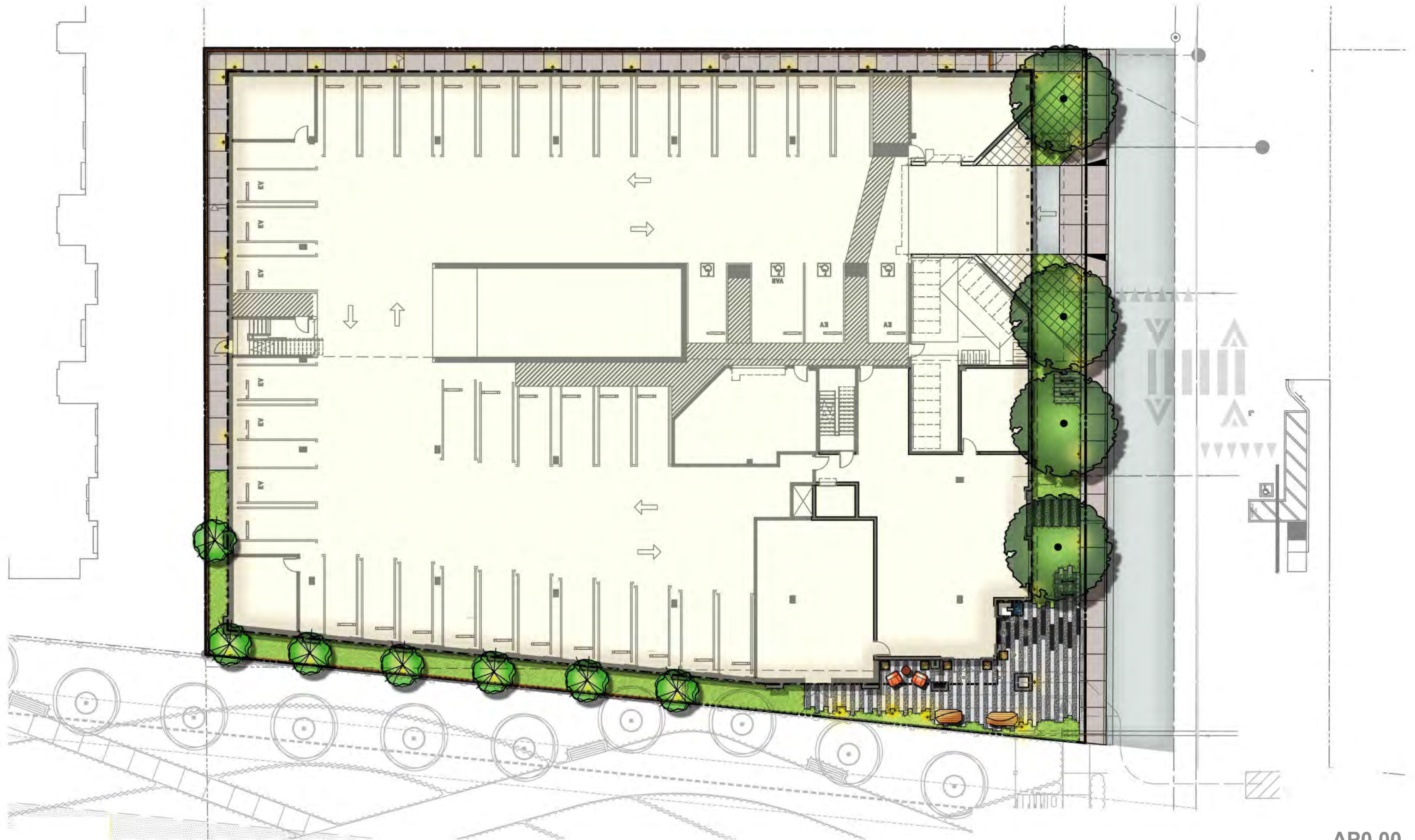


OCTANE FAYETTE

2645 & 2655 FAYETTE DRIVE, MOUNTAIN VIEW, CA





AP0.00





AP0.02



OCTANE FAYETTE

PERSPECTIVE VIEW

OCTOBER 03, 2024

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





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 101 SPACES SERVING THE RESIDENTS, SEE STATISTICS FOR MORE INFORMATION.

PROJECT SUMMARY

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

LEGEND

OWNER:
 OCTANE FAYETTE LLC
 800 W. EL CAMINO REAL, SUITE 180
 MOUNTAIN VIEW, CA 94040
 P: 703.629.1901
 CONTACT: EMERIC J. MCDONALD

LANDSCAPE ARCHITECT:
 THE GUZZARDO PARTNERSHIP
 181 GREENWICH STREET
 SAN FRANCISCO, CA 94111
 P: 415.433.4672 x 14
 CONTACT: PAUL LETTIERI

ARCHITECT:
 BDE ARCHITECTURE
 950 HOWARD STREET
 SAN FRANCISCO, CA 94103
 P: 415.677.0966
 CONTACT: JON ENNIS

JOINT TRENCH:
 MILLENIUM DESIGN & CONSULTING, INC.
 PO BOX 737
 ALAMO, CA 94507
 P: 925.783.4300
 CONTACT: ALFRED GIUSTI

CIVIL:
 KIER + WRIGHT
 9015 MURRAY AVE, SUITE 1532
 GILROY, CA 95020
 P: 408.727.6665
 CONTACT: MARK KNUDSEN

TRASH CONSULTANT:
 AMERICAN TRASH MANAGEMENT
 1900 POWELL ST., SUITE #220
 EMERYVILLE, CA 94608
 P: 415.377.0644
 CONTACT: SCOTT BROWN



PROJECT TEAM

AERIAL VIEW



OCTANE FAYETTE

PROJECT INFORMATION

OCTOBER 03, 2024

AP0.05

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PROJECT INFORMATION

AP0.00	SCHEMATIC SITE PLAN
AP0.01	SCHEMATIC PODIUM PLAN
AP0.02	PERSPECTIVE VIEW
AP0.03	PERSPECTIVE VIEW
AP0.04	PERSPECTIVE VIEW
AP0.05	PROJECT INFORMATION
AP0.06	SHEET INDEX
AP0.07	VICINITY MAP
AP0.08	FEMA MAP
AP0.09	PROJECT STATISTICS
AP0.10	UNIT & AREA MATRIX
AP0.11	BMR STATISTICS
AP0.12	NEIGHBORHOOD/AERIAL CONTEXT
AP0.13	STREETSCAPE ELEV. @ FAYETTE DR
AP0.14	SETBACK DIAGRAM
AP0.15	SITE CIRCULATION
AP0.16	OPEN AREA CALCULATIONS
AP0.17	FAR CALCULATIONS
AP0.18	GREENPOINT RATING CHECKLIST
AP0.19	GREENPOINT RATING CHECKLIST
AP0.20	GREENPOINT RATING CHECKLIST
AP0.21	GREENPOINT RATING CHECKLIST
AP0.22	GREENPOINT RATING CHECKLIST
AP0.23	SHADOW STUDY

ARCHITECTURAL

AP1.00	SITE PLAN - GRADE
AP1.01	SITE PLAN - FLOOR 2
AP1.02	SITE PLAN - FLOOR 3-7
AP1.03	SITE PLAN - ROOF
AP2.00	BUILDING PLAN - BASEMENT
AP2.01	BUILDING PLAN - FLOOR 1
AP2.02	BUILDING PLAN - FLOOR 2
AP2.03	BUILDING PLAN - FLOOR 3
AP2.04	BUILDING PLAN - FLOOR 4
AP2.05	BUILDING PLAN - FLOOR 5
AP2.06	BUILDING PLAN - FLOOR 6
AP2.07	BUILDING PLAN - FLOOR 7
AP2.08	BUILDING PLAN - ROOF
AP3.00	ELEVATION - NORTH
AP3.01	ELEVATION - EAST
AP3.02	ELEVATION - SOUTH
AP3.03	ELEVATION - WEST
AP3.04	ELEVATION - COURTYARD
AP3.05	ELEVATION - DIAGRAMS
AP3.06	ELEVATION - DIAGRAMS
AP3.07	AERIAL - DIAGRAMS
AP3.20	BUILDING SECTION - EAST TO WEST
AP3.21	BUILDING SECTION - NORTH TO SOUTH
AP3.22	BUILDING SECTION - STAIR @ ELEV.
AP4.00	UNIT PLANS - STUDIO
AP4.01	UNIT PLANS - 1 BEDROOM
AP4.02	UNIT PLANS - 2 BEDROOMS
AP4.03	UNIT PLANS - 2 BEDROOMS
AP4.04	UNIT PLANS - 2 BEDROOMS
AP4.05	UNIT PLANS - 3 BEDROOMS
AP4.06	UNIT PLANS - 3 BEDROOMS
AP4.07	UNIT PLANS - 3 BEDROOMS

AP5.00	WALL SECTION - TYP @ HETCH HETCHY
AP5.01	WALL SECTION - TYP @ FAYETTE
AP5.02	WINDOW DETAILS
AP5.03	WINDOW DETAILS
AP5.04	WINDOW DETAILS
AP5.05	MATERIAL TRANSITION DETAILS
AP5.06	MATERIAL TRANSITION DETAILS
AP5.07	MATERIAL TRANSITION DETAILS
AP5.08	MATERIAL TRANSITION DETAILS
AP5.09	AWNING DETAILS @ BUILDING CORNER
AP5.10	AWNING DETAILS @ LOBBY ENTRANCE
AP5.11	AWNING DETAILS @ DOMUS WINDOWS
AP5.12	METAL GUARDRAIL DETAILS
AP5.13	GLASS GUARDRAIL DETAILS
AP5.14	PV PANEL DETAIL
AP5.15	MECHANICAL UNITS
AP5.16	CORNICE DETAIL
AP5.17	VENT DETAILS

LANDSCAPE

L-1.1	SCHEMATIC SITE PLAN
L-1.2	SCHEMATIC PODIUM PLAN
L-2.00	PLANTING NOTES AND LEGEND
L-2.01	PLANTING DETAILS
L-2.1	SCHEMATIC PLANTING PLAN - SITE
L-2.2	SCHEMATIC PLANTING PLAN - PODIUM
L-3.00	IRRIGATION NOTES AND LEGEND
L-3.01	WATER BUDGET
L-3.1	HYDROZONE PLAN
L-4.1	TREE DISPOSITION PLAN
L-4.2	TREE DISPOSITION PLAN
L-5.1	TREE CANOPY STUDY
L-6.1	LANDSCAPE IMAGERY
L-7.0	COLOR AND FINISH SCHEDULE
L-7.1	SCHEMATIC DETAILS
L-7.2	SCHEMATIC DETAILS

CIVIL

C1.0	TOPOGRAPHIC SURVEY
C2.0	CONCEPTUAL GRADING & UTILITY - FLOOR 1
C2.1	CONCEPTUAL GRADING & UTILITY - FLOOR 2
C2.2	PROFILES & DETAILS
C3.0	STORMWATER MANAGEMENT PLAN
C3.1	STORMWATER NOTES & DETAILS

JOINT TRENCH

JTC1	JOINT TRENCH CONCEPTUAL COMPOSITE
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FIRE/BUILDING CODE COMPLIANCE

E.1	FIRE EXHIBIT - FLOOR 1
E.2	FIRE EXHIBIT - FLOOR 2
E.3	ACCESSIBILITY DIAGRAMS
E.4	EGRESS ANALYSIS - BASEMENT

E.5	EGRESS ANALYSIS - FLOOR 1
E.6	EGRESS ANALYSIS - FLOOR 2
E.7	EGRESS ANALYSIS - FLOORS 3-7
E.8	ALLOWABLE AREAS - BASEMENT
E.9	ALLOWABLE AREAS - FLOOR 1
E.10	ALLOWABLE AREAS - FLOOR 2
E.11	ALLOWABLE AREAS - FLOORS 3-7

ZONING

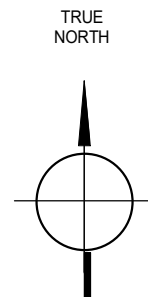
Z.1	VESTING TENTATIVE PARCEL MAP
Z.2	VESTING TENTATIVE PARCEL MAP
Z.3	DEMOLITION PLANS

LIGHTING

LT2-01	LIGHTING PLAN - FLOOR 1
LT2-02	LIGHTING PLAN - FLOOR 1

TRASH

TR0.0	TRASH ROUTE/STAGING PLAN
TR0.1	TRASH DISCHARGE ROOM PLAN
TR2.0	CHUTE DETAILS



AP0.07

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)

GENERAL PLAN LAND USE DESIGNATION: HIGH DENSITY RESIDENTIAL

SPECIAL FLOOD HAZARD ZONE: NONE

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): 5,711 SF
INDUSTRIAL: 5,156 SF
TOTAL: 10,867 SF

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/GENERAL PLAN</u>	<u>PROPOSED</u>
LOT COVERAGE:		
• LOT AREA:	---	29,049 SF
• BUILDING COVERAGE:	---	82% PROPOSED 23,957 SF
OPEN AREA (CALCULATIONS ON SHEET AP0.16):		
• PRIVATE USABLE OPEN SPACE:	---	8,052 SF
• SEMI-PRIVATE (COURTYARD AREA & ROOF DECK):	---	7,384 SF
• PUBLIC OPEN SPACE:	---	2,386 SF
• TOTAL:	11,619.4 SF	17,201 SF
• ALLOWABLE MIN. OPEN AREA:	40% MIN.	59%
COMMON USABLE OPEN SPACE:		
• SEMI-PRIVATE (COURTYARD AREA & ROOF DECK):	---	7,406 SF
• PUBLIC OPEN SPACE:	---	2,139 SF
• ALLOWABLE MIN. COMMON OPEN SPACE:	175 SF/UNIT	
• TOTAL:	12,250 SF	9,545 SF
PAVEMENT COVERAGE:		
• SURFACE PAVEMENT COVERAGE PER OVERALL SITE:	40% MAX. 11,619.4 SF	6% 1,882 SF

ZONING PROJECT DATA (CONT'D.)

SETBACKS:

- FRONT (FAYETTE DR) FROM CURBLINE:
- NORTH SIDE (FAYETTE TOWNHOUSES):
- SOUTH SIDE (HETCH HETCHY):
- BACK (DOMUS):

BUILDING HEIGHT:

GROSS FLOOR AREAS:

- BASEMENT (B1):
- FLOOR 1:
- FLOOR 2:
- FLOOR 3:
- FLOOR 4:
- FLOOR 5:
- FLOOR 6:
- FLOOR 7:

FLOOR AREA RATIO:

- FLOOR AREA (BASEMENT NOT INCLUDED):
- F.A.R.:

BELOW-MARKET RATE UNITS:

- 10% MIN. OF TOTAL UNITS:

CAR PARKING

*ALL PARKING WITHIN PROJECT IS ASSIGNED:

• STUDIO (1 PER UNIT):	11	0
• 1 BEDROOM (1 PER UNIT):	6	3
• 2 BEDROOM (2 PER UNIT):	58	50
• 3 BEDROOM (2 PER UNIT):	48	48
• GUEST (15% OF TOTAL):	19	0
• TOTAL	142	101

EV PARKING (EV SPACES MEET EVCS REQUIREMENTS):

• EV FAST CHARGER (LEVEL 3)	1 PER 100	2
• EV READY (LEVEL 2) (15%)*:	15	15
• EV CAPABLE (LEVEL 1) (85%):	86	86

* INCLUDES REQUIRED LEVEL 3 CHARGERS

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	75
• GUEST (1 PER 10 UNITS):	7	8

RESIDENTIAL STORAGE:

• RESIDENT (1 PER UNIT @ 164 CU-FT):	70 (164 CU-FT)	70 (76 CU-FT)
--------------------------------------	----------------	---------------

	<u>P-40 ZONING/GENERAL PLAN</u>	<u>PROPOSED</u>
24'-0" MIN.	24'-0" MIN.	16'-10 3/8"
34'-0" MIN. (LEVELS 5 & ABOVE)	25'-0" MIN.	4'-6 7/8"
	25'-0" MIN.	5'-0"
	25'-0" MIN.	4'-0"
	55'-0" (P-40)	84'-4 1/2"
	---	24,255 SF
	---	23,957 SF
	---	17,008 SF
	---	17,008 SF
	---	17,008 SF
	---	17,008 SF
	---	17,008 SF
	---	17,008 SF
	---	126,005 SF
	1.85	4.34
	7	14 (20%)
	11	0
	6	3
	58	50
	48	48
	19	0
	142	101
	1 PER 100	2
	15	15
	86	86
	2	2
	2	2
	70	75
	7	8
	70 (164 CU-FT)	70 (76 CU-FT)

UNIT AND AREA SUMMARY **JOB: Octane - Fayette, Mountain View**
CONSTRUCTION TYPE: TYPE IIIA OVER TYPE IA **Builder's Remedy Law Bldg**
FLOORS: 5 WOOD O/2 CONCRETE W/ BASEMENT

UNIT TYPE	NAME	DESCRIPTION	Unit Net Rentable	FLOOR							ROOF	Unit		Rentable Area		
				B1	1ST	2ND	3RD	4TH	5TH	6TH		7TH	Total		by Type	
STUDIO	S1	STUDIO	428				1	1		1		1		5	7%	2,140
	JR1.0-MTL	1 BDRM	601			1								1	1%	601
	JR1.0	1 BDRM	608				1	1		1		1		5	7%	3,040
STUDIO SUB-TOTAL				0	1	2	2	2	2	2	0		11	16%	5,781	
1 BEDROOM	A1.1-MTL	1 BDRM	715			1								1	1%	715
	A1.1	1 BDRM	719				1	1		1		1		5	7%	3,595
1 BDRM SUB-TOTAL				0	1	1	1	1	1	1	0		6	9%	4,310	
2 BEDROOM	B1-MTL	2 BDRM/2 BATH	995			1								1	1%	995
	B2-MTL	2 BDRM/2 BATH	1255			1								1	1%	1,255
	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		5	7%	5,005
	B2	2 BDRM/2 BATH	1277				1	1		1		1		5	7%	6,385
	B3	2 BDRM/2 BATH	1209				1	1		1		1		5	7%	6,045
	B4	2 BDRM/2 BATH	1114				1	1		1		1		5	7%	5,570
	B4.1	2 BDRM/2 BATH	1204				1	1		1		1		5	7%	6,020
2 BDRM SUB-TOTAL				0	4	5	5	5	5	5	0		29	41%	33,586	
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
	C4-MTL	3 BDRM/ 3 BATH	1565			1								1	1%	1,565
	C1	3 BDRM/ 2 BATH	1513				1	1		1		1		5	7%	7,565
	C2	3 BDRM/ 3 BATH	1733				1	1		1		1		5	7%	8,665
	C3	3 BDRM/ 3 BATH	1627				1	1		1		1		5	7%	8,135
	C4	3 BDRM/ 3 BATH	1570				1	1		1		1		5	7%	7,850
3 BDRM SUB-TOTAL				0	4	4	4	4	4	4	0		24	34%	38,634	
TOTAL UNITS			Avg SqFt	1,176	0	10	12	12	12	12	0		70	100%	82,311	

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	12,296	14,003	14,003	14,003	14,003	14,003	0	82,311
Gross area by floor (footprint minus net rentable, excl decks)	2,759	4,821	3,042	3,005	3,005	3,005	3,005	3,005	25,647

Residential Amenities														
Lobby Area														1,784
Mail & Package Room														285
Bike Storage Room														711
Parking Garage														37,852
Total Gross														150,260

PARKING PROVIDED	
RESIDENTIAL	# STALLS
B1	59
FLOOR 1	42
TOTAL	101
RATIO	1.44

FLOOR	STANDARD	EV READY (LEVEL 2 & 3)*	EV CAPABLE (LEVEL 1)**	STANDARD ACCESS	EV ACCESS	VAN STANDARD...	VAN EV ACCESS	TOTAL
B1	51	8	51	0	0	0	0	59
FLOOR 1	31	7	35	1	1	1	1	42
TOTAL	82	15	86	1	1	1	1	101

* 2 EV READY SPACES ARE LEVEL 3 (FAST CHARGERS)
 ** EV CAPABLE ARE PRE-WIRED STANDARD STALLS AND ARE NOT COUNTED SEPERATELY WITHIN TOTAL



OCTANE FAYETTE

UNIT & AREA MATRIX

OCTOBER 03, 2024

AP0.10

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BMR UNIT SUMMARY													JOB: Octane - Fayette, Mountain View		
Date 10/03/2024															
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	DESCRIPTION	Unit Net Rentable									Unit Total	Rentable...		
				B1	1ST	2ND	3RD	4TH	5TH	6TH	7TH		ROOF	by Type	
STUDIO	S1	STUDIO	428				1	1	1	1	1		5	36%	2,140
	JR1.0-MTL	1 BDRM	601			1							1	7%	601
	JR1.0	1 BDRM	608				1	1	1	1	1		5	36%	3,040
STUDIO SUB-TOTAL					0	1	2	2	2	2	2	0	11	79%	5,781
1 BEDROOM	A1.1	1 BDRM	719				1	1	1				3	21%	2,157
1 BDRM SUB-TOTAL					0	0	1	1	1	0	0	0	3	21%	2,157
TOTAL UNITS			Avg SqFt	567	0	1	3	3	3	2	2	0	14	100%	7,938
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	601	1,755	1,755	1,755	1,036	1,036	0			7,938



A) EXISTING SITE FROM FAYETTE DR. LOOKING NORTH



B) EXISTING SITE FROM FAYETTE DR. LOOKING SOUTH



C) EXISTING SITE FROM FAYETTE DR.



D) EXISTING SITE FROM HETCH HETCHY



E) EXISTING SITE LOOKING SOUTH



F) EXISTING SITE LOOKING EAST



FAYETTE TOWN HOUSE AT FAYETTE DR.



CARMEL APARTMENTS AT SAN ANTONIO RD.



THE DEAN AT SAN ANTONIO RD.



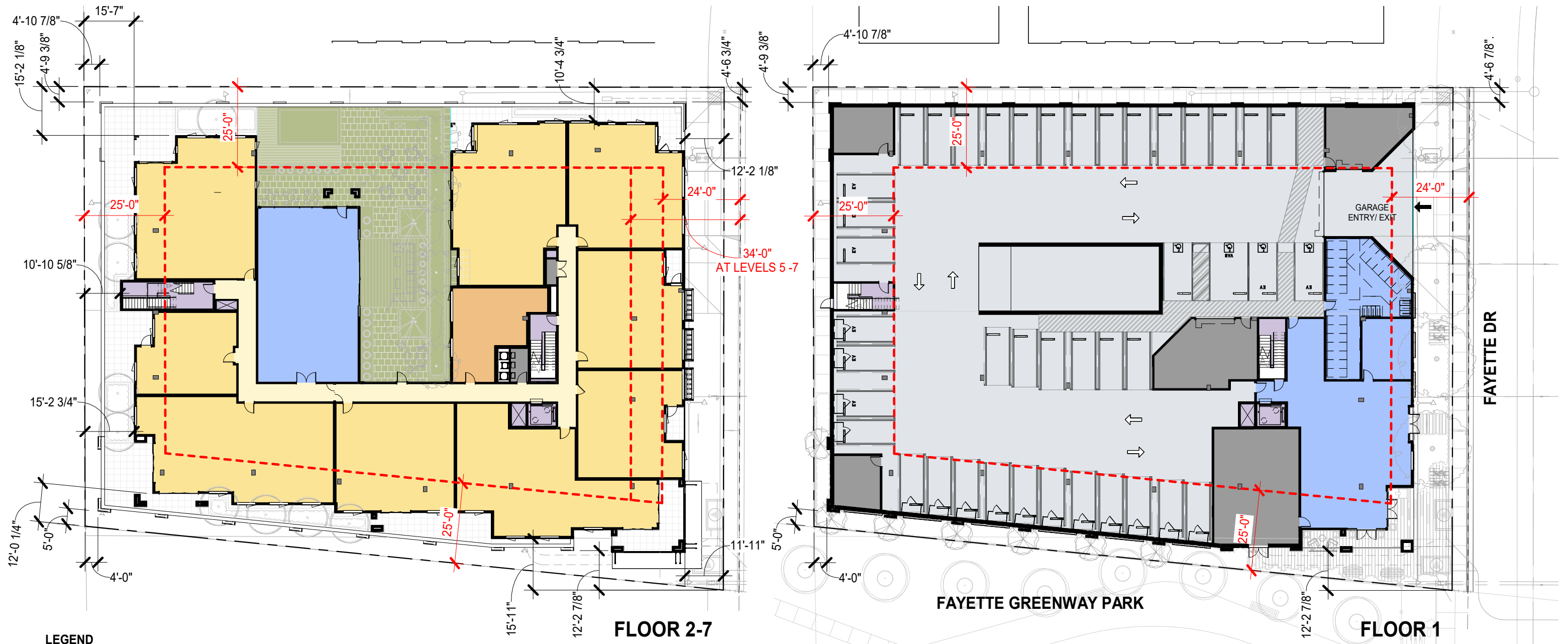
DOMUS ON THE BOULEVARD



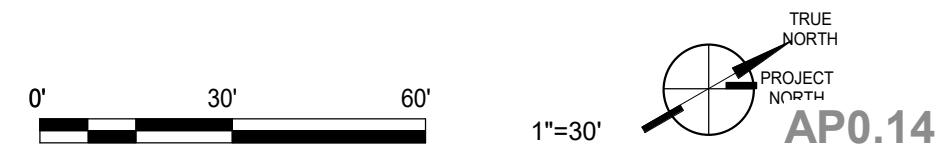
KEY MAP



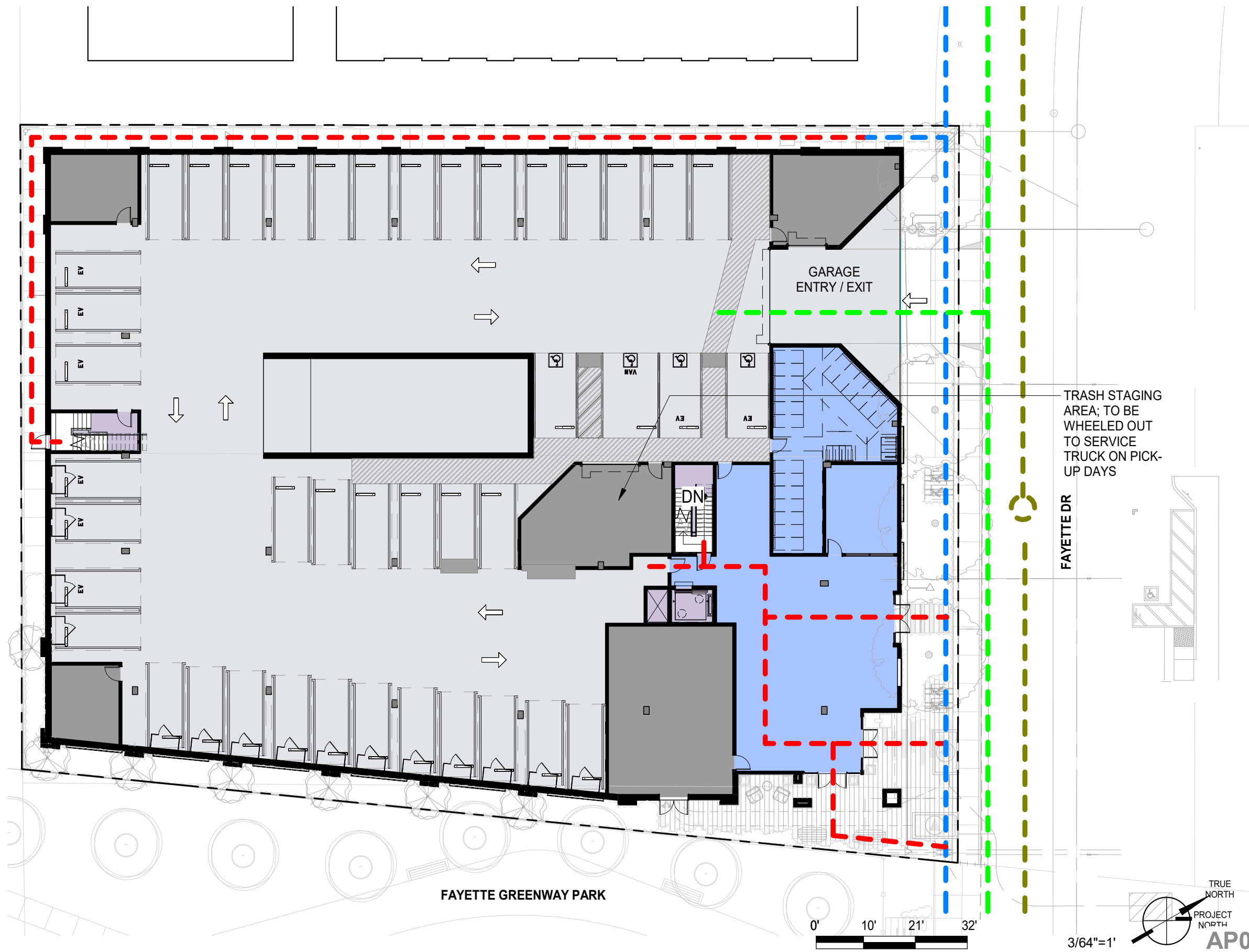
AP0.13



- LEGEND**
- — — — — PROPERTY LINE
 - - - - - CURBLINE
 - - - - - P-40 ZONING SETBACK PER LEVEL

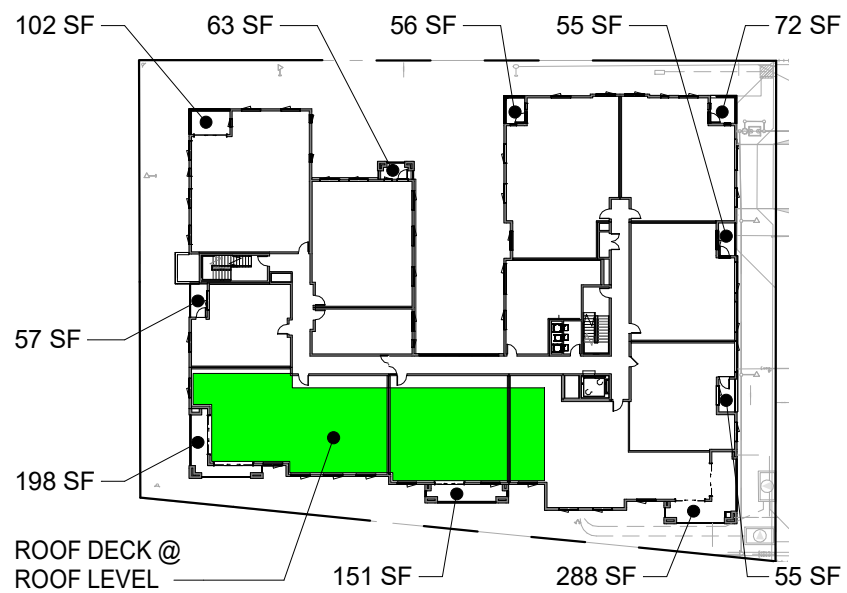


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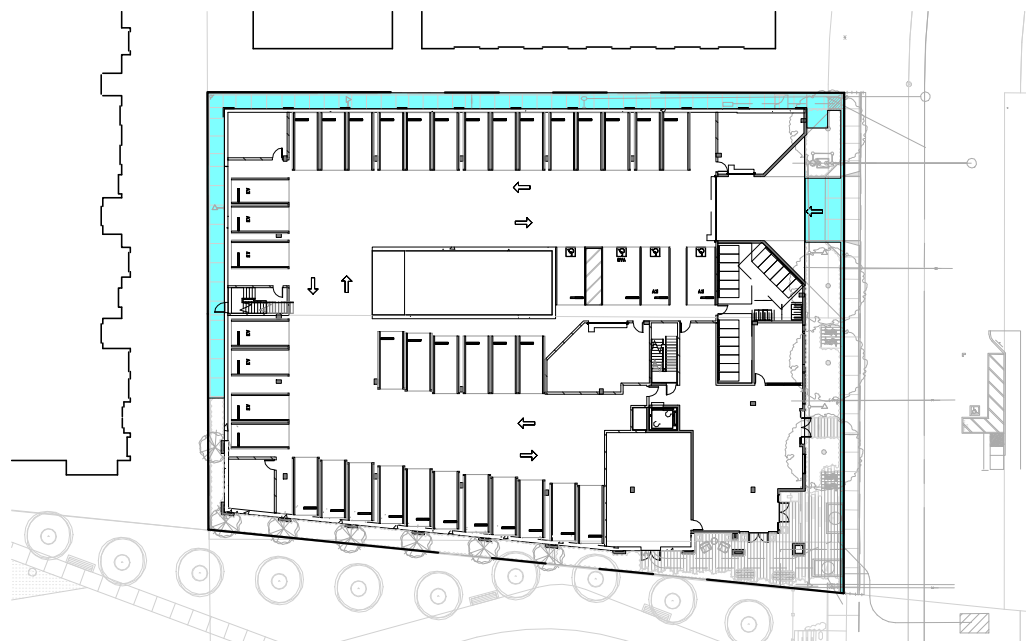


LEGEND

- EGRESS PATH
- PUBLIC PEDESTRIAN CIRCULATION
- VEHICULAR CIRCULATION
- TRASH VEHICLE CIRCULATION



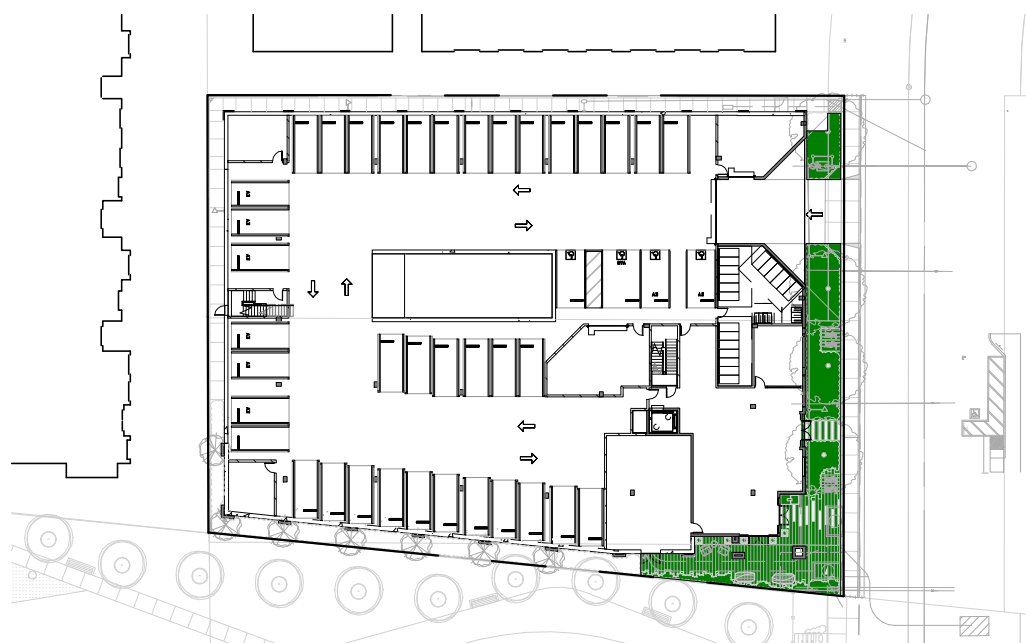
FLOORS 3 - ROOF



FLOOR 1 (PAVEMENT AREA)



FLOOR 2

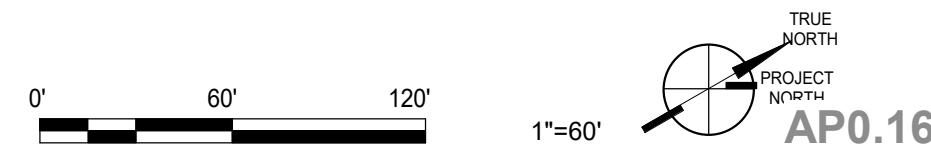


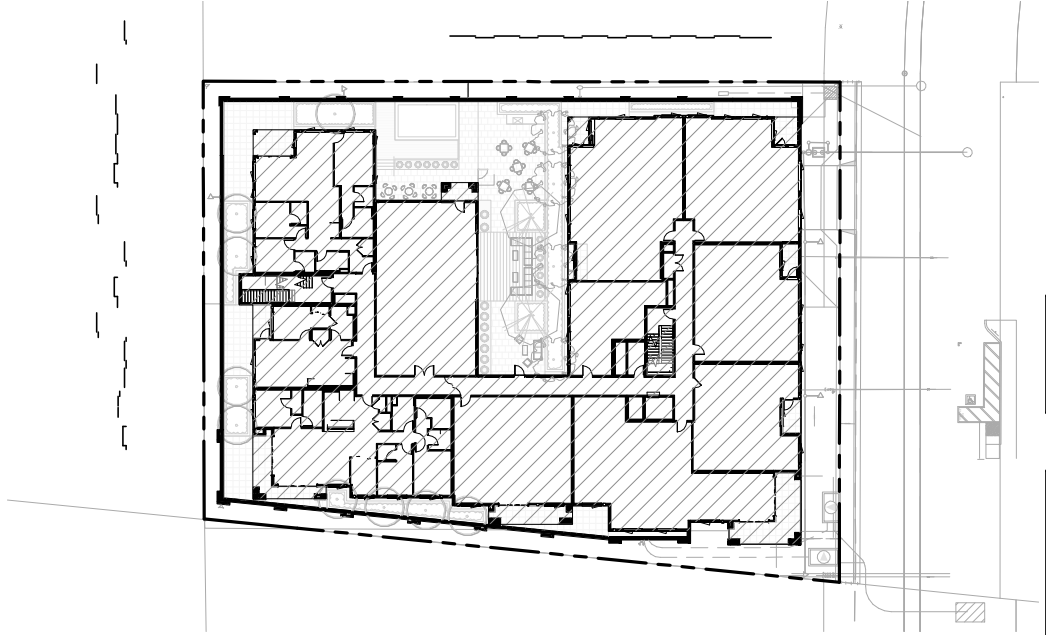
FLOOR 1 (PUBLIC AREA)

PRIVATE USABLE OPEN SPACE	
FLOOR 2	2,171 SF
FLOOR 3	1,097 SF
FLOOR 4	1,097 SF
FLOOR 5	1,097 SF
FLOOR 6	1,097 SF
FLOOR 7	1,097 SF
TOTAL	7,656 SF
AVG. SF / UNIT	109 SF
SEMI-PRIVATE (COURTYARD AREA)	
FLOOR 2	4,456 SF
ROOF LEVEL	2,950 SF
PUBLIC OPEN SPACE	
FLOOR 1	2,139 SF
PERCENTAGE OF SITE	7%
TOTAL OPEN SPACE PROVIDED	
TOTAL	17,201 SF
PERCENTAGE OF AREA	59%

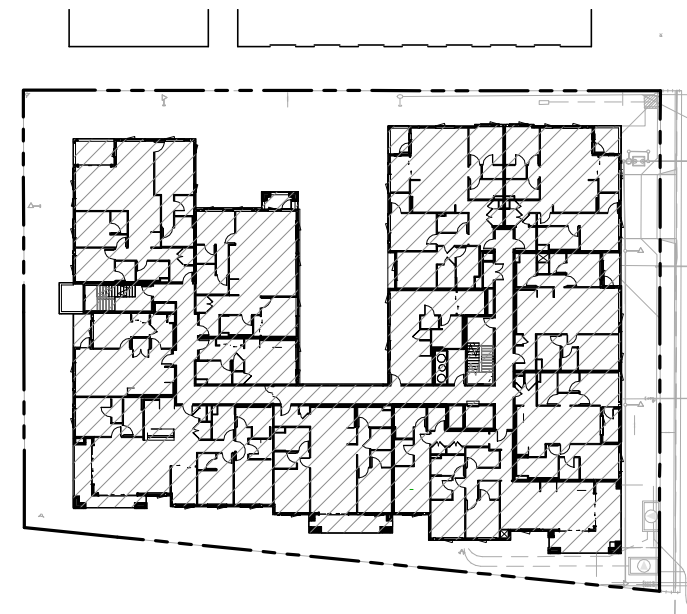
PAVEMENT AREA	
AREA	1,882 SF
PERCENTAGE OF SITE	6%

- PUBLIC OPEN SPACE
- SEMI-PRIVATE (COURTYARD AREA & ROOF DECK)
- PRIVATE USABLE OPEN SPACE
- PAVEMENT AREA

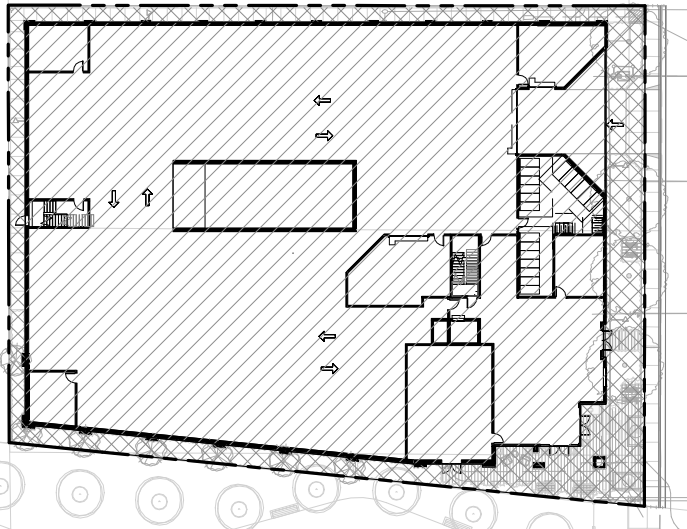




FLOOR 2



FLOORS 3 - 7



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

0' 60' 120' 1"=60'

TRUE NORTH
PROJECT NORTH

AP0.17



NEW HOME RATING SYSTEM, VERSION 9.0

MULTIFAMILY

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings. The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Community (2), Energy (25), Indoor Air Quality/Health (6), Resources (6), and Water (6); and meet the prerequisites depending on State. For California: CALGreen Mandatory HE.1, JS.1, JS. D1. Outside California: ICC 700 Mandatory Measures, HE.1, JS.1, D1.

The criteria for the green building practices listed below are described in the GreenPoint Rated New Home Rating Manual v9.0. For more information please visit www.builditgreen.org/greenpointrated. Build It Green is not a code enforcement agency.

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater and submitted through Build It Green.

New Home Multifamily Version 9.0

Planning Scoresheet

Points Targeted: 96.0
 Certification Level Targeted: Silver
 Compliance Pathway Targeted: Option 1: All Electric Compliance
 T24 Compliance Targeted: 10.0 %

Minimum Points: 50
 Points Targeted: 96.0



Octane Fayette		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	Notes
Measures								
CALGreen								
Yes	CALGreen (REQUIRED)	4	1	3	1	1		
A. SITE								
No	A1. Construction Footprint	0				1		
A2. Job Site Construction Waste Diversion								
Yes	A2.1 75% C&D Waste Diversion (Including Alternative Daily Cover)	2				2		
TBD	A2.2 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility					1		
No	A3. Recycled Content Base Material	0				1		
TBD	A4. Heat Island Effect Reduction (Non-Roof)			1	1			
TBD	A5. Construction Environmental Quality Management Plan Including Flush-Out				1			
A6. Stormwater Control: Prescriptive Path								
No	A6.1 Permeable Paving Material	0					1	
TBD	A6.2 Filtration and/or Bio-Retention Features						1	
No	A6.3 Non-Leaching Roofing Materials	0					1	
No	A6.4 Smart Stormwater Street Design	0	1					
No	A7. Stormwater Control: Performance Path	0					3	
B. FOUNDATION								
No	B1. Low Carbon Concrete	0				3		
No	B2. Radon-Resistant Construction (Required for EPA Radon Zone 1)	0			2			
No	B3. Foundation Drainage System	0				2		
No	B4. Sealed Crawlspace	0			1			
	B5. Structural Pest Controls							

Draft GreenPoint Rated New Home Multi Family Version 6.0

Octane Fayette		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	Notes
No	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	0				1		
No	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	0				1		
C. LANDSCAPE								
11.29%	Enter the landscape area percentage. Points capped at 3 for less than 15%.							
No	C1. Plants Grouped by Water Needs (Hydrozoning)	0					1	
No	C2. Three Inches of Organic Mulch in Planting Beds	0					1	
C3. Resource Efficient Landscapes								
No	C3.1 No Invasive Species According to Region	0				1		
No	C3.2 Plants Chosen and Located to Grow to Natural Size	0				1		
No	C3.3 Drought Tolerant, Native, or Other Appropriate Species	0					3	
C4. Minimal Turf in Landscape								
Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	2					2	
≤10%	C4.2 Turf on a Small Percentage of Landscaped Area	1					2	
No	C5. Trees to Moderate Building Temperature	0	1	1				
C6. High-Efficiency Irrigation System								
No	C6.1 System Uses Only Low-Flow Drip, Bubblers or Sprinklers	0					2	
No	C7. One Inch of Compost in the Top Six to Twelve Inches of Soil	0					2	
C8. Rainwater Harvesting System								
No	C8.1 Rainwater Harvesting System with 300 Gallon Storage Capacity	0					1	
No	C8.2 Rainwater to Flush Toilets or Meet 50% of Landscape Irrigation Demand	0					3	
No	C9. Recycled Wastewater Irrigation System	0					1	
No	C10. Submeter or Dedicated Meter for Landscape Irrigation	0					2	
No	C11. Efficient Landscape Water Budget	0					1	
C12. Environmentally Preferable Materials for Site								
No	C12.1 Environmentally Preferable Materials for 70% of Hardscapes and Fencing	0				1		
No	C12.2 Play Structures and Surfaces Have an Average Recycled Content ≥20%	0				1		
TBD	C13. Reduced Light Pollution		1					
No	C14. Large Stature Tree(s)	0	1					
No	C15. Third Party Landscape Program Certification	0					1	
No	C16. Maintenance Contract with Certified Professional	0					1	
No	C17. Community Garden	0	2					
D. STRUCTURAL FRAME AND BUILDING ENVELOPE								
D1. Optimal Value Engineering								
No	D1.1 Joists, Rafters, and Studs at 24 Inches on Center	0		1			2	
No	D1.2 Non-Load Bearing Door and Window Headers Sized for Load	0					1	

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OCTANE FAYETTE

GREENPOINT RATING CHECKLIST

OCTOBER 03, 2024

AP0.18

Octane Fayette		Points Targeted	Community	Energy	IAQ/Health	Resources	Water
No	D1.3 Advanced Framing Measures	0				2	
D2. Construction Material Efficiencies							
TBD	D2.1 Prefabricated Wall or Roof Framing				2		
No	D2.2 Prefabricated Modular Units	0			8		
D3. Engineered Beams and Headers							
No	D3.1 Engineered Beams and Headers	0			1		
D4. Insulated Headers							
No	D4.1 Insulated Headers	0		1			
D5. FSC-Certified Wood							
No	D5.1 Dimensional Lumber, Studs, and Timber	0			6		
No	D5.2 Panel Products	0			3		
D6. Solid Wall Systems							
No	D6.1 At Least 90% of Floors	0			1		
No	D6.2 At Least 90% of Exterior Walls	0		1	1		
No	D6.3 At Least 90% of Roofs	0		1	1		
D7. Energy Heels on Roof Trusses							
No	D7.1 Energy Heels on Roof Trusses	0		1			
D8. Overhangs and Gutters							
No	D8.1 Overhangs and Gutters	0		1	1		
D9. Reduced Pollution Entering the Home from the Garage							
No	D9.1 Detached or No Garage	0			2		
Yes	D9.2 Mitigation Strategies for Attached Garage	1			1		
D10. Structural Pest and Rot Controls							
No	D10.1 All Wood Located At Least 12 Inches Above the Soil	0			1		
No	D10.2 Wood Framing Treated With Borates or Factory-Impregnated, or Wall Materials Other Than Wood	0			1		
No	D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)	0			1	1	

Draft GreenPoint Rated New Home Multi Family Version 6.0

Octane Fayette		Points Targeted	Community	Energy	IAQ/Health	Resources	Water
E. EXTERIOR							
No	E1. Environmentally Preferable Decking	0				1	
No	E2. Flashing Installation Third-Party Verified	0				2	
No	E3. Rain Screen Wall System	0				2	
TBD	E4. Durable and Non-Combustible Cladding Materials					1	
TBD	E5. Durable and Fire Resistant Roofing Materials or Assembly					1	10 yr. manuf. warranty = 3 yr. sub = Class A
No	E6. Vegetated Roof	0	2	2			
TBD	E7. Cool Roof			1			
F. INSULATION							
F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content							
Yes	F1.1 Walls and Floors	0.5				0.5	
Yes	F1.2 Ceilings	0.5				0.5	
F2. Low-Emitting Insulation							
Yes	F2.1 Walls and Floors	0.5			0.5		
Yes	F2.2 Ceilings	0.5			0.5		
F3. Insulation That Does Not Contain Fire Retardants							
Yes	F3.1 Cavity Walls and Floors	1			1		
Yes	F3.2 Ceilings	1			1		
TBD	F3.3 Interior and Exterior Insulation				1		
G. PLUMBING							
G1. Efficient Distribution of Domestic Hot Water							
No	G1.2 WaterSense Volume Limit for Hot Water Distribution	0				1	
No	G1.3 Increased Efficiency in Hot Water Distribution	0				2	
G2. Install Water-Efficient Fixtures							
Yes	G2.1 WaterSense Showerheads ≤ 1.75 gpm	2				2	
No	G2.1 WaterSense Bathroom Faucets ≤ 1.0 gpm	0				1	
1.28 gpf	G2.3 WaterSense Toilets with a Maximum Performance (MnP) Threshold of No. Less Than 500 Grams ≤ 1.28 gpf OR ≤ 1.1 gpf	1				2	
No	G2.4 Urinals with Flush Rate of ≤ 0.1 gpf	0				1	
No	G3. Pre-Plumbing for Graywater System	0				2	
No	G4. Operational Graywater System	0				4	
No	G5. Thermostatic Shower Shut-Off Valve	0				1	
TBD	G6. Submeter Water for Tenants					2	
H. HEATING, VENTILATION, AND AIR CONDITIONING							
H1. All Electric or Sealed Combustion Units							
Yes	H1.1 Sealed Combustion Furnace or Heat Pump	1			1		

Draft GreenPoint Rated New Home Multi Family Version 6.0

Octane Fayette		Points Targeted	Community	Energy	IAQ/Health	Resources	Water
Yes	H1.2 Sealed Combustion or Heat Pump Water Heater	2			2		
No	H2. High Performing Zoned Hydronic Radiant Heating System	0		1	1		
H3. Effective Ductwork							
TBD	H3.1 Duct Mastic on Duct Joints and Seams			1			
No	H3.2 Pressure Balance the Ductwork System	0		1			
H5. Advanced Practices for Cooling							
No	H5.1 ENERGY STAR® Ceiling Fans in Living Areas and Bedrooms	0		1			
No	H5.2 Operable Windows and Skylights Located to Induce Cross Ventilation in At Least One Room in 80% of Units	0		1			
H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality							
Yes	H6.1 Meet ASHRAE Standard 62.2-2019 Ventilation Residential Standards	Y	R	R	R	R	R
No	H6.2 Advanced Ventilation Standards	0			2		
No	H6.3 Outdoor Air is Filtered and Tempered	0			1		
H7. Effective Range Design and Installation							
No	H7.1 Effective Range Hood Ducting and Design	0			1		
No	H7.2 Automatic Range Hood Control	0			1		
No	H8. High Efficiency HVAC Filter (MERV 16+)	0			1		
No	H9. Advanced Refrigerants	0			1		
I. RENEWABLE ENERGY							
2.6%	I1. Onsite Renewable Generation (PV, Micro Hydro and Wind)	0		25			
I2. Low Carbon Homes							
No	I2.1 Near Zero Energy Home	0		2			
No	I2.2 Near Zero Energy Home with Flexibility Strategies	0		2			
I3. Energy Storage and Thermal Load Shifting							
No	I3.1 Battery Energy Storage System (BESS)	0		2			
No	I3.2 Auxiliary Thermal Energy Storage System or Pre-Heating of Hot Water	0		1			
No	I3.3 Pre-Cooling Equipment for AC	0		1			
No	I4. Solar Hot Water Systems to Preheat Domestic Hot Water	0		4			
J. BUILDING PERFORMANCE AND TESTING							
No	J1. Third-Party Verification of Quality of Insulation Installation	0			1		
No	J2. Supply and Return Air Flow Testing	0		1	1		
TBD	J3. Compartmentalization of Units			1	1		BDE confirmed the units will have a balanced system.
Yes	J4. All Electric or Combustion Appliance Safety Testing	1			1		
J5. Building Energy Performance							
Option 1: All Electric Compliance	J5.1 All Electric Home Outperforms Title 24	45		-25+			
0.0%	J5.2 Non-Residential Spaces Outperform Title 24	0.0		15			

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Octane Fayette		Points Targeted	Community	Energy	IAQ/Health	Resources	Water
Yes	J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst	1		1			
No	J7. Participation in Utility Program with Third-Party Plan Review	0		1			
No	J8. ENERGY STAR® for Homes	0		1			
No	J9. EPA Indoor airPlus Certification				2		
K. FINISHES							
K1. Entryways Designed to Reduce Tracked-In Contaminants							
No	K1.1 Entryways to Individual Units	0			1		
Yes	K1.2 Entryways to Buildings	1			1		BDE confirmed mat
K2. Low-VOC Interior Wall and Ceiling Paints							
TBD	K2.1 Zero-VOC Interior Wall and Ceiling Paints (<5 gpl)				2		
No	K3. Low-VOC Caulks and Adhesives	0			1		
K4. Environmentally Preferable Materials for Interior Finish							
No	K4.1 Cabinets	0				2	
No	K4.2 Interior Trim	0				2	
No	K4.3 Shelving	0				2	
No	K4.4 Doors	0				2	
No	K4.5 Countertops	0				1	
K5. Formaldehyde Emissions in Interior Finish Exceed CARB							
No	K5.1 Doors	0			1		
No	K5.2 Cabinets and Countertops	0				2	
No	K5.3 Interior Trim and Shelving	0				2	
No	K6. Products That Comply With the Health Product Declaration Open Standard	0				2	
No	K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion	0				2	
No	K8. Comprehensive Inclusion of Low Emitting Finishes					1	
K9. Durable Cabinets							
No	K9.1 Durable Cabinet Construction	0				1	
No	K9.2 Durable Cabinet Hardware	0				1	
No	K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes	0				1	

Draft GreenPoint Rated New Home Multi Family Version 6.0

Octane Fayette		Points Targeted	Community	Energy	IAQ/Health	Resources	Water
L. FLOORING							
TBD	L1. Environmentally Preferable Flooring					3	
TBD	L3. Durable Flooring				1	1	
No	L4. Thermal Mass Flooring	0		1			
M. APPLIANCES AND LIGHTING							
Yes	M1. ENERGY STAR® Dishwasher	1					1
M2. Efficient Clothes Washing and Drying							
TBD	M2.1 CEE-Rated or ENERGY STAR® Clothes Washer			1			2
Yes	M2.2 ENERGY STAR® Dryer	1		2			
No	M2.3 Solar Dryer/ Laundry Lines	0		0.5			
<20 cubic feet	M3. Size-Efficient ENERGY STAR® Refrigerator	2		2			
M4. Permanent Centers for Waste Reduction Strategies							
No	M4.1 Built-In Recycling Center	0				1	
No	M4.2 Built-In Composting Center	0				1	
Yes	M4.3 Triple Trash Chutes in Multifamily Building	1				1	
M5. Lighting Efficiency							
Yes	M5.1 High-Efficacy Lighting	2		2			
No	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant	0		2			
Tier 1	M6. Electric Vehicle Charging Stations and Infrastructure	2		2	2		
No	M7. Central Laundry	0					1
Yes	M8. Gearless Elevator	1		1			
No	M9. Gas Infrastructure Removed for Major Alterations	0			4		
No	M10. All-Electric Commercial Kitchen	0			4		
N. COMMUNITY							
N1. Smart Development							
Yes	N1.1 Infill Site	2	1			1	
No	N1.2 Designated Brownfield Site	0	1			1	
>35	N1.3 Conserve Resources by Increasing Density	4		2		2	
No	N1.4 Cluster Homes for Land Preservation	0	1			1	
	N1.5 Home Size Efficiency	3				10	
1170	Enter the area of the home, in square feet						
2	Enter the number of bedrooms						
N2. Home(s)/Development Located Near Transit							
Yes	N2.1 Within 1 Mile of a Major Transit Stop	1	1				
No	N2.2 Within 1/2 mile of a Major Transit Stop	0	2				

Draft GreenPoint Rated New Home Multi Family Version 6.0

Octane Fayette		Points Targeted	Community	Energy	IAQ/Health	Resources	Water
N3. Pedestrian and Bicycle Access							
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	2	2				
8	Enter the number of Tier 1 services						
4	Enter the number of Tier 2 services						
No	N3.2 Connection to Pedestrian Pathways	0	1				
No	N3.3 Traffic Calming Strategies	0	2				
No	N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide	0	1				
≥30%	N3.5 Bicycle Storage for Residents	2	2				
No	N3.6 Bicycle Storage for Non-Residents	0	1				
1.5 spaces per unit	N3.7 Reduced Parking Capacity	1	2				
N4. Outdoor Gathering Places							
No	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	0	1				
No	N4.2 Public Outdoor Gathering Places with Direct Access to Community Services	0	1				
N5. Social Interaction							
TBD	N5.1 Residence Entries with Views to Callers		1				
TBD	N5.2 Entrances Visible from Street and/or Other Front Doors		1				
No	N5.3 Porches Oriented to Street and Public Space	0	1				
N6. Passive Solar Design							
No	N6.1 Heating Load	0		2			
No	N6.2 Cooling Load	0		2			
N7. Adaptable Building							
No	N7.1 Universal Design Principles in Units	0	1		1		
No	N7.2 Full-Function Independent Rental Unit	0	1				
N8. Resiliency							
No	N8.1 Climate Impact Assessment	0	1		1	1	
No	N8.2 Strategies to Address Assessment Findings	0	1		1	1	
N9. Social Equity							
No	N9.1 Diverse Workforce	0	1			1	
No	N9.2 Community Location	0	1		1		
N10. Affordability							
No	N10.1 Dedicated Units for Households Making 80% of AMI or Less	0	2				
No	N10.2 Units with Multiple Bedrooms for Households Making 80% of AMI or Less	0	1				
No	N10.3 At Least 20% of Units at 120% AMI or Less are For Sale	0	1				
N11. Mixed-Use Developments							
No	N11.1 Live/Work Units Include a Dedicated Commercial Entrance	0	1				

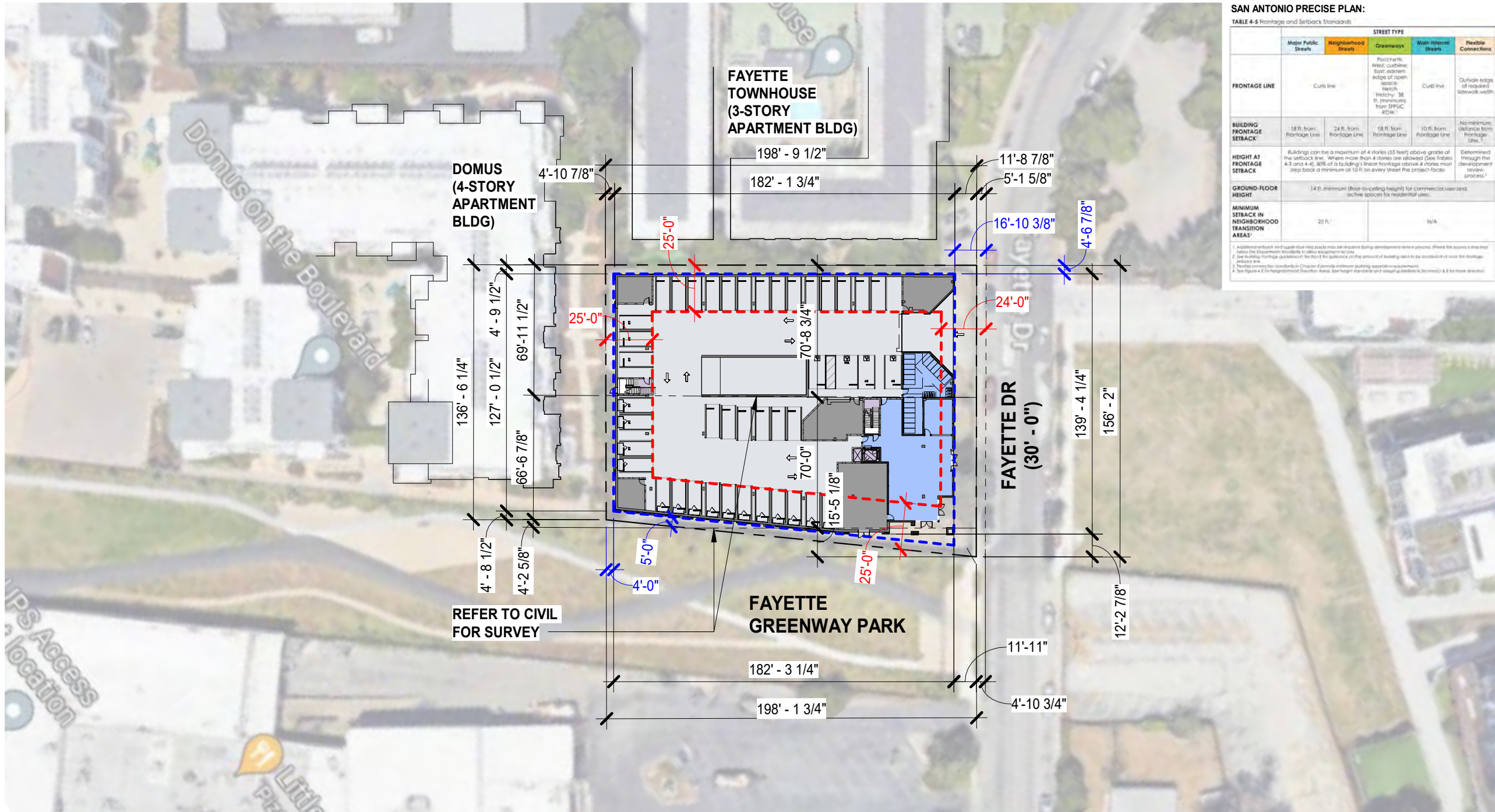
Draft GreenPoint Rated New Home Multi Family Version 6.0

Octane Fayette		Points Targeted	Community	Energy	IAQ/Health	Resources	Water
No	N11.2 At Least 2% of Development Floor Space Supports Mixed Use	0	1				
No	N11.3 Half of the Non-Residential Floor Space is Dedicated to Community Service	0	1				
O. OTHER							
Yes	O1. GreenPoint Rated Checklist in Blueprints	Y	R	R	R	R	R
No	O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors	0		0.5		1	0.5
No	O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs	0		0.5	0.5	0.5	0.5
No	O4. Builder's or Developer's Management Staff are Certified Green Building Professionals	0		0.5	0.5	0.5	0.5
O5. Home System Monitors							
No	O5.1 Home Energy System Monitors	0		2			
No	O5.2. Home Water System Monitors	0				2	
No	O5.3. Home Indoor Air Quality System Monitors	0			2		
No	O5.4. Home Outdoor Air Quality System Monitors	0	1		1		
O6. Green Building Education							
No	O6.1 Marketing Green Building	0	2				
No	O6.2 Green Building Signage	0		0.5			0.5
Yes	O7. Green Appraisal Addendum or Energy Efficiency Score	1	1				
No	O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation	0				1	
No	O9. Residents Are Offered Free or Discounted Transit Passes	0	2				
No	O10. Vandalism Deterrence Practices and Vandalism Management Plan	0	1				
Yes	O11. Smokefree Housing	2			2		
No	O12. Integrated Pest Management Plan	0			1		
P. DESIGN CONSIDERATIONS							
P1. Acoustics: Noise and Vibration Control							
	Enter the number of Tier 1 practices		1		1		
	Enter the number of Tier 2 practices						
P2. Mixed-Use Design Strategies							
No	P2.1 Tenant Improvement Requirements for Build-Outs	0			1		1
No	P2.2 Commercial Loading Area Separated for Residential Area	0			1		
No	P2.3 Separate Mechanical and Plumbing Systems	0			1		
P3. Commissioning							
No	P3.1 Design Phase	0		1	1		
No	P3.2 Construction Phase	0		2	1		
No	P3.3 Post-Construction Phase	0		2	1		
No	P4. Building Enclosure Testing	0		1	1	1	

Draft GreenPoint Rated New Home Multi Family Version 6.0

Octane Fayette		Points Targeted	Community	Energy	IAQ/Health	Resources	Water
No	Enter Innovation 1 description here. Enter up to four points at right.	0					
No	Enter Innovation 2 description here. Enter up to four points at right.	0					
No	Enter Innovation 3 description here. Enter up to four points at right.	0					
No	Enter Innovation 4 description here. Enter up to four points at right.	0					
Summary							
Total Available Points in Specific Categories		426	50	132	83	100	61
Minimum Points Required in Specific Categories		50	2	25	6	6	6
Total Points Targeted		96.0	9.0	56.0	13.0	11.0	6.0

Draft GreenPoint Rated New Home Multi Family Version 6.0



SAN ANTONIO PRECISE PLAN:

TABLE 4-5 Frontage and Setback Standards

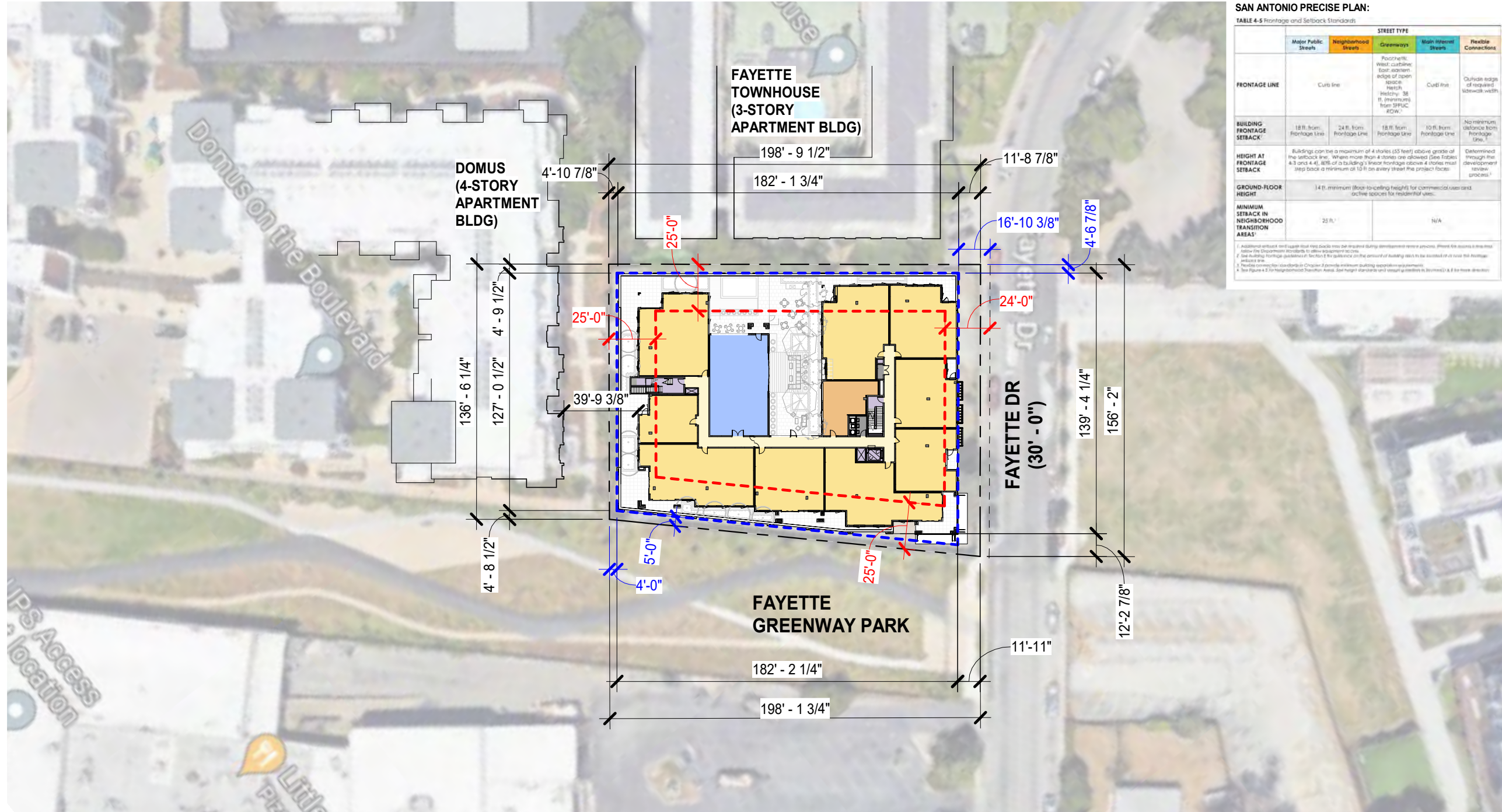
	STREET TYPE				
	Major Public Streets	Neighborhood Streets	Greenways	Main Arterial Streets	Flexible Connections
FRONTAGE LINE	Curb line	Footcurell: West curbline; East: eastern edge of open space; Hetch: 30 ft. (minimum) from STPUC RDW.	Curb line	Curb line	Outside edge of required sidewalk width
BUILDING FRONTAGE SETBACK*	18 ft. from Frontage Line	24 ft. from Frontage Line	18 ft. from Frontage Line	10 ft. from Frontage Line	No minimum distance from Frontage Line.
HEIGHT AT FRONTAGE SETBACK	Buildings can be a maximum of 4 stories (55 feet) above grade of the setback line. Where more than 4 stories are allowed (See Tables 4.3 and 4.4), 80% of a building's frontage above 4 stories must step back a minimum of 10 ft. on every street the project faces.				Determined through the development review process.
GROUND-FLOOR HEIGHT	14 ft. minimum (floor-to-ceiling height) for commercial uses and active spaces for residential uses.				
MINIMUM SETBACK IN NEIGHBORHOOD TRANSITION AREAS†	25 ft.	N/A			

1. Additional setback and upper floor setbacks may be required during development review process. Street line shown is the final, approved location. 2. See the Department's standards for active spaces. 3. See Building Frontage Setback in Section 4 for reference on the amount of building setback for setbacks of all uses that Frontage setback line. 4. Flexible connection standards in Chapter 2 provide minimum building separation requirements. 5. See Figure 4.2 for Neighborhood Transition Areas. Set height standards and setback standards in Sections 4.2 & 4.3 for these districts.

LEGEND

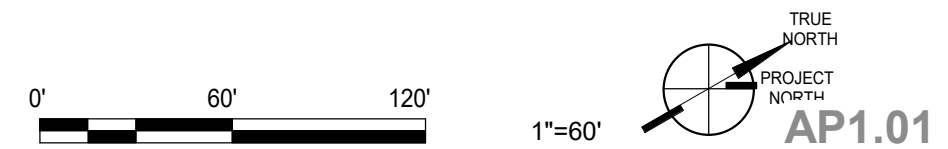
- — — — — PROPERTY LINE
- — — — — EXISTING LOT LINE
- - - - - CURBLINE
- - - - - PROPOSED SETBACK PER LEVEL
- - - - - P-40 ZONING SETBACK PER LEVEL

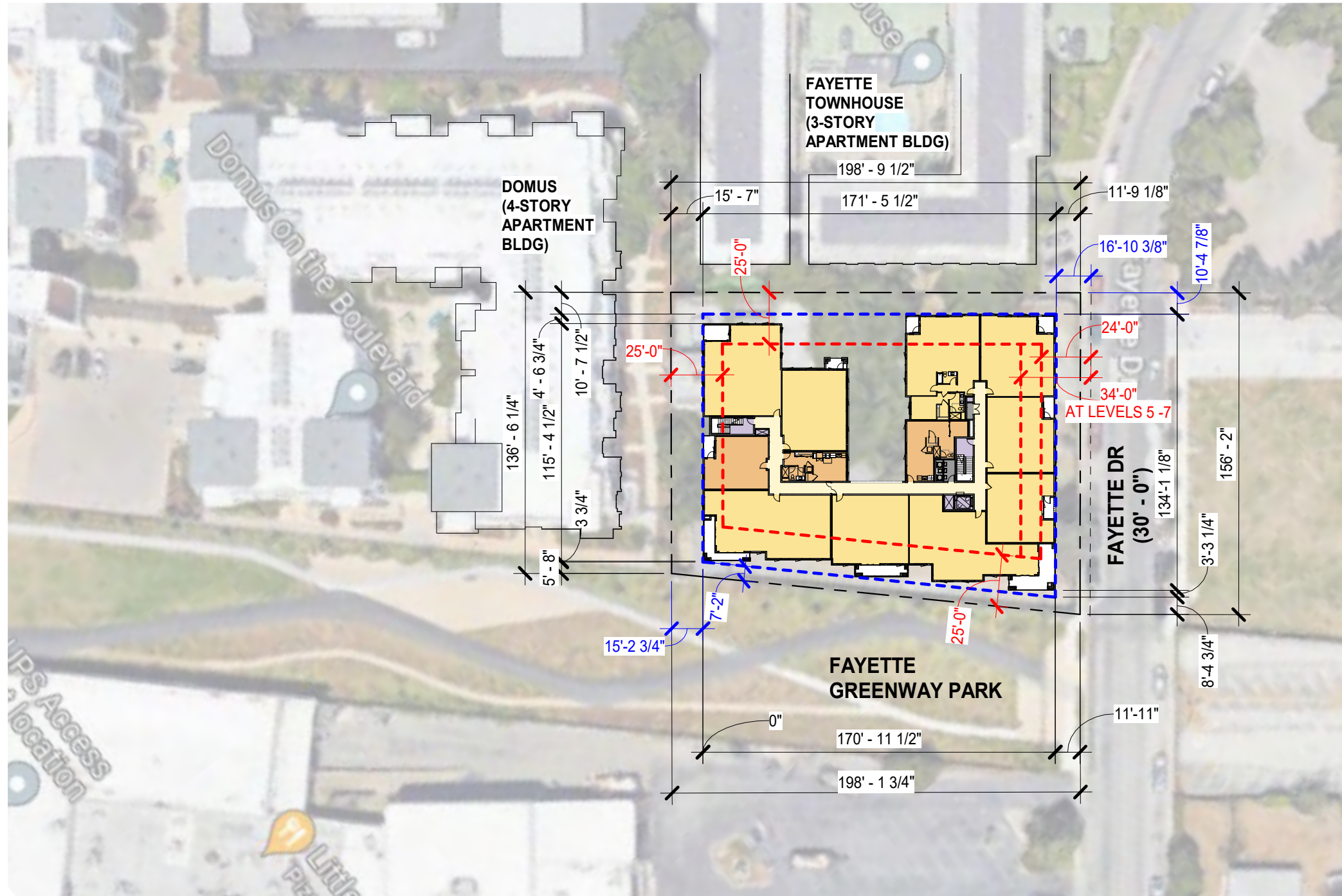




LEGEND

- — — — — PROPERTY LINE
- — — — — EXISTING LOT LINE
- - - - - CURBLINE
- - - - - PROPOSED SETBACK PER LEVEL
- - - - - P-40 ZONING SETBACK PER LEVEL





SAN ANTONIO PRECISE PLAN:

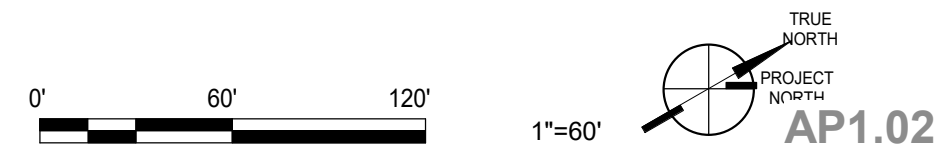
TABLE 4-5 Frontage and Setback Standards

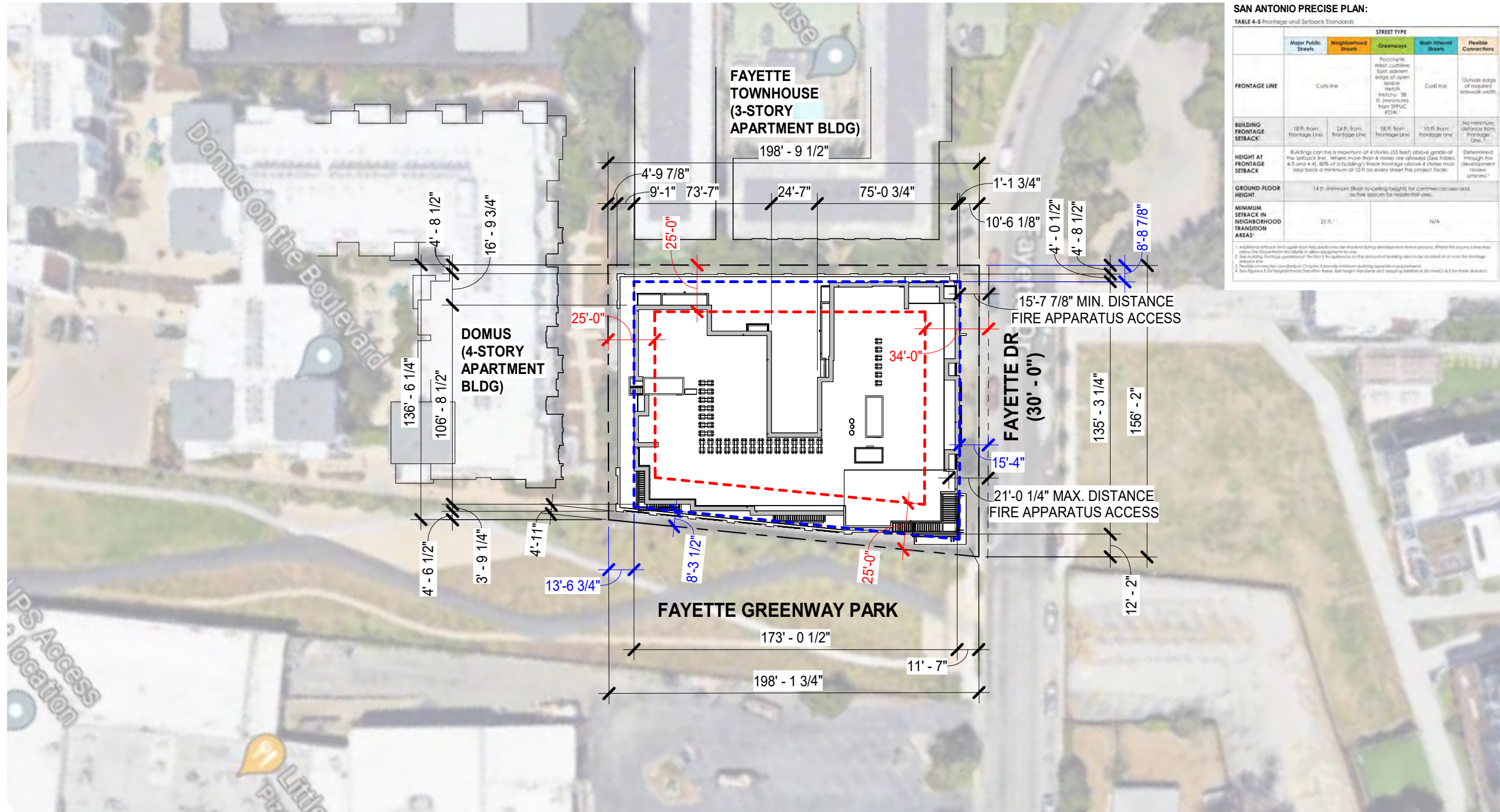
	STREET TYPE				
	Major Public Streets	Neighborhood Streets	Greenways	Main Arterial Streets	Flexible Connections
FRONTAGE LINE	Curb line	Footcurell, West, curbside; East, eastern edge of open space; Hetchy, 38 ft. (minimum) from 395'JC #DW.	Curb line	Curb line	Outside edge of required sidewalk width
BUILDING FRONTAGE SETBACK*	18 ft. from Frontage Line	24 ft. from Frontage Line	18 ft. from Frontage Line	10 ft. from Frontage Line	No minimum distance from Frontage Line.
HEIGHT AT FRONTAGE SETBACK	Buildings can rise a maximum of 4 stories (55 feet) above grade of the setback line. Where more than 4 stories are allowed (See Tables 4.3 and 4.4), 80% of a building's frontage above 4 stories must step back a minimum of 10 ft. on every street the project faces.				Determined through the development review process.
GROUND-FLOOR HEIGHT	14 ft. minimum (floor-to-ceiling height) for commercial uses and active spaces for residential uses.				
MINIMUM SETBACK IN NEIGHBORHOOD TRANSITION AREAS†	25 ft.	N/A			

1. Additional setback and upper floor setbacks may be required during development review process. Street line means a line that follows the Department's standards to allow equipment access.
 2. See Building Frontage Setback in Section 4.3 for reference on the amount of building setback to be provided at all levels that Frontage setback line.
 3. Flexible connection standards in Chapter 3 provide minimum building separation requirements.
 4. See Figure 4.2 for Neighborhood Transition Areas. Setback standards and required setbacks in Sections 4.3 & 4.4 to these drawings.

LEGEND

- — — — — PROPERTY LINE
- — — — — EXISTING LOT LINE
- - - - - CURBLINE
- - - - - PROPOSED SETBACK PER LEVEL
- - - - - P-40 ZONING SETBACK PER LEVEL





SAN ANTONIO PRECISE PLAN:

TABLE 4-5 Frontage and Setback Standards

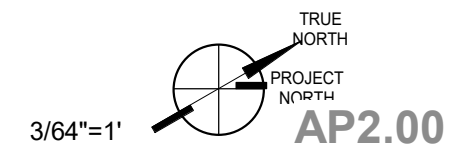
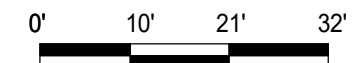
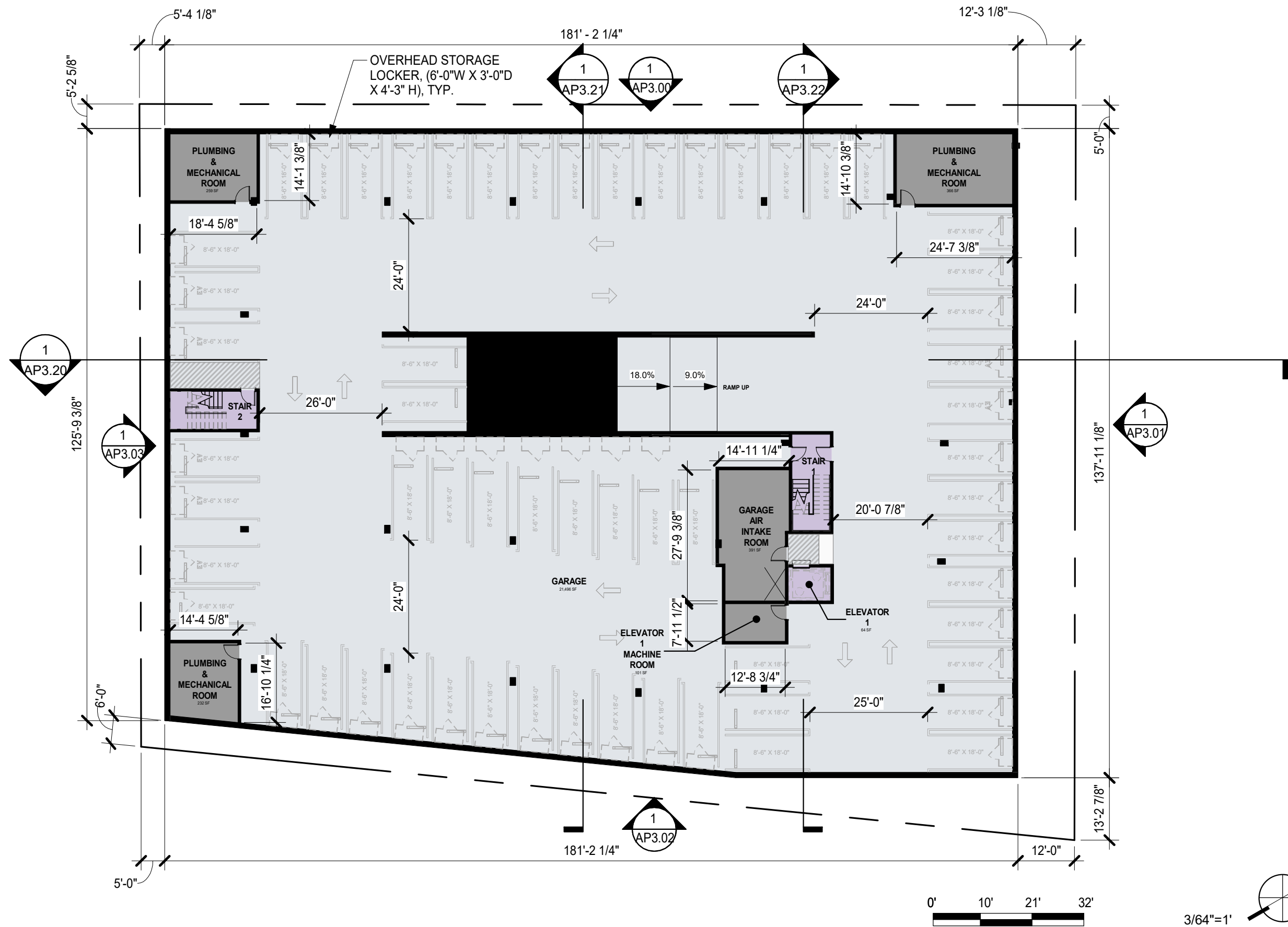
	STREET TYPE				
	Major Public Streets	Neighborhood Streets	Greenways	Main Arterial Streets	Flexible Connections
FRONTAGE LINE	Curb line	Footcurell: West curbline; East eastern edge of open space; Hetch: 30 ft. (minimum) from SFSDC RDW.	Curb line	Curb line	Outside edge of required sidewalk width
BUILDING FRONTAGE SETBACK	18 ft. from Frontage Line	24 ft. from Frontage Line	18 ft. from Frontage Line	10 ft. from Frontage Line	No minimum distance from Frontage Line
HEIGHT AT FRONTAGE SETBACK	Buildings can be a maximum of 4 stories (55 feet) above grade of the setback line. Where more than 4 stories are allowed (See Tables 4.3 and 4.4), 80% of a building's frontage above 4 stories must step back a minimum of 10 ft. on every street the project faces.				Determined through the development review process.
GROUND-FLOOR HEIGHT	14 ft. minimum (floor-to-ceiling height) for commercial use and active spaces for residential uses.				
MINIMUM SETBACK IN NEIGHBORHOOD TRANSITION AREAS	25 ft.	N/A			

1. Additional setback will apply that may be required during development review process. Street line shown is the line shown on the Department's drawings to allow equipment access.
 2. See building frontage setback in Section 4 for reference on the amount of building setback to be provided at all times that Frontage setback line.
 3. Flexible connection standards in Chapter 2 provide minimum building setback requirements.
 4. See Figure 4.2 for Neighborhood Transition Areas. Set height standards and setback standards in Section 4.2 & 4.3 for more details.

LEGEND

- — — — — PROPERTY LINE
- — — — — EXISTING LOT LINE
- - - - - CURBLINE
- - - - - PROPOSED SETBACK PER LEVEL
- - - - - P-40 ZONING SETBACK PER LEVEL



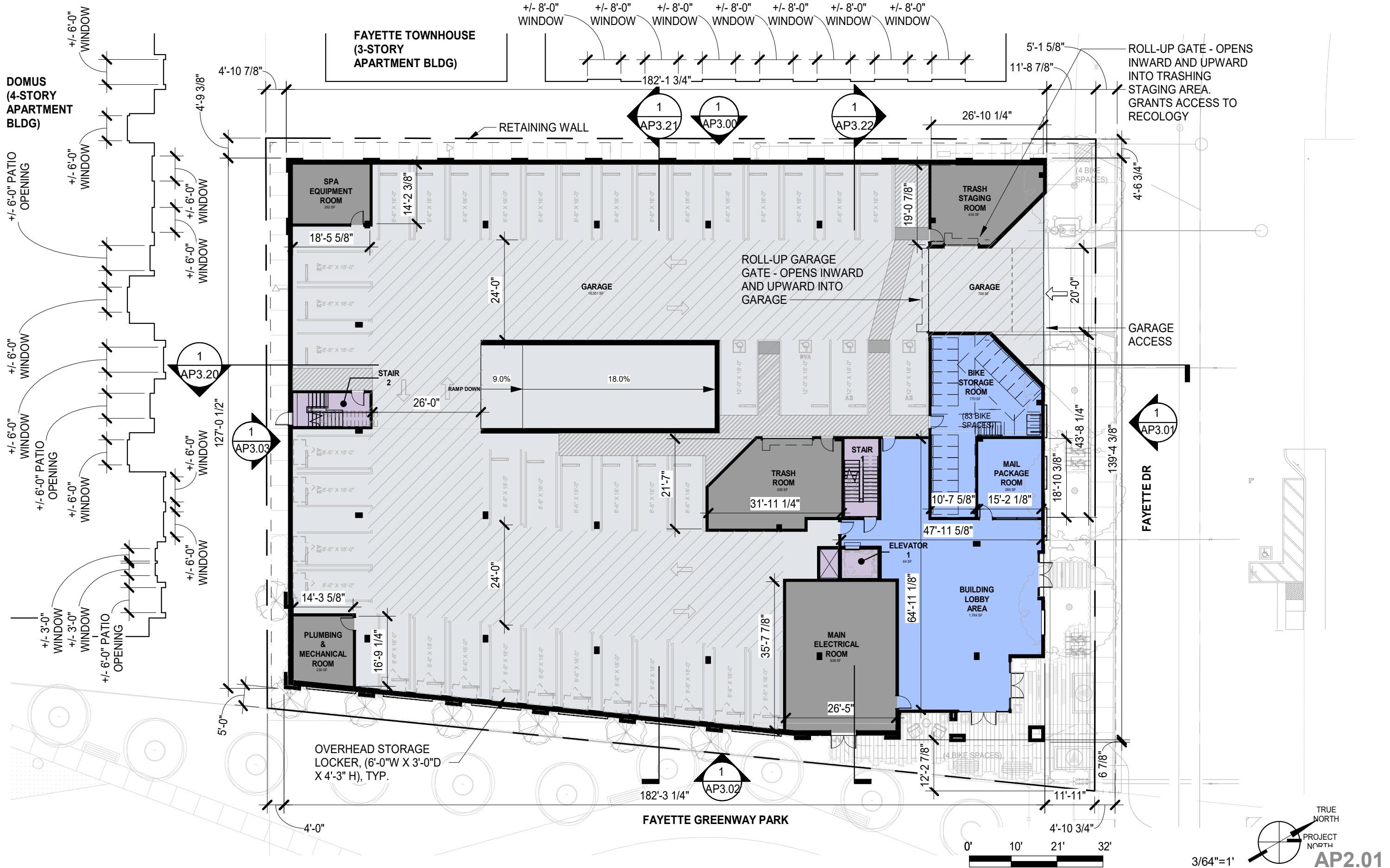


OCTANE FAYETTE

BUILDING PLAN - BASEMENT 1

OCTOBER 03, 2024

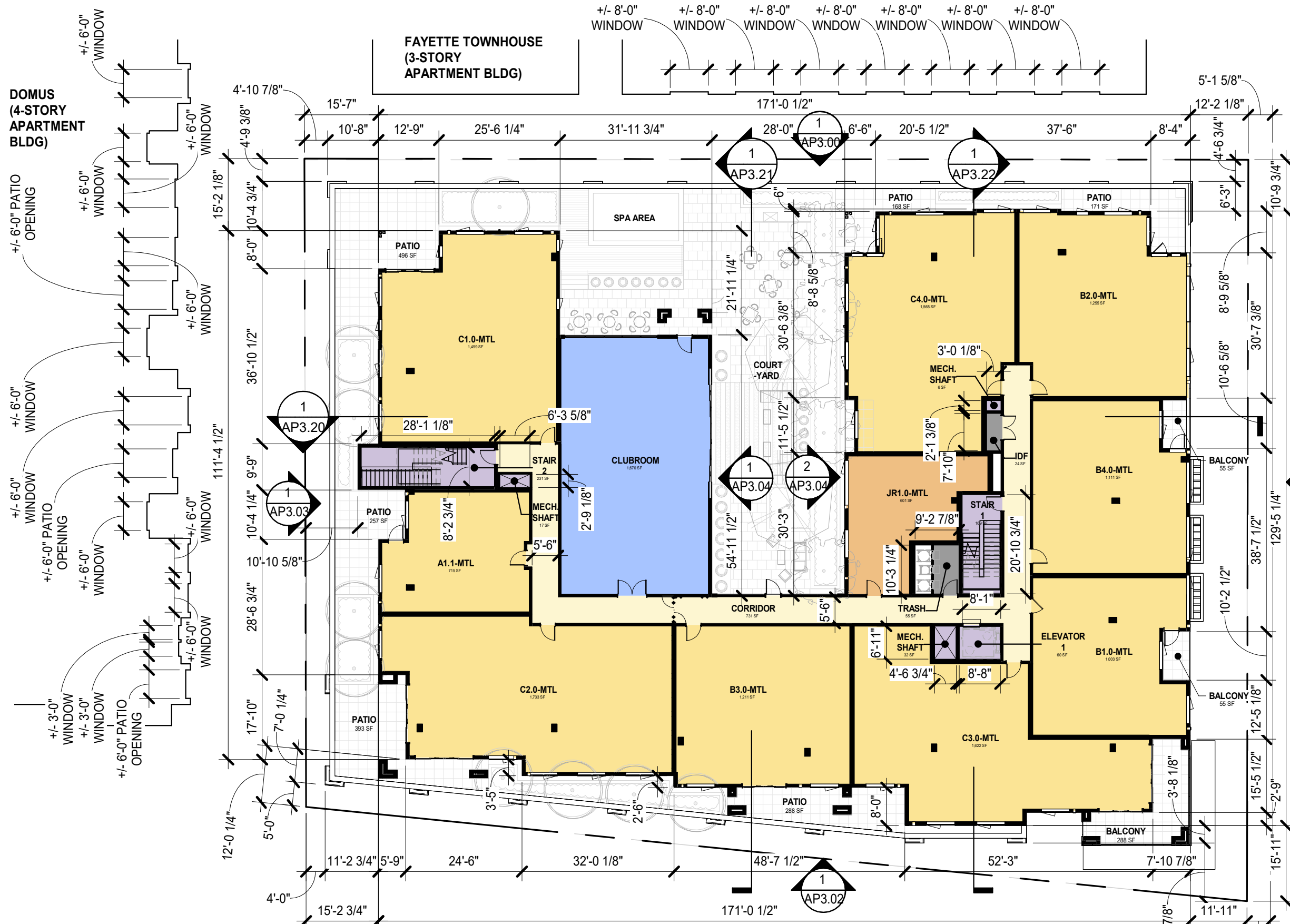
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+/- 8'-0" WINDOW +/- 8'-0" WINDOW +/- 8'-0" WINDOW +/- 8'-0" WINDOW +/- 8'-0" WINDOW +/- 8'-0" WINDOW +/- 8'-0" WINDOW

DOMUS (4-STORY APARTMENT BLDG)

FAYETTE TOWNHOUSE (3-STORY APARTMENT BLDG)



+/- 6'-0" WINDOW +/- 6'-0" WINDOW +/- 6'-0" WINDOW +/- 6'-0" WINDOW +/- 6'-0" WINDOW +/- 6'-0" WINDOW +/- 6'-0" WINDOW +/- 6'-0" WINDOW +/- 6'-0" WINDOW +/- 6'-0" WINDOW +/- 6'-0" WINDOW +/- 6'-0" WINDOW +/- 3'-0" WINDOW +/- 3'-0" WINDOW +/- 6'-0" PATIO OPENING +/- 6'-0" PATIO OPENING +/- 6'-0" PATIO OPENING

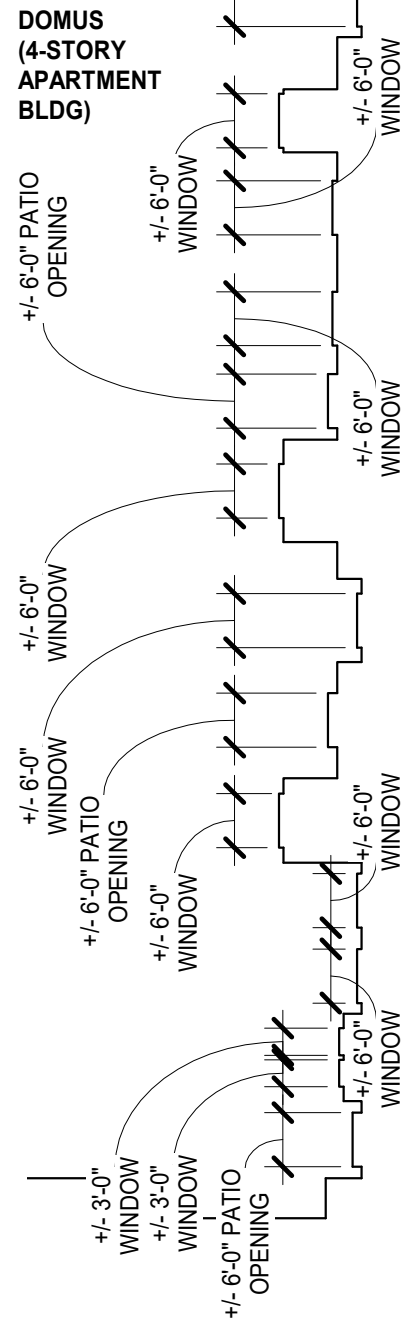
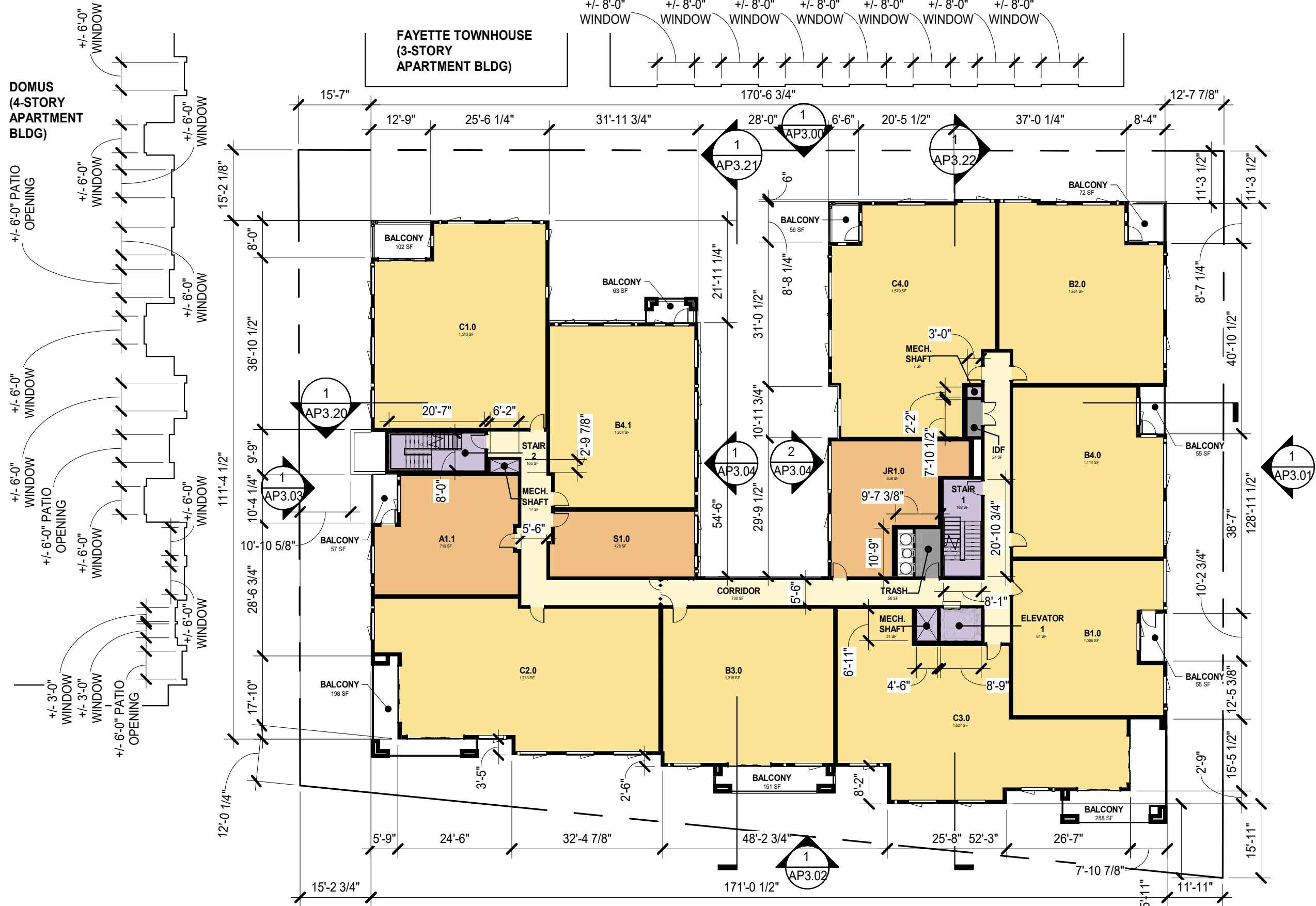
1 AP3.01

1 AP3.04 2 AP3.04

1 AP3.02

0' 10' 21' 32'

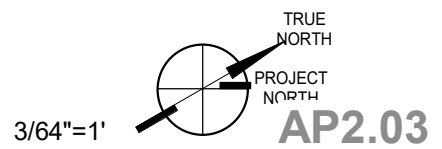
TRUE NORTH PROJECT NORTH AP2.02 3/64"=1'



+/- 8'-0" WINDOW +/- 8'-0" WINDOW +/- 8'-0" WINDOW +/- 8'-0" WINDOW +/- 8'-0" WINDOW +/- 8'-0" WINDOW +/- 8'-0" WINDOW +/- 8'-0" WINDOW

FAYETTE TOWNHOUSE
(3-STORY
APARTMENT BLDG)

DOMUS
(4-STORY
APARTMENT
BLDG)

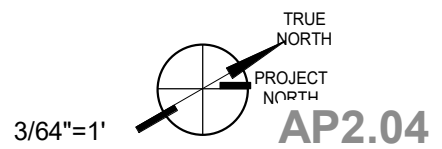
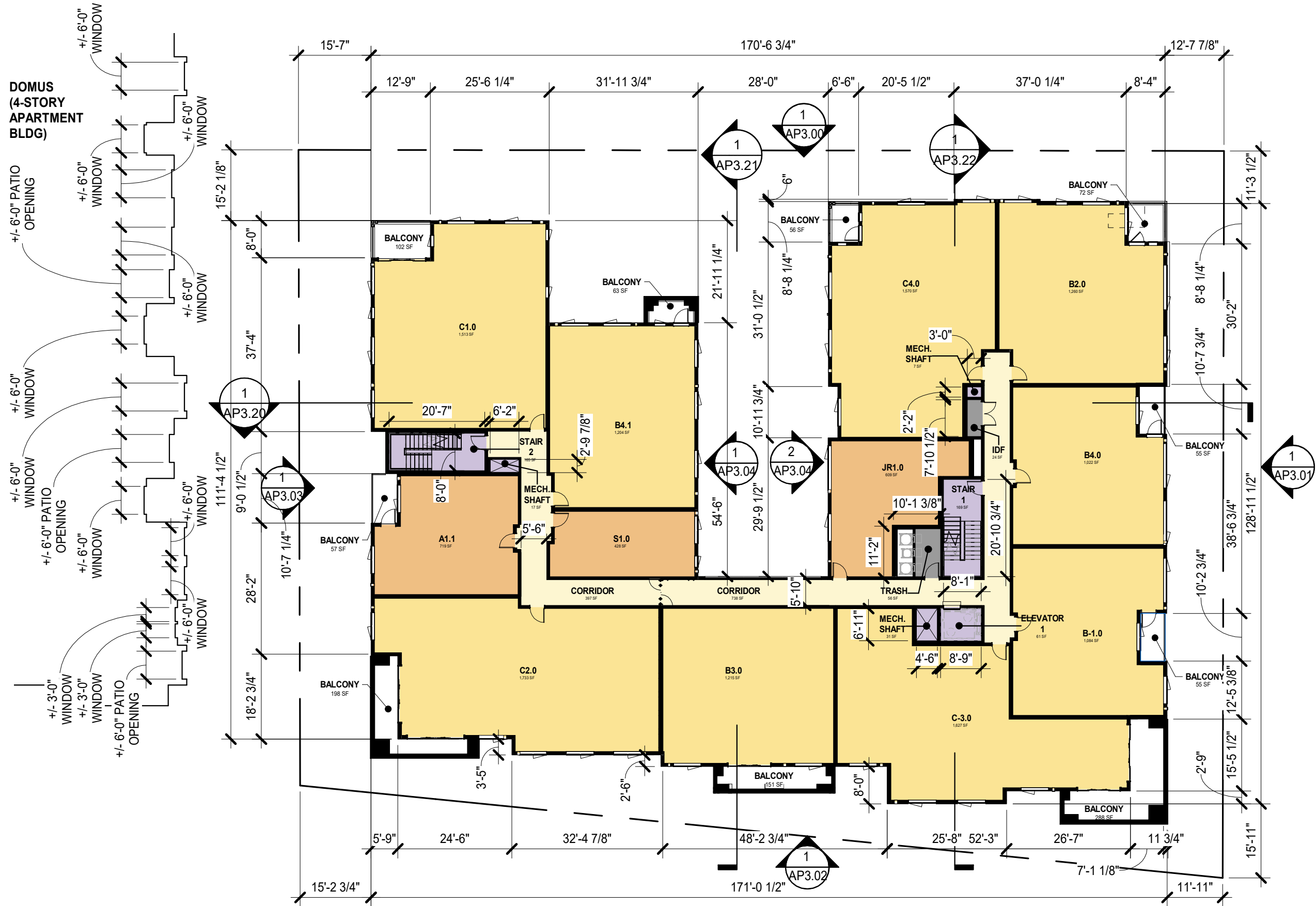


OCTANE FAYETTE

BUILDING PLAN - FLOOR 3

OCTOBER 03, 2024

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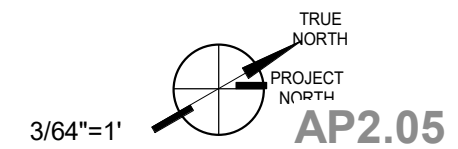
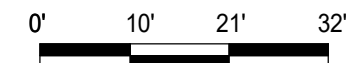
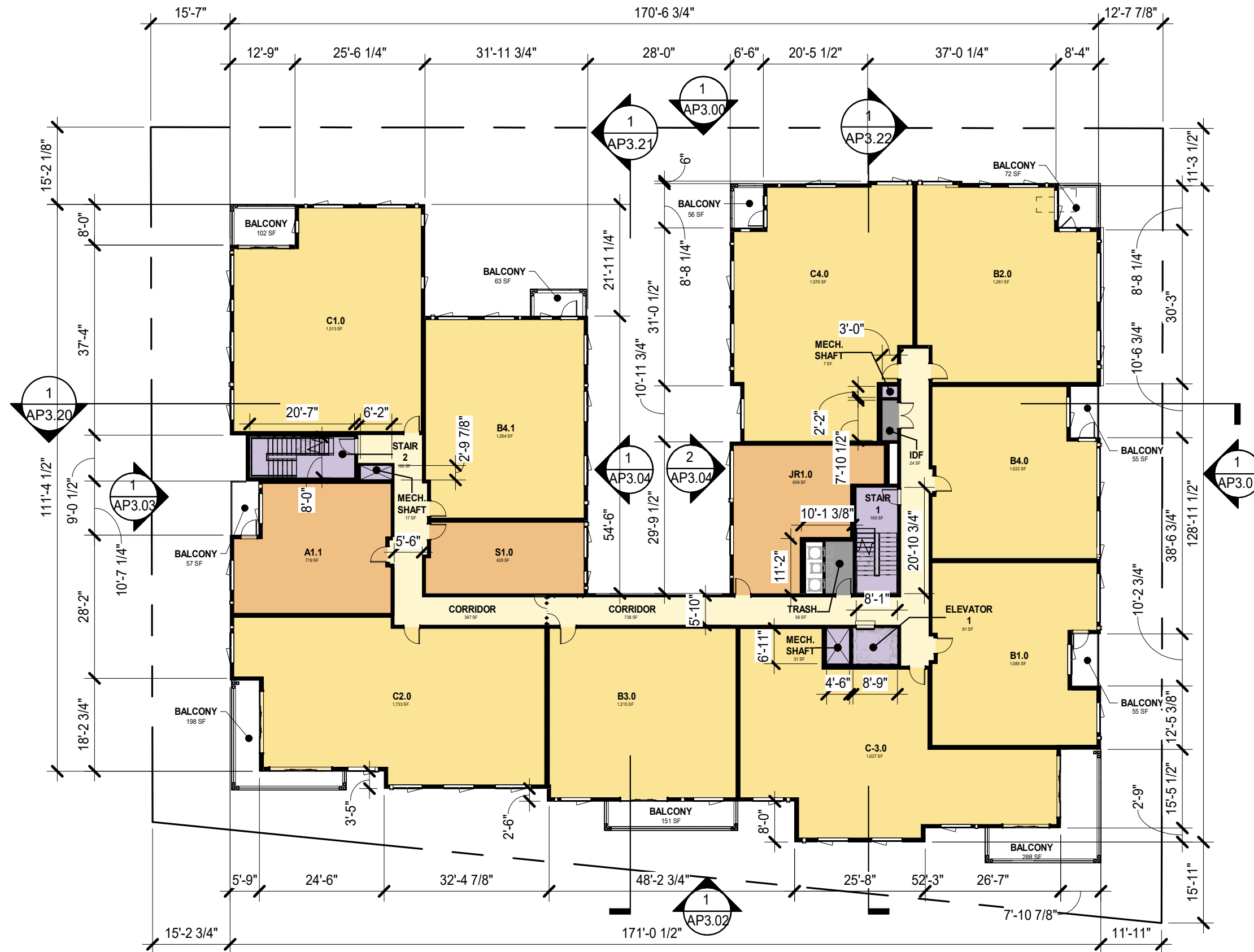


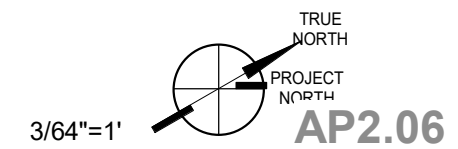
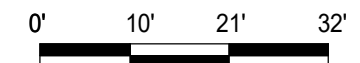
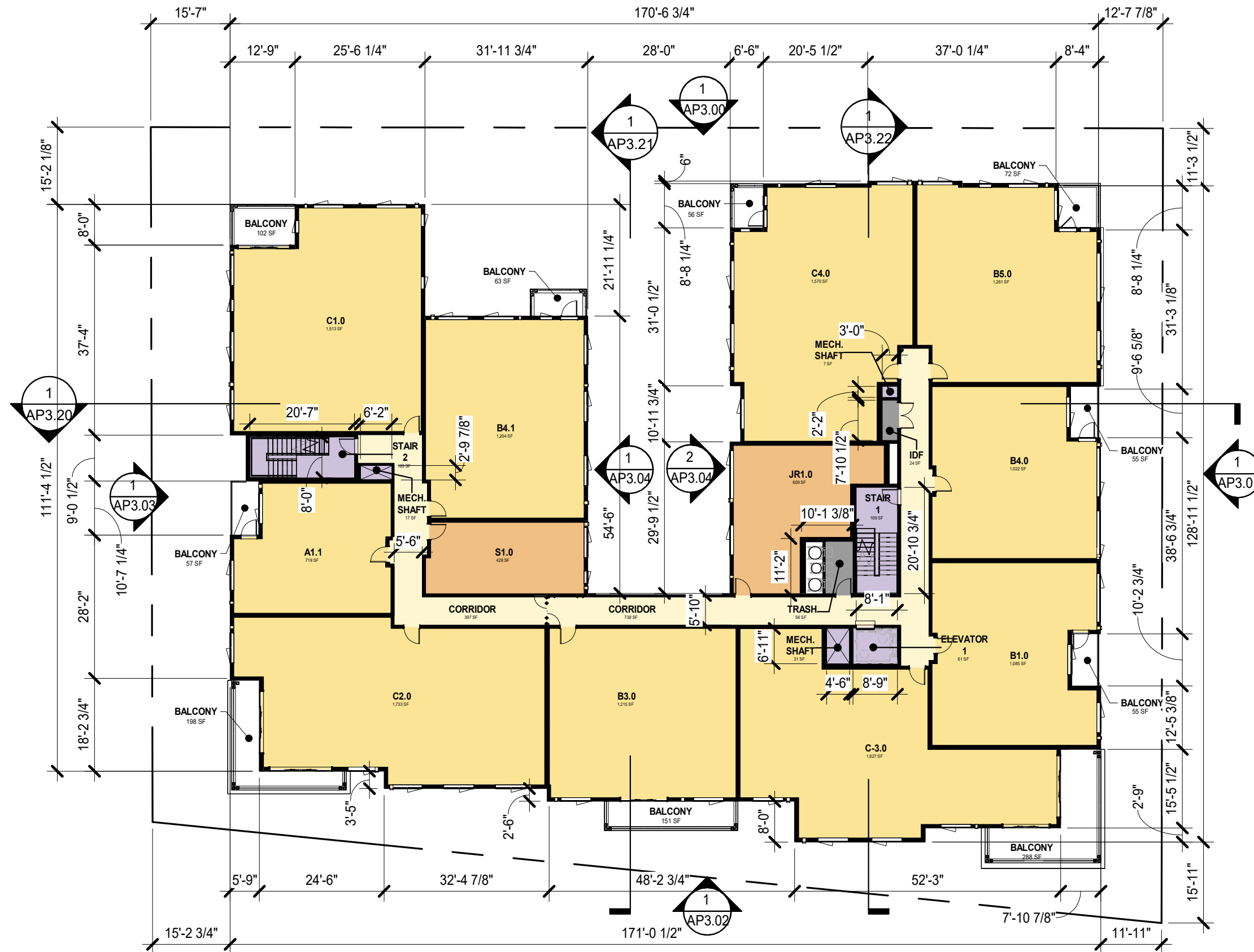
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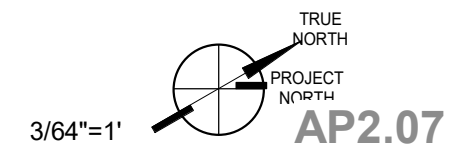
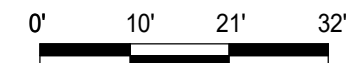
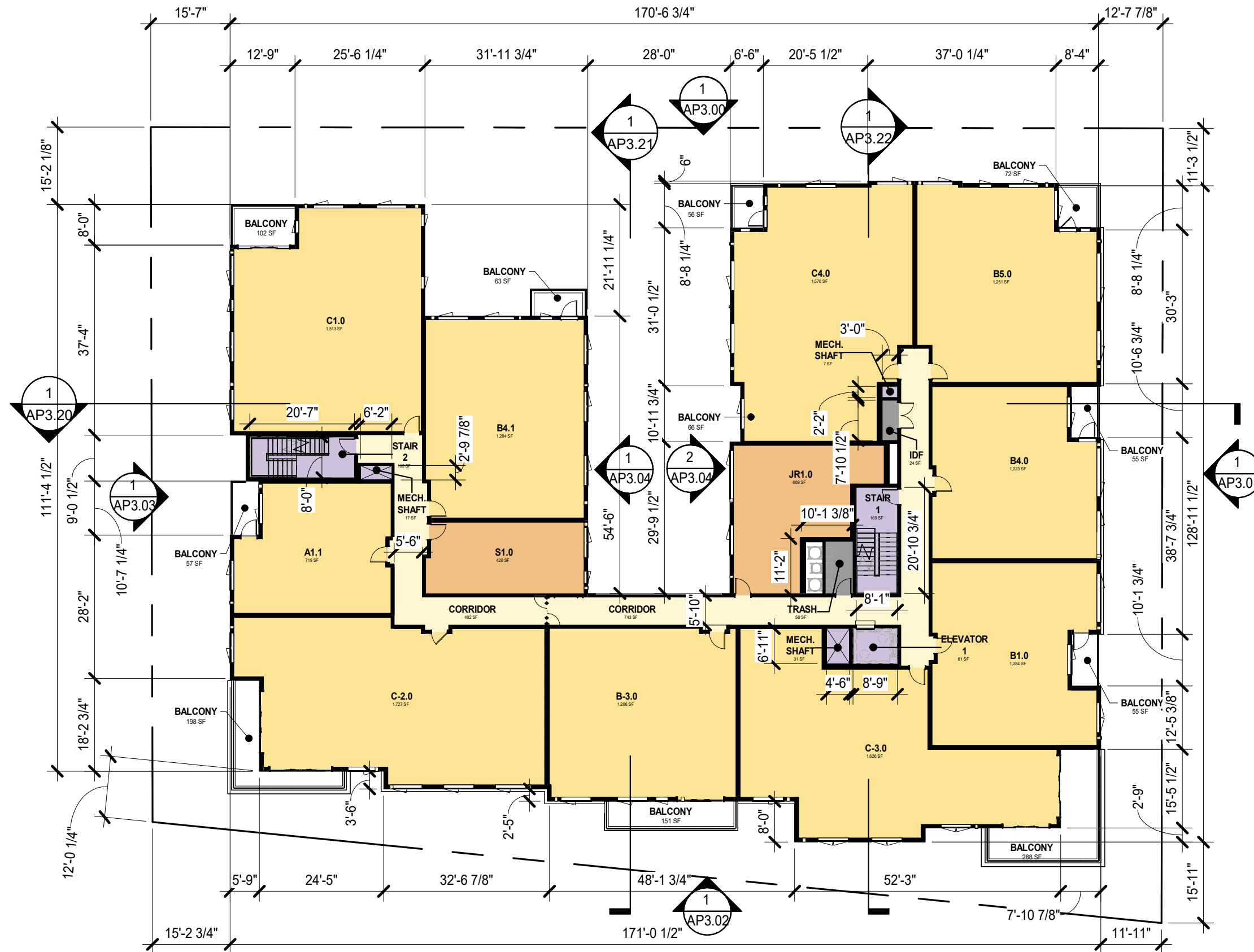
BUILDING PLAN - FLOOR 4

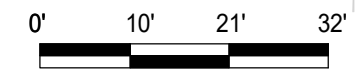
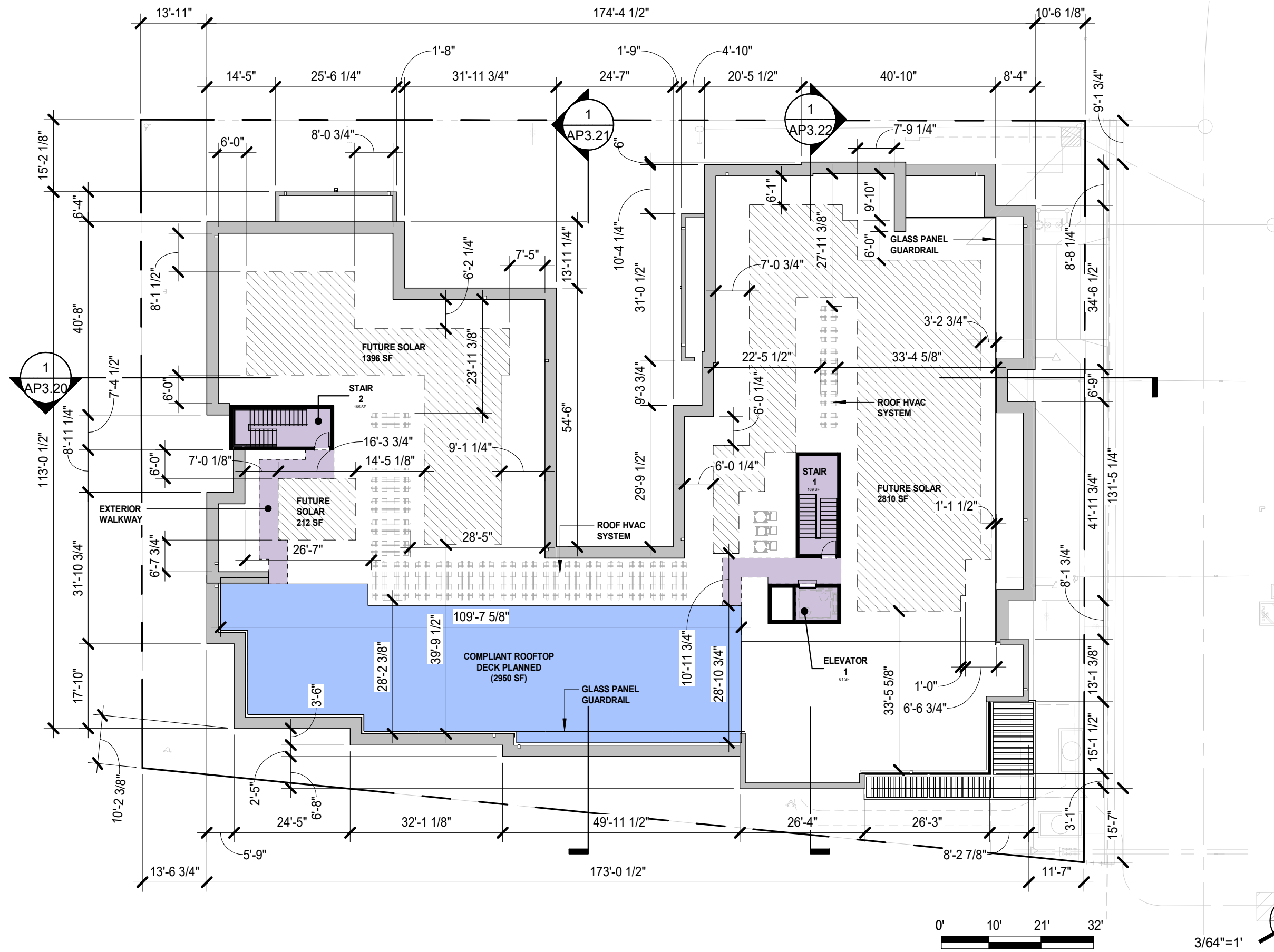
OCTOBER 03, 2024

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TRUE NORTH
PROJECT NORTH
AP2.08
3/64"=1'

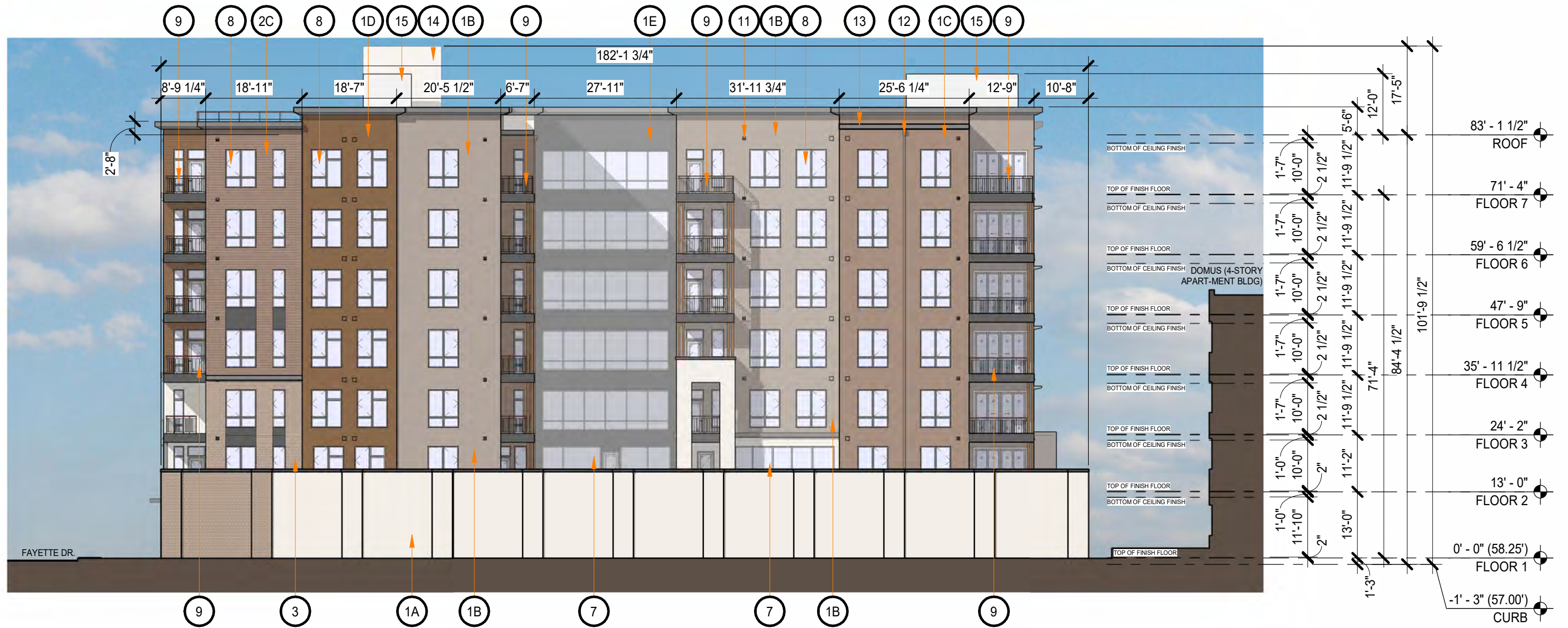


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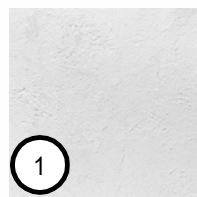
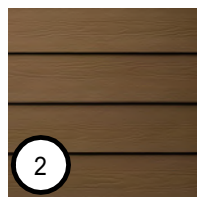



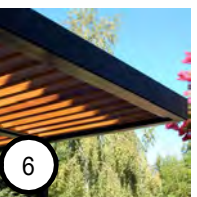
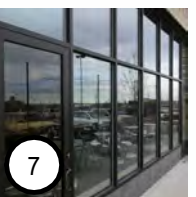



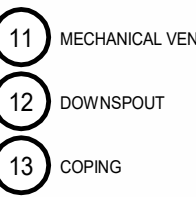






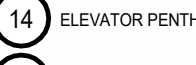
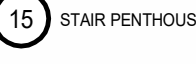

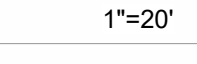
BUILDING PLAN - ROOF

OCTOBER 03, 2024

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LEGEND

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 A SW7100 ARCADE WHITE	 B SW7635 PALISADE	 C SW9083 DUSTED TRUFFLE	 D SW6096 JUTE BROWN	 E DARK GREY						 12 DOWNSPOUT	
										 13 COPING	
										 14 ELEVATOR PENTHOUSE	
										 15 STAIR PENTHOUSE	



AP3.00

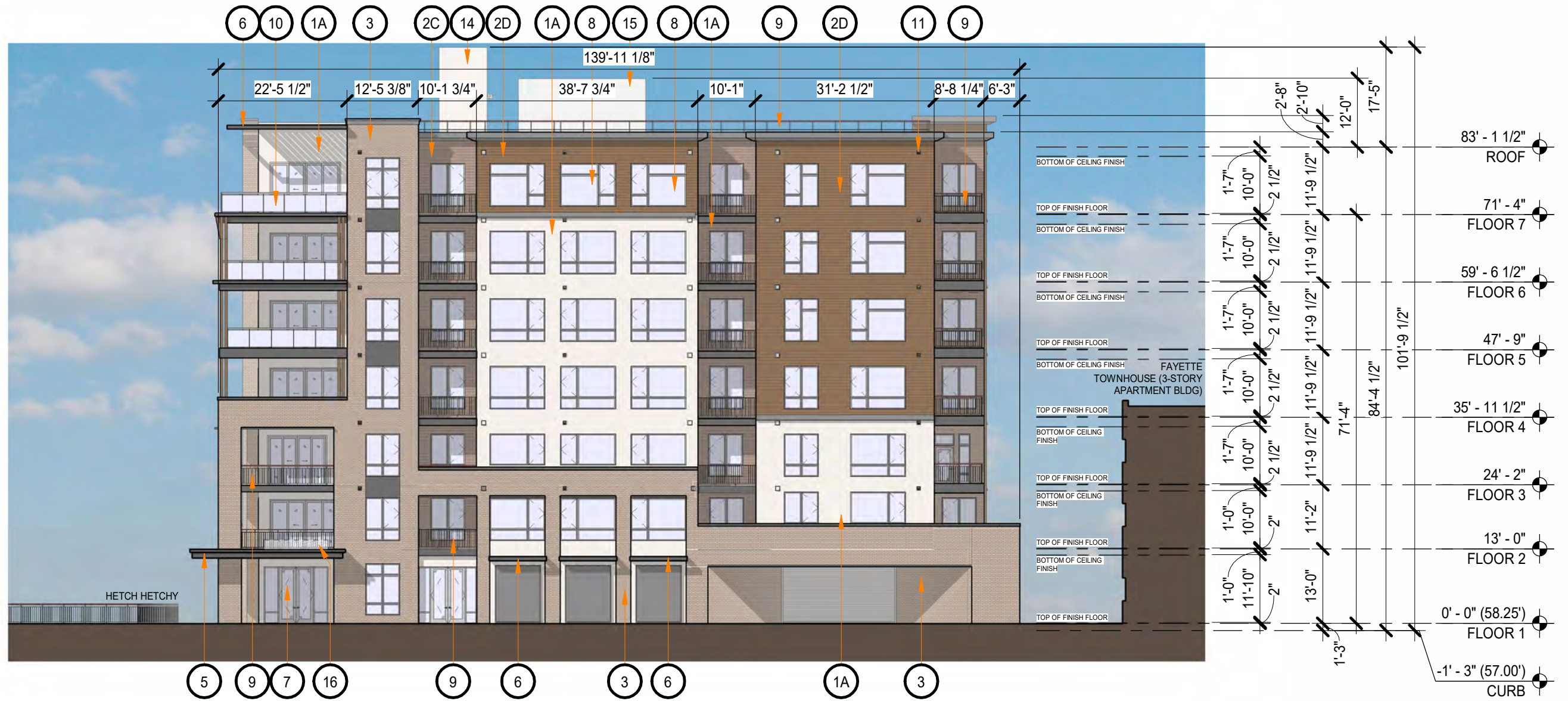


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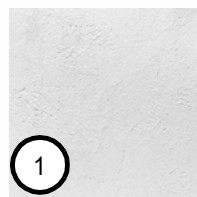
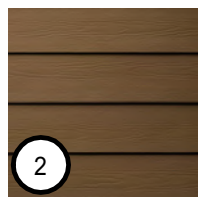



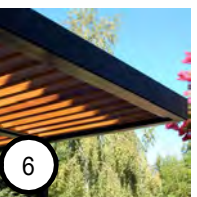
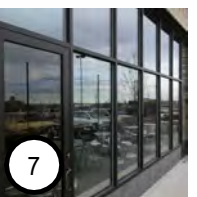



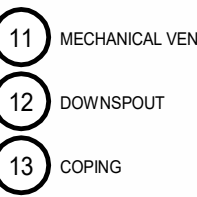






PLANNING ELEVATIONS - NORTH

OCTOBER 03, 2024

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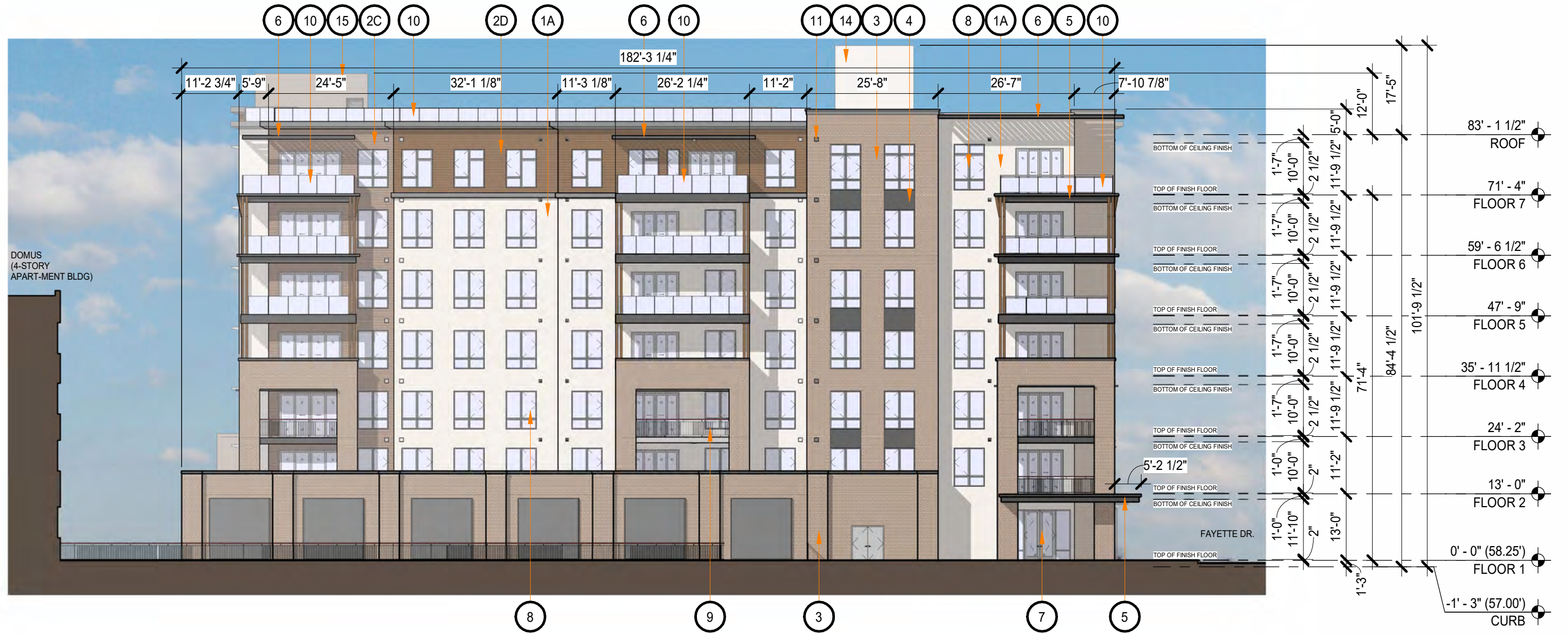


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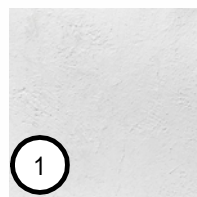
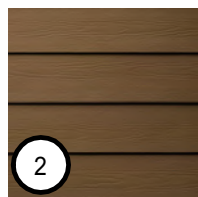



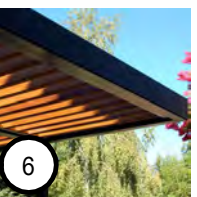
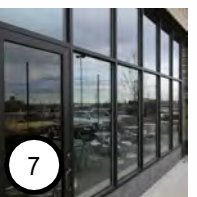



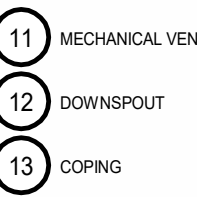






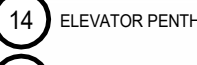
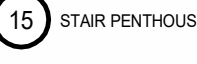

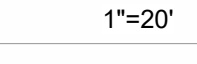
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 A SW7100 ARCADE WHITE	 B SW7635 PALISADE	 C SW9083 DUSTED TRUFFLE	 D SW6096 JUTE BROWN	 E DARK GREY							



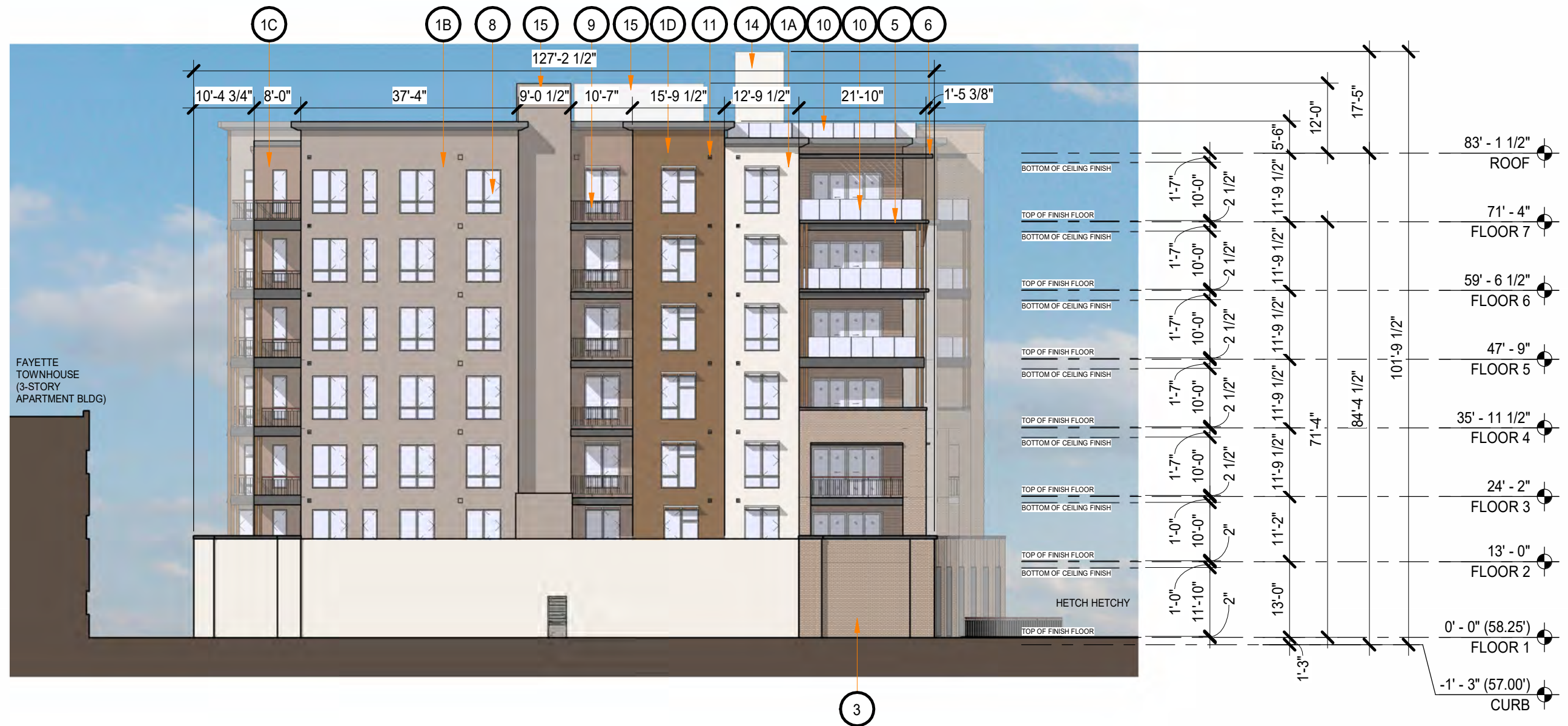
AP3.01






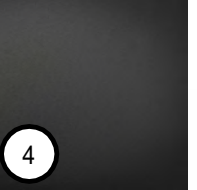







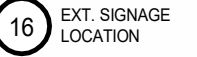





LEGEND

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 A SW7100 ARCADE WHITE	 B SW7635 PALISADE	 C SW9083 DUSTED TRUFFLE	 D SW6096 JUTE BROWN	 E DARK GREY						 12 DOWNSPOUT	
										 13 COPING	
										 14 ELEVATOR PENTHOUSE	
										 15 STAIR PENTHOUSE	

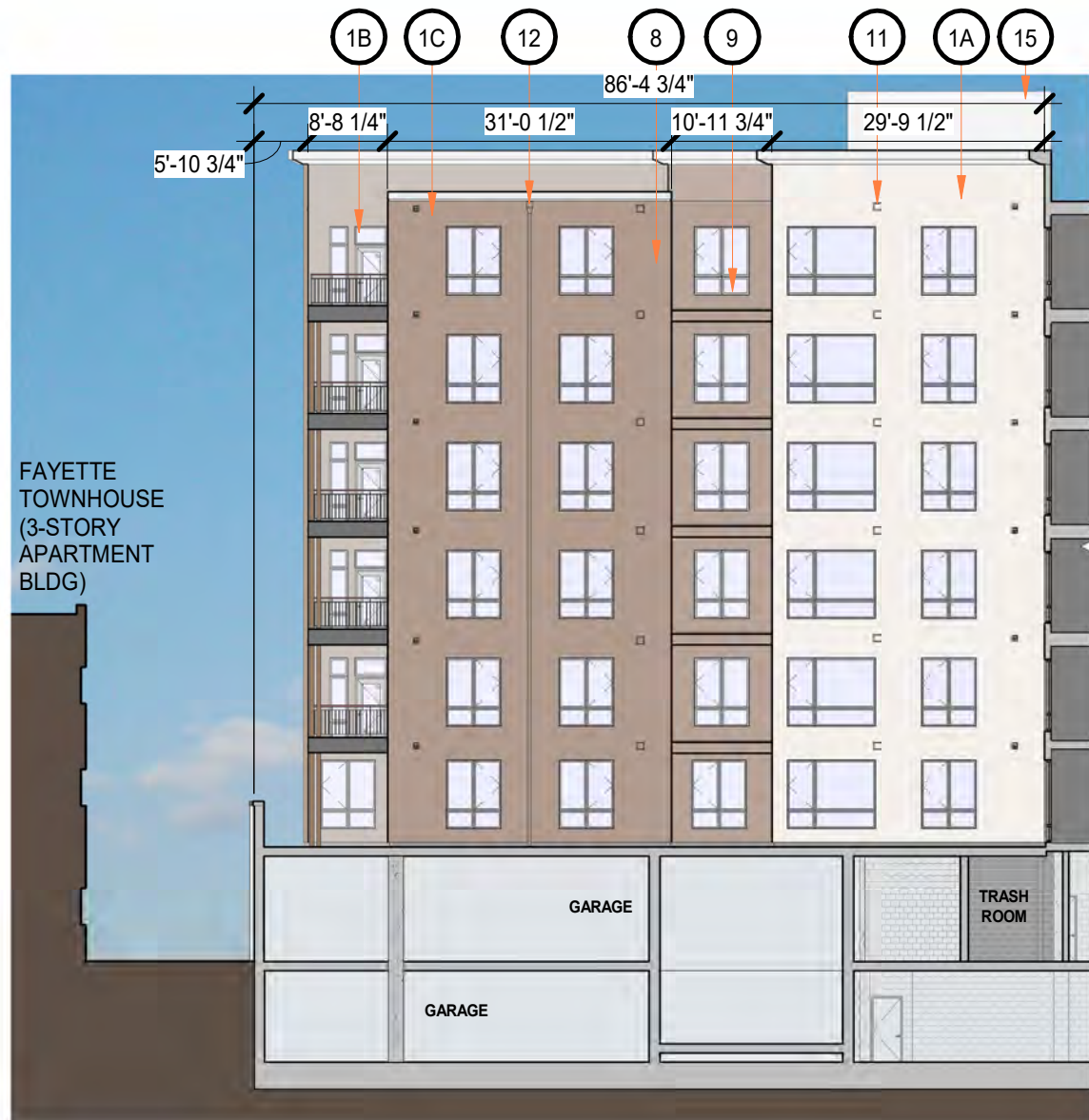




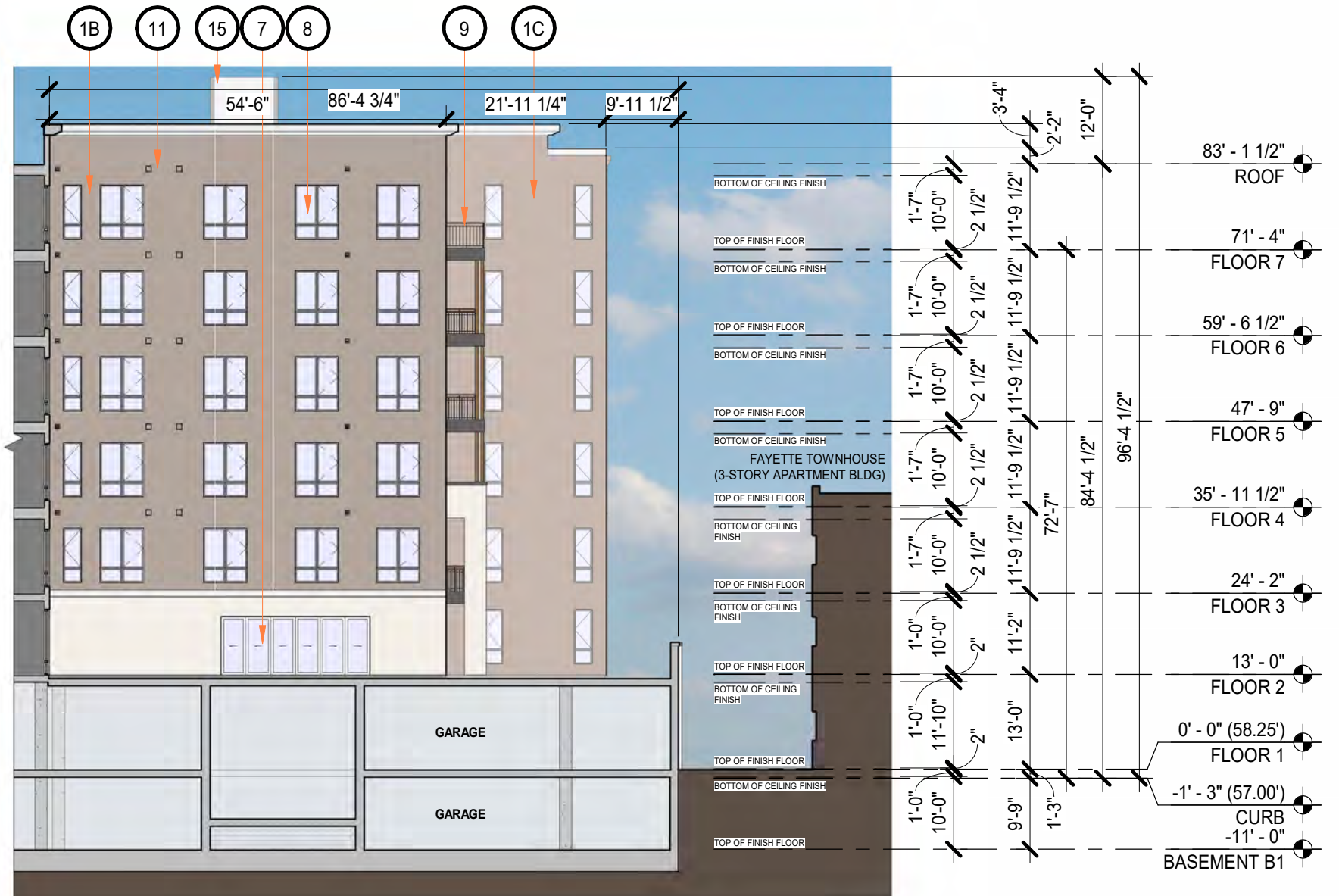
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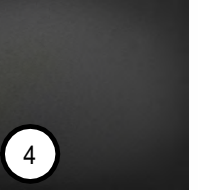

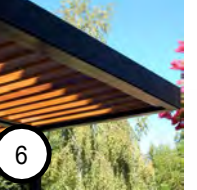





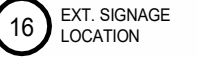







ELEVATION - COURTYARD EAST 2



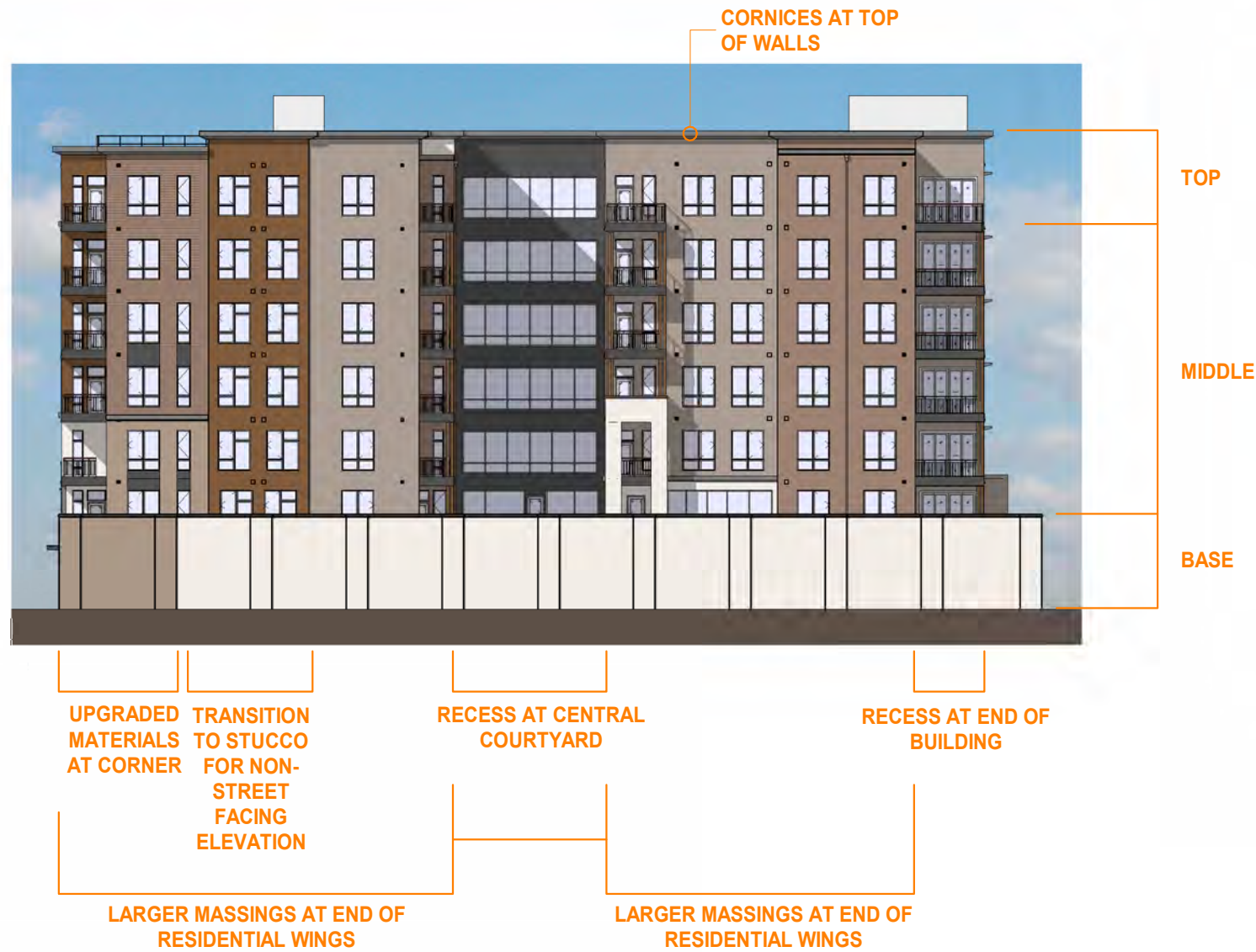
ELEVATION - COURTYARD WEST 1

LEGEND

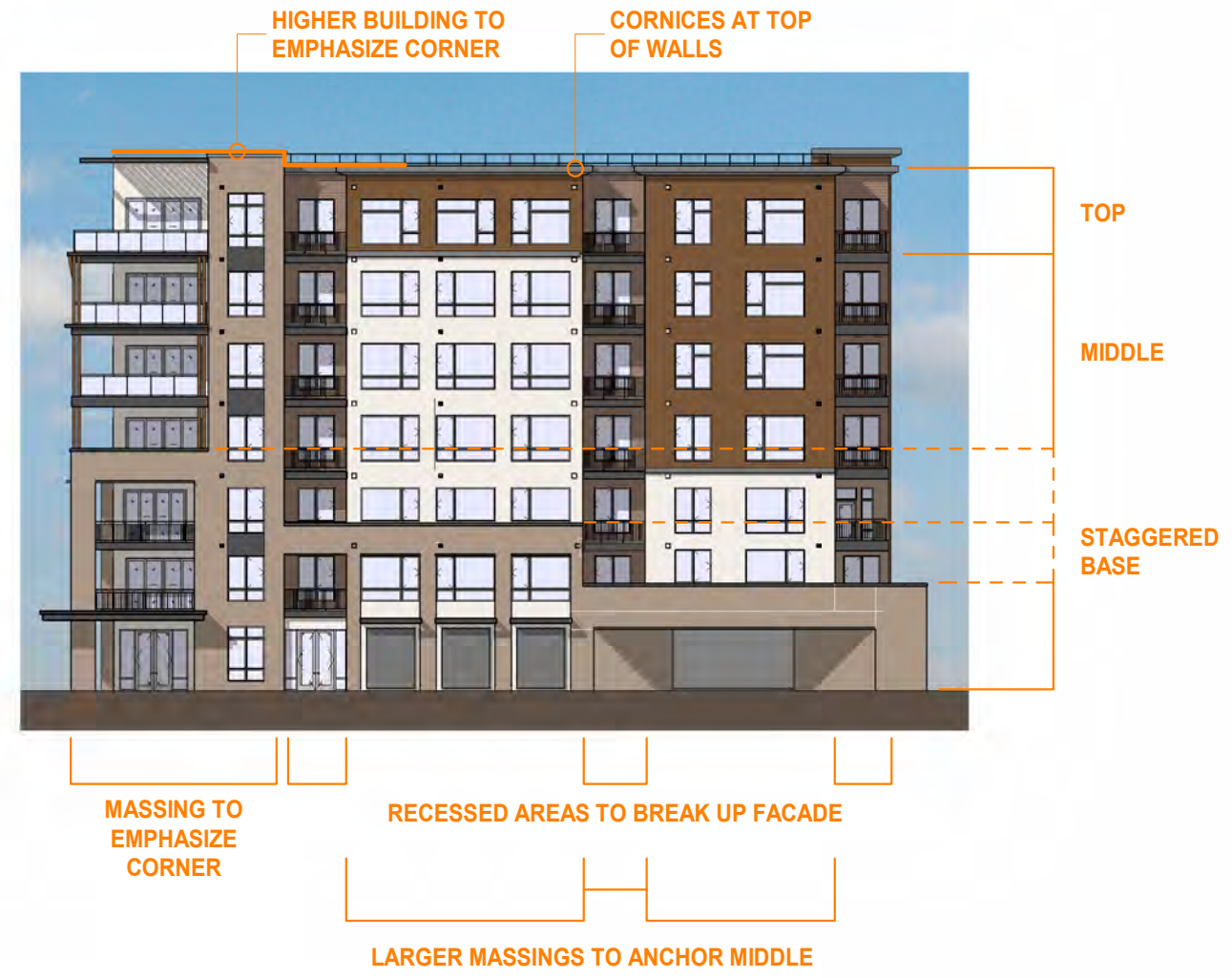
											
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A SW7100 ARCADE WHITE	B SW7635 PALISADE	C SW9083 DUSTED TRUFFLE	D SW6096 JUTE BROWN	E DARK GREY							



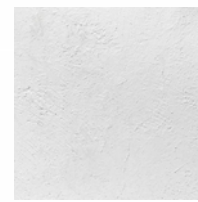
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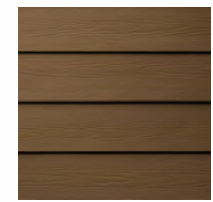
NORTH ELEVATION @ FAYETTE TOWNHOMES



EAST ELEVATION @ FAYETTE DR



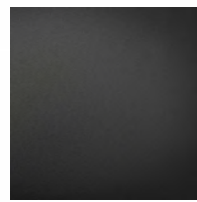
STUCCO



LAP SIDING



BRICK VENEER



BRAKE METAL (DARK GREY)



WOOD LIKE SOFFIT



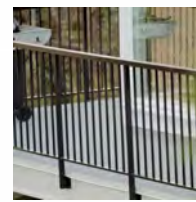
METAL AND WOOD ACCENT AWNINGS



STOREFRONT AND NANA DOORS (BLACK)



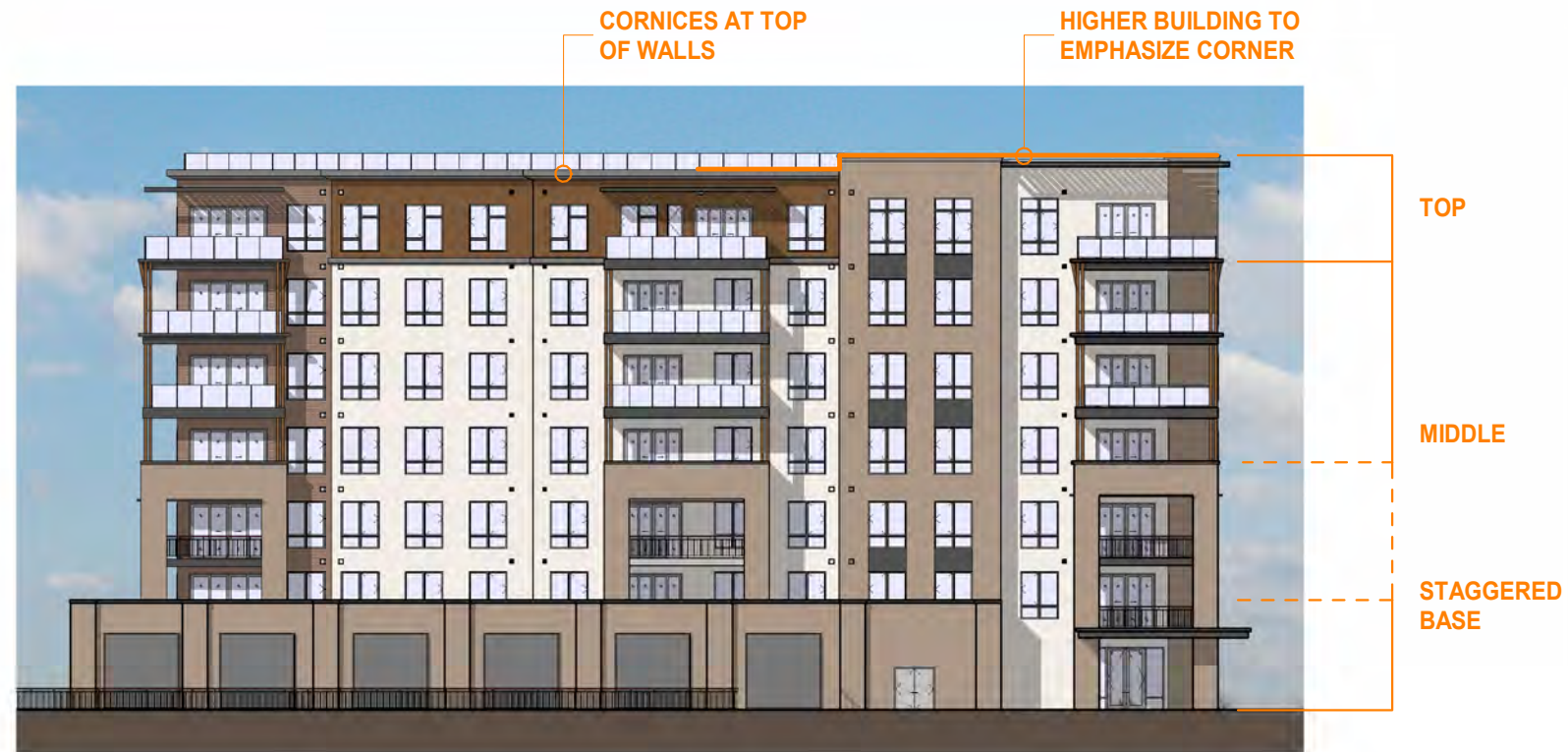
VINYL WINDOW (BLACK)



METAL RAILING (BLACK)



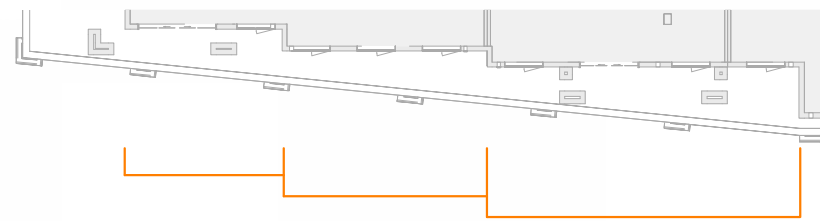
GLASS RAILING



MASSING EXTENDS OUT TO ANCHOR END

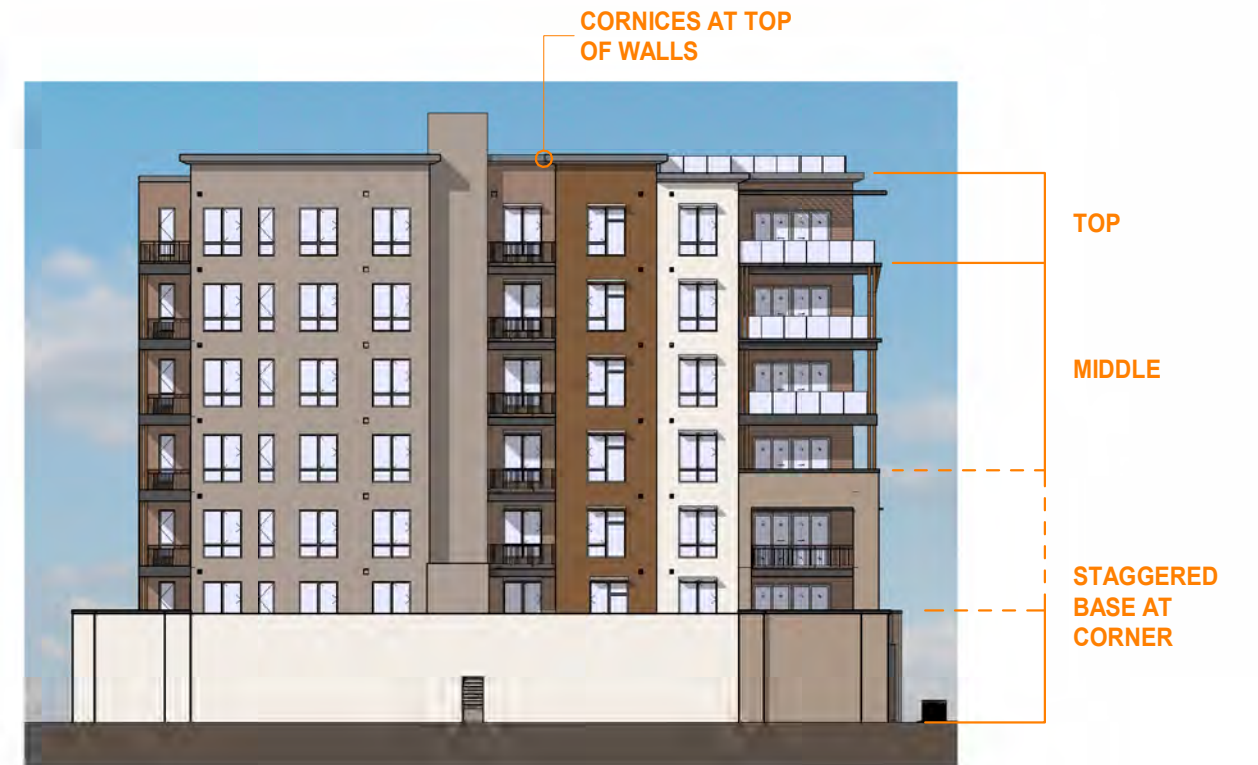
MASSING EXTENDS OUT TO BREAK UP FACADE

MASSING TO EMPHASIZE CORNER



FACADE STAGGERS BACK PARALLEL TO HETCH HETCHY

SOUTH ELEVATION @ HETCH HETCHY



RECESS AT END OF BUILDING

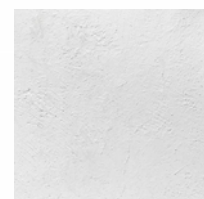
RECESSED AREA TO BREAK UP FACADE

TRANSITION TO STUCCO FOR NON-STREET FACING ELEVATION

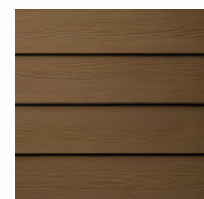
UPGRADED MATERIALS AT CORNER

LARGER MASSINGS TO ANCHOR MIDDLE

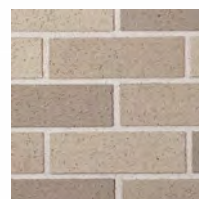
WEST ELEVATION @ DOMUS APARTMENTS



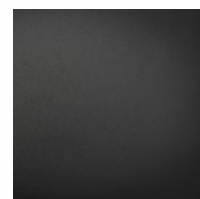
STUCCO



LAP SIDING



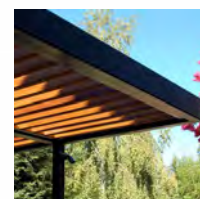
BRICK VENEER



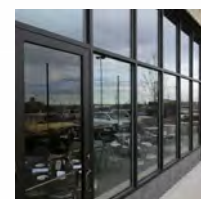
BRAKE METAL (DARK GREY)



WOOD LIKE SOFFIT



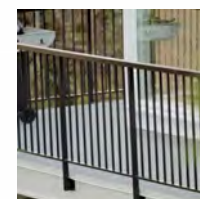
METAL AND WOOD ACCENT AWNINGS



STOREFRONT AND NANA DOORS (BLACK)



VINYL WINDOW (BLACK)



METAL RAILING (BLACK)



GLASS RAILING



EAST CORNER PERSPECTIVE



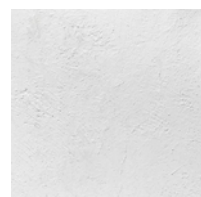
NORTH CORNER PERSPECTIVE



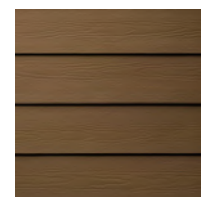
WEST CORNER PERSPECTIVE



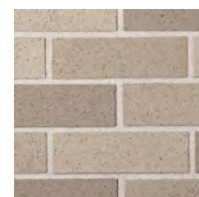
SOUTH CORNER PERSPECTIVE



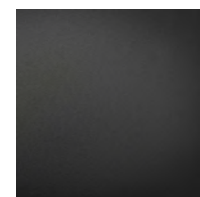
STUCCO



LAP SIDING



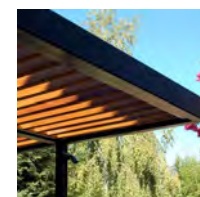
BRICK VENEER



BRASS METAL
(DARK GREY)



WOOD LIKE SOFFIT



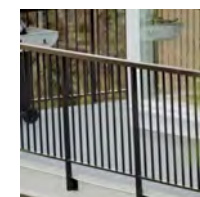
METAL AND WOOD
ACCENT AWNINGS



STOREFRONT AND
NANA DOORS (BLACK)



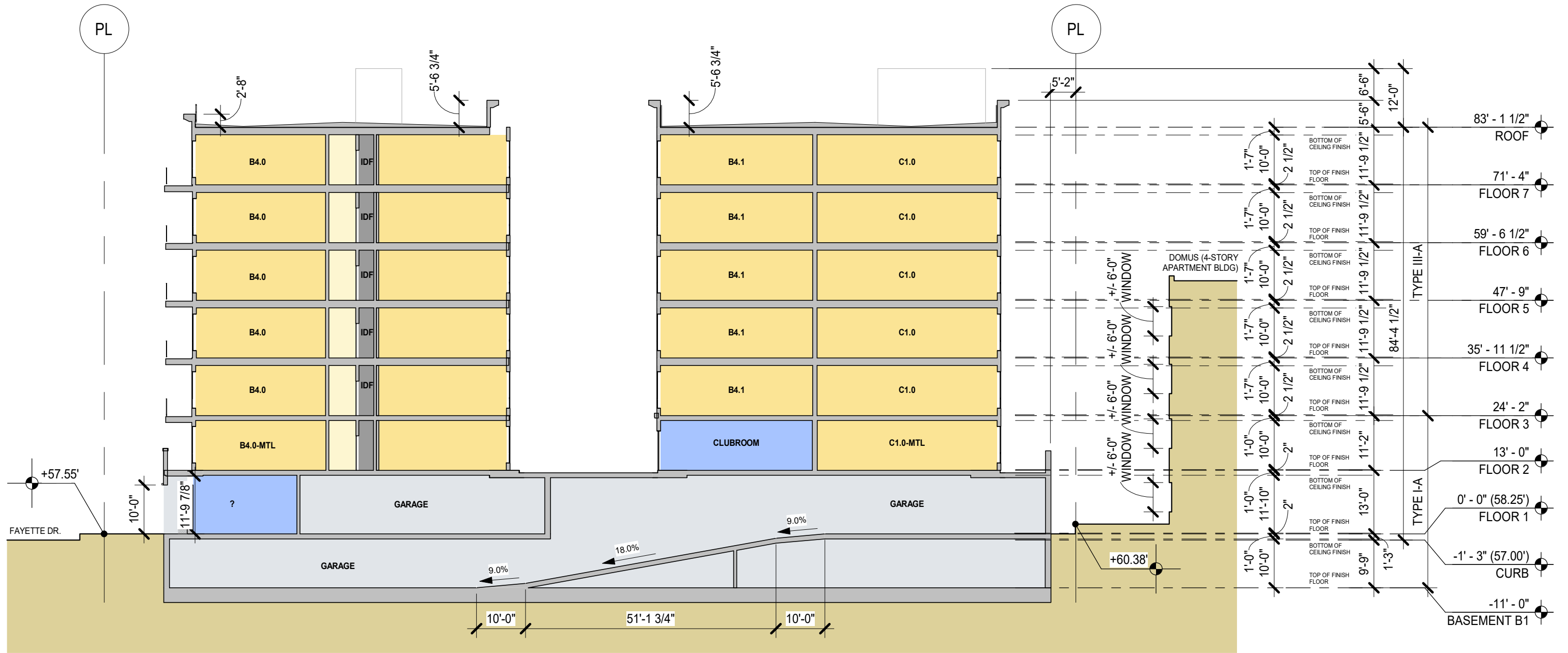
VINYL WINDOW
(BLACK)



METAL RAILING
(BLACK)

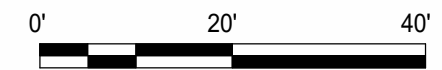
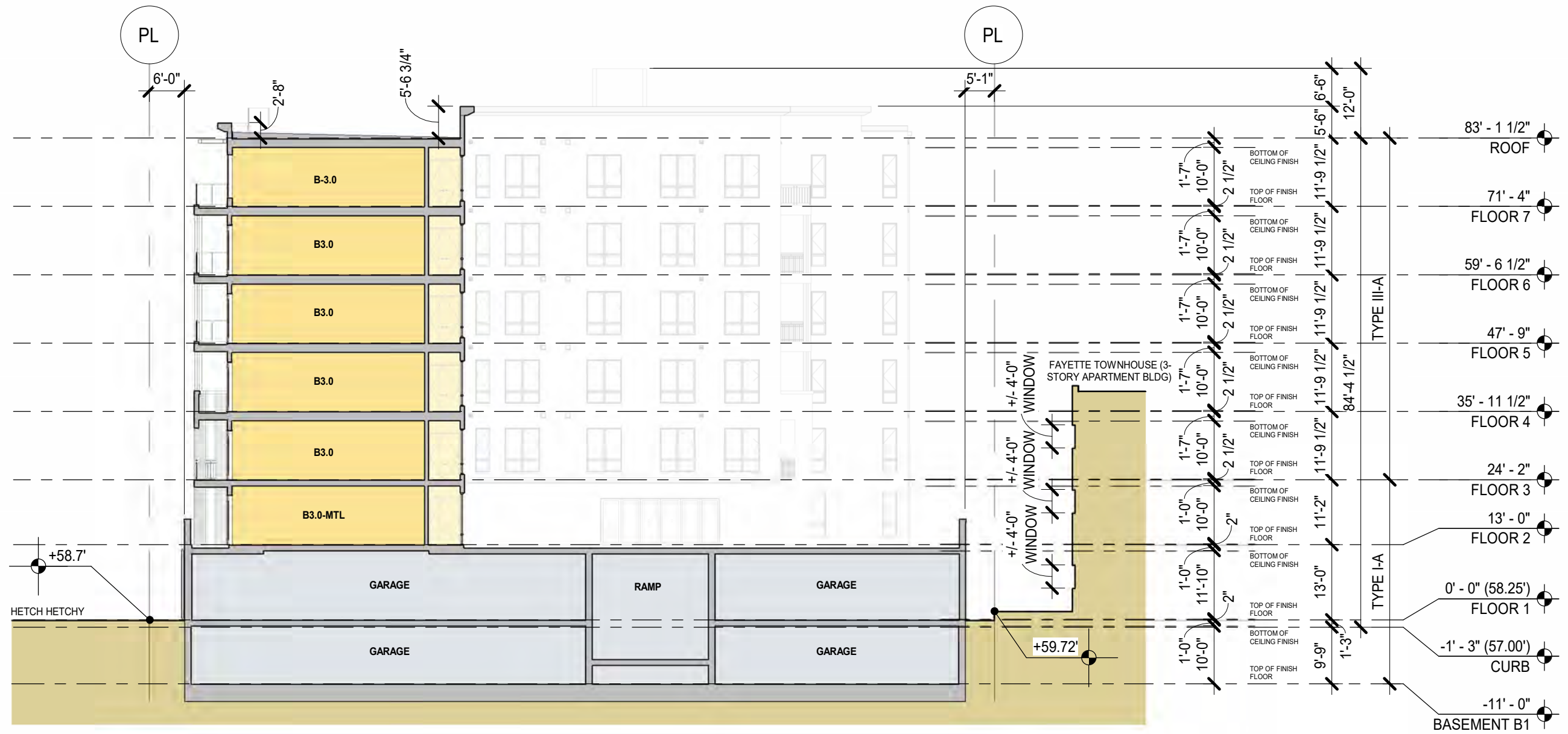


GLASS RAILING



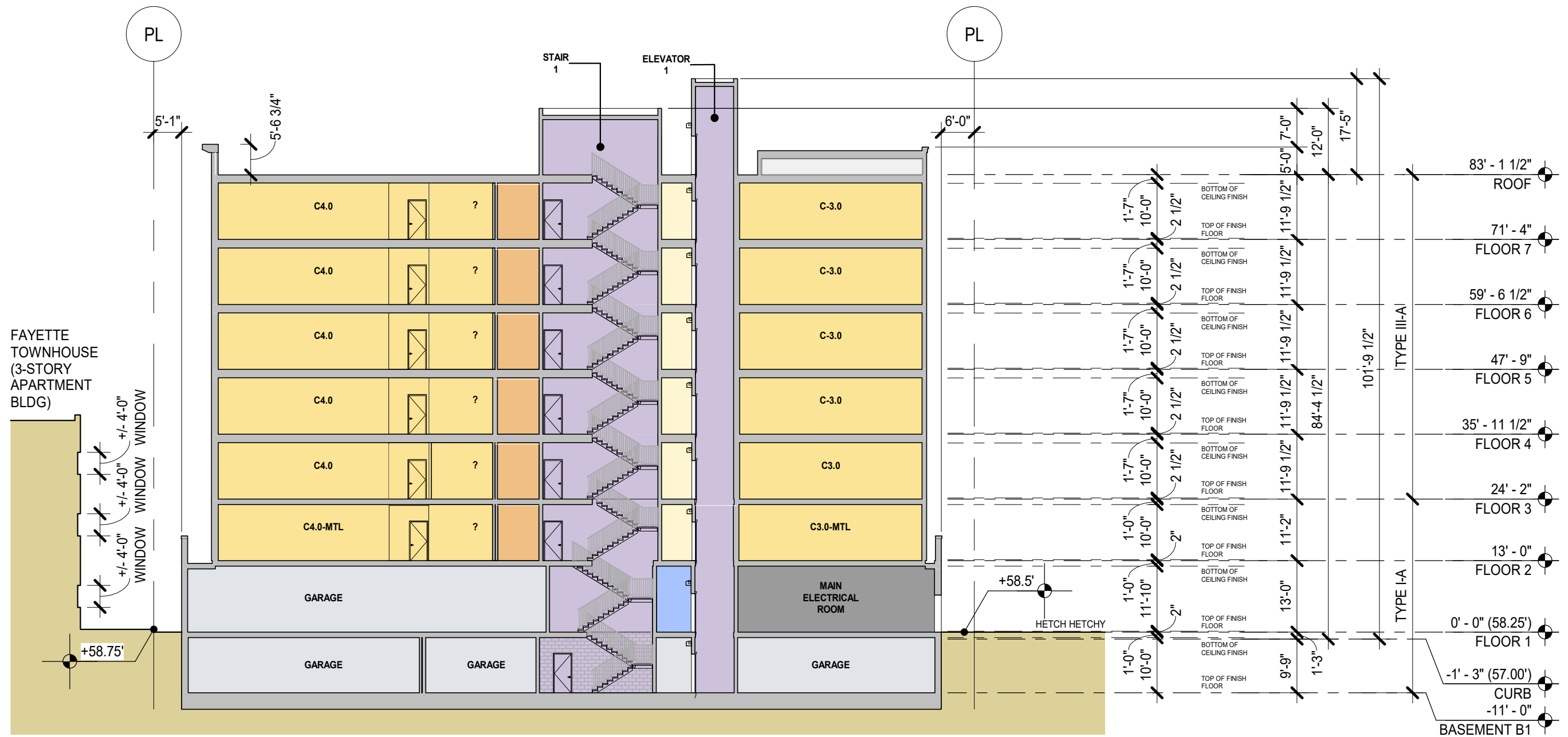
1"=20'

AP3.20



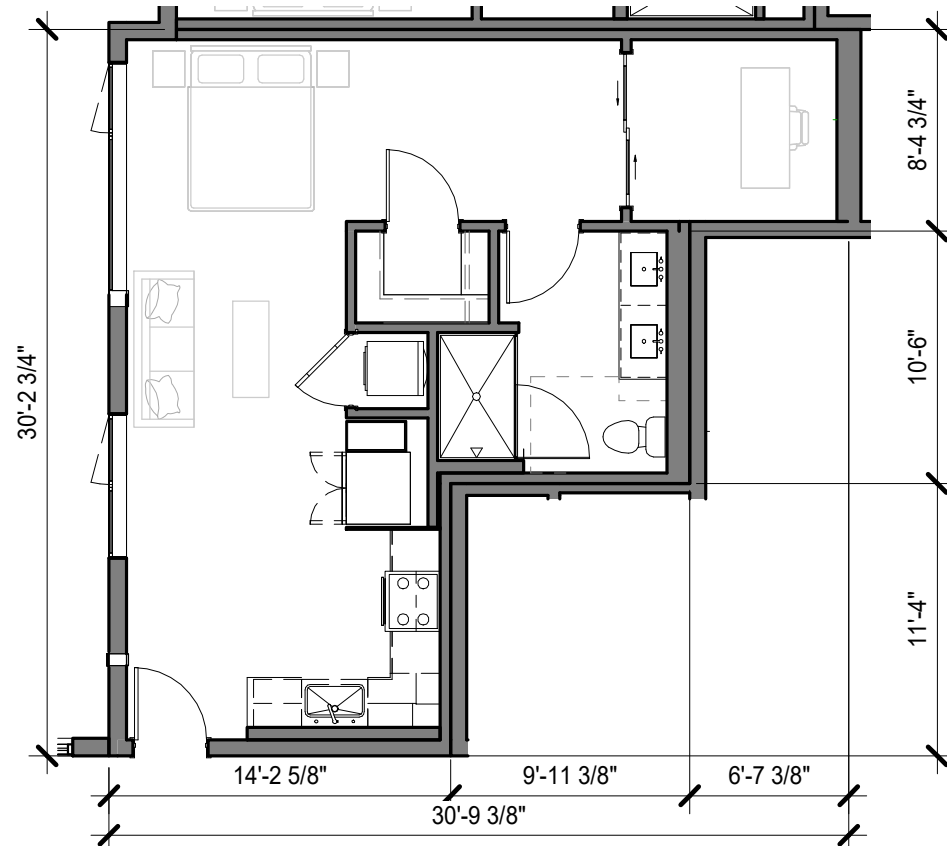
1"=20'

AP3.21



1"=20'

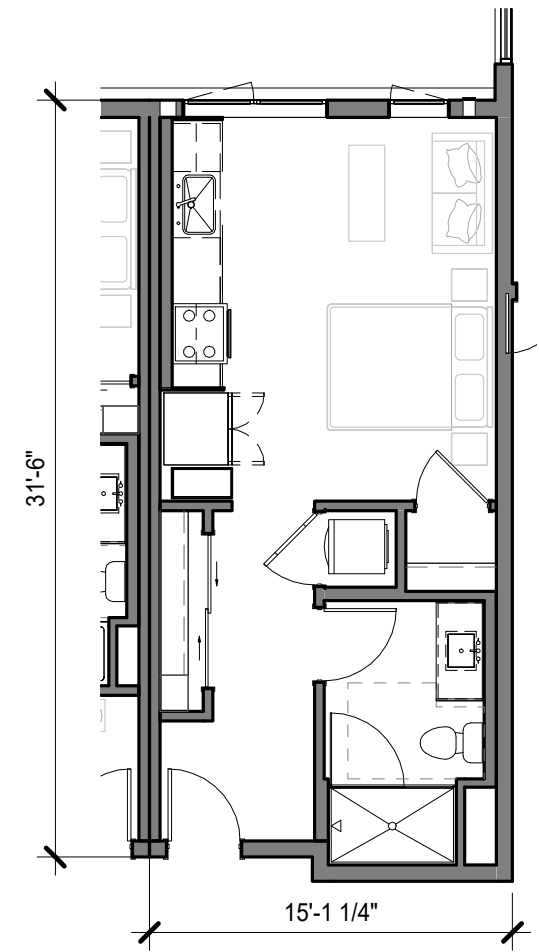
AP3.22



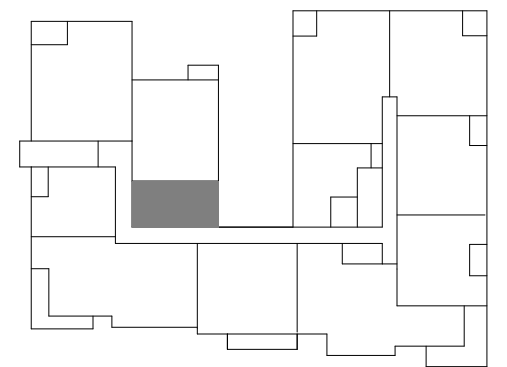
JR1.0 - MTL & WOOD



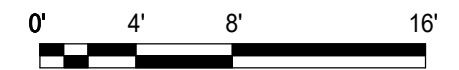
FLOOR 2-7



S1.0 - WOOD

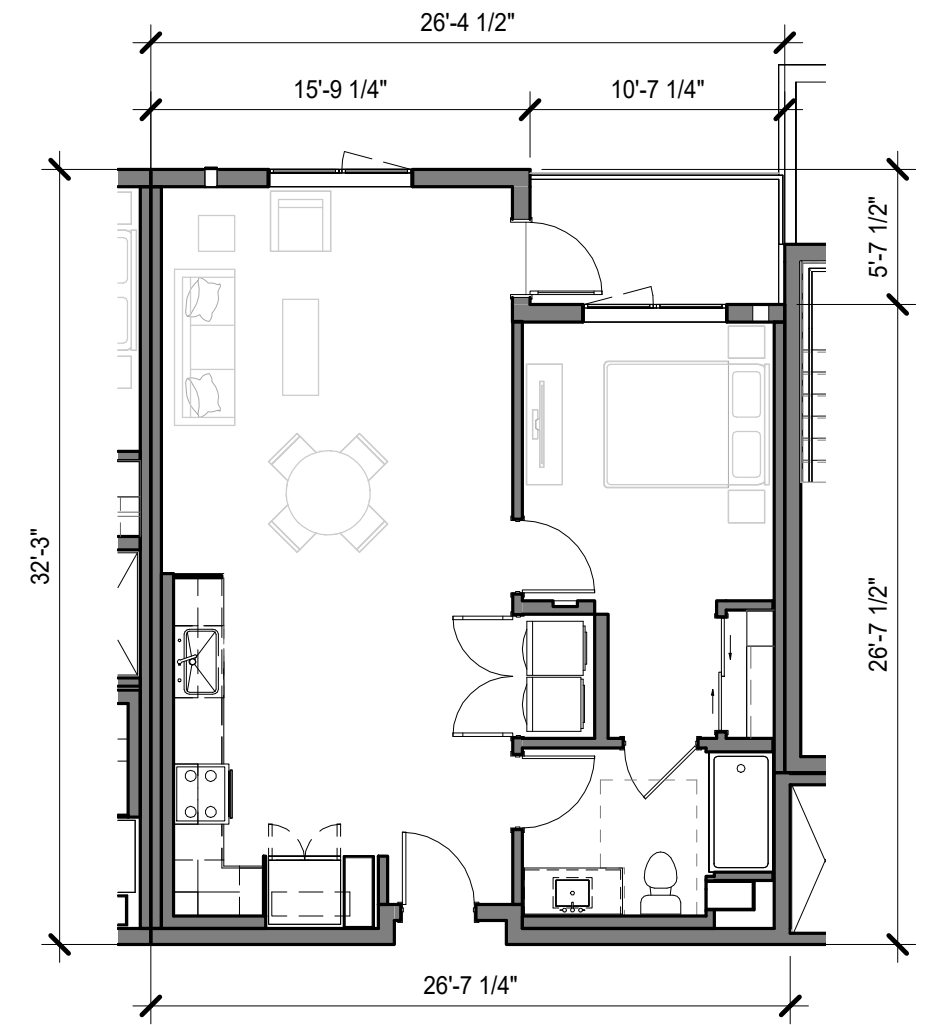


FLOOR 2-7

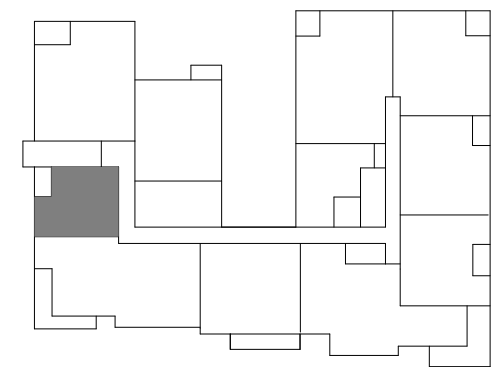


1/8"=1'

AP4.00



A1.1 - MTL & WOOD

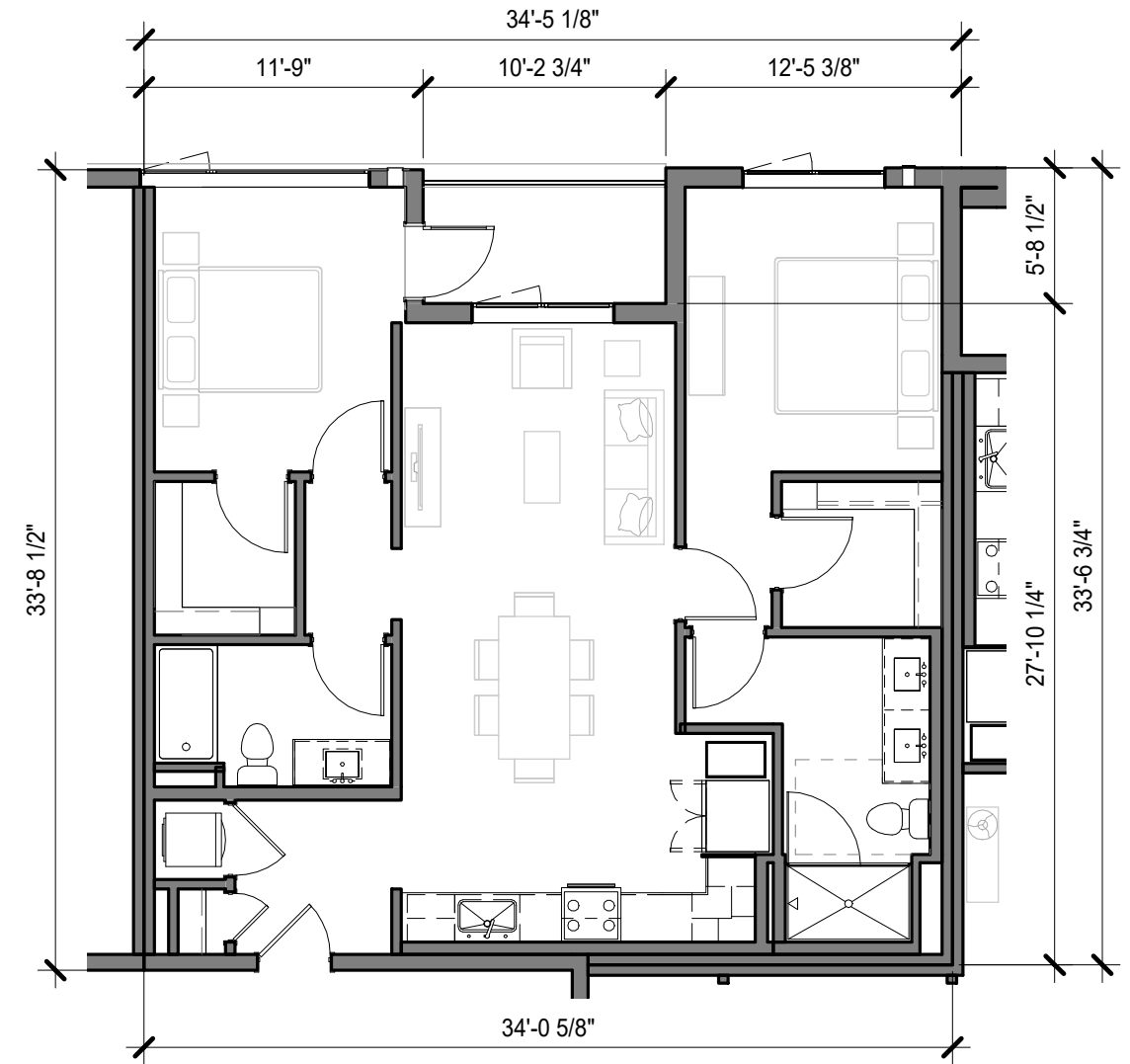


FLOOR 2-7

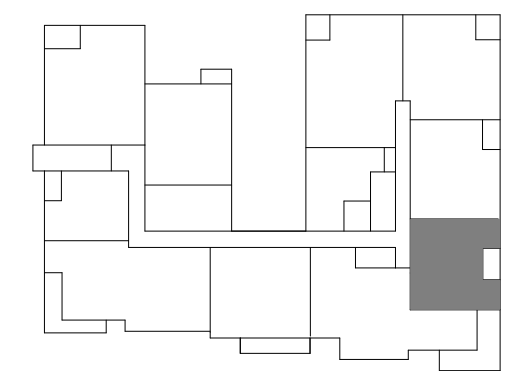


1/8"=1'

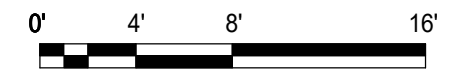
AP4.01



B1.0 - MTL & WOOD

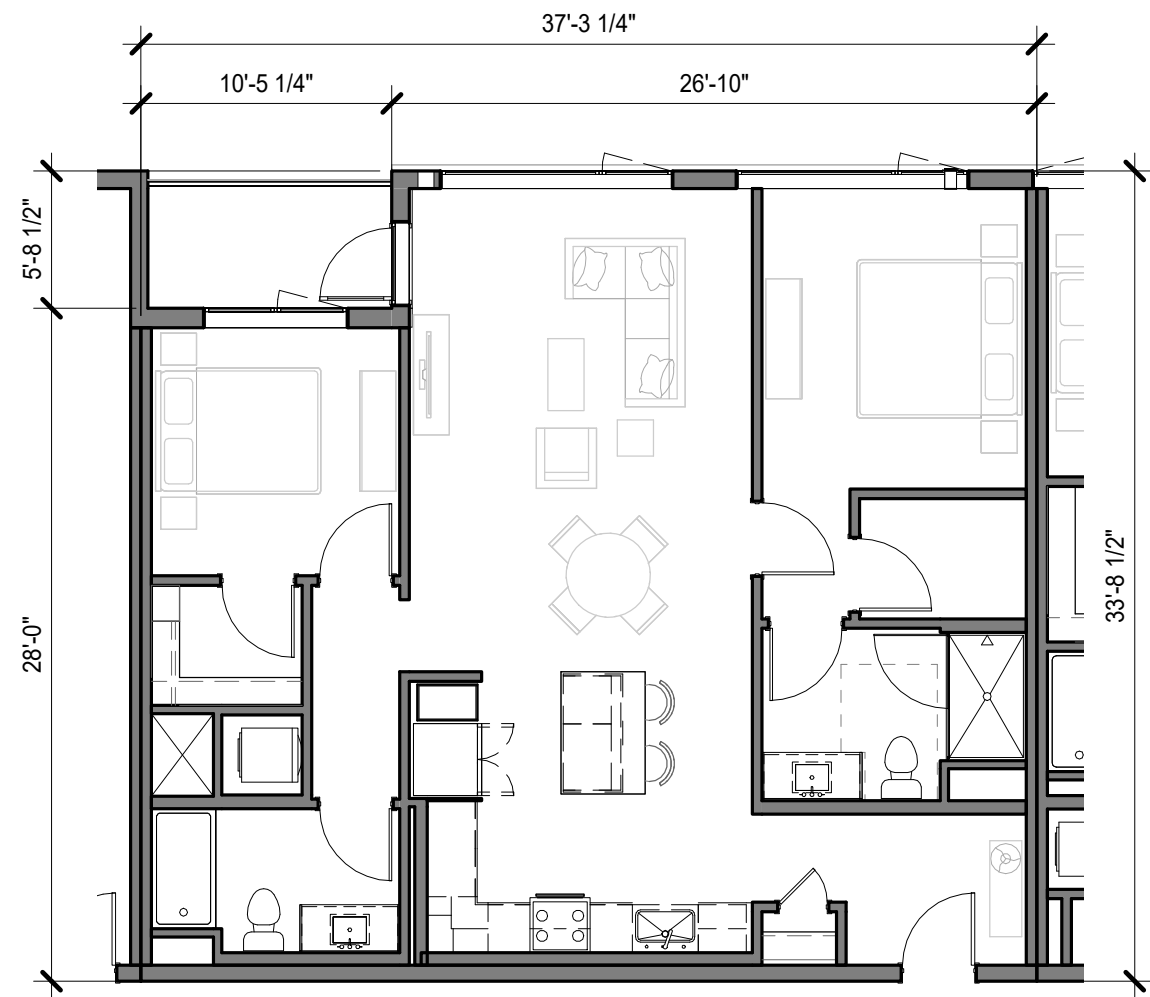


FLOOR 2-7

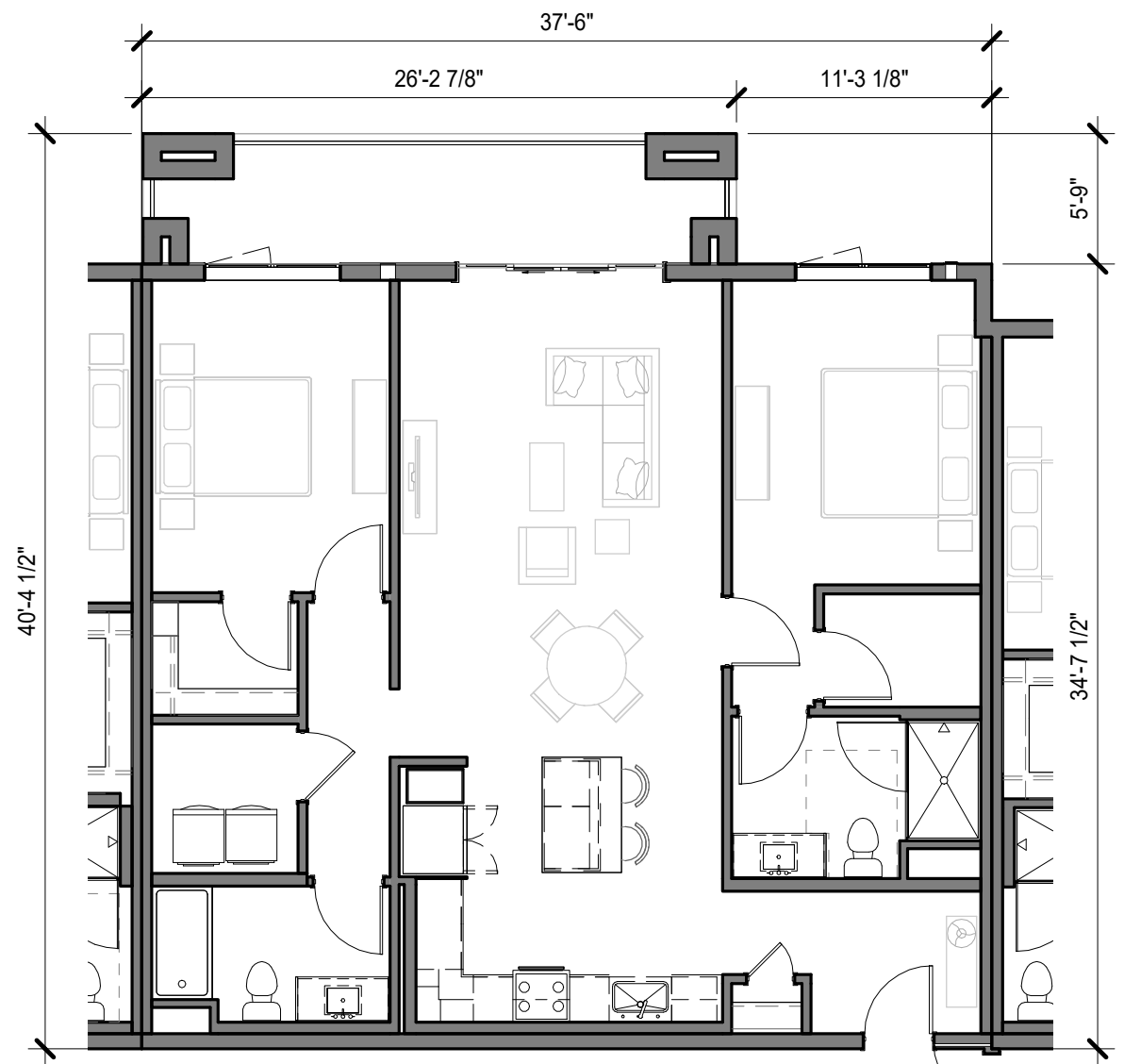


1/8"=1'

AP4.02



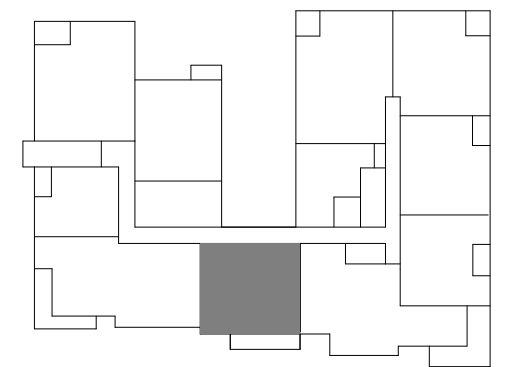
B4.0 - MTL & WOOD



B3.0 - MTL & WOOD



FLOOR 2-7

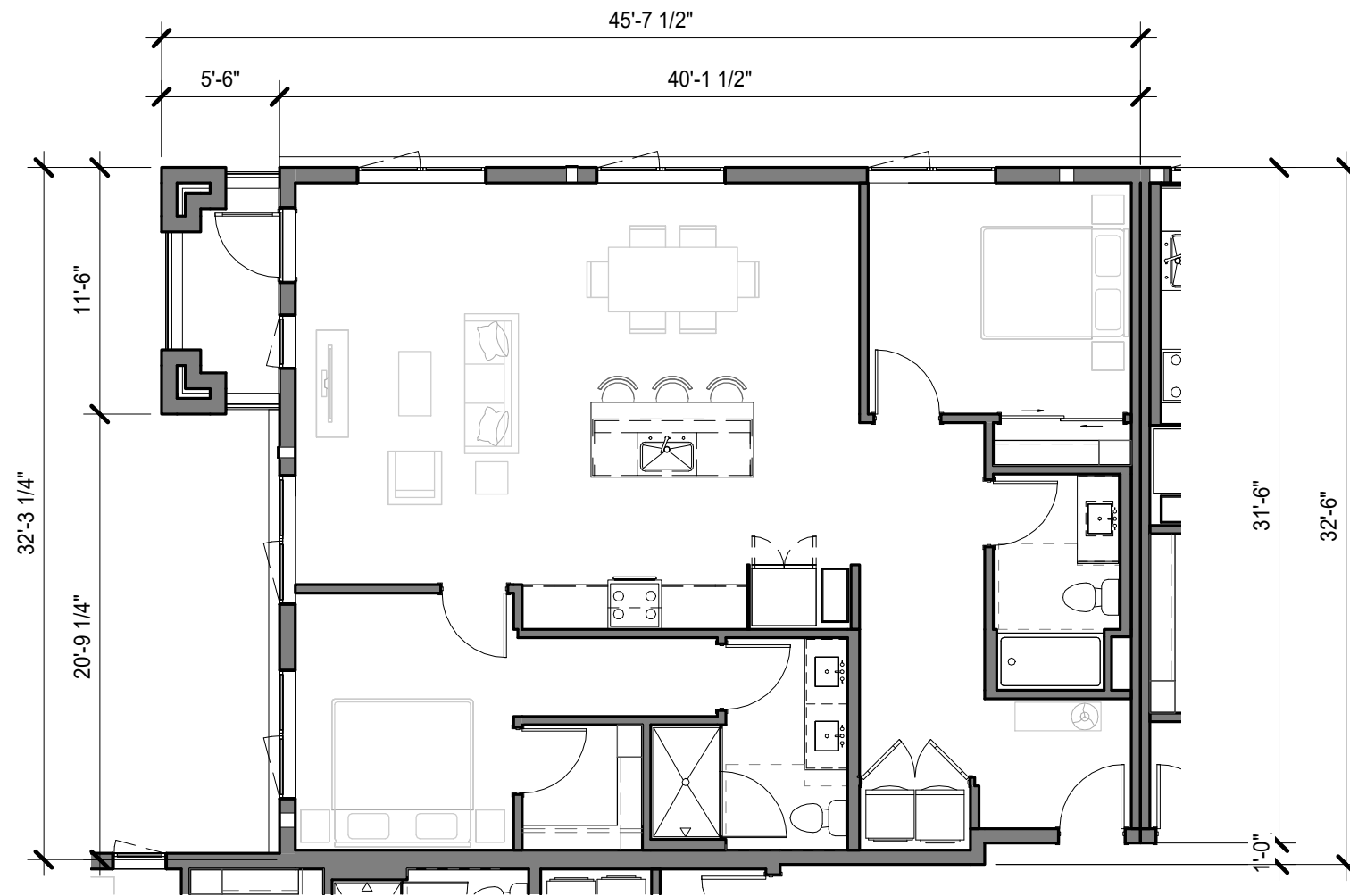


FLOOR 2-7



1/8"=1'

AP4.03



B4.1 - MTL & WOOD

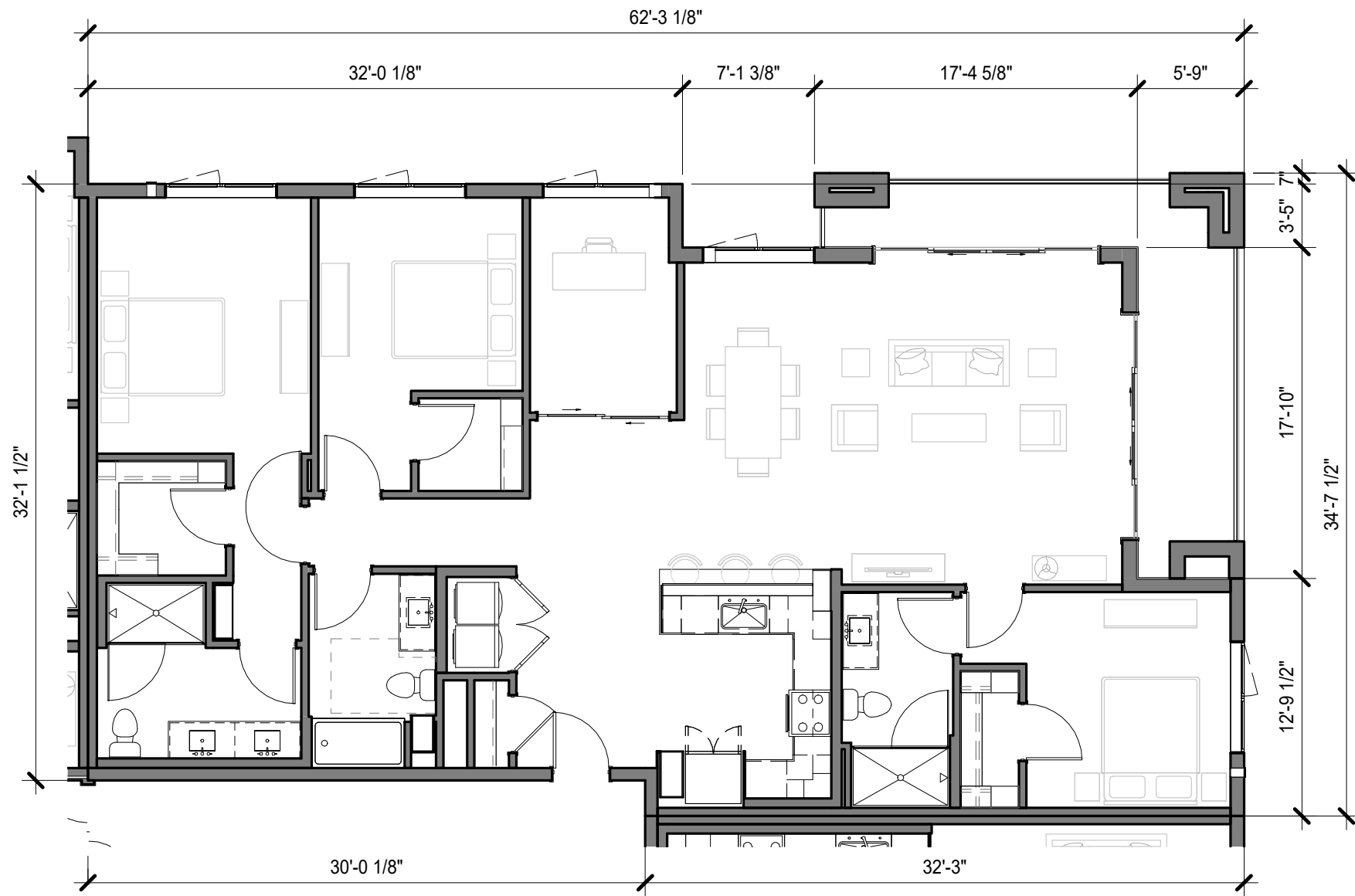


FLOOR 3-7

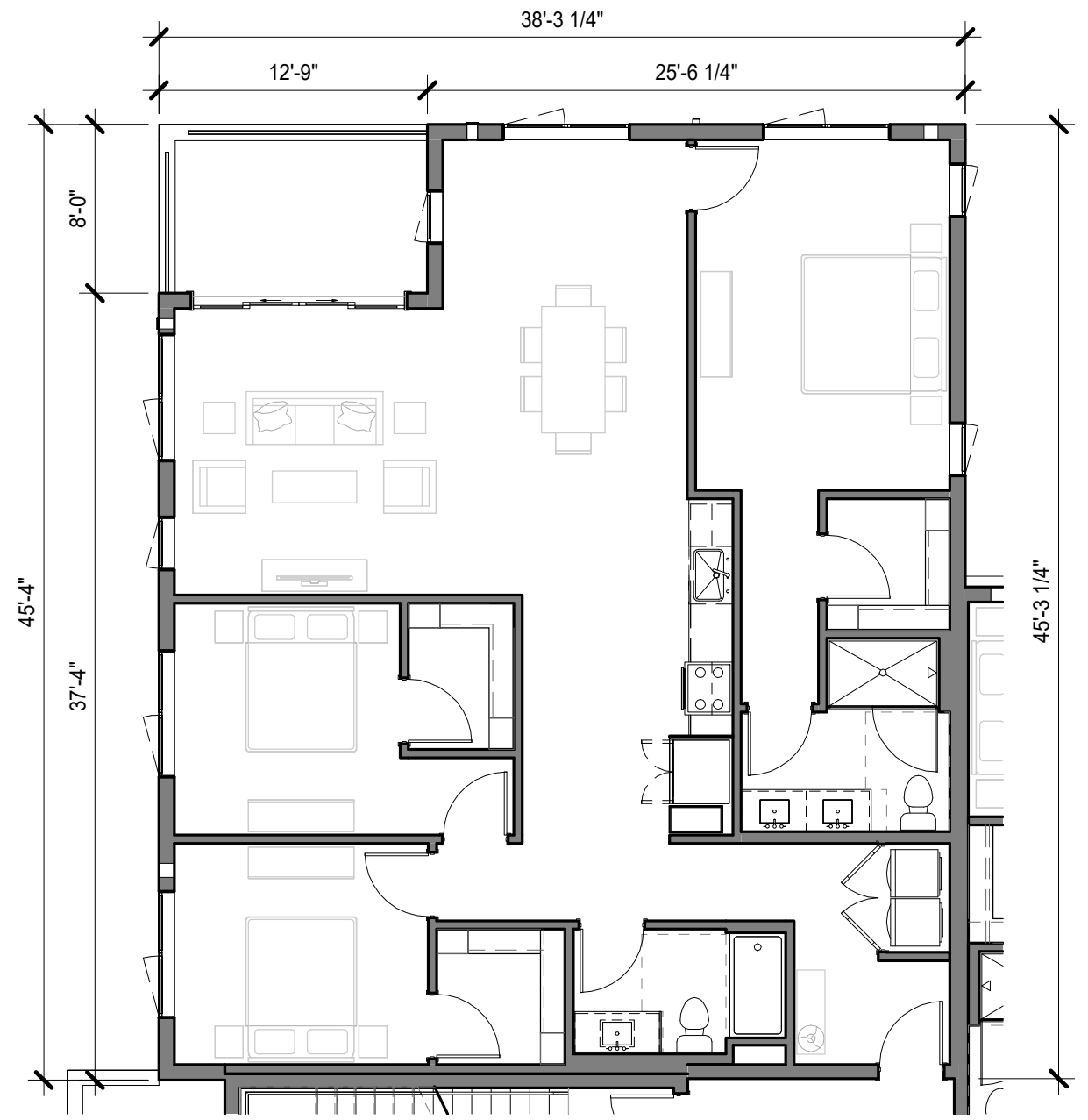


1/8"=1'

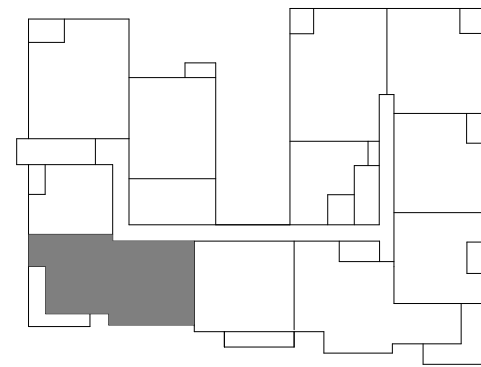
AP4.04



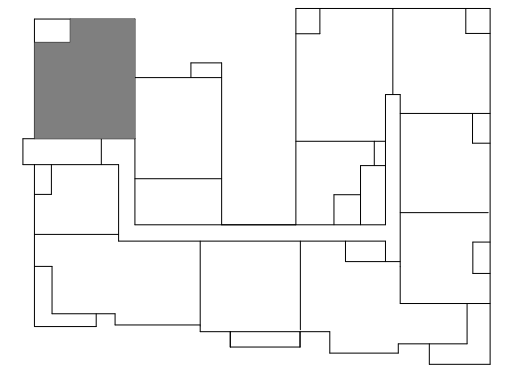
C2.0 - MTL & WOOD



C1.0 - MTL & WOOD



FLOOR 2-7

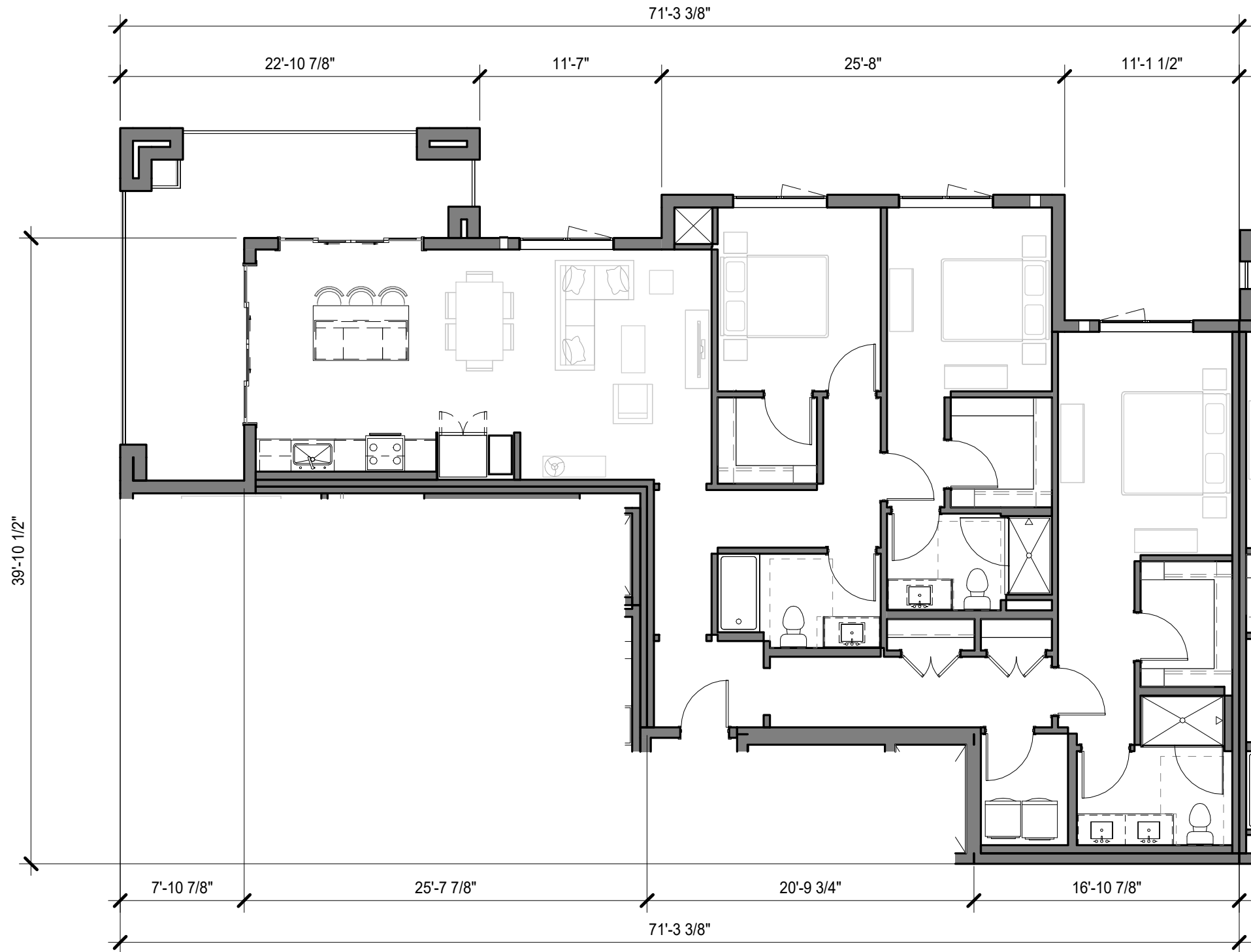


FLOOR 2-7

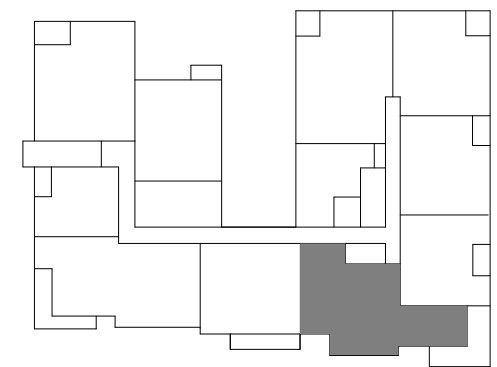


1/8"=1'

AP4.05



C3.0 - MTL & WOOD

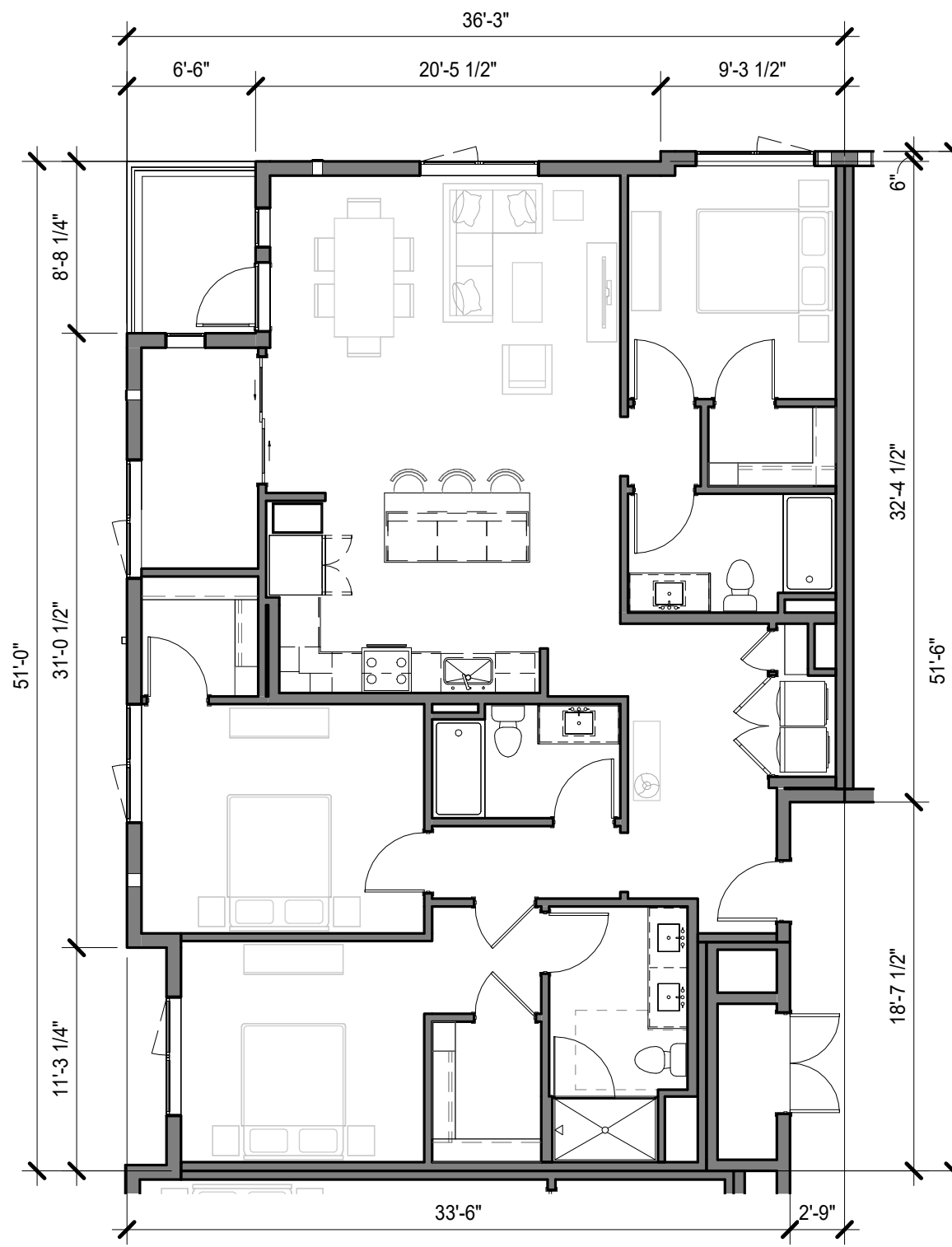


FLOOR 2-7



1/8"=1'

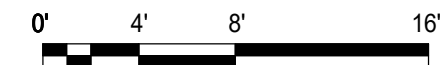
AP4.06



C4.0 - MTL & WOOD



FLOOR 2-7



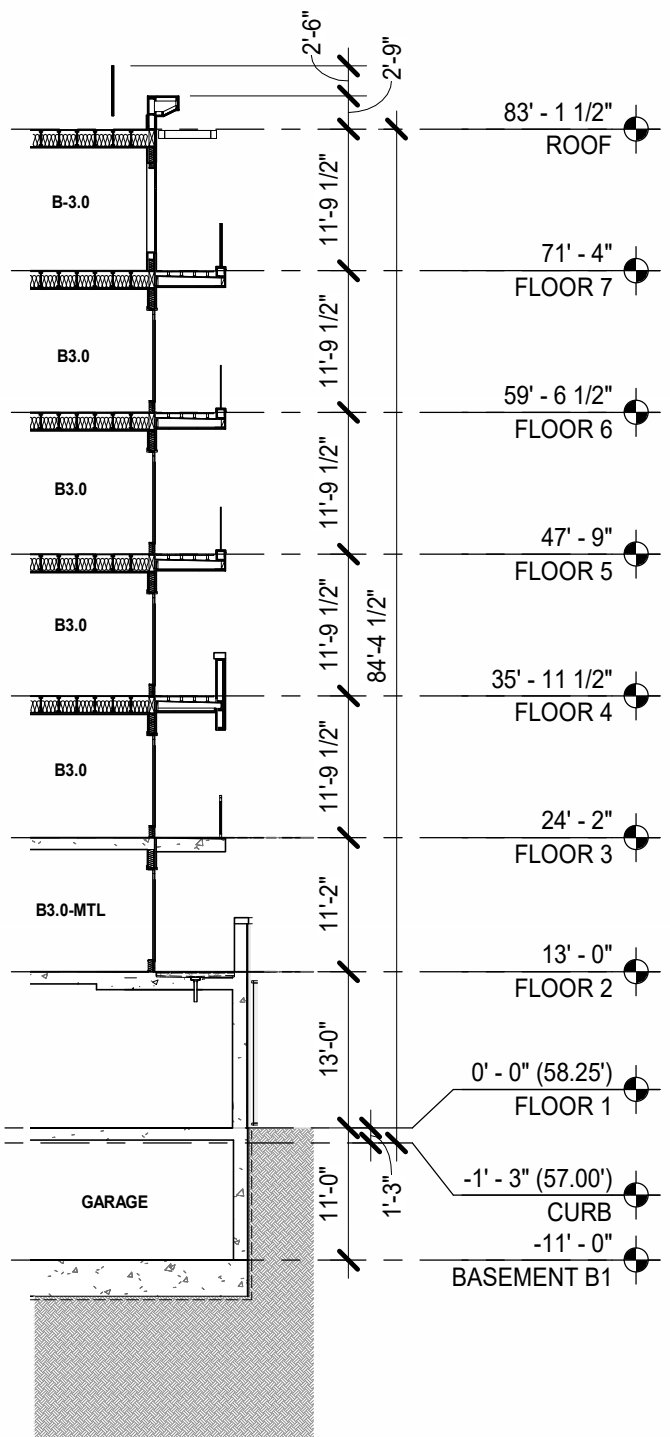
1/8"=1'

AP4.07

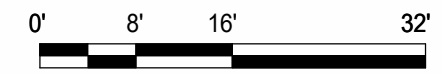
1
AP5.00



PARTIAL SOUTH ELEVATION



WALL SECTION AT HETCH HETCHY



1/16"=1'

AP5.00

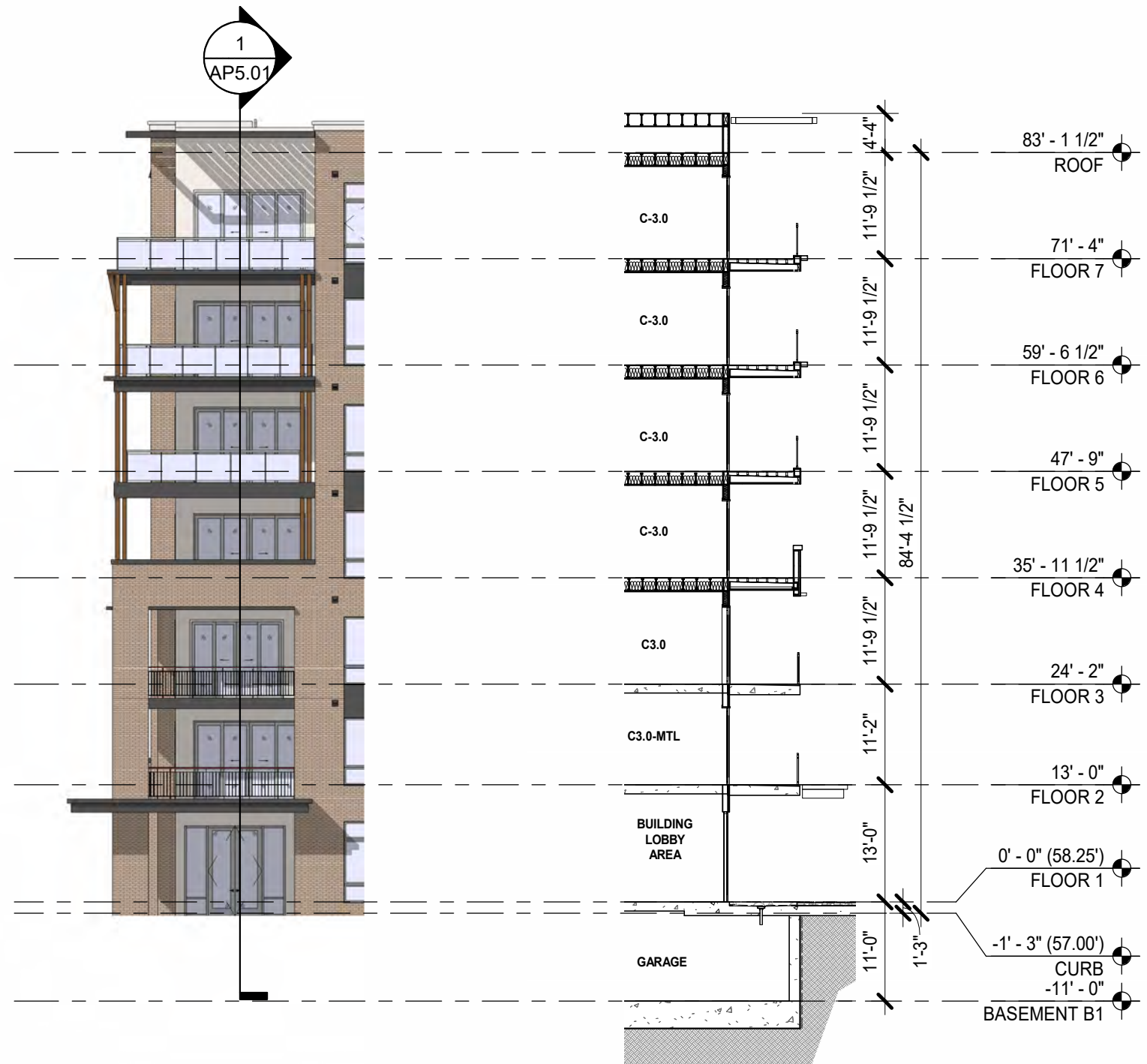


OCTANE FAYETTE

WALL SECTION - TYP@ HETCH HETCHY

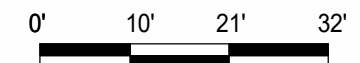
OCTOBER 03, 2024

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.



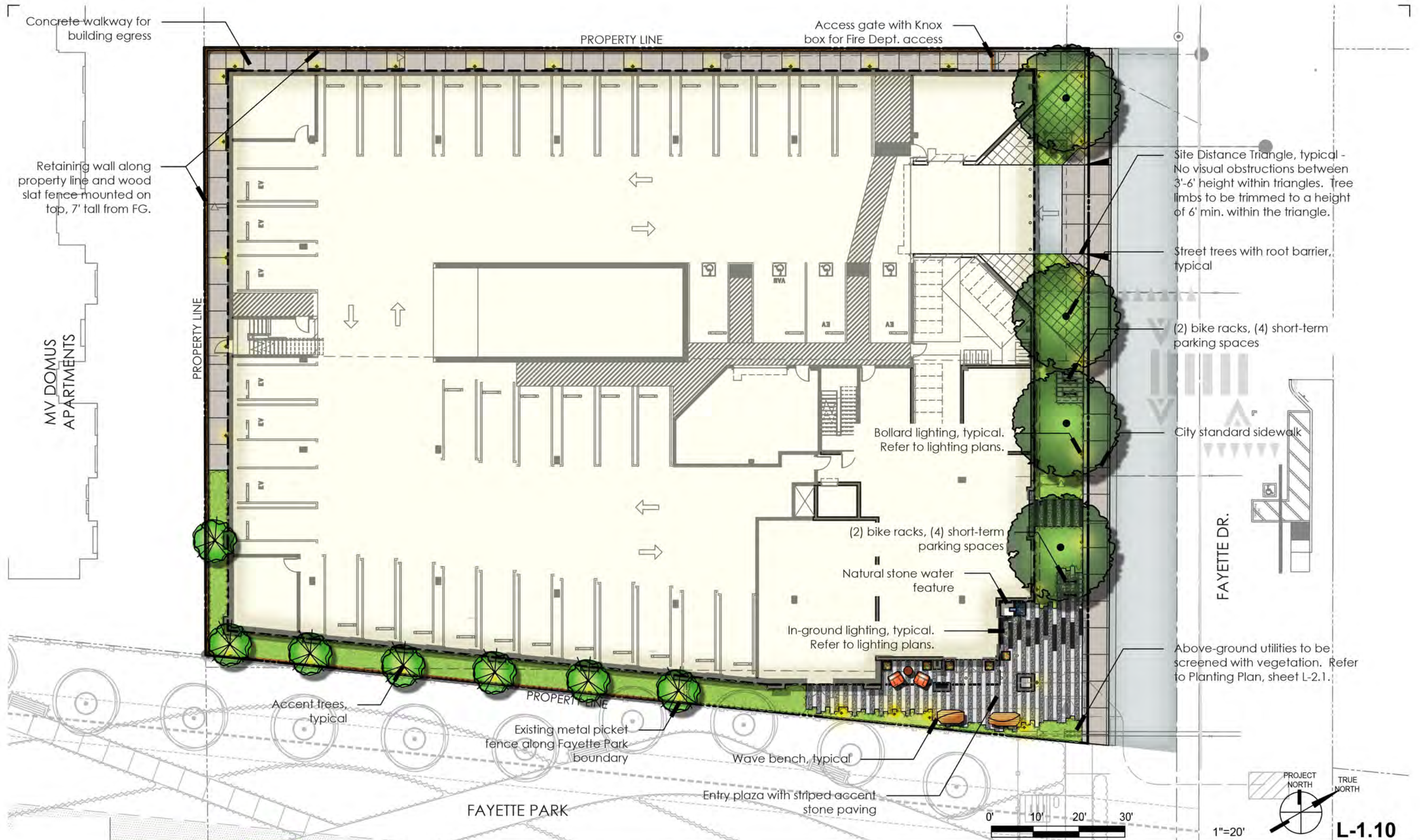
PARTIAL EAST ELEVATION

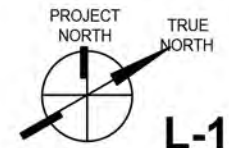
WALL SECTION AT FAYETTE



3/64"=1'

AP5.01





L-1.20

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

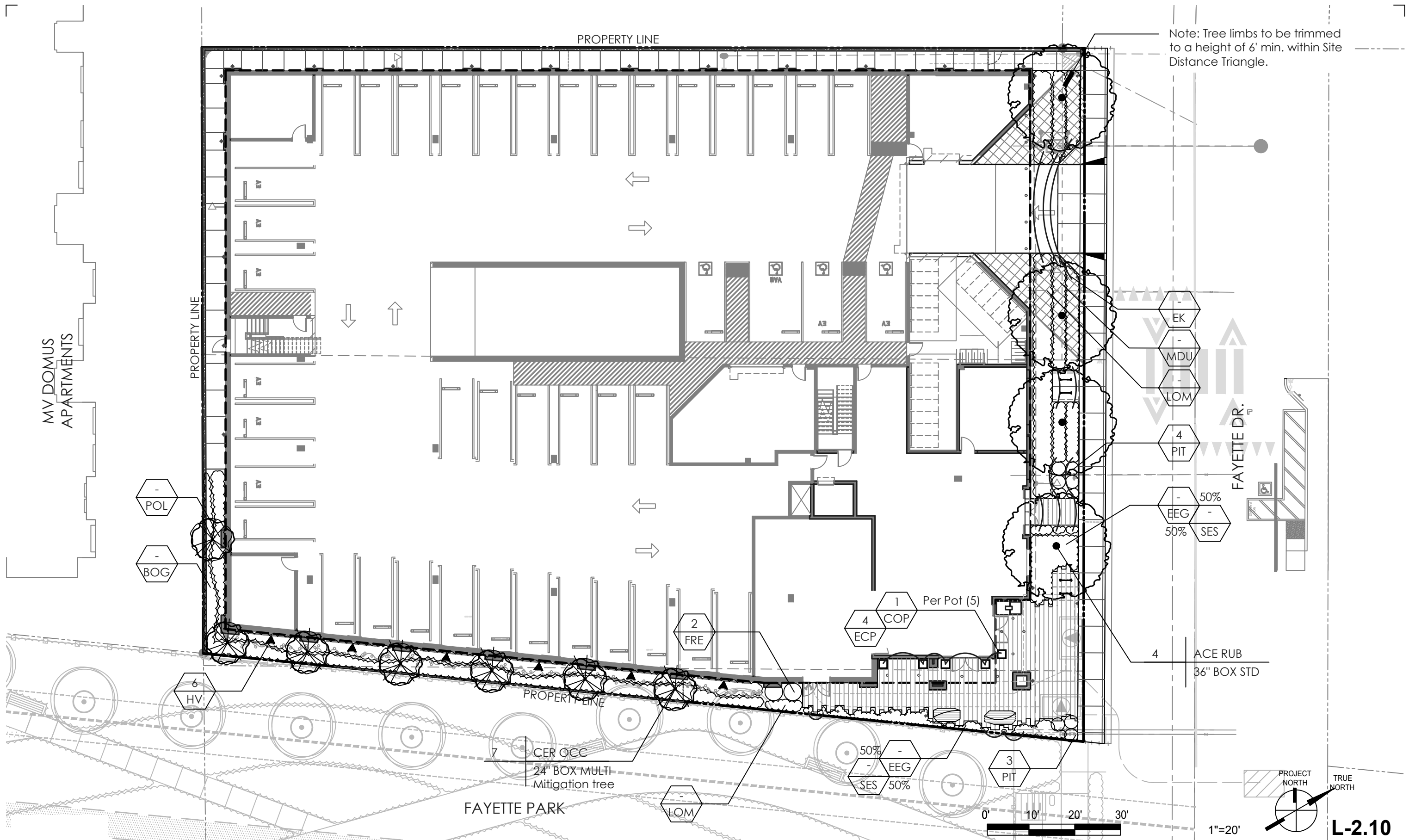
- Trees planted in lawn areas shall have a 12" diameter cutout for trimming purposes.
- Plants shall be installed to anticipate settlement. See Tree and Shrub Planting Details.
- All trees noted with 'deep root' and those planted within 5'-0" of concrete paving, curbs, and walls shall have deep root 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

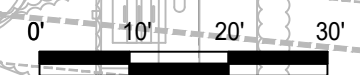
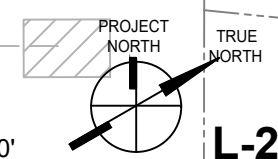
KEY	SIZE	BOTANICAL NAME	COMMOM NAME	QTY	WUCOLS	CA NATIVE
TREES						
ACE JAP	36" BOX	Acer japonica	Japanese Maple	2	M	
ACE RUB	36" BOX	Acer rubrum	Red Maple	4	M	
CER OCC	24" BOX	Cercis occidentalis	Western Redbud	7	VL	Yes
LAG IND	24" BOX	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	4	L	
LAU SAR	24" BOX	Laurus nobilis 'Saratoga'	Saratoga Bay Laurel	1	L	Yes
PRU SAR	24" BOX	Prunus sargentii 'Columnaris'	Columnar Cherry	8	M	
				Total Proposed Trees	26	
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	
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	
CEA	5 gallon	Ceanothus thyrsiflorus var. griseus	Carmel Ceanothus	6' o.c.	L	Yes
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	
FRE	5 gallon	Fremontodendron californicum	Flannel Bush	8' o.c.	L	Yes
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
HET	5 gallon	Heteromeles arbutifolia	Toyon	48" 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 spathacea	Hummingbird Sage	24" o.c.	L	Yes
GRASSES						
BOG	1 gallon	Bouteloua gracilis 'Blonde Ambition'	Blue Grama Grass	18" o.c.	L	Yes
FES	1 gallon	Festuca idahoensis	Idaho Fescue	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	
MRI	5 gallon	Muhlenbergia rigens	Deer Grass	42" o.c.	L	Yes
SES	1 gallon	Sesleria autumnalis	Autumn Moor Grass	18" o.c.	M	
STI	1 gallon	Stipa pulchra	Purple Needlegrass	18" o.c.	L	Yes
GROUNDCOVERS						
AUU	5 gallon	Arctostaphylos uva-ursi	Kinnikinnick	5' o.c.	L	Yes
CHE	5 gallon	Ceanothus hearstiorum	Hearst's Ceanothus	48" o.c.	L	Yes
CLI	1 gallon	Clinopodium douglasii	Yerba Buena	36" o.c.	L	Yes
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 glaucus	Seaside daisy	24" o.c.	L	Yes
FRA	1 gallon	Fragaria chiloensis	Beach Strawberry	18" o.c.	L	Yes
OSD	4" pot	Oscularia deltoides	Deltoide-leaved Dewplant	12" o.c.	L	
OXZ	4" pot	Oxalis vulcanicola 'Zinfandel'	Volcanic Sorrel	18" o.c.	L	
VINES						
HV	5 gallon	Hardenbergia v. 'Happy Wanderer'	Purple Lilac Vine	Per Plan	M	
VC	5 gallon	Vitis californica	California Grape	Per Plan	L	Yes

NOTES:

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

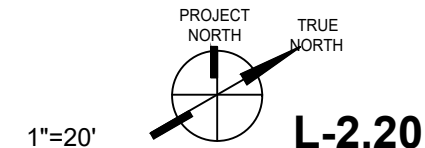
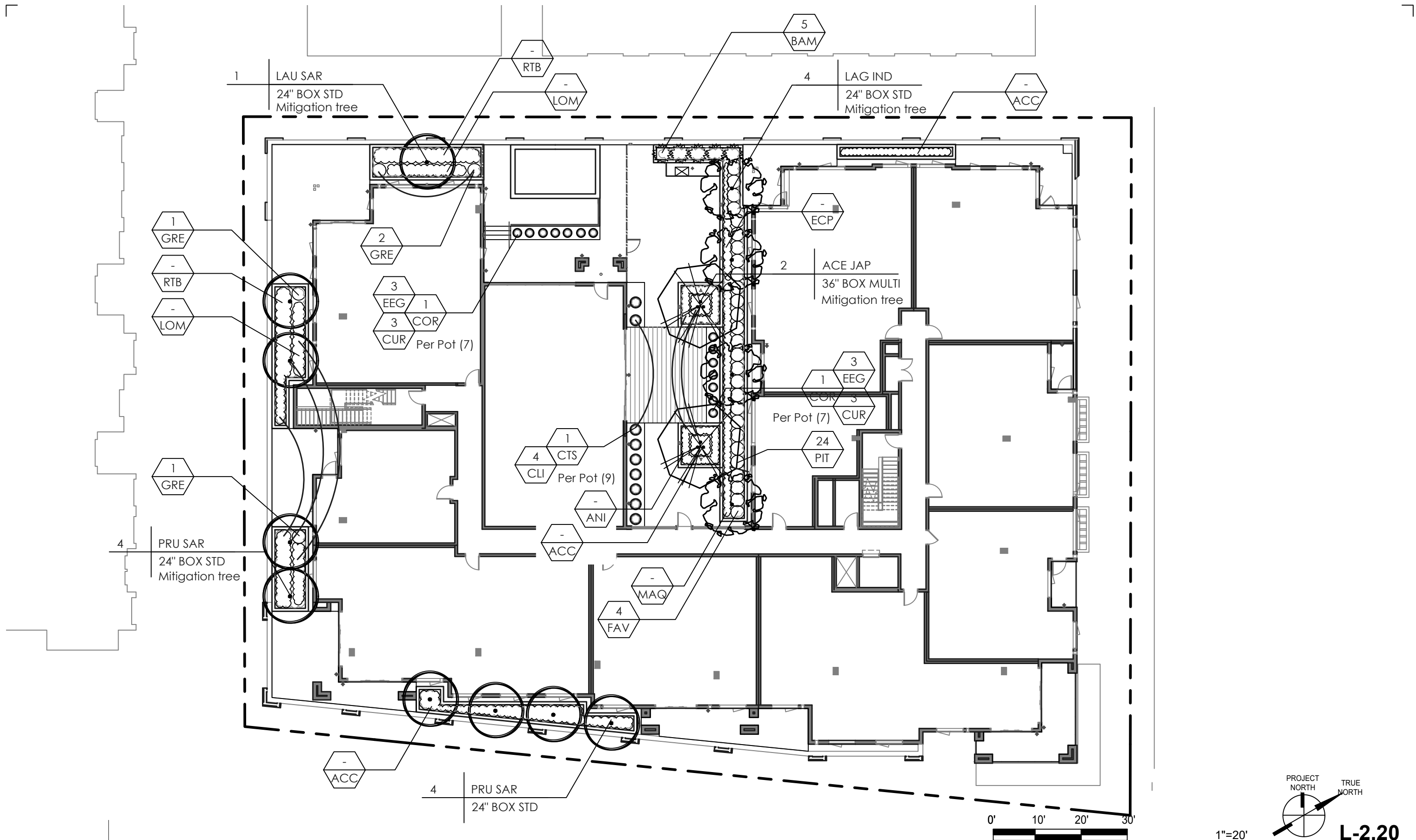


Note: Tree limbs to be trimmed to a height of 6' min. within Site Distance Triangle.

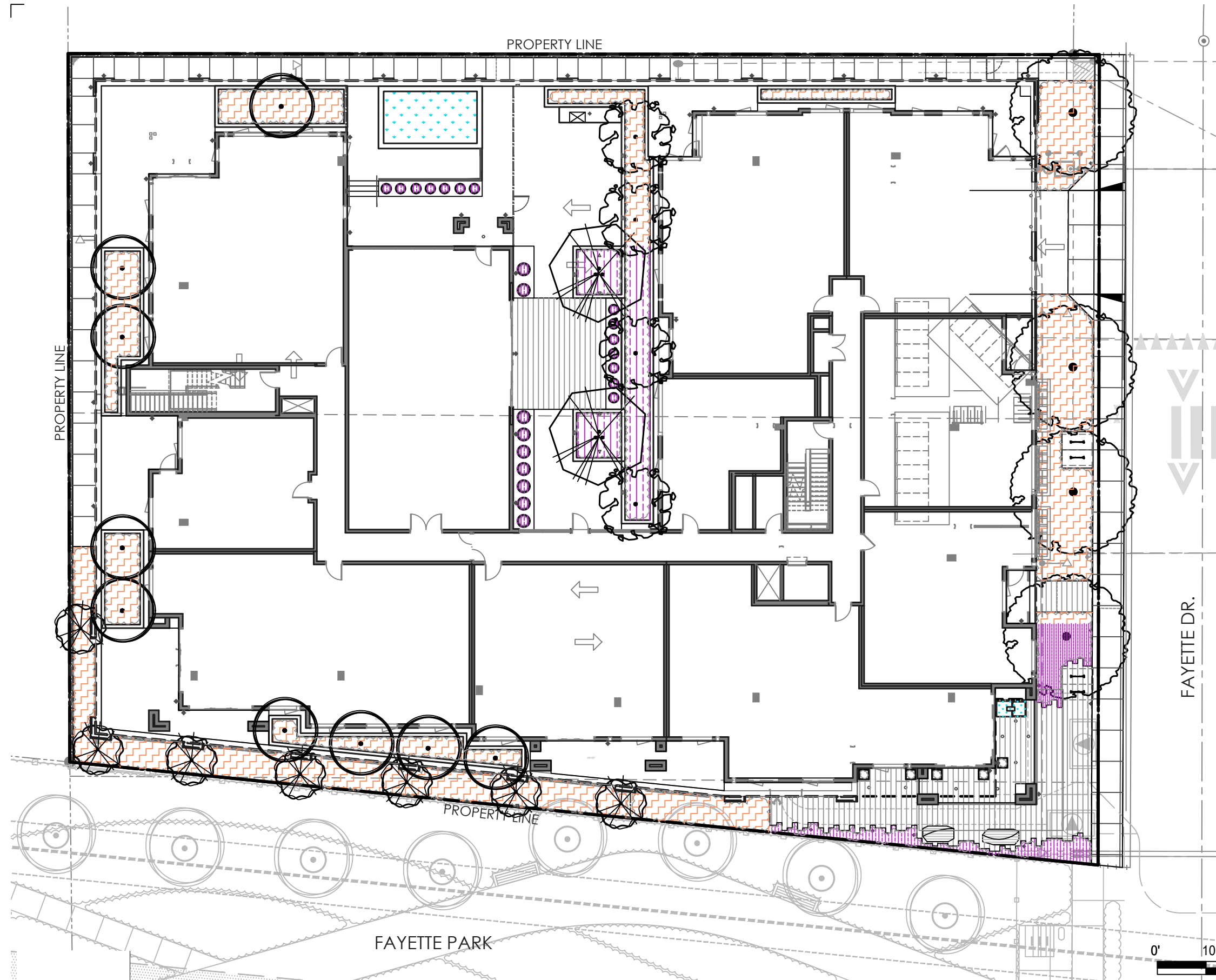


1"=20'

L-2.10

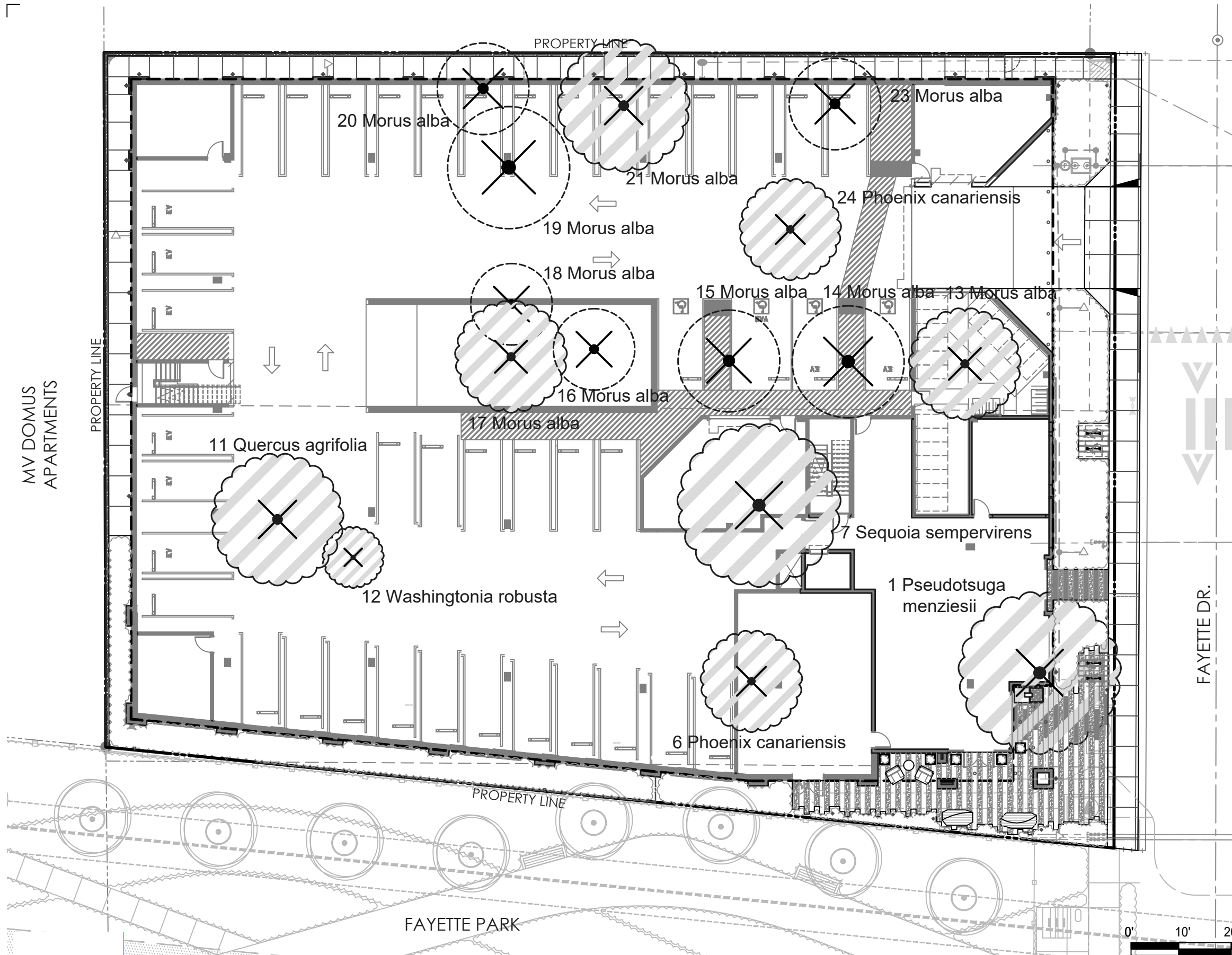


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HYDROZONE LEGEND

KEY	WUCOLS Category	AREA (sf) SITE + PODIUM
	Very Low Water Use	0 SF
	Low Water Use	2,550 SF
	Medium Water Use	789 SF
	High Water Use	0 SF
	Special Landscape Area	200 SF
	Total Landscape Area	3,539 SF



TREE DISPOSITION LEGEND

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

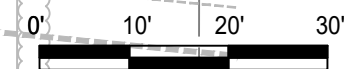
REPLACEMENT RATIO:
 9 HERITAGE TREES REMOVED
 x 2 2:1 MITIGATION RATIO
 = 18 REPLACEMENT TREES REQUIRED

7 NON-HERITAGE TREES REMOVED
 x 1 1:1 MITIGATION RATIO
 = 7 REPLACEMENT TREES REQUIRED

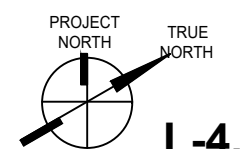
25 TOTAL REPLACEMENT TREES REQUIRED
26 REPLACEMENT TREES PROPOSED

Note:
 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.

FAYETTE PARK



1"=20'



L-4.10



OCTANE - 2645 & 2655 FAYETTE DR.

TREE DISPOSITION PLAN

October 3, 2024

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TREE SURVEY DATA

Address: 2645/2655 Fayette Dr Mountain View, CA 94040
 Inspection Date: 8/3/2023

Revision Date: 1/11/2024

Ratings for health and structure are given separately for each tree according to the table below. IE, a tree may be rated "Good" under the health column For excellent, vigorous appearance and growth, while the same tree may be rated "Fair, Poor" in the structure column if structural mitigation is needed.

KEY	Health	Structure
Good-G	excellent, vigorous	flawless
Fair - Good-FG	no significant health concerns	very stable
Fair-F	declining; measures should be taken to improve health and appearance	routine maintenance needed
Fair - Poor-FP	in decline: significant health issues	mitigation needed, it may or may not preserve this tree
Poor-P	dead or near dead	hazard

TAG NO.	COMMON NAME	BOTANICAL NAME	CIRCUMFERENCE OF TRUNK AT 54"	H'/W'	HEALTH	STRUCTURE	PROTECTED (X)	TREE DISPOSITION	NOTES, RECOMMENDATIONS
1	Douglas Fir	<i>Pseudotsuga menziesii</i>	91.06"	72'/35'	FP	F	x	D	RR, removal due to construction limits, tree will not survive construction impacts
2	removed								removed prior to my inspection on 8/3/2023
3	removed								removed prior to my inspection on 8/3/2023
4	removed								removed prior to my inspection on 8/3/2023
5	removed								removed prior to my inspection on 8/3/2023
6	Canary Island Palm	<i>Phoenix canariensis</i>	91.06"	40'/18'	F	FP	x	D	RR, removal due to construction limits, tree will not survive construction impacts
7	Coast redwood	<i>Sequoia sempervirens</i>	182.12"	95'/45'	FG	FG	x	D	RR, removal due to construction limits, tree will not survive construction impacts
8	removed								removed prior to my inspection on 8/3/2023
9	removed								removed prior to my inspection on 8/3/2023
10	removed								removed prior to my inspection on 8/3/2023
11	Coast Live Oak	<i>Quercus agrifolia</i>	84.78"	40'/45'	FG	F	x	D	RR, removal due to construction limits, tree will not survive construction impacts
12	Mexican Fan Palm	<i>Washingtonia robusta</i>	78.5"	65'/12'	F	F	x	D	RR, removal due to construction limits, tree will not survive construction impacts
13	White Mulberry	<i>Morus alba</i>	47.1"	38'/40'	F	F	x	D	RR, removal due to construction limits, tree will not survive construction impacts
14	White Mulberry	<i>Morus alba</i>	37.68"	30'/30'	F	F		D	RR, removal due to construction limits, tree will not survive construction impacts
15	White Mulberry	<i>Morus alba</i>	40.82"	35'/28'	fp	F		D	RR, removal due to construction limits, tree will not survive construction impacts
16	White Mulberry	<i>Morus alba</i>	39.25"	40'/25'	fp	F		D	RR, removal due to construction limits, tree will not survive construction impacts
17	White Mulberry	<i>Morus alba</i>	56.52"	42'/35'	F	FP	x	D	RR, removal due to construction limits, tree will not survive construction impacts
18	White Mulberry	<i>Morus alba</i>	28.26"	40'/25'	F	F		D	RR, removal due to construction limits, tree will not survive construction impacts
19	White Mulberry	<i>Morus alba</i>	40.82"	40'/30'	F	F		D	RR, removal due to construction limits, tree will not survive construction impacts
20	White Mulberry	<i>Morus alba</i>	31.4"	40'/28'	F	F		D	RR, removal due to construction limits, tree will not survive construction impacts
21	White Mulberry	<i>Morus alba</i>	53.38"	38'/30'	FP	F	x	D	RR, removal due to construction limits, tree will not survive construction impacts
22	removed								removed prior to my inspection on 8/3/2023
23	White Mulberry	<i>Morus alba</i>	43.96"	35'/30'	F	F		D	RR, removal due to construction limits, tree will not survive construction impacts
24	Canary Island Palm	<i>Phoenix canariensis</i>	84.78"	40'/22'	F	F	x	D	RR, removal due to construction limits, tree will not survive construction impacts
25	removed								removed prior to my inspection on 8/3/2023

A = Retain, condition warrants long-term preservation	0
B = Preservable, tree is a benefit and may be worthy of extensive effort or design accommodation.	0
C = May be preservable but is not worthy of extensive effort or design accommodation.	0
D= Recommend removal due to existing condition and/or structure/construction limits	16
TOTAL TREES	16
PROTECTED TOTAL	9

TREE SURVEY DATA

TAG NO.	COMMON NAME	BOTANICAL NAME	CIRCUMFERENCE OF TRUNK AT 54"	H'/W'	HEALTH	STRUCTURE	PROTECTED (X)	TREE DISPOSITION	NOTES, RECOMMENDATIONS
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KEY TO ACRONYMS

DWR - Dead Wood Removal pruning recommended.
 EWR - End Weight Reduction: pruning to remove weight from limb ends, thus reducing the potential for limb failure(s).
 RCE - Root Collar Excavation: excavating a small area around a tree that is currently buried by soil or refuse above buttress roots, usually done with a hand shovel.
 SP - Structural pruning - removal of selected non-dominant leaders in order to balance the tree.
 CD - Codominant Leader, two leaders with a narrow angle of attachment and prone to failure.
 LCR - Live Crown Ratio.
 RR - Recommend Tree Removal based upon Health or Structure of tree.
 Prop - Steel prop in concrete footing recommended to help support a tree/limb.
 Cable - Recommend a steel cable(s) be installed to help support a weakly attached limb(s).

TREE ORDINANCE

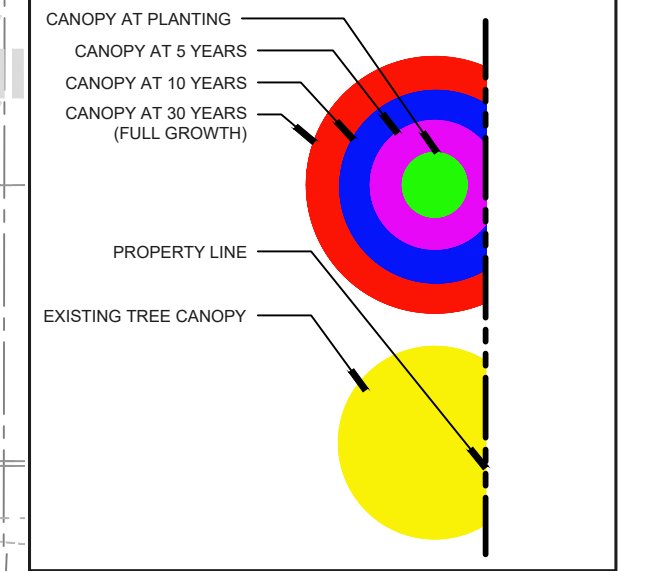
Mountain View's City Code Chapter 32, Article II, defines a "Heritage Tree" as any tree that has a trunk with a circumference of forty-eight inches (48") or more measured at fifty-four inches (54") above natural grade. Multi-trunk trees are measured just below the first major trunk fork. Three species, quercus (oak), sequoia (redwood) or cedrus (cedar) are considered "Heritage" if they have a circumference of twelve inches (12") measured at fifty-four inches (54") above natural grade.

Common Name	Latin Name
Douglas fir	<i>Pseudotsuga menziesii</i>
Coast live oak	<i>Quercus agrifolia</i>
Canary Island palm	<i>Phoenix canariensis</i>
Coast redwood	<i>Sequoia sempervirens</i>
White mulberry	<i>Morus alba</i>
Mexican fan palm	<i>Washingtonia robusta</i>

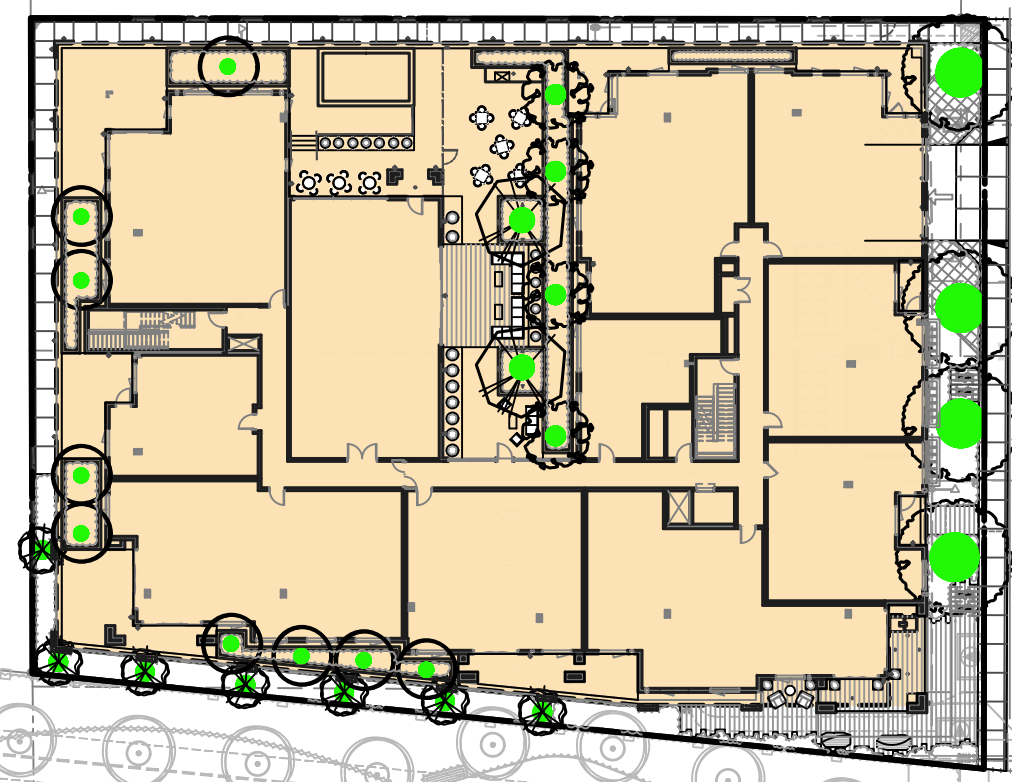
Disclaimer: Urban Tree Management locates our Tree Inventory Numbers in *approximate* locations, for visual reference only. Field verification of tree locations and tree numbers is required before *any* actions are taken. Trunk diameters, locations, and species are not necessarily accurate on topographic maps. Urban Tree Management, Inc. does not create topographic survey maps and cannot be held liable for information therein.

TREE CANOPY TABLE AND LEGEND

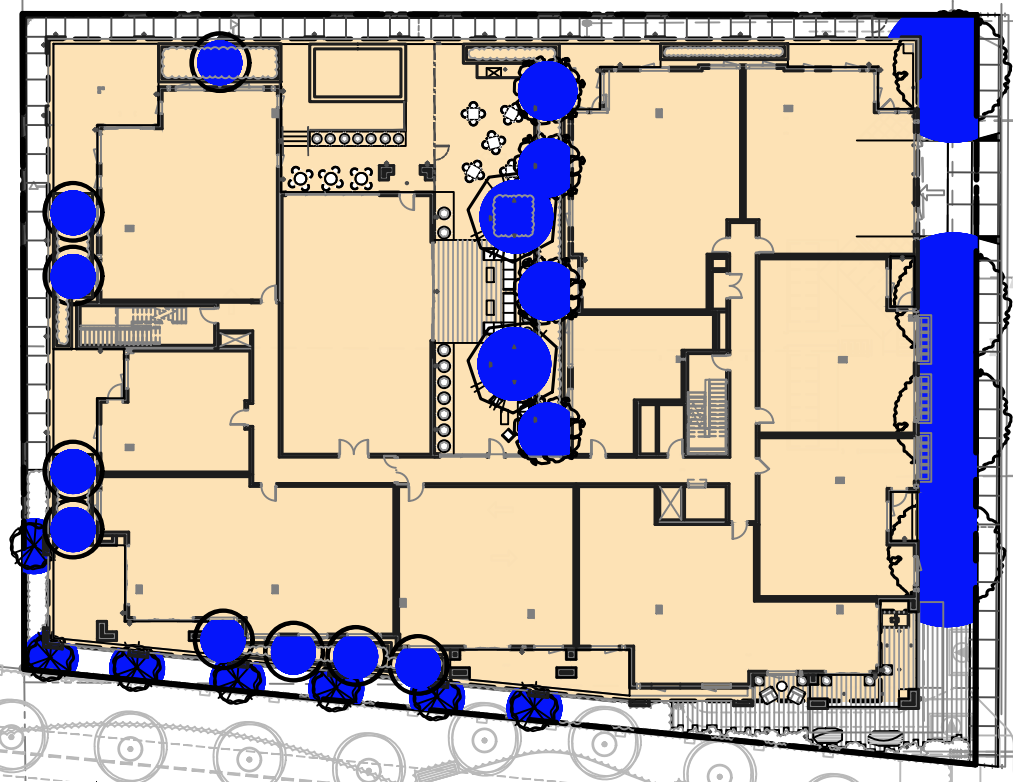
CATEGORY	AREA (SF)	% SITE
SITE AREA	29,046	100%
CANOPY AT EXISTING TO REMOVE	5,104	17.6%
CANOPY AT EXISTING TO REMAIN	0	0.0%
CANOPY AT PLANTING	543	1.9%
CANOPY AT 5 YEARS	1,770	6.1%
CANOPY AT 10 YEARS	3,059	10.5%
CANOPY AT FULL GROWTH	4,241	14.6%



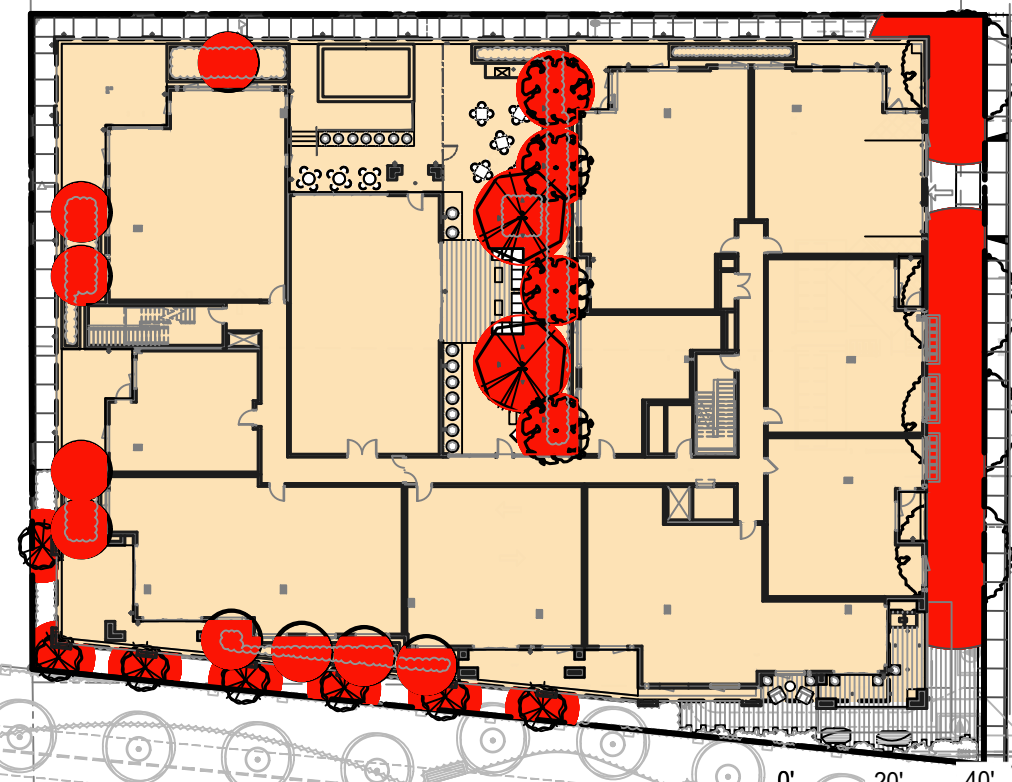
TREE CANOPY OF EXISTING SITE



TREE CANOPY AT PLANTING

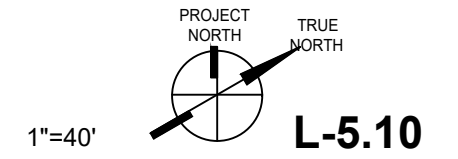


TREE CANOPY AFTER 5-10 YEARS' GROWTH

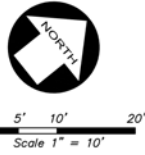


TREE CANOPY AT FULL GROWTH

0' 20' 40' 60'



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LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N38°33'40"E	5.00'
L2	N44°11'07"E	1.31'

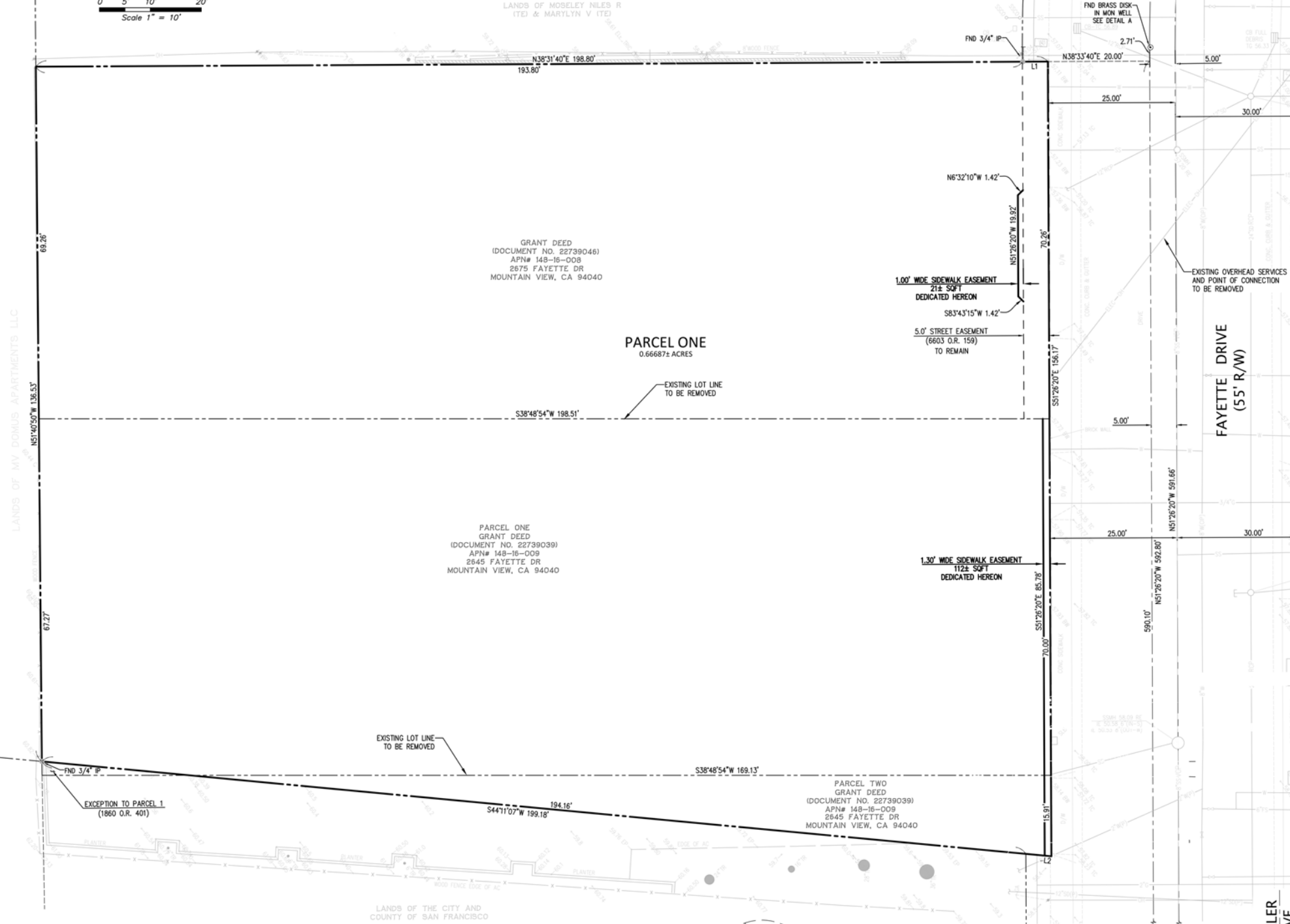


- GENERAL INFORMATION**
- OWNERS:**
OCTANE FAYETTE, LLC
800 W. EL CAMINO REAL, SUITE 180
MOUNTAIN VIEW, CA 94040
CONTACT: EMERIC McDONALD
 - SUBDIVIDER:**
OCTANE FAYETTE, LLC
800 W. EL CAMINO REAL, SUITE 180
MOUNTAIN VIEW, CA 94040
CONTACT: EMERIC McDONALD
 - ENGINEER:**
KIER & WRIGHT CIVIL ENGINEERS & 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 (70 CONDOMINIUMS)
 - EXISTING ACREAGE:** 0.66687 ± ACRES
 - PROPOSED ACREAGE:** 0.66687 ± 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

LEGEND		ABBREVIATIONS	
[Symbol]	CENTERLINE	AC	ASPHALTIC CONCRETE
[Symbol]	CONCRETE CURB	AD	AREA DRAIN
[Symbol]	CONCRETE CURB & GUTTER	APN	ASSESSORS PARCEL NUMBER
[Symbol]	DRIVEWAY	BC	BEGINNING OF CURVE
[Symbol]	EASEMENT LINE	BEG	BEGINNING
[Symbol]	PROPOSED EASEMENT LINE	BLDG	BUILDING
[Symbol]	PROPOSED STREET DEDICATION LINE	BOW	BACK OF WALK
[Symbol]	ELECTRIC LINE	CB	CATCH BASIN
[Symbol]	FENCE LINE	CL	CENTERLINE
[Symbol]	FIBER OPTICS LINE	COL	COLUMN
[Symbol]	FIRE SERVICE & VALVE	CONC	CONCRETE
[Symbol]	GAS LINE-VALVE & METER	CP	CONCRETE PIPE
[Symbol]	JOINT TRENCH	D/W	DRIVEWAY
[Symbol]	LOT LINE	DI	DROP INLET
[Symbol]	MONUMENT/MONUMENT LINE	ELEC	ELECTRICAL
[Symbol]	OVERHEAD POWER LINE	EP	EDGE OF PAVEMENT
[Symbol]	DISTINCTIVE PROPERTY LINE	EP	EDGE OF PAVEMENT
[Symbol]	ADJACENT PROPERTY LINE	FM	FINISH FLOOR
[Symbol]	SANITARY SEWER-MANHOLE & CLEANOUT	FO	FOLDING
[Symbol]	SANITARY SEWER FORCE MAIN	FT	FINISH FLOOR
[Symbol]	SIDEWALK	FI	FIRE HYDRANT
[Symbol]	SPOT ELEVATION	FNC	FENCE
[Symbol]	STORM DRAIN-MANHOLE & CATCH BASIN	FW	FACE OF WALL
[Symbol]	TELEPHONE LINE	GND	GROUND
[Symbol]	WATER LINE & VALVE	GUY	GUY WIRE
[Symbol]	AUTOMATIC SPRINKLER RISER	IP	IRON PIPE
[Symbol]	BACKFLOW PREVENTION DEVICE	JP	JOINT POLE
[Symbol]	ELECTROPLER	MON	MONUMENT
[Symbol]	FIRE DEPARTMENT CONNECTION	MTR	METER
[Symbol]	FIRE HYDRANT	O.R.	OFFICIAL RECORD
[Symbol]	CUY ANCHOR	ROE	REGISTERED CIVIL ENGINEER
[Symbol]	ONE WAY SIGN	SD	STORM DRAIN
[Symbol]	POST INDICATOR VALVE	SDMH	STORM DRAIN MANHOLE
[Symbol]	POWER POLE/Joint POLE	SSCO	SANITARY SEWER CLEAN OUT
[Symbol]	THE RIADIAL LINE	SSMH	SANITARY SEWER MANHOLE
[Symbol]	TRANSFORMER	ST	STREET
[Symbol]	TRAFFIC SIGN	TC	TOP OF CURB
[Symbol]	TREE	UTIL	UTILITY
[Symbol]	UTILITY BOX	WALK	WALK
[Symbol]	WATER VALVE	WM	WATER METER
[Symbol]	FOUND IRON PIPE OR AS NOTED	WV	WATER VALVE



GRANT DEED
(DOCUMENT NO. 227390448)
APN# 148-16-008
2675 FAYETTE DR
MOUNTAIN VIEW, CA 94040

PARCEL ONE
0.66687 ± ACRES

PARCEL ONE
GRANT DEED
(DOCUMENT NO. 227390399)
APN# 148-16-009
2645 FAYETTE DR
MOUNTAIN VIEW, CA 94040

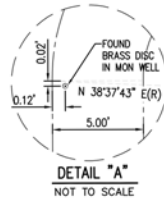
PARCEL TWO
GRANT DEED
(DOCUMENT NO. 227390399)
APN# 148-16-009
2645 FAYETTE DR
MOUNTAIN VIEW, CA 94040

EXISTING LOT AREA TABLE

LOT	(SQ. FT.)	(ACRES)
APN 148-16-008	13,858.36	0.31814
APN 148-16-009	15,190.72	0.34873
TOTAL	29,049.08	0.66687

PROPOSED LOT AREA TABLE

LOT	(SQ. FT.)	(ACRES)
PARCEL ONE	29,049.08	0.66687
SIDEWALK EASEMENT (NORTH)	20.92	0.00048
SIDEWALK EASEMENT (SOUTH)	111.60	0.00256
TOTAL	29,049.08	0.66687

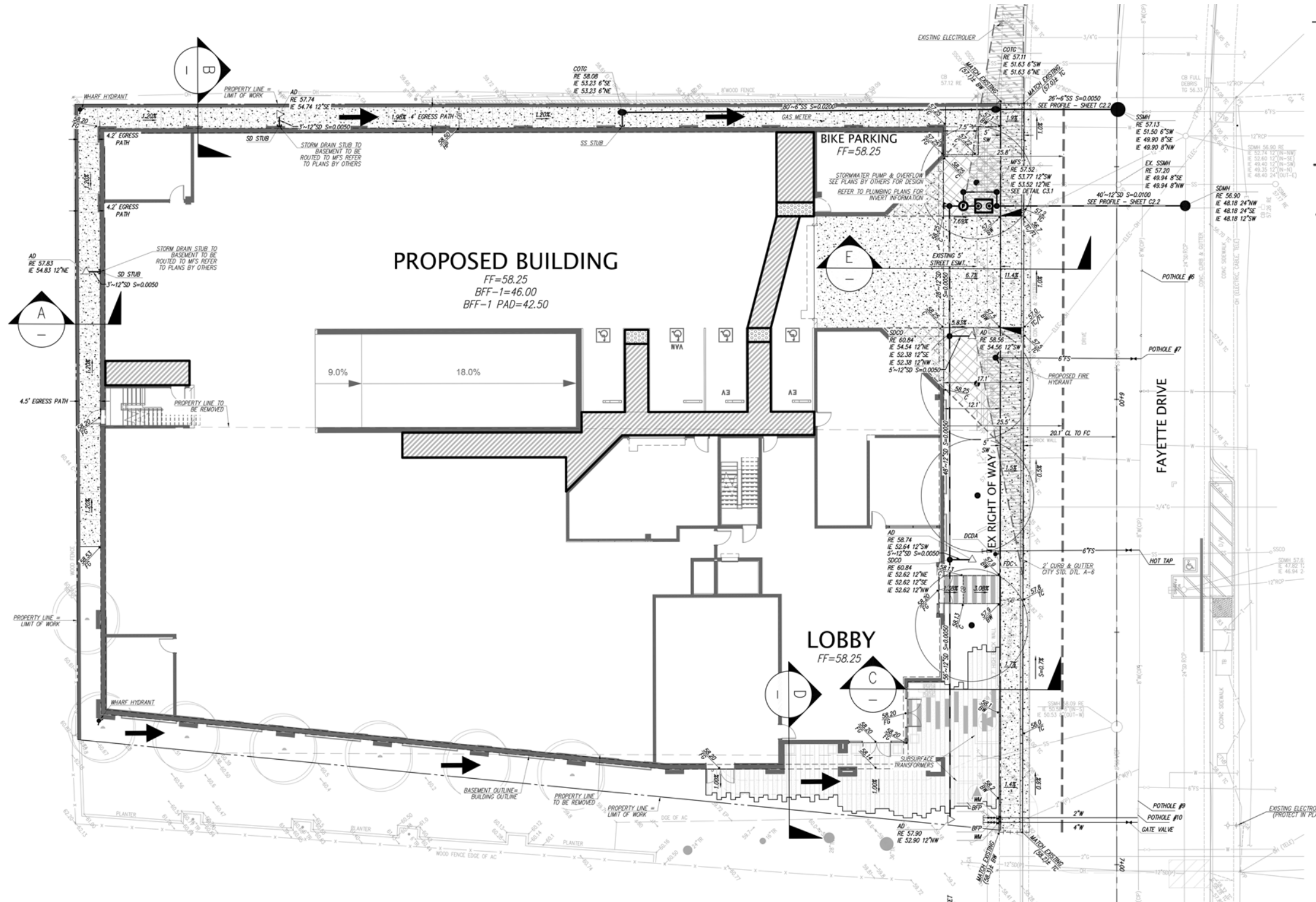


OCTANE FAYETTE

VESTING TENTATIVE MAP

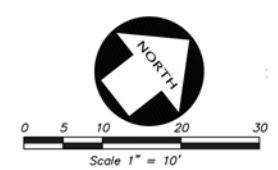
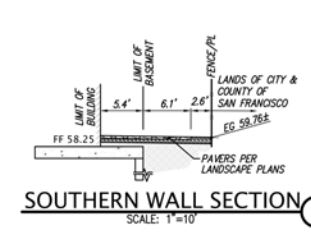
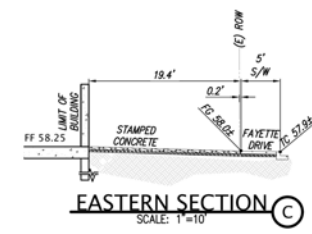
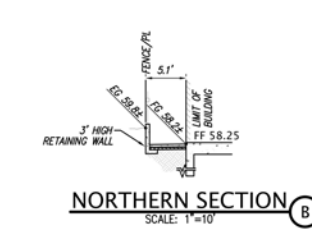
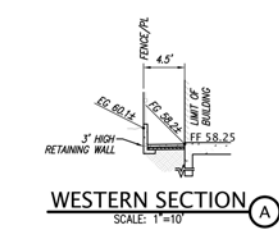
OCTOBER 03, 2024

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LEGEND

ASR	AUTOMATIC SPRINKLER RISER
BW	BACK OF WALK
BFF	BASEMENT FINISH FLOOR
C	CONCRETE
CB	CATCH BASIN
EX	EXISTING
G	GAS
RE	RIM ELEVATION
TC	TOP OF CURB
WS	WATER SERVICE
WL	WATER LEVEL
FL	FLOW LINE
FF	FINISH FLOOR
PR	PROPOSED
PV	PAVEMENT
RE	RIM ELEVATION
23.8	SPOT ELEVATION
X"SD	STORM DRAIN LINE
TS	TOP OF STAIRS
X	EXISTING UTILITY TO BE ABANDONED BY REMOVAL
FS	FIRE SERVICE
SS	SANITARY SEWER
COTG	CLEANOUT TO GRADE
---	STORM DRAIN LINE
---	AREA DRAIN
▲	STORM DRAIN CATCH BASIN
□	STORM DRAIN JUNCTION BOX
□	STORM DRAIN MANHOLE
□	BACK FLOW PREVENTION DEVICE
□	FIRE DEPARTMENT CONNECTION
□	POST INDICATOR VALVE
□	SANITARY SEWER MANHOLE
□	SINGLE CHECK VALVE
□	STORM DRAIN MANHOLE
□	WATER METER
△	VEHICULAR TRIANGLE OF SAFETY PER CITY STD. DTL. A-22, SHEET C2.2 (25 MPH)
△	PEDESTRIAN TRIANGLE OF SAFETY PER CITY STD. DTL. A-22, SHEET C2.2 (25 MPH)



Z.2

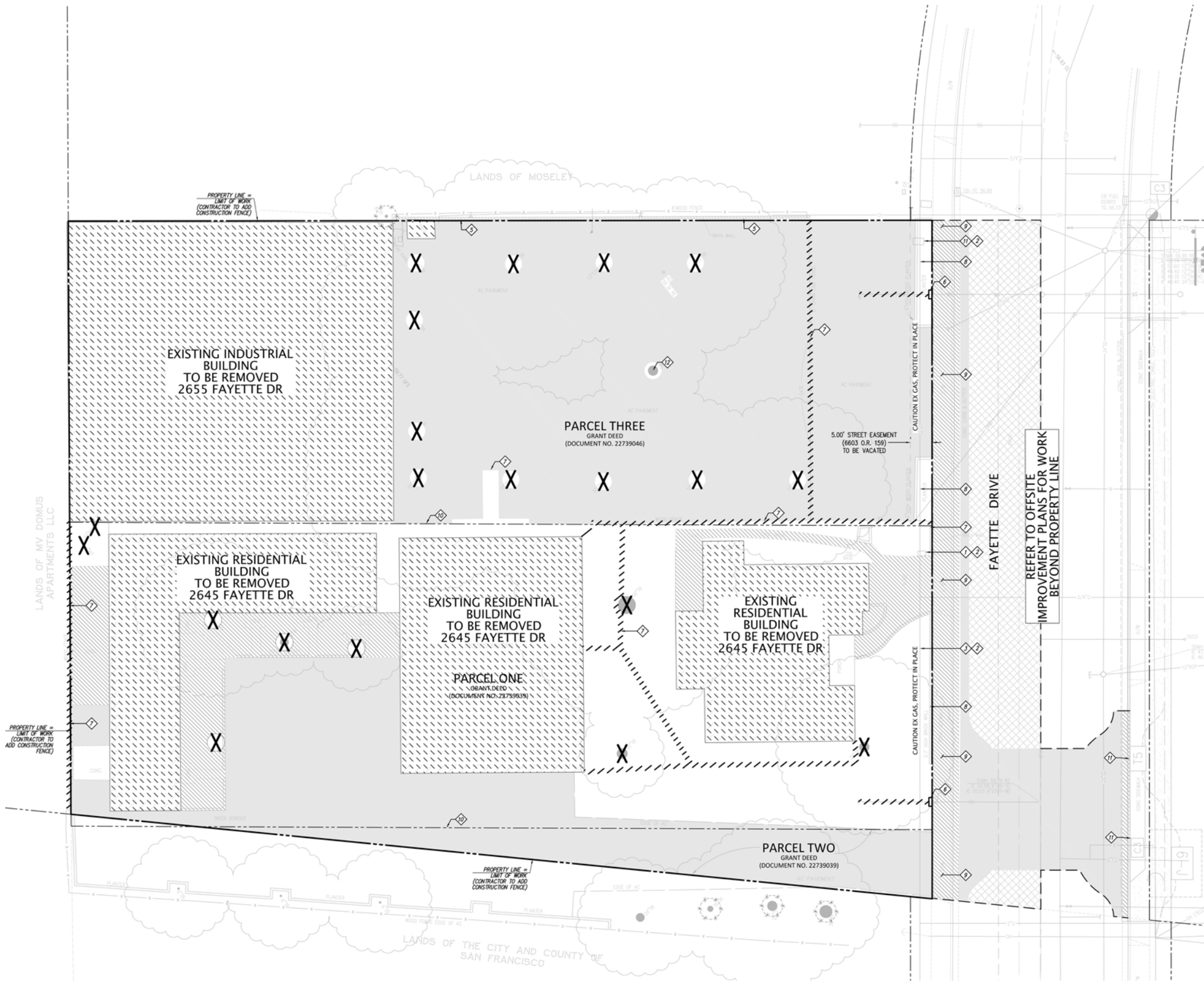


OCTANE FAYETTE

VESTING TENTATIVE MAP

OCTOBER 03, 2024

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DEMOLITION NOTES

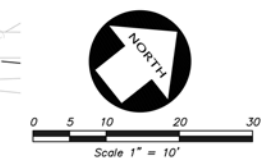
1. ALL BACKFILLING OF THE FOOTING, EXCAVATION, TRENCHING, HOLES, OVER EXCAVATION, ETC. DURING CONSTRUCTION SHALL BE BACKFILLED AND RECOMPACTED TO 90% RELATIVE COMPACTION PER ASTM D-1557, LATEST EDITION, AND SHALL BE IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL ENGINEER'S RECOMMENDATIONS AND APPROVAL. 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 STOCKPILED 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 90% 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.

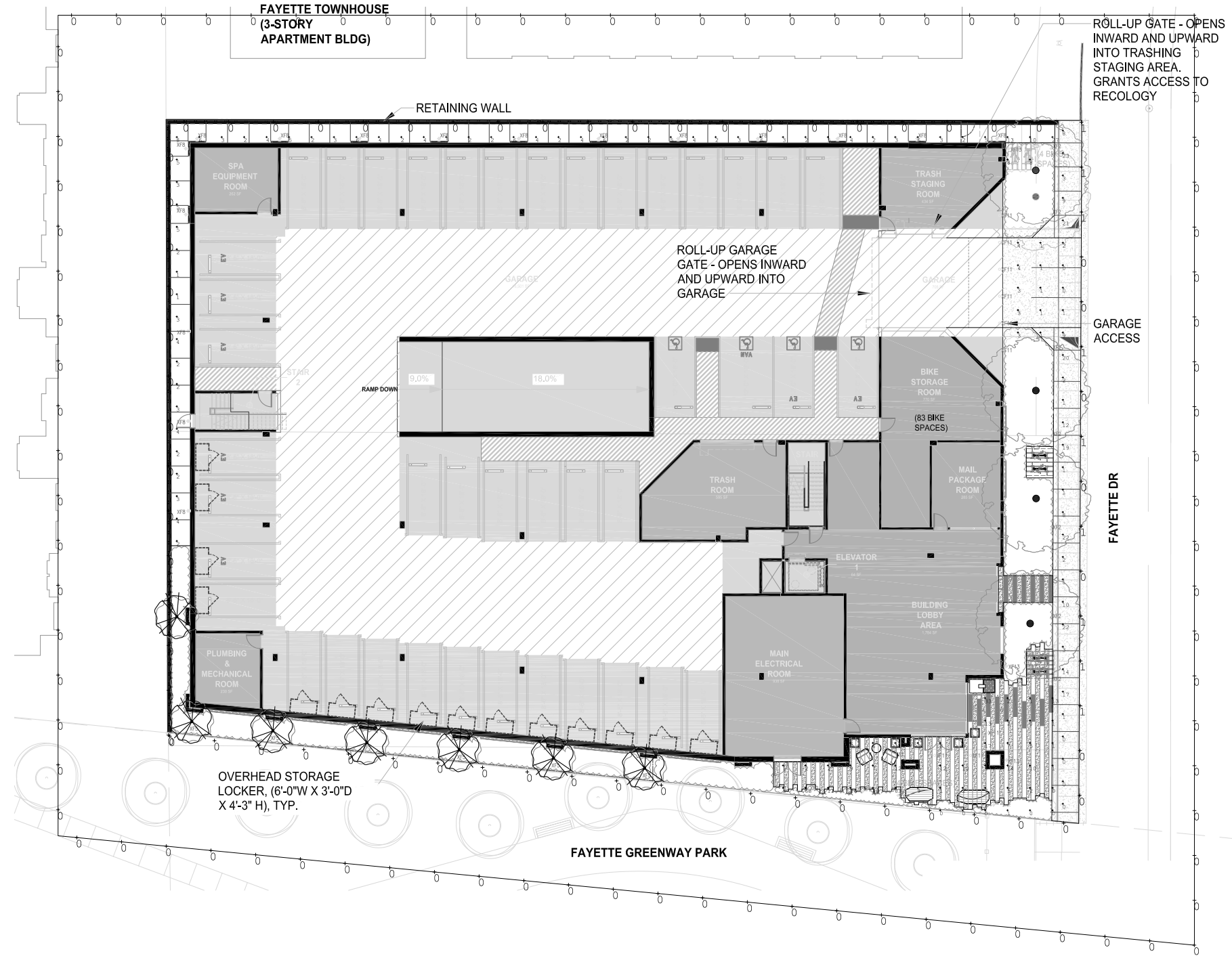
DEMOLITION LEGEND

- 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

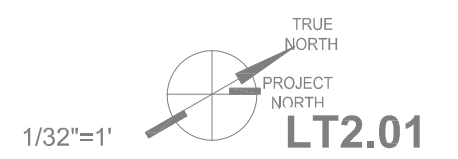
DEMOLITION KEYNOTES

- 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 PURVEYOR REQUIREMENTS UNLESS SPECIFICALLY STATED OTHERWISE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE RESPECTIVE UTILITY PURVEYORS AND ARRANGE FOR THE TERMINATION OF ALL REQUIRED UTILITIES THAT SERVICE 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.





BUILDING LIGHTING PLAN - FLOOR 1
1/32" = 1'

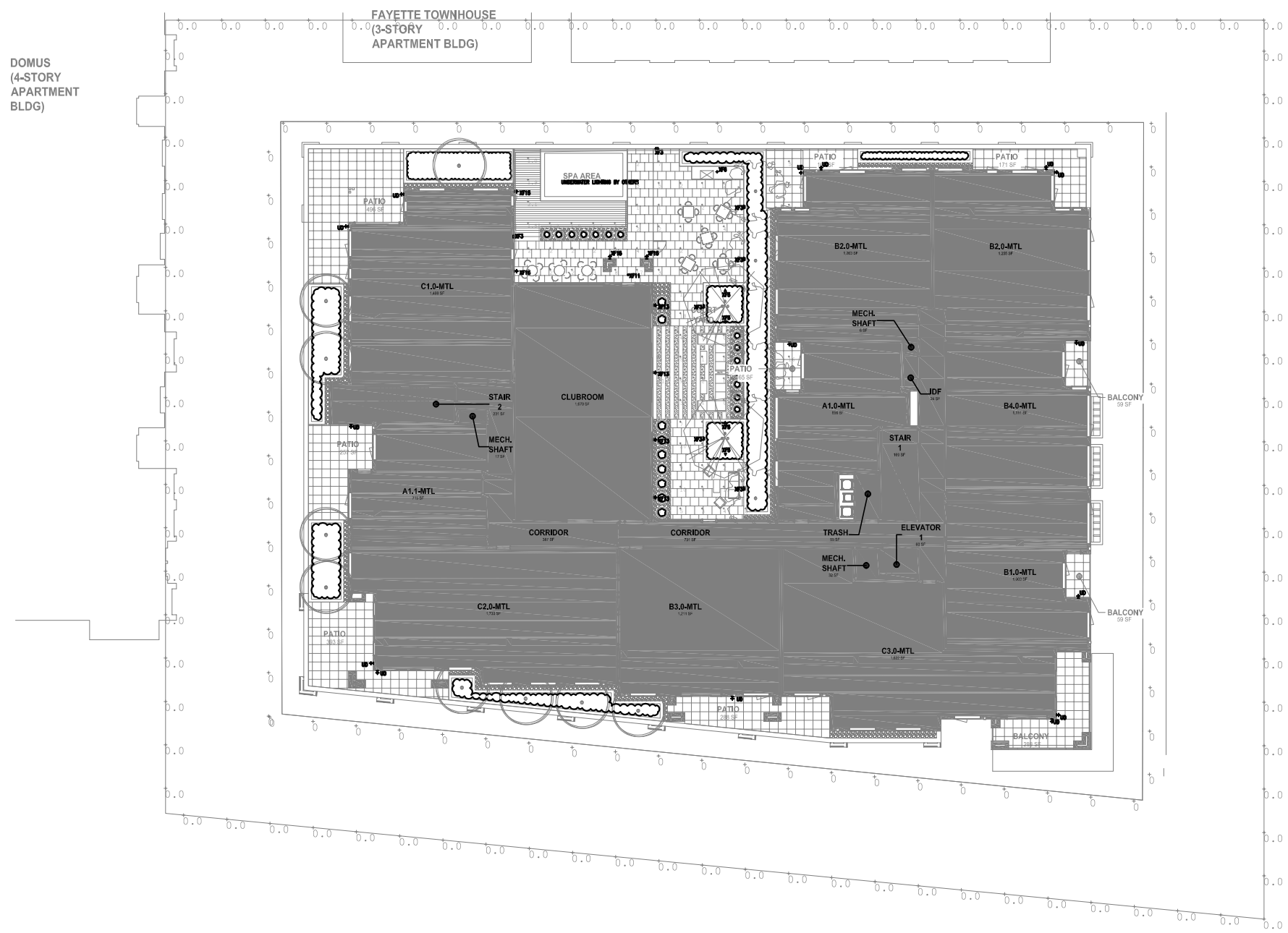


OCTANE FAYETTE

LIGHTING PLAN - FLOOR 1

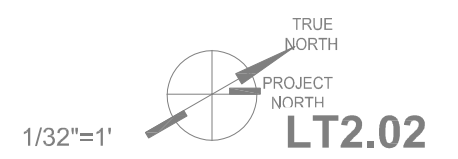
OCTOBER 03, 2024

All drawings and written material appearing herein constitute original, and unpublished work of the architect and may not be duplicated, used or disclosed without the written consent of the architect.



DOMUS
(4-STORY
APARTMENT
BLDG)

FAYETTE TOWNHOUSE
(3-STORY
APARTMENT BLDG)



OCTANE FAYETTE

LIGHTING PLAN - FLOOR 2

OCTOBER 03, 2024

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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.

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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.

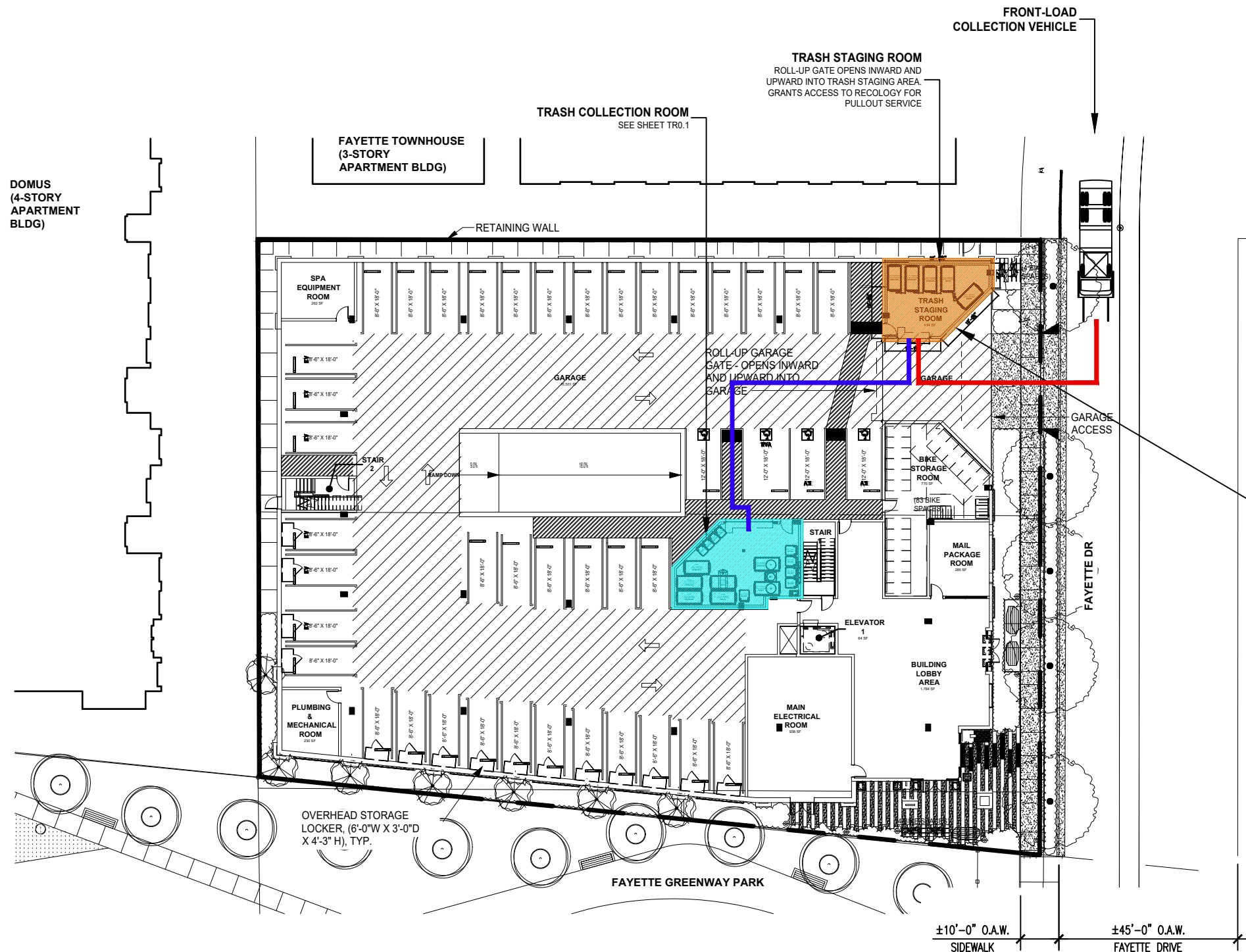
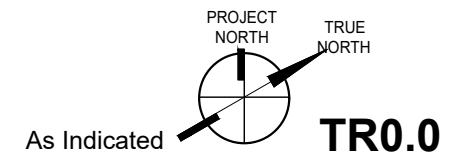
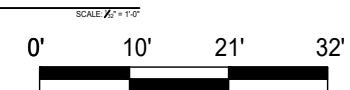
LEGEND.

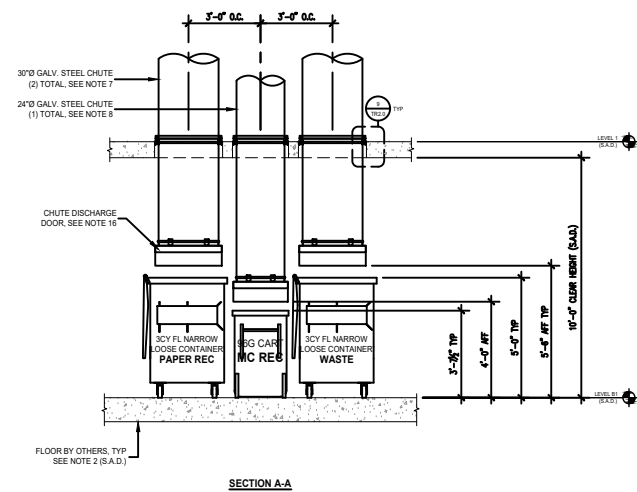
-  STAFF PATH OF TRAVEL FROM RESIDENTIAL TRASH ROOM TO TRASH STAGING ROOM.
-  HAULER PATH OF TRAVEL FROM TRASH STAGING ROOM TO STREET FOR PICKUP.

STAFF TO TRANSFER BINS TO TRASH STAGING ROOM PRIOR TO COLLECTION DAYS. HAULER TO PROVIDE PULLOUT SERVICE, THEN STAFF TO MOVE BINS BACK TO TRASH ROOM AFTER EMPTYING

PROJECTED COLLECTION SCHEDULE: COMPACTED TRASH							
SERVICE:	M	Tu	W	Th	F	Sa	Su
WASTE - 3CY FL LOOSE	2				2		
PAPER REC - 3CY FL LOOSE					3		
MC REC - 96G TOTER					5		
COMPOST - 64G TOTER					3		
TOTAL	2	0	0	0	13	0	0

TRASH ROUTE / STAGING PLAN
LEVEL 1

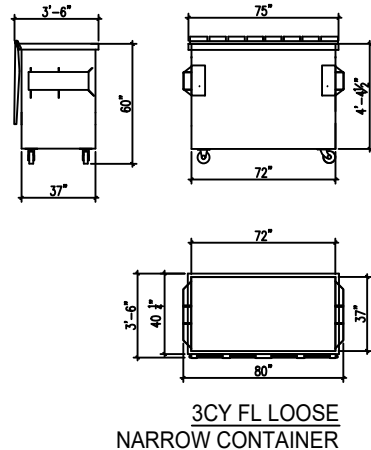




SECTIONS
AT TRASH COLLECTION ROOM

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

BINS ARE CUSTOMER OWNED AND MUST BE COLORED CODED TO MATCH CITY COLORED CODED BINS: DARK BLUE FOR PAPER RECYCLING AND GRAY FOR WASTE



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.
- WALL PROTECTION: OPTION 1: 12"HX6"W CONCRETE CURB AT BASE OF ALL NON-REINFORCED CONCRETE WALLS. OPTION 2: 1/2" THICK STEEL DIAMOND TREAD BACKING 6'-0" AFF ALONG ALL NON-REINFORCED CONCRETE WALLS.
- 12'-0" ROLL-UP DOOR FOR TRANSFERRING CONTAINERS AND 3'-0" FIRE EGRESS DOOR. ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM/FT PER 2022 CBC.
- (2) 30" GALVANIZED OR GALVANNEALED STEEL CHUTES WITH 3CY FL NARROW LOOSE CONTAINERS FOR WASTE AND PAPER RECYCLING. CHUTES TERMINATE AT 5'-6" AFF.
- (1) 24" GALVANIZED OR GALVANNEALED STEEL CHUTE WITH 96G Toter CART FOR MIXED-CONTAINER RECYCLING. CHUTE TERMINATES AT 4'-0" 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) 10020C WITH AUTOMATIC TANK DRAIN VALVE. 2HP 10-GALLON STEEL TANK. VOLTAGE @ 60 HZ 110 VOLTS, CURRENT 14 AMPS TO POWER THE CHUTE INTAKE DOORS. (1) TOTAL.
- OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF.
- HB: HOT AND COLD HOSE BIBB SHALL BE WALL-MOUNTED 60" AFF.
- PROVIDE A 27" x 48" WPT45 ELECTRIC PALLET TRUCK FOR TRANSFERRING CONTAINERS. 4500LB CAPACITY; TURNING RADIUS: 57.5". REQUIRES 120V 15A SERVICE OUTLETS.
- PROVIDE (1) UNDEDICATED 120V 15A SERVICE OUTLET REQUIRED FOR STAFF MAINTENANCE PURPOSE.
- 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

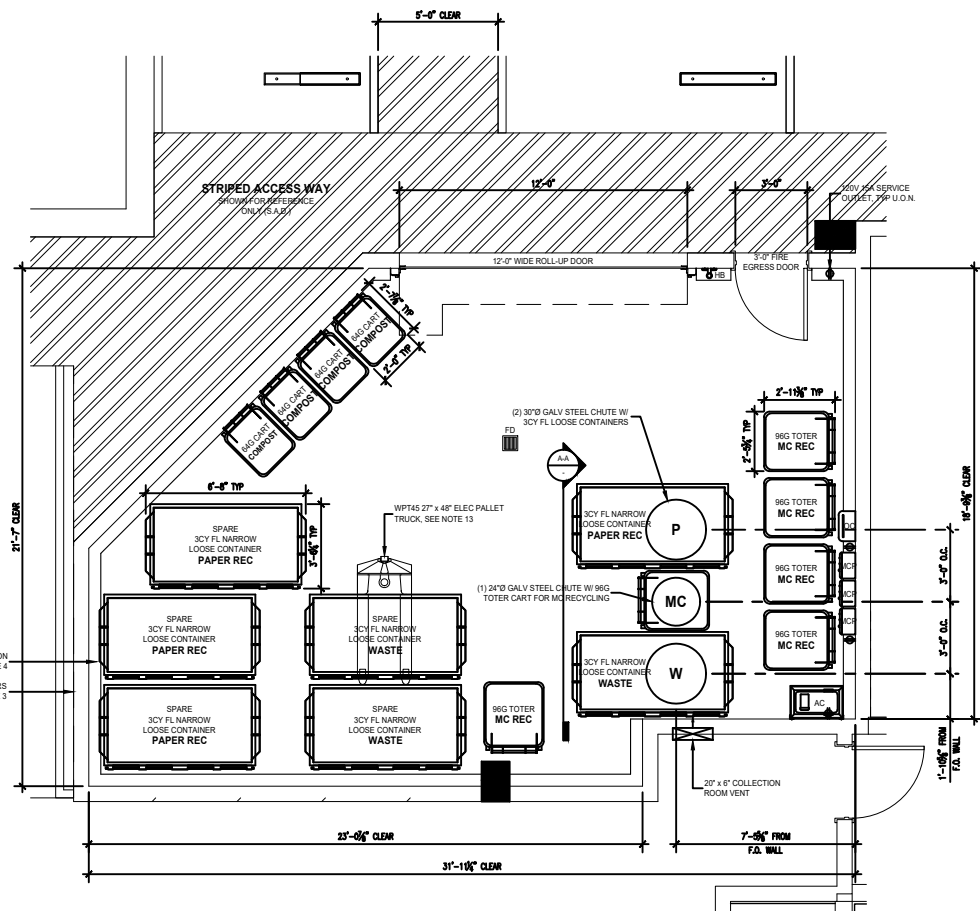
- CHUTE INTAKE VESTIBULES SHALL BE 2HR FIRE-RATED WITH 90-MINUTE FIRE-RATED ACCESS DOOR. 5'-0" MIN CLEAR REQUIRED PER ADA STANDARDS FOR RESIDENTIAL ACCESS. "NOTE THAT WHERE CHUTE INTAKE ROOMS ARE PROTECTED BY AUTOMATIC SPRINKLERS, THE ROOM SHALL BE ENCLOSED IN A MIN OF 1HR FIRE RESISTANCE-RATED CONSTRUCTION WITH 45-MINUTE FIRE-RATED ACCESS DOORS". POWER TO INTAKE DOORS SUPPLIED BY MCP. PROVIDE (3) 15x18 BOTTOM HINGED, 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 ERRECTED 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.

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DESIGN ISSUES:

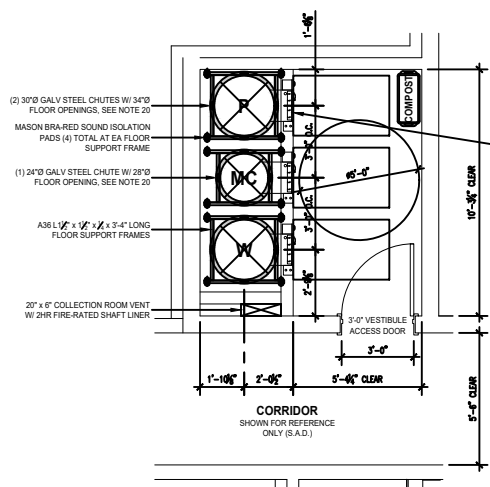
- RELOCATE CHUTES PER PLAN TO PROVIDE OPTIMAL LAYOUT.



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"

PROJECTED COLLECTION SCHEDULE: COMPACTED TRASH							
SERVICE:	M	Tu	W	Th	F	Sa	Su
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PAPER REC - 3CY FL LOOSE					3		
MC REC - 96G Toter					5		
COMPOST - 64G Toter					3		
TOTAL	2	0	0	0	13	0	0



