

OCTANE FAYETTE

2645 & 2655 FAYETTE DRIVE, MOUNTAIN VIEW, CA

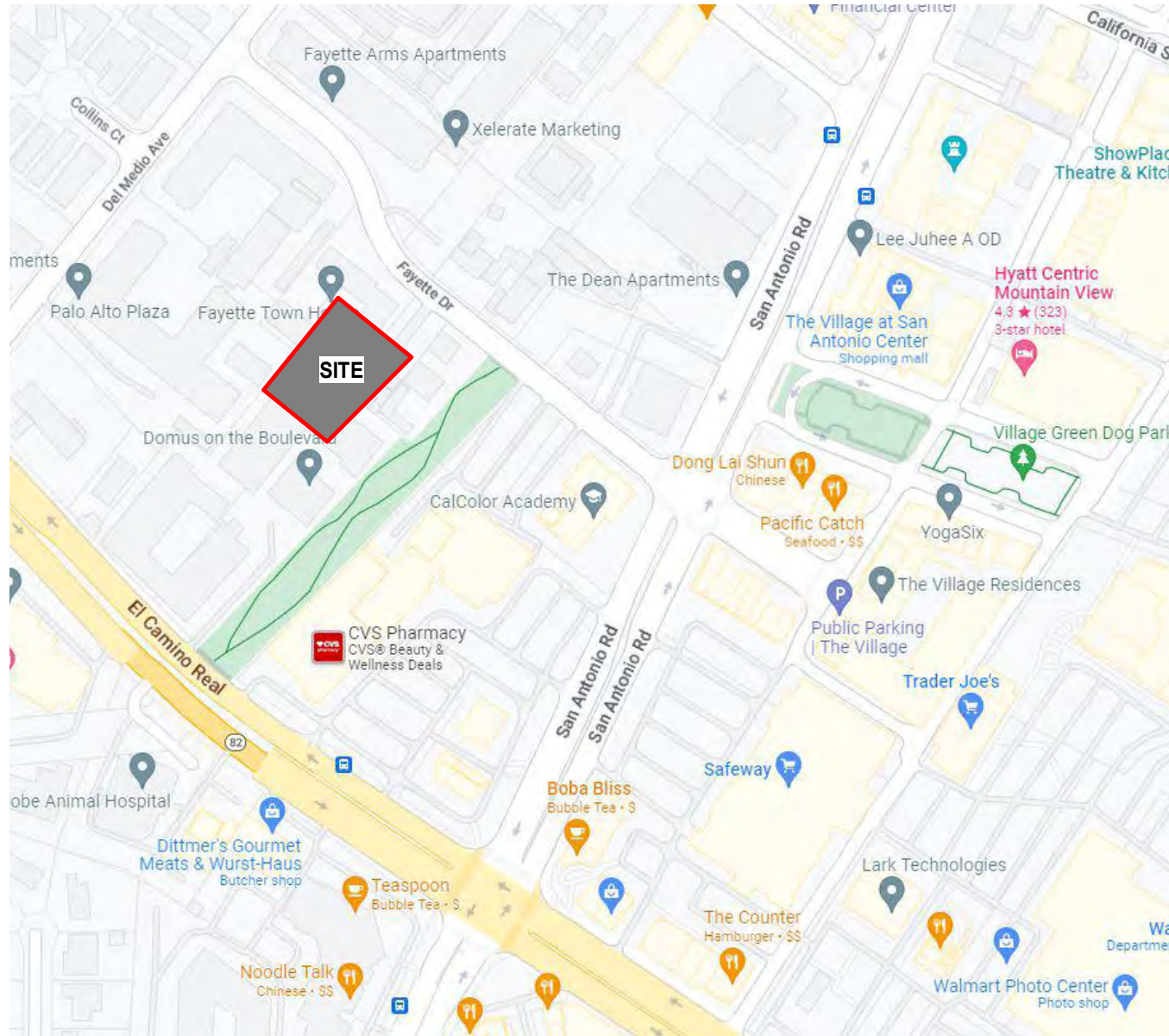


PROJECT DESCRIPTION

A PRIVATELY FUNDED RESIDENTIAL BUILDING WITH A SUBTERRANEAN PARKING GARAGE. THE PROJECT IS ONE BUILDING CONSISTING OF THE ELEMENTS DESCRIBED BELOW.

- A 7-STORY RESIDENTIAL BUILDING OF 5-STORIES OF TYPE III-A WOOD FRAMED RESIDENTIAL AND RELATED AMENITY SPACES OVER 2 LEVELS OF TYPE I-A CONCRETE/METAL FRAMED GARAGE WITH AMENITY SPACES AND RESIDENTIAL UNITS.
- 1 LEVEL OF TYPE I-A CONCRETE, SUBTERRANEAN PARKING GARAGE.
- 70 RESIDENTIAL DWELLING UNITS, SEE STATISTICS FOR MORE INFORMATION.
- TOTAL PARKING CONSISTS OF A TOTAL 103 SPACES SERVING THE RESIDENTS, SEE STATISTICS FOR MORE INFORMATION.

PROJECT SUMMARY



SITE VICINITY MAP

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OWNER:
 OCTANE FAYETTE LLC
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 MOUNTAIN VIEW, CA 94040
 P: 703.629.1901
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CIVIL:
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 P: 925.783.4300
 CONTACT: ALFRED GIUSTI

TRASH CONSULTANT:
 AMERICAN TRASH MANAGEMENT
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 EMERYVILLE, CA 94608
 P: 415.377.0644
 CONTACT: SCOTT BROWN

GENERAL PROJECT DATA

SITE ADDRESS: 2645 & 2655 FAYETTE DRIVE.
MOUNTAIN VIEW, CA 94041

APN(S): 148-016-008
148-016-009

ZONING DISTRICT: P-40 (SAN ANTONIO PRECISE PLAN)

OCCUPANCY GROUP(S): R-2 RESIDENTIAL
S-2 GARAGE
A ASSEMBLY

CONSTRUCTION TYPE: TYPE IA AT FLOORS B1-2
TYPE IIIA AT FLOORS 3-7

EXISTING USE: RESIDENTIAL (SINGLE FAMILY)/INDUSTRIAL
PROPOSED USE: RESIDENTIAL

NUMBER OF STORIES: 7

ACERAGE: .66687 AC
SQUARE FOOTAGE: 29,049 SF

OF UNITS: 70
DU PER ACRE: 104.97

ALL HERITAGE TREES ON SITE INCLUDING SPECIES/SIZE: 9 TREE, REFER TO ARBORIST REPORT

ZONING PROJECT DATA

	<u>P-40 ZONING</u>	<u>PROPOSED</u>
LOT COVERAGE:		
• LOT AREA:	29,049 SF	29,049 SF
• BUILDING COVERAGE:	60% MAX 17,429.4 SF	82% PROPOSED 23,957 SF
OPEN AREA:		
• PRIVATE (UNIT DECKS):	---	7,372 SF
• SEMI-PRIVATE (COURTYARD / ROOF DECK):	---	4,632 SF
• PUBLIC OPEN SPACE:	---	4,788 SF
• TOTAL:	---	---
• ALLOWABLE MIN. OPEN AREA:	40% MIN. 11,620 SF	58% 16,792 SF
COMMON USABLE OPEN SPACE:		
• SEMI-PRIVATE (COURTYARD):	---	3,388 SF
• PUBLIC OPEN SPACE:	---	4,127 SF
• TOTAL:	---	---
• ALLOWABLE MIN. COMMON OPEN SPACE:	175 SF/UNIT 12,250 SF	7,515 SF
SETBACKS:		
• FRONT (FAYETTE DR):	18'-0" MIN.	18'-2"
• NORTH SIDE (FAYETTE TOWNHOUSES):	15'-0" MIN.	5'-0"
• SOUTH SIDE (HETCH HETCHY):	15'-0" MIN.	5'-0"
• BACK (DOMUS):	15'-0" MIN.	5'-0"

ZONING PROJECT DATA (CONT'D.)

	<u>P-40 ZONING</u>	<u>PROPOSED</u>
BUILDING HEIGHT:	55'-0" (P-40)	83'-1 1/2"
GROSS FLOOR AREAS:		
• BASEMENT (B1):	---	24,255 SF
• FLOOR 1:	---	23,957 SF
• FLOOR 2:	---	17,008 SF
• FLOOR 3:	---	17,008 SF
• FLOOR 4:	---	17,008 SF
• FLOOR 5:	---	17,008 SF
• FLOOR 6:	---	17,008 SF
• FLOOR 7:	---	17,008 SF
FLOOR AREA RATIO:		
• FLOOR AREA (BASEMENT NOT INCLUDED):	---	126,005 SF
• F.A.R.:	1.85	4.34
BELOW-MARKET RATE UNITS:		
• 10% MIN. OF TOTAL UNITS:	7	14 (20%)
CAR PARKING:		
• STUDIO (1 PER UNIT):	5	5
• 1 BEDROOM (1 PER UNIT):	12	12
• 2 BEDROOM (2 PER UNIT):	70	48
• 3 BEDROOM (2 PER UNIT):	36	36
• GUEST (15% OF TOTAL):	19	0
• DELIVERY TRUCK	0	2
• TOTAL	142	103
EV PARKING:		
• EV READY (LEVEL 2) (15%):	16	16
• EV CAPABLE (LEVEL 1) (85%):	87	87
EV ACCESSIBLE PARKING (INCLUSIVE):		
• EV READY ACCESSIBLE (LEVEL 2) (2%):	2	2
ACCESSIBLE PARKING (INCLUSIVE):		
• NON-EV ACCESSIBLE (2%):	2	2
BICYCLE STORAGE:		
• RESIDENT (1 PER UNIT):	70	72
• GUEST (1 PER 10 UNITS):	7	8
RESIDENTIAL STORAGE:		
• RESIDENT (1 PER UNIT @ 164 CU-FT):	70 (164 CU-FT)	70 (76 CU-FT)

CONSTRUCTION TYPE: TYPE IIIA OVER TYPE IA Builder's Remedy Law Bldg

FLOORS: 5 WOOD O/2 CONCRETE W/ BASEMENT

UNIT TYPE	NAME	DESCRIB	Unit Net Rentable	Unit Net Rentable								Unit Total	Rentable Area by Type				
				B1	1ST	2ND	3RD	4TH	5TH	6TH	7TH			ROOF			
STUDIO	S1	STUDIO	498				1	1	1	1	1	5	7%	2,490			
STUDIO SUB-TOTAL					0	0	1	1	1	1	1	5	7%	2,490			
1 BEDROOM	A1-MTL	1 BDRM	873			1						1	1%	873			
	A1.1-MTL	1 BDRM	715			1						1	1%	715			
	A1	1 BDRM	865				1	1	1	1	1	5	7%	4,325			
	A1.1	1 BDRM	719				1	1	1	1	1	5	7%	3,595			
1 BDRM SUB-TOTAL					0	2	2	2	2	2	2	12	17%	9,508			
2 BEDROOM	B1-MTL	2 BDRM/2 BATH	995			1						1	1%	995			
	B2-MTL	2 BDRM/2 BATH	1255			2						2	3%	2,510			
	B3-MTL	2 BDRM/2 BATH	1206			1						1	1%	1,206			
	B4-MTL	2 BDRM/2 BATH	1105			1						1	1%	1,105			
	B1	2 BDRM/2 BATH	1001				1	1	1	1	1	5	7%	5,005			
	B2	2 BDRM/2 BATH	1277				2	2	2	2	2	10	14%	12,770			
	B3	2 BDRM/2 BATH	1209				1	1	1	1	1	5	7%	6,045			
	B4	2 BDRM/2 BATH	1114				1	1	1	1	1	5	7%	5,570			
	B4.1	2 BDRM/2 BATH	1139				1	1	1	1	1	5	7%	5,695			
2 BDRM SUB-TOTAL					0	5	6	6	6	6	6	35	50%	40,901			
3 BEDROOM	C1-MTL	3 BDRM/ 2 BATH	1,499			1						1	1%	1,499			
	C2-MTL	3 BDRM/ 3 BATH	1733			1						1	1%	1,733			
	C3-MTL	3 BDRM/ 3 BATH	1622			1						1	1%	1,622			
	C2	3 BDRM/ 2 BATH	1513				1	1	1	1	1	5	7%	7,565			
	C2	3 BDRM/ 3 BATH	1733				1	1	1	1	1	5	7%	8,665			
	C3	3 BDRM/ 3 BATH	1627				1	1	1	1	1	5	7%	8,135			
3 BDRM SUB-TOTAL					0	3	3	3	3	3	3	18	26%	29,219			
TOTAL UNITS			Avg SqFt	1,173	0	10	12	12	12	12	12	12	12	12	70	100%	82,118

Net rentable residential area is measured from interior face of finish of demising walls to interior face of finish of corridor and exterior walls.

Net rentable Residential by floor (excl decks)	0	12,258	13,972	13,972	13,972	13,972	13,972	13,972	0	82,118
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Gross area by floor (footprint minus net rentable, excl decks)	2,759	4,865	3,080	3,036	3,036	3,036	3,036	3,036	0	25,884
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Residential Amenities				1,670										1,670
Lobby Area					1,999									1,999
Mail & Package Room					285									285
Bike Storage Room					452									452
Parking Garage				21,496	16,356									37,852
Total Gross				24,255	23,957	17,008	17,008	17,008	17,008	17,008	17,008	0		150,260

PARKING PROVIDED	
RESIDENTIAL	# STALLS
B1	59
FLOOR 1	44
TOTAL	103
RATIO	1.47

FLOOR	STANDARD	EV STANDARD	STANDARD ACCESS	EV ACCESS	VAN STANDARD...	VAN EV ACCESS	DELIVERY	TOTAL
B1	51	8	0	0	0	0	0	59
FLOOR 1	32	6	1	1	1	1	2	44
TOTAL	83	14	1	1	1	1	2	103

AP0.02



OCTANE FAYETTE

UNIT & AREA MATRIX

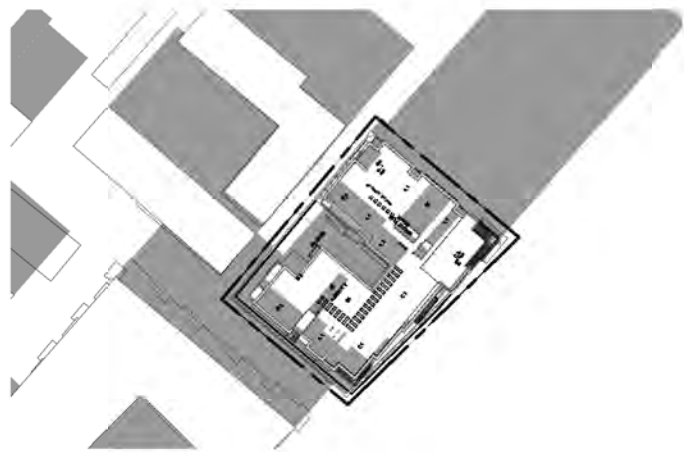
August 11, 2023

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BMR UNIT SUMMARY												JOB: Octane - Fayette, Mountain View				
Date 8/11/23																
CONSTRUCTION TYPE: TYPE IIIA OVER TYPE IA												Builder's Remedy Law Bldg				
FLOORS: 5 WOOD O/2 CONCRETE W/ BASEMENT												BMR UNITS				
UNIT TYPE	NAME	DESCRIB	Unit Net Rentable									Unit		Rentable Area		
				B1	1ST	2ND	3RD	4TH	5TH	6TH	7TH	ROOF	Total		by Type	
STUDIO	S1	STUDIO	498				1	1	1	1	1		5	36%	2,490	
STUDIO SUB-TOTAL				0	0	1	1	1	1	1	0		5	36%	2,490	
1 BEDROOM	A1-MTL	1 BDRM	873			1							1	7%	873	
	A1.1 MTL	1 BDRM	715			1							1	7%	715	
	A1	1 BDRM	865				1	1	1				3	21%	2,595	
	A1.1	1 BDRM	719				1	1	1	1			4	29%	2,876	
1 BDRM SUB-TOTAL				0	2	2	2	2	2	1	0	0	9	64%	7,059	
TOTAL UNITS			Avg SqFt	682	0	2	3	3	3	3	2	1	0	14	100%	9,549
Net rentable residential area is measured from interior face of finish of demising walls to interior face of finish of corridor and exterior walls.																
Net rentable Residential by floor (excl decks)					0	1,588	2,082	2,082	2,082	2,082	1,217	498	0			9,549



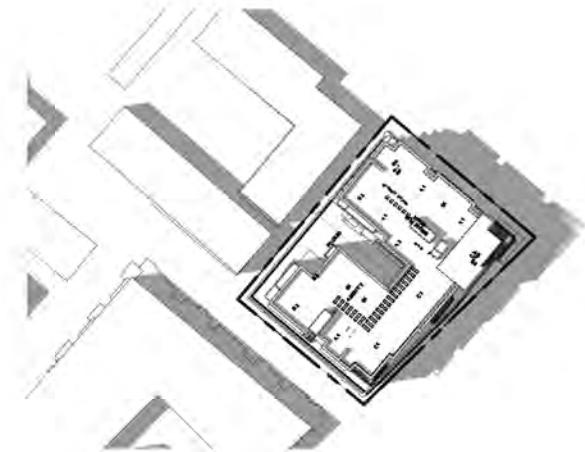
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WINTER - 3PM



SPRING / FALL - 3PM



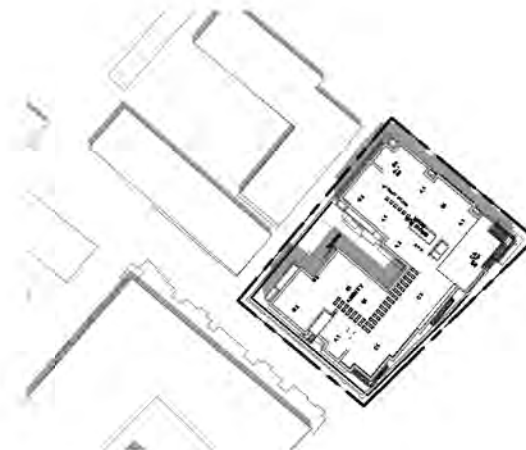
SUMMER - 3PM



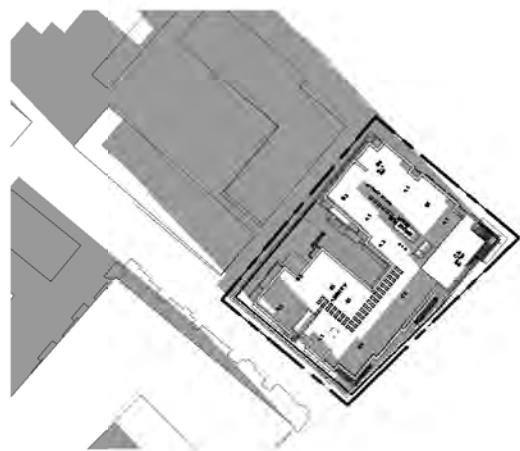
WINTER - 12PM



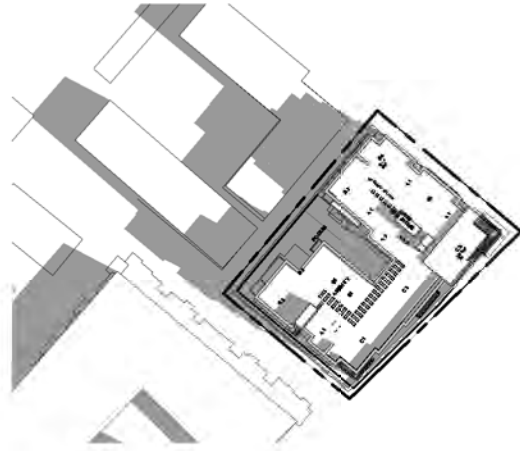
SPRING / FALL - 12PM



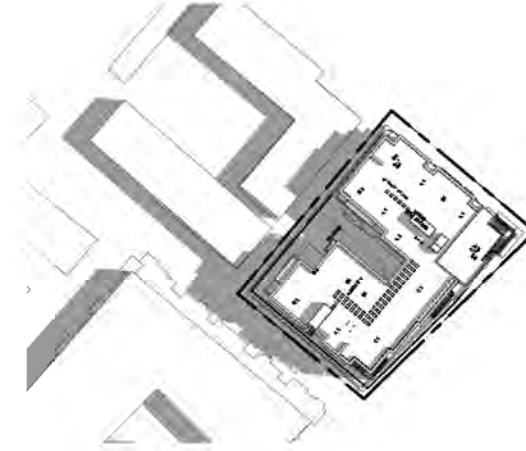
SUMMER - 12PM



WINTER - 9AM



SPRING / FALL - 9AM



SUMMER - 9AM



LEGEND

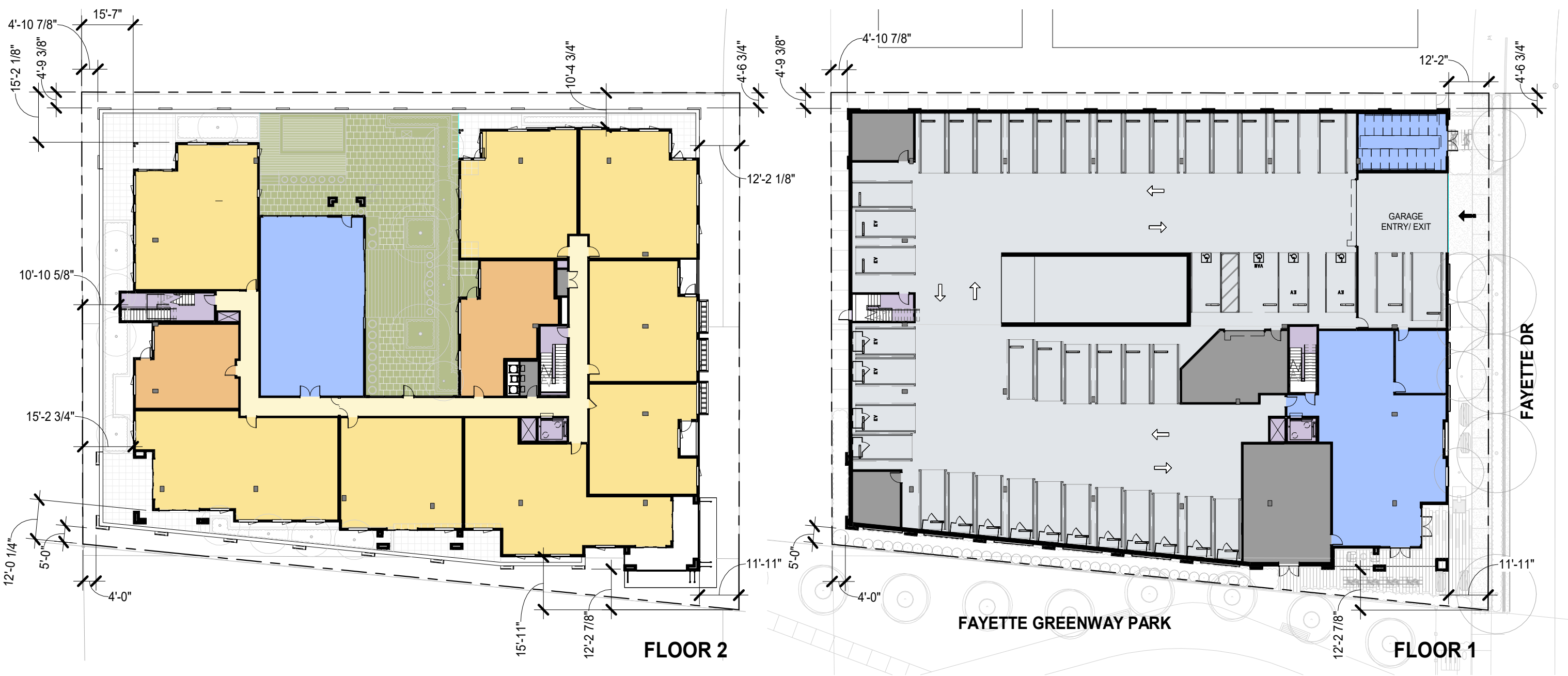
- MARKET RATE RESIDENTIAL
- CORRIDOR
- VERTICAL CIRCULATION
- LEASING / AMENITY
- OPEN SPACE
- GARAGE
- BUILDING UTILITIES
- EGRESS PATH
- PUBLIC PEDESTRIAN CIRCULATION
- VEHICULAR CIRCULATION



TRUE NORTH
PROJECT NORTH
AP0.07

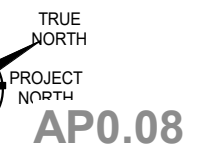
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OCTANE FAYETTE

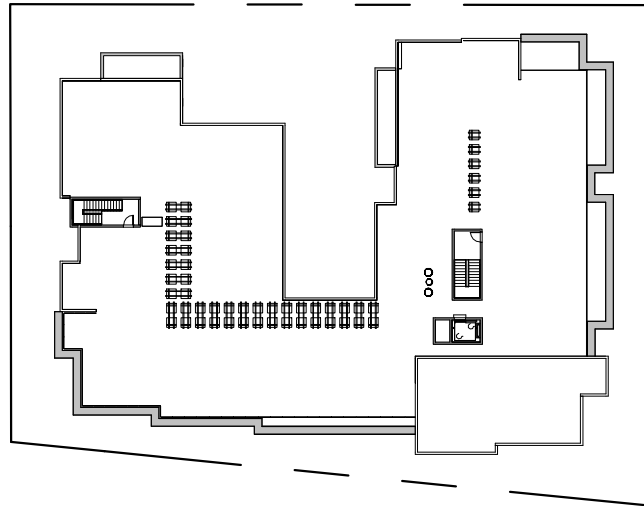
SETBACK DIAGRAM



AP0.08

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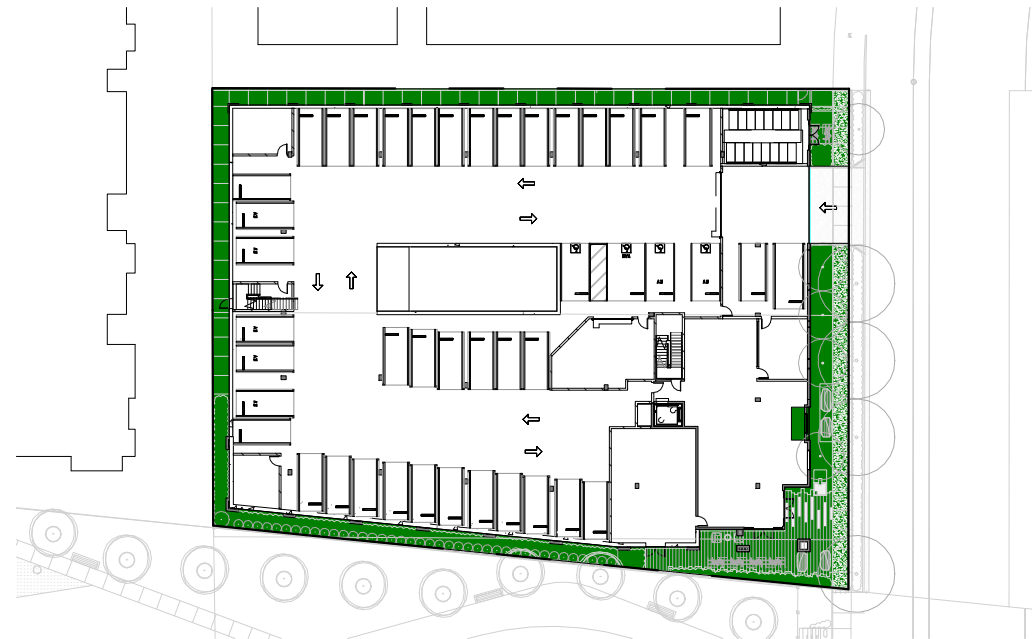
ROOF



FLOOR 2



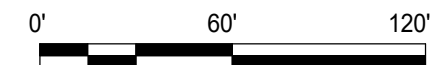
FLOORS 3 - 7



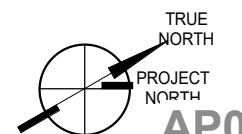
FLOOR 1

PRIVATE	
FLOOR 2	1,972 SF
FLOOR 3	1,080 SF
FLOOR 4	1,080 SF
FLOOR 5	1,080 SF
FLOOR 6	1,080 SF
FLOOR 7	1,080 SF
TOTAL	7,372 SF
SF / UNIT	105 SF
SEMI-PRIVATE	
FLOOR 2	4,632 SF
TOTAL	4,632 SF
PUBLIC	
FLOOR 1	4,788 SF
TOTAL OPEN SPACE PROVIDED	
TOTAL	16,792 SF

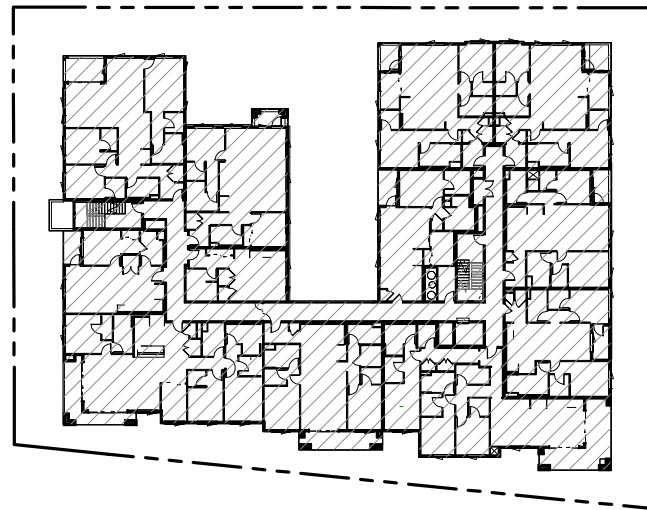
- PUBLIC / LANDSCAPE
- SEMI-PRIVATE / LANDSCAPE
- PRIVATE



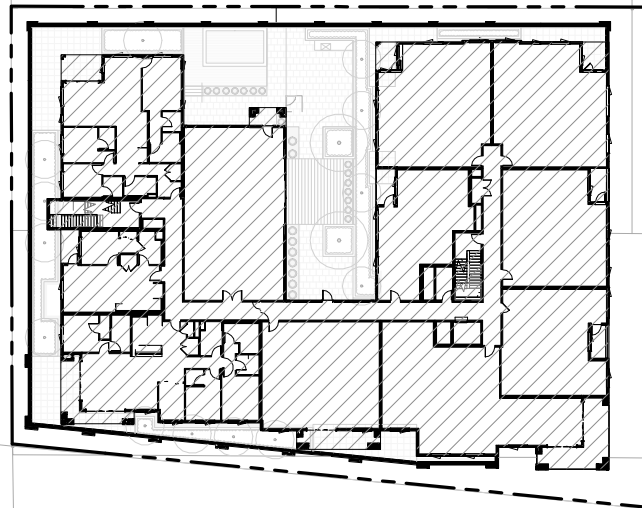
1"=60'



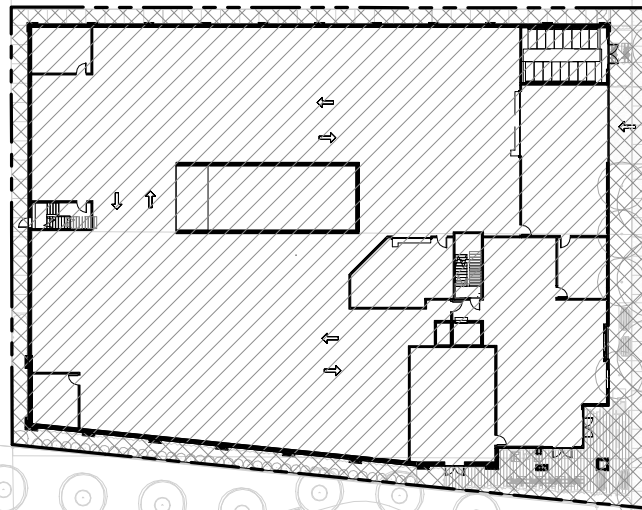
AP0.09



FLOORS 3 - 7



FLOOR 2

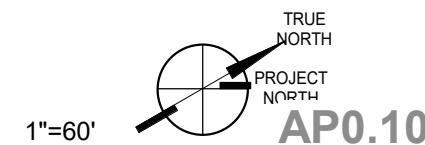
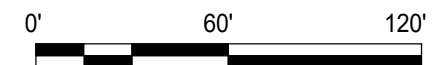


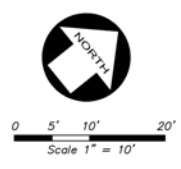
FLOOR 1

LOT AREA	
EXISTING	29,049 SF

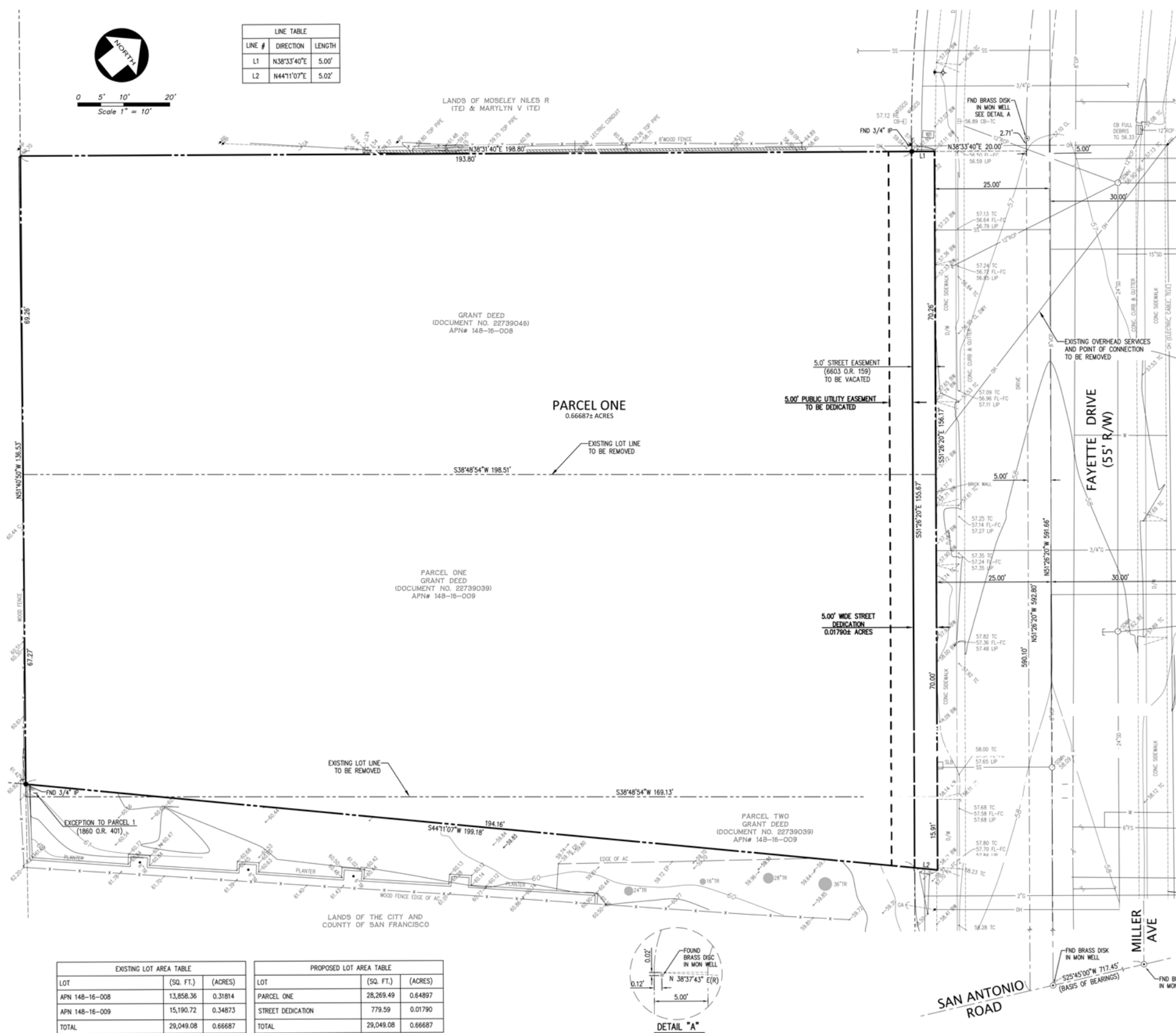
FLOOR AREA CALCULATIONS	GROSS BUILDING AREA
BASEMENT - SUBTERRANEAN GARAGE	24,255 SF
FLOOR 1 - GARAGE & AMENITIES	23,957 SF
FLOOR 2 - RESIDENTIAL	17,008 SF
FLOOR 3 - RESIDENTIAL	17,008 SF
FLOOR 4 - RESIDENTIAL	17,008 SF
FLOOR 5 - RESIDENTIAL	17,008 SF
FLOOR 6 - RESIDENTIAL	17,008 SF
FLOOR 7 - RESIDENTIAL	17,008 SF
TOTAL PROPOSED SF	150,260 SF
FAR PROPOSED (INCLUDES GSF ABOVE GRADE)	4.34

- BUILDING FLOOR AREA
- OPEN AREA





LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N38°33'40"E	5.00'
L2	N44°11'07"E	5.02'



VICINITY MAP
NOT TO SCALE

- GENERAL INFORMATION**
- OWNERS:
OCTANE FAYETTE, LLC
800 W. EL CAMINO REAL, SUITE 180
MOUNTAIN VIEW, CA 94040
CONTACT: EMERIC MCDONALD
 - SUBDIVIDER:
OCTANE FAYETTE, LLC
800 W. EL CAMINO REAL, SUITE 180
MOUNTAIN VIEW, CA 94040
CONTACT: EMERIC MCDONALD
 - ENGINEER:
KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
3350 SCOTT BOULEVARD, BUILDING # 22
SANTA CLARA, CA 95054
CONTACT: RYAN M. AMAYA
(408) 727-6665
 - A.P.N.: 148-16-008,-009
 - EXISTING USE: R3D MULTI FAMILY (SPECIAL DESIGN COMBINING)
PROPOSED USE: MIXED-USE CORRIDOR(SAN ANTONIO PRECISE PLAN)
 - ZONING:
EXISTING - R3-D MULTIPLE-FAMILY ZONING DISTRICT
PROPOSED - MIXED-USE CORRIDOR (SAN ANTONIO PRECISE PLAN)
 - GENERAL PLAN:
EXISTING - HIGH DENSITY RESIDENTIAL
PROPOSED - HIGH DENSITY RESIDENTIAL (NO CHANGE)
 - WATER SUPPLY: CITY OF MOUNTAIN VIEW
 - SANITARY SEWER: CITY OF MOUNTAIN VIEW
 - POWER AND GAS: PACIFIC GAS AND ELECTRIC
 - EXISTING NUMBER OF LOTS: 3
 - PROPOSED NUMBER OF LOTS: 1 (44 CONDOMINIUMS)
 - EXISTING ACREAGE: 0.66687 ± ACRES
PROPOSED ACREAGE: 0.64897 ± ACRES
 - NO NEW STREET NAMES ARE INVOLVED

- NOTES**
- BASIS OF BEARINGS:
THE BEARING OF SOUTH 25° 45' WEST TAKEN ON THE WEST LINE OF SAN ANTONIO AVENUE AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP FILED FOR RECORD ON SEPTEMBER 20, 1956 IN BOOK 74 OF MAPS AT PAGE 49, SANTA CLARA COUNTY RECORDS WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.
 - HETCH HETCHY NOTE:
THE SURVEYED PROPERTY LIES ADJACENT TO HETCH HETCHY RIGHT OF WAY AND IS SUBJECT TO SAN FRANCISCO PUBLIC UTILITIES COMMISSION RIGHT OF WAY REQUIREMENTS. ANY DESIGN OR CONSTRUCTION WITHIN THE RIGHT OF WAY IS SUBJECT TO PROJECT REVIEW AND APPROVAL. FURTHER INFORMATION CAN BE FOUND AT SF.WATER.ORG.
 - BENCHMARK:
BM- IV-11
CITY OF MOUNTAIN VIEW BRONZE DISK SET IN TOP OF CURB, CENTER OF RETURN OF SOUTHEAST CORNER OF CALIFORNIA STREET AND SAN ANTONIO ROAD.
ELEVATION: 49.659 (NAVD 88)

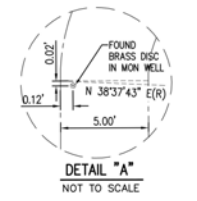
LEGEND

---	CENTERLINE	---	CONCRETE CURB
---	CONCRETE CURB & GUTTER	---	CONCRETE CURB & GUTTER
---	DRIVEWAY	---	DRIVEWAY
---	EASEMENT LINE	---	EASEMENT LINE
---	PROPOSED EASEMENT LINE	---	PROPOSED EASEMENT LINE
---	PROPOSED STREET DEDICATION LINE	---	PROPOSED STREET DEDICATION LINE
---	ELECTRIC LINE	---	ELECTRIC LINE
---	FENCE LINE	---	FENCE LINE
---	FIBER OPTICS LINE	---	FIBER OPTICS LINE
---	FIRE SERVICE & VALVE	---	FIRE SERVICE & VALVE
---	GAS LINE-VALVE & METER	---	GAS LINE-VALVE & METER
---	JOINT TRENCH	---	JOINT TRENCH
---	LOT LINE	---	LOT LINE
---	MONUMENT/MONUMENT LINE	---	MONUMENT/MONUMENT LINE
---	OVERHEAD POWER LINE	---	OVERHEAD POWER LINE
---	DISTINCTIVE PROPERTY LINE	---	DISTINCTIVE PROPERTY LINE
---	ADJACENT PROPERTY LINE	---	ADJACENT PROPERTY LINE
---	SANITARY SEWER-MANHOLE & CLEANOUT	---	SANITARY SEWER-MANHOLE & CLEANOUT
---	SANITARY SEWER FORCE MAIN	---	SANITARY SEWER FORCE MAIN
---	SEWER/STORM LINE	---	SEWER/STORM LINE
---	SPOT ELEVATION	---	SPOT ELEVATION
---	STORM DRAIN-MANHOLE & CATCH BASIN	---	STORM DRAIN-MANHOLE & CATCH BASIN
---	TELEPHONE LINE	---	TELEPHONE LINE
---	WATER LINE & VALVE	---	WATER LINE & VALVE
---	AUTOMATIC SPRINKLER RISER	---	AUTOMATIC SPRINKLER RISER
---	BACKFLOW PREVENTION DEVICE	---	BACKFLOW PREVENTION DEVICE
---	ELECTRODE	---	ELECTRODE
---	FIRE DEPARTMENT CONNECTION	---	FIRE DEPARTMENT CONNECTION
---	FIRE HYDRANT	---	FIRE HYDRANT
---	GUY ANCHOR	---	GUY ANCHOR
---	GAS METER	---	GAS METER
---	POWER POLE/JOINT POLE	---	POWER POLE/JOINT POLE
---	TRIP/RADIAL LINE	---	TRIP/RADIAL LINE
---	TRAFFIC SIGN	---	TRAFFIC SIGN
---	UTILITY BOX	---	UTILITY BOX
---	TREE	---	TREE
---	WATER VALVE	---	WATER VALVE
---	FOUND IRON PIPE OR AS NOTED	---	FOUND IRON PIPE OR AS NOTED

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
AD	AREA DRAIN
APN	ASSESSORS PARCEL NUMBER
BC	BEGINNING OF CURVE
BEG	BEGINNING
BLDG	BUILDING
BOW	BACK OF WALK
CB	CATCH BASIN
CL	CONTINUE
COL	COLUMN
CONC	CONCRETE
CP	CONCRETE PIPE
D/W	DRIVEWAY
DI	DROP INLET
ELEC	ELECTRICAL
EP	EDGE OF PAVEMENT
FD	FOUND
FF	FINISH FLOOR
FH	FIRE HYDRANT
FNC	FENCE
FOW	FACE OF WALL
GND	GROUND
GUY	GUY WIRE
IP	IRON PIPE
JP	JOINT POLE
MON	MONUMENT
MTR	METER
O.R.	OFFICIAL RECORD
RCE	REGISTERED CIVIL ENGINEER
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
ST	STREET
TC	TOP OF CURB
UTIL	UTILITY
WALK	WALK
WM	WATER METER
WV	WATER VALVE

EXISTING LOT AREA TABLE			PROPOSED LOT AREA TABLE		
LOT	(SQ. FT.)	(ACRES)	LOT	(SQ. FT.)	(ACRES)
APN 148-16-008	13,858.36	0.31814	PARCEL ONE	28,269.49	0.64897
APN 148-16-009	15,190.72	0.34873	STREET DEDICATION	779.59	0.01790
TOTAL	29,049.08	0.66687	TOTAL	29,049.08	0.66687



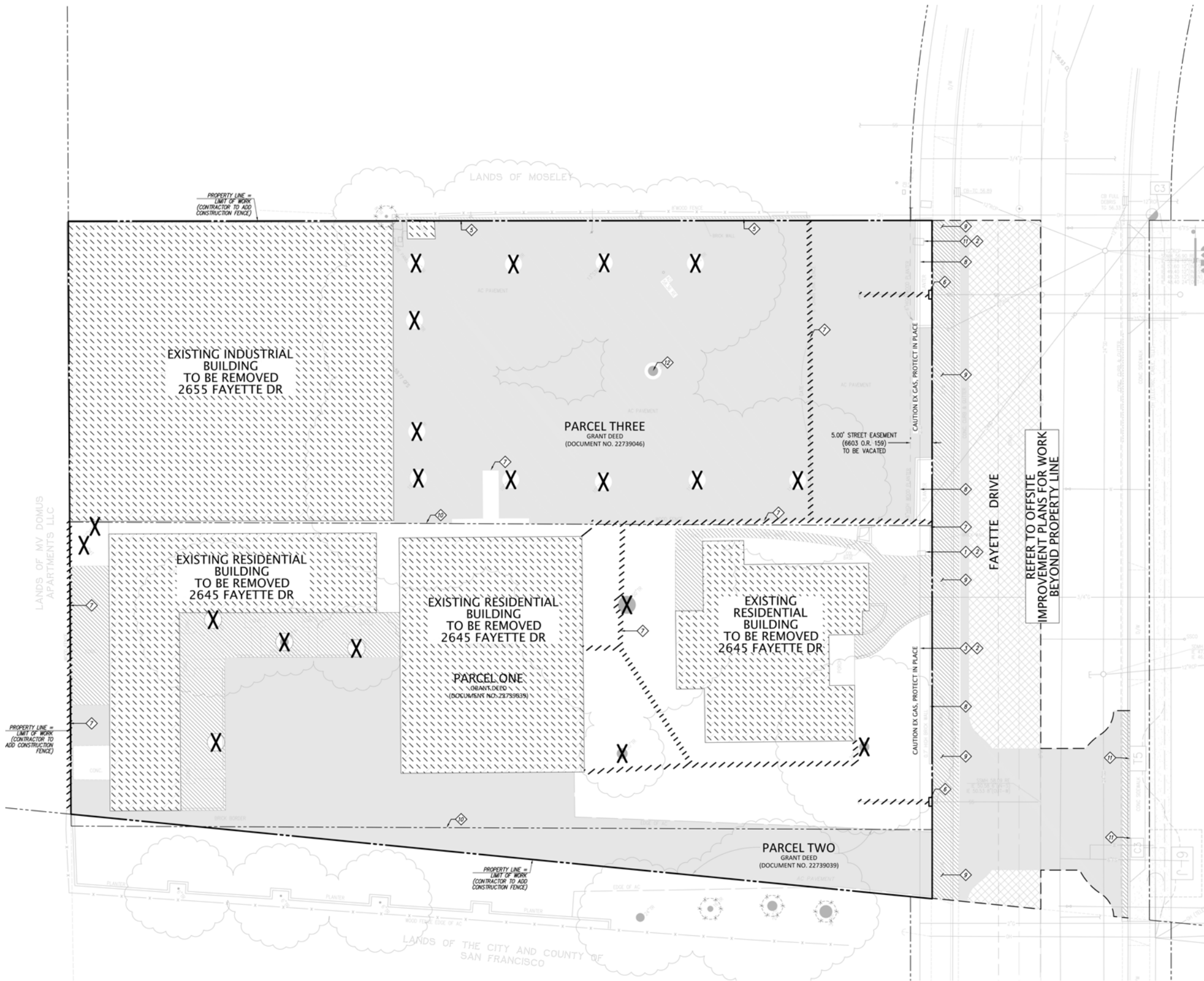
OCTANE FAYETTE

VESTING TENTATIVE PARCEL MAP

AP1.00

August 11, 2023

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DEMOLITION NOTES

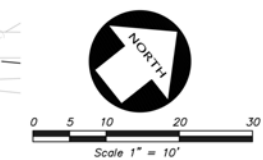
1. ALL BACKFILLING OF THE FOOTING, EXCAVATION, TRENCHING, HOLES, OVER EXCAVATION, ETC. DURING CONSTRUCTION SHALL BE BACKFILLED AND RECOMPACTED TO SOLE RELATIVE COMPACTION PER ASTM D-1557, LATEST EDITION, AND SHALL BE IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL ENGINEER'S RECOMMENDATIONS AND APPROVAL. THE COMPACTION OF ALL EXCAVATIONS GREATER THAN 5 FEET IN DEPTH SHALL BE 95% RELATIVE COMPACTION OR PER THE GEOTECHNICAL ENGINEER'S REQUIREMENTS.
2. ANY UTILITIES TO BE REMOVED SHALL BE DISCONNECTED AND REMOVED PER THE REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY AND AS APPROVED BY THE CITY OF MOUNTAIN VIEW STANDARDS AND REQUIREMENTS.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE GEOTECHNICAL ENGINEER 48 HOURS IN ADVANCE OF ANY GRADING AND FILLING OF THE SITE RELATING TO ANY DEMOLITION OR REMOVAL OF SITE FEATURES. ALL A.C. PAVEMENT, CONCRETE AND BASE ROCK SHALL BE CRUSHED, SALVAGED AND STOCKPILED FOR USE ON-SITE AS FILL MATERIAL. ALL REMOVAL, CRUSHING AND STOCKPIILING SHALL BE INSPECTED, TESTED AND APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.
4. IN GENERAL, FILL MATERIAL SHALL NOT CONTAIN CLUMPS LARGER THAN 6 INCHES IN ITS GREATEST DIMENSION WITH NO MORE THAN 15% LARGER THAN 2.5 INCHES.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT FROM DAMAGE THROUGHOUT THE COURSE OF CONSTRUCTION OF ALL BUILDINGS AND SITE FEATURES ITEMS SUCH AS, BUT NOT LIMITED TO CATCH BASINS, CONDUIT, TELEPHONE AND POWER PILES, FENCING, RETAINING WALLS, GAS LINES, OIL LINES, GASOLINE LINES, FIRE AND WATER SERVICE ASSEMBLIES, CONCRETE CURB, GUTTER AND SIDEWALK, TREES, BUSHES AND PLANT MATERIAL, ETC. BOTH ON-SITE AND OFF-SITE. THE CONTRACTOR SHALL PROVIDE ALL REPAIRS, MAINTENANCE, SHORING, SUPPORT, ETC. TO MAINTAIN ALL FEATURES DESIGNATED TO REMAIN IF DAMAGED. NOTIFY ARCHITECT/ENGINEER IF ANY DISCREPANCIES EXIST OR IF CLARIFICATIONS ARE REQUIRED.
6. NO BURNING SHALL BE ALLOWED WITHOUT THE PERMISSION OF THE AIR POLLUTION CONTROL DISTRICT. DISPOSE OF ALL MATERIAL IN ACCORDANCE WITH ACCEPTED SAFETY STANDARDS DESCRIBED BY AUTHORITIES HAVING JURISDICTION. NO PILING OR BURNING OF ANY MATERIAL WILL BE PERMITTED WITHIN AREAS OF SOLE COMPACTION.
7. COMPLY WITH ALL APPLICABLE REGULATIONS AND SAFETY ORDERS IN EFFECT AT THE CONSTRUCTION SITE. PROTECT OPEN EXCAVATION, TRENCHES, ETC. WITH FENCES, COVERS, OR RAILINGS AS REQUIRED TO MAINTAIN SAFE PEDESTRIAN AND VEHICLE TRAFFIC. MAINTAIN DESIGNATED SITE ACCESS FOR VEHICLE AND PEDESTRIAN TRAFFIC.
8. WHEN DUST CONDITIONS EXIST, DAMPEN THE AREAS TO PREVENT THE TRANSPORTATION OF DEBRIS INTO THE BUILDINGS AND ONTO ADJACENT PROPERTY.
9. THE CONTRACTOR IS RESPONSIBLE FOR THE FINISHED CONDITION OF HIS WORK. BEFORE WORKING OVER BACKFILL OR SIMILAR WORK COMPLETED BY OTHER CONTRACTORS, VERIFY THAT SUCH WORK HAS BEEN PROPERLY BACKFILLED AND COMPACTED. NOTIFY THE ARCHITECT PROMPTLY IN WRITING IF ANY CONDITIONS DO NOT MEET THE PROPER STANDARDS. WITHOUT EXTRA COST TO THE OWNER, ALL FEATURES DAMAGED IN THE PERFORMANCE OF ALL WORK SHALL BE RESTORED TO THE SATISFACTION OF THE OWNER AND AUTHORITIES HAVING JURISDICTION.
10. THE GEOTECHNICAL INVESTIGATION FOR THIS SITE HAS BEEN PREPARED BY SILICON VALLEY SOIL ENGINEERING, PROJECT NO. SV1368A, DATED APRIL 11, 2022. THIS REPORT REMAINS THE RESPONSIBILITY OF THE GEOTECHNICAL ENGINEER AND IS INCLUDED IN THE BID DOCUMENTS FOR THIS PROJECT. THE GEOTECHNICAL REPORT SHALL BE READ BY THE CONTRACTOR BEFORE SUBMISSION OF HIS BID. ALL SITE WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE GEOTECHNICAL REPORT. THE OWNER WILL RETAIN THE GEOTECHNICAL ENGINEER TO INSURE CONFORMANCE WITH THE GEOTECHNICAL REPORT.
11. CONTRACTOR ACKNOWLEDGES THAT HE HAS THOROUGHLY INFORMED HIMSELF REGARDING REQUIREMENTS OF DRAWINGS, DOCUMENTS, AND APPLICABLE REGULATIONS PERTAINING TO THE PROJECT. DOCUMENTS, APPLICABLE REGULATIONS, AND DRAWINGS ARE COMPLEMENTARY. WHAT IS CALLED BY ONE IS AS BINDING AS IF CALLED FOR BY ALL. THE CONTRACTOR IS TO FAMILIARIZE HIMSELF WITH THE SITE AND COMPARE REQUIREMENTS OF THE DRAWINGS, DOCUMENTS, AND APPLICABLE REGULATIONS, WITH WORK TO BE PERFORMED BY THE CONTRACTOR, INCLUDING TOPOGRAPHY, APPROACHES AND IMPROVEMENTS ON OR ABOUT THE SITE.
12. THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, THE MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF DEMOLITION WORK, OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. ANY ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSON PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK OR TO MEET THEIR SCHEDULE WILL BE THE SOLE AND COMPLETE RESPONSIBILITY OF THE CONTRACTOR.
13. CONTRACTOR TO PROVIDE ALL CONSTRUCTION BARRICADES REQUIRED BY GOVERNING AGENCIES AND APPLICABLE REGULATIONS.
14. NO TRENCHING DEEPER THAN 5 FEET SHALL BE ALLOWED WITHOUT THE CONTRACTOR OBTAINING A PERMIT FROM OSHA.

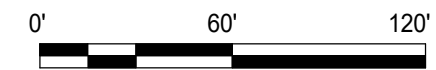
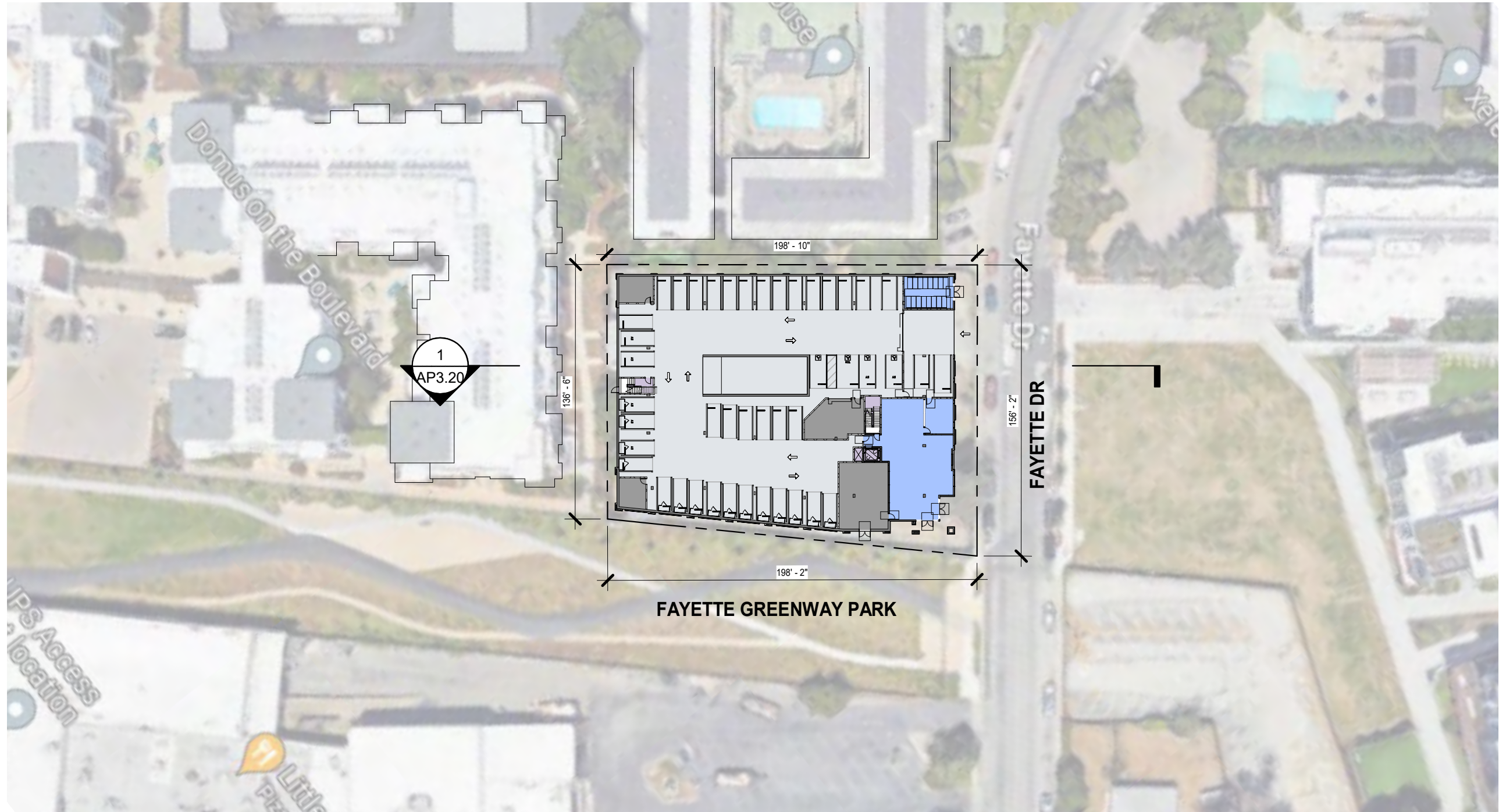
DEMOLITION LEGEND

- EXISTING BUILDING TO BE DEMOLISHED
- UNDERGROUND UTILITIES OR EXISTING FENCE TO BE REMOVED
- EXISTING AC PAVEMENT TO BE REMOVED
- EXISTING CONCRETE TO BE REMOVED
- 2" AC HALF STREET GRIND AND OVERLAY
- SAWCUT
- PLUG AND CAP END
- TREE TO BE REMOVED
- EXISTING TREE TO BE PROTECTED IN PLACE

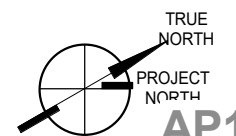
DEMOLITION KEYNOTES

- ALL EXISTING ON-SITE UTILITIES WITHIN THE DEVELOPED AREA INCLUDING WATERLINES, STORM DRAIN, SANITARY SEWER, ELECTRIC, GAS AND COMMUNICATION UTILITIES TO BE REMOVED FROM SITE AND CAPPED AT PROJECT BOUNDARY IN CONFORMANCE WITH THE RESPECTIVE UTILITY PROVIDER REQUIREMENTS UNLESS SPECIFICALLY STATED OTHERWISE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE RESPECTIVE UTILITY PROVIDERS AND ARRANGE FOR THE TERMINATION OF ALL REQUIRED UTILITIES THAT SERVE THE SITE.
- CONTRACTOR TO PROTECT IN PLACE ALL EXISTING IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY, UNLESS NOTED OTHERWISE. DEMOLITION OF EXISTING IMPROVEMENT WITHIN PUBLIC RIGHT OF WAY TO BE DONE UNDER SEPARATE ENCROACHMENT PERMIT.
- EXISTING JOINT TRENCH/FIBER OPTIC (CABLE TV, ELECTRIC, GAS TELEPHONE, ETC.) TO REMAIN. CONTRACTOR TO PROTECT IN PLACE AT ALL TIMES DURING DEMOLITION PROCESS. SEE JOINT TRENCH PLANS FOR DISPOSITION.
- EXISTING NEIGHBORING PROPERTIES UTILITIES TO BE PROTECT IN PLACE.
- PROTECT STRUCTURE/UTILITY IN PLACE
- CUP, CAP, & INSTALL WITNESS MARKER SEE DETAIL 1 ON SHEET C1.2
- REMOVE STRUCTURE OR UTILITY
- REMOVE PLANTER BOXES
- SIDEWALK & DRIVEWAY IN THE PUBLIC RIGHT OF WAY TO BE REMOVED
- REMOVE PROPERTY LINE
- EXISTING UTILITY BOX (CABLE TV, ELECTRIC, GAS TELEPHONE, ETC.) TO BE RELOCATED IF LOCATED IN PROPOSED SIDEWALK & ADJUSTED TO GRADE.
- TREE TO BE RELOCATED. REFER TO LANDSCAPE PLANS.

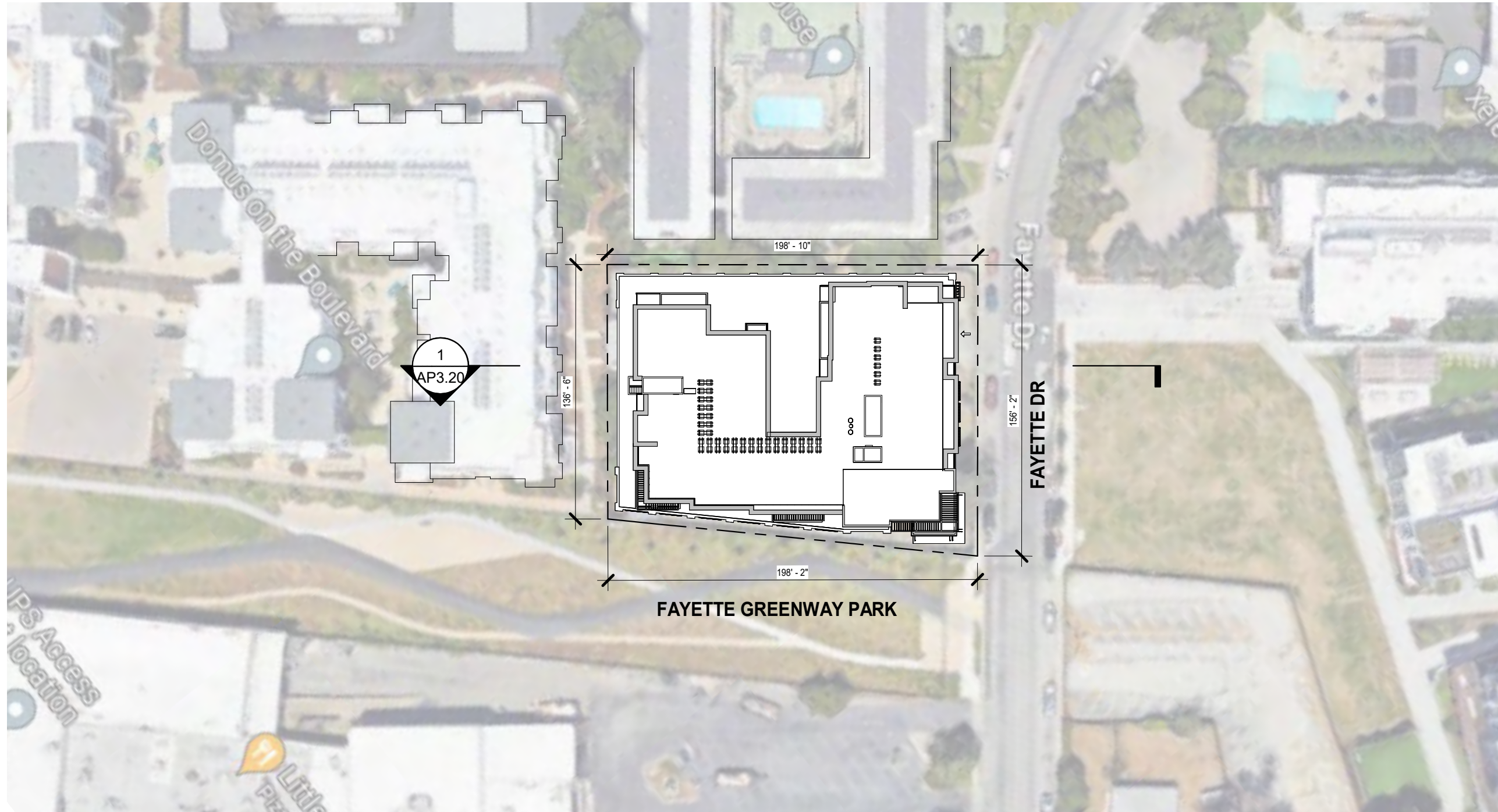




1"=60'



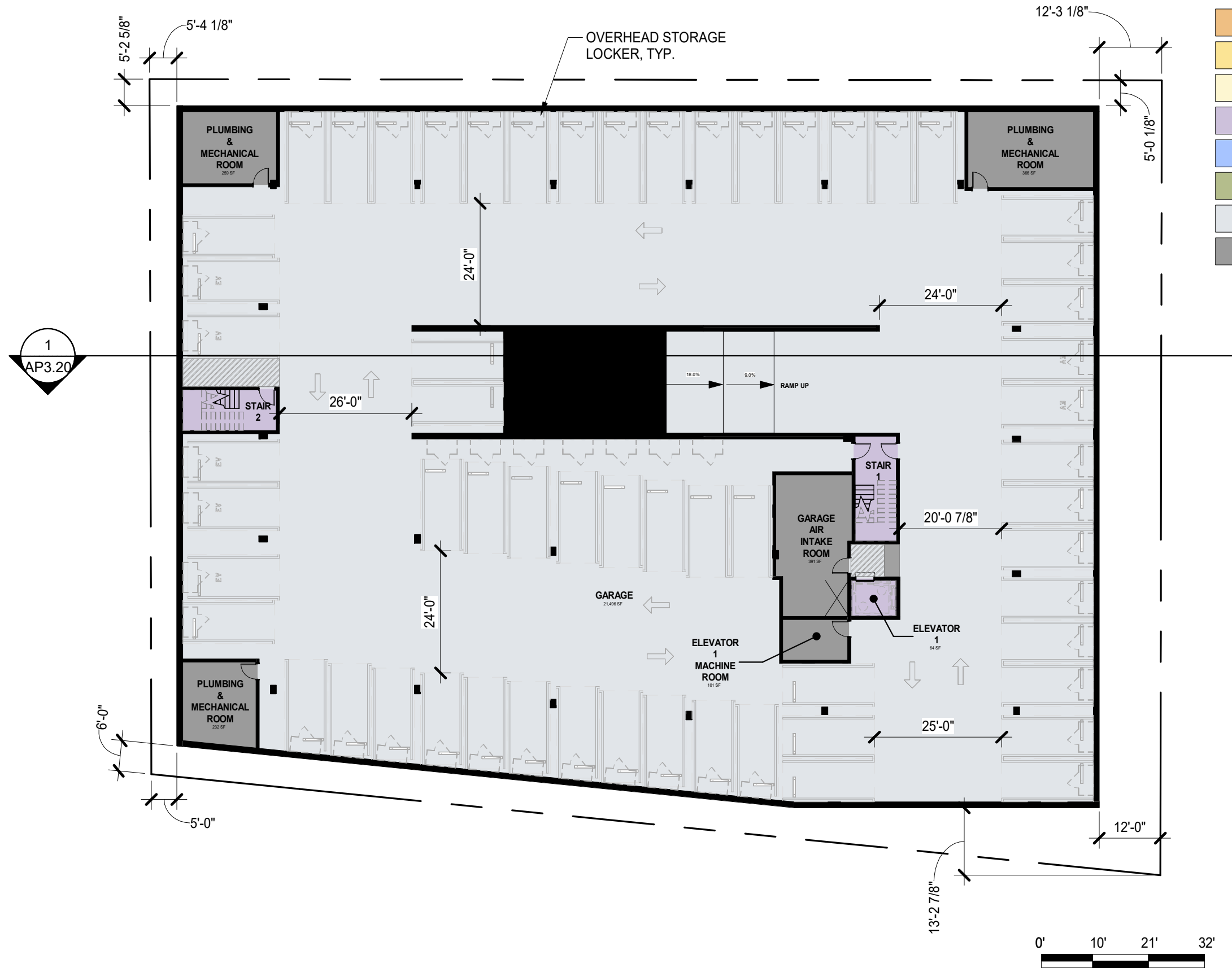
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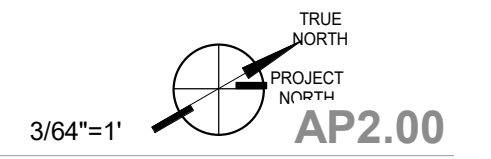
SITE PLAN ROOF

TRUE
1" = 60' - 0"

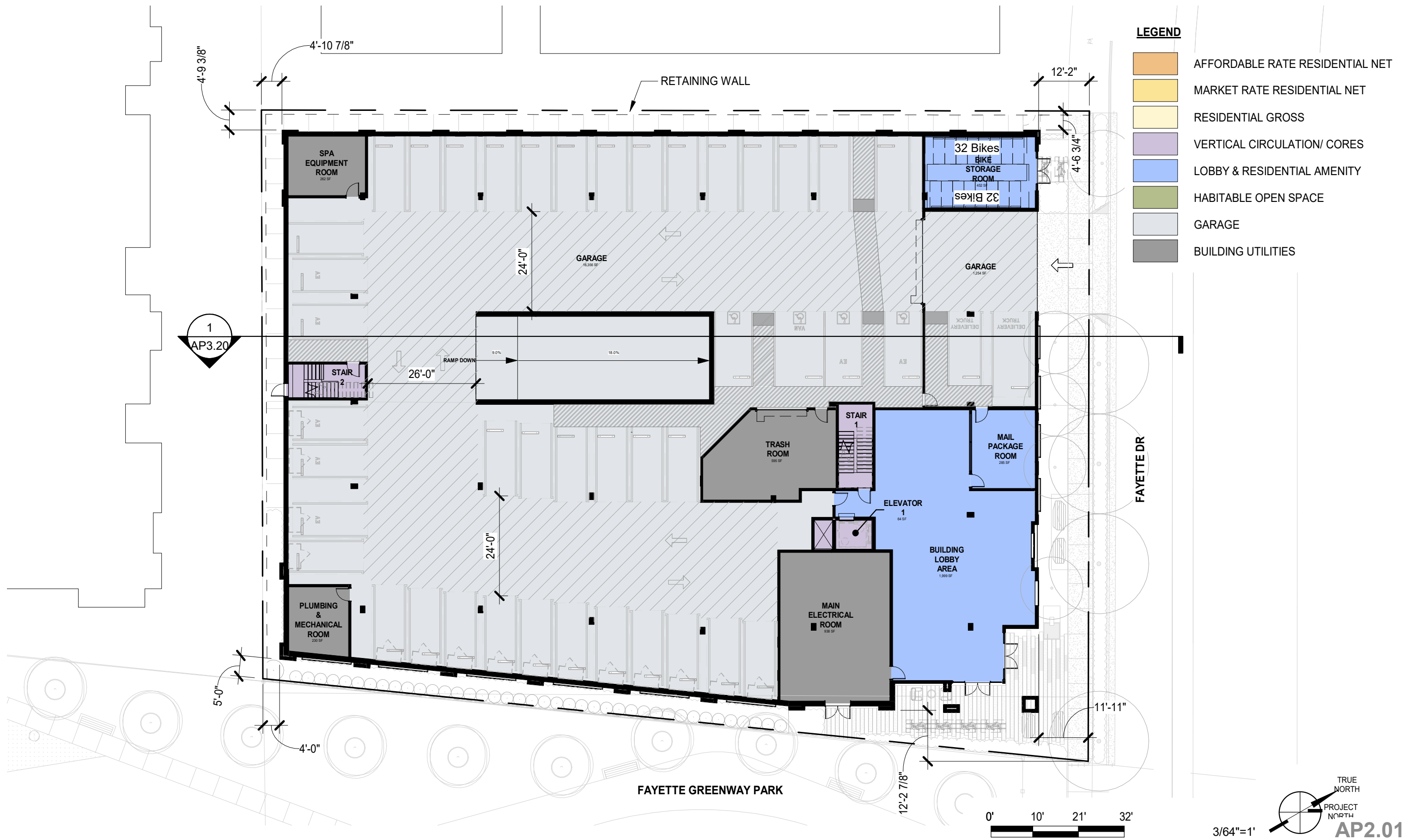
AP1.03



- LEGEND**
- AFFORDABLE RATE RESIDENTIAL NET
 - MARKET RATE RESIDENTIAL NET
 - RESIDENTIAL GROSS
 - VERTICAL CIRCULATION/ CORES
 - LOBBY & RESIDENTIAL AMENITY
 - HABITABLE OPEN SPACE
 - GARAGE
 - BUILDING UTILITIES

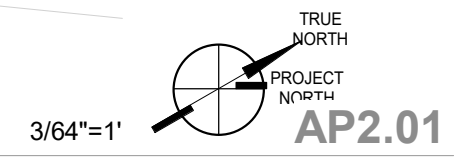
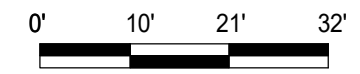


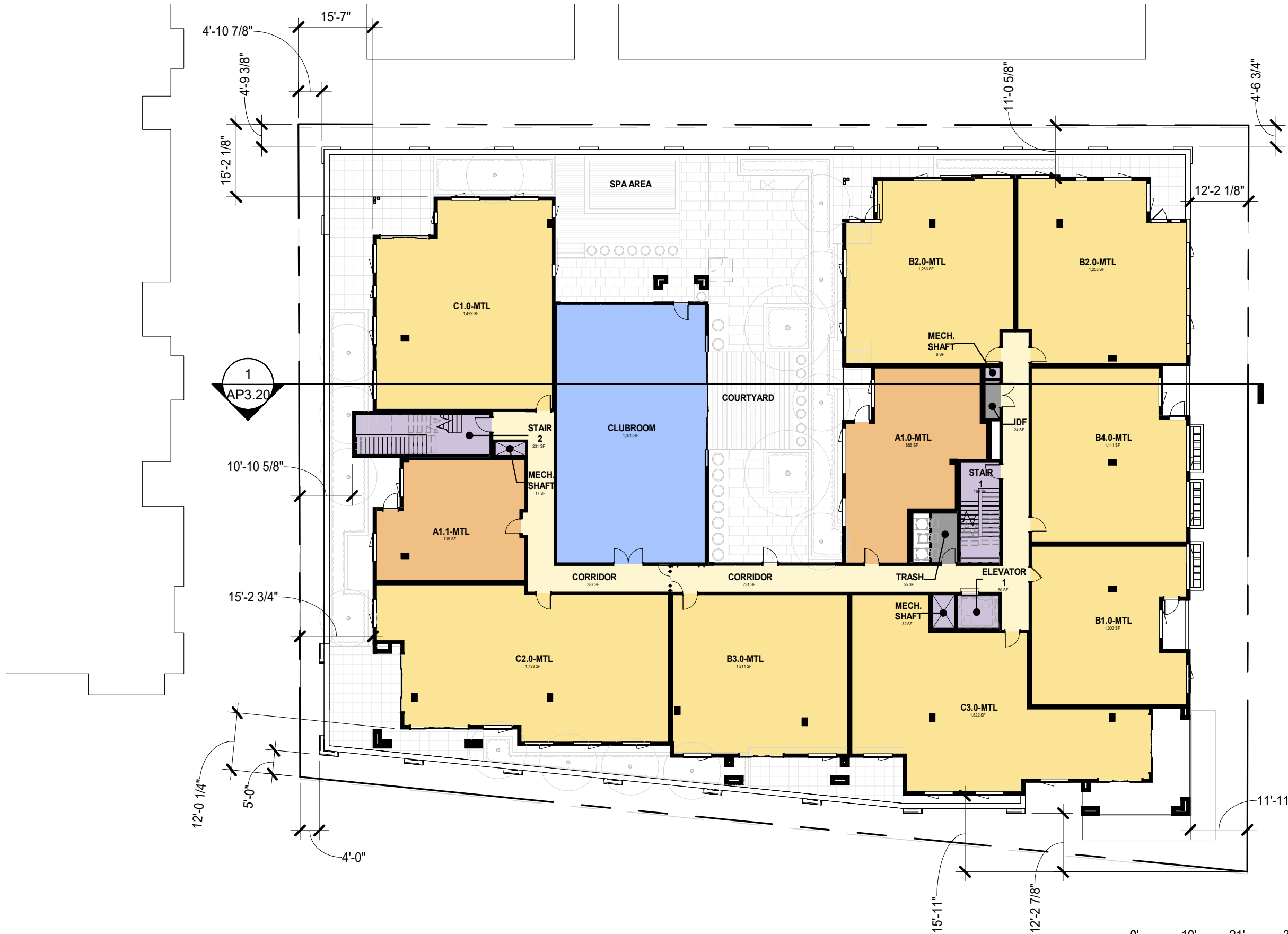
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LEGEND

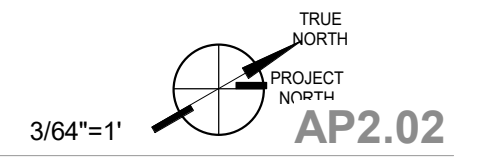
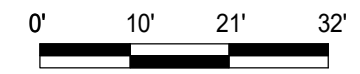
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	LOBBY & RESIDENTIAL AMENITY
	HABITABLE OPEN SPACE
	GARAGE
	BUILDING UTILITIES





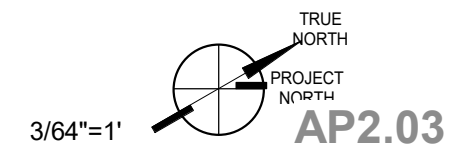
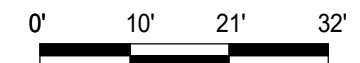
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	HABITABLE OPEN SPACE
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	BUILDING UTILITIES



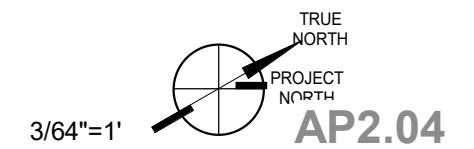
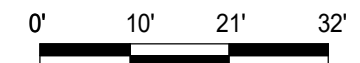


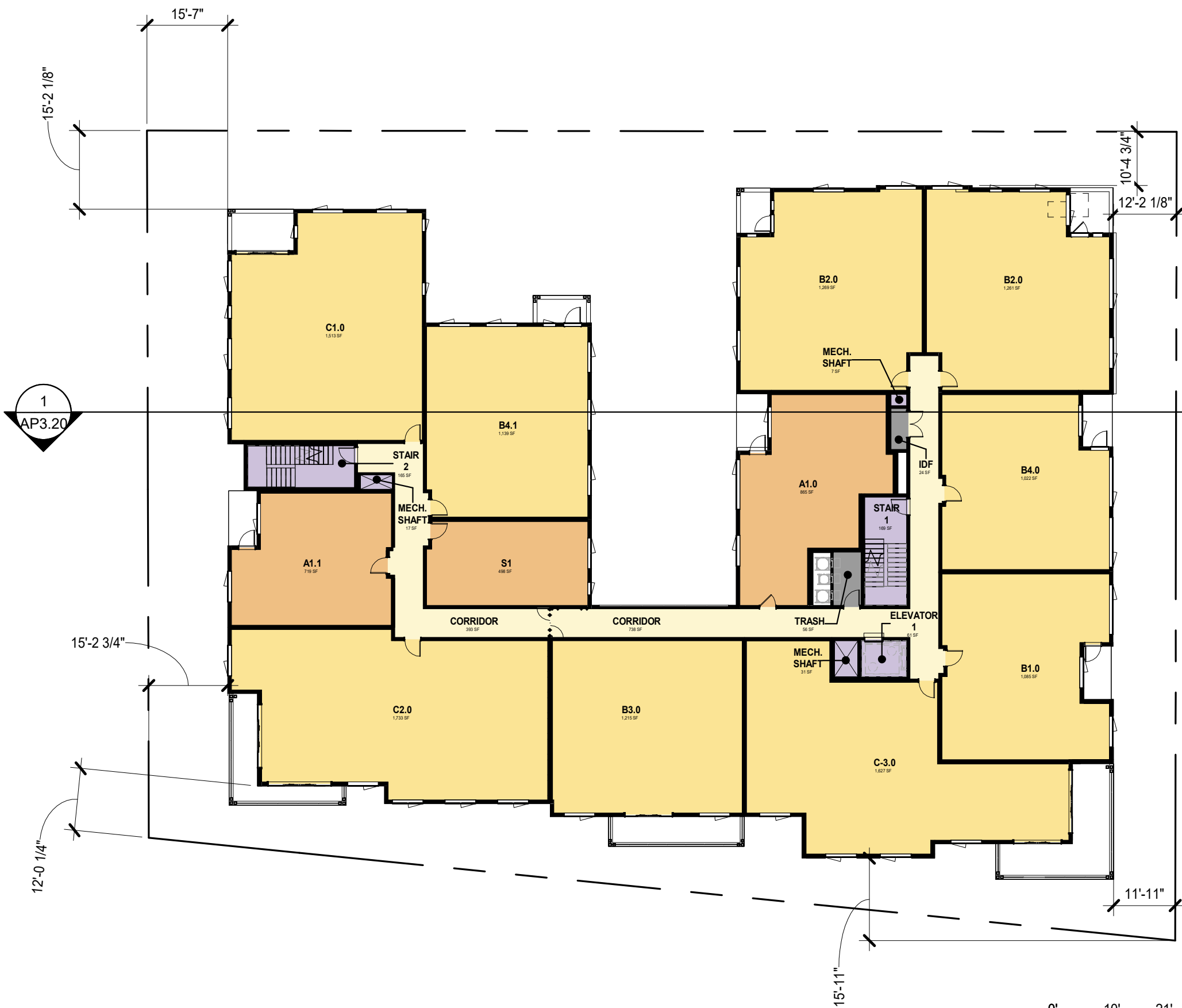
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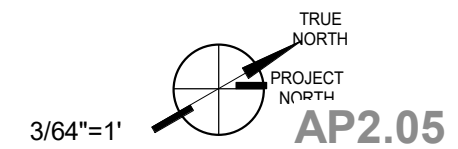
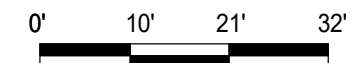


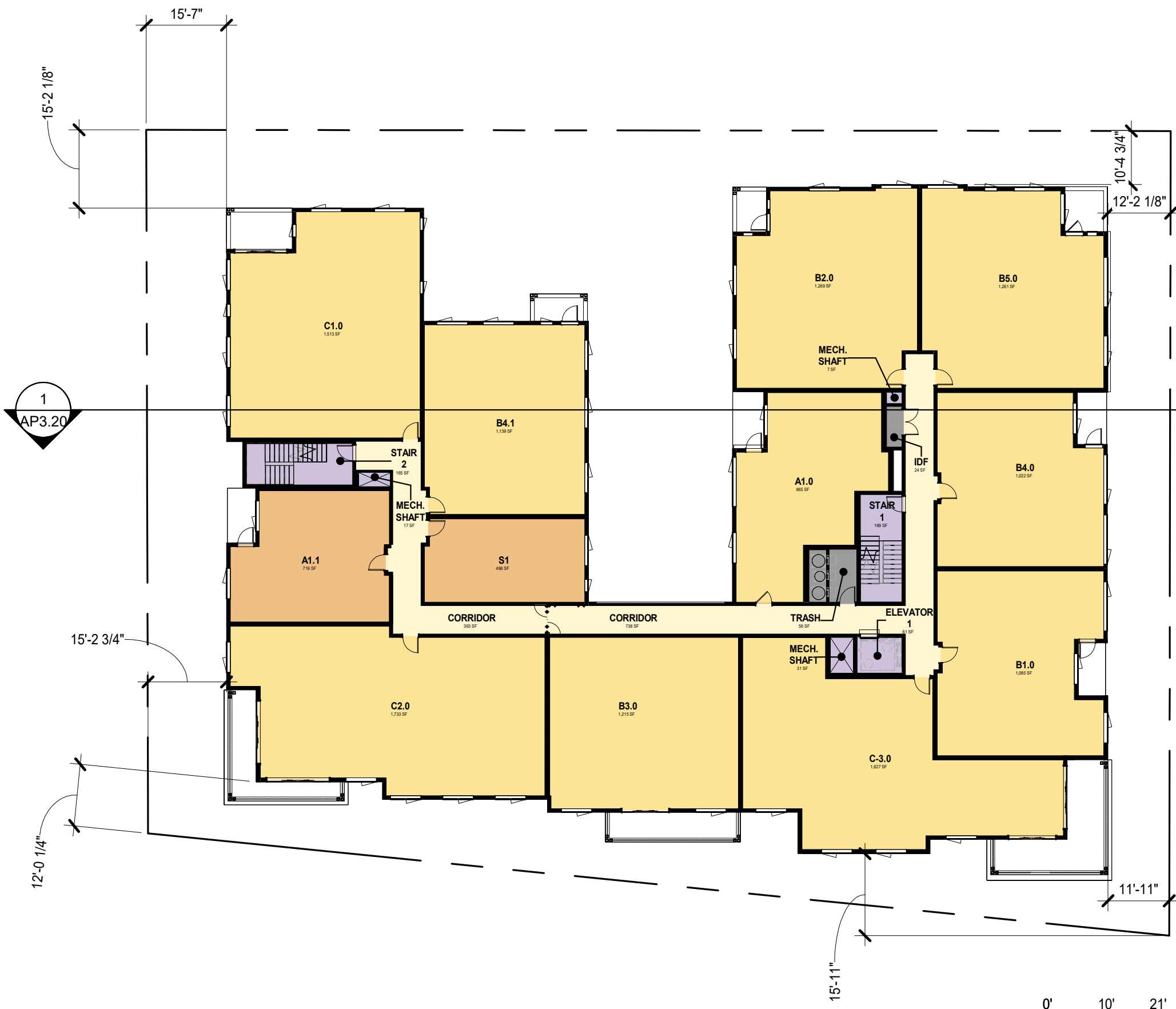
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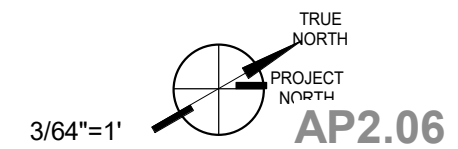
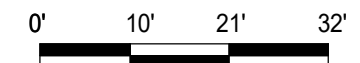


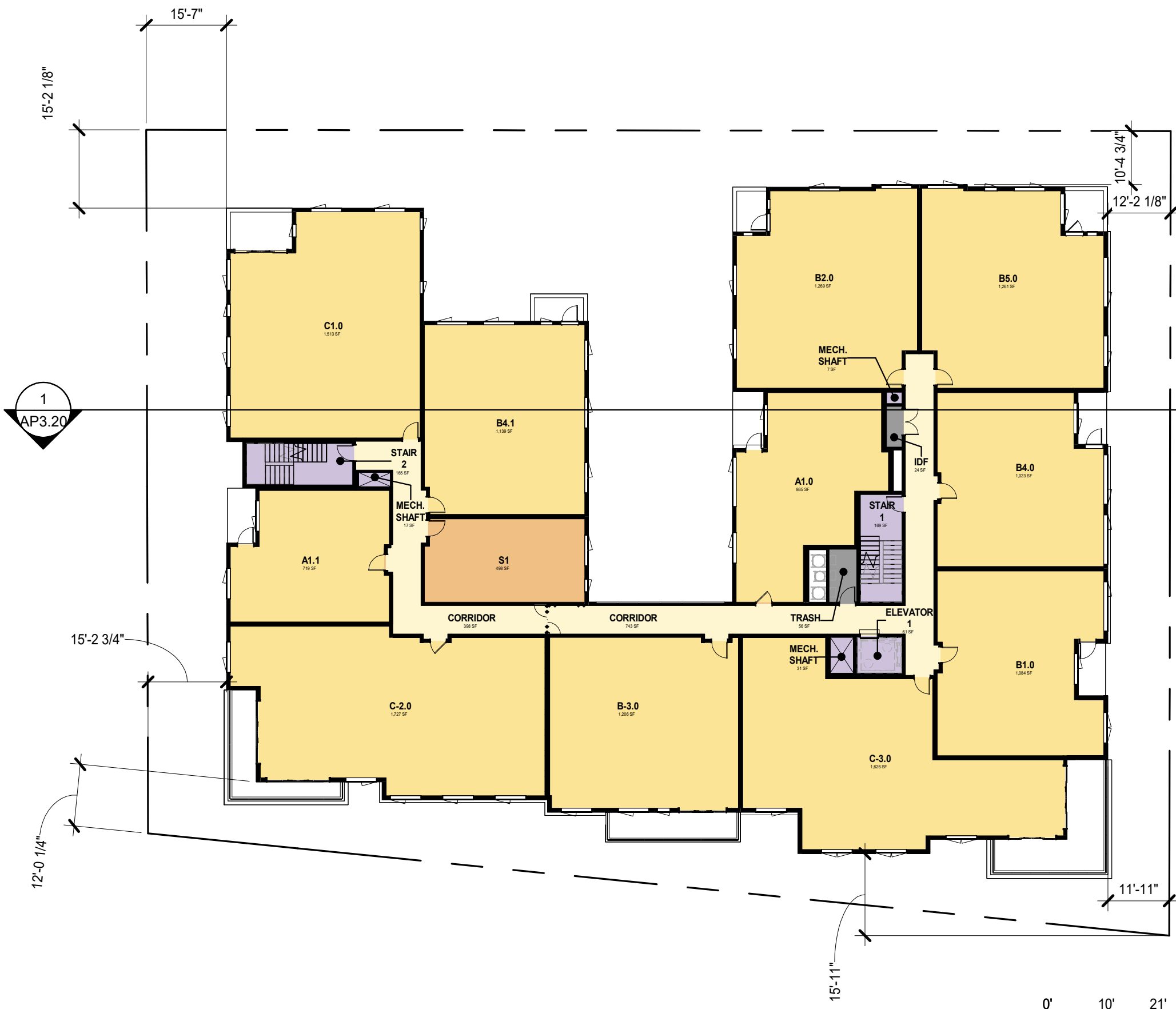
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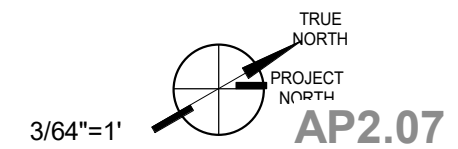
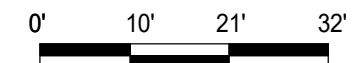


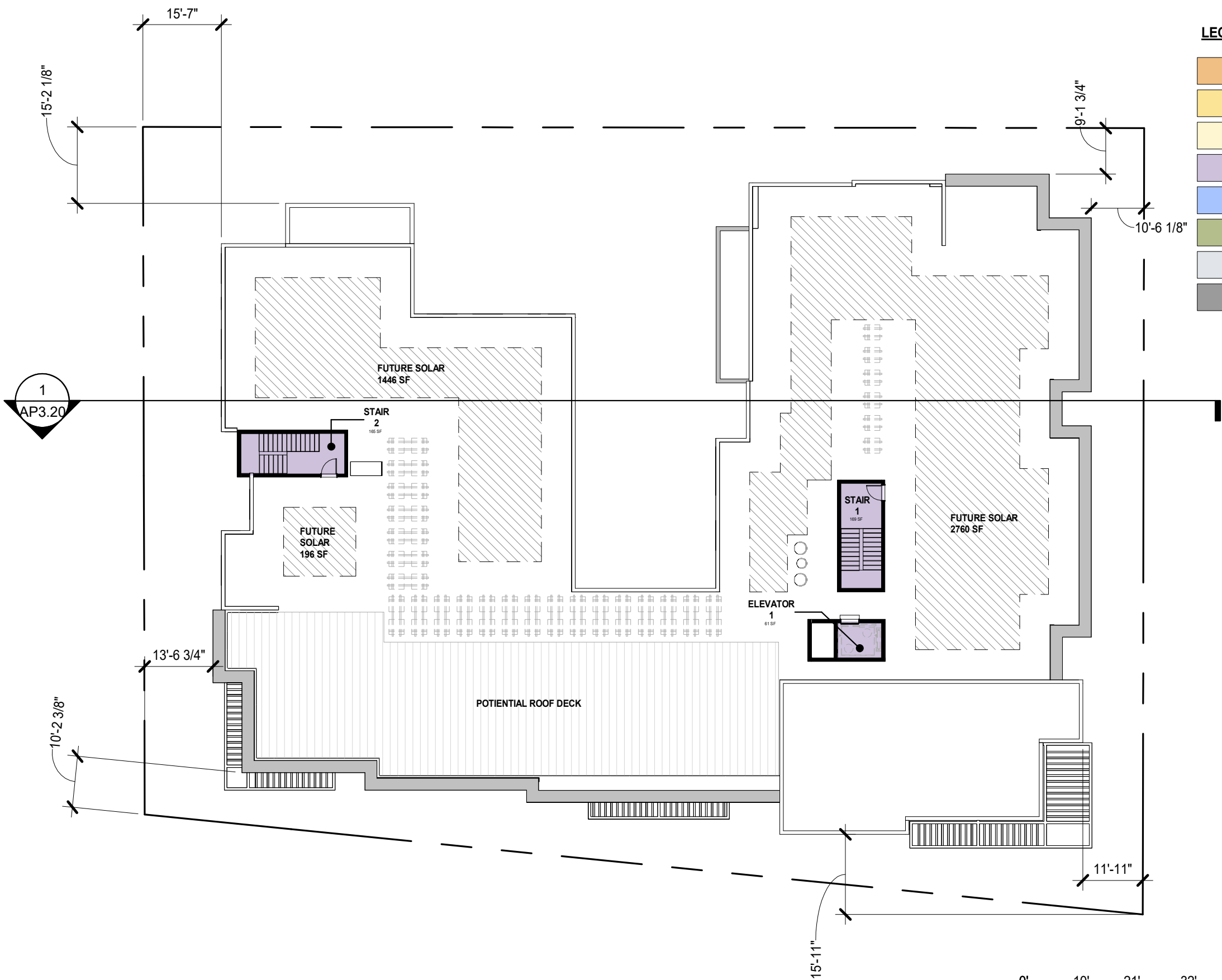
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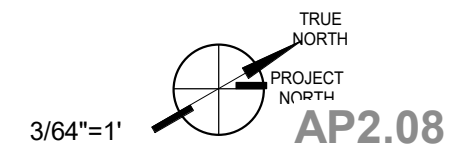
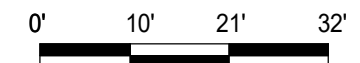


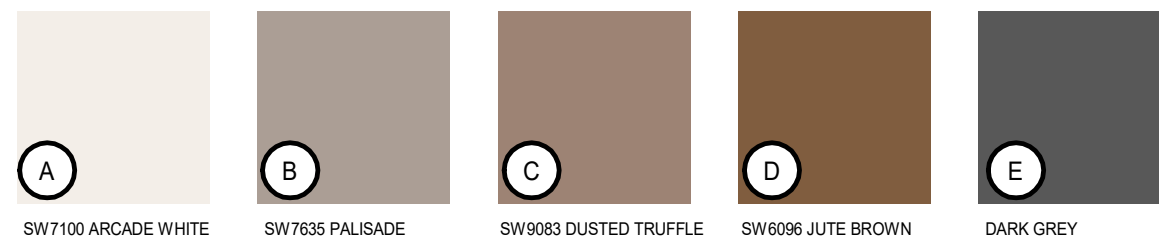


LEGEND

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	MARKET RATE RESIDENTIAL NET
	RESIDENTIAL GROSS
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	HABITABLE OPEN SPACE
	GARAGE
	BUILDING UTILITIES

1
AP3.20



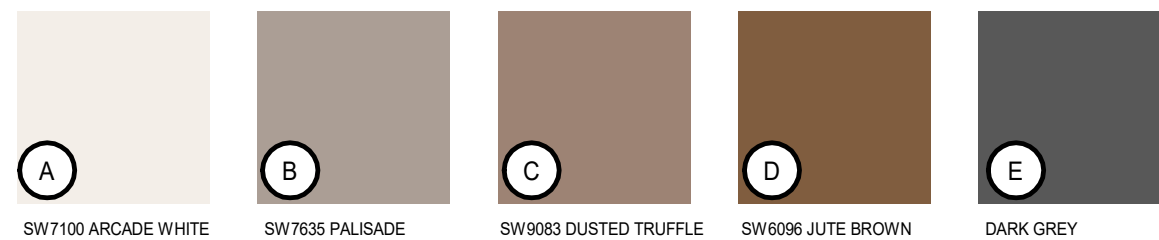


1"=20'

AP3.00

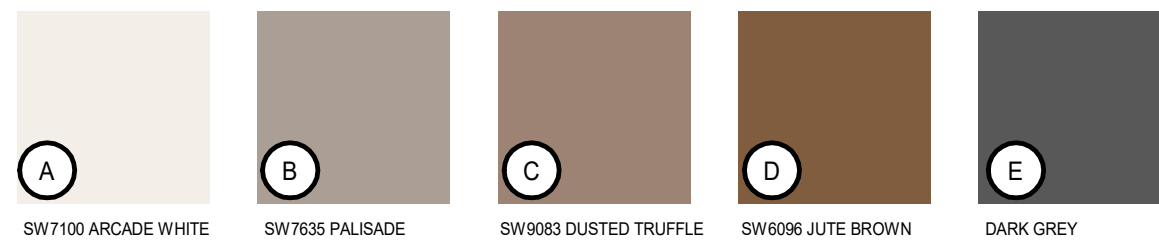


MATERIAL BOARD



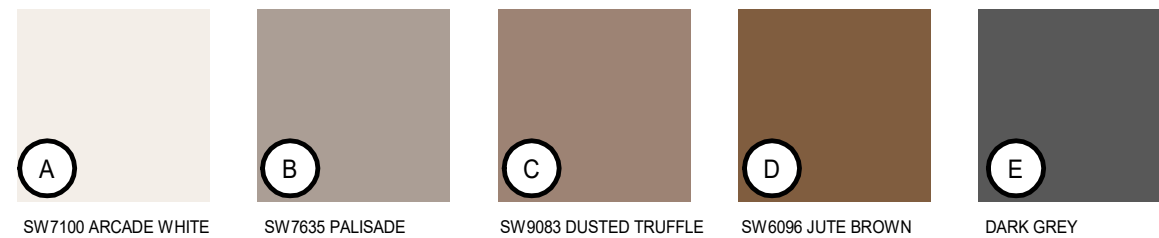
COLOR BOARD





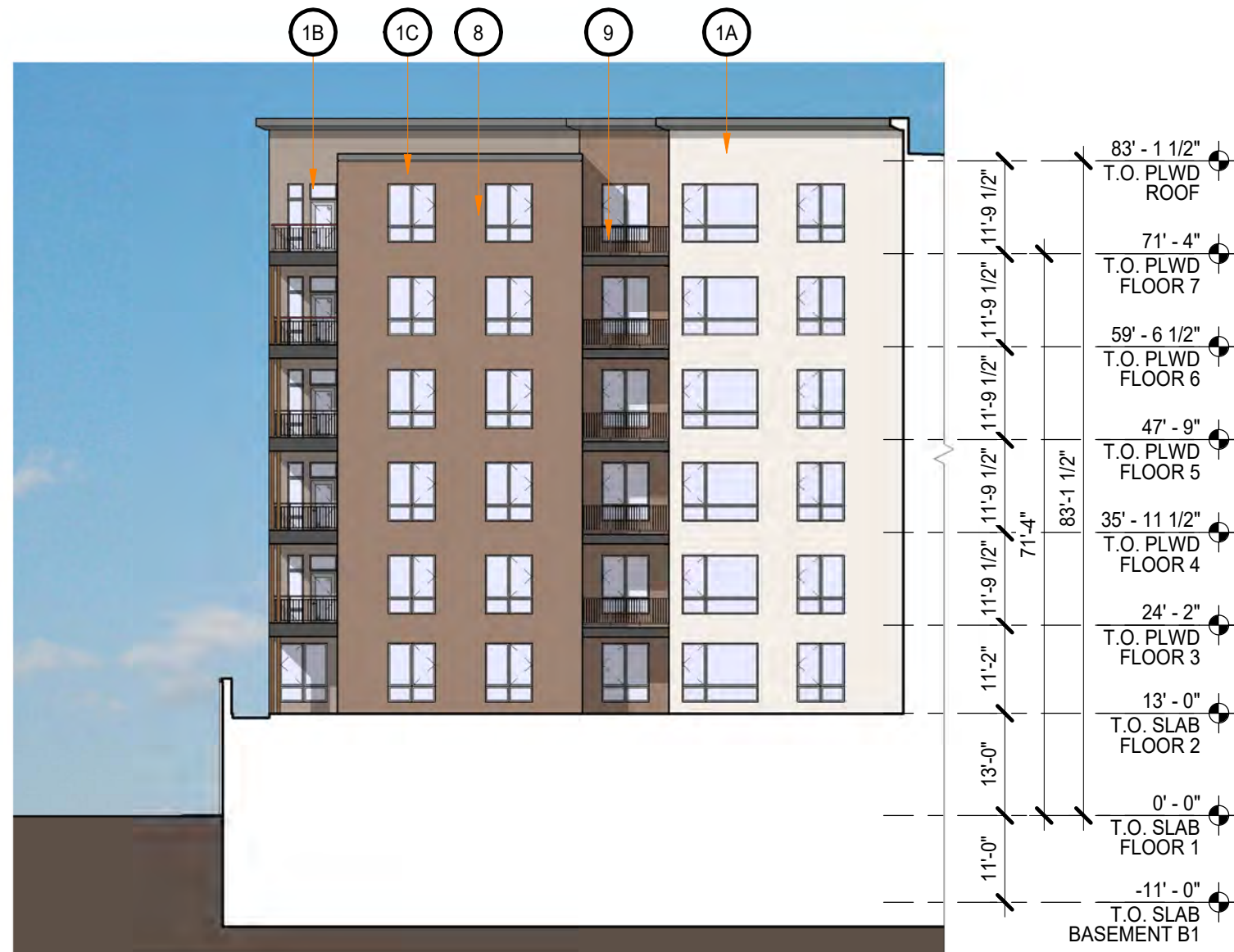


MATERIAL BOARD

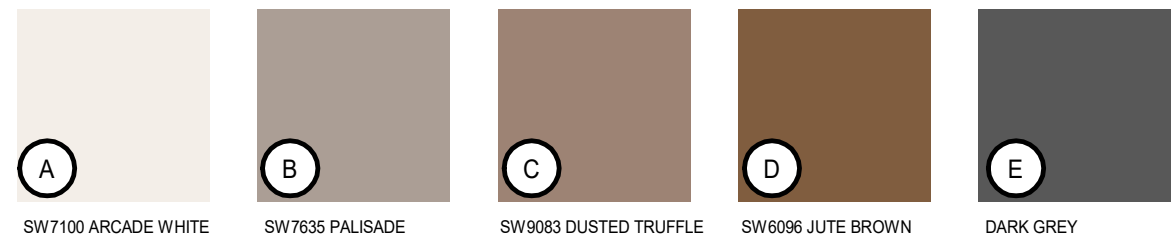


COLOR BOARD





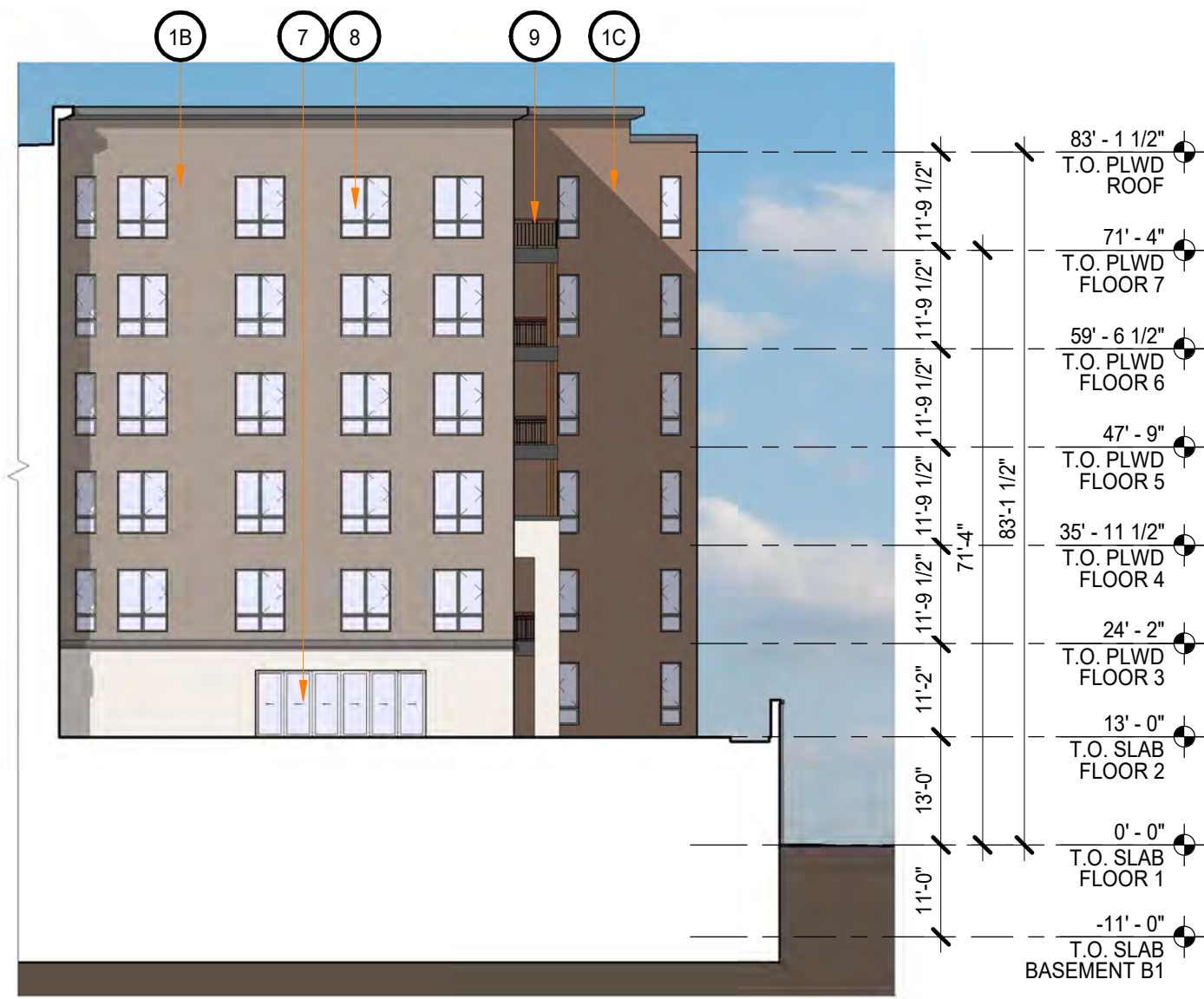
MATERIAL BOARD



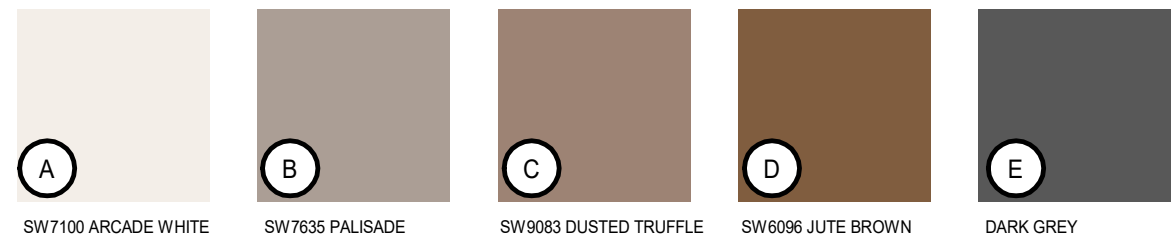
COLOR BOARD



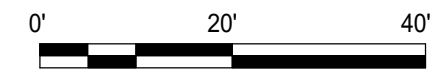
AP3.04



MATERIAL BOARD



COLOR BOARD



1"=20'

AP3.05



OCTANE FAYETTE

PLANNING ELEVATIONS - COURTYARD

August 11, 2023

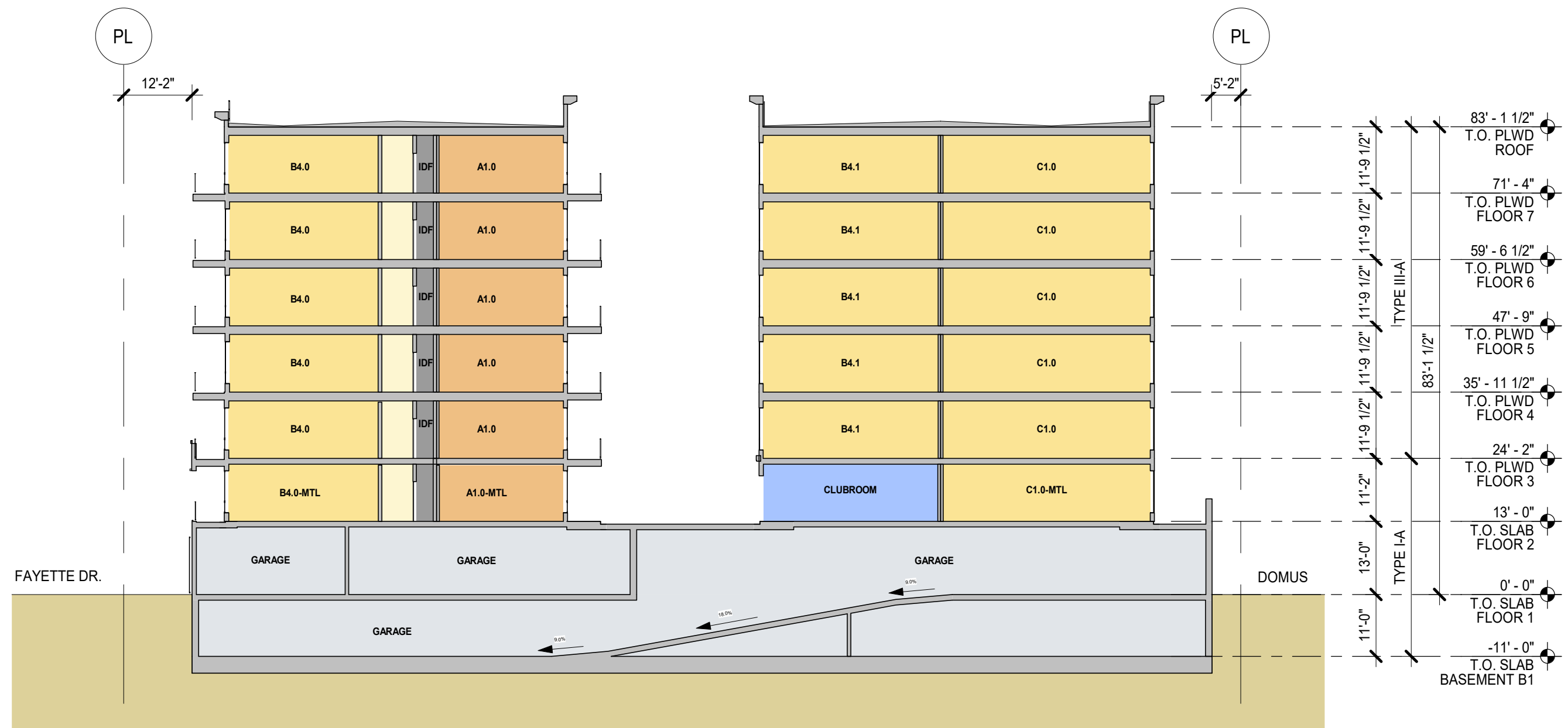
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AP3.10



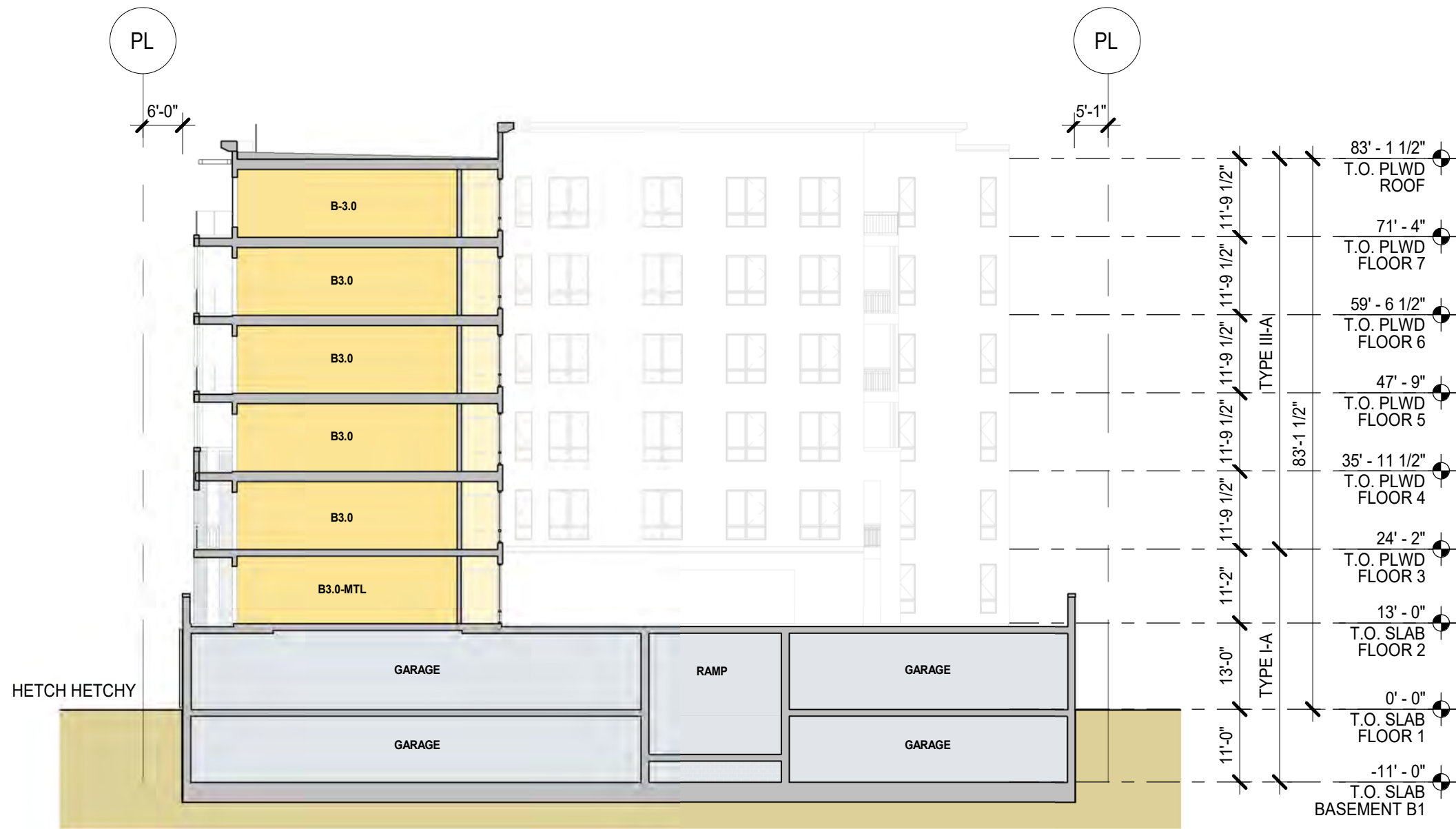




- LEGEND**
- AFFORDABLE RATE RESIDENTIAL NET
 - MARKET RATE RESIDENTIAL NET
 - RESIDENTIAL GROSS
 - VERTICAL CIRCULATION/ CORES
 - LOBBY & RESIDENTIAL AMENITY
 - HABITABLE OPEN SPACE
 - GARAGE
 - BUILDING UTILITIES

PLANNING SECTION - EAST TO WEST 1
1" = 20'-0"



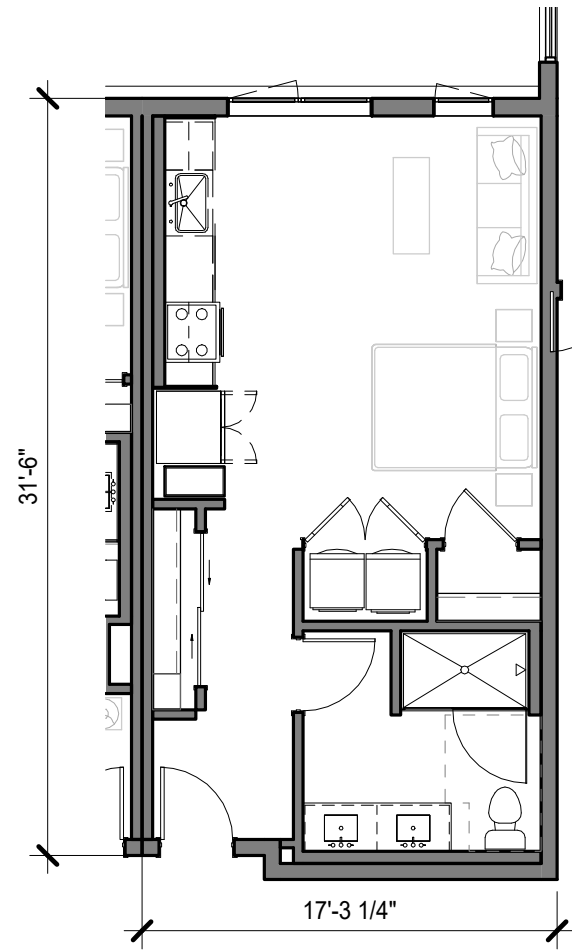


- LEGEND**
- AFFORDABLE RATE RESIDENTIAL NET
 - MARKET RATE RESIDENTIAL NET
 - RESIDENTIAL GROSS
 - VERTICAL CIRCULATION/ CORES
 - LOBBY & RESIDENTIAL AMENITY
 - HABITABLE OPEN SPACE
 - GARAGE
 - BUILDING UTILITIES

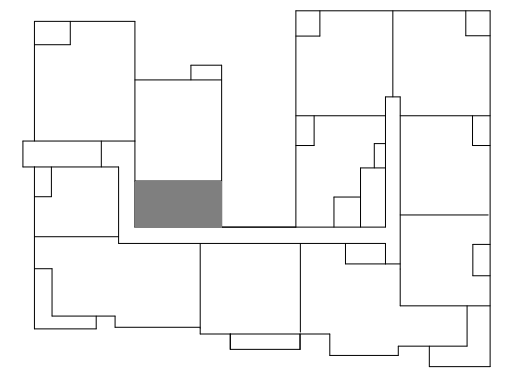
PLANNING SECTION - NORTH TO SOUTH 1

1" = 20'-0"





S1 - WOOD

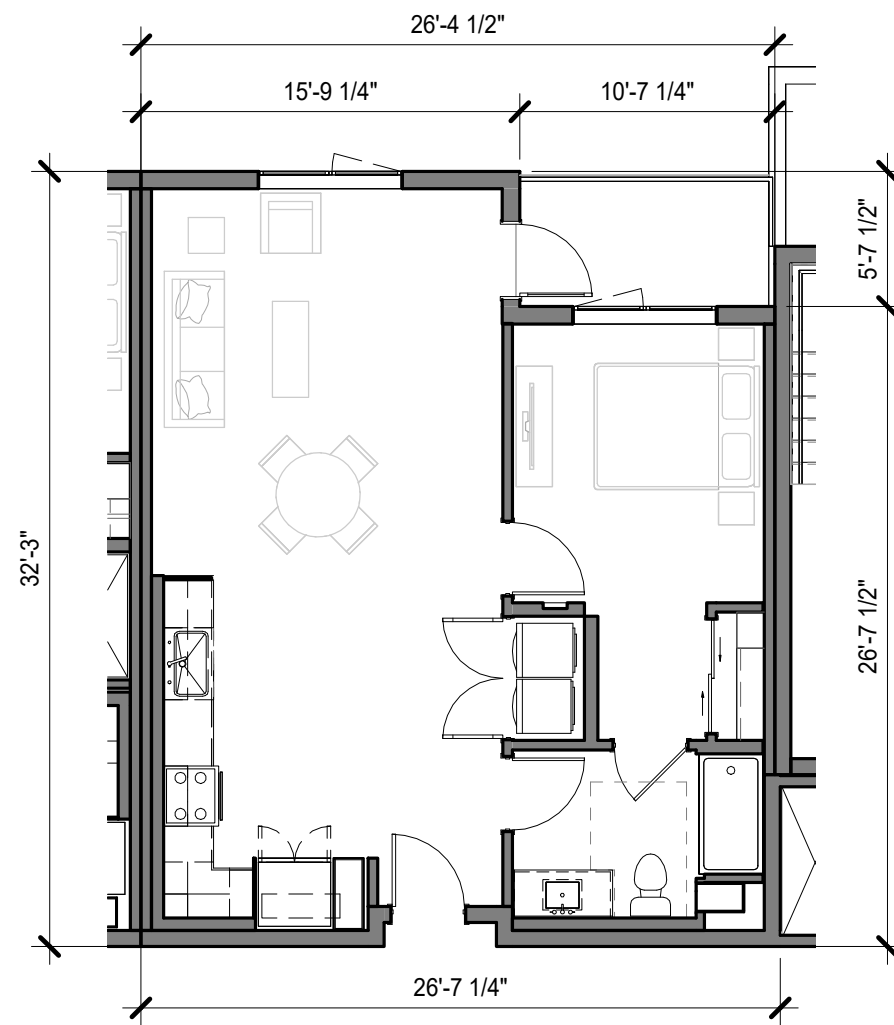


FLOOR 3-7

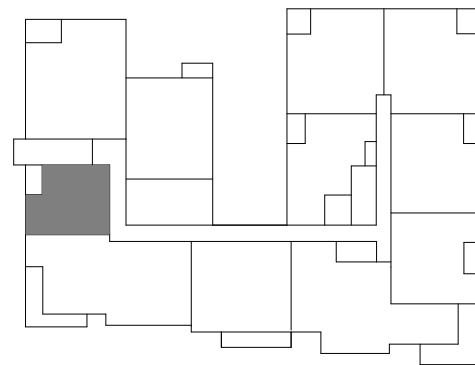


1/8"=1'

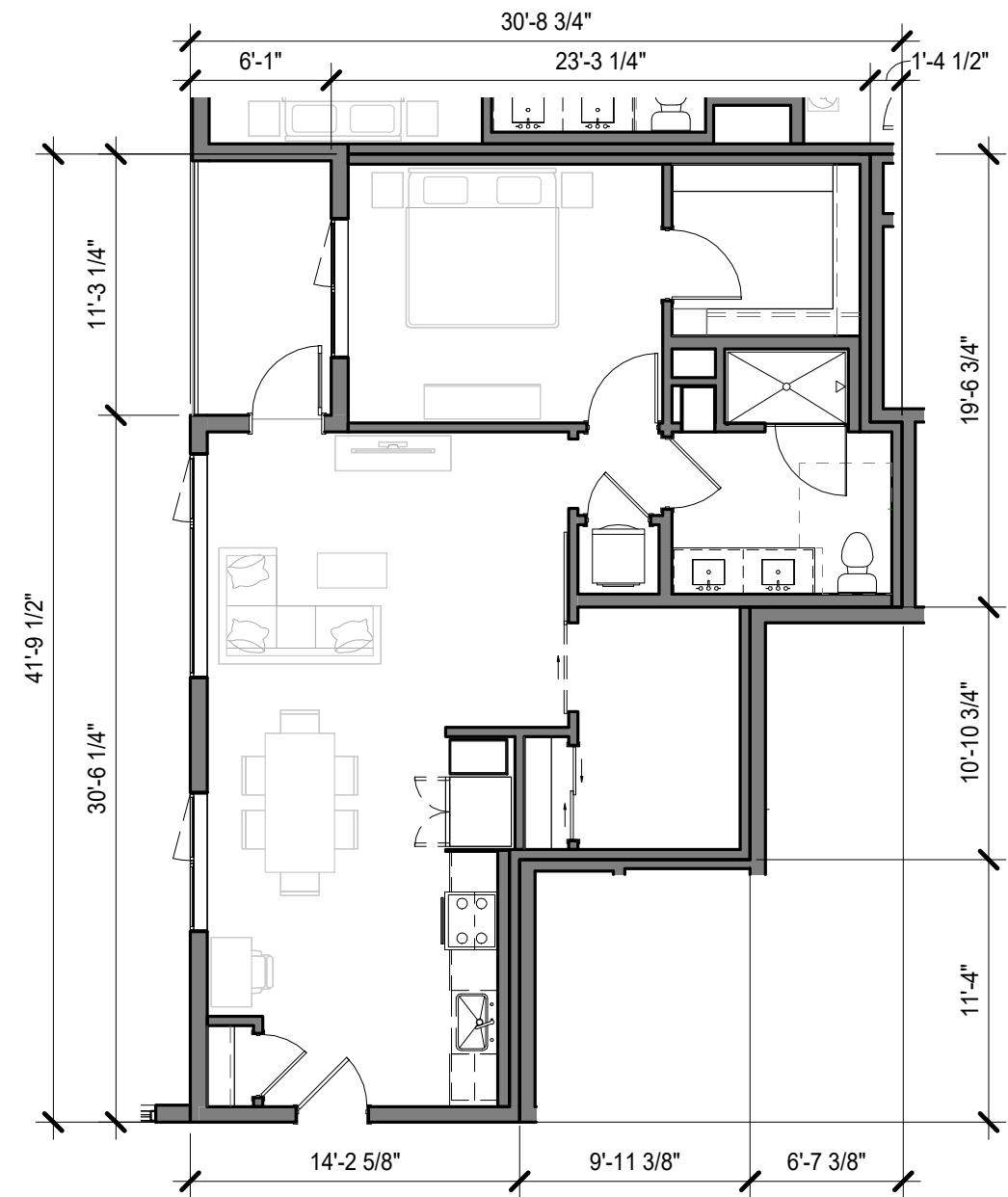
AP4.00



A1.1 - MTL & WOOD



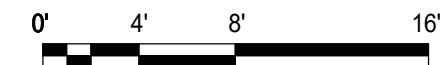
FLOOR 2-7



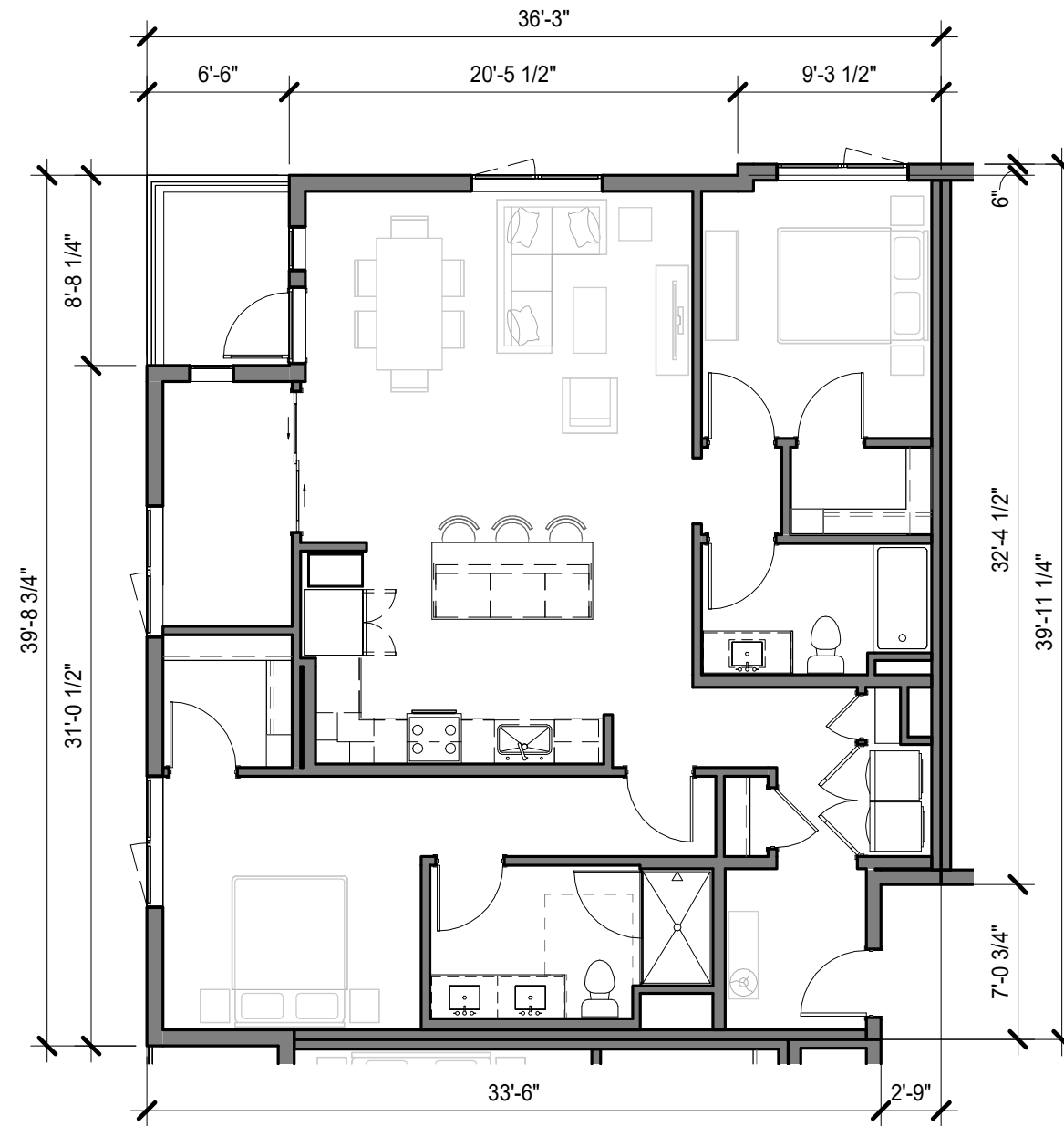
A1.0 - MTL & WOOD



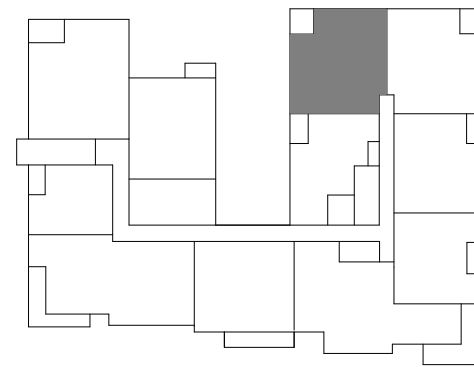
FLOOR 2-7



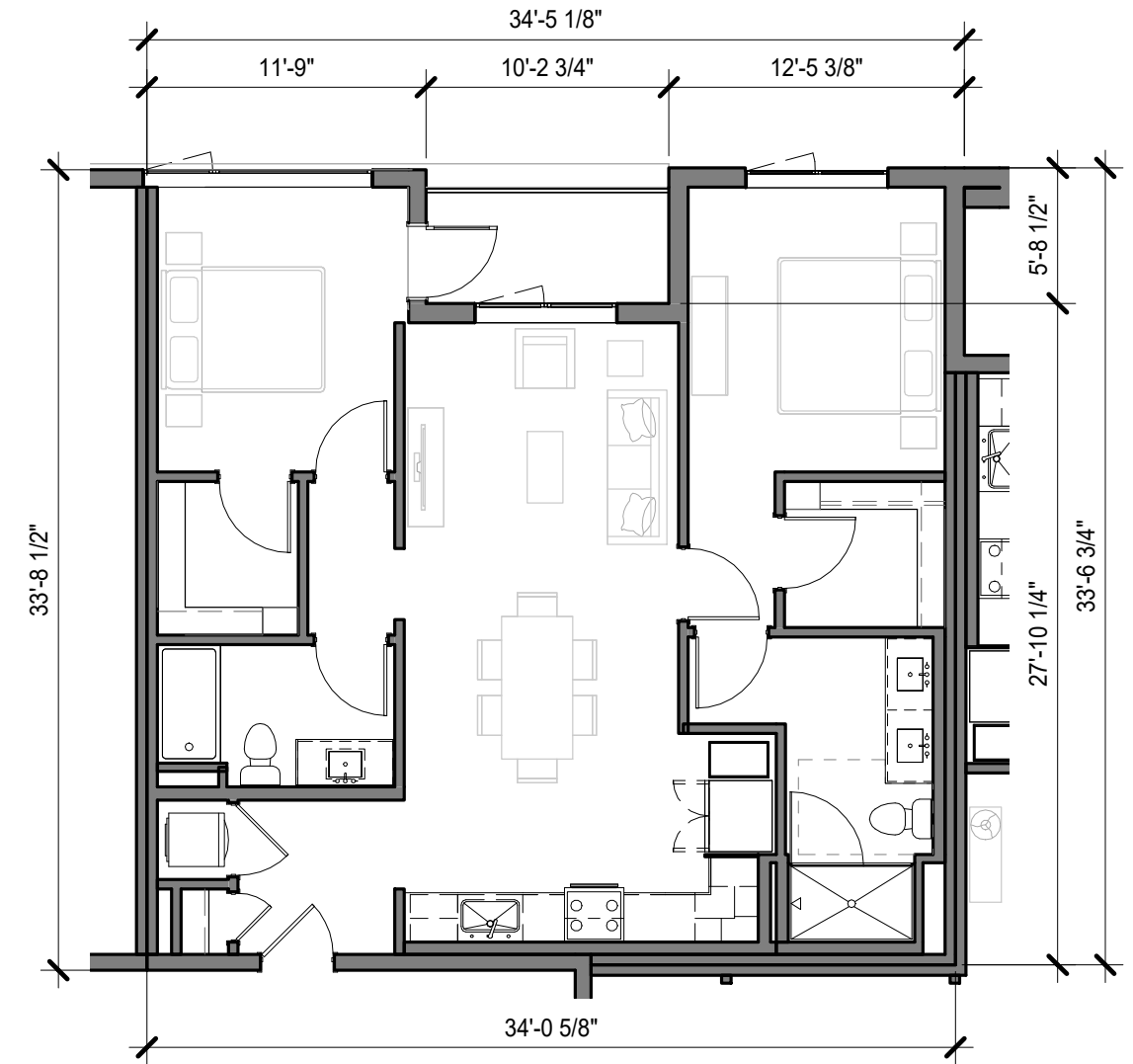
1/8"=1'



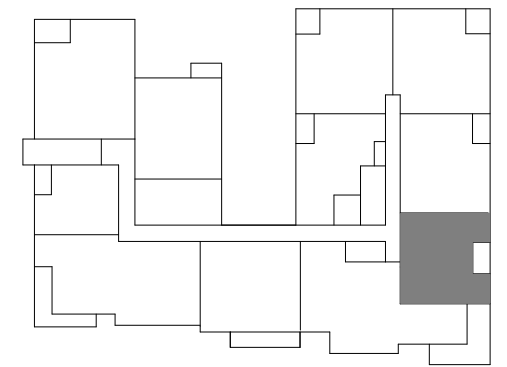
B2.0 - MTL & WOOD



FLOOR 2-7



B1.0 - MTL & WOOD

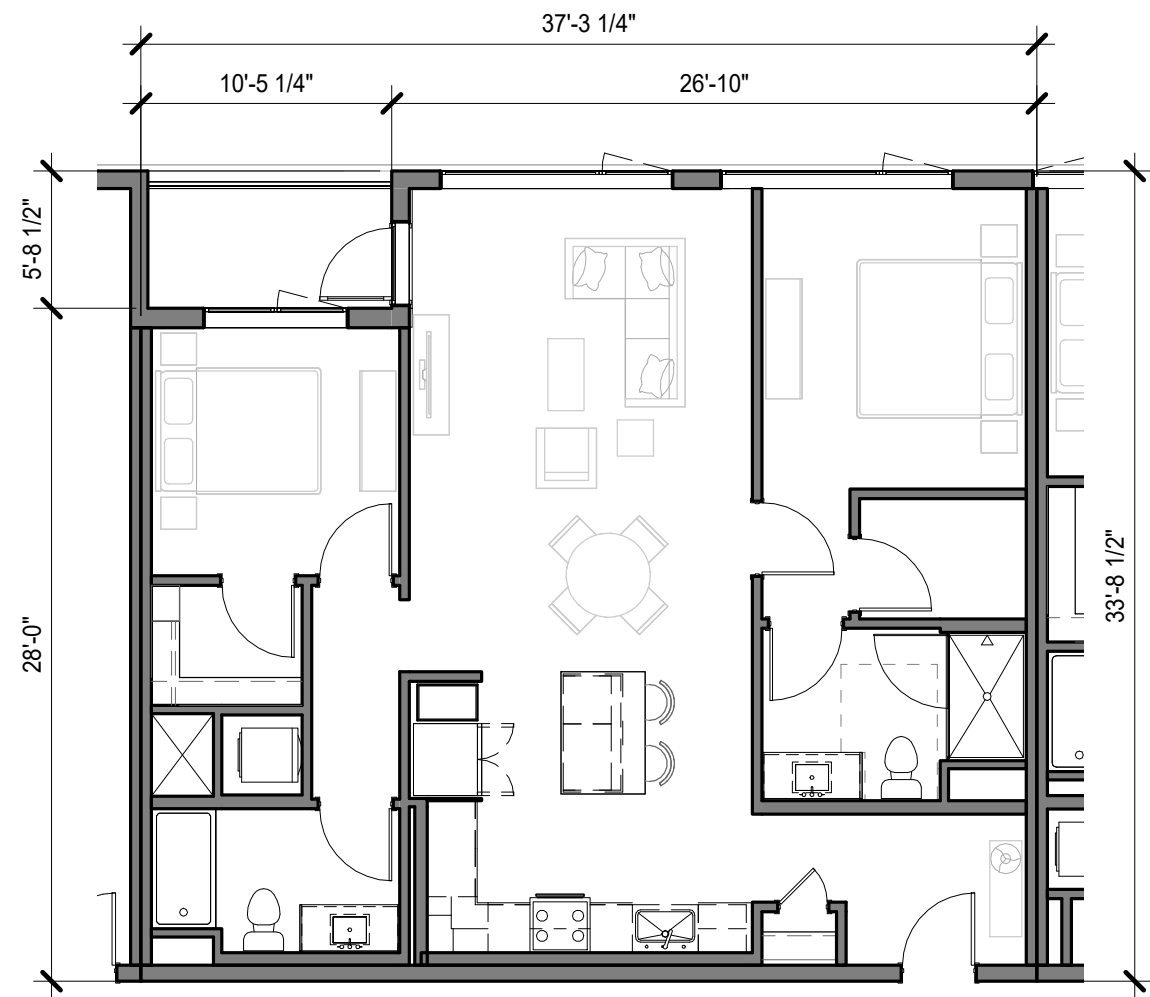


FLOOR 2-7

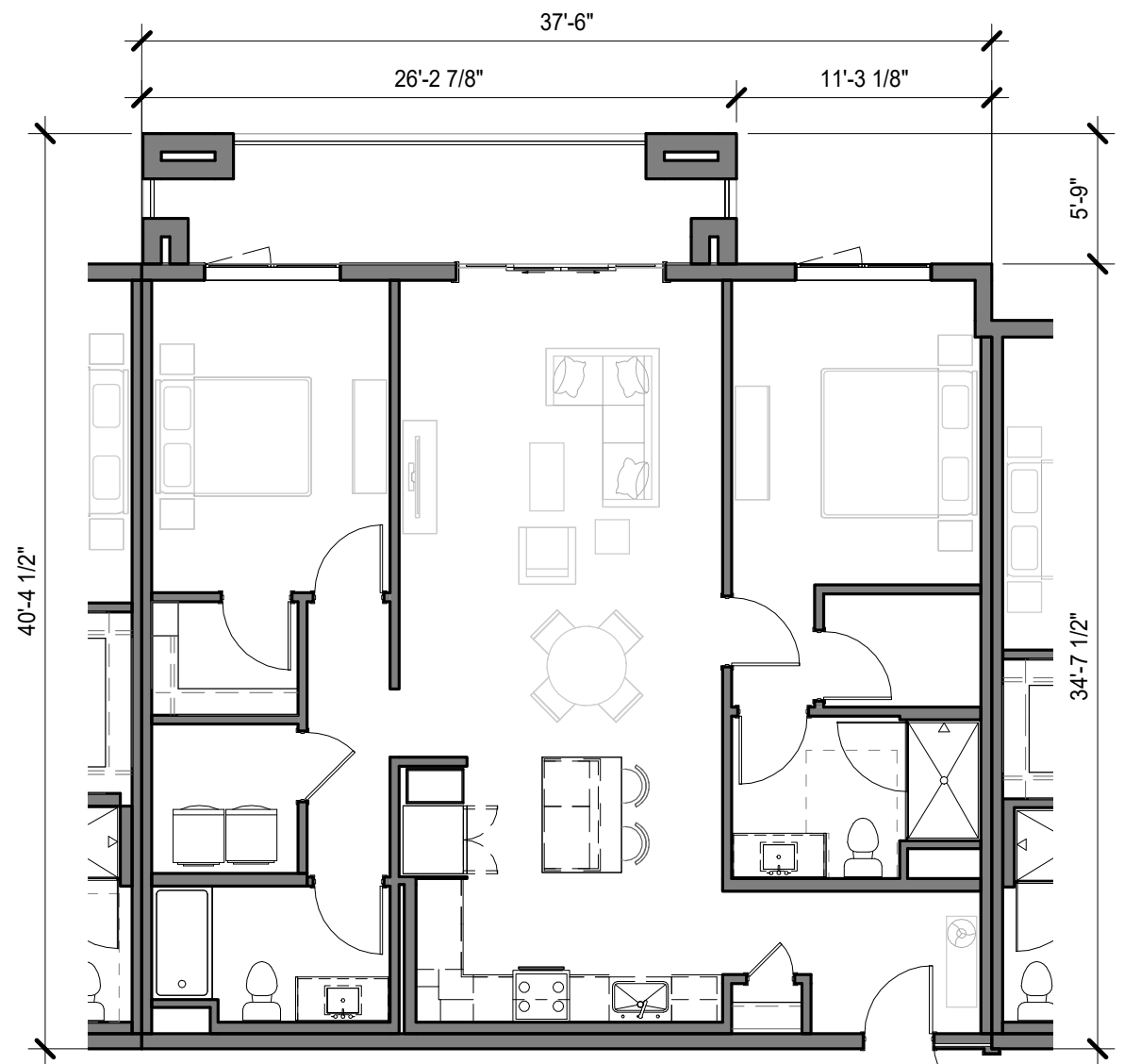


1/8"=1'

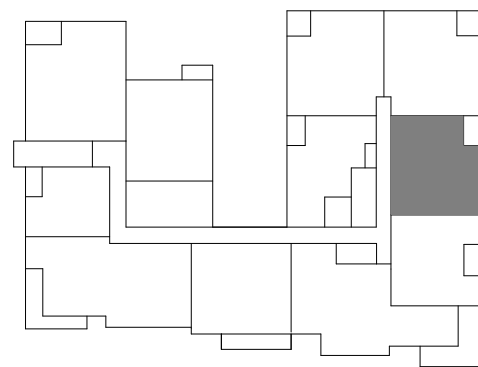
AP4.02



B4.0 - MTL & WOOD



B3.0 - MTL & WOOD



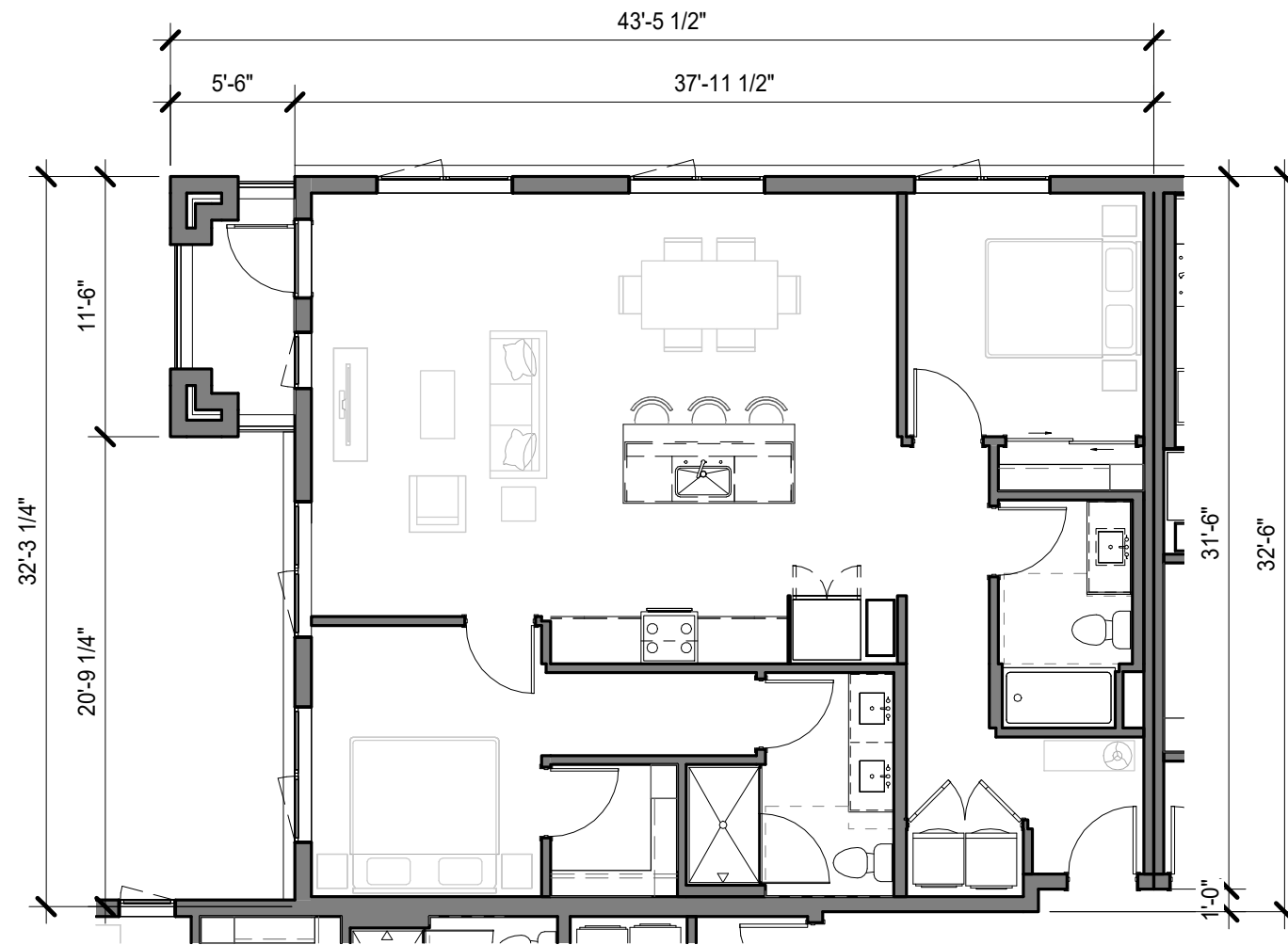
FLOOR 2-7



FLOOR 2-7



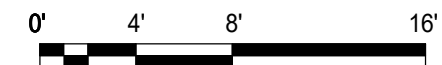
1/8"=1'



B4.1 - MTL & WOOD

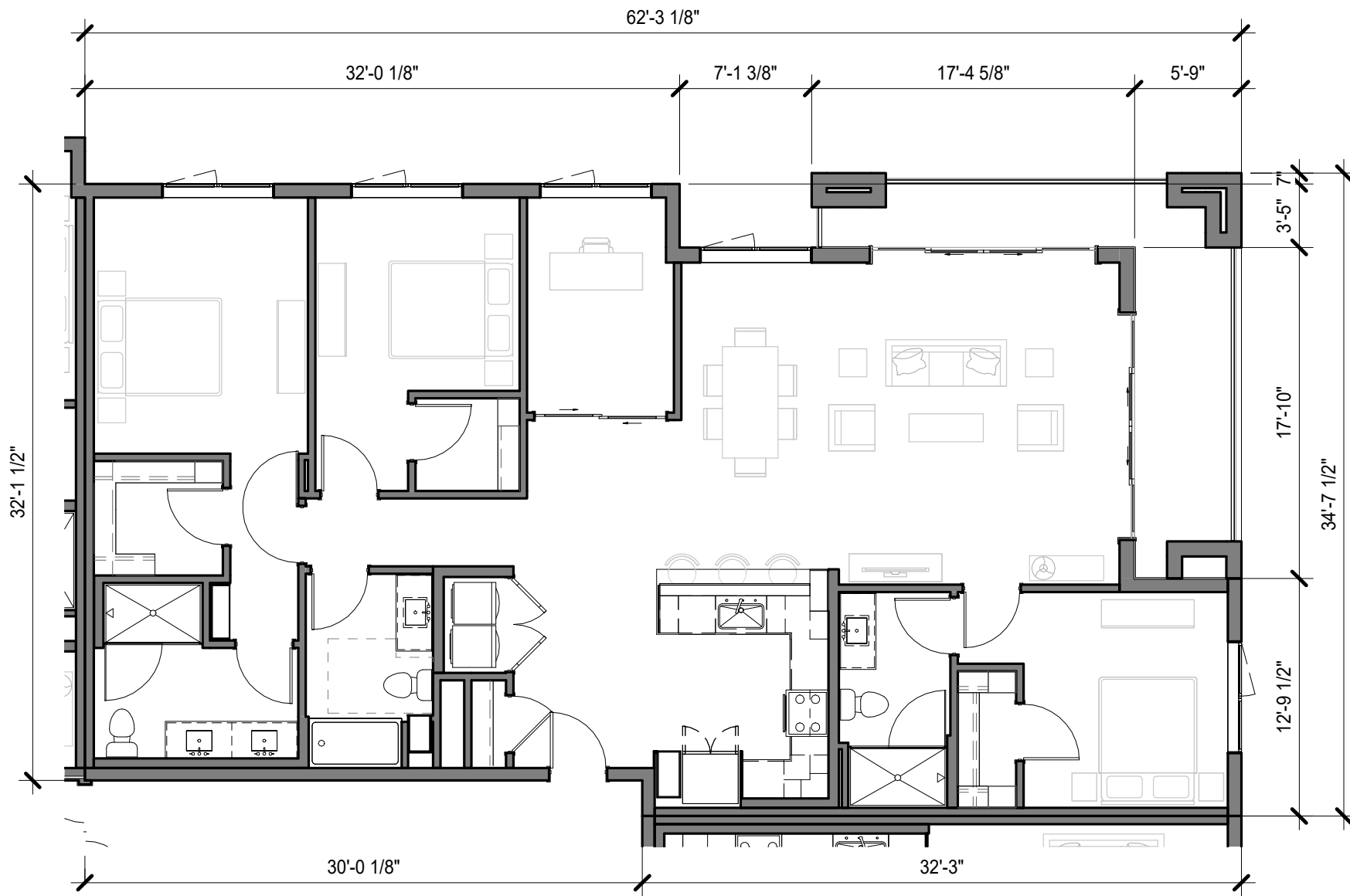


FLOOR 2-7

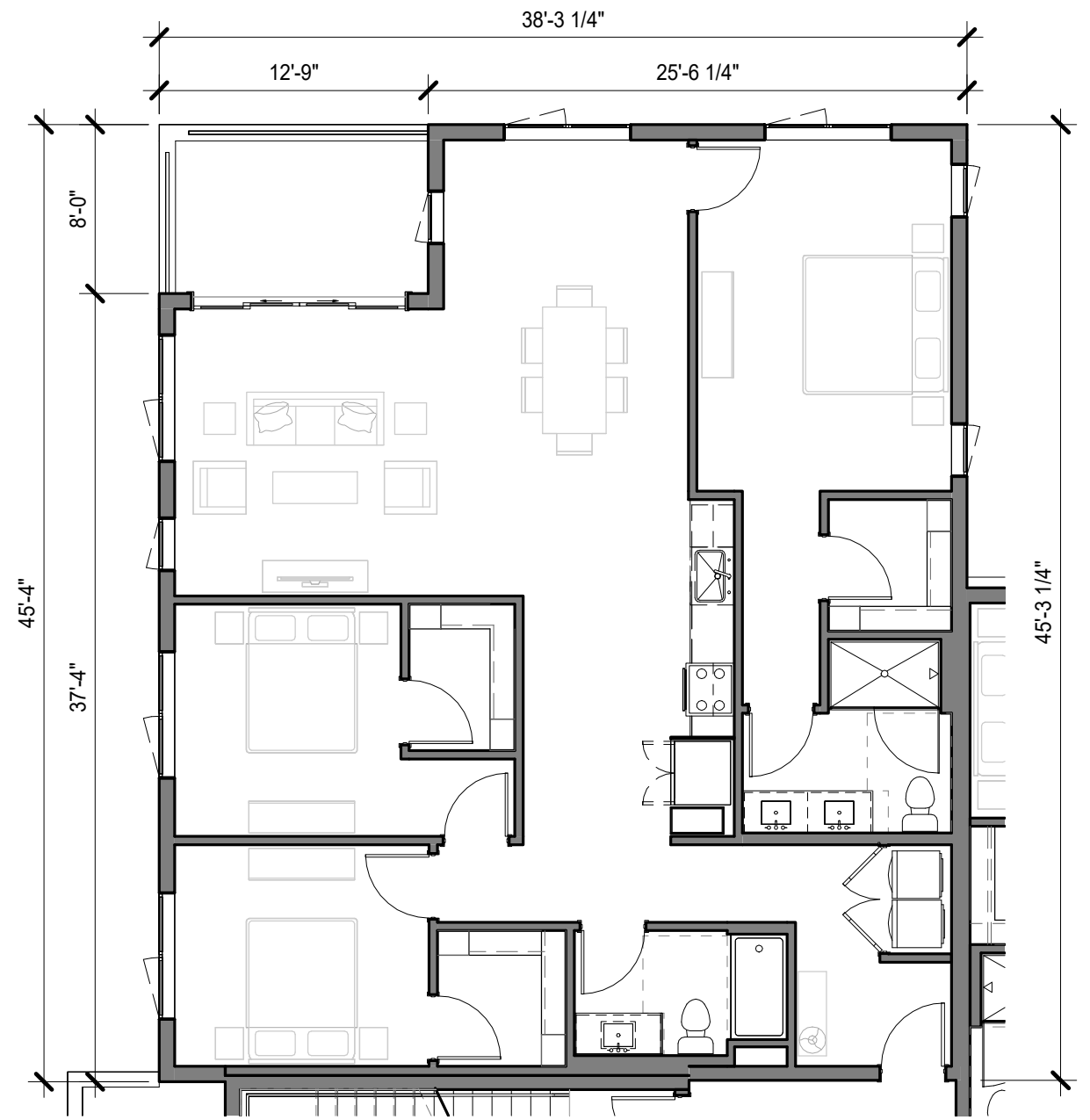


1/8"=1'

AP4.04



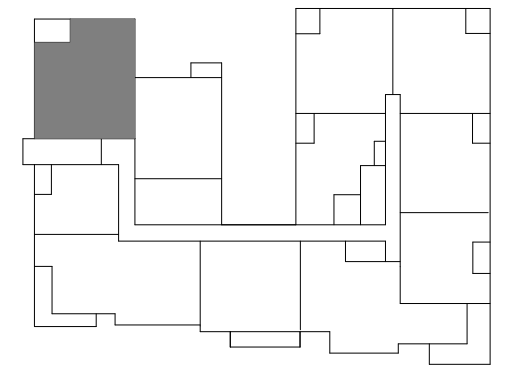
C2.0 - MTL & WOOD



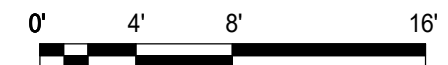
C1.0 - MTL & WOOD



FLOOR 2-7



FLOOR 2-7

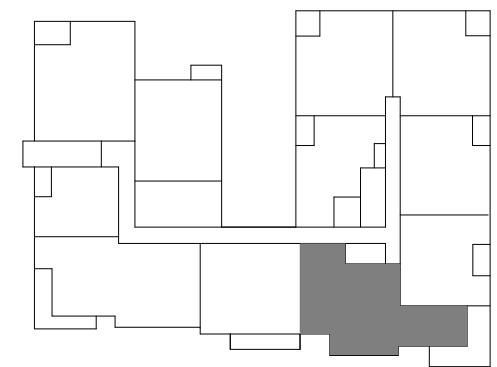


1/8"=1'

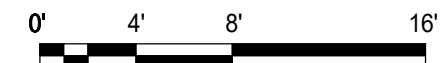
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C3.0 - MTL & WOOD



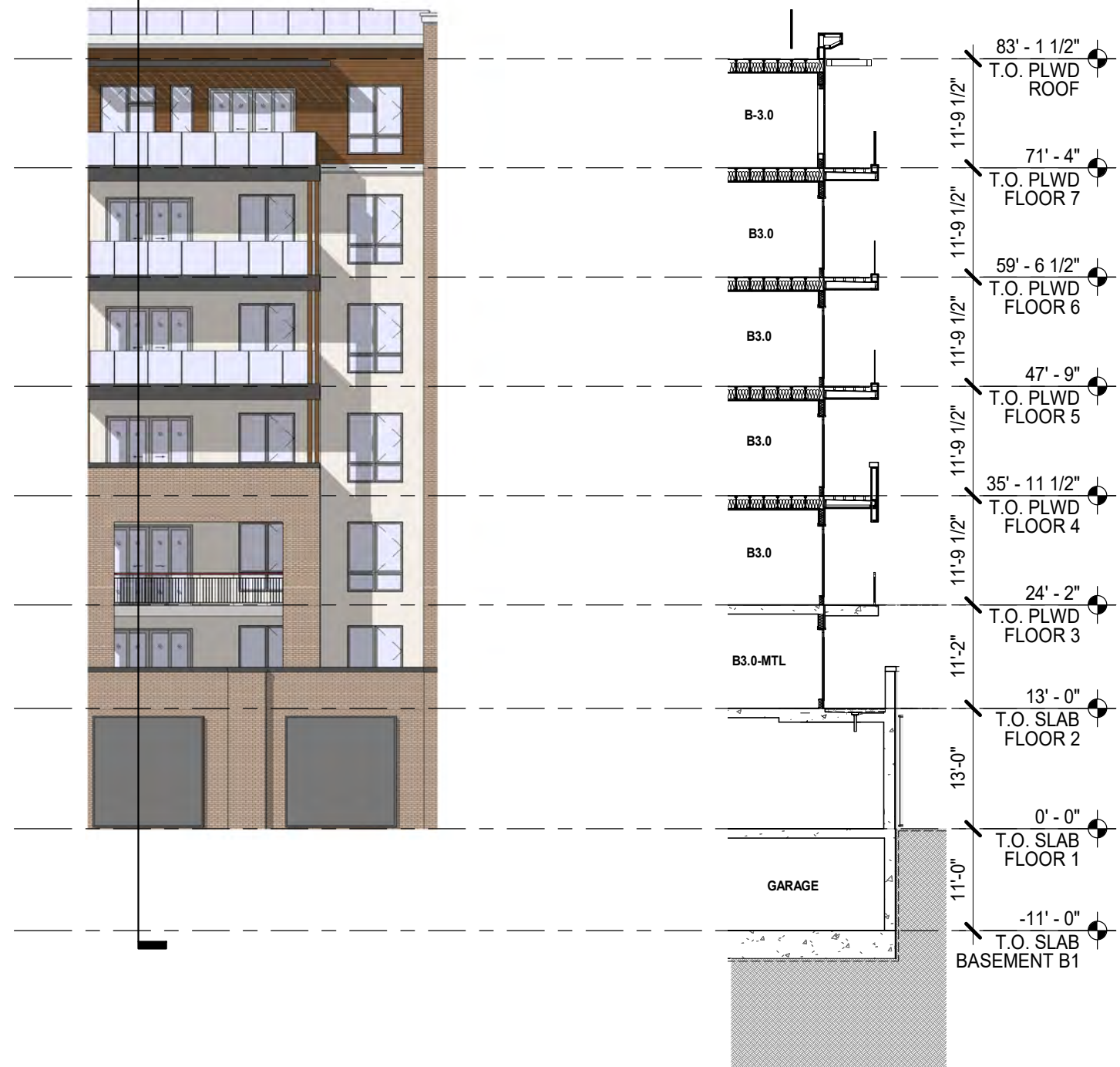
FLOOR 2-7



1/8"=1'

AP4.06

1
AP5.00



PARTIAL SOUTH ELEVATION

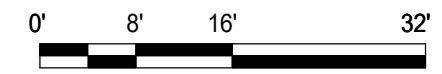
2

1/16" = 1'-0"

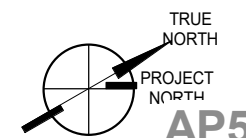
WALL SECTION AT HETCH HETCHY

1

1/16" = 1'-0"



1/16"=1'



AP5.00

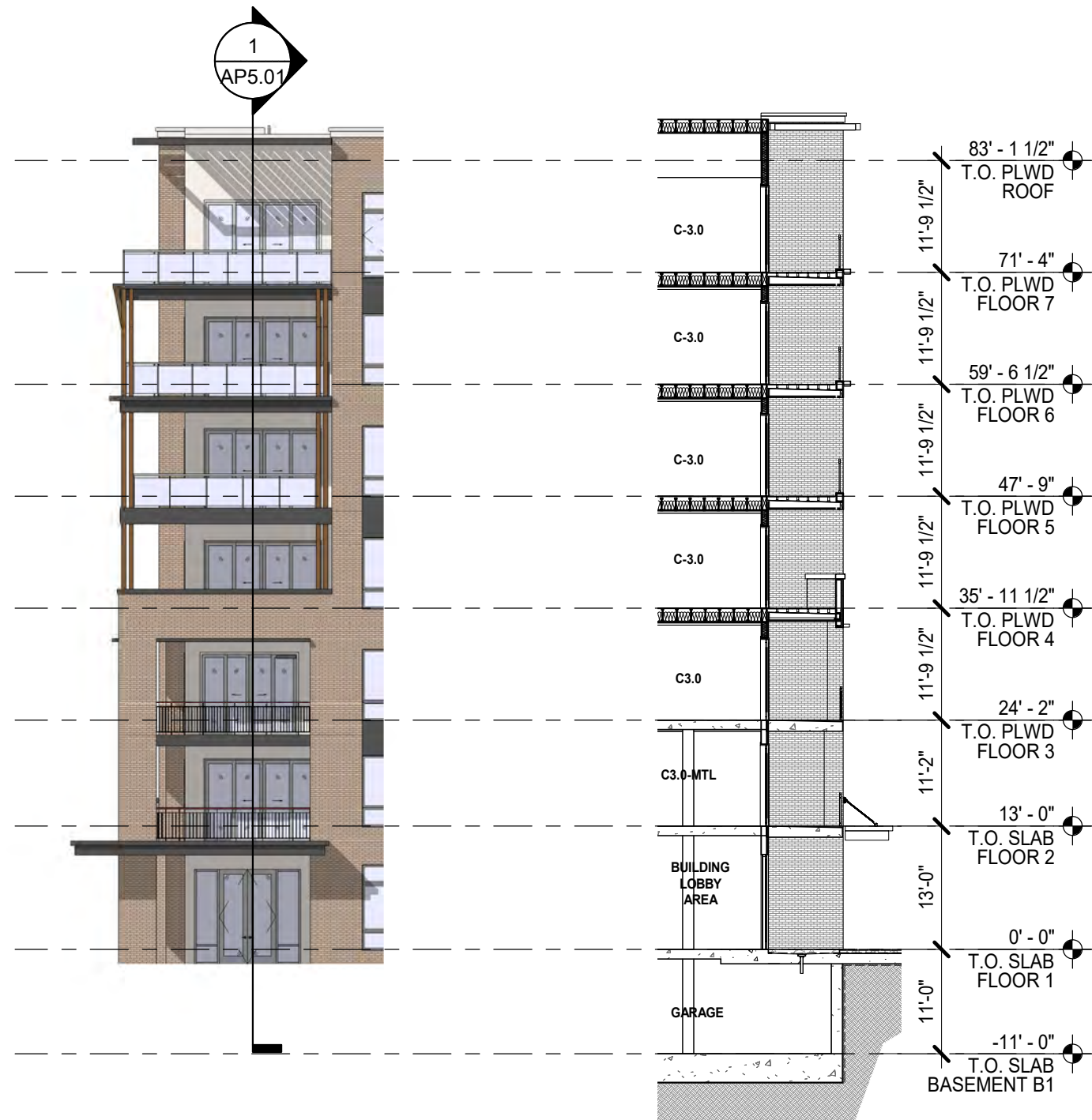


OCTANE FAYETTE

WALL SECTION - TYP. @ FAYETTE

August 11, 2023

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PARTIAL EAST ELEVATION

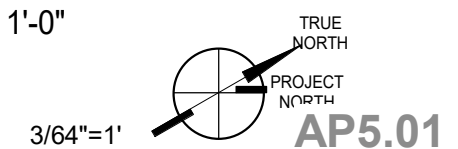
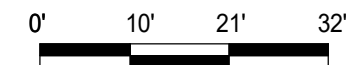
2

1/16" = 1'-0"

WALL SECTION AT FAYETTE

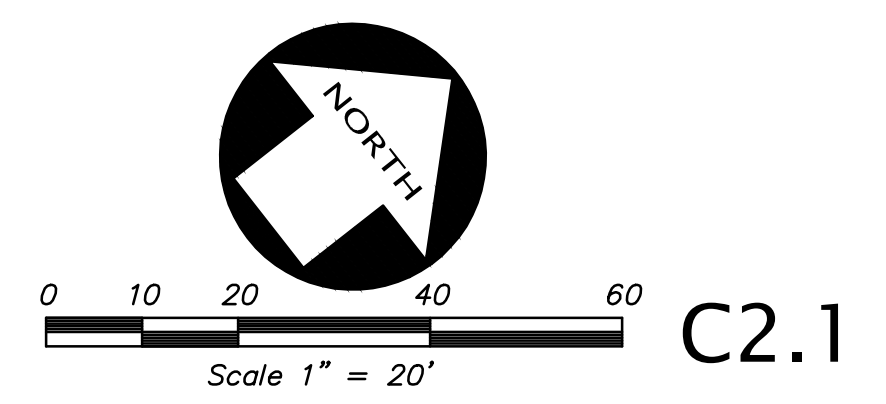
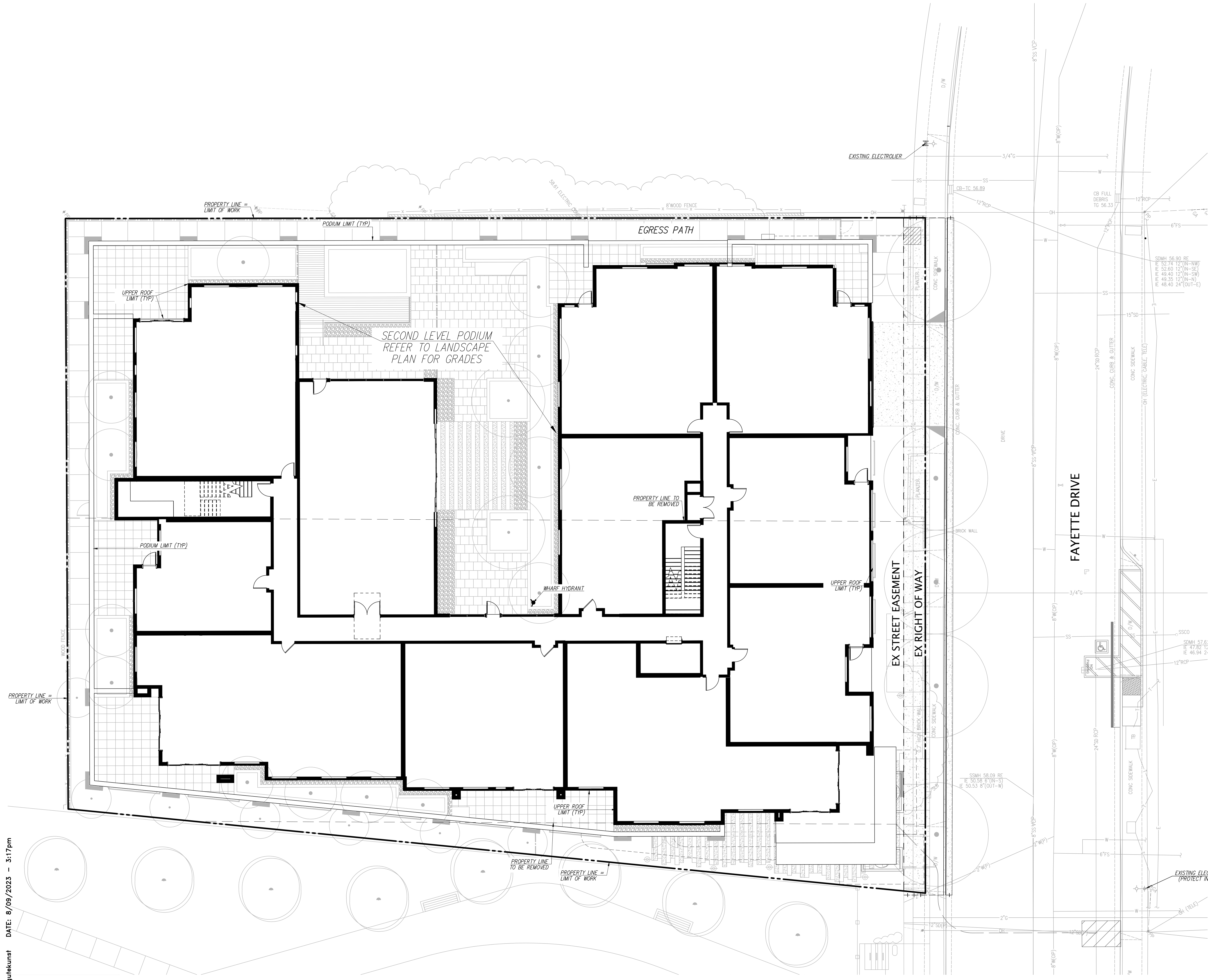
1

1/16" = 1'-0"

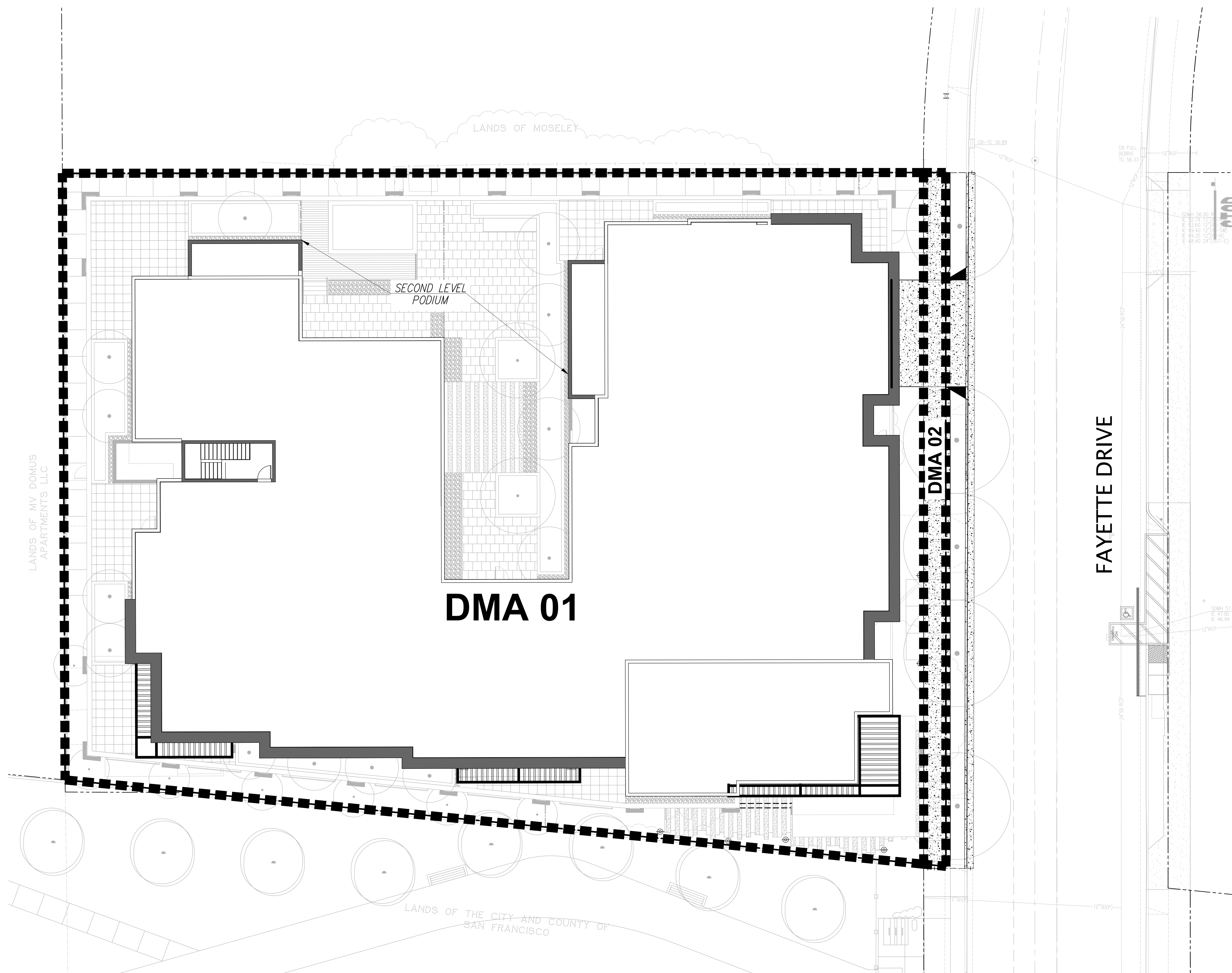


UTILITY NOTES

- BACKFILLING AND COMPACTION FOR ALL TRENCHES SHALL BE INSPECTED AND APPROVED BY THE GEOTECHNICAL ENGINEER.
- CONTRACTOR TO VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO ANY SITE WORK. ALL WORK FOR STORM DRAIN AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORKS UPSTREAM, HE SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY.
- ALL WORK ON-SITE AND IN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO THE CITY OF MOUNTAIN VIEW STANDARDS AND REQUIREMENTS.
- GENERAL CONTRACTOR SHALL COORDINATE ALL UNDERGROUND UTILITIES. PROVIDE 6" MINIMUM BETWEEN PIPES CROSSING ELECTRICAL LINES HORIZONTALLY AND 12" MINIMUM BETWEEN PARALLEL PIPES CROSSING ELECTRICAL LINES.
- FOR UTILITY MATERIALS AND TYPES, SEE THE PROJECT SPECIFICATIONS IF APPLICABLE AND NOT IDENTIFIED ON THESE PLANS.
- WATER LINES SHALL BE 12" MINIMUM ABOVE SANITARY SEWER LINE AT ALL CROSSINGS.
- MINIMUM COVER FOR WATER LINES IS 3.0 FEET.
- MINIMUM COVER FOR FIRE SERVICE LINES IS 4.0 FEET.
- SANITARY SEWER SHALL BE PVC SDR 35 EXCEPT WHERE DUCTILE IRON PIPE (DIP) IS NOTED OR AS REQUIRED BY THE LOCAL JURISDICTION. CONTRACTOR SHALL VERIFY REQUIREMENTS PRIOR TO PLACING HIS BID. DUCTILE IRON PIPE (DIP) SHALL BE CLASS 50.
- DOMESTIC WATER LINES 3"-3" SHALL BE SCHEDULE 40 PVC, 4" AND ABOVE SHALL BE C900 DR 18 PIPE.
- FIRE SERVICE LINES 6"-12" SHALL BE C900 DR 14, UNLESS SPECIFIED OTHERWISE ON FIRE SHOP DRAWINGS.
- FOR RESIDENTIAL DEVELOPMENTS, NO RESIDENTIAL UNITS WILL BE RELEASED FOR OCCUPANCY UNLESS THE IMPROVEMENTS TO BE CONSTRUCTED TO CITY STANDARDS AND/OR TO BE ACCEPTED FOR MAINTENANCE BY THE CITY, INCLUDING WATER METERS AND SANITARY SEWER CLEANOUTS, ARE SUBSTANTIALLY COMPLETE PER THE CITY OF MOUNTAIN VIEW STANDARD PROVISIONS FOR PUBLIC WORKS CONSTRUCTION. FOR PHASED DEVELOPMENTS, PORTIONS OF THE UNITS MAY BE RELEASED FOR OCCUPANCY, AT THE CITY'S SOLE DISCRETION, PROVIDED THAT ALL PUBLIC AND PRIVATE IMPROVEMENTS, CONDITIONS OF APPROVAL, AND BUILDING CODE REQUIREMENTS THAT ARE NECESSARY TO SUPPORT THE UNITS TO BE RELEASED FOR OCCUPANCY HAVE BEEN COMPLETED AS DETERMINED BY THE CITY. WHEN ALL OF THE IMPROVEMENTS ARE COMPLETE AND/OR READY FOR ACCEPTANCE FOR MAINTENANCE BY THE CITY COUNCIL, THE REMAINING UNITS MAY BE RELEASED FOR OCCUPANCY, PROVIDED THAT ALL OTHER CONDITIONS OF APPROVAL AND BUILDING CODE REQUIREMENTS HAVE BEEN MET. THE PUBLIC WORKS DIRECTOR SHALL MAKE THE DETERMINATION OF WHAT PUBLIC IMPROVEMENTS ARE SUBSTANTIALLY COMPLETE.
- THE PRIME CONTRACTOR OR DEVELOPER IS TO HIRE A STREET CLEANING CONTRACTOR TO CLEAN UP DIRT AND DEBRIS FROM CITY STREETS THAT ARE ATTRIBUTABLE TO THE DEVELOPMENT'S CONSTRUCTION ACTIVITIES. THE STREET CLEANING CONTRACTOR IS TO HAVE THE CAPABILITY OF WASHING THE STREETS FROM A TANKER TRUCK WITH A HIGH-PRESSURE NOZZLES WITH RECLAIMED WATER, WHERE FEASIBLE, AND/OR SWEEPING THE STREETS WITH BOTH A BROOM-TYPE SWEEPER AND A REGENERATIVE AIR VACUUM SWEEPER, AS DIRECTED BY THE PUBLIC WORKS DIRECTOR, OR HIS/HER DESIGNATED REPRESENTATIVE.
- ALL STORM DRAIN PIPES SHALL BE ROP UNLESS OTHERWISE NOTED.
- ALL ONSITE ACCESS GATES TO BE EQUIPPED WITH KNOX BOXES PER CITY OF MOUNTAIN VIEW STANDARDS FOR FIRE ACCESS. SEE LANDSCAPE PLANS FOR DETAILS.
- SEE IMPROVEMENT PERMIT PLANS FOR ALL WORK IN THE RIGHT OF WAY.



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STORMWATER CONTROL NOTES

- PROJECT IS CONSIDERED A SPECIAL PROJECT AND QUALIFIES FOR A 100% REDUCTION IN LID TREATMENT REQUIREMENTS.
- NINETY-THREE PERCENT (93%) OF PROJECT AREA WILL BE TREATED WITH A NON-LID TREATMENT MEASURE (KRISTAR FLOGARD PERK FILTER VAULT). THE REMAINING SEVEN PERCENT (7%) AREA IS WITHIN THE EXISTING 5' STREET EASEMENT AND WILL BE DIRECTED TO THE PUBLIC STORM DRAIN SYSTEM.
- THE COST OF MAINTENANCE FOR ALL TREATMENT FACILITIES WILL BE BORNE BY THE PROPERTY OWNER.

SOURCE CONTROL MEASURES IMPLEMENTED

- CONNECT THE FOLLOWING FEATURES TO SANITARY SEWER:
 - INTERIOR PARKING STRUCTURES.
 - POOLS, SPAS, FOUNTAINS.
 - PUMPED GROUNDWATER.
- BENEFICIAL LANDSCAPING.
- USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
- MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
- STORM DRAIN LABELING.

SITE DESIGN MEASURES IMPLEMENTED

- PROTECT EXISTING TREES, VEGETATION, AND SOIL.
- PRESERVE OPEN SPACE AND NATURAL DRAINAGE PATTERNS.
- CLUSTER STRUCTURES/PAVEMENT.
- PARKING:
 - ON TOP OF OR UNDER BUILDINGS.
 - NOT PROVIDED IN EXCESS OF CODE.

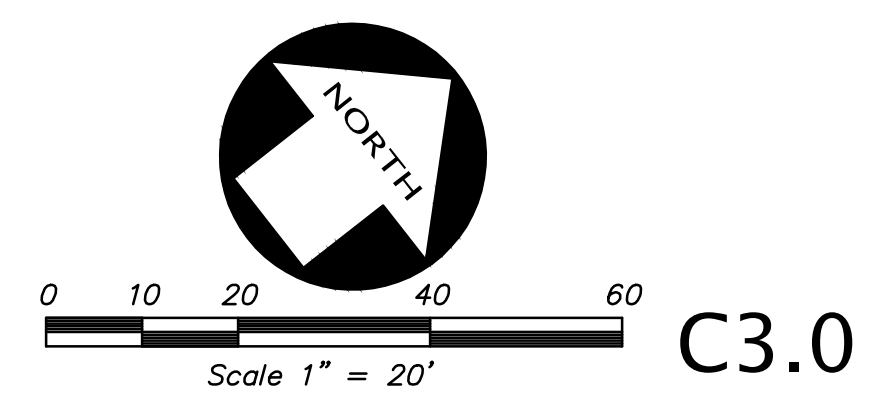
NO.	ACTIVITIES FOR MEDIA FILTERS	ROUTINE MAINTENANCE
	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT FOR STANDING WATER, SEDIMENT, TRASH AND DEBRIS.	MONTHLY DURING RAINY SEASON
2	REMOVE ACCUMULATED TRASH AND DEBRIS IN THE UNIT DURING ROUTINE INSPECTIONS.	MONTHLY DURING RAINY SEASON, OR AS NEEDED AFTER STORM EVENTS
3	INSPECT TO ENSURE THAT THE FACILITY IS DRAINING COMPLETELY WITHIN FIVE DAYS AND PER MANUFACTURER'S SPECIFICATIONS.	ONCE DURING THE WET SEASON AFTER MAJOR STORM EVENT.
4	REPLACE THE MEDIA PER MANUFACTURER'S INSTRUCTIONS OR AS INDICATED BY THE CONDITION OF THE UNIT.	PER MANUFACTURER'S SPECIFICATIONS.
5	INSPECT MEDIA FILTERS USING THE ATTACHED INSPECTION CHECKLIST.	QUARTERLY OR AS NEEDED

LEGEND

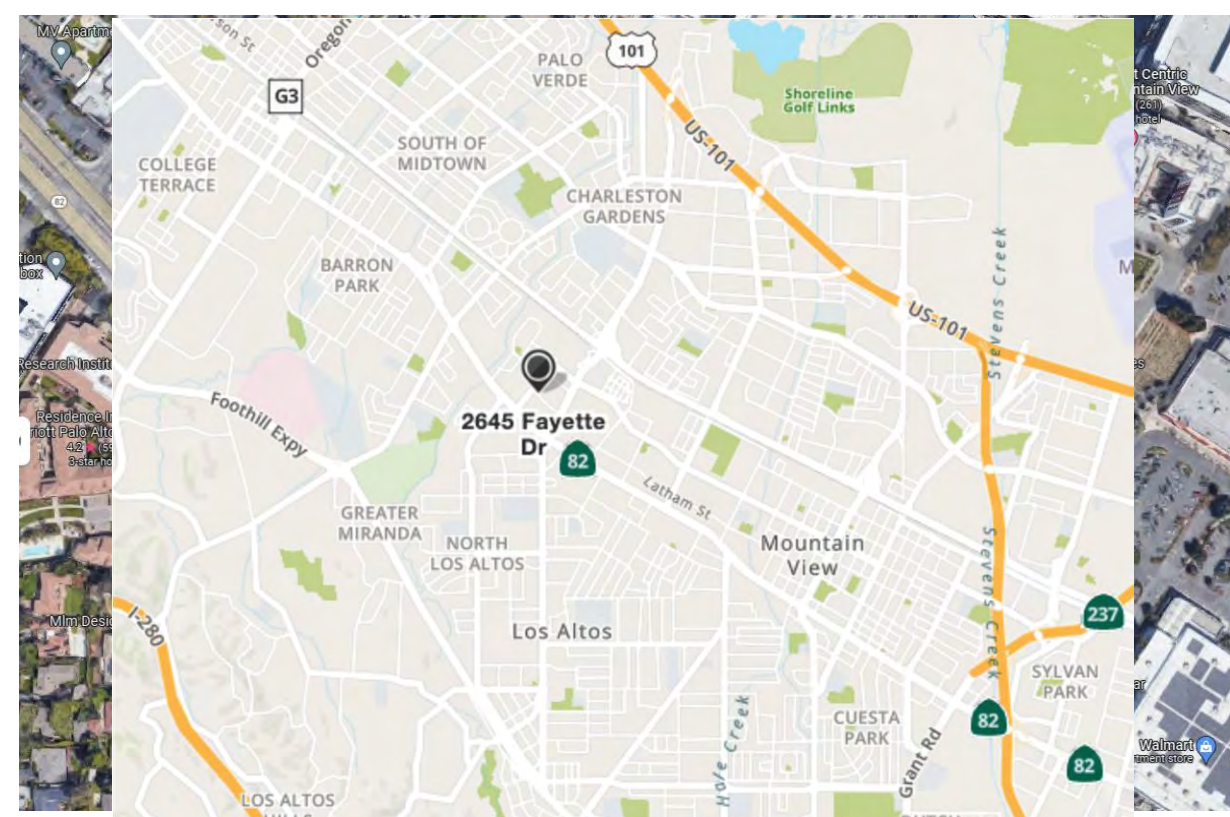
- TREATMENT AREA LIMITS
- BIOTREATMENT POND
- TCM TREATMENT CONTROL MEASURE
- DMA DRAINAGE MANAGEMENT AREA

a. Total Site Area: 0.67 acres	b. Total Site Area Disturbed: 0.67 acres (including clearing, grading, or excavating)				
Site Totals	Total Existing (Pre-project) Area (ft²)	Existing Area Retained¹ (ft²)	Existing Area Replaced² (ft²)	New Area Created² (ft²)	Total Post-Project Area (ft²)
c. Total Impervious Area (IA)	23,803	0	23,803	4,081	27,884
d. Total new and replaced impervious area			27,884		
e. Total Pervious Area (PA) ³	5,246				1,165
f. Total Area (IA+PA)	29,049				29,049
g. Percent Replacement of IA in Redevelopment Projects: (Existing IA Replaced ÷ Existing Total IA) x 100%					100.00 %

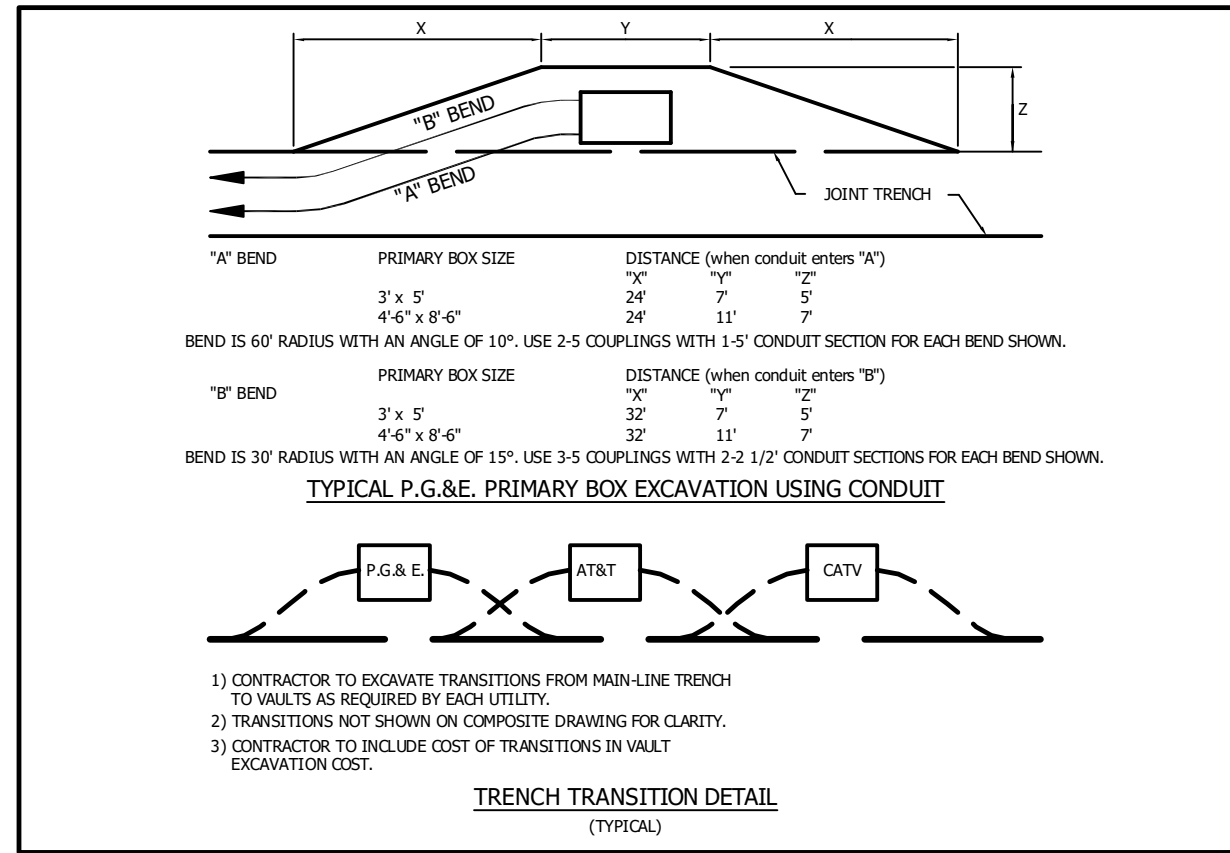
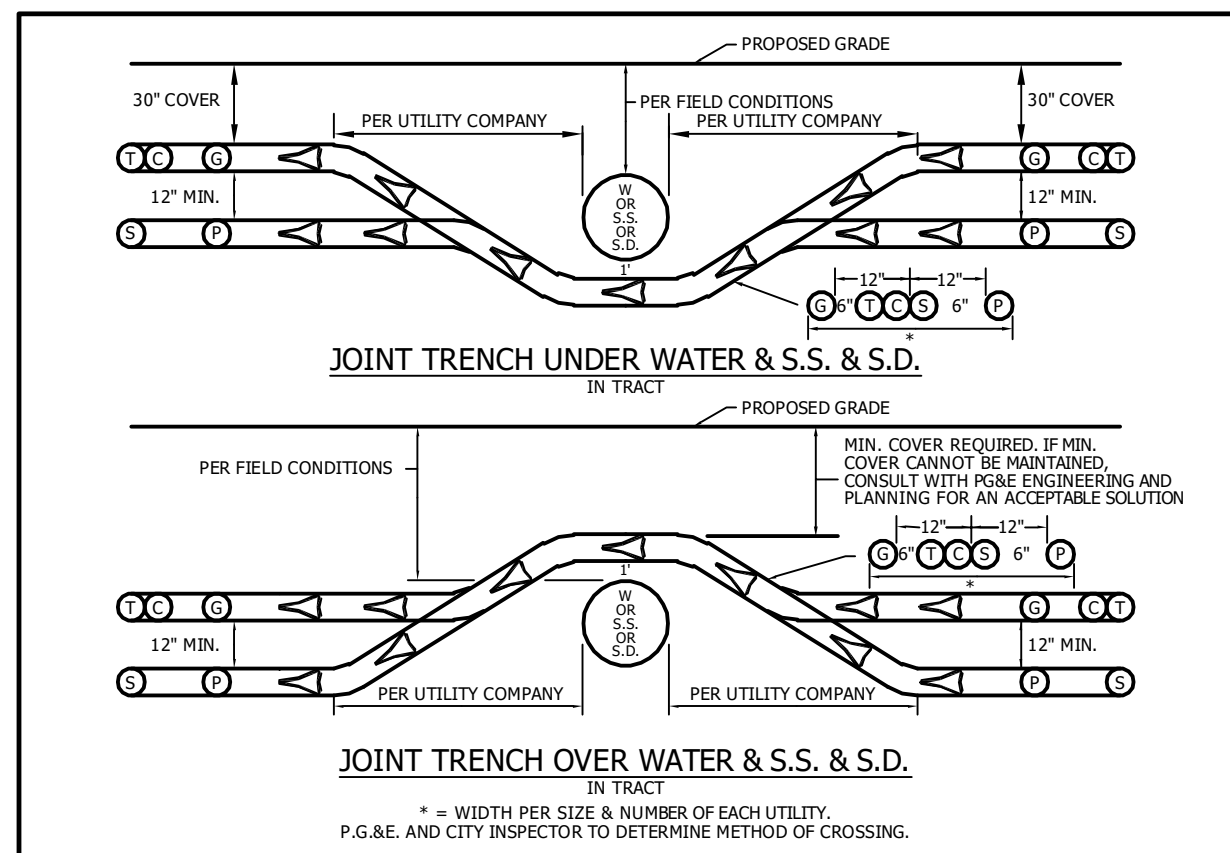
DMA #	TCM #	Location ¹	Treatment Type ²	LD or Non-LD	Sizing Method	Drainage Area (s.f.)	Impervious Area ⁴ (s.f.)	Pervious Area (Other) (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention			Media Filter			
										Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	# of Cartridges Required	# of Cartridges Provided	Media Type	Cartridge Height (inches)
1	1	Onsite	Proprietary Media Filter System (MFS) (only allowed for special projects)	Non-LD	3. Flow-Volume Combo	28,269	27,104	1,165	100.00%	N/A	N/A	N/A				
2	2	Onsite	Maintenance	N/A	N/A	780	780	0	-	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Totals:						29,049	27,884	1,165	100.00%							



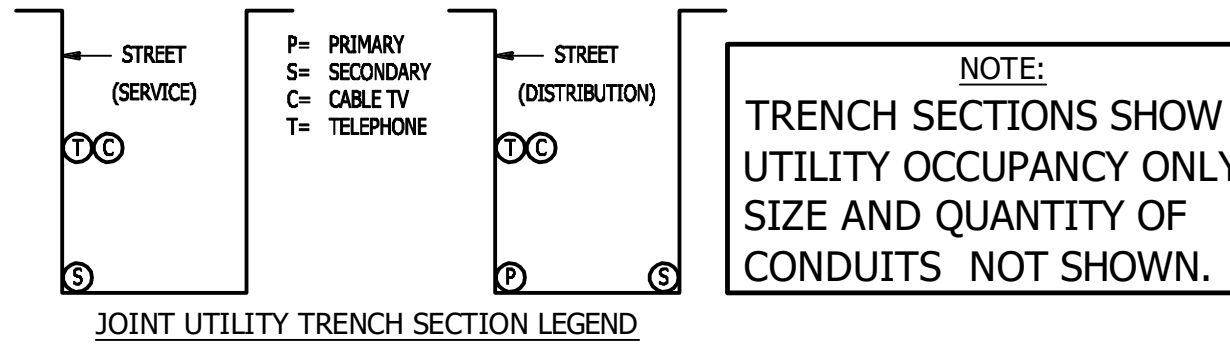
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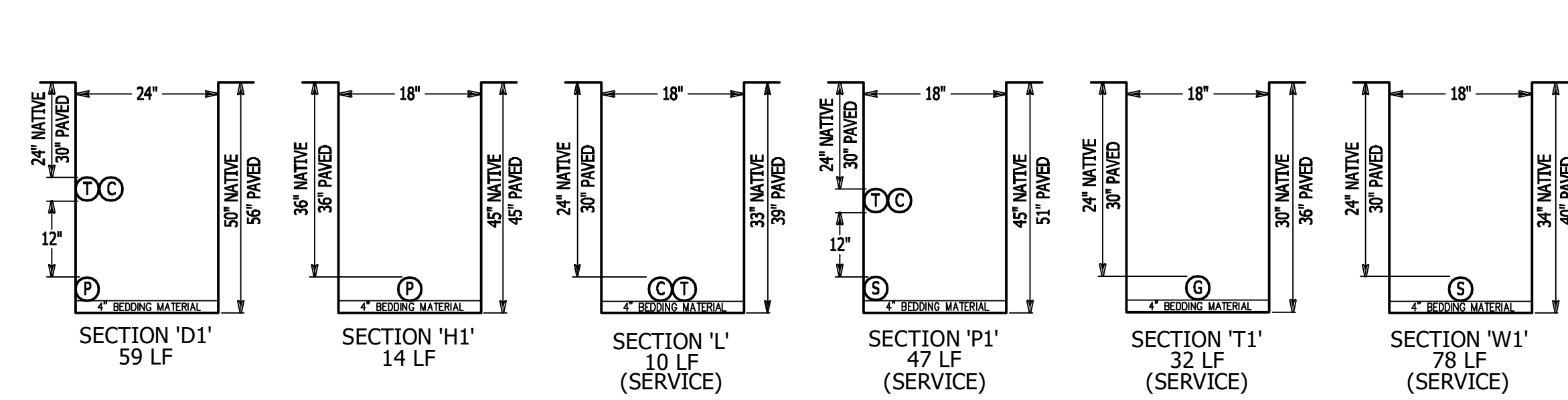
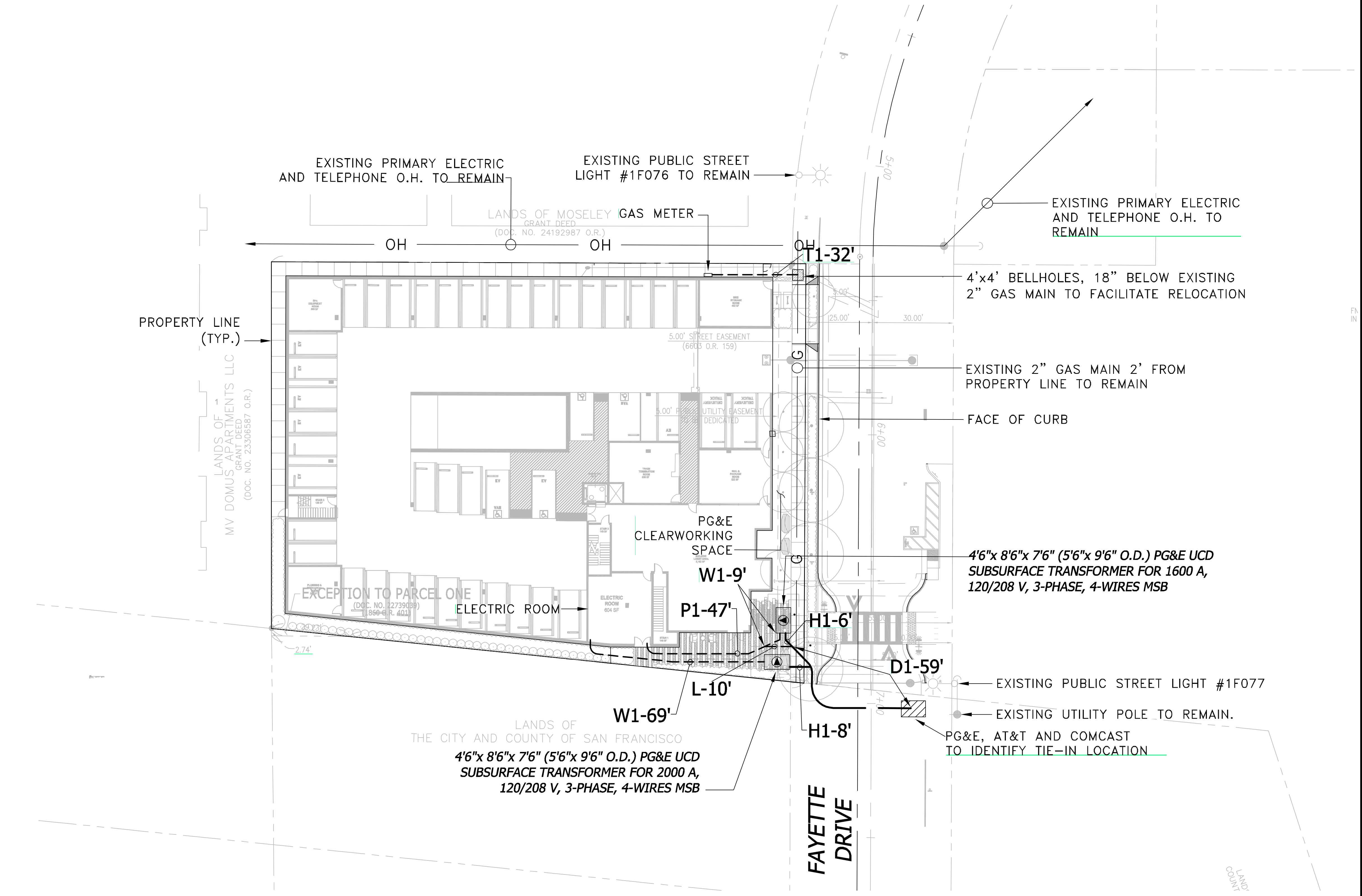
VICINITY MAP - NOT TO SCALE



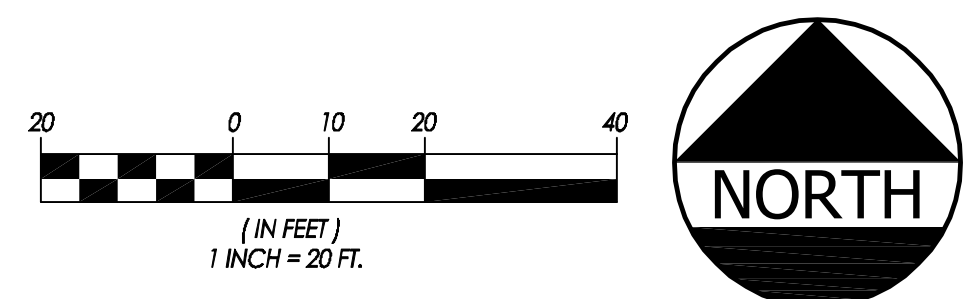
SECTION	G	T	C	S	P	SI	OTHER
A*	X	X	X	X	X	X	
B*	X	X	X	X	X	X	
C*	X	X	X	X	X	X	
D*	X	X	X	X	X	X	
E*	X	X	X	X	X	X	
F*	X	X	X	X	X	X	
G*	X	X	X	X	X	X	
H*	X	X	X	X	X	X	
I	X	X	X	X	X	X	
J	X	X	X	X	X	X	
K	X	X	X	X	X	X	
L	X	X	X	X	X	X	
M	X	X	X	X	X	X	
N	X	X	X	X	X	X	
O	X	X	X	X	X	X	
P	X	X	X	X	X	X	
Q	X	X	X	X	X	X	
R	X	X	X	X	X	X	
S	X	X	X	X	X	X	
T	X	X	X	X	X	X	
U	X	X	X	X	X	X	
V	X	X	X	X	X	X	
W	X	X	X	X	X	X	



CONSTRUCTION NOTE:
DO NOT BURY OR ENCASE CONDUIT, SUBSTRUCTURES OR GROUNDING WITHOUT PG&E INSPECTION



CONSTRUCTION/INSTALLATION RESPONSIBILITY TABLE	
DRY UTILITY (JOINT TRENCH) INSTALLATION FOR THIS PROJECT SHALL BE: FULL APPLICANT INSTALL / SHARED INSTALL	
	P.G.&E/APPLICANT
* ELEC SUBSTRUCTURES INCLUDING BOXES/PADS/CONDUIT	○
* ELEC FACILITIES INCLUDING TRANSFORMERS/SWITCHES/WIRE	○
* GAS PIPE/MATERIALS/RISERS	○
ADDITIONAL NOTES:	
* APPLICANT WILL TRENCH & BACKFILL ALL.	
* PG&E WILL MAKE ALL "HOT" TIE-INS & SET ALL METERS.	
* APPLICANT WILL INSTALL ALL TELEPHONE BOXES & CONDUIT.	
* TELEPHONE COMPANY WILL INSTALL ALL TELEPHONE WIRE.	
* INSTALLATION OF CATV BOXES & CONDUIT BY CATV, OR APPLICANT, TO BE DETERMINED AT THE PRE-CONSTRUCTION MEETING. IF BY APPLICANT, CATV COMPANY TO DELIVER SUBSTRUCTURE MATERIAL TO THE JOBSITE.	
* JT CONTRACTOR & CATV COMPANY TO COORDINATE DELIVERY.	



NOTE:
-PRELIMINARY PLANS-
NOT FOR CONSTRUCTION

NOTE:
PLEASE VERIFY THE SERVICE POINTS ON THIS PLAN MATCH YOUR CURRENT DESIGN. IF THERE ARE DISCREPANCIES, PLEASE CONTACT THE PROJECT MANAGER IN OUR OFFICE @ 925-820-8502

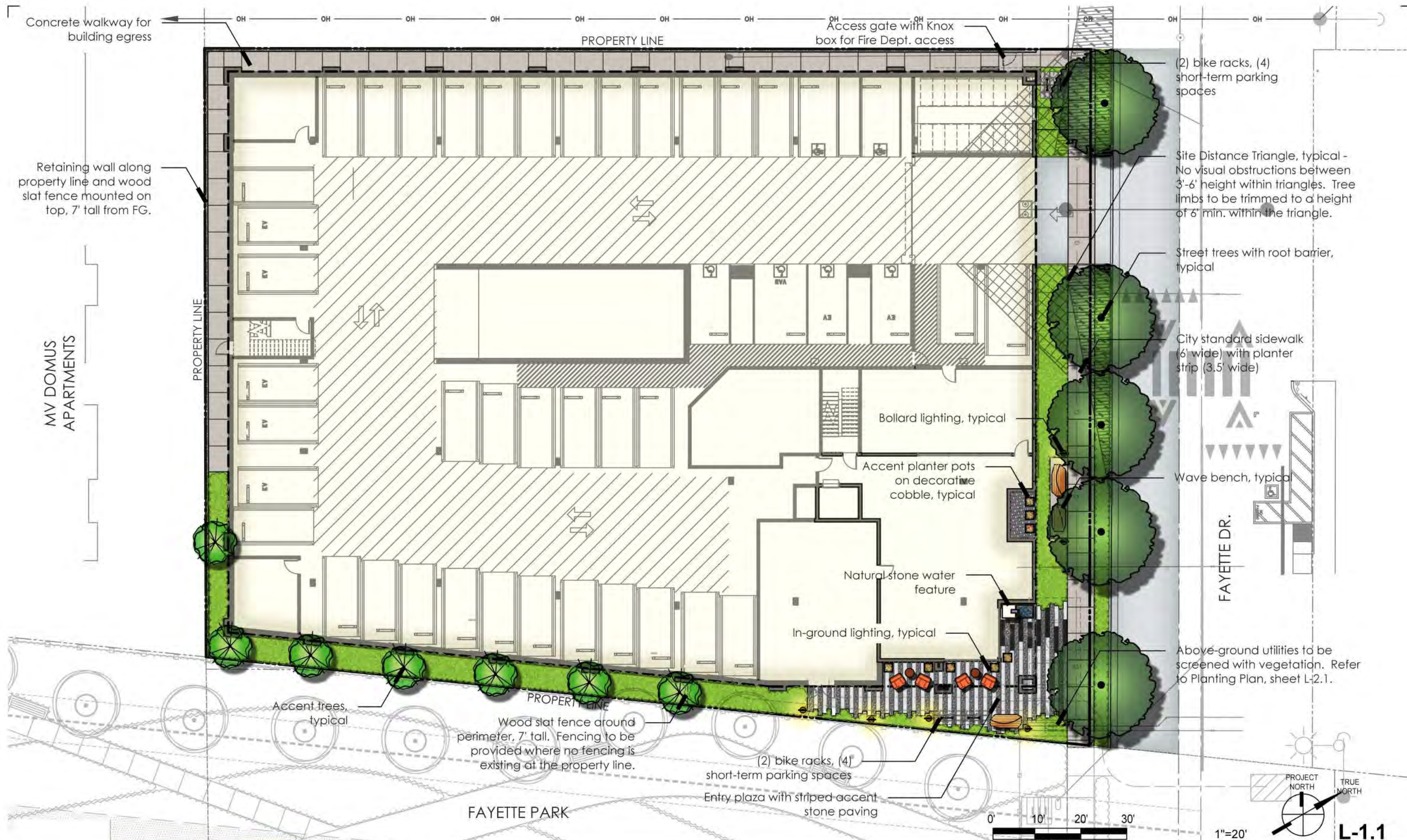
MILLENNIUM
DESIGN & CONSULTING, INC.
UTILITY DESIGN & CONSULTING - APPLICANT DESIGN - STREET LIGHTING
ALAMO, CA 94507
P.O. BOX 737
PHONE: 925-820-8502 - FAX: 925-820-8407

MOCL JOB#:	22-1496
MOCL PH:	KS
DESIGNED BY:	INK
CHECKED BY:	KS
SCALE:	1"=20'
LAST MODIFIED:	7-31-23

DESCRIPTION	BCDC RESUBMITTAL 03
DATE	11-07-22
REV	

OCTANE FAYETTE, LLC.
JOINT TRENCH CONCEPTUAL COMPOSITE
2645 FAYETTE DRIVE
MOUNTAIN VIEW
CALIFORNIA

SHEET NO.	JTC1
SHEET 1 OF 1	
REVISION NUMBER:	0
PLOT DATE:	7-31-23





PLANTING NOTES

THE FOLLOWING SIX (6) NOTES ARE FOR BIDDING PURPOSES ONLY

- The contractor is required to submit plant quantities and unit prices for all plant materials as a part of the bid.
- Assume 15 gallon plant for any unlabelled or un-sized tree; 5 gallon plant for any unlabelled or un-sized shrub; and 4" pots @ 12" o.c. (not flats) for any unlabelled ground cover. All planting beds, except for lawns, are to receive ground cover plant installation in addition to the shrubs and trees shown on the plans.
- The planting areas shall be ripped to a depth of 8" to reduce compaction. The native subgrade soil shall be treated with 100 lbs of gypsum/1000 sf and leached to improve drainage and reduce the soil interface barrier. Contractor shall coordinate this work with other trades. This is subject to the final recommendations of the soils test (see below) and review by the Landscape Architect and the Owner.
- All planting areas are to receive Super Humus Compost by BFI (408.945.2844; www.bfi.com) at the rate of 6 cubic yards/1000 square feet, evenly tilled 6" deep into the soil to finish grade. All planting areas shall have 6-20-20 Commercial Fertilizer at 25lbs/1000 square feet evenly distributed into the soil. This is subject to the final recommendations and review of the soils test (see below) by the Landscape Architect and the Owner.
- Planting pits are to be backfilled with a mixture of 50% native soil and 50% amended native soil.
- The General Contractor is to provide an agricultural suitability analysis for on-site rough graded soil and any imported topsoil. Recommendations for amendments contained in this analysis are to be carried out before planting occurs. Such changes are to be accompanied by equitable adjustments in the contract price if/when necessary. See specifications for testing procedure.

- All work shall be performed by persons familiar with planting work and under supervisions of a qualified planting foreman.
- Plant material locations shown are diagrammatic and may be subject to change in the field by the Landscape Architect before the maintenance period begins.
- All trees are to be staked as shown in the staking diagrams.
- All tree stakes shall be cut 6" above tree ties after stakes have been installed to the depth indicated in the staking diagrams. Single stake all conifers per tree staking diagram.
- Plant locations are to be adjusted in the field as necessary to screen utilities but not to block windows nor impede access. The Landscape Architect reserves the right to make minor adjustments in tree locations after planting at no cost to the Owner. All planting located adjacent to signs shall be field adjusted so as not to interfere with visibility of the signs.
- The Landscape Architect reserves the right to make substitutions, additions, and deletions in the planting scheme as felt necessary while work is in progress. Such changes are to be accompanied by equitable adjustments in the contract price if/when necessary and subject to the Owner's approval.
- The contractor is to secure all vines to walls and columns with approved fasteners, allowing for two (2) years growth. Submit sample of fastener to Landscape Architect for review prior to ordering.
- All planting areas, except lawns and storm-water treatment zones (as defined by the civil engineer), shall be top-dressed with a 3" layer of recycled wood mulch, "Wonder Mulch" by Vision Recycling (510.429.1300; www.visionrecycling.com) or approved equal. Planter pots shall be top-dressed with "Colored Lumber Fines" mulch by Vision Recycling. Mulch shall be brown in color. Submit sample to Landscape Architect for review prior to ordering. Hold all mulch six (6) inches from all plants where mulch is applied over the rootball.
- All street trees to be installed in accordance with the standards and specifications of the City of Mountain View. Contractor to contact the city arborist to confirm plant type, plant size (at installation), installation detailing and locations prior to proceeding with installation of street trees. Contractor is to obtain street tree planting permit from the city, if a permit is required, prior to installation of street trees. Contractor is to consult with the Landscape Architect during this process.
- The lawn shall be sod or seeded (as noted) and consist of a drought tolerant hard fescue blend such as Pacific Sod "Medallion Dwarf with Bonsai", installed per manufacturer's recommendations and specifications. The mix shall consist of the following proportions of grass species: 100% Bonsai Double Dwarf fescue. Available through: Pacific Sod 800.542.7633

- Trees planted in lawn areas shall have a 12" diameter cutout for trimming purposes.
- Plants shall be installed to anticipate settlement. See Tree and Shrub Planting Details.
- All trees noted with 'deep root' and those planted within 5'-0" of concrete paving, curbs, and walls shall have deep root barriers installed per manufacturer's specifications. See specifications and details for materials, depth of material, and location of installation.
- The Landscape Contractor shall arrange with a nursery to secure plant material noted on the drawings and have those plants available for review by the Owner and Landscape Architect within thirty (30) days of award of contract. The Contractor shall purchase the material and have it segregated and grown for the job upon approval of the plant material. The deposit necessary for such contract growing is to be born by the Contractor.
- The project has been designed to make efficient use of water through the use of drought tolerant plant materials. Deep rooting shall be encouraged by deep watering plant material as a part of normal landscape maintenance. The irrigation for all planting shall be limited to the amount required to maintain adequate plant health and growth. Water usage should be decreased as plants mature and become established. The irrigation controllers shall be adjusted as necessary to reflect changes in weather and plant requirements.
- The Landscape Contractor shall verify the location of underground utilities and bring any conflicts with plant material locations to the attention of the Landscape Architect for a decision before proceeding with the work. Any utilities shown on the Landscape drawings are for reference and coordination purposes only. See Civil Drawings.
- The design intent of the planting plan is to establish an immediate and attractive mature landscape appearance. Future plant growth will necessitate trimming, shaping and, in some cases, removal of trees and shrubs as an on-going maintenance procedure.
- Install all plants per plan locations and per patterns shown on the plans. Install all shrubs to ensure that anticipated, maintained plant size is at least 2'-0" from the face of building(s) unless shown otherwise on the plans. Refer to Plant Spacing Diagram for plant masses indicated in a diagrammatic manner on the plans. Refer to Plant Spacing Diagram for spacing of formal hedge rows.
- Contractor to provide one (1) Reference Planting Area for review by Landscape Architect prior to installation of the project planting. The Reference Planting Area shall consist of a representative portion of the site of not less than 900 (nine hundred) square feet. Contractor to set out plants, in containers, in the locations and patterns shown on the plans, for field review by the Landscape Architect. The Reference Planting Area will be used as a guide for the remaining plant installation.
- The Maintenance Period(s) shall be for 60 (sixty) days. Portions of the installed landscape of a project may be placed on a maintenance period prior to the completion of the project at the Owner's request and with the Owner's concurrence.
- Contractor to verify drainage of all tree planting pits. See Planting Specifications. Install drainage well per specifications and Tree Planting Detail(s) if the tree planting pit does not drain at a rate to meet the specifications.
- Contractor shall remove all plant and bar code labels from all installed plants and landscape materials prior to arranging a site visit by the Landscape Architect.
- Versi-Cell drainage board or approved equal is to be installed in all on-structure planters and all pre-cast planters/pots as shown in the drawings. Material available through: Tournesol Siteworks, 800.542.2282. Allow 4 weeks lead time for ordering product. All drainage board shall be completed covered with filter fabric as shown in the drawings and per manufacturer's specifications.
- All tree rootballs shall be irrigated by water jet during the sixty (60) day maintenance period established by specifications. This irrigation shall occur each time normal irrigation is scheduled.
- The Landscape Contractor shall, as a part of this bid, provide for a planting allowance for the amount of \$5,000.000 (Five Thousand Dollars) to be used for supplying and installing additional plant material as directed by the Landscape Architect and approved by the Owner in writing. The unused portion of the allowance shall be returned to the Owner at the beginning of the maintenance period.

PLANTING PALETTE

KEY	SIZE	BOTANICAL NAME	COMMOM NAME	QTY	WUCOLS	CA NATIVE
TREES						
ACE JAP	36" BOX	Acer japonica	Japanese Maple	2	M	
ACE RUB	36" BOX	Acer rubrum	Red Maple	5	M	
CER OCC	24" BOX	Cercis occidentalis	Western Redbud	7	VL	Yes
LAG IND	24" BOX	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	4	L	
LAU SAR	24" BOX	Laurus nobilis 'Saratoga'	Saratoga Bay Laurel	1	L	Yes
PRU SAR	24" BOX	Prunus sargentii 'Columnaris'	Columnar Cherry	8	M	
				Total Trees	27	

KEY	SIZE	BOTANICAL NAME	COMMOM NAME	SPACING	WUCOLS	CA NATIVE
SHRUBS						
ACC	5 gallon	Acacia cognata 'Cousin Itt'	Cousin Itt dwarf acacia	36" o.c.	L	
AGA	15 gallon	Agave parryi var. huachucensis	Huachua Agave	42" o.c.	VL	
ALY	5 gallon	Alyogyne huegelii 'Mood Indigo'	Blue Hibiscus	48" o.c.	L	
ANI	5 gallon	Anigozanthos hybrid 'Bush Red'	Kangaroo Paw	18" o.c.	L	
AHM	5 gallon	Arctostaphylos dens. 'Howard McMinn'	Howard McMinn Manzanita	48" o.c.	L	Yes
BAM	5 gallon	Bambusa m. 'Golden Goddess'	Golden Goddess Bamboo	48" o.c.	L	
CTS	5 gallon	Coprosma 'Tequila Sunrise'	Tequila Sunrise Mirror Plant	24" o.c.	L	
COP	5 gallon	Cordyline australis 'Seipin'	Cordyline Pink Passion	48" o.c.	M	
FAV	5 gallon	Fatsia japonica	Japanese aralia	36" o.c.	M	
GRE	5 gallon	Grevillea 'Superb'	Superb Grevillea	36" o.c.	L	
ILE	5 gallon	Ilex vomitoria 'Pride of Houston'	Pride of Houston yaupon holly	24" o.c.	L	
IRI	5 gallon	Iris douglasiana	Douglas Iris	36" o.c.	L	Yes
MAQ	5 gallon	Berberis aquifolium 'Compacta'	Compact Oregon Grape	36" o.c.	M	Yes
PIT	5 gallon	Pittosporum tob. 'Variegata'	Variegated Mockorange	36" o.c.	L	
POL	5 gallon	Polygala fruticosa 'Petite Butterfly'	Sweet Pea Shrub	24" o.c.	M	
RTB	5 gallon	Rosmarinus o. 'Tuscan Blue'	Tuscan Blue Rosemary	30" o.c.	L	
SAF	5 gallon	Salvia greggii 'Purple'	Purple Autumn Sage	24" o.c.	L	

GRASSES						
BOG	1 gallon	Bouteloua gracilis 'Blonde Ambition'	Blue Grama Grass	18" o.c.	L	Yes
LOM	1 gallon	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	30" o.c.	L	
MDU	1 gallon	Muhlenbergia dubia	Pine Muhly	24" o.c.	L	
SES	1 gallon	Sesleria autumnalis	Autumn Moor Grass	18" o.c.	M	

GROUNDCOVERS						
CUR	4" pot	Curio rowleyanus	String-of-pearls	4" o.c.	L	
EEG	4" pot	Echeveria elegans	White Mexican Rose	12" o.c.	L	
ECP	4" pot	Echeveria shaviana 'Pink Frills'	pink frills echeveria	12" o.c.	L	
EK	1 gallon	Erigeron karvinskianus	Santa Barbara daisy	24" o.c.	L	
MPC	1 gallon	Myoporum parvifolium	Creeping Myoporum	36" o.c.	L	
OSD	4" pot	Oscularia deltoides	Deltoid-leaved Dewplant	12" o.c.	L	
OXZ	4" pot	Oxalis vulcanicola 'Zinfandel'	Volcanic Sorrel	18" o.c.	L	
SA	1 gallon	Sedum album	White Stonecrop	6" o.c.	L	
SR	1 gallon	Sedum reflexum	Reflexum Stonecrop	6" o.c.	L	

VINES						
HV	5 gallon	Hardenbergia v. 'Happy Wanderer'	Purple Lilac Vine	Per Plan	M	

- NOTES:
- WUCOLS value (Water Use Classification of Landscape Species) per WUCOLS IV, 2014 edition.
 - Plants selected for suitability to Western Climate Zone 15.

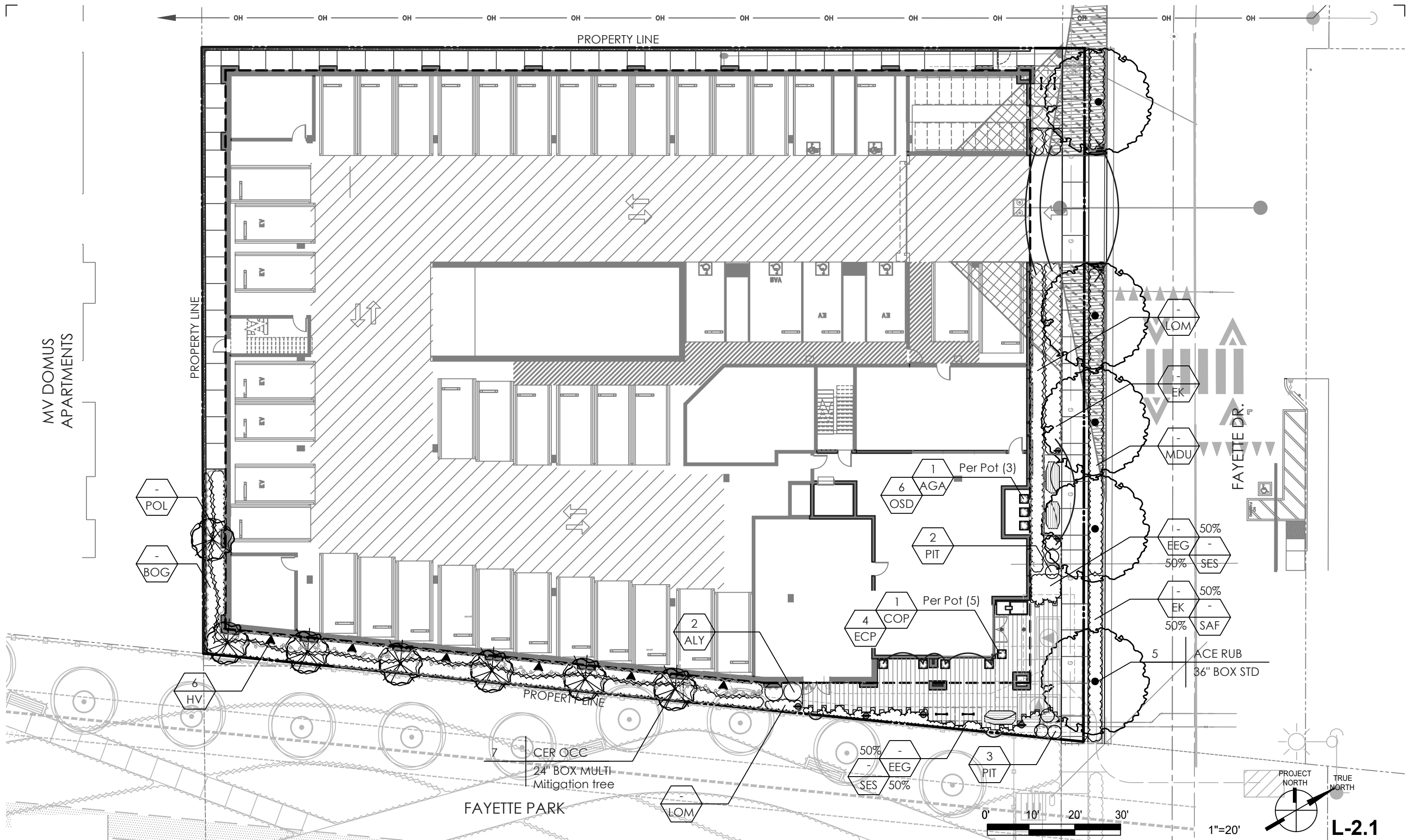


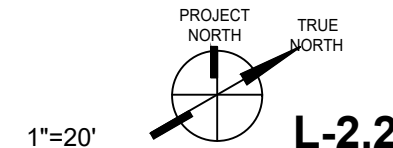
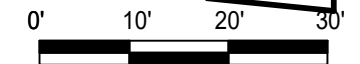
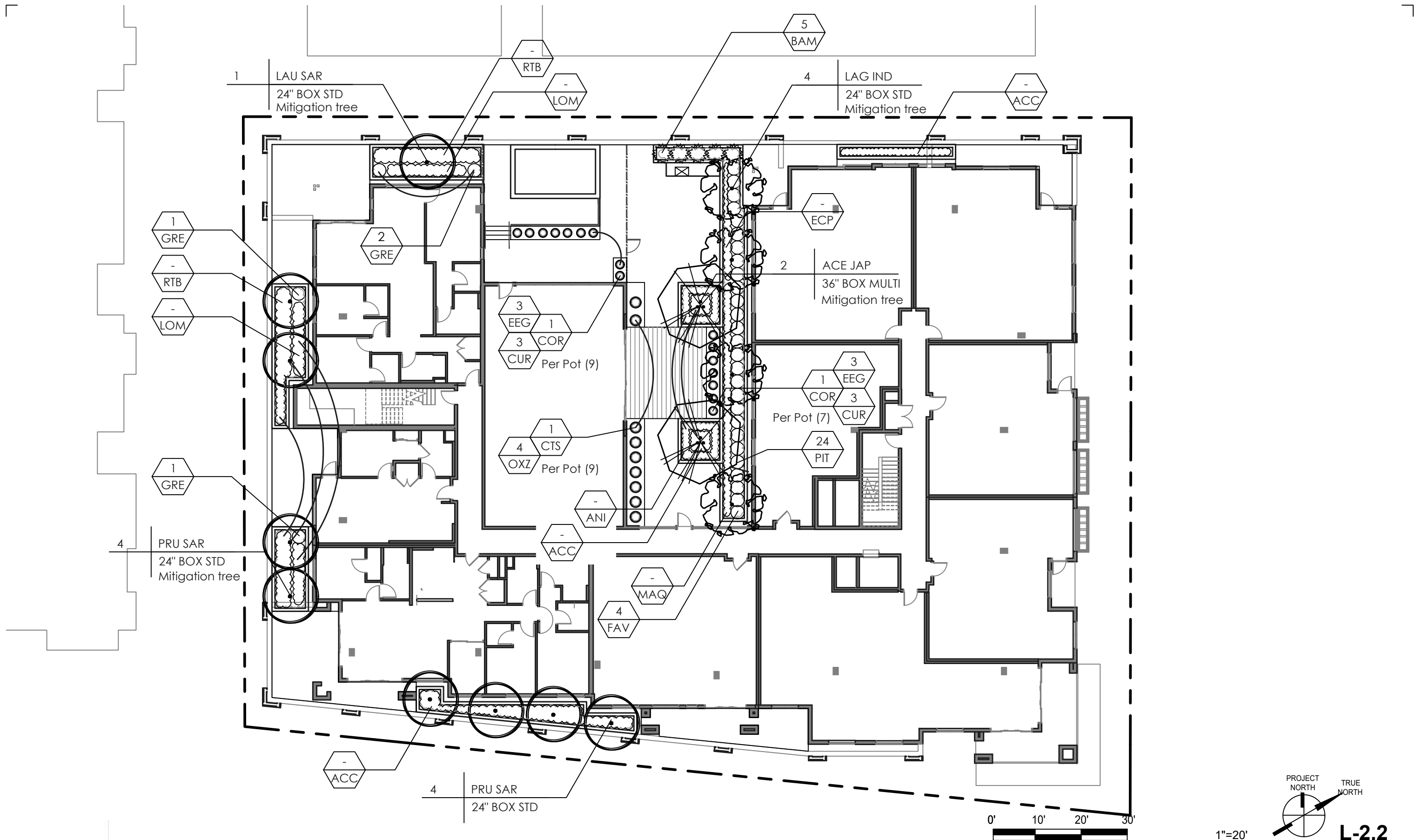
OCTANE - 2645 & 2655 FAYETTE DR.

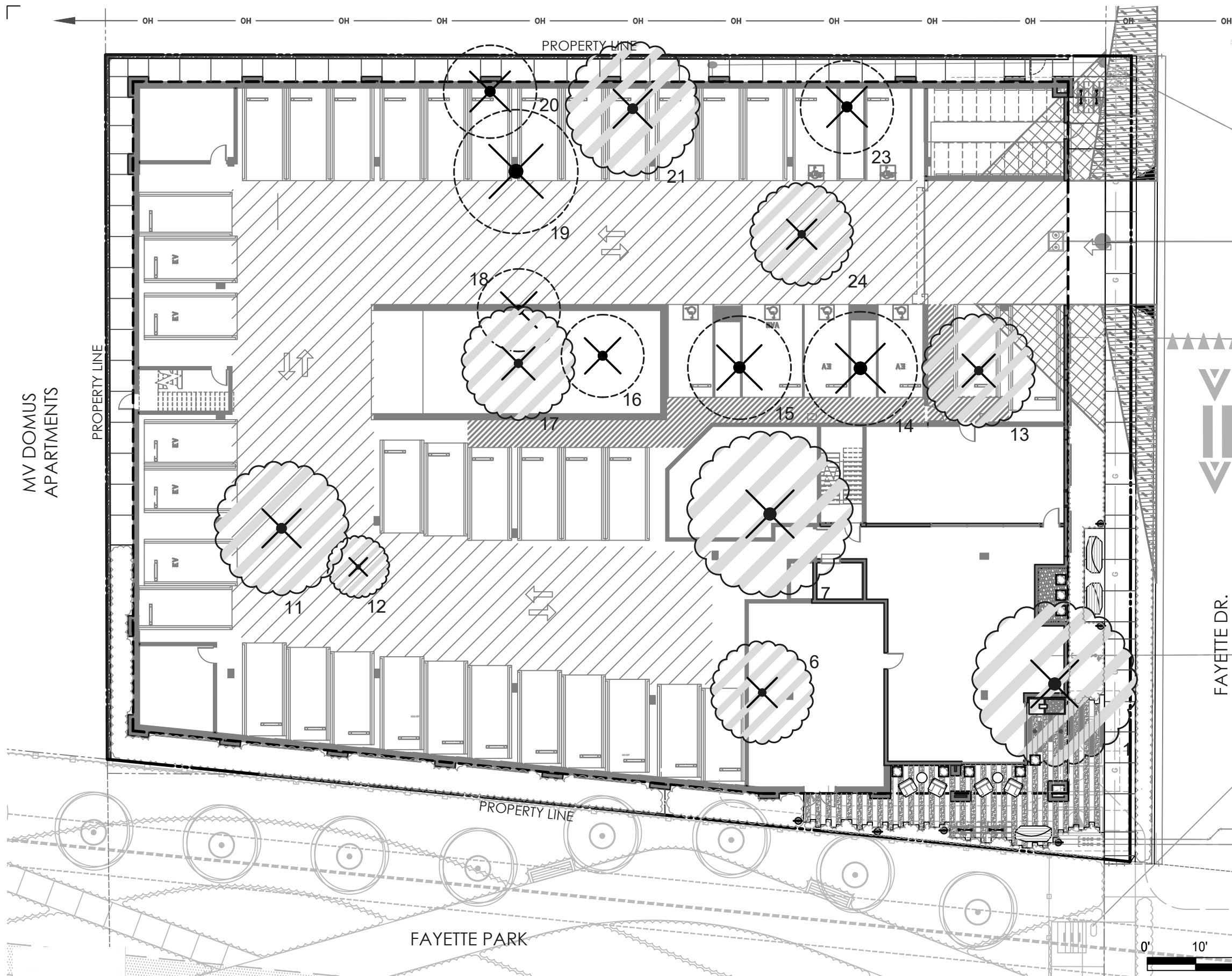
PLANTING NOTES AND LEGEND

L-2.00

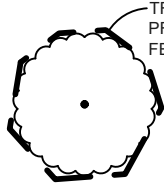
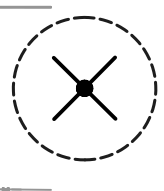
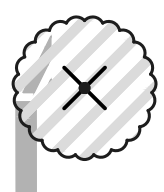
August 11, 2023







TREE DISPOSITION LEGEND

KEY	TYPE	QTY
	EXISTING TREE TO REMAIN	0
	EXISTING TREE TO BE REMOVED	7
	EXISTING HERITAGE TREE TO BE REMOVED	9

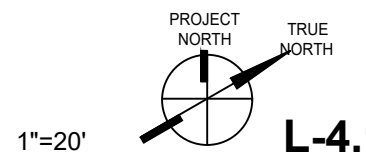
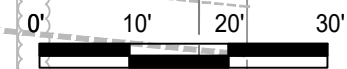
Note:

- Heritage Tree replacement must be 2:1 ratio, 24" box trees.
- Refer to Planting Palette, sheet L-2.00, and Planting Plan, sheets L-2.1 and L-2.2, for tree mitigation quantities and location.

MV DOMUS APARTMENTS

FAYETTE DR.

FAYETTE PARK



L-4.1



OCTANE - 2645 & 2655 FAYETTE DR.

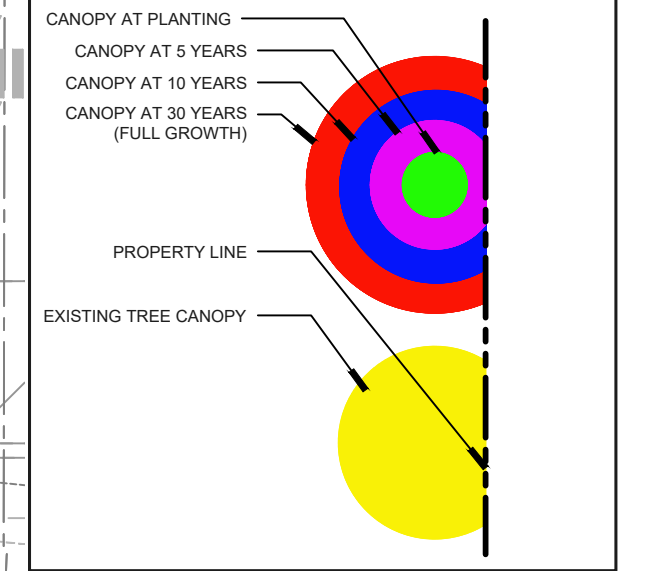
TREE DISPOSITION PLAN

August 11, 2023

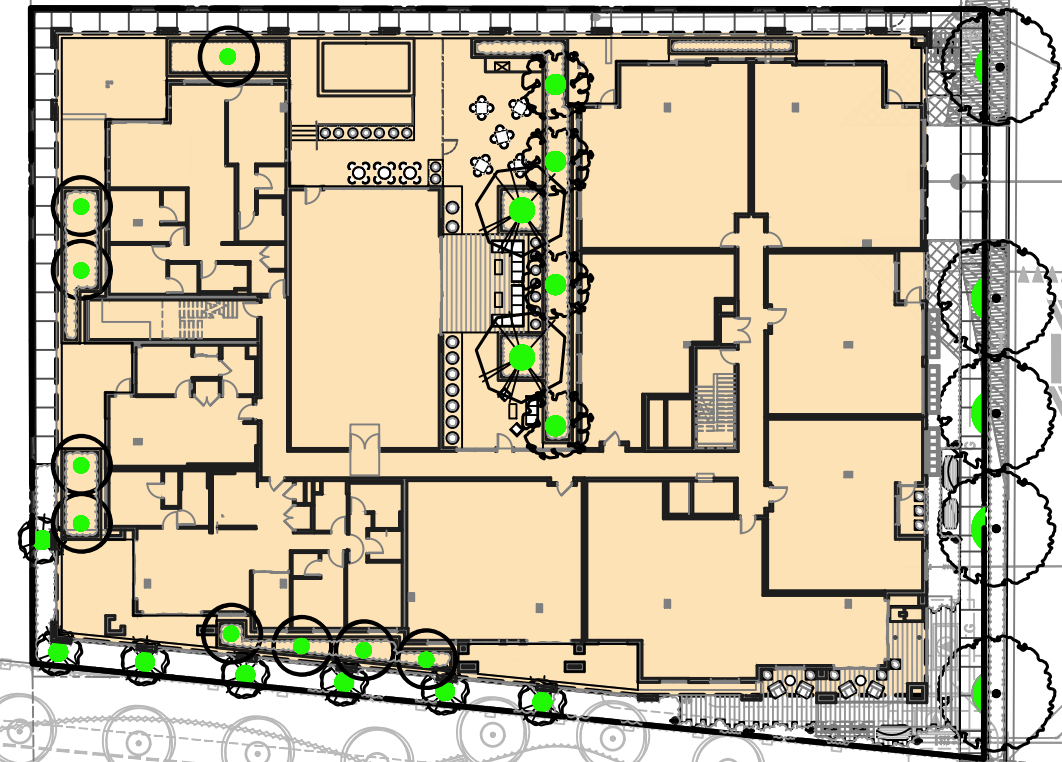
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TREE CANOPY TABLE AND LEGEND

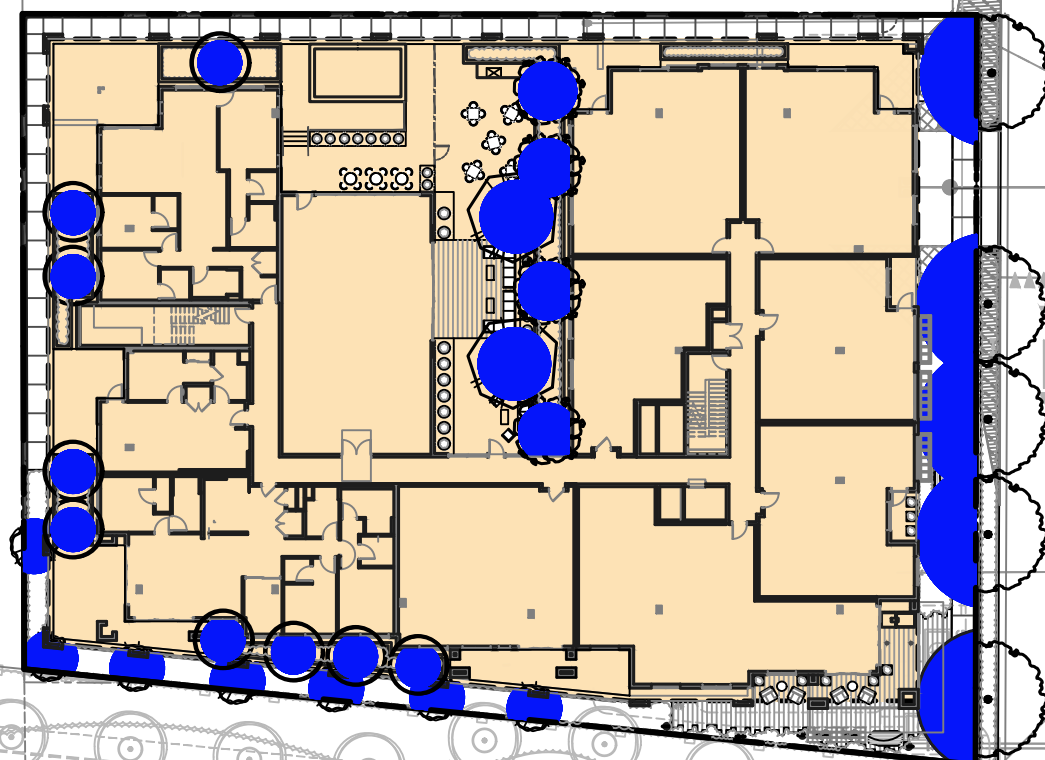
CATEGORY	AREA (SF)	% SITE
SITE AREA	29,046	100%
CANOPY AT EXISTING TO REMOVE	5,104	17.6%
CANOPY AT EXISTING TO REMAIN	0	0.0%
CANOPY AT PLANTING	301	1.0%
CANOPY AT 5 YEARS	1,408	4.8%
CANOPY AT 10 YEARS	3,053	10.5%
CANOPY AT FULL GROWTH	4,507	15.5%



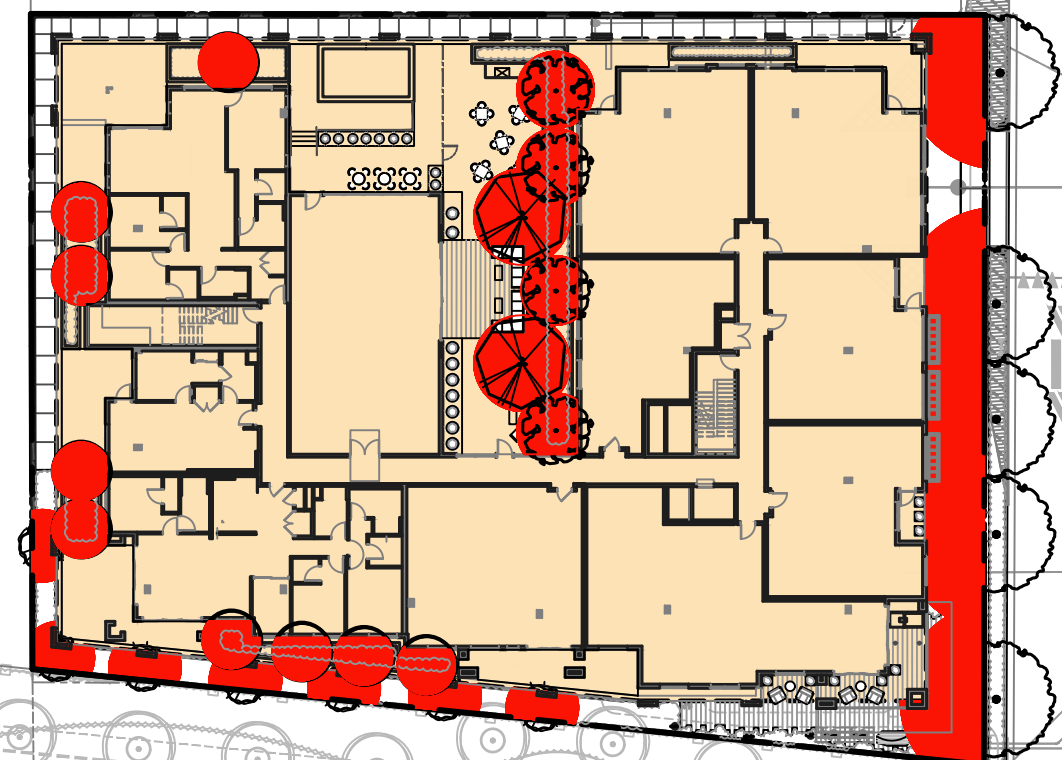
TREE CANOPY OF EXISTING SITE



TREE CANOPY AT PLANTING



TREE CANOPY AFTER 5-10 YEARS' GROWTH

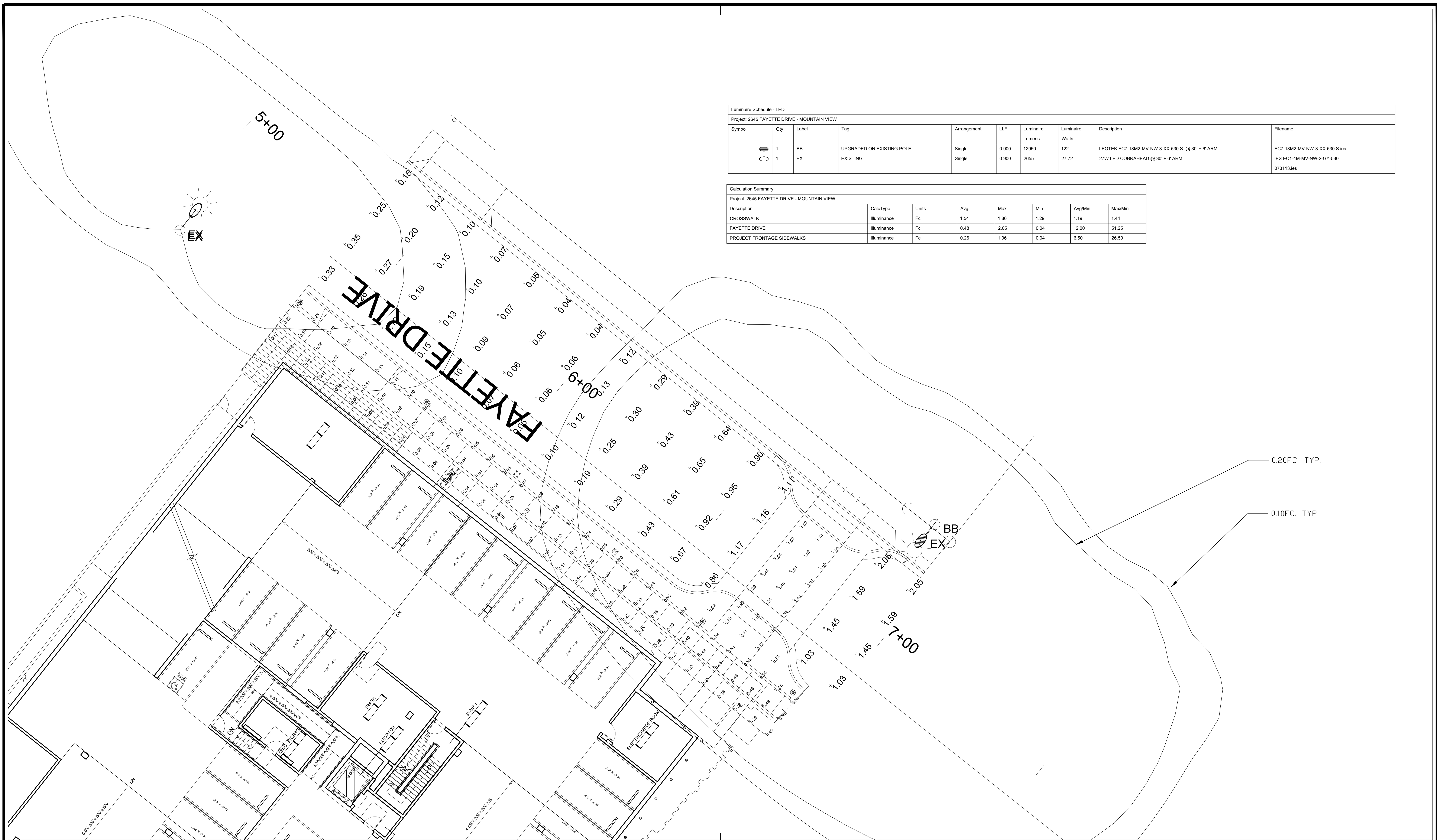


TREE CANOPY AT MATURITY

0' 20' 40' 60'



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Luminaire Schedule - LED									
Project: 2645 FAYETTE DRIVE - MOUNTAIN VIEW									
Symbol	Qty	Label	Tag	Arrangement	LLF	Luminaire Lumens	Luminaire Watts	Description	Filename
BB	1	BB	UPGRADED ON EXISTING POLE	Single	0.900	12950	122	LEOTEK EC7-18M2-MV-NW-3-XX-530 S @ 30' + 6' ARM	EC7-18M2-MV-NW-3-XX-530 S.ies
EX	1	EX	EXISTING	Single	0.900	2655	27.72	27W LED COBRAHEAD @ 30' + 6' ARM	IES EC1-4M-MV-NW-2-GY-530 073113.ies

Calculation Summary							
Project: 2645 FAYETTE DRIVE - MOUNTAIN VIEW							
Description	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CROSSWALK	Illuminance	Fc	1.54	1.86	1.29	1.19	1.44
FAYETTE DRIVE	Illuminance	Fc	0.48	2.05	0.04	12.00	51.25
PROJECT FRONTAGE SIDEWALKS	Illuminance	Fc	0.26	1.06	0.04	6.50	26.50

0.20FC. TYP.

0.10FC. TYP.

ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP RATINGS. FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.

Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

Associated Lighting Representatives, Inc.

ASSOCIATED LIGHTING REPRESENTATIVES, INC.
 7777 PARDEE LANE
 P.O. BOX 2265
 OAKLAND, CA 94621
 PHONE: (510) 638-0158 - FAX (510) 638-2908

REPORT FOR: CHRIS KELLNER
 BY: APPLICATIONS ENGINEERING; RAMON ZAPATA
 SALES REPRESENTATIVE: ALR: CHARLIE FAIN



AGI32 VERSION 20.1
 AGI (C) 2021 LIGHTING ANALYSTS, INC.
 10268 W. CENTENNIAL ROAD, SUITE 202
 LITTLETON, CO 80127

PROJECT DESCRIPTION			
2645 FAYETTE DRIVE CITY OF MOUNTAIN VIEW			
DRAWING NO. / INPUT FILE			
21450FAI-R3.DWG / 21450FAI-R3.A32			
SCALE	SHEET	DATE	REV
1" = 10'	1 OF 1	04.27.2023	3

SHEET NOTES.


TRASH ROUTE PLAN. LEVEL B1.

1. STAFF SHALL TRANSPORT CONTAINERS TO TRASH STAGING AREA WITH ELECTRIC PALLET TRUCK PER SCHEDULE.
2. NOTE THAT TOTES CARTS WILL BE SERVICED BY SIDE-LOAD COLLECTION VEHICLE AND CONTAINERS WILL BE SERVICED BY FRONT-LOAD COLLECTION VEHICLE. WASTE, RECYCLING, AND COMPOST SERVICE TO OCCUR ON SEPARATE DAYS.

GENERAL NOTES.

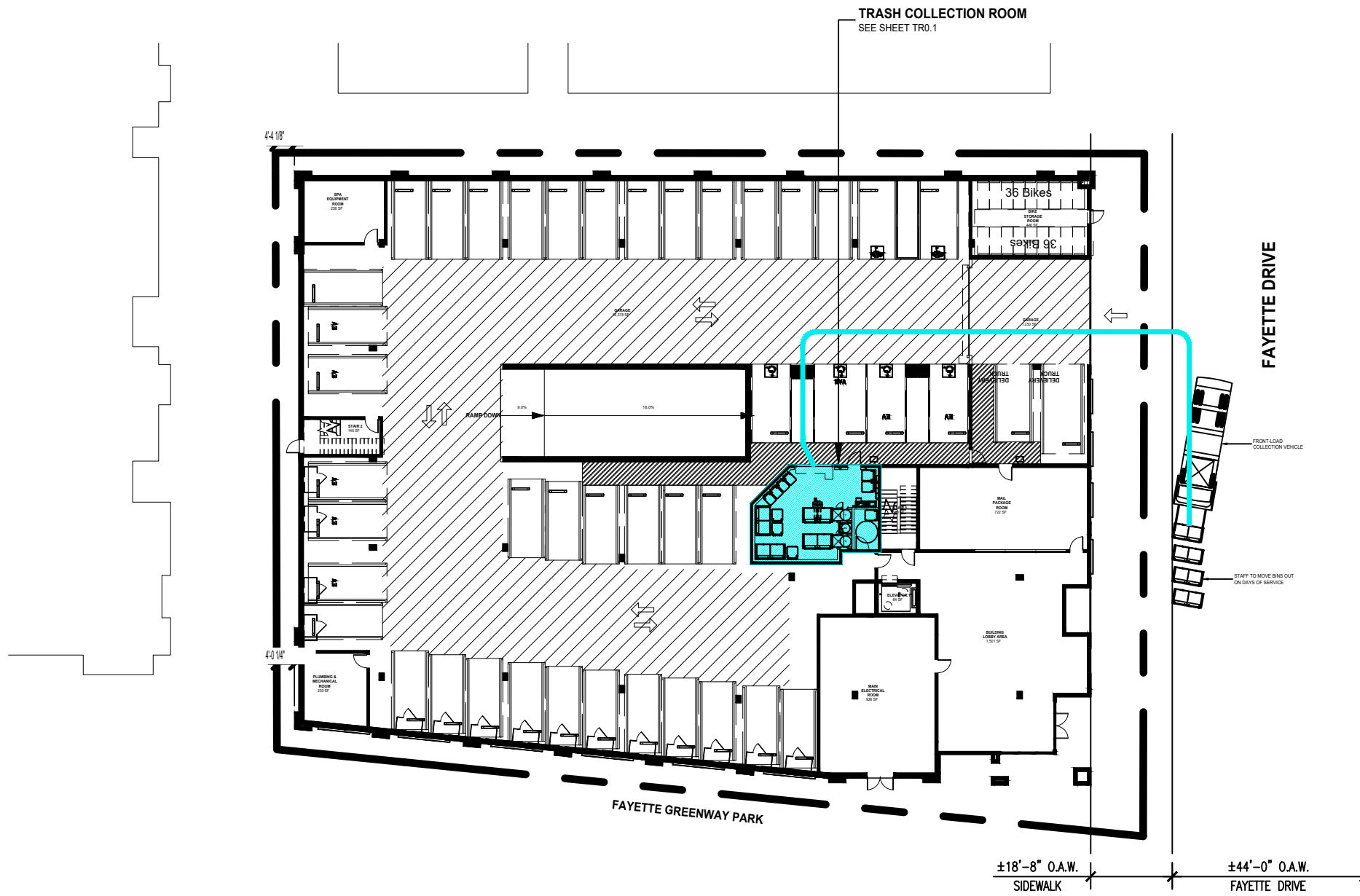
1. ANY DESIGNS OR SOLUTIONS SHOWN IN DRAWING, EITHER DIRECT OR IMPLIED, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS FOR CONSTRUCTION. THESE DRAWINGS ARE INTENDED TO SUPPLEMENT THE SUBMITTAL PACKAGE FROM ARCHITECT.
2. ANY PARTIAL INFORMATION, OMISSIONS, OR INACCURATE DESCRIPTIONS OF WORK SHOWN IN DRAWINGS, WHICH ARE NECESSARY TO PERFORM THE SCOPE OF WORK, SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLETION OF WORK. ALL WORK SHALL BE PERFORMED TO SATISFY THE MINIMUM REQUIREMENTS OF THE CURRENT APPLICABLE BUILDING CODES.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF ANY INCONSISTENCIES AND/OR DISCREPANCIES.

LEGEND.

 STAFF PATH OF TRAVEL FROM RESIDENTIAL TRASH ROOM TO TRASH STAGING AREA.

DESIGN ISSUES:

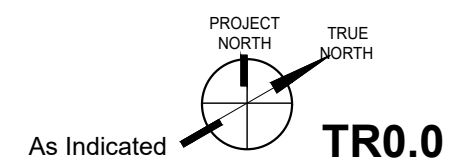
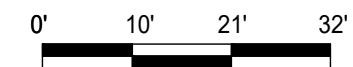
1. SHIFT CHUTES PER PLAN TO PROVIDE THE BEST LAYOUT AT EACH LEVEL.
2. AT TRASH DISCHARGE ROOM: INSTALL ROLL-UP DOOR AND FIRE EGRESS DOOR PER PLAN.
3. AT UPPER LEVELS: INSTALL 3'-0" WIDE VESTIBULE ACCESS DOOR.



PROJECTED COLLECTION SCHEDULE: COMPACTED TRASH							
SERVICE:	M	Tu	W	Th	F	Sa	Su
WASTE - 2CY FL COMPACTED					2		
PAPER REC - 2CY FL COMPACTED					2		
MC REC - 96G TOTER					5		
COMPOST - 64G TOTER					3		
TOTAL	0	0	0	0	12	0	0

TRASH ROUTE / STAGING PLAN
LEVEL 1

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



TR0.0

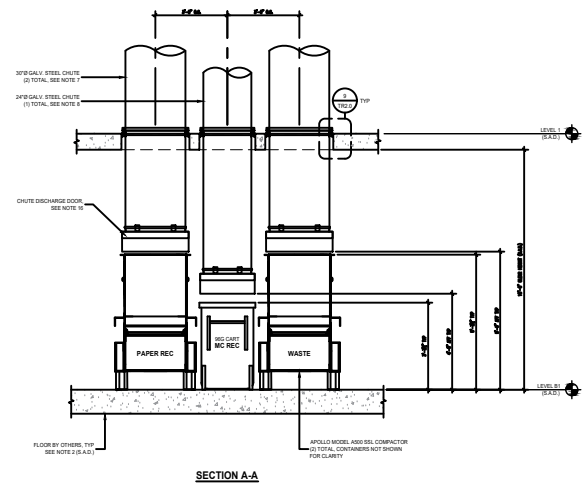


OCTANE - 2645 & 2655 FAYETTE DR.

TRASH ROUTE / STAGING PLAN

August 8, 2023

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SECTIONS
AT TRASH COLLECTION ROOM

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

SHEET NOTES:

TRASH COLLECTION ROOM: LEVEL B1

- TRASH ROOM SHALL BE 2HR FIRE-RATED CONSTRUCTION - RESTRICTED ACCESS.
- FINISH FLOORS WITH ELASTO-DECK 6001 AL-HT DECK COATING. PROVIDE MINIMAL SLOPE AND FLOOR DRAIN.
- FINISH WALLS WITH FRP WASHABLE WATERPROOF SURFACE 8'-0" AFF.
- INSTALL WALL PROTECTION: 12"x6"W CONCRETE CURB AT BASE OF WALLS. DO NOT INSTALL BEHIND COMPACTORS OR POWER PACKS.
- 9'-3" ROLL-UP DOOR AND 4'-0" FIRE EGRESS DOOR.
- ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM/FT PER 2016 CBC.
- (2) 30"Ø 16G GALVANIZED OR GALVANNEALED STEEL CHUTES WITH APOLLO MODEL A500 SINGLE-SIDE LATCH COMPACTORS AND 2CY FL COMPACTOR CONTAINERS FOR WASTE AND PAPER RECYCLING DISPOSAL. CHUTES TERMINATE AT 5'-9" AFF.
- (1) 24"Ø 16G GALVANIZED OR GALVANNEALED STEEL CHUTE WITH 96G TOTER CART FOR MIXED-CONTAINER RECYCLING. CHUTE TERMINATES AT 4'-0" AFF.
- PP: COMPACTOR POWER PACKS FLOOR-MOUNTED AND STACKED VERTICALLY. (2) 5HP 3-PHASE, 208/230/460V, 30A DISCONNECTS 60" AFF.
- MCP: CHUTE MASTER CONTROL PANEL SHALL BE WALL-MOUNTED 60" AFF. MUST ALLOW LOCK DOWN OF CHUTE INTAKES FOR EXCHANGING CONTAINERS AND WASHING CHUTES. 120V 15A SERVICE OUTLET REQUIRED. (3) TOTAL.
- AC: AIR COMPRESSOR (OIL LESS) 4610AC WITH AUTOMATIC TANK DRAIN VALVE. 2 HP PEAK, TWIN TANK CAPACITY 4.6 GALLONS, VOLTAGE @ 60 HZ 110 VOLTS, CURRENT 8.5 AMPS TO POWER THE CHUTE INTAKE DOORS. (2) TOTAL.
- OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF.
- HB: HOT AND COLD HOSE BIBB SHALL BE WALL-MOUNTED 60" AFF.
- PROVIDE ELECTRIC PALLET TRUCK FOR TRANSFERRING CONTAINERS. 4000LB CAPACITY WITH 45.5" TURNING RADIUS. 120V 15A SERVICE OUTLETS REQUIRED.
- 120V 15A SERVICE OUTLET REQUIRED FOR ALL EQUIPMENT (U.O.N.).
- CHUTE DISCHARGE DOOR: WILKINSON TYPE-A, B-LABEL CONSTRUCTION 90 MINUTE FIRE-RATED, HORIZONTALLY ROLLING DOOR, HELD OPEN BY 165°F FUSIBLE LINK, SHOWN IN CLOSED POSITION.
- CONSTRUCT CARDBOARD CLOSET FOR RESIDENTIAL CARDBOARD DISPOSAL AT TRASH DISCHARGE ROOM PER PLAN. PROVIDE 96G TOTER CART.

CHUTE INTAKE VESTIBULES: SIMILAR AT UPPER LEVELS 2-8

- CHUTE INTAKE VESTIBULES SHALL BE 2HR FIRE-RATED WITH 2HR FIRE-RATED ACCESS DOOR. 5'-0" MIN CLEAR REQUIRED PER ADA STANDARDS - RESIDENTIAL ACCESS. POWER TO INTAKE DOORS SUPPLIED BY MCP. PROVIDE (3) 15x18 BOTTOM HINGED, NORMALLY CLOSED LOW-VOLTAGE, ELECTRICALLY INTERLOCKED, AUTOMATIC OPENING DOORS FOR WASTE, MIXED-CONTAINER RECYCLING, AND PAPER RECYCLING AT EACH FLOOR. SEE DETAIL 2/TR2.0, 30" x 48" REQUIRED FOR FRONT APPROACH. MANAGEMENT TO PROVIDE 23-GALLON 'RUBBERMAID SLIM JIM' CONTAINER OR EQUIVALENT FOR COMPOST DISPOSAL. STAFF TO EMPTY IN CONTAINERS DAILY AT TRASH ROOM.
- 2HR FIRE-RATED FACE WALL SHALL NOT BE ERECTED UNTIL CHUTES HAVE BEEN INSTALLED. FOR SOUND PROOFING PURPOSES, DOUBLE STUD-WALLS ARE REQUIRED ADJACENT TO OCCUPIED SPACES. INTERIOR OF SHAFT SHALL BE TAPED TO PREVENT ODOROUS AIR LEAKING INTO OCCUPIED SPACES.
- PROVIDE ROUND FLOOR OPENINGS AT CONCRETE FLOORS AND SQUARED FLOOR OPENINGS AT WOOD-FRAME CONSTRUCTION. SEE PLAN FOR DIAMETER OF OPENINGS. INSTALL FLOOR SUPPORT FRAME AT EACH FLOOR PENETRATION TO SECURE CHUTE. SEE DETAIL 9/TR2.0 FOR ANCHORING. POUR RINGS WILL VARY BASED ON THICKNESS OF FLOOR SLAB - PROVIDED BY MANUFACTURER.

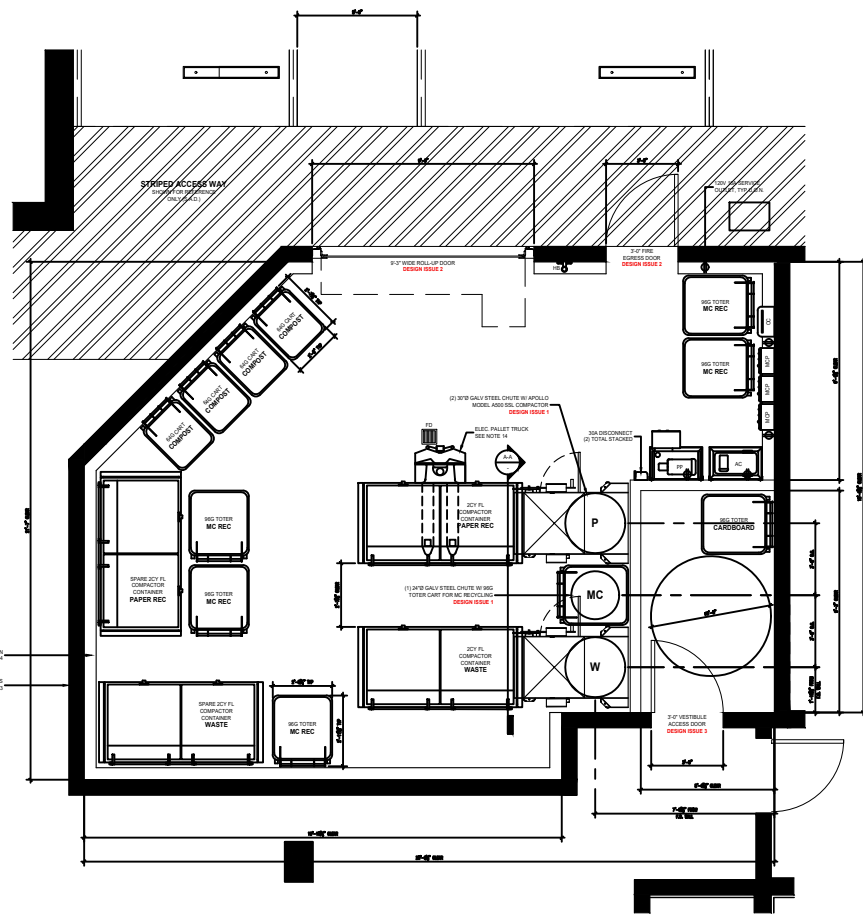
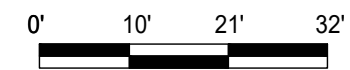
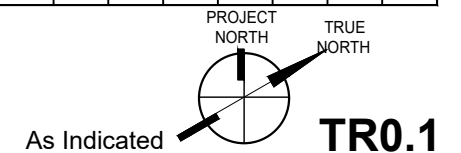
GENERAL NOTES:

- ANY DESIGNS OR SOLUTIONS SHOWN IN DRAWING, EITHER DIRECT OR IMPLIED, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS FOR CONSTRUCTION. THESE DRAWINGS ARE INTENDED TO SUPPLEMENT THE SUBMITTAL PACKAGE FROM ARCHITECT.
- ANY PARTIAL INFORMATION, OMISSIONS, OR INACCURATE DESCRIPTIONS OF WORK SHOWN IN DRAWINGS, WHICH ARE NECESSARY TO PERFORM THE SCOPE OF WORK, SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLETION OF WORK. ALL WORK SHALL BE PERFORMED TO SATISFY THE MINIMUM REQUIREMENTS OF THE CURRENT APPLICABLE BUILDING CODES.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF ANY INCONSISTENCIES AND/OR DISCREPANCIES.

DESIGN ISSUES:

- SHIFT CHUTES PER PLAN TO PROVIDE THE BEST LAYOUT AT EACH LEVEL.
- AT TRASH DISCHARGE ROOM: INSTALL ROLL-UP DOOR AND FIRE EGRESS DOOR PER PLAN.
- AT UPPER LEVELS: INSTALL 3'-0" WIDE VESTIBULE ACCESS DOOR.

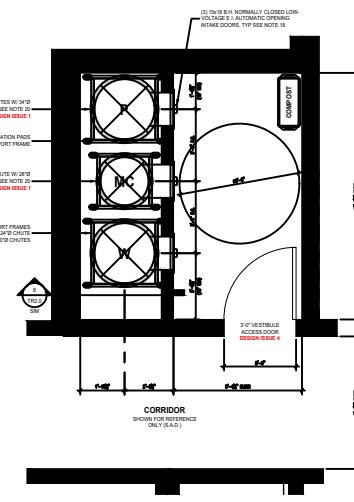
PROJECTED COLLECTION SCHEDULE: COMPACTED TRASH							
SERVICE:	M	Tu	W	Th	F	Sa	Su
WASTE - 2CY FL COMPACTED					2		
PAPER REC - 2CY FL COMPACTED					2		
MC REC - 96G TOTER					5		
COMPOST - 64G TOTER					3		
TOTAL	0	0	0	0	12	0	0



NOTE: SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS NOT NEEDED FOR PLACEMENT OF TRASH EQUIPMENT.

TRASH COLLECTION ROOM PLAN
LEVEL B1

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



CHUTE INTAKE VESTIBULE
SIM AT UPPER LEVELS 2-8

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