



PROJECT DESCRIPTION / DESIGN CONCEPT

DESCRIPTION

LOCATED IN THE HEART OF THE DOWNTOWN HISTORIC RETAIL DISTRICT AREA H, THE PROPOSED PROJECT IS A 3-STORY MIXED-USE BUILDING THAT WILL REPLACE THE EXISTING 1 STORY BUILDING CURRENTLY OCCUPIED BY A TECH COMPANY WITH 10 EMPLOYEES AND DENTAL FABULOUS WHO ALSO OWNS THE PROPERTY. DENTAL FABULOUS HAS 5-7 EMPLOYEES AND IS CURRENTLY OPEN MONDAY TO FRIDAY, 9AM TO 6PM AND SATURDAY FROM 9AM TO 2PM. WHEN THE BUILDING IS COMPLETED, DENTAL FABULOUS WILL OCCUPY THE THIRD FLOOR WITH SIMILAR NUMBER OF EMPLOYEES AND OPERATION HOURS WHILE THE GROUND FLOOR WILL BE USED FOR RETAIL AND THE SECOND FLOOR WILL BE FOR PROFESSIONAL OFFICE USE. ALL PROPOSED USES ARE PERMITTED PER THE DOWNTOWN PRECISE PLAN.

GIVEN THIS DEMOGRAPHIC HAS A BIG DEMAND ON SPACES FOR SMALL TO MEDIUM COMPANIES, IT IS THE PROPERTY OWNER'S INTENT TO TAILOR THIS PROJECT TO THE COMMUNITY NEEDS. THE PROPOSED BUILDING CONSISTS OF 3 STORIES, EACH CONNECTED WITH A FRONT LOBBY AND OPEN STAIRS AS WELL AS A STAIRWELL AT THE BACK. THESE MAIN COMPONENTS ARE STRATEGICALLY PLACED AT THE OPPOSITE CORNERS ALONG WITH STRUCTURAL FRAMES AND COLUMNS BEING LOCATED ALONG THE PERIMETER TO CREATE FLEXIBLE FLOOR PLATES THAT CAN EASILY BE SUBDIVIDED INTO MULTIPLE TENANT SPACES.

LOADING IS EXPECTED TO BE LIGHT FOR THE PROPOSED DENTAL OFFICE ON THE THIRD FLOOR AND THE SECOND FLOOR OFFICE. THE GROUND FLOOR RETAIL MIGHT HAVE WEEKLY OR MONTHLY DELIVERY PENDING ON THE RETAIL TYPE. THE EXISTING PARALLEL PARKING STALLS ON BLOSSOM LANE WILL BE UTILIZED WITH ALL LOADING ACTIVITIES LIMITED TO BUSINESS HOURS.

THERE IS NO ON-SITE PARKING PROPOSED DUE TO LOT SIZE CONSTRAINT. THE APPLICANT INTENDS TO PAY A FEE IN LIEU OF PARKING IN CONFORMANCE WITH THE PARKING STANDARDS AND POLICIES.

DEVELOPMENT MASSING

THE PROPOSED BUILDING IS 3 STORIES HIGH, WITH A PARAPET WALL TOPS OFF AT 40.5 FEET TO THE TOP OF DECORATIVE CORNICES WHICH IS IN COMPLIANCE WITH MAXIMUM 55 FEET AND FOUR STORIES ALLOWED IN AREA H. IT WILL BE CONSTRUCTED WITH STEEL FRAMING AND LIGHT WEIGHT CONCRETE FILLED METAL DECKING AS THE MAIN STRUCTURAL SYSTEM, WITH DRAINAGE EXTERIOR INSULATION AND FINISH SYSTEMS (EIFS) OVER METAL STUD FRAMING AS EXTERIOR WALLS. TYPICAL FLOOR TO FLOOR HEIGHT IS 12 FEET WITH A MINIMUM OF 10' CEILING ON THE GROUND FLOOR PER THE DOWNTOWN PRECISE PLAN. THE TOP OF THE ELEVATOR SHAFT WILL BE TUGGED TO THE MIDDLE ON THE LEFT SIDE, WITH PROPOSED ROOFTOP MECHANICAL UNITS LOCATED TOWARD THE BACK SIDE AND WILL BE SCREENED BY THE PARAPET WALL.

STEPBACK HAS BEEN INTRODUCED ON THE THIRD FLOOR STREET FRONT TO BETTER PRESERVE THE HISTORICAL CHARACTER OF THE EXISTING BUILDINGS. WITH A DEEPER STEPBACK AT THE REAR OF THE BUILDING. SKYLIGHTS ARE UTILIZED TO ALLOW NATURAL LIGHT TO REACH THE DARKEST CORNER ON THE SECOND FLOOR. IT ALSO PROVIDE ENOUGH PROPERTY LINE SEPARATION IN THE REAR THAT WOULD ALLOW HAVING WINDOW OPENINGS.

DUE TO PUBLIC WORKS SIDE STREET/DRIVEWAY TRIANGLE OF SAFETY DESIGN GUIDELINES, THE GROUND LEVEL STREET FRONT FACADE HAS BEEN PULLED BACK WITH A CHAMFERED CORNER ON THE BLOSSOM LANE SIDE. FURTHERMORE, THE SUPPORTING COLUMNS ARE KEPT TO MINIMUM SIZES IN ORDER TO BE IN COMPLIANCE. THE CHAMFERED CORNER ALSO PROVIDES THE CLOSEST LOCATION FROM CALIFORNIA STREET FOR THE FIRE DEPARTMENT ASSEMBLY WITHOUT OBSTRUCTING THE STREET FRONT FACADE. A 4-FOOT SEPARATION BETWEEN THE BUILDING FACADE AND THE BLOSSOM LANE PROPERTY LINE HAS BEEN CREATED ALONG THE REAR HALF OF THE BUILDING IN ORDER TO ACCOMMODATE WINDOW OPENINGS PER THE BUILDING CODE REQUIREMENT AND TO PROVIDE ACCESS TO THE ELECTRICAL ROOM AND THE REAR EXIT STAIRCASE, AS WELL AS BICYCLE PARKING. THE FRONT HALF, HOWEVER, WILL HAVE A WIDER SEPARATION OF 6 FEET FOR THE TRASH ROOM AND DUMPSTER MANEUVER CLEARANCE PER PUBLIC WORKS REQUIREMENT.

ARCHITECTURAL STYLE

THE PROPOSED BUILDING DESIGN ECHOES THE ARCHITECTURE OF THIS SPECIFIC ZONE WITH A COMPARABLE, CONSISTENTLY LIGHT EARTH TONE FACADE AND ARCHITECTURAL FEATURES SUCH AS RECESSED STOREFRONT WINDOWS THAT CREATE SHADE AND SHADOW, COMPOSITIONAL CHANGE IN FACADE, AND DECORATIVE CORNICES THAT ARE COMPATIBLE WITH EXISTING SURROUNDING STRUCTURES.

THE GROUND LEVEL STREET FRONT IS TREATED WITH HIGH PERFORMANCE CLEAR STOREFRONT WINDOW SYSTEM, AND NARROW BUILDING INCREMENTS TO MAINTAIN AN INVITING AND INTERACTIVE EXPERIENCE FOR PEDESTRIANS SIMILAR TO REST OF THE AREA. COMPOSITIONAL CHANGE IN FACADE AT APPROXIMATELY 13 FEET TO 18 FEET IS RELATIVELY NARROW DUE TO THE SMALL BUILDING FOOTPRINT. ON THE EAST AND SOUTH FACADE, RECESSES IN FACADE ARE CLADDED WITH ENGINEERED WOOD SLAT TO FURTHER ENRICH THE VISUAL AND PEDESTRIAN EXPERIENCE. ON THE NORTH AND WEST FACADE, LANDSCAPE LATTICES WILL BE USED TO SOFTEN ITS LOOK. IN ADDITION, THE GROUND LEVEL STREET FRONT IS RECESSED AS THE SECOND FLOOR CANTILEVERS OUT. IT PROVIDES A NATURAL OVERHANG THAT PROTECTS THE ENTRANCE FROM WEATHER IN CONJUNCTION WITH THE SIDE STREET/DRIVEWAY TRIANGLE OF SAFETY DESIGN GUIDELINES. A CANOPY HAS BEEN INTRODUCED TO DEFINE THE ENTRANCE OF THE PROJECT. CORTEN STEEL PLANTER BOXES ARE PLACED ALONG THE GROUND LEVEL TO REINFORCE THE PEDESTRIAN EXPERIENCE. SIMILAR FEATURE WITH LANDSCAPE LATTICES AND CORTEN STEEL PLANTER BOXES WILL BE SEEN ON THE WEST FACADE (FACES THE 383 CASTRO STREET PROPERTY) AS WELL. DEPRESSED PLANTING AREA ARE LOCATED IN FRONT OF UTILITY AREA SUCH AS THE FIRE DEPARTMENT ASSEMBLY AND THE GAS METER FOR SCREENING. TRASH AND SERVICE ACCESS WILL BE FACING BLOSSOM LANE AND AWAY FROM STREET VIEW. UTILITY DOORS, ROLL-UP SERVICE DOOR WILL BE PAINTED TO MATCH BUILDING WALL. WINDOW OPENINGS ARE LIMITED ON BLOSSOM LANE SIDE AND IS PROHIBITED ON THE REAR PARKING LOT SIZE DUE TO THE PROXIMITY TO THE EXISTING PROPERTY LINE PER THE BUILDING CODES. RECESSES IN FACADE CONTINUE AROUND THE GROUND LEVEL ESPECIALLY ON THE NORTH AND WEST FACADE TO BREAK UP THE BLANK CONTINUOUS WALL AND TO MAINTAIN THE RHYTHM OF THE OVERALL ARCHITECTURAL DESIGN.

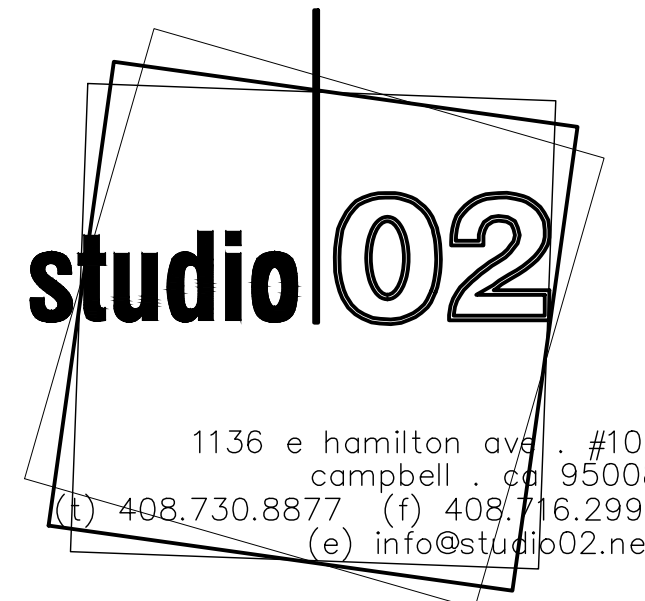
HORIZONTAL MOLDINGS ARE INTRODUCED AT EACH WINDOW BAY FOR VISUAL ENHANCEMENT. THE ROOF EAVE AND THE 3RD FLOOR FACADE RECESS WILL RECEIVE HORIZONTAL MOLDINGS AS WELL AS DECORATIVE CORBELS WHICH ARE EXISTING HISTORICAL DETAILS IN THE AREA TO BREAK UP THE ROOF LINE. WALL REVEALS ARE USED TO ESTABLISH A RHYTHM AND TO BREAK UP THE LARGE WALL AREA.

SUNSHADING DEVICES ARE UTILIZED TO CONTROL THE AMOUNT OF SOUTHERN SUN ADMITS INTO THE BUILDING. ALONG WITH HIGH PERFORMANCE WINDOW SYSTEMS, THEY WILL PROVIDE OPTIMAL NATURAL LIGHT QUALITY TO THE BUILDING INTERIORS AS WELL AS USER VISUAL COMFORT. AWNING WINDOWS ARE PROPOSED THROUGHOUT THE BUILDING TO PROMOTE NATURAL VENTILATION. WITH OTHER MEASURES SUCH AS HIGH EFFICIENCY HVAC SYSTEM, ENERGY EFFICIENT LIGHTING, DROUGHT TOLERANT PLANTING, THE DESIGN WILL MEET THE INTENT OF LEED GOLD.

ON THE EAST AND THE WEST FACADE, TWO LASER CUT CORTEN STEEL ART PIECES WILL BE INSTALLED ON RECESSED WALL TO ACCENTUATE THE OVERALL EXTERIOR AND FOR THE COMMUNITY TO ENJOY FOR YEARS TO COME.

SUSTAINABILITY

CREATING A TIGHT, HIGHLY INSULATING BUILDING ENVELOPE IS CRITICAL IN HVAC ENERGY SAVING AND OVERALL OPERATING COST. THE BUILDING ENVELOPE WILL BE CONSTRUCTED WITH BASF WATER DRAINAGE EIFS THAT CONTRIBUTES TO LEED ENERGY PERFORMANCE OBJECTIVES. IT PROVIDES UP TO 19 POINTS FOR BUILDINGS THAT DEMONSTRATES IMPROVEMENTS IN ENERGY CONSUMPTION. IT INCORPORATES FLUID-APPLIED AIR BARRIER MATERIALS THAT FUNCTION AS PART OF THE AIR BARRIER, BEING THE CONTINUOUS EXTERIOR INSULATION, IT AVOIDS THERMAL BRIDGING WHICH CAN REDUCE THE EFFECTIVENESS OF CAVITY INSULATION BY UP TO 55%, WHERE BASF EIFS YIELDS ITS FULL R-VALUE. FURTHERMORE, BASF PACKAGE MATERIALS CREATE MINIMAL SCRAPS AND ARE ALL RECYCLABLE. HENCE, THIS CHARACTERISTIC MAKES IT QUALIFY FOR MATERIALS AND RESOURCES CREDITS. LASTLY, EIFS CREATES THERMAL COMFORT CONDITIONS THAT MEET ASHRAE STANDARD 55-2004 AND CONTRIBUTE TO IEO CREDIT 7.1. THE GROUND LEVEL INDENTED WALL AND ROUND COLUMNS WILL BE CLADDED WITH ENGINEERED WOOD BY ACCOYA. IT HAS AN INITIAL SOLAR REFLECTANCE OF 0.70 AND IS FSC AND EPD CERTIFIED CONTRIBUTE TO REDUCING CARBON FOOTPRINT WITH LARGE IMPROVEMENT OVER COMMON BUILDING MATERIALS. THESE CONTRIBUTE TO SUSTAINABLE SITES AS WELL AS MATERIALS AND RESOURCES LEED POINTS. FOR FENESTRATION, ALL STOREFRONT WINDOW WILL BE MADE OF CLEAR HIGH PERFORMANCE GLAZING WITH THERMAL BRIDGED EXTRUDED ALUMINUM SYSTEM. 60% OF THE WINDOW UNITS ARE OPERABLE AWNING WINDOWS THAT PROMOTE NATURAL VENTILATION. WITH SUNSHADING DEVICE ABOVE WINDOWS ON THE EAST AND THE SOUTH SIDE, THEY WILL HELP MINIMIZE THE HEAT GAIN TO THE BUILDING. MAXIMUM ALLOWABLE AMOUNT OF WINDOW AREA WILL BE PROVIDED TO ENSURE A NATURAL LIGHT FILLED ENVIRONMENT TO BUILDING OCCUPANTS. ALTHOUGH THIS PROJECT WILL NOT HAVE A LARGE QUANTITY OF LANDSCAPING, DROUGHT TOLERANT PLANTS WILL BE USED TO MINIMIZE IRRIGATION CONSUMPTION. AS FOR THE INTERIORS, MATERIALS TO BE USED WILL MEET CALGREEN AS WELL AS LEED GOLD REQUIREMENTS SUCH AS WATER USE CONSUMPTION, RECYCLED CONTENTS, V.O.C. CONTENTS ETC.



FORMAL REVIEW SUBMITTAL
NEW 3-STORY BUILDING
756 CALIFORNIA STREET
MOUNTAIN VIEW . CA 94041

- 01.31.18 ISSUED FOR PLANNING
- 04.02.18 PLANNING COMMENT
- 12.05.18 PLANNING COMMENT
- 05.01.19 DRC COMMENT
- 04.06.20 PLANNING COMMENT
- 09.07.20 PLANNING COMMENT

PROJECT INFORMATION

APN	158-23-082	CODE REFERENCE	SECTION
ZONE	P-19 DOWNTOWN PRECISE PLAN AREA H		
LOT AREA	3,075 SF		
ZONE	AREA H -HISTORIC RETAIL DISTRICT	MV DOWNTOWN PRECISE PLAN	AREA H
BASE ALLOWABLE BUILDING AREA	27,000 SF (SM)	CALIFORNIA BUILDING CODE	TAB 506.2
SPRINKLER	YES		
EXISTING BUILDING TYPE	V-B	CALIFORNIA BUILDING CODE	TAB 506.2
EXISTING BUILDING AREA	2,480 SF		
EXISTING FLOOR AREA RATIO	0.81		
EXISTING # OF STORY	1		
EXISTING LOT COVERAGE	80.7%		
EXISTING BUILDING HEIGHT	+/- 18'-11"		
EXISTING USE	DENTAL / OFFICE		
EXISTING OCC GROUP	B / B	CALIFORNIA BUILDING CODE	SEC 309
EXISTING PARKING SPACES	0		
EXISTING BICYCLE SPACES	0		
PROPOSED BUILDING TYPE	V-B	CALIFORNIA BUILDING CODE	TAB 506.2
PROPOSED BUILDING AREA	6,997 SF		
	GOUND FLOOR = 2,072 SF (GROSS)		
	2ND FLOOR = 2,563 SF (GROSS)		
	3RD FLOOR = 2,362 SF (GROSS)		
PROPOSED FLOOR AREA RATIO	2.28		
PROPOSED # OF STORY	3		
PROPOSED LOT COVERAGE	67.4% (100% MAX.)	MV DOWNTOWN PRECISE PLAN	AREA H
PROPOSED BUILDING HEIGHT	40'-6" (55' MAX.)	MV DOWNTOWN PRECISE PLAN	AREA H
PROPOSED USE	GROUND FLOOR - RETAIL SECOND FLOOR - OFFICE THIRD FLOOR - DENTAL		
PROPOSED OCC GROUP	M (GROUND FLOOR) B (2ND AND 3RD FLOORS)	CALIFORNIA BUILDING CODE	SEC 309
PROPOSED PARKING SPACES	0		
PARKING REQUIRED	GROUND FLOOR - 2072 SF / 300 = 7 SECOND FLOOR - 2563 SF / 333 = 8 THIRD FLOOR - 2362 SF / 166 = 15 SUBTOTAL = 30	MV DOWNTOWN PRECISE PLAN MV DOWNTOWN PRECISE PLAN MV DOWNTOWN PRECISE PLAN	TABLE II-1, II-2 TABLE II-1, II-2 TABLE II-1, II-2
BICYCLE SPACES REQUIRED	GROUND FLOOR = 7 X 5% = 0.35 SECOND FLOOR = 8 X 5% = 0.4 THIRD FLOOR = 15 X 5% = 0.75 TOTAL = 1.5	MOUNTAIN VIEW ZONING ORDINANCE MOUNTAIN VIEW ZONING ORDINANCE MOUNTAIN VIEW ZONING ORDINANCE	SEC. 36.32.50 SEC. 36.32.50 SEC. 36.32.50
PROPOSED BICYCLE SPACES	(2) SHORT TERM SPACES + (4) LONG TERM SPACES		

LOCATION MAP



DRAWING INDEX

ARCHITECTURAL

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- A7.5 FLOOR AREA RATIO DIAGRAM
- A8.0 CLEAN BAY BLUEPRINT

CIVIL

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- L-2 IRRIGATION PLAN
- L-3 VISION TRIANGLES

ELECTRICAL

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CODE REFERENCE

2019 CALIFORNIA BUILDING CODE WITH MOUNTAIN VIEW CITY CODE AMENDMENTS
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA ADMINISTRATIVE CODE
MOUNTAIN VIEW GREEN BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA FIRE CODE WITH MOUNTAIN VIEW CITY CODE AMENDMENTS
2019 INTERNATIONAL PROPERTY MAINTENANCE CODE (WITH MOUNTAIN VIEW AMENDMENTS)
TITLE 24, PART 6, CALIFORNIA ENERGY CODE (2008 EDITION)

PROJECT TEAM

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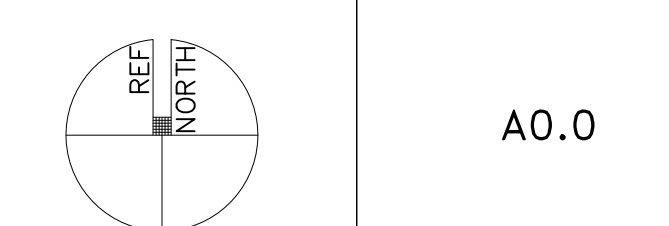
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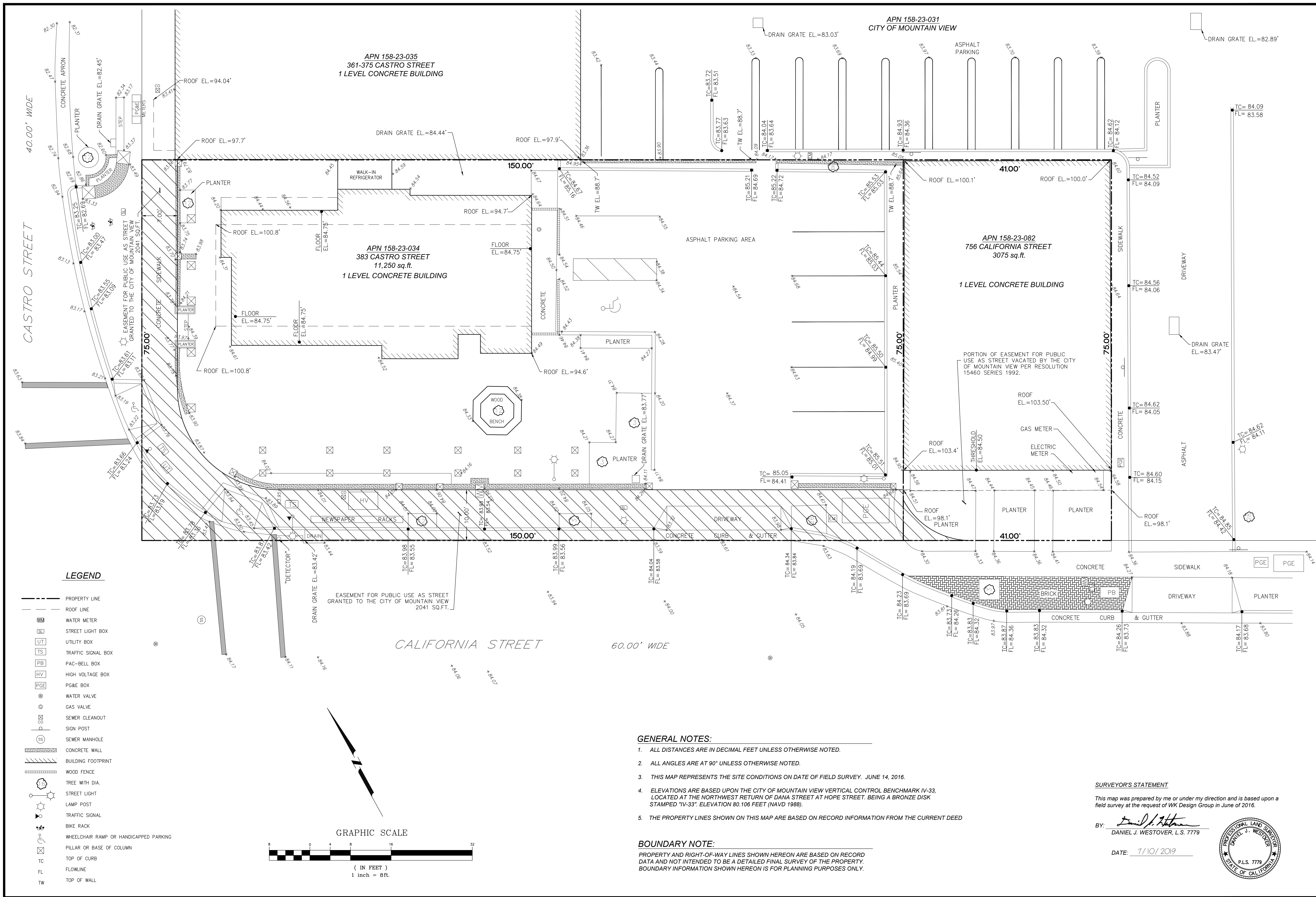
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PROJECT: 16-5650

PROJECT INFORMATION

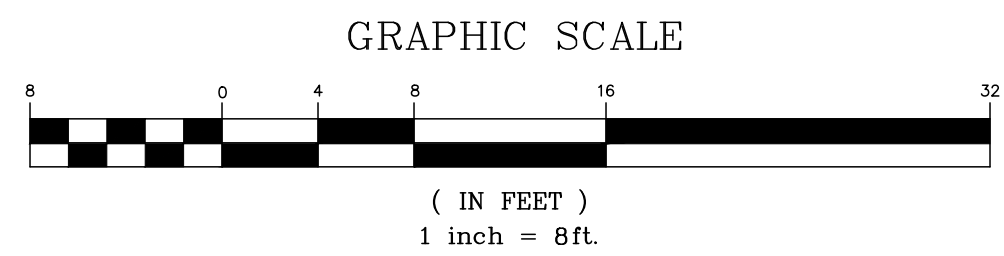


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LEGEND

- PROPERTY LINE
- ROOF LINE
- WM WATER METER
- SLB STREET LIGHT BOX
- UT UTILITY BOX
- TS TRAFFIC SIGNAL BOX
- PB PAC-BELL BOX
- HV HIGH VOLTAGE BOX
- PGE PGE BOX
- WV WATER VALVE
- GV GAS VALVE
- SC SEWER CLEANOUT
- SP SIGN POST
- SM SEWER MANHOLE
- CONCRETE WALL
- BUILDING FOOTPRINT
- WOOD FENCE
- TW TREE WITH DIA.
- SL STREET LIGHT
- LP LAMP POST
- TS TRAFFIC SIGNAL
- BR BIKE RACK
- WR WHEELCHAIR RAMP OR HANDICAPPED PARKING
- PC PILLAR OR BASE OF COLUMN
- TC TOP OF CURB
- FL FLOWLINE
- TW TOP OF WALL



GENERAL NOTES:

1. ALL DISTANCES ARE IN DECIMAL FEET UNLESS OTHERWISE NOTED.
2. ALL ANGLES ARE AT 90° UNLESS OTHERWISE NOTED.
3. THIS MAP REPRESENTS THE SITE CONDITIONS ON DATE OF FIELD SURVEY. JUNE 14, 2016.
4. ELEVATIONS ARE BASED UPON THE CITY OF MOUNTAIN VIEW VERTICAL CONTROL BENCHMARK IV-33, LOCATED AT THE NORTHWEST RETURN OF DANA STREET AT HOPE STREET. BEING A BRONZE DISK STAMPED "IV-33". ELEVATION 80.106 FEET (NAVD 1988).
5. THE PROPERTY LINES SHOWN ON THIS MAP ARE BASED ON RECORD INFORMATION FROM THE CURRENT DEED

BOUNDARY NOTE:

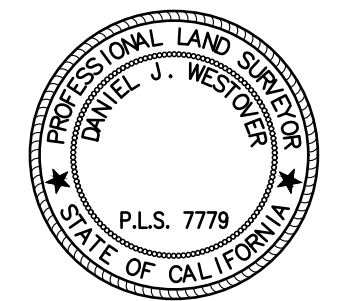
PROPERTY AND RIGHT-OF-WAY LINES SHOWN HEREON ARE BASED ON RECORD DATA AND NOT INTENDED TO BE A DETAILED FINAL SURVEY OF THE PROPERTY. BOUNDARY INFORMATION SHOWN HEREON IS FOR PLANNING PURPOSES ONLY.

SURVEYOR'S STATEMENT

This map was prepared by me or under my direction and is based upon a field survey at the request of WK Design Group in June of 2016.

BY: *Daniel J. Westover*
DANIEL J. WESTOVER, L.S. 7779

DATE: 7/10/2019



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(415) 242-5400
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NO.	DATE	COMMENTS
1	7/10/19	REVISED EASEMENT

DRAWN BY: SCH
CHECKED BY: DJW
DATE: 6/17/2016
SCALE: 1"=8'

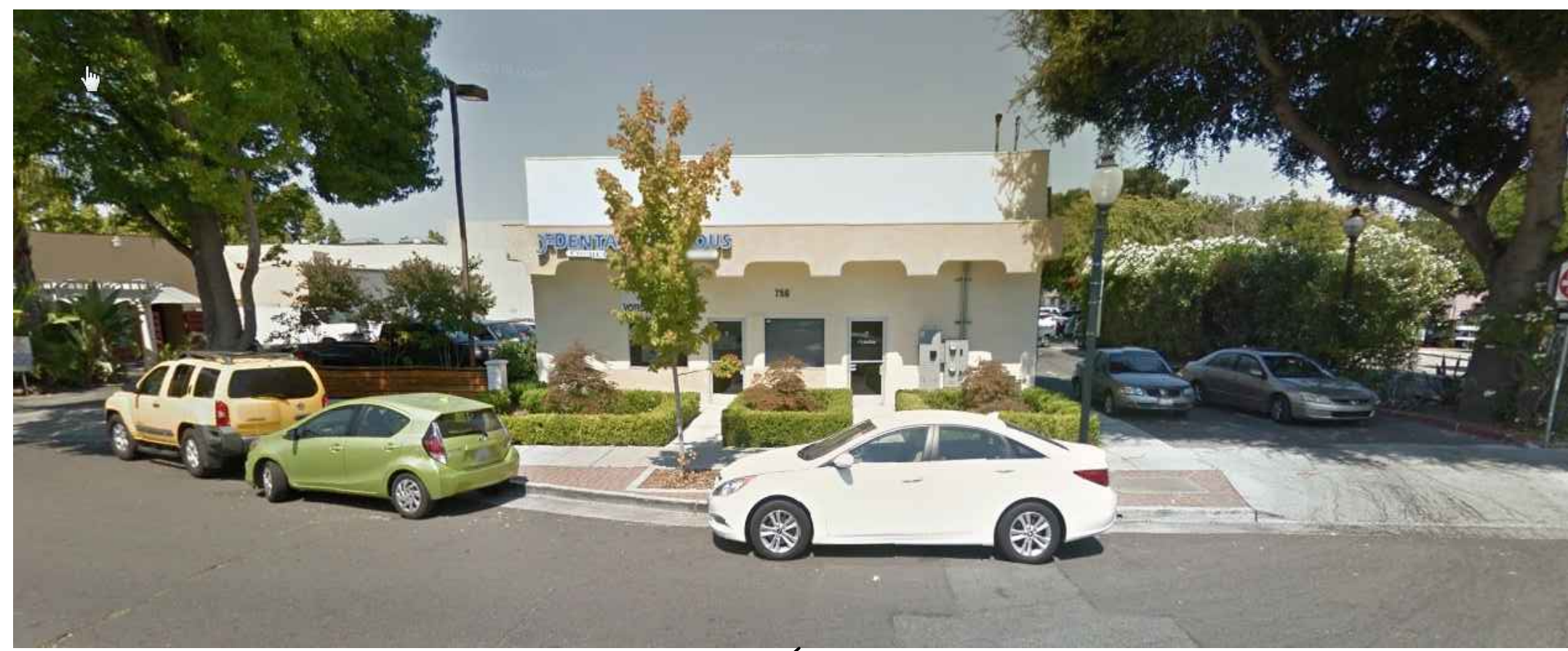
SITE SURVEY
383 CASTRO STREET & 756 CALIFORNIA STREET
CITY OF MOUNTAIN VIEW, COUNTY OF SANTA CLARA,
CALIFORNIA

SHEET
1 OF 1

JOB NO.
16049



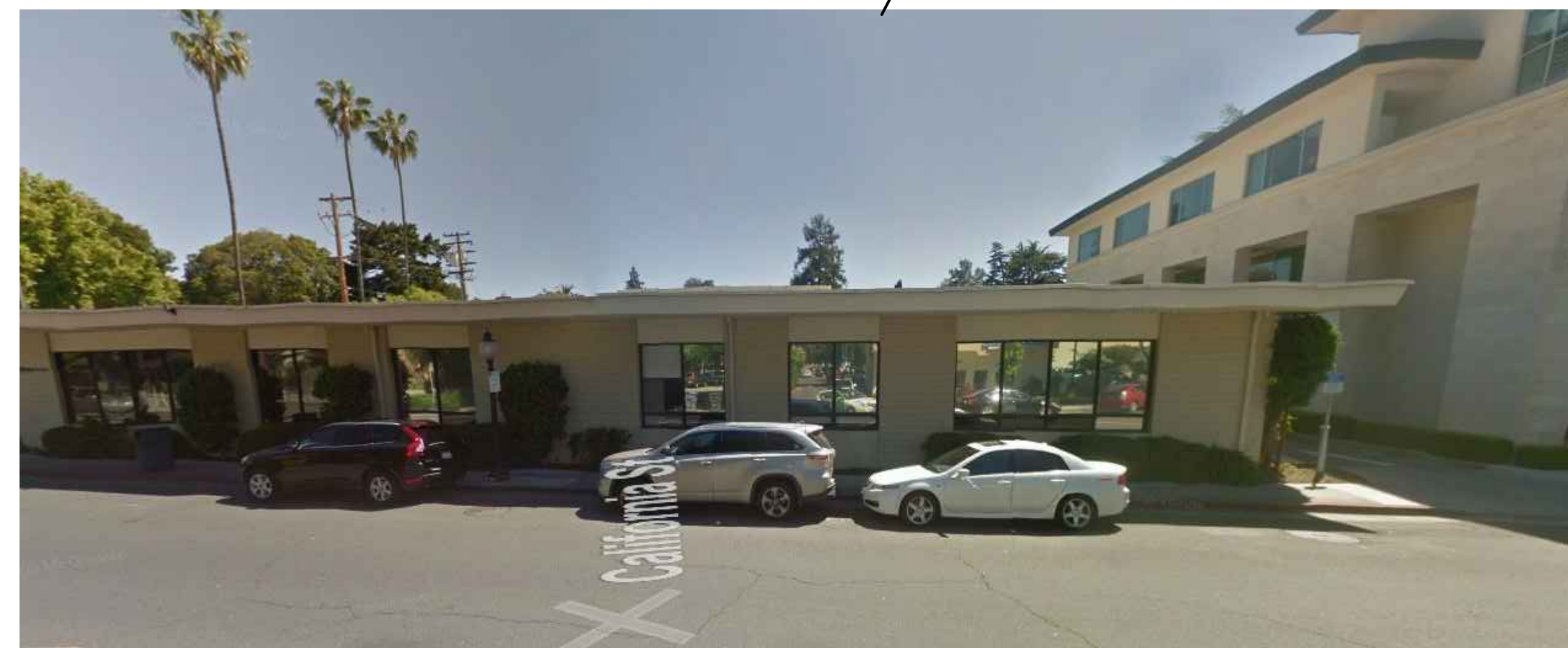
VIEW TOWARD CASTRO STREET



EXISTING BUILDING FRONTAGE



SITE AERIAL



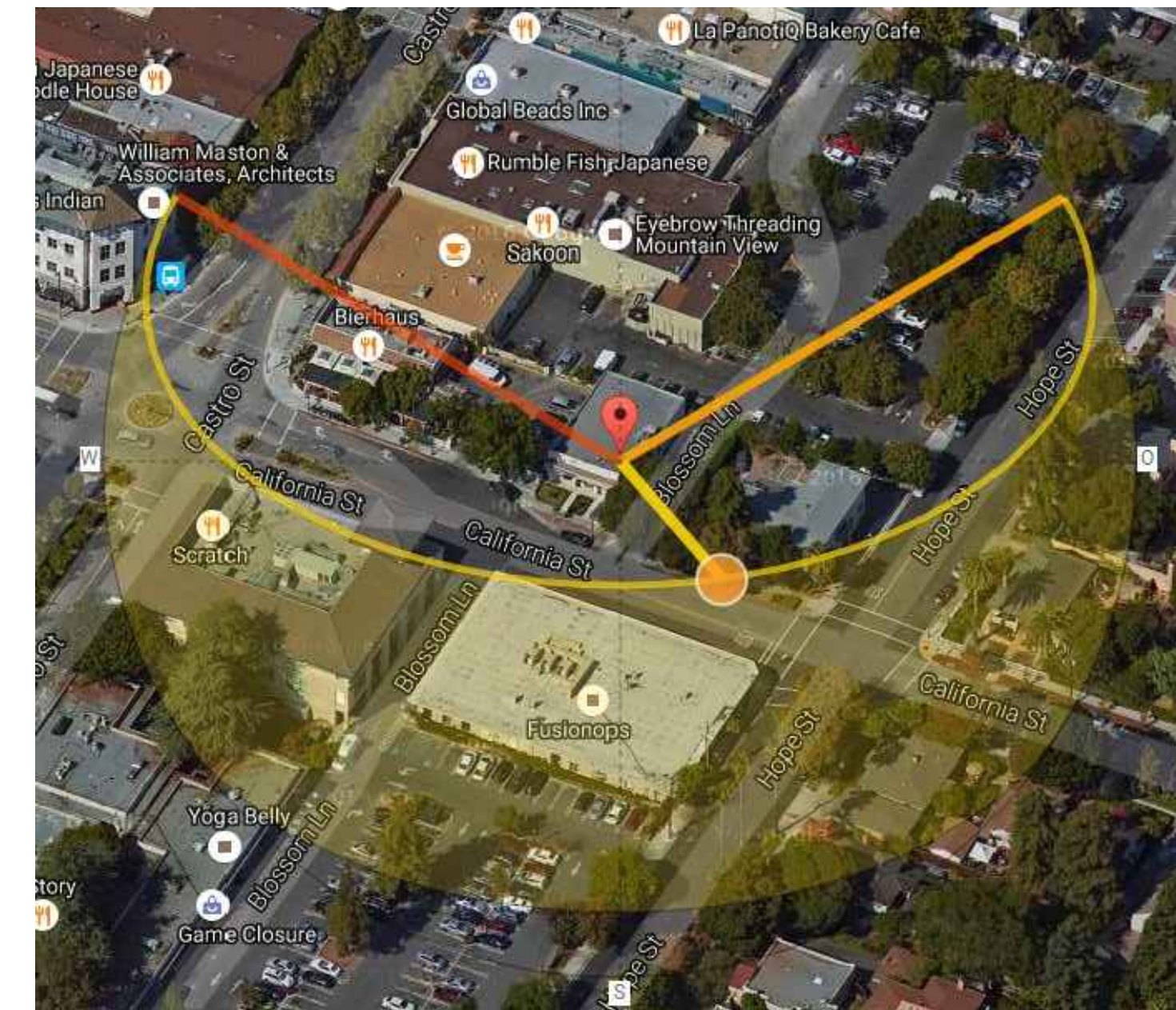
VIEW ACROSS CALIFORNIA STREET



VIEW ACROSS HOPE STREET



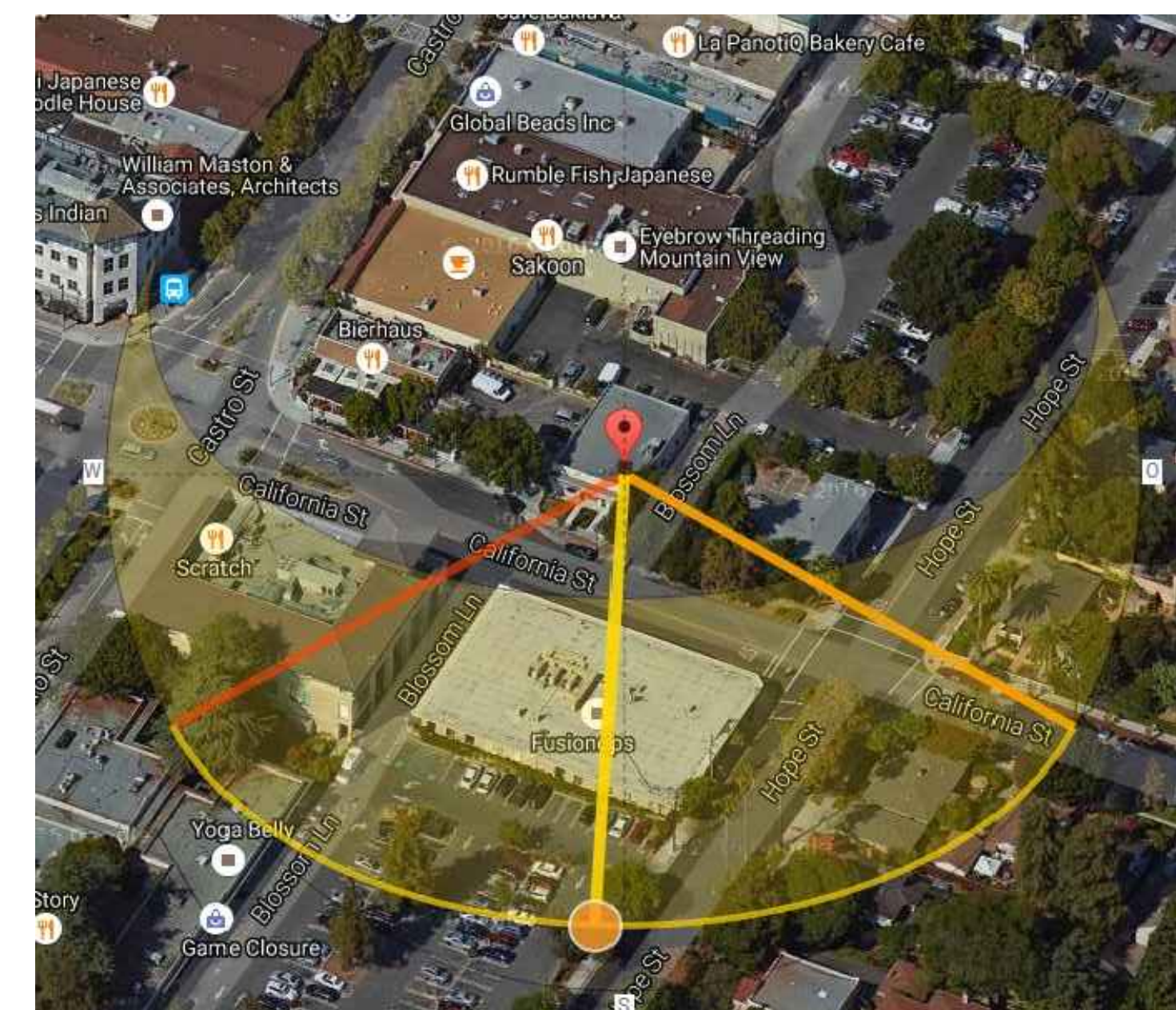
SOLAR PATH ANALYSIS - MARCH 21



SOLAR PATH ANALYSIS - JUNE 21



SOLAR PATH ANALYSIS - SEPTEMBER 21



SOLAR PATH ANALYSIS - DECEMBER 21

Time	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
4:00	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
5:00	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
6:00	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
7:00	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
8:00	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
9:00	2%	0%	0%	0%	0%	0%	0%	0%	0%	0%	61%	74%
10:00	74%	74%	19%	0%	0%	0%	0%	0%	32%	74%	74%	74%
11:00	63%	74%	74%	74%	57%	0%	0%	74%	74%	73%	60%	53%
12:00	47%	62%	74%	74%	74%	74%	74%	74%	74%	60%	45%	41%
13:00	37%	47%	62%	74%	74%	74%	74%	74%	65%	46%	35%	33%
14:00	29%	37%	47%	62%	73%	74%	74%	68%	50%	36%	28%	26%
15:00	22%	28%	37%	48%	61%	70%	67%	54%	38%	27%	21%	20%
16:00	16%	21%	28%	37%	48%	55%	53%	42%	29%	19%	14%	13%
17:00	7%	13%	19%	27%	36%	43%	41%	31%	20%	11%	1%	0%
18:00	0%	0%	8%	16%	25%	32%	30%	20%	7%	0%	0%	0%
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SOLAR SHADING ANALYSIS

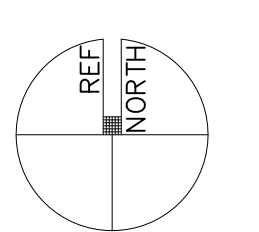


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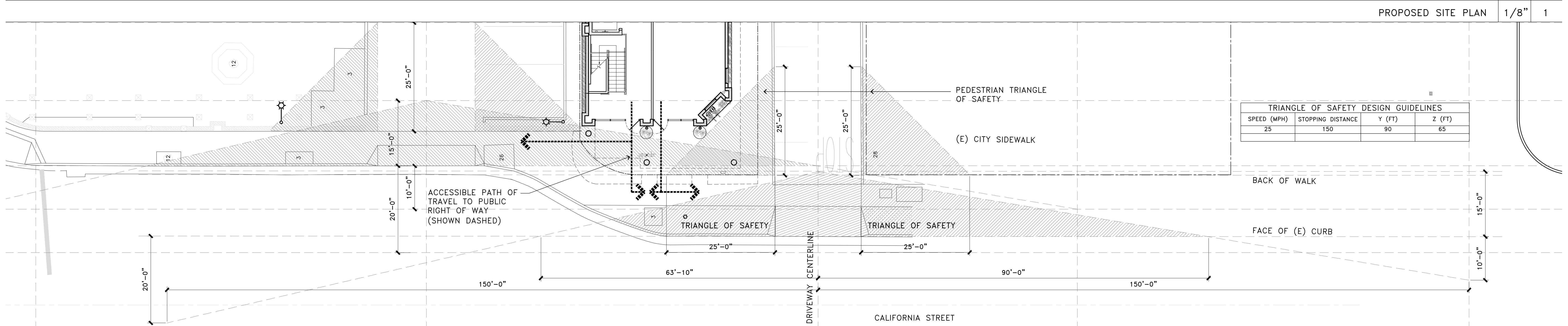
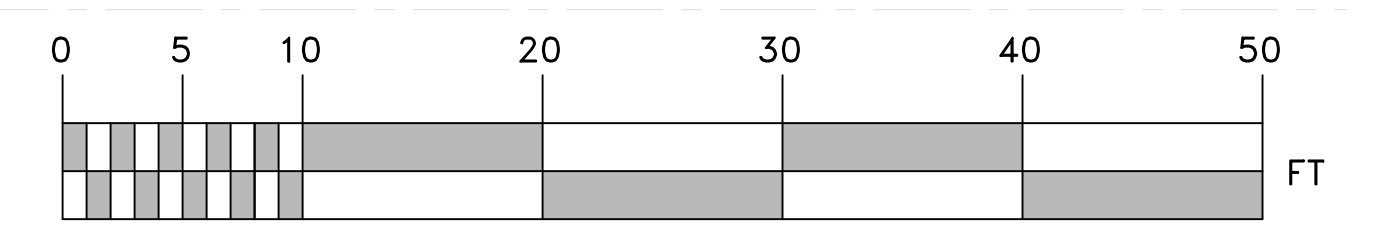
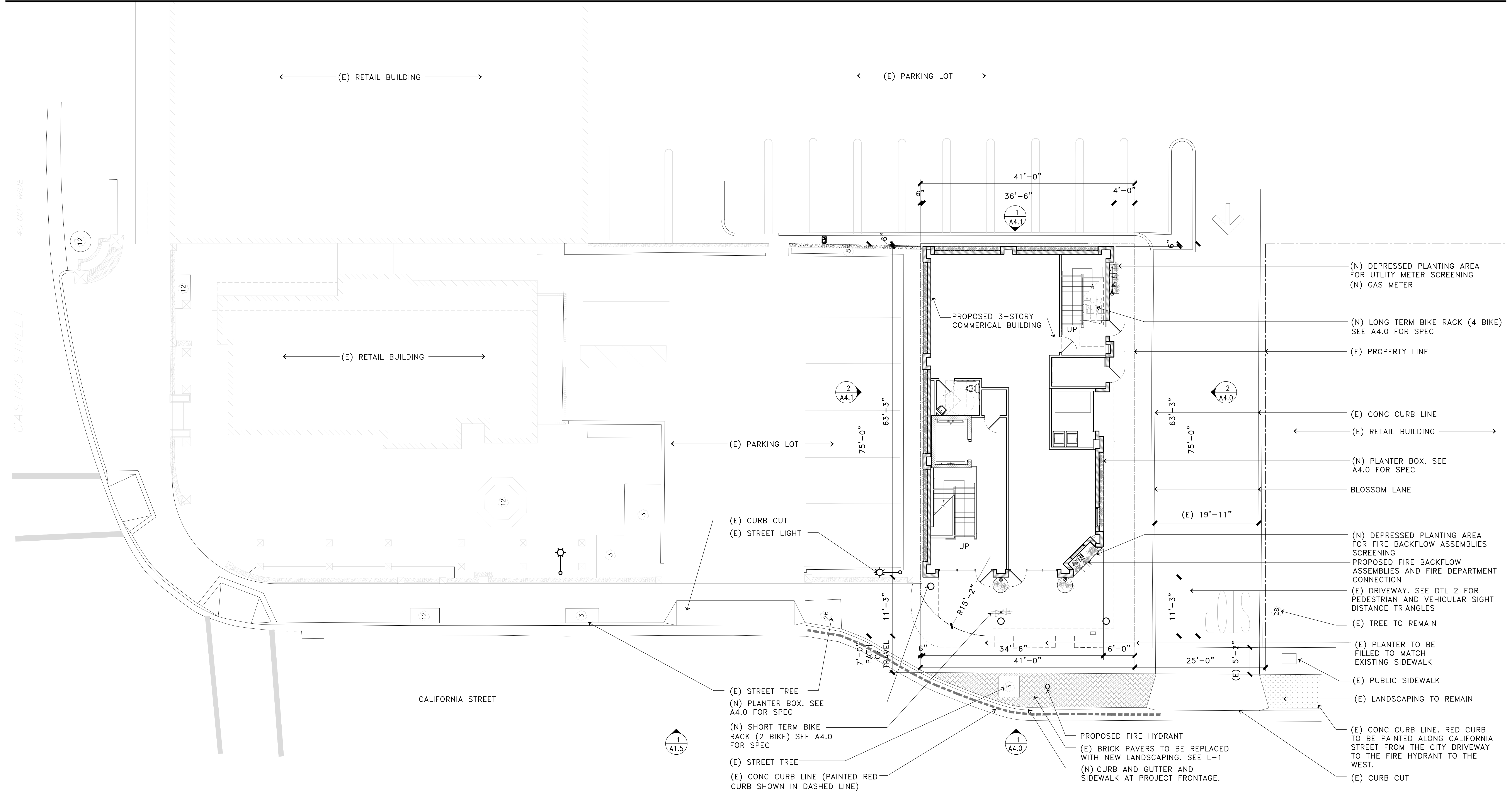
PROJECT: 16-5650

SITE ANALYSIS
SOLAR PATH ANALYSIS



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NEW 3-STORY BUILDING
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 MOUNTAIN VIEW, CA 94041

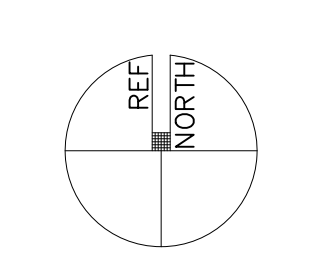


PEDESTRIAN AND VEHICULAR SIGHT DISTANCE TRIANGLES 10' 2

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PROJECT: 16-5650

PROPOSED SITE PLAN



A1.0



TO CASTRO STREET

EXISTING PHOTOS AT 756 CALIFORNIA STREET

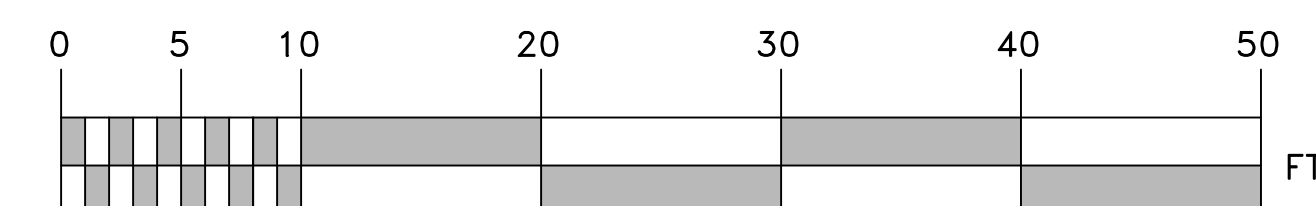
TO HOPE STREET



1 EXISTING STREETScape ELEVATION AT 756 CALIFORNIA STREET
1/8" = 1'-0"



1 PROPOSED STREETScape ELEVATION AT 756 CALIFORNIA STREET
1/8" = 1'-0"

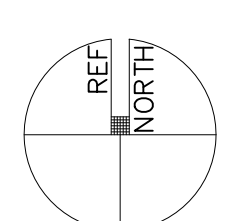


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STREETScape ELEVATIONS



A1.5



VIEW FROM CALIFORNIA STREET



VIEW FROM HOPE STREET PARKING LOT 6



VIEW FROM CALIFORNIA STREET



VIEW FROM CALIFORNIA STREET / BLOSSOM LANE

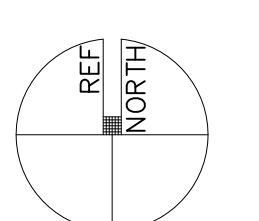


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CONCEPTUAL RENDERINGS



A1.6

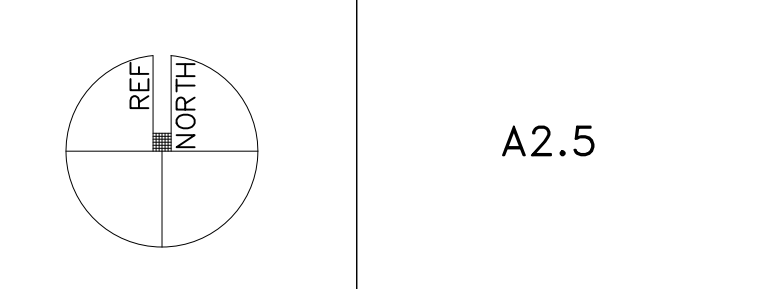
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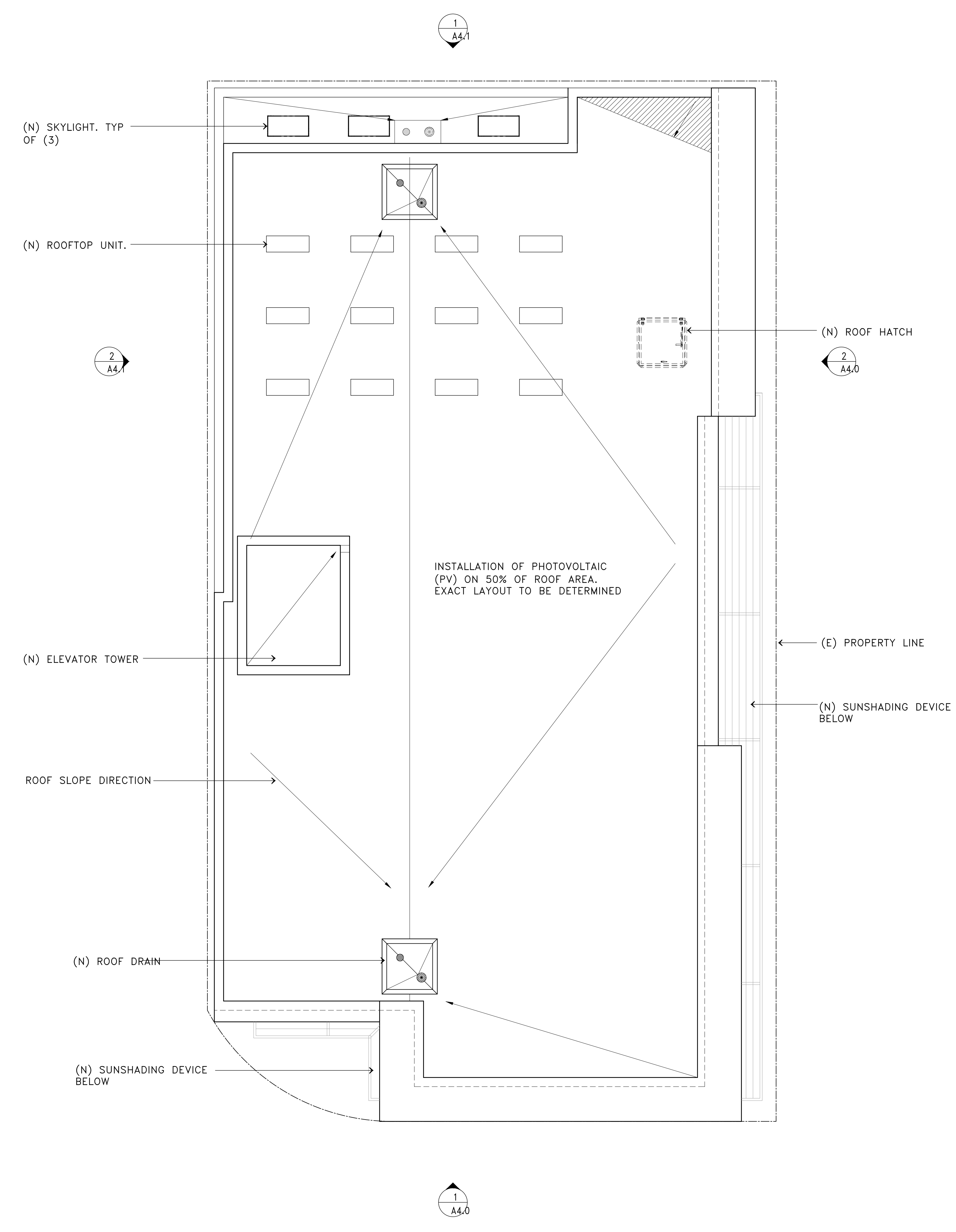
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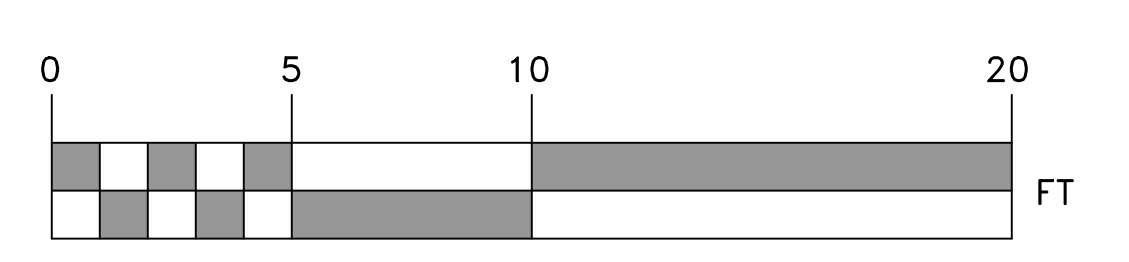
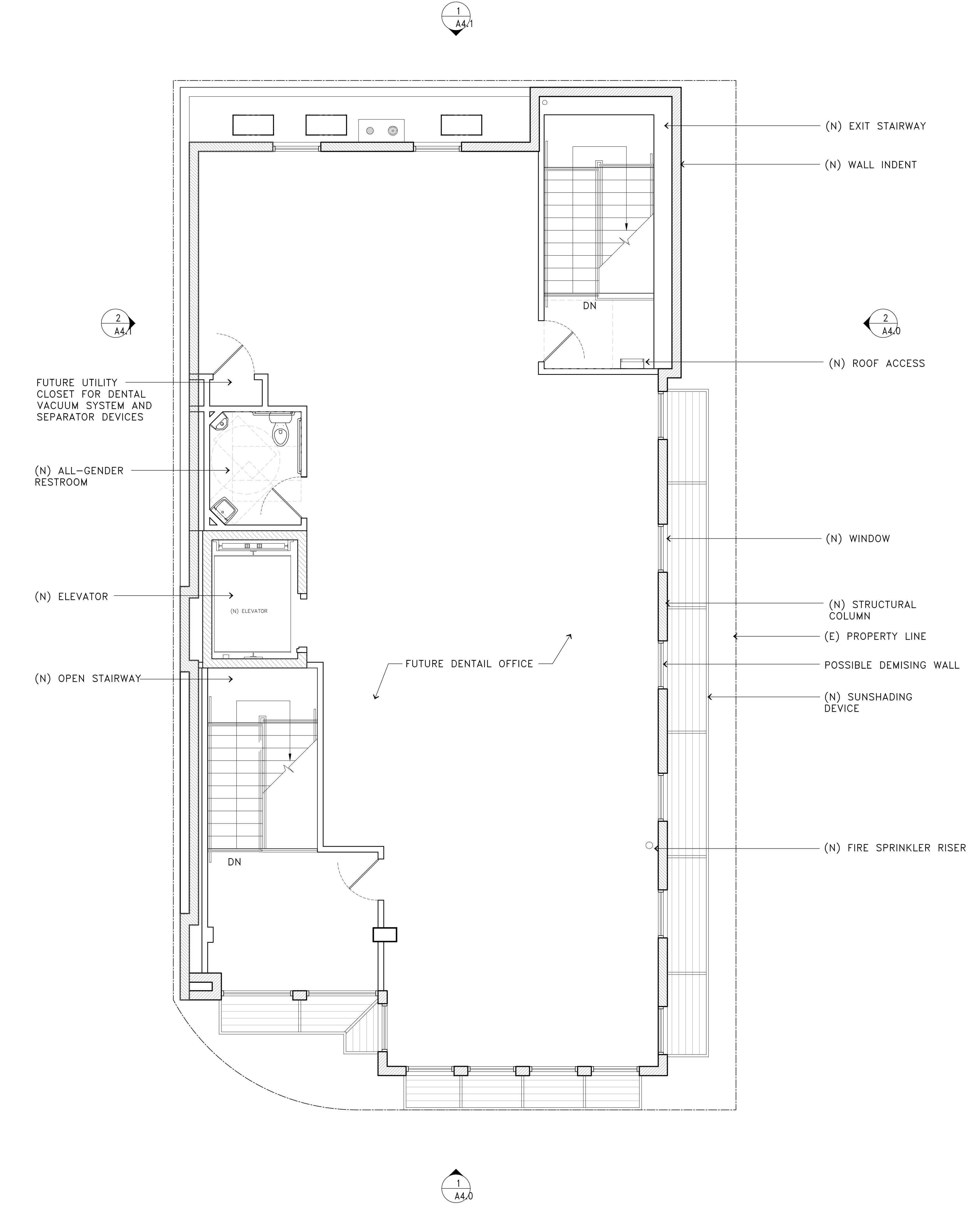
PROPOSED LAYOUT PLANS



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OVERALL LAYOUT PLAN - ROOF LEVEL 1/4" 2



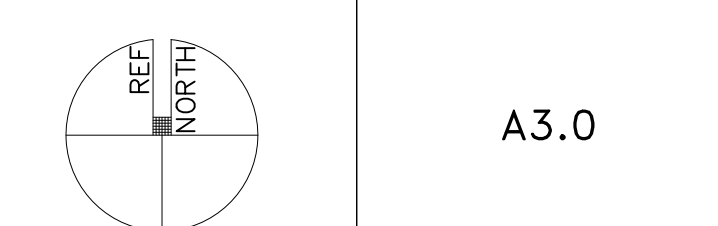
OVERALL LAYOUT PLAN - THIRD FLOOR 1/4" 1

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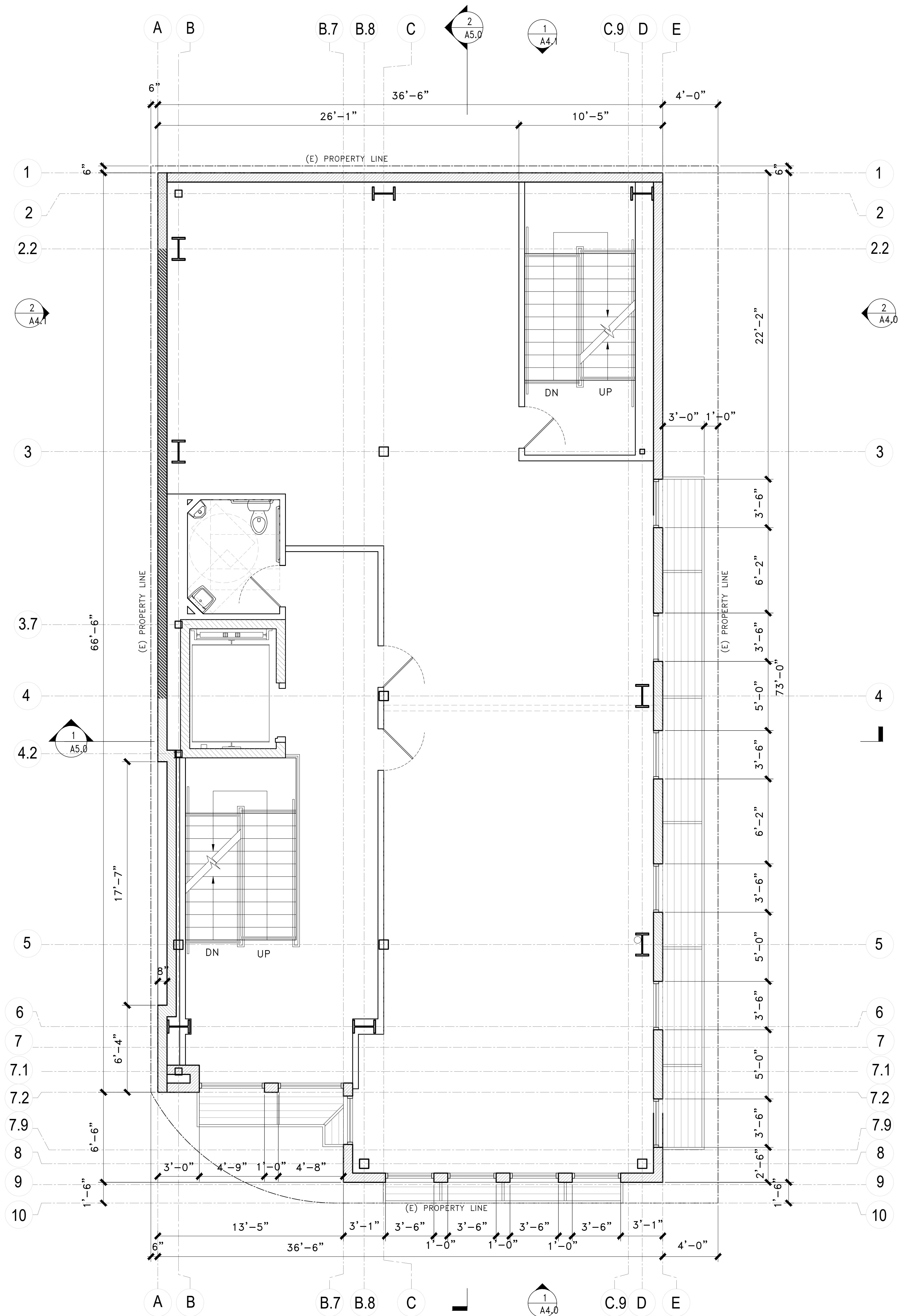
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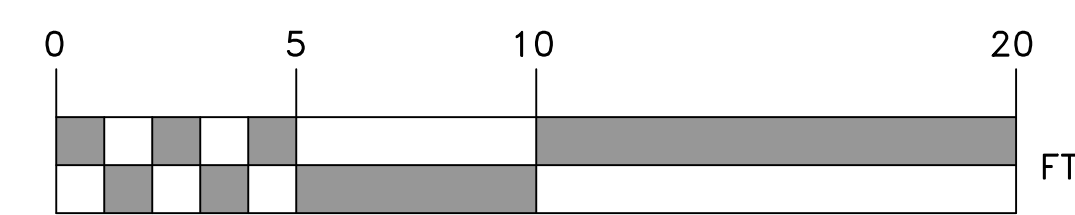
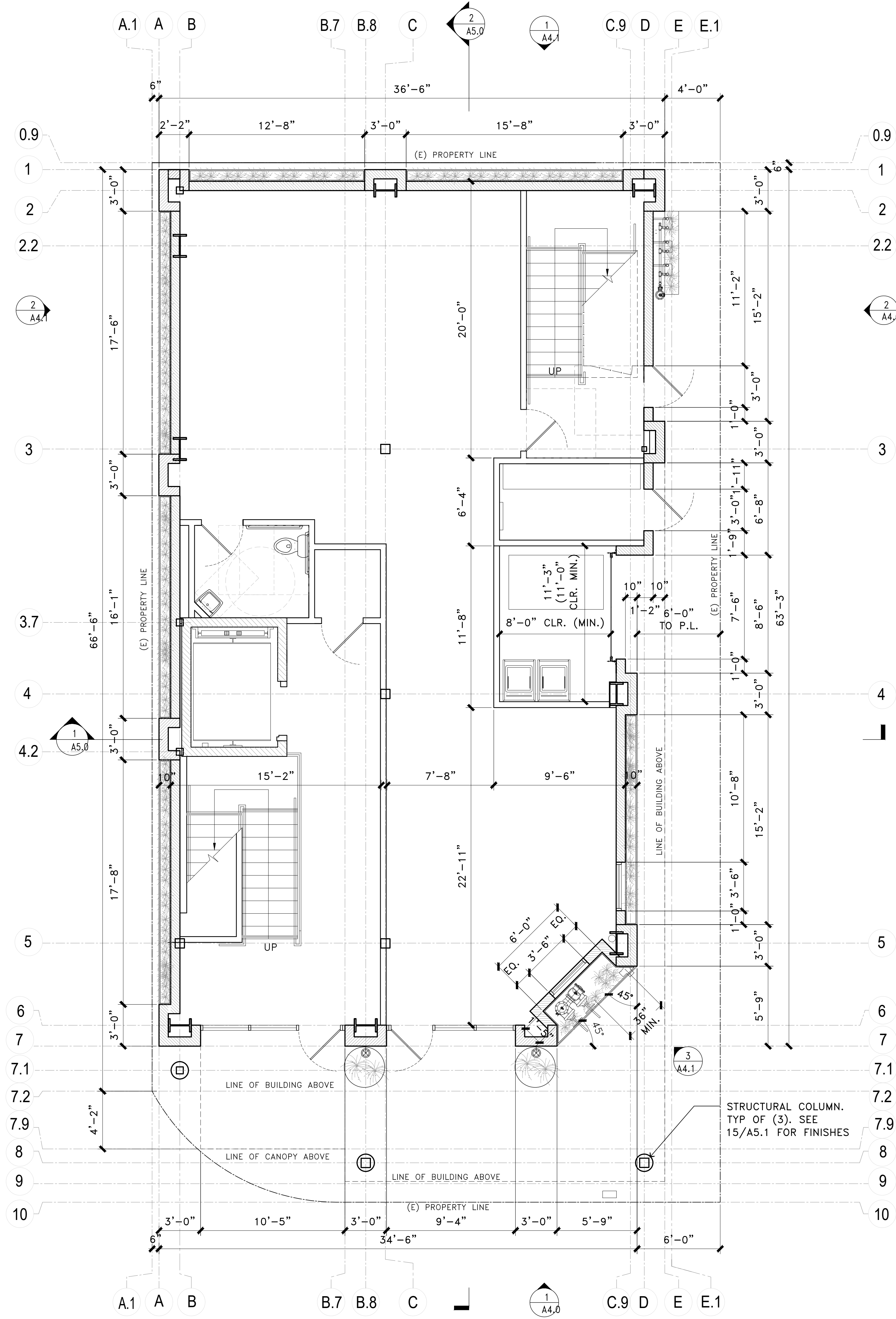
DIMENSIONED FLOOR PLANS



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DIMENSIONED FLOOR PLAN - SECOND FLOOR 1/4" 2



DIMENSIONED FLOOR PLAN - GROUND FLOOR 1/4" 1

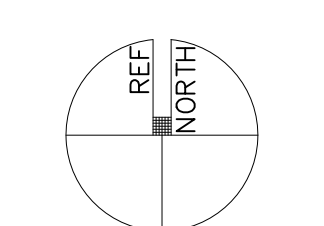
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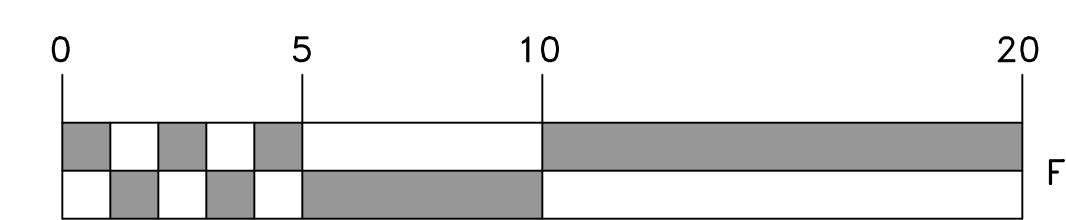
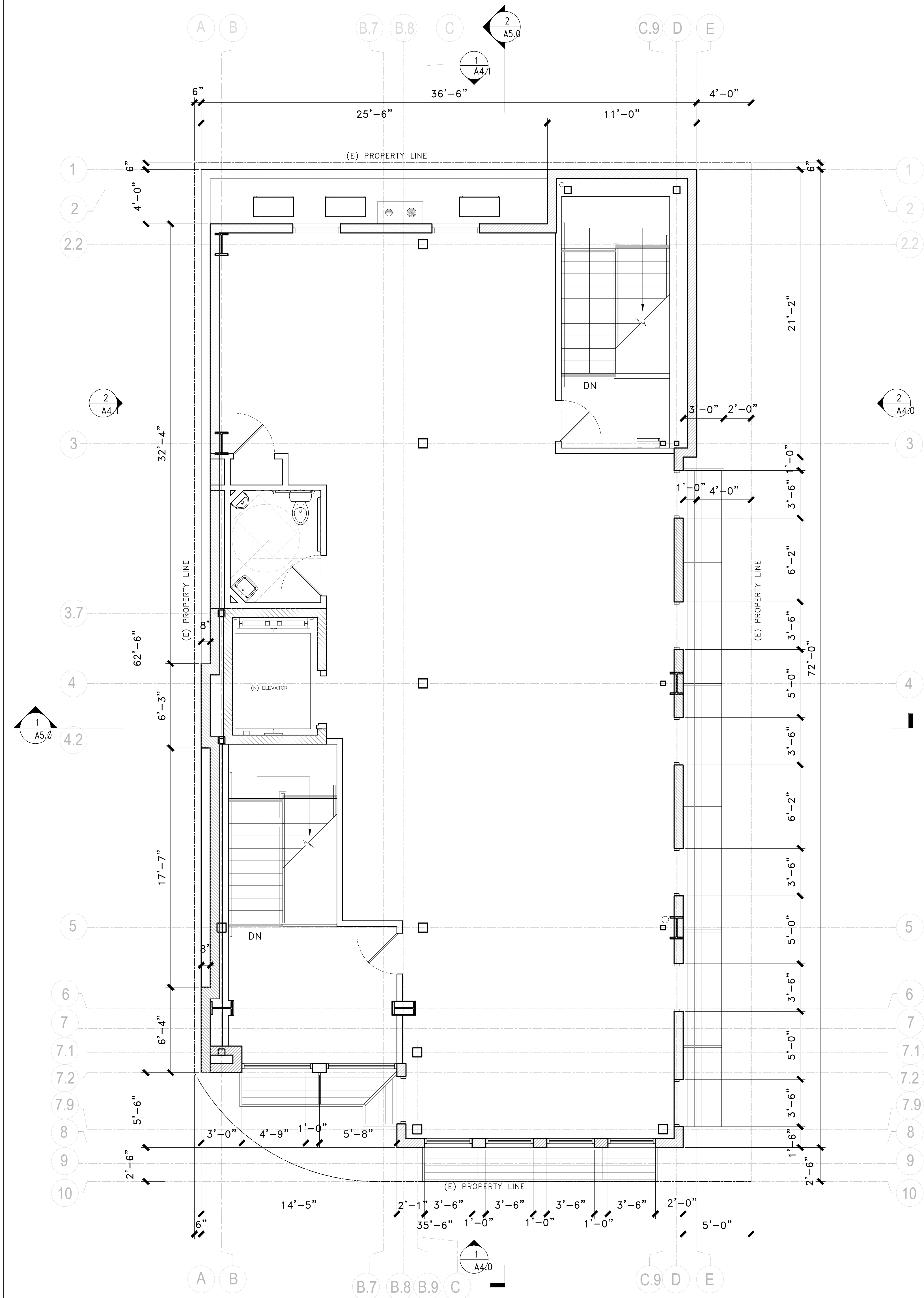
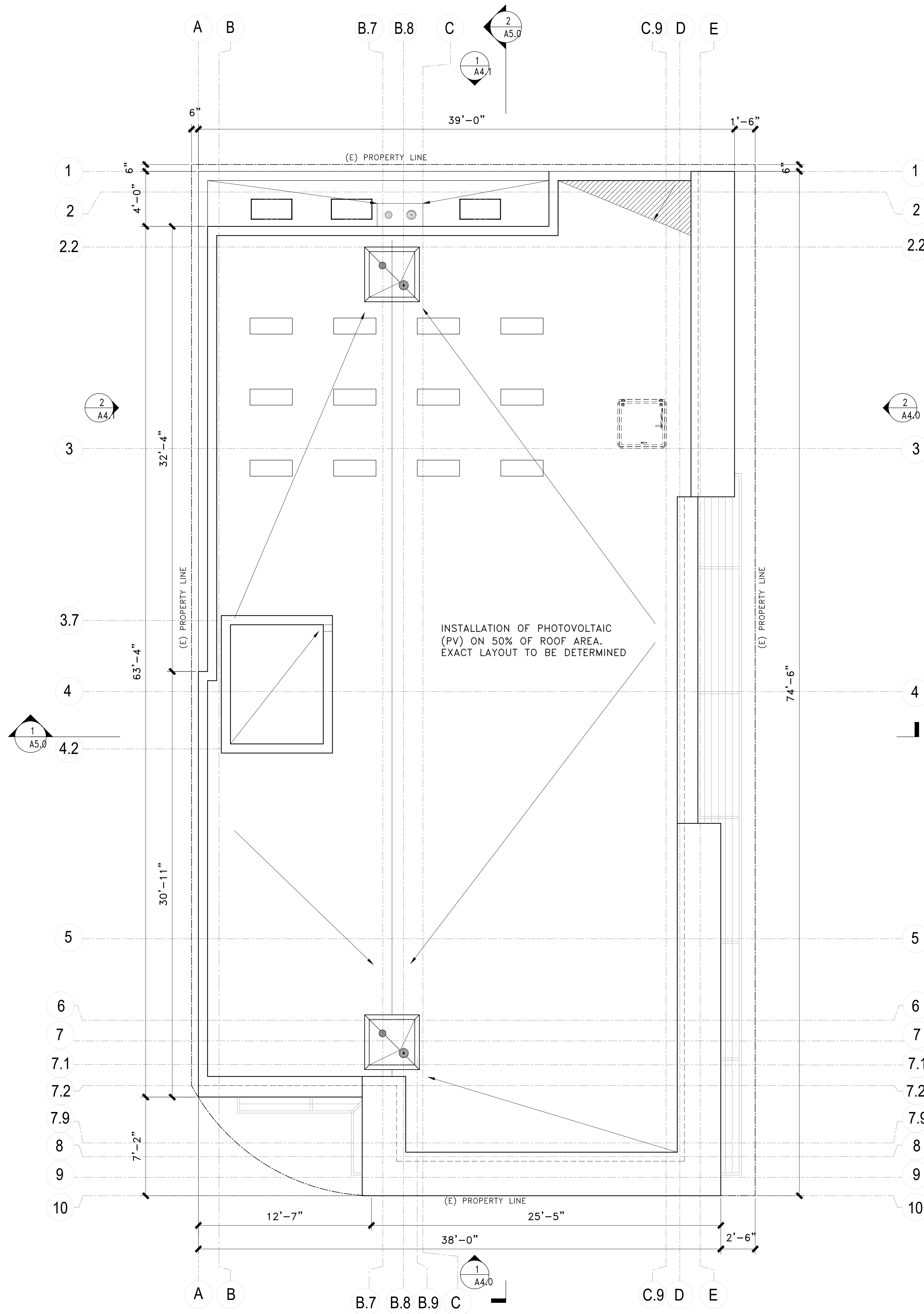
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DIMENSIONED FLOOR PLANS



A3.5

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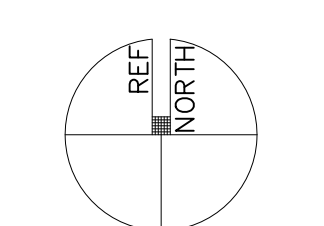


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REFLECTED CEILING PLAN
 SOFFIT SECTIONS

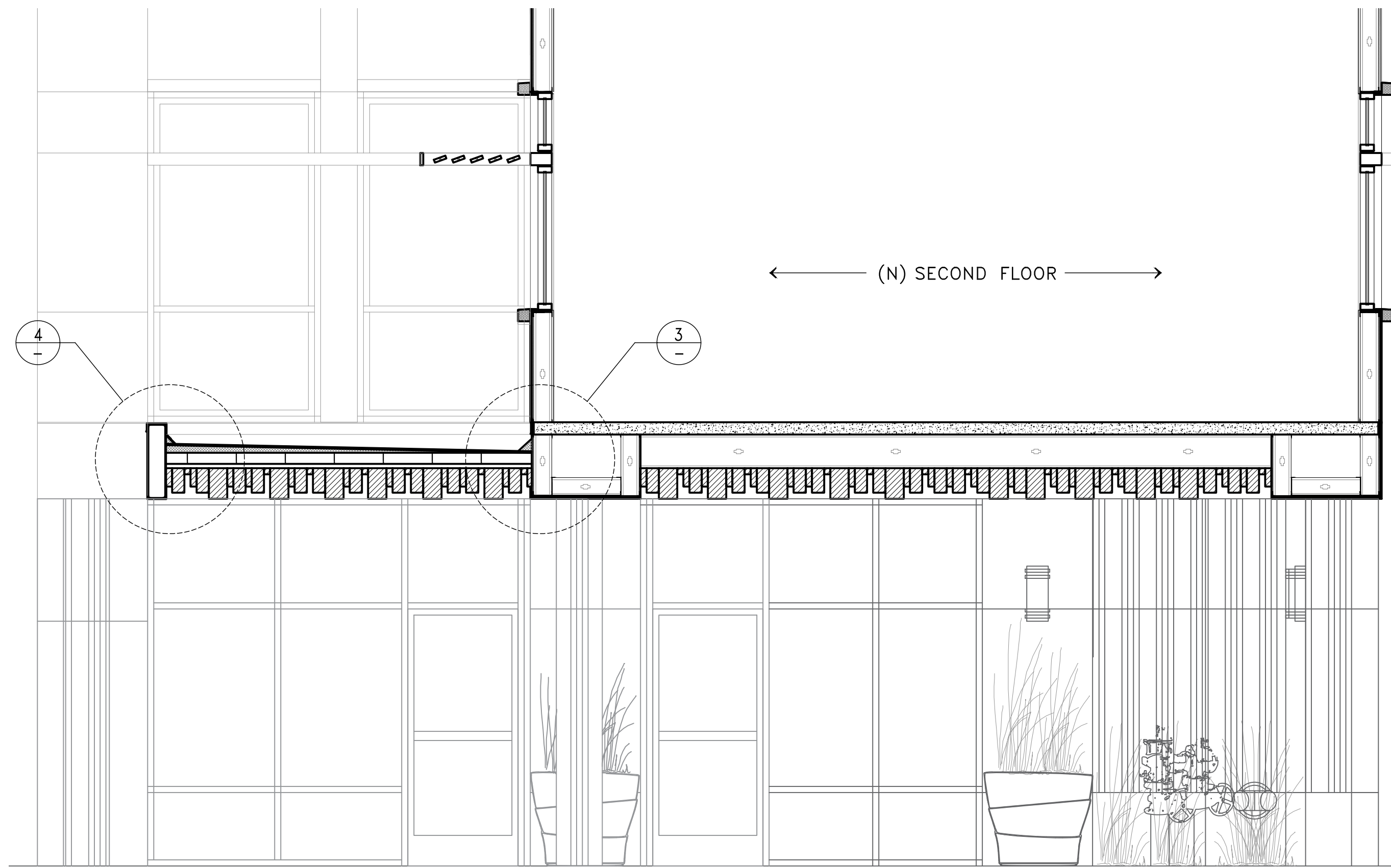


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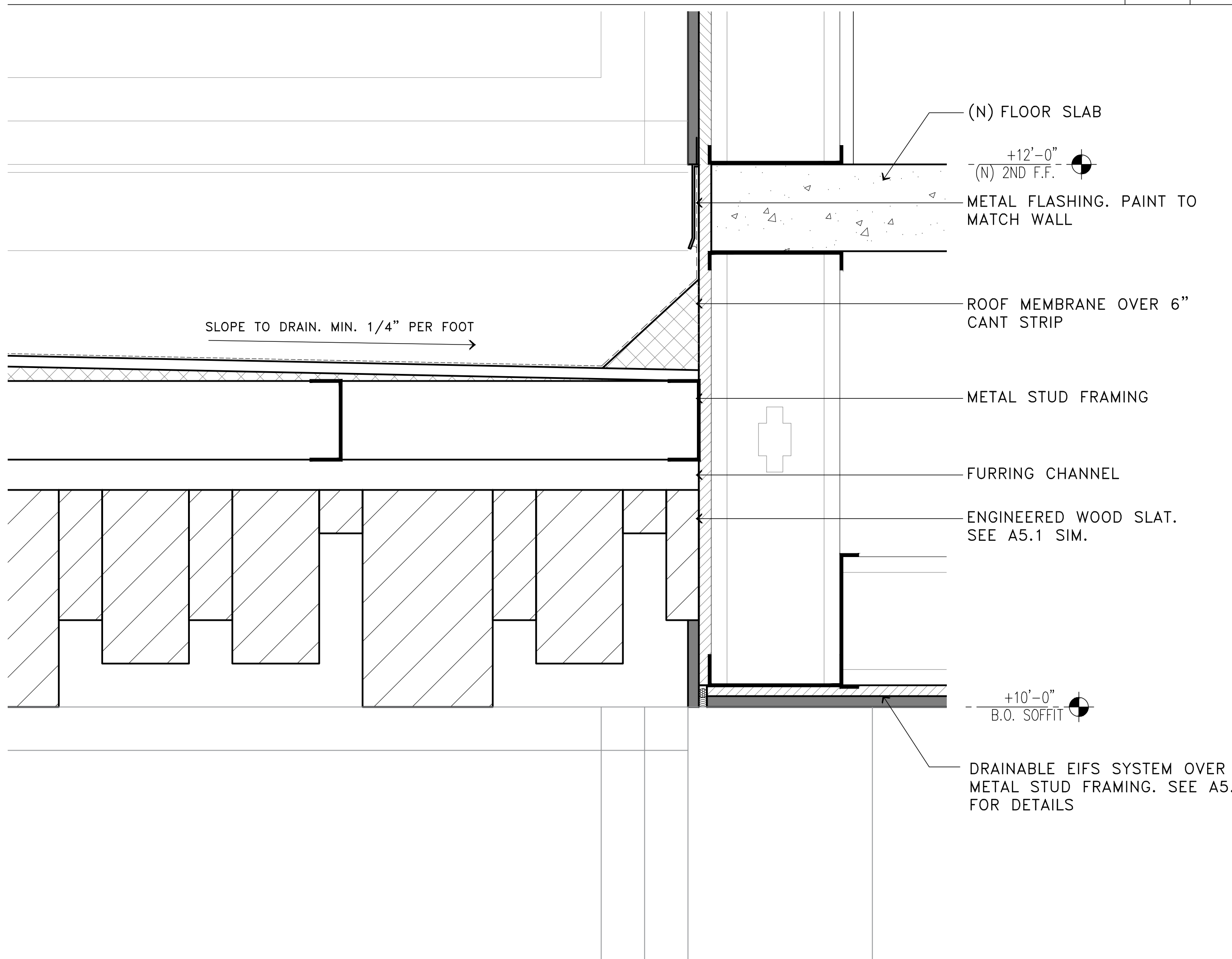
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CEILING PLAN LEGEND

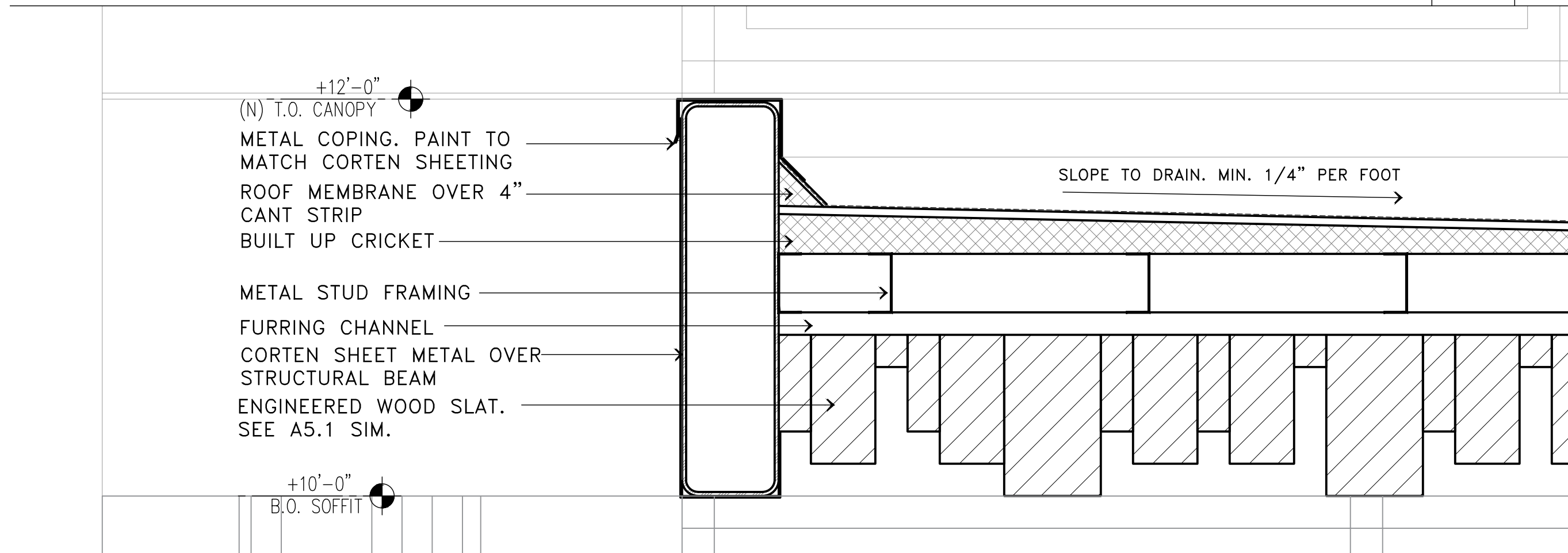
-  SOFFIT WITH ENGINEERED WOOD BY ACCOYA. SEE DETAIL 2-4
-  SOFFIT WITH DRAINAGE EIFS FINISH. PAINTED TO MATCH FACADE.
-  4" EXTERIOR RECESSED LED DOWNLIGHT TRIM: ELCO EL441 COLOR: BRONZE
-  EXTERIOR WALL SCONCE MFG: VISA LIGHTING MODEL: OW2209-NRW COLOR: BRONZE



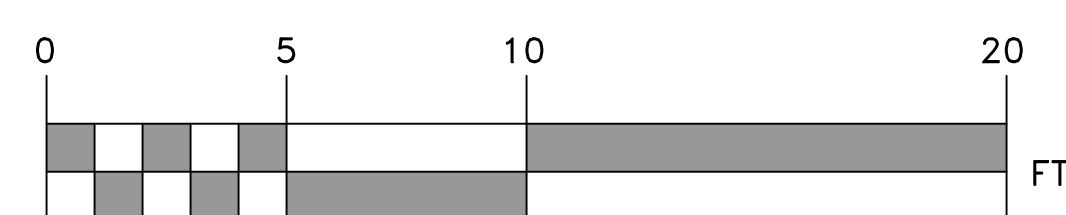
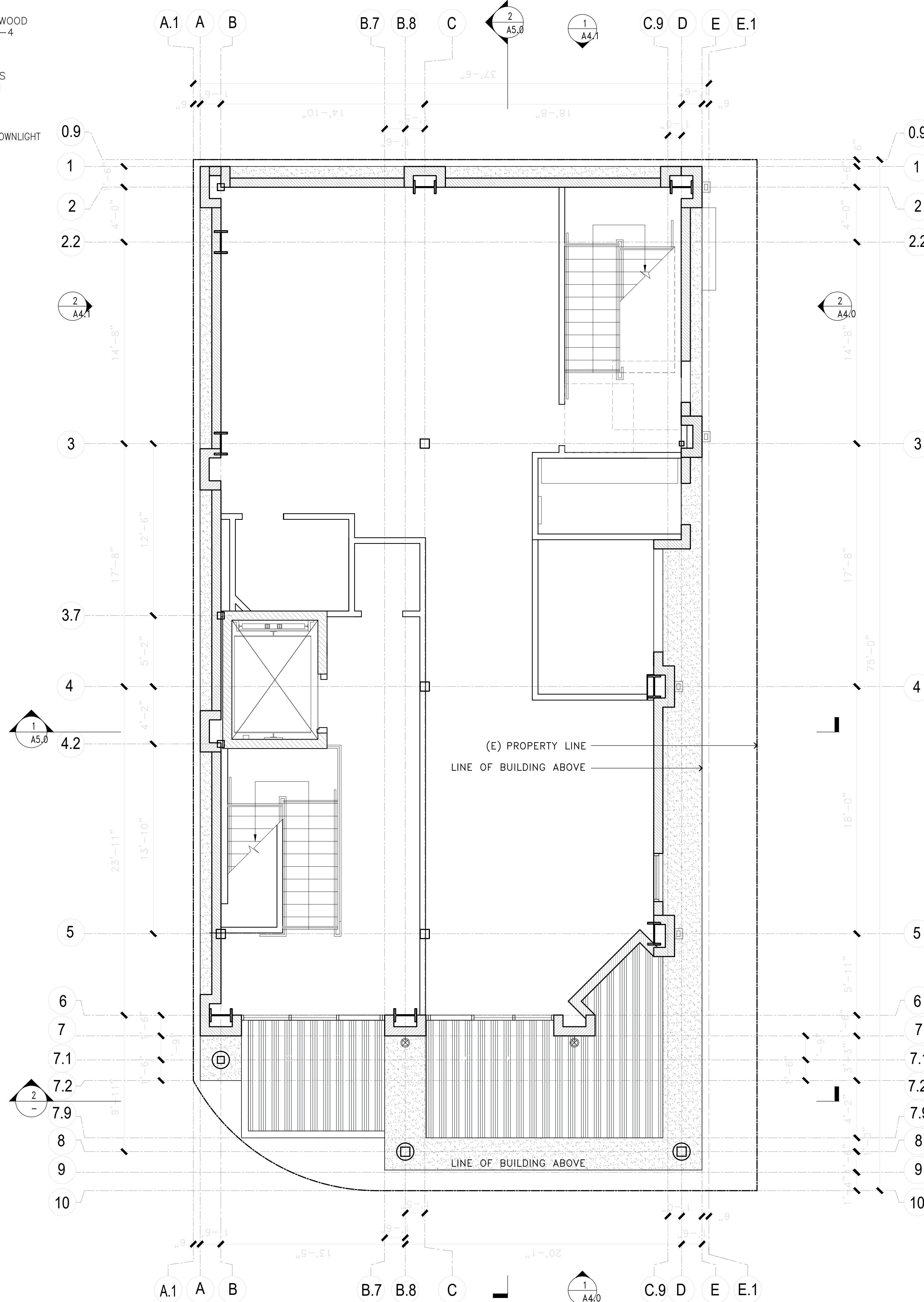
BUILDING SECTION AT FRONT OVERHANG AND CANOPY 1/4" 2



ENLARGED SOFFIT DETAIL 3" 3



ENLARGED SOFFIT DETAIL 1/4" 4



REFLECTED CEILING PLAN 1/4" 1



ALUM 'WOOD' SLAT WALL BY B&N INDUSTRY INC

DECORATIVE PLANTER BOX IMAGE

7



SHORT TERM BIKE RACK BY GRABER MANUFACTURING 'MADRAX'

SHORT TERM BIKE RACK IMAGE

5



CUSTOM CORTEN STEEL PLANTER BOX BY PLANTER UNLIMITED

CORTEN STEEL PLANTER BOX IMAGE

3



HORIZONTAL LEDGE STEP AND WALL LIGHT BY WAC LIGHTING

EXTERIOR STEP / WALL LIGHT

8



ENGINEERED WOOD SLAT BY ACCOYA WOOD

ALUM 'WOOD' SLAT IMAGE

6



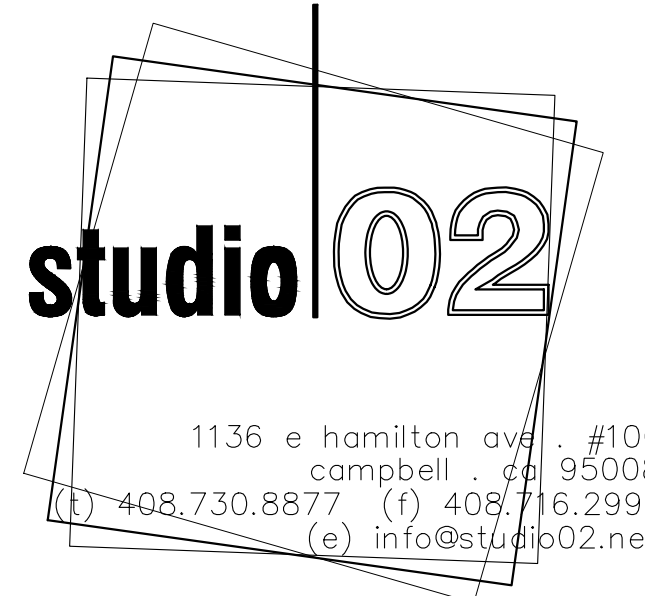
EXTERIOR WALL SCONCE BY VISA LIGHTING 'PLA' SERIES

EXTERIOR WALL SCONCE IMAGE

4

ELEVATION LEGEND

- 1 EXISTING PROPERTY LINE
- 2 INTEGRATED CORNICE BY ACROWALL -ES PLUS DRAINAGE EIFS BY BASF
COLOR: BENJAMIN MOORE 'BEAR CREEK 1470'
- 3 ALUM STOREFRONT WINDOW SYSTEM. CLEAR ANODIZED FINISH.
STOREFRONT COLOR: SPECIAL-LITE 'CLEAR ANODIZED S317-3'
GLASS COLOR: BENDHEIM 'WS02-571 CLEAR'
- 4 AWNING WINDOW
STOREFRONT COLOR: SPECIAL-LITE 'CLEAR ANODIZED S317-3'
GLASS COLOR: BENDHEIM 'WS02-571 CLEAR'
- 5 ACROWALL -ES PLUS DRAINAGE EIFS BY BASF
COLOR: 401 SNOW
TEXTURE: FINE FINISH
- 6 CUSTOM CORTEN STEEL PLANTER BOX BY PLANTER UNLIMITED
- 7 GAS METER. GAS VENT MUST BE A MINIMUM OF 3 FT FROM ANY BUILDING OPENING
- 8 SHORT TERM BIKE RACK BY GRABER MANUFACTURING
PRODUCT: MADRAX 'MET-2-IG(SF)'
COLOR: POWDER COATED 'SILVER'
- 9 EXTERIOR HOLLOW METAL DOOR.
COLOR: BENJAMIN MOORE 'SHORELINE 1471'
- 10 WOOD CLAD ALUMINUM STOREFRONT DOOR
MFG: MARVIN DOORS OR EQ.
WOOD STAIN COLOR TO MATCH ACCOYA WOOD
- 11 ALUM SUNSHADING DEVICE WITH POWDER COATED FINISH
COLOR: SPECIAL-LITE 'SEA WOLF - KA3C28665'
- 12 EXTERIOR WALL SCONCE BY VISA LIGHTING
COLOR: BRONZE FINISH
- 13 FIRE BACKFLOW ASSEMBLIES AND FIRE DEPARTMENT CONNECTION
- 14 EXTERIOR REVEAL. SEE 8/A5.1.
- 15 3" WALL DEPRESSION WITH ACROWALL -ES PLUS DRAINAGE EIFS BY BASF
COLOR: CARDAMON
TEXTURE: COARSE FINISH
- 16 LOW PLANTER BED FOR UTILITY SCREENING
- 17 ROLL-UP SERVICE DOOR.
COLOR: BENJAMIN MOORE 'SHORELINE 1471'
- 18 ROUND COLUMN CLADDED WITH ENGINEERED WOOD SLAT (SEE 15/A5.1)
MFG: ACCOYA WOOD
COLOR: PRECISION COAT SDF - ALEXANDRIA BEIGE #1120
- 19 INDENT WALL WITH ACROWALL -ES PLUS DRAINAGE EIFS BY BASF
COLOR: CARDAMON
TEXTURE: COARSE FINISH
- 20 MODULAR WALL TRELLIS SYSTEM BY GREENSCREEN
- 21 ENGINEERED WOOD SLAT (SEE 17/A5.1)
MFG: ACCOYA WOOD
COLOR: PRECISION COAT SDF - ALEXANDRIA BEIGE #1120
- 22 DECORATIVE FIBERGLASS PLANTER BOX
MFG: GREEN FORM
COLOR: CONCRETE
- 23 CANOPY AT OFFICE ENTRANCE WITH ENGINEERED WOOD SLAT AND CORTEN STEEL FASCIA BOARD
- 24 LASER CUT CORTEN STEEL WALL ART
- 25 DECORATIVE BEAM END
COLOR: BENJAMIN MOORE 'BEAR CREEK 1054'
- 26 HORIZONTAL LEDGE STEP AND WALL LIGHT
MFG: WAC LIGHTING
FINISH: BRONZE
COLOR: 2700K 120V
- 27 INTEGRATED CORNICE BY ACROWALL -ES PLUS DRAINAGE EIFS BY BASF
BENJAMIN MOORE 'BEAR CREEK 1054'

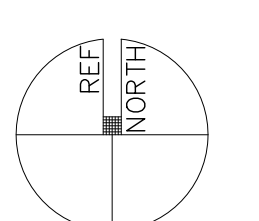


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- 03.12.24 PERMIT EXTENSION COMMENT

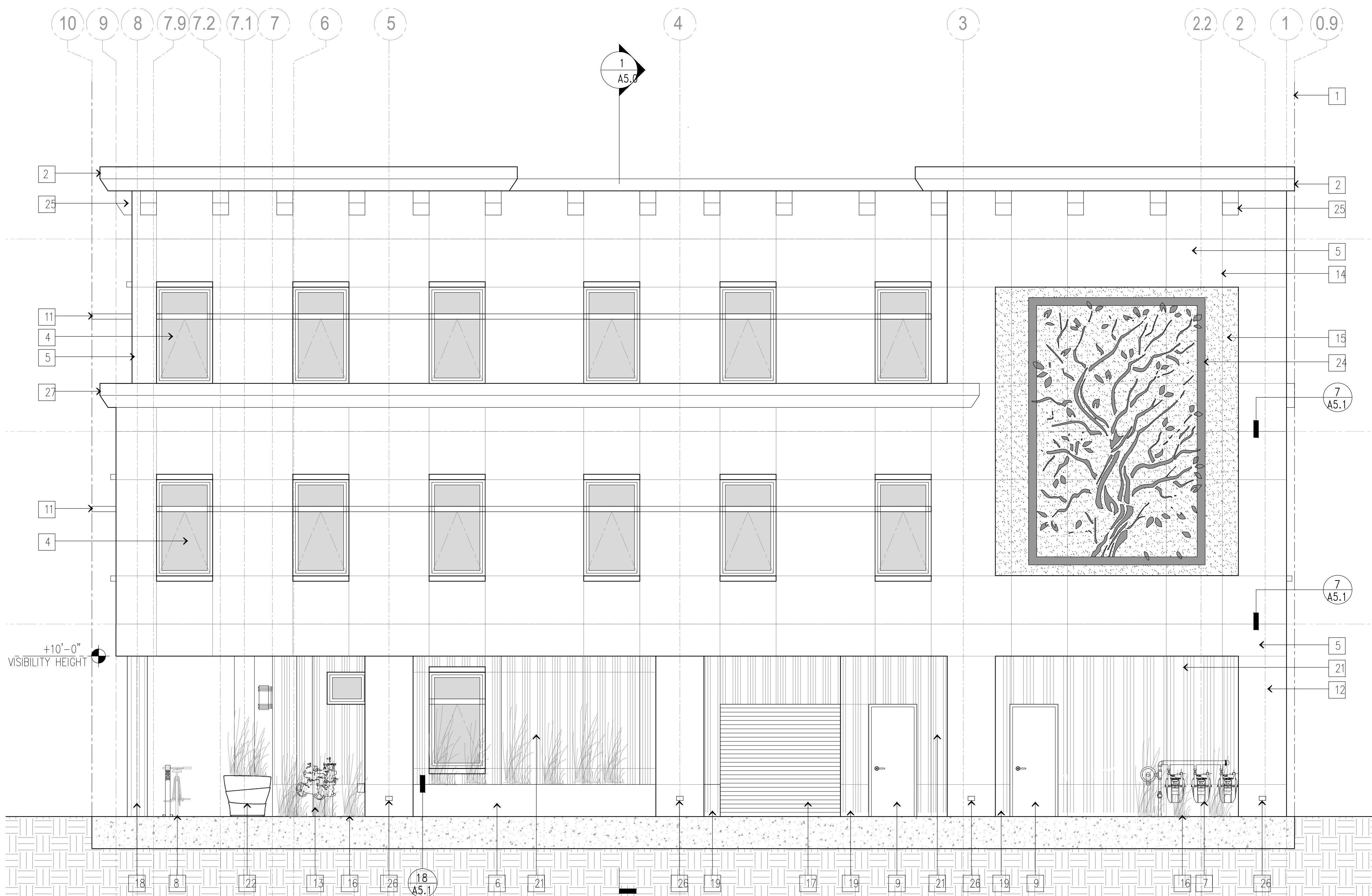
PROJECT: 16-5650

PROPOSED EXTERIOR ELEVATIONS

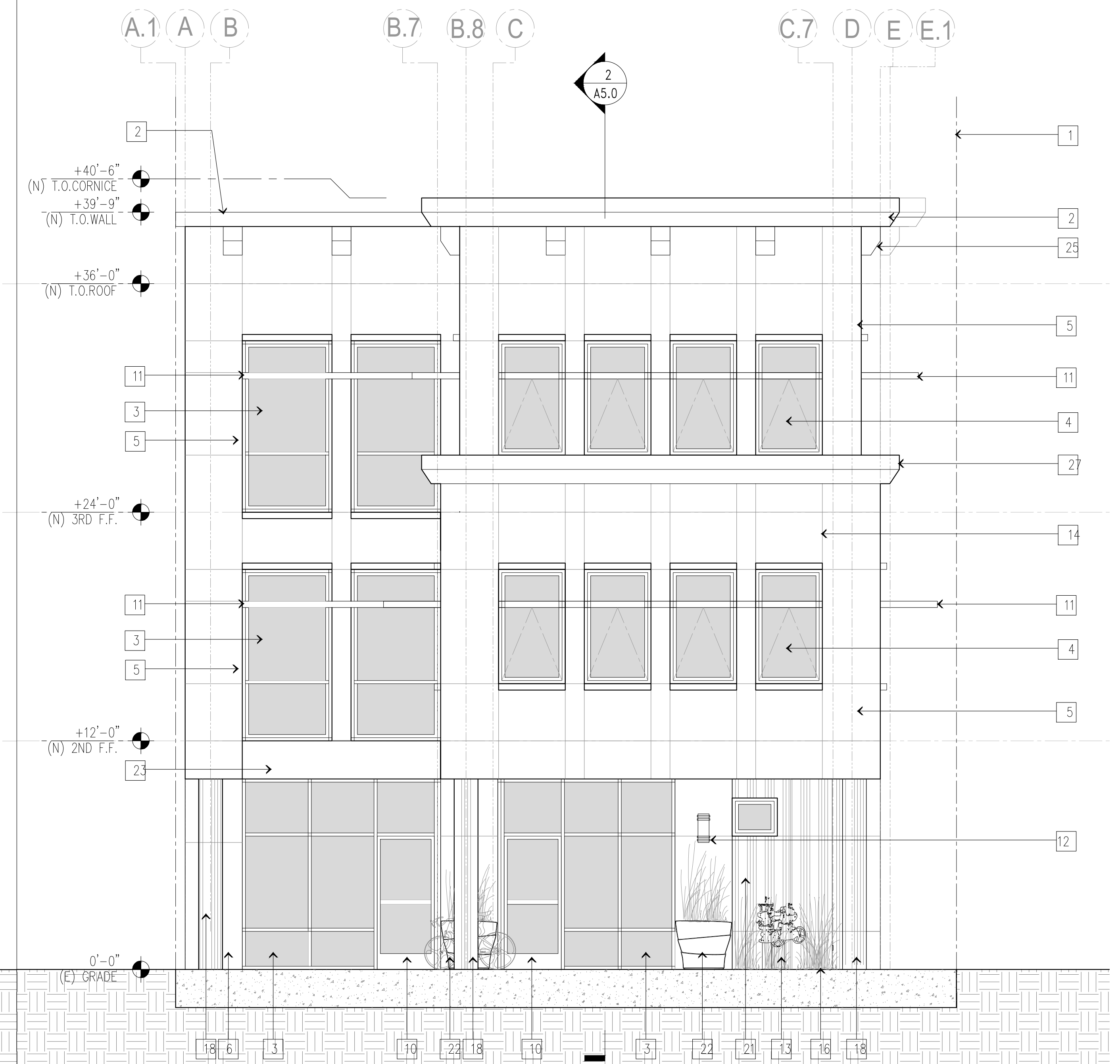


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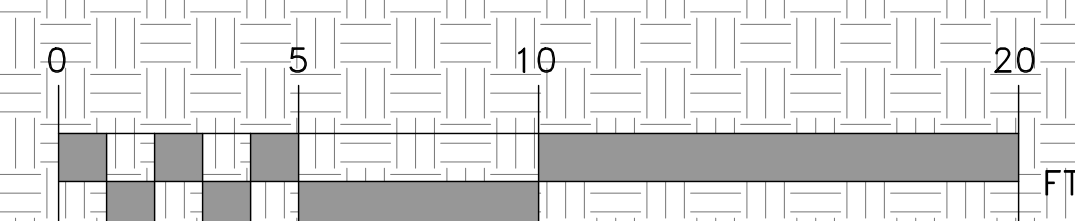
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PROPOSED EXTERIOR ELEVATION - DRIVEWAY 1/4" 2



PROPOSED EXTERIOR ELEVATION - CALIFORNIA STREET 1/4" 1

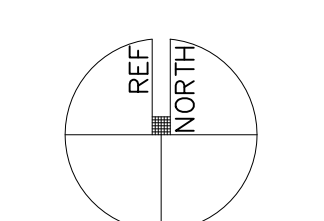


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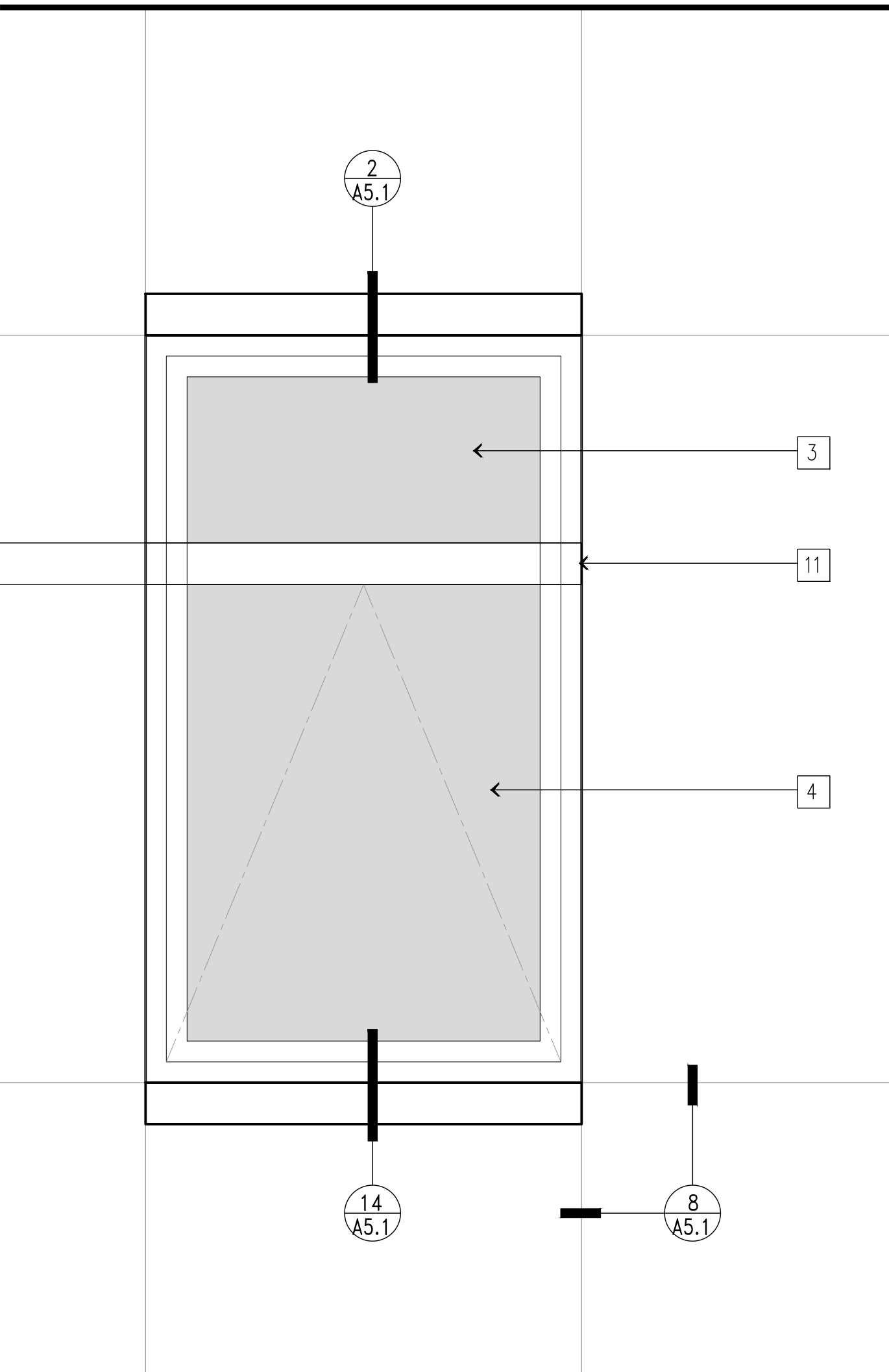


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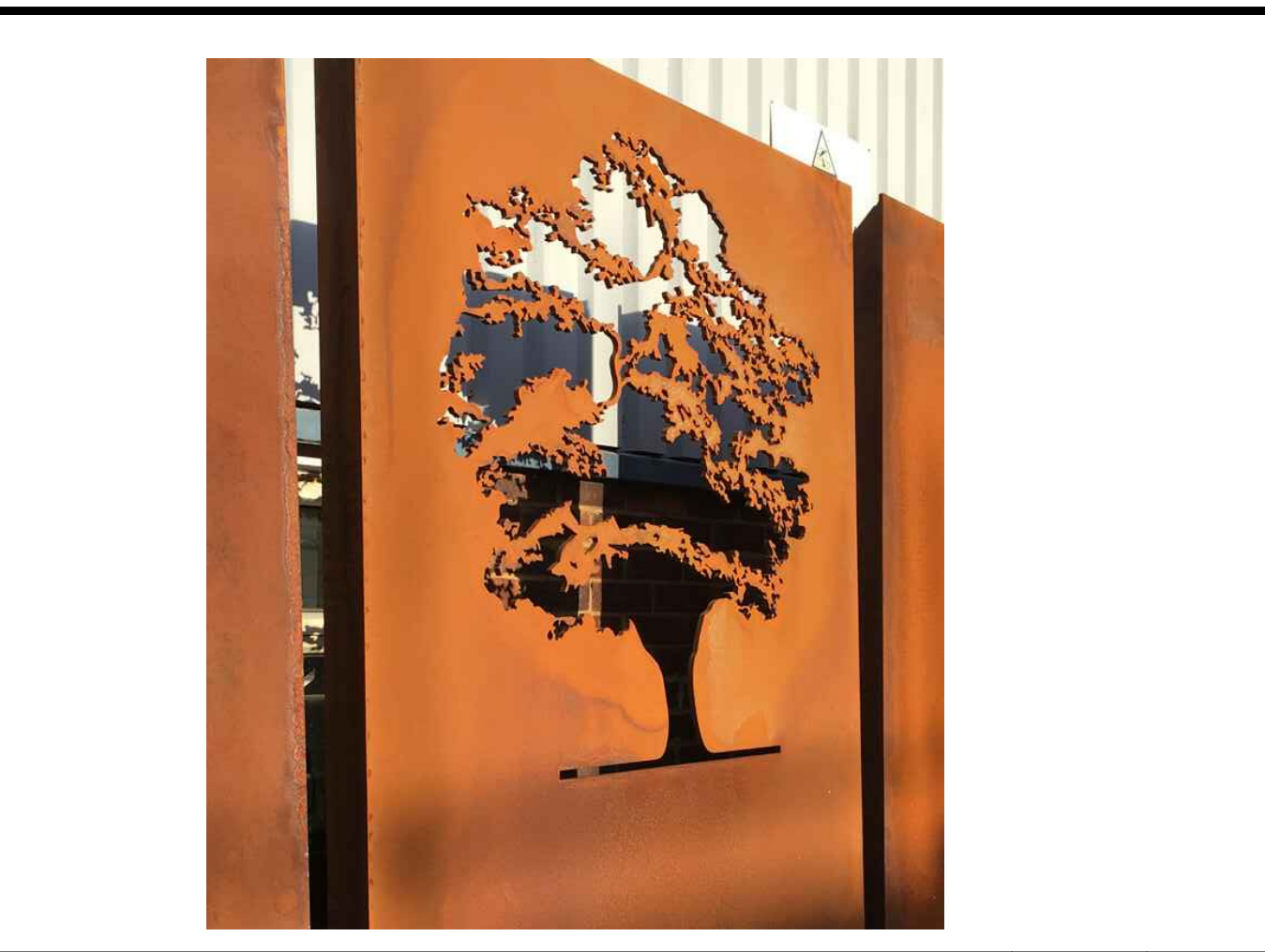
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STOREFRONT COLOR: SPECIAL-LITE 'CLEAR ANODIZED S317-3'
GLASS COLOR: BENDHEIM 'WS02-571 CLEAR'
- 4 AWNING WINDOW
STOREFRONT COLOR: SPECIAL-LITE 'CLEAR ANODIZED S317-3'
GLASS COLOR: BENDHEIM 'WS02-571 CLEAR'
- 5 ACROWALL -ES PLUS DRAINAGE EIFS BY BASF
COLOR: 401 SNOW
TEXTURE: FINE FINISH
- 6 CUSTOM CORTEN STEEL PLANTER BOX BY PLANTER UNLIMITED
- 7 GAS METER. GAS VENT MUST BE A MINIMUM OF 3 FT FROM ANY BUILDING OPENING
- 8 SHORT TERM BIKE RACK BY GRABER MFG 'MADRAX' -PBP-2-SF
COLOR: POWDER COATED 'SILVER'
- 9 EXTERIOR HOLLOW METAL DOOR.
COLOR: BENJAMIN MOORE 'SHORELINE 1471'
- 10 WOOD CLAD ALUMINUM STOREFRONT DOOR
MFG: MARVIN DOORS OR EQ.
WOOD STAIN COLOR TO MATCH ACCOYA WOOD
- 11 ALUM SUNSHADING DEVICE WITH POWDER COATED FINISH
COLOR: SPECIAL-LITE 'SEA WOLF - KA3C28665'
- 12 EXTERIOR WALL SCONCE BY VISA LIGHTING
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- 13 FIRE BACKFLOW ASSEMBLIES AND FIRE DEPARTMENT CONNECTION
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COLOR: 2700K 120V
- 27 INTEGRATED CORNICE BY ACROWALL -ES PLUS DRAINAGE EIFS BY BASF
BENJAMIN MOORE 'BEAR CREEK 1054'



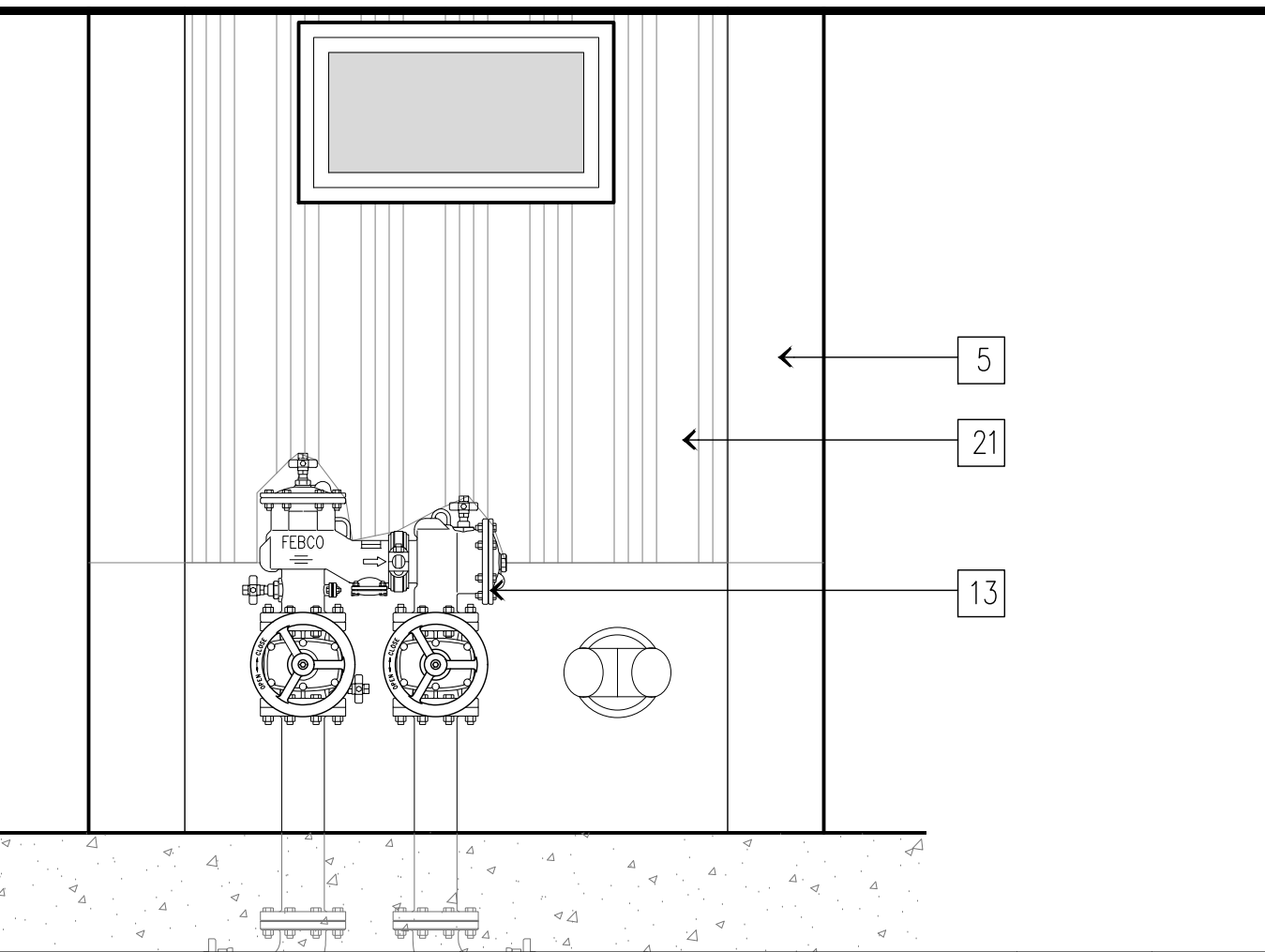
TYPICAL WINDOW DETAIL 1" 7



LASER CUT CORTEN STEEL WALL ART IMAGE 5



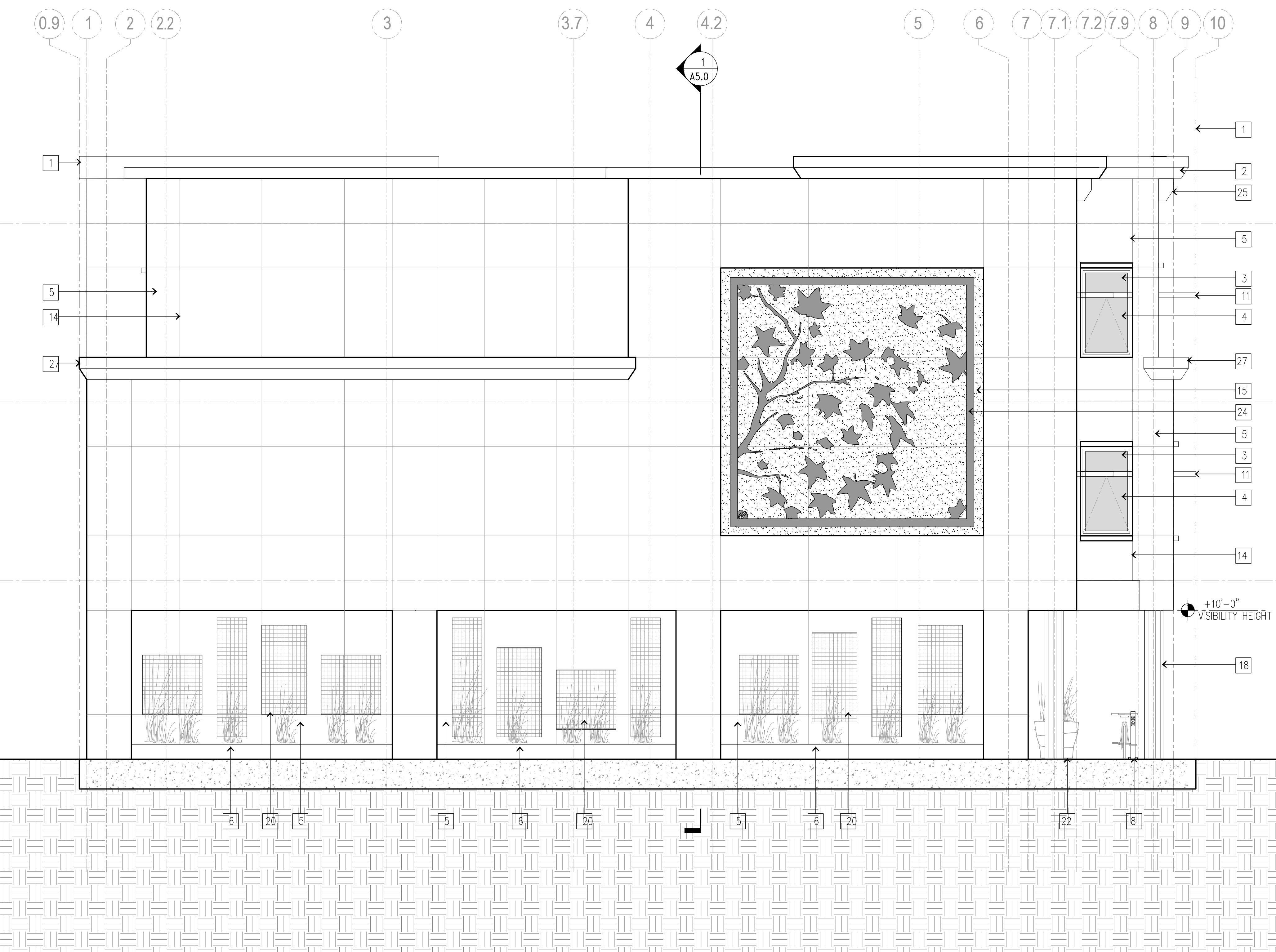
WOOD CLAD ALUMINUM STOREFRONT DOOR 6



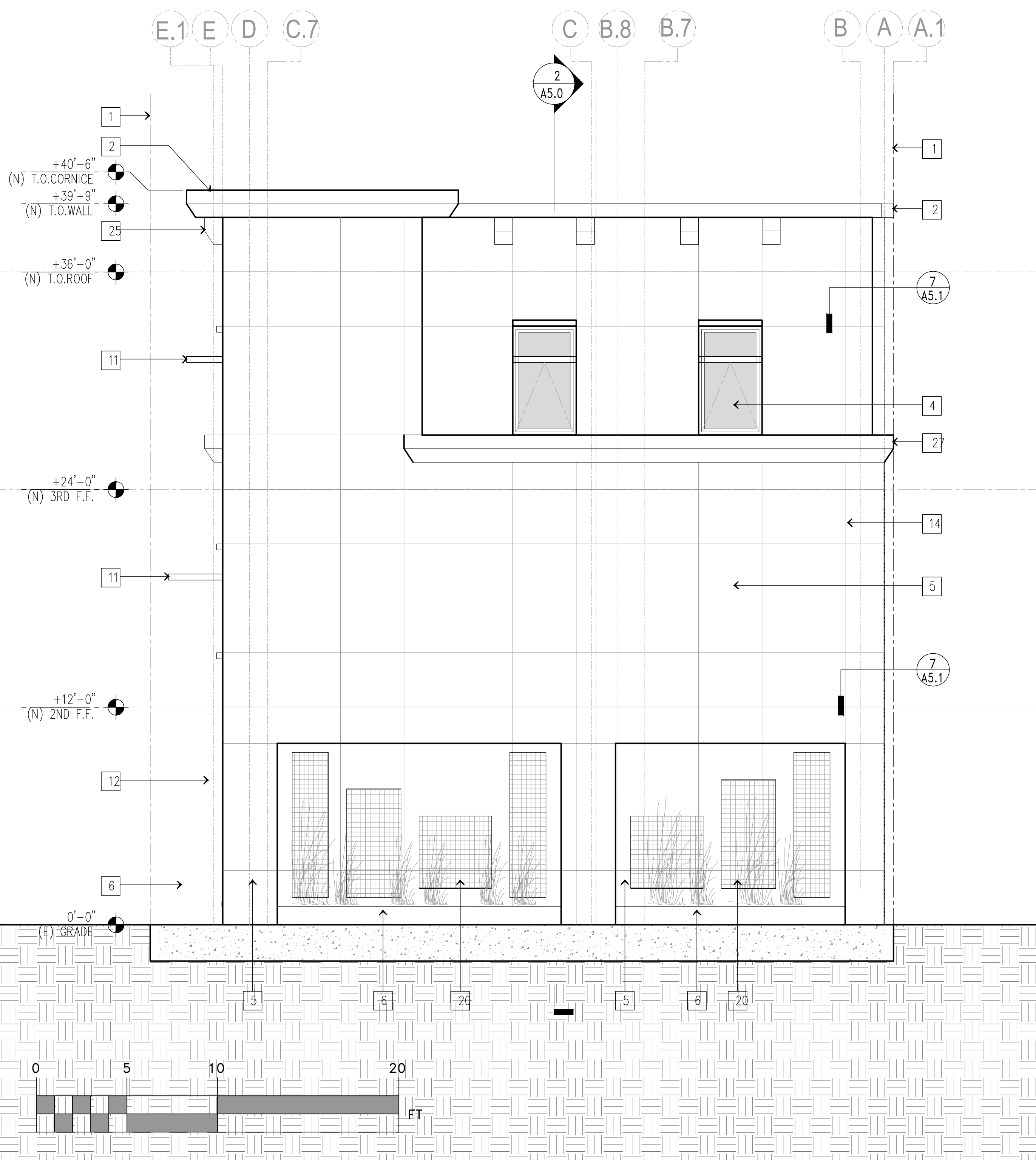
FIRE BACK FLOW AND FDC ELEVATION 1/2" 3



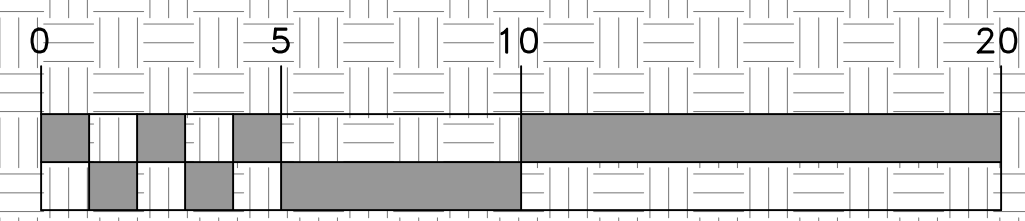
MODULAR WALL TRELLIS SYSTEM IMAGE 4



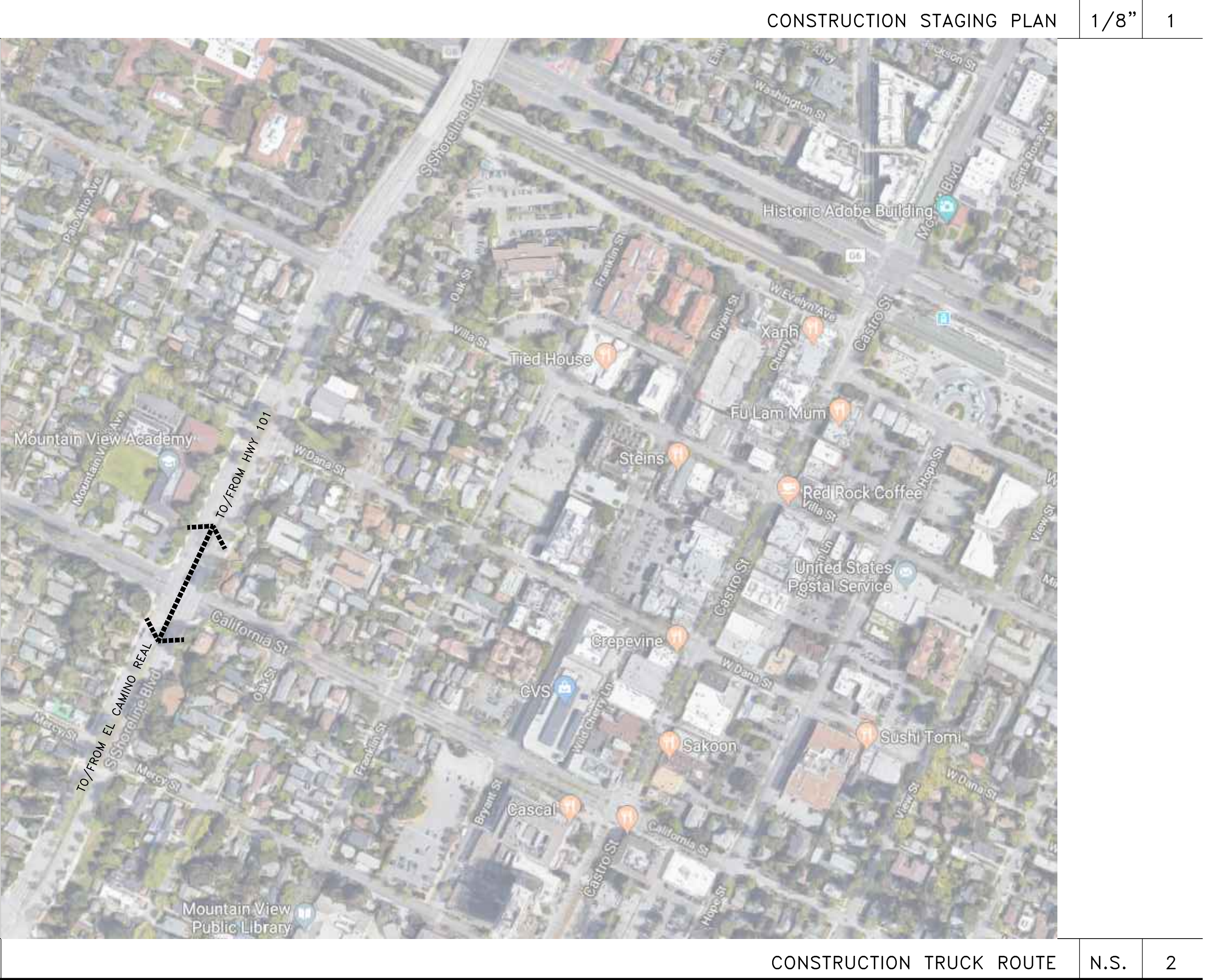
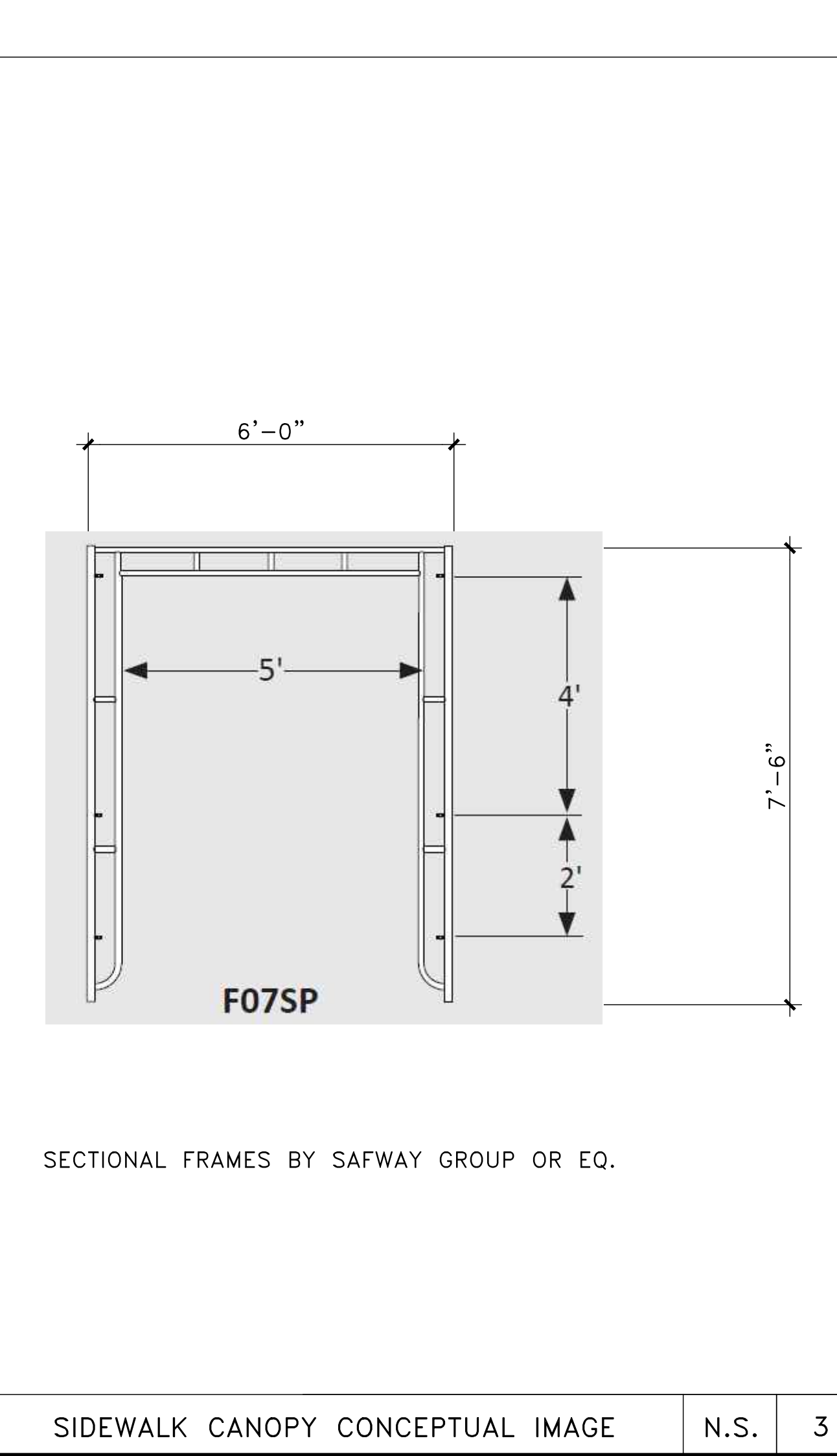
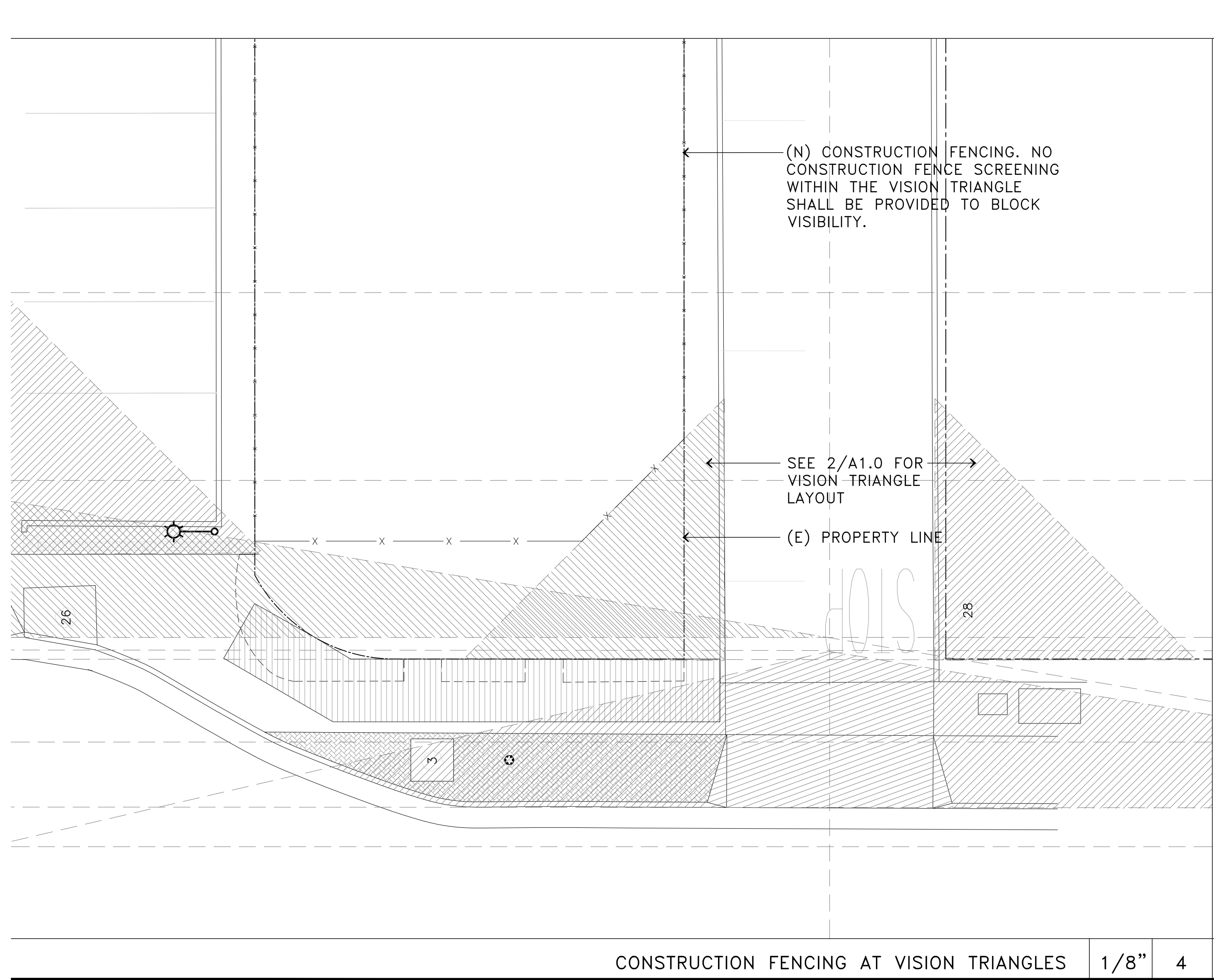
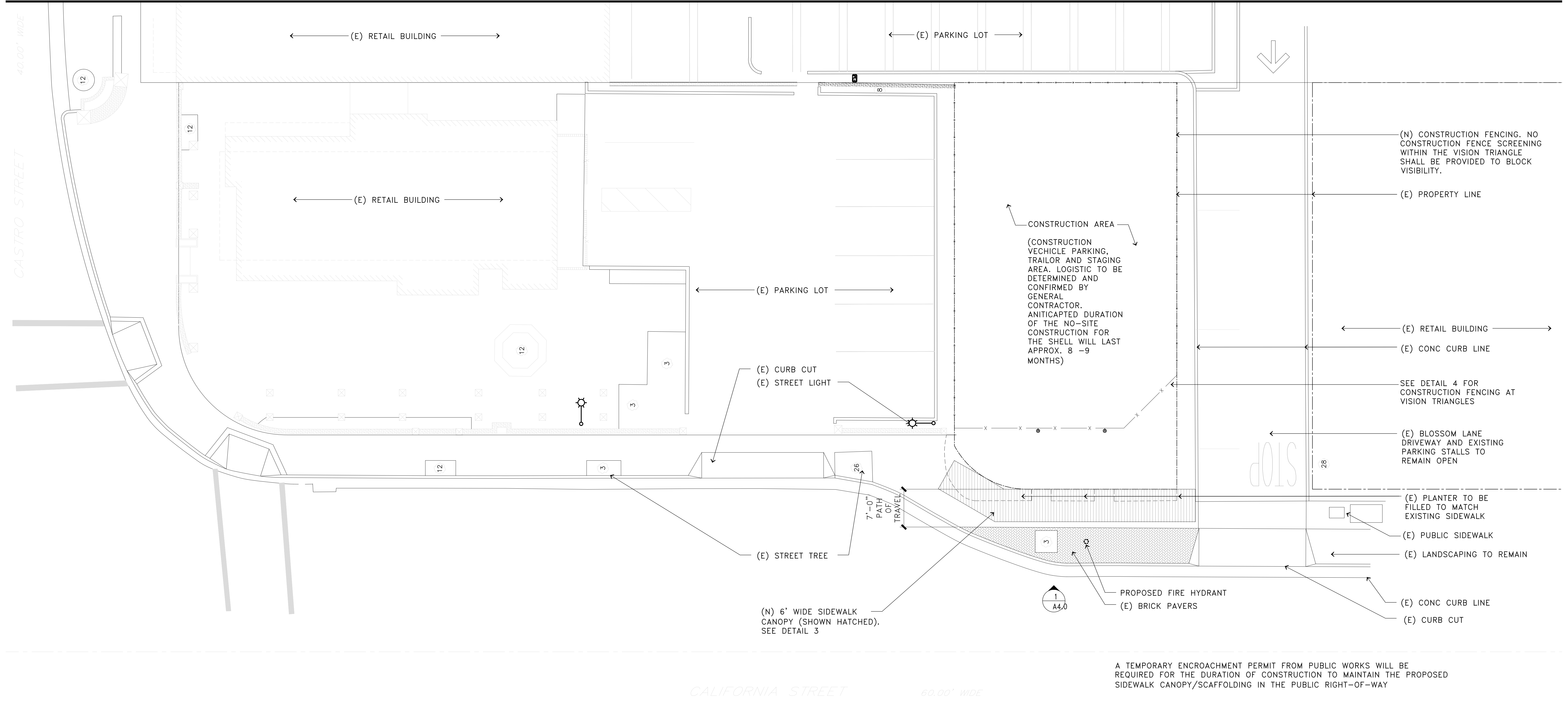
PROPOSED EXTERIOR ELEVATION - ADJACENT BUILDING SIDE 1/4" 2



PROPOSED EXTERIOR ELEVATION - REAR PARKING LOT 1/4" 1



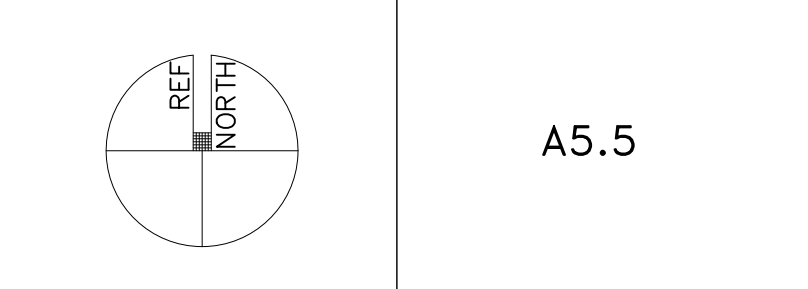
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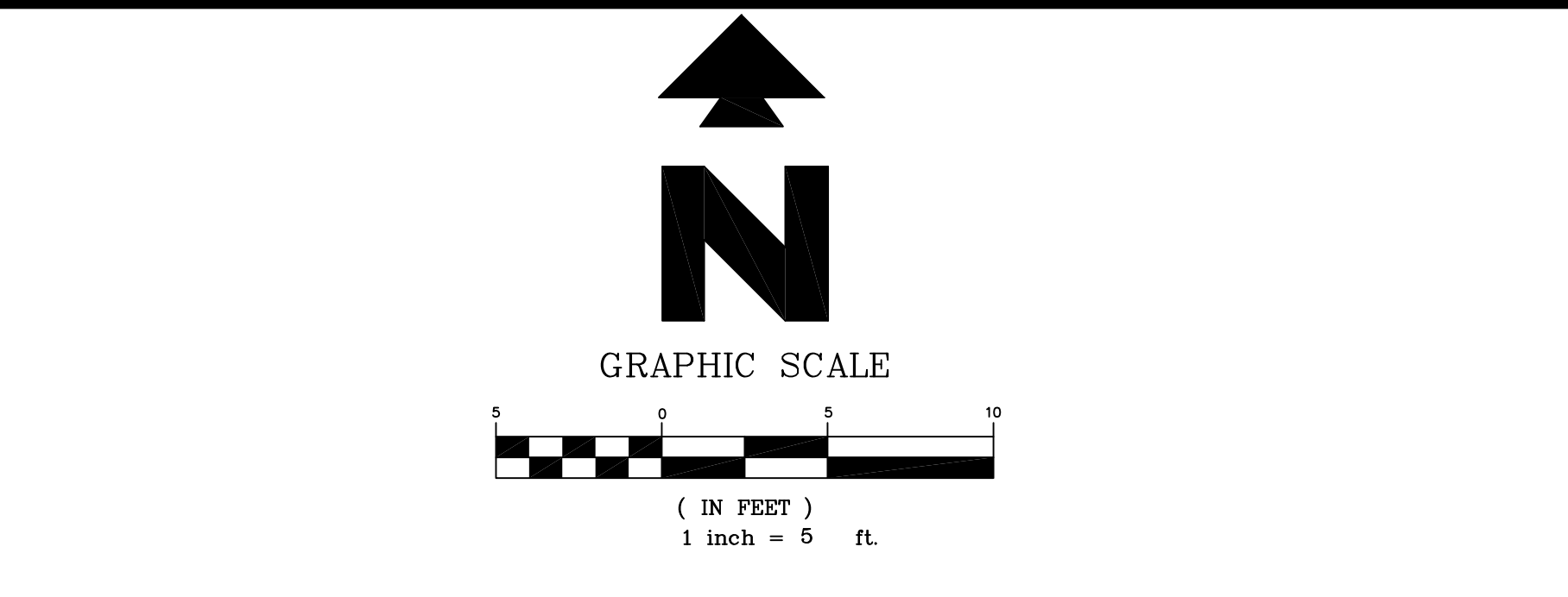
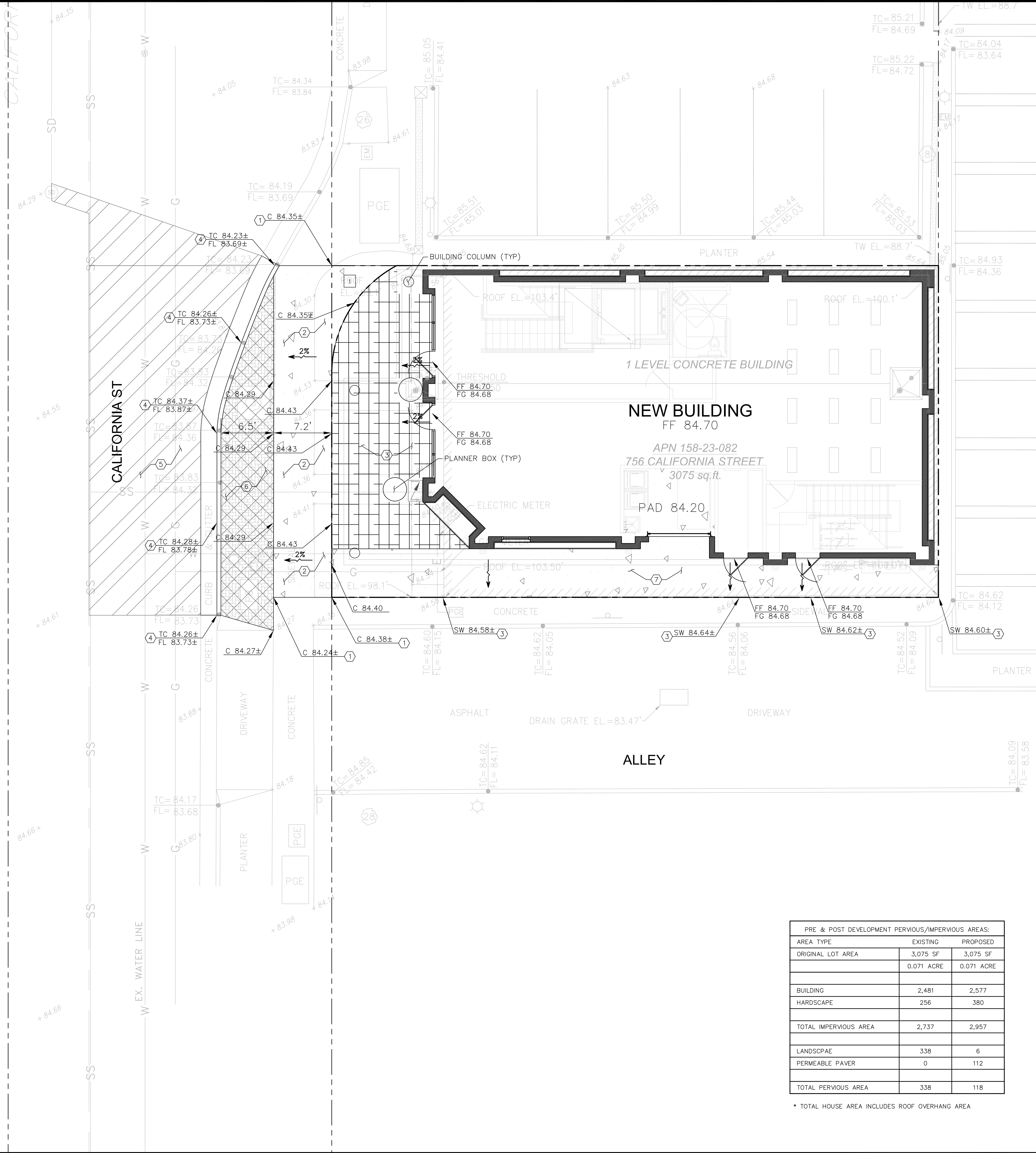


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CONSTRUCTION STAGING PLAN





BENCHMARK:
 ELEVATIONS BASED UPON THE CITY CONTROL BENCHMARK IV-33, LOCATED AT THE NORTHWEST RETURN OF DANA ST AT HOPE STREET, ELEVATION 80.106 FEET (NAVD 1988). FIELD SURVEY DATED ON JUNE 14, 2016.

- GENERAL NOTES:**
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
 - CONTRACTOR SHALL PROTECT ALL PROPERTY CORNERS.
 - CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
 - CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
 - CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOR ALL NATURAL AND PAVED AREAS.
 - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 - THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
 - UTILITY VAULTS, TRANSFORMERS, UTILITY CABINETS, CONCRETE BASES, OR OTHER STRUCTURES CANNOT BE PLACED OVER WATER MAINS/SERVICES. MAINTAIN 1' HORIZONTAL CLEAR SEPARATION FROM THE VAULTS, CABINETS & CONCRETE BASES TO EXISTING UTILITIES AS FOUND IN THE FIELD. IF THERE IS CONFLICT WITH EXISTING UTILITIES, CABINETS, VAULTS & BASES SHALL BE RELOCATED FROM THE PLAN LOCATION AS NEEDED TO MEET FIELD CONDITIONS. TREES MAY NOT BE PLANTED WITHIN 10' OF EXISTING WATER MAINS/SERVICES OR METERS. MAINTAIN 10' BETWEEN TREES AND WATER SERVICES, MAINS & METERS.
 - UTILITY INSTALLATION IF ANY SHALL BE IN ACCORDANCE WITH CITY OF MOUNTAIN VIEW STANDARDS
 - CONTRACTOR SHALL REFER TO ARCH. PLANS FOR EXACT LOCATIONS OF UTILITIES SERVICES TO NEW BUILDING. COORDINATE WITH LOCAL UTILITIES COMPANIES FOR SERVICE CONNECTIONS.

- PUBLIC WORK NOTES:**
- BOTH THE EXISTING 6" CIP WATER MAIN AND THE EXISTING 6" VCP SANITARY SEWER MAIN FRONTING THE PROJECT SITE IN CALIFORNIA ARE OLD AND NEED REPLACEMENT. THE REPLACEMENT WORK HAS NOT YET BEEN SCHEDULED BUT WILL MOST LIKELY OCCUR WITHIN THE NEXT FIVE YEARS. ANY DEVELOPMENT AT THE SITE SHALL BE AWARE THAT SOME SPECIAL ACCOMMODATION FOR THE CITY UTILITY REPLACEMENT MAY BE REQUIRED BY THE DEVELOPER PRIOR TO CONSTRUCTING NEW BUILDING.
 - THE DEVELOPER SHALL DETERMINE ON THE CONSTRUCTION DOCUMENT PHASE WHETHER THE EXISTING 6" CIP MAIN IS SUFFICIENT TO SUPPLY THE BUILDING WITH THE REQUIRED FIRE FLOW. IF THE FIRE FLOW IS NOT SUFFICIENT, THE DEVELOPER MAY BE REQUIRED TO WAIT FOR REPLACEMENT OR ASSIST THE CITY WITH CONSTRUCTION OF A NEW MAIN PRIOR TO CONSTRUCTION NEW BUILDING.
 - MANIFOLD CONNECTION, IF NECESSARY, SHALL BE PER CITY STANDARDS.

LEGEND

---	BOUNDARY	---	2%	= FLOW DIRECTION
---	CENTER LINE	---	---	= GRADE BREAK
---	SETBACK LINE	---	---	= FLOW LINE
---	EX. SANITARY SEWER LINE	---	---	= DOWNSPOUT
---	EX. OVERHEAD LINE	---	---	= NEW CONCRETE HARDSCAPE
---	EX. WATER METER	---	---	= NEW PAVER
---	EX. STORM DRAIN INLET	---	---	= 2" GRID AND OVERLAY AREA
---	EX. SANITARY SEWER MANHOLE	---	---	
---	EX. STORM DRAIN MANHOLE	---	---	

APN	= ASSESSOR PARCEL NUMBER	EX	= EXISTING	P	= PORCH OR PATIO
BS	= BOTTOM OF STEP ELEVATION	FF	= FINISH FLOOR ELEVATION	S	= SLOPE
BW	= BOTTOM OF WALL	FG	= FINISH GRADE ELEVATION	SD	= STORM DRAIN
C	= CONCRETE	FL	= FLOWLINE	TG	= TOP OF GRADE
CF	= CUBIC FEET	G	= GARAGE	TS	= TOP OF STEP ELEVATION
CS	= CRAWL SPACE	IE	= INVERT ELEVATION	TW	= TOP OF WALL
EG	= EXISTING GRADE	LF	= LINEAL FEET		

GENERAL NOTES

- STREET EASEMENT SEE SURVEY PLAN & CITY OF MOUNTAIN VIEW RESOLUTION NO 15460 FOR REFERENCE

- GRADING NOTES**
- MATCH EXISTING GRADE
 - NEW SIDEWALK TO REPLACE EXISTING LANDSCAPE AND SIDEWALK PER CITY OF MOUNTAIN VIEW STANDARDS
 - PERMEABLE PAVER WITH CONCRETE BEND
 - NEW CURB AND GUTTER, MATCH EXISTING CURB AND FLOW LINE ELEVATION.
 - GRID AND OVERLAY FROM CURB TO CENTERLINE OF THE STREET PER CITY STANDARD.
 - LANDSCAPE AREA TO REPLACE EXISTING PAVER, SEE LANDSCAPE PLAN FOR DETAIL.
 - 6' WIDE CONCRETE SIDEWALK

PRE & POST DEVELOPMENT PERVIOUS/IMPERVIOUS AREAS:

AREA TYPE	EXISTING	PROPOSED
ORIGINAL LOT AREA	3,075 SF	3,075 SF
	0.071 ACRE	0.071 ACRE
BUILDING	2,481	2,577
HARDSCAPE	256	380
TOTAL IMPERVIOUS AREA	2,737	2,957
LANDSCAPE	338	6
PERMEABLE PAVER	0	112
TOTAL PERVIOUS AREA	338	118

* TOTAL HOUSE AREA INCLUDES ROOF OVERHANG AREA

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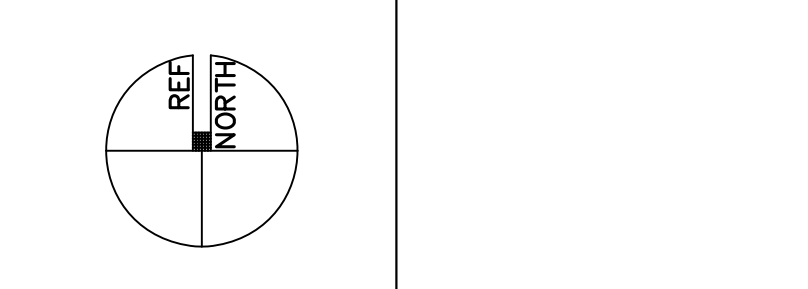
FORMAL REVIEW SUBMITTAL
 NEW 3-STORY BUILDING
756 CALIFORNIA STREET
 MOUNTAIN VIEW, CA 94041

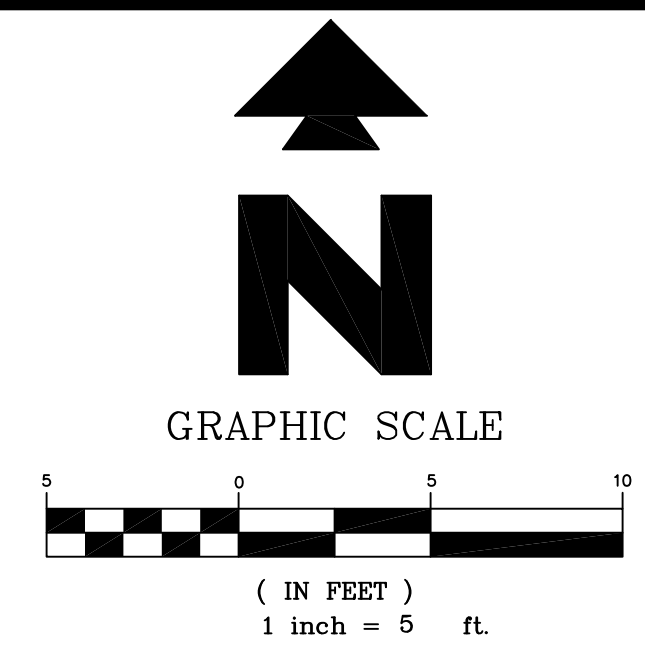
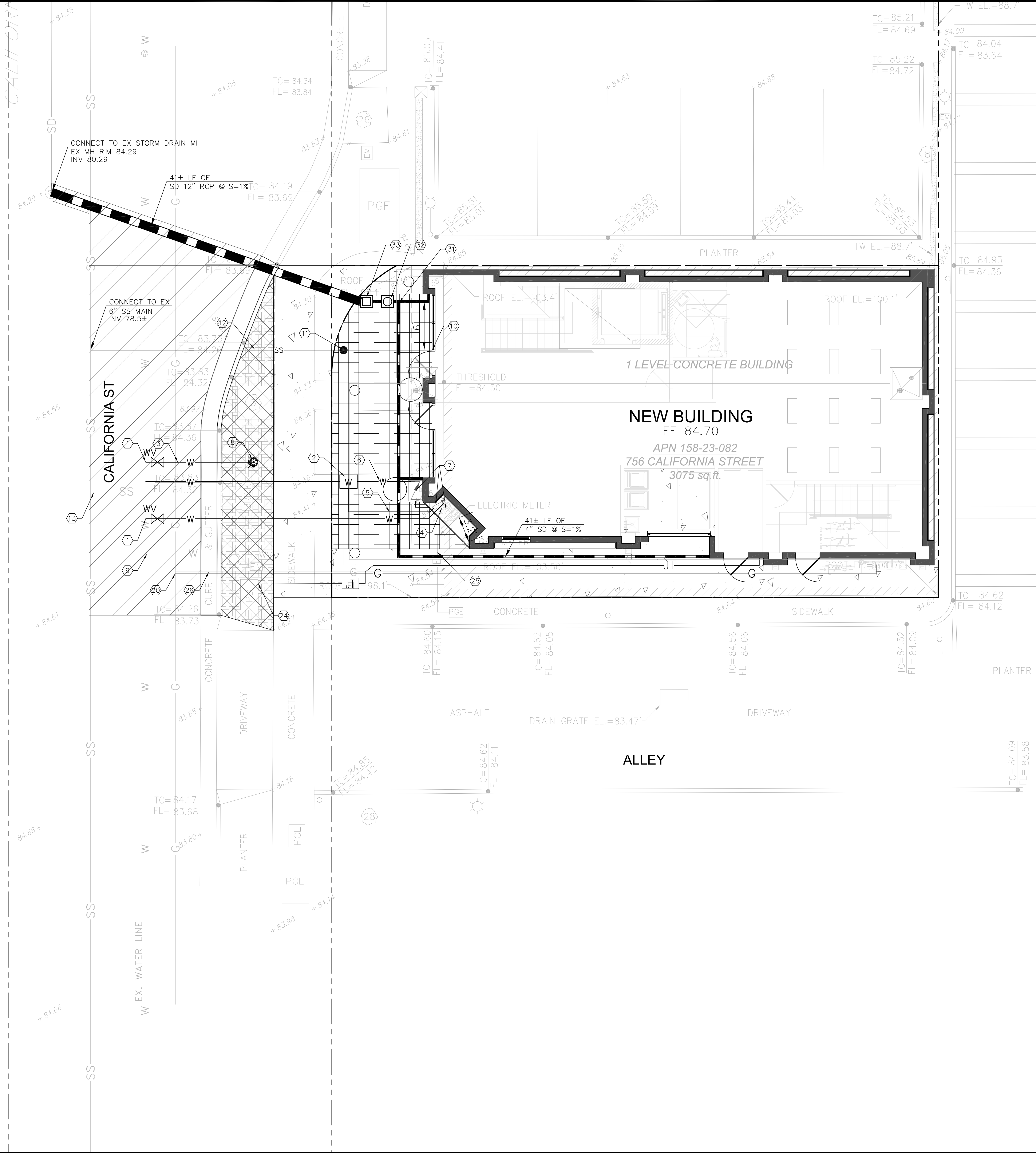
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- 02.13.19 ADDRESS PLANNING COMMENT 12.05.18
- 05.01.19 DRC COMMENT
- 07.23.21 ADDRESS PLANNING COMMENT 04.03.20



PROJECT: 18165019

C1
 GRADING & DRAINAGE PLAN





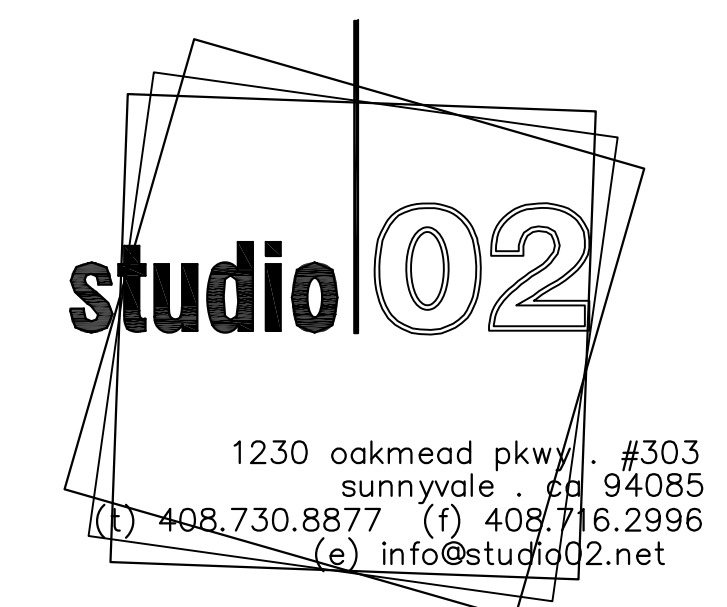
UTILITY GENERAL NOTES:

- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- CONTRACTOR SHALL PROTECT ALL PROPERTY CORNERS.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- UTILITY VAULTS, TRANSFORMERS, UTILITY CABINETS, CONCRETE BASES, OR OTHER STRUCTURES CANNOT BE PLACED OVER WATER MAINS/SERVICES. MAINTAIN 1' HORIZONTAL CLEAR SEPARATION FROM THE VAULTS, CABINET & CONCRETE BASES TO EXISTING UTILITIES AS FOUND IN THE FIELD. IF THERE IS CONFLICT WITH EXISTING UTILITIES, CABINETS, VAULTS & BASES SHALL BE RELOCATED FROM THE PLAN LOCATION AS NEEDED TO MEET FIELD CONDITIONS. TREES MAY NOT BE PLANTED WITHIN 10' OF EXISTING WATER MAINS/SERVICES OR METERS. MAINTAIN 10' BETWEEN TREES AND WATER SERVICES, MAINS & METERS.
- UTILITY INSTALLATION SHALL BE IN ACCORDANCE WITH CITY OF MOUNTAIN VIEW UTILITY STANDARDS FOR WATER, GAS & WASTEWATER.
- UTILITY PIPE BEDDING & TRENCH BACKFILL INSTALLED PER CITY STANDARD DETAIL.
- ALL SANITARY SEWER PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOR ALL NATURAL AND PAVED AREAS.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO, OR BETTER THAN EXISTING CONDITIONS.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- ALL UTILITIES TO THE SITE MAINTAIN CITY STANDARD HORIZONTAL CLEARANCE FROM TREE (5' FOR WATER AND 10' FOR SEWER).
- ALL ON-SITE UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED. THE DEVELOPER SHALL PROVIDE A PRIVATE UTILITY MAINTENANCE AND EMERGENCY RESPONSE PLAN FOR THE ON-SITE UTILITIES FOR REVIEW AND APPROVAL.
- ALL EXISTING WATER AND SEWER SERVICES SHALL BE ABANDONED PER CITY STANDARD.
- ALL NEW SERVICES SERVING THE SITE SHALL BE PLACED UNDERGROUND, INCLUDING TRANSFORMERS.
 - PRIVATE TRANSFORMERS SHALL BE PLACED ON-SITE.
 - VAULTS/BOXES SHALL NOT BE PLACED IN CITY SIDEWALK.
 - ALL SERVICES CONNECTIONS TO THE BUILDING SHALL ENTER FROM THE CALIFORNIA ST FRONTAGE.

LEGEND		ABBREVIATIONS:
●	SANITARY SEWER CLEANOUT	EX = EXISTING
—E—	PROPOSED ELECTRICAL LINE	FH = FIRE HYDRANT
—G—	PROPOSED GAS LINE	LF = LINEAL FOOT
—JT—	PROPOSED JOINT TRENCH	S = SLOPE
—SS—	PROPOSED SANITARY SEWER LINE	
—W—	PROPOSED WATER LINE	
—SD—	PROPOSED STORM DRAIN PIPE	

UTILITY NOTES:

- CONNECT NEW SERVICE (6") TO EXISTING WATER MAIN AND EXTEND WATER LINE TO NEW BUILDING. CONTRACTOR SHALL VERIFY EXACT LOCATION WITH CITY OF MOUNTAIN VIEW.
- 2" METER. SEE ARCH AND MEP PLANS FOR EXACT LOCATION.
- PROVIDE WATER LINE FOR NEW FIRE HYDRANT
- FIRE WATER CONNECT TO BFP
- 1" LANDSCAPE WATER TO BFP. PIPING SHALL BE ENCASED IN CONTROLLED DENSITY FILL (CDF). REFER TO CITY STANDARD DETAIL D-05.
- 2.5" DOMESTIC WATER CONNECT TO THE BFP
- FOR BACK FLOW PREVENTERS/DCDA, CONTRACTOR SHOULD USE FEBCO 876 VST FOR FIRE FEBCO 976-1 FOR LANDSCAPE WATER AND WILKINS 475 FOR DOMESTIC WATER, OR OTHER PREVENTER APPROVED BY THE CITY.
- NEW FH PER CITY STANDARD
- ABANDON EXISTING WATER SERVICE PER CITY STANDARD
- SANITARY SEWER SERVICE ENTRY. SEE ARCH PLANS FOR SEWER LINE CONNECTION
- NEW BUILDING SANITARY SEWER CLEANOUT (6").
- 6" SANITARY SEWER LATERAL POINT OF CONNECTION TO EXISTING SEWER MAIN. CONTRACTOR SHALL FOLLOW CITY OF MOUNTAIN VIEW BUILDING SEWER LATERAL TESTING PROCEDURES & REQUIREMENTS FOR SEWER CONNECTION. MAINTAIN MINIMUM 2% SLOPE TO BUILDING CLEANOUT.
- ABANDON EXISTING SEWER SERVICE AND CLEANOUT PER CITY STANDARD.
- CONNECT TO EXISTING GAS LINE AND EXTEND NEW 1" PE GAS SERVICE TO NEW BUILDING. CONTRACTOR SHALL FIELD VERIFY EXISTING GAS LINE LOCATION WITH PG&E PRIOR TO INSTALLATION.
- CABLE TV & TELEPHONE SERVICE - EXTEND NEW CABLE TV LINE TO NEW BUILDING. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY AGENCY PRIOR TO INSTALLATION.
- EXISTING ELECTRICAL LINE TO BE ABANDONED AFTER CONSTRUCTION
- EXISTING GAS LINE TO BE REMOVED AFTER CONSTRUCTION
- 4" STORMWATER LATERAL
- SAND TRAP
- PROPERTY LINE INLET PER CITY STANDARD



FORMAL REVIEW SUBMITTAL
NEW 3-STORY BUILDING
756 CALIFORNIA STREET
MOUNTAIN VIEW, CA 94041

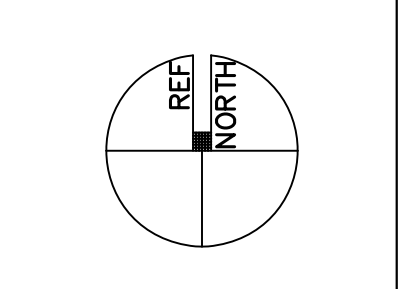
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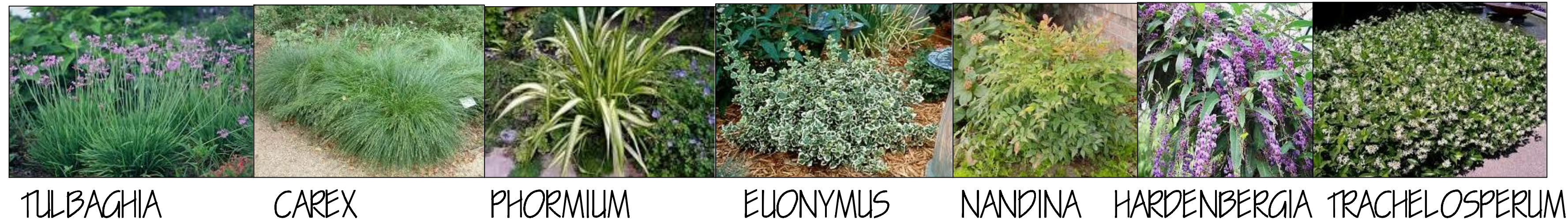


FOR CITY REVIEW ONLY

PROJECT: 18165019

C2
UTILITY PLAN





TULBAGHIA CAREX PHORMIUM EUONYMUS NANDINA HARDENBERGIA TRACHELOSPERUM

PLANT LEGEND AND NOTES

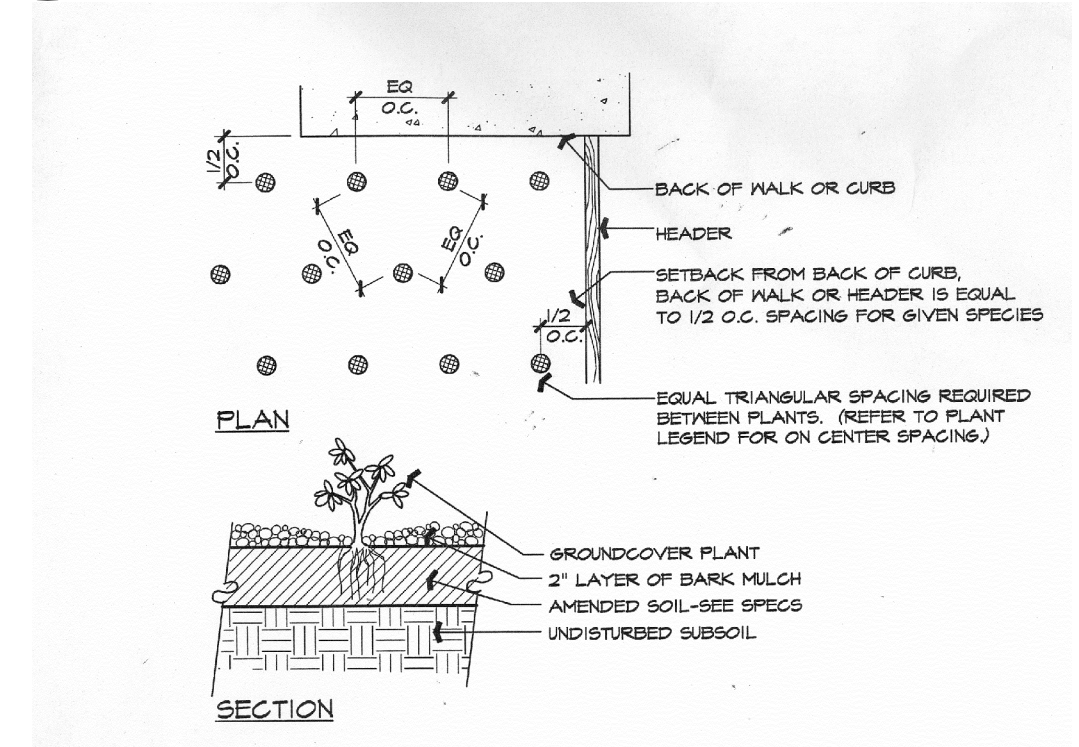
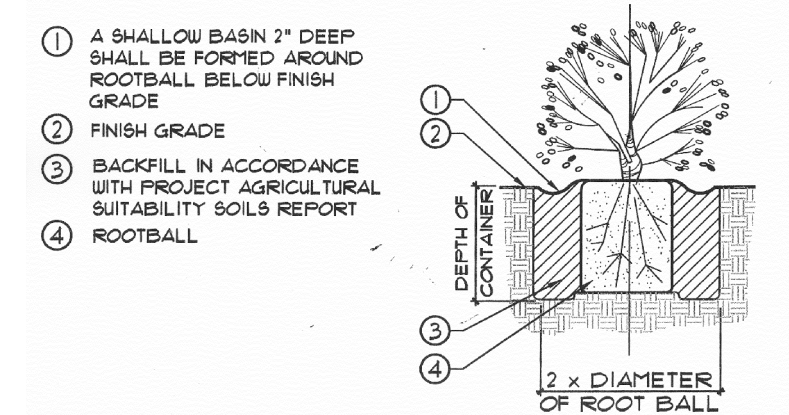
Symbol	Species	Size	Number	Water	WUCOLS
	Tulbaghia violacea @ 24" oc	1 gallon	15	low	3
	Carex divusa/ Berkeley Sedge @ 36" oc	1 gallon	10	low	3
A	Phormium Tiny Tiger/Flax	5 gallon	3	low	3
B	Nandina Harbor Dwarf	5 gallon	5	low	3
C	Euonymus microphyllus variegata	5 gallon	7	low	3
	D Hardenbergia Happy Wanderer trained into trellis at building wall	5 gallon	9	low	3
E	Trachelosperum jasminoides/ Star Jasmine trained into trellis at building wall	5 gallon	4	med	5

- Existing landscape as noted to remain.
- Soil to be thoroughly prepared prior to planting. This shall include incorporating 4cu of compost, 6" deep, per 1000 sf of native soil. Backfill planters with a mix of site and imported top soil.
- Spread 3" of wood chip mulch at all planting areas. Submit sample for approval. Shredded bark will not be approved.
- Maintenance for the life of the landscaping is required. This shall consist of regular watering, pruning, fertilization, cleaning of debris and weeds, removal and replacement of dead plants, and repair and replacement of irrigation system.

Total area of new on site planting = 160 sf
Total streetscape area planting = 195 sf

TREE NOTES:
A portion of existing coast live oak at the southeast corner and sweet gum at the south west corner have large tree crowns will likely require pruning for construction. Project arborist shall be contacted prior to construction for direction.

- NOTES:
1. CROWN OF ROOTBALL TO BE 1/2" ABOVE FINISH GRADE.
2. FOR ADDITIONAL INFORMATION REFER TO PLANTING NOTES AND SPECIFICATIONS.



A SHRUB PLANTING
NO SCALE

B GROUNDCOVER PLANTING
NO SCALE

GENERAL NOTES

- See architectural plans for any additional details, including planter and paving selection.
- See architectural site plan for site distance diagram.
- See irrigation plan, sheet L 2, for placement of backflow preventer.
- See civil plans for electrical utilities and equipment.
- See architectural site plan for striping of parking lot.
- See architectural site plan for anything to do with canopy coverage.
- The proposed planting design and plant selection is towards water conservation. Based on the area of proposed planting (under 500 sf) this project does not need to formally meet the criteria of the WELO.

LANDSCAPE DESIGN: Landscape design shall minimize runoff and promote surface filtration. Examples include: (a) no steep slopes exceeding 10 percent; (b) using mulches in planter areas without ground cover to avoid sedimentation runoff; (c) installing plants with low water requirements; and (d) installing appropriate plants for the location in accordance with appropriate climate zones. Identify which practices will be used in the building plan submittal.

APN 158-23-031
CITY OF MOUNTAIN VIEW

APN 158-23-034
383 CASTRO STREET

9/ D INSIDE PLANTERS

4/ E INSIDE PLANTERS

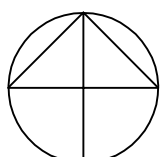
EXISTING LANDSCAPE TO REMAIN

7/ C INSIDE PLANTER

2/ B GROUNDLEVEL PLANTER

EXISTING MAPLE STREET TREE TO REMAIN

REMOVE EXISTING LANDSCAPE



MASTER PLANTING PLAN

1/8" = 1'-0"

W. Jeffrey Heid
Landscape Architect
C-2235

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San Jose, California 95125
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- REVISED 2/ 5/ 18
- REVISED 9/ 5/ 18
- REVISED 10/ 24/ 18
- REVISED 1/ 10/ 19
- REVISED 1/ 22/ 19
- REVISED 2/ 16/ 19
- REVISED 7/ 12/ 19
- REVISED 7/ 24/ 19
- REVISED 4/ 17/ 20
- REVISED 7/ 30/ 21
- REVISED 8/ 9/ 21
- REVISED 3/ 19/ 24



3-STORY BUILDING

for:
HUY DO MS DDS
756 CALIFORNIA STREET
MOUNTAIN VIEW, CA. 94041

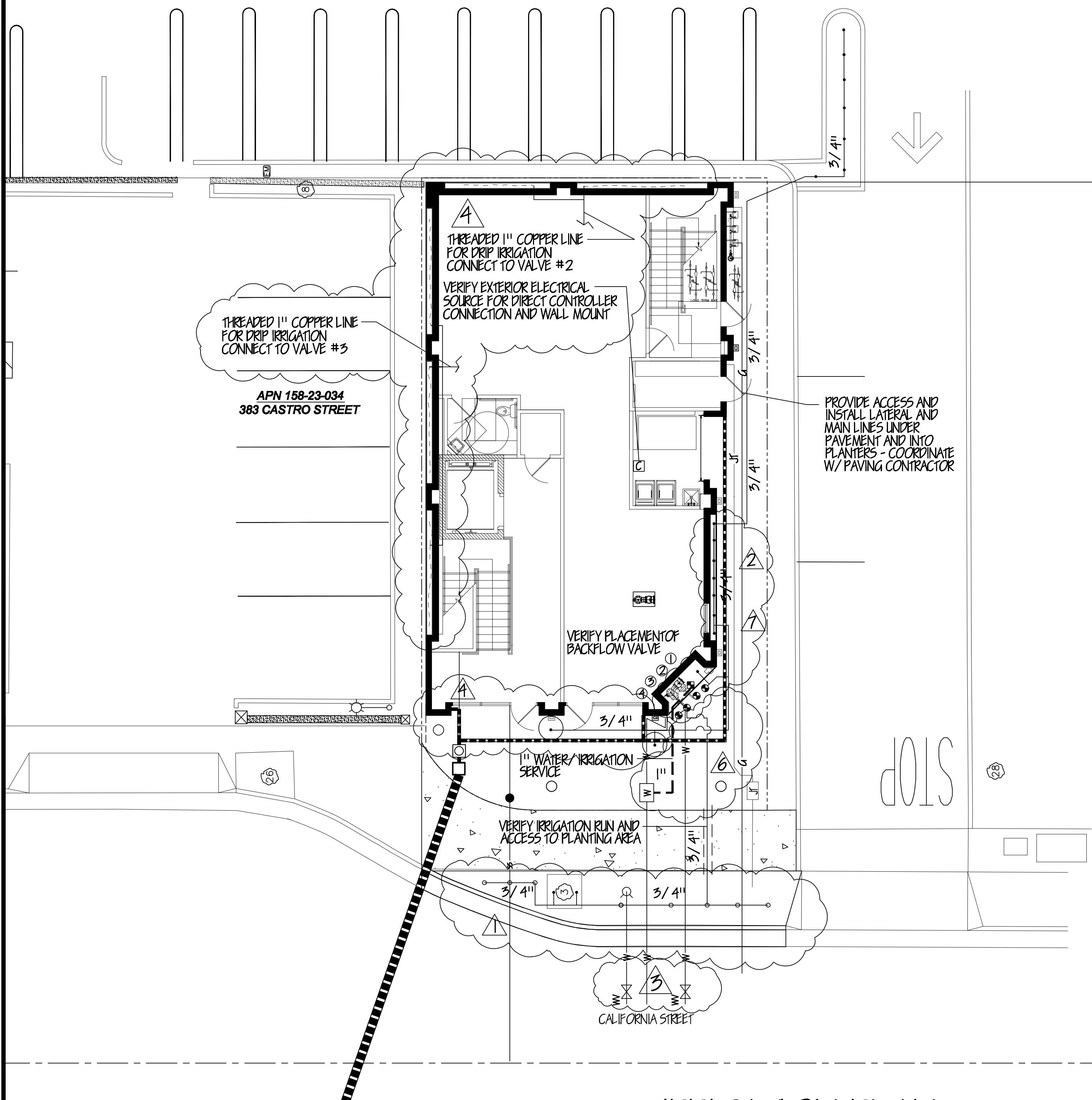
MASTER PLANTING PLAN

date: 1/ 31/ 18
scale: NOTED
drawn by: WJH
job no. 2180
sheet L 1
of 3 sheets

EFFICIENT IRRIGATION: Common areas shall employ efficient irrigation to avoid excess irrigation runoff. Examples include: (a) setting irrigation timers to avoid runoff by splitting irrigations into several short cycles; (b) employing multi-programmable irrigation controllers; (c) employing rain shutoff devices to prevent irrigation after significant precipitation; (d) use of drip irrigations for all planter areas which have a shrub density that will cause excessive spray interference of an overhead system; and (e) use of flow reducers to mitigate broken heads next to sidewalks, streets, and driveways. Identify which practices will be used in the building plan submittal.

APN 158-23-031
CITY OF MOUNTAIN VIEW

APN 158-23-034
383 CASTRO STREET

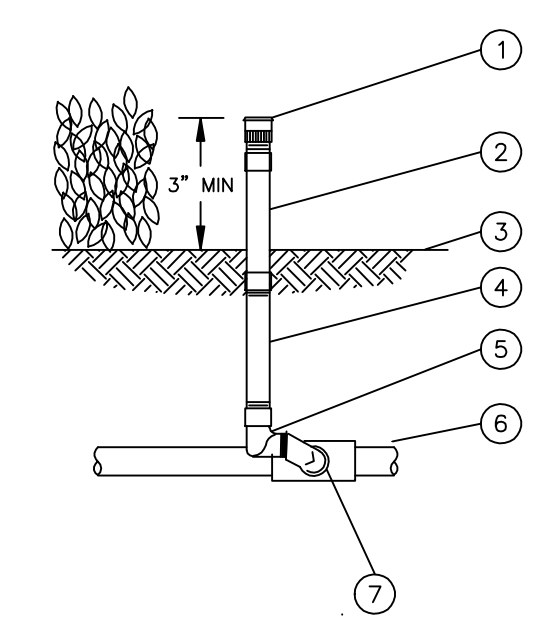


IRRIGATION LEGEND

- C Hunter Pro C with Solar sync weather based controller with rain sensor - verify placement in electrical room - run control wires from controller to irrigation main within schedule 80 conduit
- Febco #765-1" pressure backflow preventer provide lockable cover - verify location point of connection and install per manufacturers specifications
- 1" schedule 40 pvc mainline - min. depth 18"
- Rainbird PEB series control valves with in line pressure reducer set to 35 psi and Y filter for bubbler circuits
- Schedule 40 pvc lateral lines - min. depth 12" - all lines 3/4" unless otherwise noted
- Rainbird #140I trickle bubbler
- A Rainbird Xeri-Bubbler with two emitters run to each plant
- 4 Rainbird Xeri bug .5 gph pressure compensating emitters 2/ plant
- 1 Control valve number

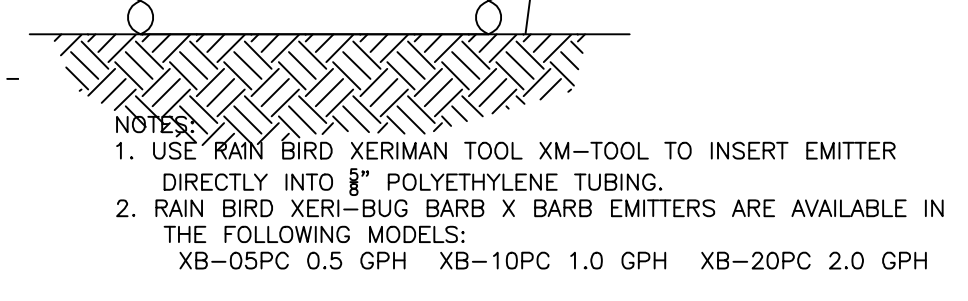
- 1) Verify water source and placement of backflow preventer
- 2) Verify site water pressure at 65 psi - notify architect prior to construction if found to be different.
- 3) Verify electrical source and placement of controller.
- 4) Verify operation of system before backfilling trenches.
- 5) System layout is diagrammatic, actual field conditions will dictate final layout, addition of drip line, etc. Coordinate installation of irrigation lateral lines prior to paving operations. Verify access to all proposed planter locations.
- 6) Verify control wire placement and operation of valves.
- 7) Verify placement of rain sensor in field.
- 8) Contractor shall be responsible for setting and monitoring irrigation system to apply adequate water for establishment, but to eliminate runoff and soil saturation.
- 9) Contractor to submit maintenance and irrigation schedule to owner at completion of installation and maintenance/ warranty period.
- 12) Contractor shall verify location of all underground utilities prior to any trenching or excavation.
- 13) Contractor shall provide all necessary safety precautions throughout construction. This shall include signage and barriers.
- 14) Verify with general contractor threaded copper stubouts for north and west facing planters.
- 15) Locate control valves below grade with filter and pressure reducer in concrete Christy box or equal. Maximum two valves per box. Box shall be set with the top flush with adjacent concrete.

- 1 PRESSURE COMPENSATING FULL CIRCLE BUBBLER: RAIN BIRD 1400
- 2 KBI FLEX RISER
- 3 FINISH GRADE/TOP OF MULCH
- 4 SCHEDULE 80 RISER (LENGTH AS REQUIRED)
- 5 2 1/2" MARLEX FITTINGS TO CREATE SWING JOINT
- 6 SCHEDULE 40 PVC LATERAL PIPE
- 7 PVC SCH 40 TEE OR ELL

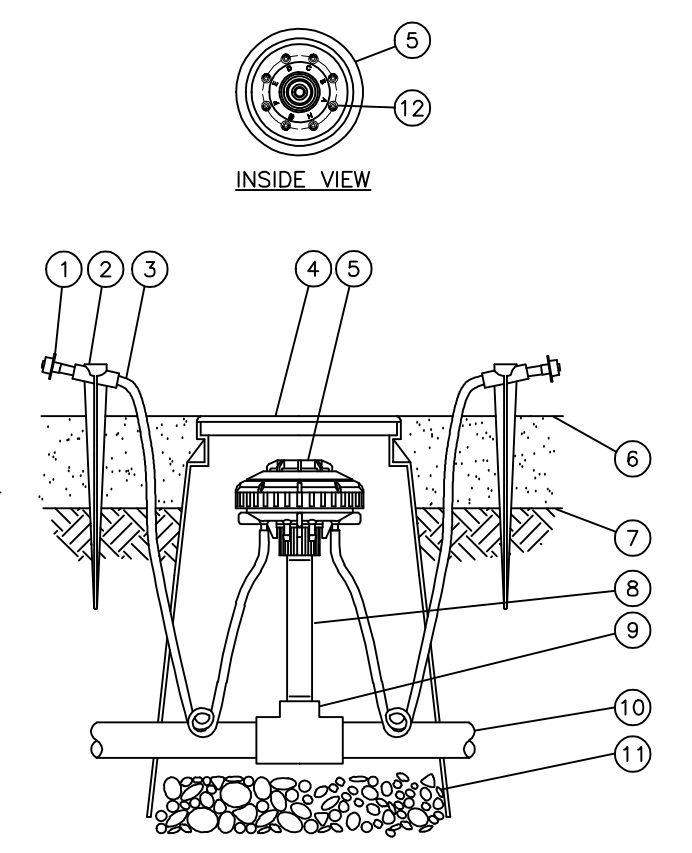


A PRESSURE COMPENSATING FULL-CIRCLE BUBBLER 1400 SERIES ON RISER
N.T.S.

- 1 SINGLE-OUTLET BARB INLET X BARB OUTLET RAIN BIRD XERI-BUG EMITTER
- 2 5/8" POLYETHYLENE TUBING: RAIN BIRD XF SERIES TUBING OR RAIN BIRD XT-700 XERI-TUBE OR RAIN BIRD XBS BLACK STRIPE TUBING
- 3 FINISH GRADE



C XERI-BUG INTO 1/2-INCH TUBING
N.T.S.



B 8-OUTLET MANIFOLD WITH XERI-BUG EMITTERS, 1/4" TUBING, STAKE AND BUG CAP
N.T.S.

- 1 DIFFUSER BUG CAP: RAIN BIRD DBC-025 (1 OF 2 SHOWN, 8 POSSIBLE)
- 2 UNIVERSAL 1/4" TUBING STAKE: RAIN BIRD TS-025 (1 OF 2 SHOWN, 8 POSSIBLE)
- 3 1/4" DISTRIBUTION TUBING: RAIN BIRD XO TUBING (LENGTH AS REQUIRED) (1 OF 2 SHOWN, 8 POSSIBLE)
- 4 SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
- 5 MULTI-OUTLET EMISSION DEVICE: RAIN BIRD XERI-BIRD XBD-81
- 6 TOP OF MULCH
- 7 FINISH GRADE
- 8 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 9 PVC SCH 40 TEE OR ELL
- 10 PVC LATERAL PIPE
- 11 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL
- 12 XERI-BUG EMITTER, 1 GPH FLOW: RAIN BIRD XB-10PC (ONE OF 8 SHOWN, INCLUDED WITH XERI-BIRD XBD-81)

NOTE: 1. COIL ADDITIONAL 9-INCHES OF TUBING IN EMITTER BOX TO FACILITATE MAINTENANCE.

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- REVISED 7/30/21 A
- REVISED 8/9/21 A
- REVISED 3/19/24 A



3-STORY BUILDING

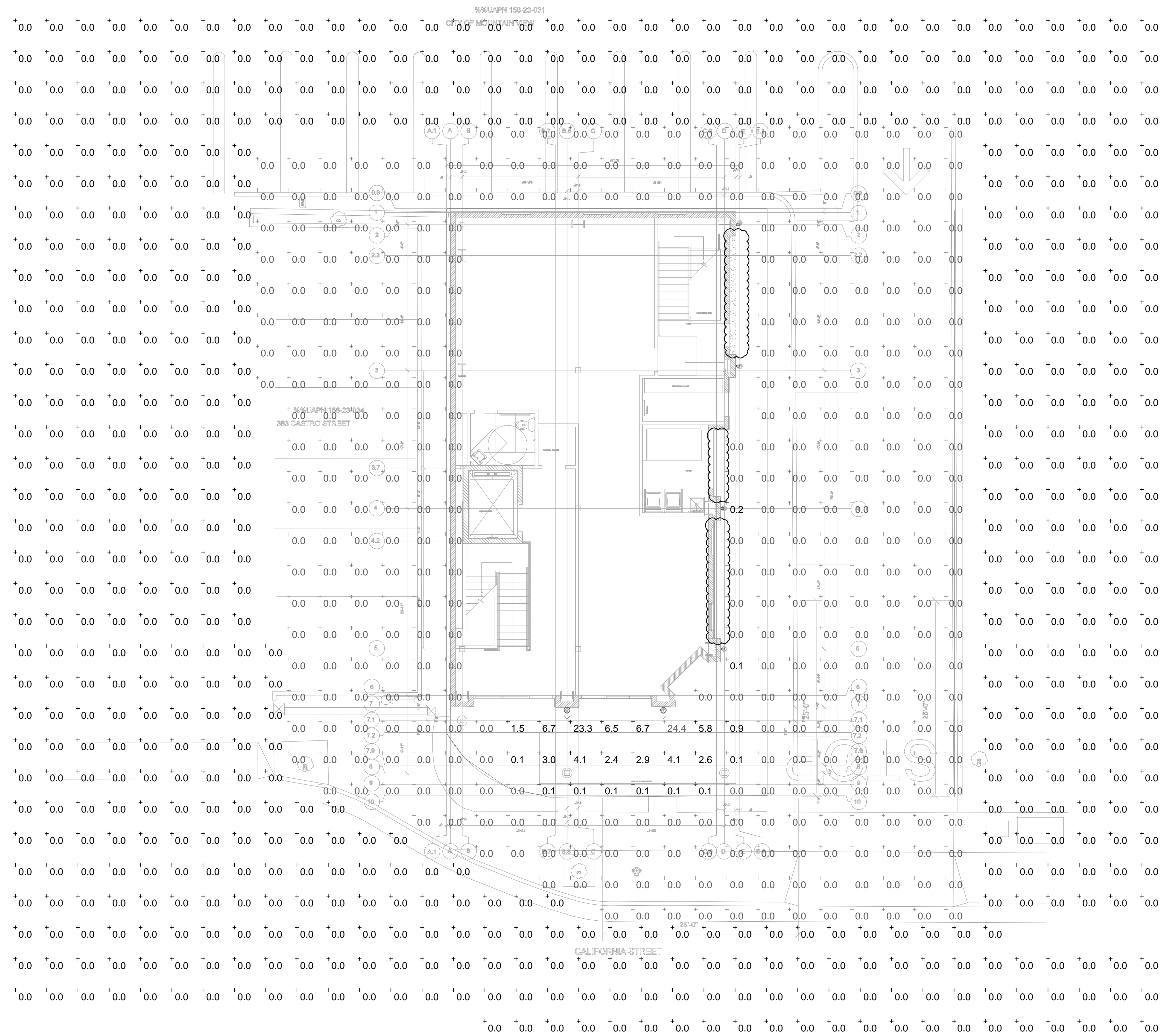
for:
HLV DO MS DDS
756 CALIFORNIA STREET
MOUNTAIN VIEW, CA. 94041

IRRIGATION PLAN

date: 1/31/18
scale: NOTED
drawn by: W.J.H
job no. 2180
sheet

L 2
of 3 sheets

IRRIGATION PLAN
1/8" = 1'-0"



ELECTRICAL PHOTOMETRIC

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

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	File Name	Lumens Per Lamp	Light Loss Factor	Wattage
□	A	1	WAC Lighting	W2209-NRW	WALL MOUNT CYLINDER - DOWN LIGHT NARROW	1	OW2209-L35K-NRW.us	1610	0.81	32355
△	B	2	VISA LIGHTING	OW2209-NRW	WALL MOUNT CYLINDER - DOWN LIGHT NARROW	1	OW2209-L35K-NRW.us	1610	0.81	28.6

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
1. Within Property	+	0.2 fc	24.4 fc	0.0 fc	N/A	N/A
2. Outside Property Line	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A

REVISIONS		
NO.	DATE	DESCRIPTION
1	1/23/19	PLANNING COMM
2	7/03/19	PLANNING COMM



ARCHITECT
STUDIO 2

PROJECT NAME:
756 CALIFORNIA STREET
756 CALIFORNIA STREET
MOUNTAIN VIEW, CA 94041

SHEET TITLE
ELECTRICAL PHOTOMETRIC

DRAWN
GMEP
CHECKED
GMEP
DATE
07/03/19
SCALE
AS NOTED
JOB NO.
16-260
SHEET

E-1.0