

FIRST STREET GREEN OFFICE BUILDING AND PUBLIC PLAZA

LOS ALTOS, CALIFORNIA

DESIGN REVIEW SUBMITTAL
SUPPLEMENTED FOR
BICYCLE AND PEDESTRIAN ADVISORY COMMISSION MEETING
AUGUST 29, 2017

FIRST STREET
GREEN OFFICE
BUILDING AND
PUBLIC PLAZA

ehdd.

ARCHITECTURE
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PLANNING URBAN DESIGN
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Consultant

Stamp

Printing	Date
50% SCHEMATIC DESIGN	01.10.2017
100% SCHEMATIC DESIGN (REVISED)	03.30.2017
PTC PRESUBMITTAL	04.07.2017
DESIGN REVIEW SUBMITTAL	06.15.2017
BPAC SUBMITTAL	08.29.2017

Revisions and Description Date

Scale

Drawn by
Author
EHDD Job Number
16036

Sheet Title
COVER SHEET

Sheet Number

G0.00



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- NOTES:
1. REFER TO SUBMITTAL COVER LETTER FOR DESCRIPTION OF PROPOSED PUBLIC BENEFITS.
 2. REFER TO G1.01 FOR DIMENSIONS OF SETBACKS
 3. REFER TO C-6.0 FOR IMPERVIOUS AREAS

PROJECT DATA

PROJECT LOCATION:
101 1ST ST
LOS ALTOS, CA 94022

BLOCK:
14

LOT:
040, 041, 042, 043, 044, 045, 126, 127, AND PORTIONS OF 032 (PUBLIC PARKING PLAZA)

SITE AREA:
49,731 SF - BUILDING SITE ONLY - NOT INCLUDING PUBLIC PARKING PLAZA (LOT 032)

LOT COVERAGE:
33,144 SF (66.6%) - BUILDING SITE ONLY - NOT INCLUDING PUBLIC PARKING PLAZA (LOT 032)

PROJECT DESCRIPTION:
The project consists of the demolition of all existing structures and the construction of a new 3-story commercial building of approximately 77,000 square feet. It also includes the creation of a public plaza on what is now known as the Plaza 7 parking lot, in order to bring more community events downtown. These surface parking spaces are relocated into a new 3-story underground parking garage which extends under the proposed plaza as well as the building. In addition to replacing the existing surface public parking spaces at a one-to-one ratio, it will create up to 40 additional spaces of new public parking spaces, a 50% increase over the current amount.

APPLICABLE CODES (BASIS OF DESIGN):
CODE REQUIREMENTS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

APPLICABLE LOCAL CODES:
LOS ALTOS MUNICIPAL CODE TITLE 14 - ZONING

APPLICABLE STATE CODES:
2016 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, CBSC
2016 CALIFORNIA BUILDING CODE (CBC), PART 2, CBSC
2016 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, CBSC
2016 CALIFORNIA MECHANICAL CODE (CMC), PART 4, CBSC
2016 CALIFORNIA PLUMBING CODE (CPC), PART 5, CBSC
2016 CALIFORNIA ENERGY CODE (CPC), PART 6, CBSC
2016 CALIFORNIA FIRE CODE, PART 9, CBSC
2016 CALIFORNIA REFERENCED STANDARDS, PART 12, CBSC
TITLE 8 C.C.R., CH. 4, SUB-CH. 6-ELEVATOR SAFETY ORDERS
TITLE 19 C.C.R., PUBLIC SAFETY, SFM REGULATIONS

APPLICABLE FEDERAL CODES & STANDARDS:
TITLE II: UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS)

ZONING CODE INFORMATION

GENERAL PLAN DESIGNATION:
Downtown Commercial

ZONING DESIGNATION:
CD/R3 Commercial Downtown/Multiple Family

PERMITTED USES (14.52.030):
Office-administrative services, excluding drive-through facilities
Parking spaces and loading areas
Restaurants, excluding drive-through facilities
Uses which are determined by the city planner to be of the same general character

REQUIRED BUILDING SETBACKS (14.52.060):
Front: 2'-0" min, landscaped 2'-5" min proposed
Side: 2'-0" min, landscaped where abutting street or public parking plaza 8'-11" min proposed
Rear: 2'-0" min, landscaped where abutting alley 5'-7" min proposed

REQUIRED OFF-STREET PARKING (14.52.070, 14.74.100, 14.74.110, 14.74.120) - see floor area summary below:
Office 73,452 sf 1/300 sf 245 spaces
Cafe 18 seats/5 empl 1/3 seats/empl 8 spaces
Community Meeting as required by commission 0 spaces

PARKING PROVIDED

Office	245
Cafe	8
Replacement of Public Surface Parking	67
Surplus Parking	40
TOTAL	360

HEIGHT (14.52.100):
No commercial or mixed use structure shall exceed thirty (30) feet in height. Commercial and mixed-use projects that include ground floor commercial floor area shall provide a ground floor with a minimum interior ceiling height of twelve (12) feet. Exception to height limitation by provision of public benefit per 14.52.160. Please refer to submittal cover letter for detailed description of proposed public benefits.

PROPOSED NET FLOOR AREA (PER ZONING CODE DEFINITION 14.74.200.Q - SEE SHEET A10.11 FOR CALCULATIONS):

	COMBINED	OFFICE	CAFE	COMMUNITY MTG
BASEMENT 3	0 SF	0 SF	0 SF	0 SF
BASEMENT 2	526 SF	0 SF	258 SF	268 SF
BASEMENT 1	0 SF	0 SF	0 SF	0 SF
LEVEL 1	27,801 SF	25,494 SF	1,199 SF	1,108 SF
LEVEL 2	29,359 SF	29,359 SF	0 SF	0 SF
LEVEL 3	18,599 SF	18,599 SF	0 SF	0 SF
TOTAL	76,285 SF	73,452 SF	1,457 SF	1,376 SF

PROJECT TEAM

OWNER
LOS ALTOS HOLDINGS, LLC
171 MAIN ST, #259
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DEVELOPMENT MANAGER
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SAN FRANCISCO, CA 94105
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MECHANICAL / ELECTRICAL / PLUMBING ENGINEER
INTEGRAL GROUP
1084 FOXWORTHY AVE
SAN JOSE, CA 95118
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VICINITY MAP



SHEET INDEX

- General**
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 - G0.01 SHEET INDEX & PROJECT INFO (REVISED FOR BPAC)
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 - G2.01 PERSPECTIVE VIEWS
 - G2.02 PERSPECTIVE VIEWS (50MM)
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 - L3.03 CONCEPTUAL PLANTING IMAGES
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- C-2.0 TOPOGRAPHIC SURVEY (NORTH)
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 - C-5.1 UTILITY PLAN (SOUTH)
 - C-6.0 STORMWATER MANAGEMENT PLAN
- Construction**
- CO-1.01 CONSTRUCTION MANAGEMENT PLAN

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1/2" = 1'-0"

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Sheet Title

SHEET INDEX & PROJECT INFO

Sheet Number

G0.01



1 GATEWAY TO PLAZA FROM FIRST STREET*



2 WELCOMING OFFICE LOBBY ENTRY*



3 DROPOFF AREA AT SHASTA STREET



4 GREEN ALLEY WITH ARTICULATED BUILDING SURFACE



5 GREEN ALLEY CONNECTING TO PLAZA*



6 CAFE AND PARKING GARAGE ENTRANCE FACING PLAZA

* NOTE: SOME PROPOSED STREET TREES AND THE LANDSCAPE HAVE BEEN HIDDEN IN THIS VIEW TO AVOID OBSCURING PORTIONS OF THE BUILDING -- REFER TO L1.00 FOR ALL PROPOSED PLANTING.

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Sheet Title PERSPECTIVE VIEWS

Sheet Number



1 VIEW OF CORNER @ SHASTA ST & 1ST ST



2 VIEW ALONG SHASTA ST.



3 VIEW ALONG 1ST STREET FRONTAGE



4 VIEW TOWARD MAIN ENTRY FROM NORTH



5 BUILDING MAIN ENTRY & COMMUNITY ROOM ENTRY



6 VIEW TOWARD MAIN ENTRY FROM SOUTH



7 VIEW TOWARD PLAZA FROM NORTH



8 VIEW FROM SAFEWAY @ CROSSWALK



9 VIEW FROM 1ST ST @ STATE ST



10 VIEW ALONG ALLEY FROM PUBLIC PARKING PLAZA 7



11 VIEW ALONG ALLEY FRONTAGE



12 VIEW ALONG ALLEY FROM SHASTA ST.

NOTE: AT THE REQUEST OF THE PLANNING AND TRANSPORTATION COMMISSION, THIS SERIES OF VIEWS DEPICTS THE PROPOSED BUILDING AS VIEWED THROUGH A 50MM CAMERA LENS FROM PEDESTRIAN EYE HEIGHT.

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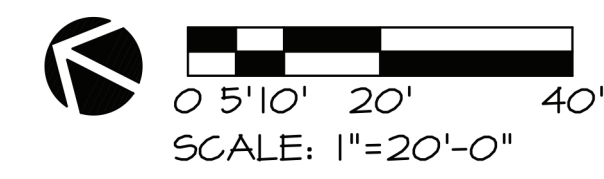
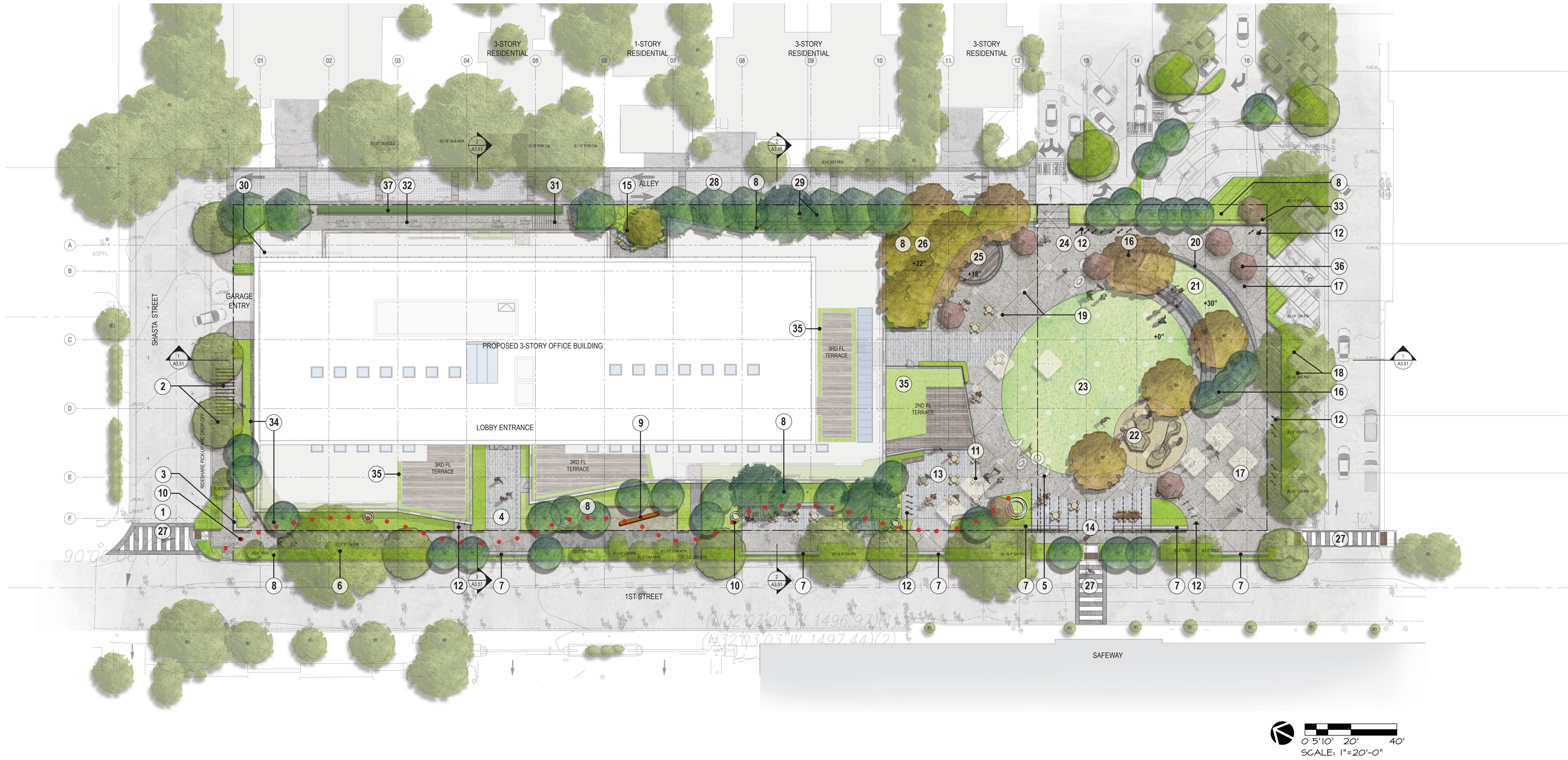
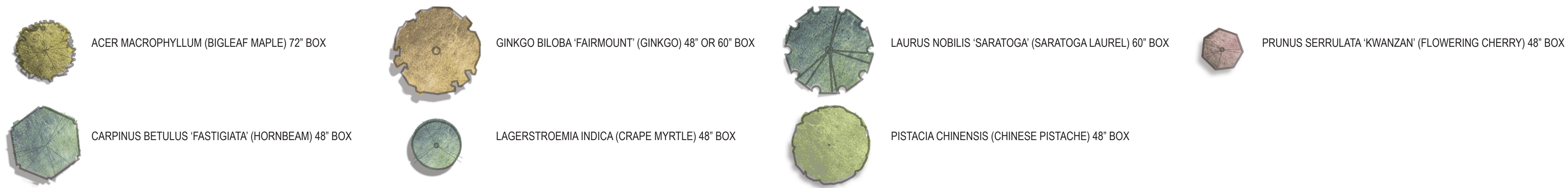
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Sheet Title
**PERSPECTIVE
VIEWS (50MM)**

Sheet Number

G2.02

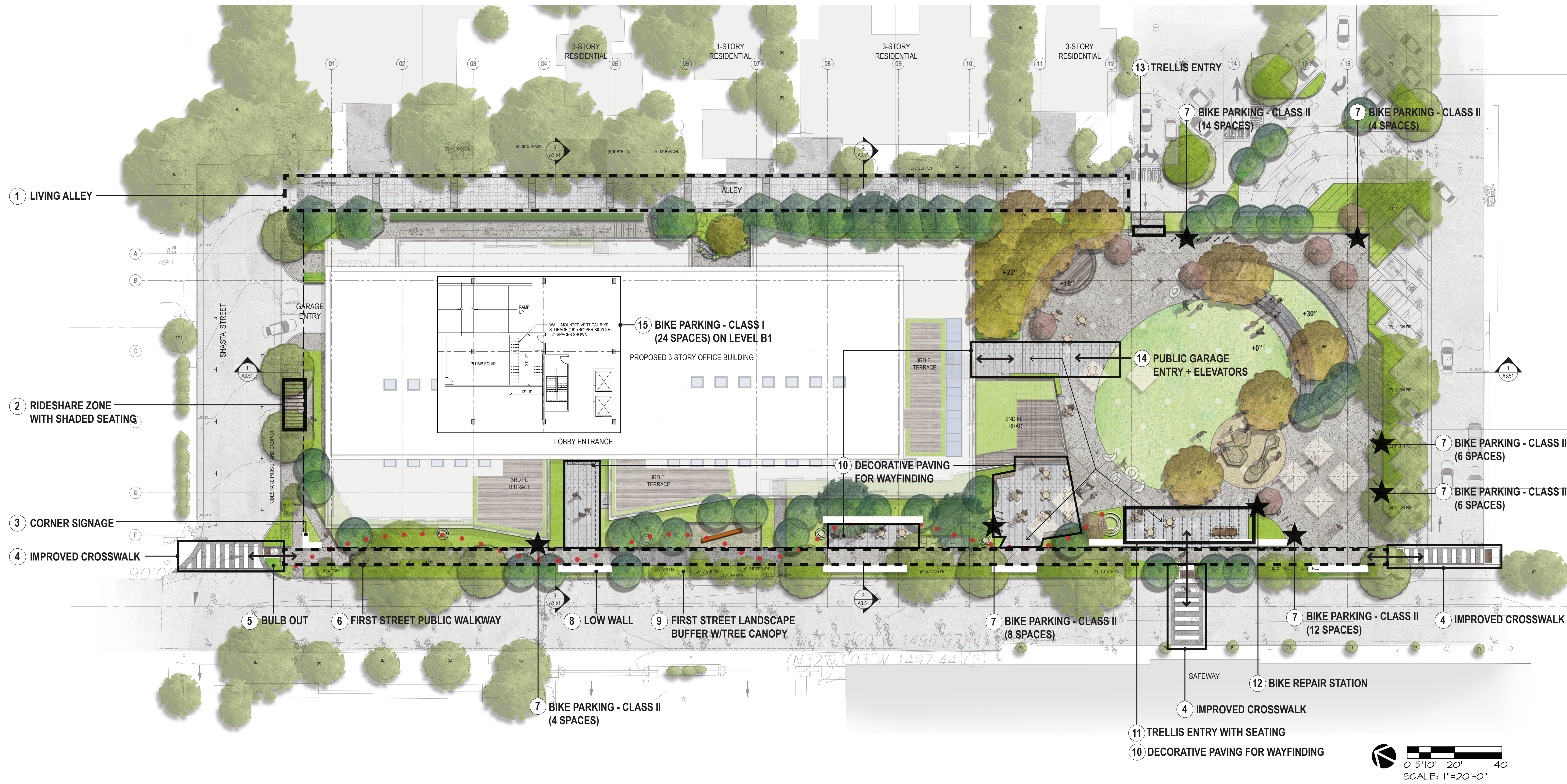
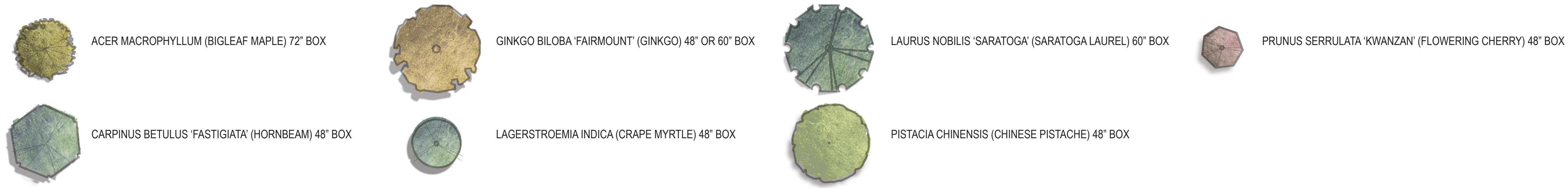
TREE LEGEND



KEY NOTES

- | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|--|---|---|---|--|---|---------------------------------------|---------|--|---------|--|---------|--|---------|--|---------|--|---------|--|---------|---|---------|-------------------|--|------------|----------|------------|-----------|----------------|--|------------|----------|------------|----------|
| <p>1 PROJECT WIDE CURB IMPROVEMENTS: NEW RIDE SHARE AND PARKING; NEW CURB AND GUTTER LAYOUT</p> <p>2 NEW STREET TREES AND COVERED SEATING
• PISTACIA CHINENSIS (CHINESE PISTACHE)</p> <p>3 LOW WALL WITH DIRECTIONAL SIGNAGE AND ADDRESS</p> <p>4 NEW 'BUILDING BLOCK' PAVING</p> <p>5 APRICOT SCULPTURES</p> <p>6 ALL EXISTING TREES TO REMAIN TO BE PROTECTED IN PLACE WITH 6-FT HIGH CHAINLINK FENCING. MAINTAIN IRRIGATION TO TREES THROUGHOUT CONSTRUCTION. REFER TO CIVIL PLAN.</p> <p>7 GRANITE WALLS (16-24 INCHES HIGH)</p> | <p>8 BIOSWALE PLANTER WITH UNDERSTORY PLANTING MIX (1 AND 5-GALLON), AUTOMATIC IRRIGATION, AND A 3-INCH LAYER OF WOOD CHIP MULCH. REFER TO CIVIL PLANS FOR BIOSWALE IMPROVEMENTS INCLUDING GRADING, DRAINAGE, AND SOIL MIX.
• AQUILEGIA FORMOSA (WESTERN COLUMBINE)
• CAREX SPP (SEDGE)
• IRIS DOUGLASIANA (PACIFIC COAST IRIS)
• JUNCUS PATENS (CALIFORNIA GRAY RUSH)
• RIBES VIBURNIFOLIUM (EVERGREEN CURRANT)</p> <p>9 GIANT TEETER TOTTER</p> <p>10 PUBLIC ART PATH</p> <p>11 OUTDOOR SEATING</p> <p>12 BIKE PARKING AND CHARGING STATION (SOME LOCATIONS TO INCLUDE BICYCLE REPAIR STAND)</p> | <p>13 OPENING 'POP' - CONVERGENCE PLAZA WITH SEATING, ART WALK, LIGHT WELLS, AND PEDESTRIAN ACCESS</p> <p>14 FIRST STREET GREEN 'BLOOM' ENTRY TRELLIS WITH SEATING, ART WALLS, AND PLANTED EDGES</p> <p>15 VIEWING COURTYARD: TREES WITH PLANTING, BOULDERS, AND PEBBLES WITH STEEL HEADER</p> <p>16 RAISED PLANTER</p> <p>17 FLEXIBLE OPEN SPACE: OPEN PLAY AREA FOR GAMES SUCH AS PING PONG, TWISTER, JENGA, AND KER PLUNK; ROOM FOR TEMPORARY ARTS/RAFTS BOOTHS</p> <p>18 EXISTING TREES WITH NEW CONCRETE CURB EDGE AND UNDERSTORY PLANTING</p> <p>19 IMPRINT OF ORCHARD: LOCATIONS OF UMBRELLA SLEEVES, TREES, SPECIAL LIGHTING, AND/OR LIGHT WELLS</p> | <p>20 'MYCORRHIZAL FUNGI' SCREEN TO PARKING BELOW - VENTILATION/LIGHT WELL</p> <p>21 CONCRETE TERRACE AND RAISED GRASSY OUTCROP</p> <p>22 'SOIL CLOUDS' CLIMBING AND PLAY AREA</p> <p>23 CENTRAL LAWN</p> <p>24 PLAZA 7 ENTRY WAY TRELLIS AND FENCE</p> <p>25 STAGE WITH BACKDROP</p> <p>26 UPRIGHT DECIDUOUS TREES
• GINKGO BILOBA (GINKGO)</p> <p>27 NEW CROSSWALK - CITY OF LOS ALTOS STANDARD DESIGN</p> <p>28 NEW DECORATIVE ALLEY PAVING (CONCRETE PAVERS AND CONCRETE BANDS)</p> | <p>29 ALLEY WITH UPRIGHT DECIDUOUS AND EVERGREEN TREES AND RICH UNDERSTORY PLANTINGS (1, 5 AND 15-GALLON), AUTOMATIC IRRIGATION, AND A 3-INCH LAYER OF WOOD CHIP MULCH.
• ANEMONE JAPONICA (JAPANESE ANEMONE)
• ARCTOSTAPHYLOS SPP (MANZANITA)
• CARPINUS BETULUS (HORNBEAM)
• CORNUS SPP (DOGWOOD)
• IRIS DOUGLASIANA (PACIFIC COAST IRIS)
• LAURUS NOBILIS 'SARATOGA' (BAY LAUREL)
• MYRICA CALIFORNICA (PACIFIC WAX MYRTLE)
• PHILADELPHUS LEWISII (MOCK ORANGE)
• PITTOSPORUM TENUIFOLIUM (PITTOSPORUM)
• RIBES SANGUINEUM (RED FLOWERING CURRANT)
• RIBES VIBURNIFOLIUM (EVERGREEN CURRANT)
• RUBUS PENTALOBUS (BRAMBLE)
• WOODWARDIA FIMBRIATA (GIANT CHAIN FERN)</p> | <p>30 BUILDING SUPPORT (ELECTRICAL, MECHANICAL EQUIPMENT, AND TRASH STORAGE)</p> <p>31 CONCRETE STAIRS WITH GUARDRAILS AND HANDRAILS</p> <p>32 CONCRETE RAMP WITH GUARDRAILS AND HANDRAILS</p> <p>33 LOW WOOD FENCE</p> <p>34 UNDERSTORY PLANTING MIX (1, 5 AND 15-GALLON), AUTOMATIC IRRIGATION, AND A 3-INCH LAYER OF WOOD CHIP MULCH.
• ANEMONE JAPONICA (JAPANESE ANEMONE)
• ARCTOSTAPHYLOS SPP (MANZANITA)
• CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' (FEATHER REED GRASS)
• CEANOTHUS SPP (CALIFORNIA LILAC)
• CHONDROPETALUM TECTORUM (CAPE RUSH)
• DENDROMECON RIGIDA (BUSH POPPY)
• ECHINACEA PURPUREA (PURPLE CONEFLOWER)</p> | <p>35 ESCHSCHOLZIA CALIFORNICA (CALIFORNIA POPPY)</p> <p>36 FLOWERING DECIDUOUS TREES
• PRUNUS SERRULATA 'KWANZAN' (FLOWERING CHERRY)</p> <p>37 PLANTED HEDGE SCREEN</p> | <p>PROPOSED TREE PLANTING LIST:</p> <table border="0"> <tr><td>(1) ACER MACROPHYLLUM (BIGLEAF MAPLE)</td><td>72" BOX</td></tr> <tr><td>(9) CARPINUS BETULUS 'FASTIGIATA' (HORNBEAM)</td><td>48" BOX</td></tr> <tr><td>(5) GINKGO BILOBA 'FAIRMOUNT' (GINKGO)</td><td>48" BOX</td></tr> <tr><td>(6) GINKGO BILOBA 'FAIRMOUNT' (GINKGO)</td><td>60" BOX</td></tr> <tr><td>(31) LAGERSTROEMIA INDICA (CRAPE MYRTLE)</td><td>48" BOX</td></tr> <tr><td>(10) LAURUS NOBILIS 'SARATOGA' (SARATOGA LAUREL)</td><td>60" BOX</td></tr> <tr><td>(10) PISTACIA CHINENSIS (CHINESE PISTACHE)</td><td>48" BOX</td></tr> <tr><td>(8) PRUNUS SERRULATA 'KWANZAN' (FLOWERING CHERRY)</td><td>48" BOX</td></tr> </table> <p>73 TOTAL NEW TREES</p> <p>38 EXISTING TREES PROPOSED FOR REMOVAL (2" OR SMALLER TREES NOT INCLUDED IN REMOVAL COUNT)</p> <p>EXISTING REDWOOD TREES TO BE REMOVED. LUMBER FROM TREES TO BE SALVAGED AND REPURPOSED INTO PROJECT (EXACT ELEMENTS TO BE DESIGNED). CONTRACTOR TO COORDINATE REMOVAL, STORAGE, MILLING, AND SALVAGE WITH LUMBERYARD AND LANDSCAPE ARCHITECT (EXISTING REDWOODS TO BE REMOVED ARE NOT SHOWN ON PLAN).</p> <p>AREA CALCULATIONS (THESE NUMBERS DO NOT INCLUDE AREAS OUTSIDE OF PROPERTY LINES):</p> <table border="0"> <tr><td>BUILDING PROPERTY</td><td></td></tr> <tr><td>HARDSCAPE:</td><td>8,116 SF</td></tr> <tr><td>SOFTSCAPE:</td><td>10,085 SF</td></tr> <tr><td>PLAZA PROPERTY</td><td></td></tr> <tr><td>HARDSCAPE:</td><td>8,168 SF</td></tr> <tr><td>SOFTSCAPE:</td><td>6,319 SF</td></tr> </table> | (1) ACER MACROPHYLLUM (BIGLEAF MAPLE) | 72" BOX | (9) CARPINUS BETULUS 'FASTIGIATA' (HORNBEAM) | 48" BOX | (5) GINKGO BILOBA 'FAIRMOUNT' (GINKGO) | 48" BOX | (6) GINKGO BILOBA 'FAIRMOUNT' (GINKGO) | 60" BOX | (31) LAGERSTROEMIA INDICA (CRAPE MYRTLE) | 48" BOX | (10) LAURUS NOBILIS 'SARATOGA' (SARATOGA LAUREL) | 60" BOX | (10) PISTACIA CHINENSIS (CHINESE PISTACHE) | 48" BOX | (8) PRUNUS SERRULATA 'KWANZAN' (FLOWERING CHERRY) | 48" BOX | BUILDING PROPERTY | | HARDSCAPE: | 8,116 SF | SOFTSCAPE: | 10,085 SF | PLAZA PROPERTY | | HARDSCAPE: | 8,168 SF | SOFTSCAPE: | 6,319 SF |
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| PLAZA PROPERTY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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TREE LEGEND

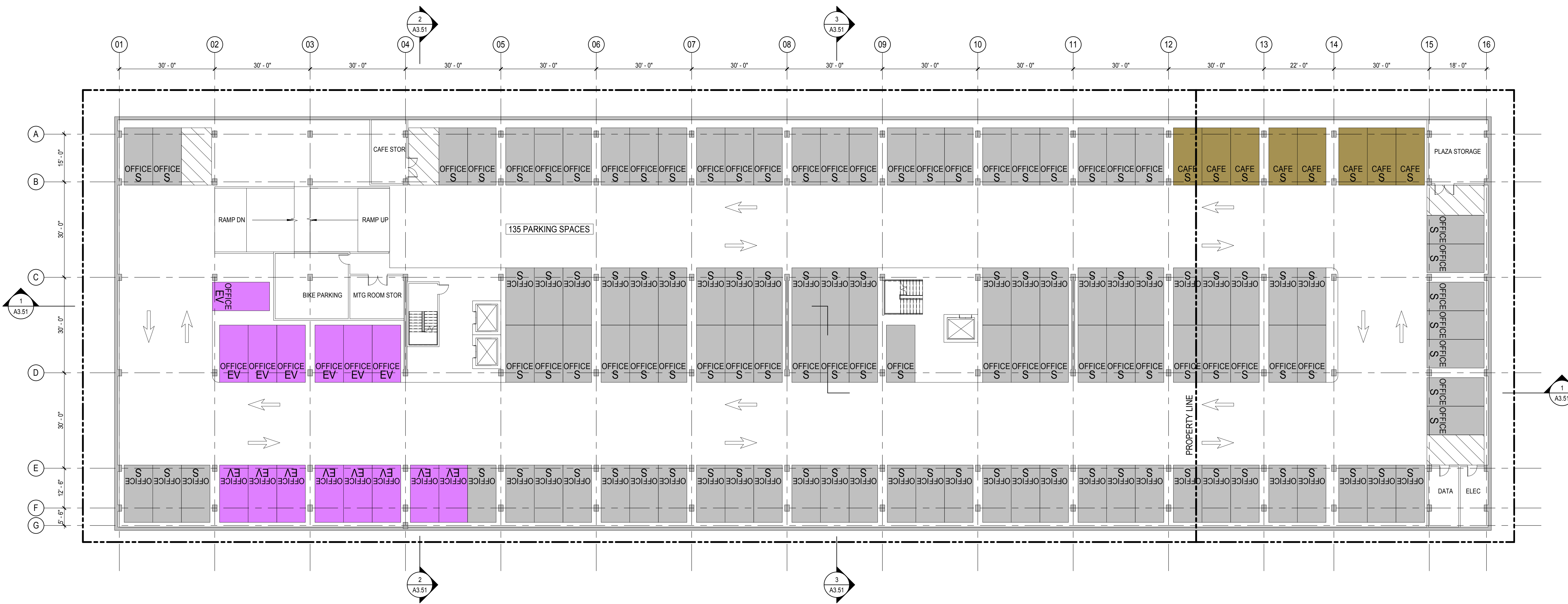


KEY NOTES

- 1 LIVING ALLEY
Paving is scaled down for pedestrian shared use; utilities are undergrounded; planting and trees throughout.
- 2 RIDESHARE ZONE WITH SHADED SEATING
Trellis structure with bench seating. There is space for roughly 3 vehicles to temporarily pull over to drop off and pick up riders.
- 3 CORNER SIGNAGE
Low granite wall provides a cornerstone to the Shasta Street/First Street corner for a sense of opening and welcome. The corner provides a place for signage. Visual obstructions are avoided in these areas; landscape elements are kept at a low height so as not to obstruct driver and pedestrian sight lines.
- 4 IMPROVED CROSSWALK
Striped crosswalks with detectable warnings located in three locations (Shasta Street crossing, 1st Street crossing at existing crosswalk location, and Plaza 7 drive aisle crossing).
- 5 BULB OUT
Traffic calming mechanism to protect pedestrians.
- 6 FIRST STREET PUBLIC WALKWAY
A clearly delineated public walkway is consistently paved for wayfinding. The walkway is lined with trees and plantings on both sides given substantial setbacks from the building frontage.
- 7 BIKE PARKING - CLASS II
Class II bicycle parking spaces as defined by the VTA Bicycle Technical Guidelines are located near building and plaza entrances. The number of spaces exceeds estimated recommendations based on the VTA Bicycle Technical Guidelines.
- 8 LOW WALL
16 to 24-inch high walls along First Street provide wayfinding and pedestrian protection from the street. Low walls also provide seating opportunities and articulate scaled-down spaces along First Street while discouraging unsafe drop-offs.
- 9 FIRST STREET LANDSCAPE BUFFER WITH TREE CANOPY
Landscape buffers along First Street separate pedestrians from vehicles. Plantings consist of drought-resistant species and trees.
- 10 DECORATIVE PAVING FOR WAYFINDING
Special paving creates inviting entries and emphasizes openings. Different paving types lead to different programs.
- 11 TRELLIS ENTRY WITH SEATING
The trellis provides a vertical wayfinding element and sense of opening to the public plaza while offering pedestrians and users a place to sit and gather. Seating is proposed here and throughout the site to meet multiple user needs, using durable, quality-crafted, and natural materials such as wood, metal, and stone.
- 12 BIKE REPAIR STATION
A public bike repair station is located near the main entrance of the public plaza near First Street, adjacent to bicycle parking. The station houses tools for basic bike repairs and maintenance for changing bicycle tires, adjusting brakes, etc. The tools are secured with tamper-proof equipment.
- 13 TRELLIS ENTRY
The smaller trellis provides a vertical wayfinding element and is scaled with respect to the residential nature of the alley.

PROPOSED BICYCLE PARKING SPACES


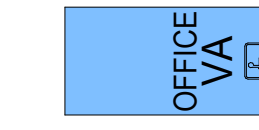


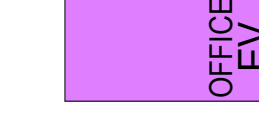

	CLASS I	CLASS II
BUILDING	24	4
FUNCTIONAL PLAZA	0	48




2 2ND LEVEL BELOW GRADE FLOOR PLAN
SCALE: 1/16" = 1'-0"

PARKING LEGEND




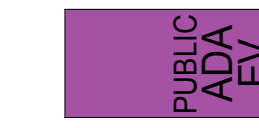
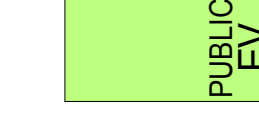
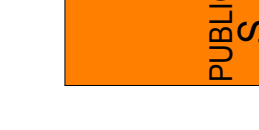

OFFICE

-  OFFICE A ADA 9'-0"x18'-0"
-  OFFICE VA VAN ADA 9'-0"x18'-0"
-  OFFICE VAN VAN ADA EV 12'-0"x18'-0"
-  OFFICE ADA EV ADA EV 9'-0"x18'-0"
-  OFFICE EV EV 9'-0"x18'-0"
-  OFFICE S STANDARD 9'-0"x18'-0"

CAFE

-  CAFE S STANDARD 9'-0"x18'-0"

PUBLIC REPLACEMENT

-  PARK A ADA 9'-0"x18'-0"
-  PARK VA VAN ADA 9'-0"x18'-0"
-  PUBLIC VAN VAN ADA EV 12'-0"x18'-0"
-  PUBLIC ADA EV ADA EV 9'-0"x18'-0"
-  PUBLIC EV EV 9'-0"x18'-0"
-  PUBLIC S STANDARD 9'-0"x18'-0"
-  ADD. PUBLIC S ADDITIONAL STANDARD 9'-0"x18'-0"

Printing	Date
50% SCHEMATIC DESIGN	01.10.2017
100% SCHEMATIC DESIGN (REVISED)	03.30.2017
PTC PRE-SUBMITTAL	04.07.2017
DESIGN REVIEW SUBMITTAL	06.15.2017

Revisions and Description Date

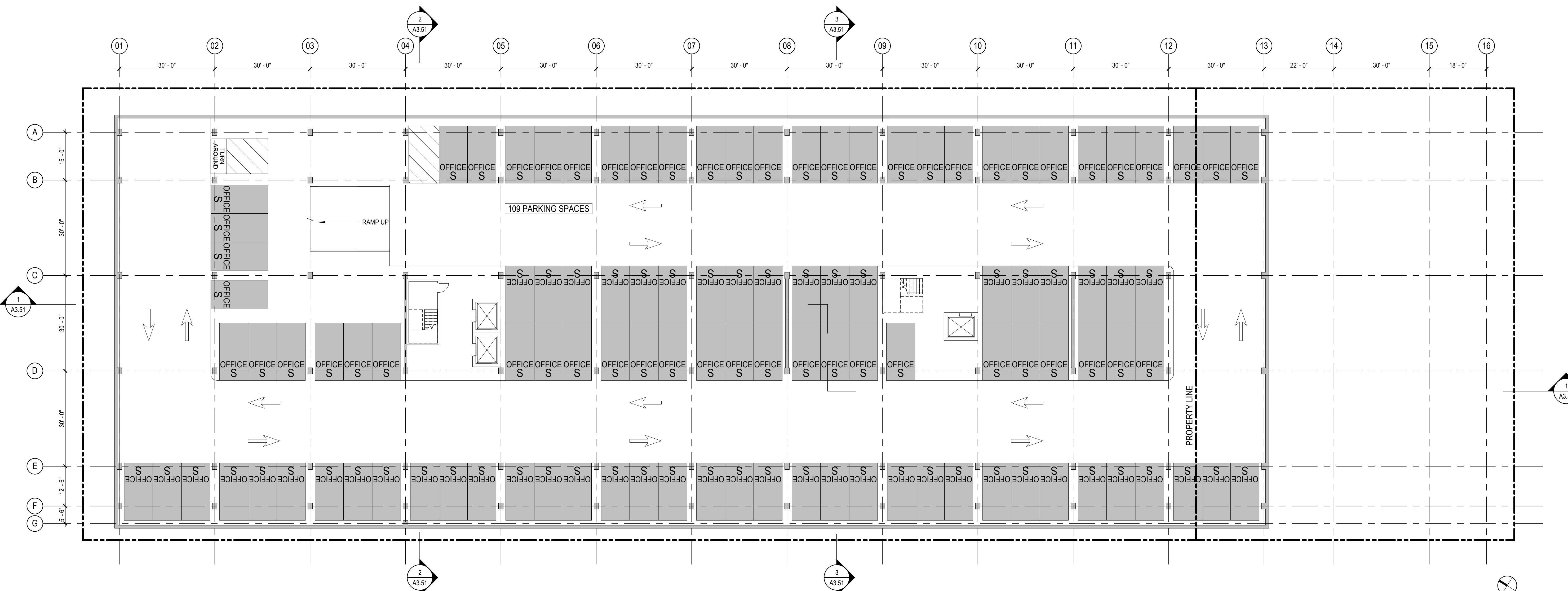
Revisions and Description	Date

Scale
1/16" = 1'-0"
Drawn by
Author
EHDD Job Number
16036

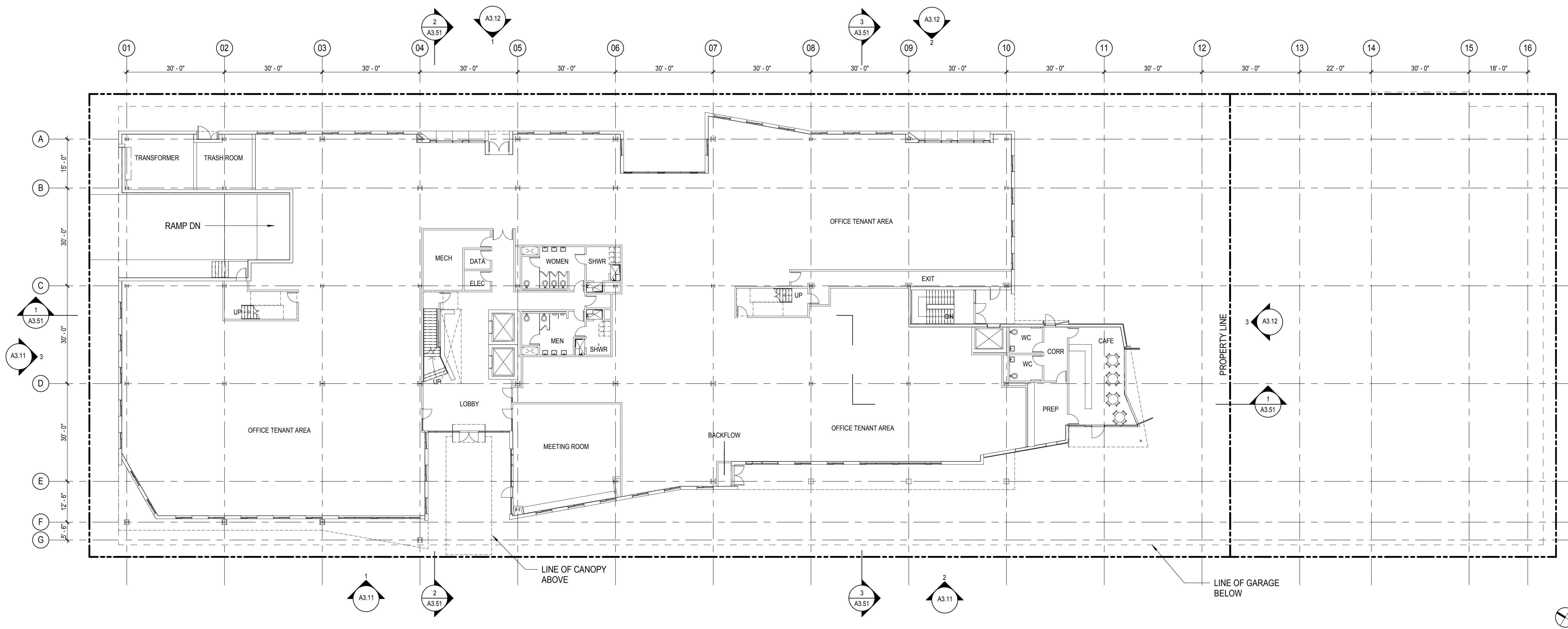
Sheet Title
FLOOR PLANS

Sheet Number

A2.01



1 3RD LEVEL BELOW GRADE FLOOR PLAN
SCALE: 1/16" = 1'-0"



2 LEVEL 1 FLOOR PLAN
SCALE: 1/16" = 1'-0"

PARKING LEGEND

OFFICE

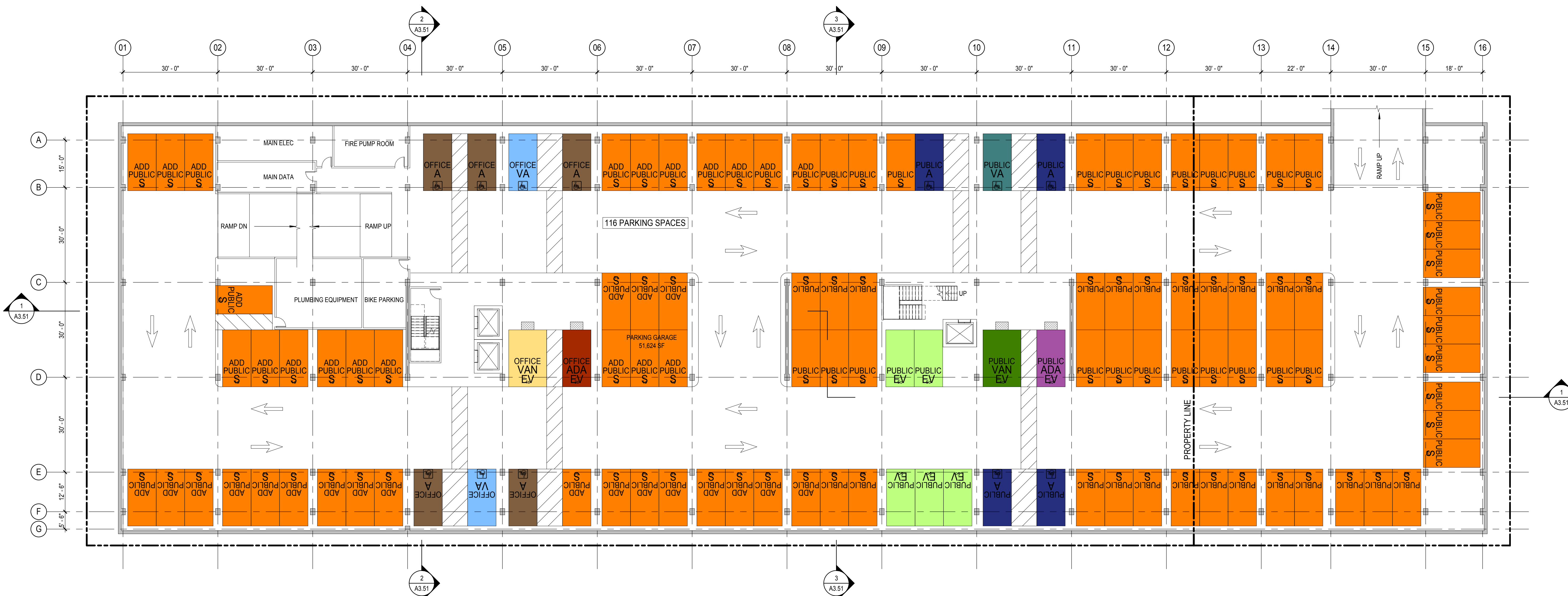
- OFFICE A ADA 9'-0"x18'-0"
- OFFICE VA VAN ADA 9'-0"x18'-0"
- OFFICE VAN EV VAN ADA EV 12'-0"x18'-0"
- OFFICE ADA EV ADA EV 9'-0"x18'-0"
- OFFICE EV EV 9'-0"x18'-0"
- OFFICE S STANDARD 9'-0"x18'-0"

CAFE

- CAFE S STANDARD 9'-0"x18'-0"

PUBLIC REPLACEMENT

- PARK ADA ADA 9'-0"x18'-0"
- PARK VA VAN ADA 9'-0"x18'-0"
- PUBLIC VAN EV VAN ADA EV 12'-0"x18'-0"
- PUBLIC ADA EV ADA EV 9'-0"x18'-0"
- PUBLIC EV EV 9'-0"x18'-0"
- PUBLIC S STANDARD 9'-0"x18'-0"
- ADD PUBLIC S ADDITIONAL STANDARD 9'-0"x18'-0"



1 1ST LEVEL BELOW GRADE FLOOR PLAN
SCALE: 1/16" = 1'-0"

