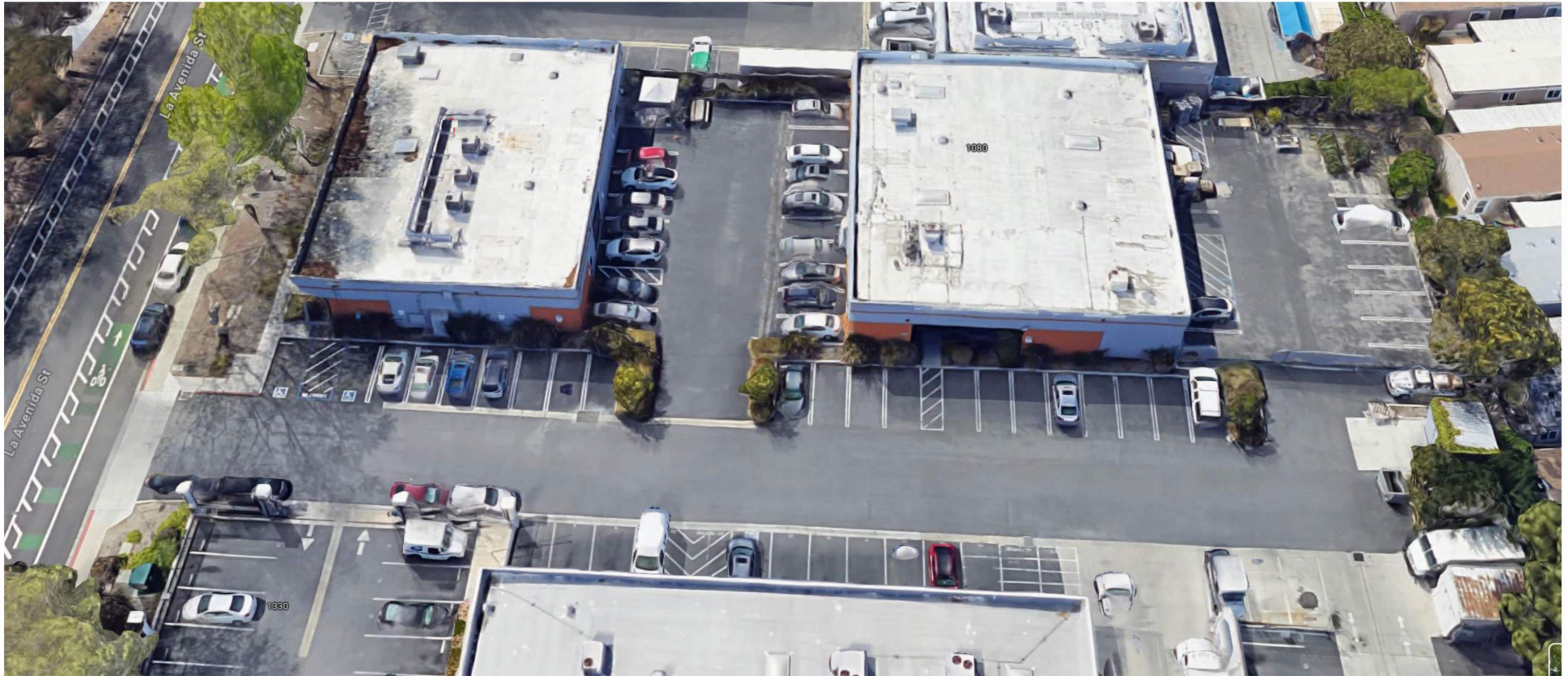




1080 La Avenida Street, Bldg B, Mountain View . Provisional Use Permit Application

Change of use from existing Metal Fabrication Shop (F-2)
to Fencing Club Studio (B) Use

Cover Sheet

Plan Check Number: City PL-2023-219

Bayside Fencing Club
Bayside Fencing Club PUP Provisional Use Permit Application



03-08-2024 PUP Resubmittal Package

SCOPE OF PUP APPLICATION	LOCATION MAP	SHEET INDEX	PROJECT DATA & ZONING CALCULATIONS	
1. THE SCOPE OF THIS PUP APPLICATION IS TO CONVERT THE EXISTING METAL FABRICATION SHOP (F-2 OCCUPANCY) USE TO THIS NEW TENANT FENCING CLUB (B OCCUPANCY) USE AT 1080 LA AVENIDA #B BUILDING. 2. THE INTENT OF THE NEW TENANT IS TO REUSE THE EXISTING BUILDING AS-IS FOR THEIR NEW FUNCTION WITHOUT ALTERING ANY EXISTING INTERIOR AND EXTERIOR FLOOR PLAN CONFIGURATION. 3. THE NEW TENANT IS CONVERTING THE MAIN METAL SHOP ROOM USE INTO A FENCING CLUB EXERCISE SPACE. THE REMAINING OFFICES, STORAGE AND SUPPORT ROOM/SPACES USE ARE NO CHANGE TO EXISTING. 4. THIS BUILDING'S FIRE ALARM SYSTEM HAS BEEN UPGRADED THIS YEAR AND OBTAINED RECENT FIRE DEPARTMENT INSPECTION APPROVAL. 5. IN THE 2015 PUP APPROVAL, A NEW TRASH ENCLOSURE WITH A ROOF AND MATCHING FINISHES WITH EXISTING BUILDINGS WAS CONSTRUCTED TO SERVICE BOTH BUILDING ON SITE. 6. THE ONLY PROPOSED SCOPE OF THIS PROJECT CONSISTS OF INTERIOR RENOVATION OF BUILDING 1080B REQUIRED CODE UPGRADE OF EXISTING RESTROOMS BECAUSE OF NEW USE TYPE PLUMBING COUNT PER 2022 CPC. 7. THIS PROPERTY RECENT PUP APPROVED SITE UPGRADE WAS PERFORMED IN 2015-2016. INCLUDED THE FOLLOWING: A. SITE PARKING, SIDEWALK/DRIVEWAY ACCESSIBLE UPGRADE. B. ACCESSIBLE PATH CONNECTING PROPERTY TO PUBLIC WAY. C. NEW TRASH ENCLOSURE ON SITE COORDINATED AND APPROVED BY RECOLOGY OFFICE. D. ALL NEW CITY APPROVED LANDSCAPE AND IRRIGATION SYSTEM UPGRADE. Note: There is no Propose Building Exterior and Site change in this PUP application. Interior changes are limited to required accessibility upgrade only.		COVER SHEET PROJECT AERIAL VIEW G0.01 PROJECT DATA AND GENERAL INFORMATION G0.02 EXISTING SITE PLAN & PARKING ANALYSIS G0.03 EXISTING SITE PLAN WITH TRUCK PATH AND TRASH ENCLOSURE INFORMATION G0.04 EXISTING LANDSCAPE PLAN & FURNISHING A2.01 LEVEL 1 EXISTING & PROPOSED PLAN A2.02 LEVEL 2 EXISTING & PROPOSED PLAN & BUILDING SECTIONS A2.03 PROPOSED NEW RESTROOM PLAN & PLUMBING COUNT ANALYSIS A2.04 TRANSPORTATION CONNECTION PLAN A4.01 SITE PHOTOS FOR REFERENCE PROJECT TEAM CLIENT: BAYSIDE FENCING CLUB 1080 LA AVENIDA ST, #B MOUNTAIN VIEW, CA 94043 PHONE: 408.937.8188 CONTACT: XIN ZHANG ARCHITECT: DES ARCHITECTS + ENGINEERS 399 BRADFORD STREET REDWOOD CITY, CA 94063 PHONE: 650.364.6453 CONTACT: HOWARD KWOK	LEGAL JURISDICTION: CITY OF MOUNTAIN VIEW, CA. ZONING DESIGNATION: P-PLANED COMMUNITY/PRECISE PLAN P-39 NORTH BAYSHORE(2014) EDGE ZONE FEMA FLOOD ZONE: ZONE X PROJECT ADDRESS: 1080 LA AVENIDA #B, MOUNTAIN VIEW, CA ASSESS. PARCEL NO.: 116-14-109 CONSTRUCTION TYPE: TYPE 5B (BOTH BUILDINGS ON LOT) BUILDING OCCUPANCY: 1080A ADJACENT BUILDING = B OCCUPANCY (SOUTHERN BUILDING ON LOT) USE: LIGHT DUTY MEDICAL WELLNESS CENTER 1080B PROJECT BUILDING = B OCCUPANCY (NORTHERN BUILDING ON LOT) USE: FENCING CLUB STUDIO FIRE PROTECTION: UPGRADED FIRE ALARMED WITHOUT FIRE SPRINKLER SYSTEM SET BACK: 25'-0" ALONG LA AVENIDA STREET 1'-3" ALONG THE WEST SIDE OF PROPERTY 36'-7" ALONG THE EAST SIDE OF PROPERTY 72'-11" ALONG THE NORTH SIDE OF PROPERTY GROSS BUILDING/FLOOR AREA: 1080A PROJECT BUILDING = 6,070 SF (ALL EXISTING WITH NO CHANGE) 1080B PROJECT BUILDING = 8,890 SF TOTAL BUILDING AREA ON SITE = 14,960 SF TOTAL SITE AREA/ LOT AREA: 40,320 ST SF (0.925 ACRES) EXISTING FAR: 14,960 SF/ 40,320 SF = 37% (0.37) (ALL EXISTING WITH NO CHANGE) ALLOWED FAR: 45% (0.45) (REQUIREMENT IN NORTH BAYSHORE PRECISE PLAN EDGE ZONE) EXISTING TOTAL BUILDING COVERAGE AREA: 14,960 SF = 37% OF LOT AREA (ALL EXISTING WITH NO CHANGE) (ALLOWED BUILDING COVERAGE AREA PER EDGE ZONE REQUIREMENT 35% MAXIMUM FOR NEW CONSTRUCTION ONLY) PAVEMENT PERCENTAGE AREA: 21,774 SF = 54% OF LOT AREA (ALL EXISTING WITH NO CHANGE) (ALLOWED PAVEMENT PERCENTAGE AREA PER EDGE ZONE REQUIREMENT 50% MAXIMUM FOR NEW CONSTRUCTION ONLY) TOTAL EXISTING LANDSCAPE AREA: 5,445 SF = 14% OF LOT AREA (ALL EXISTING WITH NO CHANGE) (ALLOWED LANDSCAPE COVERAGE AREA PER EDGE ZONE REQUIREMENT 30% MINIMUM FOR NEW CONSTRUCTION ONLY) ACTUAL BUILDING HEIGHT: 18'-10" FROM FINISH FLOOR TO TOP OF (ALL EXISTING WITH NO CHANGE) PARAPET (<16'-0" FLOOR TO ROOF) TYPICAL STRUCTURE: EXISTING BUILDINGS ON SITE ARE CONCRETE (ALL EXISTING WITH NO CHANGE) TILT-UP BUILDINGS WITH LOW-SLOPE WOOD BUILD-UP ROOF SYSTEM. ACCESSORY STRUCTURE: CEMENT PLASTER FINISH CMU TRASH ENCLOSURE (ALL EXISTING WITH NO CHANGE) WITH METAL ROOF WITH LANDSCAPING SCREENING (UPGRADE IN 2015 PUP APPROVAL TO PLACE TWO 3 YARD BINS WITH CITY REQUIRED CLEARANCES AND STANDARDS)	
AREA AND CODE ANALYSIS (NO CHANGE TO ALL BUILDING AREA AND LOT AREA IN THIS PROJECT) ALLOWABLE BLDG. AREA: 1080A NEIGHBOR BUILDING = 31,500 SF 3 SIDES WITH 30 FT CLEARANCES (SOUTHERN BUILDING ON LOT) 1080B PROJECT BUILDING = 31,500 SF 3 SIDES WITH 30 FT CLEARANCES (NORTHERN BUILDING ON LOT) GROSS BUILDING AREA: 1080A NEIGHOR BUILDING = 6,070 SF 1080B PROJECT BUILDING = 8,890 SF TOTAL BUILDING AREA ON SITE = 14,960 SF TOTAL SITE AREA/ LOT AREA: 40,320 ST SF (0.925 ACRES) EXISTING FAR: 0.37 (NO CHANGE TO EXISTING) ALLOWABLE FAR: 0.45 (PER N. BAYSHORE PRECISE PLAN EDGE) LANDSCAPE AREA: 5,445 SF = 14% OF LOT AREA EXISTING LANDSCAPE AREA (PUP APPROVED 2015) OCCUPANCY RELEASE IF ANY CONSTRUCTION WORK IS REQUIRED BY THE CITY REVIEW OF THIS APPLICATION 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		LOCATION MAP	SHEET INDEX COVER SHEET PROJECT AERIAL VIEW G0.01 PROJECT DATA AND GENERAL INFORMATION G0.02 EXISTING SITE PLAN & PARKING ANALYSIS G0.03 EXISTING SITE PLAN WITH TRUCK PATH AND TRASH ENCLOSURE INFORMATION G0.04 EXISTING LANDSCAPE PLAN & FURNISHING A2.01 LEVEL 1 EXISTING & PROPOSED PLAN A2.02 LEVEL 2 EXISTING & PROPOSED PLAN & BUILDING SECTIONS A2.03 PROPOSED NEW RESTROOM PLAN & PLUMBING COUNT ANALYSIS A2.04 TRANSPORTATION CONNECTION PLAN A4.01 SITE PHOTOS FOR REFERENCE PROJECT TEAM CLIENT: BAYSIDE FENCING CLUB 1080 LA AVENIDA ST, #B MOUNTAIN VIEW, CA 94043 PHONE: 408.937.8188 CONTACT: XIN ZHANG ARCHITECT: DES ARCHITECTS + ENGINEERS 399 BRADFORD STREET REDWOOD CITY, CA 94063 PHONE: 650.364.6453 CONTACT: HOWARD KWOK	PROJECT DATA & ZONING CALCULATIONS LEGAL JURISDICTION: CITY OF MOUNTAIN VIEW, CA. ZONING DESIGNATION: P-PLANED COMMUNITY/PRECISE PLAN P-39 NORTH BAYSHORE(2014) EDGE ZONE FEMA FLOOD ZONE: ZONE X PROJECT ADDRESS: 1080 LA AVENIDA #B, MOUNTAIN VIEW, CA ASSESS. PARCEL NO.: 116-14-109 CONSTRUCTION TYPE: TYPE 5B (BOTH BUILDINGS ON LOT) BUILDING OCCUPANCY: 1080A ADJACENT BUILDING = B OCCUPANCY (SOUTHERN BUILDING ON LOT) USE: LIGHT DUTY MEDICAL WELLNESS CENTER 1080B PROJECT BUILDING = B OCCUPANCY (NORTHERN BUILDING ON LOT) USE: FENCING CLUB STUDIO FIRE PROTECTION: UPGRADED FIRE ALARMED WITHOUT FIRE SPRINKLER SYSTEM SET BACK: 25'-0" ALONG LA AVENIDA STREET 1'-3" ALONG THE WEST SIDE OF PROPERTY 36'-7" ALONG THE EAST SIDE OF PROPERTY 72'-11" ALONG THE NORTH SIDE OF PROPERTY GROSS BUILDING/FLOOR AREA: 1080A PROJECT BUILDING = 6,070 SF (ALL EXISTING WITH NO CHANGE) 1080B PROJECT BUILDING = 8,890 SF TOTAL BUILDING AREA ON SITE = 14,960 SF TOTAL SITE AREA/ LOT AREA: 40,320 ST SF (0.925 ACRES) EXISTING FAR: 14,960 SF/ 40,320 SF = 37% (0.37) (ALL EXISTING WITH NO CHANGE) ALLOWED FAR: 45% (0.45) (REQUIREMENT IN NORTH BAYSHORE PRECISE PLAN EDGE ZONE) EXISTING TOTAL BUILDING COVERAGE AREA: 14,960 SF = 37% OF LOT AREA (ALL EXISTING WITH NO CHANGE) (ALLOWED BUILDING COVERAGE AREA PER EDGE ZONE REQUIREMENT 35% MAXIMUM FOR NEW CONSTRUCTION ONLY) PAVEMENT PERCENTAGE AREA: 21,774 SF = 54% OF LOT AREA (ALL EXISTING WITH NO CHANGE) (ALLOWED PAVEMENT PERCENTAGE AREA PER EDGE ZONE REQUIREMENT 50% MAXIMUM FOR NEW CONSTRUCTION ONLY) TOTAL EXISTING LANDSCAPE AREA: 5,445 SF = 14% OF LOT AREA (ALL EXISTING WITH NO CHANGE) (ALLOWED LANDSCAPE COVERAGE AREA PER EDGE ZONE REQUIREMENT 30% MINIMUM FOR NEW CONSTRUCTION ONLY) ACTUAL BUILDING HEIGHT: 18'-10" FROM FINISH FLOOR TO TOP OF (ALL EXISTING WITH NO CHANGE) PARAPET (<16'-0" FLOOR TO ROOF) TYPICAL STRUCTURE: EXISTING BUILDINGS ON SITE ARE CONCRETE (ALL EXISTING WITH NO CHANGE) TILT-UP BUILDINGS WITH LOW-SLOPE WOOD BUILD-UP ROOF SYSTEM. ACCESSORY STRUCTURE: CEMENT PLASTER FINISH CMU TRASH ENCLOSURE (ALL EXISTING WITH NO CHANGE) WITH METAL ROOF WITH LANDSCAPING SCREENING (UPGRADE IN 2015 PUP APPROVAL TO PLACE TWO 3 YARD BINS WITH CITY REQUIRED CLEARANCES AND STANDARDS)
AREA AND CODE ANALYSIS (NO CHANGE TO ALL BUILDING AREA AND LOT AREA IN THIS PROJECT) ALLOWABLE BLDG. AREA: 1080A NEIGHOR BUILDING = 31,500 SF 3 SIDES WITH 30 FT CLEARANCES (SOUTHERN BUILDING ON LOT) 1080B PROJECT BUILDING = 31,500 SF 3 SIDES WITH 30 FT CLEARANCES (NORTHERN BUILDING ON LOT) GROSS BUILDING AREA: 1080A NEIGHOR BUILDING = 6,070 SF 1080B PROJECT BUILDING = 8,890 SF TOTAL BUILDING AREA ON SITE = 14,960 SF TOTAL SITE AREA/ LOT AREA: 40,320 ST SF (0.925 ACRES) EXISTING FAR: 0.37 (NO CHANGE TO EXISTING) ALLOWABLE FAR: 0.45 (PER N. BAYSHORE PRECISE PLAN EDGE) LANDSCAPE AREA: 5,445 SF = 14% OF LOT AREA EXISTING LANDSCAPE AREA (PUP APPROVED 2015) OCCUPANCY RELEASE IF ANY CONSTRUCTION WORK IS REQUIRED BY THE CITY REVIEW OF THIS APPLICATION 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		LOCATION MAP	SHEET INDEX COVER SHEET PROJECT AERIAL VIEW G0.01 PROJECT DATA AND GENERAL INFORMATION G0.02 EXISTING SITE PLAN & PARKING ANALYSIS G0.03 EXISTING SITE PLAN WITH TRUCK PATH AND TRASH ENCLOSURE INFORMATION G0.04 EXISTING LANDSCAPE PLAN & FURNISHING A2.01 LEVEL 1 EXISTING & PROPOSED PLAN A2.02 LEVEL 2 EXISTING & PROPOSED PLAN & BUILDING SECTIONS A2.03 PROPOSED NEW RESTROOM PLAN & PLUMBING COUNT ANALYSIS A2.04 TRANSPORTATION CONNECTION PLAN A4.01 SITE PHOTOS FOR REFERENCE PROJECT TEAM CLIENT: BAYSIDE FENCING CLUB 1080 LA AVENIDA ST, #B MOUNTAIN VIEW, CA 94043 PHONE: 408.937.8188 CONTACT: XIN ZHANG ARCHITECT: DES ARCHITECTS + ENGINEERS 399 BRADFORD STREET REDWOOD CITY, CA 94063 PHONE: 650.364.6453 CONTACT: HOWARD KWOK	PROJECT DATA & ZONING CALCULATIONS LEGAL JURISDICTION: CITY OF MOUNTAIN VIEW, CA. ZONING DESIGNATION: P-PLANED COMMUNITY/PRECISE PLAN P-39 NORTH BAYSHORE(2014) EDGE ZONE FEMA FLOOD ZONE: ZONE X PROJECT ADDRESS: 1080 LA AVENIDA #B, MOUNTAIN VIEW, CA ASSESS. PARCEL NO.: 116-14-109 CONSTRUCTION TYPE: TYPE 5B (BOTH BUILDINGS ON LOT) BUILDING OCCUPANCY: 1080A ADJACENT BUILDING = B OCCUPANCY (SOUTHERN BUILDING ON LOT) USE: LIGHT DUTY MEDICAL WELLNESS CENTER 1080B PROJECT BUILDING = B OCCUPANCY (NORTHERN BUILDING ON LOT) USE: FENCING CLUB STUDIO FIRE PROTECTION: UPGRADED FIRE ALARMED WITHOUT FIRE SPRINKLER SYSTEM SET BACK: 25'-0" ALONG LA AVENIDA STREET 1'-3" ALONG THE WEST SIDE OF PROPERTY 36'-7" ALONG THE EAST SIDE OF PROPERTY 72'-11" ALONG THE NORTH SIDE OF PROPERTY GROSS BUILDING/FLOOR AREA: 1080A PROJECT BUILDING = 6,070 SF (ALL EXISTING WITH NO CHANGE) 1080B PROJECT BUILDING = 8,890 SF TOTAL BUILDING AREA ON SITE = 14,960 SF TOTAL SITE AREA/ LOT AREA: 40,320 ST SF (0.925 ACRES) EXISTING FAR: 14,960 SF/ 40,320 SF = 37% (0.37) (ALL EXISTING WITH NO CHANGE) ALLOWED FAR: 45% (0.45) (REQUIREMENT IN NORTH BAYSHORE PRECISE PLAN EDGE ZONE) EXISTING TOTAL BUILDING COVERAGE AREA: 14,960 SF = 37% OF LOT AREA (ALL EXISTING WITH NO CHANGE) (ALLOWED BUILDING COVERAGE AREA PER EDGE ZONE REQUIREMENT 35% MAXIMUM FOR NEW CONSTRUCTION ONLY) PAVEMENT PERCENTAGE AREA: 21,774 SF = 54% OF LOT AREA (ALL EXISTING WITH NO CHANGE) (ALLOWED PAVEMENT PERCENTAGE AREA PER EDGE ZONE REQUIREMENT 50% MAXIMUM FOR NEW CONSTRUCTION ONLY) TOTAL EXISTING LANDSCAPE AREA: 5,445 SF = 14% OF LOT AREA (ALL EXISTING WITH NO CHANGE) (ALLOWED LANDSCAPE COVERAGE AREA PER EDGE ZONE REQUIREMENT 30% MINIMUM FOR NEW CONSTRUCTION ONLY) ACTUAL BUILDING HEIGHT: 18'-10" FROM FINISH FLOOR TO TOP OF (ALL EXISTING WITH NO CHANGE) PARAPET (<16'-0" FLOOR TO ROOF) TYPICAL STRUCTURE: EXISTING BUILDINGS ON SITE ARE CONCRETE (ALL EXISTING WITH NO CHANGE) TILT-UP BUILDINGS WITH LOW-SLOPE WOOD BUILD-UP ROOF SYSTEM. ACCESSORY STRUCTURE: CEMENT PLASTER FINISH CMU TRASH ENCLOSURE (ALL EXISTING WITH NO CHANGE) WITH METAL ROOF WITH LANDSCAPING SCREENING (UPGRADE IN 2015 PUP APPROVAL TO PLACE TWO 3 YARD BINS WITH CITY REQUIRED CLEARANCES AND STANDARDS)
AREA AND CODE ANALYSIS (NO CHANGE TO ALL BUILDING AREA AND LOT AREA IN THIS PROJECT) ALLOWABLE BLDG. AREA: 1080A NEIGHOR BUILDING = 31,500 SF 3 SIDES WITH 30 FT CLEARANCES (SOUTHERN BUILDING ON LOT) 1080B PROJECT BUILDING = 31,500 SF 3 SIDES WITH 30 FT CLEARANCES (NORTHERN BUILDING ON LOT) GROSS BUILDING AREA: 1080A NEIGHOR BUILDING = 6,070 SF 1080B PROJECT BUILDING = 8,890 SF TOTAL BUILDING AREA ON SITE = 14,960 SF TOTAL SITE AREA/ LOT AREA: 40,320 ST SF (0.925 ACRES) EXISTING FAR: 0.37 (NO CHANGE TO EXISTING) ALLOWABLE FAR: 0.45 (PER N. BAYSHORE PRECISE PLAN EDGE) LANDSCAPE AREA: 5,445 SF = 14% OF LOT AREA EXISTING LANDSCAPE AREA (PUP APPROVED 2015) OCCUPANCY RELEASE IF ANY CONSTRUCTION WORK IS REQUIRED BY THE CITY REVIEW OF THIS APPLICATION 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		LOCATION MAP	SHEET INDEX COVER SHEET PROJECT AERIAL VIEW G0.01 PROJECT DATA AND GENERAL INFORMATION G0.02 EXISTING SITE PLAN & PARKING ANALYSIS G0.03 EXISTING SITE PLAN WITH TRUCK PATH AND TRASH ENCLOSURE INFORMATION G0.04 EXISTING LANDSCAPE PLAN & FURNISHING A2.01 LEVEL 1 EXISTING & PROPOSED PLAN A2.02 LEVEL 2 EXISTING & PROPOSED PLAN & BUILDING SECTIONS A2.03 PROPOSED NEW RESTROOM PLAN & PLUMBING COUNT ANALYSIS A2.04 TRANSPORTATION CONNECTION PLAN A4.01 SITE PHOTOS FOR REFERENCE PROJECT TEAM CLIENT: BAYSIDE FENCING CLUB 1080 LA AVENIDA ST, #B MOUNTAIN VIEW, CA 94043 PHONE: 408.937.8188 CONTACT: XIN ZHANG ARCHITECT: DES ARCHITECTS + ENGINEERS 399 BRADFORD STREET REDWOOD CITY, CA 94063 PHONE: 650.364.6453 CONTACT: HOWARD KWOK	PROJECT DATA & ZONING CALCULATIONS LEGAL JURISDICTION: CITY OF MOUNTAIN VIEW, CA. ZONING DESIGNATION: P-PLANED COMMUNITY/PRECISE PLAN P-39 NORTH BAYSHORE(2014) EDGE ZONE FEMA FLOOD ZONE: ZONE X PROJECT ADDRESS: 1080 LA AVENIDA #B, MOUNTAIN VIEW, CA ASSESS. PARCEL NO.: 116-14-109 CONSTRUCTION TYPE: TYPE 5B (BOTH BUILDINGS ON LOT) BUILDING OCCUPANCY: 1080A ADJACENT BUILDING = B OCCUPANCY (SOUTHERN BUILDING ON LOT) USE: LIGHT DUTY MEDICAL WELLNESS CENTER 1080B PROJECT BUILDING = B OCCUPANCY (NORTHERN BUILDING ON LOT) USE: FENCING CLUB STUDIO FIRE PROTECTION: UPGRADED FIRE ALARMED WITHOUT FIRE SPRINKLER SYSTEM SET BACK: 25'-0" ALONG LA AVENIDA STREET 1'-3" ALONG THE WEST SIDE OF PROPERTY 36'-7" ALONG THE EAST SIDE OF PROPERTY 72'-11" ALONG THE NORTH SIDE OF PROPERTY GROSS BUILDING/FLOOR AREA: 1080A PROJECT BUILDING = 6,070 SF (ALL EXISTING WITH NO CHANGE) 1080B PROJECT BUILDING = 8,890 SF TOTAL BUILDING AREA ON SITE = 14,960 SF TOTAL SITE AREA/ LOT AREA: 40,320 ST SF (0.925 ACRES) EXISTING FAR: 14,960 SF/ 40,320 SF = 37% (0.37) (ALL EXISTING WITH NO CHANGE) ALLOWED FAR: 45% (0.45) (REQUIREMENT IN NORTH BAYSHORE PRECISE PLAN EDGE ZONE) EXISTING TOTAL BUILDING COVERAGE AREA: 14,960 SF = 37% OF LOT AREA (ALL EXISTING WITH NO CHANGE) (ALLOWED BUILDING COVERAGE AREA PER EDGE ZONE REQUIREMENT 35% MAXIMUM FOR NEW CONSTRUCTION ONLY) PAVEMENT PERCENTAGE AREA: 21,774 SF = 54% OF LOT AREA (ALL EXISTING WITH NO CHANGE) (ALLOWED PAVEMENT PERCENTAGE AREA PER EDGE ZONE REQUIREMENT 50% MAXIMUM FOR NEW CONSTRUCTION ONLY) TOTAL EXISTING LANDSCAPE AREA: 5,445 SF = 14% OF LOT AREA (ALL EXISTING WITH NO CHANGE) (ALLOWED LANDSCAPE COVERAGE AREA PER EDGE ZONE REQUIREMENT 30% MINIMUM FOR NEW CONSTRUCTION ONLY) ACTUAL BUILDING HEIGHT: 18'-10" FROM FINISH FLOOR TO TOP OF (ALL EXISTING WITH NO CHANGE) PARAPET (<16'-0" FLOOR TO ROOF) TYPICAL STRUCTURE: EXISTING BUILDINGS ON SITE ARE CONCRETE (ALL EXISTING WITH NO CHANGE) TILT-UP BUILDINGS WITH LOW-SLOPE WOOD BUILD-UP ROOF SYSTEM. ACCESSORY STRUCTURE: CEMENT PLASTER FINISH CMU TRASH ENCLOSURE (ALL EXISTING WITH NO CHANGE) WITH METAL ROOF WITH LANDSCAPING SCREENING (UPGRADE IN 2015 PUP APPROVAL TO PLACE TWO 3 YARD BINS WITH CITY REQUIRED CLEARANCES AND STANDARDS)
AREA AND CODE ANALYSIS (NO CHANGE TO ALL BUILDING AREA AND LOT AREA IN THIS PROJECT) ALLOWABLE BLDG. AREA: 1080A NEIGHOR BUILDING = 31,500 SF 3 SIDES WITH 30 FT CLEARANCES (SOUTHERN BUILDING ON LOT) 1080B PROJECT BUILDING = 31,500 SF 3 SIDES WITH 30 FT CLEARANCES (NORTHERN BUILDING ON LOT) GROSS BUILDING AREA: 1080A NEIGHOR BUILDING = 6,070 SF 1080B PROJECT BUILDING = 8,890 SF TOTAL BUILDING AREA ON SITE = 14,960 SF TOTAL SITE AREA/ LOT AREA: 40,320 ST SF (0.925 ACRES) EXISTING FAR: 0.37 (NO CHANGE TO EXISTING) ALLOWABLE FAR: 0.45 (PER N. BAYSHORE PRECISE PLAN EDGE) LANDSCAPE AREA: 5,445 SF = 14% OF LOT AREA EXISTING LANDSCAPE AREA (PUP APPROVED 2015) OCCUPANCY RELEASE IF ANY CONSTRUCTION WORK IS REQUIRED BY THE CITY REVIEW OF THIS APPLICATION 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		LOCATION MAP	SHEET INDEX COVER SHEET PROJECT AERIAL VIEW G0.01 PROJECT DATA AND GENERAL INFORMATION G0.02 EXISTING SITE PLAN & PARKING ANALYSIS G0.03 EXISTING SITE PLAN WITH TRUCK PATH AND TRASH ENCLOSURE INFORMATION G0.04 EXISTING LANDSCAPE PLAN & FURNISHING A2.01 LEVEL 1 EXISTING & PROPOSED PLAN A2.02 LEVEL 2 EXISTING & PROPOSED PLAN & BUILDING SECTIONS A2.03 PROPOSED NEW RESTROOM PLAN & PLUMBING COUNT ANALYSIS A2.04 TRANSPORTATION CONNECTION PLAN A4.01 SITE PHOTOS FOR REFERENCE PROJECT TEAM CLIENT: BAYSIDE FENCING CLUB 1080 LA AVENIDA ST, #B MOUNTAIN VIEW, CA 94043 PHONE: 408.937.8188 CONTACT: XIN ZHANG ARCHITECT: DES ARCHITECTS + ENGINEERS 399 BRADFORD STREET REDWOOD CITY, CA 94063 PHONE: 650.364.6453 CONTACT: HOWARD KWOK	PROJECT DATA & ZONING CALCULATIONS LEGAL JURISDICTION: CITY OF MOUNTAIN VIEW, CA. ZONING DESIGNATION: P-PLANED COMMUNITY/PRECISE PLAN P-39 NORTH BAYSHORE(2014) EDGE ZONE FEMA FLOOD ZONE: ZONE X PROJECT ADDRESS: 1080 LA AVENIDA #B, MOUNTAIN VIEW, CA ASSESS. PARCEL NO.: 116-14-109 CONSTRUCTION TYPE: TYPE 5B (BOTH BUILDINGS ON LOT) BUILDING OCCUPANCY: 1080A ADJACENT BUILDING = B OCCUPANCY (SOUTHERN BUILDING ON LOT) USE: LIGHT DUTY MEDICAL WELLNESS CENTER 1080B PROJECT BUILDING = B OCCUPANCY (NORTHERN BUILDING ON LOT) USE: FENCING CLUB STUDIO FIRE PROTECTION: UPGRADED FIRE ALARMED WITHOUT FIRE SPRINKLER SYSTEM SET BACK: 25'-0" ALONG LA AVENIDA STREET 1'-3" ALONG THE WEST SIDE OF PROPERTY 36'-7" ALONG THE EAST SIDE OF PROPERTY 72'-11" ALONG THE NORTH SIDE OF PROPERTY GROSS BUILDING/FLOOR AREA: 1080A PROJECT BUILDING = 6,070 SF (ALL EXISTING WITH NO CHANGE) 1080B PROJECT BUILDING = 8,890 SF TOTAL BUILDING AREA ON SITE = 14,960 SF TOTAL SITE AREA/ LOT AREA: 40,320 ST SF (0.925 ACRES) EXISTING FAR: 14,960 SF/ 40,320 SF = 37% (0.37) (ALL EXISTING WITH NO CHANGE) ALLOWED FAR: 45% (0.45) (REQUIREMENT IN NORTH BAYSHORE PRECISE PLAN EDGE ZONE) EXISTING TOTAL BUILDING COVERAGE AREA: 14,960 SF = 37% OF LOT AREA (ALL EXISTING WITH NO CHANGE) (ALLOWED BUILDING COVERAGE AREA PER EDGE ZONE REQUIREMENT 35% MAXIMUM FOR NEW CONSTRUCTION ONLY) PAVEMENT PERCENTAGE AREA: 21,774 SF = 54% OF LOT AREA (ALL EXISTING WITH NO CHANGE) (ALLOWED PAVEMENT PERCENTAGE AREA PER EDGE ZONE REQUIREMENT 50% MAXIMUM FOR NEW CONSTRUCTION ONLY) TOTAL EXISTING LANDSCAPE AREA: 5,445 SF = 14% OF LOT AREA (ALL EXISTING WITH NO CHANGE) (ALLOWED LANDSCAPE COVERAGE AREA PER EDGE ZONE REQUIREMENT 30% MINIMUM FOR NEW CONSTRUCTION ONLY) ACTUAL BUILDING HEIGHT: 18'-10" FROM FINISH FLOOR TO TOP OF (ALL EXISTING WITH NO CHANGE) PARAPET (<16'-0" FLOOR TO ROOF) TYPICAL STRUCTURE: EXISTING BUILDINGS ON SITE ARE CONCRETE (ALL EXISTING WITH NO CHANGE) TILT-UP BUILDINGS WITH LOW-SLOPE WOOD BUILD-UP ROOF SYSTEM. ACCESSORY STRUCTURE: CEMENT PLASTER FINISH CMU TRASH ENCLOSURE (ALL EXISTING WITH NO CHANGE) WITH METAL ROOF WITH LANDSCAPING SCREENING (UPGRADE IN 2015 PUP APPROVAL TO PLACE TWO 3 YARD BINS WITH CITY REQUIRED CLEARANCES AND STANDARDS)
AREA AND CODE ANALYSIS (NO CHANGE TO ALL BUILDING AREA AND LOT AREA IN THIS PROJECT) ALLOWABLE BLDG. AREA: 1080A NEIGHOR BUILDING = 31,500 SF 3 SIDES WITH 30 FT CLEARANCES (SOUTHERN BUILDING ON LOT) 1080B PROJECT BUILDING = 31,500 SF 3 SIDES WITH 30 FT CLEARANCES (NORTHERN BUILDING ON LOT) GROSS BUILDING AREA: 1080A NEIGHOR BUILDING = 6,070 SF 1080B PROJECT BUILDING = 8,890 SF TOTAL BUILDING AREA ON SITE = 14,960 SF TOTAL SITE AREA/ LOT AREA: 40,320 ST SF (0.925 ACRES) EXISTING FAR: 0.37 (NO CHANGE TO EXISTING) ALLOWABLE FAR: 0.45 (PER N. BAYSHORE PRECISE PLAN EDGE) LANDSCAPE AREA: 5,445 SF = 14% OF LOT AREA EXISTING LANDSCAPE AREA (PUP APPROVED 2015) OCCUPANCY RELEASE IF ANY CONSTRUCTION WORK IS REQUIRED BY THE CITY REVIEW OF THIS APPLICATION 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		LOCATION MAP	SHEET INDEX COVER SHEET PROJECT AERIAL VIEW G0.01 PROJECT DATA AND GENERAL INFORMATION G0.02 EXISTING SITE PLAN & PARKING ANALYSIS G0.03 EXISTING SITE PLAN WITH TRUCK PATH AND TRASH ENCLOSURE INFORMATION G0.04 EXISTING LANDSCAPE PLAN & FURNISHING A2.01 LEVEL 1 EXISTING & PROPOSED PLAN A2.02 LEVEL 2 EXISTING & PROPOSED PLAN & BUILDING SECTIONS A2.03 PROPOSED NEW RESTROOM PLAN & PLUMBING COUNT ANALYSIS A2.04 TRANSPORTATION CONNECTION PLAN A4.01 SITE PHOTOS FOR REFERENCE PROJECT TEAM CLIENT: BAYSIDE FENCING CLUB 1080 LA AVENIDA ST, #B MOUNTAIN VIEW, CA 94043 PHONE: 408.937.8188 CONTACT: XIN ZHANG ARCHITECT: DES ARCHITECTS + ENGINEERS 399 BRADFORD STREET REDWOOD CITY, CA 94063 PHONE: 650.364.6453 CONTACT: HOWARD KWOK	PROJECT DATA & ZONING CALCULATIONS LEGAL JURISDICTION: CITY OF MOUNTAIN VIEW, CA. ZONING DESIGNATION: P-PLANED COMMUNITY/PRECISE PLAN P-39 NORTH BAYSHORE(2014) EDGE ZONE FEMA FLOOD ZONE: ZONE X PROJECT ADDRESS: 1080 LA AVENIDA #B, MOUNTAIN VIEW, CA ASSESS. PARCEL NO.: 116-14-109 CONSTRUCTION TYPE: TYPE 5B (BOTH BUILDINGS ON LOT) BUILDING OCCUPANCY: 1080A ADJACENT BUILDING = B OCCUPANCY (SOUTHERN BUILDING ON LOT) USE: LIGHT DUTY MEDICAL WELLNESS CENTER 1080B PROJECT BUILDING = B OCCUPANCY (NORTHERN BUILDING ON LOT) USE: FENCING CLUB STUDIO FIRE PROTECTION: UPGRADED FIRE ALARMED WITHOUT FIRE SPRINKLER SYSTEM SET BACK: 25'-0" ALONG LA AVENIDA STREET 1'-3" ALONG THE WEST SIDE OF PROPERTY 36'-7" ALONG THE EAST SIDE OF PROPERTY 72'-11" ALONG THE NORTH SIDE OF PROPERTY GROSS BUILDING/FLOOR AREA: 1080A PROJECT BUILDING = 6,070 SF (ALL EXISTING WITH NO CHANGE) 1080B PROJECT BUILDING = 8,890 SF TOTAL BUILDING AREA ON SITE = 14,960 SF TOTAL SITE AREA/ LOT AREA: 40,320 ST SF (0.925 ACRES) EXISTING FAR: 14,960 SF/ 40,320 SF = 37% (0.37) (ALL EXISTING WITH NO CHANGE) ALLOWED FAR: 45% (0.45) (REQUIREMENT IN NORTH BAYSHORE PRECISE PLAN EDGE ZONE) EXISTING TOTAL BUILDING COVERAGE AREA: 14,960 SF = 37% OF LOT AREA (ALL EXISTING WITH NO CHANGE) (ALLOWED BUILDING COVERAGE AREA PER EDGE ZONE REQUIREMENT 35% MAXIMUM FOR NEW CONSTRUCTION ONLY) PAVEMENT PERCENTAGE AREA: 21,774 SF = 54% OF LOT AREA (ALL EXISTING WITH NO CHANGE) (ALLOWED PAVEMENT PERCENTAGE AREA PER EDGE ZONE REQUIREMENT 50% MAXIMUM FOR NEW CONSTRUCTION ONLY) TOTAL EXISTING LANDSCAPE AREA: 5,445 SF = 14% OF LOT AREA (ALL EXISTING WITH NO CHANGE) (ALLOWED LANDSCAPE COVERAGE AREA PER EDGE ZONE REQUIREMENT 30% MINIMUM FOR NEW CONSTRUCTION ONLY) ACTUAL BUILDING HEIGHT: 18'-10" FROM FINISH FLOOR TO TOP OF (ALL EXISTING WITH NO CHANGE) PARAPET (<16'-0" FLOOR TO ROOF) TYPICAL STRUCTURE: EXISTING BUILDINGS ON SITE ARE CONCRETE (ALL EXISTING WITH NO CHANGE) TILT-UP BUILDINGS WITH LOW-SLOPE WOOD BUILD-UP ROOF SYSTEM. ACCESSORY STRUCTURE: CEMENT PLASTER FINISH CMU TRASH ENCLOSURE (ALL EXISTING WITH NO CHANGE) WITH METAL ROOF WITH LANDSCAPING SCREENING (UPGRADE IN 2015 PUP APPROVAL TO PLACE TWO 3 YARD BINS WITH CITY REQUIRED CLEARANCES AND STANDARDS)
AREA AND CODE ANALYSIS (NO CHANGE TO ALL BUILDING AREA AND LOT AREA IN THIS PROJECT) ALLOWABLE BLDG. AREA: 1080A NEIGHOR BUILDING = 31,500 SF 3 SIDES WITH 30 FT CLEARANCES (SOUTHERN BUILDING ON LOT) 1080B PROJECT BUILDING = 31,500 SF 3 SIDES WITH 30 FT CLEARANCES (NORTHERN BUILDING ON LOT) GROSS BUILDING AREA: 1080A NEIGHOR BUILDING = 6,070 SF 1080B PROJECT BUILDING = 8,890 SF TOTAL BUILDING AREA ON SITE = 14,960 SF TOTAL SITE AREA/ LOT AREA: 40,320 ST SF (0.925 ACRES) EXISTING FAR: 0.37 (NO CHANGE TO EXISTING) ALLOWABLE FAR: 0.45 (PER N. BAYSHORE PRECISE PLAN EDGE) LANDSCAPE AREA: 5,445 SF = 14% OF LOT AREA EXISTING LANDSCAPE AREA (PUP APPROVED 2015) OCCUPANCY RELEASE IF ANY CONSTRUCTION WORK IS REQUIRED BY THE CITY REVIEW OF THIS APPLICATION 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		LOCATION MAP	SHEET INDEX COVER SHEET PROJECT AERIAL VIEW G0.01 PROJECT DATA AND GENERAL INFORMATION G0.02 EXISTING SITE PLAN & PARKING ANALYSIS G0.03 EXISTING SITE PLAN WITH TRUCK PATH AND TRASH ENCLOSURE INFORMATION G0.04 EXISTING LANDSCAPE PLAN & FURNISHING A2.01 LEVEL 1 EXISTING & PROPOSED PLAN A2.02 LEVEL 2 EXISTING & PROPOSED PLAN & BUILDING SECTIONS A2.03 PROPOSED NEW RESTROOM PLAN & PLUMBING COUNT ANALYSIS A2.04 TRANSPORTATION CONNECTION PLAN A4.01 SITE PHOTOS FOR REFERENCE PROJECT TEAM CLIENT: BAYSIDE FENCING CLUB 1080 LA AVENIDA ST, #B MOUNTAIN VIEW, CA 94043 PHONE: 408.937.8188 CONTACT: XIN ZHANG ARCHITECT: DES ARCHITECTS + ENGINEERS 399 BRADFORD STREET REDWOOD CITY, CA 94063 PHONE: 650.364.6453 CONTACT: HOWARD KWOK	PROJECT DATA & ZONING CALCULATIONS LEGAL JURISDICTION: CITY OF MOUNTAIN VIEW, CA. ZONING DESIGNATION: P-PLANED COMMUNITY/PRECISE PLAN P-39 NORTH BAYSHORE(2014) EDGE ZONE FEMA FLOOD ZONE: ZONE X PROJECT ADDRESS: 1080 LA AVENIDA #B, MOUNTAIN VIEW, CA ASSESS. PARCEL NO.: 116-14-109 CONSTRUCTION TYPE: TYPE 5B (BOTH BUILDINGS ON LOT) BUILDING OCCUPANCY: 1080A ADJACENT BUILDING = B OCCUPANCY (SOUTHERN BUILDING ON LOT) USE: LIGHT DUTY MEDICAL WELLNESS CENTER 1080B PROJECT BUILDING = B OCCUPANCY (NORTHERN BUILDING ON LOT) USE: FENCING CLUB STUDIO FIRE PROTECTION: UPGRADED FIRE ALARMED WITHOUT FIRE SPRINKLER SYSTEM SET BACK: 25'-0" ALONG LA AVENIDA STREET 1'-3" ALONG THE WEST SIDE OF PROPERTY 36'-7" ALONG THE EAST SIDE OF PROPERTY 72'-11" ALONG THE NORTH SIDE OF PROPERTY GROSS BUILDING/FLOOR AREA: 1080A PROJECT BUILDING = 6,070 SF (ALL EXISTING WITH NO CHANGE) 1080B PROJECT BUILDING = 8,890 SF TOTAL BUILDING AREA ON SITE = 14,960 SF TOTAL SITE AREA/ LOT AREA: 40,320 ST SF (0.925 ACRES) EXISTING FAR: 14,960 SF/ 40,320 SF = 37% (0.37) (ALL EXISTING WITH NO CHANGE) ALLOWED FAR: 45% (0.45) (REQUIREMENT IN NORTH BAYSHORE PRECISE PLAN EDGE ZONE) EXISTING TOTAL BUILDING COVERAGE AREA: 14,960 SF = 37% OF LOT AREA (ALL EXISTING WITH NO CHANGE) (ALLOWED BUILDING COVERAGE AREA PER EDGE ZONE REQUIREMENT 35% MAXIMUM FOR NEW CONSTRUCTION ONLY) PAVEMENT PERCENTAGE AREA: 21,774 SF = 54% OF LOT AREA (ALL EXISTING WITH NO CHANGE) (ALLOWED PAVEMENT PERCENTAGE AREA PER EDGE ZONE REQUIREMENT 50% MAXIMUM FOR NEW CONSTRUCTION ONLY) TOTAL EXISTING LANDSCAPE AREA: 5,445 SF = 14% OF LOT AREA



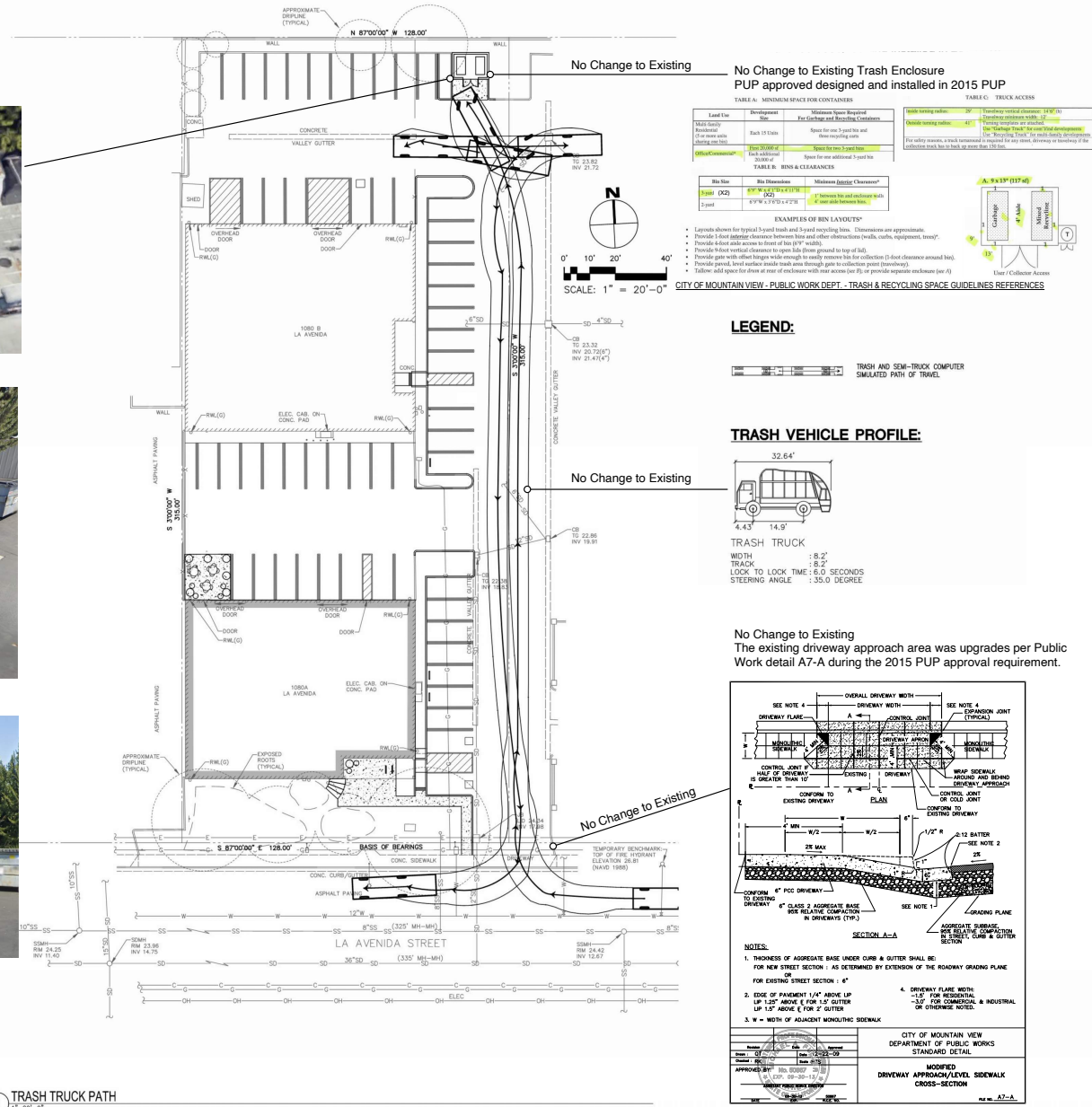
Bayside Fencing Club
1080 La Avenida Street
Building B
Mountain View, CA 94043

Bayside Fencing Club
PUP Application
1080 La Avenida Street
Building B
Mountain View, CA 94043
Plan Check Number: City PL-2023-219
Date: Description:
03-08-2024 PUP Resubmittal Package

Drawn by: HK
Reviewed by: HK
Approved by: HK
DES Project No: 10362.001
Authority Having Jurisdiction

Engineer of Record Architect of Record

Project data and
General Information



Bayside Fencing Club
1080 La Avenida Street
Building B
Mountain View, CA 94043

Bayside Fencing Club
PUP Application

1080 La Avenida Street
Building B
Mountain View, CA 94043

Plan Check Number: City PL-2023-219
Date: Description:
03-08-2024 PUP Resubmittal Package

Drawn by:	HK
Reviewed by:	HK
Approved by:	HK
DES Project No:	10362.001
<i>Authority Having Jurisdiction</i>	

Engineer of Record	Architect of Record
--------------------	---------------------

Existing Site Plan
with Truck Path
Trash Enclosure
(Approved in 2015)

G0.03

SHEET NO.

DES
San Francisco / One Sansome Street
Redwood City / 399 Bradford Street
© 2024



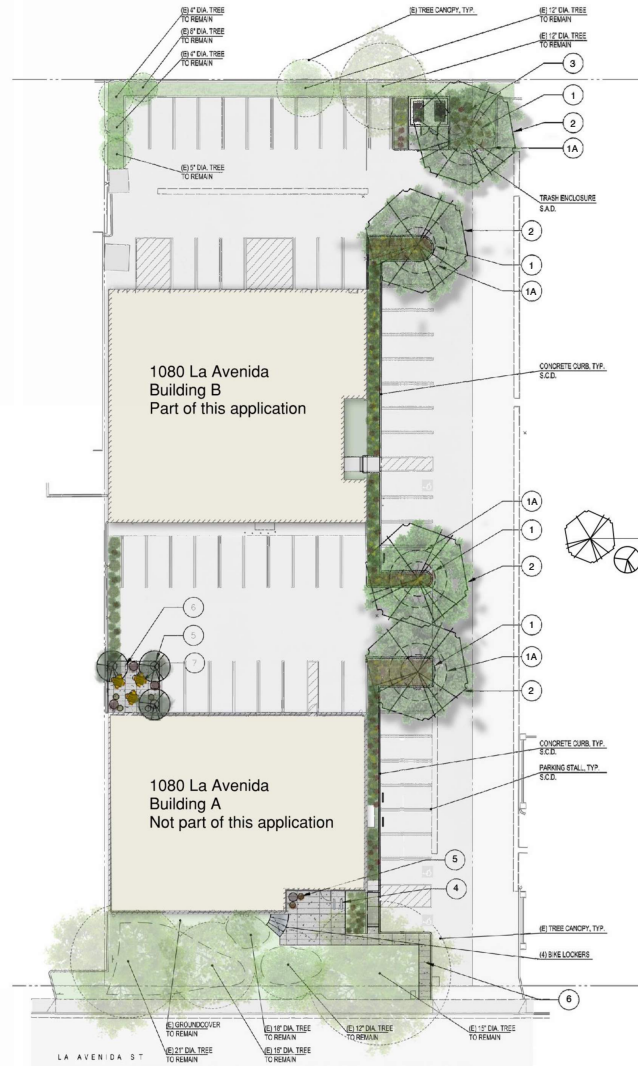
EXISTING LANDSCAPE TYPE
(PUP APPROVED 2015-2016)



EXISTING BIKE RACK MODEL
(PUP APPROVED 2015-2016)



EXISTING BIKE LOCKER MODEL
(PUP APPROVED 2015-2016)



EXISTING LANDSCAPE PLAN
(PUP APPROVED 2015-2016)

EXISTING LANDSCAPE PLAN NOTES:

- 1) All existing landscape installations, hard-scape work and irrigation system was designed and installed based on 2015 PUP review and requirements.
- 2) The existing water conserving automatic irrigation system in all landscape areas are designed and installed accordance with the City of Mountain View Model water efficient landscape ordinance, PUP 2015-2016 reviewed, approved and installed.

KEY NOTES OF EXISTING CONDITIONS:
(PUP APPROVED 2015-2016)

- 1) PARKING LOT TREE CANOPY AT INSTALLATION
- 1A) PARKING LOT TREE CANOPY 5-10 YEARS
- 2) PARKING LOT TREE MATURITY
- 3) TALL SHRUBS AT TRASH ENCLOSURE
- 4) BIKE RACK
- 5) PRECAST PLANTERS
- 6) CONCRETE PAVING WITH SCORELINES, MEDIUM SANDBLAST FINISH, COLOR TBD.
- 7) OUTDOOR SEATING AREA

EXISTING PLANT LIST ON SITE:
(PUP APPROVED 2015-2016)

TREES			
Scientific Name	Common Name	COMMENTS	
Arbutus 'Marino'	NON	Multi-trunk accent	
Olea Europaea 'Swan Hill'	Swan Hill Olive	Multi-trunk accent	
SHRUBS AND GROUNDCOVERS			
Scientific Name	Common Name	Planting Size	WUCOLS*
Anigozanthus flavoides	Kangaroo Paw	5 gal	Low
Artemisia californica	California Sagebrush	5 gal	Low
Ceanothus gloriosus 'Diamond Heights'	Diamond Heights Carmel Creeper	5 gal	Low
Aloe Polyphylla	Spiral Aloe	1 gal	Moderate
Agave Attenuata	Foxtail Agave	5 gal	Low
Olea Europaea 'Montro' p.p. #6,266	Little Olive Dwarf Olive	5 gal	Low
Aloe Johnsons Hybrid	Aloe Johnsons Hybrid	5 gal	Low
Polystichum munitum	Western Sword Fern	5 gal	Low
Senecio mandraliscae	Kleinia	5 gal	Low
Loropetalum Chinensis 'Razzeberry'	Razzeberry Fringe Flower	15 gal	Low
Pittosporum tenuifolium 'Silver Sheen'	Silver Sheen Kohuhu	15 gal	Mod
Lantana montevidensis 'Alba'	White Trailing Lantana	5 gal	Low
GRASSES AND GRASS-LIKE			
Scientific Name	Common Name	Planting Size	WUCOLS*
Chondropetalum 'El Campo'	Small Cape Rush	5 gal	Low
Carex divisa	Berkeley Sedge	1 gal	Low
Phormium 'Yellow Wave'	New Zealand Flax	5 gal	Low
Pennisetum 'Fairy tails'	Evergreen Fountain Grass	1 gal	Low
Festuca Glauca 'Elijah Blue'	Elijah Blue Fescue	1 gal	Low
Phormium 'Jester'	Fiesta New Zealand Flax	5 gal	Low



Bayside Fencing Club
1080 La Avenida Street
Building B
Mountain View, CA 94043

Bayside Fencing Club
PUP Application
1080 La Avenida Street
Building B
Mountain View, CA 94043
Plan Check Number: City PL-2023-219
Date: Description:
03-08-2024 PUP Resubmittal Package

Drawn by: HK
Reviewed by: HK
Approved by: HK
DES Project No: 10362.001
Authority Having Jurisdiction

Engineer of Record Architect of Record

Existing Landscape Plan
& Furnishing photos
(Approved in 2015)

G0.04
SHEET NO.

DES
San Francisco / One Sansome Street
Redwood City / 399 Bradford Street
© 2024



Bayside Fencing Club
1080 La Avenida Street
Building B
Mountain View, CA 94043

Bayside Fencing Club
PUP Application
1080 La Avenida Street
Building B
Mountain View, CA 94043
Plan Check Number: City PL-2023-219
Date: Description:
03-08-2024 PUP Resubmittal Package

Drawn by: HK
Reviewed by: HK
Approved by: HK
DES Project No: 10362.001
Authority Having Jurisdiction

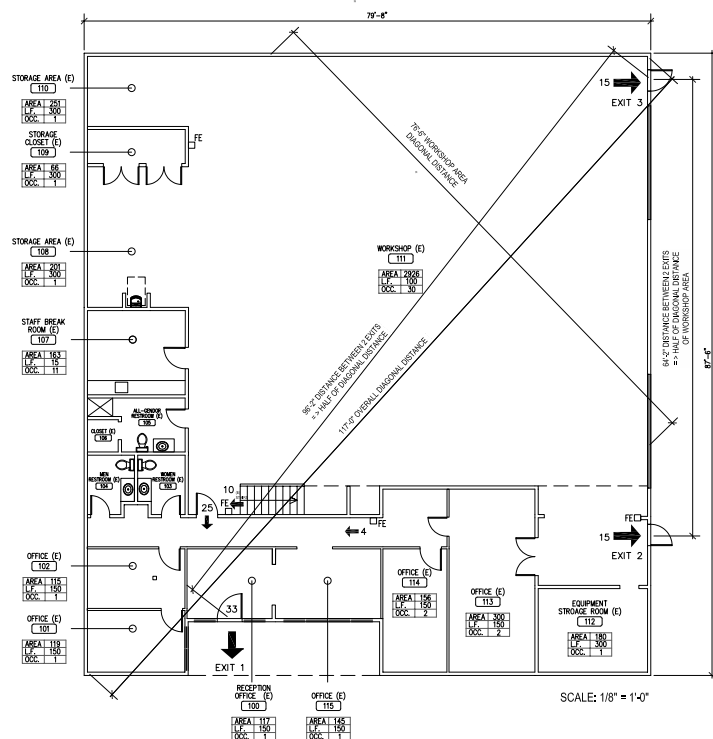
Engineer of Record Architect of Record

Level One Existing &
Proposed floor plan

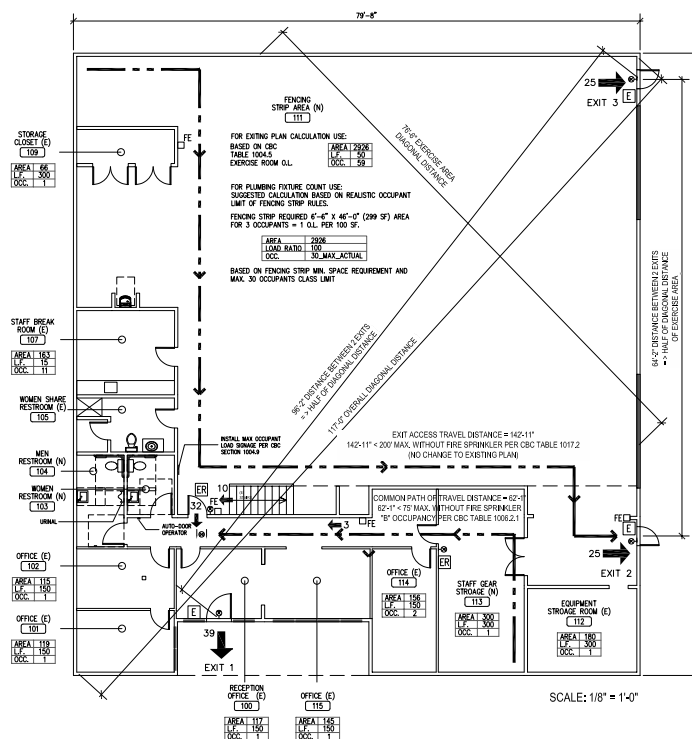
A2.01

SHEET NO.

DES
San Francisco / One Sansome Street
Redwood City / 399 Bradford Street
© 2024



PREVIOUS USE FIRST FLOOR EXITING DIAGRAM



PROPOSED USE FIRST FLOOR EXITING DIAGRAM
(NO PLAN CHANGE FROM EXISTING)

EXISTING EXIT PLAN CALCULATIONS
(NO CHANGE TO EXISTING TOTAL FLOOR AREA)

EXITS	OCCUPANT LOAD	DOOR WIDTH (REF 2020 CBC 1005.3.2)	LOAD FACTOR	REQ. WIDTH (INCHES)	PROVIDED (INCHES)
EXIT 1	33	0.20	6.6	42	
EXIT 2	15	0.20	3	32	
EXIT 3	15	0.20	3	32	
TOTAL OCCUPANTS	63	0.20	12.6	106	

TOTAL OCCUPANT LOAD IS 63

STAIR	OCCUPANT LOAD	STAIR WIDTH (REF 2020 CBC 1005.3.1)	LOAD FACTOR	REQ. WIDTH (INCHES)	PROVIDED (INCHES)
STAIR 1	10	0.30	3	48	

ALLOWABLE FLOOR AREA
VS
EXISTING FLOOR AREA

ALLOWABLE FLOOR AREA: OCCUPANCY B (NS), TYPE 5B CONSTRUCTION = 9,000 SF WITHOUT AREA INCREASE

EXISTING FIRST LEVEL FLOOR AREA = 6,610 SF
+
EXISTING SECOND LEVEL FLOOR AREA = 2,280 SF
EXISTING TOTAL FLOOR AREA = 8,890 SF
< ALLOWABLE FLOOR AREA OF 9,000 SF WITHOUT AREA INCREASE

PROPOSED EXIT PLAN CALCULATIONS
(NO CHANGE TO EXISTING TOTAL FLOOR AREA)

EXITS	OCCUPANT LOAD	DOOR WIDTH (REF 2020 CBC 1005.3.2)	LOAD FACTOR	REQ. WIDTH (INCHES)	PROVIDED (INCHES)
EXIT 1	39	0.20	7.8	42	
EXIT 2	25	0.20	5	32	
EXIT 3	25	0.20	5	32	
TOTAL OCCUPANTS	89	0.20	17.8	106	

TOTAL OCCUPANT LOAD IS 89

STAIR	OCCUPANT LOAD	STAIR WIDTH (REF 2020 CBC 1005.3.1)	LOAD FACTOR	REQ. WIDTH (INCHES)	PROVIDED (INCHES)
STAIR 1	10	0.30	3	48	

LEGEND

- REQUIRED EXIT
- EXIT LOAD
- AREA 98, L.F. 300, OCC. 1
- AREA 100, L.F. 300, OCC. 1
- AREA 101, L.F. 300, OCC. 1
- AREA 102, L.F. 300, OCC. 1
- AREA 103, L.F. 300, OCC. 1
- AREA 104, L.F. 300, OCC. 1
- AREA 105, L.F. 300, OCC. 1
- AREA 106, L.F. 300, OCC. 1
- AREA 107, L.F. 300, OCC. 1
- AREA 108, L.F. 300, OCC. 1
- AREA 109, L.F. 300, OCC. 1
- AREA 110, L.F. 300, OCC. 1
- AREA 111, L.F. 300, OCC. 1
- AREA 112, L.F. 300, OCC. 1
- AREA 113, L.F. 300, OCC. 1
- AREA 114, L.F. 300, OCC. 1
- AREA 115, L.F. 300, OCC. 1
- AREA 116, L.F. 300, OCC. 1
- AREA 117, L.F. 300, OCC. 1
- AREA 118, L.F. 300, OCC. 1
- AREA 119, L.F. 300, OCC. 1
- AREA 120, L.F. 300, OCC. 1
- AREA 121, L.F. 300, OCC. 1
- AREA 122, L.F. 300, OCC. 1
- AREA 123, L.F. 300, OCC. 1
- AREA 124, L.F. 300, OCC. 1
- AREA 125, L.F. 300, OCC. 1
- AREA 126, L.F. 300, OCC. 1
- AREA 127, L.F. 300, OCC. 1
- AREA 128, L.F. 300, OCC. 1
- AREA 129, L.F. 300, OCC. 1
- AREA 130, L.F. 300, OCC. 1
- AREA 131, L.F. 300, OCC. 1
- AREA 132, L.F. 300, OCC. 1
- AREA 133, L.F. 300, OCC. 1
- AREA 134, L.F. 300, OCC. 1
- AREA 135, L.F. 300, OCC. 1
- AREA 136, L.F. 300, OCC. 1
- AREA 137, L.F. 300, OCC. 1
- AREA 138, L.F. 300, OCC. 1
- AREA 139, L.F. 300, OCC. 1
- AREA 140, L.F. 300, OCC. 1
- AREA 141, L.F. 300, OCC. 1
- AREA 142, L.F. 300, OCC. 1
- AREA 143, L.F. 300, OCC. 1
- AREA 144, L.F. 300, OCC. 1
- AREA 145, L.F. 300, OCC. 1
- AREA 146, L.F. 300, OCC. 1
- AREA 147, L.F. 300, OCC. 1
- AREA 148, L.F. 300, OCC. 1
- AREA 149, L.F. 300, OCC. 1
- AREA 150, L.F. 300, OCC. 1
- AREA 151, L.F. 300, OCC. 1
- AREA 152, L.F. 300, OCC. 1
- AREA 153, L.F. 300, OCC. 1
- AREA 154, L.F. 300, OCC. 1
- AREA 155, L.F. 300, OCC. 1
- AREA 156, L.F. 300, OCC. 1
- AREA 157, L.F. 300, OCC. 1
- AREA 158, L.F. 300, OCC. 1
- AREA 159, L.F. 300, OCC. 1
- AREA 160, L.F. 300, OCC. 1
- AREA 161, L.F. 300, OCC. 1
- AREA 162, L.F. 300, OCC. 1
- AREA 163, L.F. 300, OCC. 1
- AREA 164, L.F. 300, OCC. 1
- AREA 165, L.F. 300, OCC. 1
- AREA 166, L.F. 300, OCC. 1
- AREA 167, L.F. 300, OCC. 1
- AREA 168, L.F. 300, OCC. 1
- AREA 169, L.F. 300, OCC. 1
- AREA 170, L.F. 300, OCC. 1
- AREA 171, L.F. 300, OCC. 1
- AREA 172, L.F. 300, OCC. 1
- AREA 173, L.F. 300, OCC. 1
- AREA 174, L.F. 300, OCC. 1
- AREA 175, L.F. 300, OCC. 1
- AREA 176, L.F. 300, OCC. 1
- AREA 177, L.F. 300, OCC. 1
- AREA 178, L.F. 300, OCC. 1
- AREA 179, L.F. 300, OCC. 1
- AREA 180, L.F. 300, OCC. 1
- AREA 181, L.F. 300, OCC. 1
- AREA 182, L.F. 300, OCC. 1
- AREA 183, L.F. 300, OCC. 1
- AREA 184, L.F. 300, OCC. 1
- AREA 185, L.F. 300, OCC. 1
- AREA 186, L.F. 300, OCC. 1
- AREA 187, L.F. 300, OCC. 1
- AREA 188, L.F. 300, OCC. 1
- AREA 189, L.F. 300, OCC. 1
- AREA 190, L.F. 300, OCC. 1
- AREA 191, L.F. 300, OCC. 1
- AREA 192, L.F. 300, OCC. 1
- AREA 193, L.F. 300, OCC. 1
- AREA 194, L.F. 300, OCC. 1
- AREA 195, L.F. 300, OCC. 1
- AREA 196, L.F. 300, OCC. 1
- AREA 197, L.F. 300, OCC. 1
- AREA 198, L.F. 300, OCC. 1
- AREA 199, L.F. 300, OCC. 1
- AREA 200, L.F. 300, OCC. 1
- AREA 201, L.F. 300, OCC. 1
- AREA 202, L.F. 300, OCC. 1
- AREA 203, L.F. 300, OCC. 1
- AREA 204, L.F. 300, OCC. 1
- AREA 205, L.F. 300, OCC. 1
- AREA 206, L.F. 300, OCC. 1
- AREA 207, L.F. 300, OCC. 1
- AREA 208, L.F. 300, OCC. 1
- AREA 209, L.F. 300, OCC. 1
- AREA 210, L.F. 300, OCC. 1
- AREA 211, L.F. 300, OCC. 1
- AREA 212, L.F. 300, OCC. 1
- AREA 213, L.F. 300, OCC. 1
- AREA 214, L.F. 300, OCC. 1
- AREA 215, L.F. 300, OCC. 1
- AREA 216, L.F. 300, OCC. 1
- AREA 217, L.F. 300, OCC. 1
- AREA 218, L.F. 300, OCC. 1
- AREA 219, L.F. 300, OCC. 1
- AREA 220, L.F. 300, OCC. 1
- AREA 221, L.F. 300, OCC. 1
- AREA 222, L.F. 300, OCC. 1
- AREA 223, L.F. 300, OCC. 1
- AREA 224, L.F. 300, OCC. 1
- AREA 225, L.F. 300, OCC. 1
- AREA 226, L.F. 300, OCC. 1
- AREA 227, L.F. 300, OCC. 1
- AREA 228, L.F. 300, OCC. 1
- AREA 229, L.F. 300, OCC. 1
- AREA 230, L.F. 300, OCC. 1
- AREA 231, L.F. 300, OCC. 1
- AREA 232, L.F. 300, OCC. 1
- AREA 233, L.F. 300, OCC. 1
- AREA 234, L.F. 300, OCC. 1
- AREA 235, L.F. 300, OCC. 1
- AREA 236, L.F. 300, OCC. 1
- AREA 237, L.F. 300, OCC. 1
- AREA 238, L.F. 300, OCC. 1
- AREA 239, L.F. 300, OCC. 1
- AREA 240, L.F. 300, OCC. 1
- AREA 241, L.F. 300, OCC. 1
- AREA 242, L.F. 300, OCC. 1
- AREA 243, L.F. 300, OCC. 1
- AREA 244, L.F. 300, OCC. 1
- AREA 245, L.F. 300, OCC. 1
- AREA 246, L.F. 300, OCC. 1
- AREA 247, L.F. 300, OCC. 1
- AREA 248, L.F. 300, OCC. 1
- AREA 249, L.F. 300, OCC. 1
- AREA 250, L.F. 300, OCC. 1
- AREA 251, L.F. 300, OCC. 1
- AREA 252, L.F. 300, OCC. 1
- AREA 253, L.F. 300, OCC. 1
- AREA 254, L.F. 300, OCC. 1
- AREA 255, L.F. 300, OCC. 1
- AREA 256, L.F. 300, OCC. 1
- AREA 257, L.F. 300, OCC. 1
- AREA 258, L.F. 300, OCC. 1
- AREA 259, L.F. 300, OCC. 1
- AREA 260, L.F. 300, OCC. 1
- AREA 261, L.F. 300, OCC. 1
- AREA 262, L.F. 300, OCC. 1
- AREA 263, L.F. 300, OCC. 1
- AREA 264, L.F. 300, OCC. 1
- AREA 265, L.F. 300, OCC. 1
- AREA 266, L.F. 300, OCC. 1
- AREA 267, L.F. 300, OCC. 1
- AREA 268, L.F. 300, OCC. 1
- AREA 269, L.F. 300, OCC. 1
- AREA 270, L.F. 300, OCC. 1
- AREA 271, L.F. 300, OCC. 1
- AREA 272, L.F. 300, OCC. 1
- AREA 273, L.F. 300, OCC. 1
- AREA 274, L.F. 300, OCC. 1
- AREA 275, L.F. 300, OCC. 1
- AREA 276, L.F. 300, OCC. 1
- AREA 277, L.F. 300, OCC. 1
- AREA 278, L.F. 300, OCC. 1
- AREA 279, L.F. 300, OCC. 1
- AREA 280, L.F. 300, OCC. 1
- AREA 281, L.F. 300, OCC. 1
- AREA 282, L.F. 300, OCC. 1
- AREA 283, L.F. 300, OCC. 1
- AREA 284, L.F. 300, OCC. 1
- AREA 285, L.F. 300, OCC. 1
- AREA 286, L.F. 300, OCC. 1
- AREA 287, L.F. 300, OCC. 1
- AREA 288, L.F. 300, OCC. 1
- AREA 289, L.F. 300, OCC. 1
- AREA 290, L.F. 300, OCC. 1
- AREA 291, L.F. 300, OCC. 1
- AREA 292, L.F. 300, OCC. 1
- AREA 293, L.F. 300, OCC. 1
- AREA 294, L.F. 300, OCC. 1
- AREA 295, L.F. 300, OCC. 1
- AREA 296, L.F. 300, OCC. 1
- AREA 297, L.F. 300, OCC. 1
- AREA 298, L.F. 300, OCC. 1
- AREA 299, L.F. 300, OCC. 1
- AREA 300, L.F. 300, OCC. 1



Bayside Fencing Club
1080 La Avenida Street
Building B
Mountain View, CA 94043

Bayside Fencing Club
PUP Application

1080 La Avenida Street
Building B
Mountain View, CA 94043

Plan Check Number: City PL-2023-219

Date: Description:
03-08-2024 PUP Resubmittal Package

Drawn by: HK

Reviewed by: HK

Approved by: HK

DES Project No: 10362.001

Authority Having Jurisdiction

Engineer of Record

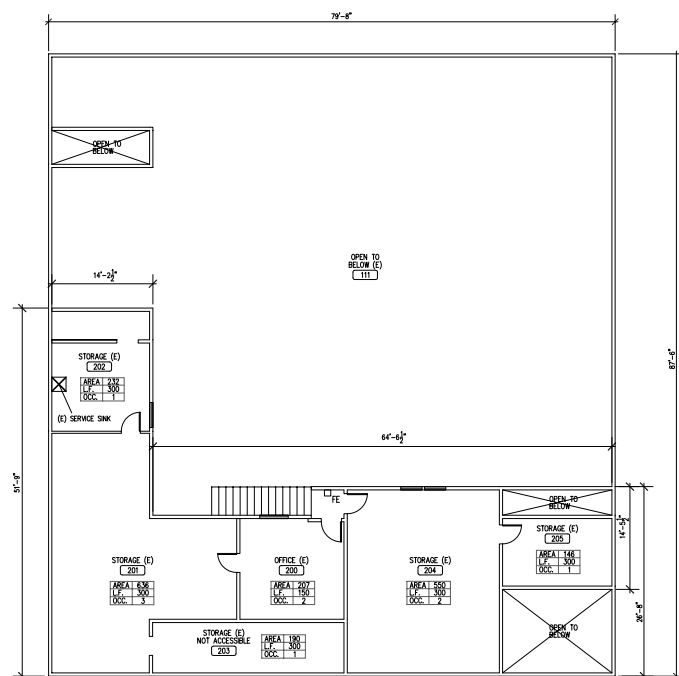
Architect of Record

Level Two Existing,
Proposed Floor Plan
and Site-Building Section

A2.02

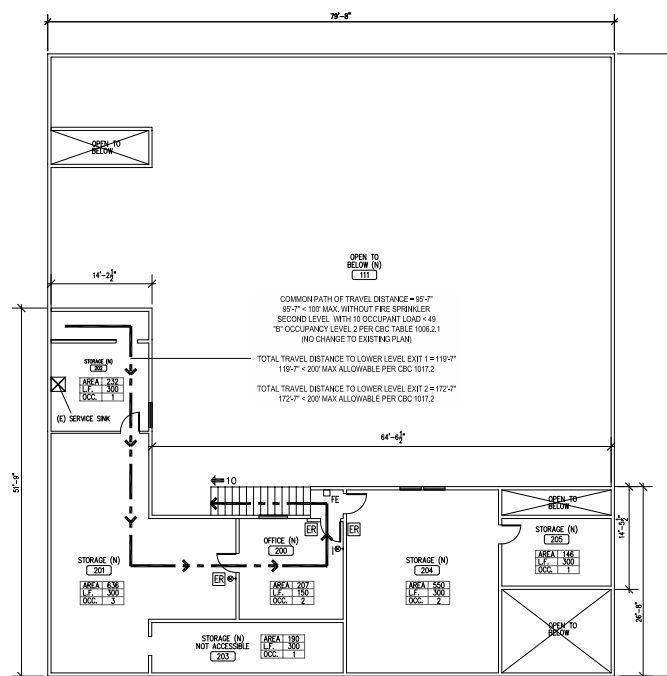
SHEET NO.

DES
San Francisco / One Sansome Street
Redwood City / 399 Bradford Street
© 2024



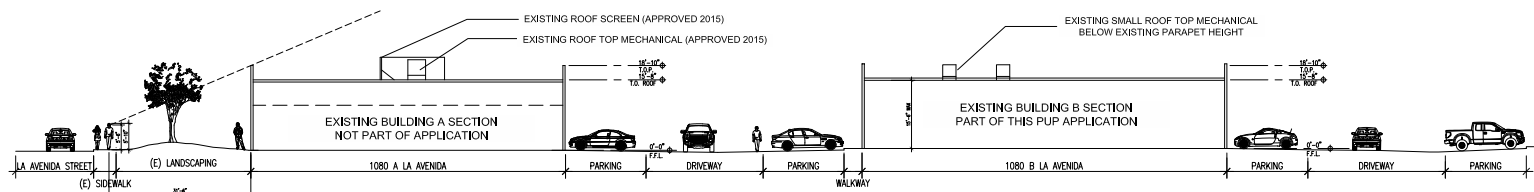
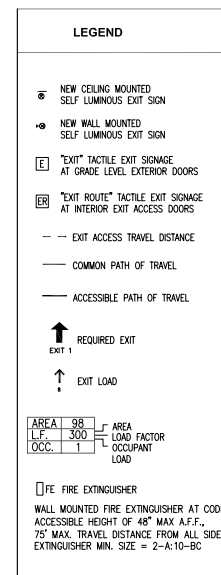
SCALE: 1/8" = 1'-0"

PREVIOUS USE SECOND FLOOR EXITING DIAGRAM



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

PROPOSED USE SECOND FLOOR EXITING
(NO CHANGE FROM EXISTING)



EXISTING SITE & BUILDING SECTION



Bayside Fencing Club
1080 La Avenida Street
Building B
Mountain View, CA 94043

Bayside Fencing Club
PUP Application
1080 La Avenida Street
Building B
Mountain View, CA 94043
Plan Check Number: City PL-2023-219
Date: Description:
03-08-2024 PUP Resubmittal Package

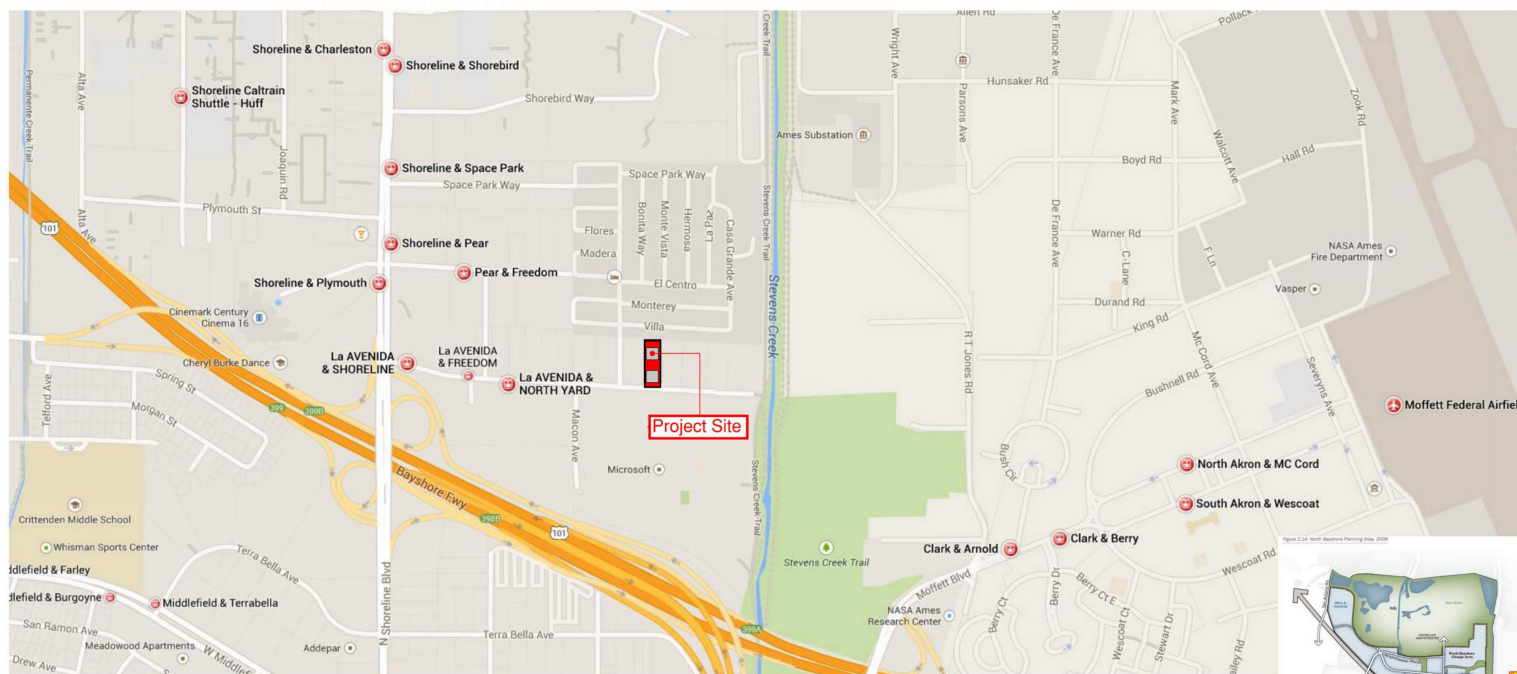
Drawn by: HK
Reviewed by: HK
Approved by: HK
DES Project No: 10362.001
Authority Having Jurisdiction

Engineer of Record Architect of Record

Transportation
Connection plan

A2.04
SHEET NO.

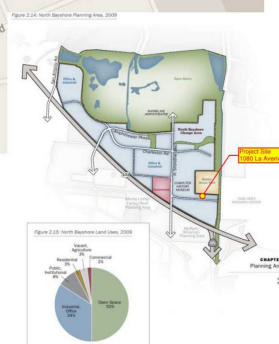
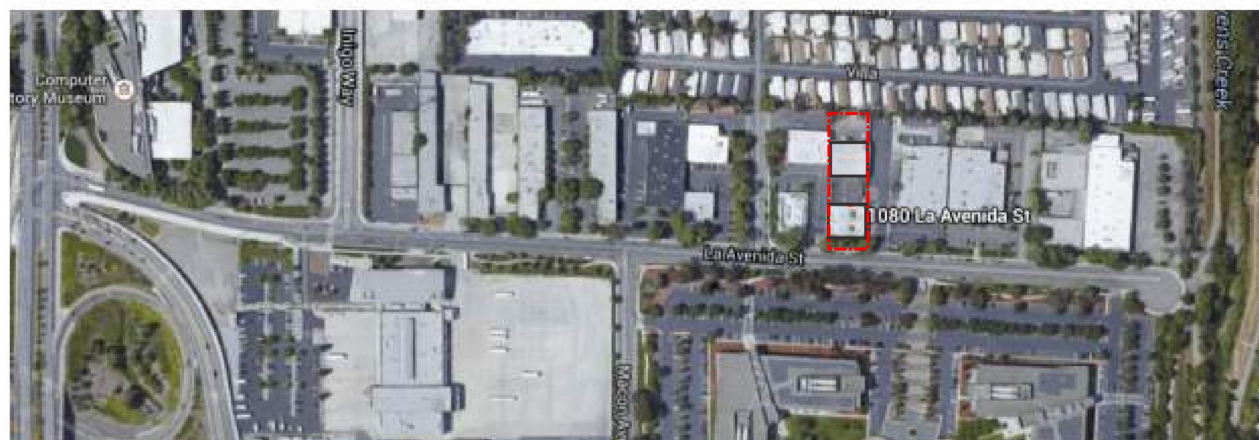
DES
San Francisco / One Sansome Street
Redwood City / 399 Bradford Street
© 2024



Bus Stations Map in Project Vicinity Area



= Bus Station Symbol on Map



1080 LA AVENIDA STREET on North Bayshore Planning Area



Precise Plans

- P101 460 N. Shoreline Blvd
- P102 San Ramon
- P103 Mayfield
- P104 San Antonio Station
- P105 California College
- P106 3705 California St
- P107 Villa Mariposa
- P108 Eastern Ave Corridor
- P109 Downtown
- P110 El Camino Medical Park
- P111 Grant-Martinez
- P112 Grant-Martinez

- P127 Grant-Phyllis
- P128 1101 Grant Road
- P129 111 Ferry-Moreno Way
- P130 Sylvan-Cole
- P131 More-Orridge
- P132 Riverside Area
- P133 La Avenida South
- P134 North Bayshore (2008)
- P135 Whisman Station
- P136 South Whisman
- P137 El Camino Road
- P138 North Bayshore (2014)
- P140 San Antonio

Note: There is no Propose Building Exterior and Site change in this PUP application.



View 6 - Looking South at Driveway - adjacent Post Office dock area and parking



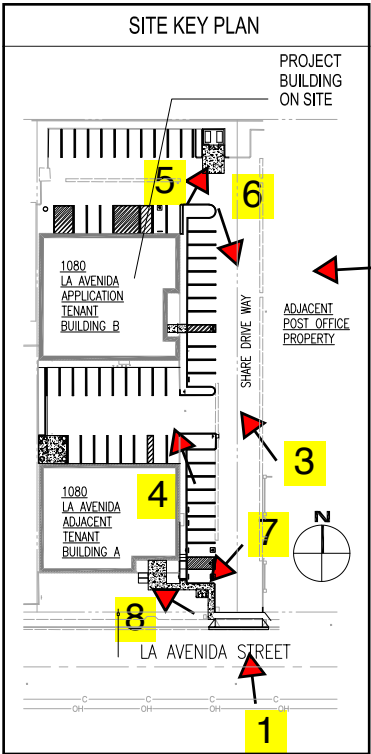
View 7 - Existing Bike Rack (Short Terms storage)



View 8 - Existing Bike Lockers (Long Term storage)



View 5 - Existing Trash Enclosure



View 1 - Looking North from street front



View 2 - Looking West to Building B entrance



View 3 - Looking Northwest at Building B



View 4 - South elevation of Building B



Bayside Fencing Club
1080 La Avenida Street
Building B
Mountain View, CA 94043

Bayside Fencing Club
PUP Application
1080 La Avenida Street
Building B
Mountain View, CA 94043
Plan Check Number: City PL-2023-219
Date: Description:
03-08-2024 PUP Resubmittal Package

Drawn by: HK
Reviewed by: HK
Approved by: HK
DES Project No: 10362.001
Authority Having Jurisdiction

Engineer of Record Architect of Record

EXISTING SITE
PHOTOS FOR
REFERENCE

A4.01
SHEET NO.

DES
San Francisco / One Sansome Street
Redwood City / 399 Bradford Street
© 2024