

CASTRO STREET + EL CAMINO REAL MIXED USE

MOUNTAIN VIEW, CALIFORNIA

FORMAL PLANNING SUBMISSION

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GREYSTAR
SEIDEL ARCHITECTS

AREA MAP



PROJECT SITE

VICINITY MAP



PROJECT SITE

PROJECT TEAM

APPLICANT

GREYSTAR
ONE MARKET
SPEAR TOWER, 36TH FLOOR
SAN FRANCISCO, CA 94105
P: 415.293.8232

OWNERS

NICO, A CALIFORNIA
LIMITED PARTNERSHIP
1032, 1044, & 1060
CASTRO STREET
MOUNTAIN VIEW, CA
APN - 189-01-125
APN - 189-01-126
APN - 189-01-127
APN - 189-01-128

CITY OF MOUNTAIN VIEW
VACANT LAND
MOUNTAIN VIEW, CA
APN - 189-01-124

JOHN S. ANDERSON
801, 805, 809, & 813
WEST EL CAMINO REAL
MOUNTAIN VIEW, CA
APN - 189-01-153
APN - 189-01-148
APN - 189-01-152
APN - 189-01-133

ARCHITECT

SEIDEL ARCHITECTS
545 SANSOME ST.
SUITE 901
SAN FRANCISCO, CA 94111
P: 415.397.5535

LANDSCAPE ARCHITECT

APRIL PHILLIPS DESIGN WORKS, INC.
1530 FIFTH AVE.
SUITE A
SAN RAFAEL, CA 94901
P: 415.457.2774

CIVIL ENGINEER

BKF ENGINEERS
1650 TECHNOLOGY DR.
SUITE 650
SAN JOSE, CA 95110
P: 408.467.9187

GEOTECHNICAL ENGINEER

ROCKRIDGE GEOTECHNICAL
4379 PIEDMONT AVENUE
OAKLAND, CA 94611
P: 510.420.5738

ACOUSTICAL

CHARLES M. SALTER ASSOCIATES
130 SUTTER ST.
SUITE 500
SAN FRANCISCO, CA 94104
P: 415.397.0442

PROJECT INFORMATION

ZONING: P DISTRICT
GENERAL PLAN 2030 -
MIXED USE CORRIDOR

APN: SEE OWNERS INFORMATION

LOT AREA: 104,021 SF / 2.388 ACRES

BUILDING COVERAGE: 45.9 %

FLOOR AREA RATIO: 1.76

RESIDENTIAL DENSITY: 69 DU/ACRE

TYPE OF CONSTRUCTION

GARAGE: TYPE I
RESIDENTIAL / RETAIL TYPE V-A

OCCUPANCY CLASSIFICATIONS

R-2 RESIDENTIAL
A-2 RETAIL
A-3 POOL/COURTYARD, LOUNGE, FITNESS
S-2 PARKING GARAGE

RESIDENTIAL TABULATION

Unit Type	1B	1C	1D	1E	1F	1G	1H	1J	1K	1L	1M	1N	2A	2B	2C	2D	2E	2F	2G	2H	3A	3B	Totals	
Bedrooms	1B-1BR												2B-2BR						3B-3BR					
West Bldg																								
Ground floor	3	1	2	0	0	2	0	2	0	3	0	0	4	1	0	0	0	0	0	0	0	0	0	18
2nd floor	3	2	2	0	0	2	0	3	0	3	0	0	5	1	0	0	0	0	0	0	1	0	0	22
3rd floor	3	2	0	2	0	2	0	3	0	3	0	1	1	0	0	1	0	0	0	0	0	0	0	18
4th floor	3	2	0	1	0	2	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	11	
Totals	12	7	4	3	0	8	0	8	0	9	0	1	10	2	0	1	0	3	0	0	1	0	69	
Central Bldg																								
Ground floor	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
2nd floor	2	1	9	3	0	0	0	0	0	0	0	0	1	2	0	0	1	0	0	1	0	0	1	21
3rd floor	2	1	9	3	0	0	0	0	0	0	0	0	1	2	0	0	1	0	0	1	0	1	21	
4th floor	2	1	0	2	3	0	0	0	0	1	0	0	0	2	2	0	1	0	0	0	0	0	1	15
Totals	6	3	23	8	3	0	0	0	0	0	1	0	2	6	2	0	3	0	0	2	0	3	62	
East Bldg																								
Ground floor	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2nd floor	0	0	0	3	0	0	6	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	11	
3rd floor	0	0	0	2	0	0	6	0	0	0	0	0	1	0	0	0	0	0	1	1	0	0	11	
4th floor	0	0	0	3	0	0	0	0	0	7	0	1	0	0	0	0	0	0	0	0	0	0	11	
Totals	0	0	0	8	0	0	12	0	7	0	1	0	1	0	0	0	0	0	2	2	0	0	33	
Grand Totals	18	10	27	19	3	8	12	8	7	9	2	1	13	8	2	1	3	3	2	4	1	3	164	
Base SF / Unit	590	660	745	870	675	705	775	735	650	730	800	830	1040	1095	1025	1150	810	1070	1010	1040	1375	1260		
Residential NRSF	10,620	6,600	20,115	16,530	2,025	5,640	9,300	5,880	4,550	6,570	1,600	830	13,520	8,760	2,050	1,150	2,430	3,210	2,020	4,160	1,375	3,780	132,715	
Unit Mix (%)	11%	6%	16%	12%	2%	5%	7%	26%	4%	5%	1%	1%	8%	5%	1%	2%	2%	1%	2%	1%	2%	2%		
Unit Mix (%) by BD							76%									22%						2%		

RETAIL AREA: 10,794 SF

PARKING REQUIRED:
(1-180 SF)
+ 45 EXTERIOR SEATS:
(12.5 SEATS)
TOTAL REQUIRED: 78

PARKING PROVIDED: 78

RESIDENTIAL
1 BR 124 UNITS
2 BR 36 UNITS
3 BR 4 UNITS

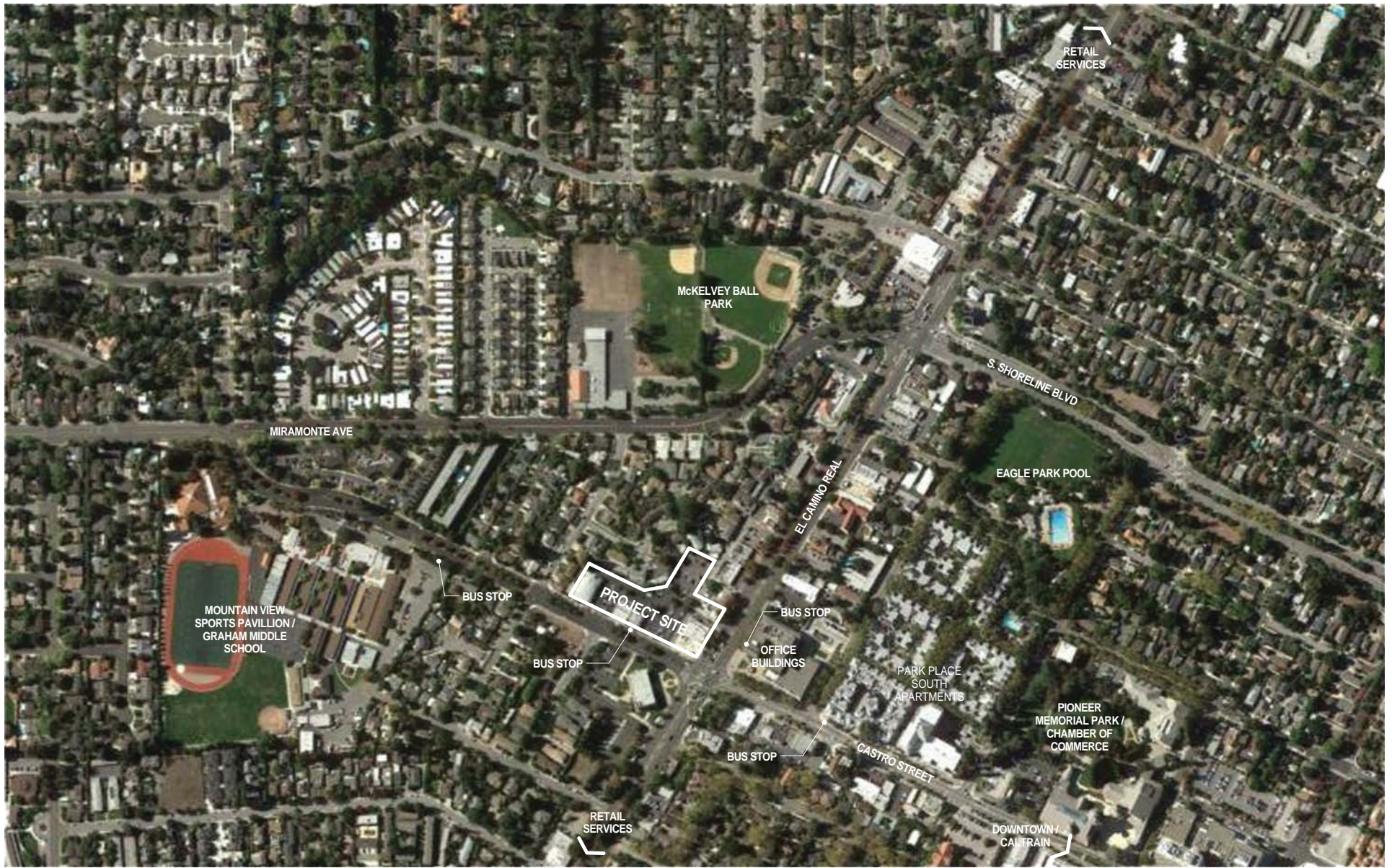
TOTAL 164 UNITS

PARKING REQUIRED: 204 (15% GUEST INCLUSIVE)

PARKING PROVIDED: 204

BICYCLE STORAGE
REQUIRED (1 PER UNIT) 164
PROVIDED 164

TENANT STORAGE
REQUIRED (1 PER UNIT @ 164 CF MIN.) 164
PROVIDED 164



MOUNTAIN VIEW, CALIFORNIA



A0.1

NEIGHBORHOOD CONTEXT PLAN

11/14/2013



1



2



3



4



5



6



7



8



9



10



11



12



13



14





VIEW OF CASTRO STREETSCAPE



MAIN COMMUNITY TERRACE GARDEN TOWARDS DINING TERRACE



TRELLIS WALKWAY AT NIGHT



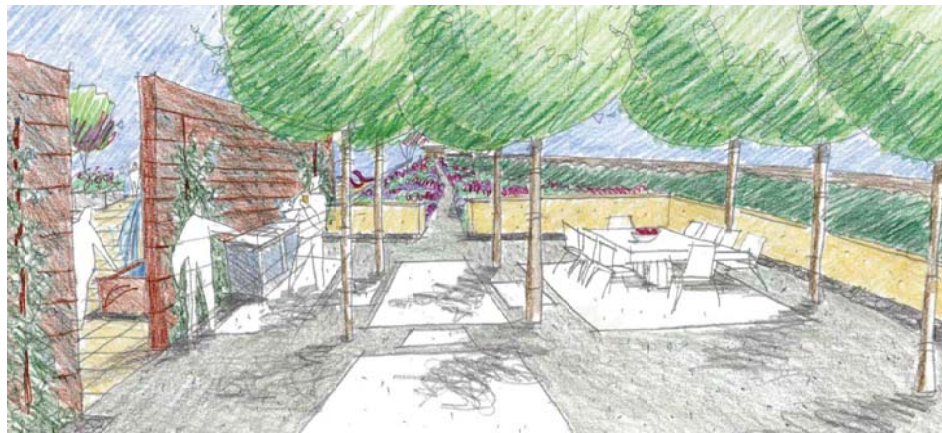
VIEW OF CORNER PLAZA



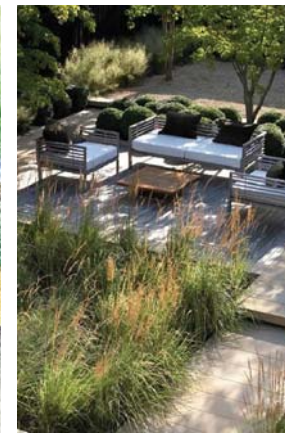
WALKWAY CONCEPT



FOUNTAIN CONCEPT



OUTDOOR DINING TERRACE & GARDEN



GARDEN DESTINATION IMAGE



PLAZA FURNISHINGS



BOSQUE GARDEN ON GRAVEL-LOK PAVING



OUTDOOR KITCHEN



BIRCH TREE GROVE AT PLAZA



SCARLET OAK - EL CAMINO



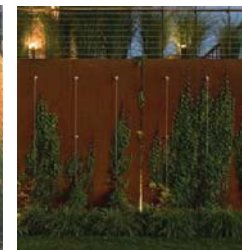
HONEY LOCUST - CASTRO ST.



GARDEN PLANTS - LOW WATER



FOCAL WALL WITH PLANTING



COR TEN WALL PLANTER

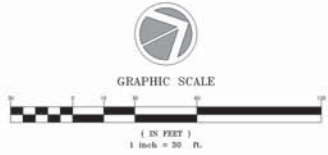


PROPERTY EDGE PLANTING



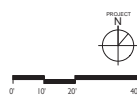
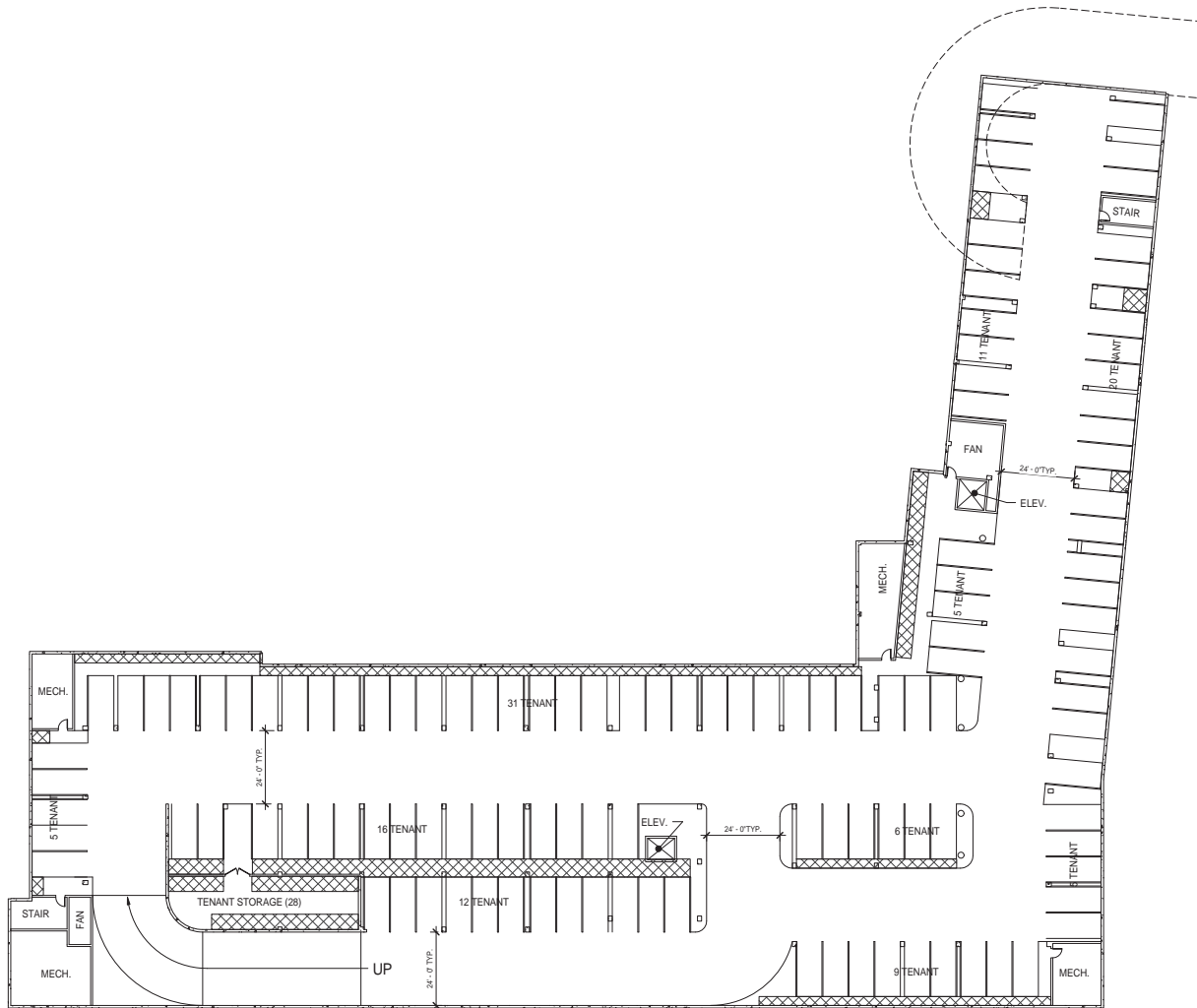
LEGEND

- X TREE TO BE REMOVED INCLUDING ALL ROOT MASS. COORDINATE WITH LANDSCAPE ARCHITECT AND ARBORIST REPORT PRIOR TO REMOVAL OF TREES.
- O TREE TO REMAIN ON SITE AND BE PROTECTED IN PLACE UNLESS INDICATED BY NOTE FOR RELOCATION.
- (H) HERITAGE TREE PER ARBORIST REPORT
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- MONUMENT LINE
- CENTERLINE
- EASEMENT LINE
- BUILDING OUTLINE
- OVERHANG LINE
- ELECTRICIAN
- FOUND MONUMENT AS NOTED
- FM FIRE HYDRANT
- CB CATCH BASIN
- AD AREA DRAIN
- SDR STORM DRAIN DROP INLET
- WV WATER VALVE
- WM WATER METER
- SMR STORM DRAIN MANHOLE
- SSR SANITARY SEWER CLEANOUT
- SSM SANITARY SEWER MANHOLE
- TM TELEPHONE MANHOLE
- EM ELECTRIC MANHOLE
- #XXX TREE NUMBER PER ARBORIST REPORT
- AC ASPHALT CONCRETE
- FF FINISH FLOOR
- PP POWER POLE
- TICB TELEVISION CABLE BOX
- UB UTILITY BOX
- RD ROOF DRAIN
- 4" 4" DOLLARD
- WB WATER BOX
- PM PARKING METER
- GV GAS VALVE
- FENCE
- SIGN
- CONCRETE ELEVATION
- GROUND ELEVATION
- TOP OF PAVEMENT ELEVATION
- TOP OF CURB ELEVATION
- BACK OF WALK ELEVATION
- FLOW LINE ELEVATION
- JOINT POLE
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL BOX
- STREET LIGHT
- STREET LIGHT BOX
- PAVING GAS AND ELECTRIC BOX
- MONUMENT TO MONUMENT
- RECORD INFORMATION
- HANDICAPPED RAMP
- RADIAL BEARING
- OFFICIAL RECORDS
- TOTAL
- P.O.B. POINT OF BEGINNING
- WATER LINE
- STORM DRAIN LINE
- SANITARY SEWER LINE
- OVERHEAD UTILITY LINES
- UNDER GROUND UTILITY LINES
- UNDER GROUND UTILITY LINES
- UNDER GROUND UTILITY LINES
- TITLE ITEM REFERENCE NUMBER
- PUBLIC UTILITY EASEMENT
- WIRE CLEARANCE EASEMENT
- CENTERLINE
- MONUMENT
- INTERSECTION
- OVERHEAD UTILITY LINES
- UNDER GROUND UTILITY LINES

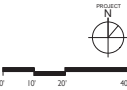
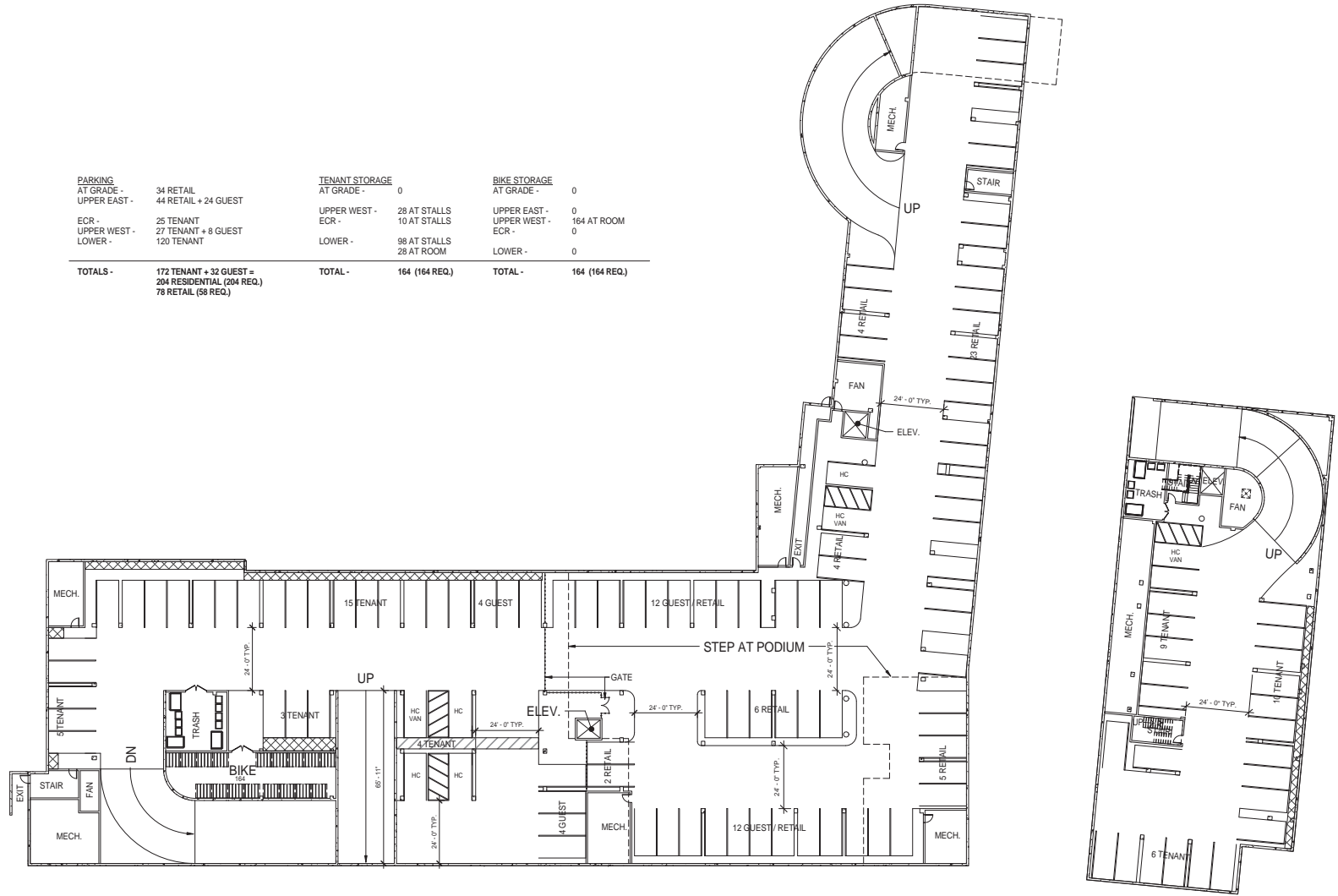


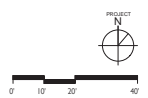
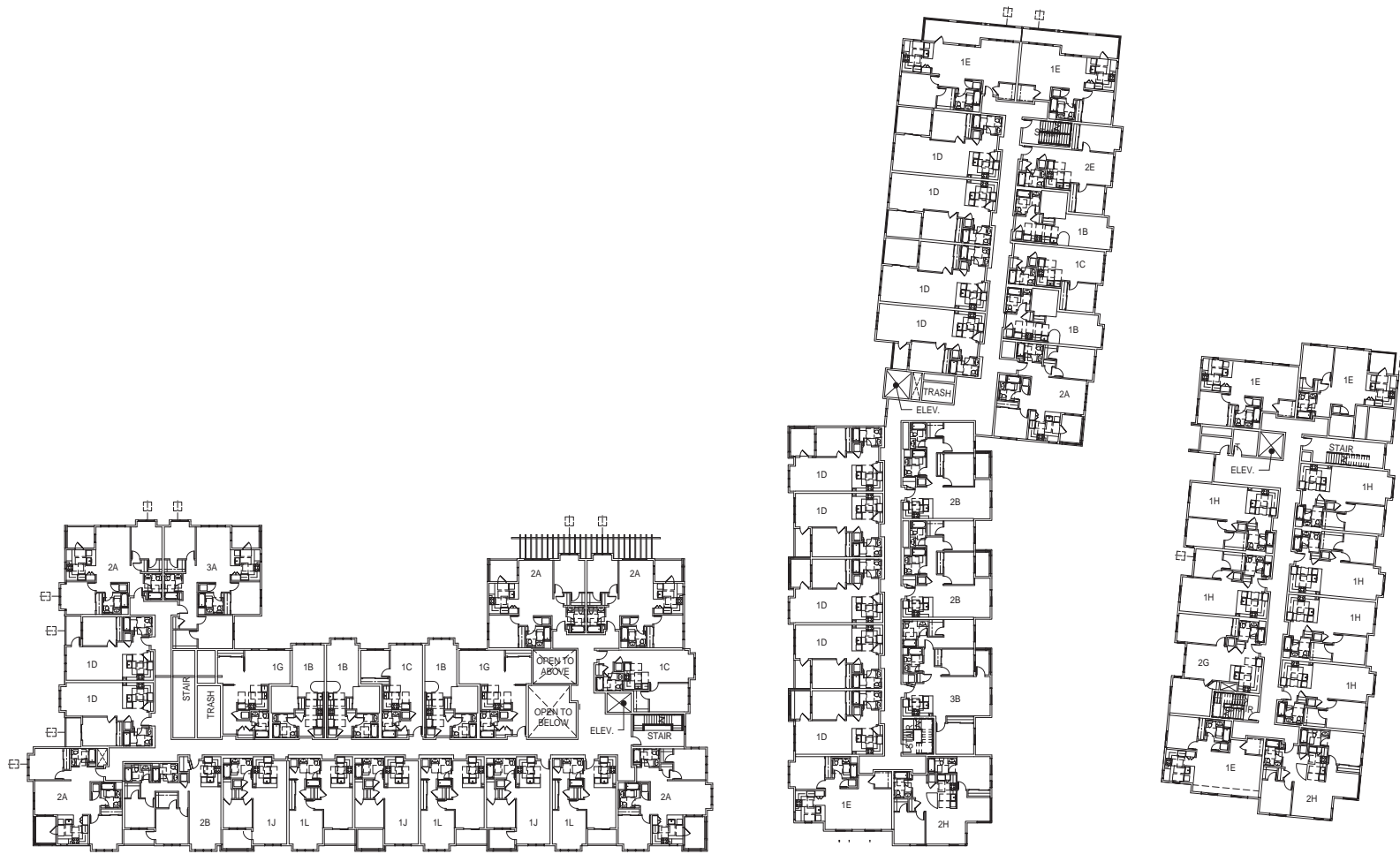
GREYSTAR

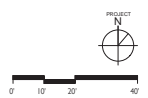
CASTRO + EL CAMINO MIXED USE
MOUNTAIN VIEW, CA

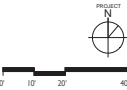
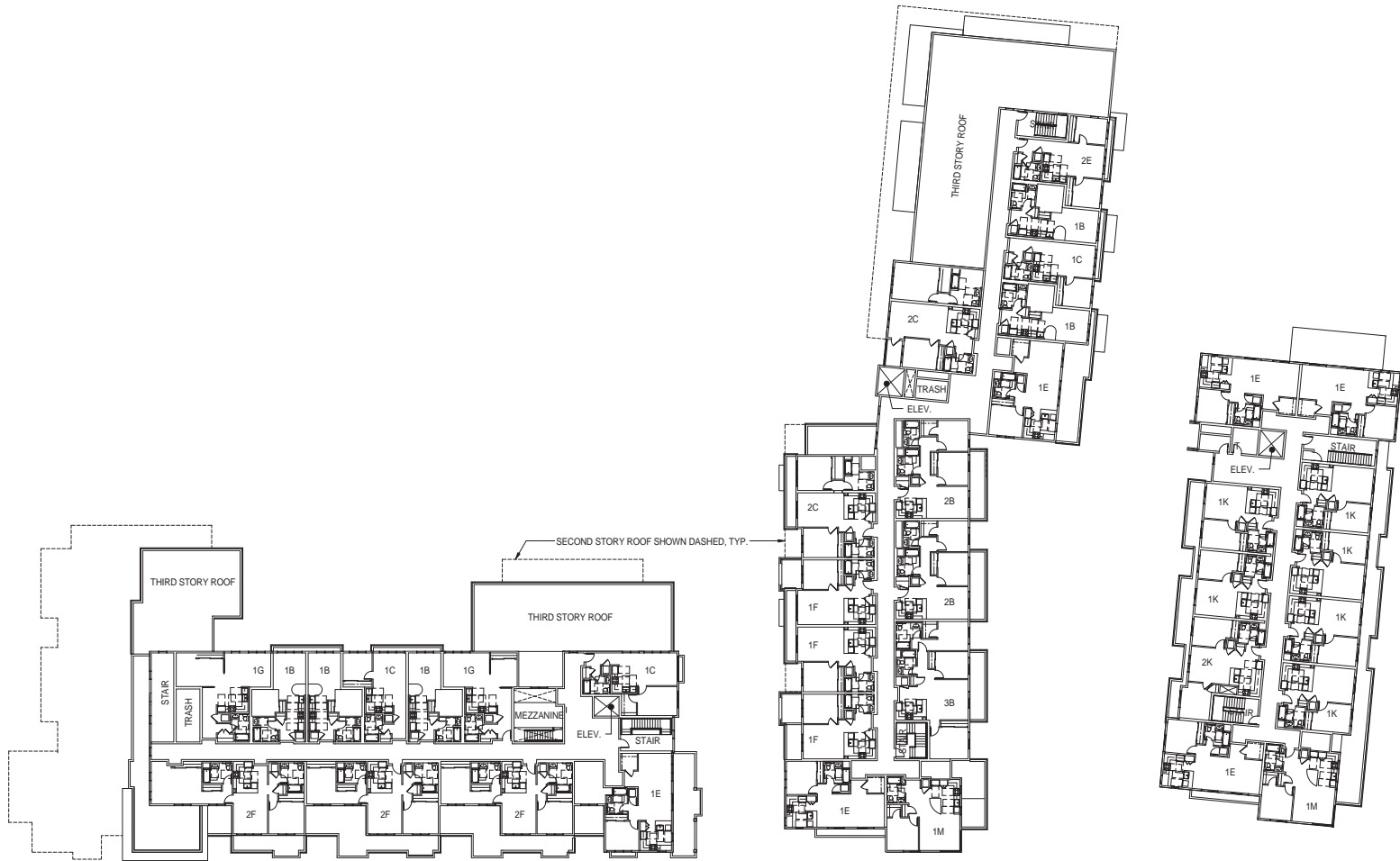


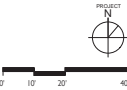
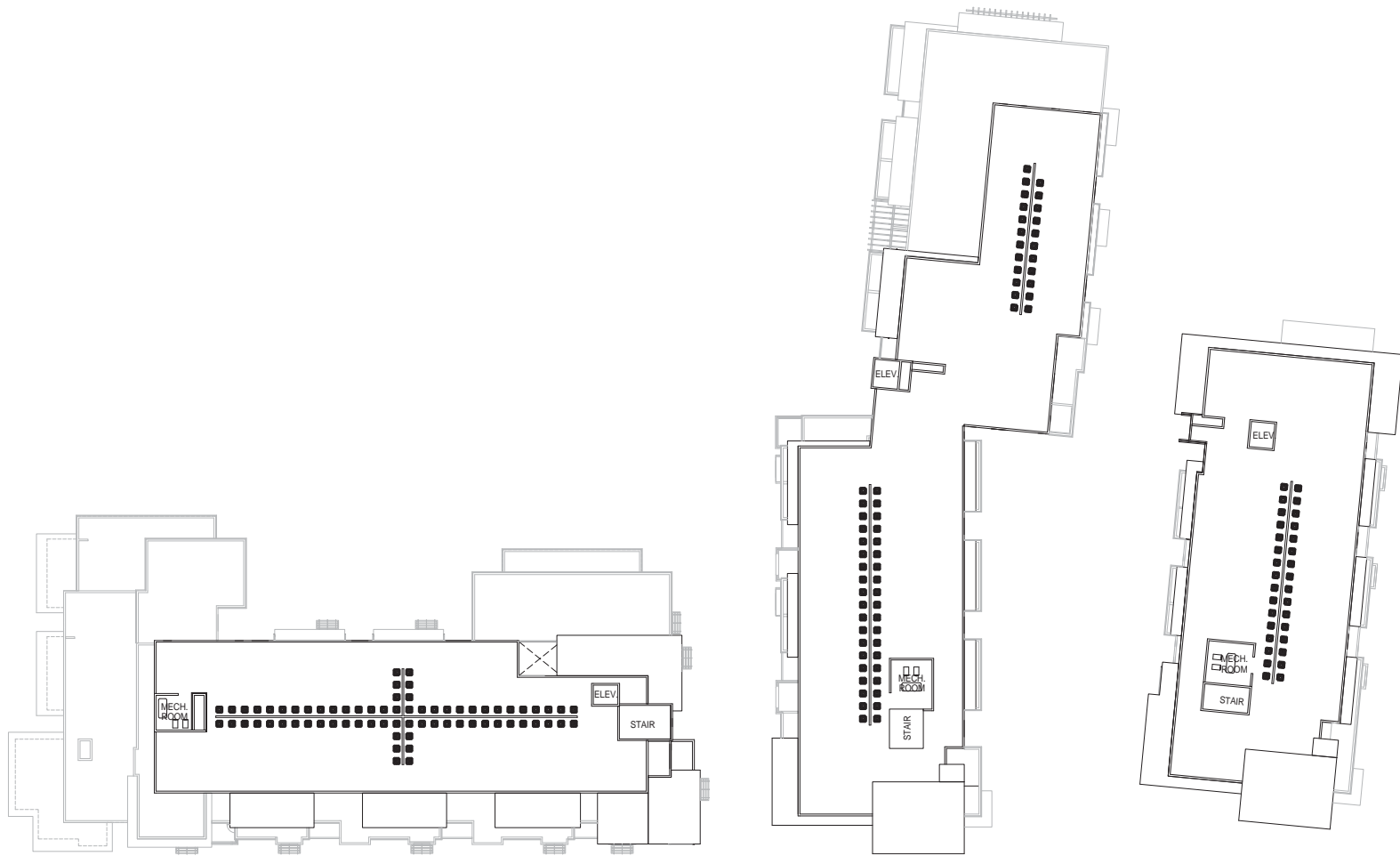
PARKING		TENANT STORAGE		BIKE STORAGE	
AT GRADE -	34 RETAIL	AT GRADE -	0	AT GRADE -	0
UPPER EAST -	44 RETAIL + 24 GUEST	UPPER WEST -	28 AT STALLS	UPPER EAST -	0
ECR -	25 TENANT	ECR -	10 AT STALLS	UPPER WEST -	164 AT ROOM
UPPER WEST -	27 TENANT + 8 GUEST	LOWER -	98 AT STALLS	ECR -	0
LOWER -	120 TENANT	LOWER -	28 AT ROOM	LOWER -	0
TOTALS -	172 TENANT + 32 GUEST + 204 RESIDENTIAL (204 REQ.) 78 RETAIL (68 REQ.)	TOTAL -	164 (164 REQ.)	TOTAL -	164 (164 REQ.)



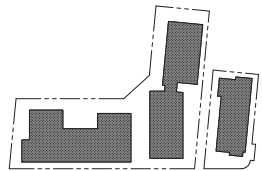










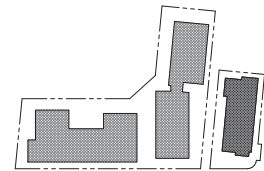




EAST BUILDING - ALLEY ELEVATION

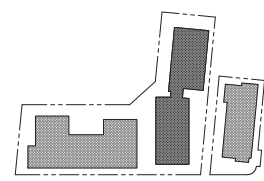


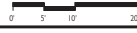
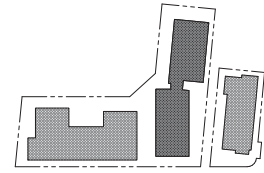
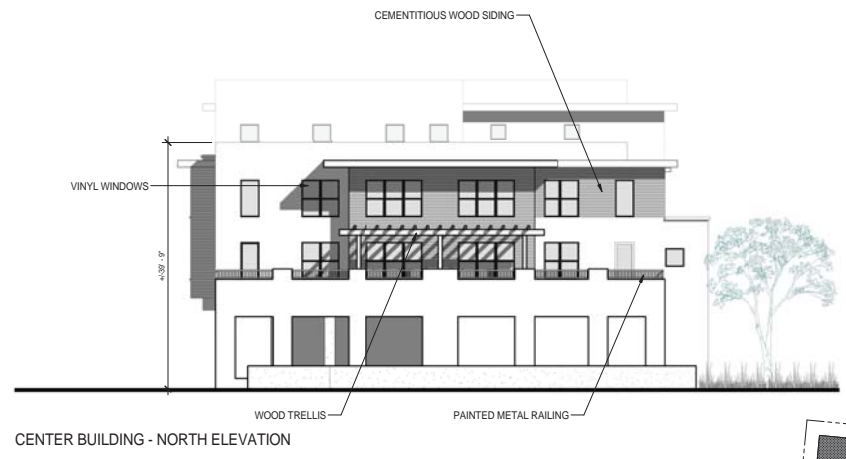
EAST BUILDING - NORTH ELEVATION





CENTER BUILDING - ALLEY ELEVATION







WEST BUILDING - NORTH ELEVATION



WEST BUILDING - EAST ELEVATION



WEST BUILDING - WEST ELEVATION

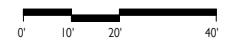
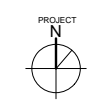




CASTRO STREET + EL CAMINO REAL MIXED USE

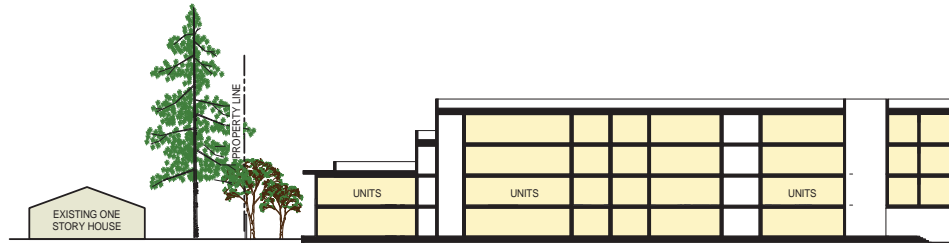
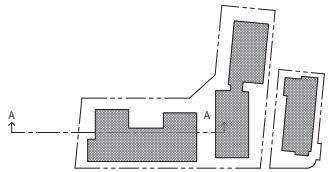
MOUNTAIN VIEW, CALIFORNIA

- 4 Storey
- 3 Storey
- 2 Storey
- 1 Storey
- Garage/Carport

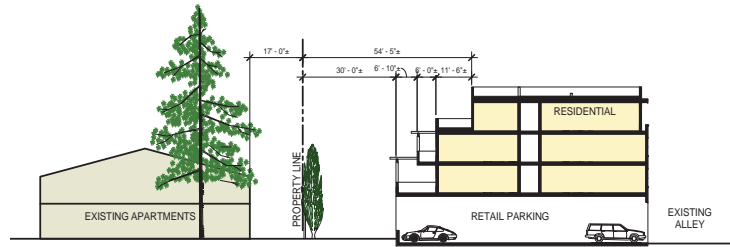
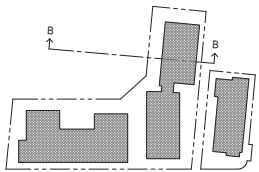


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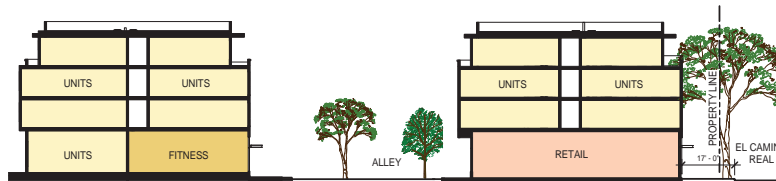
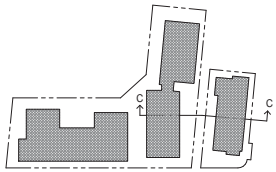
MOUNTAIN VIEW, CALIFORNIA



Section A-A

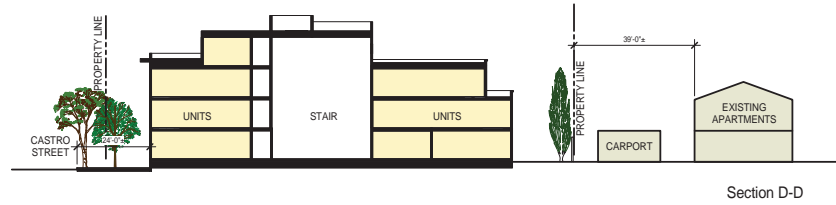
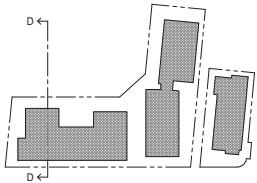


Section B-B

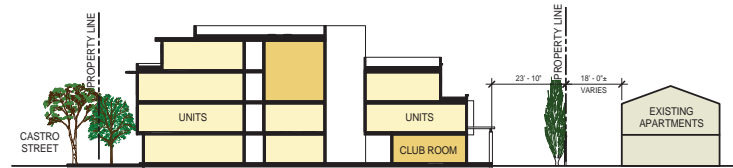
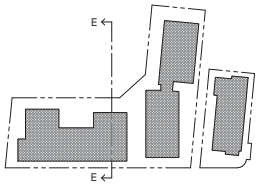


Section C-C





Section D-D



Section E-E