



ECR AND CASTRO STREET INTERSECTION

GREYSTAR

749 W EL CAMINO REAL

MOUNTAIN VIEW, CALIFORNIA

PUBLIC HEARING SET

08/01/2025





ECR & LANE AVE INTERSECTION

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CASTRO STREET & VICTOR WAY INTERSECTION

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BIRD'S EYE FROM LANE AVE AND VICTOR WAY

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08/01/2025



749 W EL CAMINO REAL

MOUNTAIN VIEW, CALIFORNIA



STUDIO
T SQUARE

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: Planning
: Urban Design

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GREYSTAR

749 W EL CAMINO REAL
MOUNTAIN VIEW, CA 94040

PUBLIC HEARING SET

Sheet Title:

PROJECT INDEX

Job No. 19063
Date: 08/01/2025
Scale:

Sheet No:

G-001

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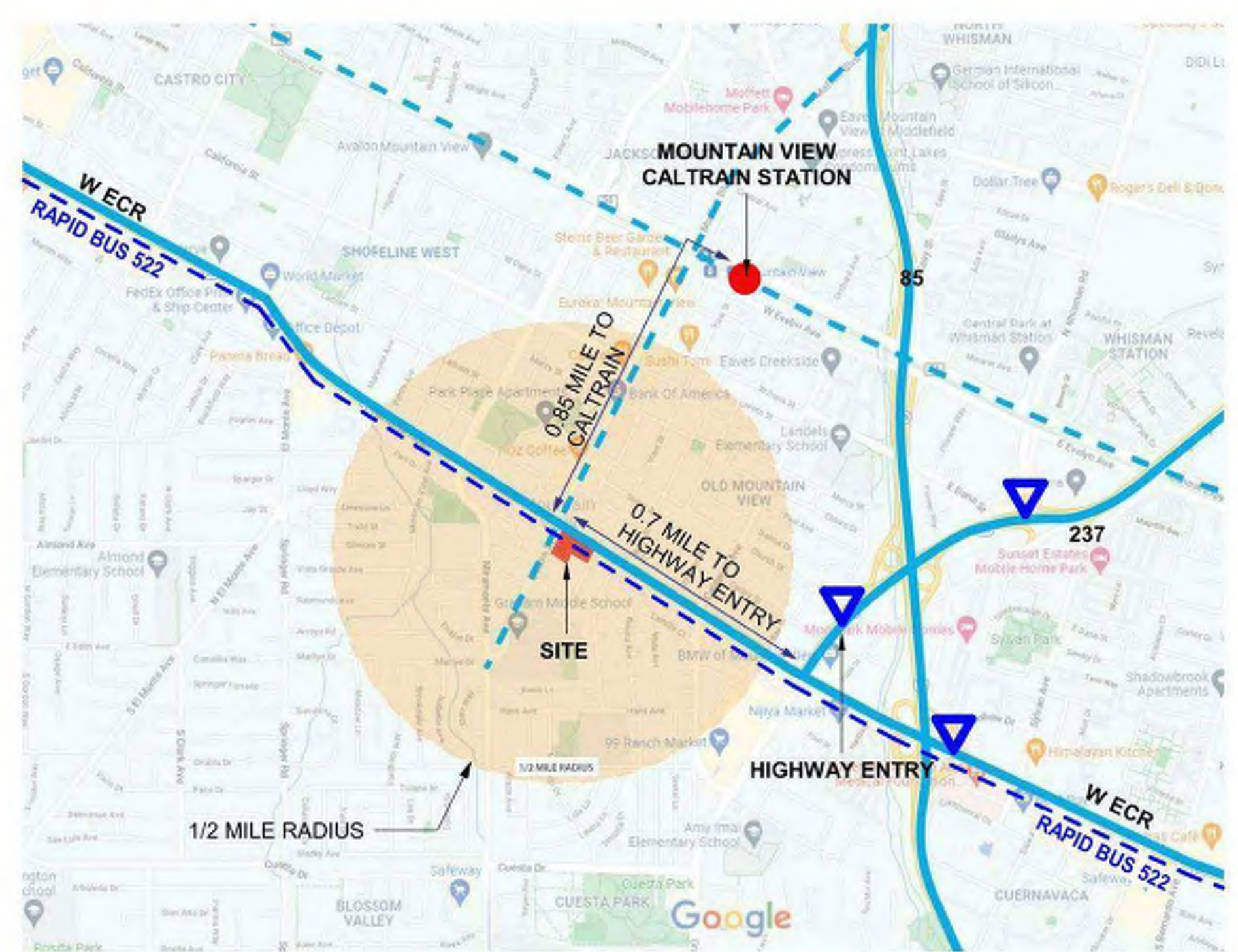
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GREYSTAR

749 W EL CAMINO REAL
MOUNTAIN VIEW, CA 94040
PUBLIC HEARING SET

PROJECT SUMMARY

FLOOR	RESIDENTIAL			RESIDENTIAL COMMON AREAS					COMMERCIAL			GARAGE					TOTAL	
	UNIT (COUNTS)	NRSF	INSET BALCONY	CIRCULATION	BOH ¹	LEASING OFFICE	LOBBY ²	AMENITY ³	RETAIL	FOOD & BEVERAGE	CHASE BANK	CHASE BANK	RETAIL	LEASING	BIKE STORAGE	RETAIL TRASH	OTHER	
LEVEL 1	5	3608 SF		2371 SF	5936 SF	1899 SF	3986 SF	3601 SF	7655 SF	3175 SF	4771 SF	19008 SF	28818 SF	4384 SF	164 SF	761 SF	1586 SF	91723 SF
LEVEL 2	56	50750 SF	1111 SF	9220 SF	790 SF			6099 SF			3712 SF						2359 SF	74040 SF
LEVEL 3	59	52203 SF	1189 SF	7975 SF	806 SF			1481 SF										63652 SF
LEVEL 4	65	56018 SF	1235 SF	7931 SF	809 SF													65993 SF
LEVEL 5	57	47995 SF	891 SF	7752 SF	804 SF													57442 SF
LEVEL 6	57	44389 SF	396 SF	7553 SF	809 SF													53150 SF
TOTAL	299	254963 SF	4825 SF	42802 SF	9954 SF	1899 SF	3986 SF	11180 SF	7655 SF	3175 SF	8483 SF				54720 SF			406001 SF
DENSITY	299 UNITS / 3.05 ACRE LOT AREA = 98 UNITS/ACRE																	

NOTE

- BOH** INCLUDES AREA OF ELEC RM, RESIDENTIAL TRASH RM, LOADING AREAS, FIRE PUMP RM, COMMAND HEAD RM, WATER SERVICE RM, POOL RM, AND ANY ROOMS RESERVED FOR BACK OF HOUSE SERVICES.
- LOBBY** INCLUDES AREA OF ELEVATOR LOBBY, MOVE-IN LOBBIES, AND MAIL ROOM ON LEVEL 1.
- AMENITY** INCLUDES AREA OF BIKE STORAGE ON LEVEL P1 & P2, PET SPA ON LEVEL P1, RESIDENT LOUNGE AND BIKE LOUNGE ON LEVEL 1, AND CLUBROOM, RESTROOM, FITNESS AND LOUNGE ON LEVEL 2 & 3.

PARKING SUMMARY

COMMERCIAL PARKING (GROUND LEVEL)

USES	SF	QTY	PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED
BANK	8483 SF	2 ATMS	1 PER 300 SF + 1 SPACE PER ATM	31	40
RETAIL	7655 SF		4 PER 1,000 SF	31	32
RESTAURANT (F&B)	3175 SF		10 PER 1,000 SF	32	32
LEASING OFFICE	1899 SF		FOR RESIDENTIAL ACCESSORY USE	0	7
OUTDOOR SEATING		10 SEATS	1 PER 2.5 SEATS	4	4
TOTAL	21212 SF			98	115

RESIDENTIAL PARKING (BELOW GRADE LEVELS)

P1 LEVEL : 158 STALLS PROVIDED (FOR RESIDENTIAL & GUESTS)
P2 LEVEL : 186 STALLS PROVIDED (FOR RESIDENTIAL)
TOTAL RESIDENTIAL PARKING : +/- 344 PROVIDED > 340 REQUIRED
(NOTE: SEE SHEET A-190 FOR PARKING LAYOUT AND REQUIREMENT OVERVIEW)

UNIT MIX

UNIT DESCRIPTION	QUANTITY	MIX	AVG. AREA
STUDIO	38	12.7%	453 SF
1 BEDROOM	146	48.8%	747 SF
1 BEDROOM + DEN	46	15.4%	913 SF
2 BEDROOM	55	18.4%	1177 SF
2 BEDROOM + DEN	7	2.3%	1486 SF
3 BEDROOM	7	2.3%	1646 SF
	299	100.0%	

UNIT TYPE

UNIT TYPE	DESCRIPTION	QUANTITY	NRSF	AVG NRSF PER UNIT
UNIT S	STUDIO	38	17229 SF	453 SF
UNIT 1A	1 BEDROOM	59	47046 SF	797 SF
UNIT 1A.1	1 BEDROOM	9	6947 SF	772 SF
UNIT 1A.2	1 BEDROOM	1	1010 SF	1010 SF
UNIT 1A.3	1 BEDROOM	1	1080 SF	1080 SF
UNIT 1B	1 BEDROOM + DEN	46	41989 SF	913 SF
UNIT 1C	1 BEDROOM	18	12301 SF	683 SF
UNIT 1D	1 BEDROOM	3	2566 SF	855 SF
UNIT 1E	1 BEDROOM	1	879 SF	879 SF
UNIT 1J	1 BEDROOM	40	27517 SF	688 SF
UNIT 1F	1 BEDROOM	5	2965 SF	593 SF
UNIT 1K	1 BEDROOM	5	4280 SF	856 SF
UNIT 1L	1 BEDROOM	4	2509 SF	627 SF
UNIT 2A	2 BEDROOM	9	11083 SF	1231 SF
UNIT 2A.1	2 BEDROOM	2	2530 SF	1265 SF
UNIT 2B	2 BEDROOM + DEN	7	10403 SF	1486 SF
UNIT 2C	2 BEDROOM	15	16712 SF	1114 SF
UNIT 2D	2 BEDROOM	4	4793 SF	1198 SF
UNIT 2E	2 BEDROOM	8	9934 SF	1242 SF
UNIT 2F	2 BEDROOM	5	6395 SF	1279 SF
UNIT 2G	2 BEDROOM	4	4257 SF	1064 SF
UNIT 2H	2 BEDROOM	5	5199 SF	1040 SF
UNIT 2J	2 BEDROOM	3	3820 SF	1273 SF
UNIT 3A	3 BEDROOM	1	1627 SF	1627 SF
UNIT 3B	3 BEDROOM	3	4421 SF	1474 SF
UNIT 3C	3 BEDROOM	3	5471 SF	1824 SF
		299	254963 SF	853 SF

GROSS BUILDING AREA

Level P2	92276 SF	Level 1	91723 SF
Level P1	91491 SF	Level 2	74040 SF
Sub P2-P1	183766 SF	Level 3	63652 SF
		Level 4	65993 SF
		Level 5	57442 SF
		Level 6	53150 SF
		Sub L1-L6	406001 SF
		Total P2-L6	589767 SF

AMENITY AREA

Level P2	BIKE STORAGE	1916 SF
Level P1	BIKE STORAGE	1823 SF
Level P1	PET SPA	360 SF
Level 1	BIKE LOUNGE	1546 SF
Level 1	RESIDENT LOUNGE	2055 SF
Level 2	CLUBROOM	2910 SF
Level 2	FITNESS	2048 SF
Level 2	RESTROOM	1140 SF
Level 3	LOUNGE	1481 SF
		15279 SF

PERSONAL STORAGE

164 CUBIC FEET	Level P2	156
164 CUBIC FEET	Level P1	142
VOLUME PER STORAGE UNIT: 168 CU FT PROVIDED; 164 CU FT REQUIRED		
TOTAL STORAGE UNITS: 299 = 299 REQUIRED (1 UNIT PER RES. UNIT)		

BIKE PARKING

LONG TERM BIKE PARKING			
BIKE RACK	Level 1	3	COMMERCIAL
BIKE RACK	Level P2	43	RESIDENTIAL
BIKE RACK	Level P1	30	RESIDENTIAL
BIKE RACK	Level 1	26	RESIDENTIAL
* EACH BIKE RACK PROVIDES 4 BIKE PARKING			
TOTAL RESIDENTIAL CLASS I BIKE PARKING: 412 > 329 REQUIRED			
TOTAL COMMERCIAL CLASS I BIKE PARKING: 12 > 7 REQUIRED			
SHORT TERM BIKE PARKING (SEE L-1 FOR LOCATIONS)			
RESIDENTIAL: 30 = 30 REQUIRED			
COMMERCIAL: 4 = 4 REQUIRED			

BMR UNITS SUMMARY

LEVEL	UNIT TYPE	BED	AMI %	APPX SIZE
Level 1	UNIT 1A	1 BEDROOM	Low-Income (80% AMI)	724 SF
Level 2	UNIT 1B	1 BEDROOM + DEN	Low-Income (80% AMI)	881 SF
Level 2	UNIT 1C	1 BEDROOM	Very Low-Income (50% AMI)	675 SF
Level 2	UNIT 1C	1 BEDROOM	Very Low-Income (50% AMI)	693 SF
Level 2	UNIT 1A	1 BEDROOM	Very Low-Income (50% AMI)	814 SF
Level 2	UNIT 1E	1 BEDROOM	Very Low-Income (50% AMI)	879 SF
Level 2	UNIT 1A.3	1 BEDROOM	Very Low-Income (50% AMI)	1080 SF
Level 2	UNIT 1B	1 BEDROOM + DEN	Very Low-Income (50% AMI)	855 SF
Level 2	UNIT 2C	2 BEDROOM	Very Low-Income (50% AMI)	1115 SF
Level 2	UNIT 2C	2 BEDROOM	Very Low-Income (50% AMI)	1119 SF
Level 2	UNIT 2H	2 BEDROOM	Very Low-Income (50% AMI)	1055 SF
Level 2	UNIT 2J	2 BEDROOM + DEN	Very Low-Income (50% AMI)	1273 SF
Level 2	UNIT 3C	3 BEDROOM	Very Low-Income (50% AMI)	1824 SF
Level 3	UNIT 1C	1 BEDROOM	Very Low-Income (50% AMI)	675 SF
Level 3	UNIT 1C	1 BEDROOM	Very Low-Income (50% AMI)	693 SF
Level 3	UNIT 1J	1 BEDROOM	Very Low-Income (50% AMI)	673 SF
Level 3	UNIT 1C	1 BEDROOM	Very Low-Income (50% AMI)	701 SF
Level 3	UNIT 1C	1 BEDROOM	Very Low-Income (50% AMI)	665 SF
Level 3	UNIT 1B	1 BEDROOM + DEN	Very Low-Income (50% AMI)	880 SF
Level 3	UNIT 1B	1 BEDROOM + DEN	Very Low-Income (50% AMI)	986 SF
Level 3	UNIT 2C	2 BEDROOM	Very Low-Income (50% AMI)	1114 SF
Level 3	UNIT 2H	2 BEDROOM	Very Low-Income (50% AMI)	1055 SF
Level 3	UNIT 2C	2 BEDROOM	Very Low-Income (50% AMI)	1114 SF
Level 3	UNIT S	STUDIO	Very Low-Income (50% AMI)	688 SF
Level 3	UNIT S	STUDIO	Very Low-Income (50% AMI)	687 SF
Level 4	UNIT 1C	1 BEDROOM	Very Low-Income (50% AMI)	675 SF
Level 4	UNIT 1C	1 BEDROOM	Very Low-Income (50% AMI)	693 SF
Level 4	UNIT 1C	1 BEDROOM	Very Low-Income (50% AMI)	701 SF
Level 4	UNIT 1C	1 BEDROOM	Very Low-Income (50% AMI)	665 SF
Level 4	UNIT 1J	1 BEDROOM	Very Low-Income (50% AMI)	673 SF
Level 4	UNIT 1B	1 BEDROOM + DEN	Very Low-Income (50% AMI)	865 SF
Level 4	UNIT S	STUDIO	Very Low-Income (50% AMI)	688 SF
Level 4	UNIT S	STUDIO	Very Low-Income (50% AMI)	688 SF

NOTE: SEE SHEETS A-100 THROUGH A-160 FOR BMR UNIT ALLOCATION.

PRIVATE OPEN SPACE

Level 2	INSET BALCONY	15	1111 SF
Level 3	INSET BALCONY	17	1189 SF
Level 4	INSET BALCONY	18	1235 SF
Level 5	INSET BALCONY	13	891 SF
Level 6	INSET BALCONY	8	398 SF
Grand total		71	4825 SF

Level 2	OPEN DECK	14	921 SF
Level 3	OPEN DECK	14	924 SF
Level 4	OPEN DECK	14	917 SF
Level 5	OPEN DECK	7	432 SF
Level 6	OPEN DECK	16	1204 SF
Grand total		65	4398 SF

TOTAL PRIVATE OPEN SPACE
4,825 SF + 4,398 SF = 9,223 SF
AVG PRIVATE OPEN SPACE PER UNIT
9,223 SF / 299 UNITS = 30.8 SF

PROJECT INFORMATION

ADDRESS: 749 W EL CAMINO REAL, MOUNTAIN VIEW, CA 94040
ASSESSOR'S PARCEL NUMBER: 193-02-049 & 193-02-050
GENERAL PLAN DESIGNATION: MIXED USE CORRIDOR
ZONING: EL CAMINO REAL PRECISE PLAN / VILLAGE CENTER
LOT AREA: 133,293 SF / 3.05 ACRE
PROPOSED FAR*: 3.05 (406,001 PROPOSED SF / 133,293 SF LOT AREA = 3.05 FAR)
PROPOSED USE: MIXED-USE
CONSTRUCTION TYPE: TYPE IA (1 LEVEL AT GRADE, 2 LEVEL SUBTERRANEAN)
TYPE IIIA (5 LEVELS ABOVE TYPE IA)

PROJECT DESCRIPTION

The 749 W El Camino Real project envisions a community-enhancing residential mixed-use project, incorporating a robust affordable program, vibrant commercial components, and a public plaza to encourage community gathering. Located at the intersection of El Camino Real and Castro Street, at the southern end of downtown Mountain View, the site has strong transportation linkages (Caltrain and rapid bus) to the major employment areas of the South Bay and Peninsula. The project location is well served by schools, recreational areas and shopping.

While respecting the fabric of the existing neighborhood, this project will make a significant contribution to critically needed market-rate and affordable housing in Mountain View and to the overall region. The site is within the Mountain View El Camino Real Precise Plan and designated as a Village Center with the vision to create a higher intensity and mixed-use node on the important corridor of El Camino Real. The project design takes into account the special considerations of the Village Center Node and creates a wonderful place to live while promoting sustainability, walkability, local businesses, and the use of mass transit.

The design concept for the building emphasizes functionality, sustainability, and innovation. The aim is to create an efficient and functional building that respects the smaller scale of the neighborhood through massing transitions. Several sustainable and innovative systems have been proposed, including an all-electric building design, pre-wiring for significant increase in EV usage, substantial roof-mounted PV panels, thoughtful stormwater treatment with compatible landscaping, and high-quality, long-lasting building materials to minimize future maintenance and waste. The street fronting spaces have been carefully programmed and designed to best suit urban needs, such as the neighborhood-serving retail spaces along El Camino Real and the bike lounge on Castro Street, which is designed for quick bike repairs with a direct connection to the sidewalk allowing users to utilize the city's robust bike lanes with ease. The retail parking area will have electric vehicle charging stations to further support electric vehicle use. The Chase Bank design is intended to be an iconic and focal point of the public plaza. The architecture aims to balance form and function while also considering the needs of the urban environment. Overall, the goal of the project is to create buildings and spaces that enhance the urban environment while improving the quality of life for those who live, work, and play in these spaces.

An integral aspect of the building design is the activation of the building frontages at the street level. Ground floor retail, common areas, lobbies, and other amenities will be also located along El Camino Real and Castro Street, which will activate the street frontages and increase walkability. The public plaza on El Camino Real will be wrapped by ground floor commercial space, activating the street and plaza frontage with landscape features and outdoor seating to create a vibrant outdoor environment. The ground floor tenants will obtain all required permits and conform to all city requirements including requirements regarding hours of operation and noise.

The project will respectfully respond to its context and adjacent neighborhood by incorporating appropriate step backs in massing and upper-level recess. The building frontages along El Camino Real have been designed with multiple recesses to create significant massing breaks and articulations. The building frontages on Lane Avenue and Victor Way have been designed with residential scale and articulation to respect the existing neighborhood character. Standing seam metal roofs, balconies, and residential material palettes have been incorporated into facade design to create residential character.

High quality exterior materials include metal lattice, rainscreen system, aluminum storefront, metal canopy, brick veneer, standing seam metal roof, and vertical metal and glass railings, are some of the details adding to the quality of the building facades. The unique circular form and sophisticated facades of the new bank create a memorable place for the community. The project also intends to remove and reinstall the existing art pieces at the site in order to enhance the sense of place and visual interest for residents, visitors, and community members. The retail plaza also honors the existing bank building architecture by incorporating Richardsonian arches into the brick facades.

The existing VTA bus stop on El Camino Real will be retained adjacent to the site and integrated with the design of the public plaza, creating a transit friendly and sustainable community. Parking is located in the garage with one (1) level at-grade and two (2) levels below-grade. All parking is designed in such a way as to hide it from public view.

The plan provides more open space than required by city standards. In addition to the public plaza on El Camino Real, the building has generous outdoor amenity spaces on the podium courtyards and a roof deck at the top level for resident use. Several heritage trees will be preserved.

The project site consists of 3.05 acres on two legal parcels (APNs 193-02-049 and 193-02-050). The existing onsite buildings consist of a 18,302 sf Chase Bank (in operation) and a 1,487 sf restaurant (permanently closed and vacant). The project would involve a vesting preliminary parcel map to consolidate the two existing lots to remove the interior property line and to accommodate up to four commercial condominiums on one common lot to create a condominium parcel for Chase Bank, the apartment building, and potentially retail condominium units in the future.

The design will involve the phased construction of first a new Chase Bank and then a new mixed-use building behind. The existing Chase Bank will remain in operation as the new bank is constructed in front of it. After Chase relocates its operations into the new branch, the old branch will be demolished. See sheet SP-300 (phasing plan) for more details.

The proposed mixed-use building consists of 6 stories above grade and 2 stories below grade. The building is composed of 5-level Type IIIA wood frame construction over 3-level concrete Type IA construction, of one story above grade and two basement garage levels. The building is approximately 67 ft to the roof surface and 74 ft to the highest parapets. The development program consists of the following:

- Residential: 299 units with a mix of studio, 1-bedroom, 2-bedroom, and 3-bedroom residences plus 344 parking stalls on basement levels P1 and P2. 33 of the 299 units will be income-restricted to low and very low-income households.
- Commercial: 19,313 +/- square feet, including 8,483 +/- square feet of the new Chase Bank, with 115 parking stalls on ground level 1
- Publicly accessible plaza on El Camino Real

The project incorporates a robust affordable housing program, exceeding Mountain View's minimum requirements both in total number and the level of affordability. These units will be appropriately dispersed throughout the project with access to the same amenities, a comparable mix of units, and comparable fixtures to the market rate units. These homes will provide essential housing for the City to achieve its state housing goals and will help to ensure housing for all income levels in Mountain View.

OUTDOOR AREA SUMMARY

NOTE: SEE A-610 FOR OUTDOOR AREA CALCULATION DIAGRAM

Level 1	SETBACK	COMMON USABLE OUTDOOR SPACE	5141 SF
Level 1	SETBACK	COMMON USABLE OUTDOOR SPACE	7140 SF
Level 1	SETBACK	COMMON USABLE OUTDOOR SPACE	2951 SF
Level 1	PLAZA	COMMON USABLE OUTDOOR SPACE	15371 SF
Level 1	SETBACK	COMMON USABLE OUTDOOR SPACE	411 SF
Level 1	SETBACK	COMMON USABLE OUTDOOR SPACE	1058 SF
Level 1	SETBACK	COMMON USABLE OUTDOOR SPACE	328 SF
Level 1	SETBACK	COMMON USABLE OUTDOOR SPACE	541 SF
Level 2	COURTYARD	COMMON USABLE OUTDOOR SPACE	21690 SF
ROOF	ROOF DECK	COMMON USABLE OUTDOOR SPACE	5149 SF
Grand total			59779 SF

Level 1	DRIVEWAY	NON USABLE OUTDOOR SPACE	778 SF
Level 1	SERVICE ALLEY	NON USABLE OUTDOOR SPACE	2075 SF
Level 1	DRIVEWAY	NON USABLE OUTDOOR SPACE	1266 SF
Level 1	DRIVEWAY	NON USABLE OUTDOOR SPACE	349 SF
Level 1	SERVICE	NON USABLE OUTDOOR SPACE	2264 SF
Level 1	SERVICE	NON USABLE OUTDOOR SPACE	241 SF
Grand total			6973 SF

OPEN AREA REQUIREMENT
• MIN. OPEN AREA 40%
• MAX. PAVEMENT COVERAGE 25%
60,012 SF / 133,293 SF = 45 % > 40% MIN.

COMMON USABLE OPEN AREA REQUIREMENT
• MIN. 175 SF PER UNIT REQUIRED.
60,012 SF / 299 UNITS = 200 SF PER UNIT > 175 SF MIN.

PAVEMENT COVERAGE REQUIREMENT
• MAX. 25% OF LOT AREA
5,882 SF / 133,293 SF = 4.5 % < 25%.

Sheet Title:

PROJECT SUMMARY

Job No. 19063
Date: 08/01/2025
Scale: 12" = 1'-0"

Sheet No:

G-100



1. APARTMENT @ CASTRO ST & ECR INTERSECTION



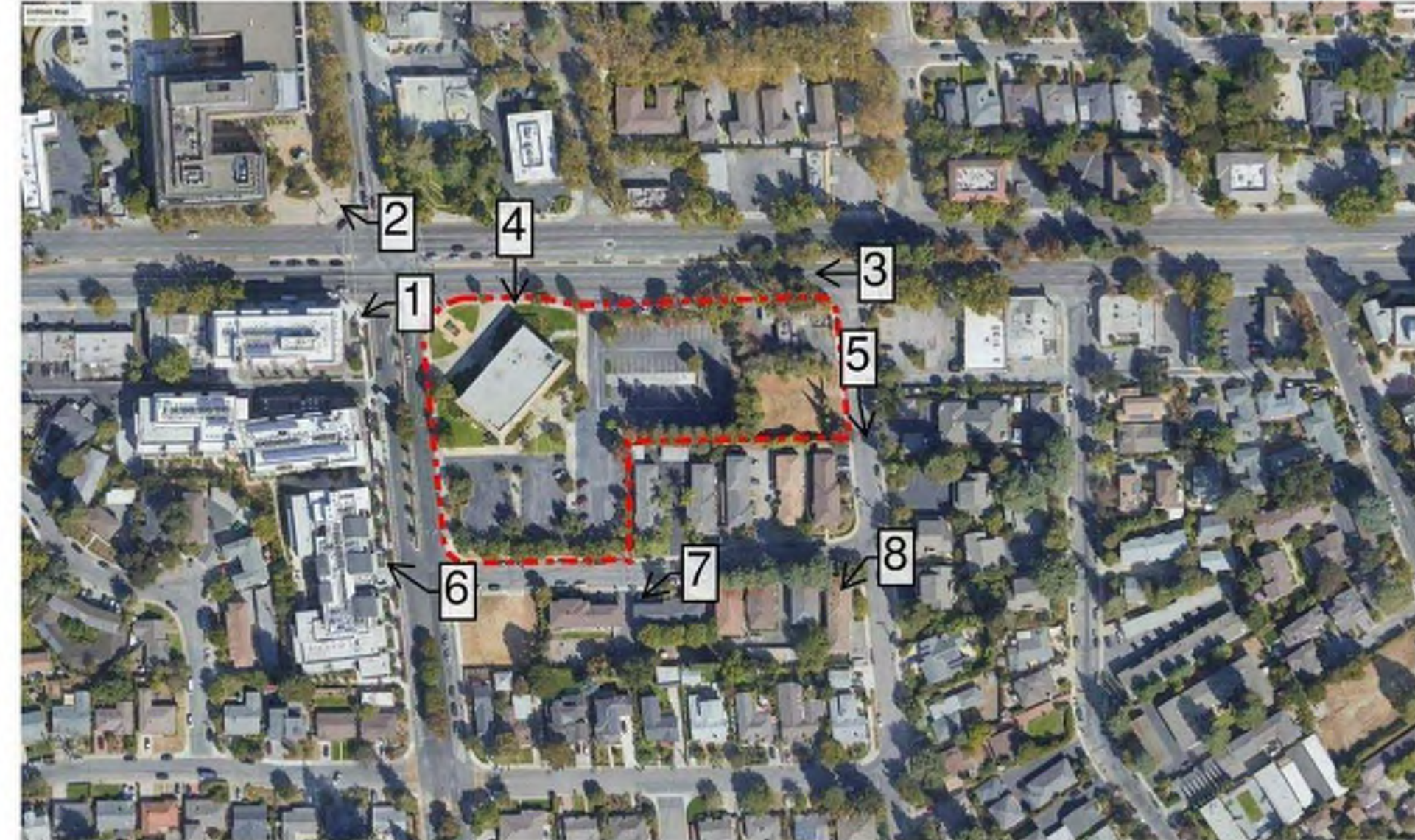
2. OFFICE ACROSS ECR & CASTRO ST INTERSECTION



3. EL CAMINO REAL (ECR)



4. CHASE BANK VIEW FROM ECR



SITE CONTEXT MAP



5. RESIDENTIAL NEIGHBORS ON LANE AVE



6. APARTMENT ACROSS CASTRO ST



7. RESIDENTIAL NEIGHBORS ON VICTOR WAY



8. RESIDENTIAL ON LANE AVE & VICTOR WAY



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GREYSTAR

749 W EL CAMINO REAL
MOUNTAIN VIEW, CA 94040

PUBLIC HEARING SET

Sheet Title:

EXISTING SITE
PHOTOS

Job No. 19063
Date: 08/01/2025
Scale:

Sheet No:

G-200





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GREYSTAR

MOUNTAIN VIEW, CA 94040

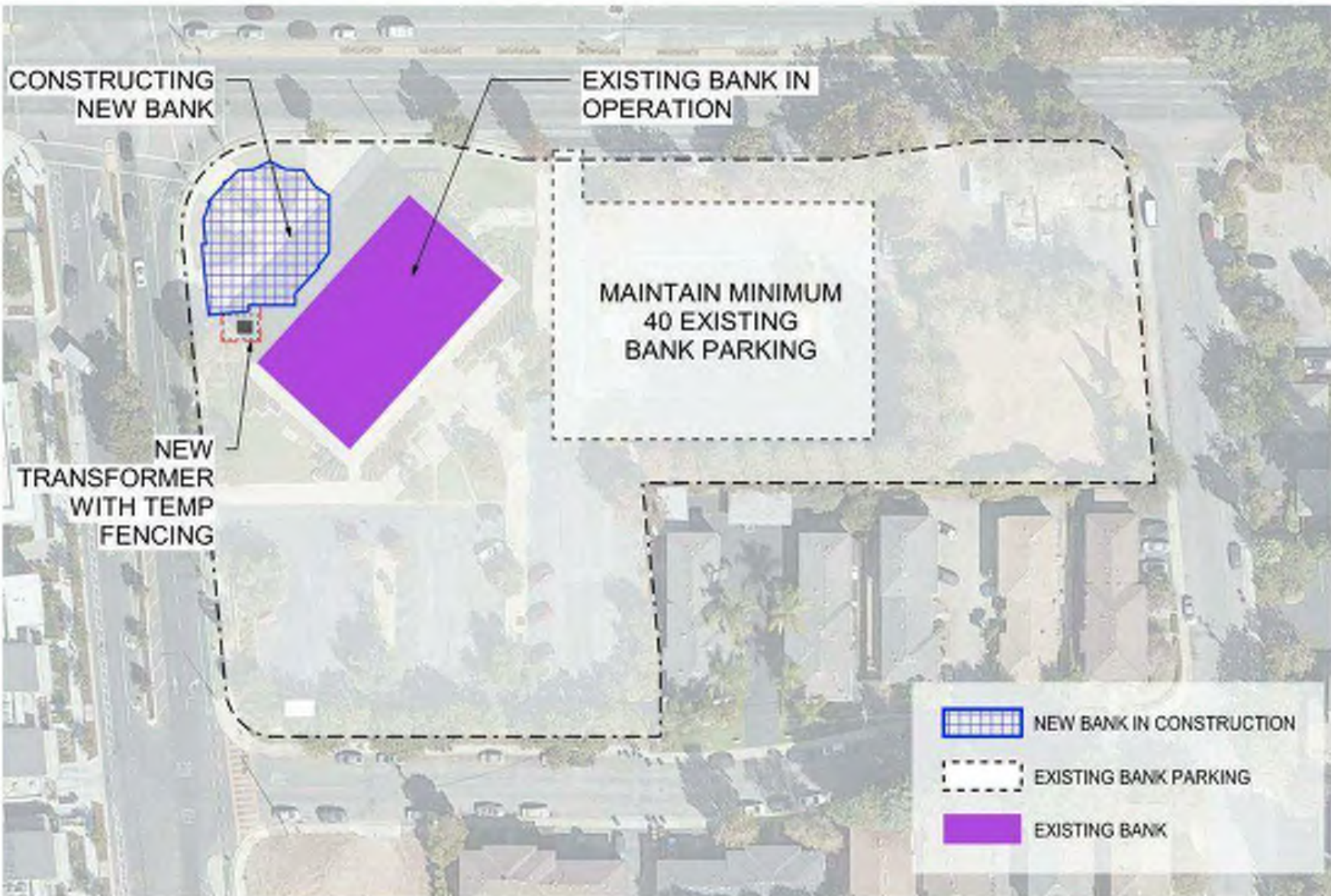
PUBLIC HEARING SET

ILLUSTRATIVE SITE PLAN

SP-200



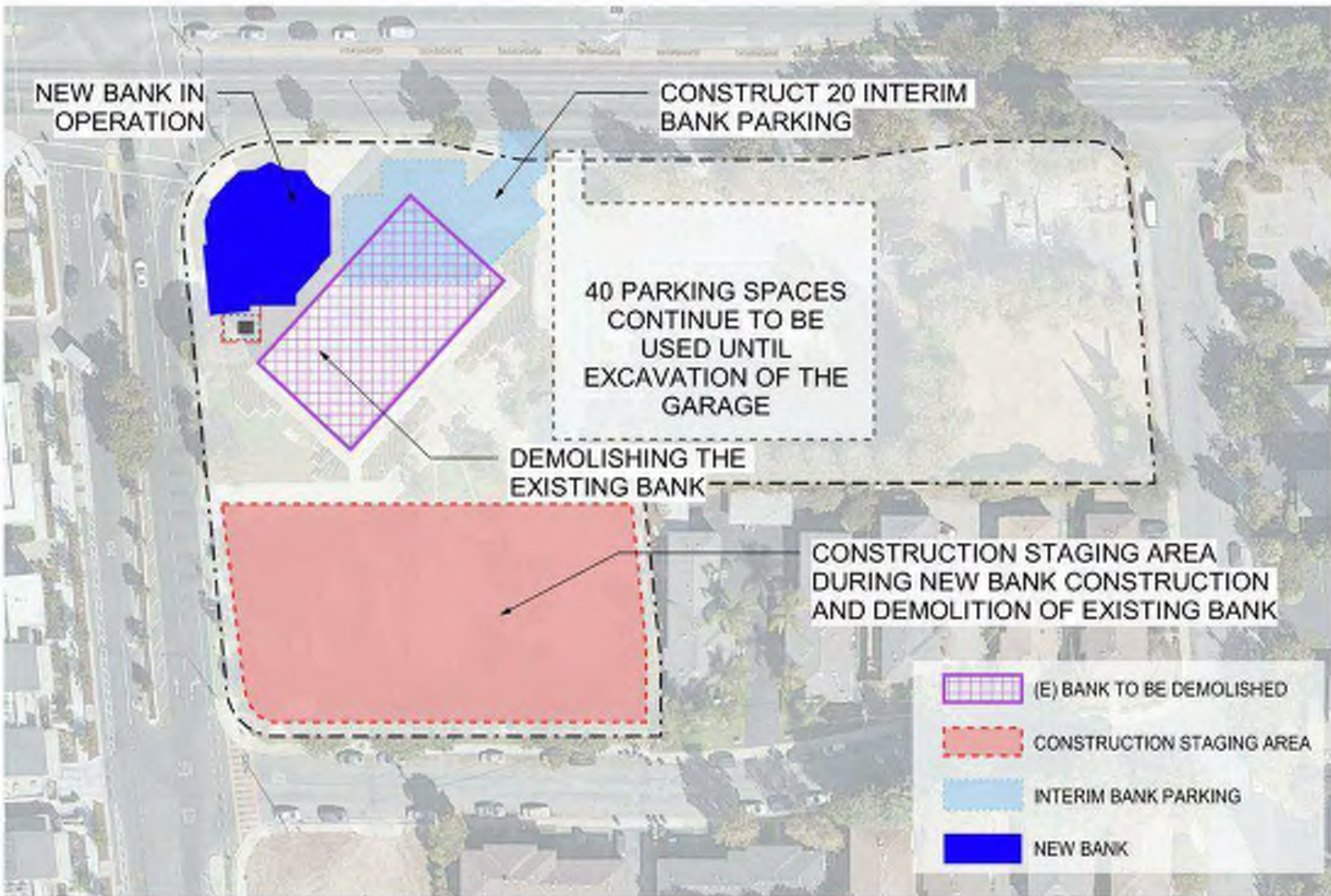
PROJECT PHASING



PHASE 1

Build a new Chase bank branch at the hard corner of the intersection of El Camino Real and Castro Street. The new bank will be constructed in the space currently occupied by old public plaza in front of the current bank branch. The new bank will be constructed with all necessary wet and dry utilities and all interior tenant improvements. A small bronze bird sculpture will be removed from the plaza and stored offsite as part of this process

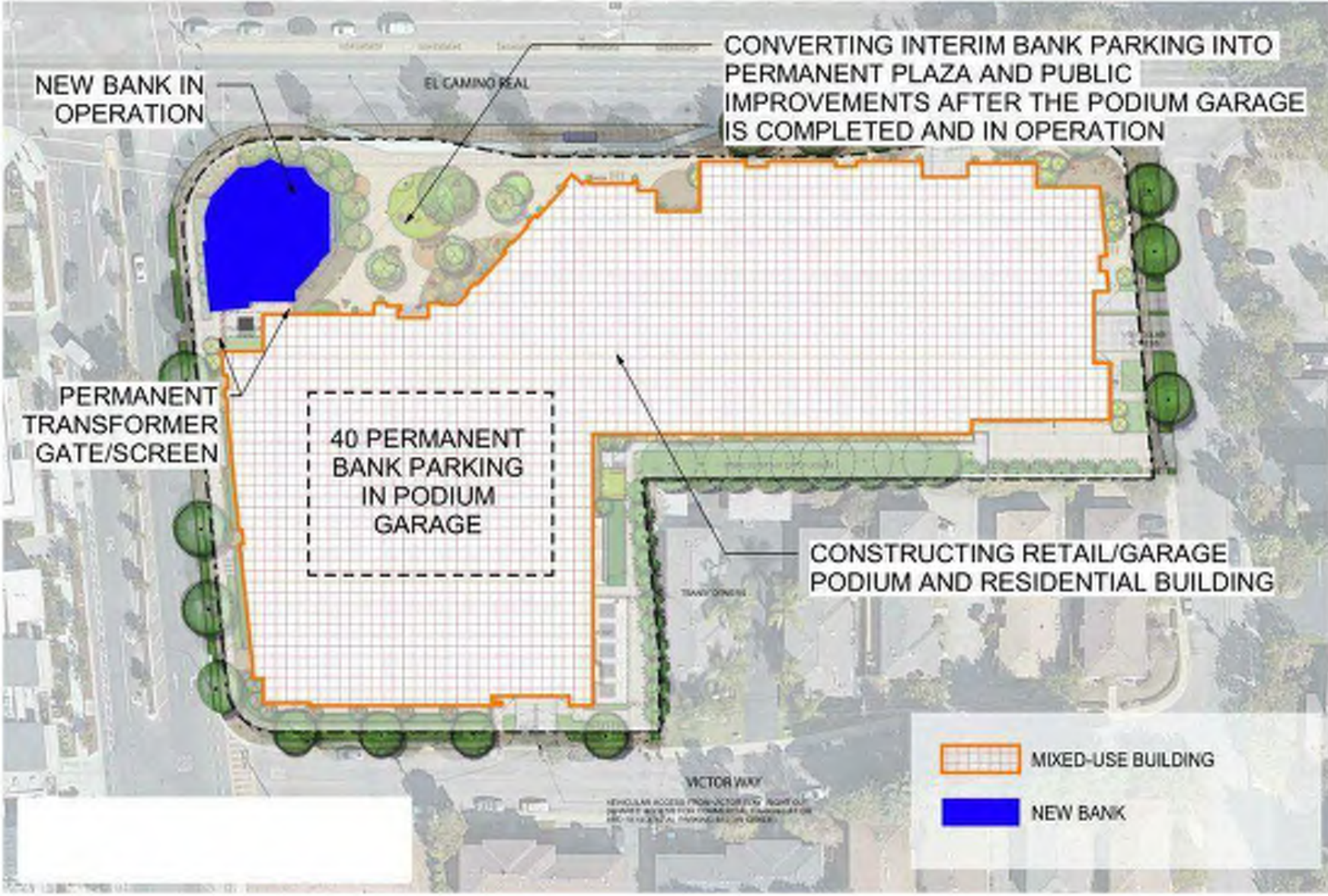
During this time, the existing bank branch will remain in operation. To facilitate construction staging and logistics, a portion of the existing parking lot will be closed, with the remainder remaining open for employees and customers to park in.



PHASE 2

After completing the new bank building Chase will move into the new facility, at the same time vacating their old structure. All art pieces would then be removed from the old structure and stored offsite. The building would then be fully demolished.

Similar to Phase 1, a portion of the current parking lot would remain closed to facilitate demolition activities and provide access for work crews. Once the current structure is fully demolished, , a temporary parking lot with 20 interim parking spaces will be built immediately adjacent to the newly opened bank branch (see light blue shape).



PHASE 3

Construct the 6-story multifamily residential building on the rest of the site. Once the on-grade garage is completed and opened to the public, convert the interim bank parking lot into the permanent plaza (as required in the ECR precise plan). All art pieces that were previously removed would be returned to the site and reinstalled.

VESTING PRELIMINARY PARCEL MAP FOR COMMERCIAL CONDOMINIUM PURPOSES

ABBREVIATIONS	
CMV	CITY OF MOUNTAIN VIEW
DWY	DRIVEWAY
L	LENGTH
LS	LANDSCAPE
MH	MANHOLE
MIN	MINIMUM
R	RADIUS
SW	SIDEWALK
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT

LEGEND	
---	PROPERTY LINE
---	LOT LINE
---	STREET CENTER LINE
---	EASEMENT
---	CURB & GUTTER
---	UNDERGROUND GARAGE WALL
---	SHORING WALL
○	EXISTING TREE TO REMAIN
●	FOUND MONUMENT PER PARCEL MAP (385 M 32-33) UNLESS OTHERWISE NOTED
⏏	TRANSFORMER
▢	VTA BUS SHELTER
▢	BIORETENTION BASIN
▢	FLOW THROUGH PLANTER

PROJECT DATA

- OWNER(S): METROPOLITAN LIFE INSURANCE COMPANY, A NEW YORK CORPORATION
425 MARKET ST #1050
SAN FRANCISCO, CA 94105
CONTACT: LELAND LOW
- DEVELOPER: GREYSTAR DEVELOPMENT
450 SANSOME ST, SUITE 500
SAN FRANCISCO, CA 94111
CONTACT: TYLER EVJE
- CIVIL ENGINEER: BKF ENGINEERS
1730 N. FIRST STREET, SUITE 600
SAN JOSE, CA 95112
CONTACT: ISAAC KONTOROVSKY
(408) 467-9100
- PROPERTY: PARCELS ONE AND TWO, AS SHOWN ON PARCEL MAP FILED DECEMBER 21, 1976 IN BOOK 385 OF MAPS, AT PAGES 32 AND 33, SANTA CLARA COUNTY RECORDS.
- ASSESSORS PARCEL NO.: 193-02-049 & 193-02-050
- ZONING: P38
(PLANNED COMMUNITY/EL CAMINO PRECISE PLAN)
- EXISTING USE: BANK AND PARKING LOT
- GENERAL USE: MIXED USE CORRIDOR
- PROPOSED USE: MIXED-USE
- GROSS AREA: 3.06 ACRES±
- NUMBER OF LOTS: 1 LOT
- NUMBER OF UNITS: UP TO FOUR UNITS
- UTILITIES:
A. WATER: CITY OF MOUNTAIN VIEW
B. SANITARY SEWER: CITY OF MOUNTAIN VIEW
C. STORM DRAIN: CITY OF MOUNTAIN VIEW
D. GAS/ELECTRIC: PACIFIC GAS & ELECTRIC
E. TELEPHONE: AT&T
F. CABLE TV: COMCAST
- BENCH MARK: CITY OF MOUNTAIN VIEW BENCHMARK IV-24; BRONZE DISK STAMPED "IB-24" SET IN THE TOP OF CURB AT THE WESTERLY CORNER OF CASTRO STREET AND EL CAMINO REAL, APPROXIMATELY 100 FEET WEST OF THE WESTERLY R/W OF CASTRO STREET. ELEVATION=104.761 FEET (NAVD 88)
- FLOODZONE: THIS PROPERTY IS LOCATED WITHIN ZONE X AS SHOWN IN FLOOD INSURANCE RATE MAP NO. 06059C0284J, EFFECTIVE DATE OF DECEMBER 3, 2009
- LOT SIZE: PARCEL A = 133,311 SF± (3.06 AC±)

GENERAL NOTES

- REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION, INCLUDING BUT NOT LIMITED TO THE EXISTING CONTOURS ON SHEET C1.0 AND PROPOSED MODIFICATION TO THE GRADING OF LAND ON SHEET C3.0.



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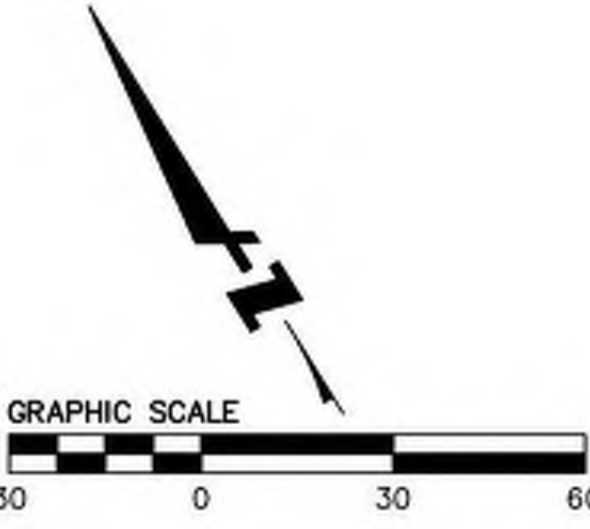
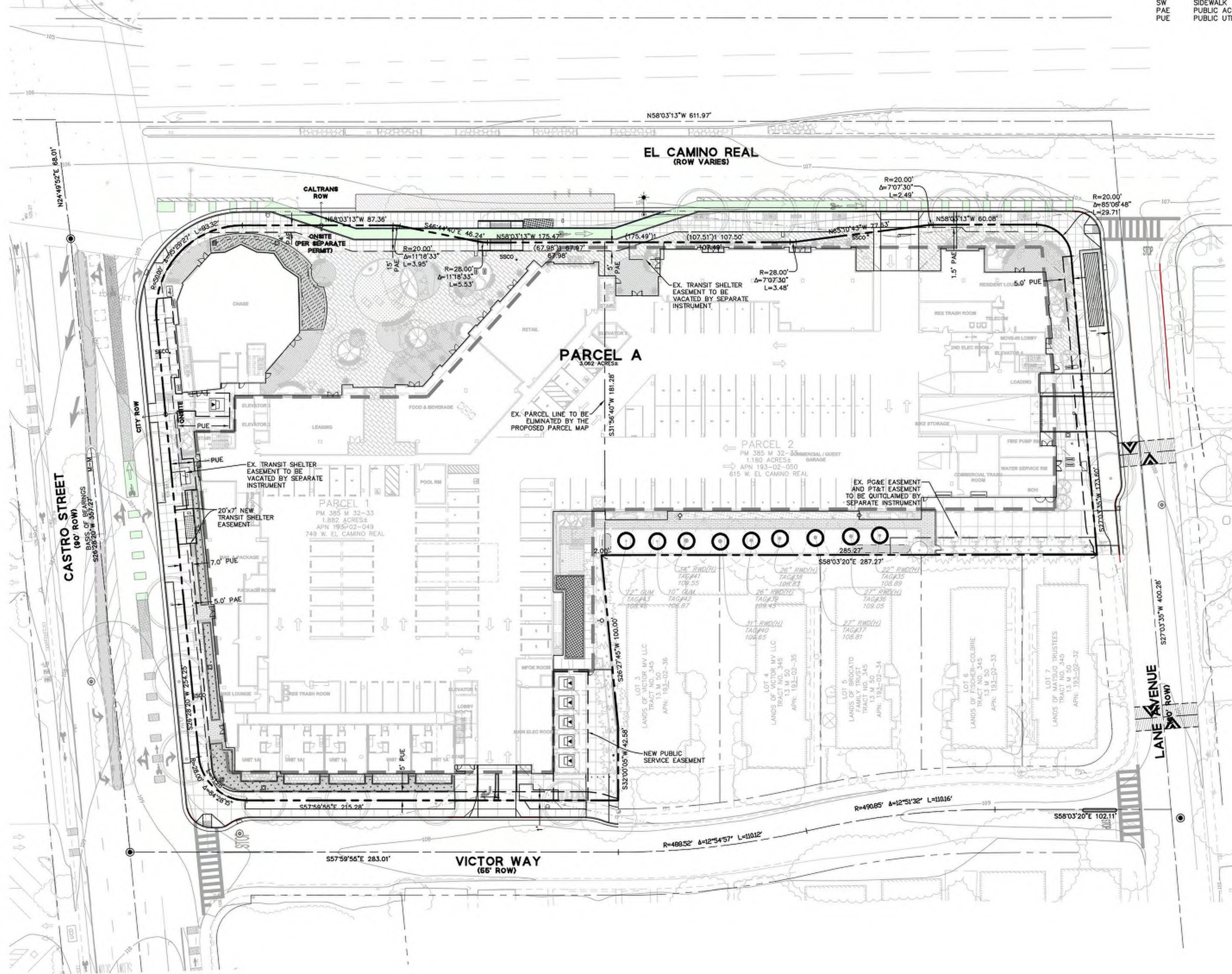


749 W EL CAMINO REAL
MOUNTAIN VIEW, CA 94040

PUBLIC HEARING SET

Sheet Title:
**VESTING
PRELIMINARY
PARCEL MAP**
Job No. 19063
Date: 08/01/2025
Scale: AS SHOWN
Drawn By: RM

Sheet No:
TM1.0





LEGEND

- PROPERTY LINE
- LOT LINE
- STREET CENTER LINE
- EASEMENT
- CURB & GUTTER
- TREE TO REMAIN
- TREE TO BE REMOVED

- SURVEY NOTES**
- ALL DISTANCES AND DIMENSIONS ARE SHEET IN FEET AND DECIMALS THEREOF.
 - BENCHMARK CITY OF MOUNTAIN VIEW BM IV-24 BRONZE DISK STAMPED "18-24" SET IN THE TOP OF CURB AT THE WESTERLY CORNER OF CASTRO STREET AND EL CAMINO REAL, APPROXIMATELY 100 FEET WEST OF THE WESTERLY R/W OF CASTRO STREET. ELEVATION=104.761 FEET (NAVD88).
 - BASIS OF BEARING THE BEARING NORTH 28°28'20" EAST OF THE MONUMENT LINE OF CASTRO STREET, BETWEEN FOUND, MONUMENTS, WAS TAKEN AS THE BASIS OF BEARINGS.
 - BOUNDARY NOTE THE PARCEL LINES ARE SHOWN HEREON ARE THE RESULT OF A BOUNDARY SURVEY MADE IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS ACT.
 - TITLE REPORTS USED FOR THIS SURVEY INCLUDE: FIRST AMERICAN TITLE INSURANCE COMPANY; ORDER NUMBER NCS-799718-SM DATED FEBRUARY 7, 2020
 - AERIAL SURVEY SHOWN ON SCREENED BACKGROUND

ABBREVIATIONS

AD	AREA DRAIN
BFP	BACK FLOW PREVENTER
BW	BACK OF WALK
CB	CATCH BASIN
EV	ELECTRICAL VAULT
PH	FIRE HYDRANT
G	GAS
IRR	IRRIGATION
LC	LIP OF CUTTER
MH	MANHOLE
MIN	MINIMUM
SD	STORM DRAIN
SDCO	STORM DRAIN CLEAN OUT
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
TC	TOP OF CURB
WM	WATER METER
WV	WATER VALVE



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MOUNTAIN VIEW, CA 94040

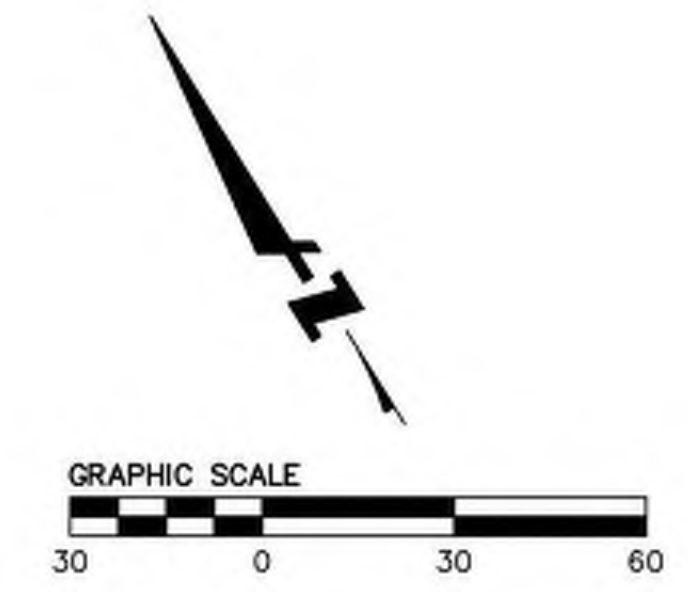
PUBLIC HEARING SET

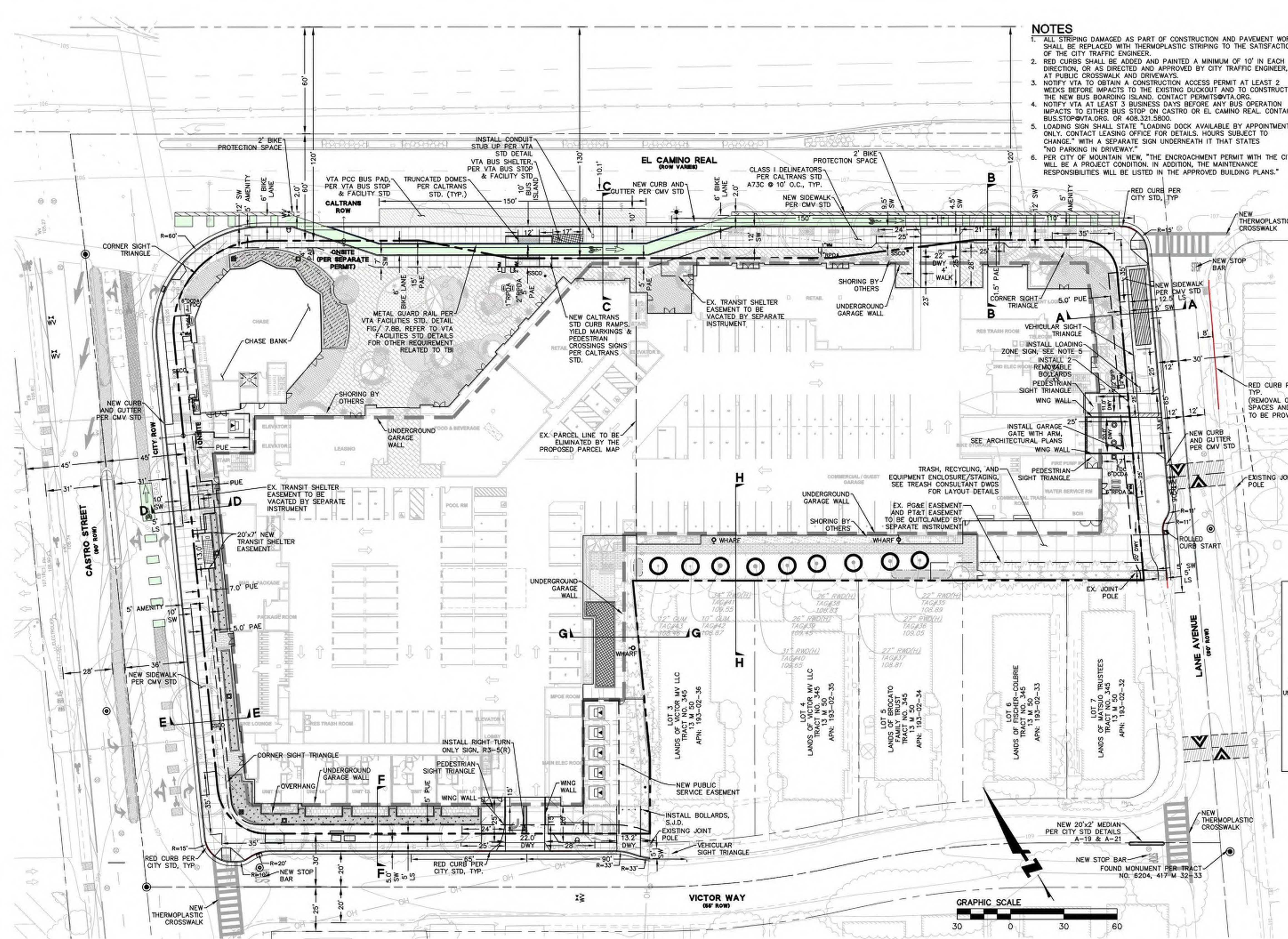
Sheet Title:
EXISTING CONDITIONS AND TREE DISPOSITION

Job No. 19063
Date: 08/01/2025
Scale: AS SHOWN
Drawn By: RM

Sheet No:

C1.0





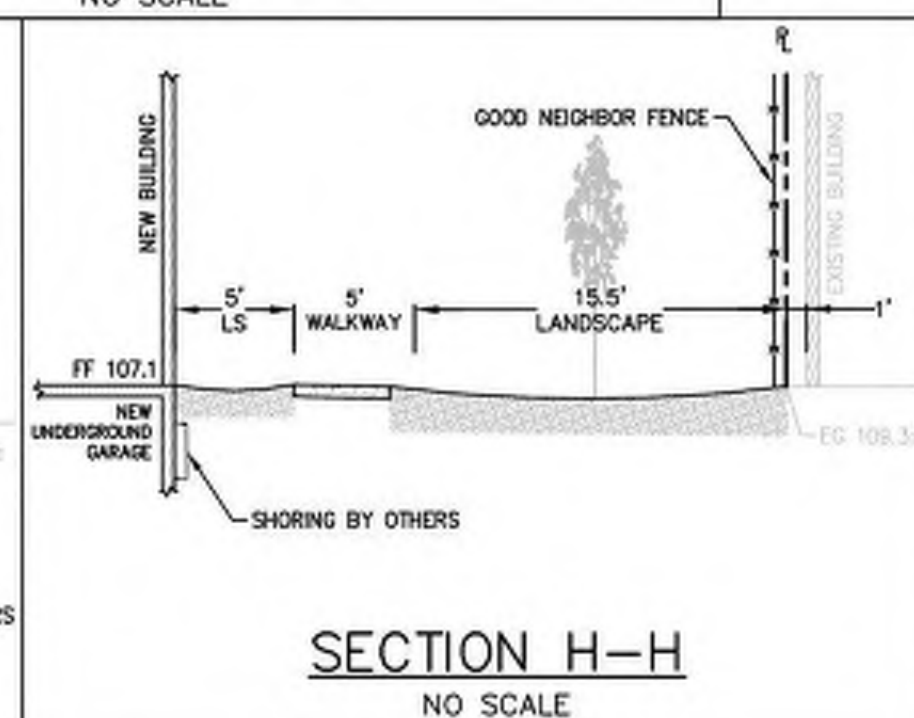
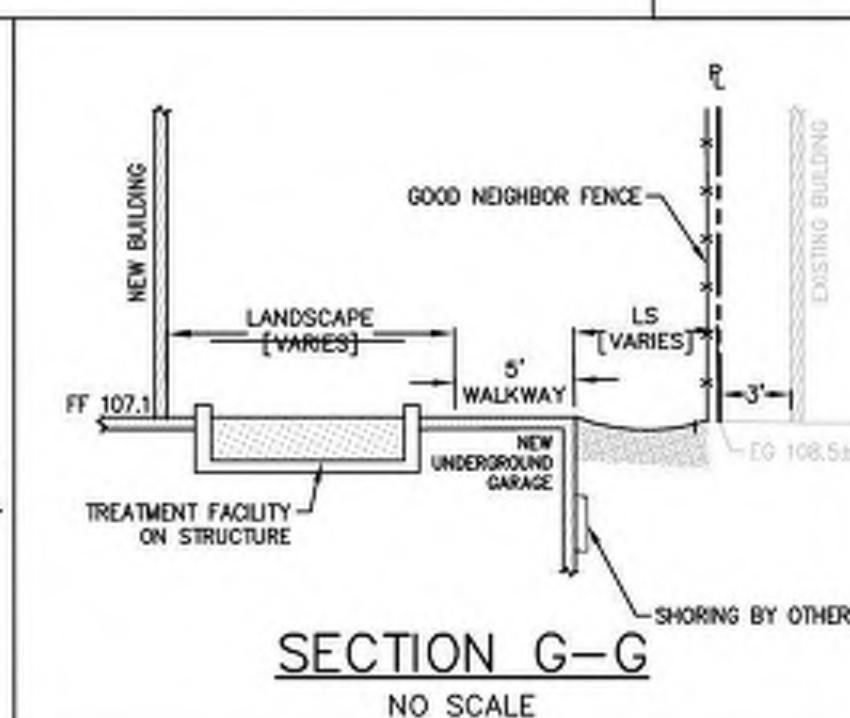
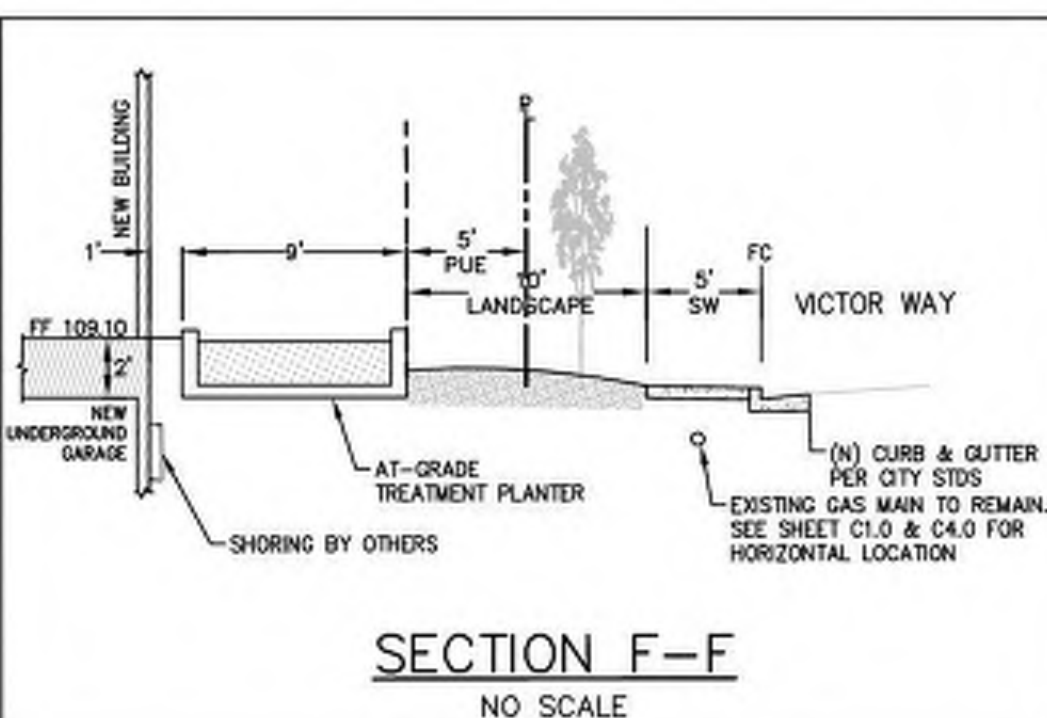
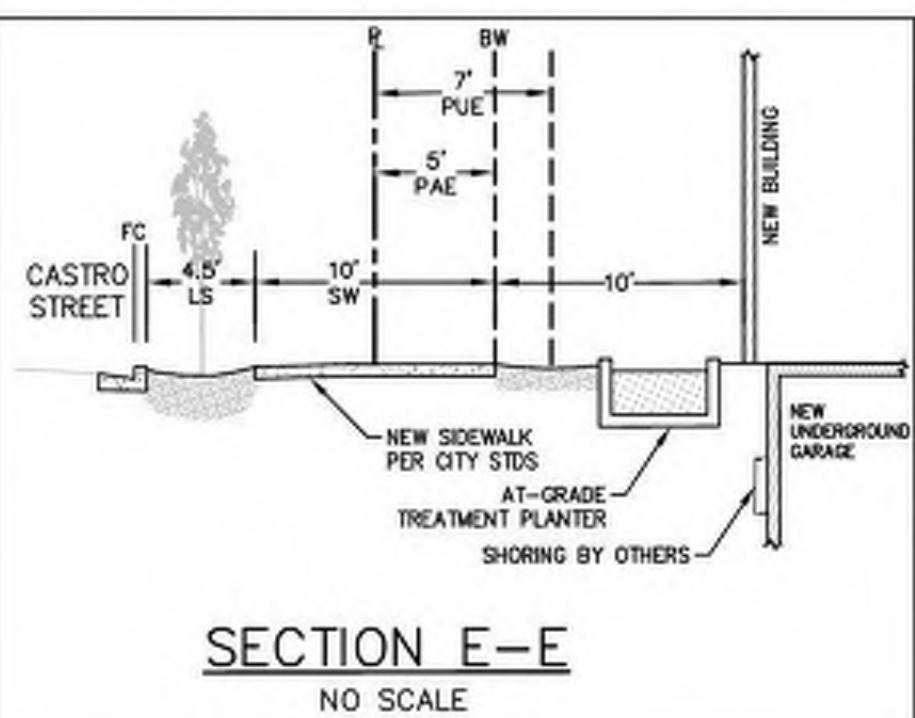
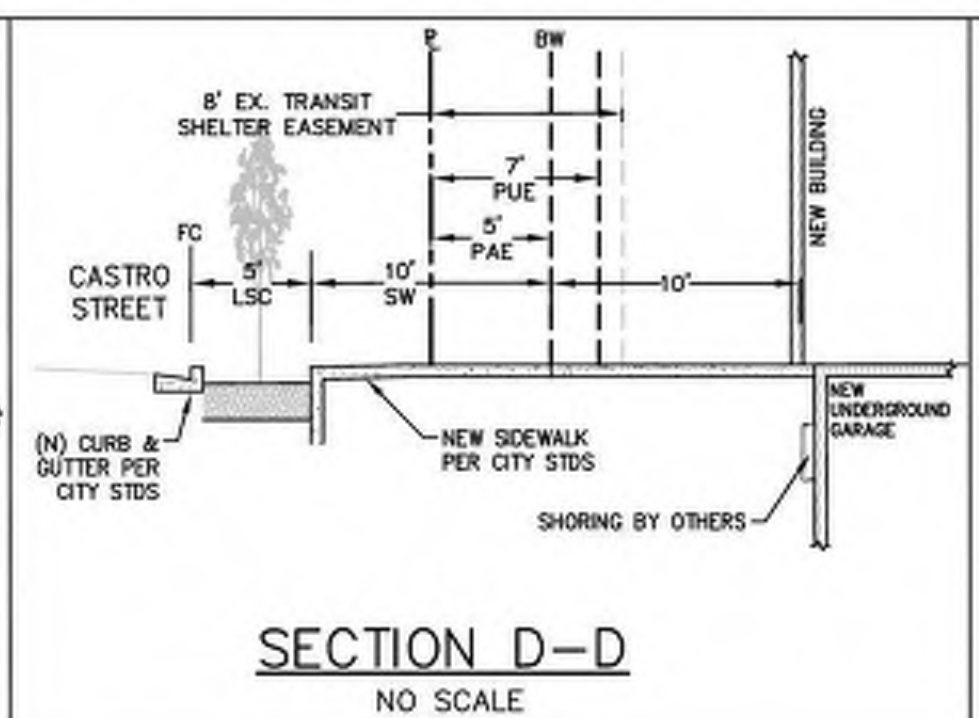
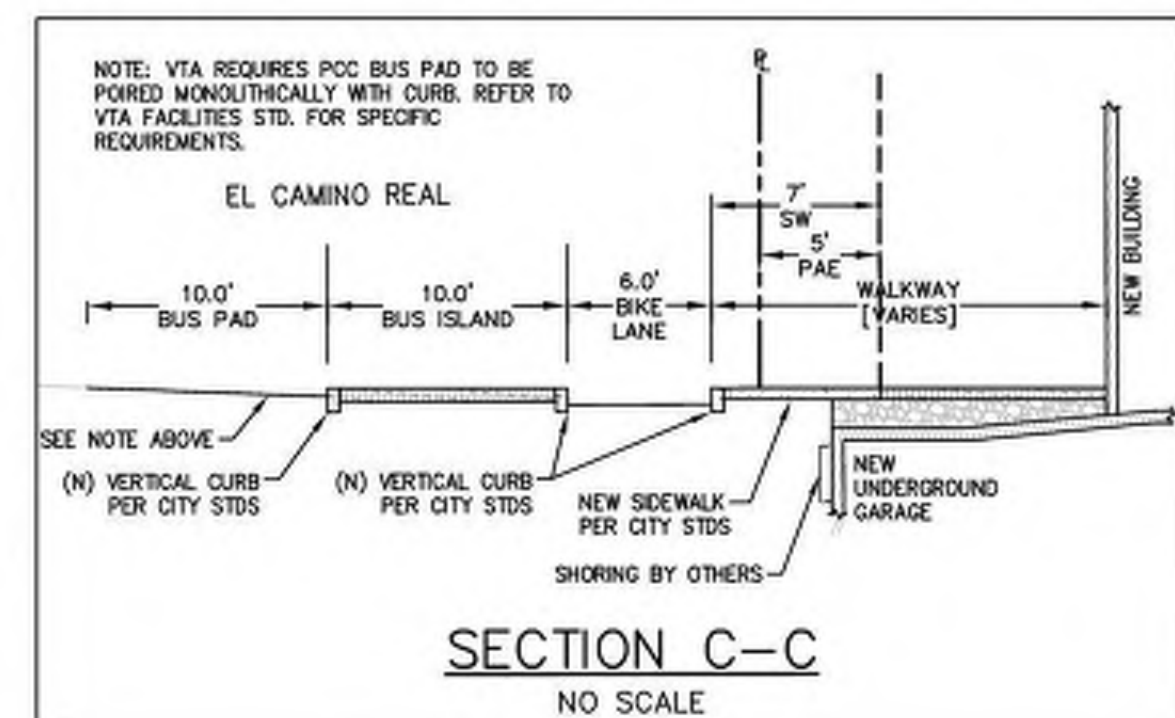
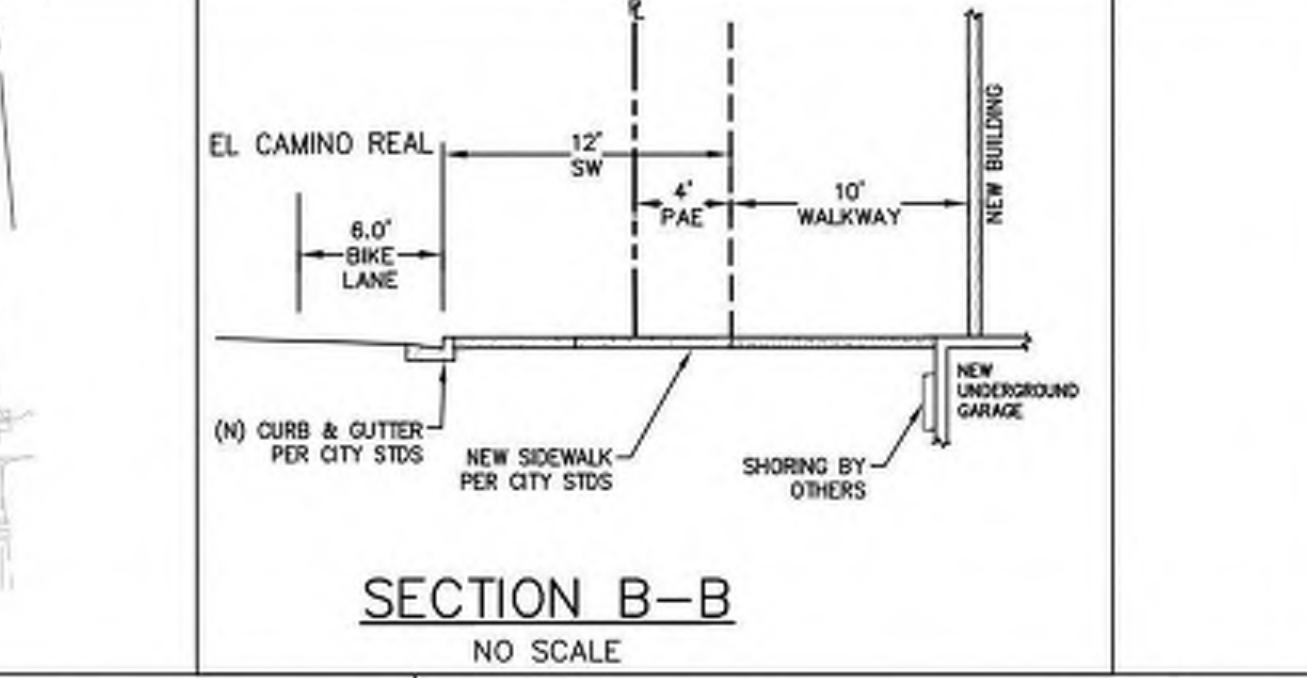
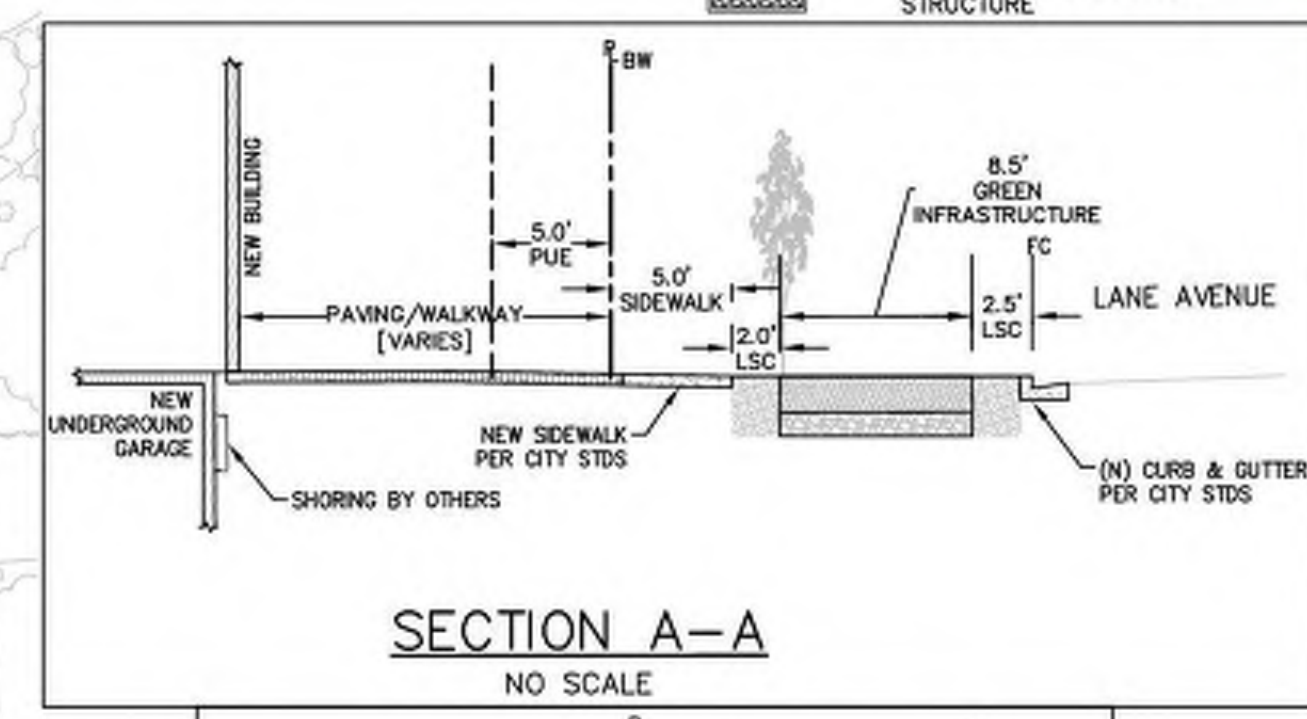
- ### NOTES
- ALL STRIPING DAMAGED AS PART OF CONSTRUCTION AND PAVEMENT WORK SHALL BE REPLACED WITH THERMOPLASTIC STRIPING TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.
 - RED CURBS SHALL BE ADDED AND PAINTED A MINIMUM OF 10' IN EACH DIRECTION, OR AS DIRECTED AND APPROVED BY CITY TRAFFIC ENGINEER, AT PUBLIC CROSSWALK AND DRIVEWAYS.
 - NOTIFY VTA TO OBTAIN A CONSTRUCTION ACCESS PERMIT AT LEAST 2 WEEKS BEFORE IMPACTS TO THE EXISTING DUCKOUT AND TO CONSTRUCT THE NEW BUS BOARDING ISLAND. CONTACT PERMITS@VTA.ORG.
 - NOTIFY VTA AT LEAST 3 BUSINESS DAYS BEFORE ANY BUS OPERATION IMPACTS TO EITHER BUS STOP ON CASTRO OR EL CAMINO REAL. CONTACT BUS.STOPS@VTA.ORG OR 408.321.5800.
 - LOADING SIGN SHALL STATE "LOADING DOCK AVAILABLE BY APPOINTMENT ONLY. CONTACT LEASING OFFICE FOR DETAILS. HOURS SUBJECT TO CHANGE." WITH A SEPARATE SIGN UNDERNEATH IT THAT STATES "NO PARKING IN DRIVEWAY."
 - PER CITY OF MOUNTAIN VIEW, "THE ENCROACHMENT PERMIT WITH THE CITY WILL BE A PROJECT CONDITION. IN ADDITION, THE MAINTENANCE RESPONSIBILITIES WILL BE LISTED IN THE APPROVED BUILDING PLANS."

ABBREVIATIONS

AD	AREA DRAIN
BFP	BACK FLOW PREVENTER
CB	CATCH BASIN
EV	ELECTRICAL VAULT
PH	FIRE HYDRANT
G	GAS
IRR	IRRIGATION
LG	LIP OF GUTTER
MM	MANHOLE
MIN	MINIMUM
SD	STORM DRAIN
SDCO	STORM DRAIN CLEAN OUT
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
TC	TOP OF CURB
WM	WATER MAIN
WV	WATER VALVE

LEGEND

---	PROPERTY LINE
---	LOT LINE
---	STREET CENTER LINE
---	EASEMENT
---	CURB & GUTTER
---	SPEED HUMP PER CITY STD
---	UNDERGROUND GARAGE WALL
---	SHORING WALL
○	EXISTING TREE TO REMAIN
■	CATCH BASIN
■	JUNCTION BOX
■	AREA DRAIN
■	BUBBLER BOX
○	SD CLEANOUT
○	SD MANHOLE
■	MECHANICAL TREATMENT DEVICE
■	SANITARY SEWER CLEANOUT
■	SANITARY SEWER MANHOLE
■	WATER METER
■	WATER VALVE
■	WHARF HYDRANT
■	FIRE HYDRANT
■	BACK FLOW PREVENTER
■	DOUBLE CHECK DETECTOR ASSEMBLY
■	REDUCED PRESSURE DETECTOR ASSEMBLY
■	TRANSFORMER
■	VTA BUS SHELTER
■	BIORETENTION BASIN
■	FLOW THROUGH PLANTER
■	SELF-RETAINING AREA
■	GREEN INFRASTRUCTURE PLANTER
■	TREATMENT PLANTER ON STRUCTURE



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MOUNTAIN VIEW, CA 94040

PUBLIC HEARING SET

Sheet Title:
PRELIMINARY SITE PLAN

Job No. 19063
Date: 08/01/2025
Scale: AS SHOWN
Drawn By: RM

Sheet No:
C2.0

- LEGEND**
- PROPERTY LINE
 - LOT LINE
 - STREET CENTER LINE
 - EASEMENT
 - CURB & GUTTER
 - SPEED HUMP PER CITY STDs



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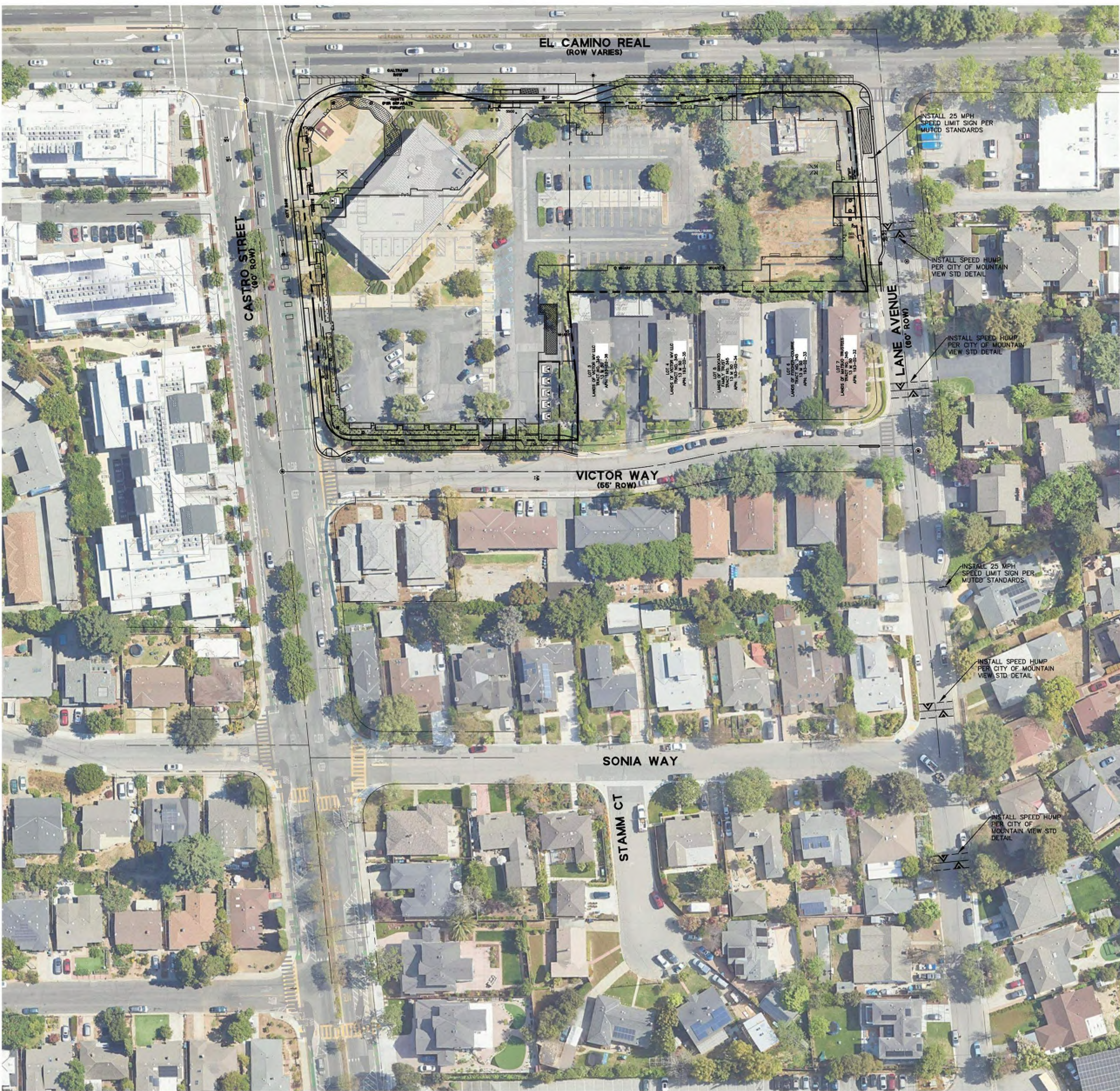
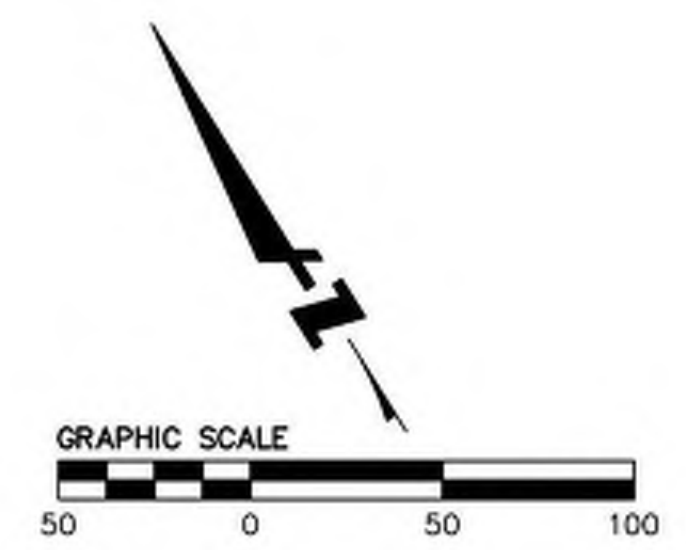
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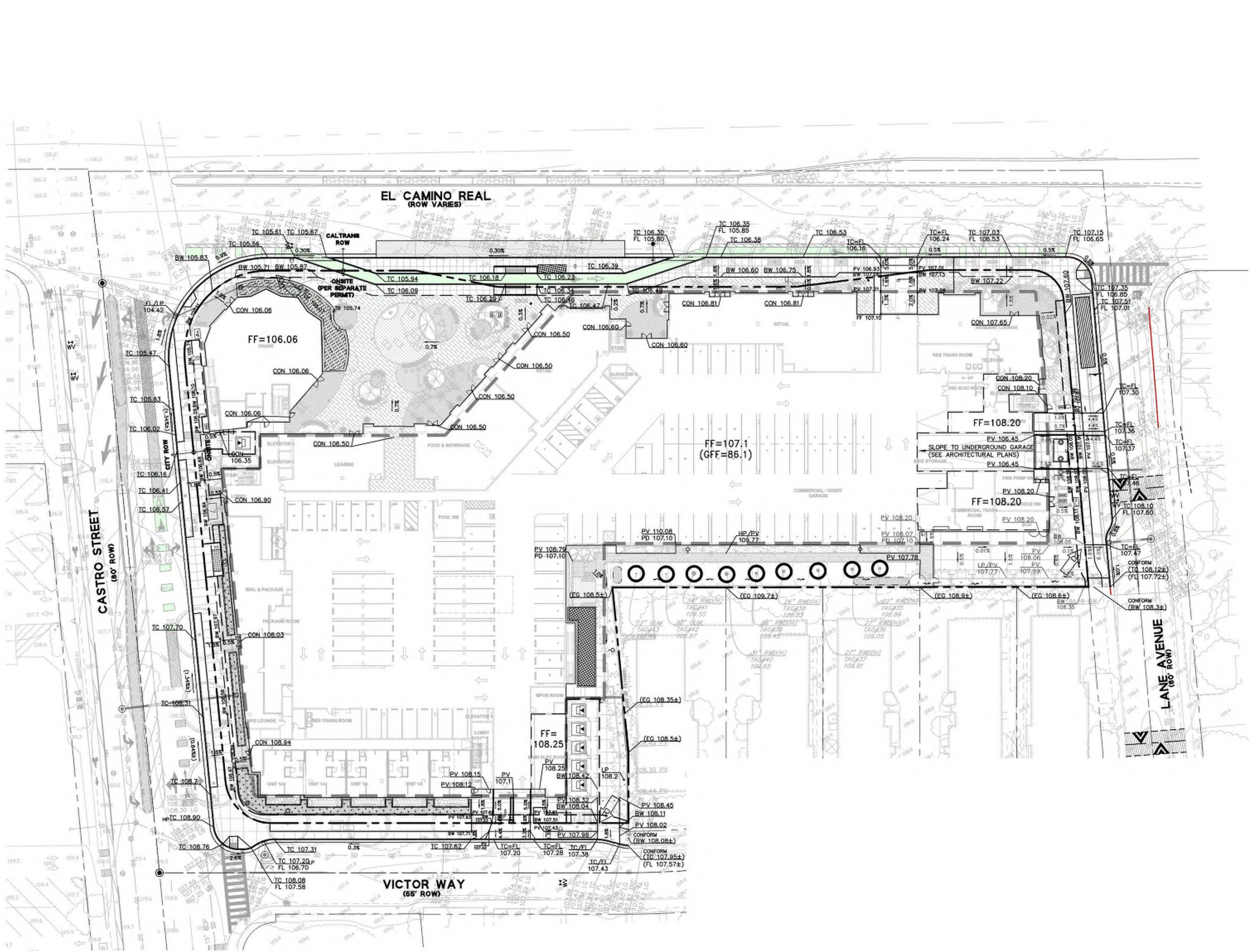
Sheet Title:
**PRELIMINARY
SITE PLAN**

Job No. 19063
Date: 08/01/2025
Scale: AS SHOWN
Drawn By: RM

Sheet No:

C2.1





- LEGEND**
- PROPERTY LINE
 - LOT LINE
 - STREET CENTER LINE
 - EASEMENT
 - CURB & GUTTER
 - TREATED STORM DRAIN LINE
 - STORM DRAIN LINE
 - OVERLAND RELEASE
 - DRAINAGE SLOPE (SOFTSCAPE)
 - DRAINAGE SLOPE (HARDSCAPE)
 - CATCH BASIN
 - JUNCTION BOX
 - AREA DRAIN
 - BUBBLER BOX
 - SD CLEANOUT
 - SD MANHOLE
 - MECHANICAL TREATMENT DEVICE
 - TREE TO REMAIN

SITE CUT/FILL
TOTAL CUT: 90,000 CY



STUDIO T SQUARE

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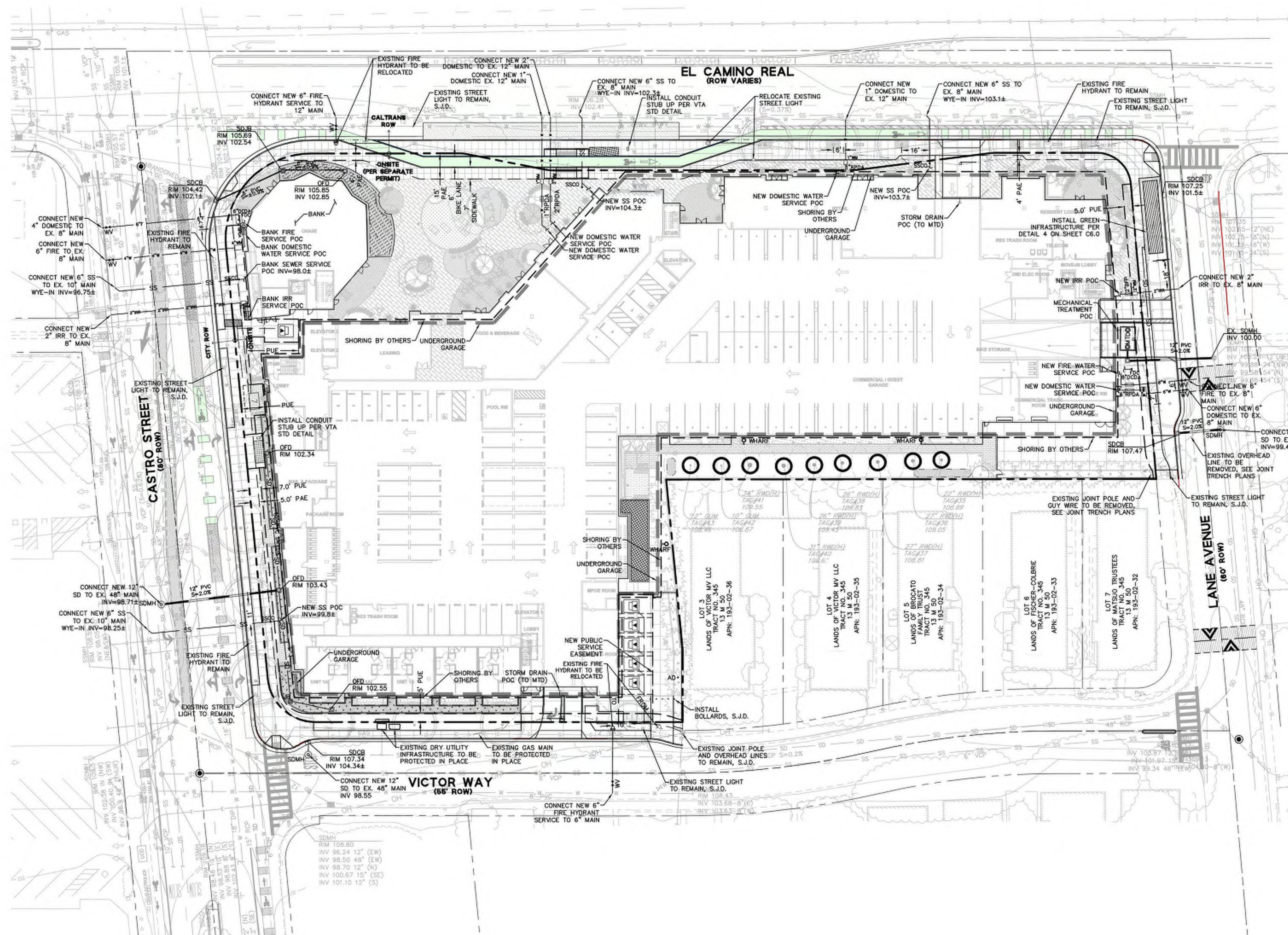
749 W EL CAMINO REAL
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PUBLIC HEARING SET

Sheet Title:
PRELIMINARY GRADING AND DRAINAGE PLAN

Job No. 19063
Date: 08/01/2025
Scale: AS SHOWN
Drawn By: RM

Sheet No:

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Architecture
Planning
Urban Design

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PROFESSIONAL ENGINEER
NORMAN L. KOPROVSKY
C 10000
STATE OF CALIFORNIA

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PUBLIC HEARING SET

Sheet Title:
PRELIMINARY
UTILITY PLAN

Job No. 19063
Date: 08/01/2025
Scale: AS SHOWN
Drawn By: RM

Sheet No:
C4.0

LEGEND

--- PROPERTY LINE

--- LOT LINE

--- STREET CENTER LINE

--- EASEMENT

--- CURB & GUTTER

--- TREATED STORM DRAIN LINE

--- STORM DRAIN LINE

--- SANITARY SEWER LINE

--- WATER LINE

--- FIRE LINE

--- IRRIGATION LINE

--- RECYCLED WATER

--- JOINT TRENCH LINE, S.J.P.

□ OFD/CB OVERFLOW DRAIN/CATCH BASIN

□ JB JUNCTION BOX

• AD AREA DRAIN

• BB BUBBLER BOX

• SDCO SD CLEANOUT

• SD MANHOLE

□ MTDG MECHANICAL TREATMENT DEVICE

• SSCO SANITARY SEWER CLEANOUT

• SMH SANITARY SEWER MANHOLE

• WM WATER METER

• FDC FIRE DEPARTMENT CONNECTION

• WHH WHARF HYDRANT

• BFP BACK FLOW PREVENTER

• DCA DOUBLE CHECK DETECTOR ASSEMBLY

• RPA REDUCED PRESSURE DETECTOR ASSEMBLY

□ TRANSFORMER (FOR REFERENCE ONLY)

○ TREE TO REMAIN

UTILITY NOTES

1. ALL UNUSED EXISTING UTILITY SERVICES SHALL BE ABANDONED AND/OR REMOVED PER CITY STANDARDS, UNLESS NOTED OTHERWISE.

2. PIPE MATERIAL:
A. PRIVATE SD: PVC SDR-26, UNLESS NOTED OTHERWISE
B. PUBLIC SD: RCP CLASS III
C. PRIVATE SS: PVC SDR-26
D. PUBLIC SS: PVC SDR-26
E. WATER (PUBLIC & PRIVATE): PVC C900 CLASS 200
F. WATER (IRRIGATION): TYPE "K" COPPER TUBING

3. CATHODIC PROTECTION WILL BE REQUIRED FOR WATER SERVICES OFF LANE AVENUE PER CITY STD.

GRAPHIC SCALE

30 0 30 60

30°

0°

30°

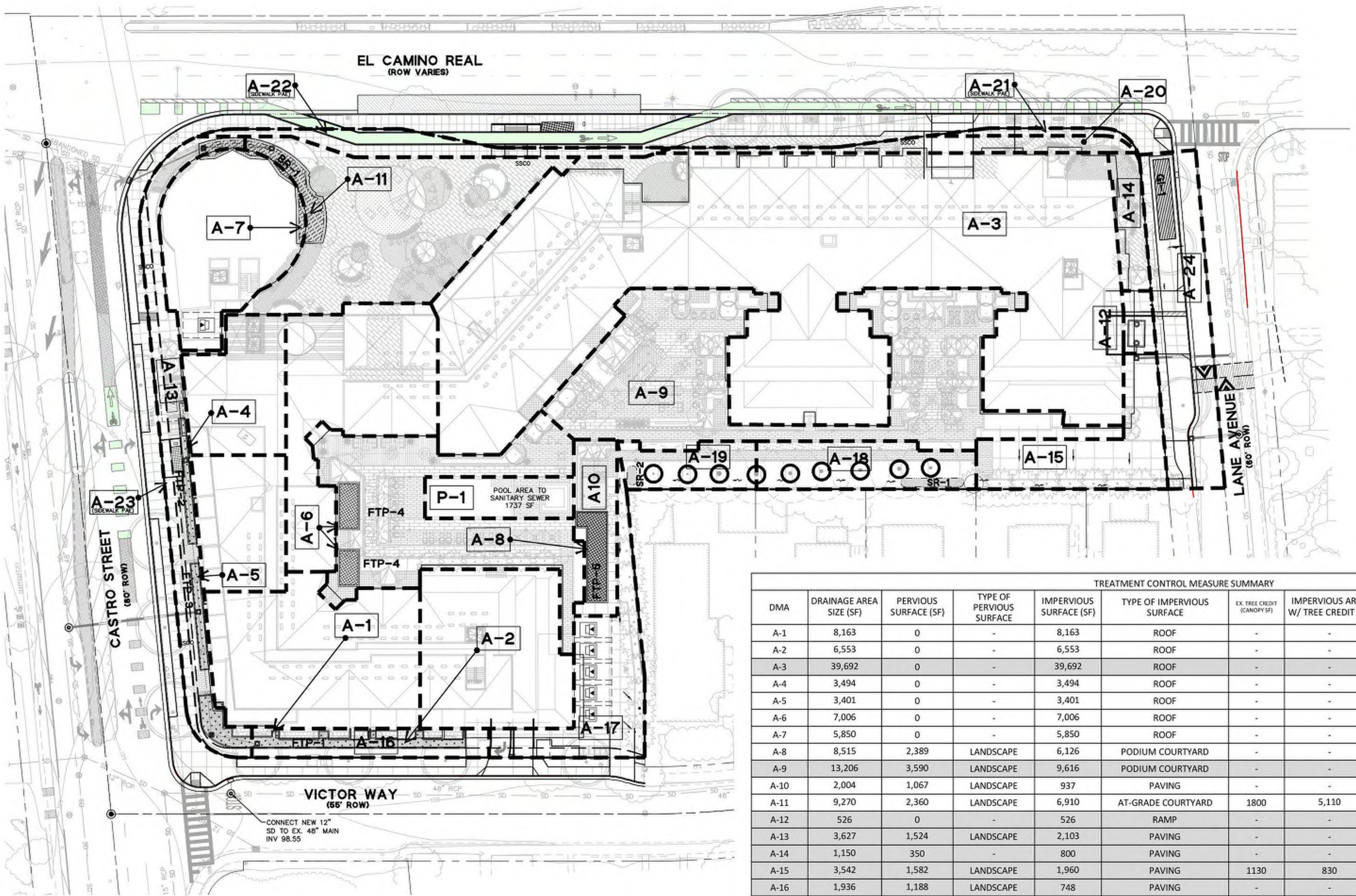
60°

30°

0°

30°

60°



OVERALL STORMWATER TREATMENT NOTES
NOTE: THIS IS AREA OF TOTAL RUNOFF (IMPERVIOUS) AREA.

TREATMENT TYPE	AREA (ACRES)	%
LID	1.27	48.3%
MECHANICAL	1.36	51.7%

NOTE: SPECIAL CATEGORY "C" - 35% MINIMUM LID TREATMENT REQUIRED

DMA	DRAINAGE AREA SIZE (SF)	PERVIOUS SURFACE (SF)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS SURFACE (SF)	TYPE OF IMPERVIOUS SURFACE	EX. TREE CREDIT (CANOPY SF)	IMPERVIOUS AREA W/ TREE CREDIT (SF)	WATER QUANTITY		PROPOSED TREATMENT CONTROLS
								REQUIRED (SF)	PROVIDED (SF)	
A-1	8,163	0	-	8,163	ROOF	-	-	327	856	FTP-1
A-2	6,553	0	-	6,553	ROOF	-	-	262	856	FTP-1
A-3	39,692	0	-	39,692	ROOF	-	-	1,588	-	MTD-1*
A-4	3,494	0	-	3,494	ROOF	-	-	140	175	FTP-2
A-5	3,401	0	-	3,401	ROOF	-	-	136	231	FTP-3
A-6	7,006	0	-	7,006	ROOF	-	-	280	417	FTP-4
A-7	5,850	0	-	5,850	ROOF	-	-	234	506	BR-1
A-8	8,515	2,389	LANDSCAPE	6,126	PODIUM COURTYARD	-	-	245	511	FTP-5
A-9	13,206	3,590	LANDSCAPE	9,616	PODIUM COURTYARD	-	-	385	-	MTD-1*
A-10	2,004	1,067	LANDSCAPE	937	PAVING	-	-	37	511	FTP-5
A-11	9,270	2,360	LANDSCAPE	6,910	AT-GRADE COURTYARD	1800	5,110	204	506	BR-1
A-12	526	0	-	526	RAMP	-	-	21	-	MTD-1*
A-13	3,627	1,524	LANDSCAPE	2,103	PAVING	-	-	84	-	MTD-1*
A-14	1,150	350	-	800	PAVING	-	-	32	-	MTD-1*
A-15	3,542	1,582	LANDSCAPE	1,960	PAVING	1130	830	33	-	MTD-1*
A-16	1,936	1,188	LANDSCAPE	748	PAVING	-	-	30	-	MTD-1*
A-17	4,048	1,150	LANDSCAPE	2,898	PAVING	-	-	116	-	MTD-1*
A-18	2,817	2,285	LANDSCAPE	532	PAVING	1920	-1,388	0	134	SR-1**
A-19	1,670	1,295	-	375	PAVING	-	-	15	50	SR-2**
A-20	1,513	0	-	1,513	PAVING	1015	-	0	0	NOT REQUIRED
A-21	375	0	-	375	SIDEWALK PAE	-	-	-	-	NOT REQUIRED
A-22	1,804	0	-	1,804	SIDEWALK PAE	-	-	-	-	NOT REQUIRED
A-23	1,412	0	-	1,412	SIDEWALK PAE	-	-	-	-	NOT REQUIRED
P-1	1,737	0	-	1,737	POOL	-	-	-	-	NONE (TO SEWER)
A-24	5,371	542	-	4,829	PAVING	-	-	193	309	GI-1
TOTAL	138,682	19,322	--	119,360	--	--	4,552	4,362	5,062	--

*FOR MECHANICAL TREATMENT DEVICE SIZING, SEE TREATMENT DEVICE SIZING TABLE
**SELF-RETAINING AREAS ALLOW FOR TREATMENT OF IMPERVIOUS AREAS TO ZERO-DISCHARGE LANDSCAPE AREAS AT A 2:1 IMPERVIOUS TO PREVIOUS RATIO.

LEGEND

- PROPERTY LINE
- TREATED STORM DRAIN LINE
- STORM DRAIN LINE
- SD
- CB
- JB
- AD
- BB
- SDCO
- SD
- MTD
- DRAINAGE AREA BOUNDARY
- POINT OF TREATMENT OF DRAINAGE AREA
- OVERLAND RELEASE
- DRAINAGE SLOPE (SOFTSCAPE)
- DRAINAGE SLOPE (HARDSCAPE)
- BIORETENTION BASIN
- FLOW THROUGH PLANTER
- SELF-RETAINING AREA
- GREEN INFRASTRUCTURE PLANTER
- TREATMENT PLANTER ON STRUCTURE

GRAPHIC SCALE: 30 0 30 60

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REGISTERED PROFESSIONAL ENGINEER
NORMAN I. KOSKOVSKY
C 70990
STATE OF CALIFORNIA

749 W EL CAMINO REAL
MOUNTAIN VIEW, CA 94040

PUBLIC HEARING SET

Sheet Title:
PRELIMINARY STORMWATER CONTROL PLAN

Job No. 19063
Date: 08/01/2025
Scale: AS SHOWN
Drawn By: RM



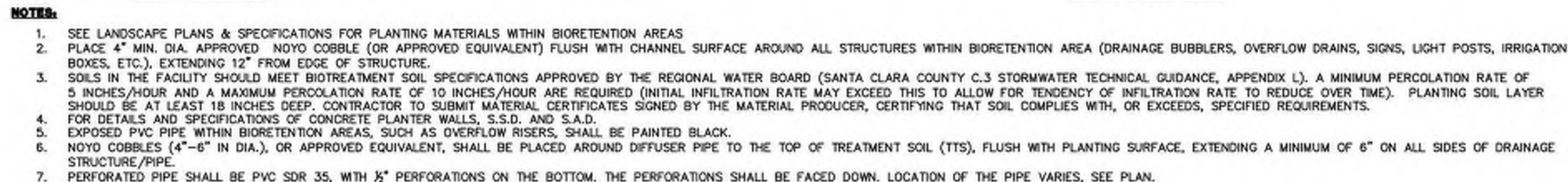
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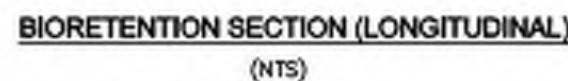
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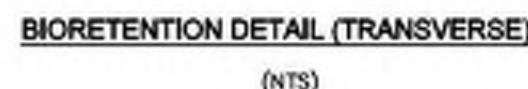
C6.0



1 FLOW THROUGH PLANTER



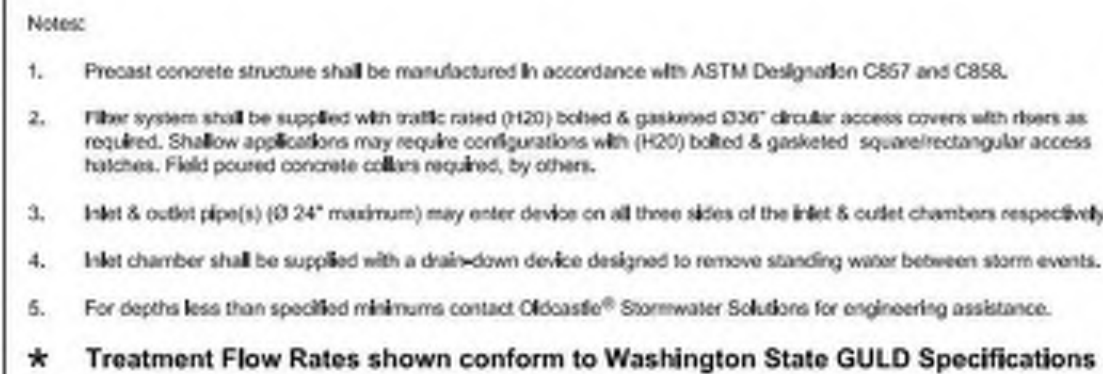
2 BIORETENTION BASIN
SCALE: NTS

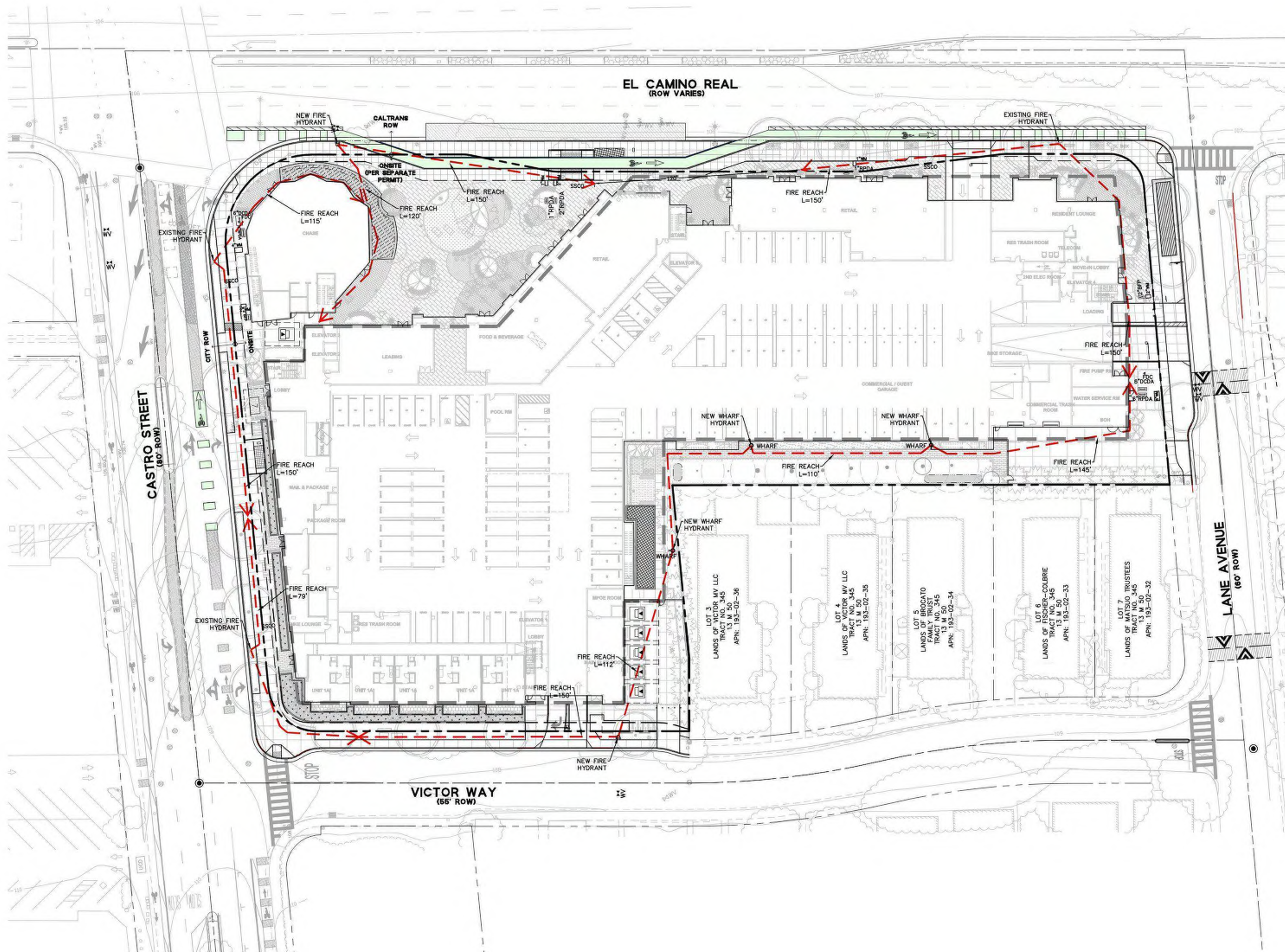


3 STORM DRAIN MECHANICAL TREATMENT DEVICE (MTD)
SCALE: NTS



GREEN INFRASTRUCTURE
SCALE: NTS





- LEGEND**
- PROPERTY LINE
 - LOT LINE
 - STREET CENTER LINE
 - EASEMENT
 - CURB & GUTTER
 - FIRE HOSE REACH (150' MAX LENGTH)
 - WATER METER
 - WATER VALVE
 - FIRE DEPARTMENT CONNECTION
 - WHARF HYDRANT
 - BACK FLOW PREVENTER
 - DOUBLE CHECK DETECTOR ASSEMBLY
 - REDUCED PRESSURE DETECTOR ASSEMBLY



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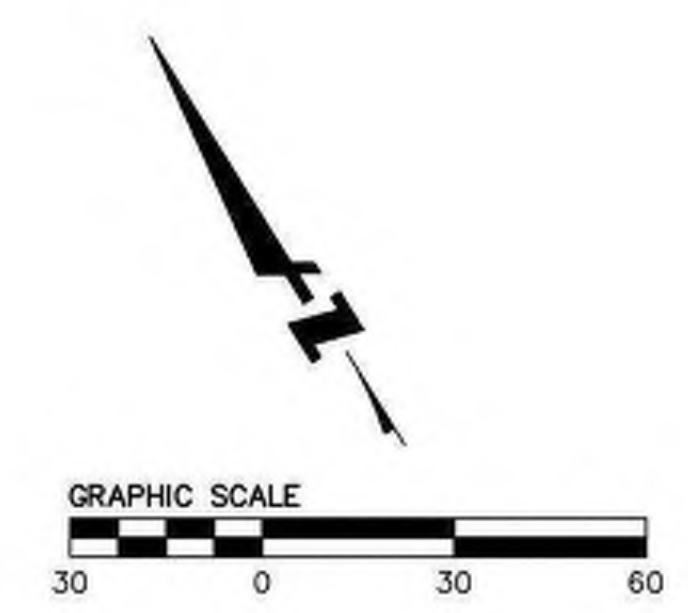
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FIRE ACCESS PLAN

Job No. 19063
Date: 08/01/2025
Scale: AS SHOWN
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Sheet No:

C7.0



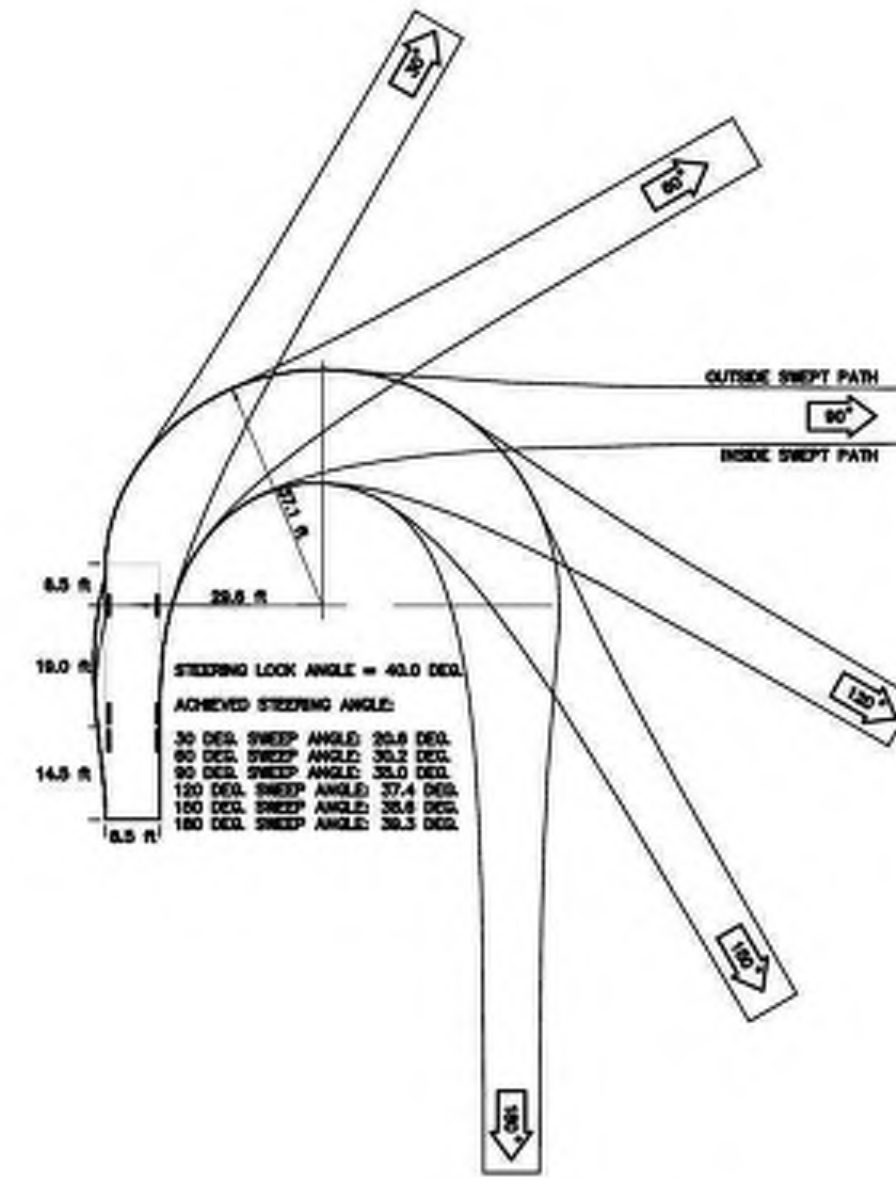


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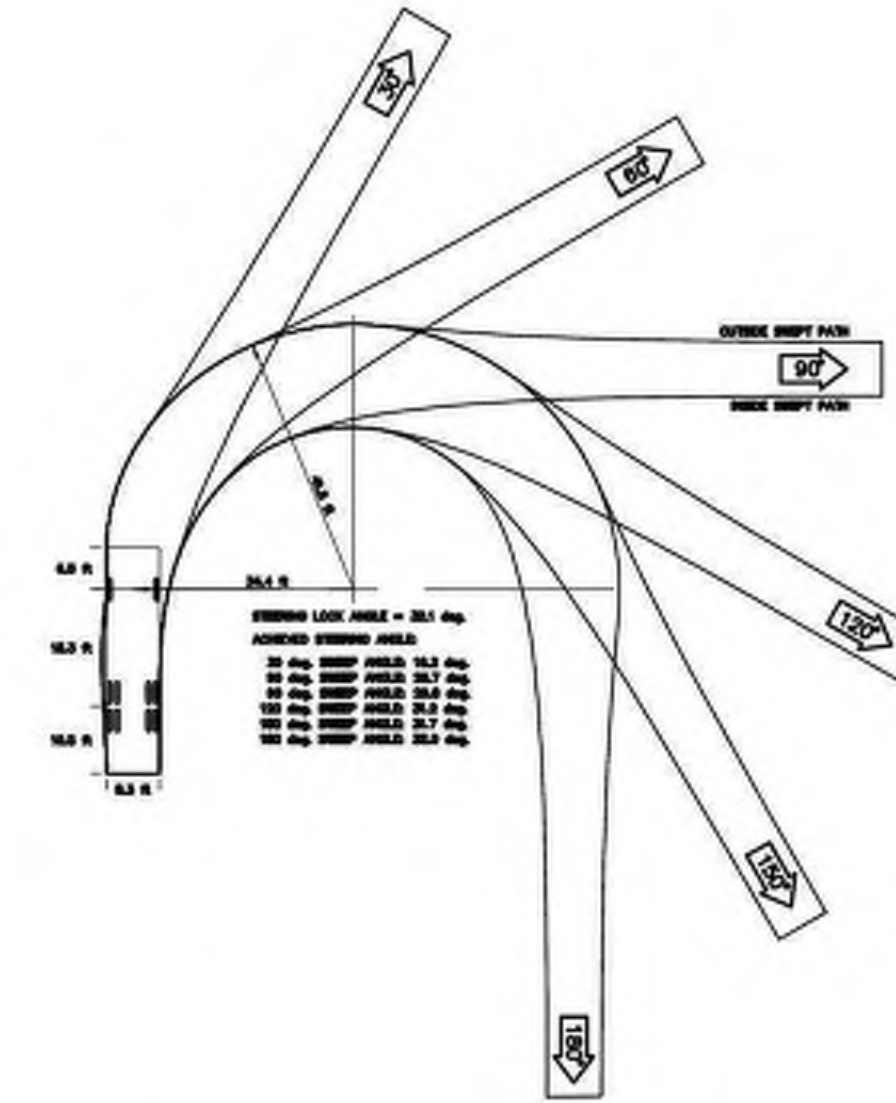
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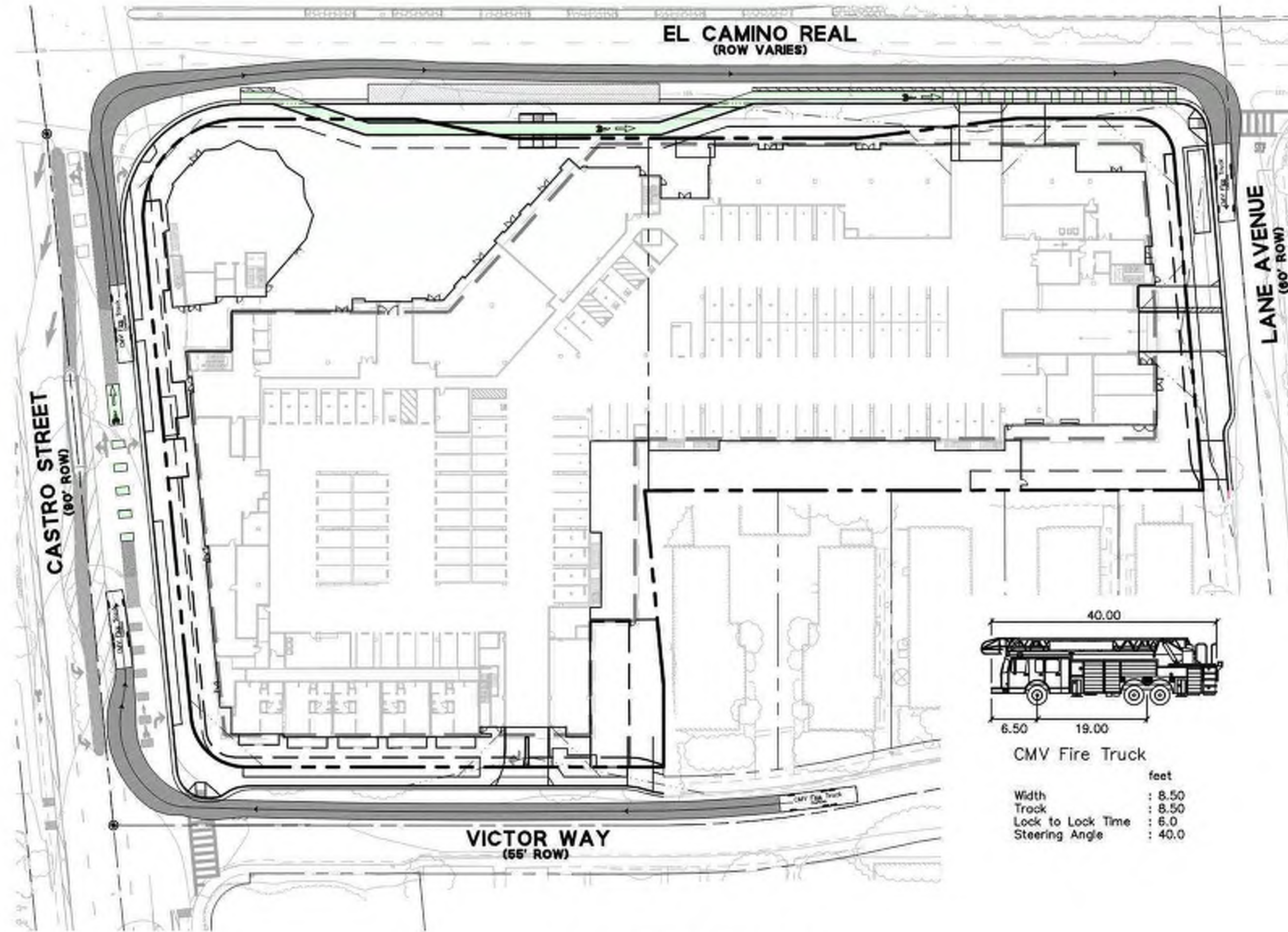
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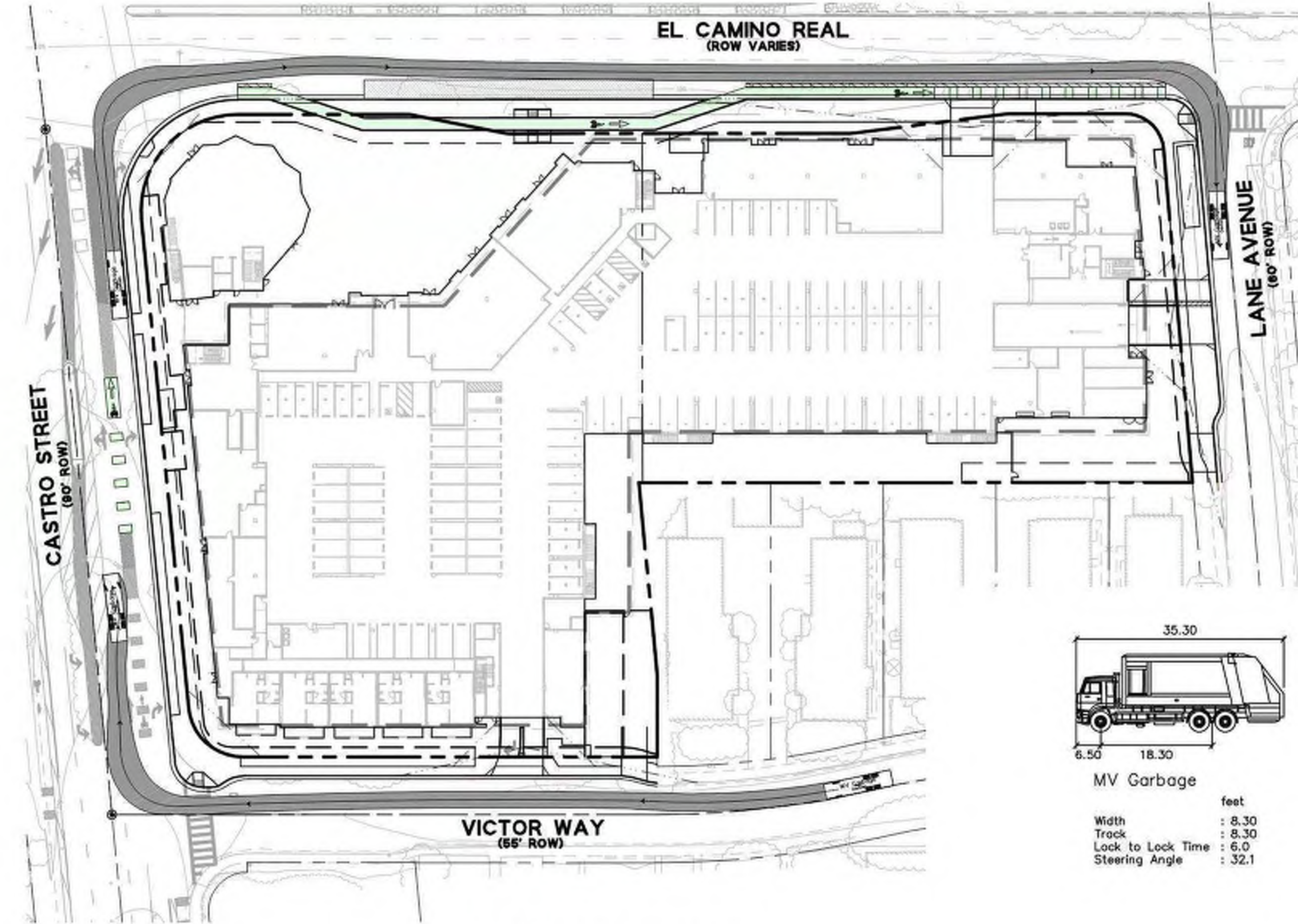
CMV FIRE TRUCK
NTS



CMV GARAGE VEHICLE
NTS



CMV FIRE TRUCK
SCALE 1:50



GARBAGE VEHICLE
SCALE 1:50

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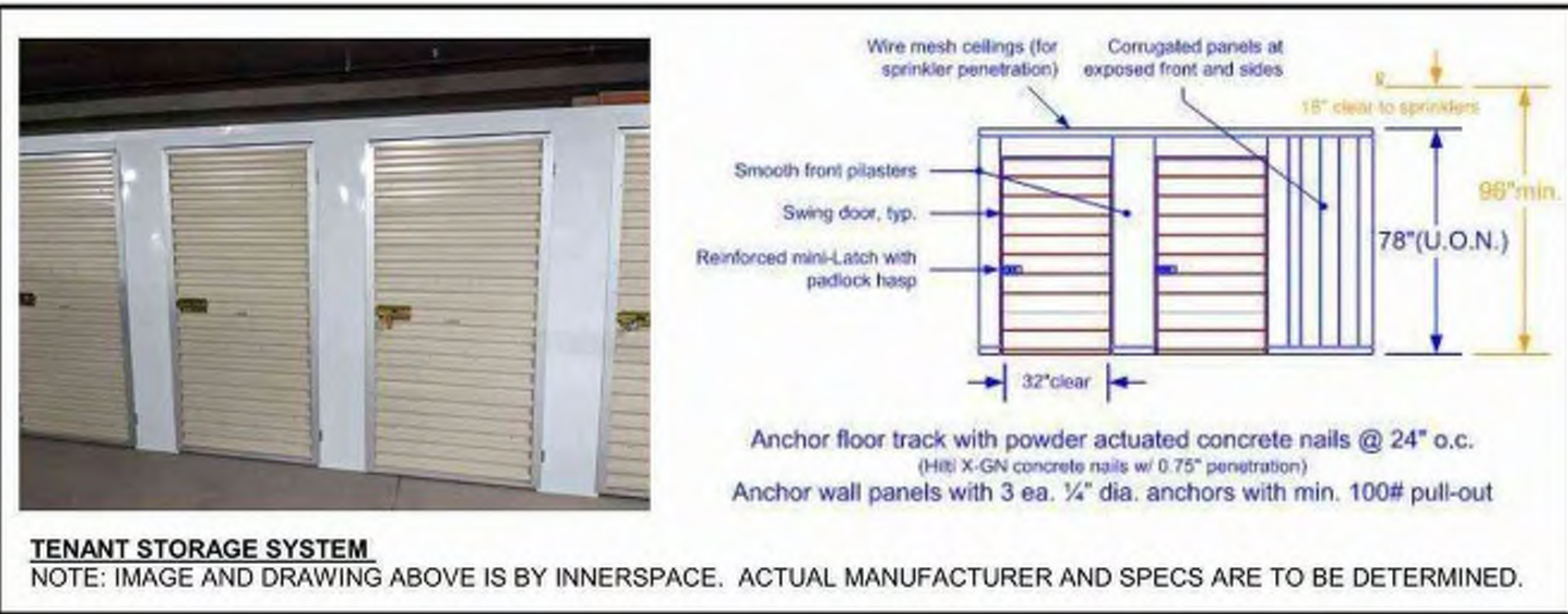
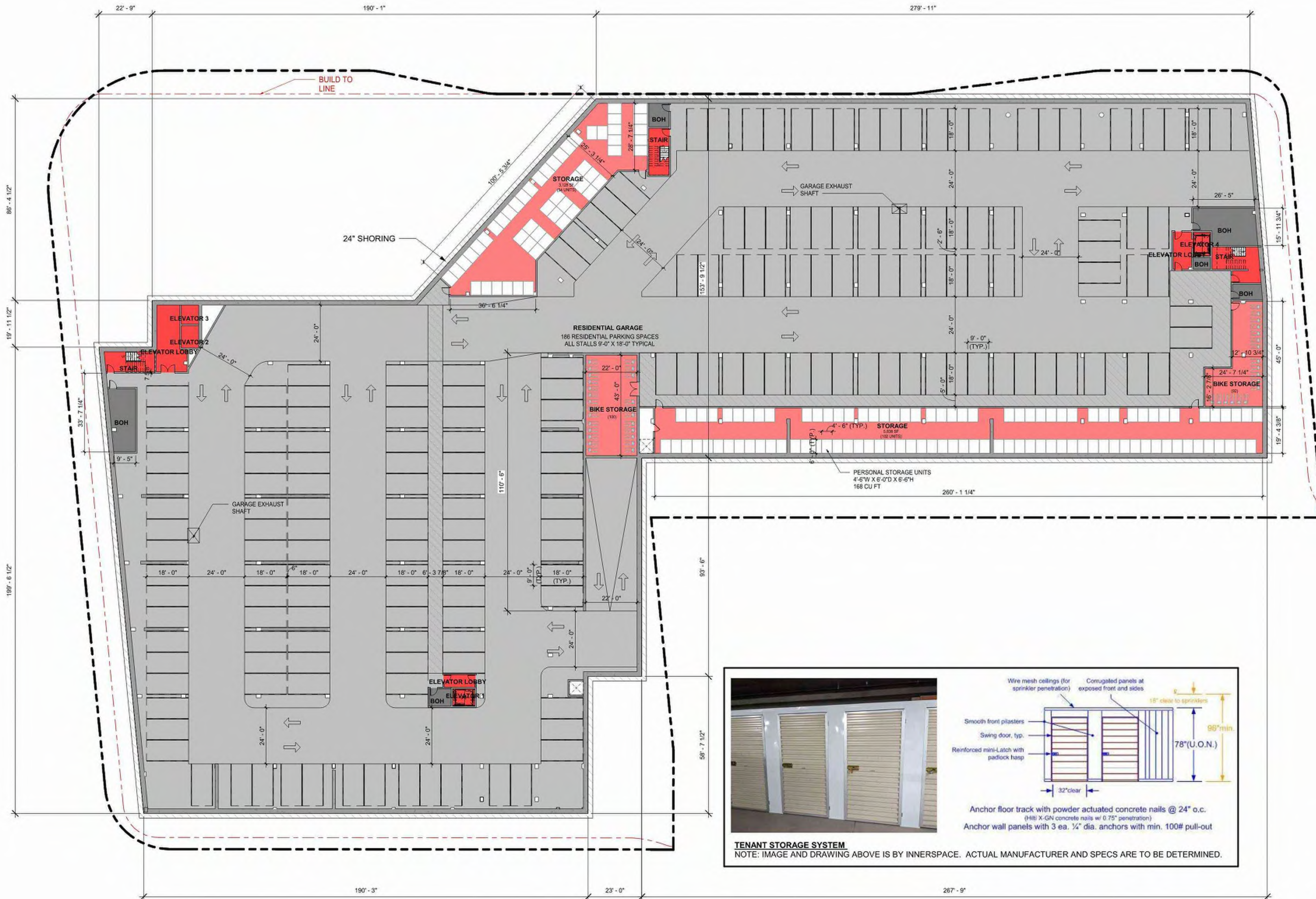
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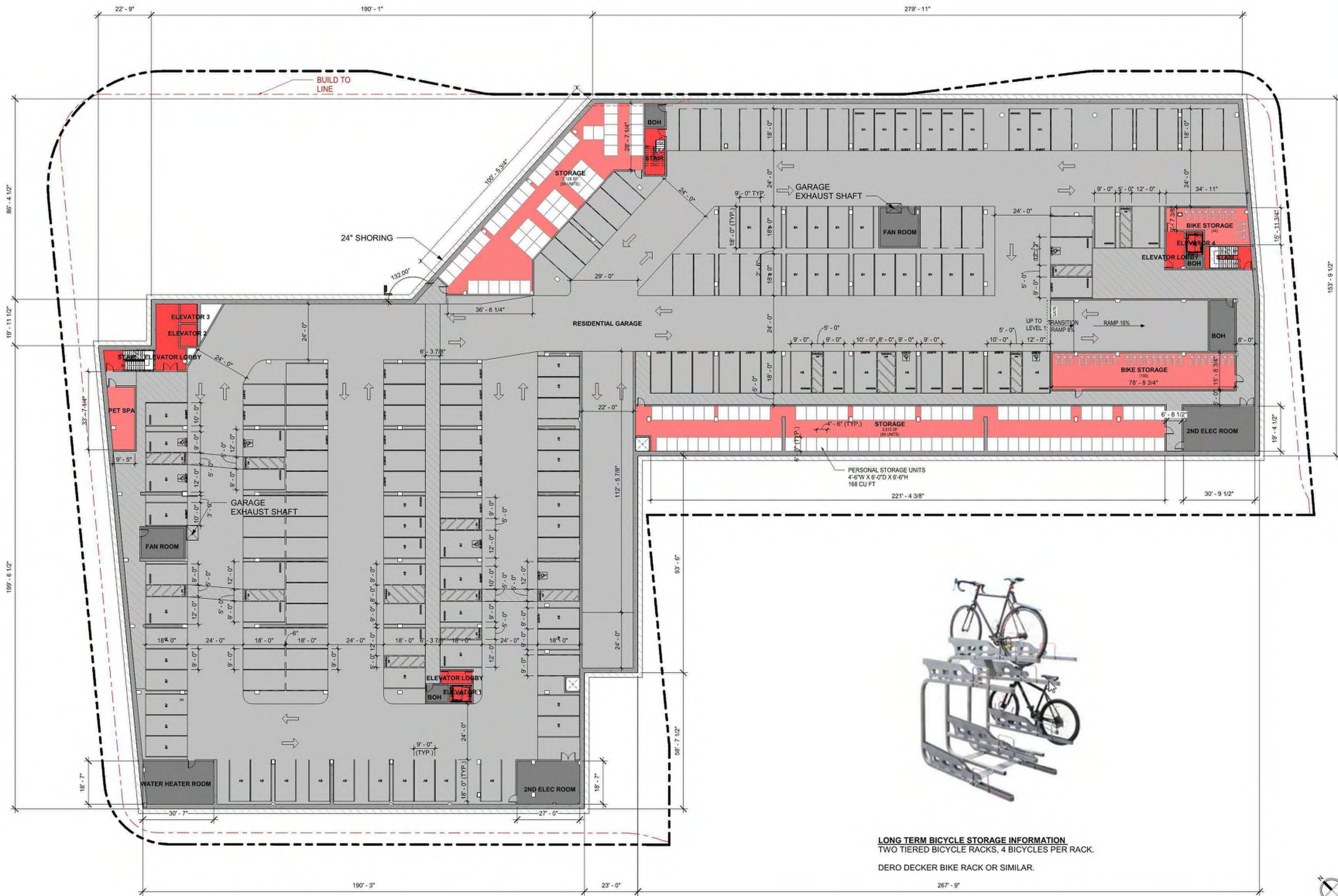
**TRUCK
TURNING
EXHIBIT**

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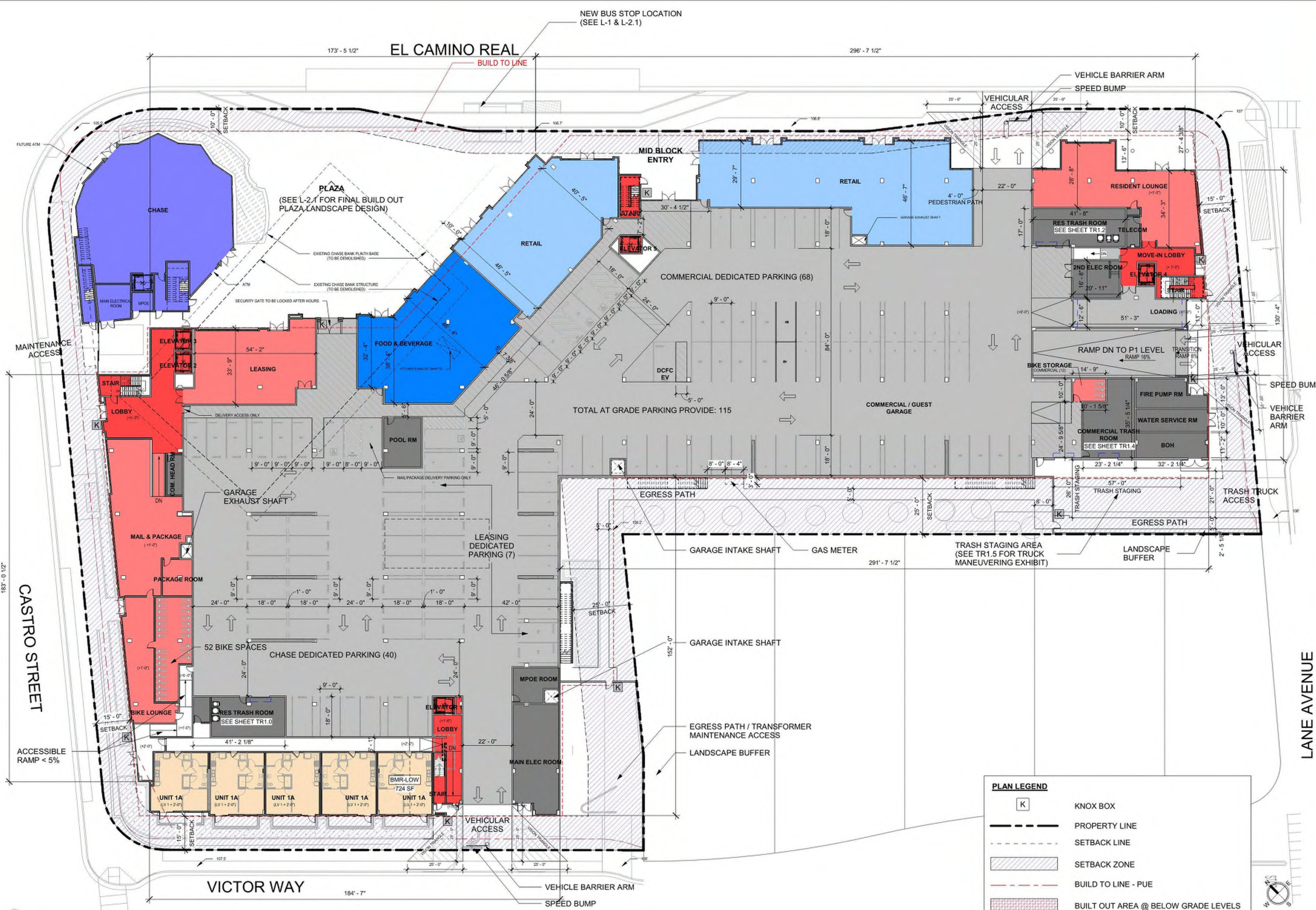
Sheet No:

EX-1





LONG TERM BICYCLE STORAGE INFORMATION.
TWO TIERED BICYCLE RACKS, 4 BICYCLES PER RACK.
DERO DECKER BIKE RACK OR SIMILAR.



PLAN LEGEND	
K	KNOX BOX
---	PROPERTY LINE
- - -	SETBACK LINE
▨	SETBACK ZONE
---	BUILD TO LINE - PUE
▨	BUILT OUT AREA @ BELOW GRADE LEVELS





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GREYSTAR

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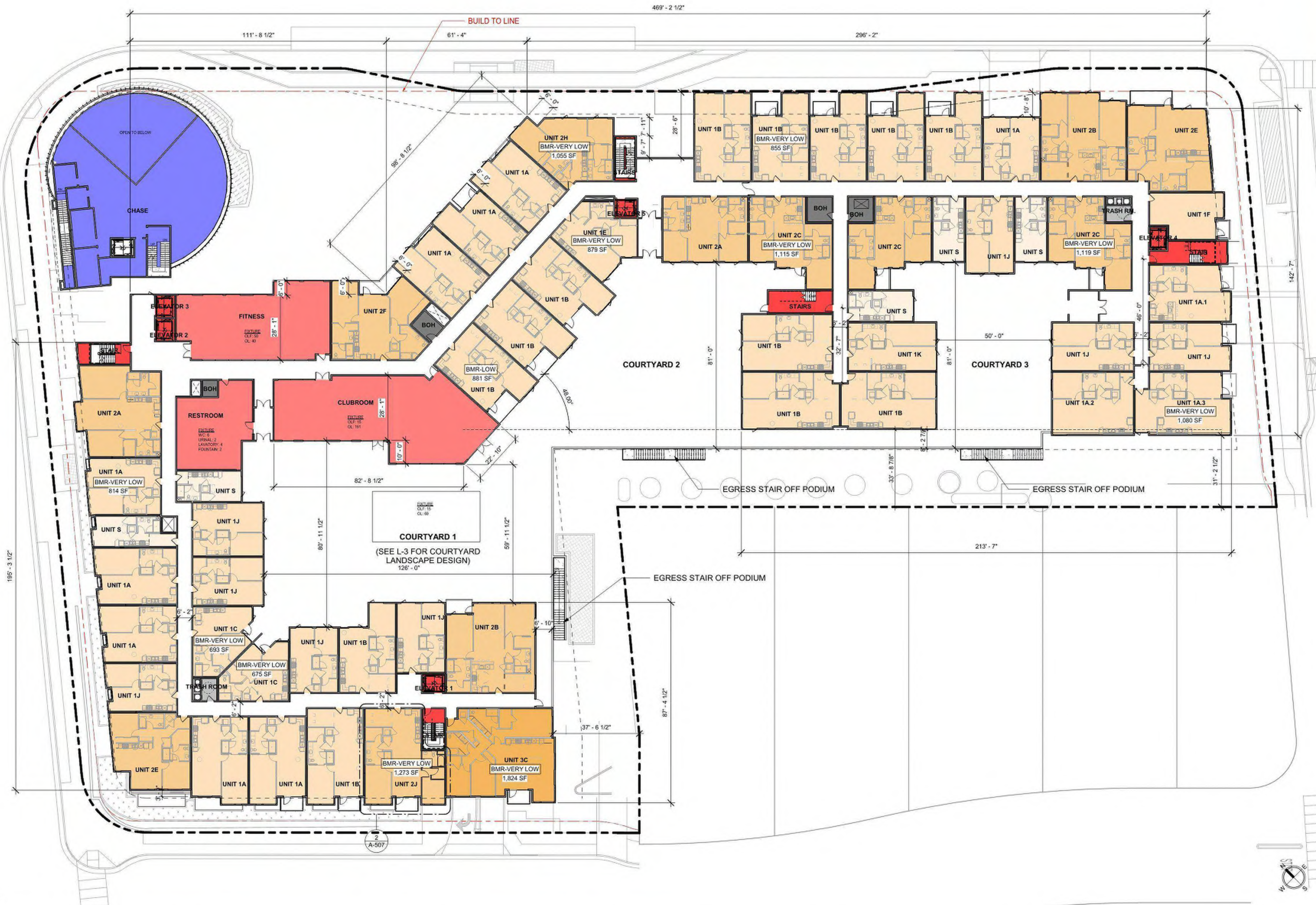
Sheet Title:

FLOOR PLAN -
LEVEL 2

Job No. 19063
Date: 08/01/2025
Scale: 1" = 20'-0"

Sheet No:

A-120



Level 2

1" = 20'-0"

1



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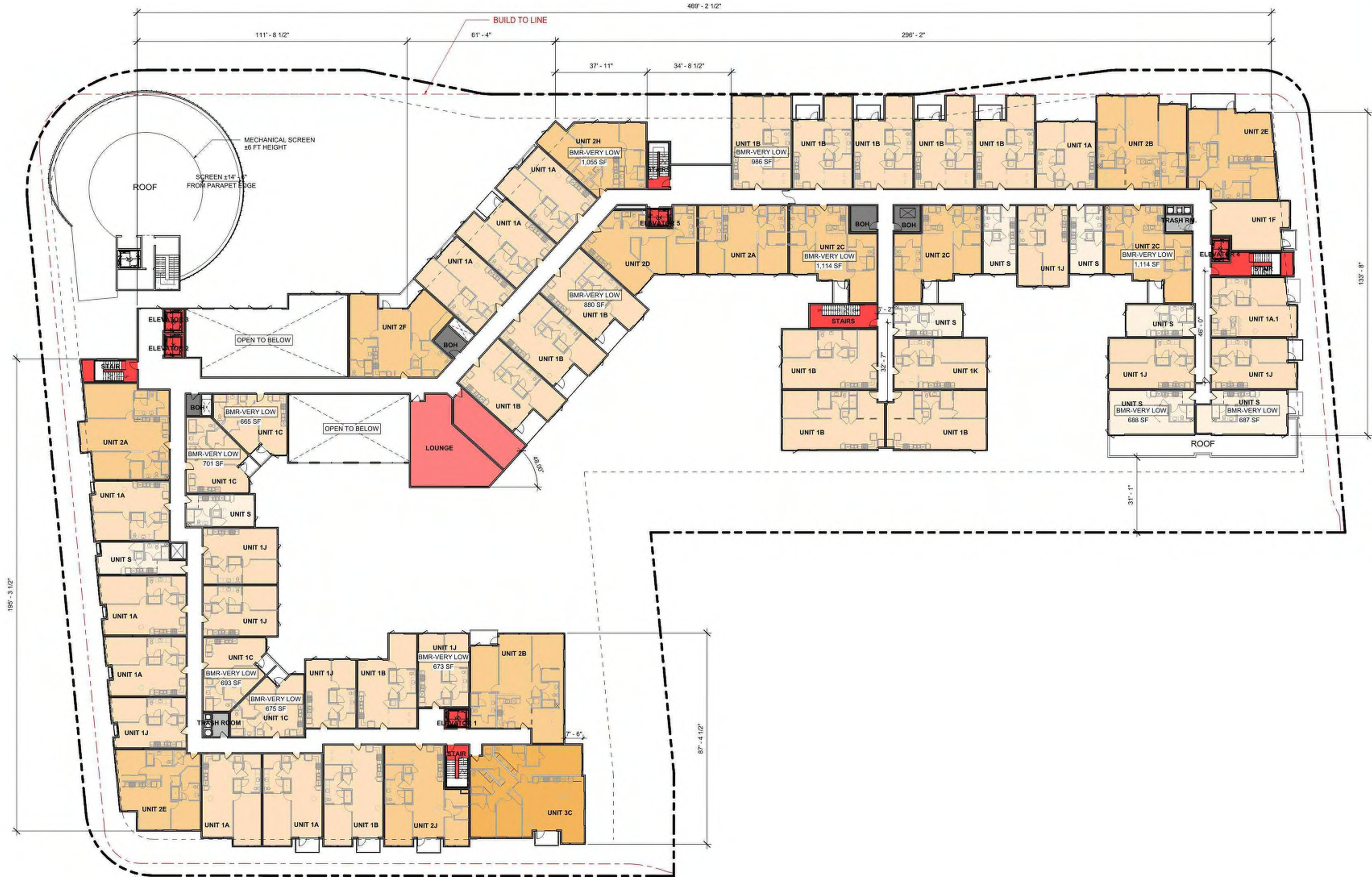
Sheet Title:

FLOOR PLAN -
LEVEL 3

Job No. 19063
Date: 08/01/2025
Scale: 1" = 20'-0"

Sheet No:

A-130



Level 3

1" = 20'-0"

1



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FLOOR PLAN -
LEVEL 4

140





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GREYSTAR

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FLOOR PLAN -
LEVEL 5

A-150





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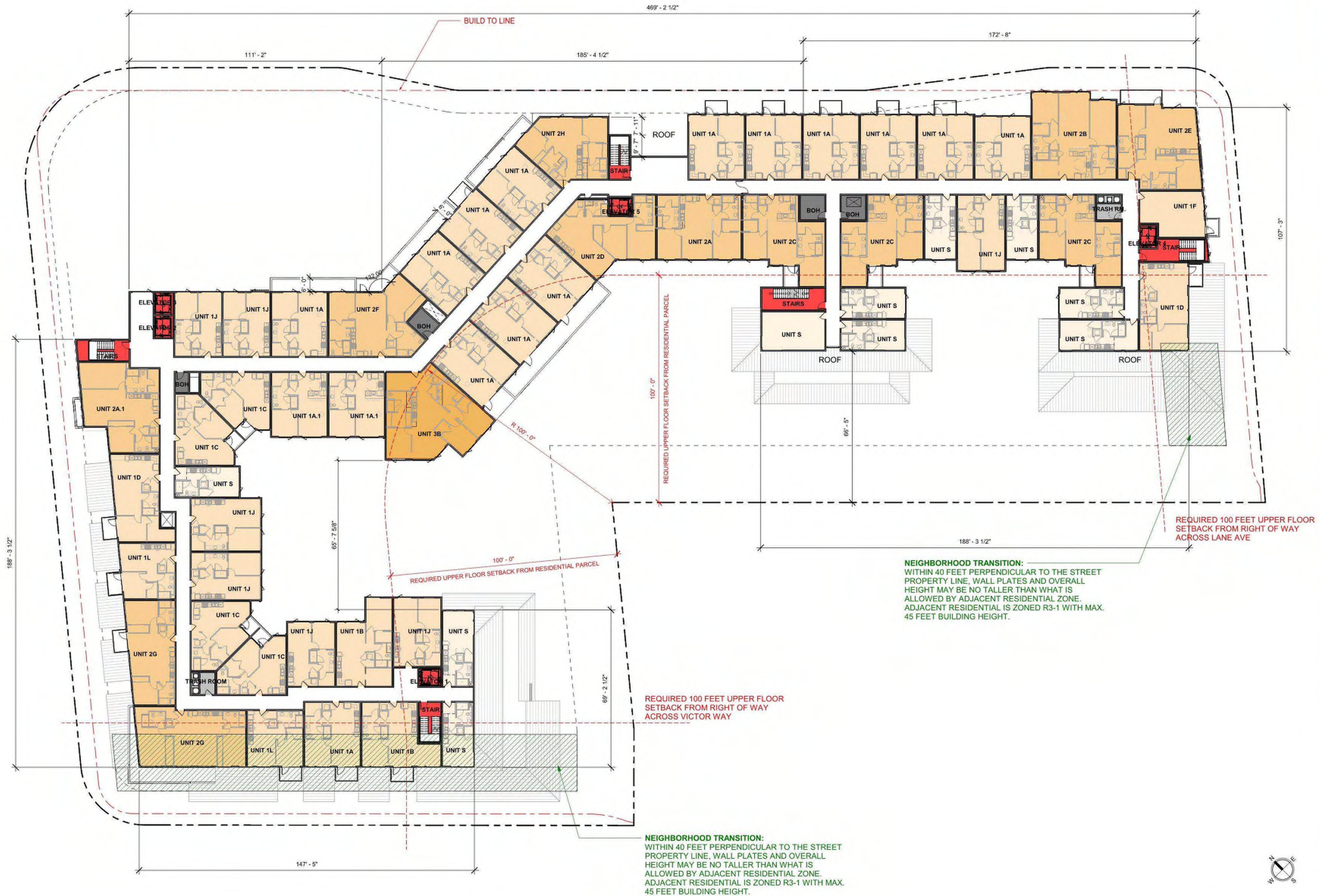
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FLOOR PLAN -
LEVEL 6

A-160





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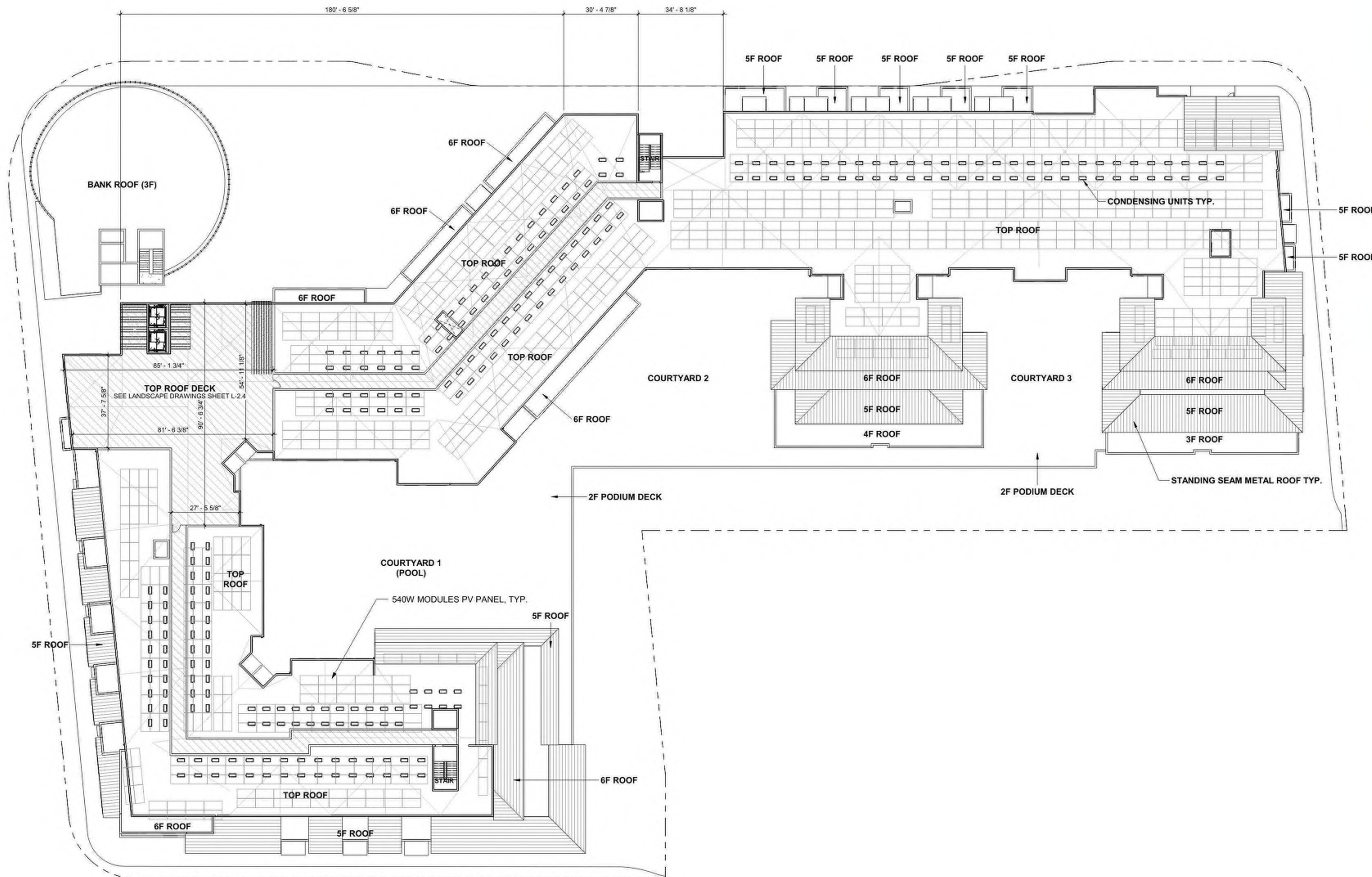
Sheet Title:

FLOOR PLAN -
ROOF

Job No. 19063
Date: 08/01/2025
Scale: 1" = 20'-0"

Sheet No:

A-170



THE LOCATIONS AND HEIGHTS OF SOLAR PV PANELS AND OTHER RELATED EQUIPMENT ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE.



ROOF

1" = 20'-0"

1



LEVEL P2 - PARKING PLAN

1" = 40'-0"

3



LEVEL 1 - PARKING PLAN

1" = 40'-0"

1



LEVEL P1 - PARKING PLAN

1" = 40'-0"

2

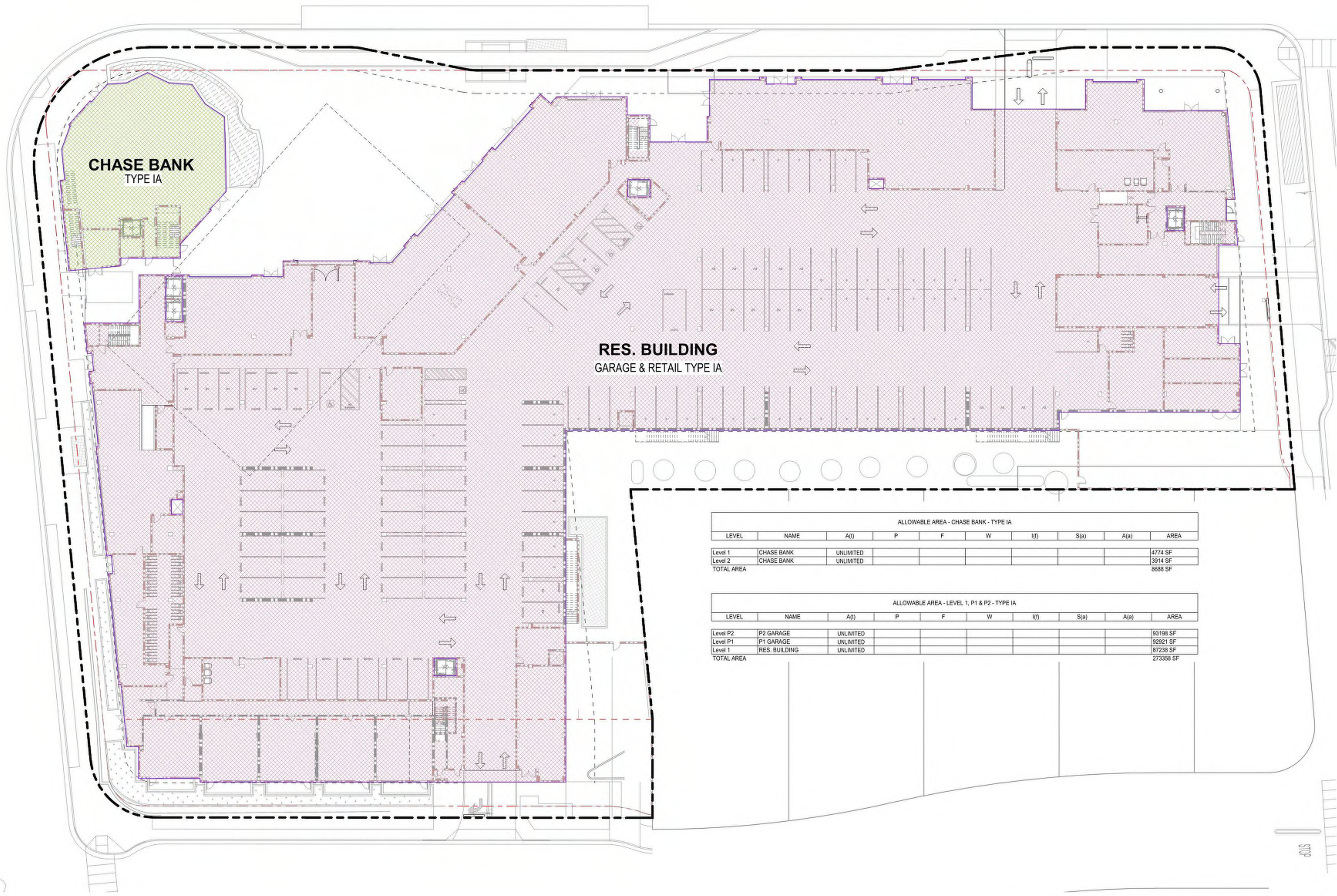
ACCESSIBLE PARKING	CODE REFERENCE	L1 REQUIRED	L1 PROVIDED	P1/P2 REQUIRED	P1/P2 PROVIDED	TOTALS	NOTES
RESIDENT ASSIGNED STANDARD	CBC 1109A.4 (2%)			6	5	5	7 ACCESSIBLE REQUIRED < 8 PROVIDED
RESIDENT ASSIGNED VAN	CBC 1109A.8.6			1	3	3	
UNASSIGNED STANDARD				2	0	0	VAN PROVIDED NEAR EACH ELEVATOR
UNASSIGNED VAN				1	3	3	
UNASSIGNED STANDARD (ON GRADE)	CBC 11-8-208.2	3	2			2	4 REQUIRED = 4 PROVIDED
UNASSIGNED VAN (ON GRADE)		1	1			1	
EV PARKING							
RESIDENT EV ASSIGNED	15% PER MVMC 8.20.31			46	46	46	
UNASSIGNED EV (GUEST)	*SEE UNASSIGNED GUEST BELOW			8	5	5	8 REQUIRED TOTAL (PROVIDED: 5 STANDARD + 3 VAN)
UNASSIGNED RETAIL EV (ON GRADE)	15% PER MVMC 8.20.45 Table 5.106.5.3.2	17	23			23	
EV ACCESSIBLE PARKING							
RESIDENT ASSIGNED EV STANDARD	CALGREEN 4.106.4.2.2			1	2	2	
RESIDENT ASSIGNED EV VAN ACCESSIBLE				1	3	3	
UNASSIGNED EV STANDARD (GUEST)	CBC 11-8-228.3.2.1			1	0	0	2 ACCESSIBLE REQUIRED < 3 PROVIDED
UNASSIGNED EV VAN (GUEST)				1	3	3	
UNASSIGNED EV STANDARD (ON GRADE)	CBC 11-8-228.3.2.1	1	1			1	
UNASSIGNED EV VAN (ON GRADE)							
EV AMBULATORY							
RESIDENT ASSIGNED	CBC 11-8-228.3.2.1			1	0	0	PROVIDED A STANDARD ACCESSIBLE
UNASSIGNED GUEST (DCFC)	PER MVMC 8.20.1 Table 101.10 (1 PER 100)	1	1	3	3	4	4 REQUIRED - 4 PROVIDED
STANDARD PARKING							
UNASSIGNED GUEST	PER MVMC PRECISE PLAN 340 SPACES MIN. x 15 = 51 GUEST SPACES OVERALL			51	37	37	ADD GUEST ACCESSIBLE & GUEST EV = 51 SPACES PROVIDED
UNASSIGNED (GRADE LEVEL)	PER MVMC PRECISE PLAN *(INCLUDES ACCESSIBLE)		86			86	
RESIDENT ASSIGNED	PER MVMC PRECISE PLAN				234	234	
GRAND TOTAL PROVIDED			115		344	459	COMMERCIAL 115 + RESIDENTIAL 344

NOTE: ALL PARKING SPACES ARE A 9' X 18' UNLESS OTHERWISE DIMENSIONED ON SHEETS A-101 AND A-110. WIDER PARKING SPACES ARE PROVIDED FOR CERTAIN ACCESSIBLE AND EV PARKING SPACES.

PARKING SUMMARY

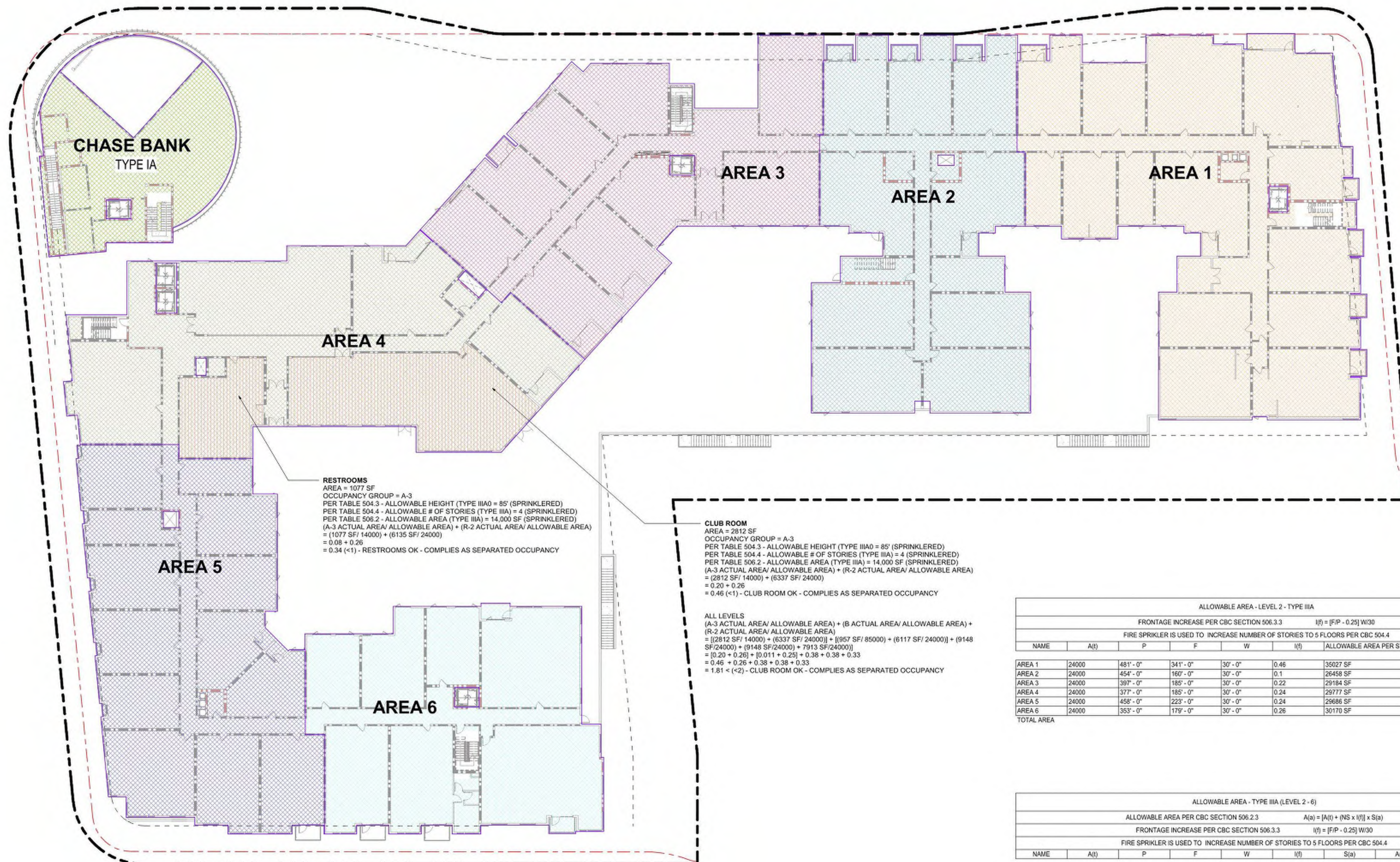
CHASE STANDARD	CHASE ACCESSIBLE	EV CHASE	EV GUEST DCFC (COMMON USE)
LEASING STANDARD	LEASING ACCESSIBLE	EV LEASING	EV RESIDENT (ASSIGNED)
COMMERCIAL STANDARD	COMMERCIAL ACCESSIBLE	EV COMMERCIAL	EV RESIDENT ACCESSIBLE (ASSIGNED)
GUEST STANDARD	GUEST ACCESSIBLE	EV COMMERCIAL ACCESSIBLE	EV GUEST ACCESSIBLE
RESIDENT STANDARD	RES. ACCESSIBLE (ASSIGNED)	EV DCFC (COMMON USE)	EV GUEST

PARKING LEGEND



ALLOWABLE AREA - CHASE BANK - TYPE IA								
LEVEL	NAME	A(I)	P	F	W	I(I)	S(a)	A(a)
Level 1	CHASE BANK	UNLIMITED						4774 SF
Level 2	CHASE BANK	UNLIMITED						3914 SF
TOTAL AREA								8688 SF

ALLOWABLE AREA - LEVEL 1, P1 & P2 - TYPE IA								
LEVEL	NAME	A(I)	P	F	W	I(I)	S(a)	A(a)
Level P2	P2 GARAGE	UNLIMITED						93198 SF
Level P1	P1 GARAGE	UNLIMITED						92921 SF
Level 1	RES. BUILDING	UNLIMITED						87238 SF
TOTAL AREA								273356 SF



ALLOWABLE AREA - LEVEL 2 - TYPE IIIA							
FRONTAGE INCREASE PER CBC SECTION 506.3.3							
FIRE SPRINKLER IS USED TO INCREASE NUMBER OF STORIES TO 5 FLOORS PER CBC 504.4							
NAME	A(l)	P	F	W	I(f)	ALLOWABLE AREA PER STORY	PROPOSED FLOOR AREA
AREA 1	24000	481' - 0"	341' - 0"	30' - 0"	0.46	35027 SF	14667 SF
AREA 2	24000	454' - 0"	160' - 0"	30' - 0"	0.1	26458 SF	10975 SF
AREA 3	24000	397' - 0"	185' - 0"	30' - 0"	0.22	29184 SF	10484 SF
AREA 4	24000	377' - 0"	185' - 0"	30' - 0"	0.24	29777 SF	12419 SF
AREA 5	24000	458' - 0"	223' - 0"	30' - 0"	0.24	29686 SF	11150 SF
AREA 6	24000	353' - 0"	179' - 0"	30' - 0"	0.26	30170 SF	8982 SF
TOTAL AREA							68677 SF

ALLOWABLE AREA - TYPE IIIA (LEVEL 2 - 6)								
ALLOWABLE AREA PER CBC SECTION 506.2.3								
FRONTAGE INCREASE PER CBC SECTION 506.3.3								
FIRE SPRINKLER IS USED TO INCREASE NUMBER OF STORIES TO 5 FLOORS PER CBC 504.4								
NAME	A(l)	P	F	W	I(f)	S(a)	A(a)	PROPOSED AREA
AREA 1	24000	456' - 0"	319' - 0"	30' - 0"	0.45	2	69579 SF	64627 SF
AREA 2	24000	423' - 0"	156' - 0"	30' - 0"	0.12	2	53720 SF	47589 SF
AREA 3	24000	397' - 0"	185' - 0"	30' - 0"	0.22	2	58368 SF	50967 SF
AREA 4	24000	377' - 0"	185' - 0"	30' - 0"	0.24	2	59554 SF	57689 SF
AREA 5	24000	458' - 0"	236' - 0"	30' - 0"	0.27	2	60734 SF	51551 SF
AREA 6	24000	353' - 0"	179' - 0"	30' - 0"	0.26	2	60390 SF	39077 SF
TOTAL AREA							359345 SF	311501 SF



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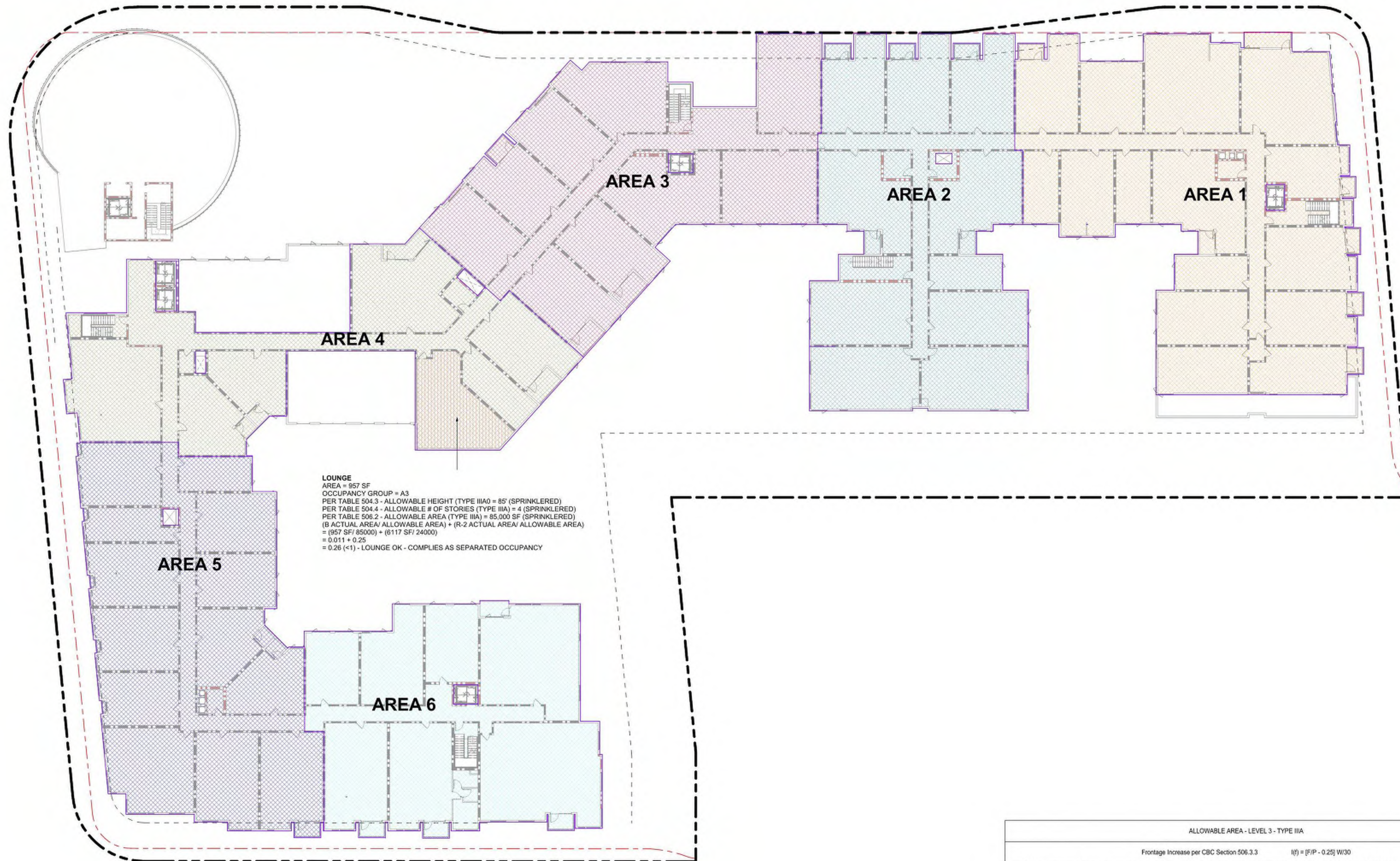
Sheet Title:

ALLOWABLE AREA -
LEVEL 3

Job No. 19063
Date: 08/01/2025
Scale: 1" = 20'-0"

Sheet No:

A-203



LOUNGE
AREA = 957 SF
OCCUPANCY GROUP = A3
PER TABLE 504.3 - ALLOWABLE HEIGHT (TYPE IIIA) = 85' (SPRINKLERED)
PER TABLE 504.4 - ALLOWABLE # OF STORIES (TYPE IIIA) = 4 (SPRINKLERED)
PER TABLE 506.2 - ALLOWABLE AREA (TYPE IIIA) = 85,000 SF (SPRINKLERED)
(B ACTUAL AREA/ ALLOWABLE AREA) + (R-2 ACTUAL AREA/ ALLOWABLE AREA)
= (957 SF/ 85000) + (6117 SF/ 24000)
= 0.011 + 0.25
= 0.26 (<1) - LOUNGE OK - COMPLIES AS SEPARATED OCCUPANCY

ALLOWABLE AREA - LEVEL 3 - TYPE IIIA							
Frontage Increase per CBC Section 506.3.3				I(f) = [F/P - 0.25] W/30			
NAME	A(f)	P	F	W	I(f)	ALLOWABLE AREA PER FLOOR	PROPOSED FLOOR AREA
AREA 1	24000	463' - 0"	332' - 0"	30' - 0"	0.47	35210 SF	13941 SF
AREA 2	24000	454' - 0"	160' - 0"	30' - 0"	0.1	26458 SF	11059 SF
AREA 3	24000	397' - 0"	185' - 0"	30' - 0"	0.22	29184 SF	10477 SF
AREA 4	24000	377' - 0"	185' - 0"	30' - 0"	0.24	29777 SF	8932 SF
AREA 5	24000	458' - 0"	223' - 0"	30' - 0"	0.24	29688 SF	11214 SF
AREA 6	24000	353' - 0"	179' - 0"	30' - 0"	0.26	30170 SF	9110 SF
TOTAL FLOOR AREA							64733 SF

ALLOWABLE AREA - LEVEL 3

1" = 20'-0"

1

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ALLOWABLE AREA - LEVEL 4

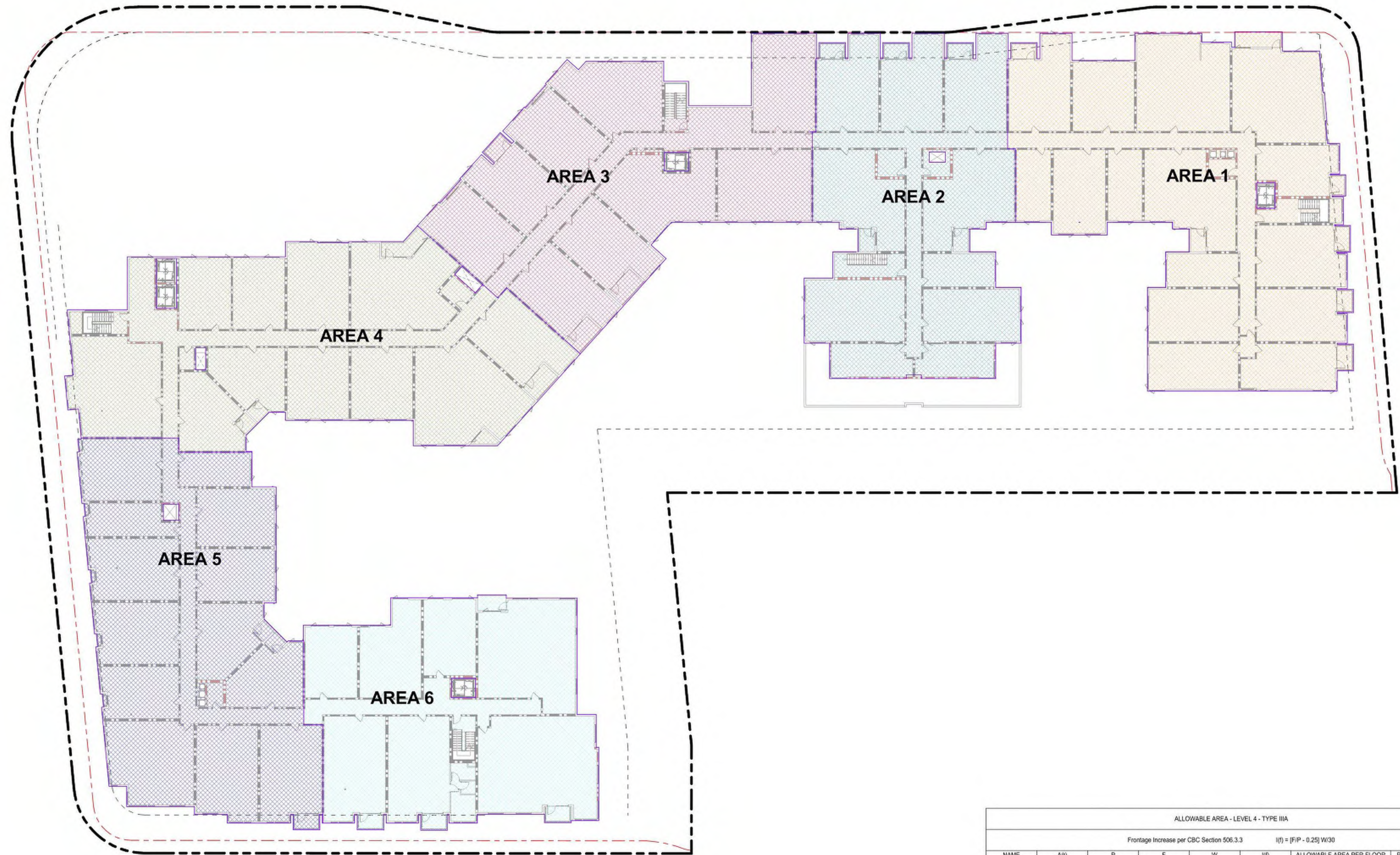
Job No. 19063

Date: 08/01/2025

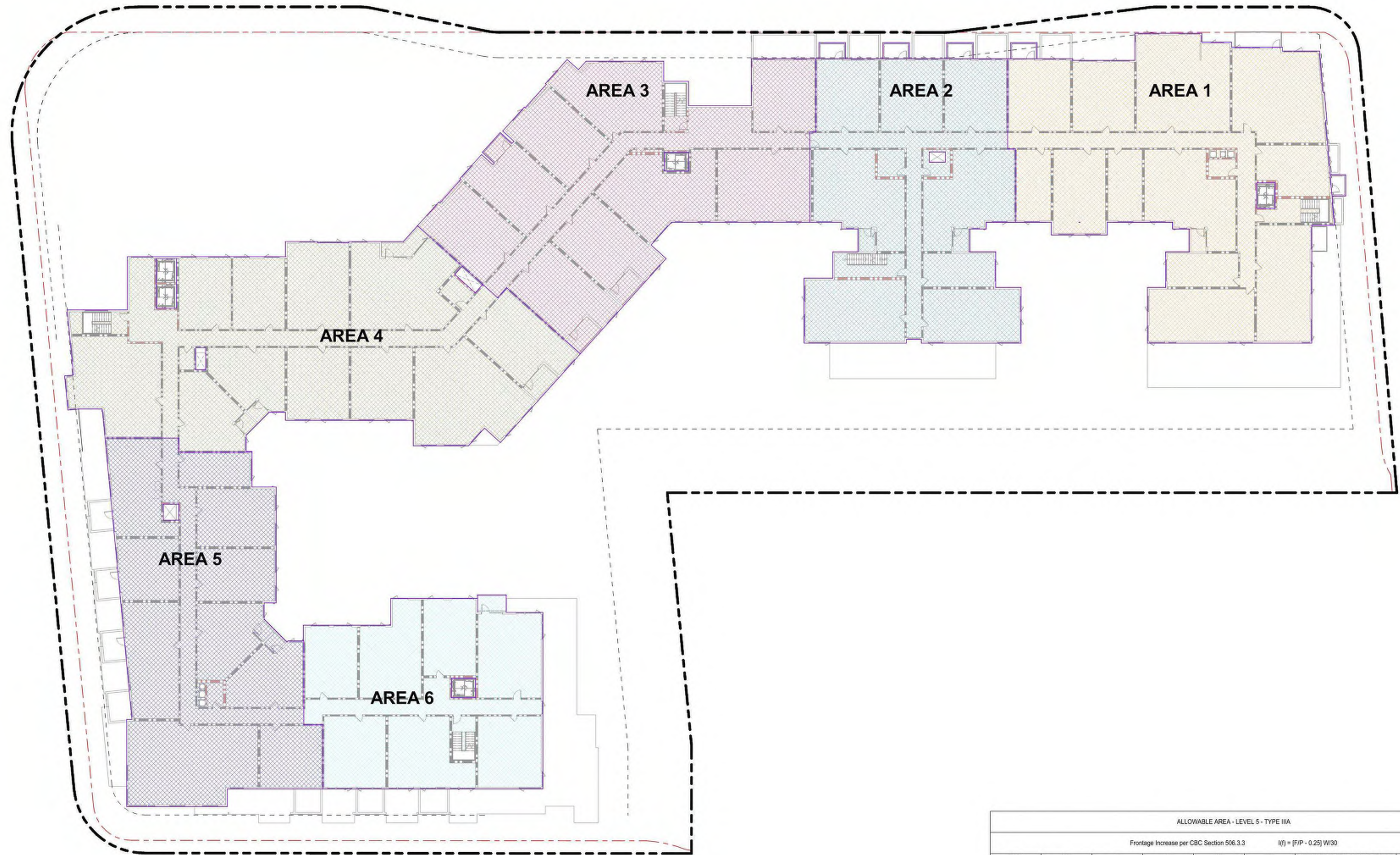
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Sheet No:

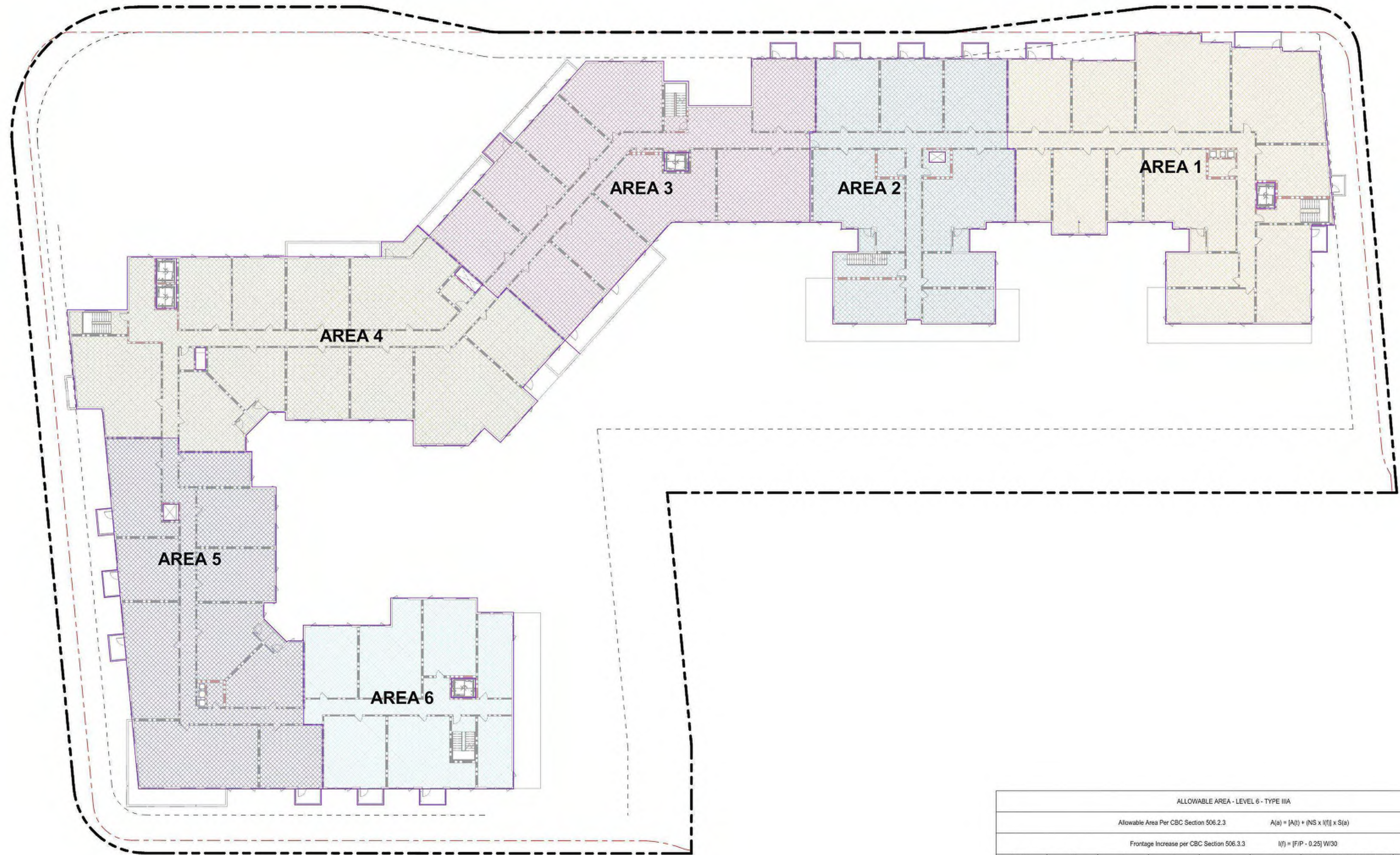
A-204



ALLOWABLE AREA - LEVEL 4 - TYPE IIIA							
Frontage Increase per CBC Section 506.3.3 I(f) = [F/P - 0.25] W/30							
NAME	A(f)	P	F	W	I(f)	ALLOWABLE AREA PER FLOOR	PROPOSED FLOOR AREA
AREA 1	24000	463' - 0"	332' - 0"	30' - 0"	0.47	35210 SF	13941 SF
AREA 2	24000	454' - 0"	160' - 0"	30' - 0"	0.1	26458 SF	9824 SF
AREA 3	24000	397' - 0"	185' - 0"	30' - 0"	0.22	29184 SF	10477 SF
AREA 4	24000	377' - 0"	185' - 0"	30' - 0"	0.24	29777 SF	12371 SF
AREA 5	24000	458' - 0"	223' - 0"	30' - 0"	0.24	29688 SF	11214 SF
AREA 6	24000	353' - 0"	179' - 0"	30' - 0"	0.26	30170 SF	9114 SF
TOTAL FLOOR AREA							66942 SF



ALLOWABLE AREA - LEVEL 5 - TYPE IIIA							
Frontage Increase per CBC Section 506.3.3 I(f) = (F/P - 0.25) W/30							
NAME	A(f)	P	F	W	I(f)	ALLOWABLE AREA PER FLOOR	PROPOSED FLOOR AREA
AREA 1	24000	419' - 0"	301' - 0"	30' - 0"	0.47	35241 SF	11334 SF
AREA 2	24000	396' - 0"	160' - 0"	30' - 0"	0.15	27697 SF	8361 SF
AREA 3	24000	397' - 0"	185' - 0"	30' - 0"	0.22	29184 SF	10187 SF
AREA 4	24000	377' - 0"	185' - 0"	30' - 0"	0.24	29777 SF	12218 SF
AREA 5	24000	458' - 0"	223' - 0"	30' - 0"	0.24	29686 SF	9171 SF
AREA 6	24000	314' - 0"	165' - 0"	30' - 0"	0.28	30611 SF	6370 SF
TOTAL FLOOR AREA							57641 SF



ALLOWABLE AREA - LEVEL 6 - TYPE IIIA							
Allowable Area Per CBC Section 506.2.3				$A(a) = [A(l)] + (NS \times l(l)) \times S(a)$			
Frontage Increase per CBC Section 506.3.3				$l(l) = [F/P - 0.25] W/30$			
NAME	A(l)	P	F	W	l(l)	ALLOWABLE AREA PER FLOOR	PROPOSED FLOOR REA
AREA 1	24000	431' - 0"	286' - 0"	30' - 0"	0.41	33926 SF	10743 SF
AREA 2	24000	374' - 0"	141' - 0"	30' - 0"	0.13	27048 SF	7371 SF
AREA 3	24000	397' - 0"	185' - 0"	30' - 0"	0.22	29184 SF	9342 SF
AREA 4	24000	377' - 0"	185' - 0"	30' - 0"	0.24	29777 SF	11749 SF
AREA 5	24000	458' - 0"	223' - 0"	30' - 0"	0.26	30210 SF	8801 SF
AREA 6	24000	292' - 0"	145' - 0"	30' - 0"	0.25	29918 SF	5501 SF
TOTAL FLOOR AREA						53508 SF	



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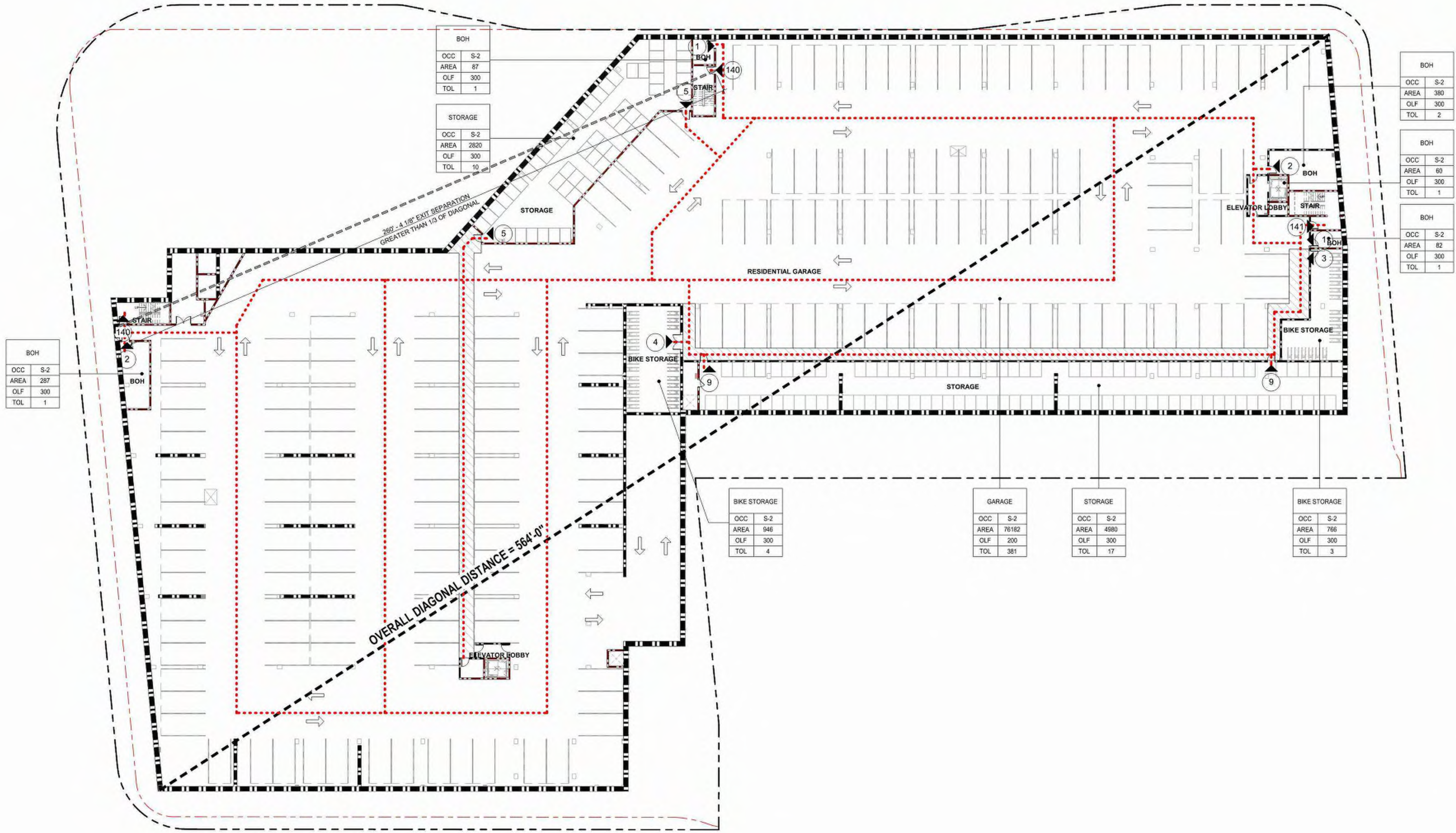
Sheet Title:

LEVEL P2 EGRESS
PLAN

Job No. 19063
Date: 08/01/2025
Scale: 1" = 20'-0"

Sheet No:

A-211





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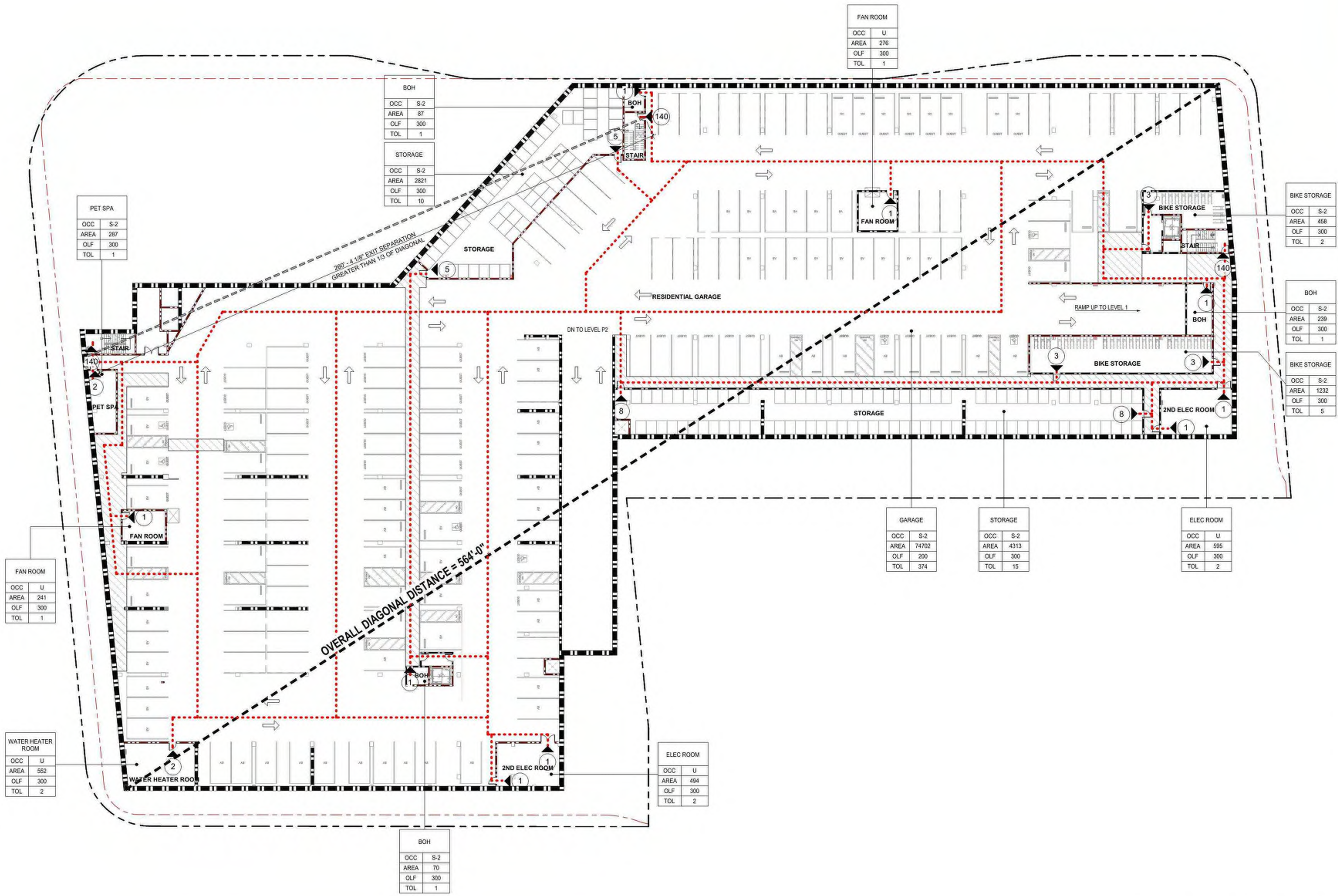
Sheet Title:

LEVEL P1 EGRESS
PLAN

Job No. 19063
Date: 08/01/2025
Scale: 1" = 20'-0"

Sheet No:

A-212



FAN ROOM	
OCC	U
AREA	276
OLF	300
TOL	1

BOH	
OCC	S-2
AREA	87
OLF	300
TOL	1

STORAGE	
OCC	S-2
AREA	2821
OLF	300
TOL	10

PET SPA	
OCC	S-2
AREA	287
OLF	300
TOL	1

BIKE STORAGE	
OCC	S-2
AREA	458
OLF	300
TOL	2

BOH	
OCC	S-2
AREA	239
OLF	300
TOL	1

BIKE STORAGE	
OCC	S-2
AREA	1232
OLF	300
TOL	5

GARAGE	
OCC	S-2
AREA	74702
OLF	200
TOL	374

STORAGE	
OCC	S-2
AREA	4313
OLF	300
TOL	15

ELEC ROOM	
OCC	U
AREA	595
OLF	300
TOL	2

FAN ROOM	
OCC	U
AREA	241
OLF	300
TOL	1

WATER HEATER ROOM	
OCC	U
AREA	552
OLF	300
TOL	2

ELEC ROOM	
OCC	U
AREA	494
OLF	300
TOL	2

BOH	
OCC	S-2
AREA	70
OLF	300
TOL	1



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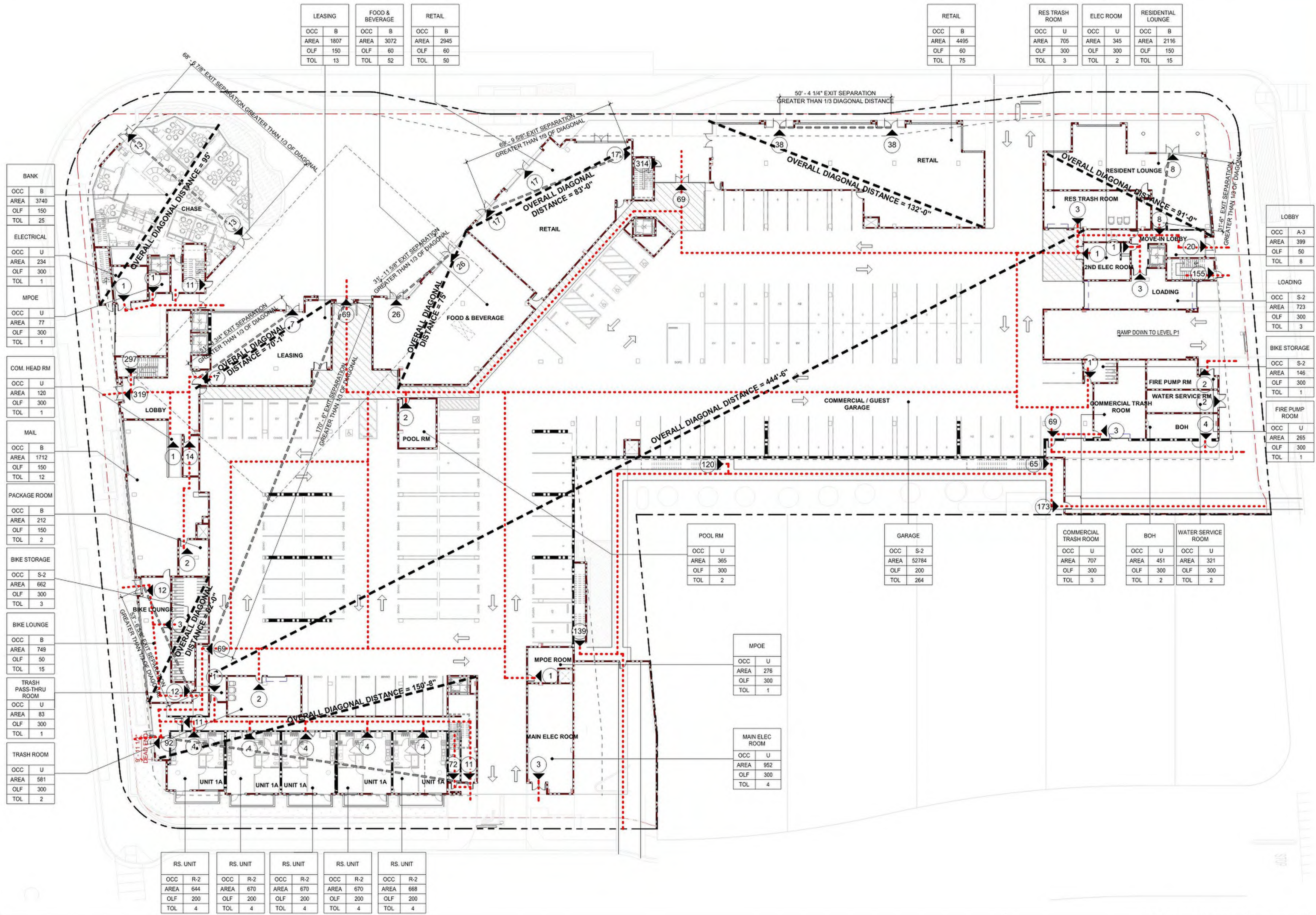
Sheet Title:

LEVEL 1 EGRESS
PLAN

Job No. 19063
Date: 08/01/2025
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LEVEL 1 EGRESS PLAN

1" = 20'-0"

1



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Sheet Title:

LEVEL 2 EGRESS
PLAN

Job No. 19063
Date: 08/01/2025
Scale: 1" = 20'-0"

Sheet No:

A-214

BANK	
OCC	8
AREA	3207
OLF	150
TOL	22

FITNESS		CLUB ROOM		RESIDENTIAL		RESIDENTIAL	
OCC	8	OCC	A-3	OCC	R-2	OCC	R-2
AREA	1940	AREA	2777	AREA	1209	AREA	743
OLF	50	OLF	15	OLF	200	OLF	200
TOL	39	TOL	186	TOL	7	TOL	4

CLUB ROOM BREAK	
OCC	A-3
AREA	478
OLF	15
TOL	32

TRASH ROOM	
OCC	INCID.
AREA	113
OLF	300
TOL	1

RES. UNIT	
OCC	R-2
AREA	1068
OLF	200
TOL	6

RES. UNIT	
OCC	R-2
AREA	831
OLF	200
TOL	5

POOL & SPA	
OCC	A-3
AREA	1288
OLF	50
TOL	26

POOL DECK	
OCC	A-3
AREA	3300
OLF	15
TOL	220

CIRCULATION	
OCC	R-2
AREA	1338
OLF	200
TOL	7

RES. UNIT	
OCC	R-2
AREA	1417
OLF	200
TOL	8

COMMUNAL SPACE	
OCC	A-3
AREA	3326
OLF	15
TOL	222

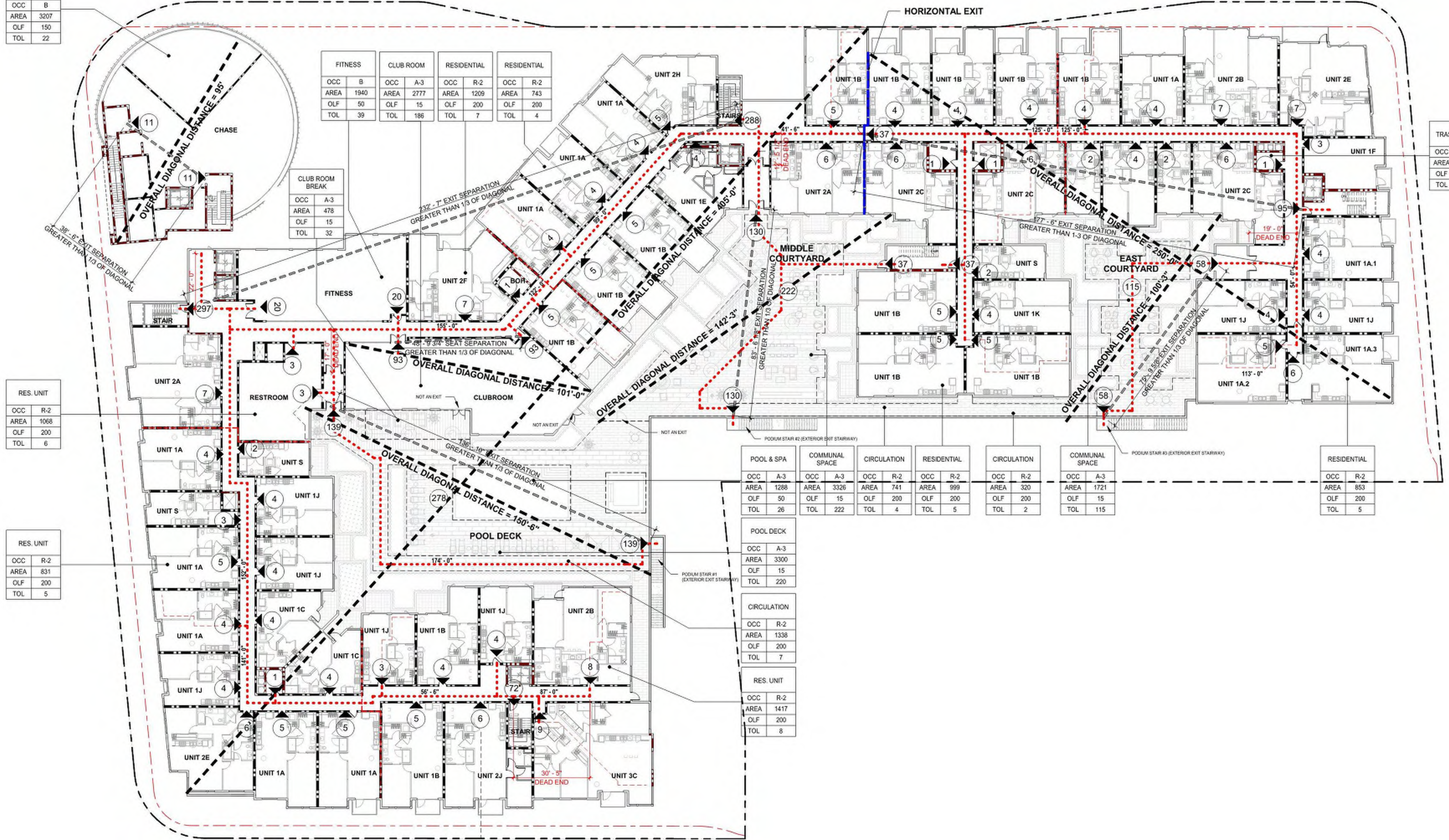
CIRCULATION	
OCC	R-2
AREA	741
OLF	200
TOL	4

RESIDENTIAL	
OCC	R-2
AREA	999
OLF	200
TOL	5

CIRCULATION	
OCC	R-2
AREA	320
OLF	200
TOL	2

COMMUNAL SPACE	
OCC	A-3
AREA	1721
OLF	15
TOL	115

RESIDENTIAL	
OCC	R-2
AREA	853
OLF	200
TOL	5





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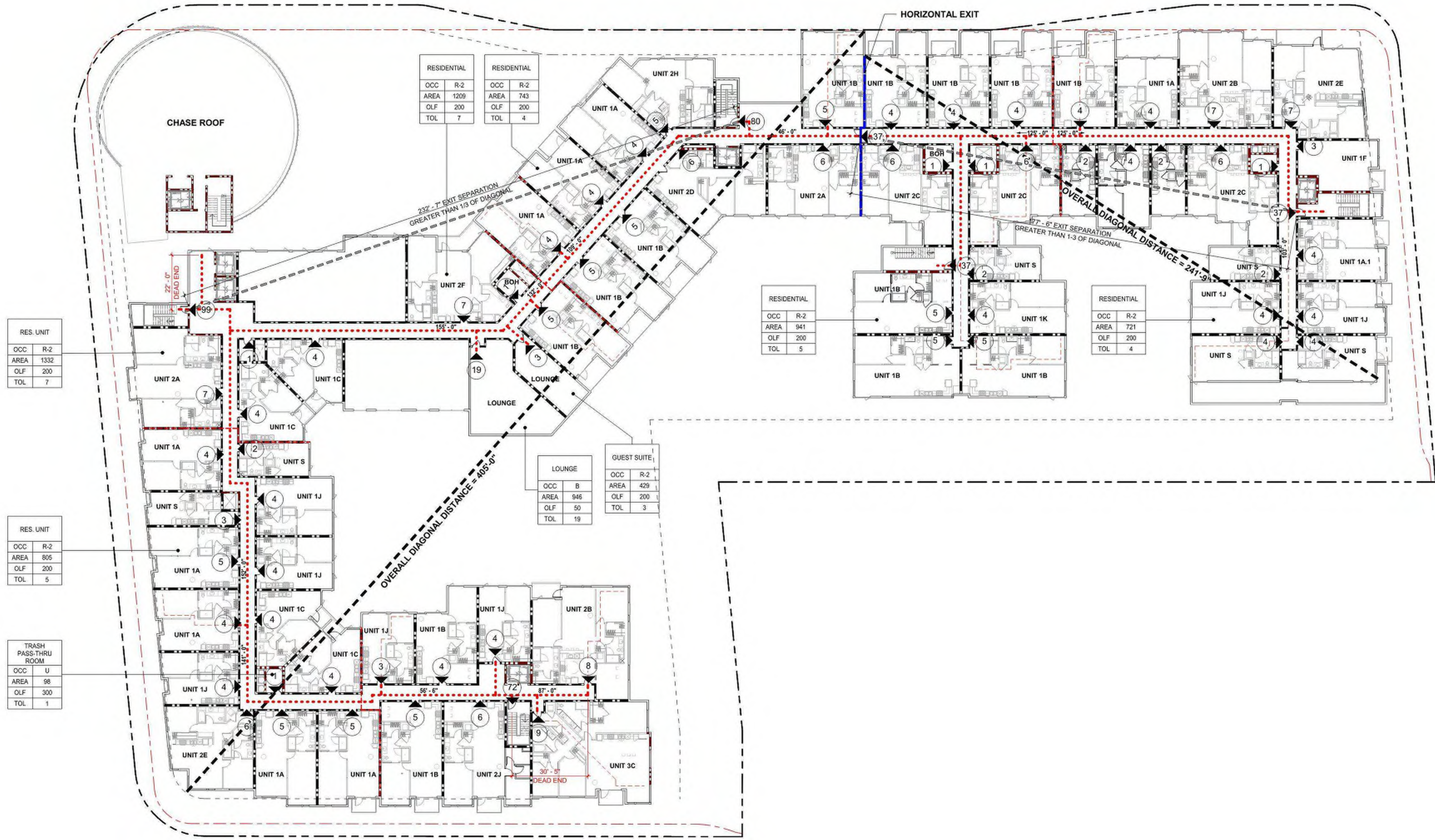
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LEVEL 3 EGRESS
PLAN

Job No. 19063
Date: 08/01/2025
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Sheet No:

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RES. UNIT	
OCC	R-2
AREA	1332
OLF	200
TOL	7

RES. UNIT	
OCC	R-2
AREA	805
OLF	200
TOL	5

TRASH PASS-THRU ROOM	
OCC	U
AREA	98
OLF	300
TOL	1

RESIDENTIAL	
OCC	R-2
AREA	1209
OLF	200
TOL	7

RESIDENTIAL	
OCC	R-2
AREA	743
OLF	200
TOL	4

RESIDENTIAL	
OCC	R-2
AREA	941
OLF	200
TOL	5

RESIDENTIAL	
OCC	R-2
AREA	721
OLF	200
TOL	4

LOUNGE	
OCC	B
AREA	946
OLF	50
TOL	19

GUEST SUITE	
OCC	R-2
AREA	429
OLF	200
TOL	3



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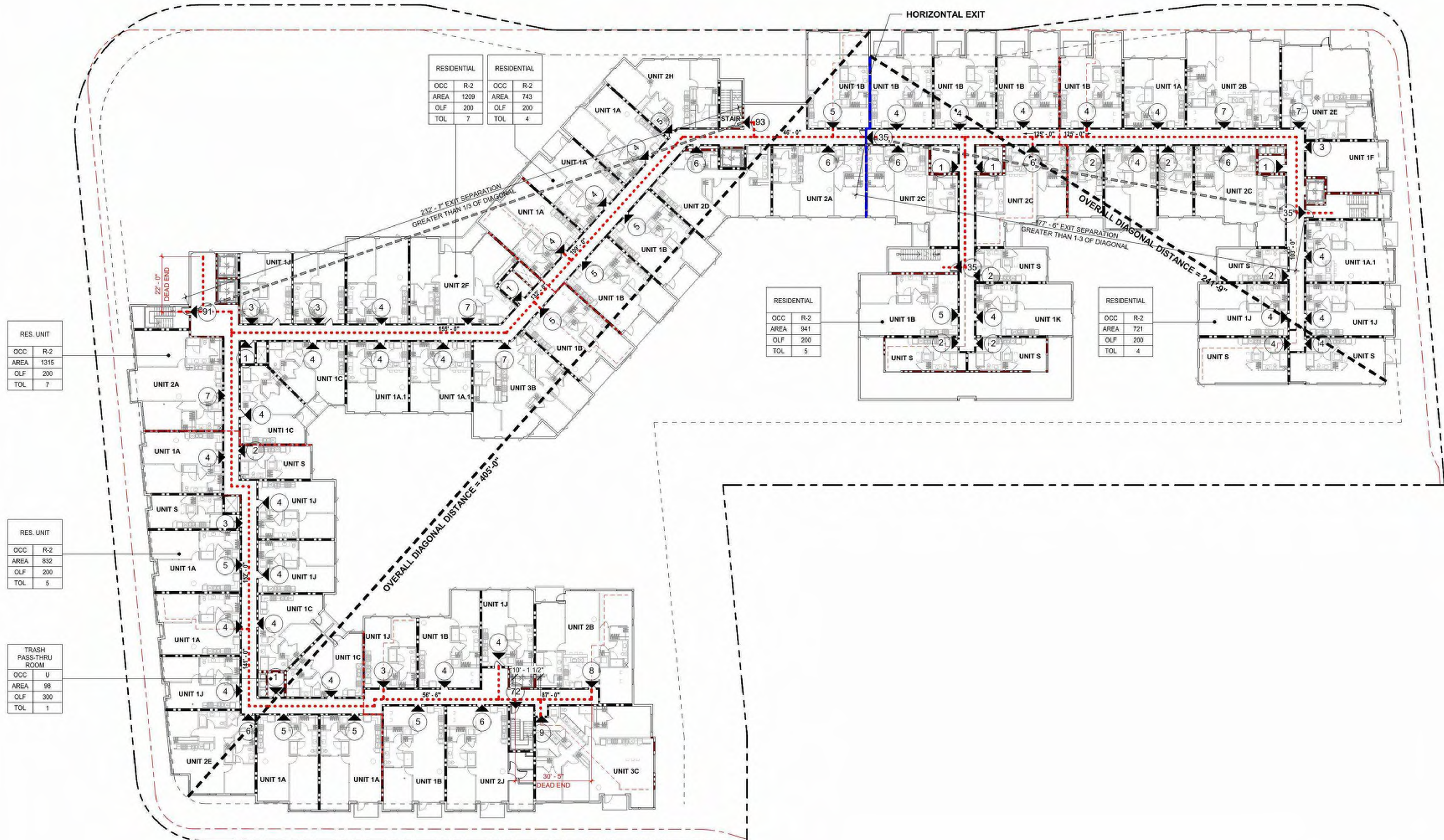
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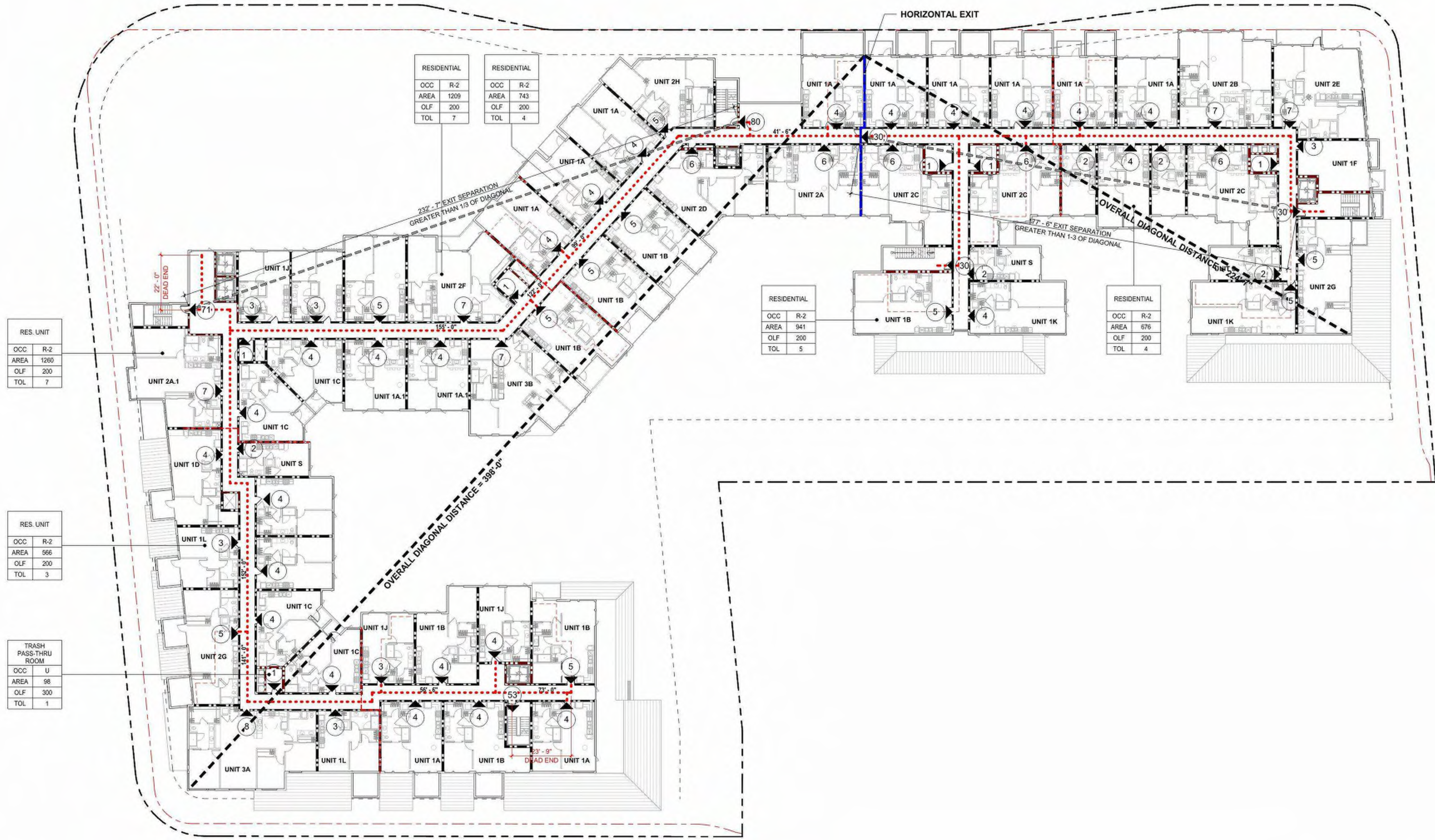
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LEVEL 5 EGRESS
PLAN

Job No. 19063
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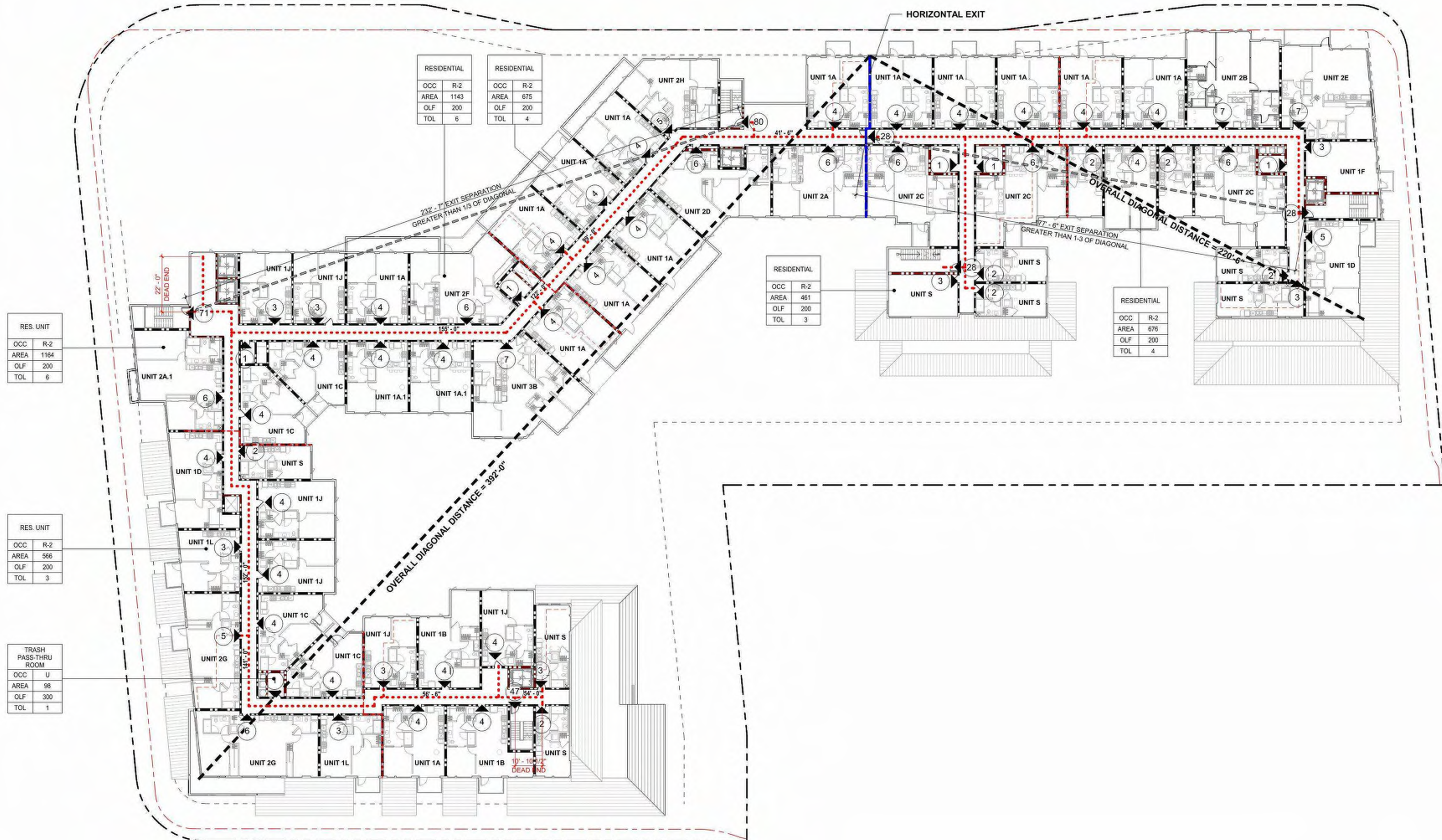
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LEVEL 6 EGRESS
PLAN

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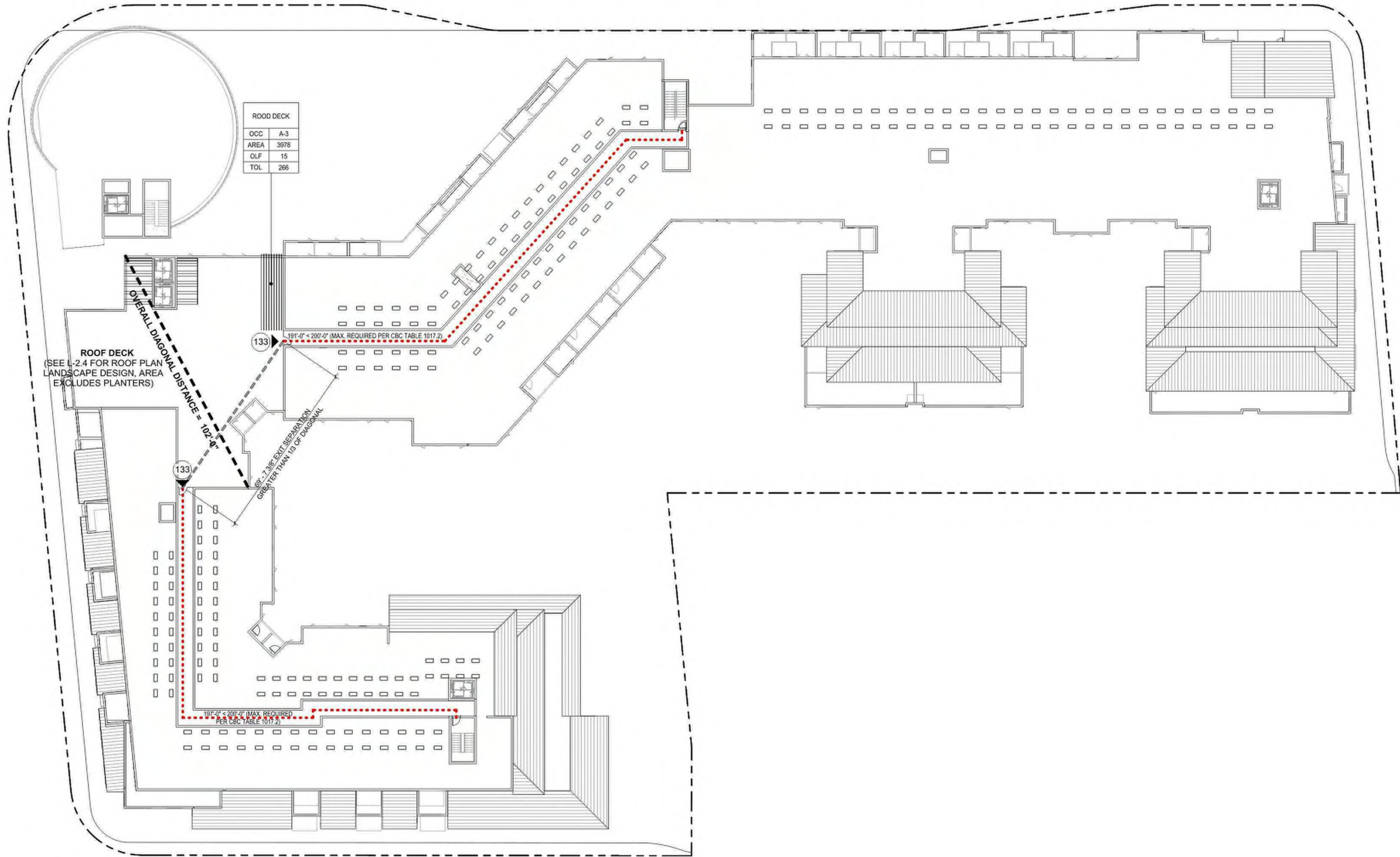
Sheet Title:

FOOT LEVEL GROSS PLAN

Job No. 19063
 Date: 08/01/2025
 Scale: 1" = 20'-0"

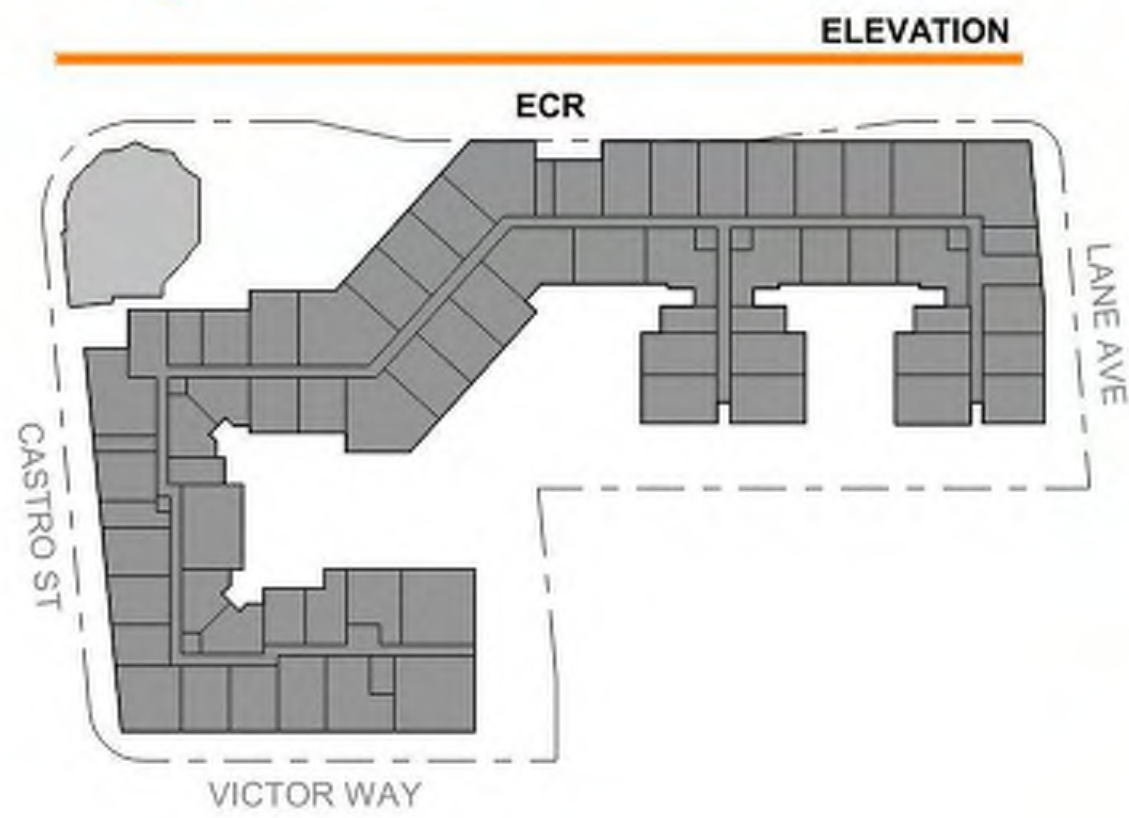
Sheet No:

A-219



MATERIALS AND FINISHES	
A1-1	EXTERIOR PLASTER - WHITE
A1-2	EXTERIOR PLASTER - GRAY
A1-3	EXTERIOR PLASTER - DARK GRAY
A2-1	VENEER THIN BRICK - IVORY
A2-2	VENEER THIN BRICK - BUFF OR SIMILAR
A3-1	FIBER CEMENT PANEL - LIGHT WOOD TONE
A3-2	FIBER CEMENT PANEL - WARM GRAY
A3-3	FIBER CEMENT PANEL - RED
A4	CMU WALL - TAN SPLIT FACE
A5	PORCELAIN TILE - WARM WHITE
A6	MURAL OVER PLASTER WALL, TBD
B1	VINYL WINDOW - DARK BRONZE
B3-1	STOREFRONT @ AMENITY AND RETAIL - DARK BRONZE
B3-2	GLAZING WALL SYSTEM @ BANK - SILVER
C1	BALCONY - VERTICAL PICKET RAILING
C2	BALCONY - GLASS RAILING
D1	VERTICAL FINIS
D2	METAL CANOPY
E1	STANDING SEAM METAL ROOF - DARK BRONZE
F1-1	PERFORATED METAL SCREEN - BLUE
F1-2	PERFORATED METAL SCREEN - BLACK
L1	LIGHTING FIXTURE - WALL SCONCE
L2	LIGHTING FIXTURE - DECORATIVE PENDANT LIGHT
L3	LIGHTING FIXTURE - BOLLARD LIGHT (SEE SHEET LD-001 TO LD-004 FOR MORE LIGHTING DESIGN INFORMATION)
S1	SOLAR PANEL

PERSPECTIVE



ELEVATION



PERSPECTIVE - ECR

N.T.S.

2



EXISTING BUILDING (REMOVED)



EXISTING CHASE BANK (REMOVED) - SIDE



EXISTING CHASE BANK (REMOVED) - BACK



EXISTING CHASE BANK (REMOVED) - ATM SIDE

ELEVATION - ECR

1" = 20'-0"

1

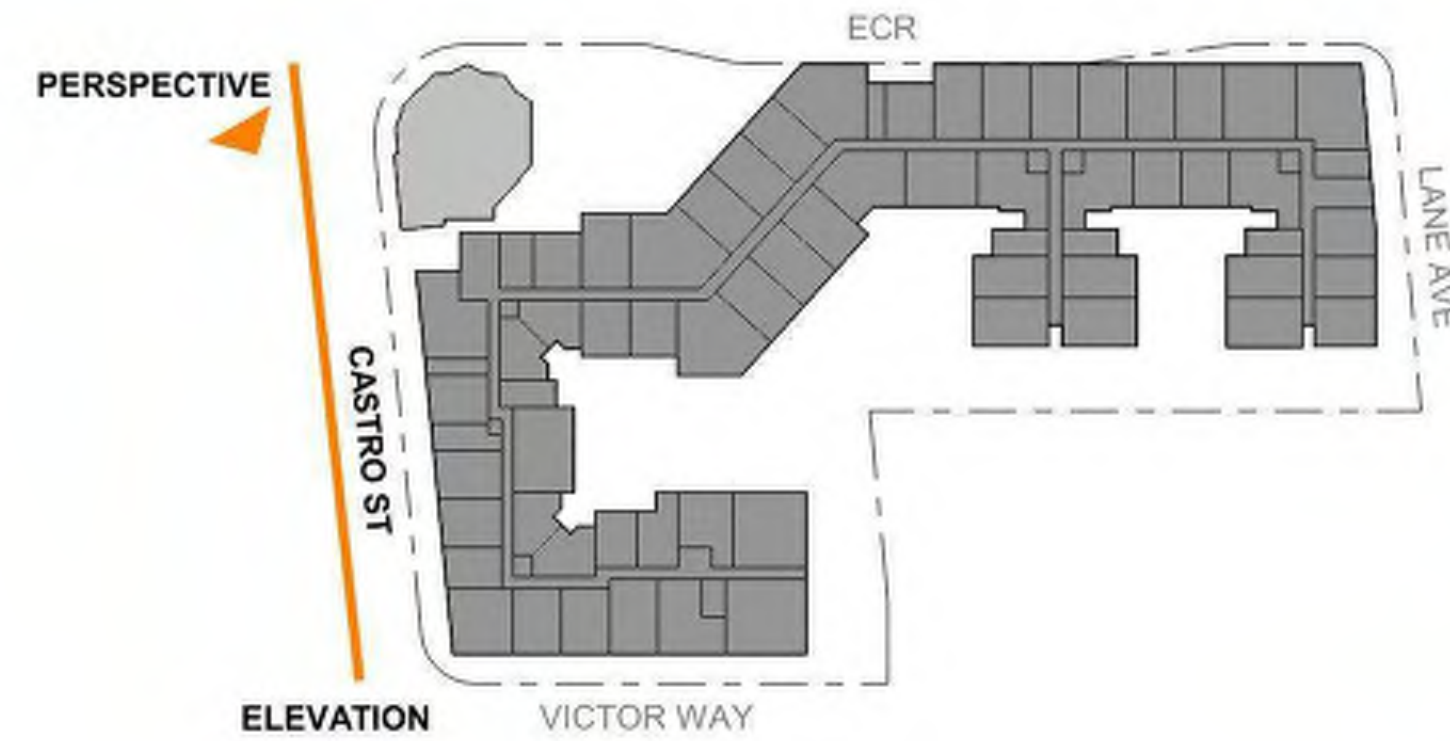


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PERSPECTIVE - CASTRO STREET

N.T.S.

2

MATERIALS AND FINISHES	
A1-1	EXTERIOR PLASTER - WHITE
A1-2	EXTERIOR PLASTER - GRAY
A1-3	EXTERIOR PLASTER - DARK GRAY
A2-1	VENEER THIN BRICK - IVORY
A2-2	VENEER THIN BRICK - BUFF OR SIMILAR
A3-1	FIBER CEMENT PANEL - LIGHT WOOD TONE
A3-2	FIBER CEMENT PANEL - WARM GRAY
A3-3	FIBER CEMENT PANEL - RED
A4	CMU WALL - TAN SPLIT FACE
A5	PORCELAIN TILE - WARM WHITE
A6	MURAL OVER PLASTER WALL, TBD
B1	VINYL WINDOW - DARK BRONZE
B3-1	STOREFRONT @ AMENITY AND RETAIL - DARK BRONZE
B3-2	GLAZING WALL SYSTEM @ BANK - SILVER
C1	BALCONY - VERTICAL PICKET RAILING
C2	BALCONY - GLASS RAILING
D1	VERTICAL FINS
D2	METAL CANOPY
E1	STANDING SEAM METAL ROOF - DARK BRONZE
F1-1	PERFORATED METAL SCREEN - BLUE
F1-2	PERFORATED METAL SCREEN - BLACK
L1	LIGHTING FIXTURE - WALL SCONCE
L2	LIGHTING FIXTURE - DECORATIVE PENDANT LIGHT
L3	LIGHTING FIXTURE - BOLLARD LIGHT (SEE SHEET LD-001 TO LD-004 FOR MORE LIGHTING DESIGN INFORMATION)
S1	SOLAR PANEL



ELEVATION - CASTRO STREET

1° = 20'-0"

1

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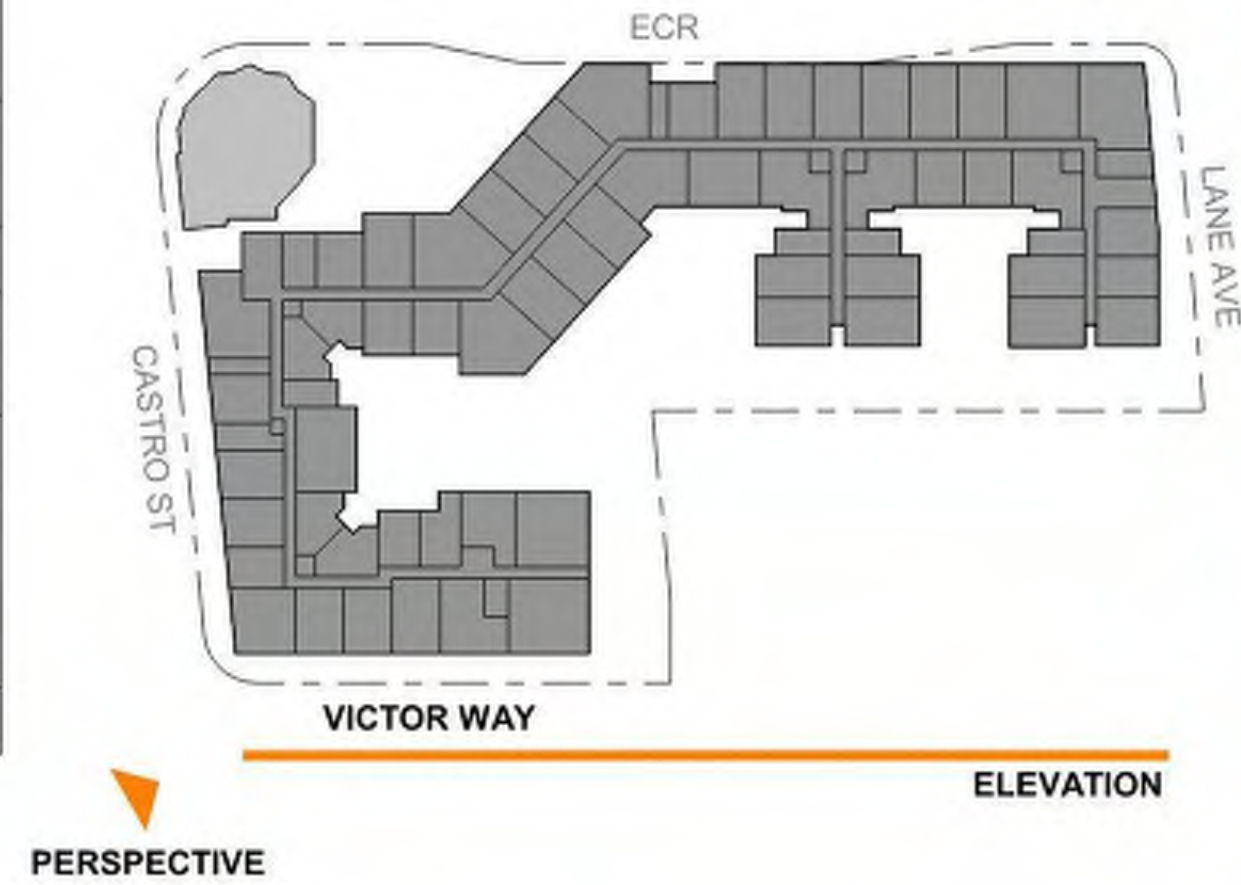
ELEVATION & PERSPECTIVE

Sub No. 19063
Date: 08/01/2025
Scale: As indicated

Sheet No:

A-302

MATERIALS AND FINISHES	
A1-1	EXTERIOR PLASTER - WHITE
A1-2	EXTERIOR PLASTER - GRAY
A1-3	EXTERIOR PLASTER - DARK GRAY
A2-1	VENEER THIN BRICK - IVORY
A2-2	VENEER THIN BRICK - BUFF OR SIMILAR
A3-1	FIBER CEMENT PANEL - LIGHT WOOD TONE
A3-2	FIBER CEMENT PANEL - WARM GRAY
A3-3	FIBER CEMENT PANEL - RED
A4	CMU WALL - TAN SPLIT FACE
A5	PORCELAIN TILE - WARM WHITE
A6	MURAL OVER PLASTER WALL, TBD
B1	VINYL WINDOW - DARK BRONZE
B3-1	STOREFRONT @ AMENITY AND RETAIL - DARK BRONZE
B3-2	GLAZING WALL SYSTEM @ BANK - SILVER
C1	BALCONY - VERTICAL PICKET RAILING
C2	BALCONY - GLASS RAILING
D1	VERTICAL FINS
D2	METAL CANOPY
E1	STANDING SEAM METAL ROOF - DARK BRONZE
F1-1	PERFORATED METAL SCREEN - BLUE
F1-2	PERFORATED METAL SCREEN - BLACK
L1	LIGHTING FIXTURE - WALL SCNCE
L2	LIGHTING FIXTURE - DECORATIVE PENDANT LIGHT
L3	LIGHTING FIXTURE - BOLLARD LIGHT (SEE SHEET LD-001 TO LD-004 FOR MORE LIGHTING DESIGN INFORMATION)
S1	SOLAR PANEL



PERSPECTIVE - VICTOR WAY

N.T.S.

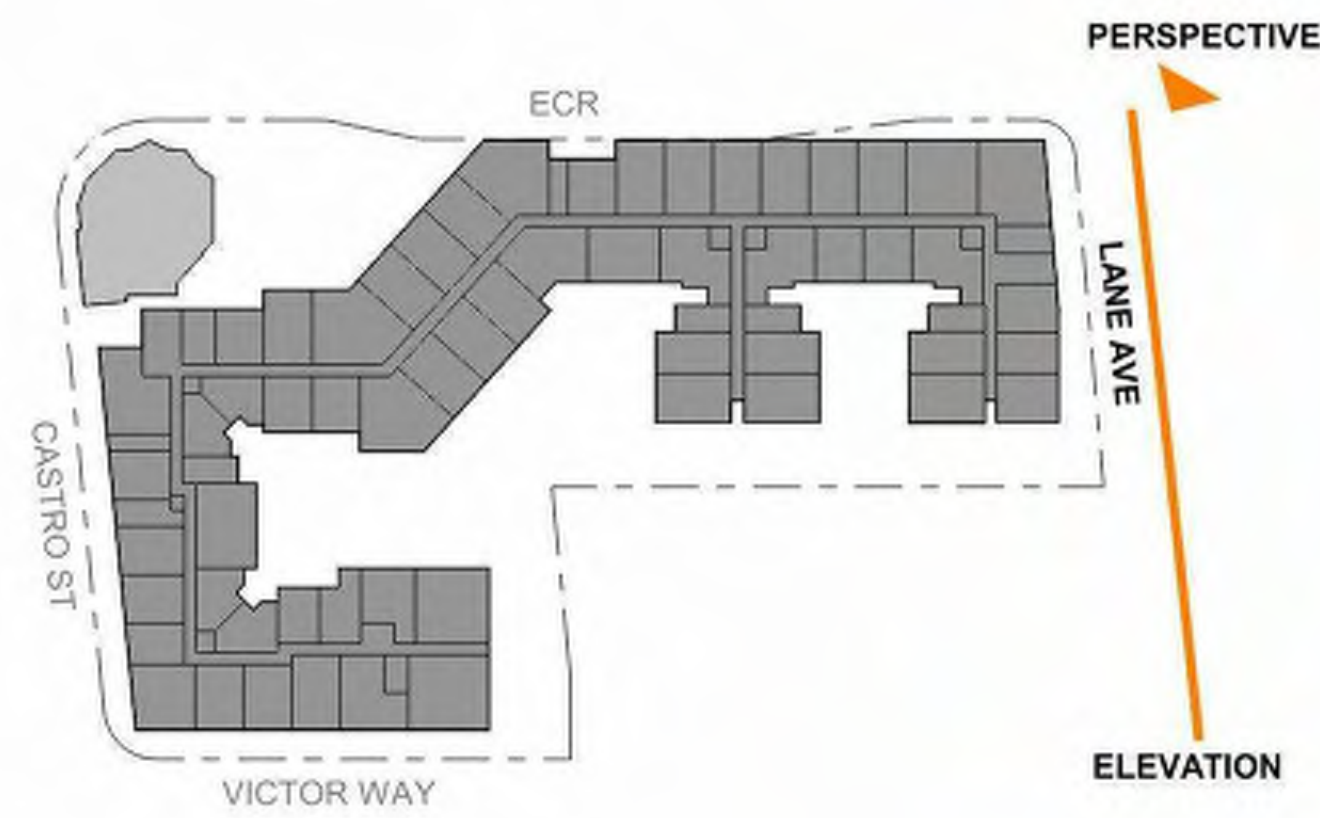
2



ELEVATION - VICTOR

1" = 20'-0"

1



PERSPECTIVE - LANE AVE

N.T.S.

2

MATERIALS AND FINISHES	
A1-1	EXTERIOR PLASTER - WHITE
A1-2	EXTERIOR PLASTER - GRAY
A1-3	EXTERIOR PLASTER - DARK GRAY
A2-1	VENEER THIN BRICK - IVORY
A2-2	VENEER THIN BRICK - BUFF OR SIMILAR
A3-1	FIBER CEMENT PANEL - LIGHT WOOD TONE
A3-2	FIBER CEMENT PANEL - WARM GRAY
A3-3	FIBER CEMENT PANEL - RED
A4	CMU WALL - TAN SPLIT FACE
A5	PORCELAIN TILE - WARM WHITE
A6	MURAL OVER PLASTER WALL, TBD
B1	VINYL WINDOW - DARK BRONZE
B3-1	STOREFRONT @ AMENITY AND RETAIL - DARK BRONZE
B3-2	GLAZING WALL SYSTEM @ BANK - SILVER
C1	BALCONY - VERTICAL PICKET RAILING
C2	BALCONY - GLASS RAILING
D1	VERTICAL FINS
D2	METAL CANOPY
E1	STANDING SEAM METAL ROOF - DARK BRONZE
F1-1	PERFORATED METAL SCREEN - BLUE
F1-2	PERFORATED METAL SCREEN - BLACK
L1	LIGHTING FIXTURE - WALL SCONCE
L2	LIGHTING FIXTURE - DECORATIVE PENDANT LIGHT
L3	LIGHTING FIXTURE - BOLLARD LIGHT (SEE SHEET LD-001 TO LD-004 FOR MORE LIGHTING DESIGN INFORMATION)
S1	SOLAR PANEL



ELEVATION - LANE AVE

1" = 20'-0"

1

MATERIALS AND FINISHES	
A1-1	EXTERIOR PLASTER - WHITE
A1-2	EXTERIOR PLASTER - GRAY
A1-3	EXTERIOR PLASTER - DARK GRAY
A2-1	VENEER THIN BRICK - IVORY
A2-2	VENEER THIN BRICK - BUFF OR SIMILAR
A3-1	FIBER CEMENT PANEL - LIGHT WOOD TONE
A3-2	FIBER CEMENT PANEL - WARM GRAY
A3-3	FIBER CEMENT PANEL - RED
A4	CMU WALL - TAN SPLIT FACE
A5	PORCELAIN TILE - WARM WHITE
A6	MURAL OVER PLASTER WALL, TBD
B1	VINYL WINDOW - DARK BRONZE
B3-1	STOREFRONT @ AMENITY AND RETAIL - DARK BRONZE
B3-2	GLAZING WALL SYSTEM @ BANK - SILVER
C1	BALCONY - VERTICAL PICKET RAILING
C2	BALCONY - GLASS RAILING
D1	VERTICAL FINIS
D2	METAL CANOPY
E1	STANDING SEAM METAL ROOF - DARK BRONZE
F1-1	PERFORATED METAL SCREEN - BLUE
F1-2	PERFORATED METAL SCREEN - BLACK
L1	LIGHTING FIXTURE - WALL SCONCE
L2	LIGHTING FIXTURE - DECORATIVE PENDANT LIGHT
L3	LIGHTING FIXTURE - BOLLARD LIGHT
(SEE SHEET LD-001 TO LD-004 FOR MORE LIGHTING DESIGN INFORMATION)	
S1	SOLAR PANEL



ELEVATION - COURTYARD 1 WEST

1" = 20'-0"

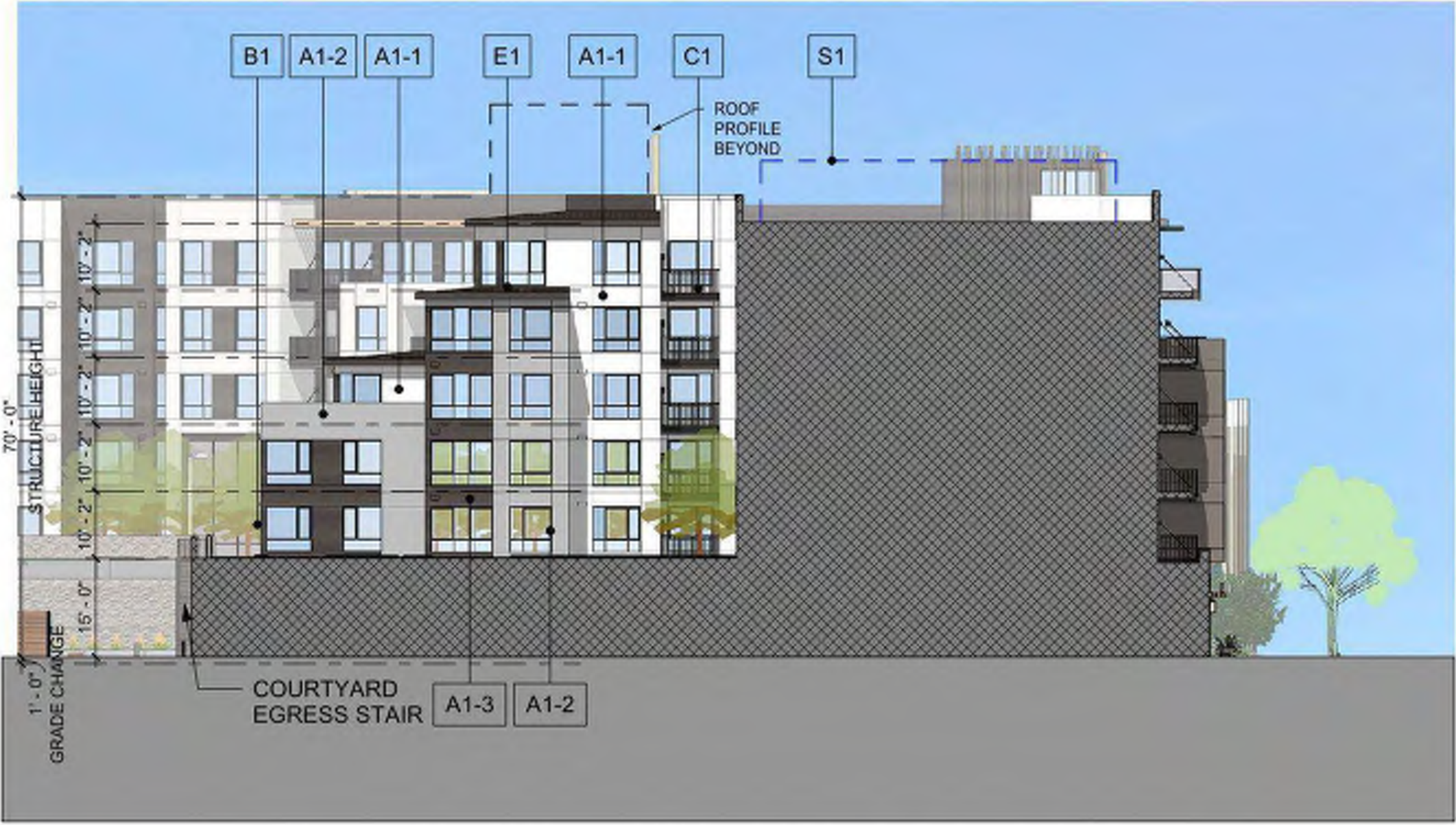
3



ELEVATION - COURTYARD 1 SOUTH

1" = 20'-0"

2



ELEVATION - COURTYARD 3 WEST

1" = 20'-0"

1

MATERIALS AND FINISHES	
A1-1	EXTERIOR PLASTER - WHITE
A1-2	EXTERIOR PLASTER - GRAY
A1-3	EXTERIOR PLASTER - DARK GRAY
A2-1	VENEER THIN BRICK - IVORY
A2-2	VENEER THIN BRICK - BUFF OR SIMILAR
A3-1	FIBER CEMENT PANEL - LIGHT WOOD TONE
A3-2	FIBER CEMENT PANEL - WARM GRAY
A3-3	FIBER CEMENT PANEL - RED
A4	CMU WALL - TAN SPLIT FACE
A5	PORCELAIN TILE - WARM WHITE
A6	MURAL OVER PLASTER WALL, TBD
B1	VINYL WINDOW - DARK BRONZE
B3-1	STOREFRONT @ AMENITY AND RETAIL - DARK BRONZE
B3-2	GLAZING WALL SYSTEM @ BANK - SILVER
C1	BALCONY - VERTICAL PICKET RAILING
C2	BALCONY - GLASS RAILING
D1	VERTICAL FINS
D2	METAL CANOPY
E1	STANDING SEAM METAL ROOF - DARK BRONZE
F1-1	PERFORATED METAL SCREEN - BLUE
F1-2	PERFORATED METAL SCREEN - BLACK
L1	LIGHTING FIXTURE - WALL SCONCE
L2	LIGHTING FIXTURE - DECORATIVE PENDANT LIGHT
L3	LIGHTING FIXTURE - BOLLARD LIGHT (SEE SHEET LD-001 TO LD-004 FOR MORE LIGHTING DESIGN INFORMATION)
S1	SOLAR PANEL



ELEVATION - COURTYARD 2 EAST

1" = 20'-0"

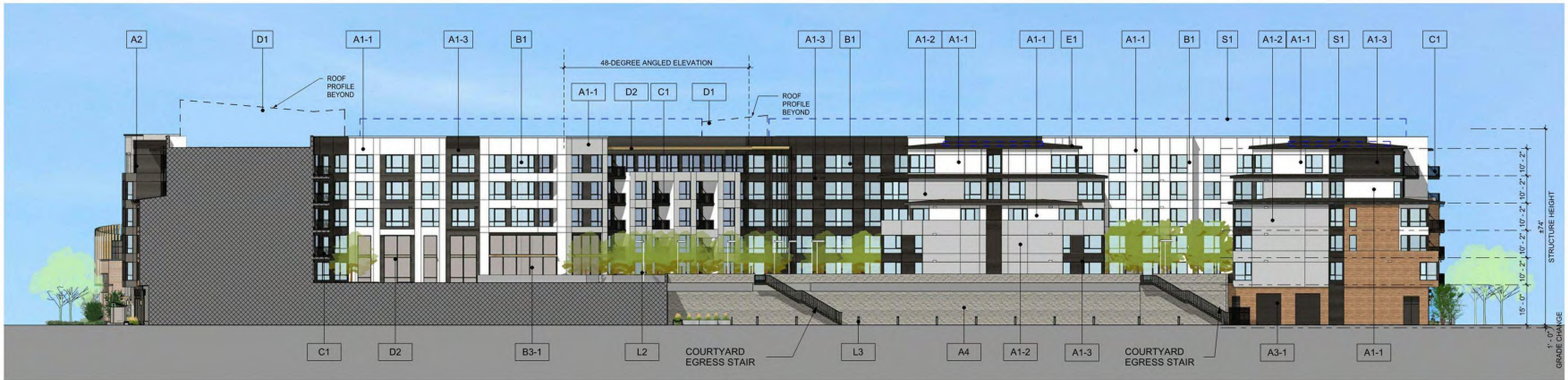
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ELEVATION - COURTYARD 3 EAST

1" = 20'-0"

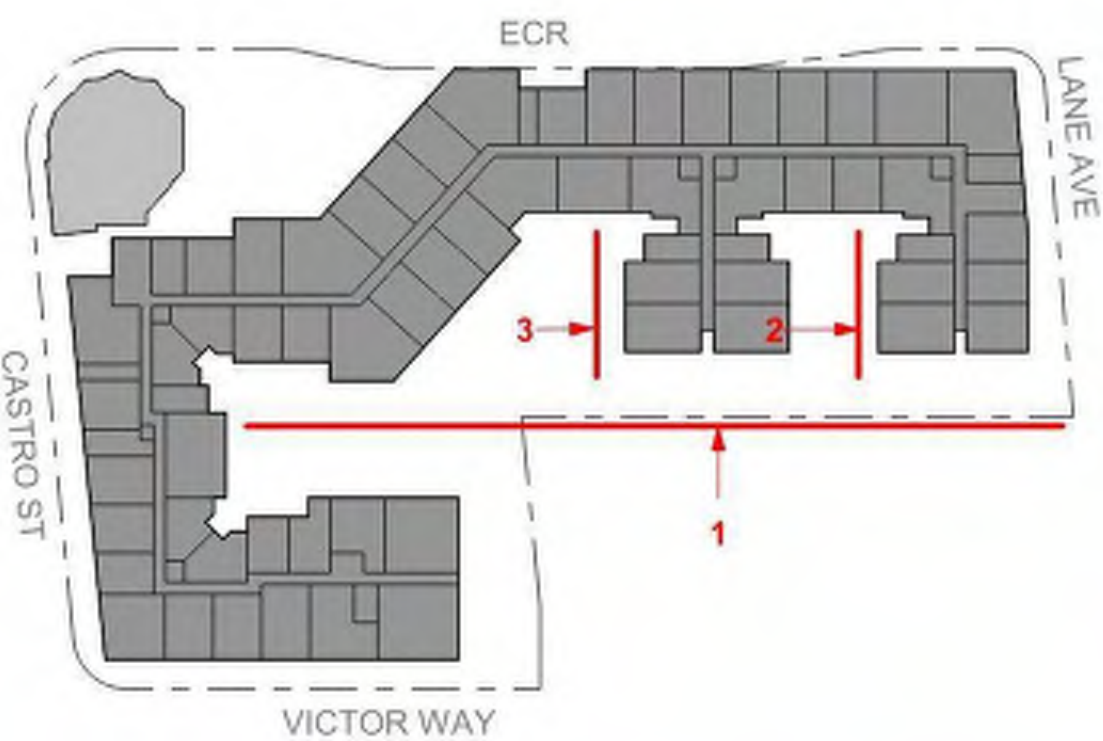
2



ELEVATION - COURTYARD NORTH

1" = 20'-0"

1





VIEW 1: ECR AND CASTRO STREET INTERSECTION

A2 VENEER THIN BRICK



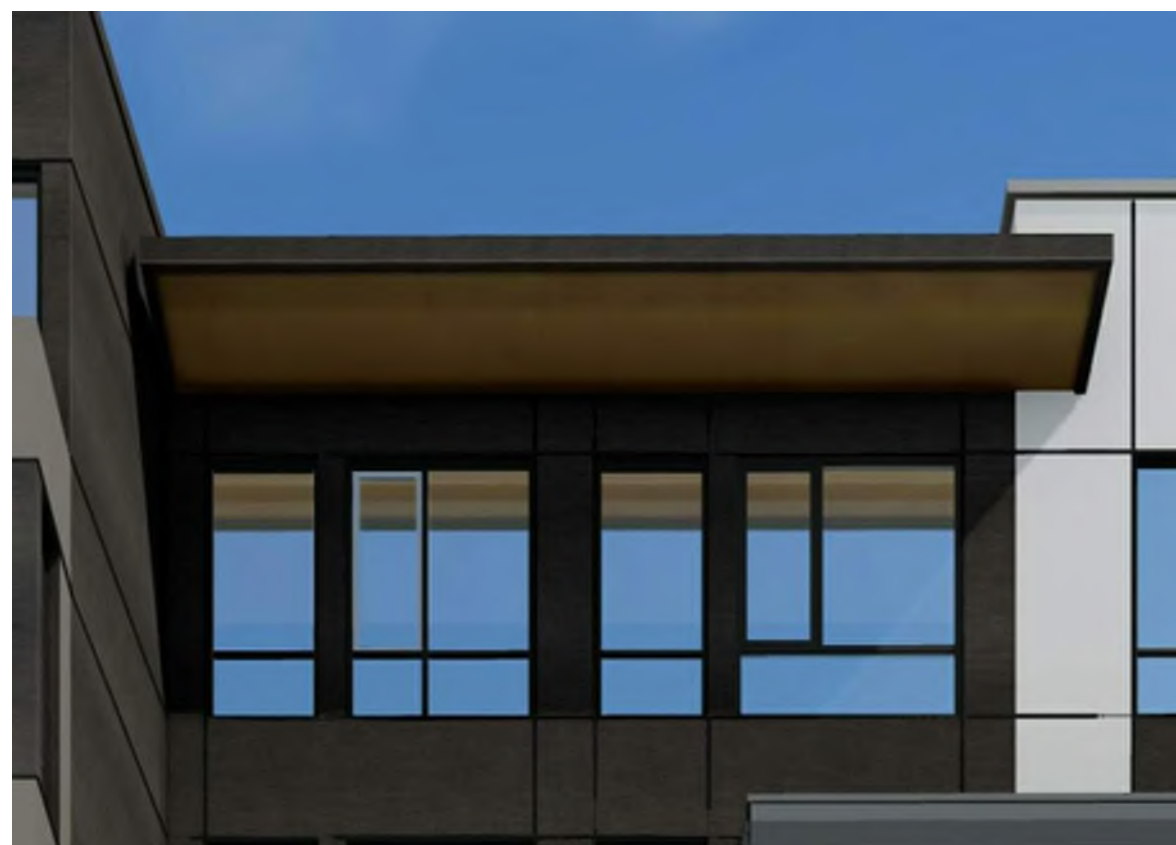
B3-2 GLAZING WALL SYSTEM @ BANK



D1 VERTICAL FINS



D2 METAL CANOPY



F1 PERFORATED METAL SCREEN



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Job No. 19063
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Sheet No:

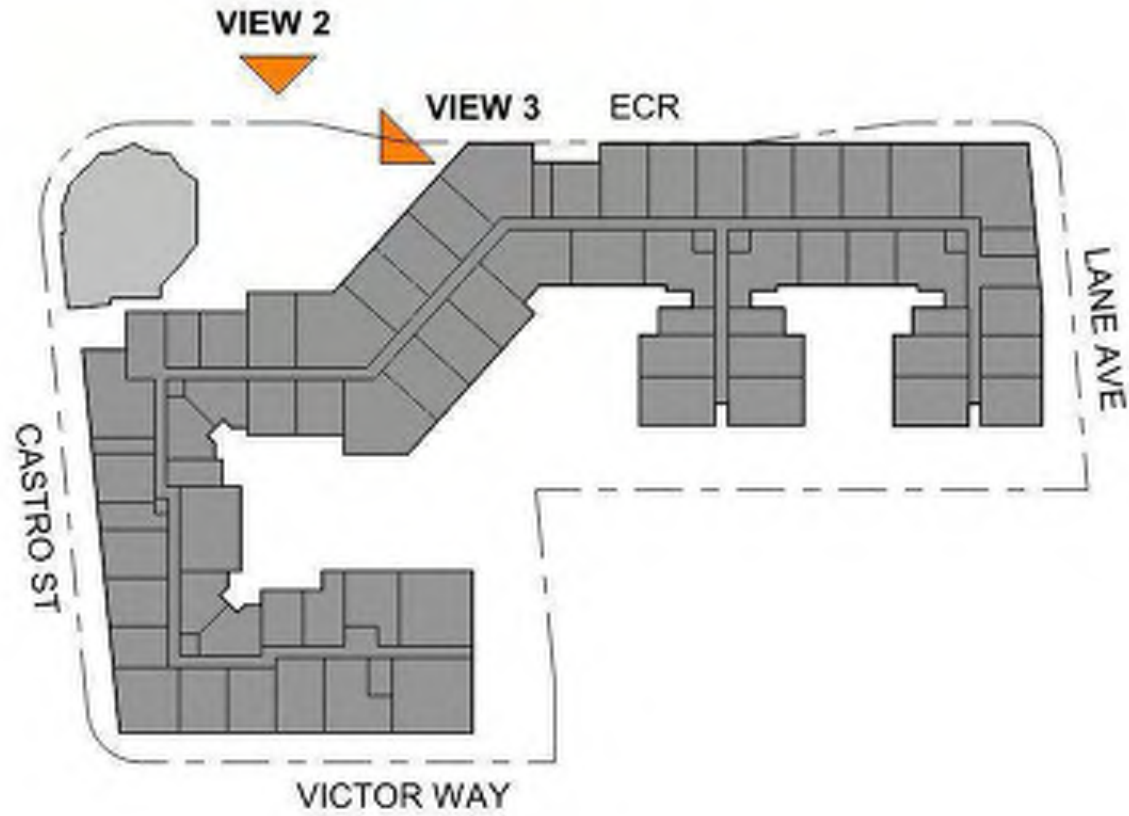
A-320



VIEW 2: NEW CHASE BANK AND PLAZA



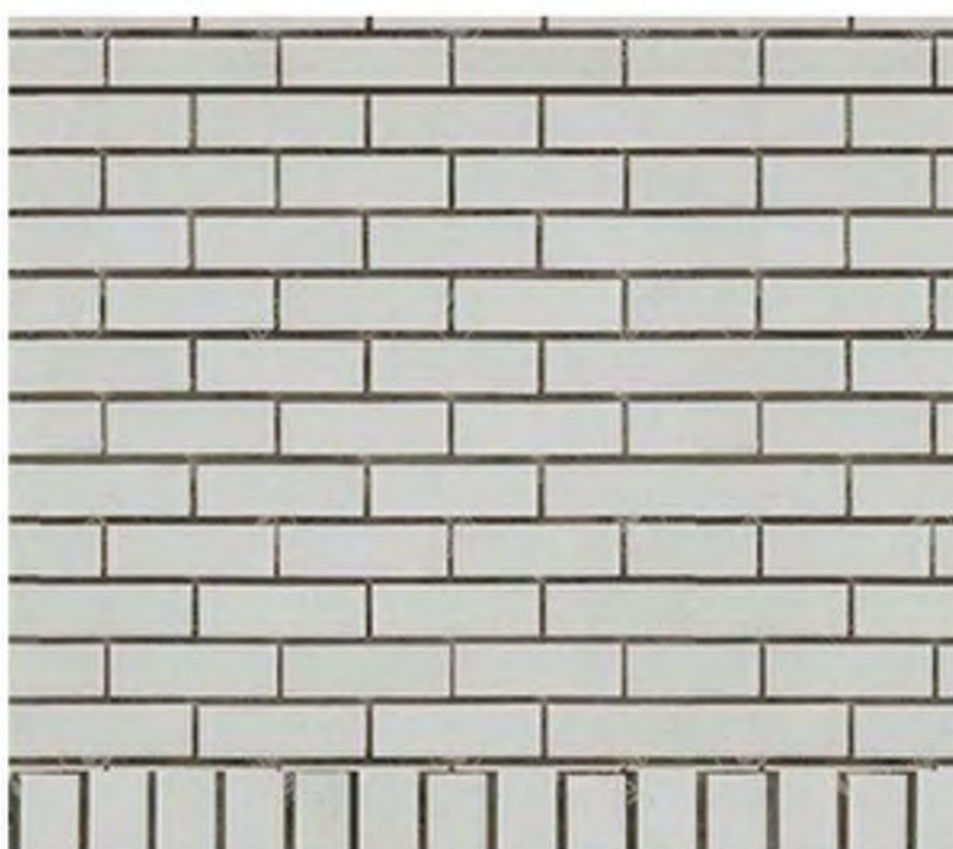
VIEW 3: PLAZA





VIEW 4: RESIDENTIAL LOBBY @ CASTRO STREET

A2 VENEER THIN BRICK



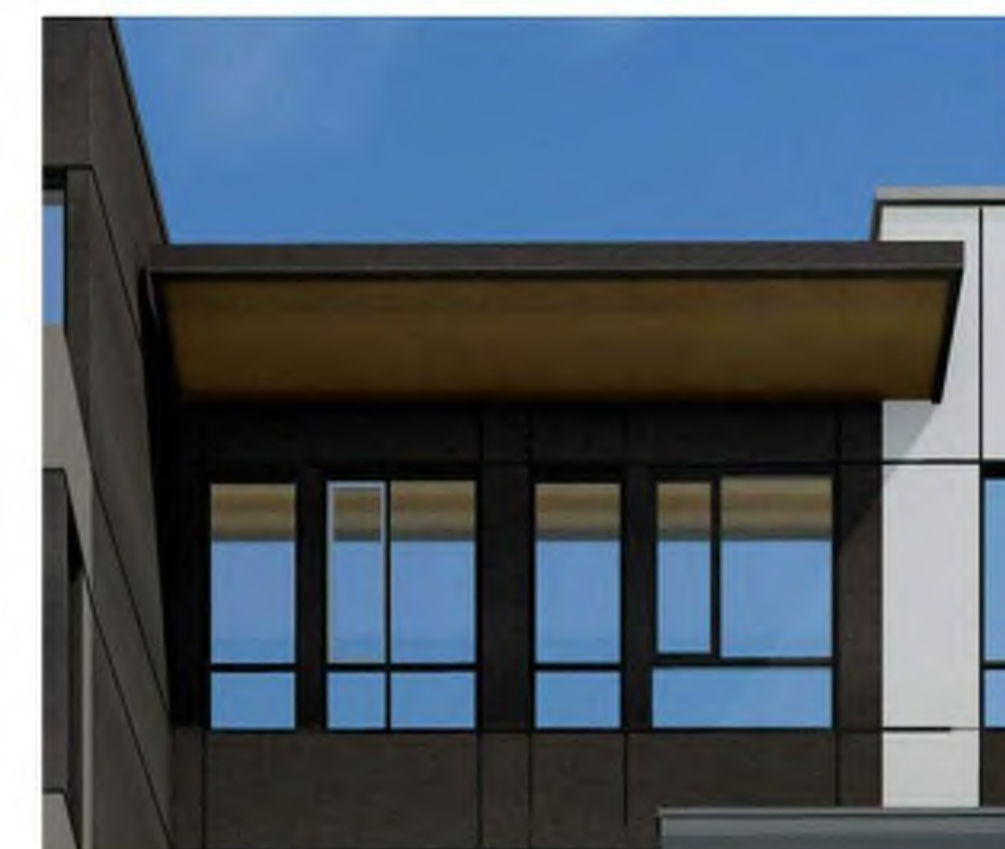
A3 FIBER CEMENT PANEL



B3-1 STOREFRONT - AMENITY AND RETAIL



D2 METAL CANOPY



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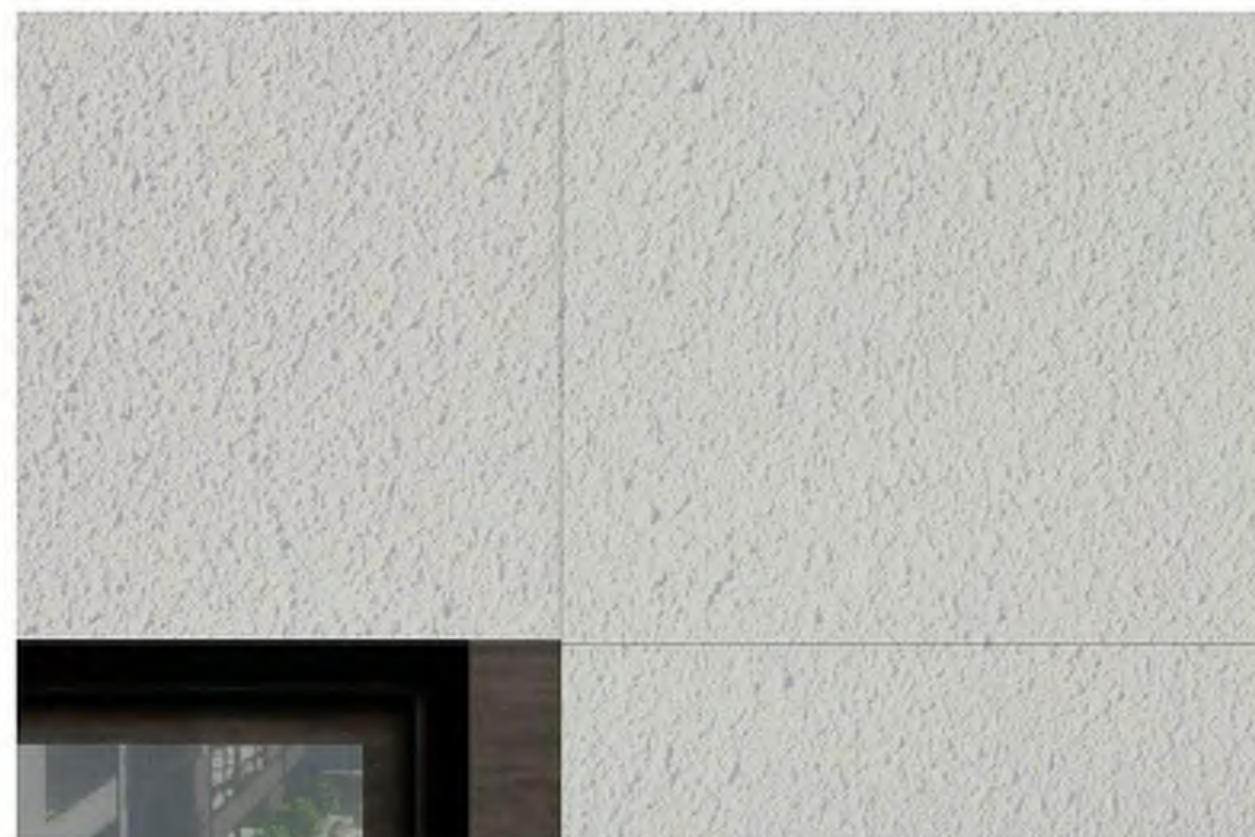
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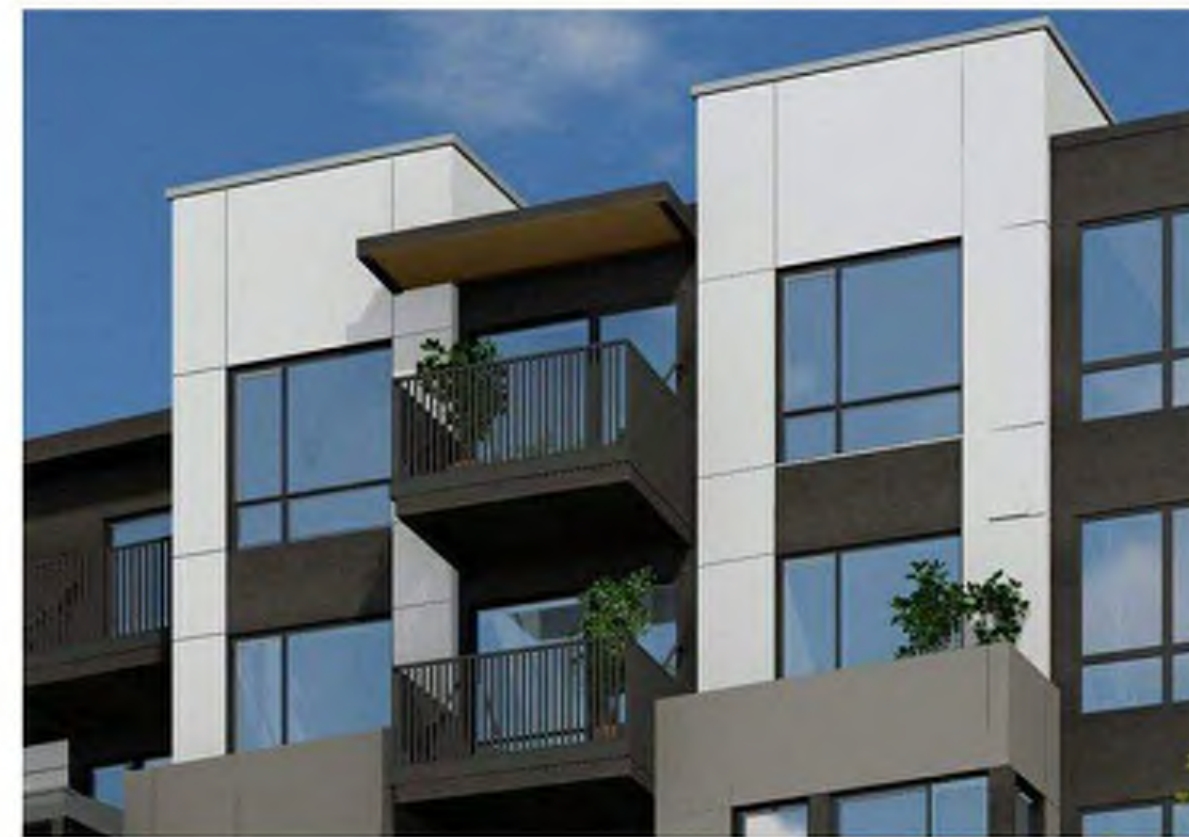


VIEW 5: CASTRO STREET & VICTOR WAY INTERSECTION

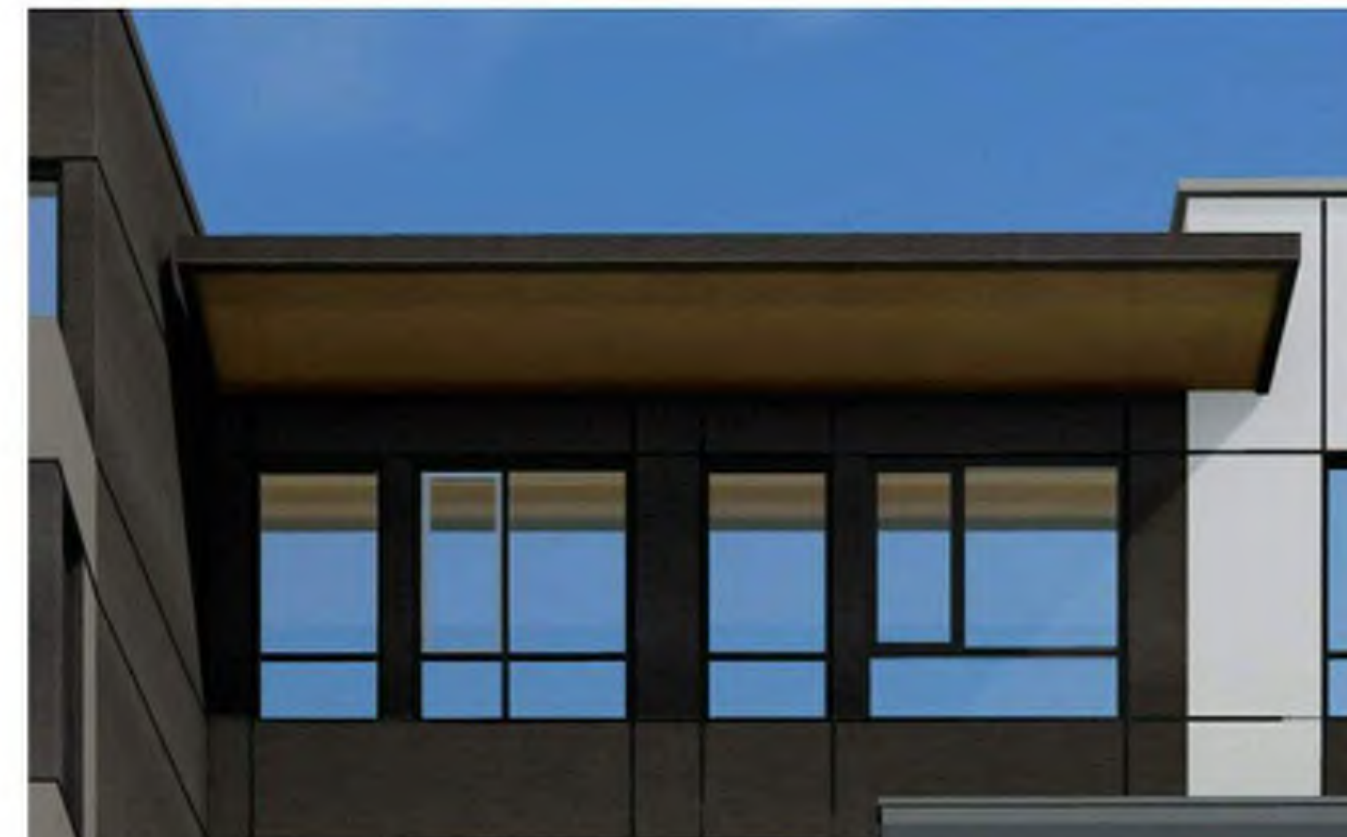
A1 EXTERIOR PLASTER



C1 BALCONY - VERTICAL PICKET RAILING



D2 METAL SOLAR SHADE



E1 STANDING SEAM METAL ROOF



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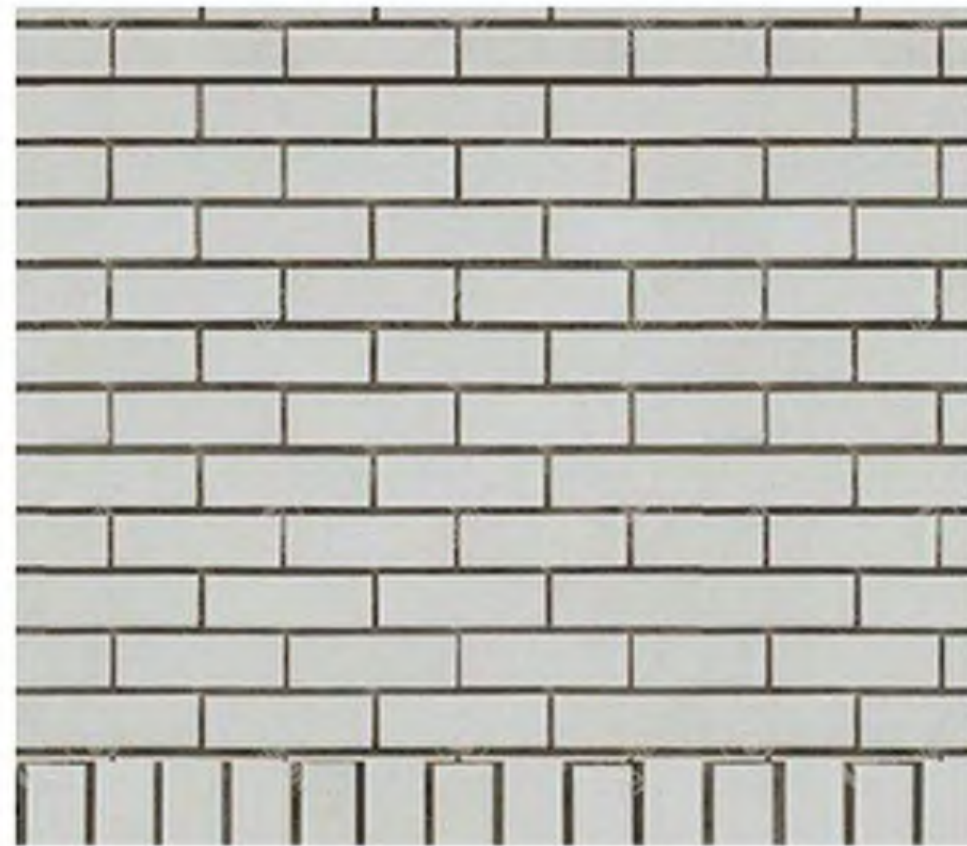
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A-323



VIEW 6: ECR & LANE AVE INTERSECTION

A2 BRICK VENEER



B3-1 METAL STOREFRONT - AMENITY AND RETAIL



C2 BALCONY - GLASS RAILING



D1 VERTICAL FINS



D2 METAL SOLAR SHADE



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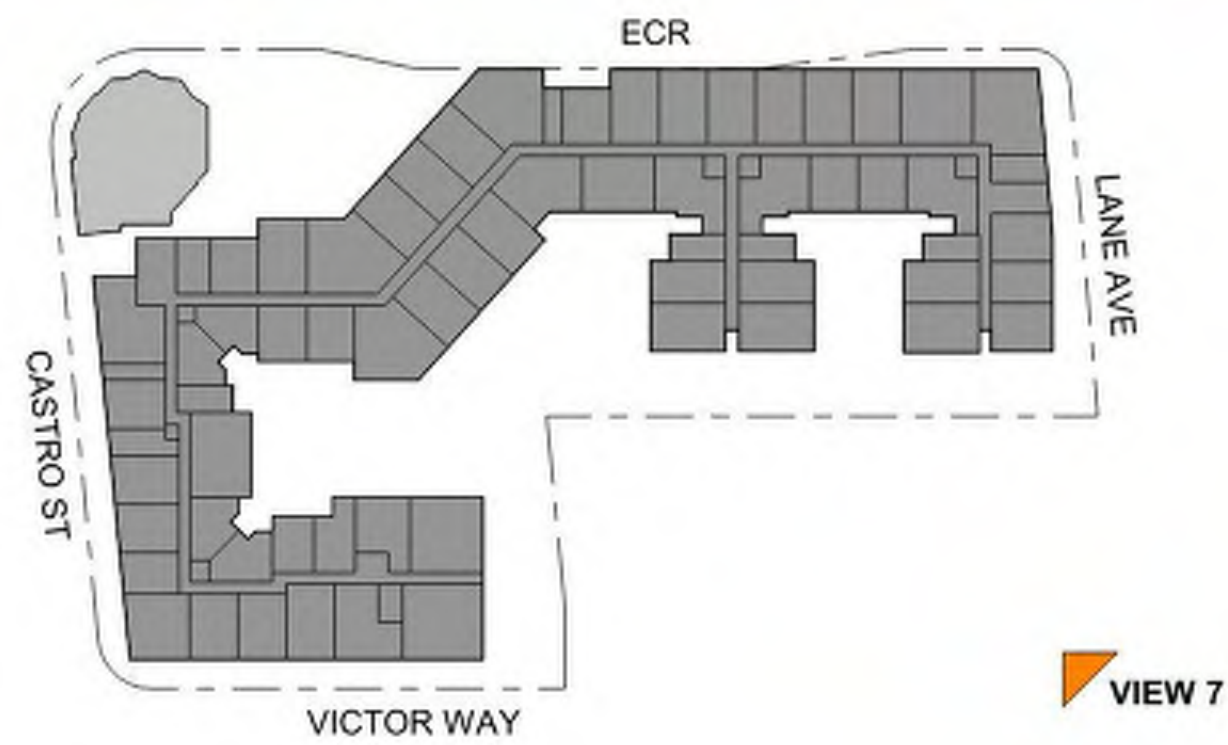
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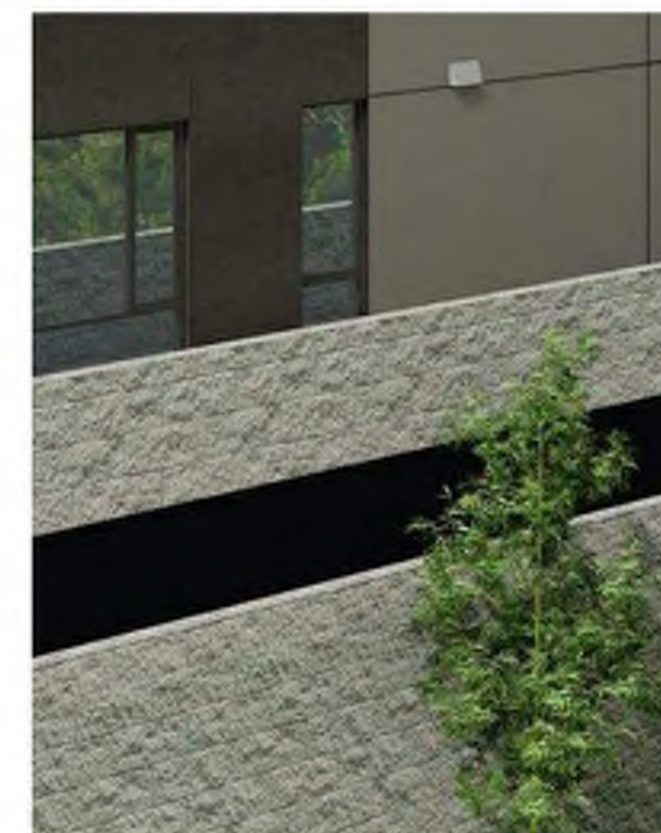
A-324



VIEW 7: BIRD'S EYE FROM LANE AVE AND VICTOR WAY



A4 CMU WALL



E1 STANDING SEAM METAL ROOF



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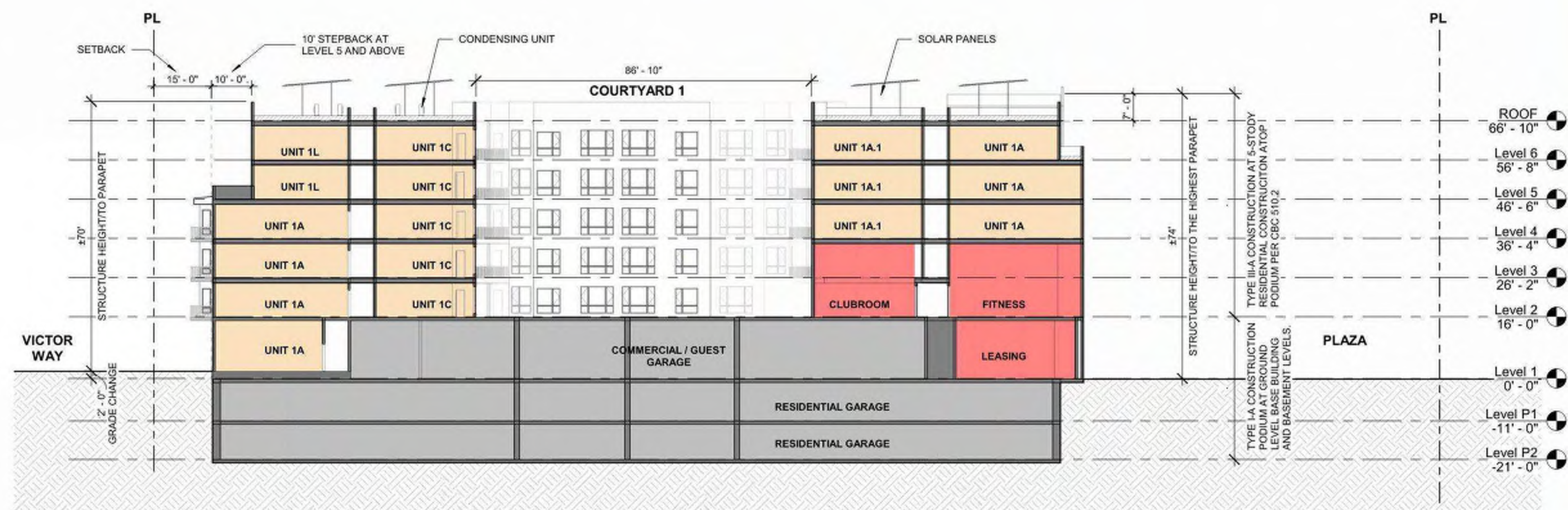
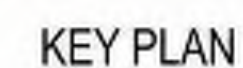
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Job No. 19063
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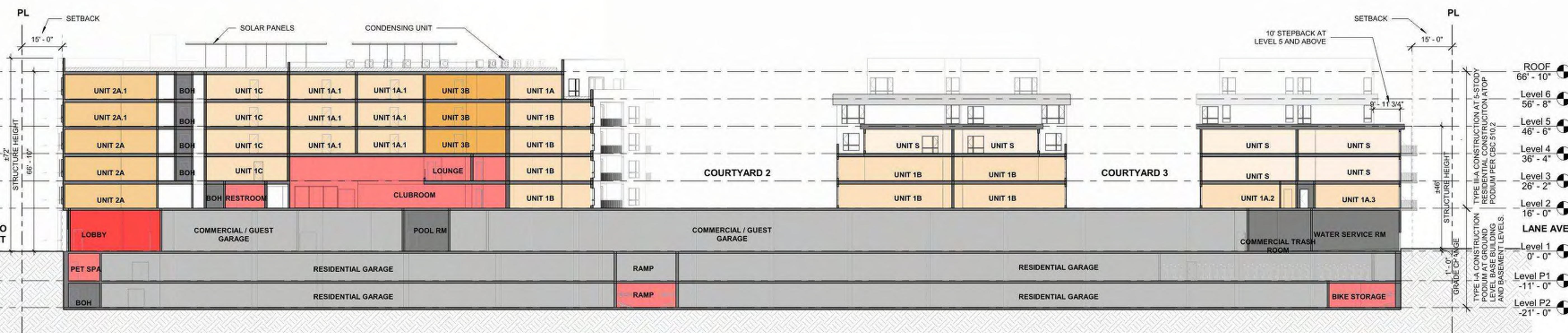
A-325



SITE - NORTH TO SOUTH

$$1^{\circ} = 20'-0''$$

1



SITE - WEST TO EAST

$$1'' = 20'-0''$$

--	--



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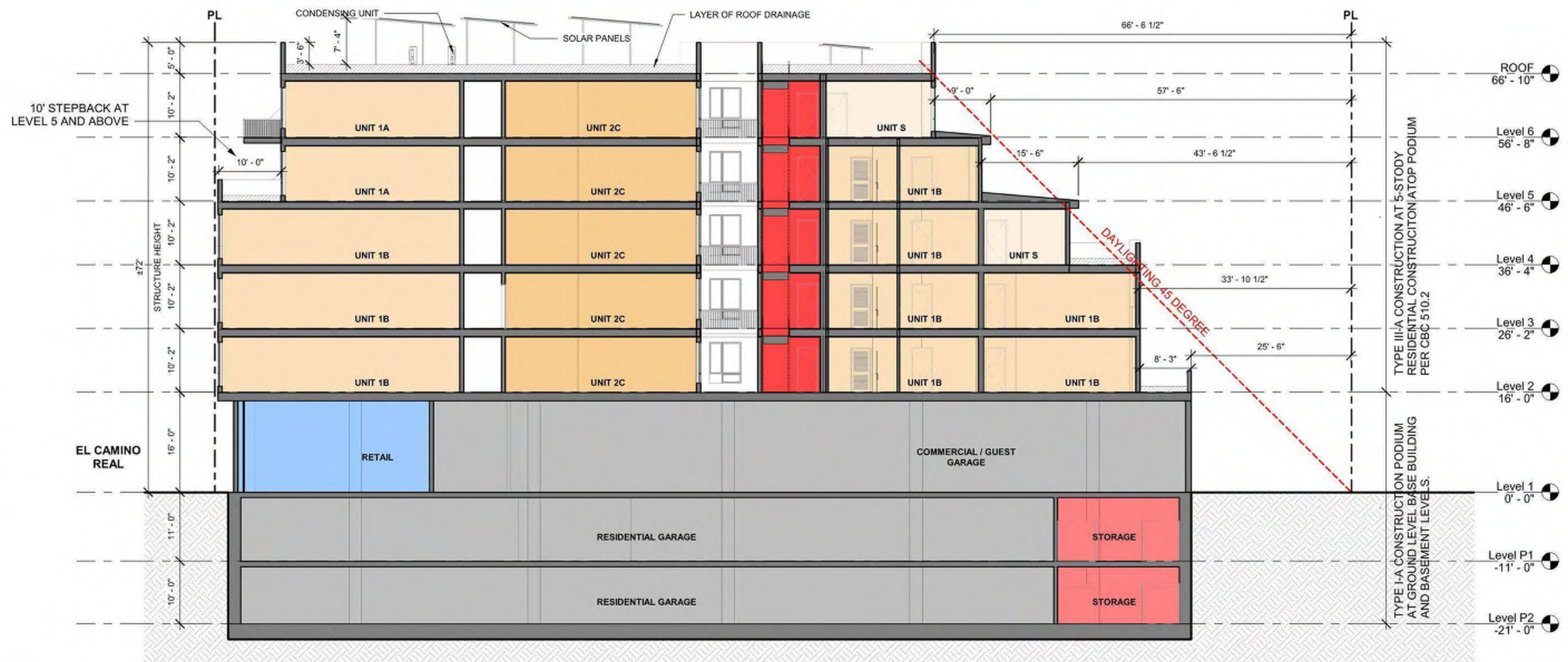
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SITE SECTIONS

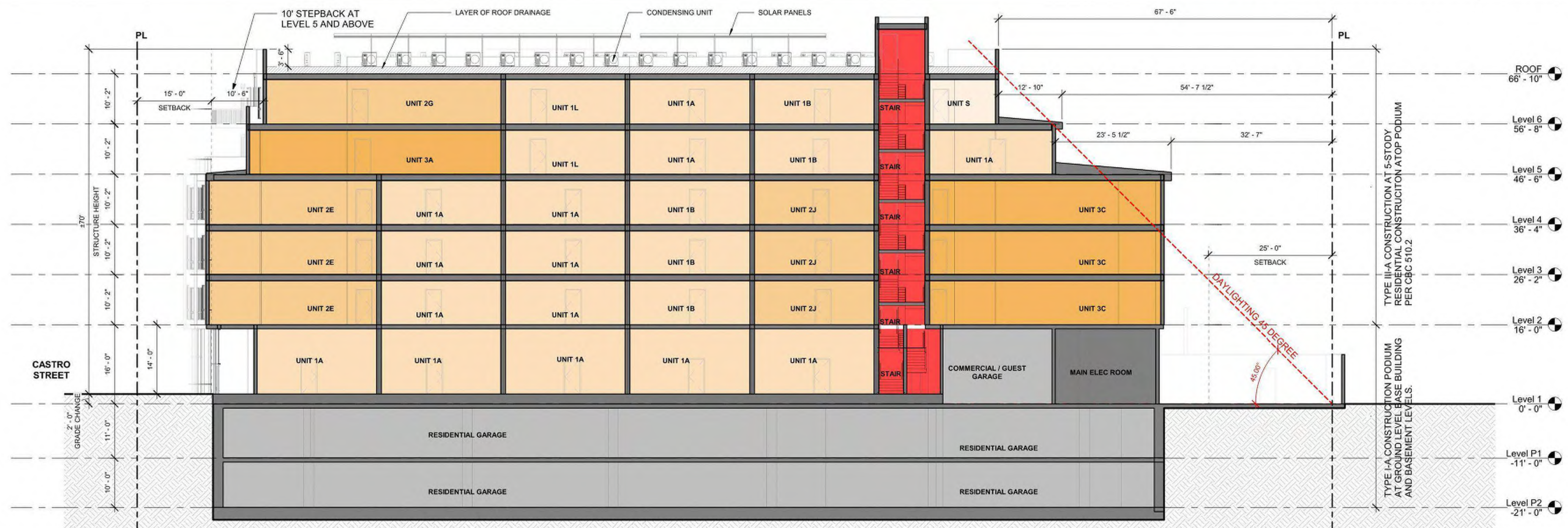
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A-400



BUILDING SECTION @ STEPBACKS - NORTH TO SOUTH	3/32" = 1'-0"	2
---	---------------	---



BUILDING SECTION @ STEPBACKS - WEST TO EAST	3/32" = 1'-0"	1
---	---------------	---



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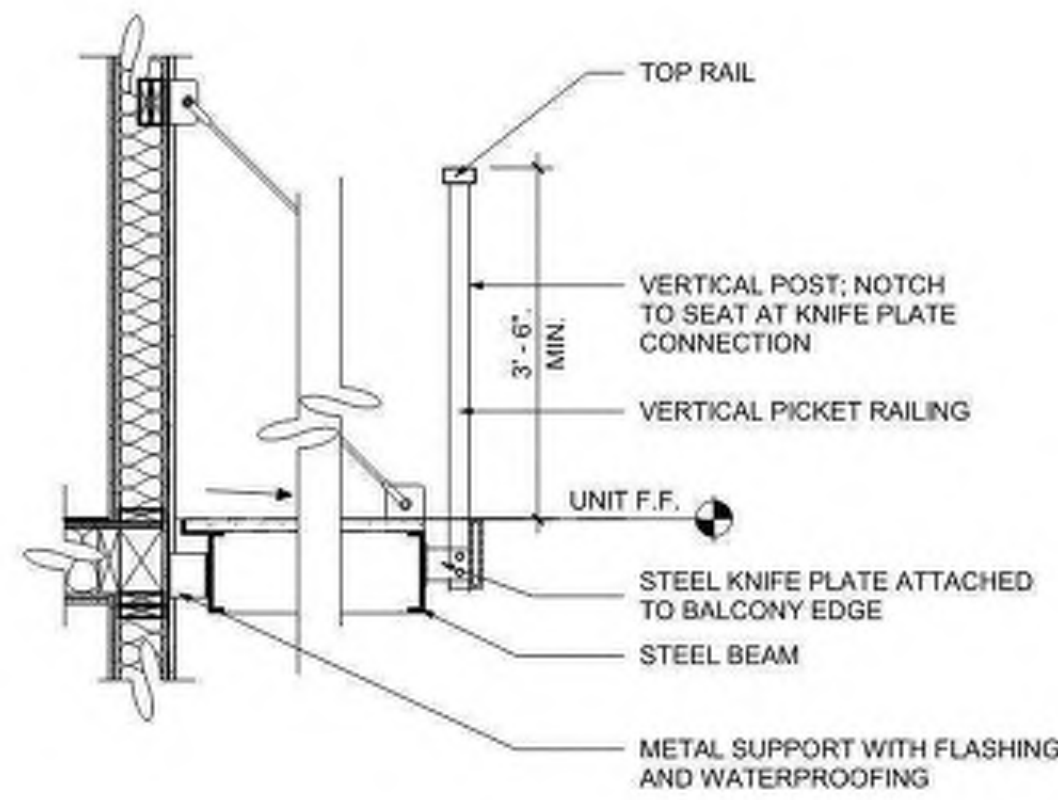
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BUILDING SECTIONS

Job No. 19063
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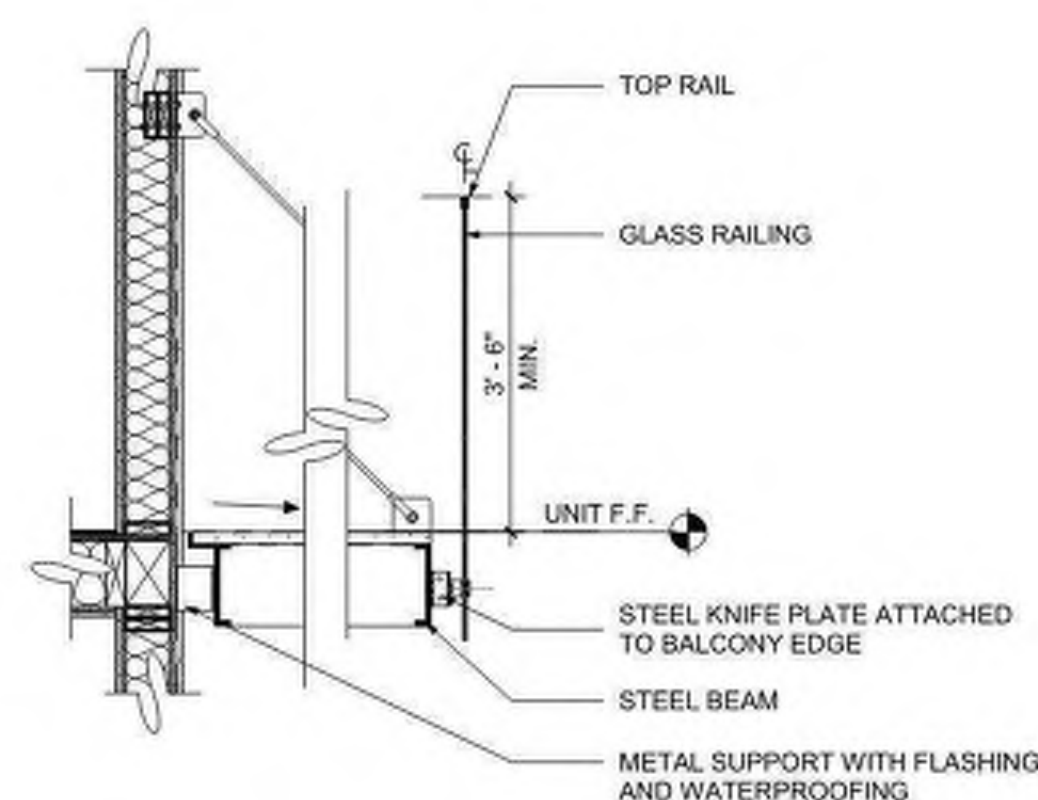
A-402



METAL BALCONY DETAIL @ TYP FLOOR

1/2" = 1'-0"

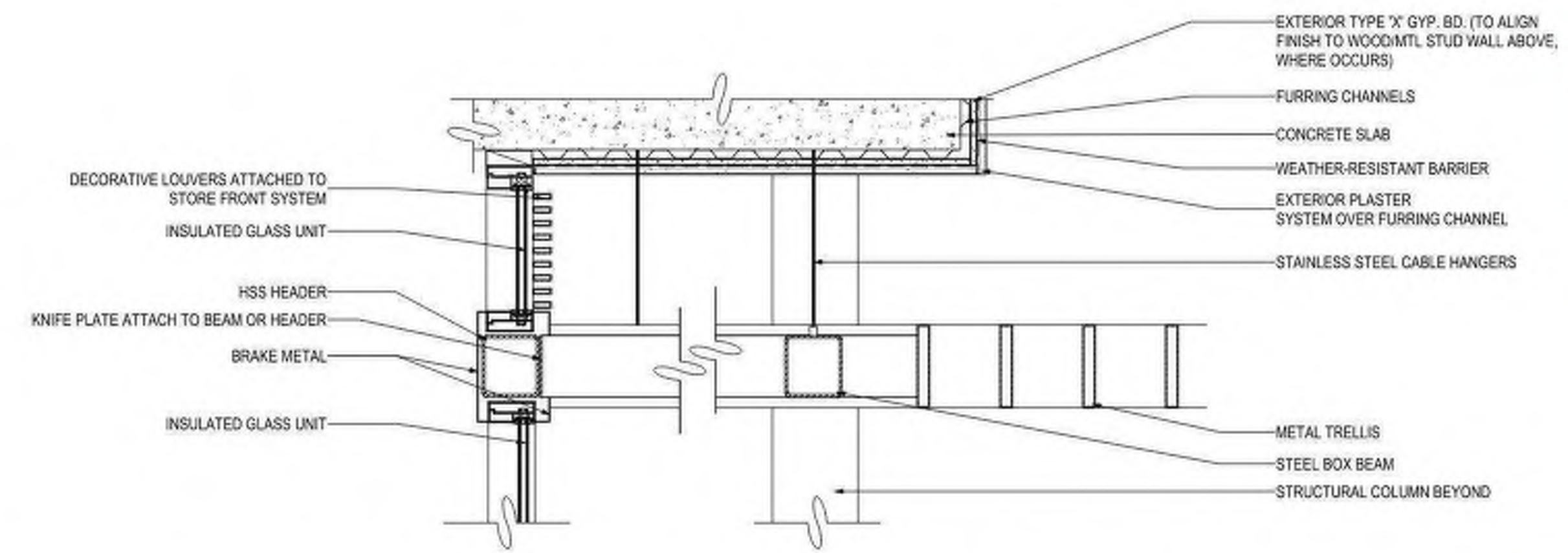
5



GLASS BALCONY DETAIL @ TYP FLOOR

1/2" = 1'-0"

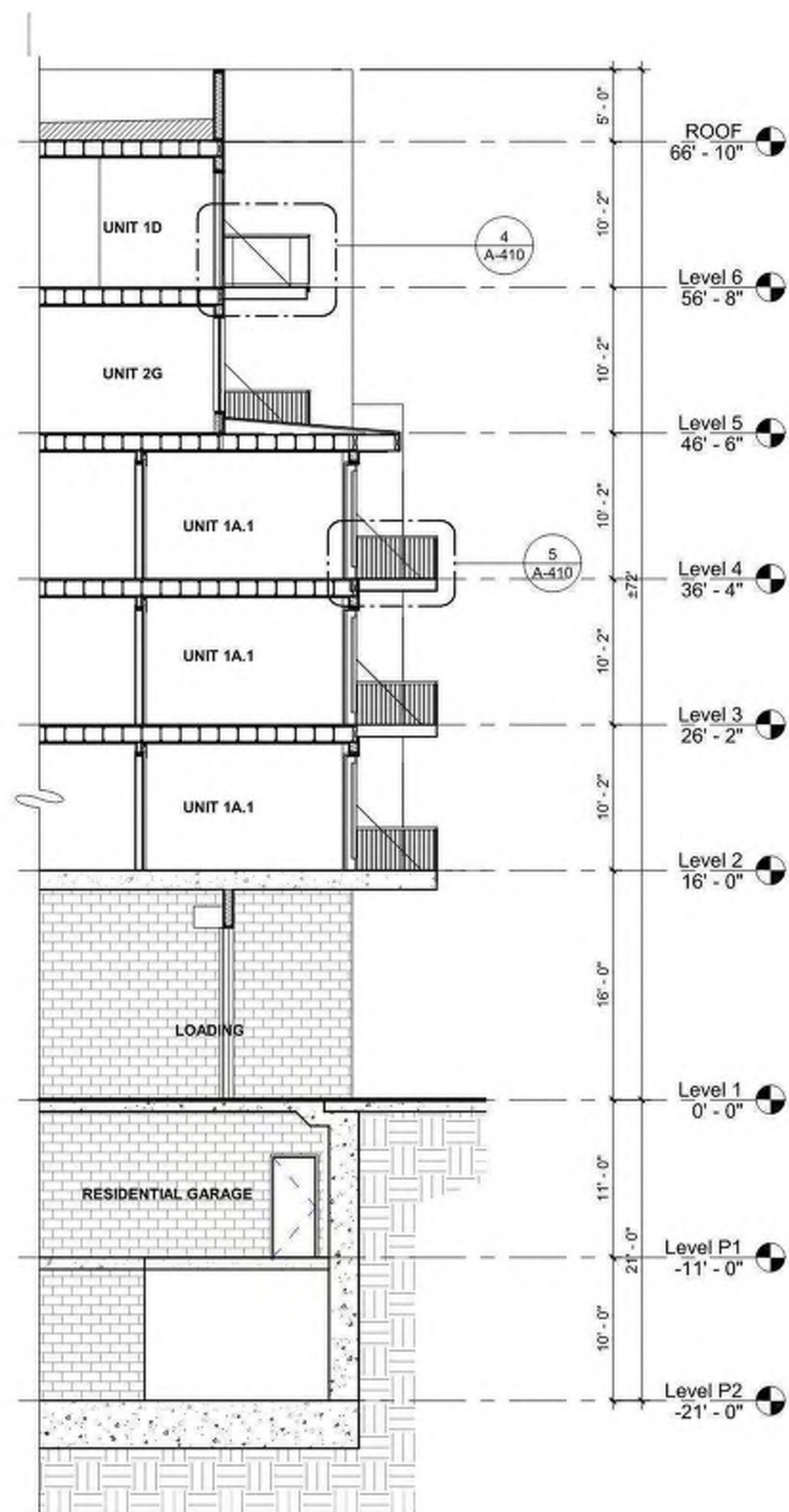
4



STOREFRONT CANOPY 2

1" = 1'-0"

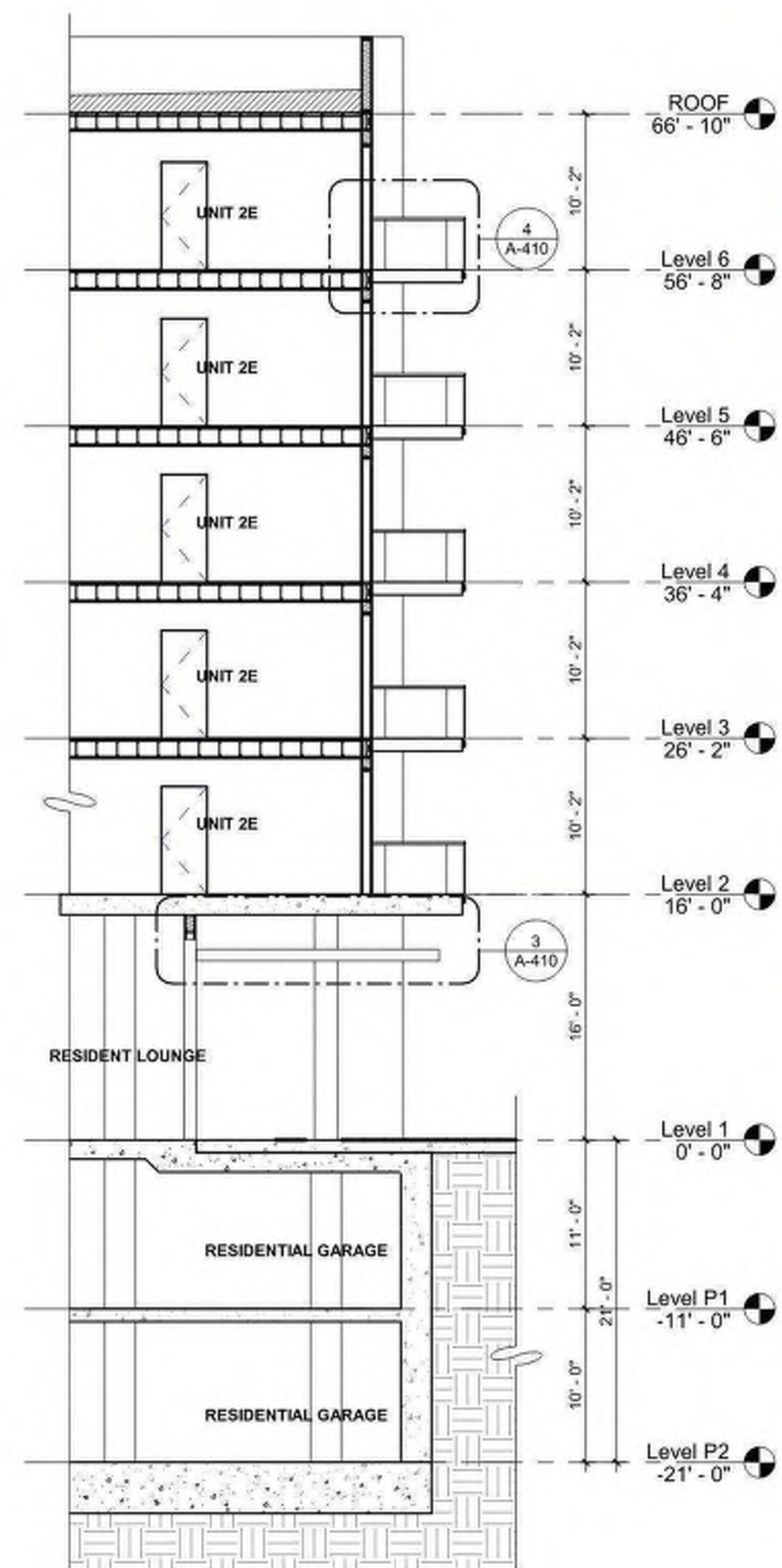
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WALL SECTION 02

1/8" = 1'-0"

2



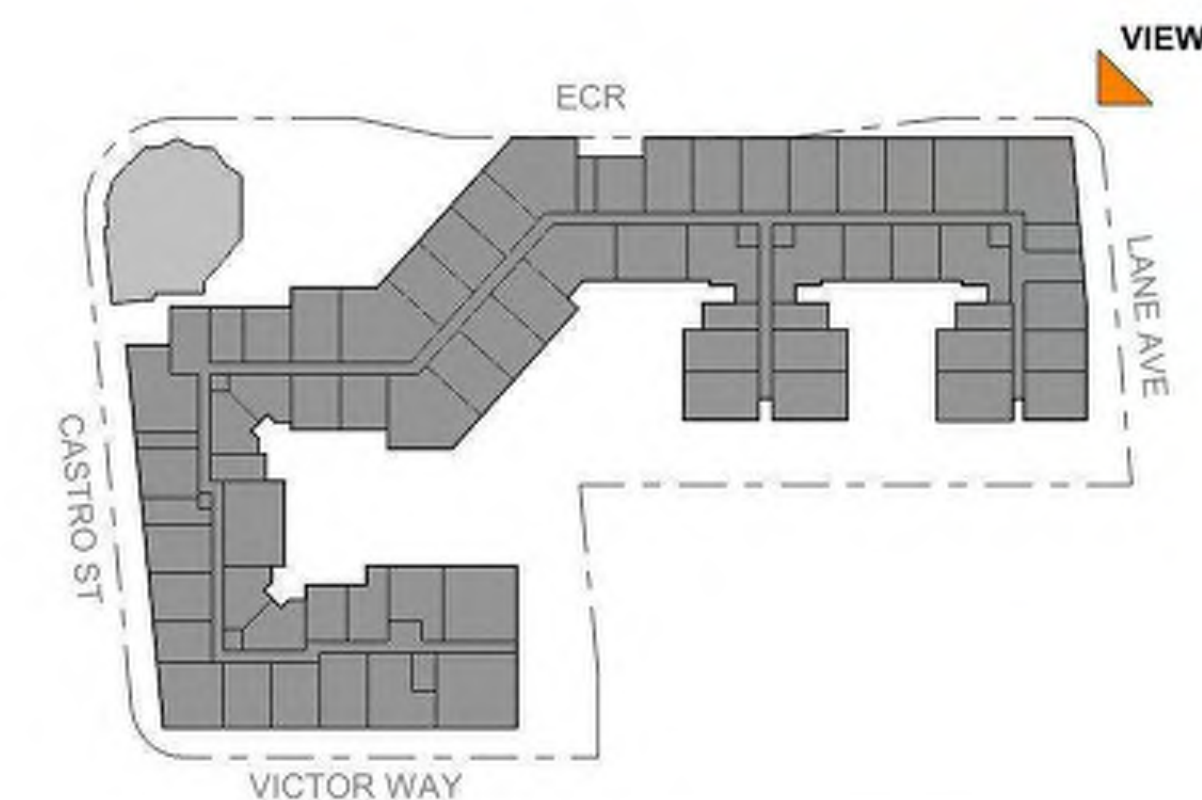
WALL SECTION 01

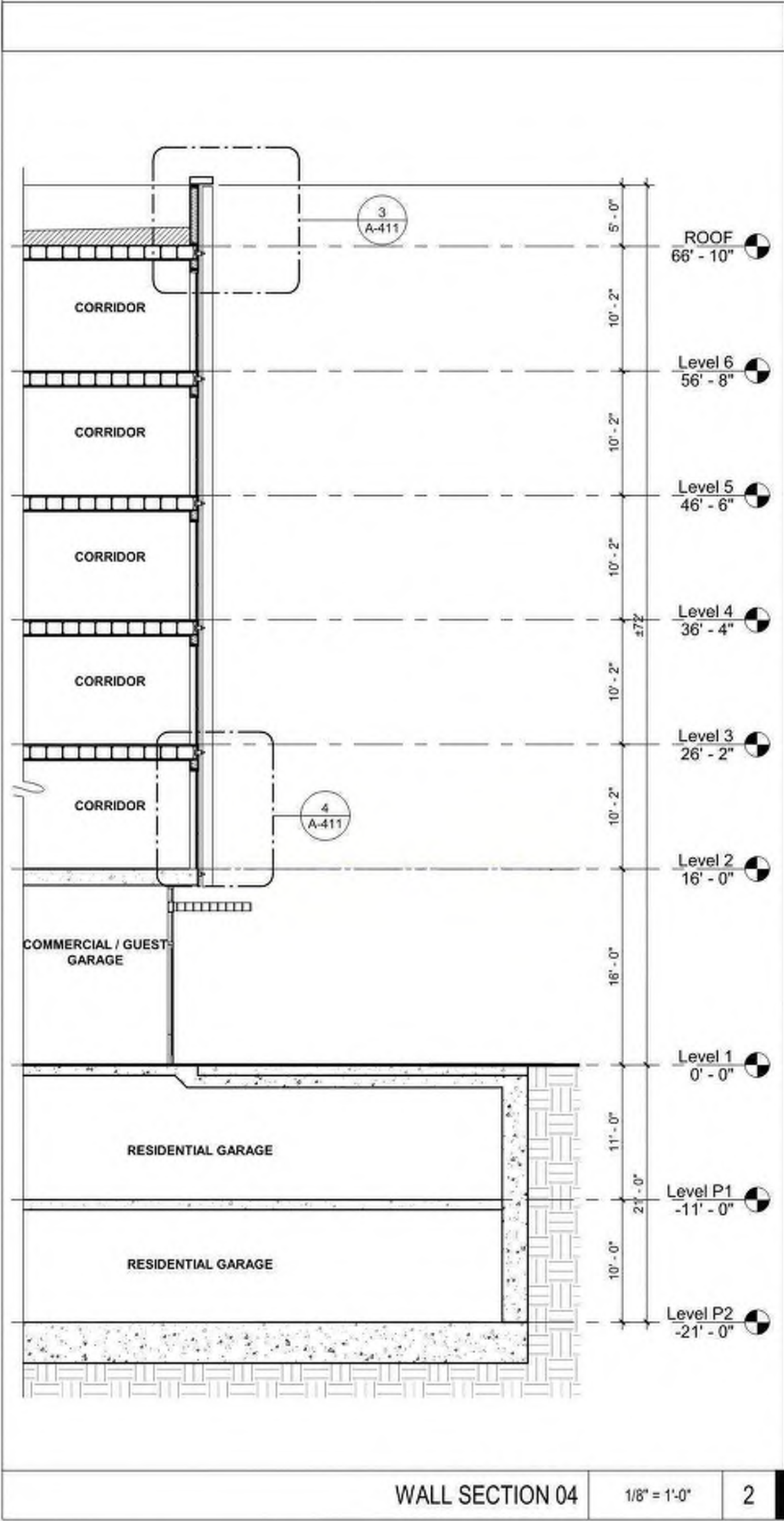
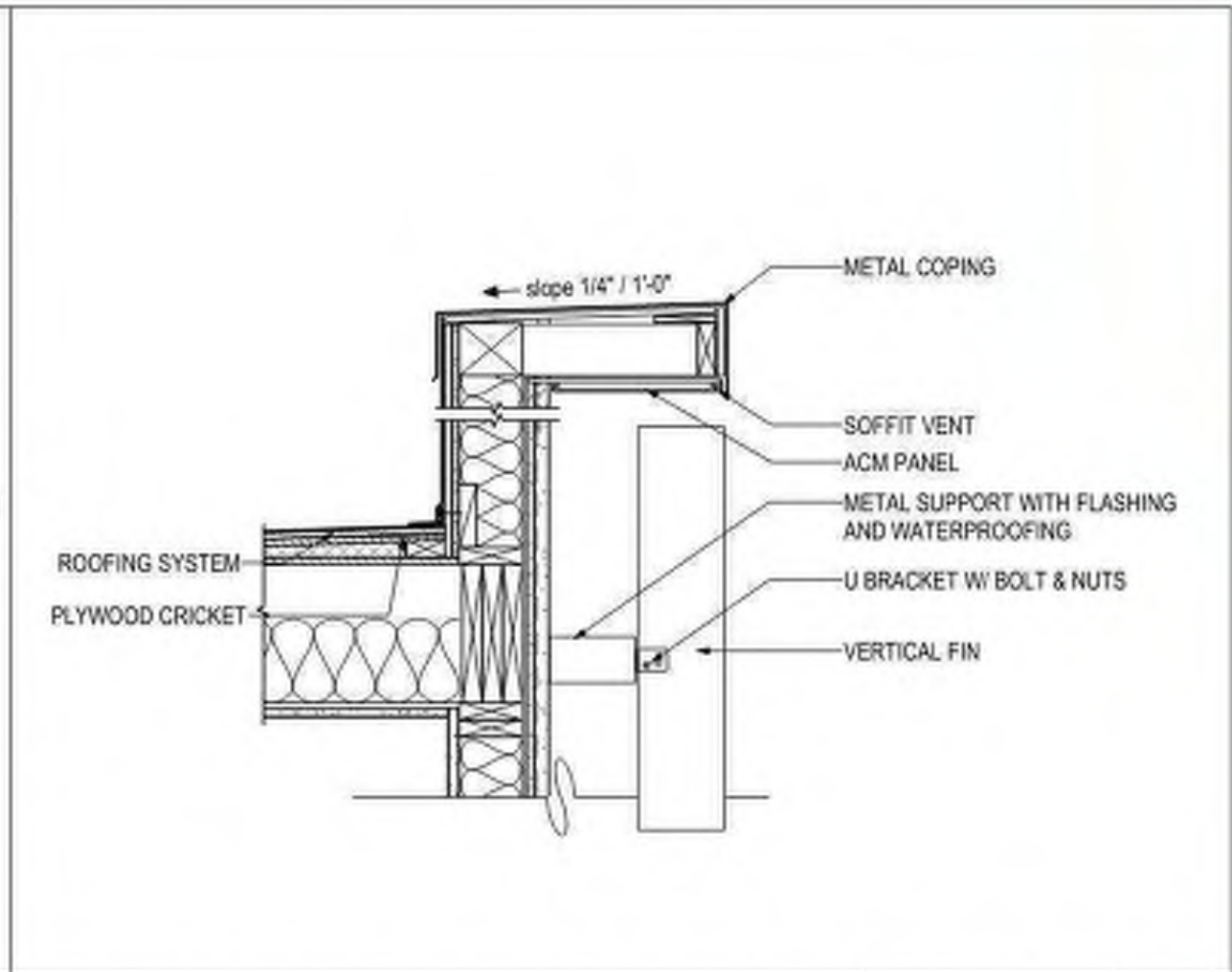
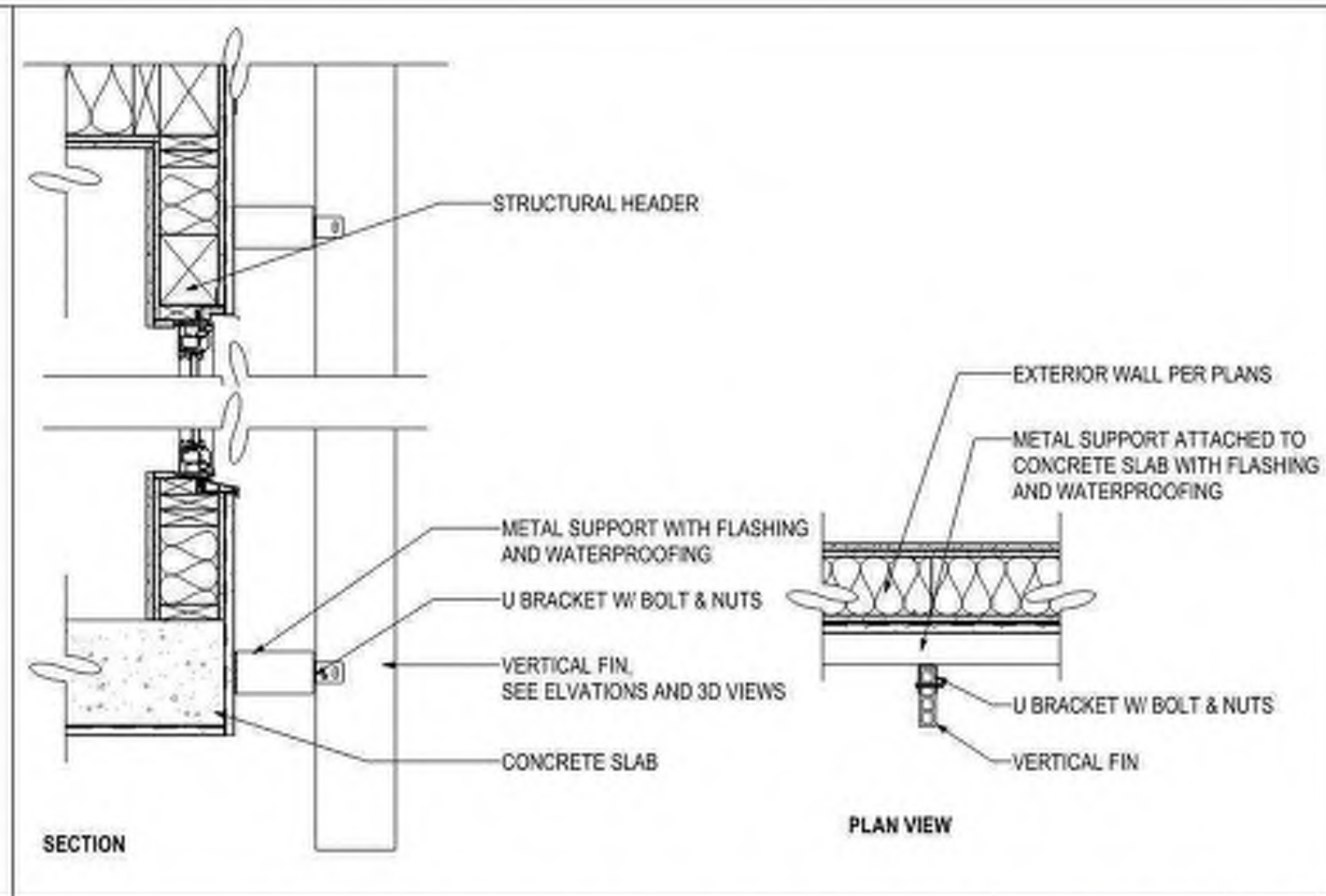
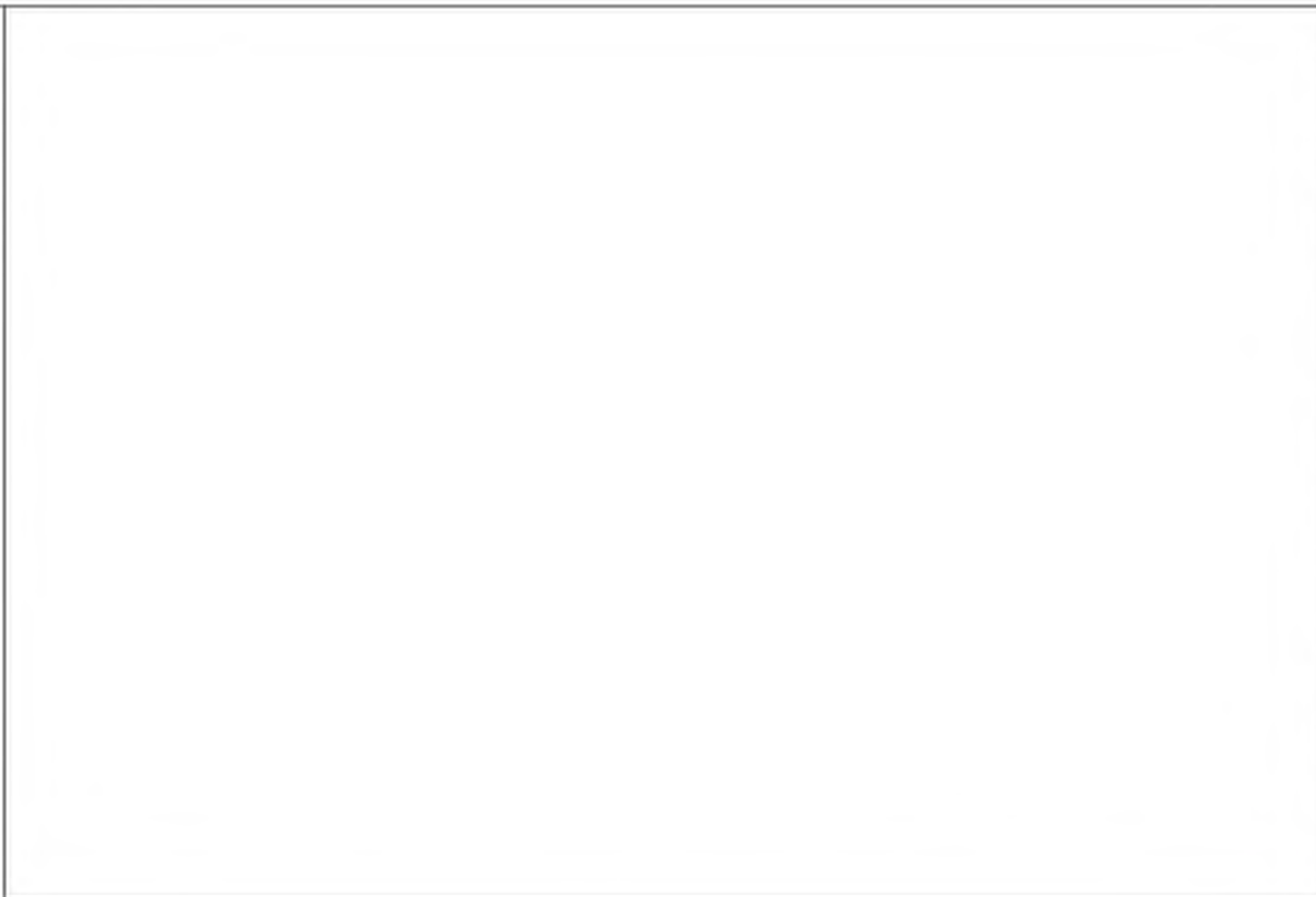
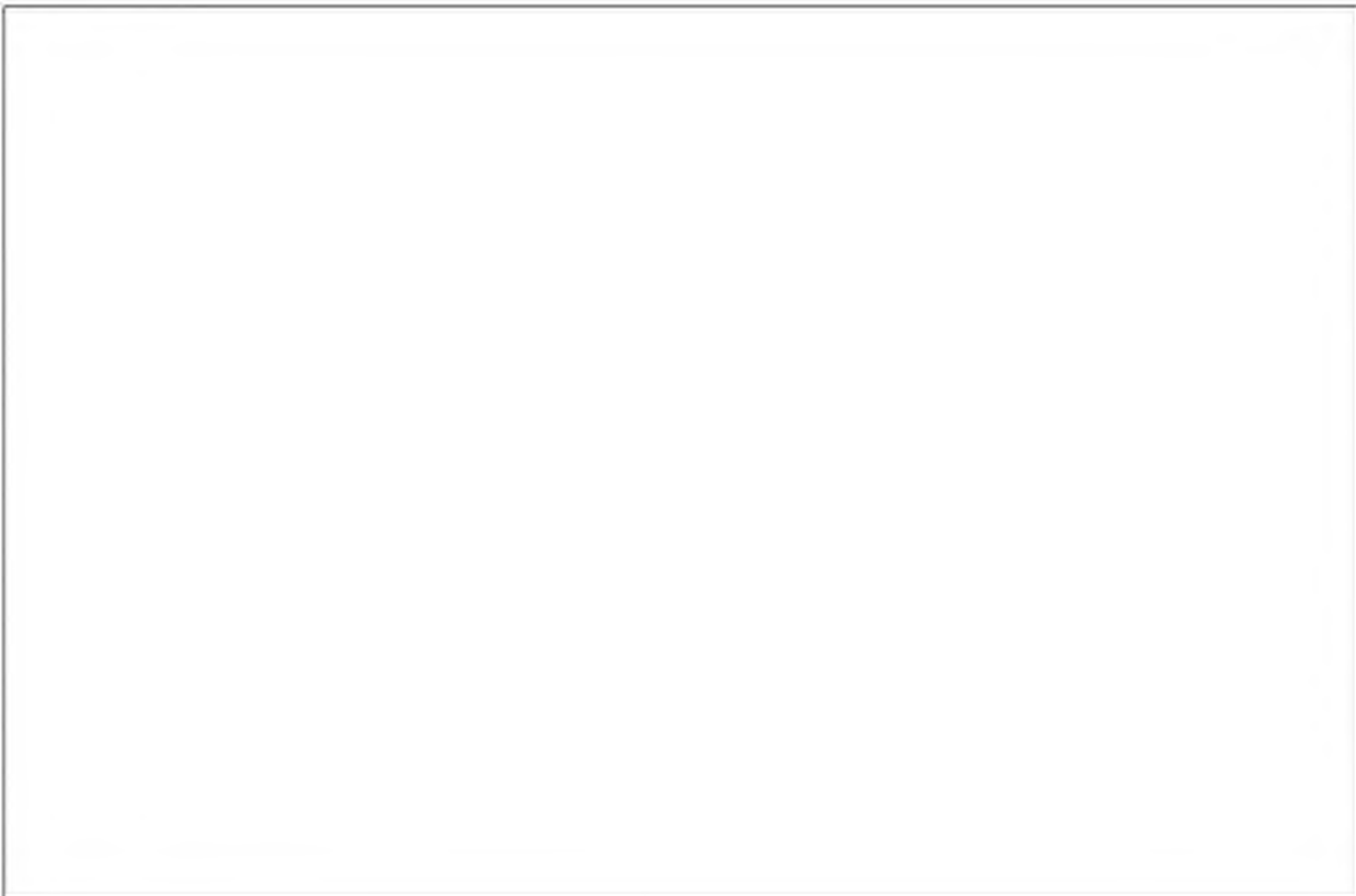
1/8" = 1'-0"

1

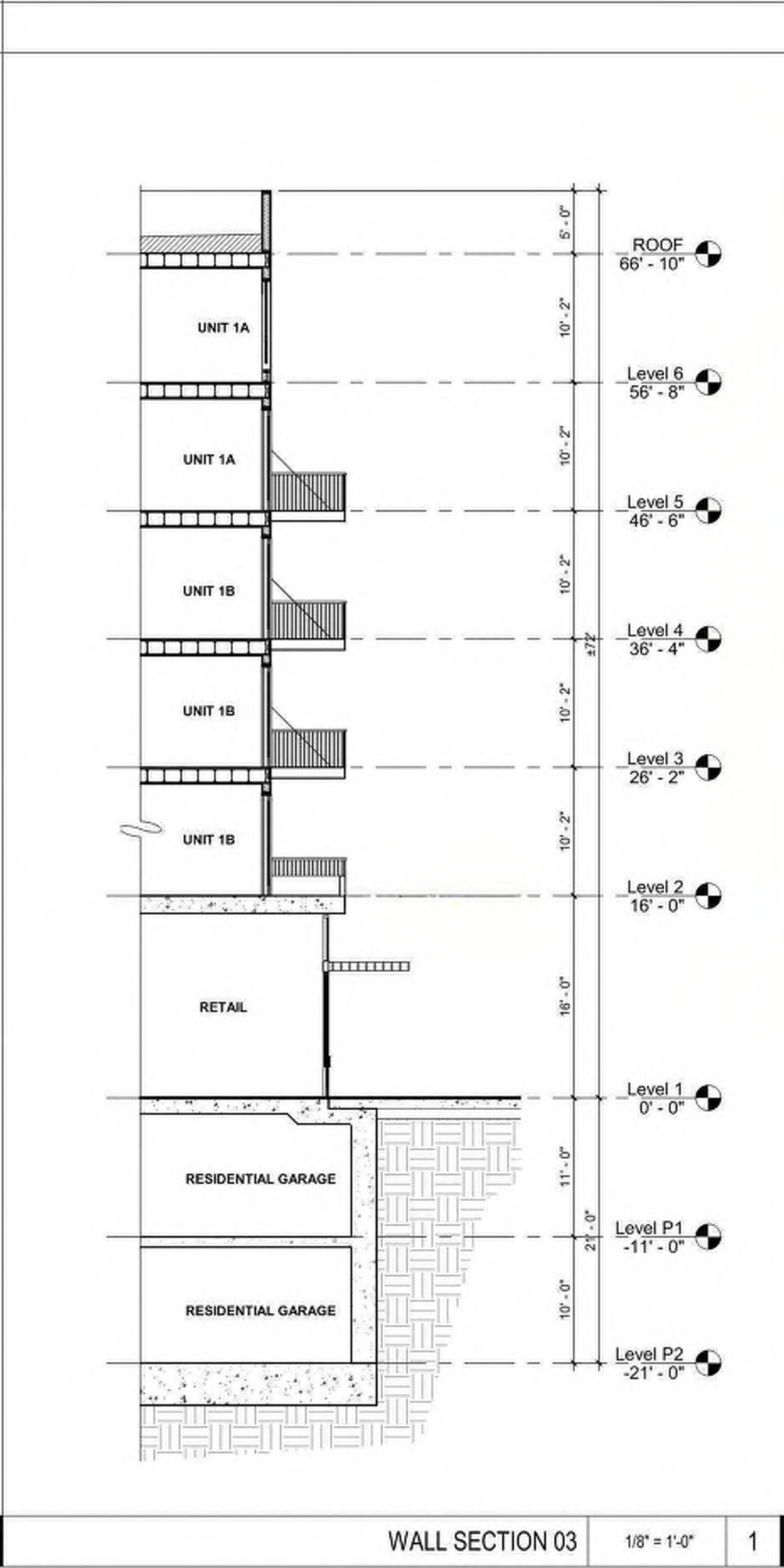


VIEW 8





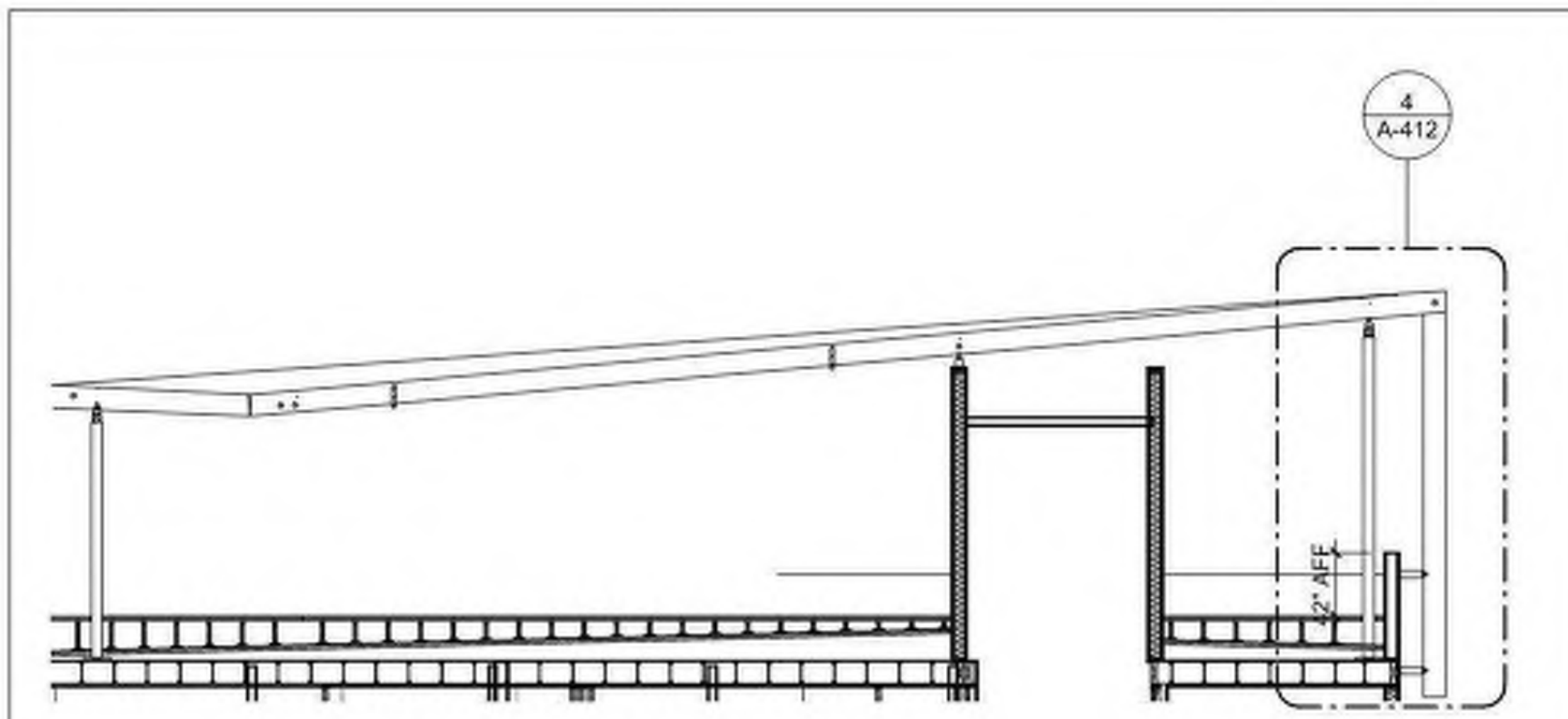
WALL SECTION 04 1/8" = 1'-0" 2



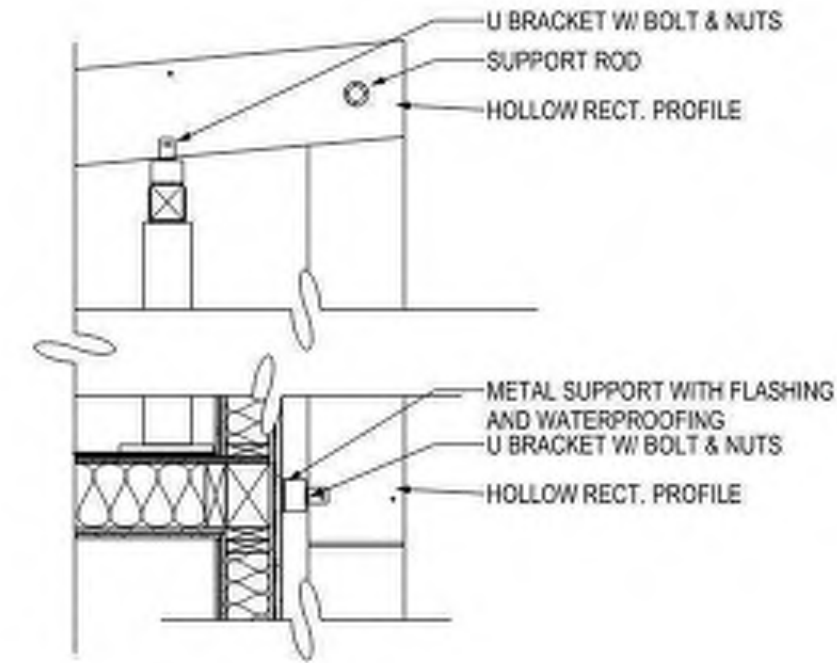
WALL SECTION 03 1/8" = 1'-0" 1



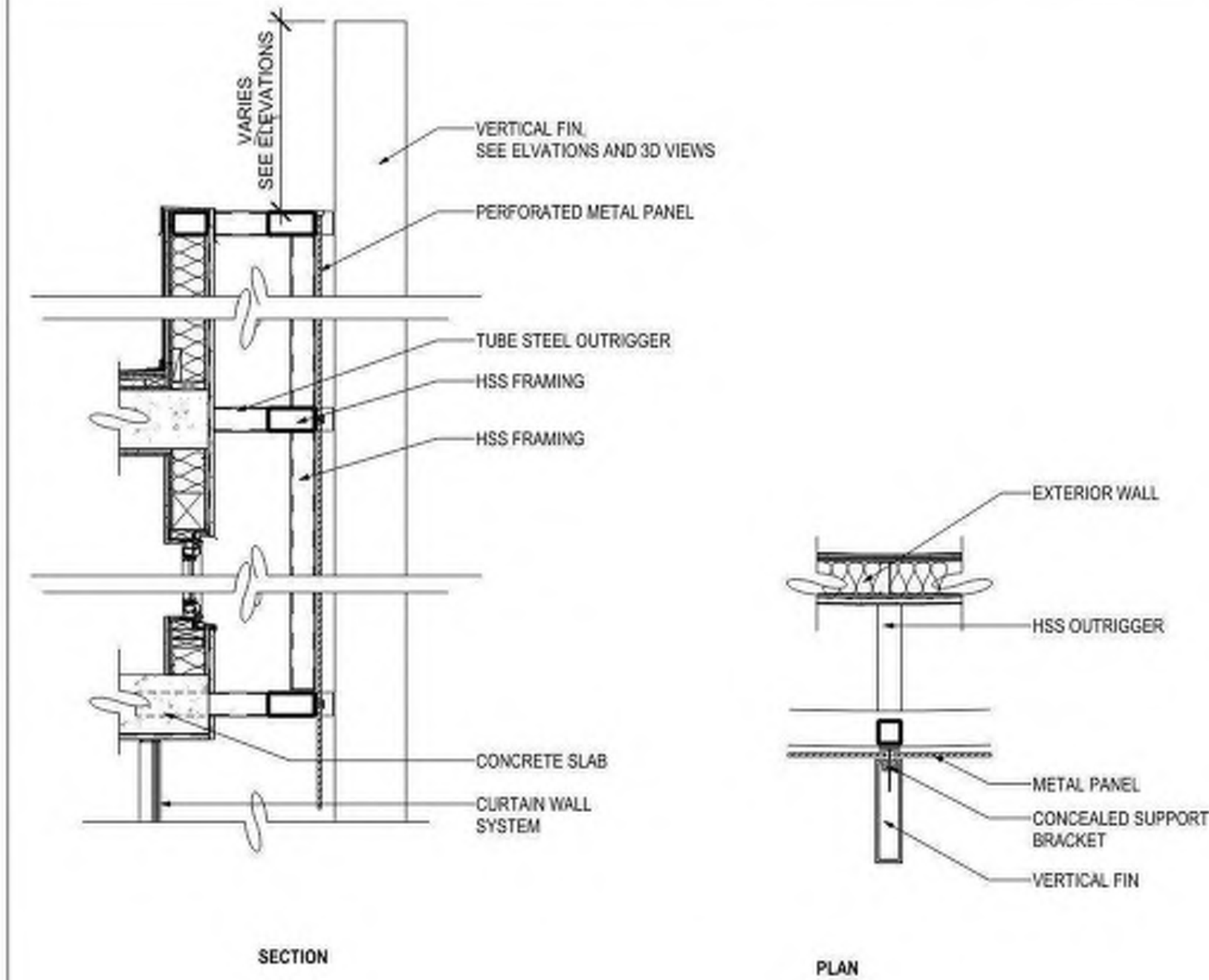
VIEW 9



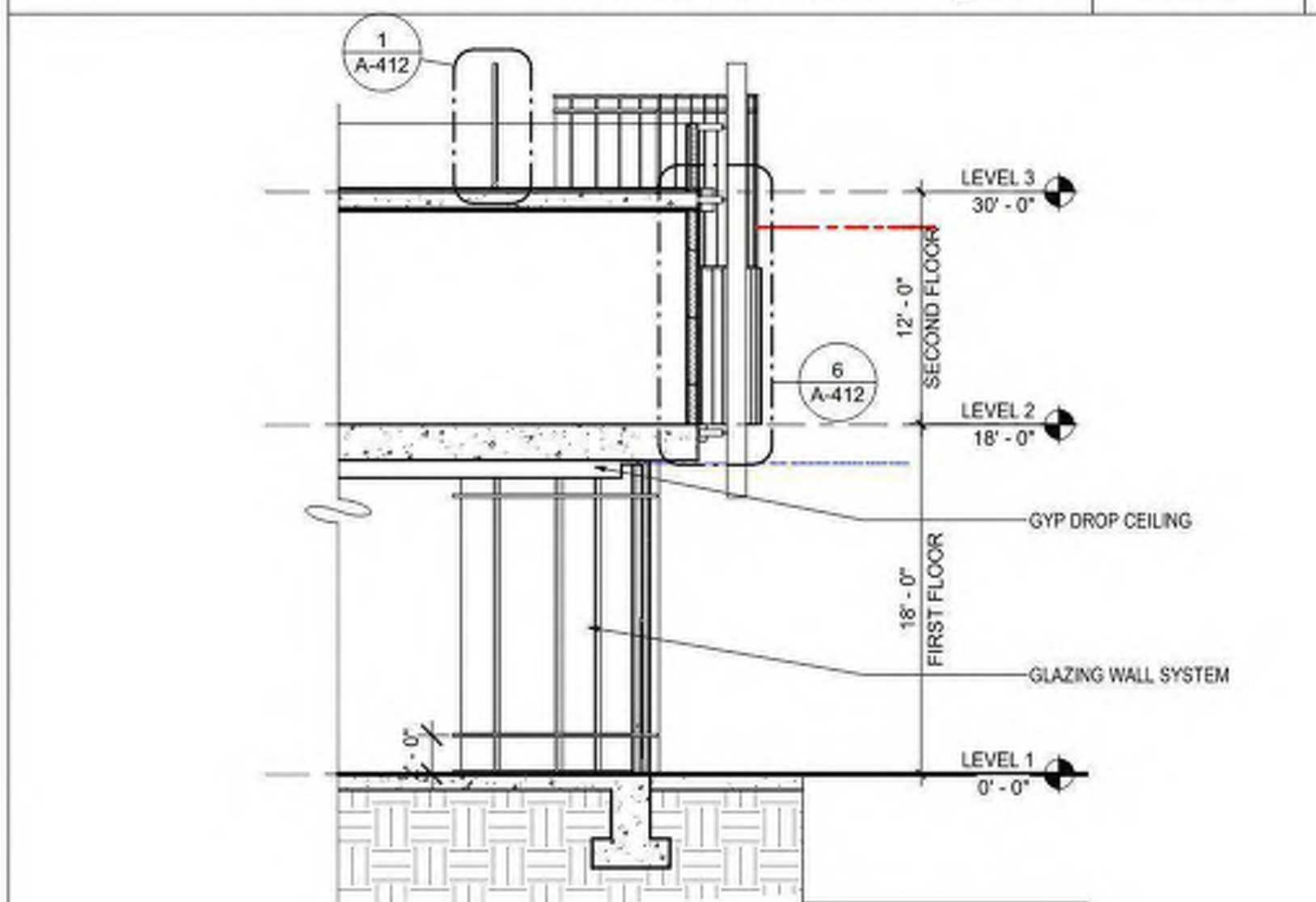
ROOF TRELLIS - SECTION 1/8" = 1'-0" 7



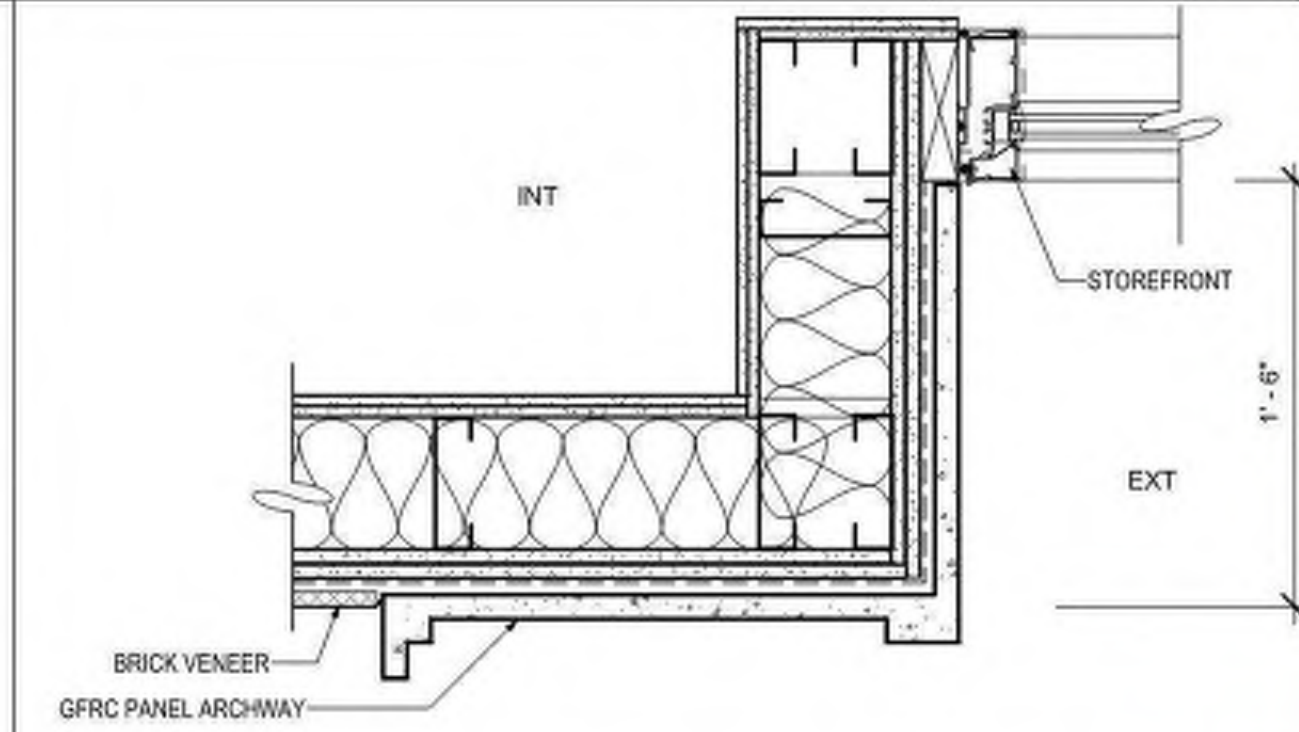
ROOF TRELLIS 1/2" = 1'-0" 4



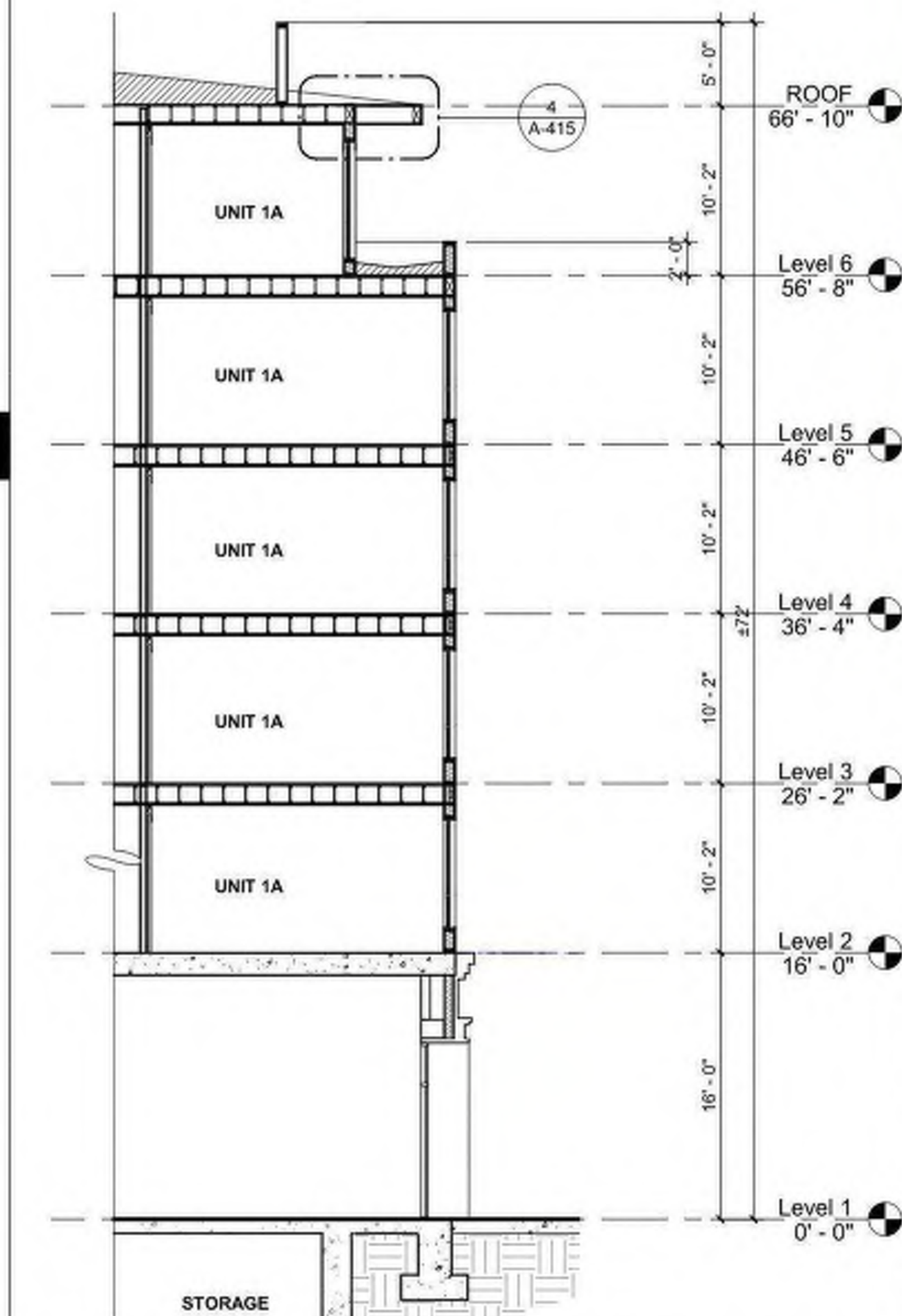
WALL CLADDING SYSTEM @ BANK 1/2" = 1'-0" 6



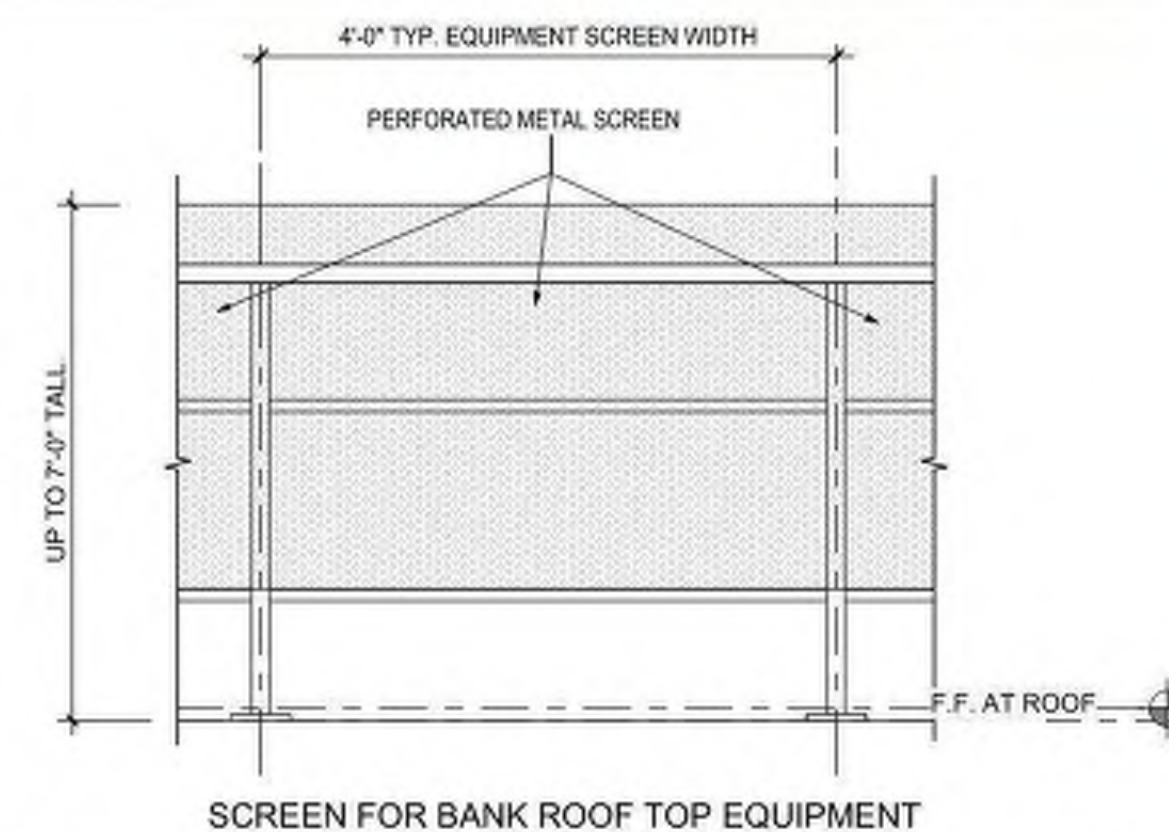
WALL SECTION 06 1/8" = 1'-0" 5



RETAIL ARCHWAY - PLAN DETAIL 1 1/2" = 1'-0" 3



WALL SECTION 05 1/8" = 1'-0" 2



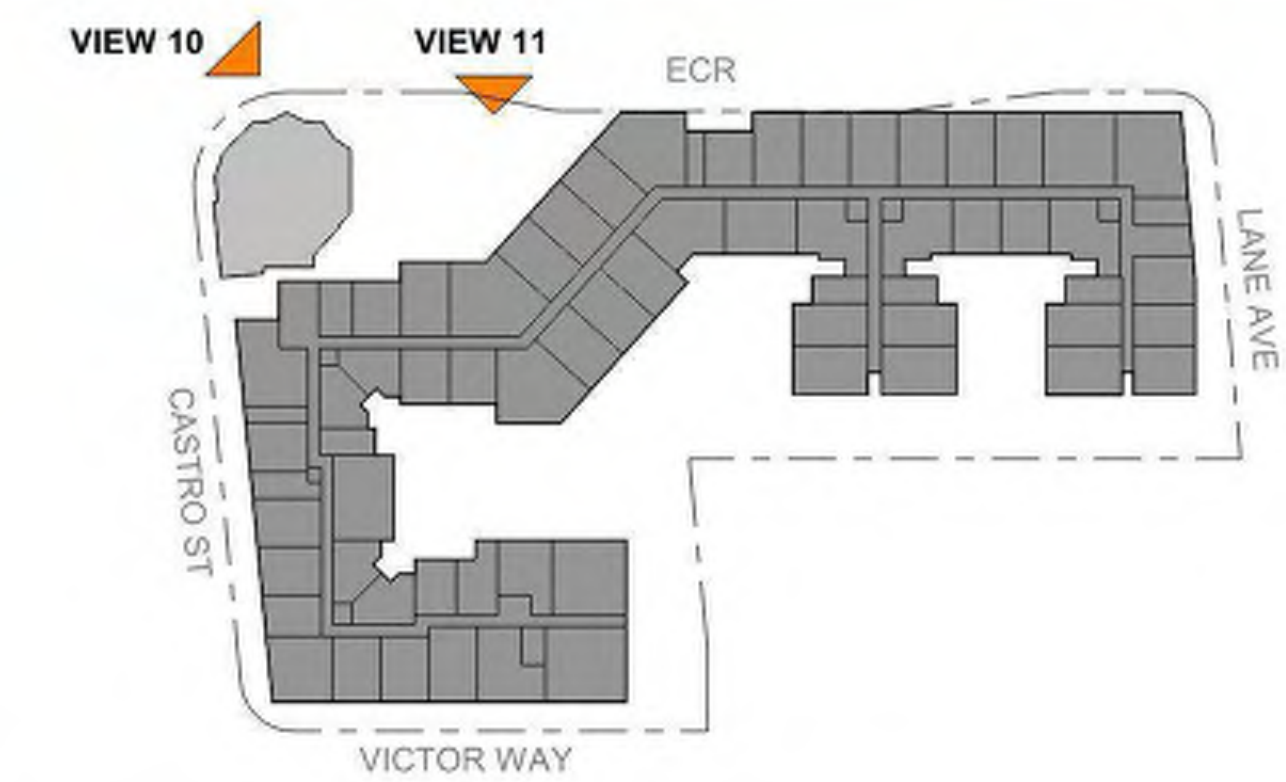
EQUIPMENT SCREEN 3/4" = 1'-0" 1

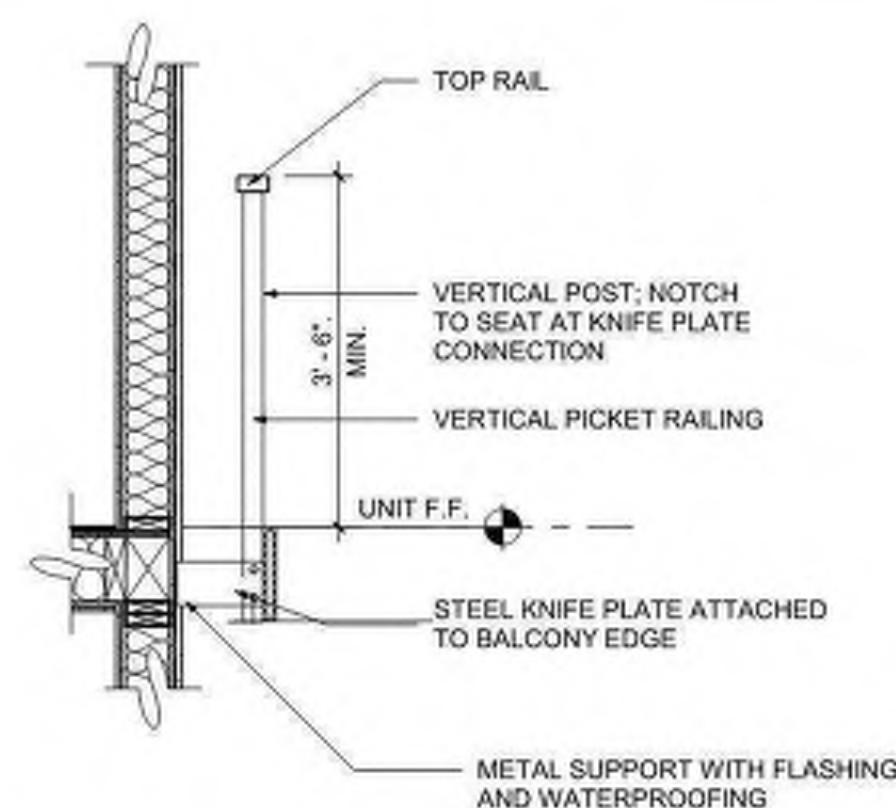


VIEW 10

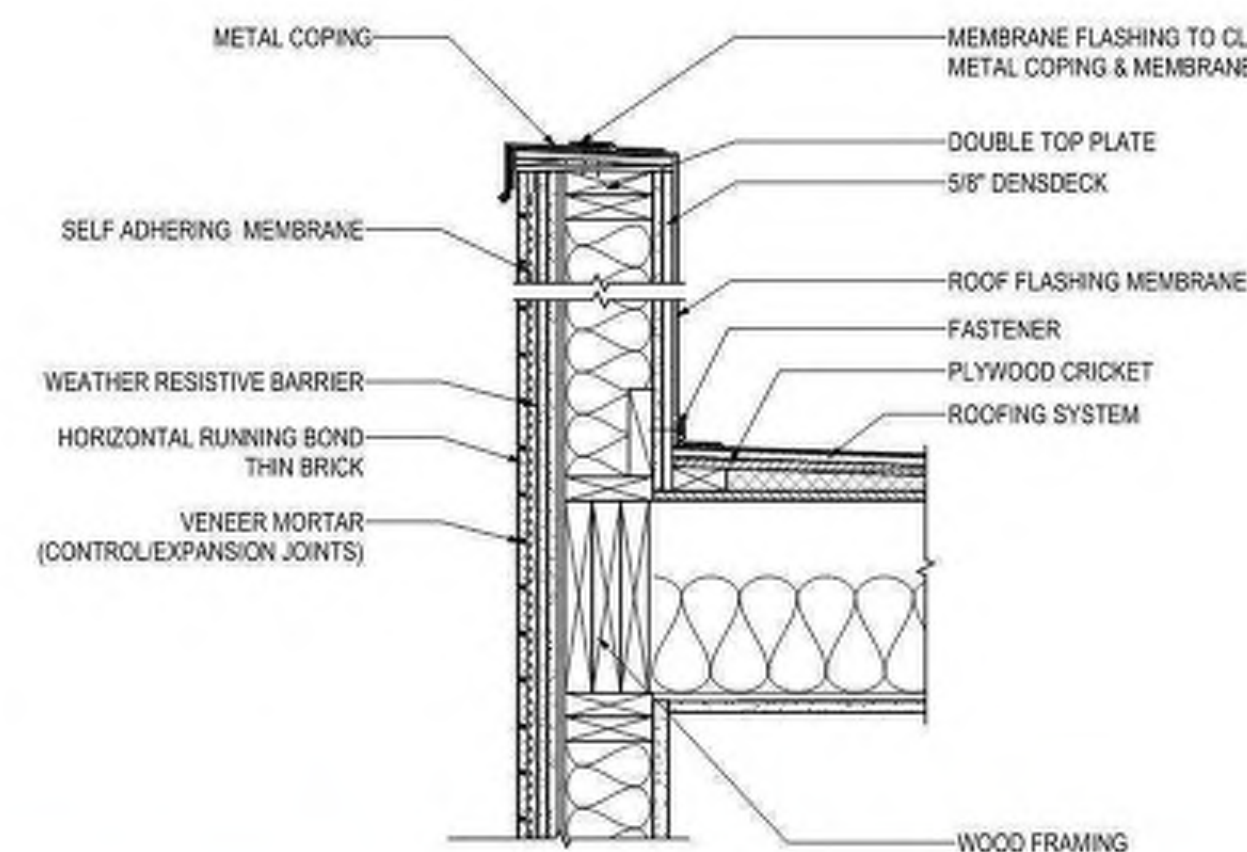


VIEW 11

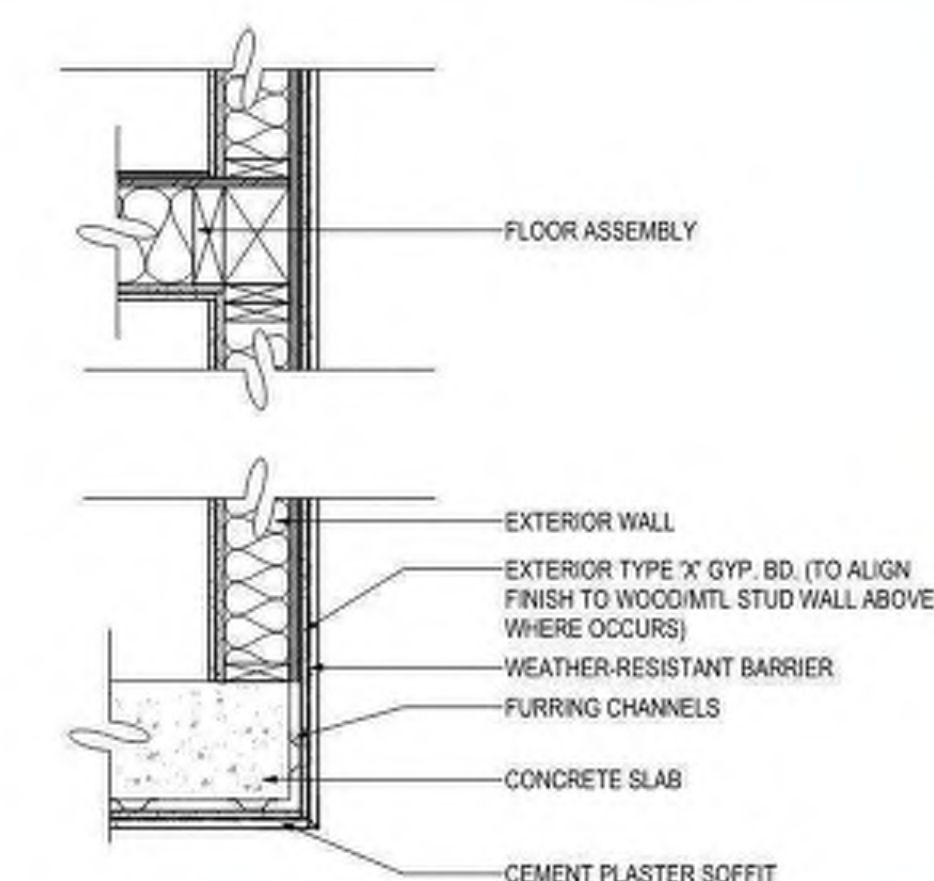




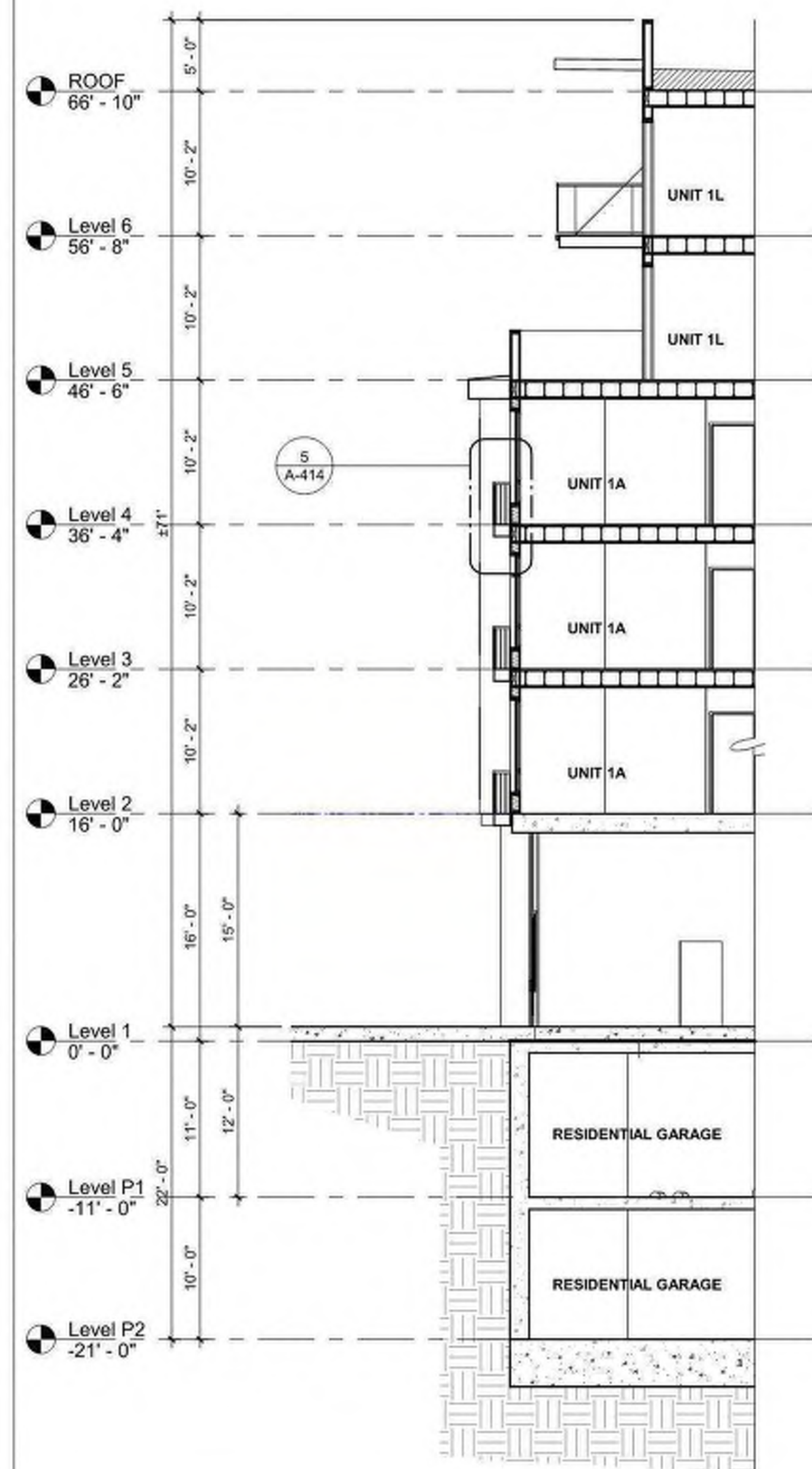
JULIET BALCONY DETAIL @ TYP FLOOR 1/2" = 1'-0" 5



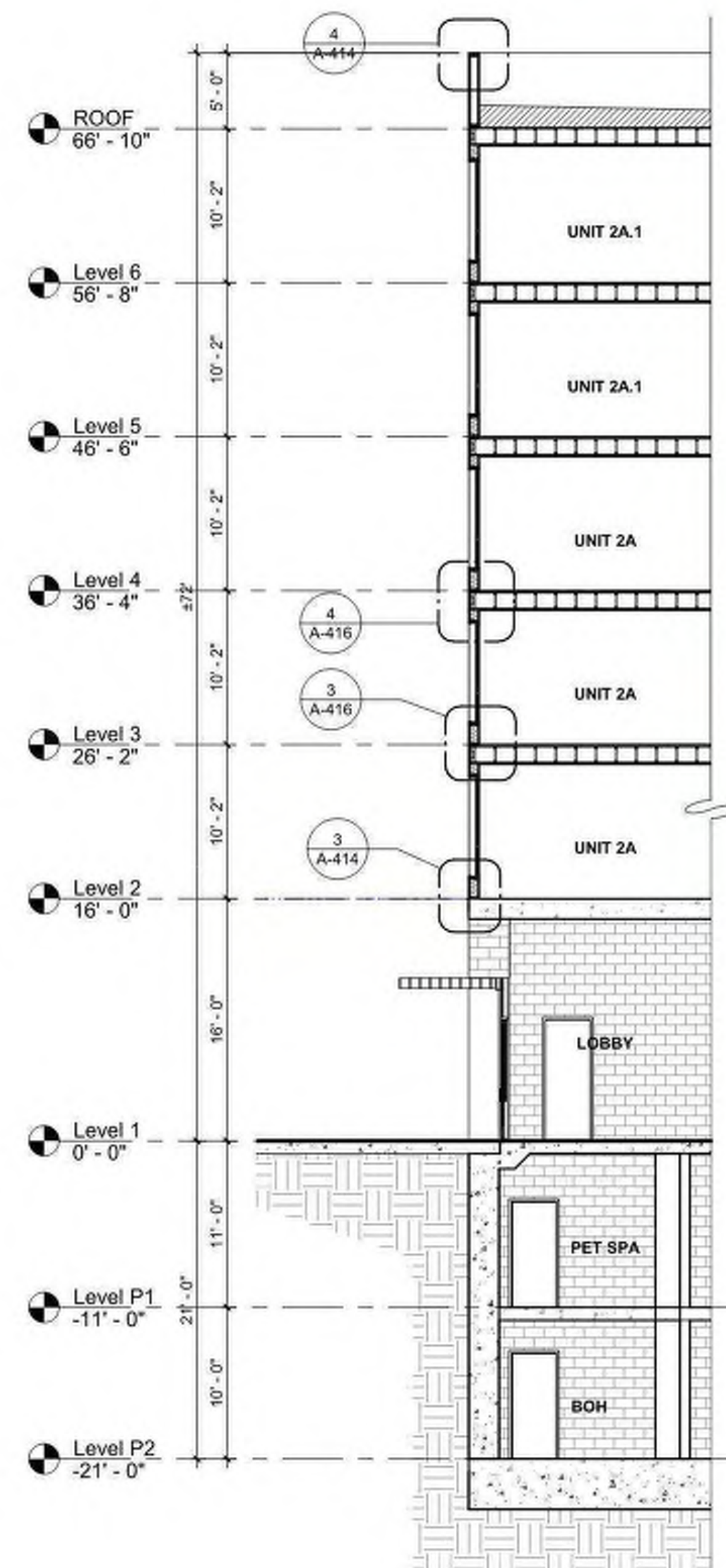
BRICK PARAPET DETAIL 1" = 1'-0" 4



WALL DETAIL AT CONCRETE PODIUM 3/4" = 1'-0" 3



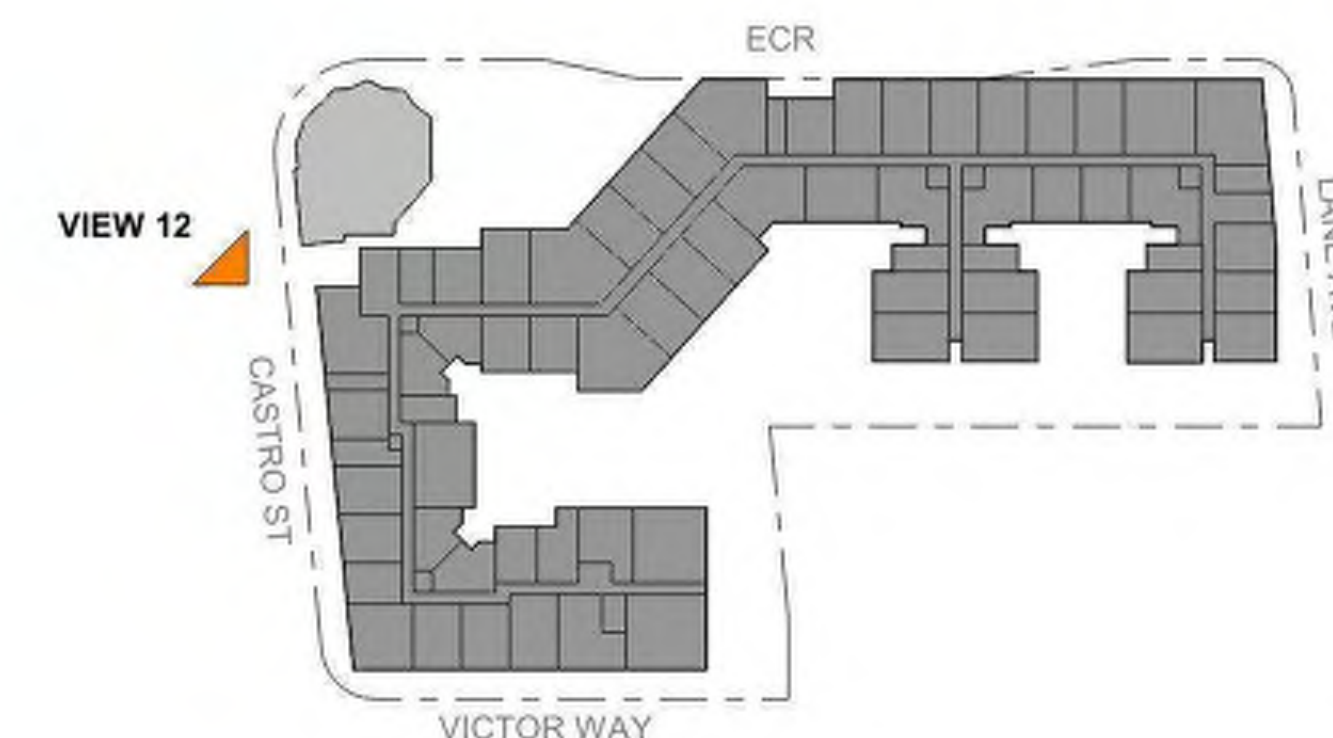
WALL SECTION 08 1/8" = 1'-0" 2



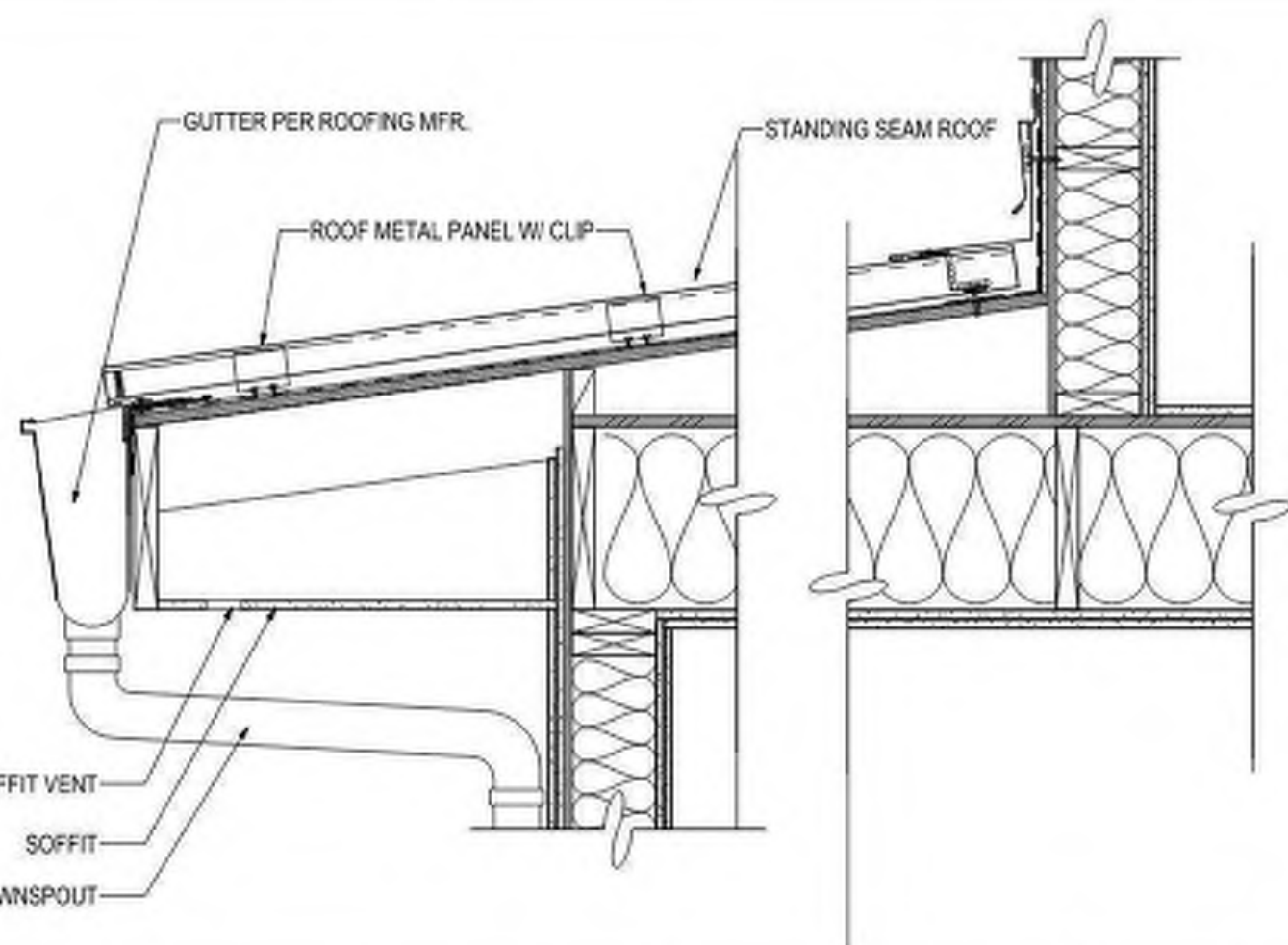
WALL SECTION 07 1/8" = 1'-0" 1



VIEW 12



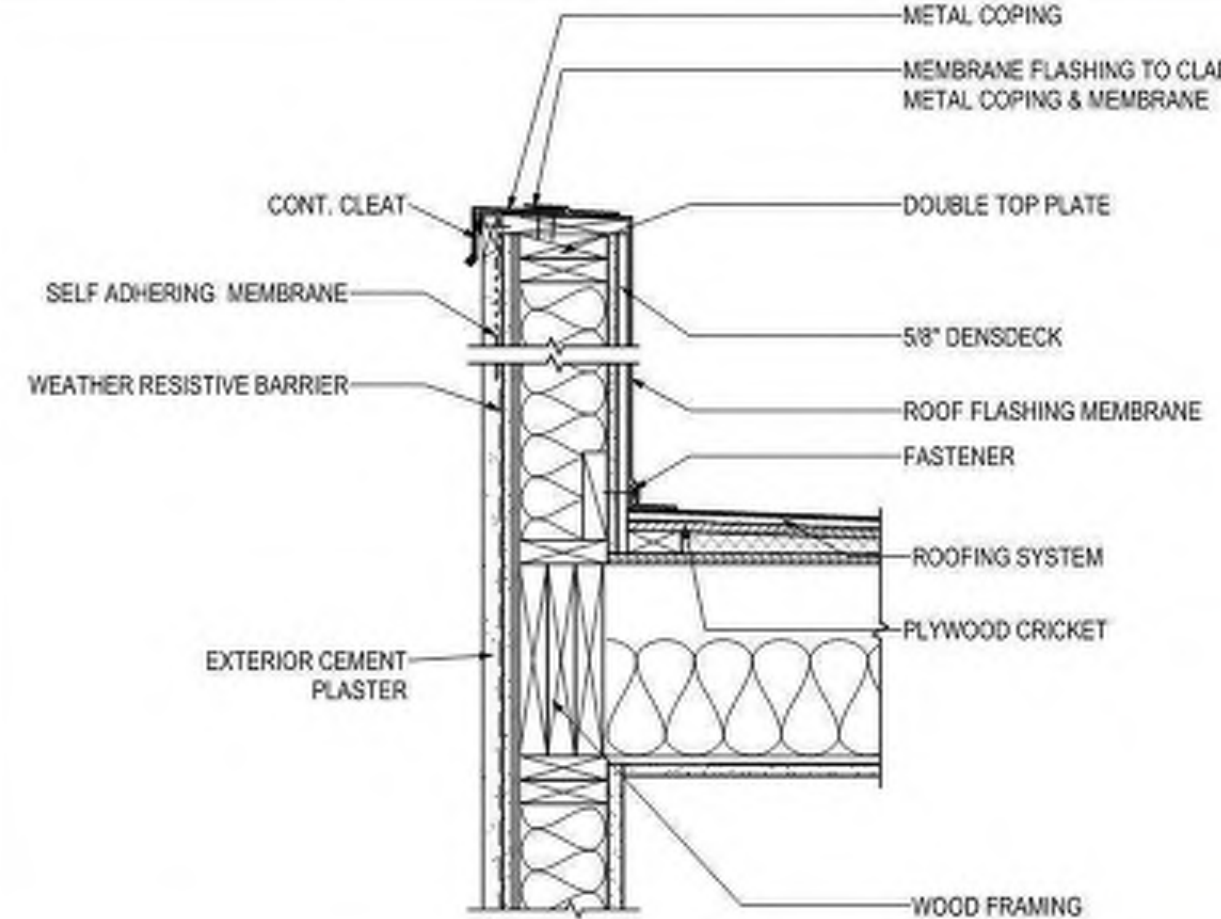
VIEW 12



STANDING SEAM ROOF DETAIL

1" = 1'-0"

4



TYPICAL PARAPET DETAIL

1" = 1'-0"

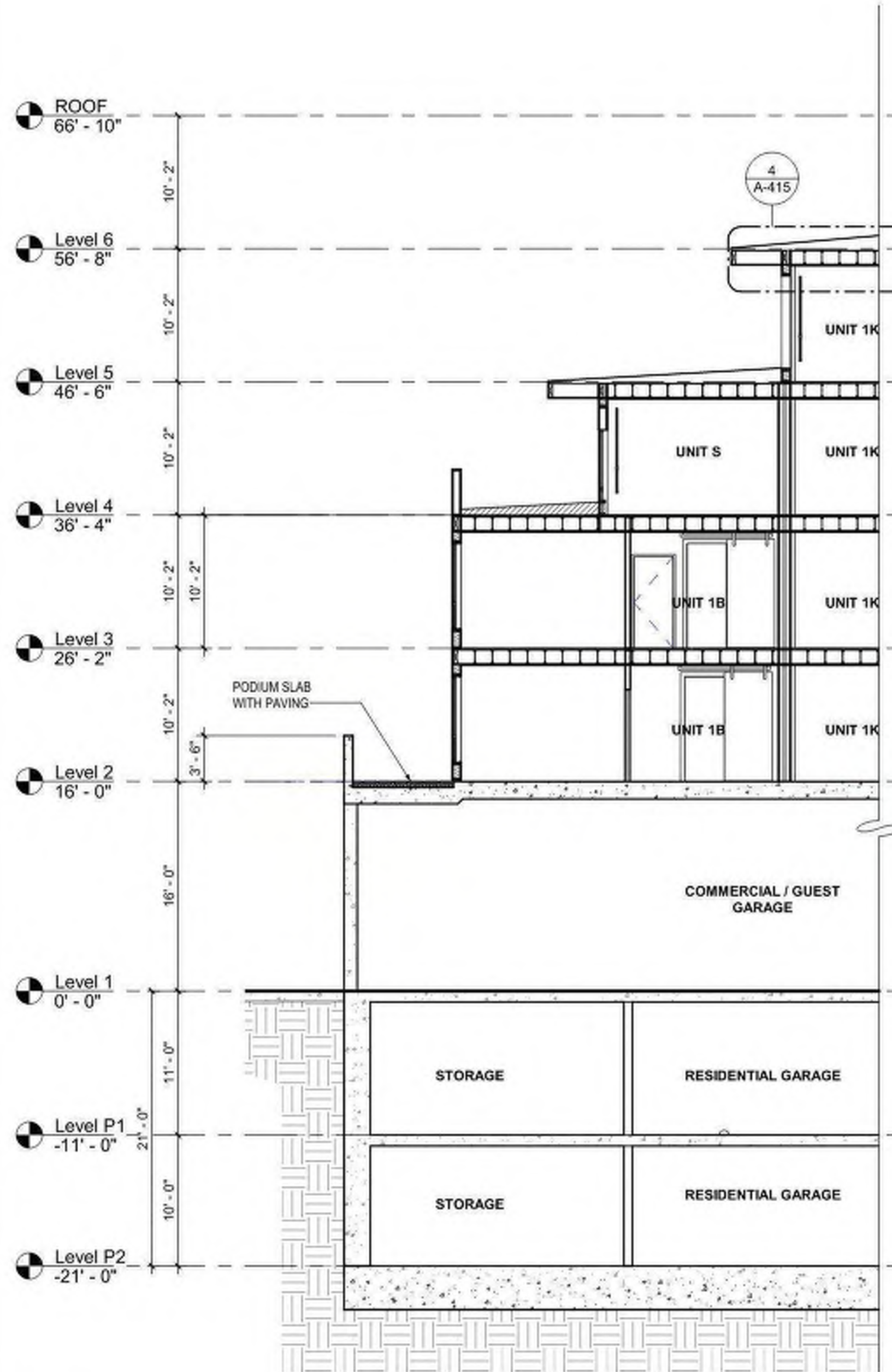
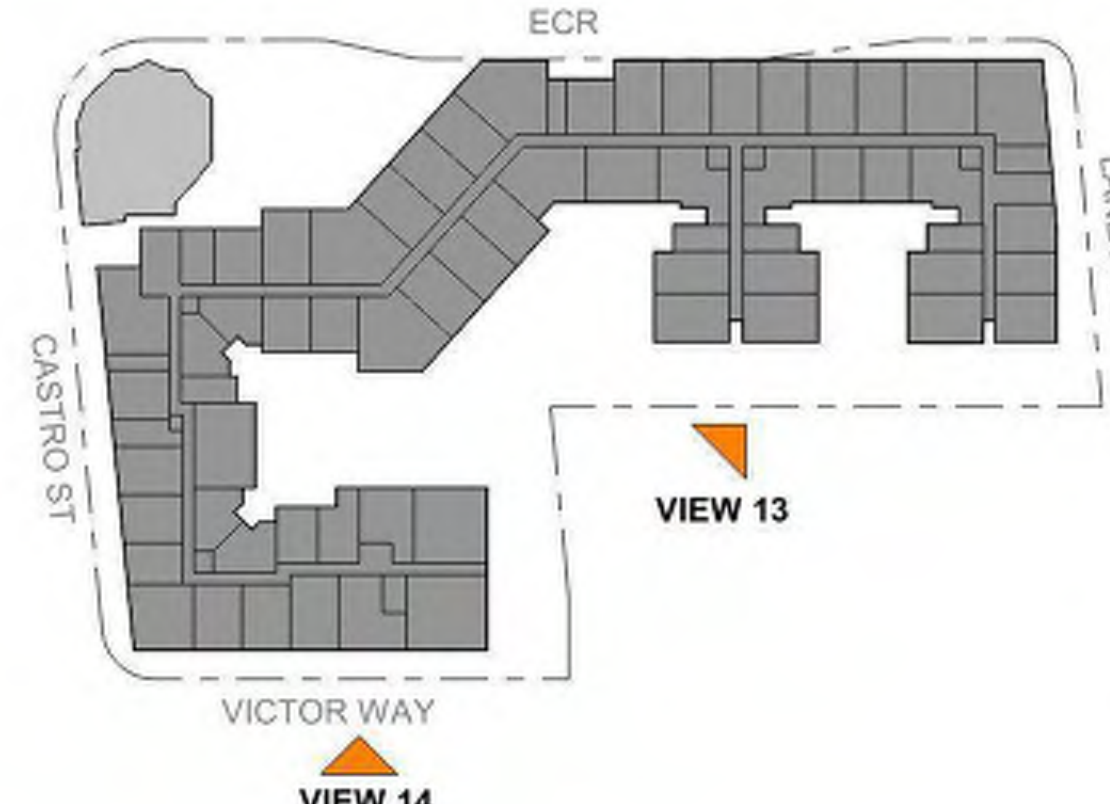
3



VIEW 13



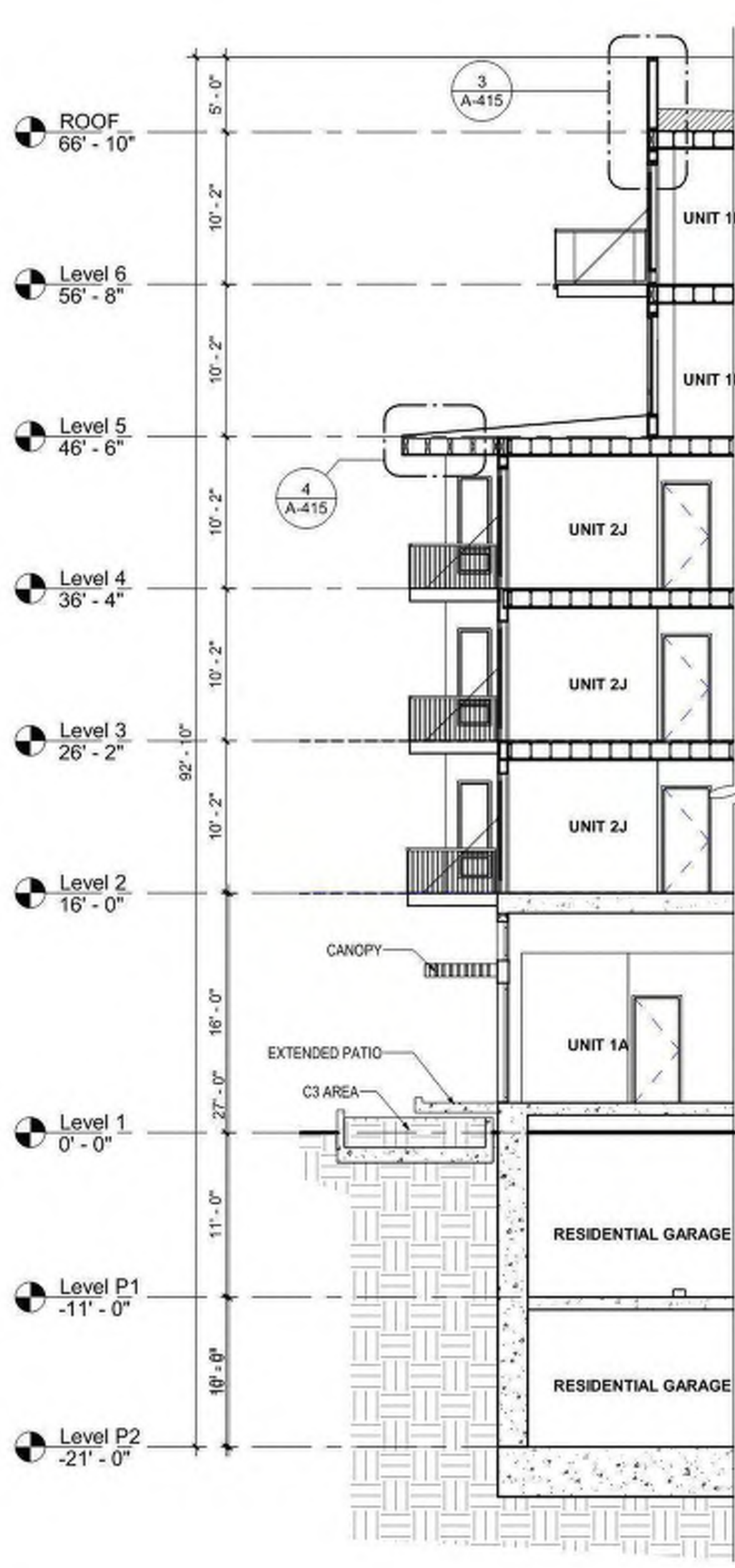
VIEW 14



WALL SECTION 10

1/8" = 1'-0"

2



WALL SECTION 09

1/8" = 1'-0"

1



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MOUNTAIN VIEW, CA 94040

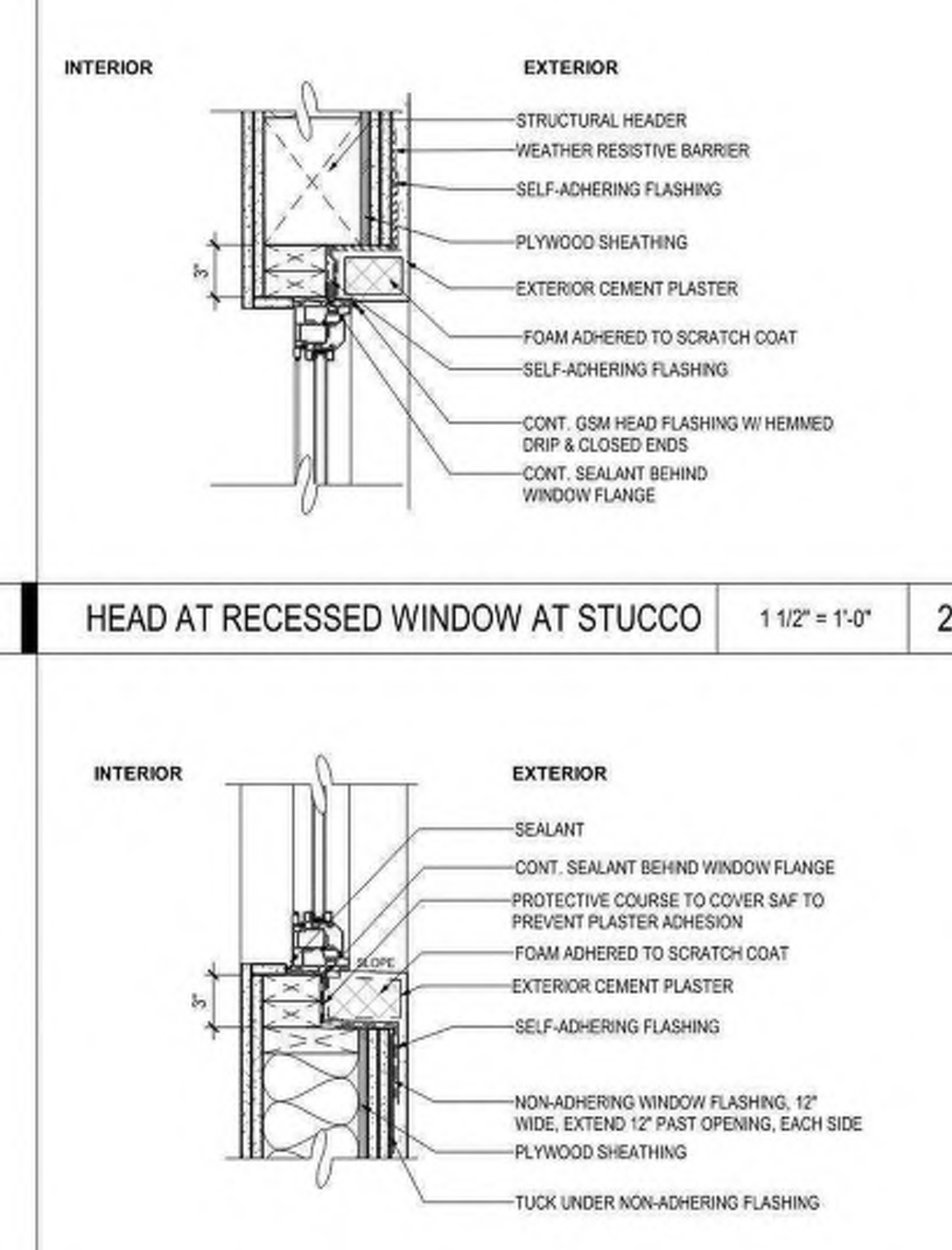
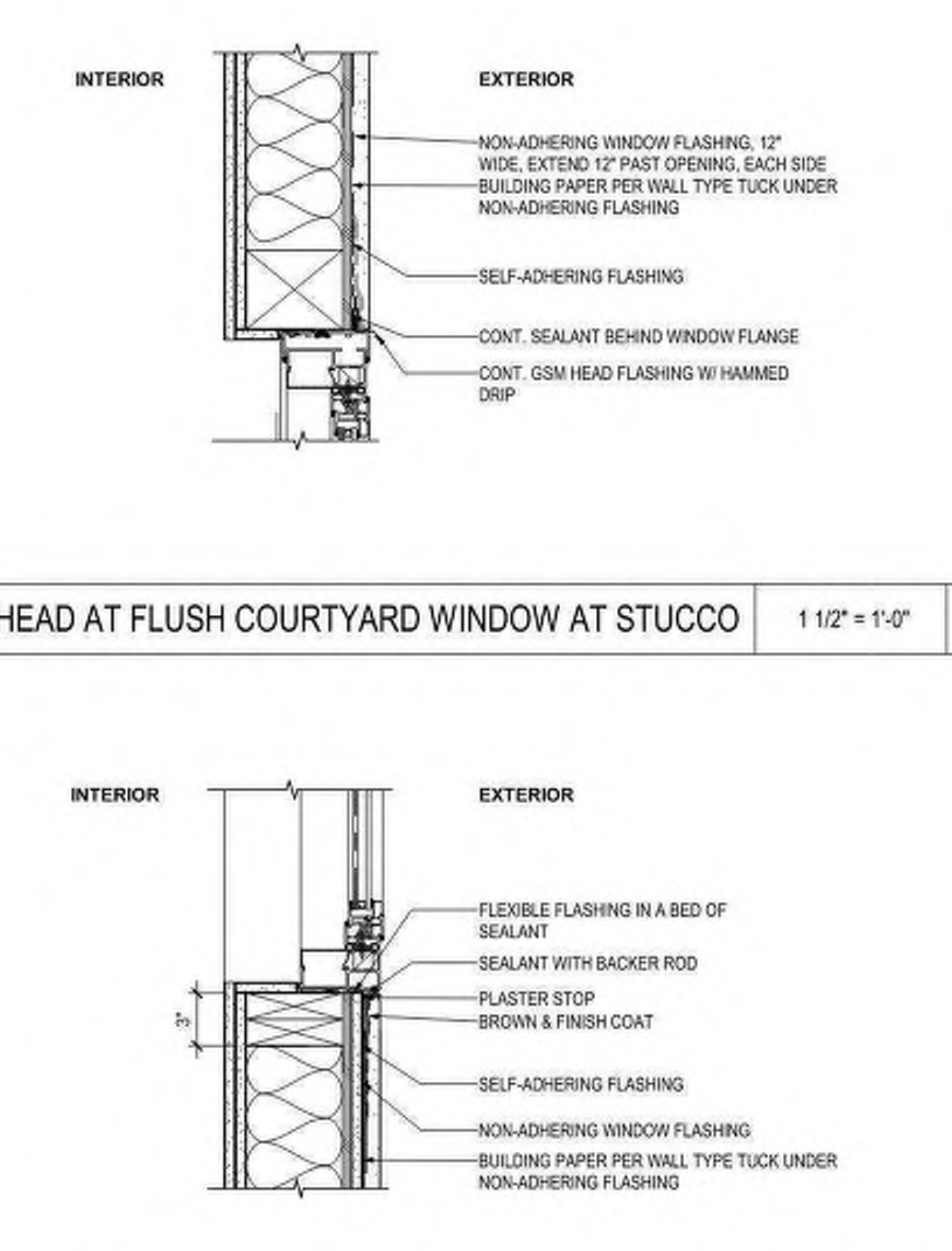
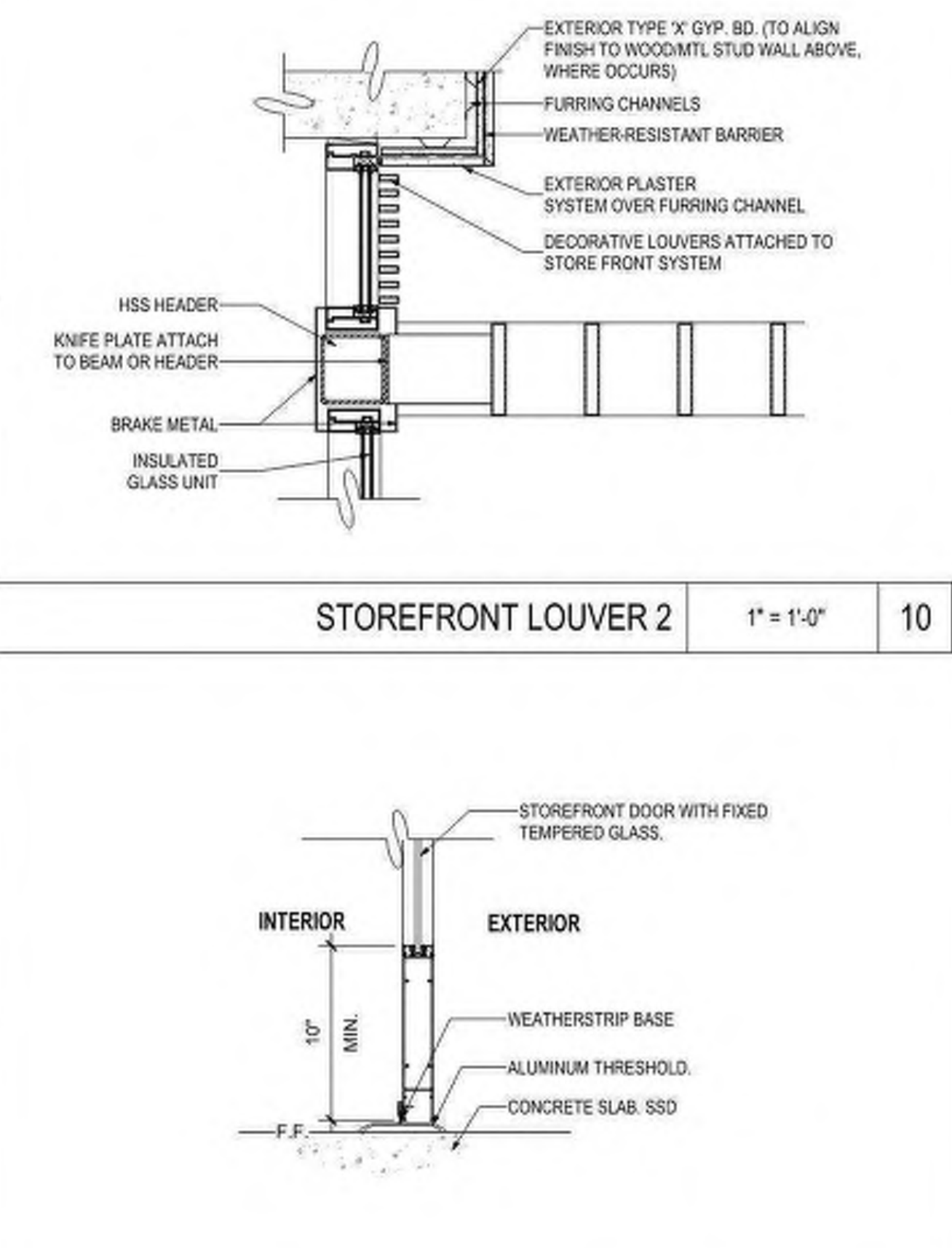
PUBLIC HEARING SET

Sheet Title:
WALL SECTIONS

Job No. 19063
Date: 08/01/2025
Scale: As indicated

Sheet No:
A-415

		INTERIOR EXTERIOR HEAD AT RECES. WIN.-THIN BRICK 1 1/2" = 1'-0" 8	INTERIOR EXTERIOR HEAD AT RECESSED WINDOW AT SIDING 1 1/2" = 1'-0" 4								
		INTERIOR EXTERIOR SILL AT RECESSED WINDOW-THIN BRICK 1 1/2" = 1'-0" 7	INTERIOR EXTERIOR SILL AT RECESSED WINDOW AT SIDING 1 1/2" = 1'-0" 3								
RECESSED PANEL COLOR TO MATCH WINDOW FRAMES EXHAUST VENT CAP, TYP. COLOR TO MATCH EXTERIOR FINISH RECESSED VINYL WINDOWS TYPICAL AT ALL STREET FRONTAGES COLOR: DARK BRONZE VERTICAL STACKED THIN BRICK, THICKER DEPTH @ HEADERS AND SILLS LOUVERS AT UPPER TRANSOMS COLOR TO MATCH STOREFRONT METAL METAL CANOPY AT STOREFRONTS WARM WOOD TONE BUILDING WALL SCONCE MATERIAL COLOR: DARK BRONZE LIGHTING TEMP: SOFT WARM WHITE THIN BRICK VENEER TILED BASE WARM CONCRETE OR SIMILAR	STOREFRONT LOUVER 2 1" = 1'-0" 10 INTERIOR EXTERIOR STOREFRONT DOOR SILL 1 1/2" = 1'-0" 9	INTERIOR EXTERIOR HEAD AT FLUSH COURTYARD WINDOW AT STUCCO 1 1/2" = 1'-0" 6 INTERIOR EXTERIOR SILL AT FLUSH COURTYARD WINDOW AT STUCCO 1 1/2" = 1'-0" 5	INTERIOR EXTERIOR HEAD AT RECESSED WINDOW AT STUCCO 1 1/2" = 1'-0" 2 INTERIOR EXTERIOR SILL AT RECESSED WINDOW AT STUCCO 1 1/2" = 1'-0" 1								
EXTERIOR ELEVATION DETAILS											



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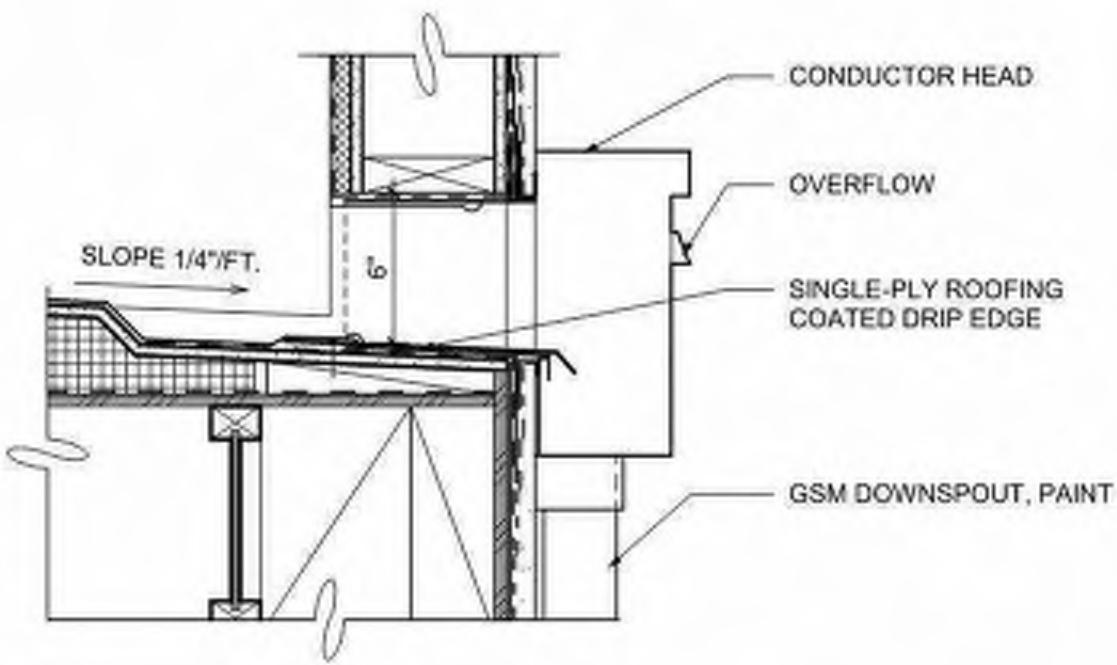
749 W EL CAMINO REAL
 MOUNTAIN VIEW, CA 94040
 PUBLIC HEARING SET

Sheet Title:
 WINDOW & STOREFRONT DETAILS
 Job No. 19063
 Date: 08/01/2025
 Scale: As indicated
 Sheet No:
 A-416

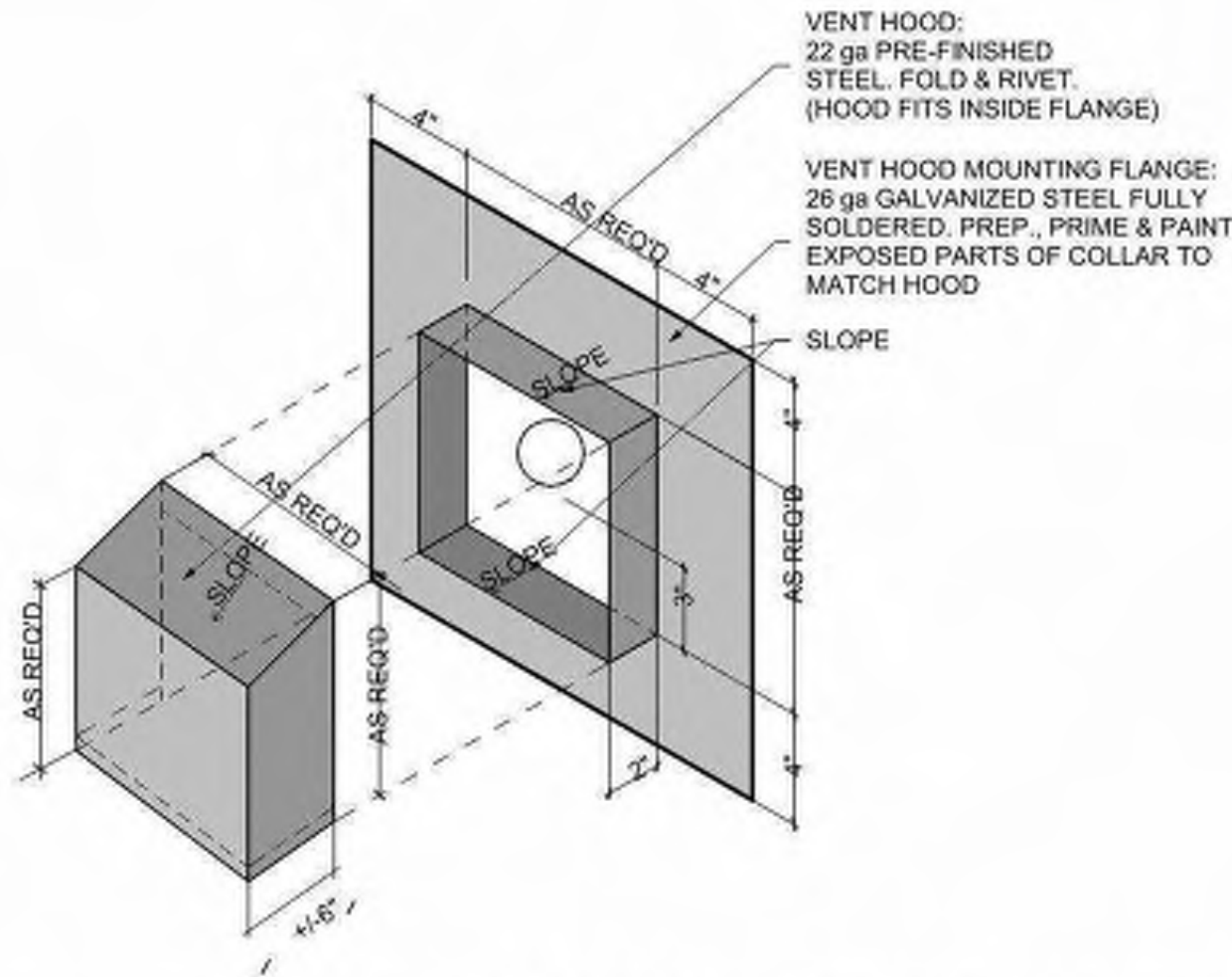


NOTE: NO DOWNSPOUTS/ GUTTERS WILL BE PRESENT ON EL CAMINO REAL ELEVATION. DRAINS WILL BE INTERNALIZED.

REPRESENTATIVE STREET FACADE ENLARGED VIEW FOR VENTS, DOWNSPOUTS, GUTTERS, ETC. N.T.S. 4

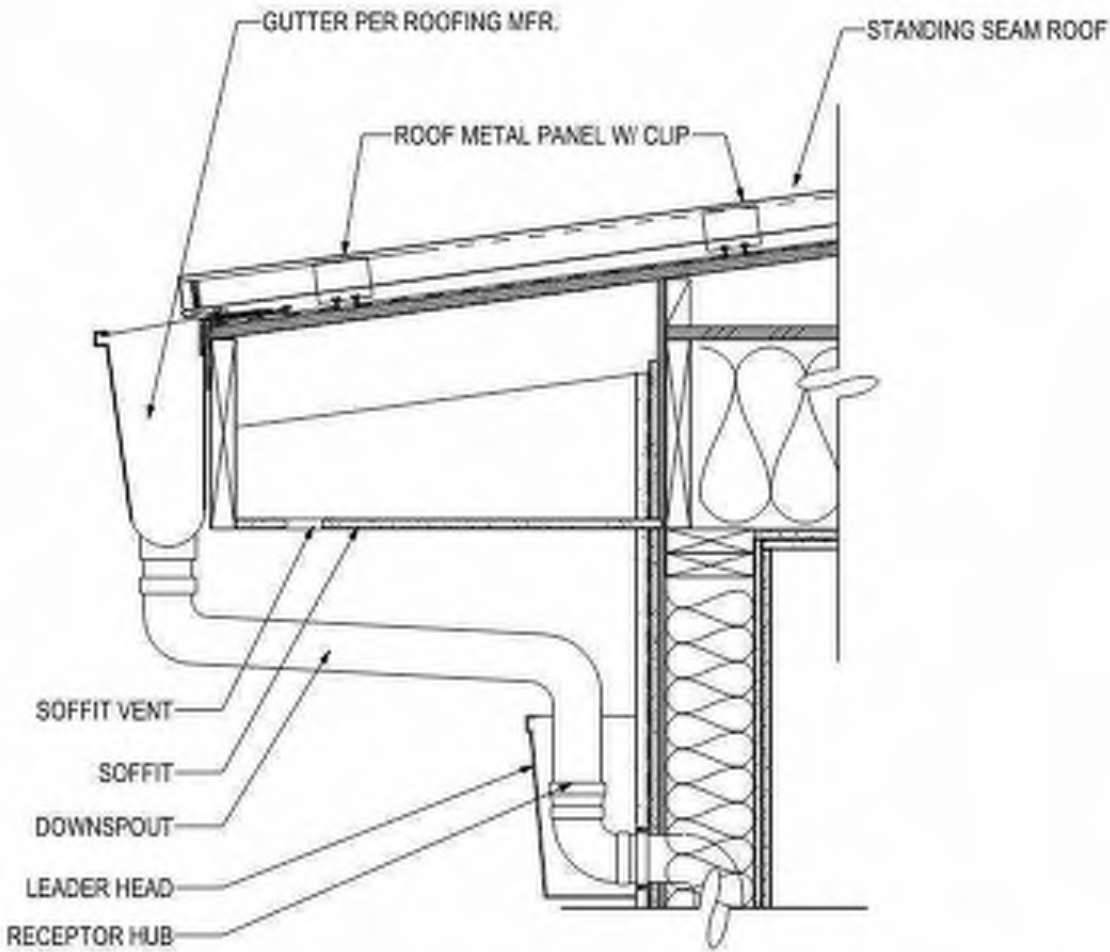


TYP. THRU-WALL SCUPPER DETAIL 1 1/2" = 1'-0" 3



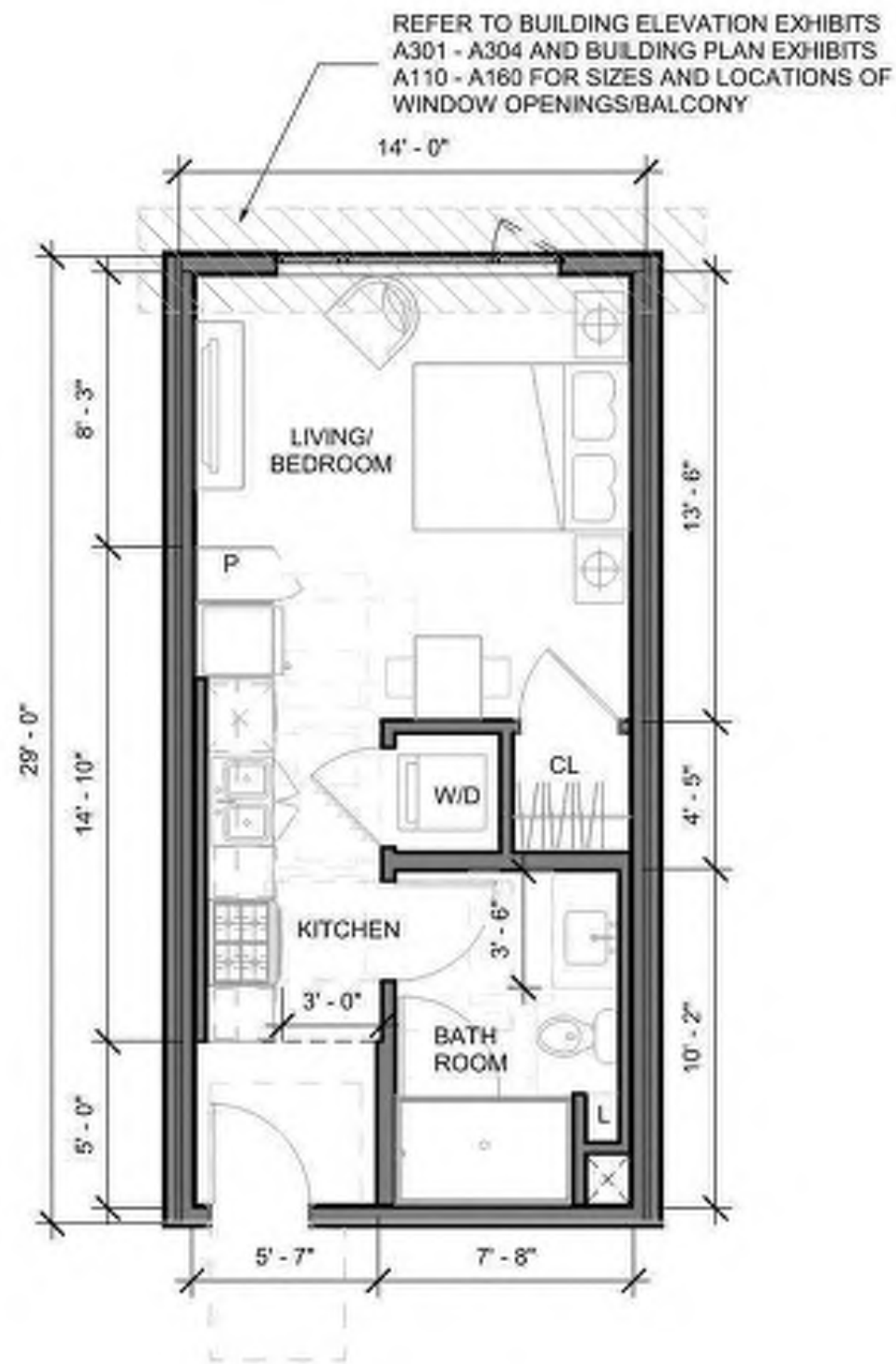
NOTE: VENT HOOD OCCUR AT ALL RESIDENTIAL UNITS ON LEVELS 1-5

VENT HOOD DETAIL 1 1/2" = 1'-0" 2



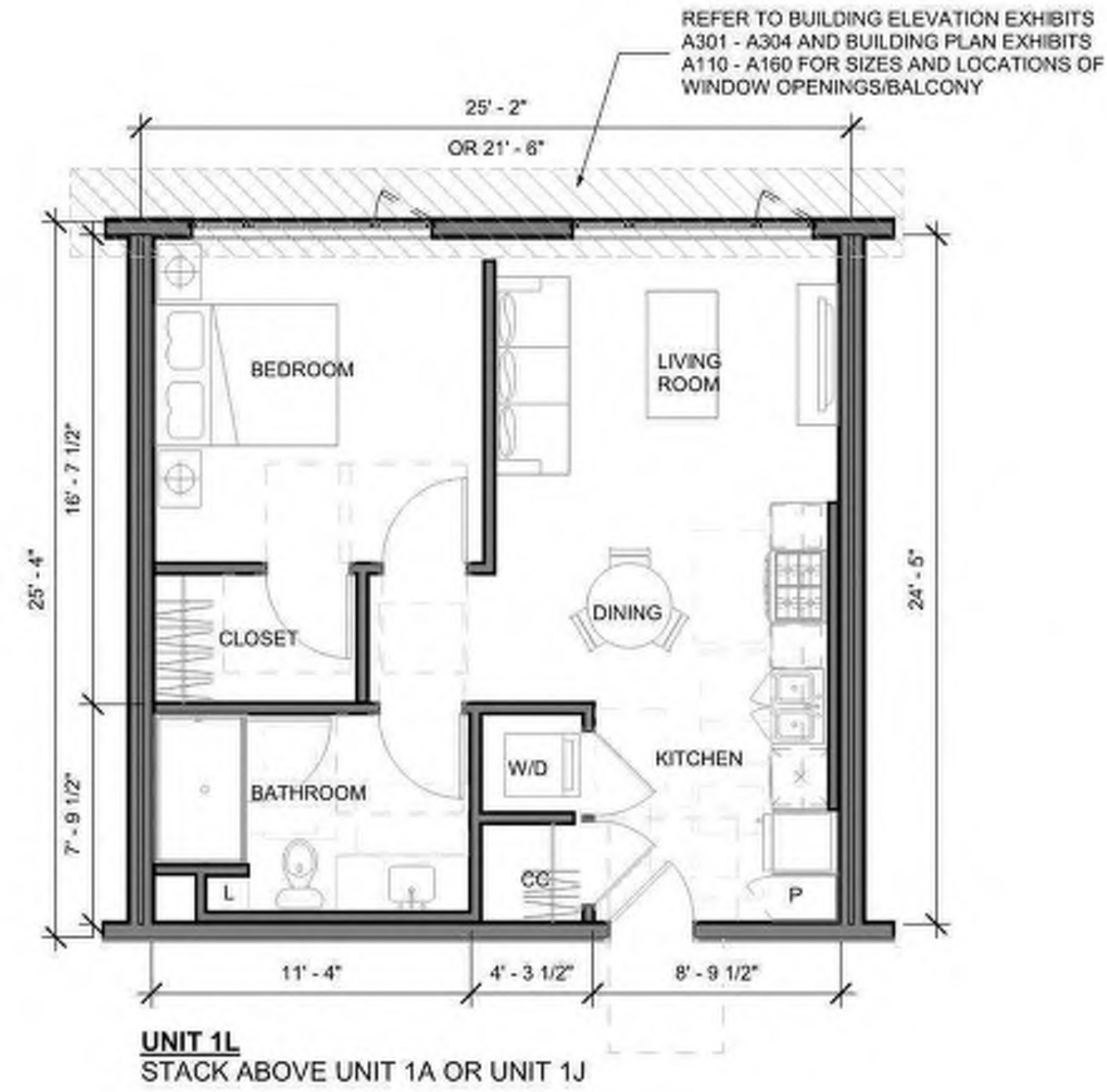
NOTE: IN-WALL DRAINS ONLY AT STREET FACADES. INTERIOR COURTYARD UTILIZE A TYPICAL DOWNSPOUT CONDITION.

GUTTER AND IN-WALL DRAIN DETAIL 1" = 1'-0" 1



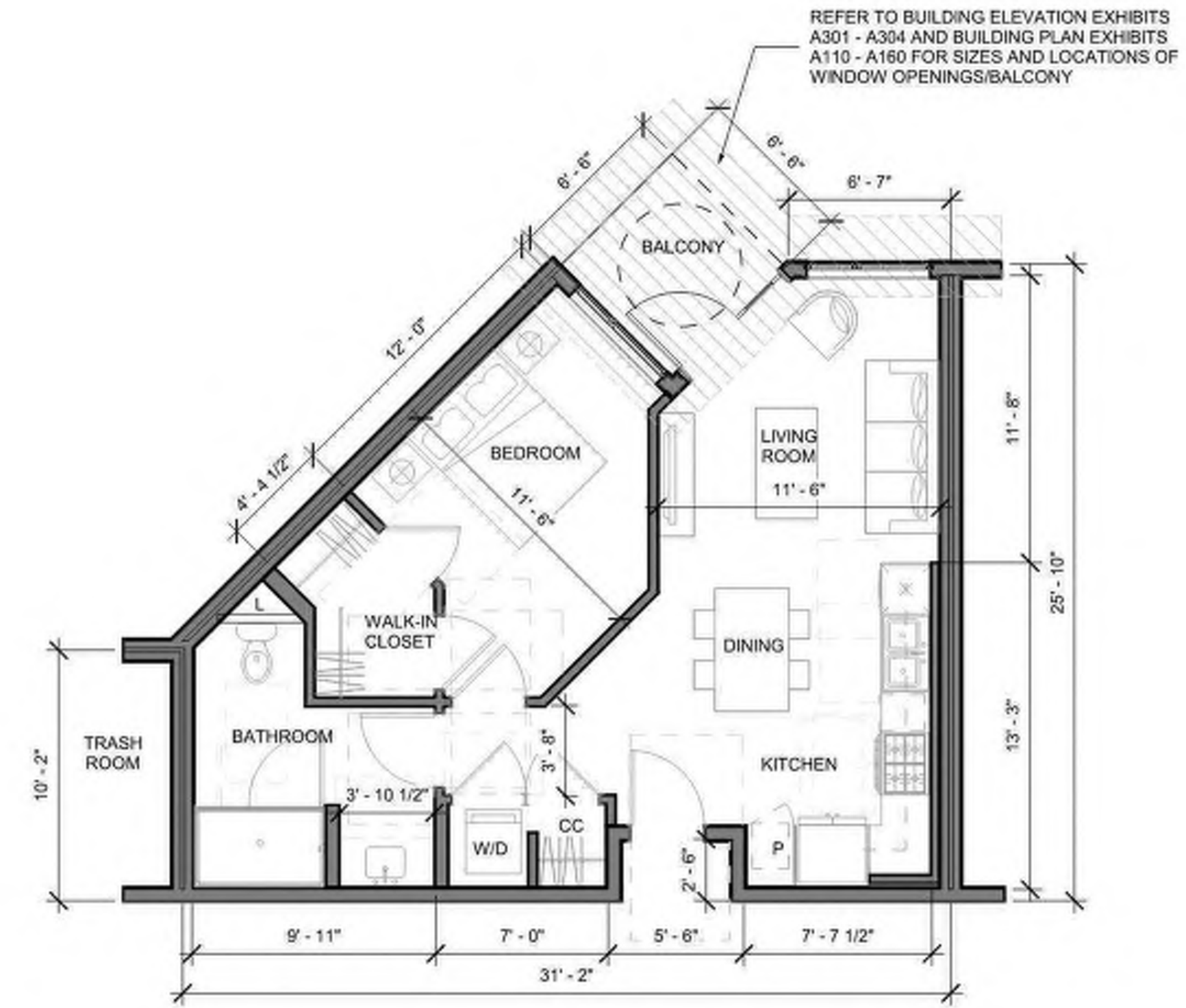
UNIT S

NRSF: 469 SF
NUMBER: 39
DESCRIPTION: STUDIO



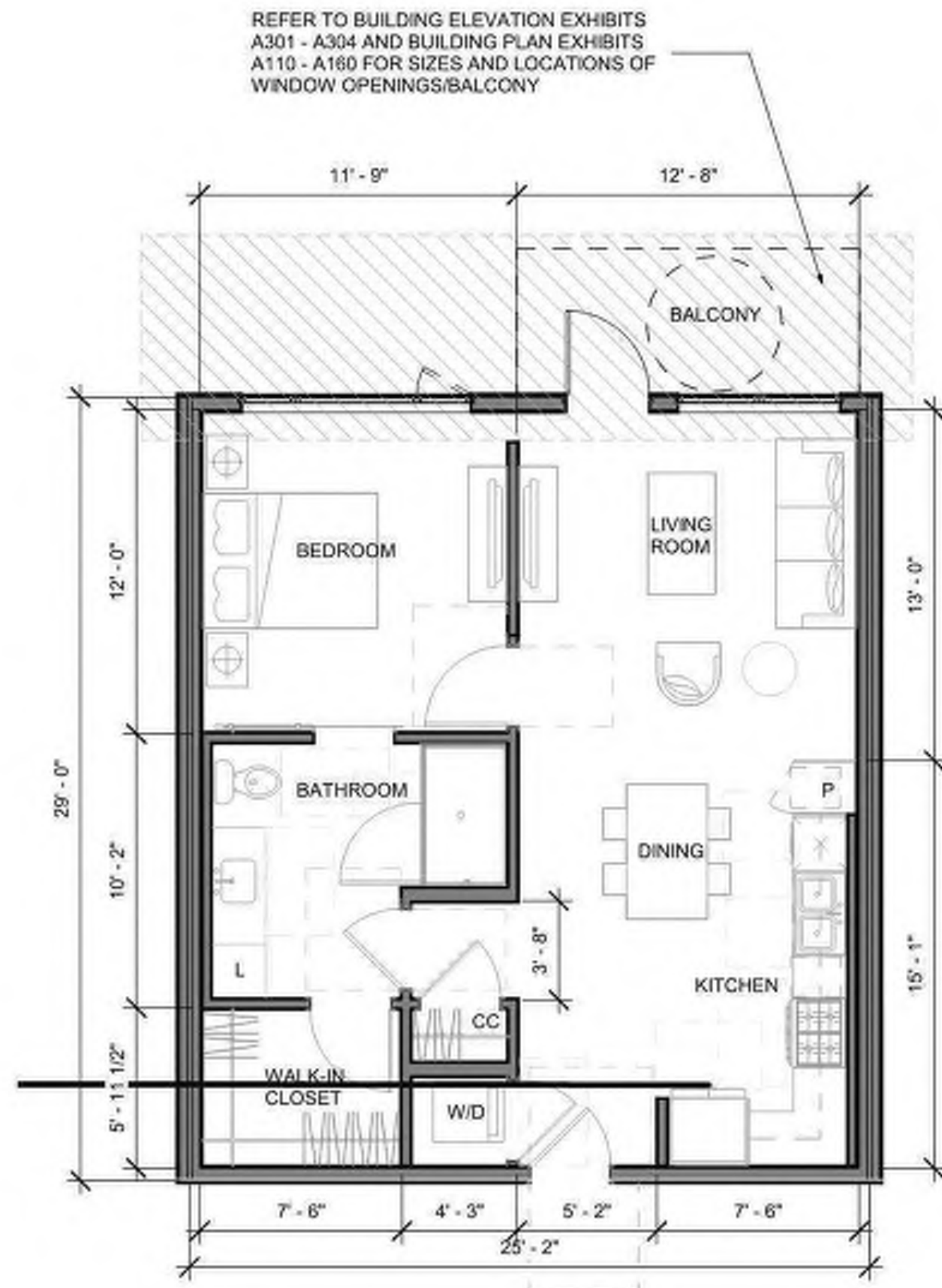
UNIT 1L

NRSF: 627 SF
NUMBER: 4
DESCRIPTION: 1 BEDROOM



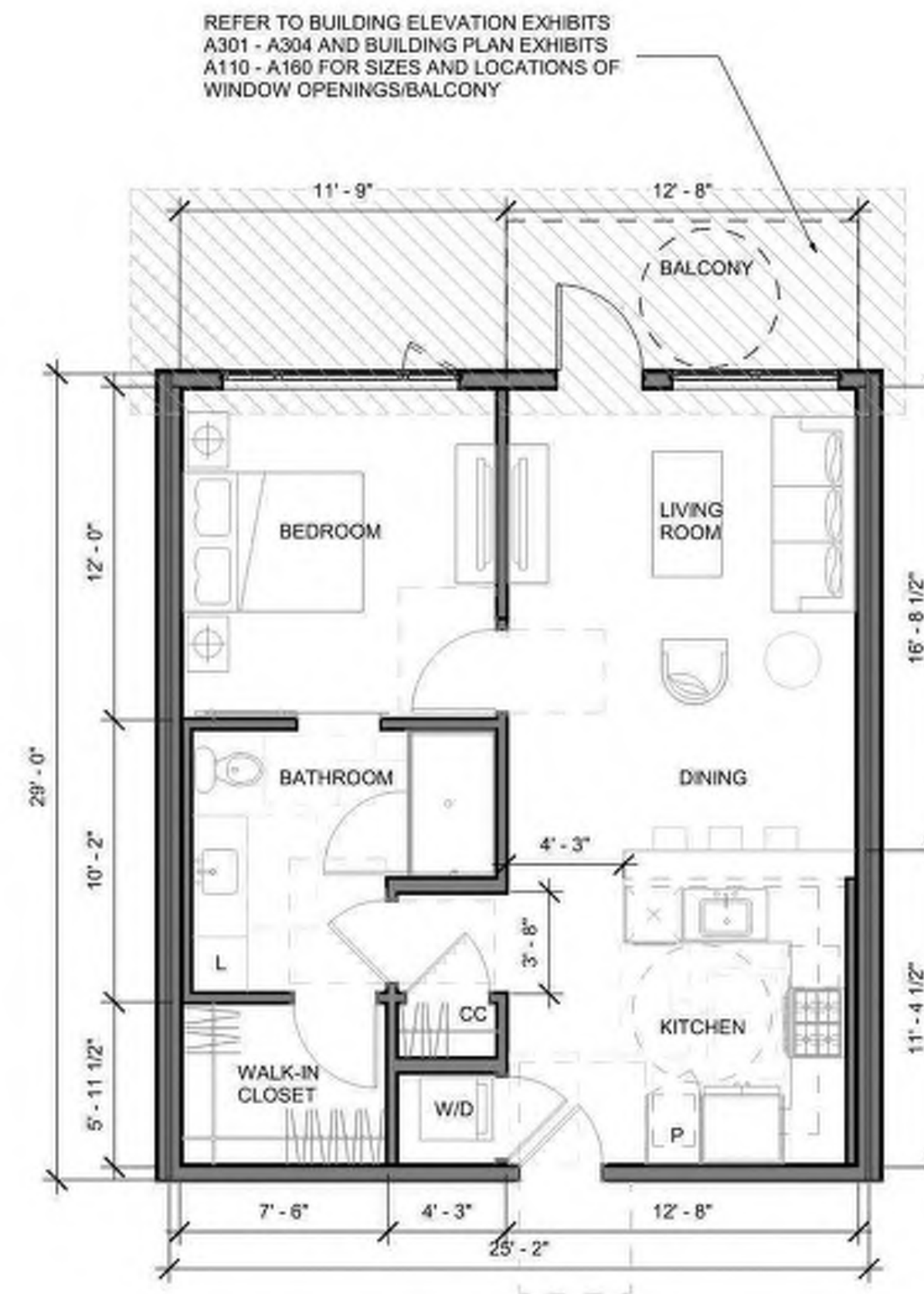
UNIT 1C

NRSF: 683 SF
NUMBER: 18
DESCRIPTION: 1 BEDROOM



UNIT 1A

NRSF: 803 SF
 NUMBER: 61
 DESCRIPTION: 1 BEDROOM



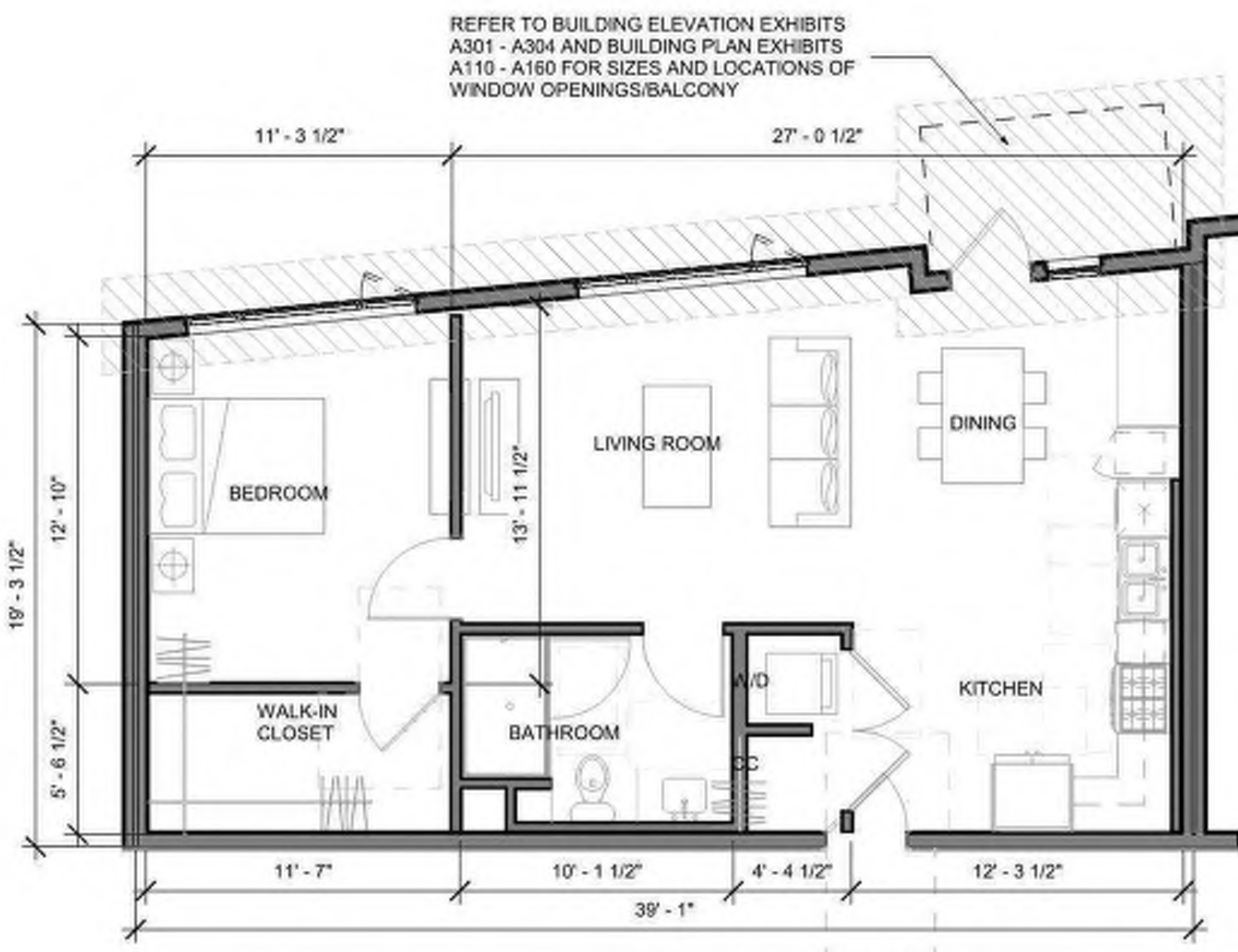
UNIT 1A.1

NRSF: 750 SF
 NUMBER: 19
 DESCRIPTION: 1 BEDROOM



UNIT 1B

NRSF: 898 SF
 NUMBER: 42
 DESCRIPTION: 1 BEDROOM + DEN



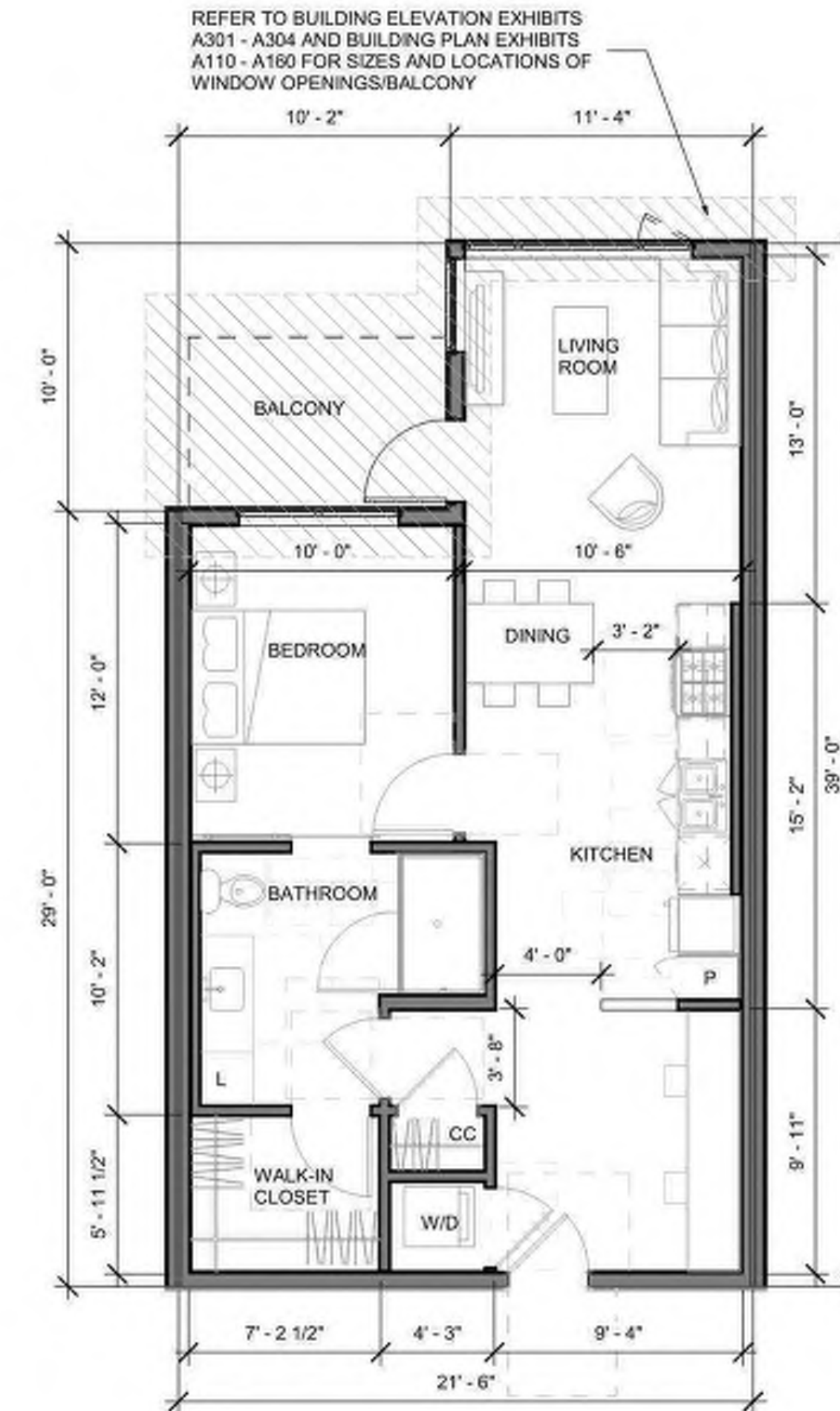
UNIT 1D

NRSF: 855 SF
 NUMBER: 3
 DESCRIPTION: 1 BEDROOM



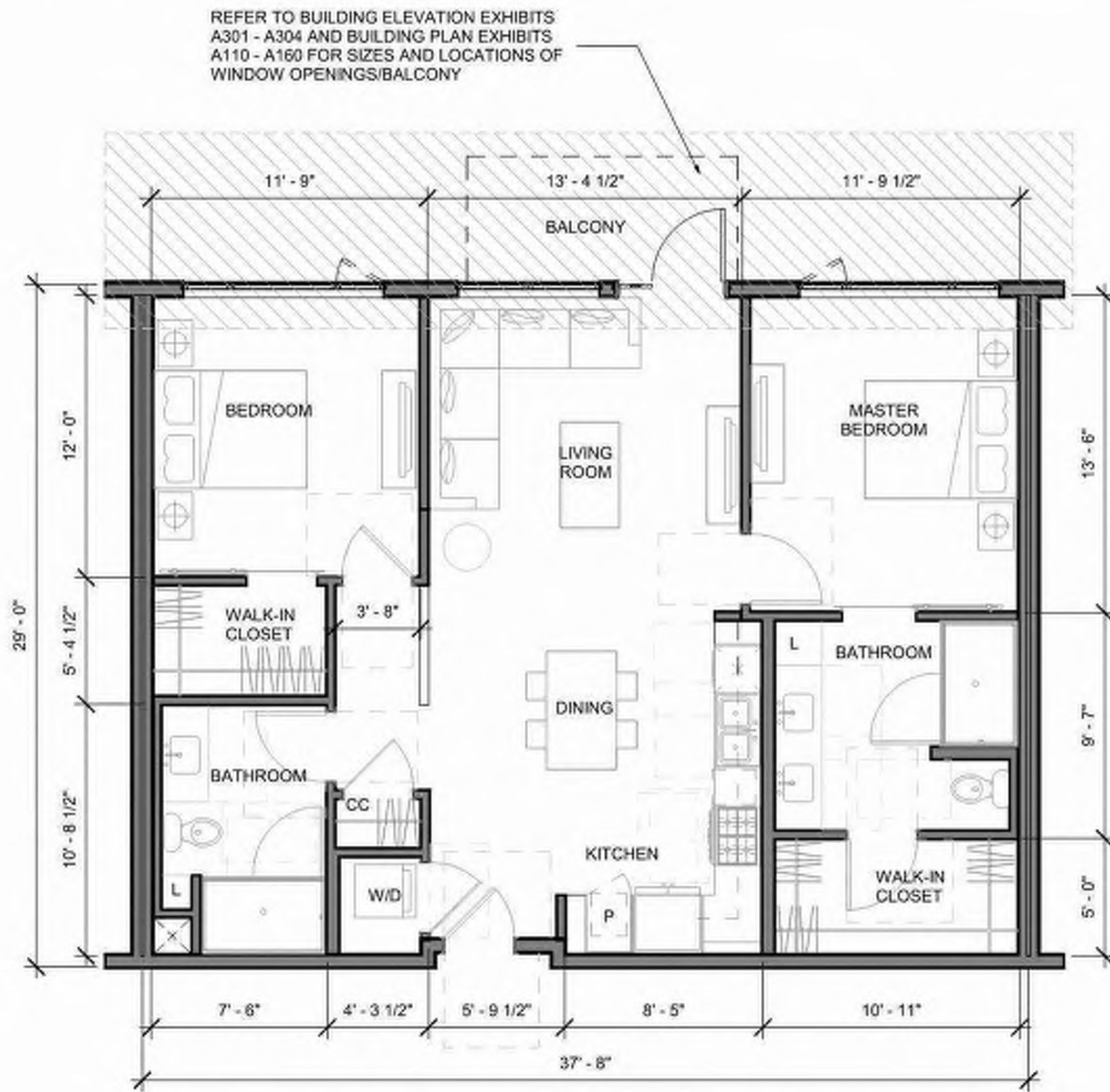
UNIT 1J

NRSF: 682 SF
 NUMBER: 35
 DESCRIPTION: 1 BEDROOM



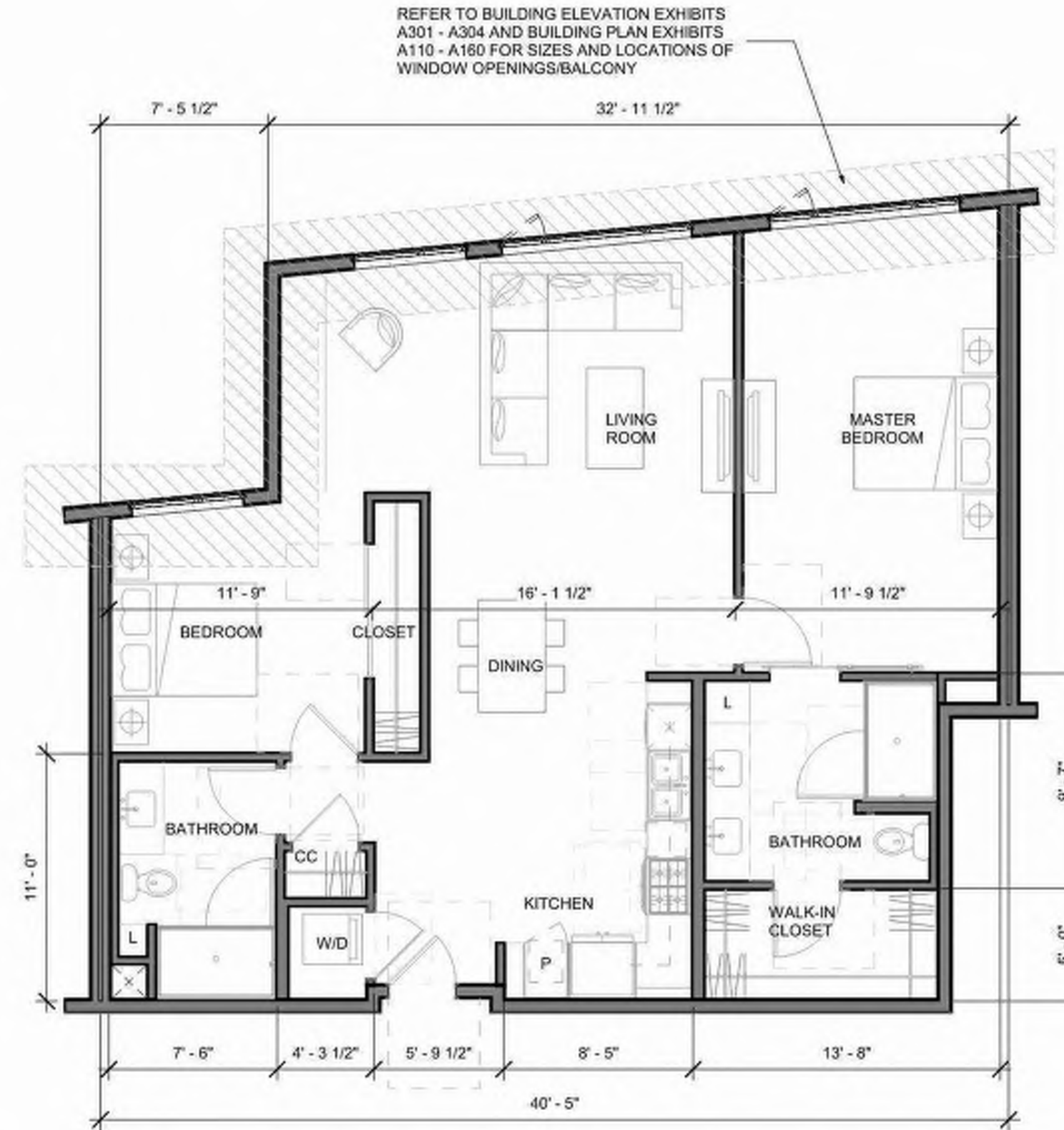
UNIT 1K

NRSF: 859 SF
 NUMBER: 9
 DESCRIPTION: 1 BEDROOM



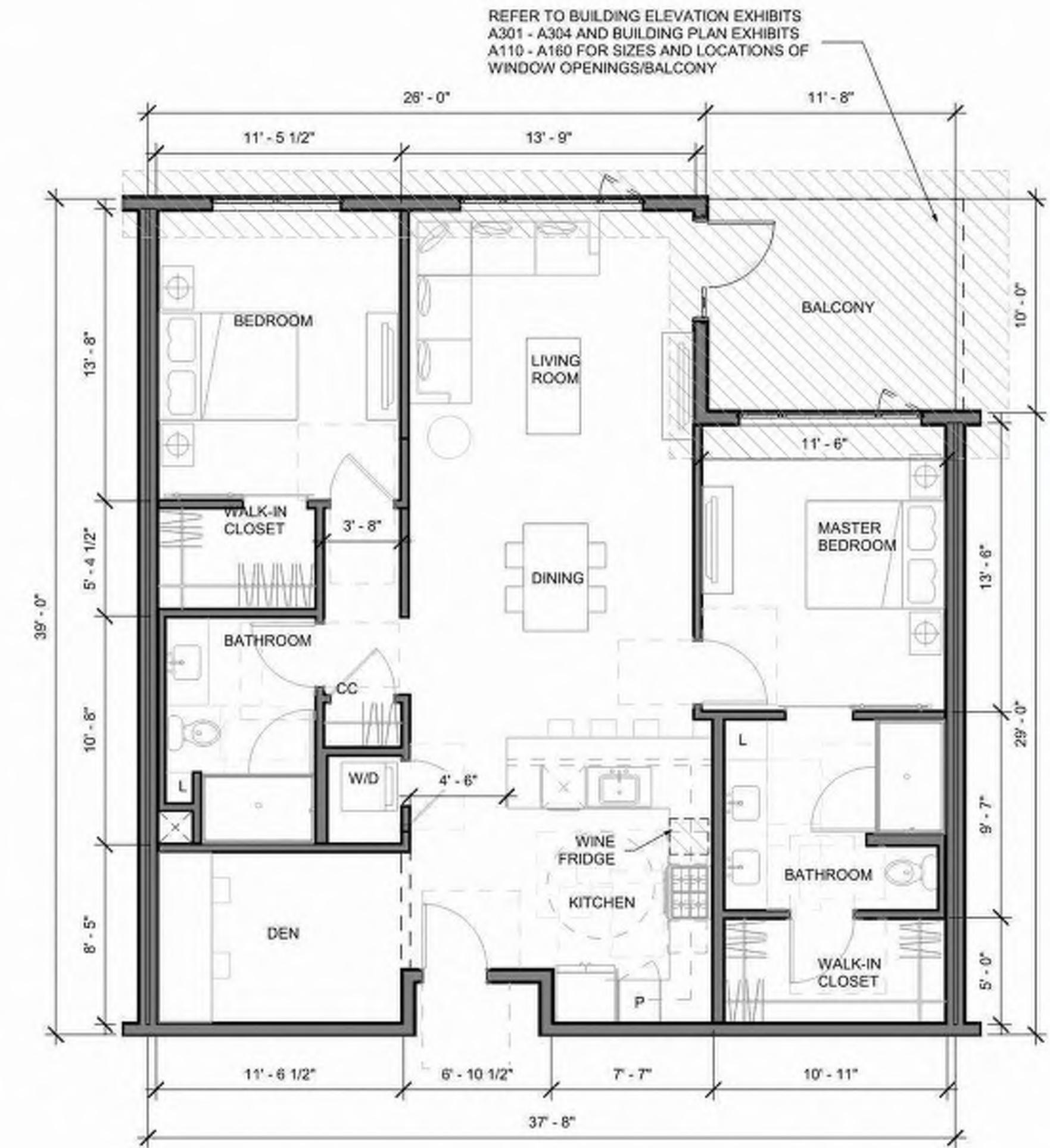
UNIT 2A

NRSF: 1226 SF
 NUMBER: 9
 DESCRIPTION: 2 BEDROOM



UNIT 2A.1

NRSF: 1313 SF
 NUMBER: 2
 DESCRIPTION: 2 BEDROOM



UNIT 2B

NRSF: 1477 SF
 NUMBER: 7
 DESCRIPTION: 2 BEDROOM + DEN



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PUBLIC HEARING SET

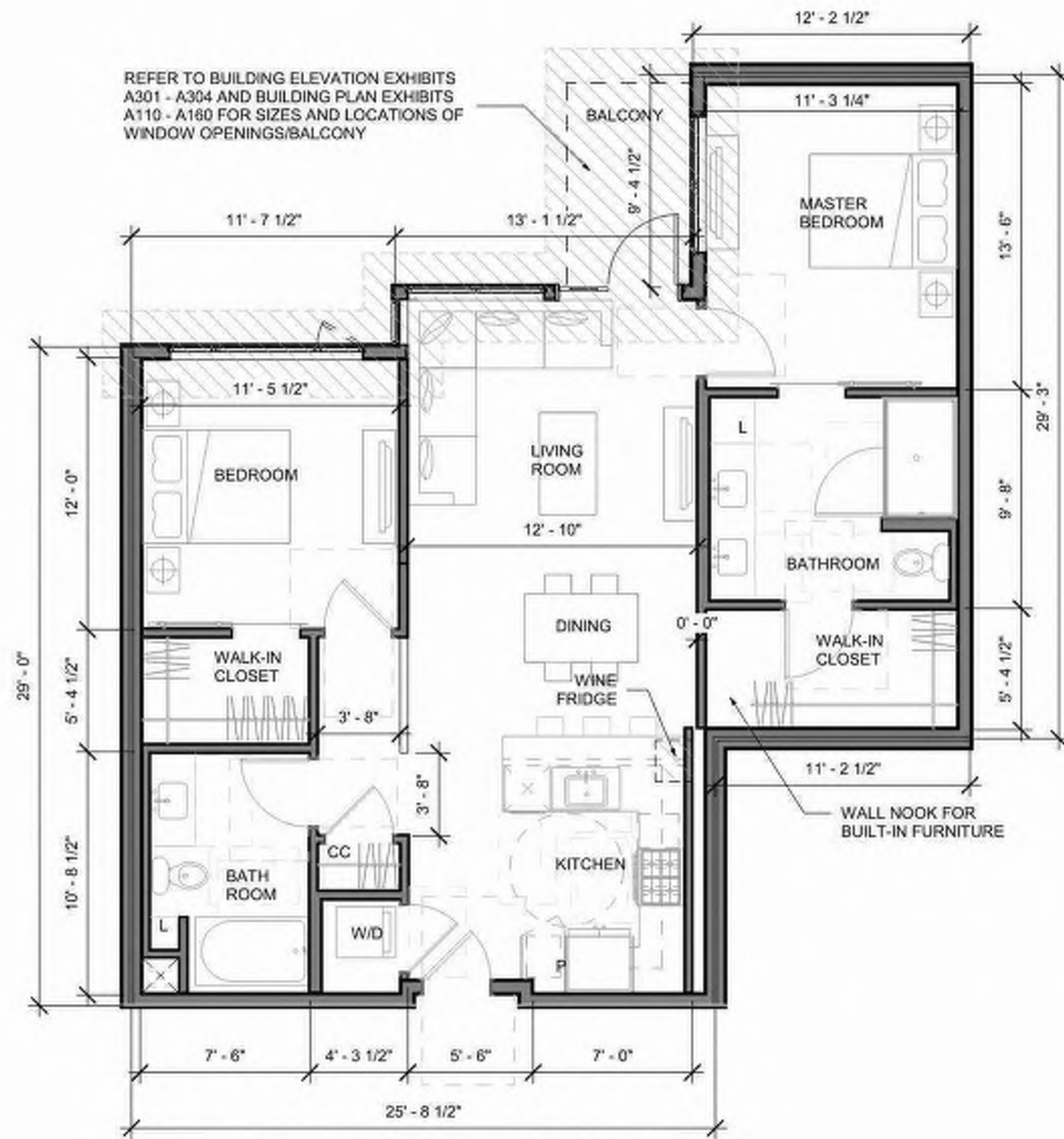
Sheet Title:

UNIT PLANS

Job No. 19063
Date: 08/01/2025
Scale: 3/16" = 1'-0"

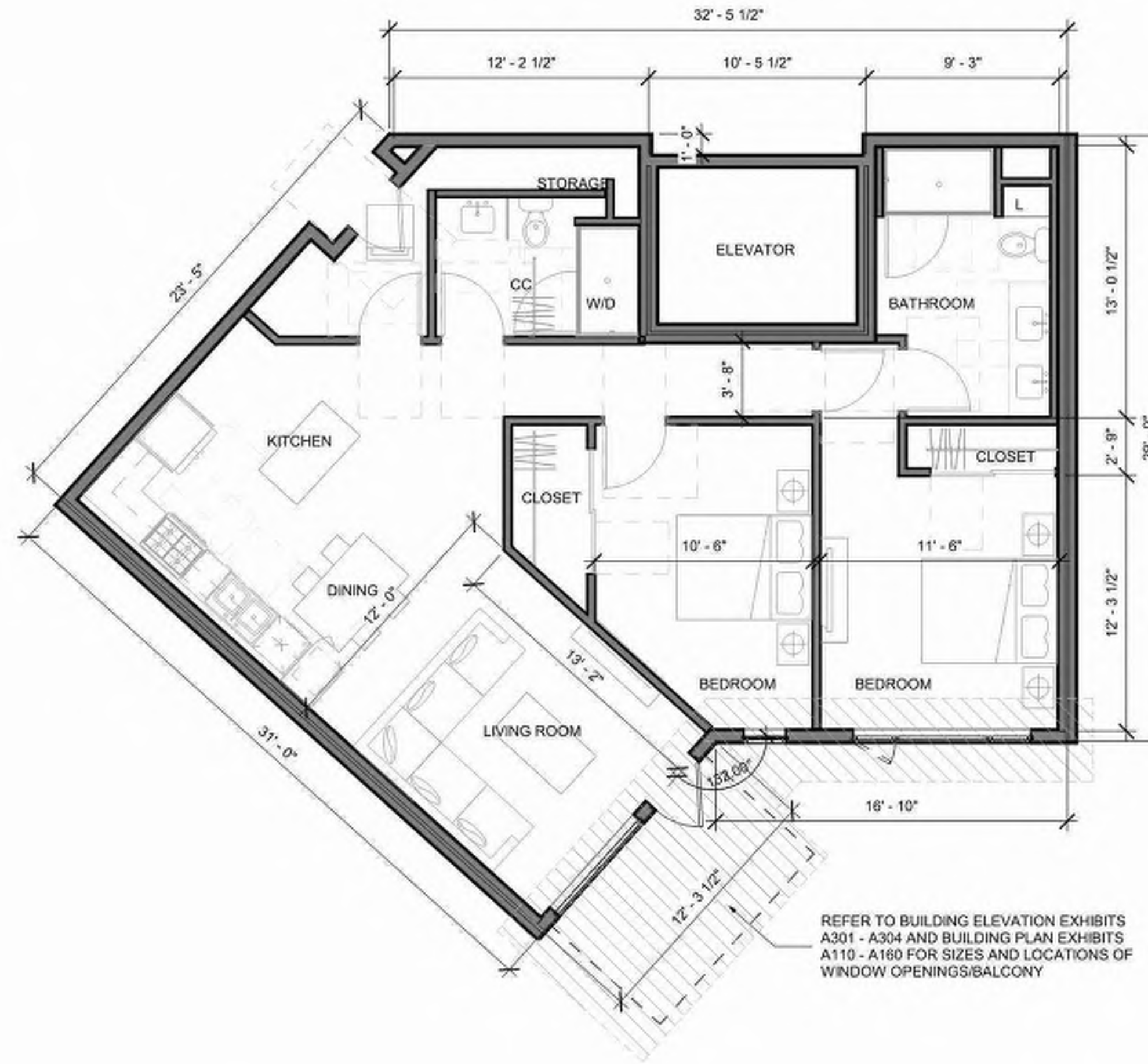
Sheet No:

A-505



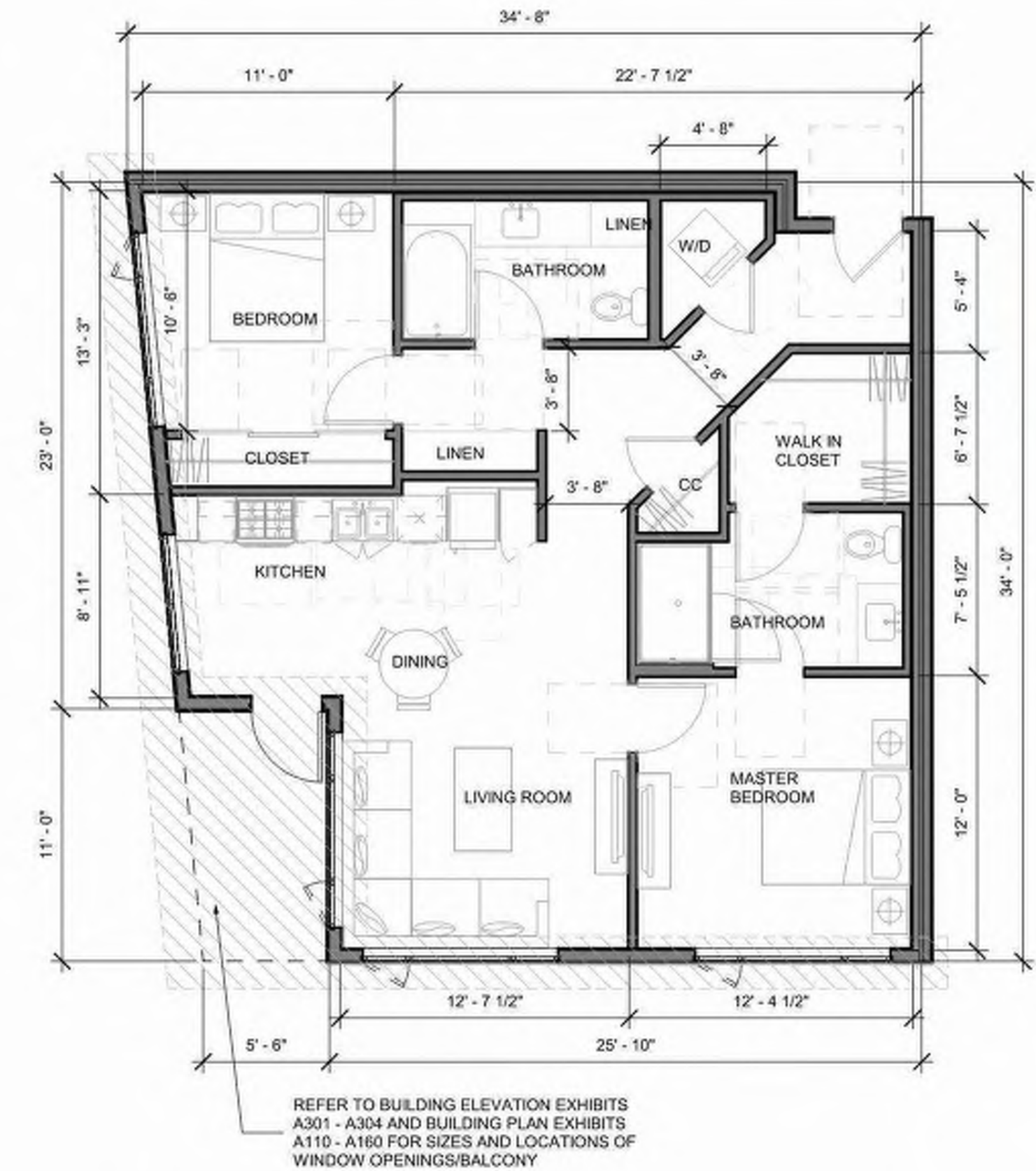
UNIT 2C

NRSF: 1121 SF
NUMBER: 15
DESCRIPTION: 2 BEDROOM



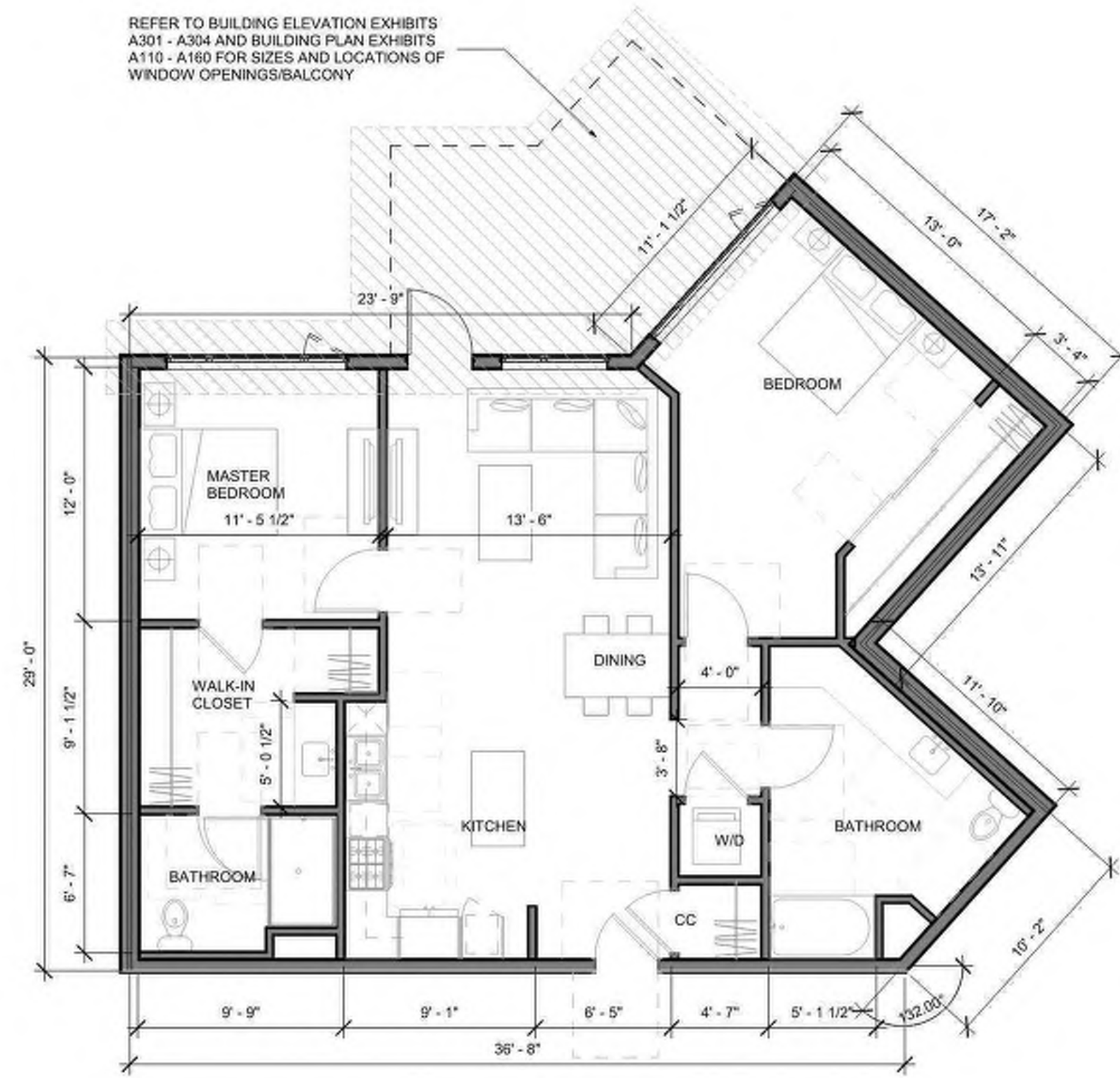
UNIT 2D

NRSF: 1171 SF
NUMBER: 4
DESCRIPTION: 2 BEDROOM



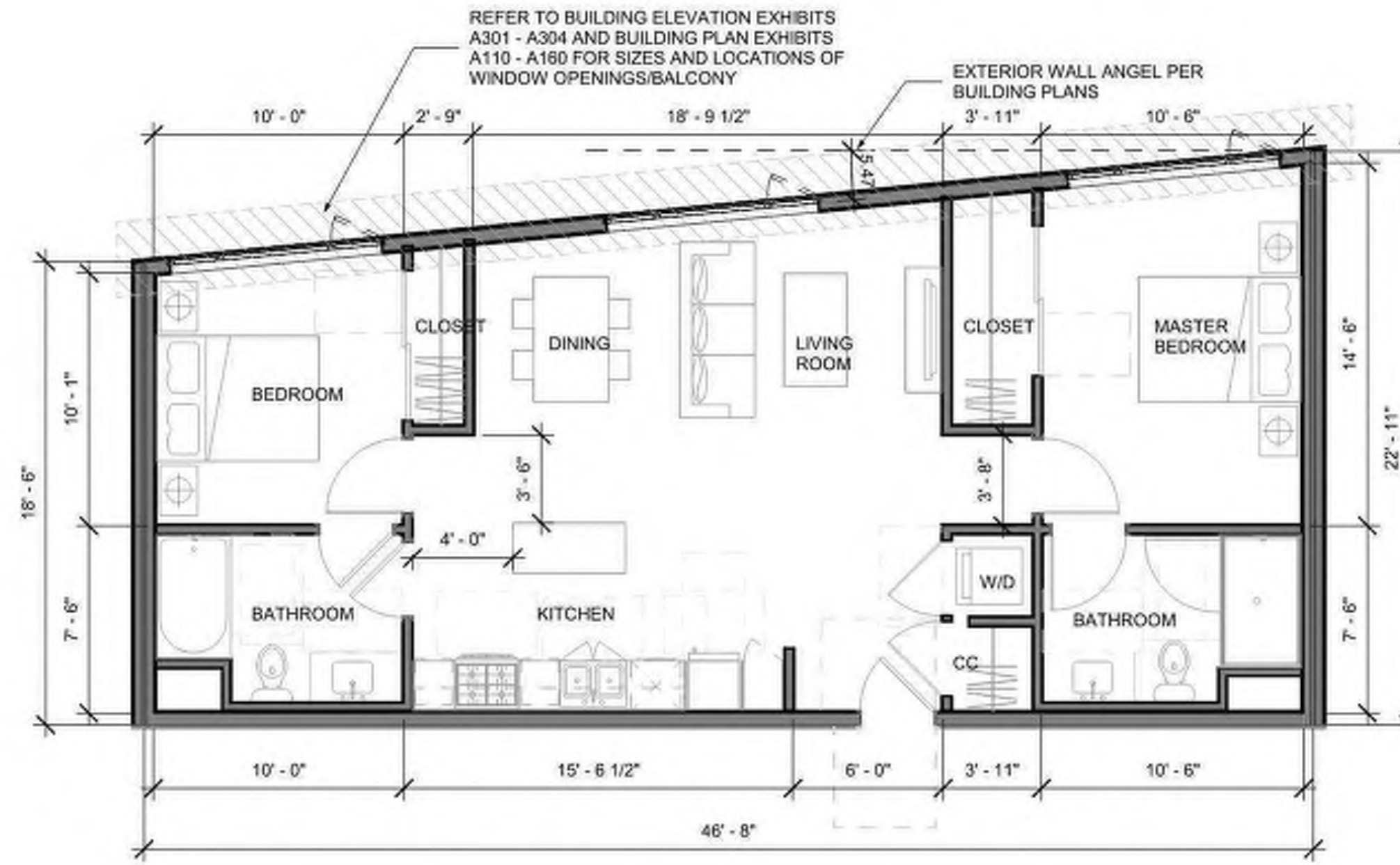
UNIT 2E

NRSF: 1250 SF
NUMBER: 8
DESCRIPTION: 2 BEDROOM



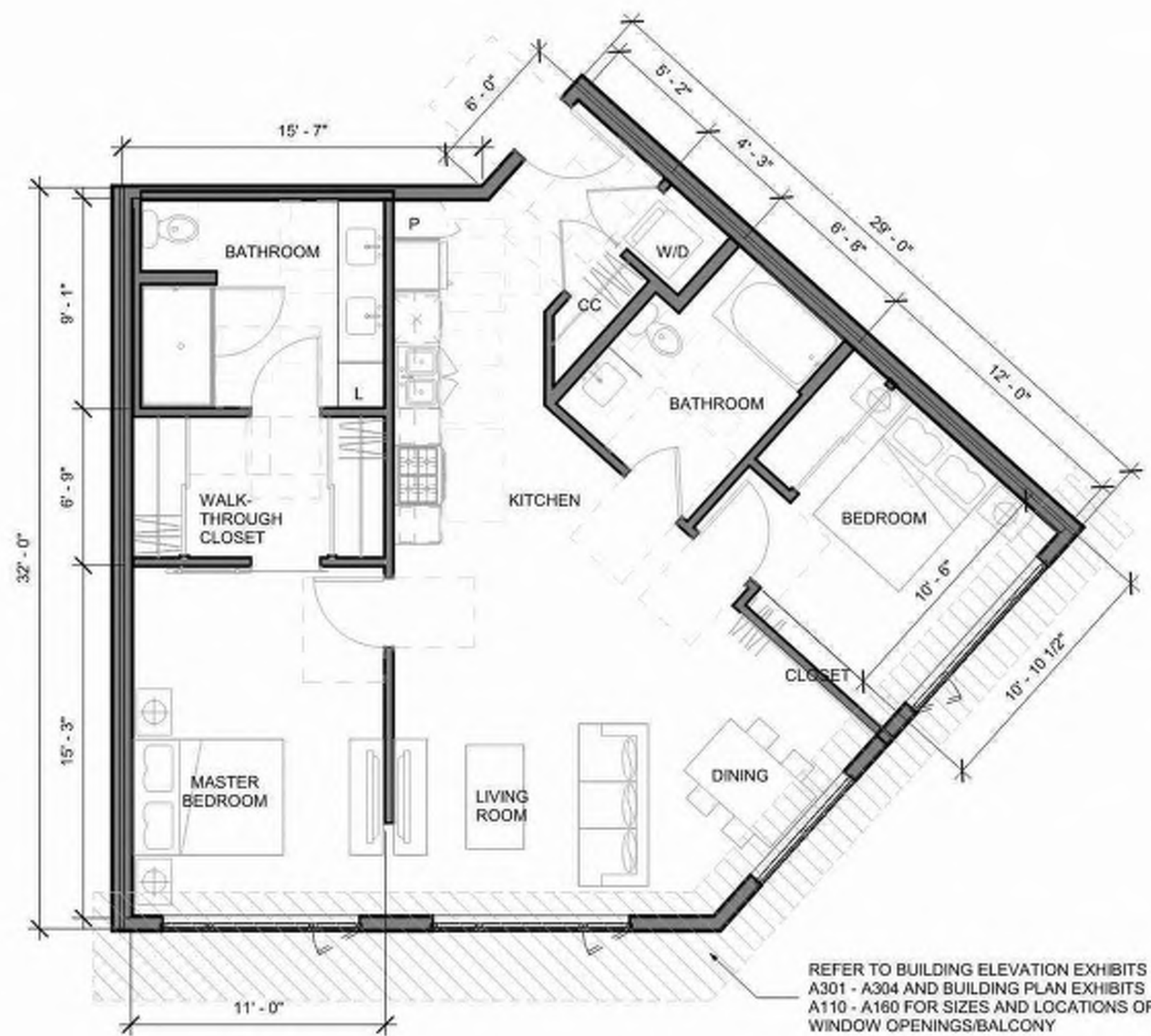
UNIT 2F

NRSF: 1279 SF
NUMBER: 5
DESCRIPTION: 2 BEDROOM



UNIT 2G

NRSF: 1064 SF
NUMBER: 4
DESCRIPTION: 2 BEDROOM



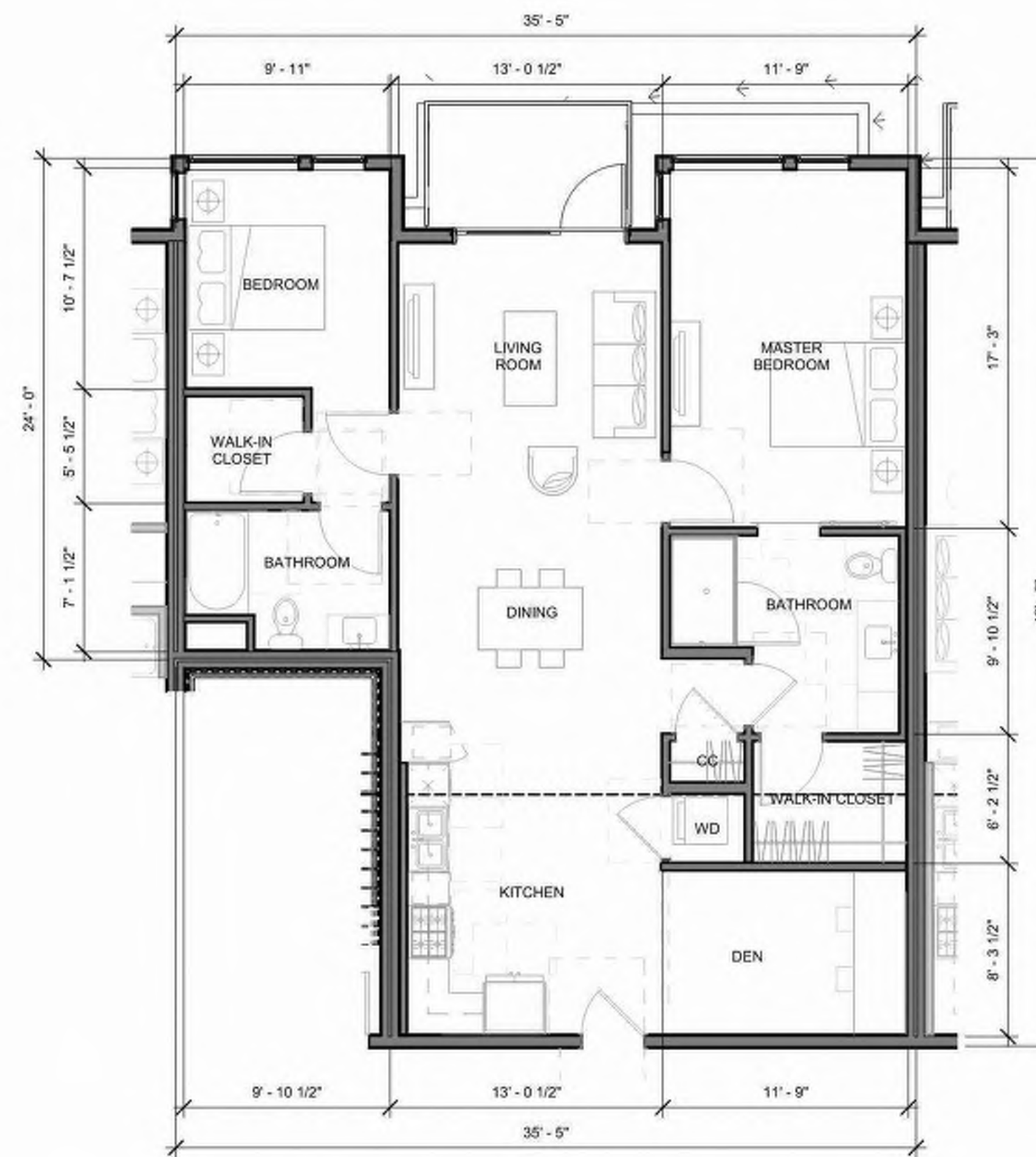
UNIT 2H

NRSF: 1040 SF
NUMBER: 5
DESCRIPTION: 2 BEDROOM



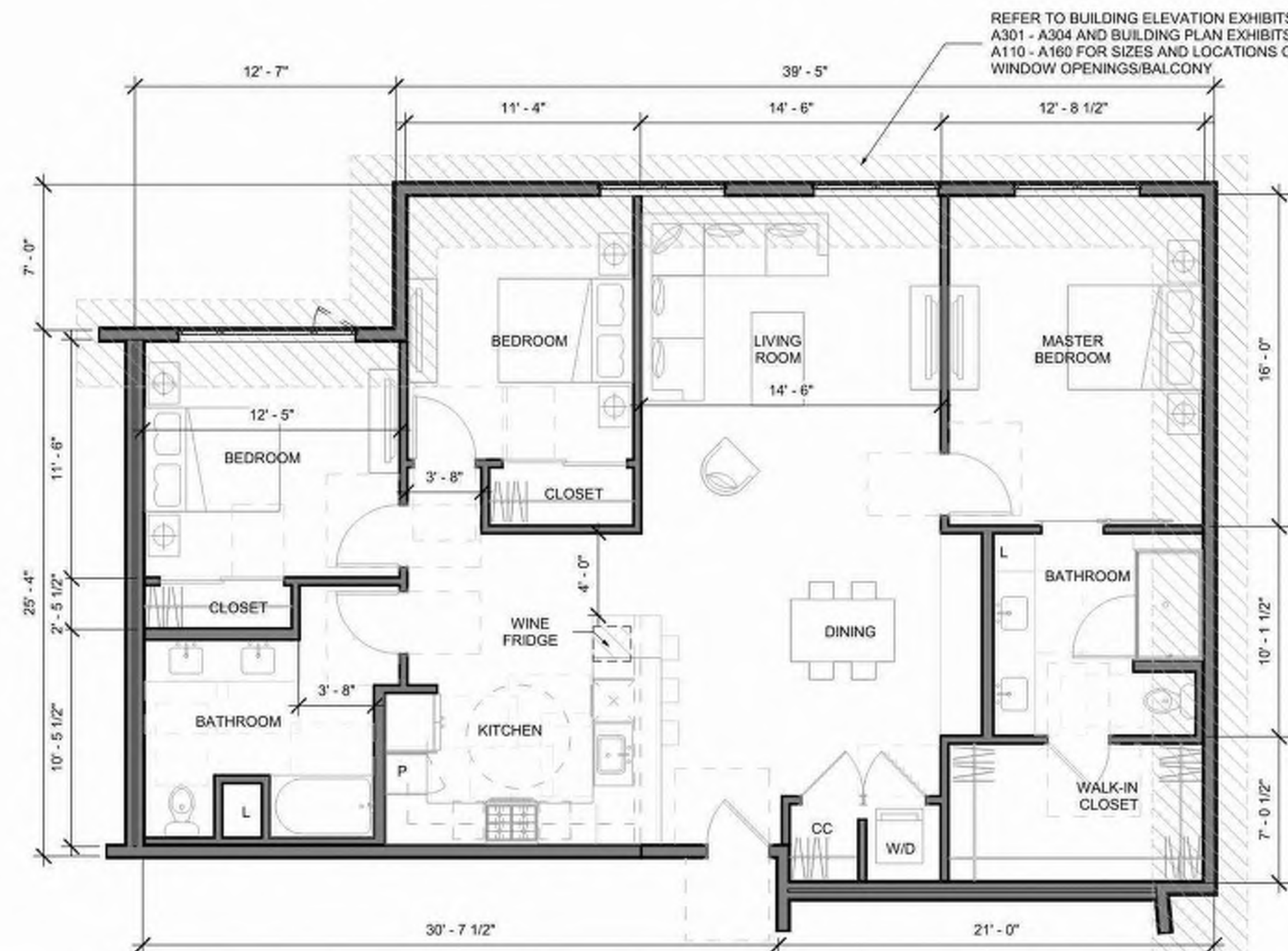
UNIT S4

NRSF: 875 SF
NUMBER: 1
DESCRIPTION: 1 BEDROOM



UNIT 2J

NRSF: 1273 SF
NUMBER: 3
DESCRIPTION: 2 BEDROOM



UNIT 3A.1

UNIT 3A

NRSF: 1627 SF
NUMBER: 1
DESCRIPTION: 3 BEDROOM

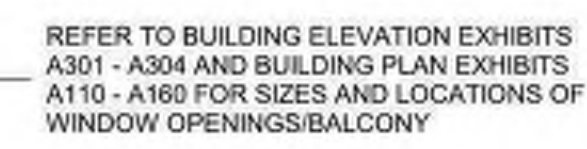


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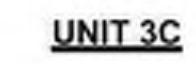


PUBLIC HEARING SET



UNIT 3B

NRSF: 1474 SF
NUMBER: 3
DESCRIPTION: 3 BEDROOM



UNIT 3C
NRSF: 1824 SF
NUMBER: 3
DESCRIPTION: 3 BEDROOM

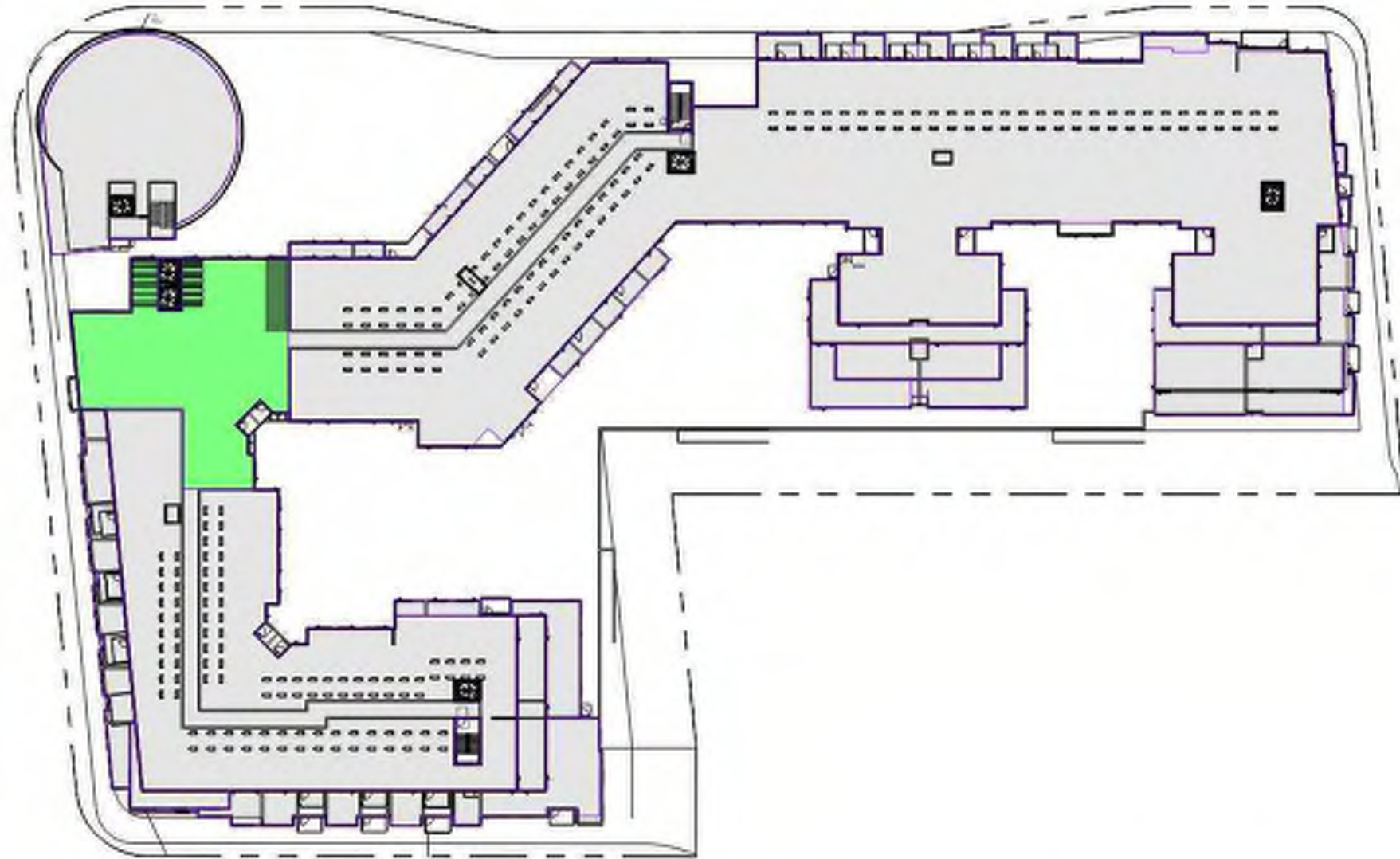
Sheet Title:

UNIT PLANS

Job No. 19063
 Date: 08/01/2025
 Scale: 3/16" = 1'-0"

Sheet No:

A-508



AREA PLAN - ROOF - OPEN SPACE CALC



AREA PLAN LEVEL 2 - OPEN SPACE CALC



AREA PLAN LEVEL 1 - OPEN SPACE CALC

OPEN SPACE LEGEND

- NON USABLE OPEN SPACE
USABLE OPEN SPACE

OUTDOOR AREA SUMMARY

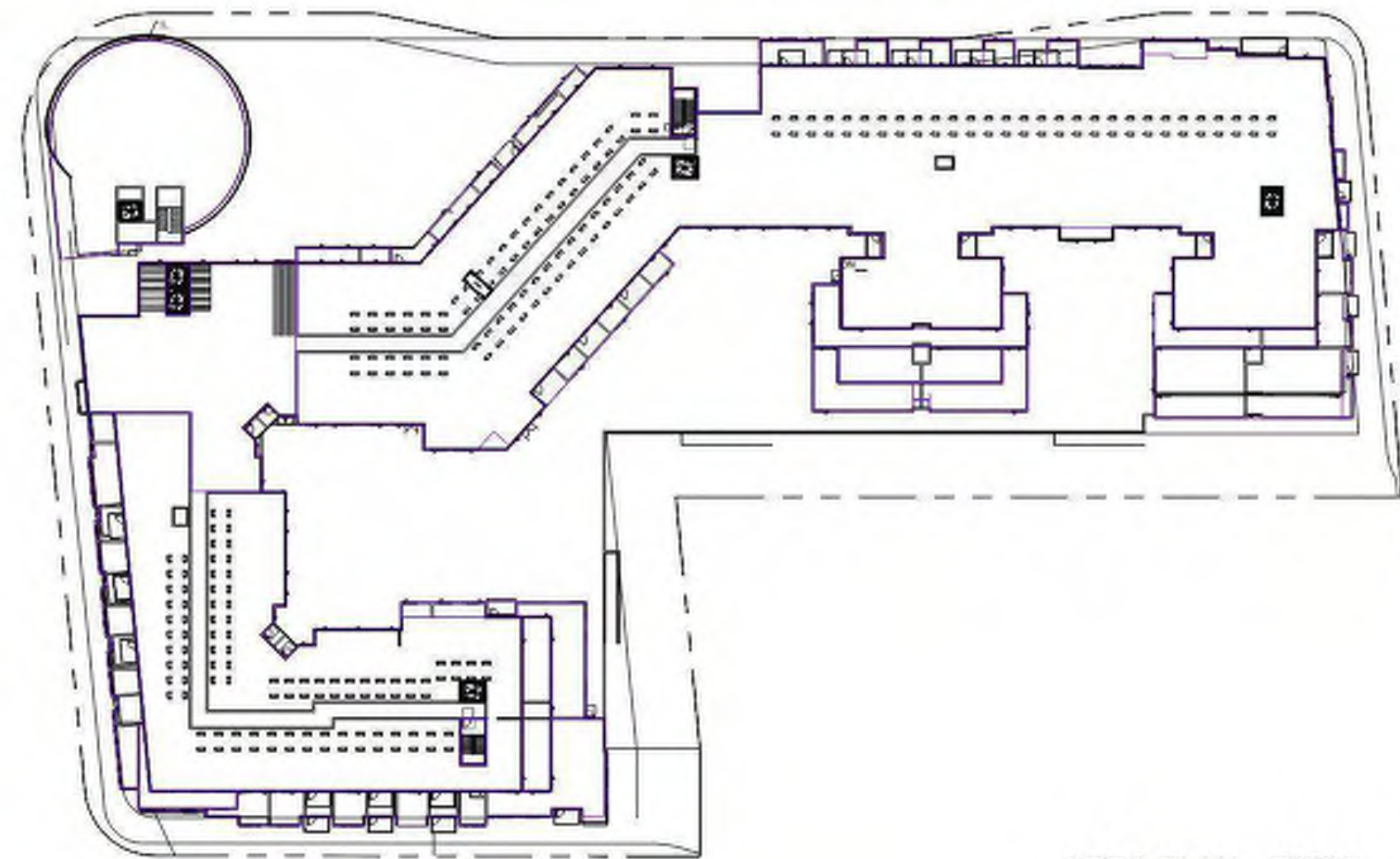
Level 1	SETBACK	COMMON USABLE OUTDOOR SPACE	5141 SF
Level 1	SETBACK	COMMON USABLE OUTDOOR SPACE	7140 SF
Level 1	SETBACK	COMMON USABLE OUTDOOR SPACE	2951 SF
Level 1	PLAZA	COMMON USABLE OUTDOOR SPACE	15371 SF
Level 1	SETBACK	COMMON USABLE OUTDOOR SPACE	411 SF
Level 1	SETBACK	COMMON USABLE OUTDOOR SPACE	1058 SF
Level 1	SETBACK	COMMON USABLE OUTDOOR SPACE	328 SF
Level 1	SETBACK	COMMON USABLE OUTDOOR SPACE	541 SF
Level 2	COURTYARD	COMMON USABLE OUTDOOR SPACE	21690 SF
ROOF	ROOF DECK	COMMON USABLE OUTDOOR SPACE	5149 SF
Grand total			59779 SF

Level 1	DRIVEWAY	NON USABLE OUTDOOR SPACE	778 SF
Level 1	SERVICE ALLEY	NON USABLE OUTDOOR SPACE	2075 SF
Level 1	DRIVEWAY	NON USABLE OUTDOOR SPACE	1266 SF
Level 1	DRIVEWAY	NON USABLE OUTDOOR SPACE	349 SF
Level 1	SERVICE	NON USABLE OUTDOOR SPACE	2284 SF
Level 1	SERVICE	NON USABLE OUTDOOR SPACE	241 SF
Grand total			6973 SF

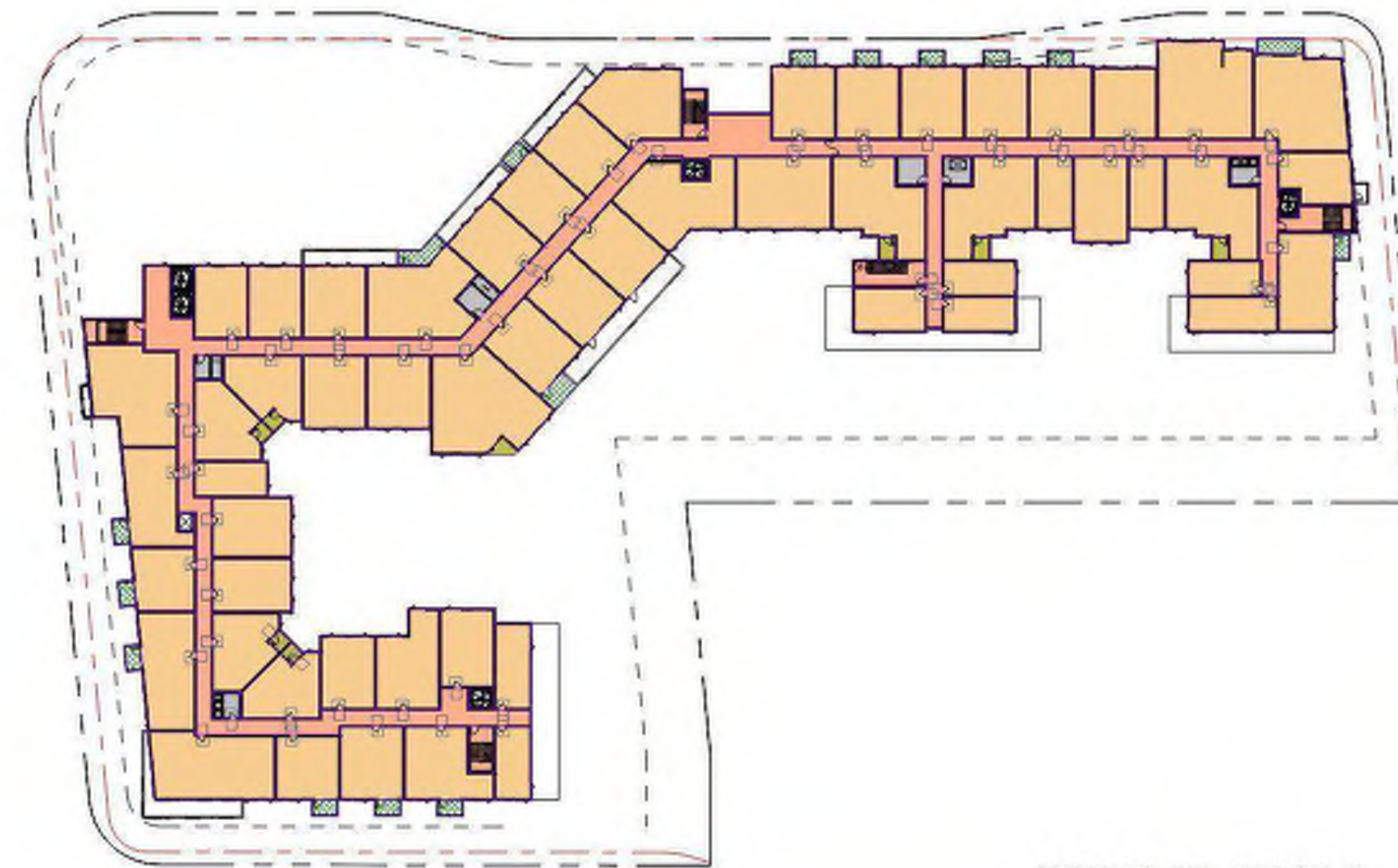
OPEN AREA REQUIREMENT
• MIN. OPEN AREA - 40%
• MAX. PAVEMENT COVERAGE 25%
59,981 SF / 133,293 SF = 44.9% > 40% MIN.

COMMON USABLE OPEN AREA REQUIREMENT
• MIN. 175 SF PER UNIT REQUIRED.
59,981 SF / 299 UNITS = 200 SF PER UNIT > 175 SF MIN.

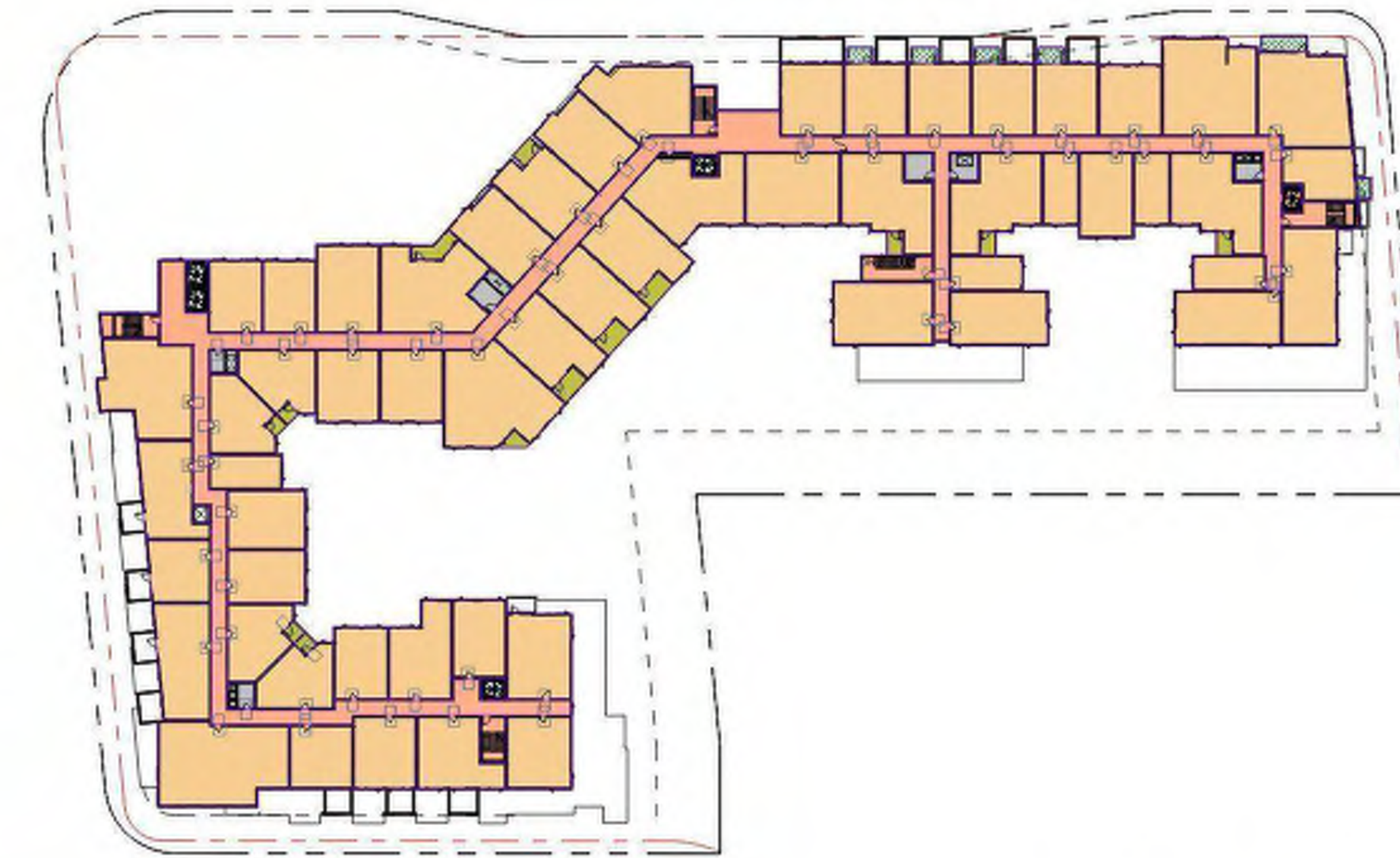
PAVEMENT COVERAGE REQUIREMENT
• MAX. 25% OF LOT AREA
5,882 SF / 133,293 SF = 4.5% < 25%.



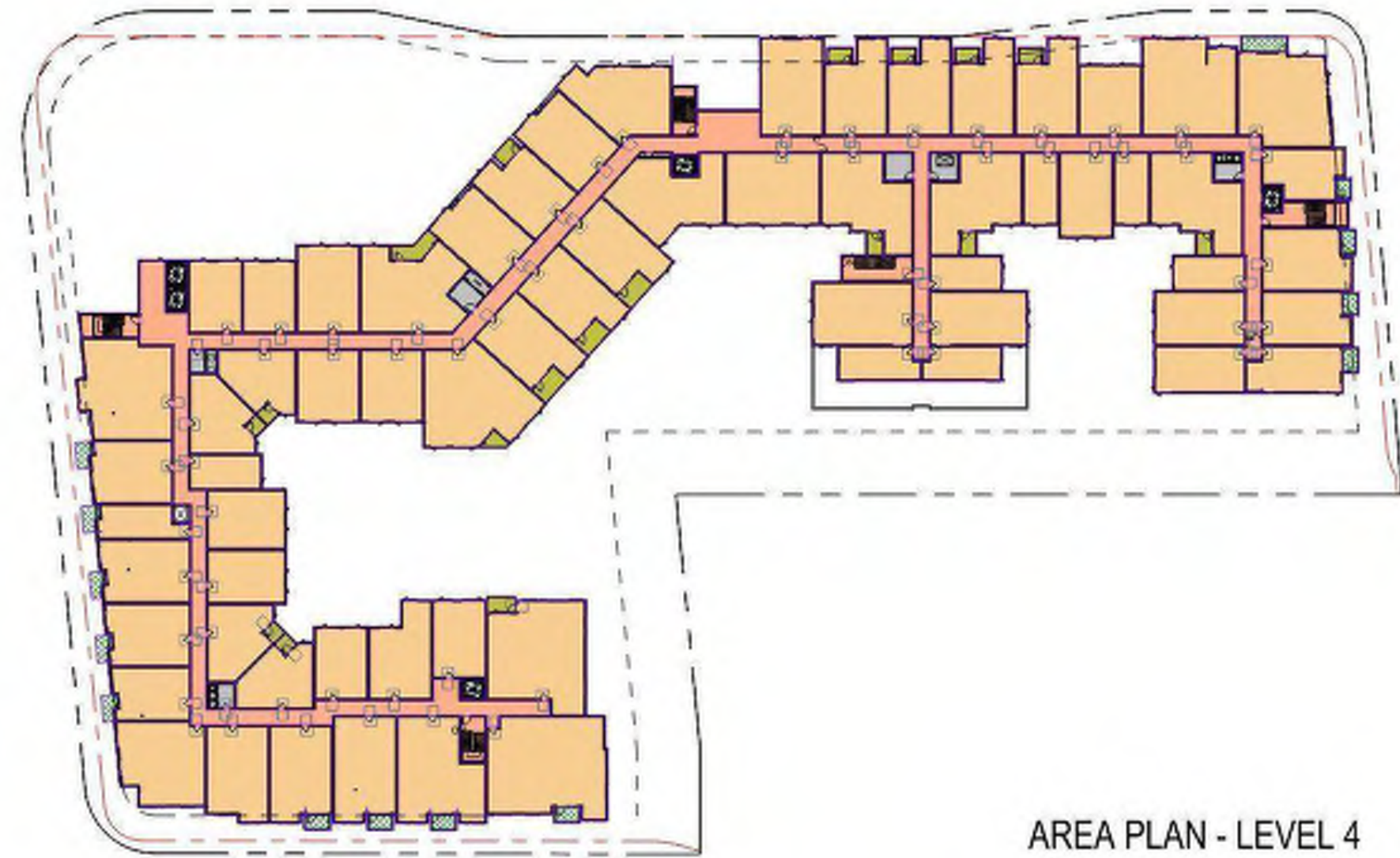
AREA PLAN - ROOF



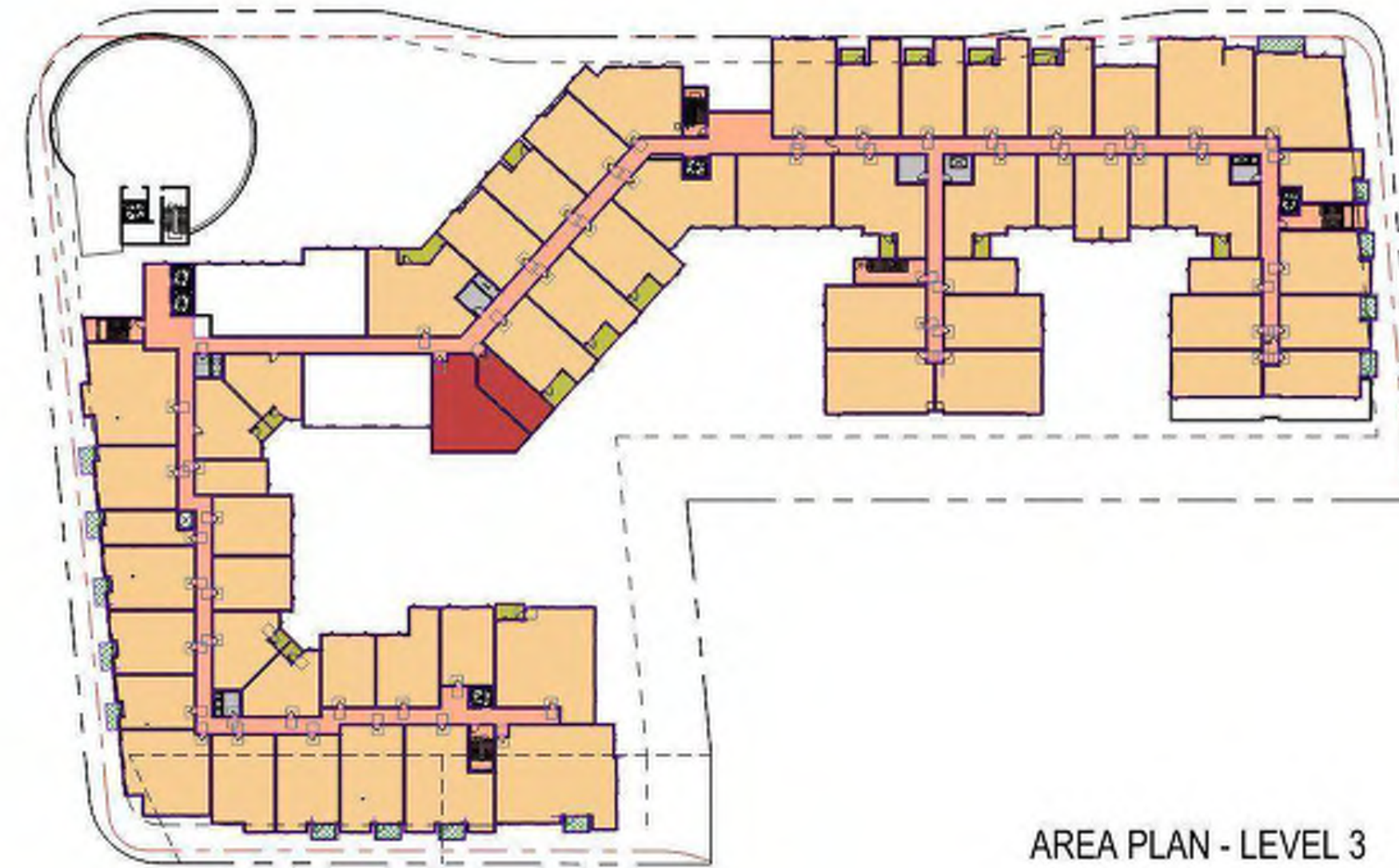
AREA PLAN - LEVEL 6



AREA PLAN - LEVEL 5



AREA PLAN - LEVEL 4



AREA PLAN - LEVEL 3



AREA PLAN - LEVEL 2



AREA PLAN - LEVEL 1

AREA PLAN LEGEND

UNIT NET RENTABLE	AMENITY	LEASING OFFICE	COMMERCIAL
INSET BALCONY	LOBBY	BOH (BACK OF HOUSE)	GARAGE
CIRCULATION	BIKE STORAGE		

FAR CALCULATION

FLOOR	RESIDENTIAL		RESIDENTIAL COMMON AREAS					COMMERCIAL			GARAGE						TOTAL
	NRSF	INSET BALCONY	CIRCULATION	BOH ¹	LEASING OFFICE	LOBBY ²	AMENITY ³	RETAIL	FOOD & BEVERAGE	CHASE BANK	CHASE BANK	RETAIL	LEASING	BIKE STORAGE	RETAIL TRASH	OTHER	
LEVEL 1	3608 SF		2371 SF	5936 SF	1899 SF	3986 SF	3601 SF	7655 SF	3175 SF	4771 SF	19008 SF	28818 SF	4384 SF	164 SF	761 SF	1586 SF	91723 SF
LEVEL 2	50750 SF	1111 SF	9220 SF	790 SF			6099 SF			3712 SF						2359 SF	74040 SF
LEVEL 3	52203 SF	1189 SF	7975 SF	806 SF			1481 SF										63652 SF
LEVEL 4	56018 SF	1235 SF	7931 SF	809 SF													65993 SF
LEVEL 5	47995 SF	891 SF	7752 SF	804 SF													57442 SF
LEVEL 6	44389 SF	398 SF	7553 SF	809 SF													53150 SF
TOTAL	254963 SF	4925 SF	42802 SF	9954 SF	1899 SF	3986 SF	11180 SF	7655 SF	3175 SF	8483 SF			54720 SF				406001 SF

- NOTE**
1. **BOH** INCLUDES AREA OF ELEC RM, RESIDENTIAL TRASH RM, LOADING AREAS, FIRE PUMP RM, COMMAND HEAD RM, WATER SERVICE RM, POOL RM, AND ANY ROOMS RESERVED FOR BACK OF HOUSE SERVICES.
 2. **LOBBY** INCLUDES AREA OF ELEVATOR LOBBY, MOVE-IN LOBBIES, AND MAIL ROOM ON LEVEL 1.
 3. **AMENITY** INCLUDES AREA OF BIKE STORAGE ON LEVEL P1 & P2, PET SPA ON LEVEL P1, RESIDENT LOUNGE AND BIKE LOUNGE ON LEVEL 1, AND CLUBROOM, RESTROOM, FITNESS, AND LOUNGE ON LEVEL 2 & 3.

Mountain View Chase Scorecard

Location: 749 W El Camino Real, Mountain View, CA 94040.

Note: The information on this tab is READ-ONLY. To edit this information, see the Credit Category tabs.

	Integrative Process				Preliminary	Y	1 of 2	M	0	Verified	0
	IPc	Integrative Process					1 of 2		0		
	Location and Transportation				Preliminary	Y	13.5 of 15	M	0	Verified	0
	LTP	Floodplain Avoidance					Required				Not Verified
	Performance Path										
	LTc	LEED for Neighborhood Development					0 of 15		0		
	Prescriptive Path										
	LTC	Site Selection					7 of 8		1		
	LTC	Compact Development					3 of 3		0		
	LTC	Community Resources					2 of 2		0		
	LTC	Access to Transit					1.5 of 2		1		
	Sustainable Sites				Preliminary	Y	2 of 7	M	1	Verified	0
	SSp	Construction Activity Pollution Prevention					Required				Not Verified
	SSp	No Invasive Plants					Required				Not Verified
	SSc	Heat Island Reduction					0 of 2		1		
	SSc	Rainwater Management					0 of 3		0		
	SSc	Nontoxic Pest Control					2 of 2		0		
	Water Efficiency				Preliminary	Y	7 of 12	M	0	Verified	0
	WEp	Water Metering					Required				Not Verified
	Performance Path										
	WEc	Total Water Use					7 of 12		0		
	Prescriptive Path										
	WEc	Indoor Water Use					0 of 6		0		
	WEc	Outdoor Water Use					0 of 4		0		
	Energy and Atmosphere				Preliminary	Y	20 of 37	M	0	Verified	17
	EAp	Minimum Energy Performance					Required				Not Verified
	EAp	Energy Metering					Required				Not Verified
	EAp	Education of the Homeowner, Tenant or Building Manager					Required				Not Verified
	EAc	Annual Energy Use					17 of 30		0		17
	EAc	Efficient Hot Water Distribution System					2 of 5		2		
	EAc	Advanced Utility Tracking					1 of 2		0		
	Materials and Resources				Preliminary	Y	4 of 9	M	0	Verified	0
	MRp	Certified Tropical Wood					Required				Not Verified
	MRp	Durability Management					Required				Not Verified
	MRc	Durability Management Verification					1 of 1		0		

	Indoor Environmental Quality				Preliminary	Y	8 of 18	M	1	Verified	0
	EQp	Ventilation					Required				Not Verified
	EQp	Combustion Venting					Required				Not Verified
	EQp	Garage Pollutant Protection					Required				Not Verified
	EQp	Radon-Resistant Construction					Required				Not Verified
	EQp	Air Filtering					Required				Not Verified
	EQp	Environmental Tobacco Smoke					Required				Not Verified
	EQp	Compartmentalization					Required				Not Verified
	EQc	Enhanced Ventilation					1 of 3		0		
	EQc	Contaminant Control					0 of 2		0		
	EQc	Balancing of Heating and Cooling Distribution Systems					0 of 3		1		
	EQc	Enhanced Compartmentalization					0 of 3		0		
	EQc	Combustion Venting					2 of 2		0		
	EQc	Enhanced Garage Pollutant Protection					1 of 1		0		
	EQc	Low-Emitting Products					3 of 3		0		
	EQc	No Environmental Tobacco Smoke					1 of 1		0		
	Innovation				Preliminary	Y	6 of 6	M	0	Verified	0
	INp	Preliminary Rating					Required				Not Verified
	INc	Innovation					5 of 5		0		
	INc	LEED Accredited Professional					1 of 1		0		
	Regional Priority				Preliminary	Y	3 of 4	M	0	Verified	0
	RPc	Regional Priority					3 of 4		0		
Point Floors											
The project earned at least 8 points total in Location and Transportation and Energy and Atmosphere										Yes	
The project earned at least 3 points in Water Efficiency										No	
The project earned at least 3 points in Indoor Environmental Quality										No	
Total				Preliminary	Y	64.5 of 110	M	0	Verified	17	
Certification Thresholds Certified: 40-49, Silver: 50-59, Gold: 60-79, Platinum: 80-110											



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MOUNTAIN VIEW, CA 94040

PUBLIC HEARING SET

Sheet Title:

GREEN POINTS
RATED CHECKLIST

Job No. 19063
Date: 08/01/2025
Scale:

Sheet No:

A-630



MAR/SEP 21st 10 AM



JUN 21st 10 AM



DEC 21st 10 AM



MAR/SEP 21st 12 PM



JUN 21st 12 PM



DEC 21st 12 PM



MAR/SEP 21st 3 PM



JUN 21st 3 PM



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MOUNTAIN VIEW, CA 94040

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Sheet Title:

SOLAR STUDY - NO
PV PANELS

Job No. 19063

Date: 08/01/2025

Scale:

Sheet No:

A-640



MAR/SEP 21st 10 AM



JUN 21st 10 AM



DEC 21st 10 AM



MAR/SEP 21st 12 PM



JUN 21st 12 PM



DEC 21st 12 PM



MAR/SEP 21st 3 PM



JUN 21st 3 PM



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SOLAR STUDY - PV
PANELS

Job No. 19063
Date: 08/01/2025
Scale:

Sheet No:

A-641

Mark Dyfke

REVISIONS		
DESCRIPTION	DATE	REV
FOR REVIEW	10/03/2022	A

SIGNATURE & SEAL

PROJECT NAME & ADDRESS

749 W EL CAMINO REAL
(510.300KW DC, 463.258KW CEC-AC)
749 W EL CAMINO REAL
MOUNTAIN VIEW, CA 94040, USA

SHEET NAME
ROOF PLAN
SHEET SIZE
30" X 42"
SHEET NUMBER
PV-1

: Architecture
: Planning
: Urban Design

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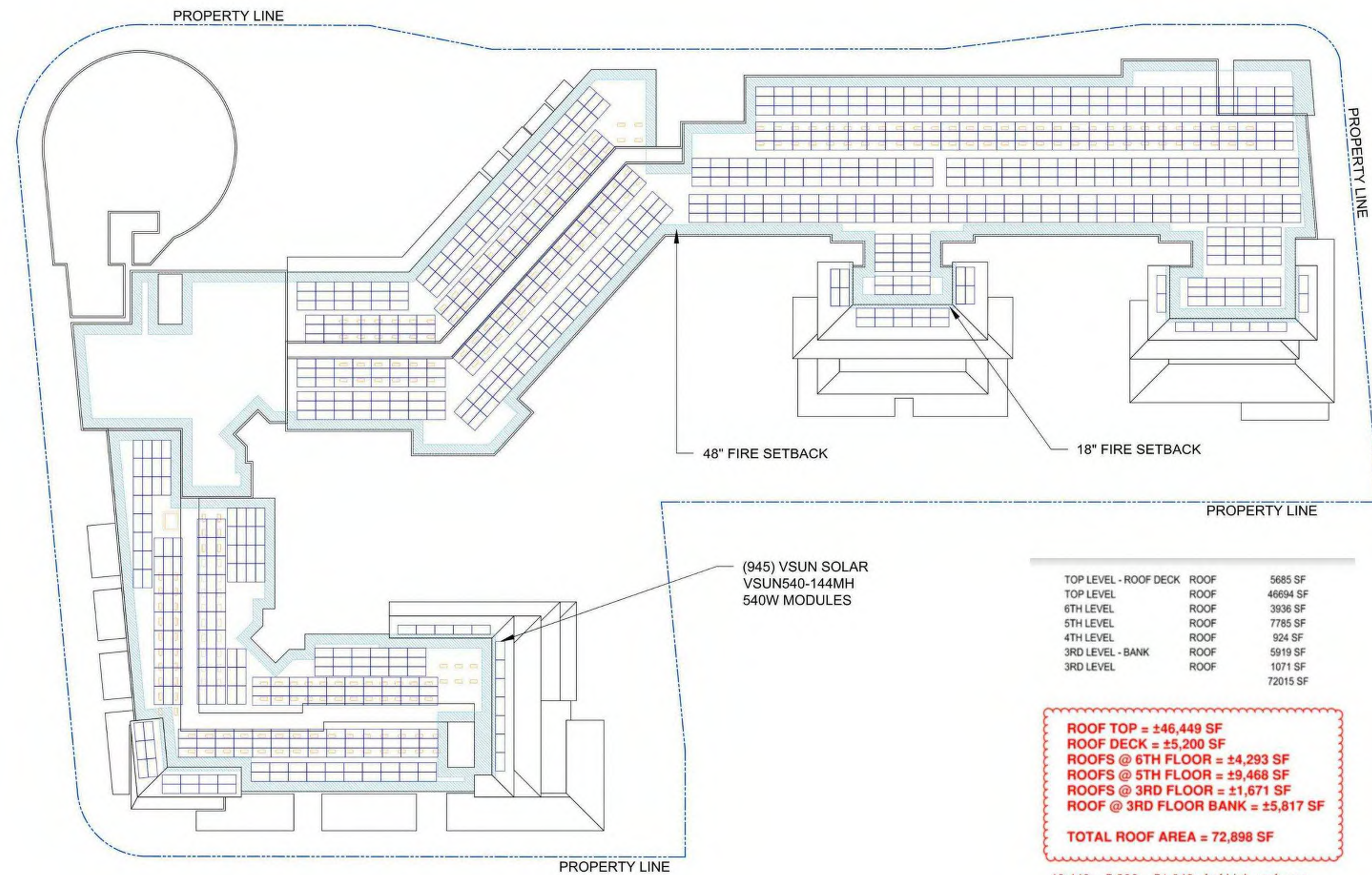
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Sheet Title:
CONCEPTUAL PV
PANEL LAYOUT

Job No. 19063
Date: 08/01/2025
Scale:

Sheet No:
S-001



TOP LEVEL - ROOF DECK	ROOF	5685 SF
TOP LEVEL	ROOF	46694 SF
6TH LEVEL	ROOF	3936 SF
5TH LEVEL	ROOF	7785 SF
4TH LEVEL	ROOF	924 SF
3RD LEVEL - BANK	ROOF	5919 SF
3RD LEVEL	ROOF	1071 SF
		72015 SF

ROOF TOP = ±46,449 SF
ROOF DECK = ±5,200 SF
ROOFS @ 6TH FLOOR = ±4,293 SF
ROOFS @ 5TH FLOOR = ±9,468 SF
ROOFS @ 3RD FLOOR = ±1,671 SF
ROOF @ 3RD FLOOR BANK = ±5,817 SF

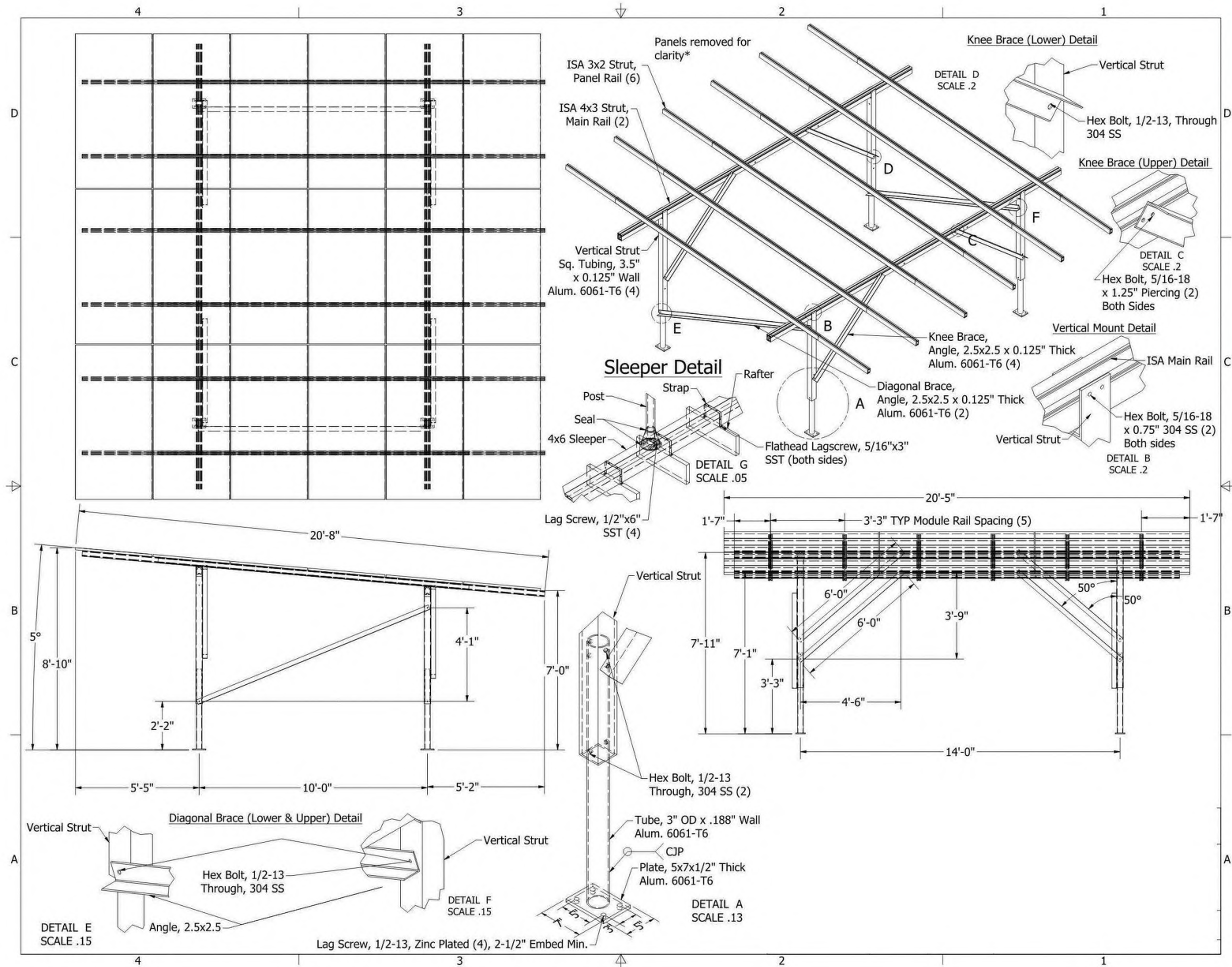
TOTAL ROOF AREA = 72,898 SF

46,449 + 5,200 = 51,649 sf of high roof area.
Solar must cover 50% of this number.

50% of 51,649 = 25,824.5 sf
Current coverage = 26,002.3 sf

25,824.5 sf req'd < 26,002.3 sf provided





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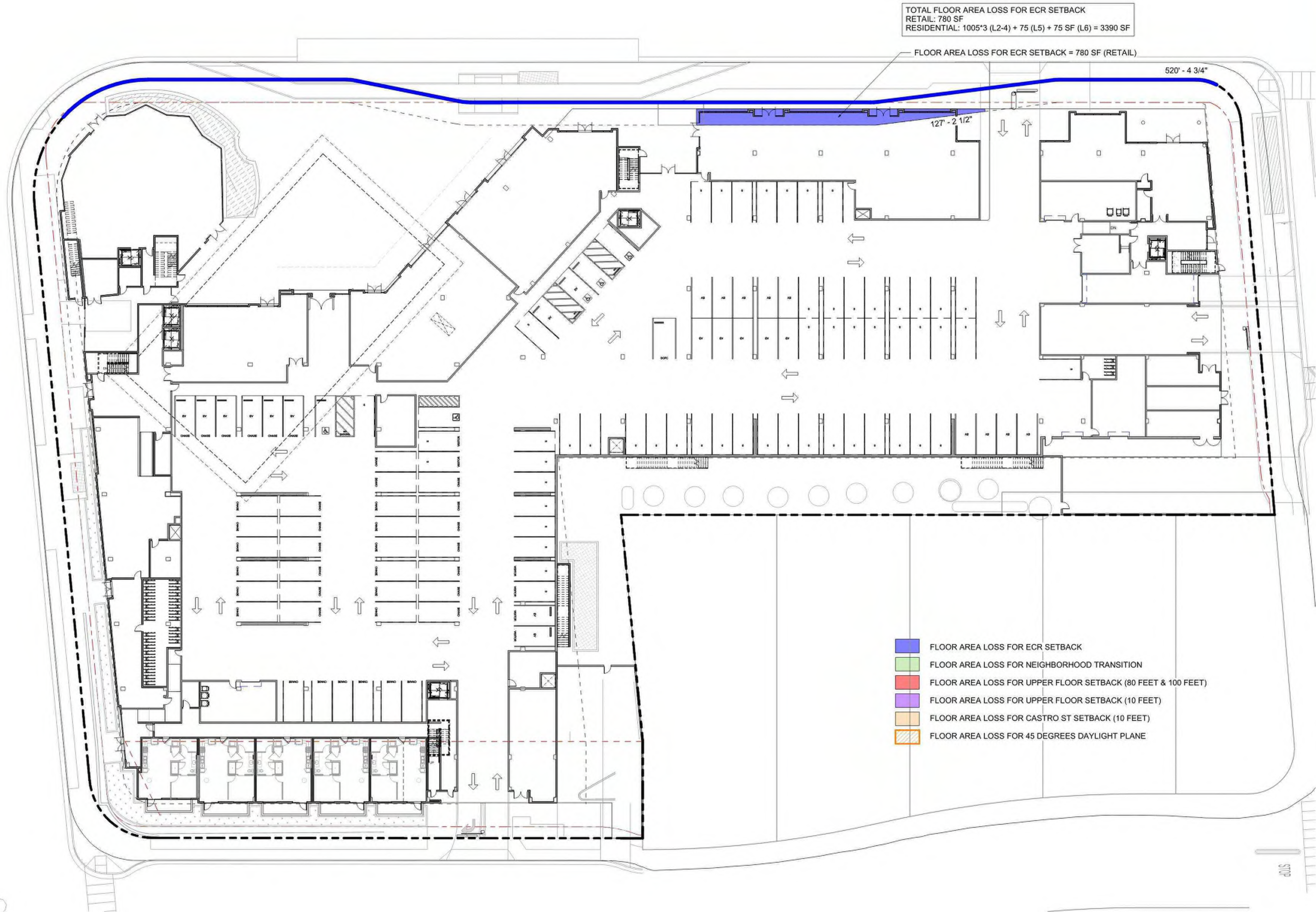
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PV DETAILS

Job No. 19063
Date: 08/01/2025
Scale:

Sheet No:

S-002





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749 W EL CAMINO REAL

MOUNTAIN VIEW, CA 94040

PUBLIC HEARING SET

Sheet Title:

FLOOR AREA LOSS
DIAGRAM - LEVEL 2

Job No. 19063
Date: 08/01/2025
Scale: 1" = 20'-0"

Sheet No:

X-002





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PUBLIC HEARING SET

Sheet Title:

FLOOR AREA LOSS
DIAGRAM - LEVEL 3

Job No. 19063
Date: 08/01/2025
Scale: 1" = 20'-0"

Sheet No:

X-003





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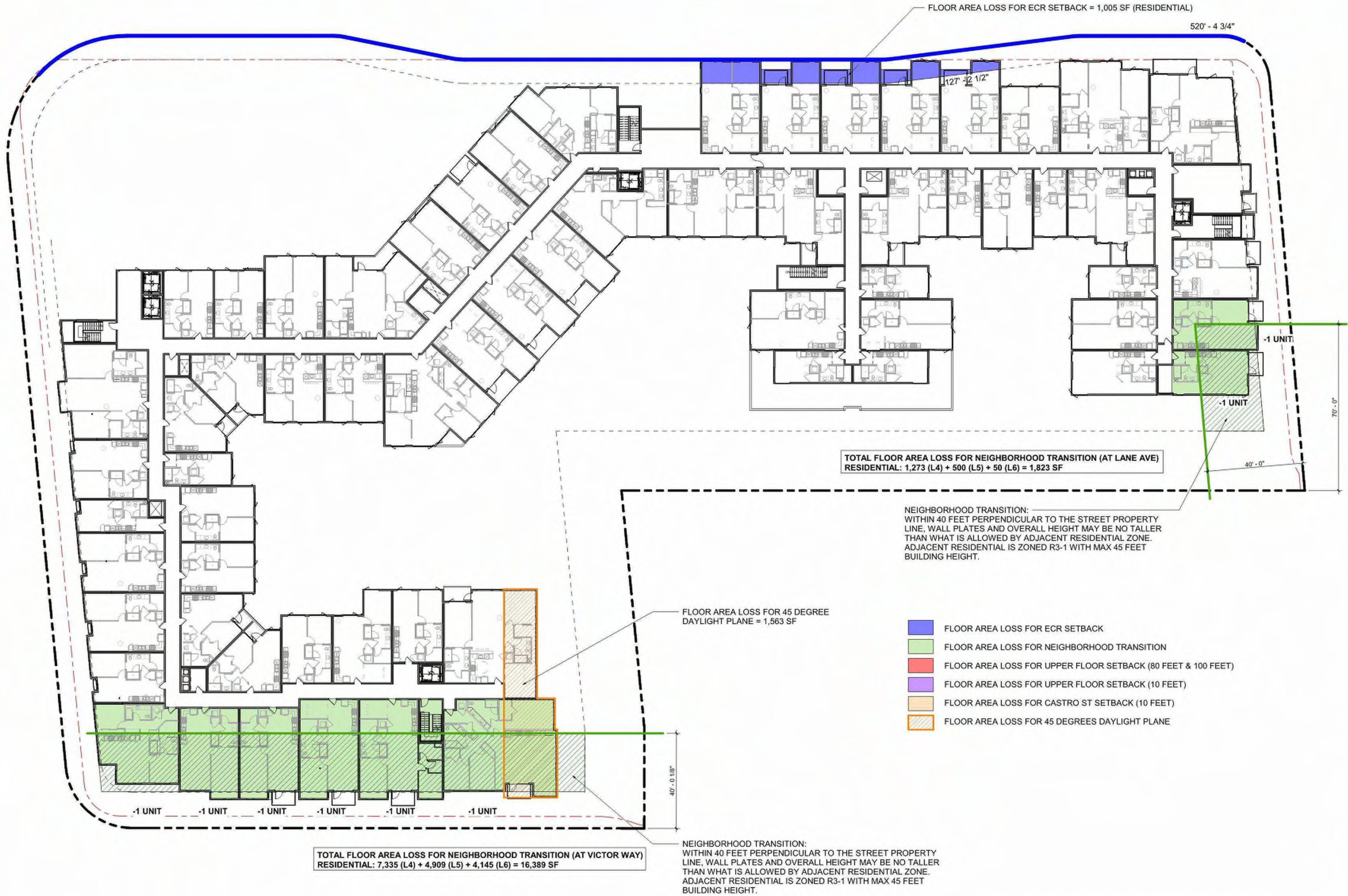
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MOUNTAIN VIEW, CA 94040

PUBLIC HEARING SET

Sheet Title:

FLOOR AREA LOSS
DIAGRAM - LEVEL 5

Job No. 19063
Date: 08/01/2025
Scale: 1" = 20'-0"

Sheet No:

X-005





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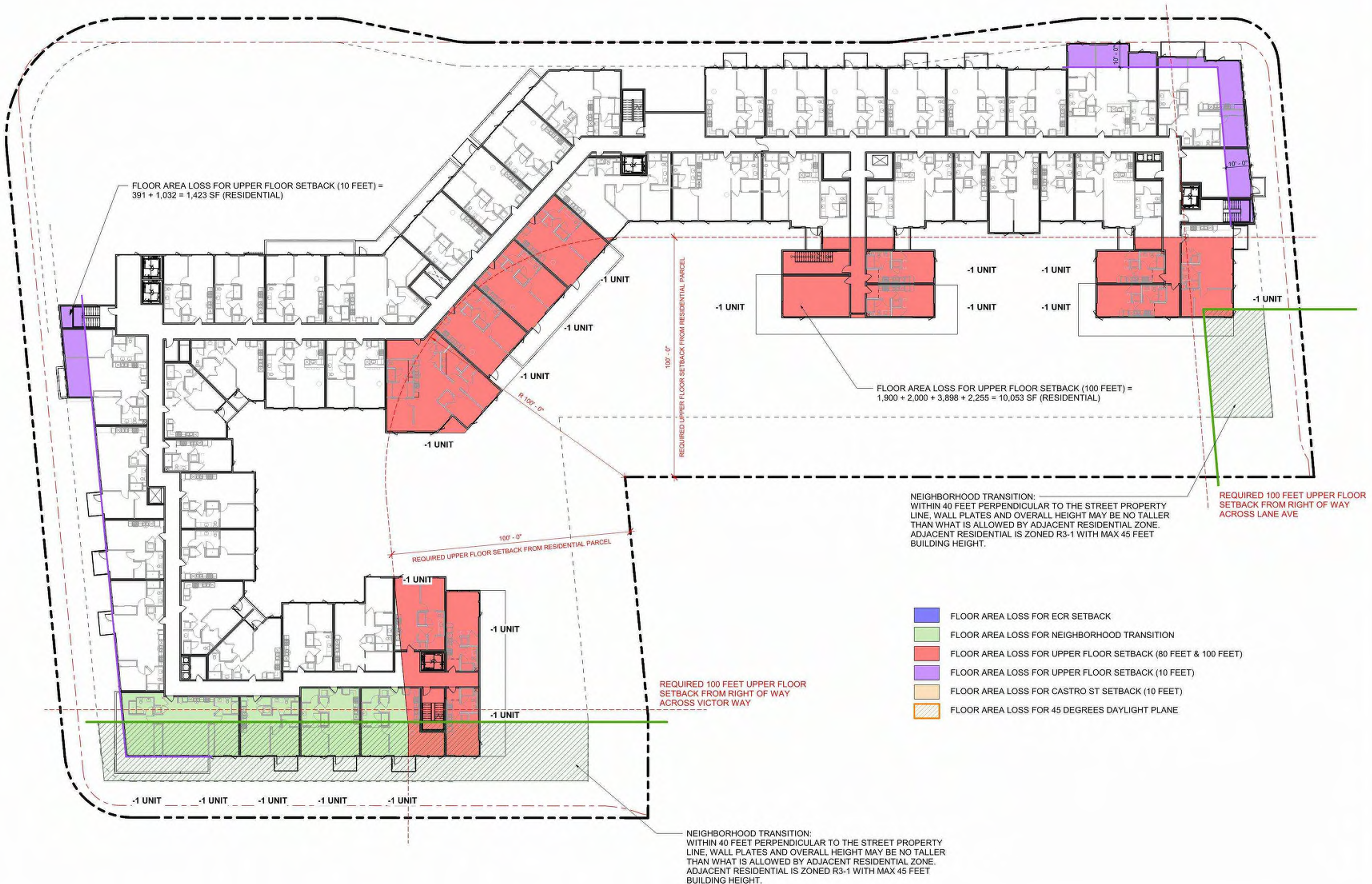
Sheet Title:

FLOOR AREA LOSS
DIAGRAM - LEVEL 6

Job No. 19063
Date: 08/01/2025
Scale: 1" = 20'-0"

Sheet No:

X-006



SITE AND PLAZA PRECEDENT IMAGERY



Central Green Public Space



Flexible Activity Lawn



Gathering Circles and Benches



Accent Catenary Lighting



Outdoor Dining



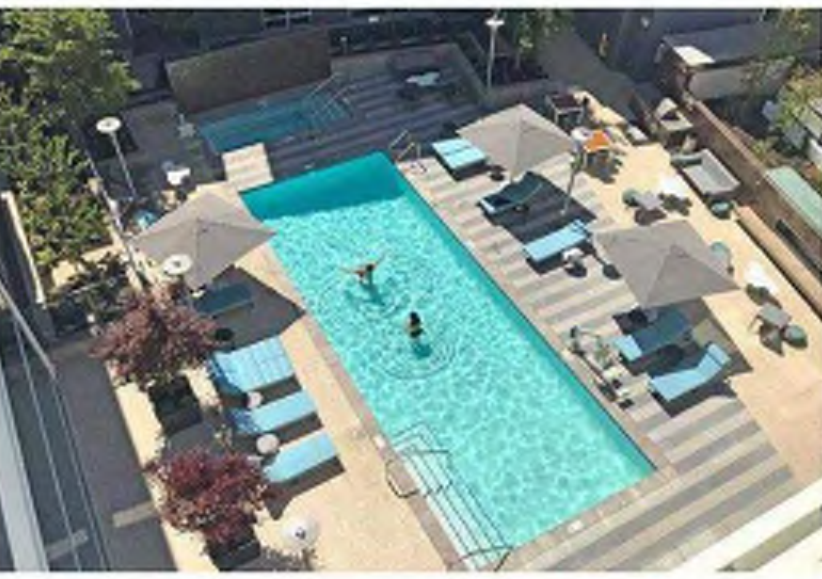
Street Furniture with Planting



Plaza Paving Scheme



PODIUM COURTYARD PRECEDENT IMAGERY



Pool and Spa



Cabanas



Chaise Lounges



Gathering Opportunities



Outdoor Work Spaces



Lush Courtyard Ambiance



Cooking and Dining Area with String Lights



Lounge Areas



ROOF DECK PRECEDENT IMAGERY



Roof Deck Views



Roof Deck Trellis and Dining Area



Roof Deck Trellis and Lounge Area



View Lounge Areas



Games



Wood Screen Fence



Communal Gathering Spaces



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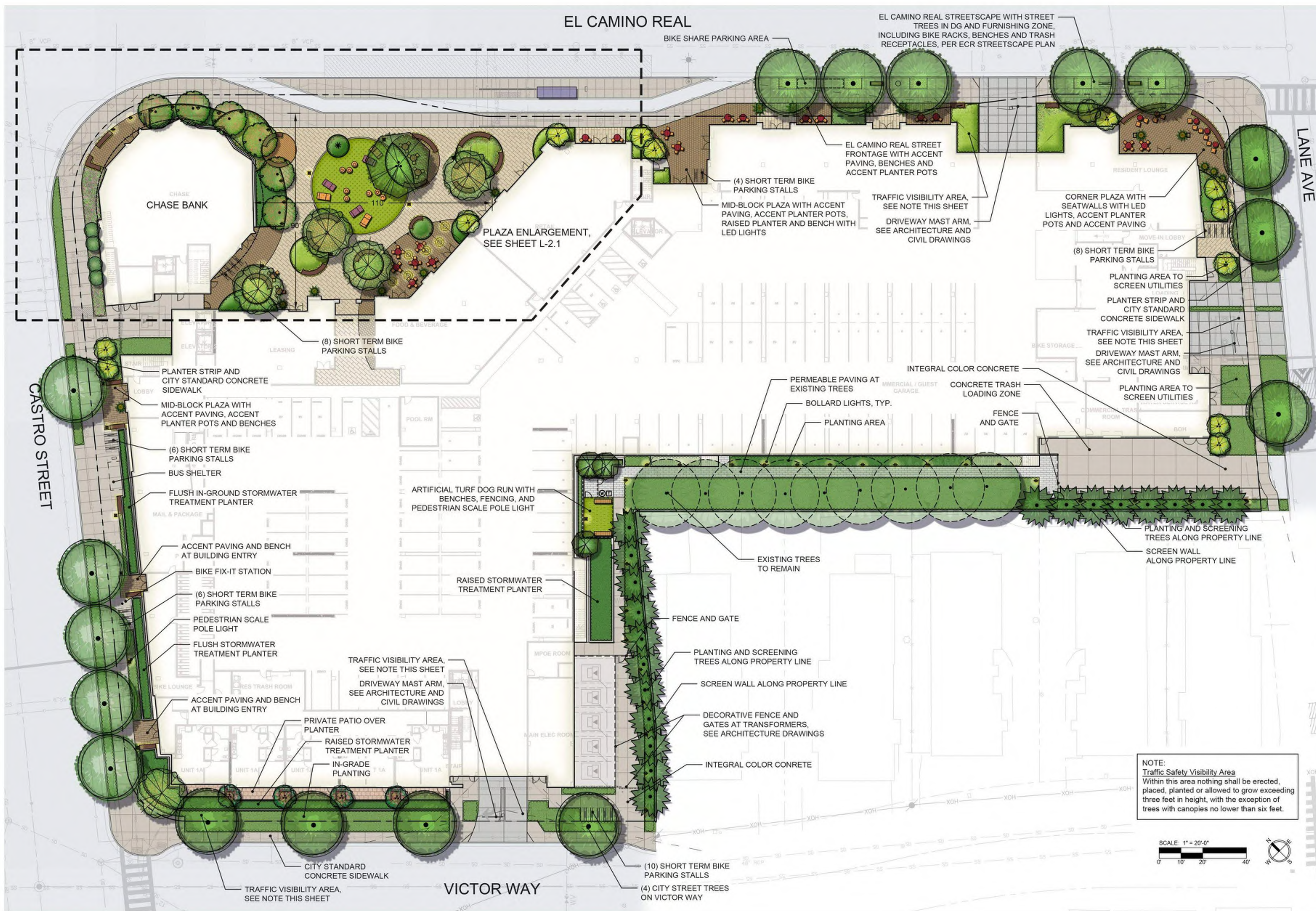
Sheet Title:

MATERIALS AND
LANDSCAPE
IMAGERY

Job No. 19063
Date: 8/1/2025
Scale:

Sheet No:

L-1.0





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LANDSCAPE PLAZA
ENLARGEMENT
PLAN

Sheet No:

-2.1





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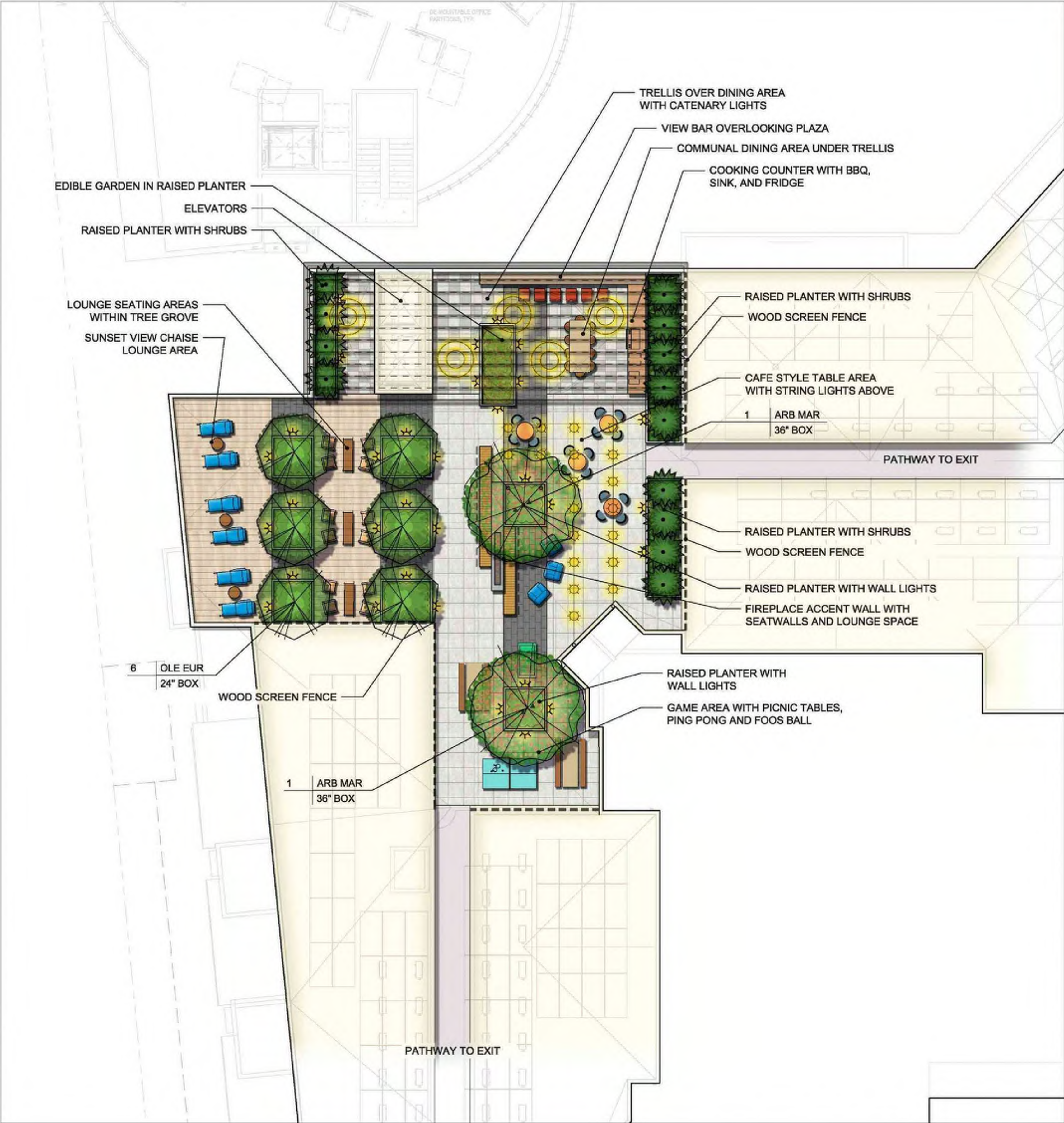
LANDSCAPE
PODIUM PLAN

Job No. 19063
Date: 8/1/2025
Scale: 1" = 20'-0"

Sheet No:

L-2.3





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Sheet Title:

LANDSCAPE
ROOF PLAN

Job No. 19063
Date: 8/1/2025
Scale: 1" = 10'-0"

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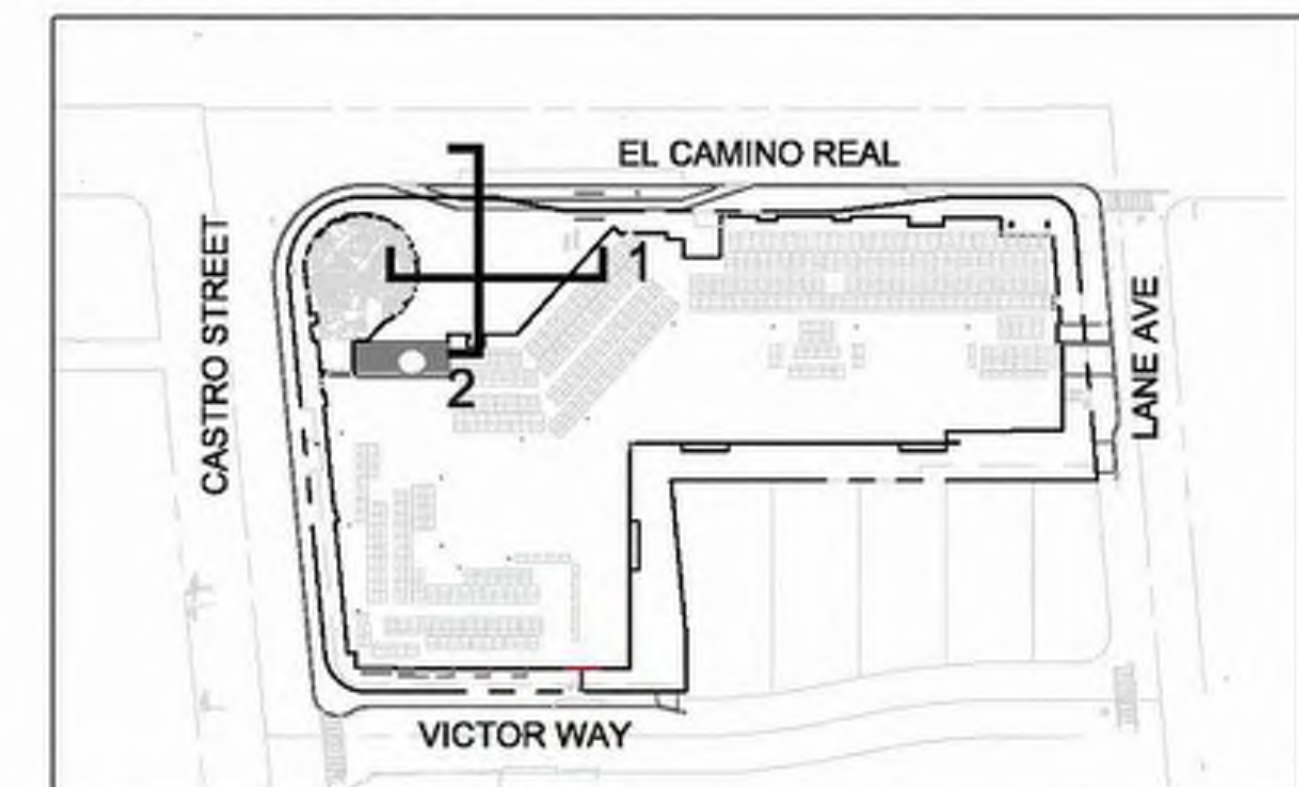


1 Plaza at El Camino Real and Castro Street #1
Scale: 3/16"=1'-0"



2 Plaza at El Camino Real and Castro Street #2
Scale: 3/16"=1'-0"

KEY MAP



749 W EL CAMINO REAL
MOUNTAIN VIEW, CA 94040

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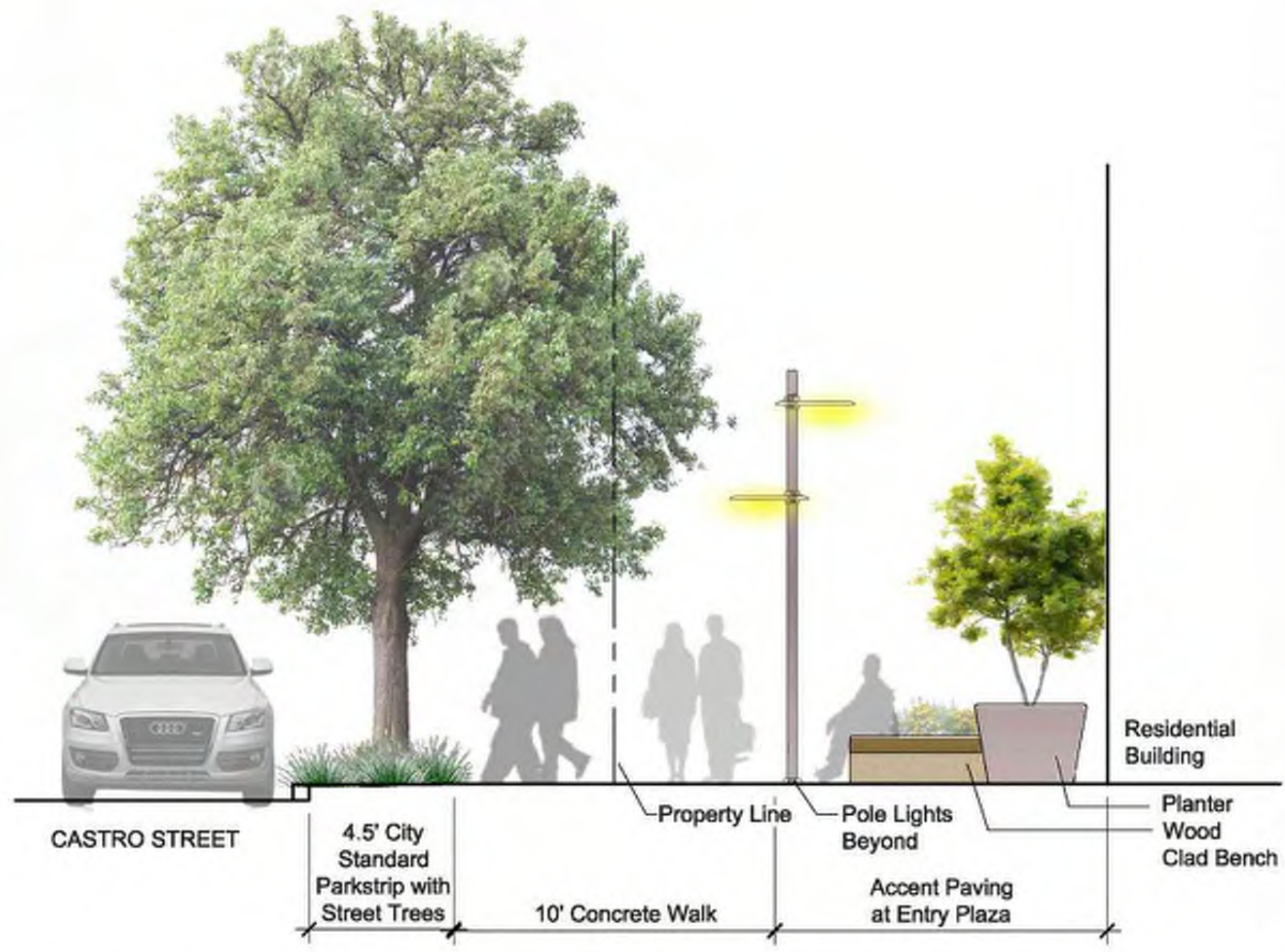
Sheet Title:

LANDSCAPE
ILLUSTRATIVE
SECTIONS - SITE

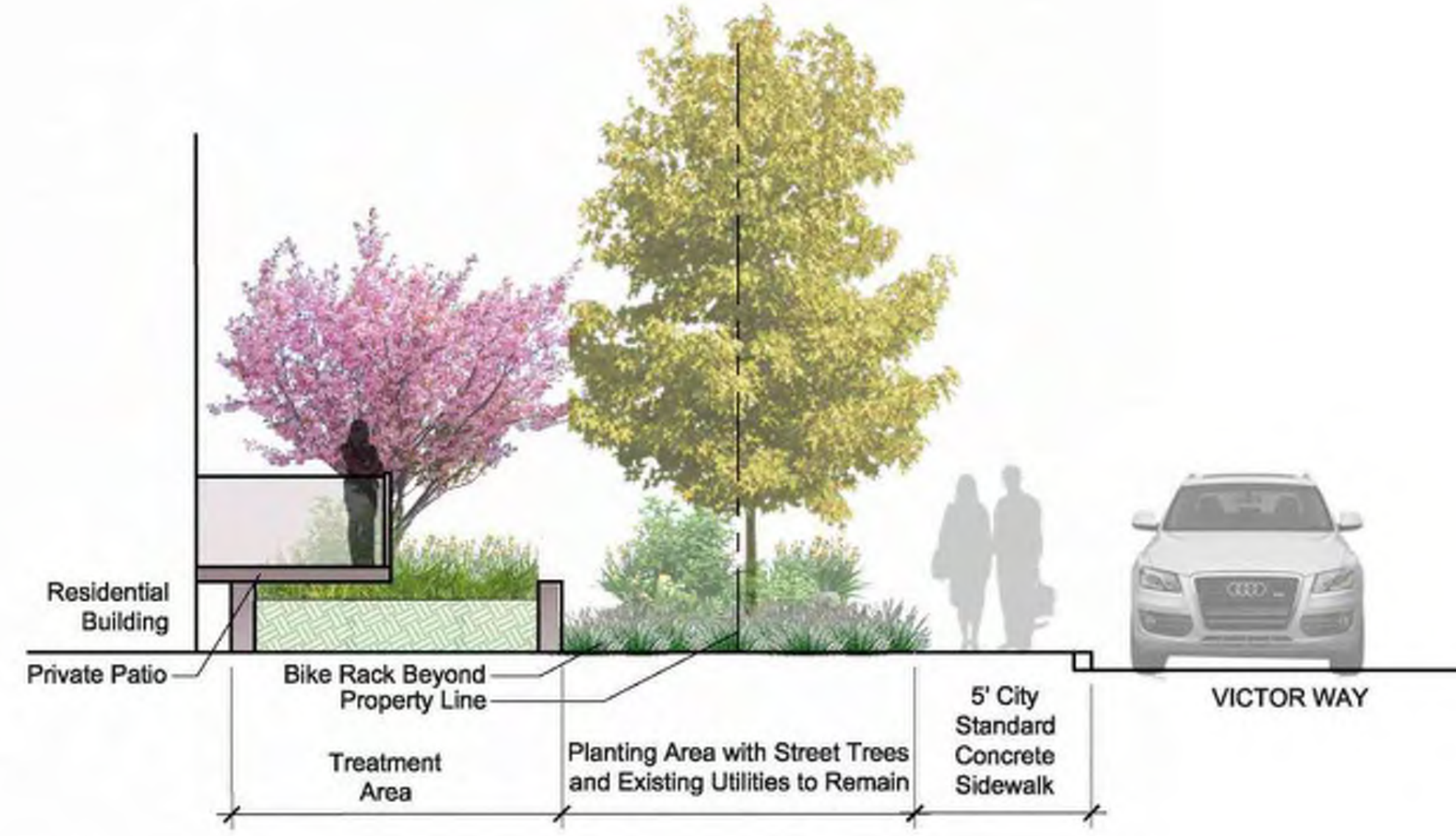
Job No. 19063
Date: 8/1/2025
Scale: 1" = 20'-0"

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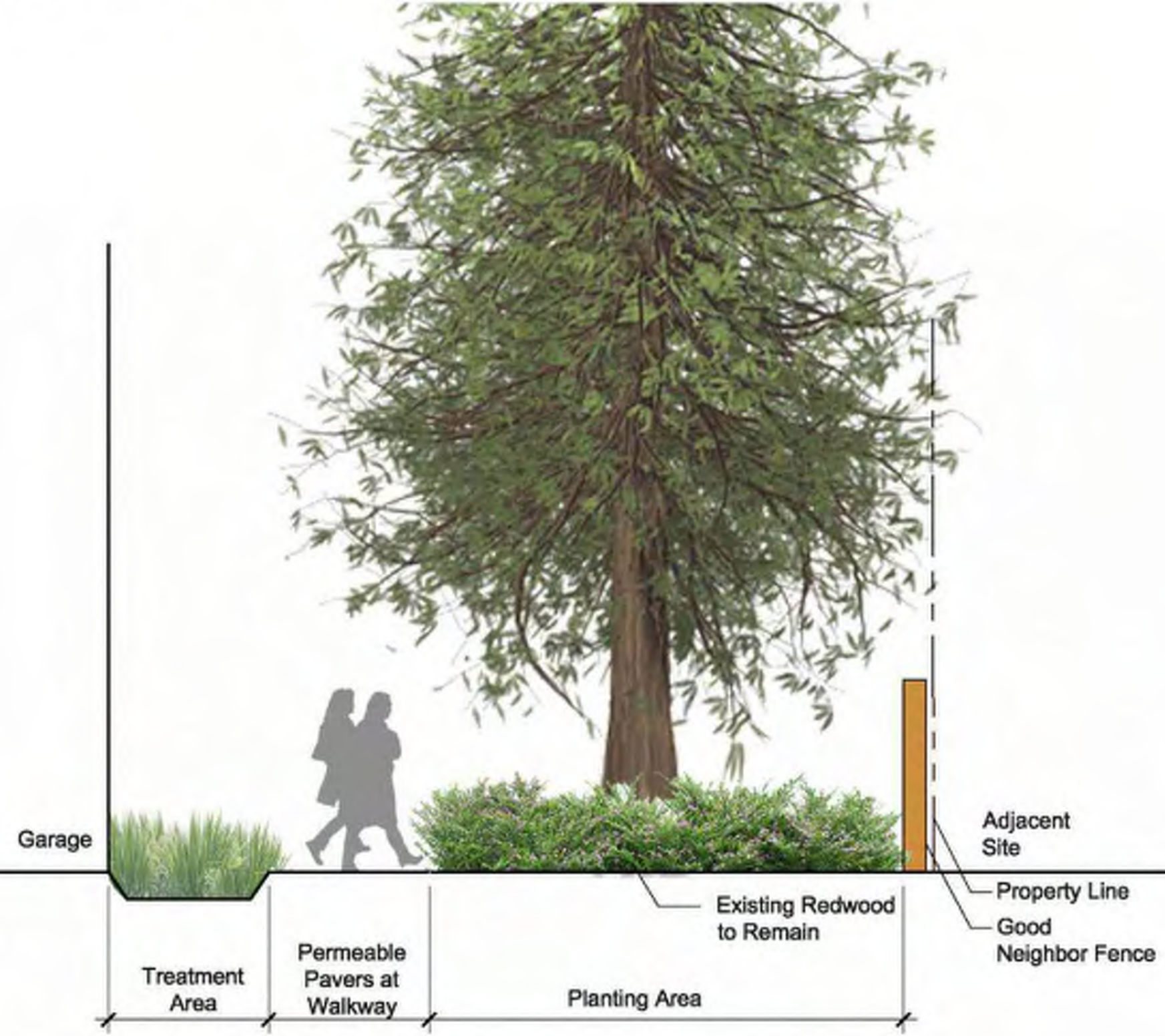
L-3.0



3 Entry Plaza at Castro Street
Scale: 1/4"=1'-0"



4 Victor Way Streetscape
Scale: 1/4"=1'-0"

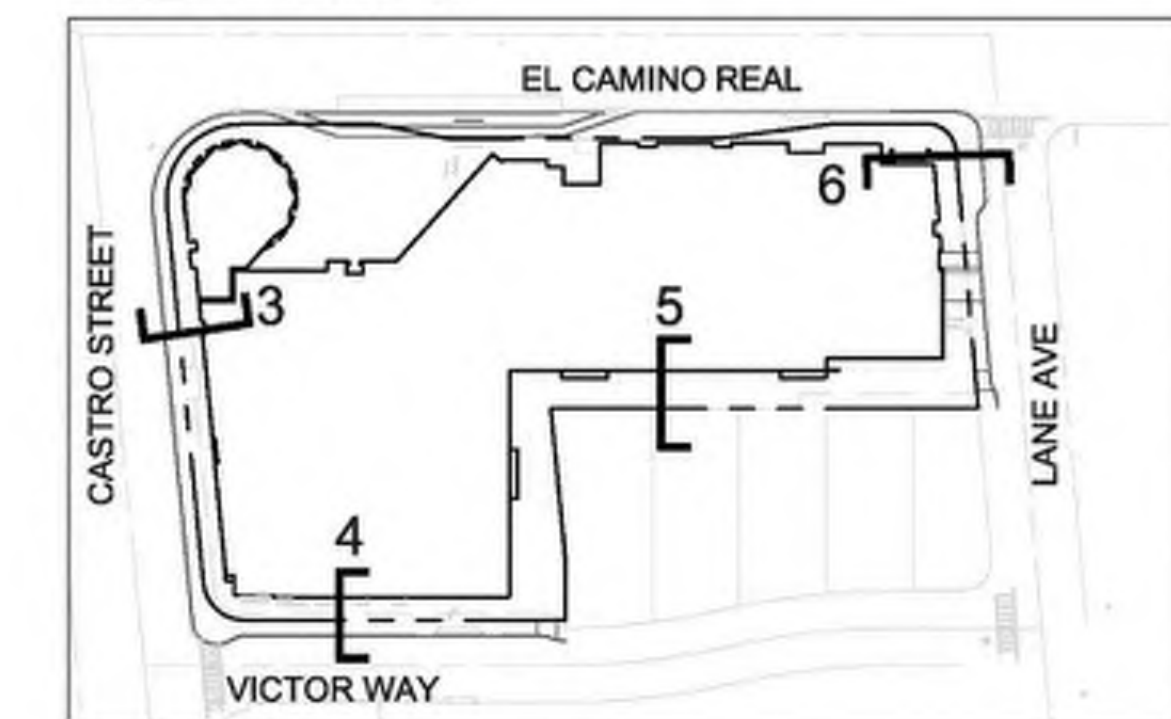


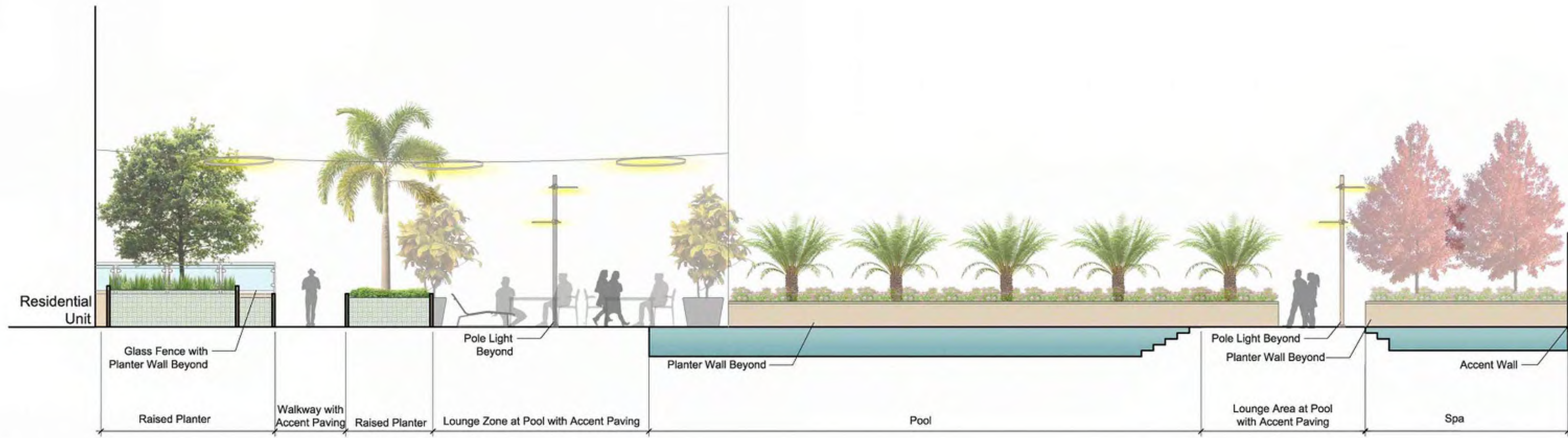
5 Existing Redwoods at Southern Property Line
Scale: 1/4"=1'-0"



6 Lane Avenue Streetscape
Scale: 1/4"=1'-0"

KEY MAP

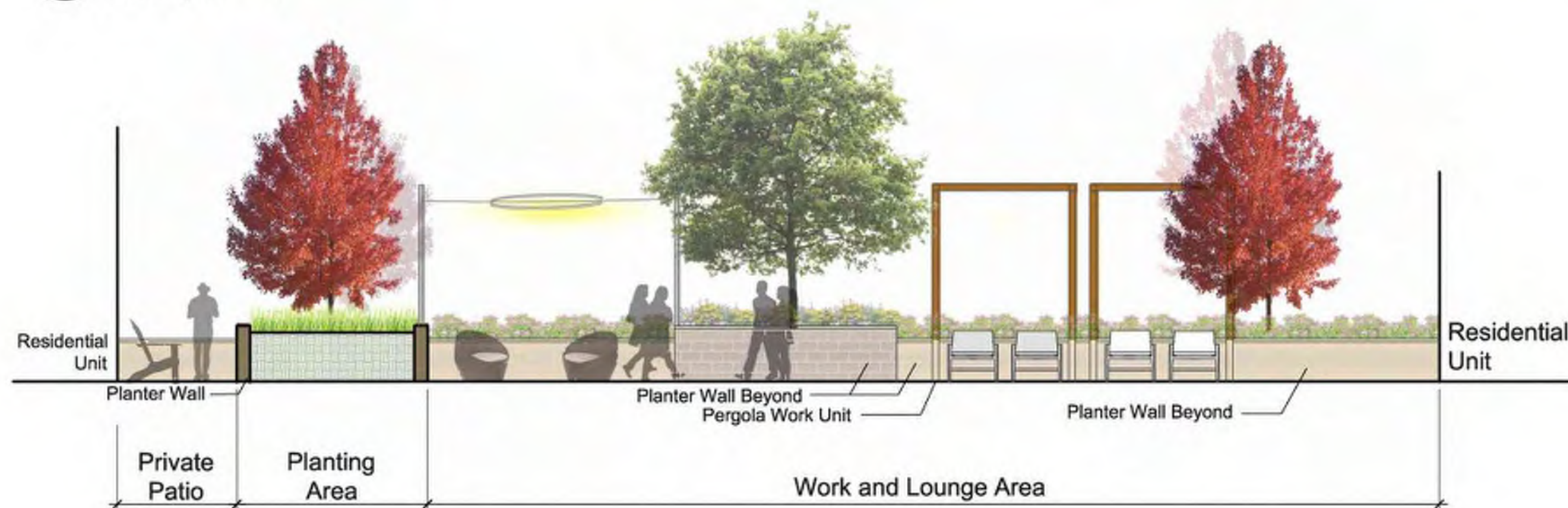




7 Courtyard 1
Scale: 3/16"=1'-0"

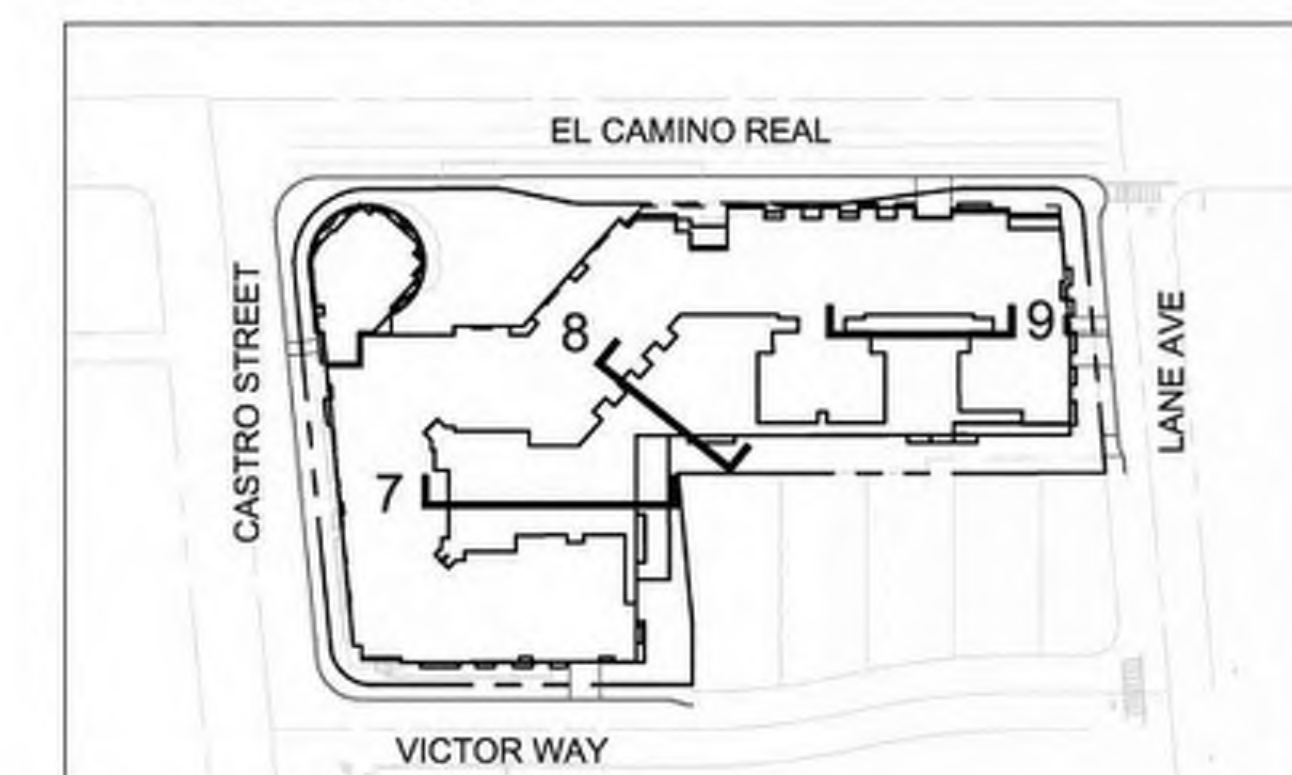


8 Courtyard 2
Scale: 3/16"=1'-0"



9 Courtyard 3
Scale: 3/16"=1'-0"

KEY MAP



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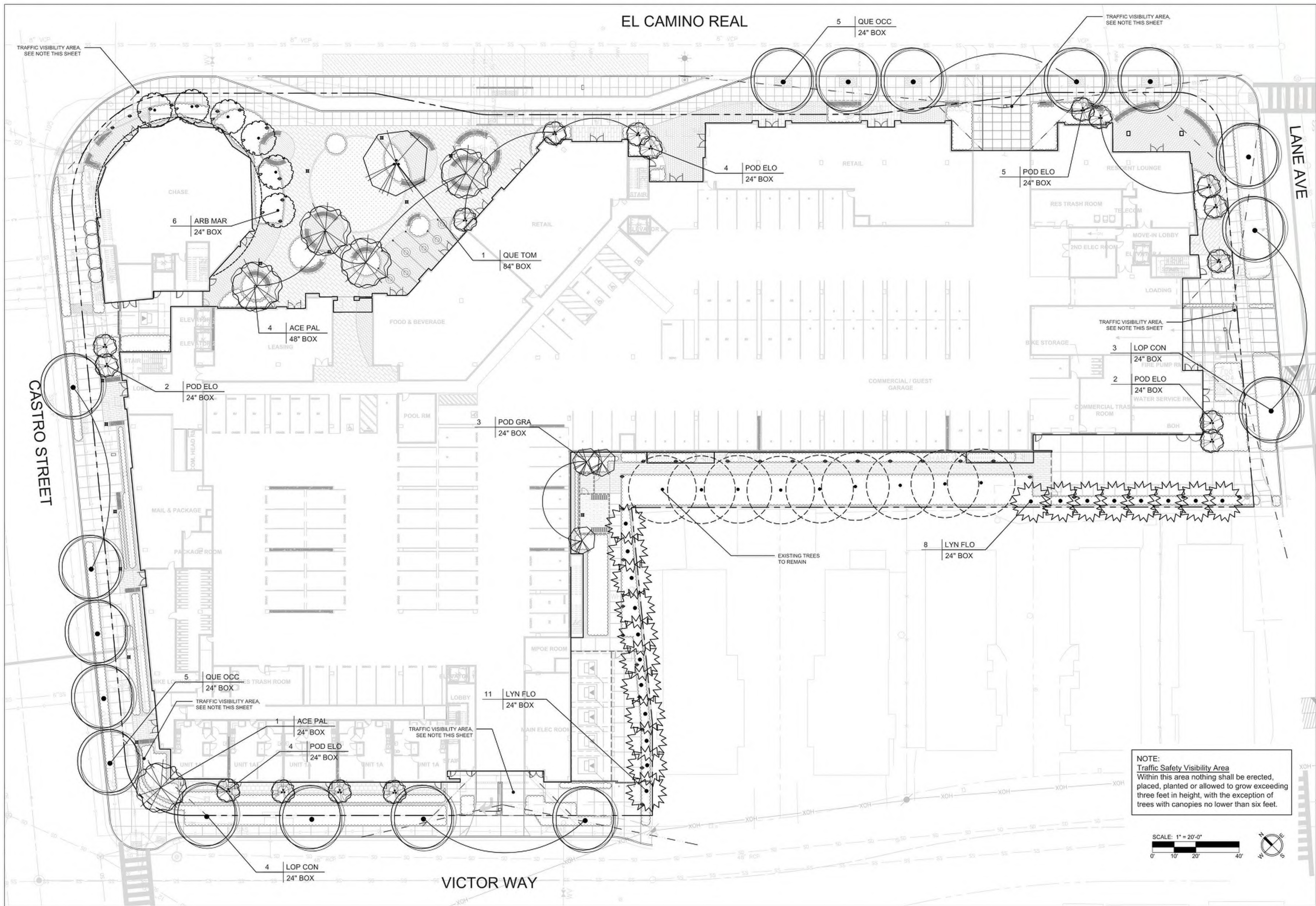
Sheet Title:

**LANDSCAPE
ILLUSTRATIVE
SECTIONS - PODIUM**

Job No. 19063
Date: 8/1/2025
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Sheet No:

L-3.2



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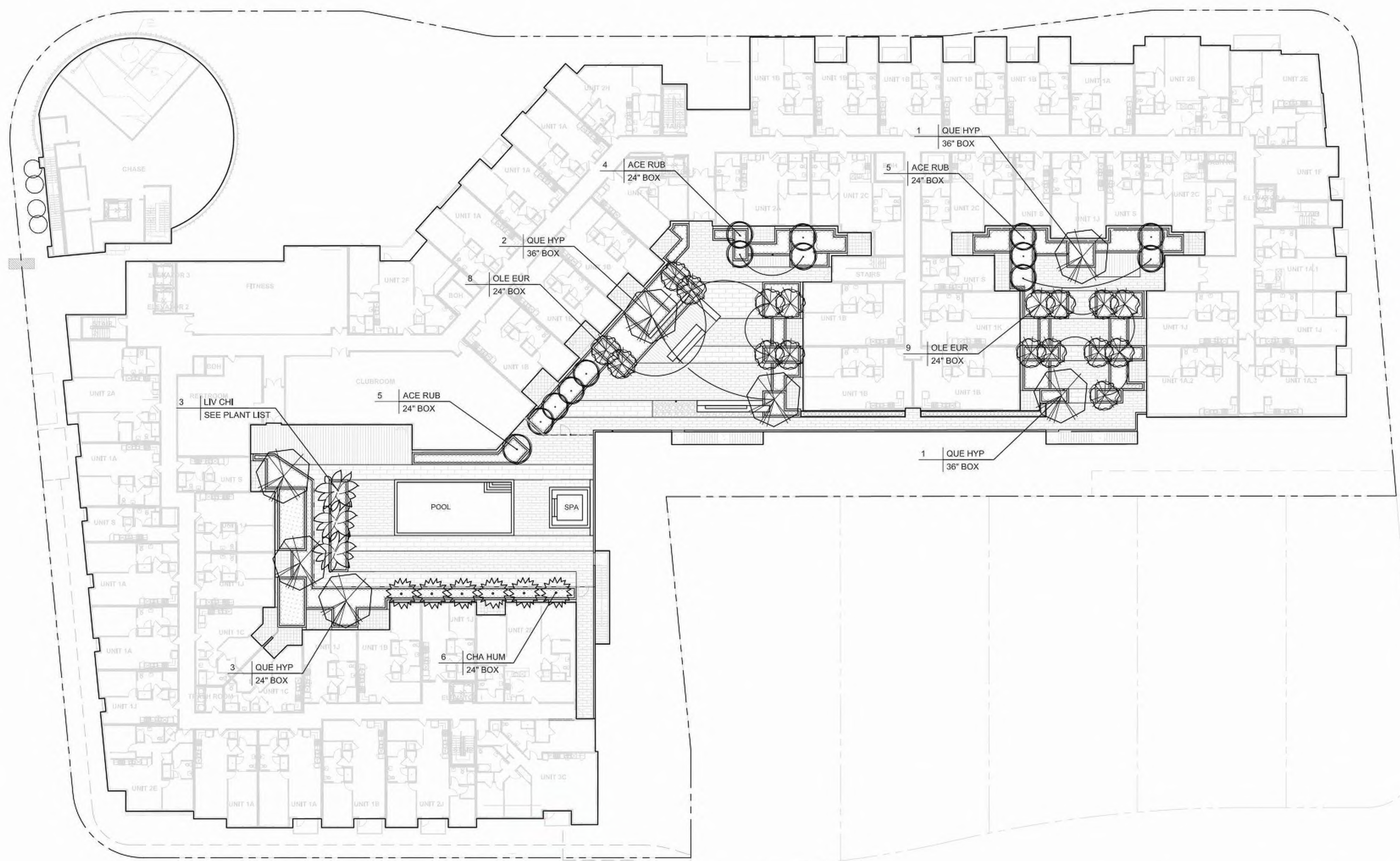
Sheet Title:

LANDSCAPE
PLANTING PLAN
PODIUM

Job No. 19063
 Date: 8/1/2025
 Scale: 1" = 20'-0"

Sheet No:

L-4.1



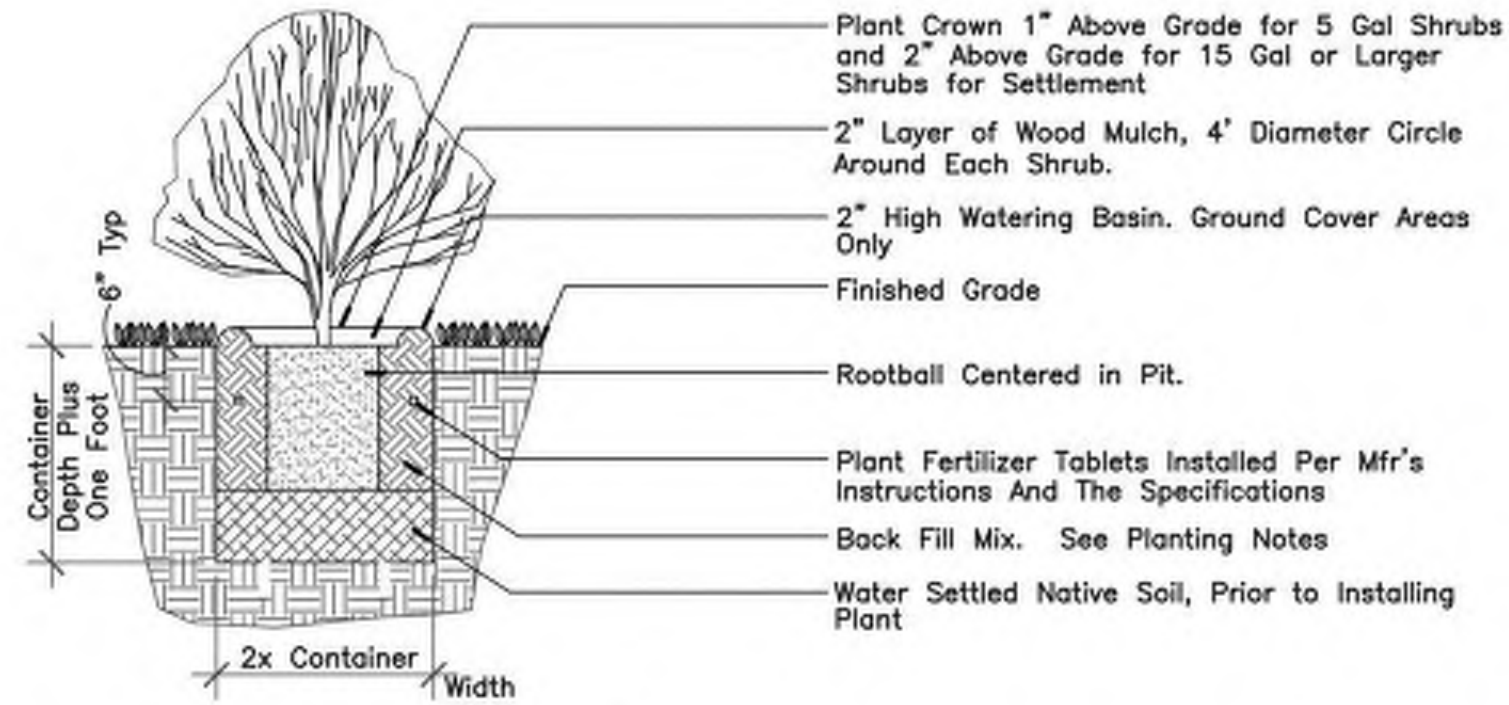
PLANT PALETTE

TREES * 36" Box Standards Unless Noted Otherwise on Plans						
KEY	QTY	BOTANICAL NAME	COMMON NAME	COMMENT	WUCOL	CA NATIVE
ACE PAL	5	Acer palmatum	Japanese Maple	Multi-Stem	M	
ACE RUB	15	Acer rubrum 'Armstrong'	Red Maple 'Armstrong'		M	
ARB MAR	6	Arbutus 'Marina'	Marina Strawberry Tree	Multi-Stem	L	
CHA HUM	6	Chamaerops humilis 'Cerifera'	Blue Mediterranean Fan Palm		L	
LIV CHI	3	Livistona chinensis	Chinese Fan Palm		M	
LOP CON	7	Lophostemon confertus	Brisbane Box		M	
LYO FLO	19	Lyonothamnus floribundus	Catalina Ironwood		L	Y
POD ELO	17	Podocarpus elongatus 'Monmal'	Icee Blue Fern Pine		M	
POD GRA	3	Podocarpus gracilar	African Fern Pine		M	
OLE EUR	17	Olea europea 'Swan Hill'	Swan Hill Olive		L	
QUE TOM	1	Quercus tomentella	Island Oak		L	Y
QUE OCC	10	Quercus coccolinea	Scarlet Oak		M	
QUE HYP	7	Quercus hypoleucoides	Silver Oak		L	
TOTAL	116					

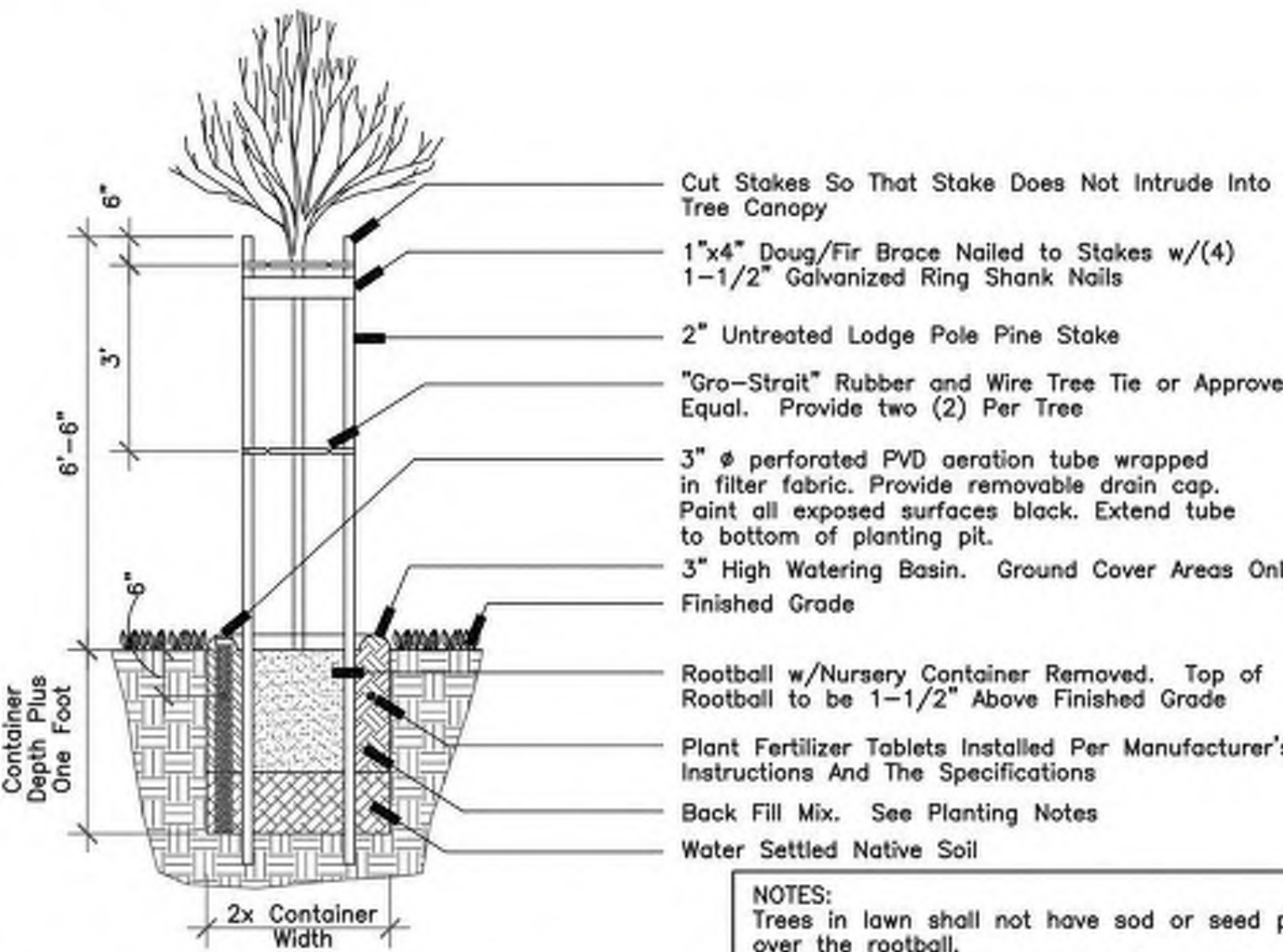
SHRUBS						
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WUCOL	CA NATIVE
AVI	5 gal	Agave vilmoriniana	Octopus Agave	48" o.c.	L	
CCO	5 gal	Ceanothus concha	California Mountain Lillac	48" o.c.	L	Y
CST	5 gal	Cornus stolonifera	Redtwig Dogwood	60" o.c.	H	Y
CRP	5 gal	Cotinus coggygria 'Royal Purple'	Purple Smoke Tree	48" o.c.	L	
CSG	5 gal	Coleonema p. 'Sunset Gold'	Gold Breath of Heaven	36" o.c.	M	
DPU	5 gal	Dodonaea v. 'Purpurea'	Purple Hop Bush	48" o.c.	L	
HXH	5 gal	Hypericum x 'Hidcote'	Gold Flower	36" o.c.	M	Y
LAS	5 gal	Lavatera assurgentiflora	Tree Mallow	60" o.c.	L	Y
LCH	5 gal	Loropetalum chinense	Chinese fringe flower	36" o.c.	L	
LEB	5 gal	Leucadendron 'Ebony'	Ebony Conebush	48" o.c.	L	
LHM	5 gal	Leucadendron 'Hawaii Magic'	Royal Hawaiian Cone Bush	48" o.c.	L	
LJE	5 gal	Leucadendron 'Jester'	Jester Conebush	48" o.c.	L	
MRE	5 gal	Mahonia repens	Oregon Grape	48" o.c.	L	Y
MMM	5 gal	Mangave 'Mission to Mars'	Mission to Mars Mangave	36" o.c.	L	
MCA	5 gal	Myrica californica	California Coffeeberry	60" o.c.	M	Y
PTV	5 gal	Phormium tenax 'Variegatum'	New Zealand Flax	36" o.c.	M	
PRC	5 gal	Prunus caroliniana 'Bright & Tight'	Carolina Laurel Cherry	60" o.c.	L	
PUN	5 gal	Punica granatum 'Nana'	Dwarf Pomegranate	30" o.c.	L	
RSA	5 gal	Ribes sanguineum	Golden Currant	24" o.c.	L	Y
RCA	5 gal	Rhamnus californica 'Little John'	Little John Coffeeberry	36" o.c.	L	Y
RIC	5 gal	Raphiolepis indica 'Clara'	Indian Hawthorn	24" o.c.	L	

ACCENT SHRUBS, GRASSES AND PERENNIALS						
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WUCOL	CA NATIVE
AG	1 gal	Achillea millefolium spp.	Yarrow spp	24" o.c.	L	Y
AA	5 gal	Agave attenuata 'Variegata'	Variegated Fox Tail Agave	60" o.c.	L	
AD	5 gal	Agave 'deserti'	Desert Agave	30" o.c.	VL	Y
AM	5 gal	Asparagus d. 'Myers'	Myers Asparagus	24" o.c.	M	
AP	5 gal	Aloe plicata	Aloe Plicata	36" o.c.	L	
AN	5 gal	Anigozanthos spp.	Kangaroo Paws	24" o.c.	L	
AT	1 gal	Asclepias tuberosa	Butterfly Weed	12" o.c.	M	
CG	1 gal	Calandrinia grandiflora 'Jazz Time'	Rock Purslane	24" o.c.	L	
CA	5 gal	Calamagrostis follosa	Mendocino Reed Grass	36" o.c.	M	Y
CV	5 gal	Callistemon viminalis 'Little John'	Dwarf Bottlebrush	30" o.c.	L	
CB	2 gal	Canna x generalis 'Bronze Scarlet'	Canna Lily	24" o.c.	M	
CK	5 gal	Calamagrostis x a. 'Karl Foerster'	Feather Reed Grass	36" o.c.	M	
CH	5 gal	Chondropetalum tectorum	Cape Reed	36" o.c.	L	
CP	5 gal	Cotyledon orbiculata 'Pig's Ear'	Cotyledon Pig's Ear	24" o.c.	L	
DC	15 gal	Dicksonia antarctica	Tree Fern	60" o.c.	M	
DI	5 gal	Dietes vegeta / hybrids	Fortnight Lily / Lemon Drops	30" o.c.	L	
EC	1 gal	Elymus condensatus 'Canyon Prince'	Lyme Grass	30" o.c.	VL	Y
HU	2 gal	Heuchera spp.	Coral Bells	24" o.c.	M	Y
HM	5 gal	Hakonechloa macra 'Aureola'	Japanese Forest Grass	24" o.c.	M	
HP	5 gal	Hesperaloe parviflora	Red Yucca	36" o.c.	VL	
JP	1 gal	Juncus patens	California Gray Rush	24" o.c.	L	
LA	5 gal	Lavandula x l. 'Provence'	French Lavender	30" o.c.	L	
LP	1 gal	Libertia p. 'Bronze Sword'	Libertia	24" o.c.	L	
LL	5 gal	Lomandra longifolia 'Platinum Beauty'	Variegated Dwarf Mat Rush	24" o.c.	L	
MA	5 gal	Mahonia 'soft caress'	Soft Caress Holly	30" o.c.	M	
MU	5 gal	Muhlenbergia c. 'Regal Mist'	R. Mist Pink Muhlenbergia	42" o.c.	L	
MR	5 gal	Muhlenbergia rigens	Deer Grass	42" o.c.	L	Y
MS	5 gal	Mimulus 'Sam'	Yellow Monkeyflower	24" o.c.	L	
NE	1 gal	Nephrolepis cordifolia	Southern Sword Fern	24" o.c.	M	
OE	15 gal	Olea europaea 'Montra'	Little Olive Dwarf Olive	30 o.c.	L	Y
OV	1 gal	Origanum vulgare hirtum	Oregano	24" o.c.	M	
PE	5 gal	Pennisetum s. 'Rubrum'	Purple Fountain Grass	36" o.c.	L	
RC	5 gal	Romneva coulteri	Coulter's Matillia Poppy	24" o.c.	VL	
RO	5 gal	Rosmarinus officinalis 'Tuscan Blue'	Rosemary	24" o.c.	L	
SI	1 gal	Sisyrinchium bellum	Blue-eyed Grass	18" o.c.	L	Y
SG	5 gal	Salvia greggii	Autumn Sage	30" o.c.	L	Y
SO	1 gal	Salvia officinalis	Common Sage	24" o.c.	L	
ST	1 gal	Stipa arundinacea	New Zealand Wind Grass	18" o.c.	L	
ZC	5 gal	Zauschneria California 'Ghostly Red'	California Fuschia 'Ghostly Red'	18" o.c.	L	Y

GROUNDCOVERS						
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WUCOL	CA NATIVE
AE	1 gal	Arctostaphylos 'Emerald Carpet'	Manzanita	36" o.c.	L	Y
AC	1 gal	Acacia cognata 'Cousin It'	Little River Wattle	30" o.c.	L	
CO	1 gal	Coprosma x kirkii	Creeping Coprosma	30" o.c.	L	
DA	1 gal	Dichondra argentea	'Silver Falls' dichondra	24" o.c.	L	
FE	1 gal	Festuca Rubra	Red Fescue	18" o.c.	L	Y
LM	1 gal	Lotus maculatus 'New Gold Flash'	Gold Flash Lotus	18" o.c.	L	
MP	1 gal	Myoporum parvifolium	Myoporum	36" o.c.	L	
NH	1 gal	Nandina 'Firepower'	Firepower Heavenly Bamboo	30" o.c.	L	
PO	1 gal	Polystichum munitum	Western sword fern	24" o.c.	L	Y
RP	1 gal	Rosmarinus o. 'Prostratus'	Prostrate Rosemary	24" o.c.	L	
RI	1 gal	Ribes viburnifolium	Catalina Currant	48" o.c.	L	Y
SM	1 gal	Senecio mandraliscae	Blue Chalk Sticks	12" o.c.	L	



Shrub Planting Detail
Not to Scale



Tree Staking Diagram
Not to Scale

NOTES:
Trees in lawn shall not have sod or seed placed over the rootball.
Hold all mulch 6" (six inches) from trunk of tree where mulch applied over rootball



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GREYSTAR

749 W EL CAMINO REAL

MOUNTAIN VIEW, CA 94040

PUBLIC HEARING SET

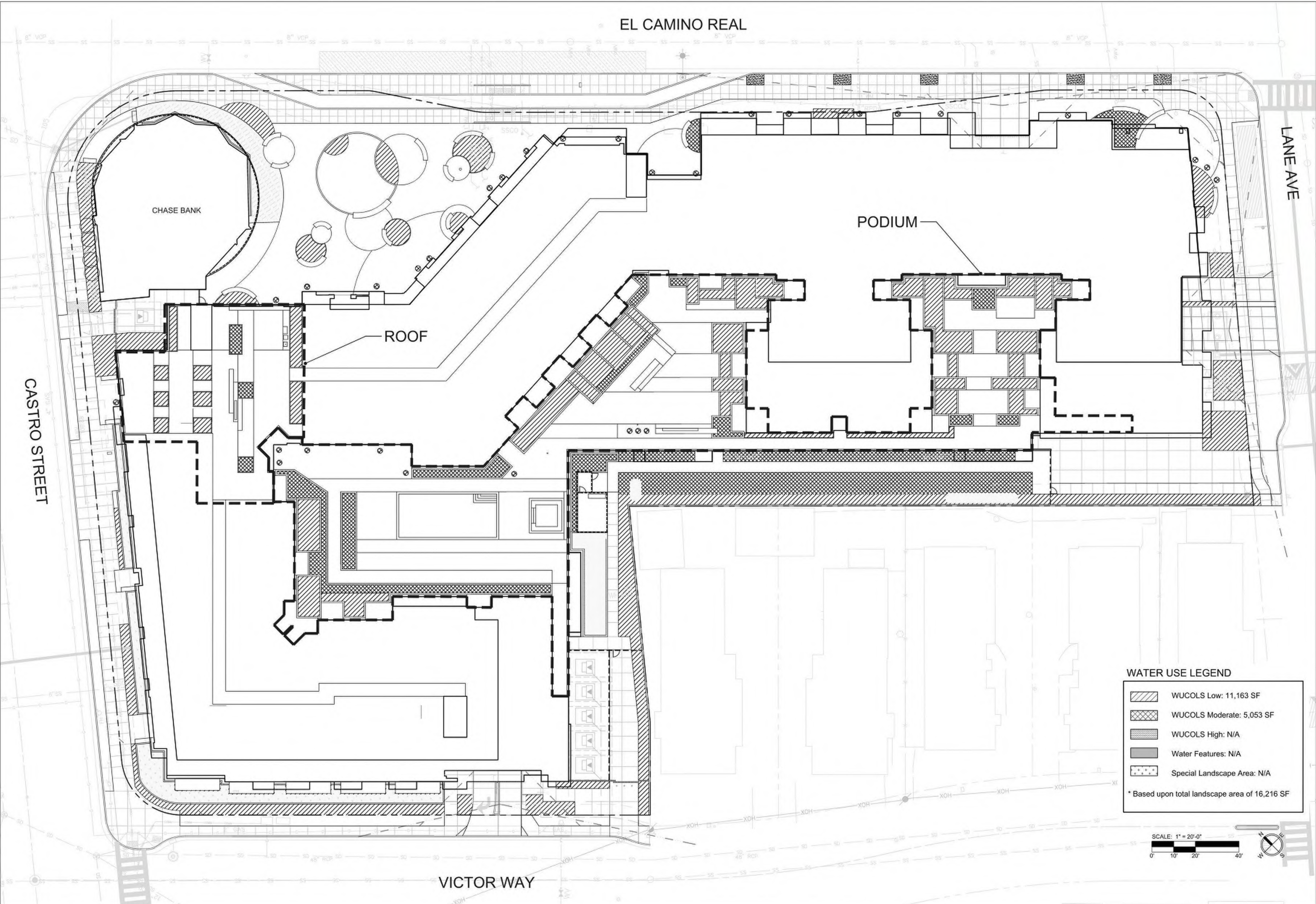
Sheet Title:

LANDSCAPE
PLANTING NOTES
AND DETAILS

Job No. 19063
Date: 8/1/2025
Scale: 1" = 20'-0"

Sheet No:

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749 W EL CAMINO REAL
MOUNTAIN VIEW, CA 94040

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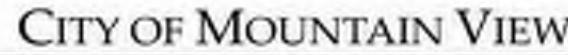
Sheet Title:

HYDROZONE
PLAN

Job No. 19063
Date: 8/1/2025
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[1] Project Site Address: _____

SECTION A. MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

Table A-1. Hydrozone Area Information

Summary of Hydrozone Area Information	
Summary Area	Area (square feet)
Sum of Low-Water-Use Areas	11,163
Sum of Moderate & Mixed-Water-Use Areas	5,053
Sum of High-Water-Use Areas	0
Sum of Special Landscape Areas	0
Sum of all Landscape Areas	16,216

Date Printed: 7/29/2024 1 of 2 Version: December 8, 2010

SECTION B. ESTIMATED TOTAL WATER USE (ETWU)

Table B-1. Plant Factor and Irrigation System Information

[S] Hydrozone areas, irrigation methods and efficiencies are entered where required: OK

[7] SECTION C. COMPARISON OF ETWU AND MAWA

[8] Congratulations! Your electronic Water Budget Calculation Worksheet is complete.

Please print Sections A, B & C and submit them with your application.

Date Printed: 7/29/2024 2 of 2 Version: December 8, 2010

The contractor shall include in his bid, a proposal to install individual landscape irrigation systems for the street frontage. All proposals shall meet the requirements of the outline specifications below:

a. Shrub Areas - Shrub areas shall be irrigated with drip emitters (one per shrub, two per tree).

a. **Point of Connection:** A gate valve shall be provided under work of another section. Irrigation demand is not to exceed sixty (60) gallons per minute. Required pressure is 60 P.S.I. or more.

b. Remote Control Valves: An electrically activated solenoid control valve shall control each circuit of sprinklers. Size will vary according to gpm demand of circuit. Sizes to be 3/4" through 2". Valves shall be Rainbird ECV series, anti-siphon valves. Valve shall be housed in a plastic valve box set flush with grade. Pea gravel shall be installed below valve, 6" deep. Four bricks shall support the plastic valve box at the base of the box, below grade. Solenoid control wire shall be spliced using epoxy-filled waterproof splice packs. Each valve waters only one type of hydrozone.

c. **Controller and Wire:** A WEATHER BASED SOLID-STATE CONTROLLER shall control the operation of the Irrigation system. The controller shall be Rainbird 'ESP-4XME-F/ETC-1X'. The controller shall be mounted outdoors. The housing shall be weatherproof. Each controller station will require an underground AWG-UF 14-1 control wire to the valve location. A common wire AWG-UF 12-1 shall be connected to all valves related to a single controller.

d. Pipe and Fittings
 I. Main line (constant pressure): 2" and smaller pipe shall be plastic PVC 1120 Schedule 40 with plastic PVC Schedule 40 solvent weld fittings, buried 18" deep. II. Lateral lines (non-constant pressure) to sprinklers: Pipe shall be plastic PVC 1120-200 PSI with plastic Schedule 40 solvent weld fittings, buried 12" deep.

e. **Sleeving:** All pipe under paving shall be housed in a PVC plastic pipe sleeve. Sleeving material shall be 1120-200 P.S.I. PVC plastic pipe of size adequate to accommodate necessary pipes and wiring. Sleeves shall extend beyond walk, curb, or edge of paving. Sleeves shall be installed by concrete subcontractor.

f. **Wye Strainer:** Wye strainer shall be of plastic construction with 150 mesh PVC screen. Strainer shall be placed in a valve box below grade and connected into the lateral line downstream of the drip irrigation remote control valves.

g. Trim all spray heads to eliminate overspray onto walks and building.

h. No overhead irrigation on slopes greater than 25%, within 24" of nonpervious surface or areas less than 8' wide.

i. Irrigation system to include weather based controllers, main and lateral lines, valves, sprinkler heads, quick couplers, pressure regulators and backflow devices.

j. Rain sensor shut-off devices are included and to be noted in plan.

k. Dedicated irrigation meter is to be noted in plan.

1. Static water pressure at point of connection to public water supply is to be noted in plan.

m. Flow/application rate and operating psi for each station is to be noted in plan.

n. System only operates between 8:00pm and 10:00am.

This performance specification is intended as a brief description of the methods of irrigation to be applied to this project. This specification is not intended as a construction document.



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GREYSTAR

749 W EL CAMINO REAL
MOUNTAIN VIEW CA 94040

PUBLIC HEARING SET

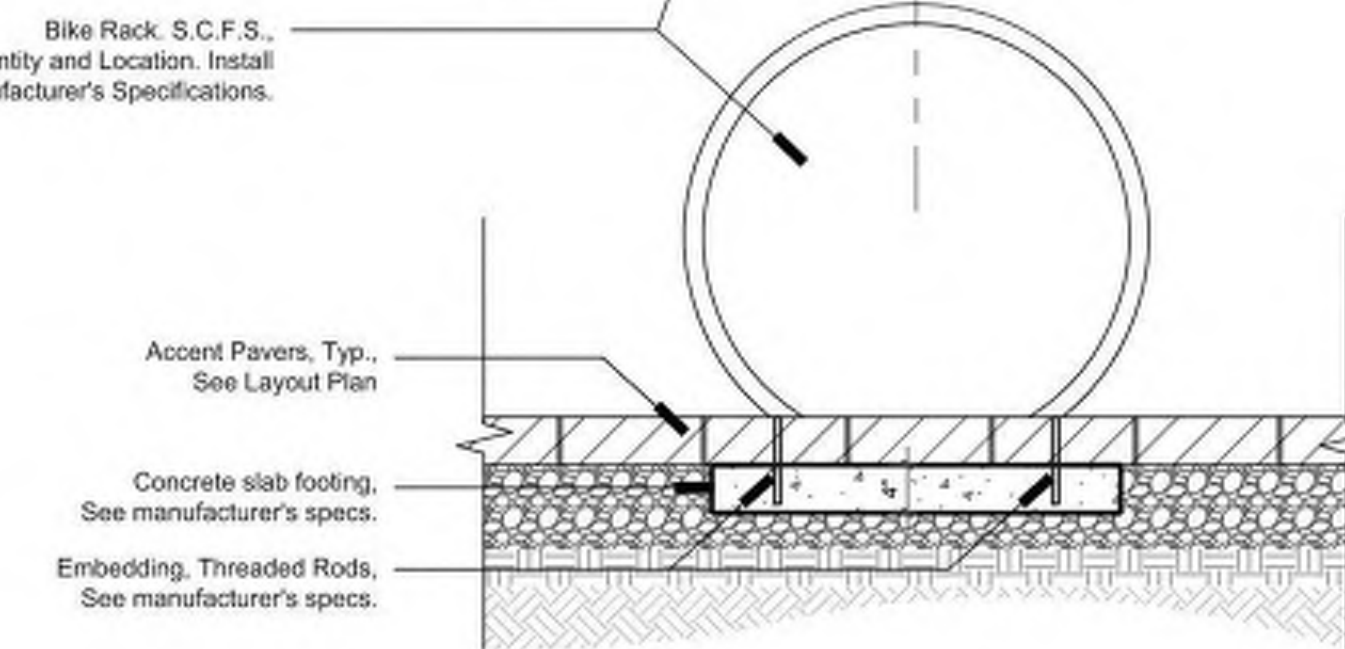
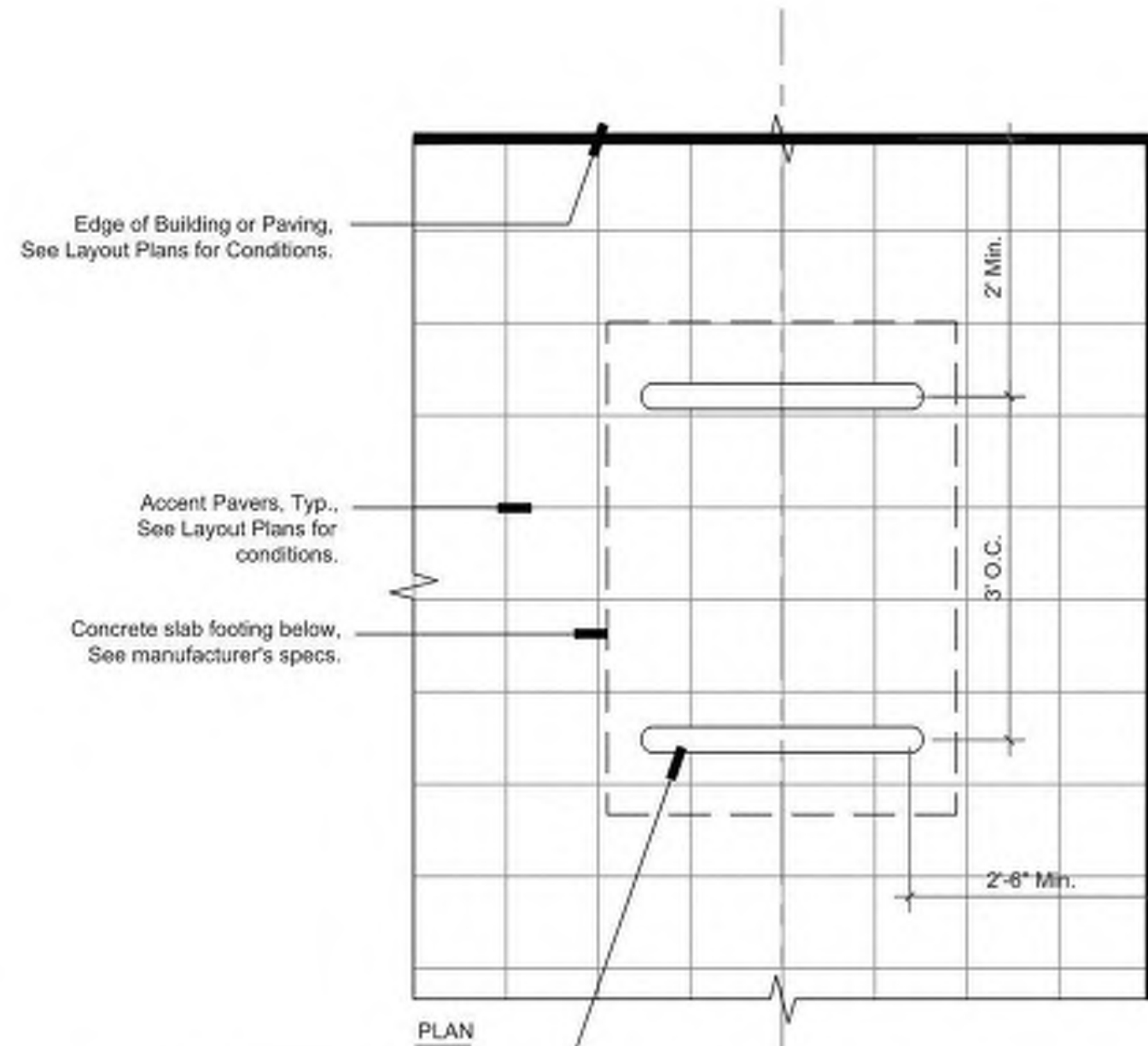
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IRRIGATION NOTES
AND WELO CALCS

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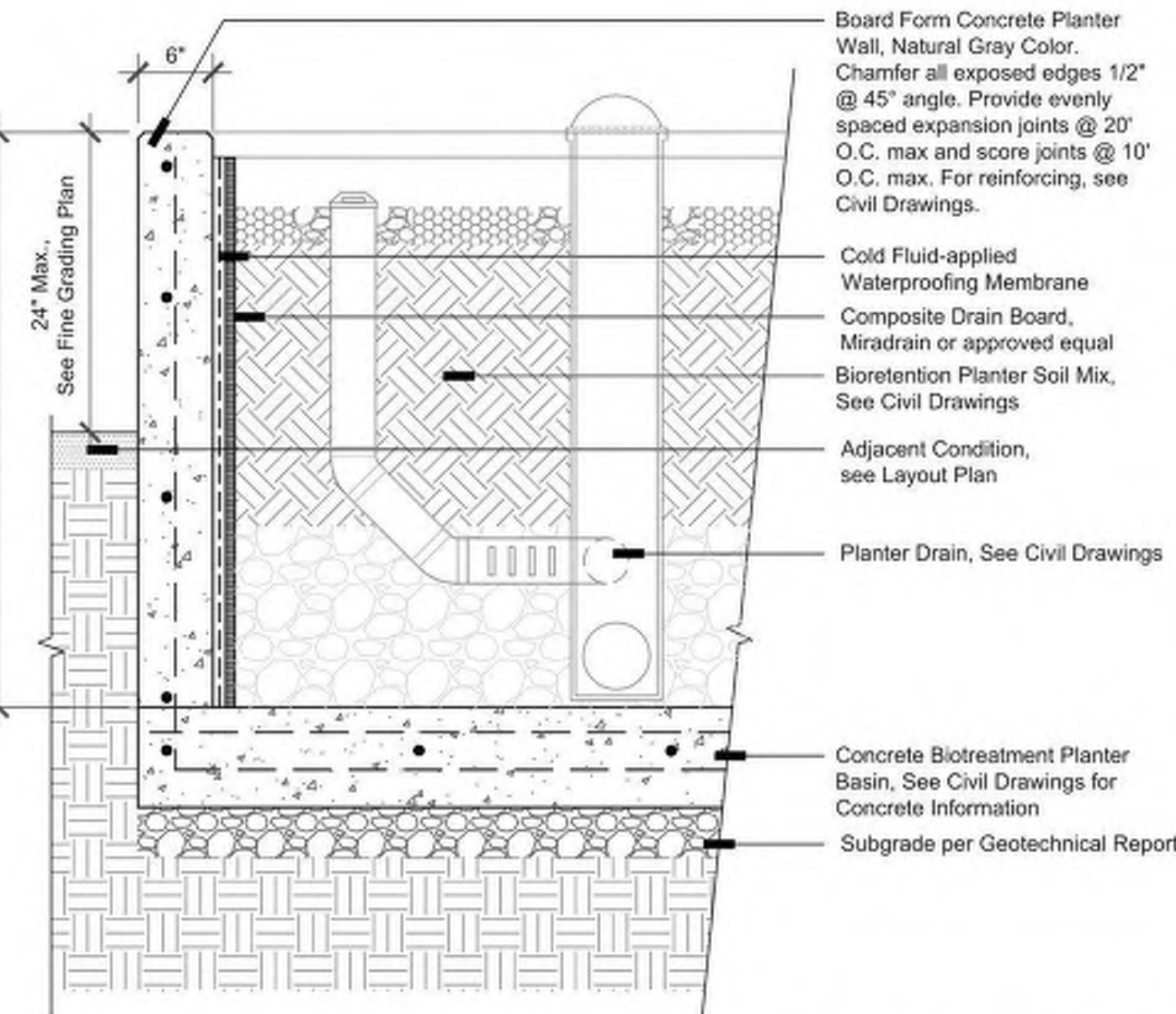
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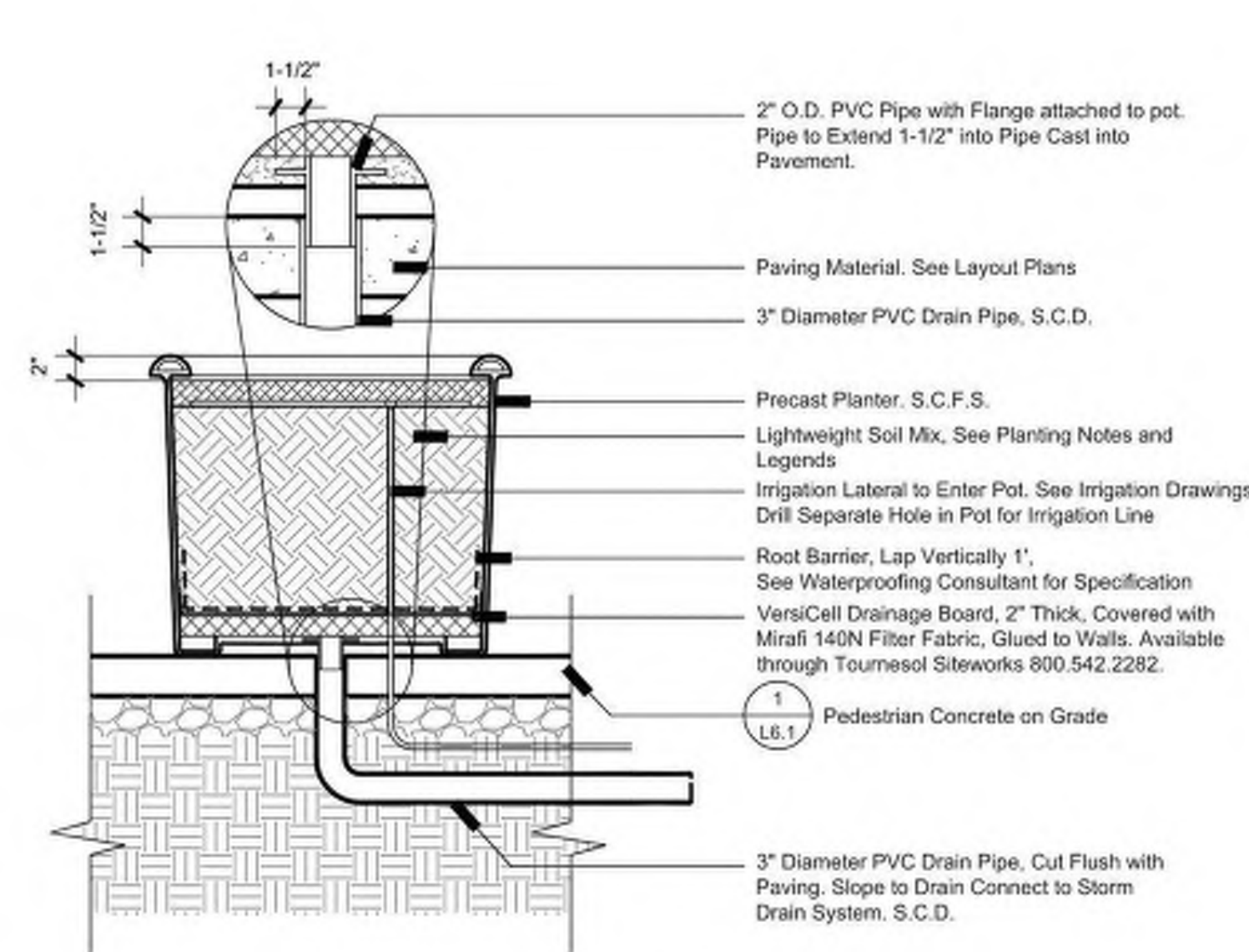
8 Bike Rack

Scale: 3/4" = 1'-0"



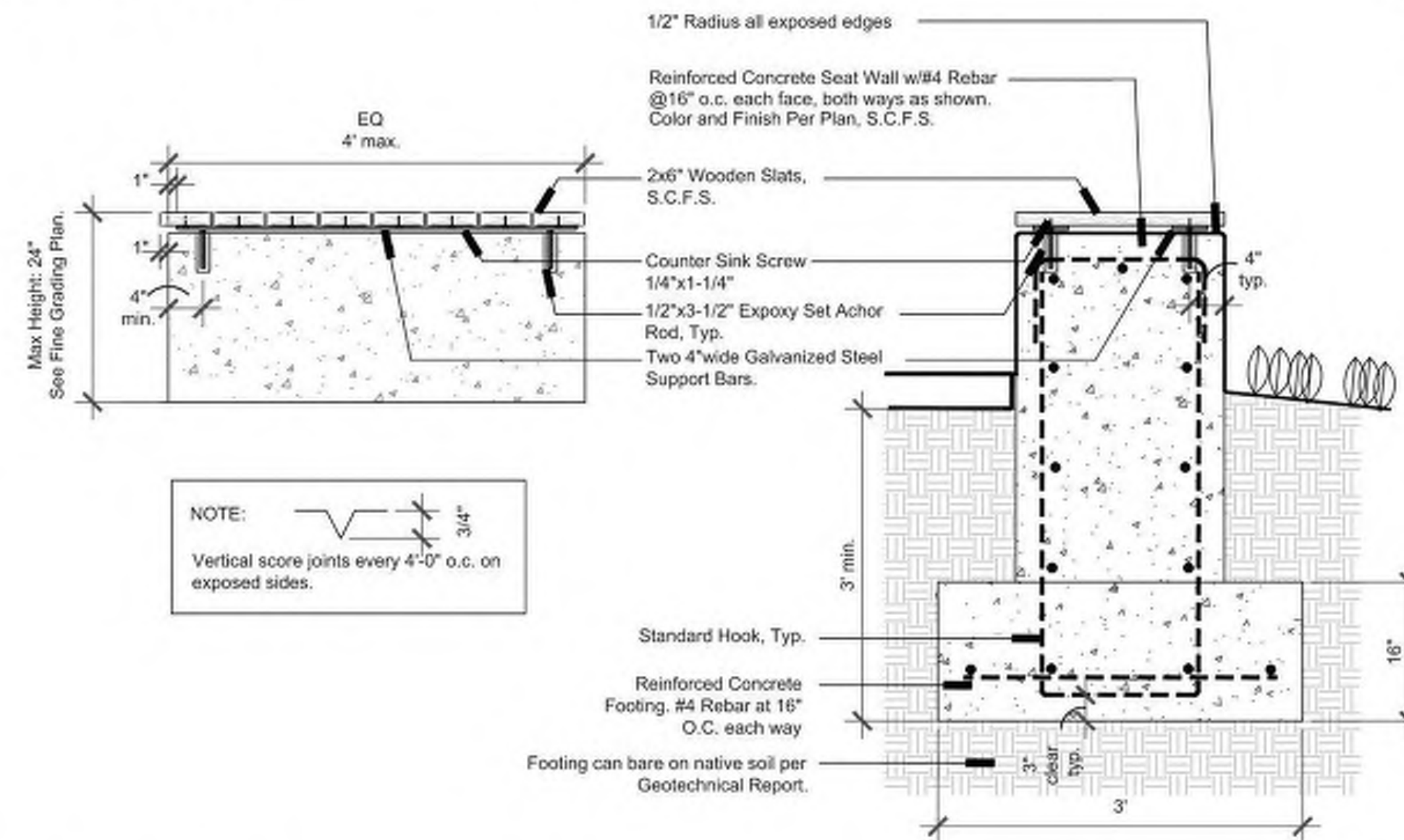
9 Concrete Bioretention Planter Wall

Scale: 1" = 1'-0"



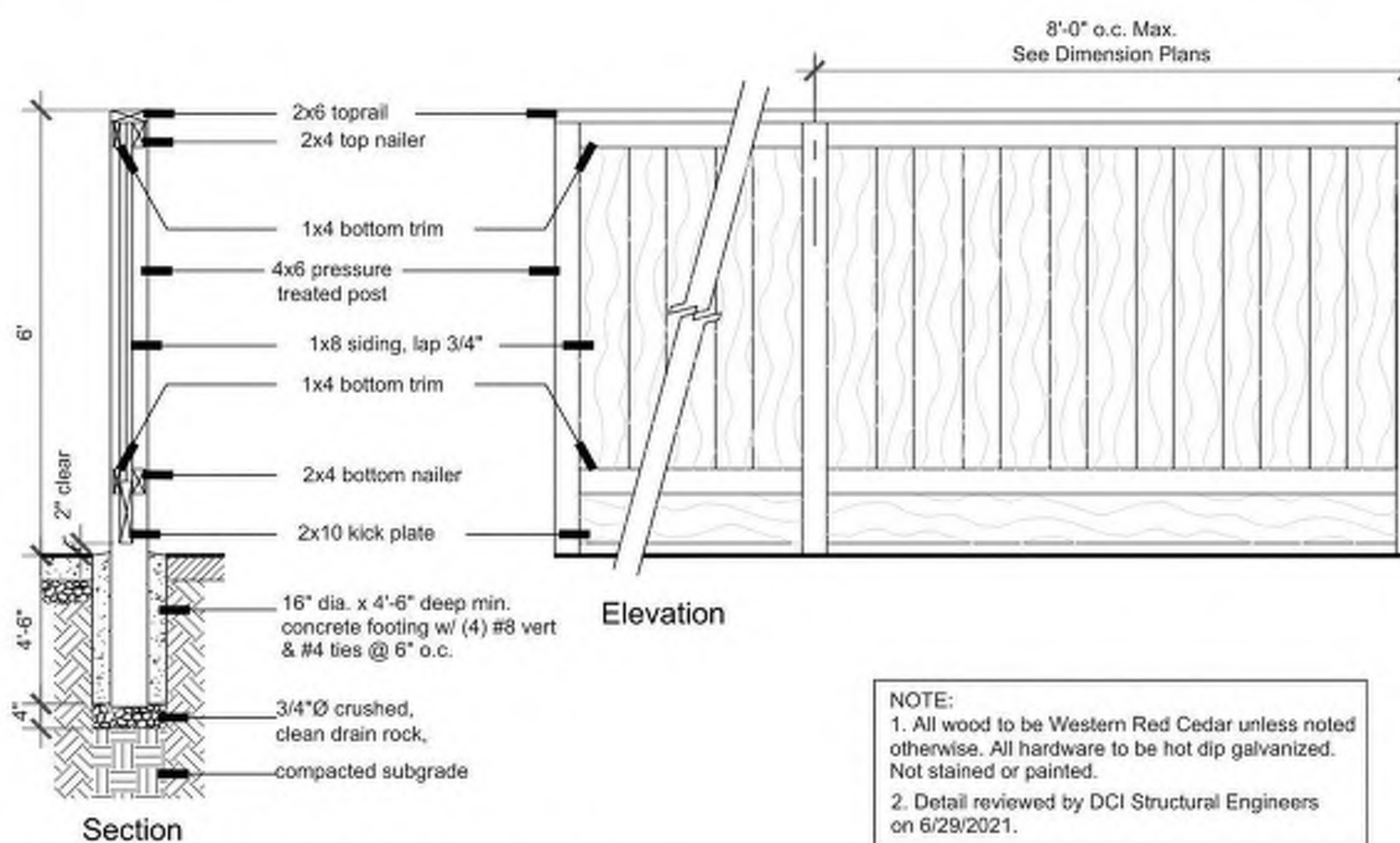
5 Planter Pot on Concrete

Scale: 3/4" = 1'-0"



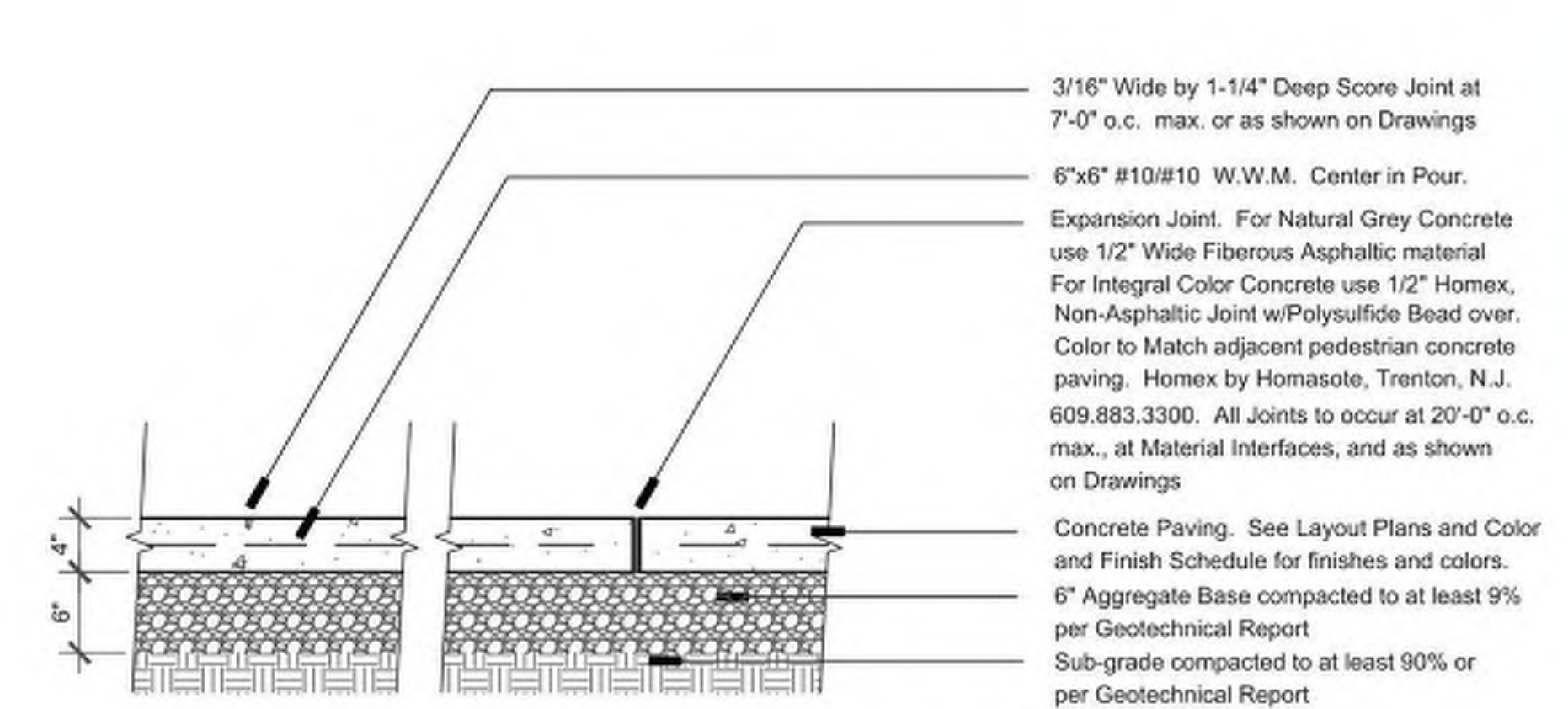
6 Concrete Seat Wall with Wood Top

Scale: 3/4" = 1'



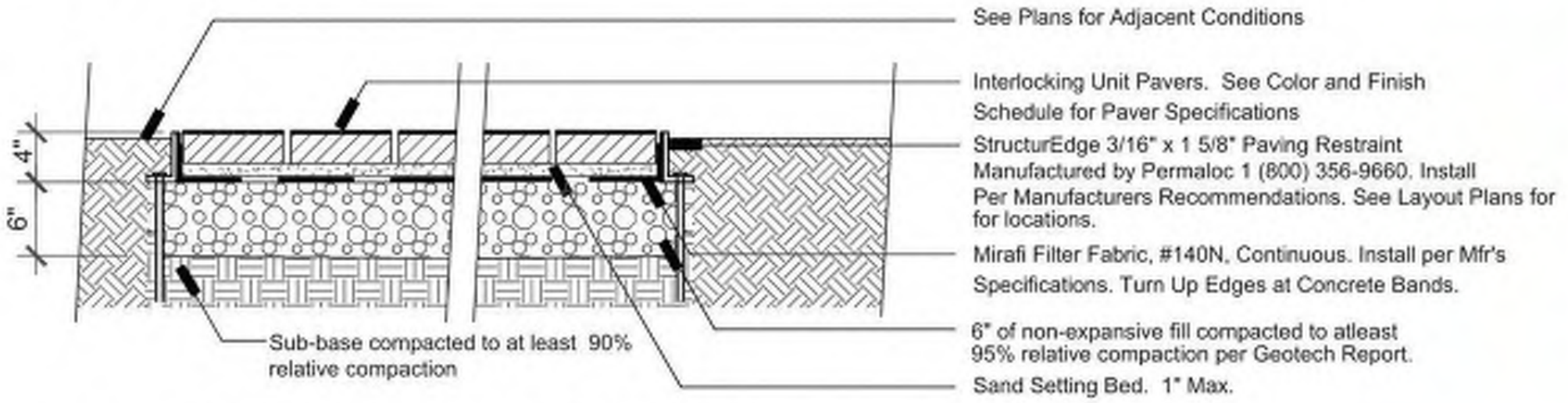
7 Good Neighbor Fence

Scale: 1/2" = 1'-0"



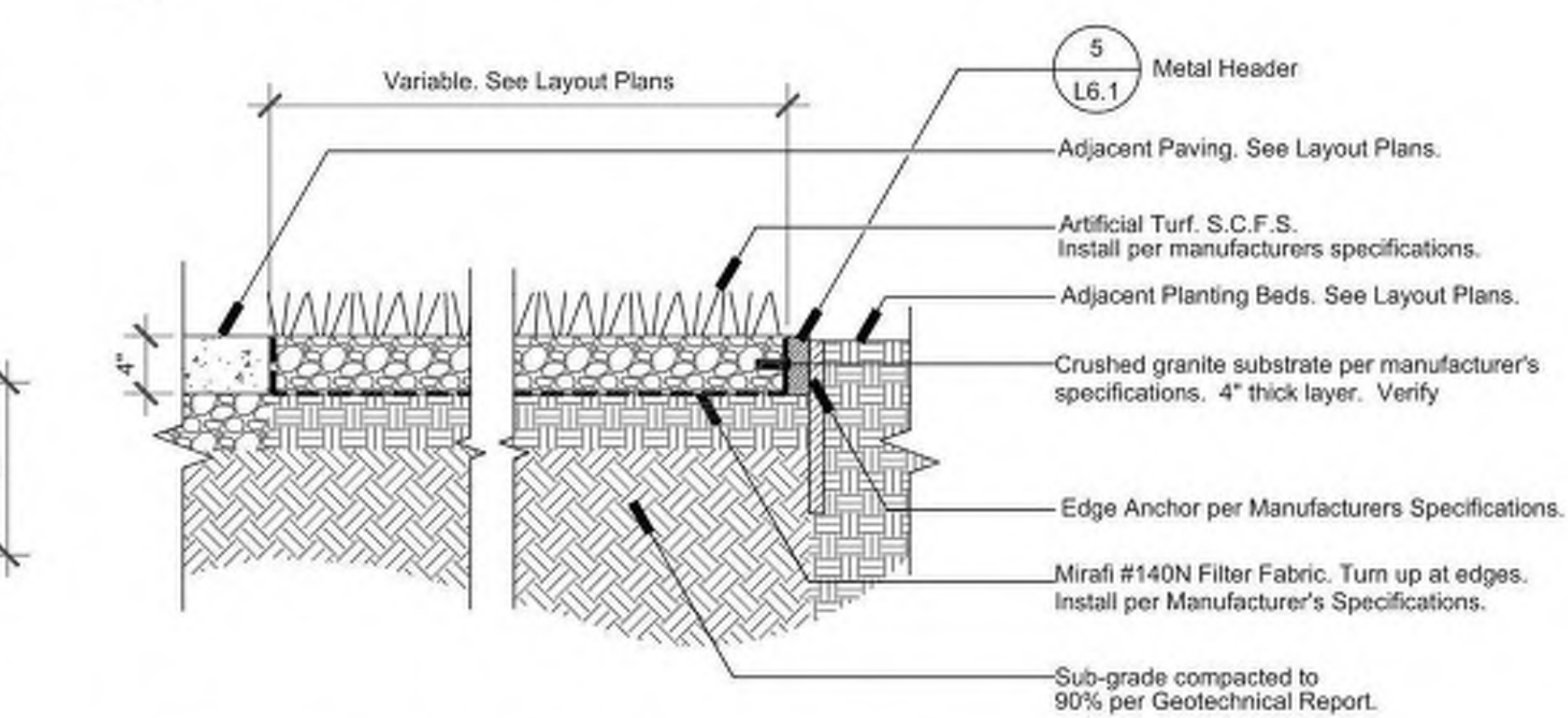
1 Pedestrian Concrete Paving

Scale: 1" = 1'-0"



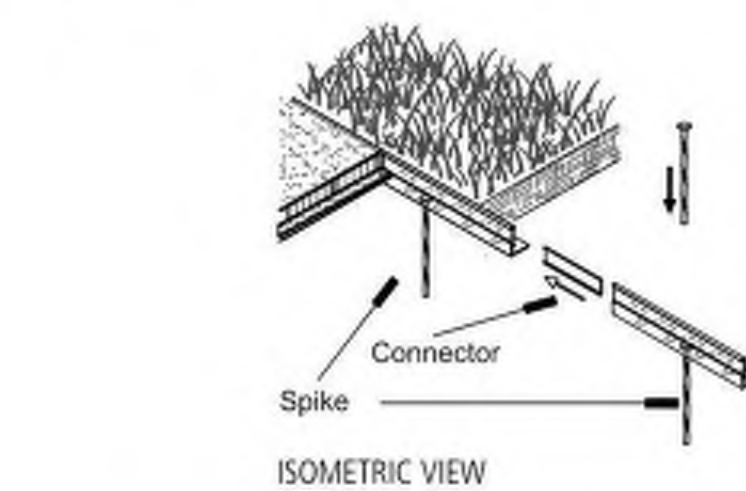
2 Pedestrian Unit Paving

Scale: 1" = 1'-0"



3 Artificial Turf

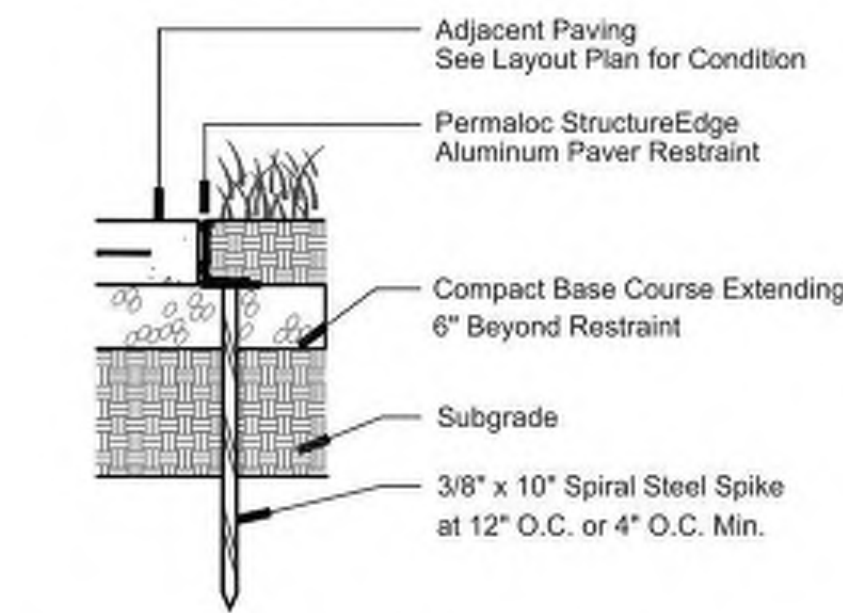
Scale: 1" = 1'-0"



FINISH LEGEND:
(MF) MILL FINISH-NATURAL ALUMINUM
MEETS
(BL) BLACK DURAFLEX-ELECTROSTATICALLY APPLIED
BAKED ON PAINT, MEETS AAMA 2603

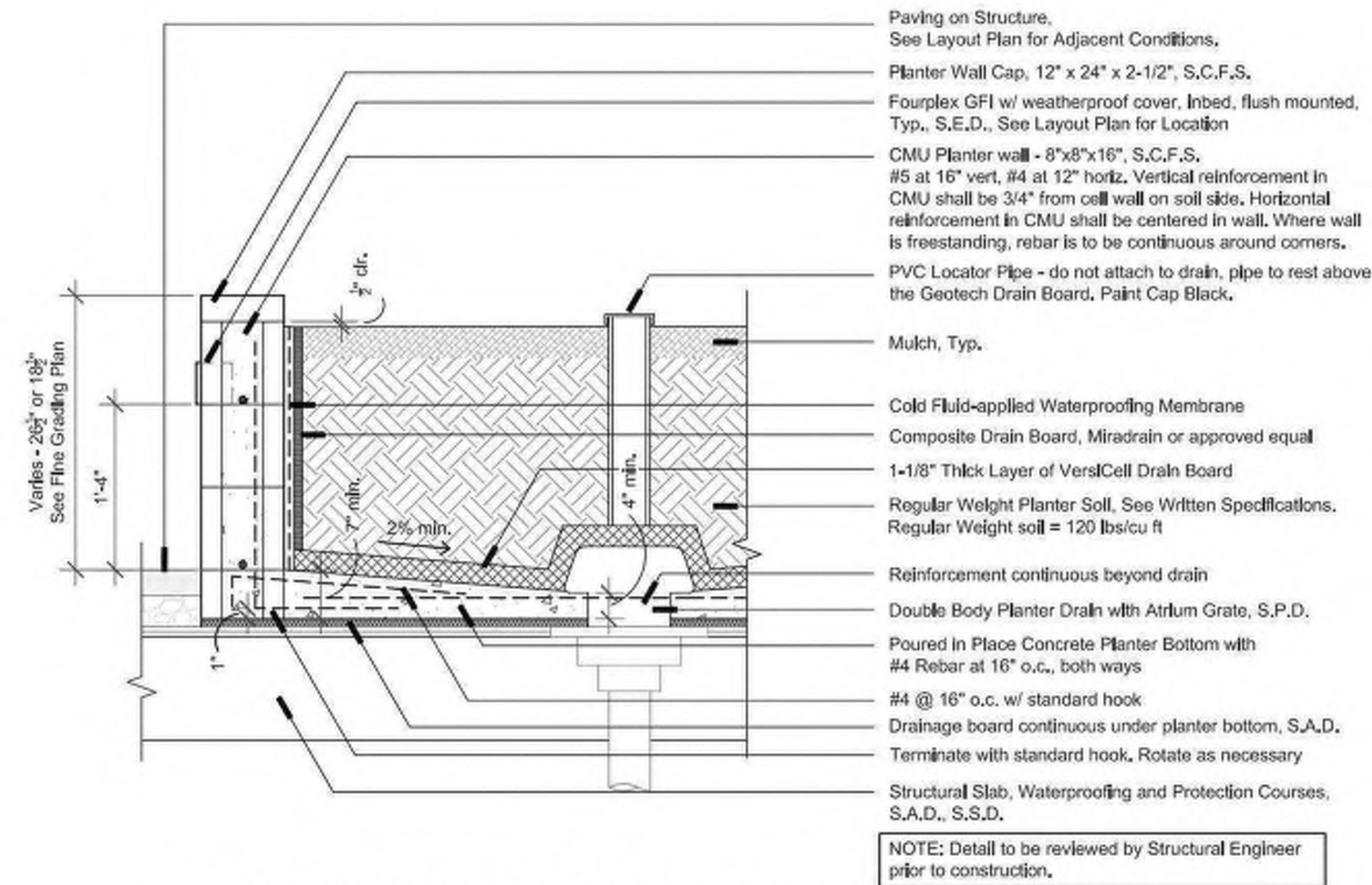
SIZE:
3/8" X 2 1/2" (3.2MM X 57MM)
w/ 0.190" (4.83MM) TOP LIP

NOTES:
1. INSTALL PER MANUFACTURER'S "INSTALLATION GUIDELINES"
2. CONNECTION BETWEEN SECTIONS TO UTILIZE MANUFACTURERS' SLIDING CONNECTOR SYSTEM.
3. CORNERS: NOTCH BASE ONLY AND FORM A CONTINUOUS CORNER.
4. PERMALOC STRUCTUREDGE AS MANUFACTURED BY PERMALOC CORPORATION, HOLLAND MI. (800) 356-9660, (616) 399-9600
5. CONTRACTOR'S NOTE: FOR PRODUCT AND PURCHASING INFORMATION VISIT: WWW.PERMALOC.COM

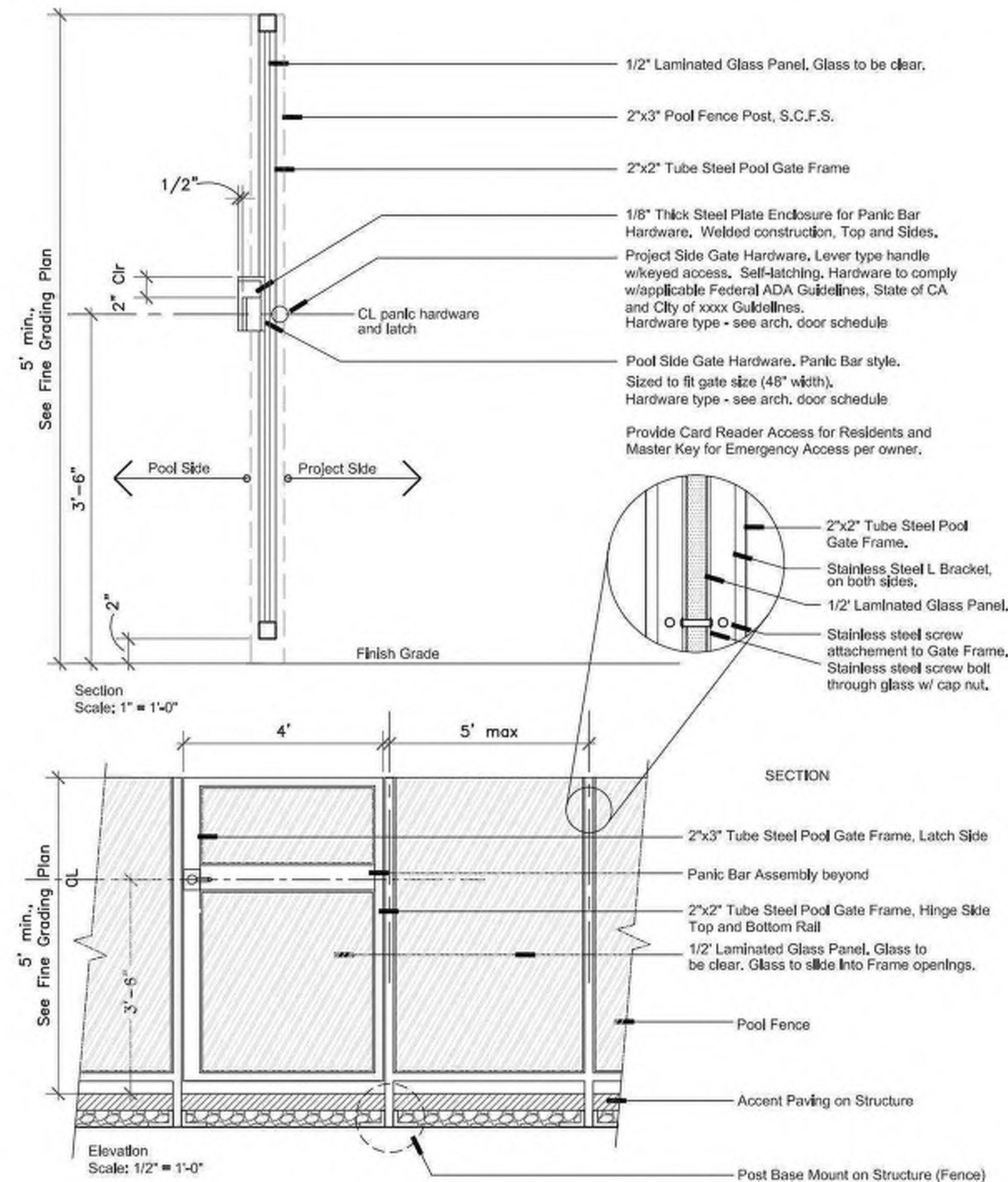


4 Metal Header

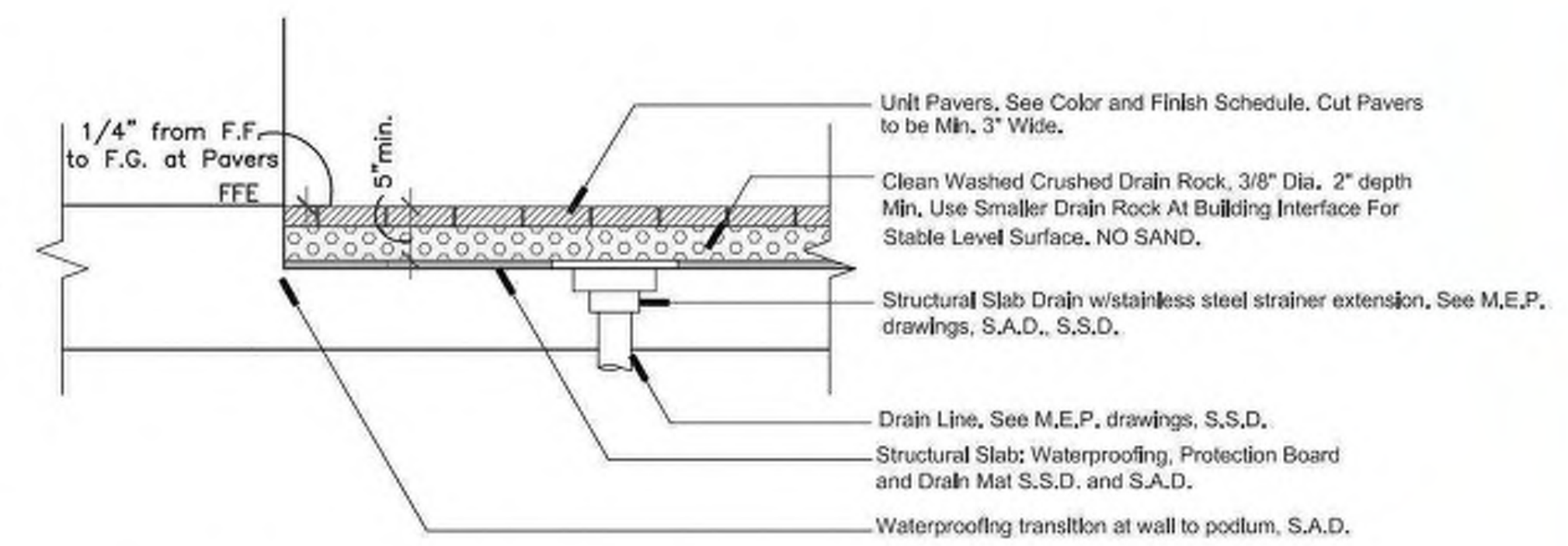
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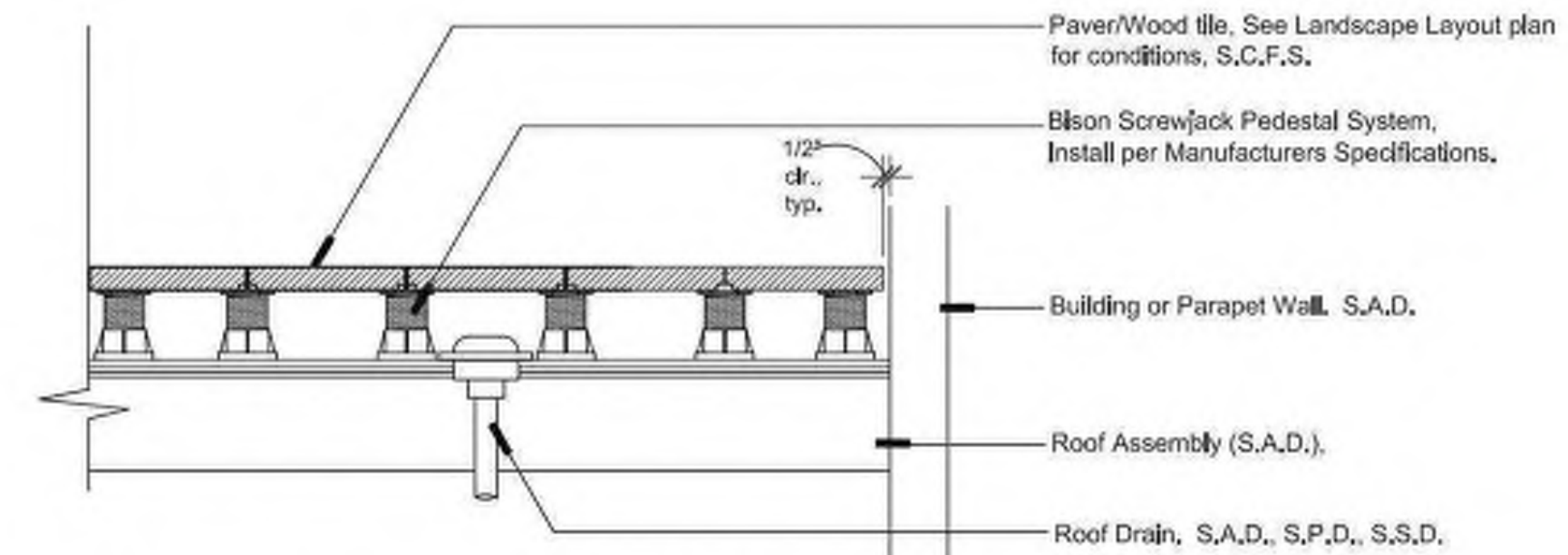
5 CMU Planter Wall on Structure
Scale: 1" = 1'-0"



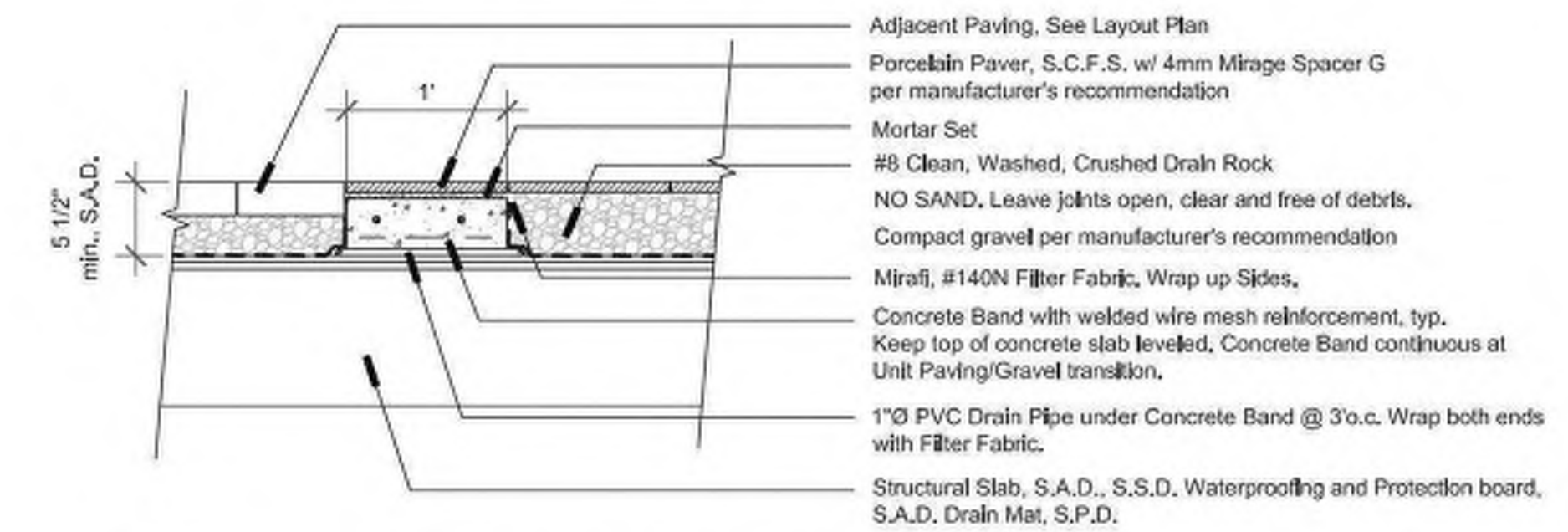
6 Glass Pool Fence with Gate on Structure
Scale as Noted



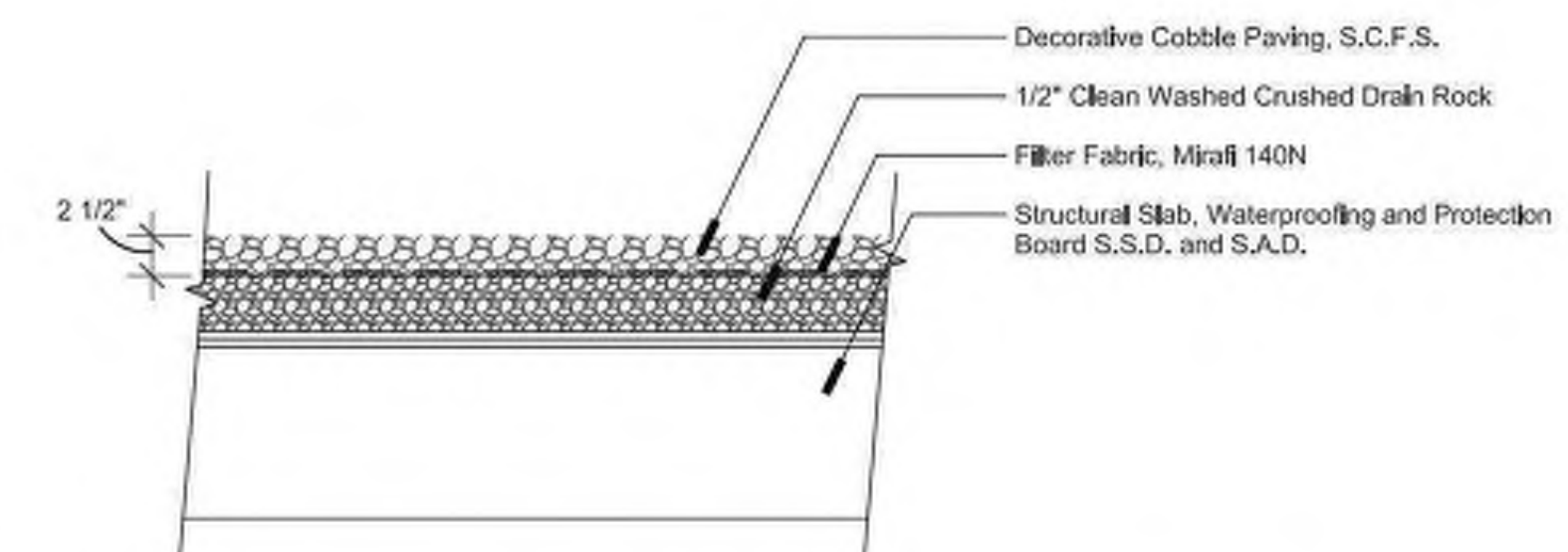
1 Unit Paving on Structure
Scale: 1/2" = 1'-0"



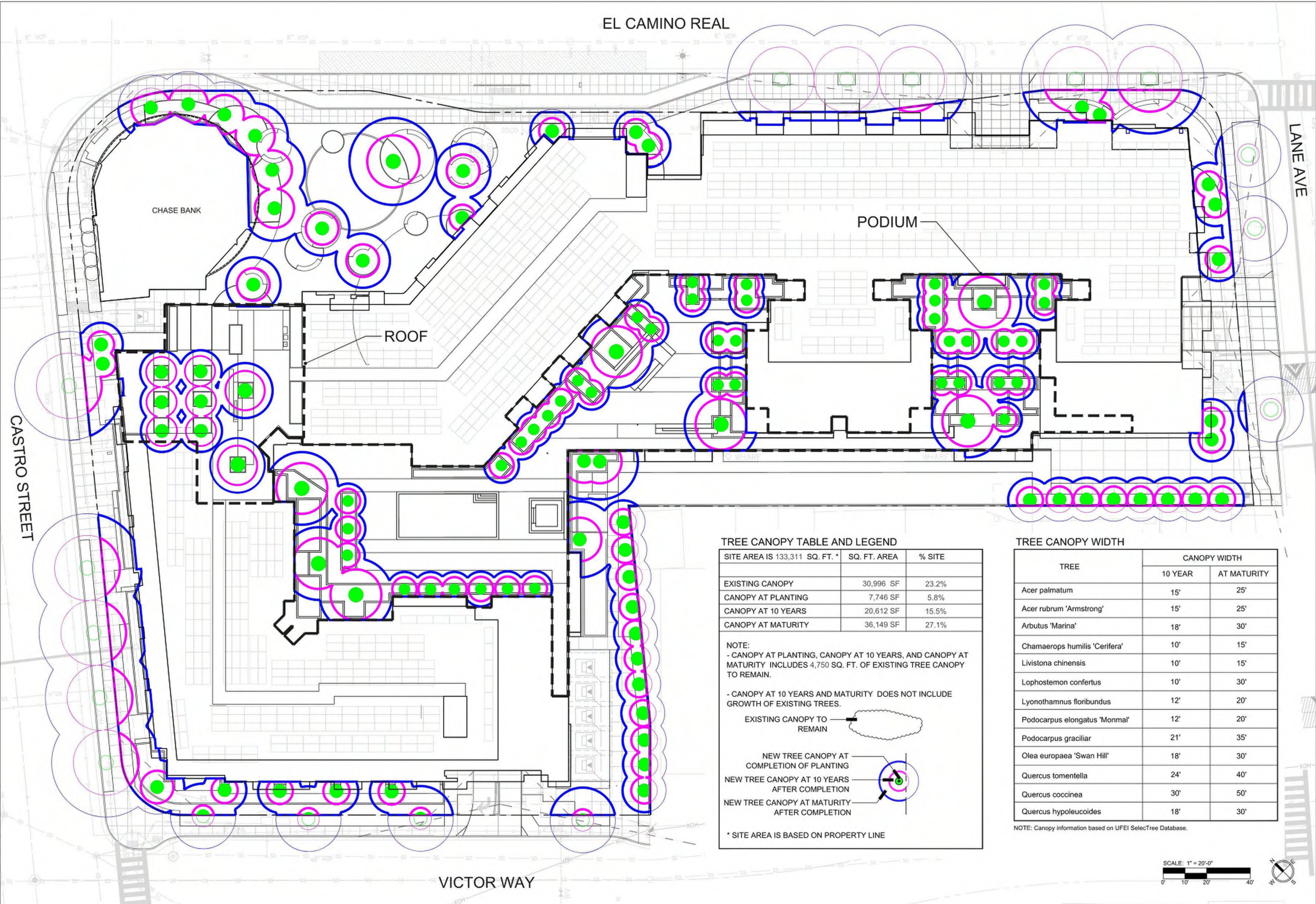
2 Unit Pavers on Pedestal
Scale: 1/2" = 1'-0"



3 Porcelain Paving on Structure
Scale: 1" = 1'-0"



4 Decorative Cobble on Structure
Scale: 1" = 1'-0"



TREE CANOPY TABLE AND LEGEND

SITE AREA IS 133,311 SQ. FT. *	SQ. FT. AREA	% SITE
EXISTING CANOPY	30,996 SF	23.2%
CANOPY AT PLANTING	7,746 SF	5.8%
CANOPY AT 10 YEARS	20,612 SF	15.5%
CANOPY AT MATURITY	36,149 SF	27.1%

NOTE:
- CANOPY AT PLANTING, CANOPY AT 10 YEARS, AND CANOPY AT MATURITY INCLUDES 4,750 SQ. FT. OF EXISTING TREE CANOPY TO REMAIN.
- CANOPY AT 10 YEARS AND MATURITY DOES NOT INCLUDE GROWTH OF EXISTING TREES.

EXISTING CANOPY TO REMAIN

NEW TREE CANOPY AT COMPLETION OF PLANTING

NEW TREE CANOPY AT 10 YEARS AFTER COMPLETION

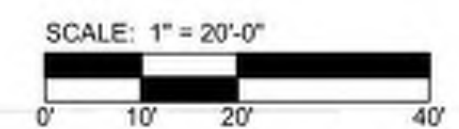
NEW TREE CANOPY AT MATURITY AFTER COMPLETION

* SITE AREA IS BASED ON PROPERTY LINE

TREE CANOPY WIDTH

TREE	CANOPY WIDTH	
	10 YEAR	AT MATURITY
Acer palmatum	15'	25'
Acer rubrum 'Armstrong'	15'	25'
Arbutus 'Marina'	18'	30'
Chamaerops humilis 'Cerifera'	10'	15'
Livistona chinensis	10'	15'
Lophostemon confertus	10'	30'
Lyonothamnus floribundus	12'	20'
Podocarpus elongatus 'Monmal'	12'	20'
Podocarpus graciliar	21'	35'
Olea europaea 'Swan Hill'	18'	30'
Quercus tomentella	24'	40'
Quercus coccinea	30'	50'
Quercus hypoleucoides	18'	30'

NOTE: Canopy information based on UFEI SelecTree Database.



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Sheet Title:

**TREE
COVERAGE
CANOPY PLAN**

Job No. 19063
Date: 8/1/2025
Scale: 1" = 20'-0"

Sheet No:

L-7.0



Arborist Report 749 W El Camino Real Mountain View, CA	
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Tree Inventory Map Tree Assessment	

Arborist Report, 749 W El Camino Real
April 22, 2021 REV Sept. 2022

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Arborist Report 749 W El Camino Real Mountain View, CA

Introduction and Overview

Greystar is in the early stages of developing the site located at 749 W. El Camino Real in Mountain View, CA. The site currently contains an existing bank and associated parking areas. HortScience | Bartlett Consulting was asked to prepare an Arborist Report as required by City of Mountain View Municipal Code 4.11.

This report was updated on September 29, 2022 in response to city comments and based on a review of the most recent landscape plans prepared by TGP and dated 10/7/2022.

This report provides the following information:

1. Assessment of the health and structure of the trees within and adjacent to the proposed project area based on a visual inspection from the ground.
2. Evaluation of the impacts to trees based on development plans.
3. Identification of trees to be removed and preserved as a result of the project.
4. Recommendations for protection of adjacent off-site trees during construction.

Tree Assessment Methods

Trees were assessed on March 11, 2021. The assessment procedure consisted of the following steps:

1. Identifying the tree species;
2. Tagging each tree with an identifying number and recording its location on a map; trees were numbered #30 - 118
3. Measuring the trunk diameter at a point 54" above grade; for off-site trees diameters were estimated.
4. Evaluating the health and structural condition using a scale of 1 – 5 based on a visual inspection from the ground:
 - 5 - A healthy, vigorous tree, reasonably free of signs and symptom of disease, with good structure and form typical of the species.
 - 4 - Tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.
 - 3 - Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.
 - 2 - Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
 - 1 - Tree in severe decline, dieback of scaffold branches and/or trunk; most of foliage from epicormics; extensive structural defects that cannot be abated.
5. Rating the suitability for preservation as "high", "moderate" or "low". Suitability for preservation considers the health, age and structural condition of the tree, and its potential to remain an asset to the site for years to come.

High: Trees with good health and structural stability that have the potential for longevity at the site.

Moderate: Trees with somewhat declining health and/or structural defects that can be abated with treatment. The tree will require more intense

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Arborist Report, 749 W El Camino Real
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Low: management and monitoring, and may have shorter life span than those in 'high' category. Tree in poor health or with significant structural defects that cannot be mitigated. Tree is expected to continue to decline, regardless of treatment. The species or individual may have characteristics that are undesirable for landscapes and generally are unsuited for use areas.

Description of Trees

Eighty-nine (89) trees representing 14 species were evaluated (Table 1). For all species combined, trees were in poor (22%), fair (47%), and good (30%) condition. Fifteen (15) street trees were included in the assessment. Descriptions of each tree are found in the **Tree Assessment**, and approximate locations are plotted on the **Tree Assessment Plan** (see Exhibits).

**Table 1. Condition ratings and frequency of occurrence of trees
749 W El Camino Real, Mountain View, CA**

Common Name	Scientific Name	Condition			Total
		Poor (1-2)	Fair (3)	Good (4-5)	
Camphor	<i>Cinnamomum camphora</i>	1	-	-	1
Italian cypress	<i>Cupressus sempervirens</i>	-	-	2	2
Evergreen ash	<i>Fraxinus uhdei</i>	3	3	-	6
Glossy privet	<i>Ligustrum lucidum</i>	4	2	-	6
Sweetgum	<i>Liquidambar styraciflua</i>	2	6	7	15
Southern magnolia	<i>Magnolia grandiflora</i>	-	11	-	11
Olive	<i>Olea europaea</i>	1	3	3	7
Chinese pistache	<i>Pistacia chinensis</i>	-	1	-	1
Evergreen pear	<i>Pyrus kawakami</i>	2	6	1	9
Coast live oak	<i>Quercus agrifolia</i>	1	2	1	4
Red oak	<i>Quercus rubra</i>	1	-	2	3
California pepper	<i>Schinus molle</i>	-	2	1	3
Coast redwood	<i>Sequoia sempervirens</i>	4	-	10	14
Siberian elm	<i>Ulmus pumila</i>	1	6	-	7
Total		20	42	27	89

Sweetgum was the most frequent species, with 15 trees assessed. All of the sweetgums were located within or near the parking lot on the eastern portion of the property, three (#94 – 96) were street trees. Seven of the sweetgums were in good condition, six were in fair condition, and two were in poor condition. The trees ranged from 8 to 17 inches in diameter. Tree #91 was mostly dead. The three street trees may not be removed without a permit; furthermore, street trees #95 and #96 had Heritage status due to their size.

Coast redwood was the second most populous species with 14 trees assessed (4 off site). The 10 on site redwoods were in good condition (Photo 1) while the four off-site coast redwoods were in poor condition. The on-site coast redwoods (#32 – 41) varied in diameter from 21 to 34 inches

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Arborist Report, 749 W El Camino Real
April 22, 2021 REV Sept. 2022

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and were planted in a row between the eastern parking lot and neighboring properties. The off-site coast redwoods (#99 – 102) were between 11 and 21 inches in diameter. The coast redwoods all had typical form and structure for the species. All 14 coast redwoods had Heritage status by virtue of their size and species.



Eleven (11) southern magnolias were assessed, all of which were in fair condition. Seven were street trees planted between the property and the sidewalk. The southern magnolias were all planted between the parking area and Victor Way, located South of the property. Twig dieback and/or slightly thin crowns were present on all southern magnolias. They varied in size from 8 to 15 inches in diameter. Only one (#58) was Heritage by virtue of its trunk diameter.

Nine evergreen pears were assessed. They ranged in diameter from 5 to 11 inches. Two were in poor condition, six were in fair condition, and one was in good condition. Tree #69 had previously been topped.

There were seven olives present. One (#64) was in poor condition, three were in fair condition, and three were in good condition (Photo 2). Three were multi-stemmed trees with stem diameters between 3 and 12 inches. The four single-trunk trees had 11 or 10-inch trunk diameters. Three were Heritage due to their trunk diameter below the multiple trunk attachment point.

Seven Siberian elms were assessed. One (#109) was in poor condition while the rest were in fair condition. They had trunk diameters between 14 and 32 inches. Trees #103, 105, 106, 108, and 109 were Heritage due to their trunk diameters.

Six evergreen ash were assessed (#79 – 84). Three were in fair condition and three were in poor condition. They ranged in diameter from 8 to 12 inches and none had Heritage status.

Six glossy privets were assessed. They had trunk diameters between 6 and 21 inches. Four were in poor condition and two were in fair condition. Two (#75 and 78) were street trees and thus protected. Street tree #75 was mostly dead while street tree #78 was in decline. One on-site tree, #77, was Heritage due to its trunk diameter.

Four coast live oaks were assessed. One was in poor condition, two were in fair condition, and one was in good condition. Their trunks measured between 17 and 25 inches in diameter. All oaks in Mountain View with a diameter of 4 inches or greater are considered Heritage, therefore all coast live oaks were Heritage.

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Arborist Report, 749 W El Camino Real
April 22, 2021 REV Sept. 2022

Page 4



Three red oaks were assessed, all of which were street trees and Heritage. Trees #98 and 114 were in good condition while tree #115 was in poor condition. Tree #115 was suppressed by tree #111.

Three California peppers were assessed. Two were in fair condition and one (#85) was in good condition. Tree #44 was a multi-stemmed tree with 2 – 4 inch stems sprouting from an old trunk.

Trees #85 and 92 had 21-inch trunk diameters, making them Heritage trees.

Two Italian cypresses were assessed. Both were in good condition, had 13 inch diameters, and had ivy-covered bases.

One camphor was assessed. It had a 14-inch diameter trunk and was in poor condition. Twig and branch dieback were indicative of the tree being in decline.

One Chinese pistache was assessed. It had a 12-inch diameter trunk and was in fair condition. It was a street tree and thus protected.

City of Mountain View Tree Protection Ordinance

The City of Mountain View Ordinance No. 4.11 (3/1/11) Chapter 32, Article II, Protection of Urban Forest designates oaks, redwoods, and cedars 4" and greater in trunk diameter and any species 15" and greater in trunk diameter Heritage. By this definition, 30 of the on-site trees were Heritage Trees. The City also protects street trees. Fifteen (15) street trees, five of which were Heritage trees, were located along Victor Way, Castro St., El Camino Real, and Lane Ave. Designations for individual trees are provided in the **Tree Assessment**. No Street Trees or Heritage trees may be removed without a permit.

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749 W EL CAMINO REAL
MOUNTAIN VIEW, CA 94040
PUBLIC HEARING SET

Sheet Title:
ARBORIST
REPORT

Job No. 19063
Date: 8/1/2025
Scale: 1" = 20'-0"

Sheet No:
L-8.1

Suitability for Preservation

Before evaluating the impacts that will occur during development, it is important to consider the quality of the tree resource itself and the potential for individual trees to function well over an extended length of time. Trees that are preserved on development sites must be carefully selected to make sure that they may survive development impacts, adapt to a new environment, and perform well in the landscape.

Evaluation of suitability for preservation considers several factors:

- Tree health**
Healthy, vigorous trees are better able to tolerate impacts such as root injury, demolition of existing structures, changes in soil grade and moisture, and soil compaction than are non-vigorous trees. For example, southern magnolias along Victor Way were in fair condition but had low vigor and would not survive if they experienced significant root injury.
- Structural integrity**
Trees with significant amounts of wood decay and other structural defects that cannot be corrected are likely to fail. Such trees should not be preserved in areas where damage to people or property is likely.
- Species response**
There is a wide variation in the response of individual species to construction impacts and changes in the environment. Coast live oak and coast redwood are tolerant of root loss while Siberian elm and sweetgum are less tolerant.
- Tree age and longevity**
Old trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young trees are better able to generate new tissue and respond to change.
- Species invasiveness**
Species that spread across a site and displace desired vegetation are not always appropriate for retention. This is particularly true when indigenous species are displaced. The California Invasive Plant Inventory Database (<http://www.cal-ipc.org/plants/inventory/>) lists species identified as being invasive. Mountain View is part of the Central West Floristic Province. California pepper and olive are considered invasive on the "limited" level.

Each tree was rated for suitability for preservation based upon its age, health, structural condition, and ability to safely coexist within a development environment (see **Tree Assessment** in Exhibit, and Table 2). We consider trees with high suitability for preservation to be the best candidates for preservation. We do not recommend retention of trees with low suitability for preservation in areas where people or property will be present. Retention of trees with moderate suitability for preservation depends upon the intensity of proposed site changes.

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Table 2. Tree suitability for preservation
749 W El Camino Real, Mountain View, CA

High	These are trees with good health and structural stability that have the potential for longevity at the site. Thirteen (13) of the trees had high suitability for preservation.
Moderate	Trees in this category have fair health and/or structural defects that may be abated with treatment. These trees require more intense management and monitoring, and may have shorter life-spans than those in the "high" category. Forty-nine (49) trees had moderate suitability for preservation.
Low	Trees in this category are in poor health or have significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas. Twenty-seven (27) of the trees had low suitability for preservation.

Evaluation of Impacts and Recommendations

Appropriate tree retention develops a practical match between the location and intensity of construction activities and the quality and health of trees. The **Tree Assessment** was the reference point for tree condition and quality. Impacts from construction were evaluated using the Tree Disposition Plan sheet I-8.9 prepared by Studio T Square dated October 7, 2022.

This report was updated on September 29, 2022 as a part of the final development application to the City of Mountain View. Plans depict trees proposed for removal based on both the plans and comments from the City (see Table 3 Disposition Assessment for Trees). Plans depicted the proposed work that would construct mixed-use residential buildings with below-grade parking and vehicle circulation.

Excavation for underground parking that will occur across much of the site leaves little opportunity for tree preservation. Coast redwoods, olives, and other interior trees will need to be removed. It is the intent to preserve the row of coast redwoods (#35-41) and sweetgums #42 and 43.

Coast redwoods #36-41 and sweetgums #42 and 43 preservation:
Coast redwoods #36-41 can be preserved with meticulous adherence to the tree preservation guidelines. The walkway is planned between 5 to 8 feet away from the trunks of the trees the existing pavement is around the same distance from the trunks (Sheet L-1 screenshot 1 below). To enable preservation, I recommend reducing the extent of the excavation required for the adjacent concrete walkway. Permeable pavers will be used to enhance water flow in the root zone.

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The in-ground stormwater treatment planter is located where the existing parking lot is located. Root loss in this area is expected to be minimal. Excavation within the tree protection zone should be done by hand and should seek to preserve roots 2-inches in diameter and larger. Once roots are severed, they should be covered. The trees should be irrigated regularly with potable water before, during, and after construction to help the trees tolerate and recover from construction impacts better. Tree protection fencing should also be installed between the trees and the edge of the proposed work area. Fencing should remain in place for the duration of the project.

Based on our review of the plans, nine trees (seven heritage) can be preserved. The remaining 80 trees (28 heritage and 52 non-heritage) see Table 3.

Olives #46, 65, 66, and 72 are candidates for transplant. This group of olives was in good (#65, 66, and 72) and fair (#46) condition. However, transplanting is a costly procedure, and the resulting root loss and transplant shock may be greater than the tree's tolerance threshold. If the trees cannot immediately be transplanted after extraction and must be stored and maintained during the course of re-development, then the chance of successful transplant plummets.

In addition, adequately sized root balls must be extracted for the olives to enable successful transplant. It will be difficult to extract a large enough root ball based on the growing conditions at the site. As a general guideline, root ball size should be at least 10 feet for each inch of trunk diameter for successful transplant. Using this guideline, 10 ft. for tree #46 would be necessary; 12 ft. for #65; 9 ft. for tree #66; and 9 ft. for #70. A much larger area than is available.

Preservation of trees is predicated on following the **Tree Preservation Guidelines** on page 12.

Tree transplant potential:
I do not recommend transplanting the olive trees in good condition (#65, 66, and 72). From my review, the current design presents limited opportunity to accommodate relocated trees, unless the landscape plans are revised.

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Table 3. Disposition Assessment for Trees
749 W El Camino Real, Mountain View, CA

Tag #	Species	Diameter	Condition	Suitability	Heritage?	Disposition	Disposition comments
30	Sweetgum	8	3	Low	No	Remove	Low suitability for preservation
31	Sweetgum	8	3	Moderate	No	Remove	Within building footprint
32	Coast redwood	28	5	High	Yes	Remove	Within building footprint
33	Coast redwood	24	5	High	Yes	Remove	Within building footprint
34	Coast redwood	21	5	High	Yes	Remove	Within building footprint
35	Coast redwood	22	4	High	Yes	Preserve	Protected at existing curb line.
36	Coast redwood	27	5	High	Yes	Preserve	Protected at existing curb line.
37	Coast redwood	27	5	High	Yes	Preserve	Protected at existing curb line.
38	Coast redwood	26	5	High	Yes	Preserve	Protected at existing curb line.
39	Coast redwood	26	5	High	Yes	Preserve	Protected at existing curb line.
40	Coast redwood	31	5	High	Yes	Preserve	Protected at existing curb line.
41	Coast redwood	34	5	High	Yes	Preserve	Protected at existing curb line.
42	Sweetgum	10	4	Moderate	No	Preserve	Protected at existing curb line.
43	Sweetgum	12	4	Moderate	No	Preserve	Protected at existing curb line.
44	California pepper	4,4,4,4,4,3,3,3,2,2,2,2,2	2	Low	No	Remove	Within building footprint
45	Sweetgum	14	4	Moderate	No	Remove	Insufficient growing space in narrow planter; new building will be too close to tree's location
46	Olive	10	3	Moderate	No	Remove	Existing planter will be removed, sidewalk will be reconfigured
47	Evergreen pear	11	3	Moderate	No	Remove	Existing planter will be removed, sidewalk will be reconfigured
48	Evergreen pear	9	3	Moderate	No	Remove	Existing planter will be removed, sidewalk will be reconfigured
49	Evergreen pear	11	3	Moderate	No	Remove	Existing planter will be removed, sidewalk will be reconfigured
50	Evergreen pear	8	3	Moderate	No	Remove	Existing planter will be removed, sidewalk will be reconfigured
51	Southern magnolia	9	3	Moderate	No	Remove	Driveway from Victor Wy.

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52	Southern magnolia	14	3	Moderate	No	Remove	Existing planter will be removed, sidewalk will be reconfigured
53	Southern magnolia	12	3	Moderate	No	Remove	Existing planter will be removed, sidewalk will be reconfigured
54	Southern magnolia	9	3	Moderate	No	Remove	Driveway from Victor Wy.
55	Southern magnolia	8	3	Moderate	No	Remove	Existing planter will be removed, sidewalk will be reconfigured
56	Southern magnolia	12	3	Moderate	No	Remove	Existing planter will be removed, sidewalk will be reconfigured
57	Southern magnolia	8	3	Moderate	No	Remove	Existing planter will be removed, sidewalk will be reconfigured
58	Southern magnolia	15	3	Moderate	Yes	Remove	Existing planter will be removed, sidewalk will be reconfigured
59	Southern magnolia	9	3	Moderate	No	Remove	Existing planter will be removed, sidewalk will be reconfigured
60	Southern magnolia	10	3	Low	No	Remove	Existing planter will be removed, sidewalk will be reconfigured
61	Southern magnolia	14	3	Low	No	Remove	Existing planter will be removed, sidewalk will be reconfigured
62	Olive	11	3	Moderate	No	Remove	Existing planter will be removed, sidewalk will be reconfigured
63	Olive	11	3	Moderate	No	Remove	Existing planter will be removed, sidewalk will be reconfigured
64	Olive	11	2	Low	No	Remove	Existing planter will be removed, sidewalk will be reconfigured
65	Olive	12,10	4	Moderate	Yes	Remove	Within building footprint; possible transplant candidate
66	Olive	9,7,7,6	4	Moderate	Yes	Remove	Within building footprint; possible transplant candidate
67	Evergreen pear	10	4	Moderate	No	Remove	Within building footprint
68	Evergreen pear	8	2	Low	No	Remove	Within building footprint
69	Evergreen pear	5	2	Low	No	Remove	Within building footprint
70	Evergreen pear	8	3	Moderate	No	Remove	Within building footprint
71	Evergreen pear	8	3	Moderate	No	Remove	Within building footprint
72	Olive	9,9,7,6,3	4	High	Yes	Remove	Within building footprint; possible transplant candidate

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73	Glossy privet	10	2	Low	No	Remove	Low suitability for preservation
74	Glossy privet	9	2	Low	No	Remove	Low suitability for preservation
75	Glossy privet	6	1	Low	No	Remove	Low suitability for preservation
76	Glossy privet	13	3	Low	No	Remove	Low suitability for preservation
77	Glossy privet	21	3	Low	Yes	Remove	Low suitability for preservation
78	Glossy privet	10	2	Low	No	Remove	Low suitability for preservation
79	Evergreen ash	10	2	Low	No	Remove	Within building footprint
80	Evergreen ash	12	3	Moderate	No	Remove	Within building footprint
81	Evergreen ash	8	3	Moderate	No	Remove	Within building footprint
82	Evergreen ash	8	2	Low	No	Remove	Within building footprint
83	Evergreen ash	10	3	Moderate	No	Remove	Within building footprint
84	Evergreen ash	6	2	Low	No	Remove	Within building footprint
85	California pepper	21	4	Moderate	Yes	Remove	Planter will be replaced with paving
86	Sweetgum	12	4	Moderate	No	Remove	Planter will be replaced with paving
87	Sweetgum	12	4	Moderate	No	Remove	Planter will be replaced with paving
88	Sweetgum	10	4	Moderate	No	Remove	Within building footprint
89	Sweetgum	9	3	Moderate	No	Remove	Within building footprint
90	Sweetgum	9	4	Moderate	No	Remove	Within building footprint
91	Sweetgum	9	1	Low	No	Remove	Within building footprint
92	California pepper	21	3	Moderate	Yes	Remove	Within building footprint
93	Sweetgum	9	2	Low	No	Remove	Within building footprint
94	Sweetgum	10	3	Low	No	Remove	Street tree planter will be replaced with paving
95	Sweetgum	17	3	Moderate	Yes	Remove	Street tree planter will be removed and sidewalk will be reconfigured
96	Sweetgum	15	3	Moderate	Yes	Remove	Street tree planter will be removed and sidewalk will be reconfigured
97	Chinese pistache	12	3	Moderate	No	Remove	Street tree planter will be removed and sidewalk will be reconfigured
98	Red oak	27	4	High	Yes	Remove	Within driveway from El Camino Real
99	Coast redwood	21	2	Low	Yes	Remove	Low suitability for preservation; within new parking lot
100	Coast redwood	11	2	Low	Yes	Remove	Low suitability for preservation; within new parking lot

101	Coast redwood	16	2	Low	Yes	Remove	Low suitability for preservation; within new parking lot
102	Coast redwood	15	2	Low	Yes	Remove	Low suitability for preservation; within new parking lot
103	Siberian elm	32 est.	3	Moderate	Yes	Remove	Within building footprint
104	Siberian elm	14	3	Moderate	No	Remove	Within building footprint
105	Siberian elm	18	3	Moderate	Yes	Remove	Within building footprint
106	Siberian elm	21	3	Moderate	Yes	Remove	Within building footprint
107	Siberian elm	14	3	Moderate	No	Remove	Within building footprint
108	Siberian elm	27	3	Moderate	Yes	Remove	Within building footprint
109	Siberian elm	19	2	Low	Yes	Remove	Low suitability for preservation; within building footprint
110	Campbor	14	2	Low	No	Remove	Low suitability for preservation
111	Coast live oak	25	4	High	Yes	Remove	Within building footprint
112	Coast live oak	17	3	Moderate	Yes	Remove	Within building footprint
113	Coast live oak	17	2	Low	Yes	Remove	Within building footprint; low suitability for preservation
114	Red oak	25	4	Moderate	Yes	Remove	Street tree outside of work area
115	Red oak	10	2	Low	Yes	Remove	Low suitability for preservation
116	Italian cypress	13	4	Moderate	No	Remove	Driveway from Lane Av.
117	Italian cypress	13	4	Moderate	No	Remove	Driveway from Lane Av.
118	Coast live oak	18	3	Moderate	Yes	Remove	Located where new walkway is planned

Tree Preservation Guidelines

The goal of tree preservation is not merely tree survival during development but maintenance of tree health and beauty for many years. Trees retained on sites that are either subject to extensive injury during construction or are inadequately maintained become a liability rather than an asset. The response of individual trees will depend on the amount of excavation and grading, the care with which demolition is undertaken, and the construction methods. Coordinating any construction activity inside the **TREE PROTECTION ZONE** can minimize these impacts.

The following recommendations will help reduce impacts to trees from development and maintain and improve their health and vitality through the clearing, grading and construction phases.

Tree Protection Zone

1. **A TREE PROTECTION ZONE** shall be the dripline of each tree.
 - a. Fence all trees to be retained to completely enclose the **TREE PROTECTION ZONE** prior to demolition, grubbing or grading. Fences shall be 6 ft. chain link or equivalent as approved by the City.
 - b. No grading, excavation, construction or storage or dumping of materials shall occur within the **TREE PROTECTION ZONE**.
 - c. No underground services including utilities, sub-drains, water or sewer shall be placed in the **TREE PROTECTION ZONE**.

Design recommendations

1. All plans affecting trees shall be reviewed by the Consulting Arborist with regard to tree impacts. These include, but are not limited to, demolition plans, grading plans, drainage plans, utility plans, and landscape and irrigation plans.
2. **TREE PROTECTION ZONE** shall be the dripline of each tree. No grading, excavation, construction or storage of materials shall occur within that zone. No underground services including utilities, sub-drains, water or sewer shall be placed in the **TREE PROTECTION ZONE**.
3. Irrigation systems must be designed so that no trenching severs roots larger than 1" in diameter will occur within the **TREE PROTECTION ZONE**.
4. **Tree Preservation Guidelines** prepared by the Consulting Arborist, which include specifications for tree protection during demolition and construction, should be included on all plans.
5. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.
6. Do not lime the subsoil within 50' of any tree. Lime is toxic to tree roots.
7. Ensure adequate but not excessive water is supplied to trees; in most cases occasional irrigation will be required. Avoid directing runoff toward trees.

Pre-demolition and pre-construction treatments and recommendations

1. The demolition and construction superintendents shall meet with the Consulting Arborist before beginning work to review all work procedures, access routes, storage areas, and tree protection measures.

2. Fence all trees to be retained to completely enclose the **TREE PROTECTION ZONE** prior to demolition, grubbing or grading. Fences shall be 6 ft. chain link or equivalent as approved by the City.
3. Apply and maintain 4-6" wood chip mulch within the **TREE PROTECTION ZONE**. Keep the mulch 2" from the base of tree trunks.
4. Fences are to remain until all grading and construction is completed. Where demolition must occur close to trees, such as removing curb and pavement, install trunk protection devices such as winding silt sock waste around trunks or stacking hay bales around tree trunks.
5. All tree work shall comply with the Migratory Bird Treaty Act as well as California Fish and Wildlife code 3503-3513 to not disturb nesting birds. To the extent feasible tree pruning and removal should be scheduled outside of the breeding season. Breeding bird surveys should be conducted prior to tree work. Qualified biologists should be involved in establishing work buffers for active nests.

Recommendations for tree protection during construction

1. Any approved grading, construction, demolition or other work within the **TREE PROTECTION ZONE** should be monitored by the Consulting Arborist.
2. All contractors shall conduct operations in a manner that will prevent damage to trees to be preserved.
3. Tree protection devices are to remain until all site work has been completed within the work area. Fences or other protection devices may not be relocated or removed without permission of the Consulting Arborist.
4. Construction trailers, traffic and storage areas must remain outside **TREE PROTECTION ZONE** at all times.
5. Roots should be cut with a saw to provide a flat and smooth cut. If roots 2" and greater in diameter are encountered during site work and must be cut to complete the construction, the Consulting Arborist must be consulted to evaluate effects on the health and stability of the tree and recommend treatment.
6. All trees shall be irrigated on a schedule to be determined by the Consulting Arborist (every 3 to 6 weeks is typical). Each irrigation shall wet the soil within the **TREE PROTECTION ZONE** to a depth of 30".
7. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.
8. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the **TREE PROTECTION ZONE**.
9. Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.

Maintenance of impacted trees

Preserved trees will experience a physical environment different from that pre-development. As a result, tree health and structural stability should be monitored. Occasional pruning, fertilization, mulch, pest management, replanting and irrigation may be required. In addition, provisions for monitoring both tree health and structural stability following construction must be made a priority. Inspect trees annually and following major storms to identify conditions requiring treatment to manage risk associated with tree failure.

Our procedures included assessing trees for observable defects in structure. This is not to say that trees without significant defects will not fail. Failure of apparently defect-free trees does occur, especially during storm events. Wind forces, for example, can exceed the strength of defect-free wood causing branches and trunks to break. Wind forces coupled with rain can saturate soils, reducing their ability to hold roots, and blow over defect-free trees. Although we cannot predict all failures, identifying those trees with observable defects is a critical component of enhancing public safety.

Furthermore, trees change over time. Our inspections represent the condition of the tree at the time of inspection. As trees age, the likelihood of failure of branches or entire trees increases. Annual tree inspections are recommended to identify changes to tree health and structure. In addition, trees should be inspected after storms of unusual severity to evaluate damage and structural changes. Initiating these inspections is the responsibility of the client and/or tree owner.

If you have any questions about my observations or recommendations, please contact me.

HortScience | Bartlett Consulting

Prepared by:

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Revised by:

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749 W EL CAMINO REAL

MOUNTAIN VIEW, CA 94040

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ARBORIST
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Job No. 19063
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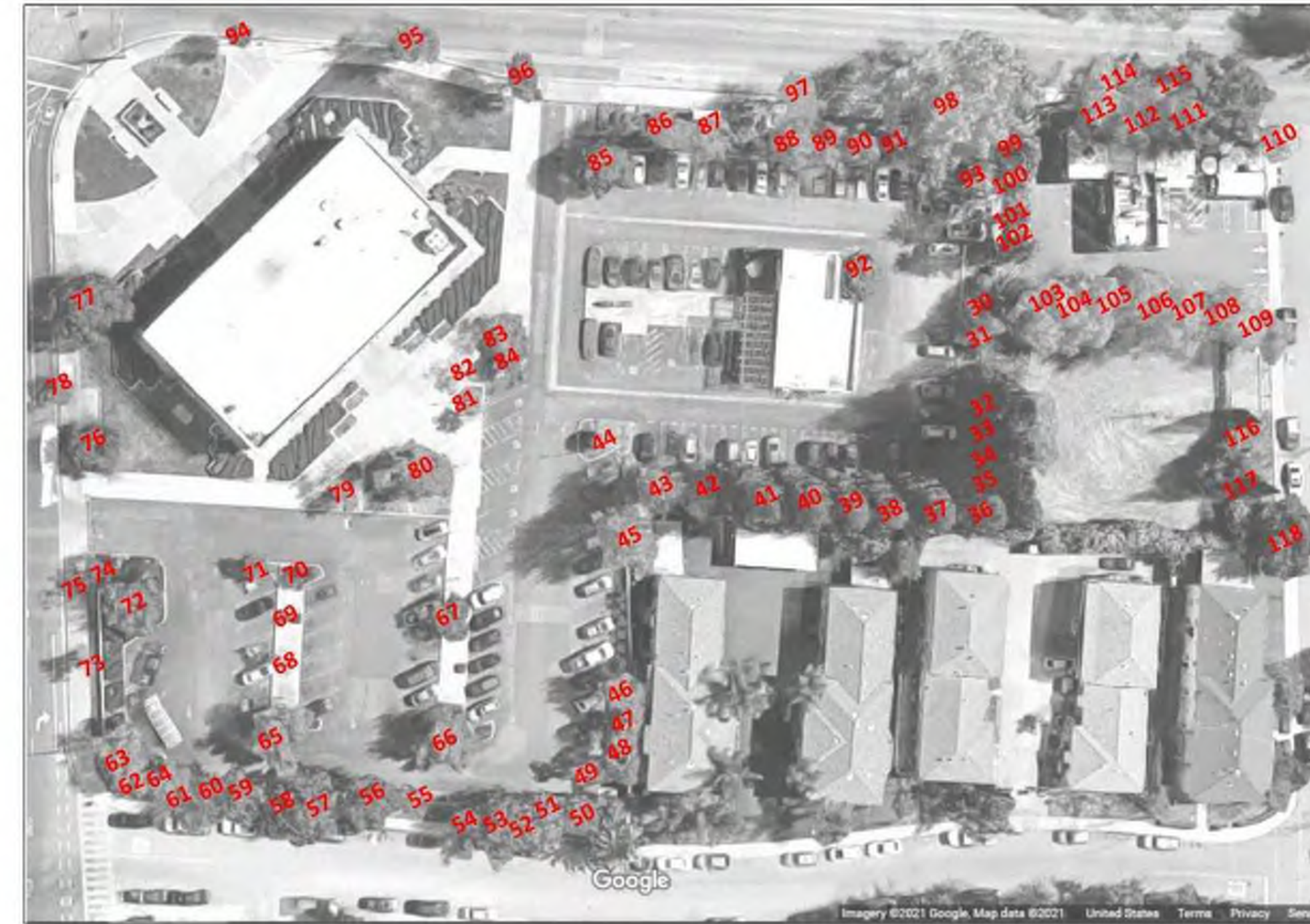
L-8.3



Exhibits

Tree Inventory Map

Tree Assessment



Tree Inventory Map

Chase Bank
749 West El Camino Real
Mountain View, CA 94040

Prepared for:
Greystar
450 Sansome Street
Suite 500
San Francisco, CA 94111

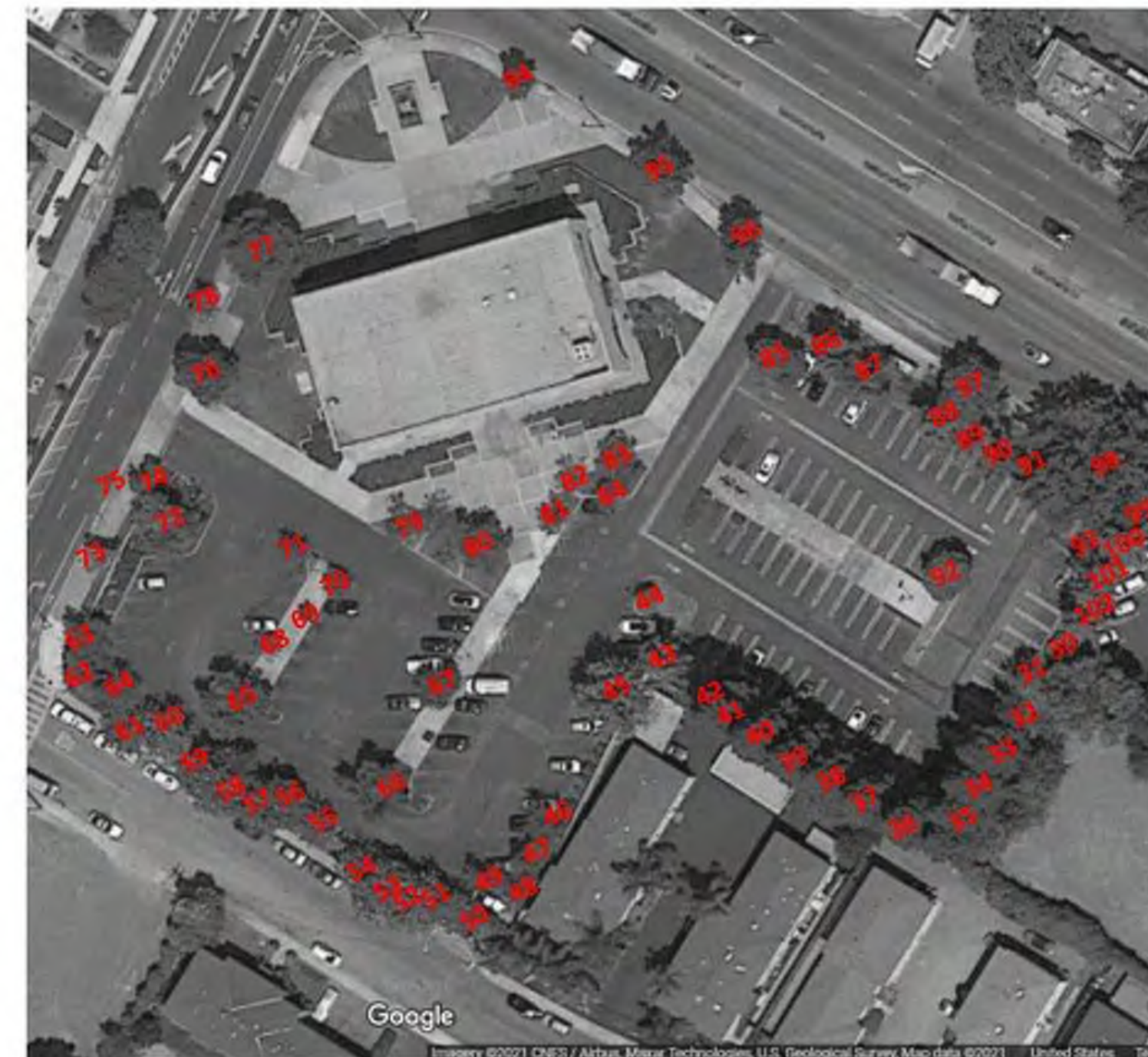
March 2021

No Scale

Notes:

Base map provided by:
Google Maps

Numbered tree locations are approximate



Tree Inventory Map

Chase Bank
749 West El Camino Real
Mountain View, CA 94040

Prepared for:
Greystar
450 Sansome Street
Suite 500
San Francisco, CA 94111

March 2021

No Scale

Notes:

Base map provided by:
Google Maps

Numbered tree locations are approximate



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REPORT

Job No. 19063
Date: 8/1/2025
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Sheet No:

L-8.4

Tree Assessment

749 W. El Camino Real
Mountain View, CA
March 2021

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
30	Sweetgum	8	No	3	Low	Trunk wound with decay from base to 4.5'; small crown.
31	Sweetgum	8	No	3	Moderate	Asymmetrical crown north; crowded by adjacent redwood.
32	Coast redwood	28	Yes	5	High	Good form and structure; dense crown; 6' from fence.
33	Coast redwood	24	Yes	5	High	Good form and structure; dense crown; slightly crowded; 6' from fence.
34	Coast redwood	21	Yes	5	High	Good form and structure; dense crown; slightly crowded; 6' from fence.
35	Coast redwood	22	Yes	4	High	Good form and structure; crowded by adjacent trees; slightly chlorotic; 4' from fence.
36	Coast redwood	27	Yes	5	High	9' from fence.
37	Coast redwood	27	Yes	5	High	9' from fence and 9' from curb.
38	Coast redwood	26	Yes	5	High	9' from fence and 9' from curb.
39	Coast redwood	26	Yes	5	High	8' from fence 10' from curb.
40	Coast redwood	31	Yes	5	High	8' from fence 10' from curb.
41	Coast redwood	34	Yes	5	High	6' from fence and 10.5' from curb.
42	Sweetgum	10	No	4	Moderate	Codominant trunks at 8'; good form; slightly crowded.
43	Sweetgum	12	No	4	Moderate	Codominant trunks in upper crown; fair form and structure.
44	California pepper	4,4,4,4,4,3,3,3,2,2,2,2,2	No	3	Low	Multiple attachments at base; sprouted from old trunk; dense crown.
45	Sweetgum	14	No	4	Moderate	Codominant trunks at 8' and 15'; good form; in narrow planter between wall and curb; displacing asphalt and curb.
46	Olive	10	No	3	Moderate	Multiple attachments at 9'; fair form and structure.
47	Evergreen pear	11	No	3	Moderate	Codominant trunks at 7'; typical form and structure; 5' from wall.
48	Evergreen pear	9	No	3	Moderate	Multiple attachments at 7'; typical form and structure; 4' from wall.
49	Evergreen pear	11	No	3	Moderate	Codominant trunks at 7'; bowed trunk; small crown.
50	Evergreen pear	8	No	3	Moderate	Engulfed in ivy; trunk, base not visible.
51	Southern magnolia	9	No	3	Moderate	Slightly thin crown; circling root; surface roots; in 3.5' planter.

1 of 4

Tree Assessment

749 W. El Camino Real
Mountain View, CA
March 2021

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
52	Southern magnolia	14	No	3	Moderate	Street tree; twig dieback; crowded form; in planter between sidewalk and wall.
53	Southern magnolia	12	No	3	Moderate	Street tree; twig dieback; crowded form; in planter between sidewalk and wall.
54	Southern magnolia	9	No	3	Moderate	Street tree; twig dieback; crowded form; in planter between sidewalk and wall.
55	Southern magnolia	8	No	3	Moderate	Slightly thin crown; twig dieback; in 3.5' planter.
56	Southern magnolia	12	No	3	Moderate	Slightly thin crown; twig dieback; in 3.5' planter.
57	Southern magnolia	8	No	3	Moderate	Street tree; twig dieback; crowded form; in plater between sidewalk and wall.
58	Southern magnolia	15	Yes	3	Moderate	Street tree; minor twig dieback; crowded form; in planter between sidewalk and wall; root mass cut for sidewalk repair.
59	Southern magnolia	9	No	3	Moderate	Street tree; twig dieback; crowded form; in plater between sidewalk and wall.
60	Southern magnolia	10	No	3	Low	Slightly thin crown; twig dieback; in 3.5' planter.
61	Southern magnolia	14	No	3	Low	Street tree; thin crown; twig dieback; in planter between sidewalk and wall.
62	Olive	11	No	3	Moderate	Codominant trunks at 6'; fair form and structure; trunk sprouts.
63	Olive	11	No	3	Moderate	Codominant trunks at 5'; fair form and structure; slightly thin crown.
64	Olive	11	No	2	Low	Thin crown; twig dieback; fair form and structure.
65	Olive	12,10	Yes	4	Moderate	Codominant trunks at 1'; fair form and structure; dense crown.
66	Olive	9,7,7,6	Yes	4	Moderate	Multiple attachments at 1'; fair form and structure; dense crown.
67	Evergreen pear	10	No	4	Moderate	Codominant trunks at 6'; typical form and structure; good form; in 4x4 cutout.
68	Evergreen pear	8	No	2	Low	Small, thin crown; in 4x4 planter.
69	Evergreen pear	5	No	2	Low	Previously topped; very small crown.
70	Evergreen pear	8	No	3	Moderate	Typical form and structure; small crown.
71	Evergreen pear	8	No	3	Moderate	Typical form and structure; small crown; trunk wound.
72	Olive	9,9,7,6,3	Yes	4	High	Multiple attachments at 2'; spreading form; dense crown.

2 of 4

Tree Assessment

749 W. El Camino Real
Mountain View, CA
March 2021

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
73	Glossy privet	10	No	2	Low	Codominant trunks at 5'; thinning crown; decay at base of limb; in 5' planting strip behind sidewalk.
74	Glossy privet	9	No	2	Low	Multiple attachments at 6'; thin crown; bark separating from trunk.
75	Glossy privet	6	No	1	Low	Street tree; mostly dead.
76	Glossy privet	13	No	3	Low	Multiple attachments at 5'; slightly thin crown.
77	Glossy privet	21	Yes	3	Low	Multiple attachments at 6'; slightly thin crown.
78	Glossy privet	10	No	2	Low	Street tree; in decline.
79	Evergreen ash	10	No	2	Low	Codominant trunks at 6'; typical form and structure; thin crown.
80	Evergreen ash	12	No	3	Moderate	Codominant trunks at 8'; fair form and structure.
81	Evergreen ash	8	No	3	Moderate	Multiple attachments at 7'; small crown; minor twig dieback.
82	Evergreen ash	8	No	2	Low	Multiple attachments at 6'; twig and branch dieback.
83	Evergreen ash	10	No	3	Moderate	Multiple attachments at 7'; typical form and structure.
84	Evergreen ash	8	No	2	Low	Trunk leans east; typical form and structure.
85	California pepper	21	Yes	4	Moderate	Codominant trunks at 8'; dense crown; typical form and structure.
86	Sweetgum	12	No	4	Moderate	Codominant trunks at 10'; good form.
87	Sweetgum	12	No	4	Moderate	Codominant trunks at 10'; fair form and structure.
88	Sweetgum	10	No	4	Moderate	Codominant trunks at 9'; fair form and structure.
89	Sweetgum	9	No	3	Moderate	Fair form and structure; slightly thin crown.
90	Sweetgum	9	No	4	Moderate	Good form; fair structure.
91	Sweetgum	9	No	1	Low	Mostly dead.
92	California pepper	21	Yes	3	Moderate	Codominant trunks at 6' and 10'; dense crown; in planter.
93	Sweetgum	9	No	2	Low	Poor form and structure; thin crown.
94	Sweetgum	10	No	3	Low	Street tree; narrow form; in 3.5' planter; displacing sidewalk.
95	Sweetgum	17	Yes	3	Moderate	Street tree; codominant trunks at 6'; dense crown; surface roots.
96	Sweetgum	15	Yes	3	Moderate	Street tree; codominant trunks at 6'; fair form and structure; lifting sidewalk.
97	Chinese pistache	12	No	3	Moderate	Street tree; fair form and structure; history of branch failure.

3 of 4

Tree Assessment

749 W. El Camino Real
Mountain View, CA
March 2021

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
98	Red oak	27	Yes	4	High	Street tree; Multiple attachments at 6'; spreading form; sidewalk repaired.
99	Coast redwood	21	Yes	2	Low	Fair form and structure; no tag; thin crown; 2' from pl.
100	Coast redwood	11	Yes	2	Low	Fair form and structure; no tag; thin crown; 2' from pl.
101	Coast redwood	16	Yes	2	Low	Fair form and structure; no tag; thin crown; 2' from pl.
102	Coast redwood	15	Yes	2	Low	Fair form and structure; no tag; thin crown; 2' from pl.
103	Siberian elm	32 est.	Yes	3	Moderate	No access; multiple trunks at 4'; fair form and structure.
104	Siberian elm	14	No	3	Moderate	No access; fair form and structure.
105	Siberian elm	18	Yes	3	Moderate	Codominant trunks at 20'; fair form and structure.
106	Siberian elm	21	Yes	3	Moderate	Codominant trunks at 5'; fair form and structure; narrow form.
107	Siberian elm	14	No	3	Moderate	Trunk leans east; narrow form.
108	Siberian elm	27	Yes	3	Moderate	Codominant trunks at 6'; fair form and structure.
109	Siberian elm	19	Yes	2	Low	Codominant trunks trunk removed with cavity; base outside dripline; poor form.
110	Camphor	13.5	No	2	Low	Multiple attachments at 5'; twig and branch dieback; in decline.
111	Coast live oak	25	Yes	4	High	Multiple attachments at 10'; good form; dense crown; potential curb and building demo impacts.
112	Coast live oak	17	Yes	3	Moderate	Fair form and structure; slightly thin crown; asymmetrical form.
113	Coast live oak	17	Yes	2	Low	Poor form and structure; thin crown.
114	Red oak	25	Yes	4	Moderate	Mature form; several upright leaders topped; sidewalk cutout.
115	Red oak	10	Yes	2	Low	Street tree; poor form and structure; suppressed by #111
116	Italian cypress	13	No	4	Moderate	Good form and structure; base covered in ivy.
117	Italian cypress	13	No	4	Moderate	Good form and structure; base covered in ivy.
118	Coast live oak	18	Yes	3	Moderate	Codominant trunks at 8'; thin crown; base covered in ivy.

4 of 4



: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 615
: Oakland, California 94612
: (510) 451-2850

THE
Guzzardo
Partnership, INC.
Landscape Architects | Land Planners

GREYSTAR

749 W EL CAMINO REAL
MOUNTAIN VIEW, CA 94040

PUBLIC HEARING SET

Sheet Title:

ARBORIST
REPORT

Job No. 19063
Date: 8/1/2025
Scale: 1" = 20'-0"

Sheet No:

L-8.5



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: Architecture
: Planning
: Urban Design

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MOUNTAIN VIEW, CA 94040

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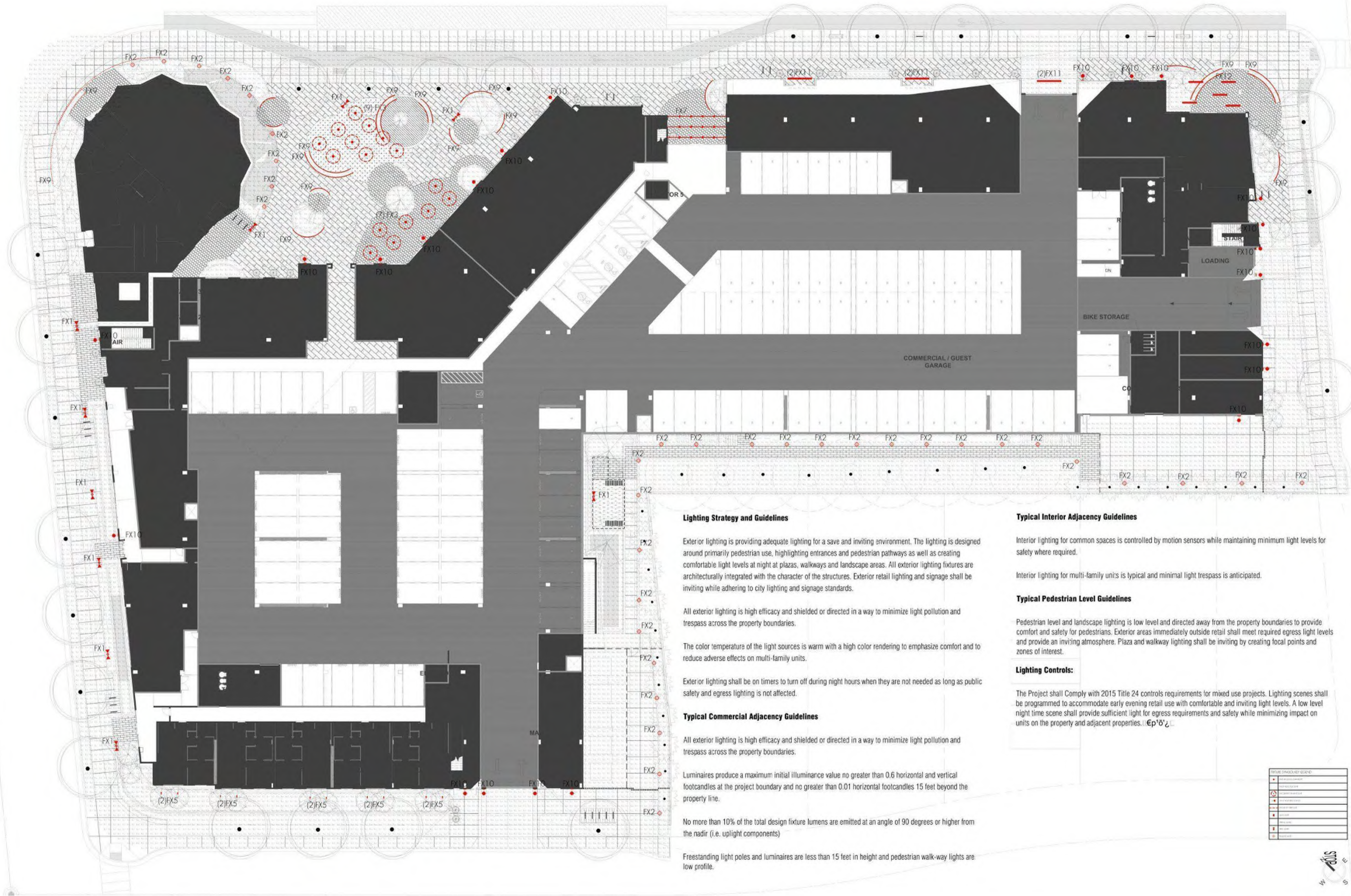
Sheet Title:

SITE PHOTOMETRIC
PLAN

Job No. 19063
Date: 08/01/2025
Scale:

Sheet No:

LD-001



Level 1

1" = 20'-0"

1



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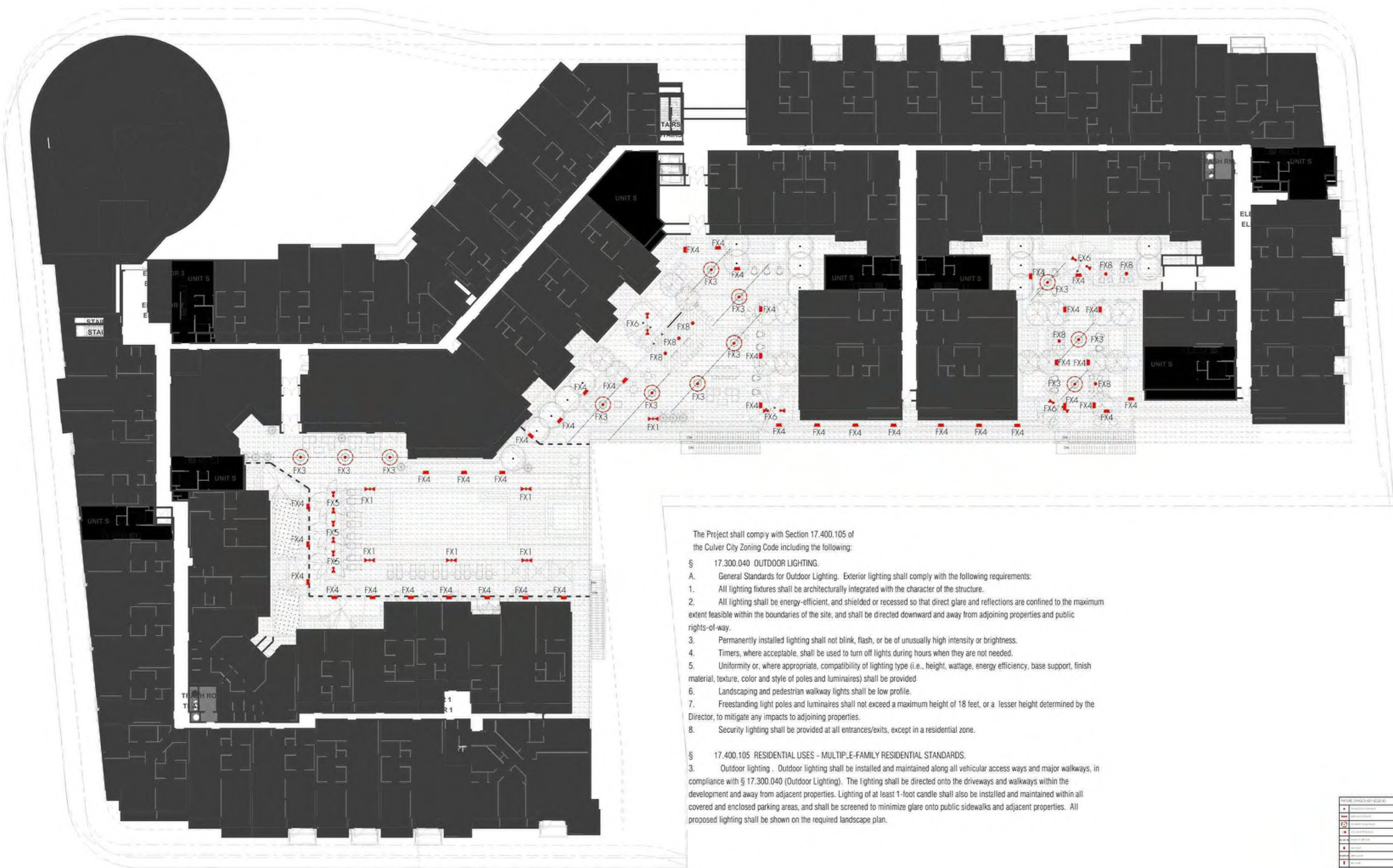
Sheet Title:

PODIUM LEVEL
PHOTOMETRIC
PLAN

Job No. 19063
Date: 08/01/2025
Scale:

Sheet No:

LD-002



Product info

Information
Electrical System Voltage: 19W or 37W LED Wattage: 17 W or 35 W Delivered lumens: 1,824 - 3,698 Efficacy: 90.0 lm/W - 99.9 lm/W Certifications: cULus, Wet Location Protection class IP65 K class 59 BUG Rating: B1-U0-G1; B1-U1-G1; B1-U0-G0; B1-U1-G2 Controllability: 0-10V Dimming Min.-Max. Ambient Temp.: -42°C to +55°C Color Rendering: Ra80 Wied Load EPR: 0.6 sq ft

Mounting
Post top: T-Taper 5/8" 2-4/8" mounts directly on top of Taper (5/8" 2-4/8") poles; T-CRA 5/8" 3/8" mounts directly on top of dual round aluminum (3/8" 5/8" 3/8") poles.

Finish
Natural painted aluminum, powder coated.

Materials
Lower diffuser: Injection molded opal acrylic. Lower glass: Plate of clear polycarbonate. Upper diffuser: Injection molded opal acrylic. Housing: Die cast aluminum. Base: Die cast aluminum.

Size and weight
Width x Height x Length (in.) | 15.4 x 3.9 x 22.3 Max 13.8 lb

Compliance
cULus, Wet location.

Light source
19W LED/3000K
Lumen: 1824

Information
Electrical
System Voltage: 19W or 37W
LED Wattage: 17W or 35W
Delivered lumens: 1,824 - 3,698
Efficacy: 90.0 lm/W - 99.9 lm/W
Certifications: cULus, Wet Location Protection class IP65 K class 59 BUG Rating: B1-U0-G1; B1-U1-G1; B1-U0-G0; B1-U1-G2 Controllability: 0-10V Dimming Min.-Max. Ambient Temp.: -42°C to +55°C Color Rendering: Ra80 Wied Load EPR: 0.6 sq ft



TARGETTI

ZEDGE PRO BOLLARD
Professional LED Bollard

Concept: Professional high performance LED bollard with an innovative optical system designed to be a true pathway luminaire. Fixture can be used in both indoor and outdoor applications.
Materials: Die-cast powder coated aluminum fixture independently sealed optical head and heat sink with anodized powder coated extruded aluminum post. Aesthetically coordinated with no visible hardware between fixture and post. Clean fit seams between fixture and bollard body.
Source: Two high efficiency LED Chip on Board.
Optics: The internal optical system is composed of 2 metallized polycarbonate reflectors coupled to two high reflective anodized aluminum reflectors and holographic filters. Lower screen in silk-screen printed extra-clear glass. Available in three different versions: DEEP - deep beam, WIDE - wide beam, ADJUSTABLE - that allows to change from one beam to the other in a uniform way by adjusting the 2 optical systems.
Mounting: Available with three different poles heights - 16", 30", 40", 36", grade stainless steel base and stainless steel anti theft screws. Optional Ground anchor fixing rock for installation in concrete, sold separately.
Driver: Integrated 4/1 driver (Non-dimmable / 0-10V / Reverse Phase / Forward Phase). Optional Integral 100A emergency battery pack or emergency lighting battery pack. Battery will operate fixture at 100% of full output for 90 minutes. Ambient temperature must not go below 0°C and must not exceed 50°C.
Finish: Textured Standard Finishes - Fente Grey / Heritage Brown / Bronze RAL 8019 / Paster White / Deep Black / Sandstone Grey.
Wattage: 15W
Color Temperature: 2700K / 3000K / 3500K / 4000K
Optic: Ra80, Ra90 available upon request.
Delivered Lumens: 2700K 3000K 3500K 4000K
Wide Optic: 448lm 470lm 470lm 482lm
Deep Optic: 694lm 728lm 735lm 747lm
Lumen Maintenance (L70): 50,000hrs
Calculation for LED fixtures are based on measurements that comply with IES LM-80.
Voltage: Universal Voltage 120-277V AC 50/60Hz
BUG: B0-U0-G0 (DP Optic) / B0-U0-G1 (WD Optic)
IK Rating: IK10
IP Rating: IP66
Certifications: cULus Wet Listed
Tested in accordance with LM-79-08
Energy efficient for California installations.
Warranty: 5 year limited warranty.
*Consult factory for use in marine grade environments. Not to be in direct contact with salt for extended periods of time or used with corrosive agents.



PRODUCT CODE	DRIVER	HEIGHT	DISTRIBUTION	WATTAGE	COLOR TEMP	FINISH	OPTIONAL	MOUNTING
ZBP - ZEDGE PRO BOLLARD	41 - Integrated 4/1 driver (Non-dimmable / 0-10V / Reverse Phase / Forward Phase)	16 - 30 - 40 - 36	DP - Deep	15 - 15W	27 - 2700K	FG - Fente Grey	Blank for no option	See page 2
		32 - 32	WD - Wide	30 - 3000K	HB - Heritage Brown	EMF - Integral Emergency KOTA Battery Pack	Phos Coat & PE Maxon Solar	
		40 - 40	AD - Adjustable	35 - 3500K	BZ - Bronze RAL 8019	ME - Phos Coat & PE Maxon Solar	Not compatible with 15m version.	
				40 - 4000K	WT - White Textured	BT - Black Textured		
						SG - Sandstone Grey		



louis poulsen

louis poulsen.com

FX1
PEDESTRIAN
POLE FIXTURE

FX2
BOLLARD

FX3
RING
PENDANT

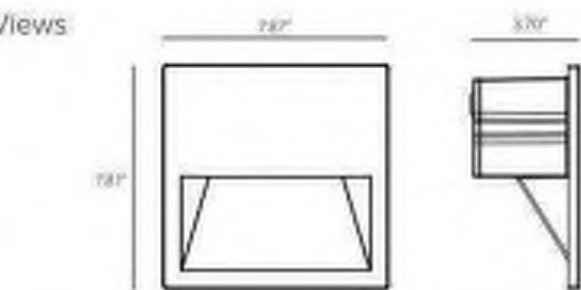
TARGETTI

ZEDGE PRO
Professional LED Steplight

Concept: Recessed LED steplight for indoor and outdoor applications.
Housing: 787 x 787 floor wash footprint available in Fente Grey finish.
Materials: The body of the fixture and the external frame are made of powder coated die-cast anodized aluminum. *Consult factory for use in marine grade environments.
Source: Two high efficiency LED Chip on Board.
Optics: The internal optical system is composed of 2 metallized polycarbonate reflectors coupled to two high reflective anodized aluminum reflectors and holographic filters. Lower screen in silk-screen printed extra-clear glass. Available in three different versions: DEEP - deep beam, WIDE - wide beam, ADJUSTABLE - that allows to change from one beam to the other in a uniform way by adjusting the 2 optical systems.
Mounting: To be completed with a special nylon outer-casing.
Driver: Integrated 4/1 driver (Non-dimmable / 0-10V / Reverse Phase / Forward Phase).
Finish: Textured Standard Finishes - Fente Grey / Heritage Brown / Bronze RAL 8019 / White / Black / Sandstone Grey.
Wattage: 15W
Color Temperature: 2700K / 3000K / 3500K / 4000K
Optic: Ra80, Ra90 available upon request.
Delivered Lumens: 2700K 3000K 3500K 4000K
Wide Optic: 455lm 478lm 478lm 490lm
Deep Optic: 694lm 728lm 735lm 747lm
Lumen Maintenance (L70): 50,000hrs
Calculation for LED fixtures are based on measurements that comply with IES LM-80.
Voltage: Universal Voltage 120-277V AC 50/60Hz
BUG: B0-U0-G0 (DP Optic) / B0-U0-G1 (WD Optic)
IP Rating: IP66
Certifications: UL Listed wet location
Tested in accordance with LM-79-08
Energy efficient for California installations.
Warranty: 5 year limited warranty
Designed in collaboration with Gensler as Product Design Consultant.
*Consult factory for use in marine grade environments. Not to be in direct contact with salt for extended periods of time or used with corrosive agents.



PRODUCT CODE	DRIVER	FACEPLATE	OPTIC	FINISH	WATTAGE	COLOR TEMP	INSTALLATION
ZEP - ZEDGE PRO	41 - Integrated 4/1 driver (Non-dimmable / 0-10V / Reverse Phase / Forward Phase)	FW - Floor Washer	DP - Deep	FG - Fente Grey	15 - 15W	27 - 2700K	See page 2
			WD - Wide	HB - Heritage Brown	30 - 3000K		
			AD - Adjustable	BZ - Bronze RAL 8019	35 - 3500K		
				WT - White Textured	40 - 4000K		
				BT - Black Textured			
				SG - Sandstone Grey			



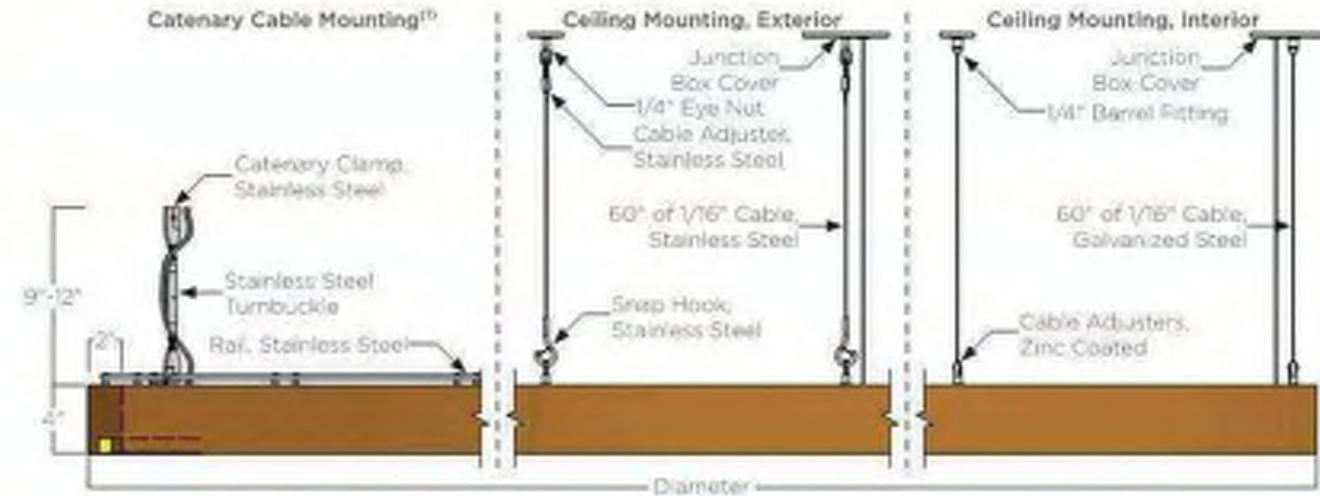
FX4
STEPLIGHT

FX5 & FX6
LANDSCAPE
ACCENT

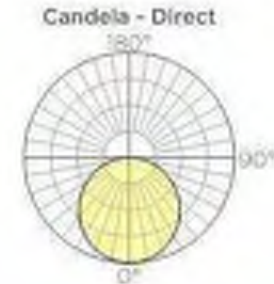
FX7
STRING
LIGHT

Aura Ring - Direct Lighting

STRUCTURA



	Standard Output	Medium Output	High Output	
Dia.	Lumens ⁽²⁾	Watts	Lumens ⁽²⁾	Watts
2"	627	9	1539	18
3"	936	13	1700	26
4"	1299	18	2560	36
5"	1662	23	3020	46
6"	1980	28	3597	55
8"	2671	37	4851	74
10"	3361	47	6105	93
12"	4033	56	7526	110



ORDERING GUIDE: EXAMPLE: AURA-RNG-D-6-L27MO-SH-CA-STD

AURA	RNG	D	4	5	6	7	8	9
1	2	3	4	5	6	7	8	9
1	Series	4	Diameter ⁽⁴⁾	5	CCT	7	Wood Finish	
AURA	Aura	2	2"	L27	2700K	5*	See color options on finishes technical sheet	
2	Series	4	3"	L30	3000K	8	Mounting	
RNG	Ring	5	4"	L35	3500K	CA	Catenary Cable	
3	Lighting	6	5"	L40	4000K	CE/E	Ceiling Canopy, Exterior	
D	Direct	10	6"	Output	Standard Output	9	Special	
		12	8"	SO	Medium Output	STO	Standard	
			10"	MO	High Output	HOD	Modified	
			12"	HO				

1. Catenary cable designed and provided separately.
2. Lumen output based upon 3000K CCT.
3. Weight and DIA. based off of catenary mounting option.
4. Rings 10" diameter and larger will ship on multiple pieces that will need field assembly.

Product specification sheets subject to change.

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ALUZ



GENERAL FEATURES

Applications	Indoor and Outdoor
Length	Built to Order (+/- 1/8" tolerance)
Canopy Material	Aluminum
Finish	Black
Feed	Standard 6' Power Lead
Strain Relief	Cable (Included, Not for Mounting)
Mounting	Mounting Aircraft Cable (Sold Separately)
Listing	Dry or Wet Location ANSI/CES ENEC CSA 22.2 No. 250.0-04, 2nd Edition
UV Rating	Sun Light Resistance
Bug Rating	B0-U0-G0
Dark Sky	Dark Sky Compliant (Only with 24K, 27K, or 30K LEDs)
Installation Link	Link to Installation Instructions

A5 Series | String / Festoon
ZOZO Barrel Holes
(A5-ZOZO-BRL)

TYPE



END VIEW / DIMENSIONS



LAMP SPECIFICATIONS

Lamp Number	Correlated Color Temperature	Description	Available Lamp Shapes
24K	2400 Kelvin	Incandescent White	GSFL
27K	2700 Kelvin	Warm White	GSF, CSFL, SSE, SSC
30K	3000 Kelvin	Warm White	GSFL
50K	5000 Kelvin	Cool White	GSF, CSFL, SSE, SSC
R	Red	621nm	GSF, SSC
G	Green	525nm	GSF, SSC
B	Blue	470nm	GSF, SSC
A	Amber	590nm	GSF, SSC

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Architecture
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Oakland, California 94612
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GREYSTAR

749 W EL CAMINO REAL
MOUNTAIN VIEW, CA 94040
PUBLIC HEARING SET

Sheet Title:

FIXTURE CUT
SHEETS

Job No. 19063
Date: 08/01/2025
Scale:

Sheet No:

LD-003



Technical data	
Type	Encasement with flange
Installation position	Ceiling
Installation environment	Outdoor
Light Source	LED
Optics	Wide Flood
Light emission direction	downward
Power	4 W
Operation	350mA
Source lumens	490 lm
CCT	3000 K
Color rendering index	80 Ra
Safety class	Class 2
IP	IP67
IK	IK10
Glow wire test	B50°
Direct mounting on normally flammable surfaces	Yes
CE	Yes
ETL	Array - Yes
Dimmable article	No
Directional	No
Tilting	No
Walk-over	No
Drive-over	No
Cable included	Yes
Cable length	3.28 ft
Resin potting	Yes
Type of light emission	Single emission
Net weight	0.44 lbs
Electrostatic discharge protection	No
Surge protection	No
Product technological characteristics	Acquastop - TVS
Ordinary temperature on the glass	104 °F

Finishing casing	
Material	Die-cast Aluminum EN AB - 46100
Color	black
Process	Open pore anodizing + Powder Coating

Finishing diffuser	
Material	Extra clear glass - Tempered
Color	transparent

Finishing flange	
Material	AISI 316L steel
Color	steel
Process	Brushing

Cables Electrification	
Cable connector	No

Notes:

VERS-PROUD (01) Linear Fixtures - Surface



The VERS Proud is a finished aluminum fixture utilizing an extruded lens that sits proud of the fixture for maximum variations of LED sources. The high-quality Proud lens provides a delicate glow at the edges of the fixture, creating a slim line of light. Integrated metal endcaps combined with an extruded aluminum housing give this fixture a polished modern look suitable for dry, damp, and wet locations.

Part Number Builder

Static White

Product	WIFI	CCT	Rated	Lens	Louver	Input/Output	Connector/Wire In	Connector/Wire Out	Wire Color	Wire Type	Mounting	Finish	Length (in)
VERS-01-SW													
Voltage: 24 VDC													
Typical lumens at 5.00W with FR lens at 3000K, 423 lm/ft													
1.5	20	DRY	FR	L1-WH	S1	BW	CLS	WH	CL2	CC	ST		
3.0	22	(P3C)	FR	L1-SK	S2	CON6		BK	CLP	MG	BK		
4.0	24		DF	N/A	S3	CON4					BZ		
5.0	27				S4						WH		
6.0	30												
	35												
	40												
1.5	24	DMP			P1	BW							
3.0	27	(P54)			P2	CON6							
4.0	30				P3	CON4							
5.0	35				P4								
6.0	40												
1.5	24	WET											
3.0	27	(P67)											
4.0	30												
5.0	35												
6.0	40												

Static White High Efficacy

Product	WIFI	CCT	Rated	Lens	Louver	Input/Output	Connector/Wire In	Connector/Wire Out	Wire Color	Wire Type	Mounting	Finish	Length (in)
VERS-01-SW													
Voltage: 24 VDC													
Typical lumens at 6.00W with FR lens at 3000K, 681 lm/ft													
1.5HE	20	DRY	FR	L1-WH	S1	BW	CLS	WH	CL2	CC	ST		
3.0HE	22	(P3C)	FR	L1-BK	S2	CON6		BK	CLP	MG	BK		
4.0HE	24		DF	N/A	S3	CON4					BZ		
5.0HE	27				S4						WH		
6.0HE	30												
	35												
	40												
1.5HE	24	DMP			P1	BW							
3.0HE	27	(P54)			P2	CON6							
4.0HE	30				P3	CON4							
5.0HE	35				P4								
6.0HE	40												

- BW comes in standard 36", request custom length (Max 120") by writing it in inches next to "BW" in the order code box (ex. BW48)
- Connector/Wire In or Out not needed to specify product. Standard configuration is Type S1, Connector/Wire In; BW + Connector/Wire Out; CLS
- Specify CL2P for platinum rated wire
- One Step, One Bin based on SW/HE

- 5 year warranty
- Field modifications void warranty
- Data subject to change, all data has +/- 5% tolerance
- Compatible for use with Q-Tran power supplies
- Suitable for installation in the storage area of a clothes closet when using wattage of 4.0W/ft or less



TEL 905.695.2055
FAX 905.695.2056
toll free 1.800.660.5391
toll free 1.800.660.5390

33 West Beaver Creek Road Richmond Hill, Ontario Canada L4B 1L8

CORA, LED OUTDOOR WALL MOUNT,



OPTIONS AVAILABLE

ITEM NO.	FINISH	SHADE
34125-014	GRAPHITE GREY	CLEAR



PRODUCT DETAILS

No.	34125-014
Product Color	GRAPHITE GREY
Shade / Accent Colour	CLEAR
Width	4.75"
Height	15"
Ext	6.5"
Weight	6lbs

LIGHT SOURCE DETAILS

Light Source Type	INTEGRATED LED
Input Voltage	DUALV
Bulb Voltage	100-277V
Socket Type	LED
Total Wattage	13W
Initial Lumens	960lm
Kelvin	3000K
CRI	80

TECHNICAL DETAILS

Canopy / Backplate Height	15"
Canopy / Backplate Width	1.25"
Canopy / Backplate Dia.	4"
IP Rating	54
Location	WET
Approval	Yes
Title 24	Yes

PROJECT INFORMATION

Job Name: _____ Date: _____ Category: _____

Comments: _____

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DESIGN WITH LIGHT
LIGHT WITH DESIGN



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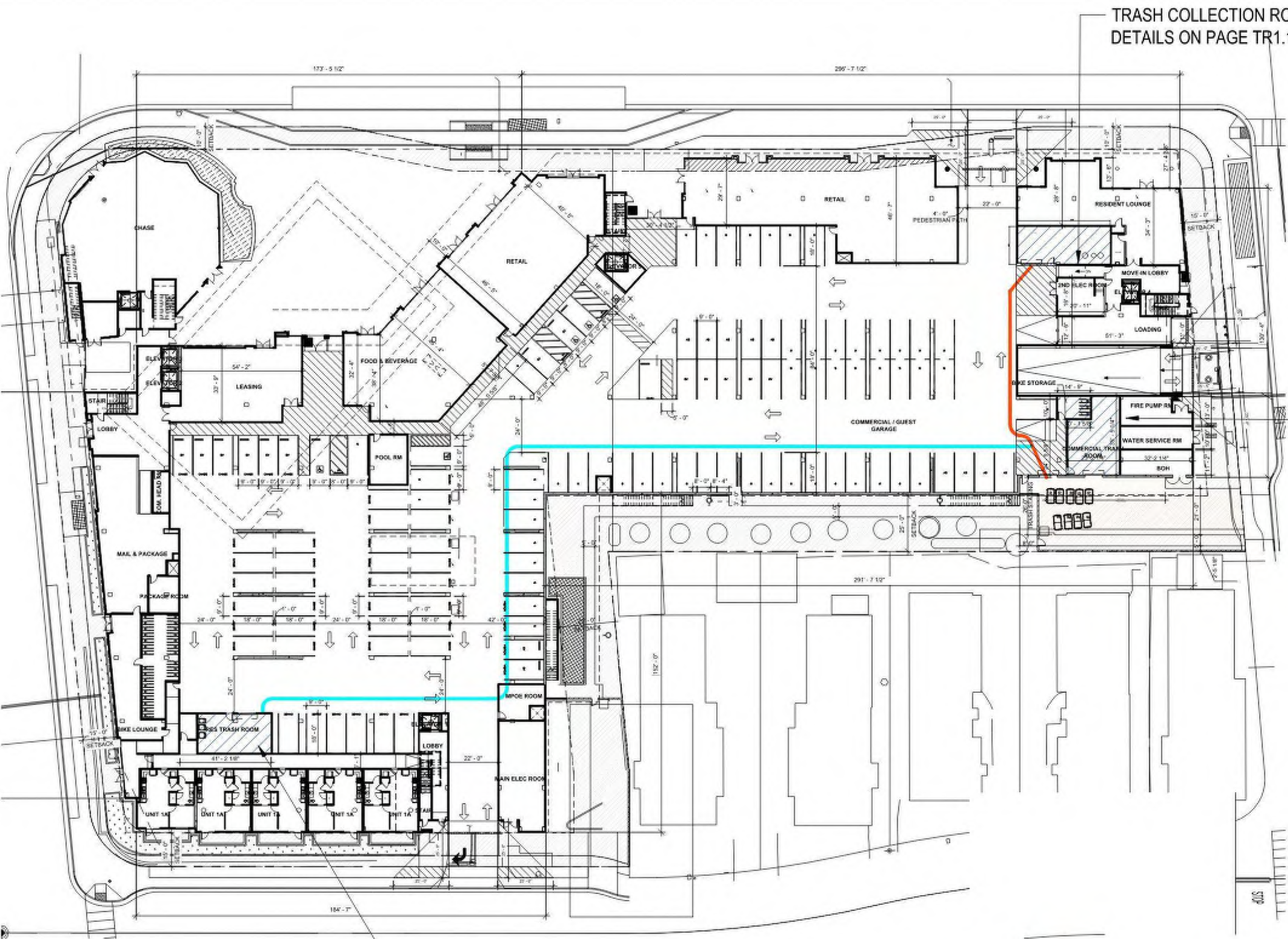
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Job No. 19063
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TRASH COLLECTION ROOM
DETAILS ON PAGE TR1.1

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- LEGEND:
- STAFF PATH OF TRAVEL FROM WEST RESIDENTIAL TRASH ROOM TO TRASH STAGING AREA.
 - STAFF PATH OF TRAVEL FROM EAST RESIDENTIAL TRASH ROOM TO TRASH STAGING AREA.
 - STAFF PATH OF TRAVEL FROM RETAIL TRASH ROOM TO TRASH STAGING AREA.

RETAIL TRASH COLLECTION ROOM
DETAILS ON PAGE TR1.4

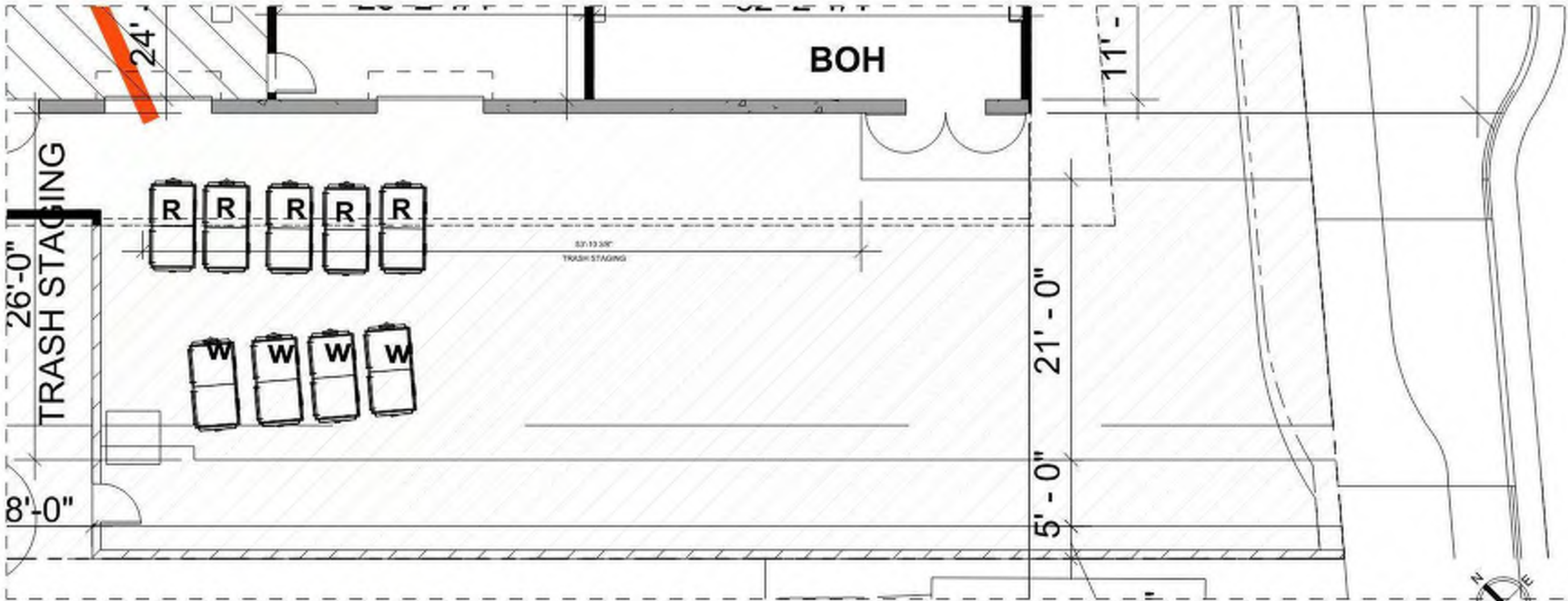
OVERALL FLOOR PLAN - LEVEL 1
1/32" = 1'-0"

TRASH COLLECTION ROOM
DETAILS ON PAGE TR1.0

PROJECTED TRASH COLLECTION SCHEDULE / WK - WEST							
SERVICE	M	T	W	T	F	S	TOTAL
WASTE - 2CY COMPACTED	2				2		4
PAPER REC - 2CY COMP		1		2			3
CONTAINER RECYCLING - 2CY LOOSE			2				2
COMPOST - 2CY LOOSE						1	1

PROJECTED TRASH COLLECTION SCHEDULE / WK - EAST							
SERVICE	M	T	W	T	F	S	TOTAL
WASTE - 2CY COMPACTED	2				2		4
PAPER RECYCLING - 2CY COMPACTED		2		1			3
CONTAINER RECYCLING - 2CY LOOSE			2				2
COMPOST - 2CY LOOSE						1	1

PROJECTED TRASH COLLECTION SCHEDULE / WK - COMMERCIAL							
SERVICE	M	T	W	T	F	S	TOTAL
WASTE - 3CY COMPACTED	1				1		2
MIXED REC - 3CY LOOSE		4		4			8
COMPOST - 2CY COMPACTED						2	2



BIN STAGING AREA
1/8" = 1'-0"

Level 1



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FLOOR PLAN -
LEVEL 1

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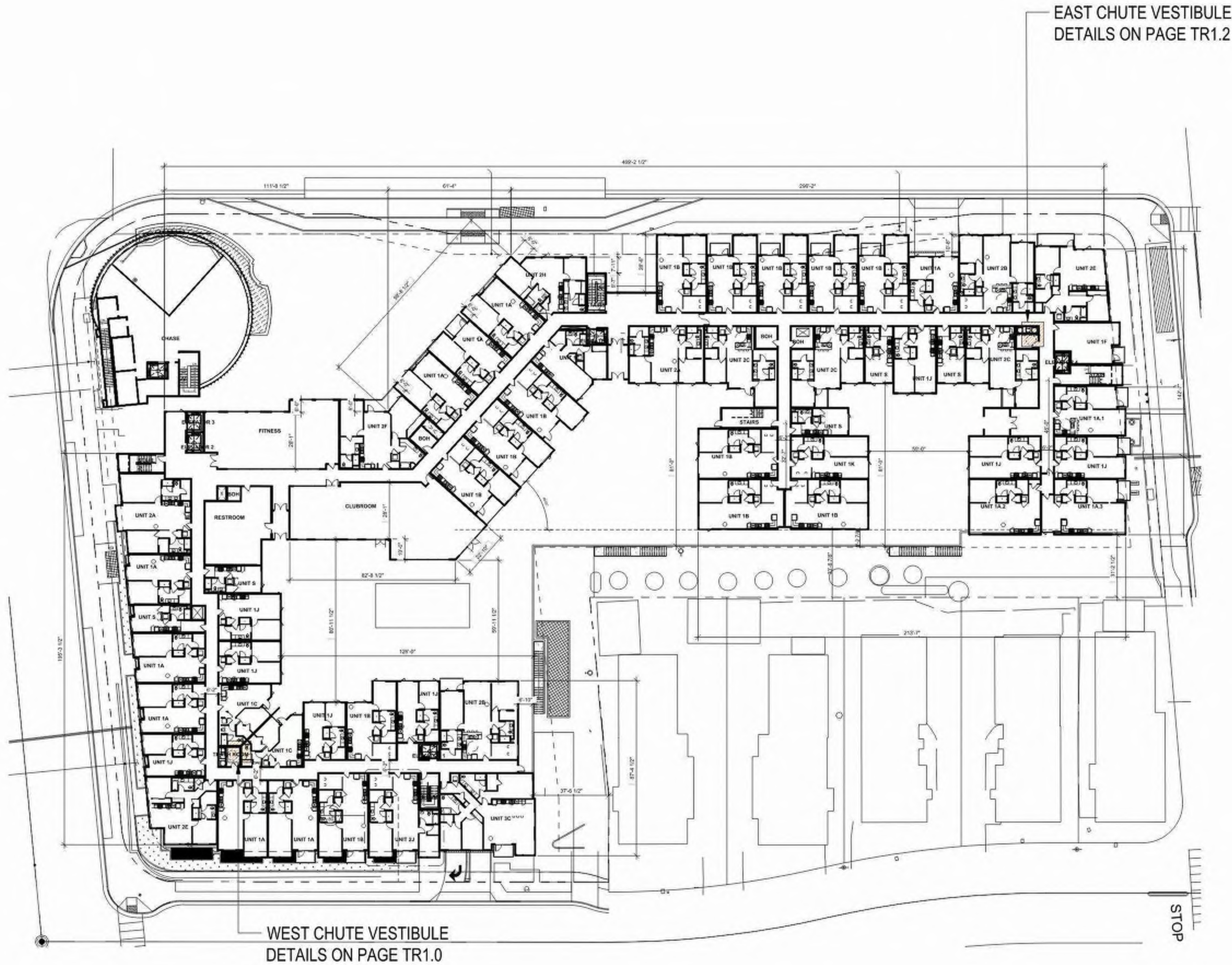
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FLOOR PLAN -
LEVEL 2

Job No. 19063
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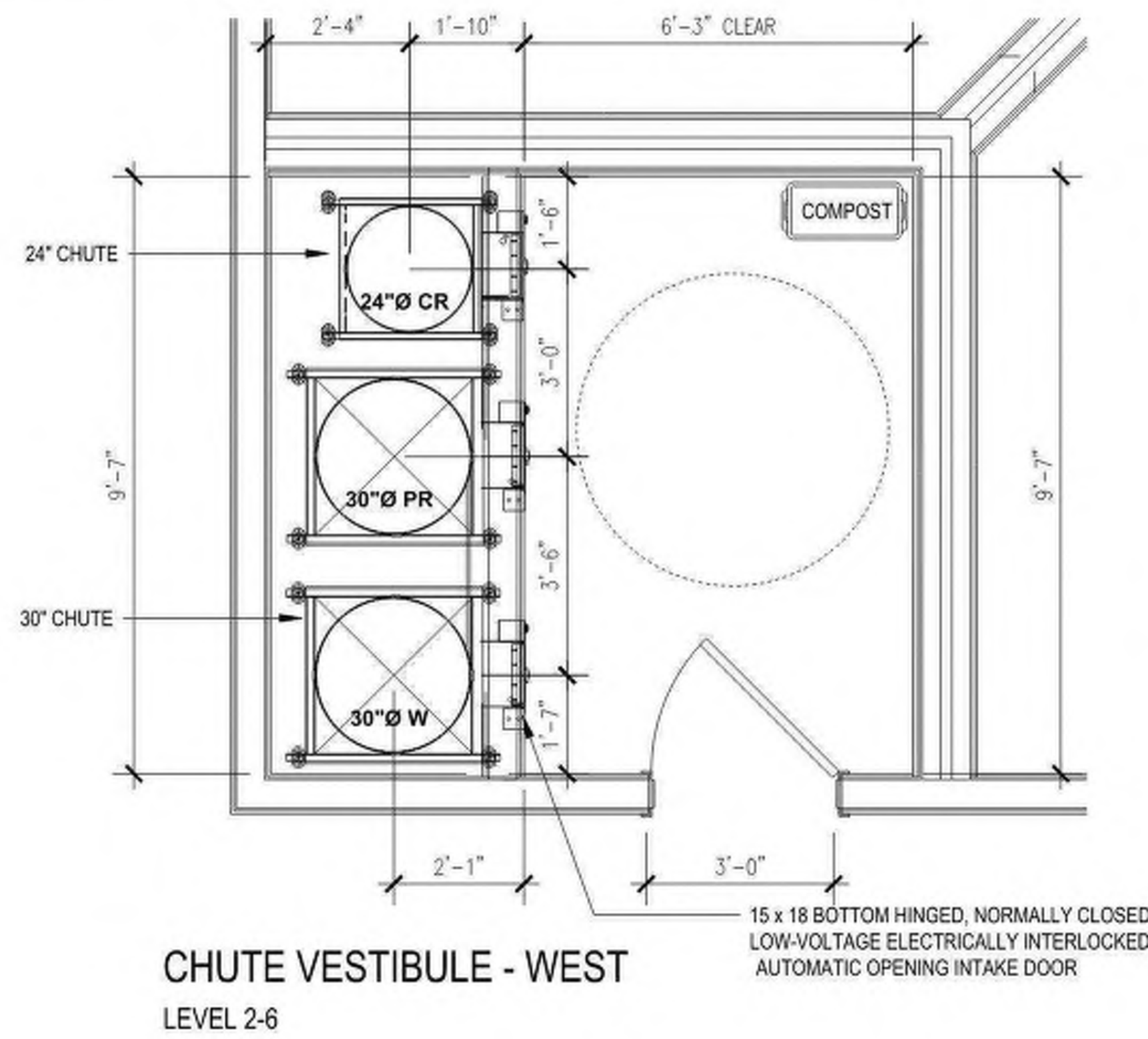
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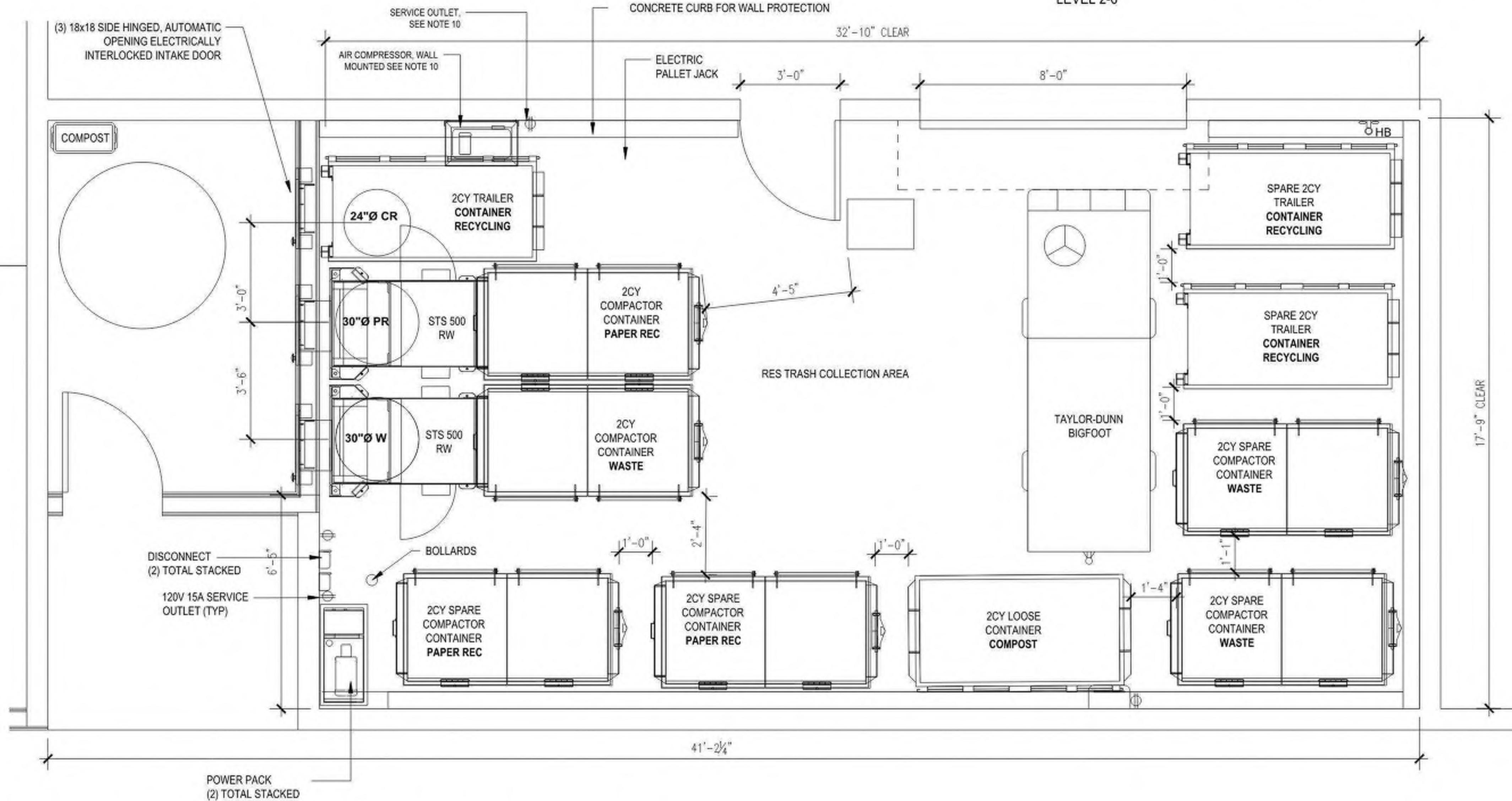
LEVEL 2

PROJECTED TRASH COLLECTION SCHEDULE / WK - WEST							
SERVICE	M	T	W	T	F	S	TOTAL
WASTE - 2CY COMPACTED	2				2		4
PAPER REC - 2CY COMP		1		2			3
CONTAINER RECYCLING - 2CY LOOSE			2				2
COMPOST - 2CY LOOSE						1	1

ADD VENT TO THE TRASH ROOM SIZE TO BE
CONFIRMED BY MEP.
RECOMMENDED LOCATION : BETWEEN CHUTES



- SHEET NOTES:**
- RESIDENTIAL TRASH ROOM LEVEL 1:**
- TRASH COLLECTION ROOM IS 2HR FIRE-RATED - RESTRICTED ACCESS.
 - FLOOR SHALL BE FINISHED WITH WATERPROOF DECK COATING. FLOOR TO HAVE MINIMAL SLOPE (1" MAX) AND FLOOR DRAIN FLOOR LEVEL UNDER COMPACTORS.
 - WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FWP OR HIGH-GLOSS ENAMEL PAINT 8'-0" AFF.
 - WALL PROTECTION: OPTION 1: 12"x6"xW CONCRETE CURB AT BASE OF ALL NON-REINFORCED CONCRETE WALLS. OPTION 2: 1/2" THICK STEEL DIAMOND TREAD BACKING 8'-0" AFF ALONG ALL NON-REINFORCED CONCRETE WALLS. ARCHITECT TO SELECT SUITABLE ASSEMBLY.
 - ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM50 PER CBC 2022.
 - INSTALL 8'-0" WIDE ROLL-UP DOOR FOR TRANSFERRING CONTAINERS. INSTALL 8'-0" NFA COMPLIANT DOOR FOR FIRE EGRESS.
 - (2) 30" 16-GAUGE GALVANIZED / GALVALANNEAL OR ALUMINIZED STEEL CHUTE WITH STS-500-RW SINGLE-SIDE LATCH COMPACTOR AND 2CY FL COMPACTOR CONTAINER FOR WASTE AND PAPER RECYCLING CHUTES TERMINATE 6'-0" AFF.
 - THRU-WALL INTAKE VESTIBULE FOR GROUND LEVEL RESIDENTIAL TRASH 2HR FIRE-RATED WITH 2HR FIRE-RATED DOOR. "NOTE THAT WHERE CHUTE INTAKE ROOMS ARE PROTECTED BY AUTOMATIC SPRINKLERS, THE ROOM SHALL BE ENCLOSED IN A MIN OF 1HR FIRE RESISTANCE-RATED CONSTRUCTION WITH 45-MINUTE FIRE-RATED ACCESS DOORS". 5'-0" MIN DIAMETER WHEELCHAIR TURNING SPACE REQUIRED PER ADA. PROVIDE (3) 18"x18" SIDE HINGED, ELECTRICALLY INTERLOCKED, AUTOMATIC OPENING DOORS. SEE DETAIL 17TR2.5.
 - (1) 24" 16G 304 STAINLESS STEEL CHUTE WITH 2CY LOOSE CONTAINER FOR CONTAINER RECYCLING. CHUTE TERMINATES 4'-0" AFF.
 - PP COMPACTOR POWER PACKS SHALL BE FLOOR-MOUNTED AND STACKED VERTICALLY. (2) 8HP 3-PHASE, 208/230/480V. (2) 30A DISCONNECTS 60" AFF.
 - MCP CHUTE MASTER CONTROL PANEL (1 PER CHUTE) SHALL BE WALL-MOUNTED 60" AFF. MUST ALLOW LOCK DOWN OF CHUTE INTAKES FOR EXCHANGING CONTAINERS AND WASHING CHUTES. 120V 15A SERVICE OUTLET REQUIRED.
 - AC AIR COMPRESSOR (OIL LESS) 1HP/40W WITH AUTOMATIC TANK DRAIN VALVE 2 HP PEAK. TWIN TANK CAPACITY 4.6 GALLONS. VOLTAGE 0. 60 HZ 110 VOLTS. CURRENT 8.5 AMPS TO POWER THE CHUTE INTAKE DOORS. (1) TOTAL.
 - DC DOOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF. 120V 15A SERVICE OUTLET REQUIRED.
 - HB HOT AND COLD HOSE BIBS SHALL BE WALL-MOUNTED 60" AFF.
 - PROVIDE MT20 22" x 45" ELECTRIC PALLET TRUCK FOR TRANSFERRING CONTAINERS. 4500LB CAPACITY WITH 67" TURNING RADIUS. 120V 15A SERVICE OUTLET REQUIRED.
 - PROVIDE (1) UNDEDICATED 120V 15A SERVICE OUTLET REQUIRED FOR STAFF MAINTENANCE PURPOSE.
 - TYPE A-B LABEL CONSTRUCTION. HORIZONTALLY ROLLING DOOR, HELD OPEN BY 150# FUSIBLE LINK, SHOWN IN CLOSED POSITION.
- CHUTE INTAKE VESTIBULES. 5M AT LEVELS 2-6:**
- CHUTE INTAKE VESTIBULES SHALL BE 2HR FIRE-RATED WITH 60-MINUTE FIRE-RATED ACCESS DOOR FOR RESIDENTIAL ACCESS. "NOTE THAT WHERE CHUTE INTAKE ROOMS ARE PROTECTED BY AUTOMATIC SPRINKLERS, THE ROOM SHALL BE ENCLOSED IN A MIN OF 1HR FIRE RESISTANCE-RATED CONSTRUCTION WITH 45-MINUTE FIRE-RATED ACCESS DOORS". 5'-0" MIN DIAMETER WHEELCHAIR TURNING SPACE REQUIRED PER ADA REQUIREMENTS. POWER TO INTAKE DOORS SUPPLIED BY MCP. PROVIDE (X) 18"x18" BOTTOM HINGED, LOW-VOLTAGE, ELECTRICALLY INTERLOCKED, AUTOMATIC OPENING DOOR AT EACH FLOOR. SEE DETAIL 21TR2.0. 30" x 48" FRONT / SIDE APPROACH REQUIRED PER ADA STANDARDS.
 - MANAGEMENT TO PROVIDE 23-GALLON RUBBERMAID SLIM JIM CONTAINER OR EQUIVALENT FOR COMPOST DISPOSAL. STAFF TO EMPTY IN CONTAINERS ONLY AT TRASH ROOM.
 - 2HR FIRE-RATED FACE WALL SHALL NOT BE ERECTED UNTIL CHUTES HAVE BEEN INSTALLED FOR SOUND PROOFING PURPOSES. ATM RECOMMENDS DOUBLE STUD-WALLS OR EQUIVALENT ADJACENT TO OCCUPIED SPACES. ATM RECOMMENDS INTERIOR OF SHAFT TO BE TAPED TO PREVENT ODOROUS AIR LEAKING INTO OCCUPIED SPACES. ARCHITECT TO SELECT SUITABLE ASSEMBLY.
 - PROVIDE ROUND FLOOR OPENINGS AT CONCRETE FLOORS AND OCTAGONAL FLOOR OPENINGS AT WOOD-FRAME CONSTRUCTION. SEE PLAN FOR DIAMETER OF OPENINGS. INSTALL FLOOR SUPPORT FRAME AT EACH FLOOR PENETRATION TO SECURE CHUTE. SEE DETAIL 9TR2.0 FOR ANCHORING.
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RESIDENTIAL TRASH COLLECTION ROOM - WEST
LEVEL 1



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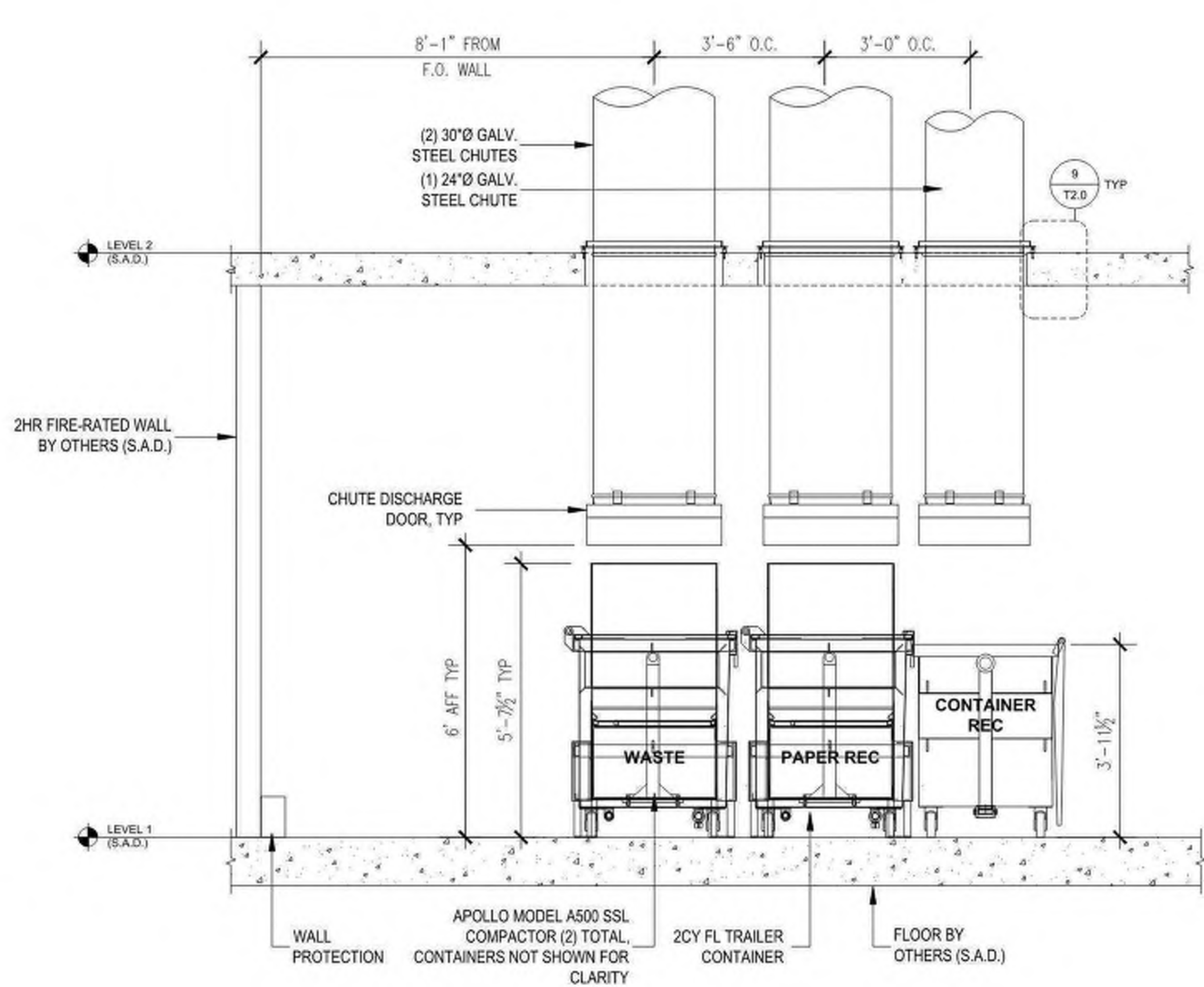
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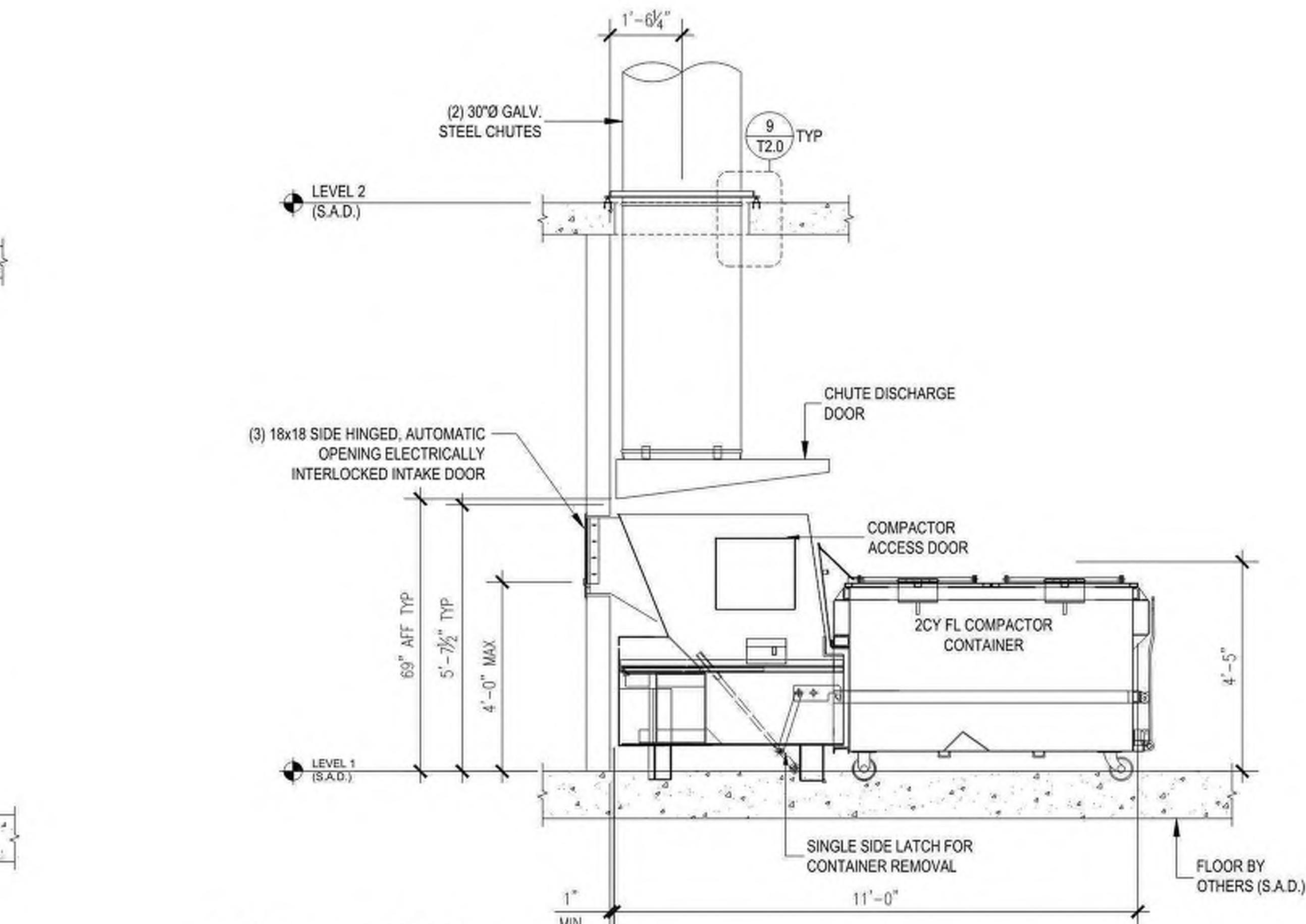
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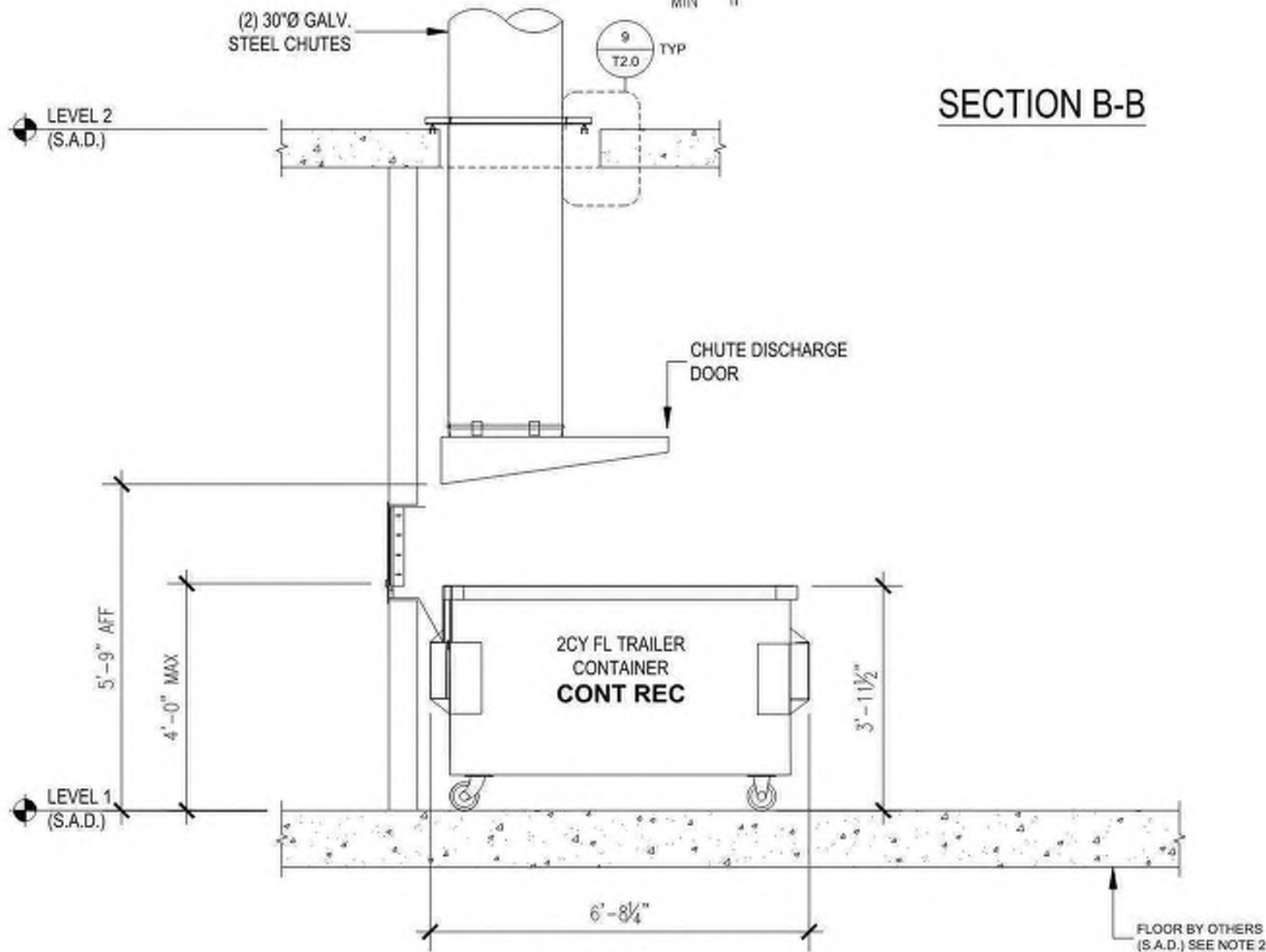
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SECTION A-A



SECTION B-B



SECTION C-C



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LEVEL 2-6

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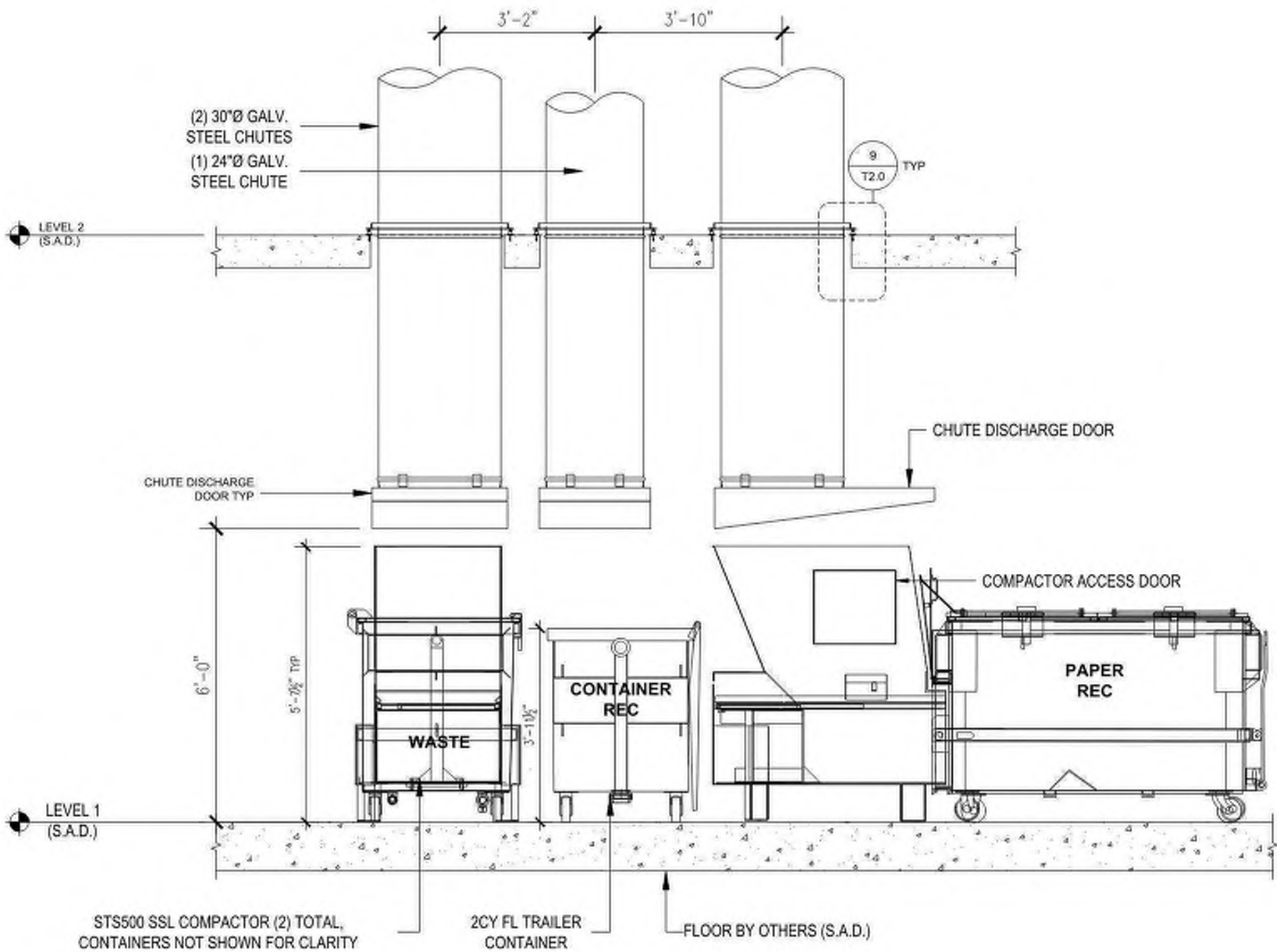
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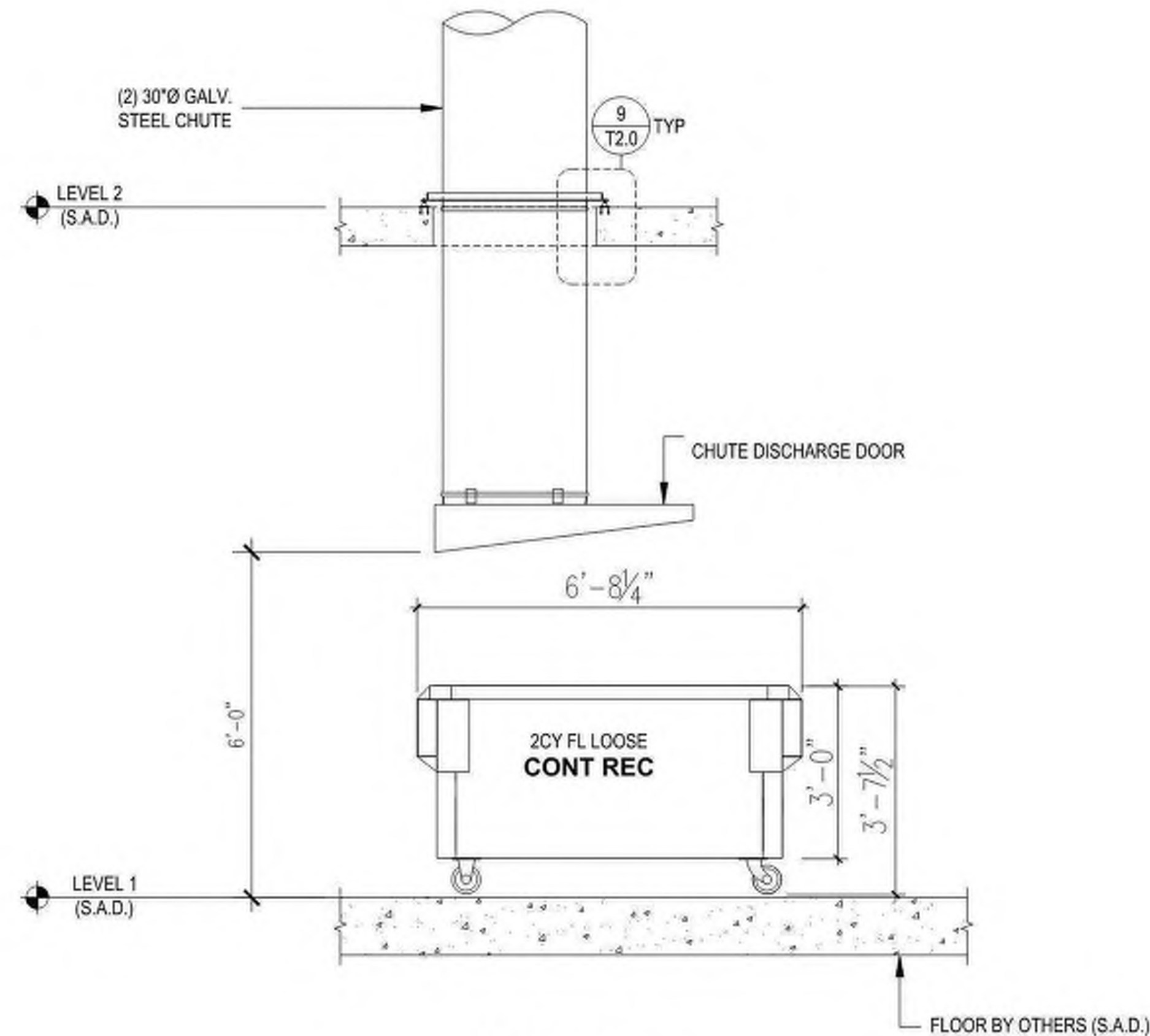
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SECTION E-E



SECTION F-F

SECTIONS

AT RESIDENTIAL TRASH ROOM



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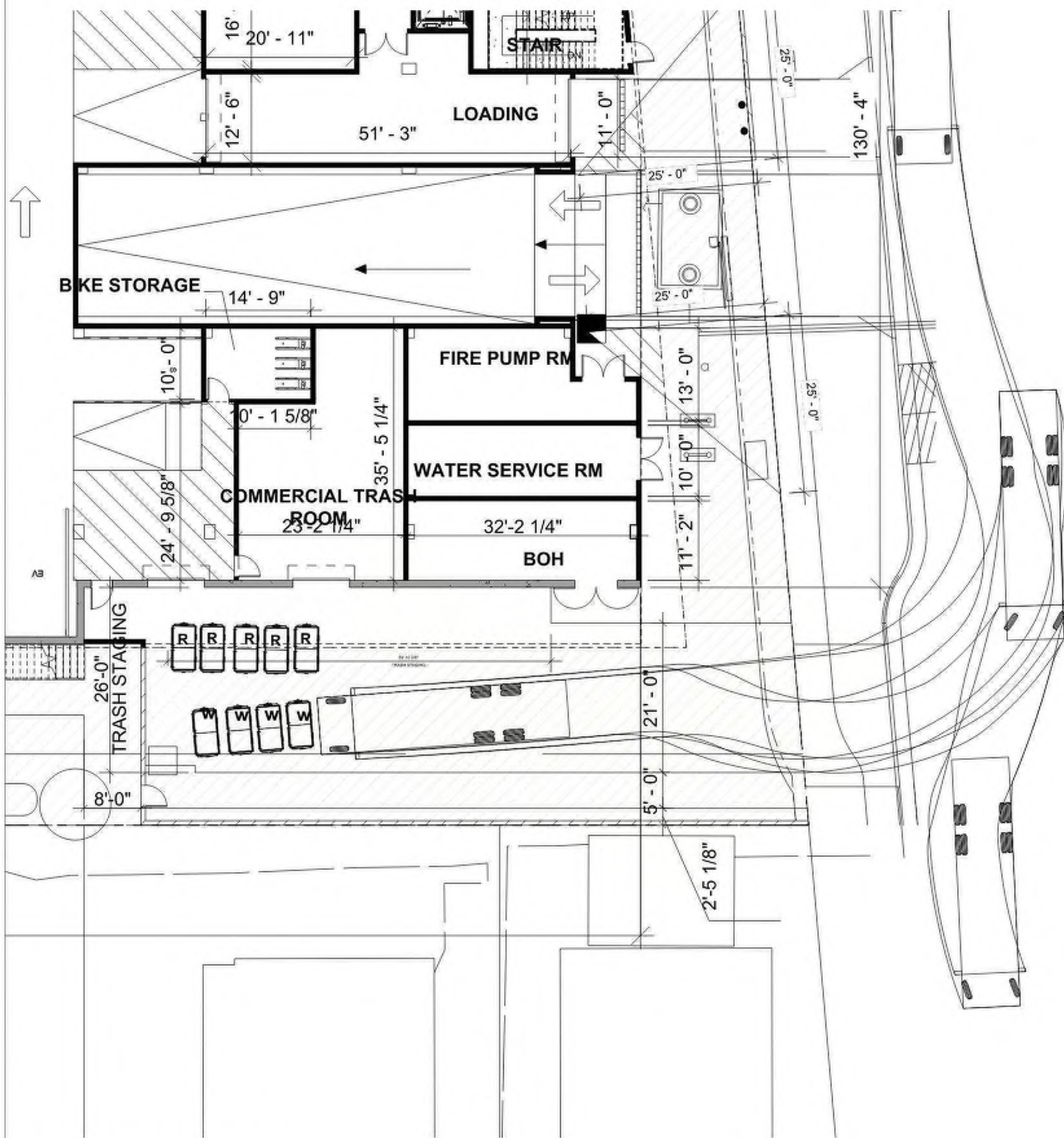
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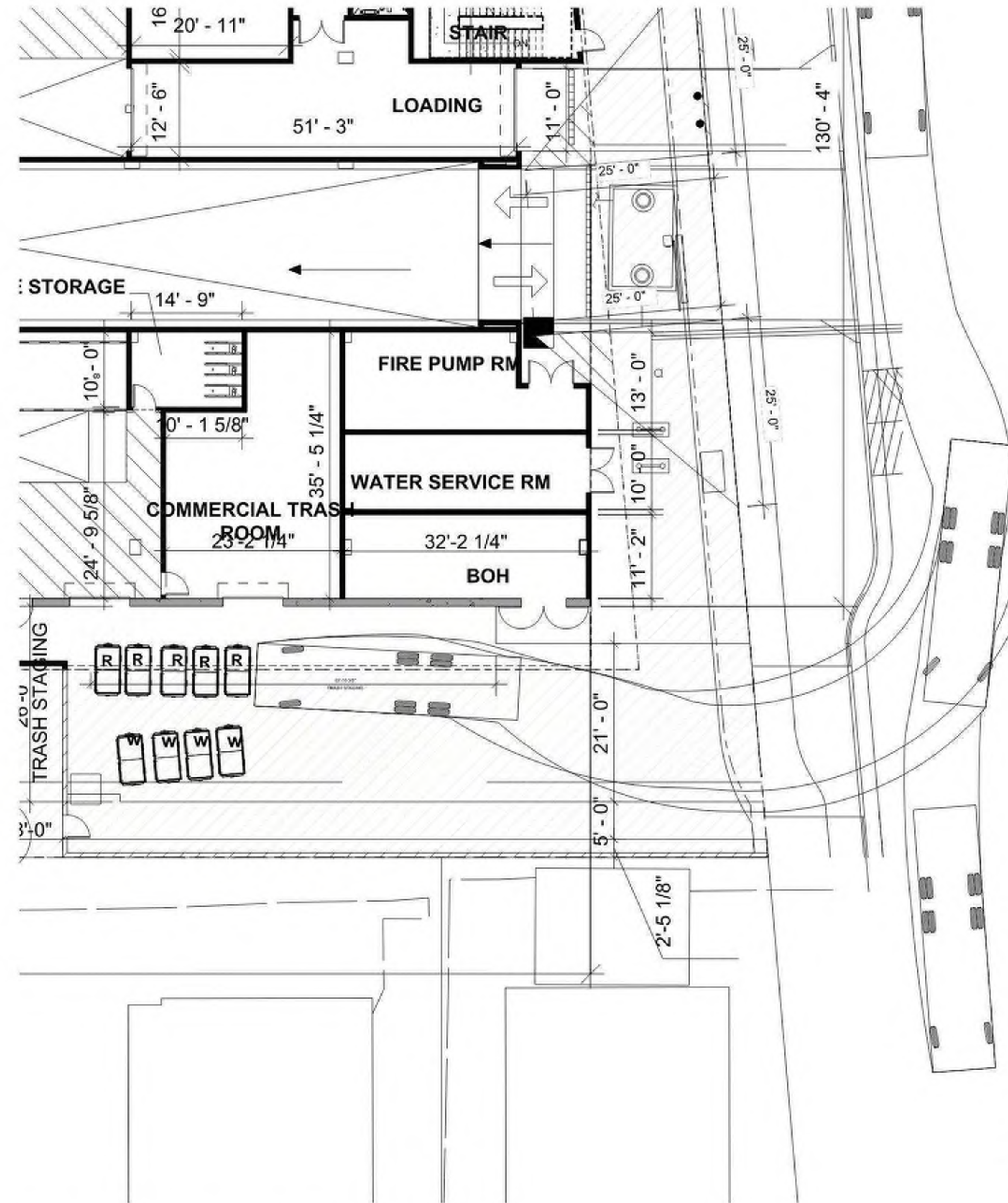
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- SECTIONS

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FRONT LOAD TRUCK STUDY - WASTE



FRONT LOAD TRUCK STUDY - RECYCLE

SHEET NOTES:

1. MAINTENANCE STAFF TO BRING BINS TO STAGING AREA.
2. MAINTENANCE STAFF TO BRING CARTS TO LANE AVE.
3. ALL CONTAINERS WILL BE REMOVED PROMPTLY BY MAINTENANCE STAFF AFTER THE HAULER'S SERVICE.

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MANEUVER**

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