# EXTERIOR IMPROVEMENTS

### 236 CASTRO ST MOUNTAIN VIEW CA 94041

650-459-3200 / hyarchs.com

HEATHER YOUNG ARCHITECTS 81 Encina Avenue, Suite 100 Palo Alto, CA 94301

> **EXTERIOR IMPROVEMEN**

> 236 CASTRO ST MOUNTAIN VIEW CA

| SSUANCES    |            |              |  |  |  |
|-------------|------------|--------------|--|--|--|
| REV         | DATE       | DESCRIPTION  |  |  |  |
| $\triangle$ | 9/15/2023  | PLANNING APP |  |  |  |
| 1           | 12/15/2023 | RESUBMITTAL  |  |  |  |
| <u>^</u>    | 02/15/2024 | RESUBMITTAL  |  |  |  |
| <u> </u>    | 03/29/2024 | ZA HEARING   |  |  |  |
|             |            |              |  |  |  |
|             |            |              |  |  |  |
|             |            |              |  |  |  |
|             |            |              |  |  |  |
|             |            |              |  |  |  |
|             |            |              |  |  |  |
|             |            |              |  |  |  |
|             |            |              |  |  |  |

**ALLOWABLE AREAS:** 

ALLOWABLE FLOORS: 4

TOTAL ALLOWED: 54,000 S

A.1 COVER SHEET

A.2 RENDERINGS

A.3 NEIGHBORHOOD CONTEXT & USE DIAGRAMS

A.5 PHOTOGRAPHIC DISPLAY NEIGHBORHOOD

A.6A SITE DETAILS

A.12 BUILDING SECTIONS

A 13A REAR WALL SECTION A.14 PROPOSED MATERIAL PALETTE

#### PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF IMPROVEMENTS TO AN EXISTING 2-STORY BUILDING WITH A VACANT GROUND FLOOI AND OFFICE SPACE ON THE SECOND FLOOR. THE PRIMARY OBJECTIVE IS TO BEAUTIFY THE BUILDING'S EXTERIOR AND BRING MORE DAYLIGHT INTO THE NARROW FACADE THAT FACES CASTRO STREET. A SMALL ADDITION IS REQUIRED AT THE GROUND FLOOR TO BRING THE FACADE TO THE BUILD-TO LINE ALONG THE STREET. EXTERIOR IMPROVEMENTS AT THE REAR AND SIDE FACADES ARE ALSO PROPOSED. SEISMIC IMPROVEMENTS INCLUDE EMBEDDING A STEEL FRAME IN THE NEW FACADE.

THE NEW DESIGN PROPOSES TO SATISFY THE UPDATED ZONING GUIDELINES FOR THE DOWNTOWN HISTORIC DISTRICT AND ANTICIPATES THE NEW PEDESTRIAN MALL STANDARDS.

EXTERIOR IMPROVEMENTS INCLUDE:

 NEW FACADE AND GLAZING FACING CASTRO STREET • NEW WINDOWS AND FACADE MATERIALS AT REAR FACADE REPLACE ALL EXTERIOR WINDOWS AND DOORS PAINT EXISTING EXTERIOR WALLS

 TALLER PARAPETS, NEW ROOFING AND NEW SKYLIGHTS ENLARGE EXISTING TRASH ROOM

■ NEW MECHANICAL ROOF SCREEN

NEW EXTERIOR LIGHTING

### PROJECT DATA

SITE DATA:
PARCEL NUMBER ZONING LOT AREA/ACRES LOT AREA/SF SITE COVERAGE

FLOOR AREA

2,932 SF GROSS 2,778 SF = 22' x 126'-3 1/2" (NO CHANGE)

0.06 ACRES

2,776 SF GROUND FLOOR EXISTING - VACANT, USE UNKNOWN 4,262 SF SECOND FLOOR EXISTING - OFFICE USE 7,038 SF TOTAL EXISTING

P(19) DOWNTOWN PRECISE PLAN, AREA H

58 SF GROUND FLOOR ADDITION

22 SF GROUND FLOOR ALCOVE \*8 SECOND FLOOR INCLUDING NEW BRICK FINISH 88 SF TOTAL ADDITION

>7,126 SF TOTAL PROPOSED

FLOOR AREA RATIO (FAR) 7,126) 2,932 = 2.43 FAR

AREA WITH REDUCED FLOOD RISK DUE TO LEVEE, ZONE X FLOOD ZONE

PARKING DISTRICT NO PARKING REQUIRED

**BUILDING DATA:** CONSTRUCTION OCCUPANCY FIRE SPRINKLERS

NUMBER OF STORIES

TYPE VB A-2 & B YES, EXISTING

APPLICABLE CODES AND REGULATIONS

**BUILDING CODE** ELECTRICAL CODE MECHANICAL CODE PLUMBING CODE **ENERGY CODE** FIRE CODE

GREEN BUILDING

MUNICIPAL CODE

2022 CBC (2022 CALIFORNIA BUILDING CODE, TITLE 24, PART 2) 2022 CEC (2022 CALIFORNIA ELECTRICAL CODE, TITLE 24, PART 3) 2022 CMC (2022 CALIFORNIA MECHANICAL CODE, TITLE 24, PART 4) 2022 CPC (2022 CALIFORNIA PLUMBING CODE, TITLE 24, PART 5) 2022 CEC (2022 CALIFORNIA ENERGY CODE, TITLE 24, PART 6) 2022 CFC (2022 CALIFORNIA FIRE CODE, TITLE 24, PART 9, APPENDICES B & C)

A.14A LIGHT FIXTURES

A.16 EXTERIOR DETAILS

C-1.0 CIVIL TITLE SHEET

A.17 DESIGN COMPARISON

A.15 TRASH ROOM IMPROVEMENTS

A.18 ARBOR PAVING COMPARISON

GB.1 GREEN BUILDING CHECKLIST

SW.1 STORMWATER PREVENTION

CL1 CONSTRUCTION LOGISTICS PLAN

C-2 PRELIMINARY GRADING AND UTILITY PLAN

2022 CALGREEN (2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, TITLE 24, PART 11

MVMC (MOUNTAIN VIEW MUNICIPAL CODE) DOWNTOWN PRECISE PLAN, DEC 2022

#### DRAWING INDEX

A.3A AREA DIAGRAMS A.4 PHOTOGRAPHIC DISPLAY SITE

A.6 EXISTING AND PROPOSED SITE PLAN

A.7 EXISTING AND PROPOSED GROUND FLOOR A.8 EXISTING AND PROPOSED SECOND FLOOR

A.9 EXISTING AND PROPOSED ROOF PLAN

A.10 EXISTING ELEVATIONS

A.11 PROPOSED ELEVATIONS

A.13 CASTRO WALL SECTION

(A.13B SIDE WALL SECTION  $\sqrt{3}$ 

**COVER SHEET** 

#### 236 CASTRO STREET, LP 682 VILLA ST. SUITE G MOUNTAIN VIEW, CA 94041

PROJECT DIRECTORY

TEL: 650.493.5314 CONTACT: BOYD SMITH

EMAIL: BOYD@SMITHDEVELOPMENT.COM HEATHER YOUNG ARCHITECTS

81 ENCINA AVENUE PALO ALTO, CA 94301 TEL: 650.459.3218

CONTACT: TIM SHOCKEY EMAIL: TIM@HYARCHS.COM

BRETT CONSTRUCTION 1931 OLD MIDDLEFIELD WAY, SUITE Z MOUNTAIN VIEW, CA 94043 TEL: 650.364.0456 EXT 100 CONTACT: TOM PLATNER EMAIL: TPLATNER@BRETT-CONSTRUCTION.COM

### **CONTRACTOR**

#### CONTACT: TOM PORTER EMAIL: TOM@ROMIGENGINEERS.COM

**CIVIL SURVEYOR** LEA & BRAZE ENGINEERING, INC. 2495 INDUSTRIAL PARKWAY WEST

STRUCTURAL ENGINEER

HOHBACH-LEWIN, INC.

PALO ALTO, CA 94306

TEL: 650.617.5930 EXT 225

CONTACT: MICHAEL RESCH

GEOTECHNICAL ENGINEER

1390 EL CAMINO REAL 2ND FLOOR

ROMIG ENGINEERING

SAN CARLOS, CA 94070

TEL: 650.591.5224 x228

EMAIL: MRESCH@HOHBACH-LEWIN.COM

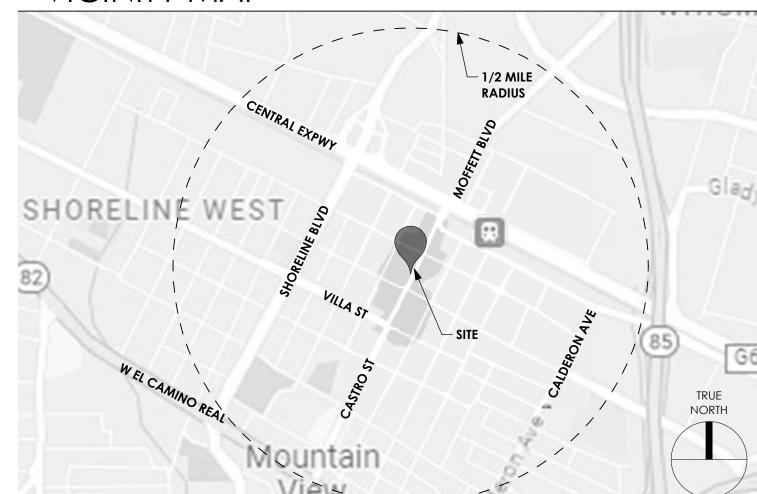
260 SHERIDAN AVE, SUITE 150

HAYWARD, CA 94545 TEL: 510.887.4086 x105 CONTACT: JIM TOBY EMAIL: JTOBY@LEABRAZE.COM

## TRANSIT MAP



### VICINITY MAP



### ZONING COMPLIANCE TABLE

PERSPECTIVE VIEW

### ZONING COMPLIANCE TABLE

238

|            | DEVELOPMENT STANDARDS        | HISTORIC RETAIL DISTRICT (P-19) AREA H  | EXISTING   | PROPOSED PROJECT                             | COMMENTS  |
|------------|------------------------------|---|--|--|-----------|
| TABLE H.1  | PERMITTED USES               | RETAIL, ART GALLERIES, PERSONAL SERVICES, OFFICE AT UPPER FLOORS                            | OFFICE ON SECOND FLOOR                             | OFFICE ON SECOND FLOOR                       | CONFORMS  |
| TABLE H.1  | PROVISIONAL USES             | RESTAURANT, BUSINESS SERVICE, OFFICES, MEDICAL SERVICES, HOTELS, THEATERS INDOOR RECREATION | VACANT ON GROUND FLOOR                             | UNKNOWN                                      | UNKNOWN   |
| TABLE H.2  | HEIGHT                       | 50' MAXIMUM HEIGHT. 10' STEP-BACK ABOVE 40'   | 28'-2"   | 29'-6 1/2"                                   | CONFORMS  |
| TABLE H.2  | FLOOR AREA RATIO             | 2.75 (ONLY APPLIES TO OFFICE)   | 4,262 SF / 2,932 SF = 1.45                         | 1.45 OFFICE PORTION ONLY                     | CONFORMS  |
| TABLE H.2  | BUILD-TO LINES ALONG STREETS | TO BACK OF THE SIDEWALK   | 4'-10" FROM EASEMENT<br>11'-10" FROM PROPERTY LINE | ON EASEMENT LINE<br>7'-0" FROM PROPERTY LINE | CONFORMS  |
| TABLE H.2  | SIDE AND REAR YARD SETBACKS  | NONE  | NONE   | NONE   | CONFORMS  |
| TABLE H.2  | MINIMUM GROUND FLOOR HEIGHT  | 10' (FINISH FLOOR TO CEILING CLEAR)   | 10'-0"   | 13'-4 3/4"                                   | CONFORMS  |
| TABLE H.2  | BUILDING COVERAGE            | UP TO 100 PERCENT   | 95%  | 95%  | CONFORMS  |
| TABLE H.2  | MAXIMUM BUILDING LENGTH      | 125' ALONG CASTRO STREET FRONTAGE   | 22'-0"   | 22'-0"                                       | CONFORMS  |
| TABLE II-1 | PARKING                      | NOT REQUIRED  | IN DISTRICT  | IN DISTRICT                                  | CONFORMS* |
| SEC IIC(4) | BICYCLE PARKING              | ONLY REQUIRED WHEN VEHICLE PARKING IS PROVIDED ON-SITE                                      | NONE   | NONE   | CONFORMS  |
| TABLE A    | TRASH AND RECYCLING          | SPACE FOR TWO 2-YARD BINS MINIMUM   | NONE   | TWO 2-YARD BINS                              | CONFORMS  |

\* SITE IS WITHIN 1/2 MILE RADIUS OF MAJOR TRANSIT STATION. AB-2097 APPLIES. TRAFFIC DEMAND MANAGEMENT NOT REQUIRED. PARKING IN LIEU FEES DO NOT APPLY







VIEW FROM ACROSS STREET



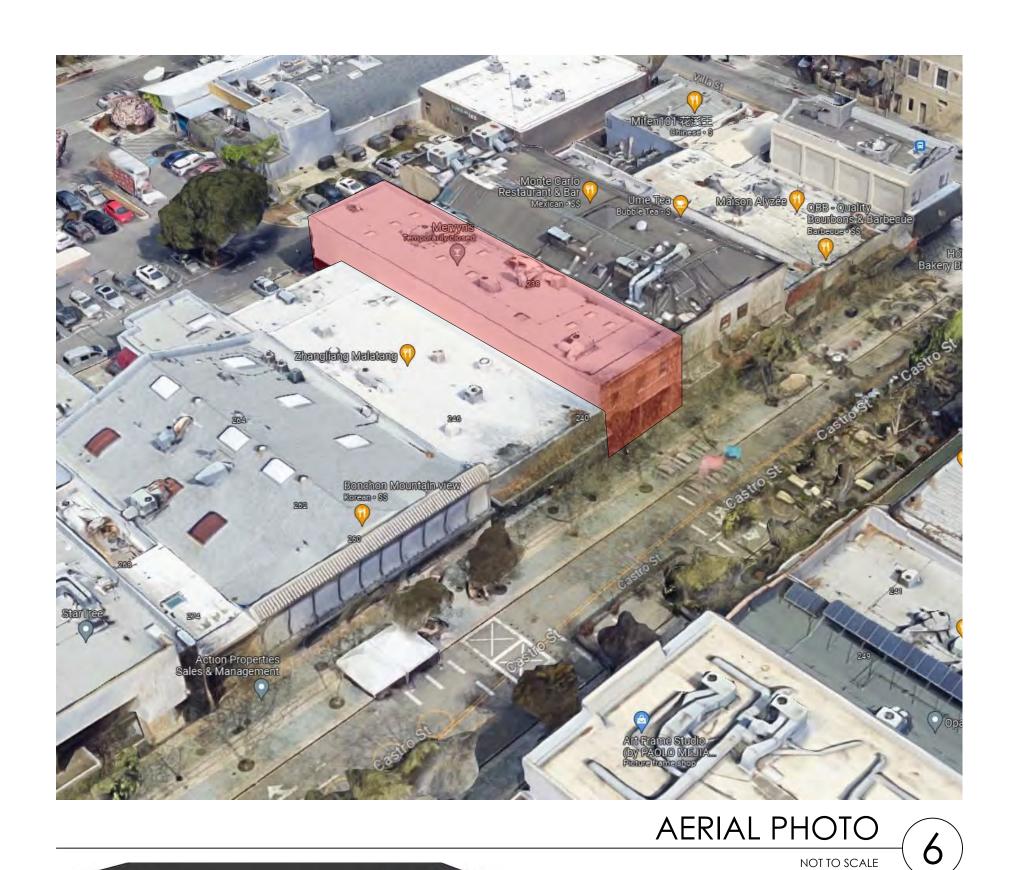
EXTERIOR IMPROVEMEN TS

236 CASTRO ST MOUNTAIN VIEW CA 94041

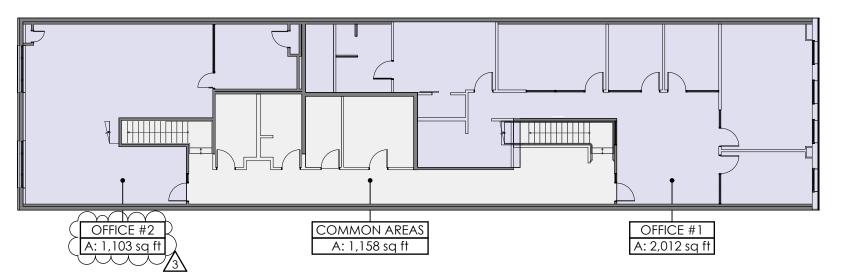
| REV      | DATE       | DESCRIPTION  |
|----------|------------|--------------|
| <u></u>  | 9/15/2023  | PLANNING APP |
| 1        | 12/15/2023 | RESUBMITTAL  |
| <u>^</u> | 02/15/2024 | RESUBMITTAL  |
| 3        | 03/29/2024 | ZA HEARING   |
|          |            |              |
|          |            |              |
|          |            |              |
|          |            |              |
|          |            |              |
|          |            |              |
|          |            |              |
|          |            |              |
|          |            |              |
|          |            |              |

RENDERINGS

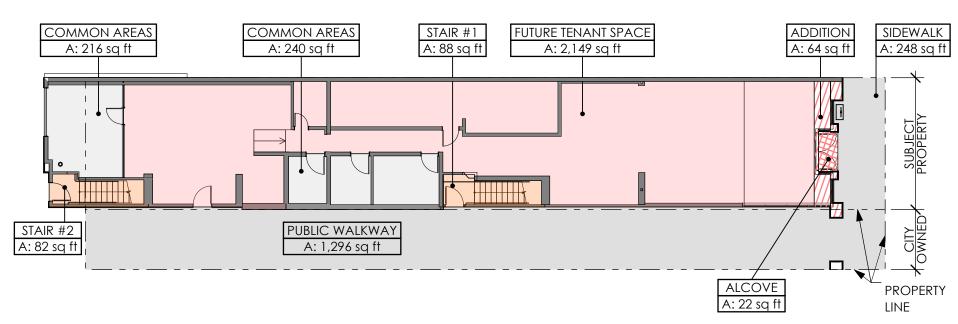
A.2



AERIAL VIEW







GROUND FLOOR USES

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

#### ZONING NOTES

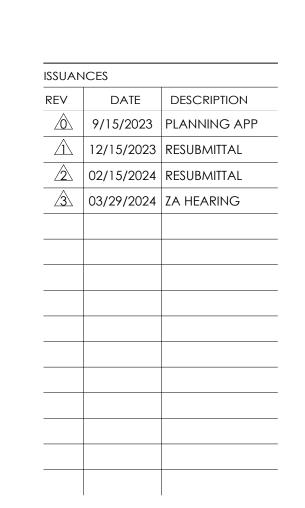
- 1) FOR FLOOR AREA RATIO (FAR) BLOCK DIAGRAMS AND AREAS PLEASE SEE SHEET A.3A
- 2) SEE ZONING COMPLIANCE TABLE ON SHEET A.1 FOR ADDITIONAL ZONING INFORMATION.



81 Encina Avenue, Suite 100
Palo Alto, CA 94301
650-459-3200 / hyarchs.com

EXTERIOR IMPROVEMEN TS

236 CASTRO ST MOUNTAIN VIEW CA 94041



APC N' SIGNAGE

PLANC
WALKWAY

PLANC
CHI CONNESS

224 CASTRO
SST-S'

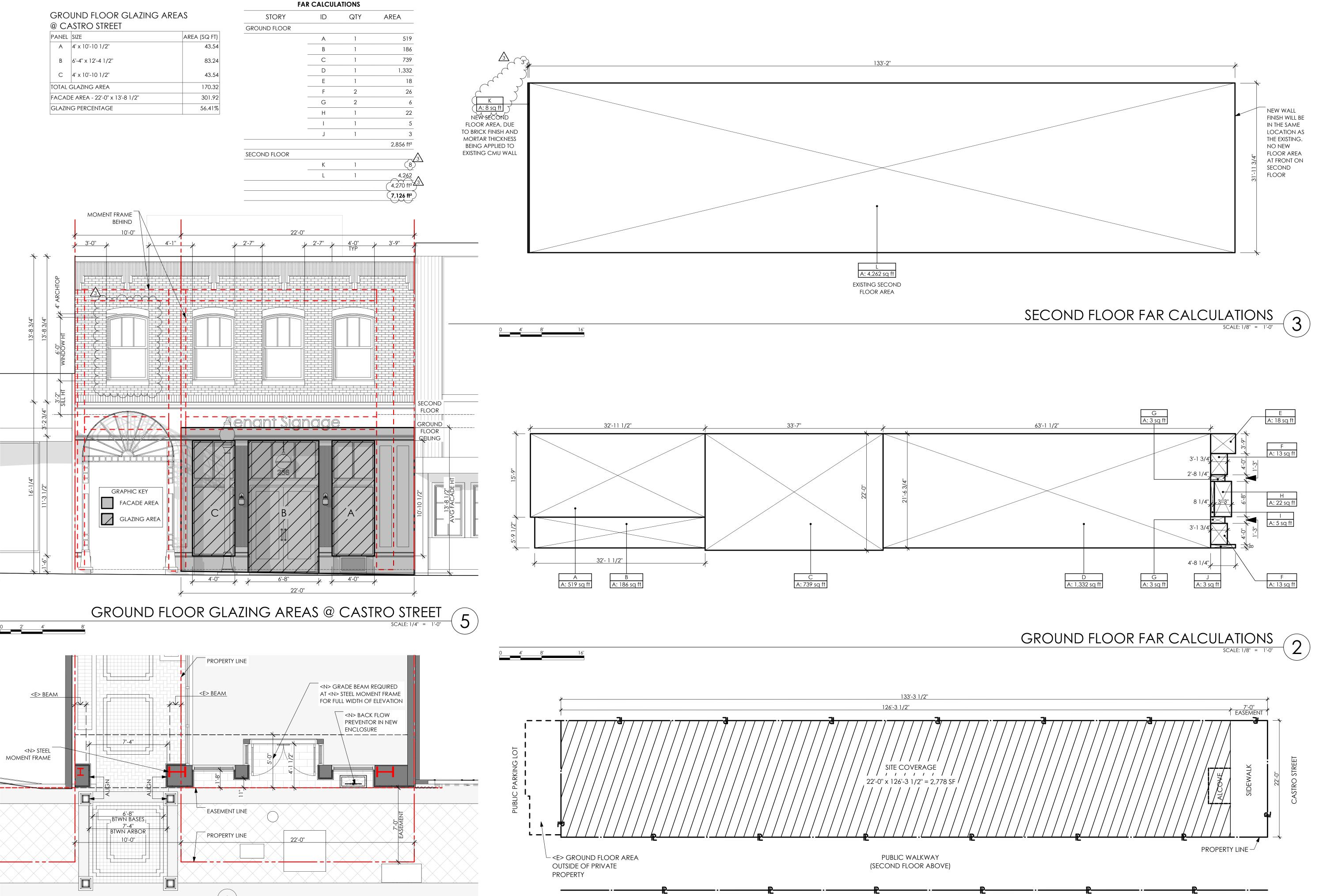
NEIGHBORHOOD CONTEXT & USE DIAGRAMS

STREETSCAPE ELEVATION

STREETSCAPE VIEW

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

2



STEEL FRAME
SCALE: 1/4" = 1'-0"

HEATHER YOUNG ARCHITECTS

81 Encina Avenue, Suite 100
Palo Alto, CA 94301
650-459-3200 / hyarchs.com

EXTERIOR IMPROVEMEN TS

236 CASTRO ST MOUNTAIN VIEW CA 94041



AREA DIAGRAMS

A.3A

SITE COVERAGE



### EXTERIOR IMPROVEMEN

236 CASTRO ST MOUNTAIN VIEW CA 94041

| 1AU22I      | 1CES       |              |
|-------------|------------|--------------|
| REV         | DATE       | DESCRIPTION  |
| $\triangle$ | 9/15/2023  | PLANNING APP |
| 1           | 12/15/2023 | RESUBMITTAL  |
| 2           | 02/15/2024 | RESUBMITTAL  |
| 3           | 03/29/2024 | ZA HEARING   |
|             |            |              |
|             |            |              |
|             |            |              |
|             |            |              |
|             |            |              |
|             |            |              |
|             |            |              |
|             |            |              |

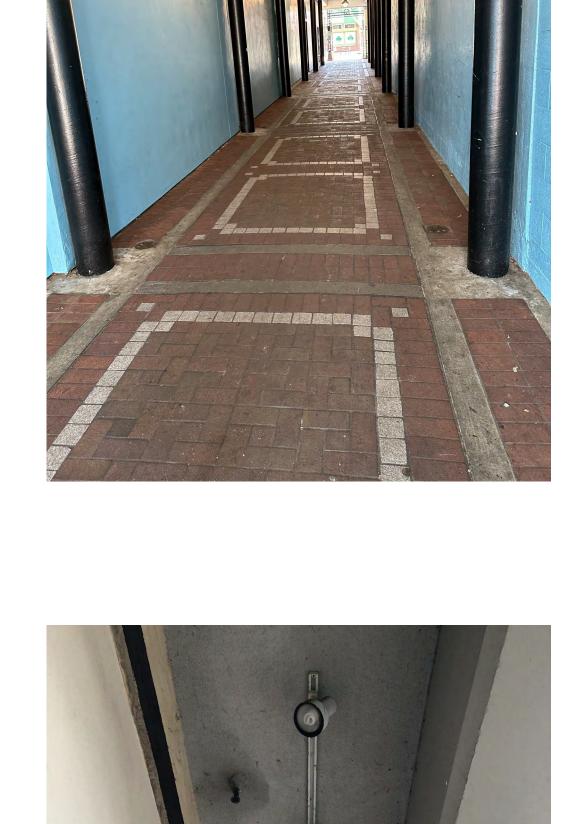


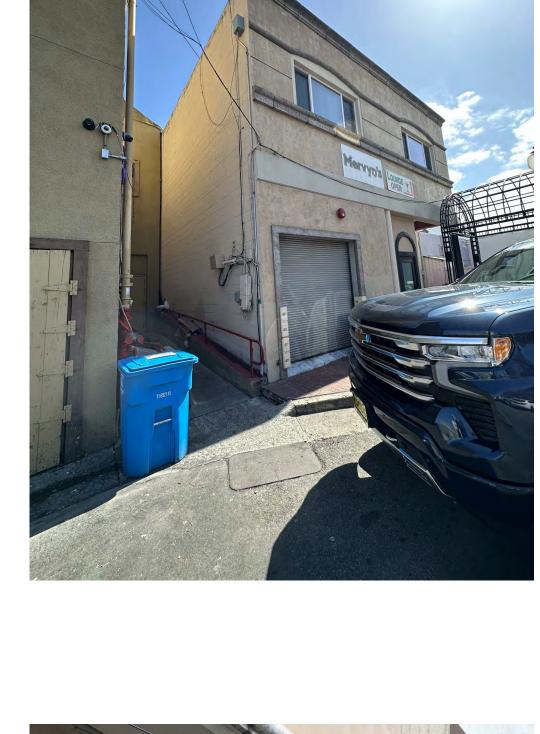
VIEWS FROM REAR PARKING LOT SIDE

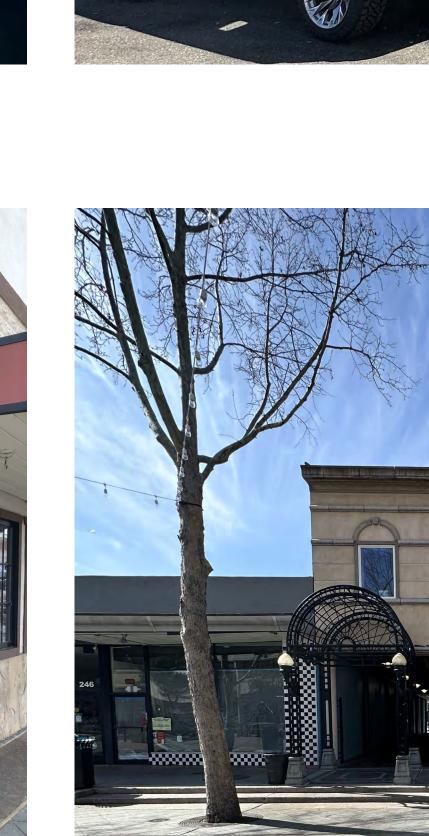


Mervyp's Lounge OPEN

VIEWS FROM CASTRO STREET SIDE











A.4

PHOTOGRAPHIC DISPLAY SITE



81 Encina Avenue, Suite 100 Palo Alto, CA 94301 650-459-3200 / hyarchs.com

### EXTERIOR IMPROVEMEN

236 CASTRO ST MOUNTAIN VIEW CA 94041

| 1AU22l  | NCES       |              |
|---------|------------|--------------|
| REV     | DATE       | DESCRIPTION  |
| <u></u> | 9/15/2023  | PLANNING APP |
| 1       | 12/15/2023 | RESUBMITTAL  |
| 2       | 02/15/2024 | RESUBMITTAL  |
| 3       | 03/29/2024 | ZA HEARING   |
|         |            |              |
|         |            |              |
|         |            |              |
|         |            |              |
|         |            |              |
|         |            |              |
|         |            |              |
|         |            |              |
|         |            |              |
| -       |            |              |
|         | 1          | I            |







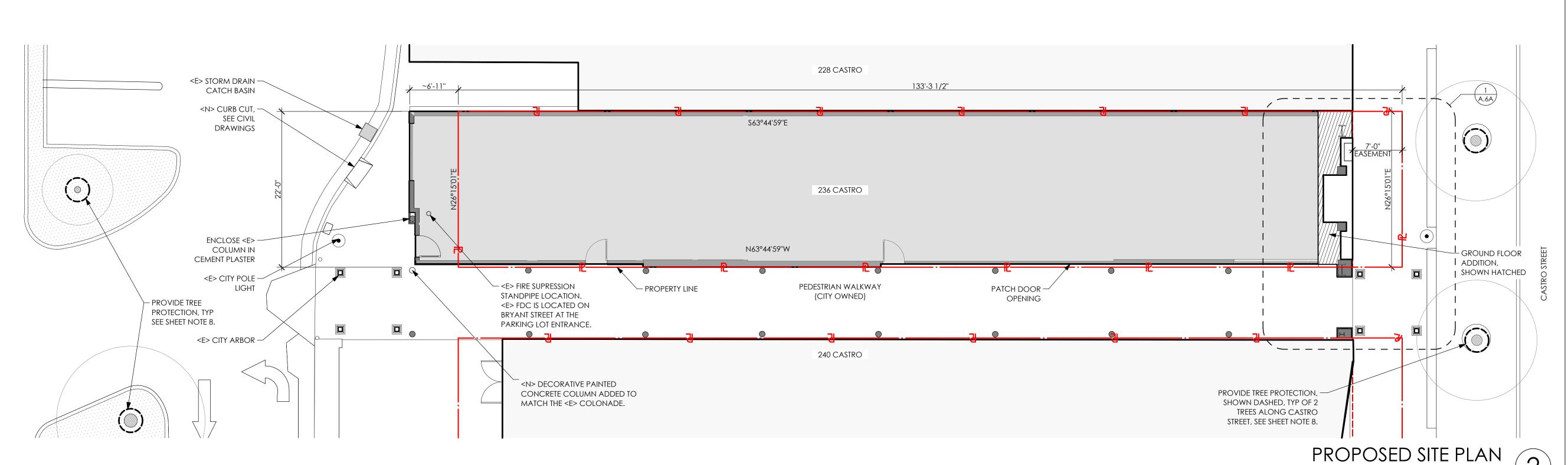




PHOTOGRAPHIC DISPLAY NEIGHBORHOOD

A.5

HONG KONG BAKERY & CAFE



250 CHIC STING SITE PLAN

#### SITE NOTES

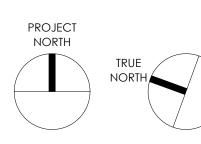
- 1) THE SITE IS FLANKED BY AN EXISTING 2-STORY BUILDING TO THE NORTH AND A CITY OWNED PEDESTRIAN WALKWAY TO THE SOUTH. THERE IS A 7-FOOT WIDE PUBLIC UTILITY EASEMENT (PUE) ON THIS PROPERTY ALONG CASTRO STREET. ON THE ADJACENT CITY OWNED PROPERTY TO THE SOUTH, THERE IS AN EASEMENT 13-FEET ABOVE THE PUBLIC WALKWAY, ALLOWING FOR A SECOND FLOOR ABOVE IT.
- 2) WORK IS PROPOSED TO ALL FOUR FACADES OF THE BUILDING, THE ROOF AND PORTIONS OF THE PEDESTRIAN WALKWAY.
- 3) THERE ARE CITY OWNED METAL ARBORS AT THE FRONT AND REAR OF THE BUILDING WHICH ACT AS MID BLOCK ROUTE FINDING ELEMENTS. THE ARBOR IN THE REAR WILL BE PROTECTED IN PLACE. THE ARBOR ON THE CASTRO STREET SIDE WILL BE TEMPORARILY REMOVED TO ALLOW FOR CONSTRUCTION, THEN REINSTALLED AT THE EXISTING LOCATION.
- 4) THE DESIGN PROPOSAL INCLUDES NEW FOOTAGE AT THE GROUND FLOOR BRINGING THE FACADE OUT TO ALIGN WITH THE NEIGHBORING FACADES AND MEETING THE ZONING GUIDELINE OF FRONTING THE PUE.

5) NEW HARDSCAPE IS PROPOSED AT THE RECESSED

- ENTRY. THERE IS NO EXISTING LANDSCAPE AND NO NEW LANDSCAPE IS PROPOSED.
- 6) NO CHANGE TO GRADING OR DRAINAGE IS PROPOSED.
- 7) THE CITY ARBORIST, MATTHEW FEISTHAMEL, DETERMINED THAT AN ARBORIST REPORT AND TREE SURVEY ARE NOT NECESSARY FOR THIS PROJECT.
- 8) PROVIDE TREE PROTECTION AT 4 STREET TREES ALONG CASTRO STREET AND 2 TREES IN PUBLIC PARKING LOT. TREE PROTECTION SHALL BE STRAW WATTLE AND PLASTIC ORANGE SNOW FENCING AROUND THE TRUNK FROM THE GROUND UP TO 8 FEET HIGH.
- 9) SEE CIVIL SURVEY AND TOPOGRAPHIC MAP SHEETS SU1 AND SU2 FOR SPOT ELEVATIONS LEGAL BOUNDRIES.
- 10) AN ENCROACHMENT AGREEMENT AND/OR EXCAVATION PERMIT MAY BE REQUIRED DURING THE BUILDING PERMIT PROCESS FOR THE FOLLOWING ITEMS:
- A. REBUILT COLUMN AT SOUTHWEST CORNER OF PUBLIC WALKWAY
- B. NEW FRONT COLUMN AT GRIDLINE 2
- C. NEW DECORATIVE ROUND COLUMN AT REAR OF COLONNADE.
- D. NEW BEAM AND CORNICE ALONG CASTRO STREET WOULD BE LOWER THAN THE 13-FOOT HEIGHT RESTRICTION STATED IN THE GRANT DEED.
- E. NEW REAR FACADE PAINT, MATERIALS, BASEBOARD AND PARAPET EXTENSION.
- F. ENCLOSURE AROUND EXISTING COLUMN AT REAR FACADE BETWEEN GRARAGE DOOR AND STAIR DOOR.
- G. NEW SOFFIT UNDER EXISTING BEAM ON SOUTH SIDE OF SECOND FLOOR WOULD BE LOWER THAN THE 13-FOOT HEIGHT RESTRICTION STATED IN THE GRANT DEED.
- H. NEW CURB CUT NEAR TRASH ROOM
- J. AREAS WHERE HARDSCAPE WILL BE REWORKED IN THE PUBIC RIGHT OF WAY

#### **UTILITY NOTES**

- 1) EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO WATER, GAS, WASTE, ELECTRICAL, STORM AND FIRE SPRINKLER ARE EXPECTED TO REMAIN.
- 2) BACKFLOW PREVENTOR SHALL BE RELOCATED. SEE DETAIL 1 ON SHEET A.6A.
- 3) A SEWER LATERAL VIDEO INSPECTION WILL BE REQUIRED TO DETERMINE IF THE EXISTING SEWER LATERAL FROM THE CITY MAIN TO THE PROPERTY LINE SEWER CLEANOUT IS IN SATISFACTORY CONDITION FOR RESUSE.
- 4) AN EXISTING FIRE DEPARTMENT CONNECTION IS LOCATED AT THE PARKING LOT ENTRANCE OFF BRYANT STREET. IT IS ASSUMED THAT THE WATER LINE FOR THE FIRE SUPRESSION SYSTEM IS SERVED BY THE WATER MAIN IN BRYANT STREET.
- 5) AN EXISTING FIRE DOUBLE CHECK DETECTOR ASSEMBLY MAY BE LOCATED IN A VAULT NEAR BRYANT STREET. IT WAS CONFIRMED WITH THE CITY'S FIRE PROTECTION ENGINEER THAT A NEW DEVICE WOULD NOT BE REQUIRED AS THERE IS NO SUBGRADE FIRE SYSTEM WORK BEING PROPOSED FOR THIS PROJECT.





81 Encina Avenue, Suite 100
Palo Alto, CA 94301
650-459-3200 / hyarchs.com

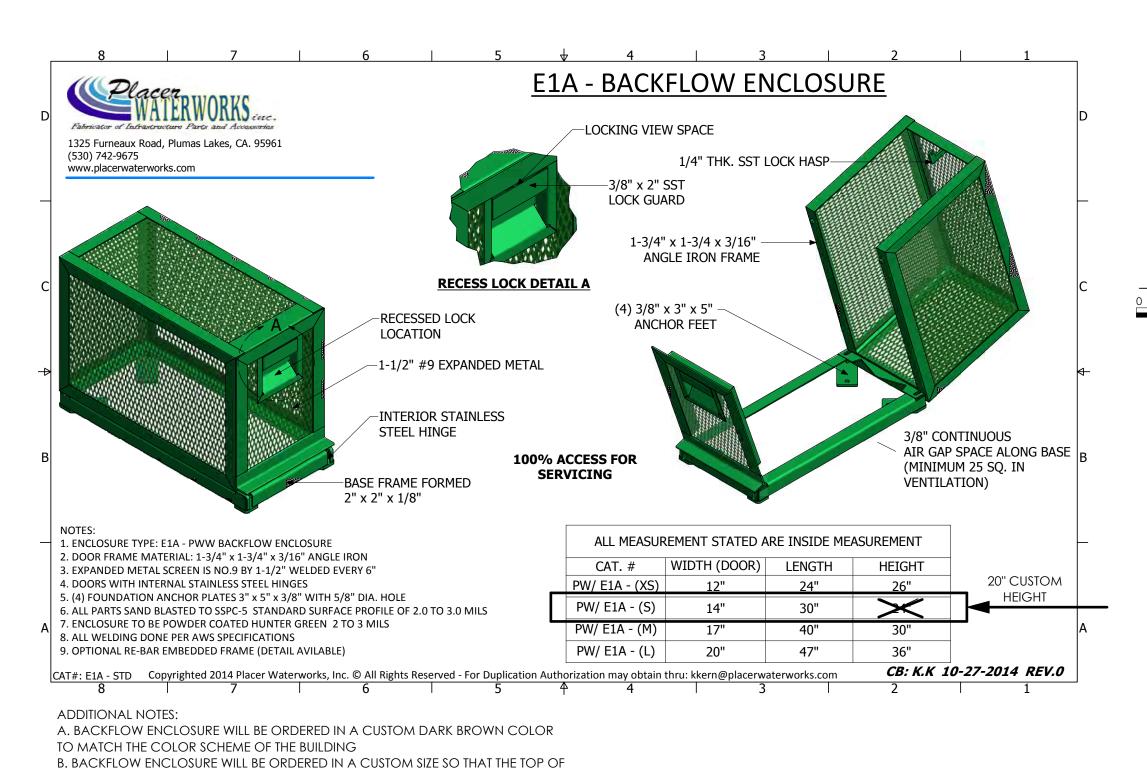
EXTERIOR IMPROVEMEN TS

236 CASTRO ST MOUNTAIN VIEW CA 94041

| SSUANCES    |            |              |  |  |  |
|-------------|------------|--------------|--|--|--|
| REV         | DATE       | DESCRIPTION  |  |  |  |
| $\triangle$ | 9/15/2023  | PLANNING APP |  |  |  |
| <u>/ì</u> \ | 12/15/2023 | RESUBMITTAL  |  |  |  |
| 2           | 02/15/2024 | RESUBMITTAL  |  |  |  |
| 3           | 03/29/2024 | ZA HEARING   |  |  |  |
|             |            |              |  |  |  |
|             |            |              |  |  |  |
|             |            |              |  |  |  |
|             |            |              |  |  |  |
|             |            |              |  |  |  |
|             |            |              |  |  |  |
|             |            |              |  |  |  |
|             |            |              |  |  |  |
|             |            |              |  |  |  |
|             |            |              |  |  |  |
|             |            |              |  |  |  |
|             | I          | I            |  |  |  |

EXISTING AND PROPOSED SITE PLAN

A.6



BACKFLOW CAGE

**⊙⊲**)

E> UTILITY VAULT, 💯

PROTECT

PROPERTY LINE

EASEMENT LINE

<N> BACKFLOW DEVICE

<E> GAS METER VAULT

SET FACE OF BASE TRIM ON

<N> HARDSCAPE AT ENTRY, TERMINATES AT EASEMENT

LINE, MAINTAIN MIN SLOPE AWAY FROM BUILDING

<E> SEWER CLEANOUT,

NEW CONCRETE GRADE

BEAM SHOWN DASHED.

PROTECT

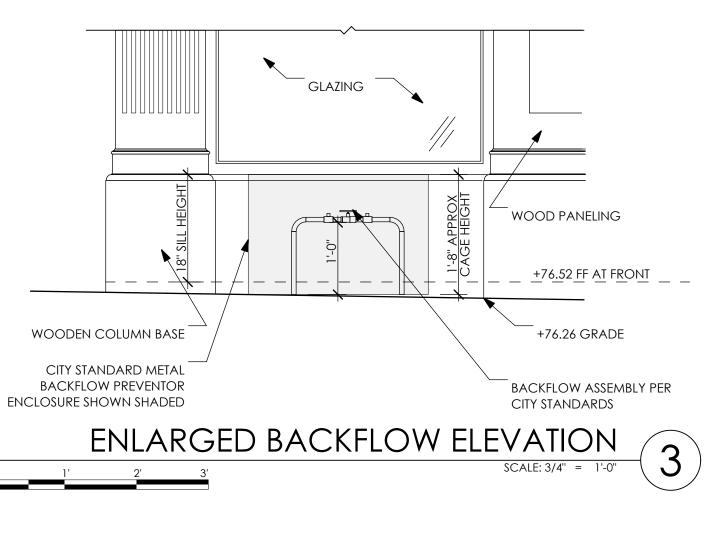
PROPERTY LINE 5'-0"

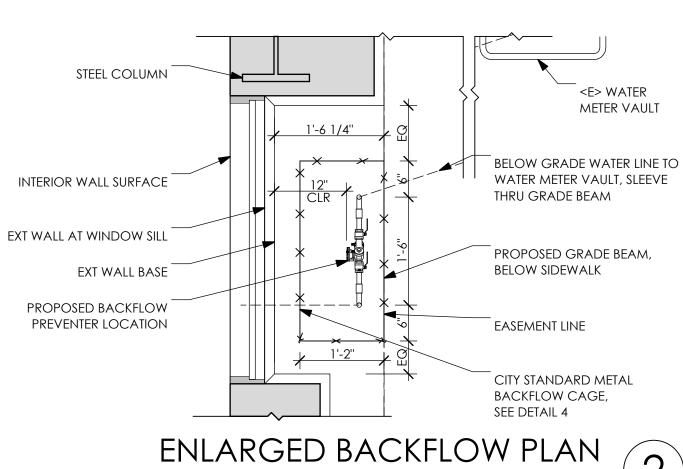
N> GRADE
BEAM

THE ENCLOSURE DOES NOT PROTRUDE ABOVE THE SILL OF THE GLAZING BEHIND.

C. BACKFLOW ENCLOSURE WILL BE ORDERED WITH CUSTOM PERFORATED METAL

 $\frac{\sqrt{3}}{\sqrt{}}$  SCREEN TO REPLACE EXPANDED METAL MESH





<E> WATER METER VAULT

<E> STREET TREE, PROTECT

<E> UTILITY VAULT, PROTECT

<E> CHANNEL DRAIN

<E> STREETLIGHT TO REMAIN, PROTECT

<E> CURB AND STEP DOWN TO STREET

REPAIR <E> BRICKWORK AS

REQ'D

236 CASTRO ST MOUNTAIN VIEW CA

**EXTERIOR** 

94041

**IMPROVEMEN** 

HEATHER YOUNG ARCHITECTS

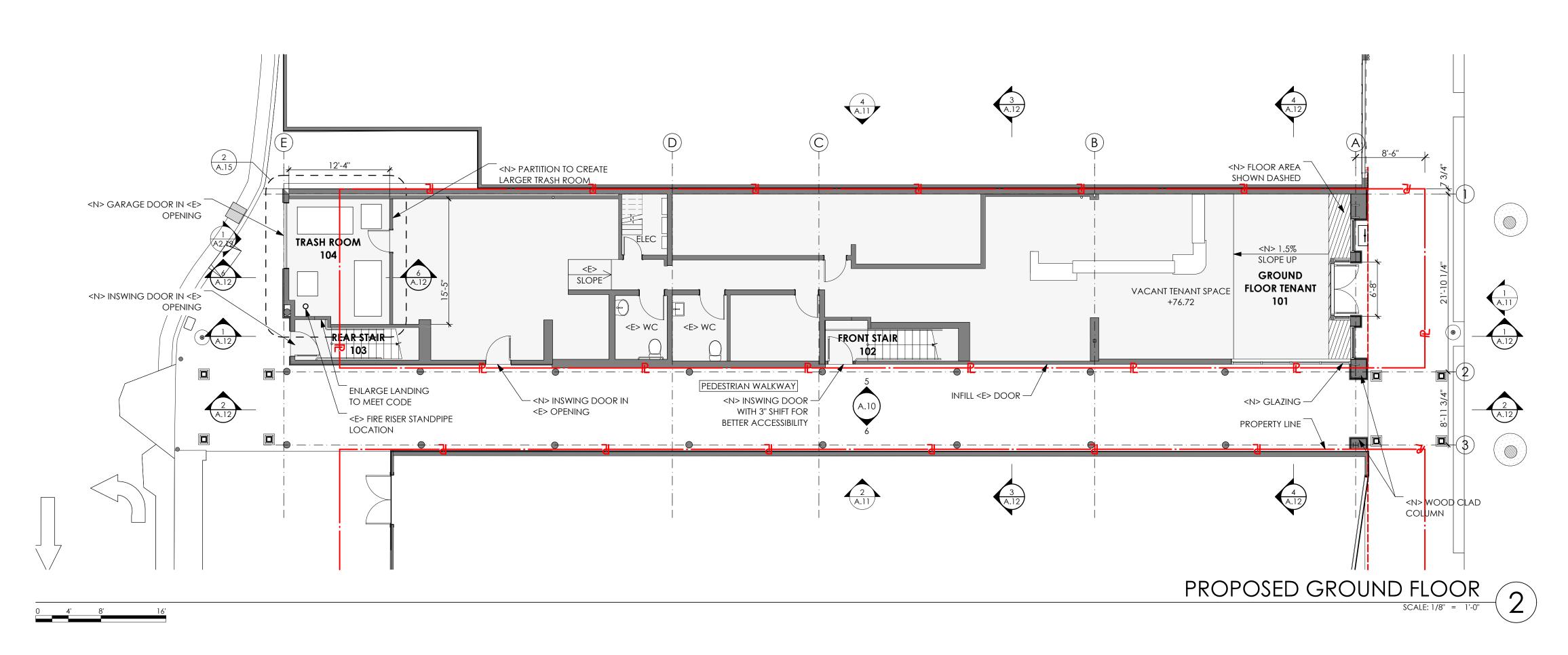
81 Encina Avenue, Suite 100 Palo Alto, CA 94301

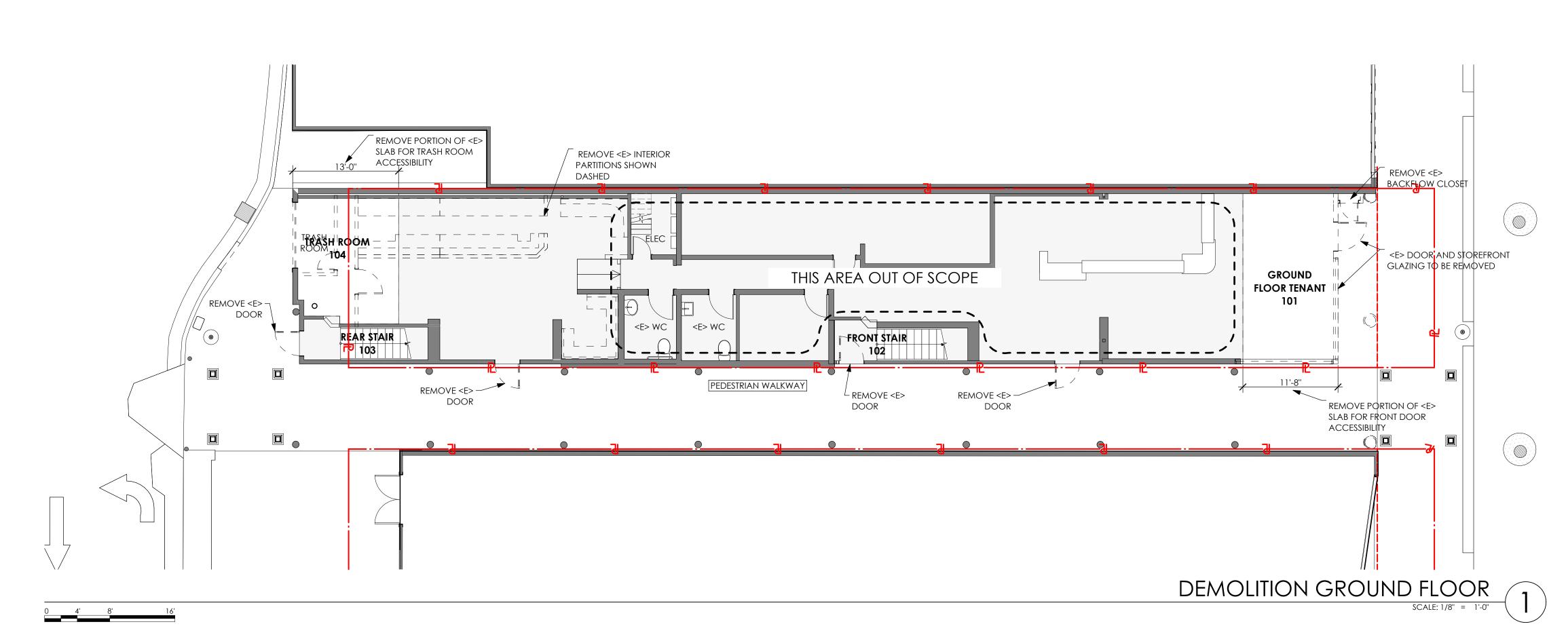
650-459-3200 / hyarchs.com

ISSUANCES REV DATE DESCRIPTION 12/15/2023 RESUBMITTAL 2 02/15/2024 RESUBMITTAL 3 03/29/2024 ZA HEARING

SITE DETAILS

ENLARGED PARTIAL SITE PLAN







650-459-3200 / hyarchs.com

EXTERIOR IMPROVEMEN TS

236 CASTRO ST MOUNTAIN VIEW CA 94041

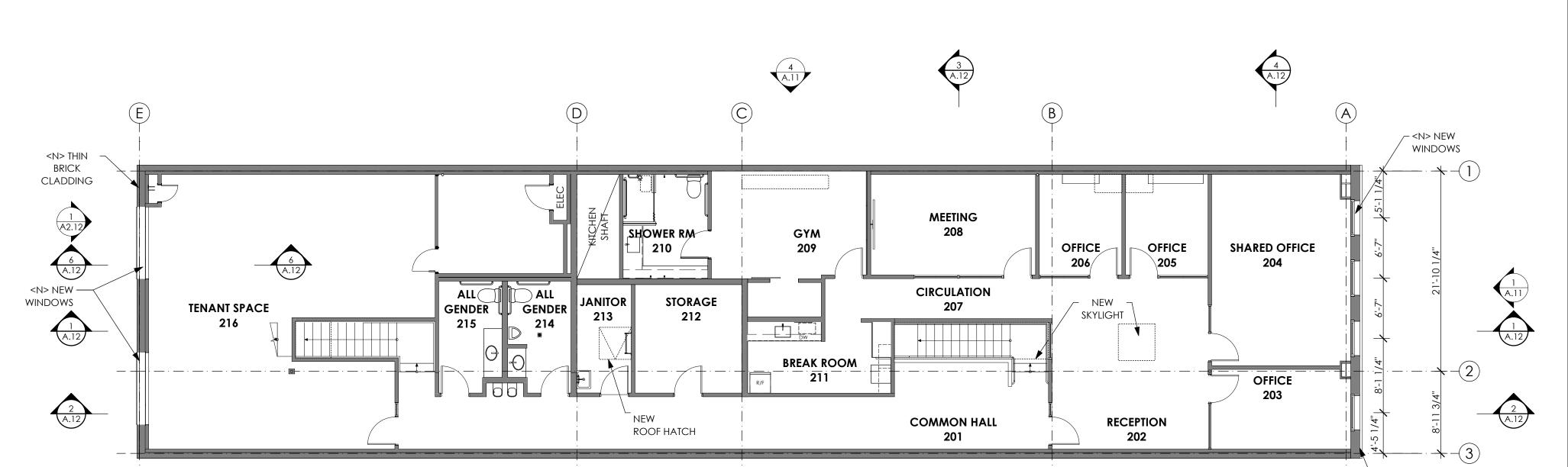
| REV         | DATE       | DESCRIPTION  |
|-------------|------------|--------------|
| $\triangle$ | 9/15/2023  | PLANNING APP |
| $\triangle$ | 12/15/2023 | RESUBMITTAL  |
| 2           | 02/15/2024 | RESUBMITTAL  |
| 3           | 03/29/2024 | ZA HEARING   |
|             |            |              |
|             |            |              |
|             |            |              |
|             |            |              |
|             |            |              |
|             |            |              |
|             |            |              |
|             |            |              |
|             |            |              |
|             |            |              |
|             |            |              |

EXISTING AND PROPOSED GROUND FLOOR

A.7

© HEATHER YOUNG ARCHITECTS 2024

PROJECT NORTH



#### SECOND FL NOTES

- 1) NEW WALL ALONG GRIDLINE A
- NEW PARTITIONS AND OFFICE LAYOUT SHOWN FOR REFERENCE ONLY. WILL BE REFINED AND DIMENSIONED DURING BUILDING PERMIT PHASE.
- 3) NEW WINDOWS IN EXISTING OPENING AT REAR FACADE.



81 Encina Avenue, Suite 100
Palo Alto, CA 94301
650-459-3200 / hyarchs.com

EXTERIOR IMPROVEMEN TS

236 CASTRO ST MOUNTAIN VIEW CA 94041

REV DATE DESCRIPTION

9/15/2023 PLANNING APP

12/15/2023 RESUBMITTAL

2 02/15/2024 RESUBMITTAL

3 03/29/2024 ZA HEARING

EXISTING AND PROPOSED SECOND FLOOR

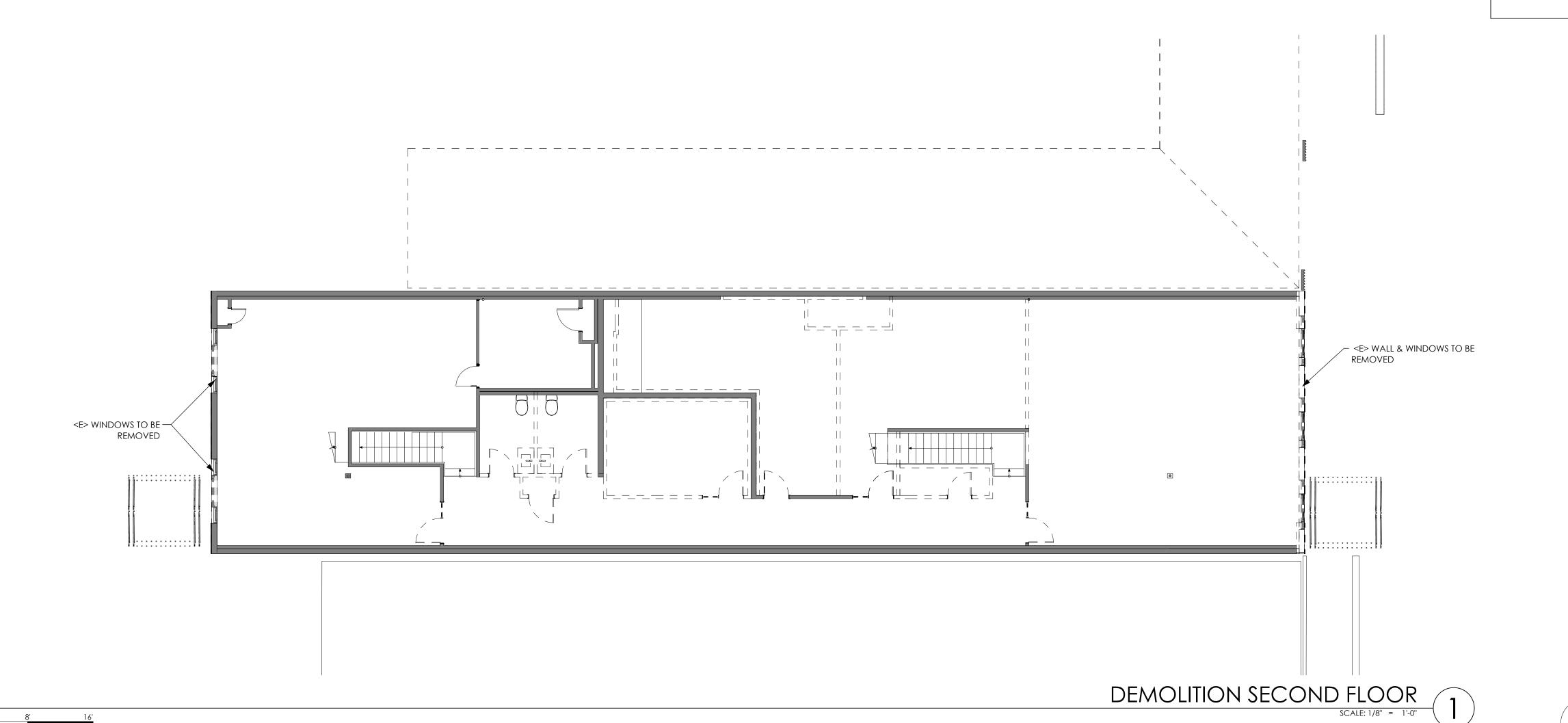
8.A

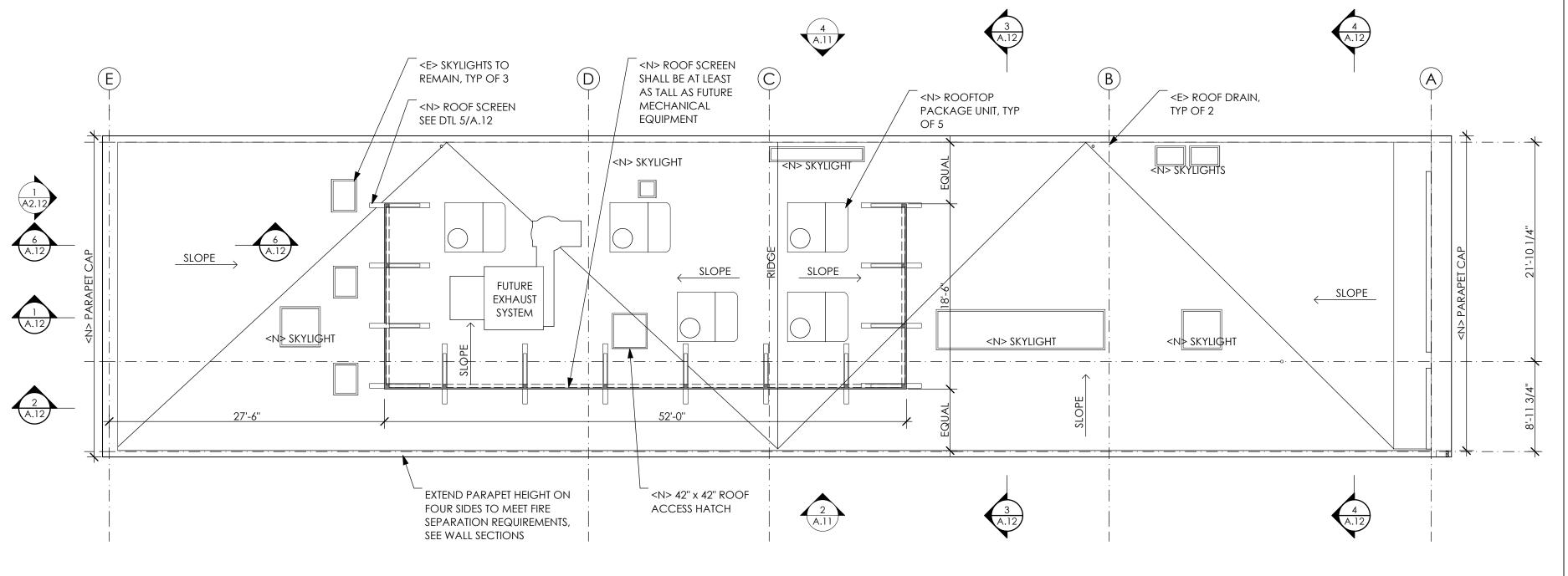
© HEATHER YOUNG ARCHITECTS 2024

PROPOSED SECOND FLOOR
SCALE: 1/8" = 1'-0"

VIHT <N> →

BRICK CLADDING





REMOVE <E>
EXHAUST UNIT

ROOF PLAN NOTES

- 1) NEW WHITE THERMOPLASTIC POLYOLEFIN (TPO) ROOFING OVER <N> RIGID INSULATION. ROOF STRUCTURE TO REMAIN. NO CHANGE TO ROOF SLOPES OR ROOF DRAIN LOCATIONS.
- 2) NEW ROYALITE FIXED CURB MOUNTED ALUMINUM SKYLIGHTS, TYP.
- 3) NEW ROOF TOP MECHANICAL UNITS, AND GROUND FLOOR EXHAUST WOULD BE PART OF FUTURE TENANT IMPROVEMENTS. QUANITITES, LOCATIONS AND SIZES ARE APPROXIMATE.
- 4) NEW ROOF SCREEN IS PROPOSED FOR FUTURE ROOFTOP MECHANICAL; ROOF SCREEN SHALL BE AT LEAST AS TALL AS FUTURE MECHANICAL EQUIPMENT.
- 5) PARAPETS TO BE EXTENDED ON ALL SIDES OF THE BUILDING TO PROVIDE 30" MIN VERTICAL FIRE SEPARATION TO ADJACENT PROPERTIES. PARAPETS WILL HAVE THE SAME FIRE RESISTANCE RATING AS THE SUPPORTING WALL. PARAPET FACES SHALL BE NON-COMBUSTIBLE. THE HEIGHT OF THE PARAPETS SHALL BE RAISED TO AT LEAST 30" ABOVE THE POINT WHERE THE ROOF SURFACE AND WALL INTERSECT.

PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"



HEATHER YOUNG ARCHITECTS 81 Encina Avenue, Suite 100 Palo Alto, CA 94301 650-459-3200 / hyarchs.com

### **EXTERIOR** IMPROVEMEN

236 CASTRO ST MOUNTAIN VIEW CA 94041

| REV         | DATE       | DESCRIPTION  |
|-------------|------------|--------------|
| <u></u>     | 9/15/2023  | PLANNING APP |
| $\triangle$ | 12/15/2023 | RESUBMITTAL  |
| 2           | 02/15/2024 | RESUBMITTAL  |
| 3           | 03/29/2024 | ZA HEARING   |
|             |            |              |
|             |            |              |
|             |            |              |
|             |            |              |
|             |            |              |
|             |            |              |
|             |            |              |
|             |            |              |
|             |            |              |
|             |            |              |
|             |            |              |

EXISTING AND PROPOSED ROOF PLAN

A.9

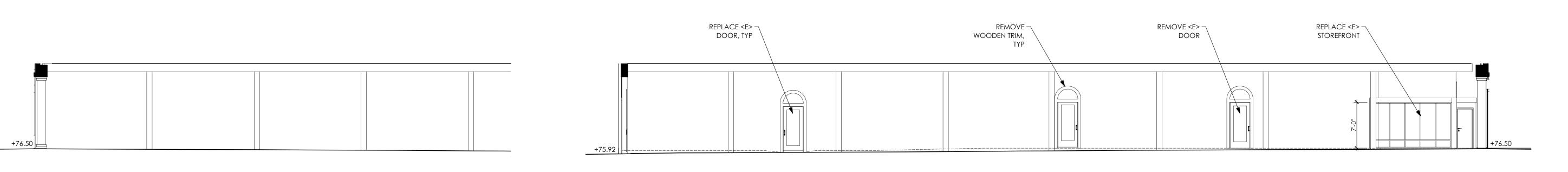
<E> ROOF DRAIN TO REMAIN

DASHED RECTANGLES DENOTE <N> ROOF PENETRATIONS FOR SKYLIGHTS

 $\xrightarrow{\text{SLOPE}}$ 

<E> SKYLIGHT TO REMAIN, TYP OF 3

<E> ROOF DRAIN TO





EXISTING PEDESTRIAN WALKWAY NORTH

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

PUBLIC WALKWAY

0 4' 8' 16'

EXISTING PEDESTRIAN WALKWAY SOUTH

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

5

DECORATIVE TRIMS TO BE

WINDOWS TO BE REPLACED IN

<E> OPENINGS

DECORATIVE TRIMS TO BE REMOVED

DOOR TO BE

REPLACED IN

E> OPENING

REMOVED

EXTERIOR IMPROVEMEN TS

236 CASTRO ST MOUNTAIN VIEW CA 94041

ISSUANCES

REV DATE DESCRIPTION

9/15/2023 PLANNING APP

12/15/2023 RESUBMITTAL

2 02/15/2024 RESUBMITTAL

3 03/29/2024 ZA HEARING

ADJACENT BUILDING
SHOWN HATCHED

ADJACENT BUILDING
SHOWN HATCHED

ADJACENT BUILDING
SHOWN HATCHED

ADJACENT BUILDING
SHOWN HATCHED

ADJACENT BUILDING SHOWN HATCHED

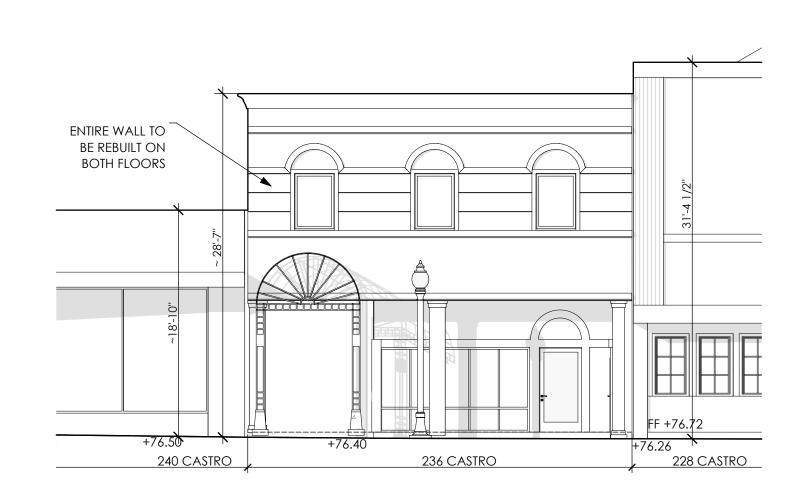
EXISTING NORTH ELEVATION

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

DECORATIVE TRIM TO BE REMOVED

NO CHANGE TO MATERIAL





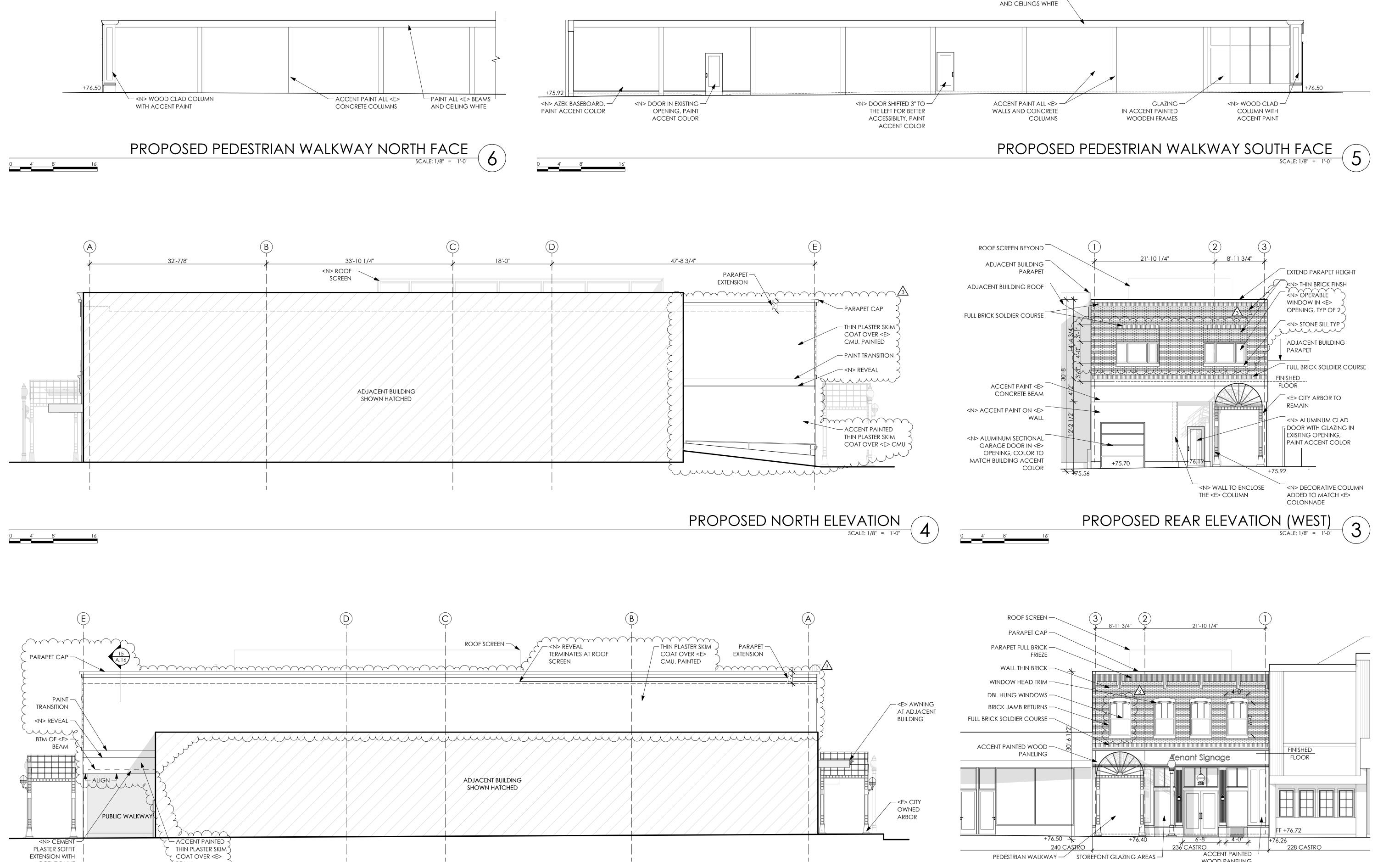
EXISTING ELEVATIONS

EXISTING SOUTH ELEVATION ABOVE WALKWAY

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

EXISTING STREET ELEVATION (EAST)

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



PROPOSED SOUTH ELEVATION ABOVE WALKWAY

**ACCENT PAINT** 

BEAM

PAINT ALL <E> BEAMS —



**EXTERIOR IMPROVEMEN** 

236 CASTRO ST MOUNTAIN VIEW CA 94041

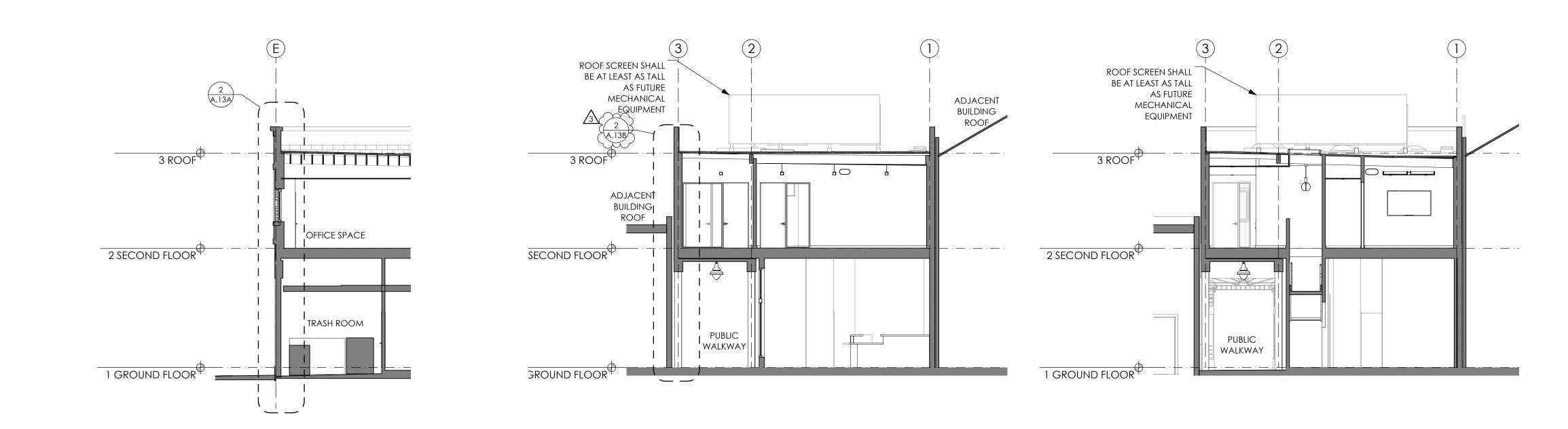
ISSUANCES 12/15/2023 RESUBMITTAL 2 02/15/2024 RESUBMITTAL 3 03/29/2024 ZA HEARING

> PROPOSED **ELEVATIONS**

WOOD PANELING

PROPOSED STREET ELEVATION (EAST)

REFER TO SHEET A.18





EXTERIOR IMPROVEMEN

236 CASTRO ST MOUNTAIN VIEW CA 94041

| 1AU22l      | NCES       | I            |
|-------------|------------|--------------|
| REV         | DATE       | DESCRIPTION  |
| $\triangle$ | 9/15/2023  | PLANNING APP |
| $\triangle$ | 12/15/2023 | RESUBMITTAL  |
| 2           | 02/15/2024 | RESUBMITTAL  |
| 3           | 03/29/2024 | ZA HEARING   |
|             |            |              |
|             |            |              |
|             |            |              |
|             |            |              |
|             |            |              |
|             |            |              |
|             |            |              |
|             |            |              |
|             |            |              |
|             |            |              |
|             |            |              |

TRANSVERSE SECTION AT GRIDLINE A.5

SCALE: 1/8" = 1'-0" 3 TRANSVERSE SECTION AT GRIDLINE B.5

SCALE: 1/8" = 1'-0" ROOF SCREEN SHALL BE AT LEAST AS TALL AS FUTURE MECHANICAL **EQUIPMENT** 2 SECOND FLOOR 1 GROUND FLOOR $^4$ 

REAR BUILDING SECTION

**ROOF SCREEN** MUST BE AT LEAST AS TALL AS EQUIPMENT CAP FLASHING TOP OF TALLEST EQUIPMENT STEEL RUNNER FIBER CEMENT BOARD, CAULK SCREW HEADS AND SEAMS, PAINT IN BUILDING COLOR STEEL RUNNER 3/4" GALVANIZED HAT CHANNELS, HORIZONTALLY MOUNTED, 16" O.C. SPACING PROVIDE NEOPRENE PAD UNDER STEEL STRUT CAP FLASHING OVER <N> PRESSURE TREATED SLEEPER CANT STRIP OR CRICKET WHERE ROOF DRAINAGE IS NEGATIVE <N> RIGID INSULATION - <E> SUBPURLIN FRAMING PURLIN DIRECTION AND LOCATION WILL VARY - <E> PURLIN OR BEAM, WHERE

**OCCURS** 

ROOF SCREEN DETAIL

SCALE: 3/4" = 1'-0"

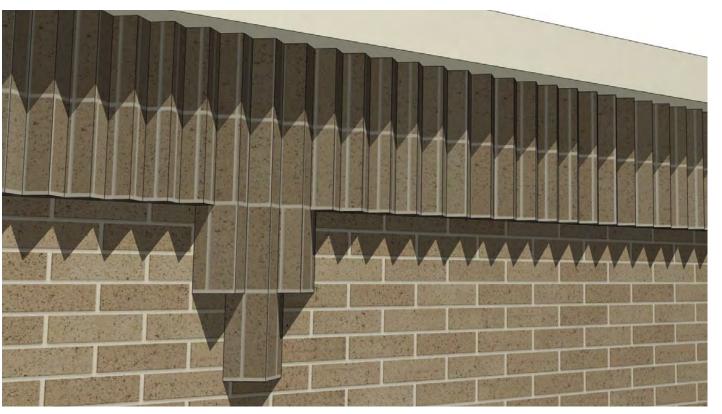
FUTURE -MECHANICAL <N> ROOF SCREEN **EQUIPMENT** ADJACENT BUILDING PARAPET PARAPET PARAPET EXTENTION

AT NORTH SIDE PARAPET TO ROOF ON ALL EXTENTION SIDES FOR FIRE SEPARATION AT REAR 3 ROOF 1'-4" PARAPET EXTENSION AT STREET \_\_ADJACENT BUILDING CANOPY 2 SECOND FLOOR GROUND FLOOR ADDITION +0.00 1 GROUND FLOOR

**BUILDING SECTIONS** 

LONGITUDINAL SECTION

LONGITUDINAL SECTION THRU WALKWAY







WINDOW DETAIL

NOT TO SCALE

5



CORNICE DETAIL

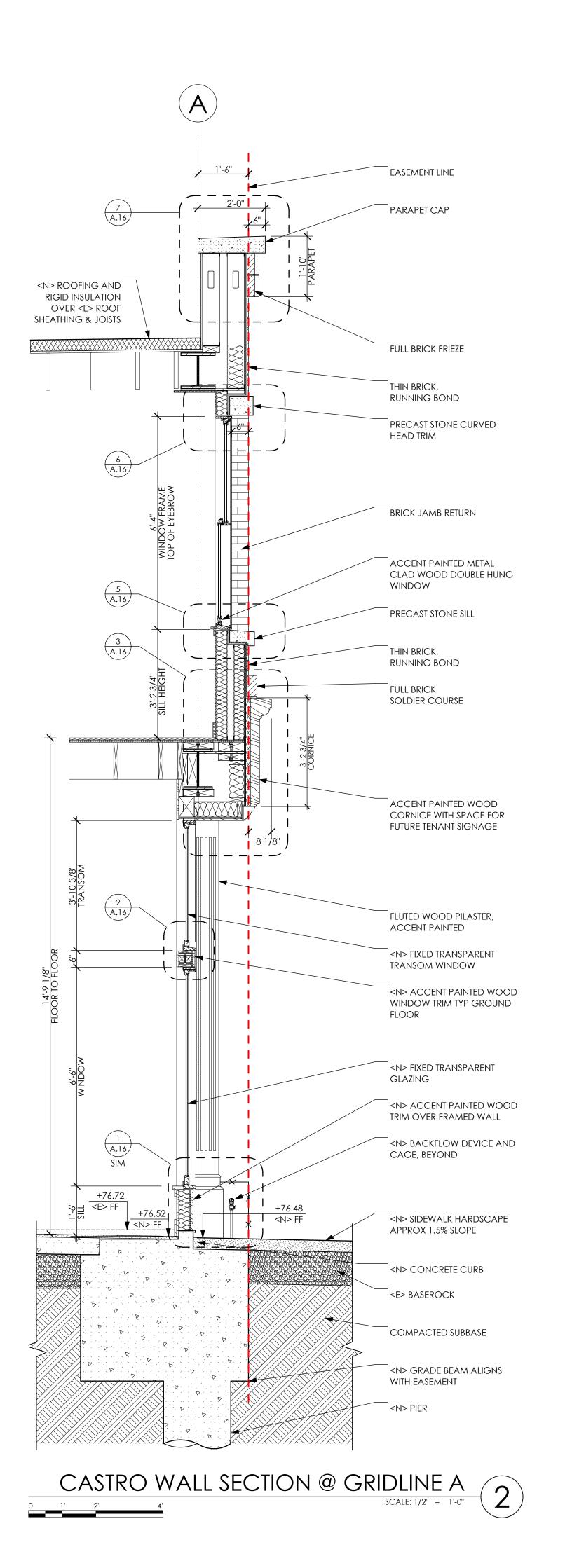
NOT TO SCALE



COLUMN BASE

NOT TO SCALE

3





CASTRO COLOR ELEVATION



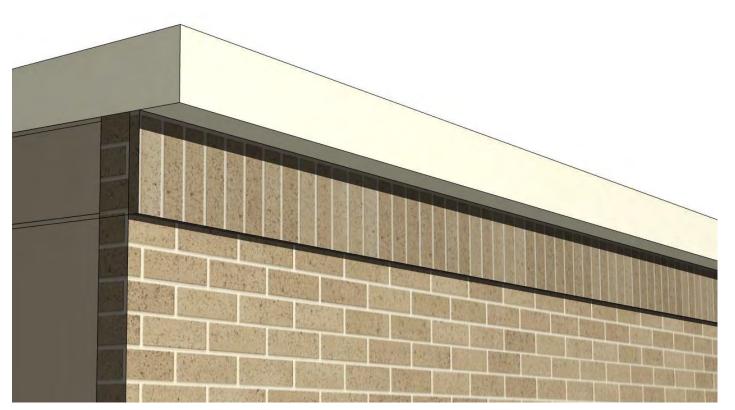
650-459-3200 / hyarchs.com

EXTERIOR IMPROVEMEN TS

236 CASTRO ST MOUNTAIN VIEW CA 94041

| 1AU22I      | I CES      |              |
|-------------|------------|--------------|
| REV         | DATE       | DESCRIPTION  |
| $\triangle$ | 9/15/2023  | PLANNING APP |
| $\triangle$ | 12/15/2023 | RESUBMITTAL  |
| 2           | 02/15/2024 | RESUBMITTAL  |
| 3           | 03/29/2024 | ZA HEARING   |
|             |            |              |
|             |            |              |
|             |            |              |
|             |            |              |
|             |            |              |
|             |            |              |
|             |            |              |
|             |            |              |
|             |            |              |
|             |            |              |
|             |            |              |
|             |            |              |

CASTRO WALL SECTION



REAR FACADE PARAPET DETAIL

NOT TO SCALE

5



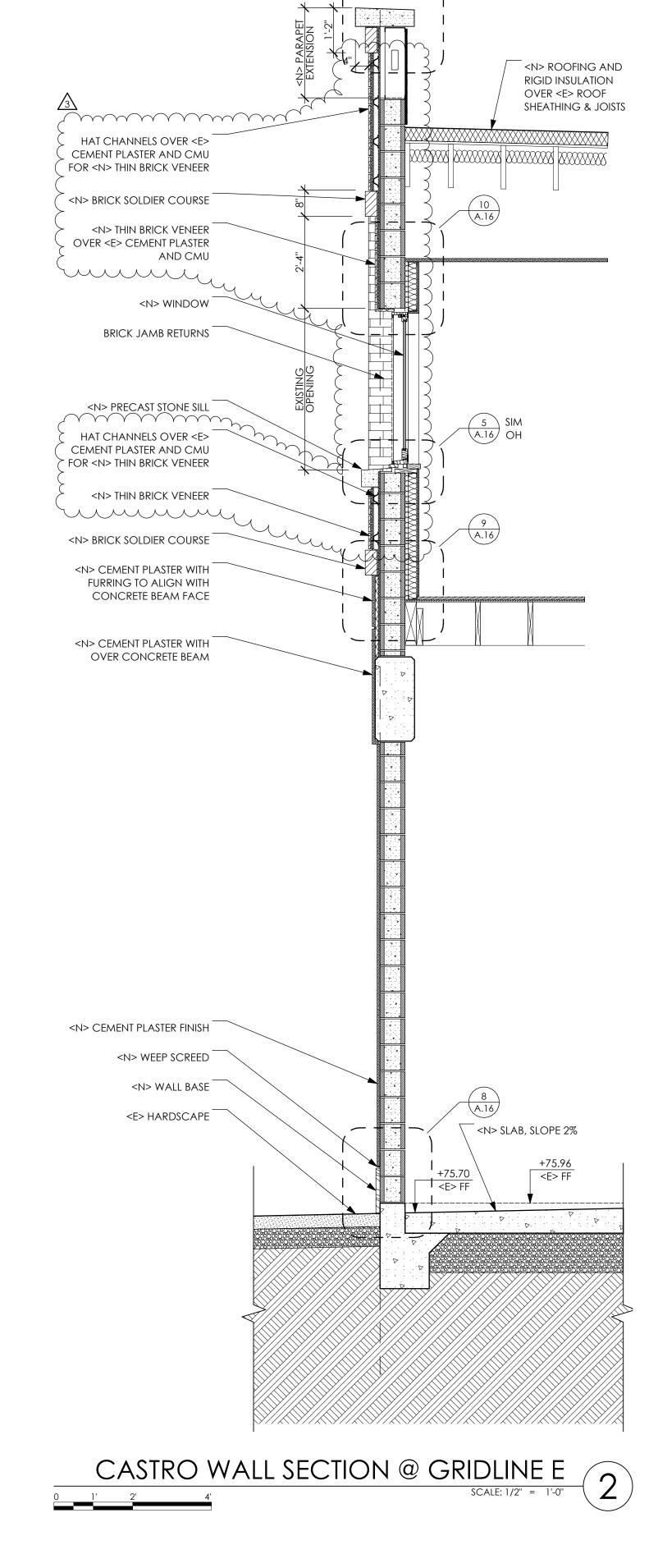




REAR FACADE BASE DETAIL

NOT TO SCALE

3





81 Encina Avenue, Suite 100 Palo Alto, CA 94301 650-459-3200 / hyarchs.com

**EXTERIOR** IMPROVEMEN

236 CASTRO ST MOUNTAIN VIEW CA 94041

The manufacture of the second

REAR COLOR ELEVATION

1/2" = 1'-0"

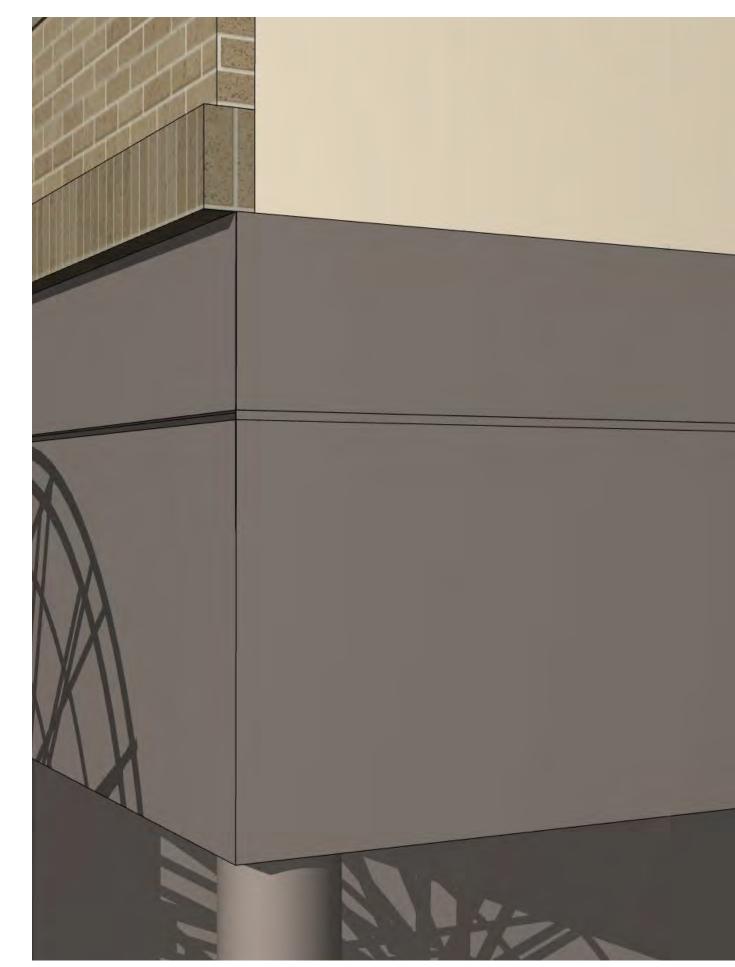
ISSUANCES REV DATE DESCRIPTION 12/15/2023 RESUBMITTAL 2 02/15/2024 RESUBMITTAL 3 03/29/2024 ZA HEARING

REAR WALL SECTION

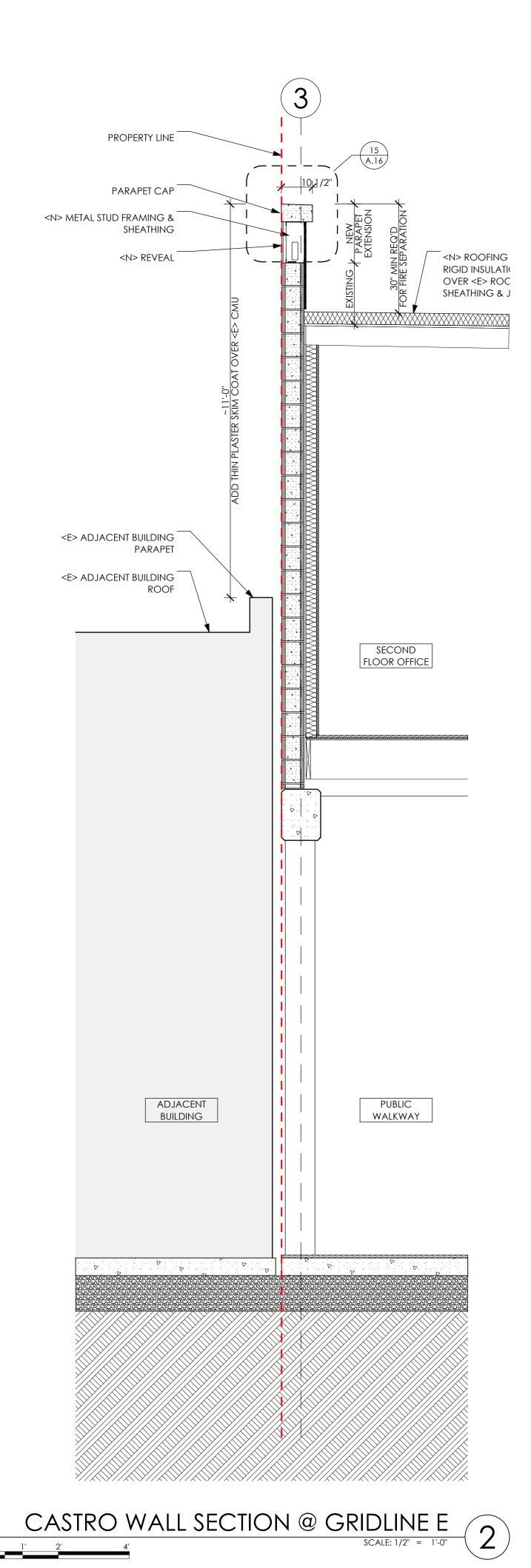
A.13A







SIDE FACADE PAINT DETAIL







EXTERIOR IMPROVEMEN TS

236 CASTRO ST MOUNTAIN VIEW CA 94041

| REV      | DATE | DESCRIPTION |
|----------|------|-------------|
| <u>3</u> |      | ZA HEARING  |
|          |      |             |
|          |      |             |
|          |      |             |
|          |      |             |
|          |      |             |
|          |      |             |
|          |      |             |
|          |      |             |
|          |      |             |
|          |      |             |
|          |      |             |
|          |      |             |
|          |      |             |

2 A.13B

SOUTH COLOR ELEVATION ABOVE WALKWAY

1/2" = 1'-0"

SIDE WALL SECTION

A.13B

#### ROOF SCREEN AND PLASTER REVEAL AT REAR

FIBER CEMENT PANELS WITH SANDED PLASTER FINISH IN BUILDING PAINT COLOR









#### PARAPET BRICK FRIEZE

H. C. MUDDOX
FULL BRICK, TUMBLED
SET AT 45° ANGLE
3 5/8" x 2 1/8" x 7 5/8"
BIRCH COLOR
3/8" MORTAR JOINTS



81 Encina Avenue, Suite 100
Palo Alto, CA 94301
650-459-3200 / hyarchs.com

#### PARAPET CAP, WINDOW HEAD & SILL

VALORI PRECAST BLANCO SMOOTH





#### WALL BRICK RUNNING BOND

H. C. MUDDOX
THIN BRICK, TUMBLED
WITH CORNER PEICES FOR RETURNS
3/4" x 2 1/8" x 7 5/8"
BIRCH COLOR
3/8" MORTAR JOINTS

#### EXTERIOR IMPROVEMEN TS

236 CASTRO ST MOUNTAIN VIEW CA 94041

#### METAL CLAD WOOD WINDOWS

MARVIN ULTIMATE CLAD WOOD
DOUBLE HUNG MAGNUM
EYEBROW HEAD
7/8" SDL MUNTINS
CARDINAL 366 LOW-E GLAZING
PAINTED ACCENT COLOR







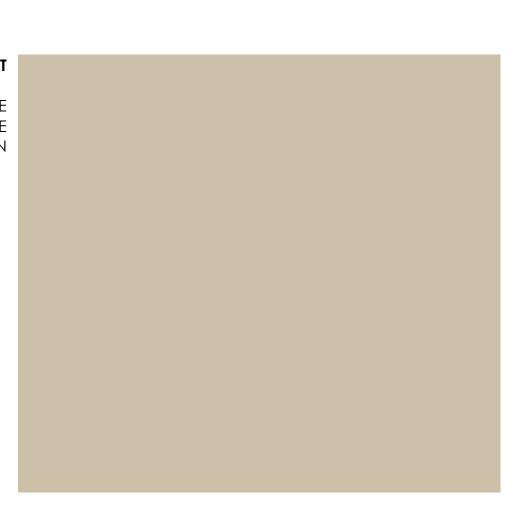
#### BRICK SOLDIER COURSE

H. C. MUDDOX
FULL BRICK, TUMBLED
3 5/8" x 2 1/8" x 7 5/8"
BIRCH COLOR
3/8" MORTAR JOINTS

| SSUAN       | SUANCES    |              |  |  |  |  |
|-------------|------------|--------------|--|--|--|--|
| REV         | DATE       | DESCRIPTION  |  |  |  |  |
| $\triangle$ | 9/15/2023  | PLANNING APP |  |  |  |  |
| $\triangle$ | 12/15/2023 | RESUBMITTAL  |  |  |  |  |
| <u>^</u>    | 02/15/2024 | RESUBMITTAL  |  |  |  |  |
| <u> </u>    | 03/29/2024 | ZA HEARING   |  |  |  |  |
|             |            |              |  |  |  |  |
|             |            |              |  |  |  |  |
|             |            |              |  |  |  |  |
|             |            |              |  |  |  |  |
|             |            |              |  |  |  |  |
|             |            |              |  |  |  |  |
|             |            |              |  |  |  |  |
|             |            |              |  |  |  |  |
|             |            |              |  |  |  |  |
|             |            |              |  |  |  |  |
|             |            |              |  |  |  |  |
|             |            |              |  |  |  |  |
|             |            |              |  |  |  |  |

#### **BUILDING PAINT**

BENJAMIN MOORE HC-80, BLEEKER BEIGE SATIN SHEEN



#### ADDRESS NUMBERS

NATURAL BRASS FINISH 6" TALL, 1" THICK ADHERED TO GLASS



#### ENTRY HARDSCAPE

GAVIN HISTORICAL BRICKS
OLD CHARLOTTESVILLE GOLD COBBLE
6" x 6" WIDE, 2.5" DEEP



### ACCENT PAINT

BENJAMIN MOORE CC-542, WILLOW SEMI-GLOSS SHEEN

> PROPOSED MATERIAL PALETTE



650-459-3200 / hyarchs.com

# EXTERIOR IMPROVEMEN

236 CASTRO ST MOUNTAIN VIEW CA 94041

| REV         | DATE       | DESCRIPTION |
|-------------|------------|-------------|
| $\triangle$ | 12/15/2023 | RESUBMITTAL |
| 2           | 02/15/2024 | RESUBMITTAL |
| <u>/3\</u>  | 03/29/2024 | ZA HEARING  |
|             |            |             |
|             |            |             |
|             |            |             |
|             |            |             |
|             |            |             |
|             |            |             |
|             |            |             |
|             |            |             |
|             |            |             |
|             |            |             |
|             |            |             |
|             |            |             |

ARBOR PAVING COMPARISON

A.18



EXTERIOR IMPROVEMENTS : 3/29/2024 12:26 PM