



GPRV10 | CASTRO MIXED-USE
881 CASTRO STREET
MOUNTAIN VIEW, CA

PROJECT TEAM

ARCHITECT	CIVIL	STRUCTURAL	TITLE 24	JOINT & TRENCH CONSULTANT	MEP ENGINEER
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ABBREVIATIONS

ACOUS.	ACOUSTICAL	D.F.	DETAIL	F.O.S.	FACE OF STUDS	MEMB.	MEMBRANE	REINP.	REINFORCED	T.V.	TELEVISION
AB.	ANCHOR BOLT	DET.	DRAWING	FRFR.	FIREPROOF	NET.	METAL	REQD.	REQUIRED	T.W.	TOP OF WALL
AD.	AREA DRAIN	DIA.	DIAMETER	FT.	FOOT / FEET	MFR.	MANUFACTURER	RESIL.	RESILIENT	TYP.	TYPICAL
ADJ.	ADJUSTABLE	DIM.	DIMENSION	FTG.	FOOTING	M.H.	MANHOLE	RM.	ROOM	U.N.D.	UNLESS NOTED OTHERWISE
AGGR.	AGGREGATE	DISP.	DISPENSER	FURF.	FURRING	MNL.	MINIMUM	R.O.	ROUGH OPENING	VERT.	VERTICAL
AL.	ALUMINUM	DN.	DOWN	GA.	GALVE	GAUGE	GALVANIZED	R.W.	RAIN WATER LEADER	W.	WEST
ANOD.	ANODIZED	DR.	DOOR	MOAC.	MISCELLANEOUS	MTD.	MOUNTED	S.	SOUTH	W.	WITH
APPROX.	APPROXIMATE	DNR.	DRAWER	GRAB	GRAB BAR	MUL.	MULLION	S.B.	SOLID BLOCKING	W.C.	WATER CLOSET
ASPH.	ASPHALT	DWG.	DRAWING	GL.	GLASS	N.	NORTH	S.C.	SOLID CORE	WO.	WOOD
BD.	BOARD	E.	EAST	GRAN.	GRANITE	N.I.C.	NOT IN CONTRACT	SEAT	SEAT COVER DISP.	W.H.	WATER HEATER
BLDG.	BUILDING	EA.	EACH	OSM.	GALVANIZED SHEET METAL	NO. / #	NUMBER	SCHED.	SCHEDULE	WID.	WITHOUT
BLK.	BLOCK	EXPAN.	EXPANSION JOINT	DWR.	DRAINAGE	NOM.	NOMINAL	WP.	WATERPROOF	WP.	WATERPROOF
BLKG.	BLOCKING	EL.	ELEVATION	H.B.	HOLE BIBB	N.T.S.	NOT TO SCALE	SECT.	SECTION	WSCCT.	WANSICOT
BM.	BEAM	ELEC.	ELECTRICAL	H.C.	HOLLOW CORE	O.	OVER	SHT.	SHEET	WT.	WEIGHT
BTM.	BOTTOM	ELEV.	ELEVATION	HWD.	HARDWOOD	OB.	OBSCURE	SM.	SIMILAR	W.W.M.	WELDED WIRE MESH
B.P.	BUILDING PAPER	EMER.	EMERGENCY	HOR.	HEADER	O.C.	ON CENTER	S.N.D.	SANITARY NAPKIN DISPENSER	L	ANGLE
CAB.	CABINET	E.P.	ELEC. PANELBOARD	H.M.	HOLLOW METAL	O.D.	OUTSIDE DIAMETER	S.N.R.	SANITARY NAPKIN RECEPT.	@	AT
C.B.	CATCH BASIN	E.Q.	EQUIP.	HORIZ.	HORIZONTAL	OFF.	OFFICE	ST.	STEEL	CL	CENTERLINE
CEN.	CEMENT	E.QPT.	EQUIPMENT	HR.	HOUR	OPP.	OPPOSITE	STD.	STANDARD	CL	EXISTING
CER.	CERAMIC	E.W.C.	ELEC. WATER HEATER	HT.	HEIGHT	PL.	PLATE	SQ.	SQUARE	(N)	NEW
C.I.	CAST IRON	EXT. (E)	EXTERIOR (E)	I.D.	INSIDE DIAMETER	P. LAM.	PLYWOOD LAMINATE	STL.	STEEL		
C.J.	CONSTRUCTION JOINT	EXPO.	EXPOSED	INSUL.	INSULATION	PLAS.	PLASTER	STOR.	STORAGE		
CLG.	CEILING	INT.	INTERIOR	INT.	INTERIOR	PW.	PLYWOOD	STR.	STRUCTURAL		
CLG.	CALLING	EXT.	EXTERIOR	JAN.	JANITOR	PS.	POUND	SUP.	SUPPLIED		
CLR.	CLEAR	F.A.	FIRE ALARM	JT.	JOINT	PSF	POUNDS PER SQ. FOOT	T.O.P.	TOP OF		
COL.	COLUMN	F.D.	FLOOR DRAIN	KIT.	KITCHEN	PSI	POUNDS PER SQ. INCH	T.B.	TOWEL BAR		
CONC.	CONCRETE	FOUN.	FOUNDATION	L.B.S.	LABORATORY	PT.	POINT	T.B.	TYP. BOUNDARY NAILING		
CONN.	CONNECTION	F.E.	FIRE EXTINGUISHER	LAM.	LAMINATE	P.T.D.	PAPER TOWEL DISPENSER	T.B.S.	TO BE SELECTED		
CONT.	CONTINUOUS	F.C.	FIRE EXISTING CABINET	LAV.	LAVATORY	PTN.	PARTITION	T.C.	TO BE CURB		
CORR.	CORRIDOR	F.I.C.	FIRE HOSE CABINET	LT.	LIGHT	P.T.R.	PAPER TOWEL RECEPTACLE	TEL.	TELEPHONE		
C.O.	CLEAN OUT	FIN. (F)	FINISH	LT.WT.	LIGHTWEIGHT	RAD.	RADIUS	T.E.N.	TYP. EDGE FINISH		
CNTR.	COUNTER	FL.	FLOOR	FL.	FLOOR	RD.	ROOF DRAIN	T.G.	TONGUE AND GROOVE		
CTR.	CENTER	FLSH.	FLASHING	MR.	MACHINE BOLT	THK.	THICKNESS	TYP.	TYPICAL		
DBL.	DOUBLE	FLUOR.	FLUORESCENT	M.C.	MEDICINE CABINET	M.C.	MEDICINE CABINET	T.P.	TO BE PAVED		
DEPT.	DEPARTMENT	F.O.F.	FACE OF FINISH	MECH.	MECHANICAL	REF.	REFRIGERATOR	T.P.D.	TOWEL PAPER DISPENSER		

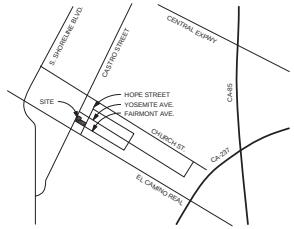
SYMBOLS

WALL		NORTH ARROW	
DETAIL		ELEVATION	
CENTERLINE		ROOM AREA	
WINDOW		ELEVATION LEVEL	
DOOR		SECTION	
REVISION		EARTH	
GRAVEL		PLYWOOD	
		SAND	
		CONCRETE	
		BATT INSULATION	

DRAWING INDEX

SHEET NO.	SHEET NAME
ARCHITECTURAL	
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A0.02a	NEIGHBORHOOD CONTEXT PHOTOS
A0.03	PERSPECTIVES / RENDERINGS
A0.04	PERSPECTIVES / RENDERINGS
A0.05	PERSPECTIVES / RENDERINGS
A0.06	PERSPECTIVES / RENDERINGS
A0.07	PERSPECTIVES / RENDERINGS
A0.08	COLORED LANDSCAPE PLAN
A1.02	PROPOSED SITE PLAN
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A2.03	PROPOSED FLOOR PLAN - LEVEL 1
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A2.06	PROPOSED FLOOR PLAN - LEVEL 4
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A5.01	UNIT FLOOR PLANS TOWNHOMES
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A5.04	UNIT FLOOR PLANS CONDOMINIUMS
A5.05	UNIT FLOOR PLANS CONDOMINIUMS
A5.06	UNIT FLOOR PLANS CONDOMINIUMS
A6.01	WALL SECTIONS & ELEVATIONS
A6.02	WALL SECTIONS & ELEVATIONS
A6.03	WALL SECTIONS & ELEVATIONS
CIVIL	
SU-1	TOPOGRAPHIC SURVEY
SU-2	TOPOGRAPHIC SURVEY
LANDSCAPE	
L-2	LANDSCAPE PLAN - LEVEL 1
L-1	LANDSCAPE PLAN - LEVEL 2
L-3	LANDSCAPE PLAN - LEVEL 3
L-4	LANDSCAPE PLAN - LEVEL 4
L-5	LANDSCAPE PLAN - LEVEL 5

VICINITY MAP



PROJECT DATA

APN	158-06-036 158-06-037 158-06-038 158-06-039
MV PROJECT #	DEN Castro 2014 014
PROPERTY OWNER	GPRV10 INC.
LOT AREA	18,161SF (verify)
ZONING DISTRICT	Downtown Precise Plan (P19) Area J
OCCUPANCY GROUP	R2 (Levels 2-4) over A2, B (Street Level 1) over S2 (Basement Levels A-C)
TYPE OF CONSTRUCTION	Type-V A
EXISTING USE	A2 (Restaurant) B (Medical/Business/Dentistry) M (Merchandise/Storefront) R2 (Multi-Family Residential)
PROPOSED USE	A2 (Restaurant) B (Medical/Business/Dentistry) R2 (Multi-Family Residential) S2 (Garage)
NUMBER OF STORIES	4 Above Grade, 2 Below Grade
FIRE SPRINKLERS	Fully Sprinklered

ZONING & MUNICIPAL CODE

DESCRIPTION	ALLOWABLE OF REQUIRED	PROPOSED
LOT AREA	--	18,161 SF
BUILDING COVERAGE	--	12,346 SF (67.9%)
PAVING COVERAGE	--	1,566 SF (8.6%)
OPEN SPACE	--	4,248 SF (23.4%)
FLOOR AREA RATIO	no limit	2.60
FLOOR AREA		
5th LEVEL		469 SF
4th LEVEL		9,724 SF
3rd LEVEL		12,800 SF
2nd LEVEL		13,694 SF
1st LEVEL		13,646 SF
TOTAL		50,393 SF
BASEMENT 1		16,253 SF
BASEMENT 2		16,253 SF
TOTAL		32,506 SF
SETBACKS:		
CASTRO ST FRONT	0'-0"	0'-0"
FAIRMONT AVE FRONT	5'-0"	7'-6"
HOPE ST FRONT	12'-0"	9'-1"
HOPE ST REAR	5'-0"	5'-0"
CASTRO ST REAR	15'-0"	15'-0"
BLDG. HEIGHT		
CASTRO ST AREA	55'-0"	54'-10"
HOPE ST AREA	35'-0"	35'-0"
RESIDENTIAL DENSITY		
CASTRO ST AREA	12701@50AC	14.57
HOPE ST AREA	5460@30AC	3.79
TOTAL	18.33	18.33
VEHICLE PARKING		
RESIDENTIAL	18 units x 2 per Unit	36
GUEST RESIDENTIAL	35% of 36	12
TOTAL RESIDENTIAL	(round partial fraction)	48
MEDICAL	1483@ 1/166sf	9
RETAIL	2337sf @ 1/1000sf	7.79
RESTAURANT	2853sf @ 1/1000sf	9.13
REPLACE STREET		2
PARKING REQUIRED	(round partial fraction)	29
TOTAL PARKING REQ'D		70
PARKING PROVIDED		70
ADA REQ'D PER CBC TABLE 11B 208.2		13
COMMERCIAL USE:		
MEDICAL - RETENANT KHUU DENTISTRY (1483 SF)	1 per UNIT	8
RESTAURANT - RETENANT MOROCCO (2853 SF)	MV STAFF	2
RETAIL/PERSONAL SERVICE AREAS - (2337 SF)	MV STAFF	2
PARKING REQUIRED		22
PARKING PROVIDED		44
BICYCLE PARKING		
RESIDENTIAL	1 per UNIT	3
MEDICAL	MV STAFF	2
RESTAURANT	MV STAFF	2
PARKING REQUIRED		22
PARKING PROVIDED		44

PROJECT DESCRIPTION

DEMOLITION OF EXISTING BUILDING ON LOTS 1158-06-036, 58-06-037, 158-06-038 & 158-06-039 (843-889 CASTRO STREET, 750 FAIRMONT AVE).
CONSTRUCTION OF NEW 4-STORY MIXED-USE STRUCTURE AT THE CORNER OF CASTRO AND FAIRMONT, AS WELL AS 4-TH LEVEL TOWNHOMES ALONG FAIRMONT AND HOPE ST.
UNITS/SPACE TYPE AND COUNT:
RESIDENTIAL USE:
14 CONDOMINIUM RESIDENCES (22,950 SF TOTAL)
(2) 2 BED / 2 BATH
(7) 2 BED / 2.5 BATH
(4) 3 BED / 2.5 BATH
(1) 3 BED / 3 BATH
4 TOWNHOME RESIDENCES (8,329 SF TOTAL)
(4) 3 BED / 2.5 BATH
COMMERCIAL USE:
MEDICAL - RETENANT KHUU DENTISTRY (1483 SF)
RESTAURANT - RETENANT MOROCCO (2853 SF)
RETAIL/PERSONAL SERVICE AREAS - (2337 SF)
PROPOSED UNDERGROUND PARKING SHALL INCLUDE TWO FULL LEVELS BELOW GRADE. FOR PARKING COUNTS, SEE THE ZONING TABULATIONS.

#

Rev.

Date

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GPRV10

CASTRO MIXED-USE

881 CASTRO ST.

PROJECT DATA, ZONING, SHEET INDEX

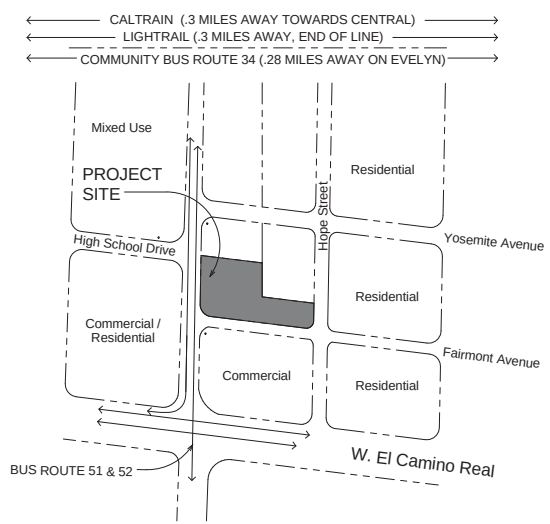
DEN CASTRO 14 014

Date 05.09.2016

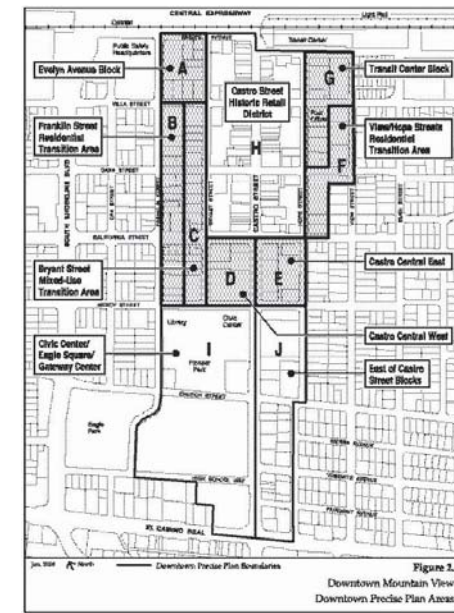
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Scale 1/4" = 1'-0"



NEIGHBORHOOD CONTEXT MAP
1" = 50'-0"



DOWNTOWN PRECISE PLAN
1" = 20'-0"

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CONTEXT, COVERAGE,
TRASH & LEED

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A0.01
Scale: As indicated



AMIC'S EAST COAST EATERY WITH ABOVE RESIDENTIAL HIGH SCHOOL WAY & CASTRO



VIEW OF SITE (LEFT) & COGNITION CYCLERY (RIGHT) FROM CASTRO STREET



VIEW OF SITE ALONG FAIRMONT AVENUE



VIEW OF COGNITION CYCLERY (LEFT) & COMMERCIAL BUILDING (RIGHT) ALONG CASTRO STREET

NEIGHBORHOOD STREETSCAPE PHOTO ELEVATIONS



EXISTING STREETSCAPE OF NEW SITE ALONG CASTRO STREET



VIEW OF SITE FROM THE CORNER OF FAIRMONT & CASTRO



VIEW OF SITE AT FAIRMONT AVENUE & HOPE STREET INTERSECTION



EXISTING STREETSCAPE OPPOSITE NEW SITE ALONG CASTRO STREET

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CASTRO MIXED-USE

881 CASTRO ST.

NEIGHBORHOOD
CONTEXT PHOTOS

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A0.02a

Scale



CASTRO AND FAIRMONT CORNER



FAIRMONT AVE PERSPECTIVE

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881 CASTRO ST.

**PERSPECTIVES
RENDERINGS**

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Scale 1/2" = 1'-0"



PEDESTRIAN - TOWNHOMES



PEDESTRIAN - CASTRO AVE



PEDESTRIAN - CASTRO & FAIRMONT

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FAIRMONT AVENUE PERSPECTIVE



NORTH EAST PERSPECTIVE

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**PERSPECTIVES
RENDERINGS**

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NORTH-EAST ELEVATION - STREET VIEW



CASTRO AVE - AT CASTRO & FAIRMONT



ROOFTOP DECK



CASTRO AVE PERSPECTIVE



HOPE STREET TOWNHOME ELEVATION



FAIRMONT AVE TOWNHOME ELEVATION



BUILDING REAR AT HOPE ELEVATION



FAIRMONT AND HOPE ST CORNER

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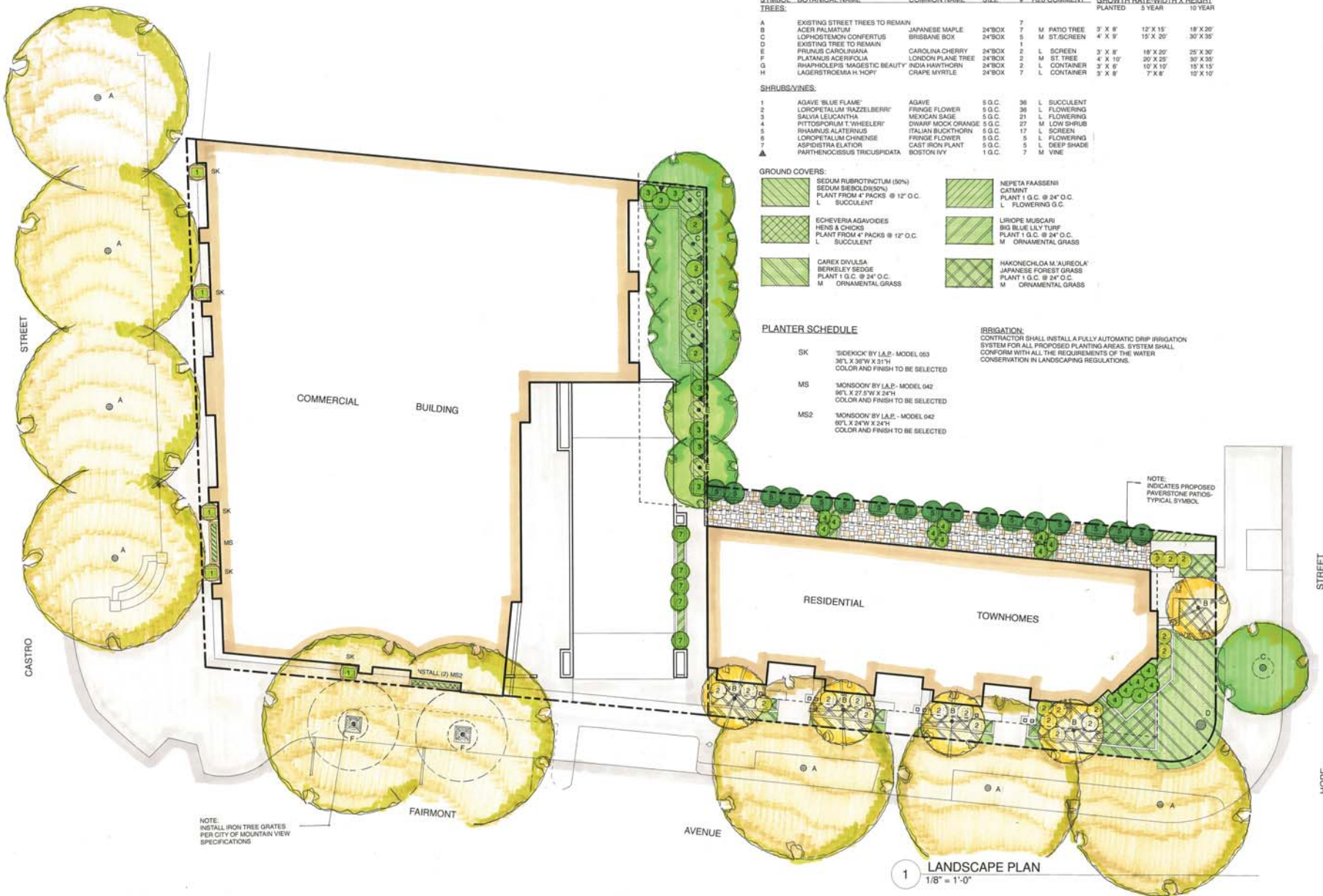
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**PERSPECTIVES
RENDERINGS**

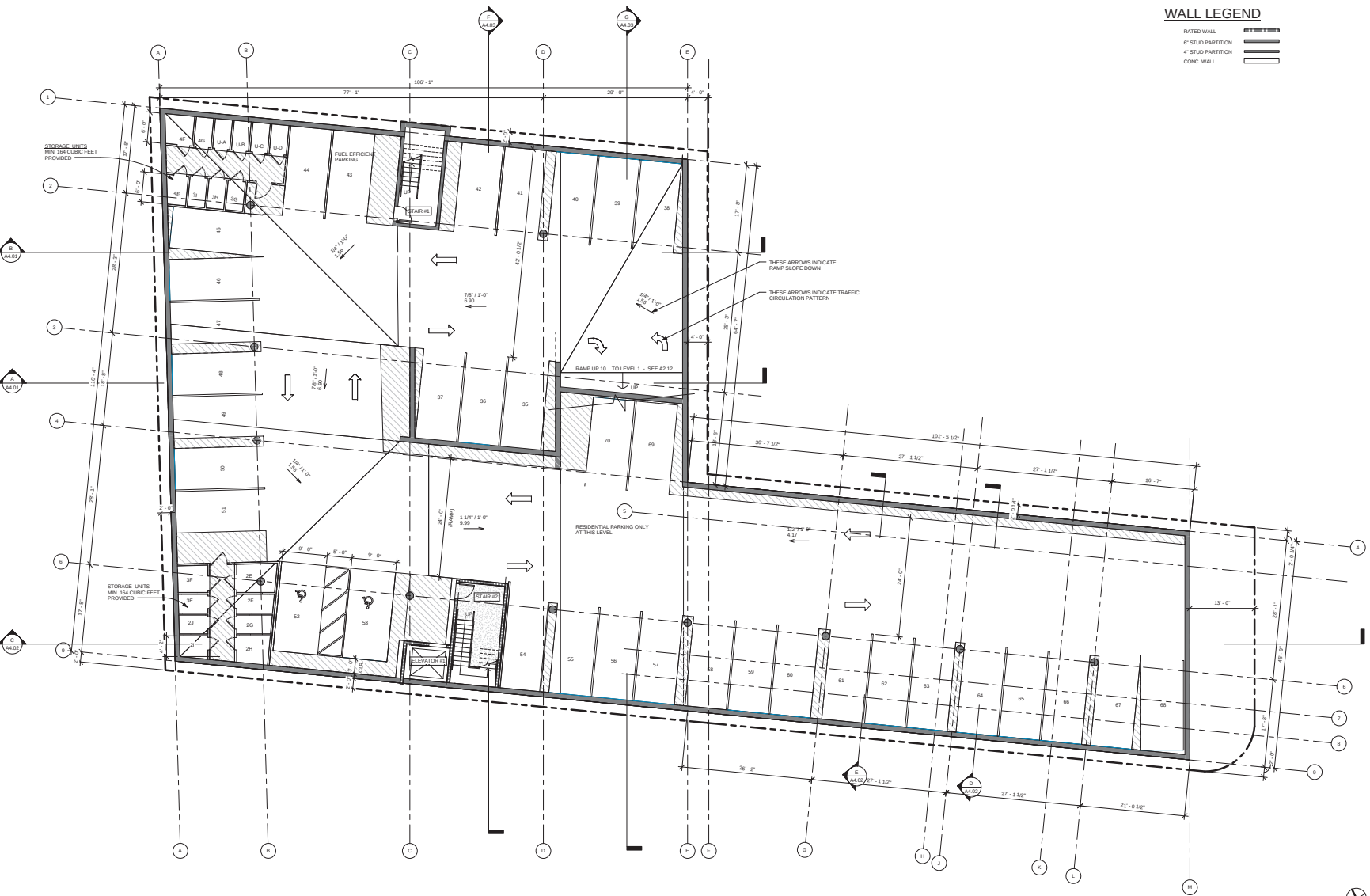
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BELOW GRADE LEVEL 2 PARKING
1/8" = 1'-0"

WALL LEGEND

RATED WALL	
6" STUD PARTITION	
4" STUD PARTITION	
CONC. WALL	

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PROPOSED FLOOR PLAN
- BELOW GRADE LEVEL 2

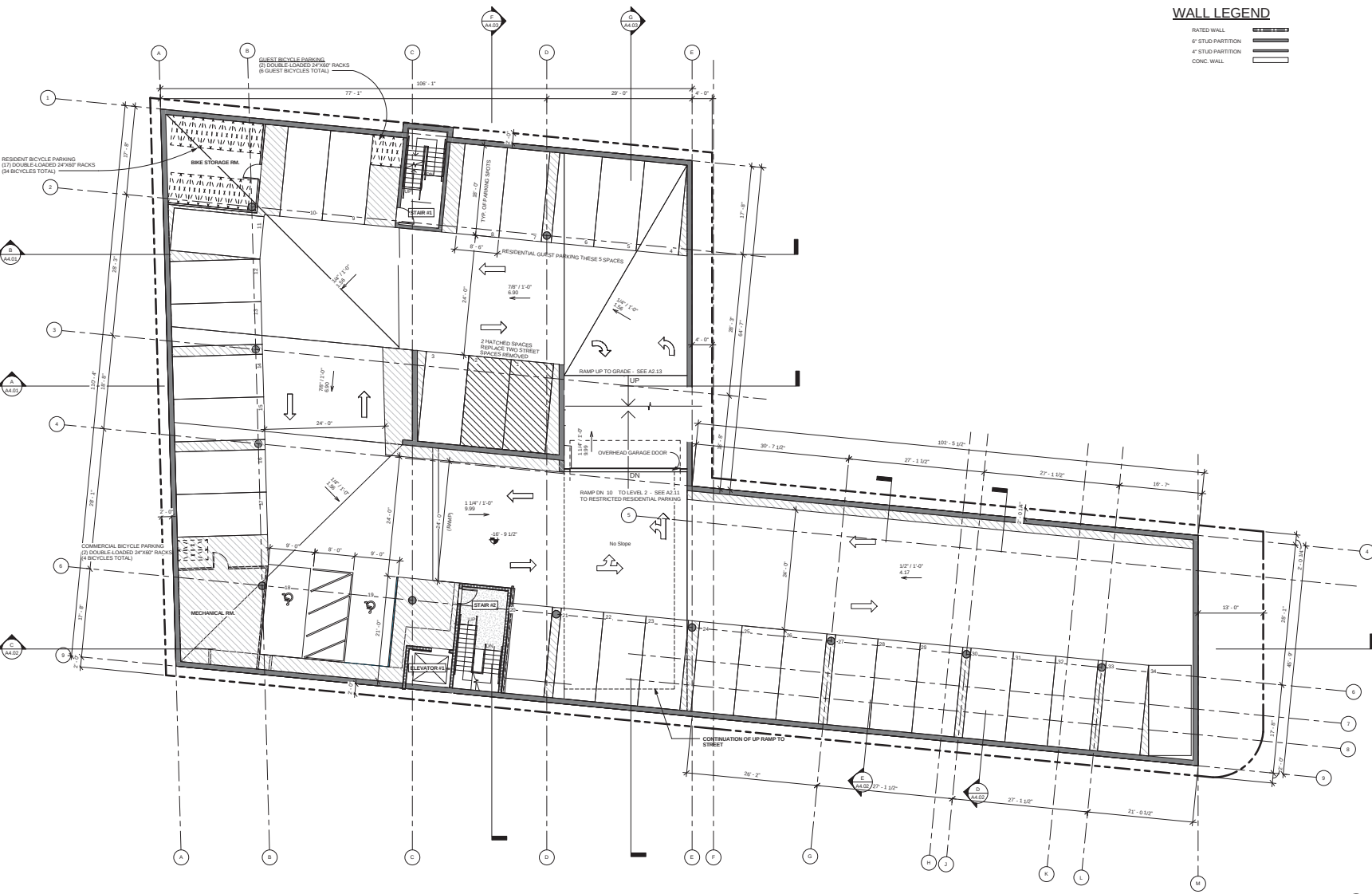
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Scale: 1/8" = 1'-0"



BELOW GRADE LEVEL 1 PARKING
1/8" = 1'-0"

WALL LEGEND

RATED WALL	
6" STUD PARTITION	
4" STUD PARTITION	
CONC. WALL	

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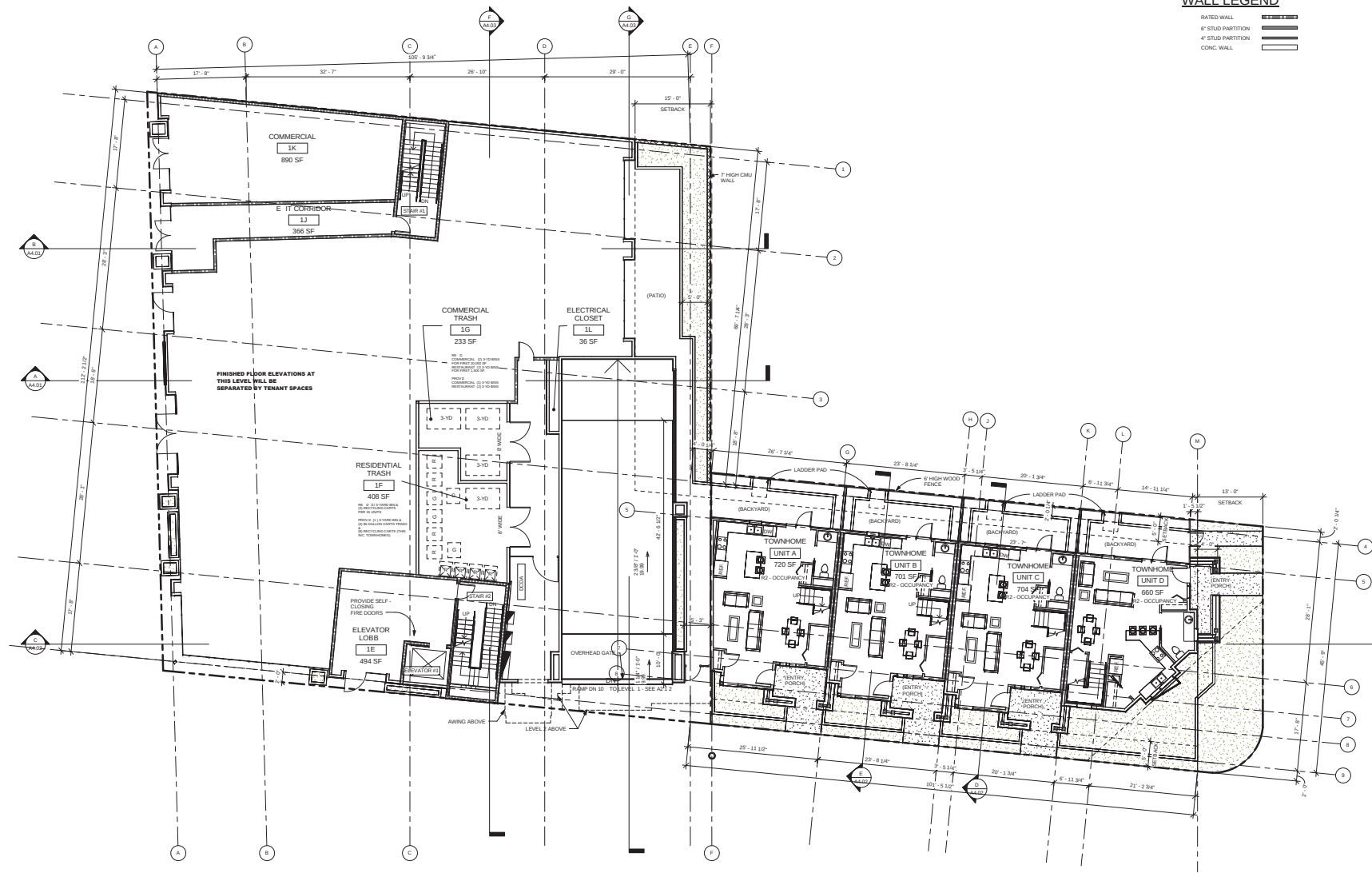
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PROPOSED FLOOR PLAN
- BELOW GRADE LEVEL 1

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Scale: 1/8" = 1'-0"



WALL LEGEND

RATED WALL	
6" STUD PARTITION	
4" STUD PARTITION	
CONC. WALL	

LEVEL 1 FLOOR PLAN

1/8" = 1'-0"

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PROPOSED FLOOR PLAN
- LEVEL 1

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A2.03

Scale: 1/8" = 1'-0"



WALL LEGEND

RATED WALL	
6" STUD PARTITION	
4" STUD PARTITION	
CONC. WALL	

LEVEL 2 FLOOR PLAN

1/8" = 1'-0"

#	Rev.	Date
---	------	------

ARCHITECT: JEFFREY L. KATZ

 JEFFREY L. KATZ ARCHITECTS, P.C.

 1000 AVENUE OF THE STARS, SUITE 1000

 FORT MYERS, FL 33907

 WWW.JEFFREYKATZARCHITECTS.COM

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GPRV10

CASTRO MIXED-USE

 881 CASTRO ST.

PROPOSED FLOOR PLAN

 - LEVEL 2

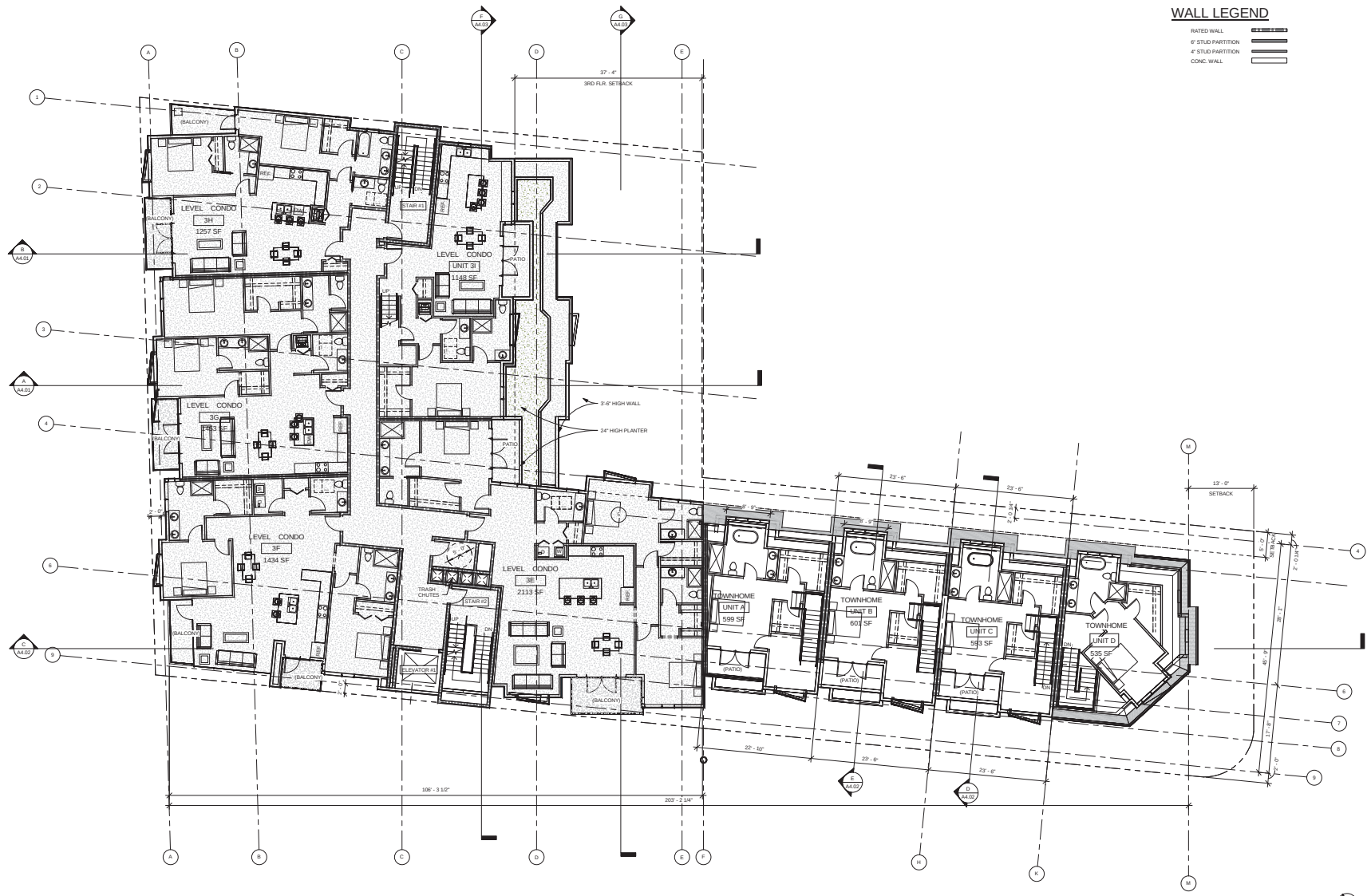
DEN CASTRO 14 014

 Date: 05.09.2016

 Drawn By: ER, KL

A2.04

Scale: 1/8" = 1'-0"



WALL LEGEND

RATED WALL	
6" STUD PARTITION	
4" STUD PARTITION	
CONC. WALL	

LEVEL 3 FLOOR PLAN
 1/8" = 1'-0"

#	Rev.	Date

VILHELM MADSEN
 ARCHITECT & INTERIOR DESIGN
 10000 15TH AVE. S. #200
 BOSTON, MA 02116
 WWW.VILHELMADSEN.COM

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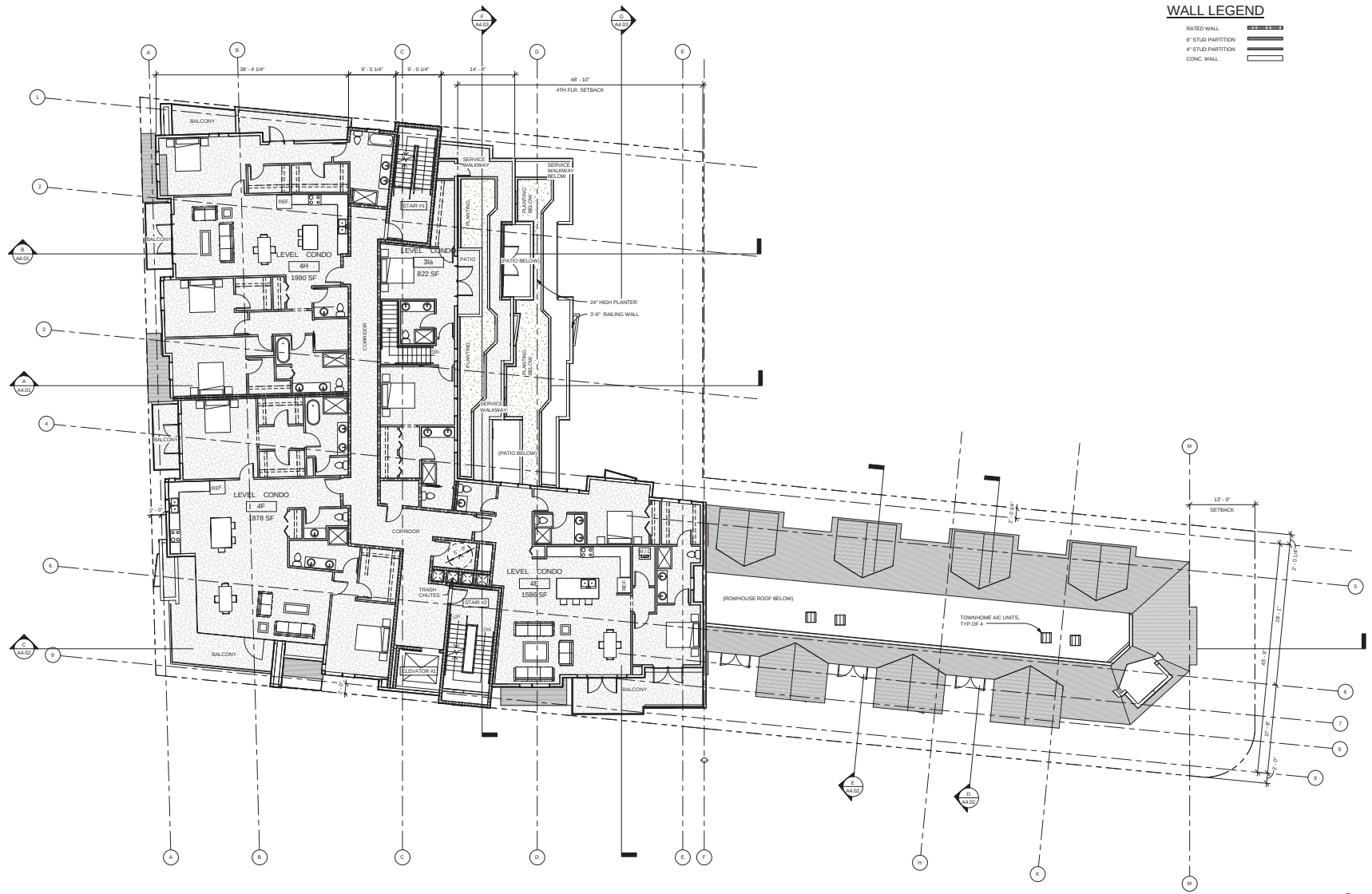
GPRV10
CASTRO MIXED-USE
 881 CASTRO ST.

PROPOSED FLOOR PLAN
 - LEVEL
 3 -

DEN CASTRO 14 014
 Date: 05.09.2016
 Drawn By: ER, KL

A2.05

Scale: 1/8" = 1'-0"



WALL LEGEND

RAISED WALL	
6" STUD PARTITION	
4" STUD PARTITION	
CONC. WALL	

LEVEL 4 FLOOR PLAN
1/8" = 1'-0"

#	Rev.	Date

Vilhelm Madsen
ARCHITECT & INTERIORS
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SAN FRANCISCO, CA 94103
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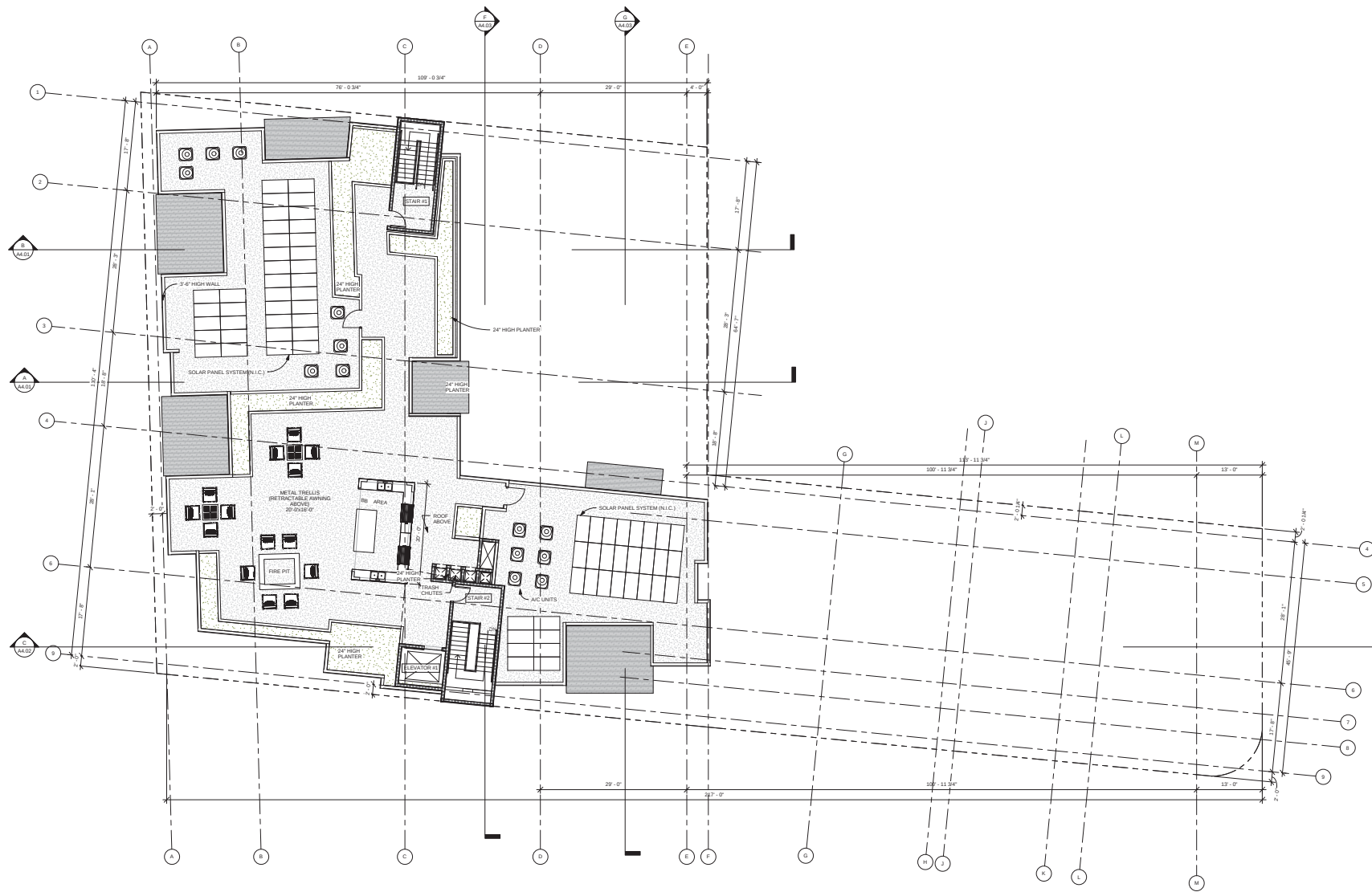
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GPRV10
CASTRO MIXED-USE
881 CASTRO ST.

PROPOSED FLOOR PLAN
- LEVEL -

DEN CASTRO 14 014
Date: 05.09.2016
Drawn By: ER, KL

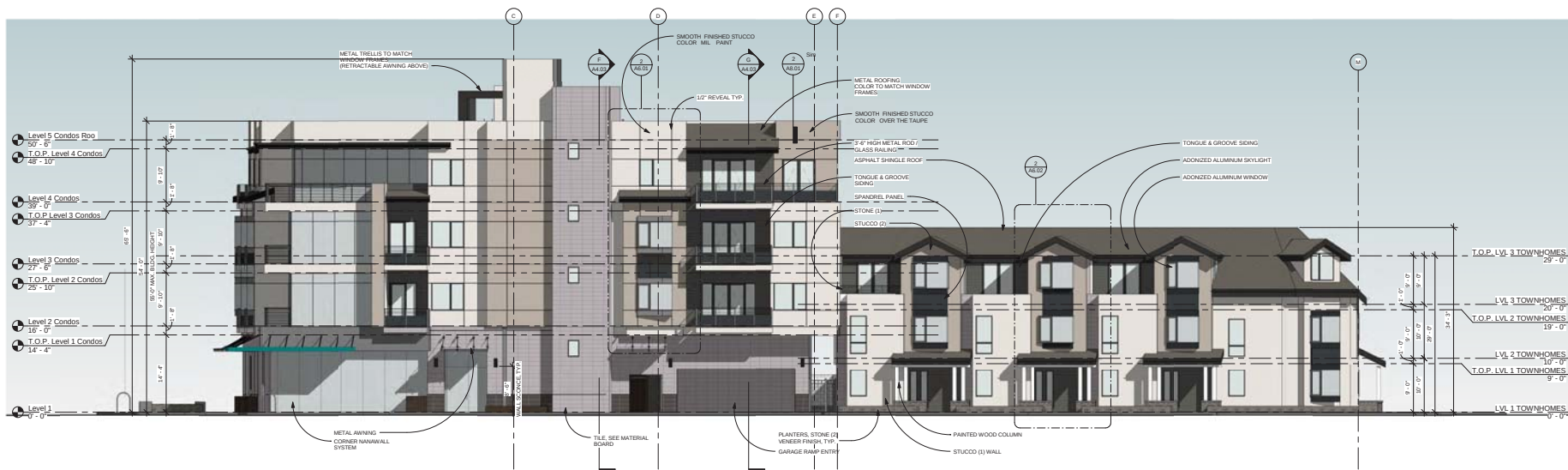
A2.06
Scale: 1/8" = 1'-0"



LEVEL 5 ROOF PLAN
1/8" = 1'-0"



1
EXTERIOR ELEVATION - NORTH/WEST
(CASTRO STREET)
1/8" = 1'-0"



2
EXTERIOR ELEVATION - SOUTH/WEST
(FAIRMONT AVENUE)
1/8" = 1'-0"

#	Rev.	Date
---	------	------

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WWW.WILLIAMMASON.COM

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GPRV10
CASTRO MIXED-USE
881 CASTRO ST.

E
TERIOR ELEVATIONS

DEN CASTRO 14 014
Date: 05.09.2016
Drawn By: ER, KL

A3.01

Scale: 1/8" = 1'-0"



MATERIALS LEGEND

ROOFING	METAL ROOFING (CONDOS) ASPHALT SHINGLES (TOWNHOMES)
WINDOWS	ALUMINUM FRAME COLOR - BLACK W/WHITE BY BLOMBERG WINDOWS & DOORS
STUCCO 1	7/8" SMOOTH FINISH STUCCO COLOR - MILK PAINT BY BEHR
STUCCO 2	7/8" SMOOTH FINISH STUCCO COLOR - OVER THE TALPE BY BEHR
WOOD SING	SMOOTH FINISH LAP SING COLOR - MONTEREY TALPE BY BLOMBERG
STONE VENEER	CRAFTSMAN STONE COLOR - PLACER GOLD BY REAL STONE SOURCE
STONE TILE	COLOR - SILVER CLOUDS BY ALL NATURAL STONE
BASE TILE	COLOR - PACIFIC SCILLA BROWN BY ALL NATURAL STONE

NOTE: SEE COLOR BOARD FOR BEST MATERIAL REPRESENTATION.

EXTERIOR ELEVATION - SOUTH/EAST (HOPE STREET)

1/8" = 1'-0"



EXTERIOR ELEVATION - NORTH/EAST

1/8" = 1'-0"

#	Rev.	Date
---	------	------

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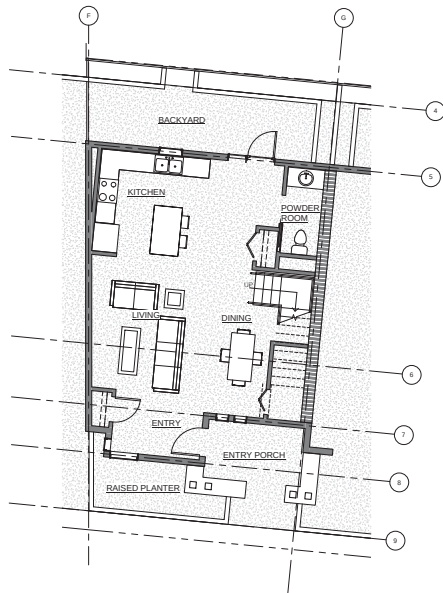
GPRV10
CASTRO MIXED-USE
881 CASTRO ST.

EXTERIOR ELEVATIONS

DEN CASTRO 14 014
Date: 05.09.2016
Drawn By: LAB

A3.02

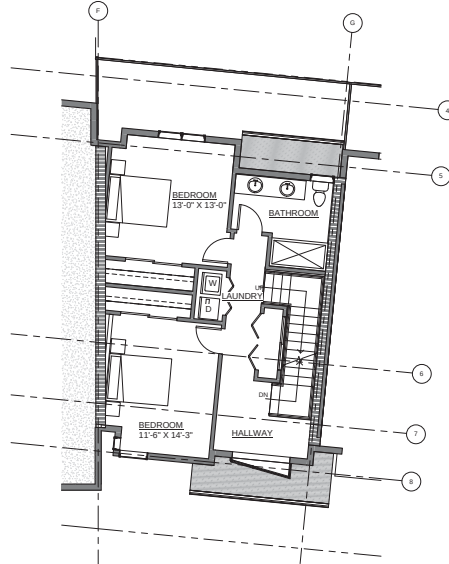
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TYPE A THREE BEDROOM

FIRST FLOOR

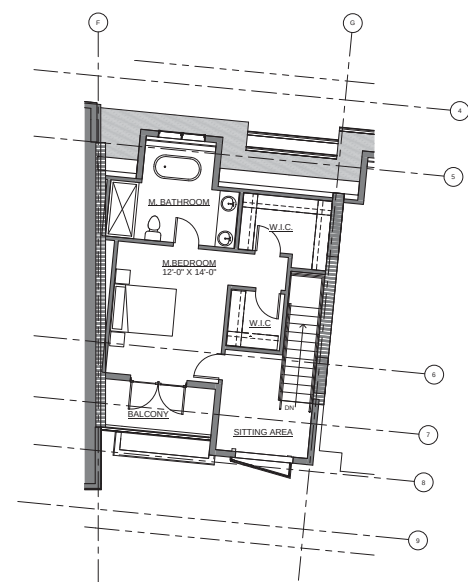
SCALE 3/16" = 1'-0"



TYPE A THREE BEDROOM

SECOND FLOOR

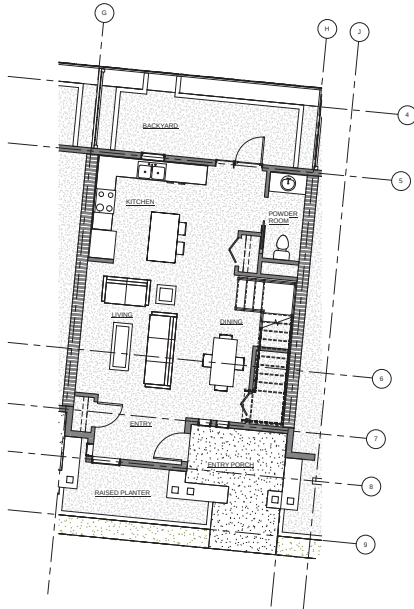
SCALE 3/16" = 1'-0"



TYPE A THREE BEDROOM

THIRD FLOOR

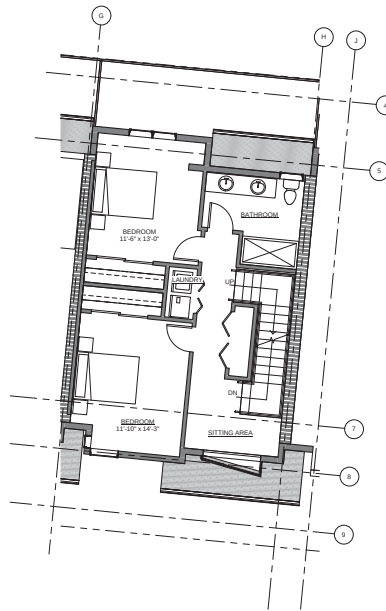
SCALE 3/16" = 1'-0"



TYPE B & C THREE BEDROOM

FIRST FLOOR

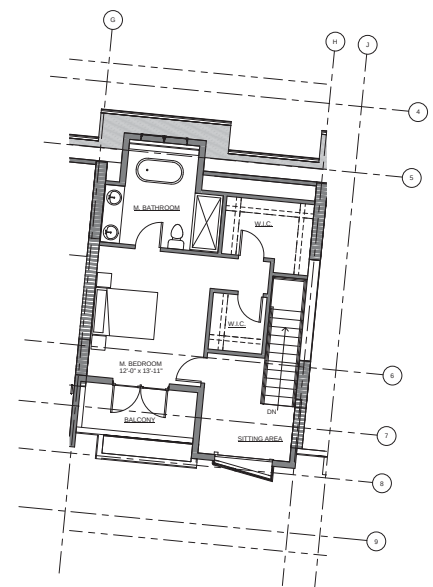
SCALE 3/16" = 1'-0"



TYPE B & C THREE BEDROOM

SECOND FLOOR

SCALE 3/16" = 1'-0"



TYPE B & C THREE BEDROOM

THIRD FLOOR

SCALE 3/16" = 1'-0"

#	Rev.	Date


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 1001 EAST 1ST ST
 SUITE 100
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 WWW.VILHELMADSEN.COM

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GPRV10
CASTRO MIXED-USE
 881 CASTRO ST.

UNIT FLOOR PLANS
 TOWNHOMES

DEN CASTRO 14 014
 Date: 05.09.2016
 Drawn By: ER, KL

A5.01
 Scale 3/16" = 1'-0"



#	Rev.	Date



 Y. Robert Johnson

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GPRV10

CASTRO MIXED-USE

 881 CASTRO ST.

UNIT FLOOR PLAN

 TOWNHOMES

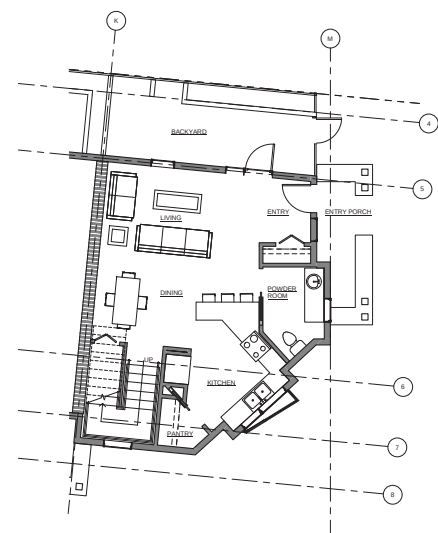
DEN CASTRO 14 014

 Date: 05.09.2016

 Drawn By: ER, KL

A5.02

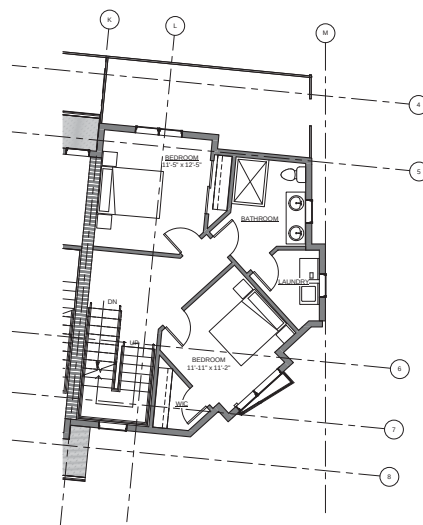
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TYPE D THREE BEDROOM

 FIRST FLOOR

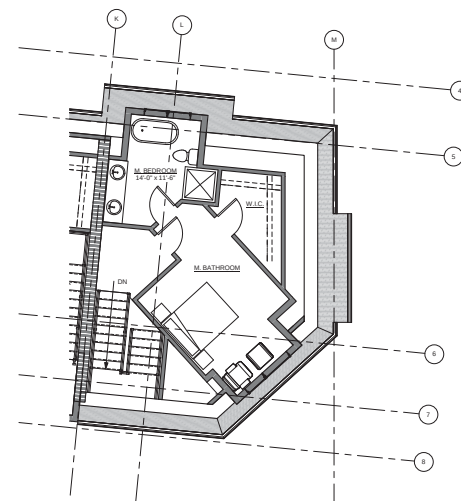
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TYPE D THREE BEDROOM

 SECOND FLOOR

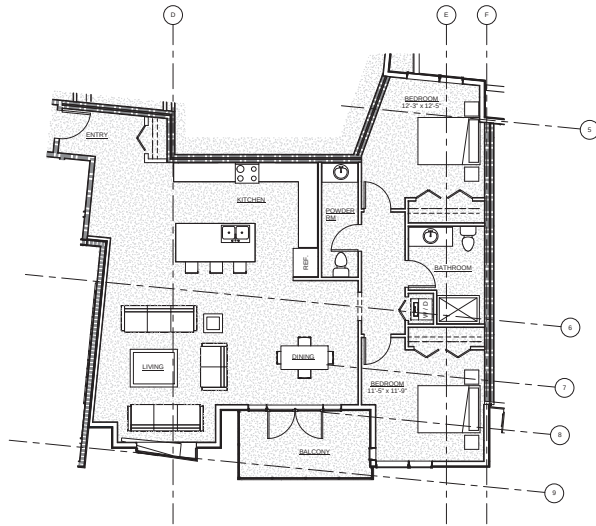
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TYPE D THREE BEDROOM

 THIRD FLOOR

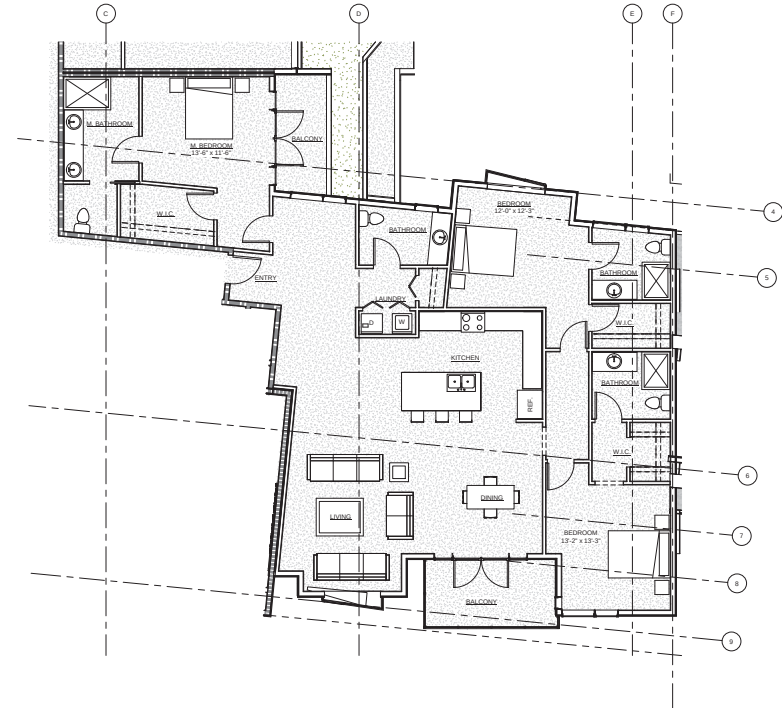
 SCALE 3/16" = 1'-0"



TYPE E TWO BEDROOM

SECOND FLOOR

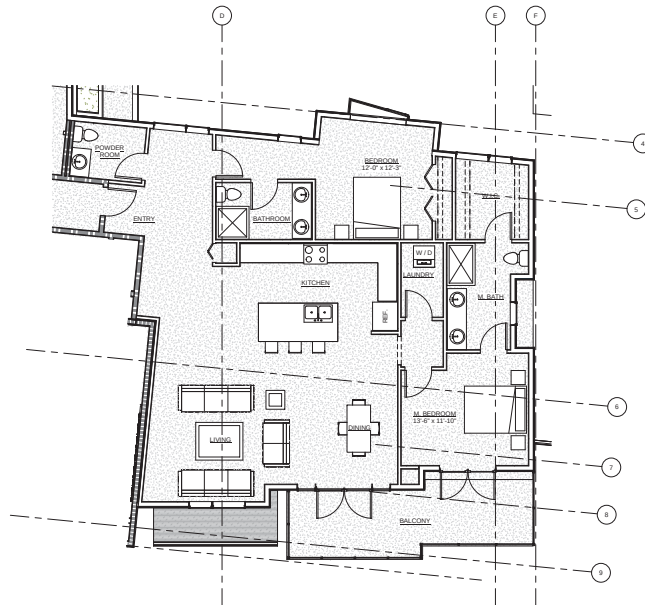
SCALE 3/16" = 1'-0"



TYPE E THREE BEDROOM

THIRD FLOOR

SCALE 3/16" = 1'-0"



TYPE E TWO BEDROOM

FOURTH FLOOR

SCALE 3/16" = 1'-0"

#	Rev.	Date



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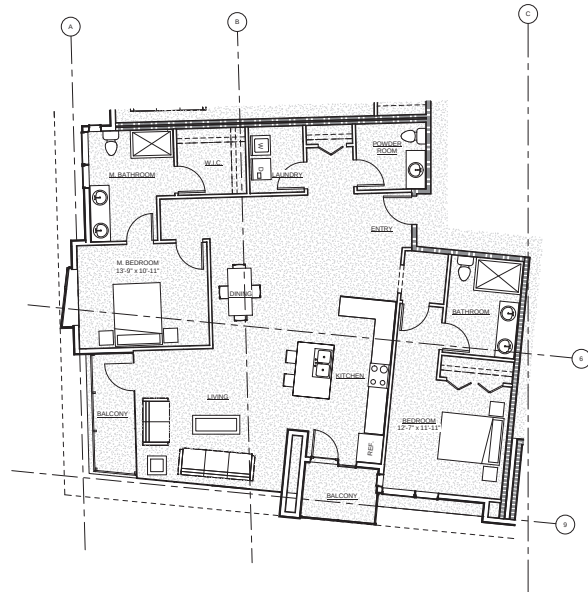
GPRV10
CASTRO MIXED-USE
 881 CASTRO ST.

UNIT FLOOR PLANS
 CONDOMINIUMS

DEN CASTRO 14 014
 Date: 05.09.2016
 Drawn By: ER, KL

A5.03

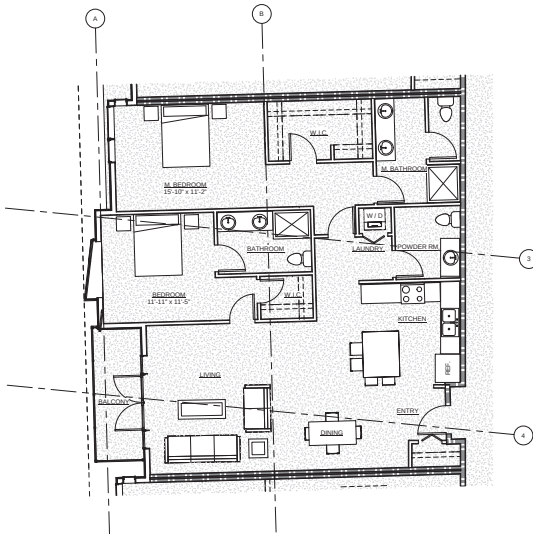
Scale 3/16" = 1'-0"



TYPE F TWO BEDROOM

SECOND & THIRD FLOOR

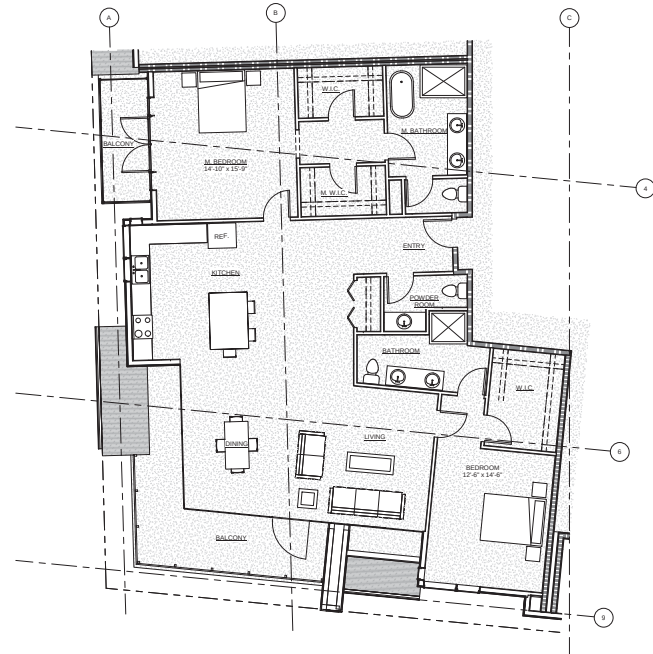
SCALE 3/16" = 1'-0"



TYPE G TWO BEDROOM

SECOND FLOOR

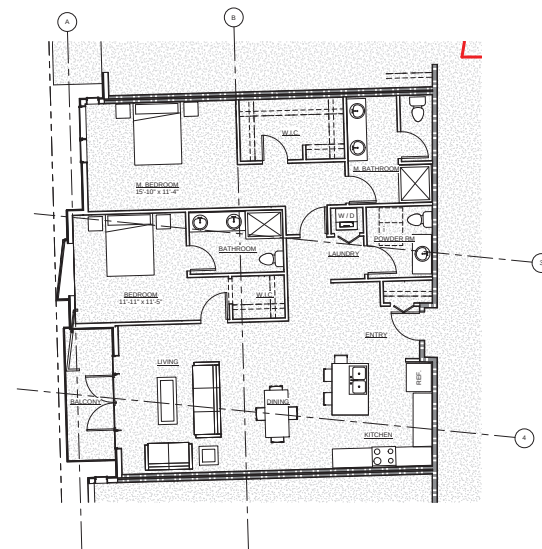
SCALE 3/16" = 1'-0"



TYPE F TWO BEDROOM

FOURTH FLOOR

SCALE 3/16" = 1'-0"



TYPE G TWO BEDROOM

THIRD FLOOR

SCALE 3/16" = 1'-0"

#	Rev.	Date

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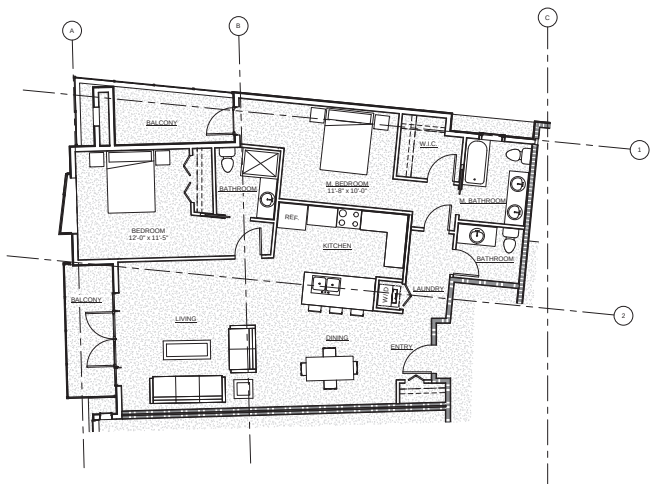
GPRV10
CASTRO MIXED-USE
881 CASTRO ST.

UNIT FLOOR PLANS
CONDOMINIUMS

DEN CASTRO 14 014
Date 05.09.2016
Drawn By ER, KL

A5.04

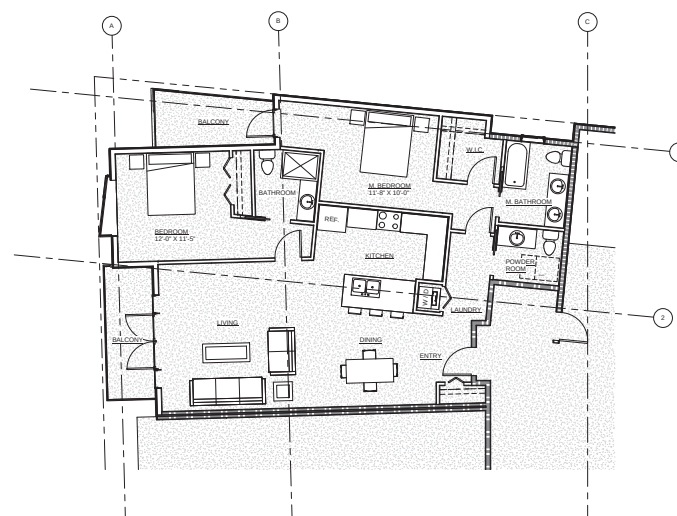
Scale 3/16" = 1'-0"



TYPE H TWO BEDROOM

SECOND FLOOR

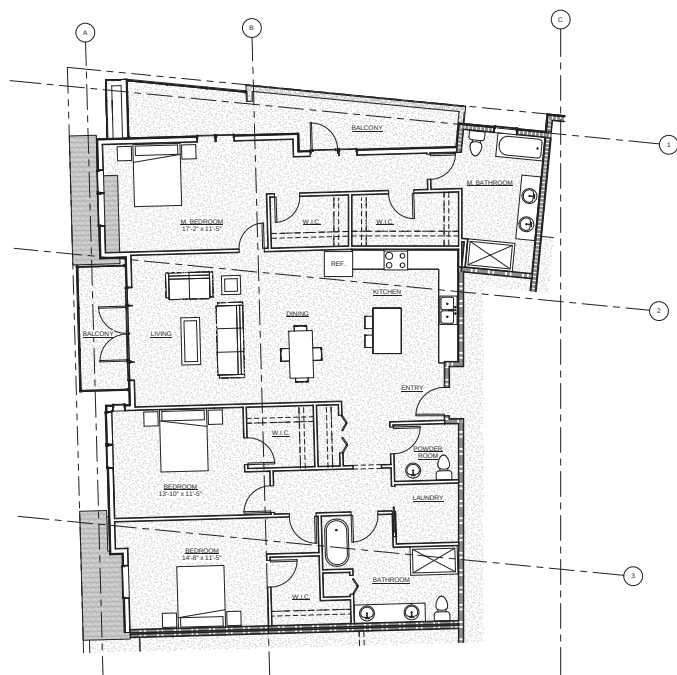
SCALE 3/16" = 1'-0"



TYPE H TWO BEDROOM

THIRD FLOOR

SCALE 3/16" = 1'-0"



TYPE H THREE BEDROOM

FOURTH FLOOR

SCALE 3/16" = 1'-0"

#	Rev.	Date

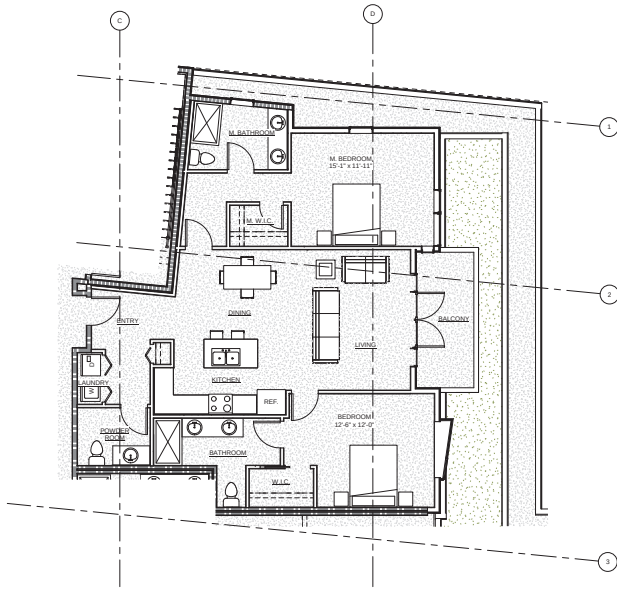
GPRV10
CASTRO MIXED-USE
881 CASTRO ST.

UNIT FLOOR
PLANS
CONDOMINIUMS

DEN CASTRO 14 014
Date 05.09.2016
Drawn By Author

A5.05

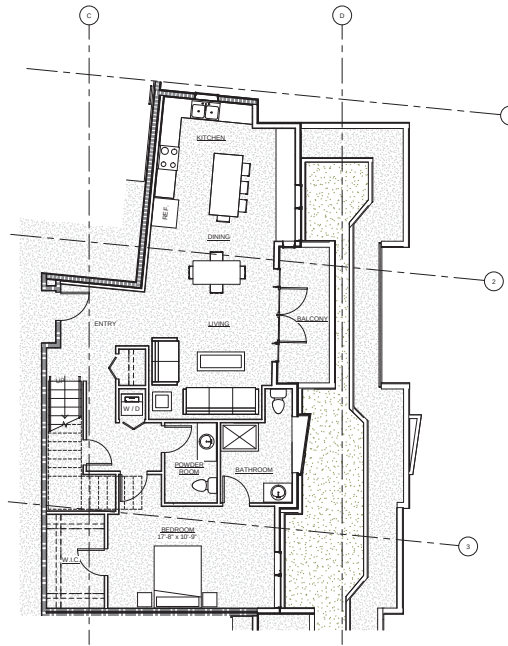
Scale 3/16" = 1'-0"



TYPE I TWO BEDROOM

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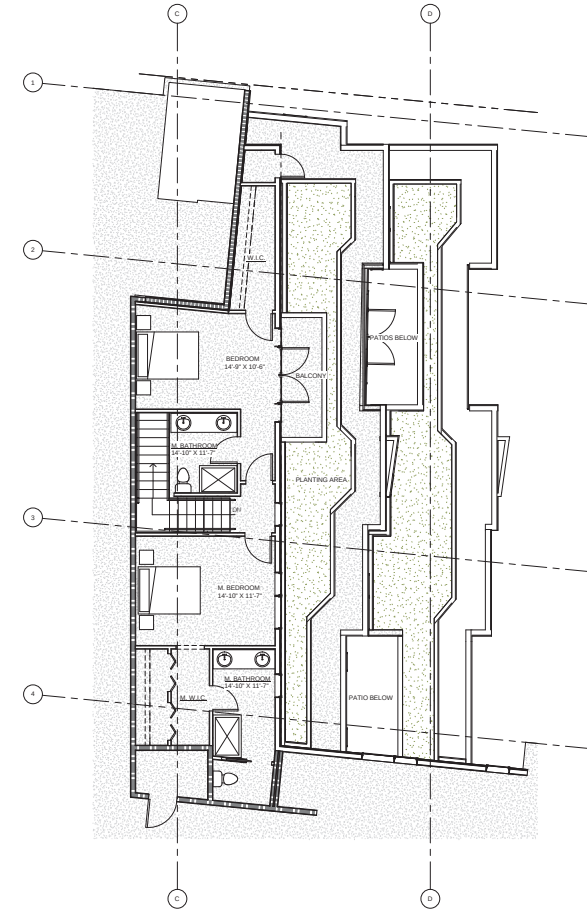
SCALE 3/16" = 1'-0"



TYPE I THREE BEDROOM

THIRD FLOOR

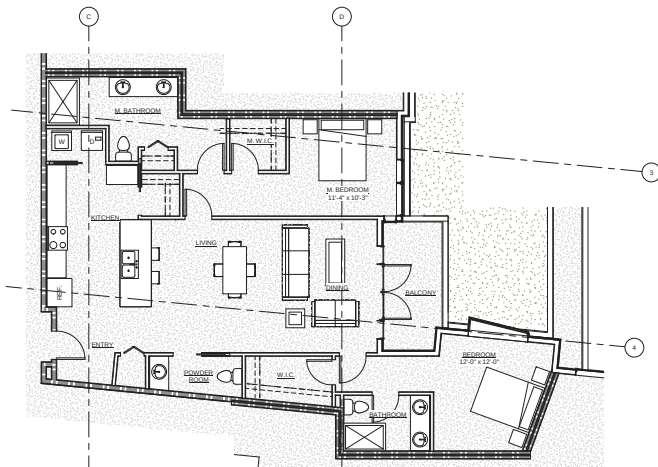
SCALE 3/16" = 1'-0"



TYPE Ia THREE BEDROOM

THIRD FLOOR

SCALE 3/16" = 1'-0"



TYPE J THREE BEDROOM

SECOND FLOOR

SCALE 3/16" = 1'-0"

#	Rev.	Date

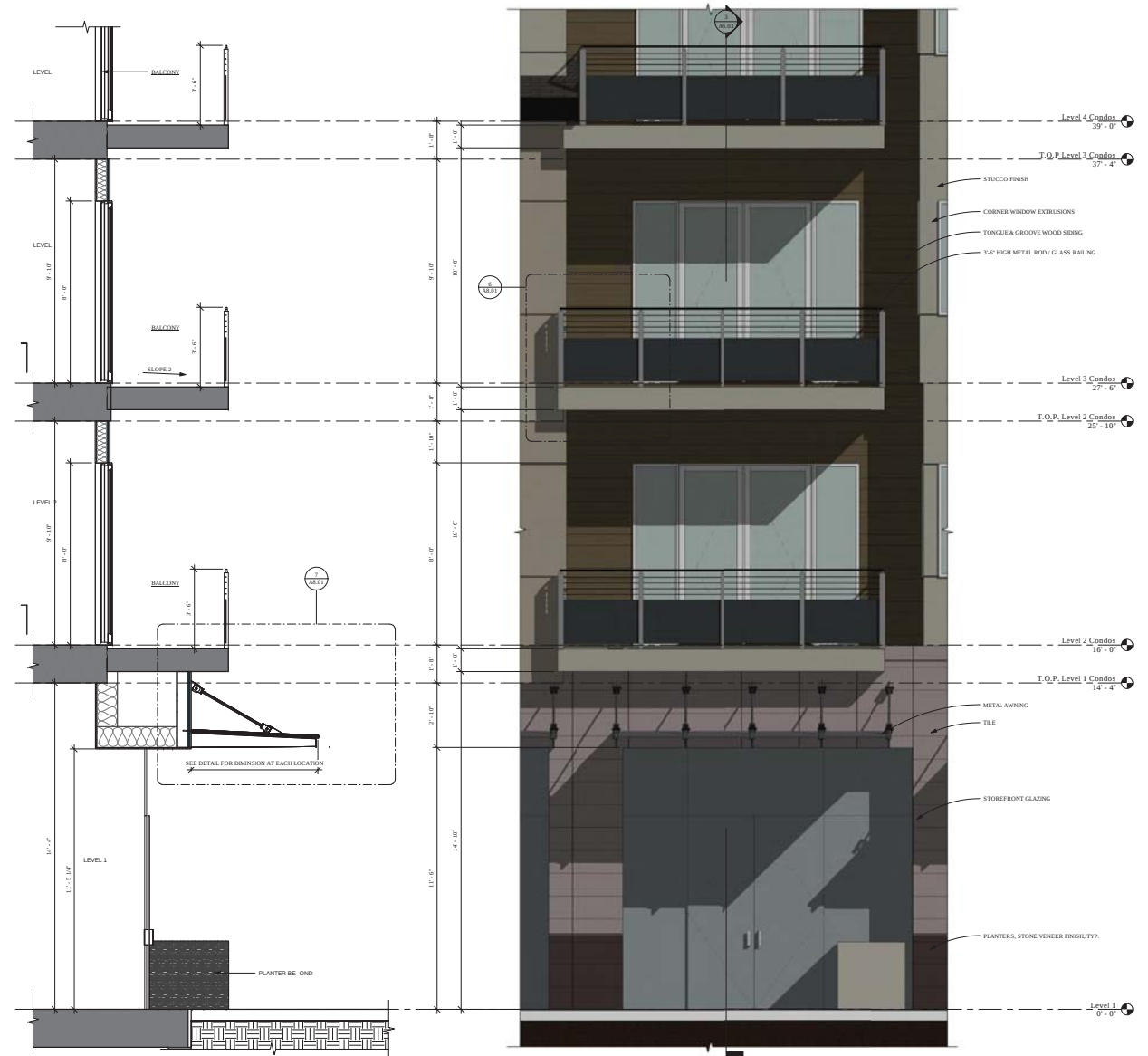
GPRV10
CASTRO MIXED-USE
881 CASTRO ST.

UNIT FLOOR
PLANS
CONDOMINIUMS

DEN CASTRO 14 014
Date 05.09.2016
Drawn By Author

A5.06

Scale 3/16" = 1'-0"



1 N/W STOREFRONT ENTRANCE ELEVATION
1/2" = 1'-0"

#	Rev.	Date

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DALLAS, TEXAS 75243
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GPRV10
CASTRO MIXED-USE
881 CASTRO ST.

WALL SECTIONS
ELEVATIONS

DEN CASTRO 14 014
Date 05.09.2016
Drawn By ER, KL

A6.03

Scale 1/2" = 1'-0"



VICINITY MAP
NO SCALE

NOTES

ALL DISTANCES AND DIMENSIONS ARE
IN FEET AND DECIMALS OF A FOOT.
UNDERGROUND UTILITY LOCATION
IS BASED ON SURFACE EVIDENCE.
BUILDING FOOTPRINTS ARE
SHOWN AT GROUND LEVEL.
FRESH FLOOR ELEVATIONS ARE TAKEN
AT DOOR THRESHOLD (EXTERIOR).

EASEMENT NOTE

APN 158-06-037,
158-06-038 & 158-06-039
EASEMENTS SHOWN FOR THE SUBJECT
PROPERTY BY CHICAGO TITLE COMPANY,
TITLE NO. FWS-299740883C,
DATED MAY 29, 2014.
APN 158-06-040
A CURRENT TITLE REPORT FOR THE SUBJECT
PROPERTY HAS NOT BEEN EXAMINED BY LEA
& BRAZE ENGINEERING, INC. EASEMENTS OF
RECORD MAY EXIST THAT ARE NOT SHOWN
ON THIS MAP.

BENCHMARK

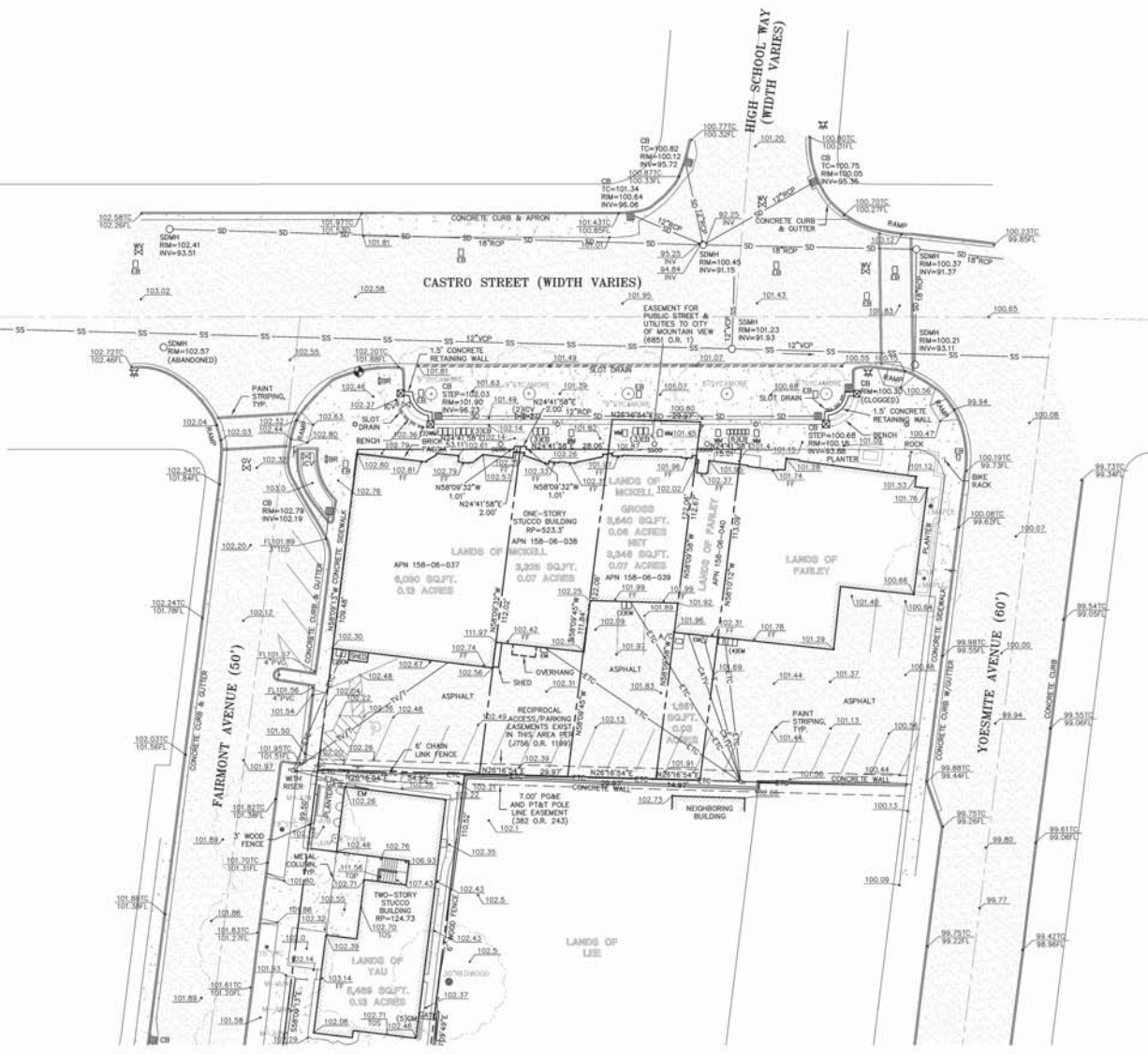
CITY OF MOUNTAIN VIEW BENCHMARK "TV-24"
BRONZE DISK STAMPED "TV-24" SET IN THE TOP OF
CURB AT THE NORTHWEST CORNER OF CASTRO
STREET AND 12.00' EASING REAL APPROXIMATELY 100 FEET
WEST OF THE WESTERLY R/W OF CASTRO STREET.
ELEVATION = 104.16'
(NAVD 88 DATUM)

SITE BENCHMARK

SURVEY CONTROL POINT
OUT CROSS IN CONCRETE CURB
ELEVATION = 102.30'
(NAVD 88 DATUM)

LEGEND AND NOTES

- BOUNDARY LINE
- BUILDING OVERHANG LINE
- ETC ELECTRICAL/TELEPHONE/
- CABLE TV OVERHEAD LINE
- CATV CABLE TV OVERHEAD LINE
- E ELECTRICAL OVERHEAD LINE
- TV/T CABLE TV/TELEPHONE OVERHEAD LINE
- EASEMENT
- FENCE LINE
- SS SANITARY SEWER LINE
- SD STORM DRAIN LINE
- ACCESSIBILITY PARKING
- AIR CONDITIONING UNIT
- BENCHMARK
- BR BIKE RACK
- CB CATCH BASIN
- EB ELECTRICAL BOX
- EM ELECTRICAL METER
- FF FINISH FLOOR
- FH FIRE HYDRANT
- FL FLOW LINE
- GV GAS VALVE
- HW INVERT
- ICHV IRRIGATION CONTROL VALVE
- J JOINT POLE
- JUN JUNKIE
- PELLAR, SIMILAR
- PVC POLYVINYL CHLORIDE PIPE
- RCP REINFORCED CONCRETE PIPE
- RP ROOF PEAK
- SCSO SANITARY SEWER CLEAN-OUT
- SSMH SANITARY SEWER MANHOLE
- SSMH STORM DRAIN MANHOLE
- SL STREET LIGHT
- SS STREET SIGN
- SYC SYCAMORE
- TCD THROUGH CURB DRAIN (METAL)
- TC TOP OF CURB
- WPC WETTED CLAY PIPE
- WM WATER METER
- WV WATER VALVE
- XXX SPOTGRADE
- ASPHALT
- CONCRETE
- TILE



0 8 16 32
SCALE: 1" = 16'



LEA & BRAZE ENGINEERING, INC.
LAND SURVEYORS
1800 S. MOUNTAIN VIEW AVE., SUITE 100
MOUNTAIN VIEW, ARIZONA 85201
PH: (480) 885-4000
FAX: (480) 885-4001
WWW.LEA-BRAZE.COM

750 FAIRMONT AVENUE
825, 843, 871 & 881
CASTRO STREET
MOUNTAIN VIEW CALIFORNIA
APN: 158-06-037, 038, 039 & 040
SANTA CLARA COUNTY

TOPOGRAPHIC
SURVEY

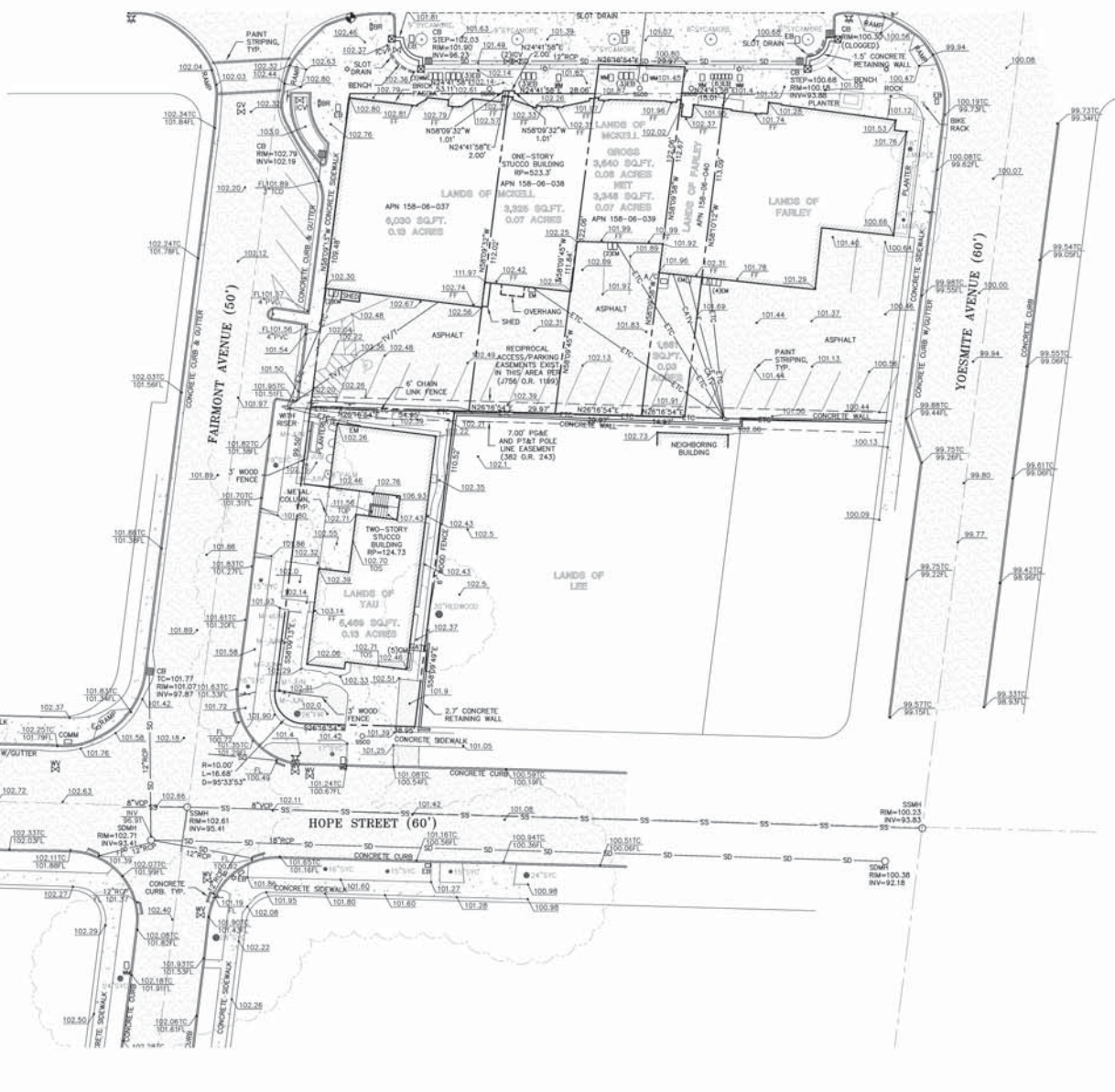
ADD 750 FAIRMONT	00
REVISIONS	BY
JOB NO: 2140880	
DATE: 10-23-14	
SCALE: 1" = 16'	
DRAWN BY: DB	
SHEET NO:	
SU1	
18 OF 19 SHEETS	



VICINITY MAP
NO SCALE

LEGEND AND NOTES

- BOUNDARY LINE
- BUILDING OVERHANG LINE
- ETC
- CATV
- E
- TV/T
- EASEMENT
- FENCE LINE
- SS
- SD
- ACCESSIBILITY PARKING
- AIR CONDITIONING UNIT
- BENCHMARK
- BR
- CB
- CM
- FF
- FL
- GV
- INV
- JCV
- J
- JN
- P
- PVC
- RCP
- RP
- SSO
- SSMH
- S
- SYC
- TCD
- TC
- VCP
- WM
- W
- X
- ASPHALT
- CONCRETE
- TILE



NOTES
ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT.
UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.
BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR)

EASEMENT NOTE

APN 158-06-037
158-06-038 & 158-06-039
EASEMENTS SHOWN ARE PER TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY, TITLE NO. TWP-20961000000, DATED MAY 29, 2014.
A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY LEA & BRAZE ENGINEERING, INC. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.
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BENCHMARK

CITY OF MOUNTAIN VIEW BENCHMARK "V-24" BRONZE DISK STAMPED "V-24" SET IN THE TOP OF CURB AT THE NORTHWEST CORNER OF CASTRO STREET AND EL CAMINO REAL APPROXIMATELY 100 FEET WEST OF THE WESTERLY R/W OF CASTRO STREET. ELEVATION = 104.70' (NAVD 88 DATUM)

SITE BENCHMARK

SURVEY CONTROL POINT
OUT CROSS IN CONCRETE CURB
ELEVATION = 102.35' (NAVD 88 DATUM)

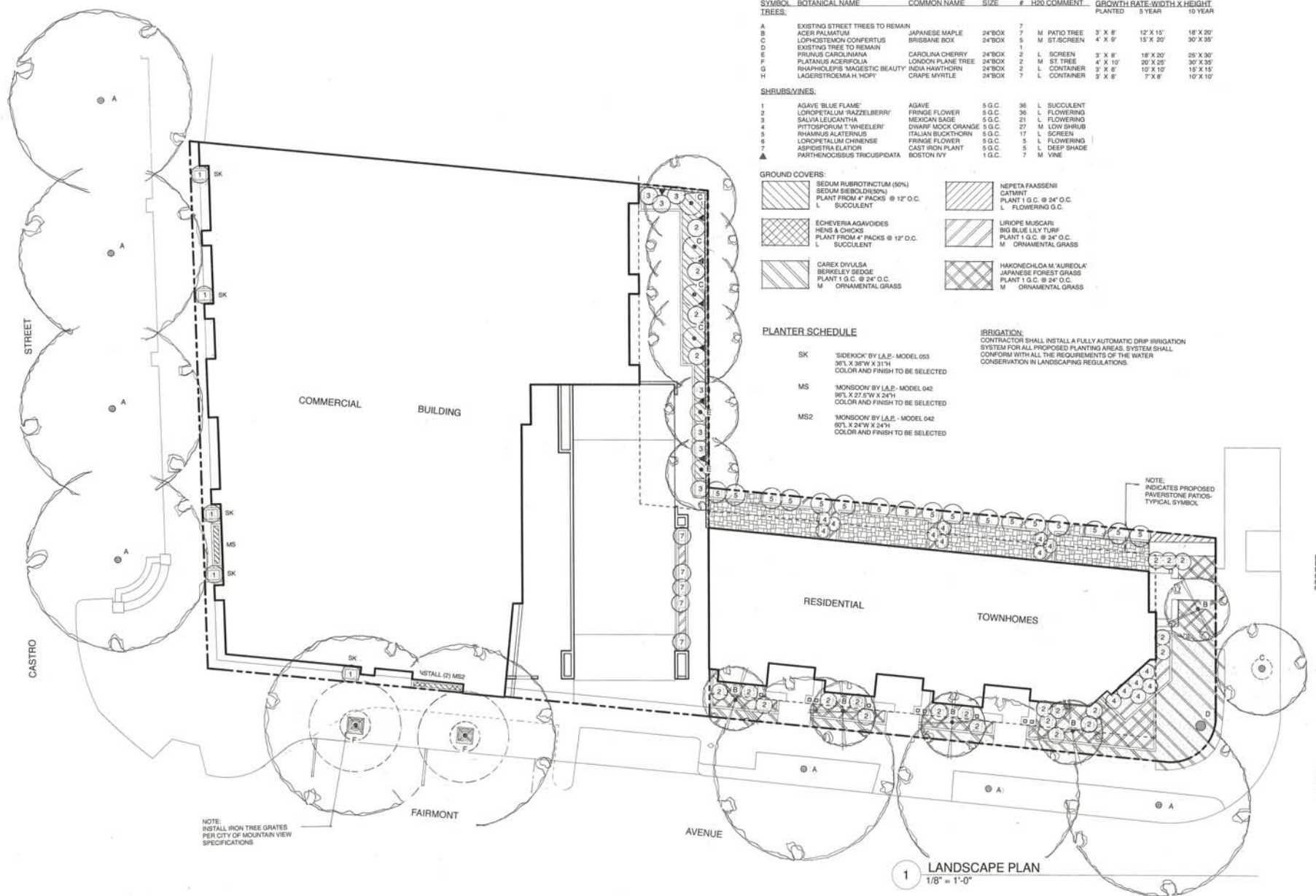


LEA & BRAZE ENGINEERING, INC.
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750 FAIRMONT AVENUE
825, 843, 871 & 881
CASTRO STREET
MOUNTAIN VIEW CALIFORNIA
APN: 158-06-037, 158-06-038 & 158-06-039

**TOPOGRAPHIC
SURVEY**

NO.	DATE	BY
1	10-23-14	SV
2	11-13-14	SV
3	12-23-14	SV
4	01-23-15	SV
5	02-23-15	SV
6	03-23-15	SV
7	04-23-15	SV
8	05-23-15	SV
9	06-23-15	SV
10	07-23-15	SV
11	08-23-15	SV
12	09-23-15	SV
13	10-23-15	SV
14	11-23-15	SV
15	12-23-15	SV
16	01-23-16	SV
17	02-23-16	SV
18	03-23-16	SV
19	04-23-16	SV
20	05-23-16	SV
21	06-23-16	SV
22	07-23-16	SV
23	08-23-16	SV
24	09-23-16	SV
25	10-23-16	SV
26	11-23-16	SV
27	12-23-16	SV
28	01-23-17	SV
29	02-23-17	SV
30	03-23-17	SV
31	04-23-17	SV
32	05-23-17	SV
33	06-23-17	SV
34	07-23-17	SV
35	08-23-17	SV
36	09-23-17	SV
37	10-23-17	SV
38	11-23-17	SV
39	12-23-17	SV
40	01-23-18	SV
41	02-23-18	SV
42	03-23-18	SV
43	04-23-18	SV
44	05-23-18	SV
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193	10-23-30	SV
194	11-23-30	SV
195	12-23-30	SV
196	01-23-31	SV
197	02-23-31	SV
198	03-23-31	SV
199	04-23-31	SV
200	05-23-31	SV



PLANT LEGEND:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	#	H2O COMMENT	GROWTH RATE	WIDTH	X	HEIGHT
TREES						PLANTED	5 YEAR	10 YEAR	
A	EXISTING STREET TREES TO REMAIN	JAPANESE MAPLE	24"BOX	7	M	PATIO TREE	3' X 8'	12' X 15'	18' X 20'
B	ACER PALMATUM	BRISBANE BOX	24"BOX	5	M	ST. SCREEN	4' X 8'	15' X 20'	30' X 35'
C	LOPHOSTEMON CONFERTUS								
D	EXISTING TREE TO REMAIN	CAROLINA CHERRY	24"BOX	2	L	SCREEN	3' X 8'	18' X 20'	26' X 30'
E	PRUNUS CAROLINIANA	LONDON PLANE TREE	24"BOX	2	M	ST. TREE	4' X 10'	20' X 25'	30' X 35'
F	PLATANUS ACERIFOLIA								
G	RHAPHIOLEPS MAJESTIC BEAUTY	INDIA HAWTHORN	24"BOX	2	L	CONTAINER	3' X 8'	10' X 10'	15' X 15'
H	LAGERSTROMIA H. VICT	CRANE MYRTLE	24"BOX	7	L	CONTAINER	3' X 8'	7' X 8'	10' X 10'
SHRUBS/VINES:									
1	AGAVE BLUE FLAME	AGAVE	5 G.C.	36	L	SUCCULENT			
2	LOPOTETALUM NAZEL-BERRY	FRINGE FLOWER	5 G.C.	36	L	FLOWERING			
3	SALVIA LEUCANTHA	MEXICAN SAGE	5 G.C.	21	L	FLOWERING			
4	PITTOSPORIUM 1 WHEELER	DWARF MOCK ORANGE	5 G.C.	27	M	LOW SHRUB			
5	RHAPHIOLEPS MAJESTIC BEAUTY	ITALIAN BUCKTHORN	5 G.C.	17	L	SCREEN			
6	LOPOTETALUM CHINENSE	FRINGE FLOWER	5 G.C.	5	L	FLOWERING			
7	ASPIDOTETRA ELATION	CAST IRON PLANT	5 G.C.	5	L	DEEP SHADE			
▲	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	1 G.C.	7	M	VINE			

GROUND COVERS:

SEDUM RUBRO-TRICOLOR (50%)	HEPETA FASSENII
SEDUM SIBERIDIC (50%)	CATMINT
PLANT FROM 4" PACKS @ 12" O.C.	PLANT 1 G.C. @ 24" O.C.
L SUCCULENT	L FLOWERING G.C.
ECHIVERIA AGAVOIDES	LIRIOPE MUSCARI
HENS & CHICKS	BIG BLUE LILY TURF
PLANT FROM 4" PACKS @ 12" O.C.	PLANT 1 G.C. @ 24" O.C.
L SUCCULENT	M ORNAMENTAL GRASS
CAREX DIVULSA	HAKONECHLOA M. 'MUREOLA'
BERKELEY SEDGE	JAPANESE FOREST GRASS
PLANT 1 G.C. @ 24" O.C.	PLANT 1 G.C. @ 24" O.C.
M ORNAMENTAL GRASS	M ORNAMENTAL GRASS

PLANTER SCHEDULE

SK	'SIDEKICK' BY L.A.P. - MODEL 053 36" X 36" W X 31" H COLOR AND FINISH TO BE SELECTED
MS	'MONSOON' BY L.A.P. - MODEL 042 60" X 27.5" W X 24" H COLOR AND FINISH TO BE SELECTED
MS2	'MONSOON' BY L.A.P. - MODEL 042 60" X 24" W X 24" H COLOR AND FINISH TO BE SELECTED

IRRIGATION:

CONTRACTOR SHALL INSTALL A FULLY AUTOMATIC DRIP IRRIGATION SYSTEM FOR ALL PROPOSED PLANTING AREAS. SYSTEM SHALL CONFORM WITH ALL THE REQUIREMENTS OF THE WATER CONSERVATION IN LANDSCAPING REGULATIONS.

Rev. Date

William Skidmore
ARCHITECTS
1000 CALIFORNIA STREET
MOUNTAIN VIEW, CA 94039
WWW.WILLIAMSKIDMORE.COM

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GPRV10
CASTRO MIXED-USE
CASTRO ST & FAIRMONT AVE

LANDSCAPE
PLAN

DEN Castro 2014 014
Date 5-9-2016
Drawn By TS

L1

Scale 1/8" = 1'-0"



THOMAS SCHERER
ASSOCIATES
Landscape Architecture

P.O. Box 64, Ames, CA 95001
916.939.4400

#	Rev.	Date



LANDSCAPE PLAN - LEVEL 2
1/8" = 1'-0"



GPRV10
CASTRO MIXED-USE
CASTRO ST. & FAIRMONT AVE

**LANDSCAPE
PLAN - LEVEL 2**

DEN CASTRO 14 014
Date 4-12-2016
Drawn By TS

L-2
Scale 1/8" = 1'-0"



THOMAS SCHERER
ASSOCIATES
Landscape Architecture

1000 West 10th Street, Suite 100
San Francisco, CA 94111

#	Rev.	Date



1 LANDSCAPE PLAN - LEVEL 3
1/8" = 1'-0"



GPRV10
CASTRO MIXED-USE
CASTRO ST. & FAIRMONT AVE

LANDSCAPE
PLAN - LEVEL 3

DEN CASTRO 14 014
Date 4-12-2016
Drawn By TS

L-3

Scale 1/8" = 1'-0"



THOMAS SCHERER
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Landscape Architecture

P.O. Box 141, Ames, CA 95015
503.271.4444

#	Rev.	Date



LANDSCAPE PLAN - LEVEL 4
1/8" = 1'-0"

GPRV10
CASTRO MIXED-USE
CASTRO ST. & FAIRMONT AVE

LANDSCAPE
PLAN - LEVEL 4

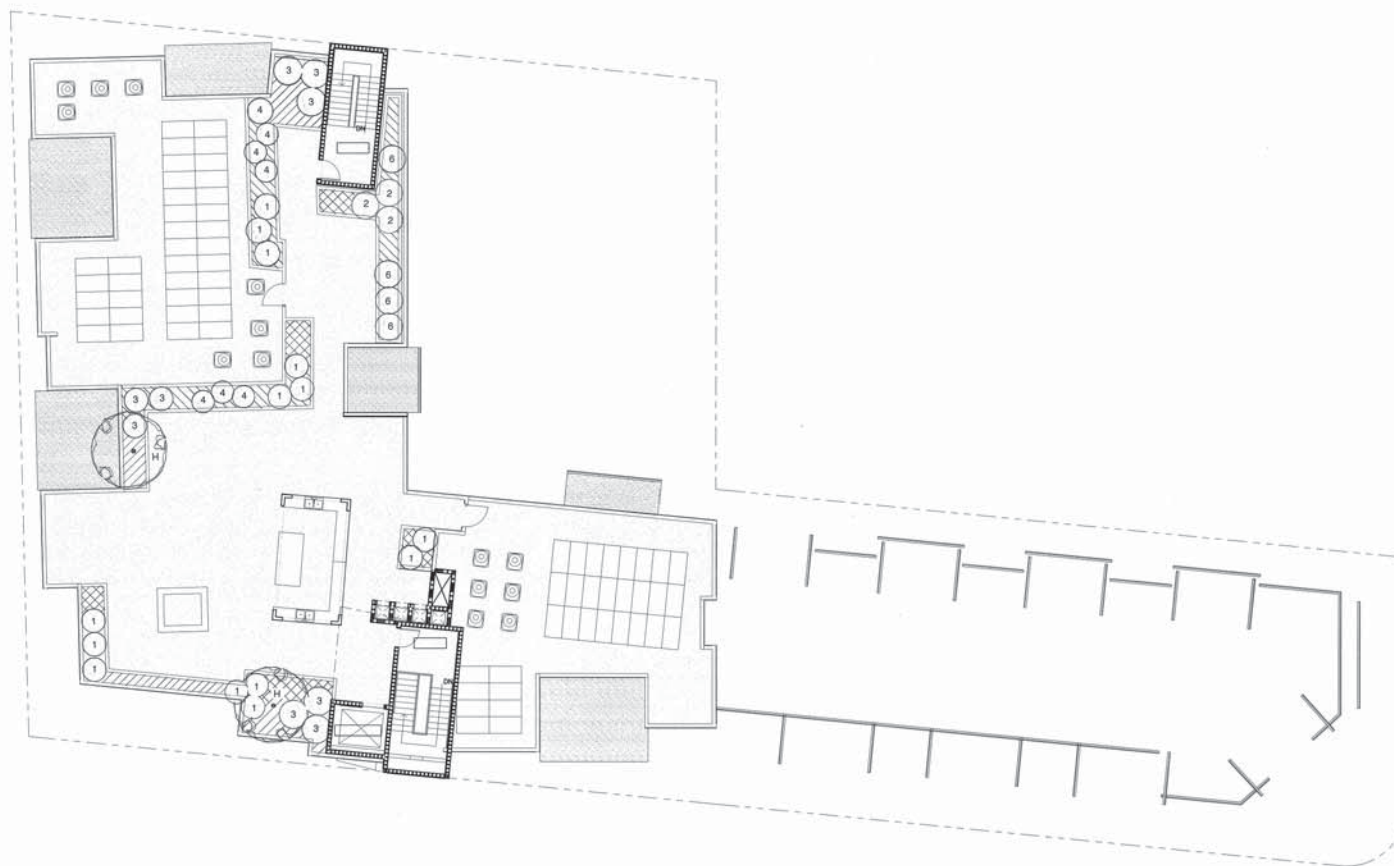
DEN CASTRO 14 014
Date 6-12-2016
Drawn By TS

L-4

Scale 1/8" = 1'-0"



THOMAS SCHERER
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Landscape Architecture
PO Box 68, Ames, CA 95021
503.821.1488 #513



LANDSCAPE PLAN - LEVEL 5
1/8" = 1'-0"



#	Rev.	Date

GPRV10
CASTRO MIXED-USE
CASTRO ST. & FAIRMONT AVE

LANDSCAPE
PLAN - LEVEL 5

DEN CASTRO 14 014
Date 4-12-2018
Drawn By TS

L-5

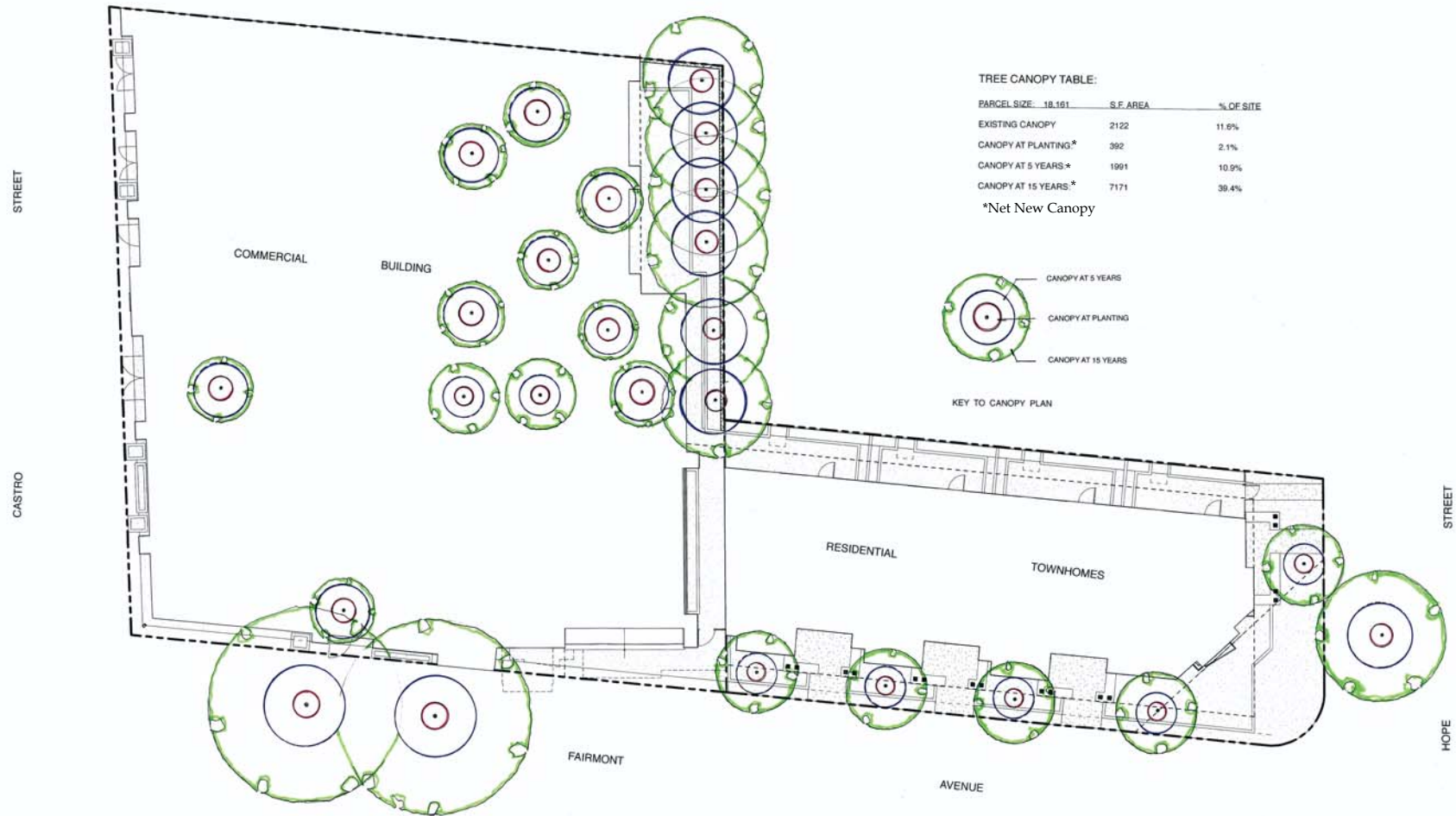
Scale 1/8" = 1'-0"



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(831) 338-4111

#	Rev.	Date



1 TREE CANOPY PLAN
1/8" = 1'-0"

GPRV10
CASTRO MIXED-USE
CASTRO ST. & FAIRMONT AVE

TREE
CANOPY
PLAN

DEN CASTRO 14 014
Date 5-20-2016
Drawn By TS

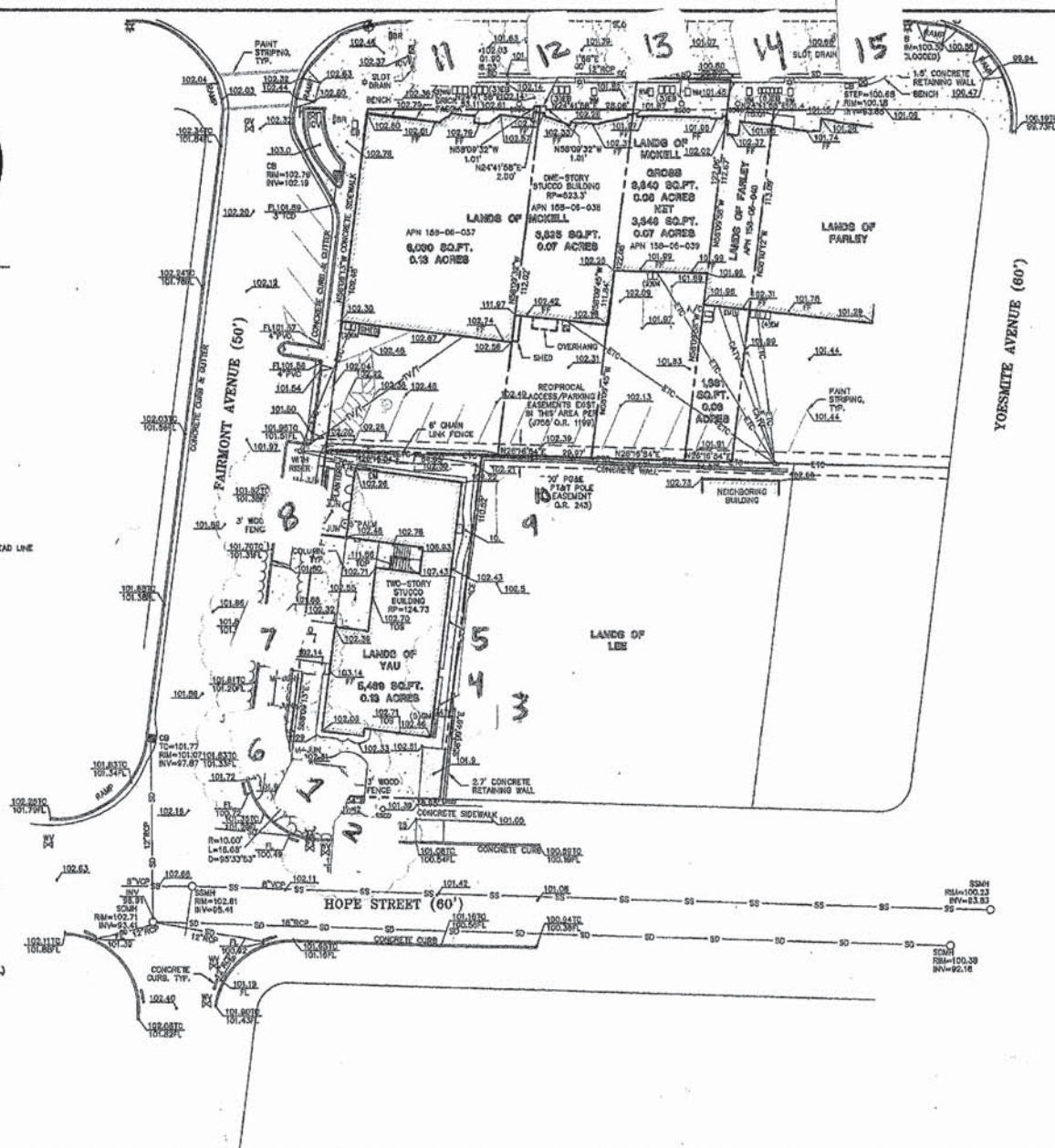
L-6

Scale 1/8" = 1'-0"



LEGEND AND NOTES

- | | |
|------|---|
| ---- | BOUNDARY LINE |
| ---- | BUILDING OVERHANG LINE |
| ETC | ELECTRICAL/TELEPHONE/
CABLE TV OVERHEAD LINE |
| CATV | CABLE TV OVERHEAD LINE |
| E | ELECTRICAL OVERHEAD LINE |
| TV/T | CABLE TV/TELEPHONE OVERHEAD LINE |
| ---- | EASEMENT |
| X | FENCE LINE |
| SS | SANITARY SEWER LINE |
| SD | STORM DRAIN LINE |
| ○/C | ACCESSIBILITY PARKING |
| ⊕ | AIR CONDITIONING UNIT |
| BR | BENCHMARK |
| BR | BASE RACK |
| CB | CATCH BASIN |
| CB | ELECTRICAL BOX |
| EM | ELECTRICAL METER |
| FF | FINISH FLOOR |
| FX | FIRE HYDRANT |
| FL | FLOW LINE |
| DV | OAS VALVE |
| INV | INVERT |
| ICV | IRRIGATION CONTROL VALVE |
| ⊕ | JOINT POLE |
| JUN | JUNIPER |
| ⊕ | PILLAR, SIMILAR |
| PVC | POLYVINYL CHLORIDE PIPE |
| ROP | REINFORCED CONCRETE PIPE |
| RP | ROOF PEAK |
| SSCO | SANITARY SEWER CLEAN-OUT |
| SSMH | SANITARY SEWER MANHOLE |
| SSMH | STORM DRAIN MANHOLE |
| ST | STREET LIGHT |
| ST | STREET SIGN |
| SYN | SYNCHRON |
| TCU | THROUGH CURB DRAIN (METAL) |
| TC | TOP OF CURB |
| VCP | VITRIFIED CLAY PIPE |
| WM | WATER METER |
| WV | WATER VALVE |
| XXXX | SPOTGRADE |
| | ASPHALT |
| | CONCRETE |
| | GRAVEL |



NOTES

ALL DISTANCES AND DIMENSIONS ARE
IN FEET AND DECIMALS OF A FOOT.
UNDERGROUND UTILITY LOCATION
IS BASED ON SURFACE EVIDENCE.

BUILDING FOOTPRINTS ARE
SHOWN AT GROUND LEVEL

FINISH FLOOR ELEVATIONS ARE TAKEN
AT DOOR THRESHOLD (EXTERIOR)

EASEMENT NOTE

APN 158-06-037,
158-06-038 & 158-06-039
EASEMENTS SHOWN ARE PER TITLE REPORT
PREPARED BY CHICAGO TITLE COMPANY,
TITLE NO. FKPS-2090140355M2,
DATED MAY 20, 2014.

APN 100-08-040
A CURRENT TITLE REPORT FOR THE SUBJECT
PROPERTY HAS NOT BEEN EXAMINED BY LEA
& BRAZE ENGINEERING, INC. EASEMENTS OF
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APN 180-060-038
A CURRENT TITLE REPORT FOR THE SUBJECT
PROPERTY HAS NOT BEEN EXAMINED BY LEA
& BRAZE ENGINEERING, INC. EASEMENTS OF
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ON THIS MAP.

BENCHMARK

CITY OF MOUNTAIN VIEW BENCHMARK "W-24"
BRONZE DISK STAMPED "W-24" SET IN THE TOP OF
CURB AT THE NORTHWESTERLY CORNER OF CASTRO
STREET AND EL CAMINO REAL APPROXIMATELY 100 FEET
WEST OF THE WESTERLY R/W OF CASTRO STREET.
ELEVATION = 104.791'
(NAVD 88 DATUM)

◆ SITE BENCHMARK

SURVEY CONTROL POINT
CUT CROSS IN CONCRETE CURB
ELEVATION = 102.35'
(HARD TO DATUM)

Tree Inventory

1. Deodar Cedar
 2. London Plane
 3. Bay*
 4. Redwood*
 5. Redwood*
 6. London Plane
 7. London Plane
 8. London Plane
 9. California Pepper*
 10. Olive*
 11. London Plane
 12. London Plane
 13. London Plane
 14. London Plane
 15. Crape Myrtle
- *Indicates trees on neighbors property

*Indicates trees on neighbors property



LEA & BRAZE ENGINEERING, INC.

750 FAIRMONT AVENUE
825, 843, 871 & 881
CASTRO STREET
MOUNTAIN VIEW CALIFORNIA

TOPOGRAPHIC
SURVEY

ADD 750 FAIRMONT	0-0-15
REVISIONS	8
JOB NO.	21-40580
DATE	10-23-
SCALE	1" = 16'
DRAWN BY	DB
SHEET NO.	

SUE