

CASTRO COMMONS SITE 1

MOUNTAIN VIEW, CALIFORNIA

KENNETH RODRIGUES & PARTNERS, INC.

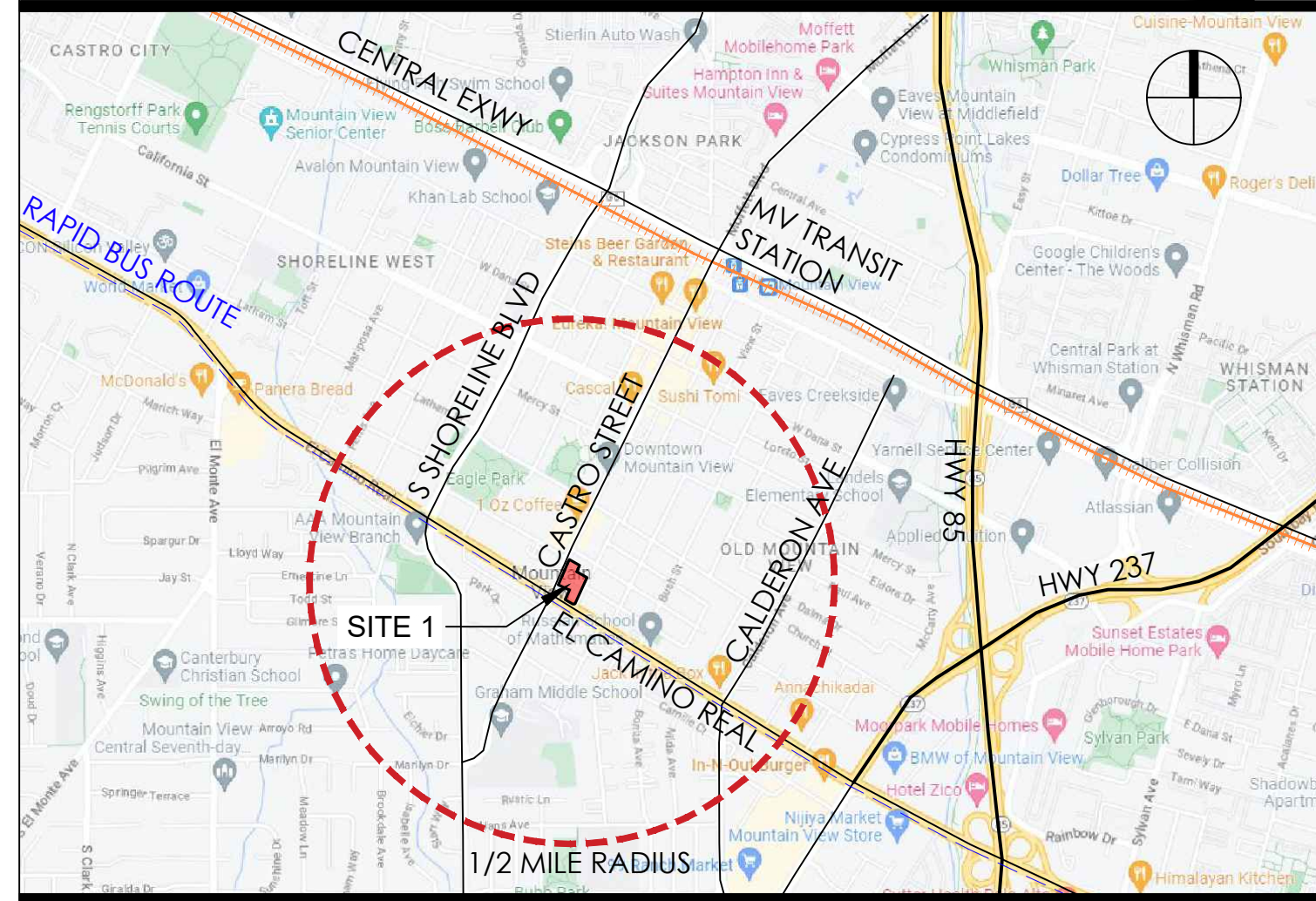
FORMAL PLANNING SUBMITTAL 11.01.23

FORMAL PLANNING RE-SUBMITTAL #1 02.01.24

FORMAL PLANNING RE-SUBMITTAL #2 05.31.24

PERMIT NO. PL - 2023 - 234

VICINITY MAP



PROJECT INFORMATION

SITE 1		
APN AND PROPERTY ADDRESS	158-06-008 158-06-010 158-06-036 158-06-037 158-06-038 158-06-039	700 W EL CAMINO REAL 903 CASTRO STREET 750 FAIRMONT AVENUE 881 CASTRO STREET 871 CASTRO STREET 843 CASTRO STREET
GENERAL PLAN		2030 GP DOWNTOWN MIXED USE AND MEDIUM DENSITY RESIDENTIAL
ZONING		(P(19) DOWNTOWN PRECISE PLAN
PROPOSED USE		MIXED USE
SITE AREA		57,295 SF (1.31 AC)
OCCUPANCY TYPE		MERCANTILE AND RESIDENTIAL
CONSTRUCTION TYPE		TYPE I-A 2 LEVELS BELOW GRADE TYPE I-A 2 LEVELS ABOVE GRADE TYPE IV-B 5 LEVELS ABOVE TYPE I-A
PROPOSED RESIDENTIAL UNITS		120 UNITS
MARKET RATE UNITS		96(80%)
BELOW MARKET RATE UNITS		24(20%)
COMMERCIAL-RETAIL/ RESTAURANT		13,019 SF

NOTE: ACCORDING TO FEMA THIS SITE IS UNDER ZONE X. AREA WITH REDUCED FLOOD RISK DUE TO LEVEE.

TOTAL VEHICLE PARKING	200
RESIDENTIAL PARKING	161
COMMERCIAL PARKING	39

TOTAL BIKE PARKING	182
SHORT TERM PARKING	22
LONG TERM BIKE PARKING	160

OPEN SPACE AREA	18,183 SF
PRIVATE OPEN SPACE	19,894 SF
PRIVATE OPEN SPACE PERCENTAGE	29.17%

LANDSCAPE AREA	8,757 SF
LANDSCAPE AREA PERCENTAGE	15%

STORAGE SPACES	104
STORAGE SPACE TOTAL CUBIC FEET	44,370 FT ³

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PROJECT TEAM

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PROJECT DESCRIPTION

CASTRO COMMONS IS A RESIDENTIAL MIXED-USE PROJECT PROPOSED AT THE INTERSECTION OF CASTRO STREET AND EL CAMINO REAL. THE GOAL OF THIS PROJECT IS TO REVITALIZE GATEWAY PARK BY DESIGNING A COMMUNITY-ORIENTED HOUSING AND COMMERCIAL COMPONENT THAT TRULY CELEBRATE THE PEDESTRIAN EXPERIENCE FOR RESIDENTS AND VISITORS.

THIS GOAL IS ACHIEVED BY CREATING 'PASEOS' - WALKABLE PATHWAYS WITHIN THE PROJECT. THE MAIN PASEO IS CREATED BY MAKING FAIRMONT AVENUE - BETWEEN CASTRO AND HOPE STREETS - INTO A WALKABLE PEDESTRIAN STREET. THE PASEO ALSO SERVES AS A CONNECTION BETWEEN THE RESIDENTIAL FABRIC OF THE COMMUNITY AT THE EAST SIDE OF THE PROJECT TO THE VIBRANT DOWNTOWN URBAN CHARACTER OF THE CASTRO STREET TO THE WEST. THE PASEO IS DESIGNED TO REFLECT A TRUE CITY STREET FOR PEDESTRIANS AND BICYCLES.

THE HUMAN-SCALE OF THE PASEO IS ACHIEVED BY INTRODUCING ARCHITECTURAL DETAILS THROUGH VARIOUS BUILDING COMPONENTS SUCH AS RESIDENTIAL PORCHES, CANOPIES, TERRACES AND BALCONIES ALL ALONG ITS LENGTH. IT IS INTERSPERSED WITH OUTDOOR DINING ELEMENTS, BENCHES, COBBLED STONE WALKWAYS, BENCHES AND DROUGHT TOLERANT LANDSCAPING. THE PROPOSED WALKABLE ARCADE PROVIDES A VISUALLY TRANSPARENT COMMERCIAL EDGE THAT ACTIVATES CASTRO STREET AND GATEWAY PARK.

THE SCALE OF THE SURROUNDING LOWER DENSITY RESIDENTIAL NEIGHBORHOODS IS RESPECTED BY STEPPING DOWN THE BUILDING MASSING ALONG THE RESIDENTIAL EDGE FRONTING HOPE STREET. THE UNDERGROUND VEHICLE PARKING ENTRANCE OF THE PROJECT IS LOCATED ON HOPE STREET, TO HELP PROMOTE BICYCLE SAFETY ALONG EL CAMINO REAL AND CASTRO STREET. EXTERIOR MATERIALS INCLUDE ALUMINUM STOREFRONTS, METAL CANOPIES, HIGH QUALITY PLASTER FINISHES, METAL AND GLASS RAILINGS THAT CREATE AN OVERALL CHIC MODERN LOOK THAT IS SIMILAR TO MATERIALS FOUND IN THE NEW PROJECTS ALONG EL CAMINO REAL AND THE OLD TOWN NEIGHBORHOOD TO THE NORTHEAST.

THE PROJECT SITE TOTALS 1.31 ACRES AND THE PROPOSED PROJECT CONSISTS 120 RESIDENTIAL UNITS IN ONE BUILDING WITH UNDERGROUND PARKING BELOW GRADE. THE CONSTRUCTION INCLUDES 5 LEVELS OF TYPE IIIA WOOD FRAME CONSTRUCTION OVER 2 LEVELS OF CONCRETE TYPE IA CONSTRUCTION ABOVE GRADE.

ABOVE ALL, THIS PROJECT COMMITS TO INCREASING THE MUCH-NEEDED HOUSING SUPPLY - BY PROVIDING HOME OWNERSHIPS IN A COMBINATION OF 96 MARKET RATE AND 24 BELOW MARKET RATE UNITS LOCATED IN A KEY LOCATION OF DOWNTOWN MOUNTAIN VIEW.



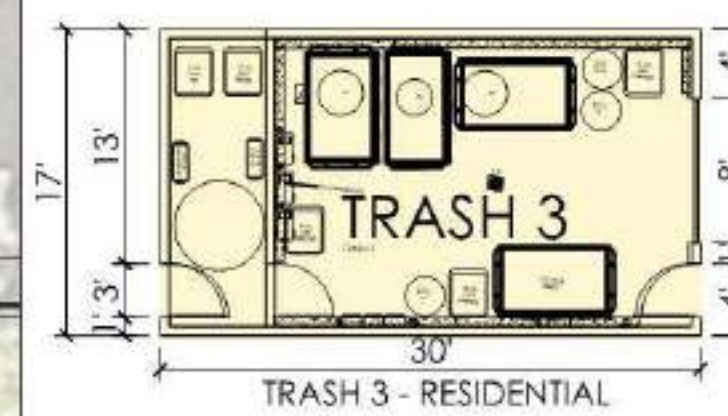
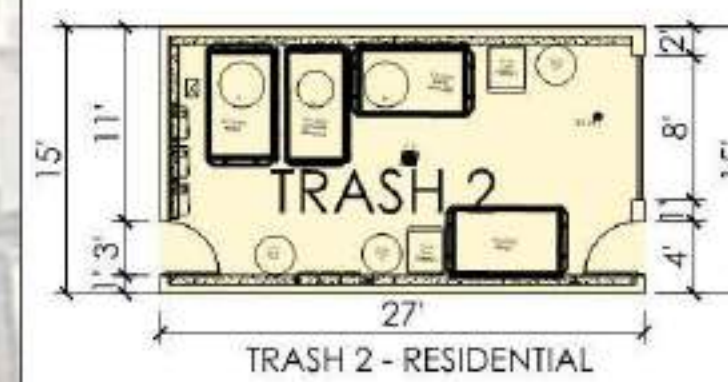
KEYNOTES:

- 1 BUILDING FOOTPRINT
- 2 PASEO ENTRANCE ON CASTRO STREET
- 3 PROPERTY LINE
- 4 1'-6" PLINTH FROM GROUND LEVEL
- 5 LINE OF BUILDING ABOVE
- 6 NEW PASEO AT FAIRMONT AVENUE RIGHT OF WAY. SEE LANDSCAPE PLAN FOR ENHANCED DETAILS
- 7 ELEVATORS
- 8 STAIRS
- 9 TRASH ROOM AND UTILITY
- 10 LOBBY
- 11 LOADING ZONE
- 12 RAMP TO BASEMENT STARTING WITH BLEND RAMP
- 13 PARKING STALLS
- 14 TRASH STAGING
- 15 CO-WORKING SPACE

LEGEND

- COMMUNITY ROOM
- TRASH AND UTILITY ROOM
- AMENITY SPACE
- COMMERCIAL
- CIRCULATION
- RESIDENTIAL
- RESIDENTIAL PORCH

TRASH ENCLOSURES



REFER TRASH MANAGEMENT PLANS TO.1 TO T1.2 FOR DETAILS

FOR INFORMATION ONLY. SEE SEPARATE APPLICATION FOR SITE 2

CASTRO COMMONS SITE 1

MIXED-USE DEVELOPMENT
MOUNTAIN VIEW, CALIFORNIA



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REVISION	DATE	DESCRIPTION
11.01.23		FORMAL PLANNING SUBMITTAL
02.01.24		FORMAL PLANNING RE-SUBMITTAL #1
05.31.24		FORMAL PLANNING RE-SUBMITTAL #2

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PROPOSED SITE PLAN

A-1



SITE 1 VIEW FROM CASTRO STREET TO FAIRMONT PASEO

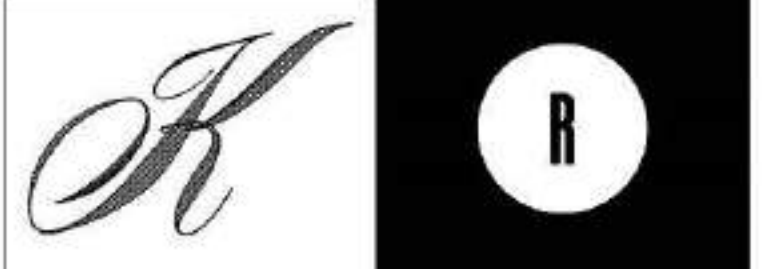
**CASTRO
COMMONS
SITE 1**

MIXED-USE
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MOUNTAIN VIEW,
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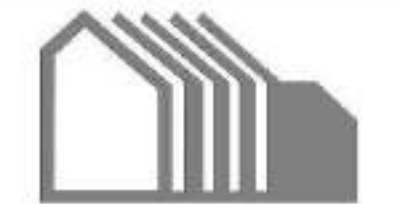


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A-2



SITE 1 VIEW FROM THE INTERSECTION OF CASTRO STREET AND EL CAMINO REAL

CASTRO COMMONS SITE 1

MIXED-USE
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MAGILIGHT

SITE 1 VIEW FROM CASTRO STREET

CASTRO COMMONS SITE 1

MIXED-USE
DEVELOPMENT
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SITE 1 VIEW FROM FAIRMONT PASEO

CASTRO COMMONS SITE 1

MIXED-USE
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MACILIGHT

SITE 1 VIEW FROM FAIRMONT PASEO

CASTRO COMMONS SITE 1

MIXED-USE
DEVELOPMENT
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CALIFORNIA

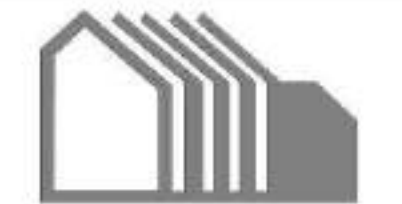


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SITE 1 VIEW FROM FAIRMONT PASEO

**CASTRO
COMMONS
SITE 1**

MIXED-USE
DEVELOPMENT
MOUNTAIN VIEW,
CALIFORNIA

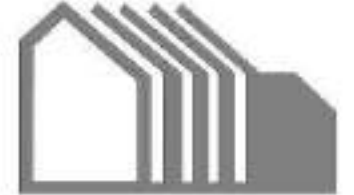


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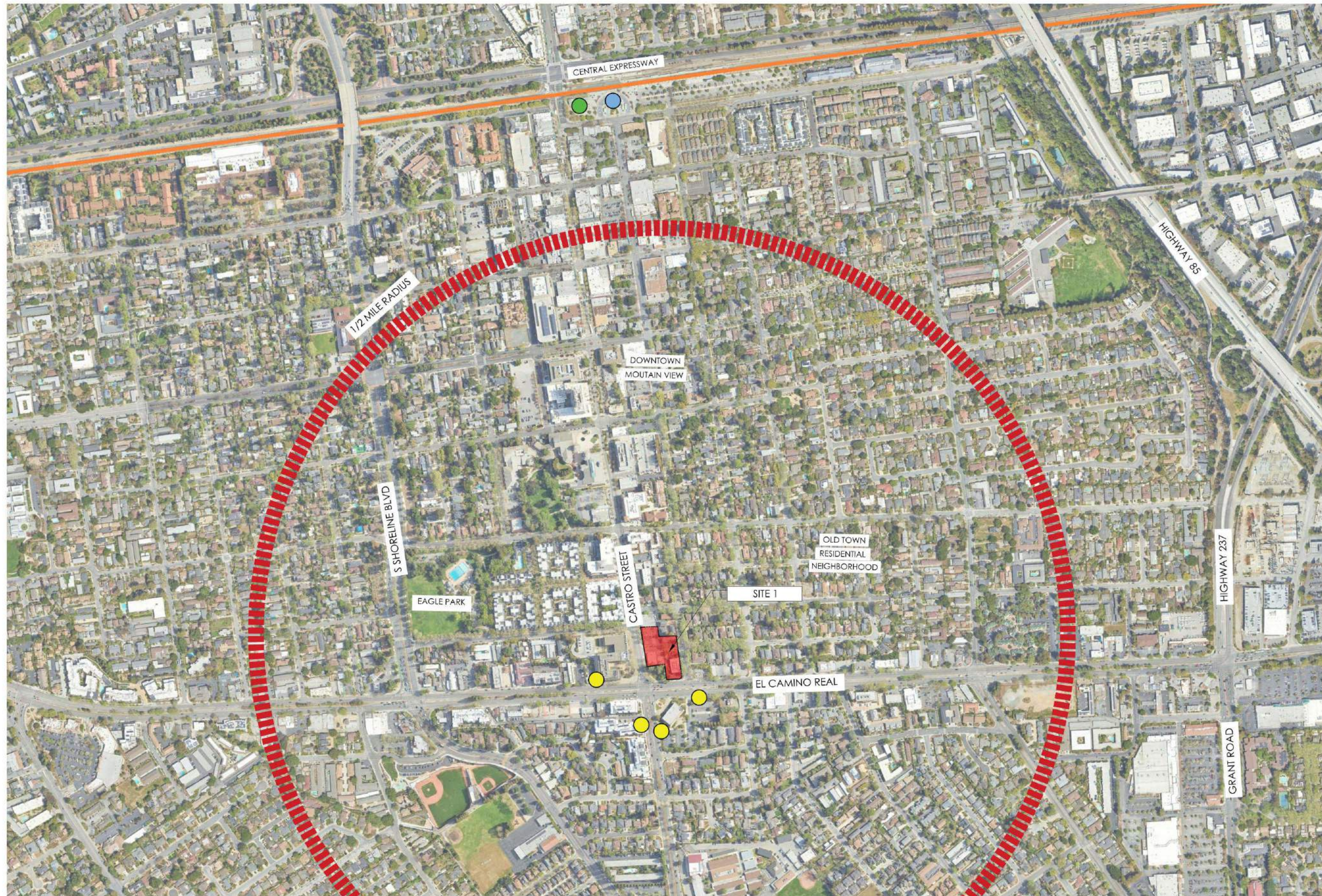
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A-7



1/2 MILE RADIUS

MOUNTAIN VIEW TRANSIT STATION (0.8 miles)

LIGHT RAIL STATION (0.8 miles)

BUS STOP (1.3 miles)

CALTRAIN TRACK



0' 300' 600'

CASTRO COMMONS SITE 1

MIXED-USE DEVELOPMENT
MOUNTAIN VIEW, CALIFORNIA



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PUBLIC TRANSPORTATION MAP

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1 SITE PLAN AND IMAGES OF THE NEIGHBORHOOD CONTEXT



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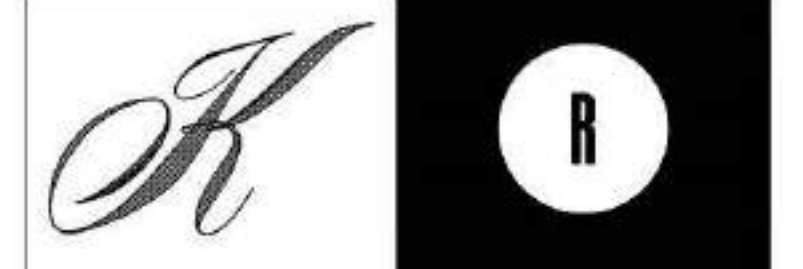
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SITE PLAN AND
IMAGES OF THE
NEIGHBORHOOD
CONTEXT

A-9



A WALKABLE ARCADE THAT PROVIDES A VISUALLY TRANSPARENT COMMERCIAL EDGE



INCLUDE OUTDOOR DINING, PLANTERS, FACADE ORNAMENTATION, STOREFRONT DETAILING



STONE COLONNADE DEFINE A STRONG BASE ELEMENT TO THE RESIDENTIAL ABOVE AND THE CREATION OF A VIBRANT URBAN EDGE

CASTRO STREET-EDGE EXPERIENCE



THE ARCHED WALKWAY DEFINE AND ENLIVEN THE PEDESTRIAN EXPERIENCE WITHIN THE PROJECT



OUTDOOR DINING MAKES A VIBRANT PASEO EXPERIENCE



INTERACTIVE EXPERIENTIAL SPACES FOR THE RESIDENTS, NEIGHBORS AND VISITORS ALIKE

THE PASEO EXPERIENCE



RESIDENTIAL STOOPS, TRELLISES AND INDIVIDUAL ENTRANCES TO PROVIDE COMPATIBILITY WITH THE SURROUNDING FABRIC OF THE EXISTING NEIGHBORHOOD



OUTDOOR DECKS TO REDUCE MASS AT EXISTING NEIGHBORHOOD TRANSITIONS



A MODULE TO RECREATE RHYTHM/ SCALE OF THE EXISTING RESIDENTIAL BUILDINGS



INTERACTIVE GREEN BALCONIES

THE RESIDENTIAL EXPERIENCE

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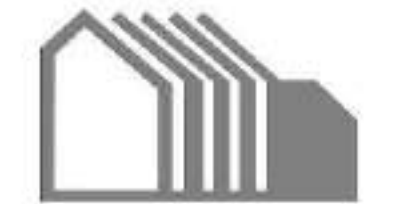


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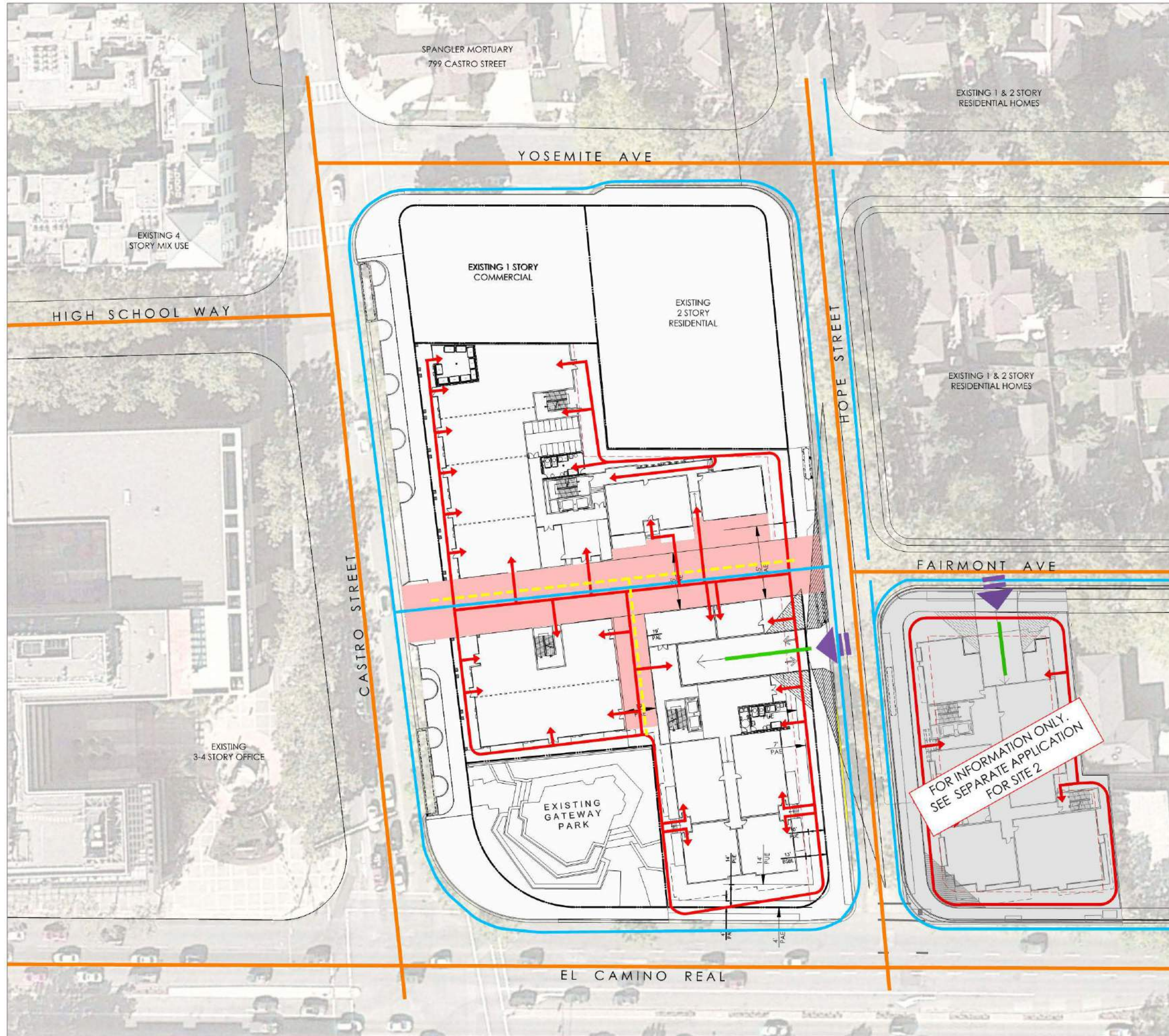
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DESIGN IMAGERY

A-10



LEGEND

-  SITE ENTRY
VEHICLE ENTRY
-  BUILDING ENTRY
-  PUBLIC STREET
-  DRIVEWAY/RAMP TO
BASEMENT PARKING
-  PEDESTRIAN PATH
-  BIKE PATH
-  MULTI-USE PATH

CASTRO COMMONS SITE 1

MIXED-USE
DEVELOPMENT
MOUNTAIN VIEW,
CALIFORNIA



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REVISION

11.01.23	FORMAL PLANNING SUBMITTAL
02.01.24	FORMAL PLANNING RE-SUBMITTAL #1
05.31.24	FORMAL PLANNING RE-SUBMITTAL #2

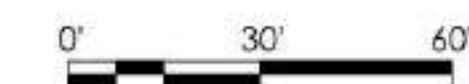
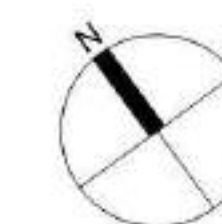
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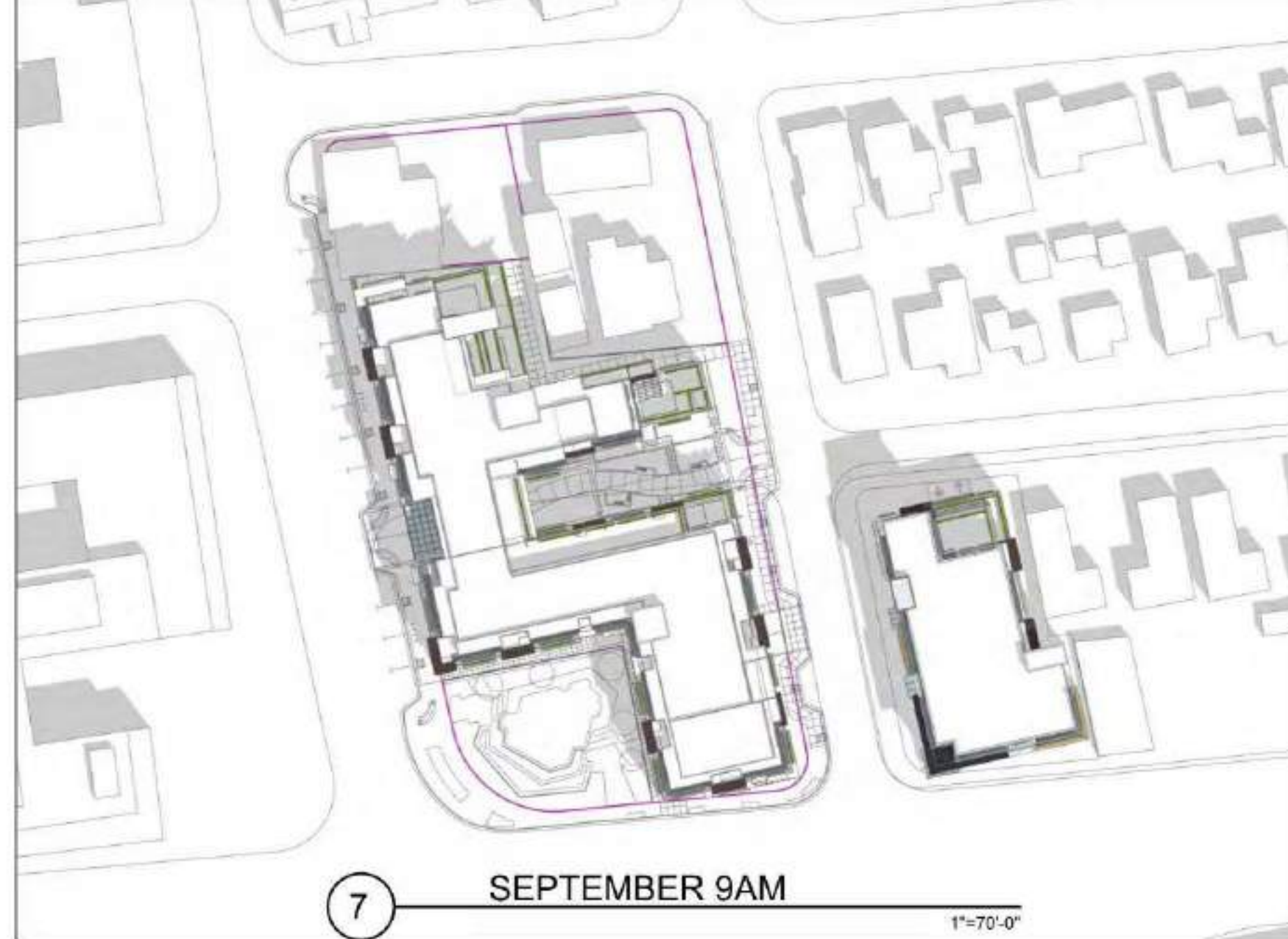
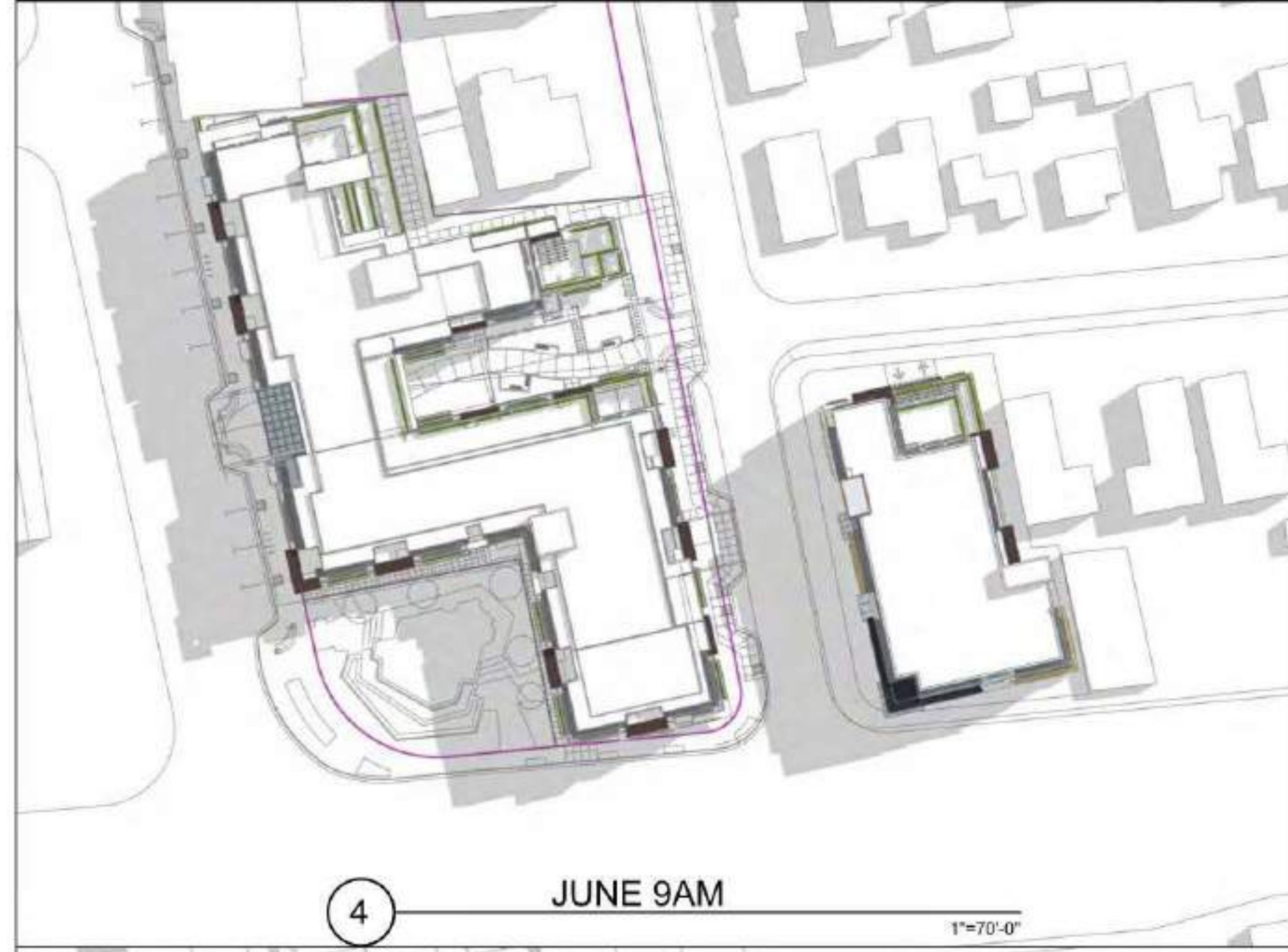
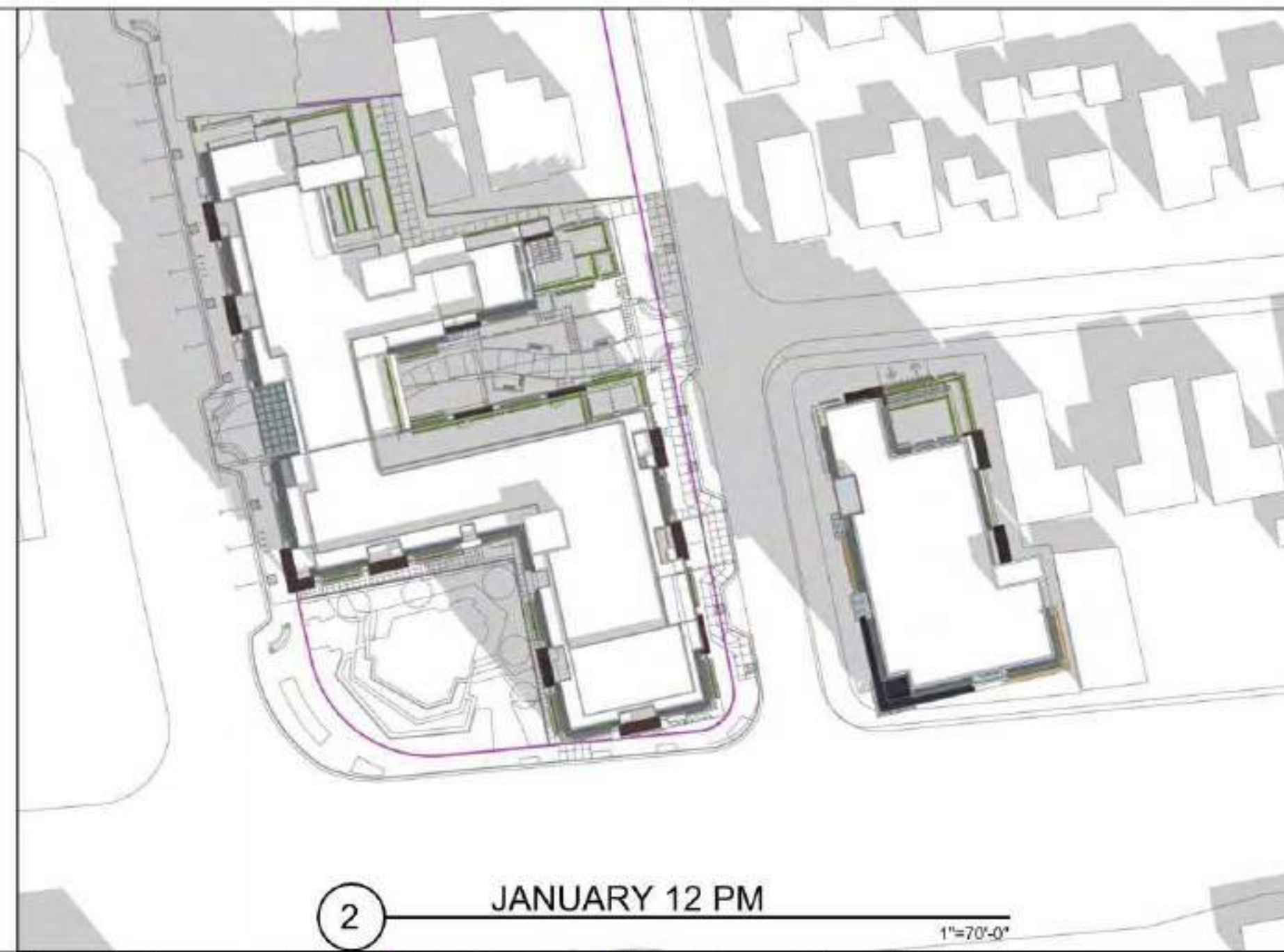
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SITE 1 CIRCULATION PLAN

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CASTRO COMMONS SITE 1

MIXED-USE
DEVELOPMENT
MOUNTAIN VIEW,
CALIFORNIA



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CONSULTANTS

REVISION

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SITE 1 & SITE 2 SHADOW STUDY

A-12



AREA CALCULATIONS

USABLE FLOOR AREA

COMMUNITY ROOM

① 612 SF

TRASH AND UTILITY ROOM

① 670 SF

② 400 SF

③ 510 SF

④ 333 SF

AMENITY SPACE

① 762 SF

② 1,152 SF

③ 1,174 SF

④ 1,312 SF

COMMERCIAL

① 7,687 SF

② 5,332 SF

RESIDENTIAL

① 2,035 SF

② 2,585 SF

③ 1,740 SF

④ 1,740 SF

⑤ 1,398 SF

⑥ 1,398 SF

CIRCULATION AREA

CIRCULATION

① 467 SF

② 1,990 SF

③ 467 SF

④ 1,400 SF

⑤ 400 SF

TOTAL FLOOR AREA CALCULATIONS

BUILDING FLOOR AREA	293,750 SF (100%)
USABLE RESIDENTIAL AREA	194,450 SF (65%)
RESIDENTIAL DECKS	19,894 SF (6.7%)
COMMERCIAL AREA	13,019 SF (5%)
COMMUNITY ROOM	612 SF (0.3%)
AMENITY SPACE	6,312 SF (3%)
LANDSCAPE DECK	2,285 SF (1%)
UTILITY AREA	10,824 SF (4%)
CIRCULATION AREA	46,469 SF (15%)

TOTAL RESIDENTIAL UNITS 120

TOTAL RESIDENTIAL UNIT TABULATION:

TYPE	PERCENTAGE %	UNIT #
STUDIO	6%	6
1 BEDROOM	25%	33
2 BEDROOM	47%	55
3 BEDROOM	22%	26
TOTAL	100%	120 UNITS

LEVEL 1 FLOOR AREA 35,156 SF

USABLE RESIDENTIAL AREA	10,896 SF
COMMERCIAL AREA	13,019 SF
COMMUNITY ROOM	765 SF
AMENITY SPACE	3,992 SF
UTILITY AREA	1,913 SF
CIRCULATION AREA	4,724 SF

RESIDENTIAL UNITS 6

RESIDENTIAL UNIT TABULATION:

NAME	TYPE	UNIT SF	UNIT #
	1 BEDROOM		2
	2 BEDROOM		3
	3 BEDROOM		1

LEGEND

- COMMUNITY ROOM
- TRASH AND UTILITY ROOM
- AMENITY & LOBBY
- COMMERCIAL
- RESIDENTIAL
- RESIDENTIAL PORCH
- CIRCULATION

KEY NOTES

- 1 PROPERTY LINE
- 2 NEW PASEO AT FAIRMONT AVENUE RIGHT OF WAY. SEE LANDSCAPE PLAN FOR ENHANCED DETAILS
- 3 OUTDOOR DINING AREA FOR GROUND FLOOR COMMERCIAL USES
- 4 ELEVATOR AND STAIR CORE
- 5 UNIT ENTRY DOOR
- 6 EXTERIOR PATIO OR BALCONY DECK WITH GLASS OR METAL RAILING
- 7 PLANTING AREA.
- 8 8" HIGH ROLL UP DOOR
- 9 RAMP TO BASEMENT PARKING
- 10 COMMERCIAL TRASH ROOM
- 11 CONCRETE COLUMN
- 12 LINE OF BUILDING ABOVE
- 13 TRASH ROOM AND UTILITY
- 14 NEW PARALLEL PARKING
- 15 LOADING ZONE
- 16 BIKE RACK (SHORT TERM)
- 17 7" HIGH MASONRY WALL
- 18 TRANSFORMER ROOM

SITE 1 FLOOR PLAN LEVEL 1 1"=20' 1

CASTRO COMMONS SITE 1

MIXED-USE DEVELOPMENT
MOUNTAIN VIEW, CALIFORNIA



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SITE 1 FLOOR PLAN LEVEL 1

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CASTRO COMMONS SITE 1

MIXED-USE
DEVELOPMENT
MOUNTAIN VIEW,
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CONSULTANTS

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SITE 1 FLOOR PLAN LEVEL 2

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AREA CALCULATIONS

USABLE FLOOR AREA

- ① TRASH AND UTILITY ROOM
- ② 247 SF
- ③ 512 SF
- ④ 613 SF

LANDSCAPE DECK

- ① 732 SF

RESIDENTIAL

- ① 2,445 SF
- ② 1,591 SF
- ③ 3,094 SF
- ④ 574 SF
- ⑤ 1,236 SF
- ⑥ 1,814 SF
- ⑦ 2,598 SF
- ⑧ 1,828 SF
- ⑨ 1,796 SF
- ⑩ 749 SF
- ⑪ 1,709 SF
- ⑫ 1,729 SF
- ⑬ 1,390 SF
- ⑭ 1,447 SF
- ⑮ 2,120 SF
- ⑯ 1,222 SF

RESIDENTIAL DECK

- ① 122 SF
- ② 215 SF
- ③ 60 SF
- ④ 105 SF
- ⑤ 121 SF
- ⑥ 30 SF
- ⑦ 30 SF
- ⑧ 108 SF
- ⑨ 60 SF
- ⑩ 120 SF
- ⑪ 105 SF
- ⑫ 120 SF
- ⑬ 119 SF
- ⑭ 119 SF
- ⑮ 121 SF
- ⑯ 121 SF
- ⑰ 105 SF
- ⑱ 48 SF
- ⑲ 60 SF
- ⑳ 138 SF
- ㉑ 120 SF
- ㉒ 108 SF
- ㉓ 121 SF
- ㉔ 44 SF
- ㉕ 230 SF
- ㉖ 51 SF
- ㉗ 121 SF
- ㉘ 108 SF
- ㉙ 121 SF

RESIDENTIAL DECK

- ⑩ 60 SF
- ⑪ 60 SF
- ⑫ 110 SF
- ⑬ 110 SF
- ⑭ 110 SF
- ⑮ 120 SF
- ⑯ 120 SF
- ⑰ 120 SF

CIRCULATION AREA

- ① CIRCULATION
- ① 2,873 SF
- ② 2,944 SF

LEVEL 2 FLOOR AREA 38,514 SF

USABLE RESIDENTIAL AREA 27,342 SF
RESIDENTIAL DECKS 3,861 SF
LANDSCAPE DECKS 122 SF
UTILITY AREA 1,372 SF
CIRCULATION AREA 5,817 SF

RESIDENTIAL UNITS 16

RESIDENTIAL UNIT TABULATION:

NAME	TYPE	UNIT SF	UNIT #
	STUDIO		2
	1 BEDROOM		2
	2 BEDROOM		7
	3 BEDROOM		5

LEGEND

- ① TRASH AND UTILITY ROOM
- ② AMENITY SPACE
- ③ LANDSCAPE DECK
- ④ RESIDENTIAL
- ⑤ RESIDENTIAL DECK
- ⑥ CIRCULATION

KEY NOTES

- 1 PROPERTY LINE
- 2 NEW PASEO AT FAIRMONT AVENUE RIGHT OF WAY. SEE LANDSCAPE PLAN FOR ENHANCED DETAILS
- 3 OUTDOOR DINING AREA FOR GROUND FLOOR COMMERCIAL USES
- 4 ELEVATOR AND STAIR CORE
- 5 UNIT ENTRY DOOR
- 6 EXTERIOR PATIO OR BALCONY DECK WITH GLASS OR METAL RAILING
- 7 PLANTING AREA
- 8 8' HIGH ROLL UP DOOR
- 9 RAMP TO BASEMENT PARKING
- 10 COMMERCIAL TRASH ROOM
- 11 CONCRETE COLUMN
- 12 LINE OF BUILDING ABOVE
- 13 TRASH ROOM AND UTILITY
- 14 NEW PARALLEL PARKING
- 15 LOADING ZONE
- 16 BIKE RACK (SHORT TERM)
- 17 7' HIGH MASONRY WALL



SITE 1 FLOOR PLAN LEVEL 2 1"=20' 1

CASTRO COMMONS SITE 1

MIXED-USE
DEVELOPMENT
MOUNTAIN VIEW,
CALIFORNIA



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CONSULTANTS

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SITE 1 FLOOR PLAN LEVEL 3

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AREA CALCULATIONS

USABLE FLOOR AREA

- ① 339 SF
- ② 247 SF
- ③ 340 SF
- ④ 613 SF

LANDSCAPE DECK

- ① 420 SF

RESIDENTIAL

- ① 2,661 SF
- ② 1,589 SF
- ③ 3,094 SF
- ④ 1,236 SF
- ⑤ 1,735 SF
- ⑥ 2,595 SF
- ⑦ 1,828 SF
- ⑧ 1,223 SF
- ⑨ 1,793 SF
- ⑩ 754 SF
- ⑪ 1,503 SF
- ⑫ 1,719 SF
- ⑬ 1,729 SF
- ⑭ 1,573 SF
- ⑮ 1,631 SF
- ⑯ 1,334 SF

RESIDENTIAL DECK

- ① 60 SF
- ② 108 SF
- ③ 30 SF
- ④ 30 SF
- ⑤ 108 SF
- ⑥ 60 SF
- ⑦ 121 SF
- ⑧ 105 SF
- ⑨ 121 SF
- ⑩ 119 SF
- ⑪ 118 SF
- ⑫ 121 SF
- ⑬ 121 SF
- ⑭ 105 SF
- ⑮ 121 SF
- ⑯ 105 SF
- ⑰ 108 SF
- ⑱ 48 SF
- ⑲ 60 SF
- ⑳ 138 SF
- ㉑ 120 SF
- ㉒ 108 SF
- ㉓ 121 SF
- ㉔ 46 SF
- ㉕ 230 SF
- ㉖ 50 SF
- ㉗ 121 SF
- ㉘ 108 SF
- ㉙ 121 SF

RESIDENTIAL DECK

- ⑳ 60 SF
- ㉑ 60 SF
- ㉒ 111 SF
- ㉓ 111 SF
- ㉔ 108 SF
- ㉕ 108 SF
- ㉖ 138 SF
- ㉗ 40 SF
- ㉘ 155 SF
- ㉙ 155 SF

CIRCULATION AREA

CIRCULATION

- ① 2,967 SF
- ② 2,937 SF

LEVEL 3 FLOOR AREA 39,838 SF

USABLE RESIDENTIAL AREA 27,997 SF

RESIDENTIAL DECKS	3,978 SF
LANDSCAPE DECKS	420 SF
UTILITY AREA	1,539 SF
CIRCULATION AREA	5,904 SF

RESIDENTIAL UNITS 16

RESIDENTIAL UNIT TABULATION:

NAME	TYPE	UNIT SF	UNIT #
	STUDIO		1
	1 BEDROOM		4
	2 BEDROOM		6
	3 BEDROOM		5

LEGEND

- TRASH AND UTILITY ROOM
- AMENITY SPACE
- LANDSCAPE DECK
- RESIDENTIAL
- RESIDENTIAL DECK
- CIRCULATION

KEY NOTES

- 1 PROPERTY LINE
- 2 NEW PASEO AT FAIRMONT AVENUE RIGHT OF WAY. SEE LANDSCAPE PLAN FOR ENHANCED DETAILS
- 3 OUTDOOR DINING AREA FOR GROUND FLOOR COMMERCIAL USES
- 4 ELEVATOR AND STAIR CORE
- 5 UNIT ENTRY DOOR
- 6 EXTERIOR PATIO OR BALCONY DECK WITH GLASS OR METAL RAILING
- 7 PLANTING AREA.
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- 10 COMMERCIAL TRASH ROOM
- 11 CONCRETE COLUMN
- 12 LINE OF BUILDING ABOVE
- 13 TRASH ROOM AND UTILITY
- 14 NEW PARALLEL PARKING
- 15 LOADING ZONE
- 16 BIKE RACK (SHORT TERM)
- 17 7' HIGH MASONRY WALL

SITE 1 FLOOR PLAN LEVEL 3 1"=20' 1



AREA CALCULATIONS

USABLE FLOOR AREA

- ① TRASH AND UTILITY ROOM 247 SF
- ② 340 SF
- ③ 613 SF
- ④ AMENITY SPACE 569 SF
- ⑤ LANDSCAPE DECK 801 SF
- ⑥ RESIDENTIAL 2,671 SF
- ⑦ 1,654 SF
- ⑧ 3,173 SF
- ⑨ 1,477 SF
- ⑩ 1,791 SF
- ⑪ 1,800 SF
- ⑫ 914 SF
- ⑬ 2,643 SF
- ⑭ 2,388 SF
- ⑮ 1,242 SF
- ⑯ 1,819 SF
- ⑰ 764 SF
- ⑱ 1,530 SF
- ⑲ 1,722 SF
- ⑳ 1,898 SF
- ㉑ 1,751 SF

RESIDENTIAL DECK

- ① 31 SF
- ② 39 SF
- ③ 42 SF
- ④ 31 SF
- ⑤ 117 SF
- ⑥ 138 SF
- ⑦ 61 SF
- ⑧ 42 SF
- ⑨ 61 SF
- ⑩ 48 SF
- ⑪ 60 SF
- ⑫ 90 SF
- ⑬ 61 SF
- ⑭ 39 SF
- ⑮ 58 SF
- ⑯ 42 SF
- ⑰ 62 SF
- ⑱ 42 SF
- ⑲ 62 SF
- ⑳ 43 SF
- ㉑ 230 SF
- ㉒ 42 SF
- ㉓ 51 SF
- ㉔ 61 SF
- ㉕ 39 SF
- ㉖ 60 SF
- ㉗ 46 SF
- ㉘ 55 SF
- ㉙ 42 SF

CIRCULATION AREA

- ① 6,500 SF

LEVEL 4 FLOOR AREA 40,102 SF

USABLE RESIDENTIAL AREA	29,237 SF
RESIDENTIAL DECKS	1,795 SF
AMENITY SPACE	569 SF
LANDSCAPE DECKS	801 SF
UTILITY AREA	1,200 SF
CIRCULATION AREA	6,500 SF

RESIDENTIAL UNITS 16

RESIDENTIAL UNIT TABULATION:

NAME	TYPE	UNIT SF	UNIT #
	STUDIO		1
	1 BEDROOM		3
	2 BEDROOM		7
	3 BEDROOM		5

LEGEND

- ① TRASH AND UTILITY ROOM
- ② AMENITY SPACE
- ③ LANDSCAPE DECK
- ④ RESIDENTIAL
- ⑤ RESIDENTIAL DECK
- ⑥ CIRCULATION

KEY NOTES

- 1 PROPERTY LINE
- 2 NEW PASEO AT FAIRMONT AVENUE RIGHT OF WAY. SEE LANDSCAPE PLAN FOR ENHANCED DETAILS
- 3 OUTDOOR DINING AREA FOR GROUND FLOOR COMMERCIAL USES
- 4 ELEVATOR AND STAIR CORE
- 5 UNIT ENTRY DOOR
- 6 EXTERIOR PATIO OR BALCONY DECK WITH GLASS OR METAL RAILING
- 7 PLANTING AREA.
- 8 8' HIGH ROLL UP DOOR
- 9 RAMP TO BASEMENT PARKING
- 10 COMMERCIAL TRASH ROOM
- 11 CONCRETE COLUMN
- 12 LINE OF BUILDING ABOVE
- 13 TRASH ROOM AND UTILITY
- 14 NEW PARALLEL PARKING
- 15 LOADING ZONE
- 16 BIKE RACK (SHORT TERM)
- 17 7' HIGH MASONRY WALL

SITE 1 FLOOR PLAN LEVEL 4 1"=20' 1

CASTRO COMMONS SITE 1

MIXED-USE DEVELOPMENT
MOUNTAIN VIEW, CALIFORNIA



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SITE 1 FLOOR PLAN LEVEL 4

A-16

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AREA CALCULATIONS

USABLE FLOOR AREA

- TRASH AND UTILITY ROOM
- ① 247 SF
- ② 340 SF
- ③ 613 SF
- AMENITY SPACE
- ① 208 SF
- ② 421 SF
- LANDSCAPE DECK
- ① 132 SF
- ② 507 SF
- RESIDENTIAL
- ① 1,626 SF
- ② 1,539 SF
- ③ 1,542 SF
- ④ 1,436 SF
- ⑤ 1,465 SF
- ⑥ 1,997 SF
- ⑦ 905 SF
- ⑧ 1,388 SF
- ⑨ 2,282 SF
- ⑩ 1,135 SF
- ⑪ 1,016 SF
- ⑫ 1,617 SF
- ⑬ 754 SF
- ⑭ 1,556 SF
- ⑮ 1,544 SF
- ⑯ 1,797 SF
- ⑰ 1,396 SF
- ⑱ 1,508 SF
- RESIDENTIAL DECK
- ① 176 SF
- ② 39 SF
- ③ 96 SF
- ④ 96 SF
- ⑤ 39 SF
- ⑥ 189 SF
- ⑦ 117 SF
- ⑧ 42 SF
- ⑨ 120 SF
- ⑩ 42 SF
- ⑪ 154 SF
- ⑫ 189 SF
- ⑬ 189 SF
- ⑭ 39 SF
- ⑮ 156 SF
- ⑯ 39 SF
- ⑰ 115 SF
- ⑱ 39 SF
- ⑲ 189 SF
- ⑳ 39 SF
- ㉑ 189 SF
- ㉒ 39 SF
- ㉓ 229 SF
- ㉔ 42 SF
- ㉕ 98 SF

- RESIDENTIAL DECK
- ⑫ 194 SF
- ⑬ 39 SF
- ⑭ 340 SF
- ⑮ 46 SF
- ⑯ 320 SF
- CIRCULATION AREA
- ① 5,711 SF

LEVEL 5 FLOOR AREA 38,322 SF

USABLE RESIDENTIAL AREA 26,503 SF

RESIDENTIAL DECKS	3,640 SF
AMENITY SPACE	629 SF
LANDSCAPE DECK	639 SF
UTILITY AREA	1,200 SF
CIRCULATION AREA	5,711 SF

RESIDENTIAL UNITS 18

RESIDENTIAL UNIT TABULATION:

NAME	TYPE	UNIT SF	UNIT #
	STUDIO		1
	1 BEDROOM		6
	2 BEDROOM		9
	3 BEDROOM		2

LEGEND

- TRASH AND UTILITY ROOM
- AMENITY SPACE
- LANDSCAPE DECK
- RESIDENTIAL
- RESIDENTIAL DECK
- CIRCULATION

KEY NOTES

- 1 PROPERTY LINE
- 2 NEW PASEO AT FAIRMONT AVENUE RIGHT OF WAY. SEE LANDSCAPE PLAN FOR ENHANCED DETAILS
- 3 OUTDOOR DINING AREA FOR GROUND FLOOR COMMERCIAL USES
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- 10 COMMERCIAL TRASH ROOM
- 11 CONCRETE COLUMN
- 12 LINE OF BUILDING ABOVE
- 13 TRASH ROOM AND UTILITY
- 14 NEW PARALLEL PARKING
- 15 LOADING ZONE
- 16 BIKE RACK (SHORT TERM)
- 17 7' HIGH MASONRY WALL

SITE 1 FLOOR PLAN LEVEL 5 1"=20' 1

CASTRO COMMONS SITE 1

MIXED-USE DEVELOPMENT
MOUNTAIN VIEW, CALIFORNIA



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SITE 1 FLOOR PLAN LEVEL 5

A-17



AREA CALCULATIONS

USABLE FLOOR AREA

- ① TRASH AND UTILITY ROOM 247 SF
- ② 340 SF
- ③ 613 SF

RESIDENTIAL

- ① 1,646 SF
- ② 1,539 SF
- ③ 1,541 SF
- ④ 1,436 SF
- ⑤ 1,445 SF
- ⑥ 1,997 SF
- ⑦ 905 SF
- ⑧ 1,388 SF
- ⑨ 2,343 SF
- ⑩ 1,216 SF
- ⑪ 1,015 SF
- ⑫ 1,639 SF
- ⑬ 754 SF
- ⑭ 1,515 SF
- ⑮ 1,519 SF
- ⑯ 1,799 SF
- ⑰ 1,527 SF
- ⑱ 1,629 SF

RESIDENTIAL DECK

- ① 87 SF
- ② 39 SF
- ③ 39 SF
- ④ 93 SF
- ⑤ 154 SF
- ⑥ 41 SF
- ⑦ 118 SF
- ⑧ 70 SF
- ⑨ 39 SF
- ⑩ 39 SF
- ⑪ 45 SF
- ⑫ 44 SF
- ⑬ 71 SF
- ⑭ 42 SF
- ⑮ 73 SF
- ⑯ 42 SF
- ⑰ 40 SF
- ⑱ 48 SF
- ⑲ 75 SF

CIRCULATION AREA

- ① CIRCULATION 5,711 SF

LEVEL 6 FLOOR AREA	34,963 SF
USABLE RESIDENTIAL AREA	26,853 SF
RESIDENTIAL DECKS	1,199 SF
UTILITY AREA	1,200 SF
CIRCULATION AREA	5,711 SF

RESIDENTIAL UNITS 18

RESIDENTIAL UNIT TABULATION:

NAME	TYPE	UNIT SF	UNIT #
	STUDIO		1
	1 BEDROOM		4
	2 BEDROOM		11
	3 BEDROOM		2

LEGEND

- ① TRASH AND UTILITY ROOM
- ② AMENITY SPACE
- ③ LANDSCAPE DECK
- ④ RESIDENTIAL
- ⑤ RESIDENTIAL DECK
- ⑥ CIRCULATION

KEY NOTES

- ① PROPERTY LINE
- ② NEW PASEO AT FAIRMONT AVENUE RIGHT OF WAY. SEE LANDSCAPE PLAN FOR ENHANCED DETAILS
- ③ OUTDOOR DINING AREA FOR GROUND FLOOR COMMERCIAL USES
- ④ ELEVATOR AND STAIR CORE
- ⑤ UNIT ENTRY DOOR
- ⑥ EXTERIOR PATIO OR BALCONY DECK WITH GLASS OR METAL RAILING
- ⑦ PLANTING AREA.
- ⑧ 8' HIGH ROLL UP DOOR
- ⑨ RAMP TO BASEMENT PARKING
- ⑩ COMMERCIAL TRASH ROOM
- ⑪ CONCRETE COLUMN
- ⑫ LINE OF BUILDING ABOVE
- ⑬ TRASH ROOM AND UTILITY
- ⑭ NEW PARALLEL PARKING
- ⑮ LOADING ZONE
- ⑯ BIKE RACK (SHORT TERM)
- ⑰ 7' HIGH MASONRY WALL

SITE 1 FLOOR PLAN LEVEL 6 1"=20' 1

CASTRO COMMONS SITE 1

MIXED-USE DEVELOPMENT
MOUNTAIN VIEW, CALIFORNIA

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KENNETH RODRIGUES & PARTNERS, INC.
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WILLIAM MASTON ARCHITECT & ASSOCIATES
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CONSULTANTS

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11.01.23	FORMAL PLANNING SUBMITTAL
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05.31.24	FORMAL PLANNING RE-SUBMITTAL #2

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SITE 1 FLOOR PLAN LEVEL 6

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CASTRO COMMONS SITE 1

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DEVELOPMENT
MOUNTAIN VIEW,
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SITE 1 FLOOR PLAN LEVEL 7

A-19

AREA CALCULATIONS

USABLE FLOOR AREA

- TRASH AND UTILITY ROOM
- RESIDENTIAL DECK
- 1 247 SF
- 2 340 SF
- 3 613 SF
- AMENITY SPACE
- 1 1,007 SF
- LANDSCAPE DECK
- 1 303 SF
- RESIDENTIAL
- 1 1,179 SF
- 2 1,309 SF
- 3 1,315 SF
- 4 1,348 SF
- 5 1,409 SF
- 6 1,997 SF
- 7 1,037 SF
- 8 2,540 SF
- 9 950 SF
- 10 972 SF
- 11 1,589 SF
- 12 1,381 SF
- 13 1,798 SF
- 14 2,645 SF
- 15 1,342 SF

CIRCULATION AREA

- CIRCULATION
- 1 6,051 SF

LEVEL 7 FLOOR AREA	36,612 SF
USABLE RESIDENTIAL AREA	22,811 SF
RESIDENTIAL DECKS	3,595 SF
AMENITY SPACE	1,007 SF
LANDSCAPE DECKS	303 SF
UTILITY AREA	1,200 SF
CIRCULATION AREA	6,051 SF

RESIDENTIAL UNITS 15

RESIDENTIAL UNIT TABULATION:

NAME	TYPE	UNIT SF	UNIT #
	1 BEDROOM		6
	2 BEDROOM		6
	3 BEDROOM		3

LEGEND

- TRASH AND UTILITY ROOM
- AMENITY SPACE
- LANDSCAPE DECK
- RESIDENTIAL
- RESIDENTIAL DECK
- CIRCULATION

KEY NOTES

- 1 PROPERTY LINE
- 2 NEW PASEO AT FAIRMONT AVENUE RIGHT OF WAY. SEE LANDSCAPE PLAN FOR ENHANCED DETAILS
- 3 OUTDOOR DINING AREA FOR GROUND FLOOR COMMERCIAL USES
- 4 ELEVATOR AND STAIR CORE
- 5 UNIT ENTRY DOOR
- 6 EXTERIOR PATIO OR BALCONY DECK WITH GLASS OR METAL RAILING
- 7 PLANTING AREA.
- 8 8' HIGH ROLL UP DOOR
- 9 RAMP TO BASEMENT PARKING
- 10 COMMERCIAL TRASH ROOM
- 11 CONCRETE COLUMN
- 12 LINE OF BUILDING ABOVE
- 13 TRASH ROOM AND UTILITY
- 14 NEW PARALLEL PARKING
- 15 LOADING ZONE
- 16 BIKE RACK (SHORT TERM)
- 17 7' HIGH MASONRY WALL



SITE 1 FLOOR PLAN LEVEL 7 1"=20' 1



AREA CALCULATIONS

USABLE FLOOR AREA

- ① TRASH AND UTILITY ROOM 247 SF
- ② 340 SF
- ③ 613 SF

RESIDENTIAL

- ① 1,179 SF
- ② 1,309 SF
- ③ 1,315 SF
- ④ 1,348 SF
- ⑤ 1,409 SF
- ⑥ 1,997 SF
- ⑦ 1,037 SF
- ⑧ 2,540 SF
- ⑨ 950 SF
- ⑩ 972 SF
- ⑪ 1,589 SF
- ⑫ 1,381 SF
- ⑬ 1,798 SF
- ⑭ 2,645 SF
- ⑮ 1,342 SF

RESIDENTIAL DECK

- ① 119 SF
- ② 123 SF
- ③ 117 SF
- ④ 121 SF
- ⑤ 192 SF
- ⑥ 123 SF
- ⑦ 117 SF
- ⑧ 97 SF
- ⑨ 132 SF
- ⑩ 157 SF
- ⑪ 65 SF
- ⑫ 72 SF
- ⑬ 201 SF
- ⑭ 106 SF
- ⑮ 42 SF
- ⑯ 42 SF

CIRCULATION AREA

- ① CIRCULATION 6,051 SF

LEVEL 8 FLOOR AREA 31,888 SF

USABLE RESIDENTIAL AREA 22,811 SF
 RESIDENTIAL DECKS 1,826 SF
 UTILITY AREA 1,200 SF
 CIRCULATION AREA 6,051 SF

RESIDENTIAL UNITS 15

RESIDENTIAL UNIT TABULATION:

NAME	TYPE	UNIT SF	UNIT #
	1 BEDROOM		6
	2 BEDROOM		6
	3 BEDROOM		3

LEGEND

- ① TRASH AND UTILITY ROOM
- ② AMENITY SPACE
- ③ LANDSCAPE DECK
- ④ RESIDENTIAL
- ⑤ RESIDENTIAL DECK
- ⑥ CIRCULATION

KEY NOTES

- 1 PROPERTY LINE
- 2 NEW PASEO AT FAIRMONT AVENUE RIGHT OF WAY. SEE LANDSCAPE PLAN FOR ENHANCED DETAILS
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- 12 LINE OF BUILDING ABOVE
- 13 TRASH ROOM AND UTILITY
- 14 NEW PARALLEL PARKING
- 15 LOADING ZONE
- 16 BIKE RACK (SHORT TERM)
- 17 7' HIGH MASONRY WALL

SITE 1 FLOOR PLAN LEVEL 8 1"=20' 1

CASTRO COMMONS SITE 1
 MIXED-USE DEVELOPMENT
 MOUNTAIN VIEW, CALIFORNIA

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SITE 1 FLOOR PLAN LEVEL 8

A-20

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KEY NOTES

- 1 PROPERTY LINE
- 2 PARAPET
- 3 EXIT STAIRS & ELEVATOR
- 4 MECHANICAL EQUIPMENT SCREEN
- 5 ROOF DECK ON 7TH LEVEL
- 6 HVAC UNITS
- 7 PHOTOVOLTAIC PANELS
- 8 ROOF DECK ON 3rd LEVEL
- 9 ROOF DECK ON 2nd LEVEL
- 10 ROOF DECK ON 6th LEVEL
- 11 ELEVATOR LOBBY
- 12 PAVED WALKWAY

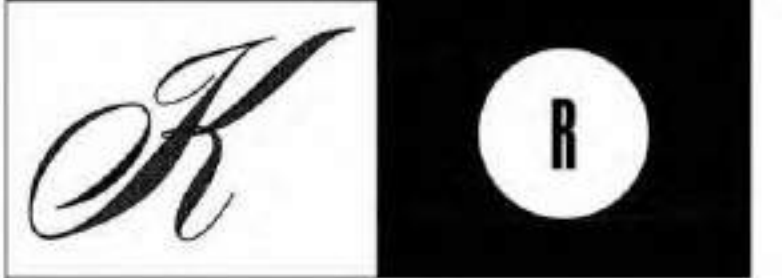
**CASTRO COMMONS
SITE 1**

MIXED -USE
DEVELOPMENT
MOUNTAIN VIEW,
CALIFORNIA

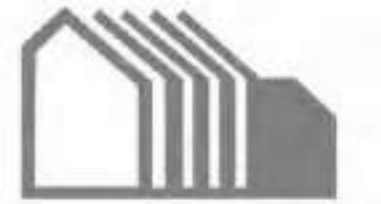


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**SITE 1
ROOF PLAN**

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**CASTRO COMMONS
SITE 1**

MIXED-USE
DEVELOPMENT
MOUNTAIN VIEW,
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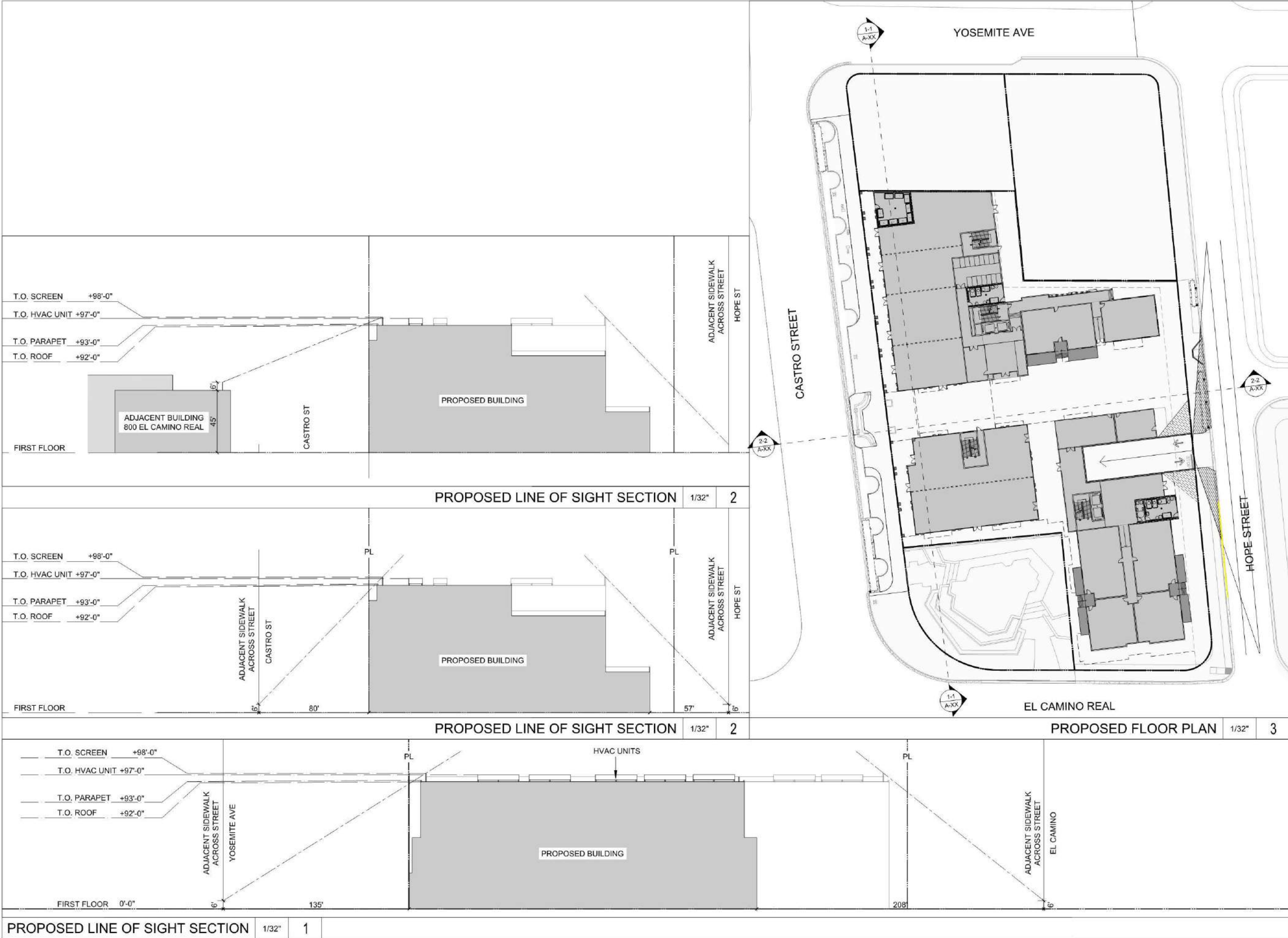
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LINE OF SIGHT

A-22



PROPOSED LINE OF SIGHT SECTION 1/32" 1

PROPOSED FLOOR PLAN 1/32" 3

CASTRO COMMONS SITE 1

MIXED-USE
DEVELOPMENT
MOUNTAIN VIEW,
CALIFORNIA

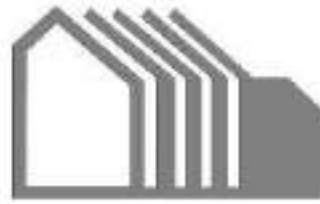


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SITE 1 BASEMENT LEVEL B1 & B2

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KEYNOTES:

- 1 CONCRETE PERIMETER WALL
- 2 CONCRETE DRIVE ACCESS RAMP
- 3 ELEVATORS
- 4 EXIT STAIRS
- 5 PROPERTY LINE
- 6 UTILITY ROOM
- 7 48 LONG TERM BICYCLE PARKING SPOTS
- 8 MOTORCYCLE PARKING
- 9 TRANSFORMER ROOM
- 10 RESIDENT STORAGE SPACES (SEE STORAGE SUMMARY BELOW)
- 11 EV CHARGERS
- 12 BACK UP/ TURN AROUND

PARKING SUMMARY

TOTAL GARAGE AREA	96,040 SF		
BASEMENT B1	110 STALLS		
BASEMENT B2	90 STALLS		
TOTAL BASEMENT PARKING	200 STALLS		
	PROVIDED	SDB REQ'D	DTPP REQ'D
TOTAL PARKING STALLS	200	161	257
COMMERCIAL (1/300 SF)	39		45
VISITOR(0.3/ UNIT)	0	0	36
RESIDENTIAL(1.7/UNIT)	161	161	221

ACCESSIBLE STALLS (HC)	6	6
ACCESSIBLE VAN STALLS (HCV)	2	2
ELECTRIC VEHICLE (STANDARD)	19	10
ELECTRIC VEHICLE (ACCESSIBLE)	5	5
ELECTRIC VEHICLE (VAN ACCESSIBLE)	2	2

BIKE PARKING	PROVIDED	DTPP REQ'D
SHORT TERM BICYCLE PARKING (5% OF COMMERCIAL VEHICLES)	2	2
LONG TERM BICYCLE PARKING (1/UNIT)	120	120
GUEST BICYCLE PARKING (1/10 UNITS)	12	12
EXTRA AVAILABLE BICYCLE PARKING	48	
TOTAL BICYCLE PARKING	184	134

LEGEND:

- HANDICAP PARKING
- HANDICAP VAN PARKING
- ELECTRICAL VEHICLE (ACCESSIBLE)
- ELECTRICAL VEHICLE (VAN)
- EV ELECTRICAL VEHICLE (STANDARD)
- EV CHARGER

ACCESS TO BIKE PARKING

STORAGE SUMMARY

TYPES OF STORAGE (LxBxH)

- ① 6' X 9' X 5' = 292 FT³
- ② 15' 3" X 6' X 5' = 458 FT³

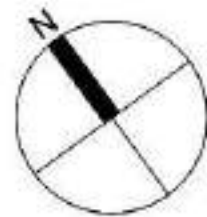
TOTAL STORAGE SIZE AND SPACES

- ① 50 SF - 50x2 = 100 STORAGE SPACES
- ② 90 SF - 15x2 = 30 STORAGE SPACES

NOTE: THE STORAGE SPACES WILL BE STACKED IN TWO LEVELS ON GARAGE B1.



2 BASEMENT LEVEL B2 110 STALLS
48,020 SF 1"=30'-0"

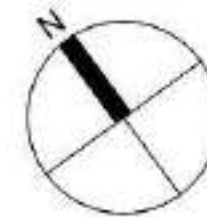


0' 30' 60'

SITE 1 BASEMENT LEVEL B2 1"=30' 1



1 BASEMENT LEVEL B1 90 STALLS
48,020 SF 1"=30'-0"



0' 30' 60'

SITE 1 BASEMENT LEVEL B1 1"=30' 2

**CASTRO
COMMONS
SITE 1**

MIXED-USE
DEVELOPMENT
MOUNTAIN VIEW,
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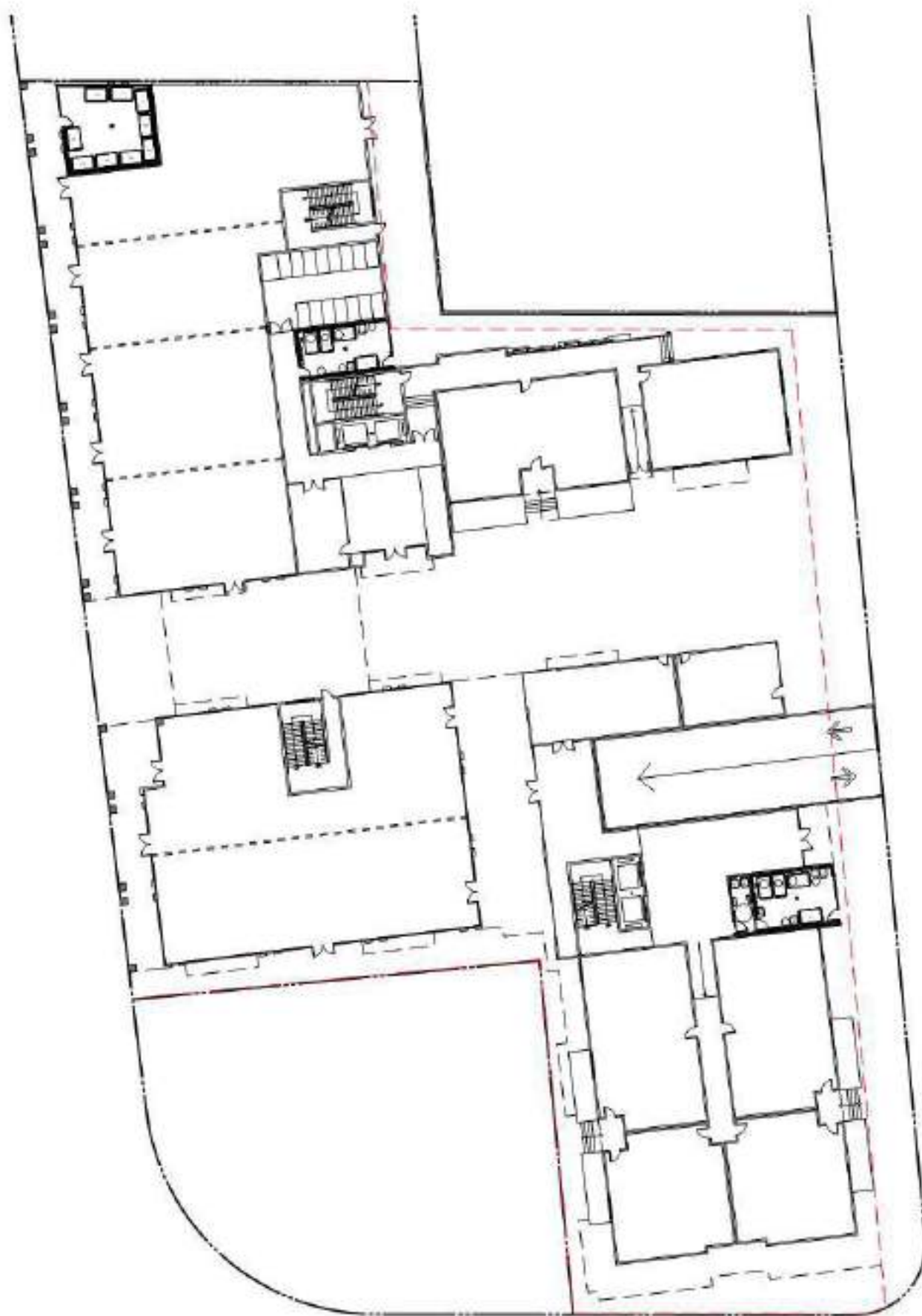
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**SITE 1
TYPICAL UNIT
LOCATION PLAN**

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1 FLOOR PLAN LEVEL 1
1" = 40'-0"



2 FLOOR PLAN LEVEL 2
1" = 40'-0"



3 FLOOR PLAN LEVEL 3
1" = 40'-0"



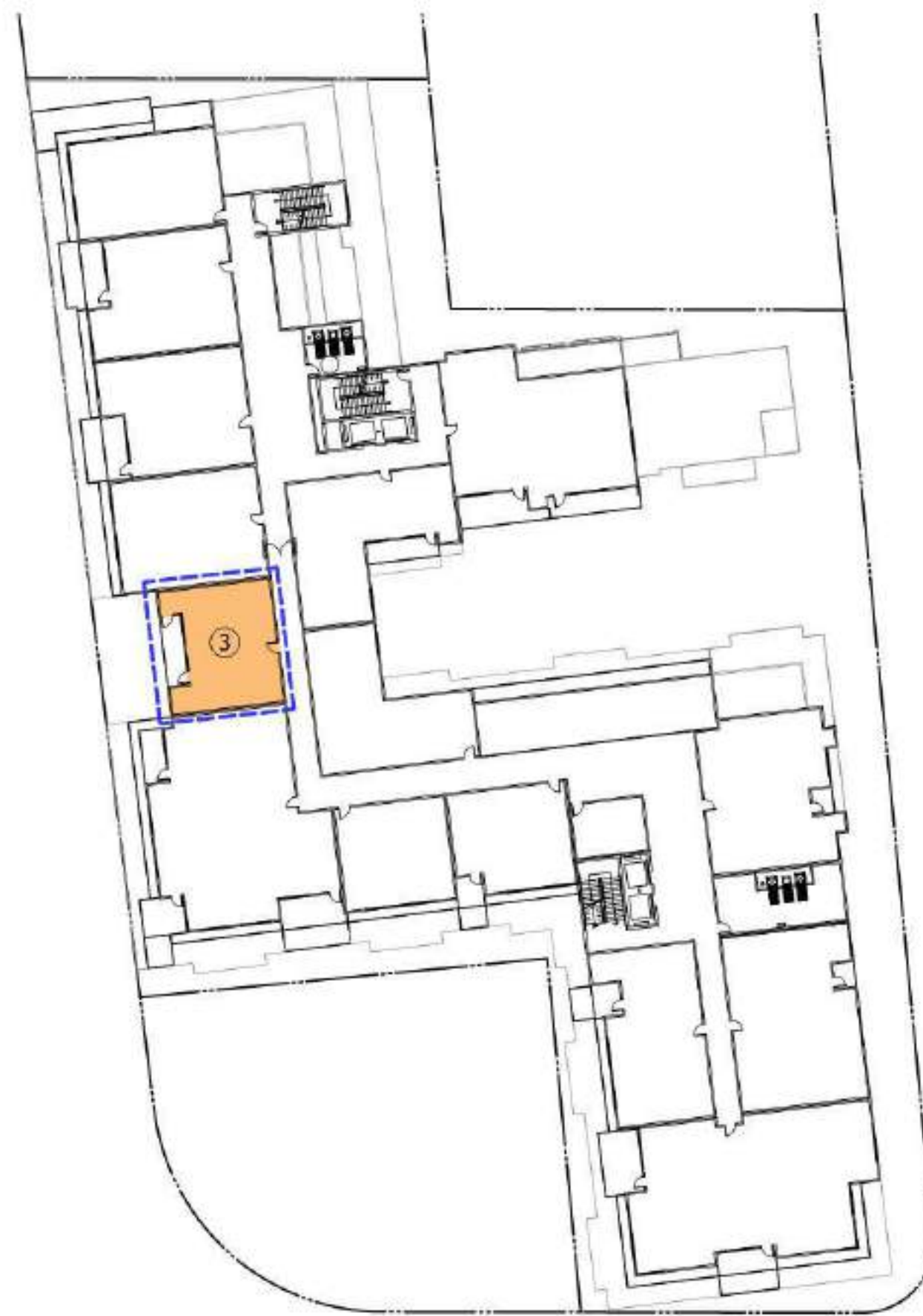
3 FLOOR PLAN LEVEL 4
1" = 40'-0"



5 FLOOR PLAN LEVEL 5
1" = 40'-0"



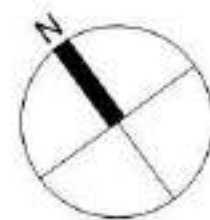
6 FLOOR PLAN LEVEL 6
1" = 40'-0"



7 FLOOR PLAN LEVEL 7 & 8
1" = 40'-0"

NOTE: REFER SHEET A45-A48 FOR UNIT PLANS AND DETAILS

UNIT #	UNIT #	UNIT TYPE	UNIT AREA
1	A29-1	STUDIO	979 SF
2	A29-2	TWO BEDROOM	1,884 SF
3	A30-1	ONE BEDROOM	890 SF
4	A30-2	TWO BEDROOM	2,069 SF
5	A31-1	THREE BEDROOM	3,378 SF
6	A31-2	ONE BEDROOM	1,384 SF
7	A32-1	TWO BEDROOM	2,048 SF
8	A32-2	TWO BEDROOM	1,696 SF



0' 40' 80'

**CASTRO
COMMONS
SITE 1**

MIXED-USE
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CALIFORNIA



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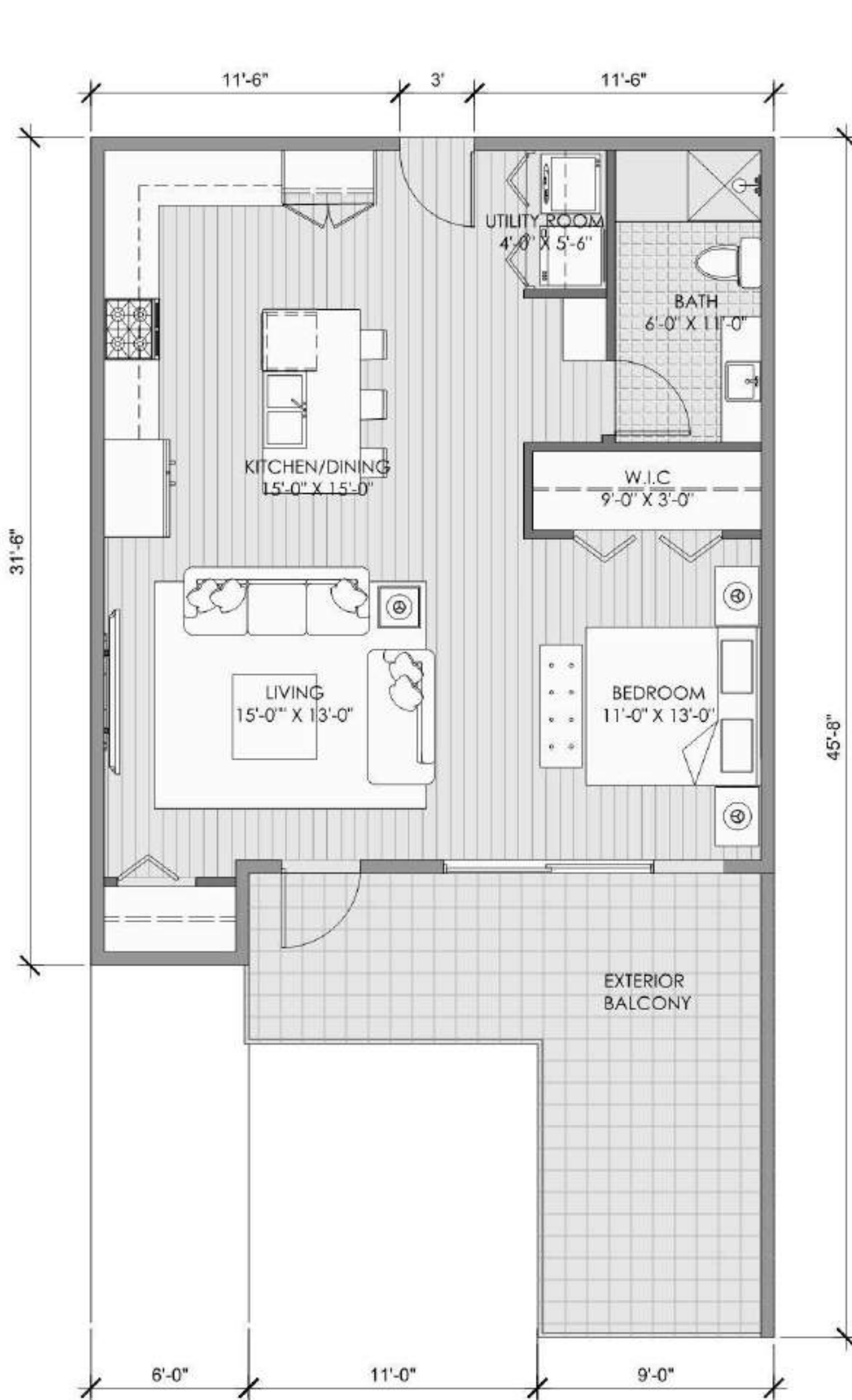
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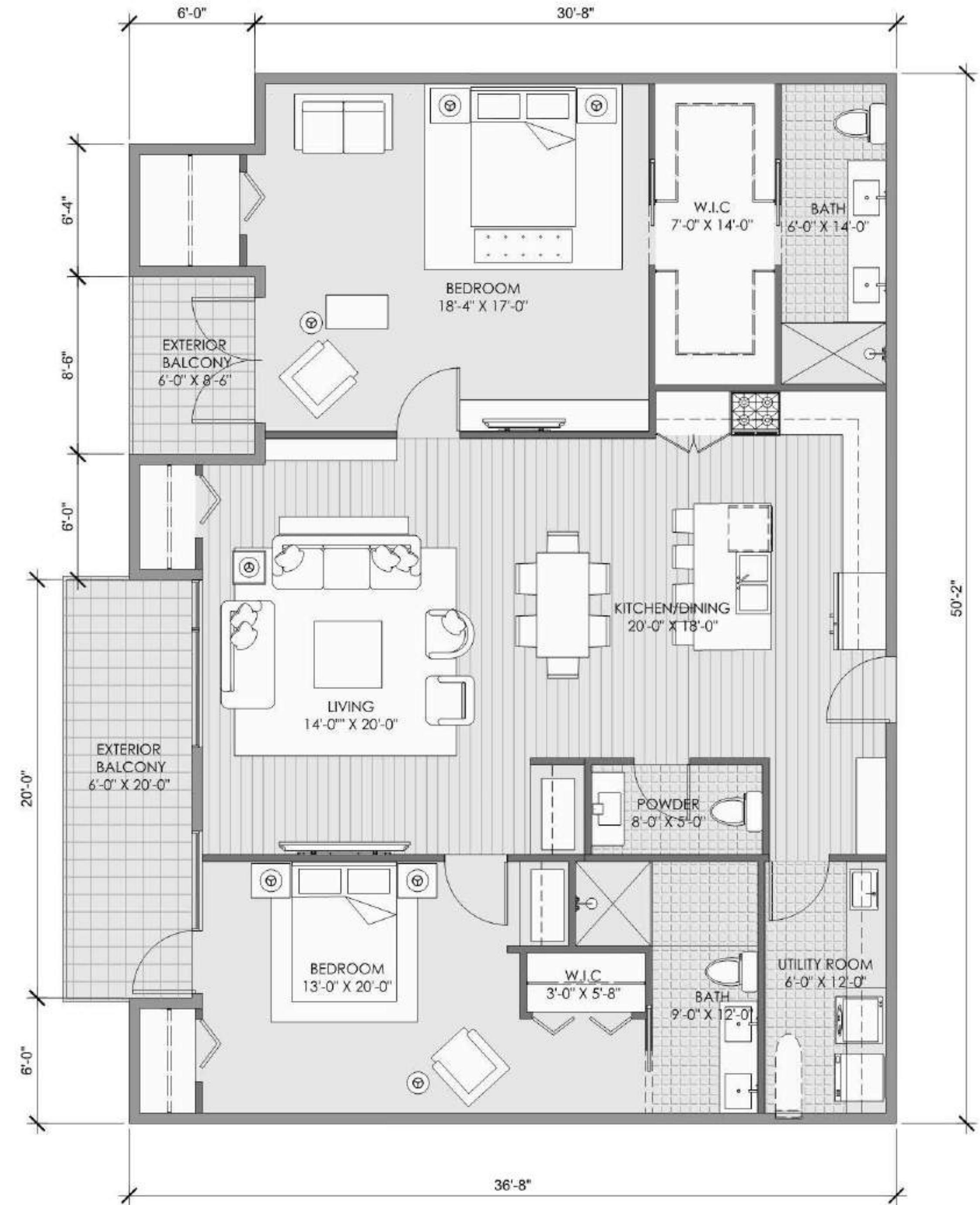
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**SITE 1
TYPICAL UNIT
PLANS**

A-25

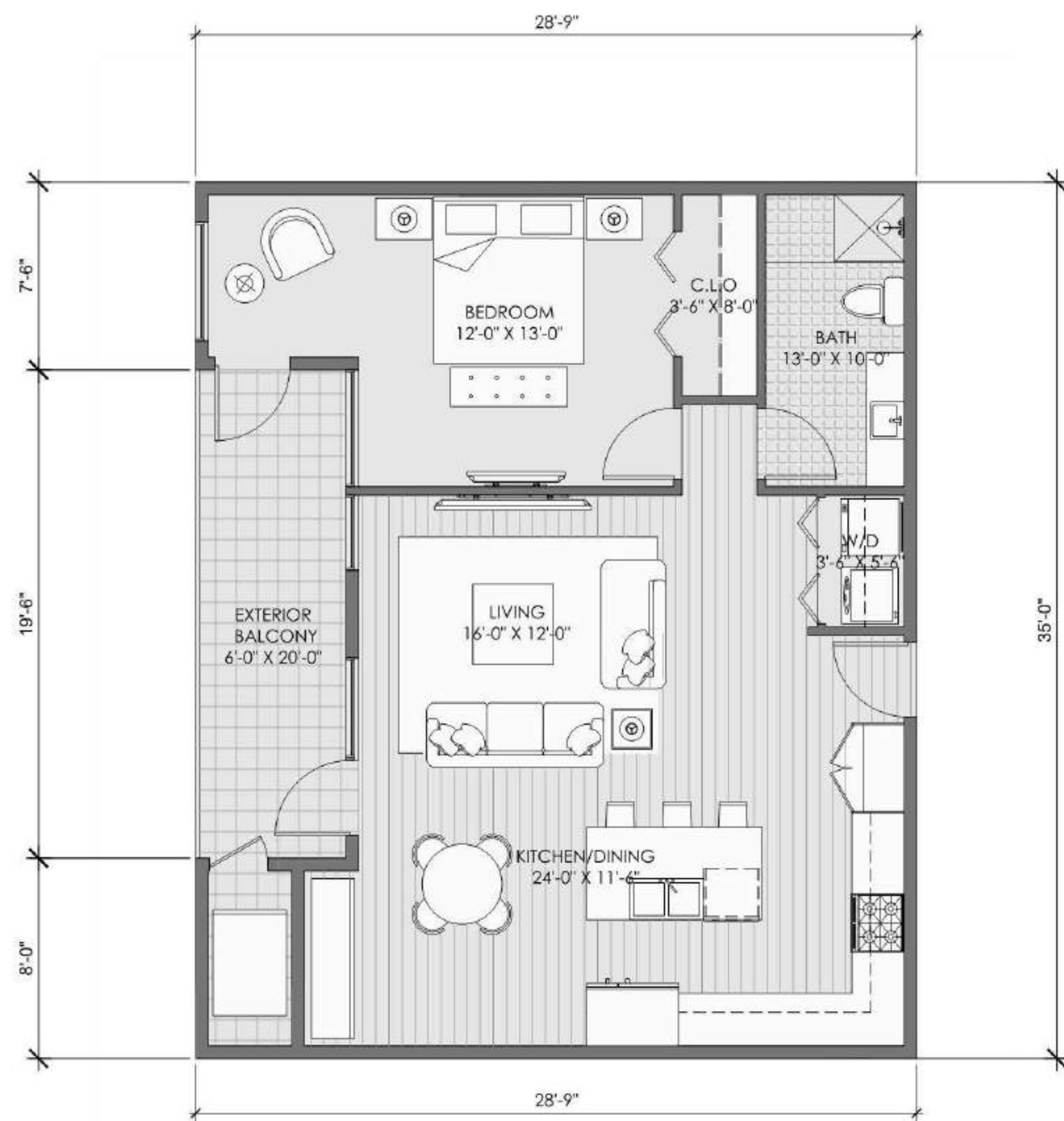


1 STUDIO UNIT - 1A: 979 SF
1/4" = 1'-0"

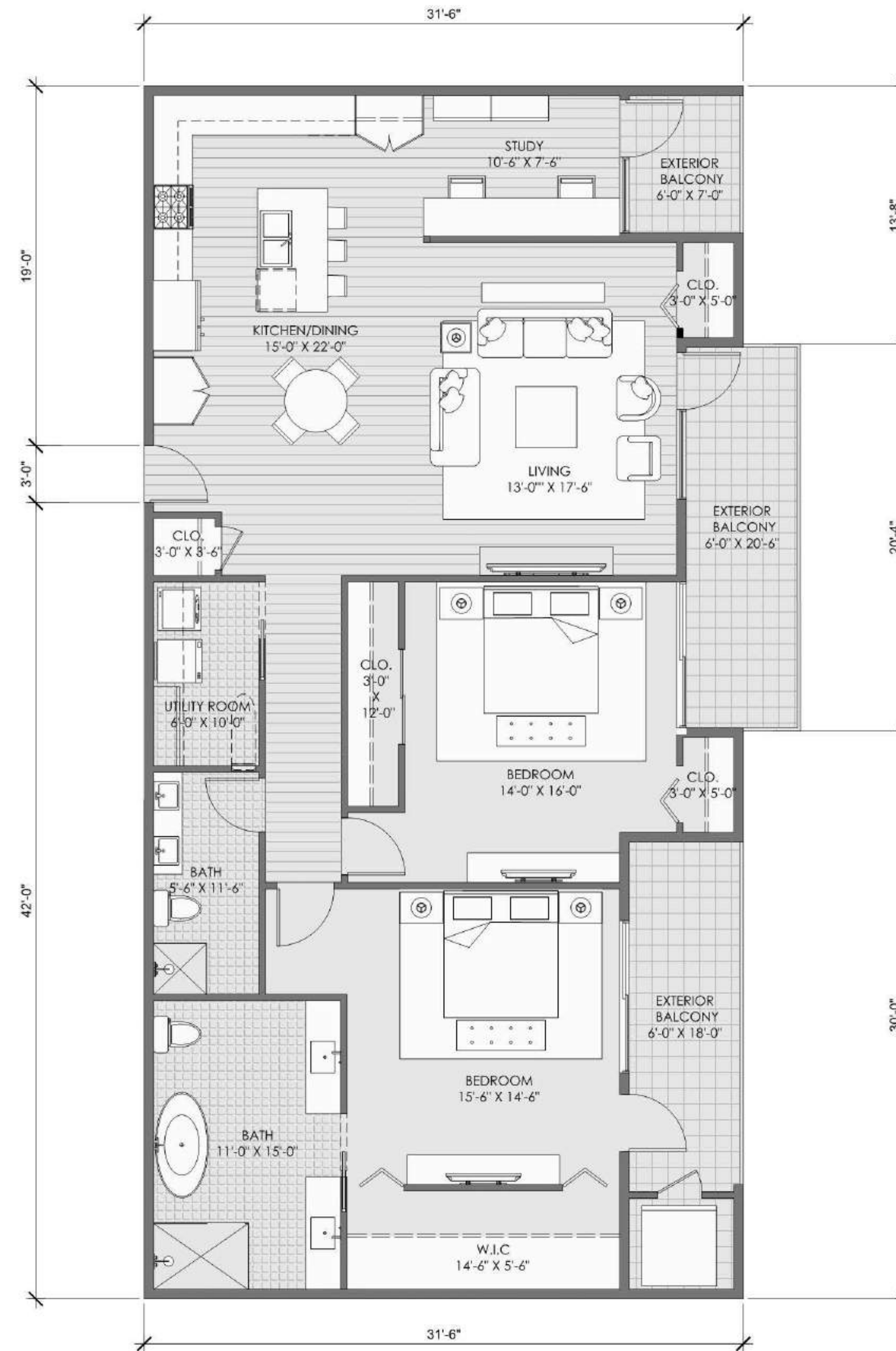


2 TWO BEDROOM UNIT - 1A: 1,884 SF
1/4" = 1'-0"





1 ONE BEDROOM UNIT - 1A: 890 SF
1/4" = 1'-0"



2 TWO BEDROOM UNIT - 1A: 2069 SF
1/4" = 1'-0"



CASTRO COMMONS SITE 1

MIXED-USE
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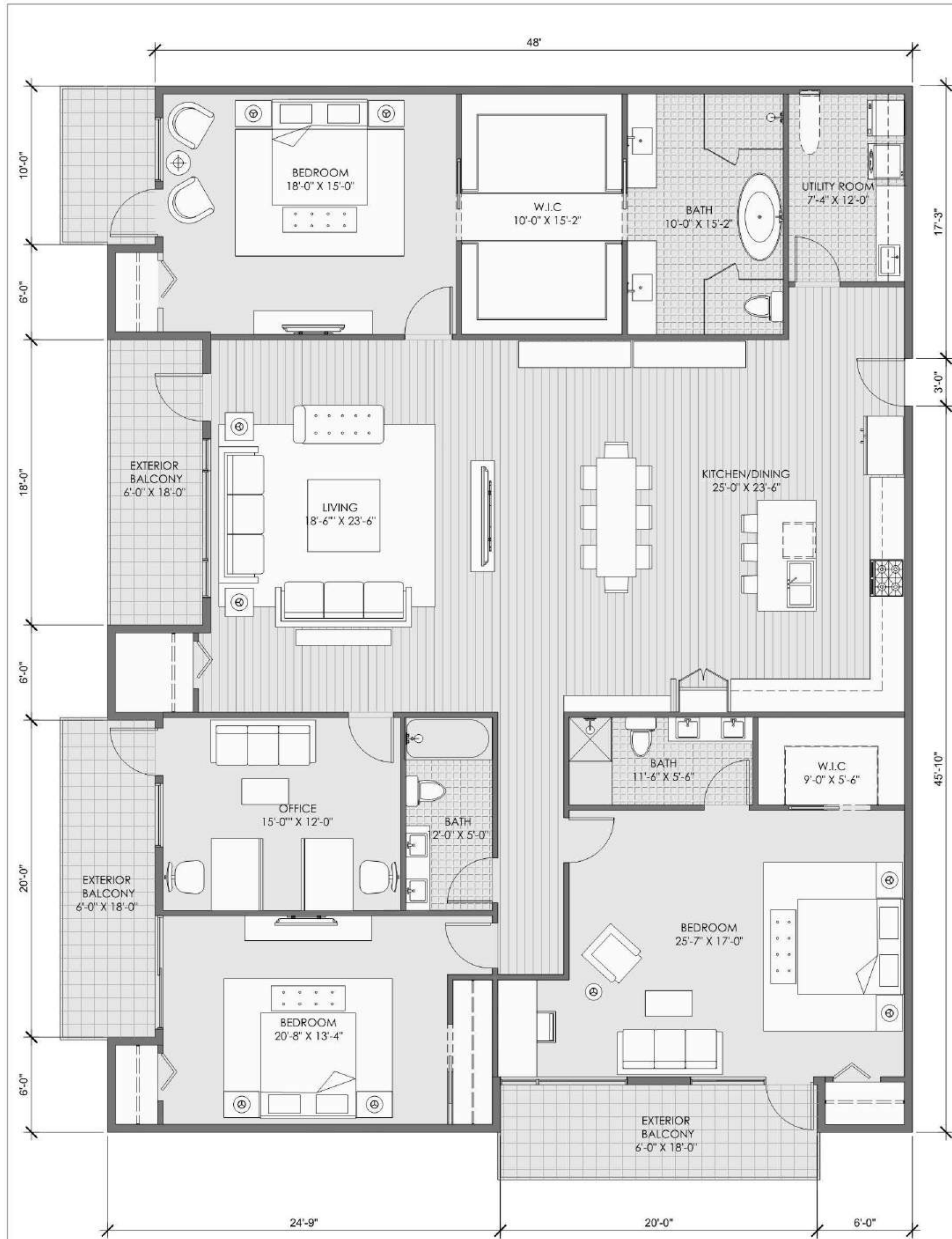
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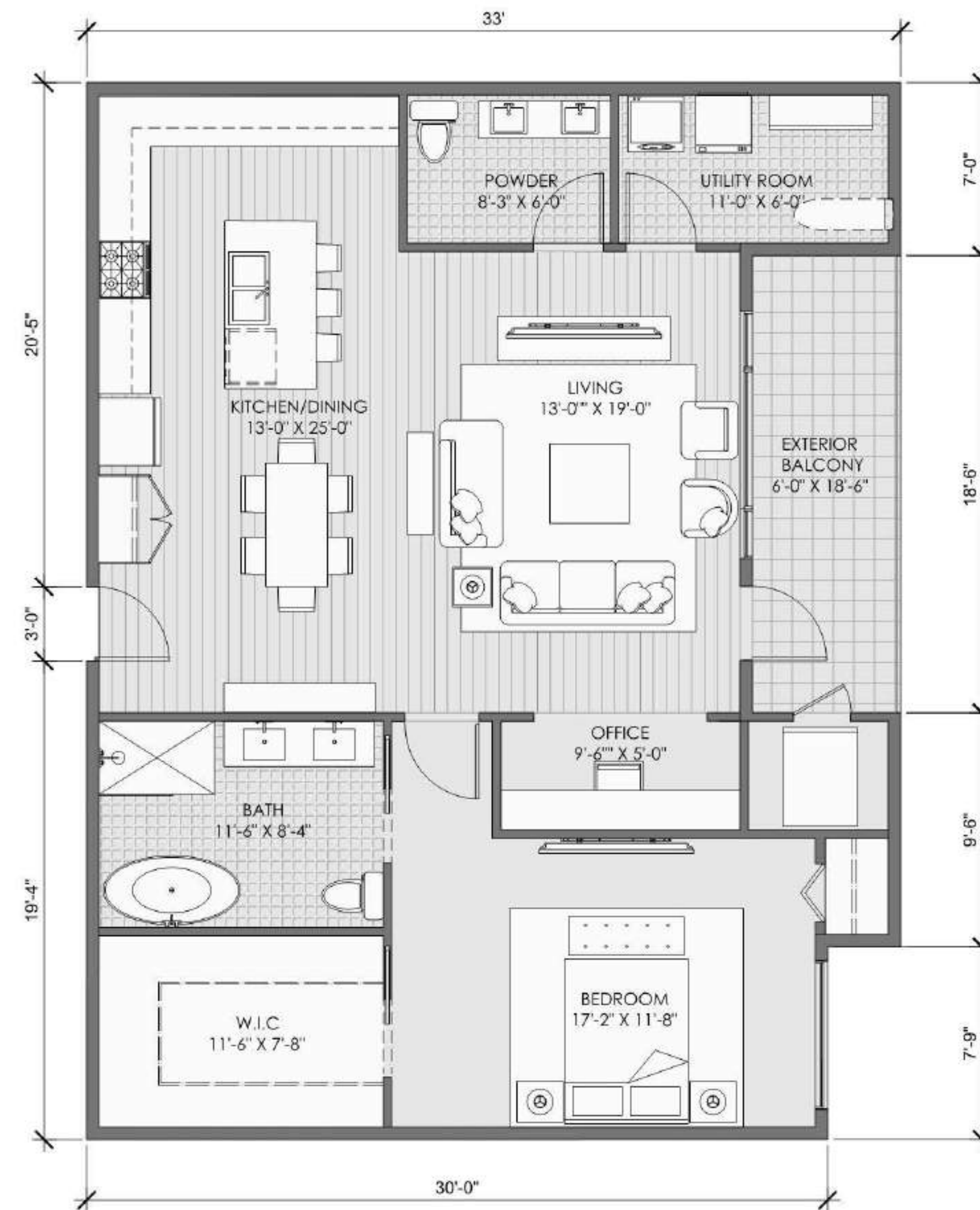
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SITE 1 TYPICAL UNIT PLANS

A-26



1 THREE BEDROOM UNIT - 1A: 3378 SF



2 ONE BEDROOM UNIT - 1A: 1,384 SF



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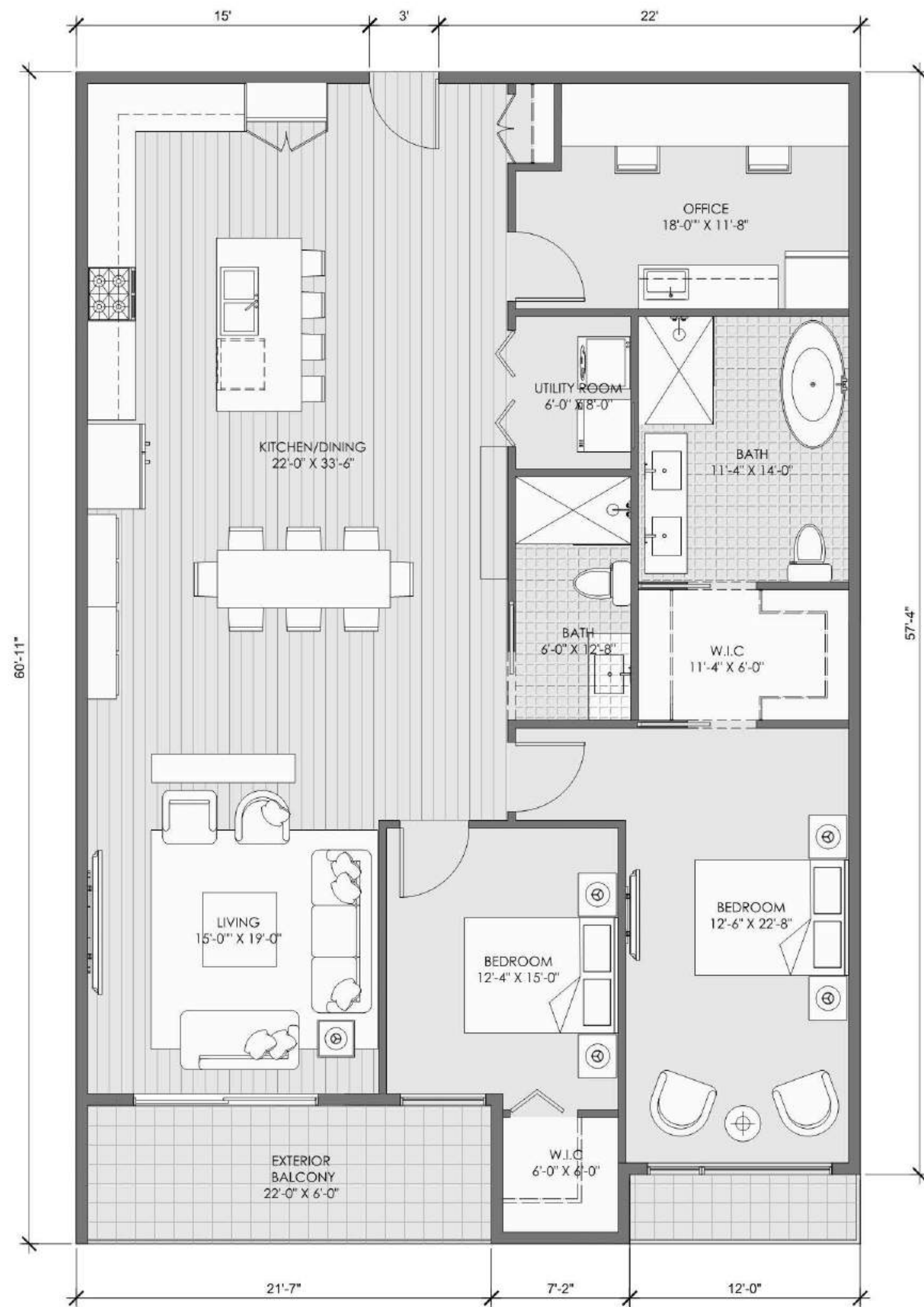
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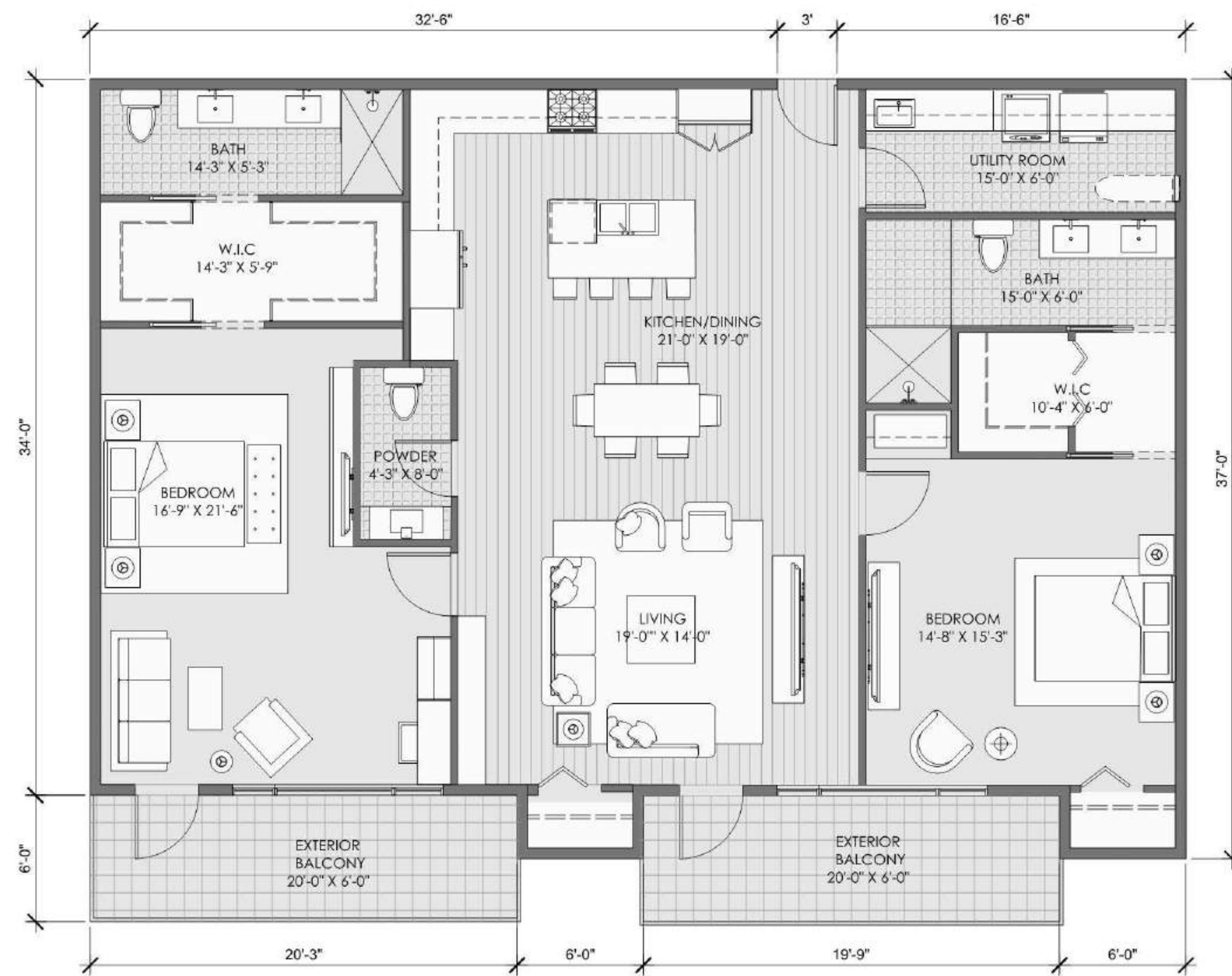
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SITE 1 TYPICAL UNIT PLANS

A-27



1 TWO BEDROOM UNIT - 1A: 2048 SF
1/4" = 1'-0"



2 TWO BEDROOM UNIT - 1A: 1,696 SF
1/4" = 1'-0"



CASTRO COMMONS SITE 1

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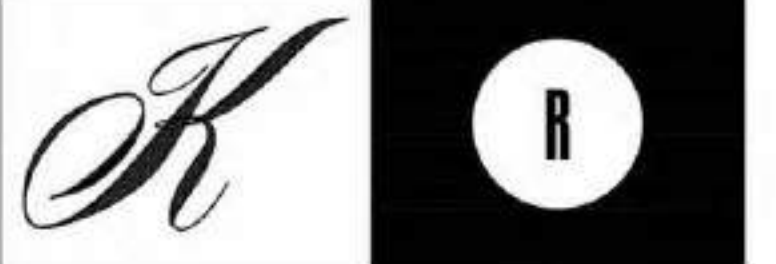
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SITE 1 TYPICAL UNIT PLANS

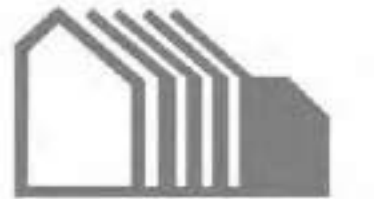
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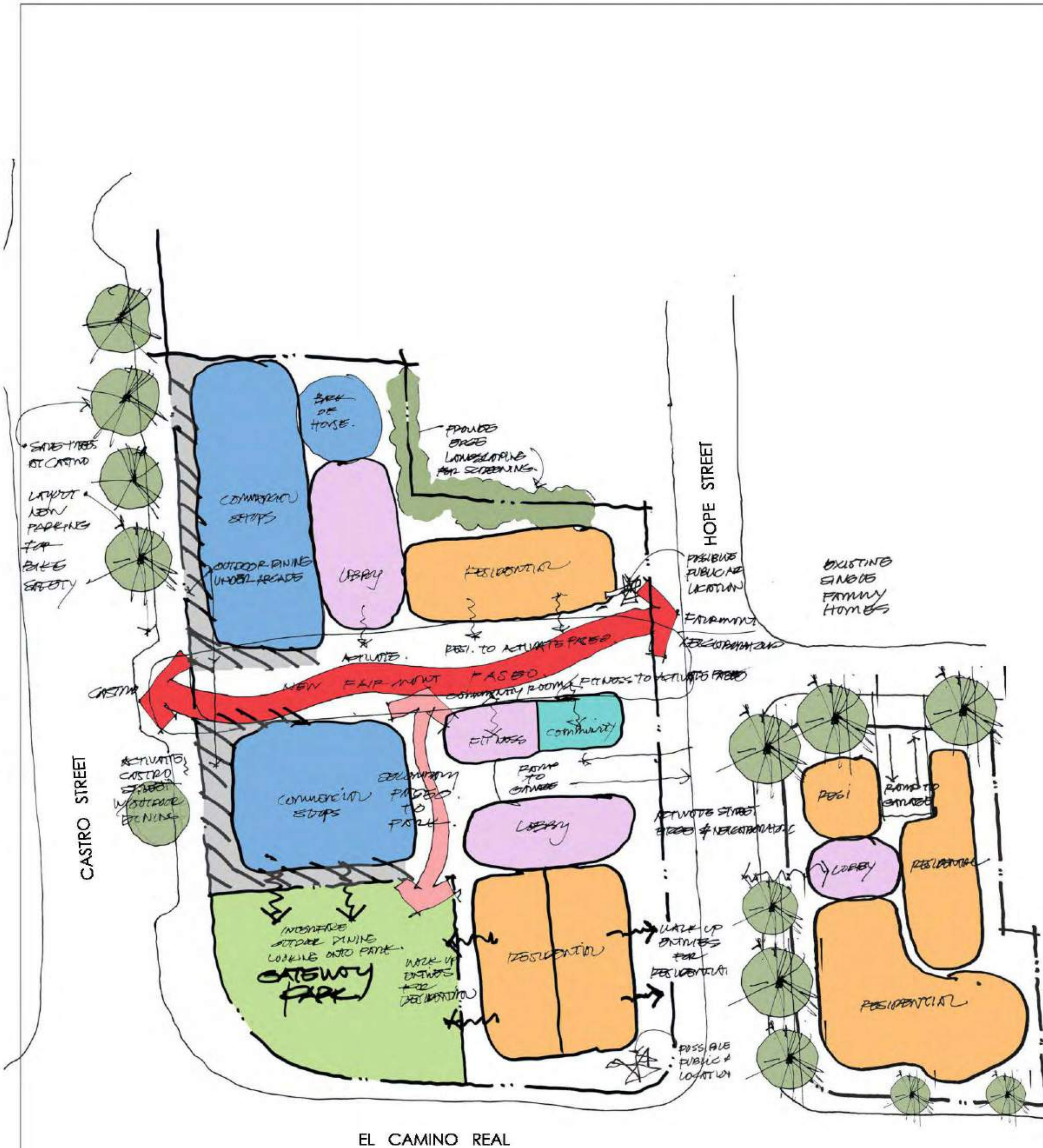
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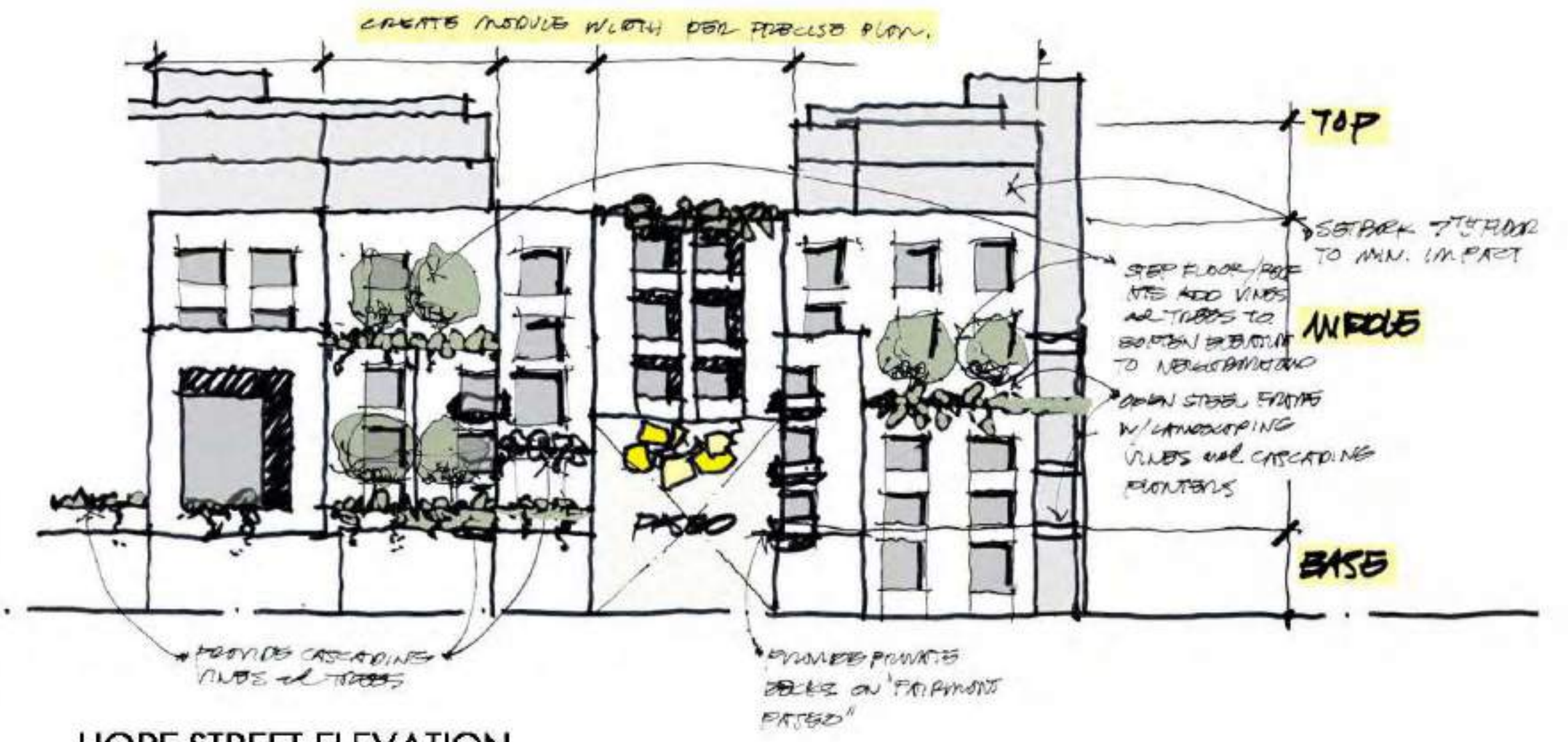
DESIGN CONCEPT SKETCHES

A-29



SITE MASSING

1



HOPE STREET ELEVATION



CASTRO STREET ELEVATION

- HANGING ART & LIGHTING
- OUTDOOR DINING FOR RESIDENTS
- OPEN VIEW TO NEIGHBORHOOD
- PUBLIC ART SUSPENDED AT FASBD

- PERMISSION PERMIT AND OUTDOOR DINING
- CREATE EXTERIOR AND SUN PROTECTION ALONG CASTRO STREET

ELEVATION SKETCHES

2



1 WEST ELEVATION
1"=20'



2 SOUTH ELEVATION
1"=20'

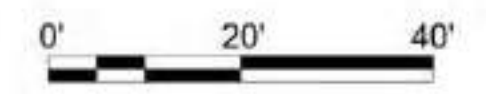
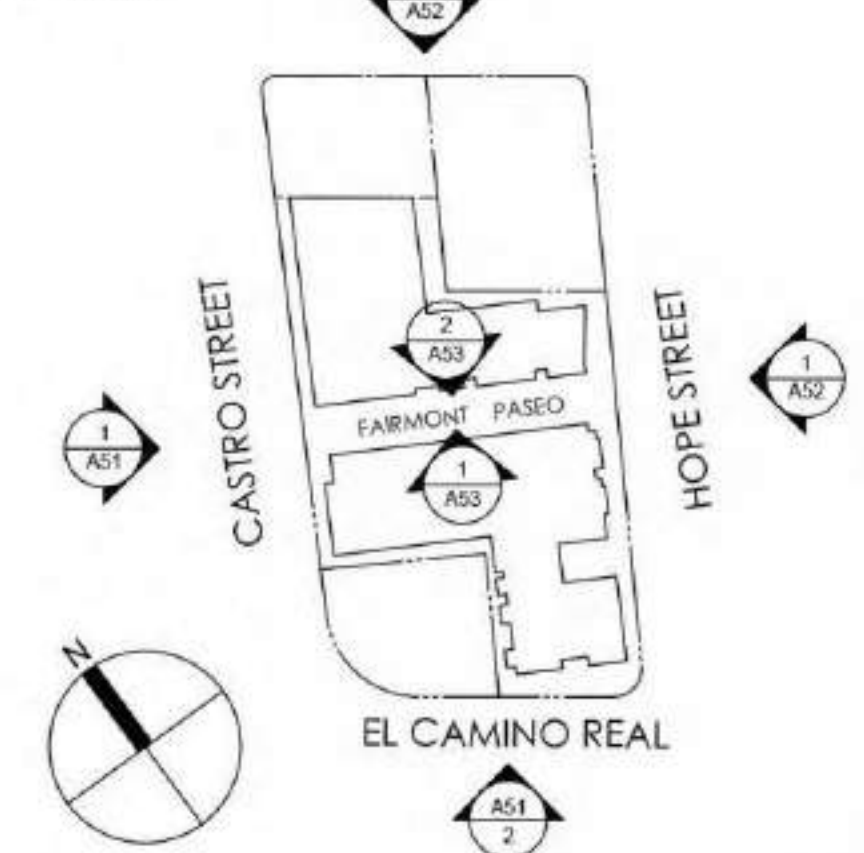
KEY NOTES

- 1 PAINTED STUCCO WALL
- 2 BALCONY WITH GLASS RAILING
- 3 BALCONY WITH METAL RAILING
- 4 STAIRWELL TOWER
- 5 RESIDENTIAL VINYL WINDOWS W/ CLEAR GLASS
- 6 CURTAIN WALL SYSTEM - CLEAR GLASS
- 7 CURTAIN WALL SYSTEM - FRITTED GLASS
- 8 GLASS AND ALUMINUM STOREFRONT
- 9 PARAPET
- 10 METAL RAILING
- 11 METAL SUN SHADE
- 12 FIBER BOARD PANEL CLADDING
- 13 LIGHT FIXTURE
- 14 CANOPY WITH ALUMINUM CLADDING
- 15 STONE CLADDING
- 16 BALCONY WITH DECORATIVE METAL RAILING
- 17 WALL MURAL
- 18 MECH EQUIPMENT ROOF SCREEN
- 19 PAINTED & TEXTURED STUCCO WALL

COLOR AND MATERIAL LEGEND

- P1 STUCCO PAINT: BENJAMIN MOORE, OC-69 WHITE OPULENCE
- P2 STUCCO PAINT: BENJAMIN MOORE, 2119-50 NICKEL
- P3 STUCCO PAINT: BENJAMIN MOORE, 2119-40 SILVER STREAK
- P4 STUCCO PAINT: BENJAMIN MOORE, 2123-40 GOSSAMER BLUE
- F1 FRITTED GLASS: WALTERS & WOLF FRITTED GLASS
- F2 CLEAR GLASS: WALTERS & WOLF
- C1 FIBER CEMENT PANEL-WOOD TONE: NICHIIA FIBER CEMENT PANEL-VINTAGE WOOD REDWOOD
- W1 VINYL WINDOW: MILGARD VINYL - TRINISIC SERIES - COLOR ESPRESSO
- W2 ALUMINUM STOREFRONT: TUBELITE - INSIDE FLUSH ALUMINUM STOREFRONT ANODIZED DARK BRONZE
- B1 BALCONY- GLASS RAILING: HANSEN - BRONZE MATTE CLEAR GLASS
- B2 BALCONY- METAL RAILING: HANSEN - BRONZE MATTE
- M1 METAL SUN SHADE: AVADEK ANODIZED ALUMINUM DARK BRONZE
- L1 LIGHT FIXTURE- WALL SCONCE: ALCON OUTDOOR WALL WASH BRONZE
- L2 LIGHT FIXTURE- PENDANT LIGHT: ALCON OUTDOOR PENDANT BRONZE
- L3 LIGHT FIXTURE- BOLLARD: ALCON OUTDOOR 40" BOLLARD BRONZE
- L4 LIGHT FIXTURE- FLOOD: ALCON OUTDOOR FLOOD DARK BRONZE
- A1 CANOPY ALUMINUM CLADDING: ALUCOBOND- DARKENED GRAY
- A2 CANOPY UNDERSIDE ALUMINUM CLADDING: ALUCOBOND - BONE WHITE
- S1 STONE CLADDING- RANDOM ASHLAR MASONRY: SANDERLING MARQUEE 24 - EL DORADO

KEY MAP



CASTRO COMMONS
SITE 1

MIXED-USE
DEVELOPMENT
MOUNTAIN VIEW,
CALIFORNIA



KENNETH RODRIGUES & PARTNERS, INC.
445 North Whisman Road, Suite 200
Mountain View, CA 950 958-0780



372 Castro Street
Mountain View, CA 950 958-7980

CONSULTANTS

REVISION	
11.01.23	FORMAL PLANNING SUBMITTAL
02.01.24	FORMAL PLANNING RE-SUBMITTAL #1
05.31.24	FORMAL PLANNING RE-SUBMITTAL #2

PROJECT NO. 37.668 DATE 05.31.24
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SITE 1 BUILDING ELEVATIONS

A-30



1 EAST ELEVATION
1"=20'



2 NORTH ELEVATION
1"=20'

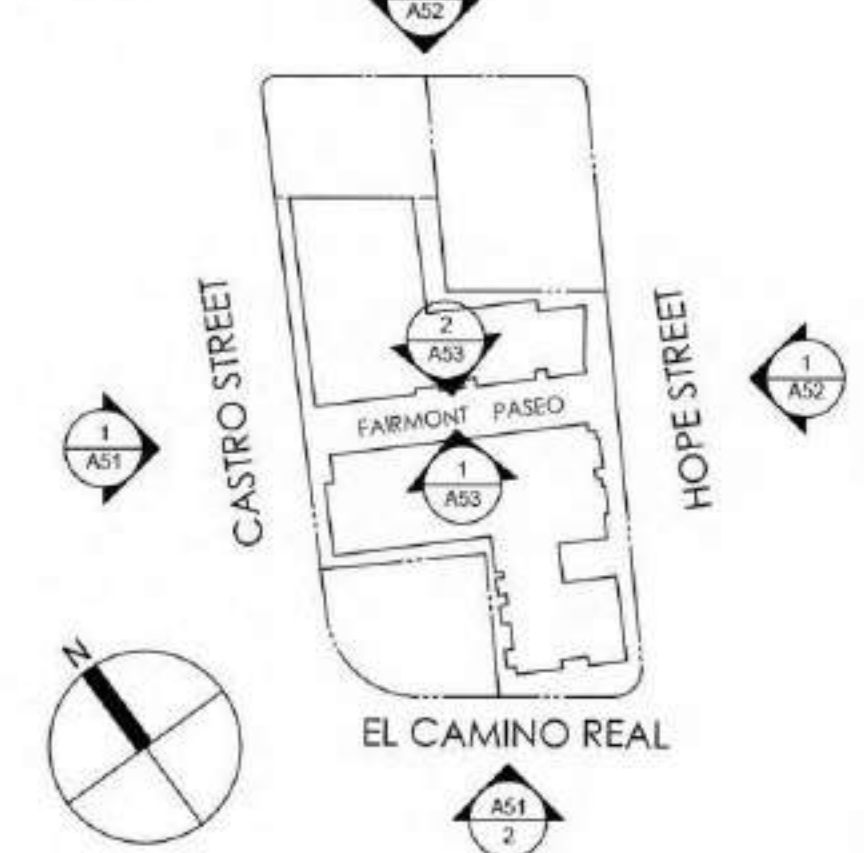
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KEY MAP



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SITE 1

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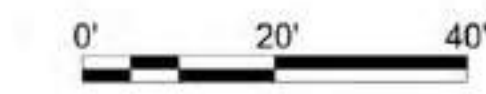
A-31



1 SOUTH ELEVATION (FAIRMONT PASEO)
1"=20'



2 NORTH ELEVATION (FAIRMONT PASEO)
1"=20'



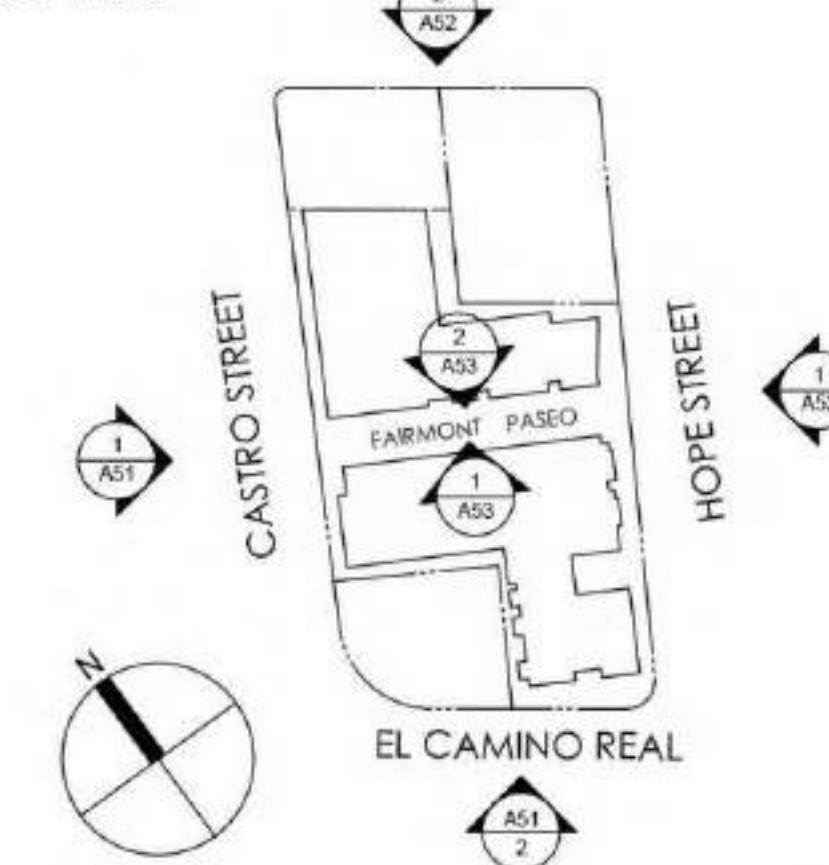
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KEY MAP



CASTRO COMMONS SITE 1

MIXED -USE DEVELOPMENT
MOUNTAIN VIEW, CALIFORNIA



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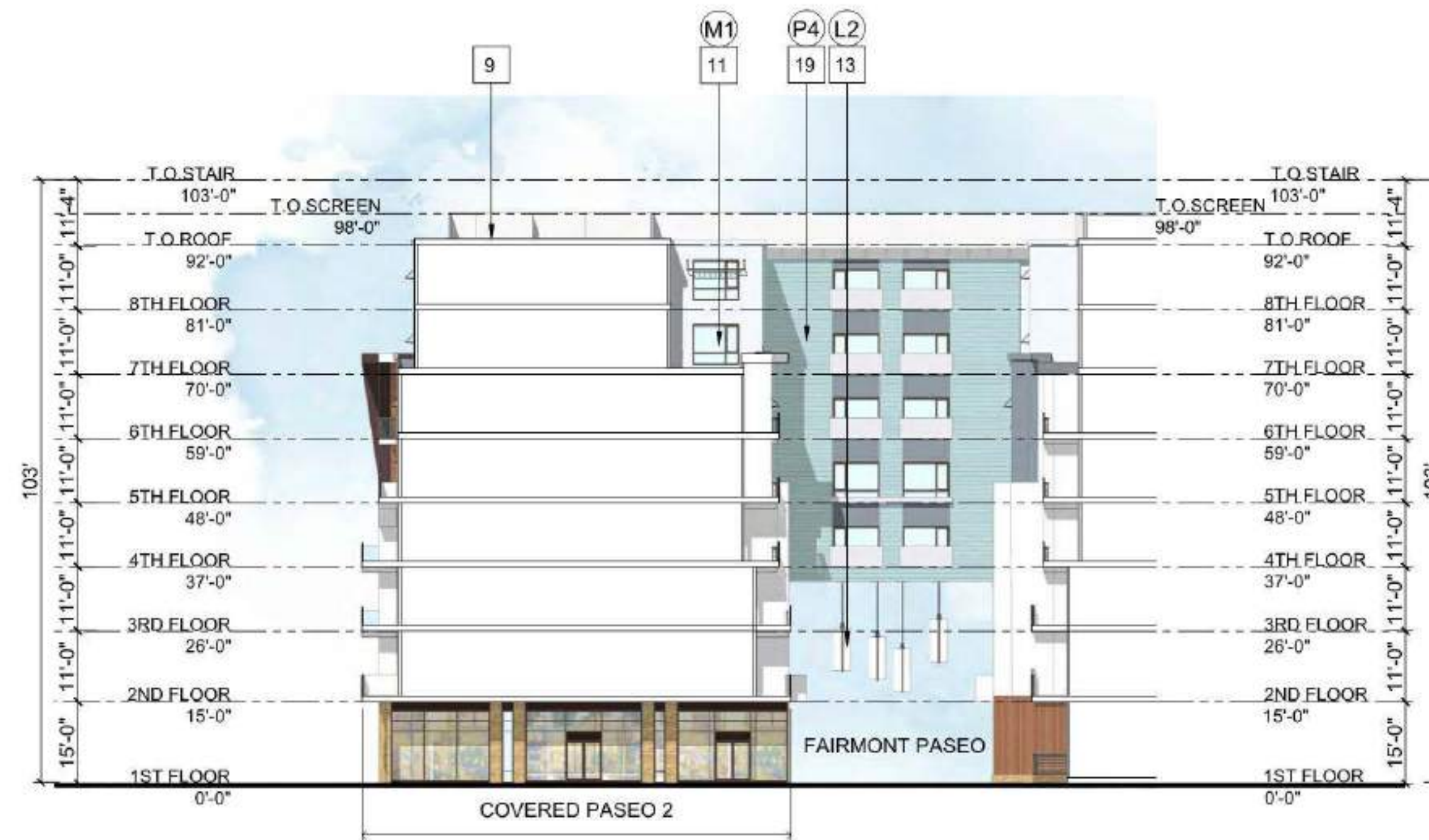
CONSULTANTS

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SITE 1 BUILDING ELEVATIONS

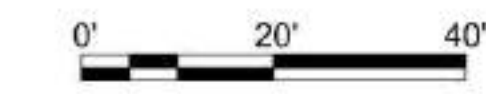
A-32



1 EAST PASEO ELEVATION
1"=20'



2 WEST PASEO ELEVATION
1"=20'



KEY NOTES

- 1 PAINTED STUCCO WALL
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KEY MAP



CASTRO COMMONS SITE 1

MIXED-USE DEVELOPMENT
MOUNTAIN VIEW, CALIFORNIA

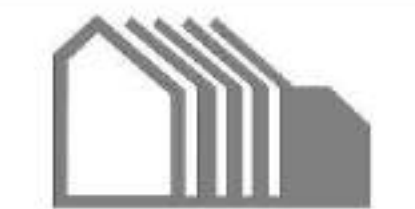


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CONSULTANTS

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PROJECT NO. 37.668	DATE 05.31.24
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SITE 1 PASEO ELEVATIONS

A-32.1



P1 EXTERIOR PLASTER - BENJAMIN MOORE
OC - 69 WHITE OPULENCE



P2 EXTERIOR PLASTER - BENJAMIN MOORE
2119-50 NICKEL



P3 EXTERIOR PLASTER - BENJAMIN MOORE
2119-40 SILVER STREAK



P4 EXTERIOR PLASTER - BENJAMIN MOORE
2123-40 GOSSAMER BLUE



C1 FIBER BOARD PANEL - NICHIBA - VINTAGE WOOD -
REDWOOD TONE



W1 VINYL WINDOWS & DOORS (RESIDENTIAL) - VPI
ENVISION SERIES - ARCHITECTURAL BRONZE



W2 ALUMINUM STOREFRONT - TUBELITE INSIDE FLUSH
ANODIZED DARK BRONZE



M1 METAL SOLAR SHADE - AVAEK ANODIZED
ALUMINUM - DARK BRONZE



B1 GLASS BALCONY - HANSEN - BRONZE MATTE,
CLEAR GLASS



P4 EXTERIOR PLASTER - BENJAMIN MOORE
AF-180 WENGE



B2 METAL BALCONY - RAILING - HANSEN
BRONZE MATT



A1 ALUMINUM CLADDING AT CANOPY -
ALUCOBOND - BONE WHITE



S1 EL DORADO SANDERLING MARQUEE 24

FINISHES AND MATERIALS		
P1	EXTERIOR PLASTER - WHITE	BENJAMIN MOORE OC - 69 WHITE OPULENCE
P2	EXTERIOR PLASTER - DARK GREY	BENJAMIN MOORE 2119-40 SILVER STREAK
P3	EXTERIOR PLASTER - GREY	BENJAMIN MOORE 2119-50 NICKEL
P4	EXTERIOR PLASTER - LIGHT BLUE	BENJAMIN MOORE 2123-40 GOSSAMER BLUE
F1	CURTAIN WALL SYSTEM - FRITTED GLASS	WALTERS & WOLF FRITTED GLASS
F2	CURTAIN WALL SYSTEM - CLEAR GLASS	WALTERS & WOLF
C1	FIBER BOARD PANEL - WOOD TONE	NICHIBA FIBER BOARD PANEL - VINTAGE WOOD - REDWOOD
W1	VINYL WINDOW	MILGARD VINYL - TRINSIC SERIES - COLOR ESPRESSO
W2	ALUMINUM STOREFRONT	TUBELITE - INSIDE FLUSH ALUMINUM STOREFRONT ANODIZED DARK BRONZE
B1	BALCONY - GLASS RAILING	HANSEN - BRONZE MATTE, CLEAR GLASS
B2	BALCONY - METAL RAILING	HANSEN - BRONZE MATTE
M1	METAL SOLAR SHADE	AVAEK ANODIZED ALUMINUM DARK BRONZE
L1	LIGHT FIXTURE - WALL SCONCE	ALCON OUTDOOR WALL WASH BRONZE
L2	LIGHT FIXTURE - PENDANT LIGHT	ALCON OUTDOOR PENDANT BRONZE
L3	LIGHT FIXTURE - BOLLARD	CENTO OUTDOOR 40" BOLLARD BRONZE
L4	LIGHT FIXTURE - RECESSED	ALCON OUTDOOR RECESSED LED
L5	LIGHT FIXTURE - CATENARY	TUMBLER CATENARY
A1	CANOPY ALUMINUM CLADDING	ALUCOBOND - DARKENED GRAY
A2	CANOPY UNDERSIDE ALUMINUM CLADDING	ALUCOBOND - BONE WHITE
S	STONE CLADDING - RANDOM ASHLAR MASONRY	SANDERLING MARQUEE 24 - EL DORADO

CASTRO COMMONS SITE 1

MIXED -USE
DEVELOPMENT
MOUNTAIN VIEW,
CALIFORNIA



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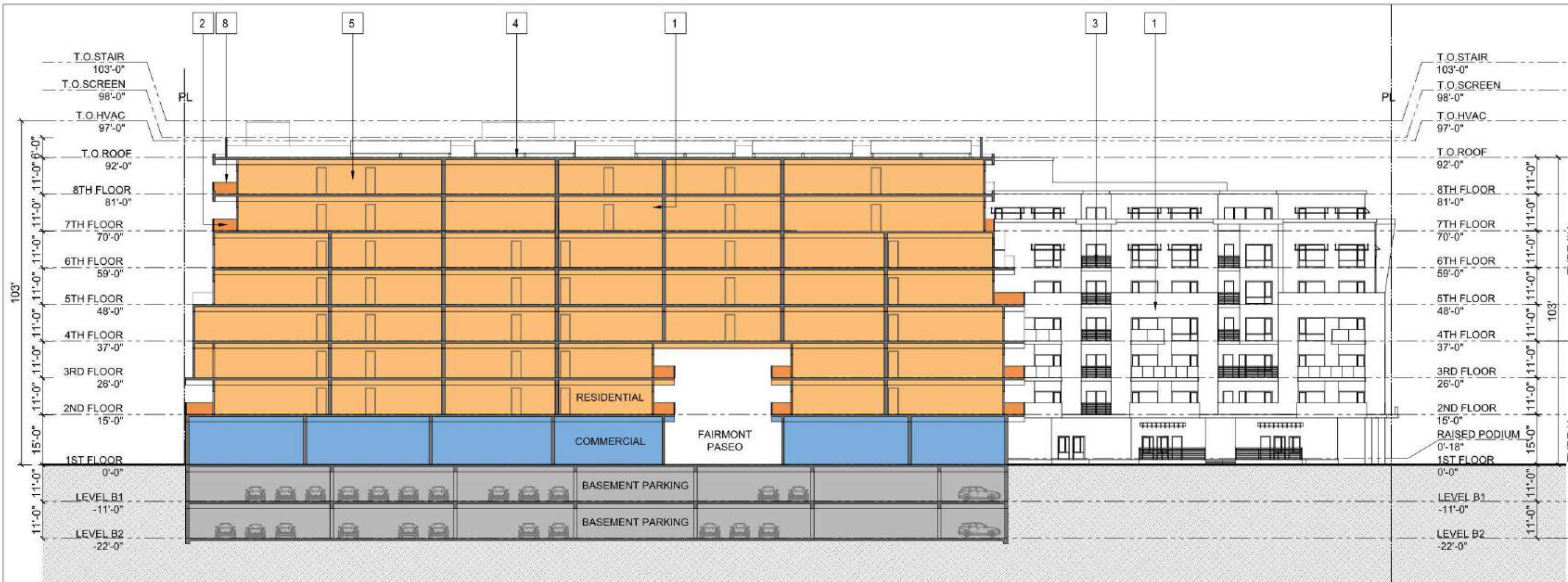
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SITE 1 & SITE 2
MATERIALS AND
FINISHES

A-33

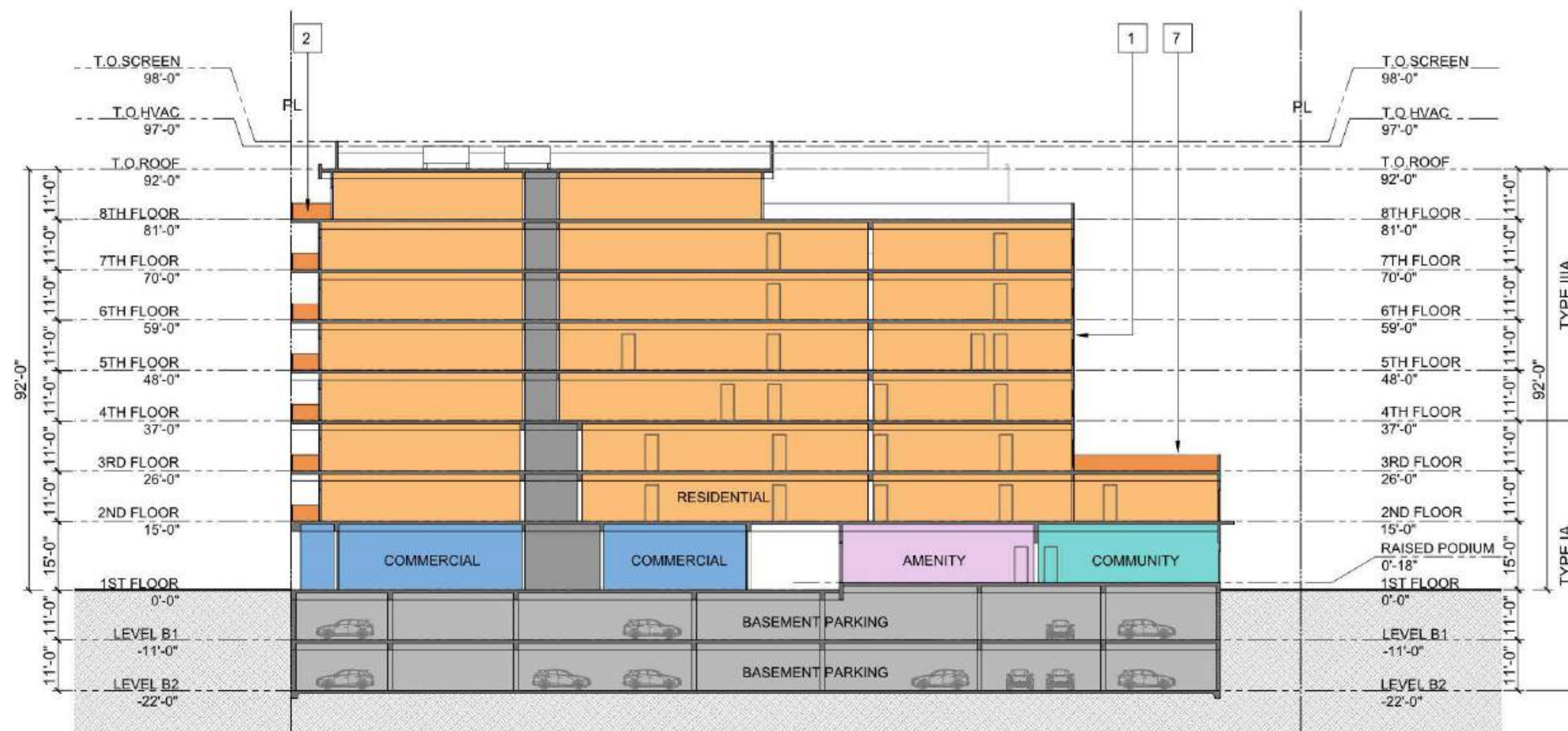
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1 BUILDING SECTION A 1-1
1"=20'

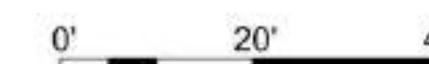
KEY NOTES

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- 2 BALCONY WITH GLASS RAILING
- 3 BALCONY WITH METAL RAILING
- 4 STAIRWELL TOWER
- 5 MECHANICAL EQUIPMENT ROOF SCREEN
- 6 METAL SUN SHADE
- 7 ROOF DECK AMENITY
- 8 PARAPET



2 BUILDING SECTION B 2-2
1"=20'

KEY MAP



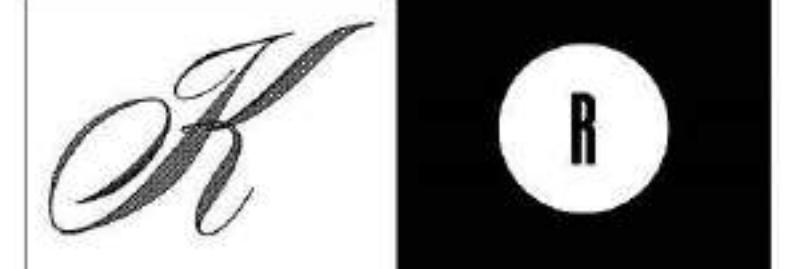
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SITE 1
BUILDING SECTIONS

A-34



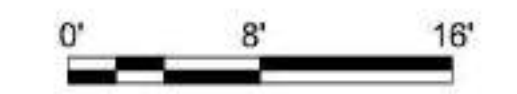
2 WALL SECTION
1/8" = 1'-0"

1 ENLARGED ELEVATION
1/8" = 1'-0"

KEY NOTES

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- 7 CURTAIN WALL SYSTEM - FRITTED GLASS
- 8 ALUMINUM STOREFRONT
- 9 PARAPET W/ PAINTED STUCCO WALL & PAINTED MTL COPING
- 10 METAL RAILING AT ENTRY PORCH
- 11 METAL SUN SHADE
- 12 FIBER CEMENT PANEL CLADDING
- 13 LIGHT FIXTURE
- 14 CANOPY WITH ALUMINUM CLADDING
- 15 STONE CLADDING
- 16 DECORATIVE CORNICE TREATMENT
- 17 WALL MURAL
- 18 MECH EQUIPMENT ROOF SCREEN
- 19 PAINTED & TEXTURE STUCCO WALL
- 20 BALCONY WITH DECORATIVE METAL RAILING
- 21 CONCRETE PERIMETER WALL
- 22 CONCRETE PODIUM SLABS
- 23 WOOD JOIST FLOORING SYSTEM
- 24 FENCE
- 25 METAL STRUCTURE
- 26 METAL SHADE WITH VINES

NOTE: SEE OVERALL ELEVATIONS FOR FINISHES AND MATERIALS



CASTRO COMMONS
SITE 1

MIXED-USE
DEVELOPMENT
MOUNTAIN VIEW,
CALIFORNIA



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372 CALIFA STREET
MOUNTAIN VIEW, CA 94038-7888

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DRAWN BY		SCALE	AS SHOWN
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SITE 1
WALL SECTION AND
ENLARGED ELEVATION

A-35



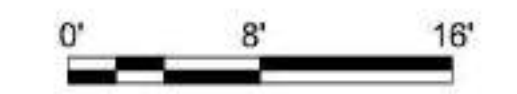
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- 12 FIBER CEMENT PANEL CLADDING
- 13 LIGHT FIXTURE
- 14 CANOPY WITH ALUMINUM CLADDING
- 15 STONE CLADDING
- 16 DECORATIVE CORNICE TREATMENT
- 17 WALL MURAL
- 18 MECH EQUIPMENT ROOF SCREEN
- 19 PAINTED & TEXTURE STUCCO WALL
- 20 BALCONY WITH DECORATIVE METAL RAILING
- 21 CONCRETE PERIMETER WALL
- 22 CONCRETE PODIUM SLABS
- 23 WOOD JOIST FLOORING SYSTEM
- 24 FENCE
- 25 METAL STRUCTURE
- 26 METAL SHADE WITH VINES

NOTE: SEE OVERALL ELEVATIONS FOR FINISHES AND MATERIALS



CASTRO COMMONS
SITE 1

MIXED-USE
DEVELOPMENT
MOUNTAIN VIEW,
CALIFORNIA



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WILLIAM MASTON ARCHITECT & ASSOCIATES
372 CALIFA STREET
MOUNTAIN VIEW, CA 94038-7888

CONSULTANTS

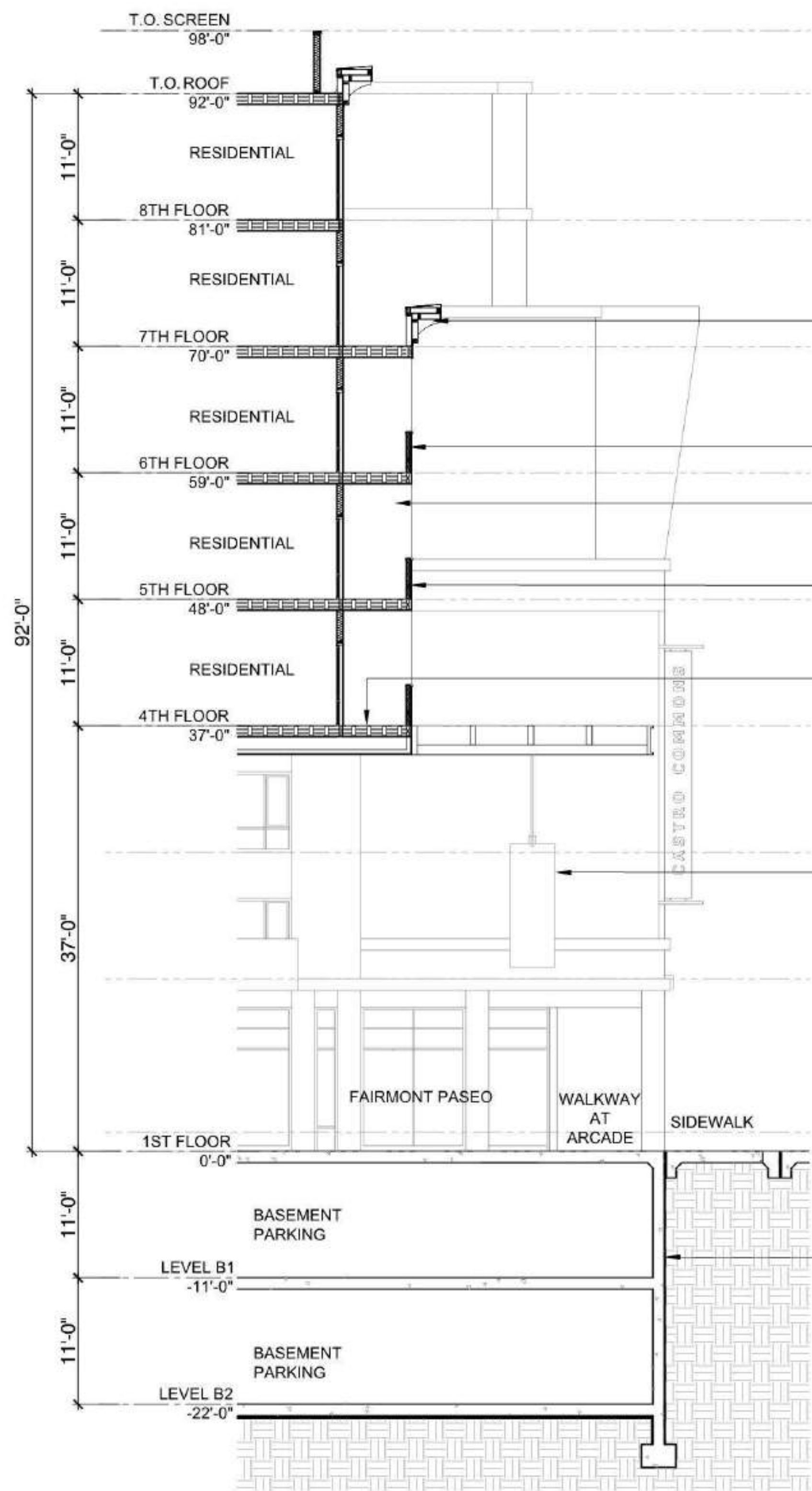
REVISION

11.01.23	FORMAL PLANNING SUBMITTAL
02.01.24	FORMAL PLANNING RE-SUBMITTAL #1
05.31.24	FORMAL PLANNING RE-SUBMITTAL #2

PROJECT NO. 37.668	DATE 05.31.24
DRAWN BY	SCALE AS SHOWN
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SITE 1
WALL SECTION AND
ENLARGED ELEVATION

A-36



2 WALL SECTION
1/8" = 1'-0"

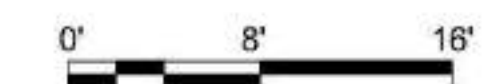


1 ENLARGED ELEVATION
1/8" = 1'-0"

KEY NOTES

- 1 PAINTED STUCCO WALL
- 2 BALCONY WITH GLASS RAILING
- 3 BALCONY WITH METAL RAILING
- 4 STAIRWELL TOWER
- 5 RESIDENTIAL VINYL WINDOWS W/ CLEAR GLASS
- 6 CURTAIN WALL SYSTEM - CLEAR GLASS
- 7 CURTAIN WALL SYSTEM - FRITTED GLASS
- 8 ALUMINUM STOREFRONT
- 9 PARAPET W/ PAINTED STUCCO WALL & PAINTED MTL COPING
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NOTE: SEE OVERALL ELEVATIONS FOR FINISHES AND MATERIALS



CASTRO COMMONS
SITE 1

MIXED-USE
DEVELOPMENT
MOUNTAIN VIEW,
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CONSULTANTS

REVISION

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05.31.24	FORMAL PLANNING RE-SUBMITTAL #2

PROJECT NO. 37.668 DATE 05.31.24

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SITE 1
WALL SECTION AND
ENLARGED ELEVATION

A-37



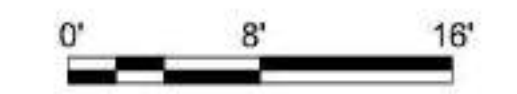
2 WALL SECTION
1/8" = 1'-0"

1 ENLARGED ELEVATION
1/8" = 1'-0"

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NOTE: SEE OVERALL ELEVATIONS FOR FINISHES AND MATERIALS



CASTRO COMMONS
SITE 1

MIXED-USE
DEVELOPMENT
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SITE 1
WALL SECTION AND
ENLARGED ELEVATION

A-38

CASTRO COMMONS SITE 1

MIXED-USE
DEVELOPMENT
MOUNTAIN VIEW,
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SITE 1 WALL SECTION AND ENLARGED ELEVATION

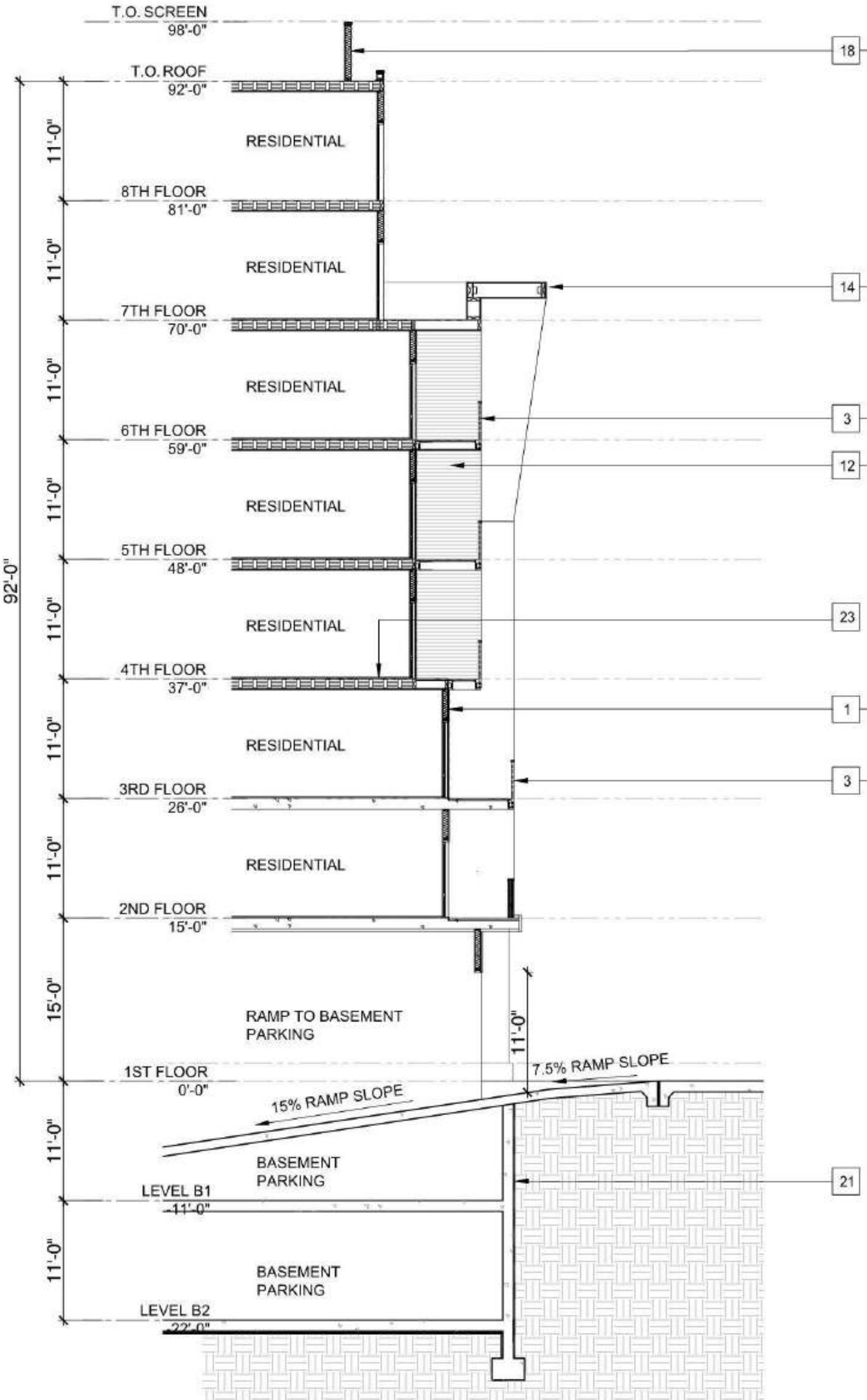
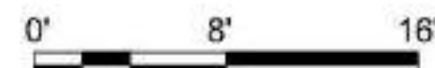
A-39

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KEY NOTES

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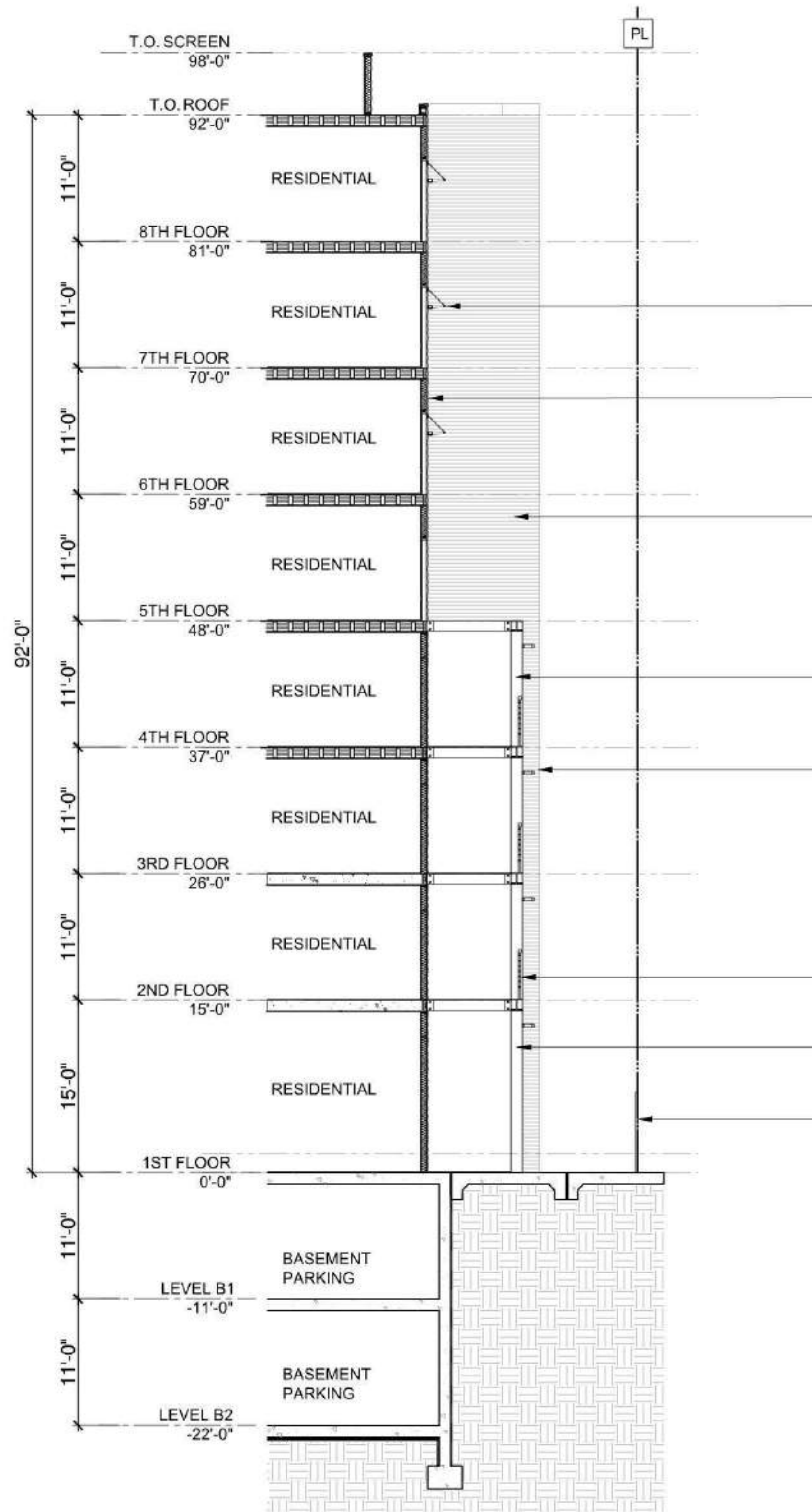
NOTE: SEE OVERALL ELEVATIONS FOR FINISHES AND MATERIALS



2 WALL SECTION
1/8" = 1'-0"



1 ENLARGED ELEVATION
1/8" = 1'-0"



2 WALL SECTION
1/8" = 1'-0"

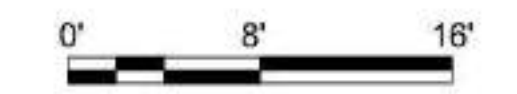


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NOTE: SEE OVERALL ELEVATIONS FOR FINISHES AND MATERIALS



CASTRO COMMONS
SITE 1

MIXED-USE
DEVELOPMENT
MOUNTAIN VIEW,
CALIFORNIA



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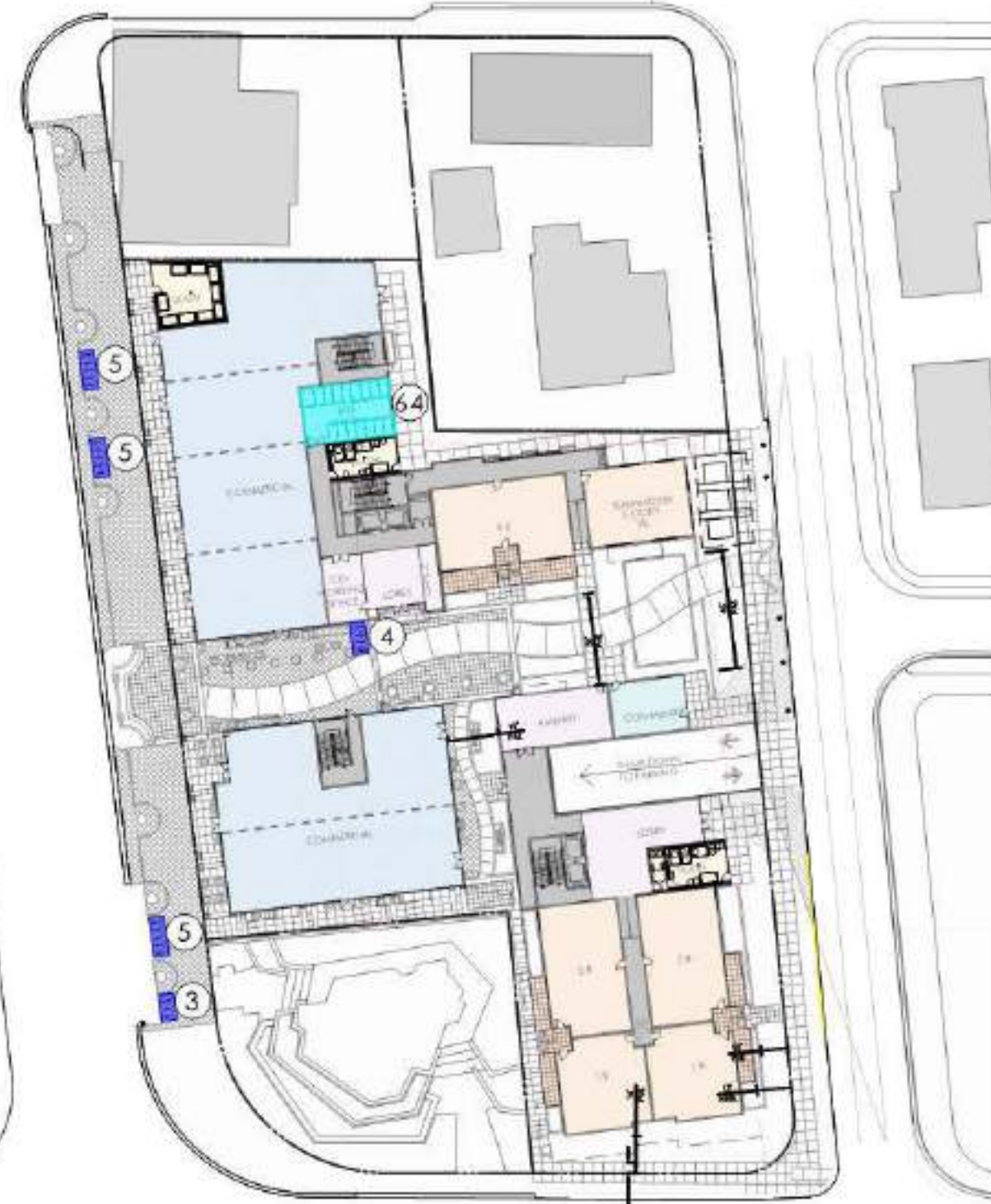
REVISION	DATE	DESCRIPTION
11.01.23	FORMAL PLANNING SUBMITTAL	
02.01.24	FORMAL PLANNING RE-SUBMITTAL #1	
05.31.24	FORMAL PLANNING RE-SUBMITTAL #2	

PROJECT NO. 37.668	DATE 05.31.24
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SITE 1
WALL SECTION AND
ENLARGED ELEVATION

A-40

SITE 1 BIKE PARKING ANALYSIS



1 LEVEL 1 PLAN TOTAL 86 PARKING SPOTS

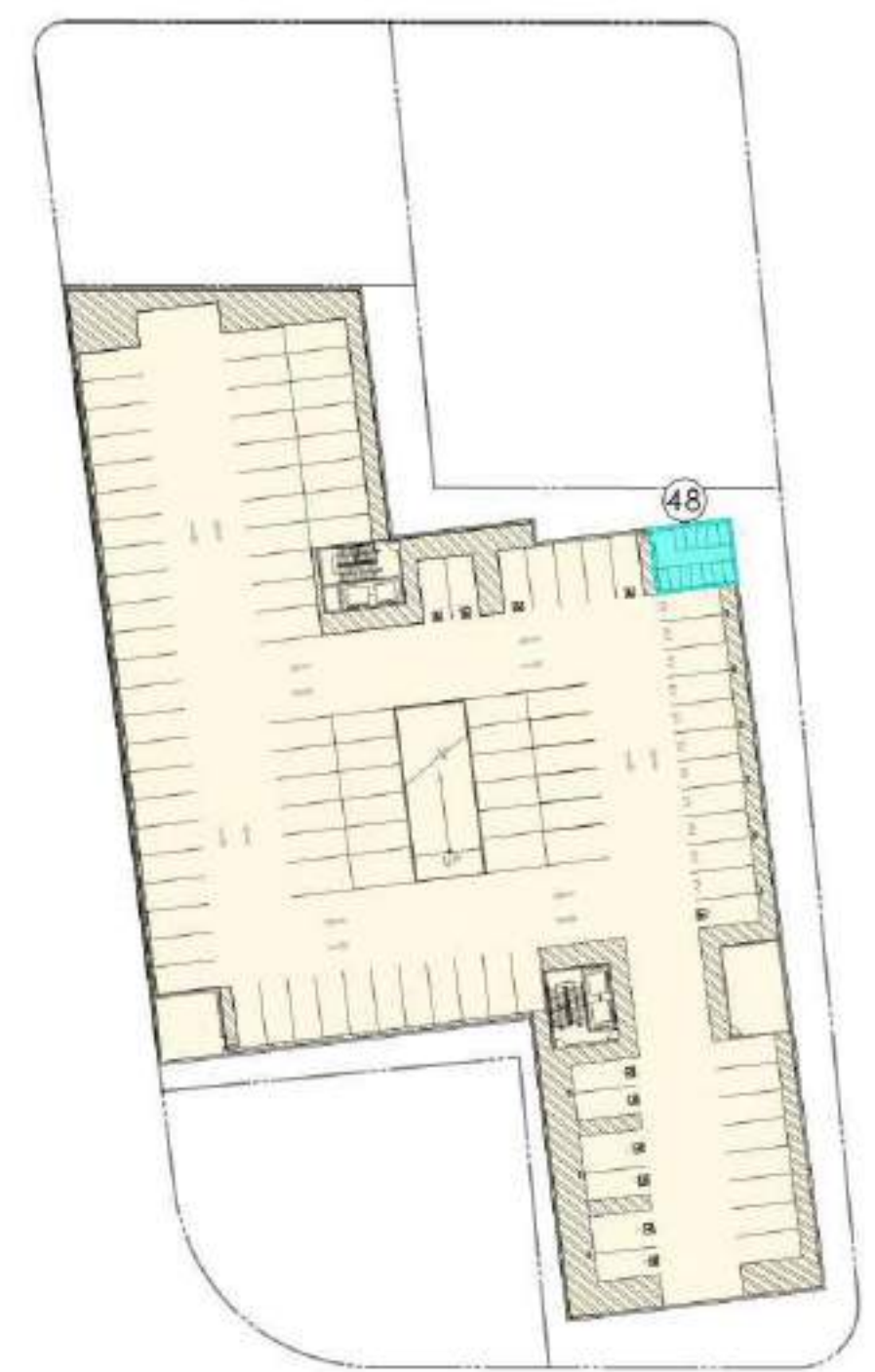
BICYCLE PARKING CALCULATIONS			
	PARKING REQUIRED	PARKING PROVIDED	
RESIDENTIAL PARKING	1/UNIT	120	120
RESIDENTIAL GUEST PARKING	1/10 UNITS	12	12
COMMERCIAL GUEST PARKING	5% OF COMMERCIAL	3	2
EXTRA AVAILABLE PARKING			48
TOTAL BIKE PARKING		135	182 STALLS

SHORT TERM PARKING	22
LONG TERM PARKING	160
TOTAL	182

NOTE:
DOUBLE DOCKER - TWO TIER LIFT ASSIST BIKE PARKING RACKS BY GROUND CONTROL SYSTEMS TO BE INSTALLED ON LEVEL 1, BASEMENT 1 AND BASEMENT 2.



2 BASEMENT LEVEL B1 TOTAL 48 PARKING SPOTS

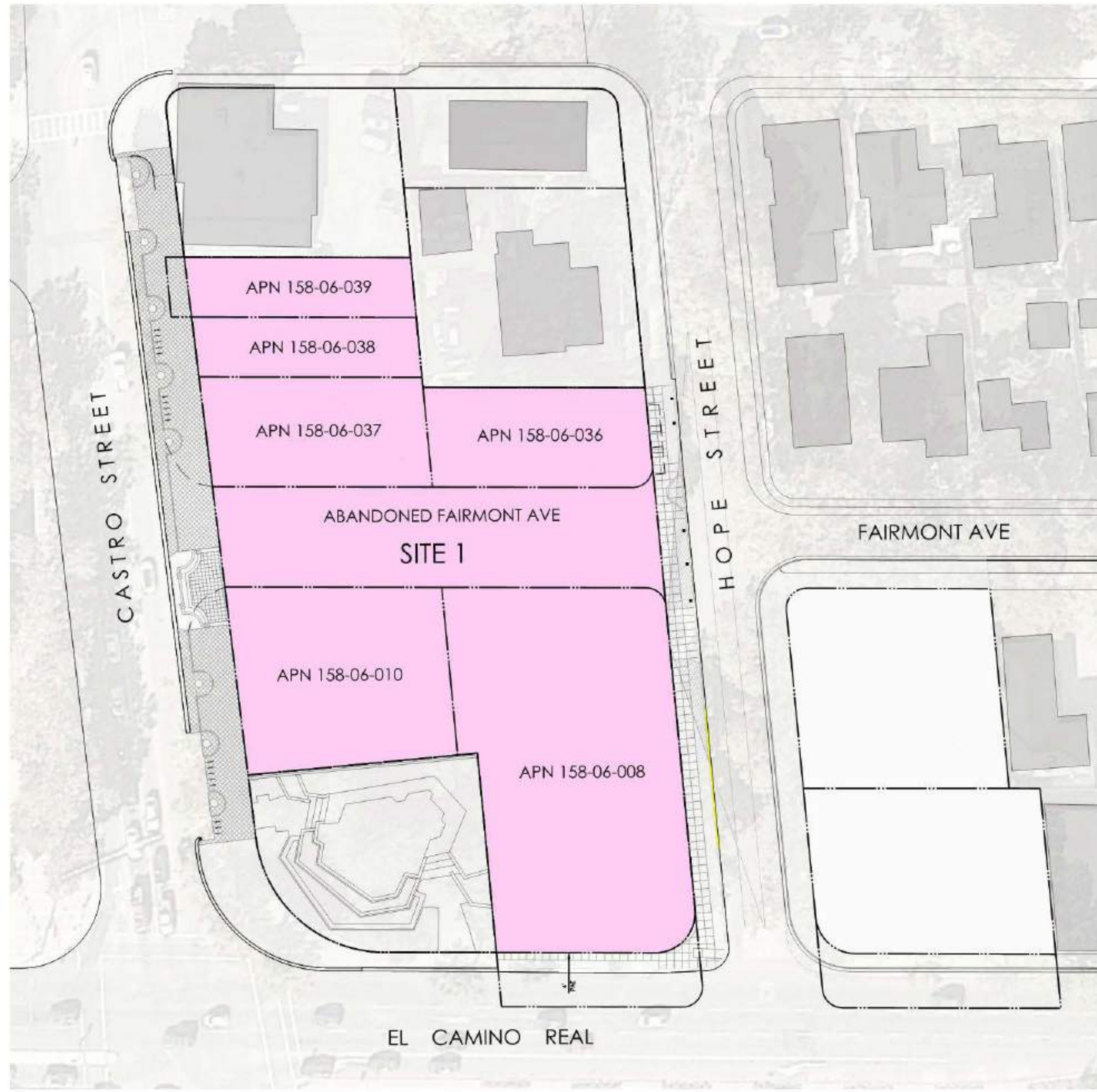


3 BASEMENT LEVEL B2 TOTAL 48 PARKING SPOTS

SHORT TERM PARKING
LONG TERM PARKING



SITE 1 ZONING ANALYSIS



APN	SITE ADDRESS	GROSS SITE AREA SF	NET SITE AREA SF	ZONING
158-06-008	920 HOPE ST.	21,903	18,617	P(19) DOWNTOWN PRECISE PLAN(GATEWAY)-AREA J
158-06-010	903 CASTRO STREET	10,899	9,447	P(19) DOWNTOWN PRECISE PLAN(GATEWAY)-AREA J
158-06-036	750 FAIRMONT AVE	5,478	5,478	P(19) DOWNTOWN PRECISE PLAN(GATEWAY)-AREA J
158-06-037	881 CASTRO ST	6,041	6,041	P(19) DOWNTOWN PRECISE PLAN(GATEWAY)-AREA J
158-06-038	871 CASTRO ST	3,331	3,331	P(19) DOWNTOWN PRECISE PLAN(GATEWAY)-AREA J
158-06-039	843 CASTRO ST	3,646	3,353	P(19) DOWNTOWN PRECISE PLAN(GATEWAY)-AREA J
CITY RIGHT OF WAY FAIRMONT AVE		11,028	11,028	P(19) DOWNTOWN PRECISE PLAN(GATEWAY)-AREA J
TOTAL		62,326	57,295	
		(1.43 ACRES)	(1.314 ACRES)	



CASTRO COMMONS SITE 1

MIXED-USE DEVELOPMENT
MOUNTAIN VIEW, CALIFORNIA



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CONSULTANTS

REVISION	DATE	DESCRIPTION
11.01.23		FORMAL PLANNING SUBMITTAL
02.01.24		FORMAL PLANNING RE-SUBMITTAL #1
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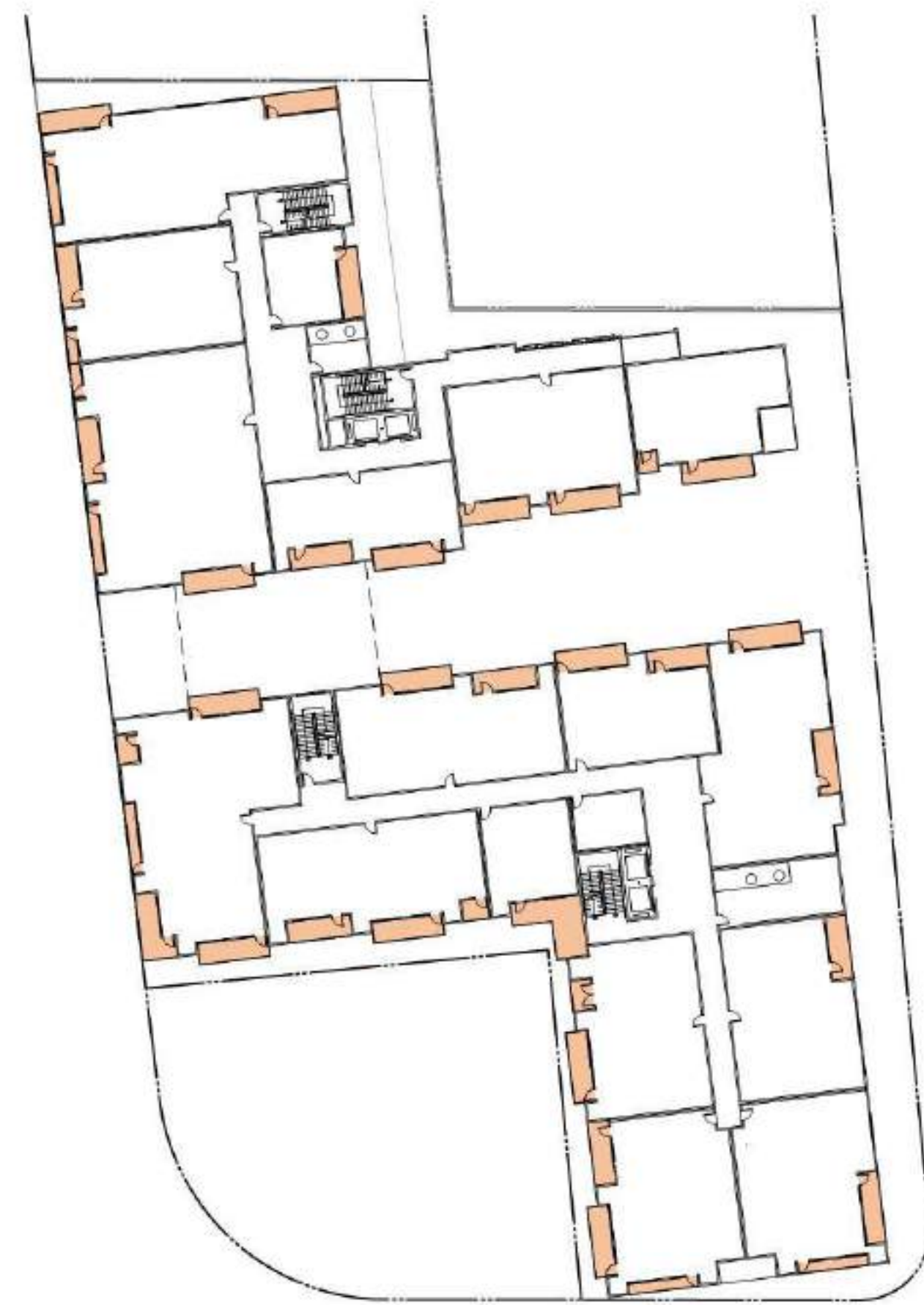
PROJECT NO. 37.668 DATE 05.31.24
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BIKE PARKING & ZONING ANALYSIS

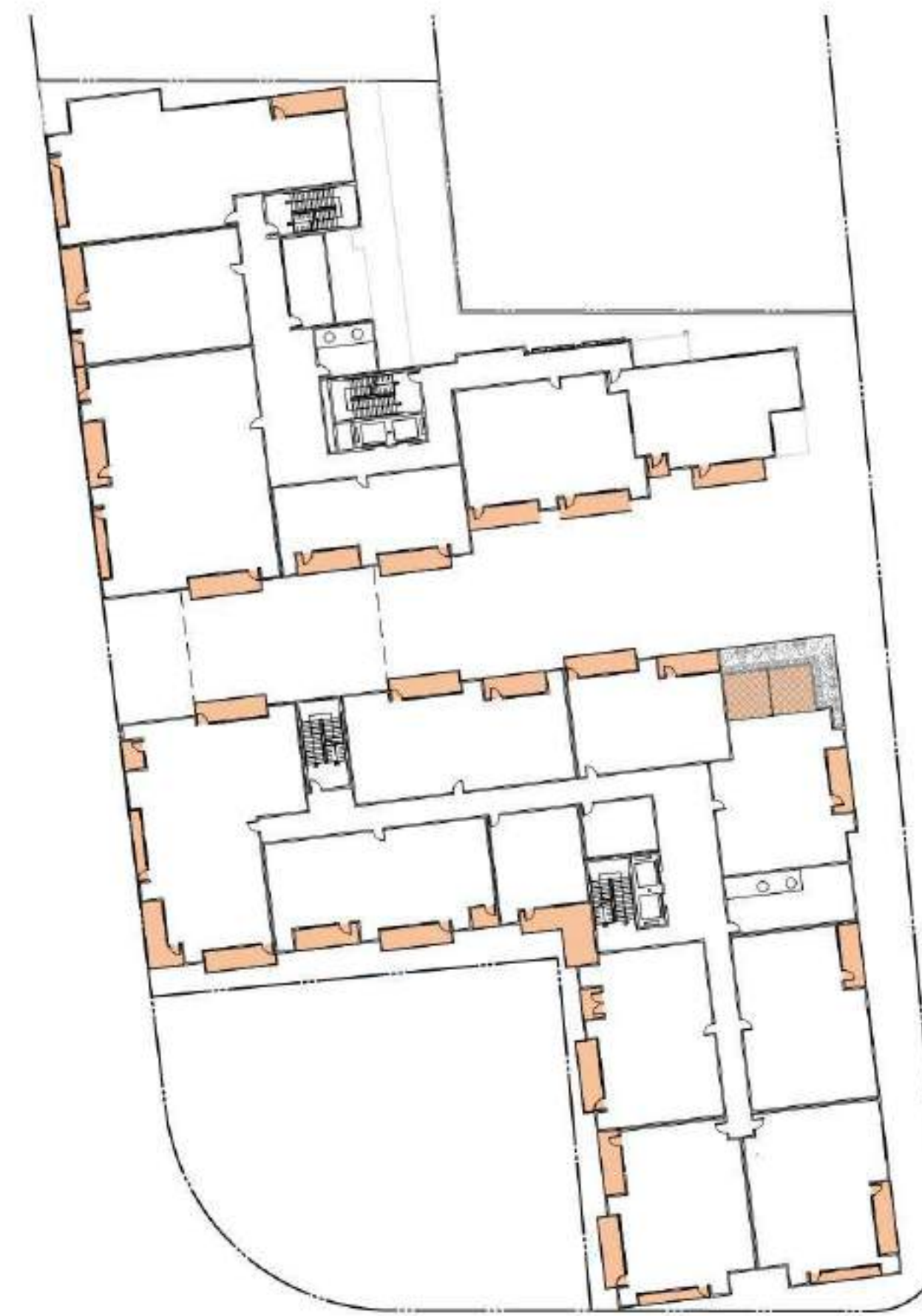
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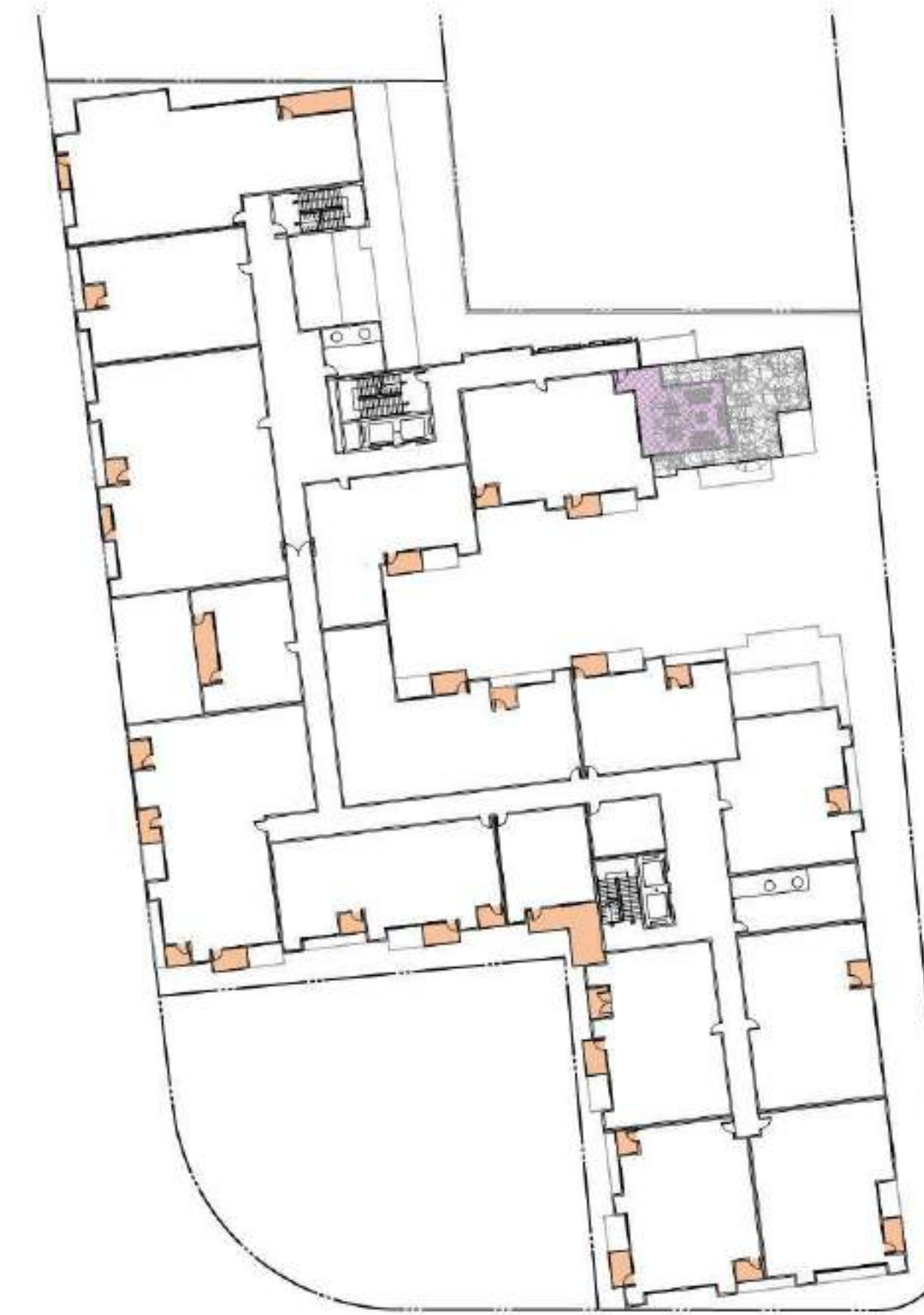
1 FLOOR PLAN LEVEL 1
1" = 40'-0"



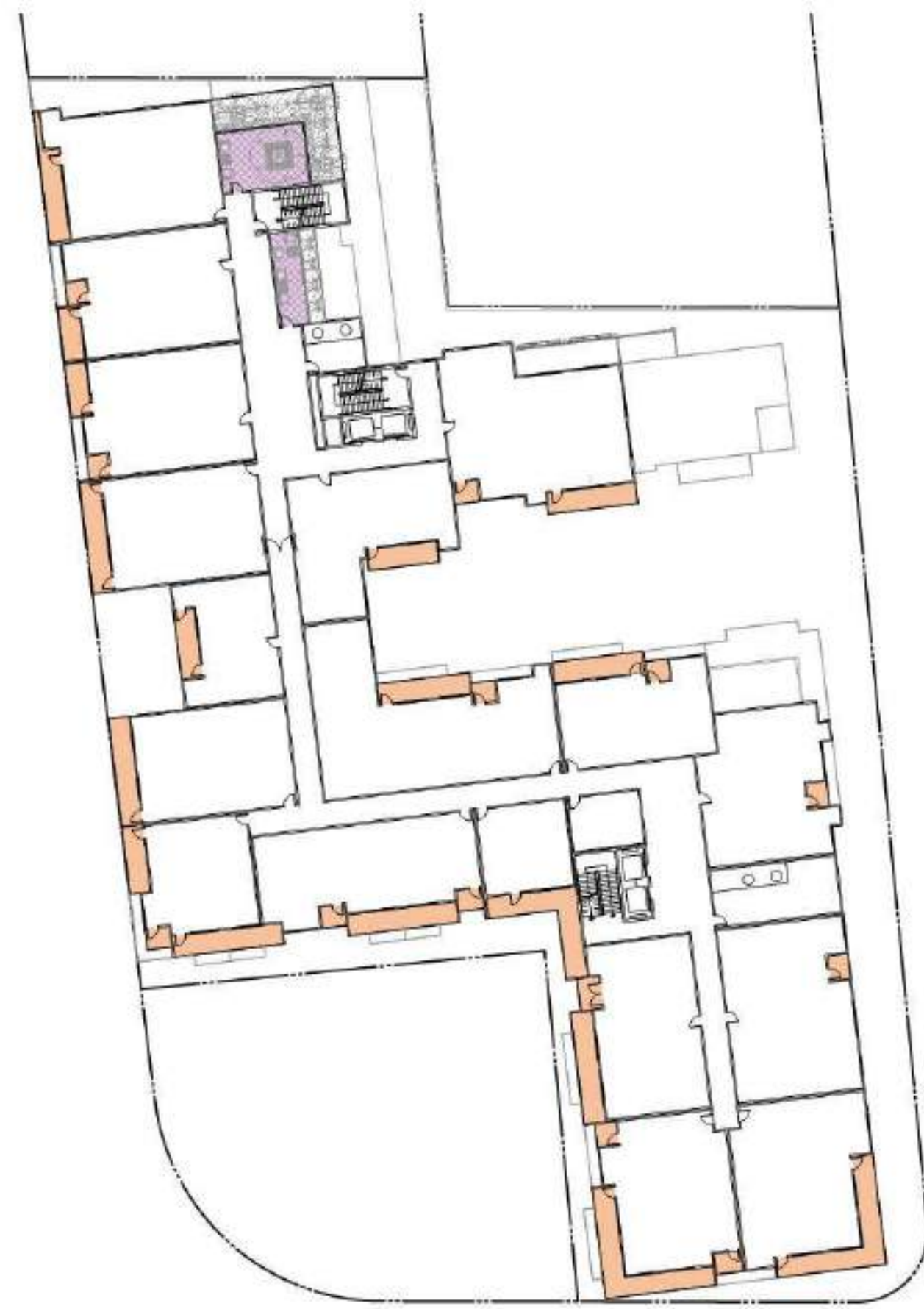
2 FLOOR PLAN LEVEL 2
1" = 40'-0"



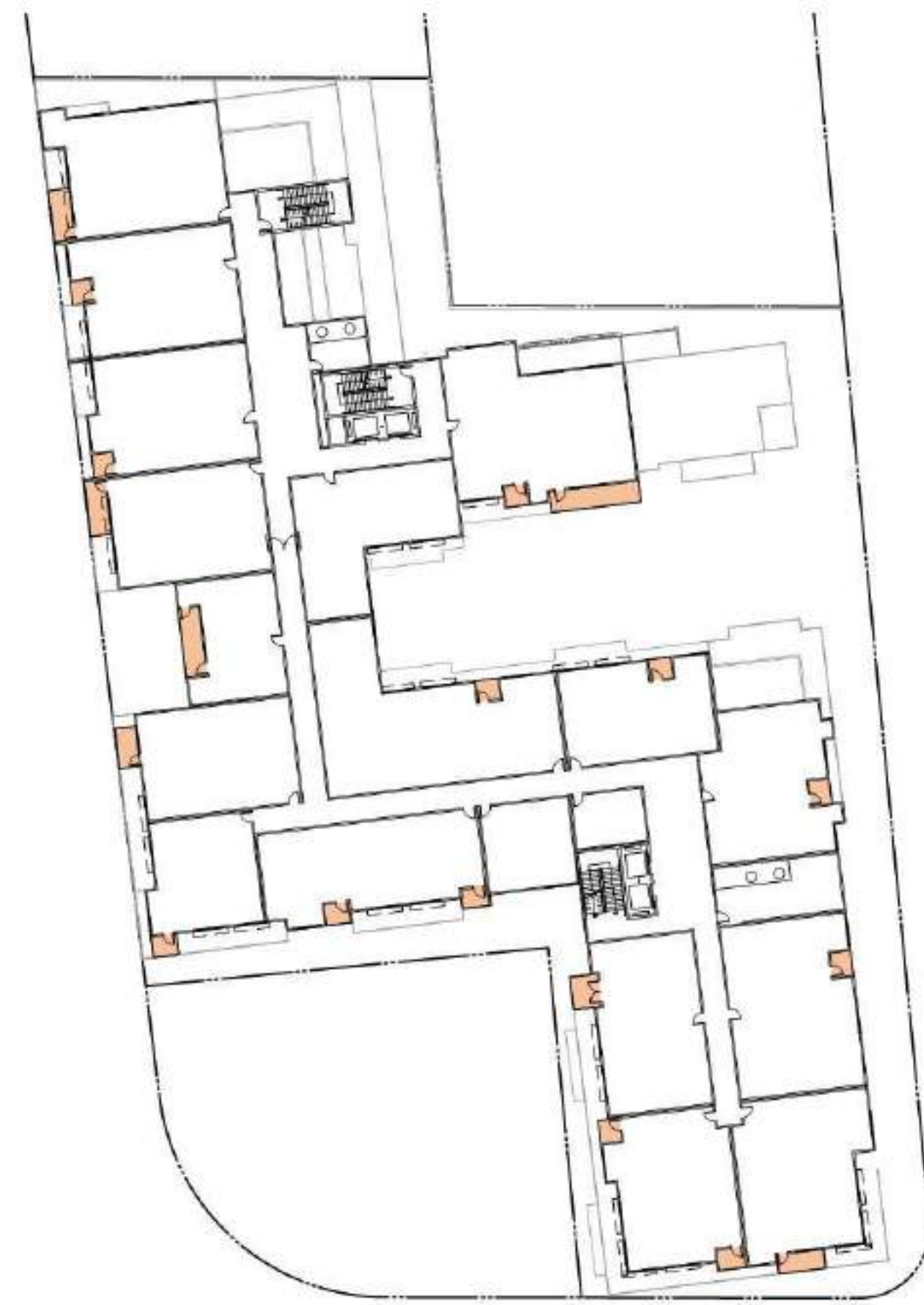
3 FLOOR PLAN LEVEL 3
1" = 40'-0"



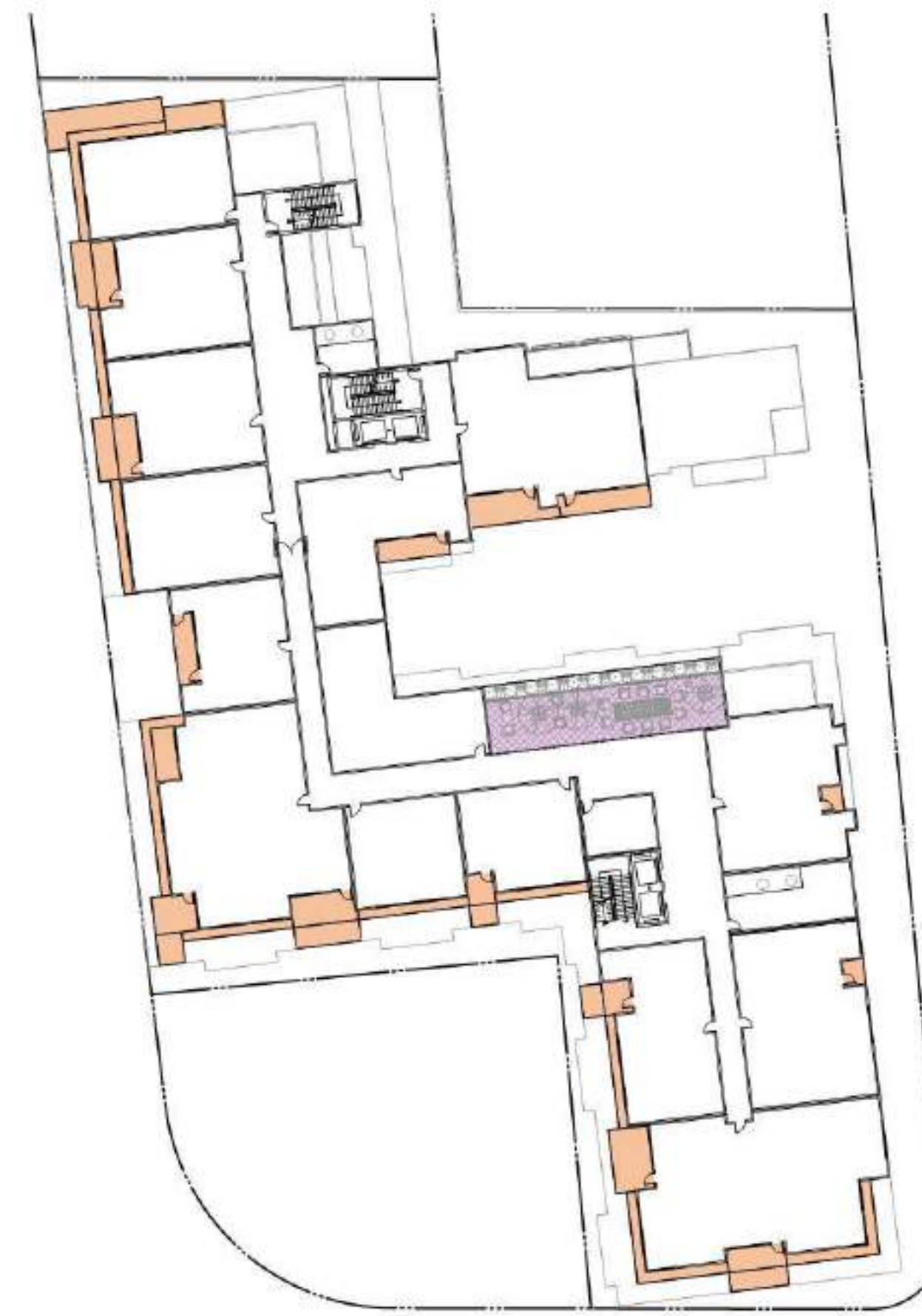
4 FLOOR PLAN LEVEL 4
1" = 40'-0"



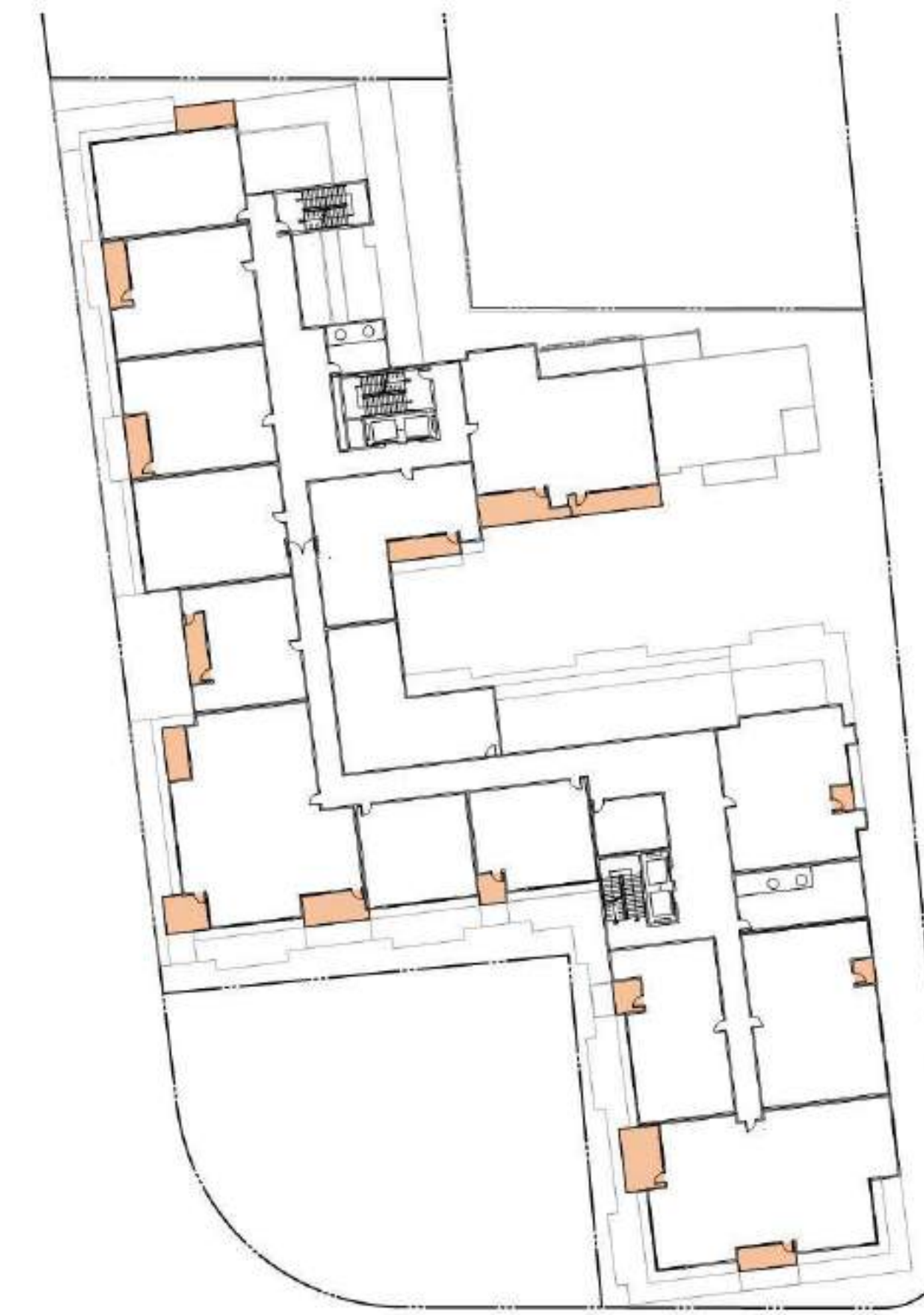
5 FLOOR PLAN LEVEL 5
1" = 40'-0"



6 FLOOR PLAN LEVEL 6
1" = 40'-0"



7 FLOOR PLAN LEVEL 7
1" = 40'-0"



8 FLOOR PLAN LEVEL 8
1" = 40'-0"

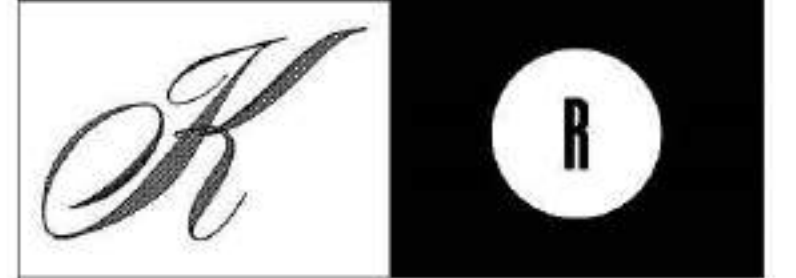
CASTRO COMMONS SITE 1

MIXED-USE
DEVELOPMENT
MOUNTAIN VIEW,
CALIFORNIA

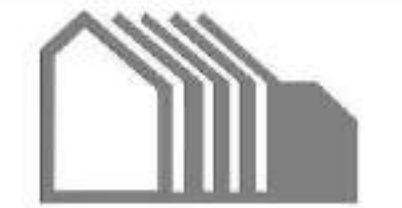


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MOUNTAIN VIEW, CA 94038-7888

REVISION

11.01.23	FORMAL PLANNING RE-SUBMITTAL #1
01.12.24	FORMAL PLANNING RE-SUBMITTAL #2
05.31.24	FORMAL PLANNING RE-SUBMITTAL #3

LEGEND

- COMMON USABLE OPEN SPACE
AREA AT GRADE
- NON USABLE OPEN SPACE AREA
- PRIVATE USABLE OPEN SPACE AREA
- COMMON USABLE OPEN SPACE
ROOF DECKS

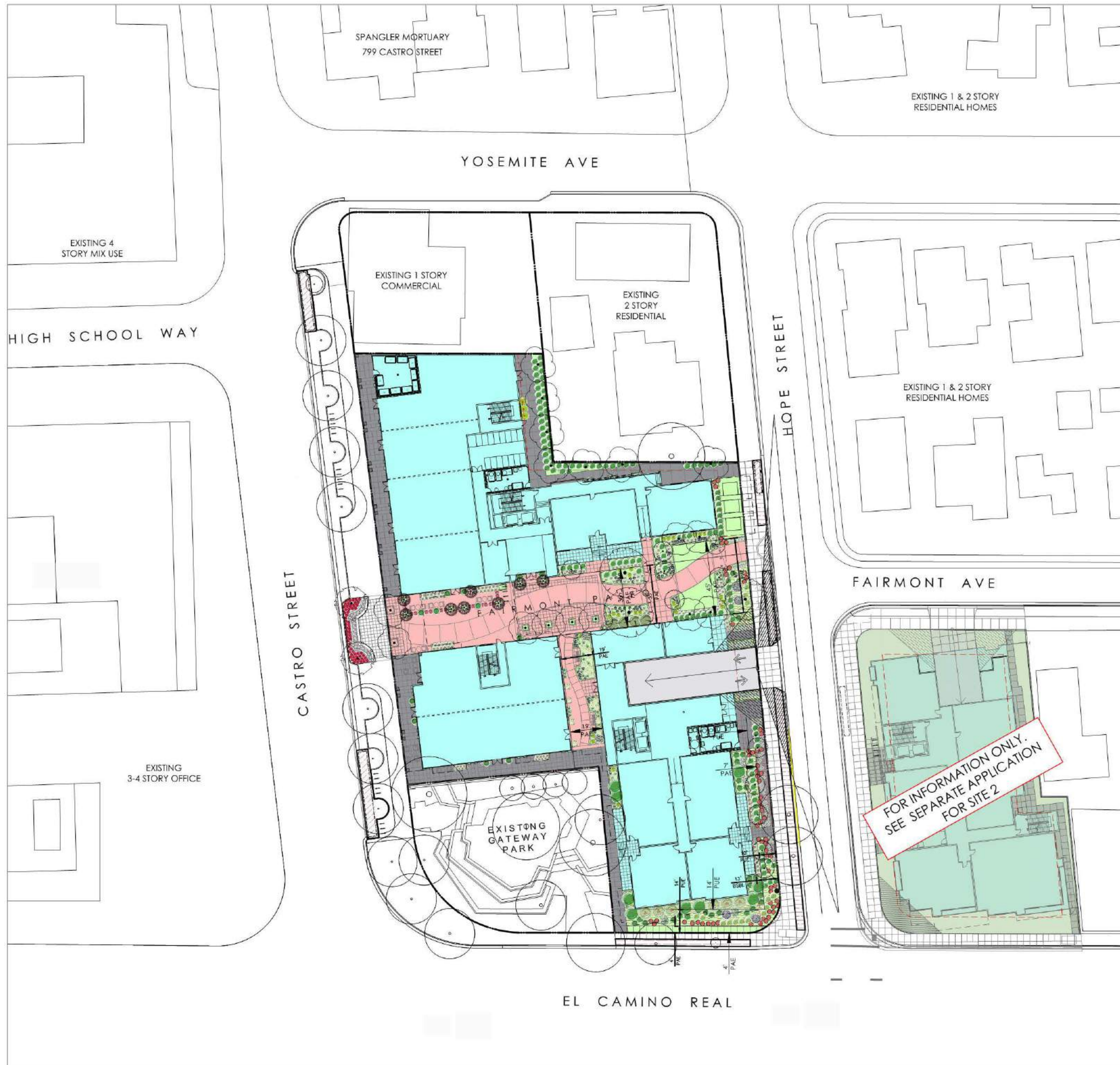
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SITE 1 OPEN SPACE AREA CALCULATIONS

A-42



LANDSCAPE/HARDSCAPE CALCULATIONS

	AREA (SF)	LOT SIZE %
SITE 1	57,795 SF	75%
SITE 2	19,883 SF	25%
TOTAL AREA	77,678 SF	100%

SITE 1	AREA (SF)	LOT COVERAGE %
BUILDING FOOTPRINT	33,899 SF	59%
LANDSCAPE AREA	8,757 SF	15%
PASEO AREA	10,459 SF	18%
WALKWAYS	2,667 SF	4%
DRIVEWAY	2,013 SF	4%
TOTAL	57,795 SF	100%

**CASTRO COMMONS
SITE 1**

MIXED-USE DEVELOPMENT
MOUNTAIN VIEW, CALIFORNIA



KENNETH RODRIGUES & PARTNERS, INC.
445 NORTH WHISKEY ROAD, SUITE 200
MOUNTAIN VIEW, CA 94039-2760



WILLIAM WASTON ARCHITECT & ASSOCIATES
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MOUNTAIN VIEW, CA 94039-2760

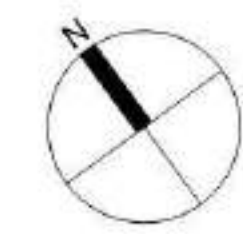
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**SITE 1
LANDSCAPE/HARDSCAPE
AREA CALCULATIONS**

A-43





CASTRO COMMONS SITE 1

MIXED-USE
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MOUNTAIN VIEW,
CALIFORNIA



KENNETH RODRIGUES & PARTNERS, INC.
445 NORTH WHISKEY ROAD, SUITE 200
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MOUNTAIN VIEW, CA 950.945.7880

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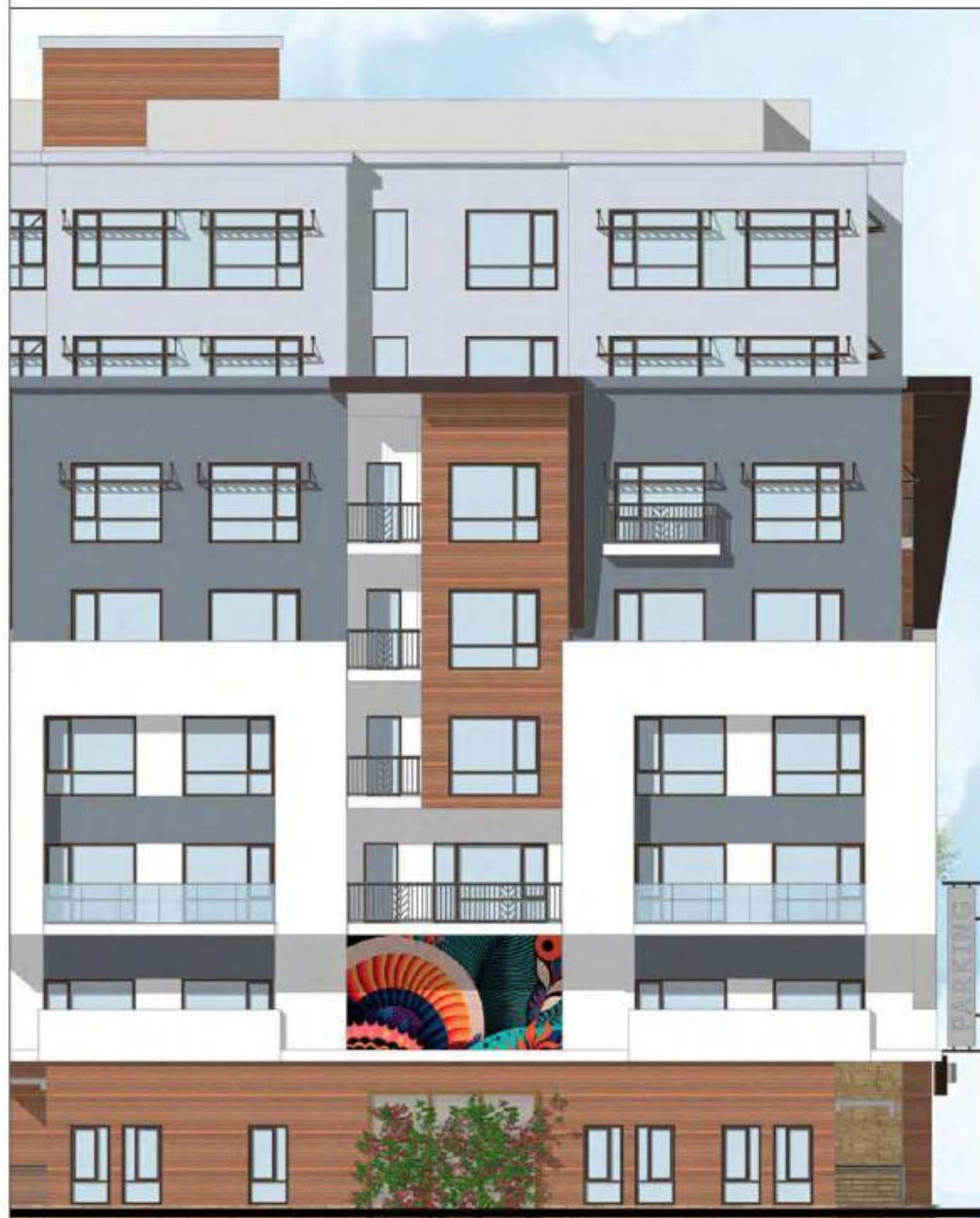
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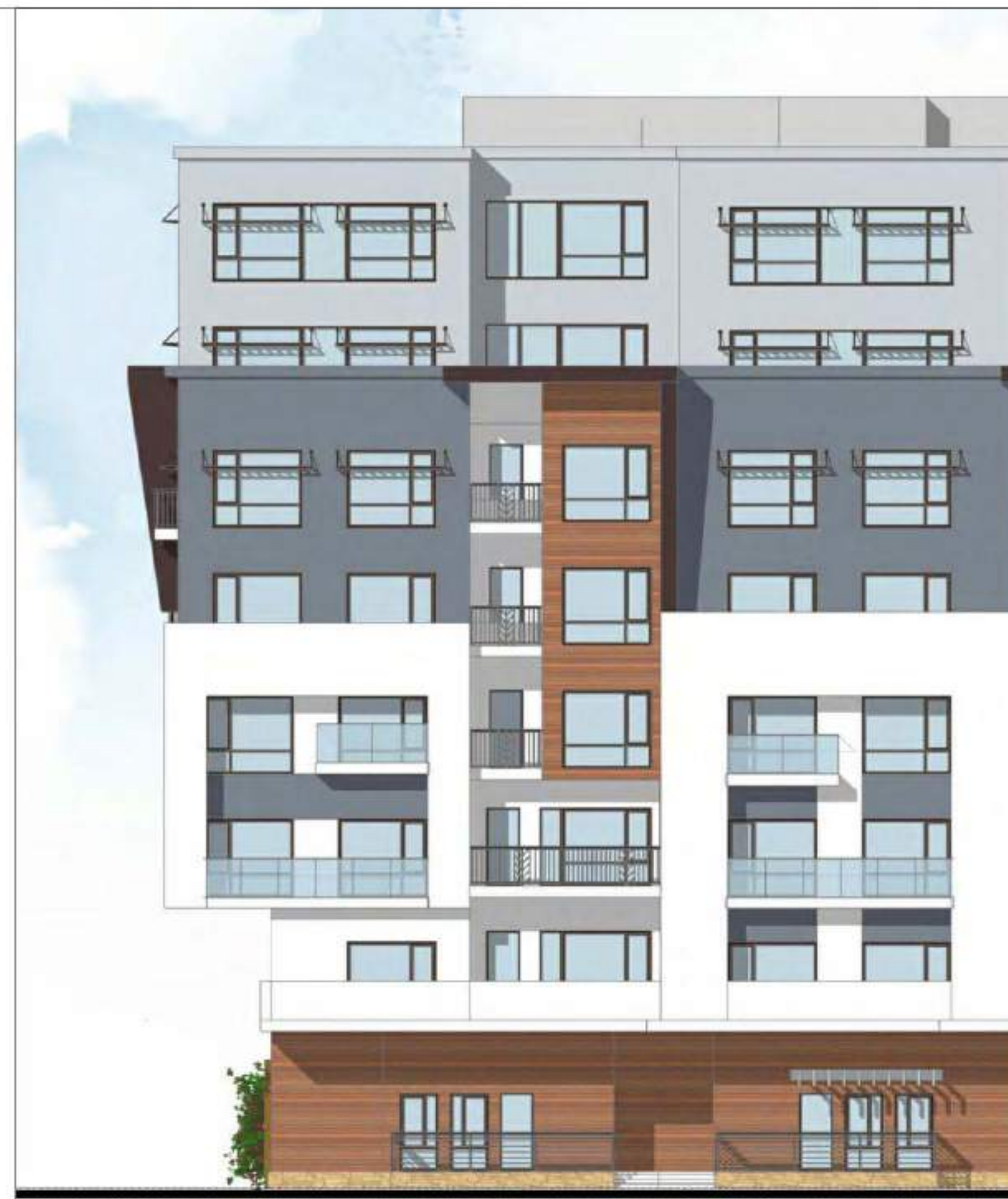
EL CAMINO EASEMENT CLEARANCE

A-44

EASEMENT PLAN 1/8" 1



SOUTH ELEVATION 3/32" 2



EAST ELEVATION 3/32" 3



SECTION 1-1 3/32" 4



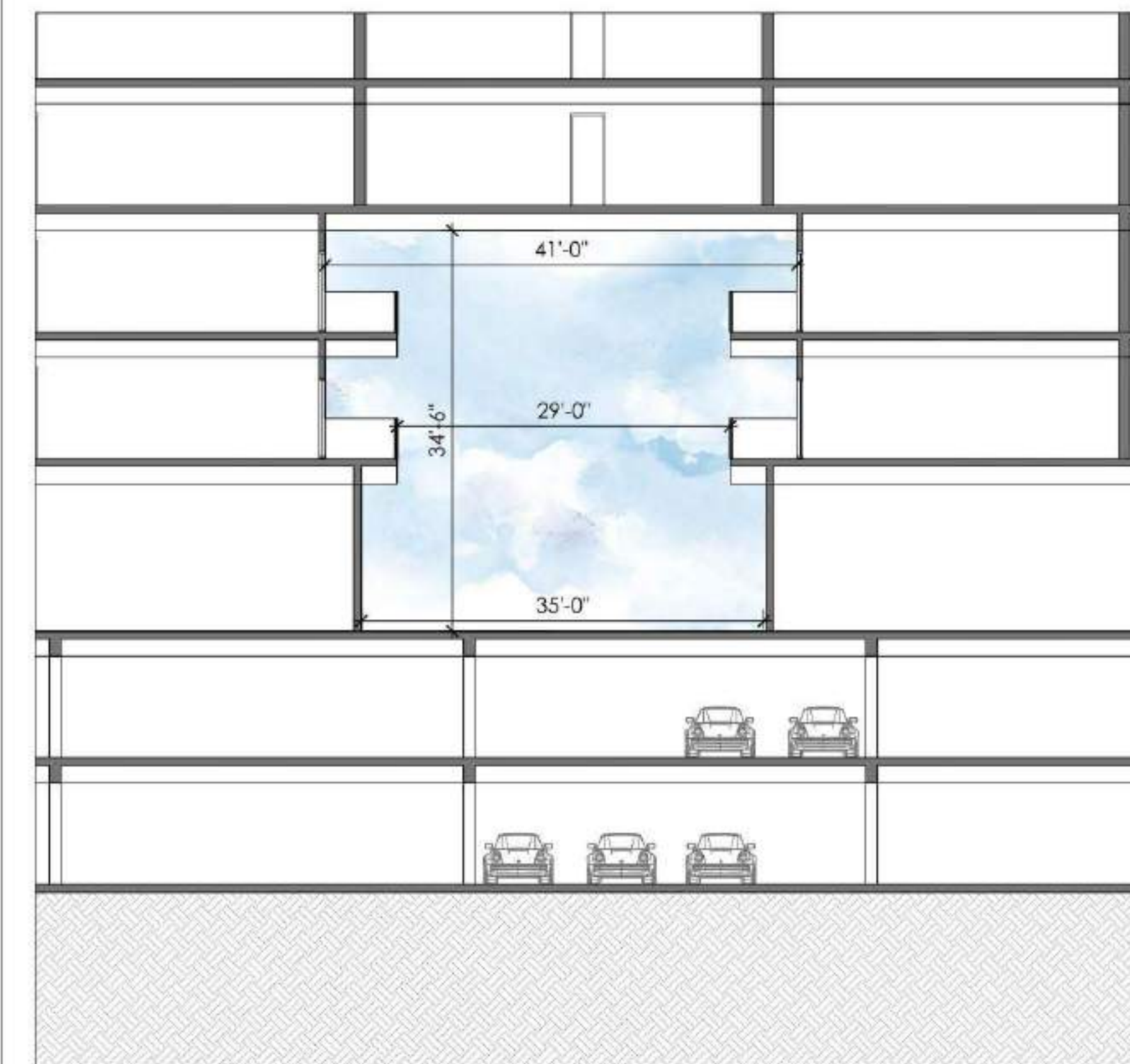
FAIRMONT PASEO PLAN 1/16" 1



WEST ELEVATION 3/32" 2



EAST ELEVATION 3/32" 3



SECTION 1-1 3/32" 4

CASTRO COMMONS SITE 1

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MOUNTAIN VIEW, CA 94038-2780

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- 11.01.23 FORMAL PLANNING SUBMITTAL
- 02.01.24 FORMAL PLANNING RE-SUBMITTAL #1
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FAIRMONT PASEO STUDY

A-45



LIGHTING FLOOR PLAN LEVEL 1 1"=20' 1

LIGHTING IMAGERY/LEGEND



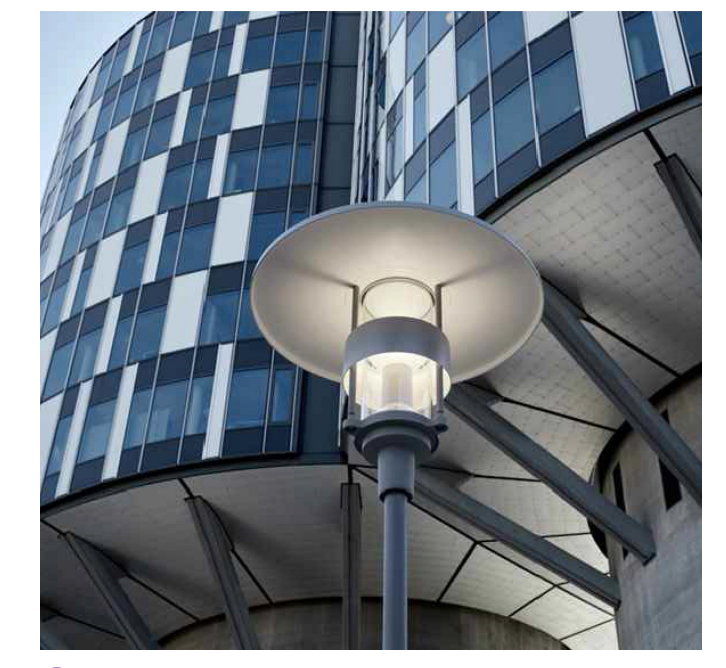
● BEGA WALL LUMINAIRE



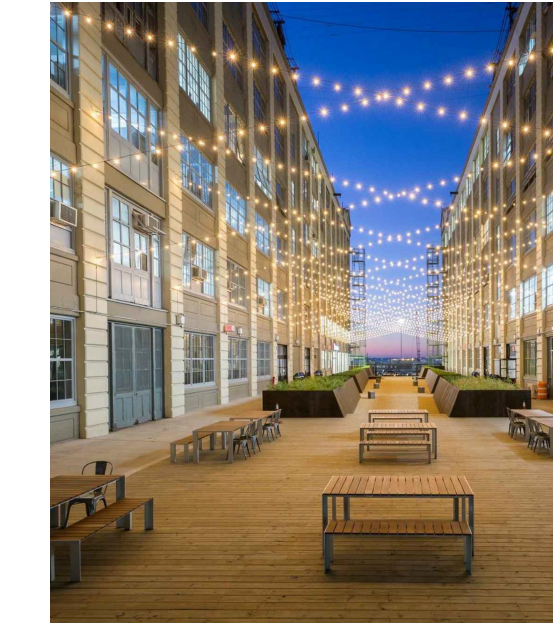
● OPAL LED PENDANT DROP LIGHT



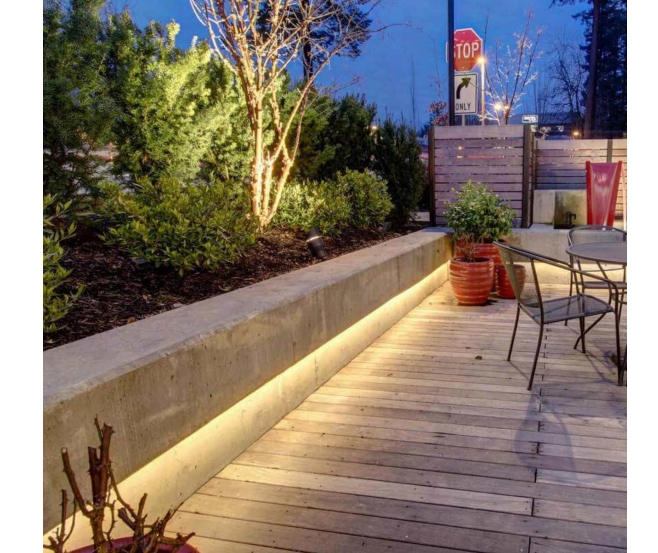
● BK LIGHTING UP LIGHT VARIETIES



● LOUIS POULSEN LIGHT POLE



● TIVOLI STRING LIGHT



● TIVOLI KICK WALL LIGHT (TAPE)



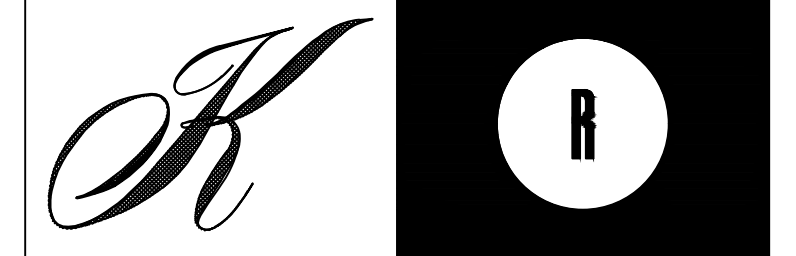
● ALCON LED RECESSED LIGHT



★ CUSTOM LIGHT INSTALLATION

CASTRO COMMONS SITE 1

MIXED-USE DEVELOPMENT
MOUNTAIN VIEW, CALIFORNIA



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11.01.23	FORMAL PLANNING SUBMITTAL
02.01.24	FORMAL PLANNING RE-SUBMITTAL #1
05.31.24	FORMAL PLANNING RE-SUBMITTAL #2

PROJECT NO. 37.668	DATE 05.31.24
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LIGHTING PLAN LEVEL 1

A-46



LIGHTING FLOOR PLAN LEVEL 2 1"=20' 1

LIGHTING IMAGERY/LEGEND



● BEGA WALL LUMINAIRE ● OPAL LED PENDANT DROP LIGHT



● BK LIGHTING UP LIGHT VARIETIES ● LOUIS POULSEN LIGHT POLE



◆ TIVOLI STRING LIGHT ■ TIVOLI KICK WALL LIGHT (TAPE)



● ALCON LED RECESSED LIGHT ✨ CUSTOM LIGHT INSTALLATION

CASTRO COMMONS SITE 1
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LIGHTING PLAN LEVEL 2

A-47

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LIGHTING FLOOR PLAN LEVEL 3 1"=20' 1

LIGHTING IMAGERY/LEGEND



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LIGHTING PLAN LEVEL 3

A-48

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LIGHTING FLOOR PLAN LEVEL 4 1"=20' 1

LIGHTING IMAGERY/LEGEND



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● BK LIGHTING UP LIGHT VARIETIES ● LOUIS POULSEN LIGHT POLE



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LIGHTING PLAN LEVEL 4

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LIGHTING FLOOR PLAN LEVEL 5 1"=20' 1

LIGHTING IMAGERY/LEGEND



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LIGHTING PLAN LEVEL 5

A-50

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LIGHTING FLOOR PLAN LEVEL 6 1"=20' 1

LIGHTING IMAGERY/LEGEND



● BEGA WALL LUMINAIRE ● OPAL LED PENDANT DROP LIGHT



● BK LIGHTING UP LIGHT VARIETIES ● LOUIS POULSEN LIGHT POLE



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LIGHTING PLAN LEVEL 6

A-51

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LIGHTING FLOOR PLAN LEVEL 7 1"=20' 1

LIGHTING IMAGERY/LEGEND



● BEGA WALL LUMINAIRE



● OPAL LED PENDANT DROP LIGHT



● BK LIGHTING UP LIGHT VARIETIES



● LOUIS POULSEN LIGHT POLE



◇ TIVOLI STRING LIGHT



— TIVOLI KICK WALL LIGHT (TAPE)



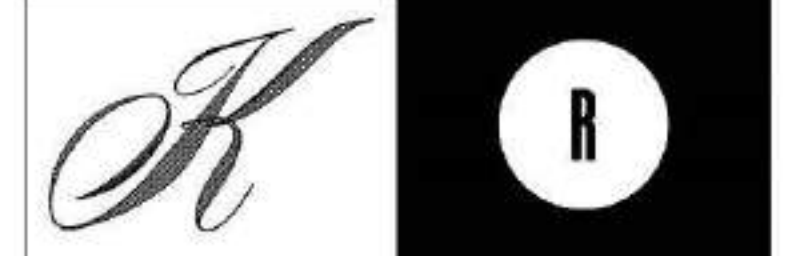
● ALCON LED RECESSED LIGHT



★ CUSTOM LIGHT INSTALLATION

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LIGHTING PLAN LEVEL 7

A-52



LIGHTING FLOOR PLAN LEVEL 8 1"=20' 1

LIGHTING IMAGERY/LEGEND

	
● BEGA WALL LUMINAIRE	● OPAL LED PENDANT DROP LIGHT
	
● BK LIGHTING UP LIGHT VARIETIES	● LOUIS POULSEN LIGHT POLE
	
◇ TIVOLI STRING LIGHT	■ TIVOLI KICK WALL LIGHT (TAPE)
	
● ALCON LED RECESSED LIGHT	★ CUSTOM LIGHT INSTALLATION

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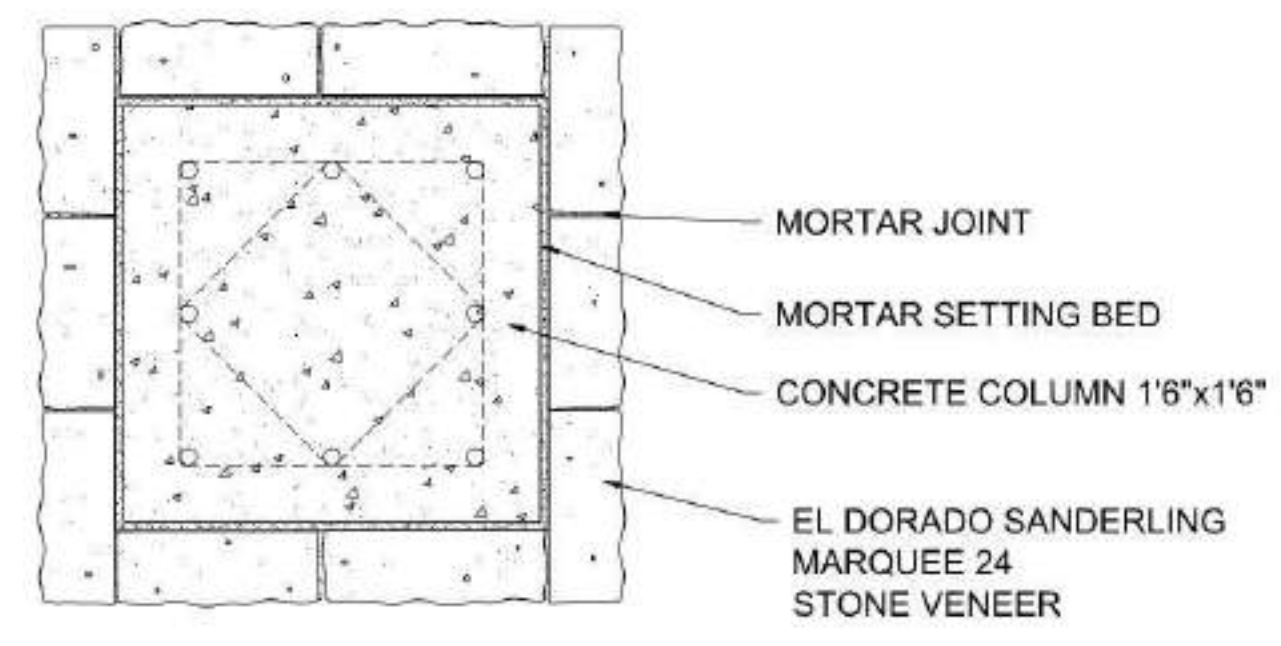
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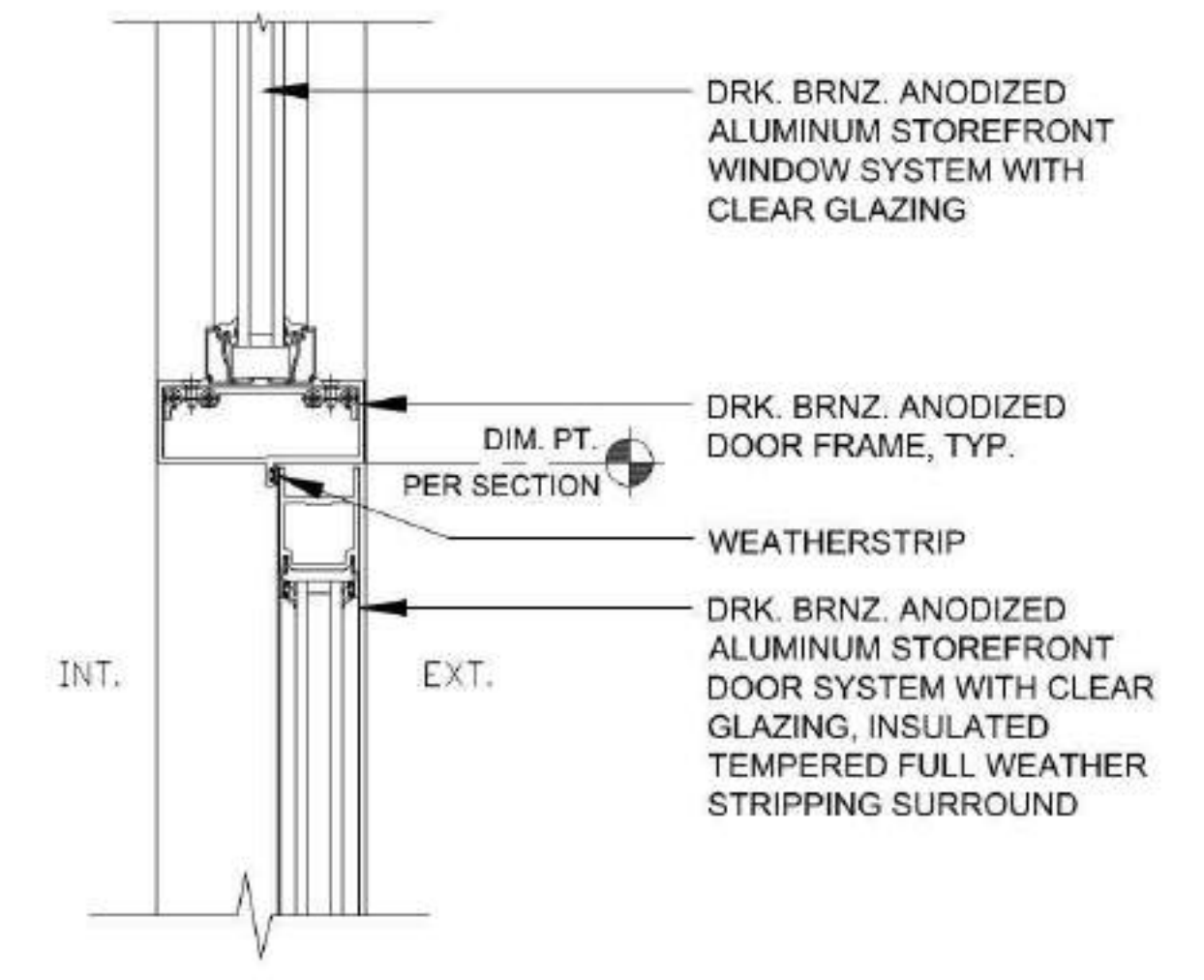
LIGHTING PLAN LEVEL 8

A-53

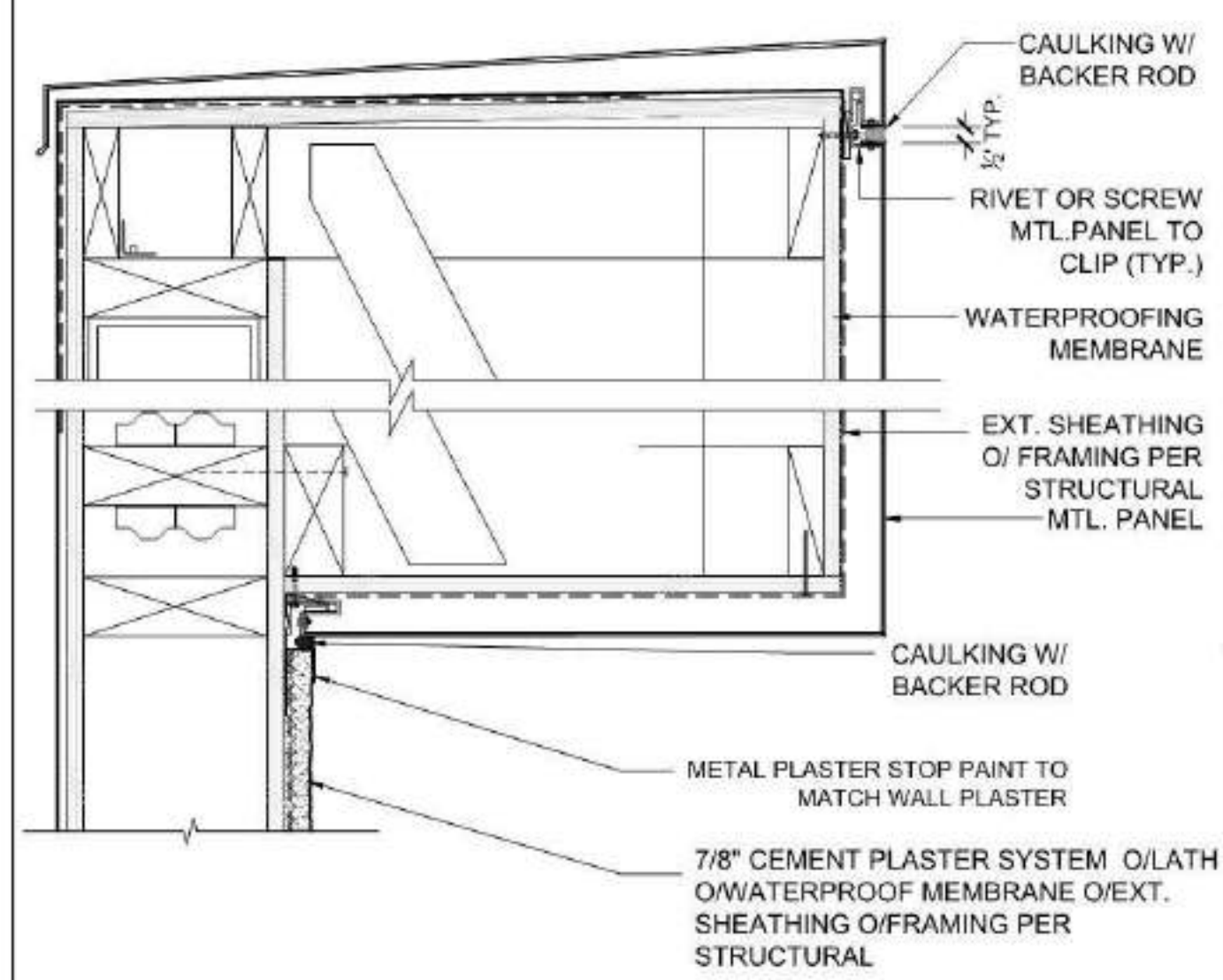
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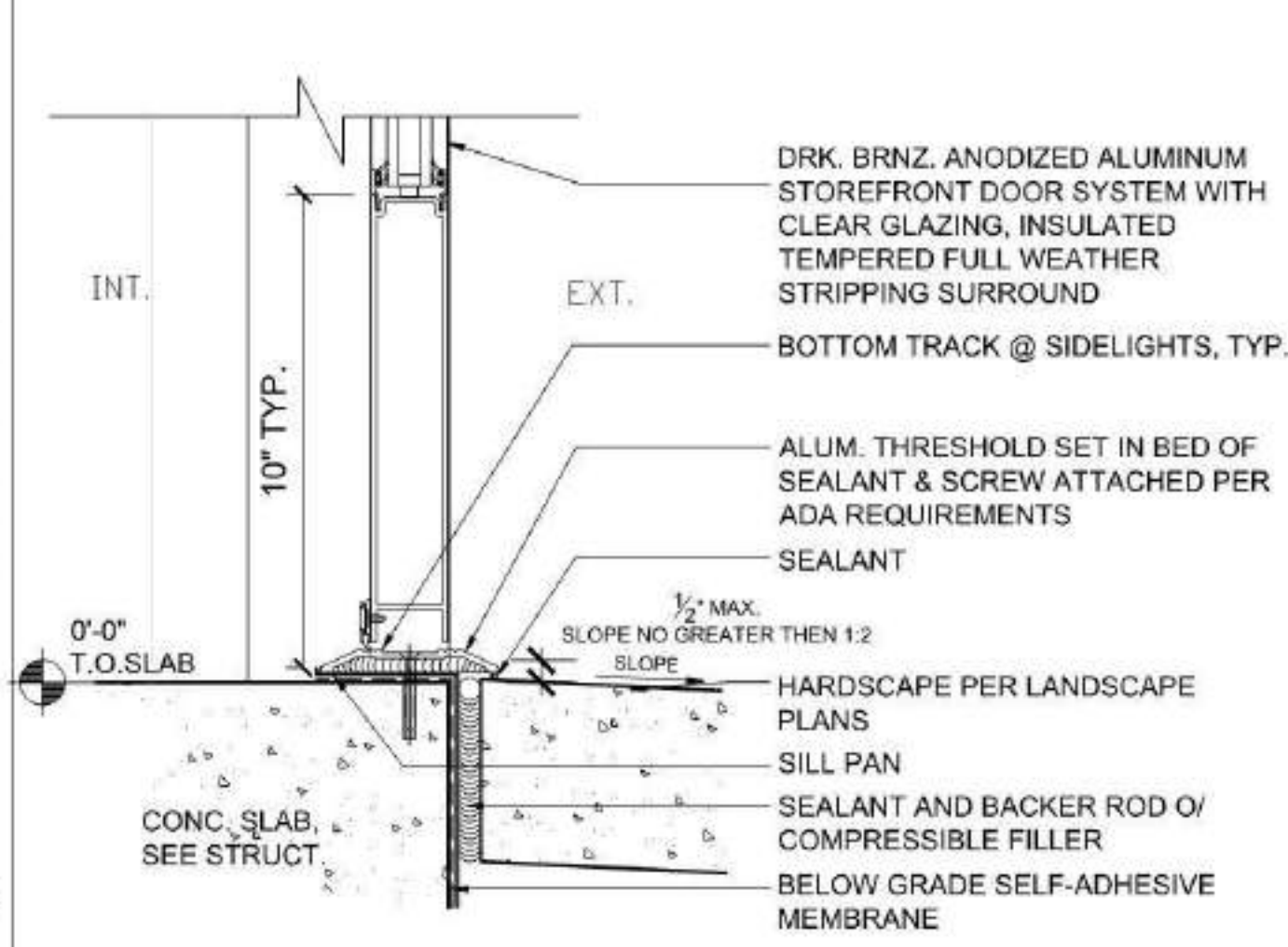
COLUMN @STONE VENEER 3" 1



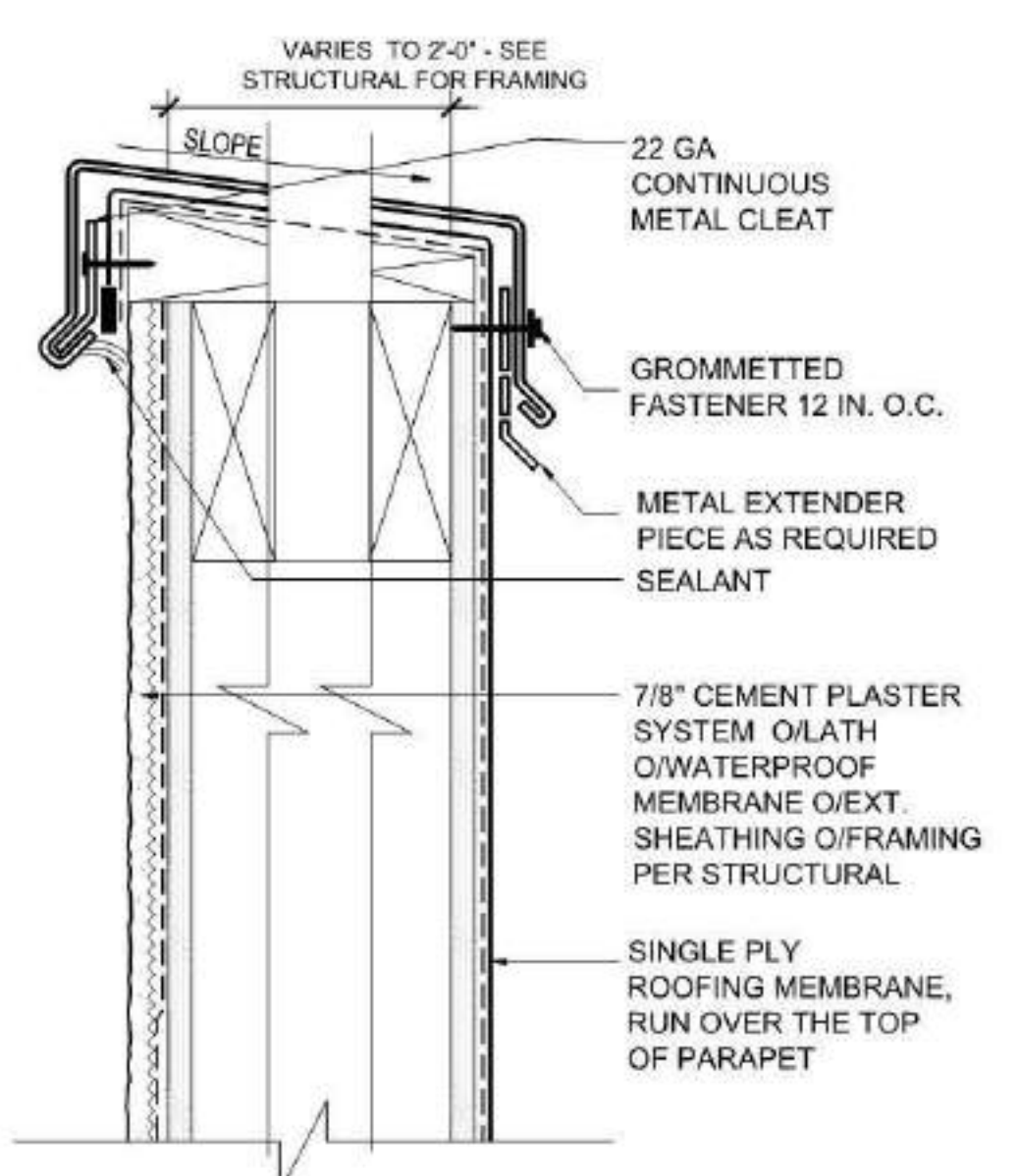
STOREFRONT DOOR HEAD 3" 2



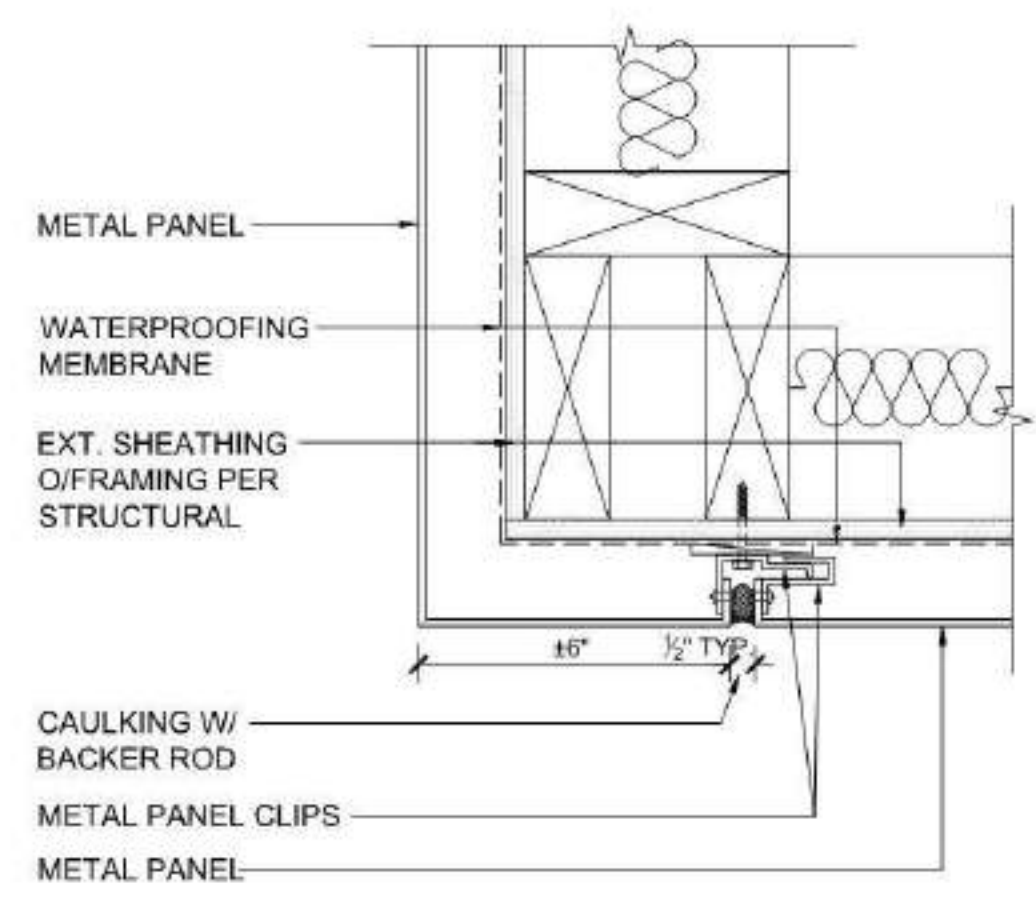
MTL. PANEL PARAPET NTS 3



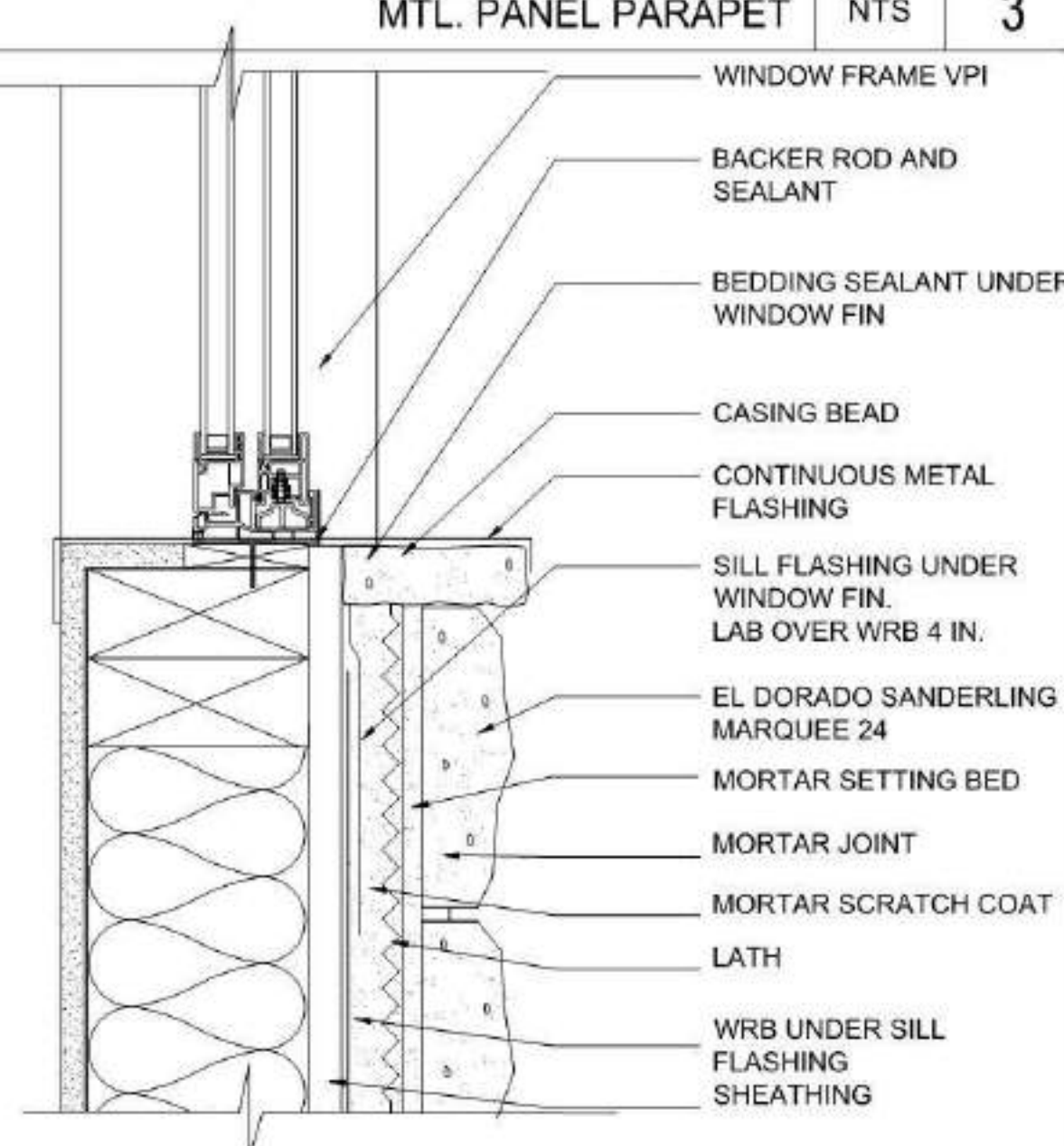
STOREFRONT DOOR SILL 3" 4



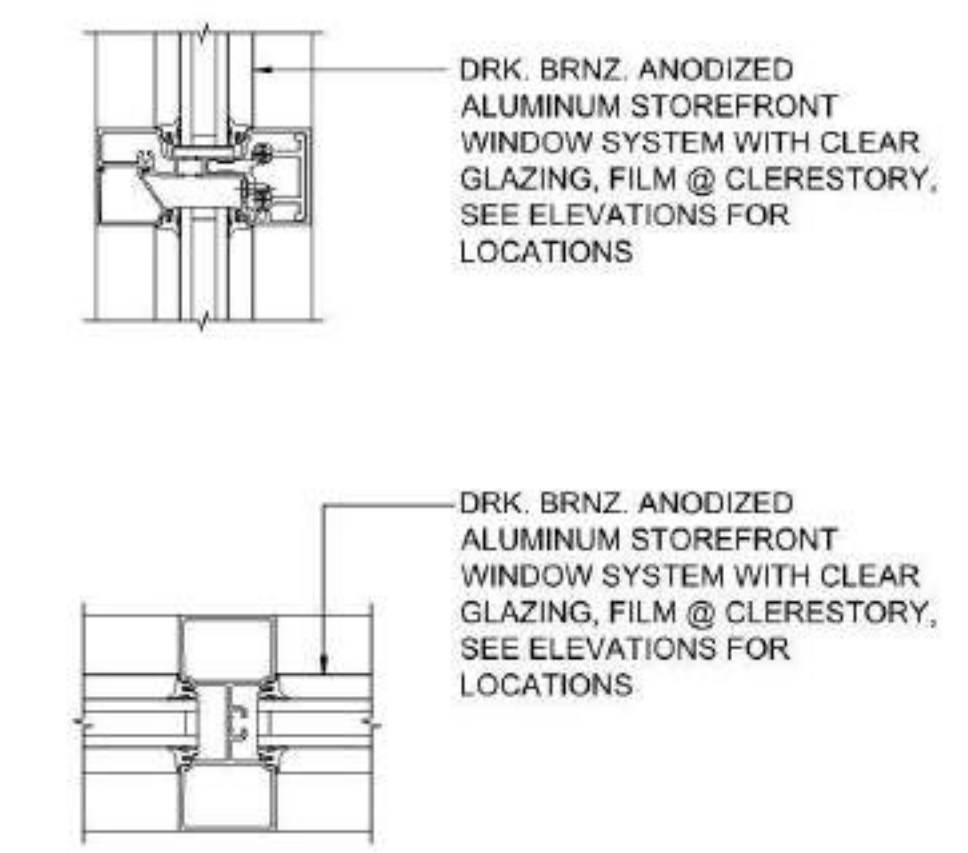
PARAPET @STUCCO 3" 5



JOINT DETAIL @ SOFFIT 3" 6



WINDOW SILL @STONE VENEER 3" 7



WINDOW TRANSOM DETAIL 3" 8

CASTRO COMMONS SITE 1
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REVISION

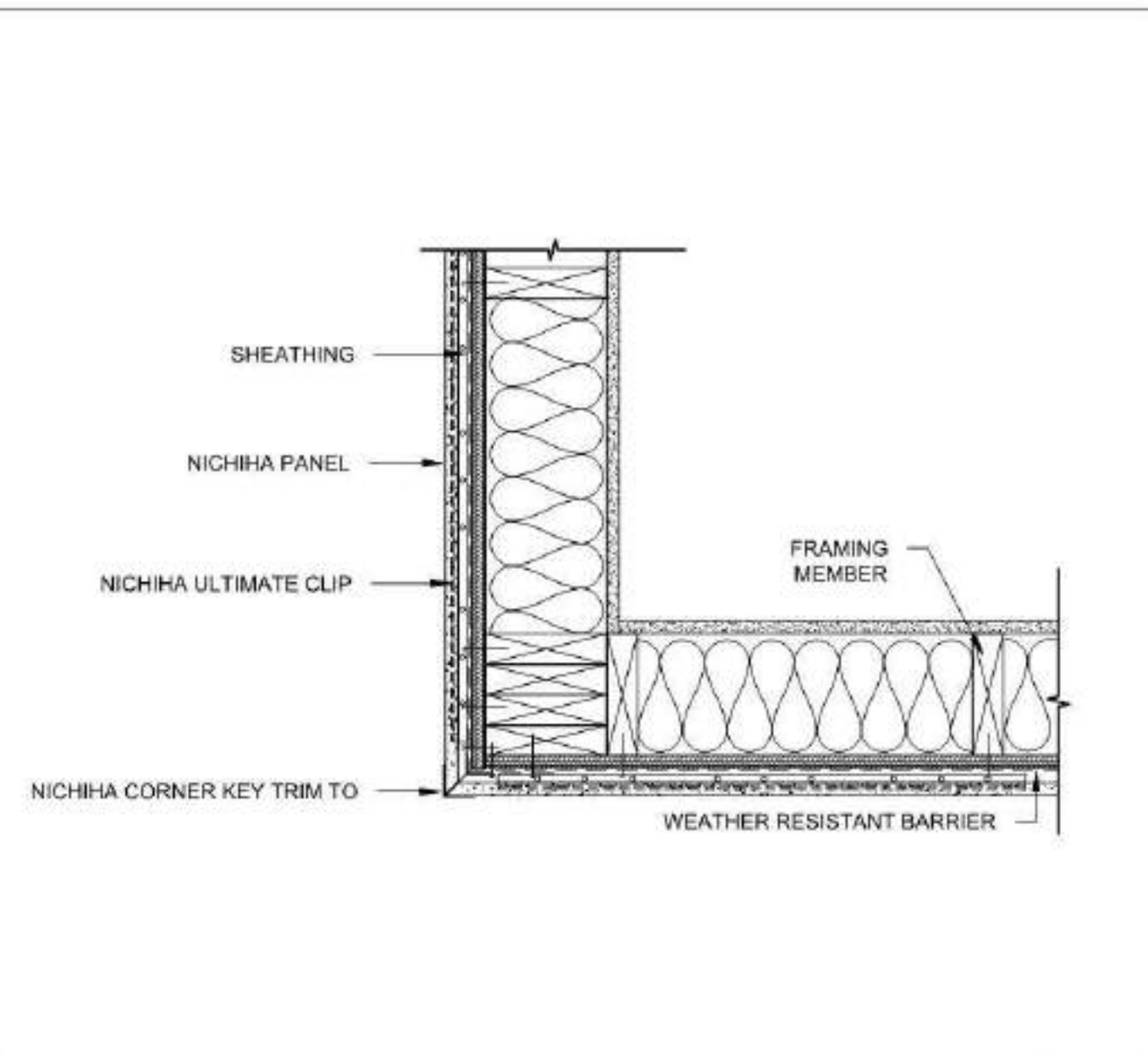
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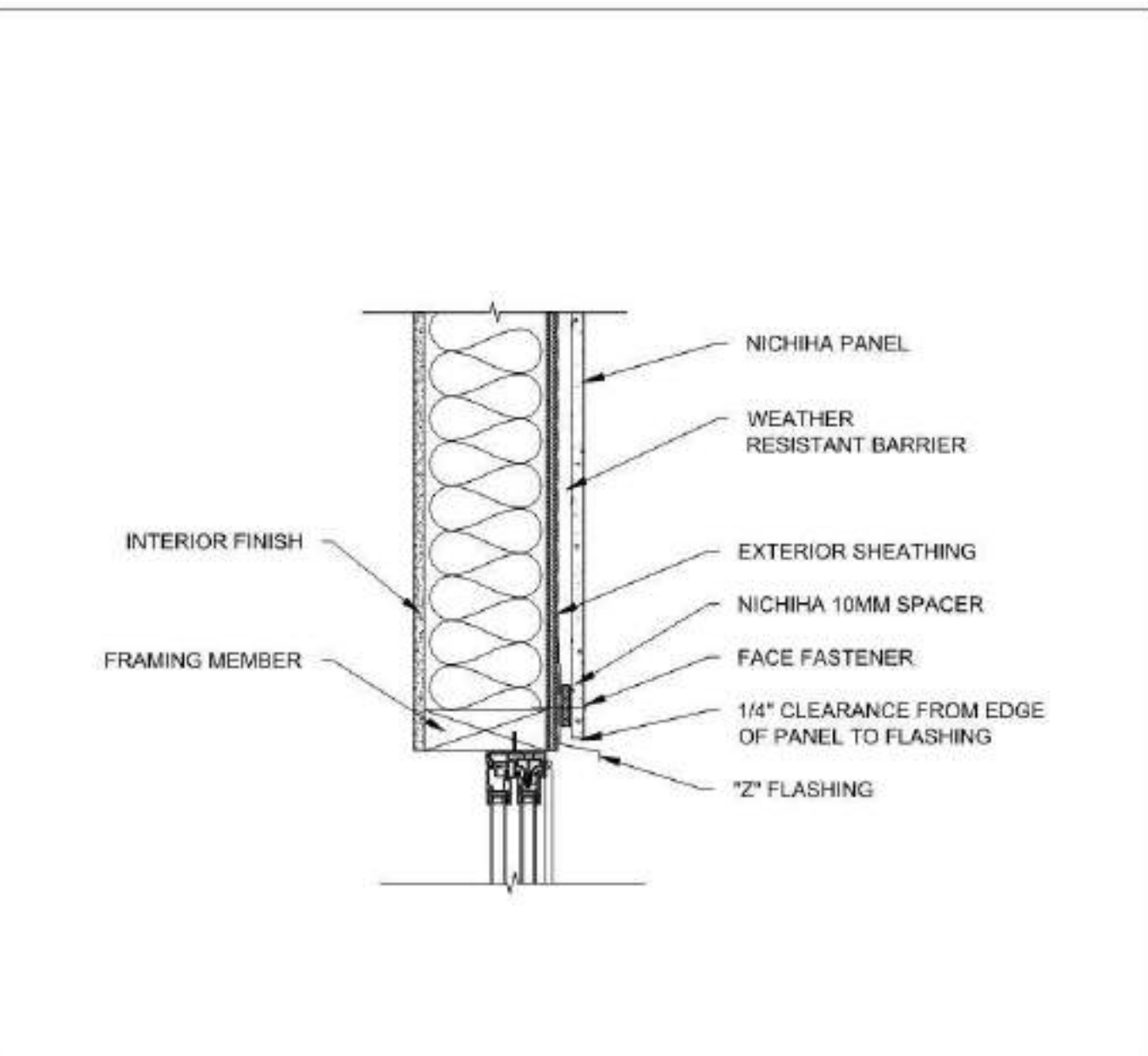
DETAILS

A-54

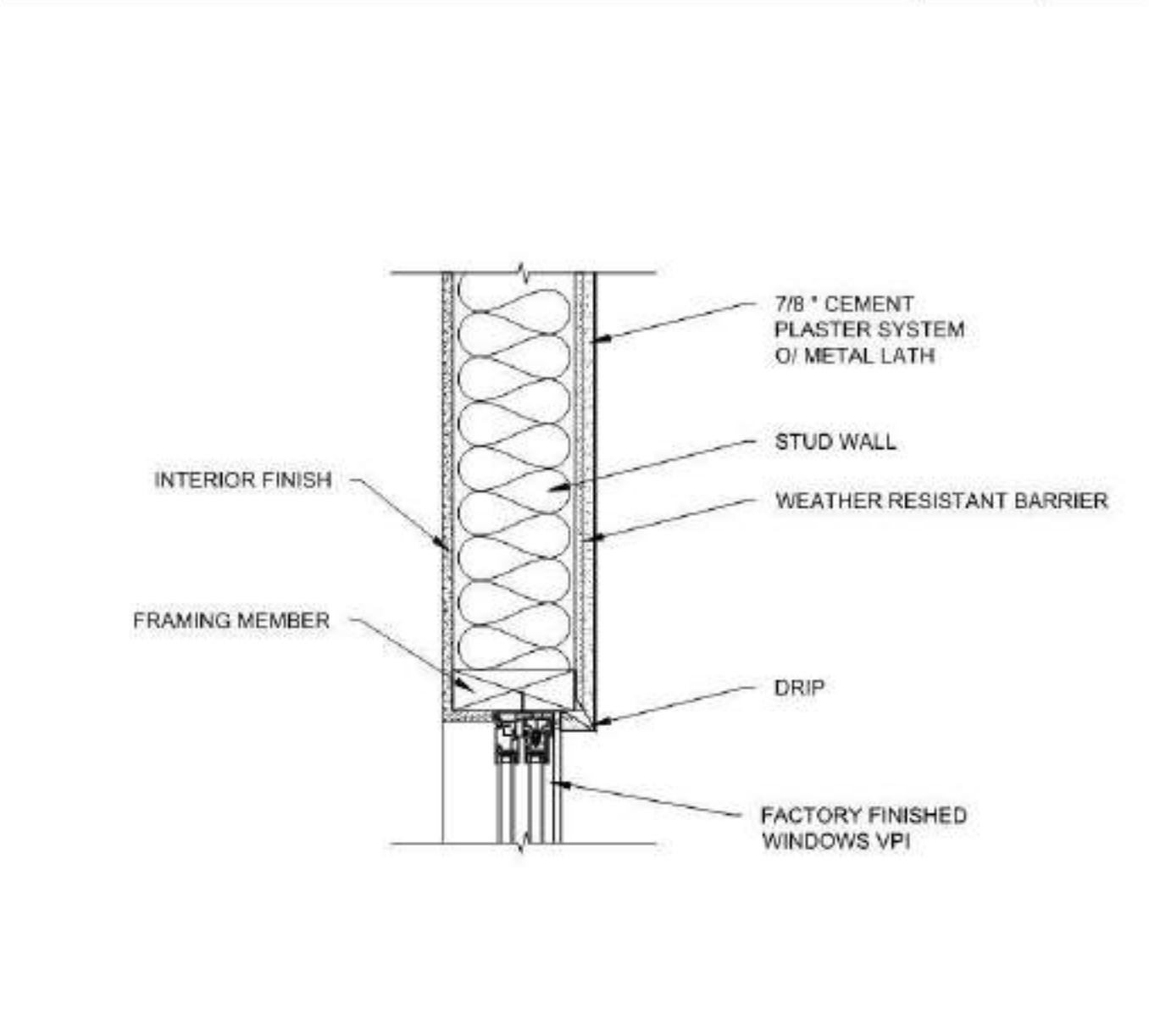
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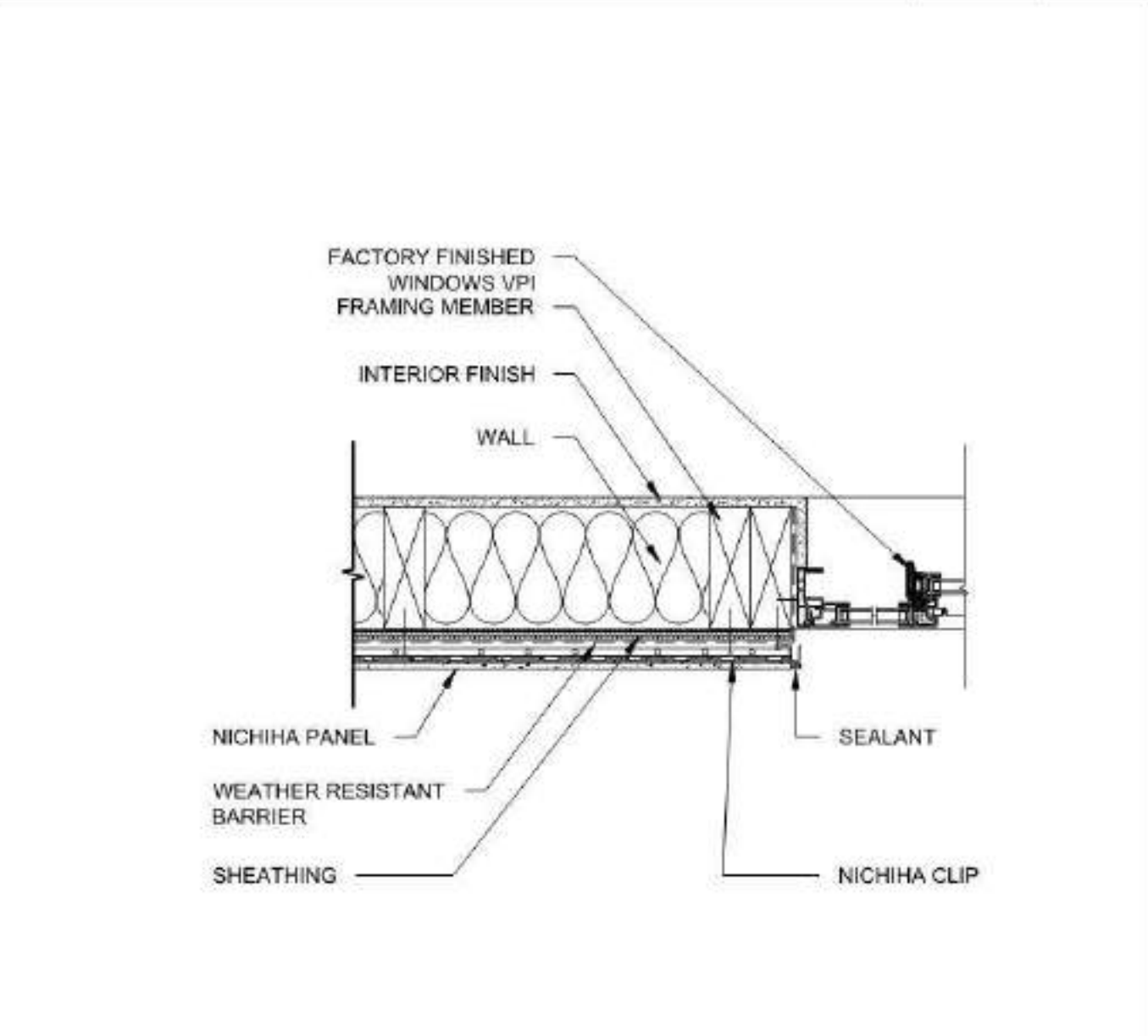
OUTSIDE CORNER DETAIL @SIDING 3" 1



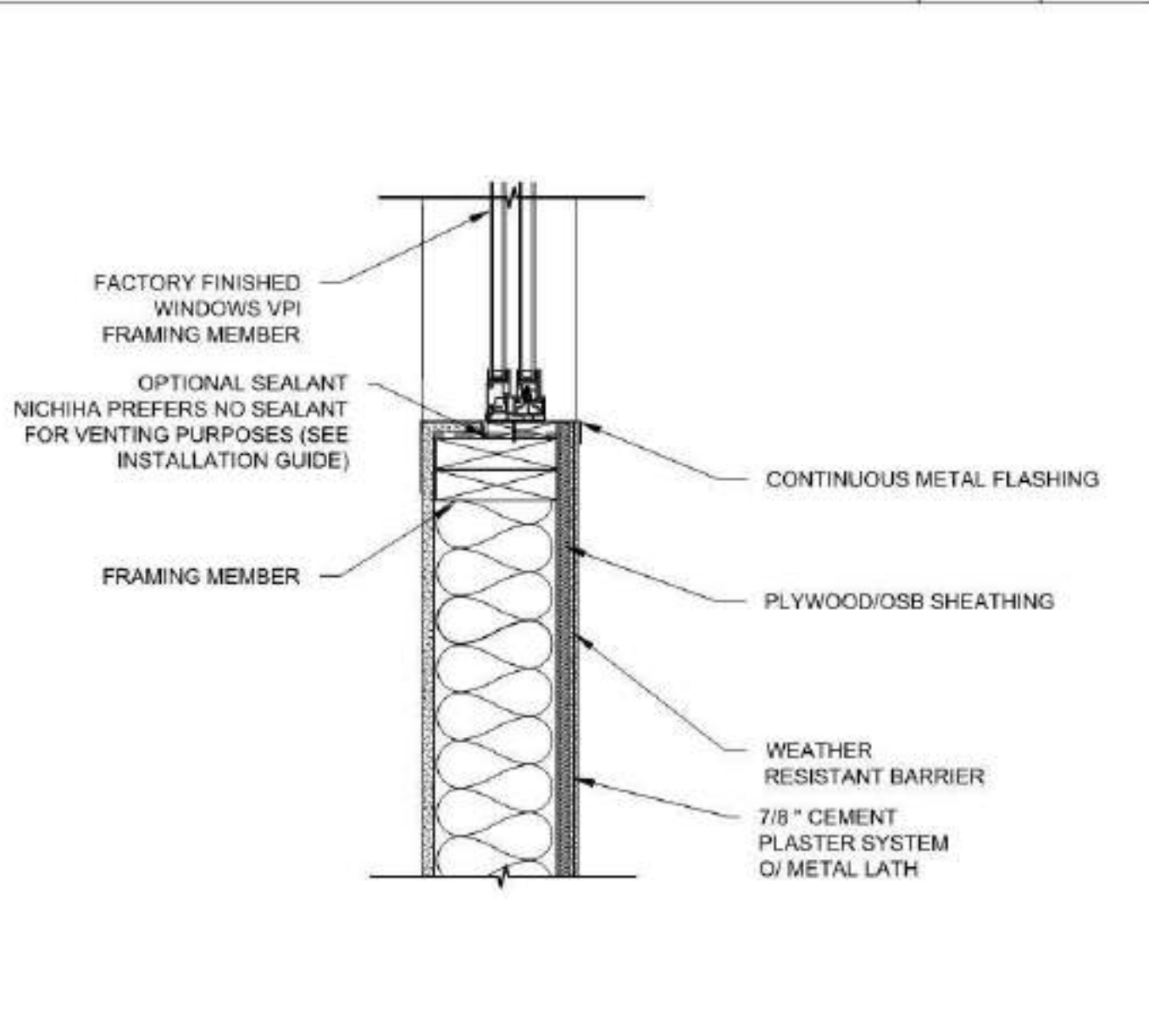
WINDOW HEAD @SIDING 3" 2



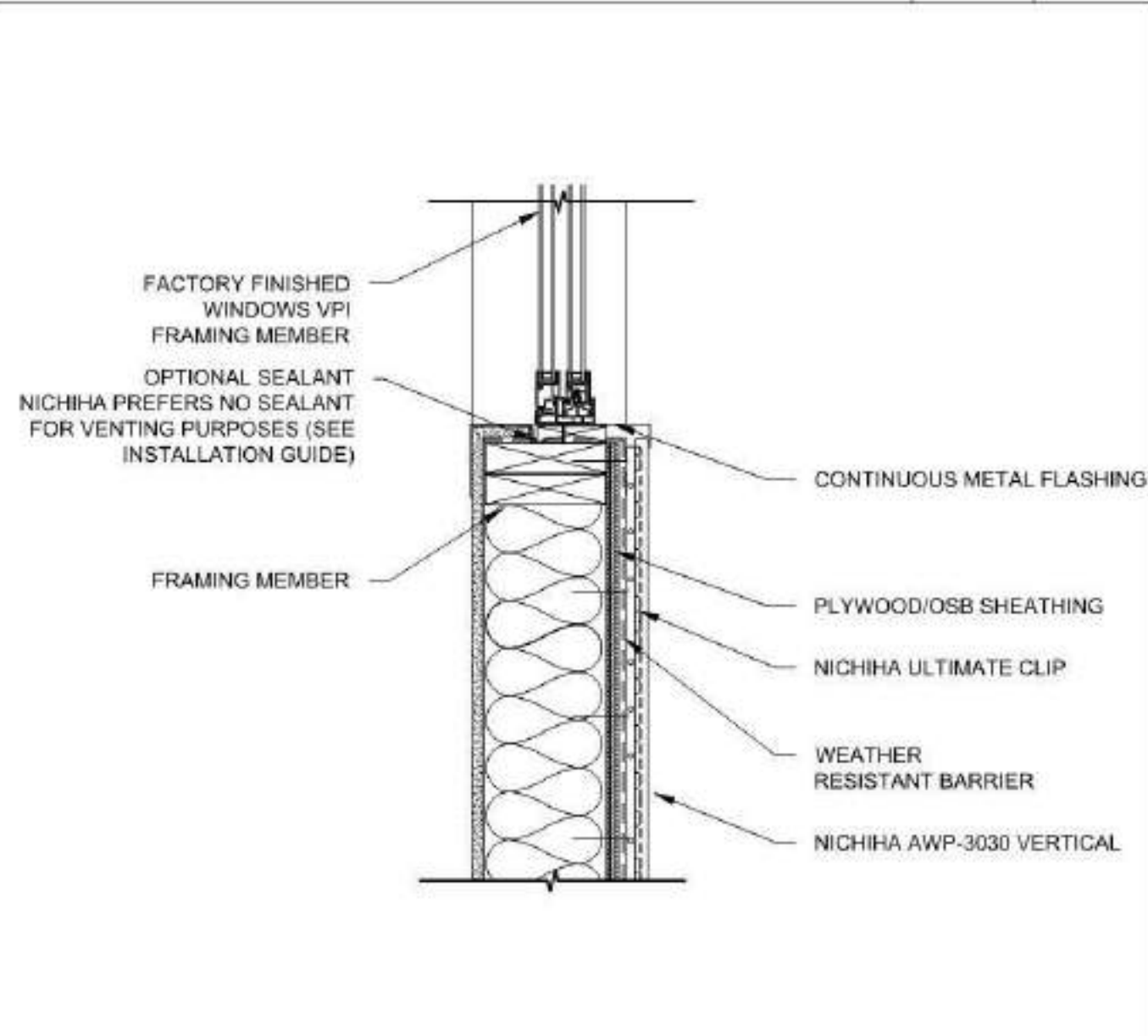
WINDOW HEAD @STUCCO 3" 3



WINDOW JAMB @SIDING 3" 4



WINDOW SILL @STUCCO 3" 5



WINDOW SILL @SIDING 3" 6



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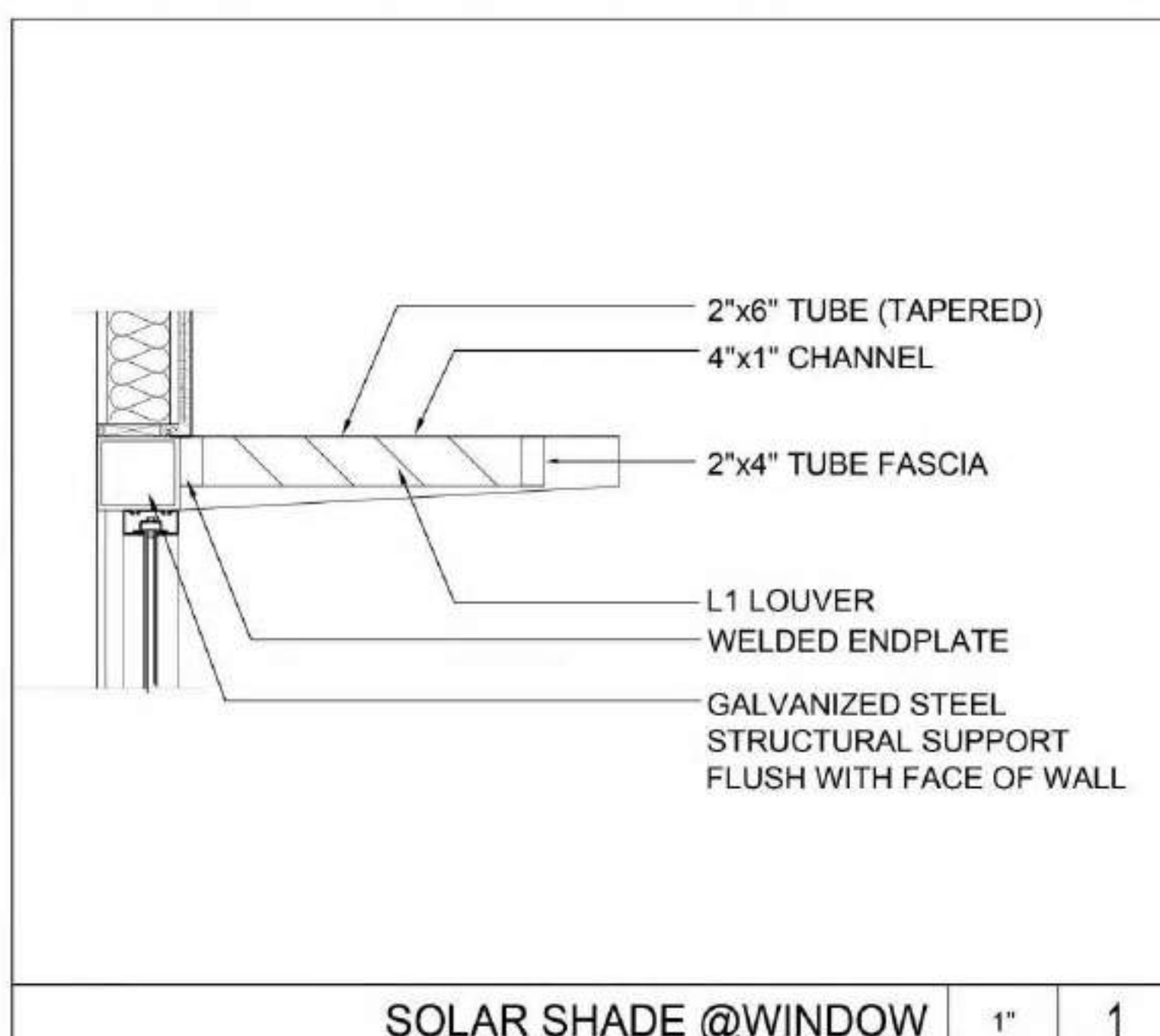
WILLIAM WASTON ARCHITECT & ASSOCIATES
 572 CALIFORNIA STREET
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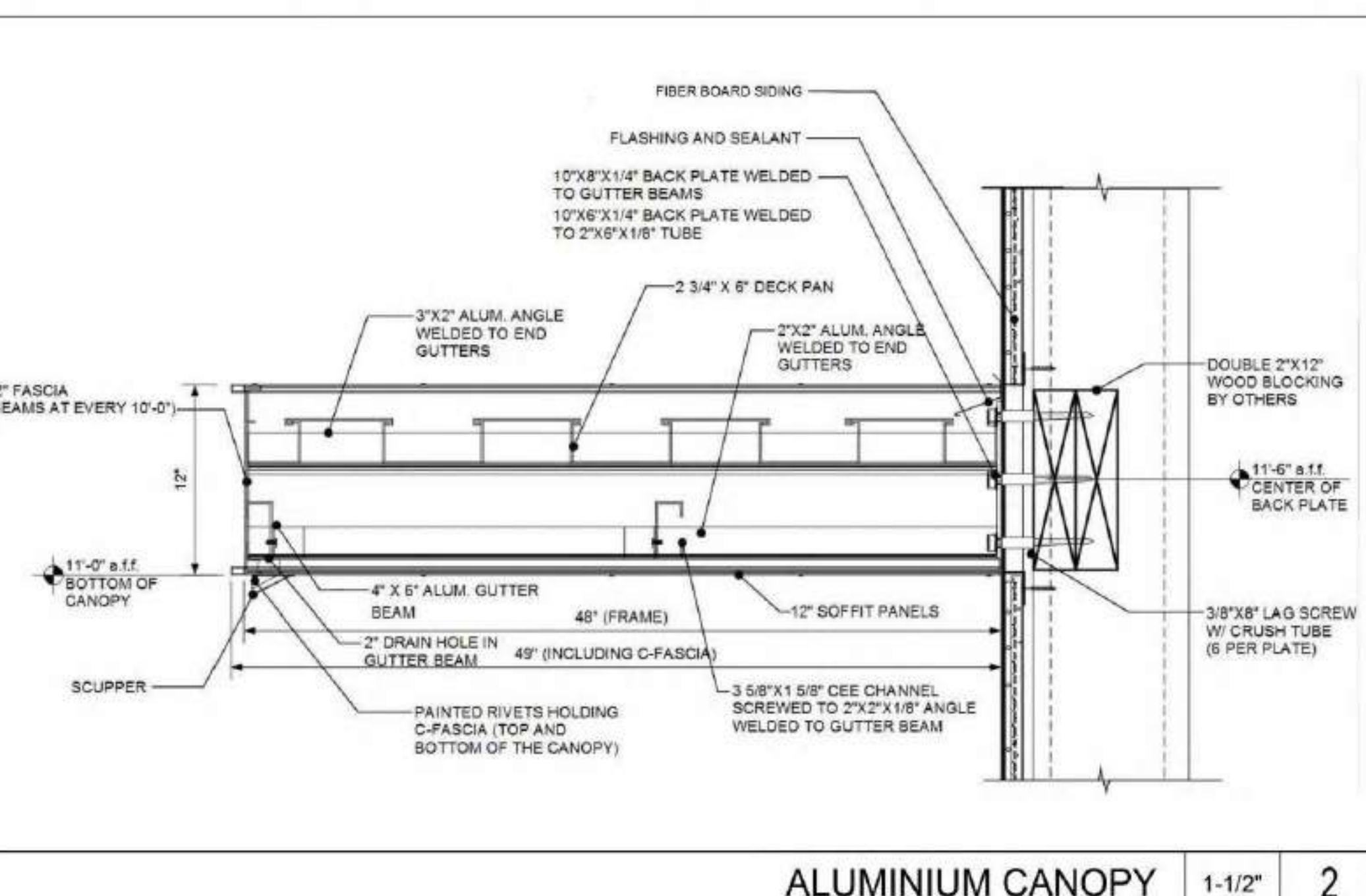
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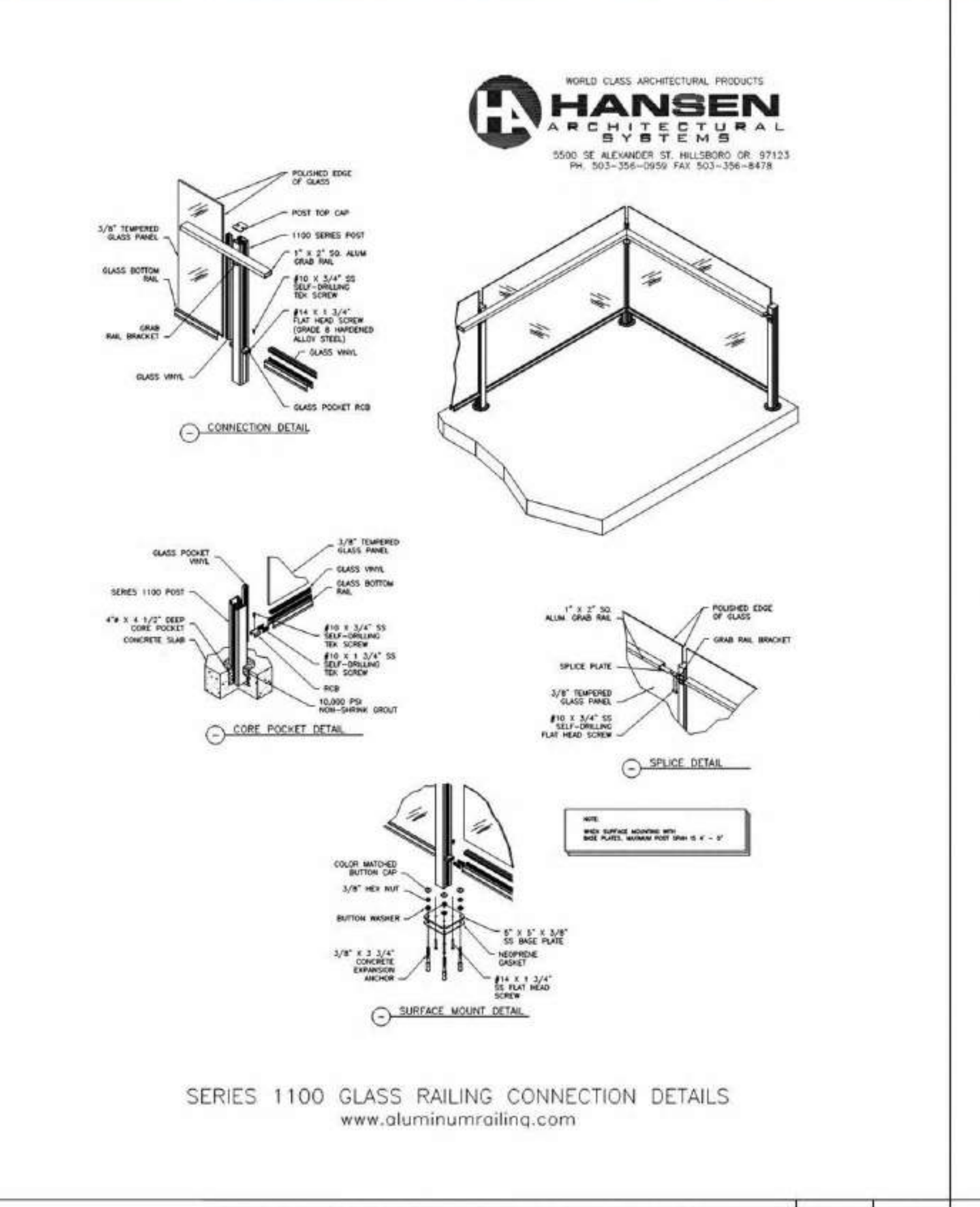
5 1 3 4 2



SOLAR SHADE @WINDOW 1" 1

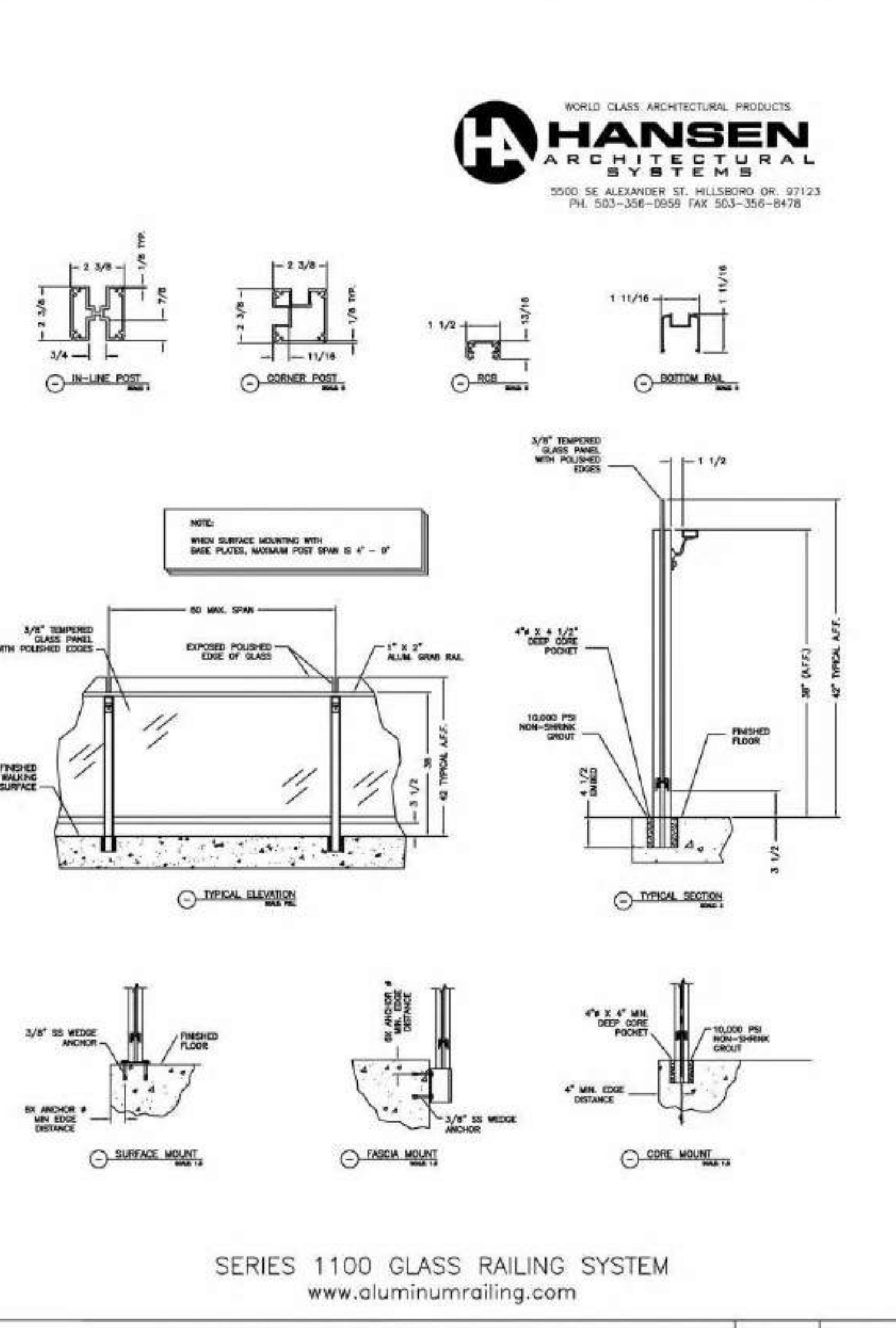


ALUMINIUM CANOPY 1-1/2" 2



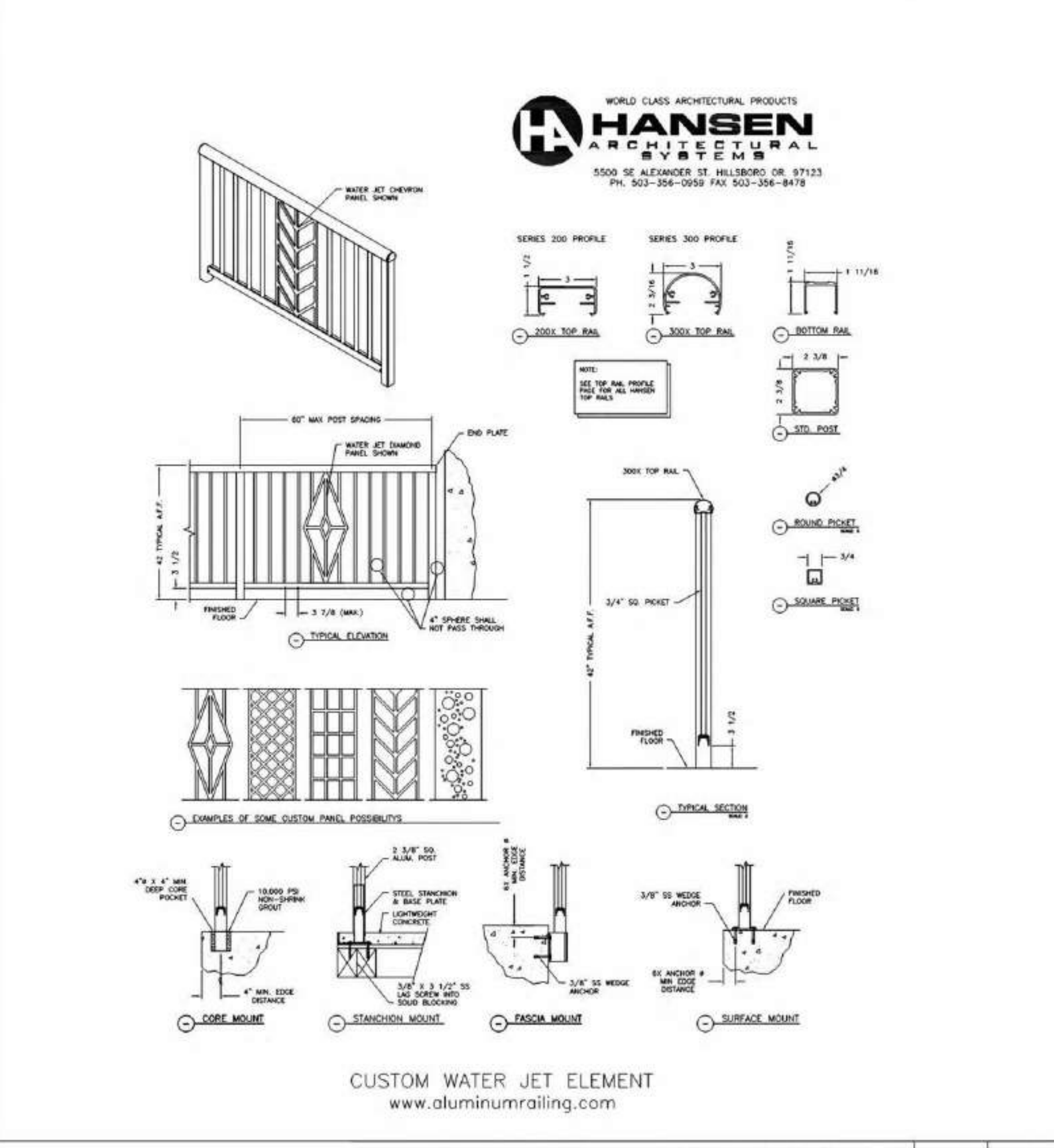
SERIES 1100 GLASS RAILING CONNECTION DETAILS
www.aluminumrailing.com

GLASS RAILING CONNECTION DETAILS NTS 3



SERIES 1100 GLASS RAILING SYSTEM
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METAL RAILING NTS 5

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MIXED-USE DEVELOPMENT
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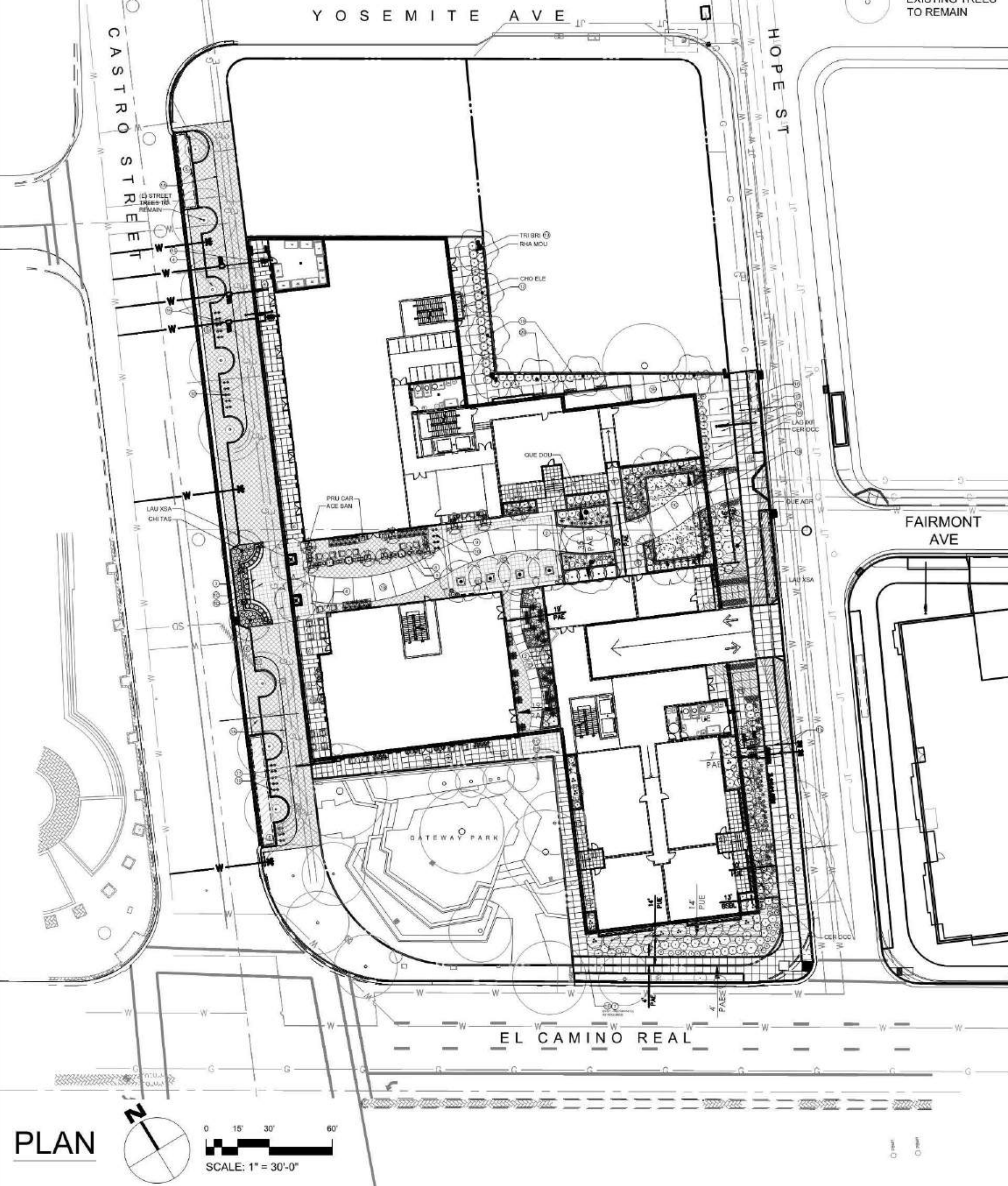
DETAILS

A-56

I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

Dennis M. Taniguchi

DENNIS M TANIGUCHI, CLA 2942



LEGEND

- EXISTING TREES TO BE REMOVED
- TREE NUMBER IN ARBORIST REPORT AND TABLE FROM REPORT BELOW
- EXISTING TREES TO REMAIN

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WUCOLS	QTY	DETAIL	REMARKS
TREES								
	ACE SAN	Acer palmatum 'Sango-kaku' / Coral Bark Japanese Maple	24"	Box	M	8		replacement tree
	CER OCC	Cercis occidentalis / Western Redbud	24"	Box	VL	11		CA Native replacement tree
	LAU XSA	Laurus x Saratoga / Saratoga Hybrid Laurel	24"	Box	L	10		CA Native Hybrid replacement tree
	QUE AGR	Quercus agrifolia / Coast Live Oak	24"	Box	VL	1		CA Native replacement tree
	QUE DDU	Quercus douglasii / Blue Oak	24"	Box	L	2		CA Native replacement tree
	TRI BR	Tristramia conferta / Brisbane Box	36"	Box	M	7		Hopo St Street Tree replacement tree
	CHI TAS	x Chitalpa tashkentensis / Chitalpa	36"	Box	M	2		Castro St Street Tree replacement tree
SHRUBS								
	ACE CLG	Acer circinnatum Little Gem / Little Gem Vine Maple	5 gal.	Can	L	27		CA Native/Stormwater species-SCWWD list
	ARB ELF	Arbutus unedo Elin King / Elin King Strawberry Tree	5 gal.	Can	L	10		
	GEA XSK	Geanathus x 'Slylark' / Slylark Wild Lilac	5 gal.	Can	L	4		CA Native
	CHO ELE	Chondropetalum elephantinum / Large Cape Rush	5 gal.	Can	L	3		Stormwater species-SCWWD list
	DIE BIG	Dielsia bicolor / Fortnight Lily	1 gal.	Field Grown	L	10		
	ERI BEA	Eriogonum glaucum / Seaside Daisy	1 gal.	Can	L	59		CA Native
	ERI MOE	Eriogonum karwinskianum Moehringii / Pink Santa Barbara Daisy	1 gal.	Can	L	149		CA Native/Stormwater Species-SCWWD list
	ERI KLB	Eriogonum umbellatum polyanthum / Sunflower Buckwheat	5 gal.	Can	L	7		CA Native
	HET ARB	Heteromeles arbutifolia / Toyon	5 gal.	Can	L	9		CA Native/Stormwater Species-SCWWD list
	IRI COA	Isis douglasiana Pacific Coast Hybrid / PCH Iris	1 gal.	Can	L	65		CA Native/Stormwater species-SCWWD list
	JUN PAT	Juncus patens / California Grey Rush	1 gal.	Can	L	141		CA Native/Stormwater species-SCWWD list
	LIM PER	Limnium perzli / Statice	1 gal.	Can	L	23		
	MUH RIG	Muhlenbergia rigens / Deer Grass	5 gal.	Can	L	17		CA Native
	MYR CAL	Myrica californica / Pacific Wax Myrtle	5 gal.	Can	M	4		CA Native
	NAN OUL	Nandina domestica Gull Stream / Gull Stream Heavenly Bamboo	5 gal.	Can	L	17		Stormwater species-SCWWD list
	PHI W2	Philadelphus lewisii / Wild Mockorange	5 gal.	Can	M	2		CA Native
	POL MUN	Polystichum munroii / Western Sword Fern	5 gal.	Can	M	23		CA Native
	PRU ODM	Prunus caroliniana Compacta / Compact Carolina Laurel Cherry	5 gal.	Can	L	2		
	RHA MDU	Rhamnus californica Mound San Bruno / Mound San Bruno Coffeeberry	5 gal.	Can	L	108		CA Native/Stormwater species-SCWWD list
	RHO LEN	Rhododendron occidentale Irene Koster / Irene Koster Western Azalea	5 gal.	Can	M	2		CA Native
	RHU INT	Rhus integrifolia / Lemonade Berry	5 gal.	Can	L	6		CA Native
	RIB EW	Ribes sanguineum Ramo Coate / Ramo Coate Red Flowering Currant	5 gal.	Can	L	24		CA Native/Stormwater species-SCWWD list
	SAL SPA	Salvia spathulosa / Hummingbird Sage	5 gal.	Can	L	7		CA Native/Stormwater species-SCWWD list
	SIS ROC	Sisyrinchium bellum Rocky Point / Rocky Point Blue-eyed Grass	5 gal.	Can	VL	23		CA Native/Stormwater species-SCWWD list
	WOO FEM	Woodwardia floribunda / Giant Chain Fern	5 gal.	Can	M	18		CA Native
	ZAU CAT	Zauschneria californica Catalina / California Fuchsia	5 gal.	Can	L	64		CA Native/Stormwater species-SCWWD list
VINE/SPALIER								
	PAR TRI	Parthenocissus tricuspidata / Boston Ivy	5 gal.	Can	L	3		
GROUND COVERS								
	ARC MON	Arctostaphylos hookeri Monterey Carpet / Monterey Carpet Hooker's Marzanita	1 gal.	Can	L	24' o.c.	499	CA Native
	ASA CAU	Asarum caudatum / Wild Ginger	1 gal.	Can	M	18' o.c.	110	CA Native
	CAR TEX	Carex texensis / Texas Sedge	1 gal.	Can	L	15' o.c.	627	SCWWD Stormwater Species
	LAN PUR	Lantana montevidensis / Purple Trailing Lantana	1 gal.	Can	L	30' o.c.	203	

KEYNOTES--PROPOSED IMPROVEMENTS:

- 1 PROPOSED CONCRETE PAVING- SCORING AND WASHED FINISHES TO CREATE PAVING PATTERNS
- 1A TYPE A: INTEGRAL COLOR CONCRETE COLOR: TO MATCH EXISTING CASTRO ST FINISH: TO MATCH EXISTING CASTRO ST
- 1B TYPE B: INTEGRAL COLOR CONCRETE COLOR: TBD FINISH: LIGHT WASHED
- 1C TYPE C: INTEGRAL COLOR CONCRETE COLOR: TBD #C1 FINISH: MEDIUM WASHED
- 1D TYPE D: INTEGRAL COLOR CONCRETE COLOR: TBD #C1 FINISH: LIGHT WASHED
- 1E TYPE E: STANDARD CONCRETE TO MV CITY STANDARDS
- 1F TYPE F: PERMEABLE PRECAST PAVERS COLOR/FINISH: TBD
- 2 RAISED PLANTER WALLS INTEGRAL COLOR CONCRETE COLOR: TBD FINISH: LIGHT WASHED
- 3 PASEO PLANTER WALL AT CASTRO (CLOSES OFF PASEO) INTEGRAL COLOR CONCRETE
- 4 TREE WELLS WITH TREE GRATES
- 5 CASTRO STREET PARKING
- 6 CASTRO COMMONS ARCADE
- 7 EL CAMINO REAL SIDEWALK INFILL AT CLOSED DRIVEWAY
- 8 SITE FURNITURE MOVABLE TO ALLOW TENANT FLEXIBILITY TABLES/CHAIRS, PLANTERS, LOW SCREEN PANELS
- 9 PLANTER CONTAINERS
- 10 BIKE RACKS
- 11 STOOPS AT RESIDENTIAL UNITS
- 12 STORMWATER TREATMENT PLANTER (SEE CIVIL ENGINEERING PLANS) PLANT MATERIAL PER SCWWD PLANT LIST
- 13 TREE PLANTING FOR SCREENING (<25 FT OC)
- 14 SYNTHETIC TURF
- 15 PROPOSED WATER SERVICE(S)
- 16 PROPOSED PGE SERVICE
- 17 PROPOSED GAS SERVICE
- 18 BOLLARDS TO PROTECT PEDESTRIANS FROM VEHICLES
- 19 BUFFER WALL AT PL, 7 FT HIGH MASONRY STEPS DOWN TO 3 FT HIGH AT 13 FT SETBACK
- 20 VINE POCKETS FOR TRELIS PLANTING



CASTRO COMMONS

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MOUNTAIN VIEW, CALIFORNIA



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Fax: 650.638.9986

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PROJECT NO. 37_688 DATE 05.31.24
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**LANDSCAPE PLAN
STREET LEVEL**

L1.1

I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN

Dennis M. Taniguchi

DENNIS M TANIGUCHI, CLA 2942



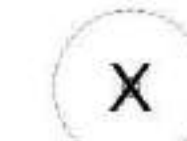
Existing Tree Replacement

	Quantity	Replacement Ratio	Replacement Quantity
Heritage Tree Proposed Removal	13	2:1	26
Non-Heritage Tree Proposed Removal	21	1:1	21
TOTAL REPLACEMENT NEEDED			47

	Street Level	Roof Level
Proposed Tree Replacement	41	15
TOTAL PROPOSED REPLACEMENT		56

SEE "REMARKS" COLUMN OF PLANT SCHEDULES ON SHEETS L1.1 AND L1.2 FOR PROPOSED REPLACEMENT TREE SPECIES.

LEGEND

-  EXISTING TREES TO BE REMOVED
-  TREE NUMBER IN ARBORIST REPORT AND TABLE FROM REPORT BELOW
-  EXISTING TREES TO REMAIN

NOTES:

1. REFER TO PROJECT ARBORIST REPORT "881 CASTRO ST MOUNTAIN VIEW, CA ARBORIST REPORT 2024", PREPARED FOR GPR VENTURES & DUKE CAPITAL VENTURES & WEST VALLEY VENTURES. DATED MAY 29, 2024. PREPARED BY KIELTY ARBORIST SERVICES LLC. DAVID BECKHAM CERTIFIED ARBORIST WE#1072A, PO BOX 6187, SAN MATEO, CA 94403, 650-515-9783.

TABLE BELOW AND THIS PLAN ONLY DOCUMENT EXISTING TREES ON THE PROJECT SITE BOUNDED BY EL CAMINO REAL, CASTRO ST, YOSEMITE AVE, AND HOPE STREET. THE ADJACENT BLOCK IS DOCUMENTED IN A SEPARATE SUBMITTAL. THE ARBORIST REPORT INCLUDES BOTH PROJECT SITES.

EXISTING TREE SUMMARY (Refer to Kielty Arborist Services report, February 5, 2024)

Number	Tree species Common Name	Heritage	Street Tree	Trunk Diameter (DBH)	Height (feet)	Spread (feet)	Arborist Summary (condition 0 to 100)	Disposition (proposed)
1	<i>Platanus x hispanica</i> London Plane		X	11.0	40	30	80 Good vigor, good form	Retain
2	<i>Platanus x hispanica</i> London Plane		X	10.4	40	30	80 Good vigor, good form	Retain
3	<i>Platanus x hispanica</i> London Plane		X	9.5	40	30	70 Good vigor, good form, suppressed by cedar	Retain
4	<i>Platanus x hispanica</i> London Plane		X	12	40	30	80 Good vigor, good form	Retain
5	<i>Platanus x hispanica</i> London Plane		X	14	40	30	80 Good vigor, good form	Retain
6	<i>Platanus x hispanica</i> London Plane	X	X	15.5	40	30	80 Good vigor, good form	Retain
7	<i>Liquidambar styraciflua</i> Liquidambar	X	X	18.2	45	35	60 Good vigor, fair form, heavy limbs, codominant, damage	Remove
8	<i>Liquidambar styraciflua</i> Liquidambar	X	X	17.9	40	25	40 Fair vigor, poor form, codominant, damage	Remove
9	<i>Quercus coccoloba</i> Scarlet Oak		X	2.6	12	6	80 Good vigor, good form, recently planted	Retain
10	<i>Platanus x hispanica</i> London Plane	X	X	23.4	45	35	70 Good vigor, good form	Retain
11	<i>Platanus x hispanica</i> London Plane	X	X	23.6	45	35	70 Good vigor, good form	Retain
12	<i>Platanus x hispanica</i> London Plane		X	7.5	20	15	70 Good vigor, good form	Remove
13	<i>Platanus x hispanica</i> London Plane		X	8.3	20	15	70 Good vigor, good form	Remove
17	<i>Platanus x hispanica</i> London Plane	X	X	16.7	45	35	Dead	Remove
18	<i>Cedrus deodara</i> Deodar Cedar	X	X	27.5	70	35	70 Good vigor, fair form, slight lean into property	Remove
19	<i>Platanus x hispanica</i> London Plane	X	X	17.1	40	25	50 Fair-poor vigor, fair form, dead wood	Remove
20	<i>Juniperus chinensis</i> Hollywood Juniper			6	8	5	50 Good vigor, fair form, topiary	Remove
21	<i>Juniperus chinensis</i> Hollywood Juniper			6	8	5	50 Good vigor, fair form, topiary	Remove
22	<i>Juniperus chinensis</i> Hollywood Juniper			6	8	5	50 Good vigor, fair form, topiary	Remove
23	<i>Juniperus chinensis</i> Hollywood Juniper			6	8	5	50 Good vigor, fair form, topiary	Remove
24	<i>Juniperus chinensis</i> Hollywood Juniper			6	8	5	50 Good vigor, fair form, topiary	Remove
25	<i>Platanus x hispanica</i> London Plane	X	X	16	45	30	30 Poor vigor, fair form, dead wood	Remove
26	<i>Platanus x hispanica</i> London Plane	X	X	18.9	40	35	70 Good vigor, good form	Remove
27	<i>Juniperus chinensis</i> Hollywood Juniper			4.4	6	5	50 Good vigor, fair form, topiary	Remove
28	<i>Juniperus chinensis</i> Hollywood Juniper			3.5	6	5	50 Good vigor, fair form, topiary	Remove
29	<i>Juniperus chinensis</i> Hollywood Juniper			4	6	5	50 Good vigor, fair form, topiary	Remove
30	<i>Platanus x hispanica</i> London Plane		X	11.8	35	30	80 Good vigor, good form	Retain
31	<i>Platanus x hispanica</i> London Plane		X	11.7	35	30	80 Good vigor, good form	Retain
32	<i>Platanus x hispanica</i> London Plane		X	11.4	35	30	80 Good vigor, good form	Retain
33	<i>Platanus x hispanica</i> London Plane		X	11.1	35	30	80 Good vigor, good form	Retain
34	<i>Lagerstroemia sp.</i> Crape myrtle		X	7.5	15	10	80 Good vigor, good form	Retain
35	<i>Cedrus deodara</i> Deodar Cedar	X		12.1	40	15	70 Good vigor, good form	Remove
36	<i>Cedrus deodara</i> Deodar Cedar	X		9.1	40	15	60 Fair vigor, fair form	Remove
37	<i>Quercus ilex</i> Holly Oak		X	11.6	30	15	50 Fair vigor, poor form, suppressed, utility lines	Remove
38	<i>Platanus x hispanica</i> London Plane		X	13.6	35	30	80 Good vigor, good form	Remove
39	<i>Platanus x hispanica</i> London Plane		X	9.8	35	25	80 Good vigor, good form	Remove
40	<i>Platanus x hispanica</i> London Plane		X	8.5	25	20	70 Fair vigor, good form	Remove
41	<i>Washingtonia robusta</i> Mexican Fan Palm	X		21.5	40	8	70 Good vigor, good form	Remove
42	<i>Maytenus boaria</i> Mayten			7.9	15	10	30 Poor vigor, fair form, in decline	Remove
43	<i>Maytenus boaria</i> Mayten			9	15	10	30 Poor vigor, fair form, in decline	Remove
44	<i>Sequoia sempervirens</i> Redwood	X		9.4	35	15	80 Good vigor, good form	Remove
45	<i>Quercus ilex</i> Holly Oak	X		6.2	30	15	60 Fair vigor, fair form, suppressed by Redwood	Remove
46	<i>Pyrus kawakamii</i> Evergreen Pear			11	18	12	50 Fair vigor, poor form, suppressed, small planting area	Remove
47	<i>Atrocarpus falcatus</i> African Fern Pine			5.3	10	6	50 Fair vigor, poor form, suppressed, small planting area	Remove
48	<i>Pyrus kawakamii</i> Evergreen Pear			9.5	15	12	50 Fair vigor, poor form, suppressed, small planting area	Remove
49	<i>Olea europaea</i> Olive			4.5-5-4-4	10	10	50 Good vigor, poor form, multi leader, topiary	Remove
50	<i>Olea europaea</i> Olive			4-4	10	8	50 Good vigor, poor form, codominant, topiary	Remove
51	<i>Ligustrum japonicum</i> Privet			6.4	12	10	50 Fair vigor, poor form, topiary, against building	Remove
52	<i>Quercus ilex</i> Holly Oak	X		9	30	20	65 Fair vigor, fair form	Remove
53	<i>Washingtonia robusta</i> Mexican Fan Palm	X		20.1	35	8	55 Good vigor, fair form, trunk overlaps curb	Remove
54	<i>Cedrus deodara</i> Deodar Cedar	X		33.9	50	40	60 Good vigor, poor form, codominant	Retain
55	<i>Cinnamomum camphora</i> Camphor			14.8	35	30	40 Good vigor, fair form, trunk overlaps bark	Retain
56	<i>Ligustrum japonicum</i> Privet			13.2	30	15	45 Poor vigor, fair form, in decline	Retain
57	<i>Ligustrum japonicum</i> Privet			12.7	30	15	45 Poor vigor, fair form, in decline	Retain
58	<i>Ligustrum japonicum</i> Privet			16	30	15	45 Poor vigor, fair form, in decline	Retain
59	<i>Ligustrum japonicum</i> Privet	X		18.8	30	15	45 Poor vigor, fair form, in decline	Retain
60	<i>Cedrus deodara</i> Deodar Cedar	X		35.2	60	40	65 Good vigor, fair form, loss of apical dominance	Retain
61	<i>Cedrus deodara</i> Deodar Cedar	X		38.5	65	45	70 Good vigor, good form, root flare, hardscape/bldg	Retain
62	<i>Pistacia chinensis</i> Chinese Pistache			11.7	30	30	80 Good vigor, good form	Retain
63	<i>Pyrus kawakamii</i> Evergreen Pear	X		21.2	25	30	60 Good vigor, fair form, surrounded by hardscape, mature	Retain
64	<i>Sequoia sempervirens</i> Redwood	X		35 est	100	40	60 Fair-poor vigor, fair form, drought-stressed	Retain

* = Neighbor's tree

1-29: Very Poor | 30-49: Poor | 50-69: Fair | 70-89: Good | 90-100: Excellent

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MIXED-USE DEVELOPMENT
MOUNTAIN VIEW, CALIFORNIA



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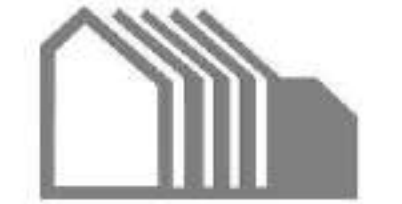
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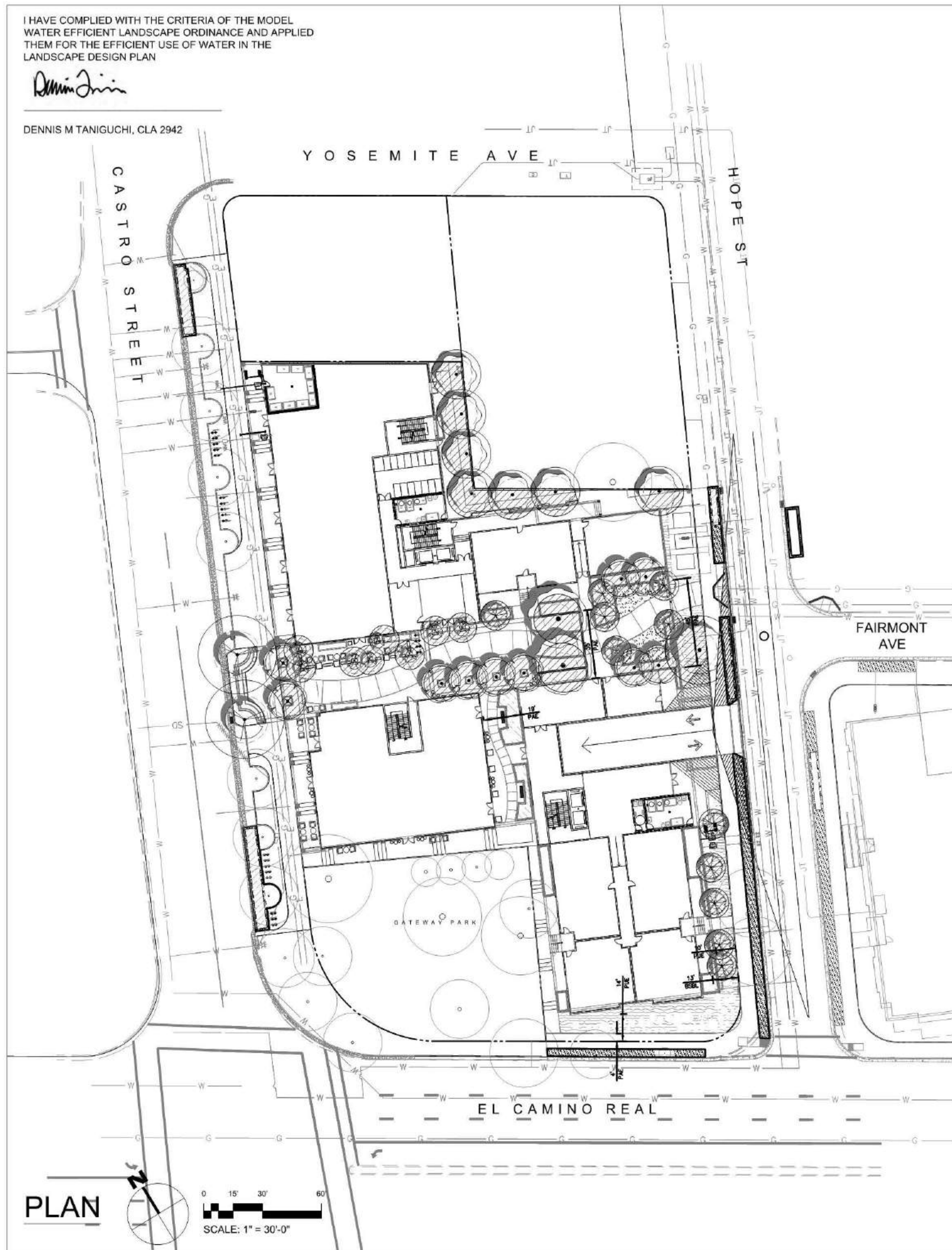
EXISTING TREE DISPOSITION PLAN

L3.1

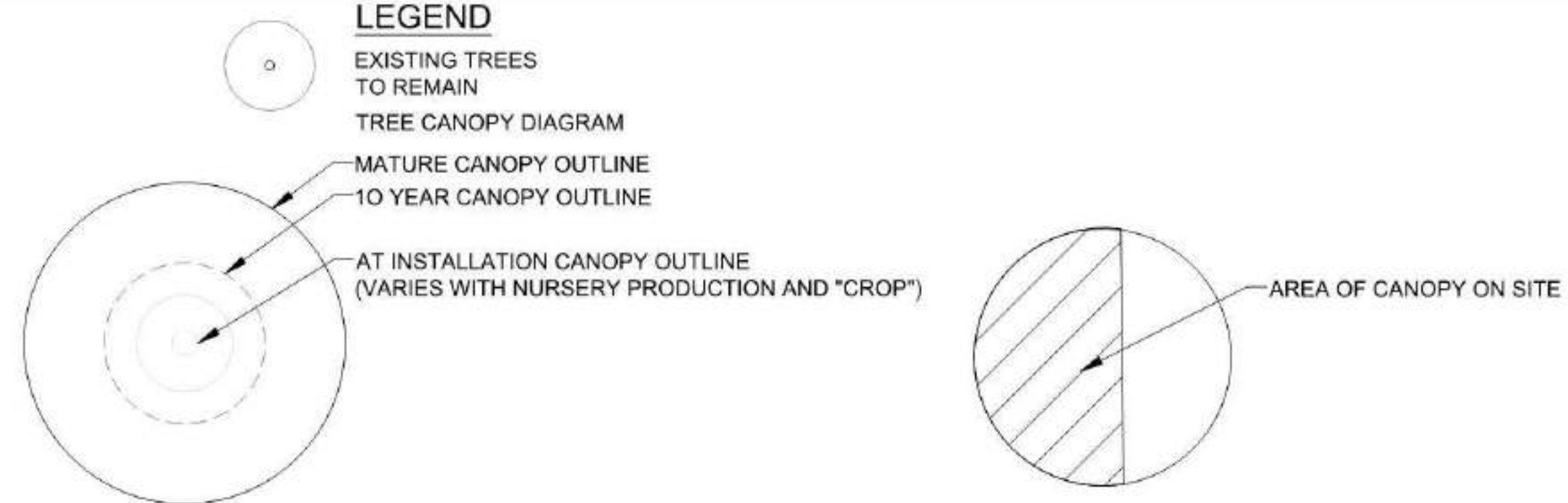
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Dennis M Taniguchi

DENNIS M TANIGUCHI, CLA 2942



LEGEND



PROPOSED TREE LIST: CANOPY DIAMETERS

ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE	INSTALL	CANOPY DIAMETERS IN FEET		
					10 YEARS	MATURE	
ACE SAN	<i>Acer palmatum</i> 'Sango Kaku'	Coral Bark Maple	24" Box	3	12	15	
CER OCC	<i>Cercis occidentalis</i>	Western Redbud	24" Box	4	12	15	
LAU SAR	<i>Laurus nobilis</i> 'Saratoga'	Sweet Bay	24" Box	4	15	18	
QUE AGR	<i>Quercus agrifolia</i>	Coast Live Oak	24" Box	4	18	35	
QUE COC	<i>Quercus cocinea</i>	Scarlet Oak	24" Box	5	24	50	
QUE DOU	<i>Quercus douglasii</i>	Blue Oak	24" Box	4	15	25	
TRI BRI	<i>Tristania conferta</i>	Brisbane Box	24" Box	4	16	25	
CHI TAS	<i>Chitalpa tashkentensis</i>	Chitalpa	24" Box	5	24	40	

TREE CANOPY ANALYSIS (ONSITE):

Street Level Tree Canopy Cover at Installation

Species	Quant	Dia. Feet	Canopy (SF)
<i>Acer palmatum</i> 'Sango Kaku'	8	3	56
<i>Cercis occidentalis</i>	11	4	143
<i>Laurus nobilis</i> 'Saratoga'	10	4	130
<i>Quercus agrifolia</i>	1	5	20
<i>Quercus douglasii</i>	2	5	40
<i>Tristania conferta</i>	7	6	196
TOTAL CANOPY SF			585
SITE AREA (SF)			57,809
CANOPY AS PERCENTAGE OF SITE			1%

Roof Level Tree Canopy Cover at Installation

Species	Quant	Dia. Feet	Canopy (SF)
<i>Cercis occidentalis</i>	14	4	182
<i>Laurus nobilis</i> 'Saratoga'	1	4	13
TOTAL CANOPY SF			195
SITE AREA (SF)			57,809
CANOPY AS PERCENTAGE OF SITE			0%
TOTAL CANOPY SF ALL LEVELS			780
TOTAL CANOPY AS PERCENTAGE OF SITE			1%

Street Level Tree Canopy Cover at Maturity

Species	Quant	Dia. Feet	Canopy (SF)
<i>Acer palmatum</i> 'Sango Kaku'	8	15	1282
<i>Cercis occidentalis</i>	11	15	1657
<i>Laurus nobilis</i> 'Saratoga'	10	18	2063
<i>Quercus agrifolia</i>	1	35	1472
<i>Quercus douglasii</i>	2	25	983
<i>Tristania conferta</i>	7	25	1956
TOTAL CANOPY SF			9,413
SITE AREA (SF)			57,809
CANOPY AS PERCENTAGE OF SITE			16%

Roof Level Tree Canopy Cover at Maturity

Species	Quant	Dia. Feet	Canopy (SF)
<i>Cercis occidentalis</i>	14	15	2684
<i>Laurus nobilis</i> 'Saratoga'	1	18	509
TOTAL CANOPY SF			3,193
SITE AREA (SF)			57,809
CANOPY AS PERCENTAGE OF SITE			6%
TOTAL CANOPY SF ALL LEVELS			12,606
TOTAL CANOPY AS PERCENTAGE OF SITE			22%

Street Level Tree Canopy Cover at 10 Years

Species	Quant	Dia. Feet	Canopy (SF)
<i>Acer palmatum</i> 'Sango Kaku'	8	12	904
<i>Cercis occidentalis</i>	11	12	1243
<i>Laurus nobilis</i> 'Saratoga'	10	15	1770
<i>Quercus agrifolia</i>	1	18	254
<i>Quercus douglasii</i>	2	15	354
<i>Tristania conferta</i>	7	16	1407
TOTAL CANOPY SF			5,932
SITE AREA (SF)			57,809
CANOPY AS PERCENTAGE OF SITE			10%

Roof Level Tree Canopy Cover at 10 Years

Species	Quant	Dia. Feet	Canopy (SF)
<i>Cercis occidentalis</i>	14	12	1582
<i>Laurus nobilis</i> 'Saratoga'	1	12	113
TOTAL CANOPY SF			1,695
SITE AREA (SF)			57,809
CANOPY AS PERCENTAGE OF SITE			3%
TOTAL CANOPY SF ALL LEVELS			7,627
TOTAL CANOPY AS PERCENTAGE OF SITE			13%

NOTES:

- THE EXISTING TREES ON THE LANDSCAPE PLAN ARE REACHING MATURITY SO LITTLE (LESS THAN 10%) CANOPY GROWTH IS ANTICIPATED.
- THE TREES IN RAISED PLANTERS, ON-STRUCTURE WILL LIKELY NOT REACH THE MATURE SIZE CANOPY GIVEN THAT GROWING CONDITION.

CASTRO COMMONS

MIXED-USE DEVELOPMENT
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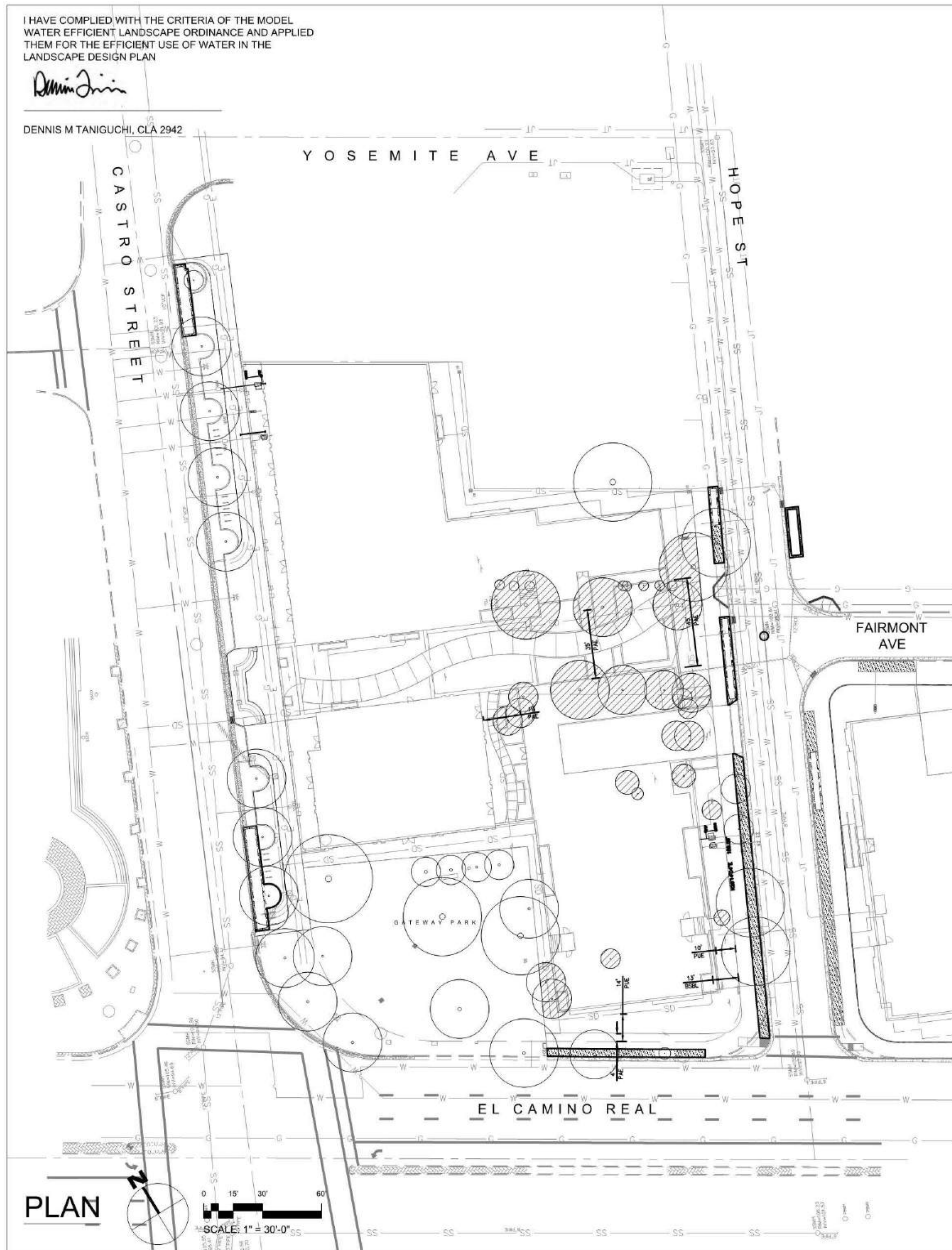
TREE CANOPY ANALYSIS STREET LEVEL

L3.2

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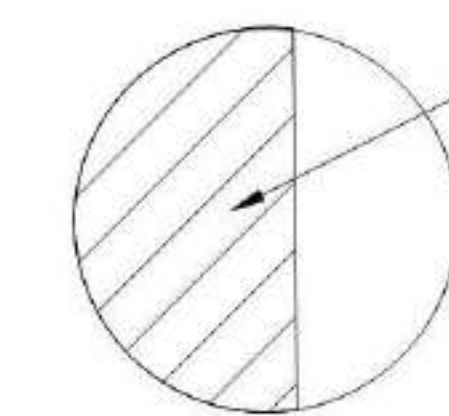
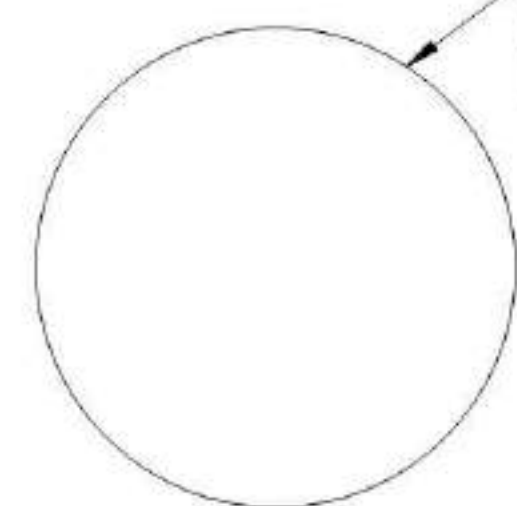
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DENNIS M TANIGUCHI, CLA 2942



LEGEND

- EXISTING TREES TO REMAIN
- TREE CANOPY DIAGRAM
- EXISTING CANOPY OUTLINE AS DOCUMENTED IN PROJECT ARBORIST REPORT



EXISTING AREA OF CANOPY ON SITE
TOTAL AREA= 5847 SF

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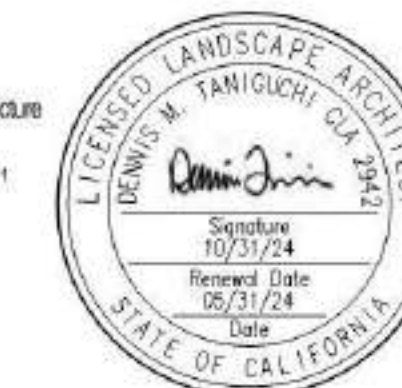
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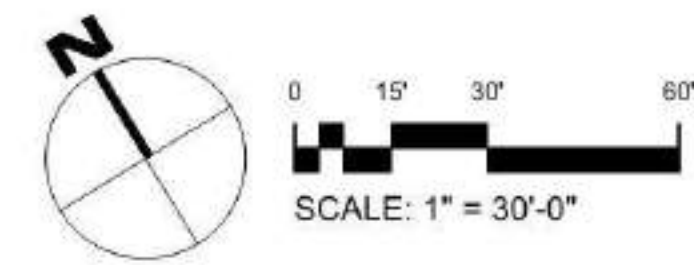


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TREE CANOPY ANALYSIS EXISTING

L3.4



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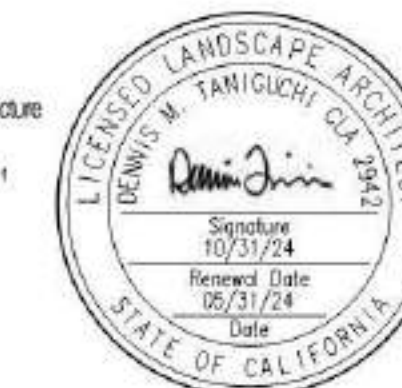
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LANDSCAPE ILLUSTRATIVE PLAN STREET LEVEL

L5.1

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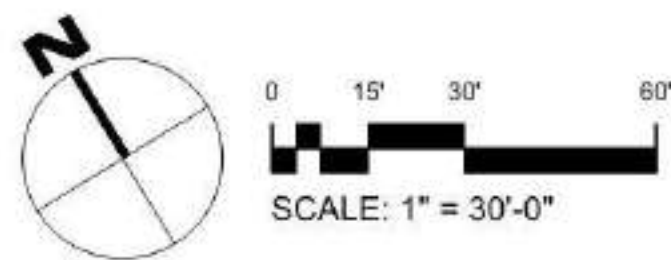
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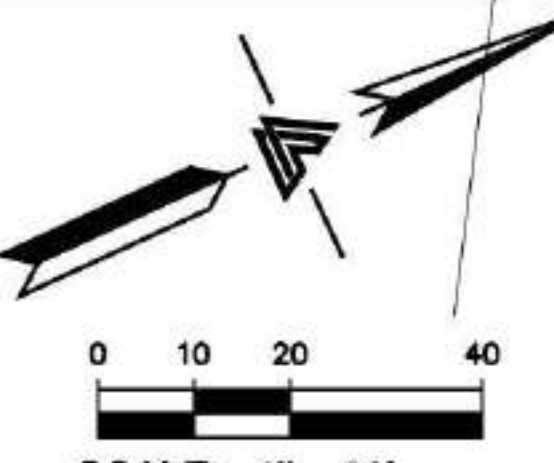
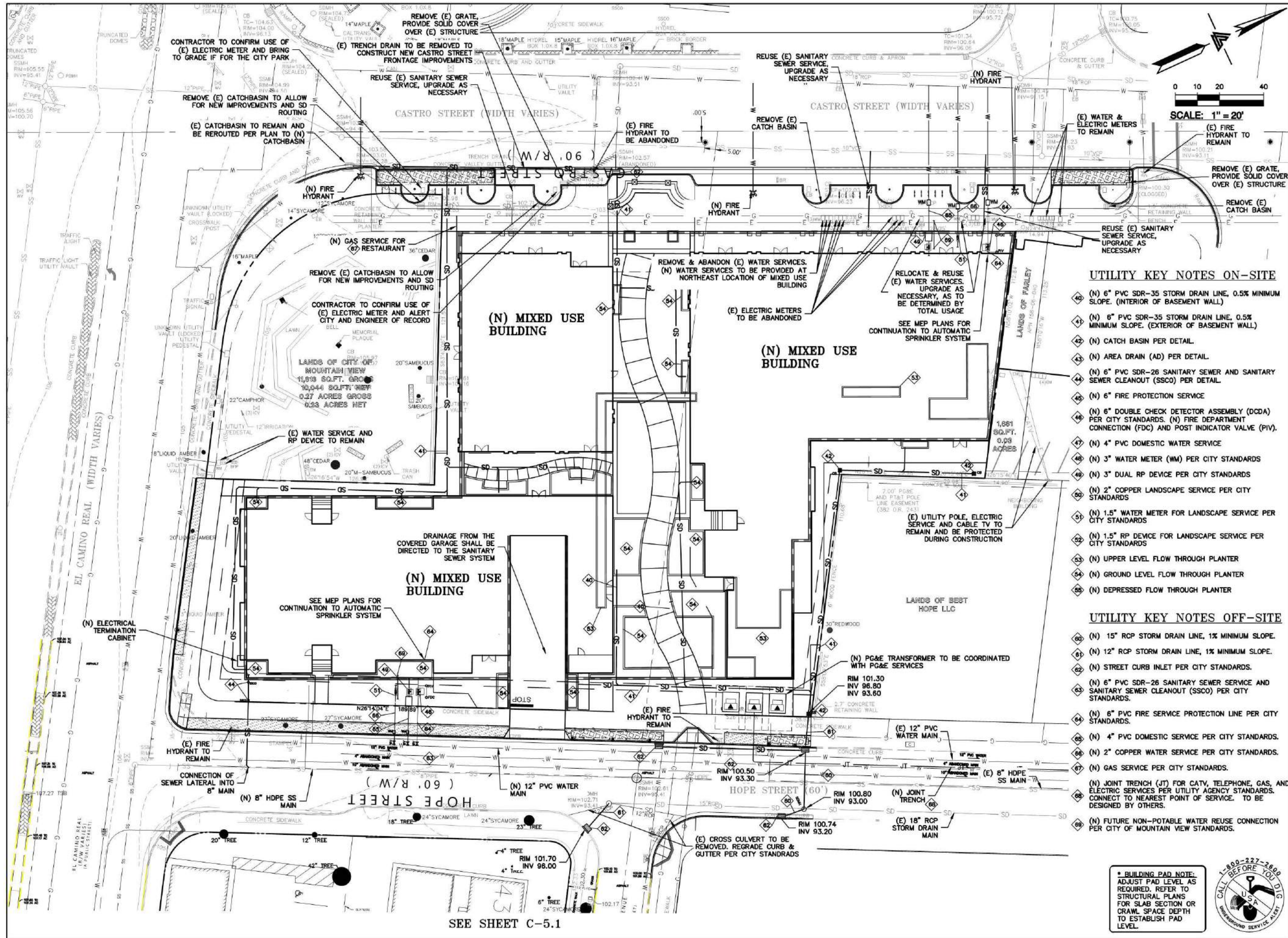
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LANDSCAPE ILLUSTRATIVE PLAN ROOF LEVEL

L5.2

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UTILITY KEY NOTES ON-SITE

- 40 (N) 6" PVC SDR-35 STORM DRAIN LINE, 0.5% MINIMUM SLOPE. (INTERIOR OF BASEMENT WALL)
- 41 (N) 6" PVC SDR-35 STORM DRAIN LINE, 0.5% MINIMUM SLOPE. (EXTERIOR OF BASEMENT WALL)
- 42 (N) CATCH BASIN PER DETAIL.
- 43 (N) AREA DRAIN (AD) PER DETAIL.
- 44 (N) 6" PVC SDR-26 SANITARY SEWER AND SANITARY SEWER CLEANOUT (SSCO) PER DETAIL.
- 45 (N) 6" FIRE PROTECTION SERVICE
- 46 (N) 6" DOUBLE CHECK DETECTOR ASSEMBLY (DCDA) PER CITY STANDARDS. (N) FIRE DEPARTMENT CONNECTION (FDC) AND POST INDICATOR VALVE (PIV).
- 47 (N) 4" PVC DOMESTIC WATER SERVICE
- 48 (N) 3" WATER METER (WM) PER CITY STANDARDS
- 49 (N) 3" DUAL RP DEVICE PER CITY STANDARDS
- 50 (N) 2" COPPER LANDSCAPE SERVICE PER CITY STANDARDS
- 51 (N) 1.5" WATER METER FOR LANDSCAPE SERVICE PER CITY STANDARDS
- 52 (N) 1.5" RP DEVICE FOR LANDSCAPE SERVICE PER CITY STANDARDS
- 53 (N) UPPER LEVEL FLOW THROUGH PLANTER
- 54 (N) GROUND LEVEL FLOW THROUGH PLANTER
- 55 (N) DEPRESSED FLOW THROUGH PLANTER

UTILITY KEY NOTES OFF-SITE

- 60 (N) 15" RCP STORM DRAIN LINE, 1% MINIMUM SLOPE.
- 61 (N) 12" RCP STORM DRAIN LINE, 1% MINIMUM SLOPE.
- 62 (N) STREET CURB INLET PER CITY STANDARDS.
- 63 (N) 6" PVC SDR-26 SANITARY SEWER SERVICE AND SANITARY SEWER CLEANOUT (SSCO) PER CITY STANDARDS.
- 64 (N) 6" PVC FIRE SERVICE PROTECTION LINE PER CITY STANDARDS.
- 65 (N) 4" PVC DOMESTIC SERVICE PER CITY STANDARDS.
- 66 (N) 2" COPPER WATER SERVICE PER CITY STANDARDS.
- 67 (N) GAS SERVICE PER CITY STANDARDS.
- 68 (N) JOINT TRENCH (JT) FOR CATV, TELEPHONE, GAS, AND ELECTRIC SERVICES PER UTILITY AGENCY STANDARDS. CONNECT TO NEAREST POINT OF SERVICE. TO BE DESIGNED BY OTHERS.
- 69 (N) FUTURE NON-POTABLE WATER REUSE CONNECTION PER CITY OF MOUNTAIN VIEW STANDARDS.

* BUILDING PAD NOTE: ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.



SEE SHEET C-5.1

CASTRO COMMONS

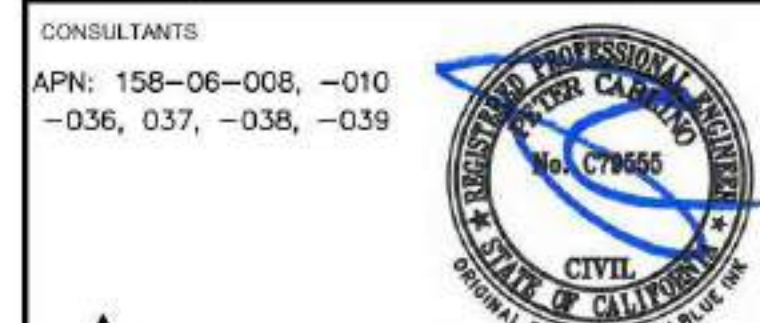
MIXED-USE DEVELOPMENT
MOUNTAIN VIEW, CALIFORNIA



KENNETH RODRIGUES & PARTNERS, INC.
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Mountain View, CA 94038-9788



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972 Galindo Street
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LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
MAIN OFFICE: 2495 INDUSTRIAL PKWY WEST, HAYWARD, CALIFORNIA 94545 (510) 887-4086
REGIONAL OFFICES: ROSEVILLE, DUBLIN, SAN JOSE

REVISION	DATE
PLAN CHECK	11.01.23
PLAN CHECK	01.18.24
PLAN CHECK / SITE 1	05.31.24

PROJECT NO.	2211106	DATE	04.03.23
DRAWN BY	RB	SCALE	AS SHOWN
CHECKED BY	RB		

CONCEPTUAL DEVELOPMENT ON-SITE UTILITY PLAN

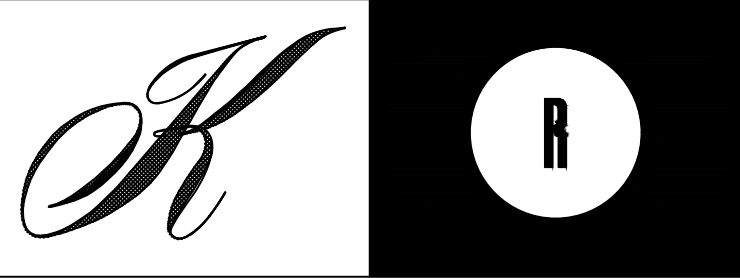
C-5.0

12 OF 12 SHEETS

CASTRO COMMONS SITE 1

MIXED-USE
DEVELOPMENT
MOUNTAIN VIEW,
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CONSULTANTS

REVISION

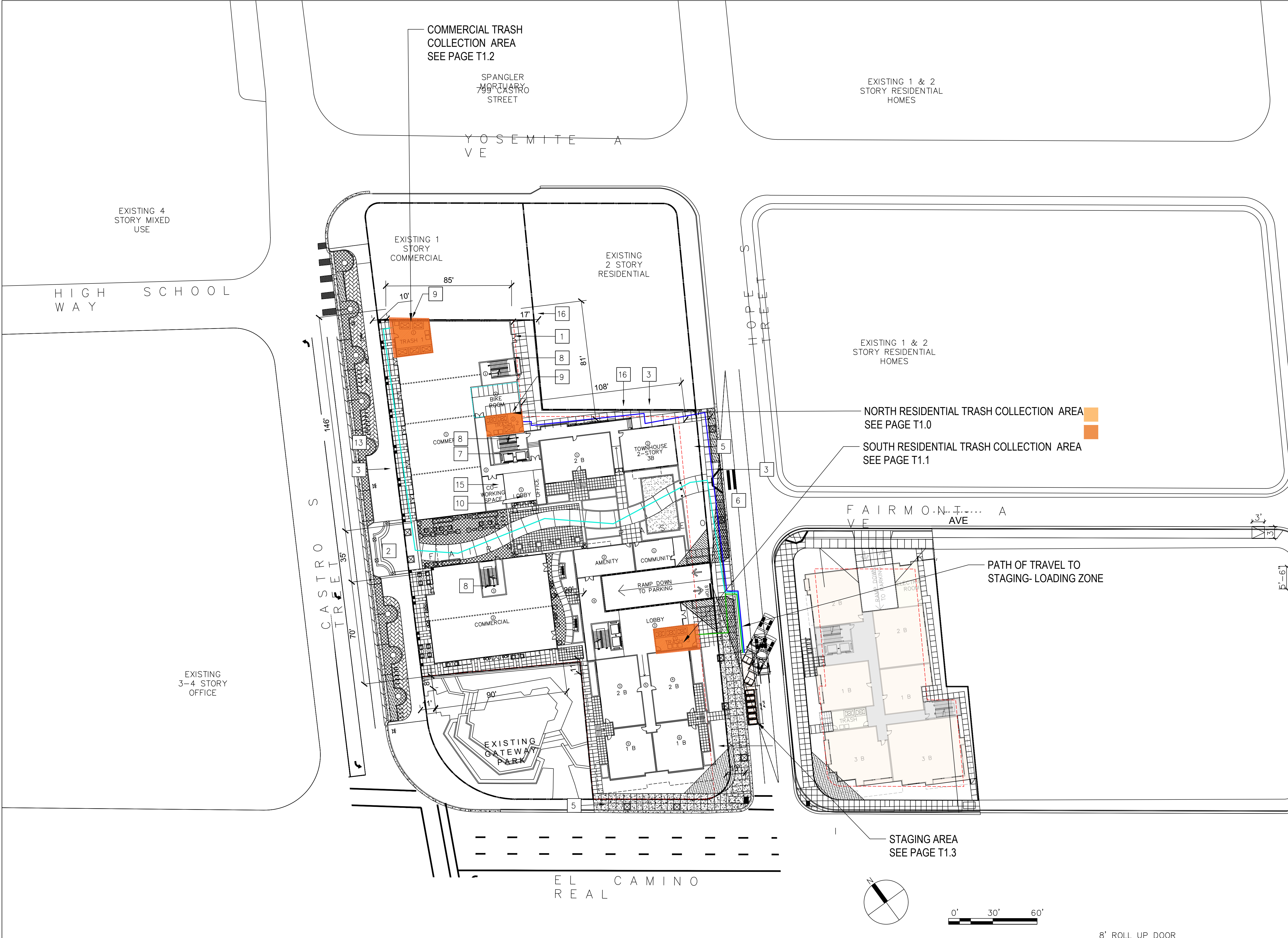
11.01.23	FORMAL PLANNING SUBMITTAL
02.01.24	FORMAL PLANNING RE-SUBMITTAL #1

PROJECT NO.	37.668	DATE	05/15/2024
DRAWN BY	PK	SCALE	1/32"=1'-0"
CHECKED BY			

SITE PLAN

T-1

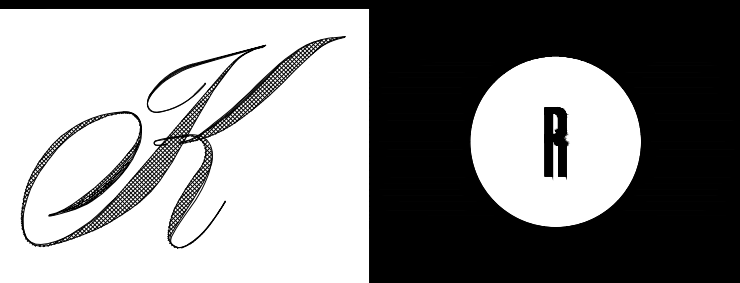
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**CASTRO
COMMONS
SITE 1**

MIXED -USE
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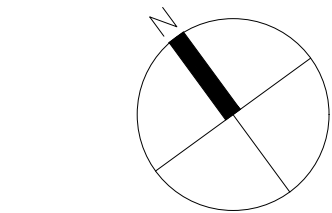
11.01.23	FORMAL PLANNING SUBMITTAL
02.01.24	FORMAL PLANNING RE-SUBMITTAL #1

PROJECT NO.	37.668	DATE	05/15/2024
DRAWN BY	PK	SCALE	1/32"=1'-0"
CHECKED BY			

LEVEL 2

T-2

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0' 30' 60'

8' ROLL UP DOOR