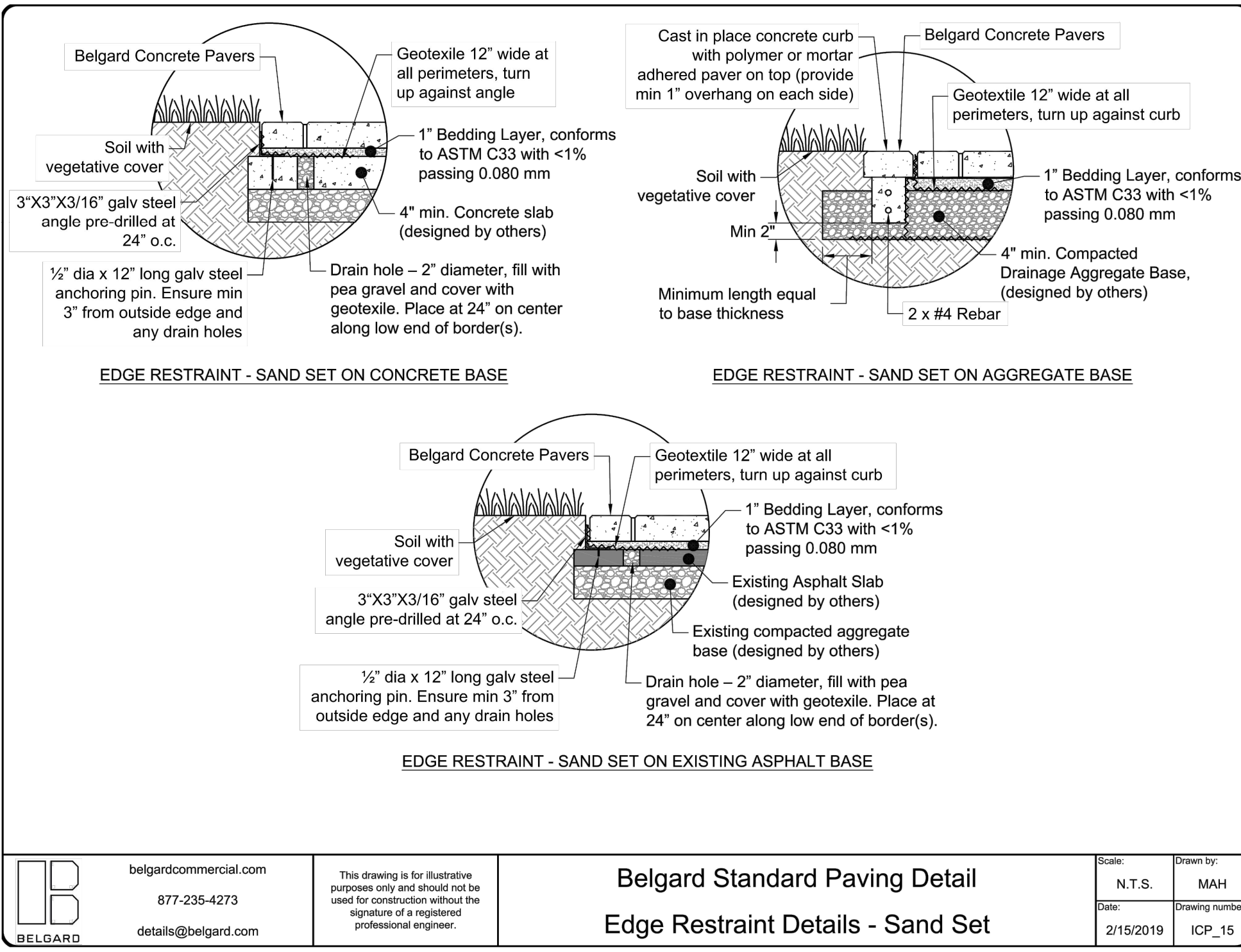
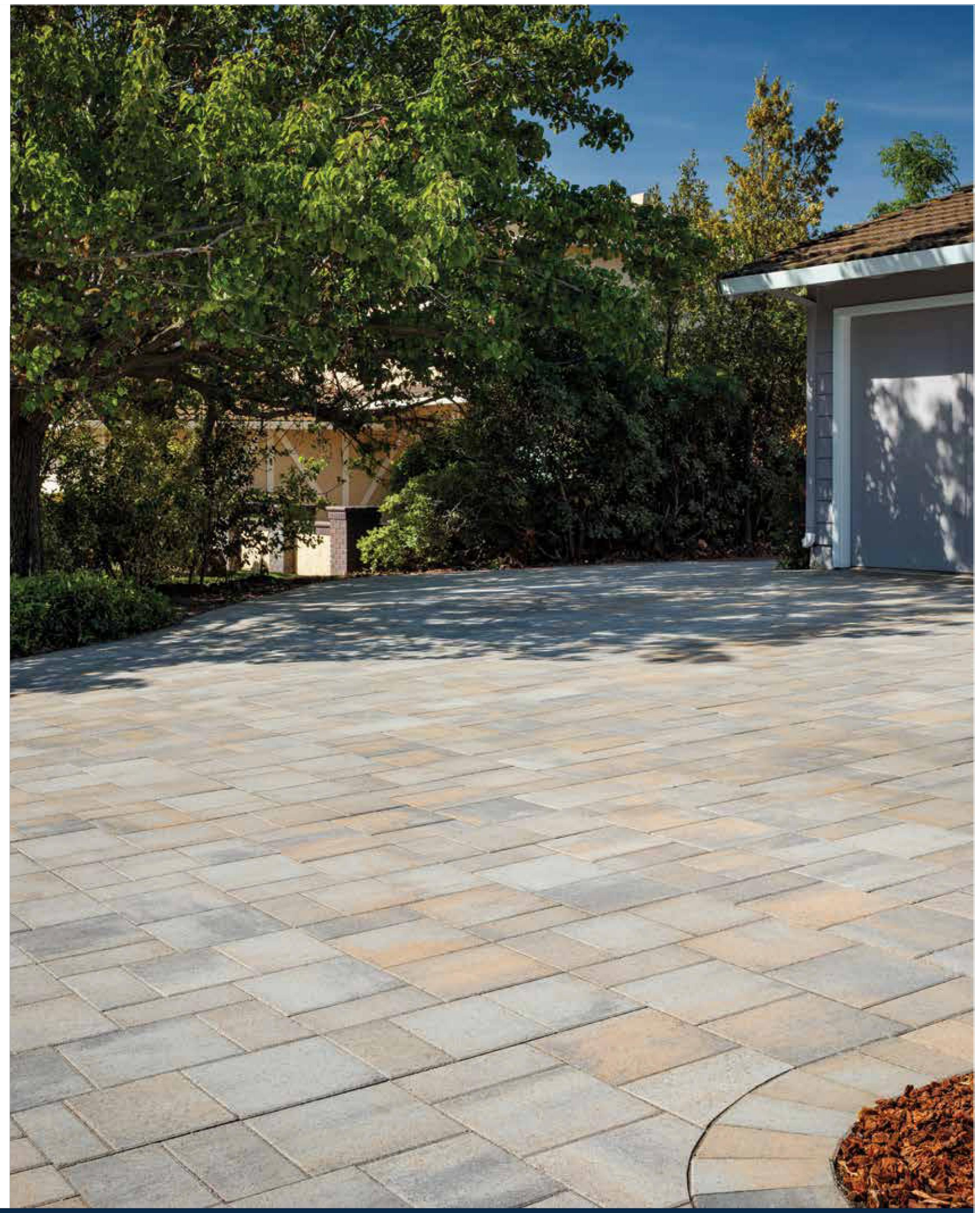
Fontana Colors:



NEW



Right: Victorian
*3-piece small only available in Bella, Toscana & Victorian
**Border stone also available in Graphite with in Stockton & Fontana. As well as Truffle & Foundry in Fontana.
PLEASE SEE PAGE 16A REGARDING CALIFORNIA'S PROPOSITION 65



COLOR: ASPEN

PATTERN B

belgardcommercial.com
877-235-4273
details@belgard.com

This drawing is for illustrative purposes only and should not be used for construction without the signature of a registered professional engineer.

Belgard Standard Paving Detail
Edge Restraint Details - Sand Set

Scale:	N.T.S.	Drawn by:	MAH
Date:	2/15/2019	Drawing number:	ICP_15

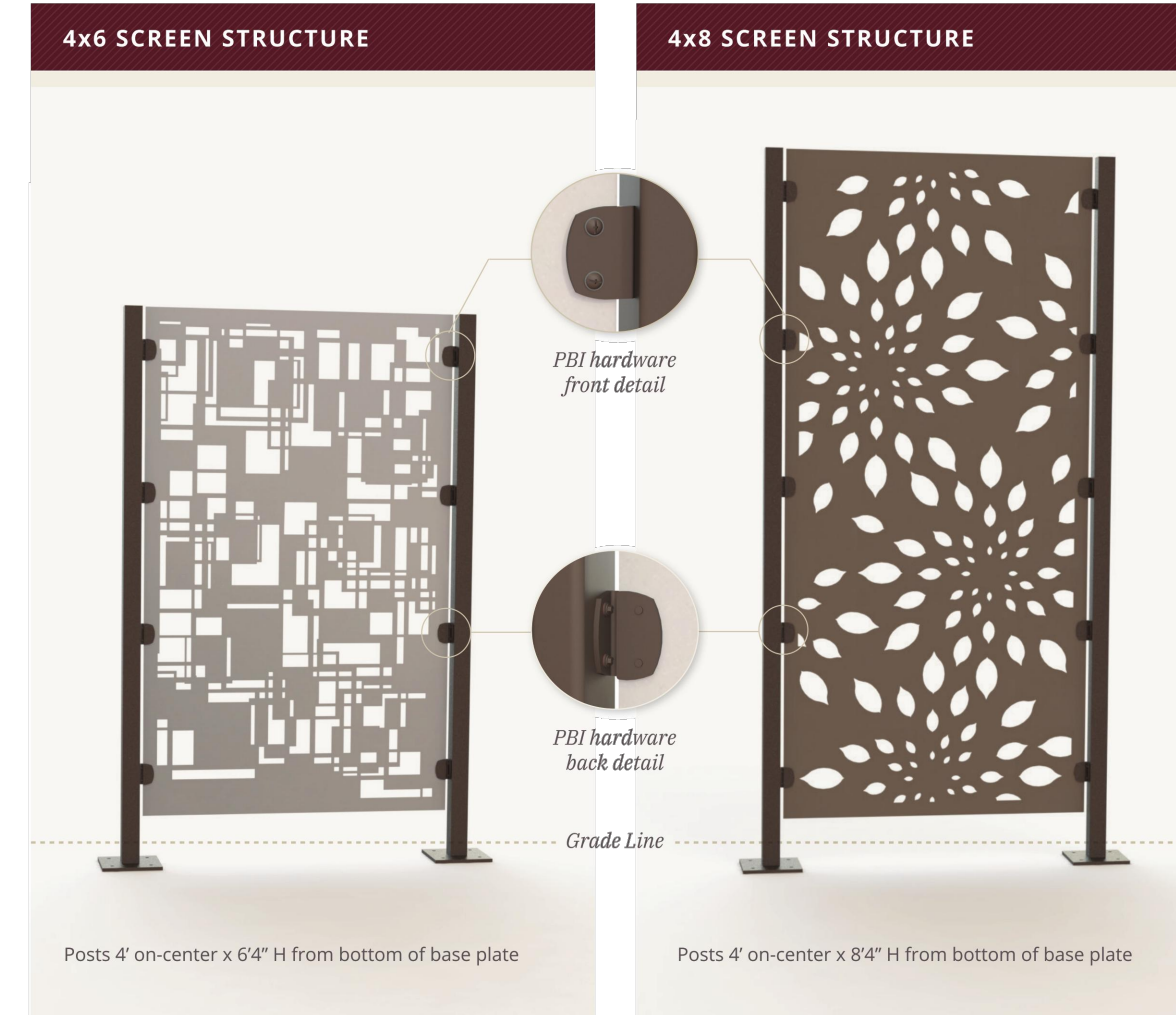
1 CONCRETE PAVERS

SCALE: N/A

The Lunar Series™

Screen Specifications

The Lunar Series offers the screen structures in a modular format with two different heights for aesthetic choice and the span needed for your design.



Note: Base plates are below grade. Multiple panel layouts can share posts.

- NOTE:
- FINAL PATTERN TO BE DETERMINED
 - COLOR: BRONZE

2 PATIO PARTITIONS (BETWEEN GARAGE AND PATIO)

SCALE: N/A

Model 3261 - KnoxBox 3200, Surface Mount, Hinged Door, Black



Commercial KnoxBoxes

KnoxBox[®] 3200

Standard Capacity Model: 3261

MSRP: \$660

Price: \$429

- Color**
 - Aluminum
 - Black
 - Dark Bronze
- Mount Type**
 - Recessed Mount
 - Surface Mount
- Tamper Switch Type**
 - None
 - Fire Alarm / Panel
 - Security Alarm

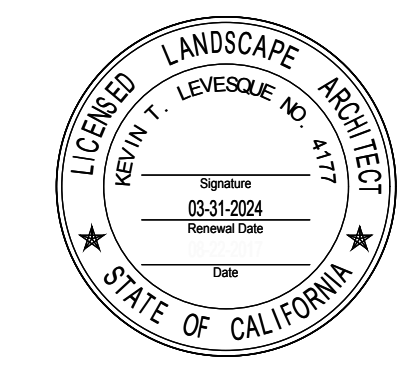
3 KNOX BOX

SCALE: N/A

2	City Comments	KTL	2.24.2022
3	City Comments	KTL	5.22.2022

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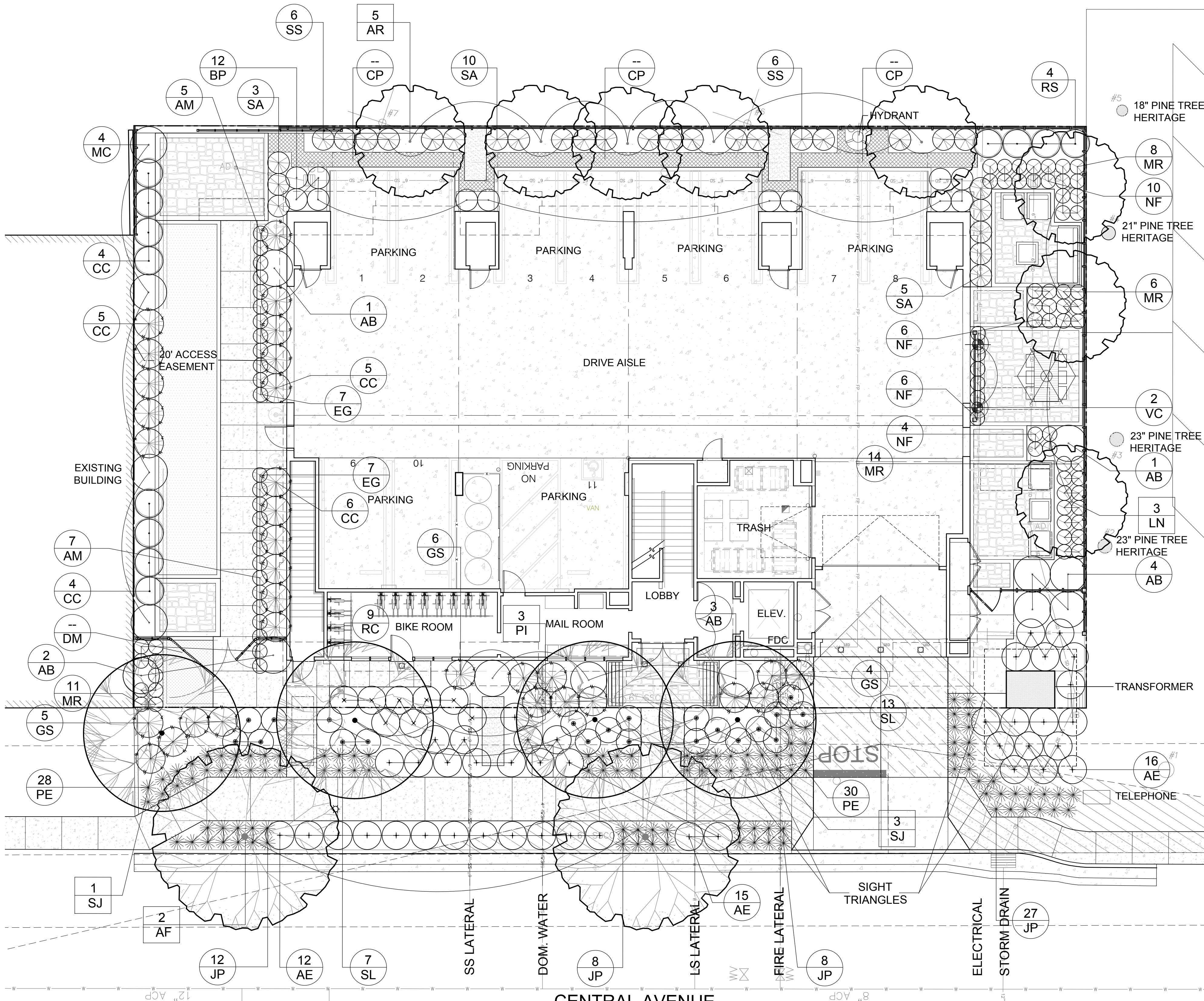
730 CENTRAL AVENUE
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LANDSCAPE PLANS

DETAILS

Date:	May 12, 2022	Scale:	
Job:	20-218	Design:	KTL
Drawn:	KTL	Checked:	KTL
North:		Sheet:	

L-4.2
of 18 Sheets



STREET TREE NOTE:

1. STAKE TREE LOCATIONS IN ADVANCE OF PLANTING, FOR APPROVAL BY CITY REPRESENTATIVE. ALL TREES SHALL BE PLANTED 5' (HORIZONTALLY) MINIMUM FROM ALL UNDERGROUND UTILITIES, 10' (HORIZONTALLY) FROM SANITARY SEWER LINES, DTL. 5, SHT. L-6.2
2. ALL STREET TREES AND ANY OTHER TREES LOCATED WITHIN THE SIGHT TRIANGLES SHALL BE LIMBED UP TO 6' MINIMUM.

QTY	SYM	SIZE	WUCOLS	BOTANIC NAME	COMMON NAME	NOTES
Trees:						
2	AF	24" box	Mod	Acer x freemanii 'Autumn Blaze'	Autumn Blaze® Maple	Street Tree
5	AR	24" box	Low	Acer rubrum 'Armstrong'	Columnar Red Maple	Rear Screen Tree
3	LN	24" box	Low	Laurus 'Saratoga'	Saratoga Sweet Bay	
4	SJ	24" box	Low	Styphnolobium japonicum 'Regent'	Regent Japanese Pagoda Tree	
14	Total					
Shrubs:						
11	AB	5 gal.	Low	Arctostaphylos b. 'Louis Edmunds'	Manzanita 'Louis Edmunds'	CA Native
43	AE	1 gal.	Low	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	CA Native
12	AM	1 gal.	Low	Achillea 'Moonshine'	Yellow Yarrow	CA Native
12	BP	5 gal.	Low	Berberis pinnata 'Ken Hartman'	California Barbary	CA Native
24	CC	5 gal.	Mod	Carpenteria californica 'Elizabeth'	Bush Anemone	CA Native
14	EG	1 gal.	Low	Erigeron glaucus x 'Wayne Roderick'	Wayne Roderick Daisy	CA Native
15	GS	5 ga	Low	Galvezia speciosa	Island Snapdragon	CA Native
39	MR	1 gal.	Low	Mahonia repens	Creeping Mahonia	CA Native
4	MC	15 gal.	Mod	Myrica californica	Pacific Wax Myrtle	CA Native
26	NF	1 gal.	Low	Nepeta 'Six Hills Giant'	Six Hills Giant Catmint	
9	RC	5 gal.	Low	Rhamnus californica 'Ed Holm'	Dwarf Coffeeberry	CA Native
4	RS	5 gal.	Low	Ribes sang. v. sang. 'King Edward VII'	Red Flowering Currant	CA Native
18	SA	5 gal.	Low	Symphoricarpos a. var. laev. 'Bartlett'	Springs' Snowberry	CA Native
20	SL	5 gal.	Low	Salvia leucophylla 'Point Sal'	Point Sal Purple Sage	CA Native
12	SS	1 gal.	Low	Salvia spathacea 'Powderline Pink'	Hummingbird Sage	CA Native
Grasses:						
55	JP	5 gal.	Low	Juncus patens 'Elk Blue'	California Gray Rush	CA Native 2' o.c.
58	PE	1 gal.	Low	Pennisetum 'Eaton Canyon'	Dwarf Red Fountain Grass	2' o.c.
Vines:						
2	VC	5 gal.	Low	Vitis californica 'Roger's Red'	Roger's California Wild Grape	CA Native
Groundcovers:						
	DM	4" pots	Low	Dymondia margaretae	Silver Carpet	12" o.c.
	CP	1 gal	Low	Carex globosa	Globe Sedge.	CA Native 18" o.c.

2	City Comments	KTL	2.24.2022
3	City Comments	KTL	5.22.2022

Prepared By:
LEVESQUE DESIGN
1414 BAY STREET, SUITE 100
ALAMEDA, CALIFORNIA 94501
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Prepared For:

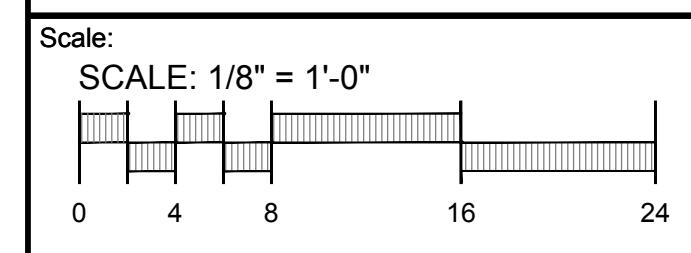


730 CENTRAL AVENUE

MOUNTAIN VIEW, CA 94043

LANDSCAPE PLANS

PLANTING PLAN



Date:	May 12, 2022	Scale:	
Job:	20-218	Design:	KTL
Drawn:	KTL	Checked:	KTL
North:		Sheet:	

