



MAGNUSSEN'S TOYOTA OF MOUNTAIN VIEW



PROJECT DESCRIPTION

CONSTRUCTION OF A NEW AUTOMOBILE DEALERSHIP INCLUDING SALES, PARTS, SERVICE + ROOFTOP PARKING OF APPROXIMATELY 39,400 SQUARE FEET FLOOR AREA ON A 2.4 ACRE SITE. WORK INCLUDES ALL SITE WORK; UTILITIES, PARKING + LANDSCAPE IMPROVEMENTS.

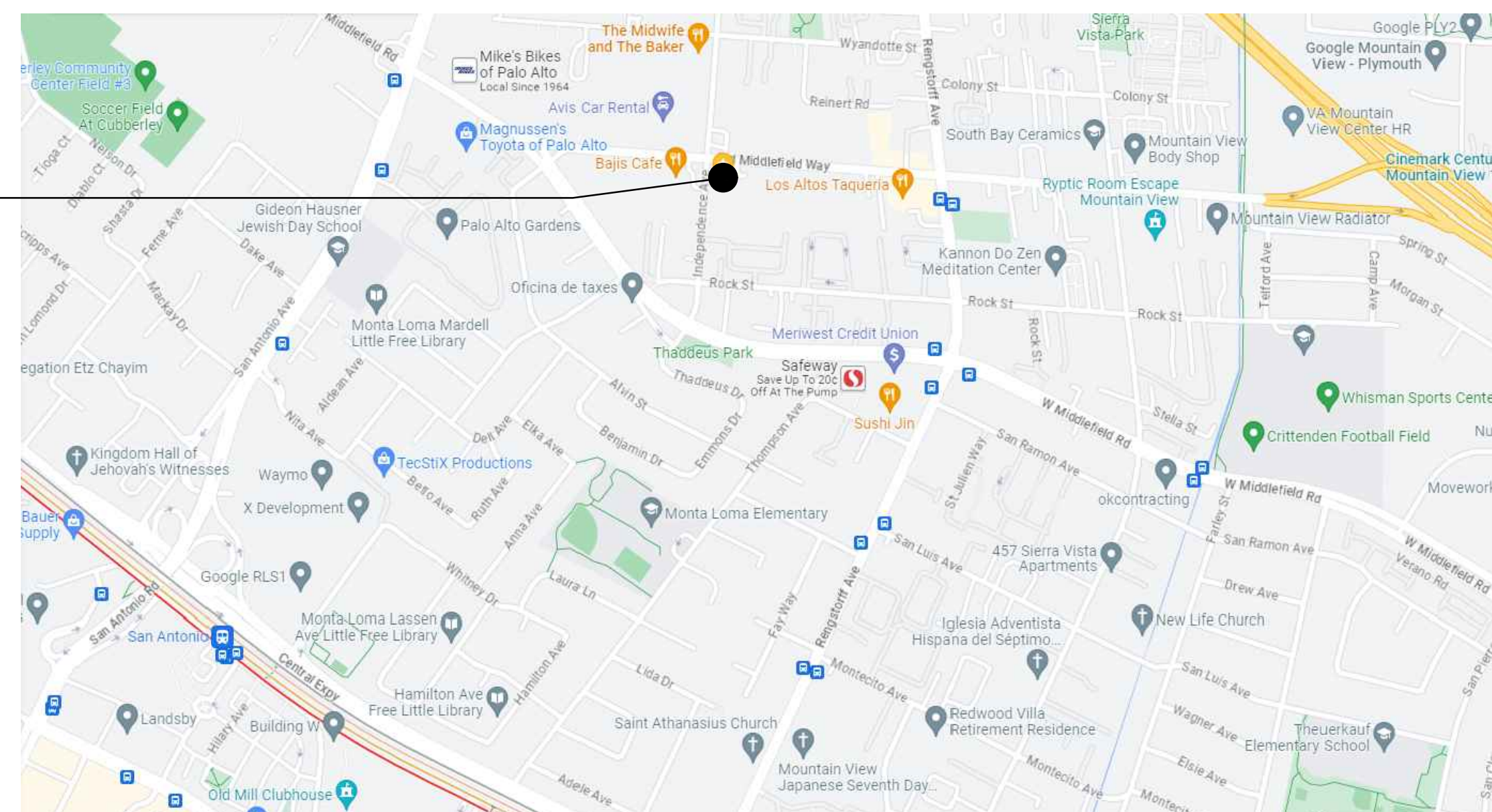
USE: AUTO SALES + SERVICE

SEE SHEET A0.2 FOR PROJECT CONSTRUCTION REQUIREMENTS.

PROJECT DATA

PROJECT ADDRESSES:	2319, 2385, + 2249 OLD MIDDLEFIELDWAY + 775 INDEPENDENCE AVE, MOUNTAIN VIEW, CA 94043
ASSESSOR'S PARCEL #S:	14-712-033, 14-712-034, 14-712-060, + 14-712-061 (4 LOT MERGE INTO 1 IN PROCESS)
ZONING:	2030 GENERAL PLAN - GENERAL COMMERCIAL CS - COMMERCIAL SERVICES MONTA LOMA/FARLEY ROCK PLANNING AREA
FEMA FLOOD ZONE:	ZONE X (AREA W/ REDUCED FLOOD RISK - LEVEE)
TOTAL SITE AREA:	2.4 NET ACRE / 104,440 NET SF - EXCLUDES OLD MIDDLEFIELD WAY RIGHT OF WAY (2.8 GROSS ACRE / 122,199 GROSS SF)
TOTAL NEW FLOOR AREA:	±39,399 SF
FLOOR AREA RATIO:	37.7% (MAX 40% F.A.R.)
BUILDING LOT COVERAGE:	35,758 SF / 34.2% COVERAGE
TOTAL NEW LANDSCAPE AREA:	17,412 SF
TOTAL NEW TREE CANOPY COVERAGE:	57,894 SF AT MATURITY
TOTAL IMPERVIOUS AREA:	55,384 SF
TOTAL PERVIOUS AREA:	13,230 SF
TOTAL BIORETENTION PROVIDED:	4,208 SF
SITE PARKING-TO-TREE RATIO:	110 GROUND LEVEL PARKING STALLS / 55 TOTAL TREES
OCCUPANCY:	MIXED B / S-1 / S-2
CONSTRUCTION TYPE:	V-B
FIRE SPRINKLER SYSTEM:	YES

SITE



VICINITY MAP

DIRECTORY

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PL-2023-212

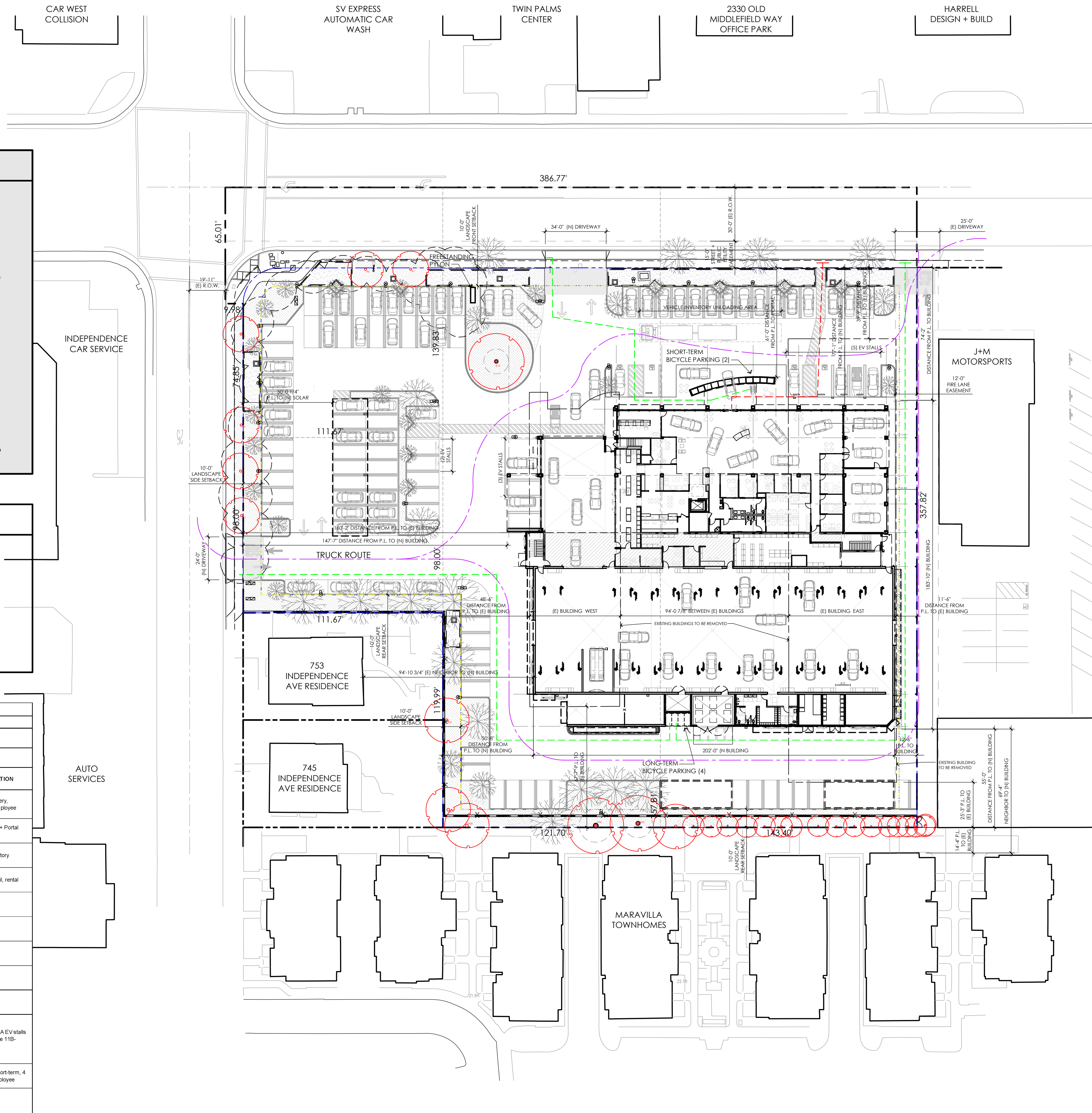
COVER SHEET

SCALE: N.T.S.
DATE: 09/26/2024

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PROJECT REQUIREMENTS

Project Construction Notes:

- Provide a 10' plywood temporary fence at the south and east property lines where adjacent commercial/residential neighbors.
- A list of all heavy construction equipment to be used for this project known to produce high vibration levels shall be submitted to the city by the contractor as well as a list of smaller equipment (less than 18,000 lbs.) to be used near the south and east property lines.
 - Smaller equipment (less than 18,000 lbs.) shall be used WITHIN 25 FEET of the property lines to minimize vibration levels at the adjacent south and east buildings. The smaller equipment intended to implement this requirement shall be individually identified among the list of equipment required under the above condition as the subset of the equipment allowed for use at the property lines.
 - Avoid dropping heavy equipment and using vibratory rollers within 25 feet of sensitive structures. Use alternative methods for breaking up pavement, such as pavement grinder, instead of dropping heavy objects, within 25 feet of the adjacent south and east buildings. Select demolition methods that do not involve large impact tools such as hoe-rams within 25 feet of the share property lines with conventional buildings to the south east. Portable jackhammers, saws, or grinders shall be used to minimize impacts to the ground.
- All construction equipment used will be manufactured after 2012 and will adhere to all EPA Tier 4 Interim emission standards. Compliance documentation, such as manufacturer specification sheets will be provided to the City by the contractor prior to issuance of a grading permit.

TREE MITIGATION CALCULATION

TOTAL TREES REMOVED: 83
 TOTAL TREES RETAINED: 33
 TOTAL TREES: 116

TOTAL HERITAGE TREES REMOVED: 80
 TOTAL NON-HERITAGE TREES REMOVED: 3

SUB-TOTAL MITIGATION TREES: 160
 LESS REPLACEMENT TREES: 41
 TOTAL MITIGATION TREES: 119

AS NOTED IN ARBORIST REPORT, DATED 8/2024

MAGNUSSEN'S TOYOTA OF MOUNTAIN VIEW

2319 OLD MIDDLEFIELD ROAD, MOUNTAIN VIEW, CA

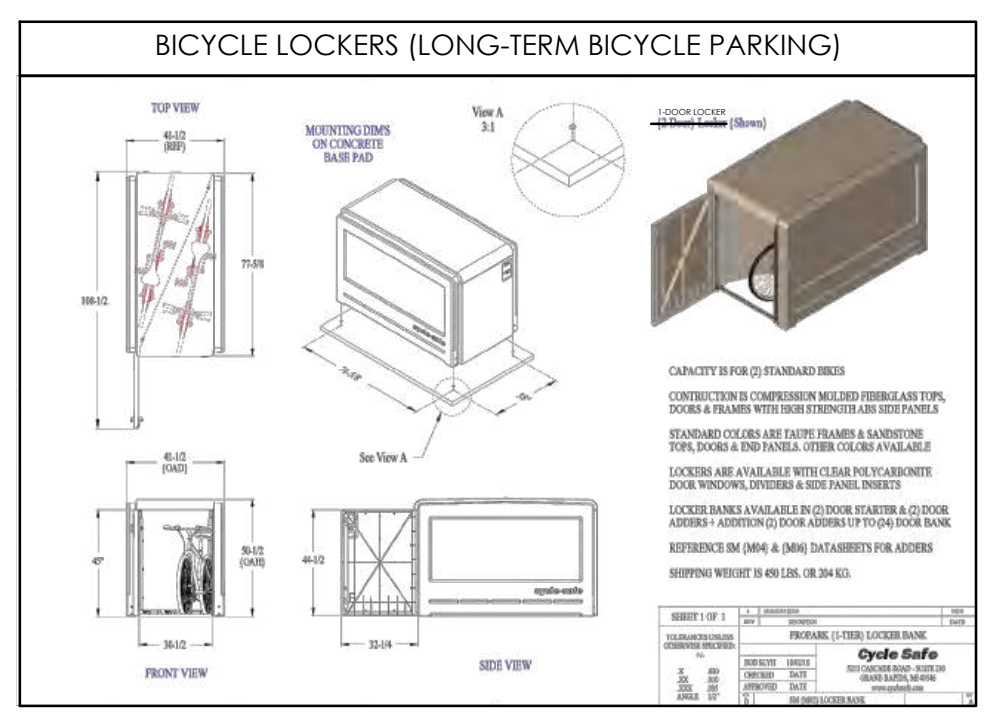
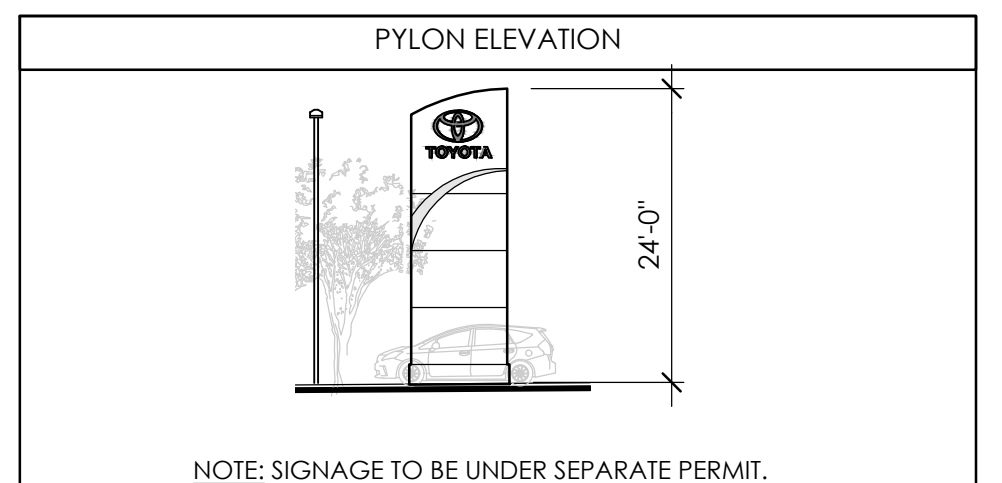
PARKING ANALYSIS

CITY OF MOUNTAIN VIEW ZONING

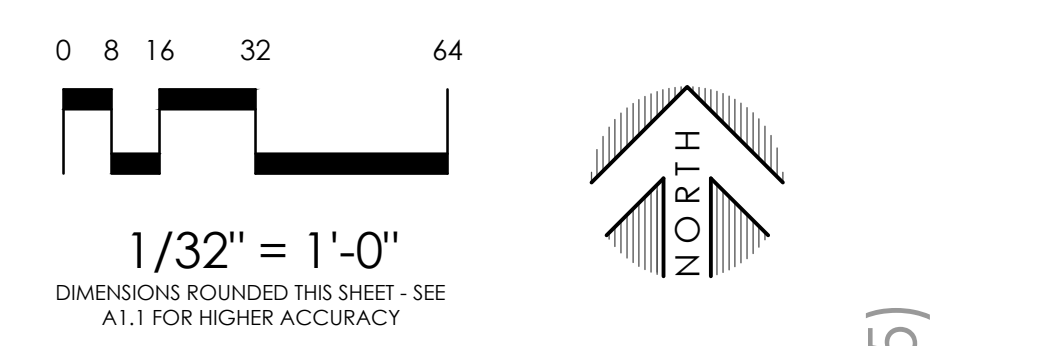
REQUIREMENT	AREA	PROPOSED (S.F.)	REQUIRED PARKING (STALLS)	PROPOSED PARKING (STALLS)	LOCATION
Parking (MV Municipal Code 36.32.90): 1 space for each 400 sq. ft. of gross floor area for showroom and office, plus 1 space for each 2,000 sq. ft. of outdoor display area, plus 1 space for each 500 sq. ft. of gross floor area for vehicle repair, plus 1 space for each 300 sq. ft. of gross floor area for the parts department + 5% of parking for bicycle.	Showroom + Office Area (Showroom, offices, customer lounge, retail parts, + service advisors)	14,549	32	30	New car delivery, customer, employee
	Outdoor Display Area (Display pad + Portal display)	1,625	2	5	Display pads + Portal display
	Inventory/ Display Vehicles	10,195	6	65	Display, inventory
	Vehicle Repair (Service stalls)	16,805	35	17	Service, detail, rental
	Parts (Parts Storage)	4,364	16	93	Roof
Loading (MV Municipal Code 36.32.40): >30,001 gross square feet: 1 space per each additional 20,000 square feet	Loading (Total building coverage area)	34,878	3		
	Total required stalls		93		
Total proposed stalls				210	

OTHER REQUIREMENTS

EV stalls (MV Municipal Code 8.20.42): Total spaces in facility: 26-50 = 6, 51-75 = 9, 76-100 = 13, >200 = 45% of parking spaces or 33% of EV capable spaces	EV Stalls (Customer, Service, + Employee Parking = 41)	6	10	Includes 2 ADA EV stalls per CBC Table 11B-228.3.2.1
Bicycle (MV Municipal Code 36.32.90) 5% of required parking	Bicycle Parking	5	6	Includes 2 short-term, 4 long-term/employee
ADA Stalls (CBC Table 11B-208.2) Total Spaces in Facility: 26 to 50 = 2, 51 to 75 = 3, 201 to 300 = 7	ADA Stalls (Customer, Service, + Employee Parking = 41)	2	2	



- LEGEND**
- PROPERTY LINE (GROSS AREA, EXCLUDES OLD MIDDLEFIELD WAY R.O.W.)
 - SETBACK
 - PEDESTRIAN PATH OF TRAVEL
 - BICYCLE PATH OF TRAVEL
 - FIRE/TRASH/DELIVERY TRUCK PATH OF TRAVEL
 - EXISTING HERITAGE TREE TO REMAIN, S.L.D.



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NEIGHBORHOOD PLAN

SCALE: 1/32"=1'-0"
 DATE: 09/26/2024

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SITE MAP



VICINITY MAP W/ TRANSIT LOCATIONS

LEGEND

- BIKE LANE
- BUS STOP
- SITE CONTEXT VIEW



1 - STREET VIEW - OLD MIDDLEFIELD WAY + INDEPENDENCE AVE - LOOKING WEST



2 - STREET VIEW - OLD MIDDLEFIELD WAY - LOOKING NORTH



3 - STREET VIEW - OLD MIDDLEFIELD WAY - LOOKING NORTH



4 - STREET VIEW - OLD MIDDLEFIELD WAY - NEIGHBORING PROPERTY TO THE EAST



5 - STREET VIEW - OLD MIDDLEFIELD WAY + INDEPENDENCE AVE - LOOKING SOUTH AT EAST PROPERTY LINE



6 - EXISTING STRUCTURES - LOOKING NORTH FROM CENTER OF SITE



7 - EXISTING TREES - LOOKING WEST FROM CENTER OF SITE



8 - NEIGHBORING RESIDENCES - LOOKING SOUTH AT SOUTH PROPERTY LINE



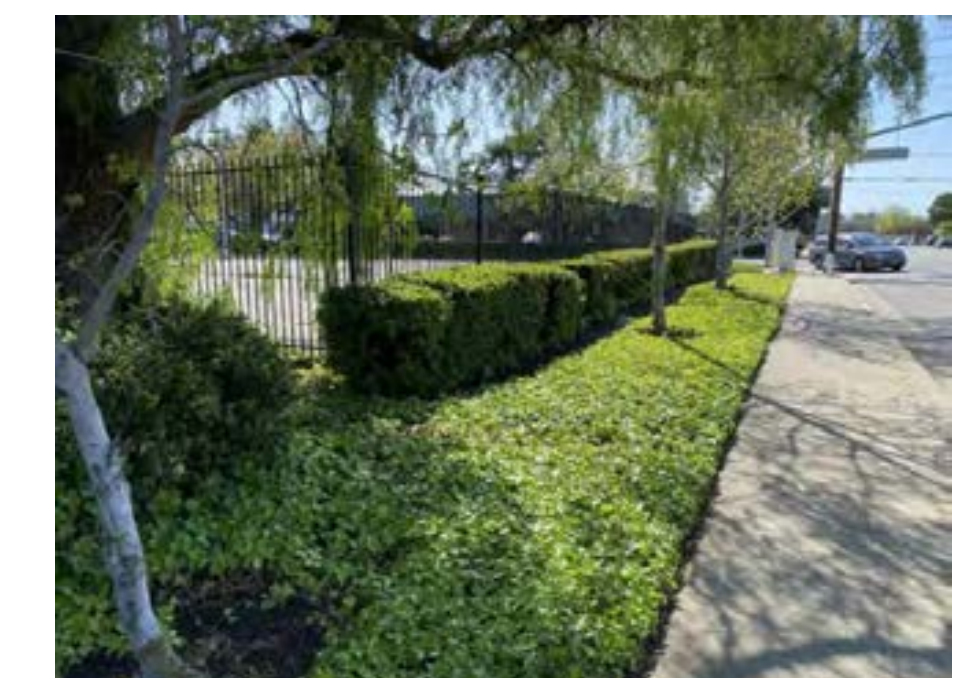
9 - EXISTING TREES - LOOKING SOUTH AT CENTER OF SITE



10 - EXISTING STRUCTURE - LOOKING SOUTH AT CENTER OF SITE



11 - STREET VIEW - OLD MIDDLEFIELD WAY - LOOKING SOUTH



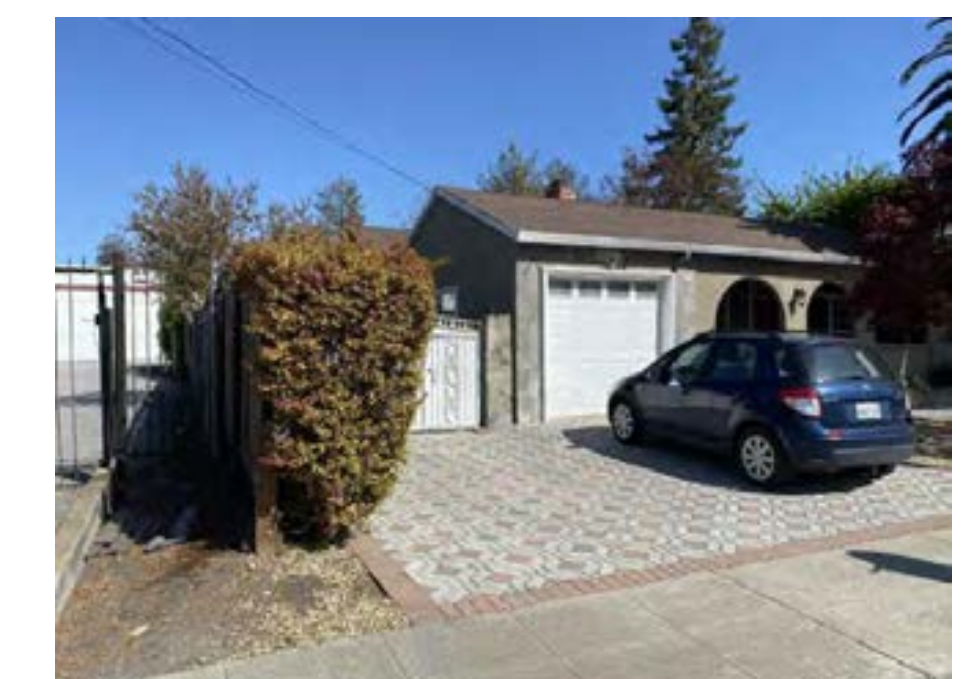
12 - STREET VIEW - OLD MIDDLEFIELD WAY - EXISTING LANDSCAPING - LOOKING SOUTH WEST



13 - STREET VIEW - INDEPENDENCE AVE - EXISTING FENCE + LANDSCAPING ON SITE - LOOKING EAST



14 - EXISTING PARKING LOT + STRUCTURE - LOOKING EAST FROM WEST PROPERTY LINE



15 - STREET VIEW - INDEPENDENCE AVE - NEIGHBORING RESIDENCE AT EAST PROPERTY LINE



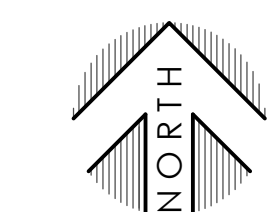
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SITE CONTEXT

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OLD MIDDLEFIELD WAY VIEW FROM NORTHEAST



INDEPENDENCE AVENUE VIEW FROM NORTHWEST



OLD MIDDLEFIELD WAY VIEW FROM NORTHWEST



AERIAL VIEW FROM SOUTHEAST



AERIAL VIEW FROM NORTHEAST



AERIAL VIEW FROM NORTHWEST



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MAGNUSSEN'S TOYOTA OF MOUNTAIN VIEW

2319 OLD MIDDLEFIELD WAY, MOUNTAIN VIEW, CA

AERIAL IMAGES

A0.7

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SOUTHWEST VIEW FROM RESIDENTIAL AT THIRD FLOOR



SOUTHEAST VIEW FROM RESIDENTIAL AT THIRD FLOOR



SOUTHWEST VIEW FROM RESIDENTIAL AT SECOND FLOOR



SOUTHEAST VIEW FROM RESIDENTIAL AT SECOND FLOOR



SOUTHWEST VIEW FROM RESIDENTIAL AT FIRST FLOOR



SOUTHEAST VIEW FROM RESIDENTIAL AT FIRST FLOOR



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ADJACENT PROPERTY VIEWS

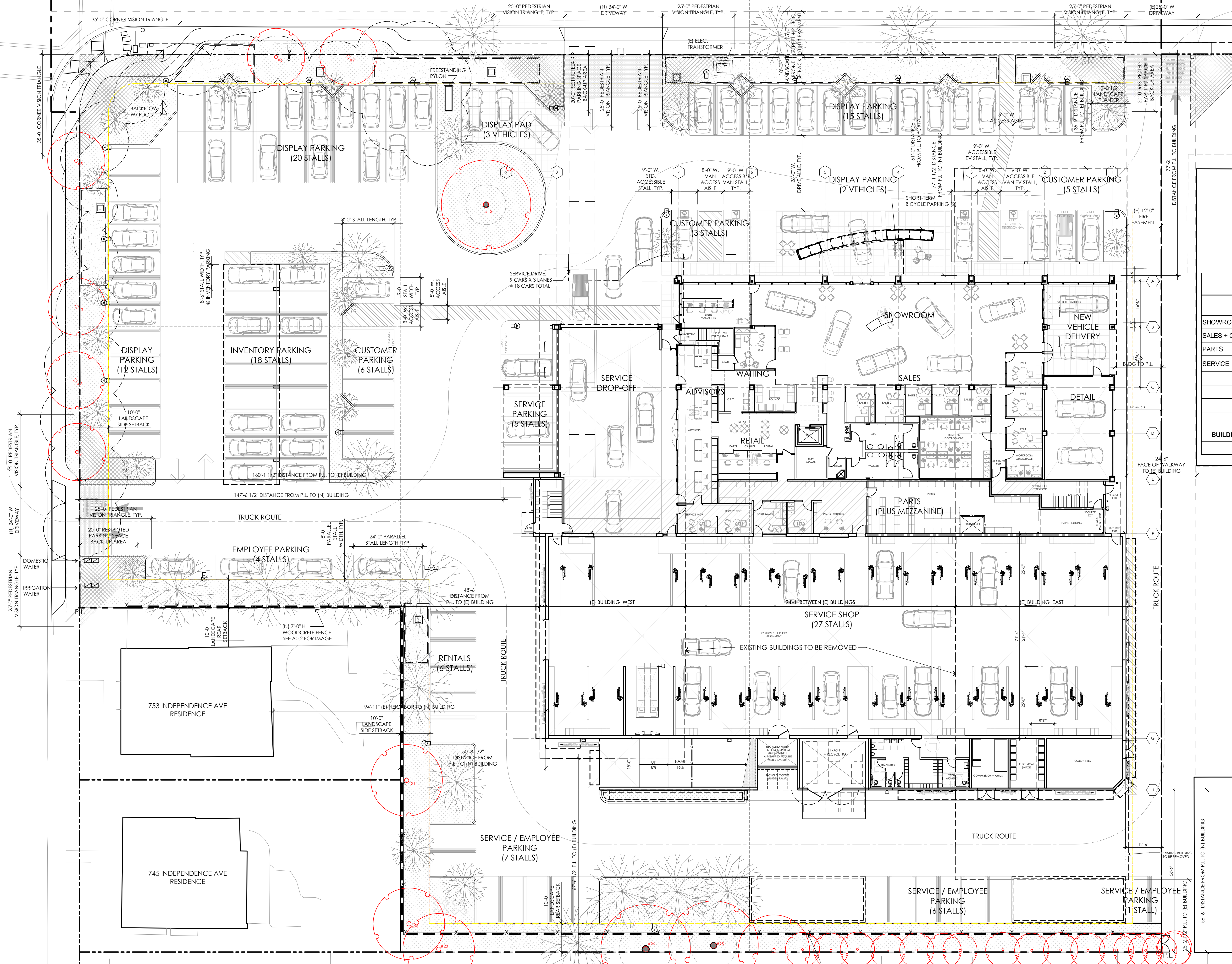
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OLD MIDDLEFIELD WAY

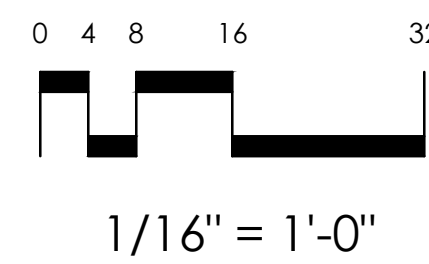
INDEPENDENCE AVENUE



AREA ANALYSIS	
AREA	AREA (S.F.)
SHOWROOM DISPLAY	3,106
SALES + OFFICES	11,442
PARTS	4,491
SERVICE	20,360
TOTAL BUILDING AREA	39,399
TOTAL SITE AREA	104,440
TOTAL BUILDING FOOTPRINT	35,758
BUILDING FOOTPRINT TO LAND AREA RATIO	0.342
FLOOR AREA RATIO (0.40 MAX)	37.7%

- NOTES:
- ALL EXISTING STRUCTURES ON PROPERTY TO BE DEMOLISHED.
 - SIGNAGE TO BE UNDER SEPARATE PERMIT.
 - ALL OCCUPANTS TO PARK ON SITE. NO OFFSITE PARKING.
 - DUAL-PLUMBING AND IRRIGATION METERS TO BE CONNECTED TO A "TEMPORARY" POTABLE WATER SERVICE UNTIL RECYCLED WATER IS AVAILABLE TO THIS SITE.

- LEGEND
- PROPERTY LINE (GROSS AREA, EXCLUDES OLD MIDDLEFIELD WAY R.O.W.)
 - SETBACK
 - EXISTING HERITAGE TREE TO REMAIN, S.L.D.
 - STAMPED CONCRETE, S.L.D.
 - EXISTING TO BE REMOVED



A1.1

SEPT 2024 V.E. STUDY

MAGNUSSEN'S TOYOTA OF MOUNTAIN VIEW

SITE AND GROUND FLOOR PLAN

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SCALE: 1/16" = 1'-0"
DATE: 09/06/2024

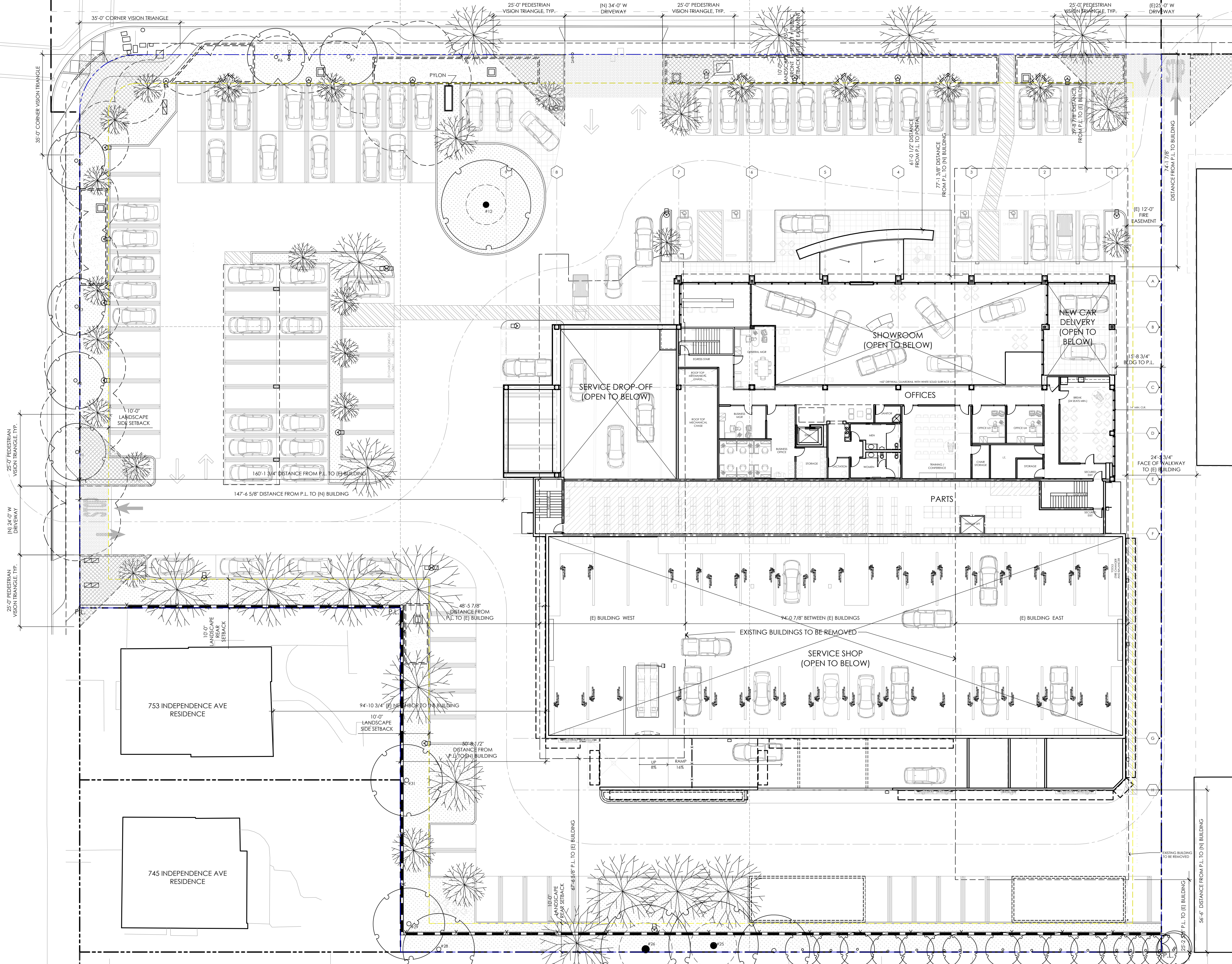
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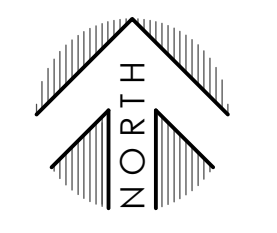
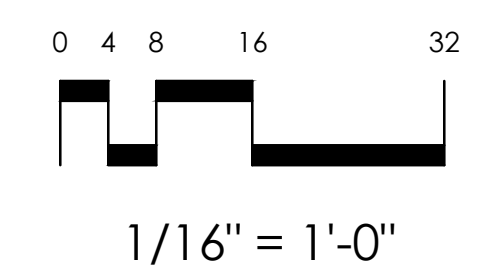
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OLD MIDDLEFIELD WAY

INDEPENDENCE AVENUE



- LEGEND**
- PROPERTY LINE (GROSS AREA, EXCLUDES OLD MIDDLEFIELD WAY R.O.W.)
 - SETBACK
 - EXISTING HERITAGE TREE TO REMAIN, S.L.D.
 - STAMPED CONCRETE, S.L.D.
 - EXISTING TO BE REMOVED



A1.2

MAGNUSSON'S TOYOTA OF MOUNTAIN VIEW

UPPER LEVEL PLAN

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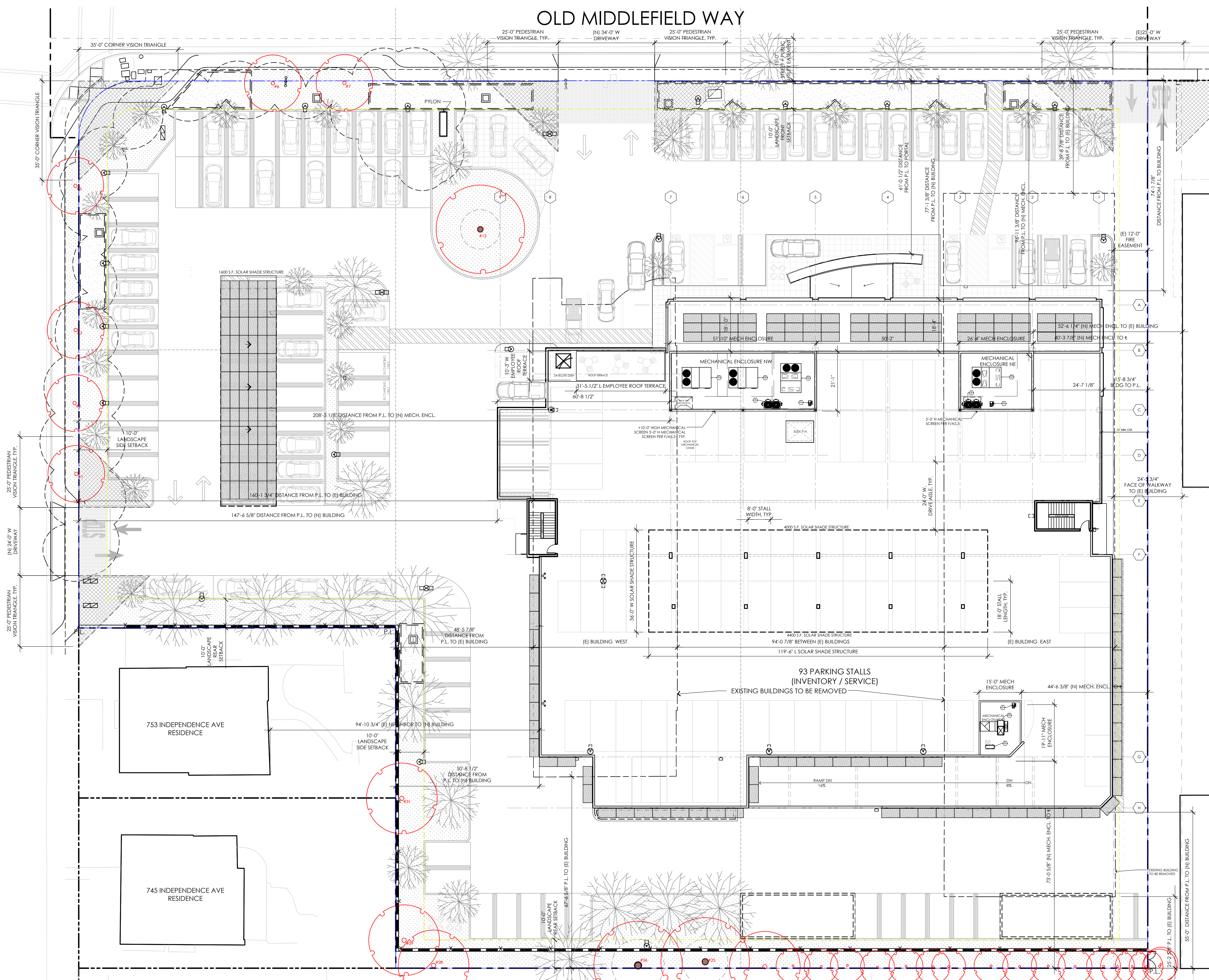


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OLD MIDDLEFIELD WAY

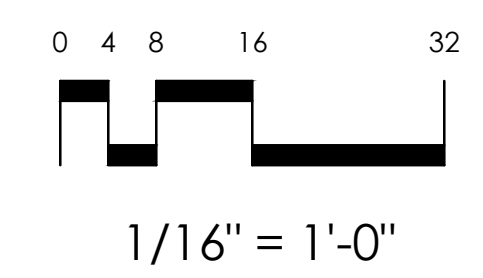
INDEPENDENCE AVENUE



ROOFTOP PHOTOVOLTAIC HEIGHT + AREA LIMITATIONS (2022 CBC 503.1 EXCEPTION 3, 4, + 5):

- OTHER THAN STRUCTURAL REQUIREMENTS, SOLAR PHOTOVOLTAIC PANELS SUPPORTED BY A STRUCTURE OVER PARKING STALLS SHALL NOT CONSTITUTE ADDITIONAL STORY OR ADDITIONAL FLOOR AREA AND MAY EXCEED THE HEIGHT LIMIT AS SPECIFIED WHEN THE FOLLOWING CONDITIONS ARE MET:
 - THE AREA WITHIN THE PERIMETER OF THE PHOTOVOLTAIC ARRAY HAS MAXIMUM RECTANGULAR DIMENSION OF 40 FEET BY 150 FEET.
 - THE DISTANCE BETWEEN SOLAR PHOTOVOLTAIC ARRAY STRUCTURES IS A MINIMUM OF 10 FEET CLEAR.
 - THE DRIVEWAY AISLE SEPARATING SOLAR PHOTOVOLTAIC ARRAY STRUCTURES HAS A MINIMUM WIDTH OF 25 FEET CLEAR.
 - SOLAR PHOTOVOLTAIC ARRAY STRUCTURE IS USED ONLY FOR PARKING PURPOSES WITH NO STORAGE.
 - COMPLETELY OPEN ON ALL SIDES (OTHER THAN NECESSARY STRUCTURAL SUPPORTS) WITH NO INTERIOR PARTITIONS.

- LEGEND**
- PROPERTY LINE (GROSS AREA, EXCLUDES OLD MIDDLEFIELD WAY R.O.W.)
 - SETBACK
 - EXISTING HERITAGE TREE TO REMAIN, S.L.D.
 - STAMPED CONCRETE, S.L.D.
 - EXISTING TO BE REMOVED



MAGNUSSEN'S TOYOTA OF MOUNTAIN VIEW

ROOF PLAN

A1.3



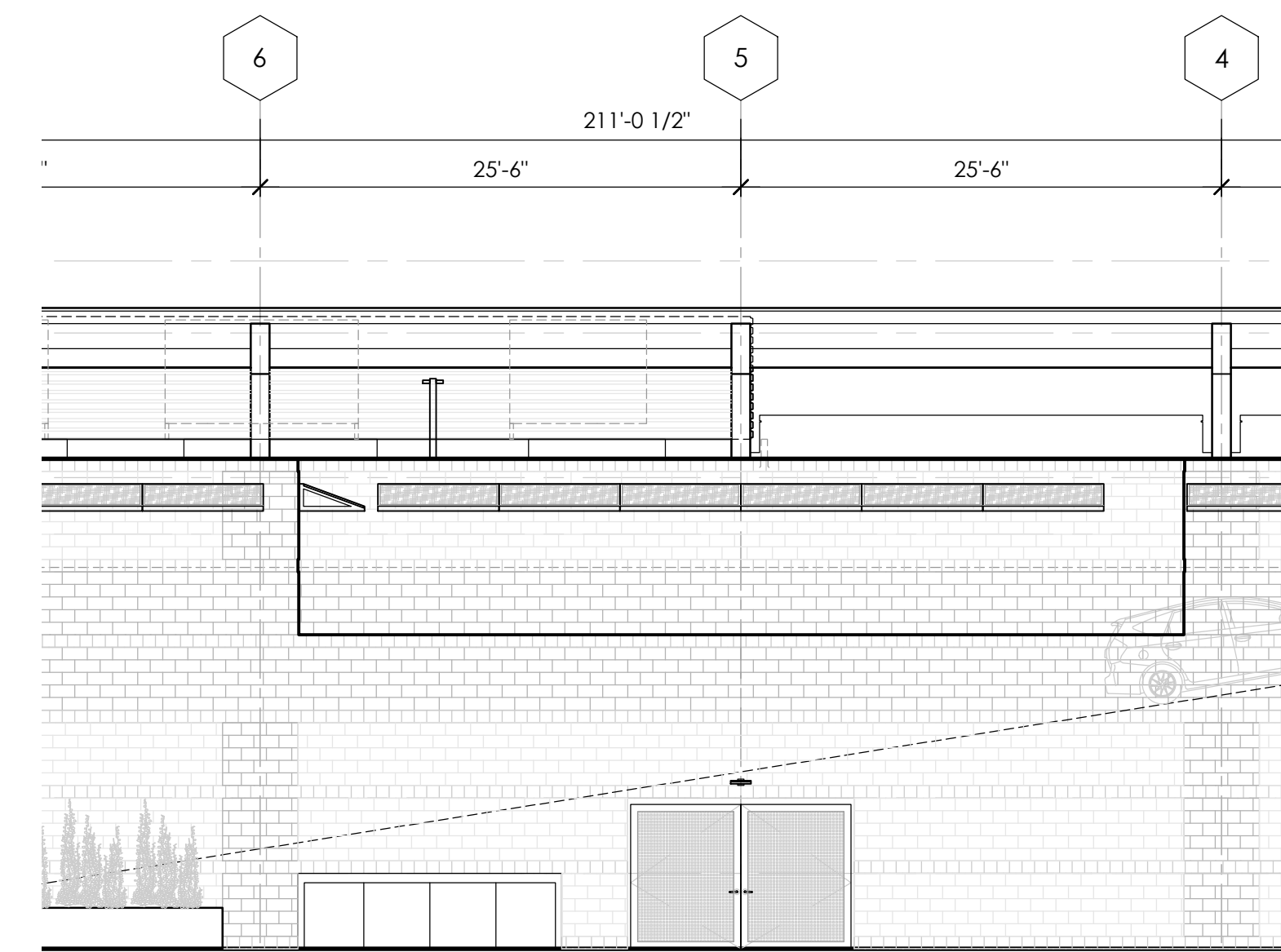
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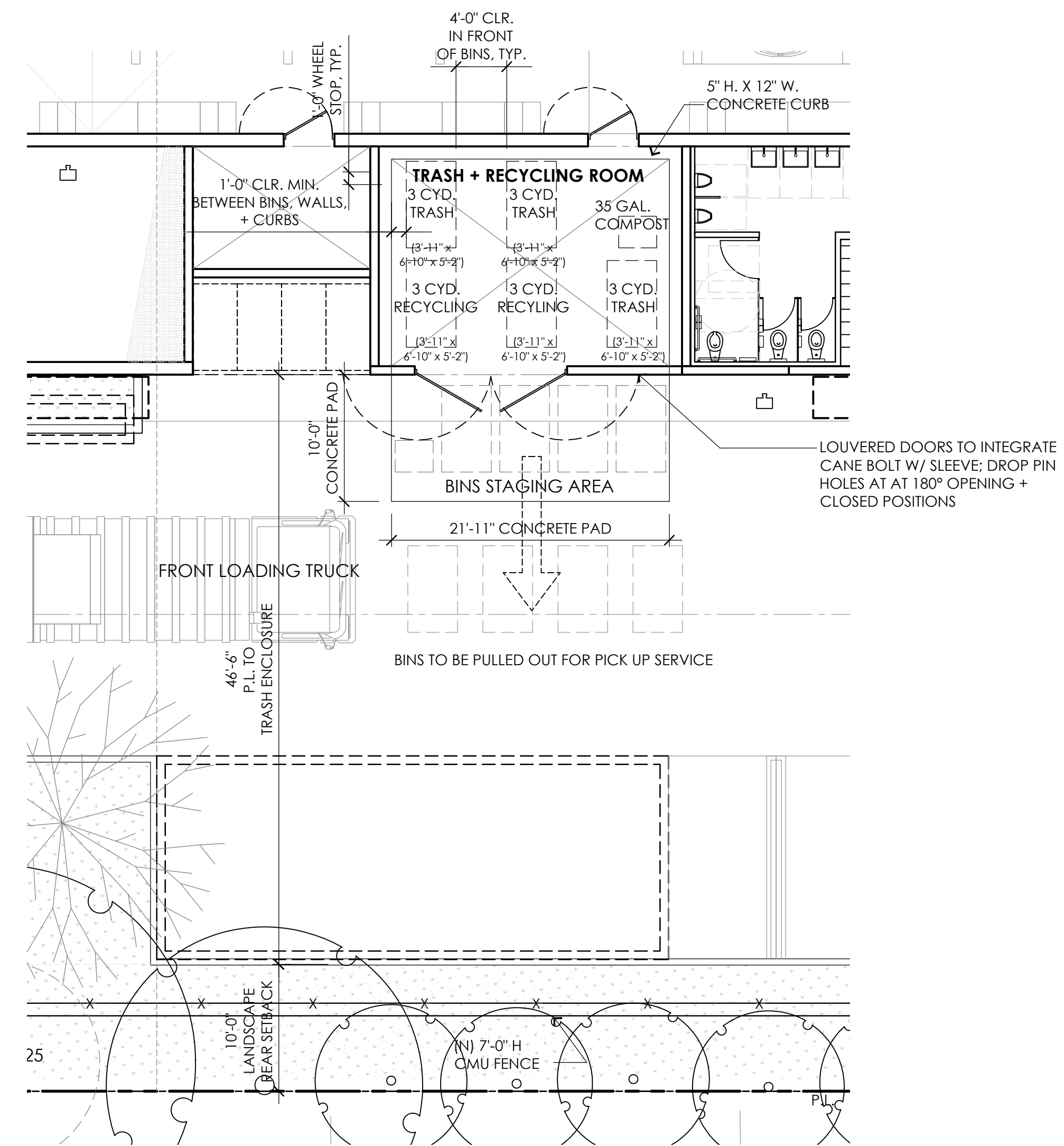
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2 - BUILDING SOUTH ELEVATION - EXTERIOR OF TRASH ROOM



1 - TRASH ENCLOSURE PLAN + STAGING PLAN

WASTE FACILITY ENCLOSURE CALCULATION (PER CITY OF MOUNTAIN VIEW SOLID WASTE & RECYCLING FACILITY GUIDELINES)	
USE:	OFFICE/COMMERCIAL
PROJECT SQUARE FOOTAGE:	±39,400 SF
MIN. NUMBER OF WASTE BINS ([2] 3 CYD PER 20,000 SF):	2 TRASH BINS + 2 RECYCLING BINS
ORGANICS DIVERSION:	(1) 35 GAL. COMPOST BIN
PICKUP FREQUENCY : (PER CURRENT RECOLOGY NEIGHBORHOOD SCHEDULE):	(1) TIME PER WEEK FOR TRASH - TUESDAYS (3) TIMES PER WEEK FOR RECYCLING - MONDAYS, TUESDAYS, THURSDAYS
*BINS TO BE PULLED OUT + STAGED IN FRONT OF TRASH ENCLOSURE ON SERVICE DAYS. WILL PROVIDE ENOUGH SPACE FOR VEHICLE CIRCULATION IN DRIVE AISLE.	



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TRASH ENCLOSURE

SCALE: 1/8"=1'-0"
DATE: 09/26/2024



A1.4

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LIGHT POLE + WALL PACK PHOTOMETRIC DATA
(SEE SHEET A1.7 FOR EXTERIOR LIGHT FIXTURE SPECIFICATIONS)

Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
[Symbol]	13	XSPW-4ME	SINGLE	1.000	6925	78	XSPW-B-WM-4ME-4L-50K-UL-xx
[Symbol]	7	XSPW-3M	SINGLE	1.000	4270	31	XSPW-B-WM-3ME-4L-50K-UL-xx
[Symbol]	11	AF-1	SINGLE	1.000	60200	458	OSQX-B-6SL-50K9-AF-UL-NM-xx w/OSQ-X-DA-xx
[Symbol]	2	5N-50L 2	2 @ 180°	1.000	42300	383	OSQX-B-50L-50K9-5M-UL-NM-xx w/OSQ-X-DA-xx
[Symbol]	3	5N-50L	SINGLE	1.000	42300	383	OSQX-B-50L-50K9-5M-UL-NM-xx w/OSQ-X-DA-xx
[Symbol]	1	6L-2-R	2 @ 180°	1.000	4440	37	OSQM-C-6L-60K9-5L-UL-NM-xx w/OSQ-ML-C-DA-xx
[Symbol]	6	4M-22L w BLS	SINGLE	1.000	17000	132	OSQL-B-22L-50K9-4M-UL-NM-xx w/OSQ-ML-B-DA-xx + OSQ-BLSLF
[Symbol]	4	4M-1-R	SINGLE	1.000	4220	37	OSQM-C-6L-60K9-4M-UL-NM-xx w/OSQ-ML-C-DA-xx
[Symbol]	2	3M-22L w BLS	SINGLE	1.000	17500	132	OSQL-B-22L-50K9-3M-UL-NM-xx w/OSQ-ML-B-DA-xx + OSQ-BLSLF

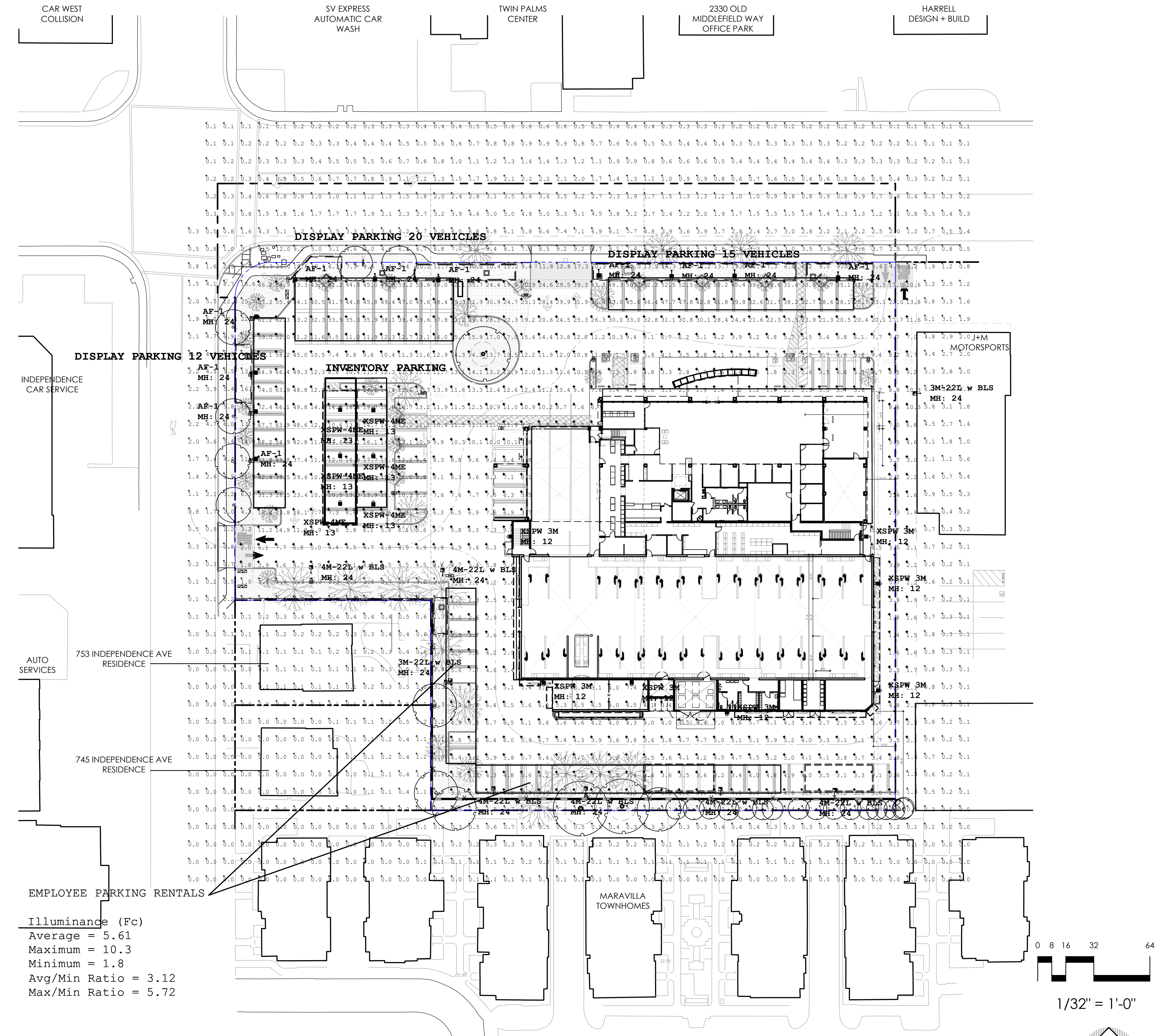
Calculation Summary (Footcandles calculated using predicted lumen values @ 50K hrs of operation)						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
EXTENDED CALCS	Fc	1.80	25.7	0.0	N.A.	N.A.
ROOF TOP	Fc	2.98	11.3	0.0	N.A.	N.A.
SITE	Fc	13.98	74.0	1.2	11.65	61.67
DISPLAY PARKING 12 VEHICLES	Fc	57.05	74.0	28.5	2.00	2.60
DISPLAY PARKING 15 VEHICLES	Fc	41.51	53.2	28.1	1.48	1.89
DISPLAY PARKING 20 VEHICLES	Fc	34.97	53.6	9.5	3.68	5.64
INVENTORY PARKING	Fc	13.55	19.7	7.3	1.86	2.70

Pole Schedule
(22) SSS-4-11-22-CW-BS-1D-C- (22' X 4" X 1ga STEEL SQUARE POLE)
(2) SSS-4-11-22-CW-BS-2D18-C- (22' X 4" X 1ga STEEL SQUARE POLE @ 180°)
(4) SSS-4-11-10-CW-BS-1D8-C- (10' X 4" X 1ga STEEL SQUARE POLE)
(1) SSS-4-11-10-CW-BS-2D18-C- (10' X 4" X 1ga STEEL SQUARE POLE @ 180°)

Proposed poles meet 120 MPH sustained winds.

Additional Equipment:
(6) OSQ-ML-C-DA- (DIRECT MOUNTING ARM C)
(8) OSQ-ML-B-DA- (DIRECT MOUNTING ARM B)
(18) OSQ-X-DA- (DIRECT MOUNTING ARM XL)
(8) OSQ-BLSLF (Backlight Shield)

*** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***



Illuminance (Fc)
Average = 5.61
Maximum = 10.3
Minimum = 1.8
Avg/Min Ratio = 3.12
Max/Min Ratio = 5.72



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MAGNUSSEN'S TOYOTA OF MOUNTAIN VIEW
2319 OLD MIDDLEFIELD WAY, MOUNTAIN VIEW, CA 94043
PL-2023-212

SITE PHOTOMETRIC

SCALE: 1/32"=1'-0"
DATE: 09/26/2024

A1.5
TWM NO: 23-101
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PLANNING (5)

LIGHT POLE + WALL PACK PHOTOMETRIC DATA
(SEE SHEET A1.7 FOR EXTERIOR LIGHT FIXTURE SPECIFICATIONS)

Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
[Symbol]	13	XSPW-4ME	SINGLE	1.000	6925	78	XSPW-B-WM-4ME-8L-50K-UL-xx
[Symbol]	7	XSPW-3M	SINGLE	1.000	4270	31	XSPW-B-WM-3ME-4L-50K-UL-__
[Symbol]	11	AF-1	SINGLE	1.000	60200	458	OSQX-B-6SL-50K9-AF-UL-NM-__ w/OSQ-X-DA-__
[Symbol]	2	5N-50L 2	2 @ 180°	1.000	42300	383	OSQX-B-50L-50K9-5M-UL-NM-__ w/OSQ-X-DA-__
[Symbol]	3	5N-50L	SINGLE	1.000	42300	383	OSQX-B-50L-50K9-5M-UL-NM-__ w/OSQ-X-DA-__
[Symbol]	1	5L-2 R	2 @ 180°	1.000	4440	37	OSQM-C-6L-50K9-5L-UL-NM-__ w/OSQ-ML-C-DA-__
[Symbol]	6	4M-22L w BLS	SINGLE	1.000	17000	132	OSQL-B-22L-50K9-4M-UL-NM-__ w/OSQ-ML-B-DA-__ + OSQ-BLSLF
[Symbol]	4	4M-1 R	SINGLE	1.000	4220	37	OSQM-C-6L-50K9-4M-UL-NM-__ w/OSQ-ML-C-DA-__
[Symbol]	2	3M-22L w BLS	SINGLE	1.000	17500	132	OSQL-B-22L-50K9-3M-UL-NM-__ w/OSQ-ML-B-DA-__ + OSQ-BLSLF

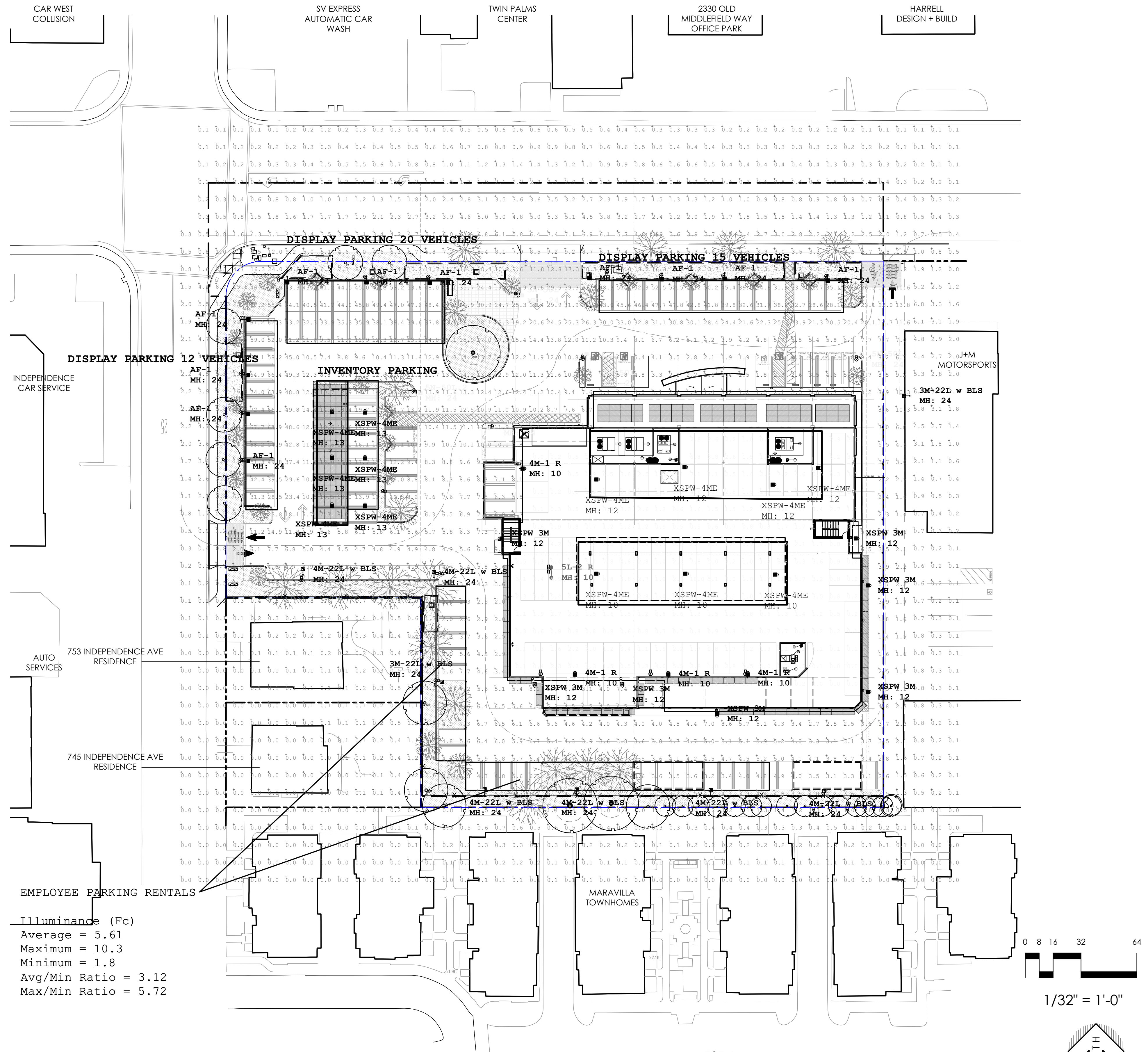
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
EXTENDED CALCS	Fc	1.80	25.7	0.0	N.A.	N.A.
ROOF TOP	Fc	2.38	11.3	0.0	N.A.	N.A.
SITE	Fc	13.98	74.0	1.2	11.65	61.67
DISPLAY PARKING 12 VEHICLES	Fc	57.05	74.0	28.5	2.00	2.60
DISPLAY PARKING 15 VEHICLES	Fc	41.51	53.2	28.1	1.48	1.89
DISPLAY PARKING 20 VEHICLES	Fc	34.97	53.6	9.5	3.68	5.64
INVENTORY PARKING	Fc	13.55	19.7	7.3	1.86	2.70

Pole Schedule
(22) SSS-4-11-22-CW-BS-1D-C-__ (22' X 4" X 1ga STEEL SQUARE POLE)
(2) SSS-4-11-22-CW-BS-2D18-C-__ (22' X 4" X 1ga STEEL SQUARE POLE@180)
(4) SSS-4-11-10-CW-BS-1D8-C-__ (10' X 4" X 1ga STEEL SQUARE POLE)
(1) SSS-4-11-10-CW-BS-2D18-C-__ (10' X 4" X 1ga STEEL SQUARE POLE@180)

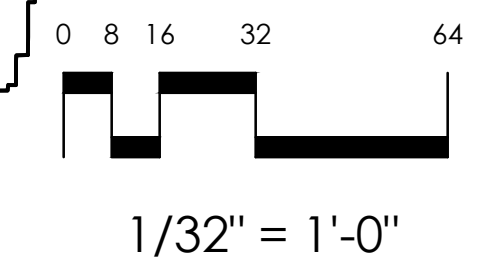
Proposed poles meet 120 MPH sustained winds.

Additional Equipment:
(6) OSQ-ML-C-DA-__ (DIRECT MOUNTING ARM C)
(8) OSQ-ML-B-DA-__ (DIRECT MOUNTING ARM B)
(18) OSQ-X-DA-__ (DIRECT MOUNTING ARM XL)
(8) OSQ-BLSLF (Backlight Shield)

*** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***



Illuminance (Fc)
Average = 5.61
Maximum = 10.3
Minimum = 1.8
Avg/Min Ratio = 3.12
Max/Min Ratio = 5.72



LEGEND
--- PROPERTY LINE (GROSS AREA, EXCLUDES OLD MIDDLEFIELD WAY R.O.W.)



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2319 OLD MIDDLEFIELD WAY, MOUNTAIN VIEW, CA 94043
PL-2023-212

ROOF PHOTOMETRIC

SCALE: 1/32"=1'-0"
DATE: 09/26/2024

A1.6
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PLANNING (5)

LIGHT POLE SPECS

OSQ Series LED Area/Flood Luminaires featuring Patented NanoComfort™ Technology - Version C

Product Description
 The OSQ™ LED Area/Flood Luminaire features patented NanoComfort™ Technology, an advanced thermal management and uniform beam distribution. Built to last, the housing is rugged polycarbonate with an integrated, maintenance-free LED driver component. Versatile mounting options include pole and wall mounting. Ingress protection design minimizes wind requirements and allows easy access to the LED driver. The luminaire is available in multiple beam spreads and mounting heights. The OSQ™ Luminaire is available for pole and wall applications up to 1000 Watts. Extra Large is suitable upgrade for 500 applications up to 1000 Watts. Applications: Parking lots, walkways, campuses, car dealerships, office parkades, courts, mall and event venues.

Performance Summary
 Utilizes Cree TrueWhite™ Technology on 500W Luminaire.
 Assembled in the USA by Cree Lighting from US and imported parts.
 Initial Delivered Lumens: 4,000, 6,000, 8,000
 Efficacy: up to 171 LPW
 CRI: Minimum: 90 CRI (500W, 6,000 & 8,000); 90 CRI (500W)
 CCT: 5000K, 4000K, 3000K, 1500K
Luminaire Warranty: 10-year or 50,000 hours. 5 years for CE-Mark. 3 years for DLR. Based on up to 3 years for Sigmastar™ accessories. 1 year for luminaire accessories.
 10-year warranty on luminaire optics, LED driver and luminaire housing.
Ordering Information
 All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project contact: sales@creelighting.com/creelighting.com/docs/ies_files/iesfiles/

Photometry
 All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project contact: sales@creelighting.com/creelighting.com/docs/ies_files/iesfiles/

Type II Mid-Distribution

Model	Wattage	Initial Delivered Lumens*	Beam Spread*	Beam Angle*
OSQ 500W	500W	4,000	11.0°	11.0°
OSQ 600W	600W	6,000	11.0°	11.0°
OSQ 800W	800W	8,000	11.0°	11.0°

OSQ - AA Mount

OSQ - DA Mount

OSQ - Transium Mount

CEC LIGHTING NANOCOMFORT™ TECHNOLOGY

CEC Lighting's NanoComfort™ Technology is a revolutionary lighting technology that provides uniform, glare-free beam distribution. It is designed for outdoor lighting applications where uniform beam distribution is critical. The technology uses advanced optics to create a uniform, glare-free beam distribution that is ideal for outdoor lighting applications. The technology is designed for outdoor lighting applications where uniform beam distribution is critical. The technology uses advanced optics to create a uniform, glare-free beam distribution that is ideal for outdoor lighting applications.

OSQ - AA Mount

OSQ - DA Mount

OSQ - Transium Mount

CONSTRUCTION & MATERIALS

- 100% polycarbonate luminaire housing.
- Luminaire housing is rugged and resistant to impact.
- Available with optional mounting plate.
- Luminaire housing is rugged and resistant to impact.
- Available with optional mounting plate.
- Luminaire housing is rugged and resistant to impact.
- Available with optional mounting plate.

ELECTRICAL SYSTEM

- Power Factor: > 0.99 at full load.
- Total Harmonic Distortion: < 5% at full load.
- Surge Protection: surge suppression protection (available).
- Temperature: -40°C to +50°C.

OSQ - AA Mount

OSQ - DA Mount

OSQ - Transium Mount

REGULATORY & VOLUNTARY QUALIFICATIONS

- IES LM-79.
- IES LM-80.
- IES LM-81.
- IES LM-82.
- IES LM-83.
- IES LM-84.
- IES LM-85.

CEC LIGHTING NANOCOMFORT™ TECHNOLOGY

CEC Lighting's NanoComfort™ Technology is a revolutionary lighting technology that provides uniform, glare-free beam distribution. It is designed for outdoor lighting applications where uniform beam distribution is critical. The technology uses advanced optics to create a uniform, glare-free beam distribution that is ideal for outdoor lighting applications.

OSQ - AA Mount

OSQ - DA Mount

OSQ - Transium Mount

Photometry
 All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project contact: sales@creelighting.com/creelighting.com/docs/ies_files/iesfiles/

OSQ - AA Mount

OSQ - DA Mount

OSQ - Transium Mount

OSQ - AA Mount

OSQ - DA Mount

OSQ - Transium Mount

Type II Mid-Distribution

Model	Wattage	Initial Delivered Lumens*	Beam Spread*	Beam Angle*
OSQ 500W	500W	4,000	11.0°	11.0°
OSQ 600W	600W	6,000	11.0°	11.0°
OSQ 800W	800W	8,000	11.0°	11.0°

OSQ - AA Mount

OSQ - DA Mount

OSQ - Transium Mount

WALL PACK + SOLAR SHADE LIGHTING SPECS

XSP™ LED Wall Mount Luminaire featuring Cree TrueWhite™ Technology

Product Description
 The XSP™ LED wall mount luminaire has a slim, low profile design intended for outdoor wall applications. The rugged lightweight aluminum housing and mounting for ease of installation over standard single gang, 2-gang and road ring gang 4-gangs. The luminaire is designed for through the wall or end entry from the bottom, side or top. The housing design is intended specifically for LED technology (including a waterproof LED driver component and thermal management). XSP™ design features industry leading NanoComfort™ Precision Delivery Beam™ and multiple beam options.
Applications: General area and security lighting.

Performance Summary
 NanoComfort™ Precision Delivery Beam™ optic.
 Assembled in the USA by Cree Lighting from US and imported parts.
 Initial Delivered Lumens: 2,100, 4,200, 6,300
 Efficacy: Minimum: 70 LPW (2,100W, 4,200W & 6,300W); 90 CRI (500W)
 CCT: 5000K, 4000K, 3000K, 1500K
Luminaire Warranty: 10 year on luminaire/5 years on CreeClear™ Precision Delivery Beam™ Finish up to 5 years for CE-Mark. 3 years for DLR. Based on up to 3 years for Sigmastar™ accessories. 1 year for luminaire accessories.
 10-year warranty on luminaire optics, LED driver and luminaire housing.

XSP™ LED Wall Mount Luminaire featuring Cree TrueWhite™ Technology

Photometry
 All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project contact: sales@creelighting.com/creelighting.com/docs/ies_files/iesfiles/

Type II Medium Distribution

Model	Wattage	Initial Delivered Lumens*	Beam Spread*	Beam Angle*
XSP 2100W	2100W	2,100	12.0°	12.0°
XSP 4200W	4200W	4,200	12.0°	12.0°
XSP 6300W	6300W	6,300	12.0°	12.0°

XSP™ LED Wall Mount Luminaire

XSP™ LED Wall Mount Luminaire

XSP™ LED Wall Mount Luminaire

CONSTRUCTION & MATERIALS

- Luminaire housing is rugged and resistant to impact.
- Available with optional mounting plate.
- Luminaire housing is rugged and resistant to impact.
- Available with optional mounting plate.
- Luminaire housing is rugged and resistant to impact.
- Available with optional mounting plate.

OSQ - AA Mount

OSQ - DA Mount

OSQ - Transium Mount

ELECTRICAL SYSTEM

- Power Factor: > 0.99 at full load.
- Total Harmonic Distortion: < 5% at full load.
- Surge Protection: surge suppression protection (available).
- Temperature: -40°C to +50°C.

REGULATORY & VOLUNTARY QUALIFICATIONS

- IES LM-79.
- IES LM-80.
- IES LM-81.
- IES LM-82.
- IES LM-83.
- IES LM-84.
- IES LM-85.

OSQ - AA Mount

OSQ - DA Mount

OSQ - Transium Mount

CEC LIGHTING NANOCOMFORT™ TECHNOLOGY

CEC Lighting's NanoComfort™ Technology is a revolutionary lighting technology that provides uniform, glare-free beam distribution. It is designed for outdoor lighting applications where uniform beam distribution is critical. The technology uses advanced optics to create a uniform, glare-free beam distribution that is ideal for outdoor lighting applications.

OSQ - AA Mount

OSQ - DA Mount

OSQ - Transium Mount

Photometry
 All published luminaire photometric testing performed to IES LM-79 standards. To obtain an IES file specific to your project contact: sales@creelighting.com/creelighting.com/docs/ies_files/iesfiles/

OSQ - AA Mount

OSQ - DA Mount

OSQ - Transium Mount

OSQ - AA Mount

OSQ - DA Mount

OSQ - Transium Mount

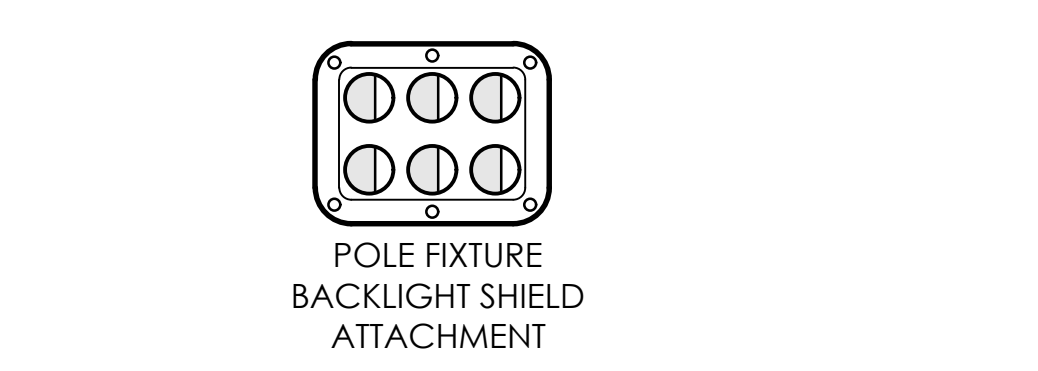
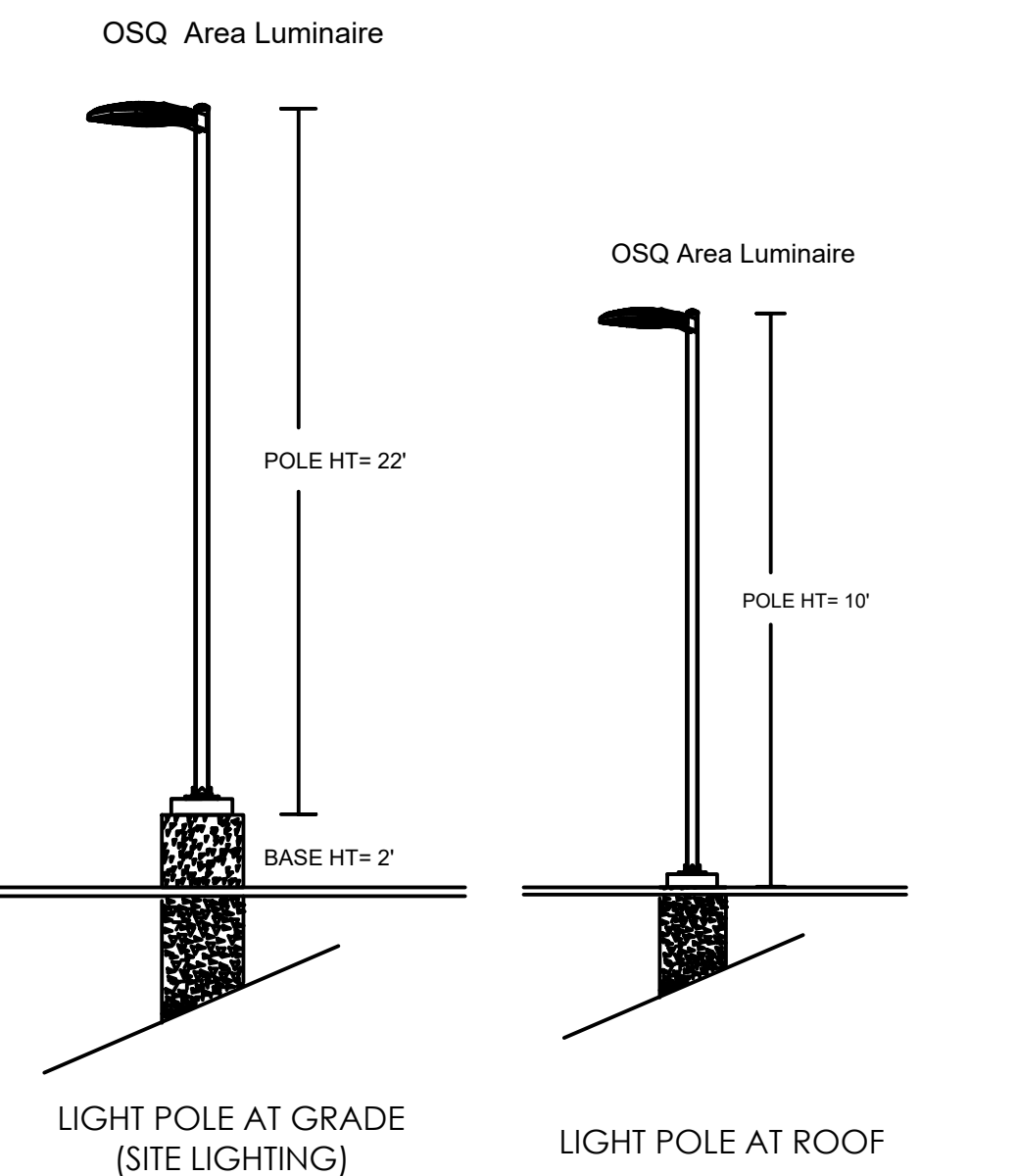
Type II Medium Distribution

Model	Wattage	Initial Delivered Lumens*	Beam Spread*	Beam Angle*
XSP 2100W	2100W	2,100	12.0°	12.0°
XSP 4200W	4200W	4,200	12.0°	12.0°
XSP 6300W	6300W	6,300	12.0°	12.0°

OSQ - AA Mount

OSQ - DA Mount

OSQ - Transium Mount



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MAGNUSSSEN'S TOYOTA OF MOUNTAIN VIEW

2319 OLD MIDDLEFIELD WAY, MOUNTAIN VIEW, CA 94043

PL-2023-212

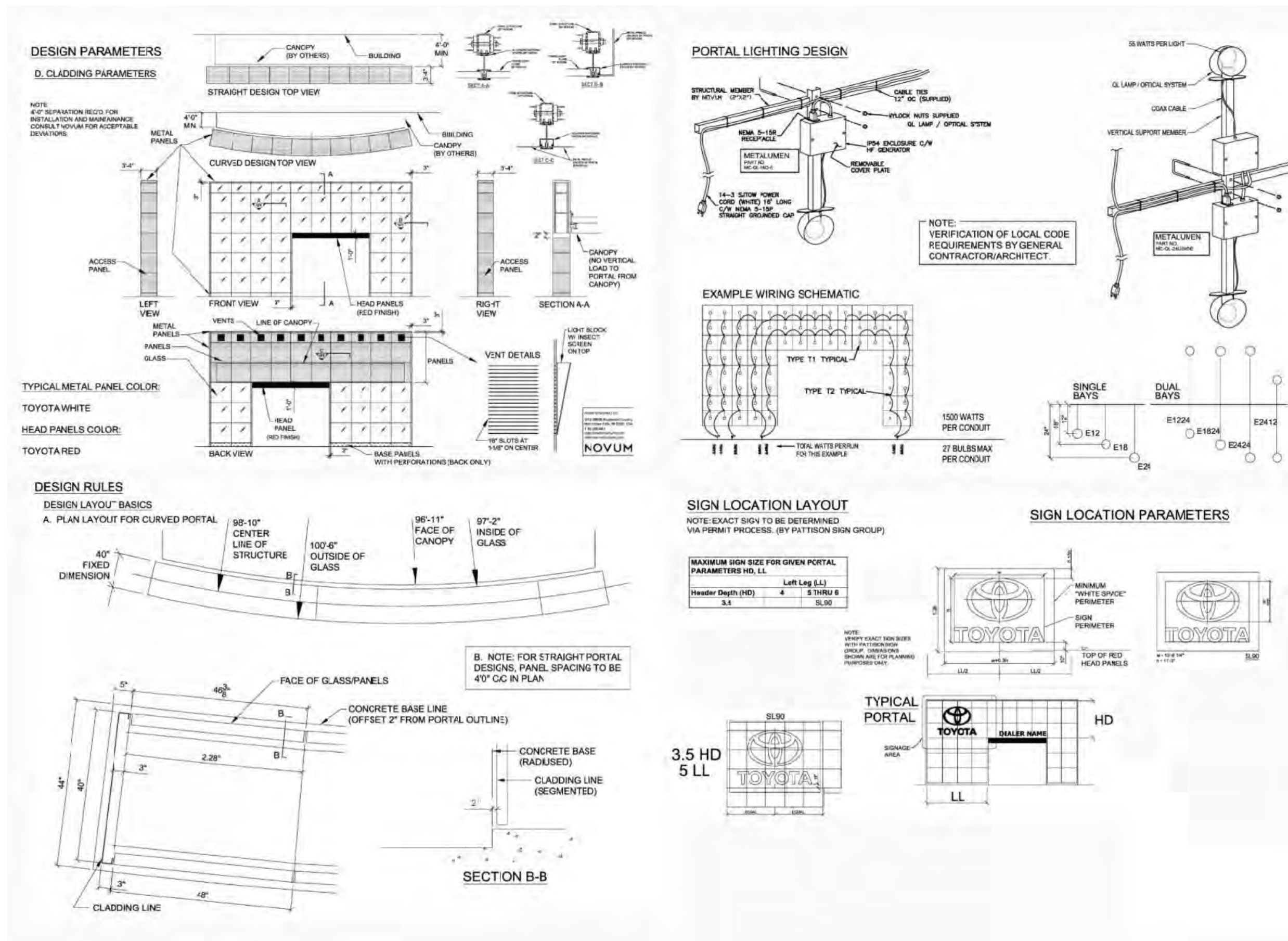
EXTERIOR LIGHTING SPECIFICATIONS

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 DATE: 10/03/2024

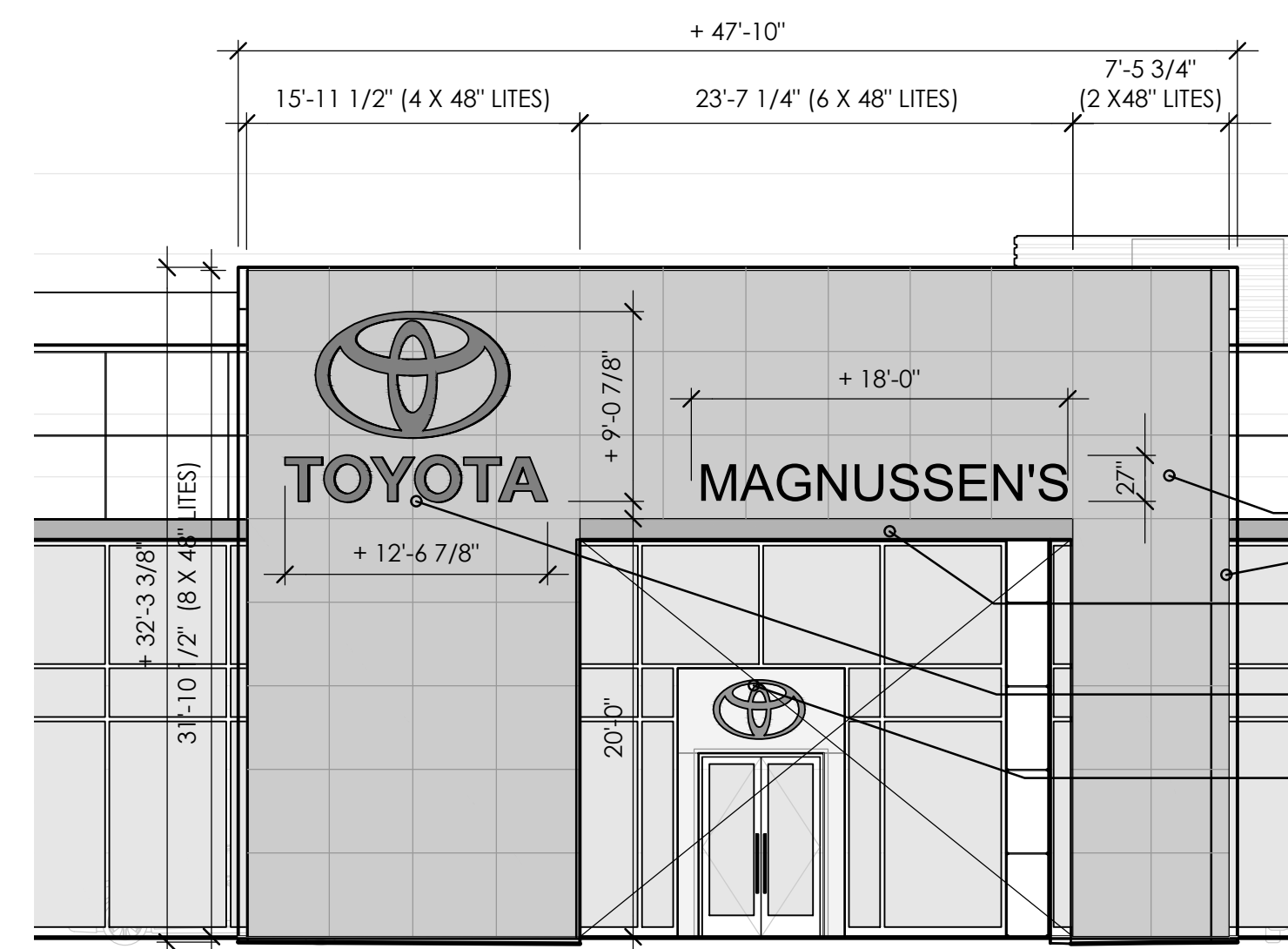
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TWM NO: 23-101
 COPYRIGHT 2024

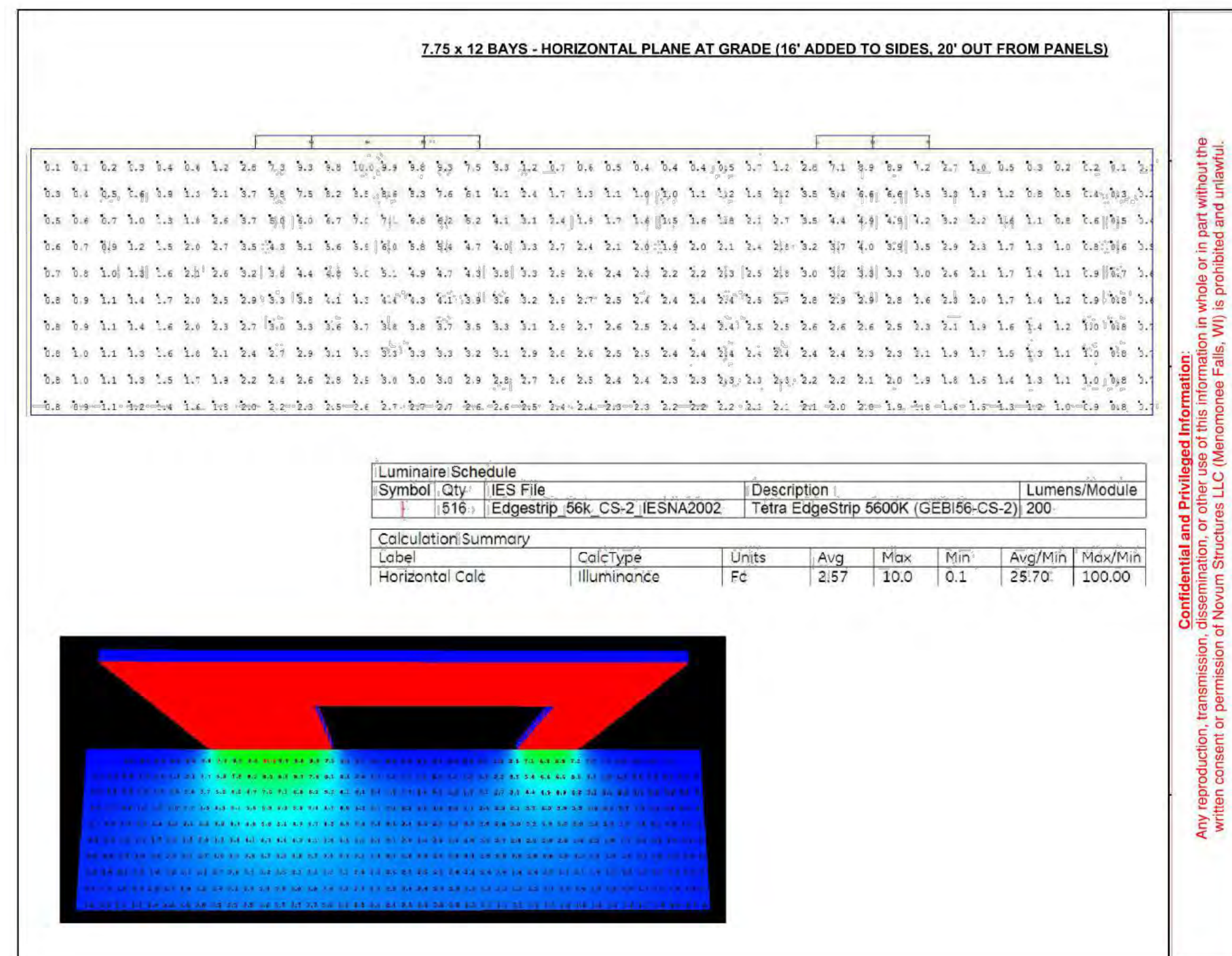
PLANNING (5)



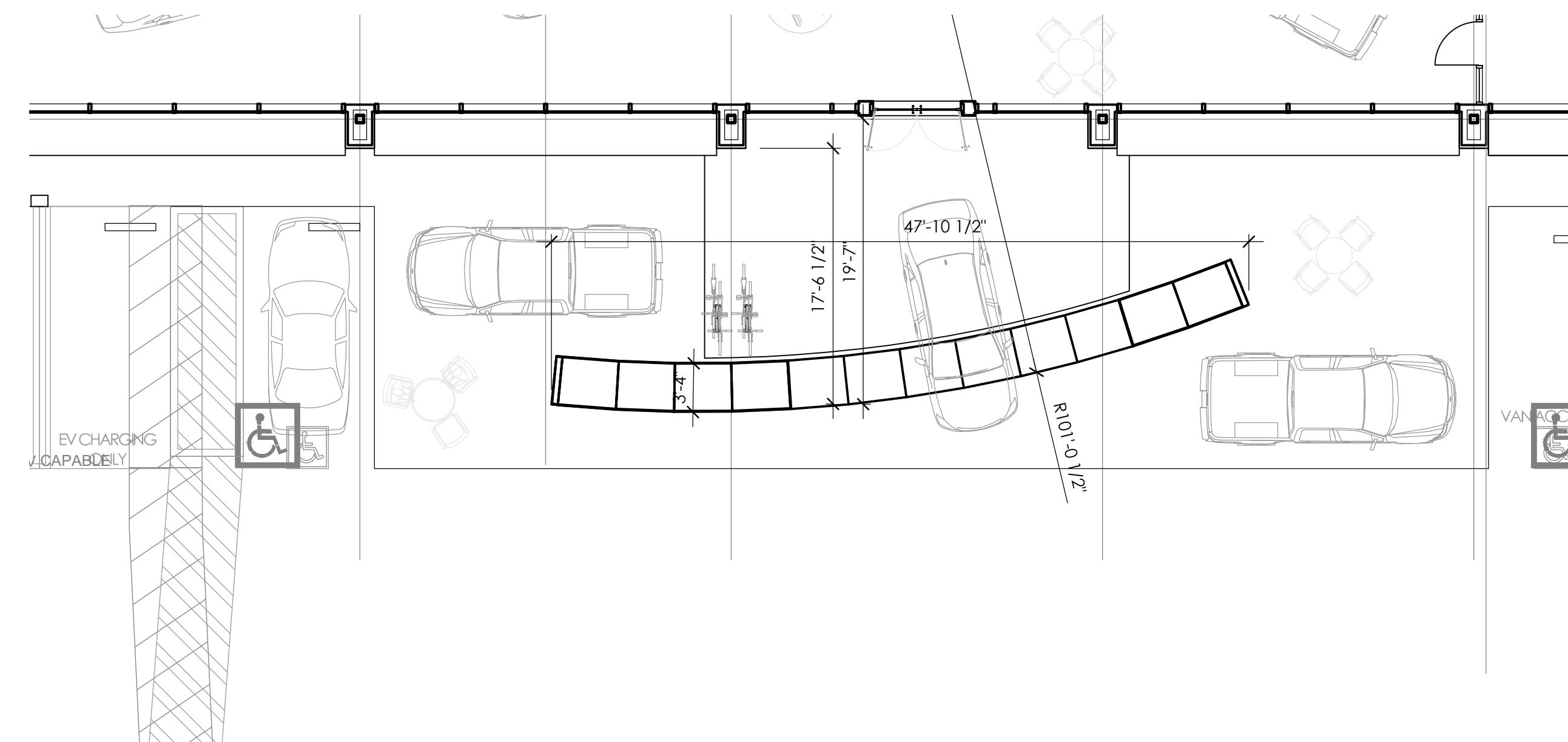
5 - PORTAL DETAILS



2 - PORTAL ELEVATION



4 - PORTAL PHOTOMETRIC



1 - PORTAL PLAN



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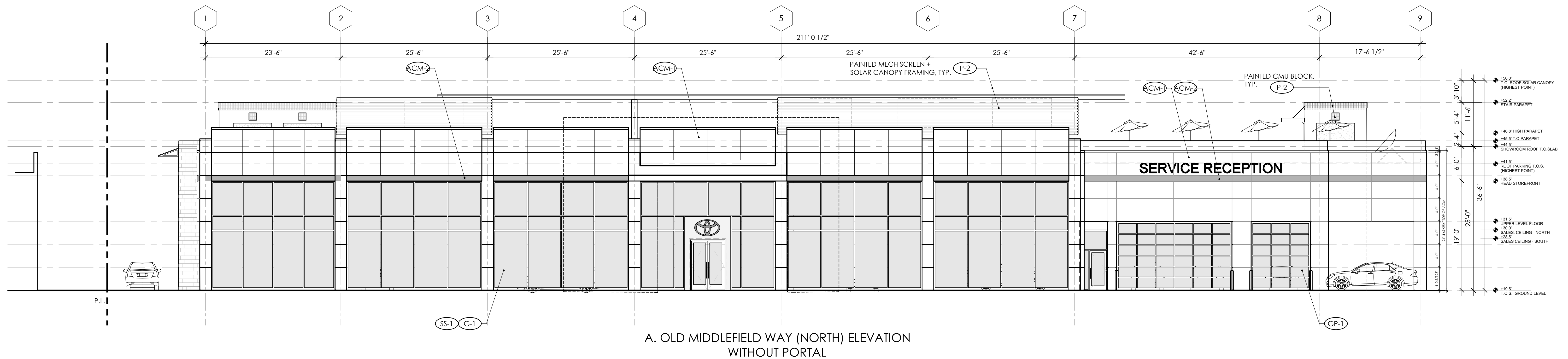
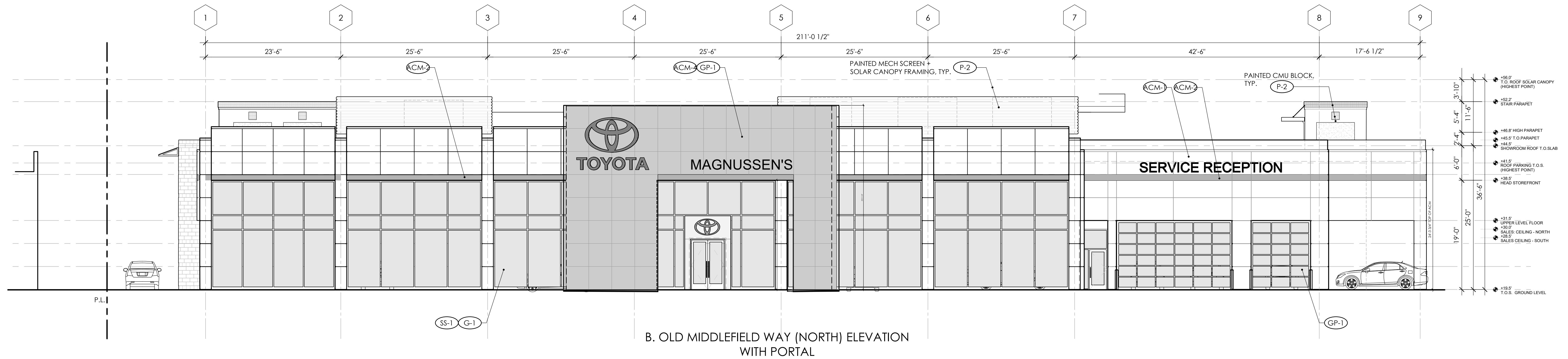
MAGNUSSEN'S TOYOTA OF MOUNTAIN VIEW
2319 OLD MIDDLEFIELD WAY, MOUNTAIN VIEW, CA 94043
PL-2023-212

PORTAL PHOTOMETRIC

SCALE: 1/8"=1'-0"
DATE: 10/03/2024

A1.8
TWM NO: 23-101
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PLANNING (5)



ELEVATIONS NOTES:
 1. SIGNAGE TO BE UNDER SEPARATE PERMIT.
 2. SEE COLOR + MATERIALS SCHEDULE ON SHEET A3.2 FOR DESCRIPTION OF COLORS + MATERIALS.

SITE GRADES:
 THIS SITE IS ESSENTIALLY LEVEL, SLOPING ROUGHLY 1 FOOT FROM SOUTH TO NORTH (OLD MIDDLEFIELD WAY). GENERAL GRADE ELEVATIONS ARE AS FOLLOWS:
 SIDEWALKS + PARKING PAVING - 19.0 SOUTH TO 18.0 NORTH.
 BUILDING GROUND FLOOR - 19.5
 PRIVACY WALL (SOUTH PROPERTY LINE) - 21.0 SE TO 20.0 SW JOG
 HEIGHT DIMENSIONS SHOWN ARE RELATIVE TO THE BUILDING (19.5) - SEE CIVIL PLANS + SECTIONS FOR PRECISE ELEVATIONS.

0 2 4 8 16

1/8" = 1'-0"

STREET ELEVATION

A3.1

SCALE: 1/8"=1'-0"
 DATE: 10/03/2024

TWM NO: 23-101
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PLANNING (5)



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MAGNUSSEN'S TOYOTA OF MOUNTAIN VIEW

2319 OLD MIDDLEFIELD WAY, MOUNTAIN VIEW, CA 94043
 PL-2023-212



WEST ELEVATION (INDEPENDENCE AVENUE)



NORTH ELEVATION (OLD MIDDLEFIELD WAY)



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MAGNUSSEN'S TOYOTA OF MOUNTAIN VIEW

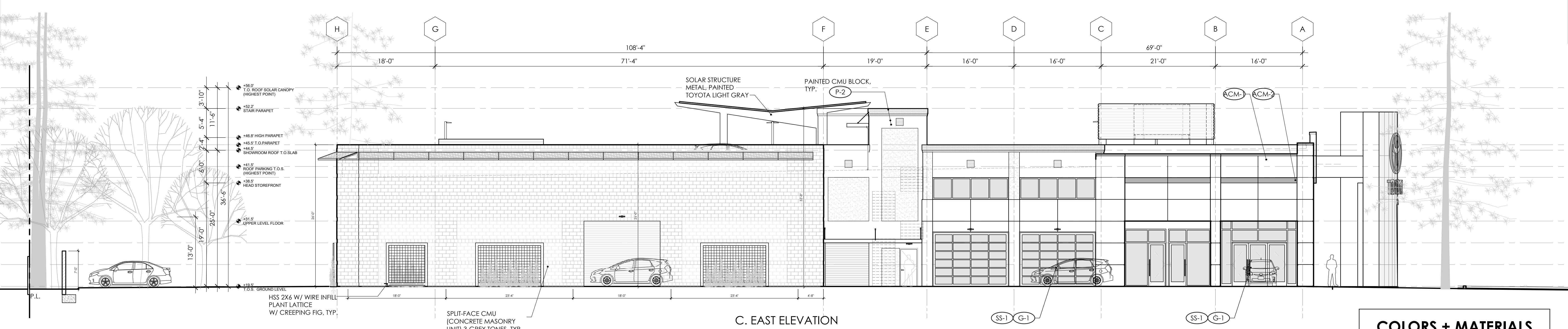
2319 OLD MIDDLEFIELD WAY, MOUNTAIN VIEW, CA

STREET ELEVATIONS - COLORED

A3.1c

SCALE: 1/8"=1'-0"
DATE: 10/03/24

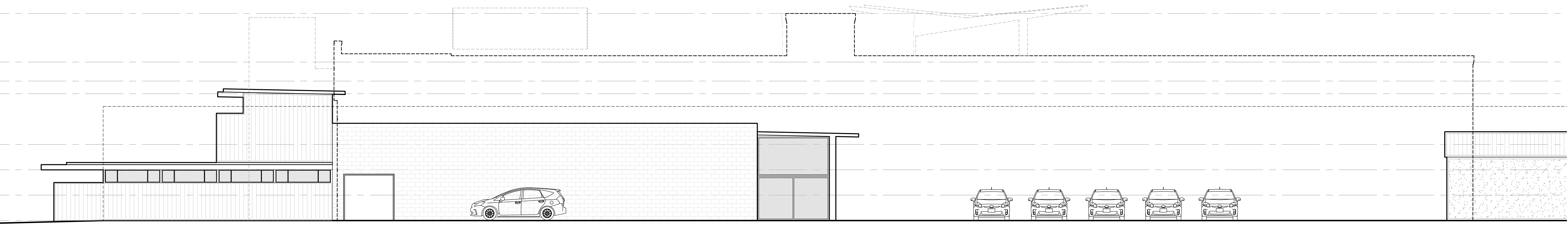
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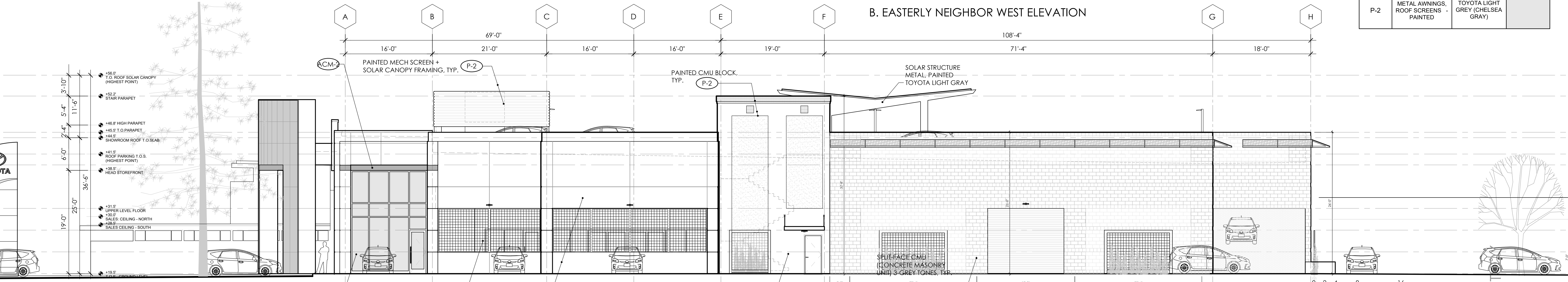
C. EAST ELEVATION

COLORS + MATERIALS

NO	MATERIAL	COLOR	SAMPLE
ACM-1	ACM	TOYOTA SILVER	
ACM-2	ACM	TOYOTA RED	
ACM-4	ACM	TOYOTA WHITE	
SS-1 + G-1	STORE FRONT	CLEAR GLAZING W/ SILVER GRAY ANODIZED ALUMINUM SASH	
GP-1	CURTAIN WALL - PORTAL	TOYOTA WHITE ALUMINUM TRIM	
GP-1	GLAZING - PORTAL	TRANSLUCENT MILKY WHITE	
P-1	CMU OR CEMENT PLASTER - PAINTED	TOYOTA WHITE (MOONLIGHT WHITE)	
P-2	CMU OR CEMENT PLASTER - PAINTED	TOYOTA LIGHT GREY (CHELSEA GRAY)	
P-2	METAL AWNINGS, ROOF SCREENS - PAINTED	TOYOTA LIGHT GREY (CHELSEA GRAY)	



B. EASTERLY NEIGHBOR WEST ELEVATION



A. INDEPENDENCE AVE (WEST) ELEVATION

SMOOTH FINISH NOTES:
PLASTER FINISH TO BE UNDER SEPARATE PERMIT.



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MAGNUSSEN'S TOYOTA OF MOUNTAIN VIEW

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PL-2023-212

EAST + WEST ELEVATIONS

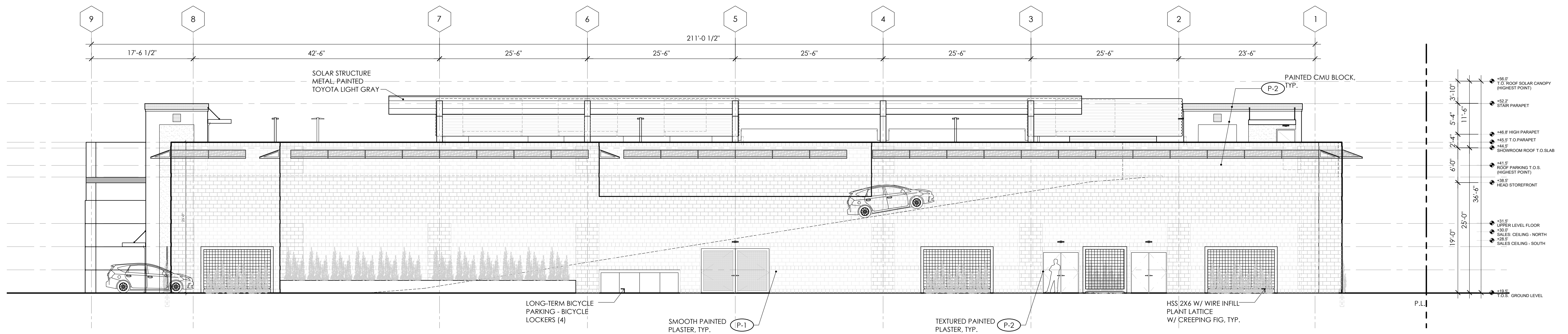
1/8" = 1'-0"

SCALE: 1/8"=1'-0"
DATE: 09/06/2024

A3.2

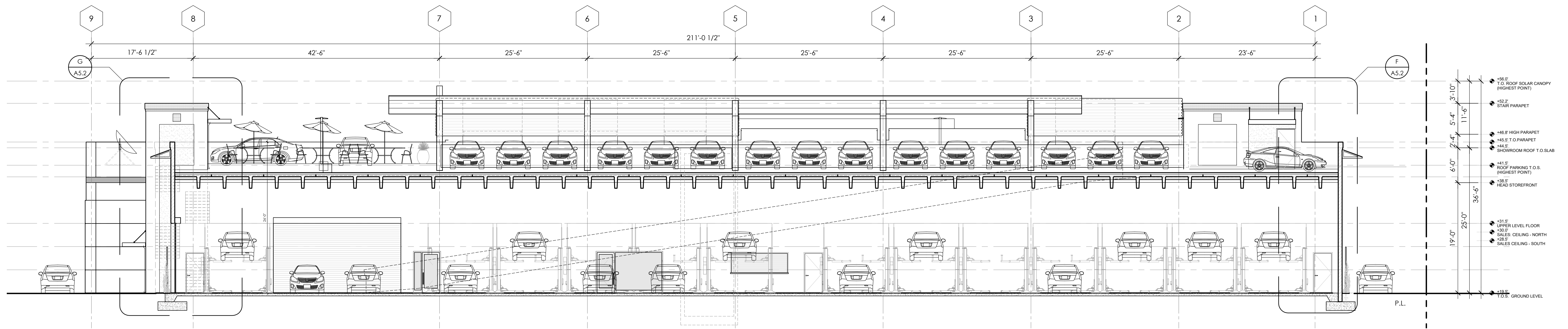
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B. SOUTH ELEVATION

SEE COLOR + MATERIALS SCHEDULE ON SHEET A3.2 FOR DESCRIPTION OF COLORS + MATERIALS.



A. SERVICE SHOP WEST-EAST SECTION

SITE GRADES:
 THIS SITE IS ESSENTIALLY LEVEL, SLOPING ROUGHLY 1 FOOT FROM SOUTH TO NORTH (OLD MIDDLEFIELD WAY). GENERAL GRADE ELEVATIONS ARE AS FOLLOWS:
 SIDEWALKS + PARKING PAVING - 19.0 SOUTH TO 18.0 NORTH.
 BUILDING GROUND FLOOR - 19.5
 PRIVACY WALL (SOUTH PROPERTY LINE) - 21.0 SE TO 20.0 SW JOG
 HEIGHT DIMENSIONS SHOWN ARE RELATIVE TO THE BUILDING (19.5) - SEE CIVIL PLANS + SECTIONS FOR PRECISE ELEVATIONS.



1/8" = 1'-0"



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MAGNUSSEN'S TOYOTA OF MOUNTAIN VIEW

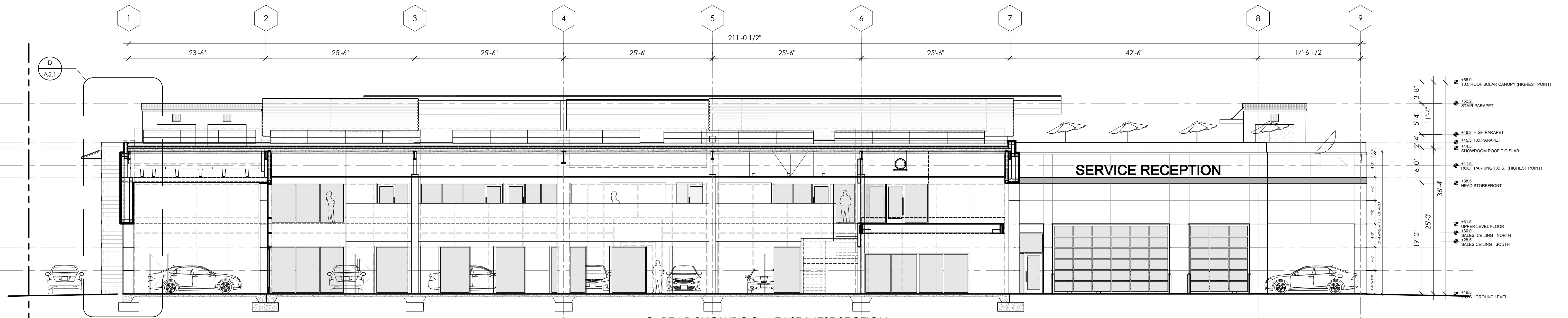
2319 OLD MIDDLEFIELD WAY, MOUNTAIN VIEW, CA 94043
 PL-2023-212

SOUTH ELEVATION + SERVICE SHOP SECTION

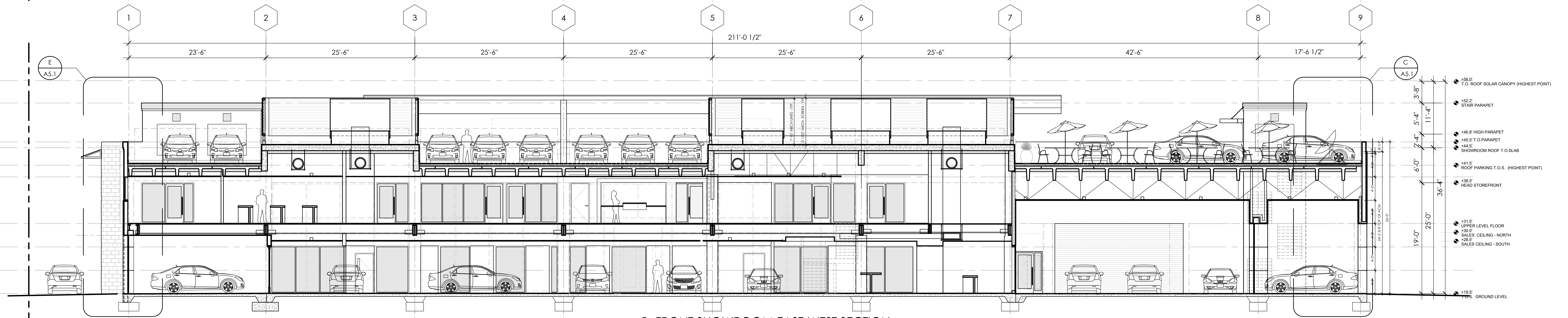
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 DATE: 10/03/2024

A3.3
 TWM NO: 23-101
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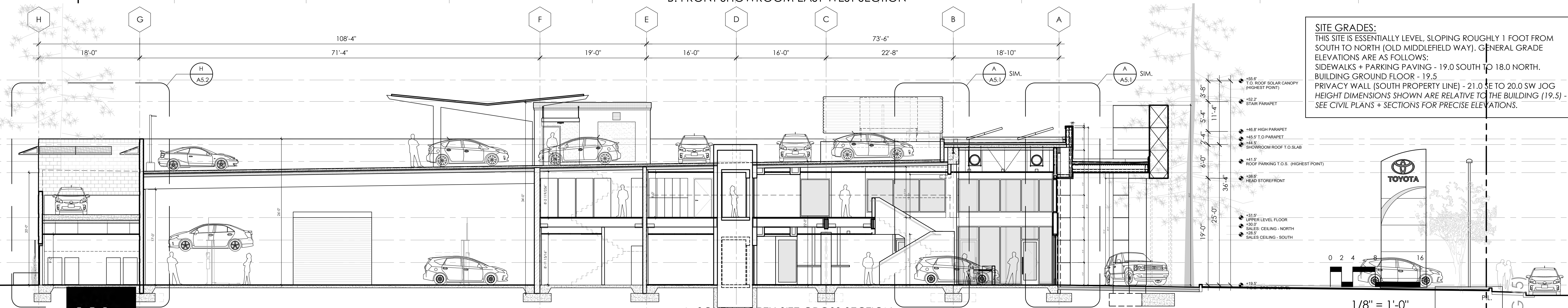
PLANNING (5)



C. REAR SHOWROOM EAST-WEST SECTION



B. FRONT SHOWROOM EAST-WEST SECTION



A. SOUTH NORTH SITE CROSS SECTION

SITE GRADES:
 THIS SITE IS ESSENTIALLY LEVEL, SLOPING ROUGHLY 1 FOOT FROM SOUTH TO NORTH (OLD MIDDLEFIELD WAY). GENERAL GRADE ELEVATIONS ARE AS FOLLOWS:
 SIDEWALKS + PARKING PAVING - 19.0 SOUTH TO 18.0 NORTH.
 BUILDING GROUND FLOOR - 19.5
 PRIVACY WALL (SOUTH PROPERTY LINE) - 21.0 SE TO 20.0 SW JOG
 HEIGHT DIMENSIONS SHOWN ARE RELATIVE TO THE BUILDING (19.5) - SEE CIVIL PLANS + SECTIONS FOR PRECISE ELEVATIONS.

MAGNUSSEN'S TOYOTA OF MOUNTAIN VIEW

BUILDING SECTIONS

PL. A3.4



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 FAX 415-472-5846
 www.twmarchitects.com

2319 OLD MIDDLEFIELD WAY, MOUNTAIN VIEW, CA 94043
 PL-2023-212

SCALE: 1/8"=1'-0"
 DATE: 10/03/2024

TWM NO: 23-101
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PLANNING



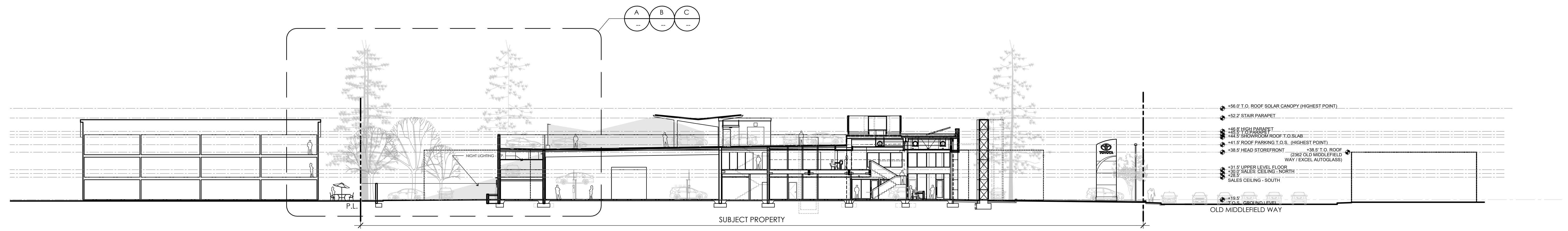
A. LOOKING WEST
SOUTH PROPERTY LINE SECTION
TREES AT 5 YEARS



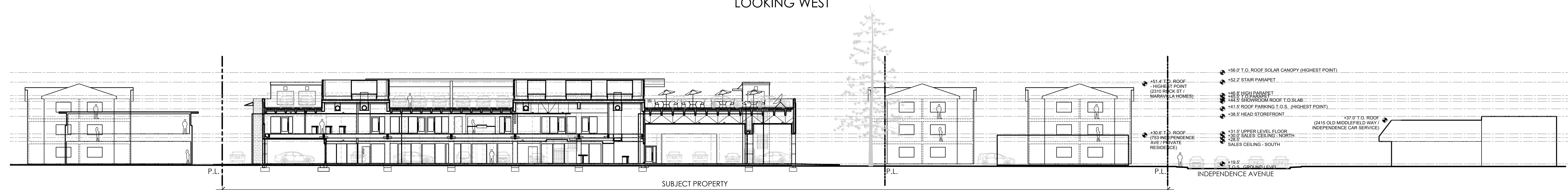
B. LOOKING WEST
SOUTH PROPERTY LINE SECTION
TREES AT 10 YEARS



C. LOOKING WEST
SOUTH PROPERTY LINE SECTION
TREES AT MATURITY



SN. SOUTH-NORTH SITE SECTION
LOOKING WEST



EW. EAST-WEST SITE SECTION
LOOKING SOUTH

SITE GRADES:
THIS SITE IS ESSENTIALLY LEVEL, SLOPING ROUGHLY 1 FOOT FROM SOUTH TO NORTH (OLD MIDDLEFIELD WAY). GENERAL GRADE ELEVATIONS ARE AS FOLLOWS:
SIDEWALKS + PARKING PAVING - 19.0 SOUTH TO 18.0 NORTH.
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MAGNUSSEN'S TOYOTA OF MOUNTAIN VIEW

2319 OLD MIDDLEFIELD WAY, MOUNTAIN VIEW, CA 94043
PL-2023-212

SITE SECTIONS

SCALE: 1"=20'-0"
DATE: 10/03/2024

A3.5

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PLANNING (5)