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**

500 TREAT AVE. #201 SAN FRANCISCO CALIFORNIA 94110

ARCH@EHDD.COM T 415-285-9193 F 415-285-3866

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
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No.		
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COVER SHEET

PROJECT LOCATION:					
101 1ST ST _OS ALTOS, CA 94022					
BLOCK:					
14					
<u>_OT:</u>					
	, 045, 126, 127, AND F	PORTIONS OF 032 (PU	BLIC PARKING PL	AZA)	
SITE AREA:					
19,731 SF - BUILDING	SITE ONLY - NOT INC	CLUDING PUBLIC PARK	KING PLAZA (LOT	032)	
OT COVERAGE:				7.4 (LOT 000)	
33,144 SF (66.6%) - BU	ILDING SHE ONLY - I	NOT INCLUDING PUBL	.IC PARKING PLAZ	ZA (LOT 032)	
PROJECT DESCRIPTION The project consists of the proje		ating atrustures and the	construction of a ne	ow 2 story commercial building of	annrovimatoly
77,000 square feet. It al	lso includes the creation	on of a public plaza on w	hat is now known a	ew 3-story commercial building of as the Plaza 7 parking lot, in order	to bring more
-	•	O .		story underground parking garage face public parking spaces at a or	
		parking spaces, a 50%	<u> </u>		io to one rado, it will
APPLICABLE CODES (I	BASIS OF DESIGN):				
*		NOT LIMITED TO THE	FOLLOWING:		
APPLICABLE LOCA					
LOS ALTOS MI	UNICIPAL CODE TITL	E 14 - ZONING			
APPLICABLE STAT			DT 4 0000		
		NISTRATIVE CODE, PA (CBC), PART 2, CBSC	•		
2016 CALIFOR	NIA ELECTRICAL CO	DE (CEC), PART 3, CB	SC		
2016 CALIFOR	NIA PLUMBING CODE	DDE (CMC), PART 4, CE E (CPC), PART 5, CBSC			
2016 CALIFOR		CPC), PART 6, CBSC			
2016 CALIFOR	NIA REFERENCED ST	TANDARDS, PART 12,			
	, CH. 4, SUB-CH. 6-EL R., PUBLIC SAFETY, S	LEVATOR SAFETY ORI SFM REGULATIONS	JEKS .		
	,				
	ERAL CODES & STAN ORM FEDERAL ACCE	ESSIBILITY STANDARD	S (UFAS)		
ZONING CODE IN	NFORMATION				
GENERAL PLAN DESIG					
GENERAL PLAN DESIC Downtown Commercial	<u>GNATION:</u>				
ZONING CODE IN GENERAL PLAN DESIGNATION CONING DESIGNATION CD/R3 Commercial Down	<u>GNATION:</u> <u>N:</u>				
GENERAL PLAN DESIGNOMENT COMMERCIAL CONTING DESIGNATION COMMERCIAL DOWN	SNATION: N: vntown/Multiple Family				
GENERAL PLAN DESIGNATION CONING DESIGNATION CD/R3 Commercial Down PERMITTED USES (14.2) Office-administrative ser	SNATION: N: vntown/Multiple Family .52.030): rvices, excluding drive-				
GENERAL PLAN DESIGNATION CONING DESIGNATION CD/R3 Commercial Down PERMITTED USES (14. Office-administrative ser Parking spaces and load	SNATION: N: vntown/Multiple Family .52.030): rvices, excluding driveding areas				
GENERAL PLAN DESIGNATION CONING DESIGNATION CD/R3 Commercial Down PERMITTED USES (14. Office-administrative ser Parking spaces and load Restaurants, excluding of	SNATION: N: vntown/Multiple Family .52.030): rvices, excluding driveding areas drive-through facilities		ral character		
GENERAL PLAN DESIGNATION CONING DESIGNATION CD/R3 Commercial Down PERMITTED USES (14. Office-administrative ser Parking spaces and load Restaurants, excluding of Jses which are determine	SNATION: N: vntown/Multiple Family .52.030): rvices, excluding driveding areas drive-through facilities ned by the city planner	through facilities to be of the same gene	ral character		
GENERAL PLAN DESIGNATION Downtown Commercial CONING DESIGNATION CD/R3 Commercial Down PERMITTED USES (14. Office-administrative ser Parking spaces and load Restaurants, excluding of Jses which are determined REQUIRED BUILDING Front: 2'-0" min, lands	SETBACKS (14.52.060)	through facilities to be of the same general	2'-5" mi	n proposed	
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GENERAL PLAN DESIGNATION DOWNTOWN Commercial CONING DESIGNATION CD/R3 Commercial Down PERMITTED USES (14. Office-administrative ser Parking spaces and load Restaurants, excluding of Jses which are determined REQUIRED BUILDING Front: 2'-0" min, lands Side: 2'-0" min, lands Rear: 2'-0" min, lands	SNATION: N: vntown/Multiple Family .52.030): rvices, excluding driveding areas drive-through facilities ned by the city planner SETBACKS (14.52.060) caped caped where abutting a caped where abutting a	through facilities to be of the same gener O): street or public parking palley	2'-5" mi olaza 8'-11" n 5'-7" mi	nin proposed n proposed	
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NOTES:

SETBACKS

1. REFER TO SUBMITTAL COVER LETTER FOR

2. REFER TO G1.01 FOR DIMENSIONS OF

3. REFER TO C-6.0 FOR IMPERVIOUS AREAS

DESCRIPTION OF PROPOSED PUBLIC BENEFITS.

PROJECT TEAM
<u>OWNER</u>
LOS ALTOS HOLDINGS, LLC 171 MAIN ST, #259 LOS ALTOS, CA 94022 T: (650) 209-9500
DEVELOPMENT MANAGER
SARES REGIS GROUP OF NORTHERN CALIFORNIA 901 MARINERS ISLAND BLVD, SUITE 700 SAN MATEO, CA 94404 T: (650) 378-2800
<u>ARCHITECT</u>
EHDD ARCHITECTURE 501 TREAT AVE, SUITE 201 SAN FRANCISCO, CA 94110 T: (415) 285-9193
CIVIL ENGINEER
SANDIS 1700 S. WINCHESTER BLVD CAMPBELL, CA 95008 T: (408) 636-0900
LANDSCAPE ARCHITECT
JONI L. JANECKI & ASSOCIATES, INC. 515 SWIFT ST SANTA CRUZ, CA 95060 T: (831) 423-6040
STRUCTURAL ENGINEER
KPFF 45 FREMONT ST, 28TH FLR SAN FRANCISCO, CA 94105 T: (415) 989-1004
MECHANICAL / ELECTRICAL / PLUMBING ENGINEER
INTEGRAL GROUP 1084 FOXWORTHY AVE SAN JOSE, CA 95118 T: (408) 448-6300
VICINITY MAP

G0.00	COVER SHEET (REVISED FOR BPAC)	
G0.01	SHEET INDEX & PROJECT INFO (REVISED FOR BPAC)	
G1.01	ARCHITECTURAL SITE PLAN	ehdd
G2.01	PERSPECTIVE VIEWS	GILL
G2.02	PERSPECTIVE VIEWS (50MM)	
	,	ARCHITECTURE INTERIORS
Landsca	•	PLANNING URBAN DESIG
L1.00	LANDSCAPE PLAN (REVISED FOR BPAC)	500 TREAT AVE. #201 SAN FRANCISCO
- •		CALIFORNIA 94110
L2.00	BICYCLE AND PEDESTRIAN AMENITIES	
	(ADDED FOR BPAC)	ARCH@EHDD.COM T 415-285-9193
L3.01	CONCEPTUAL PLANTING IMAGES	F 415-285-3866
L3.01 L3.02	CONCEPTUAL PLANTING IMAGES CONCEPTUAL PLANTING IMAGES	
L3.03	CONCEPTUAL PLANTING IMAGES	Consultant
L3.04	INSPIRATIONAL MATERIAL IMAGES (BUILDING)	Consultant
L3.05	INSPIRATIONAL INTERACTIVE ART IMAGES	
	(PUBLIC ART PATH)	
L3.06	INSPIRATIONAL MATERIAL IMAGES (PLAZA)	
L4.00	PLAZA PROGRAMMING	
Architect	tural	Stamp
Architect	FLOOR PLANS	
A2.02	FLOOR PLANS	
A2.03	FLOOR PLANS	
A2.04	ROOF PLAN	
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A3.01	STREETSCAPE ELEVATIONS BUILDING ELEVATIONS	
A3.11 A3.12	BUILDING ELEVATIONS BUILDING ELEVATIONS	
A3.12	ENLARGED ELEVATIONS & MATERIALS	Printing Date
A3.51	BUILDING SECTIONS	50% SCHEMATIC DESIGN 01.10.20 100% SCHEMATIC DESIGN (REVISED) 03.30.20
		PTC PRESUBMITTAL 04.07.20 DESIGN REVIEW SUBMITTAL 06.15.20
A10.01	SHADOW STUDIES	BPAC SUBMITTAL 08.29.20
A10.11	FLOOR AREA CALCULATION DIAGRAMS	
Civil		
C-2.0	TOPOGRAPHIC SURVEY (NORTH)	
C-2.1	TOPOGRAPHIC SURVEY (SOUTH)	
		Revisions and Description Date
C-4.0	GRADING AND DRAINAGE PLAN (NORTH)	
C-4.1	GRADING AND DRAINAGE PLAN (SOUTH)	
C-5.0	UTILITY PLAN (NORTH)	
C-5.1	UTILITY PLAN (SOUTH	
	· ·	
C-6.0	STORMWATER MANAGEMENT PLAN	
Construc	ation	
	CTION I CONSTRUCTION MANAGEMENT PLAN	
00 110.		
		Scale
		12" = 1'-0" Drawn by
		Author
		EHDD Job Number
		16036
		Sheet Title

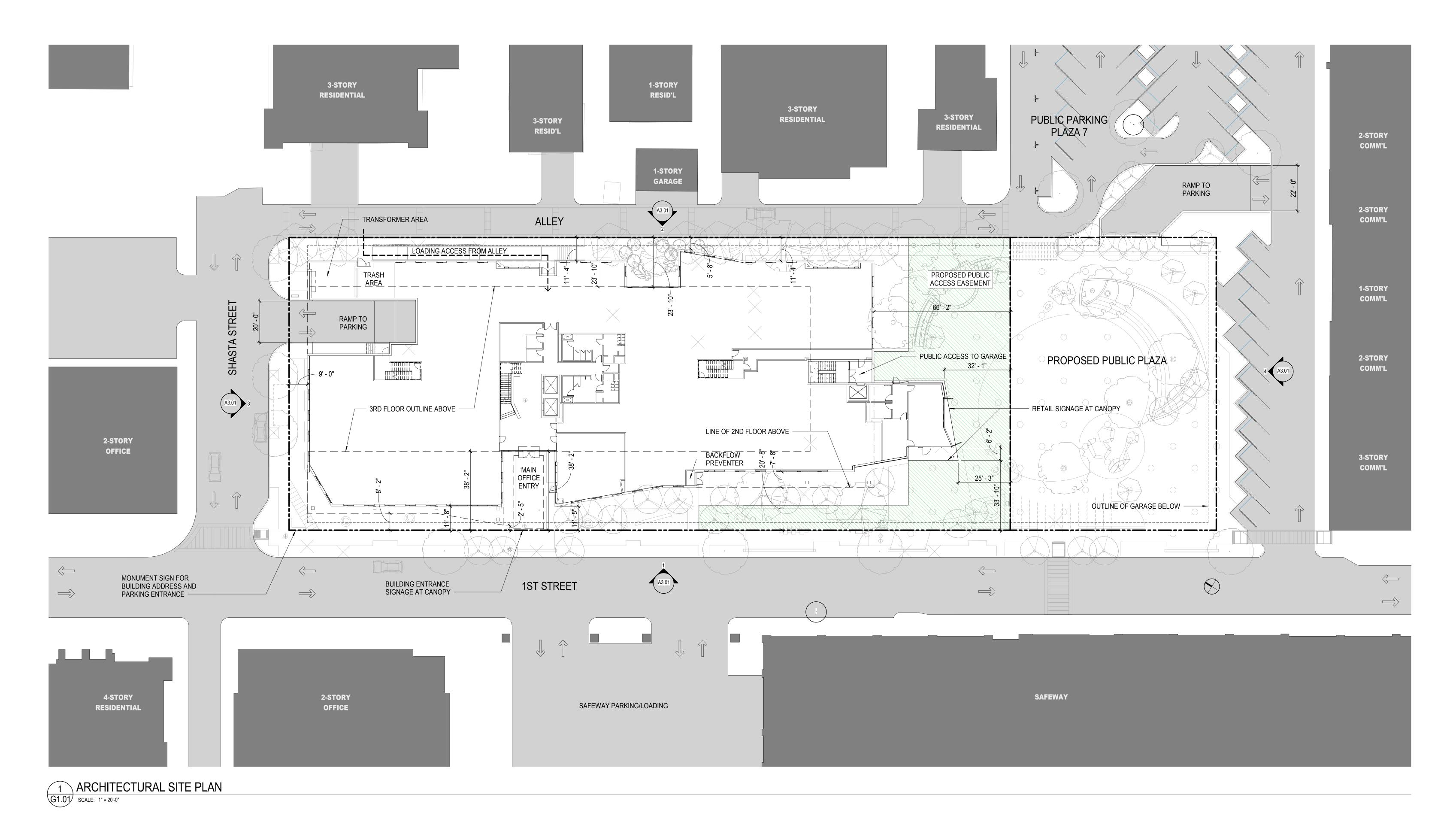
SHEET INDEX

COVER SHEET (REVISED FOR BPAC)

General

FIRST STREET **GREEN OFFICE BUILDING AND PUBLIC PLAZA**

SHEET INDEX & PROJECT INFO



SITE PLAN NOTES

1. REFER TO SURVEY (C-2.0 & C-2.1) FOR LOCATIONS AND SIZES EXISTING TREES.

2. REFER TO L1.00 LANDSCAPE PLAN FOR LANDSCAPE AREAS, WALKWAYS, FENCES, AND OTHER SITE FEATURES.

FIRST STREET GREEN OFFICE BUILDING AND PUBLIC PLAZA



ARCHITECTURE
INTERIORS
PLANNING URBAN DESIGN
500 TREAT AVE. #201
SAN FRANCISCO
CALIFORNIA 94110

ARCH@EHDD.COM T 415-285-9193 F 415-285-3866

Consultant

Stamp

Printing

Date

50% SCHEMATIC DESIGN
100% SCHEMATIC DESIGN (REVISED)
PTC PRESUBMITTAL
DESIGN REVIEW SUBMITTAL
06.15.2017

Revisions and Description Date

 		-
 	·	

Scale

1" = 20'-0"

Drawn by
Author

EHDD Job Number

Sheet Title

ARCHITECTURAL

SITE PLAN

Sheet Number

G1.01



1 GATEWAY TO PLAZA FROM FIRST STREET*



3 DROPOFF AREA AT SHASTA STREET



5 GREEN ALLEY CONNECTING TO PLAZA*



2 WELCOMING OFFICE LOBBY ENTRY*



4 GREEN ALLEY WITH ARTICULATED BUILDING SURFACE



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.

FIRST STREET GREEN OFFICE BUILDING AND PUBLIC PLAZA

enda

ARCHITECTURE
INTERIORS
PLANNING URBAN DESIGN
500 TREAT AVE. #201
SAN FRANCISCO
CALIFORNIA 94110

ARCH@EHDD.COM T 415-285-9193 F 415-285-3866

Consultant

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EHDD Job Number 16036 Sheet Title

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PERSPECTIVE VIEWS

Sheet Number

G2.01



VIEW OF CORNER @ SHASTA ST & 1ST ST



4 VIEW TOWARD MAIN ENTRY FROM NORTH



7 VIEW TOWARD PLAZA FROM NORTH



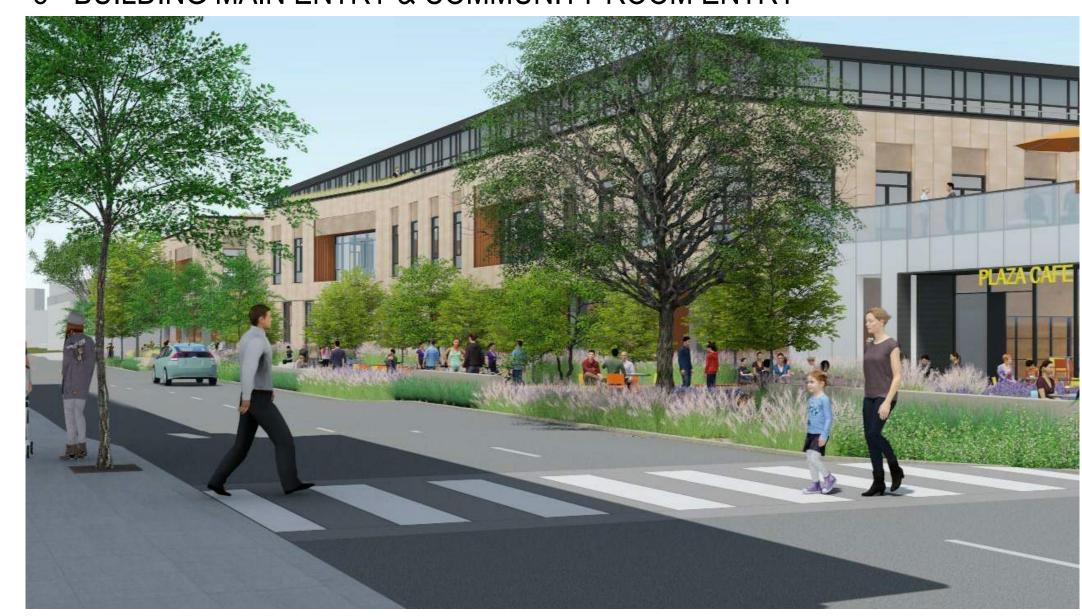
10 VIEW ALONG ALLEY FROM PUBLIC PARKING PLAZA 7



2 VIEW ALONG SHASTA ST.



5 BUILDING MAIN ENTRY & COMMUNITY ROOM ENTRY



8 VIEW FROM SAFEWAY @ CROSSWALK



11 VIEW ALONG ALLEY FRONTAGE



3 VIEW ALONG 1ST STREET FRONTAGE



6 VIEW TOWARD MAIN ENTRY FROM SOUTH



9 VIEW FROM 1ST ST @ STATE ST



12 VIEW ALONG ALLEY FROM SHASTA ST.

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

FIRST STREET GREEN OFFICE BUILDING AND PUBLIC PLAZA

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INTERIORS
PLANNING URBAN DESIGN
500 TREAT AVE. #201
SAN FRANCISCO
CALIFORNIA 94110

ARCH@EHDD.COM T 415-285-9193 F 415-285-3866

Consultant

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Revisions and Description	Date

Revisions and Description Date

Scale

Scale

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Author
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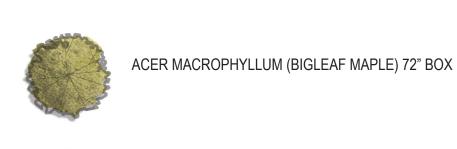
Sheet Title

PERSPECTIVE VIEWS (50MM)

Sheet Number

G2.02

TREE LEGEND







LAURUS NOBILIS 'SARATOGA' (SARATOGA LAUREL) 60" BOX



PRUNUS SERRULATA 'KWANZAN' (FLOWERING CHERRY) 48" BOX

CARPINUS BETULUS 'FASTIGIATA' (HORNBEAM) 48" BOX



LAGERSTROEMIA INDICA (CRAPE MYRTLE) 48" BOX



PISTACIA CHINENSIS (CHINESE PISTACHE) 48" BOX





KEY NOTES

- 1) PROJECT WIDE CURB IMPROVEMENTS: NEW RIDE SHARE AND PARKING; NEW CURB AND **GUTTER LAYOUT**
- (2) NEW STREET TREES AND COVERED SEATING • PISTACIA CHINENSIS (CHINESE PISTACHE)
- 3 LOW WALL WITH DIRECTIONAL SIGNAGE AND ADDRESS
- (4) NEW 'BUILDING BLOCK' PAVING
- (**5**) APRICOT SCULPTURES
- 6 ALL EXISTING TREES TO REMAIN TO BE PROTECTED IN PLACE WITH 6-FT HIGH CHAINLINK FENCING. MAINTAIN IRRIGATION TO (10) PUBLIC ART PATH TREES THROUGHOUT CONSTRUCTION. REFER TO CIVIL PLAN.
- (7) GRANITE WALLS (16-24 INCHES HIGH)
- $(m{8})$ 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
- CAREX SPP (SEDGE) IRIS DOUGLASIANA (PACIFIC COAST IRIS) JUNCUS PATENS (CALIFORNIA GRAY RUSH)
- RIBES VIBURNIFOLIUM (EVERGREEN CURRANT)
- **9** GIANT TEETER TOTTER
- (11) OUTDOOR SEATING (12) BIKE PARKING AND CHARGING STATION (SOME LOCATIONS TO INCLUDE BICYCLE REPAIR
- (13) OPENING 'POP' CONVERGENCE PLAZA WITH SEATING, ART WALK, LIGHT WELLS, AND PEDESTRIAN ACCESS
- (14) FIRST STREET GREEN 'BLOOM' ENTRY TRELLIS WITH SEATING, ART WALLS, AND PLANTED **EDGES**
- (15) VIEWING COURTYARD: TREES WITH PLANTING, BOULDERS, AND PEBBLES WITH STEEL HEADER
- (16) RAISED PLANTER
- (17) FLEXIBLE OPEN SPACE; OPEN PLAY AREA FOR GAMES SUCH AS PING PONG, TWISTER, JENGA, AND KER PLUNK; ROOM FOR TEMPORARY ARTS/CRAFTS BOOTHS
- (18) EXISTING TREES WITH NEW CONCRETE CURB EDGE AND UNDERSTORY PLANTING
- (19) IMPRINT OF ORCHARD: LOCATIONS OF UMBRELLA SLEEVES, TREES, SPECIAL LIGHTING, AND/OR LIGHT WELLS

(20) 'MYCORRHIZAL FUNGI' SCREEN TO PARKING BELOW - VENTILATION/LIGHT WELL

- (21) CONCRETE TERRACE AND RAISED GRASSY
 - (22) 'SOIL CLODS' CLIMBING AND PLAY AREA (23) CENTRAL LAWN
 - (24) PLAZA 7 ENTRY WAY TRELLIS AND FENCE (25) STAGE WITH BACKDROP
 - (26) UPRIGHT DECIDUOUS TREES • GINKGO BILOBA (GINKGO) (27) NEW CROSSWALK - CITY OF LOS ALTOS STANDARD DESIGN
 - NEW DECORATIVE ALLEY PAVING (CONCRETE PAVERS AND CONCRETE BANDS)

(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)

(30) BUILDING SUPPORT (ELECTRICAL, MECHANICAL EQUIPMENT AND TRASH STORAGE)

- (31) CONCRETE STAIRS WITH GUARDRAILS AND
- (32) CONCRETE RAMP WITH GUARDRAILS AND

(33) LOW WOOD FENCE

- (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)

ESCHSCHOLZIA CALIFORNICA (CALIFORNIA

- FREMONTODENDRON CALIFORNICUM
- (FLANNEL BUSH) HEUCHERA MAXIMA (CORAL BELLS) MISCANTHUS SPP (SILVERGRASS)
- RIBES SPP (CURRANT) RUDBECKIA SPP (BLACK-EYED SUSAN) SALVIA SPP (SAGE)

(35) ROOFTOP TERRACE PLANTING

- (36) FLOWERING DECIDUOUS TREES PRUNUS SERRULATA 'KWANZAN' (FLOWERING CHERRY)
- (37) PLANTED HEDGE SCREEN

PROPU	DSED TREE PLANTING LIST:	
(1)	ACER MACROPHYLLUM (BIGLEAF MAPLE)	
(9)	CARPINUS BETULUS 'FASTIGIATA' (HORNBEAM)	
(5)	GINKGO BILOBA 'FAIRMOUNT' (GINKGO)	
(6)	GINKGO BILOBA 'FAIRMOUNT' (GINKGO)	
(31)	LAGERSTROEMIA INDICA (CRAPE MYRTLE)	
(9) (5) (6)	CARPINUS BETULUS 'FASTIGIATA' (HORNBEAM) GINKGO BILOBA 'FAIRMOUNT' (GINKGO) GINKGO BILOBA 'FAIRMOUNT' (GINKGO)	

(3) LAURUS NOBILIS 'SARATOGA' (SARATOGA LAUREL) (10) PISTACIA CHINENSIS (CHINESE PISTACHE) (8) PRUNUS SERRULATA 'KWANZAN' (FLOWERING CHERRY) 48" BOX

TO BE REMOVED ARE NOT SHOWN ON PLAN).

73 TOTAL NEW TREES 38 EXISTING TREES PROPOSED FOR REMOVAL (2" OR SMALLER TREES NOT INCLUDED IN REMOVAL COUNT)

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

AREA CALCULATIONS (THESE NUMBERS DO NOT INCLUDE AREAS OUTSIDE OF PROPERTY LINES):

BUILDING PROPERTY HARDSCAPE: 8,116 SF SOFTSCAPE: 10,085 SF PLAZA PROPERTY HARDSCAPE: 8,168 SF SOFTSCAPE: 6.319 SF

FIRST STREET **GREEN OFFICE BUILDING AND PUBLIC PLAZA**

ARCHITECTURE INTERIORS PLANNING URBAN DESIGN 500 TREAT AVE. #201 SAN FRANCISCO CALIFORNIA 94110

ARCH@EHDD.COM T 415-285-9193 F 415-285-3866

Consultant



515 SWIFT ST. SANTA CRUZ, CA 95060 PHONE 831.423.6040 | FAX 831.423.6054 EMAIL JLJ@JLJA.COM | WWW.JLJA.COM

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Scale 1"=20'-0" Drawn by

16036

72" BOX

48" BOX

48" BOX

60" BOX

48" BOX

60" BOX

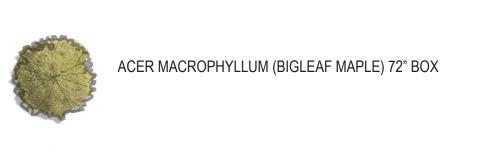
48" BOX

EHDD Job Number

Sheet Title LANDSCAPE PLAN

Sheet Number

TREE LEGEND



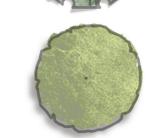




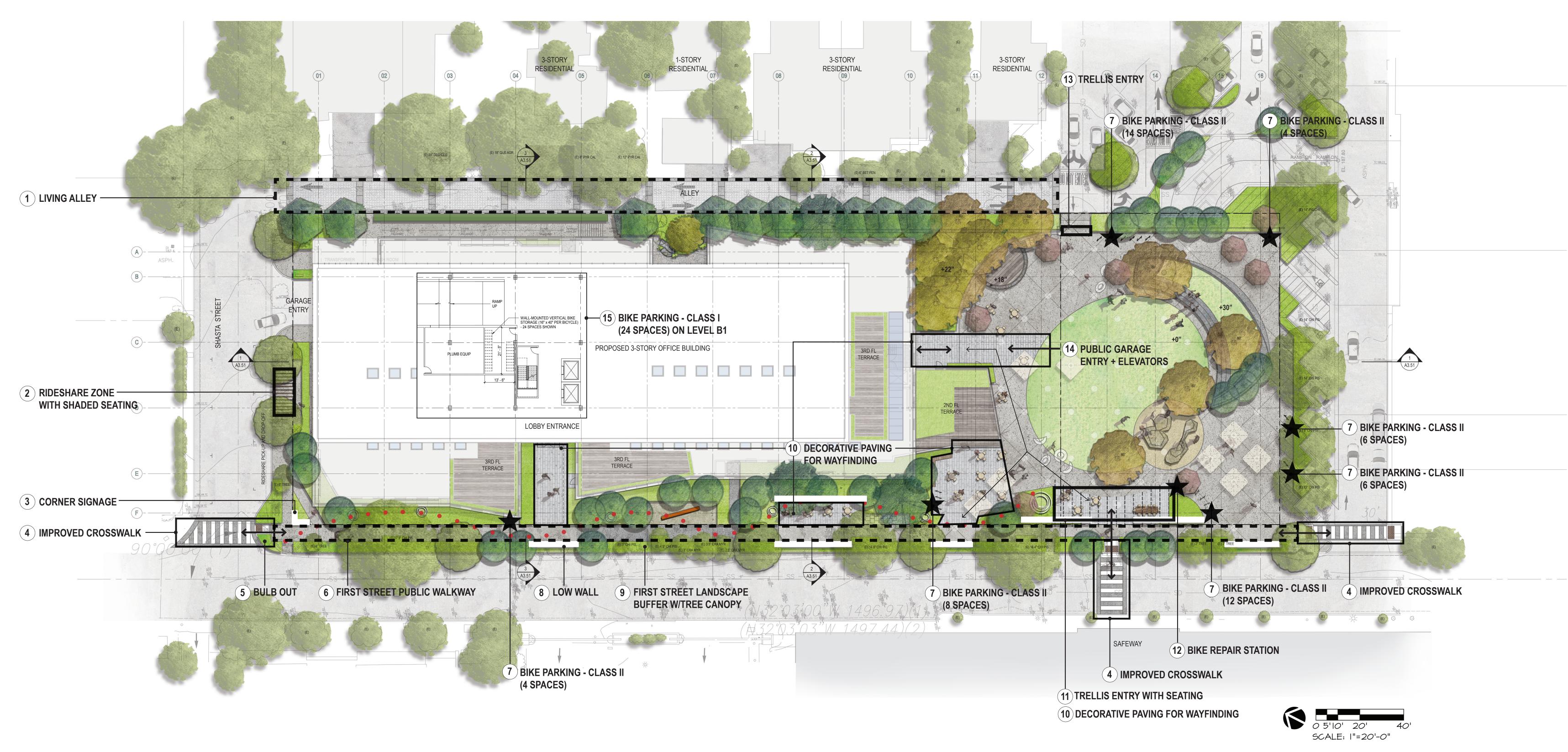
PRUNUS SERRULATA 'KWANZAN' (FLOWERING CHERRY) 48" BOX







PISTACIA CHINENSIS (CHINESE PISTACHE) 48" BOX



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 (5) BULB OUT Trellis structure with bench seating. There is space for roughly 3 vehicles to temporarily pull over to drop of and pick up ridors

 Traffic calming mechanism to protect pedestrians.

 9 FIRST STREET LANDSCAPE BUFFER WITH TREE CANOPY
- (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
- (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).
- **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.

emphasizes openings. Different paving types lead to

- 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

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, (15) BIKE PARKING - CLASS I 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

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.

bicycle tires, adjusting brakes, etc. The tools are

(14) PUBLIC GARAGE ENTRY + ELEVATORS Special paving is used to signal pedestrians to the public garage entry and elevators. The access point is open and adjacent to the cafe for visibility and

Located on Level B1 adjacent to the main lobby elevators, 24 wall-mounted vertical bike storage spaces are provided for building use. A shower room is also available in the building for office bicycle commuters.

PROPOSED BICYCLE PARKING SPACES

CLASS I CLASS II BUILDING FUNCTIONAL PLAZA

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ARCHITECTURE INTERIORS PLANNING URBAN DESIGN 500 TREAT AVE. #201 SAN FRANCISCO CALIFORNIA 94110

ARCH@EHDD.COM T 415-285-9193 F 415-285-3866

Consultant



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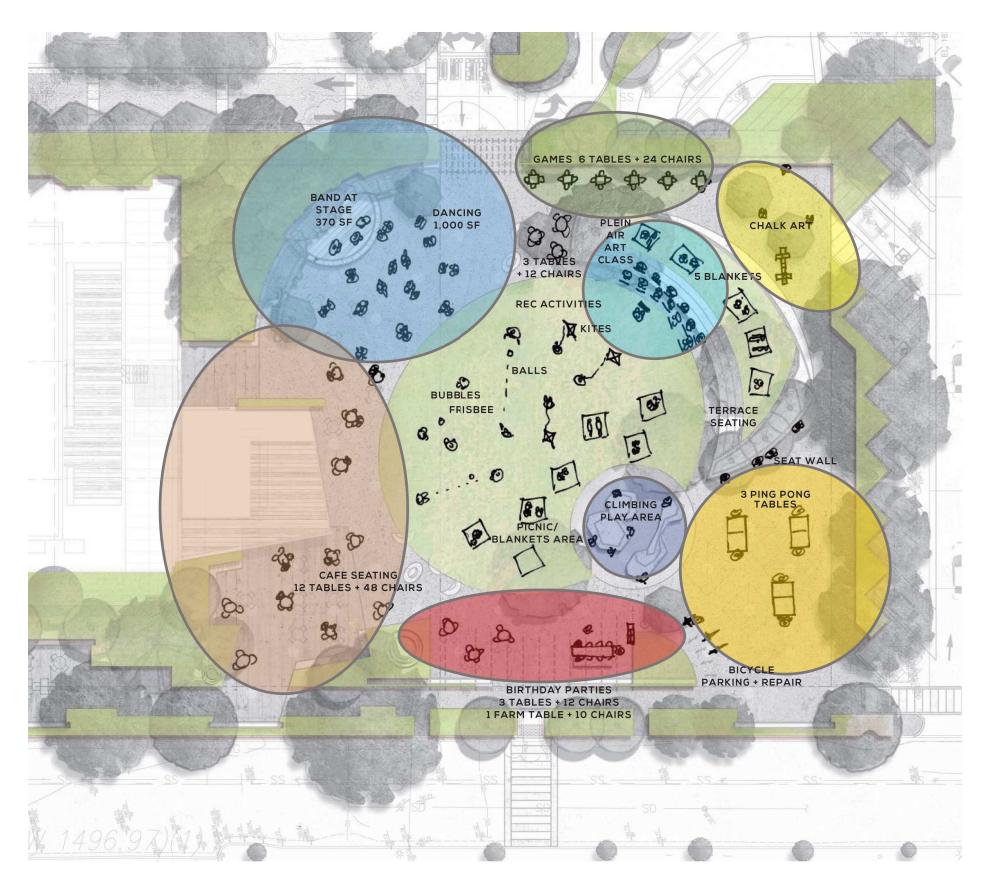
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Sheet Title **BICYCLE AND PEDESTRIAN**

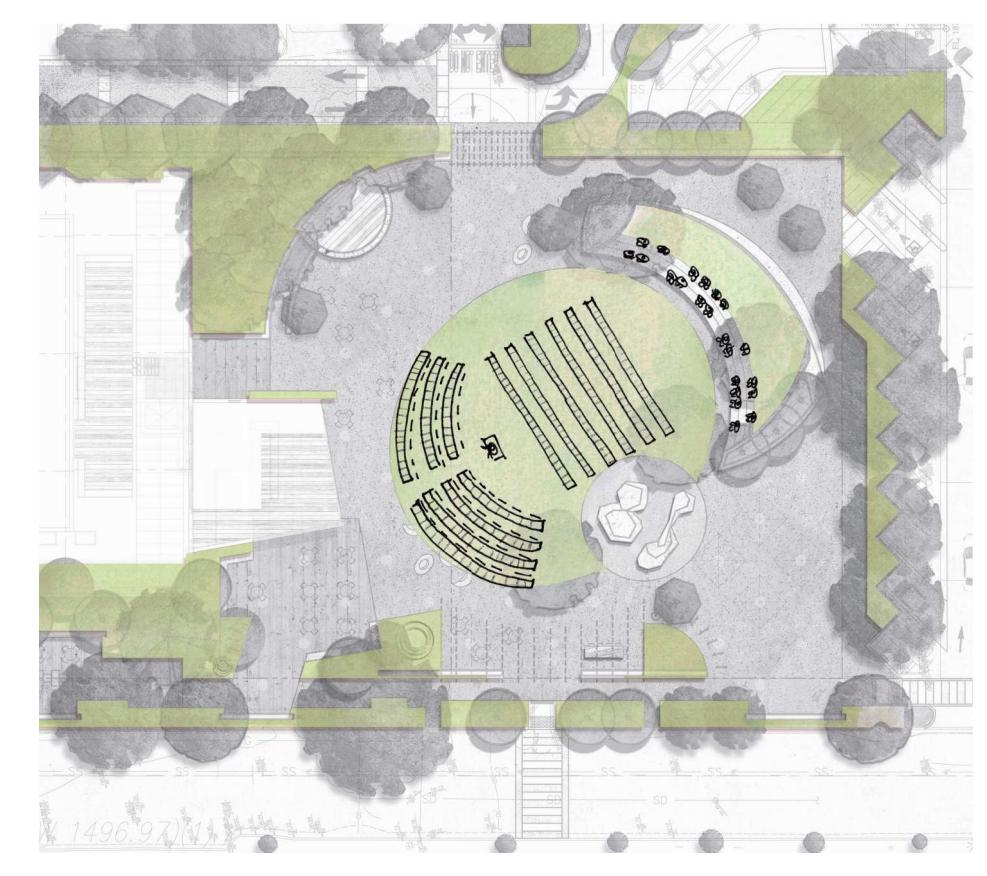
AMENITIES

Sheet Number



DAY ON THE GREEN

BLANKETS ON LAWN
BALL/GAMES ON LAWN
ART CLASS AT TERRACE
PING PONG TABLES
CAFE SEATING
BIRTHDAY PARTY AT TRELLIS
DANCE AT STAGE
BAND FOR DANCING
BIKES/BIKE REPAIR
HOPSCOTCH/CHALK ART
TABLE GAMES
CLIMBING PLAY AREA
SEATWALLS/INFORMAL SEATING



ORCHESTRA ON THE GREEN

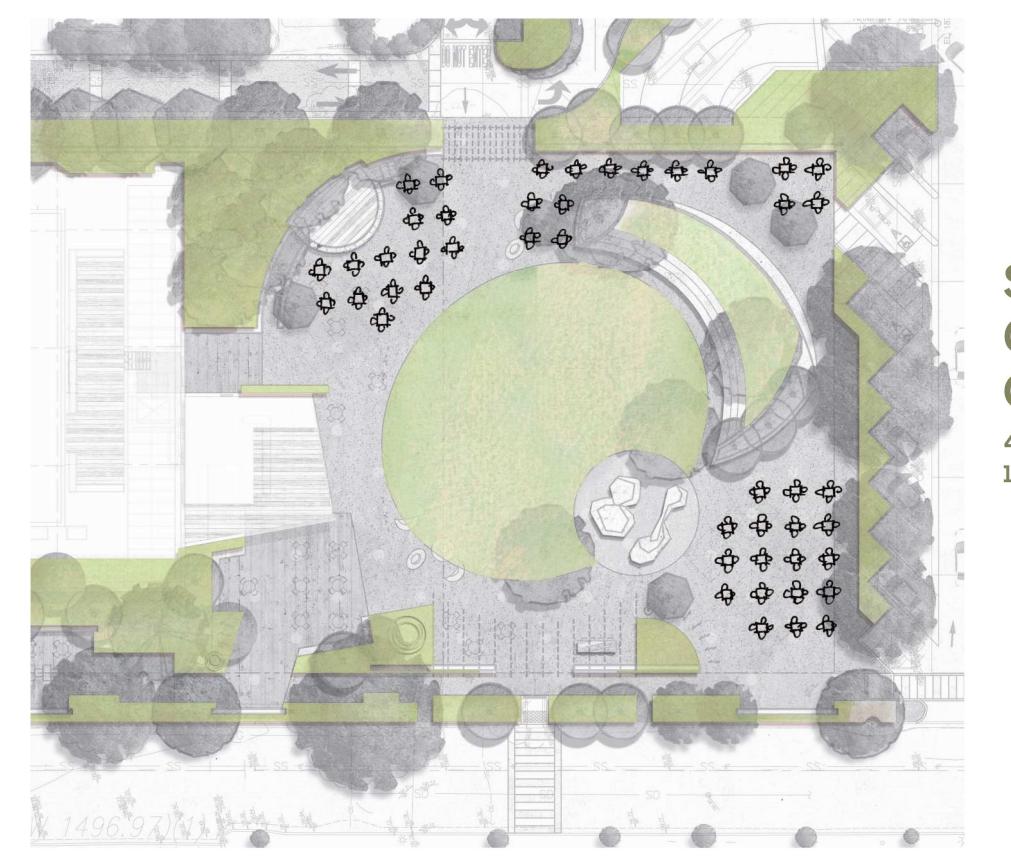
120 SEATS
100 PERSON ORCHESTRA
35 TERRACE SEATS



YOGA ON THE GREEN

107 YOGA MATS
4 TENT BOOTHS





MARKET FAIR

33 TENT BOOTHS
MUSIC AREA AT TERRACE
INFORMAL SEATING
AT TERRACE + CAFE

CONCERT ON THE GREEN

1 STAGE

42 CHAIRS

36 BLANKETS ON THE LAWN

35 TERRACE SEATS

8 TENT BOOTHS

FOR VENDORS

SENIOR GAME DAY ON THE GREEN

46 30" TABLES 184 CHAIRS

FIRST STREET GREEN OFFICE BUILDING AND PUBLIC PLAZA

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INTERIORS
PLANNING URBAN DESIGN
500 TREAT AVE. #201
SAN FRANCISCO
CALIFORNIA 94110

ARCH@EHDD.COM T 415-285-9193 F 415-285-3866

Consultant



515 SWIFT ST. SANTA CRUZ, CA 95060
PHONE 831.423.6040 | FAX 831.423.6054
EMAIL JLJ@JLJA.COM | WWW.JLJA.COM
California Landscape Architect License 3163
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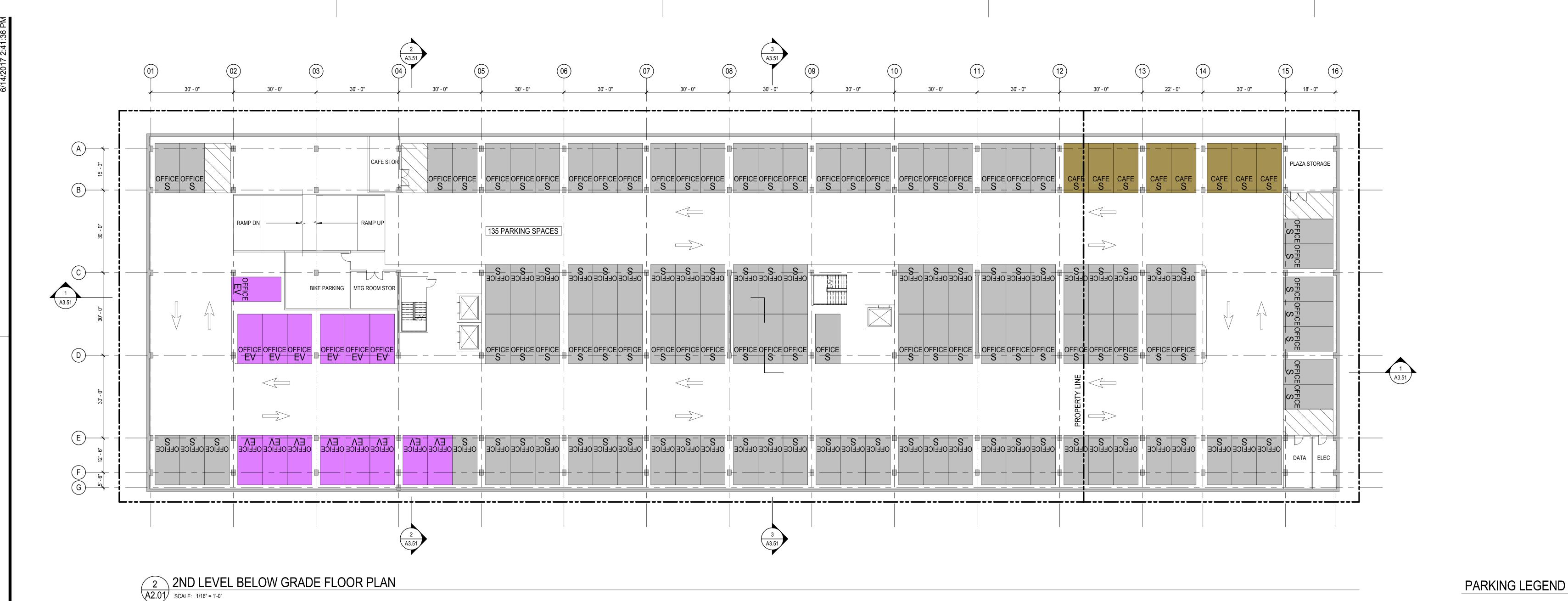
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16036

Sheet Title
PLAZA
PROGRAMMING

Sheet Number

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OFFICE OF 109 PARKING SPACES OFFICE OF OFFICE OFFICE OFFICE OFFICE S S S OFFICE OFFICE OFFICE OFFICE OFFICE OLLICE OL

A3.51

√ 3RD LEVEL BELOW GRADE FLOOR PLAN A2.01 SCALE: 1/16" = 1'-0"

A3.51

<u>OFFICE</u>

VAN ADA 9'-0"x18'-0"

VAN ADA EV 12'-0"x18'-0"

ADA EV 9'-0"x18'-0"

EV 9'-0"x18'-0"

型の STANDARD 9'-0"x18'-0"

CAFE

STANDARD 9'-0"x18'-0"

PUBLIC REPLACEMENT

ADA 9'-0"x18'-0"

VAN ADA 9'-0"x18'-0"

VAN ADA EV 12'-0"x18'-0"

ADA EV 9'-0"x18'-0"

EV 9'-0"x18'-0"

STANDARD 9'-0"x18'-0"

ADDITIONAL STANDARD 9'-0"x18'-0"

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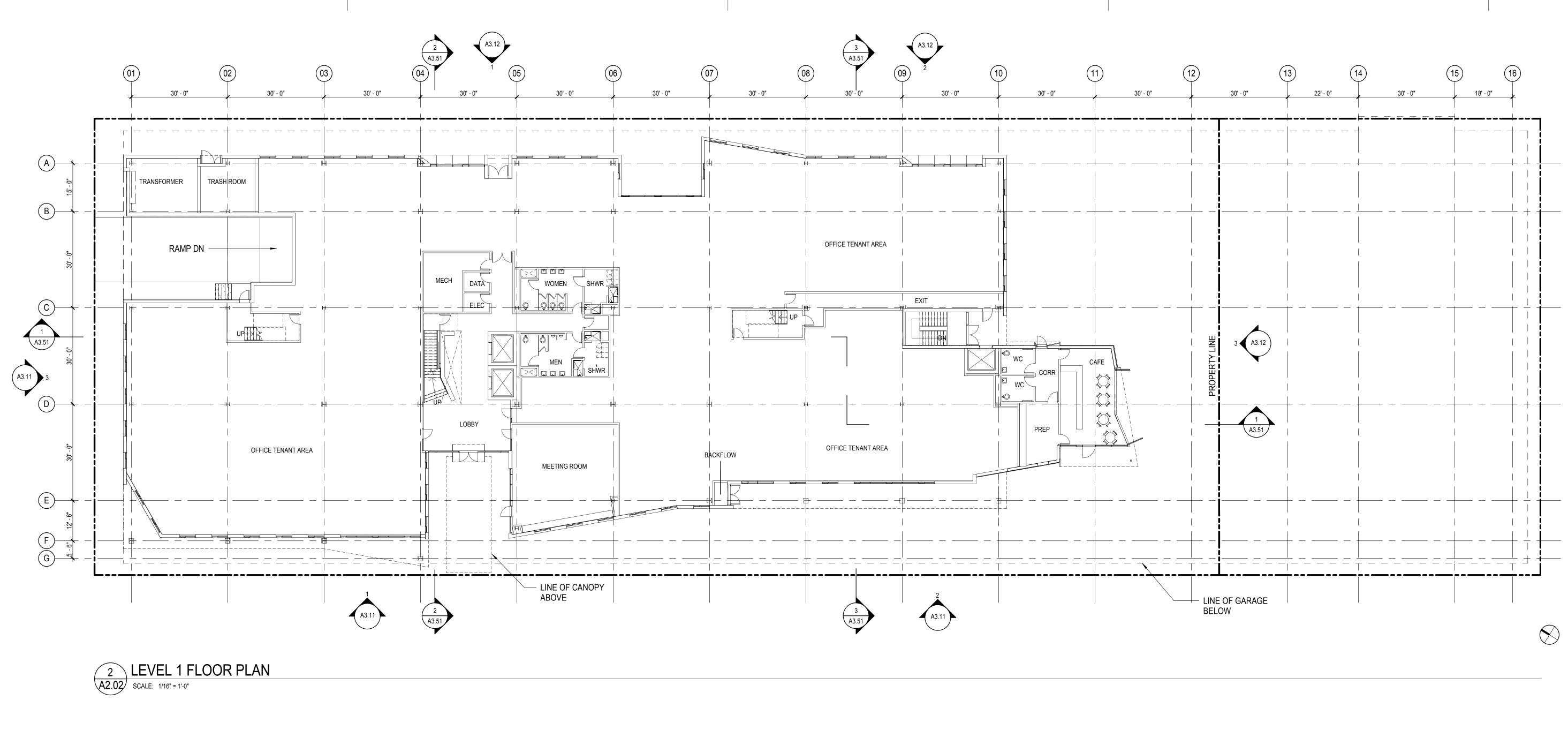
Scale

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Sheet Title **FLOOR PLANS**

Sheet Number





<u>OFFICE</u>

VAN ADA 9'-0"x18'-0"

VAN ADA EV 12'-0"x18'-0"

ADA EV 9'-0"x18'-0"

STANDARD 9'-0"x18'-0"

<u>CAFE</u>

VAN ADA EV 12'-0"x18'-0"

ADDITIONAL STANDARD 9'-0"x18'-0"



FIRST STREET

GREEN OFFICE

BUILDING AND

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ARCHITECTURE

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SAN FRANCISCO

CALIFORNIA 94110

ARCH@EHDD.COM

T 415-285-9193

F 415-285-3866

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INTERIORS

STANDARD 9'-0"x18'-0"

PUBLIC REPLACEMENT

ADA 9'-0"x18'-0"

ADA EV 9'-0"x18'-0"

EV 9'-0"x18'-0"

STANDARD 9'-0"x18'-0"

Sheet Number

Scale 1/16" = 1'-0"

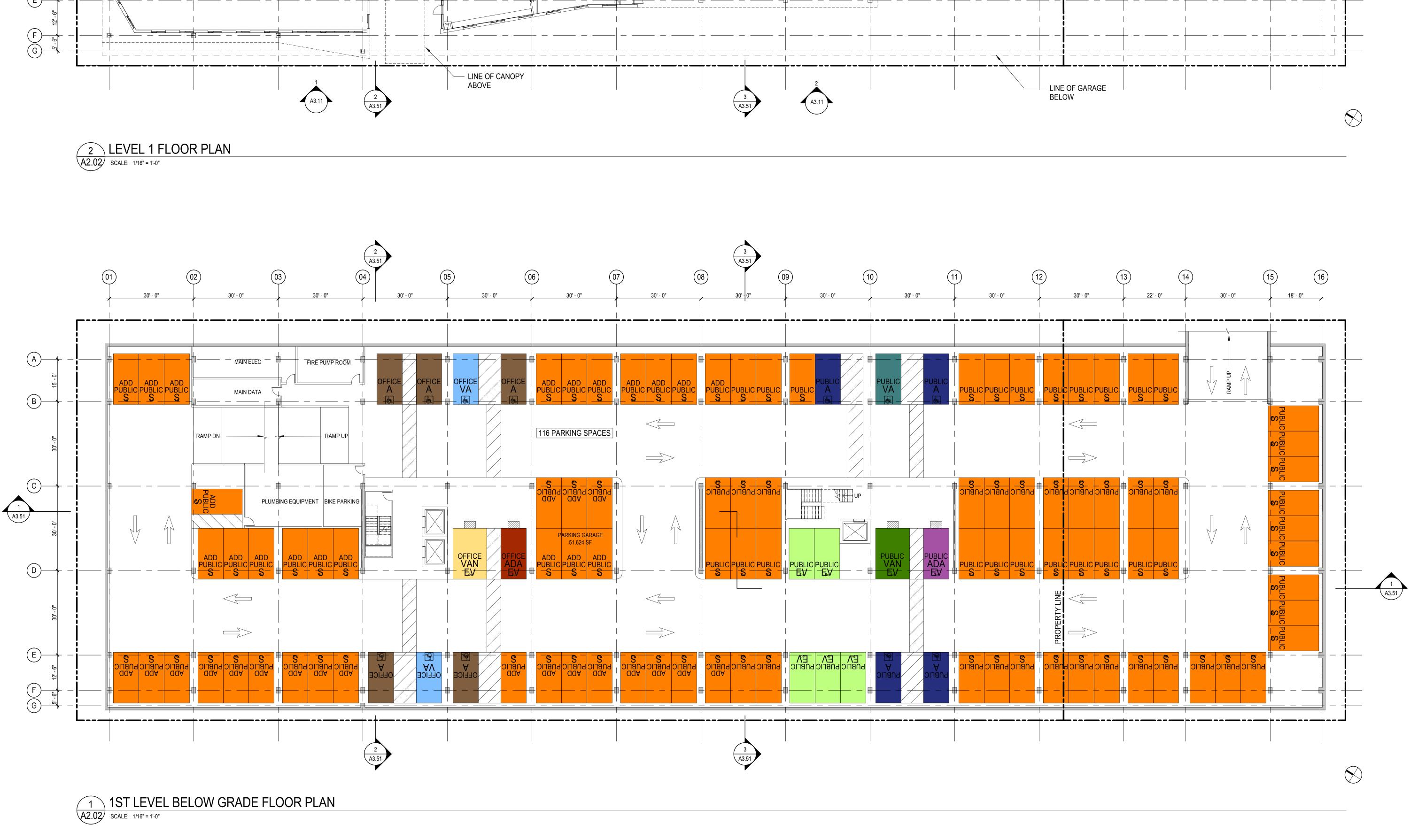
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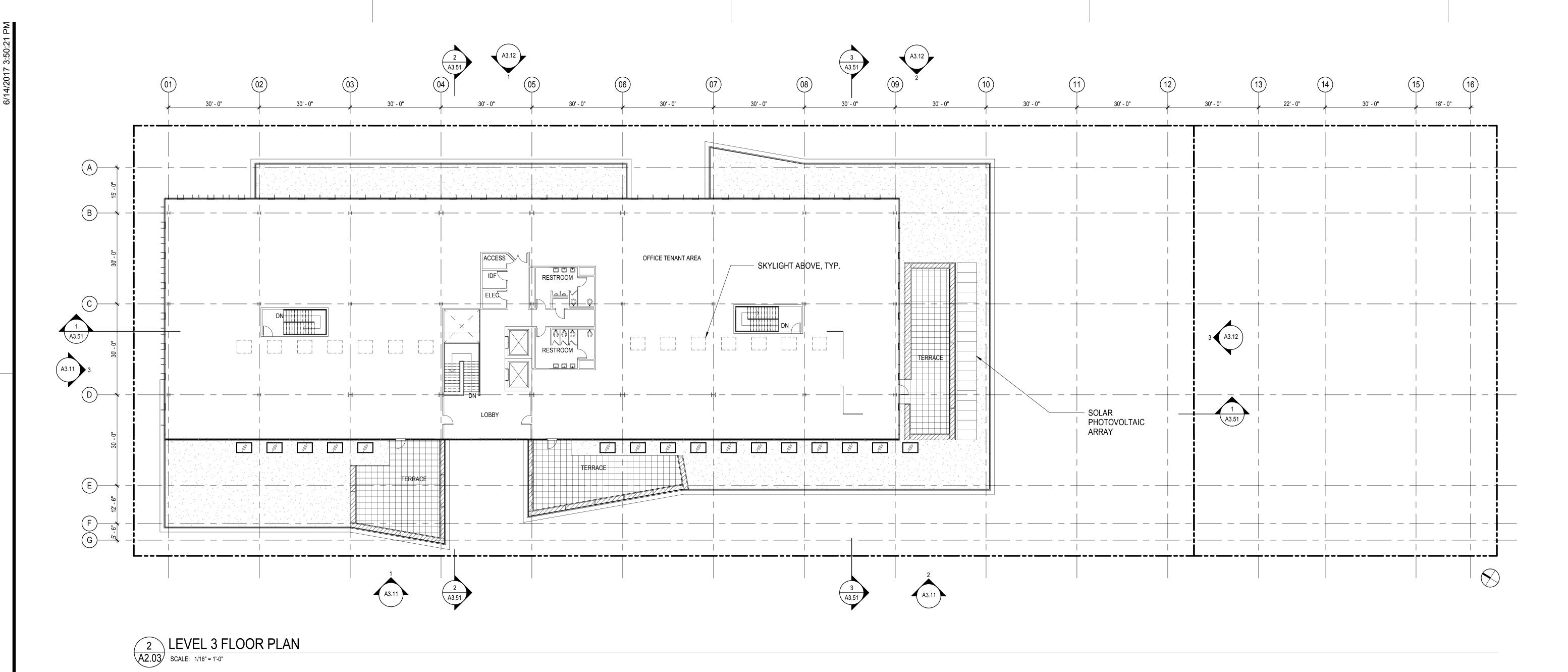
16036

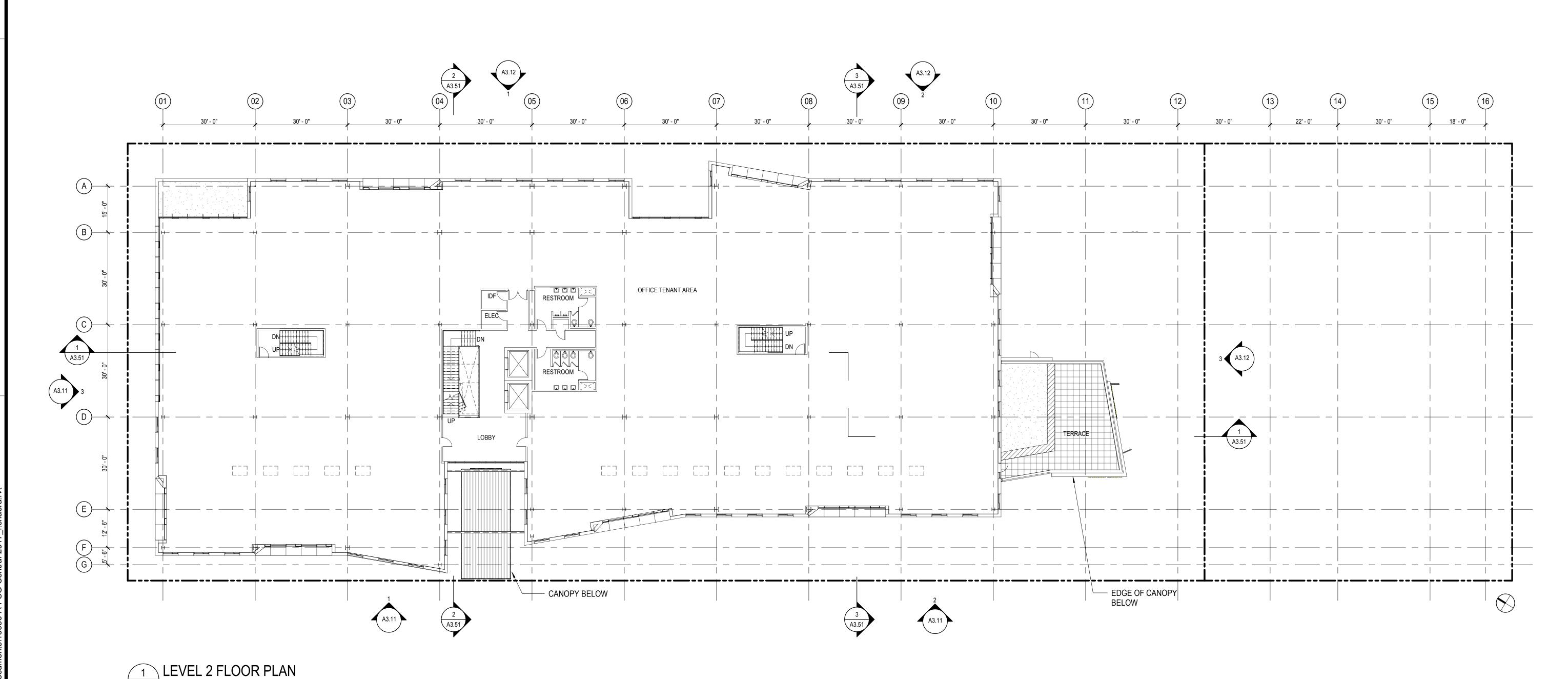
Sheet Title

EHDD Job Number

FLOOR PLANS







A2.03 SCALE: 1/16" = 1'-0"

<u>LEGEND</u>

UNIT SKYLIGHT

SKYL

ROOF BALLAST

> PHOTOVOLTAIC SOLAR PANEL

PEDESTA PAVERS

RAIS

RAISED PLANTER

FIRST STREET
GREEN OFFICE
BUILDING AND
PUBLIC PLAZA

endd.

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FLOOR PLANS

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A2.03



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STREETSCAPE **ELEVATIONS**

Sheet Number

A3.01



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