

PROJECT DATA

ADDRESS: GRANT PARK PLAZA
1350 #9 GRANT ROAD, MOUNTAIN VIEW, CA. 94040

SCOPE OF WORK:
TENANT IMPROVEMENT PROJECT

CONSTRUCTION TYP: V-A (FULLY SPRINKLERED)

EXIST. OCCUPANCY LOAD:

TOTAL: **13**
B - OFFICE (1840 S.F.): 13- (BUSINESS: 1:150 GROSS)

NEW OCCUPANCY LOAD:

TOTAL: **20**
B - OFFICE (1666 S.F.): 12- (BUSINESS: 1:150 GROSS)
WAITING (121 S.F.): 8 - (WAITING: 15 NET)

NEW OCCUPANCY GROUP: B (PROFESSIONAL OFFICE / CLINIC):
1787 S.F.

CURRENT ZONING: P - GRANT-PHILLIS PRECISE PLAN

APN: 193-12-001

PARKING:
EXISTING 61,288 SQ. FT. (RETAIL, RESTAURANT AND PERSONAL SERVICE
BUSINESSES) / 250 = 245 PARKING STALLS REQUIRED
VETERINARY USE 1840 SQ. FT. / 200 = 9 STALLS REQ'D.
TOTAL = 254 STALLS REQUIRED.
PARKING TOTAL = 295 STALLS PROVIDED

APPLICABLE CODES

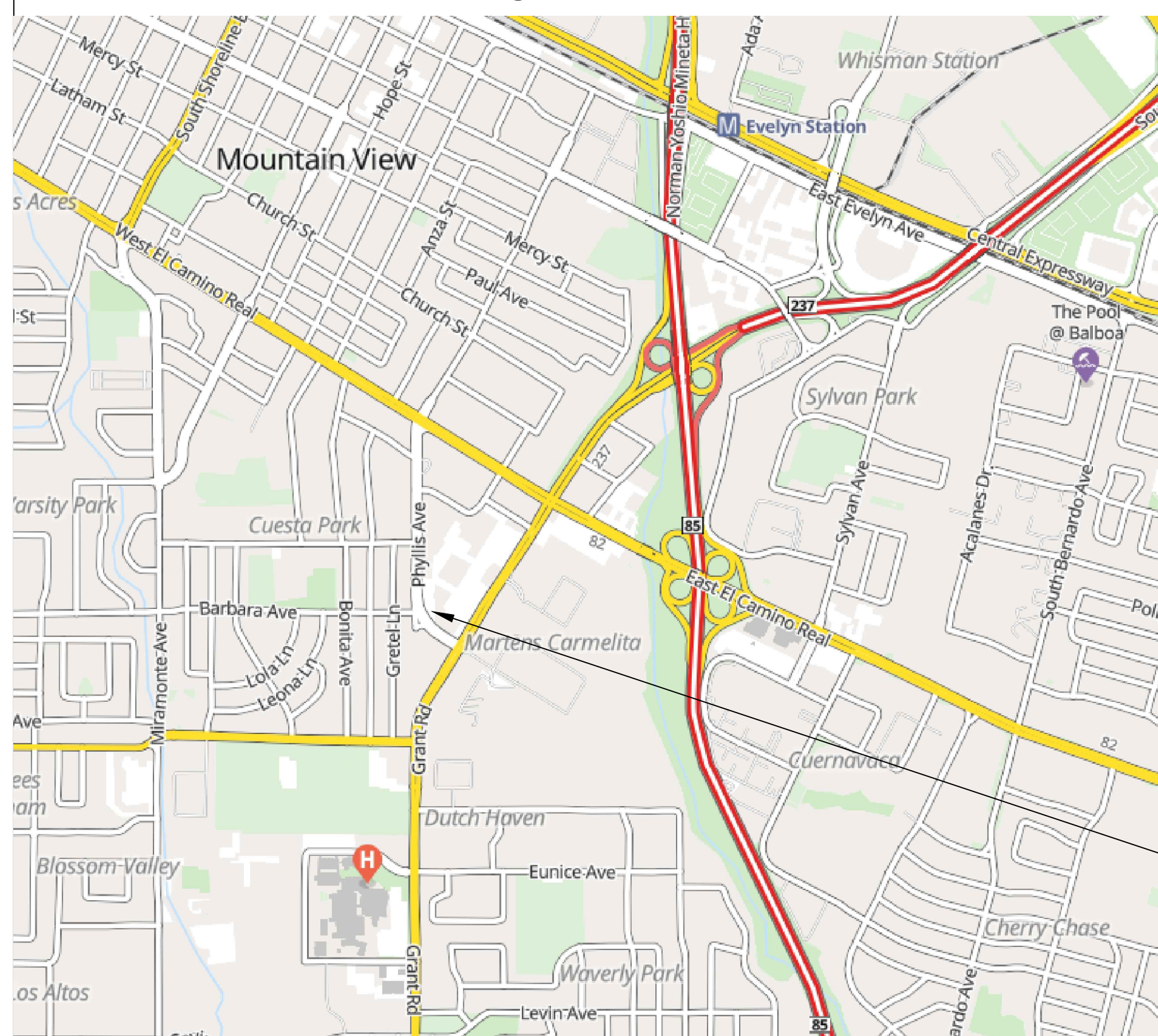
2022 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
2022 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.
2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBC), PART 11, TITLE 24 C.C.R.
2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

SHEET INDEX

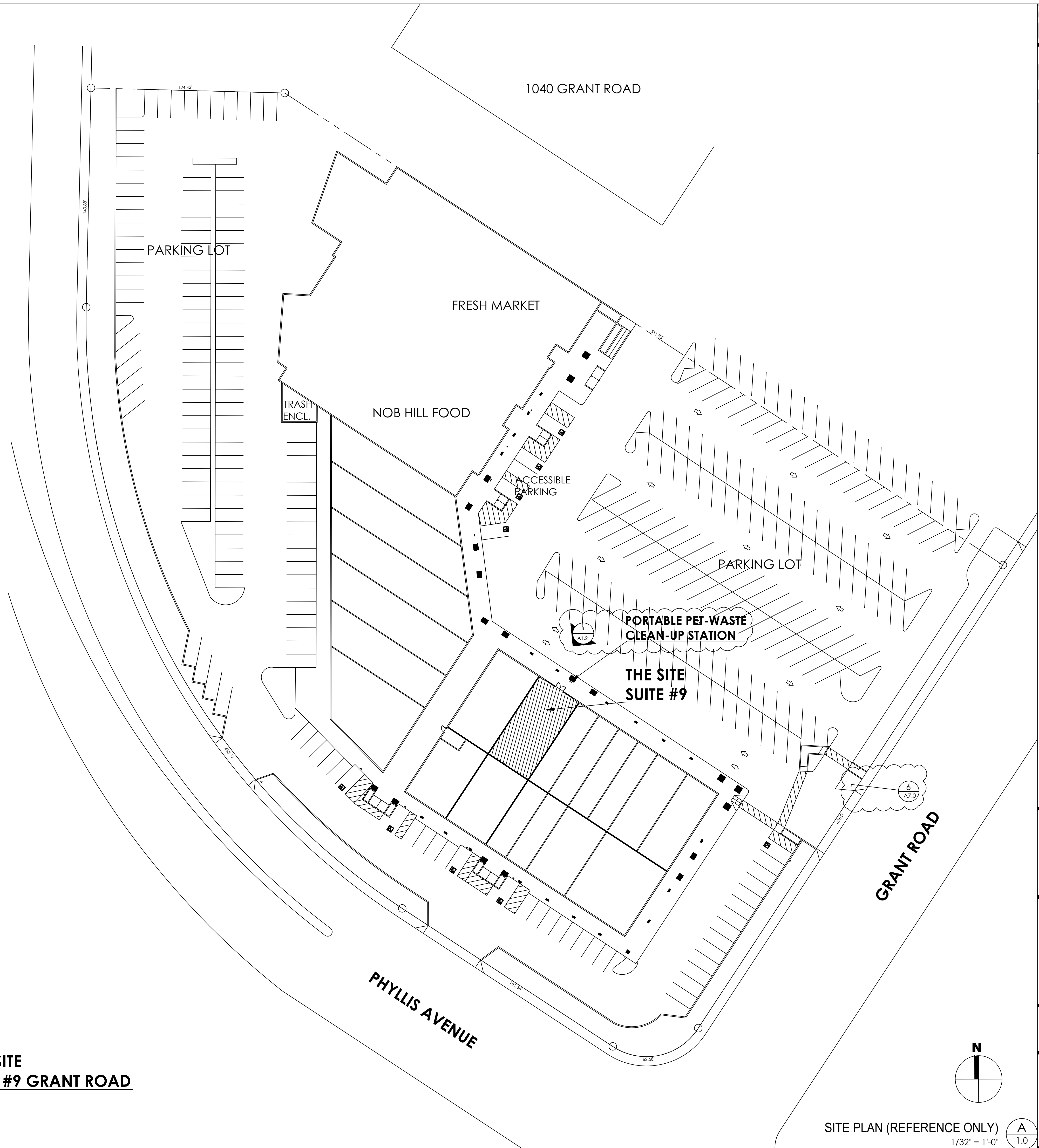
A-0.0 SITE PLAN & PROJECT INFO
A-1.0 EXISTING AND PRELIMINARY FLOOR PLAN
A-1.1 EGRESS/OCCUPANCY PLAN
A-1.2 STANDARD PUBLIC WORKS CONDITIONS & PET WASTE STATION
A-3.1 RESTROOM ELEVATIONS
A-7.0 ACCESSIBILITY DETAILS

CALGREEN:
PER 2022 CGBC 301.3, BUILDING ALTERATIONS WITH A PERMIT VALUATION OF LESS THAN
\$200,000 SHALL BE EXEMPT. PER 301.3.1, EXISTING NONCOMPLIANT PLUMBING FIXTURES
SHALL BE BROUGHT INTO COMPLIANCE.

VICINITY MAP



THE SITE
1350 #9 GRANT ROAD



SITE PLAN (REFERENCE ONLY)

1/32" = 1'-0"

A
1.0



Saunders + Wiant
Architects, Inc.

MEDICAL COMMERCIAL RESIDENTIAL
2700 WEST COAST HIGHWAY,
SUITE 200, NEWPORT BEACH,
CALIFORNIA 92663
P: 949.721.0730
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WWW.ARCHITECTSOCIETY.COM



Dog & Cat Skin Care Hospital
Veterinary Office Tenant Improvement
1350 #9 GRANT ROAD, MOUNTAIN VIEW, CA 94040

SITE PLAN

PROJECT NO. 2314
DATE: 09/14/23
REVISIONS:

PLAN CHECK
REVISIONS 10-11-23

PERMIT NO.

SHEET NO.

A-0.0



Dog & Cat Skin Care Hospital
Veterinary Office Tenant Improvement
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FLOOR PLAN

PROJECT NO. 2314
DATE: 09/14/23
REVISIONS:

PLAN CHECK
REVISIONS 10-11-23

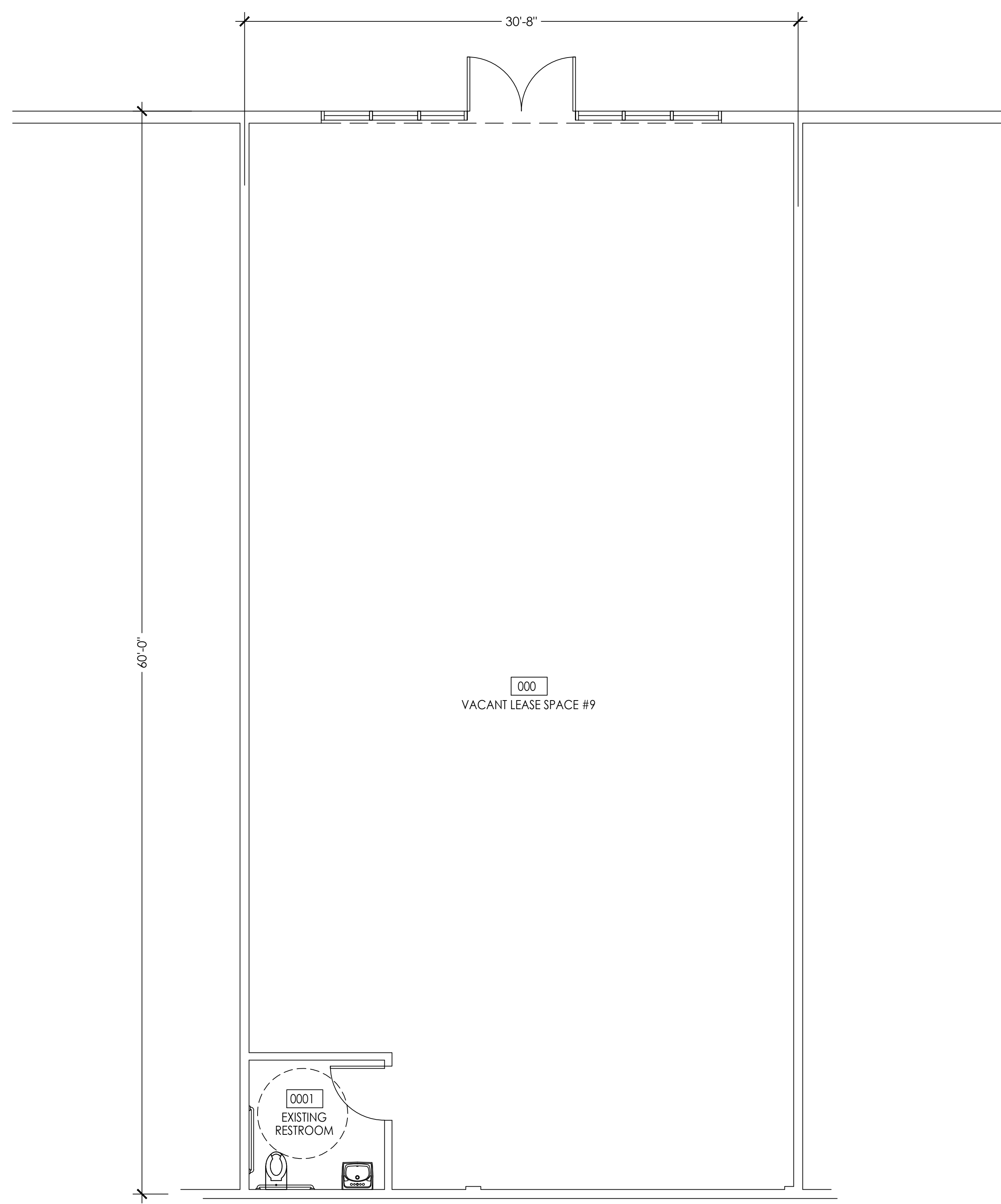
PERMIT NO.

SHEET NO.

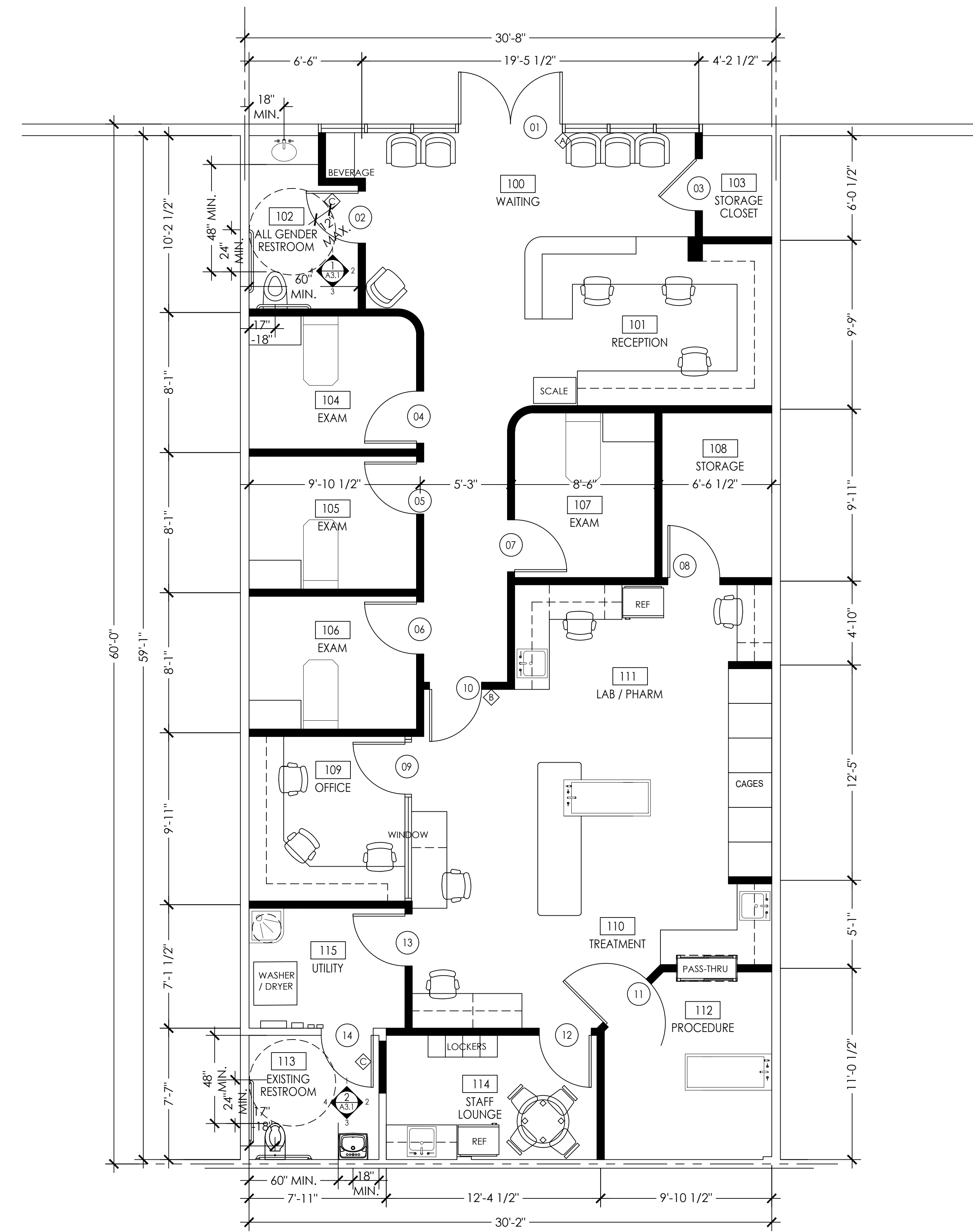
A-1.0

- SIGNAGE:
- EXIT
 - EXIT ROUTE
 - ACCESSIBLE RESTROOM - ALL GENDER

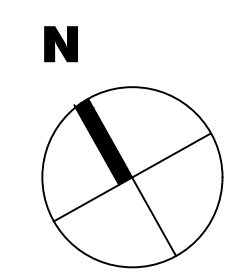
ALL EXIT / ENTRANCE: PROVIDE SIGN W/ INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGNAGE ADJACENT TO DOOR



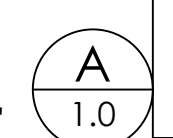
GROSS SUITE AREA = 1,840 SQUARE FEET
EXISTING FLOOR PLAN



INTERIOR USABLE AREA = 1787 SQUARE FEET
FLOOR PLAN



PRELIMINARY FLOOR PLAN
1/4" = 1'-0"



Address: 1350 Grant Rd, Unit 9 _____ Date: 2023.10.05 _____
 Prepared by: A. Bumanglag _____ Application No.: PL-2023-196 _____ Item No.: _____

STANDARD PUBLIC WORKS CONDITIONS
 Effective: 03-01-23

STREET IMPROVEMENTS

PW-43 [STREET IMPROVEMENTS]

EXCAVATION PERMIT: If needed, submit a complete Excavation Permit Application for all applicable work within the public right-of-way to the Public Works Department. Permit applications are available online from the Public Works Department website at: www.mountainview.gov/landdevelopment. All work within the City right-of-way must be consolidated on the site, off-site, and/or utility plans. Plans of the work, traffic control plans for work within the public roadway and/or easement, insurance certificate and endorsements, and permit fees are required with the Excavation Permit Application.

UTILITIES

PW-98 [UTILITIES]

BACKFLOW PREVENTER: Aboveground reduced-pressure backflow preventers are required for all new and existing City potable water and recycled water services. Backflow preventers shall be located directly behind the water meter or as reasonably close as possible at a location preapproved by the Public Services Division. Backflow prevention assemblies shall be conveniently located as close to the meter as feasible outside of buildings and are not allowed within buildings' utility closets or basements. A minimum 3' clearance shall be provided around each assembly for accessibility and maintenance. Protective covers and/or enclosures must be preapproved by the Cross-Connection Control Specialist prior to installation.

PW-100 [UTILITIES]

REUSE OF EXISTING SEWER LATERAL: City records show the existing sewer lateral was constructed as part of the original development and may have outlived its useful life. Unless the applicant conducts a video inspection of the lateral and it is determined by the City to be in satisfactory condition for reuse, the construction of a new sewer lateral from the property line to the City main will be required, including the installation of a new property line sewer cleanout.

Prior to the issuance of any building permits, the applicant shall conduct a video inspection of the lateral. A representative from the Public Services Division must be present to observe the video inspection. Please contact the Public Services Division's Wastewater Supervisor at 650-903-6329 to schedule a City maintenance person to be present at time of video inspection. After reviewing the recording, the City will determine if the lateral and/or cleanout requires replacement. If an existing cleanout is not present, a new cleanout shall be installed. If a new sewer lateral is required, it shall be installed with 10' minimum horizontal clearance from any existing trees to protect against root intrusion and 5' minimum horizontal clearance from the existing water service to protect against cross-contamination. The applicant shall submit an Excavation Permit Application for replacement/installation and pay any applicable fees prior to the issuance of any building permits.

PW-101 [UTILITIES]

SANITARY SEWER CLEANOUT: A one-way sanitary sewer cleanout shall be installed in accordance with City standards.

SOLID WASTE AND RECYCLING

PW-154 [SOLID WASTE AND RECYCLING]

RECYCLOGY MOUNTAIN VIEW: The applicant/contractor must be in compliance and shall include the following as a note on the building permit and improvement plans: "Recology Mountain View is the City's exclusive hauler for

FDG/CONDITIONS—Worksheet
 Public-Works-Department (PW)

Effective: 03-01-23
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recycling and disposal of construction and demolition debris. For all debris boxes, contact Recology. Using another hauler may violate City Code Sections 16.13 and 16.17 and result in code enforcement action."

PW-155 [SOLID WASTE AND RECYCLING]

MOUNTAIN VIEW GREEN BUILDING CODE/CONSTRUCTION AND DEMOLITION ORDINANCE: If this project is subject to the requirements of the Mountain View Green Building Code, a Construction and Demolition Waste Management Plan shall be submitted with the building permit application and approved by the Public Works Solid Waste and Recycling Division prior to the issuance of a building permit. A Final Construction and Demolition Waste Management Plan shall be submitted and approved prior to final inspection.

PW-156 [SOLID WASTE AND RECYCLING]

TRASH ROOMS AND/OR ENCLOSURES: Trash rooms and/or enclosures shall be used only for trash, recycling, and compost containers and shall not be used for storage at any time. Access door to the trash facility shall be clearly labeled "Trash Room."

PW-157 [SOLID WASTE AND RECYCLING]

TRASH ENCLOSURE DESIGN AND DETAILS: Trash plan sheet and enclosure details must be included on a separate sheet in the initial building plans and include:

- The property management shall provide adequate shared trash and recycling service for all 21 tenants. The hauler, Recology, indicates existing service levels of (1) – 3yd trash, 6x/week and (1) – 3yd recycle, 5x/week.
- To comply with the mandatory composting ordinance, the business should apply for a waiver from these requirements if the business generates a "de minimus amount" or less than 20 gallons of total compostable material weekly. The waiver form is available online at MountainView.gov/ZeroWasteBusiness.
 - Alternatively, there is an existing 2yd compost bin service onsite through the property management account and, with their permission, compostables from the employee breakroom in your office could be diverted into that container.
- The pet clean-up waste station with bags and a disposal bin for owners to clean up their pet waste shall be emptied daily by the business into the property management provided trash 3yd bin. The approved location of this waste station outside the suite entrance or inside the business shall be determined by the City's Planning Division.
- Overhead clearance for travel way must be no less than 15' from finished grade to structural appurtenances (e.g., cameras, sprinklers, electrical). Overhead clearance in the collection area must be no less than 22'.

[PROJECT SPECIFIC CONDITION]

PUBLIC WORKS NOTES

PW-170 [OTHER PUBLIC WORKS NOTES]

SANTA CLARA VALLEY WATER DISTRICT WELLS: Santa Clara Valley Water District (Valley Water) requires the following note to be labeled on the building and improvement plans: "While the Santa Clara Valley Water District (Valley Water) has records for most wells located in the County, it is always possible that a well exists that is not in Valley Water's records. If previously unknown wells are found on the subject property during development, they must be properly destroyed under permit from Valley Water or registered with Valley Water and protected from damage."

PW-171 [OTHER PUBLIC WORKS NOTES]

FDG/CONDITIONS—Worksheet
 Public-Works-Department (PW)

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STREET CLEANING: The owner/developer shall comply with and include the following note on the off-site, or grading/drainage, or utility plans: "The prime contractor or developer is to hire a street cleaning contractor to clean up dirt and debris from City streets that are attributable to the development's construction activities. The street cleaning contractor is to have the capability of sweeping the streets with both a broom-type sweeper and a regenerative air vacuum sweeper, as directed by the Public Works Director or designated representative."

PW-173 [OTHER PUBLIC WORKS NOTES]

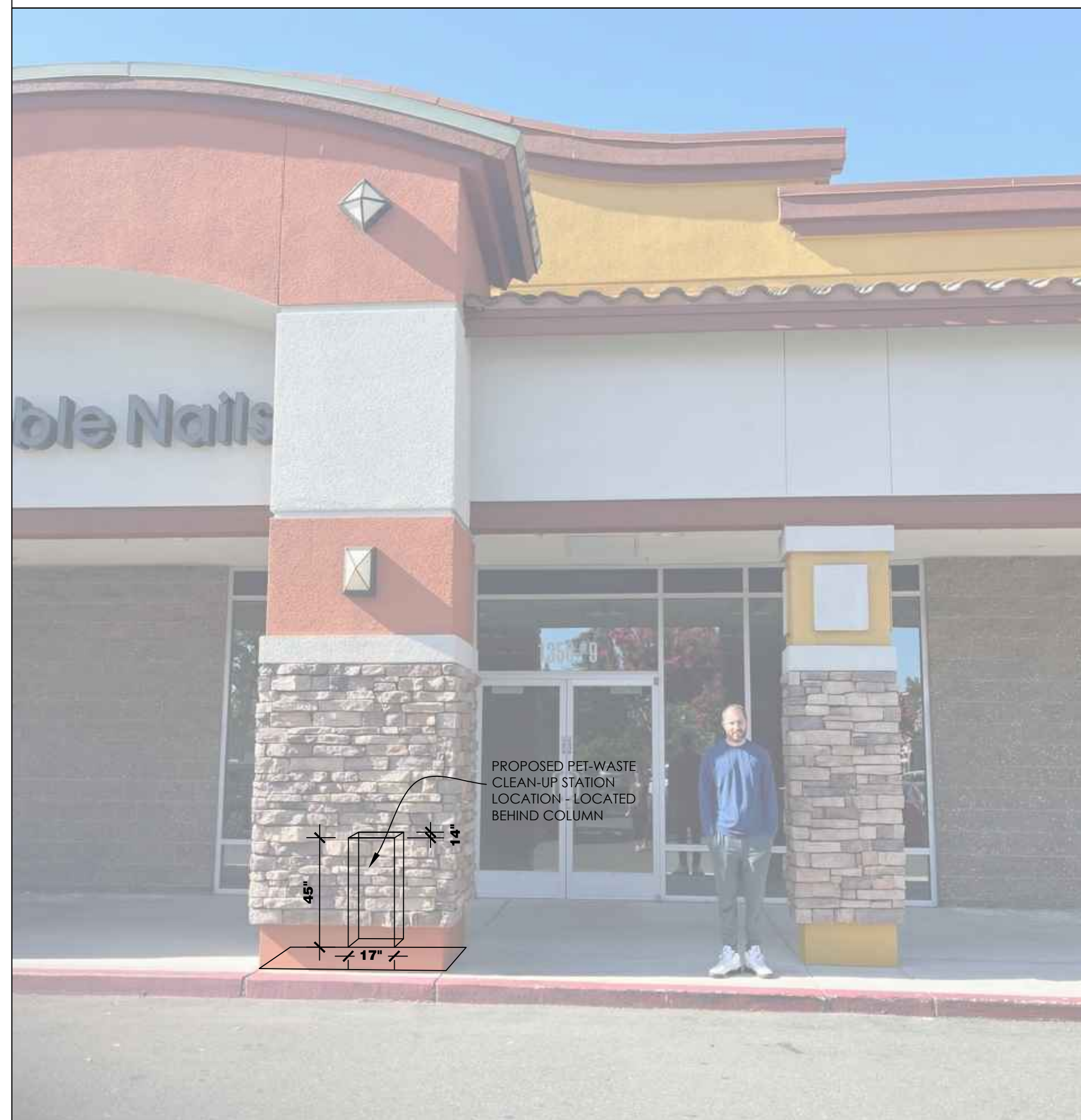
OCCUPANCY RELEASE: The owner/developer shall comply with and include the following note on the off-site or grading/drainage or utility plans: "For commercial and office developments, no buildings will be released for occupancy until the off-site improvements to be constructed to City Public Works standards and/or accepted for maintenance by the City are complete and ready for acceptance."

FDG/CONDITIONS—Worksheet
 Public-Works-Department (PW)

Effective: 03-01-23
 PW—Page 3 of 3

STANDARD PUBLIC WORKS CONDITIONS

A
 1.2



FRONT ELEVATION

B
 1.2

Features / Specifications

Retriever City Pet Waste Station is available in a choice of black, anthracite gray or deep green. Contemporary styling and a narrow footprint ensure that this receptacle can blend into any environment where dog waste stations are likely to be used, including parks, public spaces, on the sidewalk and outside apartment blocks.

The closed chute-style aperture enhances hygiene by preventing unwanted trash from being deposited and keeping out wild animals or rodents. It also prevents rainwater from pooling inside the bin. Retriever city features a secure locking mechanism and door opening design to aid operator use when cleaning and emptying.

Retriever City dog waste station has a 9-gallon capacity ideal for high volume areas. The integrated bag dispenser ensures that only one bag can be taken at a time. Dedicated decals are highly visible to encourage owners to clean up after their pets.

When purchased in the black model, this trash can contains 15% recycled content.

Design Features

- Door-opening design provides easy access for removal and replacement of bags
- Available in black, anthracite gray or deep green, complete with dedicated decals
- 9-gallon capacity accessed via an integral chute system prevents unwanted trash from being discarded into the bin
- Closed aperture prevents rainwater from pooling inside the bin & locks in odors
- Secure, tamper resistant chute system
- Integral dispenser allows only one bag to be taken at a time
- Small footprint with slim design minimizes disruption to pedestrian flow
- Weather resistant & durable construction for a long service life with minimal maintenance needed
- Secure, vandal resistant locking mechanism with door opening design for easy access to remove and replace sacks via authorized personnel
- Clear graphics encourage correct use
- Ideal for any outdoor or public space including parks, sidewalks, outside residential blocks and more

Colors

Standard colors: Black (15% Recycled Material), Anthracite Gray, Deep Green
 Non standard color: Red

Materials

Body, door and chute: Durapol

Dimensions

Capacity: 9 gallons
 Height: 45"
 Width: 17"
 Depth: 14"
 Weight: 31lbs



PET WASTE STATION SPECS

C
 1.2



Dog & Cat Skin Care Hospital
Veterinary Office Tenant Improvement
 1350#9 GRANT ROAD, MOUNTAIN VIEW, CA 94040

STANDARD PUBLIC WORKS CONDITIONS & PET WASTE STATION

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A-1.2