

500 & 550 Ellis Street

MOUNTAIN VIEW, CA

3.4



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500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA

COVER SHEET

Date 10/13/2023
Scale 24x36: NTS
11x17:
Sheet

A0.0

PROJECT DESCRIPTION

THIS PROJECT PROPOSES THE CONSTRUCTION OF A 6 STORY, 201 GUEST ROOM HOTEL AND A 2 STORY OFFICE BUILDING ON A 2.16 ACRE SITE. THERE ARE CURRENTLY A TOTAL OF TWO SEPARATE PARCELS. THE PROPOSAL INCLUDES A LOT MERGER TO CREATE ONE PARCEL WHEN COMPLETE. THE PROJECT SCOPE ALSO INCLUDES THE CONSTRUCTION OF NEW CURBS, GUTTERS, AND SIDEWALKS ALONG ELLIS STREET AND NATIONAL AVENUE.

THIS PROJECT FULFILLS THE EMPLOYMENT CHARACTER AREA NORTH TARGET OF 200 HOTEL ROOMS PROPOSED IN THE EAST WHISMAN PRECISE PLAN WITH 201 HOTEL ROOMS. THE PROJECT ALSO PROVIDES 33,900 SF OF THE TARGET 600,000 - 1 MILLION NET NEW OFFICE SQUARE FOOTAGE, AND PROPOSES A 0.15 ACRE (6,710 SF) PUBLIC PASEO IN BETWEEN THE TWO BUILDINGS AS OUTDOOR AMENITY SPACE.

FOR THE HOTEL, LOCATED AT A "KEY CORNER" PER THE PRECISE PLAN, AND THE OFFICE, SHARED PARKING IS ACCESSED FROM NATIONAL AVENUE AND THE REAR DRIVEWAY. AS THE PROJECT IS LOCATED IN THE MEW PLUME SUPERFUND SITE, A MAJORITY OF THE SHARED PARKING IS ABOVE GROUND IN A PARKING LIFT STRUCTURE WITHIN THE HOTEL, CONCEALED FROM PUBLIC VIEW. THE AUTOMATED PARKING SYSTEM REDUCES THE AREA OF THE PROJECT SITE REQUIRED FOR PARKING COMPARED TO TRADITIONAL PARKING STRUCTURES. SOME SURFACE PARKING IS AVAILABLE BEHIND THE OFFICE BUILDING FOR VISITOR AND OVERSIZED VEHICLES. THE HOTEL AND OFFICE LOBBIES AND COMMON AREAS FACE ELLIS STREET ALONG THE GROUND FLOOR, ACTIVATING THE PEDESTRIAN EXPERIENCE.

HOTEL AMENITIES INCLUDE A FITNESS CENTER FOR HOTEL GUESTS ONLY, A PUBLIC RESTAURANT AND BAR, RESERVABLE MEETING FACILITIES, GROUND FLOOR COURTYARD PATIOS, AND PRIVATE SECOND FLOOR PATIOS. **SEE SEPARATE PROJECT DESCRIPTION LETTER FOR MORE INFORMATION.**

HOURS OF OPERATION FOR HOTEL: 24 HOURS
NUMBER OF WORKERS DURING THE DAY: 16 WORKERS

HOURS OF OPERATION FOR OFFICE: 9 HOURS (8 AM - 5 PM)
NUMBER OF WORKERS DURING THE DAY: 227 WORKERS

GUESTROOM DATA

FLOOR LEVEL	UNIT TYPE			TOTAL
	KING	DOUBLE QUEEN	SUITE	
SECOND FLOOR	17	16	4	37
THIRD FLOOR	17	16	4	37
FOURTH FLOOR	17	16	4	37
FIFTH FLOOR	30	11	4	45
SIXTH FLOOR	30	11	4	45
TOTAL	111	70	20	201

GUEST ROOM MIX:

KING STUDIOS: 111 ROOMS (55%)
DOUBLE QUEEN STUDIOS: 70 ROOMS (35%)
SUITES: 20 ROOMS (10%)

ADA ROOMS: (PER CBC 11B-224.2 & 11B-224.4 FOR 201 ROOMS)

MOBILITY FEATURES W/OUT ROLL-IN SHOWERS: 6 ROOMS
MOBILITY FEATURES W/ ROLL-IN SHOWERS: 2 ROOMS
TOTAL GUEST ROOMS W/ MOBILITY FEATURES: 8 ROOMS

COMMUNICATION FEATURES: 14 ROOMS
ADJOINING ROOMS: 20 ROOMS

CBC 11B-224.1.3 RANGE OF ACCOMMODATIONS:
ACCESSIBLE GUEST ROOMS OR SUITES SHALL BE DISPERSED AMONG THE VARIOUS CLASSES OR SLEEPING ACCOMMODATIONS TO PROVIDE A RANGE OF OPTIONS APPLICABLE TO ROOM SIZES, COSTS, AND AMENITIES PROVIDED.

PARKING DATA

PARKING: HOTEL (ZONING CODE, SEC. 36.32.50)

REQUIRED: 209 SPACES (1 PER ROOM + 1 PER 2 EMPLOYEES)
PROVIDED: 117 SPACES
NET DIFFERENCE: -92 SPACES

PARKING: OFFICE (EAST WHISMAN PLAN, TABLE 14)

REQUIRED: 0 SPACES
(2.9 SPACES/1,000 SF MAX)
PROVIDED: 70 SPACES
(1.9 SPACES PER 1,000 SF)
NET DIFFERENCE: + 70 SPACES

TOTAL PARKING PROVIDED:

PARKING LIFT: 173 SPACES
SURFACE PARKING: 14 SPACES
TOTAL: 187 SPACES

LOADING SPACES REQUIRED (MUNICIPAL CODE TABLE 36.31-1):

HOTEL: 6 SPACES (1 PER 10' - 30,000 SF + 1/ADD'L 20.00 SF)
OFFICE: 2 SPACES (1 FREIGHT & 1 TRASH)
TOTAL: 8 SPACES

LOADING SPACES PROVIDED:

HOTEL: 2 SPACES (1 FREIGHT & 1 TRASH)
OFFICE: 2 SPACES (1 FREIGHT & 1 TRASH)
TOTAL: 4 SPACES

ADA PARKING REQUIRED (CBC TABLE 11B-208.2):

VAN ACCESSIBLE SPACE: 1 SPACE
STANDARD ACCESSIBLE SPACES: 5 SPACES
TOTAL: 6 SPACES

ACCESSIBLE EV REQUIRED (CBC TABLE 11B-228.3.2.1):

VAN: 1 SPACE
STANDARD ACCESSIBLE: 1 SPACE
AMBULATORY: 0 SPACES

* MAJORITY OF PARKING SPACES, INCLUDING EV CHARGING SPACES, ARE PROVIDED IN AUTOMATED PARKING LIFT STRUCTURE. FOR MORE INFORMATION, SEE SHEET A6.6.

EV CHARGING SPACES REQ'D:

(MVCC 8.20.14 TABLE 101.10 & TABLE A5.106.5.3.2)
EV2 CHARGERS: 28 SPACES
LEVEL 3/DC FAST CHARGERS: 2 SPACES
TOTAL: 30 SPACES

EV CHARGING SPACES PROVIDED:

EV READY (REMAINDER): 157 SPACES
LEVEL 3/DC FAST CHARGERS: 7 SPACES*
EV READY: 180 SPACES

BICYCLE PARKING REQ'D:

OFFICE (EAST WHISMAN PLAN, TABLE 14)
SHORT-TERM: 18 BICYCLES (1 PER 2,000 SF)
LONG-TERM: 7 BICYCLES** (1 PER 5,000 SF)
TOTAL: 25 BICYCLES MIN.

HOTEL (CGBC 5.106.4)

SHORT-TERM: 10 BICYCLES (5% OF PARKING)
LONG-TERM: 10 BICYCLES** (5% OF PARKING)
TOTAL: 20 BICYCLES MIN.

BICYCLE PARKING PROVIDED:

SHORT-TERM: 32 BICYCLES (+4 THAN REQ'D)
LONG-TERM: 24 BICYCLES (+7 THAN REQ'D)
TOTAL: 56 BICYCLES

** LONG-TERM BICYCLE PARKING ROOM SHARED BETWEEN THE HOTEL AND OFFICE.

PROJECT DATA

ADDRESS: 500 & 550 ELLIS STREET
APN: 160-54-025 & 160-54-016 (LOTS 2 & 3)
SITE AREA: 94,027 SF (2.16 ACRES)
LOT 2: 40,001 SF (0.92 ACRES)
LOT 3: 54,026 SF (1.24 ACRES)

SITE COVERAGE:
EXISTING: 34.8% (32,734 SF/94,027 SF)
PROPOSED: 48.2% (45,354 SF/ 94,027 SF)

FLOOR AREA RATIO (F.A.R.): (EAST WHISMAN PLAN, TABLE 8)

MAXIMUM F.A.R. (NON-RESIDENTIAL)
ALLOWED BASE: 0.40 (37,611 SF)
MAXIMUM W/ BONUS: 1.00 (94,027 SF)
MAXIMUM F.A.R. (HOTEL)
ALLOWED BASE: 1.00 (94,027 SF)
MAXIMUM W/ BONUS: HOTEL 2.00 (188,054 SF)
MAXIMUM W/ BONUS: MIXED-USE HOTEL 2.50 (235,068 SF)

EXISTING:
LOT 2: 0.37
LOT 3: 0.33
PROPOSED:
OFFICE (37,611 SF/94,027 SF) 0.40 = 0.40 (OKAY)
HOTEL (168,647 SF/94,027 SF) 1.79 < 2.00 (OKAY)
BONUS HOTEL FAR REQUESTED 0.79 (+74,620 SF)
MIXED-USE HOTEL + OFFICE 2.19 < 2.50 (OKAY)
W/ PARKING LIFT STRUCTURE (206,258 SF/94,027 SF)

ZONING: EMPLOYMENT CHARACTER AREA
SPECIAL FLOOD HAZARD ZONE: FEMA ZONE X - AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

PRECISE PLAN: EAST WHISMAN PRECISE PLAN
USE: EXISTING USE: OFFICE
PROPOSED USE: HOTEL W/ STRUCTURED PARKING + OFFICE W/ STRUCTURED PARKING

*SEE SHEETS A1.0 - A1.2 FOR FULL BUILDING CODE ANALYSIS
TYPE OF CONSTRUCTION: HOTEL: TYPE 1A, TYPE II-B LOWER, TYPE III-A UPPER
OFFICE: TYPE V-B

SPRINKLERS: NFPA-13
OCCUPANCIES: HOTEL: R-1, A-2, B, S-2
OFFICE: B, S-2

NUMBER OF STORIES:

EXISTING: 1 STORY
OFFICE: 2 STORIES
HOTEL: 6 STORIES

BUILDING HEIGHT: SEE ELEVATIONS ON SHEETS A5.0-A5.5 & CODE ANALYSIS

ALLOWABLE: 100'-0" (PER EWPP), 85'-0" O/ UNLIMITED (PER CBC)
PROPOSED OFFICE: 45'-0" (TOP OF STAIR TOWER), 49'-1 1/2" FROM CURB
PROPOSED HOTEL: 87'-2" (TOP OF HOTEL TOWER), 87'-9 1/2" FROM CURB

EXISTING FLOOR AREAS:

OFFICE (LOT 2): 14,700 SF
OFFICE (LOT 3): 18,034 SF
TOTAL: 32,734 SF

OVERALL BUILDING AREAS:

OFFICE (LOT 2): 37,611 SF
HOTEL (LOT 3): 168,647 SF
TOTAL: 206,258 SF

LANDSCAPE AREA (EAST WHISMAN PLAN, TABLE 8): SEE DIAGRAM ON SHEET A3.6

REQUIRED: 23,507 SF (25% OF LOT AREA)
PROPOSED: 28,097 SF (30% OF LOT AREA)

COMMON USEABLE OPEN AREA (EAST WHISMAN PLAN, TABLE 8): SEE DIAGRAM ON A3.5

REQUIRED: NON-RESIDENTIAL 5,642 SF (150 SF/1,000 SF x 37,611 SF)
PROPOSED: NON-RESIDENTIAL 8,583 SF (228 SF/1,000 SF)
REQUIRED: HOTEL 4,020 SF (20 SF/ROOM x 201 ROOMS)
PROPOSED: HOTEL 4,021 SF (20 SF/ROOM)

*FOR PUBLICLY ACCESSIBLE OPEN SPACE, SEE DIAGRAM ON A3.5b

HOTEL BUILDING AREA: (SEE SHEET A1.0 FOR FLOOR AREA DIAGRAMS)

1ST FLOOR:
HOTEL: 19,960 SF
PARKING: 8,284 SF
TOTAL: 28,244 SF
2ND FLOOR:
HOTEL: 22,601 SF
PARKING: 10,240 SF
TOTAL: 32,841 SF
3RD FLOOR:
HOTEL: 22,601 SF
PARKING: 10,240 SF
TOTAL: 32,841 SF
4TH FLOOR:
HOTEL: 22,601 SF
PARKING: 10,240 SF
TOTAL: 32,841 SF
5TH FLOOR: 20,940 SF
6TH FLOOR: 20,940 SF
TOTAL: 168,647 SF
GROSS (PARKING EXCLUDED) 129,643 SF

OFFICE BUILDING AREA: (SEE SHEET A1.1 FOR FLOOR AREA DIAGRAMS)

1ST FLOOR:
OFFICE: 15,442 SF
BIKE PARKING/SHOWER* 566 SF
TOTAL: 15,988 SF
2ND FLOOR:
OFFICE: 22,169 SF
TOTAL: 38,177 SF
GROSS (AREAS MARKED WITH * EXCLUDED) 37,611 SF

PROJECT DIRECTORY

PROJECT APPLICANT

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ELECTRICAL ENGINEER (PHOTOMETRICS)

JMPE ELECTRICAL
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EMAIL: MALONEY@JMPE.COM

LANDSCAPE ARCHITECT

SWA GROUP
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CIVIL ENGINEER

HOHBACH-LEWIN, INC.
ATTN: BILL HENN
PHONE: (650) 617-5930 x263
EMAIL: BHENN@HOHBACH-LEWIN.COM

APPLICABLE CODES

- 2022 CALIFORNIA BUILDING CODE (CBC)
- 2022 CALIFORNIA ELECTRICAL CODE (CEC)
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2022 CALIFORNIA PLUMBING CODE (CPC)
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA HISTORICAL BUILDING CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBC) & MOUNTAIN VIEW AMENDMENTS (MVGBC)
- 2022 CALIFORNIA REFERENCE STANDARDS CODE
- NATIONAL FIRE CODE (NFPA)
- LOCAL MUNICIPAL CODE

CONSTRUCTION STAGING

- CONSTRUCTION STAGING AND TRAFFIC CONTROL PLANS REQUIRED AS PART OF THE BUILDING PERMIT SUBMITTAL.
- PARKING FOR CONSTRUCTION MUST BE PROVIDED ON SITE.

DEFERRED PERMITS

- FIRE UNDERGROUND SERVICE
- FIRE SPRINKLER SYSTEM
- FIRE SPRINKLER MONITORING/ FIRE ALARM SYSTEM SIGNAGE (SHOWN FOR REFERENCE ONLY)

SETBACKS

- SETBACKS:
ACTIVE PRIORITY FRONTAGES 10', 5' FROM ELLIS ST.
OTHER FACADES 15', 10' FROM ELLIS ST.
MAXIMUM 20' FROM ELLIS ST.

RIGHT-OF-WAY ENCROACHMENTS:

MINOR ARCHITECTURAL ELEMENTS, SUCH AS AWNINGS, CANOPIES AND SIGNAGE, MAY ENCROACH INTO THE PUBLIC RIGHT-OF-WAY, SUBJECT TO CITY APPROVAL. THESE ENCROACHMENTS SHALL BE LOCATED AT LEAST 8' ABOVE GRADE.

SETBACK ENCROACHMENTS:

MAJOR ARCHITECTURAL ELEMENTS, SUCH AS BALCONIES AND BAY WINDOWS, MAY ENCROACH INTO THE FRONT SETBACK AREAS A MAXIMUM OF 5', PROVIDED THE TOTAL AREA OF ALL ELEMENTS DOES NOT EXCEED 35% OF THE BUILDING FACADE AREA.

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VICINITY MAP



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500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA

PROJECT DATA

Date 10/13/2023

Scale
24x36:
11x17:
Sheet

A0.1

2 PUBLIC WORKS REQUIREMENTS

INFORMATIONAL

THE FOLLOWING ITEMS WILL BECOME PART OF THE PROJECT CONDITIONS OF APPROVAL (LIST DOES NOT INCLUDE ALL FUTURE PROJECT CONDITIONS):

(A) PRIOR TO ISSUANCE OF ANY BUILDING PERMITS, THE OWNER SHALL DEDICATE A PUBLIC ACCESS EASEMENT (PAE), COVENANTS, AGREEMENTS, AND DEED RESTRICTIONS ON PRIVATE PROPERTY FOR THE PROPOSED PUBLIC PASEO. THE DEDICATION SHALL INDICATE THAT:

- c) PUBLIC ACCESS SHALL BE GRANTED FOR NONAUTOMOTIVE USE;
- d) OWNER SHALL MAINTAIN, INSPECT, AND MONITOR THE PAE IMPROVEMENTS IN GOOD ORDER, CONDITION, AND REPAIR AND IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA);
- e) THE PAE SHALL RUN WITH THE LAND AND BE BINDING UPON ANY SUCCESSORS;
- f) IF OWNER SHALL FAIL TO ABIDE BY PAE, OWNER AGREES TO PAY ALL REASONABLE COSTS AND EXPENSES INCURRED BY CITY IN ENFORCING THE PERFORMANCE OF SUCH OBLIGATIONS; AND
- g) OWNER AGREES TO DEFEND, AND HOLD CITY, ITS OFFICERS, EMPLOYEES, AGENTS, AND VOLUNTEERS HARMLESS FROM ANY LIABILITY FOR DAMAGE OR CLAIMS FOR DAMAGE FOR PERSONAL INJURY, INCLUDING, BUT NOT LIMITED TO, DEATH AND/OR PROPERTY DAMAGE CAUSED BY NEGLIGENT ACTS, ERRORS, OR OMISSIONS IN PERFORMANCE OF SERVICES OR OPERATIONS UNDER THE DEDICATION, INCLUDING MAINTENANCE OPERATIONS PERFORMED ON THE PAE BY OWNER OR OWNER'S CONTRACTORS, SUBCONTRACTORS, AGENTS, OR EMPLOYEES.

ASSOCIATED IMPROVEMENTS WITHIN THE PAE (PAE IMPROVEMENTS) SHALL BE CONSTRUCTED BY THE OWNER AND APPROVED BY THE CITY.

(B) THE PROJECT IS IN OR NEAR AN AREA OF KNOWN SOIL AND GROUNDWATER CONTAMINATION, MIDDLEFIELD ELLIS WHISMAN SUPERFUND. PERMITTEE/CONTRACTOR IS RESPONSIBLE FOR WORKING WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA), THE LEAD REGULATORY AGENCY, TO OBTAIN THE APPROPRIATE CLEARANCES AND/OR RECOMMENDATIONS FOR WORK IN THE CONTAMINATED AREA.

(C) APPLICANT WILL BE REQUIRED TO PAY WATER AND SEWER CAPACITY FEES, TRANSPORTATION IMPACT FEE, AND ALL APPLICABLE PW DEVELOPMENT FEES PRIOR TO BUILDING PERMIT ISSUANCE.

(D) **EAST WHISMAN DEVELOPMENT IMPACT FEE:** PRIOR TO ISSUANCE OF ANY BUILDING PERMITS, THE APPLICANT SHALL PAY THE EAST WHISMAN DEVELOPMENT IMPACT FEE FOR THE DEVELOPMENT. RESIDENTIAL CATEGORY FEES ARE BASED ON THE NUMBER OF EACH TYPE OF UNIT. OFFICE/R&D AND RETAIL CATEGORY FEES ARE BASED ON THE SQUARE FOOTAGE OF THE DEVELOPMENT. HOTEL CATEGORY FEES ARE BASED ON THE NUMBER OF ROOMS. CREDIT IS GIVEN FOR THE EXISTING SITE USE(S), AS APPLICABLE. THIS FEE IS BASED ON THE EAST WHISMAN NEXUS STUDY APPROVED BY THE CITY COUNCIL ON MAY 24, 2022.

(E) THE APPLICANT SHALL ENTER INTO THE FOLLOWING AGREEMENTS WITH THE CITY:

- a) IMPROVEMENT AGREEMENT

(F) APPLICANT WILL BE REQUIRED TO UNDERGROUND EXISTING OVERHEAD SERVICES.

(G) POTHOLING OF EXISTING UNDERGROUND UTILITIES TO DETERMINE DEPTH AND LOCATION WILL BE REQUIRED PRIOR TO FIRST SUBMITTAL OF IMPROVEMENT PLANS.

(H) ON-SITE FIRE LINES, POST INDICATOR VALVES, FIRE DEPARTMENT CONNECTIONS, AND DETECTOR CHECKS ALSO REQUIRE APPROVAL FROM THE CITY'S FIRE PROTECTION ENGINEER.

(I) ALL EXISTING UTILITY VAULTS, MANHOLES, BOXES, ETC. MUST BE RELOCATED OUT OF THE SIDEWALK AND MOVED BEHIND THE NEW FACE-OF-CURB OR 10' PUE.

(J) CONSTRUCT NEW CURB, GUTTER, CURB RAMPS, DRIVEWAYS, AND SIDEWALK ALONG THE PROJECT FRONTAGES OF ELLIS STREET AND NATIONAL AVENUE PER CITY STANDARD.

(K) ALL NEW ACCESS RAMPS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS. EXISTING NONCONFORMING ACCESS RAMPS SHALL BE RECONSTRUCTED TO COMPLY WITH THE CURRENT ADA REQUIREMENTS.

(L) RED CURBS ADJACENT TO THE DRIVEWAY ENTRANCE SHALL BE PAINTED A MINIMUM OF 10' IN EACH DIRECTION, OR AS DETERMINED AND APPROVED BY THE CITY TRAFFIC ENGINEER.

(M) ALL STRIPING DAMAGED AS PART OF CONSTRUCTION AND PAVEMENT WORK SHALL BE REPLACED WITH THERMOPLASTIC STRIPING TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.

(N) ALL EGRESS POINTS TO PUBLIC STREETS OR PUBLIC EASEMENTS SHALL BE STOP-CONTROLLED WITH PROPER SIGNAGE AND MARKINGS IN ORDER TO CONTROL CONFLICT POINTS WITH PEDESTRIANS, BICYCLISTS, AND VEHICLES AS THEY ENTER A PUBLIC ROADWAY AND THEREFORE IMPROVE SAFETY.

3 EPA REQUIREMENTS

THE EPA REQUIRES THE INSTALLATION OF A VAPOR BARRIER AND A PASSIVE SUB-SLAB VENTILATION SYSTEM (WITH THE ABILITY TO BE MADE ACTIVE AT A FUTURE DATE) IN ANY NEW CONSTRUCTION WITHIN THE MEW SUPERFUND STUDY AREA.

FURTHER REQUIREMENTS TO BE COORDINATED WITH THE EPA FOR BUILDING SUBMITTAL.

PRELIMINARY LEED CHECKLIST



LEED v4 for BD+C: New Construction and Major Renovation Project Checklist

Project Name: **500 & 550 Ellis Street, Mountain View, CA**

Date: **05/02/2022**

Y	?	N
Y	?	N

Credit Integrative Process **1**

16 0 0 Location and Transportation **16**

1	0	0	Credit	LEED for Neighborhood Development Location	16
2	0	0	Credit	Sensitive Land Protection	1
5	0	0	Credit	High Priority Site	2
5	0	0	Credit	Surrounding Density and Diverse Uses	5
5	0	0	Credit	Access to Quality Transit	5
1	0	0	Credit	Bicycle Facilities	1
1	0	0	Credit	Reduced Parking Footprint	1
1	0	0	Credit	Green Vehicles	1

8 0 0 Sustainable Sites **10**

Y	0	0	Prereq	Construction Activity Pollution Prevention	Required
1	0	0	Credit	Site Assessment	1
1	0	0	Credit	Site Development - Protect or Restore Habitat	2
1	0	0	Credit	Open Space	1
3	0	0	Credit	Rainwater Management	3
2	0	0	Credit	Heat Island Reduction	2
1	0	0	Credit	Light Pollution Reduction	1

9 0 0 Water Efficiency **11**

Y	0	0	Prereq	Outdoor Water Use Reduction	Required
Y	0	0	Prereq	Indoor Water Use Reduction	Required
Y	0	0	Prereq	Building-Level Water Metering	Required
2	0	0	Credit	Outdoor Water Use Reduction	2
6	0	0	Credit	Indoor Water Use Reduction	6
2	0	0	Credit	Cooling Tower Water Use	2
1	0	0	Credit	Water Metering	1

23 0 0 Energy and Atmosphere **33**

Y	0	0	Prereq	Fundamental Commissioning and Verification	Required
Y	0	0	Prereq	Minimum Energy Performance	Required
Y	0	0	Prereq	Building-Level Energy Metering	Required
Y	0	0	Prereq	Fundamental Refrigerant Management	Required
0	0	0	Credit	Enhanced Commissioning	6
18	0	0	Credit	Optimize Energy Performance	18
0	0	0	Credit	Advanced Energy Metering	1
0	0	0	Credit	Demand Response	2
3	0	0	Credit	Renewable Energy Production	3
0	0	0	Credit	Enhanced Refrigerant Management	1
2	0	0	Credit	Green Power and Carbon Offsets	2

13 0 0 Materials and Resources **13**

Y	0	0	Prereq	Storage and Collection of Recyclables	Required
Y	0	0	Prereq	Construction and Demolition Waste Management Planning	Required
5	0	0	Credit	Building Life-Cycle Impact Reduction	5
2	0	0	Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
2	0	0	Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
2	0	0	Credit	Building Product Disclosure and Optimization - Material Ingredients	2
2	0	0	Credit	Construction and Demolition Waste Management	2

16 0 0 Indoor Environmental Quality **16**

Y	0	0	Prereq	Minimum Indoor Air Quality Performance	Required
Y	0	0	Prereq	Environmental Tobacco Smoke Control	Required
2	0	0	Credit	Enhanced Indoor Air Quality Strategies	2
3	0	0	Credit	Low-Emitting Materials	3
1	0	0	Credit	Construction Indoor Air Quality Management Plan	1
2	0	0	Credit	Indoor Air Quality Assessment	2
1	0	0	Credit	Thermal Comfort	1
2	0	0	Credit	Interior Lighting	2
3	0	0	Credit	Daylight	3
1	0	0	Credit	Quality Views	1
1	0	0	Credit	Acoustic Performance	1

0 0 0 Innovation **6**

0	0	0	Credit	Innovation	5
0	0	0	Credit	LEED Accredited Professional	1

4 0 0 Regional Priority **4**

1	0	0	Credit	Regional Priority: Specific Credit	1
1	0	0	Credit	Regional Priority: Specific Credit	1
1	0	0	Credit	Regional Priority: Specific Credit	1
1	0	0	Credit	Regional Priority: Specific Credit	1

89 0 0 TOTALS **Possible Points: 110**

Certified: 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80 to 110

NOTE:

PER EAST WHISMAN PRECISE PLAN, ALL NEW NON-RESIDENTIAL CONSTRUCTION PARTICIPATING IN THE BONUS FAR PROGRAM SHALL MEET THE INTENT OF **LEED BD+C PLATINUM** OR EQUIVALENT.

ALL NEW RESIDENTIAL CONSTRUCTION PARTICIPATING IN THE BONUS FAR PROGRAM SHALL ACHIEVE A **MINIMUM OF 120 POINTS ON THE GREEN POINT RATED SYSTEM** OR EQUIVALENT AND SUBMETER, OR USE OTHER APPROPRIATE TECHNOLOGY THAT CAN TRACK INDIVIDUAL ENERGY USE, FOR EACH RESIDENTIAL UNIT.

3 PUBLIC BENEFIT VALUE

PUBLIC BENEFIT VALUE: EAST WHISMAN (DEVELOPMENT FEES TABLE, FISCAL YEAR 2023-24)

OFFICE	\$31.09/SF OVER 0.40 F.A.R.
RESIDENTIAL/HOTEL	\$6.22/SF OVER 1.0 F.A.R.

PROPOSED OFFICE	
ALLOWED BASE F.A.R.:	0.40 (37,611 SF)
PROPOSED F.A.R.:	0.40 (37,611 SF)
PUBLIC BENEFIT VALUE	0.40 = 0.40 (OKAY)
PUBLIC BENEFIT VALUE	NOT APPLICABLE

PROPOSED HOTEL	
ALLOWED BASE F.A.R.:	1.00 (94,027 SF)
PROPOSED F.A.R.:	1.79 (168,647 SF)
BONUS F.A.R. REQUESTED	0.79 (+74,620 SF)
PUBLIC BENEFIT VALUE	\$464,136.40 (74,620 SF x \$6.22/SF)



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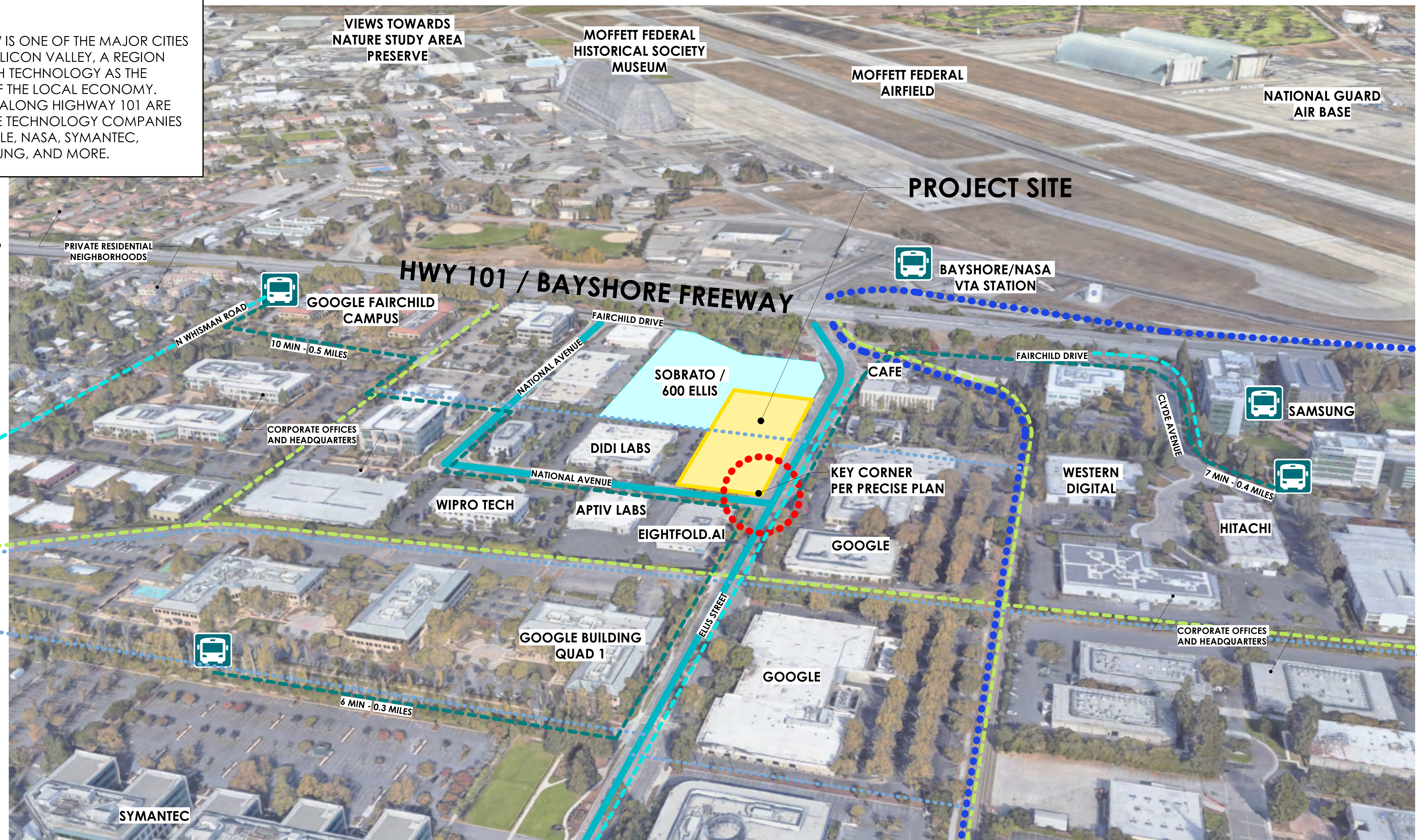
**LEED CHECKLIST, PUBLIC
WORKS & EPA REQ'S**

Date 10/13/2023
Scale 24x36:
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A0.2a

AT A GLANCE...

MOUNTAIN VIEW IS ONE OF THE MAJOR CITIES THAT MAKE UP SILICON VALLEY, A REGION NOTED FOR HIGH TECHNOLOGY AS THE FOUNDATION OF THE LOCAL ECONOMY. BUSINESS PARKS ALONG HIGHWAY 101 ARE HOME TO LARGE TECHNOLOGY COMPANIES SUCH AS GOOGLE, NASA, SYMANTEC, LINKEDIN, SAMSUNG, AND MORE.



TO PALO ALTO

TO SANTA CLARA

LEGEND

*SEE PROPOSED STREET NETWORK ON SHEET A0.2

- VTA LIGHT RAIL LINE
- AVENUES/ MAJOR STREETS
- - - - - GREENWAY/ MULTIUSE PATH
- PROPOSED PASEO
- - - - - DEDICATED BIKE LANES
- - - - - WALKING DISTANCE Δ TO BUS STOP
- BUS STOP

ELLIS STREET:
ACTIVE, MULTI-LANE STREET
HEAVILY TRAFFICKED BY
CARS COMING TO/FROM
FREEWAY

TO MIDDLEFIELD STATION

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**DESIGN EXCELLENCE
STRATEGY**

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11x17;
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VEHICULAR ENTRANCE

- ACCENT MATERIAL AND SIGNAGE
- DIFFERENTIATED MATERIAL FROM REMAINING FACADE
- FRAMED ON THE SIDES AND TOP
- SIGNAGE TO FURTHER DRAW ATTENTION

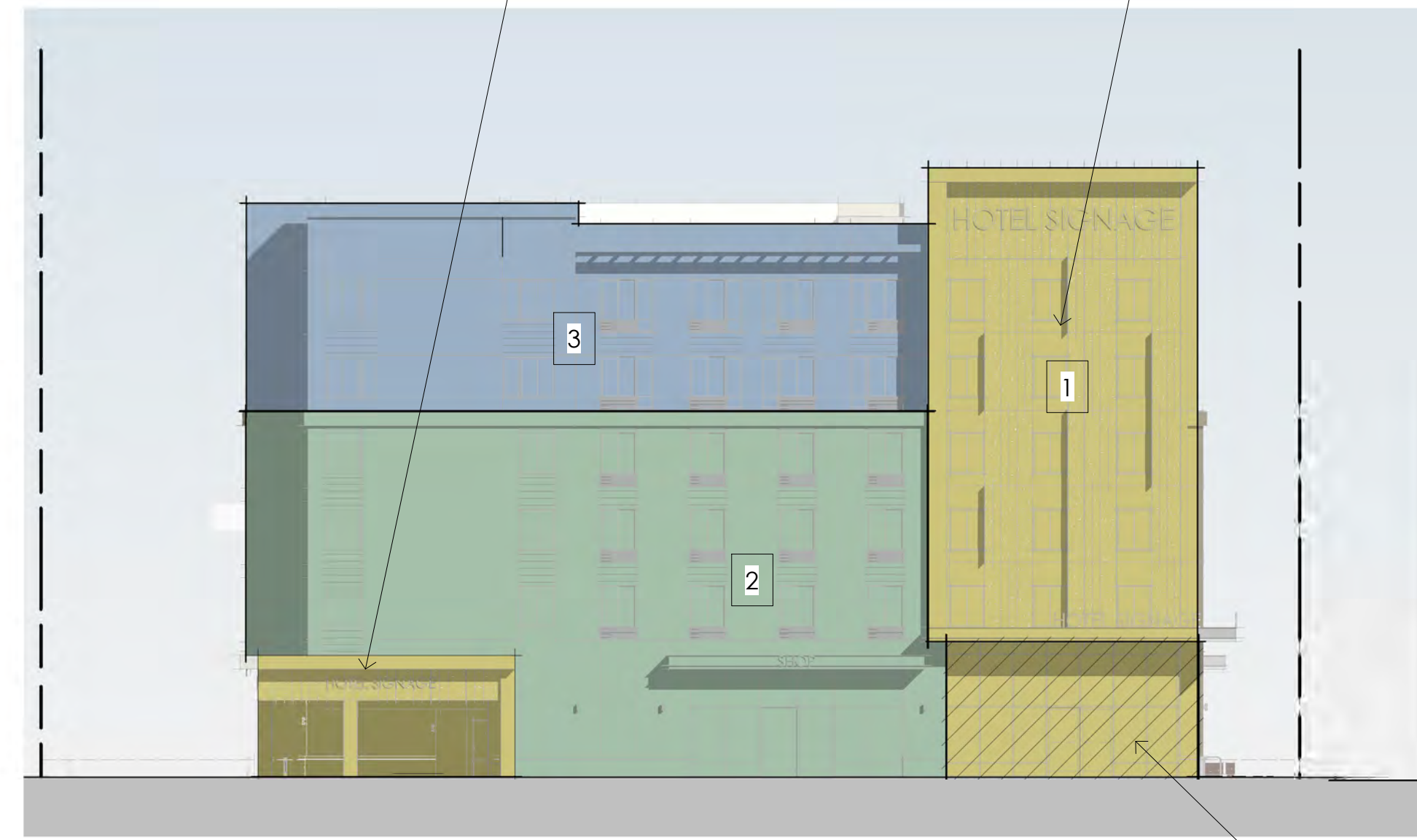
PROMINENT CORNER ELEMENT

- TALLEST ELEMENT ON THE BUILDING
- DIFFERENTIATED MATERIAL FROM REMAINING FACADE
- FRAMED ON THE SIDES AND TOP
- OVERLAPS LOWER FLOOR ELEMENT TO TIE THEM TOGETHER
- SIGNAGE TO FURTHER DRAW ATTENTION

UPPER FLOORS

- RECESSED FROM THE LOWER FLOORS
- LIGHTER COLOR TO REDUCE VISUAL MASS
- BROKEN INTO TWO VISUALLY SIMILAR ELEMENTS

SECOND FLOOR PRIVATE GUESTROOM PATIOS TO SOFTEN PASEO FACADE



FULL-HEIGHT STOREFRONT TO LIGHTEN CORNER AND CREATE CLEAR HEIRARCHY HIGHLIGHTING ENTRY



LARGE WINDOW OPENINGS INTO ACTIVE GROUND FLOOR SPACES

RECESSED EXTERIOR PATIO TO BRING PEOPLE OUT OF THE BUILDING AND INTO THE ACTIVE PEDESTRIAN AREA

LOWER FLOORS

- DARKER COLOR TO ADD TO VISUAL MASS
- REGULAR VERTICAL WINDOW PATTERN TO CREATE A RYTHMN

HOTEL - SOUTH ELEVATION (FACING NATIONAL AVE.)

HOTEL - EAST ELEVATION (FACING ELLIS STREET)

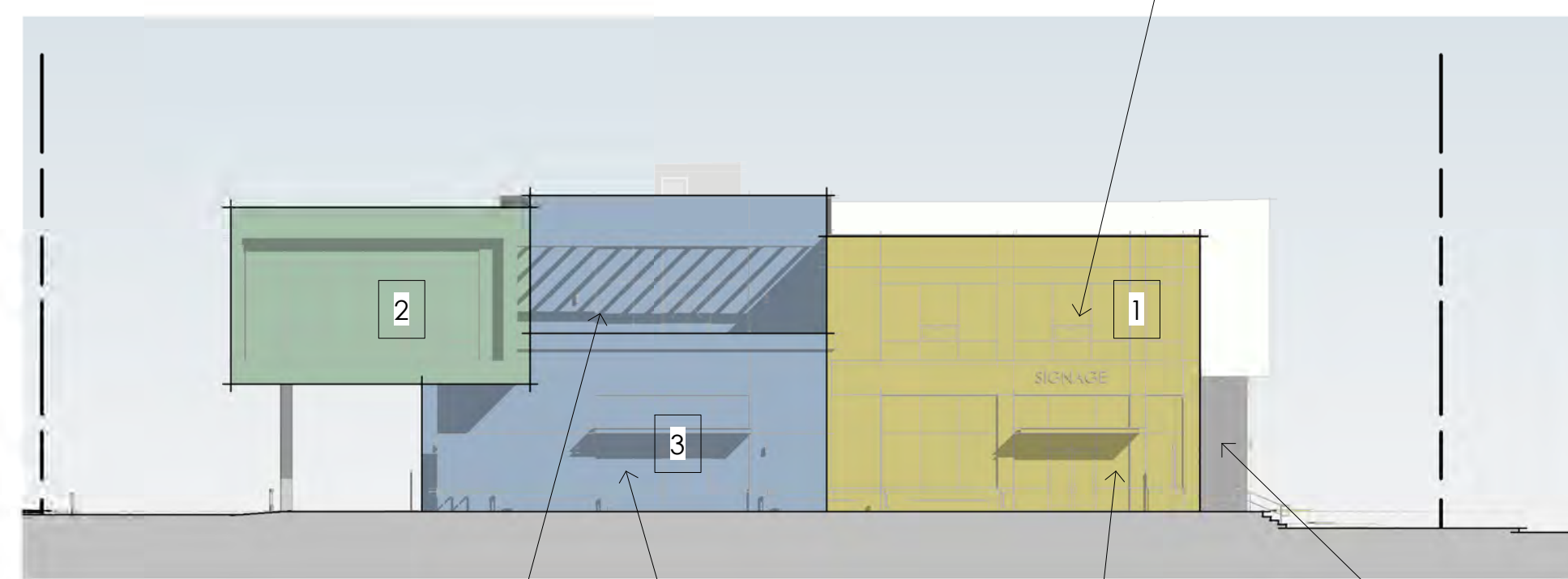
PROMINENT CORNER ELEMENT

- DIFFERENTIATED MATERIALS FROM REMAINING FACADE
- FRAMED ON THE SIDES AND TOP
- SIGNAGE TO FURTHER DRAW ATTENTION

UPPER FLOORS

- PROJECTED FROM THE LOWER FLOORS
- LIGHTER COLOR FRAME TO HIGHLIGHT VISUAL MASS
- HIGHER TRANSPARENCY FOR LIGHTING INTERIORS

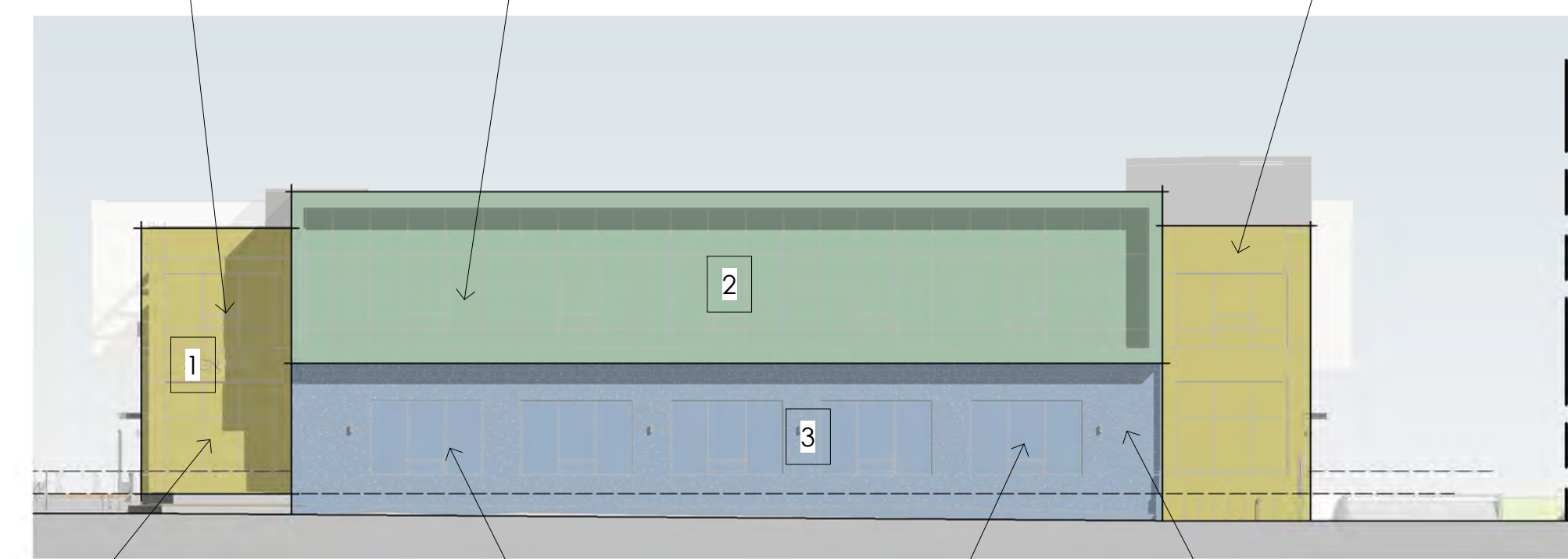
SECONDARY, OPTIONAL ENTRY FOR OFFICE BUILDING (TENANT PENDING)



RECESSED EXTERIOR PATIO TO ENGAGE PASEO BELOW AND MIRROR THE HOTEL'S SECOND FLOOR PATIOS

LARGE WINDOW OPENINGS INTO ACTIVE GROUND FLOOR SPACES

TWO-STORY GLASS ELEMENT TO LIGHTEN CORNER AND CREATE CLEAR HEIRARCHY HIGHLIGHTING ENTRY



LARGE WINDOW OPENINGS INTO ACTIVE GROUND FLOOR SPACES

LOWER FLOORS

- DARKER COLOR TO ADD TO VISUAL MASS
- TEXTURAL SIDING FOR PEDESTRIAN APPEAL
- REGULAR VERTICAL WINDOW PATTERN TO CREATE A RYTHMN

OFFICE - SOUTH ELEVATION (FACING PASEO)

OFFICE - EAST ELEVATION (FACING ELLIS STREET)

DESIGN EXCELLENCE STRATEGY - MASSING HIERARCHY



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DESIGN EXCELLENCE STRATEGY

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Scale 24x36: 1"=20'
11x17: 1"=40'
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STREET WALL & FACING ELLIS:

THE HOTEL AND OFFICE USE PROJECTED ROOFS OR AWNINGS TO BREAK THE STREET WALL'S VERTICAL PLANE AND REDUCE THE VISUAL MASSING TO A HUMAN SCALE. THE GROUND FLOOR IS TALL TO PROVIDE NATURAL LIGHT AND HIGH CEILINGS WITHIN THE HOTEL AND OFFICE.

OPEN SPACE & LANDSCAPE:

THE PROJECT SITE FEATURES SEVERAL HERITAGE TREES THAT ARE PROPOSED TO BE PRESERVED AS FOCAL POINTS AT HOTEL ENTRIES AND COURTYARDS. MULTIPLE OUTDOOR SPACES OF VARYING LEVELS OF PRIVACY AND ACTIVITY ARE PROVIDED AT GROUND FLOOR PATIOS AND THE PUBLIC PASEO, AND, AT THE OFFICE'S SECOND FLOOR PATIO OVERLOOKING THE PASEO. THESE AREAS GIVE BUILDING USERS AND MEMBERS OF THE PUBLIC OPPORTUNITIES FOR RECREATIONAL, SOCIAL, AND RELAXING EXPERIENCES.

VISIBILITY & CONNECTION:

BOTH THE HOTEL AND OFFICE FEATURE LARGE SPANS OF GLAZING TO REVEAL INTERNAL ACTIVITY TO PEDESTRIANS AND ACTIVATE THE STREET. STOREFRONT AND GLAZING SYSTEMS ARE CONTRASTED BY SOLID, TEXTURED WALLS TO PROVIDE PRIVACY AND VISUAL INTEREST AS NEEDED.

UPPER LEVEL STEP BACKS TO REDUCE VISUAL MASSING

VARIATION IN HIGH QUALITY WALL TEXTURES AND TIMELESS, NATURAL COLORS FOR VISUAL INTEREST

RECESSED STOREFRONT ENTRIES TO BREAK UP THE STREET WALL PLANE

EXTRUDED MASS FRAME WITH GLAZING INFILL

CORNER FEATURE ELEMENT WITH HIGHER QUALITY MATERIALS, PROJECTED AWNINGS, VERTICAL SHADING LOUVERS & TOWER ROOF

PROJECTED AWNINGS TO REDUCE SOLAR HEAT GAIN AND DEMARCAT ENTRIES

TEXTURED WALL PANELS OR TILES

HIGH TRANSPARENCY AT GROUND FLOOR ACTIVE USES

KEY CORNER & LANDMARK:

IDENTIFIED AS A KEY CORNER LOCATION IN THE SPECIFIC PLAN, THE HOTEL IS MORE MONUMENTAL IN SCALE COMPARED TO THE PROPOSED OFFICE AND MOST SURROUNDING BUILDINGS. AT SIX STORIES, THE HOTEL COMPLEMENTS THE SIX-STORY DEVELOPMENT PROPOSED AT 600 ELLIS. INCREASED MATERIAL ARTICULATION AND TRANSPARENCY AT THE CORNER OF NATIONAL AND ELLIS PROVIDE A KEystone FROM WHICH THE REST OF THE HOTEL MASSING SPREADS, APPEARING AS THE "LANTERN" GREETING VISITORS AND LOCALS DRIVING DOWN ELLIS STREET.



DESIGN EXCELLENCE STRATEGY - DESIGN DRIVERS

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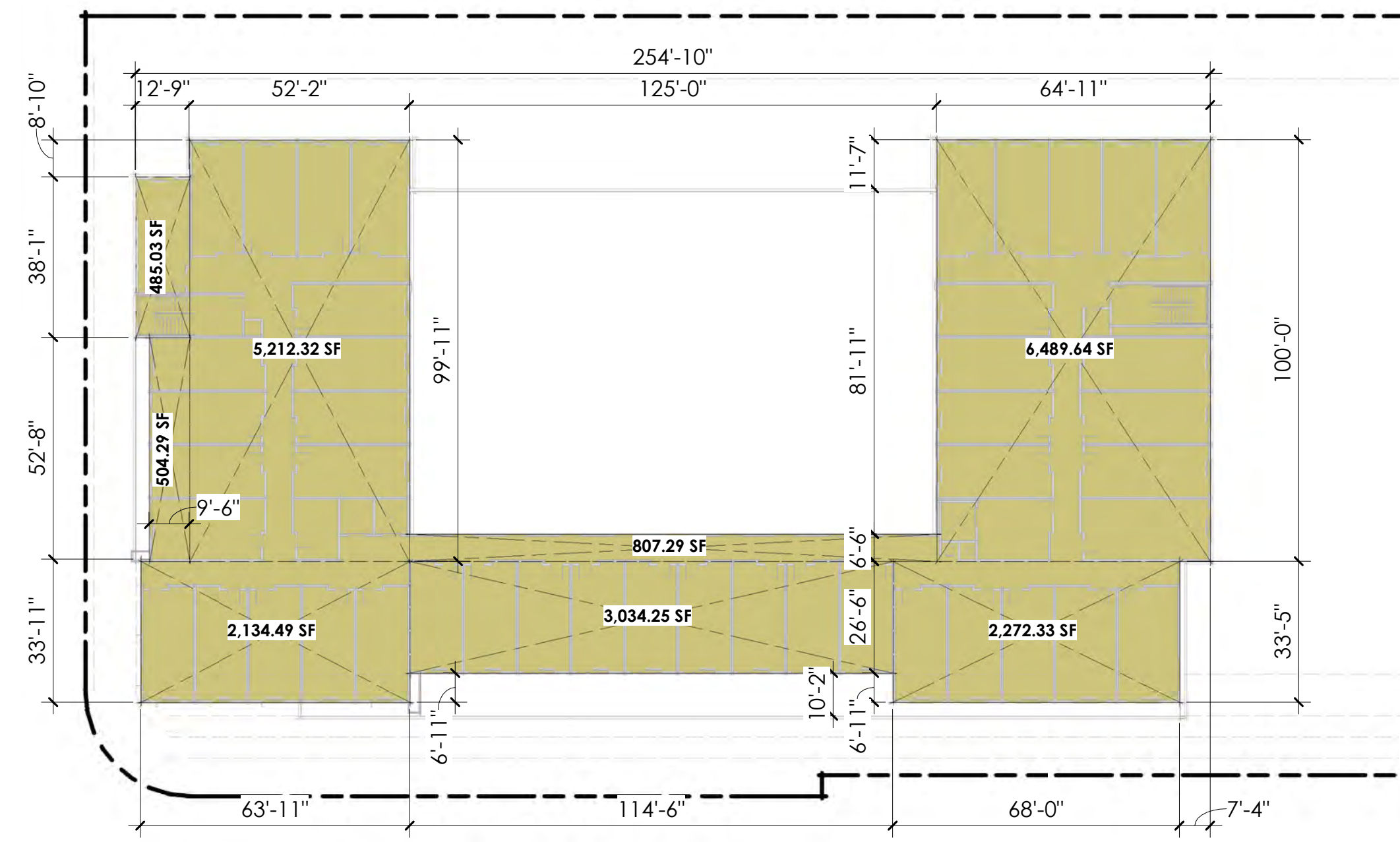
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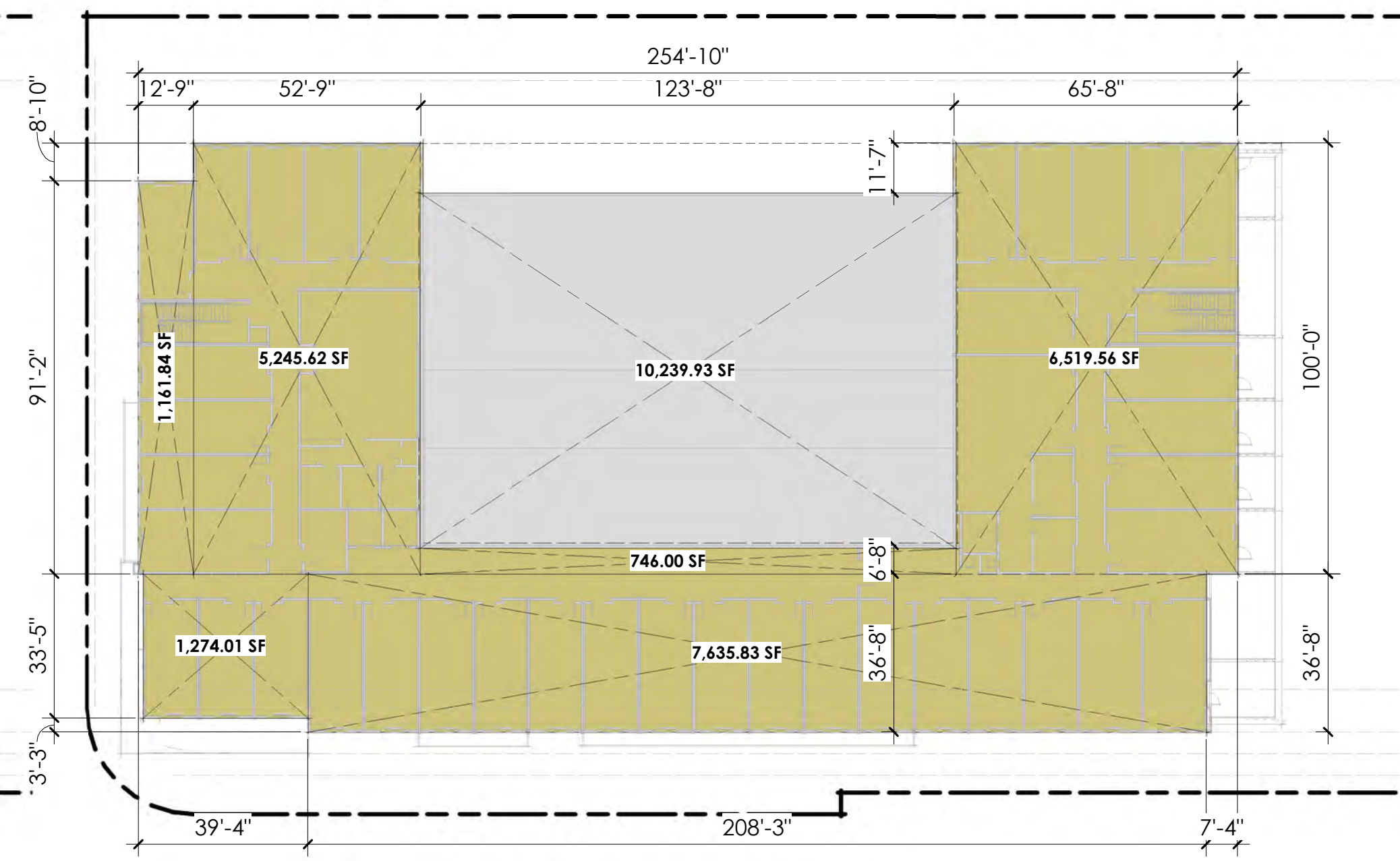
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2 FLOOR AREA DIAGRAM - HOTEL

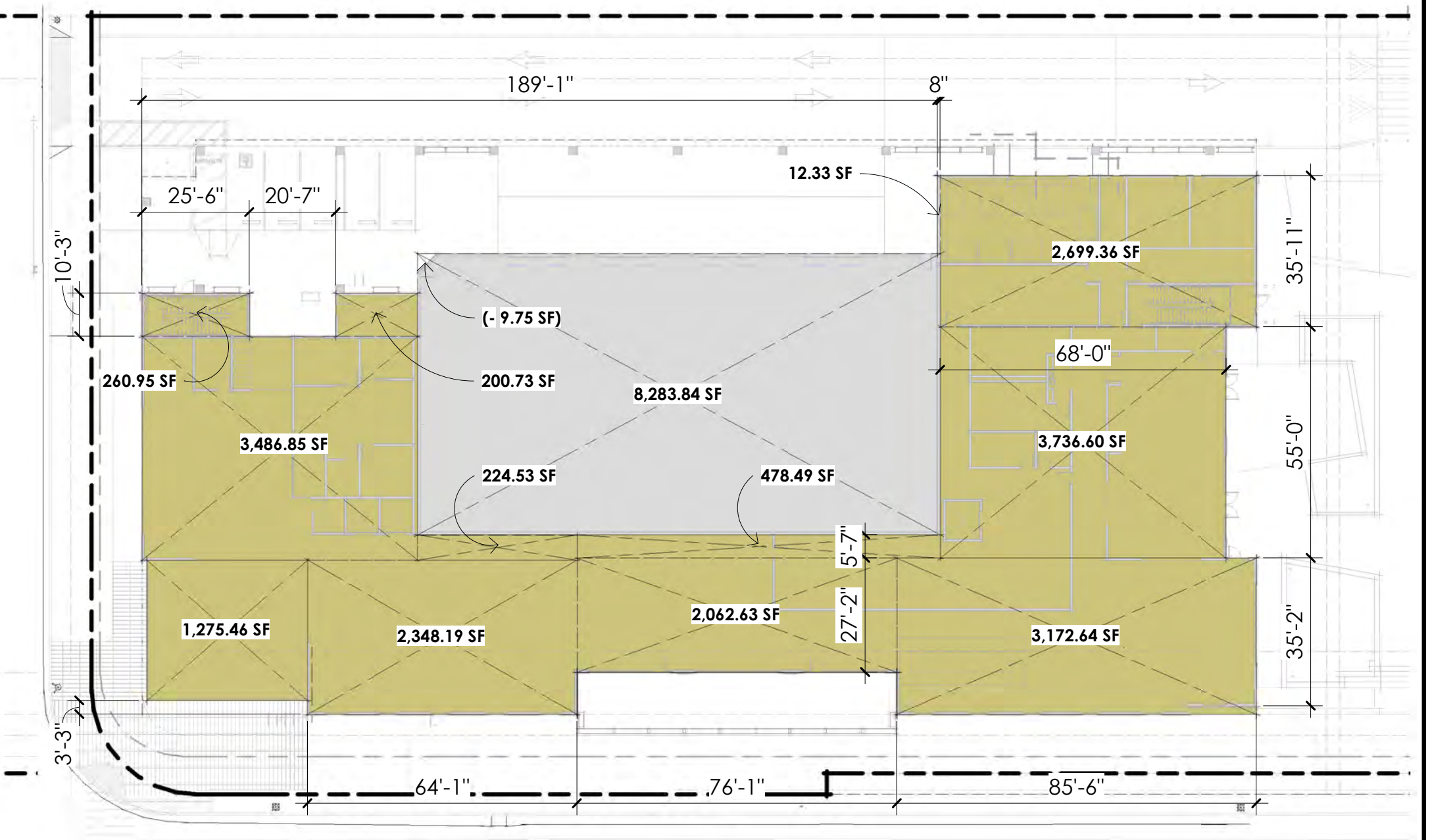
NOTE: DIMENSIONS ROUNDED TO THE NEAREST 1" FOR CLARITY



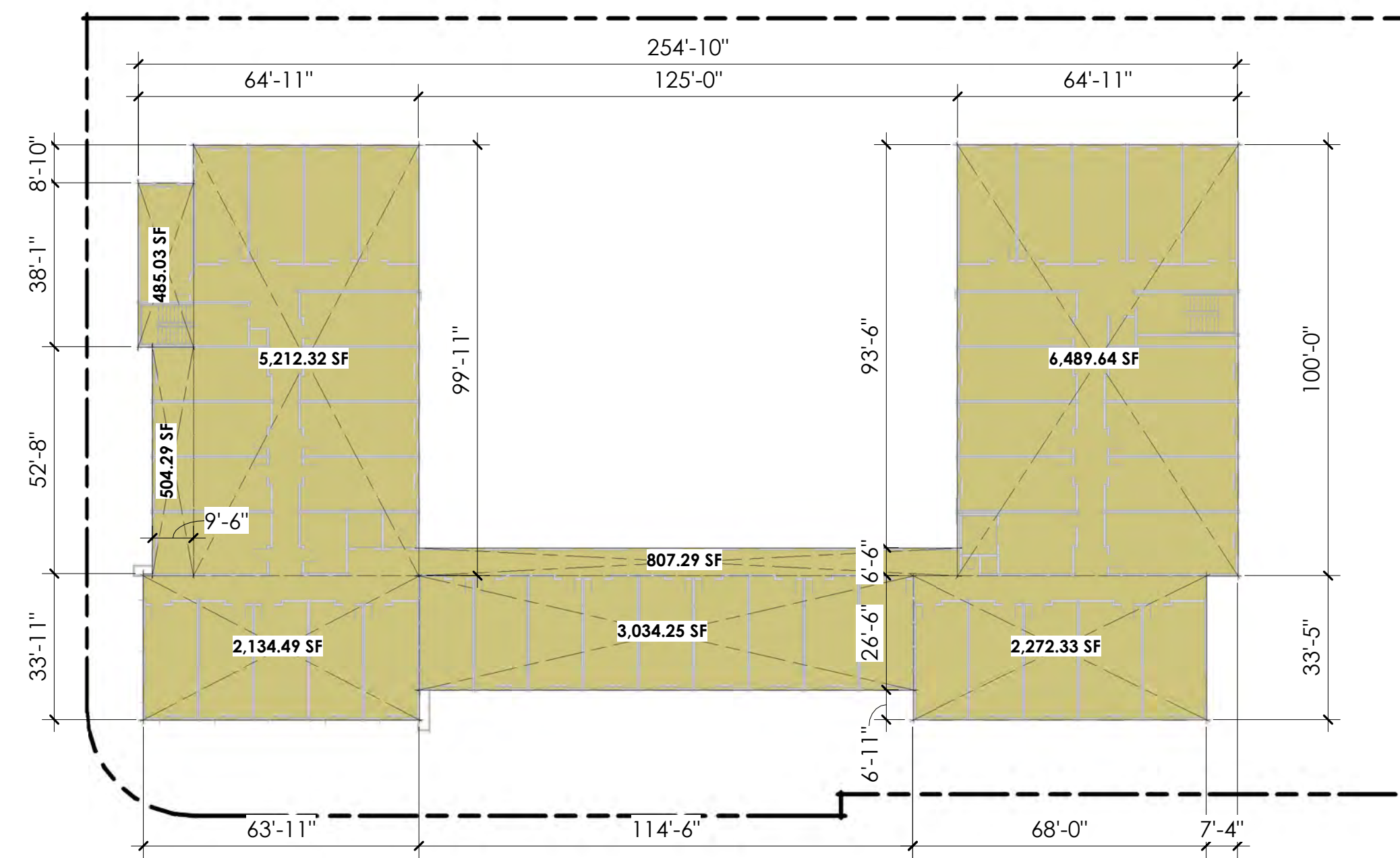
FIFTH FLOOR AREA DIAGRAM



SECOND, THIRD & FOURTH FLOOR AREA DIAG.



FIRST FLOOR AREA DIAGRAM



SIXTH FLOOR AREA DIAGRAM

	BUILDING SF	PARKING SF	BIKE PARKING SF	TOTAL SF
FIRST FLOOR	19,960	8,284	0	28,244
SECOND FLOOR	22,601	10,240	0	32,841
THIRD FLOOR	22,601	10,240	0	32,841
FOURTH FLOOR	22,601	10,240	0	32,841
FIFTH FLOOR	20,940	0	0	20,940
SIXTH FLOOR	20,940	0	0	20,940
TOTAL BUILDING AREA	129,643	39,004	0	168,647
TOTAL SITE AREA				94,027
PROPOSED FAR				1.79

- BUILDING AREA
- BIKE PARKING (EXEMPT FROM CALCS)*
- *EAST WHISMAN PLAN, SECTION 3.3.2.5
- PARKING AREA



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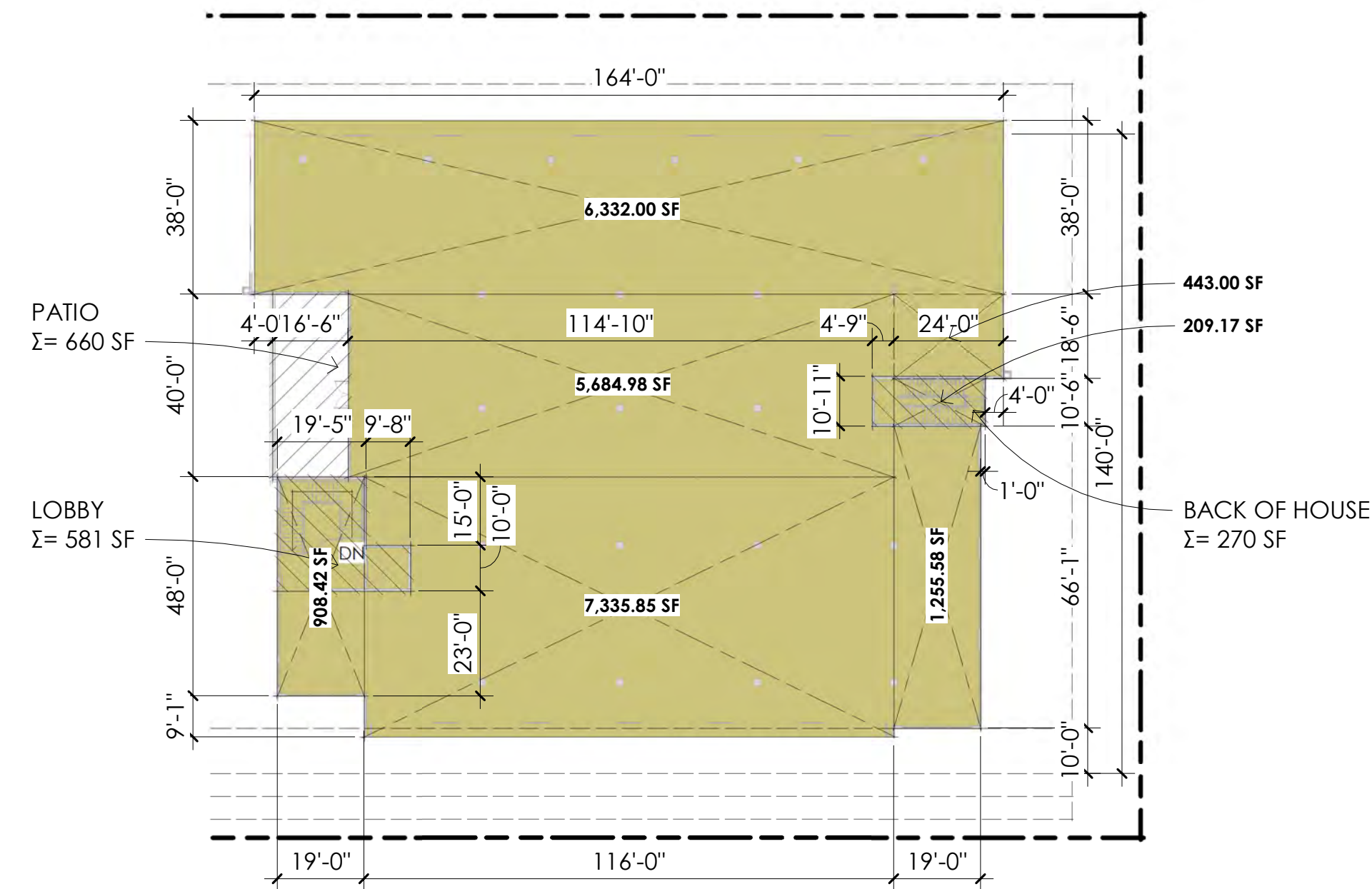
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FLOOR AREA DIAGRAM - HOTEL

Date: 10/13/2023
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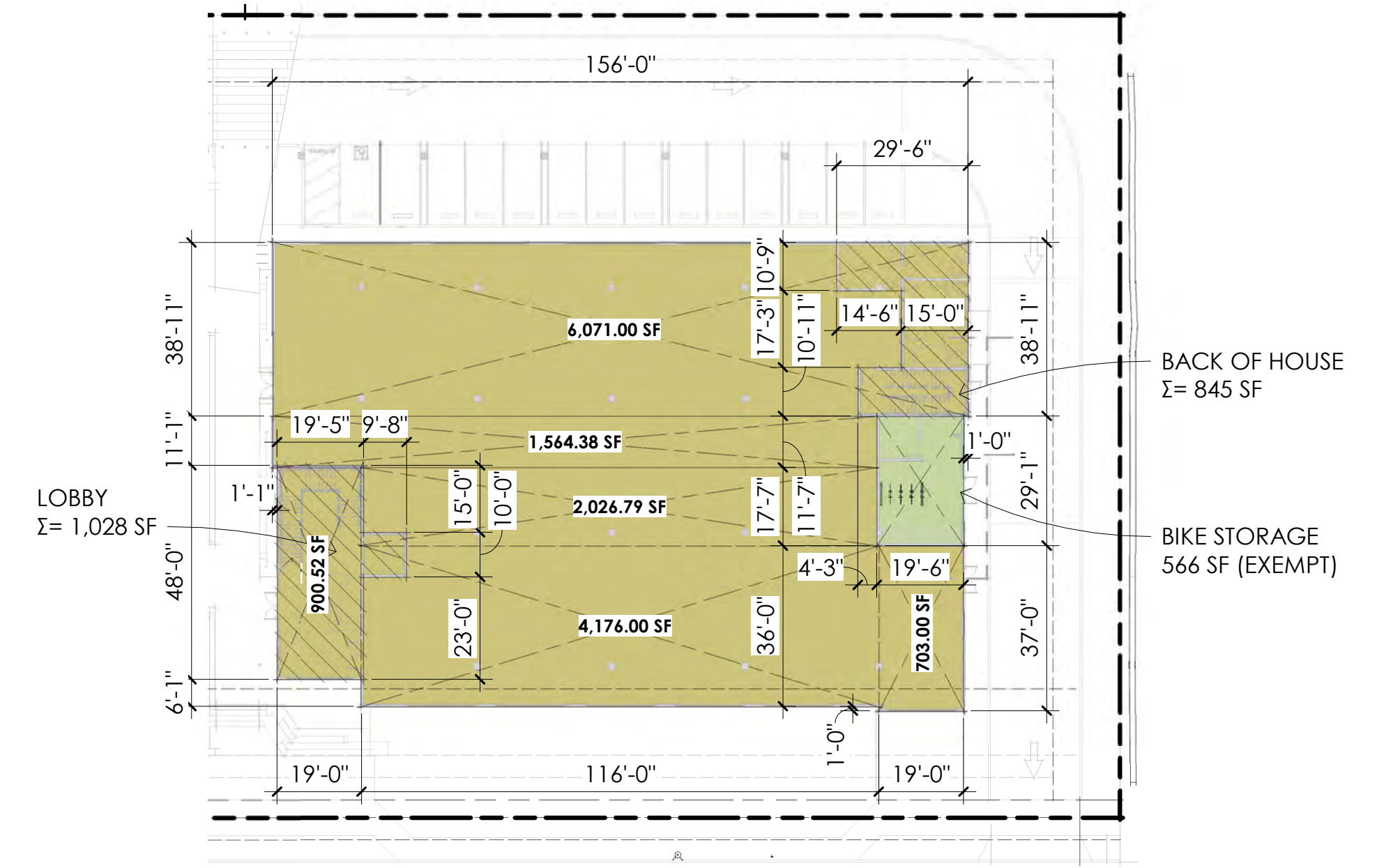
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FLOOR AREA DIAGRAM - OFFICE



SECOND FLOOR AREA DIAGRAM

NOTE: DIMENSIONS ROUNDED TO THE NEAREST 1" FOR CLARITY



FIRST FLOOR AREA DIAGRAM

BUILDING AREA	BUILDING SF	PARKING SF	BIKE PARKING SF	TOTAL SF
FIRST FLOOR	15,442	0	566	15,442
SECOND FLOOR	22,169	0	0	22,169
TOTAL BUILDING AREA	37,611	0	566	37,611
TOTAL SITE AREA				94,027
PROPOSED FAR				0.40

- BUILDING AREA
 - PARKING AREA
 - BIKE PARKING (EXEMPT FROM CALCS)*
 - NEIGHBORHOOD COMMERCIAL (EXEMPT FROM CALCS)*
- *EAST WHISMAN PLAN, SECTION 3.3.2.5



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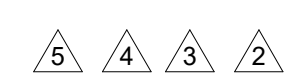
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FLOOR AREA DIAGRAM - OFFICE

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11x17: 1"=60"
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VIEW OF HOTEL FROM ELLIS STREET & NATIONAL AVENUE



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MOUNTAIN VIEW, CA

PERSPECTIVES

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5 4 3 2

VIEW OF HOTEL FROM ELLIS STREET (SOUTHWEST)



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PERSPECTIVES

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5 4 3 2

VIEW OF OFFICE FROM ELLIS STREET (NORTHEAST)



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PERSPECTIVES

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5 4 3 2

VIEW OF PASEO FROM ELLIS STREET (SOUTH)



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5 4 3 2

VIEW OF PASEO FROM REAR DRIVEWAY (NORTH)



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MOUNTAIN VIEW, CA
PERSPECTIVES

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△ △ △ **VIEW OF PASEO FROM NORTH ENTRY**



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PERSPECTIVES

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△ △ △ VIEW OF HOTEL'S LOUNGE PATIO (FACING ELLIS STREET)



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MOUNTAIN VIEW, CA
PERSPECTIVES

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VIEW OF HOTEL PORTE COCHERE (FACING NATIONAL AVE.)



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PERSPECTIVES

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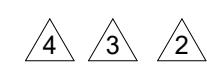
ELLIS STREET & NATIONAL AVENUE - EXISTING



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**BEFORE & AFTER
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ELLIS STREET & NATIONAL AVENUE - PROPOSED



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RENDERINGS**

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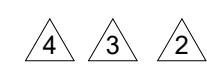
NATIONAL AVENUE - EXISTING



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MOUNTAIN VIEW, CA
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NATIONAL AVENUE - PROPOSED






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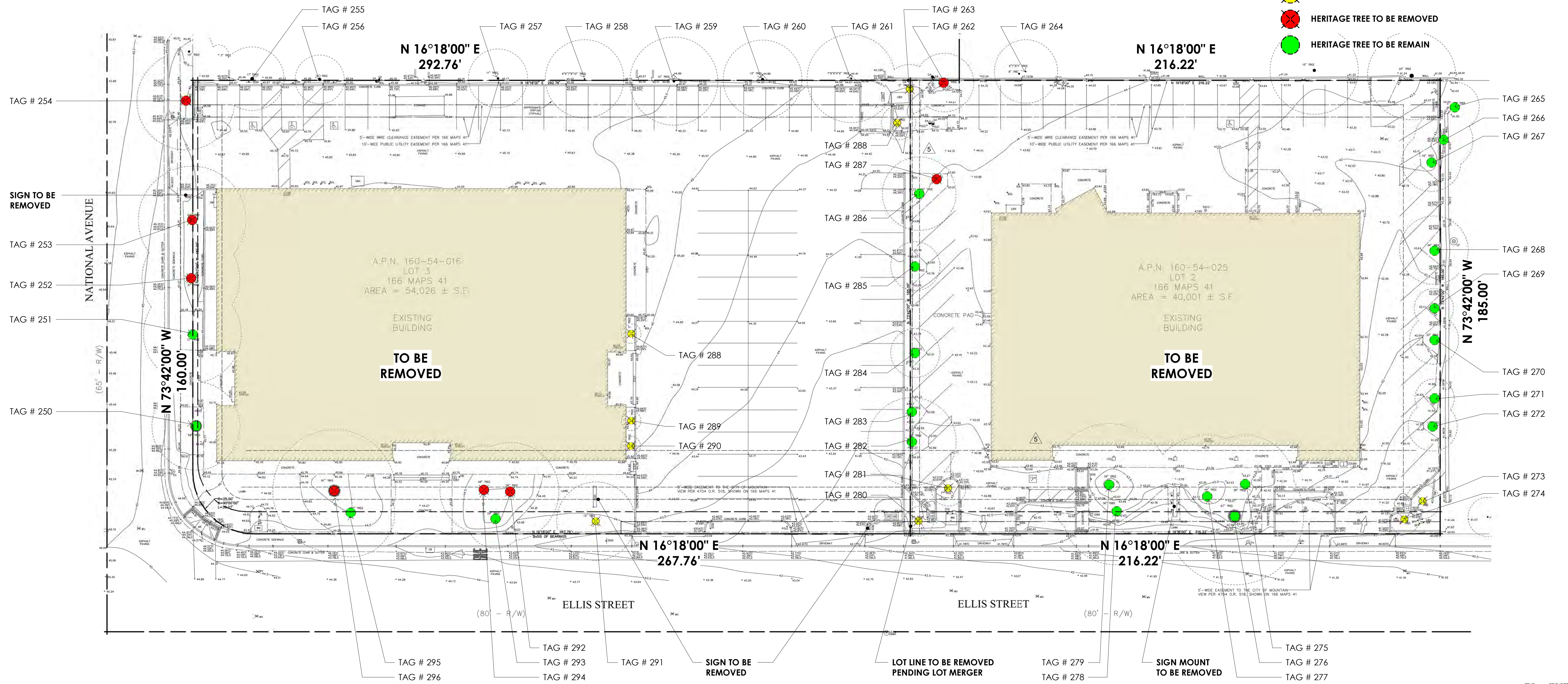
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**BEFORE & AFTER
RENDERINGS**

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A2.11

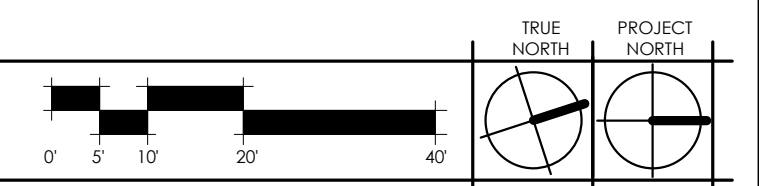
GENERAL NOTES

- SEE CIVIL AND LANDSCAPE PLANS FOR MORE INFORMATION.
- TREE TAG # PER TREE INVENTORY REPORT. SEE ARBORIST REPORT FOR MORE INFORMATION.
- EXISTING TREES ON ADJACENT PROPERTY TO PROTECT IN PLACE.

-  EXISTING TREE TO BE REMOVED
-  HERITAGE TREE TO BE REMOVED
-  HERITAGE TREE TO BE REMAIN



EXISTING & DEMOLITION ARCHITECTURAL SITE PLAN



ADDRESS
1327 ARCHER STREET, STE. 220
SAN LUIS OBISPO, CA 93401

CONTACT
805.547.2240
ARRIS-STUDIO.COM

THOMAS E. JESS
ARCHITECT (CA) #C27048
STEPHEN A. BIGOR
ARCHITECT (CA) #C33672

500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA

**EXISTING & DEMOLITION
SITE PLAN**

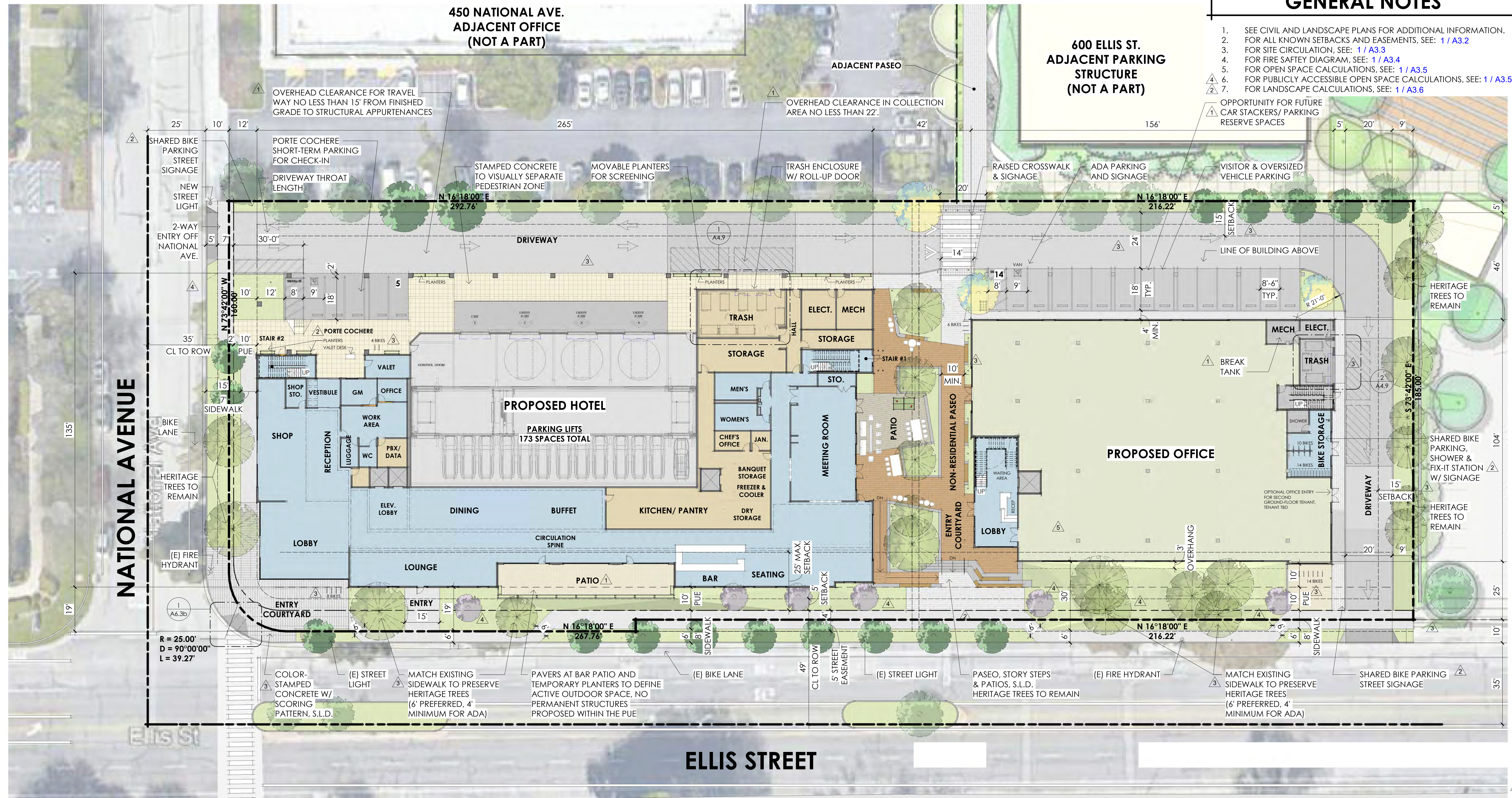
Date 10/13/2023
Scale 24x36: 1"=20'
11x17: 1"=40'
Sheet

A3.0

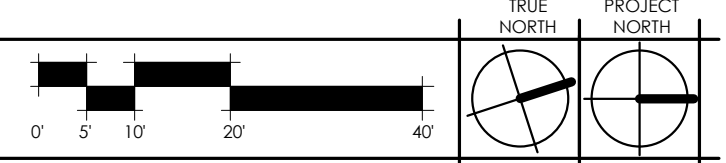
GENERAL NOTES

- SEE CIVIL AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- FOR ALL KNOWN SETBACKS AND EASEMENTS, SEE: 1 / A3.2
- FOR SITE CIRCULATION, SEE: 1 / A3.3
- FOR FIRE SAFETY DIAGRAM, SEE: 1 / A3.4
- FOR OPEN SPACE CALCULATIONS, SEE: 1 / A3.5
- FOR PUBLICLY ACCESSIBLE OPEN SPACE CALCULATIONS, SEE: 1 / A3.5b
- FOR LANDSCAPE CALCULATIONS, SEE: 1 / A3.6

OPPORTUNITY FOR FUTURE CAR STACKERS/ PARKING RESERVE SPACES



PROPOSED ARCHITECTURAL SITE & FIRST FLOOR PLAN



TREE LEGEND:

- EXISTING HERITAGE TREE TO REMAIN
- EXISTING TREE TO REMAIN
- PROPOSED TREES, S.L.D.

ARRIS
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1327 ARCHER STREET, STE. 220
SAN LUIS OBISPO, CA 93401

CONTACT
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ARRIS-STUDIO.COM

THOMAS E. JESS
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STEPHEN A. BIGOR
ARCHITECT (CA) #C33672

500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA

**ARCHITECTURAL SITE &
FIRST FLOOR PLAN**

Date 10/13/2023
Scale 24x36: 1"=20'
11x17: 1"=40'
Sheet

A3.1

PUBLICLY ACCESSIBLE OPEN SPACE

PUBLICLY ACCESSIBLE OPEN SPACE REQUIRED:

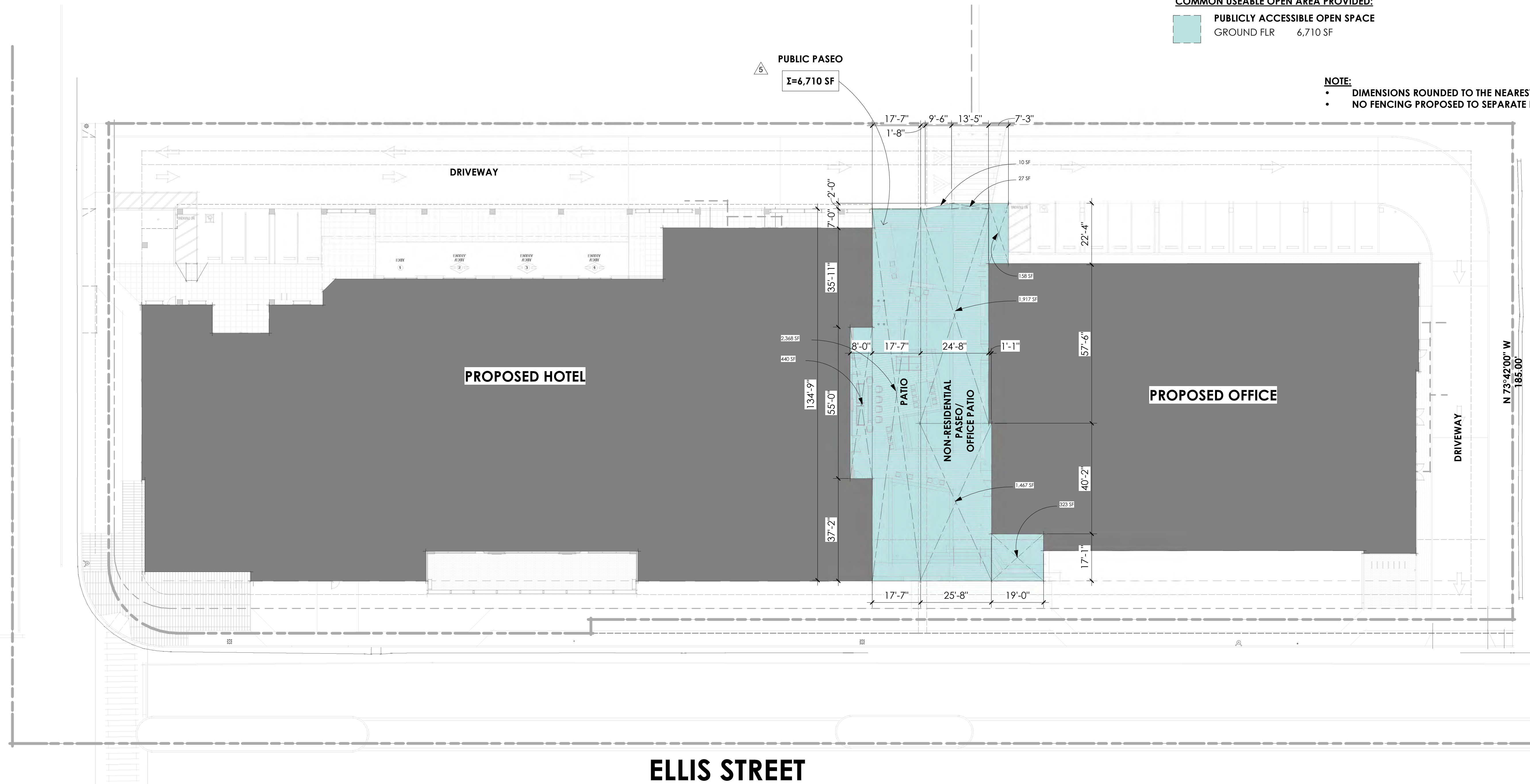
(EAST WHISMAN PLAN, SECTION 3.7.2.5):
 REQUIRED: 3,000 SF MIN.
 PROPOSED: 6,710 SF

COMMON USEABLE OPEN AREA PROVIDED:

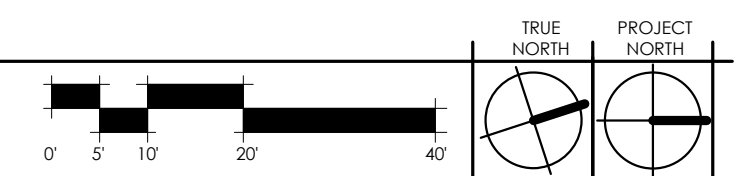
PUBLICLY ACCESSIBLE OPEN SPACE
 GROUND FLR 6,710 SF

NOTE:
 • DIMENSIONS ROUNDED TO THE NEAREST 1" FOR CLARITY
 • NO FENCING PROPOSED TO SEPARATE HOTEL SPACES

NATIONAL AVENUE



OPEN SPACE DIAGRAM - FIRST FLOOR



ADDRESS
 1327 ARCHER STREET, STE. 220
 SAN LUIS OBISPO, CA 93401
 CONTACT
 805.547.2240
 ARRIS-STUDIO.COM
 THOMAS E. JESS
 ARCHITECT (CAL) #C27048
 STEPHEN A. BIGGIE
 ARCHITECT (CA) #C33872

500 & 550 ELLIS ST.
 MOUNTAIN VIEW, CA
**PUBLICLY ACCESSIBLE
 OPEN SPACE**

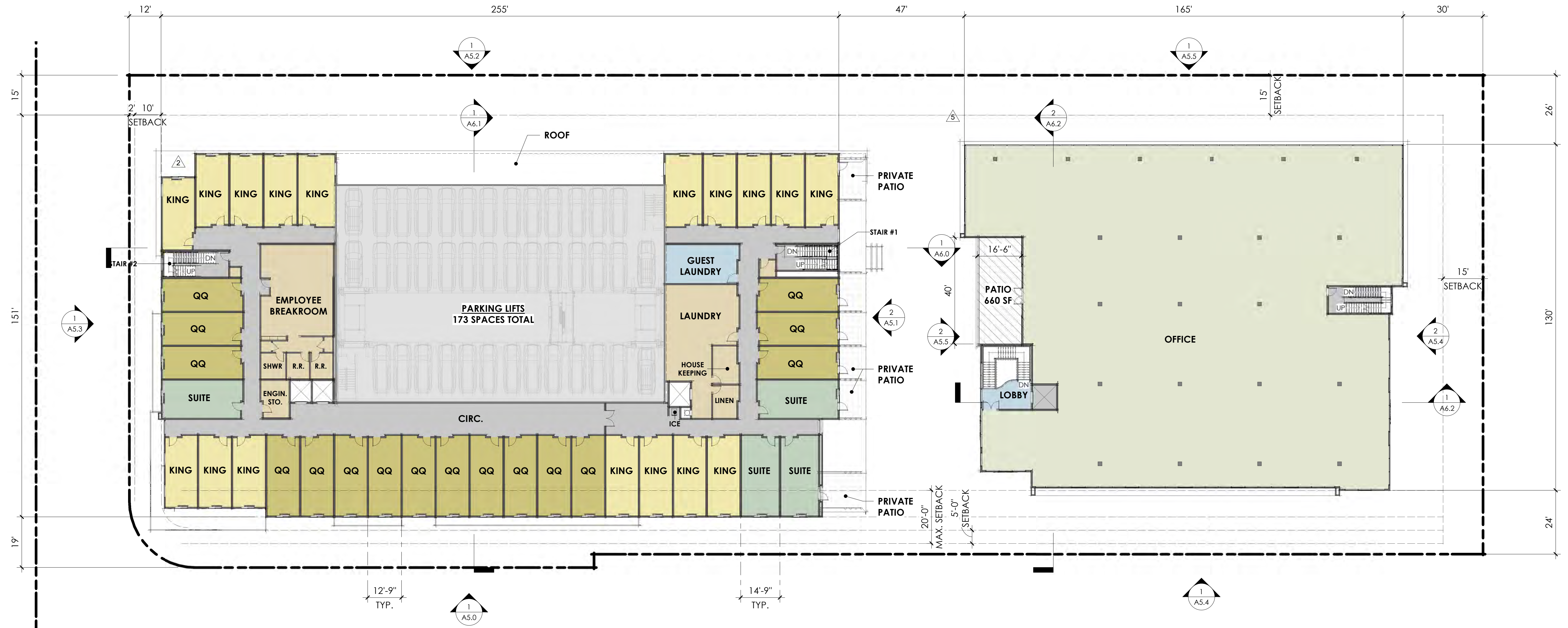
Date 10/13/2023
 Scale 24x36:
 11x17:
 Sheet

A3.5b

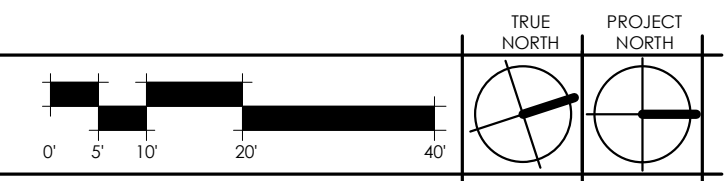
GUESTROOM DATA

FLOOR LEVEL	UNIT TYPE			TOTAL
	KING	DOUBLE QUEEN	SUITE	
SECOND FLOOR	17	16	4	37
THIRD FLOOR	17	16	4	37
FOURTH FLOOR	17	16	4	37
FIFTH FLOOR	30	11	4	45
SIXTH FLOOR	30	11	4	45
TOTAL	111	70	20	201

GUEST ROOM MIX:
 KING STUDIOS: 111 ROOMS (55%)
 DOUBLE QUEEN STUDIOS: 70 ROOMS (35%)
 SUITES: 20 ROOMS (10%)



SECOND FLOOR PLAN

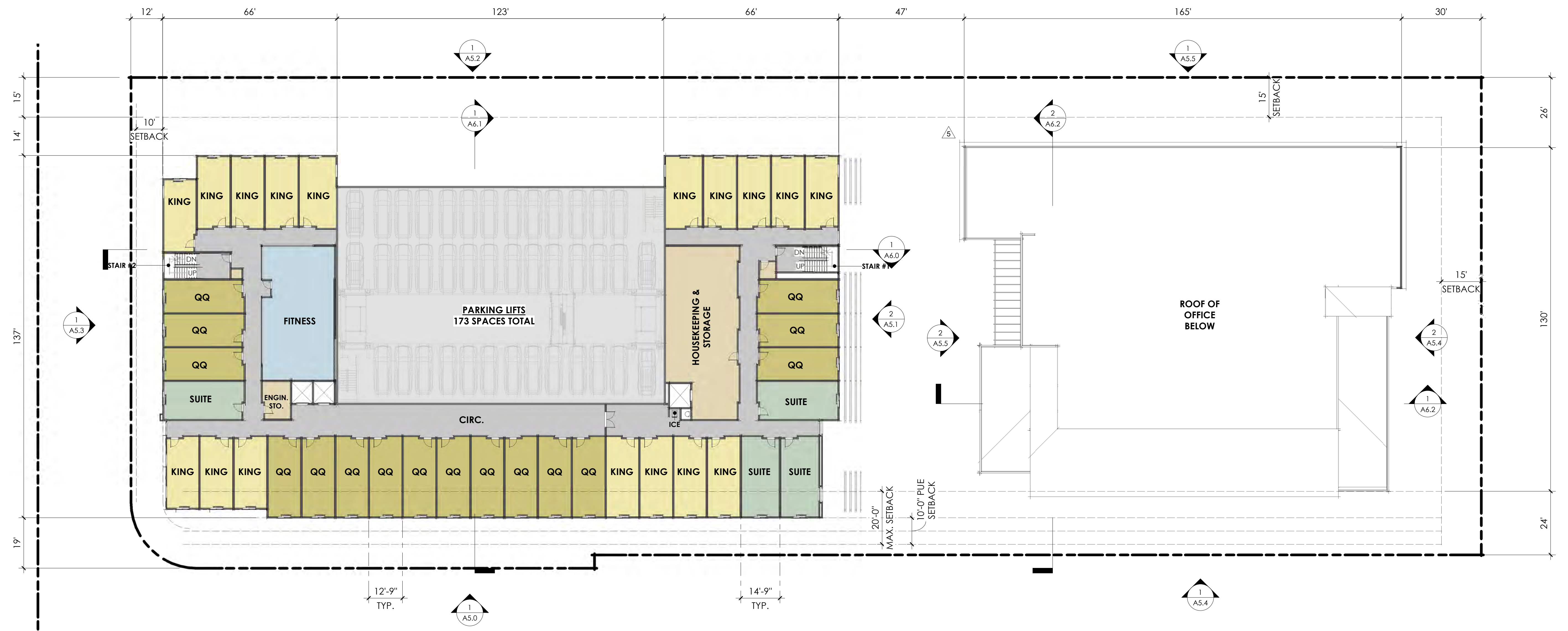


	ADDRESS 1327 ARCHER STREET, STE. 220 SAN LUIS OBISPO, CA 93401	500 & 550 ELLIS ST. MOUNTAIN VIEW, CA	Date: 10/13/2023 Scale: 24x36: 1"=20" 11x17: 1"=40" Sheet:
	CONTACT 805.547.2240 ARRIS-STUDIO.COM		

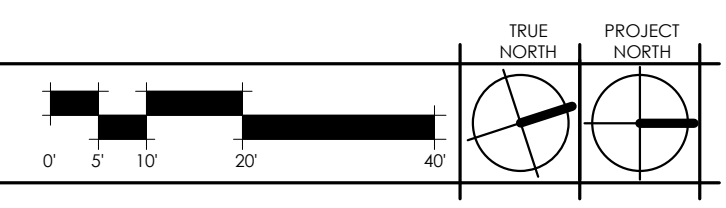
GUESTROOM DATA

FLOOR LEVEL	UNIT TYPE			TOTAL
	KING	DOUBLE QUEEN	SUITE	
SECOND FLOOR	17	16	4	37
THIRD FLOOR	17	16	4	37
FOURTH FLOOR	17	16	4	37
FIFTH FLOOR	30	11	4	45
SIXTH FLOOR	30	11	4	45
TOTAL	111	70	20	201

GUEST ROOM MIX:
 KING STUDIOS: 111 ROOMS (55%)
 DOUBLE QUEEN STUDIOS: 70 ROOMS (35%)
 SUITES: 20 ROOMS (10%)



L03-PROPOSED-THIRD FLOOR



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 1327 ARCHER STREET, STE. 220
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THOMAS E. JESS
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 STEPHEN A. BIGOR
 ARCHITECT (CA) #C33672

500 & 550 ELLIS ST.
 MOUNTAIN VIEW, CA

THIRD FLOOR PLAN

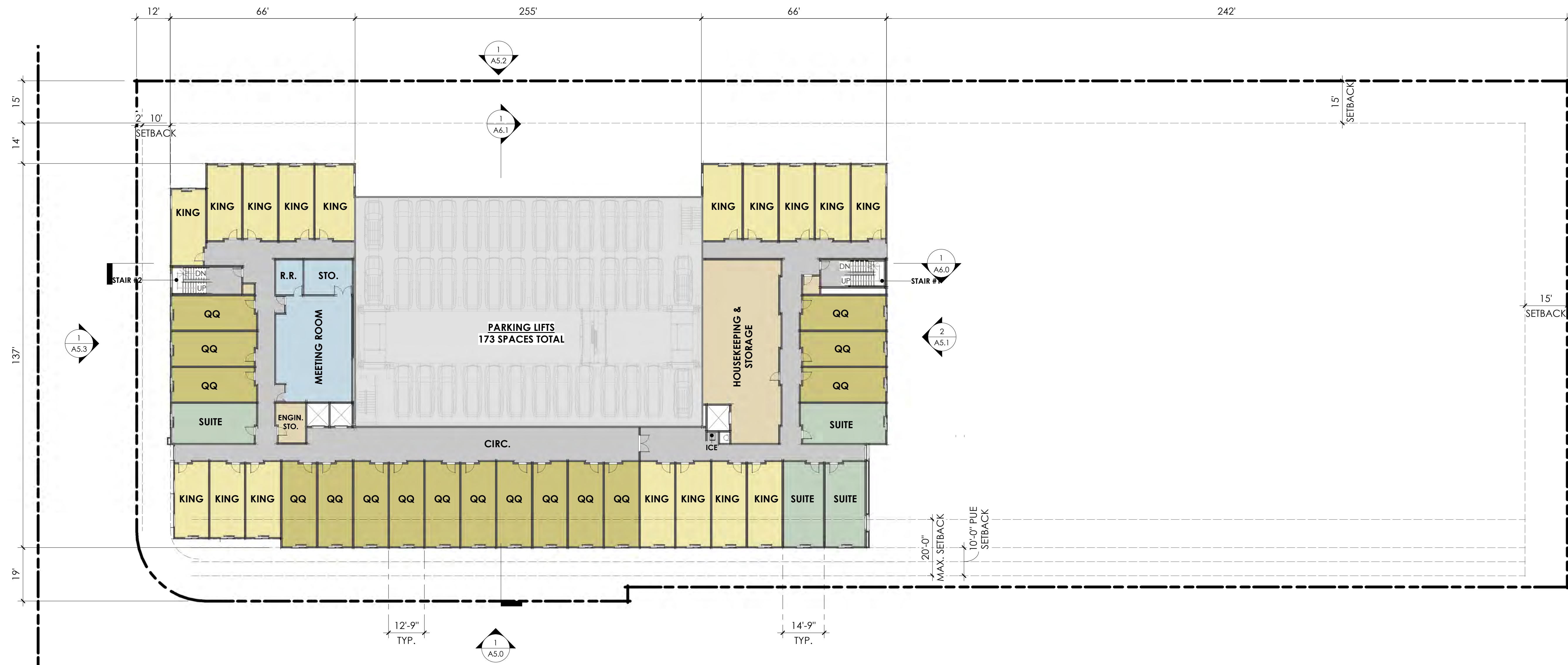
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 11x17: 1"=40'
 Sheet

A4.3

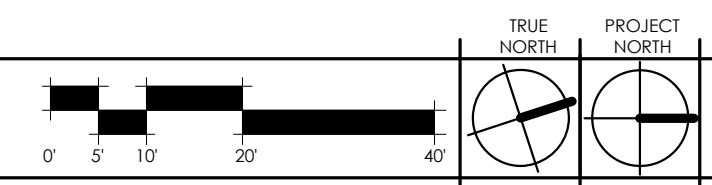
GUESTROOM DATA

FLOOR LEVEL	UNIT TYPE			TOTAL
	KING	DOUBLE QUEEN	SUITE	
SECOND FLOOR	17	16	4	37
THIRD FLOOR	17	16	4	37
FOURTH FLOOR	17	16	4	37
FIFTH FLOOR	30	11	4	45
SIXTH FLOOR	30	11	4	45
TOTAL	111	70	20	201

GUEST ROOM MIX:
 KING STUDIOS: 111 ROOMS (55%)
 DOUBLE QUEEN STUDIOS: 70 ROOMS (35%)
 SUITES: 20 ROOMS (10%)



FOURTH FLOOR PLAN



ADDRESS
 1327 ARCHER STREET, STE. 220
 SAN LUIS OBISPO, CA 93401
 CONTACT
 805.547.2240
 ARRIS-STUDIO.COM
 THOMAS E. JESS
 ARCHITECT (CAL) #C27048
 STEPHEN A. BIGOR
 ARCHITECT (CA) #C33672

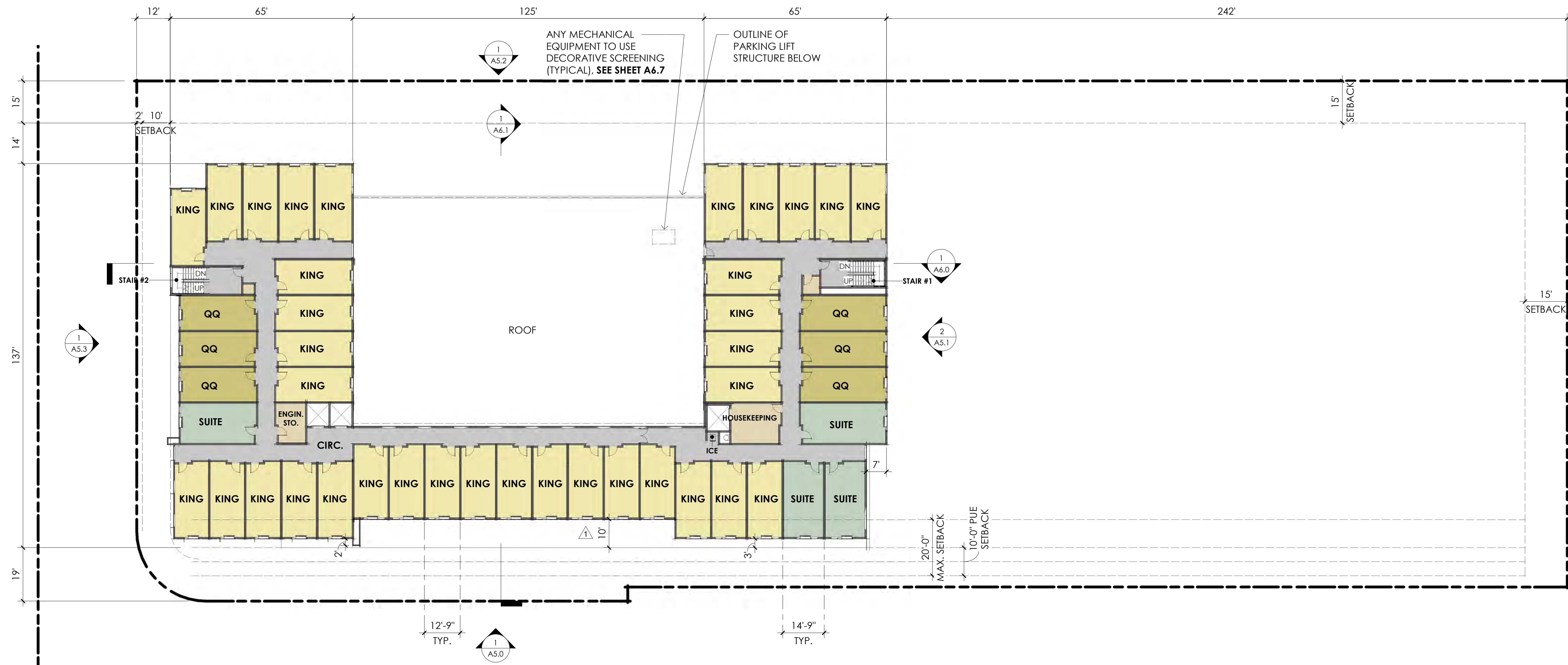
500 & 550 ELLIS ST.
 MOUNTAIN VIEW, CA
FOURTH FLOOR PLAN

Date 10/13/2023
 Scale 24x36: 1"=20'
 11x17: 1"=40'
 Sheet
A4.4

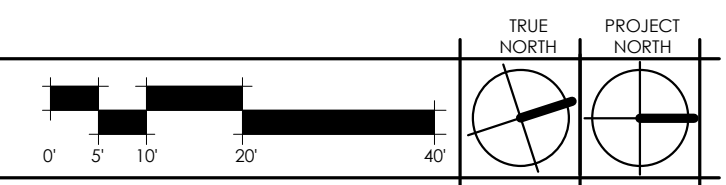
GUESTROOM DATA

FLOOR LEVEL	UNIT TYPE			TOTAL
	KING	DOUBLE QUEEN	SUITE	
SECOND FLOOR	17	16	4	37
THIRD FLOOR	17	16	4	37
FOURTH FLOOR	17	16	4	37
FIFTH FLOOR	30	11	4	45
SIXTH FLOOR	30	11	4	45
TOTAL	111	70	20	201

GUEST ROOM MIX:
 KING STUDIOS: 111 ROOMS (55%)
 DOUBLE QUEEN STUDIOS: 70 ROOMS (35%)
 SUITES: 20 ROOMS (10%)



FIFTH FLOOR PLAN



ADDRESS
1327 ARCHER STREET, STE. 220
SAN LUIS OBISPO, CA 93401

CONTACT
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ARCHITECT (CAL) #C27048
STEPHEN A. BIGOR
ARCHITECT (CA) #C33872

500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA

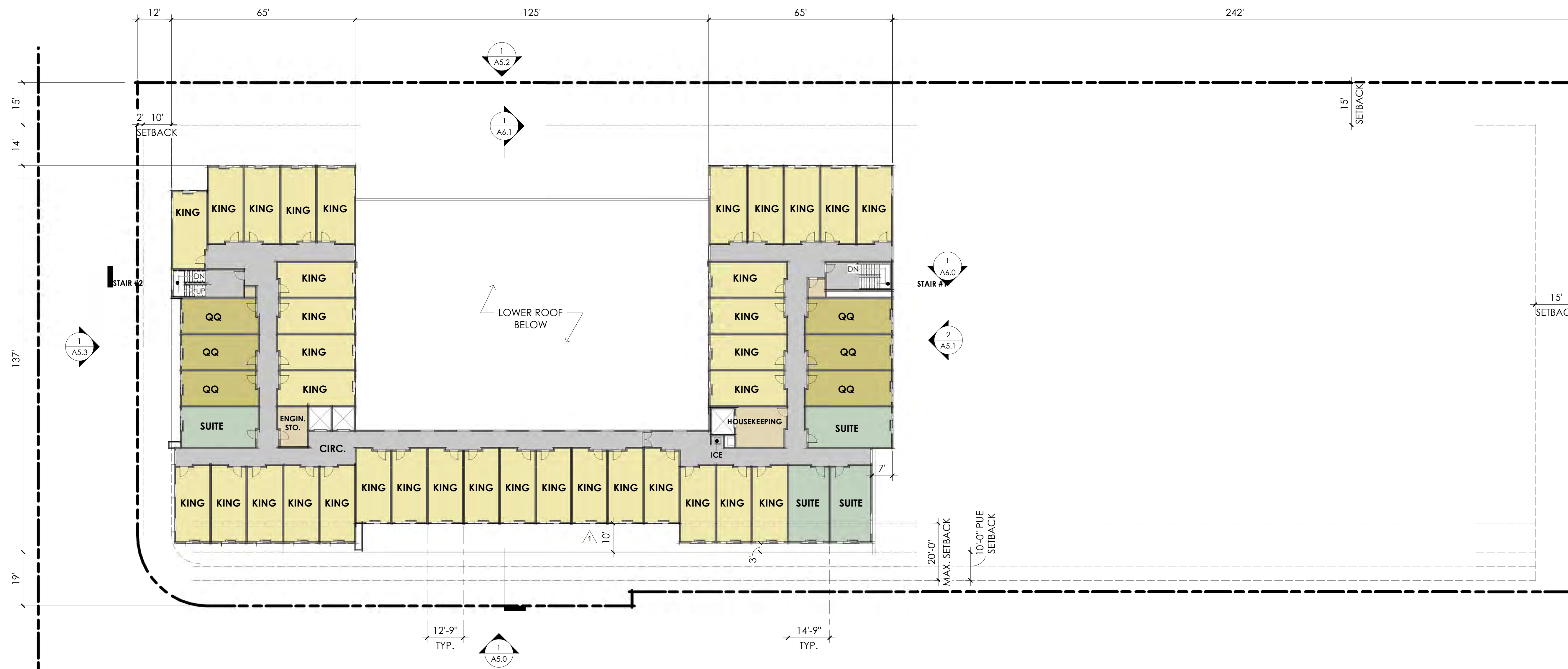
FIFTH FLOOR PLAN

Date 10/13/2023
 Scale 24x36: 1"=20'
 11x17: 1"=40'
 Sheet **A4.5**

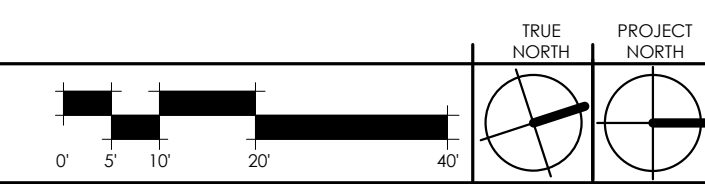
GUESTROOM DATA

FLOOR LEVEL	UNIT TYPE			TOTAL
	KING	DOUBLE QUEEN	SUITE	
SECOND FLOOR	17	16	4	37
THIRD FLOOR	17	16	4	37
FOURTH FLOOR	17	16	4	37
FIFTH FLOOR	30	11	4	45
SIXTH FLOOR	30	11	4	45
TOTAL	111	70	20	201

GUEST ROOM MIX:
 KING STUDIOS: 111 ROOMS (55%)
 DOUBLE QUEEN STUDIOS: 70 ROOMS (35%)
 SUITES: 20 ROOMS (10%)



SIXTH FLOOR PLAN



ADDRESS
1327 ARCHER STREET, STE. 220
SAN LUIS OBISPO, CA 93401
CONTACT
805.547.2240
ARRIS-STUDIO.COM
THOMAS E. JESS
ARCHITECT (CAL) #C27048
STEPHEN A. BIGOR
ARCHITECT (CA) #C33872

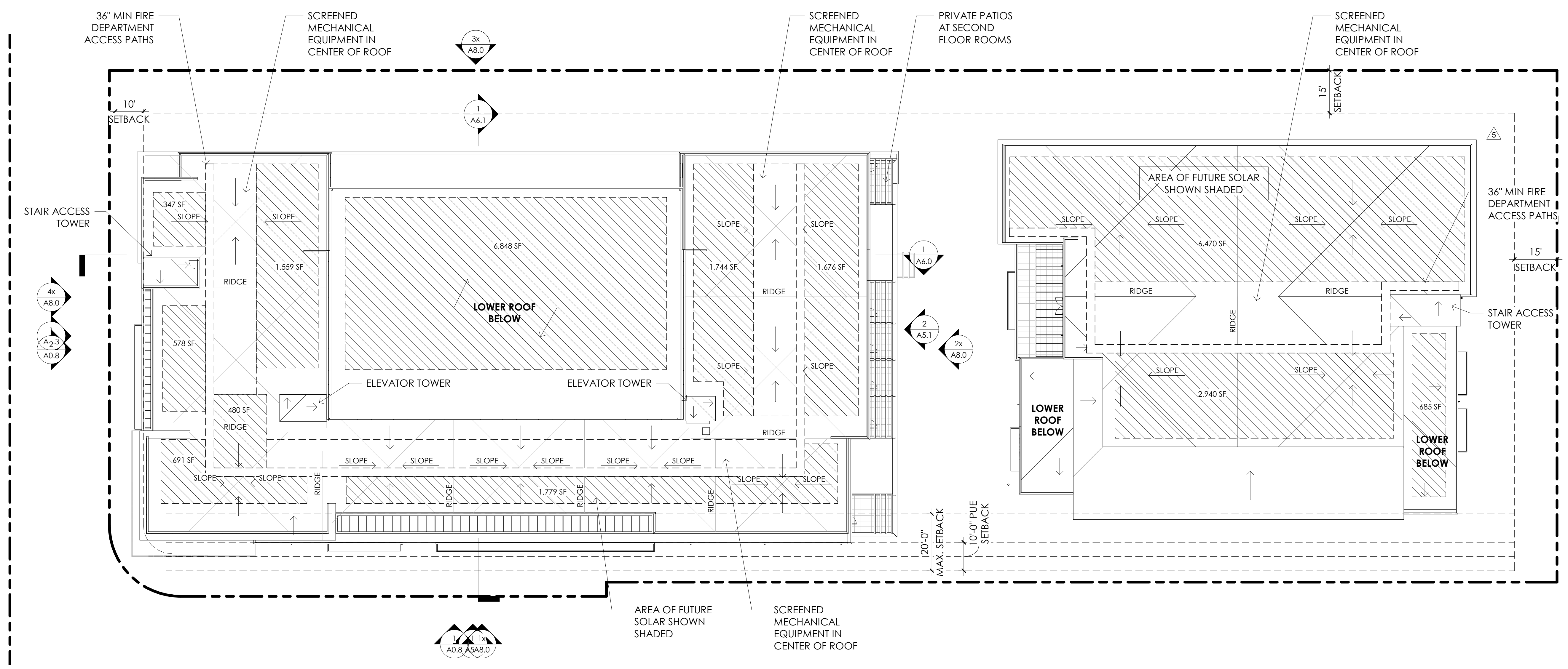
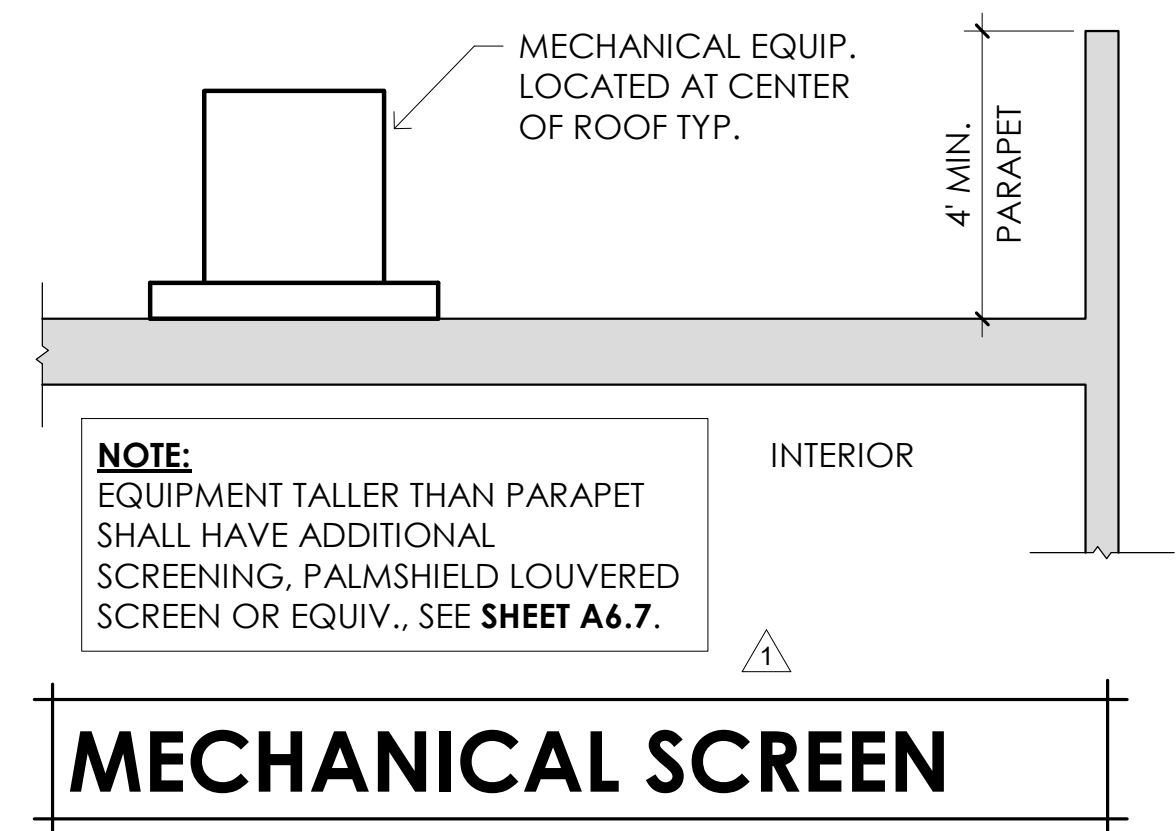
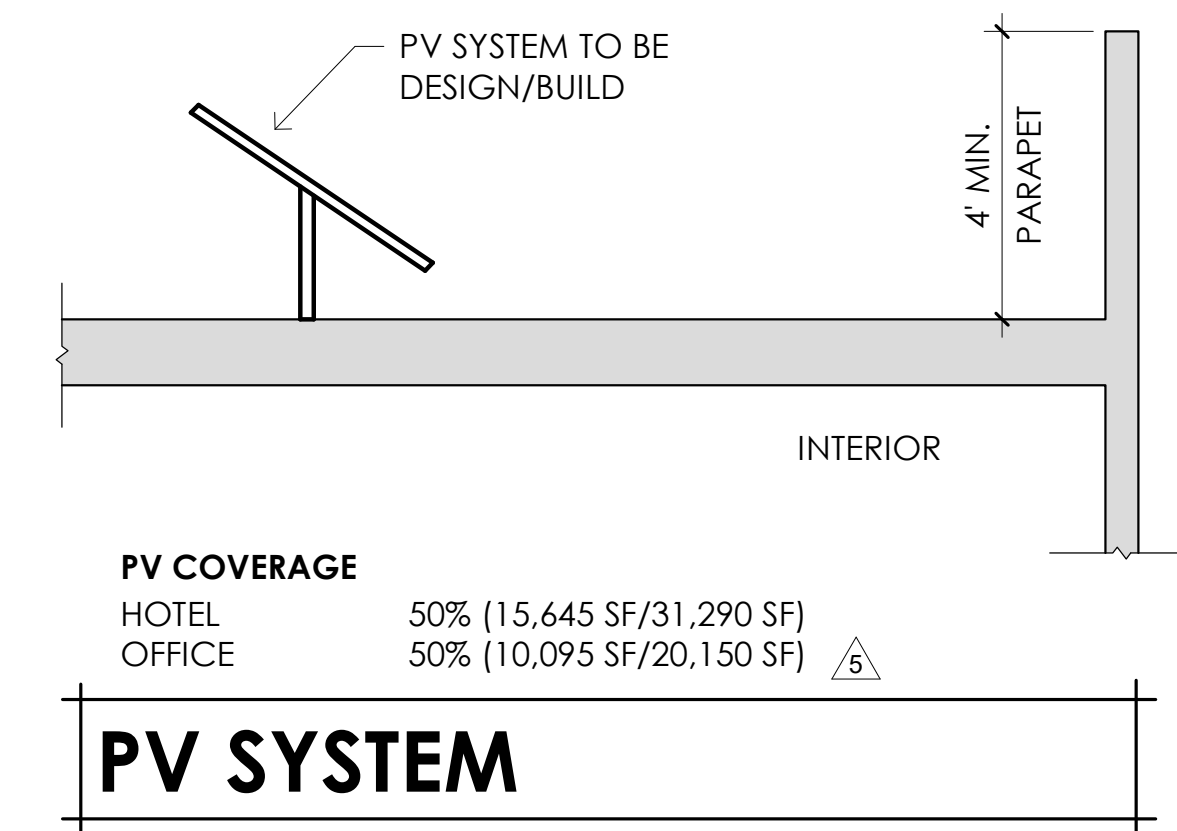
500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA

SIXTH FLOOR PLAN

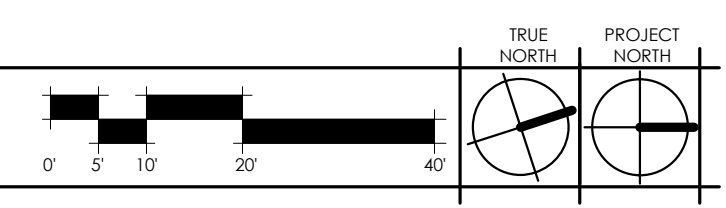
Date 10/13/2023
Scale 24x36: 1"=20"
11x17: 1"=40"
Sheet

A4.6

NOTE:
ROOFTOP MECHANICAL UNITS AND PV SYSTEM ARE SCREENED BY 4 MIN. FOOT PARAPET
SEE PARAPET DIAGRAM ON THIS SHEET AND LINE OF SIGHT STUDY ON SHEET A6.1 & A6.2



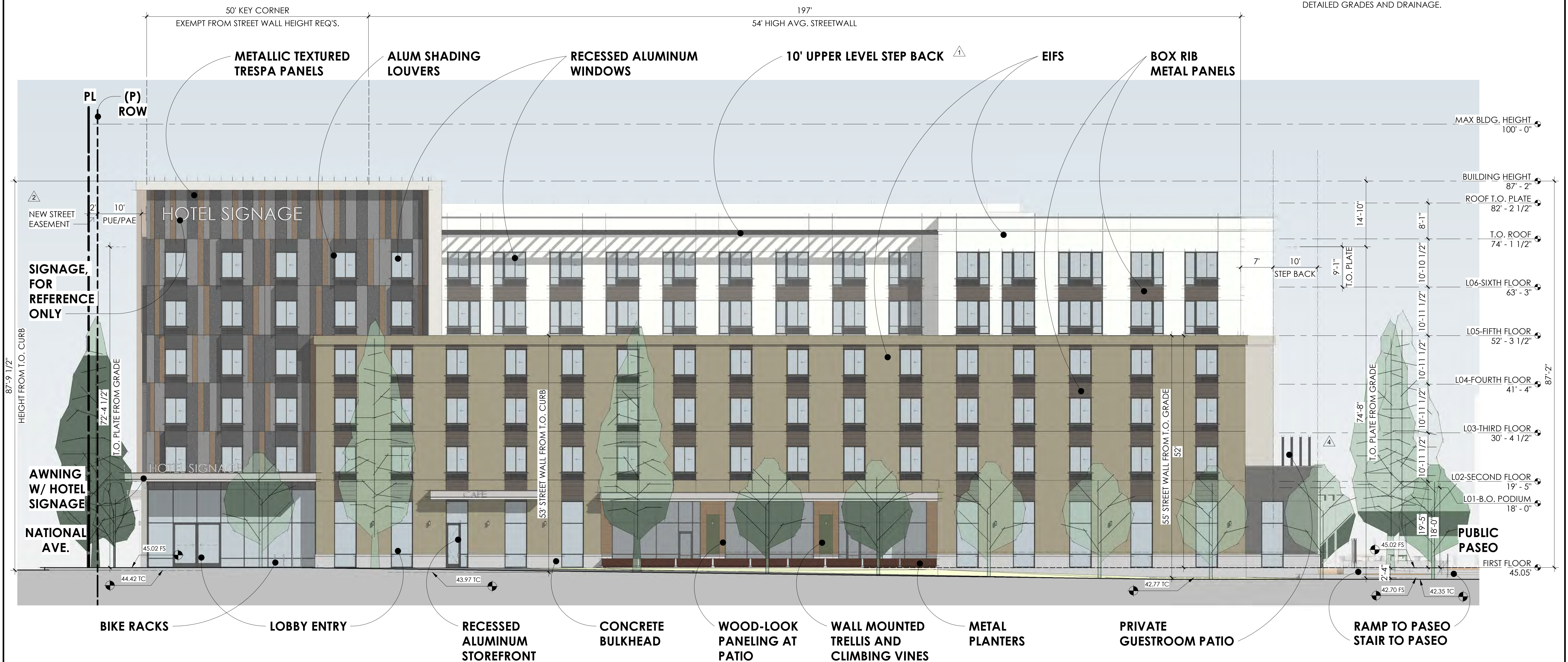
ROOF PLAN



	ADDRESS 1327 ARCHER STREET, STE. 220 SAN LUIS OBISPO, CA 93401 CONTACT 805.547.2240 ARRIS-STUDIO.COM	500 & 550 ELLIS ST. MOUNTAIN VIEW, CA ROOF PLAN	Date: 10/13/2023 Scale: 24x36: 1"=20" 11x17: 1"=40" Sheet:
	THOMAS E. JESS ARCHITECT (EAL) #C27048 STEPHEN A. BIGOR ARCHITECT (CA) #C33672		A4.7

GENERAL NOTES

GRADES SHOWN ARE SCHEMATIC. SEE CIVIL DRAWINGS FOR DETAILED GRADES AND DRAINAGE.



HOTEL - EAST ELEVATION (FACING ELLIS STREET) ⚠ ⚠ ⚠

AVERAGE ELLIS - STREET WALL HEIGHT CALCULATION
 MAX. AVERAGE STREET WALL HEIGHT = 65'
 *NOTE: BUILDING WALLS WITHIN 50' OF KEY CORNERS ARE EXEMPT FROM THIS REQUIREMENT PER MOUNTAIN VIEW - EAST WHISMAN PRECISE PLAN, 3.5 EMPLOYMENT CHARACTER AREA STANDARDS

HOTEL:
 TOTAL ELLIS STREET FRONTAGE* = 197'
 STREET WALL HEIGHT = 54'

OFFICE:
 TOTAL ELLIS STREET FRONTAGE = 19' + 116' + 19' = 154'
 % OF FRONTAGE @ 38' HEIGHT = 19' / 154' = 0.1234 (12.34%)
 % OF FRONTAGE @ 39' HEIGHT = 19' / 154' = 0.1234 (12.34%)
 % OF FRONTAGE @ 44' HEIGHT = 116' / 154' = 0.7532 (75.32%)
 AVERAGE = (0.1234 X 38') + (0.1234 X 39') + (0.7532 X 44') = 42.64' OR 43'

ELLIS - STREET WALL CALC.

ARRIS
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 1327 ARCHER STREET, STE. 220
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THOMAS E. JESS
 ARCHITECT (CAL) #C27048

STEPHEN A. BIGOR
 ARCHITECT (CAL) #C33872

500 & 550 ELLIS ST.
 MOUNTAIN VIEW, CA

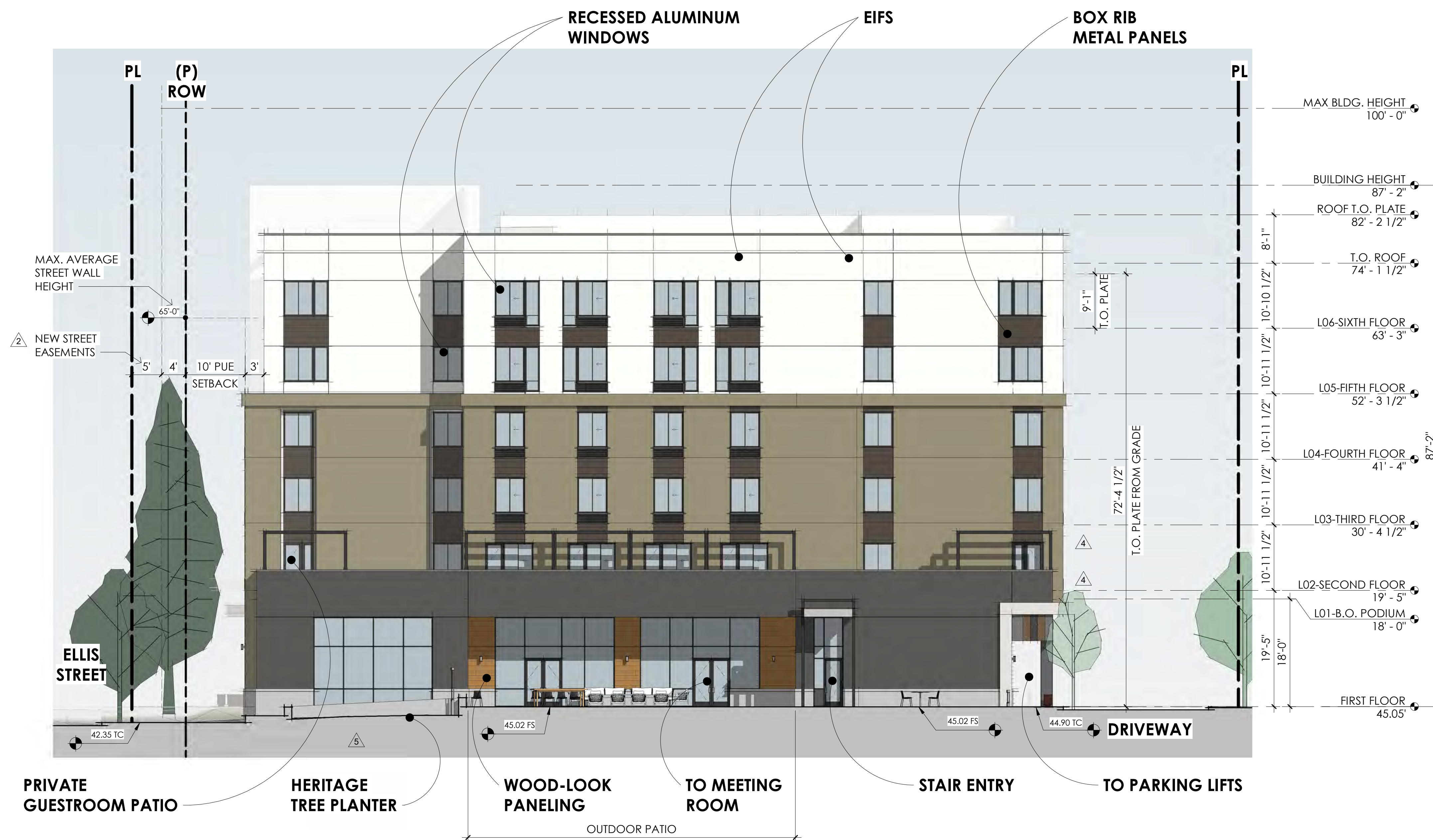
BUILDING ELEVATIONS - HOTEL

Date 10/13/2023
 Scale 24x36: 3/32"=1'-0"
 11x17: 3/64"=1'-0"
 Sheet

A5.0

GENERAL NOTES

GRADES SHOWN ARE SCHEMATIC. SEE CIVIL DRAWINGS FOR DETAILED GRADES AND DRAINAGE.



HOTEL - NORTH ELEVATION (FACING PUBLIC PASEO & OFFICE) ⚠ ⚠ ⚠



ADDRESS
1327 ARCHER STREET, STE. 220
SAN LUIS OBISPO, CA 95401

CONTACT
655.547.2240
ARRIS-STUDIO.COM

THOMAS E. JESS
ARCHITECT (CAL) #C27048

STEPHEN A. RIGOR
ARCHITECT (CAL) #C33872

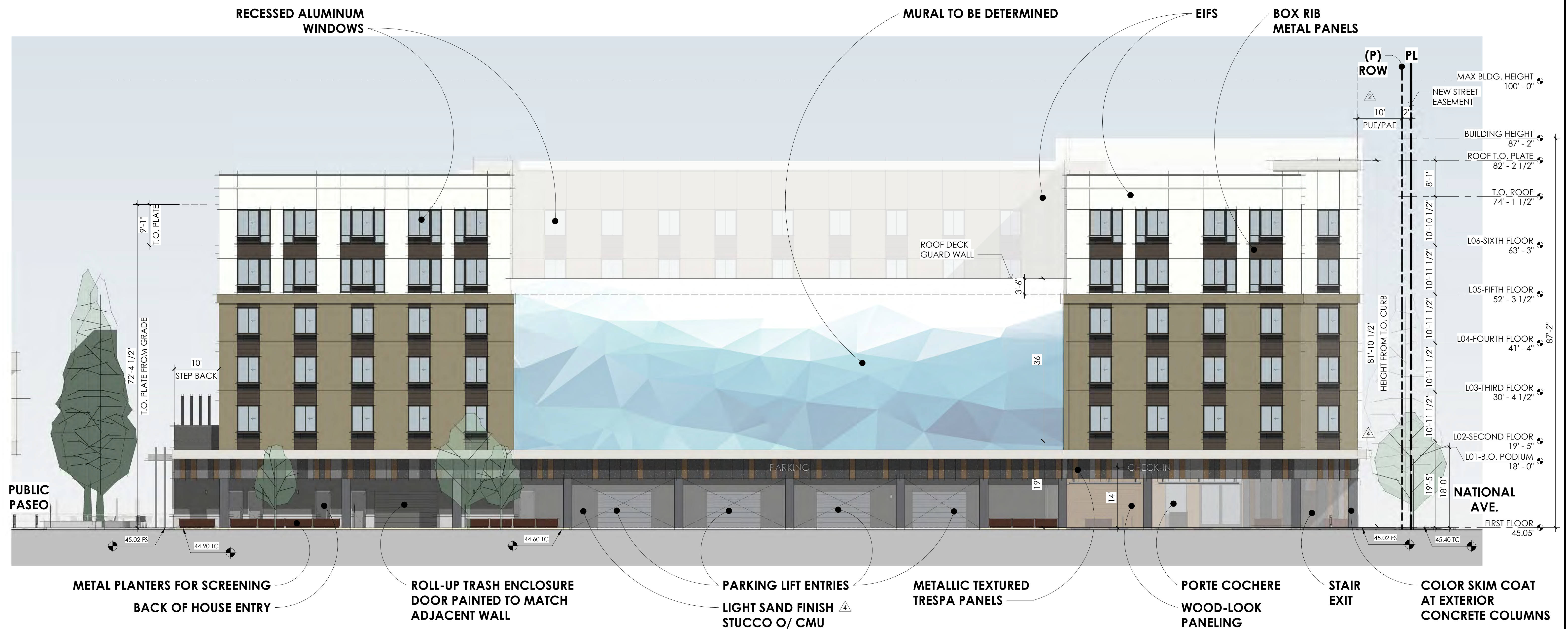
500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA

BUILDING ELEVATIONS - HOTEL

Date: 10/13/2023
Scale: 24x36: 3/32"=1'-0"
11x17: 3/64"=1'-0"
Sheet: **A5.1**

GENERAL NOTES

GRADES SHOWN ARE SCHEMATIC. SEE CIVIL DRAWINGS FOR DETAILED GRADES AND DRAINAGE.

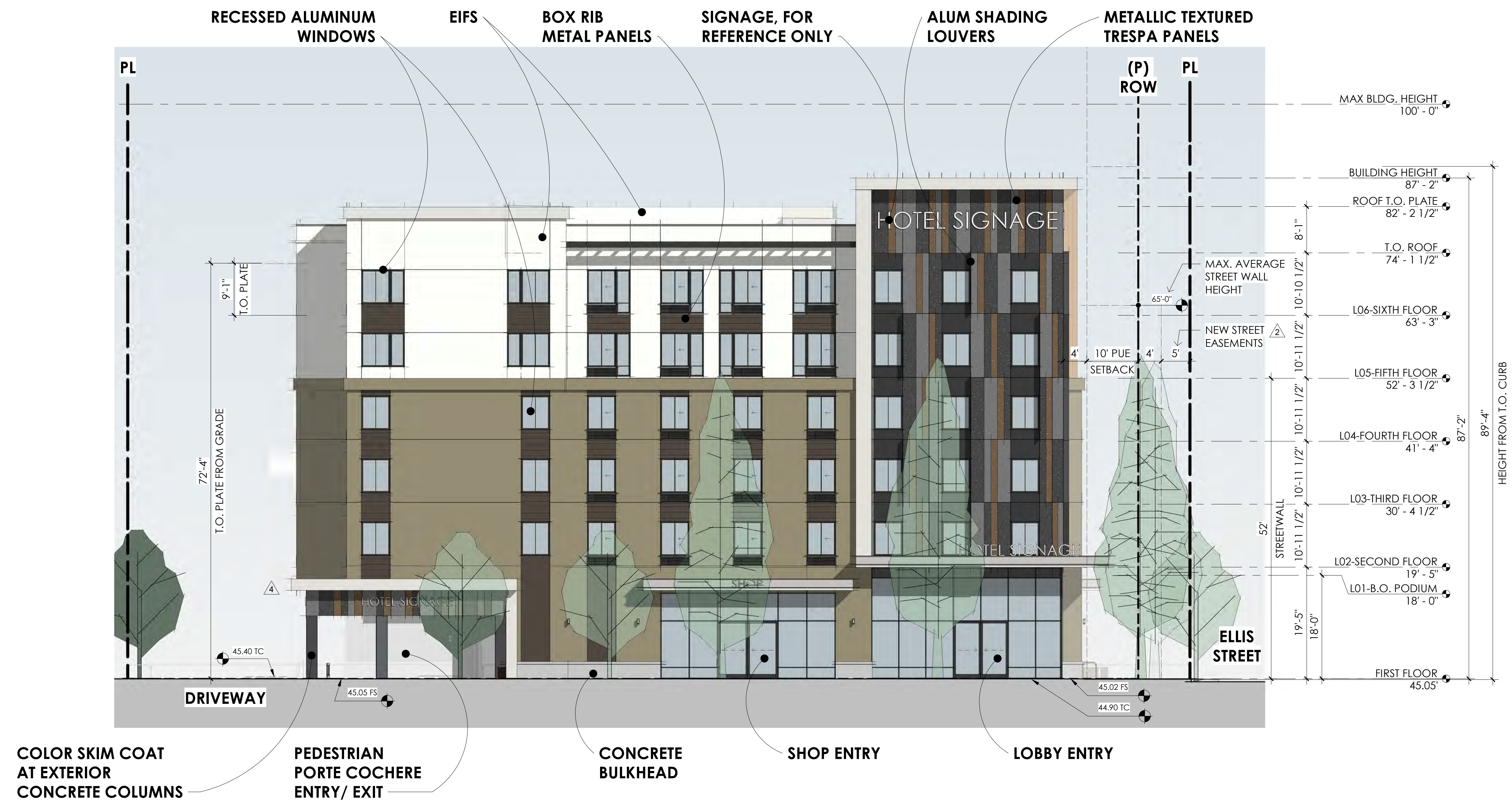


HOTEL - WEST ELEVATION (FACING 450 NATIONAL AVENUE) ⚠️ ⚠️ ⚠️

	ADDRESS 1327 ARCHER STREET, STE. 220 SAN LUIS OBISPO, CA 93401	500 & 550 ELLIS ST. MOUNTAIN VIEW, CA BUILDING ELEVATIONS - HOTEL	Date 10/13/2023
	CONTACT 805.547.2240 ARRIS-STUDIO.COM		Scale 24x36: 3/32"=1'-0" 11x17: 3/64"=1'-0"
	THOMAS E. JESS ARCHITECT (CAL) #C27048 STEPHEN A. RIGOR ARCHITECT (CA) #C33872		Sheet A5.2

GENERAL NOTES

GRADES SHOWN ARE SCHEMATIC. SEE CIVIL DRAWINGS FOR DETAILED GRADES AND DRAINAGE.



HOTEL - SOUTH ELEVATION (FACING NATIONAL AVENUE) ⚠ ⚠ ⚠

	ADDRESS 1327 ARCHER STREET, STE. 220 SAN LUIS OBISPO, CA 93401	500 & 550 ELLIS ST. MOUNTAIN VIEW, CA BUILDING ELEVATIONS - HOTEL	Date 10/13/2023
	CONTACT 805.547.2240 ARRIS-STUDIO.COM THOMAS E. JESS ARCHITECT (CAL) #C27048 STEPHEN A. BIGGS ARCHITECT (CAL) #C33872		Scale 24x36: 3/32"=1'-0" 11x17: 3/64"=1'-0" Sheet A5.3

GENERAL NOTES

GRADES SHOWN ARE SCHEMATIC. SEE CIVIL DRAWINGS FOR DETAILED GRADES AND DRAINAGE.

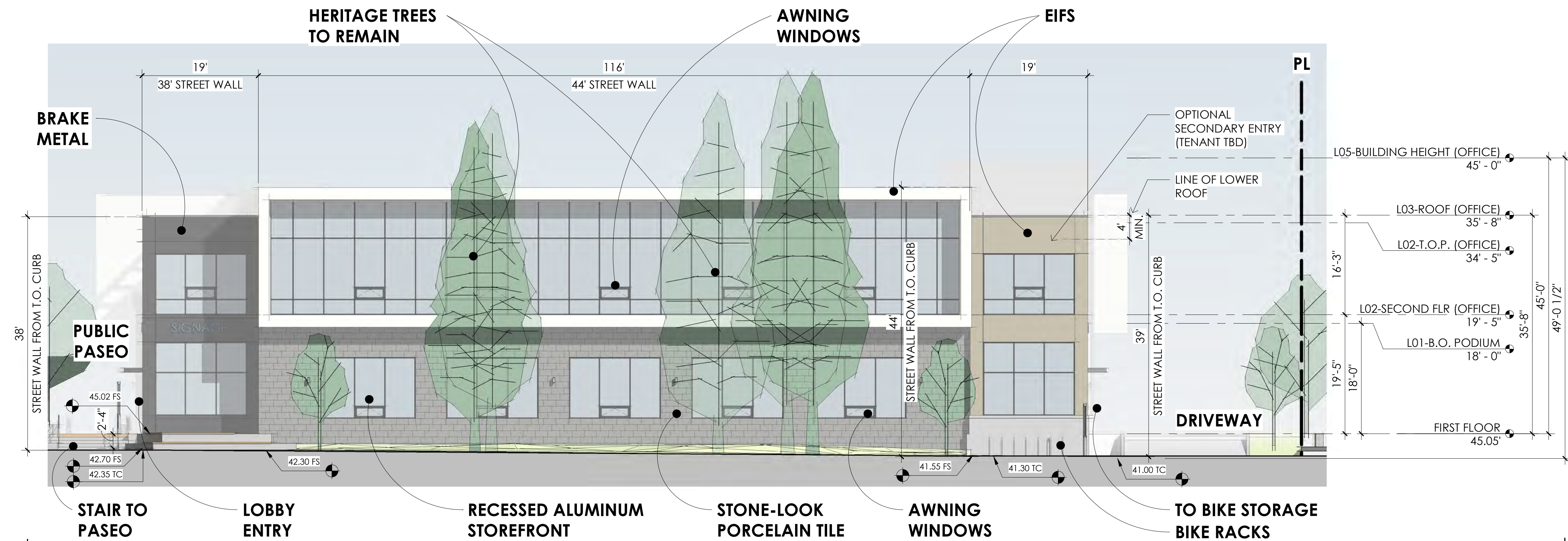
ELLIS - STREET WALL CALC.

AVERAGE ELLIS - STREET WALL HEIGHT CALCULATION

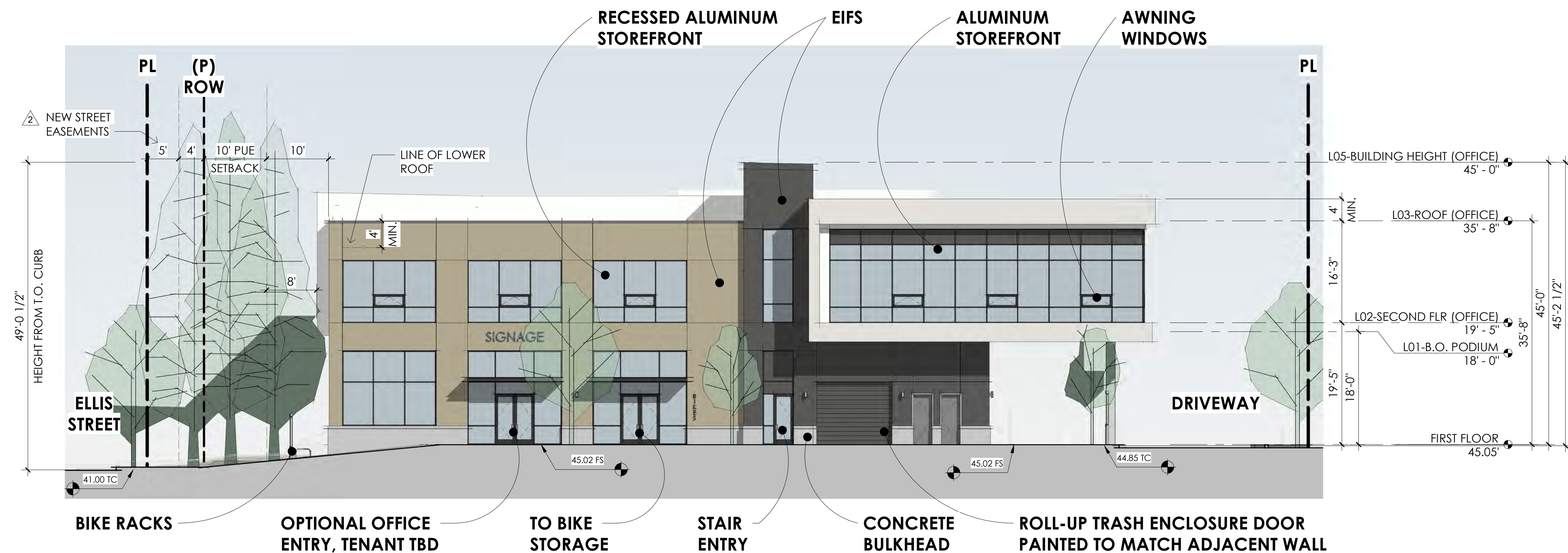
MAX. AVERAGE STREET WALL HEIGHT 65'
 *NOTE: BUILDING WALLS WITHIN 50' OF KEY CORNERS ARE EXEMPT FROM THIS REQUIREMENT PER MOUNTAIN VIEW - EAST WHISMAN PRECISE PLAN, 3.5 EMPLOYMENT CHARACTER AREA STANDARDS

HOTEL:
 TOTAL ELLIS STREET FRONTAGE* = 197'
 STREET WALL HEIGHT = 54'

OFFICE:
 TOTAL ELLIS STREET FRONTAGE = 19' + 116' + 19' = 154'
 % OF FRONTAGE @ 38' HEIGHT 19' / 154' = 0.1234 (12.34%)
 % OF FRONTAGE @ 39' HEIGHT 19' / 154' = 0.1234 (12.34%)
 % OF FRONTAGE @ 44' HEIGHT 116' / 154' = 0.7532 (75.32%)
 AVERAGE = (0.1234 X 38') + (0.1234 X 39') + (0.7532 X 44')
 = 42.64' OR 43'



OFFICE - EAST ELEVATION (FACING ELLIS STREET) 1 2 3 4 5



OFFICE - NORTH ELEVATION (FACING 600 ELLIS STREET) 1 2 3 4 5



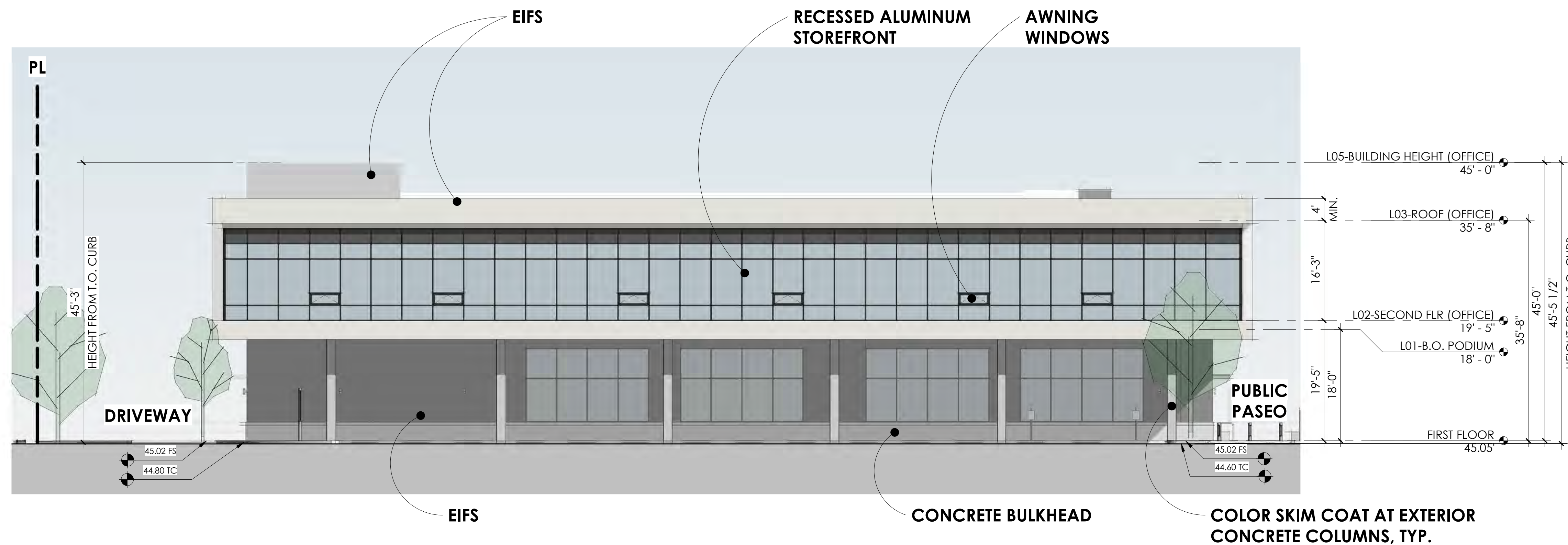
ADDRESS
 1327 ARCHER STREET, STE. 220
 SAN LUIS OBISPO, CA 93401
 CONTACT
 805.547.2240
 ARRIS-STUDIO.COM
 THOMAS E. JESS
 ARCHITECT (CAL) #C27048
 STEPHEN A. BIGOR
 ARCHITECT (CAL) #C33672

500 & 550 ELLIS ST.
 MOUNTAIN VIEW, CA
BUILDING ELEVATIONS -
OFFICE

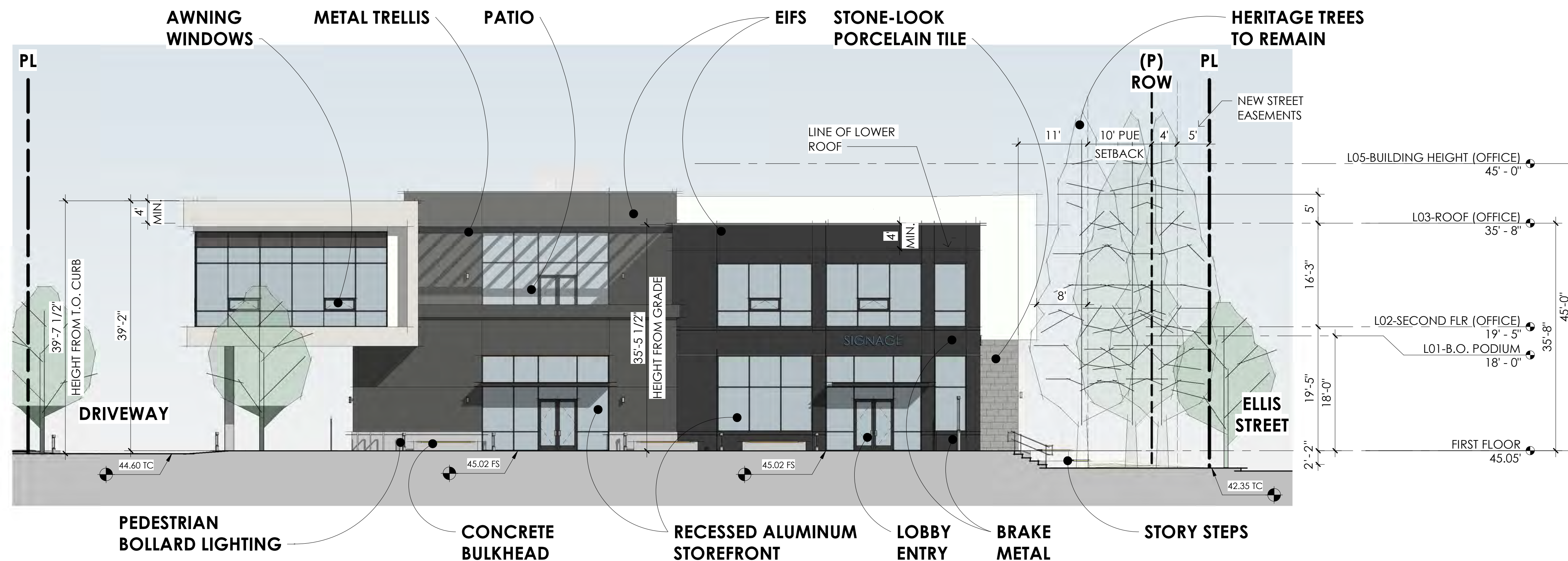
Date 10/13/2023
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 11x17: 3/64"=1'-0"
 Sheet
A5.4

GENERAL NOTES

GRADES SHOWN ARE SCHEMATIC. SEE CIVIL DRAWINGS FOR DETAILED GRADES AND DRAINAGE.



OFFICE - WEST ELEVATION (FACING 450 NATIONAL AVENUE) 1 2 3 5



OFFICE - SOUTH ELEVATION (FACING PUBLIC PASEO & HOTEL) 1 2 3 5



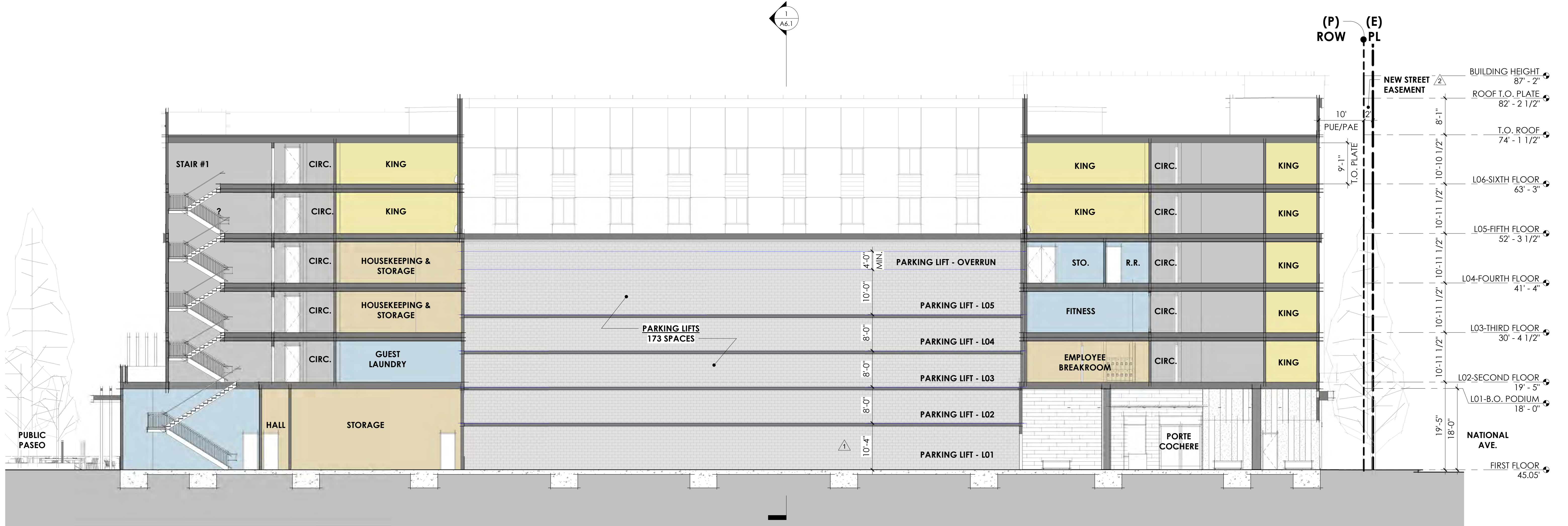
ADDRESS
1327 ARCHER STREET, STE. 220
SAN LUIS OBISPO, CA 93401
CONTACT
805.547.2240
ARRIS-STUDIO.COM
THOMAS E. JESS
ARCHITECT (CAL) #C27048
STEPHEN A. BIGOR
ARCHITECT (CA) #C33872

500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA
BUILDING ELEVATIONS - OFFICE

Date 10/13/2023
Scale 24x36: 3/32"=1'-0"
11x17: 3/64"=1'-0"
Sheet
A5.5

GENERAL NOTES

GRADES SHOWN ARE SCHEMATIC. SEE CIVIL DRAWINGS FOR DETAILED GRADES AND DRAINAGE.



HOTEL - LONGITUDINAL SECTION



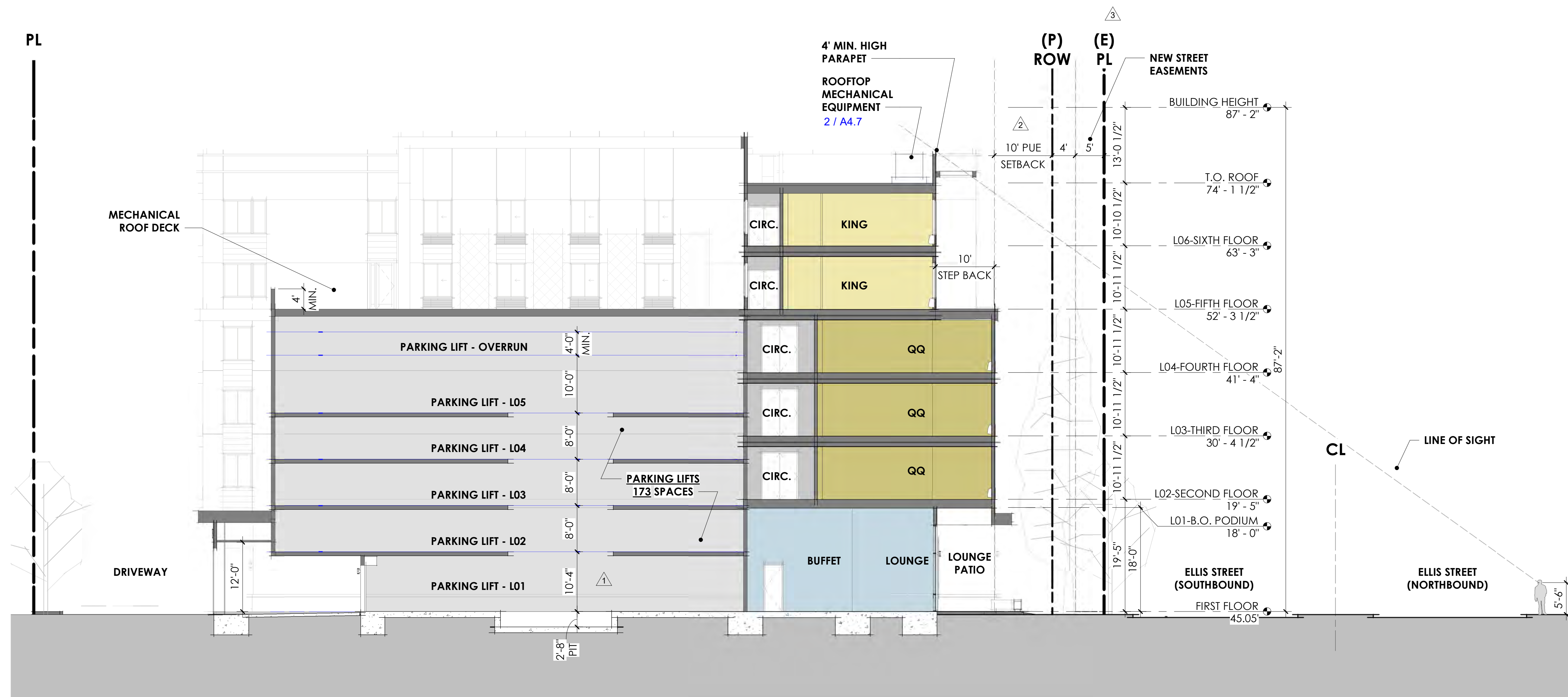
ADDRESS
1327 ARCHER STREET, STE. 220
SAN LUIS OBISPO, CA 93401
CONTACT
805.547.2240
ARRIS-STUDIO.COM
THOMAS E. JESS
ARCHITECT (CA) #C27048
STEPHEN A. BIGGIE
ARCHITECT (CA) #C33872

500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA
**BUILDING SECTIONS -
HOTEL**

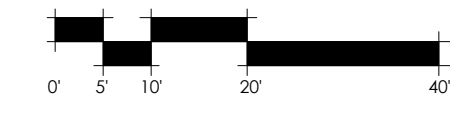
Date 10/13/2023
Scale
24x36: 3/32" = 1'-0"
11x17: 3/64" = 1'-0"
Sheet
A6.0

GENERAL NOTES

GRADES SHOWN ARE SCHEMATIC. SEE CIVIL DRAWINGS FOR DETAILED GRADES AND DRAINAGE.



HOTEL - CROSS SECTION



ARRIS
STUDIO ARCHITECTS

ADDRESS
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CONTACT
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STEPHEN A. BIGGAR
ARCHITECT (CAL) #C33872

500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA

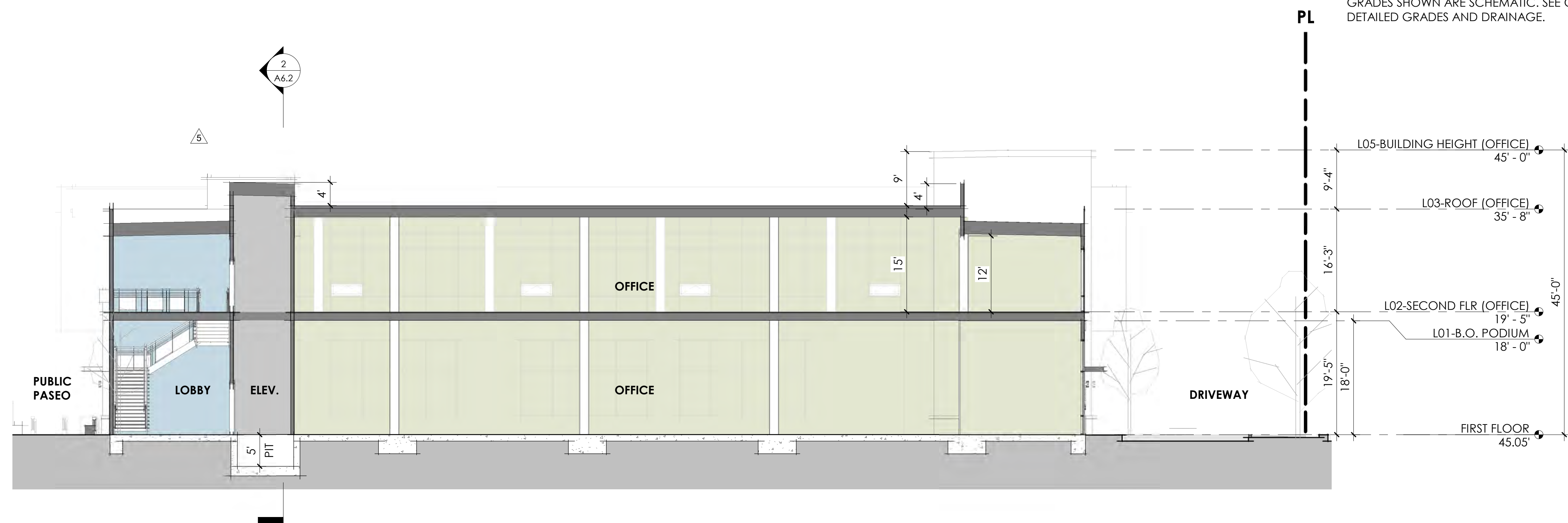
BUILDING SECTIONS - HOTEL

Date 10/13/2023
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11x17: 3/64"=1'-0"
Sheet

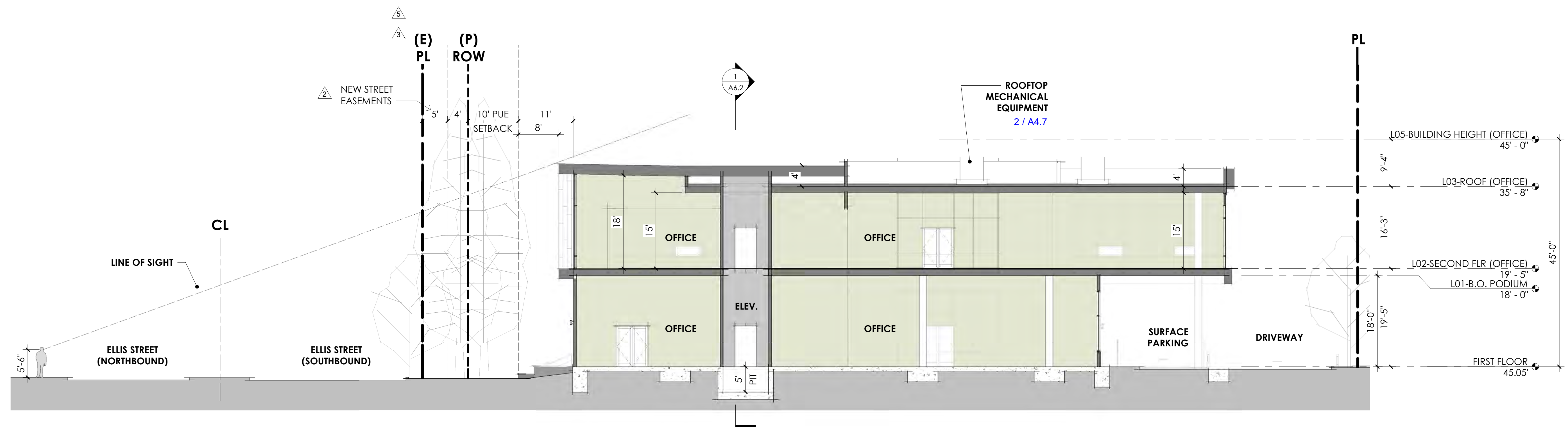
A6.1

GENERAL NOTES

GRADES SHOWN ARE SCHEMATIC. SEE CIVIL DRAWINGS FOR DETAILED GRADES AND DRAINAGE.



OFFICE - LONGITUDINAL SECTION



OFFICE - CROSS SECTION

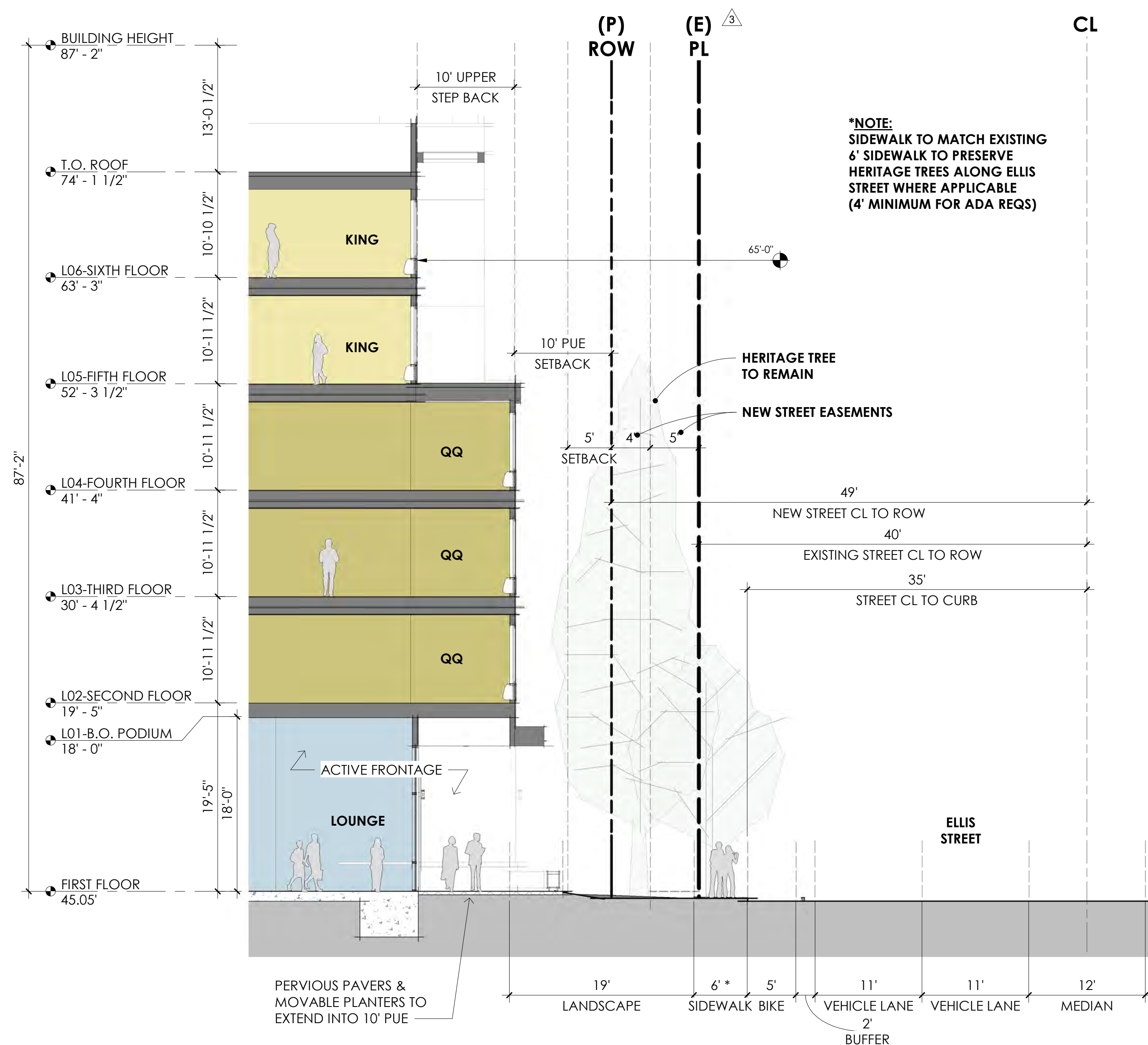


ADDRESS
1327 ARCHER STREET, STE. 220
SAN LUIS OBISPO, CA 93401
CONTACT
805.547.2240
ARRIS-STUDIO.COM
THOMAS E. JESS
ARCHITECT (CA) #C27048
STEPHEN A. BIGOR
ARCHITECT (CA) #C33872

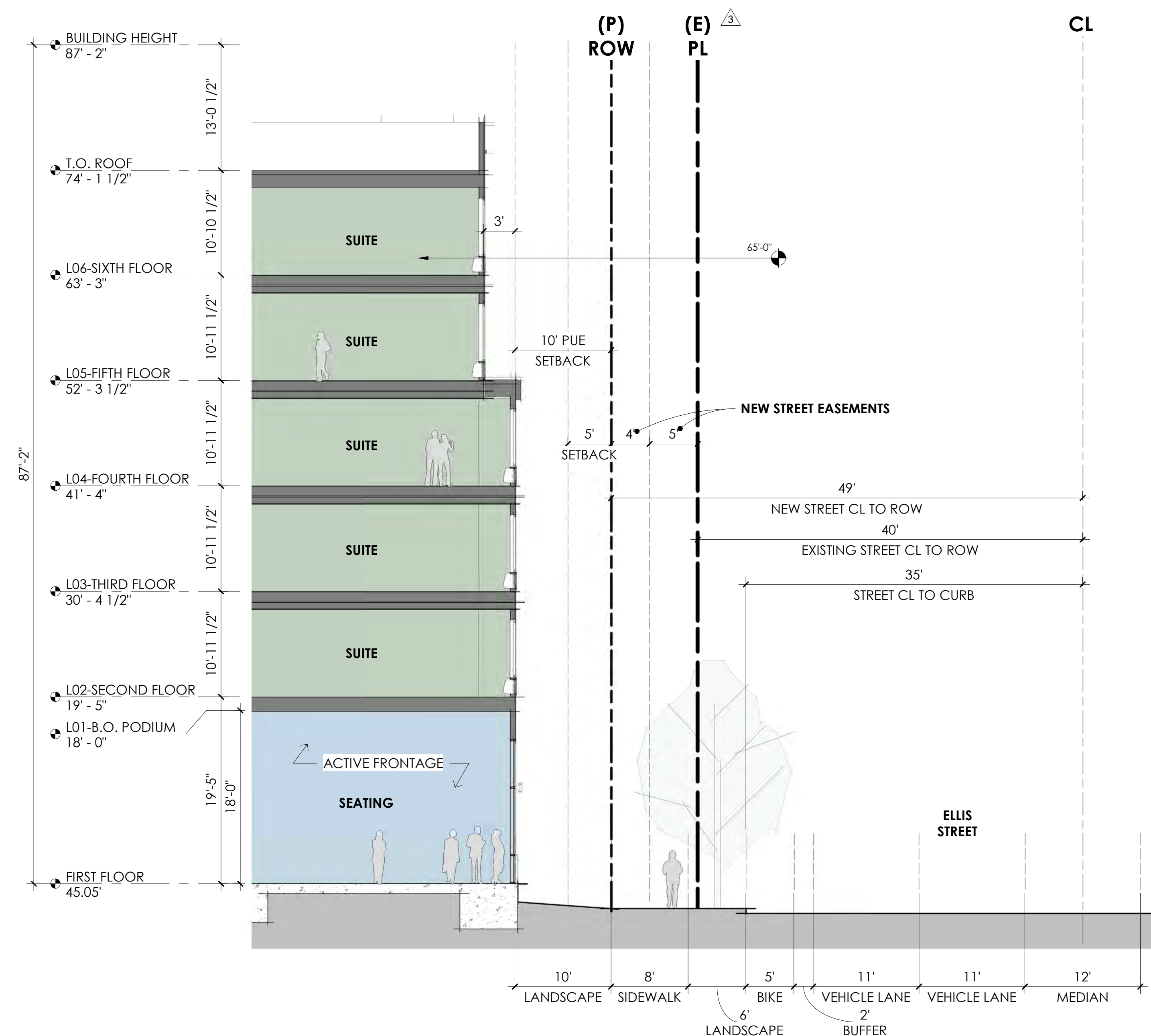
500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA
BUILDING SECTIONS -
OFFICE

Date 10/13/2023
Scale 24x36: 3/32"=1'-0"
11x17: 3/64"=1'-0"
Sheet

A6.2



ENLARGED ELLIS ST. CROSS SECTION @ HERITAGE TREE (HOTEL)



ENLARGED ELLIS ST. CROSS SECTION - PER EWPP (HOTEL)

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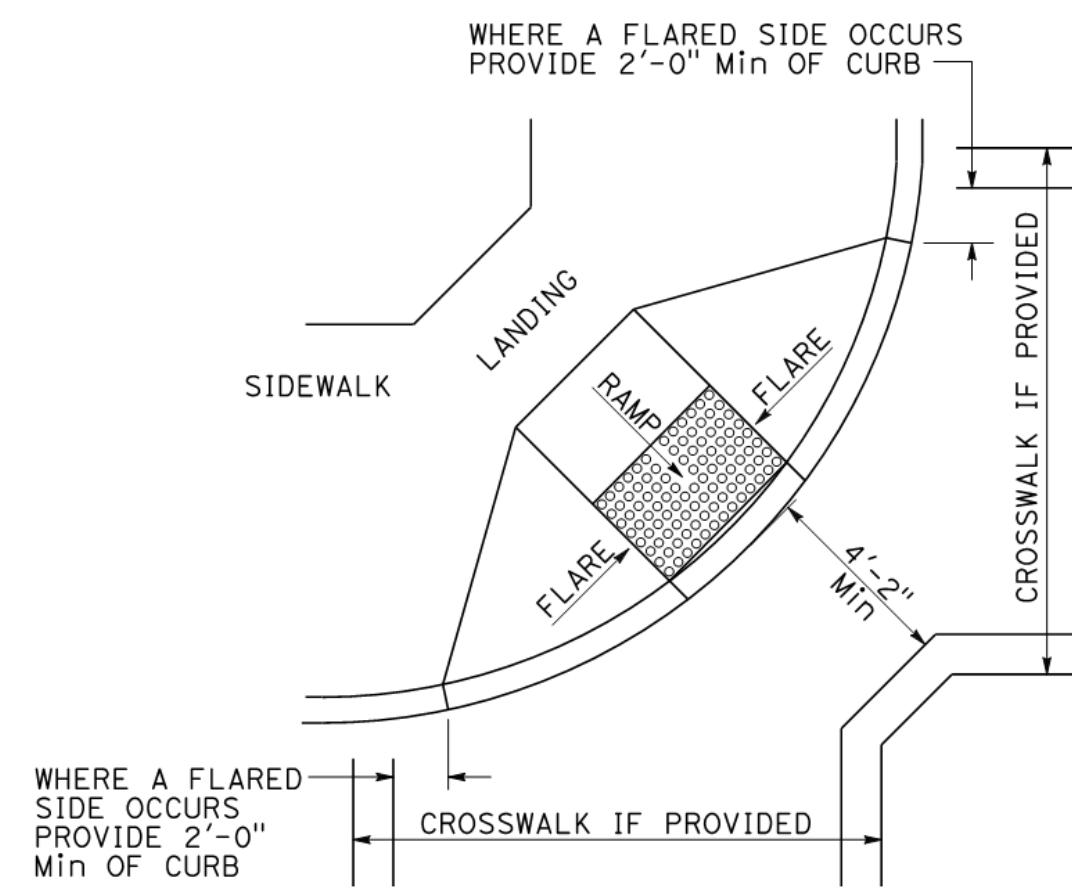
THOMAS E. JESS
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STEPHEN A. RIGOR
ARCHITECT (CA) #C33672

500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA

**STREET CROSS SECTIONS &
DETAILS - ELLIS STREET**

Date 10/13/2023
Scale 24x36: 1/8"=1'-0"
11x17: 1/16"=1'-0"
Sheet

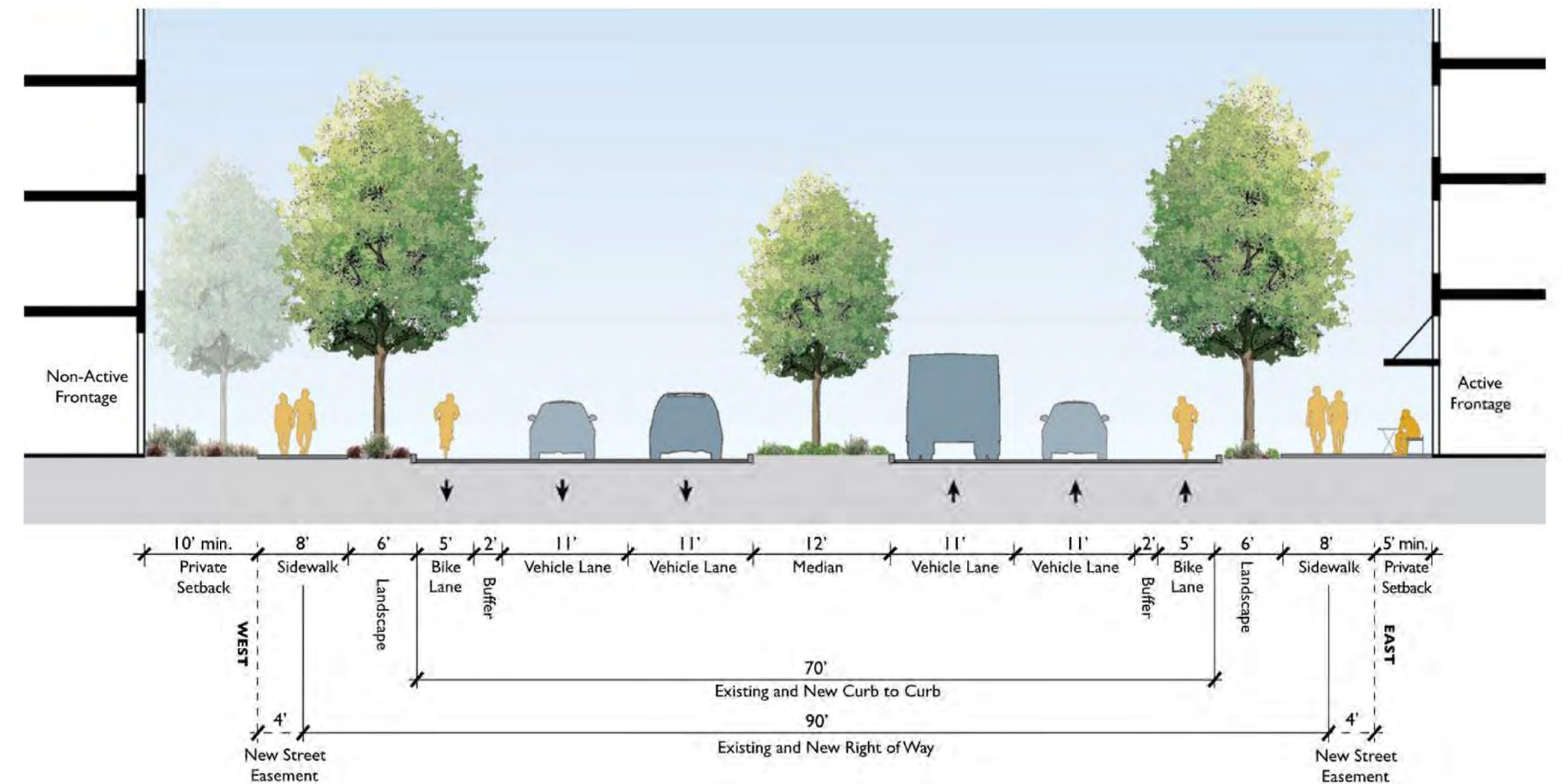
A6.3a



DETAIL B
TYPICAL ONE-RAMP
CORNER INSTALLATION
 See Notes 1 and 3

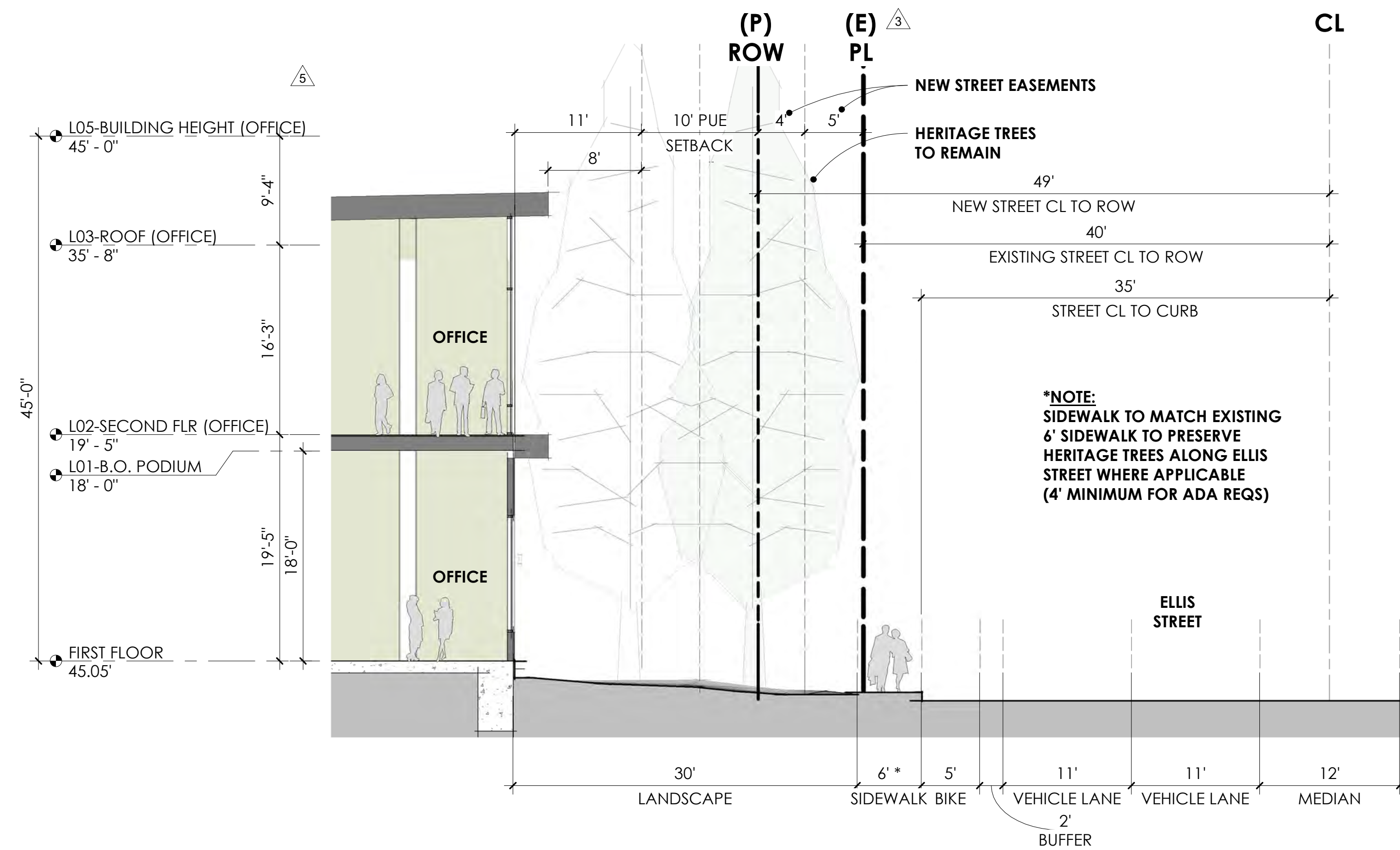
1 ADA CURB RAMP
 NOT TO SCALE

Figure 24
Ellis Street

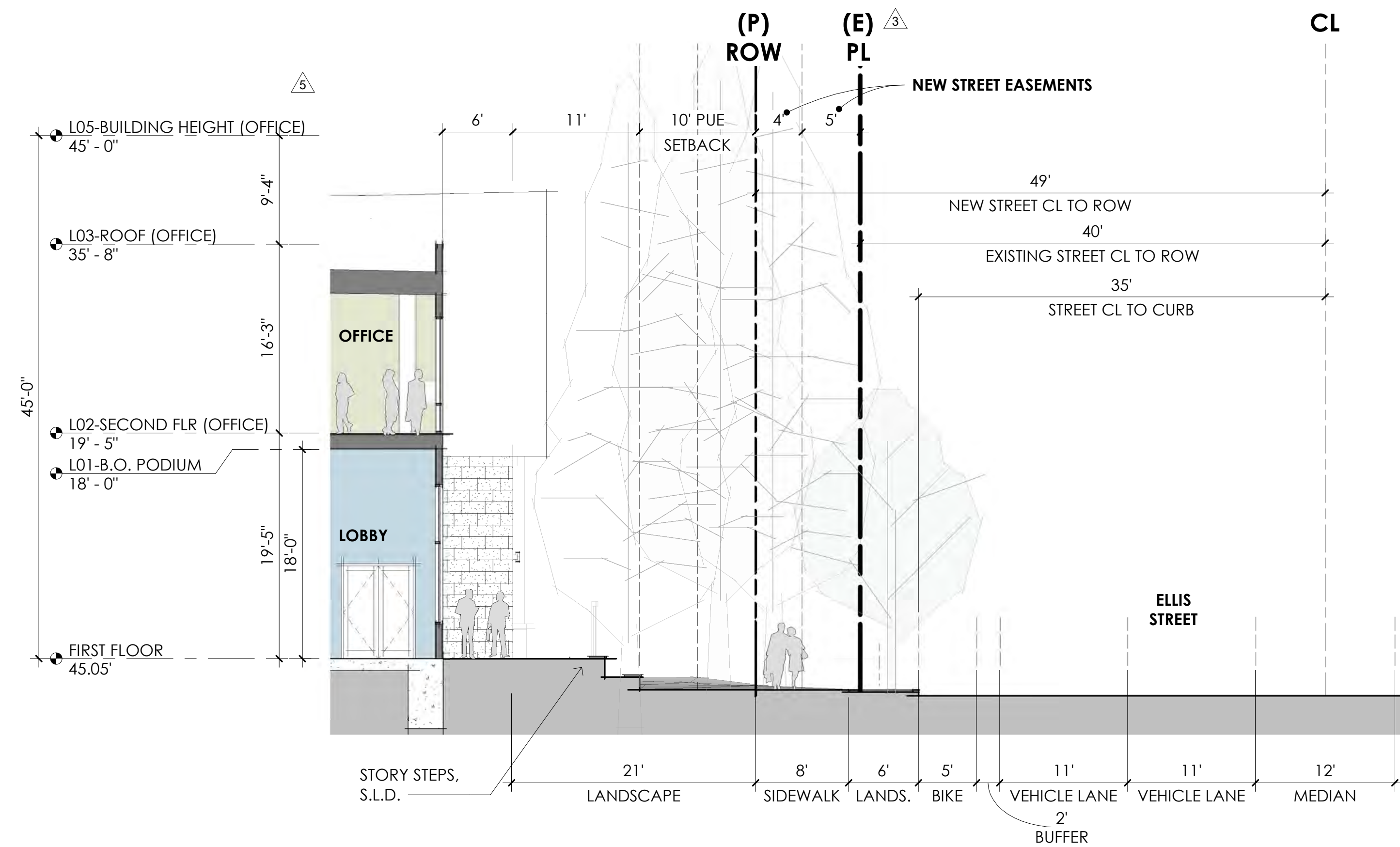


Setbacks depend on frontage type and character area. See Chapter 3.
 A future configuration shall consider protection for the bicycle lane, for example with a barrier or separator, or by raising the bicycle lane.

ELLIS STREET LAYOUT PER EWPP



ENLARGED ELLIS ST. CROSS SECTION @ HERITAGE TREE (OFFICE)



ENLARGED ELLIS ST. CROSS SECTION - PER EWPP (OFFICE)



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**STREET CROSS SECTIONS &
 DETAILS - ELLIS STREET**

Date 10/13/2023
 Scale 24x36: 1/8"=1'-0"
 11x17: 1/16"=1'-0"
 Sheet
A6.3b

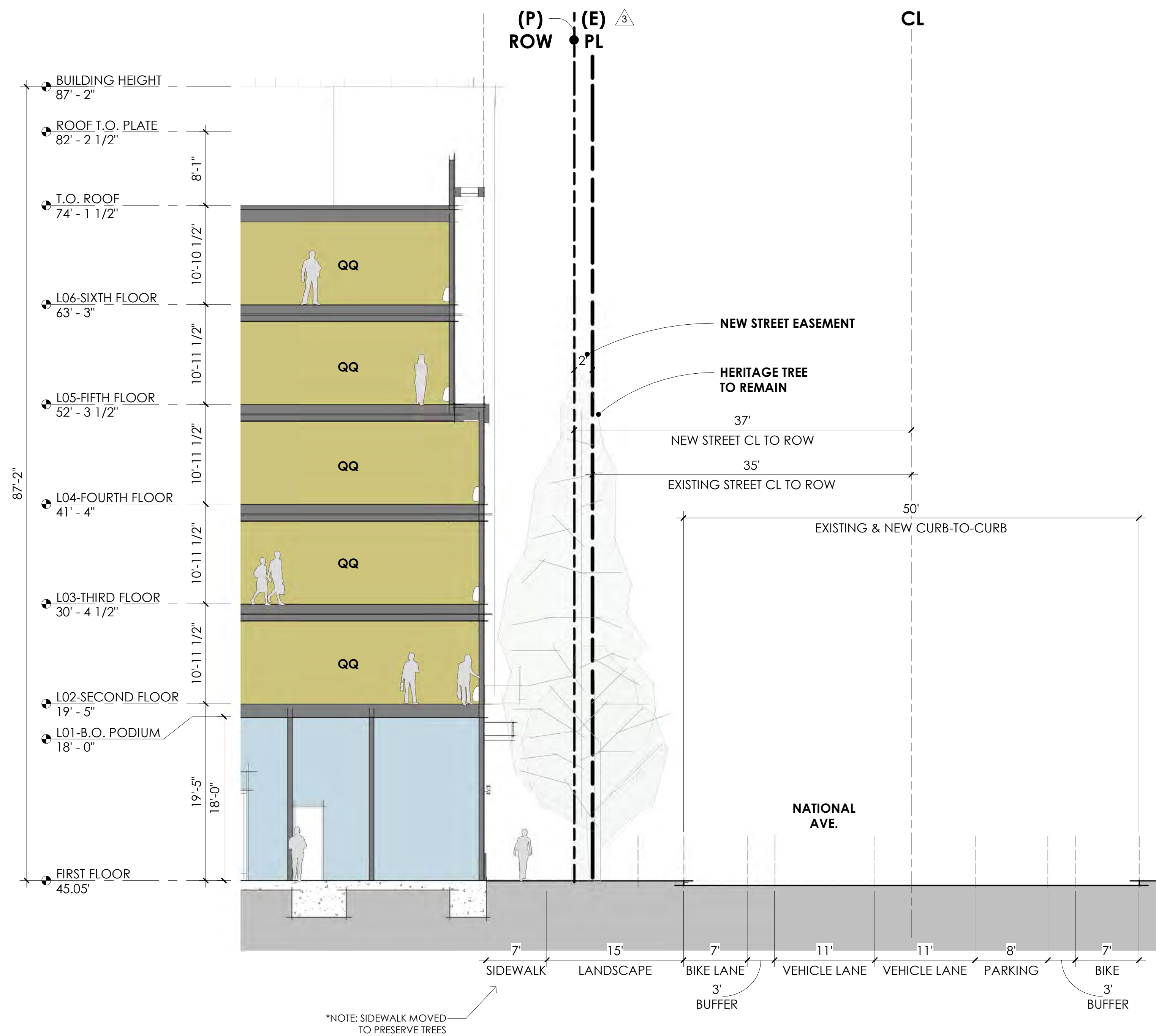
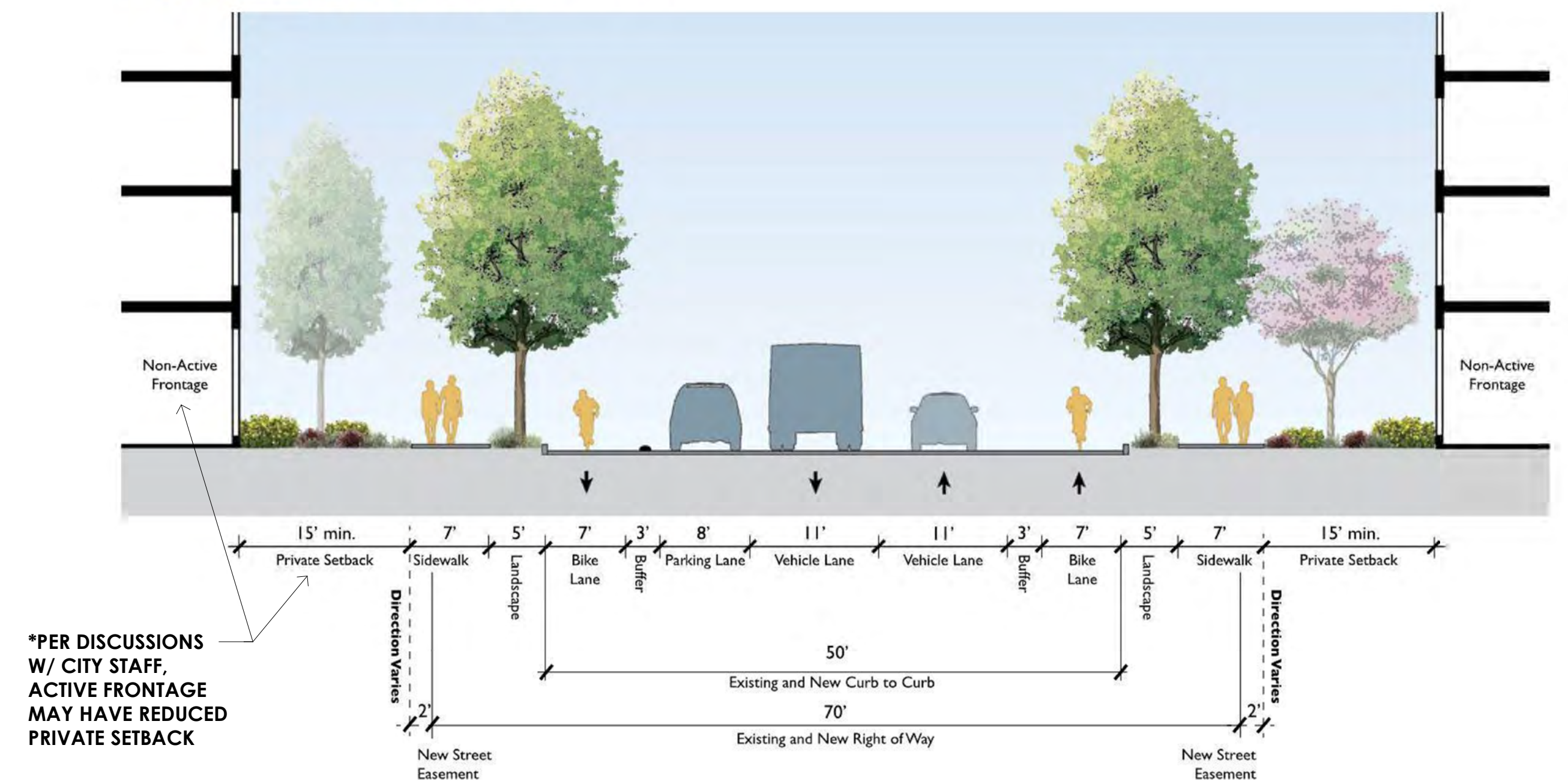


Figure 28
National Avenue, Clyde-Logue Avenue Connection (Street D) and Future restriping of Clyde, Maude, and Logue Avenues (Direction varies)



Setbacks depend on frontage type and character area. See Chapter 3.

PROPOSED ENLARGED NATIONAL AVE. CROSS SECTION (HOTEL)

NATIONAL AVE STREET LAYOUT PER EWPP

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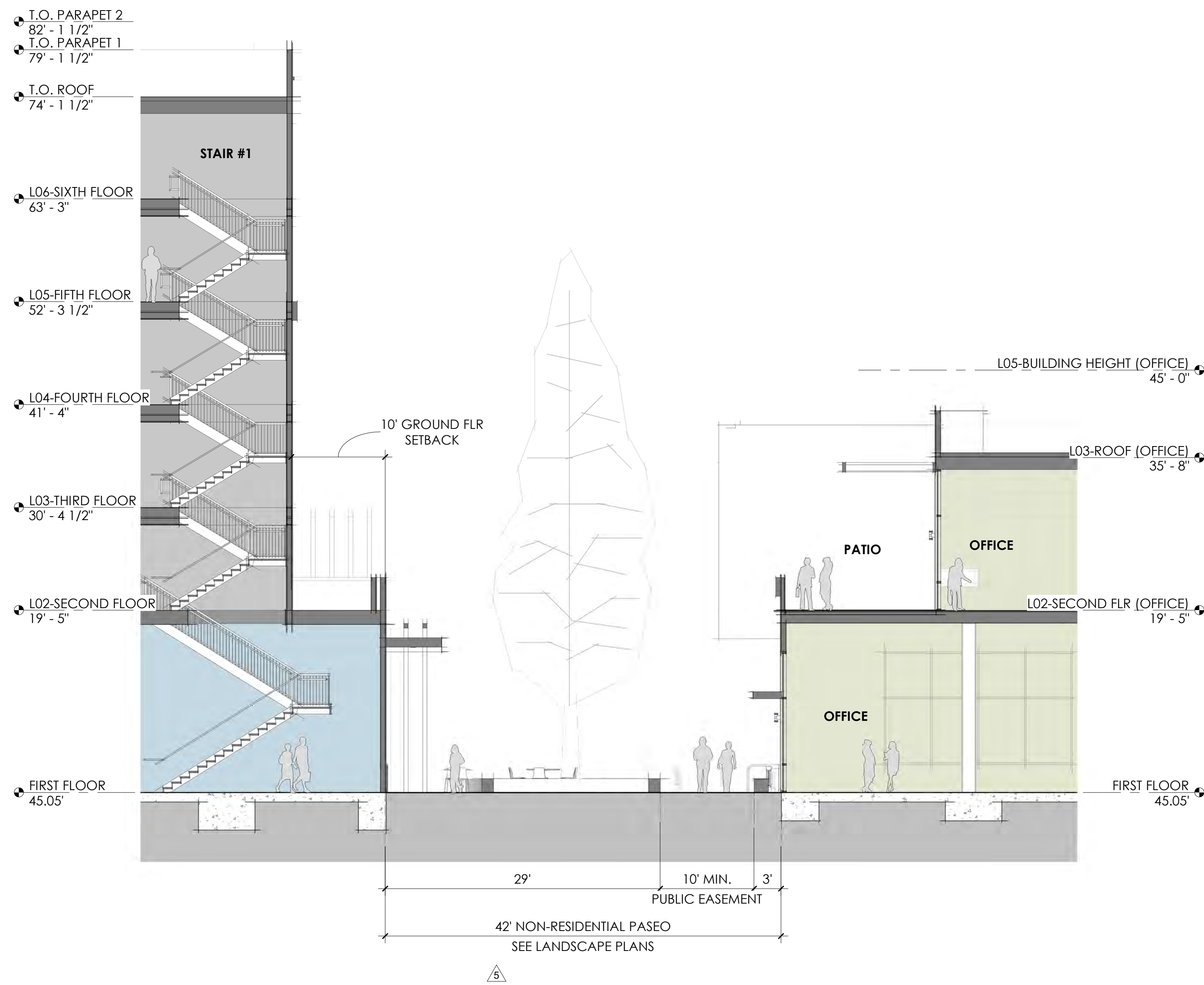
CONTACT
 805.547.2240
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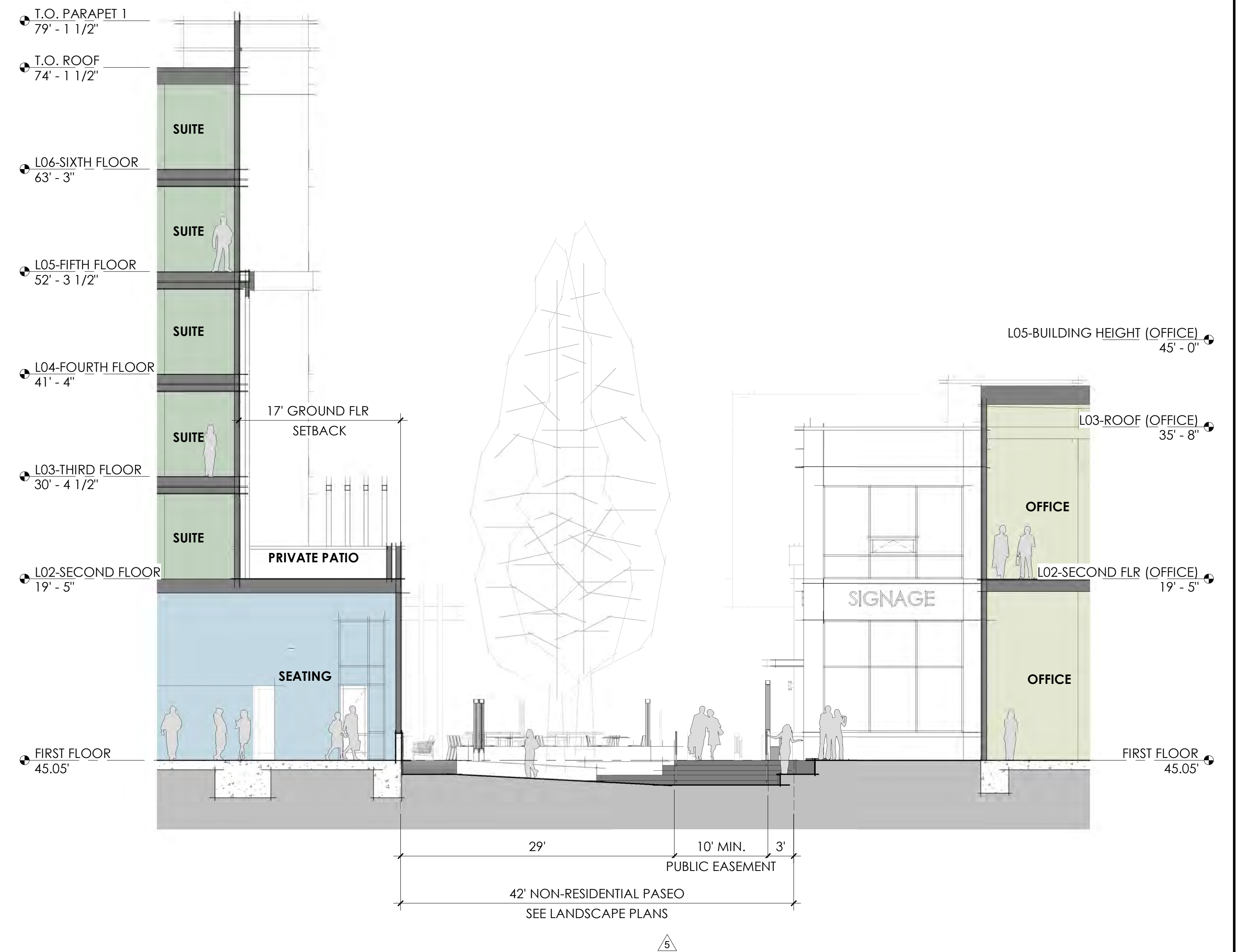
500 & 550 ELLIS ST.
 MOUNTAIN VIEW, CA

**STREET CROSS SECTIONS &
 DETAILS - NATIONAL AVE**

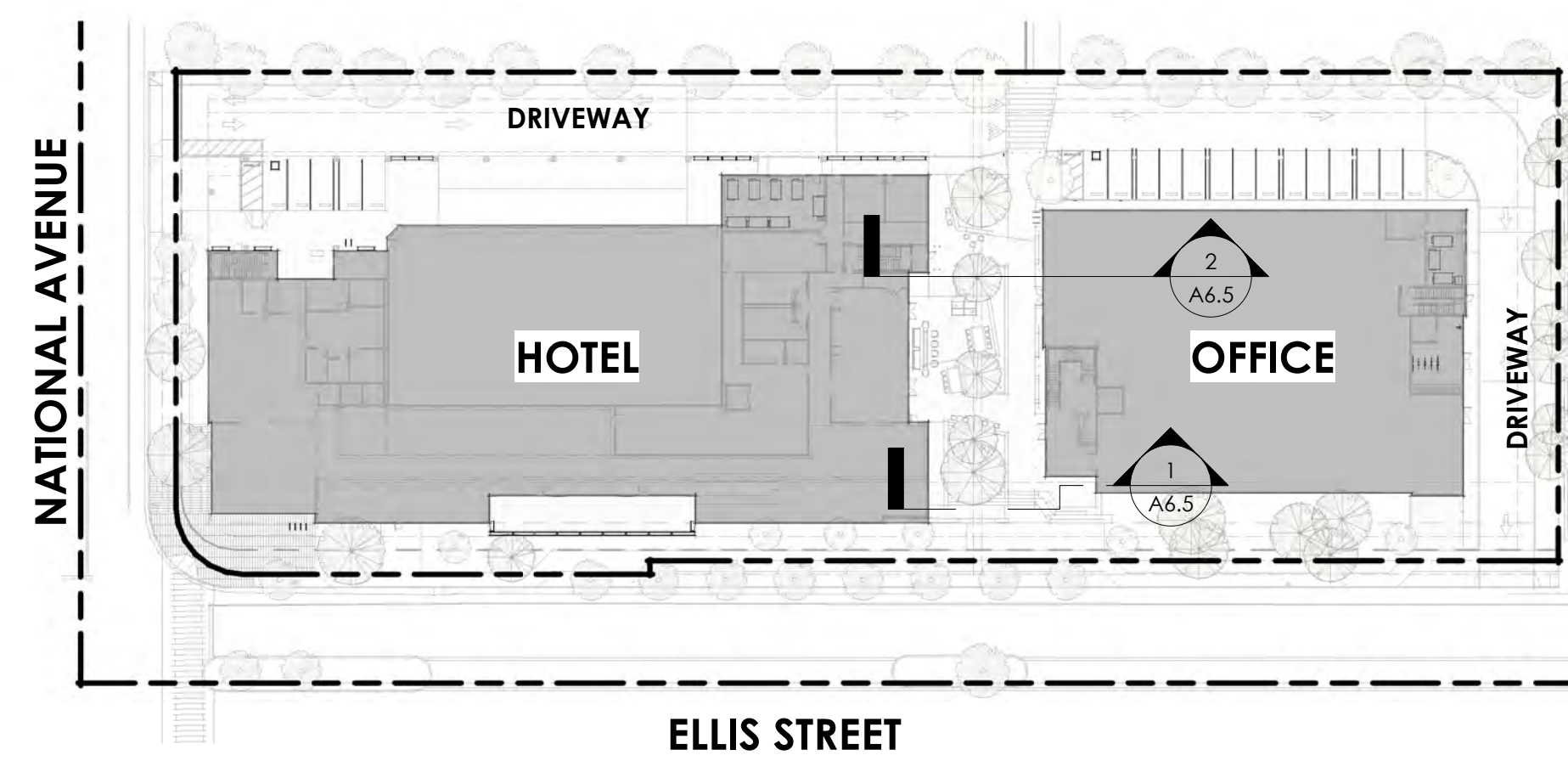
Date: 10/13/2023
 Scale: 24x36: 1/8"=1'-0"
 11x17: 1/16"=1'-0"
 Sheet: **A6.4**



ENLARGED PASEO CROSS SECTION @ STAIR & PATIO



ENLARGED PASEO CROSS SECTION @ LOBBY



KEY PLAN

	ADDRESS 1327 ARCHER STREET, STE. 220 SAN LUIS OBISPO, CA 93401	500 & 550 ELLIS ST. MOUNTAIN VIEW, CA PASEO CROSS SECTIONS	Date 10/13/2023
	CONTACT 805.547.2240 ARRIS-STUDIO.COM THOMAS E. JESS ARCHITECT (CAL) #C27048 STEPHEN A. BIGOR ARCHITECT (CA) #C33872		Scale 24x36; 11x17; Sheet A6.5

UTRON AUTOMATED PARKING SYSTEM

THE AUTOMATED PARKING SYSTEM IS PROPOSED AS A "LISTED" APPROVED PIECE OF EQUIPMENT. THE SYSTEM WORKS WITH A COMBINATION OF CONVEYANCE DEVICES, SOFTWARE TECHNOLOGY, AND A MOBILE APP FOR THE BEST USER EXPERIENCE. THE SYSTEM CONSISTS OF AN ARRAY OF ELECTRO-MECHANICAL INFRASTRUCTURE AND COMPUTER-CONTROLLED ROBOTS. THE CONVEYING DEVICES ARE CAPABLE OF VERTICAL AND HORIZONTAL MOVEMENT AND USED TO STORE/RETRIEVE VEHICLES TO/FROM AVAILABLE MULTI-DEPTH PARKING POSITIONS WITHOUT HUMAN INTERVENTION.

THE SYSTEM CHARACTERISTICS ARE:

- ELECTRO-MECHANICAL CONVEYING DEVICES
- ENCLOSED STRUCTURE, SINGLE-LEVEL OR MULTI-LEVEL STRUCTURE
- MULTIDIMENSIONAL/MULTIDIRECTIONAL/MULTI-DEPTH MOVEMENTS
- ENTRY/EXIT BAY ROOMS

NO HUMANS WALK INSIDE THE AUTOMATED PARKING GARAGE OR DRIVE VEHICLES WITHIN THE STRUCTURE. THAT ENABLES HIGH-DENSITY PARKING AND EFFICIENT LAND-USE. WITH NO RAMPS, TURNING RADII, OR PEDESTRIAN WALKWAYS NEEDED, THE SYSTEM UTILIZES THE STRUCTURE EFFICIENTLY AND FREE UP VALUABLE SPACE FOR MORE UNITS OR AMENITIES.

IN MANY PROJECTS, IMPLEMENTING OUR AUTOMATED PARKING SYSTEM RESULTED IN SAVING 50% OF THE REQUIRED SPACE, COMPARED TO CONVENTIONAL PARKING.

PARKING

1. THE DRIVER APPROACHES THE BAY WITH THE CAR AND STOPS AT THE MARKED SIGN. A ROLLING DOOR OPENS AND THE USER DRIVES THE CAR INTO THE BAY WHERE IT IS MEASURED BY SENSORS AND GUIDED TO THE CORRECT POSITION BY INSTRUCTIONS ON A SCREEN IN FRONT OF THE DRIVER. WHEN THE CAR IS CORRECTLY POSITIONED, THE DRIVER GETS AN ON-SCREEN APPROVAL THAT THE CAR IS READY TO BE PARKED.

2. THE DRIVER THEN EXITS THE CAR AND LOCKS IT, LEAVES THE BAY ROOM AND GOES TO THE KIOSK TO COMPLETE THE PARKING PROCEDURE. THE PARKING PROCESS IS INITIATED USING THE U-TRON MOBILE APP OR AT THE KIOSK PAYMENT MACHINE WITH CARD SWIPE OR BY PULLING A PAY TICKET.

3. WHEN THE REQUEST AT THE APP/KIOSK IS COMPLETE, THE BAY DOOR CLOSES, AND SENSORS SWEEP THE ROOM TO DETECT THAT THERE IS NO MOVEMENT OUTSIDE THE CAR. ACCORDING TO THE CAR'S DIMENSIONS, A SHUTTLE SYSTEM RETRIEVES THE CAR FROM THE BAY AND STORES IT IN A SUITABLE PLACE.

4. THE BAY ROOM IS NOW READY FOR ANOTHER CAR TO BE PARKED, OR FOR A CAR TO BE RETRIEVED FROM STORAGE.

RETRIEVAL

1. THE DRIVER USES THE APP OR SWIPES A PERSONAL CARD AT THE KIOSK PAYMENT MACHINE (OR PAYS THE PARKING FEE), WHICH TRIGGERS A REQUEST TO RETRIEVE THE CAR.

THE KIOSK SCREEN DISPLAYS THE CURRENT REQUEST IN THE QUEUE, TOGETHER WITH REQUESTS FROM OTHER DRIVERS.

THE AUTOMATED SHUTTLE SYSTEM RETRIEVES THE CAR FROM STORAGE AND DELIVERS IT TO AN EMPTY BAY ROOM.

THE SCREEN NOW SHOWS THE BAY ROOM IN WHICH THE RETRIEVED CAR WILL BE DELIVERED.

THE DESIGNATED BAY ROOM DOOR OPENS WITH THE CAR FACING OUT AND READY TO GO. ALL THE USER NEEDS TO DO IS GET IN AND DRIVE STRAIGHT OUT.

AUTOMATED EV CHARGING

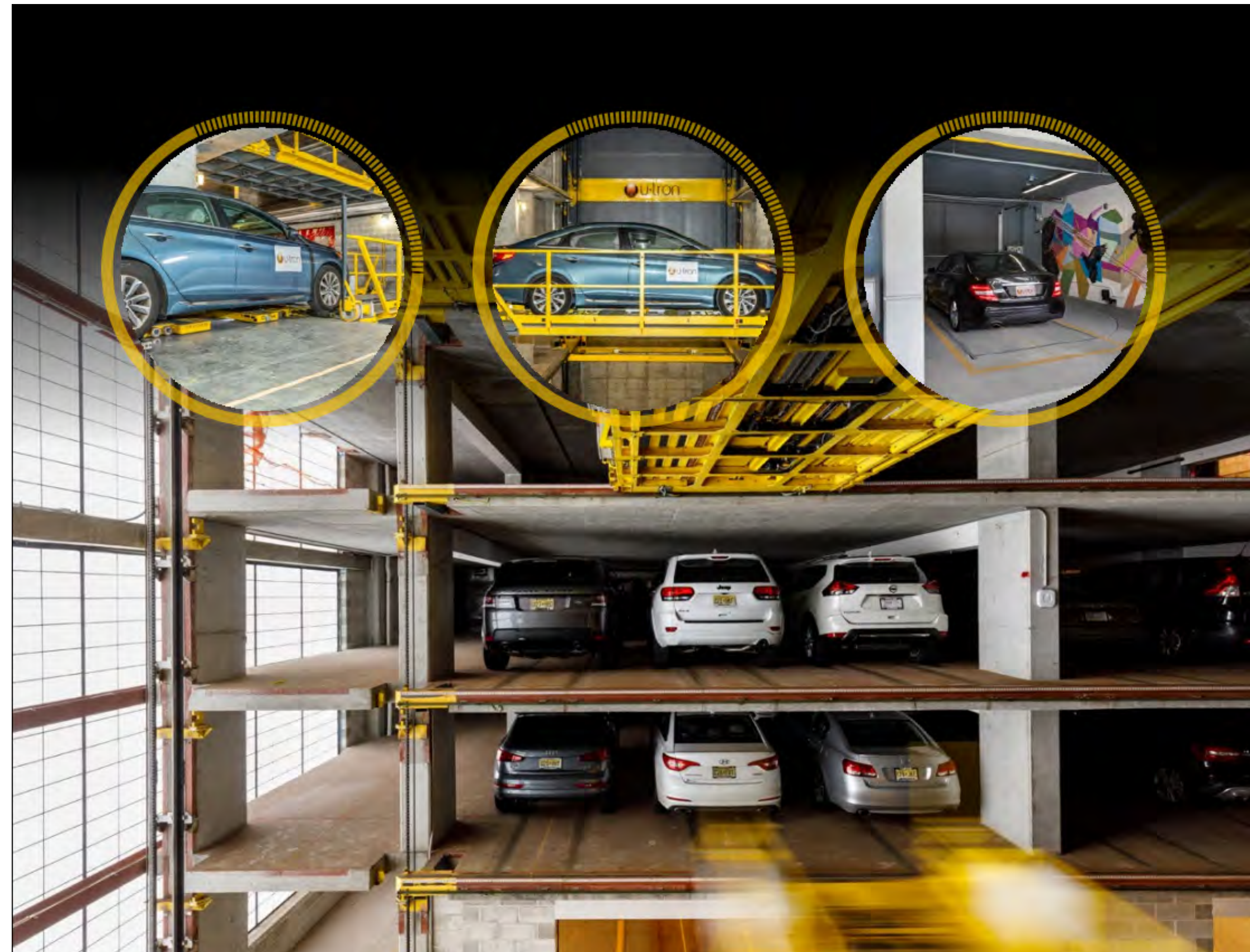
THE AUTOMATED PARKING STRUCTURE CAN CHARGE AND SHUFFLE CARS WITHOUT THE PRESENCE OF A DRIVER/KEYS, AUTOMATICALLY PLUGGING/UNPLUGGING VEHICLES USING A ROBOTIC ARM WITH A GRIPPER (SIMILAR TO CAR MANUFACTURING PRODUCTION LINES).

UTRON TYPICALLY UTILIZES ALL DC FAST CHARGERS, WHICH ARE ABLE TO CHARGE ELECTRIC VEHICLES FROM 20% TO 80% IN UNDER AN HOUR, COMPARED TO AN AC LEVEL 2 CHARGER, WHICH WOULD TAKE 6 TO 8 HOURS TO ACHIEVE THE SAME. BASED ON THIS, OTHER JURISDICTIONS HAVE RECOGNIZED A CREDIT RATIO OF (1) DC FAST CHARGER TO (6) AC LEVEL 2 CHARGERS.

TO MEET THE EV CHARGING REQUIREMENTS SET FORTH IN THE CITY OF MOUNTAIN VIEW REACH CODE, THE PROJECT PROPOSES (7) LEVEL 3/ DC FAST CHARGERS ASSUMING (5) ADDITIONAL DC FAST CHARGERS ARE EQUIVALENT TO (30) AC LEVEL 2 CHARGERS. PER PARKING CALCULATIONS ON SHEET A0.1., (28) AC LEVEL 2 CHARGERS AND (2) DC FAST CHARGERS ARE REQUIRED, WITH THE REMAINDER OF SPACES EV READY.

$$5 \text{ DC FAST CHARGERS} \times \frac{6 \text{ AC CHARGERS}}{1 \text{ DC FAST CHARGER}} = 30 \text{ AC CHARGERS}$$

PARKING LIFT INFORMATION



The Smart Charger

Electrical Vehicle (EV) Charging solution achieves more charging using less infrastructure

- Smart queue management
- Complete Process from plug to payment
- Compatibility with the 3 most common plugs for EV charging
- Integration with the U-tron revenue control system
- Power consumption data and analytics



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MOUNTAIN VIEW, CA
**PARKING LIFT
INFORMATION**

Date 10/13/2023
Scale 24x36: NTS
11x17:
Sheet

A6.6

MONOLINE DUO BIKE RACK

The Duo Bike Rack, with its mirrored forms, provides designers the opportunity to mix things up and create their own sequence of bike racks or use them as a pedestrian barrier to busy streets.

- all aluminum frame construction
- powder coated finish
- surface mount + in-ground mount options
- countersunk holes for surface mounting
- two-bike capacity

product:	base length:	width:	height:
ML-DUO26	26"	3"	36"
ML-DUO18	18"	3"	36"

NOTE: please add "-IG" at the end of product number to specify the in-ground mount option



NOTES:

- ALL ALUMINUM CONSTRUCTION
- 1/2" PRE-DRILLED COUNTERSUNK HOLES FOR SURFACE MOUNTING
- SITE PIECES RECOMMENDS STAINLESS STEEL FLAT HEAD DROP-IN ANCHORS
- SHIPS FULLY ASSEMBLED

GENERAL NOTES: NOT DRAWN TO SCALE - CRITICAL DIMENSIONS
ALL DIMENSIONS ARE NOMINAL. ANY AND ALL INFORMATION ON THIS DRAWING IS PROPRIETARY AND BELONGS TO SITE PIECES, LLC. THIS DRAWING MAY NOT BE ALTERED WITHOUT PERMISSION FROM SITE PIECES, LLC. 3000 LAWRENCE ST. #57 DENVER, CO 80205

PRODUCT: ML-DUO26
DESCRIPTION: MONOLINE DUO BIKE RACK | 26" BASE

FINISHES: SEE PRODUCT MATERIAL SHEETS
SCALE: NTS

site pieces
SITE PIECES
3000 LAWRENCE STREET #57
DENVER, CO 80205
800.484.0797
www.sitepieces.com
hello@sitepieces.com

NOTES:

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- SITE PIECES RECOMMENDS STAINLESS STEEL FLAT HEAD DROP-IN ANCHORS
- SHIPS FULLY ASSEMBLED

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PRODUCT: ML-DUO18
DESCRIPTION: MONOLINE DUO BIKE RACK | 18" BASE

FINISHES: SEE PRODUCT MATERIAL SHEETS
SCALE: NTS

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3000 LAWRENCE STREET #57
DENVER, CO 80205
800.484.0797
www.sitepieces.com
hello@sitepieces.com



FEATURES

- Custom fabricated for each application
- Vertical supports & horizontal caps are welded together for industry's only structural picture frame design
- Customizable visibility & ventilation
- Industry's only blasted & powder coated finish
- Every system is shop assembled & packaged
- Systems follow core engineering principles
- Professional grade door hardware incorporated

SPECIFICATIONS

Material: Aluminum
Louver dimensions: 1/8" x 3"
Installed louver profile: 2" x 2.873"
Louver spacing o.c.: 2.65"
Visibility: 100% direct visual screening
Openness: 64%
Vertical supports: 3" x 3" x 1/4" angles
Top Cap: 3" x 3" x 1/4" angle
Bottom Cap: 3" x 3" x 1/4" angle
Intermediate supports: 2" x 1/4" flat bar
 Not to exceed 24" o.c.
Structure: PalmSHIELD exclusive fully framed
Panel width: Unlimited - Standard is 48" to 60"
Panel height: Unlimited - Standard is up to 12'

WHY PALMSHIELD?
 PalmSHIELD is the only louver manufacturer providing a structural picture frame design to fully enclose each panel for your rooftop screen or mechanical equipment screen. This allows our louvered panels great flexibility in spanning considerable widths and heights.

PalmSHIELD
 12330 CARY CIRCLE LA VISTA, NE 68128 531-329-4406 PALMSHIELDLOUVERS.COM

OUTDOOR BIKE RACKS

MECHANICAL SCREENING



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SITE DETAILS

Date 10/13/2023
Scale 24x36: NTS
11x17:
Sheet

A6.7

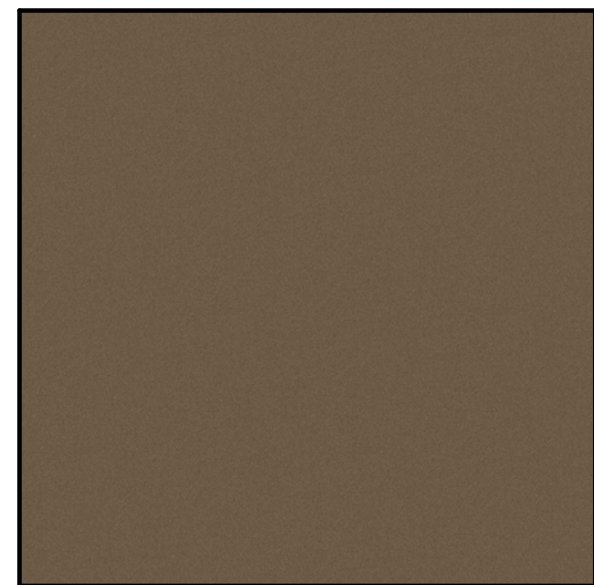
H-1: HPL PANEL
 TRESPA
 METEON, NATURALS
 "CASTED GREY"



H-2: HPL PANEL
 TRESPA
 METEON, NATURALS
 "NATURAL SLATE", MATT-ROCK



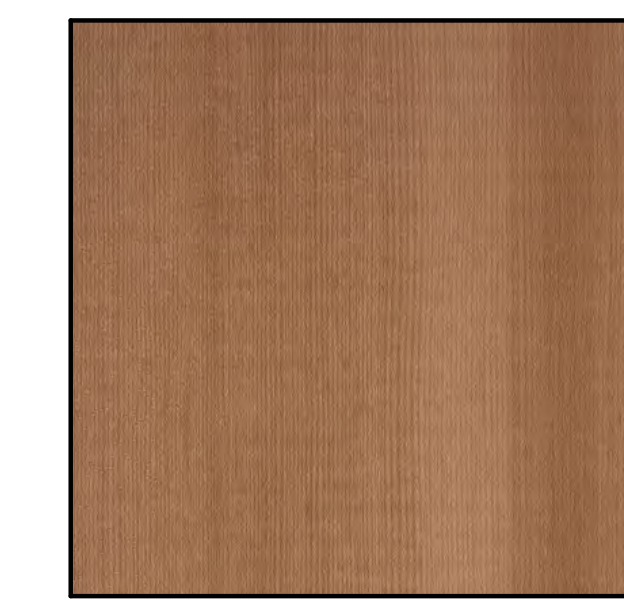
H-3: HPL PANEL
 TRESPA
 METEON, LUMEN
 "ROMAN BRONZE"



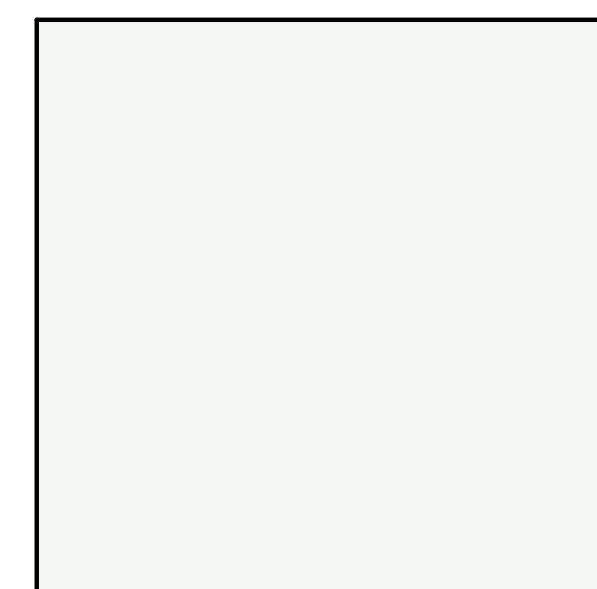
A-1: WINDOWS, DOORS & BRAKE METAL
 ANODIZED ALUMINUM
 DARK BRONZE



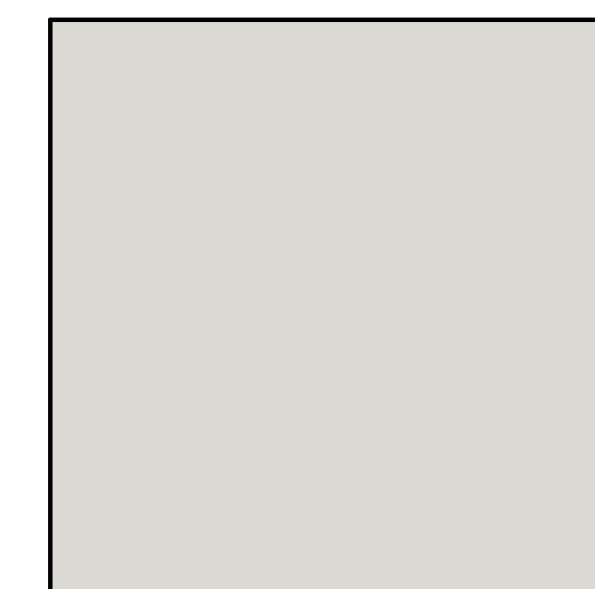
W-1: WOOD-LOOK SIDING & SOFFITS
 TRESPA
 METEON WOOD DECORS
 NW31 "WESTERN RED CEDAR"



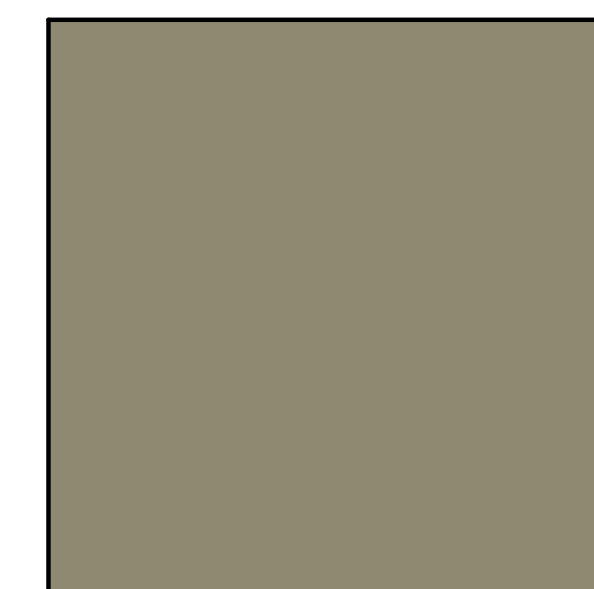
P-1: PAINTED EIFS
 BENJAMIN MOORE
 OC 65 - "CHANTILLY LACE"



P-2: PAINTED EIFS
 BENJAMIN MOORE
 1471 - "SHORELINE"



P-3: PAINTED EIFS
 BENJAMIN MOORE
 HC 101 - "HAMPSHIRE GRAY"



P-4: PAINTED EIFS
 BENJAMIN MOORE
 2134-30 - "IRON MOUNTAIN"



P-5: PAINTED BOX-RIB PANELS
 BENJAMIN MOORE
 2134-10 - "NIGHT HORIZON"



NOTE:
 PAINT COLOR AND MATERIAL CHANGES SHALL ONLY OCCUR AT INSIDE CORNERS,
 IF THERE ARE ANY DISCREPANCIES, CONTACT ARCHITECT.
 PAINT COLORS OVER EIFS SURFACES, SEE FLOOR PLANS & WALL ASSEMBLIES.

COLORS & MATERIALS

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COLORS & MATERIALS - HOTEL

Date: 10/13/2023
 Scale: 24x36: NTS
 11x17:
 Sheet

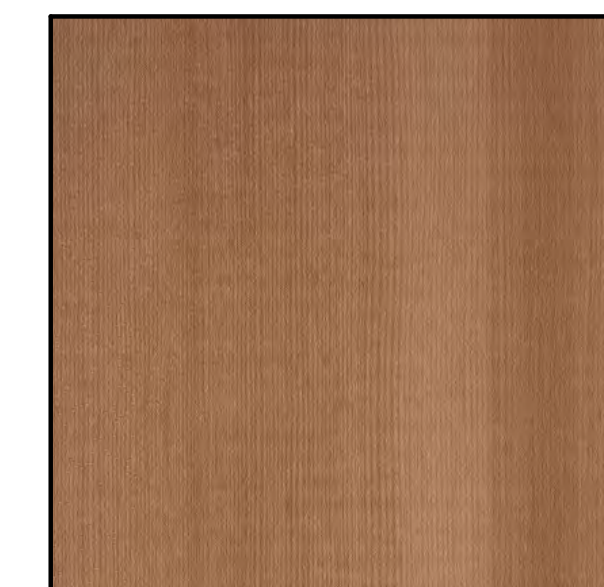
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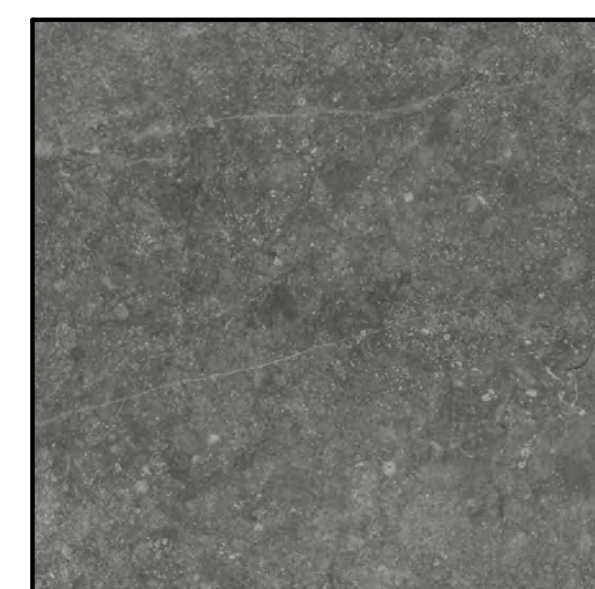
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 ANODIZED ALUMINUM
 DARK BRONZE



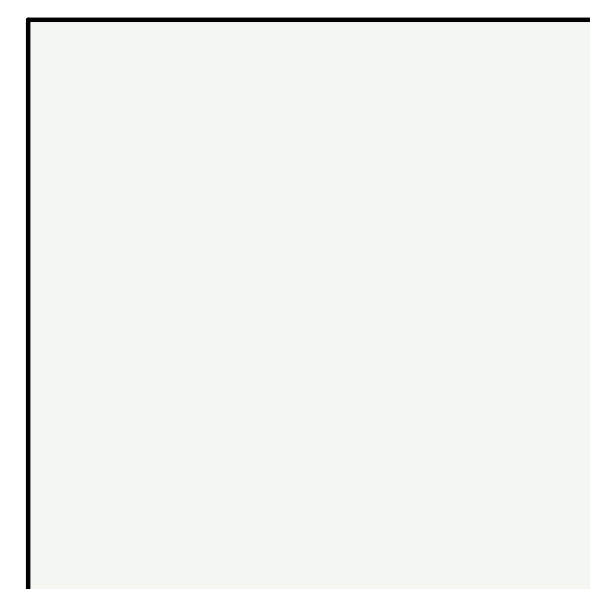
W-1: WOOD-LOOK SIDING & SOFFITS
 TRESPA
 METEON WOOD DECORS
 NW31 "WESTERN RED CEDAR"



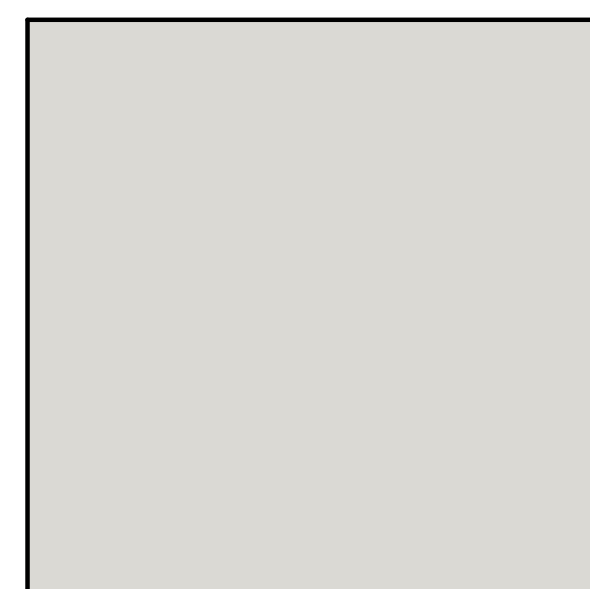
T-1: STONE-LOOK TILE
 DAL TILE
 DIPLOMACY
 "MEDIUM GREY", 12 X 24



P-1: PAINTED EIFS
 BENJAMIN MOORE
 OC 65 - "CHANTILLY LACE"



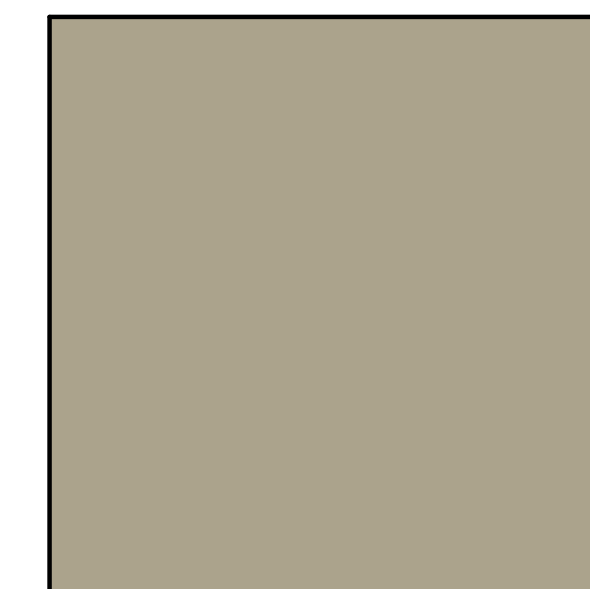
P-2: PAINTED EIFS
 BENJAMIN MOORE
 1471 - "SHORELINE"



P-4: PAINTED EIFS
 BENJAMIN MOORE
 2134-30 - "IRON MOUNTAIN"



P-6: PAINTED EIFS
 BENJAMIN MOORE
 AF 395 - "MEDITATION"



NOTE:
 PAINT COLOR AND MATERIAL CHANGES SHALL ONLY OCCUR AT INSIDE CORNERS,
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 PAINT COLORS OVER STUCCO SURFACES, SEE FLOOR PLANS & WALL ASSEMBLIES.

COLORS & MATERIALS



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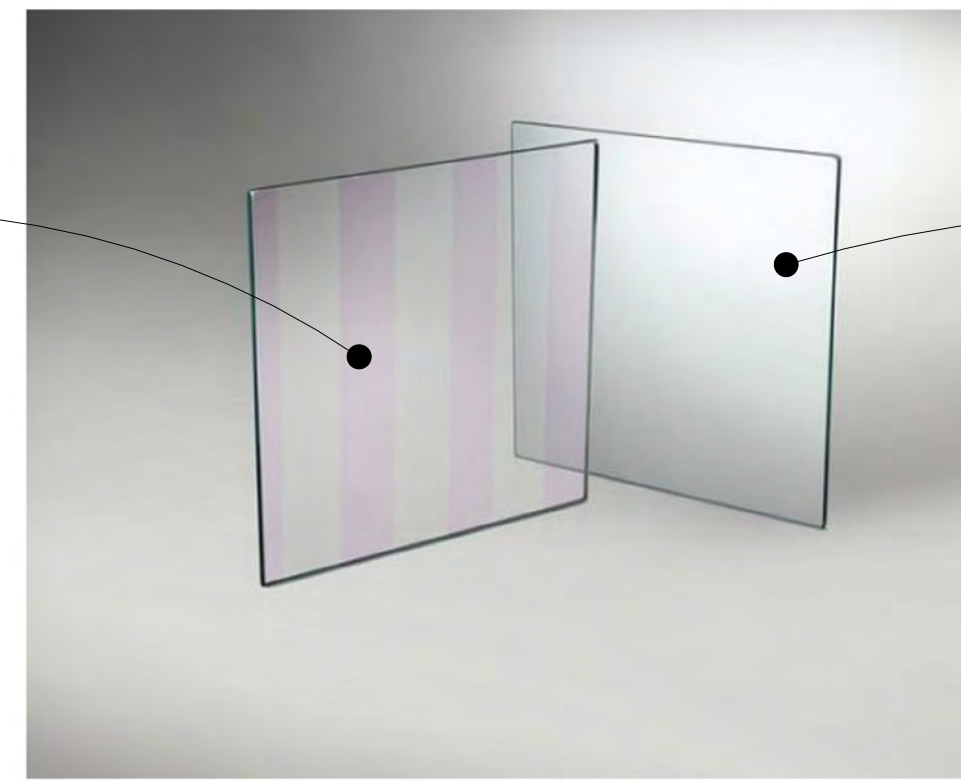
500 & 550 ELLIS ST.
 MOUNTAIN VIEW, CA
COLORS & MATERIALS -
OFFICE

Date 10/13/2023
 Scale 24x36: NTS
 11x17:
 Sheet
A7.1

BIRD-SAFE GLAZING NOTES ³

1. ALL (90% MINIMUM) CLEAR GLAZING ON FLOOR 1-5 SHALL HAVE BIRD-FRIENDLY GLAZING TREATMENT. THIS TREATMENT SHALL CONSIST OF COVERING CLEAR GLASS SURFACES WITH A VERTICAL PATTERN OF STRIPES AT LEAST 1/4"-WIDE AT A MAXIMUM SPACING OF 4" OR SIMILAR APPROVED BIRD-FRIENDLY GLAZING. (6TH FLOOR WINDOWS ARE GREATER THAN 60' ABOVE THE GROUND AND ARE EXEMPT FROM THIS REQUIREMENT)
2. OCCUPANCY SENSORS IN THE OFFICE BUILDING SHALL BE INSTALLED ON NON-EMERGENCY LIGHTS. THESE LIGHTS SHOULD BE PROGRAMMED TO SHUT OFF DURING NON-WORK HOURS BETWEEN 10:00PM AND SUNRISE.

WHAT BIRDS SEE

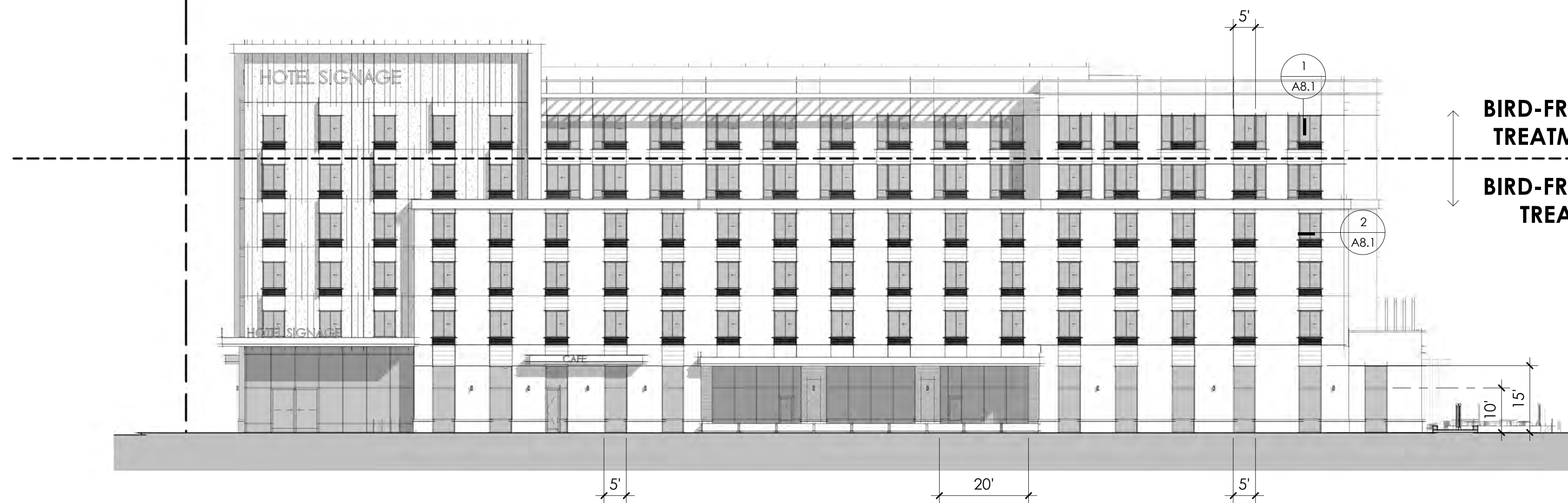


WHAT HUMANS SEE

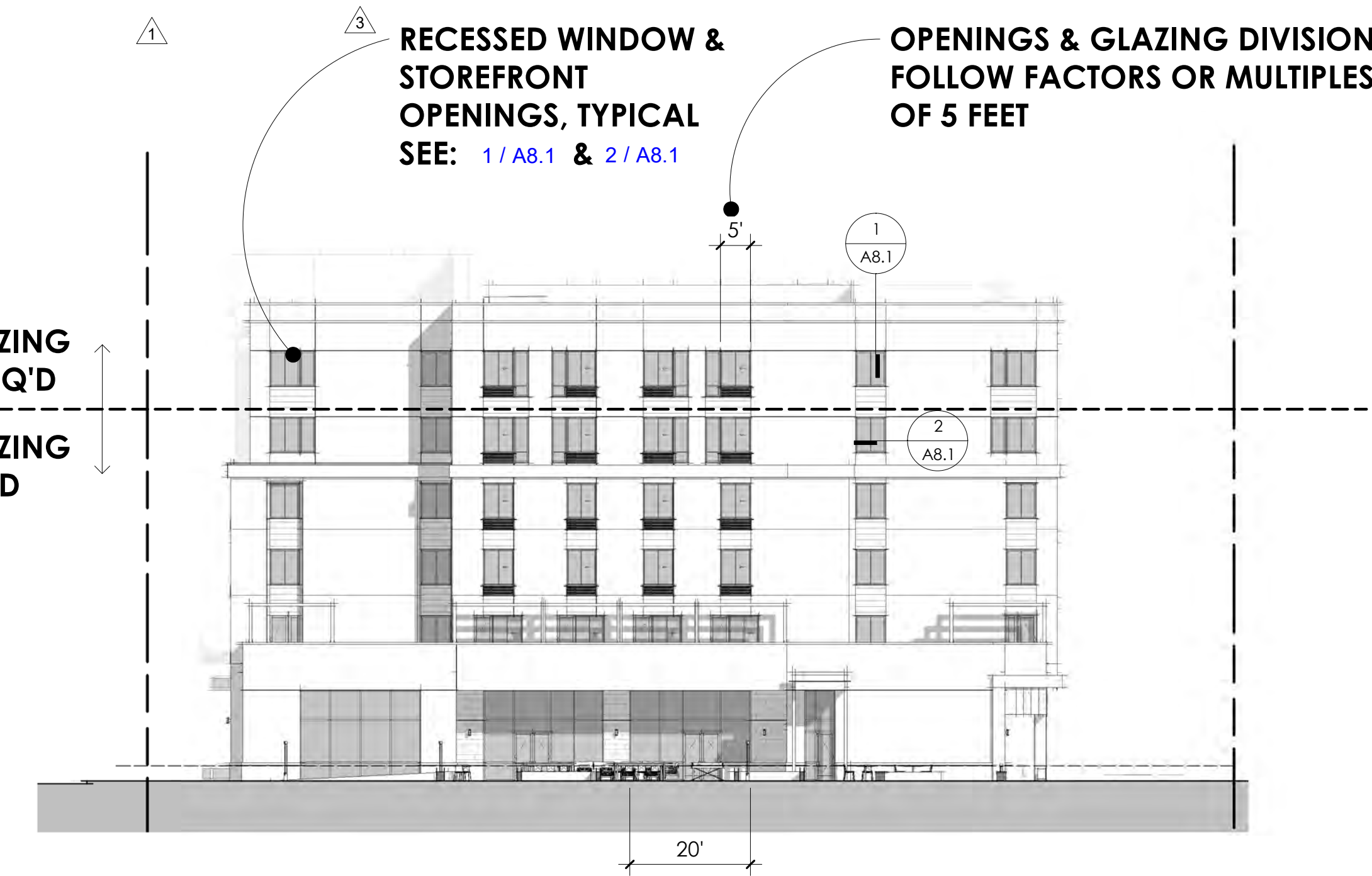
BIRD-SAFE TREATED GLASS

RECESSED WINDOW & STOREFRONT OPENINGS, TYPICAL
SEE: 1/A8.1 & 2/A8.1

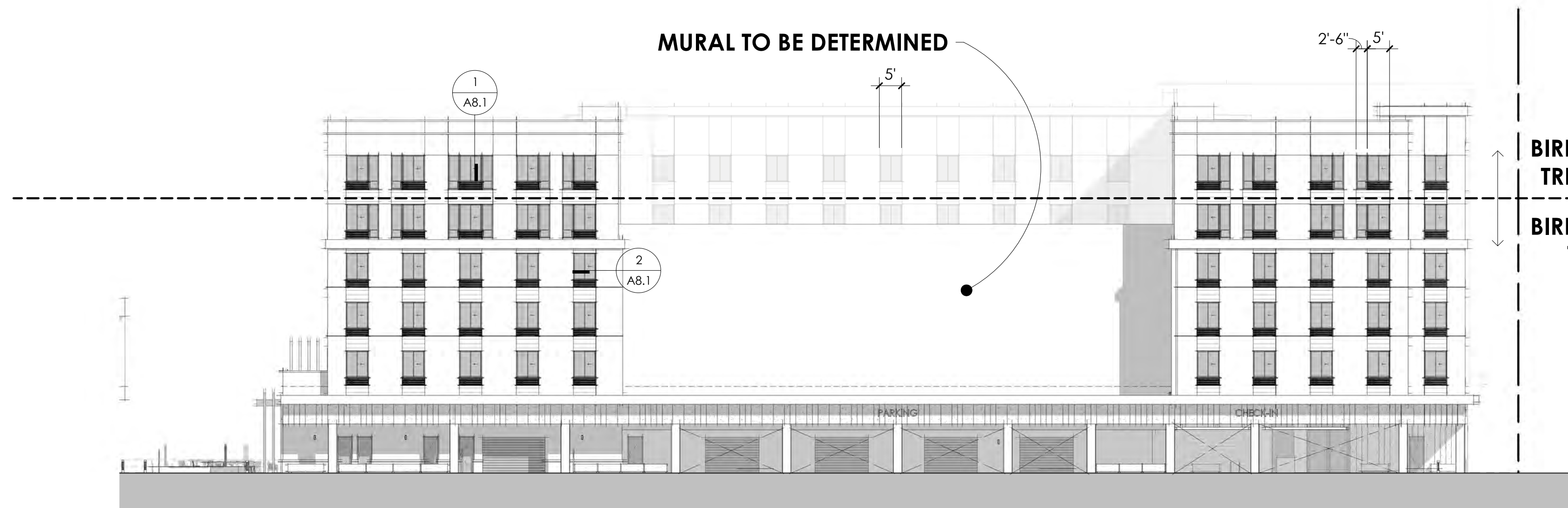
OPENINGS & GLAZING DIVISIONS FOLLOW FACTORS OR MULTIPLES OF 5 FEET



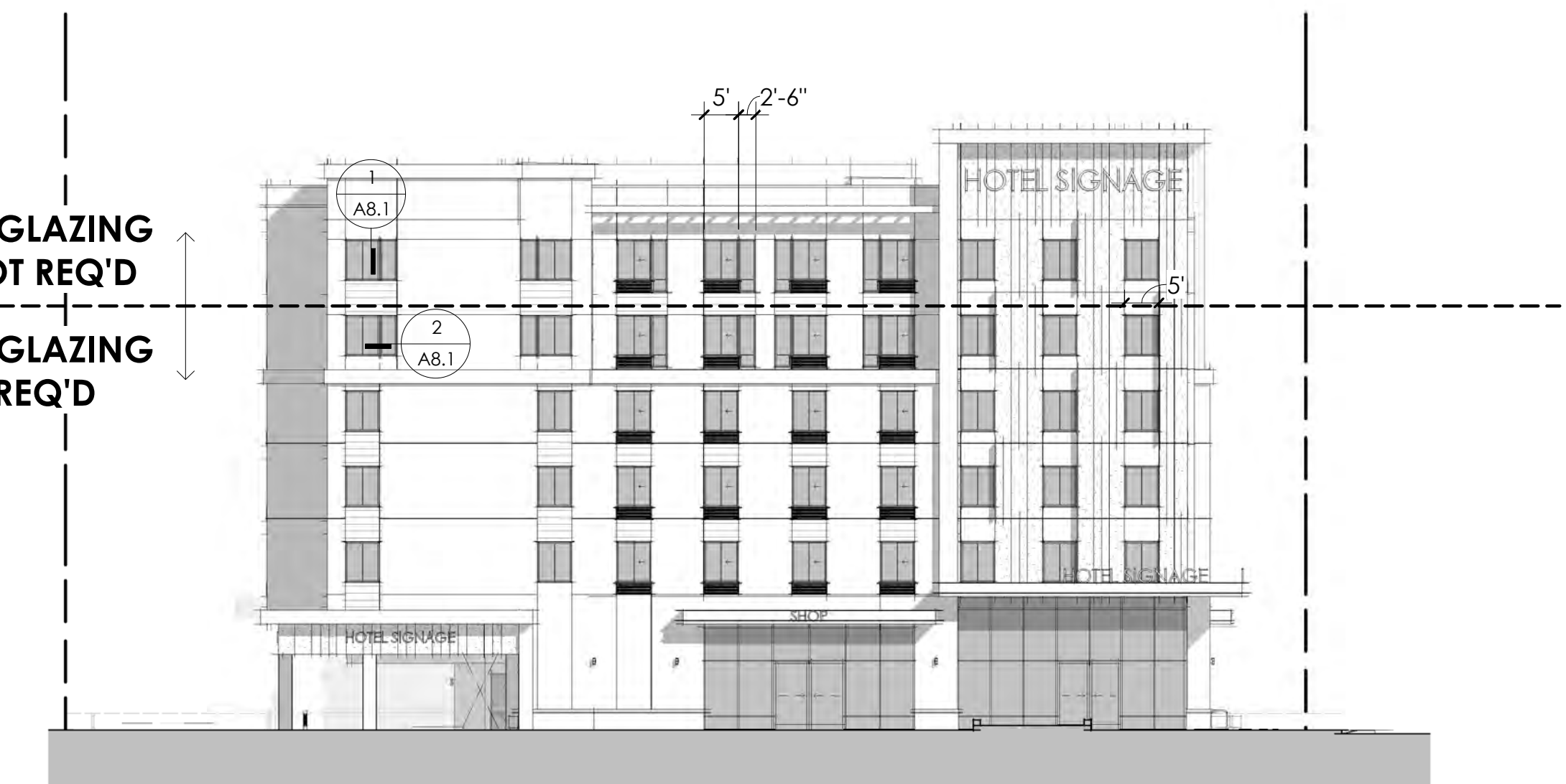
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

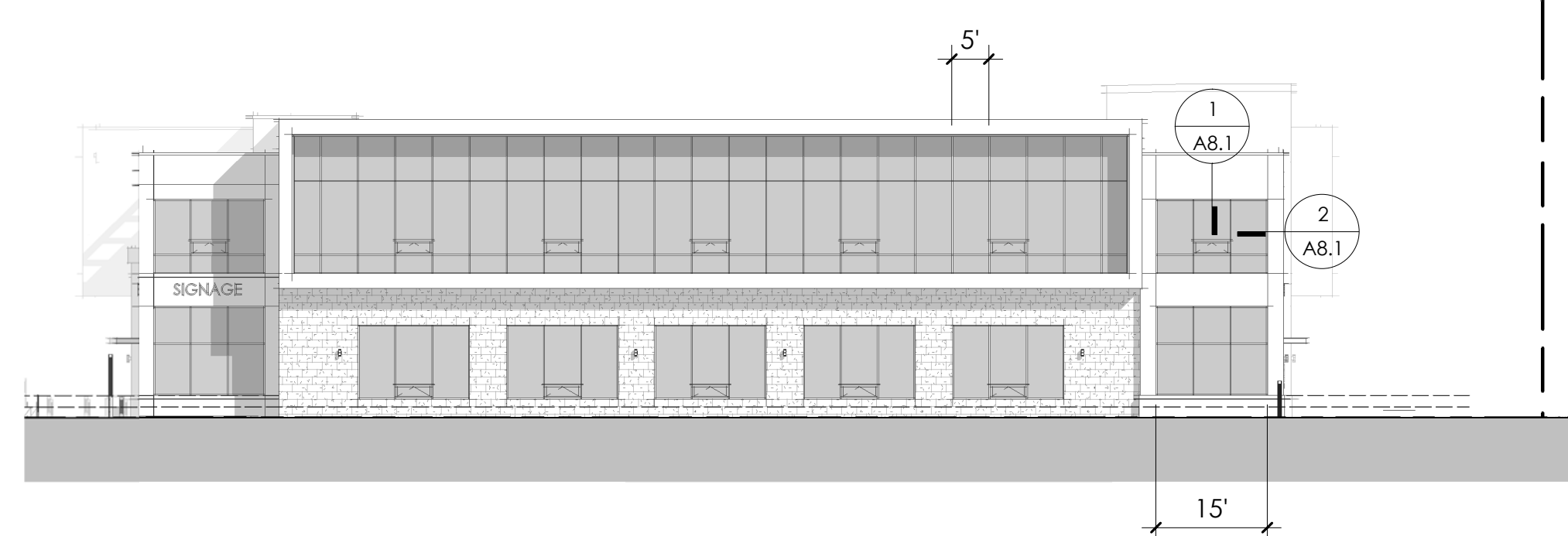
FACADE DIAGRAM - HOTEL



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THOMAS E. JESS
ARCHITECT (CA) #C27048
STEPHEN A. RIGOR
ARCHITECT (CA) #C33872

500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA
**FACADE DIAGRAM &
WALL DETAILS**

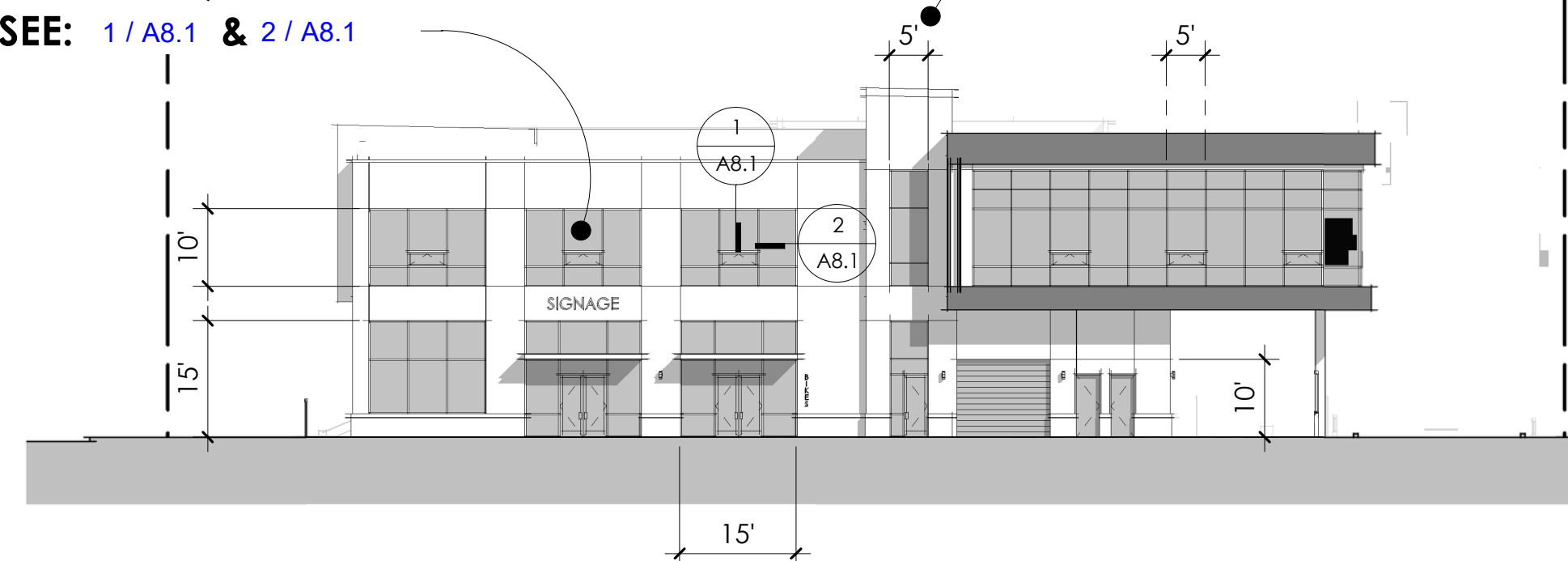
Date 10/13/2023
Scale 24x36;
11x17;
Sheet
A8.0



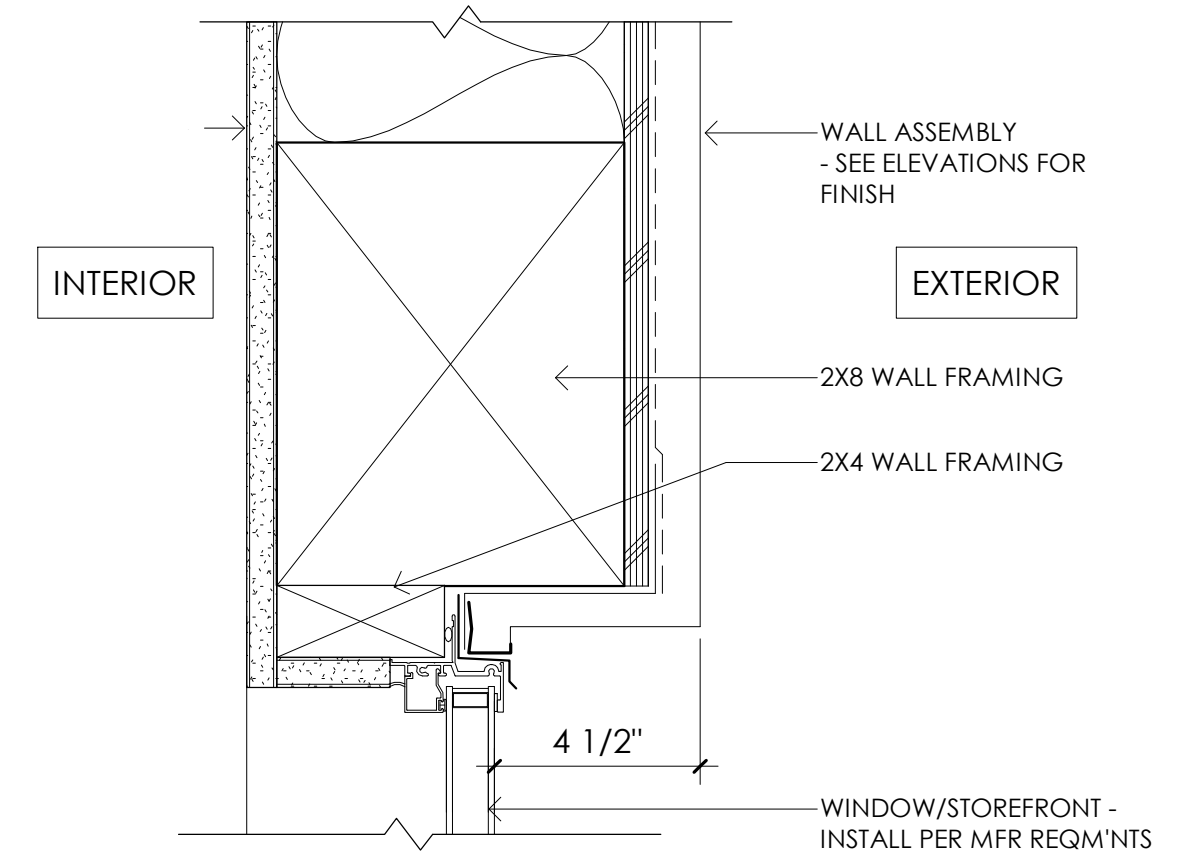
SOUTH ELEVATION

RECESSED WINDOW & STOREFRONT OPENINGS, TYPICAL
SEE: 1 / A8.1 & 2 / A8.1

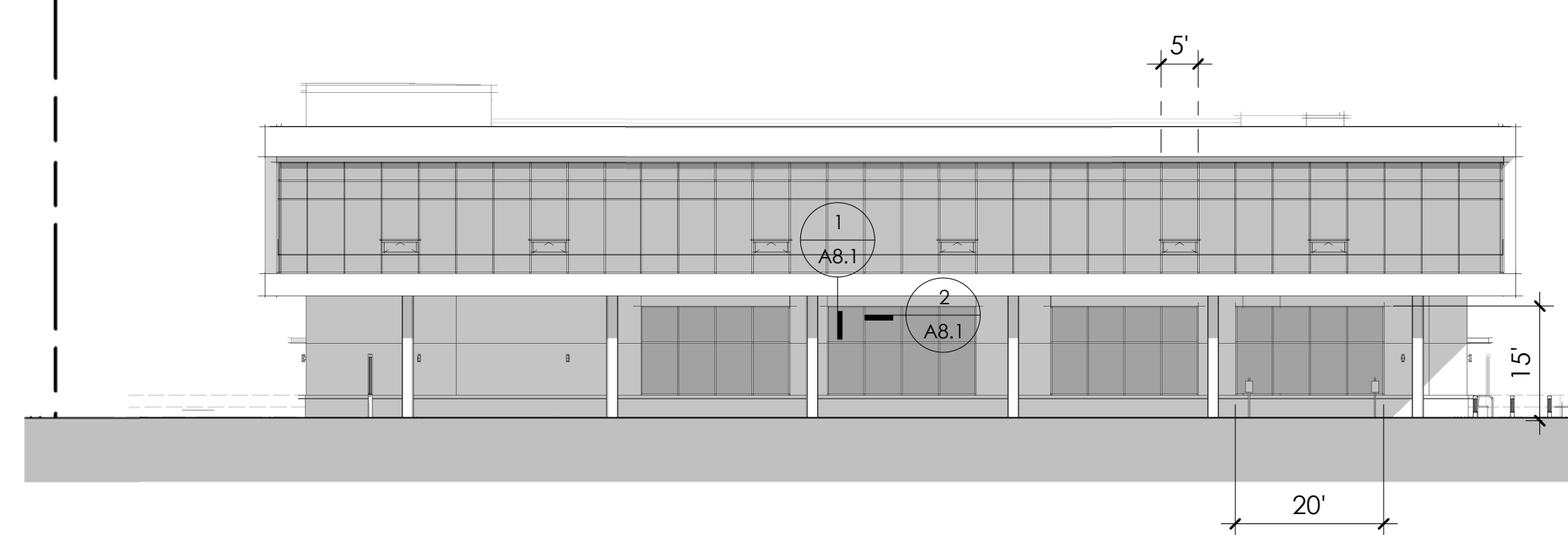
OPENINGS & GLAZING DIVISIONS FOLLOW FACTORS OR MULTIPLES OF 5 FEET



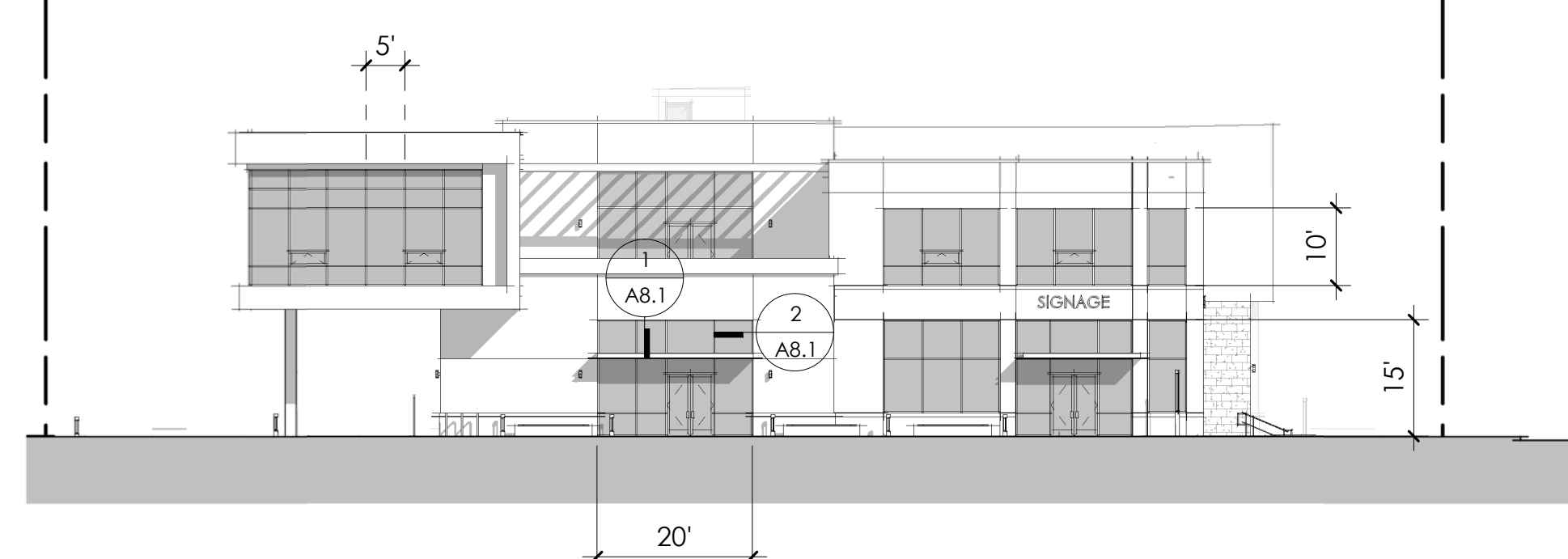
EAST ELEVATION



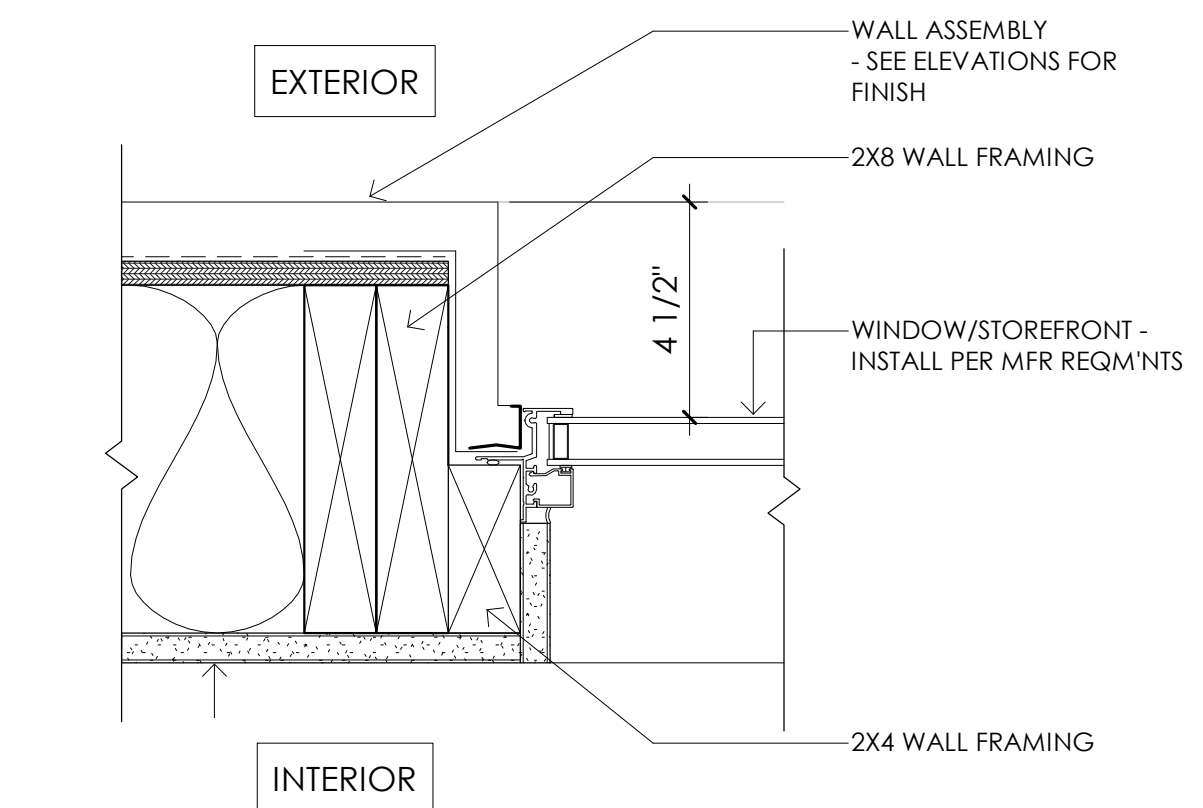
1 RECESSED WINDOW/STOREFRONT HEAD - TYPICAL
3" = 1'-0"



NORTH ELEVATION



WEST ELEVATION



2 RECESSED WINDOW/STOREFRONT JAMB - TYPICAL
3" = 1'-0"

FACADE DIAGRAM - OFFICE

	ADDRESS 1327 ARCHER STREET, STE. 220 SAN LUIS OBISPO, CA 95401	500 & 550 ELLIS ST. MOUNTAIN VIEW, CA FACADE DIAGRAM & WALL DETAILS	Date 10/13/2023
	CONTACT 805.547.2240 ARRIS-STUDIO.COM THOMAS E. JESS ARCHITECT (CAL) #C27048 STEPHEN A. RIGOR ARCHITECT (CA) #C33672		Scale 24x36: 11x17: Sheet

A8.1



ALUMINUM AWNING

SURFACE MOUNT HOTEL SIGNAGE

METALLIC & STONE-LOOK TEXTURED TRESPA PANELS

SMOOTH EIFS FINISH

RECESSED ALUMINUM WINDOWS

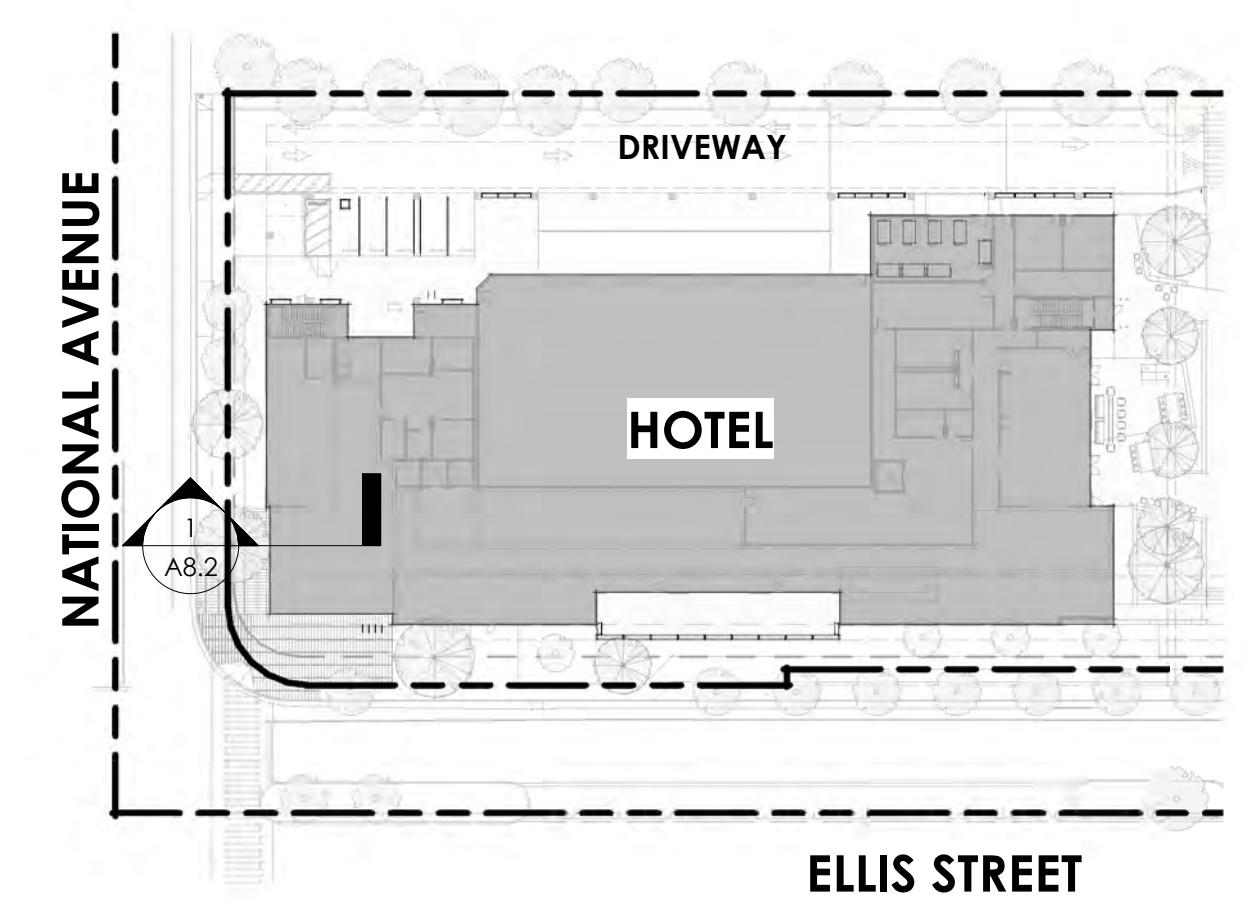
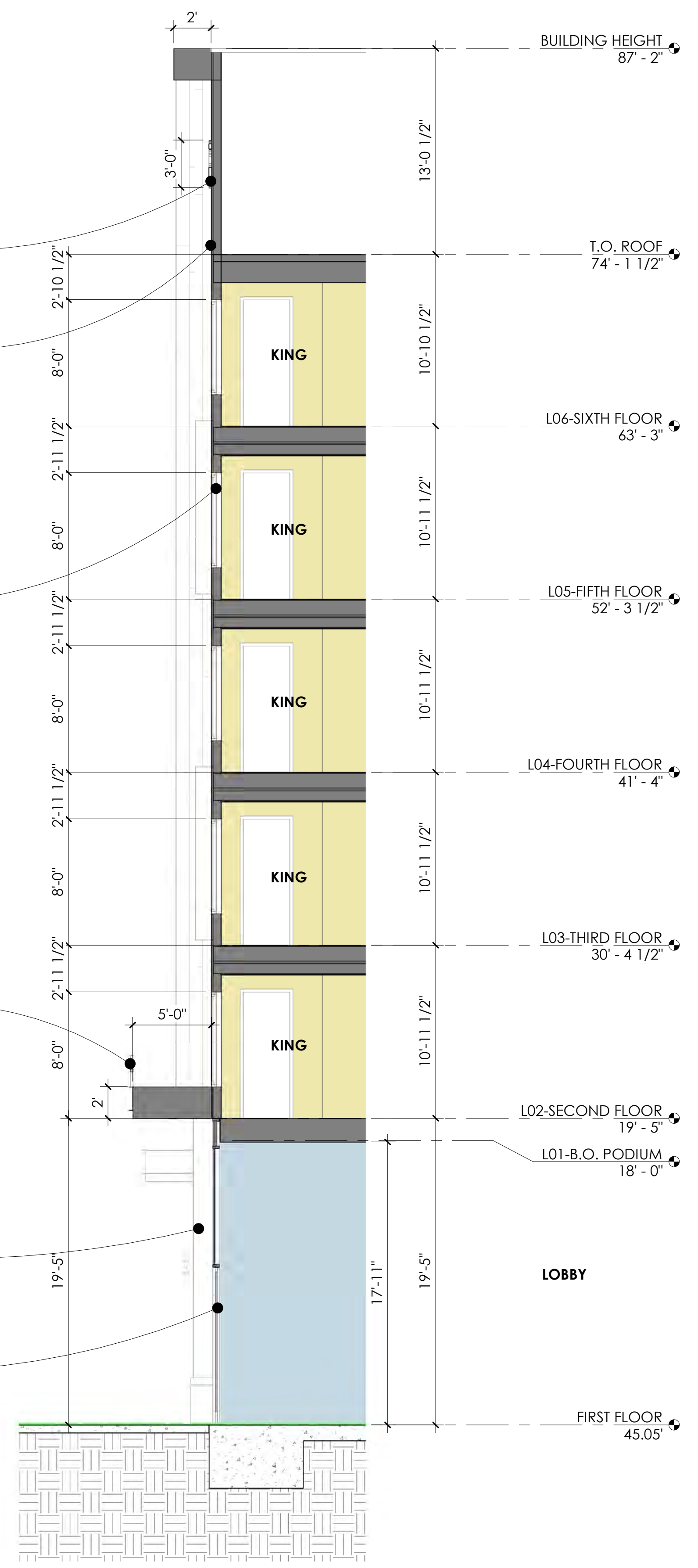
12" DEEP ALUMINUM SHADING LOUVERS

RECESSED ALUMINUM WINDOWS WITH INTEGRATED PTAC LOUVER

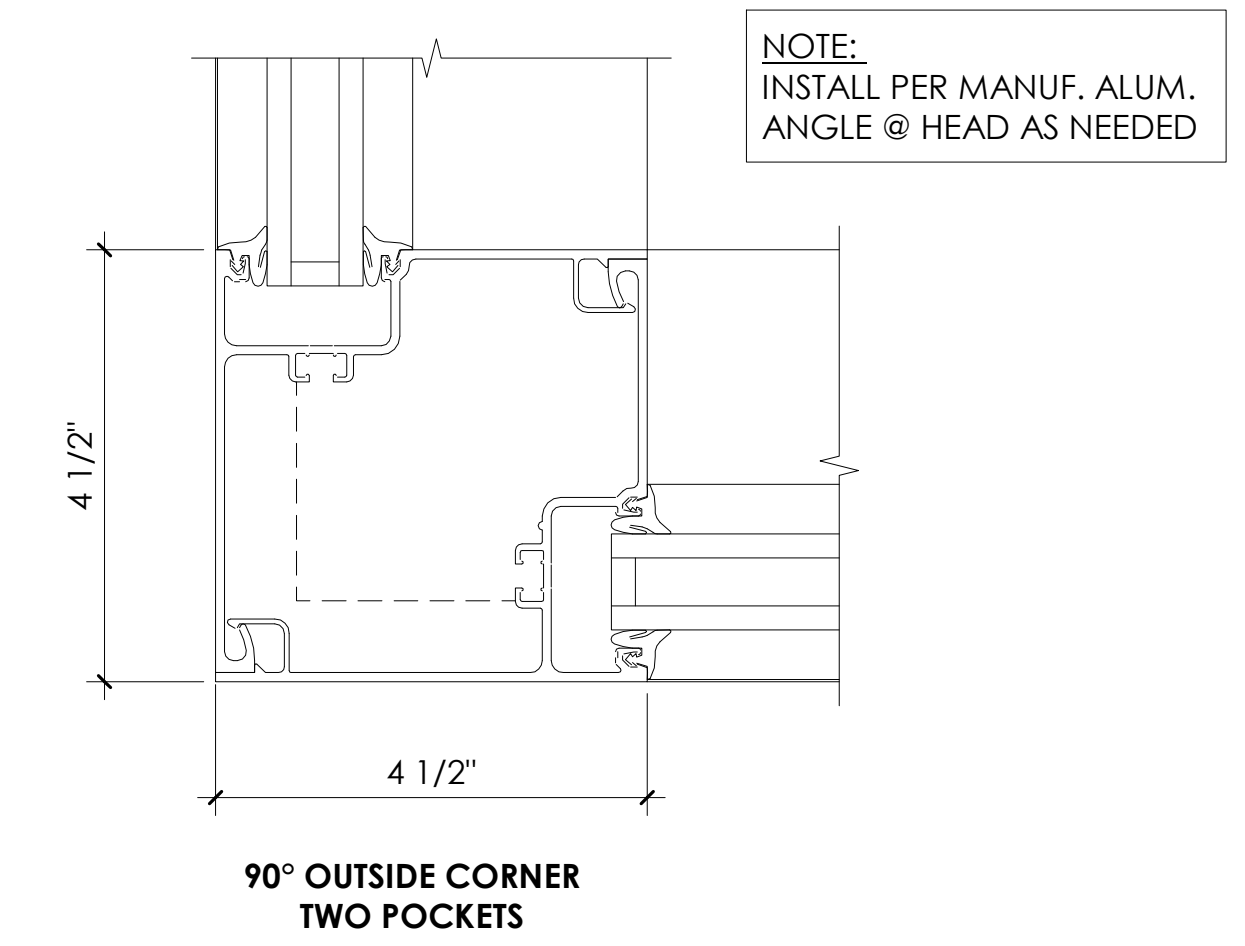
AWNING WITH SIGNAGE AT MAIN ENTRY

3' DEEP GLASS AWNING OVER LOBBY ENTRY

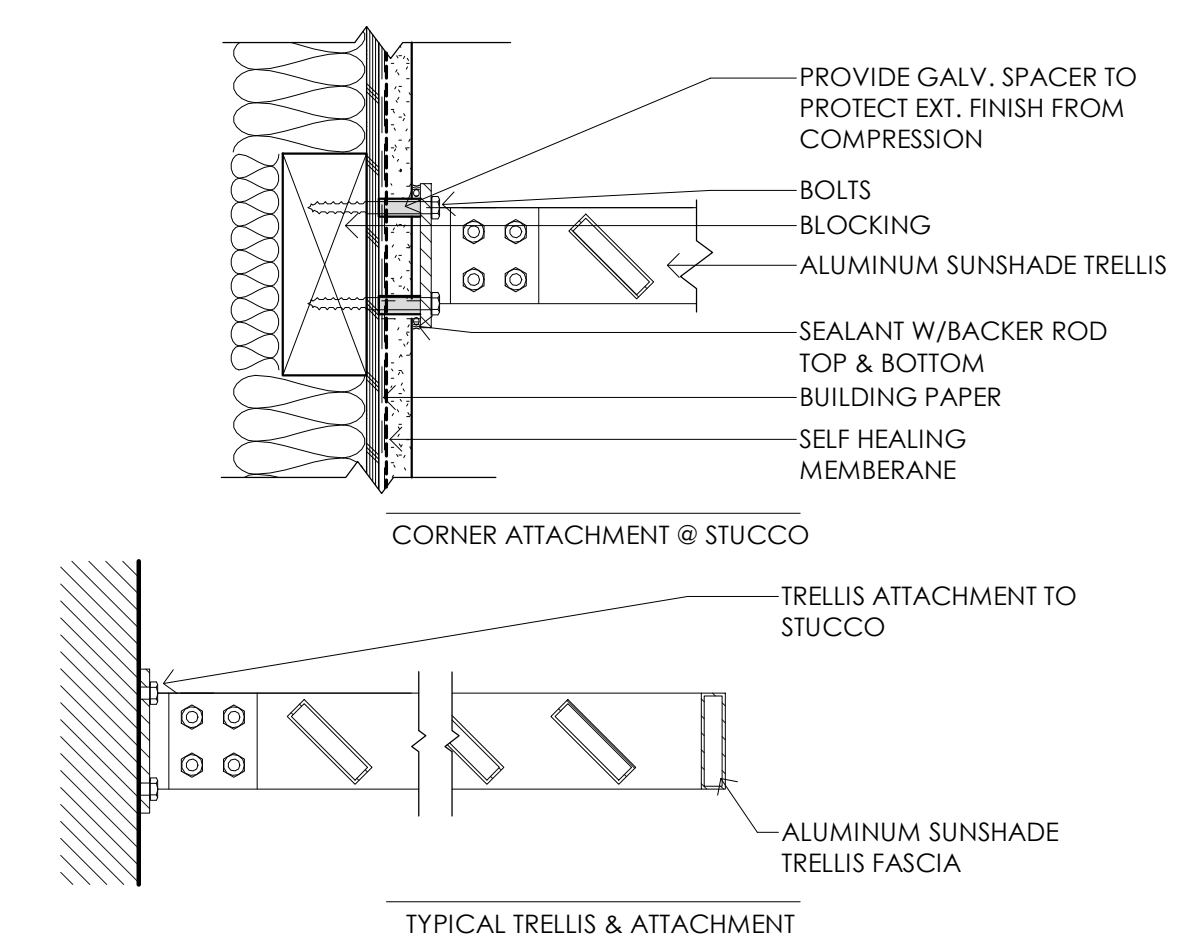
17' HIGH ALUMINUM STOREFRONT



KEY PLAN



STOREFRONT OUTSIDE CORNER



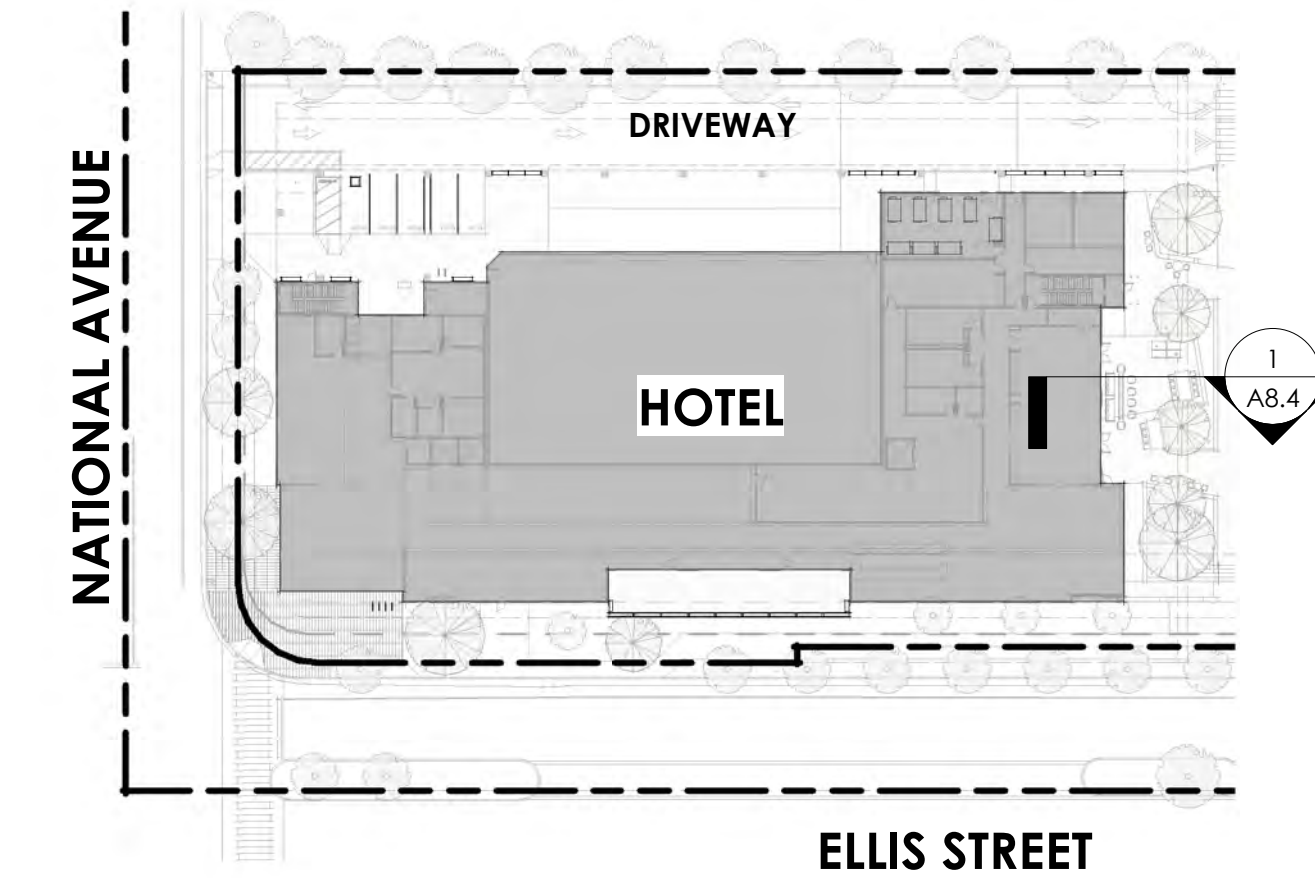
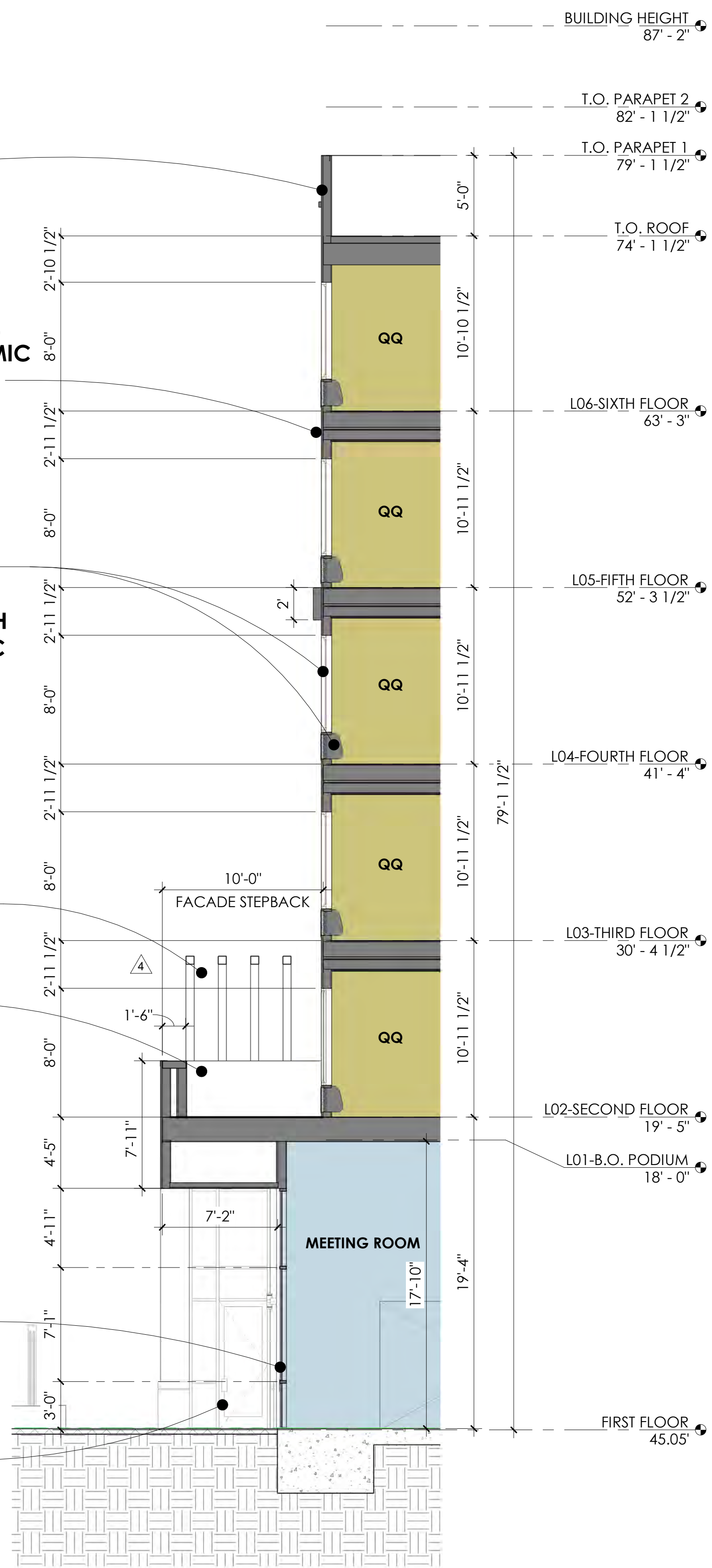
ALUMINUM AWNING

HOTEL LOBBY ENLARGED AXO & WALL SECTION

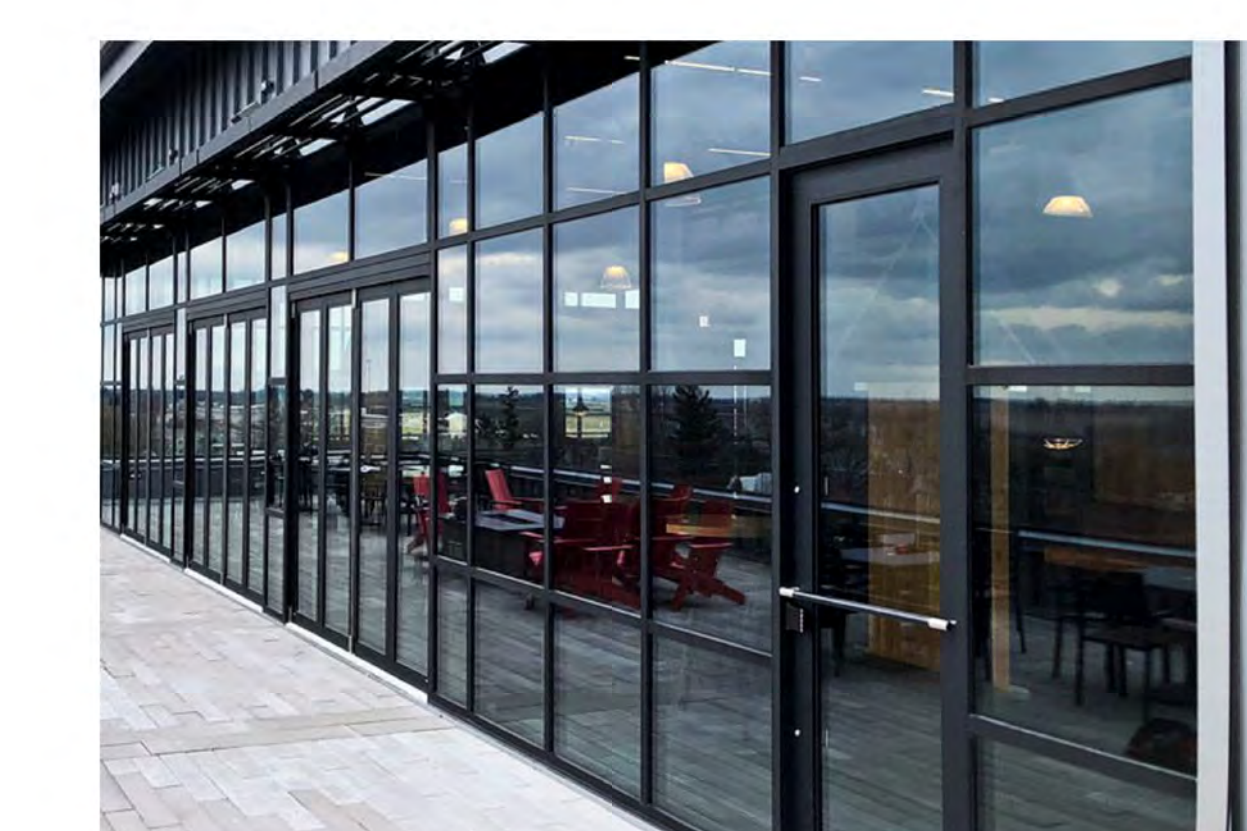
	ADDRESS 1327 ARCHER STREET, STE. 220 SAN LUIS OBISPO, CA 93401	500 & 550 ELLIS ST. MOUNTAIN VIEW, CA	Date 10/13/2023
	CONTACT 805.547.2240 ARRIS-STUDIO.COM	THOMAS E. JESS ARCHITECT (CAL) #C27048 STEPHEN A. RIGOR ARCHITECT (CA) #C33872	ARCHITECTURAL DETAILS



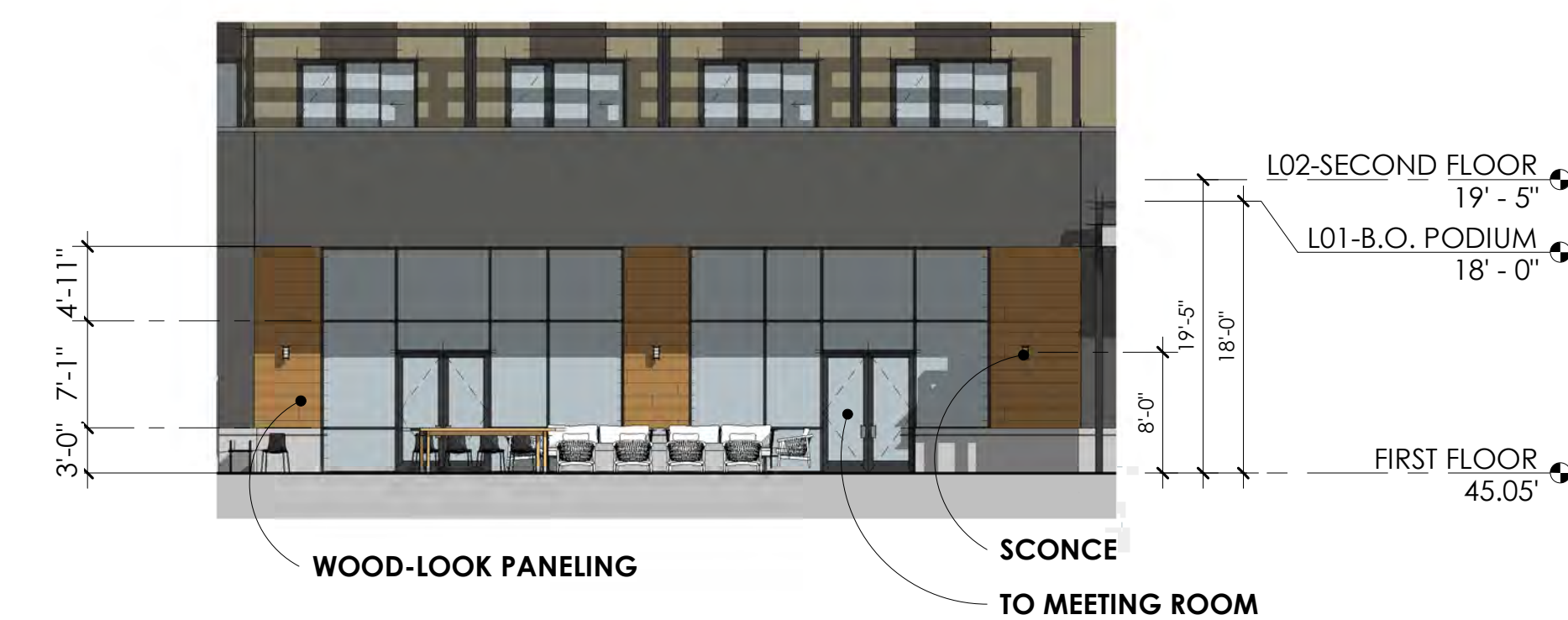
- SMOOTH FINISH EIFS
- BOX RIB METAL PANELS TO MIMIC PTAC LOUVERS
- REVEAL, TYP.
- RECESSED ALUMINUM WINDOWS WITH INTEGRAL PTAC LOUVER
- RECESSED ALUMINUM WINDOWS
- 10' HIGH ALUMINUM SHADE TRELLIS
- PRIVATE PATIOS
- WOOD-LOOK PANELING
- TO MEETING ROOM
- 15' HIGH RECESSED ALUMINUM STOREFRONT
- CONCRETE BULKHEAD
- TO PREFUNCTION



KEY PLAN



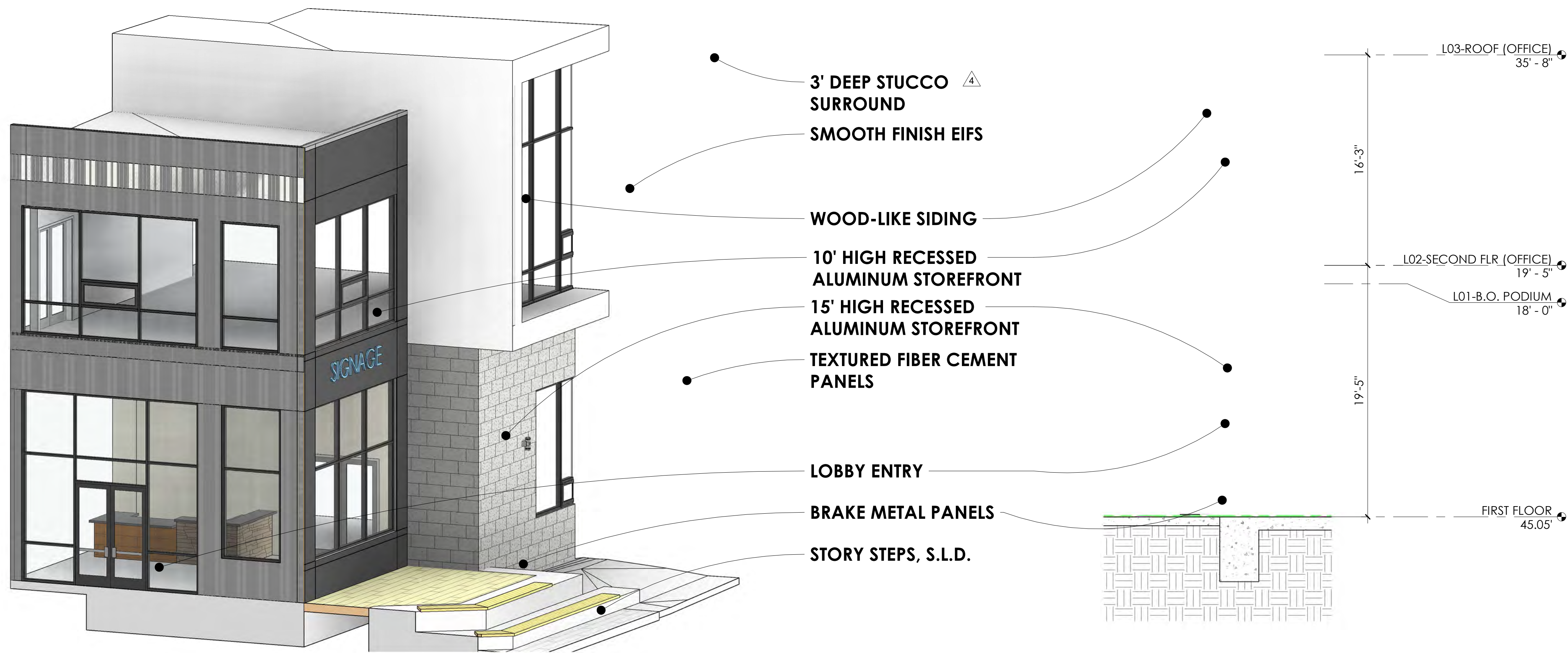
ALUMINUM STOREFRONT



ENLARGED PATIO ELEVATION

HOTEL MEETING ROOM ENLARGED AXO & WALL SECTION

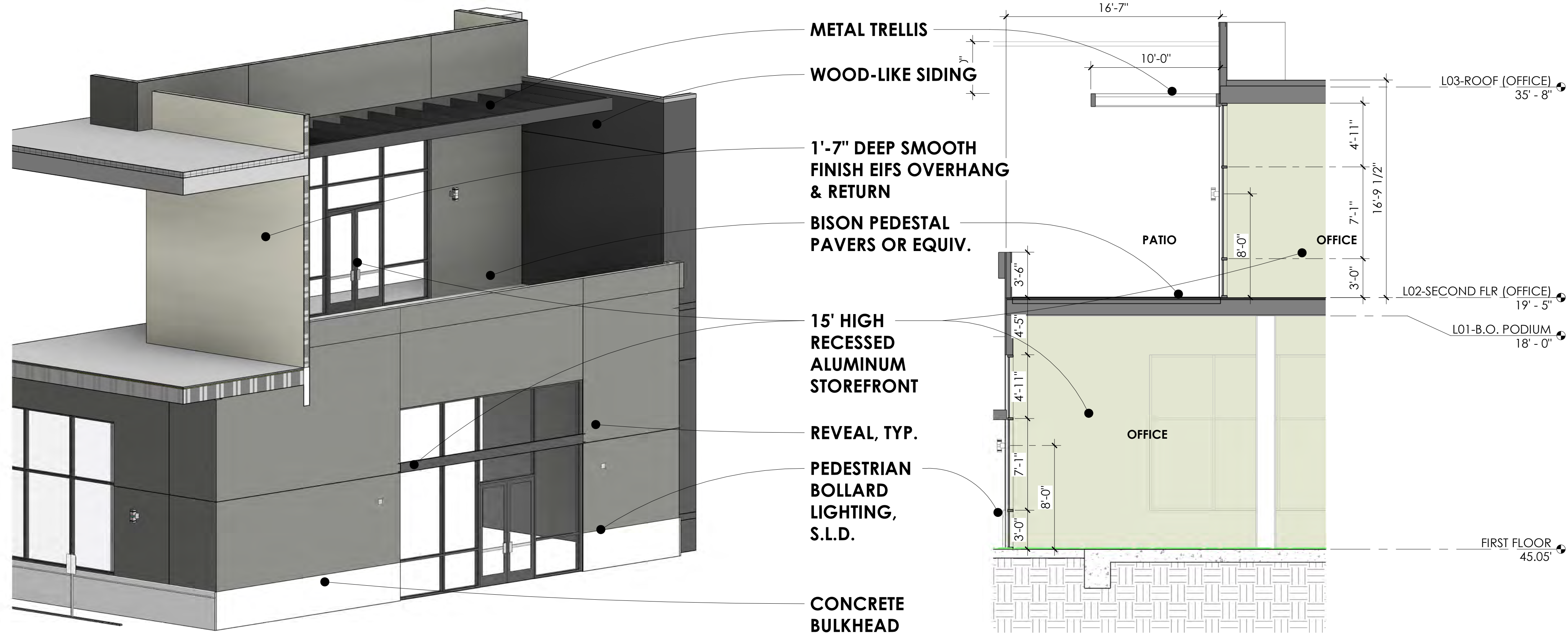
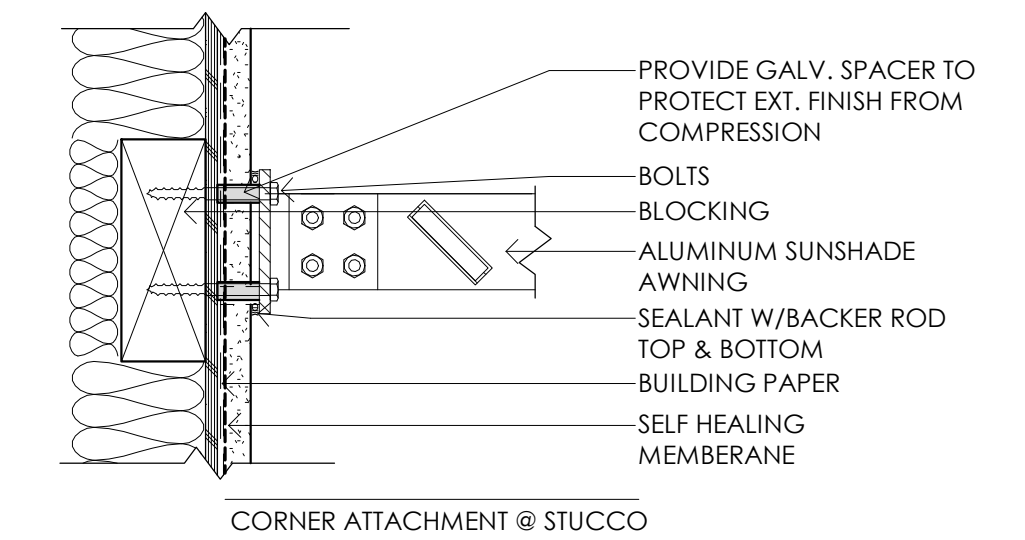
	ADDRESS 1327 ARCHER STREET, STE. 220 SAN LUIS OBISPO, CA 93401	500 & 550 ELLIS ST. MOUNTAIN VIEW, CA ARCHITECTURAL DETAILS	Date 10/13/2023 Scale 24x36: 11x17: Sheet
	CONTACT 805.547.2240 ARRIS-STUDIO.COM THOMAS E. JESS ARCHITECT (CA) #C27048 STEPHEN A. BIGOR ARCHITECT (CA) #C33872		A8.4



OFFICE LOBBY ENLARGED AXO & WALL SECTION



KEY PLAN

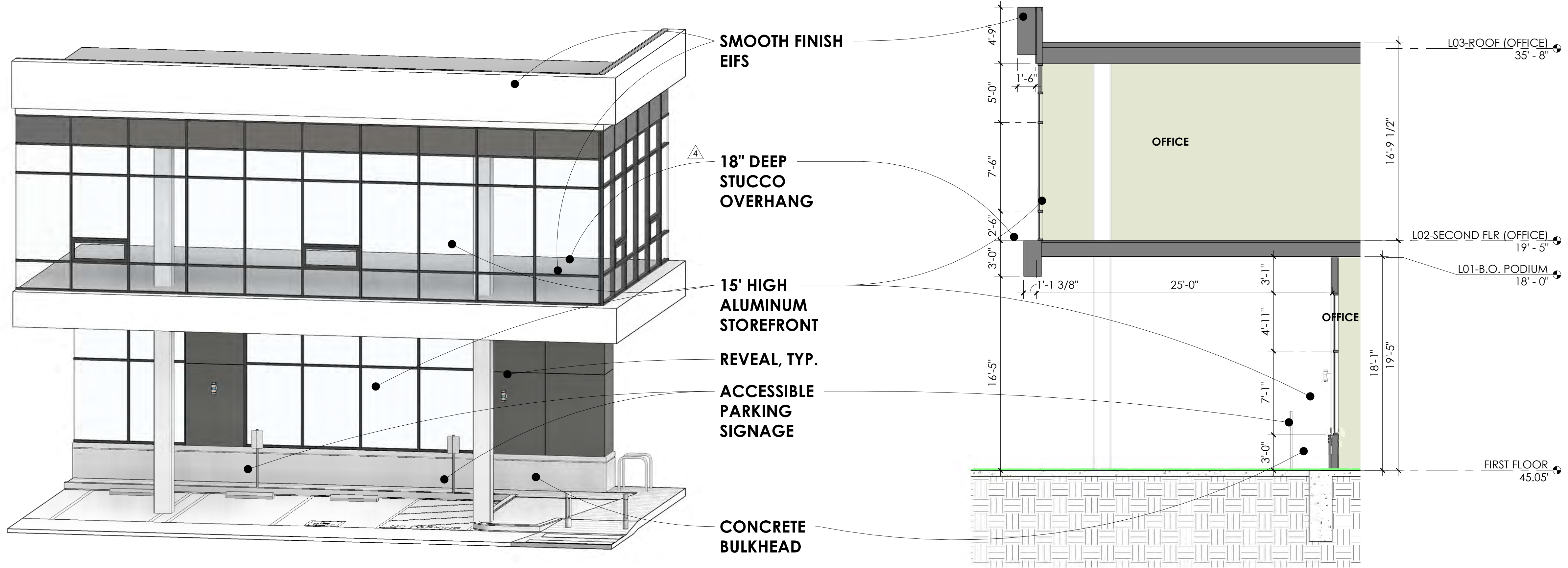


OFFICE PATIO ENLARGED AXO & WALL SECTION

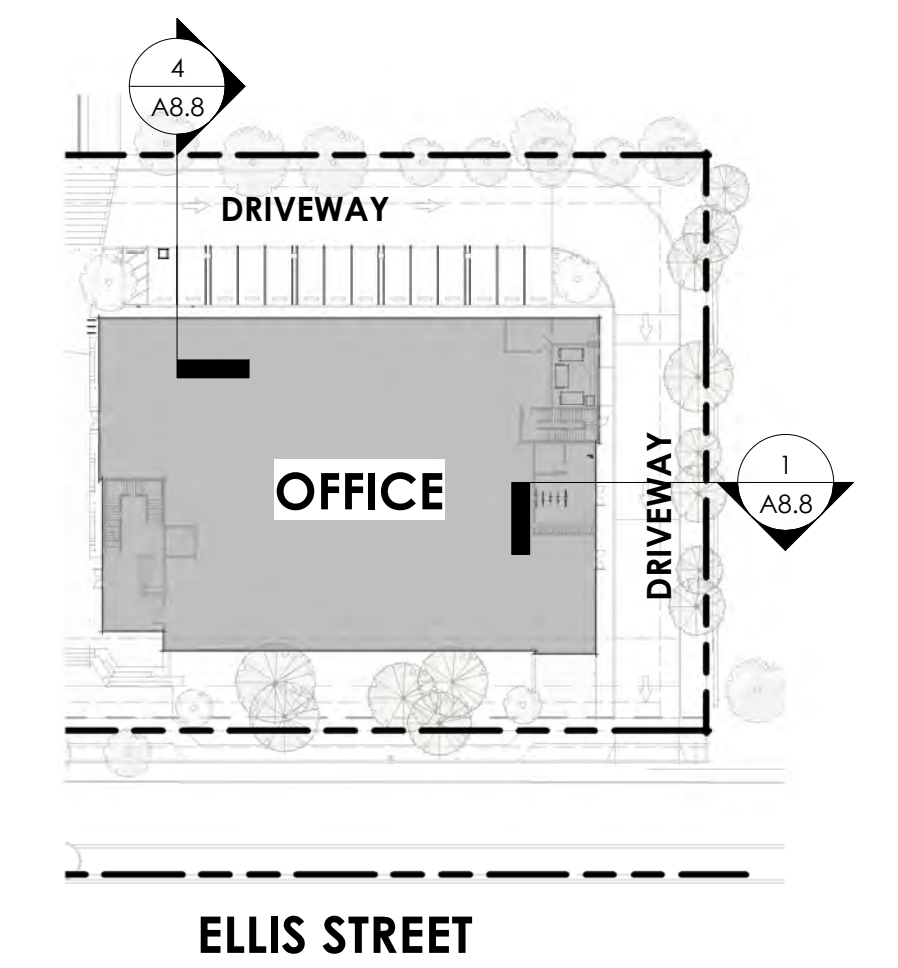
ALUMINUM AWNING



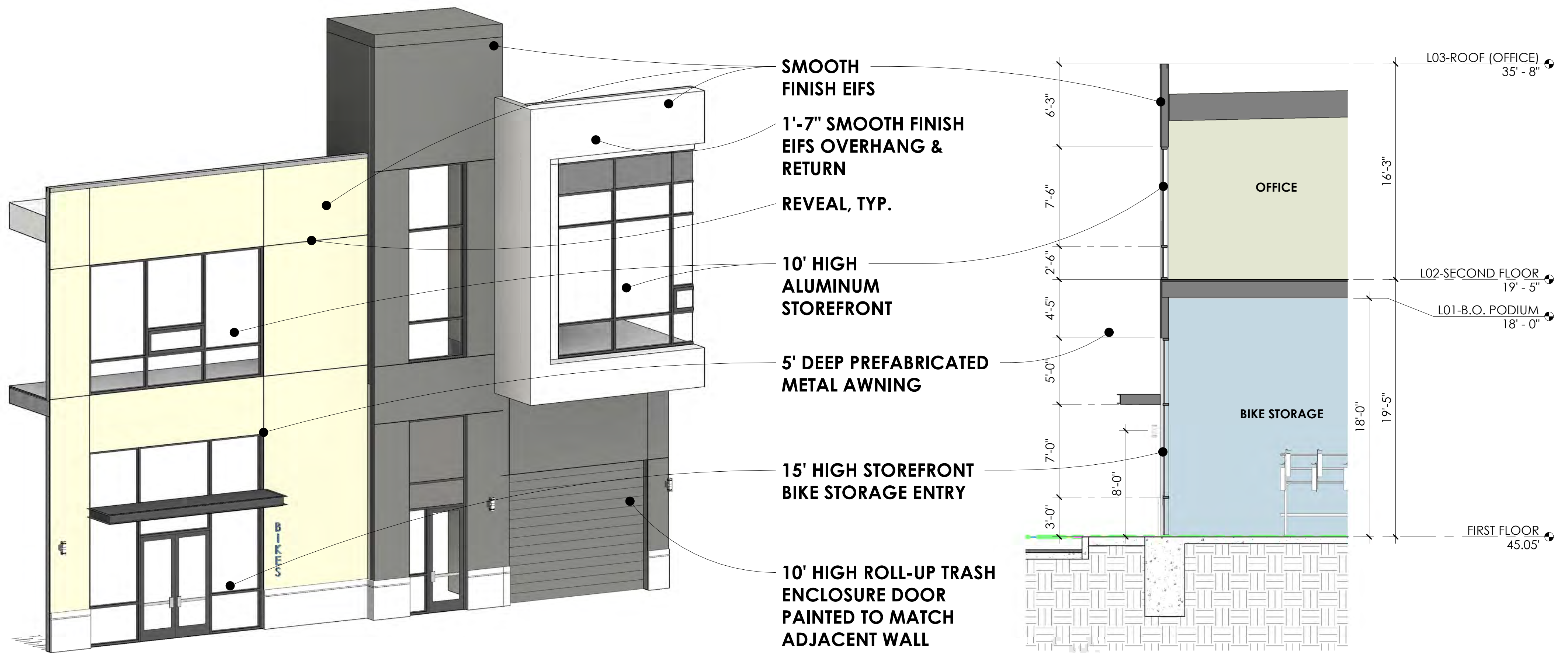
	ADDRESS 1327 ARCHER STREET, STE. 220 SAN LUIS OBISPO, CA 95041 CONTACT 805.547.2240 ARRIS-STUDIO.COM	500 & 550 ELLIS ST. MOUNTAIN VIEW, CA ARCHITECTURAL DETAILS	Date 10/13/2023 Scale 24x36; 11x17; Sheet
	THOMAS E. JESS ARCHITECT (CAL) #C27048 STEPHEN A. BIGOR ARCHITECT (CA) #C33872		A8.7



OFFICE PARKING ENLARGED AXO & WALL SECTION



KEY PLAN



OFFICE BIKE STORAGE ENLARGED AXO & WALL SECTION

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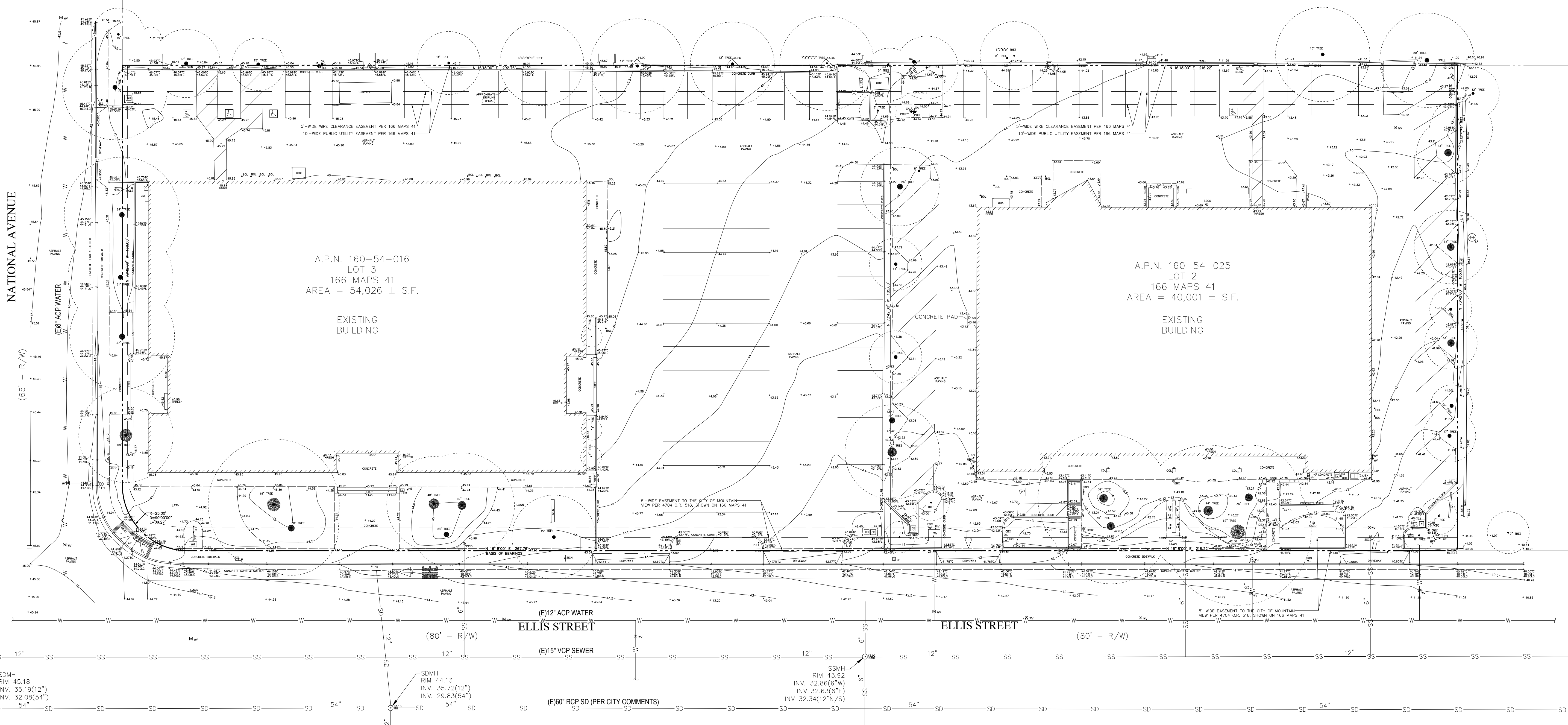
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ARCHITECTURAL DETAILS

Date 10/13/2023
Scale 24x36;
11x17;
Sheet

A8.8

Plot Date: Aug 2, 2023 - 2:07 PM



LEGEND

---	PROPERTY LINE	JP	JOINT UTILITY POLE
AR	ACCESS RAMP	LG	LIP OF GUTTER
BFP	BACKFLOW PREVENTER	LP	LIGHT POLE
BOL	BOLLARD	LT	LIGHT
CB	CATCH BASIN	PIV	POST INDICATOR VALVE
CO	CLEANOUT	SSCO	SANITARY SEWER CLEANOUT
COL	COLUMN	SSMH	SANITARY SEWER MANHOLE
EBX	ELECTRIC BOX	TC	TOP OF CURB
FDC	FIRE DEPARTMENT CONNECTION	TG	TOP OF GRATE
FH	FIRE HYDRANT	THRESH	THRESHOLD
FL	FLOWLINE	TW	TOP OF WALL
GA	GUY ANCHOR	UBX	UTILITY BOX
GM	GAS METER	WM	WATER METER
HB	HOSE BIB	WV	WATER VALVE
ICBX	IRRIGATION BOX	WV	WATER VALVE
INV.	INVERT	12" TREE	TREE W/ SIZE
		X	FENCE

UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. UNDERGROUND UTILITIES ARE NOT SHOWN ON THIS DRAWING.

FLOOD ZONE NOTE:

THE SUBJECT PROPERTY LIES ENTIRELY WITHIN FLOOD ZONE "X" (SHADED) DESCRIBED AS, "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD", BASED ON FLOOD INSURANCE RATE MAP 06085C0045H, DATED MAY 18, 2009.

BENCHMARK:

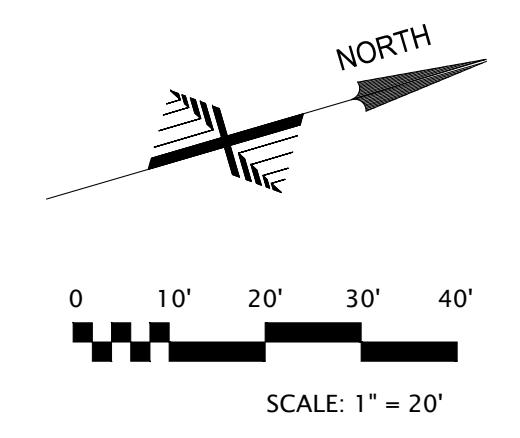
THE BENCHMARK USED FOR THIS SURVEY IS CITY OF MOUNTAIN VIEW BENCHMARK "111-02", DESCRIBED AS, "BRASS DISK STAMPED "111-02" SET IN TOP OF CURB AT THE WEST END OF THE NORTHWEST RETURN ALONG EAST MIDDLEFIELD ROAD AT ELLIS STREET", TAKEN AS 59.767 (NAVD 1988).

BASIS OF BEARINGS:

THE BEARING OF NORTH 16°18'00" EAST, TAKEN ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF ELLIS STREET, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED SEPTEMBER 16, 1963 IN BOOK 166 OF MAPS AT PAGE 41, OFFICIAL RECORDS OF SANTA CLARA COUNTY WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BOUNDARY AND EASEMENT NOTE:

THE BOUNDARY SHOWN HEREON IS BASED ON THAT CERTAIN RECORD OF SURVEY FILED SEPTEMBER 16, 1963 IN BOOK 166 OF MAPS AT PAGE 41, OFFICIAL RECORDS OF SANTA CLARA COUNTY. EASEMENTS SHOWN ARE BASED ON THOSE SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 166 OF MAPS AT PAGE 41. OTHER EASEMENTS, IF ANY, ARE NOT INDICATED HEREON.



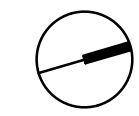
HOBACH-LEWIN, INC.
 STRUCTURAL & CIVIL ENGINEERS
 280 Sheridan Avenue, Suite 150
 Palo Alto, CA 94306
 (650) 617-5930 Fax (650) 617-5932

ARRIS
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 THOMAS E. JESS
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 STEPHEN A. BIGOR
 ARCHITECT (CA) #C33672

500 & 550 ELLIS ST.
 MOUNTAIN VIEW, CA
TOPOGRAPHIC SURVEY PLAN

Date: AUGUST 4, 2023
 Scale: AS SHOWN
 Sheet: **C1.2**

HOBACH-LEWIN #14349.31



LAYOUT NOTES

1. VERIFY LOCATION OF ALL BUILDINGS, WALLS, ROADS AND CURBS AFFECTING LANDSCAPE SCOPE OF WORK WITH ARCHITECTURAL AND CIVIL ENGINEER'S DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL CURRENT BUILDING GROUND FLOOR PLANS.
2. VERIFY LOCATION OF ALL VAULTS, ELECTRICAL DUCT BANKS, MANHOLES, CONDUIT AND PIPING, DRAINAGE STRUCTURES AND OTHER UTILITIES WITH THE APPROPRIATE ENGINEERING DRAWINGS. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS WITH LANDSCAPE SCOPE.
3. TAKE ALL DIMENSIONS FROM FACE OF CURB, WALL OR BUILDING OR TO CENTERLINE OF COLUMNS OR TREES UNLESS OTHERWISE NOTED. ALL MEASUREMENTS TO DESIGNATED CENTERLINE(S).
4. TAKE ALL DIMENSIONS PERPENDICULAR TO ANY REFERENCE LINE, WORK LINE, FACE OF BUILDING, FACE OF WALL, OR CENTERLINE.
5. ALL DIMENSIONS TAKEN TO CENTERLINE OF BUILDING COLUMN SHALL MEAN THE FIRST ROW OF COLUMNS CLOSEST TO THE FACE OF THE BUILDING. SEE ARCHITECT'S DRAWINGS FOR CORRESPONDING COLUMN LINES.
6. ALL ANGLES TO BE 90 DEGREES AND ALL LINES OF PAVING AND FENCING TO BE PARALLEL UNLESS NOTED OTHERWISE. MAINTAIN HORIZONTAL ALIGNMENT OF ADJACENT ELEMENTS AS NOTED ON THE DRAWINGS.
7. HOLD TOPS OF WALLS AND FENCES LEVEL UNLESS NOTED OTHERWISE.
8. REFERENCE TO NORTH REFERS TO PLAN NORTH, REFERENCE TO SCALE IS FOR FULL-SIZED DRAWINGS ONLY. DO NOT SCALE FROM REDUCED DRAWINGS.
9. DIMENSIONS TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS.
10. NOTES AND DETAILS ON SPECIFIC DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
11. DO NOT INSTALL ANY WORK ON STRUCTURE PRIOR TO REVIEW OF WATERPROOFING BY ARCHITECT.
12. WHERE NOT SHOWN ON LANDSCAPE DRAWINGS, SEE CIVIL ENGINEER'S DRAWINGS FOR ROADWAY CENTERLINES, BUILDING SETBACKS AND BENCH MARKS.
13. ALL CONCRETE SLABS AND RAMP OR STEP FOOTINGS SHALL BE DOWELED INTO ADJUTING WALLS, FOUNDATIONS AND FOOTINGS USING BARS OF THE SAME SIZE AND SPACING UNLESS NOTED OTHERWISE. SEE JOINTING DETAILS.

PLANTING NOTES

1. PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREE INSTALLED ON GRID OR SPACED EQUALLY IN ROWS AS SHOWN ON DRAWINGS. ALIGN TREES ACROSS WALKS. ADJUST SPACING AS NECESSARY, SUBJECT TO REVIEW BY THE LANDSCAPE ARCHITECT.
2. PROVIDE MATCHING SIZES AND FORMS FOR ALL HEDGE PLANTINGS. SPACE EQUALLY, ON GRID, TRIANGULARY, AS SHOWN.
3. FORM 40 INCH WATERING BASIN AROUND ALL TREES NOT INSTALLED IN LAWN OR PAVED AREAS. FILL BASIN WITH 2 INCH LAYER OF GRAVEL MULCH.
4. PROVIDE HEADER TO SEPERATE ALL SHRUB AND GROUND COVER PLANTING AREAS FROM LAWN PLANTING AREAS.
5. INSTALL LAWN UNDER ALL TREES THROUGHOUT ENTIRE LAWN PLANTING AREA TO LIMIT OF SPRAY IRRIGATION UNLESS NOTED OTHERWISE. TREES OUTSIDE OF SPRAY IRRIGATION LIMIT ARE TO BE DRIP IRRIGATED.
6. EQUALLY SPACE VINES WHERE PLANTED AGAINST WALLS OR FENCES. SEE DRAWINGS FOR QUANTITY AND APPROXIMATE SPACING.
7. EACH LOCATION OF ALL TREES SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
8. EXACT PLACEMENT OF HEADERS WILL BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
9. PLANT NAMES ARE ABBREVIATED ON THE DRAWINGS. SEE PLANT LIST FOR KEY AND CLASSIFICATION.
10. FINISH ALL PLANTERS WITH 2" WOOD MULCH, UNON AS GRAVEL AT TREE PLANTINGS, SEE DRAWINGS.

GRADING NOTES

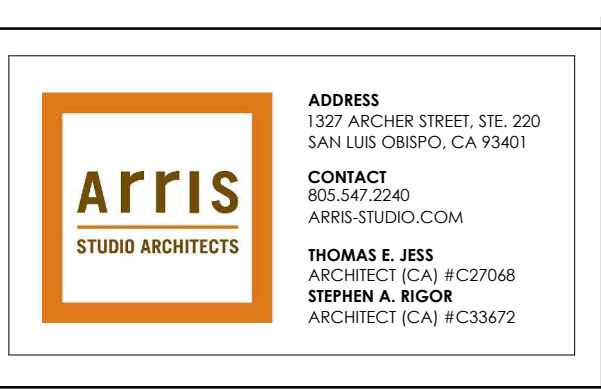
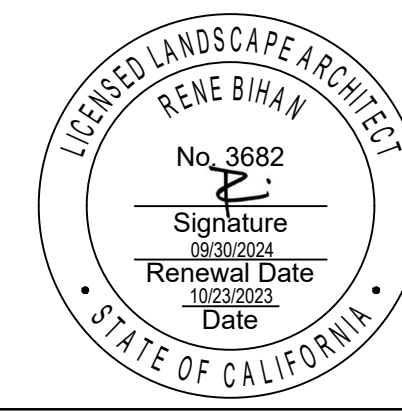
1. FOR EXISTING TOPOGRAPHY INCLUDING GRADES, UTILITIES, PROPERTY LINES, LIMITS OF ROADWAYS, CURBS AND GUTTERS, EXISTING TREES, ETC., REFER TO THE CIVIL DRAWINGS.
2. ALL FINISHED GRADES SHALL PROVIDE FOR NATURAL RUNOFF OF WATER WITHOUT LOW SPOTS OR POCKETS. SET FLOW LINES ACCURATELY AND PROVIDE A MINIMUM 2% AND A MAXIMUM 50% GRADIENT UNLESS OTHERWISE NOTED.
3. HOLD FINISHED GRADES FOR SHRUB AND GROUND COVER AREAS 1 1/2 INCH BELOW TOP OF ADJACENT PAVEMENT, CURBS, OR HEADERS UNLESS OTHERWISE NOTED ON THE DRAWINGS.
4. GRADUALLY ROUND OFF TOPS AND TOES OF ALL PLANTED SLOPES TO PRODUCE A SMOOTH AND NATURAL APPEARING TRANSITION BETWEEN RELATIVELY LEVEL AREAS AND SLOPES.
5. GENERAL CONTRACTOR TO COORDINATE SIZE AND LOCATION OF SLAB PENETRATIONS FOR DRAINAGE STRUCTURES WITH MECHANICAL CONTRACTOR.

ABBREVIATIONS

BLDG	BUILDING	PGR	PER GEOTECHNICAL RECOMMENDATIONS
BIO	BIORETENTION	LOW	LIMIT OF WORK
BC	BOTTOM OF CURB	LP	LOW POINT
BW	BOTTOM OF WALL	R	RADIUS
CL	CENTER LINE	SIM	SIMILAR
CONC	CONCRETE	SJ	SCORE JOINT
DIA	DIAMETER	SQ	SQUARE
(E)	EXISTING	SS	STAINLESS STEEL
EQ	EQUAL	SSMH	SANITARY SEWER MANHOLE
EJ	EXPANSION JOINT	SSWR	SANITARY SEWER
FFE	FINISH FLOOR ELEVATION	TBD	TO BE DETERMINED
FG	FINISH GRADE	TYP	TYPICAL
GAL	GALLON	TC	TOP OF CURB
HDR	HEADER	TW	TOP OF WALL
HP	HIGH POINT	VIF	VERIFY IN FIELD
O.C.	ON CENTER		
OCEW	ON CENTER EACH WAY		
PA	PLANTING AREA		

Sheet List Table

Sheet Number	Sheet Title
LO.00	COVER SHEET
LO.01	NOTES LEDENDS AND SCHEDULE
LO.02	TREE INVENTORY
LO.03	TREE INVENTORY
LO.04	TREE DISPOSITION & PROTECTION PLAN
LO.05	TREE COVERAGE PLAN - EXISTING CONDITIONS
LO.06	TREE COVERAGE PLAN - AT CONSTRUCTION COMPLETION
LO.07	TREE COVERAGE PLAN - 5 - 10 YEARS
LO.08	TREE COVERAGE PLAN - FULL GROWTH
LO.09	TREE COVERAGE PLAN - FULL GROWTH - OFFISTE INCLUDED
L1.01	LAYOUT AND MATERIAL PLAN
L3.01	SECTIONS
L3.02	SECTIONS
L4.00	PLANTING SCHEDULE & NOTES
L4.01	TREE PLANTING PLAN
L4.02	UNDERSTORY PLANTING PLAN
L4.03	PLANTING DETAILS
L5.00	IRRIGATION NOTES & LEGEND
L5.01	IRRIGATION PLAN
L5.02	HYDROZONE PLAN
L5.03	IRRIGATION DETAILS
L5.04	IRRIGATION DETAILS
L5.05	IRRIGATION DETIALS
L5.06	WATER USE CALCULATIONS
L5.07	WATER EFFICIENCY CHECKLIST
L6.01	LIGHTING DIAGRAM
L7.01	DETAILS
L7.02	DETAILS



500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA

COVER SHEET

Date: 08/04/2023
Scale: 24x36;
11x17;
Sheet: **LO.00**

PAVING SCHEDULE

SYMBOL/KEY	DESCRIPTION	COLOR	FINISH	REMARKS	DETAILS
P1	ACKERSTONE PERVIOUS PAVER '3X9 MICROCHAMFER'	IVORY/ISRAEL PEWTER	GRIND	RUNNING BOND, 2 7/8" X 8 3/4" NOMINAL. - INSTALL AT 50% IVORY & 50% ISRAEL PEWTER (EQUAL QUANTITY)	
P1V	ACKERSTONE VEHICULAR PAVER '3X9 MICROCHAMFER'	IVORY/ISRAEL PEWTER	GRIND	RUNNING BOND, 2 7/8" X 8 3/4" NOMINAL. - INSTALL, SEE ABOVE	
P2	ACKERSTONE PERVIOUS PAVER 'AQUALINA'	MESA BEIGHE	GRIND	RUNNING BOND, 3 7/8" X 11 3/4" NOMINAL.	
P3	REDWOOD DECKING	S4S CLEAR HEART PENOFIN OIL STAIN	S4S CLEAR HEART PENOFIN OIL STAIN	HIDDEN FASTENERS SEE DETAILS	
P4	TRUNCATED DOME	CHARCOAL 511	SANDBLASTED	24" X 36" TRUNCATED DOME PAVER BY STEPSTONE INC.	
P5	PUBLIC RIGHT-OF-WAY				
P6	ENTRY COURT PAVER (12X48)	HEP-50 (50%) HEP-60 (60%)	SEE MANUFACTURERS SPEC.	12"x48" ECO PREMIER RECYCLED PORCELAIN PAVER WAUSAU TILE	

SITE AMENITIES SCHEDULE

SYMBOL/KEY	DESCRIPTION	COLOR	FINISH	REMARKS	DETAILS
A1	BIKE RACK: SITE PIECES MONOLINE DUO 2 EACH SHAPE	CLOTHES LINE	BEAD BLASTED / POWDER COATED	SITE PIECES MONOLINE STANDARD BIKE RACK	

SITE WALL SCHEDULE

SYMBOL/KEY	DESCRIPTION	COLOR	FINISH	REMARKS	DETAILS
W1	CAST IN PLACE CONCRETE SEAT WALL	DAVIS COLORS OUTBACK 677	LIGHT SANDBLAST	SAWCUT @ EXPANSION JOINTS	
W2	WOOD CAP	NATURAL COLOR	S4S	CLEAR HEART TIMBER SANDED SMOOTH 4 SIDES SUBMIT SHOP DWGS	
S1	STAIR WITH HANDRAIL	DAVIS COLORS OUTBACK 677	LIGHT SANDBLAST		

LIGHTING SCHEDULE

SYMBOL/KEY	DESCRIPTION	COLOR	FINISH	REMARKS	DETAILS
L1	BEGA SHIELDED BOLLARD LUMINARIES	BRONZE	BEGA UNIDURE FINISH, SEE BEGA SPECIFICATIONS	BOLLARD 84 061, PRODUCT NUMBER K3 (3000k COLOR TEMP)	
L2	EXISTING LIGHT FIXTURE				

GENERAL

SYMBOL/KEY	DESCRIPTION
	LIMIT OF WORK
	PROPERTY LINE
PA	PLANTING AREA
	EXISTING PAVING TO REMAIN
	EXISTING TREE

GROUND COVER / SHRUBS

SYMBOL	KEY / COMMON NAME	SCIENTIFIC NAME	SIZE/SPACING	WUCOLS	SQ. FT.	NOTES	NATIVE
	CAR_DI EUROPEAN GREY SEDGE	CAREX DIVULSA	1 GAL 12" O.C.	LOW	2,434 (19% COVERAGE)	TRI-SPACING	ADAPTED
	FLW_MIX (50%) RUBY CHALICE CLARKIA (50%) CALIFORNIA POPPY	CLARKIA RUBICUNDA ESCHSCHOLZIA CALIFRONICA	5 GAL 36" O.C.	LOW	3,548 (29% COVERAGE)	TRI-SPACING	YES YES
	GRS_MIX (33%) CALIFORNIA FESCUE (33%) PURPLE NEEDLEGRASS (33%) BLUE WILDRIE	FESTUCA CALIFORNICA STIPA PULCHRA ELYMUS GLAUCUS	5 GAL 30" O.C.	LOW	4,663 (38% COVERAGE)	TRI-SPACING	YES YES YES
	MAH_SO SOFT CARESS MAHONIA	MAHONIA 'SOFT CARESS'	5 GAL 24" O.C.	LOW	546 (4% COVERAGE)	TRI-SPACING	NO
	PSO_MIX (50%)YERBA BUENA (50%)DOUGLAS IRIS	CLINOPODIUM DOUGLASHII IRIS DOUGLASIANA	1 GAL 18" O.C.	LOW	749 (6% COVERAGE)	TRI-SPACING	YES YES
	GRS_MX2 (33%)CALIFORNIA FESCUE (33%)SPREADING RUSH (33%)COMMON YARROW	FESTUCA CALIFORNICA JUNCUS PATENS ACHILLEA MILLEFOLIUM	1 GAL 24" O.C.	LOW	457 (4% COVERAGE)	TRI-SPACING	YES YES YES

TREE

SYMBOL	KEY/COMMON NAME	SCIENTIFIC NAME	HEIGHT/WIDTH	QUANTITY	WUCOLS	REMARKS/SIZE
	TIL_TOM SILVER LINDEN	TILIA TOMENTOSA	50-70' TALL 25-35' WIDE	13	LOW	24" BOX*
	ARB_MAR MARINA STRAWBERRY TREE	ARBUTUS X 'MARINA'	20-30' TALL 20-30' WIDE	2	LOW	36" BOX*
	ACE_FRE FREEMAN'S MAPLE	ACER X FREEMANII	40-60' TALL 20-40' WIDE	2	MODERATE	24" BOX*
	GNK_BIL GINKGO TREE	GINKGO BILOBA	40-60' TALL 20-40' WIDE	6	MODERATE	36" BOX
	LAG_IND MUSKOGEE CRAPE MYRTLE	LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE'	20-25' TALL 10-15' WIDE	6	LOW	24" BOX*

TREE DISPOSITION LEGEND

SYMBOL/KEY	DESCRIPTION	QUANTITY	REMARKS
	EXISTING HERITAGE TREE, TO PROTECT IN PLACE	20	(D) NOTES DESIGNATED TREES. DASH REPRESENTS TREE DRIPLINE
	OFFSITE EXISTING HERITAGE TREE, TO PROTECT IN PLACE	2	
	OFFSITE EXISTING TREE TO PROTECT IN PLACE	7	
	EXISTING TREE TO PROTECT IN PLACE	1	
	EXISTING TREE TO BE REMOVED	9	SEE PLAN FOR LOCATIONS 1:1 REPLACEMENT RATIO
	HERITAGE TREE, TO BE REMOVED	7	2:1 REPLACEMENT RATIO
	OFFSITE EXISTING HERITAGE TREE, TO BE REMOVED	1	1:1 REPLACEMENT RATIO
	TREE PROTECTION FENCING ZONE	10	

TREE DISPOSITION RATIOS

*HERITAGE TREES REMOVED TO BE REPLACED AT A 2:1 RATIO

*NON-HERITAGE TREES REMOVED TO BE REPLACED AT A 1:1 RATIO

METRICS
TOTAL EXISTING HERITAGE TREES REMOVED: 8

TREE REPLACEMENT MINIMUM BASED ON 1:1 REPLACEMENT AND 2:1 HERITAGE REPLACEMENT: 25
TOTAL TREES PROPOSED: 20

SITE TREE CANOPY COVERAGE:
EXISTING: 30.1%
AT CONSTRUCTION: 30.8%
5-10 YEARS: 35%
FULL GROWTH: 39.6%
OFFSITE INCLUDED: 64.5%

NATIVE UNDERSTORY PLANTING COVERAGE:
77% NATIVE PLANTING
19% ADAPTED PLANTING
4% NON-NATIVE

12,397 TOTAL SQFT. OF UNDERSTORY PLANTING

TREE PRESERVATION GUIDELINES

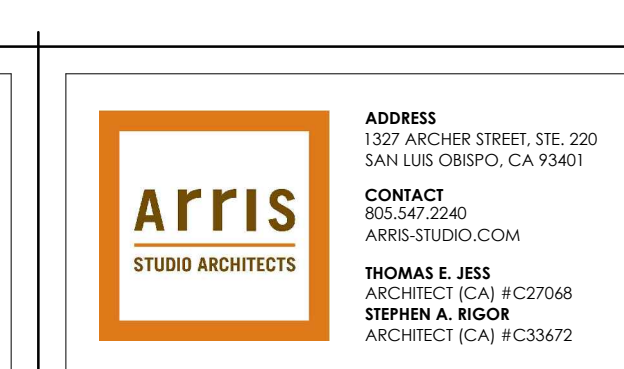
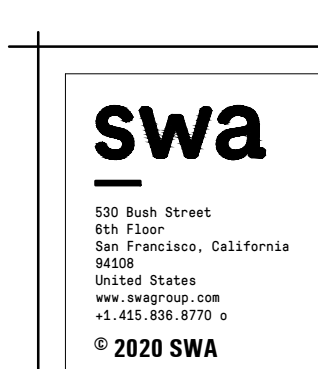
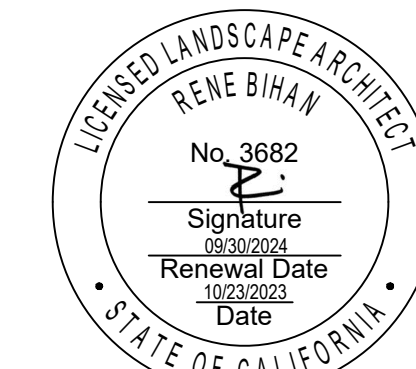
THE FOLLOWING RECOMMENDATIONS WILL HELP REDUCE IMPACTS TO TREES FROM DEVELOPMENT AND MAINTAIN AND IMPROVE THEIR HEALTH AND VITALITY THROUGH THE CLEARING, GRADING AND CONSTRUCTION PHASES.

DESIGN RECOMMENDATIONS

- ACCURATELY LOCATE THE TRUNKS OF TREES (HORIZONTALLY AND VERTICALLY) NOT ALREADY LOCATED FOR TREES TO BE PRESERVED (#415-417).
- INCLUDE TREES TO BE PRESERVED AND TREE PROTECTION ZONES (TPZs) ON ALL CONSTRUCTION PLANS.
- ENSURE THAT ALL PLANS INCLUDE THE NEW NUMBERING SYSTEM FOR THE TREES AND EVERYONE IS CLEAR WHICH TREES ARE BEING PRESERVED.
- PROJECT PLANS AFFECTING THE TREES SHALL BE REVIEWED BY THE CONSULTING ARBORIST WITH REGARD TO TREE IMPACTS. THESE INCLUDE, BUT ARE NOT LIMITED TO, DEMOLITION PLANS, SITE PLANS, IMPROVEMENT PLANS, UTILITY AND DRAINAGE PLANS, GRADING PLANS, AND LANDSCAPE AND IRRIGATION PLANS.
- A TREE PROTECTION ZONE SHALL BE ESTABLISHED AROUND EACH TREE TO BE PRESERVED. NO GRADING, EXCAVATION, CONSTRUCTION OR STORAGE OF MATERIALS SHALL OCCUR WITHIN THAT ZONE. TPZs ARE DEFINED IN TABLE 3 AND TABLE 4.
- NO UNDERGROUND SERVICES INCLUDING UTILITIES, SUB-DRAINS, WATER OR SEWER SHALL BE PLACED IN THE TREE PROTECTION ZONE.
- IRRIGATION SYSTEMS MUST BE DESIGNED SO THAT NO TRENCHING WILL OCCUR WITHIN THE TREE PROTECTION ZONE.
- AS TREES WITHDRAW WATER FROM THE SOIL, EXPANSIVE SOILS MAY SHRINK WITHIN THE ROOT AREA. THEREFORE, FOUNDATIONS, FOOTINGS AND PAVEMENTS ON EXPANSIVE SOILS NEAR TREES SHOULD BE DESIGNED TO WITHSTAND DIFFERENTIAL DISPLACEMENT.
- ANY HERBICIDES PLACED UNDER PAVING MATERIALS MUST BE SAFE FOR USE AROUND TREES AND LABELED FOR THAT USE.
- DO NOT LIME THE SUBSOIL WITHIN 50' OF ANY TREE. LIME IS TOXIC TO TREE ROOTS.

PRE-CONSTRUCTION TREATMENTS AND RECOMMENDATIONS

- THE DEMOLITION AND CONSTRUCTION SUPERINTENDENTS SHALL MEET WITH THE CONSULTING ARBORIST BEFORE BEGINNING WORK TO REVIEW ALL WORK PROCEDURES, ACCESS ROUTES, STORAGE AREAS AND TREE PROTECTION MEASURES.
- FENCE ALL TREES TO BE RETAINED TO COMPLETELY ENCLOSE THE TREE PROTECTION ZONE PRIOR TO DEMOLITION, GRUBBING OR GRADING. FENCES SHALL BE 6 FT. CHAIN LINK OR EQUIVALENT AS APPROVED BY THE CONSULTING ARBORIST. FENCES ARE TO REMAIN UNTIL ALL GRADING AND CONSTRUCTION IS COMPLETED.
- WHERE DEMOLITION MUST OCCUR CLOSE TO TREES, SUCH AS REMOVING CURB AND PAVEMENT, INSTALL TEMPORARY TRUNK PROTECTION DEVICES SUCH AS WINDING SILT SOCK WATTLE OR WOOD PLANKS AROUND TRUNKS OR STACKING HAY BALES AROUND TREE TRUNKS TO A HEIGHT OF APPROXIMATELY 5'. ANY LOW BRANCHES THAT ARE WITHIN THE WORK ZONE SHOULD ALSO BE PROTECTED. REMOVE TRUNK PROTECTION AFTER DEMOLITION IS COMPLETED AND INSTALL PROTECTIVE FENCE AT THE LIMITS OF THE TREE PROTECTION ZONE. DO NOT RETAIN WATTLE AROUND TREE TRUNKS FOR MORE THAN 2-3 WEEKS TO AVOID DAMAGING TRUNKS FROM EXCESS MOISTURE.
- TREES MAY REQUIRE PRUNING TO PROVIDE CONSTRUCTION CLEARANCE. ALL PRUNING SHALL BE COMPLETED BY A CERTIFIED ARBORIST OR TREE WORKER AND ADHERE TO THE LATEST EDITION OF THE ANSI Z133 AND A300 STANDARDS AS WELL AS THE 'BEST MANAGEMENT PRACTICES-TREE PRUNING' PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE. BRUSH SHALL BE CHIPPED AND SPREAD BENEATH THE TREES WITHIN THE TREE PROTECTION ZONE.
- TREE(S) TO BE REMOVED THAT HAVE BRANCHES EXTENDING INTO THE CANOPY OF TREE(S) TO REMAIN MUST BE REMOVED BY A QUALIFIED ARBORIST AND NOT BY CONSTRUCTION CONTRACTORS. THE QUALIFIED ARBORIST SHALL REMOVE THE TREE IN A MANNER THAT CAUSES NO DAMAGE TO THE TREE(S) AND UNDERSTORY TO REMAIN. TREE STUMPS SHALL BE GROUND 12" BELOW GROUND SURFACE.
- ALL TREE WORK SHALL COMPLY WITH THE MIGRATORY BIRD TREATY ACTS AS WELL AS CALIFORNIA FISH AND WILDLIFE CODE 3503-3513 TO NOT DISTURB NESTING BIRDS. TREE PRUNING AND REMOVAL SHOULD BE SCHEDULED OUTSIDE OF THE BREEDING SEASON TO AVOID SCHEDULING DELAYS. BREEDING BIRD SURVEYS SHOULD BE CONDUCTED PRIOR TO TREE WORK. QUALIFIED BIOLOGISTS SHOULD BE INVOLVED IN ESTABLISHING WORK BUFFERS FOR ACTIVE NESTS.
- TREES TO BE REMOVED SHALL BE FELLED SO AS TO FALL AWAY FROM TREE PROTECTION ZONE AND AVOID PULLING AND BREAKING OF ROOTS OF TREES TO REMAIN. IF ROOTS ARE ENTWINED, THE CONSULTING ARBORIST MAY REQUIRE FIRST SEVERING THE MAJOR WOODY ROOT MASS BEFORE EXTRACTING THE TREES, OR GRINDING THE STUMP BELOW GROUND.
- ALL DOWN BRUSH AND TREES SHALL BE REMOVED FROM THE TREE PROTECTION ZONE EITHER BY HAND, OR WITH EQUIPMENT SITTING OUTSIDE THE TREE PROTECTION ZONE. EXTRACTION SHALL OCCUR BY LIFTING THE MATERIAL OUT, NOT BY SKIDDING ACROSS THE GROUND. BRUSH SHALL BE CHIPPED AND SPREAD BENEATH THE TREES WITHIN THE TREE PROTECTION ZONE.



500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA

NOTES LEDENDS AND SCHEDULE

Date: 08/04/2023
Scale: 24x36:
1:1x17:
Sheet: **LO.01**

Tree Inventory of
500/550 Ellis St
Mountain View, CA 94043



Prepared by
Urban Tree Management, Inc.
Inspection Date: November 4, 2019
Revised: October 12, 2023

650 321 0202 | PO Box 9711 Los Gatos CA 95031 | urbantree.com

Assignment

It was our assignment to physically inspect trees in the survey area based on a topographic map provided by the design team. We were to map, tag and compile data for each tree and write an inventory/ survey report documenting my observations.

We were also to review the Civil Plans sheet L.0.01, L.0.04, L.0.05, L.0.06, L.0.07, L.0.08, L.0.09 and L.4.01 all dated 08/04/2023 to confirm the sustainability of the onsite and offsite trees.

Summary

This survey provides a numbered map and complete and detailed information for each tree surveyed. There are forty-seven (47) trees included in this report with thirty (30) trees being protected under the City of Mountain View's tree protection ordinance. During our survey, none (0) of the trees were rated "A" condition, eleven (11) of the trees were rated "B" condition, nineteen (19) trees were rated "C" condition, and seventeen (17) of the trees were rated "D" condition.

- A - Retain, condition warrants long-term preservation.
- B - Preservable, tree is a benefit and may be worthy of extensive effort or design accommodation.
- C - May be preservable but is not worthy of extensive effort or design accommodation.
- D - Recommend removal due to existing condition/structure/proposed construction impacts.

Type I tree protection shall be used as called out in the "Tree protection" section of this report for all trees to remain onsite. Tree protection fencing is recommended to be at least 8x the trunk diameter in all directions. Where 8x the trunk diameter isn't possible, the tree protection fencing shall be extended as far as possible and cover the entire drip line of the trees.

Trees #250 and #251 are protected Coast redwoods (*Sequoia sempervirens*) that will have construction taking place well inside the standard tree protection zones of these trees. All work within the tree protection zones of these two protected trees shall be by hand without the use of heavy equipment or machinery. I also recommend that after demolition and before the new structure is built that exploratory trenching be hand dug at the north side of these trees. This trenching shall be 36" deep, one shovel width deep and the length provided in the trenching diagram attached at the end of this report. This trenching will provide an exact location of the root structure and if preservation will be possible. Once the exploratory trenching is complete, the project arborist shall inspect the trenching and assess the impacts construction will have on these two trees. Once demolition is complete, tree protection fencing will be installed and a layer of mulch 4" - 6" shall be spread evenly throughout the tree protection zones. Irrigation shall begin as soon as possible and shall happen twice a month to a depth of 18". Irrigation shall take place during all construction activities and for one (1) year after completion of construction to help alleviate construction stress.

Trees #255 through #261 are Privet (*Ligustrum*) trees that will be preserved. Trees #265, #267 through #272 are protected Coast redwood (*Sequoia sempervirens*) trees that will be preserved. These trees will have the existing pavement excavated within their driplines. The pavement excavation will impact approximately 25% of these trees' feeder roots. I recommend that the excavation equipment remain outside the driplines and only reach in with an extension bucket to carefully remove the pavement. Once the pavement is removed, tree protection fencing will be installed and a layer of mulch 4" - 6" shall be spread evenly throughout the tree protection zones. Irrigation shall begin as soon as possible and shall happen once a month to a depth of 18". Irrigation shall take place during all construction activities and for one (1) year after completion of construction to help alleviate construction stress.

Trees #275 through #279 are protected Coast redwood (*Sequoia sempervirens*) that are located at the front of the office building. The building redesign has moved the front of the proposed new building back to the footprint of the original building in hopes of better preserving these trees. The demolition of the existing building shall take place with the excavation equipment staying as far away from this tree's protection zone as possible and only reaching in with an extension bucket. Once excavation is complete, tree protection fencing with mulch and irrigation shall be applied as recommended above. Any trenching within the protection zone shall be by hand without the use of heavy equipment. Any roots greater than 2" in diameter will need consent from the project arborist before being removed.

Trees #282 through #286 currently reside in small planter spaces surrounded by asphalt. During the proposed asphalt excavation all heavy equipment and machinery will stay as far away from the tree protection zones and reach in with an extension bucket only taking precautions to not compact the soil. Once the excavation is complete the tree protection fencing will be installed per all recommendation above. Furthermore, the design team has redesigned the walkway to allow for a larger planter with spaced decking on piers to avoid root damage and allow rainwater to penetrate into the soil.

An after-demolition assessment by the project arborist is recommended to assess the impacts demolition has had on the trees to remain onsite. More trees may be recommended for removal at this time.

Discussion

All the trees surveyed were examined and then rated based on their individual health and structure according to the table following. For example, a tree may be rated "good" under the health column for excellent/vigorous appearance and growth, while the same tree may be rated "fair/poor" in the structure column if structural mitigation is needed. More complete descriptions of how health and structure are rated can be found under the "Methods" section of this report. The complete list of trees and all relevant information, including their health and structure ratings, their "protected/significant" status, a map and recommendations for their care can be found in the data sheet that accompanies this report.

Rating	Health	Structure
Good	excellent/vigorous	flawless
Fair/good	no significant health concerns	very stable
Fair	showing initial or temporary disease, pests, or lack of vitality. measures should be taken to improve health and appearance.	routine maintenance needed such as pruning or end weight reduction as tree grows
Fair/poor	in decline, significant health issues	significant structural weakness(es), mitigation needed, mitigation may or may not preserve the tree
Poor	dead or near dead	hazard

Tree Disposition Categories

Each tree onsite has been categorized for its suitability for preservation relative to its existing condition. Factors such as tree health, condition, age, planting location, species, and structure are all considered to determine if each tree is suitable for preservation. Each tree in the survey (Tree Data Table) has been assigned one of the following categories:

- A - Retain, condition warrants long-term preservation.
- B - Preservable, tree is a benefit and may be worthy of extensive effort or design accommodation.
- C - May be preservable but is not worthy of extensive effort or design accommodation.
- D - Recommend removal due to existing condition/structure/proposed construction impacts.

If trees with poor structure or less than ideal conditions are retained, they may require further assessments, monitoring, access restrictions, maintenance, or eventual removal. More thorough conversations about impacts and specific preservation plans can be reported as the project evolves.

Methods

The trunks of the trees are measured using an arborist's diameter tape at 54" above soil grade. In cases where the main trunk divides below 54", the tree is measured (per the City of Mountain View's heritage tree ordinance) at the point where the trunks divide. In these cases, the height of that measurement is given in the note's column on the attached data sheet. The canopy height and spread are estimated using visual references only.

The condition of each tree is assessed by visual observation only from a standing position without climbing or using aerial equipment. No invasive equipment is used. Consequently, it is

possible that individual tree(s) may have internal (or underground) health problems or structural defects, which are not detectable by visual inspection. In cases where it is thought further investigation is warranted, a "full tree risk assessment" is recommended. This assessment may be inclusive of drilling or using sonar equipment to detect internal decay and include climbing or the use of aerial equipment to assess higher portions of the tree.

The health of an individual tree is rated based on leaf color and size, canopy density, new shoot growth and the absence or presence of pests or disease.

Individual tree structure is rated based on the growth pattern of the tree (including whether it is leaning); the presence or absence of poor limb attachments (such as co-dominant leaders); the length and weight of limbs and the extent and location of apparent decay. For each tree, a structural rating of fair or above indicates that the structure can be maintained with routine pruning such as removing dead branches and reducing end weight as the tree grows. A fair/poor rating indicates that the tree has significant structural weaknesses and corrective action is warranted. The notes section for that tree will then recommend a strategy/technique to improve the structure or mitigate structural stresses. A poor structural rating indicates that the tree or portions of the tree are likely to fail and that there is little that can constructively be done about the problem other than removal of the tree or near structures or in an area frequently traveled by cars or people, receive an additional "**CONSIDER REMOVAL" notation under recommendations. This is included because structural mitigation techniques do not guarantee against structural failure, especially in very large trees. Property owners may or may not choose to remove this type of tree but should be aware that if a very large tree experiences a major structural failure, the danger to nearby people or property is significant.

Survey Area Observations

The property is located in an industrial area in the City of Mountain View. The lots are rectangular, and the properties are flat. The property is occupied, and it appears that there is some sort of irrigation and very basic tree maintenance program in place.

Tree Health on This Property

Generally, the trees in the survey area range from fair/good to poor. All of the trees in this survey would benefit from regular maintenance, pruning and irrigation. Individual issues and recommendations for each tree are listed under the "Notes" column on the accompanying data sheet.

Tree Structure on This Property

Ideally, trees are pruned for structure when young and are properly maintained to reduce end-weight as they grow. This practice prevents excessively long, lateral branches that are prone to breaking off due to weight or wind. As mentioned above all trees on this property would

benefit from routine maintenance and pruning therefore all trees have received fair/good to poor structure ratings.

Local Regulations Governing Trees

Mountain View's City Code (Chapter 32, Article II) defines a "Heritage Tree" as a tree with any of the following characteristics:

A tree trunk with a circumference of forty-eight inches (48") or more, measured at fifty-four inches (54") above natural grade. Multi-trunk trees are measured just below the first major trunk fork.

Any of the following three species of trees with a circumference of twelve inches (12") or more, measured at fifty-four inches (54") above natural grade.

- Quercus (oak)
- Sequoia (redwood)
- Cedrus (cedar)

A grove(s) of trees designated as "heritage" by the City Council.

Risks to Trees by Construction

Besides the above-mentioned health and structure-related issues, the trees at this site could be at risk of damage by construction or construction procedures that are common to most construction sites. These procedures may include the dumping or the stockpiling of materials over root systems; the trenching across the root zones for utilities or for landscape irrigation; or the routing of construction traffic across the root system resulting in soil compaction and root dieback. It is therefore essential that Tree Protection Fencing be used as per the Architect's drawings. In constructing underground utilities, it is essential that the location of trenches be done outside the drip lines of trees except where approved by the Arborist.

Tree Protection Plan

Type I Tree Protection The fences shall enclose the entire area under the canopy dripline or TPZ of the tree(s) to be saved throughout the life of the project, or until final improvement work within the area is required, typically near the end of the project. Parking Areas: If the fencing must be located on paving or sidewalk that will not be demolished, the posts may be supported by an appropriate grade level concrete base.

Type II Tree Protection For trees situated within a narrow planting strip, only the planting strip shall be enclosed with the required chain link protective fencing in order to keep the sidewalk and street open for public use.

Type III Tree Protection Trees situated in a small tree well or sidewalk planter pit, shall be wrapped with 2-inches of orange plastic fencing as padding from the ground to the first branch with 2-inch-thick wooden slats bound securely on the outside. During installation of the wood slats, caution shall be used to avoid damaging any bark or branches. Major scaffold limbs may also require plastic fencing as directed by the City Arborist.

Based on the existing development and the condition and location of trees present on site, the following is recommended:

1. The Project Arborists is Chris Stewart (408) 313-1937. A Project Arborist should supervise any excavation activities within the tree protection zone of these trees.
2. Any roots exposed during construction activities that are larger than 2 inches in diameter should not be cut or damaged until the project Arborist has an opportunity to assess the impact that removing these roots could have on the trees.
3. The area under the drip line of trees should be thoroughly irrigated to a soil depth of 18" every 3-4 weeks during the dry months.
4. Mulch should cover all bare soils within the tree protection fencing. This material must be 6-8 inches in depth after spreading, which must be done by hand. Course wood chips are preferred because they are organic and degrade naturally over time.
5. Loose soil and mulch must not be allowed to slide down slope to cover the root zones or the root collars of protected trees.
6. There must be no grading, trenching, or surface scraping inside the driplines of protected trees, unless specifically approved by a Certified Arborist. For trenching, this means:
 - a. Trenches for any underground utilities (gas, electricity, water, phone, TV cable, etc.) must be located outside the driplines of protected trees, unless approved by a Certified Arborist. Alternative methods of installation may be suggested.
 - b. Landscape irrigation trenches must be located a minimum distance of 10 times the trunk diameter from the trunks of protected trees unless otherwise noted and approved by the Arborist.
7. Materials must not be stored, stockpiled, dumped, or buried inside the driplines of protected trees.
8. Excavated soil must not be piled or dumped, even temporarily, inside the driplines of protected trees.
9. Landscape materials (cobble, decorative bark, stones, fencing, etc.) must not be installed directly in contact with the bark of trees because of the risk of serious disease infection.
10. Landscape irrigation systems must be designed to avoid water striking the trunks of trees, especially oak trees.

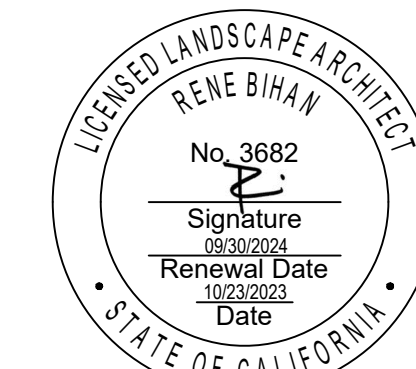
11. Any pruning must be done by a Company with an Arborist Certified by the ISA (International Society of Arboriculture) and according to ISA, Western Chapter Standards, 1998.
12. Any plants that are planted inside the driplines of oak trees must be of species that are compatible with the environmental and cultural requirements of oaks trees. A publication detailing plants compatible with California native oaks can be obtained from The California Oak Foundation's 1991 publication "Compatible Plants Under & Around Oaks" details plants compatible with California native oaks and is currently available online at: <http://californiaoaks.org/wp-content/uploads/2016/04/CompatiblePlantsUnderAroundOaks.pdf>

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I certify that the information contained in this report is correct to the best of my knowledge and that this report was prepared in good faith. Please call me if you have questions or if I can be of further assistance.

Respectfully,

Chris Stewart
WC ISA Certified Arborist WE-13682A



THOMAS E. JESS
ARCHITECT (CA) #C27048
STEPHEN A. RIGOR
ARCHITECT (CA) #C33672

500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA
TREE INVENTORY

Date: 08/04/2023
Scale: 24x36;
11x17;
Sheet: **L0.02**



TREE SURVEY DATA

Address: 500/550 Ellis St Mountain View, CA 94043
Inspection Date: 10/30/ 2019

Revised: 10/12/2023

Rating for health and structure are given separately for each tree according to the table below. Health is given a rating of 'Good', 'Fair', 'Poor' in the health column. For soil, vigor, appearance and growth, while the same tree may be rated 'Fair', 'Poor' in the structure column if structural mitigation is needed.

Table with 3 columns: Health, Structure, Notes. Rows include Good (excellent, vigorous), Fair + Good (no significant health concerns), Fair (declining, measures should be taken), Fair + Poor (in decline, significant health issues), and Poor (dead or near dead).

Main tree survey data table with columns: TAG NO., COMMON NAME, Circumference at breast height (inches), WPA, HEALTH, STRUCTURE, PROTECTED (D), TREE DISPOSITION, and NOTES/RECOMMENDATIONS. Contains 296 rows of tree data.

Summary table with columns: A - Retain, condition warrants long-term preservation, B - In-situ, retain tree in benefits and to be worthy of measures effort or design accommodation, C - To be preserved but to not worthy of extensive effort or design accommodation, D - Recommend removal due to safety condition/structure/rapid construction impacts, TOTAL TREES, PROTECTED TOTAL.

KEY TO ACRONYMS

DWR - Dead Wood Removal pruning recommendation.
FWR - End Weight Reduction: pruning to remove weight from limb as to reduce the potential for limb failure.
W - Root Collar Excavation: excavating soil or mulch around a tree that is currently buried by soil or refuse above buttress roots, usually done with a hand shovel.
SP - Structural pruning: removal of selected non-dominant leaders in order to balance the tree.
CD - Codominant leader, two leaders with a narrow angle of attachment and prone to failure.
LWR - Live Crown Ratio.
FR - Recommend Tree Removal based upon health or structure of tree.
Prep - Root prep in context of pruning recommended to help support a tree/limb.
Cable - Recommend a steel cable to be installed to help support a weakly attached limb.

TREE DIMENSION

Mountain View's City Code (Chapter 22, Article 18) defines a " Heritage Tree " as a tree with any of the following characteristics:
A tree trunk with a circumference of forty-eight inches (48") or more, measured at fifty-four inches (54") above natural grade. Main-trunk trees are measured just below the first major trunk fork.
Any of the following three species of trees with a circumference of twelve inches (12") or more, measured at fifty-four inches (54") above natural grade.

Quercus (oak)

Quercus (oak)

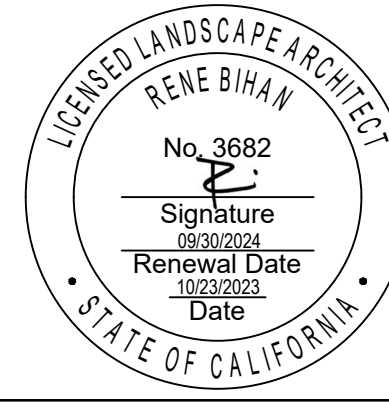
Cedrus (cedar)

A grove of trees designated as " Heritage " by the City Council.

Table with 2 columns: Common Name, Latin Name. Rows include Coast Redwood, Oak, Pines, Callery pear, Eucalyptus, and Orange myrtle.

Disclaimer: Urban Tree Management location tree inventory numbers are approximate locations for visual reference only. Field verification of tree locations and tree numbers is required before any action is taken. Tree photos, locations, and species are not necessarily accurate on topographic maps. Urban Tree Management, Inc. does not create topographic survey maps and cannot be held liable for information therein.

P:\BIB\BIB001 - 600 Ellis St Schmitts SubA Drawings\Graphics\AutoCAD\Sheets\SCHEMATIC DESIGN\GENERAL\00 TREE INVENTORY.dwg | DCUNNINGHAM | PREVIOUS PAPER SIZE: 14.00 X 36.00 INCHES | 10/23/2023



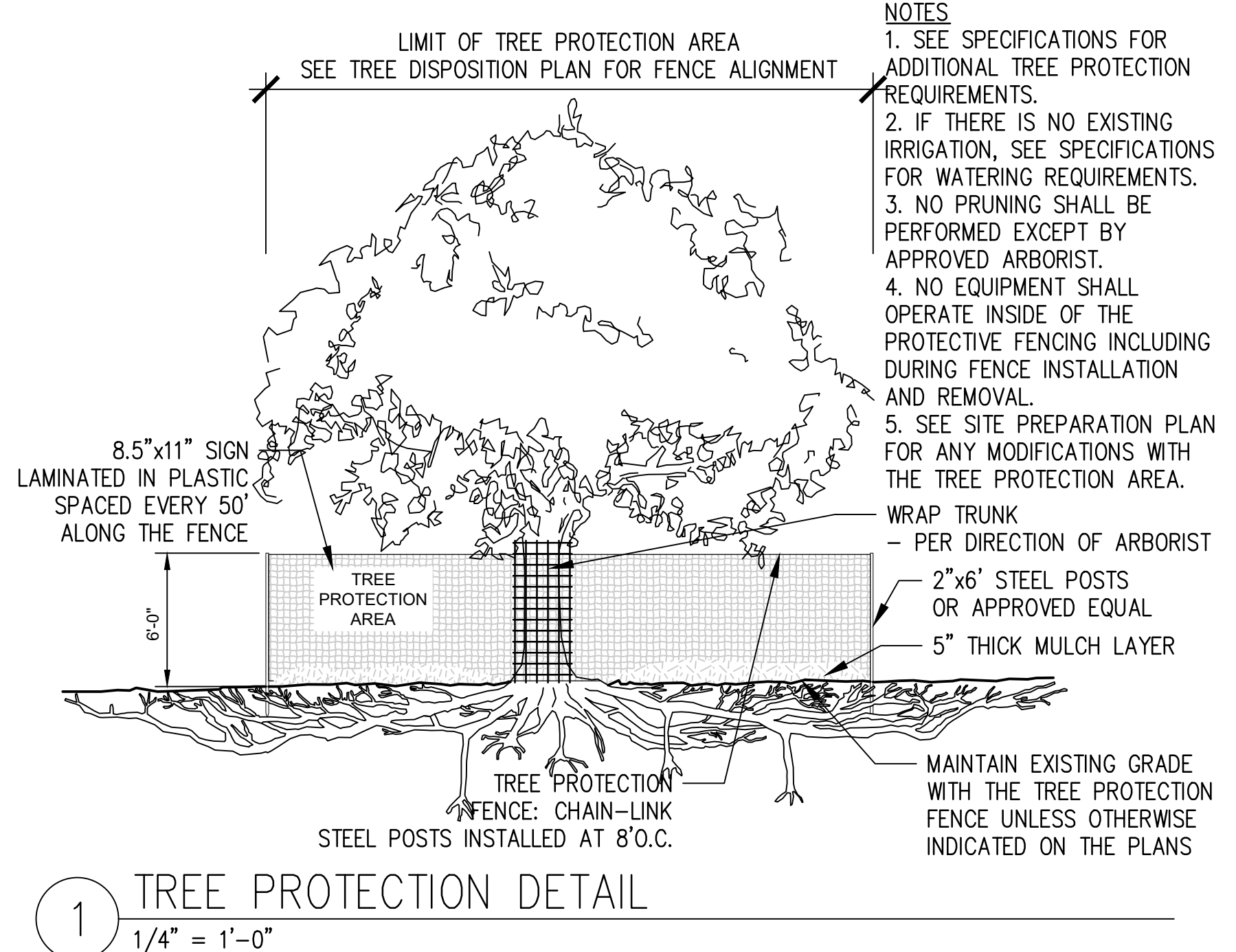
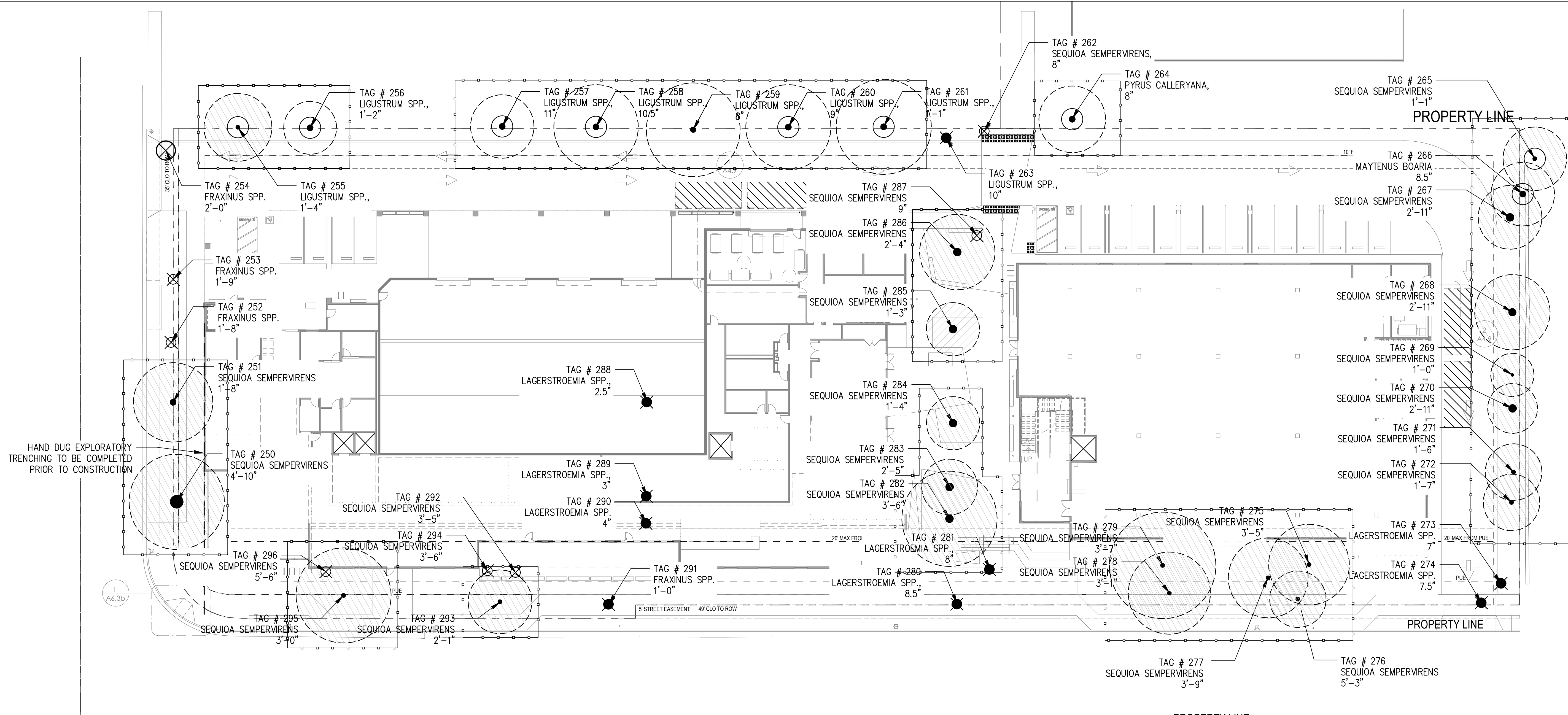
swa logo and contact information: 550 Bush Street, San Francisco, California.



ARRIS STUDIO ARCHITECTS contact information: 1307 ARCHER STREET, STE. 220, SAN LUIS OBISPO, CA 93401.

500 & 550 ELLIS ST. MOUNTAIN VIEW, CA. TREE INVENTORY.

Date: 08/04/2023, Scale: 24x36, 1:1x17, Sheet: L0.03.



- NOTES**
1. SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
 2. IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.
 3. NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
 4. NO EQUIPMENT SHALL OPERATE INSIDE OF THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
 5. SEE SITE PREPARATION PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.

TREE DISPOSITION LEGEND

SYMBOL/KEY	DESCRIPTION	QUANTITY
	EXISTING HERITAGE TREE, TO PROTECT IN PLACE	20
	OFFSITE EXISTING HERITAGE TREE, TO PROTECT IN PLACE	2
	OFFSITE EXISTING TREE TO PROTECT IN PLACE	7
	EXISTING TREE TO PROTECT IN PLACE	1
	EXISTING TREE TO BE REMOVED	9
	HERITAGE TREE, TO BE REMOVED	7
	OFFSITE EXISTING HERITAGE TREE, TO BE REMOVED	1
	TREE PROTECTION FENCING ZONE	10

- NOTE:**
1. REVIEW ARBORIST REPORT ON LO.02 AND LO.03 FOR SPECIFIC PROTECTION MEASURES FOR HERITAGE TREES TO PROTECT IN PLACE

TREE REPLACEMENT METRICS

1. TOTAL EXISTING HERITAGE TREES REMOVED:	8
2. TREE REPLACEMENT MINIMUM BASED ON 1:1 REPLACEMENT AND 2:1 HERITAGE REPLACEMENT:	25
3. TOTAL TREES PROPOSED:	21

GENERAL

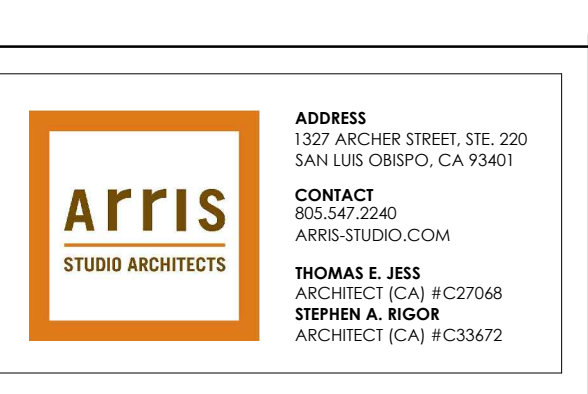
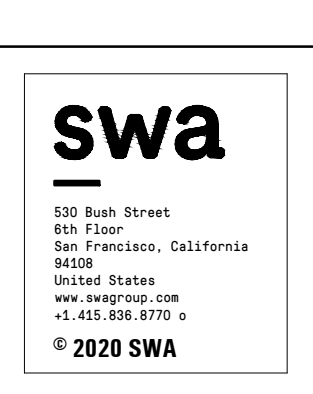
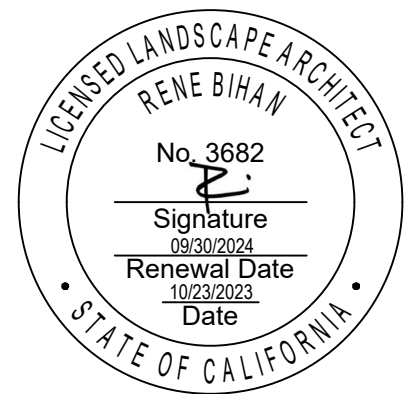
SYMBOL/KEY	DESCRIPTION
	LIMIT OF WORK
	PLANTING AREA
	EXISTING PAVING TO REMAIN
	EXISTING TREE

CITY OF MOUNTAIN VIEW URBAN TREE PROTECTION REQUIREMENTS

ORDINANCE NO. 4.11 (3/1/11) CHAPTER 32, ARTICLE II, PROTECTION OF URBAN FOREST PROTECTS HERITAGE TREES WITHIN THE CITY. HERITAGE TREES ARE DEFINED AS:

1. A TREE WHICH HAS A TRUNK WITH A CIRCUMFERENCE OF 48 INCHES (15 INCHES DIAMETER) OR MORE MEASURED AT FIFTY-FOUR (54) INCHES ABOVE NATURAL GRADE;
2. A MULTI-BRANCHED TREE WHICH HAS MAJOR BRANCHES BELOW FIFTY-FOUR (54) INCHES ABOVE THE NATURAL GRADE WITH A CIRCUMFERENCE OF 48 INCHES MEASURED JUST BELOW THE FIRST MAJOR TRUNK FORK.
3. ANY QUERCUS (OAK), SEQUOIA (REDWOOD), OR CEDRUS (CEDAR) TREE WITH A CIRCUMFERENCE OF 12 INCHES (4 INCHES DIAMETER) OR MORE WHEN MEASURED AT FIFTY-FOUR (54) INCHES ABOVE NATURAL GRADE;
4. A TREE OR GROVE OF TREES DESIGNATED BY RESOLUTION OF THE CITY COUNCIL TO BE OF SPECIAL HISTORICAL VALUE OR OF SIGNIFICANT COMMUNITY BENEFIT.

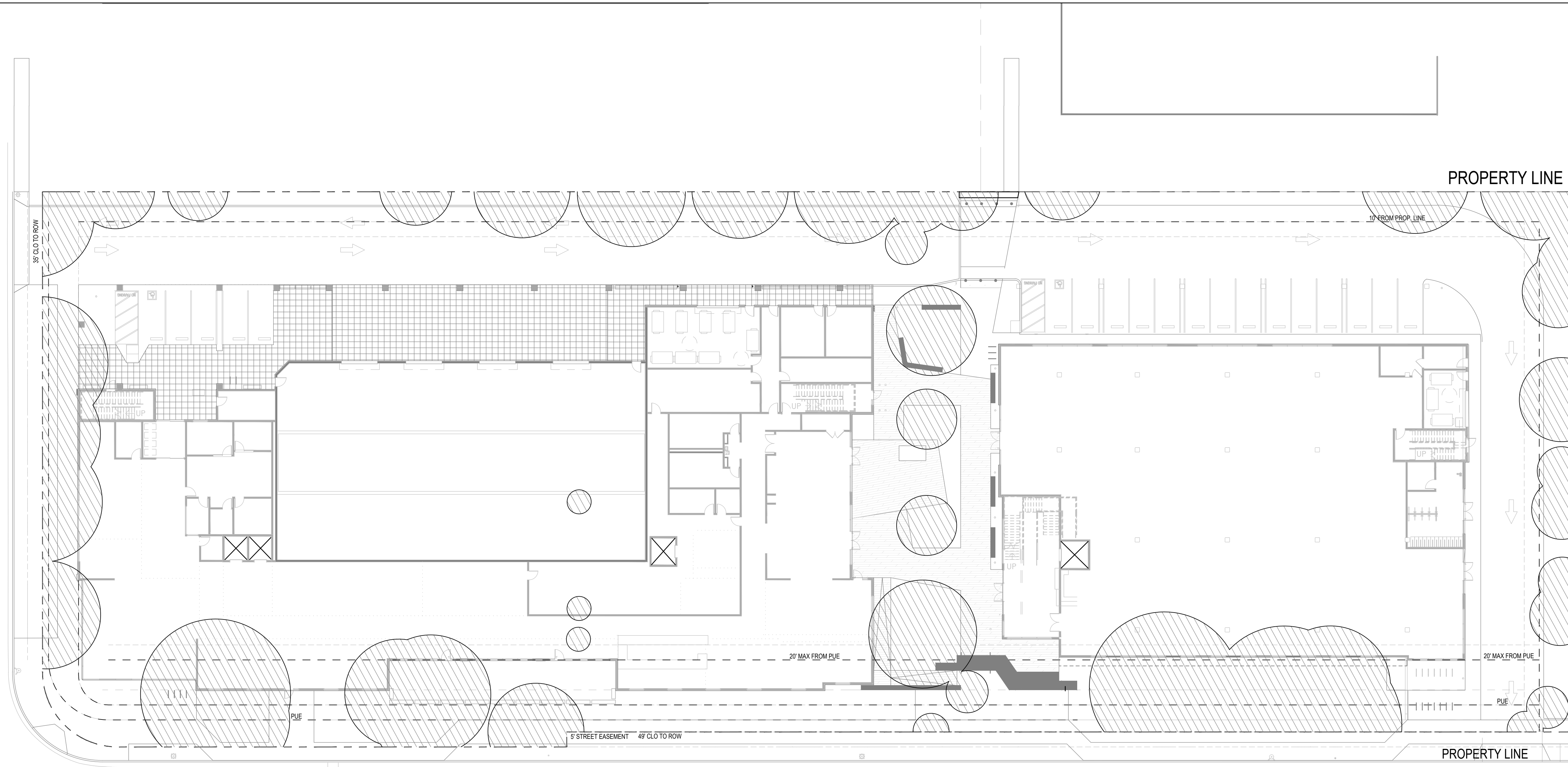
HERITAGE TREES ARE REQUIRED TO BE MAINTAINED AND PRESERVED IN A "STATE OF GOOD HEALTH." THEY MAY NOT BE "INJURED, DAMAGED, DESTROYED, MOVED OR REMOVED" WITHOUT A HERITAGE TREE REMOVAL PERMIT.



500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA

TREE DISPOSITION & PROTECTION PLAN

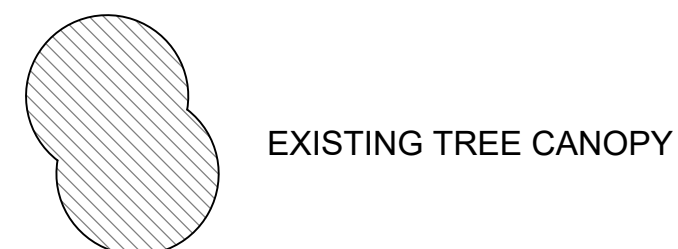
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GENERAL

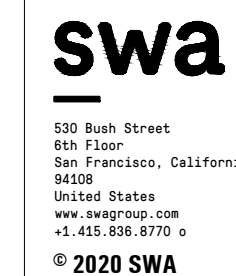
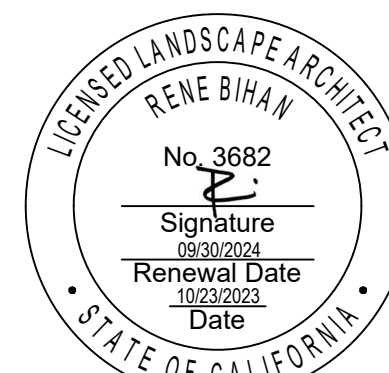
SYMBOL/KEY	DESCRIPTION
---	LIMIT OF WORK
PA	PLANTING AREA
[Grid Pattern]	EXISTING PAVING TO REMAIN
[Tree Symbol]	EXISTING TREE

LEGEND



*Note - all canopy extending beyond the property line does not count towards the existing canopy coverage square footage

EXISTING TREE CANOPY	30.1% COVERAGE
EXISTING TREE CANOPY	17,908 SF
CANOPY TOTAL	17,908 SF
TOTAL SITE SCOPE AREA	92,356 SF
EXS. BUILDING FOOTPRINT	32,881 SF
SITE SCOPE AREA	59,475 SF



ADDRESS
1327 ARCHER STREET, STE. 220
SAN LUIS OBISPO, CA 93401

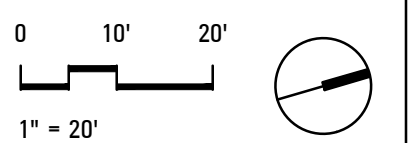
CONTACT
603.547.2240
ARRIS-STUDIO.COM

THOMAS E. JESS
ARCHITECT (CA) #C27048

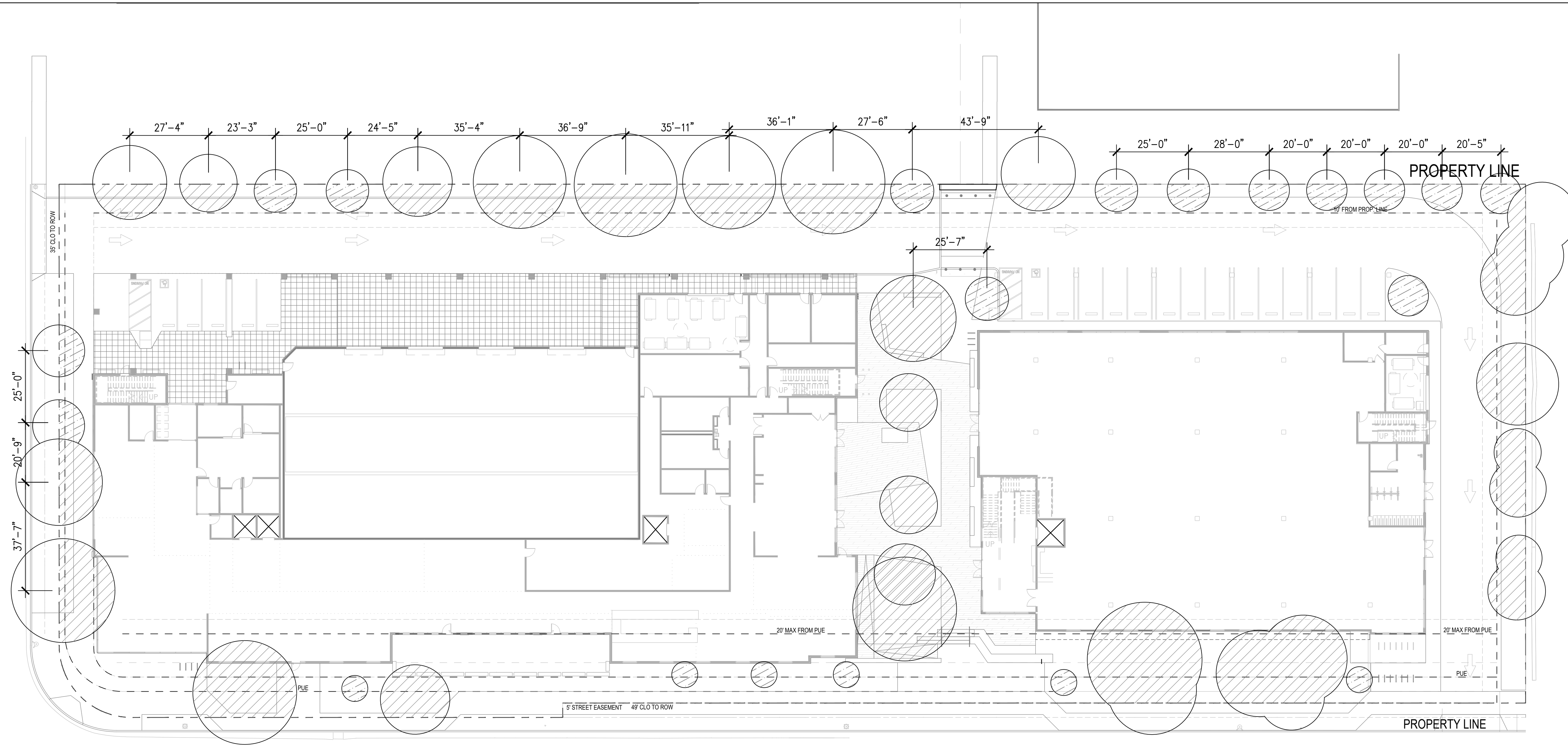
STEPHEN A. RIGOR
ARCHITECT (CA) #C33672

500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA

**TREE COVERAGE PLAN -
EXISTING CONDITIONS**



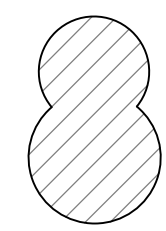
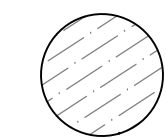
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LO.05



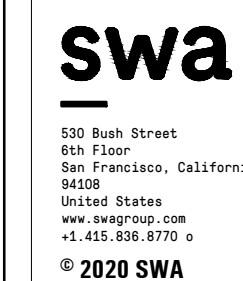
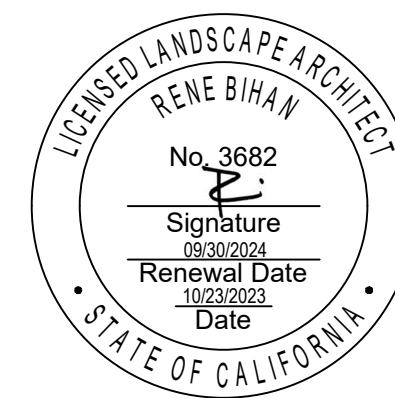
GENERAL

SYMBOL/KEY	DESCRIPTION
---	LIMIT OF WORK
PA	PLANTING AREA
▨	EXISTING PAVING TO REMAIN
●	EXISTING TREE

LEGEND

-  EXISTING TREE CANOPY
-  PROPOSED TREE CANOPY

AT-CONSTRUCTION TREE CANOPY	30.8% COVERAGE
EXISTING TREE CANOPY	11,924 SF
AT-CONSTRUCTION TREE CANOPY AREA	2,065 SF
PROPOSED TREES	
CANOPY TOTAL	13,989 SF
TOTAL SITE SCOPE AREA	92,356 SF
PROPOSED BUILDING FOOTPRINT	46,972 SF
SITE SCOPE AREA	45,384 SF



ADDRESS
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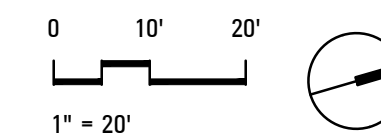
CONTACT
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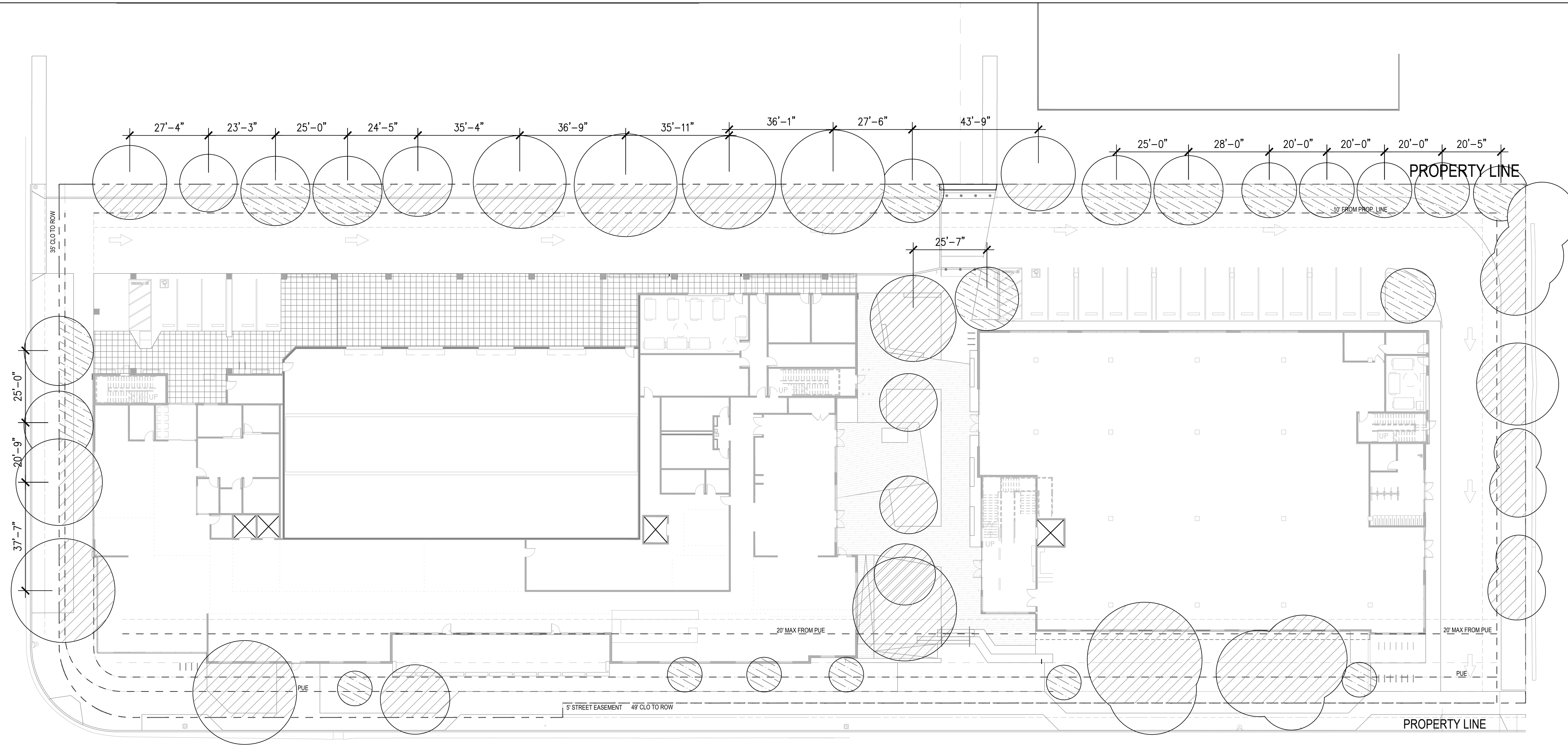
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500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA

TREE COVERAGE PLAN - AT CONSTRUCTION COMPLETION



Date	08/04/2023
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11x17;	
Sheet	L0.06



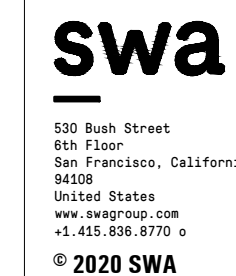
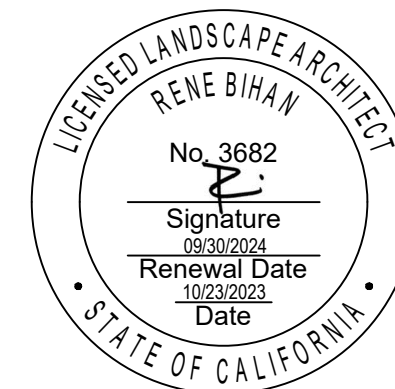
GENERAL

SYMBOL/KEY	DESCRIPTION
---	LIMIT OF WORK
PA	PLANTING AREA
[Hatched Box]	EXISTING PAVING TO REMAIN
[Circle with X]	EXISTING TREE

LEGEND

- EXISTING TREE CANOPY
- PROPOSED TREE CANOPY

YEAR 5-10 CANOPY COVERAGE	35.0% COVERAGE
EXISTING TREE CANOPY	11,924 SF
5-10 YEAR TREE CANOPY AREA PROPOSED TREES	3,980 SF
CANOPY TOTAL	15,904
TOTAL SITE SCOPE AREA	92,356 SF
EXS. BUILDING FOOTPRINT	46,972 SF
SITE SCOPE AREA	45,384 SF



ADDRESS
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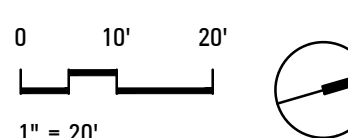
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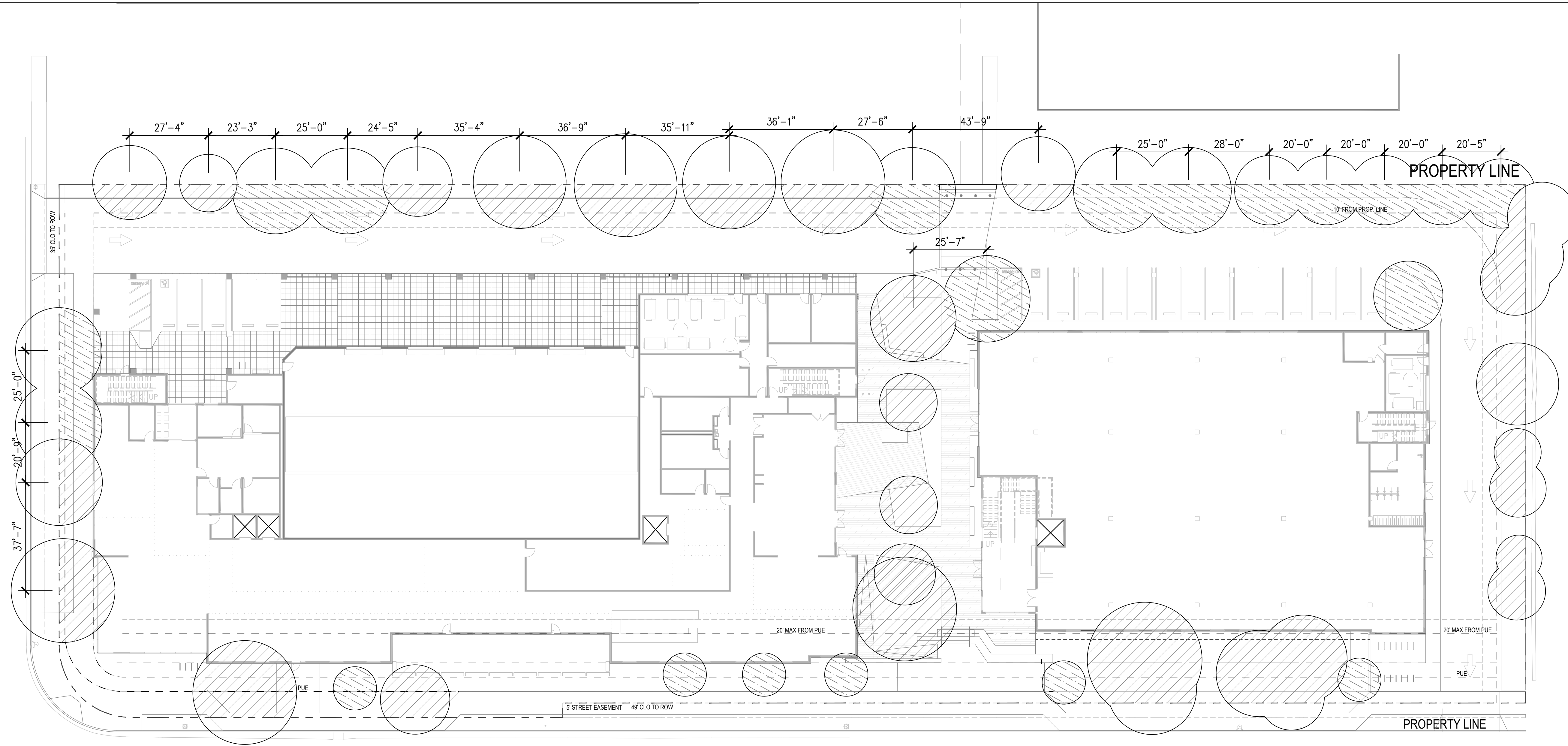
500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA

TREE COVERAGE PLAN -
5 - 10 YEARS



Date 08/04/2023
Scale 24x36;
11x17;
Sheet

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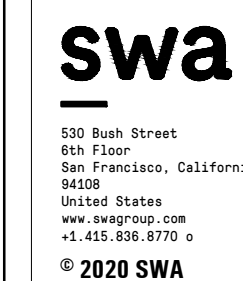
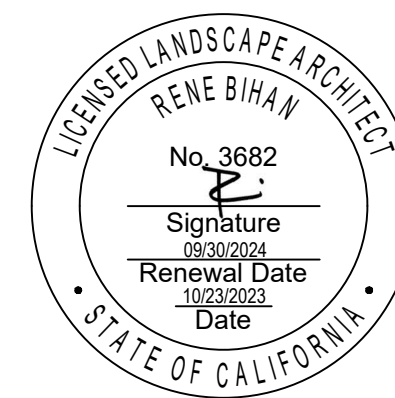
GENERAL

SYMBOL/KEY	DESCRIPTION
---	LIMIT OF WORK
PA	PLANTING AREA
[Hatched Box]	EXISTING PAVING TO REMAIN
[Circle with X]	EXISTING TREE

LEGEND

- EXISTING TREE CANOPY
- PROPOSED TREE CANOPY

FULL MATURITY CANOPY COVERAGE	39.6% COVERAGE
EXISTING TREE CANOPY	11,924 SF
TREE CANOPY AREA	6,037 SF
PROPOSED TREES	
CANOPY TOTAL	17,961 SF
TOTAL SITE SCOPE AREA	92,356 SF
EXS. BUILDING FOOTPRINT	46,972 SF
SITE SCOPE AREA	45,384 SF



ADDRESS
1327 ARCHER STREET, STE. 220
SAN LUIS OBISPO, CA 93401

CONTACT
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ARRIS-STUDIO.COM

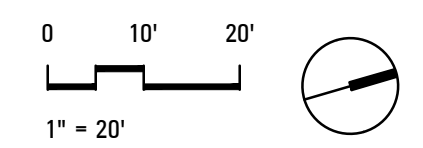
THOMAS E. JESS
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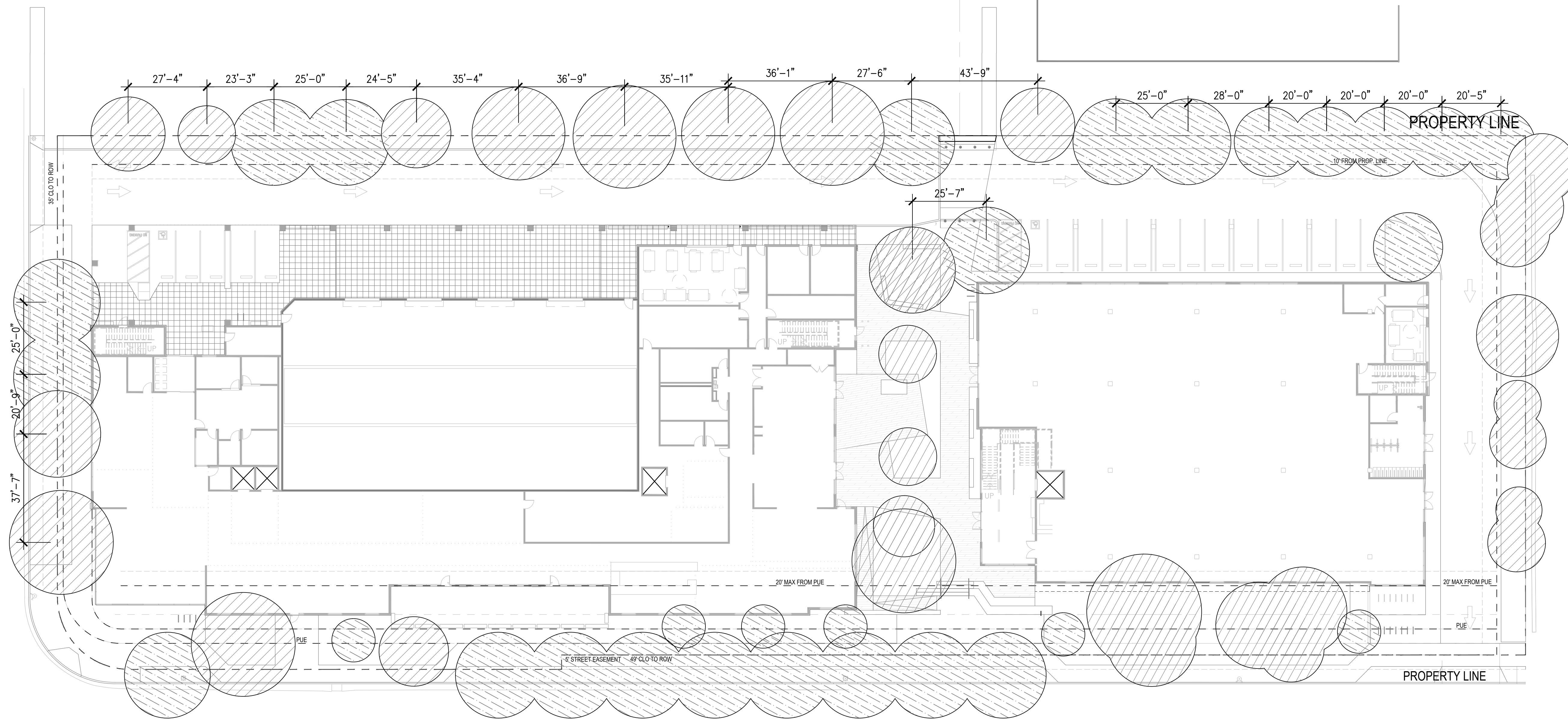
STEPHEN A. RIGOR
ARCHITECT (CA) #C33672

500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA

**TREE COVERAGE PLAN -
FULL GROWTH**

Date: 08/04/2023
Scale: 24x36;
11x17;
Sheet: **L0.08**





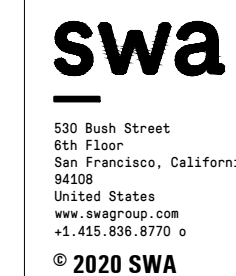
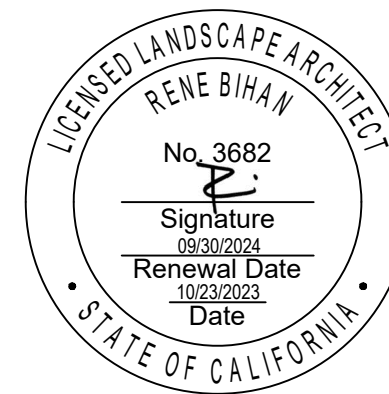
GENERAL

SYMBOL/KEY	DESCRIPTION
---	LIMIT OF WORK
PA	PLANTING AREA
[Hatched Box]	EXISTING PAVING TO REMAIN
[Circle with X]	EXISTING TREE

LEGEND

- EXISTING TREE CANOPY
- PROPOSED TREE CANOPY

FULL MATURITY CANOPY COVERAGE	65.8% COVERAGE
EXISTING TREE CANOPY	16,376 SF
TREE CANOPY AREA	13,486 SF
PROPOSED TREES (OFFSITE INCLUDED)	
CANOPY TOTAL	29,862 SF
TOTAL SITE SCOPE AREA	92,356 SF
EXS. BUILDING FOOTPRINT	46,972 SF
SITE SCOPE AREA	45,384 SF



ADDRESS
1327 ARCHER STREET, STE. 220
SAN LUIS OBISPO, CA 93401

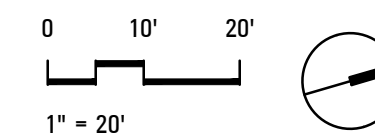
CONTACT
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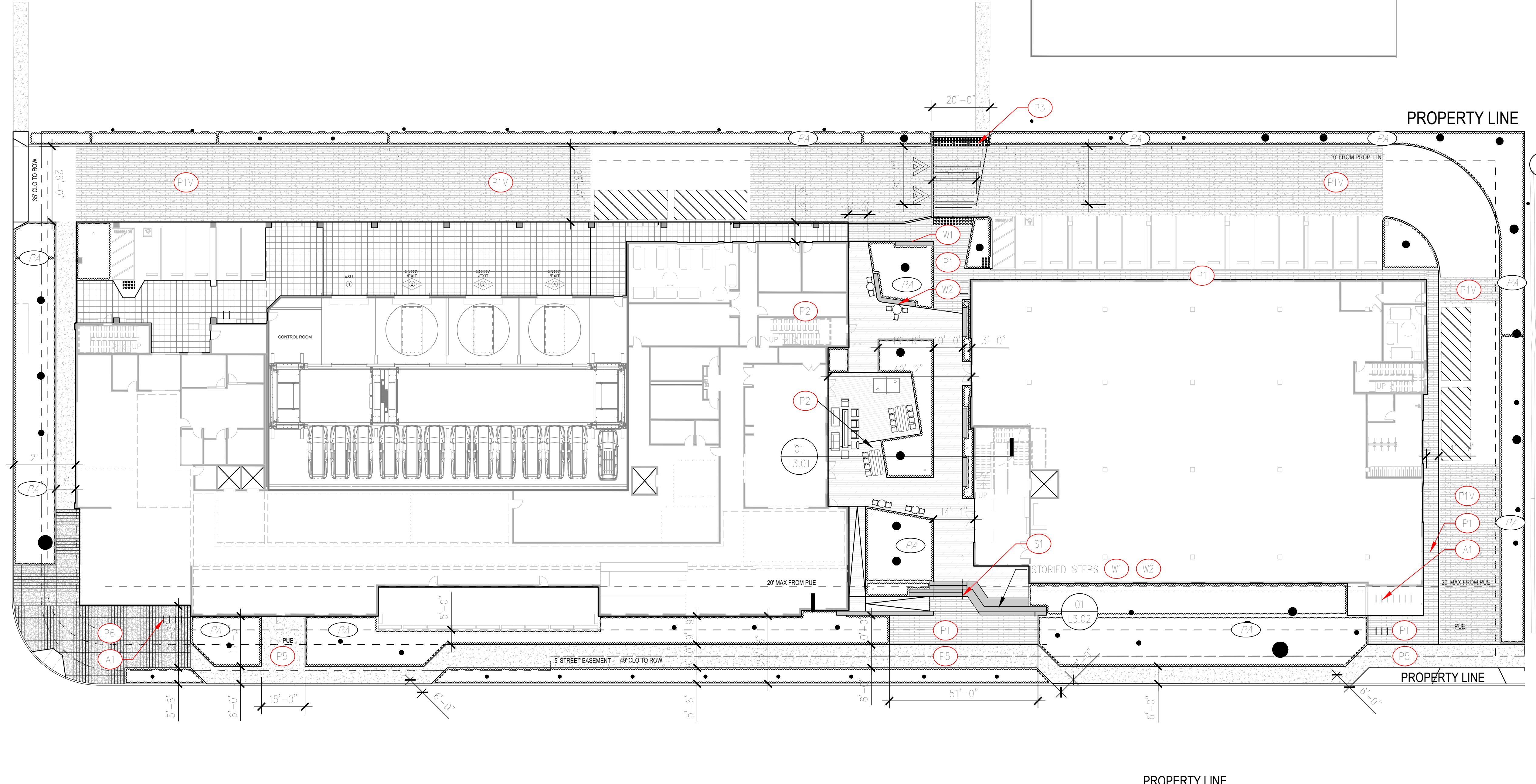
500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA

TREE COVERAGE PLAN - FULL GROWTH - OFFISTE INCLUDED



Date: 08/04/2023
Scale: 24x36;
11x17;
Sheet:

L0.09



PAVING SCHEDULE

SYMBOL/KEY	DESCRIPTION	COLOR	SYMBOL/KEY	DESCRIPTION	COLOR
P1	ACKERSTONE PERVIOUS PAVER '3X9 MICROCHAMFER'	IVORY/ISRAEL PEWTER	P4	TRUNCATED DOME	CHARCOAL 511
P1V	ACKERSTONE VEHICULAR PAVER '3X9 MICROCHAMFER'	IVORY/ISRAEL PEWTER	P5	CONCRETE PAVER	TBD
P2	ACKERSTONE PERVIOUS PAVER 'AQUALINA'	MESA BEIGHE	P6	ENTRY COURT PAVER (12X48)	HEP-50 (50%) HEP-60 (60%)
P3	REDWOOD DECKING	S4S CLEAR HEART PENOFIN OIL STAIN			

SITE AMENITIES SCHEDULE

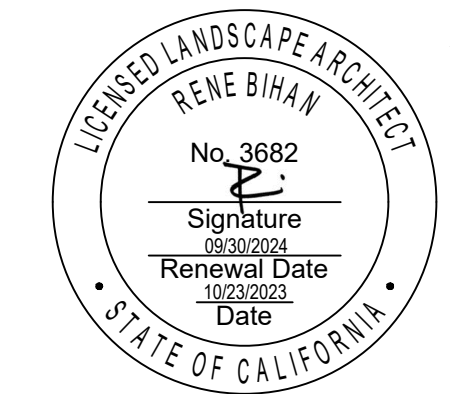
SYMBOL/KEY	DESCRIPTION
A1	BIKE RACK: SITE PIECES MONOLINE DUO 2 EACH SHAPE

SITE WALL SCHEDULE

SYMBOL/KEY	DESCRIPTION
W1	CAST IN PLACE CONCRETE SEAT WALL
W2	WOOD CAP
S1	STAIR WITH HANDRAIL

GENERAL

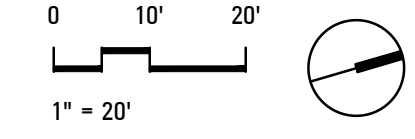
SYMBOL/KEY	DESCRIPTION
---	LIMIT OF WORK
PA	PLANTING AREA
▨	EXISTING PAVING TO REMAIN
●	EXISTING TREE



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STEPHEN A. RIGOR
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500 & 550 ELLIS ST.
MOUNTAIN VIEW, CA
LAYOUT & MATERIAL PLAN

Date: 08/04/2023
Scale: 24x36; 1/16"=1'-0"
Sheet: **L1.01**



GROUND COVER / SHRUBS

SYMBOL	KEY / COMMON NAME	SCIENTIFIC NAME	SIZE/SPACING	WUCOLS	SQ. FT.	NOTES	NATIVE
	CAR_DI EUROPEAN GREY SEDGE	CAREX DIVULSA	1 GAL 12" O.C.	LOW	2,434 (19% COVERAGE)	TRI-SPACING	ADAPTED
	FLW_MIX (50%) RUBY CHALICE CLARKIA (50%) CALIFORNIA POPPY	CLARKIA RUBICUNDA ESCHSCHOLZIA CALIFRONICA	5 GAL 36" O.C.	LOW	3,548 (29% COVERAGE)	TRI-SPACING	YES YES
	GRS_MX1 (33%) CALIFORNIA FESCUE (33%) PURPLE NEEDLEGRASS (33%) BLUE WILDRYE	FESTUCA CALIFORNICA STIPA PULCHRA ELYMUS GLAUCUS	5 GAL 30" O.C.	LOW	4,663 (38% COVERAGE)	TRI-SPACING	YES YES YES
	MAH_SO SOFT CARESS MAHONIA	MAHONIA 'SOFT CARESS'	5 GAL 24" O.C.	LOW	546 (4% COVERAGE)	TRI-SPACING	NO
	PSO_MIX (50%) YERBA BUENA (50%) DOUGLAS IRIS	CLINOPODIUM DOUGLASII IRIS DOUGLASIANA	1 GAL 18" O.C.	LOW	749 (6% COVERAGE)	TRI-SPACING	YES YES
	GRS_MX2 (33%) CALIFORNIA FESCUE (33%) SPREADING RUSH (33%) COMMON YARROW	FESTUCA CALIFORNICA JUNCUS PATENS ACHILLEA MILLEFOLIUM	1 GAL 24" O.C.	LOW	457 (4% COVERAGE)	TRI-SPACING	YES YES YES

TREE

SYMBOL	KEY/COMMON NAME	SCIENTIFIC NAME	HEIGHT/WIDTH	QUANTITY	WUCOLS	REMARKS/SIZE
	TIL_TOM SILVER LINDEN	TILIA TOMENTOSA	50-70' TALL 25-35' WIDE	13	LOW	24" BOX*
	ARB_MAR MARINA STRAWBERRY TREE	ARBUTUS X 'MARINA'	20-30' TALL 20-30' WIDE	2	LOW	36" BOX*
	ACE_FRE FREEMAN'S MAPLE	ACER X FREEMANII	40-60' TALL 20-40' WIDE	2	MODERATE	24" BOX*
	GNK_BIL GINKGO TREE	GINKGO BILOBA	40-60' TALL 20-40' WIDE	6	MODERATE	36" BOX
	LAG_IND MUSKOGEE CRAPE MYRTLE	LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE'	20-25' TALL 10-15' WIDE	6	LOW	24" BOX*

TREE DISPOSITION LEGEND

SYMBOL/KEY	DESCRIPTION	QUANTITY	NOTES
	EXISTING HERITAGE TREE, TO PROTECT IN PLACE	20	(D) NOTES DESIGNATED TREES. DASH REPRESENTS TREE DRIPLINE
	OFFSITE EXISTING HERITAGE TREE, TO PROTECT IN PLACE	2	
	OFFSITE EXISTING TREE TO PROTECT IN PLACE	7	
	EXISTING TREE TO PROTECT IN PLACE	1	
	EXISTING TREE TO BE REMOVED	9	SEE PLAN FOR LOCATIONS 1:1 REPLACEMENT RATIO
	HERITAGE TREE, TO BE REMOVED	7	2:1 REPLACEMENT RATIO
	OFFSITE EXISTING HERITAGE TREE, TO BE REMOVED	1	1:1 REPLACEMENT RATIO
	TREE PROTECTION FENCING ZONE	10	1 LO.04

TREE DISPOSITION RATIOS

*HERITAGE TREES REMOVED TO BE REPLACED AT A 2:1 RATIO
 *NON-HERITAGE TREES REMOVED TO BE REPLACED AT A 1:1 RATIO

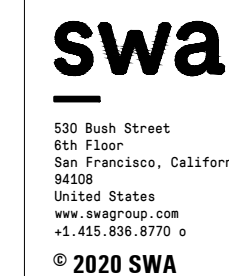
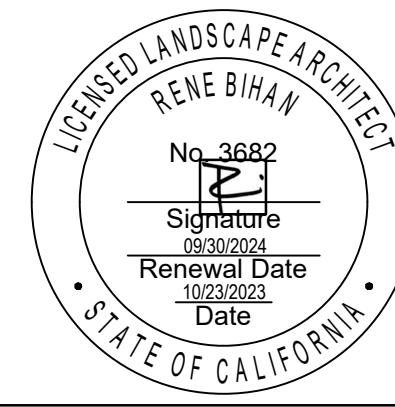
METRICS
 TOTAL EXISTING HERITAGE TREES REMOVED: 8
 TREE REPLACEMENT MINIMUM BASED ON 1:1 REPLACEMENT AND 2:1 HERITAGE REPLACEMENT: 25
 TOTAL TREES PROPOSED: 20
SITE TREE CANOPY COVERAGE:
 EXISTING: 30.1%
 AT CONSTRUCTION: 30.8%
 5-10 YEARS: 35%
 FULL GROWTH: 39.6%
 OFFSITE INCLUDED: 64.5%
NATIVE UNDERSTORY PLANTING COVERAGE:
 77% NATIVE PLANTING
 19% ADAPTED PLANTING
 4% NON-NATIVE
 12,397 TOTAL SQFT. OF UNDERSTORY PLANTING

LAYOUT NOTES

1. VERIFY LOCATION OF ALL BUILDINGS, WALLS, ROADS AND CURBS AFFECTING LANDSCAPE SCOPE OF WORK WITH ARCHITECTURAL AND CIVIL ENGINEER'S DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL CURRENT BUILDING GROUND FLOOR PLANS.
2. VERIFY LOCATION OF ALL VAULTS, ELECTRICAL DUCT BANKS, MANHOLES, CONDUIT AND PIPING, DRAINAGE STRUCTURES AND OTHER UTILITIES WITH THE APPROPRIATE ENGINEERING DRAWINGS. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS WITH LANDSCAPE SCOPE.
3. TAKE ALL DIMENSIONS FROM FACE OF CURB, WALL OR BUILDING OR TO CENTERLINE OF COLUMNS OR TREES UNLESS OTHERWISE NOTED. ALL MEASUREMENTS TO DESIGNATED CENTERLINE(S).
4. TAKE ALL DIMENSIONS PERPENDICULAR TO ANY REFERENCE LINE, WORK LINE, FACE OF BUILDING, FACE OF WALL, OR CENTERLINE.
5. ALL DIMENSIONS TAKEN TO CENTERLINE OF BUILDING COLUMN SHALL MEAN THE FIRST ROW OF COLUMNS CLOSEST TO THE FACE OF THE BUILDING. SEE ARCHITECT'S DRAWINGS FOR CORRESPONDING COLUMN LINES.
6. ALL ANGLES TO BE 90 DEGREES AND ALL LINES OF PAVING AND FENCING TO BE PARALLEL UNLESS NOTED OTHERWISE. MAINTAIN HORIZONTAL ALIGNMENT OF ADJACENT ELEMENTS AS NOTED ON THE DRAWINGS.
7. HOLD TOPS OF WALLS AND FENCES LEVEL UNLESS NOTED OTHERWISE.
8. REFERENCE TO NORTH REFERS TO PLAN NORTH, REFERENCE TO SCALE IS FOR FULL-SIZED DRAWINGS ONLY. DO NOT SCALE FROM REDUCED DRAWINGS.
9. DIMENSIONS TAKE PRESCIENCE OVER SCALES SHOWN ON DRAWINGS.
10. NOTES AND DETAILS ON SPECIFIC DRAWINGS TAKE PRESCIENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
11. WHERE NOT SHOWN ON LANDSCAPE DRAWINGS, SEE CIVIL ENGINEER'S DRAWINGS FOR ROADWAY CENTERLINES, BUILDING SETBACKS AND BENCH MARKS.
12. ALL CONCRETE SLABS AND RAMP OR STEP FOOTINGS SHALL BE DOWELED INTO ABUTTING WALLS, FOUNDATIONS AND FOOTINGS USING BARS OF THE SAME SIZE AND SPACING UNLESS NOTED OTHERWISE. SEE JOINTING DETAILS.

PLANTING NOTES

1. PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREE INSTALLED ON GRID OR SPACED EQUALLY IN ROWS AS SHOWN ON DRAWINGS. ALIGN TREES ACROSS WALKS. ADJUST SPACING AS NECESSARY, SUBJECT TO REVIEW BY THE LANDSCAPE ARCHITECT.
2. PROVIDE MATCHING SIZES AND FORMS FOR ALL HEDGE PLANTINGS. SPACE EQUALLY, ON GRID, TRIANGULARLY, AS SHOWN.
3. FORM 40 INCH WATERING BASIN AROUND ALL TREES NOT INSTALLED IN LAWN OR PAVED AREAS. FILL BASIN WITH 3 INCH LAYER OF GRAVEL MULCH.
4. PROVIDE HEADER TO SEPARATE ALL SHRUB AND GROUND COVER PLANTING AREAS.
5. EACH LOCATION OF ALL TREES SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
6. EXACT PLACEMENT OF HEADERS WILL BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO FINAL INSTALLATION.
7. PLANT NAMES ARE ABBREVIATED ON THE DRAWINGS. SEE PLANT LIST FOR KEY AND CLASSIFICATION.
8. FINISH ALL PLANTERS WITH 3" GRAVEL MULCH, SEE DRAWINGS.



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500 & 550 ELLIS ST.
 MOUNTAIN VIEW, CA
PLANTING SCHEDULE & NOTES

Date 08/04/2023
 Scale 24x36;
 1/1x17;
 Sheet **L4.00**

