#### **DRAWING INDEX ABBREVIATIONS PROJECT DATA GENERAL NOTES** PRIOR TO SUBMITTING COST PROPOSAL, THE CONTRACTOR SHALL VERIFY EXISTING ARCHITECTURAL CONDITIONS ON SITE AND REVIEW MODIFICATIONS REQUIRED TO SUIT EXISTING TOTAL AREA OF WORK: 7,598 SQ. FT CONDITIONS, INCLUDING EXISTING BUILDING SHELL CONDITIONS AND EQUIPMENT A0.0.0 TITLE & COVER SHEET LAVATORY WHICH MAY EFFECT THE WORK. LOW POINT or PLASTIC LAMINATE TDM PLAN LIQUID SOAP DISPENSER **EXISTING & PROPOSED OCCUPANCY:** B - OFFICE CONTRACT DOCUMENTS ARE COMPLEMENTARY, WHAT IS CALLED FOR ON ANY DOCUMENT WILL BE BINDING AS IF CALLED FOR ON ALL DOCUMENTS. ALL WORK SHOWN MACHINE BOLT A0.0.2 TDM PLAN (CONT.) OR REFERENCED ON ANY CONSTRUCTION DOCUMENT SHALL BE PROVIDED AS THOUGH MONOLITHIC FLOORING SHOWN ON ALL RELATED DOCUMENTS. CONSTRUCTION TYPE: EXISTING SITE & EXITING PLAN THE CONTRACTOR SHALL EXAMINE, READ AND BE THOROUGHLY FAMILIAR WITH ALL OF THE CONTRACT DOCUMENTS. SHOULD THE CONTRACTOR FIND DISCREPANCIES IN OR NUMBER OF STORIES: A1.0.1 SITE SURVEY (FRO) OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS, OR SHOULD BE IN DOUBT AS TO NOT TO SCALE THEIR INTENT OR MEANING, HE SHALL NOTIFY THE ARCHITECT IMMEDIATELY FOR FIRST FLOOR DEMOLITION & NEW PLAN CLARIFICATION OR INTERPRETATION. 2019 CBC, CEC, CMC, CPC & CFC **BUILDING CODE:** 2019 CA ENERGY CODE CONTRACTOR SHALL CONFIRM DURING THE PRICING PERIOD ON-SITE DELIVERY DATES OF ALL MATERIALS SPECIFIED IN THE CONTRACT DOCUMENTS AND IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF POTENTIAL DELAYS TO THE COMPLETION OF THE SPRINKLERED: PROJECT. IF THE CONTRACTOR FAILS TO ORDER MATERIALS IN SUFFICIENT TIME FOR PLYWOOD POINT CHANNEL FRAMING SYSTEM ORDERLY INSTALLATION, THE ARCHITECT WILL NOT ENTERTAIN ANY REQUESTS FOR CORNER GUARD PAPER TOWEL DISPENSER MATERIAL SUBSTITUTION. COAT HOOK **ZONING INFORMATION:** THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS ON A REGULAR RESILIENT BASE BASIS, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY LOT SIZE: 9,000 SQ. FT DIRT, DEBRIS OR DUST FROM AFFECTING FINISHED AREAS IN OR OUTSIDE OF THE JOB REFRIGERATOR CONTINUOUS SITE. THE BUILDING REFUSE FACILITIES SHALL NOT BE USED FOR THIS PURPOSE RESILIENT FLOORING P: PLANNED COMMUNITY/ **ZONING DISTRICT:** WITHOUT PERMISSION FROM BUILDING OWNER. PRECISE PLAN RESILIENT TILE CONTRACTOR SHALL LEAVE THE PREMISES AND ALL AFFECTED AREAS CLEAN AND IN AN (SEC 36.22) - AREA G ORDERLY MANNER READY FOR MOVE IN AT THE END OF THE PROJECT. THIS SHALL RAIN WATER LEADER COMMERCIAL & MEDICAL OFFICE **EXISTING LAND USE:** INCLUDE CLEANING OF ALL INTERIOR AND EXTERIOR GLASS AND FRAMES, BOTH NEW SEALED CONCRETE DIVISIONS COMMERCIAL PROPOSED LAND USE: STONE FLOORING ADMINISTRATIVE OFFICE FIRE EXTINGUISHERS (MINIMUM 2A:10BC) SHALL BE LOCATED WITHIN A MAXIMUM AREA EMERGE. EYEWASH & SHOWER SEE PROJECT DESCRIPTION ON A0.0.0 OF 3,000 SQ. FT. OF COVERAGE AND A MAX. TRAVEL DISTANCE OF 75'-0", UNLESS OTHERWISE REQUIRED BY STRICTER REGULATIONS SUCH AS LOCAL ORDINANCES. SOLID SURFACING MATERIAL REQUIRED PARKING: 23 PARKING SPACES = 7,598 SQ FT / 333 SQ FT CTRICAL WATER COOLER PRESERVE AND MAINTAIN <E> EXITS DURING DEMOLITION AND CONSTRUCTION PHASES. SANITARY NAPKIN RECEPTACLE PROVIDED ONSITE PARKING: STAINLESS STEEL PROVIDE EXIT ILLUMINATION & SIGNS PER CBC SEC. 1008 & 1013. PARKING PAID IN-LIEU FEES: STRUCT. STRUCTURAL FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET ALL WORK SHALL MEET FEDERAL, STATE AND LOCAL BUILDING CODES AND ORDINANCES PROJECT DESCRIPTION **BIKE PARKING ONSITE:** (1) INTERIOR & (1) EXTERIOR IN EFFECT AT THE TIME OF CONSTRUCTION IN ADDITION TO ADA REQUIREMENTS. TEMP. CONTROL VALVE TOP OF SLAB FIRE HOSE CABINET ALL MECHANICAL, ELECTRICAL AND PLUMBING LOCATIONS SHOWN ON PLANS ARE FOR TUBE SECTION TYPICAL DESIGN INTENT ONLY. ALL ELECTRICAL, MECHANICAL AND FIRE PROTECTION WORK IS THIS PROJECT CONSISTS OF CONVERTING A MULTI-TENANT SPACE TO A SINGLE-TENANT SPACE FACE OF FINISH FACE OF MASONRY FACE OF STUD TOILET PAPER TO BE DESIGN-BUILD. DESIGN-BUILD CONTRACTORS ARE TO SUBMIT DRAWINGS AND IN A 7,598 SQUARE FOOT EXISTING ONE STORY BUILDING. THE BUILDING WILL BE USED FOR TOILET SEAT COVER REQUIRED CALCULATIONS TO THE CITY FOR PLAN CHECK. OFFICE SPACE\*. INTERIOR PARTITIONS WILL BE DEMOLISHED FOR ONE CONTIGUOUS TENANT UNDERGROUND FIBERGLASS REINFORCED PLASTIC SPACE AND NEW PARTITIONS WILL BE CONSTRUCTED FOR AN ACCESSIBLE TOILET CORE. THE 12. CONTRACTOR SHALL COORDINATE ALL WORK WITH MECHANICAL, ELECTRICAL AND UNLESS OTHERWISE NOTED FIRE SPRINKLER FUTURE TENANT WILL BE RESPONSBILE FOR ANY ADDITIONAL SUPPORT SPACE CONSTRUCTION PLUMBING DRAWINGS, AND REPORT TO KP arch OR TENANT REPRESENTATIVE ANY **FOOTINGS** UNDER A SEPARATE PERMIT. NO HAZARDOUS MATERIALS WILL BE USED OR STORED AT THE DISCREPANCIES FOR CORRECTION OR ADJUSTMENT. NO ALLOWANCE WILL BE MADE FIRE VALVE CABINET SITE. REFER TO THE EXITING PLAN, A1.0.0, FOR EXITING REQUIREMENTS. FABRIC WALL COVERING FOR INCREASED COSTS INCURRED DUE TO LACK OF PROPER COORDINATION. VINYL WALL COVERING FABRIC WRAPPED PANELS \*THE APPLICATION FOR THE PROVISIONAL USE PERMIT ONLY APPLIES TO THE GROUND FLOOR. THE CONTRACTOR, OR SUBCONTRACTORS, SHALL SECURE AND PAY FOR ALL PERMITS THE BUILDING WILL BE USED FOR TO ADMINISTRATIVE OFFICE AND SERVICES FACILITIES WHICH WOOD BASE WOOD FLOORING GOVERNMENTAL FEES AND LICENSES REQUIRED FOR PROPER COMPLETION OF THE WOULD INCLUDE HEADQUARTERS, REGIONAL AND/OR OTHER ORGANIZATIONAL MANAGEMENT WORK. THE CONTRACTOR SHALL REQUEST ALL INSPECTIONS REQUIRED BY LOCAL WATER HEATER AND ADMINISTRATIVE SERVICES FOR A VARIETY OF FIRMS AND INSTITUTIONS, AS WELL AS WATERPROOF GOVERNMENTAL AGENCIES AND COORDINATE THE WORK ACCORDINGLY. ĞYPSUM BOARD DRY WALL OTHER BUSINESS OR SERVICES ESTABLISHMENTS OF THE SAME GENERAL CHARACTER AS WATER RESISTANT SALVANIZED IRON ADMINISTRATIVE OFFICE USE. SUCH FIRMS AND INSTITUTIONS WOULD RANGE FROM HUMAN WASTE RECEPTACLE WINDOW TREATMENT THE CONTRACTOR SHALL SUBMIT TO THE OWNER AND TENANT FOR APPROVAL, A RESOURCE MANAGEMENT FIRMS, TO ACCOUNTING FIRMS, TO CONSULTING FIRMS, TO FINANCIAL DETAILED CONSTRUCTION SCHEDULE SHOWING PHASING OF WORK AND MECHANICAL WOOD VENEER WELDED WIRE FABRIC AND PROFESSIONAL OFFICE FIRMS, TO GRAPHIC AND DESIGN FIRMS, TO SOFTWARE AND/OR OR ELECTRICAL DISRUPTIONS TO BUILDING SERVICES. INTERNET COMPANY ENGAGED IN CLOUD COMPUTING, SOCIAL NETWORKING, MACHINE LEARNING OR ARE OTHERWISE DEVOTED TO SCIENTIFIC AND ENGINEERING RESEARCH AND REVIEW MECHANICAL SYSTEM TO DETERMINE IF RETURN AIR PLENUMS EXIST. WHERE DESIGN DEVELOPMENT OF NEW TECHNOLOGY AND PRODUCTS. APPLICABLE, MATERIALS EXPOSED IN RETURN AIR PLENUMS MUST MEET THE SPECIFIC REQUIREMENTS FOR SUCH AN APPLICATION IN THE NATIONAL ELECTRICAL CODE AND INSIDE INSULATION ALL NEW WORK WILL COMPLY WITH THE DISABLED ACCESSIBILITY REQUIREMENTS OF UNIFORM MECHANICAL CODE. THIS INCLUDES THE TELEPHONE AND COMPUTER CALIFORNIA BUILDING CODE CHAPTER 11B. THE BUILDING PARKING. PATH OF TRAVEL AND TOILET ROOMS SERVING THE SUITE MEET THE REQUIREMENTS OF CALIFORNIA BUILDING CODE SECTION 11B-202.4. THE MAXIMUM FLAMESPREAD CLASSIFICATION OF FINISH MATERIALS USED ON INTERIOR WALLS AND CEILINGS MUST NOT EXCEED THE LIMITS SET FORTH IN CBC SEC. 803.1 & TUFTED, LOOPED OR SIMILAR SURFACE AS WALL OR CEILING FINISH MUST HAVE A CLASS A FLAMESPREAD CLASSIFICATION. **DEFERRED SUBMITTALS** PROJECT TEAM FIRE PROTECTION NOTES **VICINITY MAP** ALL FIRE SPRINKLER WORK SHALL COMPLY WITH NFPA #13, LATEST EDITION, AND NOT USED /1 THE 2019 CALIFORNIA FIRE CODE. FIRE ALARM SYSTEM ARCHITECT: 408.438.3231 TEL FIRE SPRINKLER CONTRACTOR TO PROVIDE AT LEAST THREE COPIES OF SHOP karissa@kpkarch.com QUALITY DRAWINGS, HYDRAULIC CALCULATIONS (IF OF HYDRAULIC DESIGN), CONTACT: Karissa Kashyap PERMIT APPLICATION AND FEES TO THE CITY BUILDING DEPARTMENT FOR REVIEW PRIOR TO CONSTRUCTION. A SYSTEM TEST ON NEW OR MODIFIED FIRE SPRINKLER SHALL BE WITNESSED BY THE CITY FIRE PREVENTION DEPARTMENT PRIOR TO ANY PORTION BEING CONCEALED. GIVE AT LEAST 48 HOURS NOTICE FOR INSPECTION. OWNER: BJ Villa LLC 682 Villa Street, Suite A A LICENSED FIRE PROTECTION CONTRACTOR SHALL PERFORM ALL DESIGNS, Mountain View, CA 94041 PROVIDE ALL MATERIALS AND LABOR TO MODIFY EXISTING, AND ADD NEW 650.387.0022 TEL SPRINKLER SYSTEM TO ACCOMMODATE THE NEW AREA MODIFICATIONS. lund@smithdevelopment.com CONTACT: Lund Smith THE QUANTITIES, LOCATION, AND SIZES OF THE PROPOSED NEW AND RELOCATED HEADS, PIPING AND FIRE HOSE CABINETS, IF SHOWN, ARE FOR REFERENCE ONLY. View. CA 94041 akeout · Delivery THE LICENSED FIRE PROTECTION CONTRACTOR IS RESPONSIBLE TO FIELD MEASURE THE EXISTING SYSTEM AND DETERMINE THE EXACT QUANTITIES, LOCATIONS AND SIZES OF THE COMPLETE NEW AND MODIFIED SPRINKLER SYSTEM OVER THE AFFECTED AREA, I.E. HEADS, PIPING, FIRE HOSE CABINETS, THE FIRE SPRINKLER SYSTEM SHALL BE A WET-PIPE CALCULATED SYSTEM. United States Postal Service SPRINKLER SHALL BE INSTALLED ABOVE AND BELOW CEILINGS, UNDER CANOPIES AND OVERHANGS, AND ALL OTHER AREAS AS REQUIRED BY CODE, AND THE LOCAL ADOPTIVE ORDINANCE. ALL SPRINKLER HEADS SHALL BE PROVIDED BY THE CONTRACTOR. ALL HEADS SHALL BE SEMI-RECESSED WITH ESCUTCHEON PLATES. PROVISIONS SHALL BE MADE TO PROTECT THE FIRE SPRINKLER PIPING AGAINST DAMAGE SUBJECT TO EARTHQUAKES AS REQUIRED BY APPLICABLE CODES. K. ALL NEW WORK TO BE BLACK IRON PIPE. ALL SPRINKLER HEADS ARE TO BE CENTERED IN ACOUSTIC CEILING TILES OR CENTERED IN 2 X 2 SECTIONS OF SECOND LOOK TILES. FINAL LOCATIONS OF ALL SPRINKLER HEADS ARE TO BE SUBMITTED TO AND APPROVED BY KP\_arch DESIGN. FIRE SPRINKLER AND FIRE ALARM DRAWINGS SHOWING REQUIRED

# MARKET READY

MODIFICATIONS BASED ON NEW WORK TO BE SUBMITTED TO FIRE DEPARTMENT

AS A DEFERRED SUBMITTAL.

682 VILLA ST. MOUNTAIN VIEW, CA

## KP arch

Cell | 408.438.3231 Email | karissa@kpkarch.com



NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE
	PLANNING REVIEW	07.19.21
$\triangle$	PLANNING RESPONSE 1	10.07.21
<u>^</u> 2	PLANNING RESPONSE 1.1	11.17.21

 JOB NO:
 SD-01

 DATE:
 07.19.21

 SCALE:
 AS SHOWN

PROJECT:

MARKET READY

682 VILLA ST

MOUNTAIN VIEW, CA

CLIENT:

SMITH DEVELOPMENT 682 VILLA ST MOUNTAIN VIEW, CA

SHEET TITLE

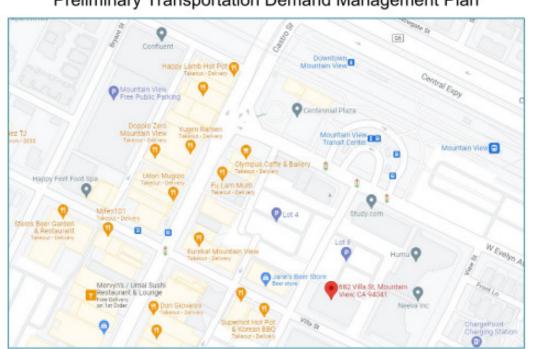
TITLE & COVER SHEET

SHEET NO:

A0.0.0

#### 682 Villa Street **Mountain View**

#### Preliminary Transportation Demand Management Plan



Prepared for:

Smith Development

Prepared by:



(408) 420-2411 September 10, 2021

### 682 Villa Street — Preliminary TDM Plan September 10, 2021

#### 682 Villa Street Transit Resources

Route	Span of Service	Weekday Trips	Communities Served
21 VTA	7 Days/Week 5:38 a.m 7:38 p.m.	50	Arboretum & Sand Hill, Palo Alto Transit Center, Middlefield & Embarcadero, Middlefield & Charleston, Showers & Latham, Mountain View Transit Center, Moffett and Central Opposite Jackson, Middlefield & Ellis, Evelyn & Frances, Evelyn & Wolfe, Monroe & Bowers, Monroe & Franklin, and Santa Clara Transit Center
40 VTA	7 Days/Week 6:31 a.m 7:39 p.m.	56	Foothill College, San Antonio & Almond, Showers & El Camino, Rengstorff & San Ramon, Charleston & Huff, Shoreline & Plymouth, and Mountain View Transit Center
51 VTA	5 Days/Week 6:40 a.m 6:40 p.m.	40	North Akron & McCord, Moffett & Jackson, Mountain View Transit Center, El Camino Hospital, Grant & Fremont, Truman & Bryant, Stevens Creek & Foothill, Stevens Creek & Stelling, Saratoga-Sunnyvale & Prospect, Saratoga & Saratoga-Los Gatos, and West Valley Transit Center
52 VTA	5 Days/Week 7:28 a.m 4:09 p.m.	18	Mountain View Transit Center, El Camino & Shoreline, El Monte & Marich, and Foothill College
Route A MVgo Shuttle	5 Days/Week 6:40 a.m 8:10 p.m.	18	Mountain View Transit Center, 301 E Evelyn Parking Lot, 389 N Whisman (Google Quad), 313 Fairchild (Google), 645 Clyde Ave (Samsung), VTA Middlefield Station, Whisman @ Middlefield, Ferry Morse @ E Evelyn, and Mountain View Transit Center
Route B MVgo Shuttle	5 Days/Week 6:40 a.m 8:10 p.m.	18	Mountain View Transit Center, Shoreline @ Terra Bella, Pear @ Inigo, 1045 La Avenida (Microsoft), 1255 Pear (Google), Shoreline @ Pear, Shoreline @ Charleston, 2011 Stierlin Court (Google), Crittenden Lane @ Google, Shoreline @ Charleston, Shoreline @ Pear, Shoreline @ Terra Bella, and Mountain View Transit Center
Route C MVgo Shuttle	5 Days/Week 6:0 a.m 8:10 p.m.	29	Mountain View Transit Center, Charleston & Google, 1950 Charleston, Garcia @ Salado, Garcia @ Marine, Marine @ Casey, El Camino @ Distel, and Mountain View Transit Center
Route D MVgo Shuttle	5 Days/Week 6:40 a.m 8:12 p.m.	28	Mountain View Transit Center, El Camino @ Distel, San Antonio @ Miller, Marine @ Casey, Garcia @ Marine, Garcia @ Salado, Charleston @ Landings, Charleston @ Huff, and Mountain View Transit Center
Gray Line MV Community Shuttle	7 Days/Week 10:43 a.m 5:43 p.m.	15	San Antonio Center, California/Ortega, Community Center, Rengstorff/Central Expy, Rengstorff/Montecito, Rengstorff/Middlefield, Crittenden Middle School, Middlefield /San Pierre, Shoreline/Middlefield, Middlefield/Easy, Whisman /Middlefield, Whisman Station, Sylvan Park, El Camino Real/Sylvan, Grant Rd, Cuesta/Grant, El Camino Hospital, Grant/Eunice, Cuesta/Grant, Cuesta/Miramonte, Graham Middle School, Castro/El Camino Real, Civic Center, MV Transit Center, Villa/Franklin, Villa/Shoreline, Senior/Teen Center, California/Rengstorff, California/Ortega, and San Antonio Center
Red Line MV Community Shuttle	7 Days/Week 10:12 a.m 5:12 p.m.	15	San Antonio Center, California/Ortega, California/Rengstorff, Senior/Teen Center, Villa/Mariposa, Villa/Franklin, MV Transit Center, Civic Center, Castro/El Camino Real, Graham Middle School, Cuesta/Miramonte, Cuesta/Grant, El Camino Hospital, Grant/Eunice Grant Rd, El Camino Real/Sylvan, Sylvan Park, Whisman Station, Whisman/Middlefield, Middlefield/Easy, Middlefield/Moffett, Shoreline/Middlefield MI, Middlefield/San Pierre, Crittenden Middle School, Rengstorff/Middlefield, Rengstorff/Montecito, Rengstorff/Central Expy, Community Center, California/Rengstorff, California/Ortega, and San Antonio Center
Caltrain	7 Days/Week 4:49 a.m 1:16 a.m.	70	Gilroy, San Martin, Morgan Hill, Blossom Hill, Capitol, Tamien, San Jose Diridon, College Park, Santa Clara, Lawrence, Sunnyvale, Mountain View, San Antonio, California Ave, Palo Alto, Menlo Park, Redwood City, San Carlos, Belmont, Hillsdale, Hayward Park, San Mateo, Burlingame, Millbrae, San Bruno, So. San Francisco, Bayshore, 22nd Street, and San Francisco
2017/2017	Il Bus Trips/Weekday		cannot alderly orthorn in need

682 Villa Street — Preliminary TDM Plan

Bicycle Commuter Resources

Bicycle commuters looking to find a riding partner can log on to https://511.org/biking for more information. The 511 system also provides significant resources for bicycle commuters, including:

 Bicycle maps Location of lockers

 How to take your bike on public transit · How to take your bike across Bay Area toll bridges

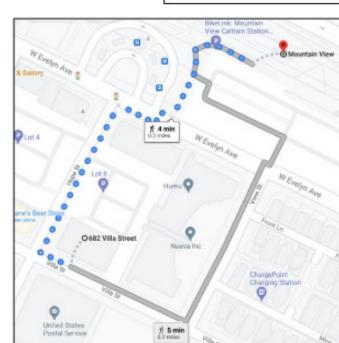
 How to ride safely in traffic Tips on commuting

Tips for bike selection

 Links to bicycle organizations Bike to Work Day

Pedestrian Facilities According to WalkScore.com, this project location scores an 87 out of 100 for walkability, which means most errands are accomplishable on foot. This type of connectivity provides a high level of pedestrian access for the project.

Employees working at 682 Villa Street are 0.20 miles from Caltrain, which is a four-minute



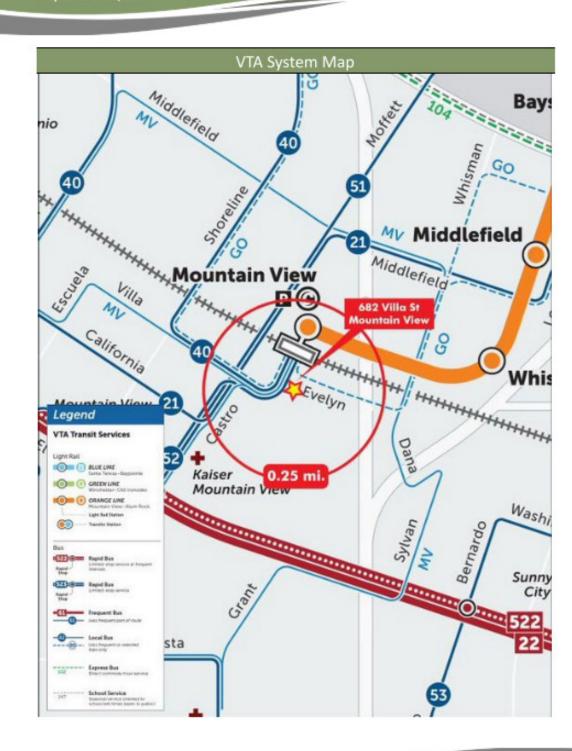
Very Walkable

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TDM EXECUTIVE SUMMARY ... INTRODUCTION... 1.0 PROJECT DESCRIPTION.. 2.0 EXISTING TRANSPORTATION FACILITIES... Walking Route To Transit.... Public Transportation Access (Transit, Shuttle, Commuter Rail, and Light Rail) ...... 682 Villa Street Transit Resources .... VTA System Map ...... Transit Trip Planning Resources... Bicycle Connections .. Mountain View Bicycle Map .. Bicycle Commuter Resources .. Pedestrian Facilities ... 3.0 BICYCLE FACILITIES... 4.0 EMPLOYEE COMMUTER RESOURCE FLIER. 5.0 NEARBY AMENITIES . Nearby Amenities ... 6.0 COMMUTER BENEFITS. Transit Subsidies .. Vanpool Subsidies... Alternative Work Schedule Option - Flextime, Compressed Workweek... Tenant Offered Guaranteed Ride Home Program.... 7.0 COMMUTER RESOURCES .. Employee Transportation Coordinator/Employee Assistance . Clipper START Discounted Pass.... Clipper Card Grants Up to \$7,500... Access to MTC \$350 Monthly Vanpool Group Subsidy .. VTA \$350 Vanpool Monthly Subsidy... MVgo Free and Discounted Carpool Incentive... Merge 511 \$25 Carpool Rewards .... Carpool and Vanpool Ride-matching Services. 8.0 MONITORING AND REPORTING... Tenant Performance and Lease Language - TDM Requirements . Trip Generation Estimate..... Annual Employee Commute Survey .. Annual Commute Survey Report .

ATTACHMENT Nearby Amenities

#### TDM SPECIALISTS, INC. QUALIFICATIONS



682 Villa Street — Preliminary TDM Plan

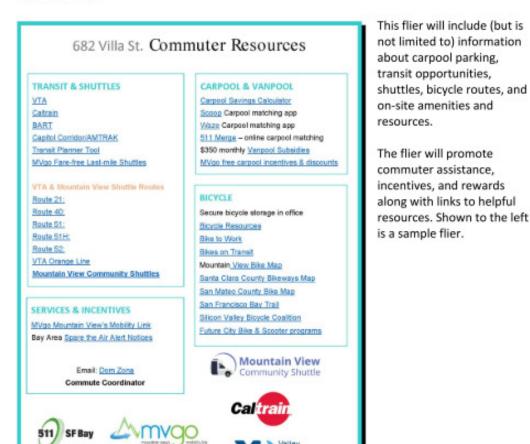
3.0 BICYCLE FACILITIES

The applicant will provide one interior bike storage space and one exterior Class II bike rack.

Bike parking can expand to accommodate more bike parking for future needs. Shown to the right is a photo of an exterior rack.

4.0 EMPLOYEE COMMUTER RESOURCE FLIER

The applicant will provide the future tenant with a reproducible and editable employee commuter flier.



682 Villa Street — Preliminary TDM Plan

#### TDM EXECUTIVE SUMMARY

The Transportation Demand Management (TDM) plan at 682 Villa Street provides a viable and dynamic program to support an eight percent peak-hour vehicle trip reduction.

The TDM measures listed below are consistent with other well-performing TDM plans and tripreduction programs in Mountain View, Palo Alto, the San Francisco Bay Area, and other national locations.

The following outline provides a summary of the applicant's plan for the project:

- Infrastructure Long-term bike parking
- Nearby amenities Commute resource flyer
- Commuter Benefits
- Subsidies Transit subsidies Vanpool subsidies
- Caltrain GoPass VTA SmartPass
- Flexible work schedule
- o Tenant offered Guaranteed Ride Home program Commuter Resources
  - Employee Transportation Coordinator Clipper START discounted pass
  - Clipper Card Grants up to \$7,500 MTC \$350 monthly vanpool group subsidy
  - VTA \$350 monthly vanpool group subsidy
  - MVgo free and discounted carpool incentive
- Merge 511 \$25 carpool rewards
- Carpool and vanpool ride-matching services
- Monitoring and Reporting Tenant performance and lease language
- Annual employee commute survey
- Trip generation estimate

### Annual commute survey report

Online trip planning services are a helpful tool for planning bike, carpool, and public transit trips.

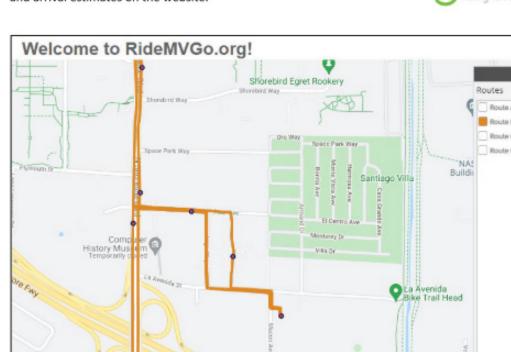


Google Maps Compare driving, transit, biking, and walking. Visit Website Category: Multi-Purpose

App Store ) ( G Google Play

Google collaborates with select regional transit agencies to provide a public transit planner for riders of VTA, Caltrain, BART, and other San Francisco Bay Area systems. This free service is available online at www.google.com/transit.

RideMVGO is the tracking website for MVgo shuttles. Shuttle riders can see real-time traffic information and arrival estimates on the website.



682 Villa Street — Preliminary TDM Plan

#### 5.0 NEARBY AMENITIES

This project has several delivery services and amenities nearby. Shown as an attachment is a list containing more than 80 food, grocery, and personal services within 0.2 miles of 682 Villa

#### 6.0 COMMUTER BENEFITS

The applicant will encourage the tenant to provide all employees a transit subsidy or a transit

pass for commuting to the project site. A transit subsidy program will include participation in the VTA SmartPass program or a comparable transit subsidy or commuter allowances such as Caltrain GoPass or Commuter Check for employees using transit other than VTA.

#### VTA SmartPass:

VTA's SmartPass is an annual calendar-year pass available for institutions within Santa Clara County. It is a deeply discounted pass making it a low-cost benefit allowing employers to reduce their environmental impact while saving their employees from the expenses and hassles of driving and parking. SmartPass participants may use their pass as often as they need or choose, whether they are daily VTA riders, use the service occasionally, or are entirely new to public

Caltrain GoPass:

The Caltrain Go Pass program allows companies to purchase annual unlimited-ride passes for all eligible employees. A Go Pass sticker affixes to an approved identification badge, and the user presents it on the train as proof of payment. The GoPass is good for travel on Caltrain between all zones, seven days a week, for one low annual cost per user.2

Vanpool Subsidies

The applicant will encourage the tenant to offer vanpool subsidies equivalent to the amount provided to transit riders. Employees can form vanpools through a vendor such as Commute with Enterprise and utilize an employer-provided (if offered) subsidy to cover gas, parking, and more. Vanpool subsidies may work in tandem with pre-tax payroll deductions. Combining vanpool subsidies with existing subsidies through Commute.org and MTC 511 can significantly lower the vanpool cost for commuters.

http://www.vta.org/getting-around/fares/smartpass <sup>2</sup> http://www.caltrain.com/Fares/tickettypes/GO\_Pass.html

#### INTRODUCTION

This 682 Villa Street Transportation Demand Demand Management (TDM) Plan meets the project's specific needs, considering the site's logistical resources, opportunities, and constraints. The plan measures provide specific elements and actions that commit the applicant and future tenant to their implementation. The plan's measures will increase pedestrian, bicycle, carpool, and transit uses and achieves an eight percent reduction in peak hour vehicle

#### 1.0 PROJECT DESCRIPTION

The project includes a one-story building containing approximately 7,598 gross square feet and sits at Villa Street and Hope Street. The proposed use is single-tenant office space.

On-site bicycle parking, commuter assistance, and transit benefits will provide appealing resources to enable occupants to take alternative transportation to the site. In addition, with several bus and shuttle routes making nearby stops, this project will bring valuable transitoriented office space to downtown Mountain View.

#### 2.0 EXISTING TRANSPORTATION FACILITIES

The "Transit" mobile app also provides trip and

route planning resources for commuters to use.

Users can view real-time location, pending

Transit app lets users preview routes using

multiple transit modes and integrates fare

682 Villa Street — Preliminary TDM Plan

works Tuesday through Friday.

Alternative Work Schedule Option - Flextime, Compressed Workweek

that allows employees to work around childcare or school schedules.

Tenant Offered Guaranteed Ride Home Program

7.0 COMMUTER RESOURCES

in the lease agreement.

work schedules to employees who use an alternative transportation mode.

giving up their private automobiles, especially those with young families.

The office tenant will offer their employees the option to use an alternative work schedule

week) option or flextime (e.g., adjusting work hours to fit arrival and departure times).

when viable. An alternative work schedule may include a compressed workweek (e.g., four-day

A compressed workweek lets employees work longer hours but shorter weeks. The shortened

workweek and shifted hours may help employees avoid rush-hour traffic and reduce commute

days. Employees also have an additional day for leisure activities, personal business, and family

Typical compressed work options include a 9/8/80 workweek and a 4/10 schedule. A 9/8/80

hours over two weeks. This program allows employees to have one day off every two weeks. A

4/10 schedule enables the employee to work four 10-hour days per week. Employees typically

work schedule is eight, nine-hour workdays (72 hours) plus one eight-hour day, totaling 80

are divided into two groups: one group works Monday through Thursday; the other group

Flextime provides versatility, enables employees to use rideshare options conveniently, and

To maximize alternative transportation mode use, the project tenant may offer alternative

(GRH). Employees who commute to work using transit, bicycle, carpool, or vanpool will be

guaranteed a free ride home in the case of a personal emergency or when they unexpectedly

has proven very successful, as it removes one of the significant objection's employees must

Uber and Lyft offer businesses a guaranteed ride home solution that enables tenants to

The office tenant will partner with the Applicant and property management to develop

transportation coordinator to market transit resources and promotions to employees as written

employee commute programs and services. The tenant must provide an employee

distribute credits for employees that need to use the guaranteed ride home program.

must work late, thereby missing the last bus or their regular carpool home. The GRH program

avoids traffic congestion and transit crowding. It is also an attractive employee recruitment tool

The applicant will encourage tenants to establish an emergency guaranteed ride home program

alerts, employees can download the CaltrainMe app.

The Caltrain Mobile app offers commuters the ability to purchase and use fares

Bicycle Map, shown below, provides a view of various bicycle facilities.

instantly on their mobile phones. For easy access to Caltrain's schedules and rider

Class III bike routes are along West Evelyn Street and View Street. The City of Mountain View

purchases and Lyft/Uber requests.

Bicycle Connections

departure times, and crowding data for local transit agencies like BART, Caltrain, and VTA. The

The project is in downtown Mountain View, near Caltrain, Valley Transportation Authority (VTA) light rail and buses, and several MVgo and community shuttles.

The Mountain View Transit Center is a brief walk from the project. The immediate proximity to the Transit Center creates a superior advantage for project commuters.

VTA in real time

682 Villa Street — Preliminary TDM Plar

## Walking Route To Transit THE RESERVE TO THE PARTY OF THE MV Transit Center/Caltrain MVgo Shuttles: A, B, C & D MV Community Shuttle

Public Transportation Access (Transit, Shuttle, Commuter Rail, and Light Rail) The Mountain View Transit Center connects with regional transit services provided by Caltrain, VTA, MVgo, and Mountain View community shuttles.



In total, transit services provide a total of 357 trips per day. The table on page 3 shows the 682 Villa Street Transit Resources.

Many of the MVgo shuttles provide service between Caltrain and various employers. However, each route makes at least one stop near the residential neighborhoods shown at the left.

Shown on page 4 is the Santa Clara Valley Transportation Authority (VTA) map. This map identifies various VTA bus routes, the light rail line, and Caltrain.



682 Villa Street — Preliminary TDM Plan

Employee Transportation Coordinator/Employee Assistance The tenant shall identify an employee transportation coordinator (ETC) to manage and monitor the alternative commute program. The ETC will provide ongoing commute assistance to employees, collaborate with VTA to promote the SmartPass program, promote carpooling resources, conduct the annual survey, and create the yearly commute report.

The ETC will provide the following services:

- Promote trip reduction and air quality strategies to employees at the project site;
- Be the main point of contact for tenant/employer and employees who wish to commute using an alternative transportation mode; Work with local agencies such as Caltrain, VTA, 511 Rideshare, and Silicon Valley Bicycle
- Disperse alternative program information to employees via posters, fliers, banners, e-
- newsletters, new employee orientation, etcetera; Provide timely transit alerts to riders of VTA and Caltrain, and;
- Coordinate various aspects of the program that require periodic updating or monitoring, such as the annual survey or bike parking assignment and enforcement.

Alternate transportation programs will be presented to commuters comprehensively and proactively like any other employee program.

An Employee Commute Program is similar to other employee benefit programs. Employees quality: less traffic congestion on the highways and the surrounding neighborhoods, fewer parking hassles, and cost savings for employees, among other benefits. The ETC will work to build employee participation in the commute programs.

Clipper START Discounted Pass The Metropolitan Transportation Commission (MTC) initiated a new means-based fare discount program for eligible low-income adults. Clipper START discounts range between 20 and 50 percent, depending on the

transit agency.



The ETC will promote this existing program to employees. More information is available at https://www.clipperstartcard.com/s/.

JOB NO: 07.19.21

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NOT FOR CONSTRUCTION

07.19.21

10.07.21

PLANNING REVIEW

PLANNING RESPONSE 1

PLANNING RESPONSE 1.1

Cell | 408.438.3231

Email | karissa@kpkarch.com

**AS SHOWN** 

PROJECT:

**MARKET READY** 682 VILLA ST **MOUNTAIN VIEW, CA** 

CLIENT:

**SMITH DEVELOPMENT** 682 VILLA ST **MOUNTAIN VIEW, CA** 

**SHEET TITLE:** TDM PLAN

SHEET NO:

The Bay Area Air Quality Management District offers incomequalified Bay Area residents a grant to replace an older car with an electric bicycle or Clipper Card for public transit containing

CLEAN CARS FOR ALL \$7,500. The vehicle must be 15 years or older to qualify, and income limitations determine the grant amount.

More information is available on the Air District's Clean Cars for All webpage. The ETC will promote this existing program to employees.

Access to MTC \$350 Monthly Vanpool Group Subsidy The tenant will inform their employees about the \$350 monthly vanpool subsidy from 511.org and the Metropolitan Transportation Commission (MTC). The Bay Area 511 Vanpool Program partnered with Commute With Enterprise to provide an all-inclusive option to make vanpooling easy. A Commute With Enterprise vanpool comes with a

roadside assistance and maintenance. VTA \$350 Vanpool Monthly Subsidy VTA is offering vanpoolers \$350 per month for vanpool expenses. Vanpoolers can combine this subsidy with MTC's 511 Bay Area Vanpool Program subsidy to receive up to \$700 per month discounted

newer model, low-mileage van, or SUV, including

from their vanpool. Eligible vanpools must start and end in Santa Clara County. The ETC will promote this existing subsidy to employees and

MVgo Free and Discounted Carpool Incentive The Mountain View TMA, MVgo, has partnered with Waze Carpool to offer \$5 subsidies on all carpool trips for employees commuting to and from Mountain View. Additionally, all trips within 10 miles of Mountain View are free to riders. The ETC will actively promote this existing resource to commuters.



Merge 511 \$25 Carpool Rewards Carpoolers can log their trips on the <a href="https://merge.511.org/#/">https://merge.511.org/#/</a> website to earn rewards.

Commuters earn 10 points for each logged trip and receive a \$25 e-gift card for every 250 points of carpool trips logged. The ETC will promote this existing resource to commuters in tandem with other carpool resources.

ATTACHMENT

Nearby Amenities

682 Villa Street — Preliminary TDM Plan September 10, 2021

Carpool and Vanpool Ride-matching Services Tenants will promote free ride-matching services. The ETC will actively match potential carpool and vanpool partners using employee zip code data. Matched vanpoolers can lease vanpool vehicles with Commute With Enterprise. Additionally, San Francisco Bay Area 511.org works with private ride-matching companies to provide commuters with alternative ridematching resources. A sample of ridematching apps include the following:



The best way to find a long-term carpool partner is with Merge. You will be matched with someone along your route, agree on days to carpool, and keep that same partner as long as you like. There are no built-in charges to use the service or carpool, Register here.



Automated matching ideal for morning and evening work commutes. Download Scoop and set up your carpool preferences today.



Waze Carpool Driver The popular navigation app. 2 allows drivers to offer carpools to riders. Click "Carpool" in the bottom right of your screen to access and fill out a driver carpool profile and you're on your way to driving a carpool.



Waze Carpool Rider

Users coordinate their own carpools by selecting from available drivers. Download Waze Carpool. [2] today to get started.

682 Villa Street — Preliminary TDM Plan

8.0 MONITORING AND REPORTING

As written, this plan will achieve at least an eight percent reduction in peak hour vehicle trips. A TDM reporting and monitoring program will evaluate the performance and success of the project's TDM plan.

Tenant Performance and Lease Language – TDM Requirements The applicant will ensure (via lease requirements) that the project tenant provides resources

for their employees. Additionally, the applicant will include lease language for the future tenants that require identifying a designated employer contact responsible for implementing the plan (including annual survey and reporting and registration in the emergency guaranteed ride home program). Sample lease language may be worded as follows:

Transportation Management. Tenant shall fully comply with all current or future programs mandated by the City of Mountain View intended to manage parking, transportation, or traffic in and around the Project and/or the Building. In connection, the tenant shall take responsible action for the transportation planning and management of all employees located at the Premises by working directly with the Landlord, any other transportation-related committees or entities. Such programs may include, without limitation: (i) restrictions on the number of peak-hour vehicle trips generated by tenant; (ii) increased vehicle occupancy; (iii) implementation of an in-house ridesharing program, transit subsidies, and designation of an employee transportation coordinator; (iv) working with employees and any Project, Building or area-wide ridesharing program manager to conduct annual commuter surveys; (v) instituting employer-sponsored incentives (financial or in-kind) to encourage employees to rideshare; and (vi) utilizing telework and flexible work shifts for employees.; and be responsible for any financial penalties for non-attainment of vehicle trip reduction requirements.

Trip Generation Estimate

Bonchon

Molly Magees

Don Giovanni

Mifen 101

Yugen Ramen

Udon Mugizo

152 Castro St, Mountain View, CA

635 W Dana St, Mountain View, CA

The applicant did not prepare a formal traffic study. However, the TDM Plan used the Institute of Transportation Engineers (ITE) guidelines to calculate the peak-hour AM and PM trips with the proposed new land-uses.

Below are daily, and peak-hour ITE estimated trips assumed for the project, along with the expected number of reduced vehicle trips. The estimated AM and PM peak-hour trips for this project total 23 (12+11). An eight percent trip reduction will require a reduction of two peak hour trips and seven daily trips.

All rates are from: Institute of Transportation Engineers, Trip Generation, 10th Edition 1. Land Use Code 710: Office (average rates, expressed in trips per dwelling unit) ITE, Trip Generation, 10th Edition

Annual Employee Commute Survey Because the plan is performance-based, the tenant will perform an annual commute program evaluation (a five-day, weekday commute survey), allowing the applicant, tenant, and the City to assess the effectiveness of the unique program designed for this project. Survey data can focus marketing and outreach efforts on employees based on their specific commuter interests.

The commute survey will be a critical part of the monitoring process to evaluate and ensure the success of the plan's measures. Employees who do not participate in the commute survey will be counted as drive-alone or SOV commuters by default. Therefore, the results will be appropriately conservative. Shown below is a sample commute survey tool.

	VORK LAST WEEK, (select the primary transportation method you used
you were out of the offic	e, please describe your "typical" weekly commute activity.
	Commute Modes
Monday	<b>*</b>
Tuesday	Drove alone to worksite
Wednesday	Rode as a passenger in a carpool (did not drive)  Carpooled with an employee/colleague  Vanpooled (5+ people)
Thursday	Rode transit (bus, shuttle, train, etc.) Biked to work
Friday	Walked/jogged to work Teleworked/worked remotely Rode motorcycle/scooter

Annual Commute Survey Report

Each year, the tenant ETC will prepare an annual TDM summary report to the City, documenting the plan's effectiveness. A report summarizing results from the employee survey will provide mode-use statistics. Below is an example of a 20.5 percent alternative mode-use rate that roughly equates to a 9.75 reduction in trips.

The initial annual employee survey (and subsequent surveys) will occur in the second or fourth quarter. The City's Zoning Administrator will receive annual reports.

Additionally, the annual report shall accompany a list of incentive programs or commute alternatives currently offered to all persons working in the building, including regular, parttime, and contract employees.

Commuter Modes	Alt. Mode	Trips
	Rate	Reduced
Transit/Shuttle	9.0%	4
Carpool	1.0%	0.5
Bicycle	2.0%	1
Walk	0.5%	0.25
Remote/telework	8.0%	4
Vanpool	0.0%	0
Total	20.5%	9.75

KP\_arch

Cell | 408.438.3231 Email | karissa@kpkarch.com



NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE
<u>-</u>	PLANNING REVIEW	07.19.21
$\triangle$	PLANNING RESPONSE 1	10.07.21
	PLANNING RESPONSE 1.1	11.17.21

Superhot Hot Pot & Korean BBQ

210 Hope St, Mountain View, CA

Fiesta del Mar Too

Red Rock Café

Eureka!

735 Villa St, Mountain View, CA

201 Castro St, Mountain View, CA

191 Castro St, Mountain View, CA

Agave Mexican Bistro

194 Castro St, Mountain View, CA

135 Castro St, Mountain View, CA

143 Castro St, Mountain View, CA

147 Castro St, Mountain View, CA

210 Castro St, Mountain View, CA

212 Castro St, Mountain View, CA

185 Castro St, Mountain View, CA

153 Castro St, Mountain View, CA

209 Castro St, Mountain View, CA

743 W Dana St, Mountain View, CA

744 W Dana St, Mountain View, CA

271 Castro St, Mountain View, CA

273 Castro St, Mountain View, CA

216 Castro St, Mountain View, CA

Pho Hoa + Jazen Tea

220 Castro St, Mountain View, CA

228 Castro St, Mountain View, CA

240 Castro St, Mountain View, CA

Kappo Nami Nami

A Transportation Demand

Management Company

Quality Bourbons & Barbeque

Monte Carlo Restaurant & Bar

Dana Street Roasting Company

Alexander's Patisserie

Hong Kong Bistro

Hong Kong Bakery

Maison Alyzee

Fu Lam Mum

KakaRoto

Tea Era

Queen House

Ephesus

Olympus Caffe & Bakery

Yi Fang Taiwan Fruit Tea

**Nearby Amenities** 

650-963-9819

650-967-4473

550-426-0582

650-903-9668

650-336-7613

650-968-8938

650-969-3153

650-960-1212

650-625-8155

650-967-1689

650-864-9999

650-903-9668

650-903-9668

650-969-2899

650-960-0580

650-969-1112

650-969-5805

650-988-1500

650-964-699

"We have finished the review

of the Draft TDM. First let me

say, that was the best TDM I

have ever seen! The best by a

large margin...a fantastic TDM

Plan. Thank you so much."

Steve Lynch, AICP, Senior Planner, City of Santa Clara, California

We are planners and technical experts focused on

development projects and improving employee mobility options.

reduce vehicle traffic, parking demand, greenhouse gases, and air pollution impacts. We work successfully with developers, employers,

range of services to get the job done efficiently while meeting the unique

DM Specialists develop Transportation Demand Management plans,

commuting, mobility, and constrained parking issues. The purpose of

TDM is to promote more efficient utilization of existing transportation

facilities, reduce traffic congestion and mobile source emissions, and

ensure that projects are designed in ways to maximize the potential

We have a proven track record of getting employees out of their cars. As projects are built and occupied, TDM Specialists can develop the structure, outreach and promotions necessary to implement and

requirements. The overarching goal of a Commute Program is to

enhance the quality of life and reduce commute trips for project

traffic mitigation plans, and sustainable programs that address green

nd government agencies to get

TDM Plans approved and

projects entitled. We also

Our TDM practitioners provide

full-service commute and traffic

conformity. Serving as an extension

needs of the client and specific jurisdiction.

Transportation Demand Management

Commute Program Implementation

manage employee Commute Programs. The initial sum op, implementation, and ongoing management of the Commute Program implementation, and organized trip reduction objectives and

of client staff, we provide a broad

for alternative transportation use.

mitigation, sustainable LEED

planning, and air quality

required TDM goals.

nplement and manage on-site

ommuter programs and achieve

Our Transportation Demand Management (TDM) planning solutions

210 ft.

361 ft.

492 ft.

0.10 mi.

Crepevine Restaurants

300 Castro St, Mountain View, CA

292 Castro St, Mountain View, CA

New Mongolian BBQ

Mantra India

Paris Baguette

Vaso Azzurro

Xanh

304 Castro St, Mountain View, CA

288 Castro St, Mountain View, CA

315 Castro St, Mountain View, CA

236 Castro St, Mountain View, CA

102 Castro St, Mountain View, CA

108 Castro St, Mountain View, CA

110 Castro St, Mountain View, CA

110 Castro St, Mountain View, CA

Afuri Ramen + Dumpling

124 Castro St, Mountain View, CA

160 Castro St, Mountain View, CA

938 Villa St, Mountain View, CA

Rootstock Wine Bar

Jane's Beer Store

Easy Foods Company

299 Castro St, Mountain View, CA

331 Castro St, Mountain View, CA

Kobe Pho & Grill

Doppio Zero

Happy Lamb Hot Pot

Mervyn's / Umai Sushi Restaurant & Lounge

650-969-6878

550-968-0381

650-960-1000

650-770-9999

650-938-2968

650-386-5061

550-940-1717

650-964-1888

650-282-5313

650-938-7000

650-938-4147

650-964-7466

650-963-9916

650-969-5595 0.20 mi.

GTS Auto

Zipcar

705 W Dana St, Mountain View, CA

550 Minton Ln, Mountain View, CA

ChargePoint Charging Station

Electric Circuit Charging Station

400 W Evelyn Ave, Mountain View, CA

455 W Evelyn Ave, Mountain View, CA

700 W Evelyn Ave, Mountain View, CA

Bank of America ATM

 Salon Finesse 650-968-1386 732 Villa St, Mountain View, CA 650-282-5887 246 ft. 714 Villa St, Mountain View, CA Sugar Spa 650-383-8353 308 ft. 746 Villa St, Mountain View, CA Face-N-Body 650-308-8414 469 ft. 278 Hope St, Suite A, Mountain View, CA Top Over Base 650-282-5850 0.10 mi. 860 Villa St, Mountain View, CA Orbit & Rust 650-282-5730 0.10 mi. 845 Villa St, Mountain View, CA City Dolls Color & Hair Design 650-282-5969 0.10 mi. 833 Villa St, Mountain View, CA Happy Feet Foot Spa 650-969-7600 0.10 mi. 858 Villa St, Mountain View, CA Elegance Hair Salon 650-938-1678 0.10 mi. 696 W Dana St, Mountain View, CA Hair by Heinz 650-969-4247 0.20 mi. 617 W Dana St, Mountain View, CA

 United States Post Office 800-275-8777 211 Hope St, Mountain View, CA ChargePoint Charging Station 888-758-4389 0.10 mi. 100 View St, Mountain View, CA

650-903-9668

888-758-4389

844-401-8500 0.10 mi.

0.10 mi.

0.10 mi.

0.20 mi.

0.20 mi.

0.10 mi.

650-584-3051 246 Castro St, Mountain View, CA 650-282-5633 0.10 mi. 260 Castro St, Mountain View, CA 650-938-6736

 Oren's Hummus 126 Castro St, Mountain View, CA 3 Kingdoms Hot Pot 650-964-8881 0.10 mi. 134B Castro St, Mountain View, CA Asian Box 650-584-3947 0.10 mi. 142 Castro St, Mountain View, CA Blue Line Pizza 650-938-7888 0.10 mi. 146 Castro St, Mountain View, CA 650-386-6821

 Bushido 0.10 mi. 156 Castro St, Mountain View, CA Amarin Thai Cafe 650-988-9323 0.10 mi. 174 Castro St, Mountain View, CA La Fontaine 650-968-2300 0.10 mi. 186 Castro St, Mountain View, CA Verde Tea Café 650-210-9986 0.10 mi. 852 Villa St, Mountain View, CA Steins Beer Garden & Restaurant 650-963-9568 0.10 mi. 895 Villa St, Mountain View, CA Pho To Chau 650-961-8069 853 Villa St, Mountain View, CA

0.10 mi. Gelato Classico Italian Ice Cream 650-969-2900 0.10 mi. 241 Castro St, Mountain View, CA 650-961-0108 241 Castro St, Mountain View, CA 650-961-9749 0.10 mi. 235 Castro St, Mountain View, CA St. Stephen's Green 650-964-9151 0.10 mi. 223 Castro St, Mountain View, CA 650-282-5333 0.10 mi. 841 Villa St, Mountain View, CA

650-428-0888

650-961-8880

650-969-3958

650-903-9668

650-968-3227 0.20 mi.

0.10 mi.

0.10 mi.

0.20 mi.

0.20 mi.

180 Castro St, Mountain View, CA Savvy Cellar Wine Bar & Wine Shop 750 W Evelyn Ave, Mountain View, CA Yi Fang 279 Castro St, Mountain View, CA Sushi Tomi

650-440-5263 720 Villa St, Mountain View, CA E&W Natural Way 650-968-2970 762 W Dana St, Mountain View, CA Art Frame Studio (by Paolo Mejia Fine Arts & 550-210-8688 0.10 mi. 257 Castro St, Unit 100, Mountain View, CA Therapy Stores 650-691-1186 0.10 mi. 250 Castro St, Mountain View, CA Mountain View Farmers' Market 800-806-3276 0.20 mi. 650 W Evelyn Ave, Mountain View, CA Boutique 4 650-903-9668 0.20 mi. 279 Castro St, Mountain View, CA

SPECIALISTS, INC A Transportation Demand Management Company reas of Expertis

Critical Pagnanca Sunn Project mesponse Support

HCP, Inc. Municipal & Agency Locations Sacramento Area Council of Governments California Highway Patrol City of South San Francisco City of Mountain View City of Santa Clara City of Sunnyvale

Biotech, Pharmaceutical and Hospital Projects

 Intuitive Surgical Blood Source Eclipsys, MA Theravance, Inc.

 Retail/Shopping Centers Residential (multi family, single family, hi-rise, etc.) Corporate Headquarters/Campus \* Universities and Colleges Warehouse and Manufacturing Airports and Transit Stations

SKS Investments, LLC

Jones Lang LaSalle

California Farm Bureau

Shorenstein

LBA Realty

Development, Property Management and Employer Projects Granite Regional Park Hyatt Place Hotel - So. San Francisco NVIDIA So. San Francisco Business Center Masonic Homes of California SAP Labs Fairview River Landing Intel Folsom Donahue Schriber Intel Santa Clara BioMed Realty Trust Panattoni Development · Yahoo! Inc. Taylor Properties Development Co. NetApp

Office or R&D buildings

Hospitals/Medical Offices

Master Plan projects

Specific Plans

VMware

Marvell

McClellan Business Park

Juniper Networks

Sunnyvale City Center

Business Parks

Parking Demand Reduction
Parking Management Strategic

Genentech

 California Highway Patrol Access/Palm Source Alexandria Real Estate Equities Separovich • Domich Oyster Point Business Park Newell Real Estate Advisors Metro Air Park Menlo Equities, LLC Raley Field Moffett Park Business and Transportation Association • TMG Partners The Minkoff Group Intuitive Surgical Arnell Enterprises, Inc. The Allen Group The Pollock Financial Group Spieker Properties Wolff Enterprises · City of Union City Cal PERS County of Sacramento, Dept. of Human Services • Ogden City, UT · City of Brisbane Grand Rapids Interurban Transit, MI City of Citrus Heights University of California San Diego West Campus San Mateo City/County Association of Governments

 Mercy San Juan Medical Cente Enloe Medical Center

JOB NO: DATE: **SCALE**:

07.19.21

AS SHOWN

**MARKET READY** 682 VILLA ST

**MOUNTAIN VIEW, CA CLIENT:** 

PROJECT:

**SMITH DEVELOPMENT** 682 VILLA ST MOUNTAIN VIEW, CA

**SHEET TITLE:** 

TDM PLAN (CONT.)

SHEET NO:

TDM SPECIALISTS, INC. QUALIFICATIONS

TDM Specialists, Inc. 5150 Fair Oaks Blvd, Suite 101-264 Carmichael, CA 95608 (408) 420-2411 elizabeth.hughes@tdmspecialists.com

Elizabeth L. Hughes mechanisms to calculate and report these results to appropriate agencies.

Quality of life improvements can enhance employee

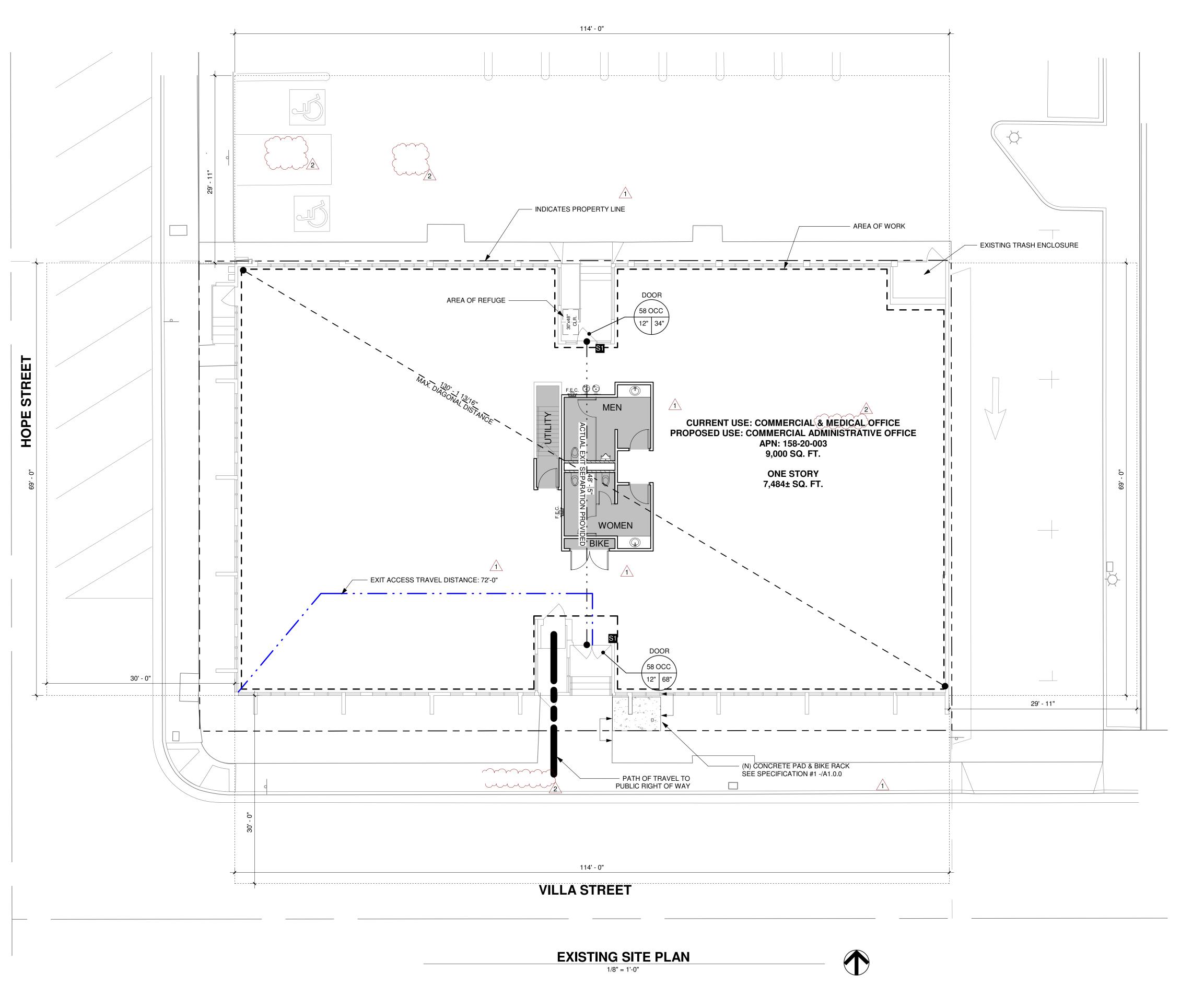
recruitment, morale and retention, and increase productivity that create positive benefits for businesses. ustainable Air Quality and

Greenhouse Gas (GHG) Solutions TDM Specialists successfully implements trip reduction programs tailored to fit the project, and can typically reduce employee trips to the site by 30 percent. This results in reduced drive-alone trips and complies with requirements to reduce project GHG impacts. We coordinate the

Air Quality Mitigation Plans

Amgen Takeda. Onyx Pharmaceutical Sutter Medical Center, Sacramento

University of California San Diego, East Campus Medical Center . Gounsyl, Inc.



**SPECIFICATIONS ALLOWABLE AREA CALCULATION LEGEND** AREA FACTOR INCREASE **#1. EXTERIOR BIKE RACK** (E) PARTITION  $I_f = [F/P - 0.25]W/30$ FORMS & SURFACES  $I_f = [366/366 - 0.25]30/30 = .75$ NEW FULL HEIGHT PARTITION CAPITOL BIKE RACK DARK GREY METALLIC TEXTURE STYLE: F = 114 + 114 + 69 + 69 = 366STAIR/DOOR EXIT WIDTH TAG P = 114 + 114 + 69 + 69 = 366100 OCC **◄** W = ((114X30) + (114X30) + (69X30) + (69X30)) / 366 = 30 WIDTH PROVIDED WIDTH REQUIRED ALLOWABLE AREA - SINGLE OCCUPANCY, ONE-STORY BUILDINGS DOOR: OCC \* .2 STAIR: OCC \* .3  $\underline{A_a = A_t + (NS \times I_f)}$ OFFICE AREA @ 100 SF / OCC  $A_a = 19,000 + (19,000 \times .75) = 33,250 \text{ SF} > (E) 7,598 \text{ SF}$  $A_t = 19,000$ NS = 19,000UNOCCUPIED AREA, NIC Room **ROOM TAG** Name RECESSED FIRE EXTINGUISHER CABINET TACTILE "EXIT" SIGN 

## KP\_arch

**OCCUPANCY CALCULATION** 

7,598 SF

760 SF

6,506 SF 332 SF

51 OCC

44 OCC

95 OCC

95 OCC

PLUMBING CALCULATION

FEMALE: 19

TOTAL FEMALE:

WC: 2 LAV: 1

\*\*REQUIRED: PROVIDED: \*\*REQUIRED: PROVIDED:

NOTE: ASSEMBLY SPACES WITH 50 OR LESS OCCUPANTS ARE "B" OCCUPANCY PER CBC 303.1.2

TENANT IS RESPONSIBLE FOR ANY ADDITIONAL FIXTURES REQUIRED DUE TO A-OCCUPANCY OVER 50+ OCCUPANTS

SITE & PARKING DATA

THE EXISTING PARKING AND PATH OF TRAVEL TO THE AREA OF WORK ARE IN COMPLIANCE FOR DISABLED ACCESSIBILITY AS REQUIRED BY CALIFORNIA BUILDING CODE CHAPTER

B OCC REQUIRED: 7598 SF / 200\* = 38

WC: 1 LAV: 1 URINAL: 1

\*CPC 2019 TABLE A \*\*CPC 2019 TABLE 422.1

MALE: 19

WC: 1 LAV: 1

URINAL: 1

TOTAL MALE:

WC: 1 LAV: 1 URINAL: 1 19 INCHES

**GROUND FLOOR TOTAL:** 

A - OCCUPANCY (10% MAX) 7,598 SF \* .10 =

OCCUPANT LOAD CALCUALTION

REQUIRED EXIT WIDTH CALCULATION

A - OCCUPANCY (10% MAX) 760 SF / 15 SF =

B - OCCUPANCY

B - OCCUPANCY

 $6,506 \, \text{SF} / 150 \, \text{SF} =$ 

TOTAL OCCUPANTS:

DOOR FACTOR: TOTAL OCCUPANTS:

.2 \* 116 OCC =

OFFICE: UNOCCUPIED:

> Cell | 408.438.3231 Email | karissa@kpkarch.com



NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE
-	PLANNING REVIEW	07.19.21
$\triangle$	PLANNING RESPONSE 1	10.07.21
<u>/2\</u>	PLANNING RESPONSE 1.1	11.17.21

 JOB NO:
 SD-01

 DATE:
 07.19.21

 SCALE:
 AS SHOWN

PROJECT:

MARKET READY
682 VILLA ST
MOUNTAIN VIEW, CA

CLIENT:

SMITH DEVELOPMENT 682 VILLA ST MOUNTAIN VIEW, CA

SHEET TITLE:

EXISTING SITE & EXITING PLAN

SHEET NO:

A1.0.0

## A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

OF THE LANDS OF:

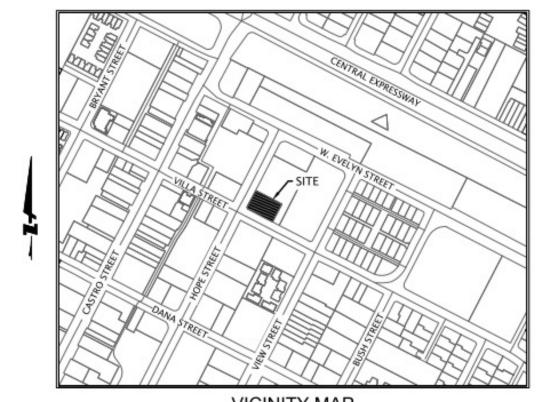
### CHIOU ET. AL

#### AS DESCRIBED IN THE TITLE INSURANCE COMMITMENT PREPARED BY:

FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NUMBER: NCS-826272-SM EFFECTIVE DATE: DECEMBER 17, 2018

-x

ENCLOSURE ?



VICINITY MAP

LEGAL DESCRIPTION:

WALK CROSSES PL ≺

BOW CROSSES PL -

FOUND 3" BRASS DISK

MONUMENT WITH

PUNCH, NO TAG, IN MONUMENT WELL

EXCEPTIONS 4 & 5

STREET EASEMENT

7368 O.R. 428 & 7368 O.R. 435

W. EVELYN AVE

REAL PROPERTY IN THE CITY OF MOUNTAIN VIEW, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, DESCRIBED AS

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF VILLA STREET WITH THE EASTERLY LINE OF HOPE STREET, AS SAID STREETS ARE SHOWN ON THE MAP HEREINAFTER REFERRED TO; THENCE EASTERLY ALONG THE POINT OF BEGINNING AND BEING THE WESTERLY 120 FEET, RECTANGULAR IN SHAPE, OF LOT 4 IN BLOCK 1 RANGE 2

NORTHERLY LINE OF VILLA STREET 120 FEET; THENCE NORTHERLY AND PARALLEL WITH SAID EASTERLY LINE OF HOPE STREET 75 STREET; THENCE WESTERLY AND PARALLEL WITH SAID NORTHERLY LINE OF VILLA STREET 120 FEET TO THE EASTERLY LINE OF HOPE STREET; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF HOPE STREET 75 FEET TO THE EAST, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "MAP OF THE TOWN OF NEW MOUNTAIN VIEW", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON MARCH 23, 1896 IN BOOK "I" OF MAPS, AT PAGES 6 AND 7.

LANDS OF THE CITY

OF MOUNTAIN VIEW

(7879 O.R. 100)

LANDS OF CHIOU ET. AL ( DN. 20462071

> APN: 158-20-003 9,000 SQ.FT.±

682 VILLA STREET

ONE STORY CONCRETE BUILDING

 $HEIGHT = 17'\pm$ 

AREA AT GROUND = 7,598 SQ.FT.±

WALK CROSSES PL

VILLA STREET

( 60' R.O.W. )

WM CROSSES PL -

N62'46'13"W 360.18' BASIS OF BEARINGS

1.0' -0.5' N62'46'13"W 120.00'

EXCEPTIONS TO COVERAGE:

A1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2017-2018, A LIEN NOT YET DUE OR

(NOT A SURVEY MATTER)

GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2018-2019.

FIRST INSTALLMENT: \$15,735.01, PAID PENALTY: \$0.00 SECOND INSTALLMENT: \$15,735.01, OPEN PENALTY: \$0.00

TAX RATE AREA: 005-097 APN: 158-20-003 (NOT A SURVEY MATTER)

ASSESSMENTS UNDER THE 1911/13 BOND ACT, FOR IMPROVEMENT OF CITY OF MOUNTAIN VIEW. (NOT A SURVEY MATTER)

3. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE. (NOT A SURVEY MATTER)

4. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "STREET IMPROVEMENT" RECORDED MAY 03, 1966 AS BOOK 7368, PAGE 428 OF OFFICIAL RECORDS. (PLOTTED)

AN EASEMENT FOR PUBLIC USE AS A STREET AND FOR THE PURPOSE OF LAYING, INSTALLING, MAINTAINING, REPAIRING, PROTECTING AND REPLACING SANITARY SEWERS, WATER MAINS, STORM DRAINS, GAS MAIN, POLES. OVERHEAD AND UNDERGROUND ELECTRICAL AND TELEPHONE WIRES, ELECTROLIERS, AND OTHER MUNICIPAL USES AND INCIDENTAL PURPOSES, RECORDED MAY 03, 1966 AS BOOK 7368, PAGE 435 OF OFFICIAL RECORDS.

IN FAVOR OF: CITY OF MOUNTAIN VIEW, A MUNICIPAL CORPORATION AFFECTS: AS DESCRIBED THEREIN (PLOTTED)

6. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "STREET IMPROVEMENT" RECORDED MAY 23, 1966 AS BOOK 7389, PAGE 426 OF OFFICIAL RECORDS. (NOT PLOTTABLE)

THIS ITEM HAS BEEN INTENTIONALLY DELETED.

THIS ITEM HAS BEEN INTENTIONALLY DELETED.

9. ANY RIGHT, TITLE OR INTEREST OF THE SPOUSE OF FRANK S. CHIOU, ONE OF THE VESTEES HEREIN. (NOT A SURVEY MATTER)

THIS ITEM HAS BEEN INTENTIONALLY DELETED.

RIGHTS OF PARTIES IN POSSESSION.

(NOT A SURVEY MATTER) 12. THIS ITEM HAS BEEN INTENTIONALLY DELETED.

THIS ITEM HAS BEEN INTENTIONALLY DELETED.

FOUND MONUMENT,

PIN IN CONCRETE,

IN MONUMENT WELL

14. ANY DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS WHICH NAME PARTIES WITH THE SAME OR SIMILAR NAMES AS JOANNA WANG. THE NAME SEARCH NECESSARY TO ASCERTAIN THE EXISTENCE OF SUCH MATTERS HAS NOT BEEN COMPLETED. IN ORDER TO COMPLETE THIS PRELIMINARY REPORT OR COMMITMENT, WE WILL REQUIRE (NOT A SURVEY MATTER)

15. WE FIND NO OUTSTANDING VOLUNTARY LIENS OF RECORD AFFECTING SUBJECT PROPERTY. AN INQUIRY SHOULD BE MADE CONCERNING THE EXISTENCE OF ANY UNRECORDED LIEN OR OTHER INDEBTEDNESS WHICH COULD GIVE RISE TO ANY SECURITY INTEREST IN THE SUBJECT PROPERTY. (NOT A SURVEY MATTER)

> CENTERLINE ROAD TIE LINE STREET LIGHT AREA LIGHT WATER VALVE HOSE BIB GAS METER SIGN MONUMENT, AS NOTED ASPHALTIC CONCRETE BACKFLOW PREVENTION DEVICE BACK OF WALK CABLE TELEVISION COMMUNICATIONS CONCRETE ELECTRIC BOX GROUND HANDICAP RAMP OFFICIAL RECORDS PROPERTY LINE RIGHT OF WAY STREET LIGHT BOX SOUARE FEET WATER METER

REFERENCED TITLE INSURANCE COMMITMENT:

TITLE COMPANY: FIRST AMERICAN TITLE INSURANCE COMPANY 2755 CAMPUS DR. SUITE 125 SAN MATEO, CA 94403

REPORT DATE: DECEMBER 17, 2018, AMENDED 01/04/19 NATURE OF TITLE:

TITLE VESTED IN: FRANK S. CHIOU, A MARRIED MAN AS HIS SEPARATE PROPERTY, AS TO AN UNDIVIDED 1/3 INTEREST; BJ VILLA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 1/3 INTEREST; AND

YIH-LIONG HONG AND NAI-WAN AMY HONG, AS TRUSTEES, OR THEIR SUCCESSORS, UNDER THE "HONG FAMILY TRUST OF SEPTEMBER 9, 2018, AS TO AN UNDIVIDED 1/3 INTEREST

(INFORMATION AS OBTAINED FROM THE FEMA WEBSITE (WWW.MSC.FEMA.GOV) ON FEBRUARY 5, 2019)

158-20-003

682 VILLA STREET, MOUNTAIN VIEW, CA ZONE X - OTHER FLOOD AREAS:

AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

PER FLOOD INSURANCE RATE MAP NUMBER: 006085C0039H. COMMUNITY PANEL NUMBER: 060347 0039 H EFFECTIVE DATE: MAY 18, 2009

#### ALTA SURVEY NOTES:

A.P.N.

PROPERTY ADDRESS:

FLOOD ZONE:

THE BOLD TYPE COMMENTS ARE ADDED BY THE PROFESSIONAL LAND SURVEYOR.

ALL DISTANCES AND DIMENSIONS ARE IN FEET, AND DECIMALS THEREOF. DIMENSIONAL TIES TO IMPROVEMENTS ARE 90° OR RADIALLY TO THE PROPERTY LINES UNLESS NOTED.

4. "CLEAR" OR "OVER" AS SHOWN ON THIS SURVEY INDICATE THE DISTANCE INSIDE OR OUTSIDE OF THE SUBJECT PROPERTY OR

THE DATES OF THE FIELD SURVEY WERE JANUARY 29 AND 31, AND FEBRUARY 1, 2019. 6 IN REFERENCE TO ITEM 2 OF TARI F "A" THE ADDRESS OF THE SURJECT PROPERTY IS AS STATED HEREON.

IN REFERENCE TO ITEM 3 OF TABLE "A", THE FLOOD ZONE CLASSIFICATION OF THE SUBJECT PROPERTY IS AS STATED HEREON.

8. IN REFERENCE TO ITEM 4 OF TABLE "A", THE TOTAL AREA OF LANDS SHOWN BY THE DISTINCTIVE PROPERTY LINE = 9,000± SQ.FT. IN REFERENCE TO ITEMS 7A, 7B1 AND 7C OF TABLE "A", AS SHOWN HEREON.

IN REFERENCE TO ITEM 8 OF TABLE "A", AS SHOWN HEREON 11. IN REFERENCE TO ITEM 9 OF TABLE "A", NO PARKING EXISTS ON THE SUBJECT PROPERTY, ADJACENT PARKING IS AS SHOWN

13. IN REFERENCE TO ITEM 13 OF TABLE "A", ADJACENT OWNER INFORMATION IS AS SHOWN HEREON.

14. IN REFERENCE TO ITEM 14 OF TABLE "A", THE SUBJECT PROPERTY EXISTS AT THE INTERSECTION OF HOPE STREET AND VILLA 15. IN REFERENCE TO ITEM 16 OF TABLE "A", THERE DOES NOT APPEAR TO BE ANY RECENT EVIDENCE OF EARTH MOVING WORK.

IN REFERENCE TO ITEM 17 OF TABLE "A", NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES WAS OBSERVED OR PROVIDED TO THE UNDERSIGNED SURVEYOR. 17. IN REFERENCE TO ITEM 18 OF TABLE "A", NO FIELD DELINEATION OF WETLANDS WERE MARKED OR FOUND IN THE FIELD AT THE

TIME OF THE SURVEY. IN REFERENCE TO ITEM 19 OF TABLE "A", NO APPURTENANT EASEMENTS WERE DISCLOSED TO THE UNDERSIGNED SURVEYOR.

THE BEARING OF NORTH 62'46'13" WEST TAKEN ALONG THE CENTER LINE OF VILLA STREET AS SHOWN ON PARCEL MAP OF HOPE

STREET, FILED FOR RECORD ON MAY 19, 2017, IN BOOK 904 OF MAPS, PAGES 11 THROUGH 14 INCLUSIVE, SANTA CLARA COUNTY

### RECORD REFERENCES:

MAP OF THE TOWN OF NEW MOUNTAIN VIEW, DATED 1887 AND FILED IN BOOK I OF MAPS AT PAGES 6 & 7, FILED FOR RECORD ON

MARCH 23, 1896, RECORDS OF SANTA CLARA COUNTY PARCEL MAP OF HOPE STREET, FILED IN BOOK 904 OF MAPS AT PAGES 11 THROUGH 14 INCLUSIVE

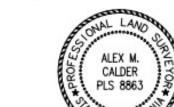
RECORDS, WAS USED AS THE BASIS OF ALL BEARINGS SHOWN ON THIS MAP.

SURVEYOR'S STATEMENT: THIS IS TO CERTIFY:

TO: WSJ PROPERTIES TO: FIRST AMERICAN TITLE INSURANCE COMPANY

THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2016, AND INCLUDE OPTIONAL ITEMS 2, 3, 4, 7(A), 7(B)(1), 7(C), 8, 9, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON JANUARY 29, 31, AND FEBRUARY 1, 2019.



DATED

KP\_arch

**OBKF ENGINEERS** 

68





NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DAI
<del>-</del>	PLANNING REVIEW	07.19
$\triangle$	PLANNING RESPONSE 1	10.07
	PLANNING RESPONSE 1.1	11.17

AS SHOWN

PROJECT:

682 VILLA ST

**CLIENT:** 

1 of 1

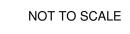
**SMITH DEVELOPMENT** 682 VILLA ST **MOUNTAIN VIEW, CA** 

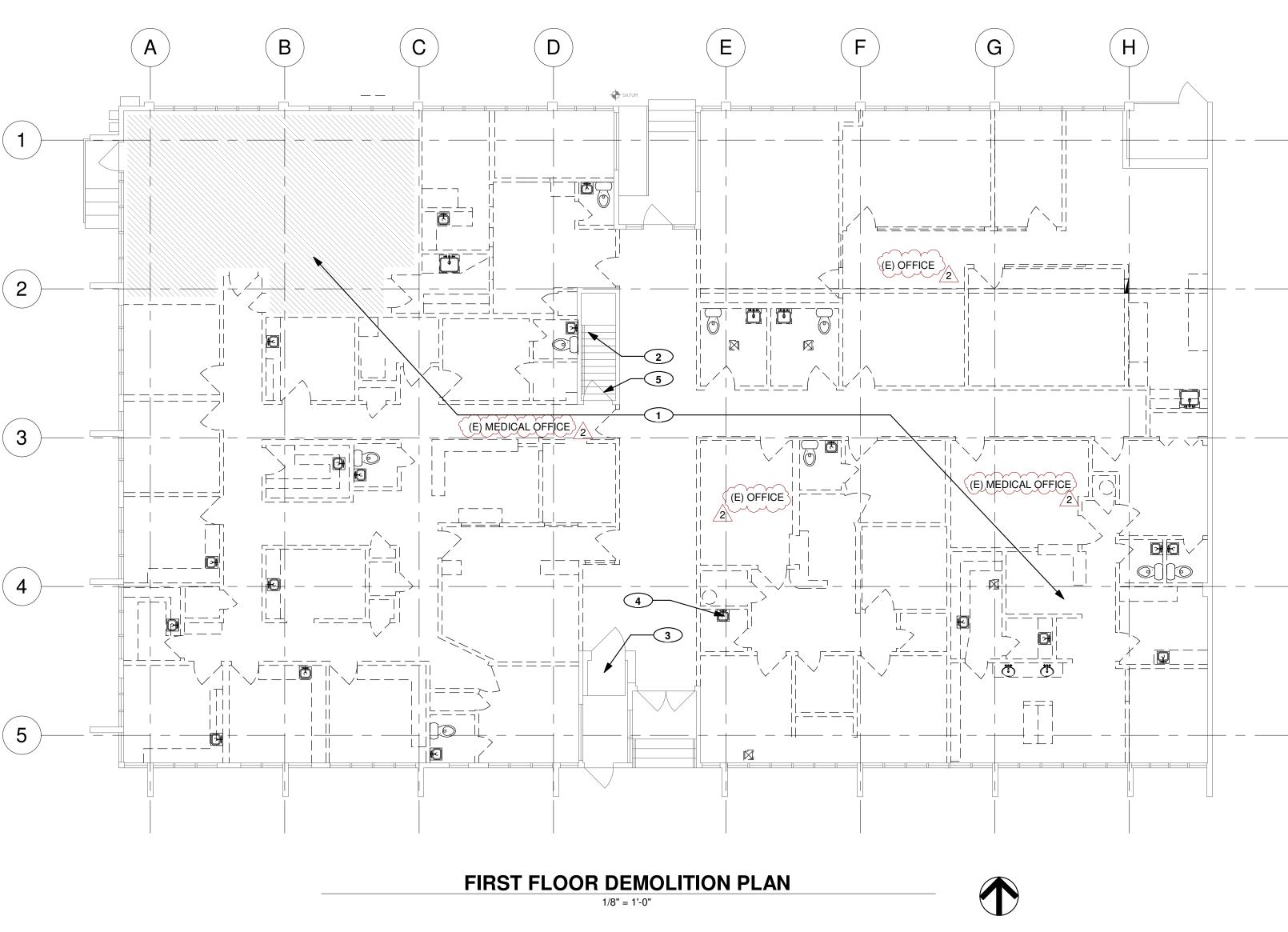
**SHEET TITLE:** 

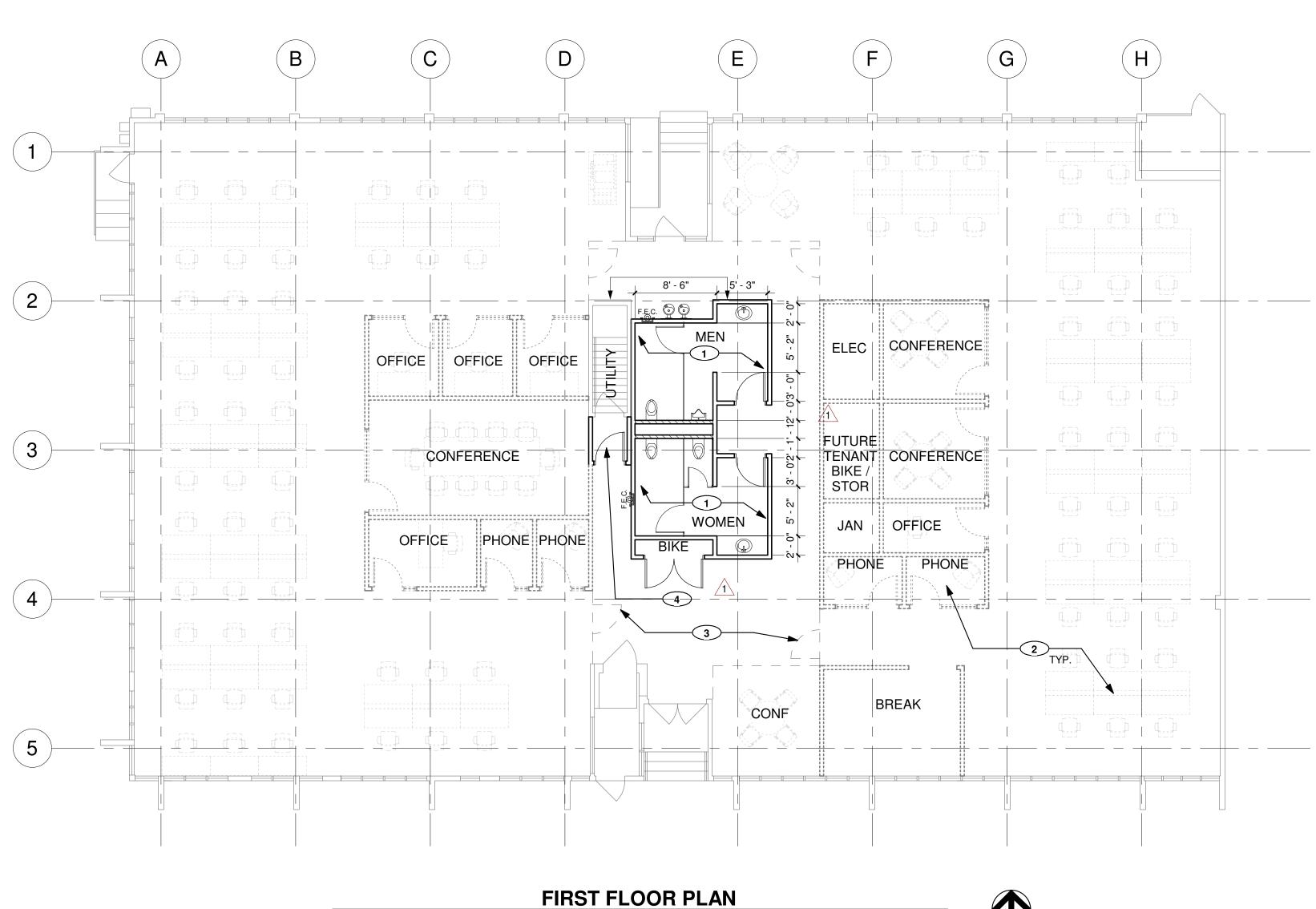
SITE SURVEY (FRO)

SHEET NO:

A1.0.1







1/8" = 1'-0"

### DEMOLITION PLAN NOTES

- PRIOR TO DEMOLITION, CONTRACTOR IS TO COORDINATE WITH BUILDING OWNER TO IDENTIFY ITEMS (QUANTITY AND QUALITY) TO BE SAVED AND REUSED. NOTIFY ARCHITECT IMMEDIATELY IF FIELD CONDITIONS REVEAL ITEMS NOT SHOWN ON DEMOLITION PLAN.
- 2. REMOVE ALL EXISTING CARPET, RESILIENT FLOORING, BASE, ETC. PREPARE FLOOR SURFACE TO RECEIVE NEW FLOOR FINISH.

VERIFICATION OF EXISTING FIELD CONDITIONS IS REQUIRED PRIOR TO PRICING.

- DURING DEMOLITION, THE CONTRACTOR IS TO MAINTAIN OPERATION OF ALL COMPONENTS OF THE FIRE SAFETY SYSTEM. PROVIDE TEMPORARY SUPPORT, IF NECESSARY.
- ALL ELECTRICAL AND DATA OUTLETS, SWITCHES OR THERMOSTATS IN DEMOLISHED WALLS TO BE REMOVED. THERMOSTATS TO BE RELOCATED AS REQUIRED BY NEW
- 5. PATCH AND REPAIR ALL WALLS TO REMAIN, AS REQUIRED, WHEN AFFECTED BY
- EXISTING SUSPENDED ACOUSTIC TILE CEILING AND CEILING MOUNTED FIXTURES TO BE DEMOLISHED.
- CONTRACTOR TO EVALUATE ALL MULLION CONDITIONS WHERE PREVIOUS WALLS WERE ATTACHED AND REPAIR/FILL/REPLACE, AS REQUIRED.
- REMOVE ALL EXISTING WALLCOVERING AND PREPARE WALLS TO RECEIVE NEW FINISH AT ANY WALLS TO REMAIN.
- REMOVE ANY EXISTING CABINETRY AND SINKS.
- 10. ALL EXISTING HVAC COMPONENTS TO REMAIN, U.O.N.
- 1. ANY ELECTRICAL PANELS LOCATED IN WALLS TO BE DEMOLISHED SHOULD BE RELOCATED. COORDINATE WITH ARCHITECT.
- DUST AND DEBRIS MUST NOT BE ALLOWED TO ENTER THE SUPPLY/RETURN AIR SYSTEM OR ADJACENT SPACES. TAPE OFF ALL EQUIPMENT OR DUCT OPENINGS AND PROVIDE DUSTPROOF BARRIERS WHERE REQUIRED DURING CONSTRUCTION AND REMOVE ONCE DUST IS NO LONGER BEING GENERATED.
- 13. SCHEDULE THE WORK SO AS NOT TO INTERFERE WITH THE BUILDING OCCUPANTS NORMAL BUSINESS OPERATIONS.

#### FIRST FLOOR DEMOLITION PLAN KEYNOTES

- 1 DEMOLISH TENANT PARTITIONS THROUGHOUT. DEMOLISH ASSOCIATED CEILING AND LIGHTING. PATCH AND PREP FOR NEW LAYOUT.
- 2 MAINTAIN EXISTING UTILITY ROOM STAIRS AND ACCESS BELOW.
- EXISTING ACCESSIBLE CHAIR LIFT TO REMAIN.
- 4 REMOVE PLUMBING FIXTURES THROUGHOUT. REMOVE ABANDONED PLUMBING LINES BELOW. PREP FOR NEW RESTROOM CORE LAYOUT.
- 5 DEMOLISH DOOR, PATCH AND PREP FOR NEW LANDING AND ACCESS DOOR.

#### **FLOOR PLAN NOTES**

- CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
- 2. DIMENSIONS NOTED "CLEAR" OR "CLR" ARE FOR REQUIRED CLEARANCE AND MUST BE
- 3. ALL DIMENSIONS ARE GIVEN TO FACE OF FINISH, U.O.N.
- 4. ALL PARTITION LOCATIONS ARE TO BE "CHALKED" ON FLOOR FOR ARCHITECT'S APPROVAL PRIOR TO FRAMING. ANY DISCREPANCY BETWEEN DIMENSIONS IN FIELD AND THOSE SHOWN ON PLANS SHALL BE NOTED TO THE ARCHITECT.
- ALL DIMENSIONS NOTED "VERIFY" OR "V.I.F." SHALL BE CHECKED BY CONTRACTOR PRIOR TO CONSTRUCTION. ANY VARIANCES SHALL BE REPORTED TO KP\_arch DESIGN
- 6. CONTRACTOR SHALL NOT SCALE DRAWING. ALL DIMENSIONS ON DRAWINGS TAKE PRECEDENCE OVER SCALE.
- 7. ACOUSTICALLY INSULATED WALLS ALL GYPSUM BOARD PERIMETERS, VERTICAL JOINTS, CUTOUTS, DOORWAYS, OUTLETS, AND OTHER PENETRATION SHALL BE COMPLETELY
- CAULKED WITH NON-HARDENING, PERMANENT RESILIENT ACOUSTICAL SEALANT.

  ALL HEIGHTS ARE DIMENSIONED FROM TOP OF EXISTING SLAB UNLESS NOTED "A.F.F." (ABOVE FINISHED FLOOR).
- ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE AND
- IN PROPER ALIGNMENT.

  10. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH WITH NO
- VISIBLE JOINTS.
- 11. ALL EXPOSED GYPSUM BOARD EDGES TO HAVE METAL EDGE TRIM.
- 12. PROVIDE BACKING IN WALL FOR THERMOSTAT AND LIGHT SWITCHES.
- 13. PATCH AND REPAIR ALL EXISTING WALLS AS REQUIRED
- 14. ALL DOORS TO OPEN FLAT AGAINST ADJACENT WALLS U.O.N.
- 5. GENERAL CONTRACTOR TO PROVIDE TACTILE EXIT SIGNAGE PER CBC SEC. 1013.4. GENERALLY, THIS REQUIRES A TACTILE/BRAILLE SIGN STATING "EXIT" AT EACH GRADE LEVEL EXIT LEADING DIRECTLY TO THE OUTSIDE AND A TACTILE/BRAILLE SIGN STATING "EXIT ROUTE" AT EACH INTERIOR EXIT ACCESS WHICH REQUIRES A VISUAL EXIT SIGN. IN ADDITION, EXIT DOORS WHICH LEAD TO A STAIRWAY SHALL BE IDENTIFIED WITH A TACTILE/BRAILLE SIGN STATING "EXIT STAIR DOWN".

#### FIRST FLOOR PLAN KEYNOTES

- 1 NEW TOILET CORE.
- INDICATES FUTURE TENANT CONSTRUCTION & FURNITURE, SHOWN FOR REFERENE ONLY. SPACE TO BE USED AS ADMINISTRATIVE OFFICE.
- INDICATES PARTITION OPTION FOR FUTURE DUAL TENANT.
- 4 EXISTING BELOW UTILITY ACCESS TO REMAIN. PROVIDE LANDING AND ACCESS DOOR.

#### **LEGEND**

NEW FULL HEIGHT PARTITION FROM LEVEL

NEW FULL HEIGHT PARTITION FROM GRADE

DEMOLISHED PARTITION

FUTURE PARTITION (FOR REFERENCE ONLY)

(E) PARTITION

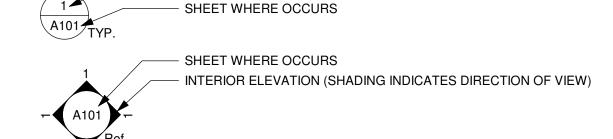
**ROOM TAG** 



Room

Name





ALIGN FACE OF FINISH WITH FACE OF FINISH

■ 1 INDICATES KEYNOTE

RECESSED FIRE EXTINGUISHER CABINET

KP\_arch

Cell | 408.438.3231 Email | karissa@kpkarch.com



NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE
<del>-</del>	PLANNING REVIEW	07.19.21
$\triangle$	PLANNING RESPONSE 1	10.07.21
<u>^</u>	PLANNING RESPONSE 1.1	11.17.21

 JOB NO:
 SD-01

 DATE:
 07.19.21

 SCALE:
 AS SHOWN

PROJECT:

MARKET READY

682 VILLA ST

MOUNTAIN VIEW, CA

CLIENT:

SMITH DEVELOPMENT 682 VILLA ST MOUNTAIN VIEW, CA

SHEET TITLE:

FIRST FLOOR DEMOLITION & NEW PLAN

SHEET NO:

A2.0.1

