

NOT FOR CONSTRUCTION

**PROPOSED EXPRESS CARWASH**  
**2878 OLD MIDDLEFIELD WAY**  
**MOUNTAIN VIEW, CA 94043**

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 ISSUED FOR PLAN CHECK  
 ISSUED FOR PLANNING

NO.	DATE	DESCRIPTION

SITE PLAN  
 PROJECT #: 22-2007  
 DRAWN: EMQ/JM CHECKED: MI  
 SCALE: AS NOTED DATE: 05-18-22

**SD1**  
 SHEET OF

**DRAWING INDEX**

- SD1 SITE PLAN
- I OF I BOUNDARY & TOPOGRAPHIC SURVEY
- SD1-L SITE LIGHTING PHOTOMETRIC
- SD1-VP1 VEHICLE PATH EXHIBIT
- SD1-VP2 VEHICLE PATH EXHIBIT
- SD2 SITE DETAILS
- SD3 NEIGHBORHOOD CONTEXT MAP
- C1 PRELIMINARY GRADING & UTILITY PLAN
- C2 PRELIMINARY OFFSITE PLAN
- C3 STORMWATER CONTROL PLAN
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- AI.1 FLOOR PLAN
- AI.5 ROOF PLAN
- A2.1 EXTERIOR ELEVATIONS
- A3.1 BUILDING SECTIONS
- CS.1 COMMERCIAL 2022 MOUNTAIN VIEW GREEN BUILDING CODE
- CS.2 EXITING PLAN

**SITE INFORMATION**

APN:	147-07-054
ZONING:	COMMERCIAL SERVICE (CS)
EXISTING USE:	CARWASH
PROPOSED USE:	CARWASH
SITE AREA GROSS:	17,985.76 SF. = 0.413 ACRE
FAR: (1,960 / 17,986) 100=	10.90%
TOTAL LANDSCAPE AREA PROVIDED:	4,986 SF. (28 %)
ONSITE:	4,438 SF.
OFFSITE:	548 SF.
BUILDING:	
CARWASH BUILDING:	1,960 SF.
PARKING REQUIREMENT:	1
PARKING PROVIDED:	
VACUUM STALLS (12'x18):	5 SPACES
VAN ACCESSIBLE VACUUM STALL (22'x18):	1 SPACE
EMPLOYEE PARKING (9'x18):	1 SPACE
TOTAL PARKING PROVIDED:	7 SPACES

**SITE PLAN LEGEND**

- LANDSCAPING, SEE LANDSCAPE DWGS
- NEW CONCRETE PAVING
- BIO PLANTER, SEE CIVIL DWGS.
- EXISTING TO REMAIN
- EXISTING CURB TO REMAIN
- NEW CONCRETE CURB

**PROJECT DIRECTORY**

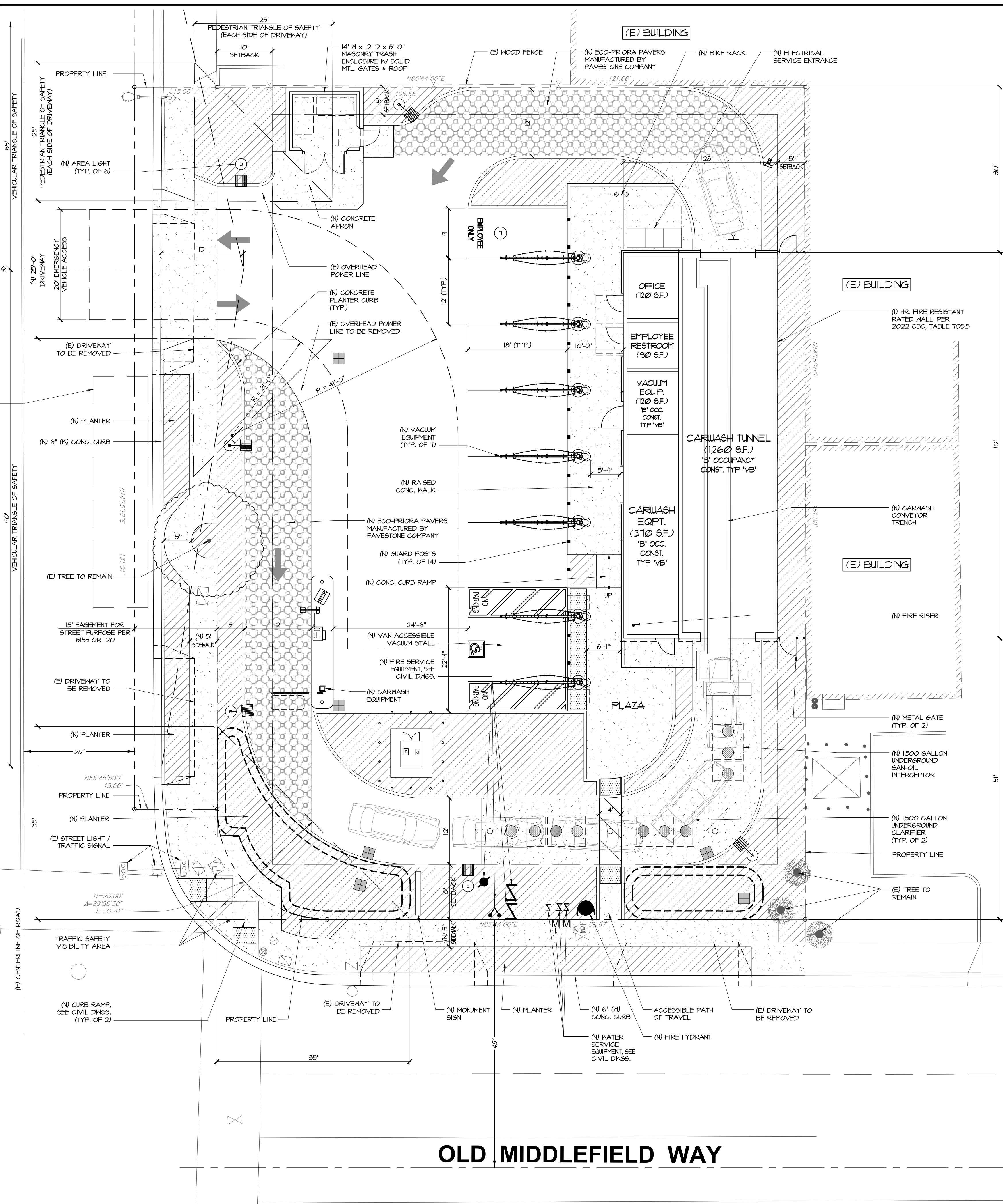
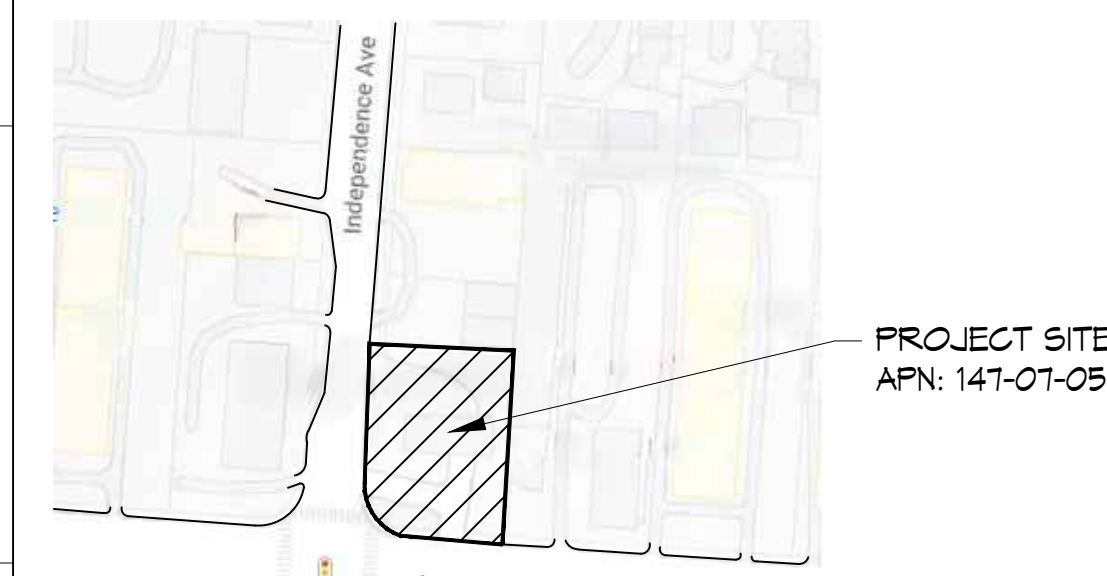
**ARCHITECT**  
 M I ARCHITECTS, INC.  
 1801 OAKLAND BLVD, SUITE 300  
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 CELL: (425) 878-9875  
 MR. MUTHANA IBRAHIM, ARCHITECT

**LANDSCAPE ARCHITECT**  
 GIARDELLA ASSOCIATES  
 200 CLOCK TOWER PLACE, SUITE D100-C  
 CARMEL, CA 93923  
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 CELL: (831) 624-6100  
 MR. RICHARD GIARDELLA

**CIVIL ENGINEER**  
 STUKAM CONSULTING ENGINEERS, INC.  
 11344 COLOMA ROAD, SUITE 235C  
 GOLDRIVER, CA 95610  
 TEL: (416) 835-5711  
 FAX: (416) 488-6316  
 MR. FAREED T. SIDDIQUI, P.E.

**DEVELOPER**  
 MR. ATAM SANDHU  
 1699 SOUTH DE ANZA BLVD.  
 CUPERTINO, CA 95014  
 TEL: (408) 406-3158

**VICINITY MAP**



**CODE ANALYSIS**

CARWASH TUNNEL,  
 CARWASH EQUIP.,  
 VACUUM EQUIP.,  
 OFFICE &  
 EMPLOYEE RESTROOM  
 (SPRINKLED) -  
 B OCCUPANCY, TYPE V-B  
 FIRE SPRINKLER PROTECTION & SPRINKLER  
 MONITORING FIRE ALARM SYSTEM IS REQUIRED

**APPLICABLE CODES**

- CBC 2022
- CMC 2022
- CFC 2022
- CEC 2022
- CFG 2022
- CA. GREEN BUILDING STANDARDS CODE (CALGREEN) 2022
- CA. ENERGY CODE 2022
- CALIFORNIA CODE OF REGULATIONS, TITLE 19
- CALIFORNIA CODE OF REGULATIONS, TITLE 23
- 2010 ADAAG
- CITY OF MOUNTAIN VIEW MUNICIPAL CODE

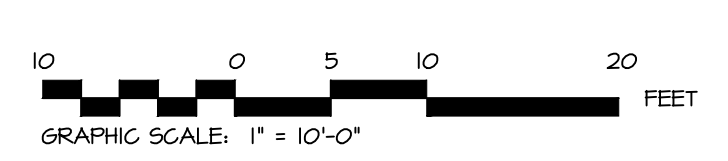
**OCCUPANCY & EXIT CALCULATIONS**

CARWASH BUILDING	AREA	FIRE SPRINKLERS	ALLOWABLE	ALLOWABLE	BUILDING
	SQ. FT.	(TYPE V-B)	AREA	# OF STORIES	HEIGHT
CARWASH TUNNEL:	1,260 S.F. =	YES	0.05	1	40 FT.
CARWASH EQUIPMENT:	370 S.F. / 300 =		0.05	1	40 FT.
VACUUM EQUIPMENT:	120 S.F. / 300 =		0.05	1	40 FT.
OFFICE:	120 S.F. / 150 =		0.05	1	40 FT.
EMPLOYEE RESTROOM:	90 S.F. / 300 =		0.05	1	40 FT.
TOTAL OCCUPANTS:					5 OCCUPANTS < 44
TOTAL EXITS REQUIRED:					1
TOTAL EXITS PROVIDED:					1

**OCCUPANCY CALCULATIONS (TABLE 504.3, 504.4 & 506.2)**

OCCUPANCY	AREA	FIRE	ALLOWABLE	ALLOWABLE	BUILDING
	SQ. FT.	SPRINKLERS	AREA	AREA RATIO	HEIGHT
		(TYPE V-B)			
CARWASH BUILDING: 'B'	1,960	YES	1,960 / 36,000	0.05	20'-0"
TOTAL	1,960			0.05 < 1.0K	

**1 SITE PLAN**  
 SCALE: 1" = 10'-0"



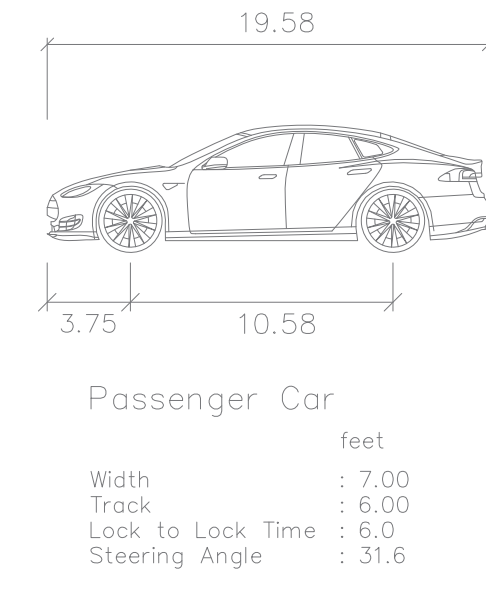
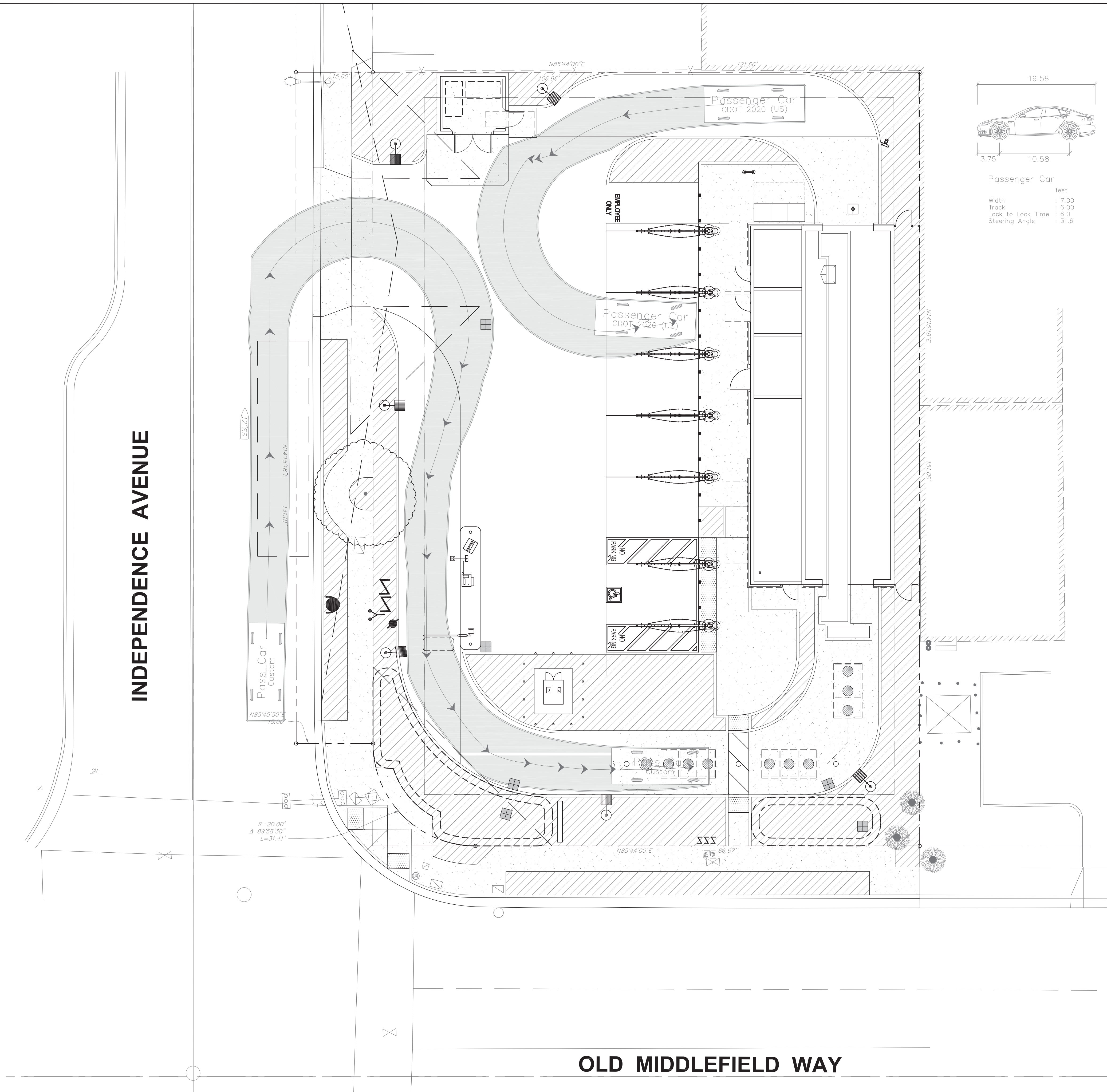
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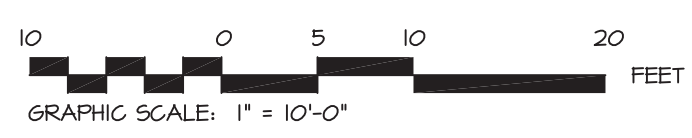
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INDEPENDENCE AVENUE

OLD MIDDLEFIELD WAY

**1 VEHICLE PATH EXHIBIT**  
SCALE: 1" = 10'-0"



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**MOUNTAIN VIEW, CA 94043**

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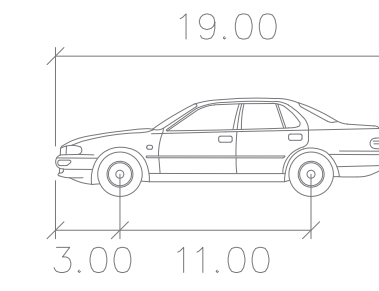
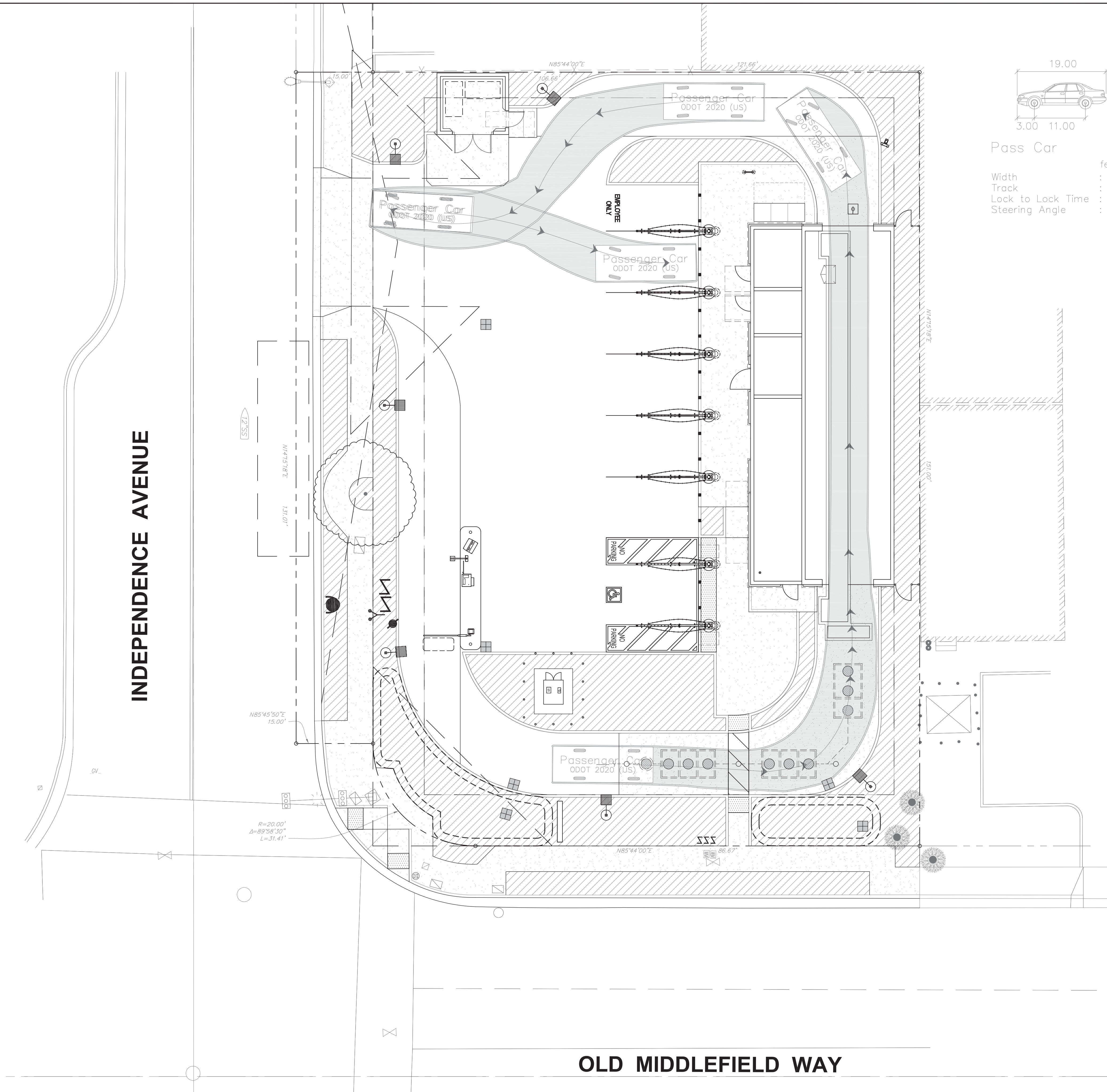
VEHICLE PATH EXHIBIT

PROJECT #: 22-2007  
DRAWN: JM CHECKED: MII  
SCALE: AS NOTED DATE: 05-18-22

**SD1-VP1**  
SHEET OF



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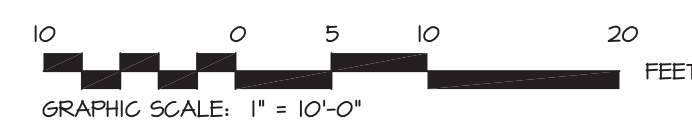


Pass Car  
 Width : 7.00 feet  
 Track : 6.00 feet  
 Lock to Lock Time : 6.00 seconds  
 Steering Angle : 31 degrees

INDEPENDENCE AVENUE

OLD MIDDLEFIELD WAY

**1 VEHICLE PATH EXHIBIT**  
 SCALE: 1" = 10'-0"



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VEHICLE PATH EXHIBIT

PROJECT #: 22-2007  
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 SCALE: AS NOTED DATE: 05-18-22

**SD1-VP2**

SHEET OF



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 2878 OLD MIDDLEFIELD WAY  
 MOUNTAIN VIEW, CA 94043

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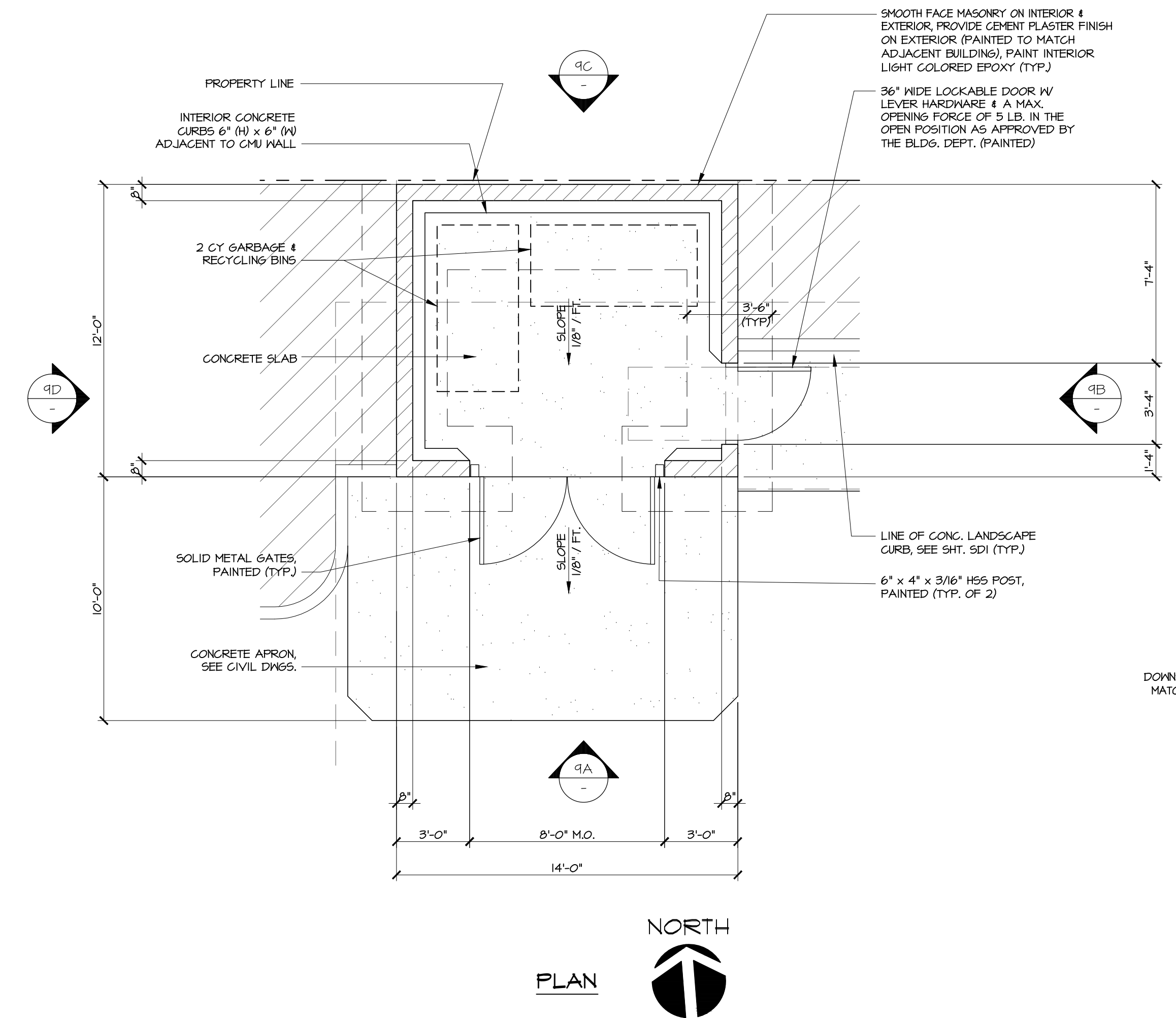
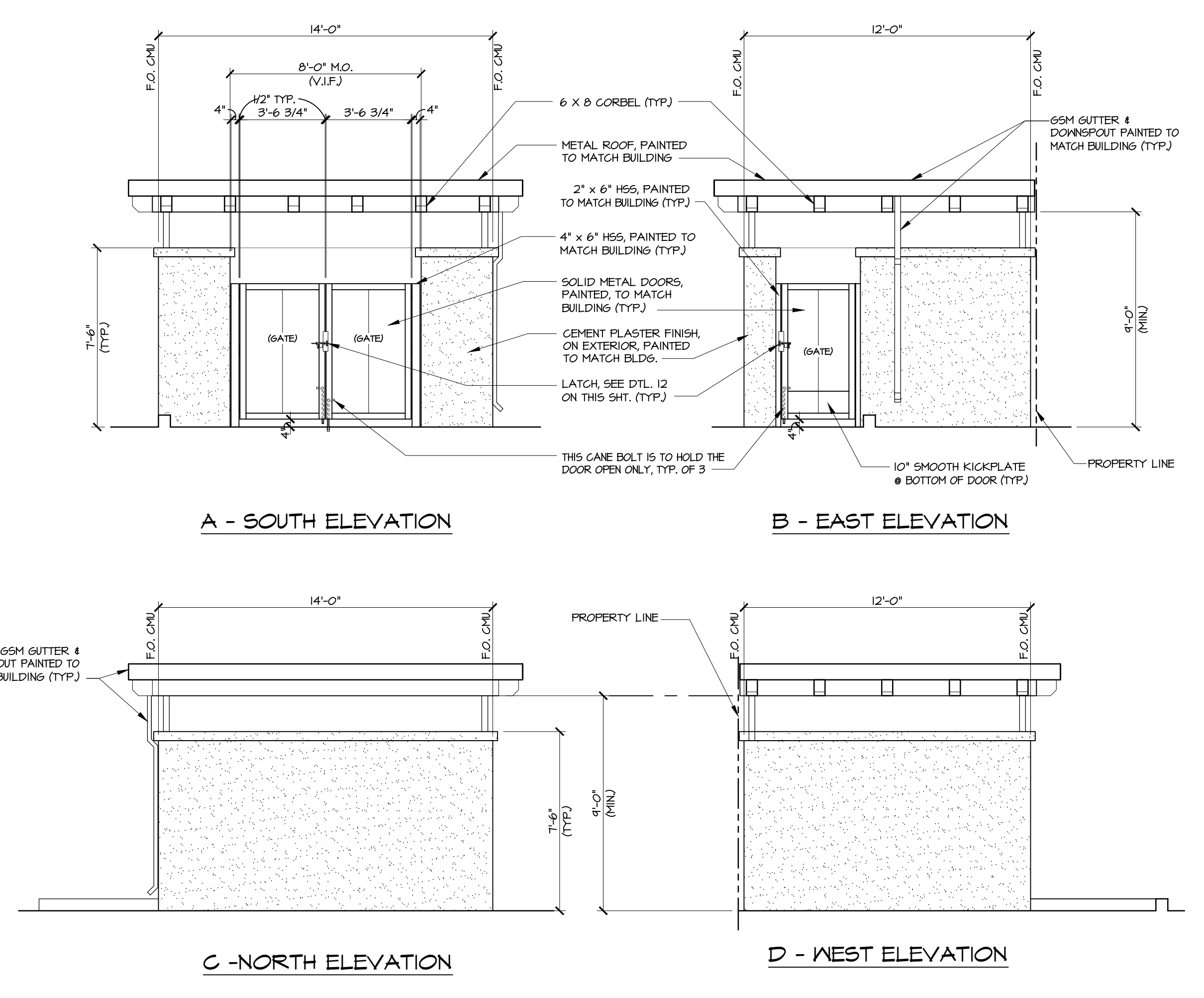
NO.	DATE	DESCRIPTION
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-		ISSUED FOR PLANNING

SITE DETAILS

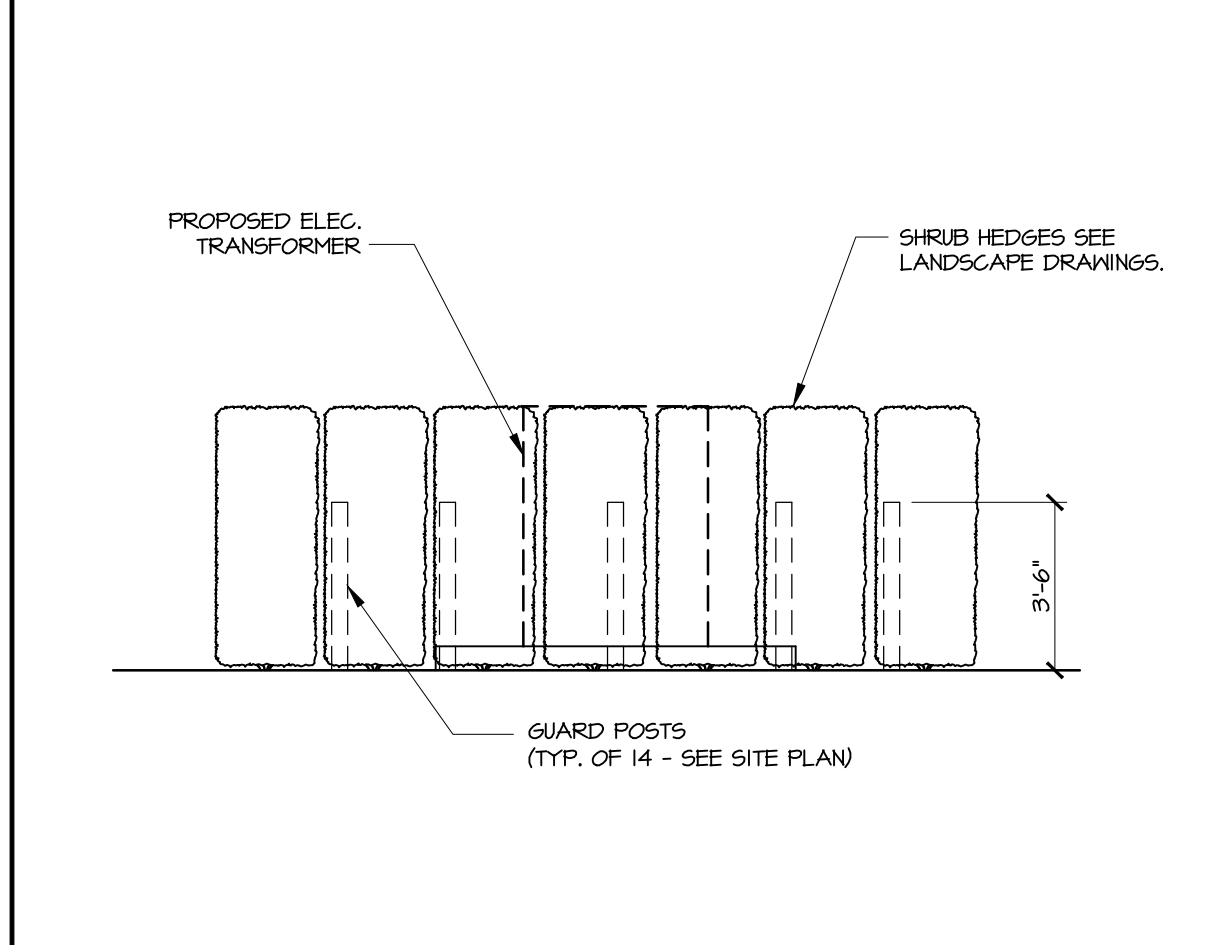
PROJECT #: 22-2007  
 DRAWN: EMQ CHECKED: MI  
 SCALE: AS NOTED DATE: 11-04-22

**SD2**

SHEET OF



**5** DOWNSPOUT TO SPLASH BLOCK  
 1 1/2" x 1'-0"

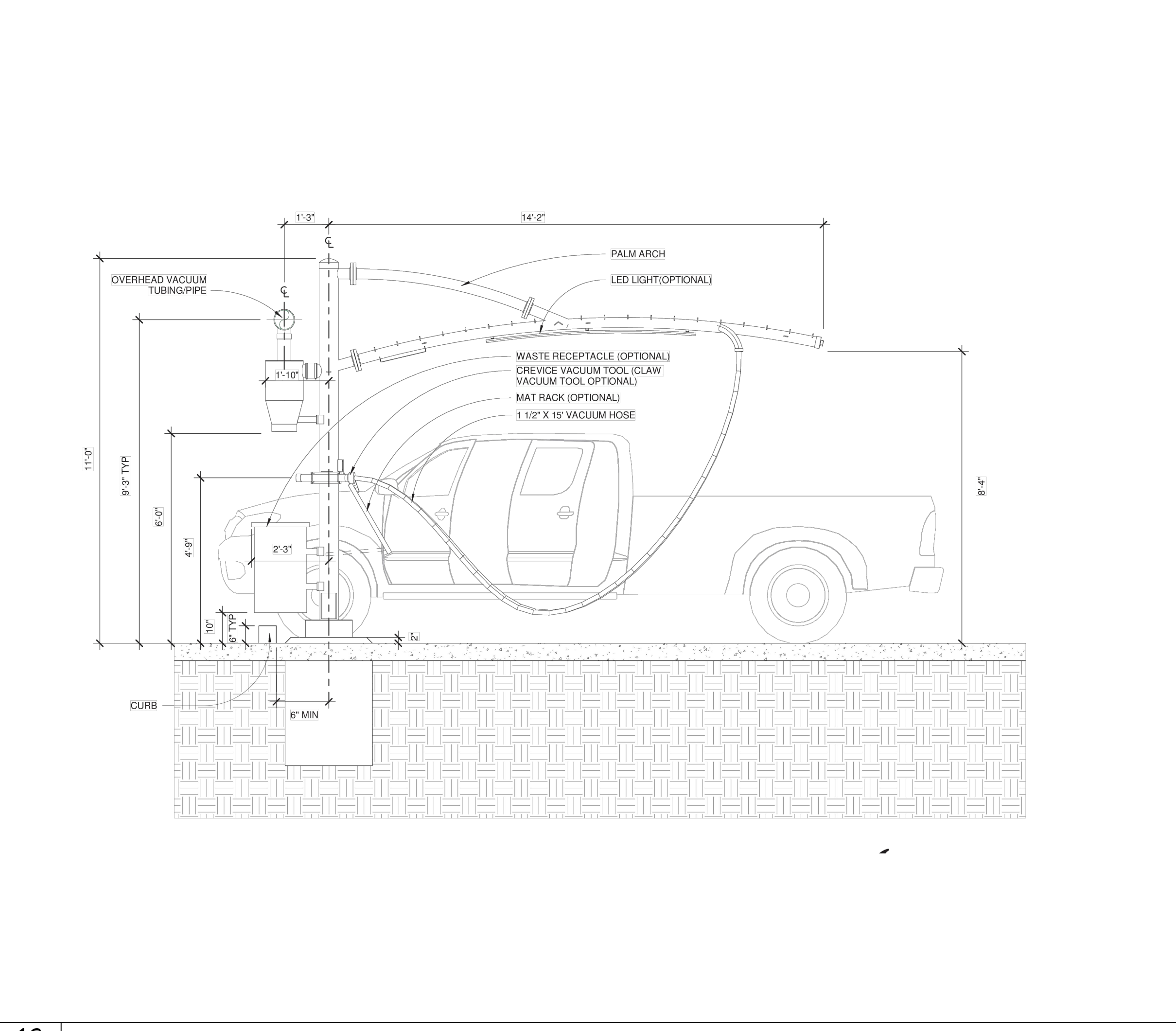


**10** SCREEN @ TRANSFORMER  
 N.T.S.

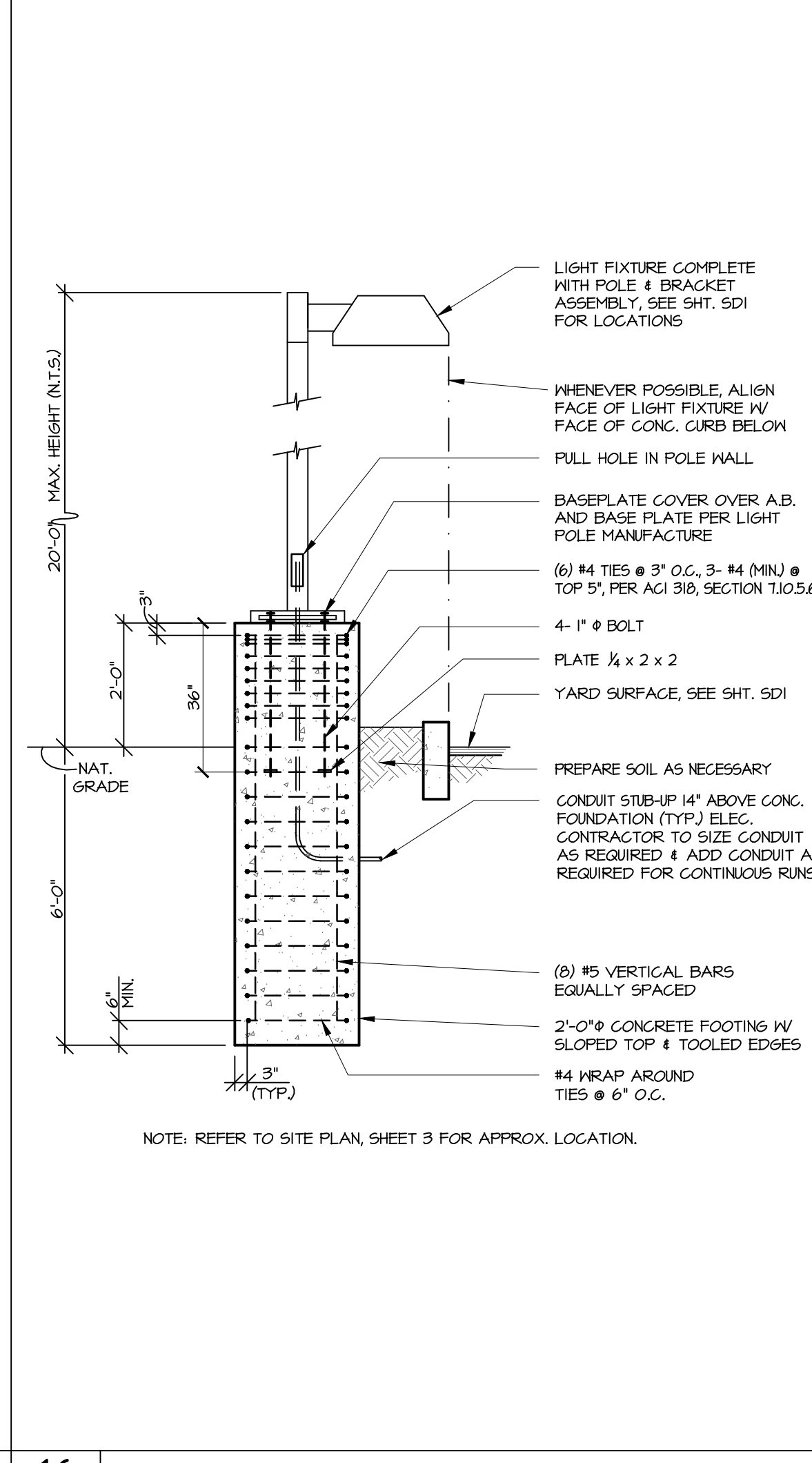
**9** CONVENIENCE STORE TRASH ENCLOSURE PLAN & ELEVATIONS  
 1/4" = 1'-0"



**20** PALM ARCH  
 NONE



**18** VACUUM EQUIPMENT ELEVATION  
 N.T.S.



**16** AREA LIGHT  
 3/8" = 1'-0"



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NEIGHBORHOOD  
CONTEXT MAP

PROJECT #: 22-2007  
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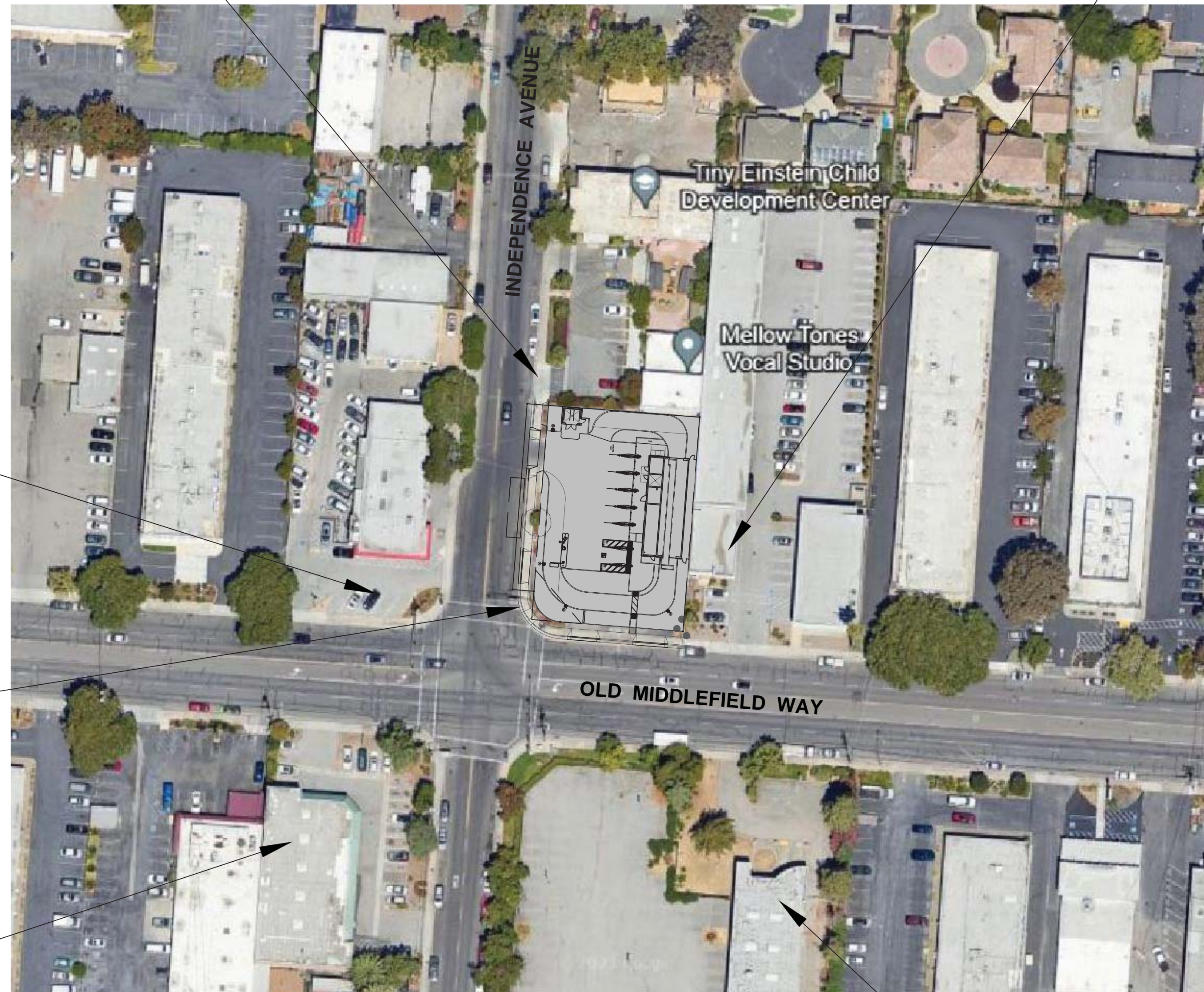
MUSIC SCHOOL



AUTOMOTIVE REPAIR SHOP



AUTOMOBILE REPAIR



PROJECT SITE  
APN: 147-07-054



AUTOMOTIVE SERVICE CENTER (L), FASTFOOD SERVICE (R)



BUSINESS BUILDING

**1** NEIGHBORHOOD CONTEXT  
N.T.S



**PLANTING LEGEND**

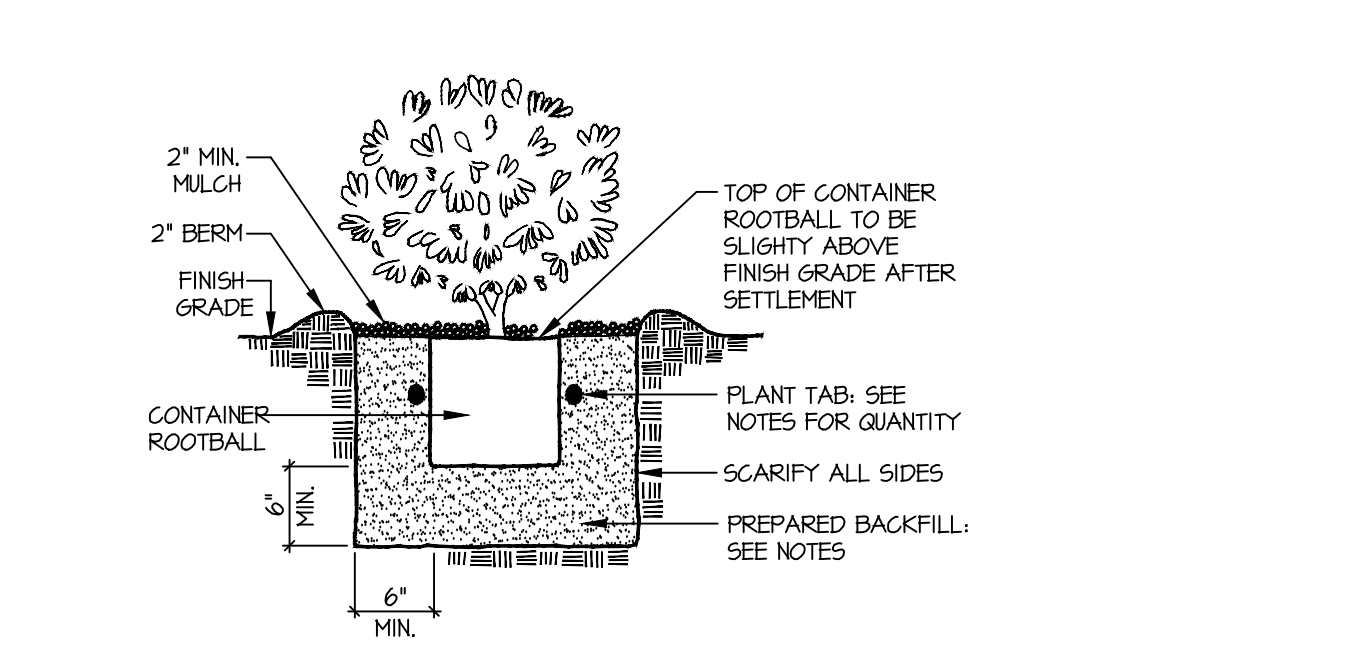
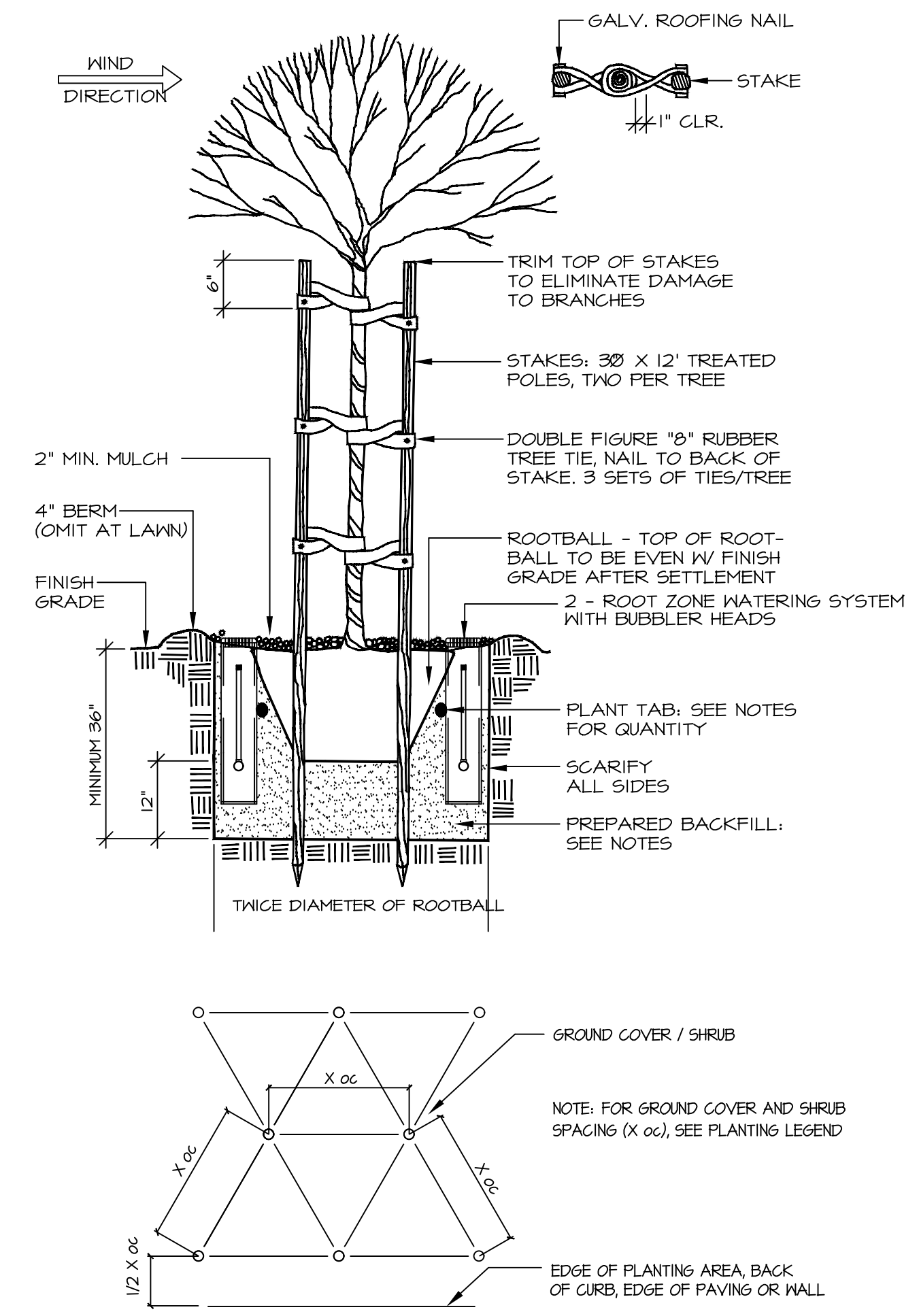
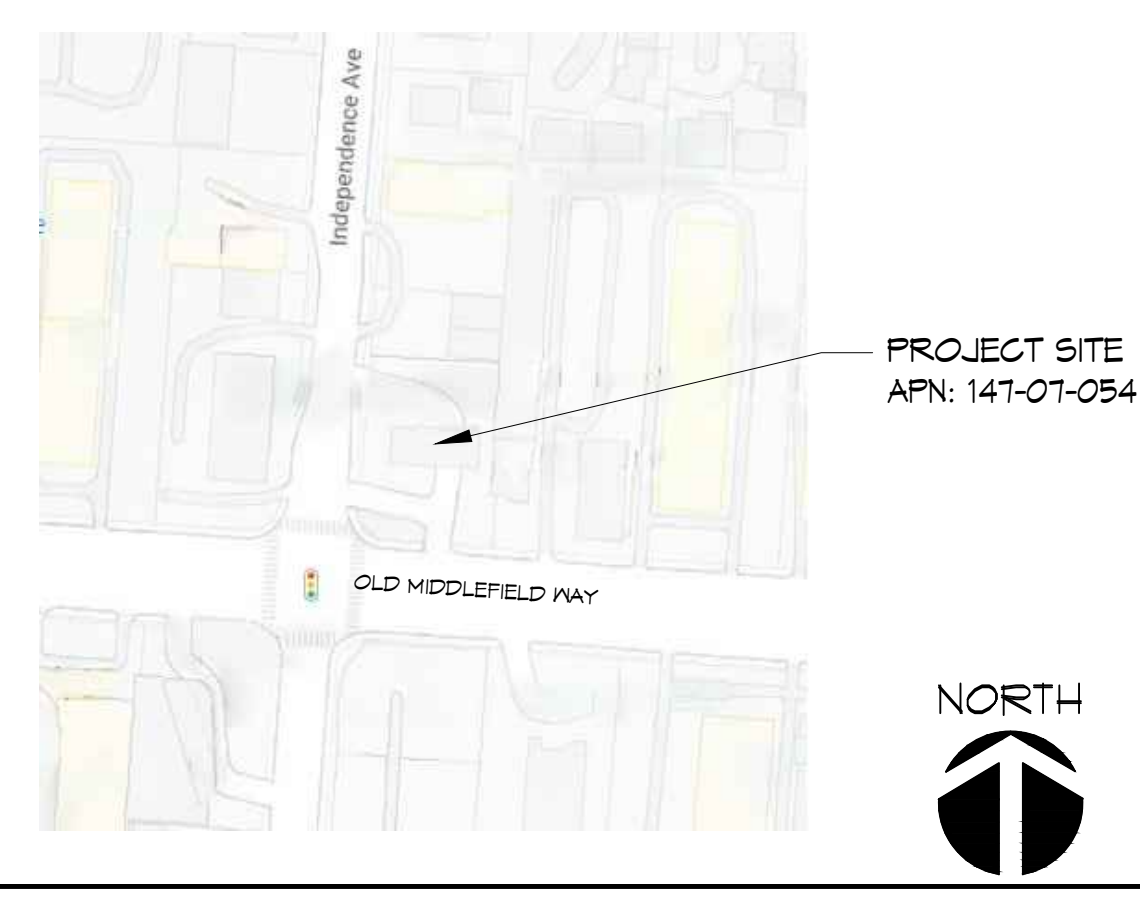
SYMBOL	BOTANICAL NAME	COMMON NAME	H2O	SIZE	QNTY	NATV
	Tree					
	Arbutus Marina'	Arbutus Marina	L	15 Gallon	6	Yes
	Lagerstroemia indica Muskogee	Musko. Grape Myrtle	L	15 Gallon	6	NO
	Street Tree - Selection and size determined by City				1	
	Shrubs and Vines					
	Pittosporum tobira 'Variegatum'	Variegated Pittosporum	L	5 Gallon	71	No
	Myrica californica	Pacific Wax Myrtle	L	5 Gallon	43	Yes
	Ground Cover					
	ROS	Arctostaphylos uva-ursi Bearberry	L	1 Gallon @ 36" oc	106	Yes
	MYO	Baccharis pilularis 'Twin Peaks' Coyote Bush Prost.	L	1 Gallon @ 36" oc	93	Yes
	GRA	Gravel 3/4" Gray Drain Rock				
	Bioretention Area					
	CHE	Chondropetalum tectorum Small Cape Rush	L	1 Gallon @ 48" oc	32	Yes
	CHE	Chondropetalum elephantinum Large Cape Rush	L	1 Gallon @ 48" oc	64	Yes
	Annual Flowers					
	ANN	Achillea millefolium Yarrow	L	4" Pot @ 14" oc	126	Yes

Percentage of Native Plants	
Native Plants	407 84%
Non Native Plants	77 16%
Total Plants	484 100%

**PLANTING NOTES**

- All trees are to be staked as shown in the staking diagram per city requirement.
- Plant locations are to be adjusted as necessary to screen utilities but not block windows or impede access.
- All ground cover and shrub areas shall be top-dressed with a 3" layer of bark mulch.
- All ground cover planting will be placed no farther than 6" from edge of pavement, edge of header or back of curb. Spacing shall ensure full coverage in one year.
- There shall be no storing of material or equipment, permitting of any burning or operating or parking of equipment under branches of any existing plants to remain. If existing plants to remain are damaged during construction, the plants shall be replaced with the same species an size as those damaged.
- All plant material shall be nursery grown stock. All plant materials shall be tagged at the nursery at least 1 month prior to planting for the Landscape Architects review.
- Review layout of all landscape elements with the Landscape Architect prior to installation. Field modifications may be necessary. Final layout to be reviewed by the Landscape Architect.
- Written dimensions supersede scaled dimension. Measurements are from the wall face, back of curb, edge of walk, building wall, property line or center line as graphically indicated.
- All layout corners are at 90 degrees right angles unless otherwise indicated. All curves shown are segments of circles with noted radii or diameter if noted. Circles can be scaled and be connected by freeform curves.
- HERBICIDE APPLICATION: Herbicide shall not be used until all plant material has been planted a minimum of 20-days. All planting areas shall be kept weed-free by non-herbicide methods during this time period. Herbicide shall not be applied to any areas which are or have been seeded. Contractor must be licensed by the State and County for fertilizer application, and must have current registration on file with the County.
- Landscape shall be maintained in a manner to prevent landscaping from growing above 3' in height in the areas indicated in the plans as being located within a safety visibility triangle area.
- CERTIFICATION: Prior to occupancy, the Landscape Architect shall certify in writing in a manner acceptable to the Building Inspection Division, that the landscaping has been installed in accordance with all aspects of the approved landscape plans.
- A minimum of 8" of non-mechanically compacted soil shall be available for water absorption and root growth in planted areas.
- Incorporate compost or natural fertilizer into the soil to a minimum depth of 8" at a minimum rate of 6 cubic yards per 1000 square feet.
- All Plantings shall be automatically irrigated utilizing state of the art system, components and installation techniques.

**VICINITY MAP**

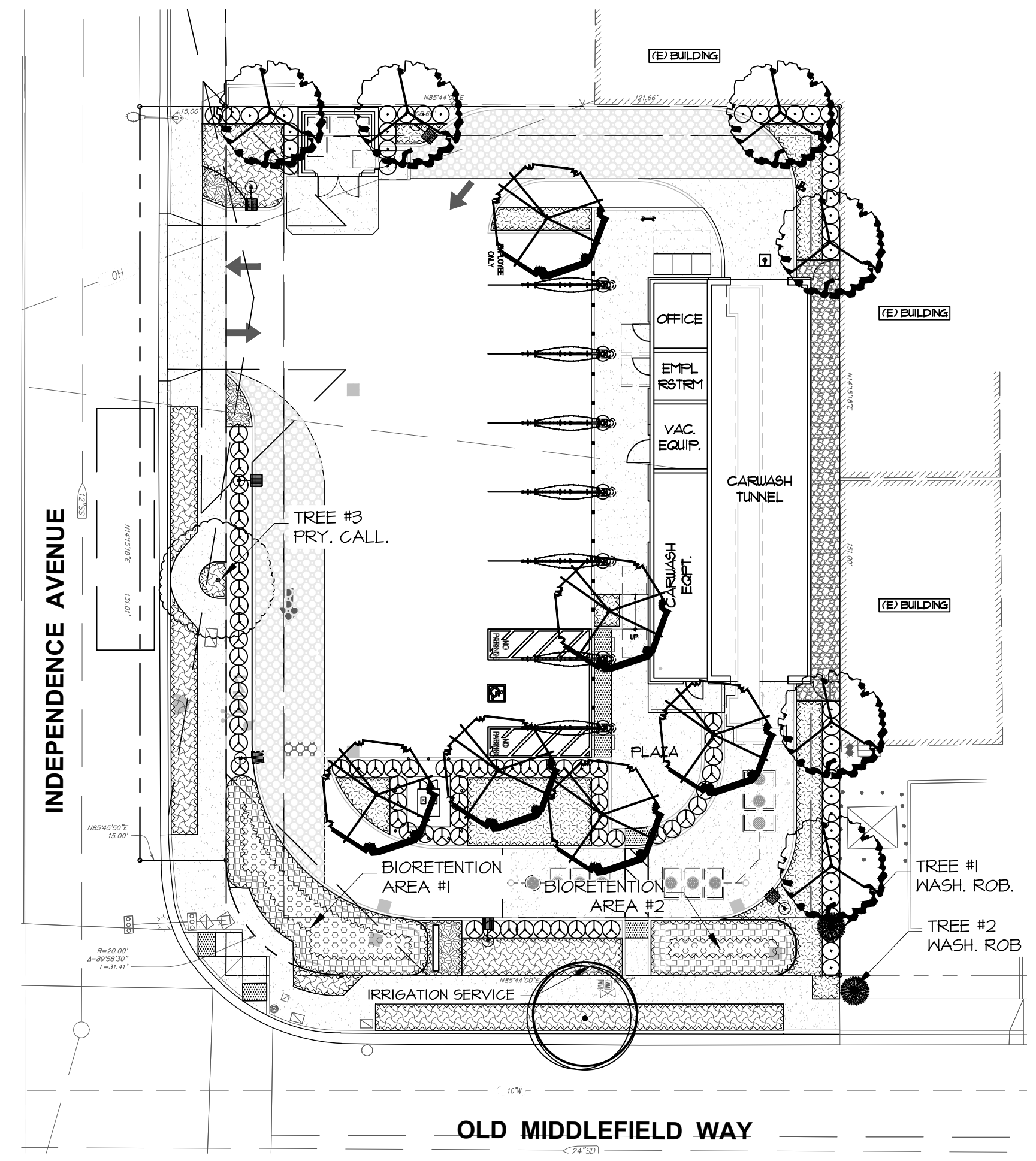


Planting and Staking Details  
 NOT TO SCALE

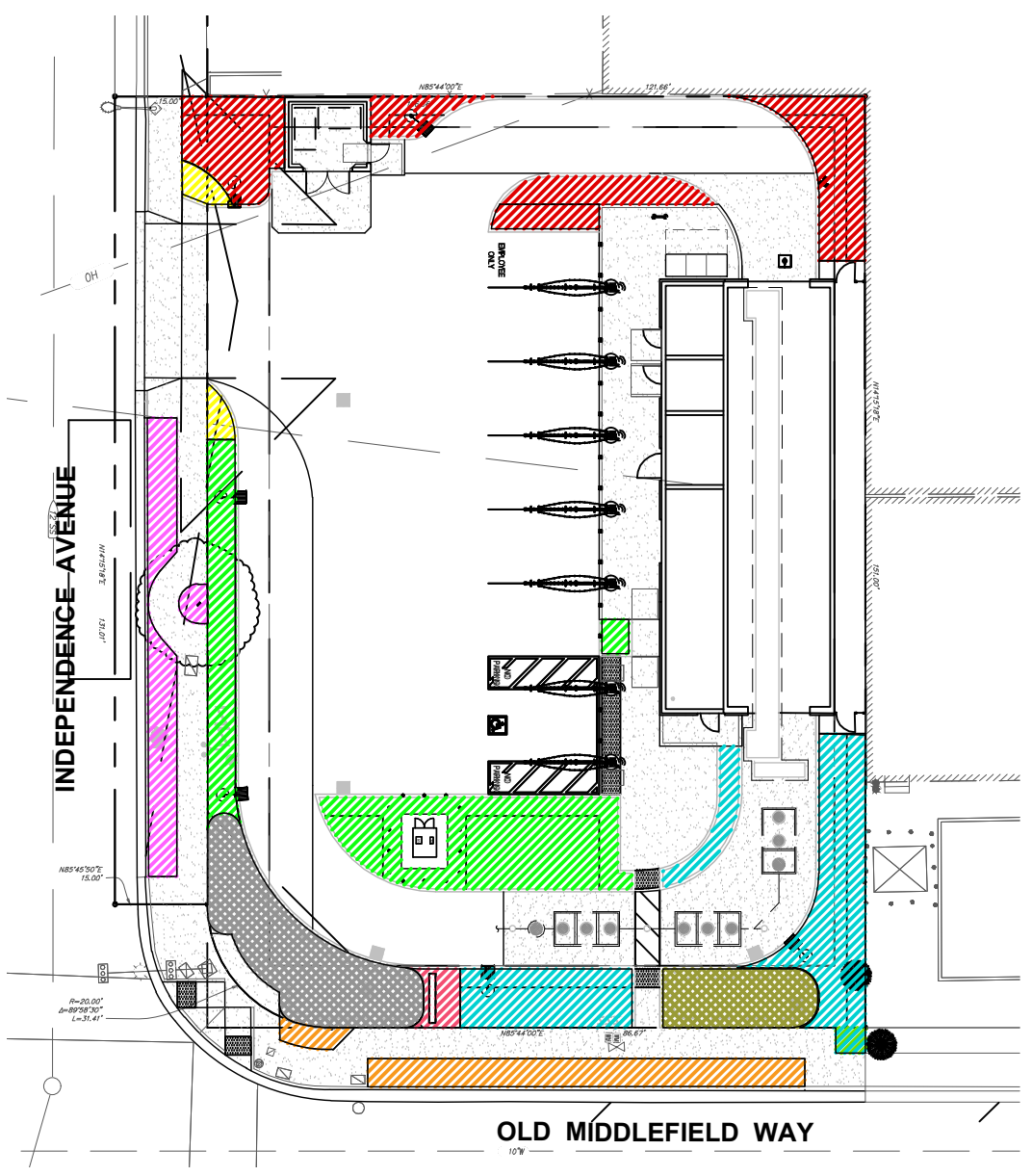
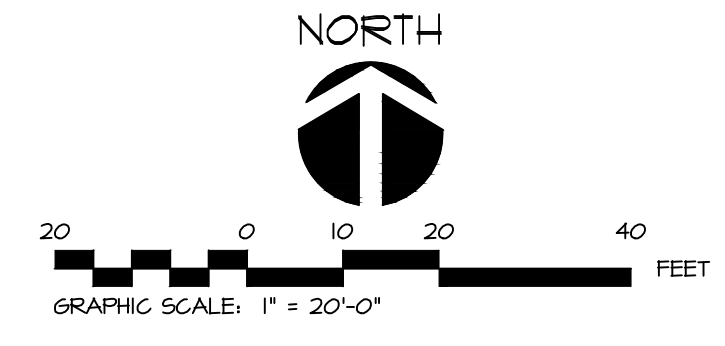
**ARBORIST REPORT**  
 Arborist report was prepared by California Tree and Landscape Consulting, Inc., dated December 14, 2023. Summary table can be found on page 8 of 10.



**Ciardella associates**  
 200 Clock Tower Place  
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 Carmel, CA 93923  
 Landscape Architecture  
 Urban Design  
 Tel 831.634.6100  
 ca@ciardella-assoc.com



**1 LANDSCAPE PLAN**  
 1" = 20'-0"



**2 HYDROZONE MAP**  
 1" = 30'-0"

**HYDROZONE LEGEND**

#1	#2
#3	#4
#5	#6
#7	#8
#9	



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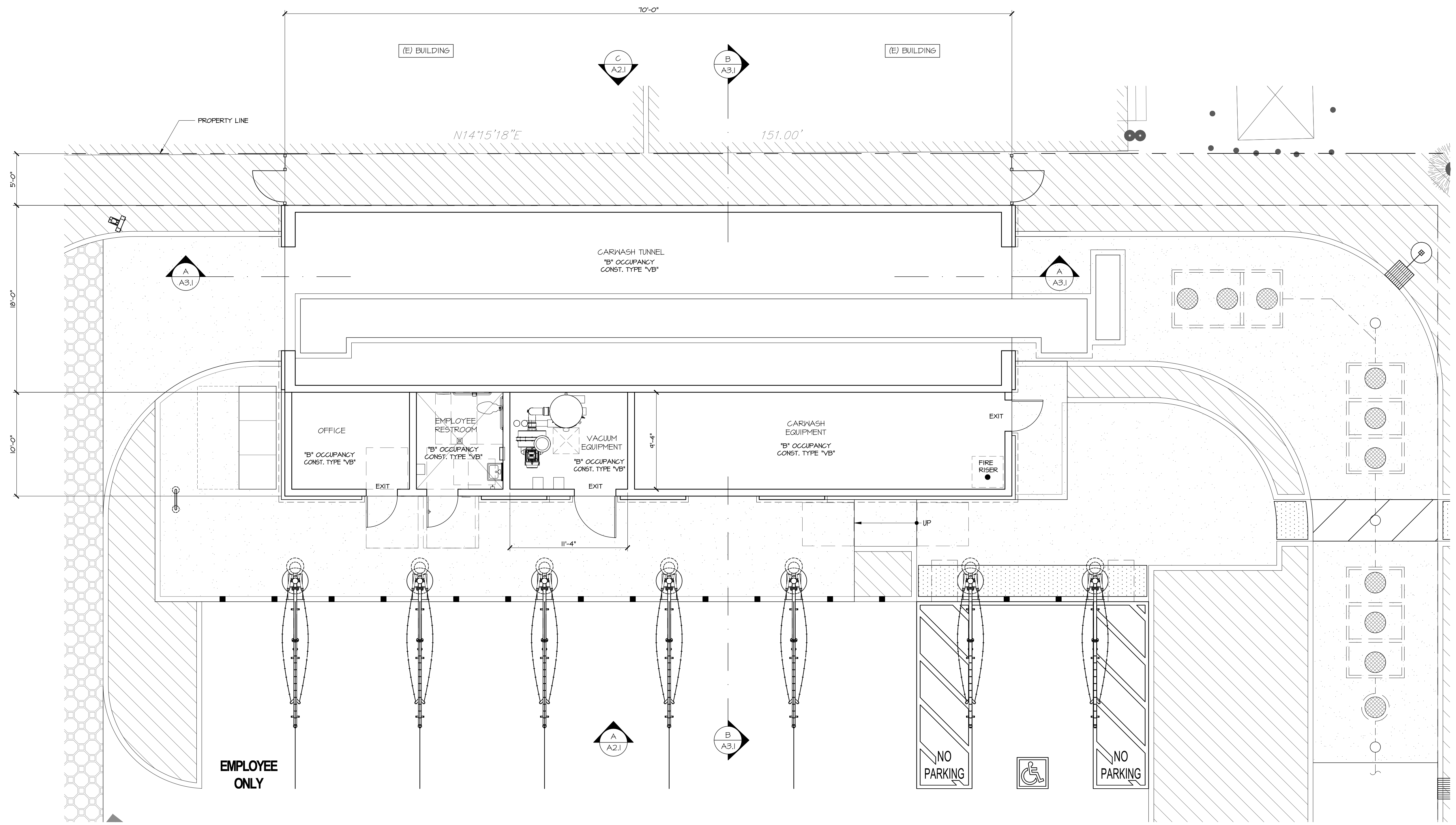
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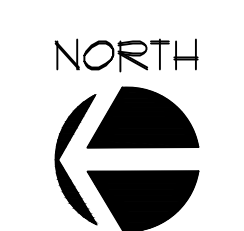
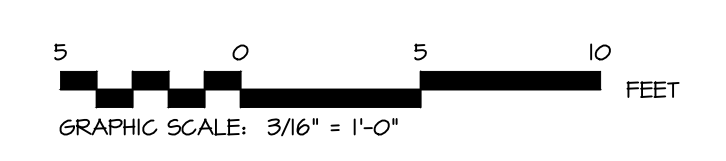
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FLOOR PLAN  
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**1 FLOOR PLAN**  
 3/16" = 1'-0"



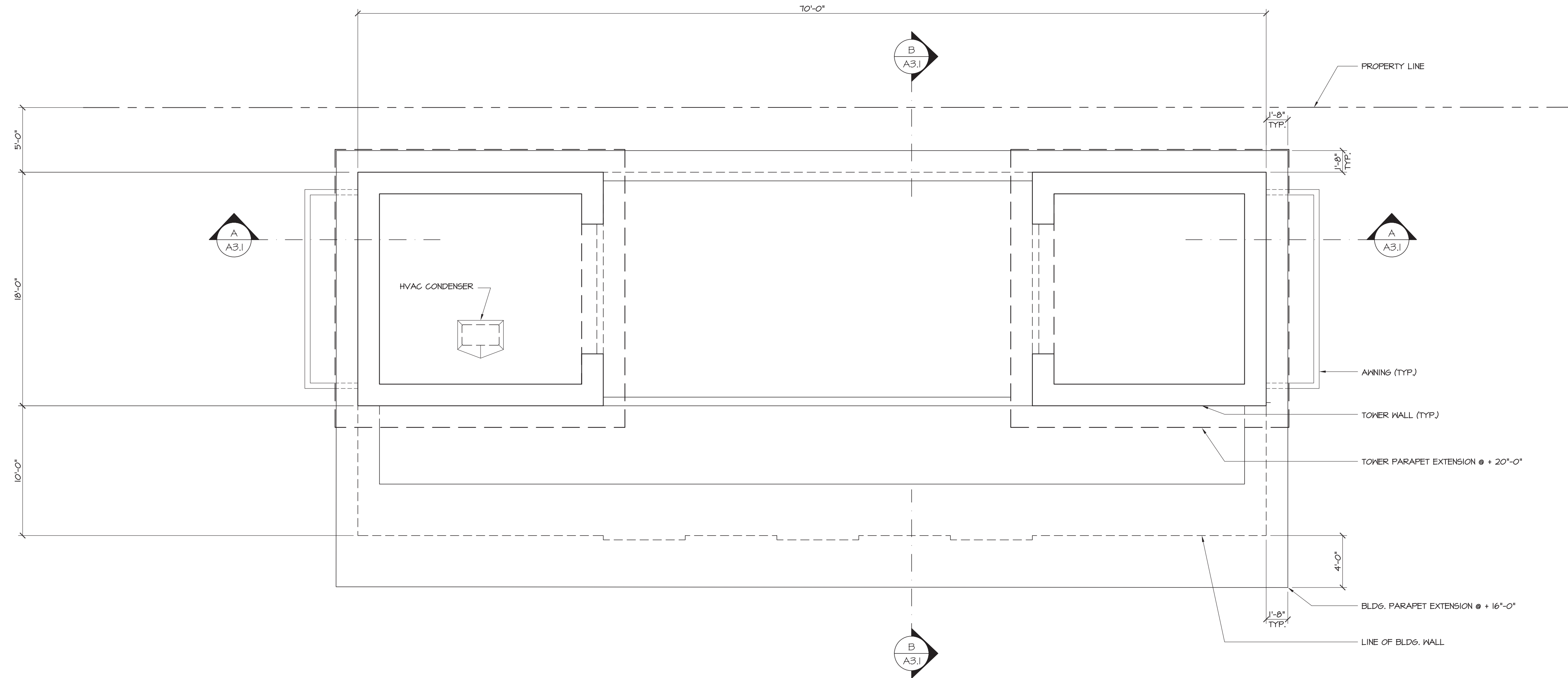
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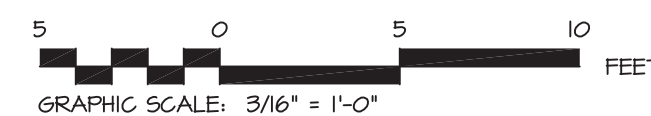
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1 ROOF PLAN  
 3/16" = 1'-0"



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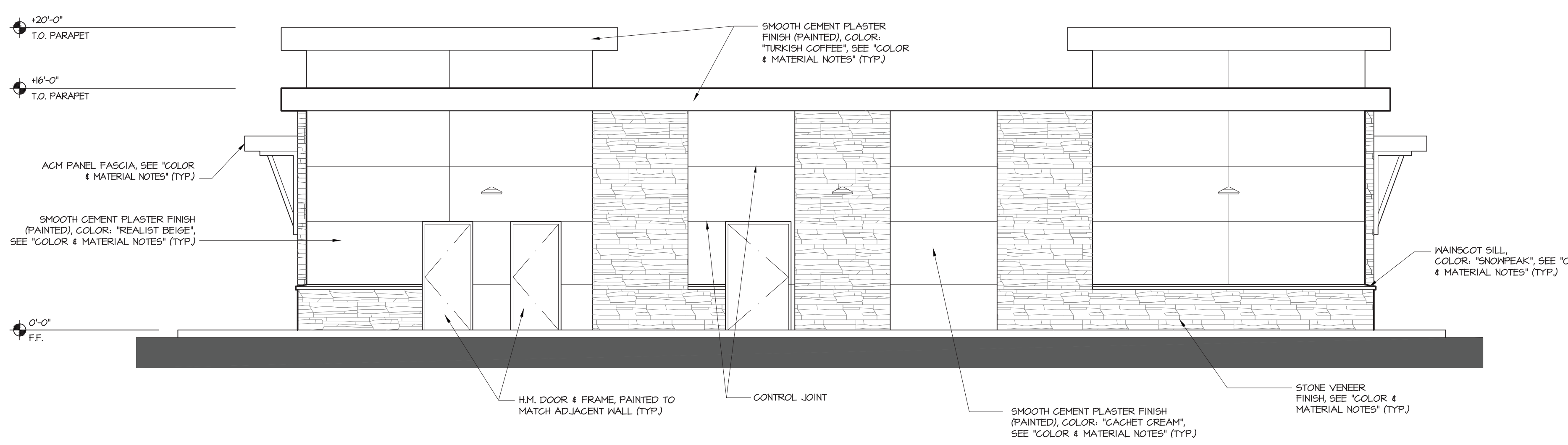
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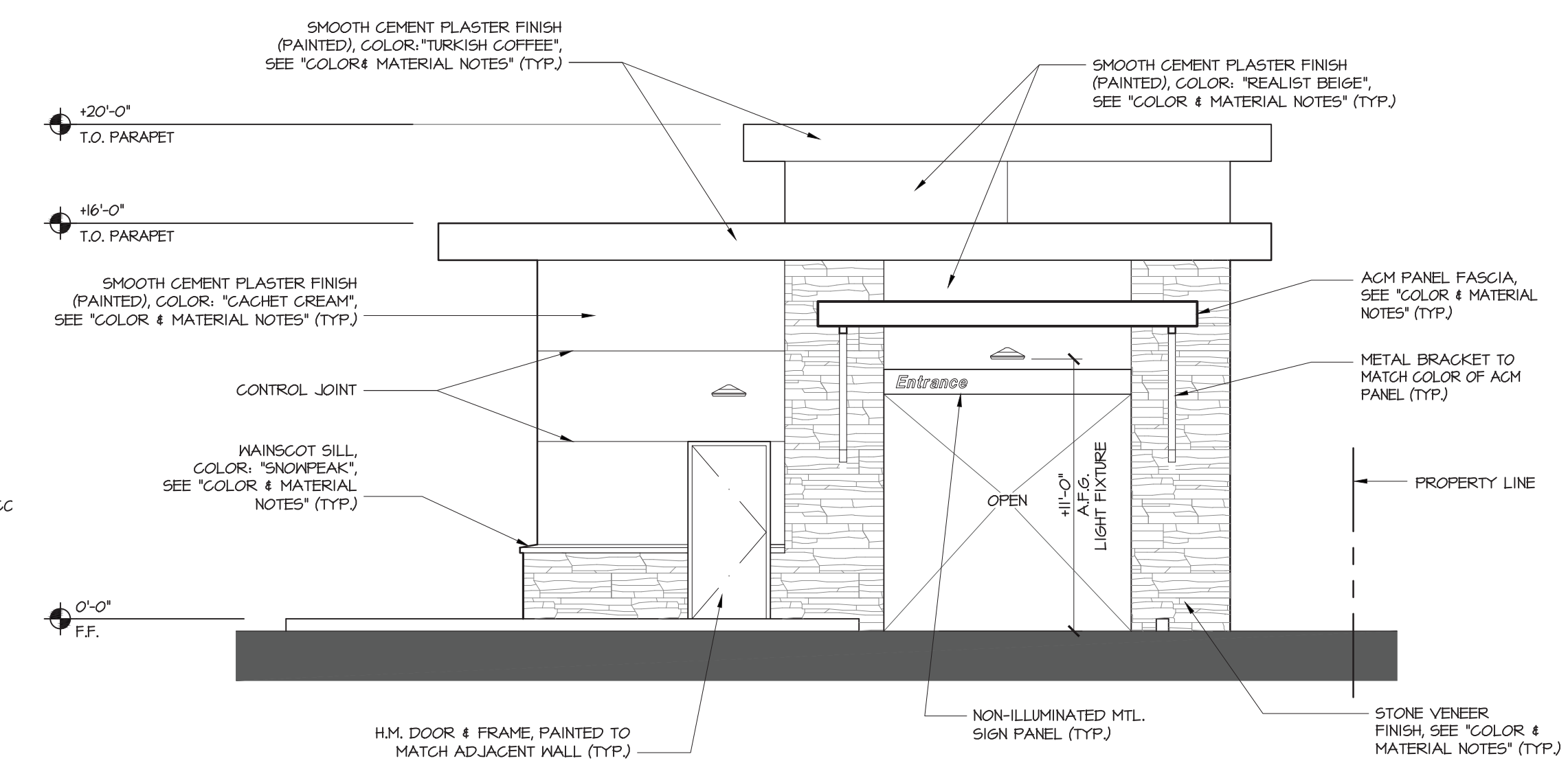
A1.5

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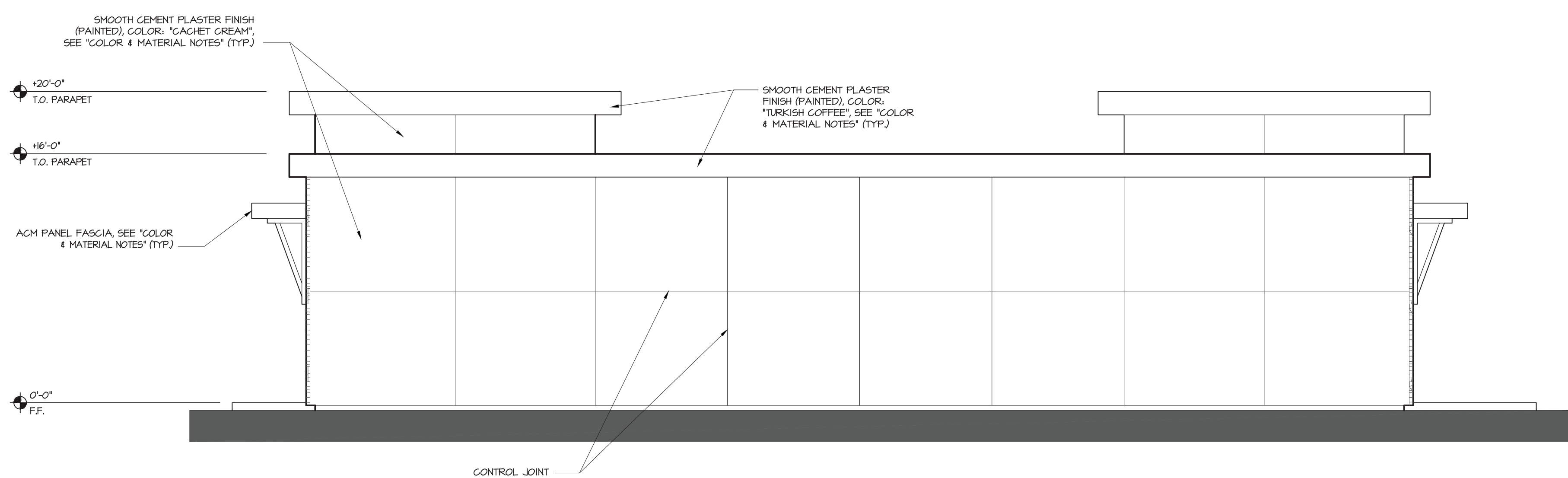




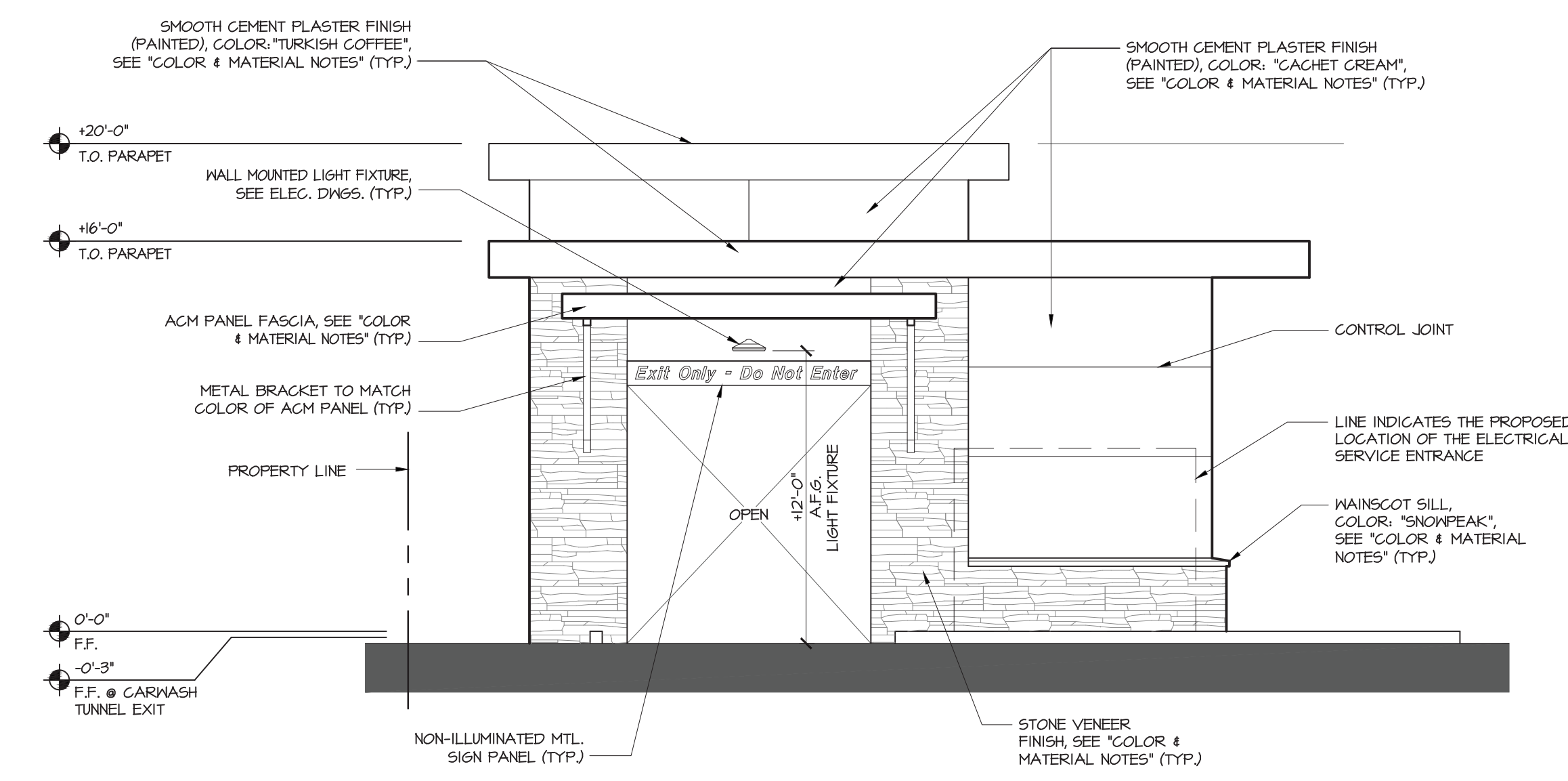
**A WEST ELEVATION**  
 3/16" = 1'-0"



**B SOUTH ELEVATION**  
 3/16" = 1'-0"

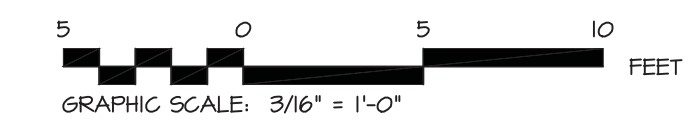


**C EAST ELEVATION**  
 3/16" = 1'-0"



**D NORTH ELEVATION**  
 3/16" = 1'-0"

- COLOR & MATERIAL NOTES**
- STONE VENEER: CREATIVE MINES, CRAFT CHOP LEDGE, COLOR: "LIGHTHOUSE"
  - ACM PANEL: ALPOLIC MATERIALS, ALPOLIC / PE, RAIN SCREEN SYSTEM, COLOR: 4-BNT-30 "BONE WHITE" OR APPROVED EQUAL. INSTALL PER THE MANUFACTURER REQUIREMENTS & RECOMMENDATIONS
  - "TURKISH COFFEE": SHERWIN WILLIAMS, #6076
  - "CACHET CREAM": SHERWIN WILLIAMS, #6365



- ISSUED FOR CONSTRUCTION
- ISSUED FOR PLAN CHECK
- ISSUED FOR PLANNING

NO.	DATE	DESCRIPTION

EXTERIOR ELEVATIONS  
 PROJECT #: 22-2007  
 DRAWN: EMQ CHECKED: MI  
 SCALE: AS NOTED DATE: 11-04-22

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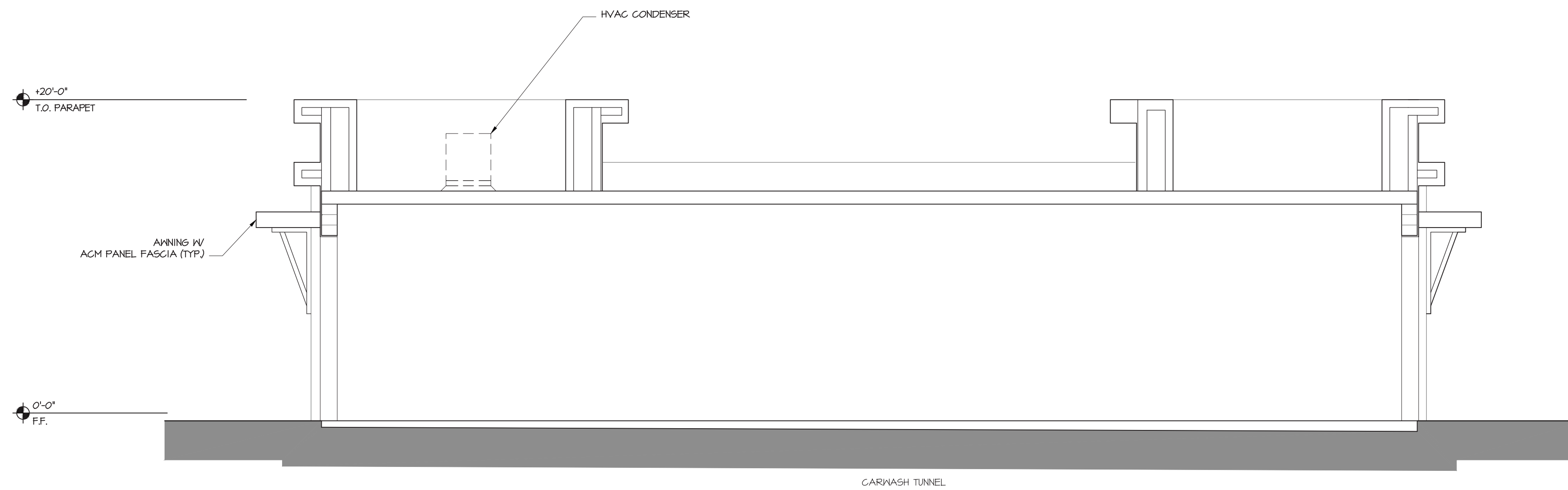
M I Architects, Inc.

ARCHITECTURE  
PLANNING  
MANAGEMENT  
DESIGN  
1801 OAKLAND BLVD.,  
SUITE 300  
WALNUT CREEK, CA  
94596  
925-287-1174 Tel  
925-943-1581 Fax  
925-878-9875 Cell  
mihana@miarchitect.com  
www.miarchitect.com

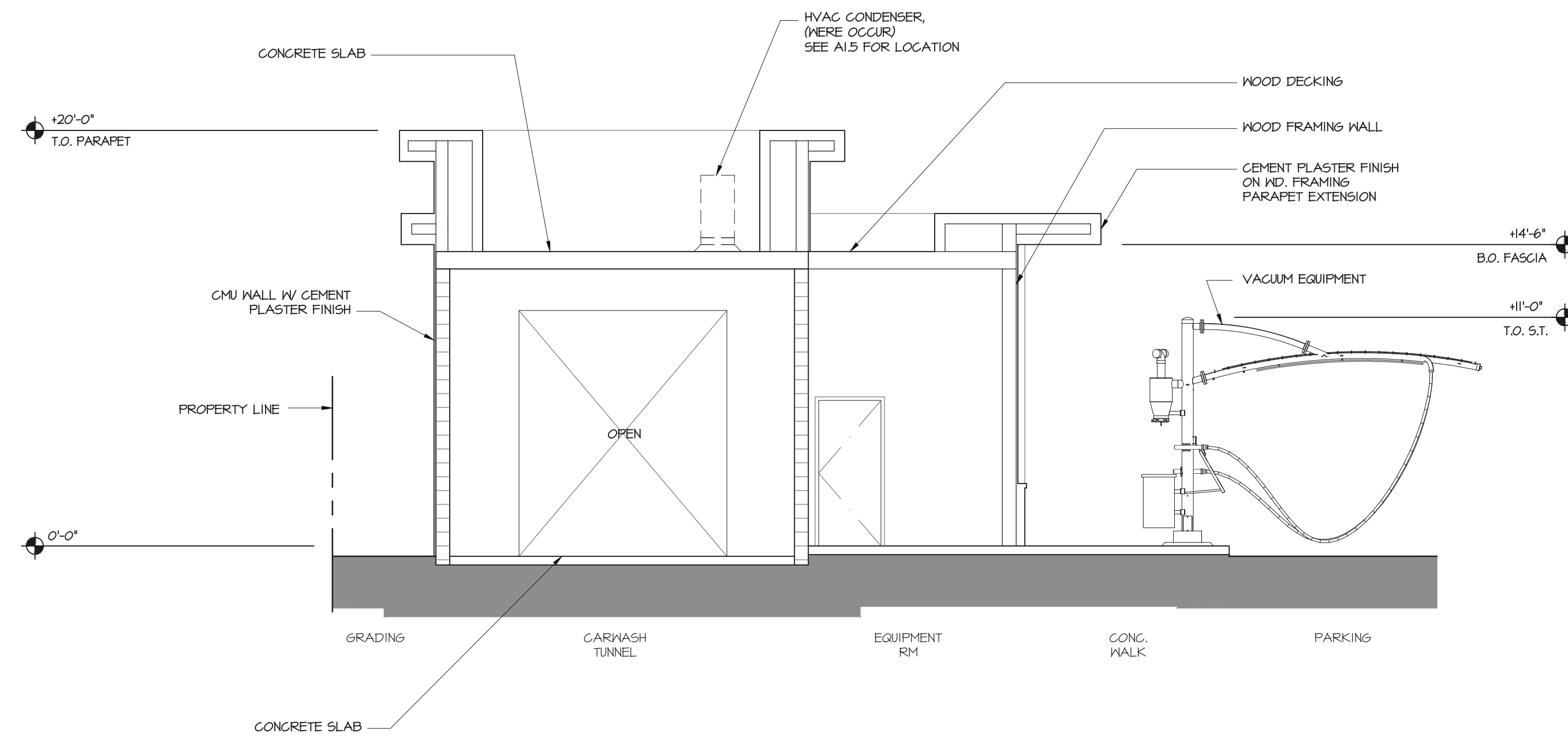
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CONSTRUCTION

PROPOSED EXPRESS CARWASH  
2878 OLD MIDDLEFIELD WAY  
MOUNTAIN VIEW, CA 94043

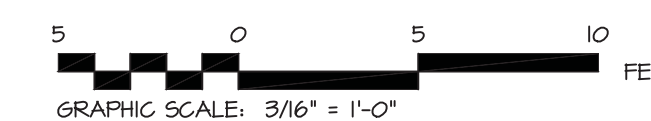
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**A** BUILDING LOGITUDINAL SECTION  
3/16" = 1'-0"



**B** BUILDING CROSS SECTION  
3/16" = 1'-0"



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NO.	DATE	DESCRIPTION
△		
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△		

BUILDING SECTIONS

PROJECT #: 22-2007  
DRAWN: EMQ CHECKED: MII  
SCALE: AS NOTED DATE: 11-04-22

A3.1

SHEET OF





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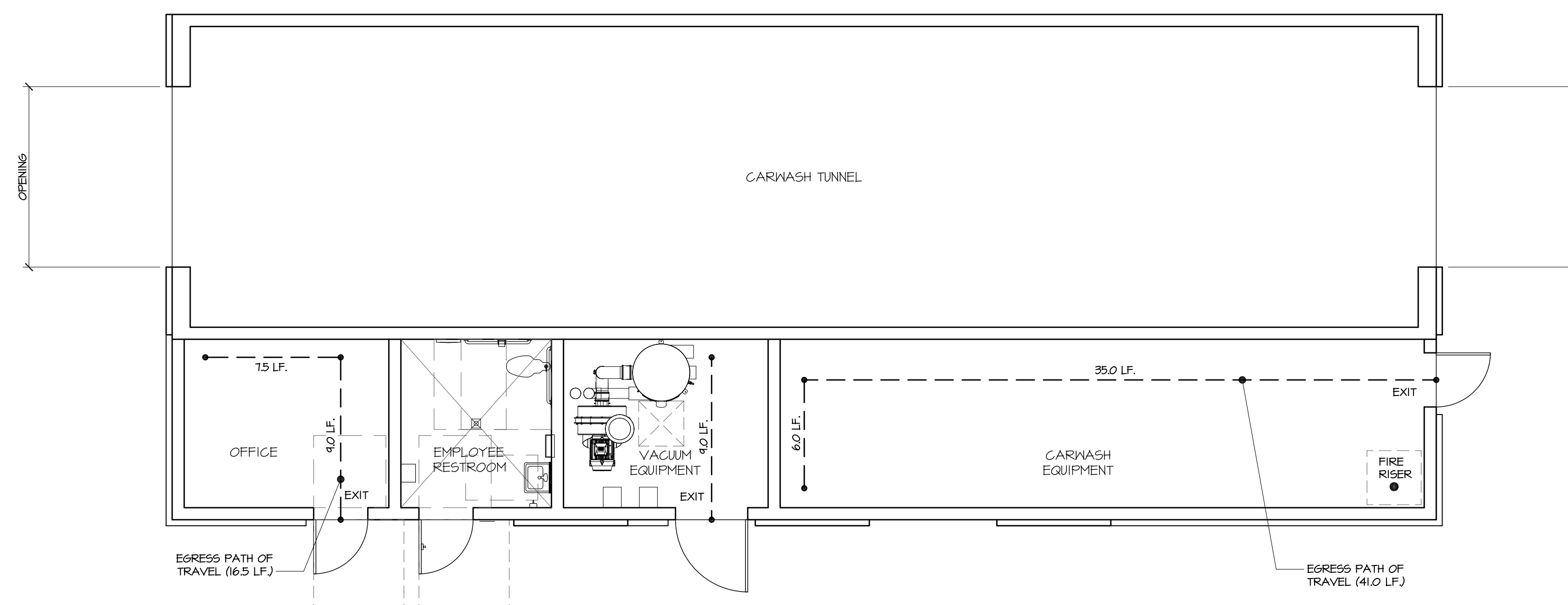
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CONSTRUCTION

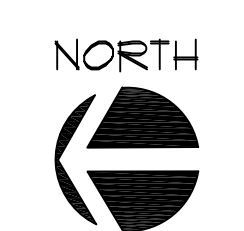
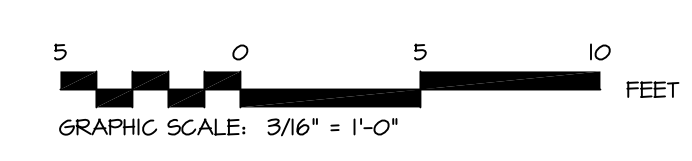
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TRAVEL DISTANCE TO EXIT ACCESS = 41.0 LF.  
FOR OCCUPANCY "B", MAX. TRAVEL DISTANCE TO EXIT ACCESS = 100 LF. (41.0 LF. < 100 LF. = OK)  
(PER CBC 2022, SECTION 1006.2 & TABLE 1006.2.1, SPRINKLED)



**1** EXITING PLAN  
3/16" = 1'-0"



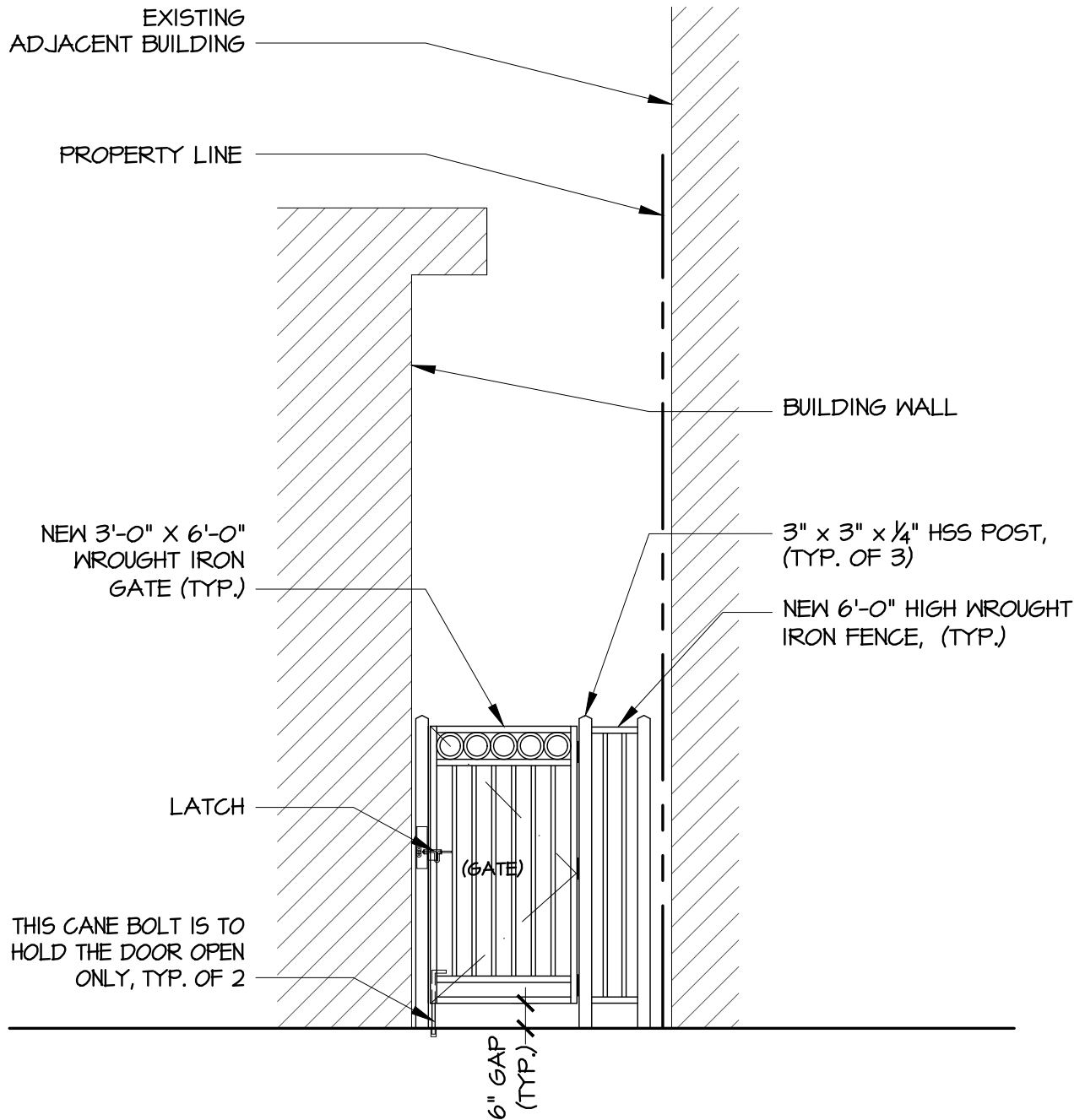
- ISSUED FOR CONSTRUCTION
- ISSUED FOR PLAN CHECK
- ISSUED FOR PLANNING

NO.	DATE	DESCRIPTION
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EXITING PLAN  
PROJECT #: 22-2007  
DRAWN: EMQ CHECKED: MII  
SCALE: AS NOTED DATE: 11-04-22

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# WROUGHT IRON GATE ELEVATION

1/4" = 1'-0"