



FORMAL REVIEW
NEW SERVICE STATION

Chevron

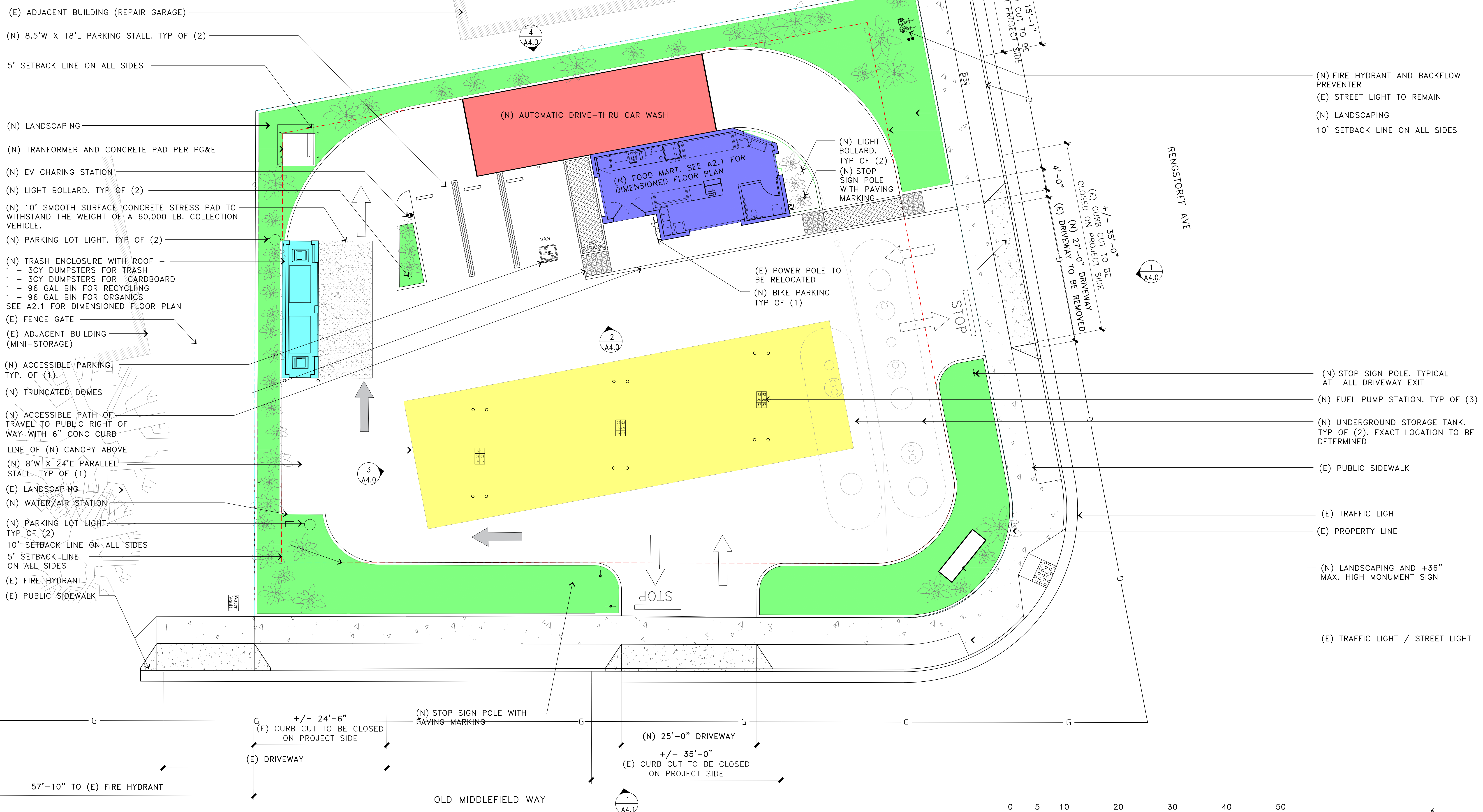
2110 OLD MIDDLEFIELD WAY
MOUNTAIN VIEW . CA 94043

PROJECT DESCRIPTION	DRAWING INDEX	PROJECT DATA			LOCATION MAP
LOCATED AT A THE INTERSECTION OF OLD MIDDLEFIELD WAY AND RENGSTORFF AVE. THE PROJECT SITE WAS AN ARCO GAS STATION BACK IN 2007 BUT IS CURRENTLY A VACANT LOT. THE PROPOSED PROJECT WILL COMPOSE OF THREE COMPONENTS: A FUEL SERVICE BAY, A CONVENIENCE STORE, AND A DRIVE-THRU CAR WASH.	ARCHITECTURAL A0.0 PROJECT INFORMATION SV-1 EXISTING SITE SURVEY A0.3 PROJECT NOTES A0.4 CITY OF MOUNTAIN VIEW GREEN BUILDING CHECKLIST A1.0 PROPOSED SITE PLAN A1.5 DIMENSIONED SITE PLAN A1.6 OIL TANK TRUCK CIRCULATION PLAN A1.7 CAR WASH CIRCULATION PLAN A1.8 DRIVEWAY TRIANGLE OF SAFETY A1.9 EV CHARGING CIRCULATION PLAN A2.0 GARBAGE TRUCK CIRCULATION PLAN A2.1 DIMENSIONED FLOOR PLANS AND EXTERIOR ELEVATIONS A2.2 PROPOSED ROOF PLAN A4.0 EXTERIOR ELEVATIONS A4.1 EXTERIOR ELEVATIONS A4.5 EXTERIOR ELEVATIONS A7.0 BLUE PRINT FOR A CLEAN BAY A8.0 EXISTING SITE PHOTOS A8.5 2D CONCEPTUAL RENDERINGS A9.0 3D CONCEPTUAL RENDERINGS E2.1P PHOTMETRIC STUDY	APN 147-07-048 LOT AREA 0.32 AC (13,971 SF) LAND USE DESIGNATION GENERAL MIXED-USE ZONE CS EXISTING USE VACANT FORMERLY ARCO STATION ALLOWED PROPOSED SET BACK MV SEC 36.18.55 DIV 7 10' ALONG MAIN STREET, 5' INTERIORS PROPOSED USE COMMERCIAL GASOLINE STATION WITH CONVENIENCE STORE AND CAR WASH FLOOR AREA RATIO 40% (5,588 SF MAX) 3.8% GROSS BUILDING AREA (STRUCTURES) NO EXISTING BUILDINGS ON SITE 531 SF (CONVENIENCE STORE) ADDITIONAL FLOOR AREA (FLOOR AREA SHOWN FOR LOT COVERAGE CALCULATION) 652 SF (CAR WASH) 169 SF (TRASH ENCLOSURE) 1920 SF (PUMP CANOPY) LOT COVERAGE N/A 23.4% BUILDING HEIGHT UP TO 3 STORIES, NO MAXIMUM +19'-0" (CONVENIENCE STORE) +19'-6" (PUMP STATION CANOPY) +12'-0" (CAR WASH)		PROJECT TEAM LANDLORD GRAND SALKHI PROPERTIES LLC 279 CROSS ROAD . ALAMO . CA 94507 CONTACT: AMIN SALKHI (T) 510.331.8405 (E) SALKHI@YAHOO.COM ARCHITECT STUDIO 02 INC. 1136 E HAMILTON AVE #100 . CAMPBELL . CA 95008 CONTACT: SUNNY TAM AIA LEED BD+C (T) 408.730.8877 (E) SUNNY@STUDIO02.NET CIVIL GREEN CIVIL ENGINEERING, INC. 1900 S NORFOLK STREET #350 . SAN MATEO . CA 94403 CONTACT: AMBROSE WONG (T) 650.931.2514 (E) AWONG@GREEN-CE.COM LANDSCAPE THNORTON LANDSCAPE ARCHITECTURE, INC. 1220 DIAMOND WAY, SUITE 245 . CONCORD, CA 94520 CONTACT: TOM NORTON (T) 925.822.3085 (E) TOM@THNORTON.COM CAR WASH CONSULTANT CAR WASH TECHNOLOGY 3200 LUYUNG DRIVE, SACRAMENTO, CA 95742 CONTACT: PATRICK RILEY (T) 209-256-1223 (E) PAT@CARWASHTECHNOLOGY.COM TRAFFIC CONSULTANT HEXAGON TRANSPORTATION CONSULTANTS INC. 5776 STONERIDGE MALL ROAD #175 . PLEASANTON, CA 94588 CONTACT: ERIC TSE (T) 925.225.1439 (E) ETSE@HEXTRANS.COM ACOUSTICS CONSULTANT MD ACOUSTICS, LLC 1197 LOS ANGELES AVENUE #256 . SIMI VALLEY, CA 93065 CONTACT: CLAIRE PINCOCK (T) 208.881.0431 (E) CLAIRE@MDACOUSTICS.COM BRANDING CONSULTANT PARAGON SOLUTIONS 201 MAIN STREET, STE. 1150 FORT WORTH, TEXAS 76102 CONTACT: FRANCISCO SANCHEZ (T) 817.927.7171 (E) FSANCHEZ@PARAGON4DESIGN.COM	
CODE REFERENCE	CIVIL C1 PRELIMINARY GRADING AND DRAINAGE PLAN C2 PRELIMINARY STORMWATER MANAGEMENT PLAN C3 PRELIMINARY UTILITY PLAN C4 DETAIL SHEET 1 LANDSCAPE T1.1 TITLE SHEET L1.1 IRRIGATION PLAN L1.2 WATER CALCULATION / IRRIGATION NOTES L2.1 IRRIGATION DETAILS L2.2 IRRIGATION DETAILS L2.3 IRRIGATION SPECIFICATIONS L3.1 IRRIGATION SPECIFICATIONS L4.1 PLANTING PLAN L5.1 PLANTING DETAILS L6.1 PLANTING SPECIFICATIONS	LANDSCAPING MV SEC 36.18.55 DIV 7 10' ON STREET SIDE AND 5' ON SIDE AND REAR SETBACK REQUIRED 10' ON ALL SIDES 10' MIN. ON ALL SIDES OFF STREET PARKING GENERAL MERCHANDISE 1 / 180 3 REQUIRED. 4 PROVIDED VEHICLE WASHING SEE PARKING STUDY BICYCLE SPACES - GENERAL MERCHANDISE 5% OF VEHICLE PARKING 3 X 0.05 = .15 BICYCLE SPACES - SERVICE STATION NONE NONE TOTAL BICYCLE SPACES 1 1 EV CHARGING SPACE MV SEC 8.20.42 SUB SEC 5.106.5.3 1 CONSTRUCTION TYPE V-B FIRE WALL RESISTANCE RATINGS 3 CBC TAB 706.4c/MVCC SEC. 8.10.24 PROPOSED OCCUPANCY M / H-3 CBC SEC 309 OCCUPANT LOAD FACTOR 60 (M) CBC TABLE 1004.5 PROPOSED OCCUPANT LOAD 531 / 60 = 9 # OF EXIT REQUIRED 1 CBC TABLE 1015.1 # OF EXIT PROVIDED 1 EGREE DOOR WIDTH REQUIRED 0.2" X 9 = 1.8" CBC 1005.3.2 EGREE DOOR WIDTH PROVIDED 72" PROPOSED BUILDING TYPE V-B CBC TAB 506.2 SPRINKLER YES ALLOWABLE BUILDING HEIGHT 40' CBC TABLE 504.3	PROJECT: 17-6100 PROJECT INFORMATION 	09.29.20 ISSUED FOR FORMAL REVIEW 05.13.21 11.09.20 FORMAL REVIEW COMMENT/OWNER REVIEW 11.15.21 11.15.21 FORMAL REVIEW COMMENT 04.15.22 04.15.22 FORMAL REVIEW COMMENT 09.13.22 09.13.22 FORMAL REVIEW COMMENT 03.30.23 03.30.23 FORMAL REVIEW COMMENT	

	COLOR DESIGNATION	AREA (SF)	COVERAGE	FAR
FOOD MART		531	3.8%	3.8%
PUMP STATION CANOPY		1919	13.7%	0.0%
TRASH ENCLOSURE		169	1.2%	0.0%
CAR WASH TUNNEL		652	4.7%	4.7%
TOTAL COVERAGE		3271	23.4%	8.5%
LANDSCAPE		2070	14.8%	0.0%
SITE AREA		13971		



PROPOSED BIKE RACK
MFG: MADRAX
MODEL: LOFTY BIKE RACK
MOUNTING: IN-GROUND
FINISH: GALVANIZED



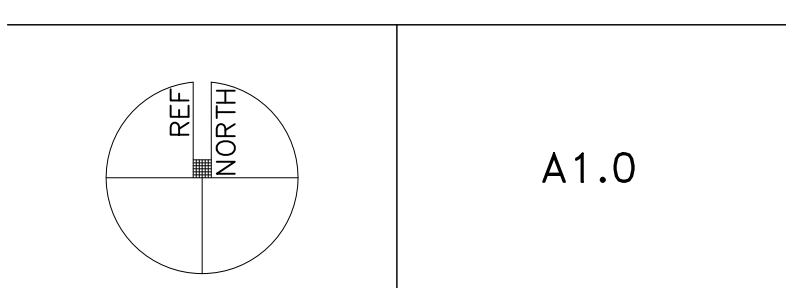
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PROJECT: 17-6100

PROPOSED SITE PLAN

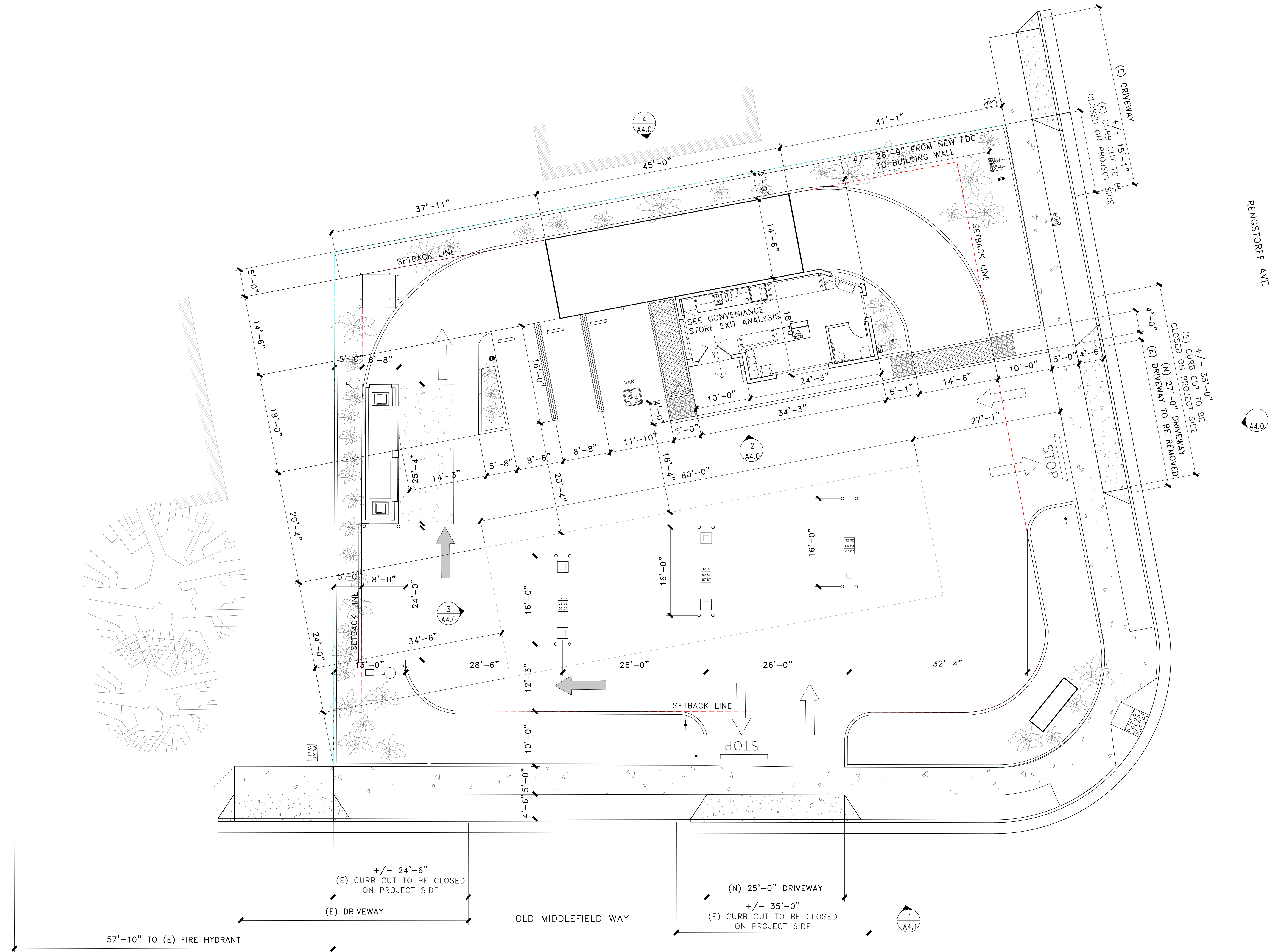


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CONVENIENCE STORE EXIT ANALYSIS
 STORE AREA = 531 SF
 LOAD FACTOR = 60
 PROPOSED LOAD = 9
 EXIT REQUIRED = 1
 PROPOSED EXIT = 1
 EXIT WIDTH REQUIRED = 0.2" X 9 = 1.8"
 EXIT WIDTH PROVIDED = 72"

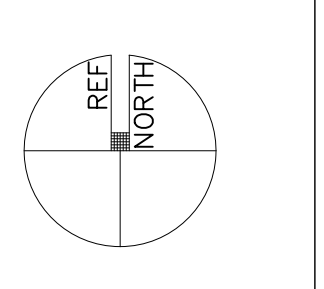


RENGSTORFF AVE

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DIMENSIONED SITE PLAN

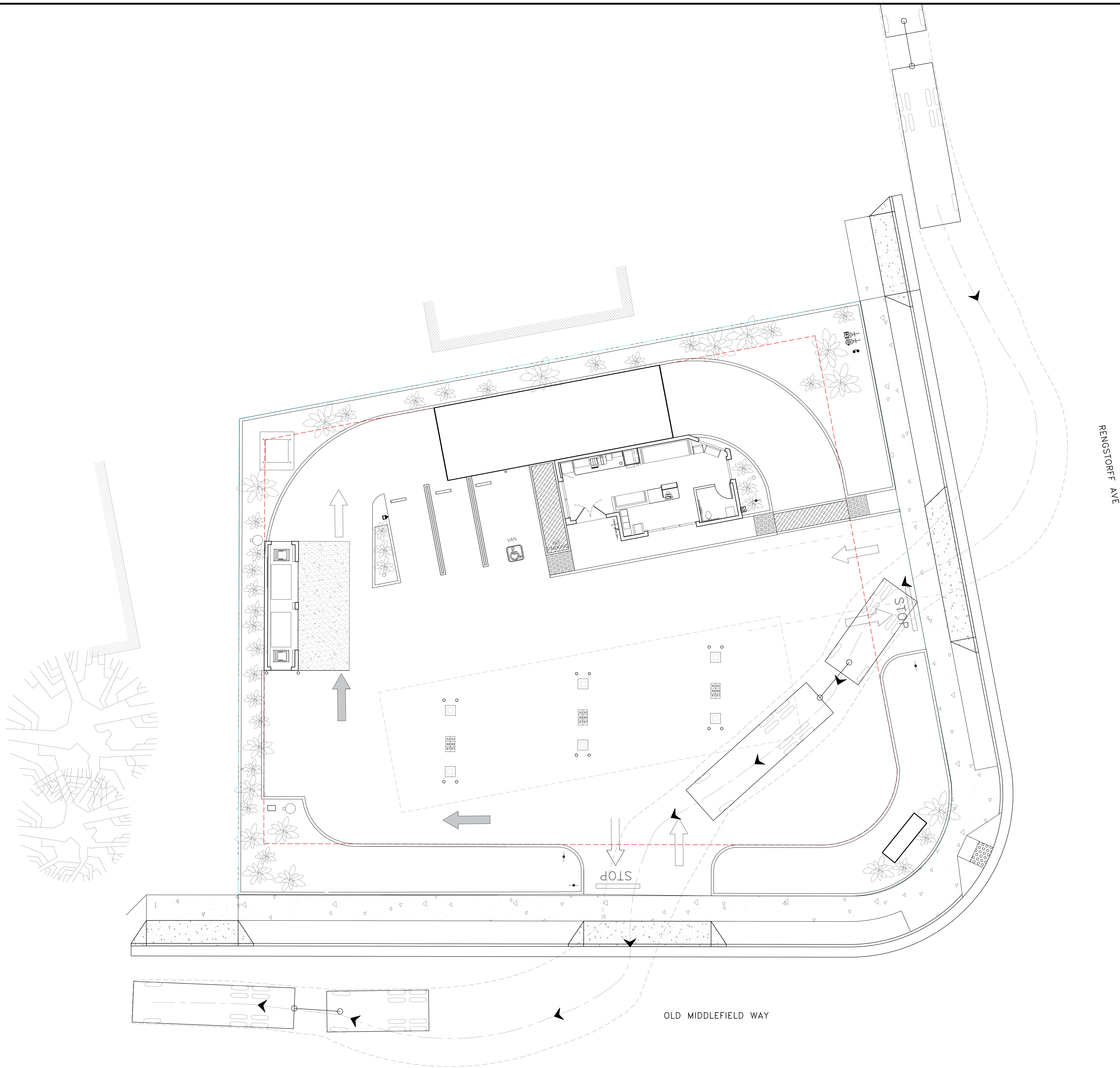


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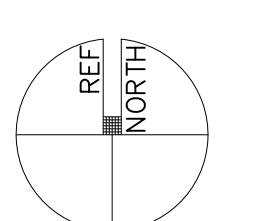
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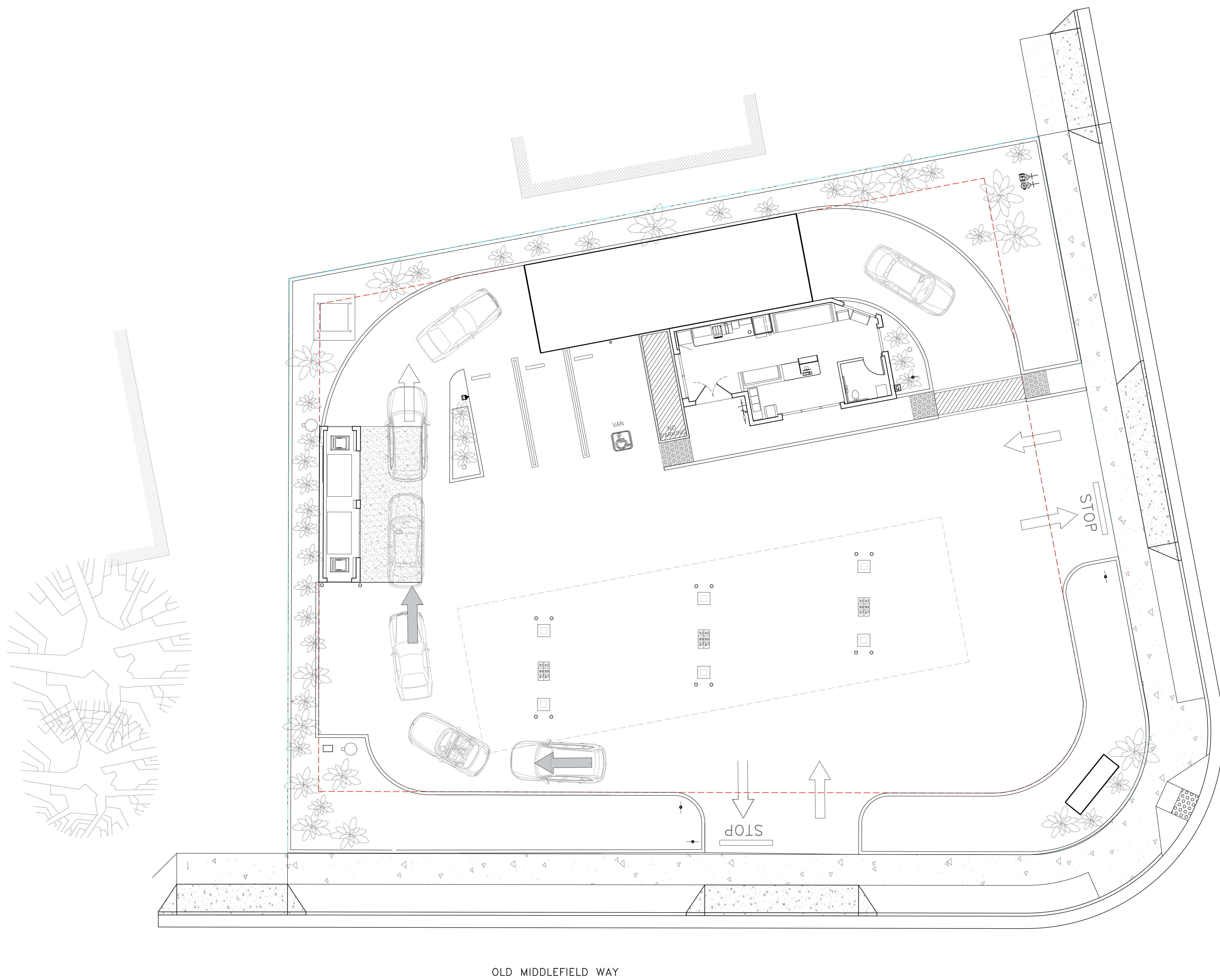
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GAS TANK TRUCK
 CIRCULATION PLAN



A1.6

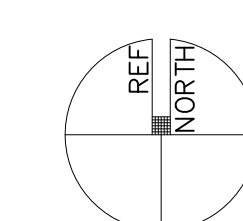


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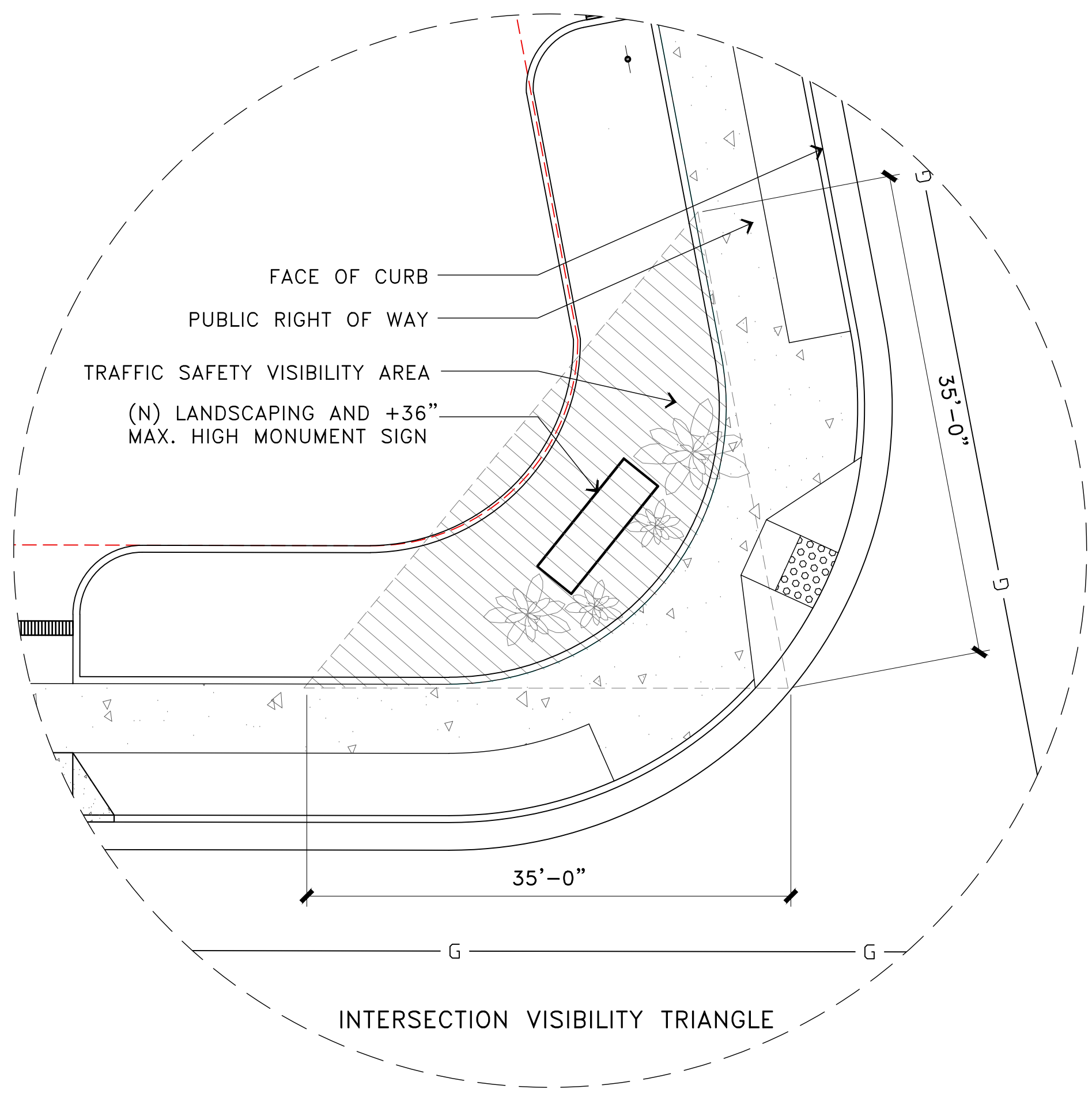
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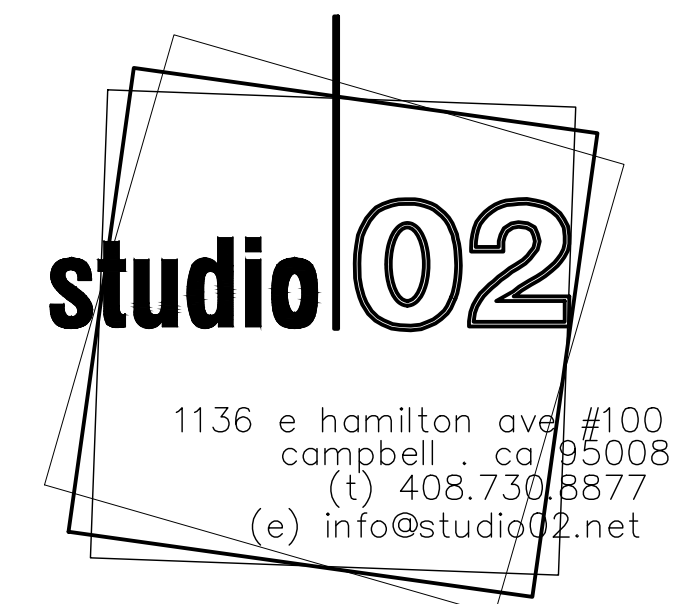
CAR WASH CIRCULATION PLAN



A1.7



TRIANGLE OF SAFETY DESIGN GUIDELINES SIDE STREET / DRIVEWAY (MV DETAIL A-22)			
SPEED (MPH)	STOPPING DISTANCE	Y (FT)	Z (FT)
35	250	150	110



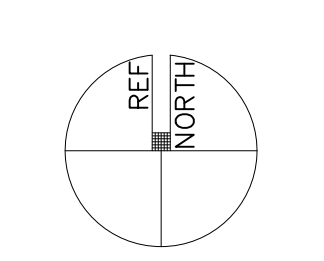
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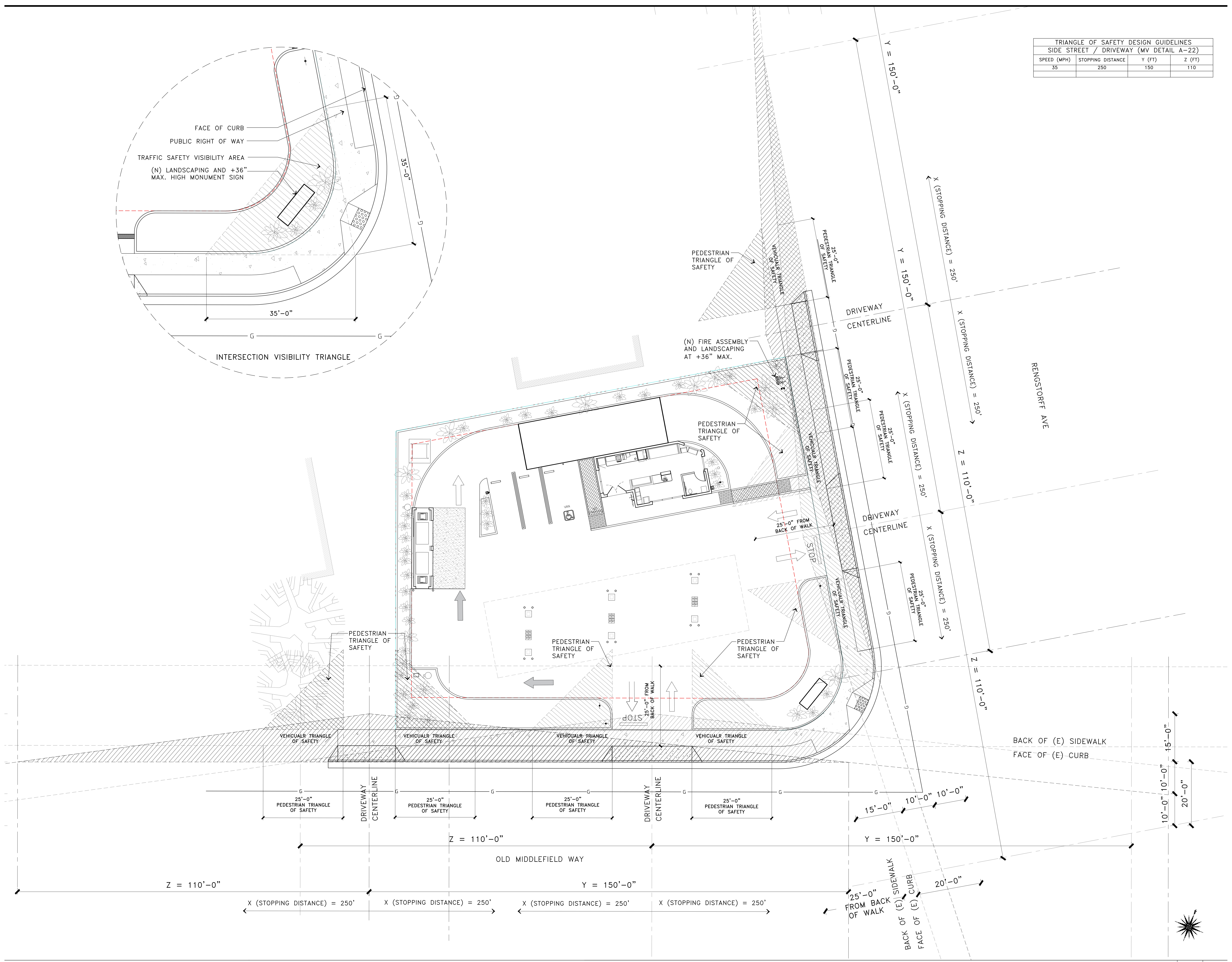
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DRIVEWAY TRIANGLE OF SAFETY

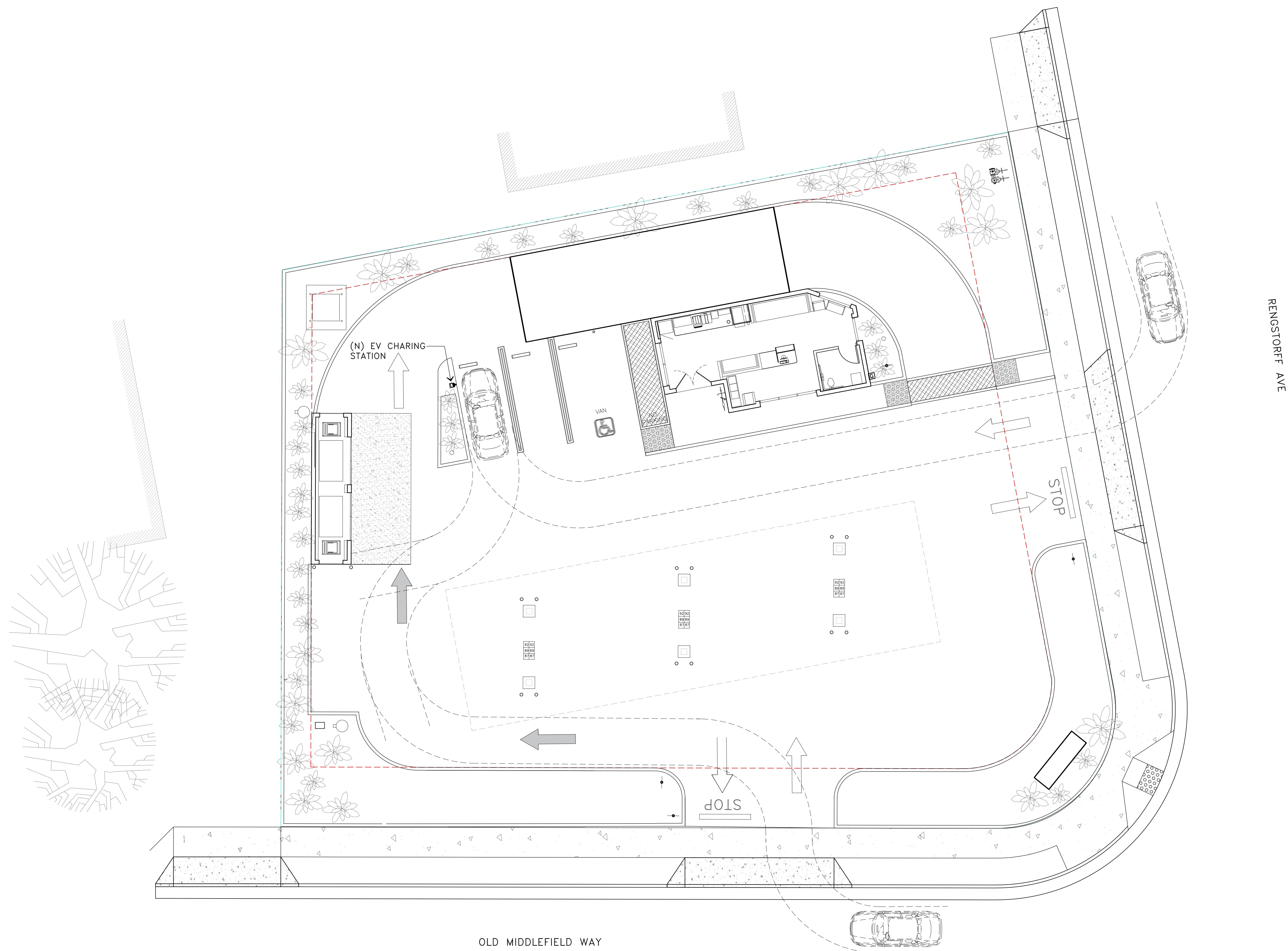


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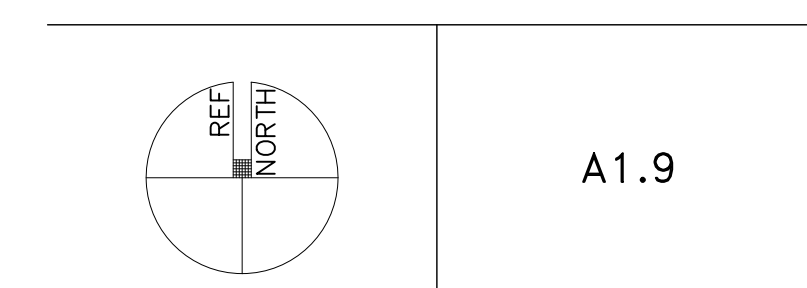
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EV CHARGING CIRCULATION PLAN

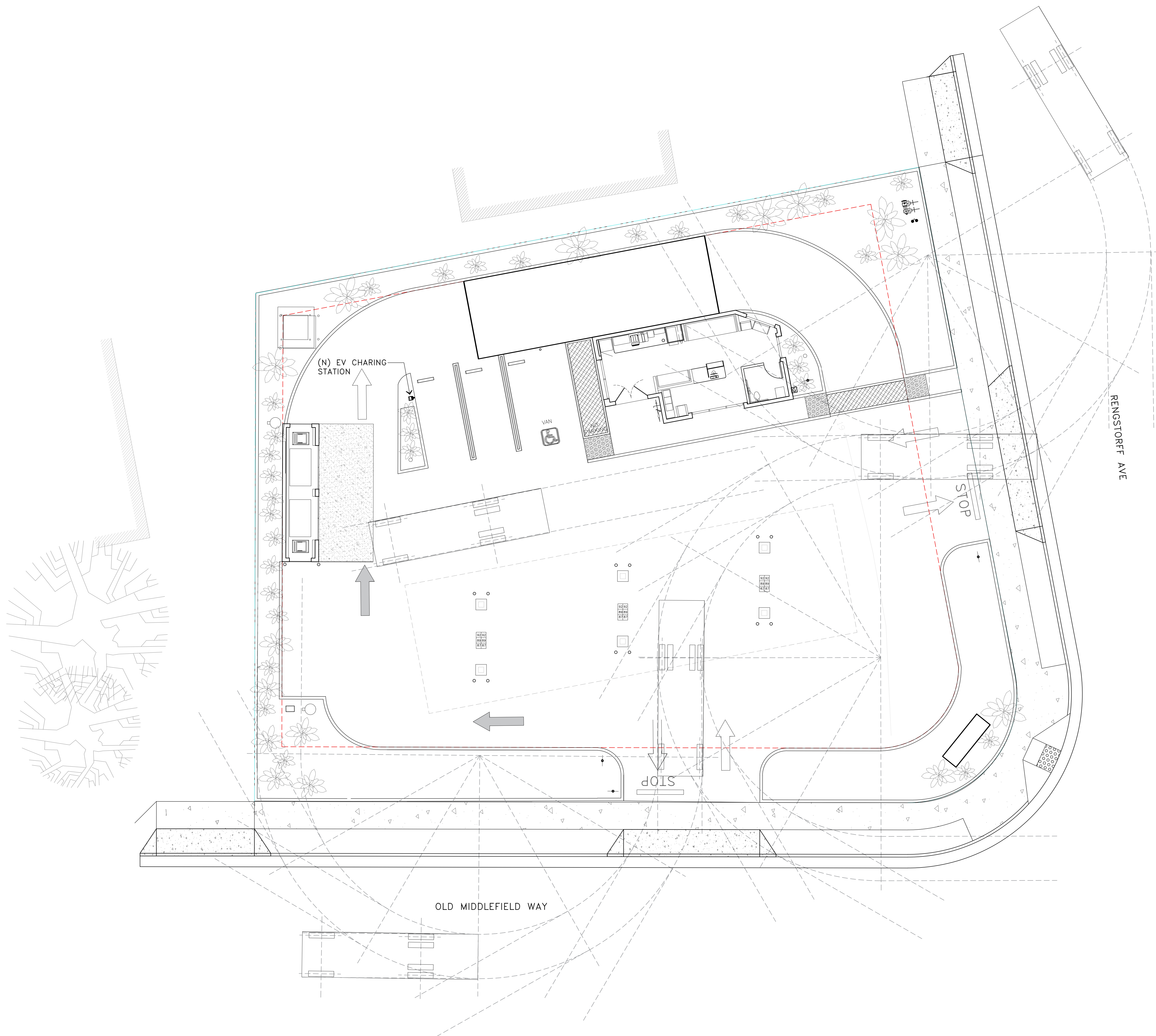


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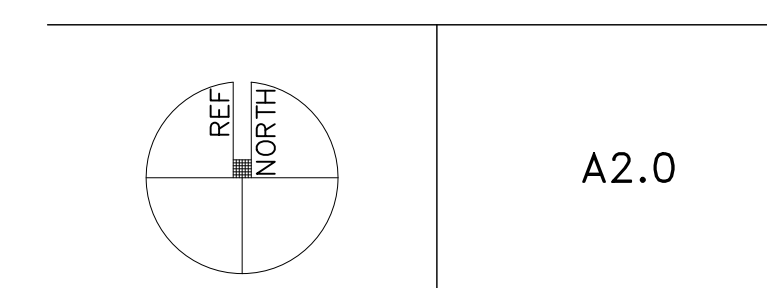
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TRASH COLLECTION
 CIRCULATION PLAN

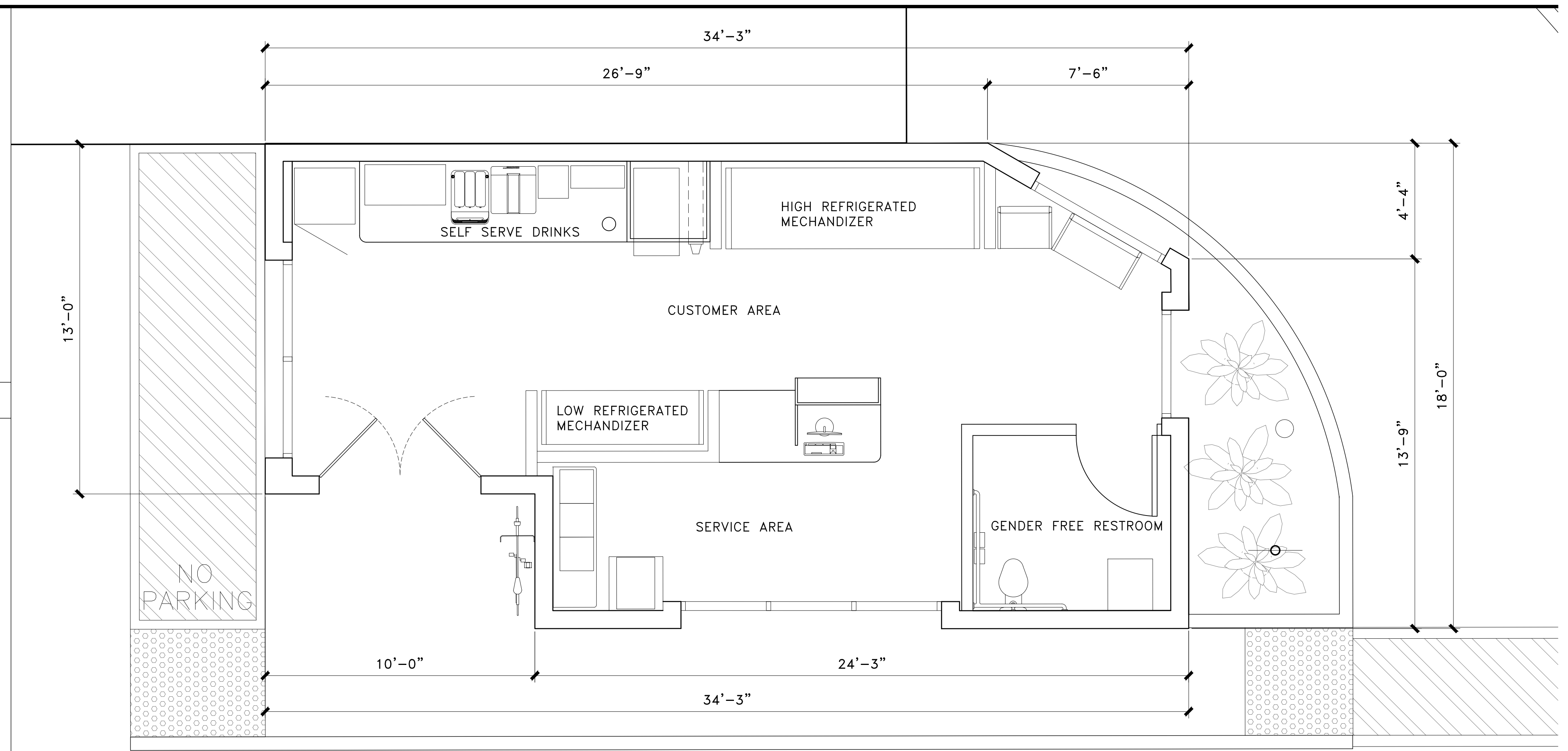


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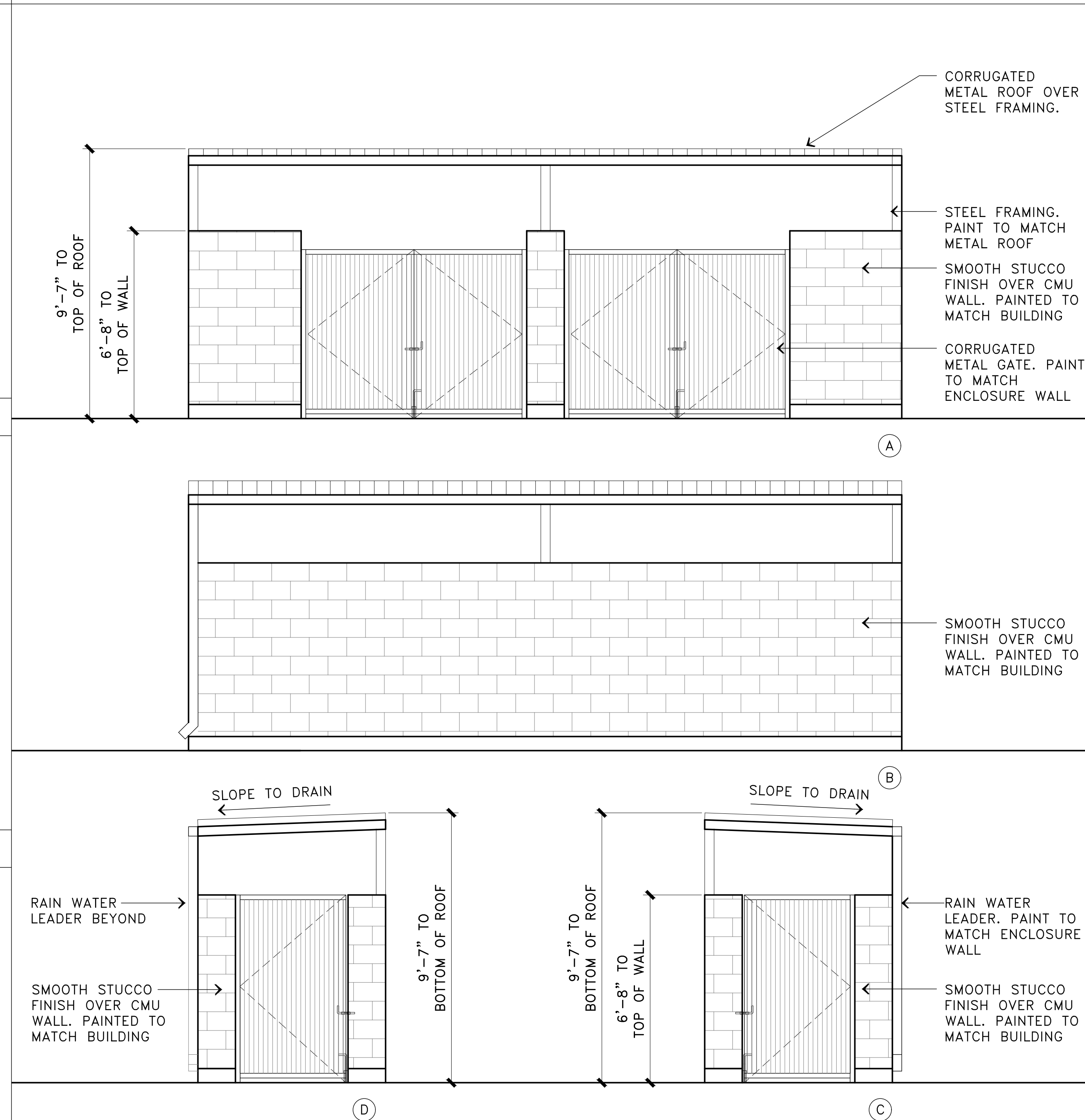
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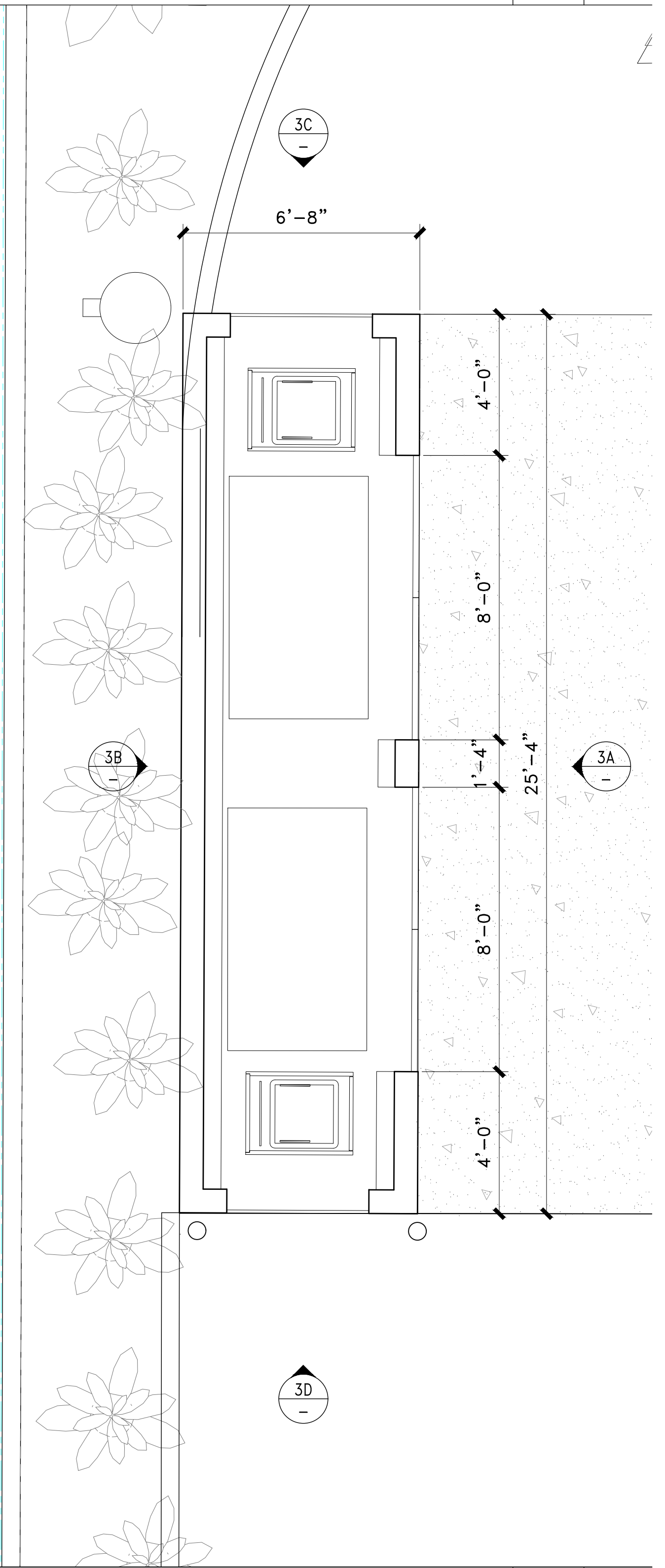
**2110 OLD MIDDLEFIELD WAY
 MOUNTAIN VIEW, CA 94043**



DIMENSIONED SITE PLAN - FOOD MART 3/8" 1



EXTERIOR ELEVATIONS - TRASH ENCLOSURE 3/8" 3

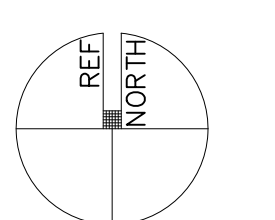


DIMENSIONED SITE PLAN - TRASH ENCLOSURE 3/8" 2

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DIMENSIONED FLOOR PLANS AND ELEVATIONS

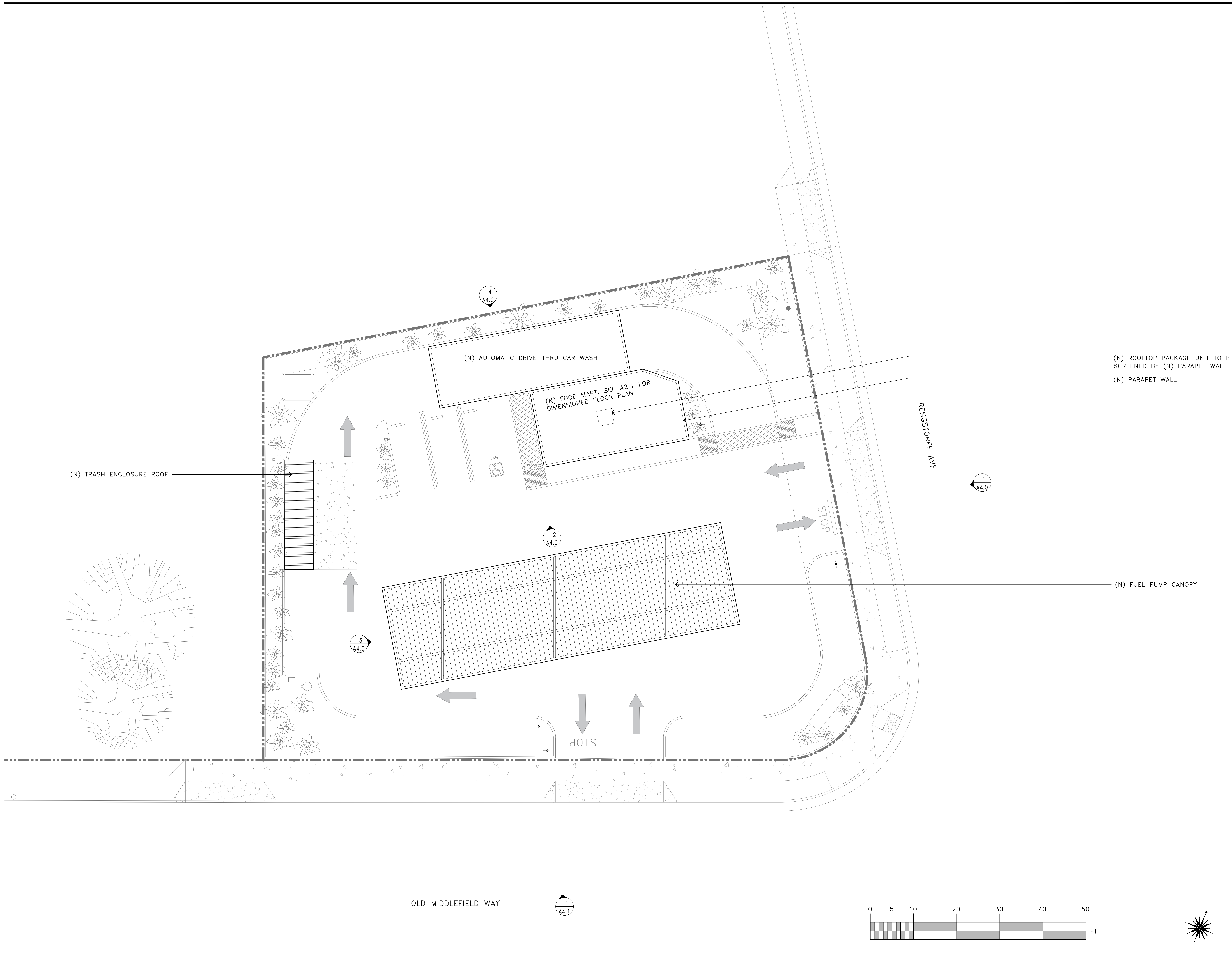


A2.1

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(N) ROOFTOP PACKAGE UNIT TO BE SCREENED BY (N) PARAPET WALL
 (N) PARAPET WALL

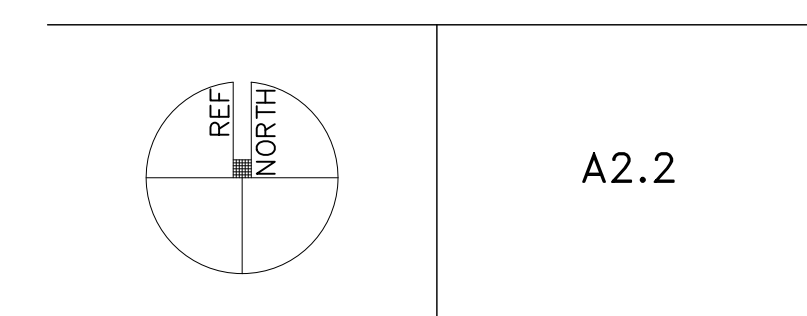
(N) FUEL PUMP CANOPY

(N) TRASH ENCLOSURE ROOF

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PROPOSED ROOF PLAN

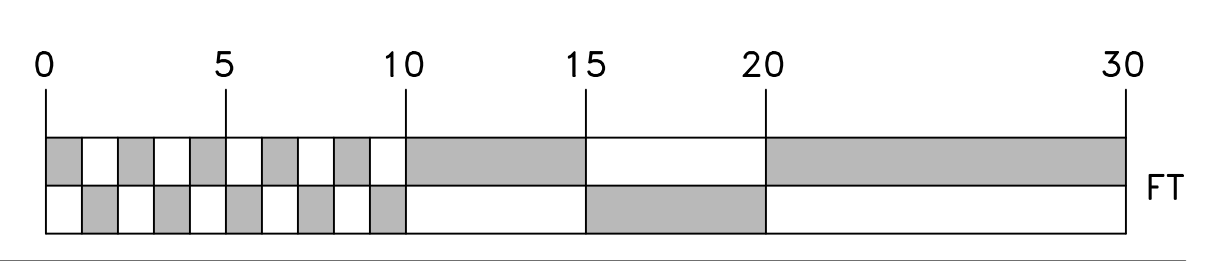


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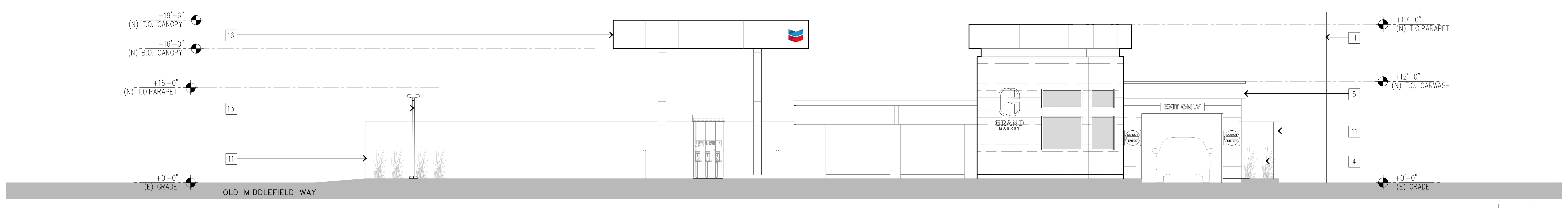
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- ELEVATION LEGEND**
- 1 EXISTING ADJACENT BUILDING (MINI-STORAGE)
 - 2 EXISTING ADJACENT BUILDING (REPAIR GARAGE)
 - 3 NEW COVERED TRASH ENCLOSURE WITH EXTERIOR PLASTER SYSTEM TO MATCH BUILDING
 - 4 NEW LANDSCAPING
 - 5 NEW CAR WASH TUNNEL
 - 6 NEW TRANSFORMER AND CONCRETE PAD PER PG&E
 - 7 NEW FIRE DEPT CONNECTION / DOUBLE DETECTOR CHECK VALVE
 - 8 EXTERIOR STOREFRONT SYSTEM
 - 9 NEW MONUMENT SIGN WITH LANDSCAPING
 - 10 NEW GASOLINE FUEL PUMP STATION
 - 11 NEW SOUND WALL (7' MAX.)
 - 12 NEW FUEL PUMP STATION
 - 13 NEW AREA LIGHT BY LANDSCAPE FORMS 'MOTIVE' SERISE AJ0004
 - 14 NEW BUILDING SIGNAGE (UNDER SEPARATE PERMIT)
 - 15 NEW LIGHT BOLLARD BY LANDSCAPE FORMS 'MOTIVE' SERISE AJ101
 - 16 NEW FUEL STATION CANOPY AND COLUMN WITH FINISH TO MATCH CAR WASH TUNNEL



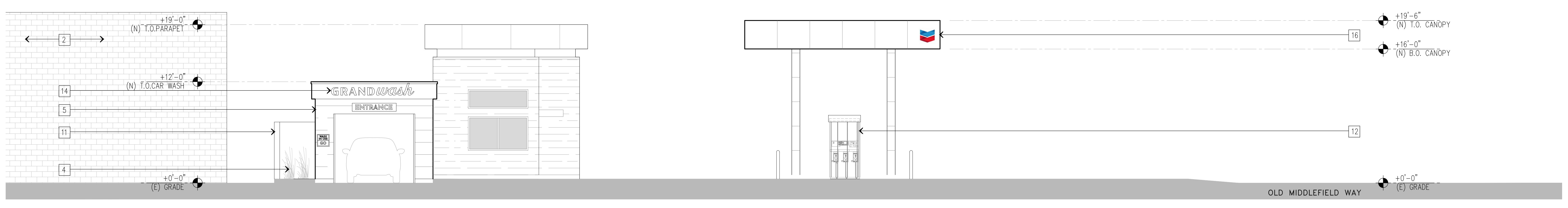
EXTERIOR LIGHTING FIXTURE CONCEPTUAL PHOTOS



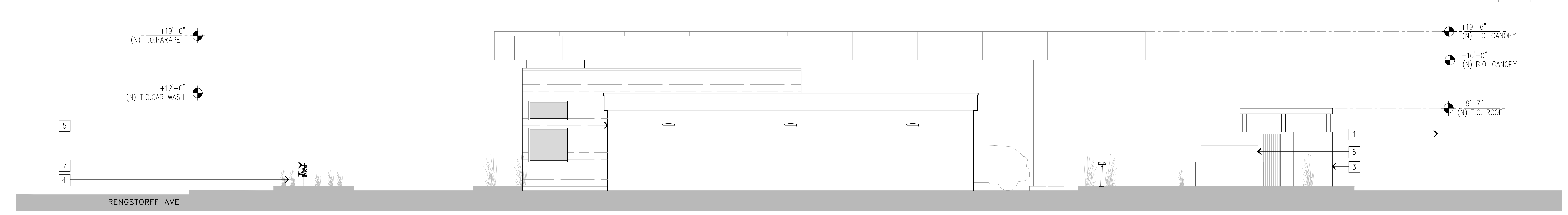
PROPOSED EXTERIOR ELEVATION - VIEW FROM RENGSTORFF AVE 3/16" 1



PROPOSED EXTERIOR ELEVATION - VIEW FROM OLD MIDDLEFIELD WAY 3/16" 2



PROPOSED EXTERIOR ELEVATION - VIEW FROM MINI-STORAGE 3/16" 3



PROPOSED EXTERIOR ELEVATION - VIEW FROM REPAIR SHOP 3/16" 4

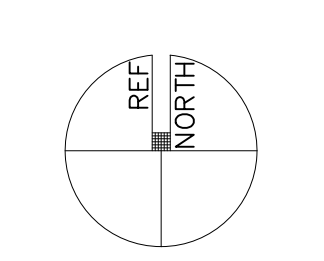
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PROPOSED EXTERIOR ELEVATIONS

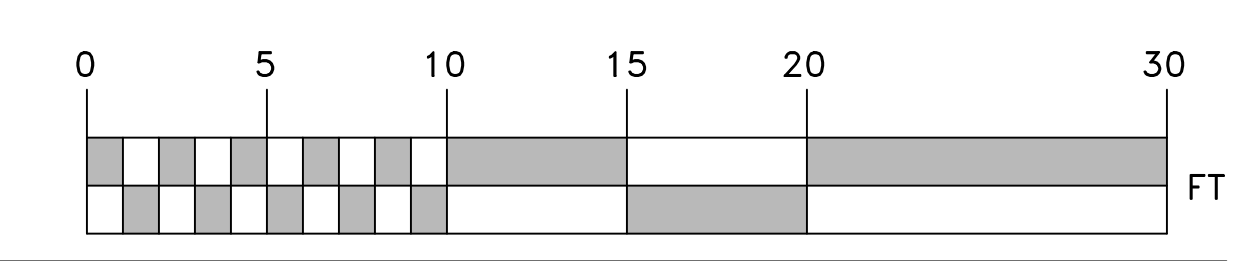


A4.0

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EXTERIOR LIGHTING FIXTURE CONCEPTUAL PHOTOS



PROPOSED EXTERIOR ELEVATION – VIEW OF FUEL PUMP CANOPY FROM OLD MIDDLEFIELD WAY 3/16" 1



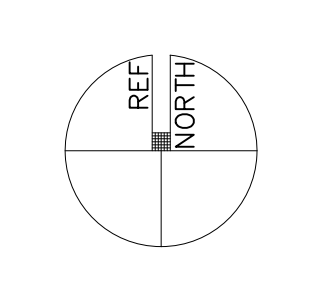
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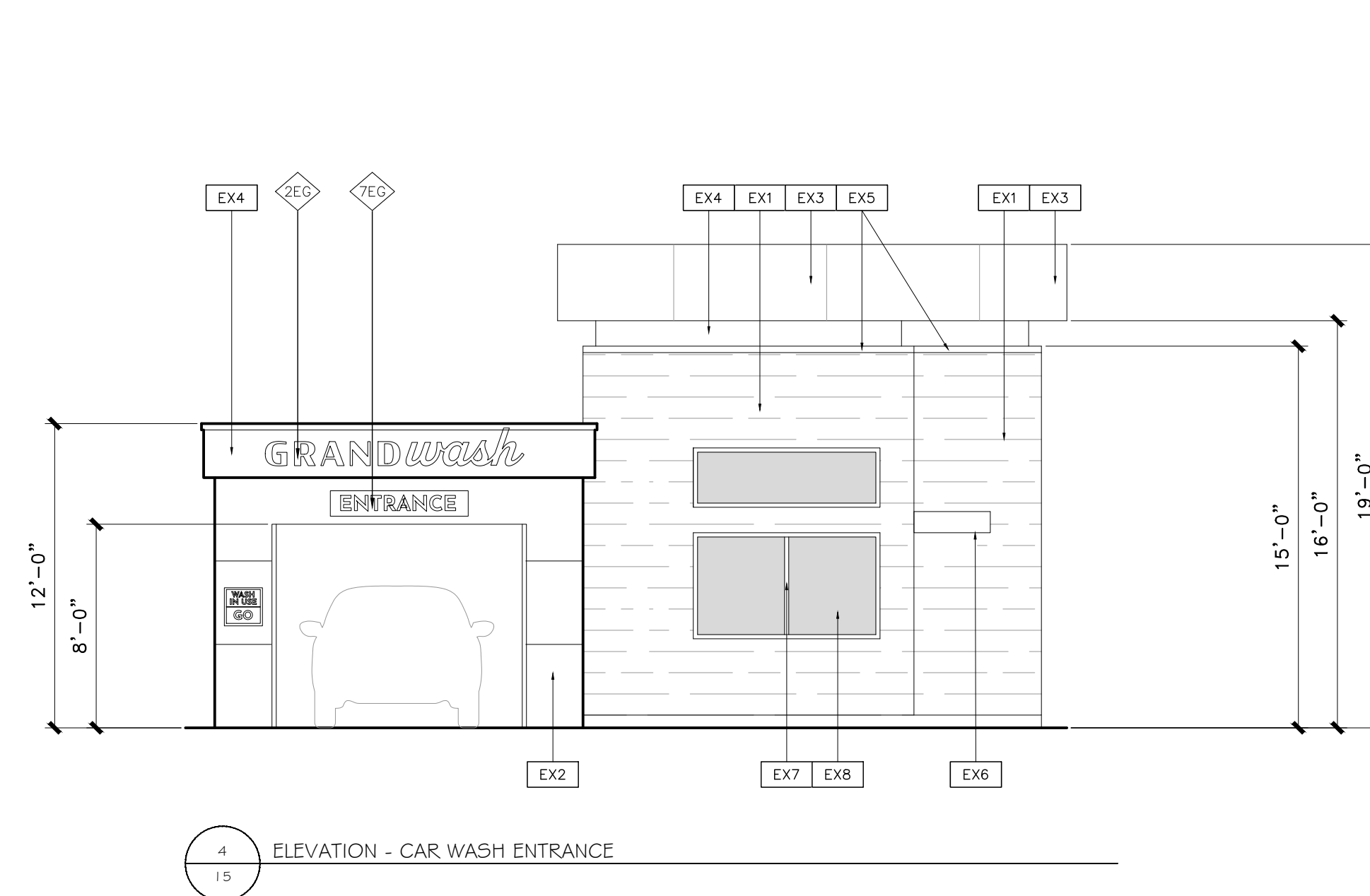
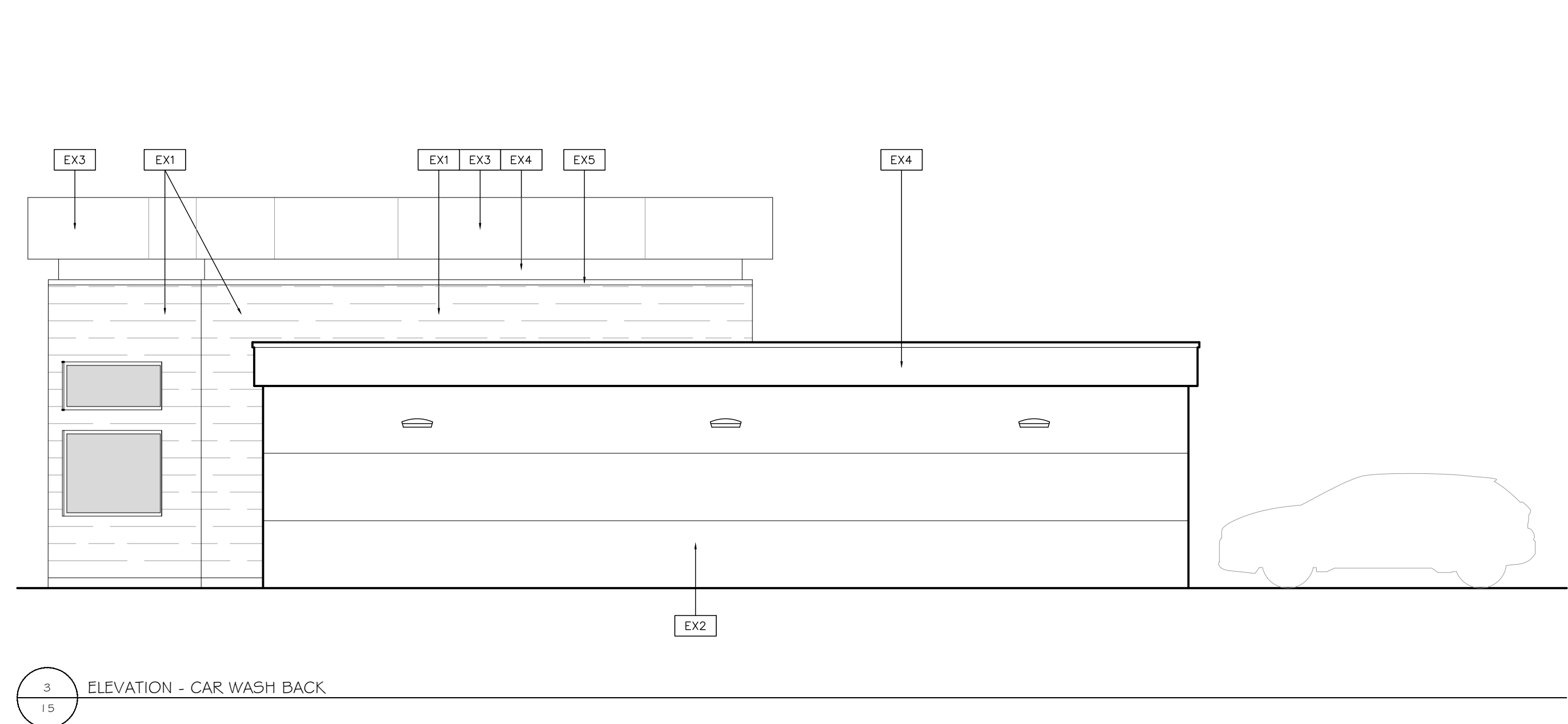
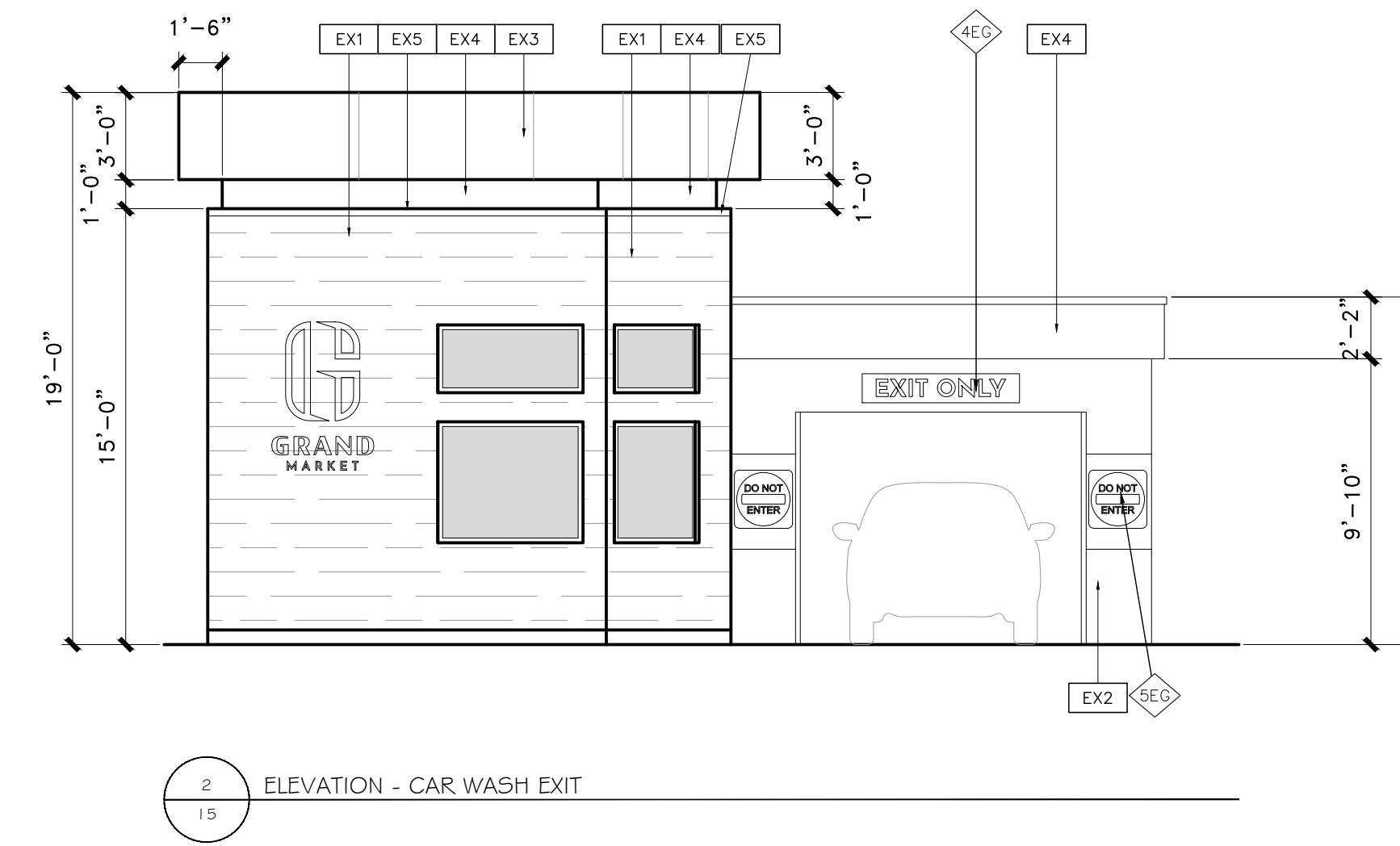
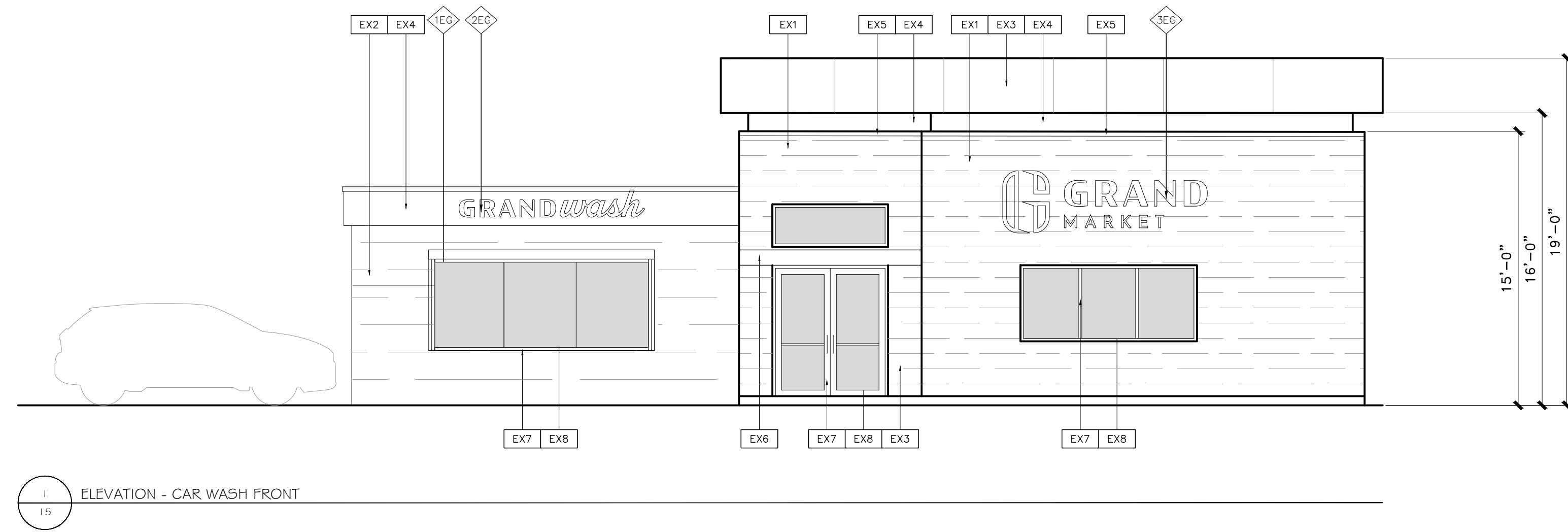
PROJECT: 17-6100

PROPOSED EXTERIOR ELEVATIONS

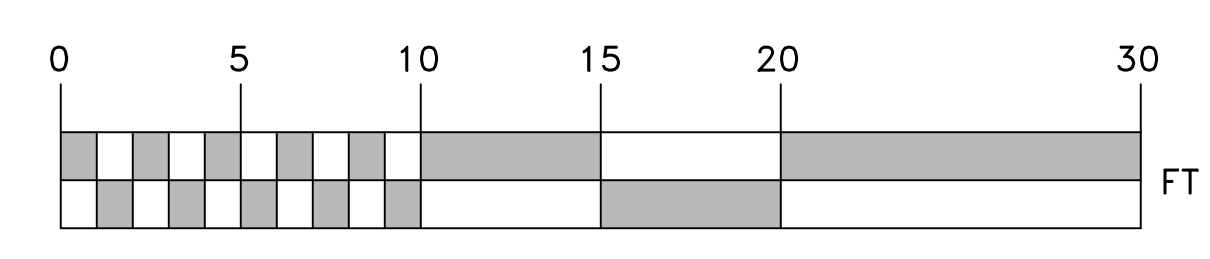


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3543 - EXTERIOR FINISH SCHEDULE			
ID	DESCRIPTION	COLOR	MANUFACTURER/CONTACT
EX1	ARCHITECTURAL EXTERIOR PANELS	#5999-AA NANTUCKET OAK - SELECT	STONEWOOD ARCHITECTURAL PANELS 262.567.4427
EX2	ARCHITECTURAL EXTERIOR PANELS	#413 BEIGE ARDENNE	MEG WALL PANELS - US.ABETLAMINATI.COM 262.567.4427
EX3	ARCHITECTURAL EXTERIOR PANELS	#819 BIANCO	MEG WALL PANELS - US.ABETLAMINATI.COM 262.567.4427
EX4	METAL CAPS/CORNICES	COLOR: NATURAL WHITE	BERRIDGE MANUFACTURING (OR COMPARABLE) 800.669.0009
EX5	METAL CAPS/CORNICES	COLOR: AGED BRONZE	BERRIDGE MANUFACTURING (OR COMPARABLE) 800.669.0009
EX6	FLAT ALUMINUM CANOPY - LUMISHADE	COLOR: CLEAR ANODIZED ALUMINUM	MAPES CANOPIES 888.273.1132
EX7	ALUMINUM STOREFRONT MULLIONS	CLEAR ANODIZED ALUMINUM (INSIDE + OUTSIDE)	KAWNEER (OR COMPARABLE) STEVE KESTERSON 214.878.2697
EX8	UV WINDOW TREATMENTS (IF NEEDED)		CONSULT CONTRACTOR OR ARCHITECT
EX9	EXTERIOR GRADE PAINT SUBSTRATE TO DETERMINE PAINT	#5W6174 ANDIRON	SHERWIN WILLIAMS ASHLYNN BOURQUE 214.553.3944
EXTERIOR FINISH GENERAL NOTES			
1	CONSULT LOCAL CONTRACTOR FOR STANDARD MATERIALS.		
2	CONSULT PARAGON SOLUTIONS FOR COLOR VERIFICATIONS AND GRAPHICS.		
3	MATERIALS MAY NOT BE SUBSTITUTED WITHOUT PERMISSIONS FROM OWNER OR PARAGON SOLUTIONS.		
4	FIELD VERIFY ALL EXTERIOR ELEVATIONS AND GRAPHICS FOR ACCURATE DIMENSIONS.		



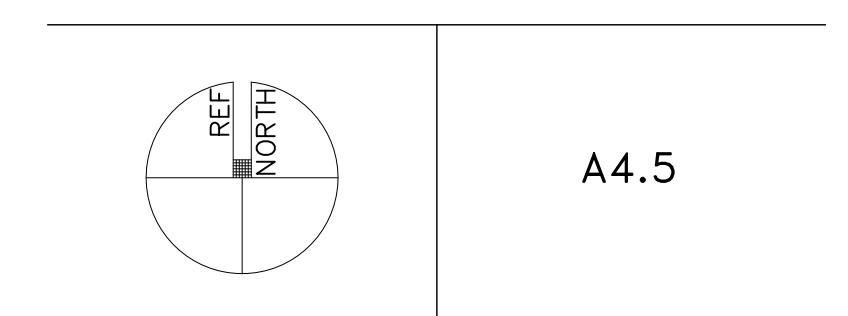
FORMAL REVIEW
NEW SERVICE STATION

2110 OLD MIDDLEFIELD WAY
MOUNTAIN VIEW, CA 94043

- 09.29.20 ISSUED FOR FORMAL REVIEW
- 05.13.21 11.09.20 FORMAL REVIEW COMMENT/OWNER REVISION
- 11.15.21 11.15.21 FORMAL REVIEW COMMENT
- 04.15.22 04.15.22 FORMAL REVIEW COMMENT
- 09.13.22 09.13.22 FORMAL REVIEW COMMENT
- 03.30.23 03.30.23 FORMAL REVIEW COMMENT

PROJECT: 17-6100

PROPOSED EXTERIOR ELEVATIONS



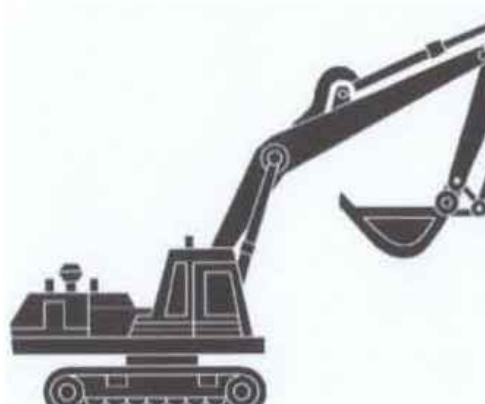
09.29.20	ISSUED FOR FORMAL REVIEW
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04.15.22	04.15.22 FORMAL REVIEW COMMENT
09.13.22	09.13.22 FORMAL REVIEW COMMENT

PROJECT: 17-6100

BLUEPRINT FOR A CLEAN BAY

Heavy Equipment Operation

Best Management Practices for the Construction Industry



Who should use this information?

- Vehicle and Equipment Operators
- Site Supervisors
- General Contractors
- Home Builders
- Developers

Doing the Job Right

Site Planning and Preventive Vehicle Maintenance


- Maintain all vehicles and heavy equipment. Inspect frequently for repair leaks.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site where cleanup is easier.
- If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and properly dispose as hazardous waste (recycle whenever possible).
- Perform major equipment repairs at designated areas in your maintenance yard, where cleanup is easier. Avoid performing equipment repairs at construction sites.
- Cover exposed fifth wheel hitches and other oily or greasy equipment during rain events.

Storm Water Pollution from Heavy Equipment on Construction Sites

Poorly maintained vehicles and heavy equipment that leak fuel, oil, antifreeze or other fluids on the construction site are common sources of storm water pollution. Prevent leaks by properly maintaining equipment and utilizing drip pans to place under any leaking equipment. Remove any leaking or malfunctioning equipment from the site as soon as possible.

Roadwork and Paving

Best Management Practices for the Construction Industry



Who should use this information?

- Road Crews
- Driveway/Sidewalk/Parking Lot Construction Crews
- Seal Coat Contractors
- Operators of grading Equipment, Paving Machines, Dump Trucks, Concrete Mixers
- Construction Inspectors
- General Contractors
- Home Builders
- Developers

Doing the Job Right

General Business Practices

- Develop and implement erosion/sediment control plans for roadway enhancements.
- Schedule excavation and grading work during dry weather.
- Check for and repair leaking equipment.
- Perform major equipment repairs at designated areas in your maintenance yard, where cleanup is easier. Avoid performing equipment repairs at construction sites.
- When refueling or when vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- Do not use diesel oil to lubricate equipment parts of clean equipment.
- Recycle used oil, concrete, broken asphalt, etc. whenever possible, or dispose of properly.

During Construction


- Avoid paving and seal coating in wet weather, or when rain is forecast, to prevent fresh materials from contacting storm water runoff.
- Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- Protect drainage ways by using earth dikes, sand bags, or other controls to divert or trap and filter runoff.

Storm Water Pollution from Roadwork

Road paving, surfacing, and pavement removal happen right in the street, where there are numerous opportunities for asphalt, saw-cut slurry, or excavated material to illegally enter storm drains. Extra planning is required to protect storm drain inlets, store and dispose of materials properly and guard against pollution of storm drains, creeks, and the Bay.

Fresh Concrete and Mortar Application

Best Management Practices for the Construction Industry



Who should use this information?

- Masons and Bricklayers
- Sidewalk Construction Crews
- Patio Construction Workers
- Construction Inspectors
- General Contractors
- Home Builders
- Developers
- Concrete Delivery/Pumping Workers

Doing the Job Right

General Business Practices

- Wash out concrete mixers only in designated wash-out areas in your yard, away from storm drains and waterways, where the water will flow into a temporary waste pit in a dirt area. Let water percolate through soil and dispose of settled, hardened concrete as garbage. Whenever possible, recycle washout by pumping back into mixers for reuse.
- Wash out chutes into dirt areas at site that do not flow to streets or drains.
- Always store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Protect dry materials from wind.
- Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from streets, gutters, storm drains, rainfall and runoff.
- Do not use diesel fuel as a lubricant on concrete forms, tools or trailers.

Storm Drain Pollution from Fresh Concrete and Mortar Applications

Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks can block storm drains, cause serious problems and is prohibited by law.

Preventing Pollution: It's Up to Us

In the Santa Clara Valley, storm drains transport water directly to local creeks and San Francisco Bay without treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or bay lands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment, construction debris, sediment created by erosion; landscaping runoff containing pesticides or weed killers; and materials such as motor oil, antifreeze, and paint products that people pour or spill into a street storm drain. Thirteen valley municipalities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm water pollution. To comply with this program, contractors must comply with the practices described in this blueprint.

Small Business Hazardous Waste Disposal Program

Santa Clara County businesses that generate less than 27 gallons or 220 pounds of hazardous waste per month are eligible to use Santa Clara County's Small Business Hazardous Waste Disposal Program. Call: 408-299-7300 for a quote, more information or disposal.

Spill Response Agencies

DIAL 9-1-1

State Office of Emergency Services Warning Center (24 hours): 800-852-7550

Santa Clara County Environmental Health Services: 408-299-6930

Local Pollution Control Agencies

County of Santa Clara Pollution Prevention Program: 408-441-1195

County of Santa Clara Integrated Waste Management Program: 408-441-1198

County of Santa Clara District Attorney Environmental Crimes Hotline: 408-299-7195

Santa Clara County Recycling Hotline: 800-533-8414

Santa Clara Valley Water District: 408-265-2600

Santa Clara Valley Water District Pollution Hotline: 888-510-5151

Regional Water Quality Control Board San Francisco Bay Region: 510-622-2300

Palo Alto Regional Water Quality Control Plant: 650-329-2598
Serving East Palo Alto Sanitary District, Los Altos, Los Altos Hills, Menlo Park, New Palo Alto, Stanford

City of Mountain View

Building Division: 650-903-6313

Fire & Environmental Protection Division: 650-903-6378


Solid Waste Division: 650-903-6311

Local Accredited Laboratories List

<http://www.cdph.ca.gov/certific/lab/Documents/ELAPlablist.xls>

Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry



Who should use this information?

- Landscapers
- Gardeners
- Swimming Pool/Spa Service and Repair Workers
- General Contractors
- Home Builders
- Developers

Doing the Job Right

General Business Practices

- Protect stockpiles of landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- Schedule grading and excavation projects during dry weather.
- Use temporary check dams or ditches to divert runoff away from storm drains.
- Protect storm drains with sandbags or other sediment controls.
- Re-vegetation is an excellent form of erosion control for any site.

Landscaping/Garden Maintenance

- Use pesticides sparingly, according to instructions on the label. Rinse empty containers, and use rinse water as product. Dispose of rinsed, empty containers in the trash. Dispose of unused pesticides as hazardous waste.
- Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.

Storm Water Pollution From Landscaping and Swimming Pool Maintenance

Many landscaping activities expose soils and increase the likelihood that earth and garden chemicals will run off into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algaecides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

Painting and Application of Solvents and Adhesives

Best Management Practices for the Construction Industry



Who should use this information?

- Homeowners
- Painters
- Paperhangers
- Plasterers
- Graphic Artists
- Dry Wall Crews
- Floor Covering Installers
- General Contractors
- Home Builders
- Developers

Doing the Job Right

Handling Paint Products

- Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues, and cleaning fluids are hazardous wastes and must be disposed of at a hazardous waste collection facility. Contact the Santa Clara County Hazardous Waste Program at 408-299-7300.
- When thoroughly dry, empty paint cans, used brushes, rags, and drop cloths may be disposed of as garbage in a sanitary landfill. Empty, dry paint cans also may be recycled as metal.
- Wash water from painted buildings constructed before 1978 can contain high amounts of lead, even if paint chips are not present. Before you begin stripping paint or cleaning pre-1978 building exteriors with water under high pressure, test paint for lead by taking paint scrapings to a local laboratory.
- If there is loose paint on the building, or if the paint tests positive for lead, block storm drains. Check with the wastewater treatment plant to determine whether you may discharge water to the sanitary sewer, or if you must send it off-site for disposal as hazardous waste.

Painting Cleanup

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, French drain, or stream.

Storm Water Pollution from Paints, Solvents and Adhesives

All paints, solvents and adhesives contain chemicals that are harmful to wildlife in local creeks, San Francisco Bay, and the Pacific Ocean. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. Paint material and wastes, adhesives and cleaning fluids should be recycled whenever possible, or disposed of properly to prevent these materials from flowing into storm drains and watercourses.

Mountain View Municipal Code Requirements

Mountain View Municipal Code Chapter 35.31.3.1 Discharge to curbside gutter, storm sewer, storm drain or natural outlet
It shall be unlawful to discharge or cause a threatened discharge to any curbside gutter, storm sewer, storm drain gutter, creek or natural outlet any domestic sewage, sanitary sewage, industrial wastes or polluted waters except where permission is granted by the fire chief or his designee. Unlawful discharges to storm drains shall include, but are not limited to discharges from: toilets, sinks, commercial or industrial processes, cooling systems, air compressors, boilers, fabric or carpet cleaning, equipment cleaning, vehicle cleaning, swimming pools, spas, fountains, construction activities (e.g., painting, paving, concrete placement, sawcutting, grading), painting, and paint stripping, unless specifically permitted by a discharge permit or unless exempted pursuant to regulations established by the fire chief or his designee. Additionally, it shall be unlawful to discharge any pollutants or waters containing pollutants that would contribute to violations of the city's stormwater discharge permit or applicable water quality standards.

Mountain View Municipal Code Chapter 35.32.10 Discharges and prevention thereof through implementation of best management practices
All construction projects occurring within city limits shall be conducted in a manner which prevents the release of hazardous materials or hazardous waste to the soil or groundwater, and minimize the discharge of hazardous materials, hazardous wastes, polluted water and sediments to the storm sewer system. Practices which shall be implemented to meet the intent of this requirement are described in the City of Mountain View document "It's Up to the Contract (But Not in the Bay)." The city may require any additional practices consistent with its NPDES stormwater discharge permit if it concludes that the intent of this section is not being met during the construction process. A stormwater pollution prevention plan (SWPPP) shall be prepared and available at the site for all projects regulated under the state's "general construction" permit and for any other projects for which the fire department (fire and environmental protection division) determines that a SWPPP is necessary to protect surface waters.

Mountain View Municipal Code Chapter 35.32.2.1 Discharge Permit
It shall be unlawful for any person or organization to discharge or cause to be discharged any industrial wastes or polluted water whatsoever directly or indirectly into the sewer system without first obtaining a permit for discharge. The discharge applicant shall not commence discharge prior to permit issuance. Furthermore, it shall be unlawful for any person to discharge any industrial wastes or polluted water in excess of the quantity or quality limitations, or to violate any other requirement set forth in this article or in a permit for discharge.

Criminal and judicial penalties can be assessed for non-compliance.

City of Mountain View

Building Division: 650-903-6313

Fire & Environmental Protection Division: 650-903-6378


Solid Waste Division: 650-903-6311

Local Accredited Laboratories List

<http://www.cdph.ca.gov/certific/lab/Documents/ELAPlablist.xls>

General Construction and Site Supervision

Best Management Practices for the Construction Industry



Who should use this information?

- General Contractors
- Site Supervisors
- Inspectors
- Home Builders
- Developers

Doing the Job Right

General Practices

- Keep an orderly site and ensure good housekeeping practices are used.
- Maintain equipment properly.
- Cover materials when they are not in use.
- Keep materials away from streets, storm drains and drainage channels.
- Ensure dust control water doesn't leave site or discharge storm drains.

Advance Planning to Prevent Pollution

- Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins. Use the Erosion and Sediment Control Manual, available from the Regional Water Quality Control Board, as a reference.
- Control the amount of runoff crossing your site (especially during excavation) by using berms or temporary or permanent drainage ditches to divert water flow around the site. Reduce storm water runoff velocities by constructing temporary check dams or berms where appropriate.
- Train your employees and subcontractors. Make these best management practices available to everyone who works on the construction site. Inform subcontractors about the storm water requirements and their own responsibilities.

Good Housekeeping Practices


- Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated areas should be well away from streams or storm drain inlets, bermed if necessary. Make major repairs off site.
- Keep materials out of the rain—prevent runoff contamination at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- Keep pollutants off exposed surfaces. Place trashcans and recycling receptacles around the

Storm Water Pollution from Construction Activities

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter, or street have a direct impact on local creeks and the Bay. As a contractor, or site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

Earth-Moving and Dewatering Activities

Best Management Practices for the Construction Industry



Who should use this information?

- Bulldozer, Back Hoe, and Grading Machine Operators
- Dump Truck Drivers
- Site Supervisors
- General Contractors
- Home Builders
- Developers

Doing the Job Right

General Business Practices

- Schedule excavation and grading work during dry weather.
- Perform major equipment repairs away from the job site.
- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
- Do not use diesel oil to lubricate equipment parts, or clean equipment.

Practices During Construction

- Remove existing vegetation only when absolutely necessary. Plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Protect down slope drainage courses, streams, and storm drains with wattles, or temporary drainage swales. Use check dams or ditches to divert runoff around excavations. Refer to the Regional Water Quality Control Board's Erosion and Sediment Control Field Manual for proper erosion and sediment control measures.

Storm Water Pollution From Earth-Moving Activities And Dewatering

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains when handled improperly. Sediments in runoff can clog storm drains, smother aquatic life, and destroy habitats in creeks and the Bay. Effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces. Contaminated groundwater is a common problem in the Santa Clara Valley. Depending on soil types and site history, groundwater pumped from construction sites may be contaminated with toxics (such as oil or solvents) or laden with sediments. Any of these pollutants can harm wildlife in creeks or the Bay, or interfere with wastewater treatment plant operations. Discharging sediment-laden water from a dewatering site into any water of the state without treatment is prohibited.

Blueprint for a Clean Bay

Remember: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. You may be held responsible for any environmental damage caused by your subcontractors or employees.



Best Management Practices for the Construction Industry



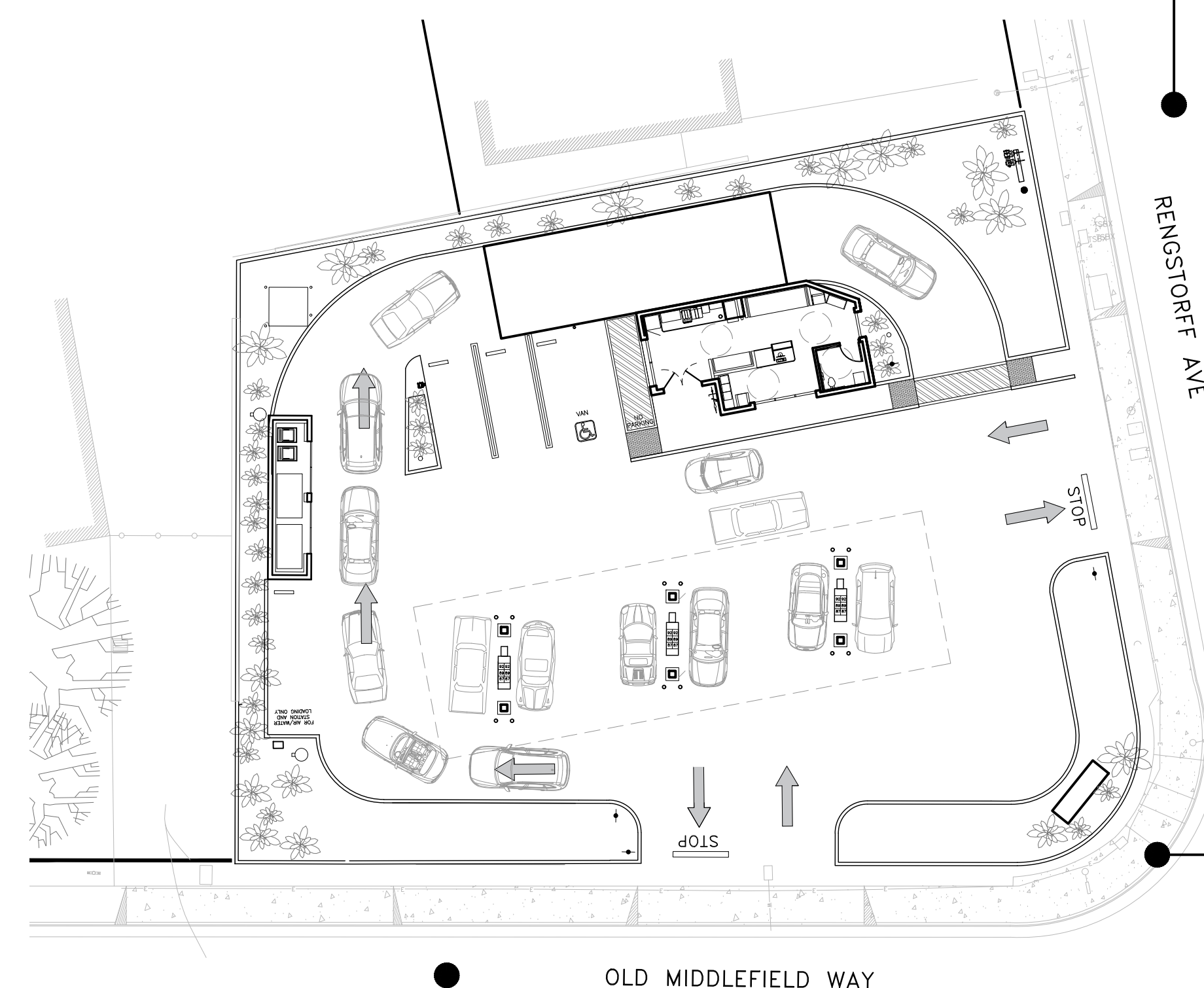
Santa Clara Valley Urban Runoff Pollution Prevention Program

1. Check for Toxic Pollutants

- Check for odors, discoloration, or an oily sheen on groundwater.
- Call your local wastewater treatment agency and ask whether the groundwater may be tested.
- If contamination is suspected, have the water tested by a certified laboratory.
- Depending on the test results, you may be allowed to discharge pumped groundwater to the storm drain (if no sediments present) or to sanitary sewer. OR, you may be required to collect and haul pumped groundwater offsite for treatment and disposal at an appropriate treatment facility.

2. Check for Sediment Levels

- If the water has been determined to be unpolluted and clear, the pumping time is less than 24 hours, and the flow rate is less than 20 gallons per minute, you may pump water to the street or storm drain.
- If the pumping time is more than 24 hours and the flow rate greater than 20 gpm, call your local wastewater treatment plant for guidance.
- If the water is not clear, solids must be filtered or settled out by pumping to a settling tank prior to discharge. Options for filtering include:
 - Pumping through a perforated pipe sunk part way into a small pit filled with gravel;
 - Pumping from a bucket placed below water level using a submersible pump;
 - Pumping through a filtering device such as a swimming pool filter or filter fabric wrapped around and off suction pipe.
- When discharging to a storm drain, protect the inlet using a barrier or burlap bags filled with drain rocks or cover inlet with filter fabric anchored under the grate. OR pump water through agrassy swale prior to discharge.

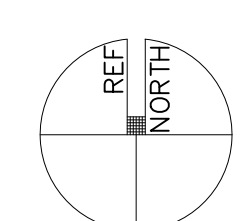


FORMAL REVIEW
 NEW SERVICE STATION
Chevron
 2110 OLD MIDDLEFIELD WAY
 MOUNTAIN VIEW, CA 94043

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05.13.21	11.09.20 FORMAL REVIEW COMMENT/OWNER REVISION	▲
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04.15.22	04.15.22 FORMAL REVIEW COMMENT	▲

PROJECT: 17-6100

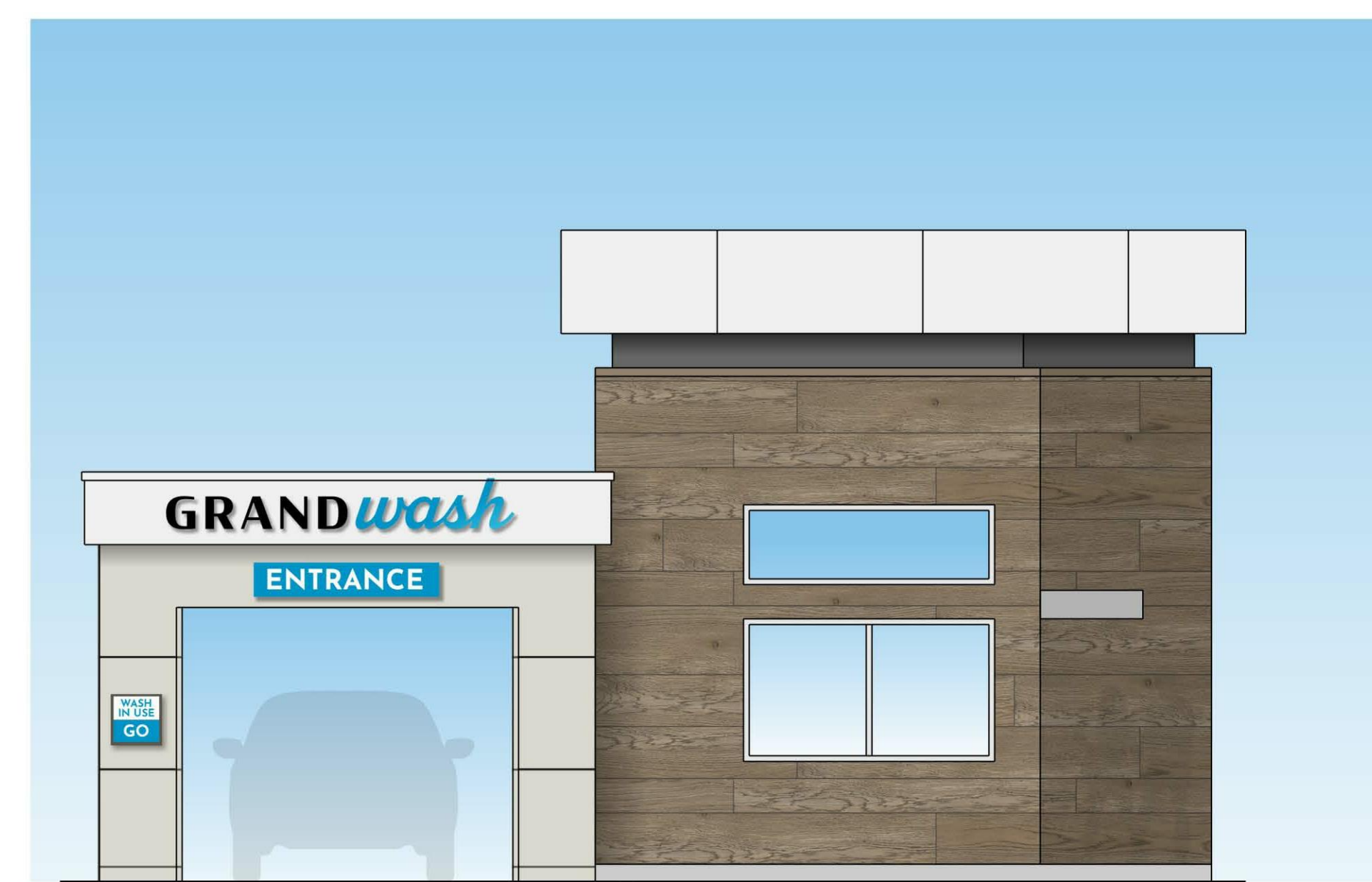
EXISTING SITE PHOTOS



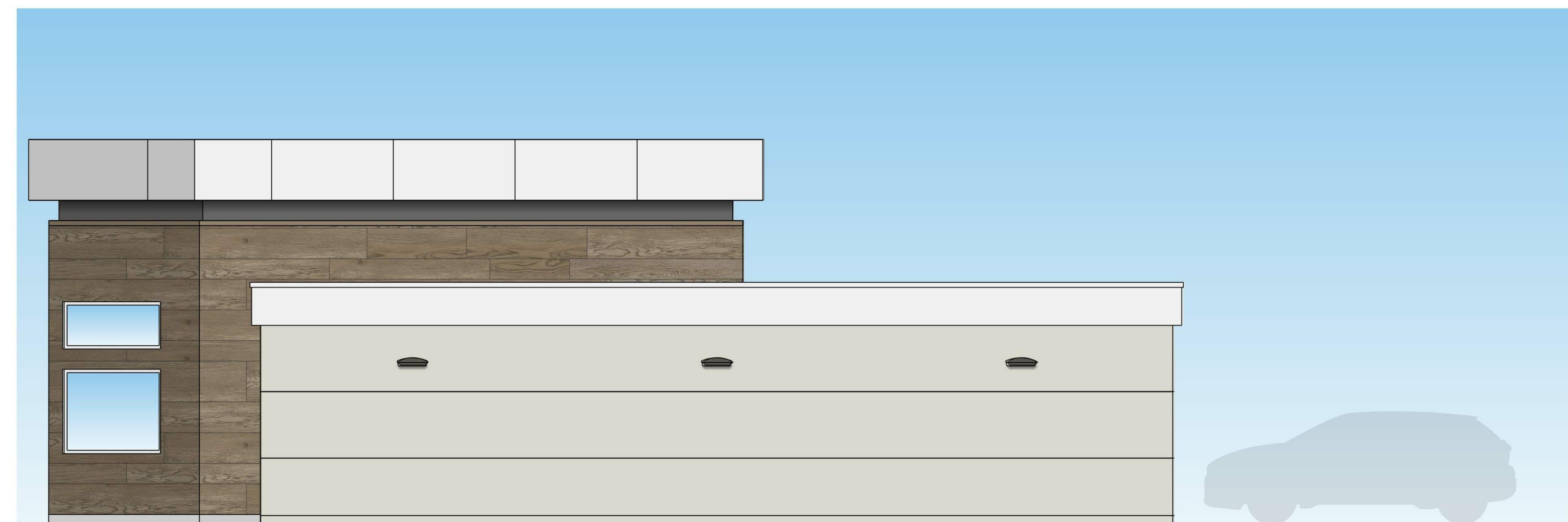
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FRONT



LEFT



BACK



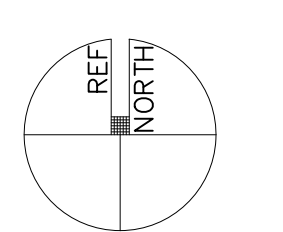
RIGHT

FORMAL REVIEW
 NEW SERVICE STATION

 2110 OLD MIDDLEFIELD WAY
 MOUNTAIN VIEW, CA 94043

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EXTERIOR RENDERINGS

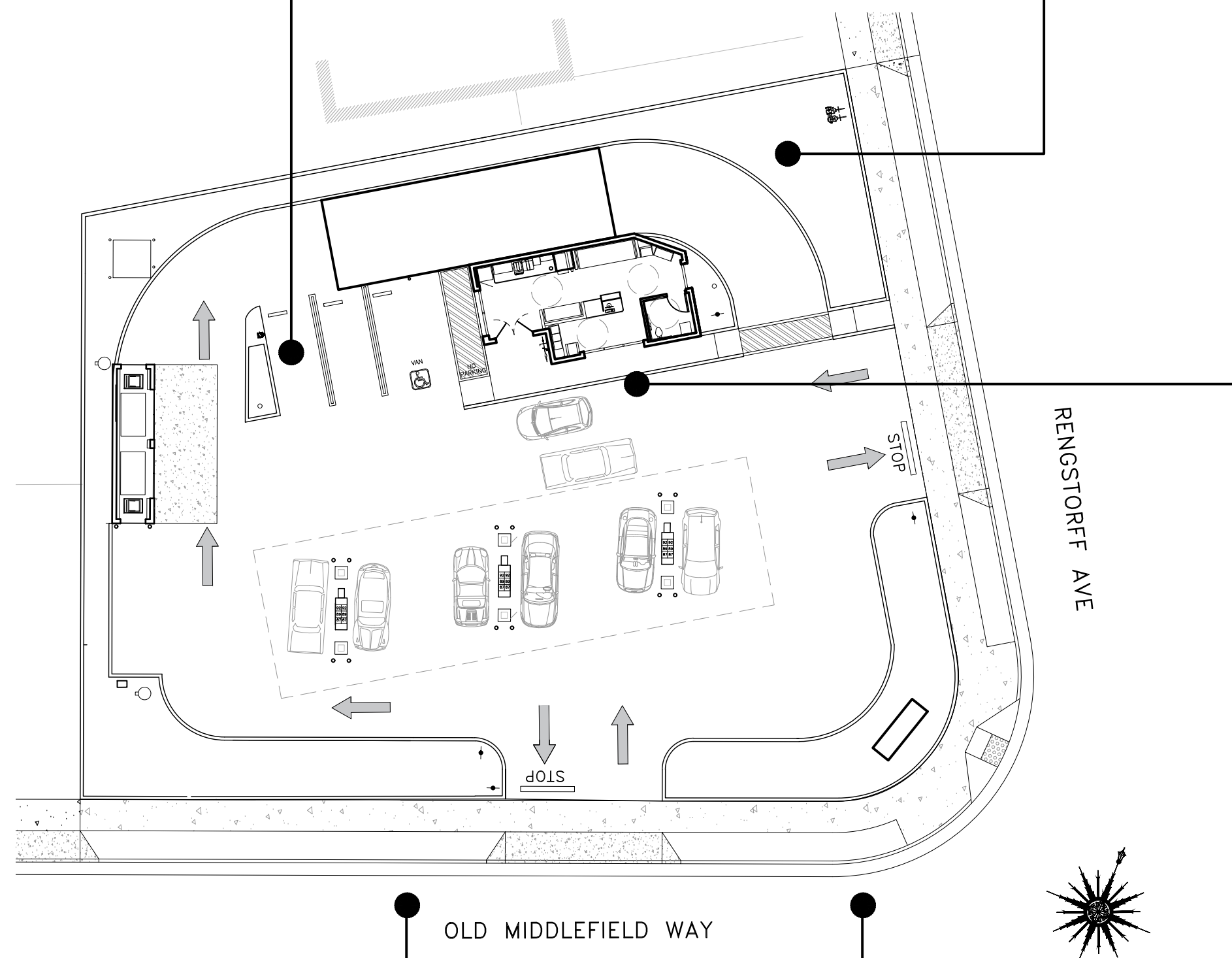




VIEW OF THE CONVENIENCE STORE AND CAR WASH TUNNEL ENTRANCES



SIDE VIEW OF THE CONVENIENCE STORE AND CAR WASH TUNNEL



FRONT VIEW OF THE CONVENIENCE STORE AND CAR WASH TUNNEL

VIEW FROM OLD MIDDLEFIELD WAY



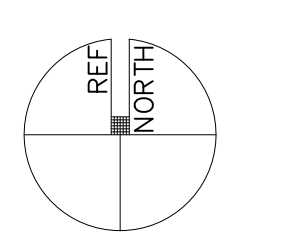
VIEW FROM OLD MIDDLEFIELD WAY



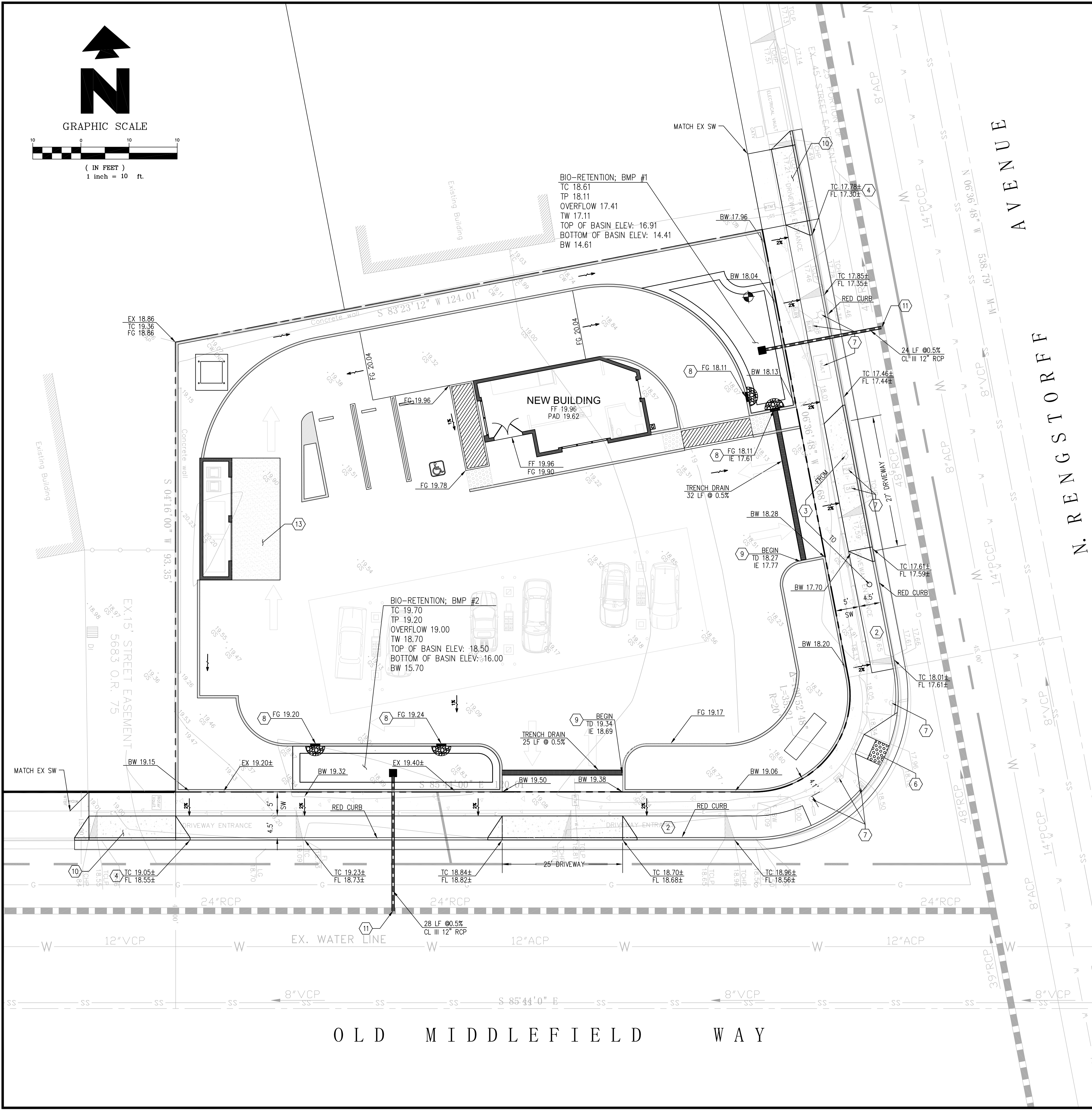
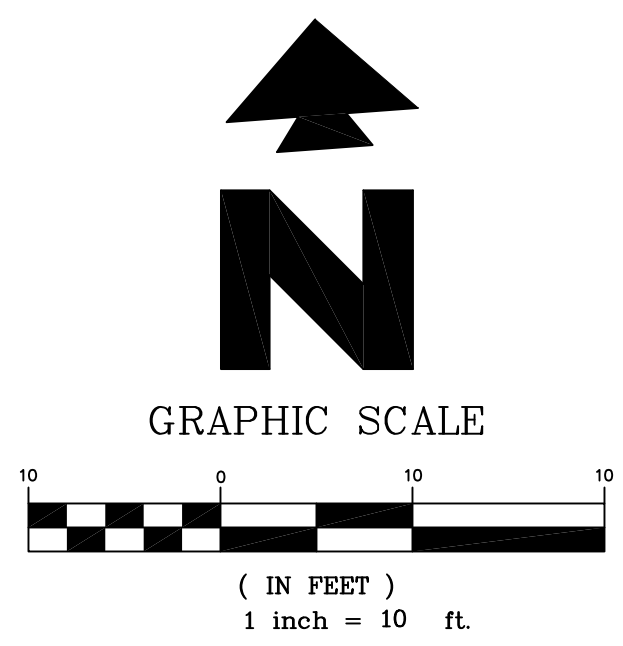
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09.13.22	09.13.22 FORMAL REVIEW COMMENT	▲

PROJECT: 17-6100

3D CONCEPTUAL RENDERING



A9.0



BENCHMARK:

ELEVATIONS BASED UPON THE CITY CONTROL BENCHMARK XXX, LOCATED AT THE XX ELEVATION 16.152 FEET (NAVD 1983). FIELD SURVEY DATED ON XXXX.

GENERAL NOTES:

- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- CONTRACTOR SHALL PROTECT ALL PROPERTY CORNERS.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOR ALL NATURAL AND PAVED AREAS.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- UTILITY VAULTS, TRANSFORMERS, UTILITY CABINETS, CONCRETE BASES, OR OTHER STRUCTURES CANNOT BE PLACED OVER WATER MAINS/SERVICES. MAINTAIN 1' HORIZONTAL CLEAR SEPARATION FROM THE VAULTS, CABINETS & CONCRETE BASES TO EXISTING UTILITIES AS FOUND IN THE FIELD. IF THERE IS CONFLICT WITH EXISTING UTILITIES, CABINETS, VAULTS & BASES SHALL BE RELOCATED FROM THE PLAN LOCATION AS NEEDED TO MEET FIELD CONDITIONS. TREES MAY NOT BE PLANTED WITHIN 10' OF EXISTING WATER MAINS/SERVICES OR METERS. MAINTAIN 10' BETWEEN TREES AND WATER SERVICES, MAINS & METERS.
- UTILITY INSTALLATION IF ANY SHALL BE IN ACCORDANCE WITH CITY OF MOUNTAIN VIEW STANDARDS.
- CONTRACTOR SHALL REFER TO ARCH. PLANS FOR EXACT LOCATIONS OF UTILITIES SERVICES TO NEW BUILDING. COORDINATE WITH LOCAL UTILITIES COMPANIES FOR SERVICE CONNECTIONS.

LEGEND:

- = BOUNDARY
- = CENTER LINE
- = SETBACK LINE
- = EX. SANITARY SEWER LINE
- = EX. OVERHEAD LINE
- = EX. WATER METER
- = EX. STORM DRAIN INLET
- = EX. SANITARY SEWER MANHOLE
- = EX. STORM DRAIN MANHOLE
- = FLOW DIRECTION
- = GRADE BREAK
- = FLOW LINE
- = DOWNSPOUT
- = NEW CONCRETE HARDSCAPE
- = CURB OPENING

ABBREVIATIONS:

- APN = ASSESSOR PARCEL NUMBER
- BS = BOTTOM OF STEP
- BOW = BACK OF WALK
- BW = BOTTOM OF WALL
- C = CONCRETE
- DWY = DRIVEWAY
- EG = EXISTING GRADE
- EX = EXISTING
- FF = FINISHED FLOOR
- FG = FINISHED GRADE
- FL = FLOW LINE
- G = GARAGE
- GB = GRADE BREAK
- IE = INVERT ELEVATION
- L = LAWN
- LF = LINEAL FOOT
- LP = LOW POINT
- N = NEW
- P = PATIO OR PORCH
- R.O.W. = RIGHT-OF-WAY
- S = SLOPE
- SD = STORM DRAIN
- SR = STRAW ROLL
- TC = TOP OF CURB
- TG = TOP OF GRADE
- TP = TOP OF PAVEMENT
- TS = TOP OF STEP
- TW = TOP OF WALL
- TYP = TYPICAL

GRADING NOTES:

- MATCH EXISTING GRADE
- NEW SIDEWALK TO REPLACE EXISTING DRIVEWAY PER CITY OF MOUNTAIN VIEW STANDARDS
- RELOCATE OF EXISTING POLE
- BEG/END CURB AND GUTTER
- BASE FLOOD ELEVATION 18.9
- REPLACE EXISTING ADA RAMP WITH CALTRANS STANDARD CASE A
- UTILITY BOX/POLE TO REMAIN AND ADJUST TO MATCH GRADE
- CURB OPENING
- NDS TRENCH DRAIN
- REBUILD THE EXISTING DRIVEWAY WITH CITY ADA DRIVEWAY STANDARD, SEE ARCH PLAN FOR DRIVEWAY SIGHT TRIANGLE
- CONNECT TO EXISTING STORM DRAIN MAIN
- NO DUMPING FLOWS TO BAY
- CONCRETE PAD TO WITHSTAND THE WEIGHT OF 60,000 LB. COLLECTION VEHICLE.

PRE & POST DEVELOPMENT PERVIOUS/IMPERVIOUS AREAS:		
AREA TYPE	EXISTING (SF)	PROPOSED (SF)
LOT AREA	13,971 SF	13,971 SF
	0.321 ACRE	0.321 ACRE
TOTAL LAND DISTURBANCE		13,971
BUILDING	N/A	3,124
TRASH ENCLOSE	N/A	169
DRIVEWAY AND PARKING AREA	N/A	5,992
CURB/WALKWAY/HARDSCAPE	N/A	1,125
TOTAL IMPERVIOUS AREA	N/A	10,410
NET IMPERVIOUS AREA INCREASED: 10,410		
PERVIOUS AREA	13,971	3,561
TOTAL PERVIOUS AREA	13,971	3,561

* TOTAL HOUSE AREA INCLUDES ROOF AREA

EARTHWORK VOLUME:

EARTHWORK QUANTITIES:		VOLUME (CUBIC YARD)
FILL		40
COMPACTION RATE: 15%		40 x 0.15 = 6
TOTAL FILL		46 (ROUND UP)
CUT		30 *
TOTAL EARTHWORK		16 (HAUL IN)

CONTRACTOR SHALL ESTIMATE THEIR EARTHWORK QUANTITIES WHEN BIDDING ON THIS PROJECT. CUT DOES NOT INCLUDE ANY UTILITY TRENCHING

REV.	DATE	DESCRIPTION

**PRELIMINARY GRADING & DRAINAGE PLAN
AND OFFSITE IMPROVEMENT PLAN**
2110 OLD MIDDLEFIELD WAY
MOUNTAIN VIEW, CA 94043



SCALE
VERTICAL: 1"= AS SHOWN
HORIZONTAL: 1"= AS SHOWN

DATE: 11/1/2022
DESIGNED: AW
DRAWN: AW
REVIEWED: AW
JOB NO.: 18163016

SHEET
C1
1 OF 4 SHEET

NOT FOR CONSTRUCTION

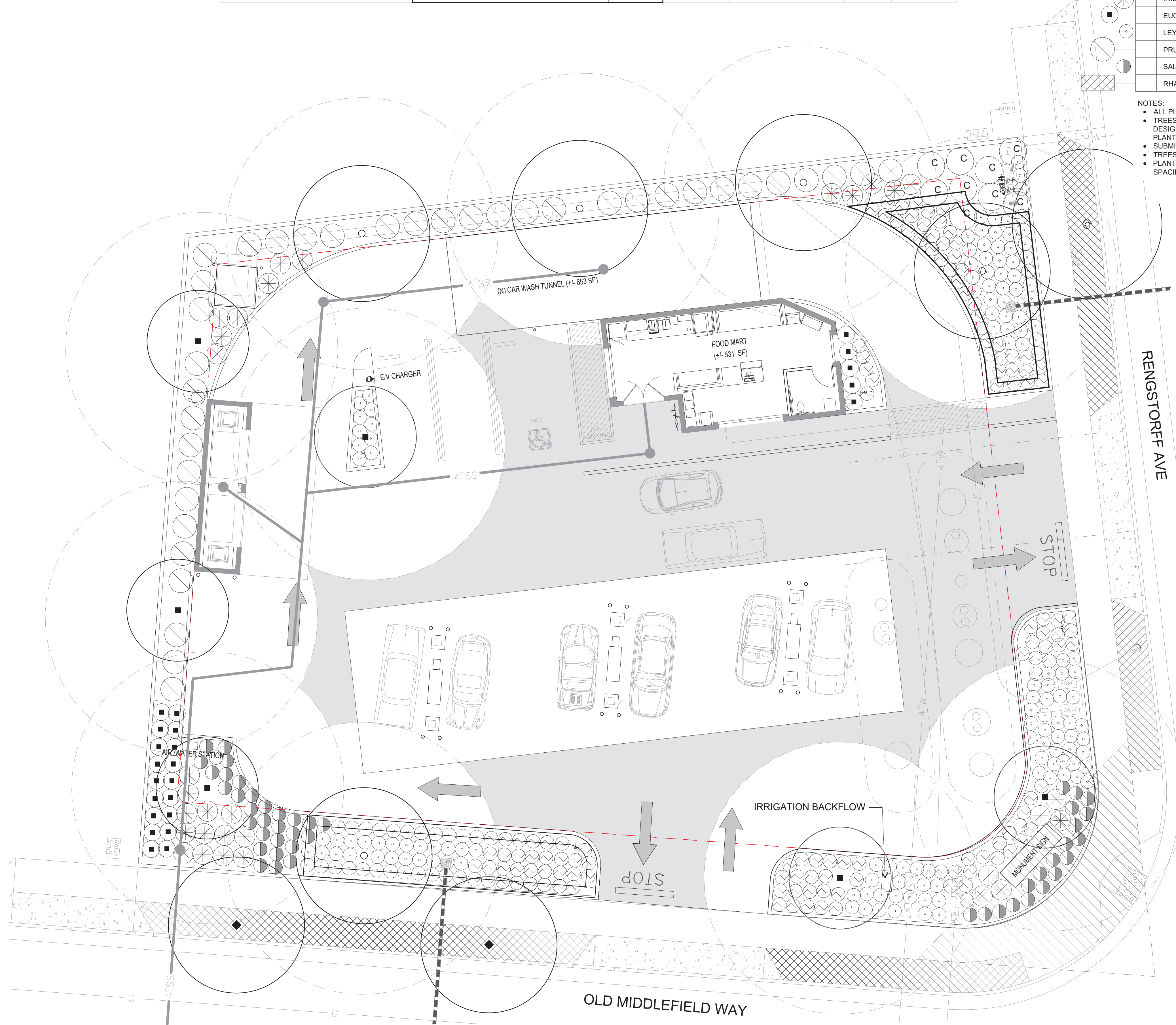
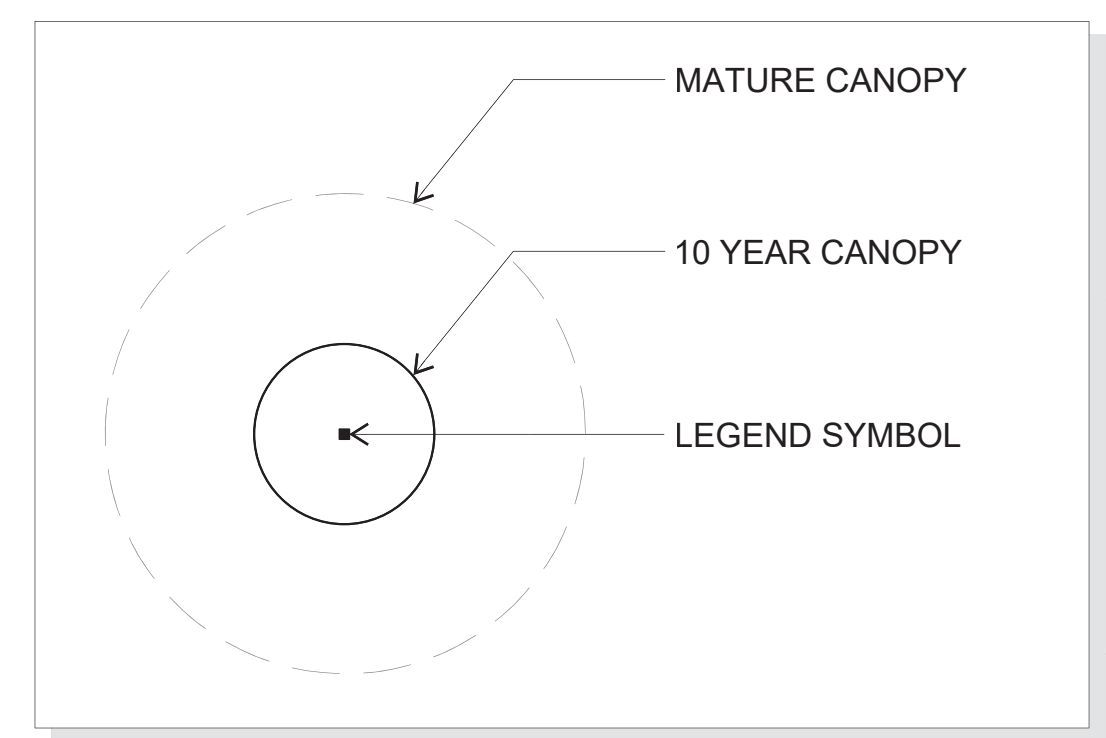
SHADE CANOPY CALCULATIONS									
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	INITIAL CANOPY PER TREE		10 YR CANOPY PER TREE		MATURE CANOPY PER TREE	
T1	ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	5	6'	DIA	20'	DIA	40'	DIA
T2	LAURUS NOBILIS 'SARATOGA'	SARATOGA BAY LAUREL	6	5'	DIA	15'	DIA	30'	DIA
CANOPY CALCULATIONS			AREA	COVERAGE					
PARKING LOT AREA			9190						
10 YEAR CANOPY			2576	28%					
MATURE CANOPY			5146	56%					

PLANTING LEGEND

BOTANICAL NAME	COMMON NAME	SIZE/SPACING	QTY	WUCOLS	NOTES
TREES					
ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	24" BOX STD.	5	L	
LAURUS NOBILIS 'SARATOGA'	SARATOGA BAY LAUREL	24" BOX STD.	6	L	
LOPHOSTEMON CONFERTUS	BRISBANE BOX	24" BOX STD.	1	L	ST. TREE
ACER RUBRUM	RED MAPLE	24" BOX STD.	2	L	ST. TREE
SHRUBS					
CAREX DIVULSA	BERKELEY SEDGE	1 GALLON	133	L	NATIVE
CHONDRPETALUM TECTORUM	CAPE RUSH	5 GALLON	9	L	
IRIS DOUGLASII 'CANYON SNOW'	CANYON SNOW IRIS	1 GALLON	31	L	NATIVE
EUONYMUS JAPNICUS 'GREEN SPIRE'	GREEN SPIRE EUONYMUS	5 GALLON	23	L	
LEYMUS CONDESNSATUS 'CANYON PRINCE'	GIANT WILD RYE	1 GALLON	162	L	NATIVE
PRUNUS CAROLINIANA 'COMPACTA'	DWARF LAUREL CHERRY	5 GALLON	38	L	
SALVIA 'BEES BLISS'	BEE'S BLISS SAGE	1 GALLON	48	L	NATIVE
RHAPHIOLEPIS INDICA 'DWARF PINK'	DWARF PINK INDIAN HAWTHORN	1 GALLON @ 36" O.C.	75	L	

- NOTES:**
- ALL PLANTS TO BE DELIVERED IN GOOD HEALTH, IN ACCORDANCE WITH SPECIFICATIONS. REFER TO SHEET L9.1, SECTION 6.0.
 - TREES AND SHRUBS DENOTED AS "SCREEN" PLANTS (*) ARE TO BE 12' HEIGHT AT TIME OF PLANTING. IF NECESSARY, CONTRACTOR IS TO PURCHASE DESIGNATED SCREEN PLANTS AT A LARGER BOX SIZE THAN LISTED IN ORDER TO ACHIEVE DESIRED HEIGHT. CONTRACTOR IS TO ENSURE SCREEN PLANTS ARE OF SUFFICIENT HEIGHT PRIOR TO FINAL BUILDING INSPECTION.
 - SUBMIT PHOTOS OF SCREEN SHRUBS AND ALL TREES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE.
 - TREES TO BE STAKED WITH REDDY-STAKE. REFER DETAIL A, SHEET L8.1.
 - PLANT COUNTS ARE PROVIDED FOR BID PURPOSES ONLY. CONTRACTOR IS TO PROVIDE A SUFFICIENT QUANTITY OF PLANTS TO MAINTAIN THE SPACING SHOWN ON THE PLANS.

TREE SYMBOL KEY



I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED SUCH CRITERIA FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.
 THOMAS NORTON
 02/04/22
 DATE

REFER TO SHEET L4.2 FOR IRRIGATION NOTES AND CALCULATIONS
 REFER TO SHEET L1.1 FOR CORRESPONDING CONSTRUCTION PLAN
 REFER TO SHEET L7.1 FOR CORRESPONDING PLANTING PLAN

TH NORTON
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 PHONE: 925.822.3085

MOUNTAIN VIEW SERVICE STATION
 2110 OLD MIDDLEFIELD WAY
 MOUNTAIN VIEW, CA

811
 Know what's below.
 Call before you dig.

REVISIONS	
REVISION	DATE

SCALE	1/8" = 1'-0"
DRAWN	MY
DESIGNED	TN
CHECKED	TN
DATE	02/04/22
JOB NO.	18009
JOB TYPE	COMMERCIAL

REGISTERED LANDSCAPE ARCHITECT
 THOMAS H. NORTON
 SIGNATURE
 06/30/24
 STATE OF CALIFORNIA

SHEET TITLE
 PLANTING PLAN

SHEET L4.1
OF 10

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PLOT LOG: 02/07/2022 CD SUBMITTAL 01_03142022 CD SUBMITTAL 01B_07/05/2022_12/12/2022_04/29/23