

# CAPITAL IMPROVEMENTS for IRVINE COMPANY

1344 TERRA BELLA AVE, MOUNTAIN VIEW, CA 94043

299 BASSETT ST., SUITE 250  
SAN JOSE, CA 95110  
T: 408.283.0100



PROJECT ADDRESS

1344 TERRA BELLA AVENUE  
MOUNTAIN VIEW, CA 94043

CAPITAL IMPROVEMENTS for



PRELIMINARY (NOT FOR CONSTRUCTION)     PRICING PLANS (NOT FOR CONSTRUCTION)     HEALTH DEPARTMENT     PLANNING DEPARTMENT (NOT FOR CONSTRUCTION)     BUILDING DEPARTMENT

**CONTACT INFORMATION**    **VICINITY MAP**    **PROJECT DATA**    **SHEET INDEX**

**OWNER**  
IRVINE COMPANY OFFICE PROPERTIES  
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SANDIS  
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E: ntaddesse@sandis.net



**A.P.N.:** 153-14-018

**ZONING:** ML LIMITED INDUSTRIAL

**CONSTRUCTION TYPE:** III-B

**OCCUPANCY:** B AND S-1

**NUMBER OF STORIES:** 1-STORY

**EXISTING SITE AREA:** 121,096 SF (~2.78 ACRES)

**EXISTING BUILDING AREA:** 39,775 SF (32.8% FAR)

**PROPOSED BUILDING ADDITION:** 0 SF

**AREA OF WORK INTERIOR:** 12,131 SF (B OFFICE) + 27,644 SF (S1 STORAGE)

**FIRE SPRINKLERS:** FULLY SPRINKLERED

**APPLICABLE CODES:**  
2022 CALIFORNIA BUILDING CODE  
2022 CALIFORNIA ELECTRICAL CODE  
2022 CALIFORNIA MECHANICAL CODE  
2022 CALIFORNIA PLUMBING CODE  
2022 CALIFORNIA ENERGY CODE  
2022 CALIFORNIA FIRE CODE  
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE  
\*INCLUDING LOCAL CITY ADOPTED CODES & REQUIREMENTS

GENERAL	
G0.00	COVER SHEET
G1.00	COLOR LANDSCAPE PLAN
G2.00	PROPOSED EXTERIOR RENDERING AND MATERIAL
ARCHITECTURE	
A0.01	DEMOLITION SITE PLAN
A0.02	PROPOSED SITE PLAN
A0.10	SITE DETAILS
A1.10	DEMOLITION FLOOR PLAN
A1.20	DEMOLITION CEILING PLAN
A2.10	PROPOSED FLOOR PLAN
A2.20	REFLECTED CEILING PLAN
A2.30	ROOF PLAN
A4.10	ENLARGED PLANS
A4.20	ENLARGED RESTROOM PLANS
A4.21	ENLARGED RESTROOM PLAN AND ELEVATIONS
A5.10	EXISTING / DEMOLITION EXTERIOR ELEVATIONS
A5.11	PROPOSED EXTERIOR ELEVATIONS
A5.12	EXISTING PHOTOS
LANDSCAPE	
L0.00	TREE PROTECTION PLAN
L1.00	SITE HARDSCAPE PLAN
L1.10	SITE HARDSCAPE DETAILS
L2.00	HYDROZONE PLAN
L3.00	SOILS PLAN
L4.00	PLANTING PLAN
L4.10	PLANTING DETAILS
CIVIL	
C1.0	COVER SHEET
C1.1	CONSTRUCTION NOTES
C2.0	TOPOGRAPHIC SURVEY
C3.0	DEMOLITION PLAN
C4.0	GRADING PLAN
C6.0	CONSTRUCTION DETAILS
C7.0	EROSION CONTROL PLAN
C7.1	EROSION CONTROL DETAILS
C7.2	COUNTY BMP NOTES
C9.0	GARBAGE ACCESS PLAN
CIVIL	
C5.0	STORMWATER MANAGEMENT PLAN
C8.0	FIRE ACCESS PLAN
ARCHITECTURAL	
A0.21	EXITING PLAN

**DEFERRED SUBMITTALS**    **PROJECT SCOPE**    **PARKING INFORMATION**

DEFERRED SUBMITTALS (DRAWINGS AND/OR CALCULATIONS) ARE DEFINED AS THOSE PORTIONS OF THE DESIGN THAT ARE NOT SUBMITTED AT THE TIME OF THE APPLICATION AND THAT ARE TO BE SUBMITTED TO THE BUILDING OFFICIAL WITHIN A SPECIFIED PERIOD. DEFERRAL OF ANY SUBMITTALS SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT AND/OR ENGINEER OF RECORD PRIOR TO SUBMITTING TO THE CITY FOR REVIEW AND APPROVAL. THE DEFERRED SUBMITTAL ITEMS SHALL BE REVIEWED AND APPROVED BY THE CITY PRIOR TO FABRICATIONS AND INSTALLATIONS OF THESE ITEMS.

THE GENERAL CONTRACTOR SHALL COORDINATE AND SUBMIT THE DEFERRED SUBMITTALS FOR REVIEW BY THE BUILDING OFFICIAL.

THE FOLLOWING ITEMS REQUIRE DEFERRED REVIEW AND PERMIT BY THE LOCAL AUTHORIZING JURISDICTION:

- FIRE SPRINKLER SYSTEM
- FIRE ALARM SYSTEM

SUBMITTALS WILL INCLUDE STRUCTURAL CALCULATIONS WHERE REQUIRED BY THE LOCAL AUTHORIZING JURISDICTION.

THIS IS A CAPITAL IMPROVEMENT PROJECT TO INCLUDE:

**DEMOLITION**

**SITE/EXTERIOR**

- DEMOLITION OF ROLLUP DOOR, STOREFRONT DOOR AND WINDOWS, DEPRESSED LOADING DOCK AND ASSOCIATED STAIRS AND RAILINGS

**INTERIOR**

- DEMOLITION OF EXISTING NON-LOAD BEARING WALLS, CEILINGS, LIGHTS, DOORS, SIDELITES, CASEWORK, SKYLIGHT, ROOF HATCH AND RESTROOM

**NEW CONSTRUCTION**

**SITE/EXTERIOR**

- NEW GLASS SECTIONAL DOOR, STOREFRONT DOOR AND WINDOWS, SIGNAGE, LANDSCAPE, HARDSCAPE, OUTDOOR AMENITY, AND ENTRY FEATURE

**INTERIOR**

- NEW NON-LOAD BEARING WALLS, DOORS, SIDELITES, FINISHES, LIGHTS, CEILING SYSTEMS, SKYLIGHTS, ROOF HATCH, AND RESTROOMS

**EXISTING PARKING:**

STANDARD PARKING SPACE:	77
STANDARD ACCESSIBLE PARKING SPACE:	3
STANDARD VAN ACCESSIBLE PARKING SPACE:	1
STANDARD EV ACCESSIBLE PARKING SPACE:	1

**NEW PARKING**

STANDARD PARKING SPACE	41
TOTAL PARKING SPACES PROVIDED	123
LOADING SPACES (10'-0" x 25'-0")	2

**PARKING CALCULATIONS PER MOUNTAIN VIEW MUNICIPAL CODE, CHAPTER 36, ARTICLE X**

39,775(SF WAREHOUSE) / 500	= 79.55
TOTAL REQUIRED PARKING	= 80

**BICYCLE PARKING REQUIRED**  
80 X 5% = 4 SPACES

**BICYCLE PARKING PROPOSED**  
CLASS I RESTRICTED ACCESS = \*10 SPACES IN EXISTING ENCLOSURE  
CLASS III RACKS = 3 NEW RACKS NEAR MAIN ENTRANCE

**STAMP**

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**REVISIONS**

DATE	DESCRIPTION
04.04.2024	EXISTING MARKETING PLAN
04.18.2024	EXISTING MARKETING PLAN
08.23.2024	PLANNING SUBMITTAL 1
11.15.2024	PLANNING SUBMITTAL 2
01.02.2025	PLANNING SUBMITTAL 3

DATE	04.01.2024
SCALE	AS SHOWN
PROJECT ID	2024.051
DRAWN BY	N/A

**JURISDICTION APPROVAL STAMP**

COVER SHEET

SHEET TITLE

GO.00

SHEET NO.





289 BASSETT ST., SUITE 250  
 SAN JOSE, CA 95110  
 T:408.283.0100



PROJECT ADDRESS

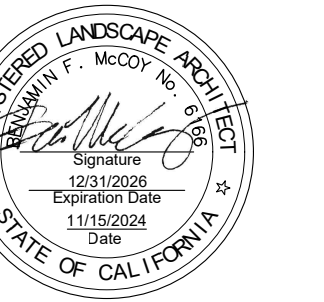
1344 TERRA BELLA AVENUE  
 MOUNTAIN VIEW, CA 94043

CAPITAL IMPROVEMENTS for  
**IRVINE COMPANY**

CONSULTANT

**DEPARTMENT** OF SPACE

**SITE DESIGN STUDIO**  
 460 W. Indian Hill Blvd., Suite 2B  
 Claremont, CA 91711



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REVISIONS

DATE	DESCRIPTION
08.26.2024	PLANNING SUBMITTAL
11.15.2024	PLANNING SUBMITTAL 2
01.03.2025	PLANNING SUBMITTAL 3

DATE	01.03.2025
SCALE	AS SHOWN
PROJECT ID	2024.051
DRAWN BY	N/A

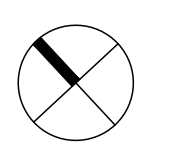
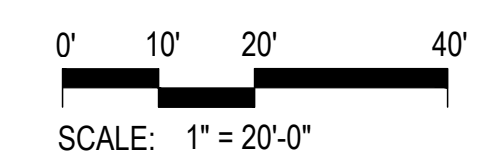
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COLOR LANDSCAPE PLAN

SHEET TITLE

**G1.00**

SHEET NO.







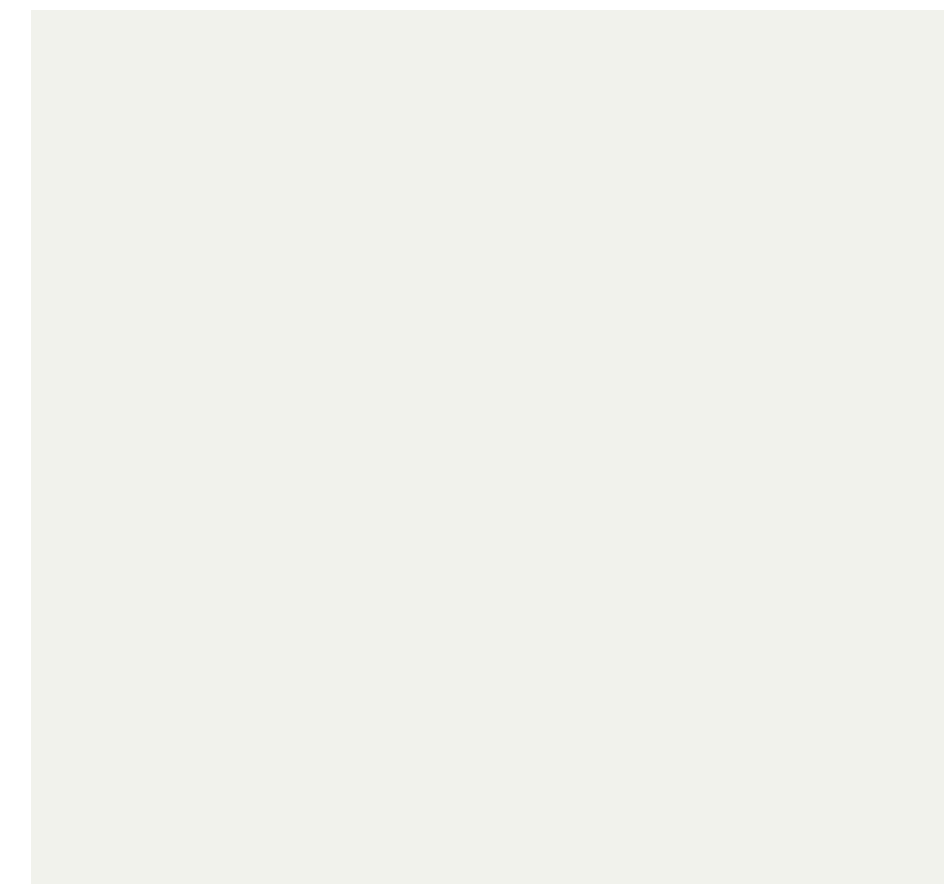
**6. NEW PORTAL FRAME**  
- 12" STEEL CHANNEL -  
PAINTED DARK GRAY: DUNN  
EDWARDS DE6378 JET



**5. PHENOLIC RESIN PANELS**  
- STONEWOOD  
METROPOLITAN WALNUT



**4. EXISTING EXTERIOR PAINT**  
- BENJAMIN MOORE 179  
PLATINUM GRAY



**3. EXISTING EXTERIOR PAINT**  
- PPG 1001-1 DELICATE WHITE



**2. GLASS SECTIONAL DOOR**



**1. ALUM. STOREFRONT**

**7. ALL STOREFRONT  
WINDOWS REPLACED**  
- DARK BRONZE ANODIZED  
FINISH - ARCADIA OR  
EQUAL WITH GUARDIAN  
SUNGUARD SNX 62/27  
CLEAR ON CLEAR GLAZING



**7. SOUTHEAST VIEW**  
SCALE: N.T.S.



**8. NORTHEAST VIEW**  
SCALE: N.T.S.

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DRAWN BY	N/A

JURISDICTION APPROVAL STAMP

PROPOSED EXTERIOR  
RENDERING AND MATERIAL

SHEET TITLE

SHEET NO.

**G2.00**



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CAPITAL IMPROVEMENTS for

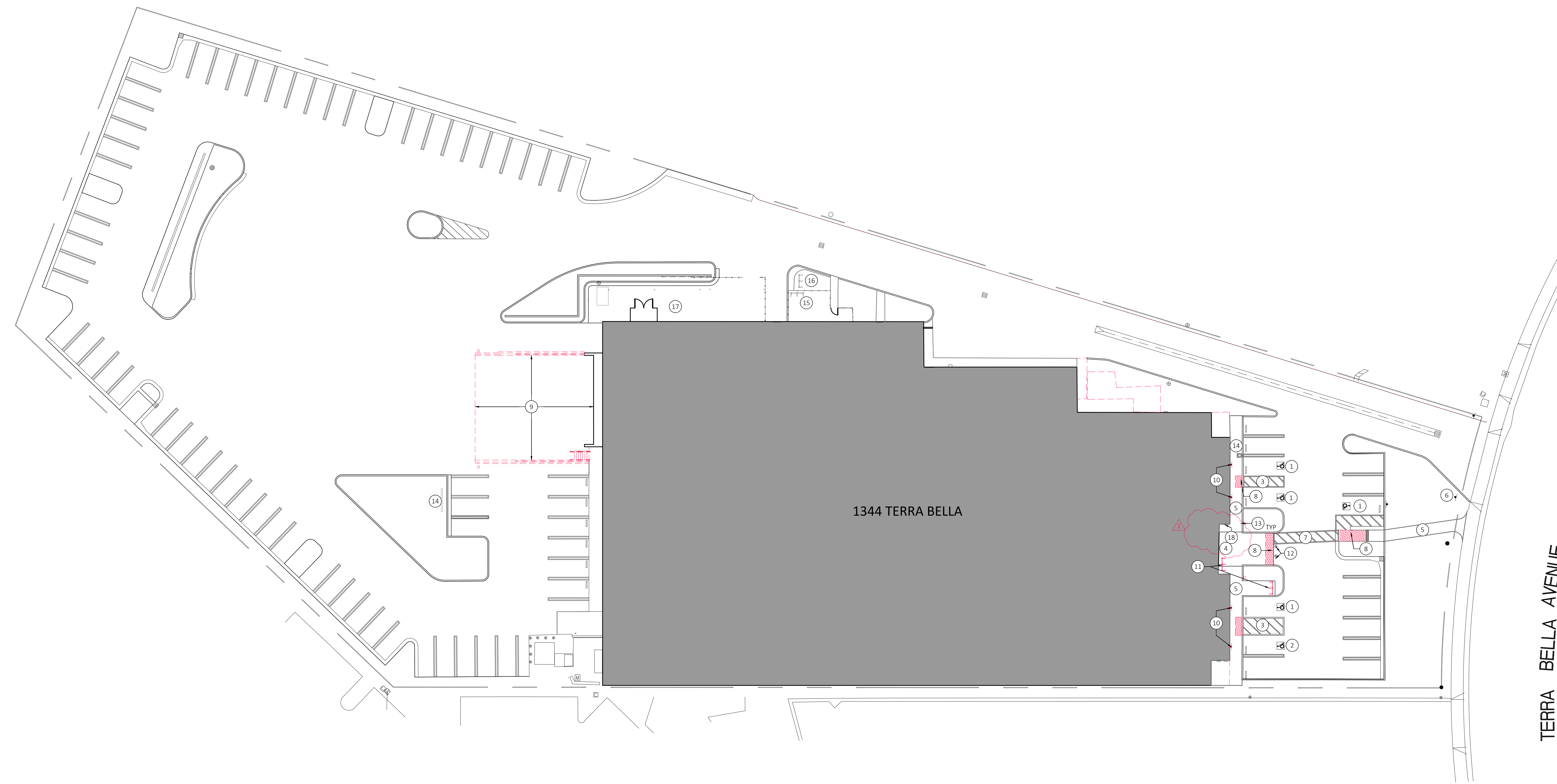


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11.15.2024	PLANNING SUBMITTAL 2



1. DEMOLITION SITE PLAN

SCALE: 1"=20'-0"



GENERAL DEMOLITION SITE NOTES

- A. COMPLY WITH ALL CONDITIONS AND REQUIREMENTS OF THE BUILDING OWNER AND/OR BUILDING MANAGEMENT REPRESENTATIVE WITH RESPECT TO DEMOLITION, CONTROL OF NOISE, REFUSE, DUST AND GENERAL DISRUPTION TO CONTINUING OCCUPANCY AND OPERATION OF THE BUILDING.
- B. CONTRACTOR SHALL MAINTAIN THE EXISTING ACCESSIBLE PATH OF TRAVEL CLEAR DURING CONSTRUCTION.
- C. ALL EXISTING SURFACES AND EQUIPMENT TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE.
- D. THE CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE START OF DEMOLITION.
- E. THE DEMOLITION PLAN PROVIDES A GENERAL DESCRIPTION OF THE DEMOLITION AREAS AFFECTED BY THE CONSTRUCTION. CONTRACTOR SHALL REMOVE ALL ITEMS NECESSARY FOR THE EXECUTION OF THE WORK. IN ADDITION TO THE DEMOLITION SCOPE IDENTIFIED ON PLANS, CONTRACTOR SHALL PERFORM ANY MISCELLANEOUS DEMOLITION AS REQUIRED TO ACCOMMODATE AND SUPPORT NEW CONSTRUCTION. COORDINATE EXTENT OF DEMOLITION WITH NEW WORK INDICATED ON PLANS.
- F. ALL EXISTING TREES TO REMAIN, U.O.N. PROTECT DURING CONSTRUCTION.
- G. SAWCUT EXISTING CONCRETE TO AN EXISTING CONTROL JOINT WHERE POSSIBLE.
- H. ANY QUESTIONS REGARDING SCOPE OF DEMOLITION SHALL BE CLARIFIED WITH ARCHITECT PRIOR TO PROCEEDING WITH WORK.
- I. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
- J. EXISTING ACCESSIBLE PARKING SPACES ARE UNCHANGED UNDER THIS PERMIT. PLEASE REFER TO SHEET A0.10 FOR TYPICAL ACCESSIBLE SITE DETAILS.

PARKING INFORMATION

EXISTING PARKING:	
STANDARD PARKING SPACE:	77
STANDARD ACCESSIBLE PARKING SPACE:	3
STANDARD VAN ACCESSIBLE PARKING SPACE:	1
STANDARD EV ACCESSIBLE PARKING SPACE:	1

KEYNOTES

- 1. (E) ACCESSIBLE PARKING SPACE. REFER TO DETAIL 1 AND 2/A0.10 FOR ADDITIONAL INFORMATION.
- 2. (E) ACCESSIBLE VAN PARKING SPACE. REFER TO DETAIL 1 AND 2/A0.10 FOR ADDITIONAL INFORMATION.
- 3. (E) ACCESSIBLE LOADING AISLE. REFER TO DETAIL 1 AND 2/A0.10 FOR ADDITIONAL INFORMATION.
- 4. (E) ACCESSIBLE ENTRY WITH BUILDING ACCESSIBILITY SIGN PER DETAIL 3/A0.10.
- 5. (E) ACCESSIBLE WALKWAY WITH MAX 1:20 RUNNING SLOPE AND MAX 1:48 CROSS SLOPE.
- 6. (E) TOW-AWAY SIGN. REFER TO DETAIL 5/A0.10 FOR ADDITIONAL INFORMATION.
- 7. (E) MIN. 4'-0" WIDE CROSSWALK PAVEMENT MARKING.
- 8. REMOVE (E) DETECTABLE WARNING SURFACE WITH TRUNCATED DOMES, TYP ALL.
- 9. REMOVE (E) LOADING DOOR SEAL, RAILINGS, STAIRS, AND THE DREPPRESSED DOCK.
- 10. REMOVE (E) ACCESSIBLE AND EV PARKING STALL SIGNAGE AND POSTS. REPLACEMENT SIGNAGE TO UTILIZE (E) CORE HOLES.
- 11. REMOVE (E) SHORT TERM BIKE RACK.
- 12. (E) TRAFFIC BOLLARDS TO REMAIN.
- 13. REMOVE AND REPLACE (E) LIGHT BOLLARDS.
- 14. (E) ACCESSIBLE EV CHARGER TO REMAIN.
- 15. (E) LONG TERM SECURE BIKE PARKING TO REMAIN
- 16. (E) SHORT TERM BIKE RACKS TO REMAIN.
- 17. (E) TRASH ENCLOSURE TO REMAIN.
- 18. (E) KNOX BOX TO BE REMOVED / SALVAGED FOR REINSTALLATION.

Indicated by (X) on the plan

SITE LEGEND

- PROPERTY LINE
- - - - EXISTING CONSTRUCTION TO BE REMOVED
- [Hatched Pattern] INDICATES EXTENT OF DEMOLITION WORK. SEE KEYNOTES FOR ADDITIONAL INFORMATION.
- [Grey Box] INDICATES EXISTING BUILDING OR STRUCTURE TO REMAIN. SEE KEYNOTES FOR ADDITIONAL INFORMATION.

DATE	04.01.2024
SCALE	AS SHOWN
PROJECT ID	2024.051
DRAWN BY	N/A

JURISDICTION APPROVAL STAMP

DEMOLITION SITE PLAN

SHEET TITLE

SHEET NO. **A0.01**



PROJECT ADDRESS

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MOUNTAIN VIEW, CA 94043

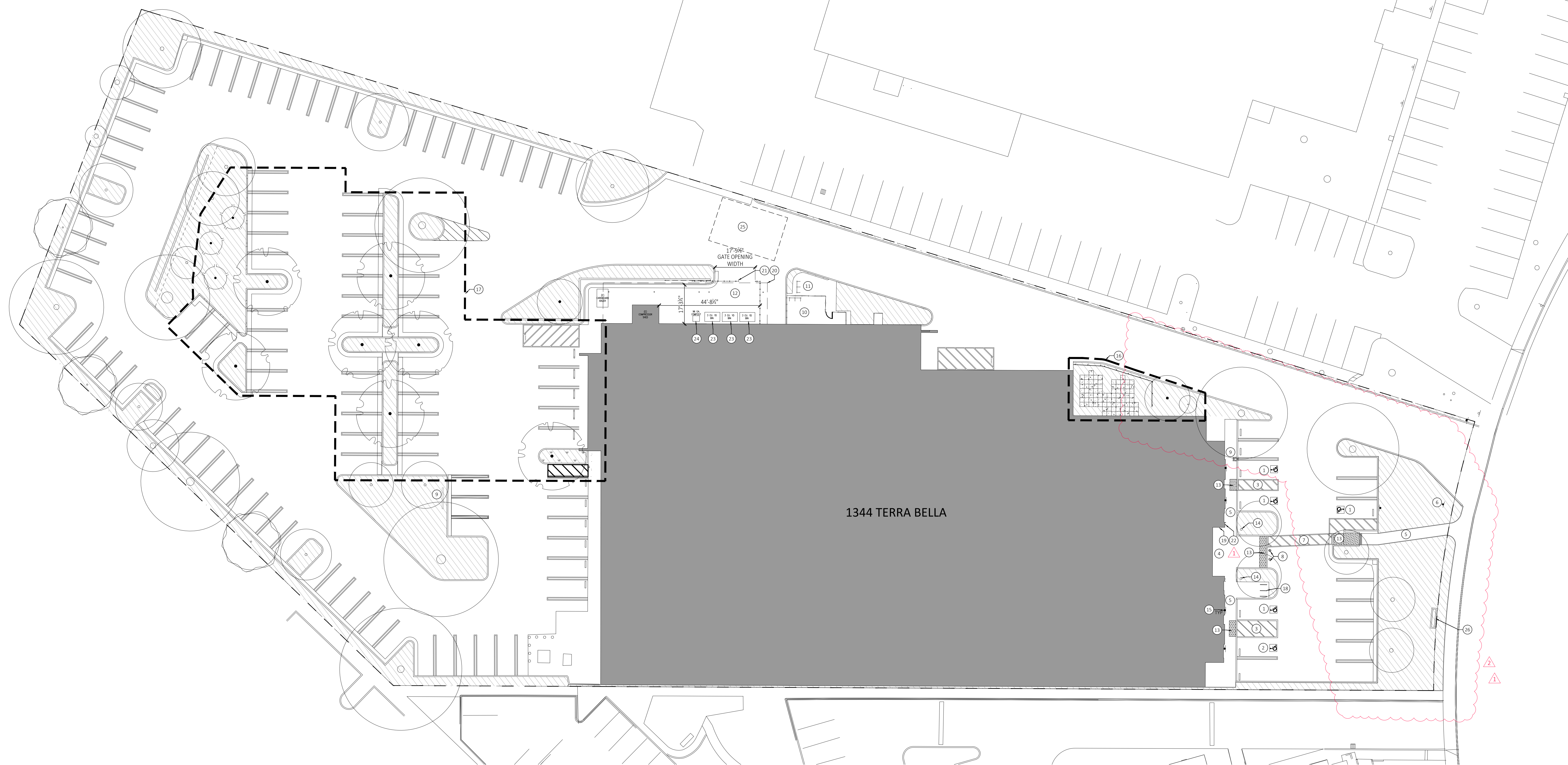
CAPITAL IMPROVEMENTS for  
**IRVINE COMPANY**

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REVISIONS

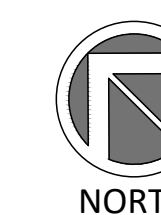
DATE	DESCRIPTION
04.04.2024	EXISTING MARKETING PLAN
04.18.2024	EXISTING MARKETING PLAN
08.23.2024	PLANNING SUBMITTAL 1
11.15.2024	PLANNING SUBMITTAL 2
01.02.2025	PLANNING SUBMITTAL 3



1344 TERRA BELLA

1. SITE PLAN

SCALE: 1" = 20' - 0"



GENERAL PROPOSED SITE NOTES	PARKING INFORMATION	KEYNOTES	SITE LEGEND
<p>A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND/OR REPAIRING ANY DAMAGES TO ANY SURFACES AFFECTED BY DEMOLITION. REFINISH TO MATCH EXISTING ADJACENT FINISH.</p> <p>B. ALL EXISTING TREES TO REMAIN, U.O.N. PROTECT DURING CONSTRUCTION.</p> <p>C. PATH OF TRAVEL (P.O.T.) IS A BARRIER FREE ACCESSIBLE ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" BEVELED AT A SLOPE NO STEEPER THAN 1:2, EXCEPT THAT LEVEL CHANGES ARE 1/4" MAXIMUM VERTICAL, AND IS AT LEAST 48" WIDE. SURFACE SHALL BE STABLE, FIRM AND SLIP RESISTANT. RUNNING SLOPE SHALL NOT BE STEEPER THAN 1:20 AND CROSS SLOPE SHALL NOT BE STEEPER THAN 1:48.</p> <p>D. CONTRACTOR SHALL MAINTAIN THE ACCESSIBLE PATH OF TRAVEL CLEAR DURING CONSTRUCTION.</p> <p>E. EXISTING ACCESSIBLE PARKING SPACES ARE UNCHANGED UNDER THIS PERMIT. PLEASE REFER TO SHEET AD.10 FOR TYPICAL ACCESSIBLE SITE DETAILS.</p> <p>F. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.</p>	<p><b>EXISTING PARKING:</b></p> <p>STANDARD PARKING SPACE: 77</p> <p>STANDARD ACCESSIBLE PARKING SPACE: 3</p> <p>STANDARD VAN ACCESSIBLE PARKING SPACE: 1</p> <p>STANDARD EV ACCESSIBLE PARKING SPACE: 1</p> <p><b>NEW PARKING</b></p> <p>STANDARD PARKING SPACE: 41</p> <p>TOTAL PARKING SPACES PROVIDED: 123</p> <p>LOADING SPACES (10'-0" x 25'-0") : 2</p> <p>PARKING CALCULATIONS PER MOUNTAIN VIEW MUNICIPAL CODE, CHAPTER 36, ARTICLE X</p> <p>39,775(SI WAREHOUSE) / 500 = 79.55</p> <p>TOTAL REQUIRED PARKING = 80</p> <p>BICYCLE PARKING REQUIRED 80 X 5% = 4 SPACES</p> <p>BICYCLE PARKING PROPOSED CLASS I RESTRICTED ACCESS = 10 SPACES IN EXISTING ENCLOSURE CLASS III RACKS = 3 NEW RACKS NEAR MAIN ENTRANCE</p>	<p>1. (E) ACCESSIBLE PARKING SPACE. REFER TO DETAIL 1 AND 2/A0.10 FOR ADDITIONAL INFORMATION.</p> <p>2. (E) ACCESSIBLE VAN PARKING SPACE. REFER TO DETAIL 1 AND 2/A0.10 FOR ADDITIONAL INFORMATION.</p> <p>3. (E) ACCESSIBLE LOADING AISLE. REFER TO DETAIL 1 AND 2/A0.10 FOR ADDITIONAL INFORMATION.</p> <p>4. (E) ACCESSIBLE ENTRY WITH BUILDING ACCESSIBILITY SIGN PER DETAIL 3/A0.10.</p> <p>5. (E) ACCESSIBLE WALKWAY WITH MAX 1:20 RUNNING SLOPE AND MAX 1:48 CROSS SLOPE.</p> <p>6. (E) TOW-AWAY SIGN. REFER TO DETAIL 5/A0.10 FOR ADDITIONAL INFORMATION.</p> <p>7. (E) MIN. 4'-0" WIDE CROSSWALK PAVEMENT MARKING.</p> <p>8. (E) TRAFFIC BOLLARDS TO BE REPAINTED.</p> <p>9. (E) ACCESSIBLE EV CHARGER TO REMAIN.</p> <p>10. (E) LONG TERM SECURE BIKE PARKING TO REMAIN</p> <p>11. (E) SHORT TERM BIKE RACKS TO REMAIN.</p> <p>12. (E) TRASH ENCLOSURE TO REMAIN.</p> <p>13. PROVIDE (N) TRUNCATED DOMES, REFER TO DETAIL 7/A0.10, TYP.</p> <p>14. PROVIDE (N) LIGHT BOLLARD TO REPLACE EXISTING.</p> <p>15. PROVIDE (N) ACCESSIBLE AND EV PARKING SIGNAGE AND POST. REFER TO DETAIL 6/A0.10 FOR ADDITIONAL INFORMATION.</p> <p>16. (N) OUTDOOR AMENITY, SEE CIVIL AND LANDSCAPE DRAWING.</p> <p>17. ADDITIONAL PARKING AND LANDSCAPE, SEE CIVIL AND LANDSCAPE DRAWING.</p> <p>18. NEW BIKE PARKING RACKS TO REPLACE EXISTING.</p> <p>19. NEW LOCATION FOR SALVAGED KNOX BOX.</p> <p>20. EXISTING TRASH ENCLOSURE ROOF, HEIGHT IS 9'-7" ABOVE GRADE TO LOWEST POINT OF EXISTING ROOF STRUCTURE.</p> <p>21. EXISTING SLIDING GATE TO REMAIN. GATE CAN BE POSITIONED IN OPEN AND CLOSED POSITION WITH CANE BOLT.</p> <p>22. ENTRY FACADE IMPROVEMENTS - SEE PLANS AND ELEVATIONS FOR MORE INFORMATION.</p> <p>23. 3 CUBIC YARD BIN - TYPE TBD. THIS IS A MARKET READY PROJECT. THE BUILDING IS NOT OCCUPIED. FUTURE TENANT IS UNKNOWN. BINS PROVIDED TO CONFIRM ENCLOSURE SIZING AND CONFORMANCE WITH PUBLIC WORKS REQUIREMENTS.</p> <p>24. 96 GALLON COMPOST BIN. THIS IS A MARKET READY PROJECT. THE BUILDING IS NOT OCCUPIED. FUTURE TENANT IS UNKNOWN. BINS PROVIDED TO CONFIRM ENCLOSURE SIZING AND CONFORMANCE WITH PUBLIC WORKS REQUIREMENTS.</p> <p>25. TRASH COLLECTION STAGING AREA. SEE CIVIL DRAWING C-9.0 FOR COLLECTION VEHICLE CIRCULATION.</p> <p>26. NEW MONUMENT SIGN LOCATION TO BE PROVIDED UNDER A SEPARATE PERMIT.</p>	<p>Indicated by (X) on the plan</p> <p>--- PROPERTY LINE</p> <p>--- ACCESSIBLE PATH OF TRAVEL</p> <p>INDICATES BUILDING OR STRUCTURE. SEE KEYNOTES FOR ADDITIONAL INFORMATION.</p> <p>NEW CONCRETE, HARDSCAPE, AND/OR SIDEWALK. SEE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.</p> <p>LANDSCAPE. SEE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.</p>

DATE	04.01.2024
SCALE	AS SHOWN
PROJECT ID	2024.051
DRAWN BY	N/A

JURISDICTION APPROVAL STAMP

PROPOSED SITE PLAN

SHEET TITLE

SHEET NO.

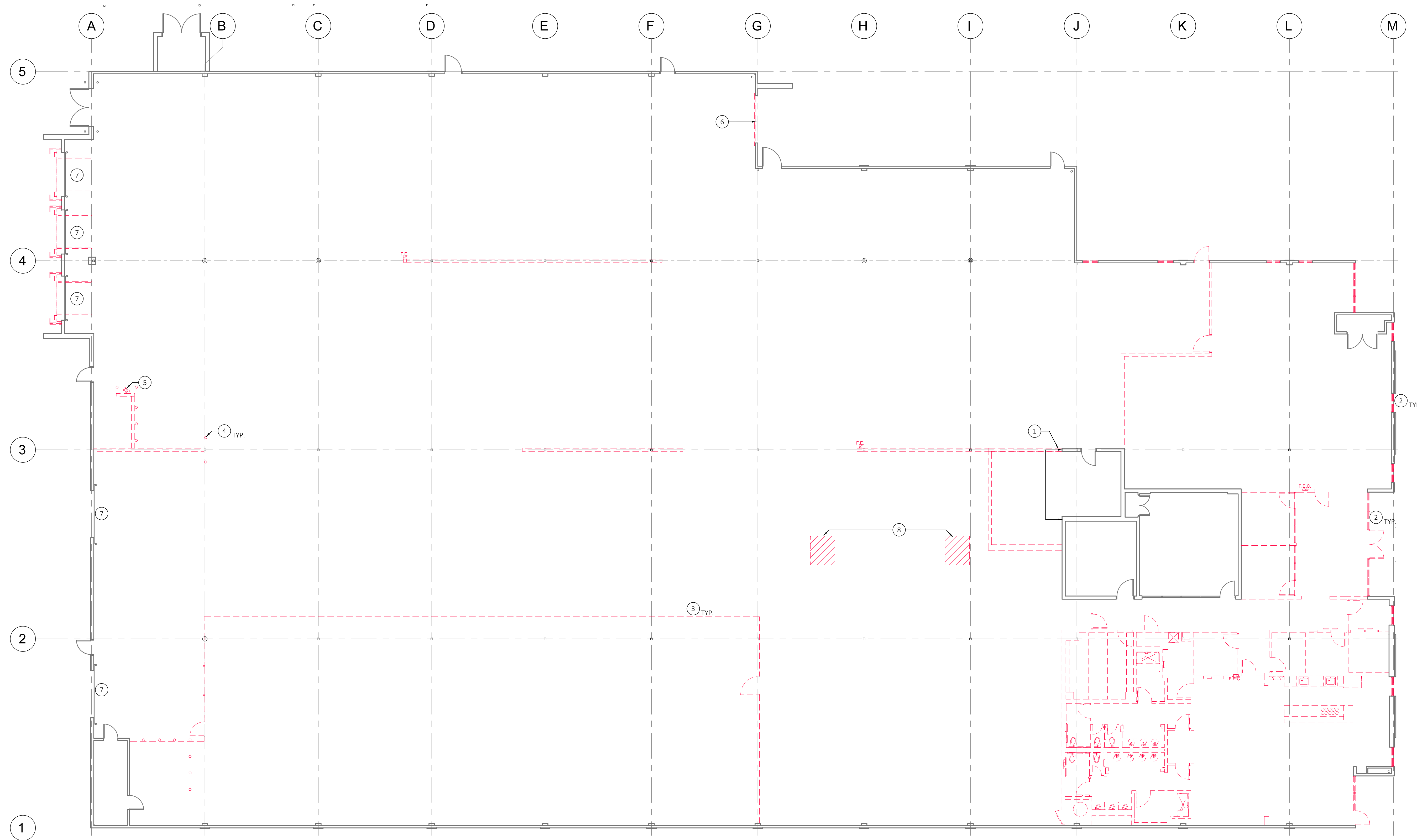
A0.02



PROJECT ADDRESS

1344 TERRA BELLA AVENUE  
MOUNTAIN VIEW, CA 94043

CAPITAL IMPROVEMENTS for  
**IRVINE COMPANY**



**1. DEMOLITION FLOOR PLAN**

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



**GENERAL DEMOLITION NOTES**

- A. REFER TO SPECIFICATION SECTION 02 41 19 - SELECTIVE DEMOLITION FOR ADDITIONAL INFORMATION.
- B. ANY ITEM IDENTIFIED TO BE DEMOLISHED, REMOVED OR RELOCATED IS TO BE COMPLETELY REMOVED, INCLUDING BUT NOT LIMITED TO ANY CONCEALED ITEMS (PIPES, CURBS, FRAMING, FASTENERS, ETC.). ALL ITEMS WITHIN A DEMOLISHED AREA THAT MUST BE REROUTED IN ORDER TO MAINTAIN CONTINUITY SHALL BE DONE SO IN ACCORDANCE WITH APPROPRIATE SPECIFICATION SECTIONS IN THE PROJECT DOCUMENTS AT NO ADDITIONAL COST. IF NO SPECIFICATION CAN BE FOUND WITHIN THE PROJECT DOCUMENTS, THEN CONTINUITY SHALL BE MAINTAINED BY CURRENT STANDARD METHODS FOR CONSTRUCTION BUT NOT LESSER IN QUALITY THAN EXISTING. ANY AREA OF DEMOLITION OR REMOVAL SHALL BE LEFT IN A COMPLETELY FINISHED CONDITION.
- C. THE DESIGN INTENT IS TO PRESERVE THE INTEGRITY OF THE EXISTING STRUCTURAL SYSTEM. IF PLYWOOD, CONCRETE OR STRUCTURAL STEEL IS ENCOUNTERED DURING DEMOLITION AND/OR NEW CONSTRUCTION, CONTRACTOR TO NOTIFY ARCHITECT BEFORE PROCEEDING. ALL BEARING WALLS, SHEAR WALLS, BRACE FRAMES, STRUCTURAL COLUMNS AND BEAMS, AND RELATED STRUCTURAL MEMBERS TO REMAIN, U.O.N.
- D. UPON REMOVAL OF EXISTING FINISHES AS INDICATED, PREPARE SUBSTRATE TO RECEIVE SCHEDULED FINISH MATERIALS AS PER MANUFACTURER'S RECOMMENDATIONS. PATCH REMAINING PORTIONS OF WALLS AND FINISHED SURFACES AS REQUIRED FOR NEW FINISHES.
- E. WHERE DOOR IS SCHEDULED TO BE DEMOLISHED, REMOVE EXISTING DOOR FRAME AS WELL.
- F. IF DOORS AND FRAMES ARE TO BE RE-USED FOR THIS WORK, CAREFULLY REMOVE DOORS FROM WALL OPENING TO AVOID DAMAGE. CLEAN, REFURBISH OR REPAIR AS REQUIRED AND SALVAGE FOR RE-INSTALLATION WHERE INDICATED ON PLANS.
- G. AREAS TO RECEIVE NEW EXPOSED CONCRETE FLOOR FINISH SHALL BE REPAIRED AND RE-FLOATED AS REQUIRED TO PROVIDE SMOOTH AND ALIGNED TRANSITION TO ADJACENT FLOORING PRIOR TO INSTALLATION OF NEW FLOORING FINISH.
- H. SAW-CUT FLOORING AS REQUIRED FOR ALL NEW FLOOR ELECTRICAL AND PLUMBING. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS AND NOTIFY ARCHITECT/STRUCTURAL ENGINEER IF ANY STRUCTURAL CONDITION MAY OCCUR PRIOR TO CONSTRUCTION. PATCH, REPAIR AND PREP AREA OF WORK AND ANY AREA DAMAGED DUE TO CONSTRUCTION AS REQUIRED FOR SMOOTH, ALIGNED & LEVELED TRANSITION FROM NEW TO EXISTING, MATCHING EXISTING MATERIAL AND FINISH, U.O.N. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL STRUCTURAL INFORMATION.
- I. EXISTING FIRE SPRINKLER SYSTEM TO REMAIN. PROTECT AND MAINTAIN DURING CONSTRUCTION. CONTRACTOR'S PRICING SHALL INCLUDE MODIFYING THE EXISTING FIRE SPRINKLER AND FIRE ALARM SYSTEM AS REQUIRED FOR NEW PLAN LAYOUT AND COMPLIANCE WITH CURRENT CODE REQUIREMENTS.
- J. REMOVE EXISTING FIRE ALARM, SECURITY ALARM, AND ENERGY MANAGEMENT SYSTEMS AND ASSOCIATED WIRING WHERE APPLICABLE AS REQUIRED FOR NEW CONSTRUCTION, U.O.N. CONTRACTOR TO FIELD VERIFY EXISTING CONDITION WITH BUILDING OWNER PRIOR TO CONSTRUCTION.
- K. REMOVE EXISTING ABANDONED AND UNUSED ELECTRICAL OUTLETS, DATA OUTLETS, ELECTRICAL AND DATA CABLING, SURFACE MOUNTED ELECTRICAL WIRE MOLD, SERVER RACKS, LADDER TRACKS, WIREMOLD, FLOOR CORES, ETC. EXISTING ELECTRICAL IN SERVICE ROOMS (JANITORIAL ROOMS, ELECTRICAL ROOMS) SHALL REMAIN.
- G. REMOVE ALL UNUSED BLANK WALL PLATES THROUGHOUT AND PATCH (E) WALL AS REQUIRED. REMOVE EXISTING NON-WHITE DEVICES (SWITCHES, OUTLETS AND THERMOSTATS).
- E. ALL EXISTING UTILITIES ARE TO REMAIN, U.O.N. CAP AND IDENTIFY EXPOSED UTILITIES. CONTRACTOR'S WORK ASSOCIATED WITH DISCONNECTING, REMOVING AND CAPPING UTILITY SERVICES WITHIN AREAS OF DEMOLITION AND AREAS AFFECTING NEW SCOPE SHALL BE INCLUDED IN SCOPE OF WORK.
- F. COORDINATE SELECTIVE DEMOLITION AND REPAIR OF EXISTING SURFACES AS REQUIRED FOR INSTALLATION OF ELECTRICAL AND COMMUNICATION CONDUITS AS REQUIRED.

**SHEET NOTES**

- A. ANY EXISTING WALLS TO REMAIN THAT DO NOT MEET A LEVEL 4 FINISH, REMOVE EXISTING WALL BASE AND PREP WALL TO RECEIVE A LEVEL 4 FINISH. SEE FINISH PLAN FOR ADDITIONAL INFORMATION.
- B. REMOVE ALL EXISTING FLOORING FINISHES AND WALL BASE, UON. THOROUGHLY REMOVE ADHESIVES. SCRAPE FLOOR CLEAN TO SUBFLOOR BY REMOVING ALL EXISTING CONDITIONS WHICH CAUSE RISERS OR DEPRESSION IN FLOORING SURFACE SUCH AS FASTENERS, OUTLET CORES, MOUNDED COVER PLATES, ETC. ENSURE FLOOR IS SMOOTH AND LEVEL AND PREP TO RECEIVE NEW FINISHES.
- C. REMOVE EXISTING MILLWORK AND SINKS THROUGHOUT AREA OF WORK.
- D. REMOVE EXISTING CORNER GUARDS, FIRE EXTINGUISHERS, FIRE EXTINGUISHER CABINETS, WINDOW COVERINGS AND HARDWARE (INTERIOR AND EXTERIOR), SIGNAGE, MISCELLANEOUS ACCESSORIES, TACK BOARDS, ACCORDION PARTITIONS AND ASSOCIATED SUPPORTS.
- E. REMOVE ALL EXISTING FALSE MULLIONS, EXCEPT AT LOCATIONS WHERE EXISTING WALLS ARE TO REMAIN.
- F. REMOVE ALL EXISTING PARTITIONS, FURRING, EQUIPMENT, FIXTURES, FLOORING, ETC DOWN TO THE BUILDING SHELL AND PREP AS REQUIRED FOR NEW CONSTRUCTION, UON.
- G. WHERE DOOR IS SHOWN TO BE DEMOLISHED, REMOVE EXISTING DOOR FRAME AS WELL.
- H. EXISTING WALL, DOORS AND GLAZING TO REMAIN THROUGHOUT AREAS NOT NOTED TO BE DEMOLISHED, TYP. U.O.N. PROTECT DURING CONSTRUCTION.
- I. REMOVE EXISTING PLUMBING FIXTURES, ACCESSORIES, TOILET PARTITIONS, LAVATORY COUNTERS, MIRRORS, SIGNAGE ETC. IN RESTROOMS.
- J. REMOVE (E) FIRE EXTINGUISHER CABINET AND SIGNAGE.

**KEYNOTES**

- 1. REMOVE PORTION OF (E) WALL AS SHOWN ON PLAN
- 2. REMOVE (E) STOREFRONT SYSTEM, U.O.N.
- 3. REMOVE (E) CHAIN LINK FENCE AND ASSOCIATE HARDWARE AND ACCESSORIES
- 4. REMOVE (E) BOLLARD. PATCH AND REPAIR FLOORING AS REQUIRED TO RECEIVED NEW FLOOR FINISHES.
- 5. REMOVE (E) EYE WASH STATION.
- 6. REMOVE (E) ROLL UP DOOR.
- 7. (E) ROLL UP DOOR TO REMAIN. PROTECT DURING CONSTRUCTION.
- 8. DEMO SLAB FOR NEW SLOPING SHOWER PAN AND TRENCH DRAIN.

**LEGEND**

- EXISTING WALL / CONSTRUCTION TO REMAIN, U.O.N.
- EXISTING NON-LOAD BEARING WALL TO BE REMOVED, PATCH, REPAIR & PREP AREA AS REQ'D FOR NEW CONSTRUCTION.
- EXISTING DOOR & FRAME TO REMAIN. SIDELITE SHALL REMAIN EXISTING IF EXISTING.
- EXISTING DOOR & FRAME TO BE REMOVED. REMOVE SIDELITE IF EXISTING.
- WINDOW OR SIDELIGHT ASSEMBLY TO REMAIN.
- WINDOW OR SIDELIGHT ASSEMBLY TO BE REMOVED.
- EXISTING FIRE EXTINGUISHER & SEMI-RECESSED CABINET TO REMAIN, UON. REPLACE NEW IF EXISTING IS DAMAGED OR NOT IN CURRENT COMPLIANCE AND/OR OPERATION TO MATCH EXISTING OR APPROVED EQUAL.
- EXISTING FIRE EXTINGUISHER TO REMAIN, UON. REPLACE NEW IF EXISTING IS DAMAGED OR NOT IN CURRENT COMPLIANCE AND/OR OPERATION TO MATCH EXISTING OR APPROVED EQUAL.

**STAMP**

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**REVISIONS**

DATE	DESCRIPTION
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04.18.2024	EXISTING MARKETING PLAN
08.23.2024	PLANNING SUBMITTAL 1
11.15.2024	PLANNING SUBMITTAL 2

DATE	04.01.2024
SCALE	AS SHOWN
PROJECT ID	2024.051
DRAWN BY	N/A

**JURISDICTION APPROVAL STAMP**

DEMOLITION FLOOR PLAN

**SHEET TITLE**

SHEET NO.

**A1.10**



PROJECT ADDRESS

1344 TERRA BELLA AVENUE  
MOUNTAIN VIEW, CA 94043

CAPITAL IMPROVEMENTS for  
**IRVINE COMPANY**



**1. PROPOSED FLOOR PLAN**

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



GENERAL FLOOR PLAN NOTES
A. ALL DOORS ADJACENT TO WALLS ARE GIVEN AS 4" FROM FACE OF JAMB TO FACE OF FINISH OR ADJACENT WALL, TYPICAL U.O.N.
B. THE GENERAL CONTRACTOR SHALL ESTABLISH THE LOCATION OF ALL NEW WALLS IN THE FIELD ON THE FLOOR, EITHER WITH CHALK LINES OR TAPE AS APPROPRIATE. THE GENERAL CONTRACTOR SHALL ARRANGE A WALK OF THE ENTIRE PROJECT AREA WITH THE OWNER AND ARCHITECT TO CONFIRM THAT THE SIZE, SHAPE, AND PLACEMENT OF ALL ROOMS RECEIVES OWNER APPROVAL PRIOR TO FRAMING ANY NEW WALLS. IF THE OWNER REQUESTS ANY CHANGE, GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH SUCH CHANGE.
C. ANY EXISTING WALLS TO REMAIN THAT DO NOT MEET A LEVEL 4 FINISH, AND ALL NEW WALLS SHALL RECEIVE A LEVEL 4 FINISH, TYP. U.O.N. SEE FINISH PLAN FOR ADDITIONAL INFORMATION. WALLS SHALL BE TAPED AND SANDED SMOOTH TO A LEVEL 4 FINISH. THE CONTRACTOR SHALL PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHEREVER REQUIRED. THESE SURFACES SHALL BE ALIGNED AND SANDED SMOOTH. ALL WORK SHALL BE ERRECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE, AND IN PROPER ALIGNMENT.
D. FINISH SURFACES SHALL ALIGN AT JUNCTION OF NEW AND EXISTING CONSTRUCTION U.O.N.
E. CONTRACTOR TO FIELD VERIFY ALL (E) DOORS AND LOCKS PRIOR TO ANY CONSTRUCTION. ALL LOCKING DEVICES SHALL BE REPLACED IF NOT IN WORKING ORDER OR DAMAGED TO MATCH BUILDING STANDARDS.
H. ALL SWITCHES, THERMOSTATS, AND OTHER WALL-MOUNTED CONTROL DEVICES SHALL BE MOUNTED AT 48" ABOVE UNFINISHED FLOOR TO TOP OF BOX U.O.N.
I. ALL WALLS SHALL HAVE FULL DEPTH OF CAVITY INSULATION; INSULATION SHALL BE SOUND ATTENUATING BATT INSULATION AT ALL INTERIOR WALLS AND THERMAL INSULATION AT ALL EXTERIOR WALLS.
J. PROVIDE METAL BACKING FOR ALL WALL MOUNTED EQUIPMENT AND/OR ACCESSORIES, EXACT LOCATION TO BE DETERMINED PER EQUIPMENT/ACCESSORIES. CONTRACTOR & SUB-CONTRACTORS SHALL FIELD VERIFY, COORDINATE & OBTAIN APPROVAL FROM ARCHITECT AND TENANT PRIOR TO CONSTRUCTION.

SHEET NOTES
A. PROVIDE A LEVEL 4 SMOOTH FINISH, PAINT AND WALL BASE AT ALL (E) AND (N) WALLS. FLOAT EXISTING WALLS THAT DO NOT MEET A LEVEL 4 FINISH TO RECEIVE NEW FINISHES. SEE FINISH PLAN FOR ADDITIONAL INFORMATION.
B. FIRE EXTINGUISHERS SHALL BE ENCLOSED IN RECESSED/SEMI-RECESSED CABINET. PROVIDE FACTORY WHITE ENAMEL FINISH (OR PAINT TO MATCH ADJACENT WALL) (OR MATCH EXISTING FINISH).
C. PROVIDE NEW FIRE EXTINGUISHER SIGNAGE WITH NEW PER DETAIL 11/A9.50
D. WHERE FURRING IS INDICATED AT EXTERIOR WALLS, FURRING SHALL BE AS TIGHT TO THE WALL, PIPES, COLUMNS, ETC. AS POSSIBLE, U.O.N. AND SHALL BE REVIEWED AND APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.
E. FOR A-3 OCCUPANCIES PROVIDE EXIT DEVICES FROM THE AREA OF THE OCCUPANCY THROUGH THE PATH OF TRAVEL TO THE EXIT.
F. ALL F.L.S. DEVICE LOCATIONS SHALL BE COORDINATED AND APPROVED IN THE FIELD WITH ARCHITECT. AVOID PLACING F.L.S. DEVICES ON FEATURE WALLS. WHEN DEVICE CANNOT BE RELOCATED TO CEILING OR AN ADJACENT WALL COORDINATE LOCATION WITH ARCHITECT. DEVICES INSTALLED ON FEATURE WALLS WITHOUT PRIOR APPROVAL FROM ARCHITECT SHALL NOT BE ACCEPTED.
G. PROVIDE NEW TACTILE EXIT SIGNAGE PER 12/A9.50.

KEYNOTES
Indicated by (X) on the plan

LEGEND
EXISTING: EXISTING WALL PROVIDE NEW PAINT AND WALL BASE WHERE REQUIRED PER GENERAL NOTES.
TYPE A: NEW CEILING HEIGHT WALL METAL STUDS WITH 3/8" GYP. BD. ON BOTH SIDES TO UNDERSIDE OF HIGHEST ADJACENT CEILING SYSTEM. ALL NEW WALLS WITH NO WALL TAGS SHALL BE TYPE A, TYP. U.O.N.
TYPE A1: NEW CEILING HEIGHT FURRED WALL SIMILAR TO TYPE 'A' BUT WITH GYP BD ON ONE SIDE ONLY
TYPE C: NEW FULL HEIGHT WALL METAL STUDS WITH 3/8" GYP. BD. ON BOTH SIDES TO UNDERSIDE OF STRUCTURE ABOVE. ALL NEW WALLS WITH CROSSHATCH AND NO TAGS SHALL BE TYPE C, TYP.
TYPE P: NEW PLUMBING CHASE DOUBLE WALL DOUBLE METAL STUDS WITH WATER RESISTANT 3/8" GYP. BD. ON ROOM SIDE. SEE FLOOR PLAN FOR CHASE DIMENSIONS.
DOOR ASSEMBLY. SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
WINDOW ASSEMBLY. SEE DOOR/WINDOW TYPES FOR ADDITIONAL INFORMATION.
1. SEE SHEET A9.00 FOR STANDARD METAL STUD FRAMING DETAILS. 2. SEE SHEET A9.10 FOR WALL CONSTRUCTION DETAILS.

STAMP

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PROJECT ID	2024.051
DRAWN BY	N/A

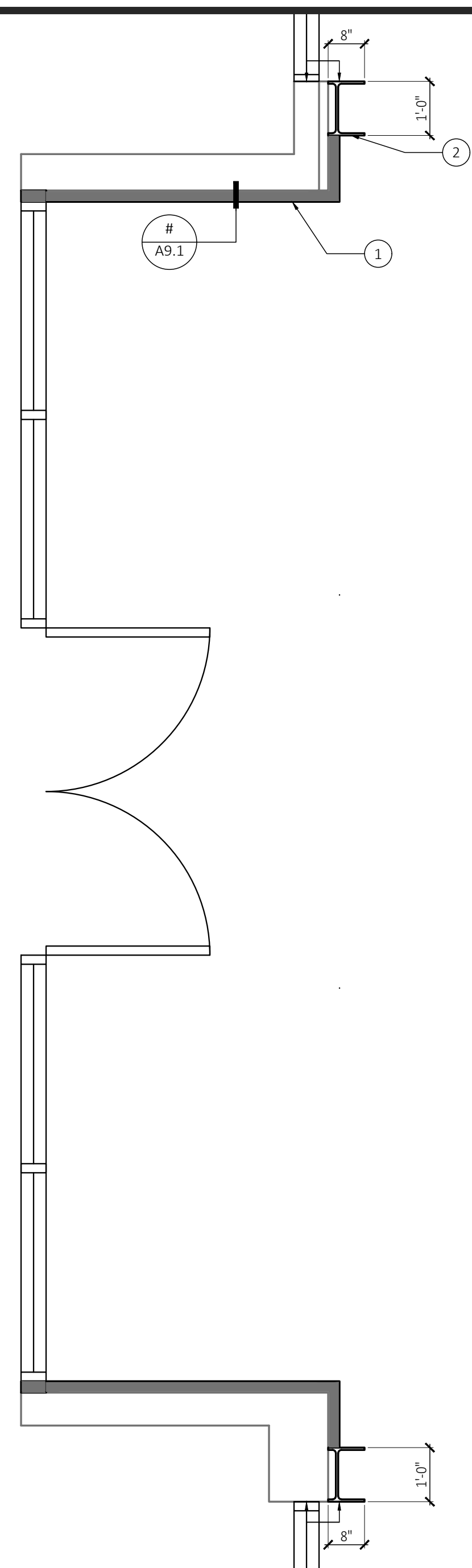
JURISDICTION APPROVAL STAMP

PROPOSED FLOOR PLAN

SHEET TITLE

SHEET NO. **A2.10**

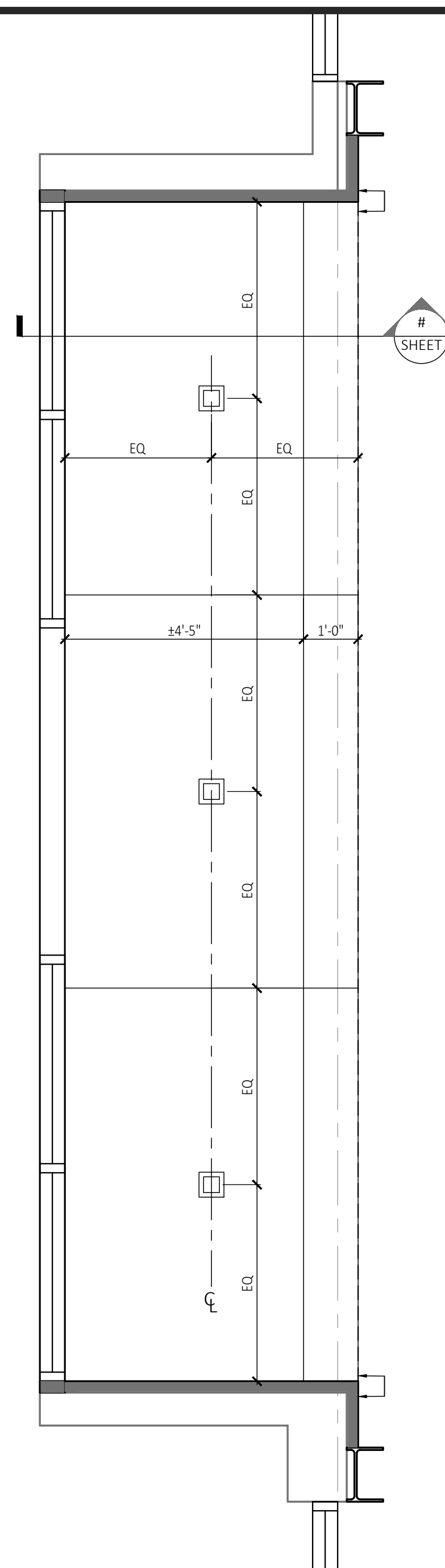




**1. ENLARGED PLAN - ENTRY**  
SCALE: 1/2" = 1'-0"



NORTH



**2. ENLARGED REFLECTED CEILING PLAN - ENTRY**  
SCALE: 1/2" = 1'-0"



NORTH

**KEYNOTES**

Indicated by (X) on the plan

1. NEW PHENOLIC RESIN PANELS
2. NEW HP 12X63 STEEL COLUMN, MODIFIED TO BE 8" DEEP.

299 BASSETT ST., SUITE 250  
SAN JOSE, CA 95110  
T:408.283.0100



**PROJECT ADDRESS**

1344 TERRA BELLA AVENUE  
MOUNTAIN VIEW, CA 94043

CAPITAL IMPROVEMENTS for



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PROJECT ID	2024.051
DRAWN BY	N/A

JURISDICTION APPROVAL STAMP

ENLARGED PLANS

SHEET TITLE

SHEET NO.

**A4.10**

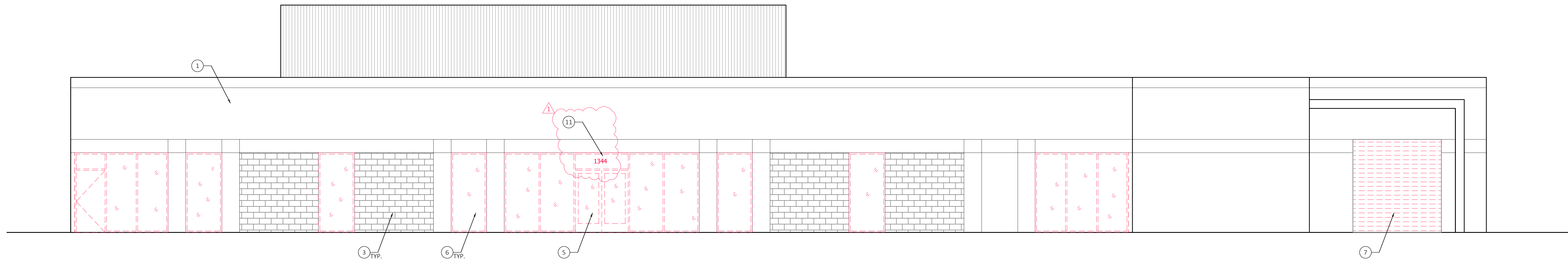


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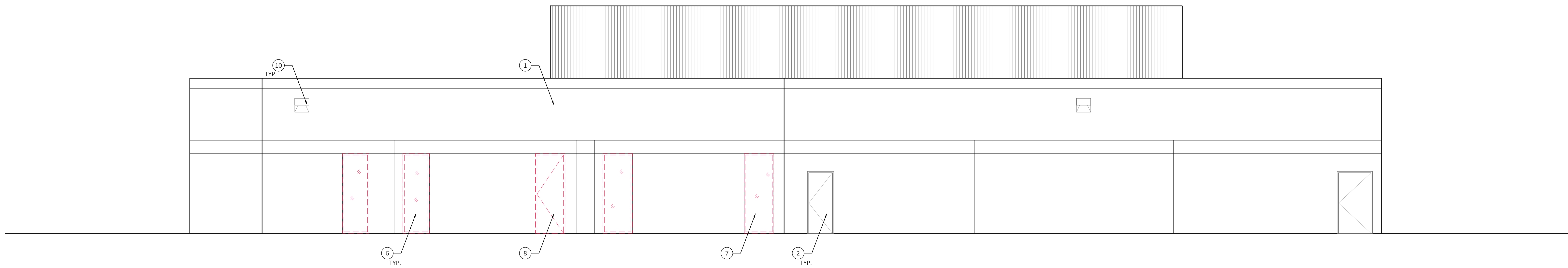
CAPITAL IMPROVEMENTS for

IRVINE COMPANY



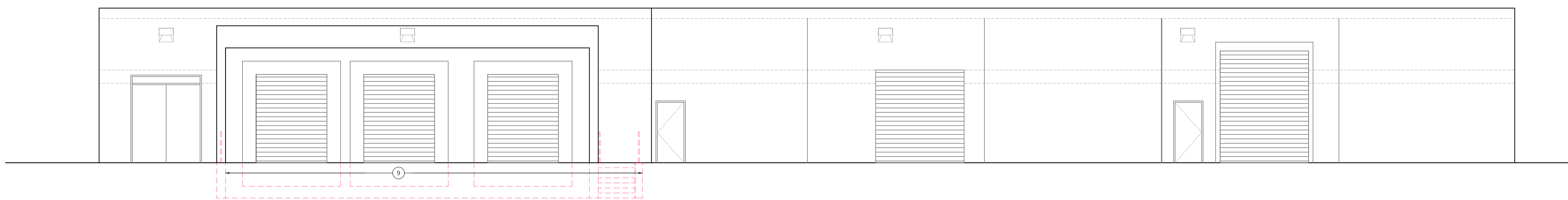
**1. EXISTING SOUTH ELEVATION**

SCALE: 3/16"=1'-0"



**2. EXISTING EAST ELEVATION**

SCALE: 3/16"=1'-0"



**3. EXISTING NORTH ELEVATION**

SCALE: 3/16"=1'-0"

**KEYNOTES**

Indicated by (X) on the plan

1. EXISTING EXTERIOR WALL.
2. EXISTING DOOR TO REMAIN, U.O.N.
3. EXISTING BRICK WALL TO REMAIN.
4. EXISTING AWNING TO REMAIN.
5. REMOVE EXISTING STOREFRONT SYSTEM.
6. REMOVE EXISTING WINDOW.
7. REMOVE EXISTING ROLL-UP DOOR.
8. REMOVE EXISTING DOOR.
9. REMOVE EXISTING LOADING DOOR SEAL, RAILINGS, STAIRS AND THE DEPRESSED DOCK.
10. EXISTING WALL PACK LIGHTING TO REMAIN.
11. EXISTING ADDRESS NUMBERS TO BE REMOVED.

**STAMP**

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DRAWN BY	N/A

JURISDICTION APPROVAL STAMP

EXISTING / DEMOLITION  
EXTERIOR ELEVATIONS

SHEET TITLE

SHEET NO.

**A5.10**

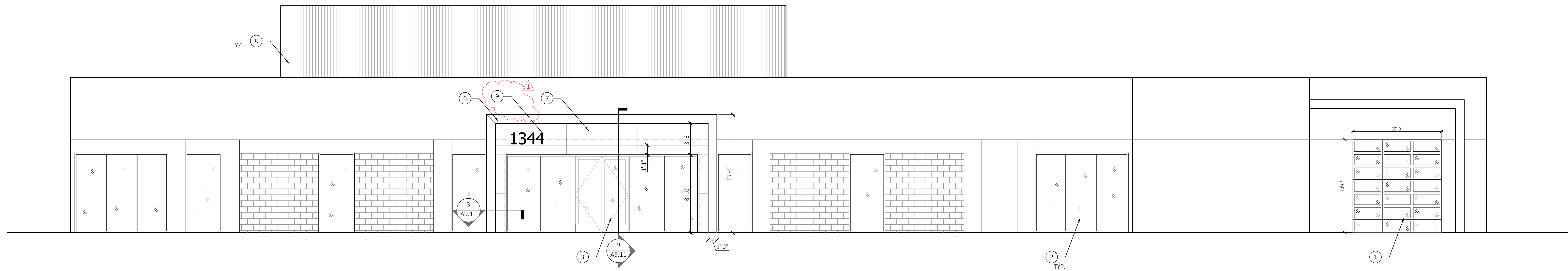


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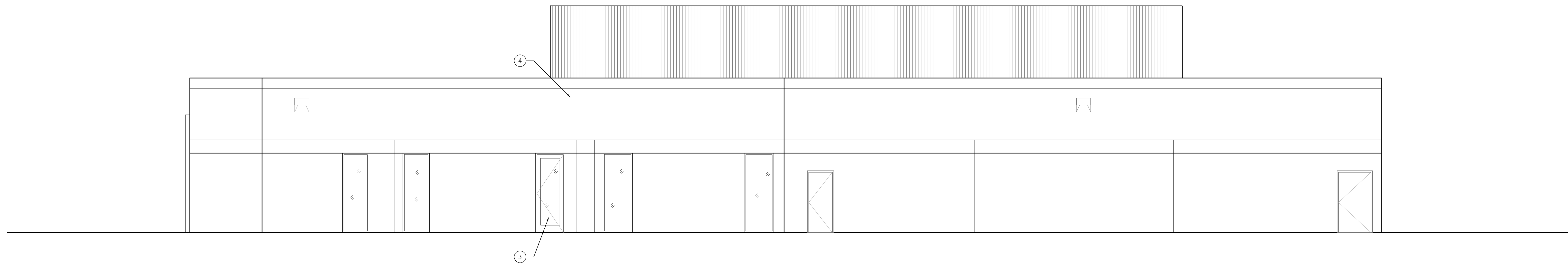
CAPITAL IMPROVEMENTS for

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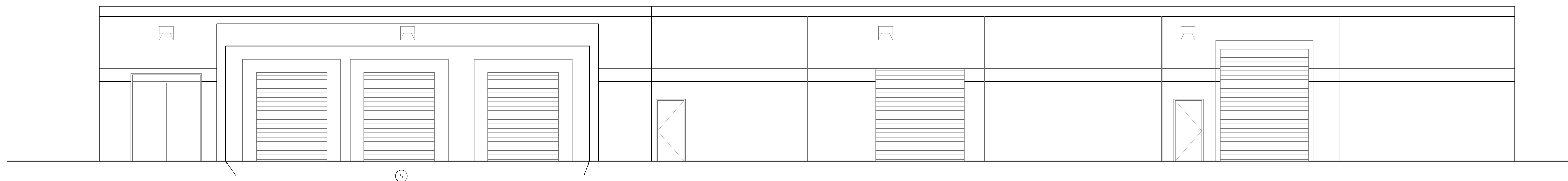
**1. SOUTH ELEVATION**

SCALE: 3/16"=1'-0"



**2. EAST ELEVATION**

SCALE: 3/16"=1'-0"



**3. NORTH ELEVATION**

SCALE: 3/16"=1'-0"

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SCALE	AS SHOWN
PROJECT ID	2024.051
DRAWN BY	N/A

JURISDICTION APPROVAL STAMP

PROPOSED  
EXTERIOR ELEVATIONS

SHEET TITLE

SHEET NO. **A5.11**

KEYNOTES

Indicated by (X) on the plan

1. NEW COMMERCIAL GLASS SECTIONAL DOOR. DARK BRONZE ANODIZED FINISH WITH INSULATED CLEAR GLAZING BY C.H.I. OR EQUAL, WITH AUTOMATIC OPENER.
2. NEW STOREFRONT WINDOW SYSTEM. DARK BRONZE ANODIZED FINISH - ARCADIA OR EQUAL W/ GUARDIAN SUNGUARD 5N6 62/27 CLEAR ON CLEAR GLAZING.
3. NEW MEDIUM STYLE STOREFRONT DOOR.
4. (E) EXTERIOR WALL PAINTED FINISH, SEE G2.00 FOR COLORS.
5. PATCH LOADING DOOR SEAL AREA.
6. NEW PORTAL FRAME - 18" STEEL CHANNEL PAINTED DARK GRAY.
7. NEW PHENOLIC RESIN PANELS.
8. (E) EQUIPMENT SCREEN.
9. (N) ADDRESS NUMBERS - GREATER THAN 6" IN HEIGHT AND 1/2" STROKE.





**7. NORTHEAST VIEW**

SCALE: N.T.S.



**4. NORTHEAST VIEW**

SCALE: N.T.S.



**1. SOUTHEAST VIEW**

SCALE: N.T.S.



**8. NORTHWEST VIEW**

SCALE: N.T.S.



**5. NORTHEAST VIEW**

SCALE: N.T.S.



**2. SOUTHEAST VIEW**

SCALE: N.T.S.



**9. NORTHWEST VIEW**

SCALE: N.T.S.



**6. NORTHEAST VIEW**

SCALE: N.T.S.



**3. SOUTHEAST VIEW**

SCALE: N.T.S.

PROJECT ADDRESS

1344 TERRA BELLA AVENUE  
MOUNTAIN VIEW, CA 94043

CAPITAL IMPROVEMENTS for  
**IRVINE COMPANY**

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JURISDICTION APPROVAL STAMP

EXISTING PHOTOS

SHEET TITLE

SHEET NO. **A5.12**



PROJECT ADDRESS

1344 TERRA BELLA AVENUE  
MOUNTAIN VIEW, CA 94043

CAPITAL IMPROVEMENTS for  
**IRVINE COMPANY**

CONSULTANT

**DEPARTMENT**  
OF SPACE  
**SITE DESIGN STUDIO**  
400 W. Indian Hill Blvd., Suite 2B  
Claremont, CA 91711



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REVISIONS

DATE	DESCRIPTION
08.26.2024	PLANNING SUBMITTAL
11.15.2024	PLANNING SUBMITTAL 2
01.03.2025	PLANNING SUBMITTAL 3

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SCALE	AS SHOWN
PROJECT ID	2024.051
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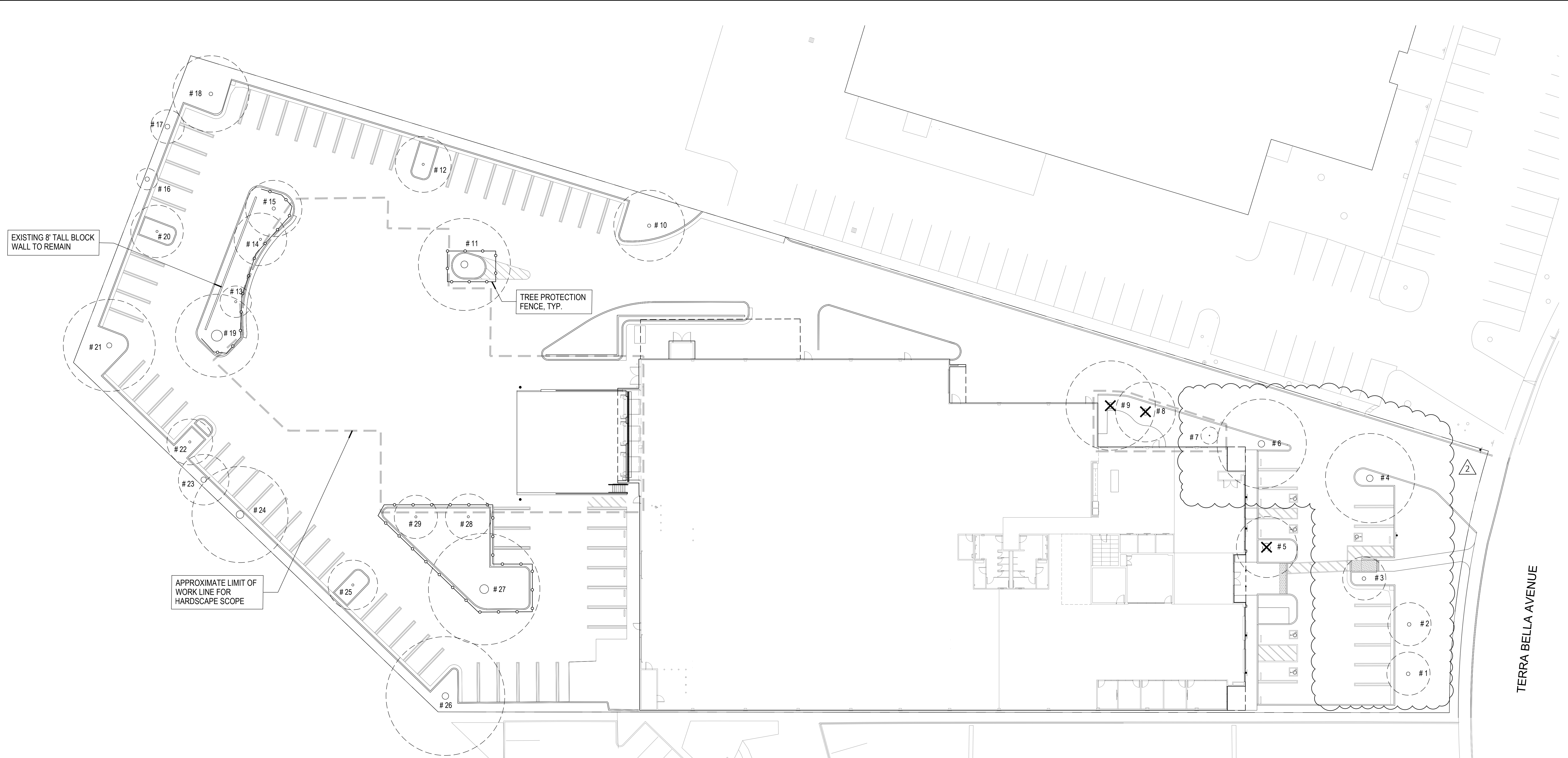
JURISDICTION APPROVAL STAMP

TREE PROTECTION PLAN

SHEET TITLE

SHEET NO.

**L0.00**

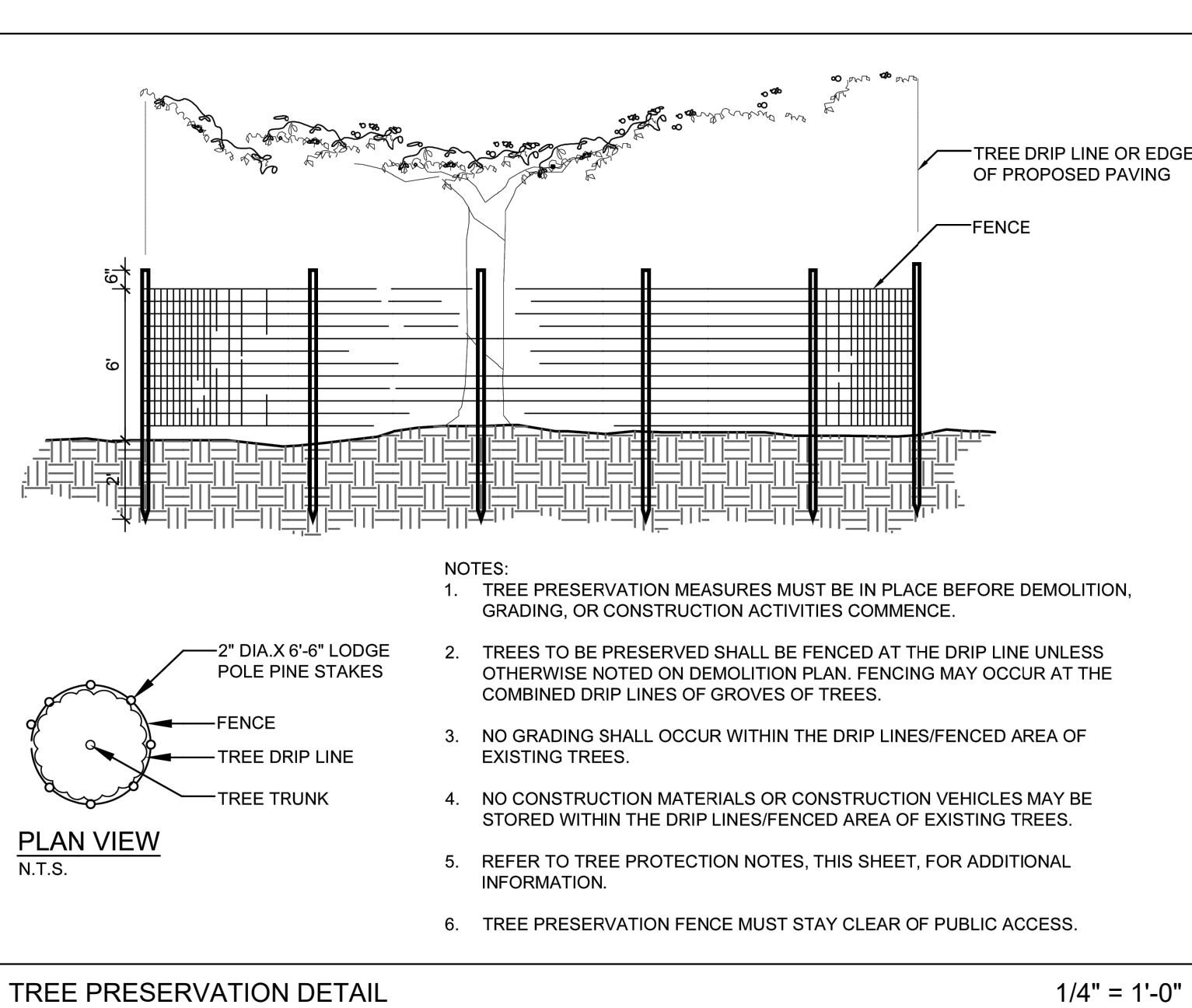


TREE #	BOTANIC NAME COMMON NAME	DBH (INCHES)	CIRCUMFERENCE (INCHES)	HERITAGE TREE	REMARKS
1	PISTACIA CHINENSIS CHINESE PISTACHE	6	19	NO	PRESERVE
2	PISTACIA CHINENSIS CHINESE PISTACHE	8	25	NO	PRESERVE
3	PISTACIA CHINENSIS CHINESE PISTACHE	5	16	NO	PRESERVE
4	EUCALYPTUS NICHOLII NARROW-LEAVED PEPPERMINT	46	144	YES	PRESERVE
5	EUCALYPTUS NICHOLII NARROW-LEAVED PEPPERMINT	39	122	YES	REMOVE
6	EUCALYPTUS NICHOLII NARROW-LEAVED PEPPERMINT	30	94	YES	PRESERVE
7	CORNUS KOUSA DOGWOOD	5	16	NO	PRESERVE
8	EUCALYPTUS NICHOLII NARROW-LEAVED PEPPERMINT	33	104	YES	REMOVE
9	EUCALYPTUS NICHOLII NARROW-LEAVED PEPPERMINT	30	94	YES	REMOVE
10	PLATANUS X HISPANICA LONDON PLANE	18	57	YES	PRESERVE
11	EUCALYPTUS NICHOLII NARROW-LEAVED PEPPERMINT	44	138	YES	PRESERVE
12	PLATANUS X HISPANICA LONDON PLANE	10	31	NO	PRESERVE
13	PISTACIA CHINENSIS CHINESE PISTACHE	6	19	NO	PRESERVE
14	PISTACIA CHINENSIS CHINESE PISTACHE	7	22	NO	PRESERVE
15	PLATANUS X HISPANICA LONDON PLANE	13	41	NO	PRESERVE

TREE #	BOTANIC NAME COMMON NAME	DBH (INCHES)	CIRCUMFERENCE (INCHES)	HERITAGE TREE	REMARKS
16	EUCALYPTUS GLOBULUS BLUE GUM	24	75	YES	PRESERVE
17	EUCALYPTUS GLOBULUS BLUE GUM	37	116	YES	PRESERVE
18	PLATANUS X HISPANICA LONDON PLANE	19	60	YES	PRESERVE
19	EUCALYPTUS NICHOLII NARROW-LEAVED PEPPERMINT	40	126	YES	PRESERVE
20	PLATANUS X HISPANICA LONDON PLANE	11	35	NO	PRESERVE
21	PLATANUS X HISPANICA LONDON PLANE	32	100	YES	PRESERVE
22	PLATANUS X HISPANICA LONDON PLANE	5	16	NO	PRESERVE
23	EUCALYPTUS GLOBULUS BLUE GUM	28	88	YES	PRESERVE
24	EUCALYPTUS GLOBULUS BLUE GUM	34	107	YES	PRESERVE
25	PISTACIA CHINENSIS CHINESE PISTACHE	6	19	NO	PRESERVE
26	PLATANUS X HISPANICA LONDON PLANE	33	104	YES	PRESERVE
27	EUCALYPTUS NICHOLII NARROW-LEAVED PEPPERMINT	55	173	YES	PRESERVE
28	PISTACIA CHINENSIS CHINESE PISTACHE	8	25	NO	PRESERVE
29	PISTACIA CHINENSIS CHINESE PISTACHE	8	25	NO	PRESERVE

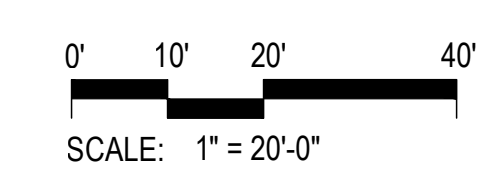
- TREE PROTECTION NOTES**
- PRIOR TO ANY CONSTRUCTION ACTIVITY AT THE SITE INCLUDING DEMOLITION, UTILITY WORK, GRADING, STORAGE OF MATERIALS, OR INSTALLATION OF TEMPORARY CONSTRUCTION FACILITIES, PROTECT TREES WITHIN THE PROJECT SITE WHICH ARE INDICATED TO BE LEFT IN PLACE AND WHICH MIGHT BE DAMAGED DURING DEMOLITION, BY PLACING FENCING AS SHOWN ON PLAN.
  - A 3" LAYER OF BARK MULCH SHALL BE PROVIDED AT THE BASE OF EACH TREE TO REMAIN. THIS MULCH RING SHALL COVER A MINIMUM OF 5' FROM THE TRUNK, 10' IN DIAMETER, AND BE 6" CLEAR FROM BASE OF TRUNK.
  - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL SUBCONTRACTORS AND WORK THAT MAY IMPACT TREE HEALTH.
  - A PRE-CONSTRUCTION CONFERENCE IS TO BE SCHEDULED PRIOR TO ANY WORK, WITH ALL AFFECTED SUBCONTRACTORS IN ATTENDANCE. REVIEW OF TREE PROTECTION FENCING SHALL OCCUR DURING THIS MEETING.
  - IRRIGATION OF ALL TREES AND PLANTING AREAS TO REMAIN SHALL BE CONTINUED THROUGHOUT THE CONSTRUCTION PROCESS. IF THE IRRIGATION SYSTEM IS TURNED OFF, CONTRACTOR SHALL PROVIDE HAND WATERING AS REQUIRED FOR THE DURATION.
  - DURING CONSTRUCTION ACTIVITIES, EQUIPMENT SHALL NOT ENTER THE FENCED TREE PROTECTION ZONE. EQUIPMENT, VEHICLES, OR MATERIALS SHALL NOT BE STORED, PARKED, OR STANDING WITHIN THE TREE DRIP-LINE, EXCEPT WHERE ASPHALT PAVING IS PRESENT.
  - DISPOSAL OF WASTE PRODUCTS AND STORAGE OF CONSTRUCTION MATERIALS IS NOT PERMITTED WITHIN THE FENCED TREE PROTECTION ZONE. NO PAINT THINNER, PAINT, PLASTER, OR OTHER LIQUID OR SOLID EXCESS OR WASTE CONSTRUCTION MATERIALS OR WASTEWATER SHALL BE DUMPED ON THE GROUND OR INTO ANY GRATE BETWEEN THE DRIPLINE AND THE BASE OF THE TREE OR UPHILL FROM ANY TREE WHERE CERTAIN SUBSTANCES MIGHT REACH THE ROOTS THROUGH A LEACHING PROCESS.
  - DAMAGE TO ANY TREE DURING CONSTRUCTION SHALL BE IMMEDIATELY REPORTED BY THE PERSON CAUSING THE DAMAGE, TO THE RESPONSIBLE CONTRACTOR, AND/OR OWNER.
  - ALL CONSTRUCTION ACTIVITIES WITHIN TREE PROTECTION FENCING SHALL BE DONE BY HAND. IN A MANNER THAT DOES NOT HARM THE TREE. ALL TRENCHING AND DIGGING WITHIN DRIPLINE SHALL BE DONE BY HAND.
  - ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING, AT CONTRACTOR'S EXPENSE, ANY EXISTING TREE DAMAGED OR DESTROYED BY CONSTRUCTION OPERATIONS.
  - USE ONLY HERBICIDES SAFE FOR USE AROUND TREES AND LABELED FOR THAT USE, EVEN BELOW PAVEMENT.
  - DESIGN IRRIGATION SYSTEMS SO THAT NO TRENCHING WILL OCCUR WITHIN THE TREE PROTECTION ZONE.
  - PREPARE A SITE WORK PLAN WHICH IDENTIFIES ACCESS AND HAUL ROUTES, CONSTRUCTION TRAILER AND STORAGE AREAS, ETC.
  - ESTABLISH A TREE PROTECTION ZONE AROUND EACH TREE TO BE PRESERVED, FOR DESIGN PURPOSES, THE TREE PROTECTION ZONE SHALL BE THE CURB LINE. NO GRADING, EXCAVATION, CONSTRUCTION OR STORAGE OF MATERIALS SHALL OCCUR WITHIN THAT ZONE.
  - TREES TO BE RETAINED MAY REQUIRE PRUNING TO PROVIDE CLEARANCE AND/OR CORRECT DEFECTS IN STRUCTURE. ALL PRUNING IS TO BE PERFORMED BY AN ISA CERTIFIED ARBORIST OR CERTIFIED TREE WORKER AND SHALL ADHERE TO THE LATEST EDITIONS OF THE ANSI Z133 AND A300 STANDARDS AS WELL AS THE ISA BEST MANAGEMENT PRACTICES FOR TREE PRUNING. PRUNING CONTRACTOR SHALL HAVE THE C25/D81 LICENSE SPECIFICATION.
  - ALL CONTRACTORS SHALL CONDUCT OPERATIONS IN A MANNER THAT WILL PREVENT DAMAGE TO TREES TO BE PRESERVED.
  - TREE PROTECTION FENCING IS TO REMAIN UNTIL ALL SITE WORK HAS BEEN

- COMPLETED WITHIN THE WORK AREA.
- CONSTRUCTION TRAILERS, TRAFFIC AND STORAGE AREAS MUST REMAIN OUTSIDE TREE PROTECTION ZONE AT ALL TIMES.
- ANY BRUSH CLEARING REQUIRED WITHIN THE TREE PROTECTION ZONE SHALL BE ACCOMPLISHED WITH HAND-OPERATED EQUIPMENT.
- SPOIL FROM TRENCH, FOOTING, UTILITY OR OTHER EXCAVATION SHALL NOT BE PLACED WITHIN THE TREE PROTECTION ZONE, NEITHER TEMPORARILY NOR PERMANENTLY.
- ALL GRADING WITHIN THE DRIPLINE OF TREES SHALL BE DONE USING THE SMALLEST EQUIPMENT POSSIBLE. THE EQUIPMENT SHALL OPERATE PERPENDICULAR TO THE TREE AND OPERATE FROM OUTSIDE THE TREE PROTECTION ZONE. ANY MODIFICATIONS MUST BE APPROVED AND MONITORED BY THE CONSULTING ARBORIST.
- IF INJURY SHOULD OCCUR TO ANY TREE DURING CONSTRUCTION, IT SHOULD BE EVALUATED AS SOON AS POSSIBLE BY THE CONSULTING ARBORIST SO THAT APPROPRIATE TREATMENTS CAN BE APPLIED.
- NO EXCESS SOIL, CHEMICALS, DEBRIS, EQUIPMENT OR OTHER MATERIALS SHALL BE DUMPED OR STORED WITHIN THE TREE PROTECTION ZONE.

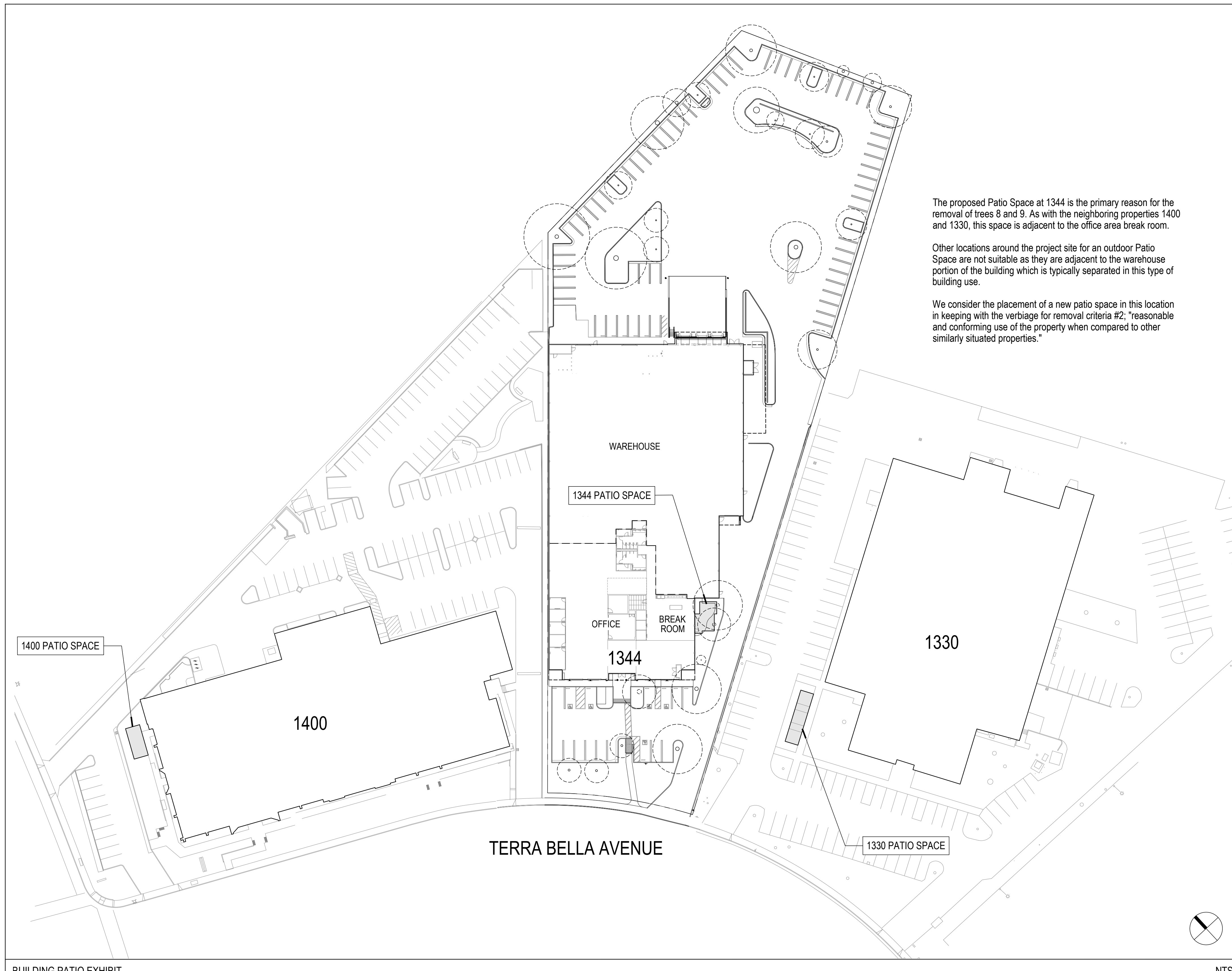


SYMBOL	DESCRIPTION	QTY.
(X in circle)	EXISTING TREE TO BE REMOVED, GRIND STUMP.	3
(circle)	EXISTING TREE TO REMAIN, PROTECT IN PLACE. PROVIDE TREE PROTECTION FENCING AT EDGE OF CURB AREA AS SHOWN IN LOCATIONS NEAR TO NEW CONSTRUCTION ONLY.	26
(line with cross-ticks)	TEMPORARY 6 TALL CHAINLINK TREE PROTECTION FENCING TO BE INSTALLED FOR DURATION OF CONSTRUCTION	395 LF

REFER TO SHEET L4.00 FOR TREE MITIGATION





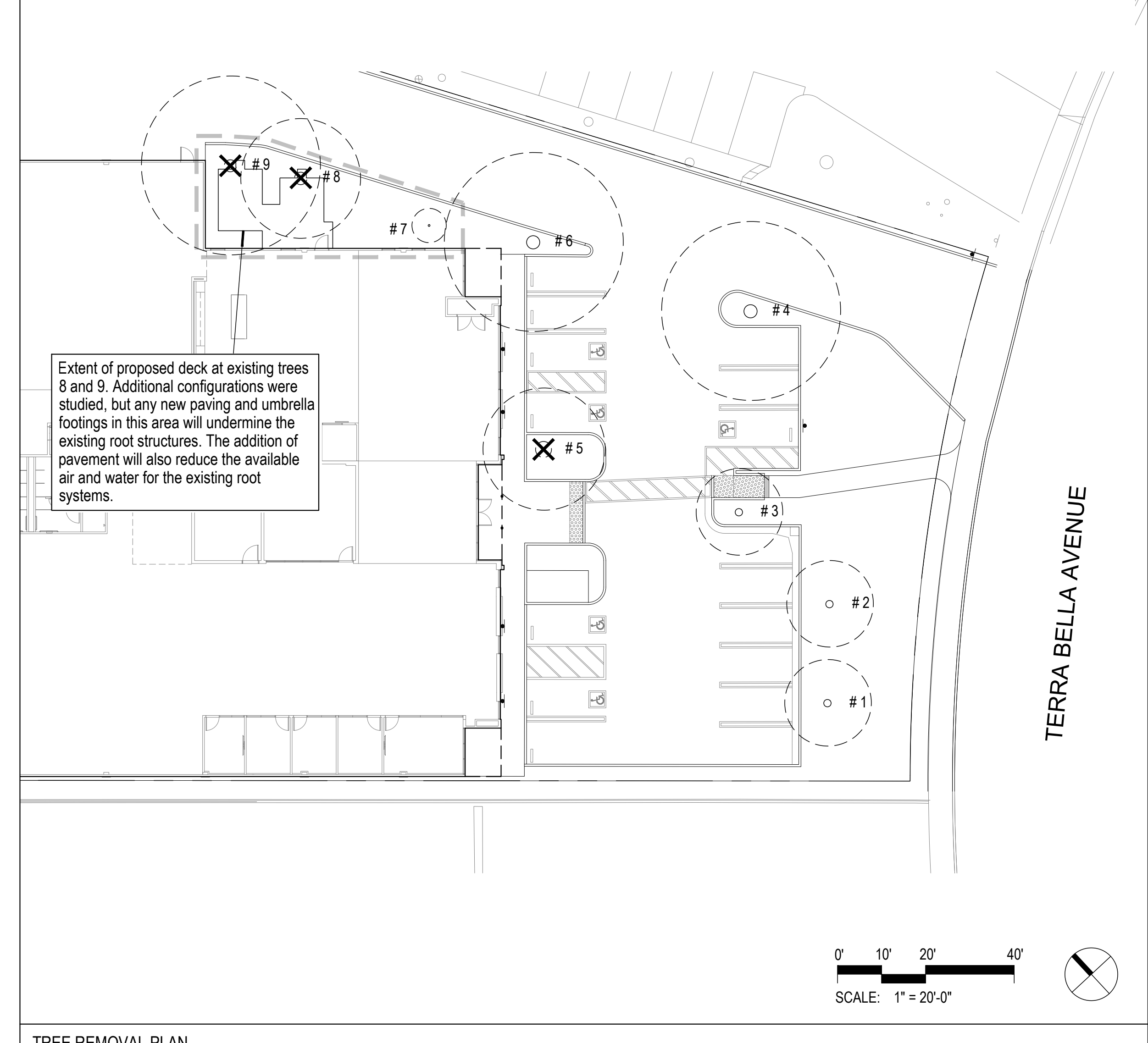


**CRITERIA FOR REMOVAL OF HERITAGE TREES**

(Mountainview Municipal Code Sec. 32.35)

The determination on each application shall be based upon a minimum of one of the following criteria; however, the decision-maker shall consider additional criteria, if applicable, in weighing the decision to remove a heritage tree, with an emphasis on the intent to preserve heritage trees.

- 1.The condition of the tree with respect to age of the tree relative to the life span of that particular species, disease, infestation, general health, damage, public nuisance, danger of falling, proximity to existing or proposed structures, and interference with utility services.
- 2.The necessity of the removal of the heritage tree in order to construct improvements and/or allow reasonable and conforming use of the property when compared to other similarly situated properties.
- 3.The nature and qualities of the tree as a heritage tree, including its maturity, its aesthetic qualities such as its canopy, its shape and structure, its majestic stature and its visual impact on the neighborhood.
- 4.Good forestry practices such as, but not limited to, the number of healthy trees a given parcel of land will support and the planned removal of any tree nearing the end of its life cycle and the replacement of young trees to enhance the overall health of the urban forest.
- 5.Balancing criteria. In addition to the criteria referenced above which may support removal, the decision-maker shall also balance the request for removal against the following which may support or mitigate against removal:
  - A.The topography of land and effect of the requested removal on erosion, soil retention, water retention, and diversion or increased flow of surface waters.
  - B.The effect of the requested removal on the remaining number, species, size and location of existing trees on the site and in the area.
  - C.The effect of the requested removal with regard to shade, noise buffers, protection from wind damage and air pollution and the effect upon the historic value and scenic beauty and the health, safety, prosperity and general welfare of the area and the city as a whole.



TREE #	BOTANIC NAME COMMON NAME	DBH (INCHES)	CIRCUMFERENCE (INCHES)	HERITAGE TREE	CRITERIA FOR REMOVAL
5	EUCALYPTUS NICHOLII NARROW-LEAVED PEPPERMINT	39	122	YES	#1: Per the arborist report, this tree is in poor health and exhibits structural defects, dieback in crown, included bark, and is a leaning tree. #2: We believe it is necessary to remove this tree in order to improve the building entry. At this time the tree is an aesthetic eyesore, having been severely pruned over time with a very small crown. #5: The overall shade coverage for the site will be increased per the amount of proposed trees included.
8	EUCALYPTUS NICHOLII NARROW-LEAVED PEPPERMINT	33	104	YES	#1: Per the arborist report, this tree is in poor health and exhibits structural defects, included bark, and is crowded in a small planting area that is too small to support the tree. The report further mentions potential for branch failure. #2: See Building Patio exhibit this page for support of removal of trees 8 and 9. #5: The overall shade coverage for the site will be increased per the amount of proposed trees included.
9	EUCALYPTUS NICHOLII NARROW-LEAVED PEPPERMINT	30	94	YES	#1: Per the arborist report, this tree is in poor health and exhibits structural defects, included bark, is crowded in a small planting area, and is leaning. The report further mentions potential for branch failure. #2: See Building Patio exhibit this page for support of removal of trees 8 and 9. #5: The overall shade coverage for the site will be increased per the amount of proposed trees included.

299 BASSETT ST., SUITE 250  
SAN JOSE, CA 95130  
T:408.283.0100



PROJECT ADDRESS  
**1344 TERRA BELLA AVENUE  
MOUNTAIN VIEW, CA 94043**



CONSULTANT  
**DEPARTMENT OF SPACE**  
SITE DESIGN STUDIO  
480 W. Indian Hill Blvd., Suite 2B  
Claremont, CA 91711



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11.15.2024	PLANNING SUBMITTAL 2
01.03.2025	PLANNING SUBMITTAL 3

DATE	01.03.2025
SCALE	AS SHOWN
PROJECT ID	2024.051
DRAWN BY	N/A

JURISDICTION APPROVAL STAMP

TREE REMOVAL PLAN

SHEET TITLE

SHEET NO. **L0.01**



PROJECT ADDRESS  
 1344 TERRA BELLA AVENUE  
 MOUNTAIN VIEW, CA 94043

CAPITAL IMPROVEMENTS for  
**IRVINE COMPANY**

CONSULTANT  
**DEPARTMENT OF SPACE**  
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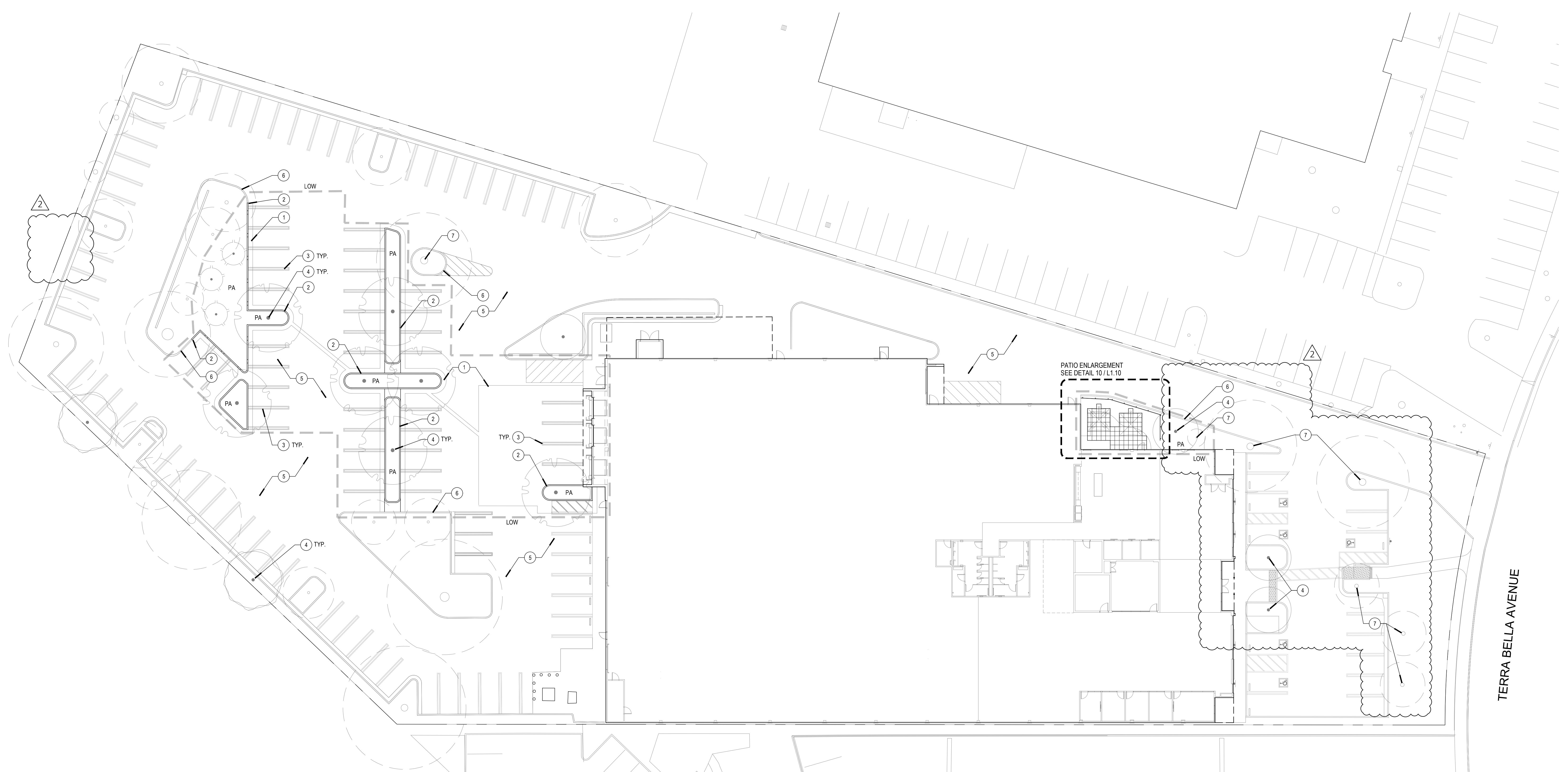
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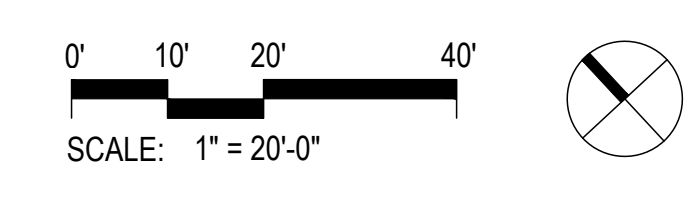
SITE HARDSCAPE PLAN  
 SHEET TITLE

SHEET NO. **L1.00**



CONSTRUCTION REFERENCE LEGEND

ITEM	DESCRIPTION	REF
①	EXTENT OF REPLACED ASPHALT PAVING	CIVIL
②	PROPOSED VEHICULAR CURB	CIVIL
③	PROPOSED STRIPING	CIVIL
④	PROPOSED TREE	L4.00
⑤	EXISTING ASPHALT PAVING TO REMAIN	
⑥	EXISTING CONCRETE CURB TO REMAIN	
⑦	EXISTING TREE TO REMAIN, PROTECT IN PLACE	L0.00
LOW	PROJECT LIMIT OF WORK FOR NEW HARDSCAPE	
PA	PLANTING AREA	





PROJECT ADDRESS

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MOUNTAIN VIEW, CA 94043

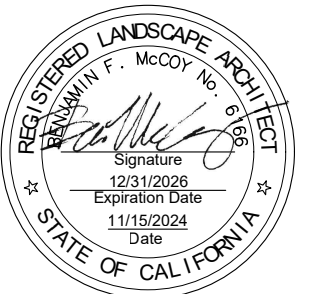
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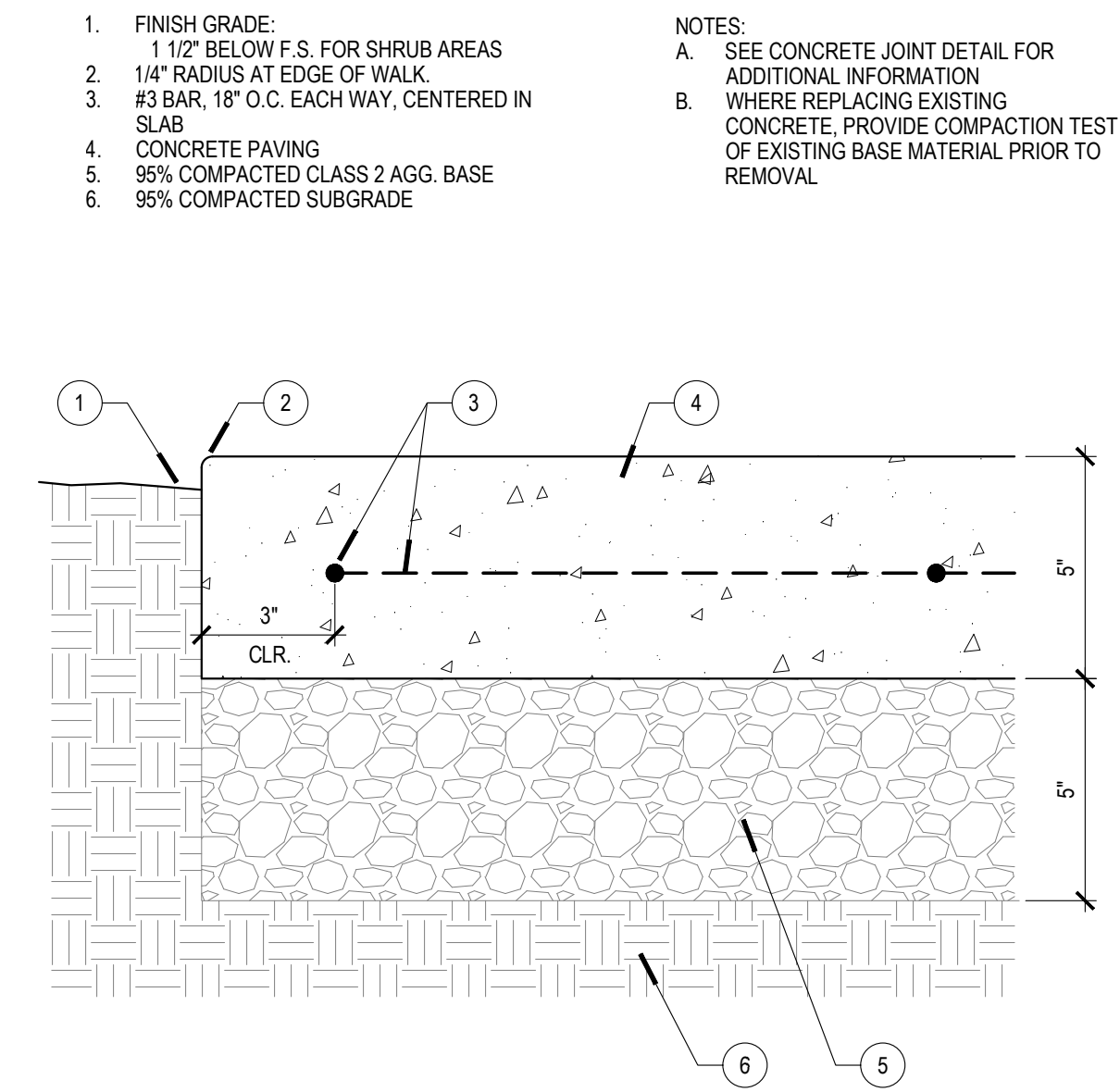
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SITE HARDSCAPE DETAILS

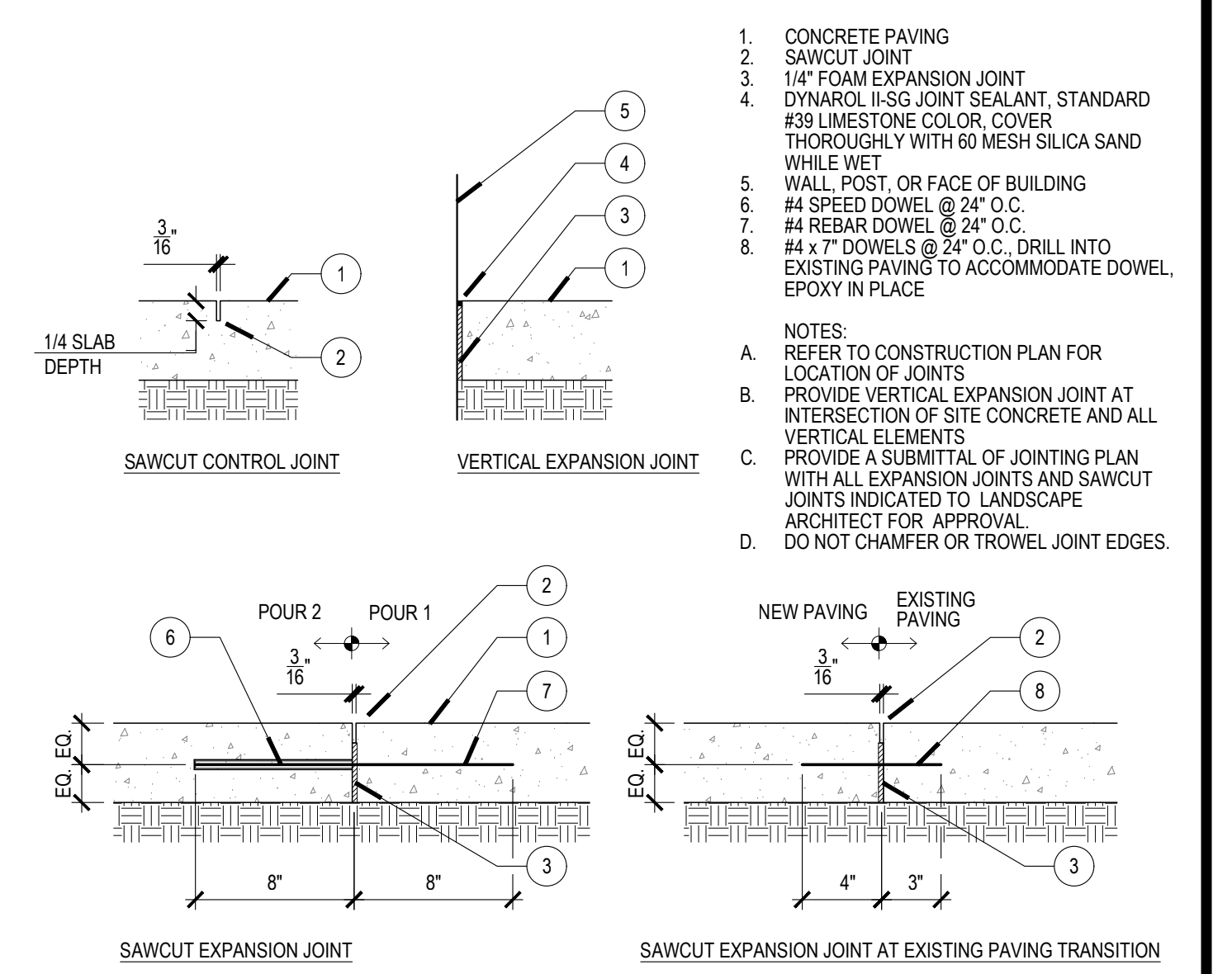
SHEET TITLE

SHEET NO.

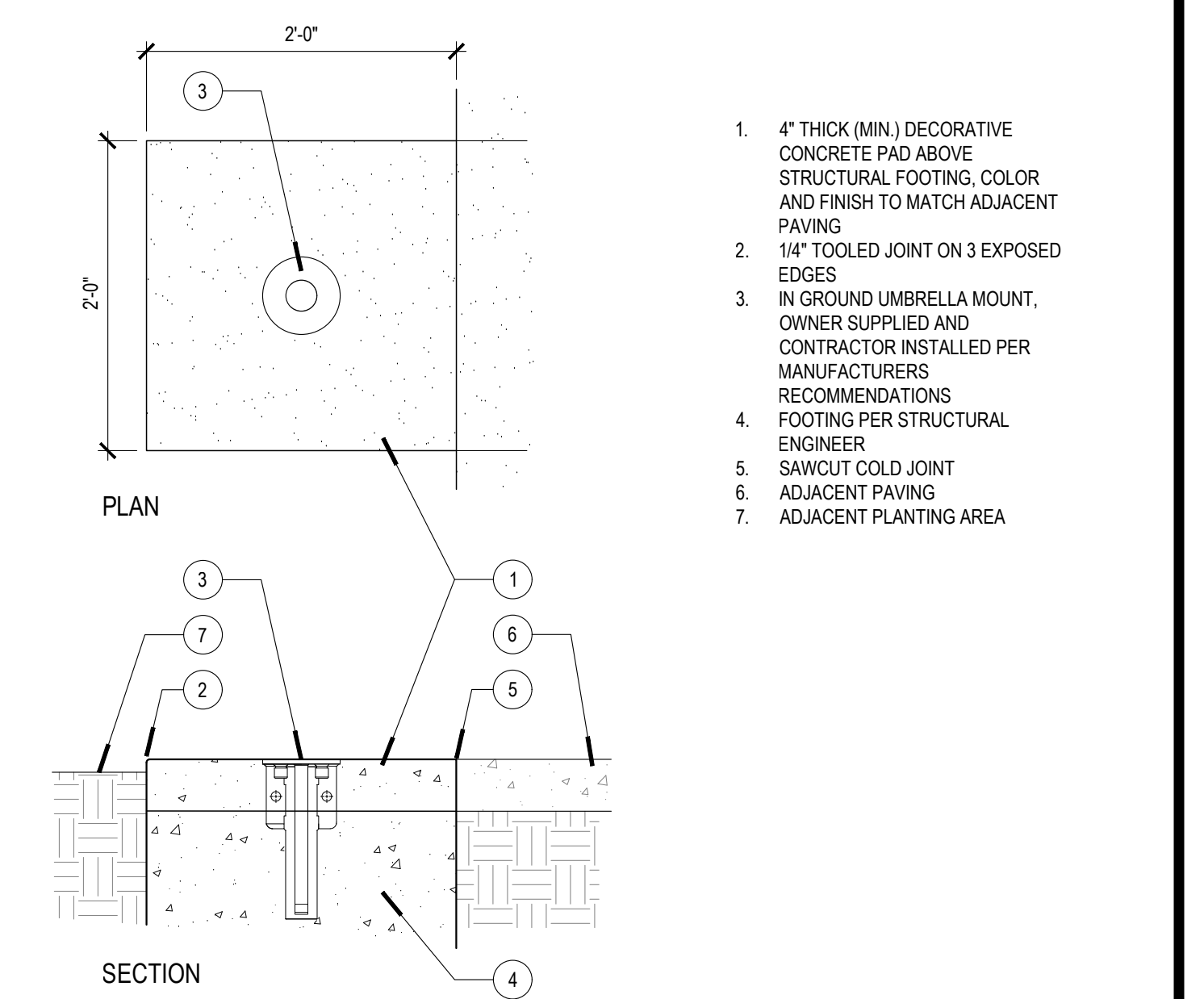
L1.10



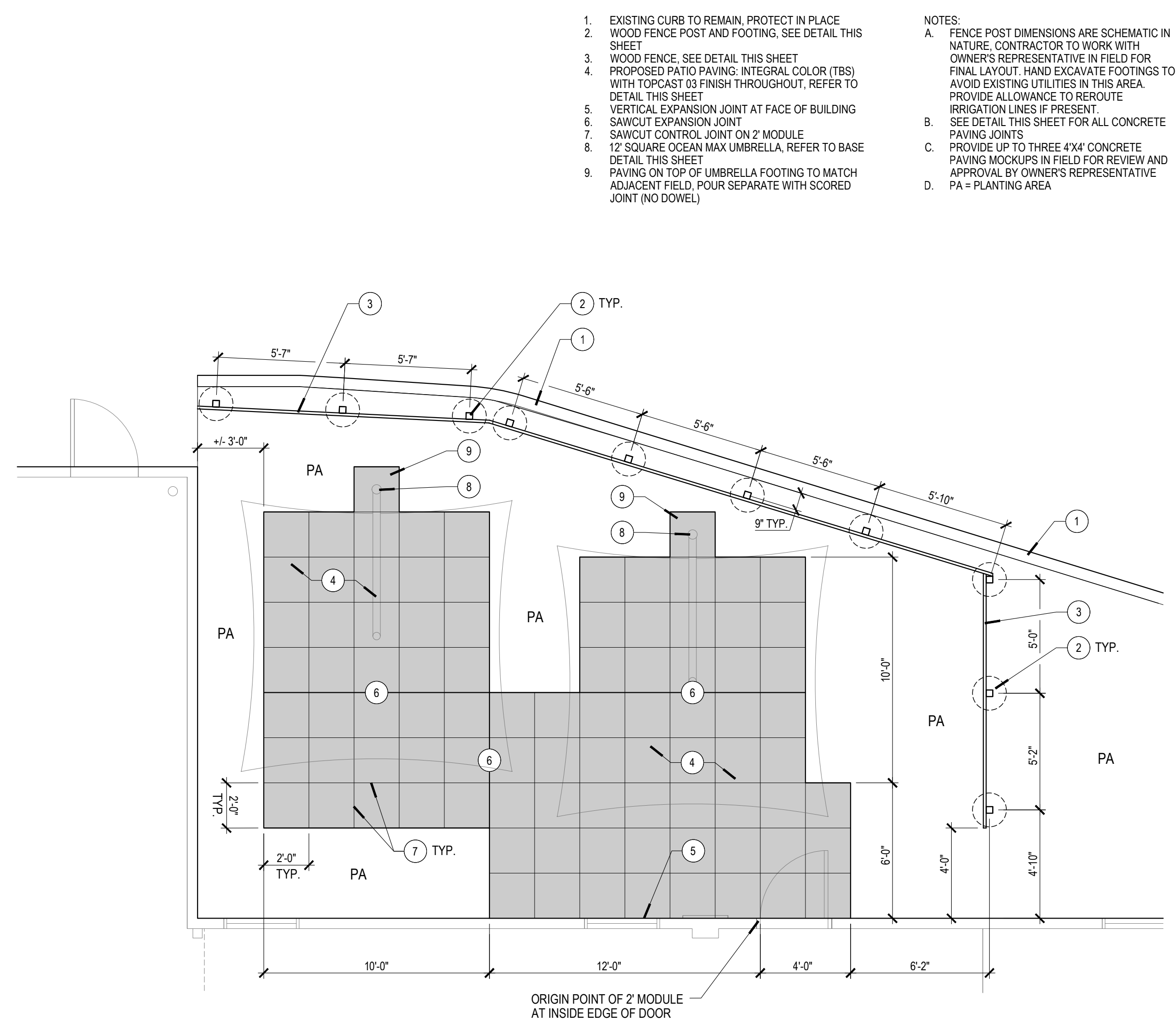
01 PEDESTRIAN CONCRETE PAVING 3"=1'-0"



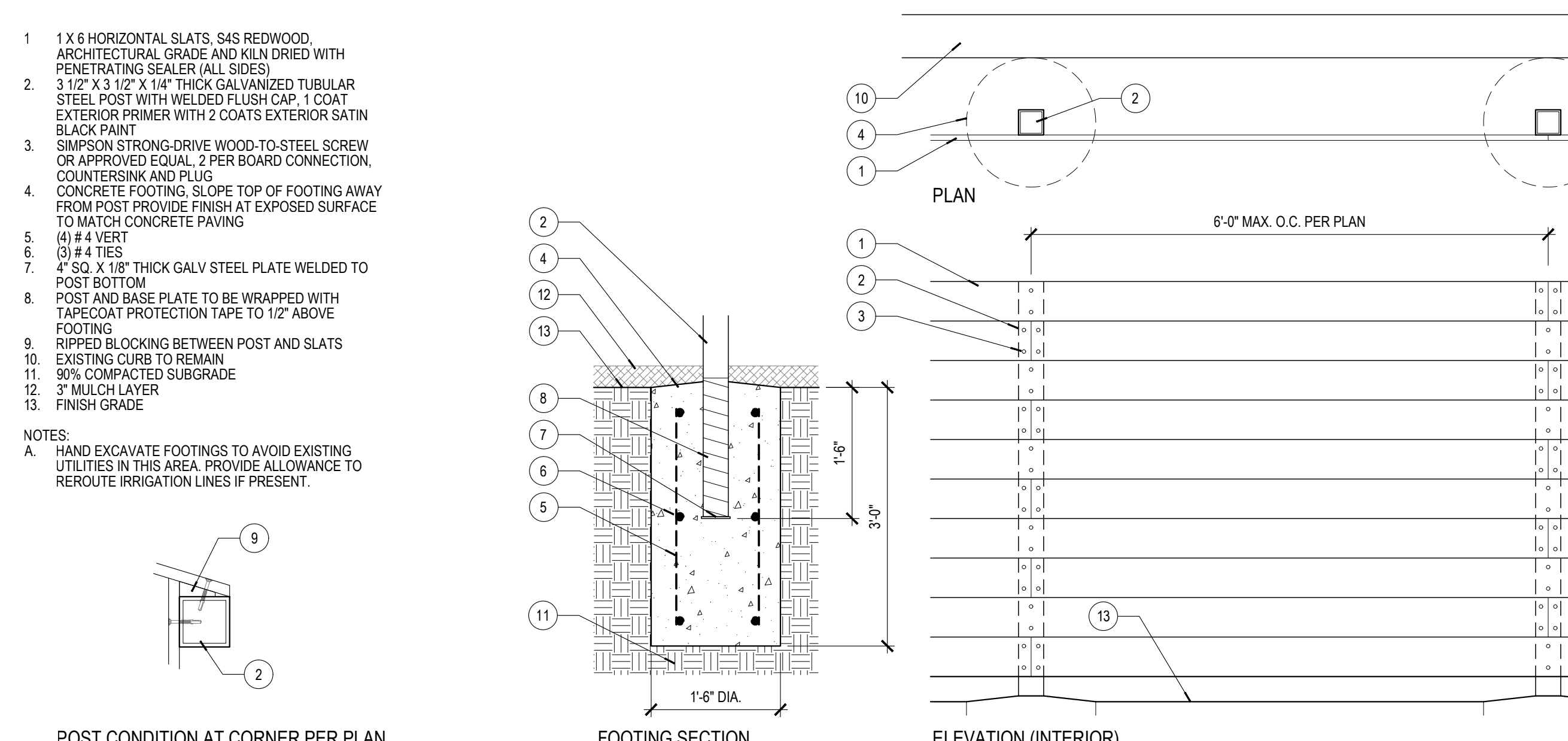
02 CONCRETE JOINTS 1 1/2"=1'-0"



03 UMBRELLA BASE 1"=1'-0"



10 PATIO ENLARGEMENT 1/2"=1'-0"



11 WOOD FENCE 3/4"=1'-0"

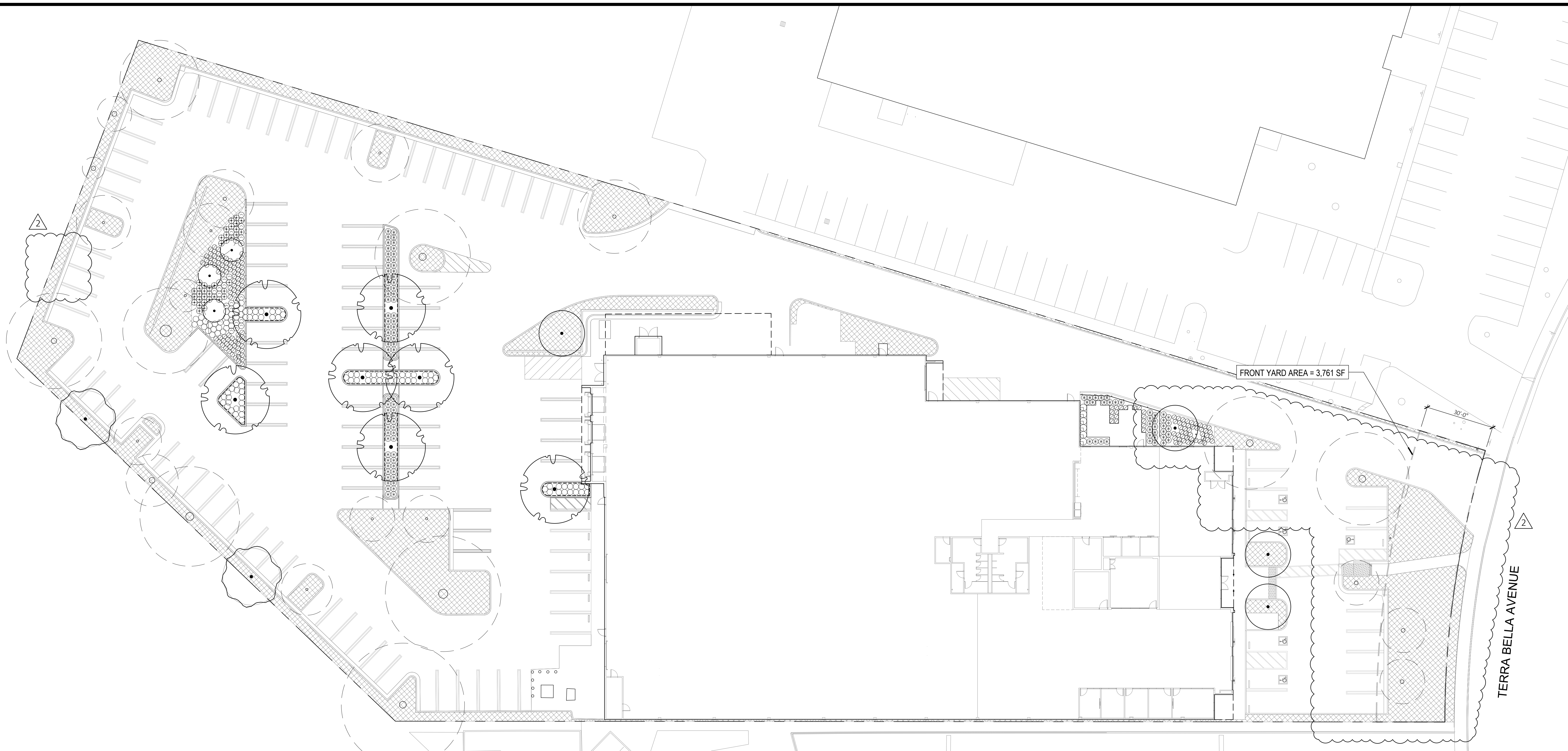
- EXISTING CURB TO REMAIN. PROTECT IN PLACE.
  - WOOD FENCE POST AND FOOTING. SEE DETAIL THIS SHEET.
  - WOOD FENCE. SEE DETAIL THIS SHEET.
  - PROPOSED PATIO PAVING: INTEGRAL COLOR (TBS) WITH TOPCAST 03 FINISH THROUGHOUT. REFER TO DETAIL THIS SHEET.
  - VERTICAL EXPANSION JOINT AT FACE OF BUILDING.
  - SAWCUT EXPANSION JOINT.
  - SAWCUT CONTROL JOINT ON 2' MODULE.
  - 12" SQUARE OCEAN MAX UMBRELLA. REFER TO BASE DETAIL THIS SHEET.
  - PAVING ON TOP OF UMBRELLA FOOTING TO MATCH ADJACENT FIELD. POUR SEPARATE WITH SCORED JOINT (NO DOWEL).
- NOTES:  
A. FENCE POST DIMENSIONS ARE SCHEMATIC IN NATURE. CONTRACTOR TO WORK WITH OWNER'S REPRESENTATIVE IN FIELD FOR FINAL LAYOUT. HAND EXCAVATE FOOTINGS TO AVOID EXISTING UTILITIES IN THIS AREA. PROVIDE ALLOWANCE TO REROUTE IRRIGATION LINES IF PRESENT.  
B. SEE DETAIL THIS SHEET FOR ALL CONCRETE PAVING JOINTS.  
C. PROVIDE UP TO THREE 4"x4" CONCRETE PAVING MOCKUPS IN FIELD FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE.  
D. PA = PLANTING AREA.

- FINISH GRADE: 1 1/2" BELOW F.S. FOR SHRUB AREAS
  - 1/4" RADIUS AT EDGE OF WALK.
  - #3 BAR, 18" O.C. EACH WAY, CENTERED IN SLAB.
  - CONCRETE PAVING
  - 95% COMPACTED CLASS 2 AGG. BASE
  - 95% COMPACTED SUBGRADE
- NOTES:  
A. SEE CONCRETE JOINT DETAIL FOR ADDITIONAL INFORMATION.  
B. WHERE REPLACING EXISTING CONCRETE, PROVIDE COMPACTION TEST OF EXISTING BASE MATERIAL PRIOR TO REMOVAL.

- 1 X 6 HORIZONTAL SLATS, S4S REDWOOD, ARCHITECTURAL GRADE AND KILN DRIED WITH PENETRATING SEALER (ALL SIDES).
  - 3 1/2" X 3 1/2" X 1/4" THICK GALVANIZED TUBULAR STEEL POST WITH WELDED FLUSH CAP, 1 COAT EXTERIOR PRIMER WITH 2 COATS EXTERIOR SATIN BLACK PAINT.
  - SIMPSON STRONG-DRIVE WOOD-TO-STEEL SCREW OR APPROVED EQUAL, 2 PER BOARD CONNECTION, COUNTERSINK AND FLUG.
  - CONCRETE FOOTING, SLOPE TOP OF FOOTING AWAY FROM POST. PROVIDE FINISH AT EXPOSED SURFACE TO MATCH CONCRETE PAVING.
  - (4) #4 VERT.
  - (5) #4 TIES.
  - 4" SQ. X 1/8" THICK GALV. STEEL PLATE WELDED TO POST BOTTOM.
  - POST AND BASE PLATE TO BE WRAPPED WITH TAPECOAT PROTECTION TAPE TO 1/2" ABOVE FOOTING.
  - RIPPED BLOCKING BETWEEN POST AND SLATS.
  - EXISTING CURB TO REMAIN.
  - 90% COMPACTED SUBGRADE.
  - 3" MULCH LAYER.
  - FINISH GRADE.
- NOTES:  
A. HAND EXCAVATE FOOTINGS TO AVOID EXISTING UTILITIES IN THIS AREA. PROVIDE ALLOWANCE TO REROUTE IRRIGATION LINES IF PRESENT.

POST CONDITION AT CORNER PER PLAN (1 1/2"=1'-0")





289 BASSETT ST., SUITE 250  
SAN JOSE, CA 95130  
T:408.283.0100

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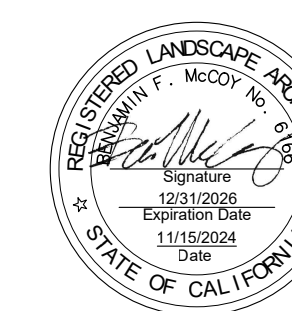
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MOUNTAIN VIEW, CA 94043

CAPITAL IMPROVEMENTS for  
**IRVINE COMPANY**

CONSULTANT

DEPARTMENT **OF SPACE**

SITE DESIGN STUDIO  
480 W Indian Hill Blvd., Suite 2B  
Claremont, CA 91711



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JURISDICTION APPROVAL STAMP

PLANTING PLAN

SHEET TITLE

SHEET NO.

L4.00

TREE COUNT- PARKING	
EXISTING PARKING SPACES	82
PROPOSED PARKING SPACES	42
TOTAL PARKING SPACES	124
3 TREES REQUIRED PER PARKING SPACE	
TOTAL TREES REQUIRED (124 / 3) =	42 (41.3)
EXISTING TREES TO REMAIN	26
PROPOSED TREES	15
TOTAL TREES PROVIDED	42

TREE COUNT- MITIGATION					
TREE TO BE REMOVED	QTY.	REPLACEMENT RATIO	NEW TREES REQUIRED	TOTAL TREES REQUIRED	TOTAL TREES PROVIDED
HERITAGE TREE	3	2:1	6	6	16
NON-HERITAGE TREE	0	1:1	0	0	2

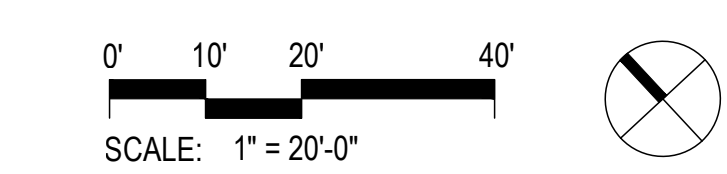
FRONT YARD LANDSCAPE AREA	
FRONT YARD AREA	3,761 SF
REQUIRED 2/3 TO BE LANDSCAPED	2,507 SF
LANDSCAPED FRONT YARD AREA	2,554 SF (68%)

TOTAL LANDSCAPE AREA	
EXISTING LANDSCAPE AREA	13,354 SF
TOTAL SITE	121,096 SF
EXISTING LANDSCAPE	11.8 % OF TOTAL SITE
EXISTING LANDSCAPE AREA	13,354 SF
PROPOSED LANDSCAPE AREA	3,032 SF
TOTAL NEW LANDSCAPE AREA	16,386 SF
NEW LANDSCAPE AREA	16,386 SF
TOTAL SITE	121,096 SF
NEW LANDSCAPE	13.5 % OF TOTAL SITE

- GENERAL PLANTING NOTES**
- VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK.
  - CONTRACTOR SHALL APPLY A CONTACT HERBICIDE WHERE WEEDS ARE PRESENT PER MANUFACTURER'S SPECIFICATIONS A MINIMUM OF TEN (10) DAYS PRIOR TO COMMENCEMENT OF ANY PLANTING OR IRRIGATION WORK. WEEDS SHALL BE ALLOWED TO COMPLETELY DIE BACK, INCLUDING THE ROOTS BEFORE PROCEEDING WITH WORK.
  - REMOVE WEEDS AND GRASSES AND PROPERLY DISPOSE OF WASTE AT A LICENSED DUMP SITE.
  - ALL PLANT PROCUREMENT TO BE PERFORMED BY:  
D.L. CUNNINGHAM, INC.  
1600 DOVE STREET, SUITE 150  
NEWPORT BEACH, CA 92660  
TELEPHONE (949) 646-7191  
CELL (949) 422-0789  
CONTACT: ROB CUNNINGHAM
  - LANDSCAPE CONTRACTOR TO PROVIDE THE FOLLOWING SUBMITTALS FOR REVIEW AND APPROVAL:  
1. PHOTOGRAPHS OF PLANT MATERIAL (15 GALLON AND SMALLER (SHRUBS) WITH NURSERY LOCATION  
2. PHOTOGRAPHS OF TREES WITH NURSERY LOCATION FOR TAGGING  
3. CUTSHEETS OF ALL PROPOSED DRY GOOD MATERIALS INCLUDING BUT NOT LIMITED TO TREE STAKES, TREE TIES, PLANT TABLETS, EDGING, WOOD MULCH, SOIL AMENDMENT, AGGREGATE BASE. NO SUBSTITUTIONS FOR PLANT MATERIAL SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT. DELIVERY SLIPS FOR PLANT MATERIAL SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT FOR REVIEW.  
7. LANDSCAPE ARCHITECT SHALL HAVE THE OPPORTUNITY TO INSPECT AND APPROVE ALL SPECIMEN AND BOX MATERIALS AT JOB SITE PRIOR TO PLANTING. ALL UNACCEPTABLE MATERIAL SHALL BE REMOVED FROM JOB SITE AND REPLACED WITH ACCEPTABLE MATERIAL AT CONTRACTOR'S EXPENSE.  
8. LANDSCAPE ARCHITECT SHALL APPROVE FINAL PLACEMENT OF TREES PRIOR TO PLANTING. CONTRACTOR SHALL GIVE AT LEAST THREE (3) BUSINESS DAYS NOTICE FOR PLANT LAYOUT APPROVAL.  
9. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THEEFT OR DAMAGE TO PLANT MATERIAL ONCE PLANT MATERIAL IS DELIVERED TO THE JOB SITE. PROVIDE PROPER MEASURES TO SECURE AND PROTECT MATERIAL.  
10. A REPRESENTATIVE OF THE BOTANICAL NAME TAGS, FURNISHED BY THE NURSERY STOCK SUPPLIER, SHALL REMAIN ATTACHED TO THE PLANTS UNTIL FINAL INSPECTION.  
11. AFTER PLANTING IS COMPLETE BUT PRIOR TO INSTALLING BARK MULCH OR AGGREGATE MULCH, APPLY GRANULAR PRE-EMERGENT AT MANUFACTURER SUGGESTED RATE, PENDULUM, RONSTAR, OR SNAPSHOT.  
12. PRIOR TO PLACING ANY BARK MULCH OR AGGREGATE MULCH, A COMPLETE IRRIGATION COVERAGE TEST IS TO BE PERFORMED, INCLUDING BUT NOT LIMITED TO OVERHEAD SPRAY AND DRIP SYSTEMS.  
13. IN ALL SHRUB AND GROUND COVER AREAS NOT INDICATED TO RECEIVE DECORATIVE STONE MULCH APPLY 1" MIN. LAYER OF WOODS MULCH 3/8" - 1/2" MATERIAL FROM VISION RECYCLING (510) 428-1300. CONTRACTOR SHALL SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL.  
14. KEEP MULCH 3" CLEAR FROM TRUNK, STEM, OR BASE OF ALL PLANT MATERIAL, EXCEPT ORNAMENTAL GRASSES.  
15. ALL AREAS SHALL BE GRADED TO SLOPE TO CATCH BASINS OR FLOW LINES AS INDICATED ON THE PLANS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. SOIL SHALL BE 1/2" BELOW ADJACENT HEADERS AND PAVING IN GROUND COVER AREAS.  
16. UPON COMPLETION OF ALL PLANTING OPERATIONS, THE PORTION OF THE PROJECT USED FOR THE APPARATUS OF THIS WORK SHALL BE CLEANED OF ALL DEBRIS, SUPERFLUOUS MATERIAL AND EQUIPMENT. ALL SUPPLY MATERIALS AND EQUIPMENT SHALL BE ENTIRELY REMOVED FROM THE PROJECT SITE. PAVING SHALL BE WASHED CLEAN AT THE COMPLETION OF WORK.  
17. UPON COMPLETION OF PLANTING, THE CONTRACTOR SHALL ARRANGE FOR A SUBSTANTIAL COMPLETION INSPECTION BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL CORRECT ANY DISCREPANCIES FOUND PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF THE PROJECT.  
18. CONTRACTOR SHALL INCLUDE AND PERFORM A 90 DAY MAINTENANCE PERIOD UPON SUBSTANTIAL COMPLETION OF THE ENTIRE SCOPE OF WORK. MAINTENANCE PERIOD IS FOR THE ENTIRE SITE, NO INDIVIDUAL PORTIONS WILL BE RELEASED UNDER A SEPARATE MAINTENANCE UNLESS PRIOR WRITTEN APPROVAL IS PROVIDED.  
19. GUARANTEE: ALL PLANT MATERIAL SHALL BE GUARANTEED FOR REPLACEMENT AFTER FINAL INSPECTION AS FOLLOWS:  
15 GAL. AND SMALLER 90 DAYS  
24" BOX AND LARGER ONE YEAR  
20. UPON FINAL ACCEPTANCE OF THE WORK, THE CONTRACTOR SHALL SUBMIT TO THE OWNER SIGNED ORIGINALS OF ALL MATERIALS AND LABOR RELEASES.  
21. PLANT QUANTITIES IN LEGEND ARE FOR REFERENCE ONLY. CONTRACTOR TO PROVIDE AND INSTALL ALL PLANT MATERIAL SHOWN ON PLANS.

TREE LEGEND					
SYMBOL	BOTANIC NAME COMMON NAME	SIZE	QTY	WATER USE	DETAIL
●	CERCIS OCCIDENTALIS WESTERN REDBUD	15 GAL. MULTI	3	LOW	
●	LOPHOSTEMON CONFERTUS BRISBANE BOX	48" BOX STD.	4	MED	
●	OLEA EUROPAEA 'WILSONII' FRUITLESS OLIVE	36" BOX STD.	7	MED	01.02 /14.10
●	PLATANUS X HISPANICA LONDON PLANE	15 GAL. STD.	2	MED	
* DENOTES PROPOSED TREES FOR MITIGATION (6 OF 7), SEE TABLE THIS SHEET					
○	EXISTING TREE TO REMAIN PROTECT IN PLACE				
---	ROOT BARRIER				06 /14.10

SHRUB LEGEND					
SYMBOL	BOTANIC NAME COMMON NAME	SIZE	QTY	SPACING	WATER USE DETAIL
○	DIETES 'ORANGE DROP' ORANGE DROP FORTNIGHT LILY	1 GAL.	155	24" O.C.	LOW 03 /14.10
⊕	CHONDROPETALUM TECTORUM CAPE RUSH	1 GAL.	37	30" O.C.	LOW
⊕	COLEONEMA PULCHELLUM 'COMPACT' COMPACT DIOSMA	1 GAL.	24	30" O.C.	LOW
⊕	LIGUSTRUM JAPONICUM 'TEXANUM' WAXLEAF PRIVET (COLUMN FORM)	15 GAL.	6	36" O.C.	MED
○	LOMANDRA LONGIFOLIA 'ARCTIC FROST' ARCTIC FROST MAT RUSH	1 GAL.	103	30" O.C.	LOW
⊕	RHAPHOLEPIS UMBELLATA 'MINOR' DWARF YEDDO HAWTHORN	1 GAL.	112	30" O.C.	LOW
⊕	EXISTING PLANTING AREA TO REMAIN PROTECT IN PLACE				





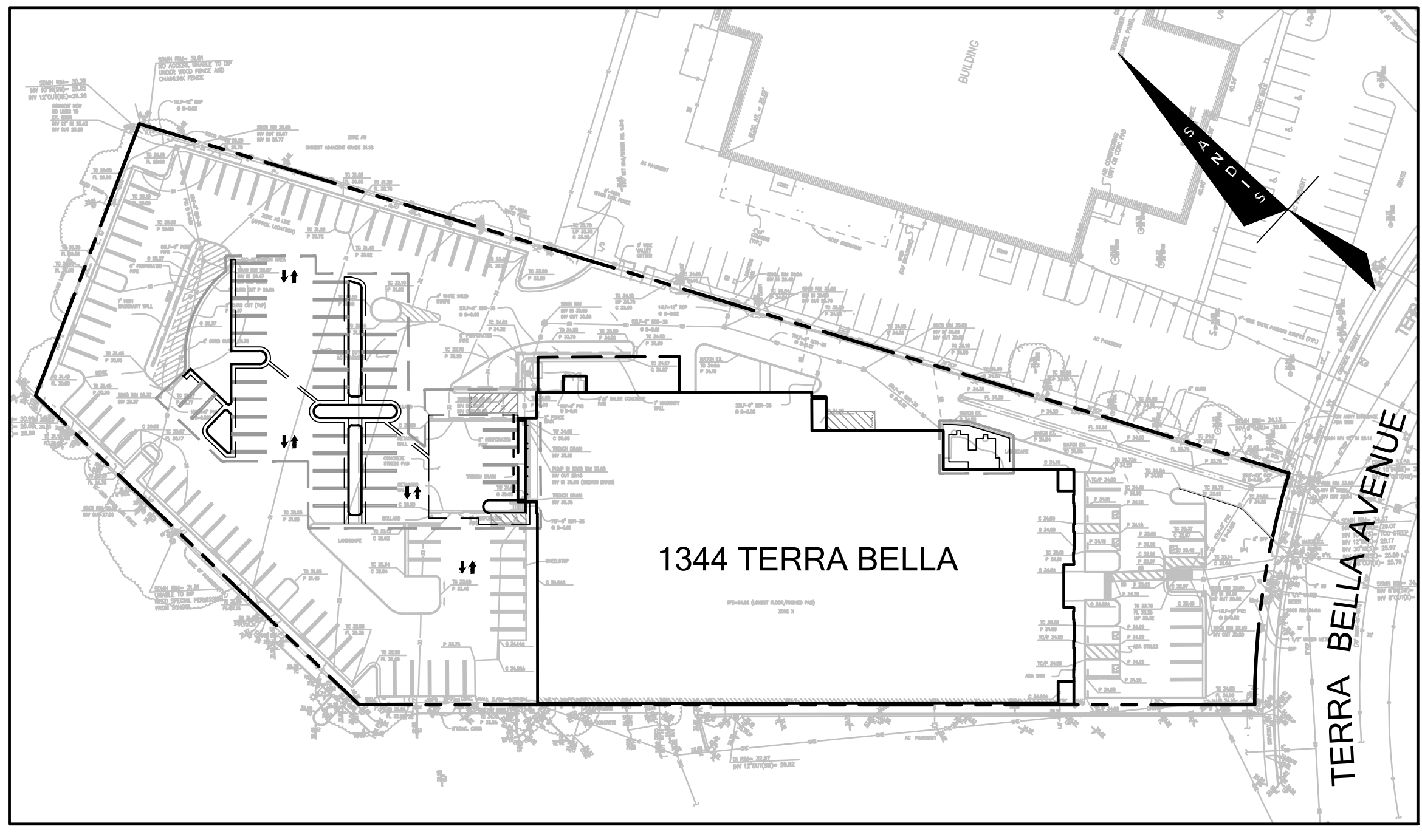
**LEGEND**

	EXISTING	PROPOSED
SAWCUT AND CONFORM LINE		
RETAINING WALL		
A.C. PAVEMENT		
CONC. VALLEY GUTTER		
CONC. SIDEWALK OR PAD		
6" CURB & GUTTER		
EDGE OF A.C. PAVEMENT		
6" VERTICAL CURB		
CENTER LINE		
SANITARY SEWER MAIN	8" SS	8" SS
STORM DRAIN MAIN	12" SD	12" SD
PERFORATED PIPE	6" SD	6" SD
WATER MAIN	6" W	6" W
FIRE WATER MAIN	6" FW	6" FW
DOMESTIC WATER MAIN	6" DW	6" DW
CHILLED WATER MAIN	6" CHW	6" CHW
IRRIGATION LINE	2" IRR	2" IRR
HOT WATER SUPPLY & RETURN	HWS-HWR	HWS-HWR
STEAM LINE	ST	ST
TRENCH DRAIN		
CONDENSATE RETURN	CR	CR
FLOW LINE		
CHAIN LINK FENCE	X-X	X-X
GAS MAIN	G	2" G
ELECTRIC AND SIGNAL DUCT BANK	E	E
OVERHEAD ELECTRIC LINE	OHE	OHE
UNDERGROUND ELECTRIC LINE	UGE	UGE
STREET LIGHT CONDUIT	SL	SL
CONTOUR ELEVATION LINE	85	85
SPOT ELEVATION	x 95.94	FG 95.94
DIRECTION OF SLOPE		
GAS METER		
GAS VALVE		
WATER METER		
WATER VALVE		
FIRE HYDRANT		
BACK FLOW PREVENTOR		
POST INDICATOR VALVE		
FIRE DEPARTMENT CONNECTION		
WATER LINE TEE		
CAP AND PLUG END		
AIR RELEASE VALVE		
SIGN		
ACCESSIBLE RAMP		
CONCRETE THRUST BLOCK		
REDUCER		
SANITARY SEWER MANHOLE		
SANITARY SEWER CLEANOUT	SSCO	SSCO
STORM DRAIN MANHOLE		
STORM DRAIN AREA DRAIN		
STORM DRAIN CATCH BASIN	CB	CB
STORM DRAIN CURB INLET		
STORM DRAIN CLEANOUT	SDCO	SDCO
ELECTROLIER		
JOINT POLE		
OVERLAND RELEASE		
CONSTRUCTION DETAIL REFERENCE		

**ABBREVIATIONS**

AB	- AGGREGATE BASE
AC	- ASPHALT CONCRETE
AD	- AREA DRAIN
ADA	- AMERICANS WITH DISABILITIES ACT
ASB	- AGGREGATE SUBBASE
BC	- BEGINNING OF CURVE
BFP	- BACK FLOW PREVENTOR
BLDC	- BUILDING CORNER
BLDG	- BUILDING
BDD	- BOTTOM OF DOCK
BOL	- BOLLARD
BOS	- BOTTOM OF STEP
BOW	- FG @ BOTTOM OF WALL
BWC	- BOTTOM VERTICAL CURVE
BW	- BACK OF WALK
C	- CONCRETE OR CIVIL
C&G	- CURBS AND GUTTER
CB	- CATCH BASIN
CI	- COMBINATION INLET
CIP	- CAST IRON PIPE
CL	- CENTER LINE OR GLASS
CMP	- CORRUGATED METAL PIPE
CO	- CLEANOUT
COI	- CURB OPENING INLET
CONC	- CONCRETE
CONST	- CONSTRUCTION OR CONSTRUCT
CY	- CUBIC YARD
DDDA	- DOUBLE CHECK DETECTOR ASSEMBLY
DI	- DROP INLET
DIP	- DUCTILE IRON PIPE
DOM	- DOMESTIC
DW	- DOMESTIC WATER
DWG	- DRAWING
E	- EAST
EC	- END OF CURVE
EP	- EDGE OF PAVEMENT
ER	- END OF RETURN
EVC	- END VERTICAL CURVE
ELEV	- ELEVATION
EX, EXIST.	- EXISTING
FC	- FACE OF CURB
FDC	- FIRE DEPARTMENT CONNECTION
FF	- FINISHED FLOOR
FG	- FINISHED GRADE
FH	- FIRE HYDRANT
FL	- FLOW LINE
FOUND	- FOUNDATION
FS	- FINISHED SURFACE
FT	- FOOT
FW	- FIRE WATER
G	- GROUND ELEVATION
GB	- GRADE BREAK
GV	- GATE VALVE
HCR	- ACCESSIBLE RAMP
HP	- HIGH POINT
INV	- INVERT ELEVATION
JP	- JOINT POLE
JT	- JOINT TRENCH
LP	- LIP OF GUTTER
LP	- LOW POINT
LSA	- LANDSCAPE ARCHITECT
MAK	- MAXIMUM
MEP	- MECHANICAL/ELECTRICAL/PLUMBING
MH	- MANHOLE
MIN	- MINIMUM
MPVC	- MIPPOINT OF VERTICAL CURVE
MON	- MONUMENT
N	- NORTH
N.I.C.	- NOT IN CONTRACT
NO	- NUMBER
NTS	- NOT TO SCALE
P	- PAVEMENT ELEVATION
PCC	- PORTLAND CEMENT CONCRETE / POINT OF CONTINUOUS CURVATURE
PIC	- POINT OF CONTINUOUS CURVATURE
PIV	- POST INDICATOR VALVE
PL	- PROPERTY LINE
PMH	- POWER MANHOLE
POC	- POINT ON CURVE
PP	- POWER POLE
PRC	- POINT OF REVERSE CURVATURE
PVC	- POLYVINYL CHLORIDE PIPE
R	- RADIUS
RC	- RELATIVE COMPACTION
ROP	- REINFORCED CONCRETE PIPE
RPPA	- REDUCED PRESSURE PRINCIPLE ASSEMBLY
R/W	- RIGHT OF WAY
S	- SLOPE OR SOUTH
S.A.D.	- SEE ARCHITECTURAL DRAWINGS
SB	- SEDIMENT BASIN
SD	- STORM DRAIN
S.E.D.	- SEE ELECTRICAL DRAWINGS
SF	- SILT FENCE
SG	- SUBGRADE
S.L.D.	- SEE LANDSCAPE DRAWINGS
S.M.D.	- SEE MECHANICAL DRAWINGS
SMH	- SIGNAL MANHOLE
S.P.D.	- SEE PLUMBING DRAWINGS
SS	- SANITARY SEWER
STA	- STATION
STD	- STANDARD
S/W	- SIDEWALK
TC	- TOP OF CURB
TD	- TRENCH DRAIN
TOD	- TOP OF DOCK
TOE	- TOE OF SLOPE
TOS	- TOP OF STAIR
TOW	- FG @ TOP OF WALL
TS	- TOP OF SLAB
TYP	- TYPICAL
UON	- UNLESS OTHERWISE NOTED
U/G	- UNDERGROUND
VC	- VERTICAL CURVE
WM	- WATER METER
WV	- WATER VALVE
W	- WEST
WWF	- WELDED WIRE FABRIC
W	- WITH

# 1344 TERRA BELLA AVENUE PLANNING PACKAGE MOUNTAIN VIEW, CA



**KEY MAP**  
1"=60'

UNAUTHORIZED CHANGES AND USES  
CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THE PLANS.

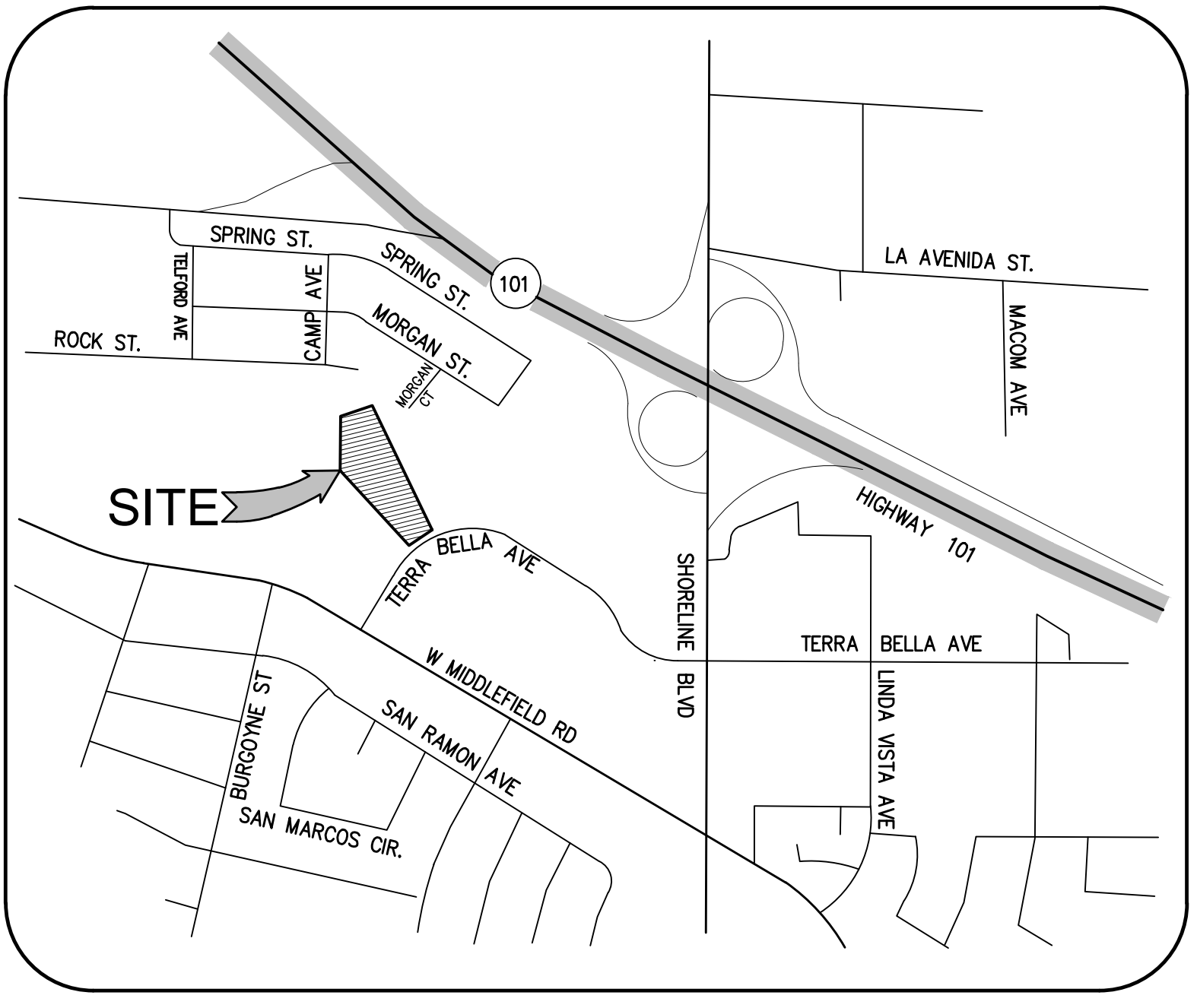


**EARTHWORK QUANTITIES**

CUT 0 CY  
FILL 180 CY  
BALANCE 180 CY IMPORT

THE EARTHWORK QUANTITIES SHOWN ARE PROVIDED FOR THE PURPOSE OF GRADING PERMIT APPROVAL ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CARRY OUT THE CUT/FILL, IMPORT/EXPORT AS NECESSARY TO MEET THE DESIGN GRADES AS SHOWN ON THE PLANS REGARDLESS OF THE ESTIMATED EARTHWORK QUANTITIES AS INDICATED. SIGNIFICANT REVISIONS TO THE QUANTITIES NEED REVIEW BY THE CITY OF MOUNTAIN VIEW. FILL SHORTAGE IS ANTICIPATED TO COME FROM ON-SITE SPOILS ACQUIRED FROM UTILITY TRENCHES AND FOOTING SPOILS.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



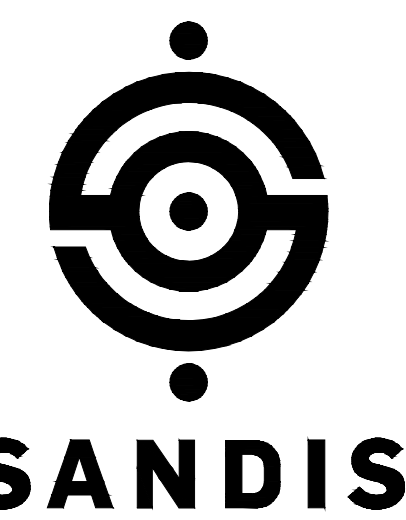
**VICINITY MAP**  
N.T.S.

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ARCHITECTS

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REVISIONS

DATE	DESCRIPTION
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11.15.2024	PLANNING SUBMITTAL 2

DATE	08.26.2024
SCALE	AS SHOWN
PROJECT ID	224110
DRAWN BY	AM

JURISDICTION APPROVAL STAMP

PLANNING SUBMITTAL

COVER SHEET

C-1.0







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CAPITAL IMPROVEMENTS for  
**IRVINE COMPANY**



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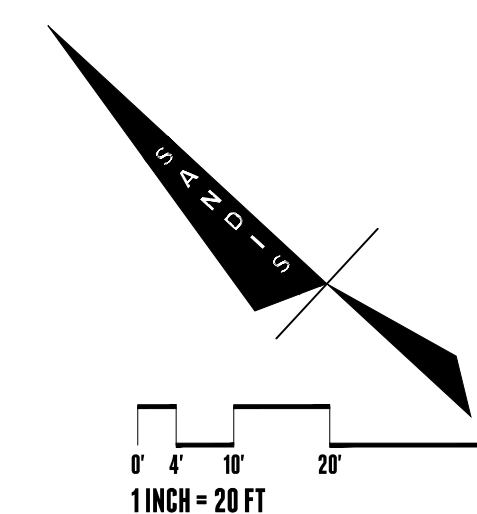
JURISDICTION APPROVAL STAMP

DEMOLITION PLAN

C-3.0

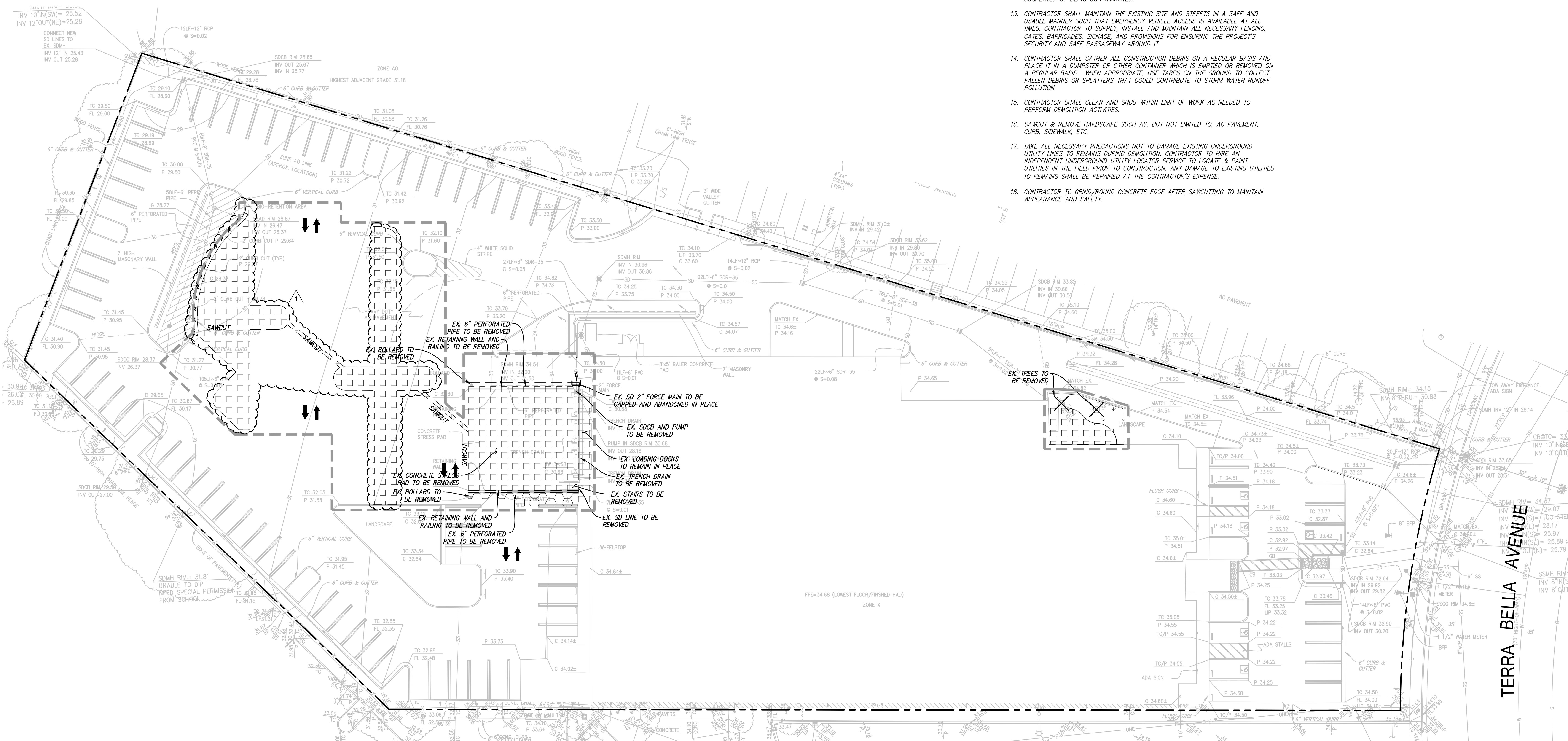
## DEMOLITION NOTES

- DEMOLITION AND CONSTRUCTION WORK MAY BE PERFORMED OVER THE TOP OF AND AROUND COMMUNICATION AND POWER SERVICES. CONTRACTOR SHALL WORK BY HAND IN ALL AREAS WHERE THESE SERVICES MIGHT BE HARMED BY LARGER LESS PRECISE EQUIPMENT.
- THE CONTRACTOR SHALL LOCATE AND CLEARLY MARK (AND THEN PRESERVE THESE MARKERS) FOR THE DURATION OF CONSTRUCTION OF ALL UNDERGROUND UTILITIES, INCLUDING TELEPHONE, DATA, STREET LIGHT, SIGNAL LIGHT AND POWER FACILITIES, LOW TEMPERATURE HOT WATER AND CHILLED HOT WATER LINES THAT ARE IN OR NEAR THE AREA OF DEMOLITION.
- CONTRACTOR'S BID IS TO INCLUDE ALL VISIBLE SURFACE AND ALL SUBSURFACE FEATURES IDENTIFIED TO BE REMOVED OR ABANDONED IN THESE DOCUMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL, AND STATE JURISDICTIONS. THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED WITH THE DEMOLITION WORK.
- CONTRACTOR SHALL PAY DISPOSAL FEES.
- BACKFILL ALL DEPRESSIONS AND TRENCHES FROM DEMOLITION OF FOUNDATIONS & UTILITIES TO EXISTING GRADE AND TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER, AND/OR UNIVERSITY FIELD CONSTRUCTION MANAGER (FCM).
- WITHIN LIMITS OF WORK, REMOVE CURBS, GUTTERS, LANDSCAPING, SIGNAGE, TREES, SHRUBS, ASPHALT, UNDERGROUND PIPES, ETC. AS INDICATED ON THE DRAWINGS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING ALL DEMOLITION MATERIALS, OR STORING SELECTED ITEMS BY UNIVERSITY'S REPRESENTATIVE AT DESIGNATED LOCATIONS.
- PRIOR TO BEGINNING DEMOLITION WORK, CONTRACTOR TO NOTIFY AND COORDINATE THE REMOVAL AND/OR ABANDONMENT OF ALL AFFECTED UTILITIES WITH THE FCM.
- CONTRACTOR RESPONSIBLE FOR PREPARING WASTE MANAGEMENT PLAN, TRAINING OF EMPLOYEES & SUBCONTRACTORS, AND ENSURING PROPER REMOVAL AND DISPOSAL OF ALL HAZARDOUS MATERIALS.
- THESE DRAWINGS DO NOT ADDRESS CONTRACTOR MEANS, METHODS OR PROCESSES THAT MAY BE ASSOCIATED WITH ANY TOXIC SOILS IF FOUND ON SITE. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL UNIVERSITY AND COUNTY STANDARDS AND APPROPRIATE REGULATIONS IF TOXIC SOILS ARE ENCOUNTERED. CONTRACTOR MUST NOTIFY THE FCM IMMEDIATELY IF ANY SOILS ARE EVEN SUSPECTED OF BEING CONTAMINATED.
- CONTRACTOR SHALL MAINTAIN THE EXISTING SITE AND STREETS IN A SAFE AND USABLE MANNER SUCH THAT EMERGENCY VEHICLE ACCESS IS AVAILABLE AT ALL TIMES. CONTRACTOR TO SUPPLY, INSTALL AND MAINTAIN ALL NECESSARY FENCING, GATES, BARRICADES, SIGNAGE, AND PROVISIONS FOR ENSURING THE PROJECT'S SECURITY AND SAFE PASSAGEWAY AROUND IT.
- CONTRACTOR SHALL GATHER ALL CONSTRUCTION DEBRIS ON A REGULAR BASIS AND PLACE IT IN A DUMPSTER OR OTHER CONTAINER WHICH IS EMPTIED OR REMOVED ON A REGULAR BASIS. WHEN APPROPRIATE, USE TARP ON THE GROUND TO COLLECT FALLEN DEBRIS OR SPLATTERS THAT COULD CONTRIBUTE TO STORM WATER RUNOFF POLLUTION.
- CONTRACTOR SHALL CLEAR AND GRUB WITHIN LIMIT OF WORK AS NEEDED TO PERFORM DEMOLITION ACTIVITIES.
- SAWCUT & REMOVE HARDSCAPE SUCH AS, BUT NOT LIMITED TO, AC PAVEMENT, CURB, SIDEWALK, ETC.
- TAKE ALL NECESSARY PRECAUTIONS NOT TO DAMAGE EXISTING UNDERGROUND UTILITY LINES TO REMAINS DURING DEMOLITION. CONTRACTOR TO HIRE AN INDEPENDENT UNDERGROUND UTILITY LOCATOR SERVICE TO LOCATE & PAINT UTILITIES IN THE FIELD. PRIOR TO CONSTRUCTION, ANY DAMAGE TO EXISTING UTILITIES TO REMAINS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR TO GRIND/ROUND CONCRETE EDGE AFTER SAWCUTTING TO MAINTAIN APPEARANCE AND SAFETY.



## LEGEND

- PROPERTY LINE
- LIMIT OF WORK
- SAWCUT LINE. CONTRACTOR SHALL SAWCUT WITH A NEAT, CLEAN EDGE. SAWCUT CONCRETE AT NEAREST JOINT TO SAWCUT LINE SHOWN ON PLAN.
- DEMOLISH AND REMOVE AC PAVING AND ANY ASSOCIATED BASE ROCK. STABILIZE THE EXISTING SUBGRADE. DEMOLISHED MATERIAL MAY BE USED AS BASE ROCK IF APPROVED BY GEOTECHNICAL ENGINEER.
- DEMOLISH AND REMOVE CONCRETE INCLUDING ANY ASSOCIATED BASE ROCK AND REBAR. STABILIZE THE EXISTING SUBGRADE. DEMOLISHED MATERIAL MAY BE USED AS BASE ROCK IF APPROVED BY THE GEOTECHNICAL ENGINEER.
- CLEAR AND GRUB EXISTING LANDSCAPE AREA SO NO ORGANICS ARE STILL PRESENT.
- REMOVE EXISTING TREE AND ROOT BALL. COORDINATE WITH LANDSCAPE ARCHITECT AND PROJECT ARBORIST PRIOR TO REMOVING ANY TREES.
- CAP EXISTING UTILITY WHERE SHOWN PER UTILITY OWNERS SPECIFICATIONS AND REQUIREMENTS. IF PRESSURIZED UTILITY CONTRACTOR SHALL HAVE COMPETENT PROFESSIONAL DESIGN PIPE RESTRAINTS.



PLANNING SUBMITTAL

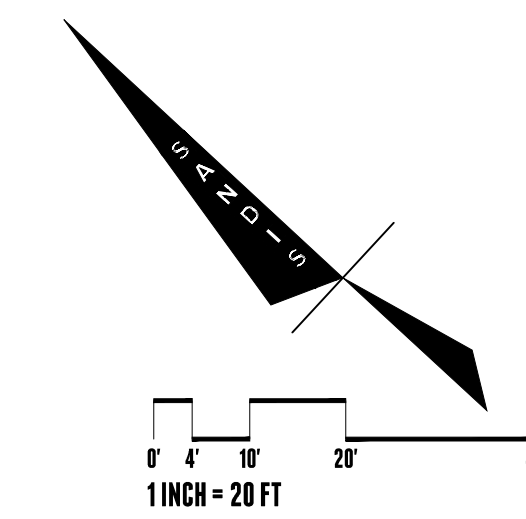






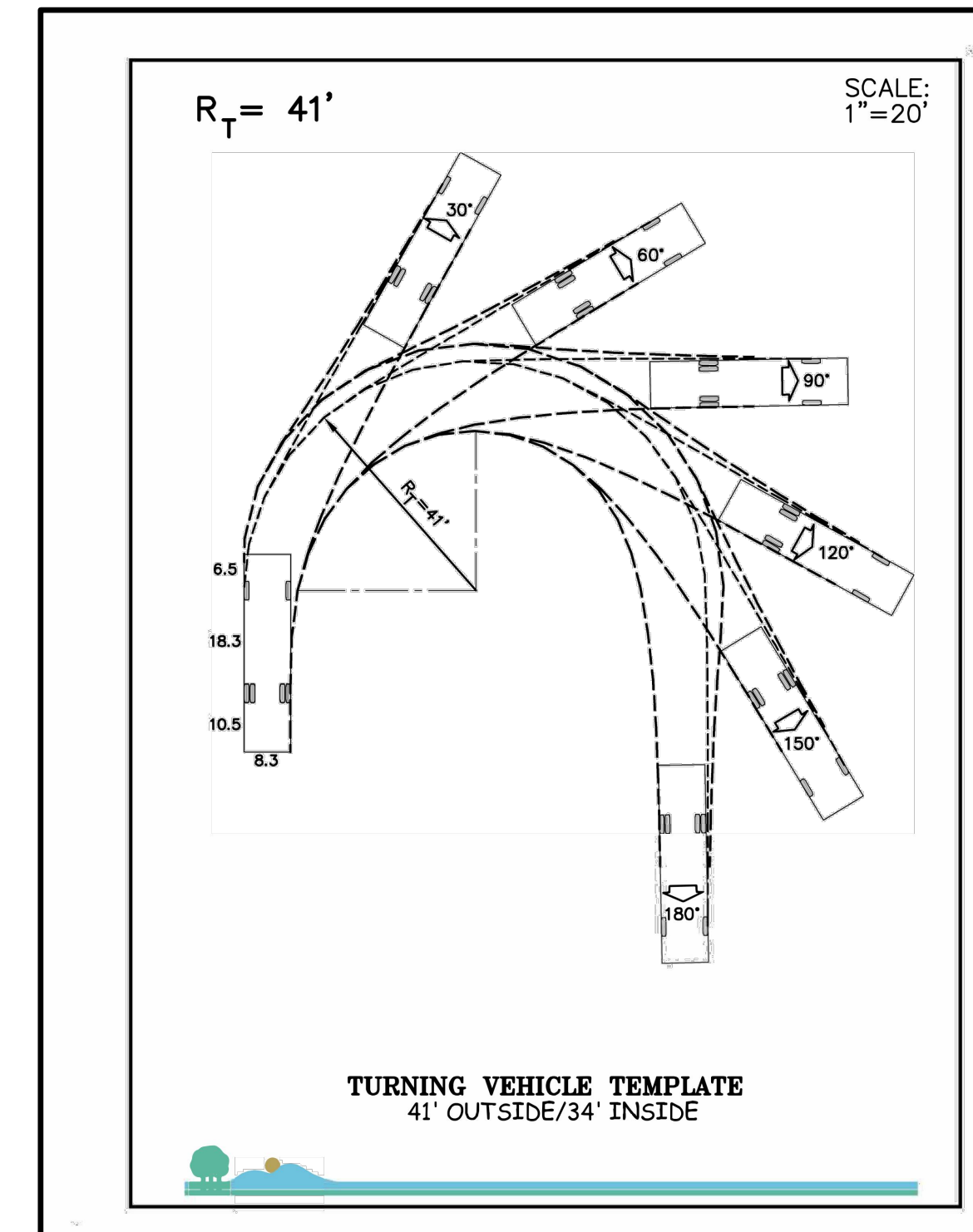
### WASTE TRUCK PROTECTION NOTES

1. ALL-WEATHER WASTE TRUCK ACCESS ROAD SHALL HAVE TWELVE (12) FEET OF UNOBSTRUCTED WIDTH.

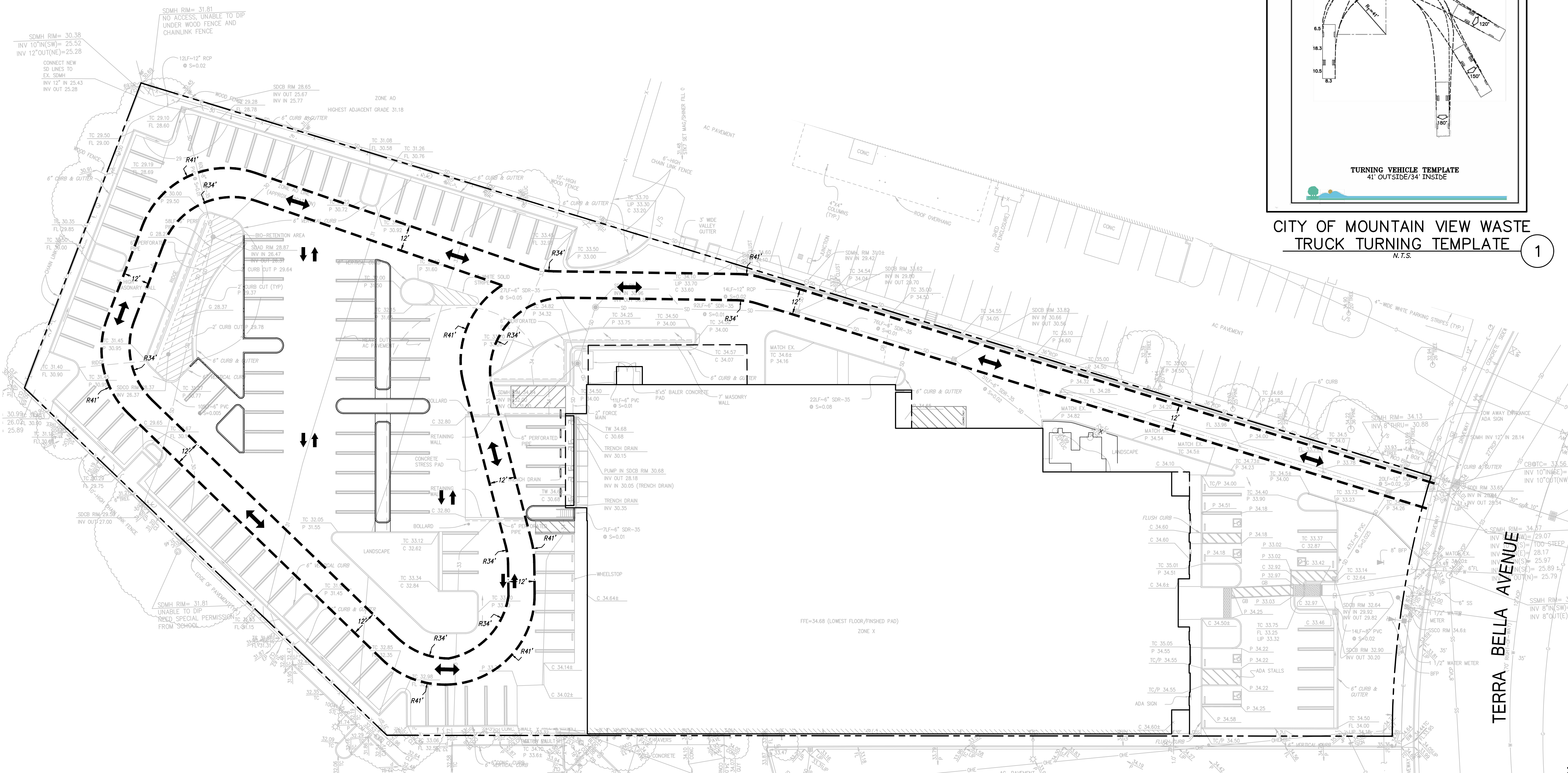


### LEGEND

- PROPERTY LINE
- 12' WIDE ALL-WEATHER WASTE TRUCK ACCESS ROAD
- ↔ WASTE TRUCK DIRECTION



CITY OF MOUNTAIN VIEW WASTE TRUCK TURNING TEMPLATE  
N.T.S.

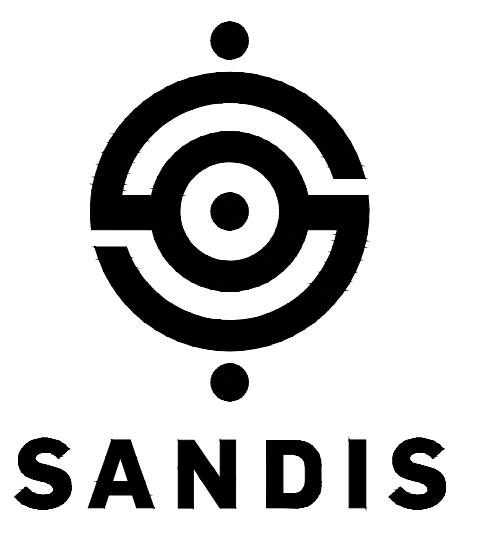


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DATE	08.26.2024
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JURISDICTION APPROVAL STAMP

PLANNING SUBMITTAL

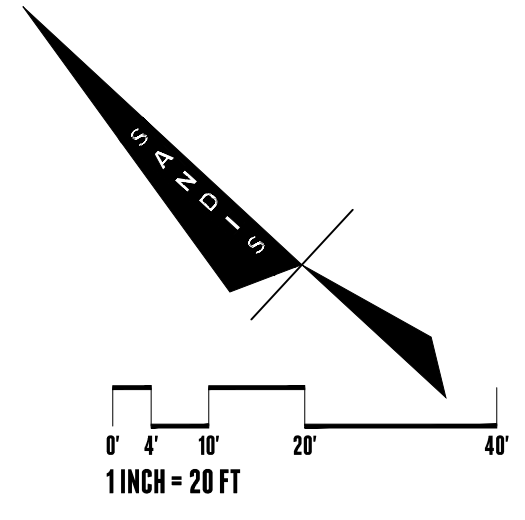
GARBAGE ACCESS PLAN

C-9.0

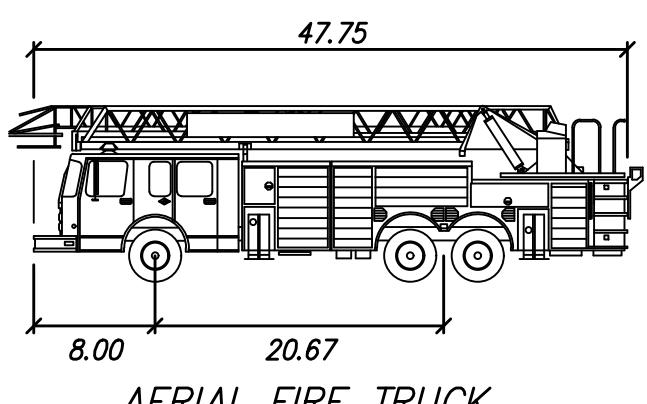
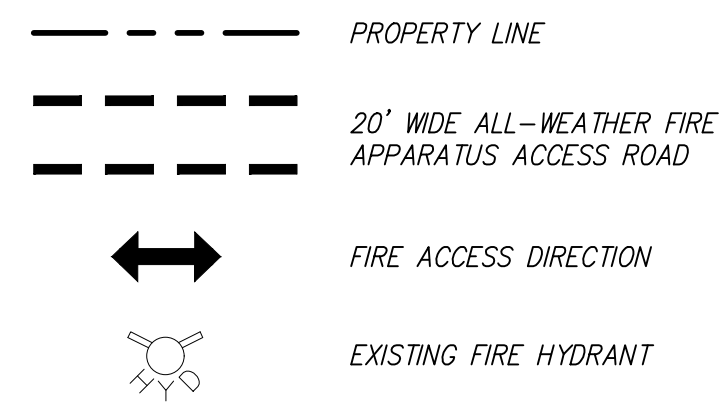


**FIRE PROTECTION NOTES**

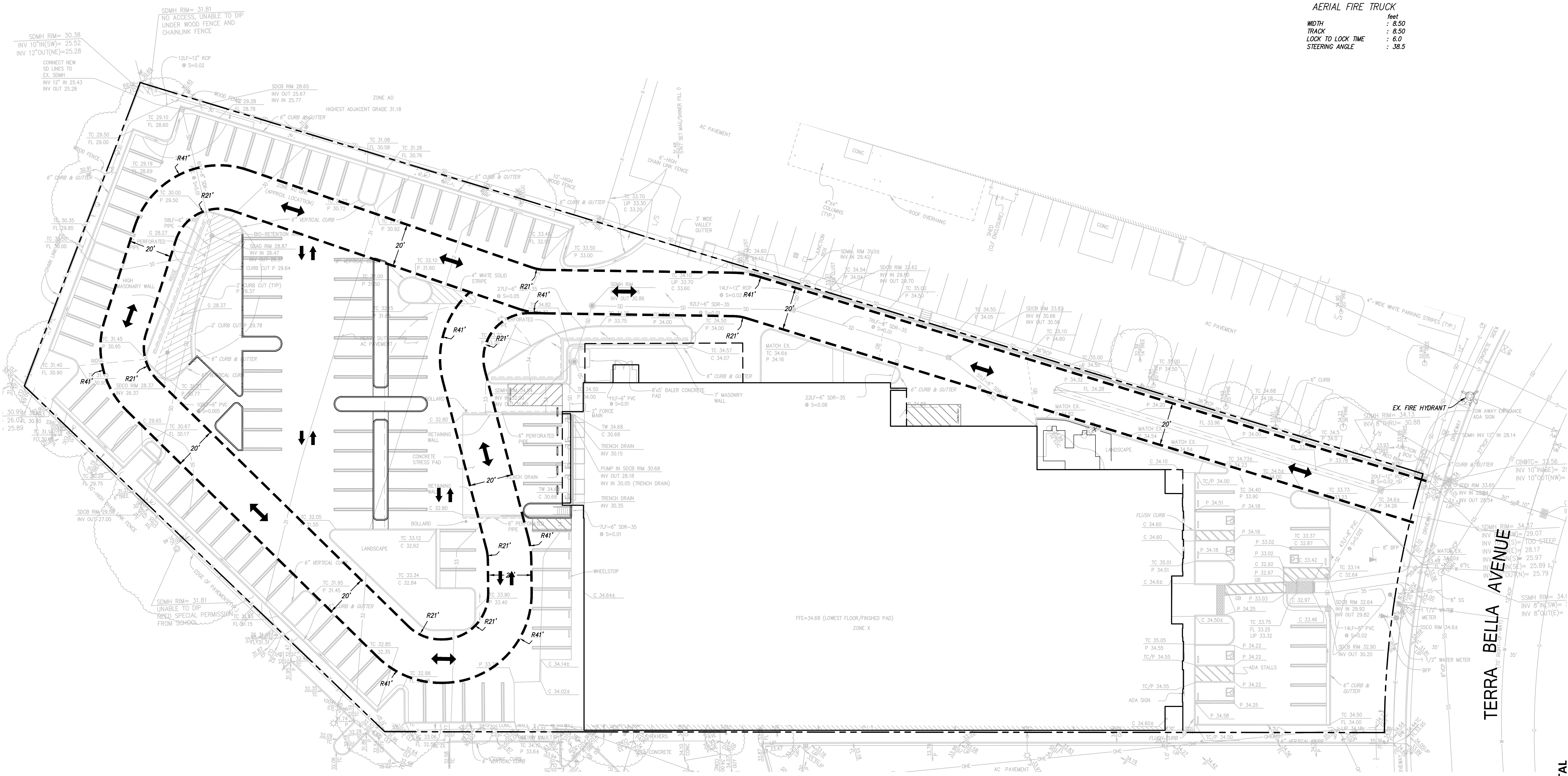
1. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN TWENTY (20) FEET. WHERE BUILDINGS HAVE FLOORS USED FOR HUMAN OCCUPANCY LOCATED MORE THAN THIRTY (30) FEET ABOVE THE ACCESS ROAD, THE MINIMUM UNOBSTRUCTED WIDTH SHALL BE INCREASED TO TWENTY-SIX (26) FEET.
2. ALL WEATHER FIRE APPARATUS ACCESS ROAD SHALL HAVE TWENTY (20) FEET OF UNOBSTRUCTED WIDTH.
3. THE EXISTING RED FIRE LANE CURB MARKINGS SHALL BE MAINTAINED.



**LEGEND**



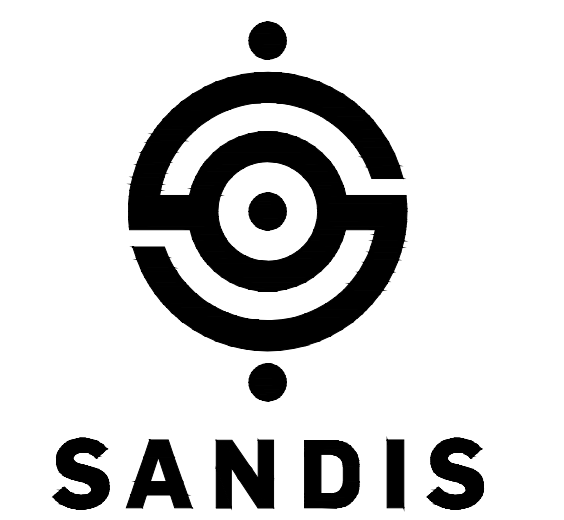
	feet
WIDTH	: 8.50
TRACK	: 8.50
LOOK TO LOCK TIME	: 6.0
STEERING ANGLE	: 38.5



PROJECT ADDRESS

1344 TERRA BELLA AVENUE  
MOUNTAIN VIEW, CA 94043

CAPITAL IMPROVEMENTS for  
**IRVINE COMPANY**



STAMP

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REVISIONS

DATE	DESCRIPTION
08.26.2024	PLANNING SUBMITTAL
11.15.2024	PLANNING SUBMITTAL 2

DATE	08.26.2024
SCALE	AS SHOWN
PROJECT ID	224110
DRAWN BY	AM

JURISDICTION APPROVAL STAMP

PLANNING SUBMITTAL

FIRE ACCESS PLAN

C-8.0