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SITE AERIAL PERSPECTIVE

FAIRCHILD DRIVE

111 FAIRCHILD DRIVE
P.D. SUBMITTAL

MOUNTAIN VIEW, CA
October 28, 2013

BY DIVIDEND HOMES



OVERALL SITE PLAN

PROJECT DESCRIPTION

BUILDING OCCUPANCY:
R3 OCCUPANCY
U OCCUPANCY

CONSTRUCTION: TYPE VB

TOTAL FLOOR AREA*: 37,631SF
TOTAL SITE AREA: 41,947 SF
FLOOR AREA RATIO: 0.90

PARKING

REQUIRED PARKING:
2 SPACES PER UNIT
.35/UNIT GUEST SPACES
43 SPACES TOTAL

PROVIDED PARKING:
36 GARAGE SPACES (=2/UNIT)
6 GUEST SPACES (= .35/UNIT)
43 SPACES TOTAL
(INCLUDES 1 ACCESSIBLE SPACE)

UNIT DESCRIPTION

UNIT 1 6 UNITS
LIVABLE SQ. FT.: 1,303 SF
UNIT INFO: 2 BED + 2 1/2 BA, 2-CAR

UNIT 4 6 UNITS
LIVABLE SQ. FT.: 1,706 SF
UNIT INFO: 3 BED + 2 1/2 BA, 2-CAR

UNIT 5 6 UNITS
LIVABLE SQ. FT.: 1,734 SF
UNIT INFO: 3 BED + 3 1/2 BA, 2-CAR

TOTAL: 18 UNITS

NOTE: ALL SITE DIMENSIONS TO BE VERIFIED PER CIVIL SITE PLAN

*TOTAL FLOOR AREA INCLUDES ALL ENCLOSED FLOOR AREA=LIVING SPACE + GARAGE + ENCLOSED PORCHES & DECKS

FAIRCHILD DRIVE IN MOUNTAIN VIEW, CA
BY DIVIDEND HOMES

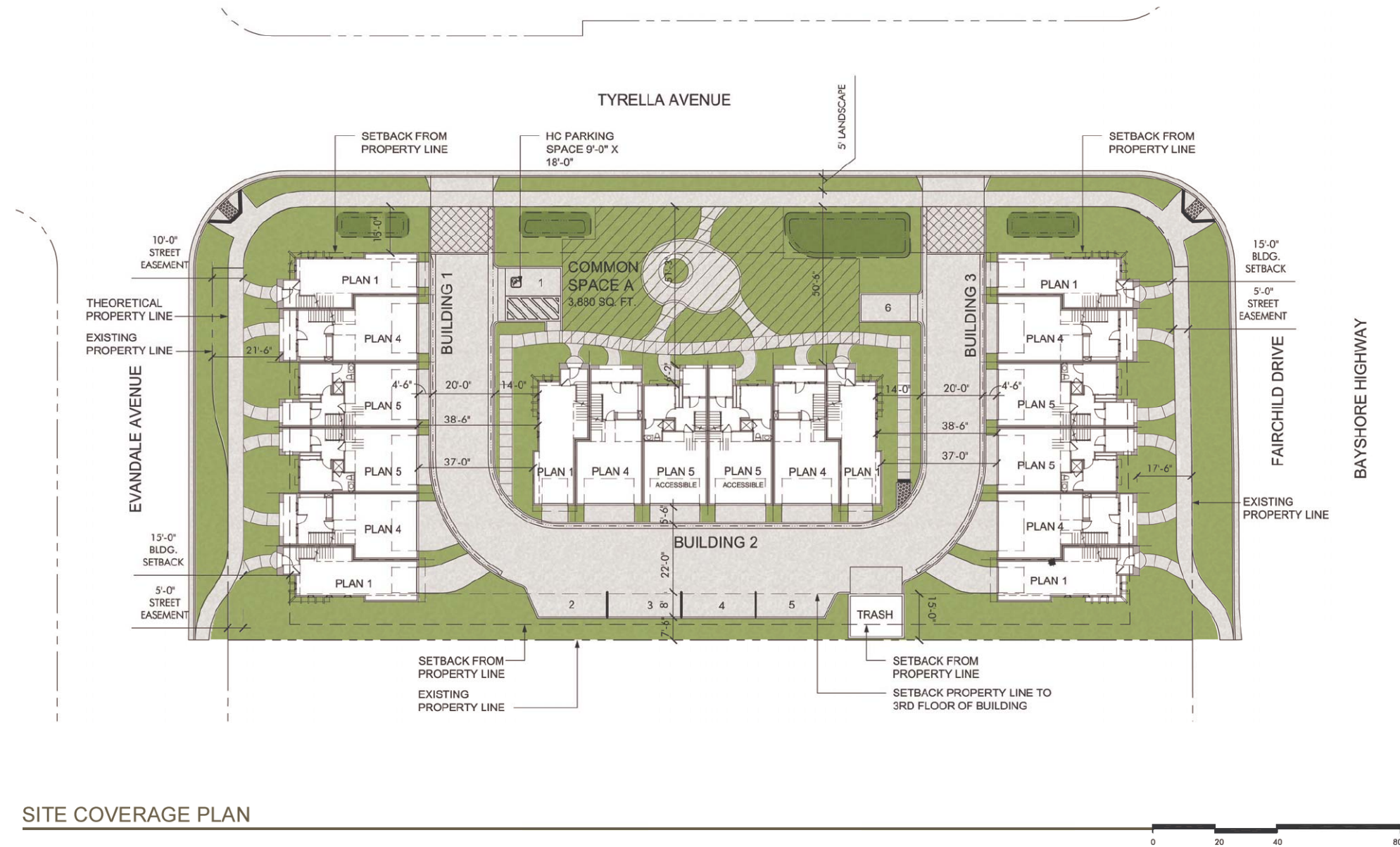


OVERALL SITE PLAN

JOB NO. 297.053
DATE 10-28-13



A1.00



SITE COVERAGE PLAN

TOTAL SITE AREA: 41,945 SF

LANDSCAPE OPEN SPACE

REQUIRED:
35% MIN. TOTAL SITE AREA = 15,201 SF
PROVIDED:
42.0% TOTAL SITE AREA = 17,494 SF

COMMON OPEN SPACE

REQUIRED:
100 SF/UNIT (MIN. 20' DIM.) = 1,800 SF
PROVIDED:
AREA A = 3,880 SF
TOTAL AREA = 3,880 SF

PRIVATE OPEN SPACE

REQUIRED:
100 SF/UNIT = 1,800 SF
PROVIDED:
150 SF/UNIT = 2,706 SF

BUILDING COVERAGE CALCULATIONS

UNIT 1 LOT AREA	632 SQ. FT.
UNIT 4 LOT AREA	858 SQ. FT.
UNIT 5 LOT AREA	869 SQ. FT.

BLDG 1,2,&3 = 2,397
+ 38 SF (AIR GAP**) = 14,391 SF

TOTAL BLDG AREA*: 14,391 SF
TOTAL SITE AREA: 41,947 SF
TOTAL BLDG COVERAGE: 34.3 %
(35% MAX.)

NOTE: ALL SITE DIMENSIONS TO BE VERIFIED PER CIVIL SITE PLAN

*TOTAL FLOOR AREA INCLUDES ALL ENCLOSED FLOOR AREA=LIVING SPACE + GARAGE + ENCLOSED PORCHES & DECKS

** 2 1/4" AIR GAP BETWEEN UNITS WHICH IS INCLUDED IN THE TOTAL BUILDING AREA

FAIRCHILD DRIVE IN MOUNTAIN VIEW, CA
BY DIVIDEND HOMES

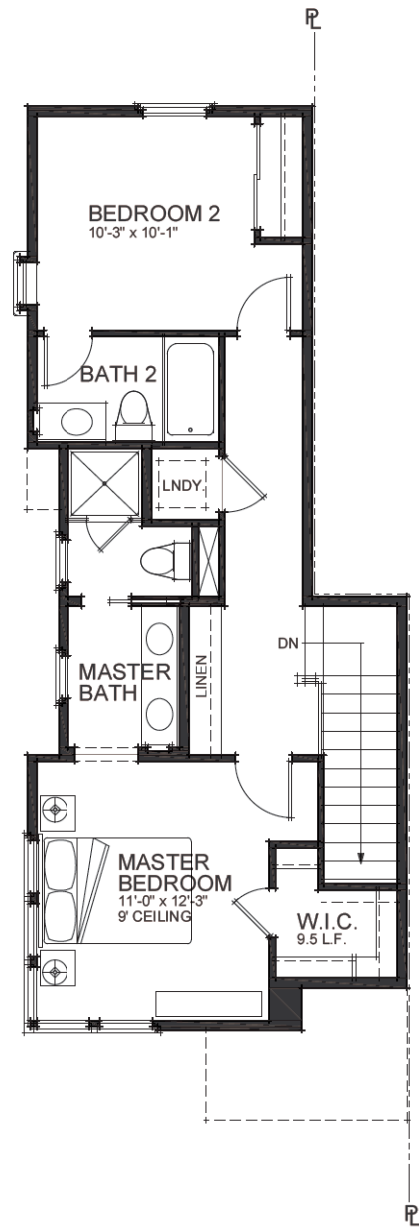


SITE COVERAGE PLAN

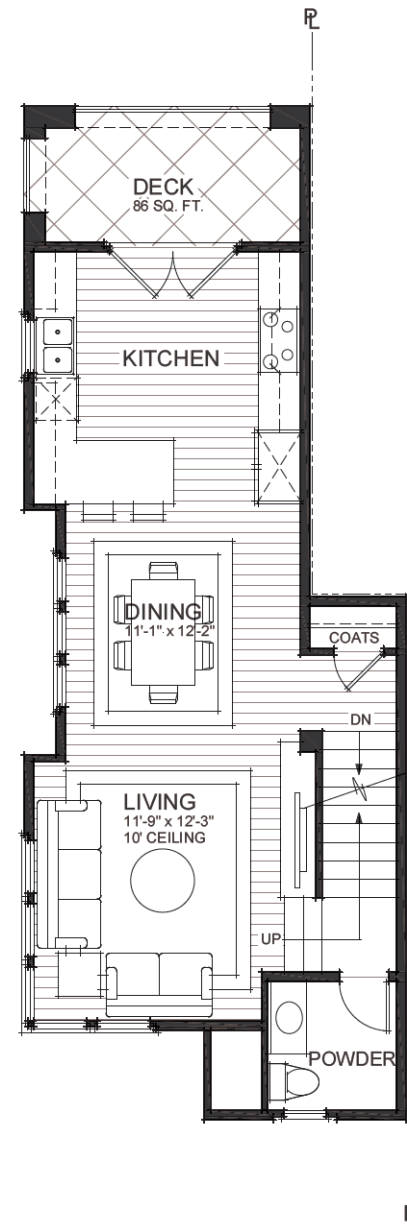
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DATE 10-28-13



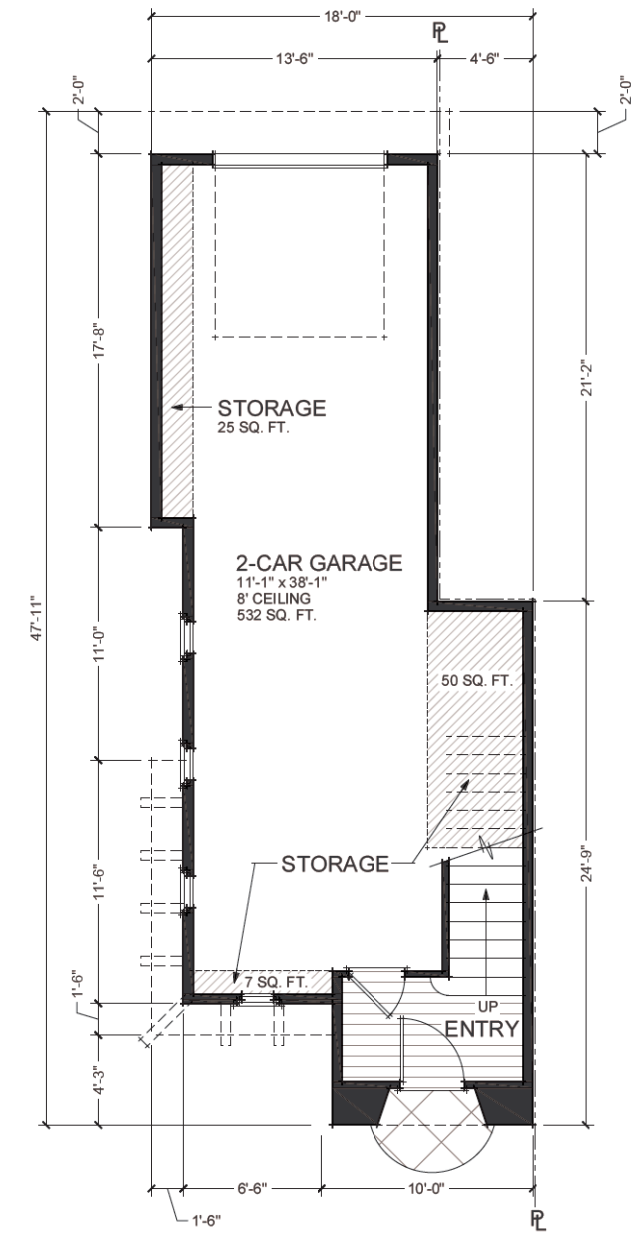
A1.01



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN



UNIT 1 FLOOR PLAN AREA

FIRST FLOOR:	99 SF	GARAGE:	532 SF
SECOND FLOOR:	606 SF	STORAGE INCLUDED:	656 CU. FT.
THIRD FLOOR:	590 SF	(164 CU. FT. PRIVATE STORAGE REQ.)	
TOTAL LIVING:	1,295 SF	DECK:	86 SF
GARAGE + DECK:	618 SF	TOTAL OPEN SPACE	86 SF
FLOOR AREA:	1,913 SF		

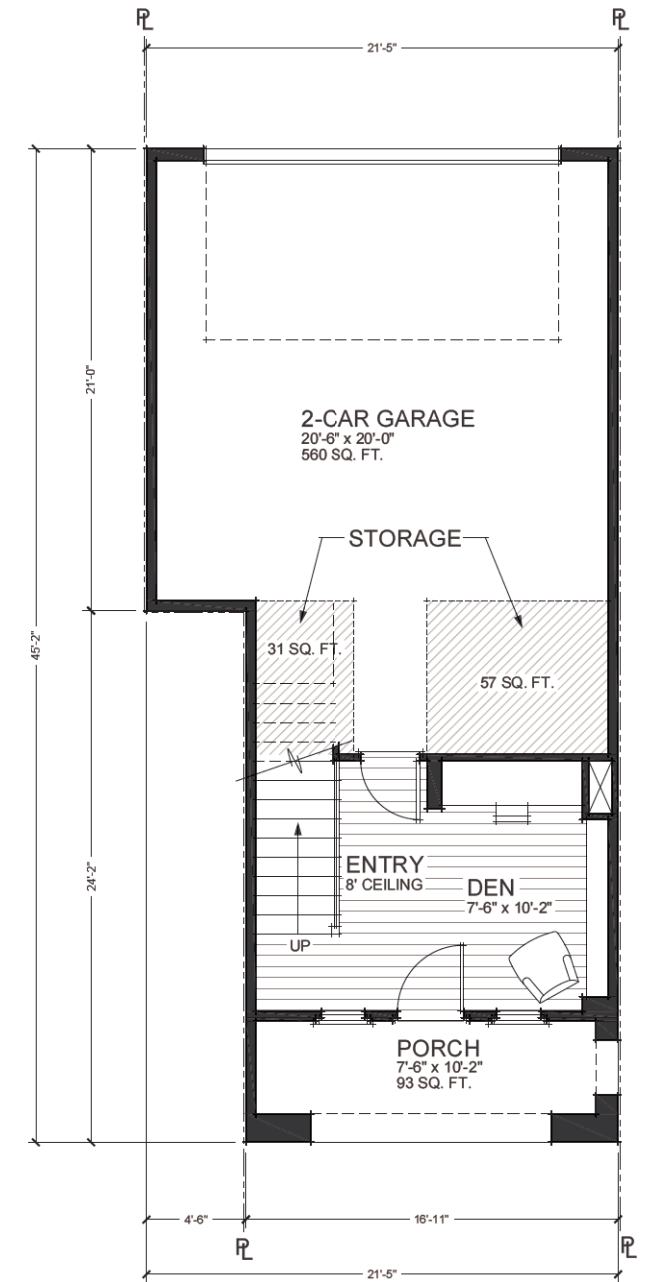
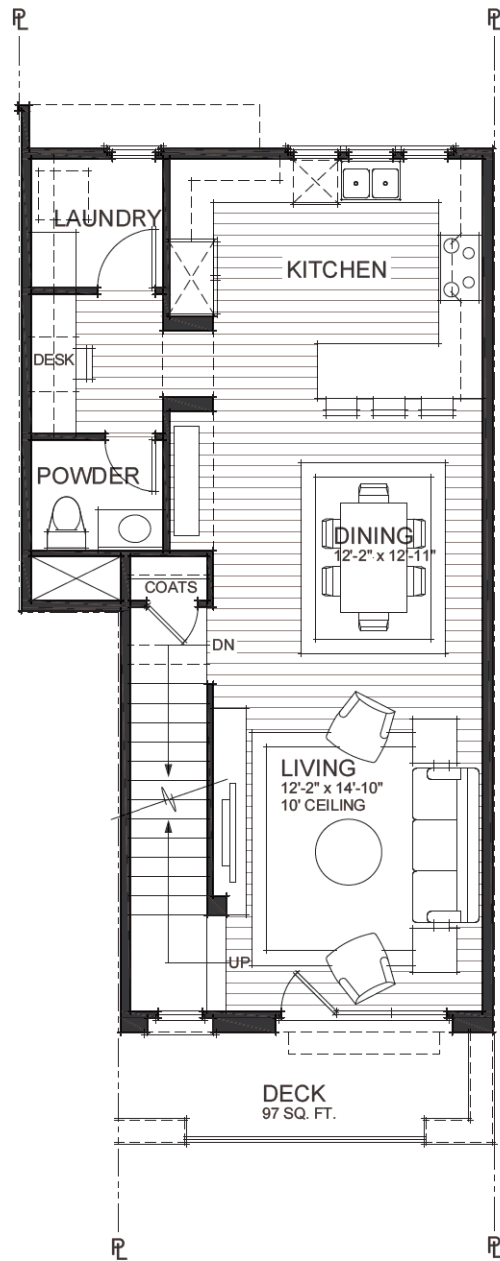
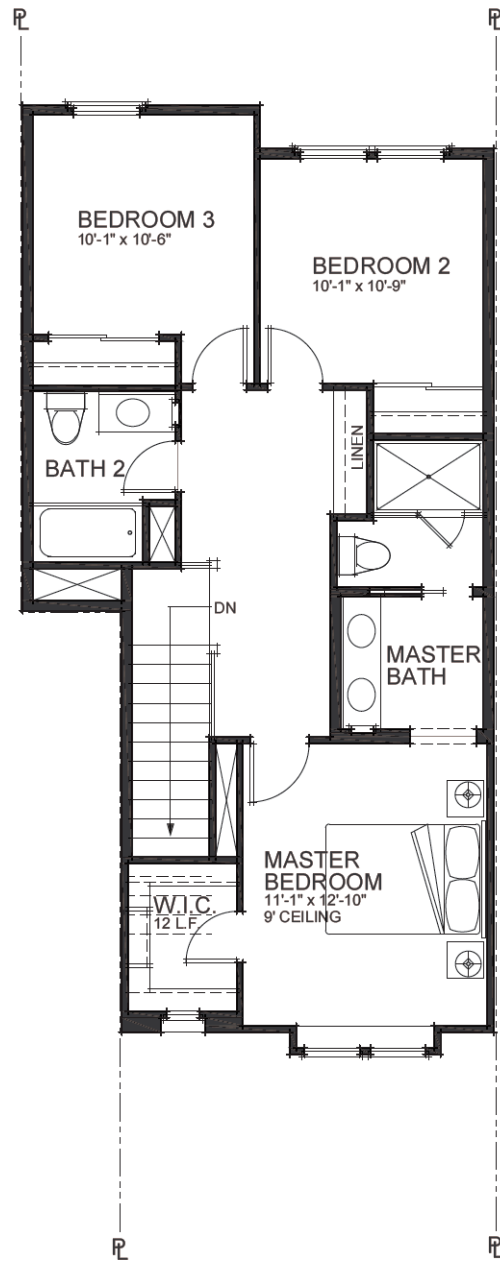
FAIRCHILD DRIVE IN MOUNTAIN VIEW, CA
BY DIVIDEND HOMES



UNIT 1 FLOOR PLANS

JOB NO. 297.053
DATE 10-28-13

A1.02



UNIT 4 FLOOR PLAN AREA

FIRST FLOOR:	205 SF	GARAGE:	560 SF
SECOND FLOOR:	751 SF	STORAGE INCLUDED:	704 CU. FT.
THIRD FLOOR:	725 SF	(164 CU. FT. PRIVATE STORAGE REQ.)	
TOTAL LIVING:	1,681 SF	PORCH:	93 SF
		DECK:	97 SF
GARAGE + PORCH:	653 SF	TOTAL OPEN SPACE	190 SF
FLOOR AREA:	2,334 SF		

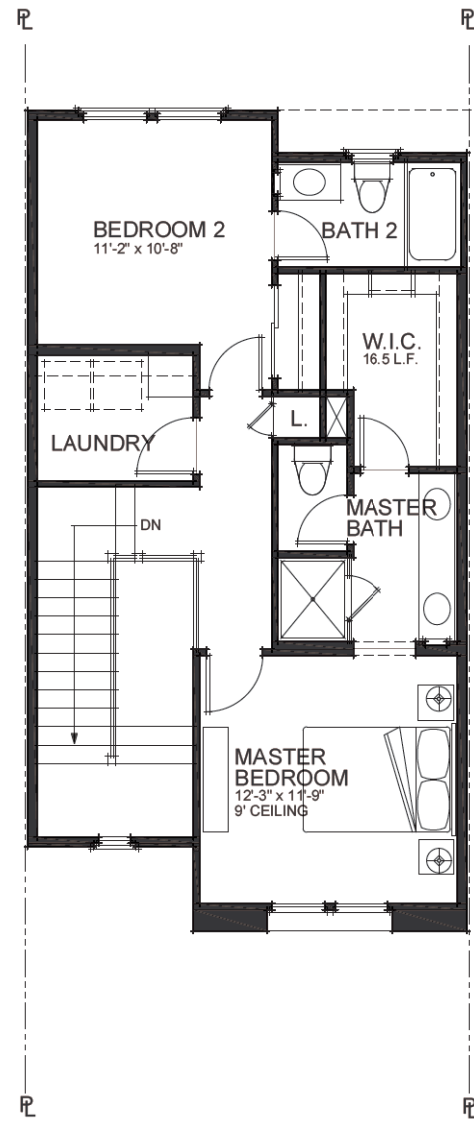
FAIRCHILD DRIVE IN MOUNTAIN VIEW, CA
 BY DIVIDEND HOMES



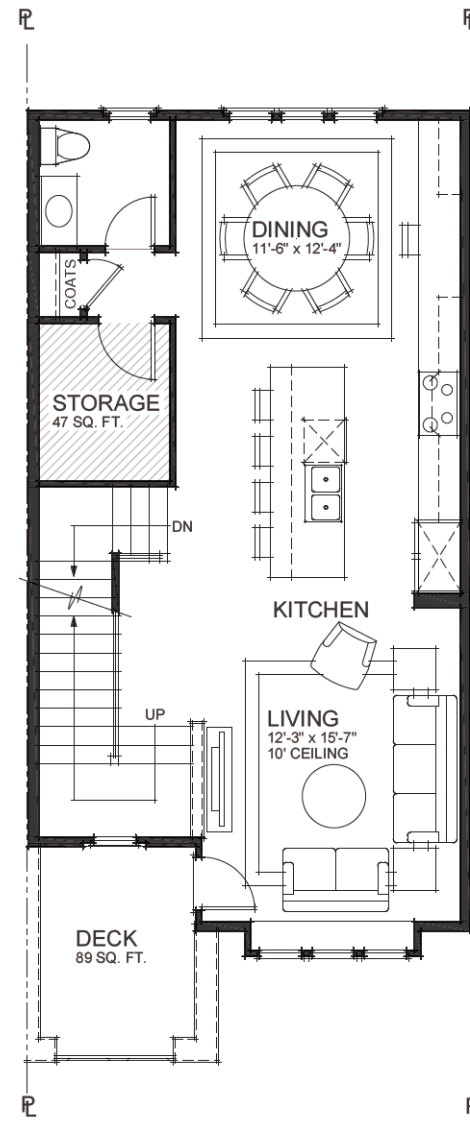
UNIT 4 FLOOR PLANS

JOB NO. 297.053
 DATE 10-28-13

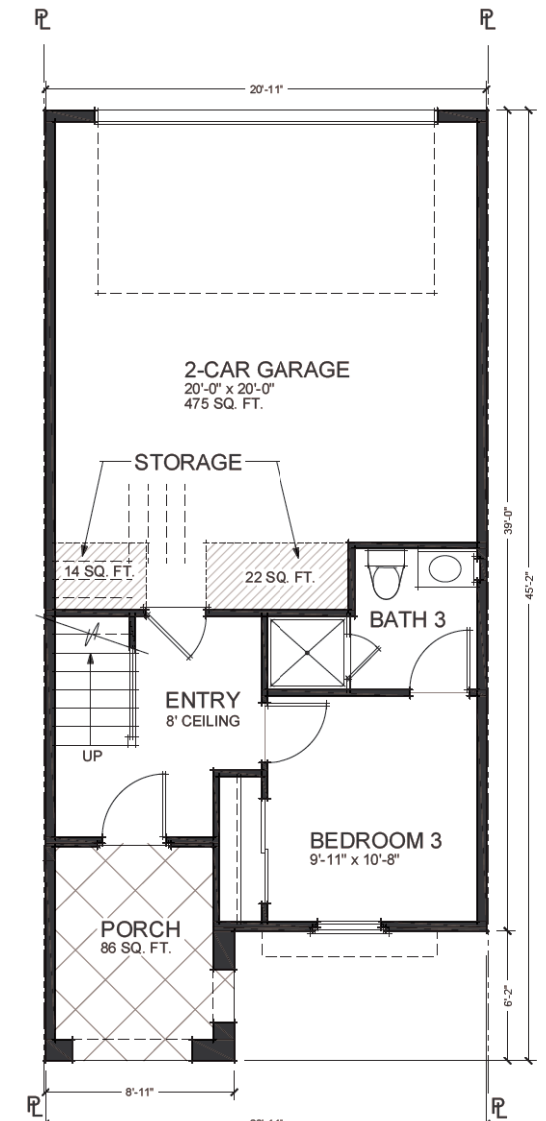
A1.05



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN (ACCESSIBLE)



UNIT 5 FLOOR PLAN AREA

FIRST FLOOR:	308 SF	GARAGE:	475 SF
SECOND FLOOR:	777 SF	STORAGE INCLUDED:	758 CU. FT.
THIRD FLOOR:	624 SF	(164 CU. FT. PRIVATE STORAGE REQ.)	
TOTAL LIVING:	1,709 SF	PORCH:	86 SF
GARAGE + PORCH:	561 SF	DECK:	89 SF
FLOOR AREA:	2,270 SF	TOTAL OPEN SPACE	175 SF

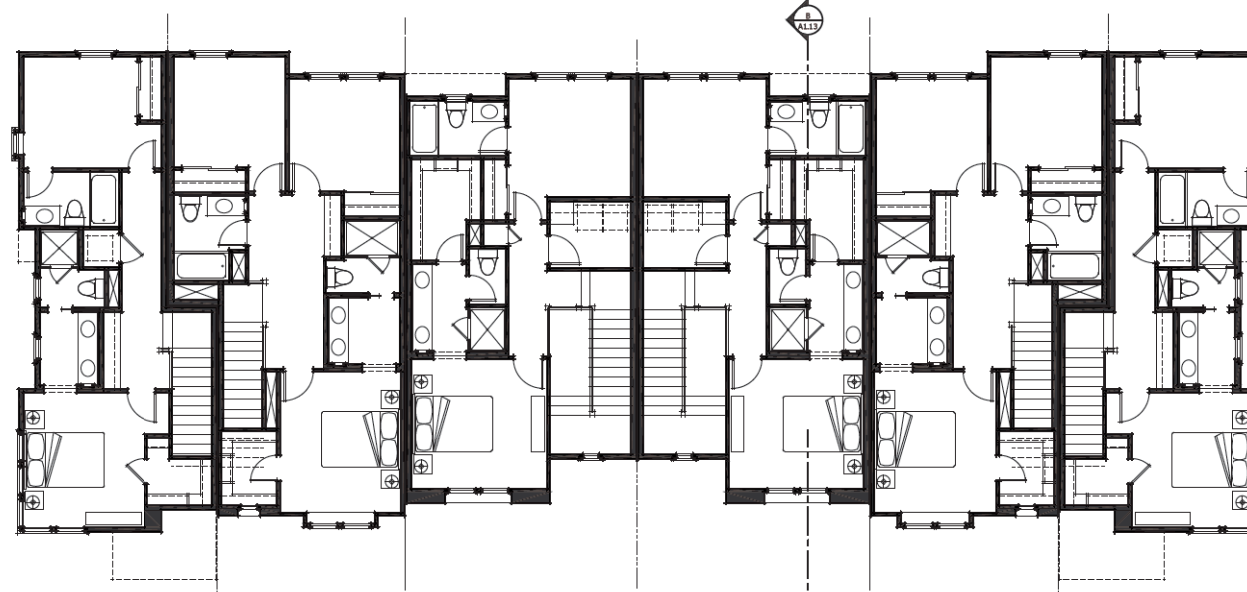
FAIRCHILD DRIVE IN MOUNTAIN VIEW, CA
BY DIVIDEND HOMES



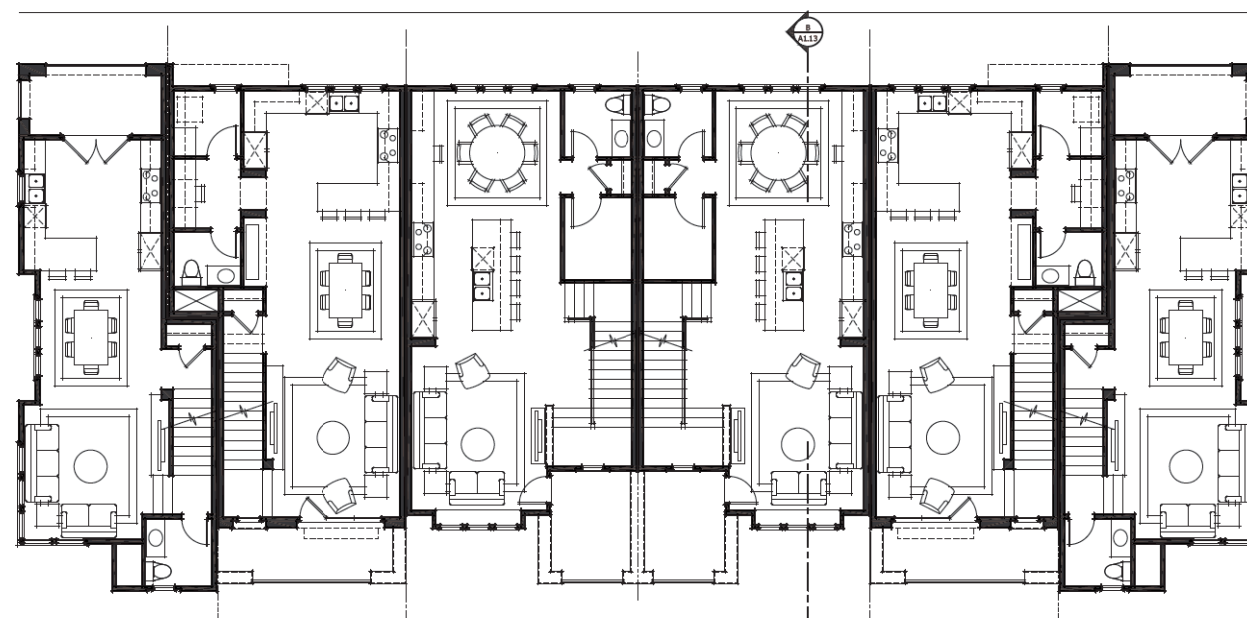
UNIT 5 FLOOR PLANS

JOB NO. 297.053
DATE 10-28-13

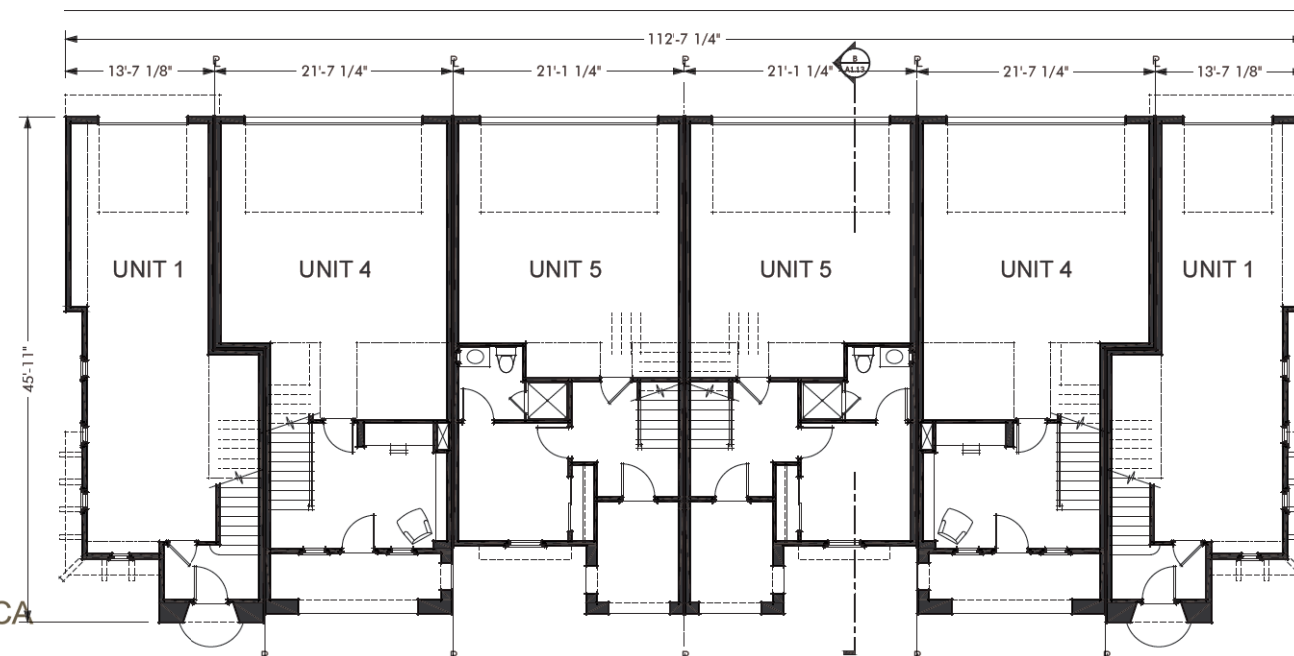
A1.06



THIRD FLOOR BUILDING PLAN



SECOND FLOOR BUILDING PLAN



FIRST FLOOR BUILDING PLAN

UNIT AREA CALCULATIONS

UNIT 1 FLOOR PLAN AREA

FIRST FLOOR:	99 SF	GARAGE:	532 SF
SECOND FLOOR:	606 SF	STORAGE INCLUDED:	656 CU. FT.
THIRD FLOOR:	590 SF	(164 CU. FT. PRIVATE STORAGE REQ.)	
TOTAL LIVING:	1,295 SF	DECK:	86 SF
GARAGE + DECK:	618 SF	TOTAL OPEN SPACE	86 SF
FLOOR AREA:	1,913 SF		

UNIT 4 FLOOR PLAN AREA

FIRST FLOOR:	205 SF	GARAGE:	560 SF
SECOND FLOOR:	751 SF	STORAGE INCLUDED:	704 CU. FT.
THIRD FLOOR:	725 SF	(164 CU. FT. PRIVATE STORAGE REQ.)	
TOTAL LIVING:	1,681 SF	PORCH:	93 SF
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FLOOR AREA:	2,334 SF	TOTAL OPEN SPACE	190 SF

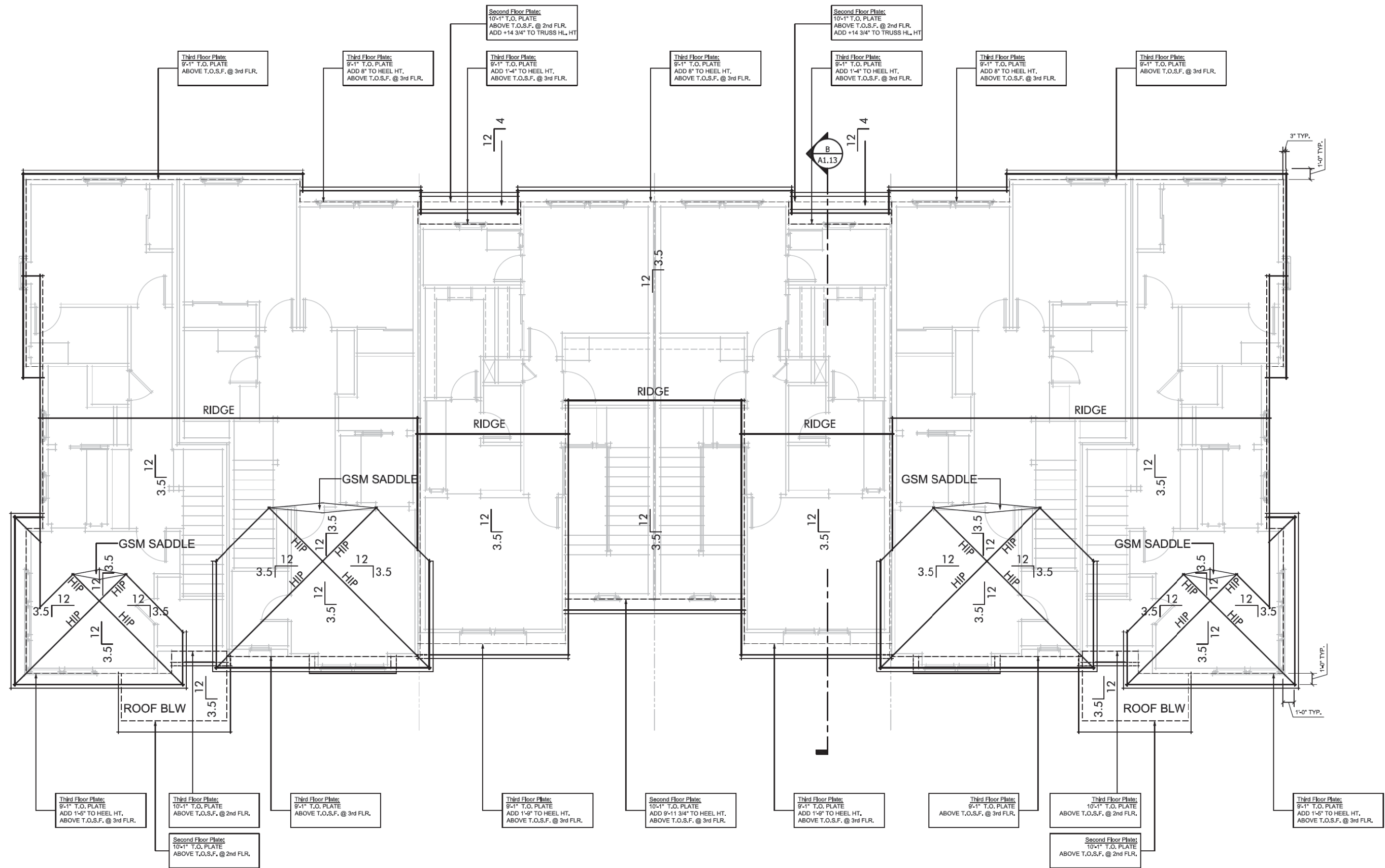
UNIT 5 FLOOR PLAN AREA

FIRST FLOOR:	308 SF	GARAGE:	475 SF
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GARAGE + PORCH:	561 SF	DECK:	89 SF
FLOOR AREA:	2,270 SF	TOTAL OPEN SPACE	175 SF

BUILDINGS 1, 2, & 3 - FLOOR PLANS



JOB NO. 297.053
DATE 10-28-13



FAIRCHILD DRIVE IN MOUNTAIN VIEW, CA
 BY DIVIDEND HOMES



BUILDINGS 1, 2, & 3 -
 ROOF PLAN

JOB NO. 297.053
 DATE 10-28-13

A1.08



- CONCRETE 'S' TILE ROOFING
- DEEP RECESS AT WOOD WINDOW
- WROUGHT IRON WINDOW DECORATION
- STUCCO FINISH
- WOOD BAY WINDOW
- BRICK TRIM
- WROUGHT IRON GUARDRAIL
- DECORATIVE WROUGHT IRON AT WINDOW
- DECORATIVE TILE SURROUND AT WOOD FRONT DOOR

UNIT 1 UNIT 4 UNIT 5 UNIT 5 UNIT 4 UNIT 1



- WOOD SHUTTERS
- DECORATIVE PRECAST MEDALLION
- SHAPED FOAM ACCENT SILL
- WOOD PANEL
- WROUGHT IRON POT RING
- WROUGHT IRON GUARDRAIL
- SHAPED WOOD CORBEL
- WROUGHT IRON WINDOW DECORATION
- SECTIONAL WOOD GARAGE DOOR

- 37'-8" T.O.SLAB @ 1st FLR.
- 9'-1" T.O.P. ABV. T.O.SF. @ 3rd FLR.
- 10'-1" T.O.P. ABV. T.O.SF. @ 2nd FLR.
- 8'-1" T.O.P. ABV. T.O.SLAB @ 1st FLR.

UNIT 1 UNIT 1 UNIT 4 UNIT 5 UNIT 5 UNIT 4 UNIT 1 UNIT 1

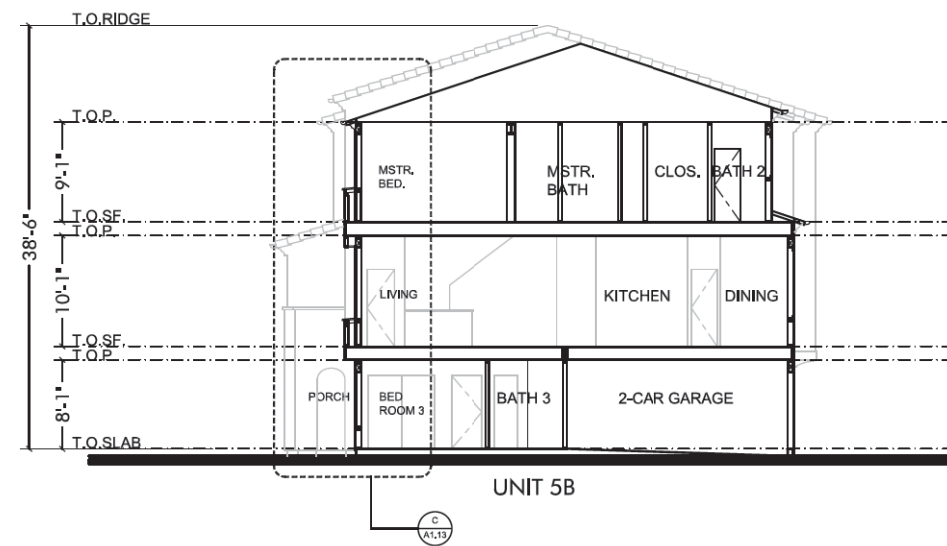
FAIRCHILD DRIVE IN MOUNTAIN VIEW, CA
BY DIVIDEND HOMES



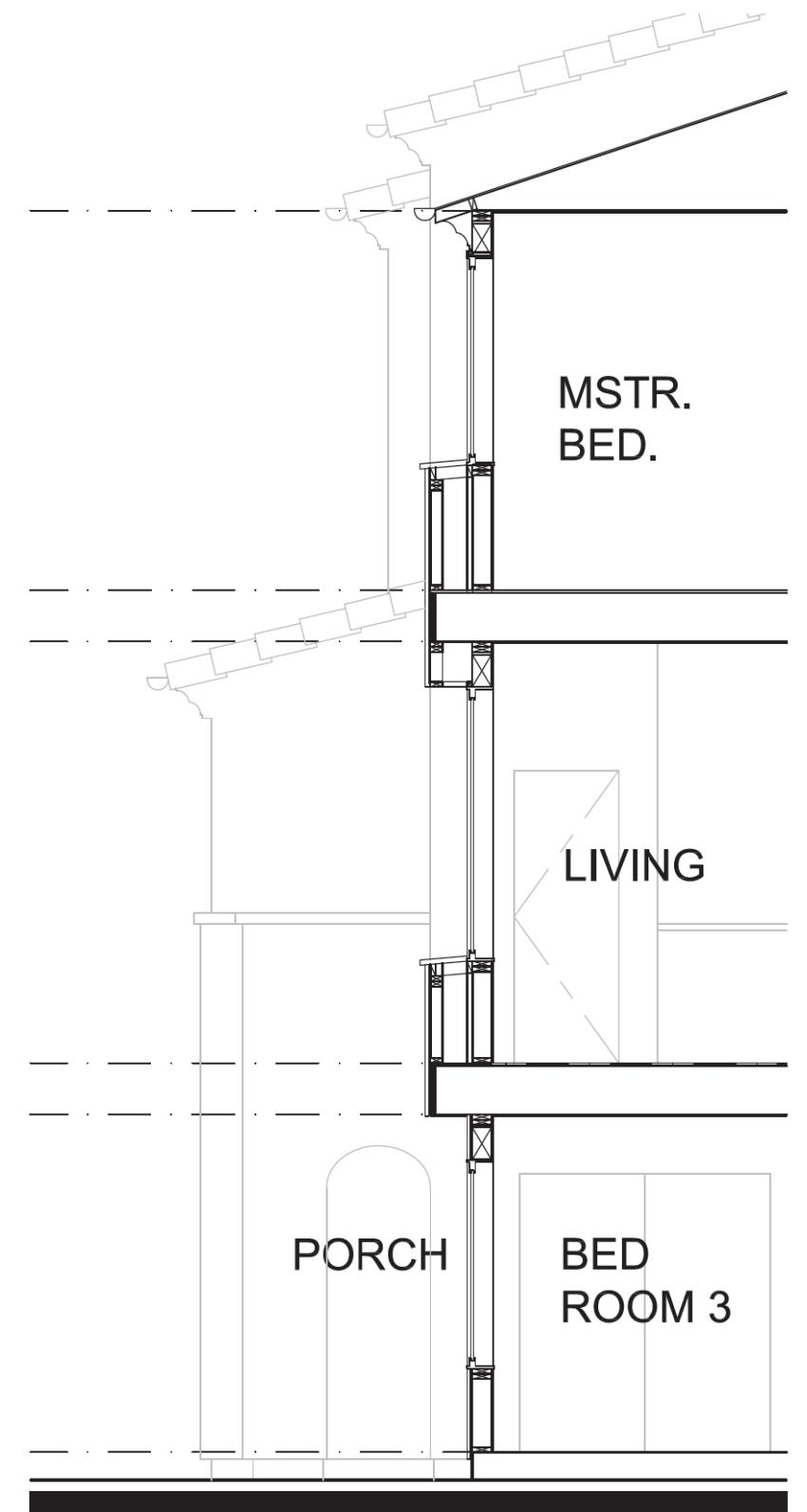
BUILDINGS 1, 2, & 3 - ELEVATIONS

JOB NO. 297.053
DATE 10-28-13

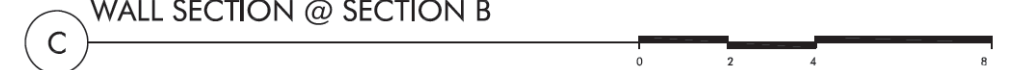
A1.09



BUILDING 1 - SECTION B



WALL SECTION @ SECTION B



FAIRCHILD DRIVE IN MOUNTAIN VIEW, CA
 BY DIVIDEND HOMES



BUILDING SECTIONS

JOB NO. 297.053
 DATE 10-28-13

A1.13



CONTEXTUAL STREETSCAPE FROM FAIRCHILD DRIVE



CONTEXTUAL STREETSCAPE FROM TYRELLA DRIVE



CONTEXTUAL STREETSCAPE FROM EVANDALE AVENUE

FAIRCHILD DRIVE IN MOUNTAIN VIEW, CA
 BY DIVIDEND HOMES



CONTEXTUAL
 STREETSCAPES

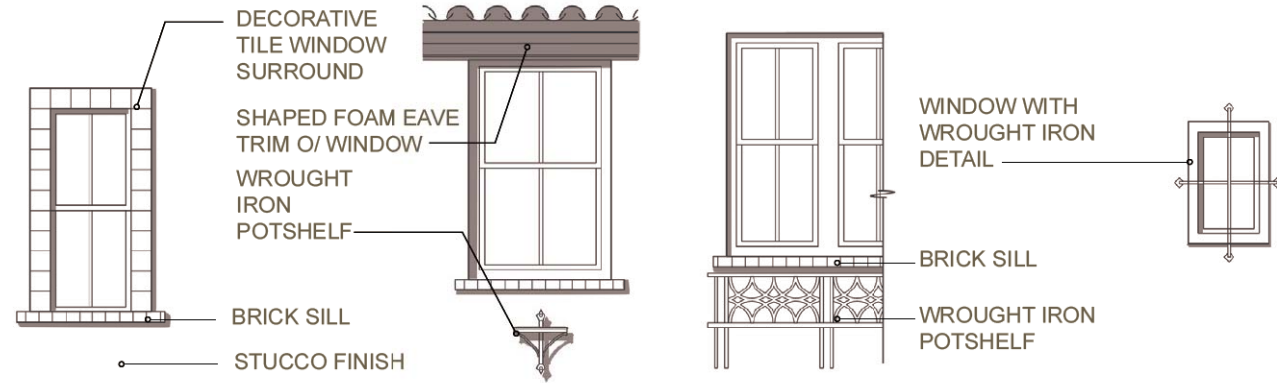
JOB NO. 297.053
 DATE 10-28-13

STYLES of LIGHTING

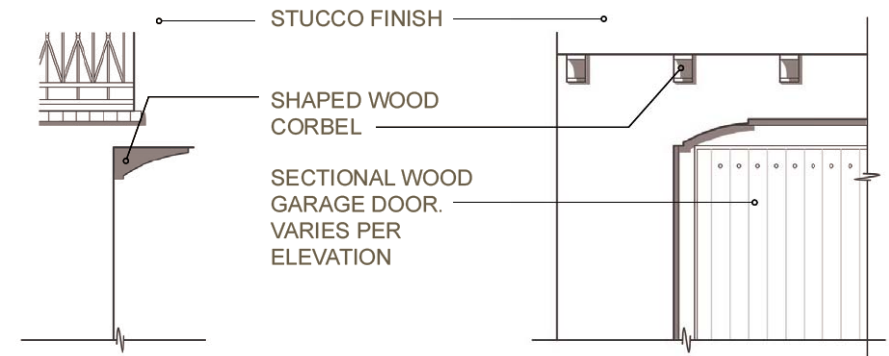
49073BSTFL - Atwood - One Light Outdoor Wall Mount
by Kichler Lighting



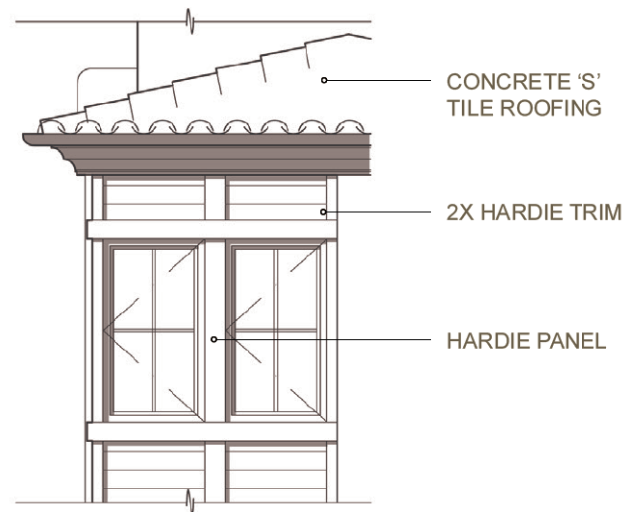
- Family/Collection: Atwood
- Back Plate Length: 9.60"
- Back Plate Width: 5.80"
- Depth/Extension: 11.00"
- Height: 17.75"
- Height from Center: 5.80"
- Width/Diameter: 10"
- # of Bulbs: 1
- Standard Wattage: 18W
- Bulb Type: Compact Fluorescent
- Bulbs Included: Yes
- Material: Aluminum, Glass
- Weight: 9 lbs.



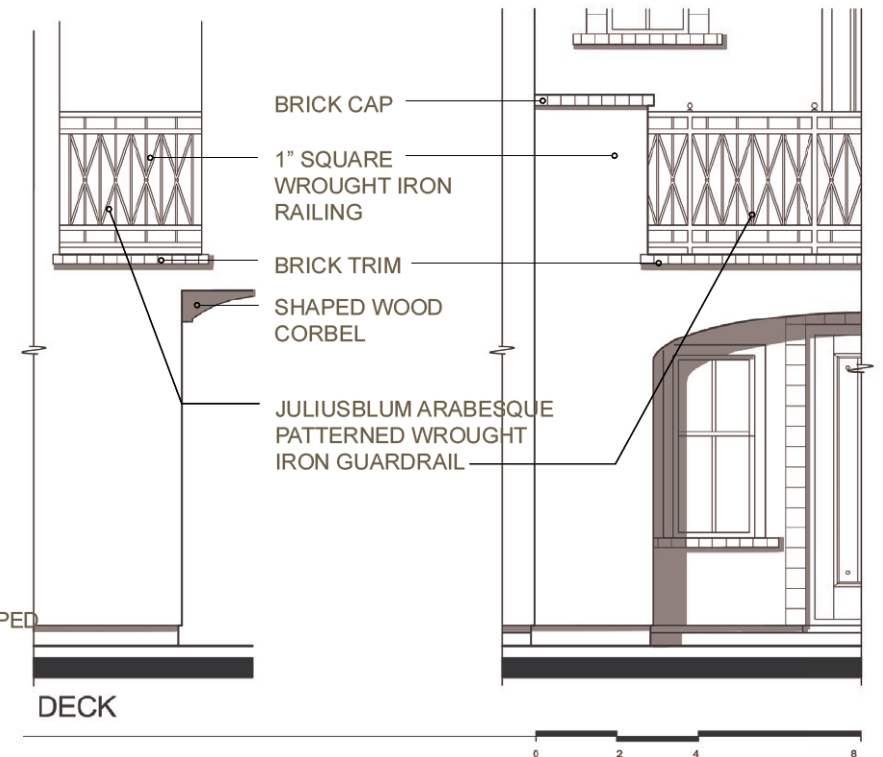
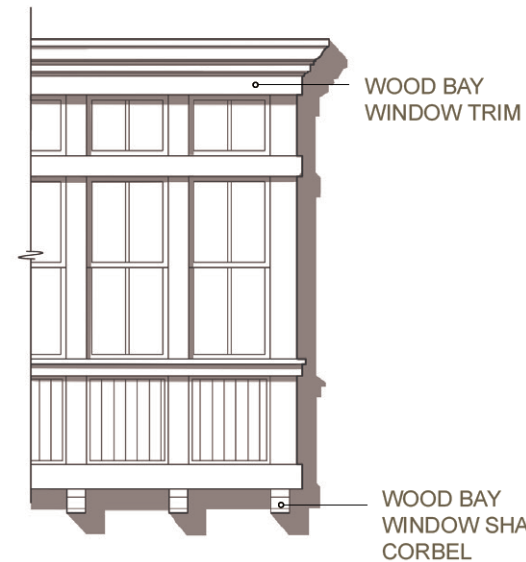
WINDOWS WROUGHT IRON DETAILS & POTSHelfS



DECORATIVE CORBEL @ GARAGE DOOR



BAY WINDOWS & TYPICAL EAVE



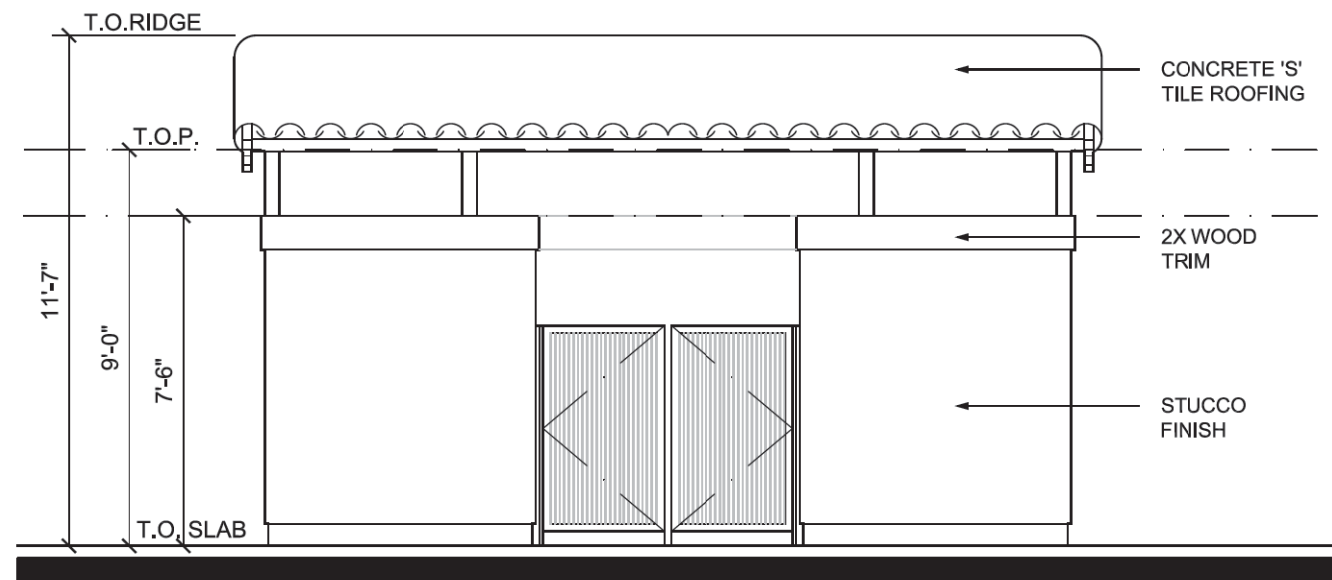
FAIRCHILD DRIVE IN MOUNTAIN VIEW, CA
BY DIVIDEND HOMES



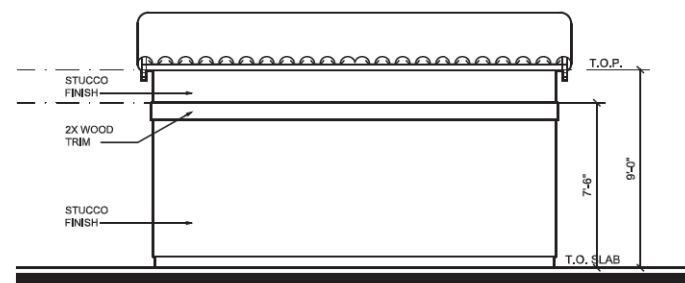
BUILDING DETAILS &
LIGHTING CUT SHEET

JOB NO. 297.053
DATE 10-28-13

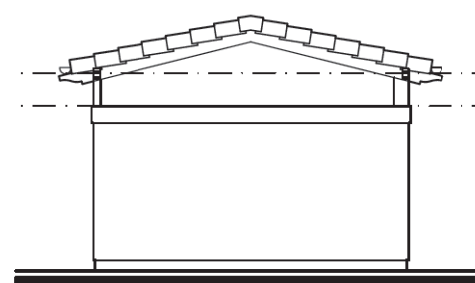
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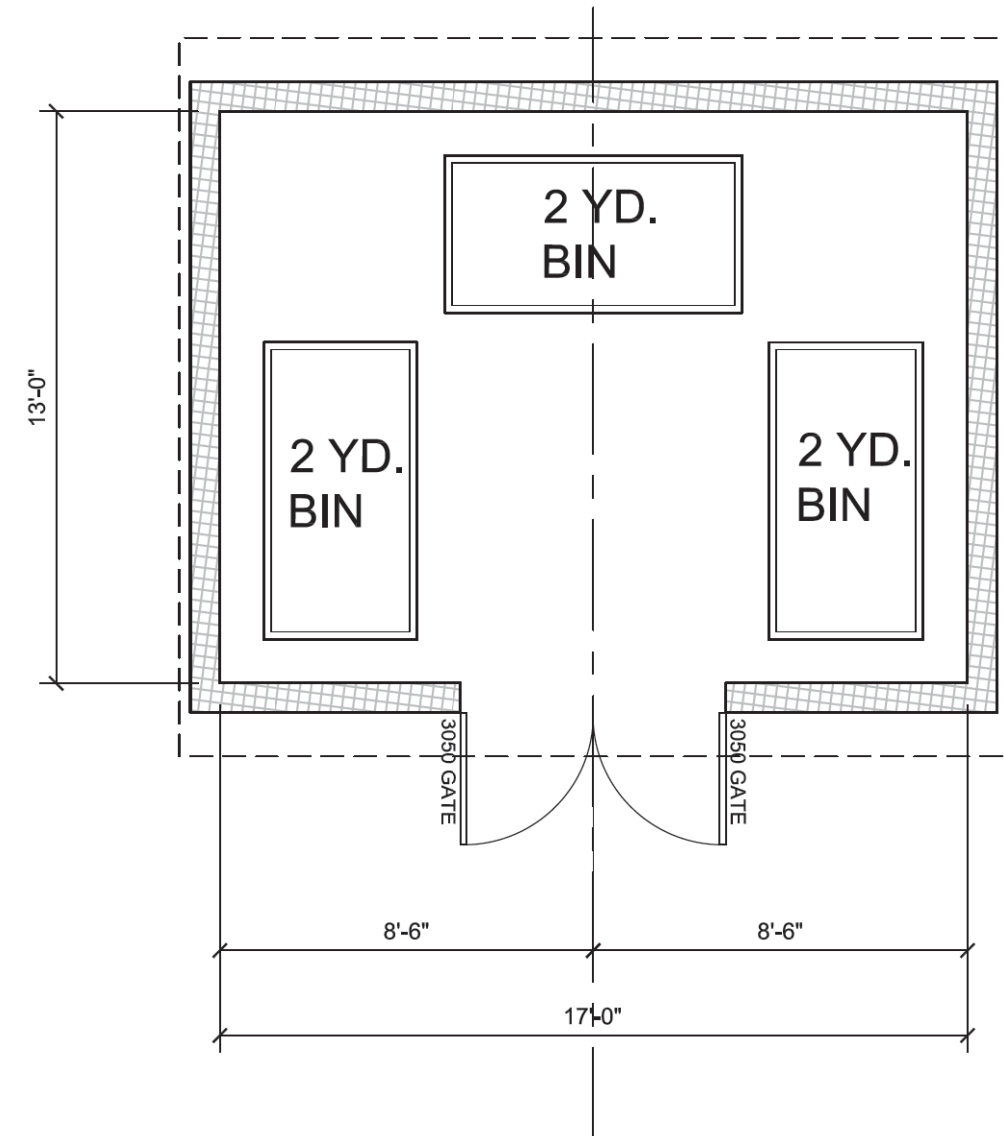
FRONT ELEVATION



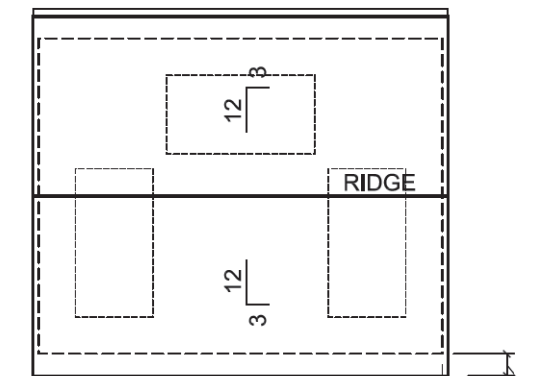
REAR ELEVATION



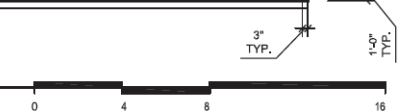
SIDE ELEVATION



FLOOR PLAN



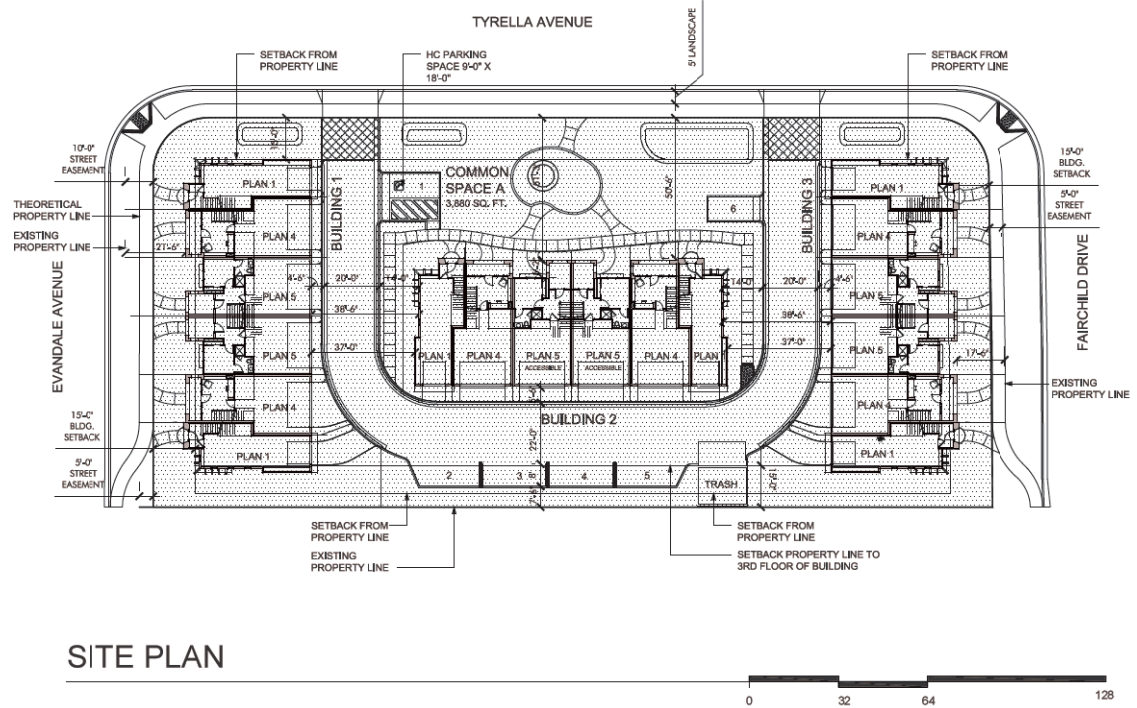
ROOF PLAN



FAIRCHILD DRIVE IN MOUNTAIN VIEW, CA
 BY DIVIDEND HOMES

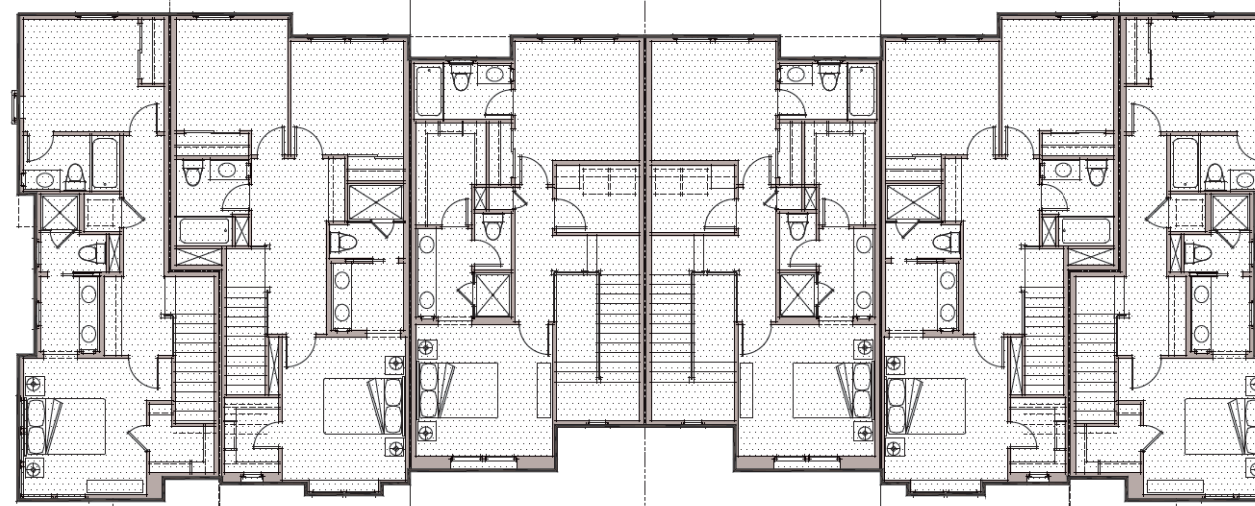


TRASH ENCLOSURE
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 DATE 10-28-13

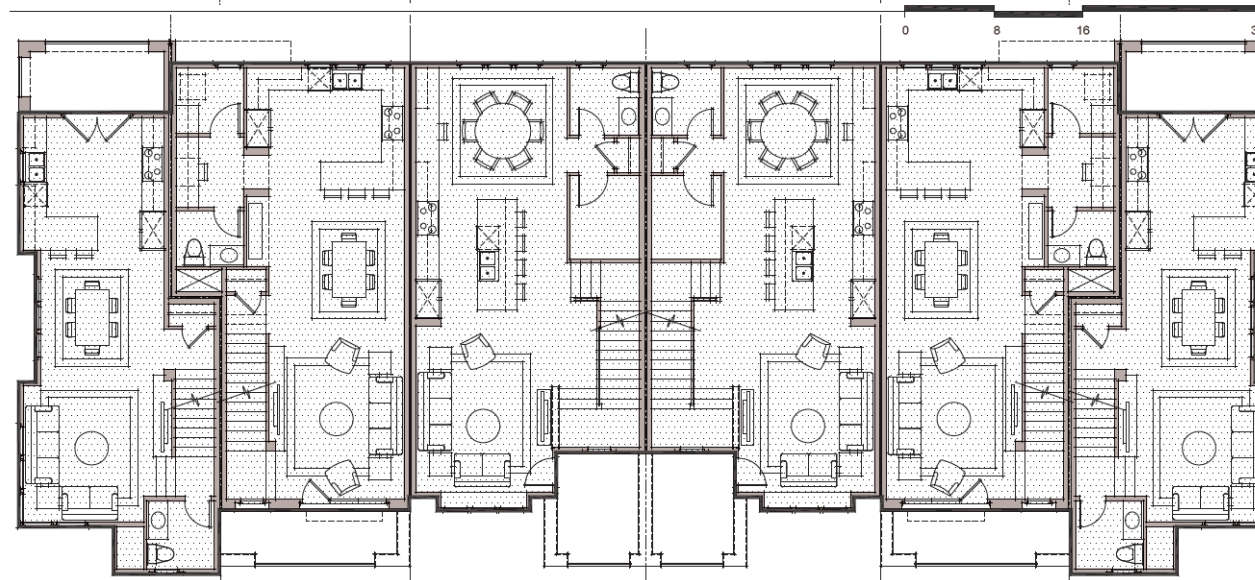


SITE PLAN

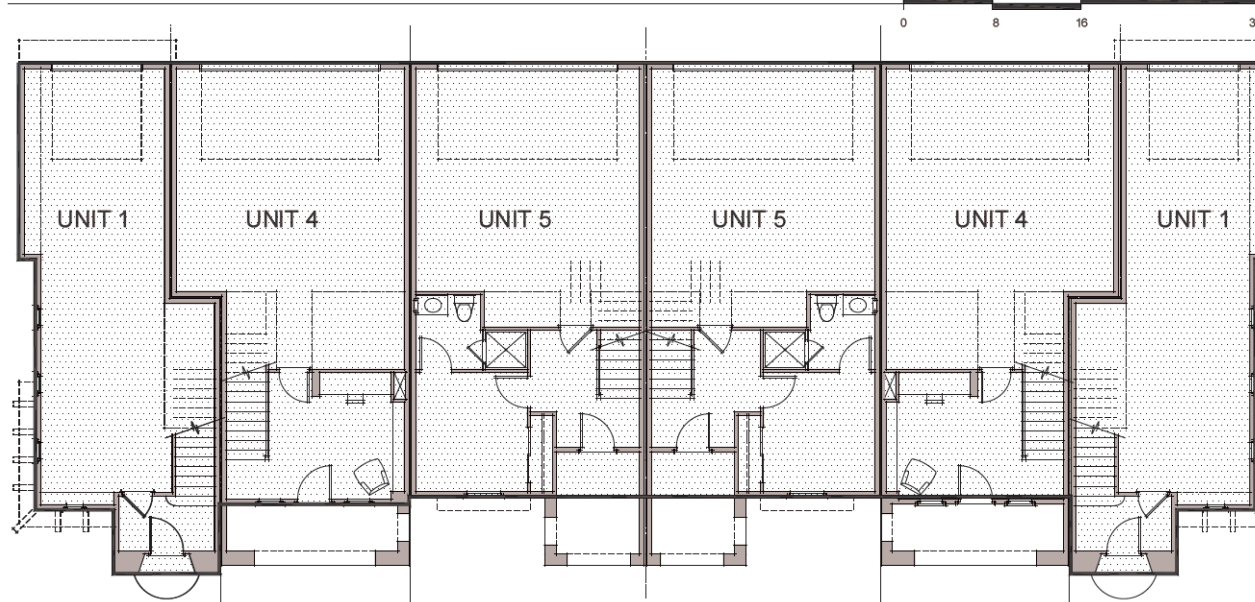
TOTAL NET SITE AREA = 41,947 SQ. FT.



THIRD FLOOR BUILDING PLAN



SECOND FLOOR BUILDING PLAN



FIRST FLOOR BUILDING PLAN

PROJECT DESCRIPTION

R3/U OCCUPANCY
TYPE VB CONSTRUCTION

18 PROPOSED UNITS

PARKING:
36 GARAGE SPACES (2/UNIT)
6 GUEST PARKING (.35/UNIT)
43 TOTAL PARKING

FLOOR AREA SUMMARY:

FIRST FLOOR = 4,375 SQ. FT.
SECOND FLOOR = 4,327 SQ. FT.
THIRD FLOOR = 3,850 SQ. FT.

TOTAL FLOOR AREA = 12,552 SQ. FT.

x3 BLDGS = 37,656 SQ. FT.

(BAY WINDOW DEDUCTION) (- 25 SQ. FT.)

TOTAL BLDG AREA = 37,631 SQ. FT.

TOTAL SITE AREA = 41,947 SQ. FT.

TOTAL FLOOR AREA*
RATIO (37,631 / 41,947) = 0.90

* TOTAL FLOOR AREA INCLUDES ALL ENCLOSED FLOOR AREA: ALL LIVING SPACE + GARAGE + STORAGE + ENCLOSED PORCHES

BUILDING COVERAGE:

UNIT 1 AREA = 632 SQ. FT.
UNIT 4 AREA = 858 SQ. FT.
UNIT 5 AREA = 869 SQ. FT.
+ 38 SF AIR GAP

TOTAL BLDG 1 COVERAGE = 4,797 SQ. FT.

x3 BLDGS = 14,391 SQ. FT.

BLDG COVERAGE RATIO (14,391 / 41,947) = 34.3 %

FLOOR AREA RATIO CALCULATION EXHIBIT

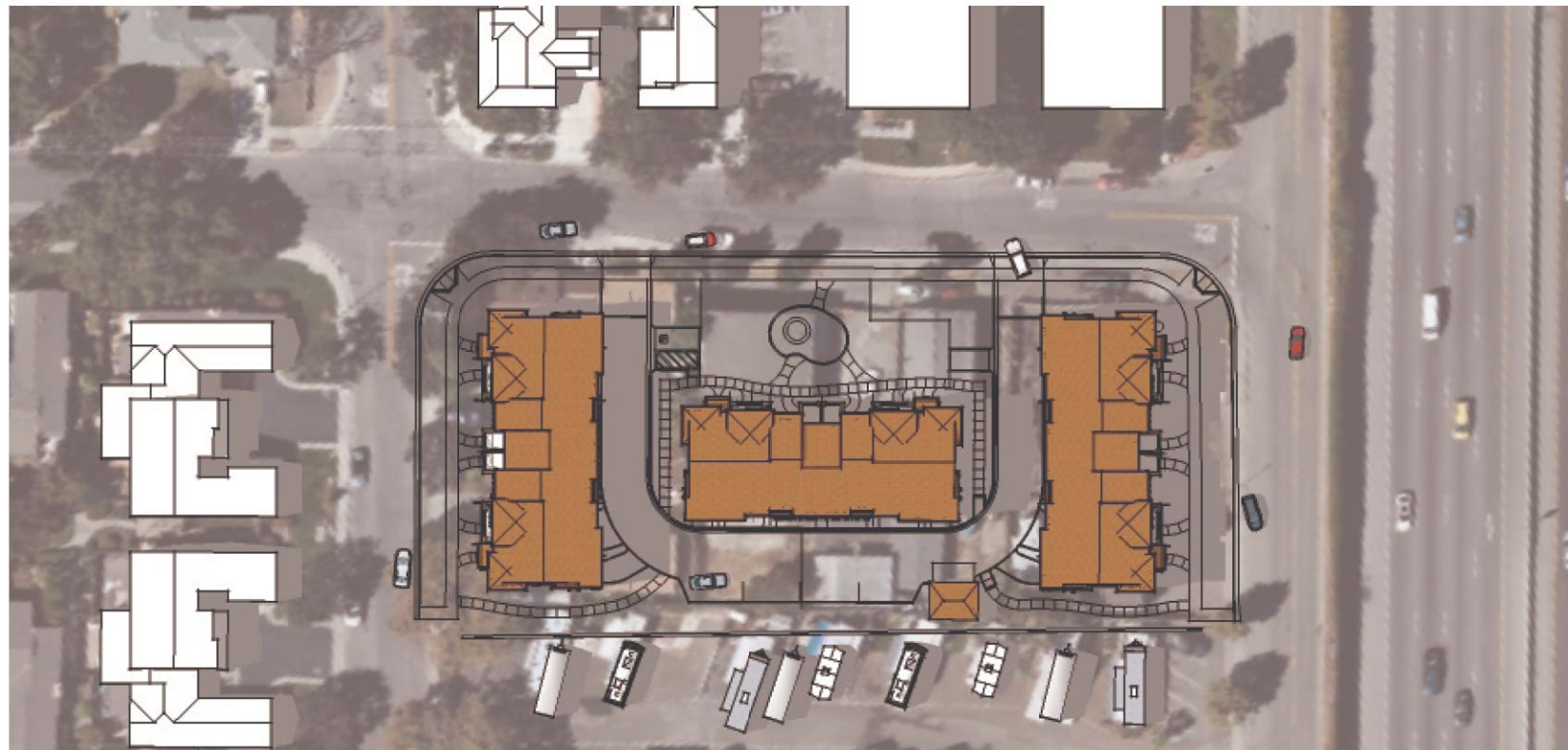
JOB NO. 297.053
DATE 10-28-13

FAIRCHILD DRIVE IN MOUNTAIN VIEW, CA
BY DIVIDEND HOMES





6/21 SUMMER SOLSTICE -
3 PM



6/21 SUMMER SOLSTICE -
9 AM

FAIRCHILD DRIVE IN MOUNTAIN VIEW, CA
BY DIVIDEND HOMES

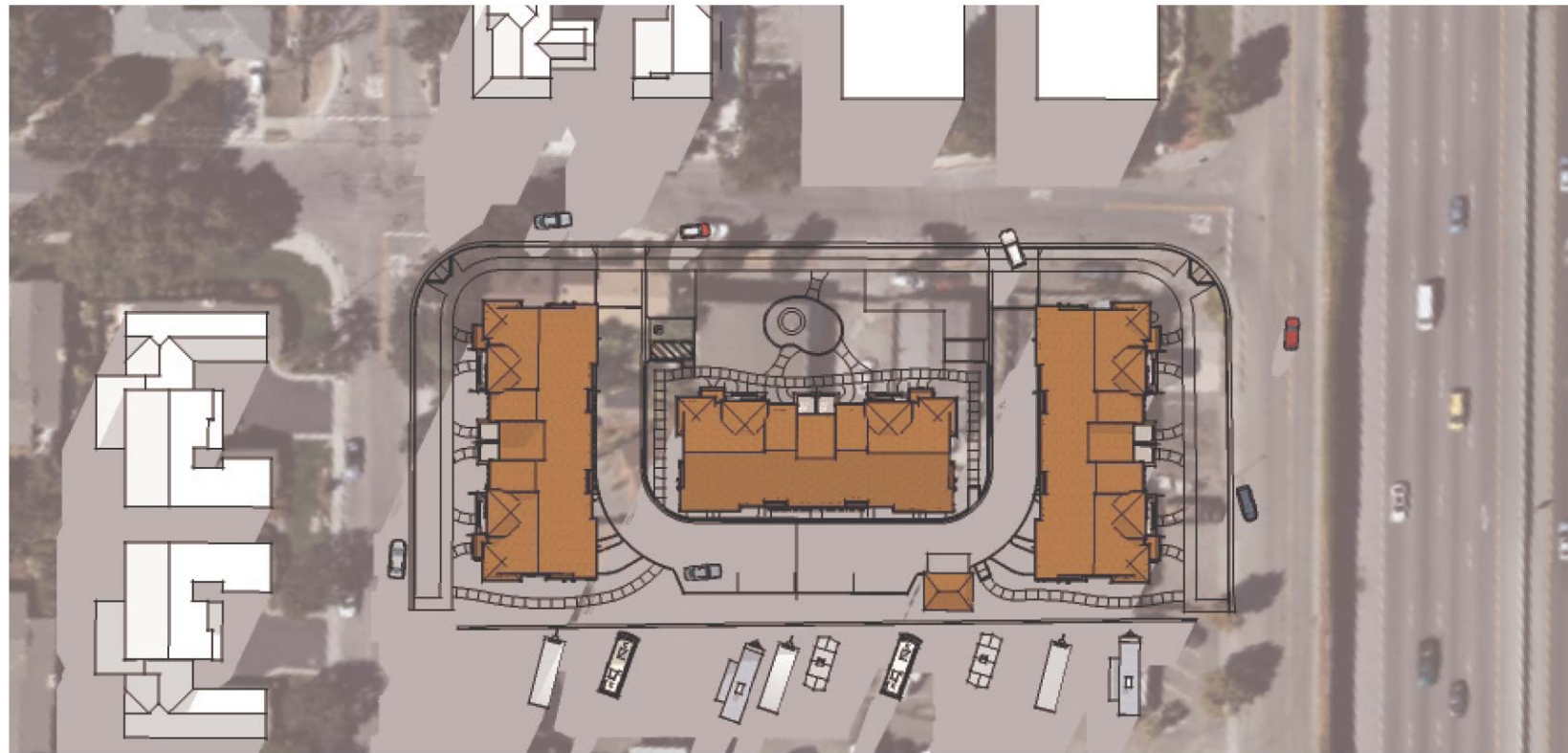


SOLAR STUDY -
SUMMER SOLSTICE

JOB NO. 297.053
DATE 10-28-13



A1.18



12/21 WINTER SOLSTICE -
3 PM



12/12 WINTER SOLSTICE -
9 AM

FAIRCHILD DRIVE IN MOUNTAIN VIEW, CA
BY DIVIDEND HOMES



SOLAR STUDY -
WINTER SOLSTICE

JOB NO. 297.053
DATE 10-28-13



A1.19



FAIRCHILD DRIVE IN MOUNTAIN VIEW, CA
BY DIVIDEND HOMES



SITE AERIAL
PERSPECTIVE
JOB NO. 297.053
DATE 10-28-13

A1.20



FAIRCHILD DRIVE IN MOUNTAIN VIEW, CA
BY DIVIDEND HOMES



STREET PERSPECTIVE

JOB NO. 297.053
DATE 10-28-13

A1.21



FAIRCHILD DRIVE IN MOUNTAIN VIEW, CA
BY DIVIDEND HOMES



STREET PERSPECTIVE

JOB NO. 297.053
DATE 10-28-13

A1.22



FAIRCHILD DRIVE IN MOUNTAIN VIEW, CA
BY DIVIDEND HOMES



STREET PERSPECTIVE

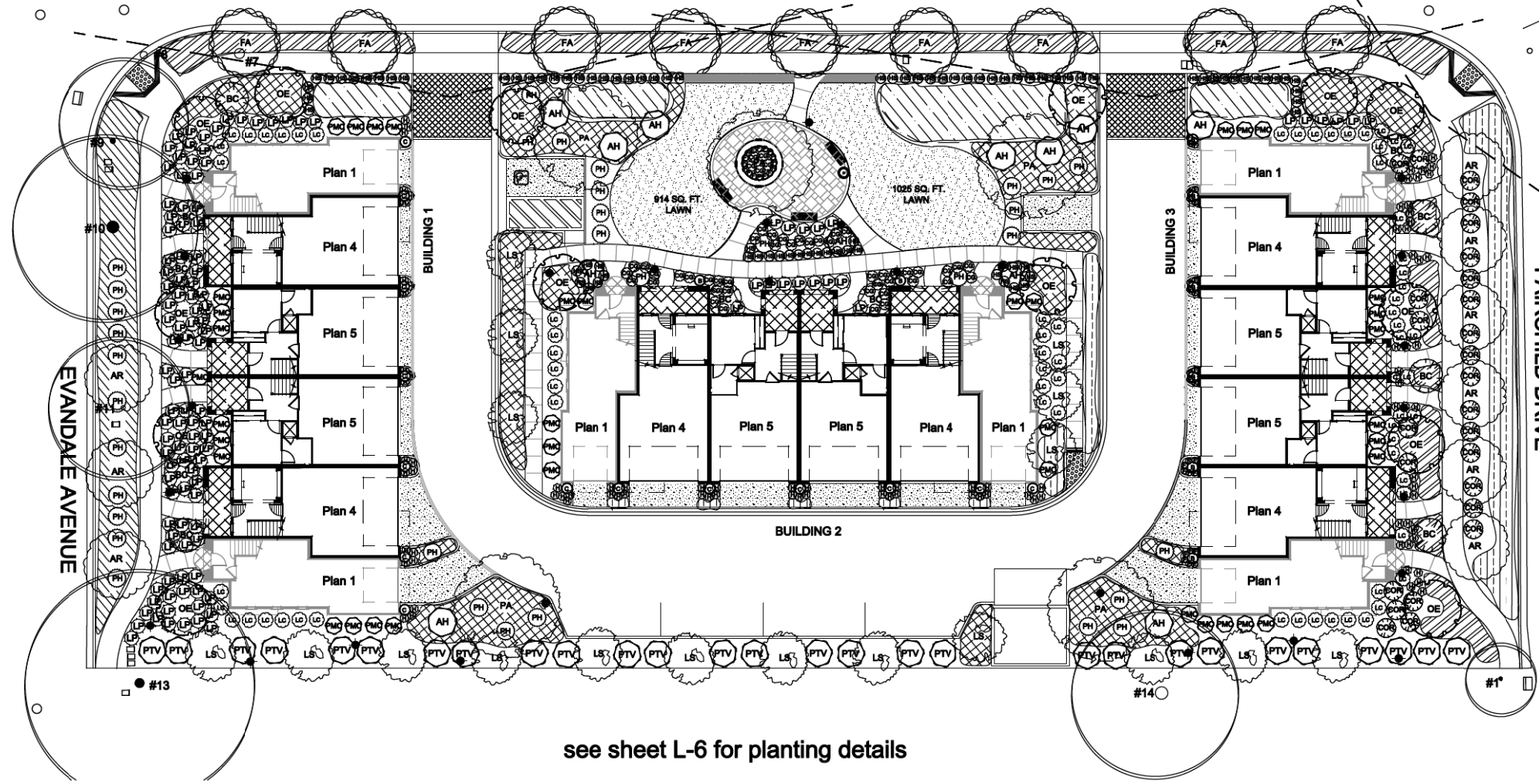
JOB NO. 297.053
DATE 10-28-13

A1.23

TYRELLA AVENUE

Triangle of Safety has been designed for a speed limit of 35 mph. New trees selected for these areas shall have a canopy height of 7' off the finish grade. New shrubs and ground covers selected for these areas shall not exceed 7' in height. All trees and shrubs planted within the right-of-way shall be maintained to provide clear vision for vehicles and pedestrians at the intersection of the access streets and Rock Street. Tree canopies shall be no lower than 7' from the finish grade. Shrubs or ground cover height shall not exceed 7' in height from finish grade.

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Planting Notes

1. All existing trees, shrubs and ground covers to remain shall be protected. Any damage caused by Contractor's work shall be repaired or replaced at the Contractor's expense and be approved by the Landscape Architect.
2. All planting areas shall receive 50 lbs "Sustane 5-2-4 + Fe" (or equal organic slow release fertilizer) soil fertilizer per 2500 square feet to be thoroughly incorporated into the top 6 inches of soil.
 Call Sustane - Natural Fertilizer of America, Inc. 1-800-325-9245 for Distribution/Product Information. Or visit www.sustane.com
3. After amending soil, grade all areas smooth with no localized depressions exceeding .5 inch. All areas shall surface drain with 1.5 percent minimum slope away from all buildings, paving or other structures.
4. Quantities are for aiding in bidding only. Contractor shall verify all quantities.
5. Contractor shall lay out plant material as per plan and receive approval from Landscape Architect prior to installation.
6. No plants shall be planted with root balls or new pits in a dry condition.
7. Plant all plants as per planting details in square pits with sides and bottoms thoroughly scarified. Do not amend backfill mix beyond initial topsoil amending unless noted.
8. All newly planted material shall be watered by deep soaking within 3 hours of planting.
9. All planting areas shall receive 3 inches of mini-bark top dressing (mulch).
10. Contractor shall be responsible for irrigating all new plant material until the entire project as been approved and accepted by Owner.
11. Thirty days after planting Contractor shall restake and straighten all trees as necessary to be approved by Landscape Architect.

see sheet L-6 for planting details

PLANT LEGEND

Alias	Scientific Name	Common Name	Planting Size	Quantity	Water Use Requirements *
TREES					
AR	Acer rubrum 'Red Sunset'	Red Sunset Maple	24"-Box	9	Moderate
FA	Fraxinus americana 'Autumn Purple'	White Ash	24"-Box	9	Moderate
LS	Laurus 'Saratoga'	Hybrid Laurel	24"-Box	18	Low
OE	Olea europea 'Swan Hill'	Fruitless Olive Tree	24"-Box	14	Low
PA	Platanus x acerifolia 'Columbia'	Columbia Sycamore	36"-Box	5	Moderate
SHRUBS & PERENNIALS					
AH	Alyogyne huegelii 'Santa Cruz'	Blue Hibiscus	15-Gal	12	Low
BC	Brugmansia candida	Angel's Trumpet	15-Gal	11	Moderate
CG	Coleonema pulchrum 'Sunset Gold'	Gold Breathe of Heaven	5-Gal	49	Moderate
COR	Correa 'Ivory Bells'	Australian Fuchsia	5-Gal	26	Low
CD	Cotoneaster 'Lowfast'	Cotoneaster	5-Gal	62	Low
H	Heuchera sanguinea	Coral Bells	1-Gal	96	Moderate
LP	Lavandula intermedia 'Provence'	Provence Lavender	5-Gal	122	Low
LC	Loropetalum chinense 'Rubrum'	Purple Loropetalum	5-Gal	70	Low
PMC	Pittosporum tenuifolium 'Marjorie Channon'	Variegated Dwarf Pittosporum	5-Gal	38	Moderate
PTV	Pittosporum tobira 'Variegata'	Variegated Tobira	15-Gal	27	Low
GRASSES					
F	Festuca 'Siskiyou Blue'	Blue Fescue	1-Gal	43	Low
HS	Helictotrichon sempervirens	Blue Oat Grass	1-Gal	87	Low
PH	Phormium 'Amazing Red'	Dwarf Red New Zealand Flax	5-Gal	34	Low
VINES					
B	Bougainvillea 'San Diego Red'	Bougainvillea	15-Gal	9	Low
C	Clytostoma callistegiodes	Lavender Trumpet Vine	15-Gal	15	Moderate

* Water use requirements based on WUCOLS III

GROUND COVER LEGEND

Symbol	Scientific Name	Common Name	Planting Size	Spacing	Water Use Requirements *
[Symbol]	Dwarf Fescue	Fescue Blend Lawn	sod	1939 sq. ft.	High
[Symbol]	Carex barberae Juncus patens	Santa Barbara Sedge California Gray Rush	plugs Flats	30" o. c. 30" o. c.	Moderate Moderate
[Symbol]	Rosa 'White Carpet'	White Ground Cover Rose	1-Gal	42" O.C.	Moderate
[Symbol]	Abelia x grandiflora 'Prostrata'	Low Growing Abelia	1-Gal	4' O.C.	Moderate
[Symbol]	Arctostaphylos 'Pacific Mist'	Low Growing Manzanita	1-Gal	5' O.C.	Low
[Symbol]	Rosmarinus officinalis 'Huntington Carpet'	Low Growing Rosemary	1-Gal	6' O.C.	Low
[Symbol]	Cotoneaster dameri 'Lowfast'	Low Growing Cotoneaster	1-Gal	6' O.C.	Low

* Water use requirements based on WUCOLS III

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FAIRCHILD AVENUE
 DIVIDEND HOMES
 MOUNTAIN VIEW, CALIFORNIA



DATE	PURPOSE	BY
11.7.12	first issue review	MAA
6.13.13	drc submittal	MAA
9.9.13	drc resubmittal	MAA
10.28.13	drc comment resubmittal	MAA

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 1/16" = 1' - 0"

sheet title:
 landscape
 concept

sheet number:
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PLANT EXAMPLES

Trees



Columbia Sycamore - *Platanus x acerifolia* 'Columbia'



White Ash- *Fraxinus americana* 'Autumn Purple'



Red Sunset Maple - *Acer rubrum* 'Red Sunset'



Saratoga Laurel - *Laurus* 'Saratoga'



Fruitless Olive - *Olea europaea* 'Swan Hill'

Shrubs and Perennials



Blue Hibiscus - *Alyogyne huegelli* 'Santa Cruz'



Angel's Trumpet - *Brugmansia* 'Charles Grimaldi'



Coral Bells - *Heuchera sanguinea*



White Groundcover Rose - *Rosa* 'Flower Carpet White'



Low Fast Cotoneaster - *Cotoneaster* 'Lowfast'



Amazing Red Flax - *Phormium* 'Amazing Red'



Lavender Trumpet Vine - *Clytostoma callistegiodes*



Variegated Pittosporum - *Pittosporum* 'Marjorie Channon'



Blue Oat Grass - *Helictotrichon sempervirens*



Provence Lavender - *Lavandula* 'Provence'



Japanese Fringe Flower- *Loropetalum chinense*



Gold Breath of Heaven - *Coleonema pulchrum* 'Gold Sunset'



Bougainvillea 'San Diego Red'



Rosemary- *Rosmarinus officinalis* 'Huntington Carpet'



Australian Fuchsia - *Correa* 'Ivory Bells'



Dwarf Abelia - *Abelia x grandiflora* 'Prostrata'



Manzanita - *Arctostaphylos* 'Pacific Mist'



Santa Barbara Sedge - *Carex barberae*



Variegated Pittosporum - *Pittosporum tobira* 'Variegata'



DATE	PURPOSE	BY
11.7.12	first issue review	MAA
6.13.13	drc submittal	MAA
9.9.13	drc submittal	MAA
10.28.13	drc comment submittal	MAA

scale:
no scale

sheet title:
plant photos

sheet number:
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