



ECR AND CASTRO STREET INTERSECTION

GREYSTAR
749 W EL CAMINO REAL
MOUNTAIN VIEW, CALIFORNIA
FORMAL APPLICATION - 3RD RESUBMITTAL
8/23/2024





ECR & LANE AVE INTERSECTION

GREYSTAR

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CASTRO STREET & VICTOR WAY INTERSECTION

GREYSTAR

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FORMAL APPLICATION - 3RD RESUBMITTAL
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BIRD'S EYE FROM LANE AVE AND VICTOR WAY

GREYSTAR

749 W EL CAMINO REAL

MOUNTAIN VIEW, CALIFORNIA
FORMAL APPLICATION - 3RD RESUBMITTAL
8/23/2024



749 W EL CAMINO REAL

MOUNTAIN VIEW, CALIFORNIA



Architecture
 Planning
 Urban Design
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749 W EL CAMINO REAL
 MOUNTAIN VIEW, CA 94040
 CITY FORMAL APPLICATION

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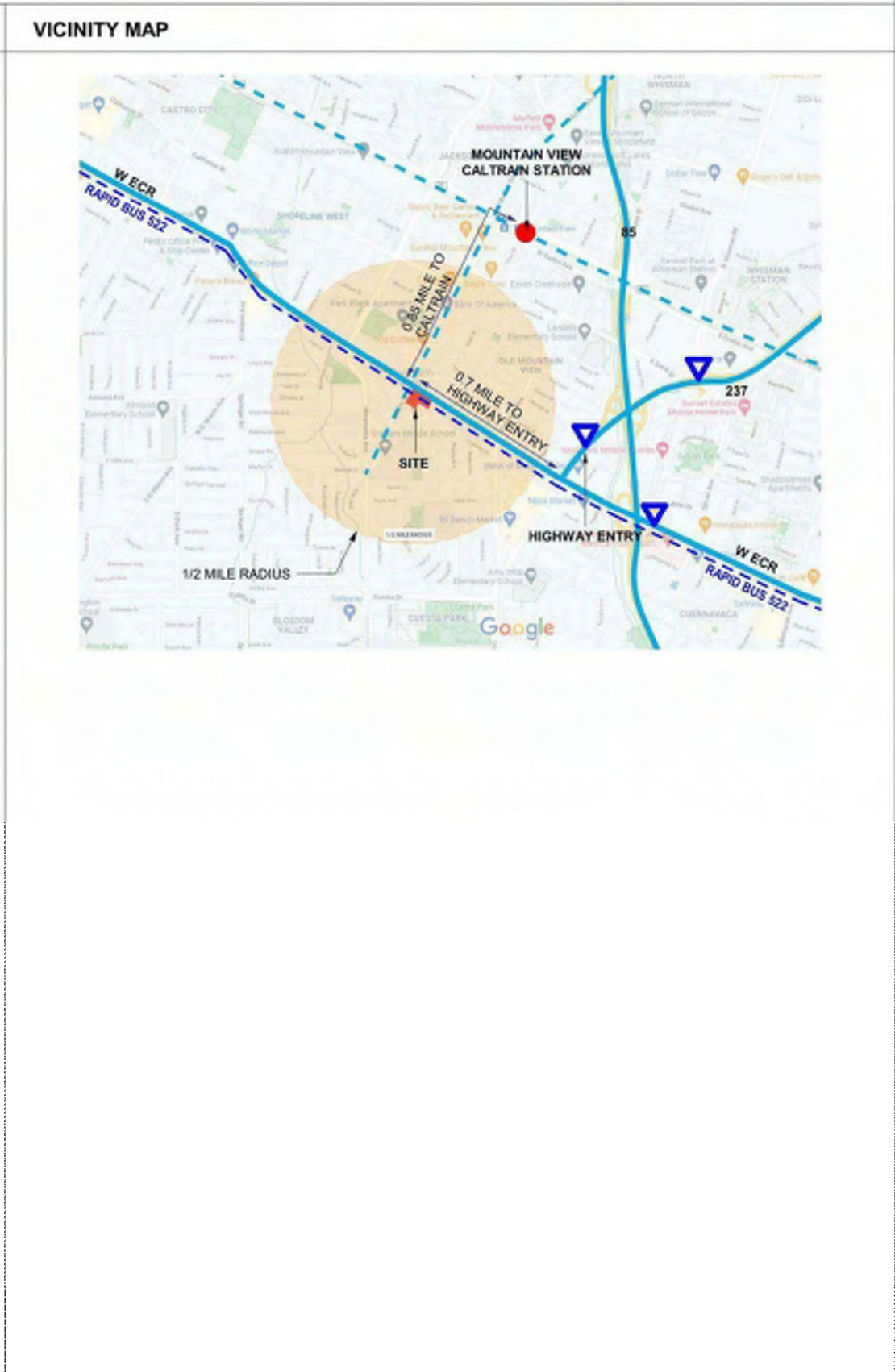
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PROJECT INDEX

Job No. 19063
 Date: 08/23/2024
 Scale:

Sheet No:
G-001

749 W EL CAMINO REAL

MOUNTAIN VIEW, CALIFORNIA



Architecture
Planning
Urban Design

1970 Broadway, Suite 400
Oakland, California 94612
(510) 451-2850

PROJECT SUMMARY

FLOOR	RESIDENTIAL			RESIDENTIAL COMMON AREAS					COMMERCIAL			GARAGE				TOTAL		
	UNIT (COUNTS)	NRSF	INSET BALCONY	CIRCULATION	BOH	LEASING OFFICE	LOBBY	AMENITY	RETAIL	FOOD & BEVERAGE	CHASE BANK	CHASE BANK	RETAIL	LEASING	BIKE STORAGE		RETAIL TRASH	OTHER
LEVEL 1	5	3628 SF		2384 SF	6094 SF	1806 SF	3987 SF	3738 SF	7731 SF	3375 SF	4771 SF	19006 SF	20000 SF	4384 SF	164 SF	791 SF	1798 SF	92487 SF
LEVEL 2	56	50716 SF	1111 SF	9155 SF	790 SF											2263 SF		73982 SF
LEVEL 3	59	52259 SF	1189 SF	7975 SF	806 SF			1481 SF										63659 SF
LEVEL 4	65	56887 SF	1735 SF	7935 SF	809 SF													59990 SF
LEVEL 5	57	47987 SF	891 SF	7792 SF	804 SF													57448 SF
LEVEL 6	57	44387 SF	386 SF	7486 SF	809 SF													53081 SF
TOTAL	299	254964 SF	4925 SF	42692 SF	10492 SF	1896 SF	3987 SF	11316 SF	7731 SF	3375 SF	6202 SF			18112 SF				438643 SF
DENSITY	299 UNITS / 3.05 ACRE LOT AREA = 98 UNITS/ACRE																	

* SEE SHEET A-620 FOR FAR CALCULATION DIAGRAM

- 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.

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 (406,643 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 spaces, 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 create 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 lath, 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 piece 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 rainscreened art pieces 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 courtyard 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 12,302 of Chase Bank (in operation) and a 1,487 of 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 (grading plan) for more details.

- 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. 53 of the 299 units will be income-restricted to low and very low-income households.
- Commercial: 18,388+/- 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, comparable mix of units, and comparable features 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.

PARKING SUMMARY

COMMERCIAL PARKING (GROUND LEVEL)

USES	SF	QTY	PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED
BANK	5483 SF	2 ATMS	1 PER 300 SF = 1 SPACE PER ATM	31	40
RETAIL	7731 SF		4 PER 1,000 SF	31	32
RESTAURANT (F&B)	3171 SF		10 PER 1,000 SF	32	32
LEASING OFFICE	596 SF		FOR RESIDENTIAL ACCESSORY USE	0	7
OUTDOOR SEATING		10 SEATS	1 PER 2.5 SEATS	4	4
TOTAL	21285 SF			98	115

RESIDENTIAL PARKING (BELOW GRADE LEVELS)
 P1 LEVEL: 152 STALLS PROVIDED (FOR RESIDENTIAL & GUESTS)
 P2 LEVEL: 102 STALLS PROVIDED (FOR RESIDENTIAL)
 TOTAL RESIDENTIAL PARKING: 254 STALLS PROVIDED > 240 REQUIRED
 (NOTE: SEE SHEET A-190 FOR PARKING LAYOUT AND REQUIREMENT OVERVIEW)

BMR UNITS SUMMARY

LEVEL	UNIT TYPE	BED	AMI %	APPX SIZE
Level 1	UNIT 1A	1 BEDROOM	Low-Income (80% AMI)	725 SF
Level 1	UNIT 1A	1 BEDROOM	Low-Income (80% AMI)	724 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 1J	1 BEDROOM	Very Low-Income (50% AMI)	673 SF
Level 2	UNIT 1E	1 BEDROOM	Very Low-Income (50% AMI)	879 SF
Level 2	UNIT 1A	1 BEDROOM	Very Low-Income (50% AMI)	1080 SF
Level 2	UNIT 1A	1 BEDROOM	Very Low-Income (50% AMI)	730 SF
Level 2	UNIT 1A	1 BEDROOM	Very Low-Income (50% AMI)	1010 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	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 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 1J	1 BEDROOM	Very Low-Income (50% AMI)	617 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 1J	1 BEDROOM	Very Low-Income (50% AMI)	620 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

UNIT MIX

UNIT DESCRIPTION	QUANTITY	MIX	AVG. AREA
STUDIO	38	12.7%	455 SF
1 BEDROOM	146	48.8%	748 SF
1 BEDROOM + DEN	46	15.4%	913 SF
2 BEDROOM	55	18.4%	1175 SF
2 BEDROOM + DEN	7	2.3%	1477 SF
3 BEDROOM	7	2.3%	1646 SF
TOTAL	299	100.0%	

GROSS BUILDING AREA

Level P2	BIKE STORAGE	1916 SF	Level 1	92487 SF
Level P1	BIKE STORAGE	1823 SF	Level 2	73982 SF
Level P1	PET SPA	360 SF	Level 3	63659 SF
Level 1	BIKE LOUNGE	1530 SF	Level 4	65986 SF
Level 1	RESIDENT LOUNGE	2009 SF	Level 5	57448 SF
Level 2	CLUBROOM	7810 SF	Level 6	53081 SF
Level 2	FITNESS	2048 SF	Sub L1-L6	406643 SF
Level 2	RESTROOM	1140 SF	Total P2-L6	590409 SF
Level 3	LOUNGE	1481 SF		
		15416 SF		

UNIT TYPE

UNIT TYPE	DESCRIPTION	QUANTITY	NRSF	AVG NRSF PER UNIT
UNIT S	STUDIO	38	17300 SF	455 SF
UNIT 1A	1 BEDROOM	61	49213 SF	807 SF
UNIT 1A.1	1 BEDROOM	9	6947 SF	772 SF
UNIT 1B	1 BEDROOM + DEN	46	41988 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	10891 SF	1221 SF
UNIT 2A.1	2 BEDROOM	2	2530 SF	1265 SF
UNIT 2B	2 BEDROOM + DEN	7	10339 SF	1477 SF
UNIT 2C	2 BEDROOM	15	16712 SF	1114 SF
UNIT 2D	2 BEDROOM	4	4793 SF	1198 SF
UNIT 2E	2 BEDROOM	8	9940 SF	1242 SF
UNIT 2F	2 BEDROOM	5	6396 SF	1079 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
TOTAL		299	254964 SF	853 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	1530 SF
Level 1	RESIDENT LOUNGE	2009 SF
Level 2	CLUBROOM	7810 SF
Level 2	FITNESS	2048 SF
Level 2	RESTROOM	1140 SF
Level 3	LOUNGE	1481 SF
		15416 SF

PERSONAL STORAGE

164 CUBIC FEET	Level P2	156
164 CUBIC FEET	Level P1	142
TOTAL STORAGE UNITS: 298 = 299 REQUIRED (1 UNIT PER RES UNIT)		

BIKE PARKING

BIKE RACK	LEVEL	QUANTITY	RESIDENTIAL	COMMERCIAL
BIKE RACK	Level P2	143	143	
BIKE RACK	Level P1	20	20	
BIKE RACK	Level 1	29		29
* EACH BIKE RACK PROVIDES 4 BIKE PARKING				
TOTAL RESIDENTIAL CLASS 1 BIKE PARKING: 172 > 120 REQUIRED				
TOTAL COMMERCIAL CLASS 1 BIKE PARKING: 12 > 7 REQUIRED				
SHORT TERM BIKE PARKING (SEE L-1 FOR LOCATIONS)				
RESIDENTIAL: 30 = 30 REQUIRED				
COMMERCIAL: 1 = 1 REQUIRED				

PRIVATE OPEN SPACE

Level 2	INSET BALCONY	15	1111 SF
Level 3	INSET BALCONY	17	1189 SF
Level 4	INSET BALCONY	19	1290 SF
Level 5	INSET BALCONY	13	891 SF
Level 6	INSET BALCONY	18	1366 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	452 SF
Level 6	OPEN DECK	18	1204 SF
Grand total		67	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

OUTDOOR AREA SUMMARY

NOTE: SEE A-610 FOR OUTDOOR AREA CALCULATION DIAGRAM

Level 1	SETBACK	COMMON USABLE OUTDOOR SPACE	5145 SF
Level 1	SETBACK	COMMON USABLE OUTDOOR SPACE	2140 SF
Level 1	SETBACK	COMMON USABLE OUTDOOR SPACE	2797 SF
Level 1	PLAZA	COMMON USABLE OUTDOOR SPACE	15452 SF
Level 1	SETBACK	COMMON USABLE OUTDOOR SPACE	411 SF
Level 1	SETBACK	COMMON USABLE OUTDOOR SPACE	296 SF
Level 1	SETBACK	COMMON USABLE OUTDOOR SPACE	1088 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	21756 SF
ROOF	ROOF DECK	COMMON USABLE OUTDOOR SPACE	5546 SF
Grand total			60370 SF

Level 1	DRIVEWAY	NON USABLE OUTDOOR SPACE	444 SF
Level 1	SERVICE ALLEY	NON USABLE OUTDOOR SPACE	



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
 CITY FORMAL APPLICATION

Sheet Title:
EXISTING SITE PHOTOS

Job No. 19063
 Date: 08/23/2024
 Scale:

Sheet No.
G-200





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749 W EL CAMINO REAL
MOUNTAIN VIEW, CA 94040

CITY FORMAL APPLICATION

Sheet Title:

ILLUSTRATIVE SITE PLAN

Job No. 19063
Date: 08/23/2024
Scale: 1" = 25'

Sheet No.:

SP-200

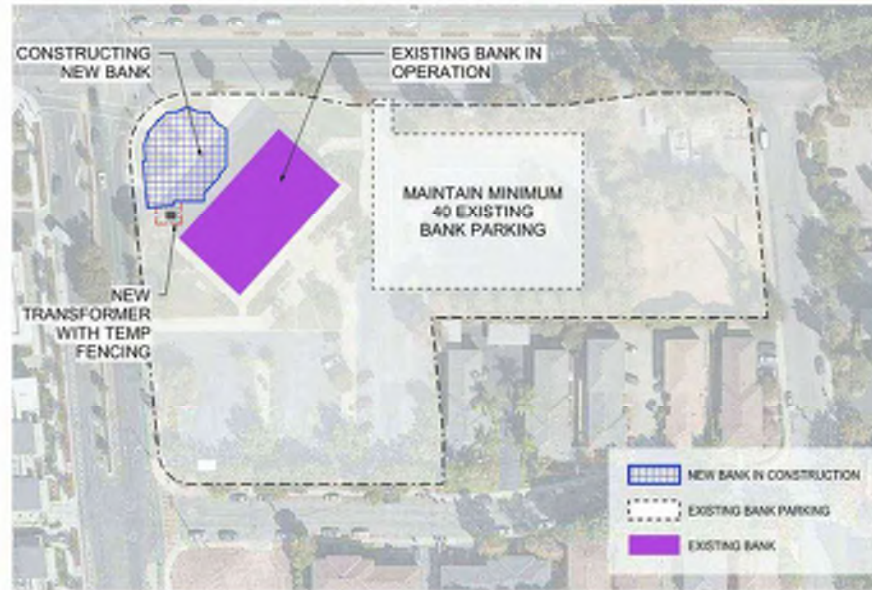


- PROPERTY LINE
- SETBACK LINE
- PEDESTRIAN ROUTE
- BIKE ROUTE
- FENCE LINE
- COMMERCIAL USE STREET FRONTAGE (GROUND LEVEL)
- RESIDENTIAL USE - AMENITY
- RESIDENTIAL USE - UNITS
- TRASH STAGING AREA
- BIKE PARKING - SHORT TERM, CLASS III/III (SEE L-1 FOR LAYOUT AND COUNT)
- ▲ VEHICULAR ENTRY (INGRESS + EGRESS)
- ← MAINTENANCE/SERVICE ACCESS

EXISTING DRY UTILITY INFRASTRUCTURE (SEE CIVIL SHEET C4.0 FOR MORE INFO)

VEHICULAR ACCESS FROM VICTOR WAY, RIGHT OUT (SHARED ACCESS FOR COMMERCIAL PARKING AT GR AND RESIDENTIAL PARKING BELOW GRADE)

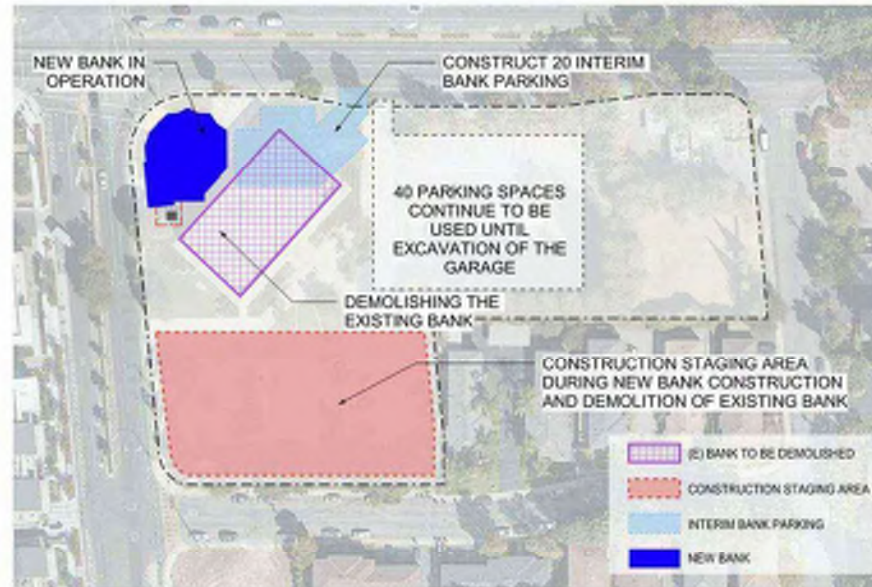
PROJECT PHASING



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

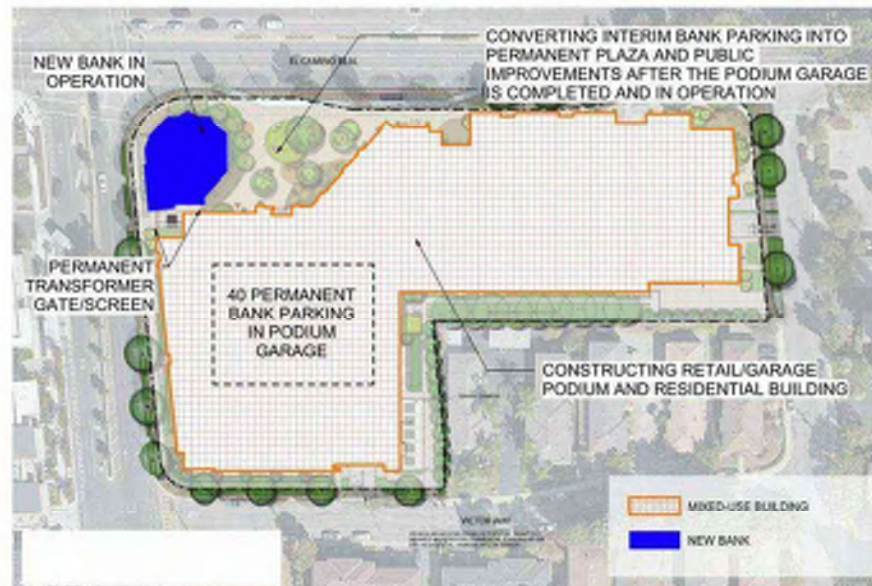
During this time, the existing bank branch will remain in operation. To facilitate construction staging and logistics, a portion of the existing parking lot will be closed, with the remainder remaining open for employees and customers to park in.



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.



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GREYSTAR

749 W EL CAMINO REAL
MOUNTAIN VIEW, CA 94040

CITY FORMAL APPLICATION

Sheet Title:

PROJECT PHASING

Job No. 19063
Date: 08/23/2024
Scale:

Sheet No:

SP-300

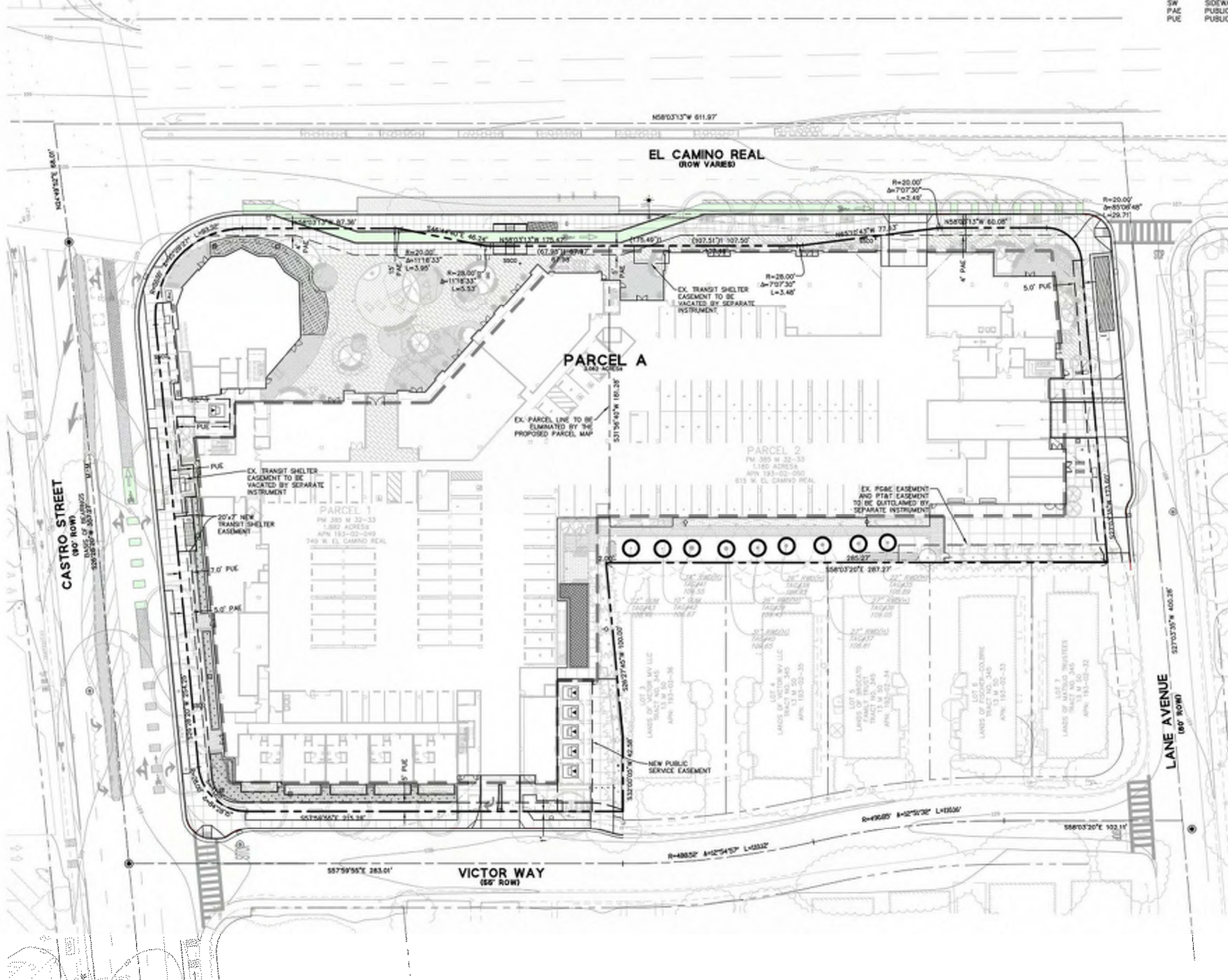
VESTING PRELIMINARY PARCEL MAP FOR COMMERCIAL CONDOMINIUM PURPOSES

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

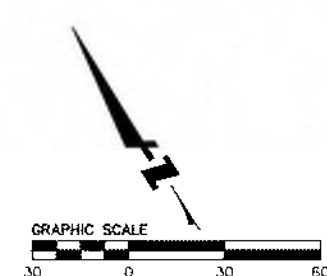


PROJECT DATA

- 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 SANGOMO ST, SUITE 500
SAN FRANCISCO, CA 94111
CONTACT: TYLER EWJE
- CIVIL ENGINEER: BKF ENGINEERS
1730 N. FIRST STREET, SUITE 600
SAN JOSE, CA 95112
CONTACT: ISAAC KONTOROVSKY
(408) 487-9100
- 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.: 193-02-048 & 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 "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 (NAVD 88)
- FLOODZONE: THIS PROPERTY IS LOCATED WITHIN ZONE X AS SHOWN IN FLOOD INSURANCE RATE MAP NO. 06056C0284, 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

CITY FORMAL APPLICATION

Sheet Title:
VESTING
PRELIMINARY
PARCEL MAP

Job No. 19063
Date: 08/23/2024
Scale: AS SHOWN
Drawn By: RM

Sheet No.:

TM1.0



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SURVEY NOTES

- 1. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. BENCHMARK: CITY OF MOUNTAIN VIEW BM 11-24...
3. BASIS OF BEARING: THE BEARING NORTH 262620' EAST OF THE MONUMENT LINE OF CASTRO STREET...
4. BOUNDARY NOTE: THE PARCEL LINES ARE SHOWN HEREON AS THE RESULT OF A BOUNDARY SURVEY...
5. TITLE REPORTS USED FOR THIS SURVEY INCLUDE: FIRST AMERICAN TITLE INSURANCE COMPANY...
6. AERIAL SURVEY SHOWN ON SCREENED BACKGROUND

ABBREVIATIONS

Table with 2 columns: Abbreviation and Description. Includes AD, BFP, BW, CB, EV, FH, G, RR, LD, MH, MN, SS, SDCO, SS, SSSCO, TC, MW, WV.



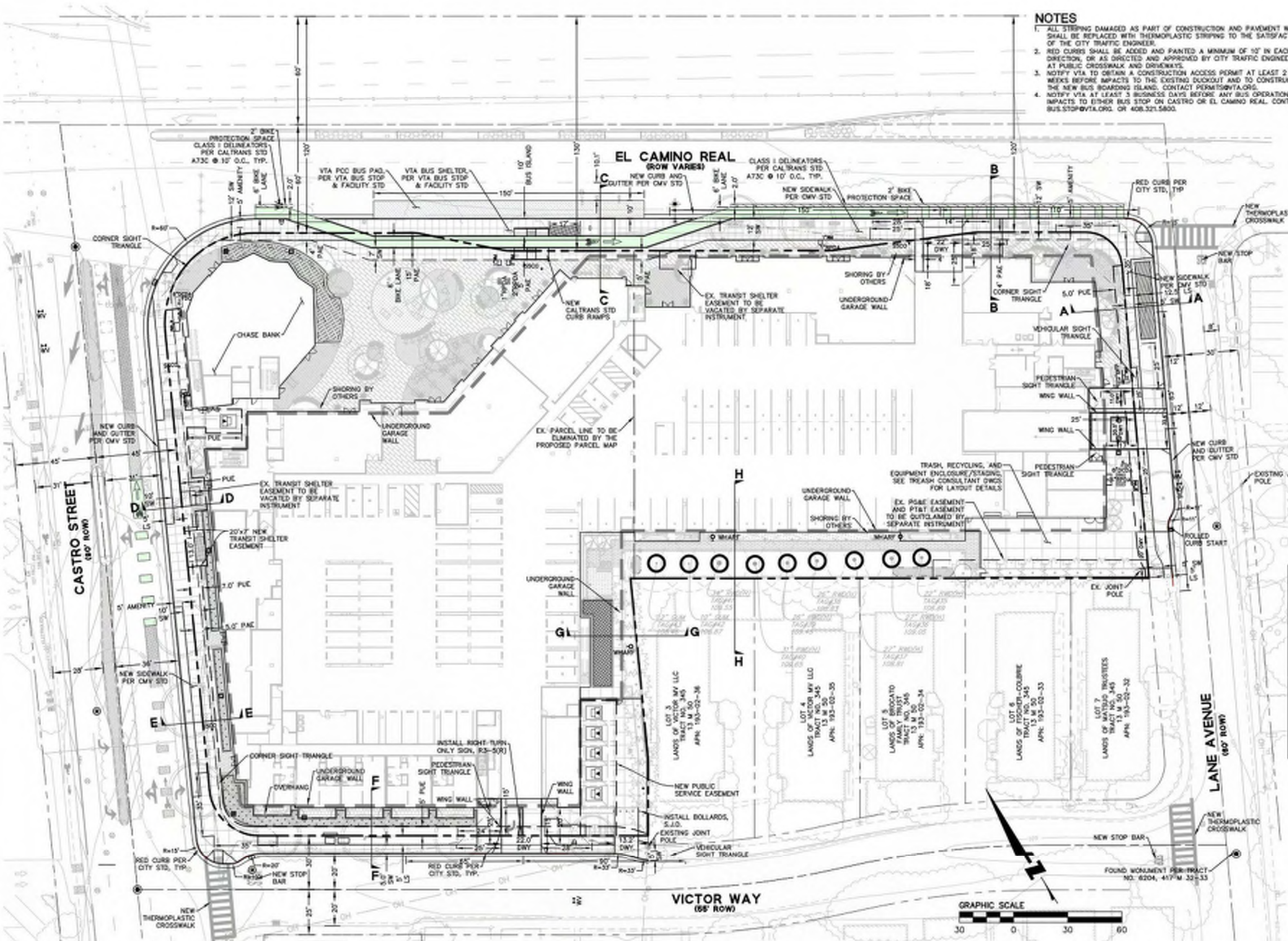
749 W EL CAMINO REAL
MOUNTAIN VIEW, CA 94040
CITY FORMAL APPLICATION

Sheet Title:
EXISTING
CONDITIONS AND
TREE
DISPOSITION

Job No. 19063
Date: 08/23/2024
Scale: AS SHOWN
Drawn By: RM

Sheet No:

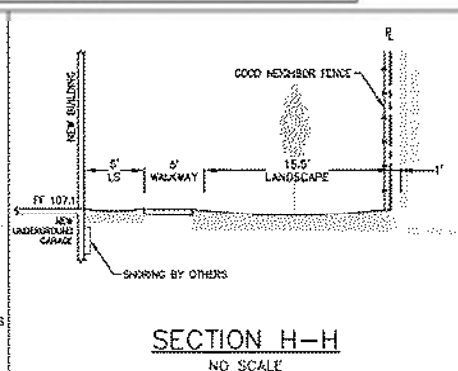
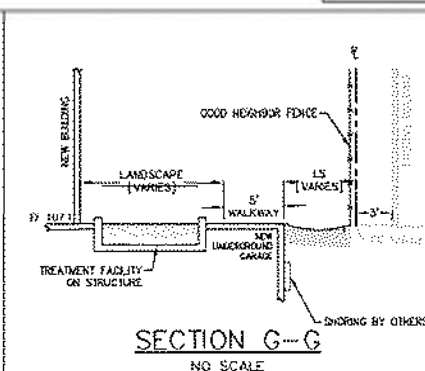
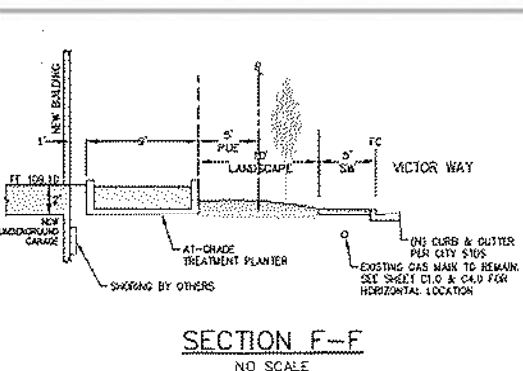
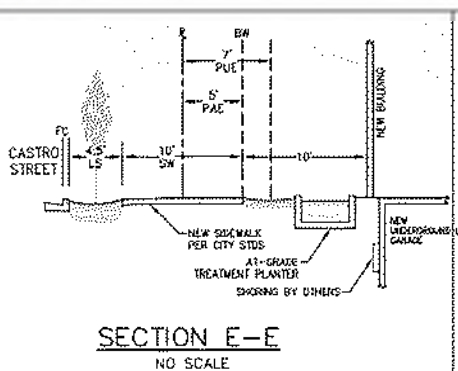
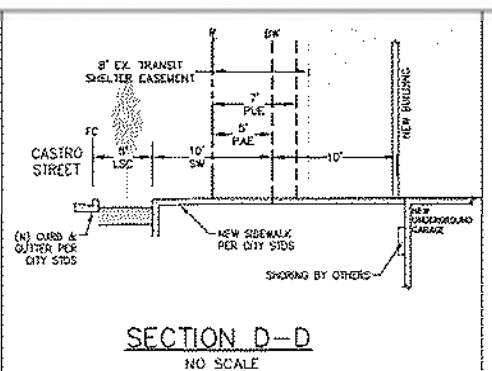
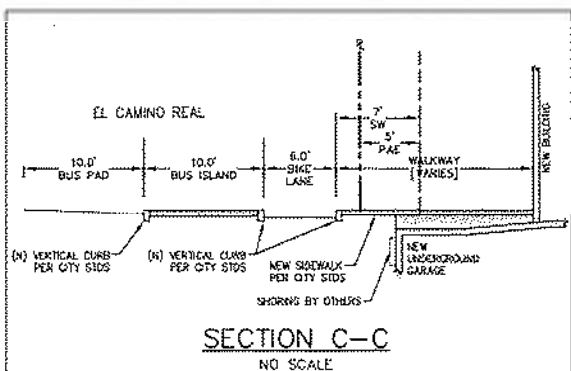
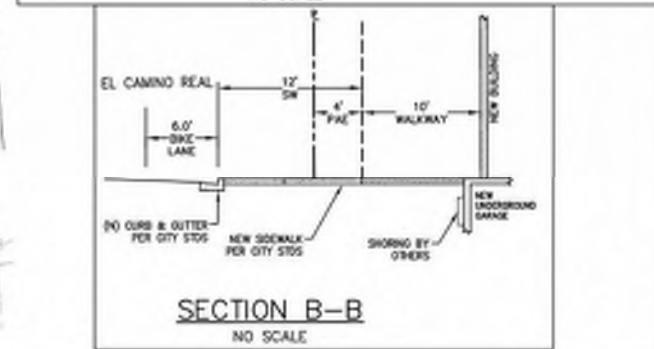
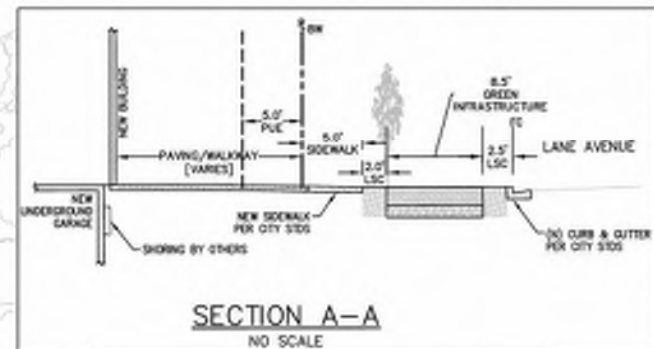
C1.0



- NOTES**
1. ALL STRIPING DAMAGED AS PART OF CONSTRUCTION AND PAVEMENT WORK SHALL BE REPLACED WITH THERMOPLASTIC STRIPING TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.
 2. 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.
 3. NOTIFY VIA TO OBTAIN A CONSTRUCTION ACCESS PERMIT AT LEAST 2 WEEKS BEFORE IMPACTS TO THE EXISTING DUKOUT AND TO CONSTRUCT THE NEW BUS BOARDING ISLAND. CONTACT PERMITS@VIA.ORG.
 4. NOTIFY VIA AT LEAST 3 BUSINESS DAYS BEFORE ANY BUS OPERATION IMPACTS TO EITHER BUS STOP ON CASTRO OR EL CAMINO REAL. CONTACT BUS.STOPS@VIA.ORG OR 408.321.5800.

- ABBREVIATIONS**
- AD AREA DRAIN
 - BFP BACK FLOW PREVENTER
 - BW BACK OF WALK
 - CB CATCH BASIN
 - EV ELECTRICAL KNUT
 - FH FIRE HYDRANT
 - G GAS
 - IRR IRRIGATION
 - LC UP OF CUTTER
 - MH MANHOLE
 - MINH MINIMUM
 - SD STORM DRAIN CLEAN OUT
 - SDCOO STORM DRAIN CLEAN OUT
 - SS SANITARY SEWER
 - SSCOO SANITARY SEWER CLEAN OUT
 - TC TOP OF CURB
 - WM WATER METER
 - WV WATER VALVE

- LEGEND**
- PROPERTY LINE
 - LOT LINE
 - STREET CENTER LINE
 - EASEMENT
 - CURB & GUTTER
 - UNDERGROUND GARAGE WALL
 - SHORING WALL
 - EXISTING TREE TO REMAIN
 - CATCH BASIN
 - JUNCTION BOX
 - AREA DRAIN
 - BUBBLER BOX
 - SD CLEANOUT
 - SD MANHOLE
 - MEDICAL TREATMENT DEVICE
 - SANITARY SEWER CLEANOUT
 - SANITARY SEWER MANHOLE
 - WATER METER
 - WATER VALVE
 - WHY? HYDRANT
 - FIRE HYDRANT
 - BACK FLOW PREVENTER
 - DOUBLE CHECK DETECTOR ASSEMBLY
 - REDUCED PRESSURE DETECTOR ASSEMBLY
 - TRANSFORMER
 - VIA 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

CITY FORMAL APPLICATION

Sheet Title:
PRELIMINARY SITE PLAN

Job No. 19083
Date: 08/23/2024
Scale: AS SHOWN
Drawn By: RM

Sheet No:
C2.0



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MOUNTAIN VIEW, CA 94040

CITY FORMAL APPLICATION

Sheet Title:

FLOOR PLAN -
LEVEL P2

Job No. 19063
Date: 08/23/2024
Scale: 1" = 20'-0"

Sheet No:

A-100



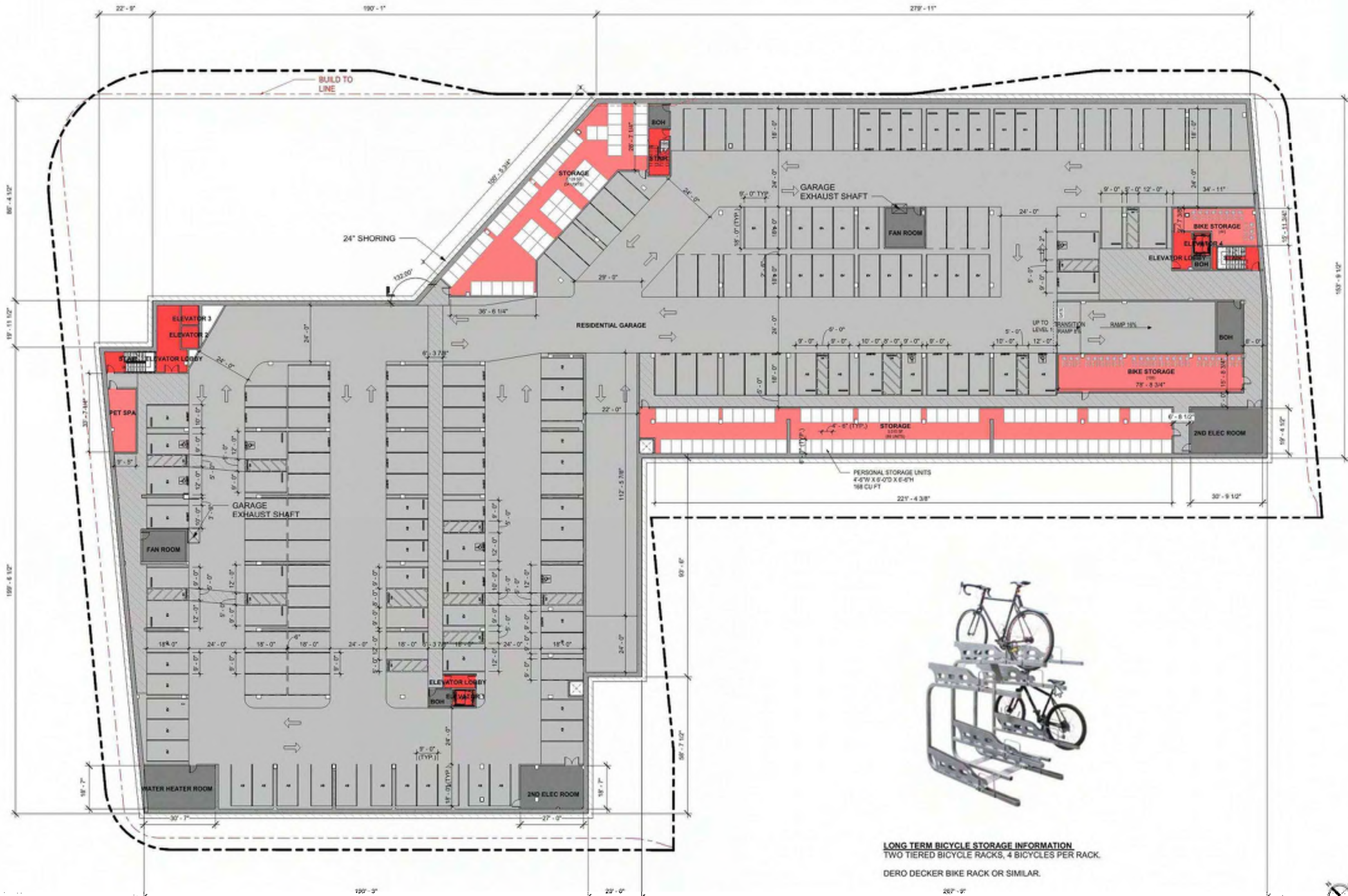
TENANT STORAGE SYSTEM
NOTE: IMAGE AND DRAWING ABOVE IS BY INNERSPACE. ACTUAL MANUFACTURER AND SPECS ARE TO BE DETERMINED.

Wire mesh ceilings (for sprinkler penetration)
Corrugated panels at exposed front and sides
Smooth bond plasters
Sliding door, typ.
Reinforced mini-latch with padlock hasp

Anchor floor track with powder actuated concrete nails @ 24" o.c.
(#10 X-20 concrete nails w/ 0.75" penetration)
Anchor wall panels with 3 ea. 1/2" dia. anchors with min. 100# pull-out

32" clear
15" clear to sprinklers
50" min.
78" (U.O.N.)





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



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CITY FORMAL APPLICATION

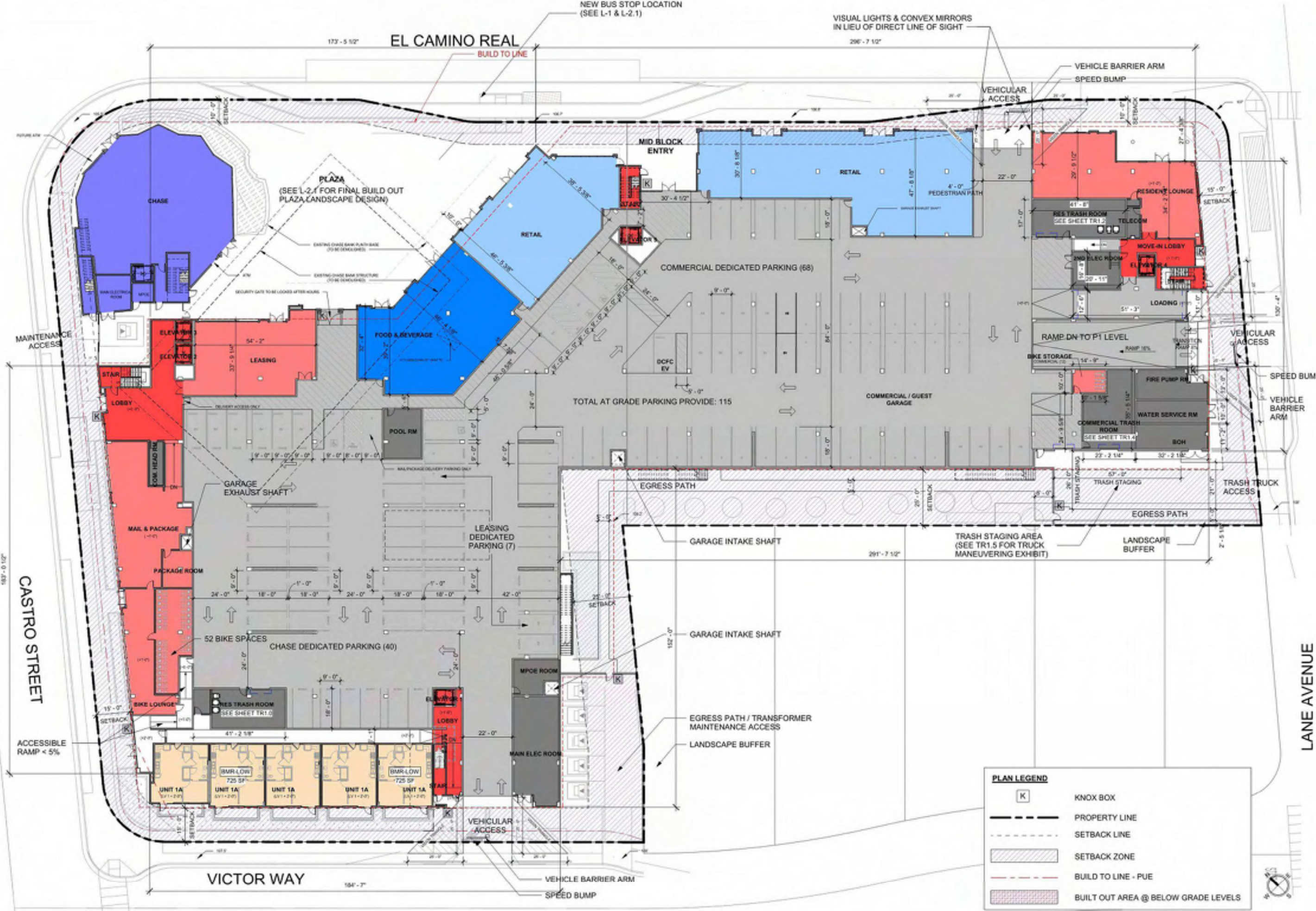
Sheet Title:

FLOOR PLAN -
LEVEL 1

Job No. 19063
Date: 08/23/2024
Scale: 1" = 20'-0"

Sheet No:

A-110





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749 W EL CAMINO REAL

MOUNTAIN VIEW, CA 94040

CITY FORMAL APPLICATION

Sheet Title:

FLOOR PLAN - LEVEL 2

Job No. 19063
Date: 08/23/2024
Scale: 1" = 20'-0"

Sheet No:

A-120



Level 2

1" = 20'-0"

1



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CITY FORMAL APPLICATION

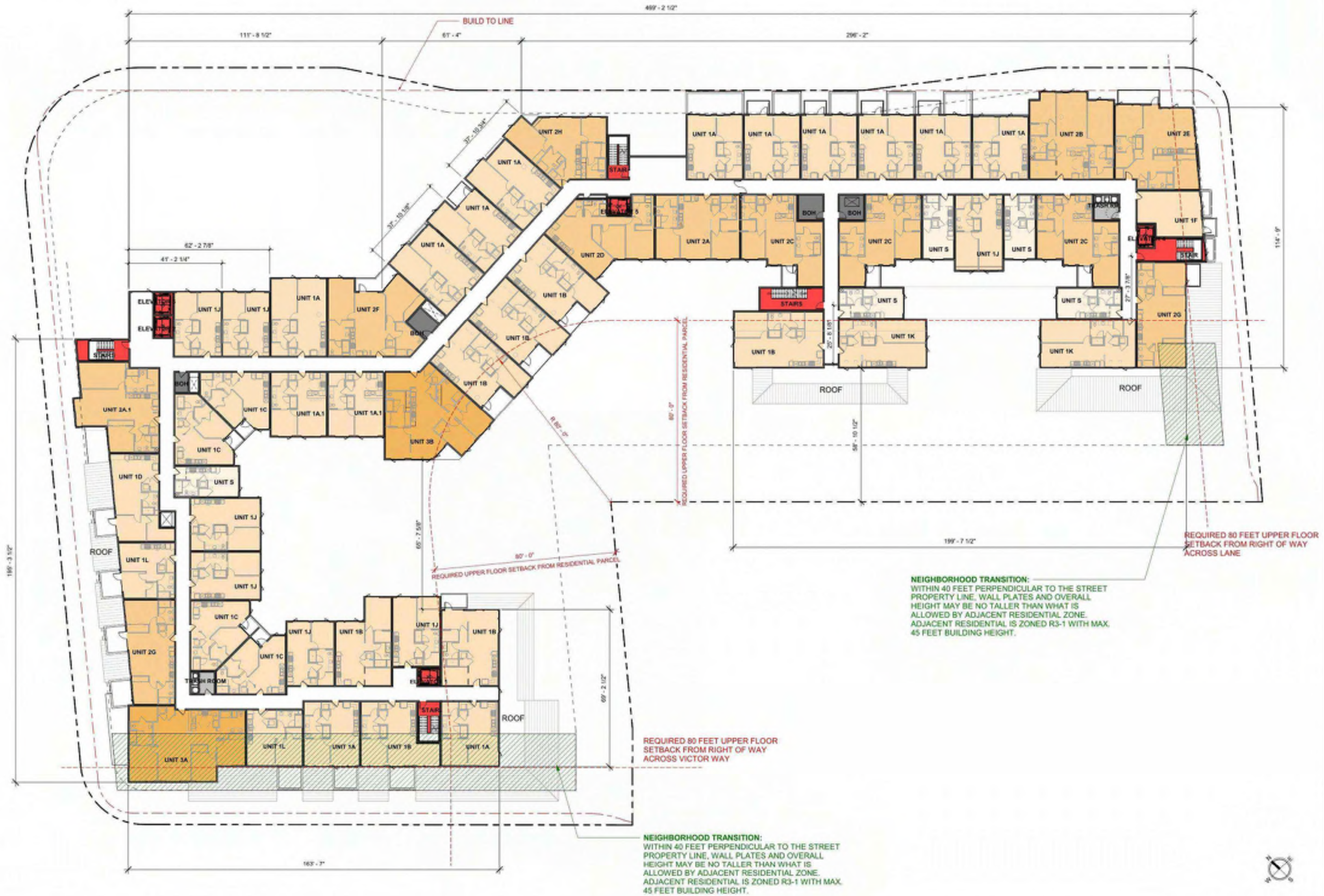
Sheet Title:

FLOOR PLAN -
LEVEL 5

Job No. 19063
Date: 08/23/2024
Scale: 1" = 20'-0"

Sheet No:

A-150





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CITY FORMAL APPLICATION

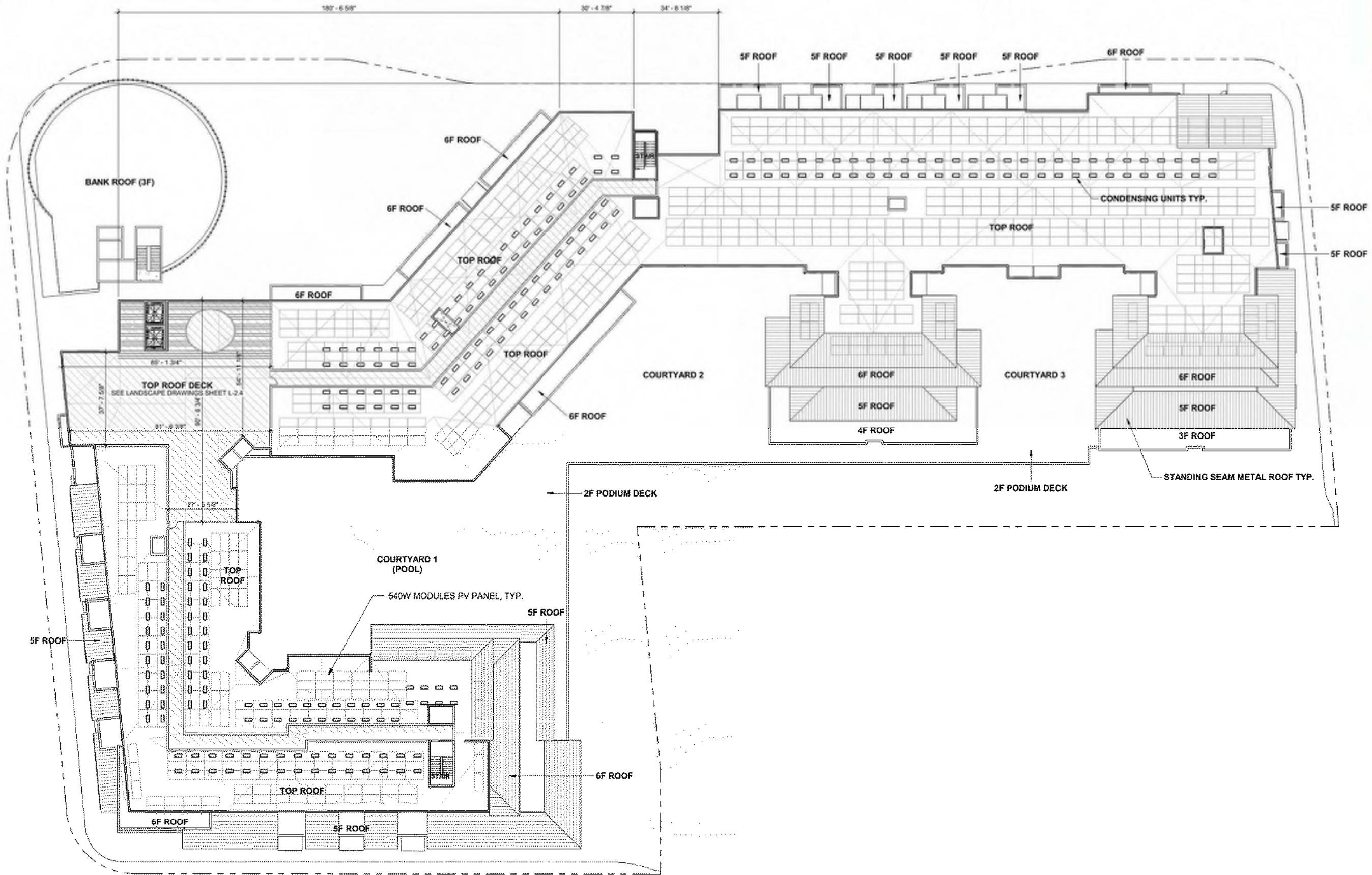
Sheet Title:

FLOOR PLAN -
ROOF

Job No. 19063
Date: 06/23/2024
Scale: 1" = 20'-0"

Sheet No:

A-170



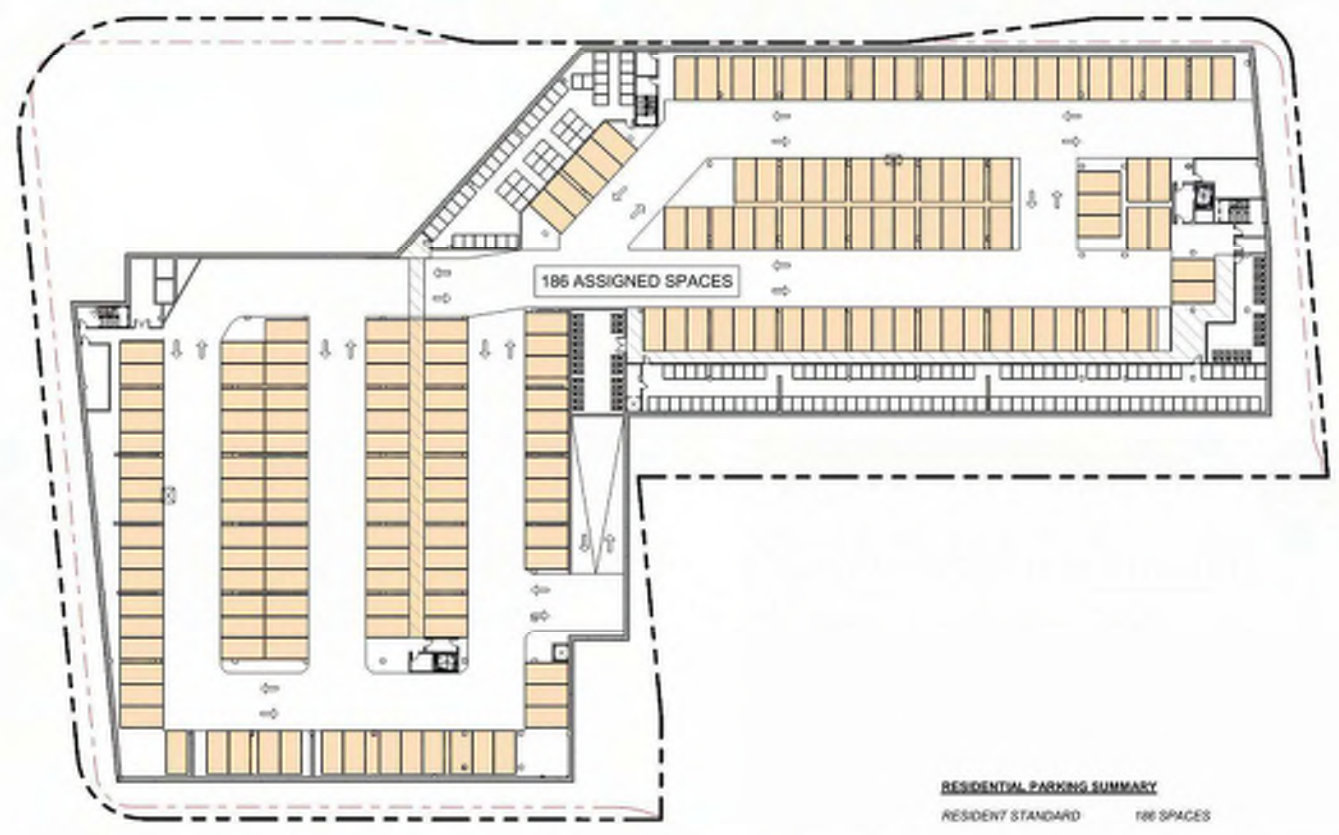
THE LOCATIONS AND HEIGHTS OF SOLAR PV PANELS AND OTHER RELATED EQUIPMENT ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE.



ROOF

1" = 20'-0"

1



RESIDENTIAL PARKING SUMMARY
RESIDENT STANDARD 185 SPACES

LEVEL P2 - PARKING PLAN 1" = 40'-0" 3



COMMERCIAL PARKING SUMMARY
CHASE BANK 49 PARKING SPACES TOTAL
32 STANDARD
1 ACCESSIBLE (VAN)
6 EV STANDARD
LEASING 7 PARKING SPACES TOTAL
4 STANDARD
1 ACCESSIBLE (STANDARD)
2 EV STANDARD
COMMERCIAL (RETAIL, RESTAURANT, AND OUTDOOR SEATING) 68 PARKING SPACES TOTAL
49 STANDARD
15 EV STANDARD
1 EV DC FASTER CHARGER (DCFC)
2 ACCESSIBLE (1 STANDARD + 1 VAN)
1 EV ACCESSIBLE (VAN)
115 SPACES TOTAL

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



RESIDENTIAL PARKING SUMMARY
EV ACCESSIBLE (GUEST) 5 SPACES
EV DCFC (GUEST) 3 SPACES
EV STANDARD GUEST 37 SPACES
STANDARD GUEST 37 SPACES
ACCESSIBLE GUEST 3 SPACES
TOTAL GUEST PARKING 82 SPACES
EV RESIDENT ASSIGNED 46 SPACES
EV ACCESSIBLE ASSIGNED 5 SPACES
RESIDENT STANDARD 48 SPACES
ACCESSIBLE ASSIGNED 8 SPACES
TOTAL RESIDENT PARKING 107 SPACES
TOTAL PARKING 158 SPACES

LEVEL P1 - PARKING PLAN 1" = 40'-0" 2

ACCESSIBLE PARKING	CODE REFERENCE	LI REQUIRED	LI PROVIDED	PLP2 REQUIRED	PLP2 PROVIDED	TOTALS	NOTES
RESIDENT ASSIGNED STANDARD	CBC 119A.4.2(2)			0	1	1	
RESIDENT ASSIGNED VAN	CBC 119A.4.6			0	1	1	7 ACCESSIBLE REQUIRED + 8 PROVIDED
UNASSIGNED STANDARD				2	0	0	
UNASSIGNED VAN				1	1	0	VAN PROVIDED NEAR ELEVATOR
UNASSIGNED STANDARD (ON GRADE)	CBC 11.9.206.2	3	2			2	
UNASSIGNED VAN (ON GRADE)		1	1			1	4 REQUIRED + 4 PROVIDED
EV PARKING							
RESIDENT EV ASSIGNED	20% PER AVAM 8.20.11			46	46	46	
UNASSIGNED EV (GUEST)	75% UNASSIGNED GUEST BELOW			8	5	5	8 REQUIRED TOTAL (PROVIDED: 5 STANDARD + 3 VAN)
UNASSIGNED RETAIL EV (ON GRADE)	20% PER AVAM 8.20.41 TASH 5.106.5.3.2	17	23			23	
EV ACCESSIBLE PARKING							
RESIDENT ASSIGNED EV STANDARD					2	2	
RESIDENT ASSIGNED EV VAN ACCESSIBLE	CALGREEN 4.106.4.2.2				1	1	
UNASSIGNED EV STANDARD (GUEST)					0	0	
UNASSIGNED EV VAN (GUEST)	CBC 11.9.238.3.2.1				1	1	3 ACCESSIBLE REQUIRED + 3 PROVIDED
UNASSIGNED EV STANDARD (ON GRADE)					1	1	
UNASSIGNED EV VAN (ON GRADE)	CBC 11.9.238.3.2.1				1	1	
EV AMBULATORY							
RESIDENT ASSIGNED	CBC 11.9.238.3.2.1				0	0	PROVIDED 1 STANDARD ACCESSIBLE
UNASSIGNED GUEST (DCFC)	PER MVAIC 2.2(1) TASH 5.106.5.3.2 (1 PER 100)				1	1	4 REQUIRED + 4 PROVIDED
STANDARD PARKING							
UNASSIGNED GUEST	PER MVAIC PRECISE PLAN 340 SPACES MIN + 25 + 51 GUEST SPACES OVERALL			51	37	37	ADD GUEST ACCESSIBLE & GUEST EV + 51 SPACES PROVIDED
UNASSIGNED (GRADE LEVEL)	PER MVAIC PRECISE PLAN "INCLUDES ACCESSIBLE"		86			86	
RESIDENT ASSIGNED	PER MVAIC PRECISE PLAN				234	234	
GRAND TOTAL PROVIDED			225		346	456	COMMERCIAL 115 + RESIDENT 341

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.

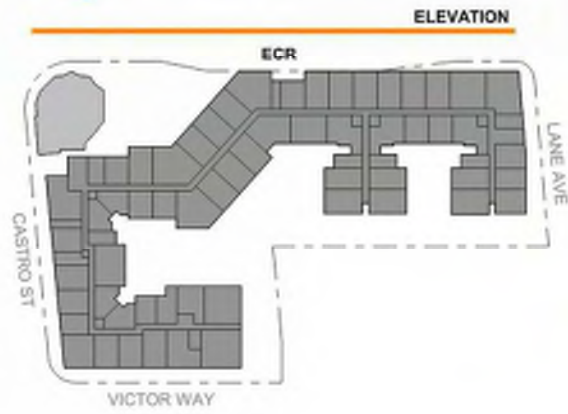
PARKING SUMMARY

PARKING LEGEND

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

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
A4	CMU WALL - TAN SPLIT FACE
A5	METAL PANEL - GRAY
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



PERSPECTIVE - ECR

N.T.S.

2



ELEVATION - ECR

1" = 20'-0"

1

Sheet Title:

ELEVATION & PERSPECTIVE

Job No. 19063
Date: 08/23/2024
Scale: As indicated

Sheet No:

A-301



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CITY FORMAL APPLICATION

Sheet Title:

ELEVATION & PERSPECTIVE

Job No. 19063
Date: 08/23/2024
Scale: As indicated

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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
A4	CMU WALL - TAN SPLIT FACE
A5	METAL PANEL - GRAY
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 FIN
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

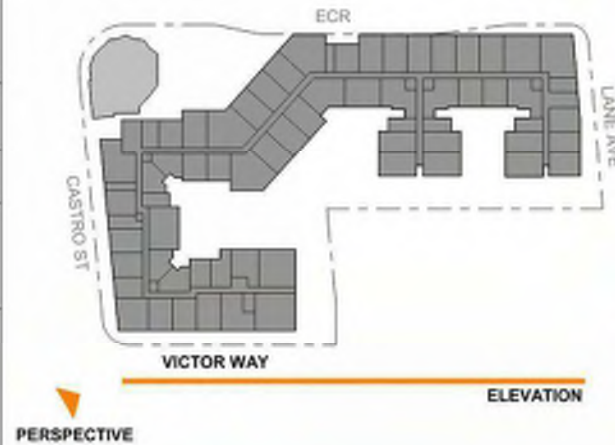


ELEVATION - CASTRO STREET

1" = 20'-0"

1

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
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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



PERSPECTIVE - VICTOR WAY N.T.S. 2



ELEVATION - VICTOR 1" = 20'-0" 1



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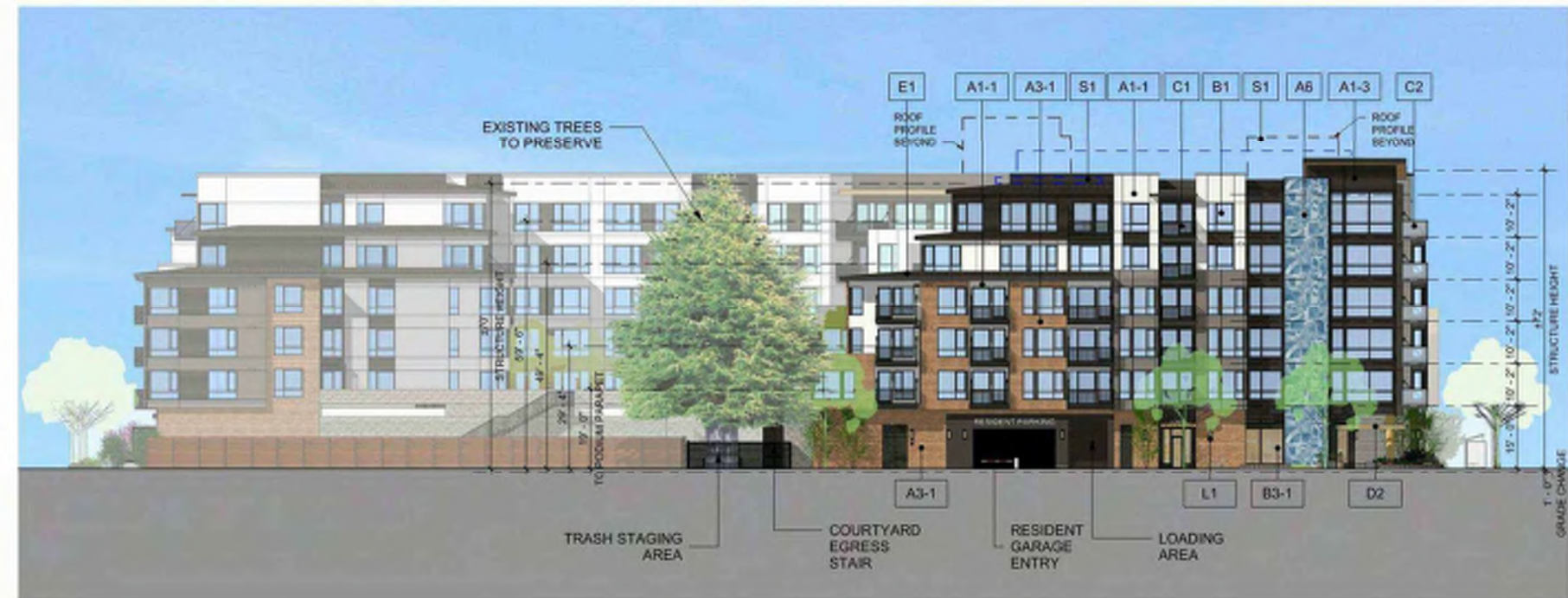
PERSPECTIVE - LANE AVE

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
A4	CMU WALL - TAN SPLIT FACE
A5	METAL PANEL - GRAY
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 SCENCE
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

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CITY FORMAL APPLICATION

Sheet Title:

ELEVATION & PERSPECTIVE

Job No. 19063
Date: 08/23/2024
Scale: As indicated

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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
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D2	METAL CANOPY
E1	STANDING SEAM METAL ROOF - DARK BRONZE
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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



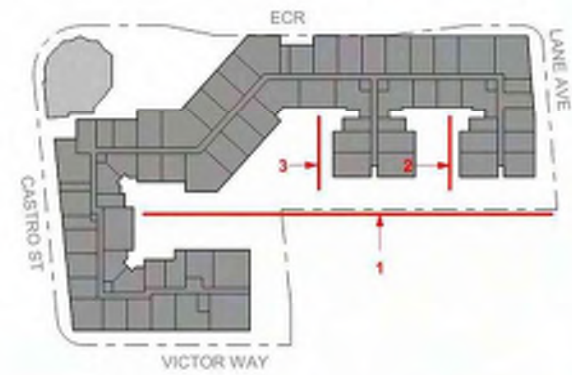
ELEVATION - COURTYARD 1 SOUTH 1" = 20'-0" 2



ELEVATION - COURTYARD 3 WEST 1" = 20'-0" 1

MATERIALS AND FINISHES

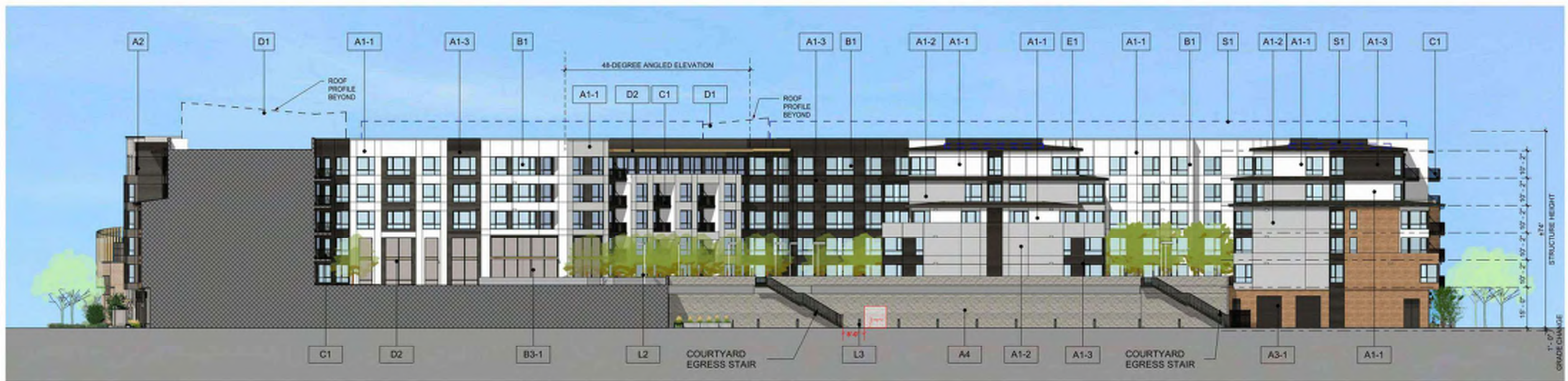
A1-1	EXTERIOR PLASTER - WHITE
A1-2	EXTERIOR PLASTER - GRAY
A1-3	EXTERIOR PLASTER - DARK GRAY
A2-1	VENEER THIN BRICK - IVORY
A2-2	VENEER THIN BRICK - BUFF OR SIMILAR
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A3-2	FIBER CEMENT PANEL - WARM GRAY
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B3-1	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" 3



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 FINNS



D2 METAL CANOPY



F1 PERFORATED METAL SCREEN



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CITY FORMAL APPLICATION

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PERSPECTIVES

Job No. 19063
Date: 08/23/2024
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VIEW 2: NEW CHASE BANK AND PLAZA



VIEW 3: PLAZA

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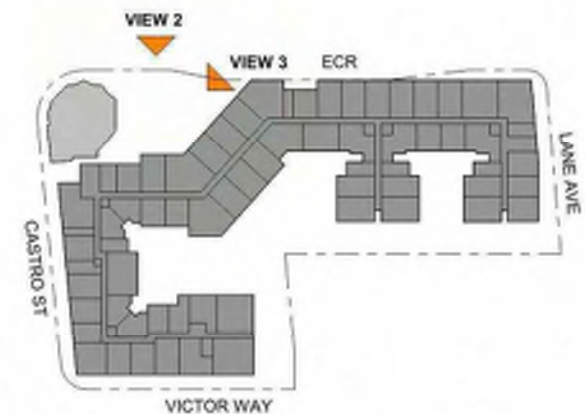
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VIEW 4: RESIDENTIAL LOBBY @ CASTRO STREET

A2 VENEER THIN BRICK



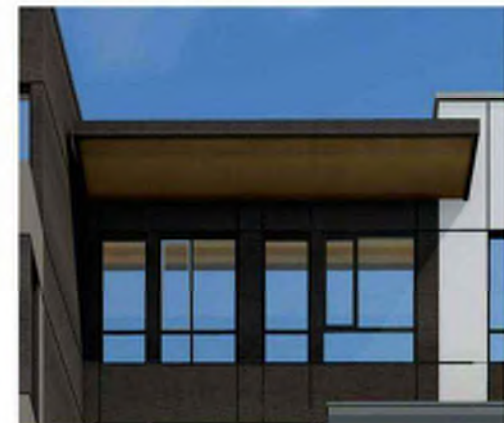
A3 FIBER CEMENT PANEL



B3-1 STOREFRONT - AMENITY AND RETAIL



D2 METAL CANOPY



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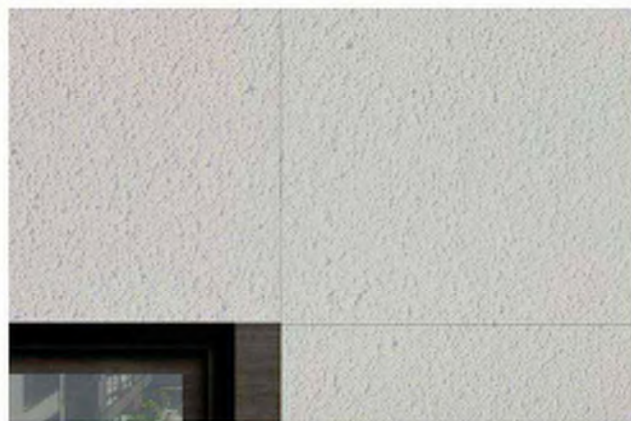
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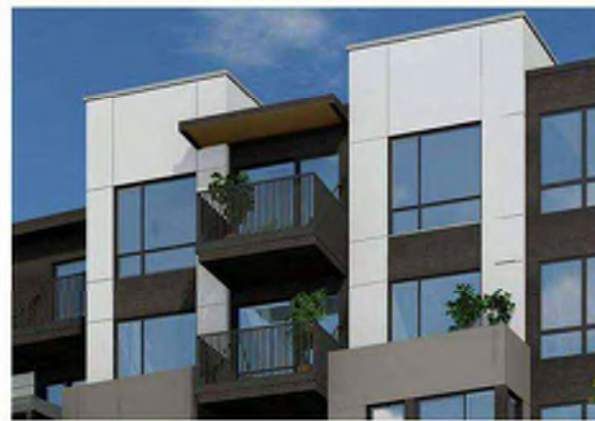


VIEW 5: CASTRO STREET & VICTOR WAY INTERSECTION

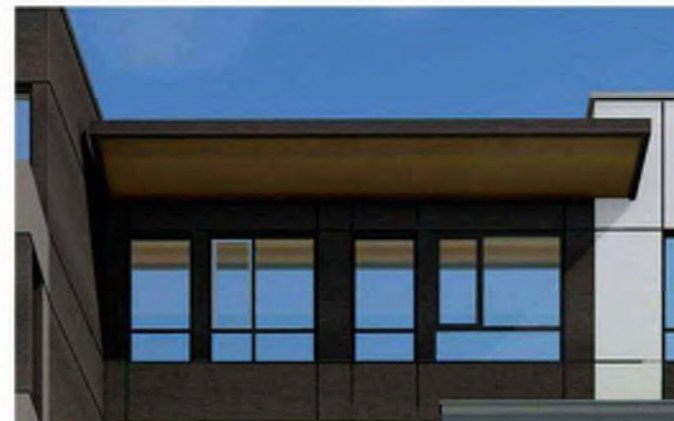
A1 EXTERIOR PLASTER



C1 BALCONY - VERTICAL PICKET RAILING



D2 METAL SOLAR SHADE



E1 STANDING SEAM METAL ROOF



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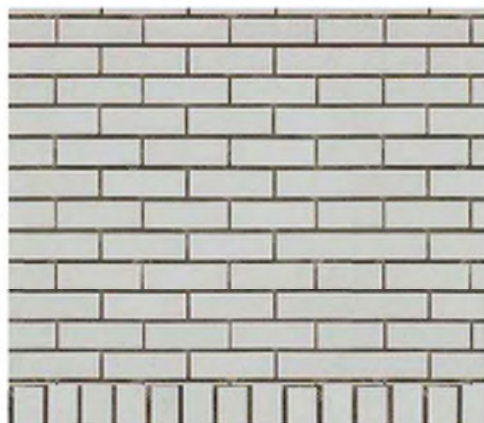
Sheet No:

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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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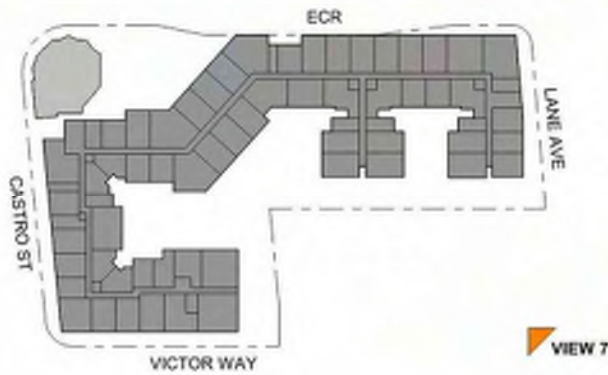
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Sheet No:

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



A4 CMU WALL



E1 STANDING SEAM METAL ROOF



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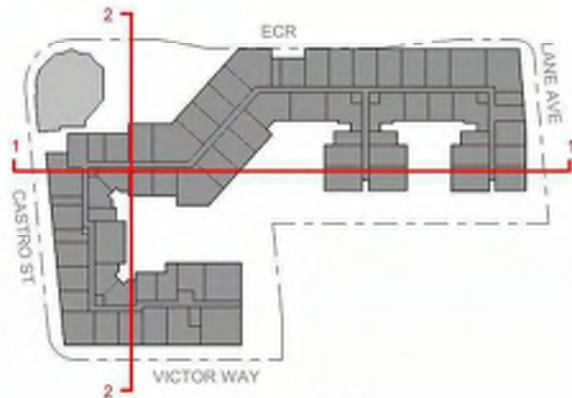
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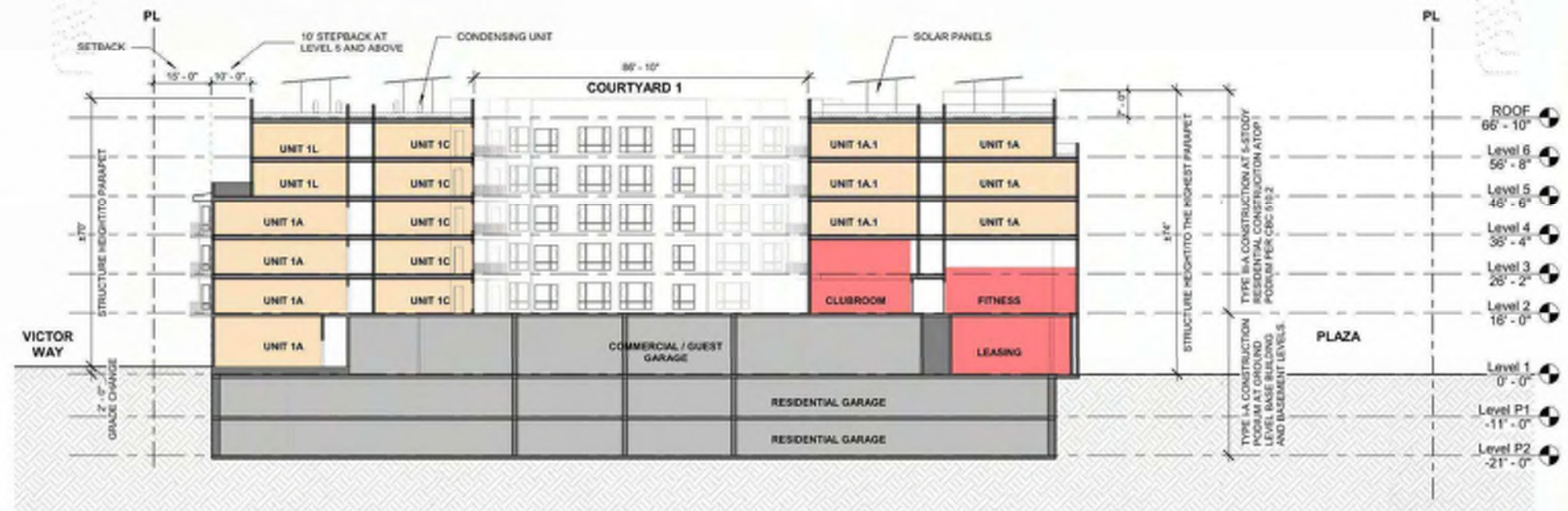
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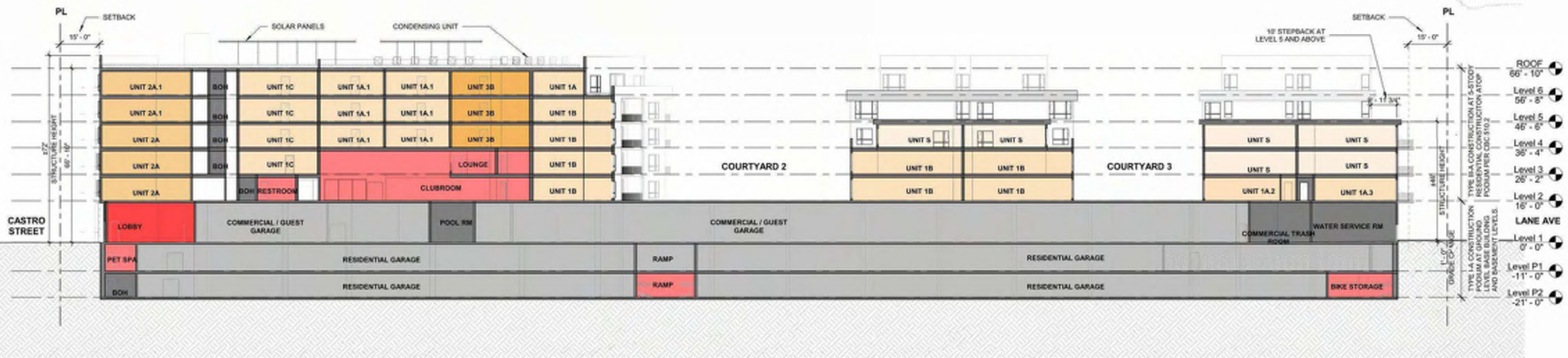
A-325



KEY PLAN



SITE - NORTH TO SOUTH 1" = 20'-0" 2



SITE - WEST TO EAST 1" = 20'-0" 1



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CITY FORMAL APPLICATION

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SITE SECTIONS

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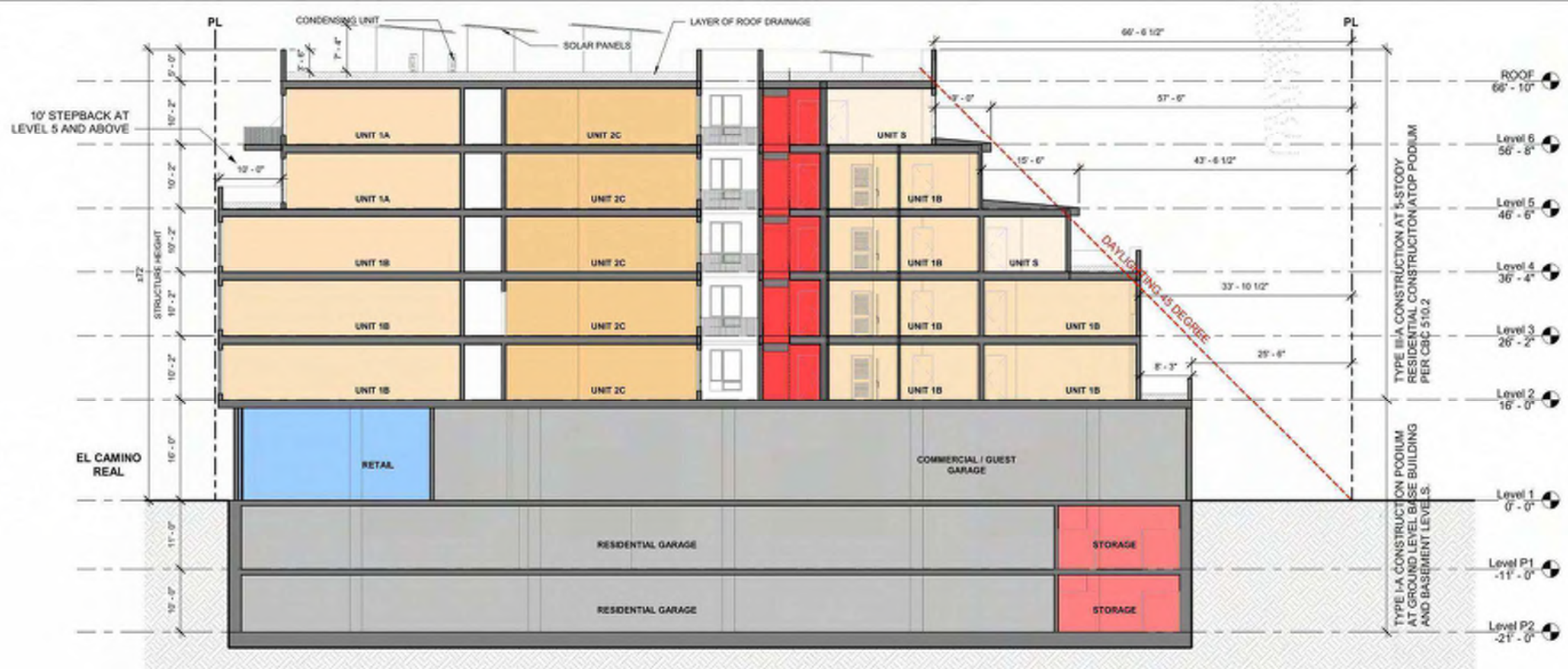
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Sheet Title:
BUILDING SECTIONS

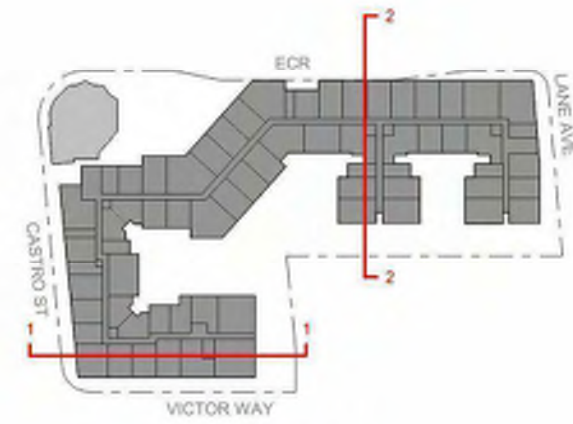
Job No. 19063
Date: 08/23/2024
Scale: As indicated

Sheet No:

A-401



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



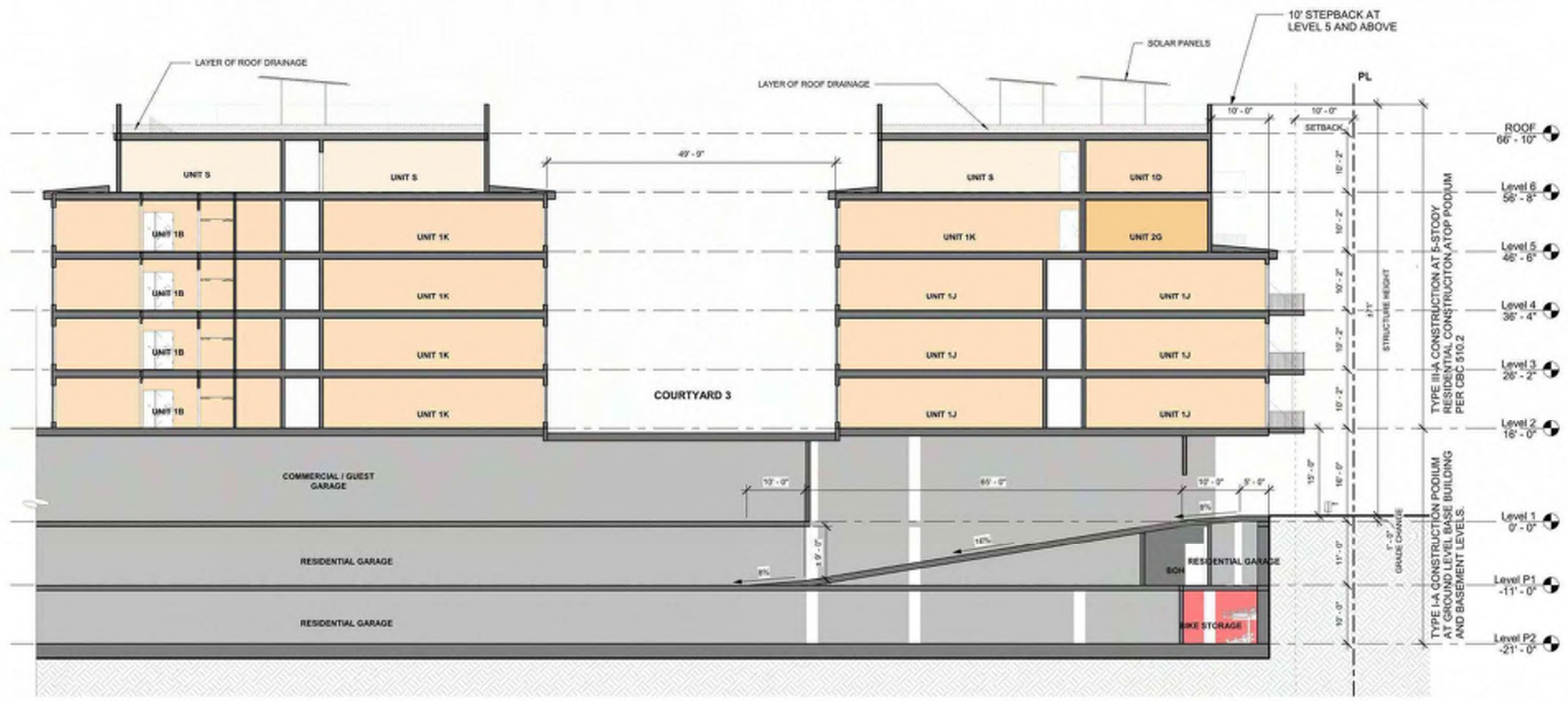
KEY PLAN



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



KEY PLAN





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749 W EL CAMINO REAL
MOUNTAIN VIEW, CA 94040

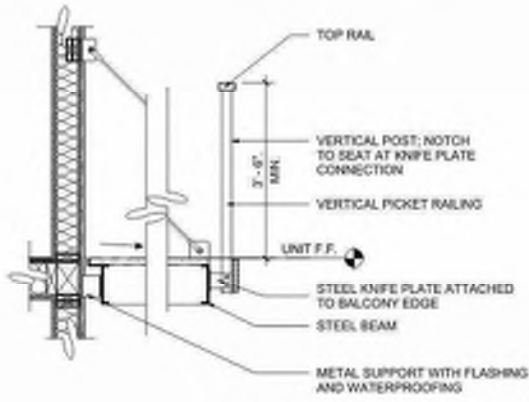
CITY FORMAL APPLICATION

Sheet Title:
WALL SECTIONS

Job No. 19063
Date: 08/23/2024
Scale: As indicated

Sheet No:

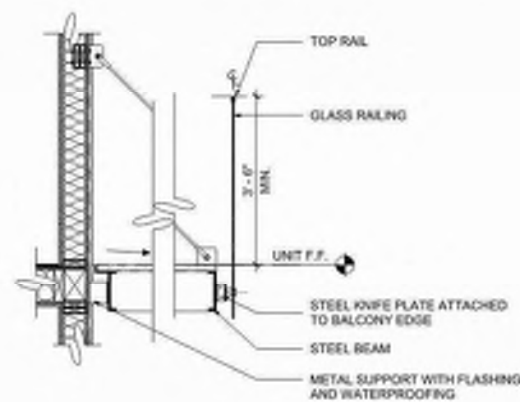
A-410



METAL BALCONY DETAIL @ TYP FLOOR

1/2" = 1'-0"

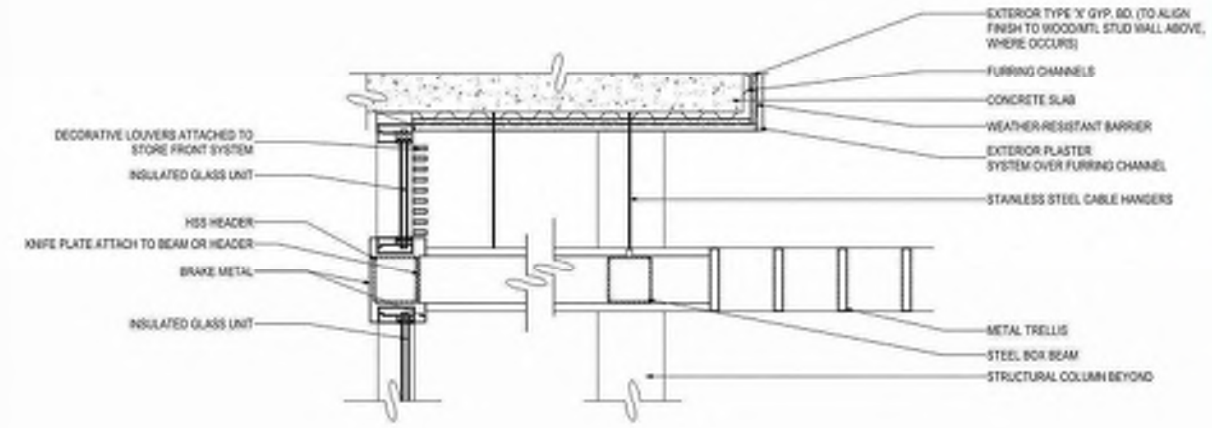
5



GLASS BALCONY DETAIL @ TYP FLOOR

1/2" = 1'-0"

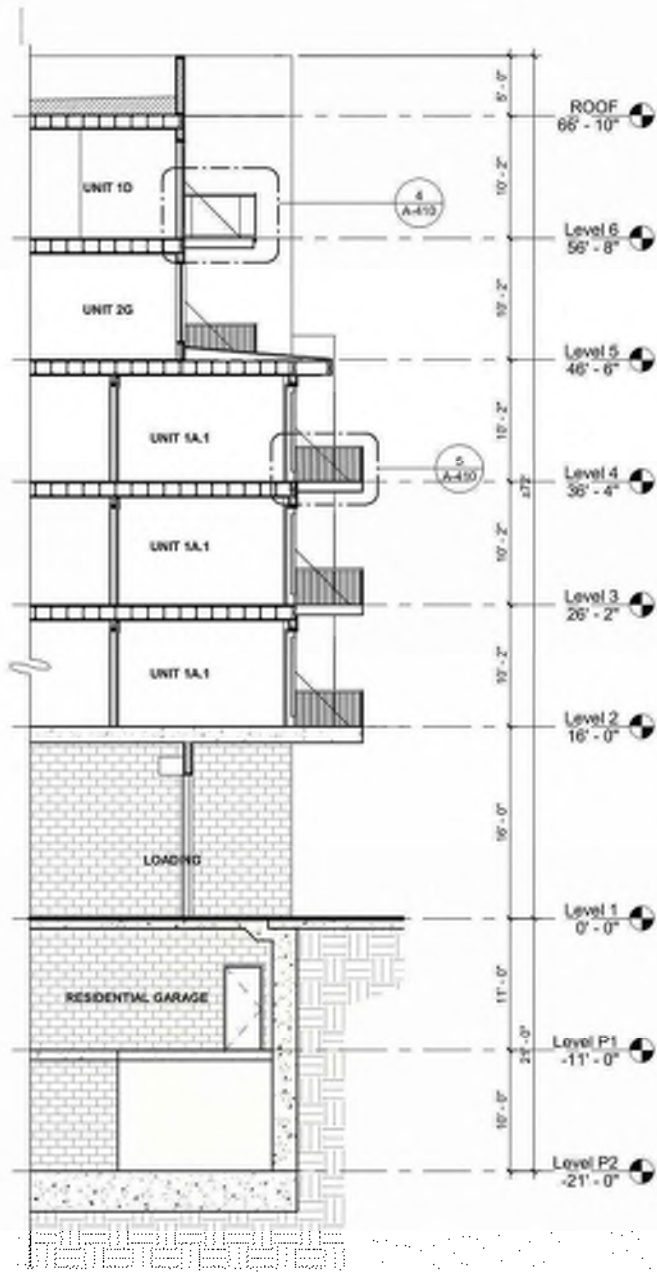
4



STOREFRONT CANOPY 2

1" = 1'-0"

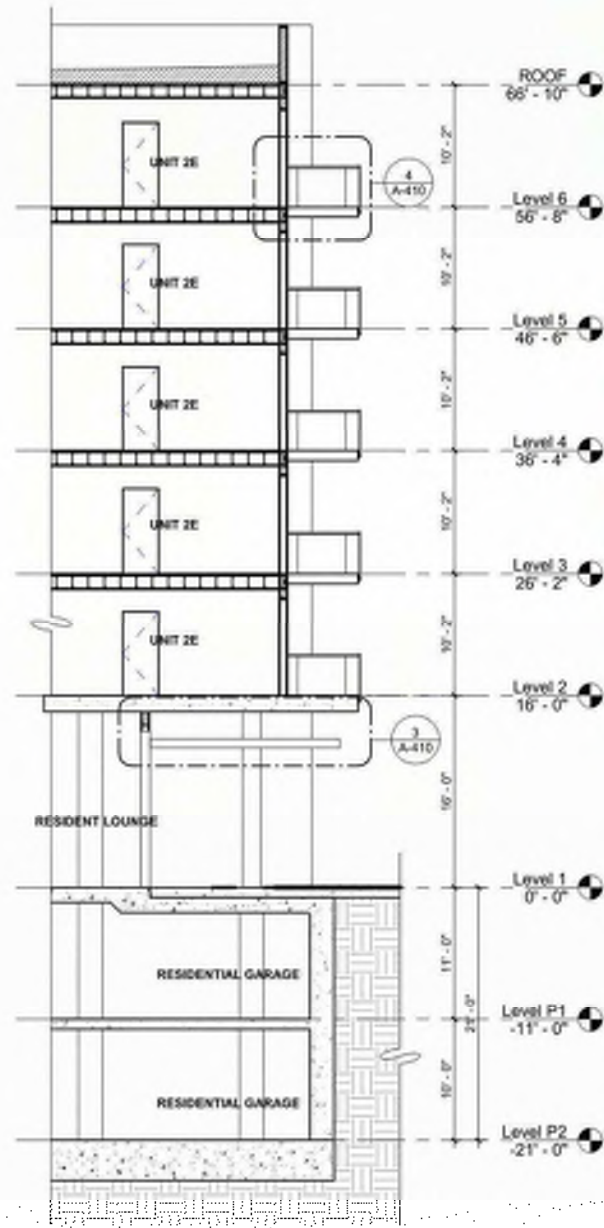
3



WALL SECTION 02

1/8" = 1'-0"

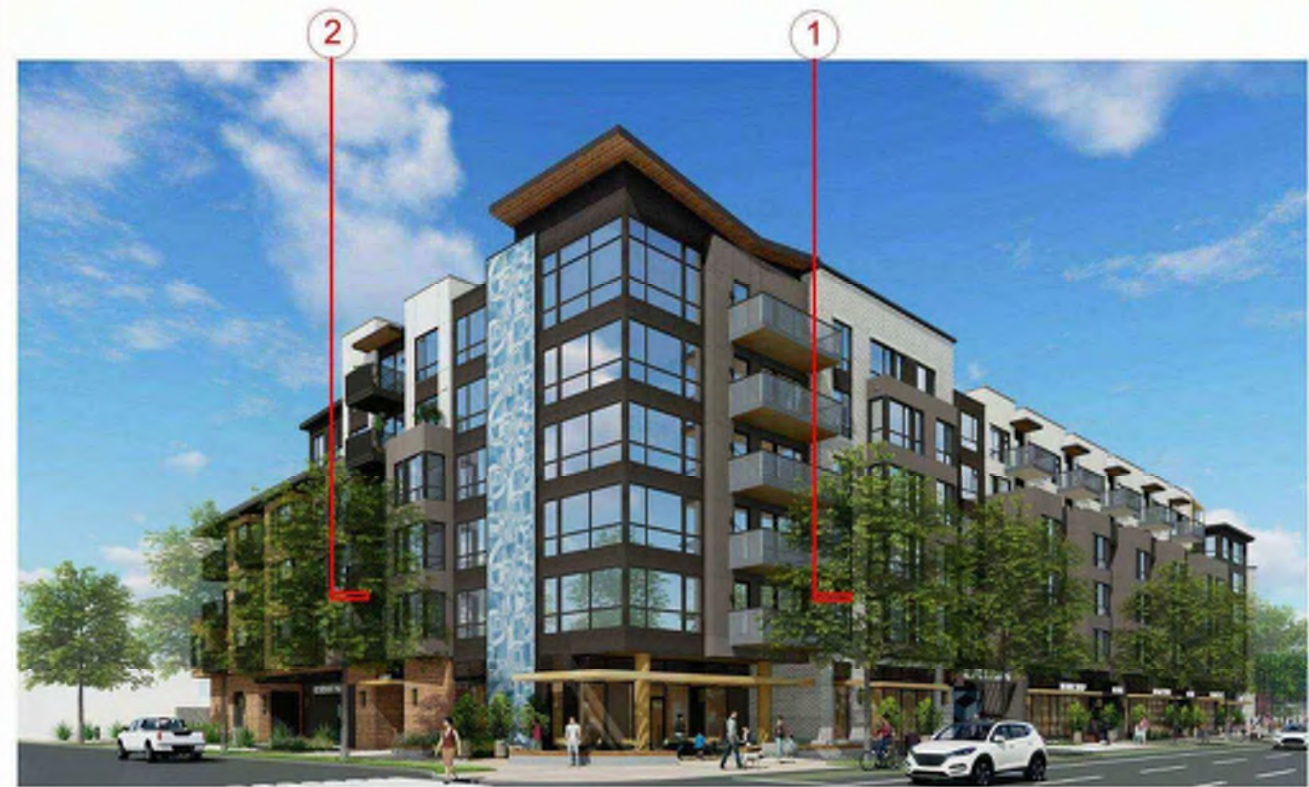
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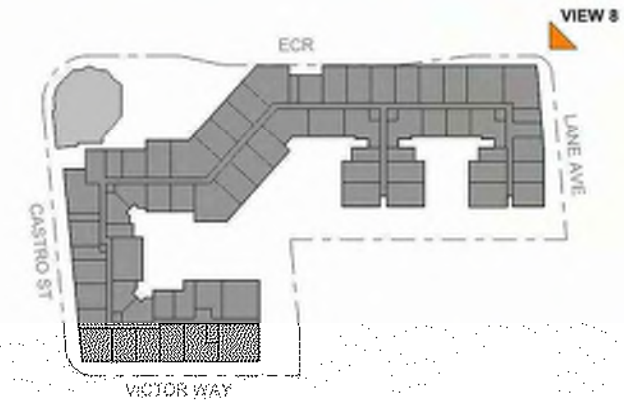
WALL SECTION 01

1/8" = 1'-0"

1



VIEW 8



VIEW 8



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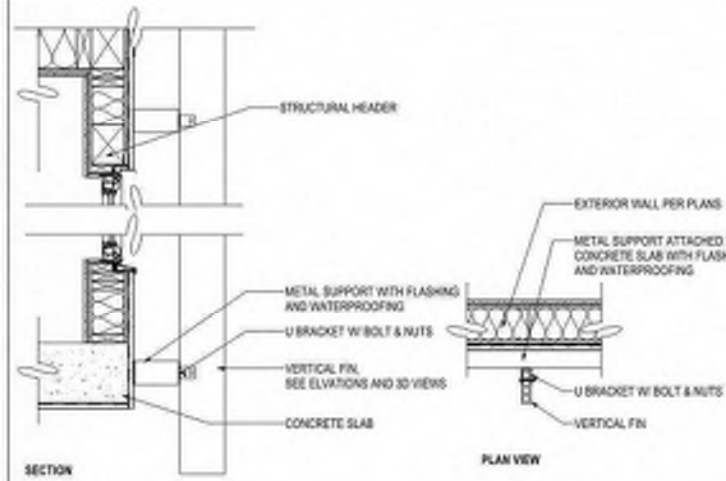
CITY FORMAL APPLICATION

Sheet Title:
WALL SECTIONS

Job No. 19063
Date: 08/23/2024
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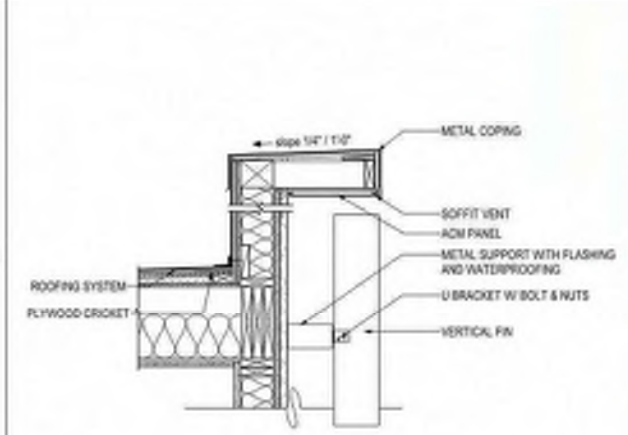
Sheet No:

A-411



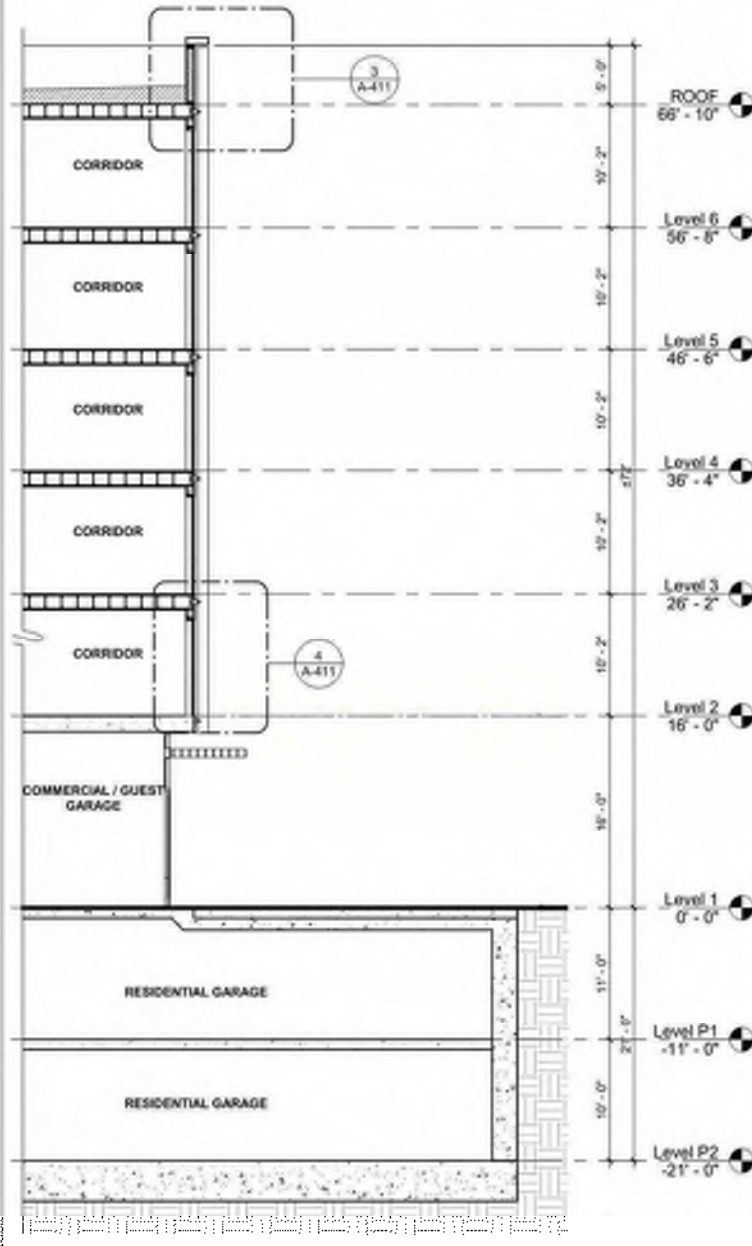
VERTICAL FIN WALL CLADDING SYSTEM

3/4" = 1'-0" 4



PARAPET CAP DETAIL W/ VERTICAL FIN

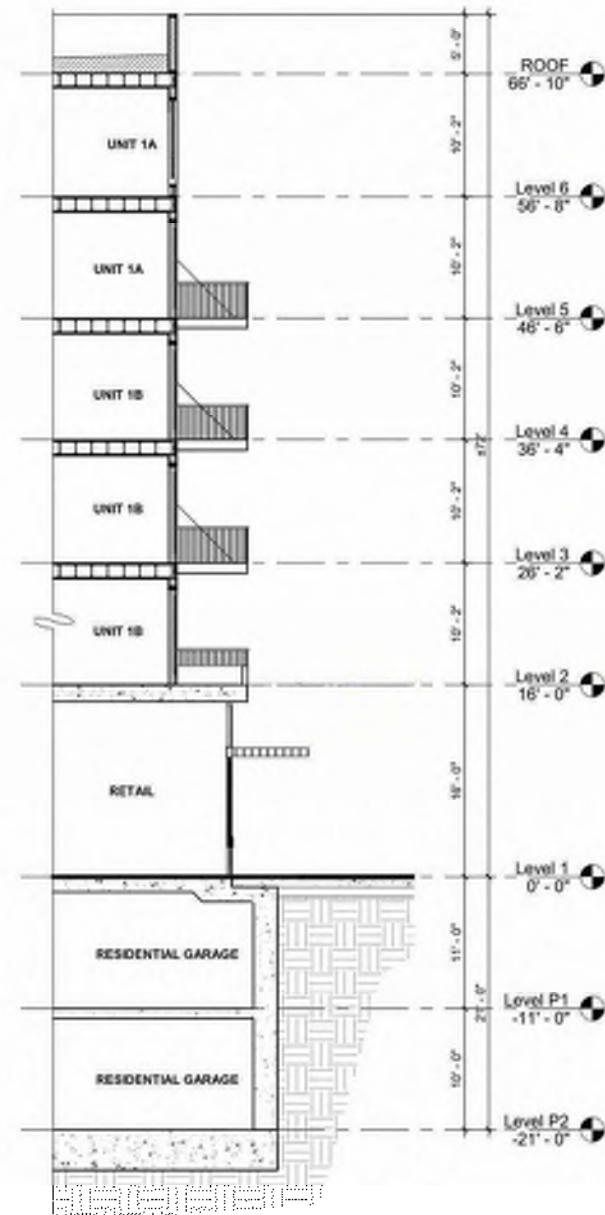
3/4" = 1'-0" 3



WALL SECTION 04

1/8" = 1'-0"

2



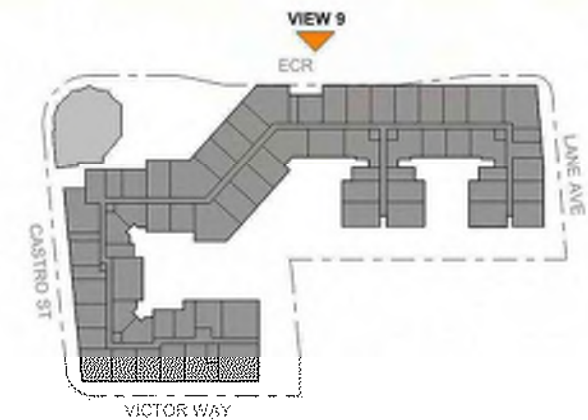
WALL SECTION 03

1/8" = 1'-0"

1



VIEW 9



WALL SECTION 04

1/8" = 1'-0"

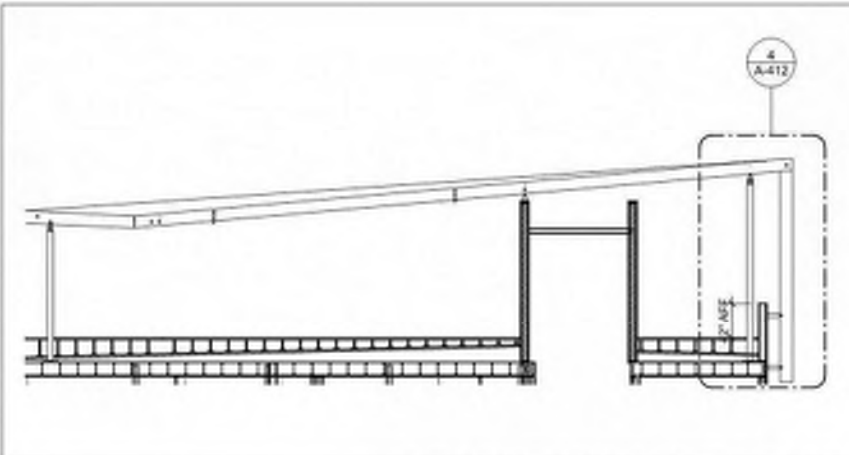
2

WALL SECTION 03

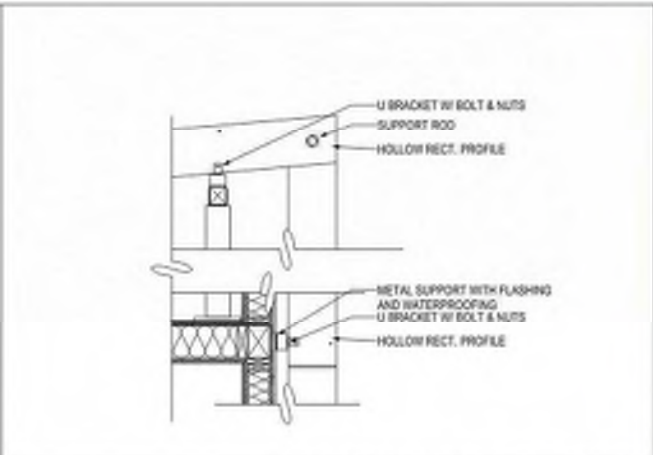
1/8" = 1'-0"

1

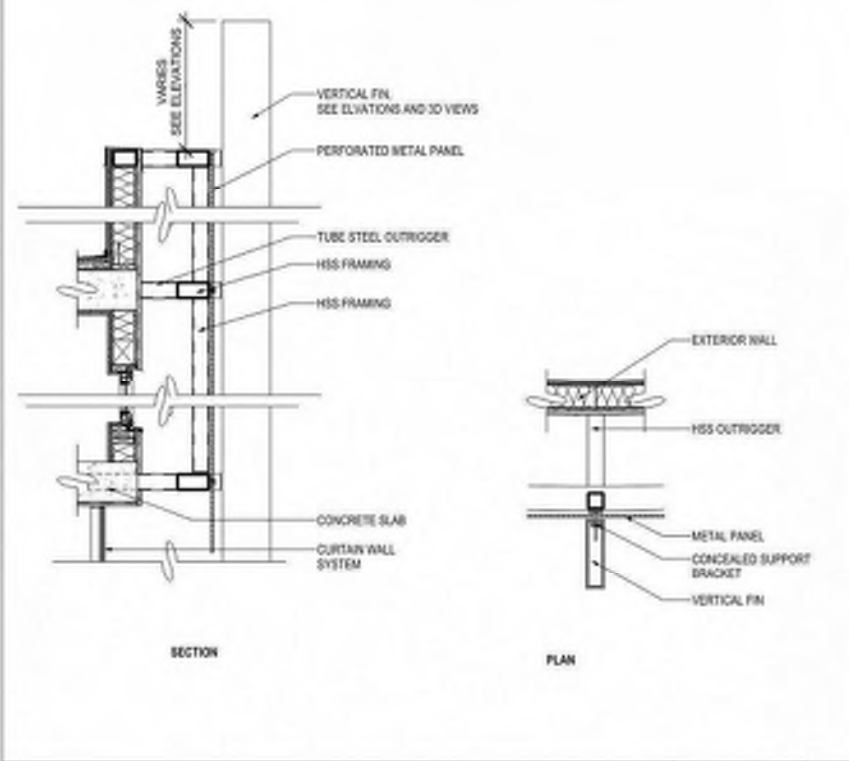
A-411



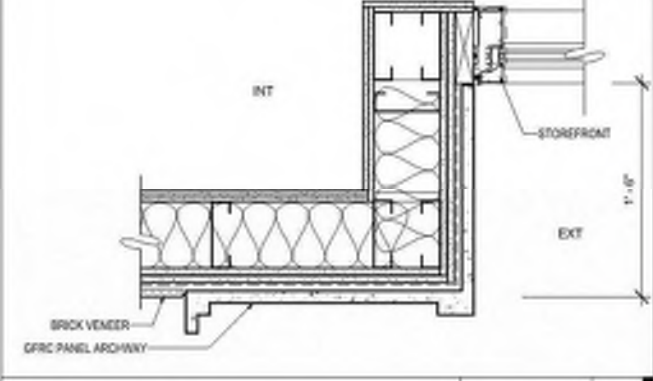
ROOF TRELLIS - SECTION 1/8" = 1'-0" 7



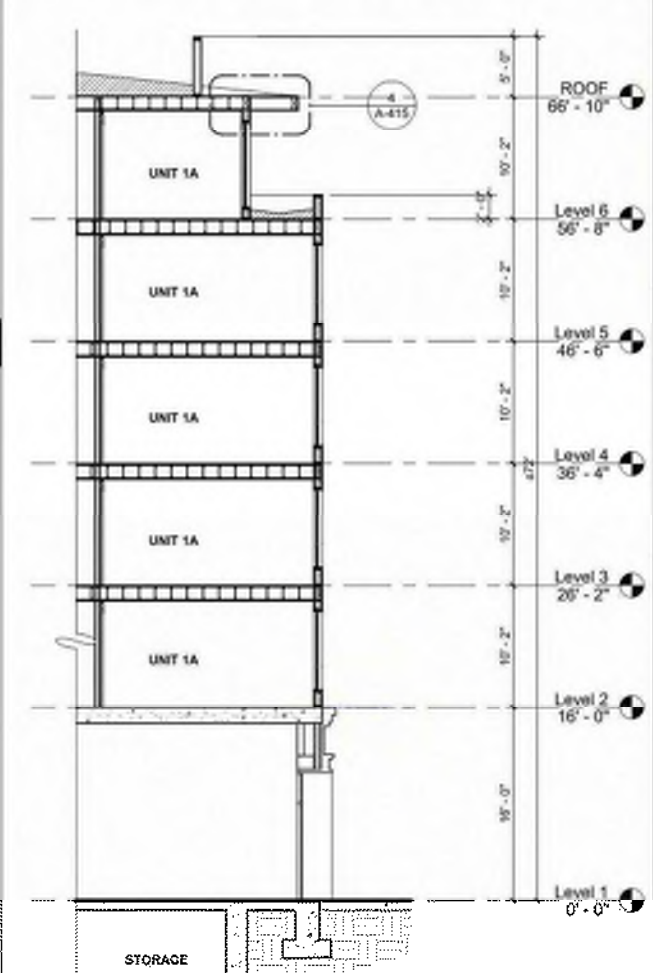
ROOF TRELLIS 1/2" = 1'-0" 4



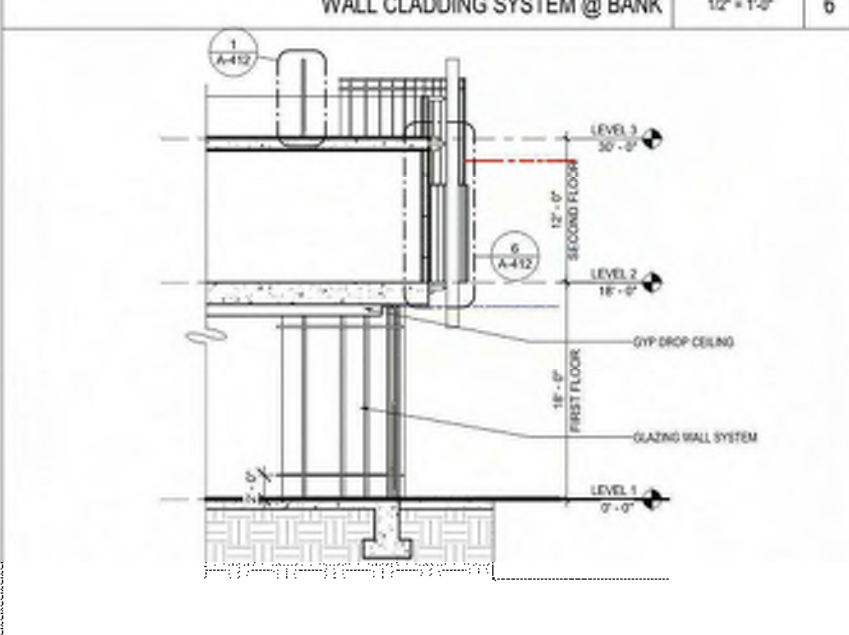
WALL CLADDING SYSTEM @ BANK 1/2" = 1'-0" 6



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



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



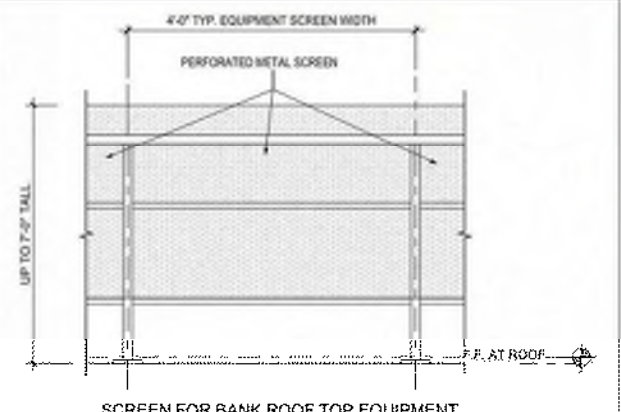
WALL SECTION 06 1/8" = 1'-0" 5



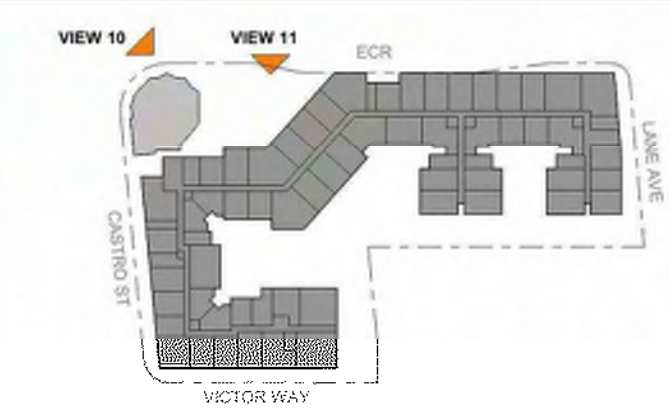
VIEW 10

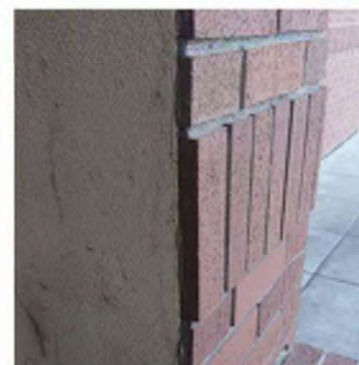


VIEW 11

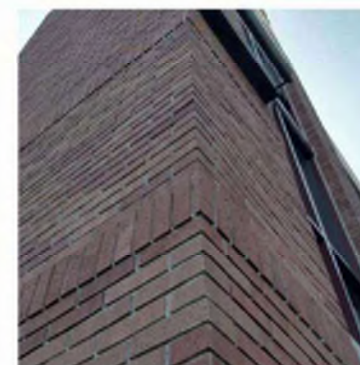


EQUIPMENT SCREEN 3/4" = 1'-0" 1

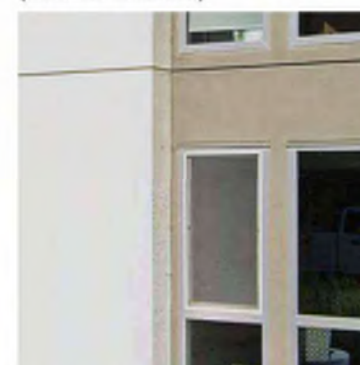




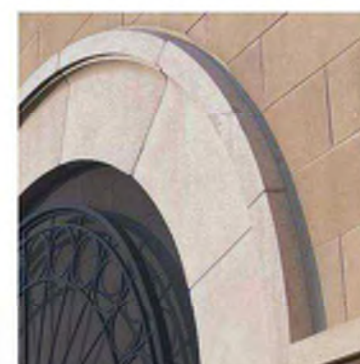
4B. SAMPLE THIN BRICK THICKNESS VARIATION (FOR REFERENCE)



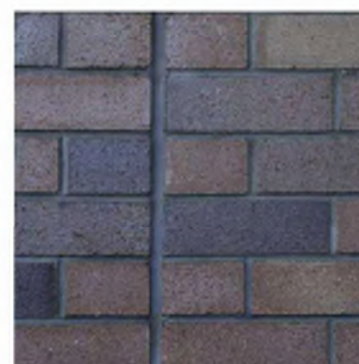
4A. SAMPLE THIN BRICK THICKNESS VARIATION (FOR REFERENCE)



3. SAMPLE INSET WINDOW DETAIL (FOR REFERENCE)



2. SAMPLE GFR ARCHWAY DETAIL (FOR REFERENCE)



5. SAMPLE BRICK CONTROL JOINT (FOR REFERENCE)



1. SAMPLE GFR WAINSCOTING DETAIL (FOR REFERENCE)

NOTE: FINAL COLORS AND MATERIALS SUBJECT TO REVIEW



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749 W WEL CAMINO REAL
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CITY FORMAL APPLICATION

Sheet Title:

BRICK COURSING
DETAILS

Job No. 19063
Date: 08/23/2024
Scale: 3/8" = 1'-0"

Sheet No:

A-413



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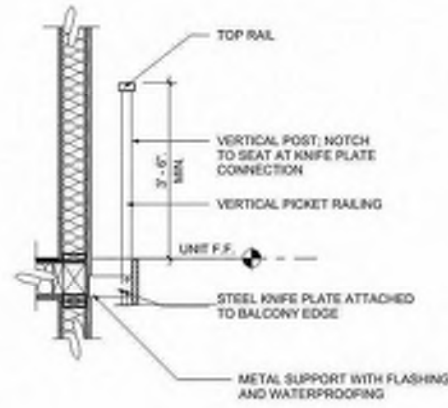
749 W WEL CAMINO REAL
MOUNTAIN VIEW, CA 94040
CITY FORMAL APPLICATION

Sheet Title:
WALL SECTIONS

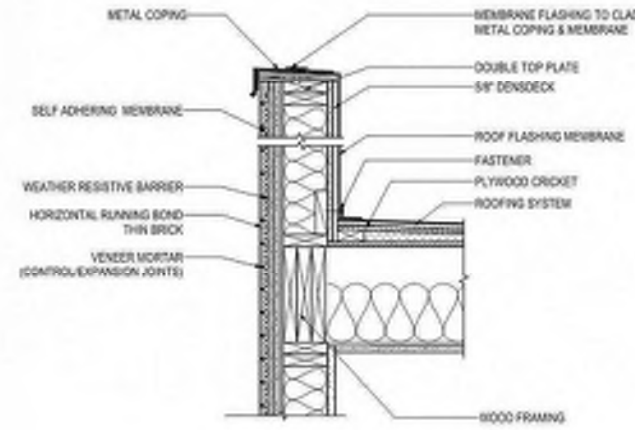
Job No. 19063
Date: 08/23/2024
Scale: As indicated

Sheet No:

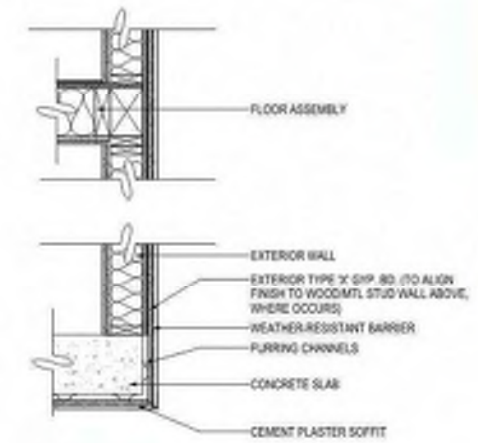
A-414



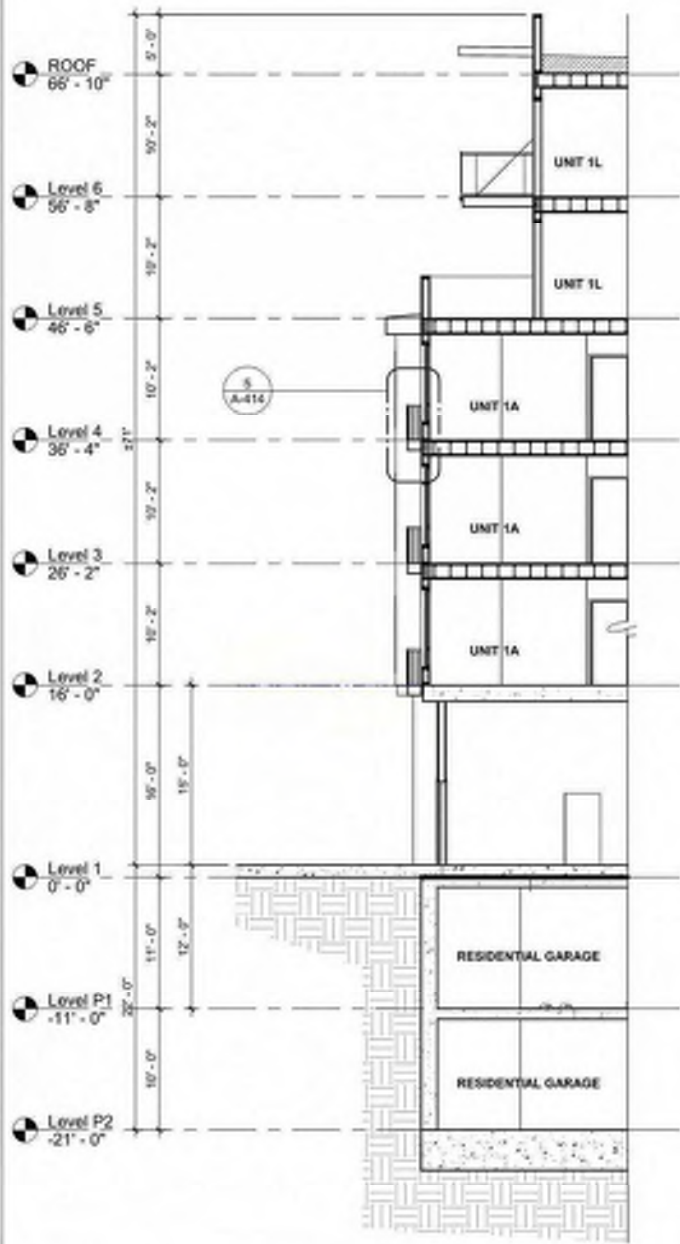
JULIET BALCONY DETAIL @ TYP FLOOR 1/2" = 1'-0" 5



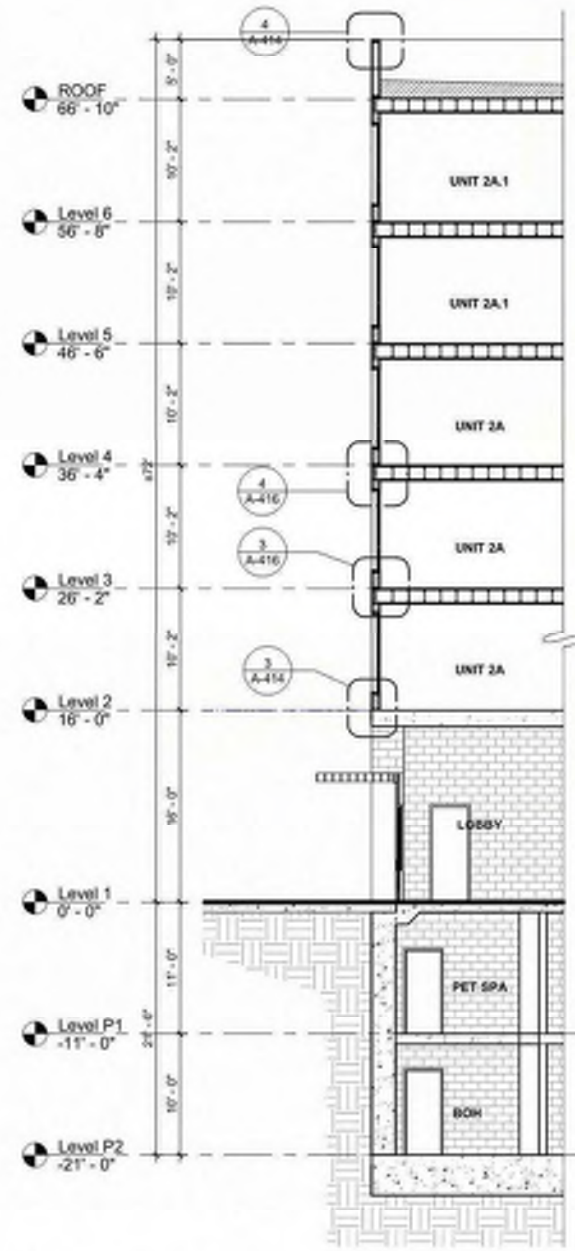
BRICK PARAPET DETAIL 1" = 1'-0" 4



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



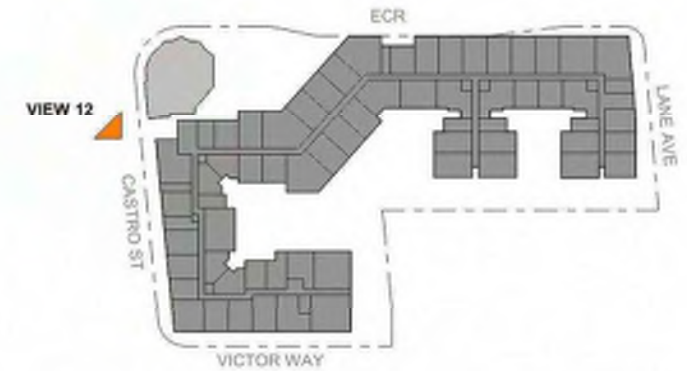
WALL SECTION 08 1/8" = 1'-0" 2



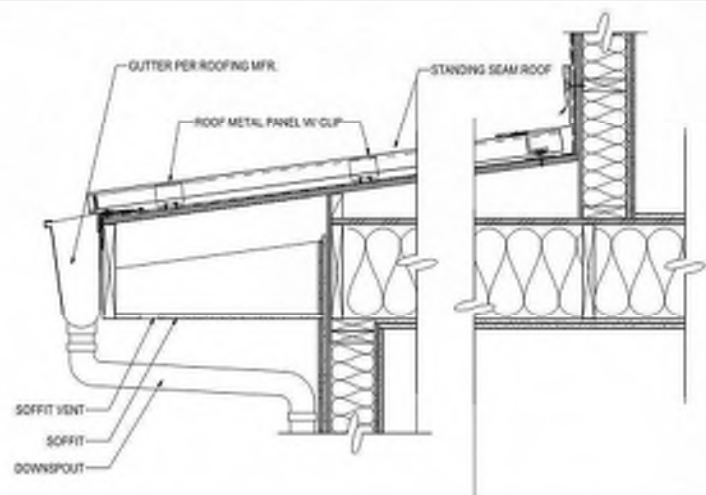
WALL SECTION 07 1/8" = 1'-0" 1



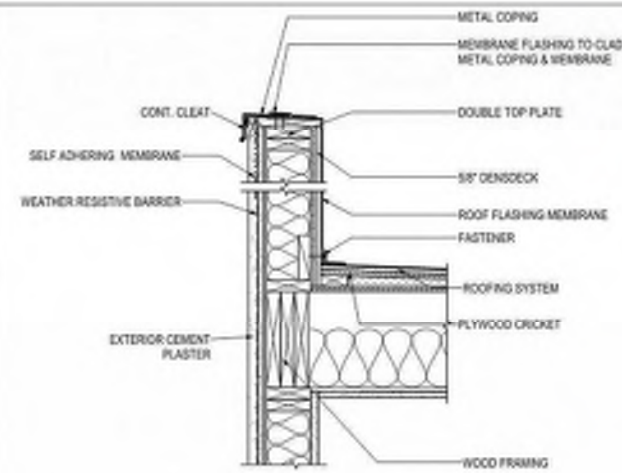
VIEW 12



VIEW 12



STANDING SEAM ROOF DETAIL 1" = 1'-0" 4



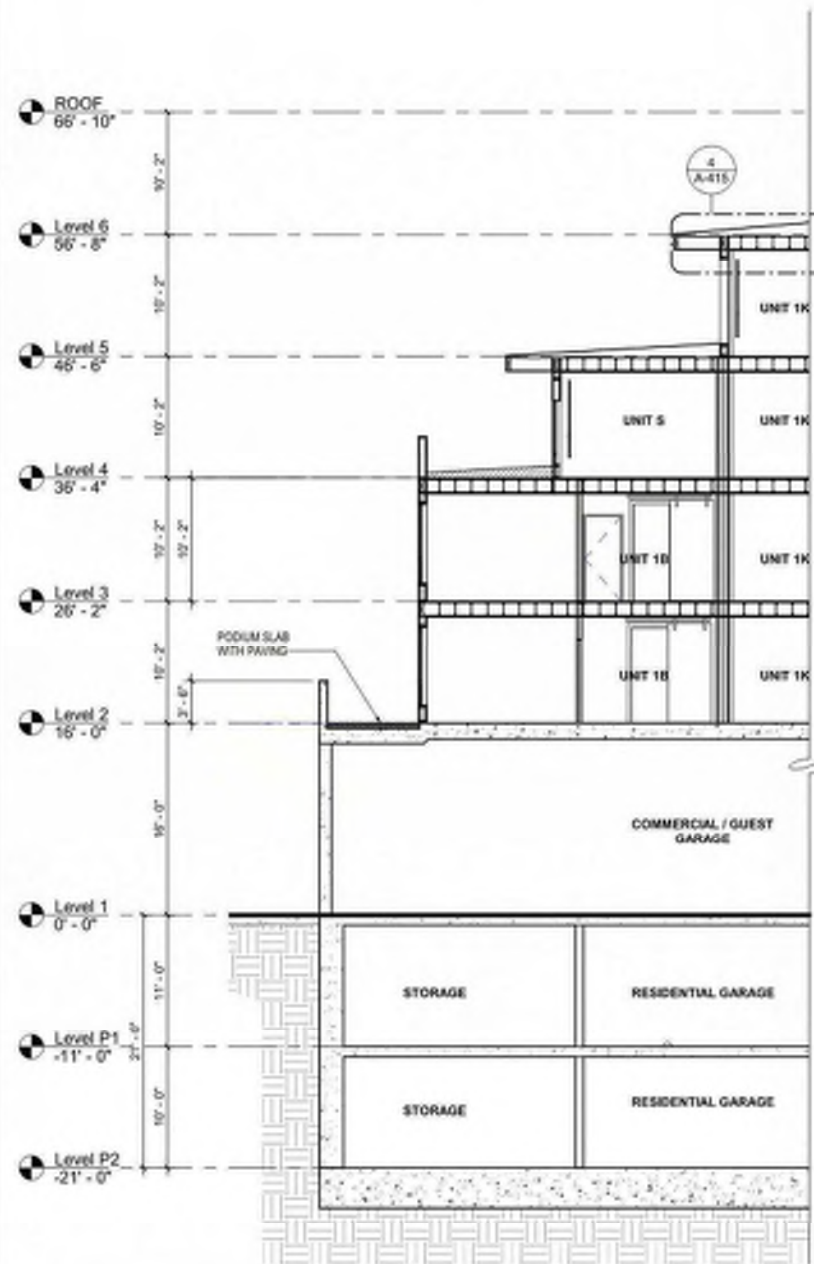
TYPICAL PARAPET DETAIL 1" = 1'-0" 3



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

CITY FORMAL APPLICATION

Sheet Title:

WALL SECTIONS

Job No. 19063
Date: 08/23/2024
Scale: As indicated

Sheet No:

A-415



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CITY FORMAL APPLICATION

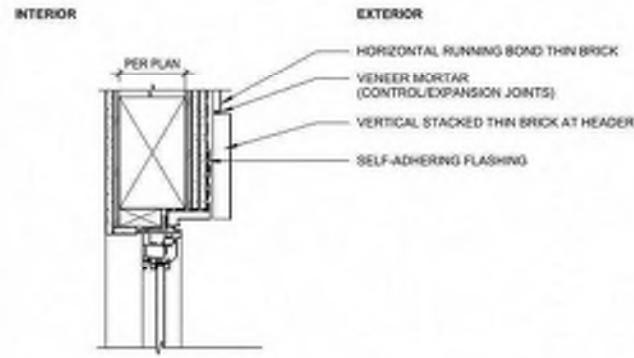
Sheet Title:

WINDOW &
STOREFRONT
DETAILS

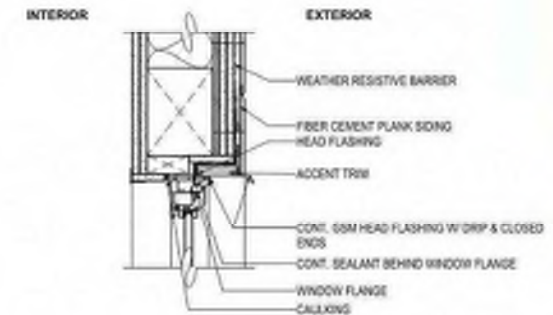
Job No. 19063
Date: 08/23/2024
Scale: As indicated

Sheet No:

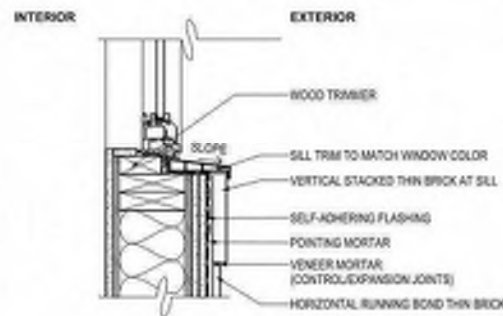
A-416



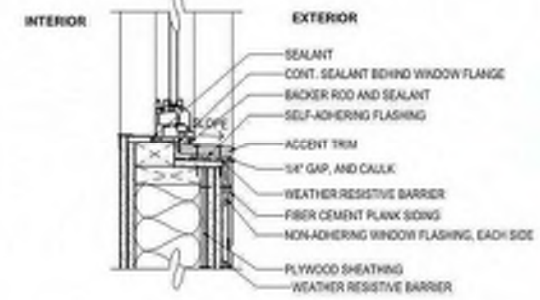
HEAD AT RECES. WIN.-THIN BRICK 1 1/2" = 1'-0" 8



HEAD AT RECESSED WINDOW AT SIDING 1 1/2" = 1'-0" 4



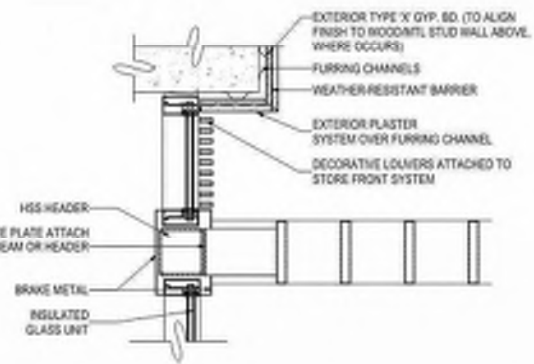
SILL AT RECESSED WINDOW-THIN BRICK 1 1/2" = 1'-0" 7



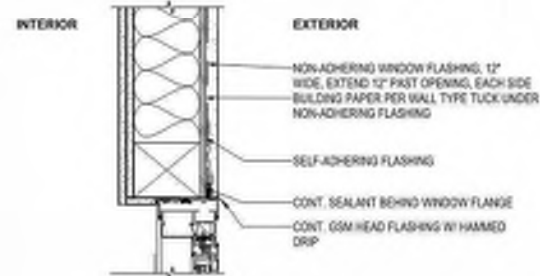
SILL AT RECESSED WINDOW AT SIDING 1 1/2" = 1'-0" 3



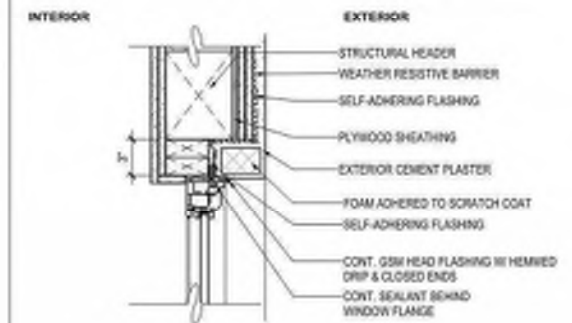
EXTERIOR ELEVATION DETAILS



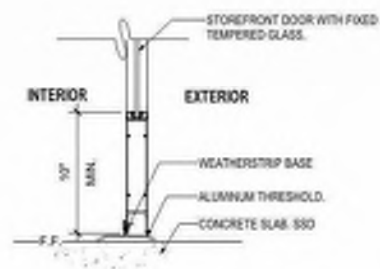
STOREFRONT LOUVER 2 1" = 1'-0" 10



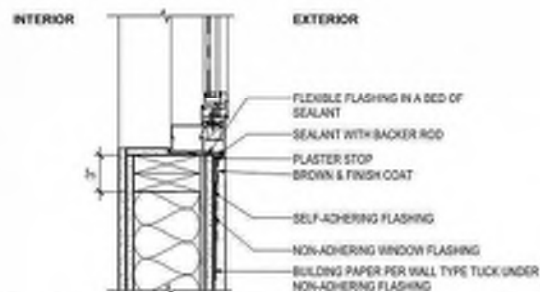
HEAD AT FLUSH COURTYARD WINDOW AT STUCCO 1 1/2" = 1'-0" 6



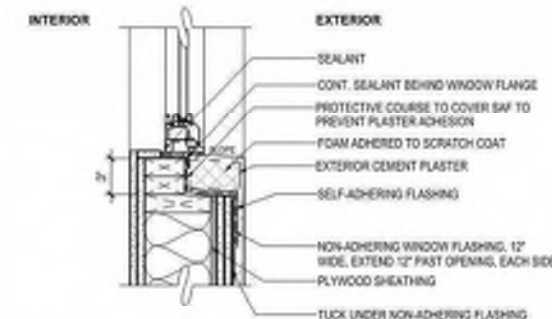
HEAD AT RECESSED WINDOW AT STUCCO 1 1/2" = 1'-0" 2



STOREFRONT DOOR SILL 1 1/2" = 1'-0" 9



SILL AT FLUSH COURTYARD WINDOW AT STUCCO 1 1/2" = 1'-0" 5

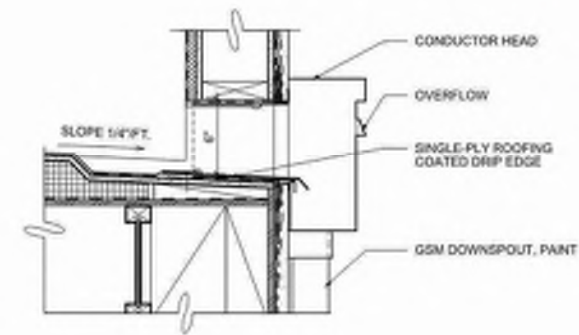


SILL AT RECESSED WINDOW AT STUCCO 1 1/2" = 1'-0" 1

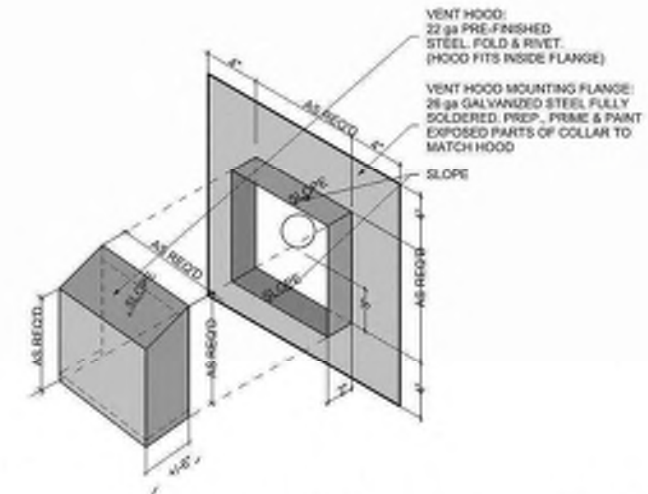


NOTE: NO DOWNSPOUTS/ GUTTERS WILL BE PRESENT ON EL CAMINO REAL ELEVATION. DRAINS WILL BE INTERNALIZED.

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

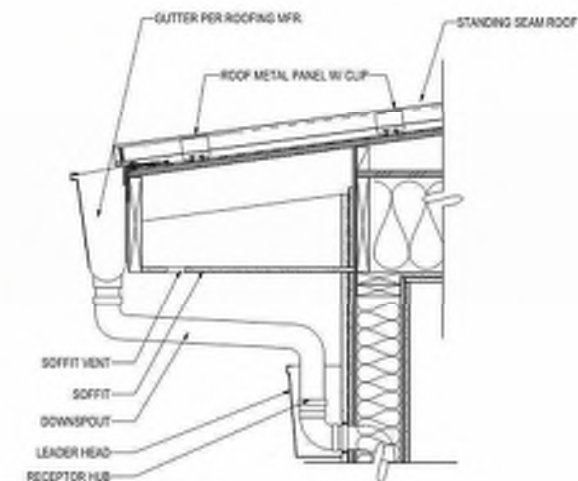


TYP. THRU-WALL SCUPPER DETAIL 1 1/2" = 1'-0" 3



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



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CITY FORMAL APPLICATION

Sheet Title:

VENT,
DOWNSPOUTS,
GUTTERS DETAILS

Job No. 19063
Date: 08/23/2024
Scale: As indicated

Sheet No:

A-417



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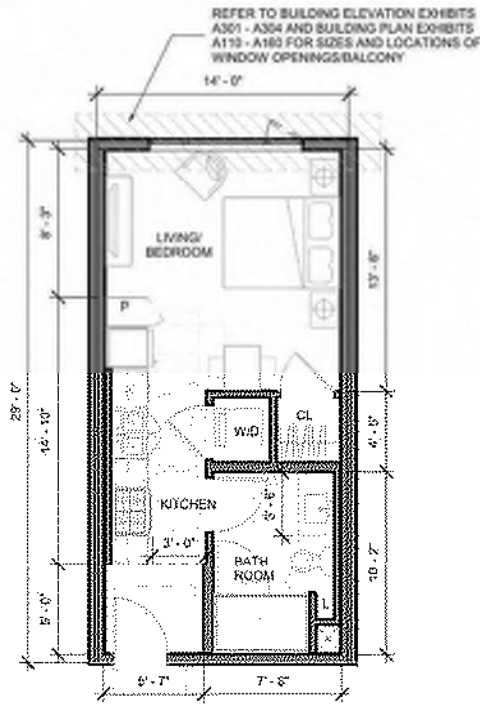
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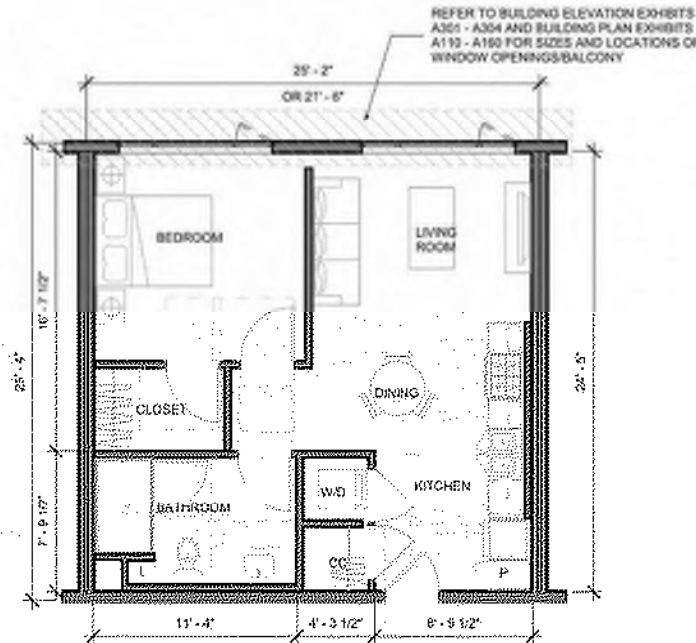
749 W EL CAMINO REAL
MOUNTAIN VIEW, CA 94040

CITY FORMAL APPLICATION



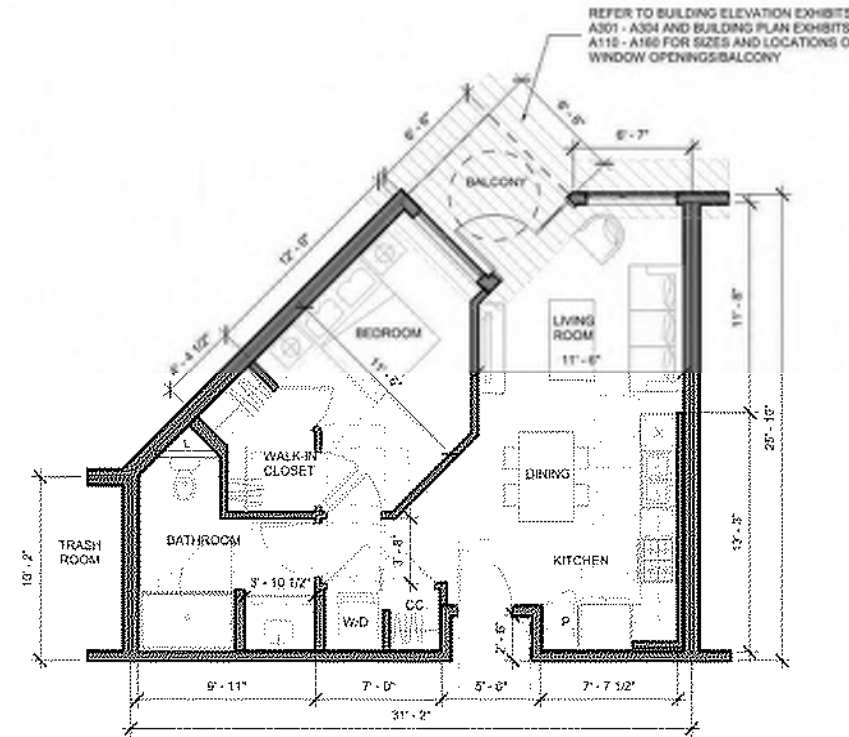
UNIT S

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

Sheet Title:

UNIT PLANS

Job No. 19063
Date: 08/23/2024
Scale: 3/16" = 1'-0"

Sheet No.:

A-501



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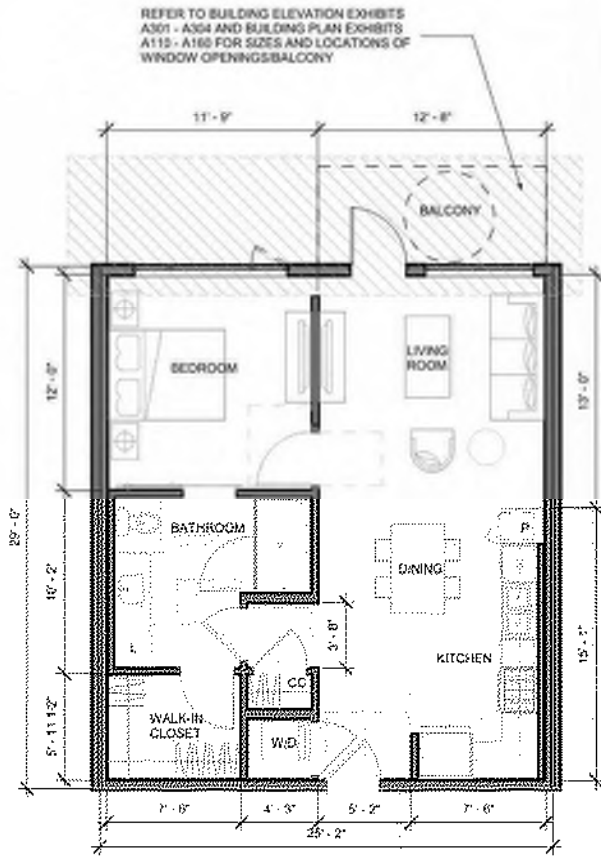
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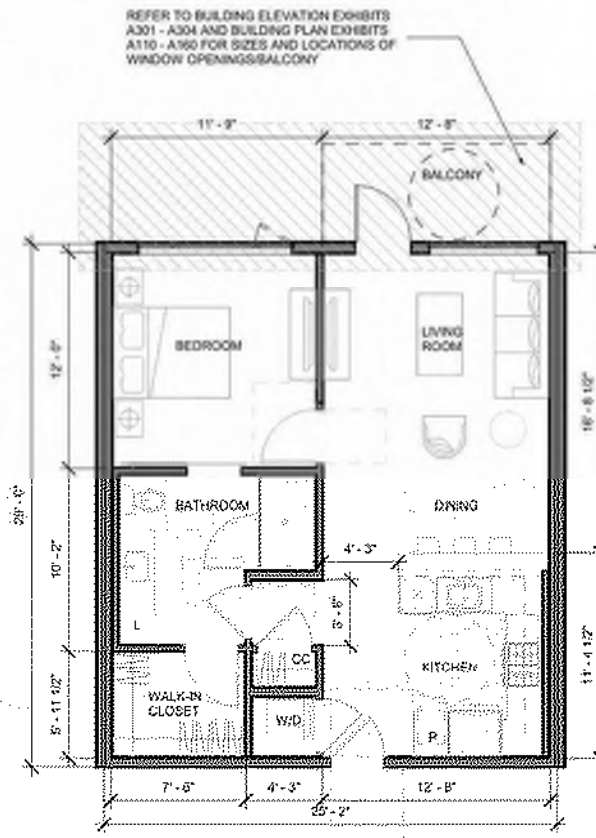
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CITY FORMAL APPLICATION



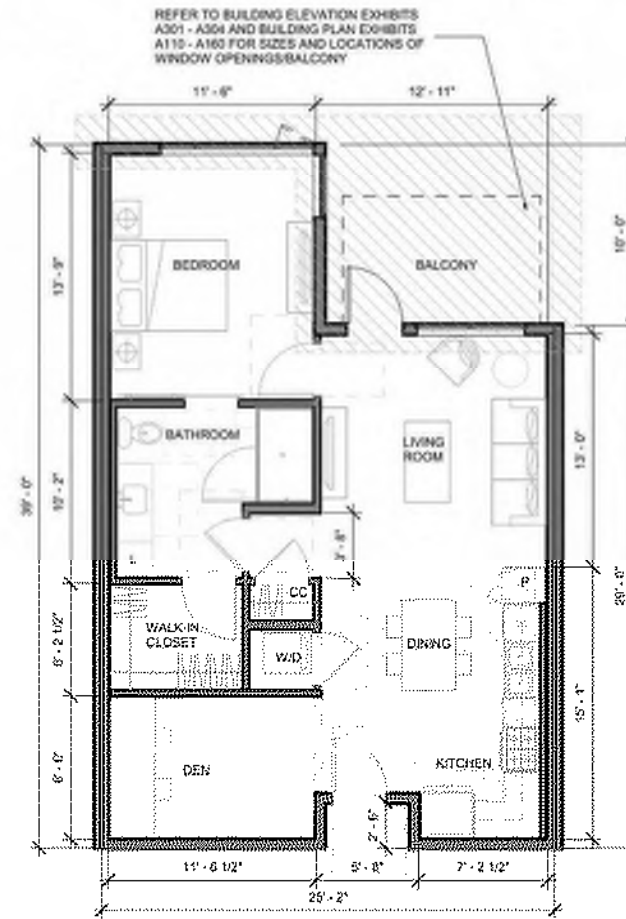
UNIT 1A

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

Sheet Title:

UNIT PLANS

Job No. 19063
Date: 06/23/2024
Scale: 3/16" = 1'-0"

Sheet No.:

A-502



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749 W EL CAMINO REAL
MOUNTAIN VIEW, CA 94040

CITY FORMAL APPLICATION

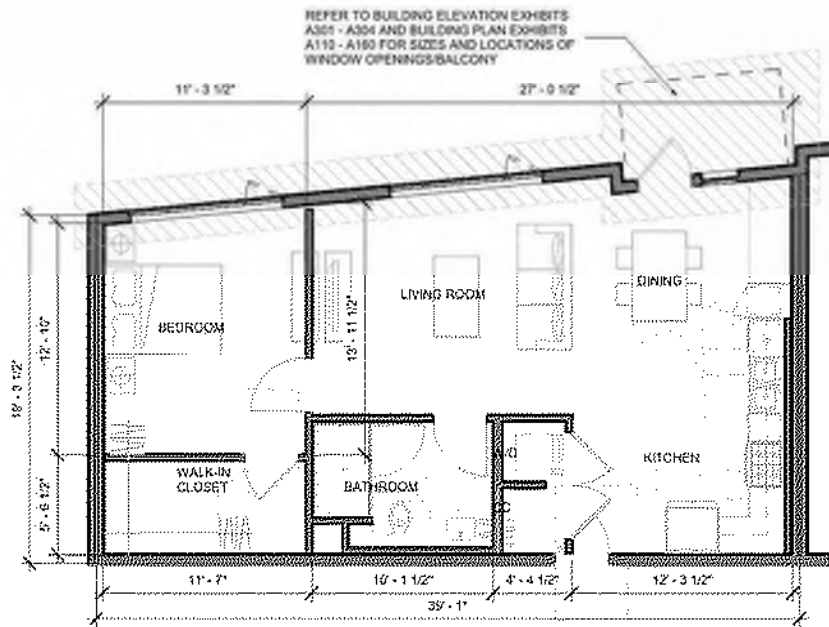
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UNIT PLANS

Job No. 19063
Date: 06/23/2024
Scale: 3/16" = 1'-0"

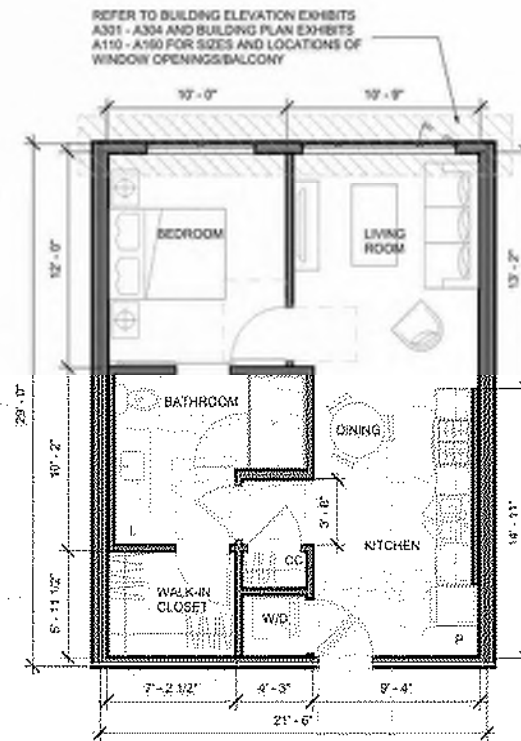
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A-503



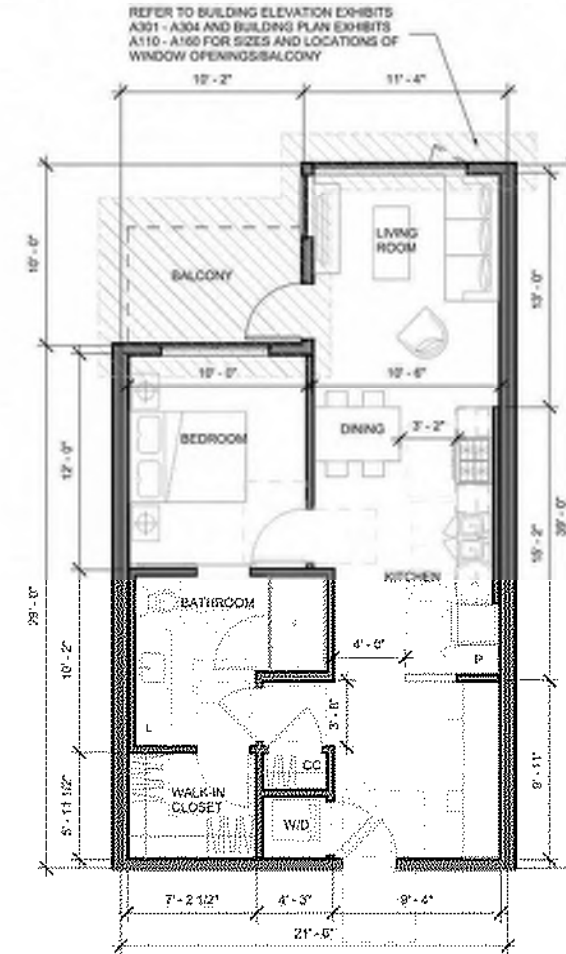
UNIT 1D

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



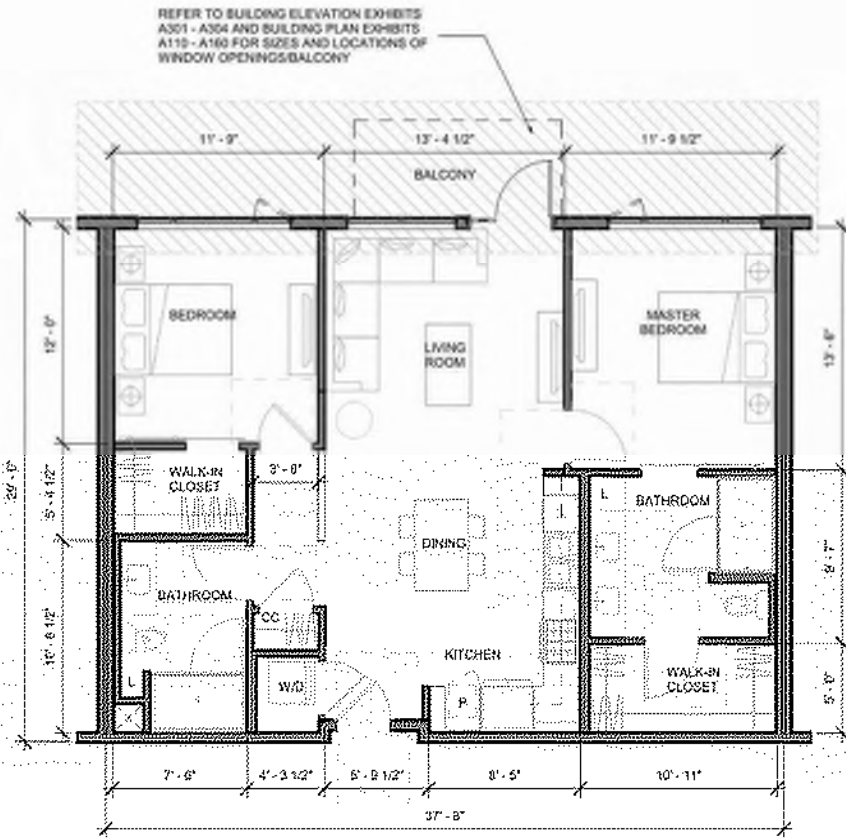
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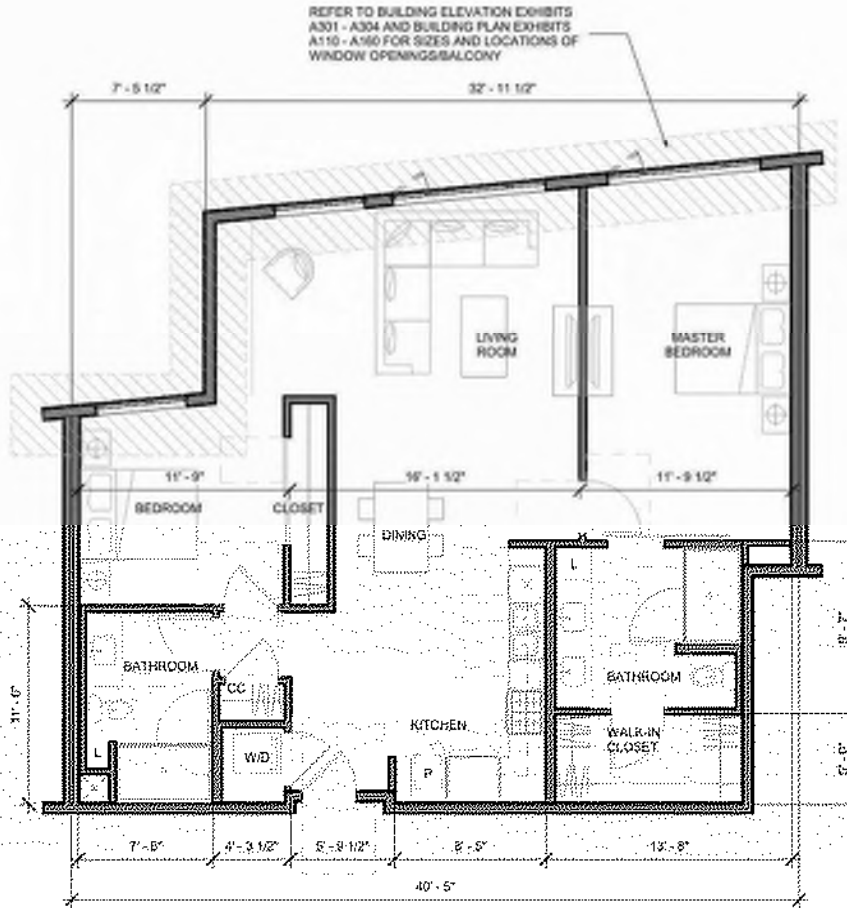
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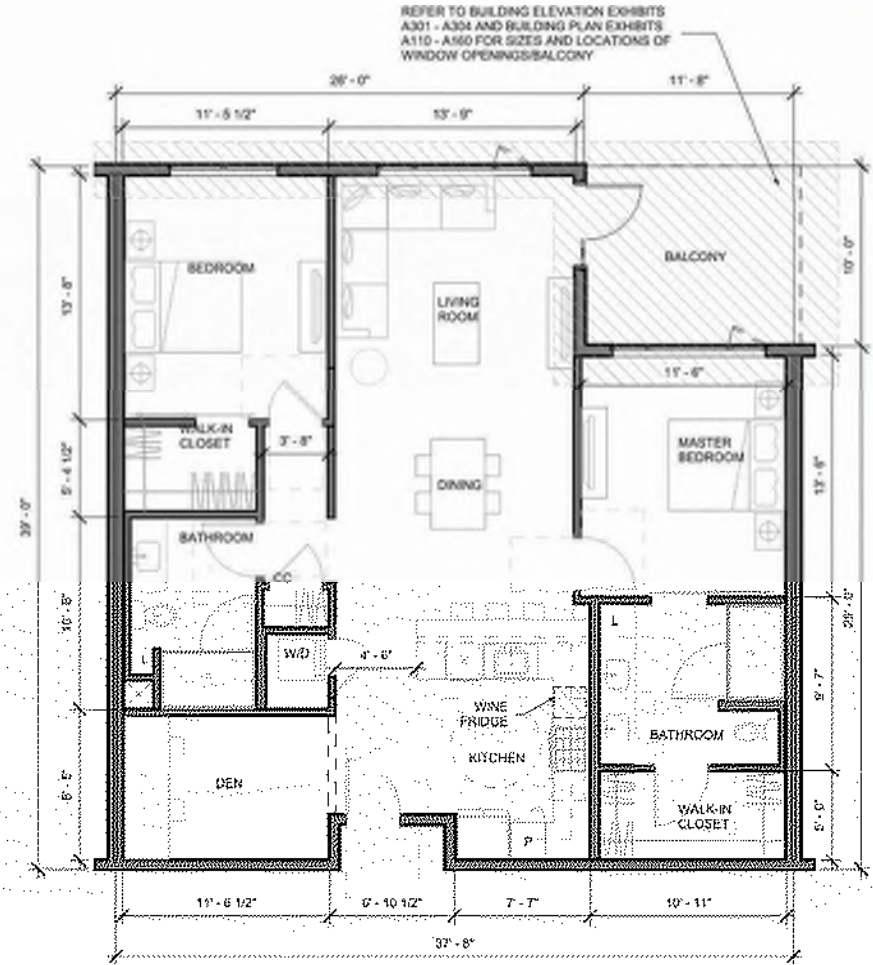
UNIT 2A

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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Sheet Title:

UNIT PLANS

Job No. 19063
Date: 08/23/2024
Scale: 3/16" = 1'-0"

Sheet No:

A-504



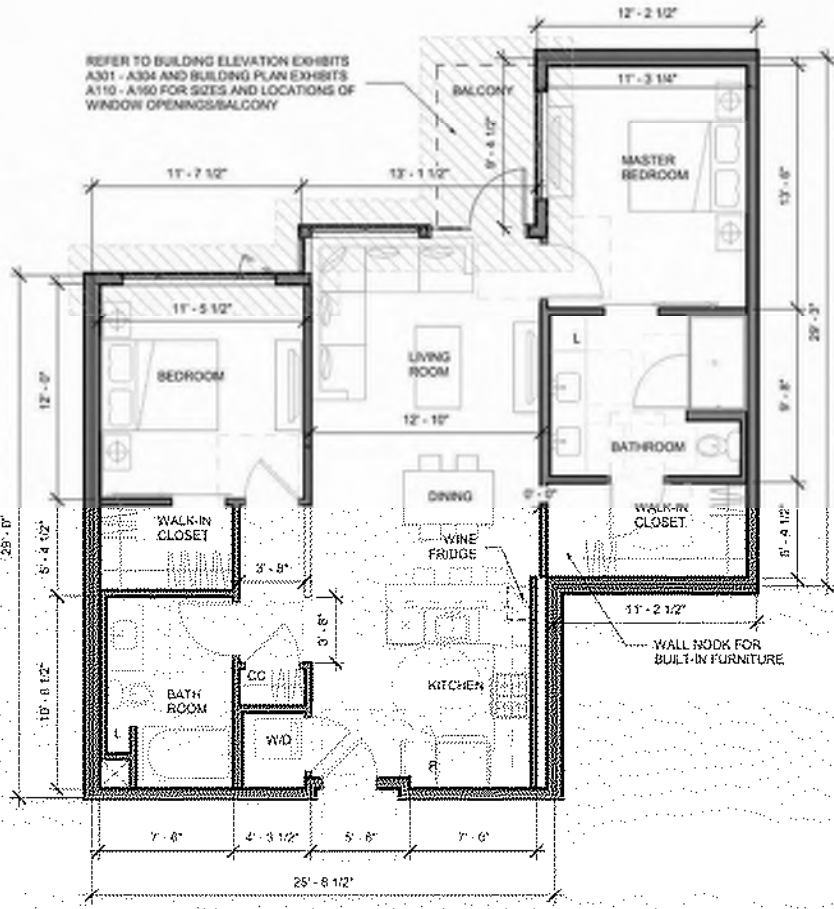
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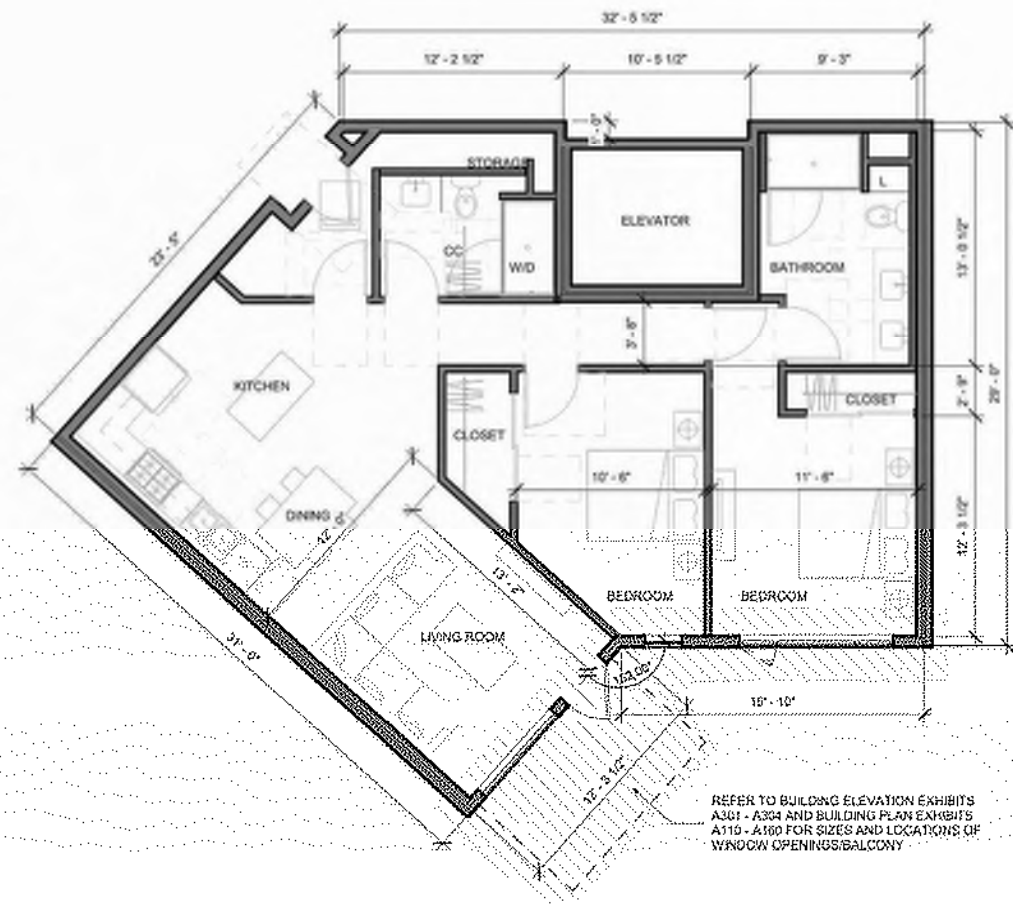
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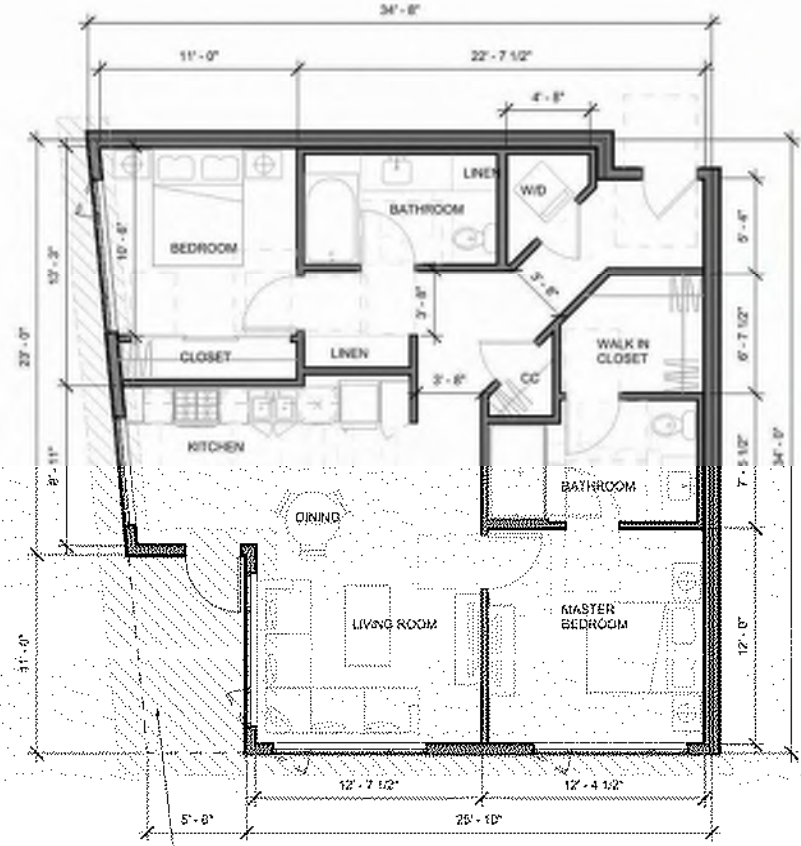
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UNIT 2C
NRSF: 1121 SF
NUMBER: 15
DESCRIPTION: 2 BEDROOM



UNIT 2D
NRSF: 1171 SF
NUMBER: 4
DESCRIPTION: 2 BEDROOM



UNIT 2E
NRSF: 1250 SF
NUMBER: 8
DESCRIPTION: 2 BEDROOM

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Sheet Title:
UNIT PLANS

Job No. 19063
Date: 08/23/2024
Scale: 3/16" = 1'-0"

Sheet No:
A-505



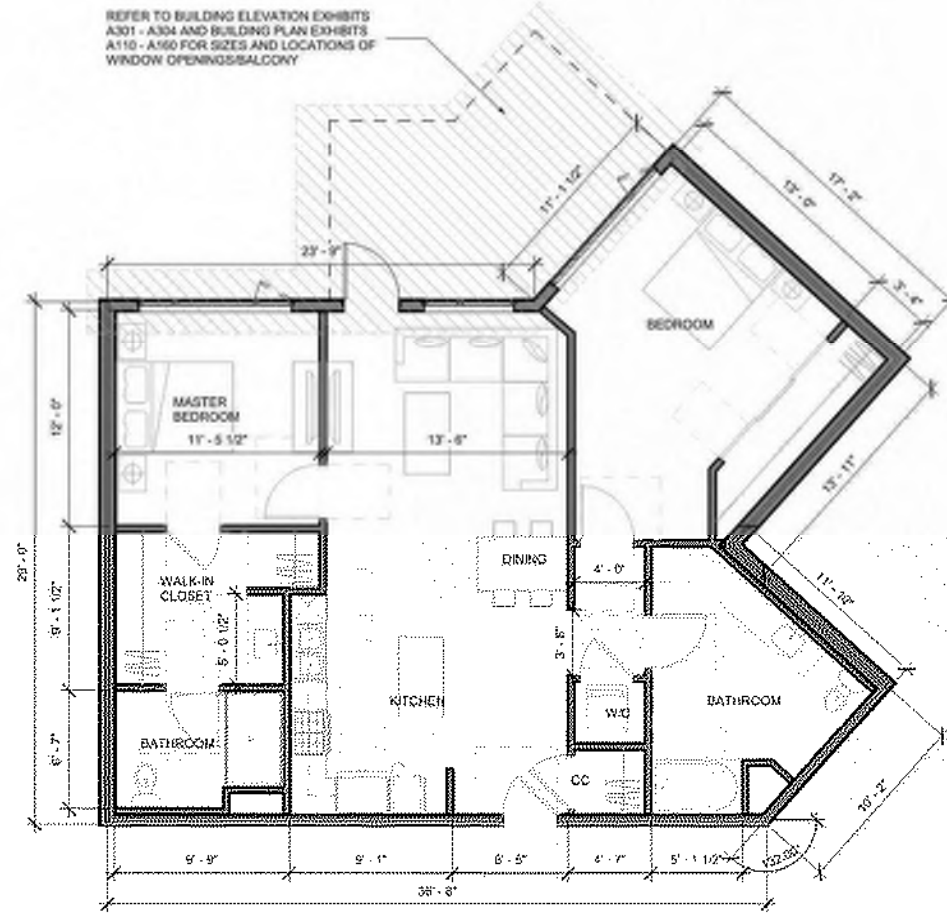
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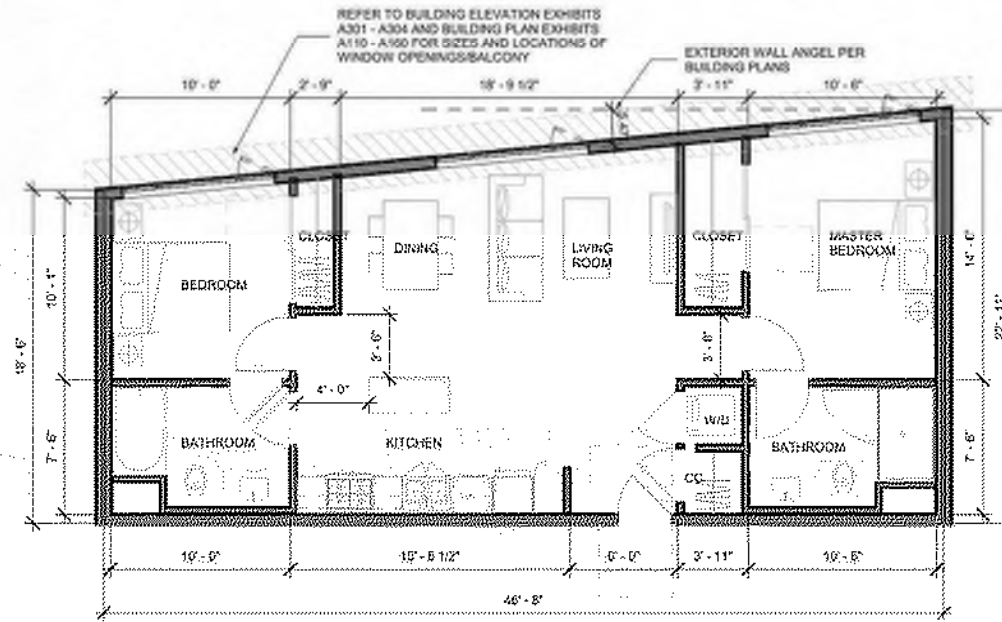
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UNIT 2F
NRSF: 1279 SF
NUMBER: 5
DESCRIPTION: 2 BEDROOM



UNIT 2G
NRSF: 1064 SF
NUMBER: 4
DESCRIPTION: 2 BEDROOM

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Sheet Title:
UNIT PLANS

Job No. 19063
Date: 08/23/2024
Scale: 3/16" = 1'-0"

Sheet No.:

A-506



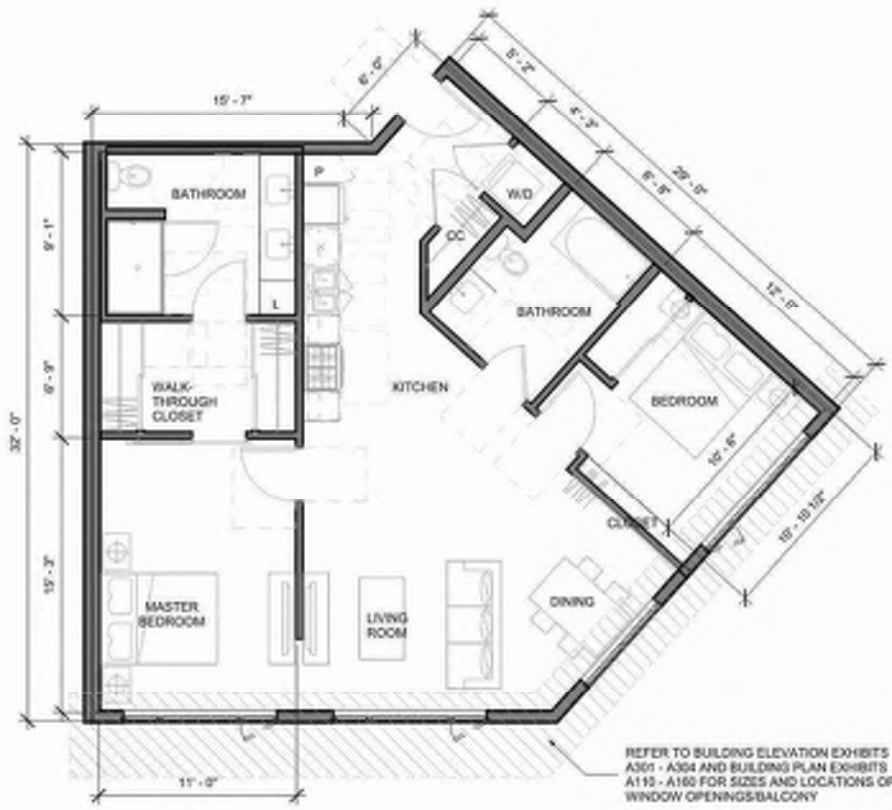
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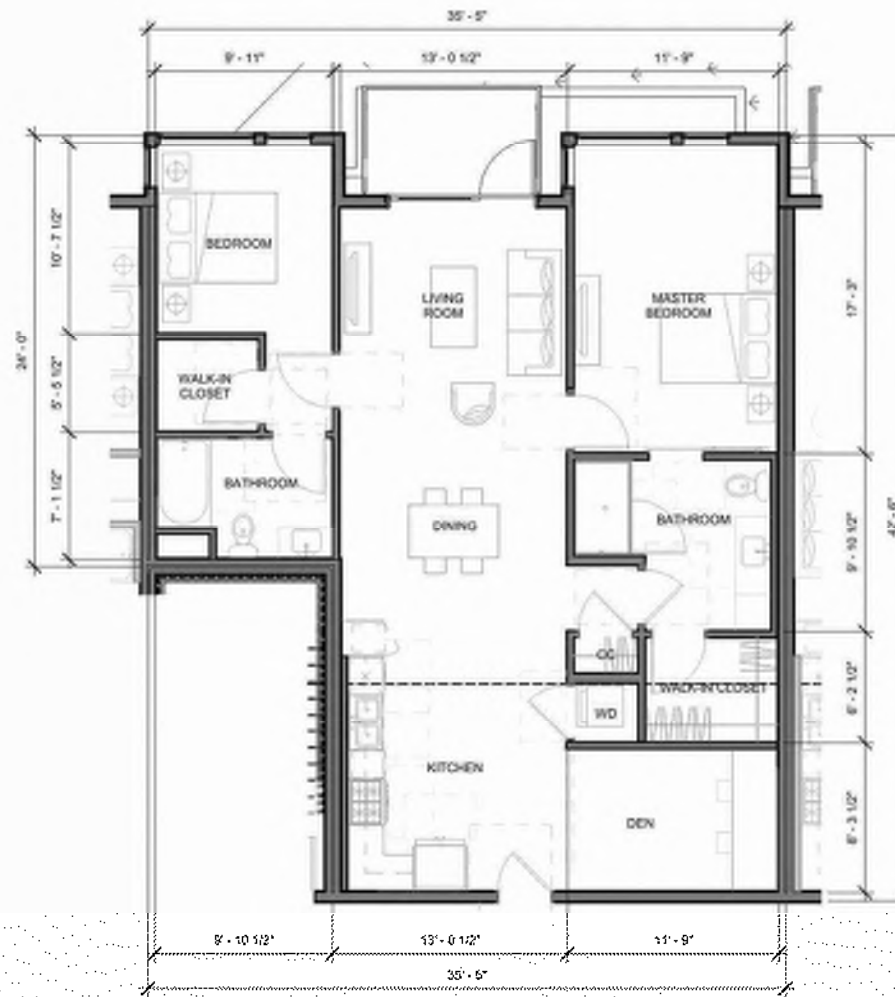
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GREYSTAR



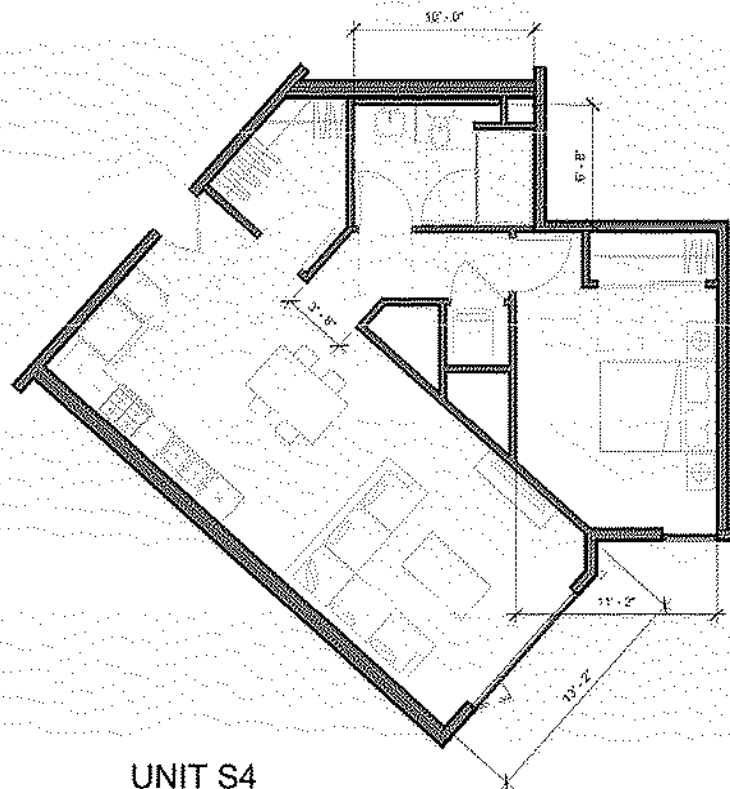
UNIT 2H

NRSF: 1040 SF
NUMBER: 5
DESCRIPTION: 2 BEDROOM



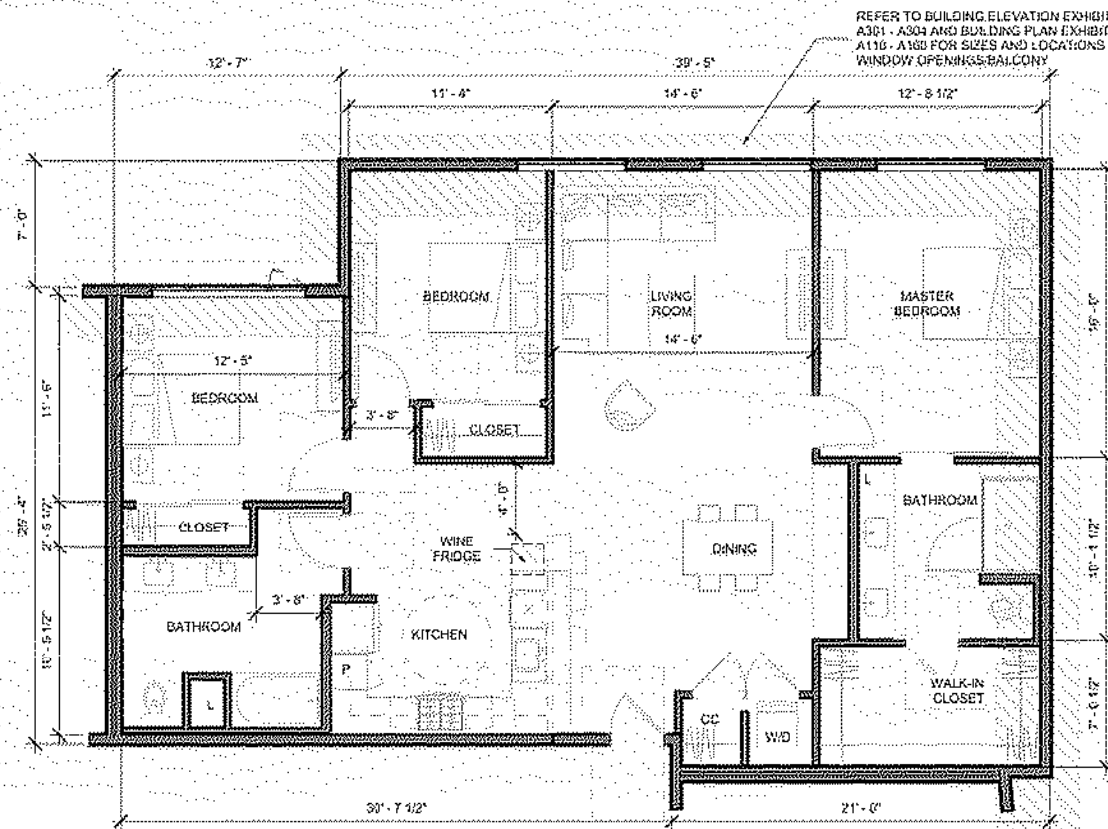
UNIT 2J

NRSF: 1273 SF
NUMBER: 3
DESCRIPTION: 2 BEDROOM



UNIT S4

NRSF: 875 SF
NUMBER: 1
DESCRIPTION: 1 BEDROOM



UNIT 3A.1

UNIT 3A

NRSF: 1627 SF
NUMBER: 1
DESCRIPTION: 3 BEDROOM

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Sheet Title:

UNIT PLANS

Job No. 19063
Date: 06/23/2024
Scale: 3/16" = 1'-0"

Sheet No.:

A-507



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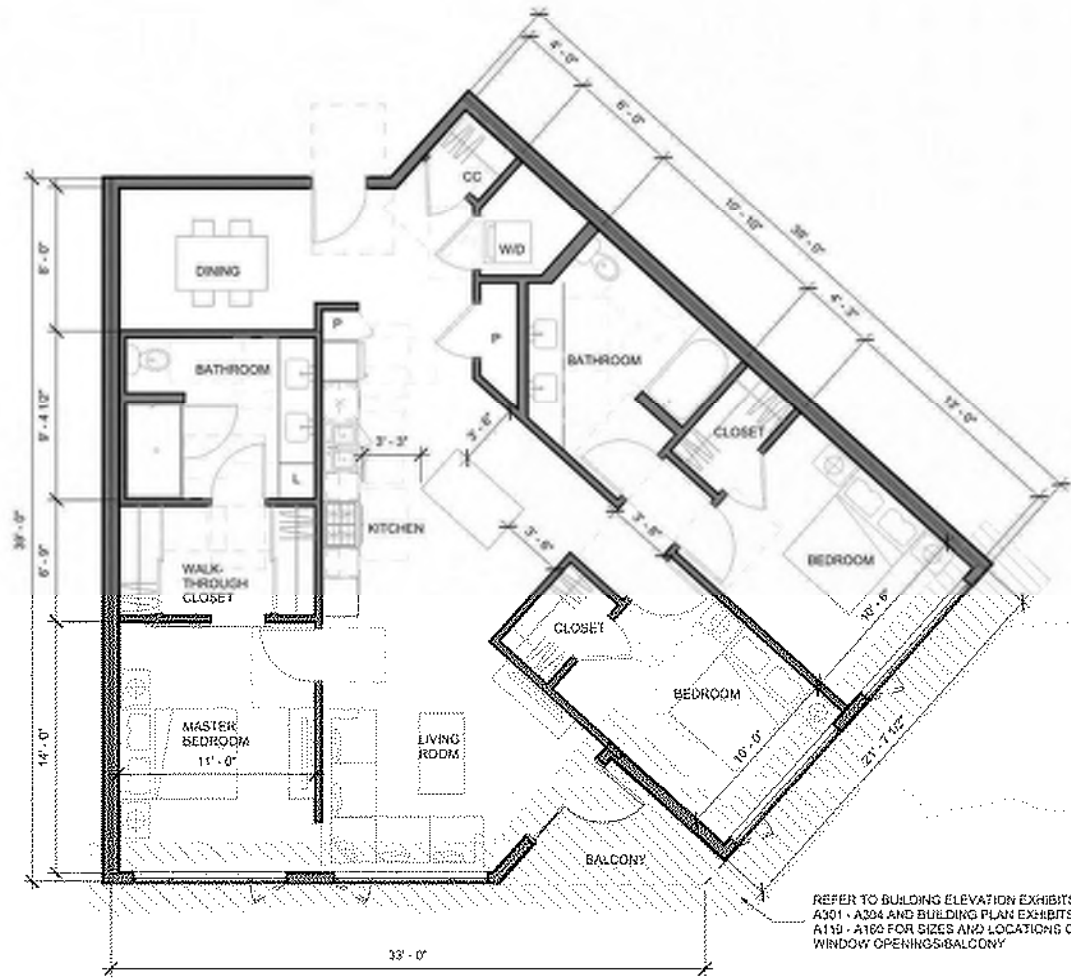
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UNIT PLANS

Job No. 19063
Date: 06/23/2024
Scale: 3/16" = 1'-0"

Sheet No.:

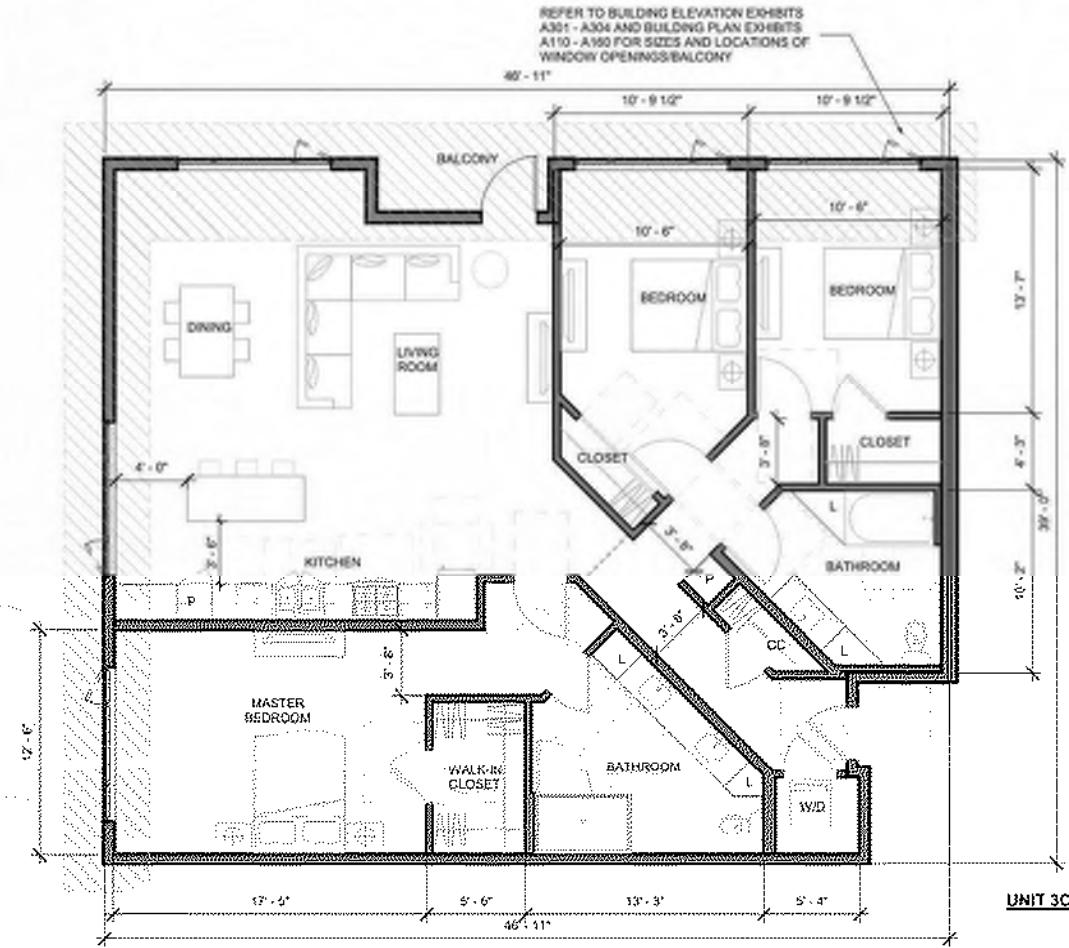
A-508



UNIT 3B

NRSF: 1474 SF
NUMBER: 3
DESCRIPTION: 3 BEDROOM

REFER TO BUILDING ELEVATION EXHIBITS A301 - A304 AND BUILDING PLAN EXHIBITS A110 - A160 FOR SIZES AND LOCATIONS OF WINDOW OPENINGS/BALCONY



UNIT 3C

NRSF: 1824 SF
NUMBER: 3
DESCRIPTION: 3 BEDROOM

REFER TO BUILDING ELEVATION EXHIBITS A301 - A304 AND BUILDING PLAN EXHIBITS A110 - A160 FOR SIZES AND LOCATIONS OF WINDOW OPENINGS/BALCONY

SITE AND PLAZA PRECEDENT IMAGERY



Central Green Public Space



Flexible Activity Lawn



Gathering Circles and Benches



Accent Canterly Lighting



Outdoor Dining



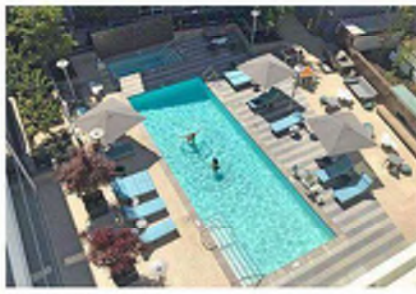
Street Furniture with Planting



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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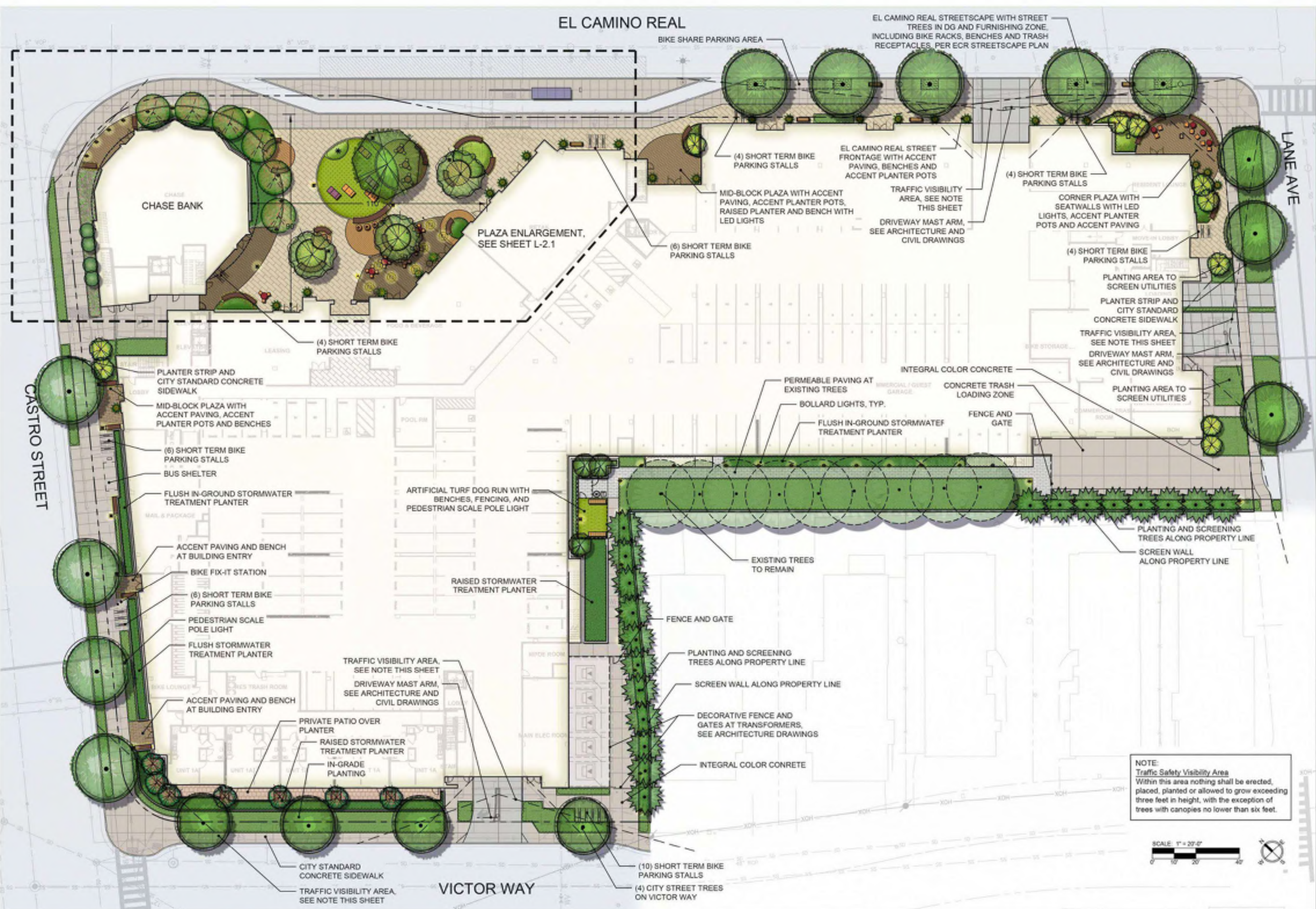
Sheet Title:

**MATERIALS AND
LANDSCAPE
IMAGERY**

Job No. 19063
Date: 8/23/2024
Scale:

Sheet No:

L-1.0



NOTE:
Traffic Safety Visibility Area
 Within this area nothing shall be erected, placed, planted or allowed to grow exceeding three feet in height, with the exception of trees with canopies no lower than six feet.





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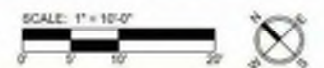
Sheet Title:

LANDSCAPE PLAZA
ENLARGEMENT
PLAN

Job No. 19063
Date: 8/23/2024
Scale: 1" = 10'-0"

Sheet No:

L-2.1





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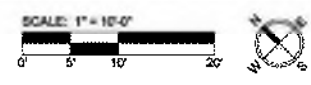
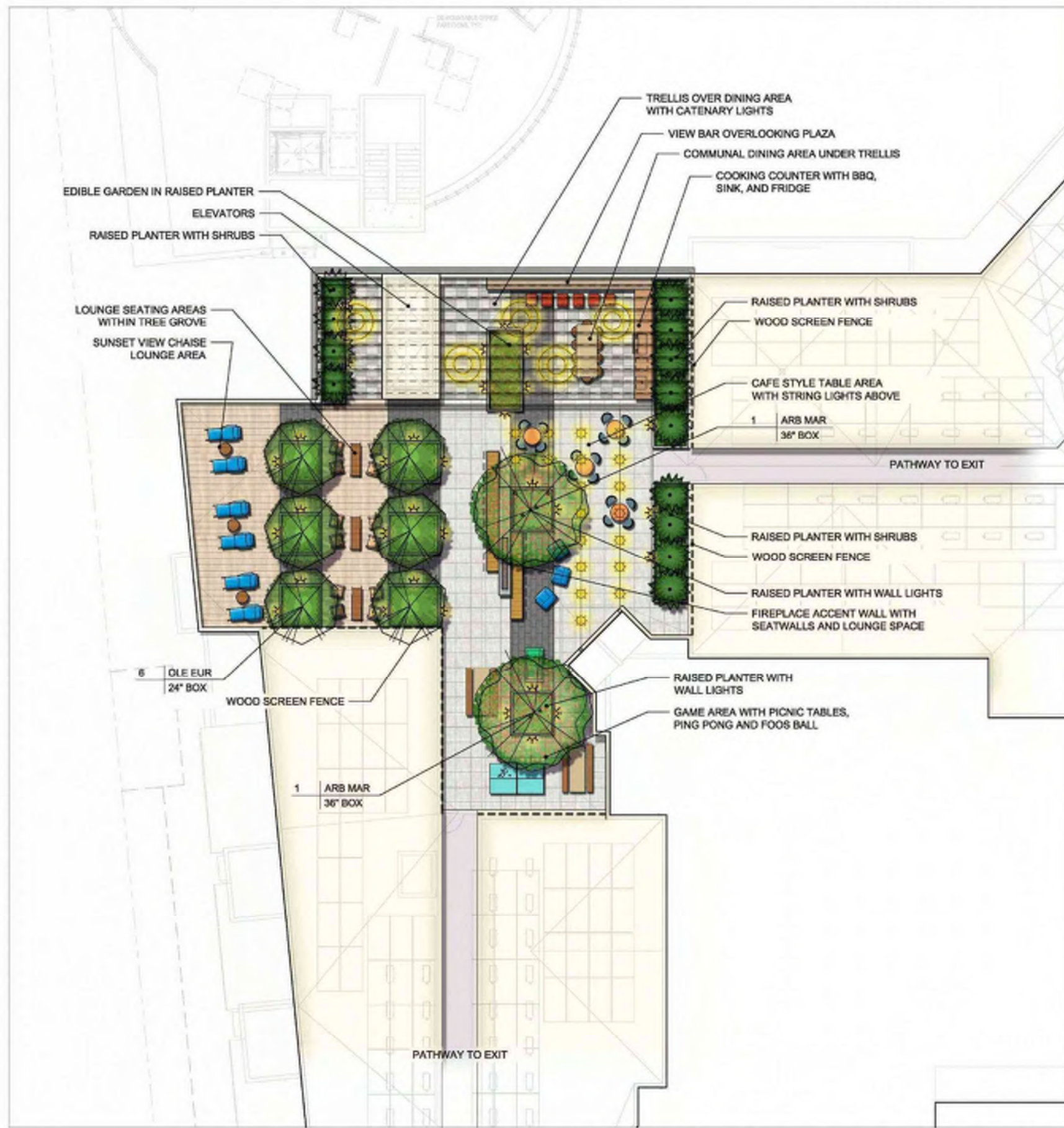
Sheet Title:
LANDSCAPE
PODIUM PLAN

Job No. 19063
Date: 8/23/2024
Scale: 1" = 20'-0"

Sheet No:

L-2.3







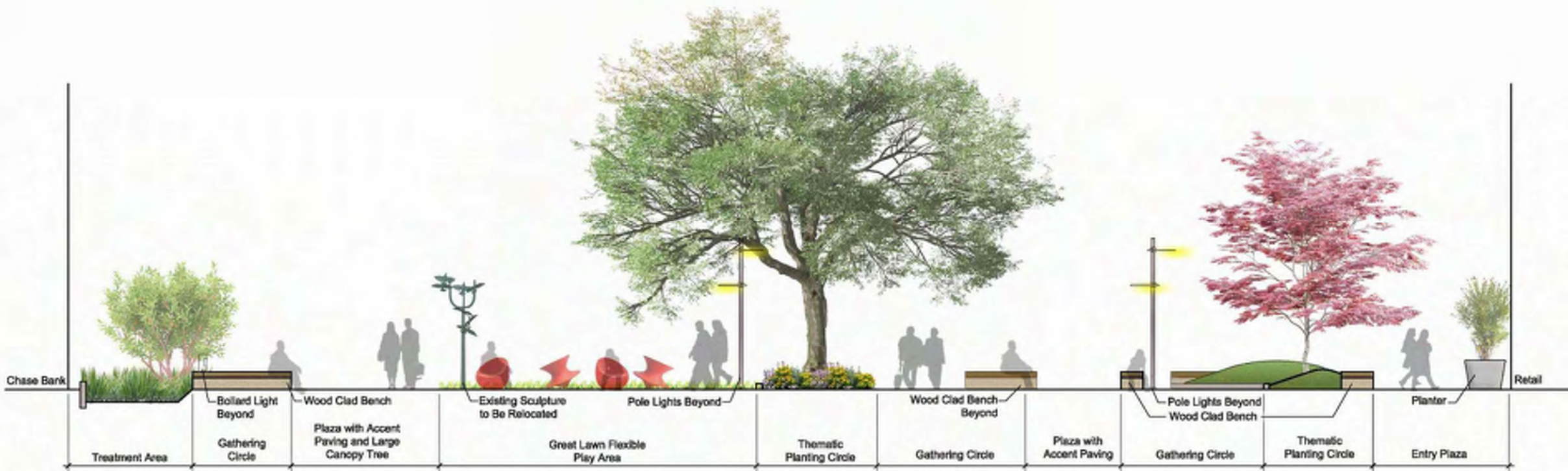
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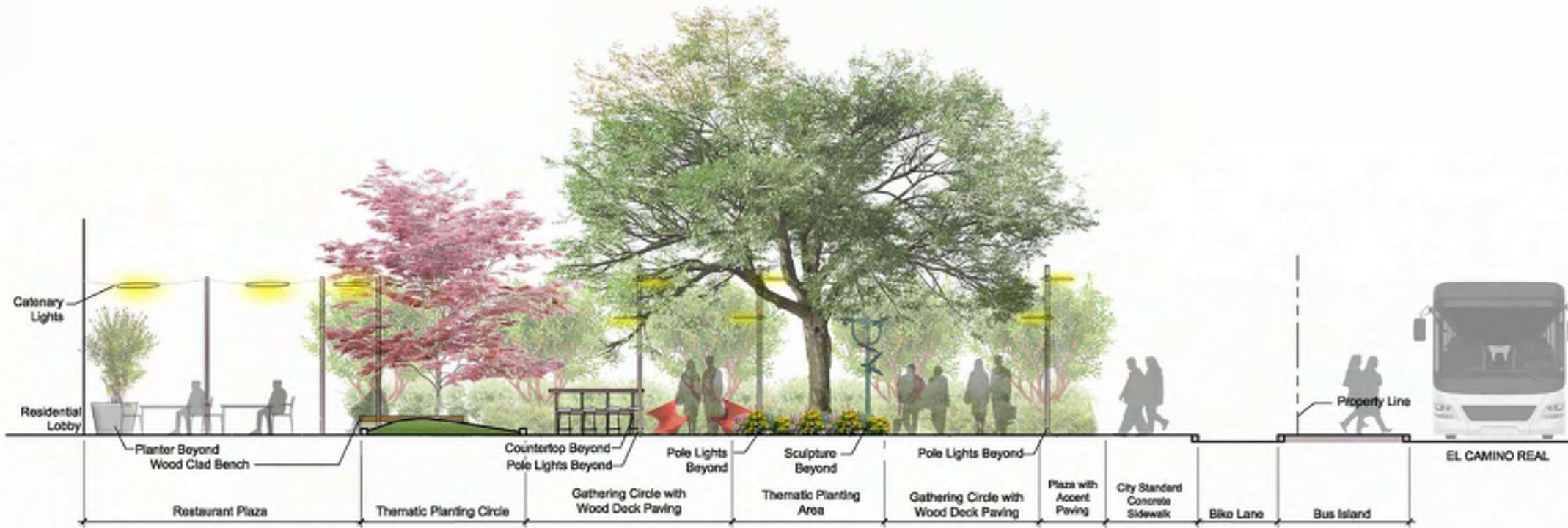
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1 Plaza at El Camino Real and Castro Street #1

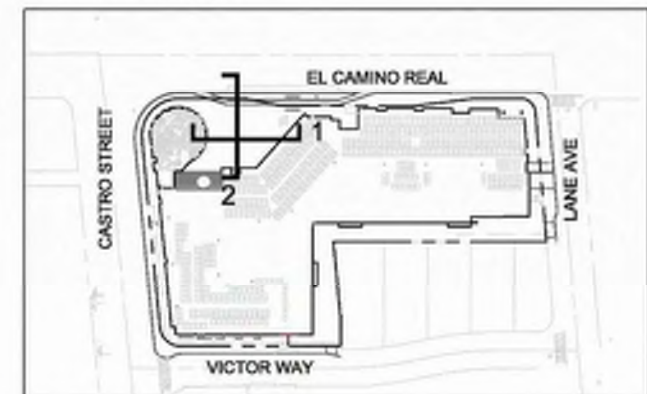
Scale: 3/16"=1'-0"



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

CITY FORMAL APPLICATION

Sheet Title:

LANDSCAPE
ILLUSTRATIVE
SECTIONS - SITE

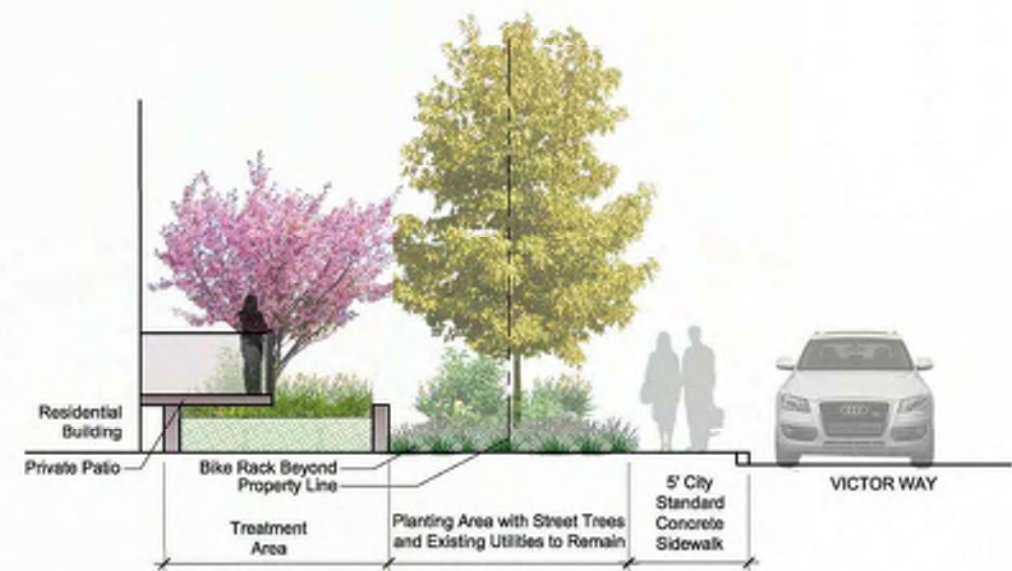
Job No. 19063
Date: 8/23/2024
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Sheet No:

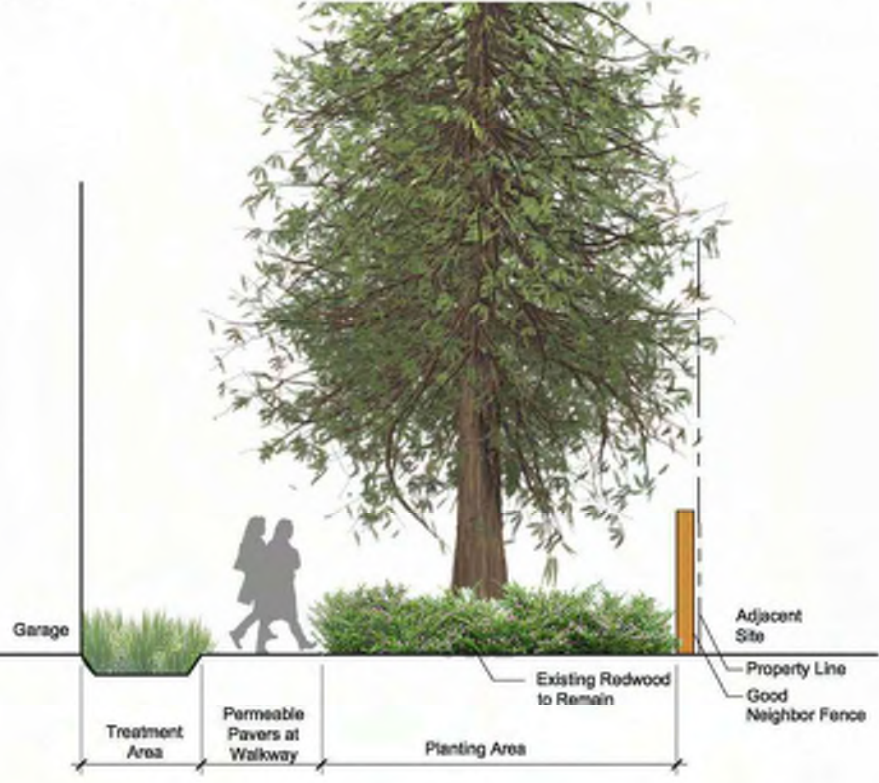
L-3.0



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



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

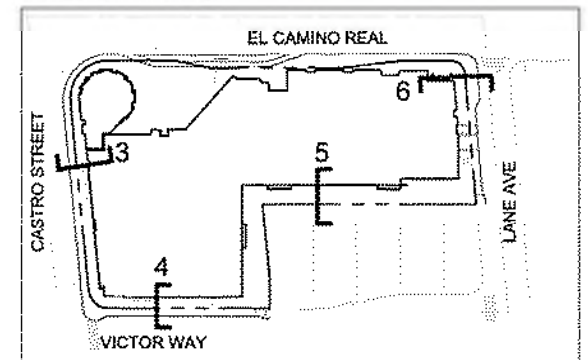


5 Existing Redwoods at Southern Property Line
Scale: 1/4"=1'-0"



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

KEY MAP



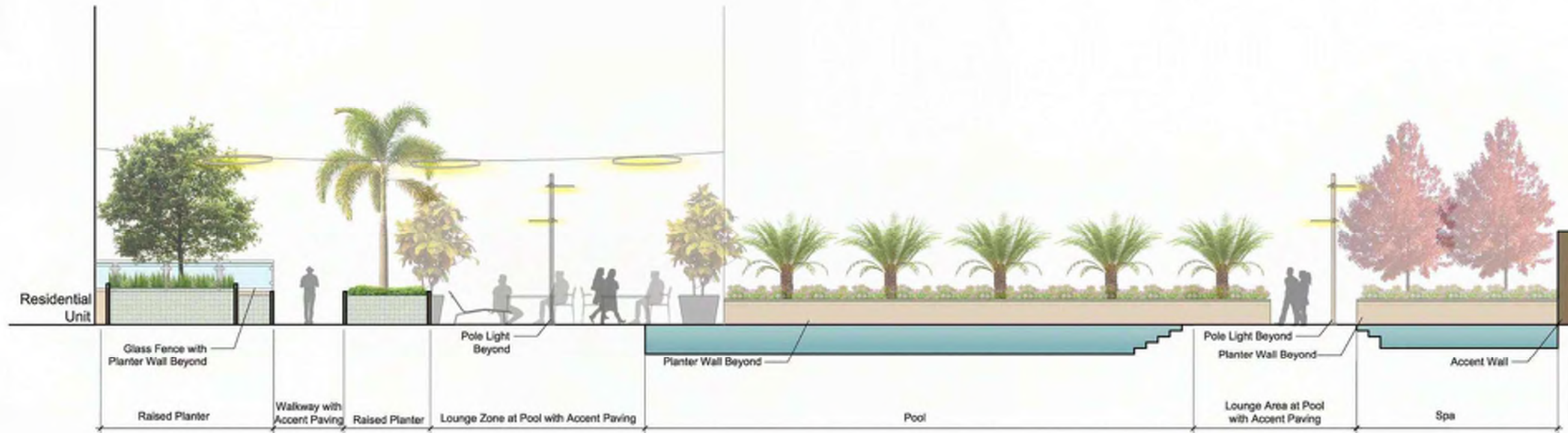
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CITY FORMAL APPLICATION

Sheet Title:
LANDSCAPE ILLUSTRATIVE SECTIONS - SITE
Job No. 19063
Date: 8/23/2024
Scale: 1" = 20'-0"

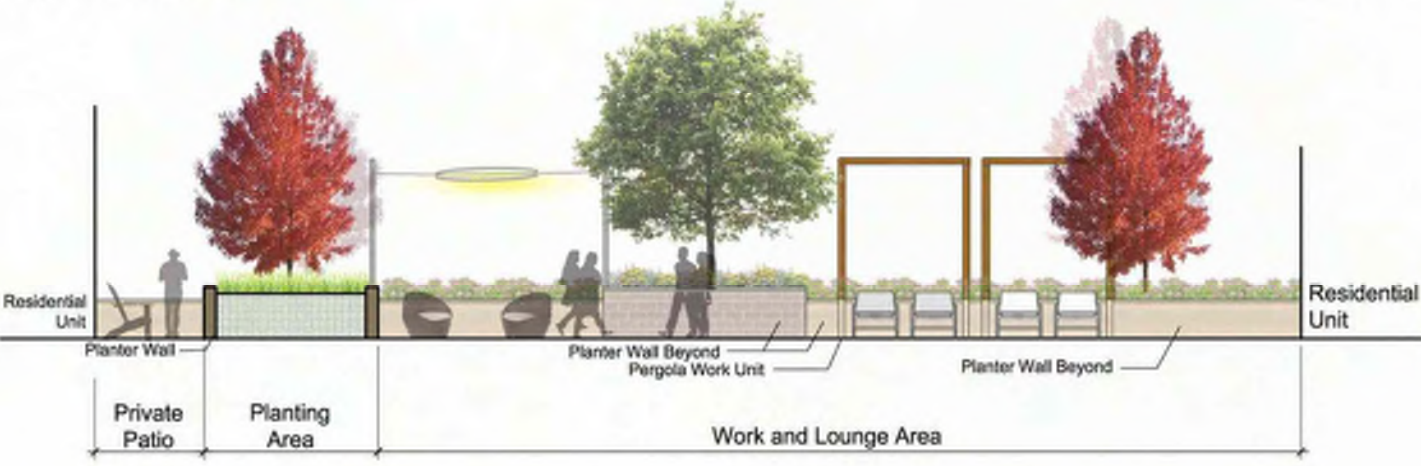
Sheet No:
L-3.1



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



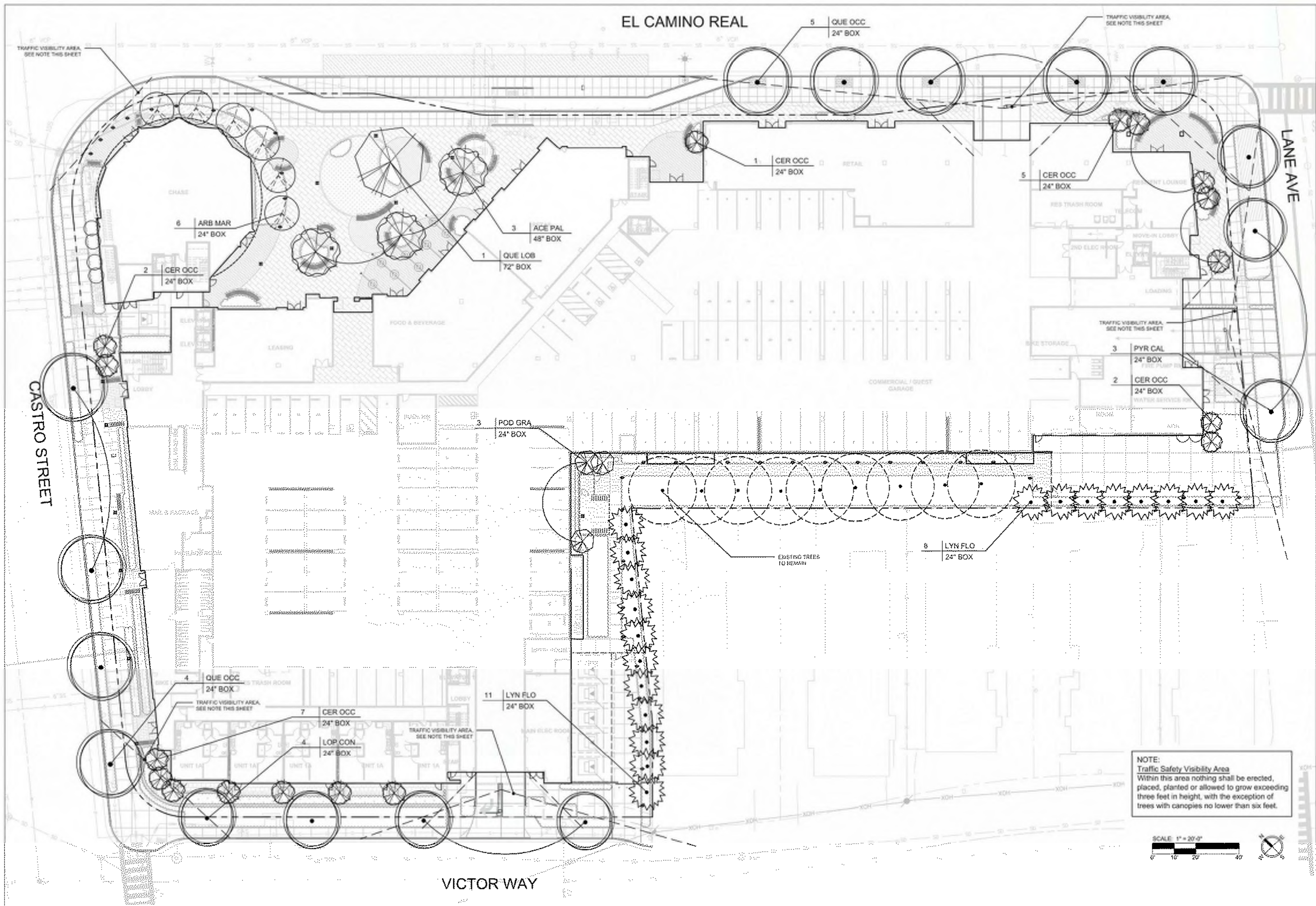
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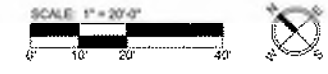
749 W EL CAMINO REAL
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CITY FORMAL APPLICATION

Sheet Title:
LANDSCAPE ILLUSTRATIVE SECTIONS - PODIUM
Job No. 19063
Date: 8/23/2024
Scale: 1" = 20'-0"

Sheet No:
L-3.2



NOTE:
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 Within this area nothing shall be erected, placed, planted or allowed to grow exceeding three feet in height, with the exception of trees with canopies no lower than six feet.





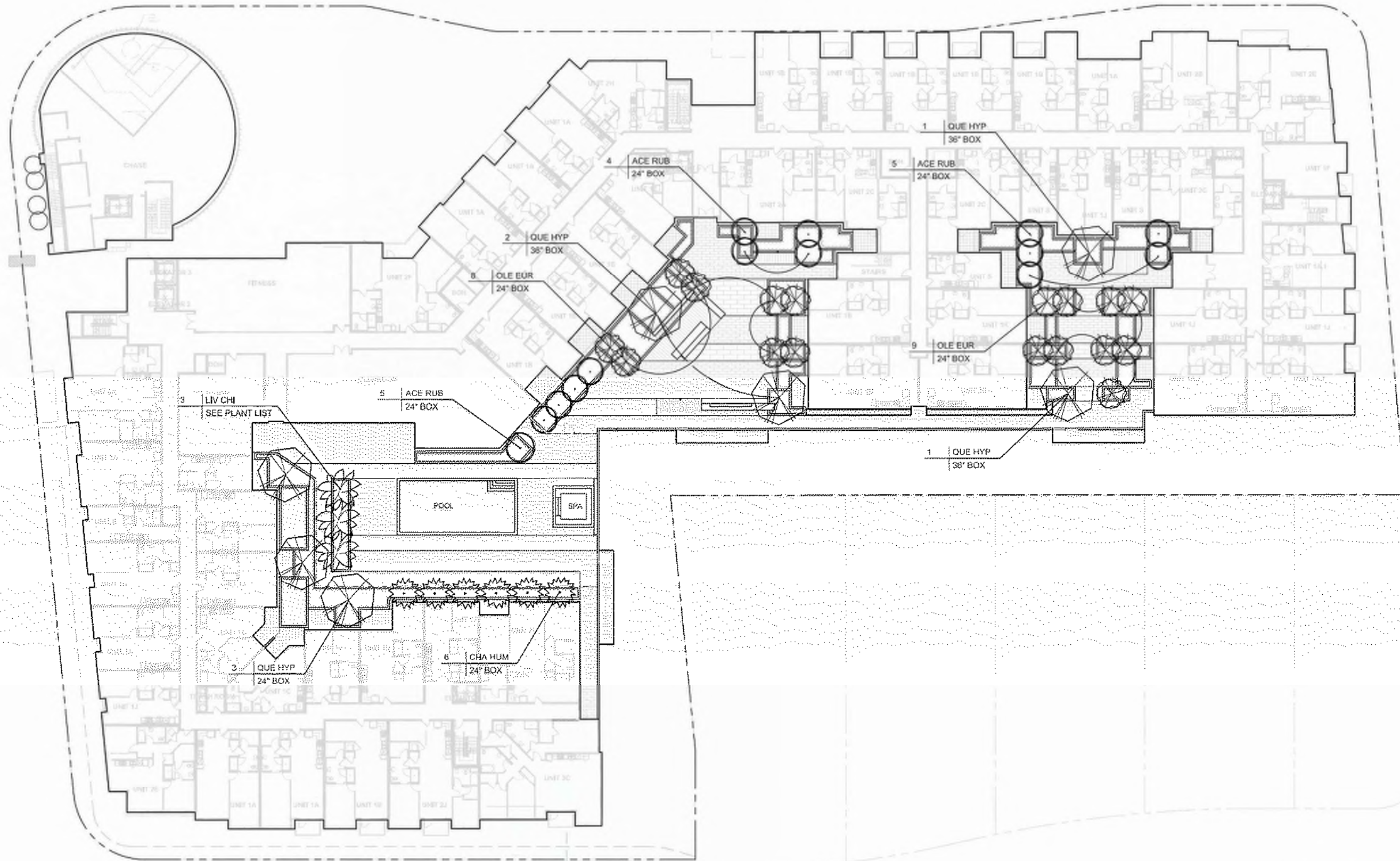
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Sheet Title:
**LANDSCAPE
PLANTING PLAN
- PODIUM**
Job No. 19063
Date: 8/23/2024
Scale: 1" = 20'-0"



Sheet No:
L-4.1

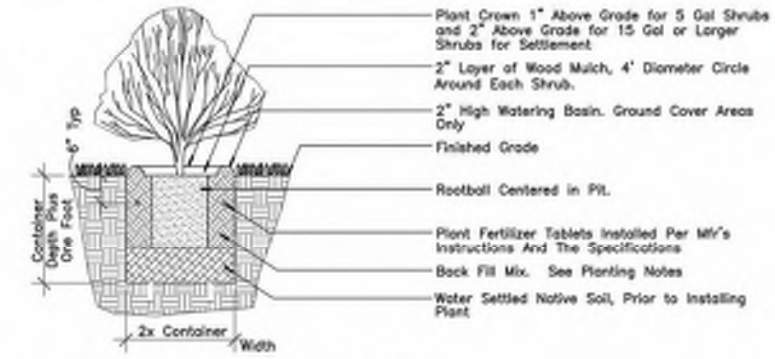
PLANT PALETTE

TREES * 36" Box Standards Unless Noted Otherwise on Plans					
KEY	QTY	BOTANICAL NAME	COMMON NAME	COMMENT	WUCOL CA NATIVE
ACE PAL	3	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
CER OCC	17	Cercis occidentalis	Western Redbud		L Y
CHA HUM	6	Chamaerops humilis 'Cerifera'	Bike Mediterranean Fan Palm		L
LIV CHI	3	Livistona chinensis	Chinese Fan Palm		M
LOP CON	4	Lophostemon confertus	Brisbane Box		M
LYO FLO	19	Lyonothamnus floribundus	Catalina Ironwood		L Y
POD GRA	3	Podocarpus gracilliar	African Fern Pine		M
PYR CAL	3	Pyrus calleryana 'Bradford'	Bradford Pear		M
OLE EUR	17	Olea europea 'Swan Hill'	Swan Hill Olive		L
QUE LOB	1	Quercus lobata	Valley Oak		L Y
QUE OCC	9	Quercus coccolinea	Scarlet Oak		M
QUE HYP	7	Quercus hypoleucoides	Silver Oak		L

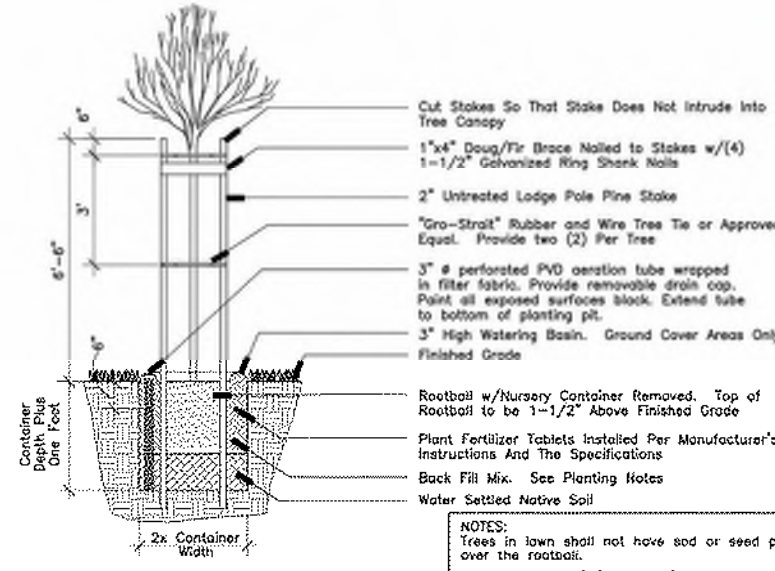
SHRUBS					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WUCOL CA NATIVE
AVI	5 gal	Agave vivipariana	Octopus Agave	48" o.c.	L
CCO	5 gal	Ceanothus concha	California Mountain Lilac	48" o.c.	L Y
CST	5 gal	Conus stolonifera	Redwing Dogwood	60" o.c.	H Y
CRP	5 gal	Cotinus coggygria 'Royal Purple'	Purple Smoke 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	80" o.c.	M Y
PTY	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	Rhaphiolepis 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	Arigozanthos 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 foliosa	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 macro '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	Liberia p. 'Bronze Sword'	Liberia	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 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 Madilla 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	Stipe 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 III'	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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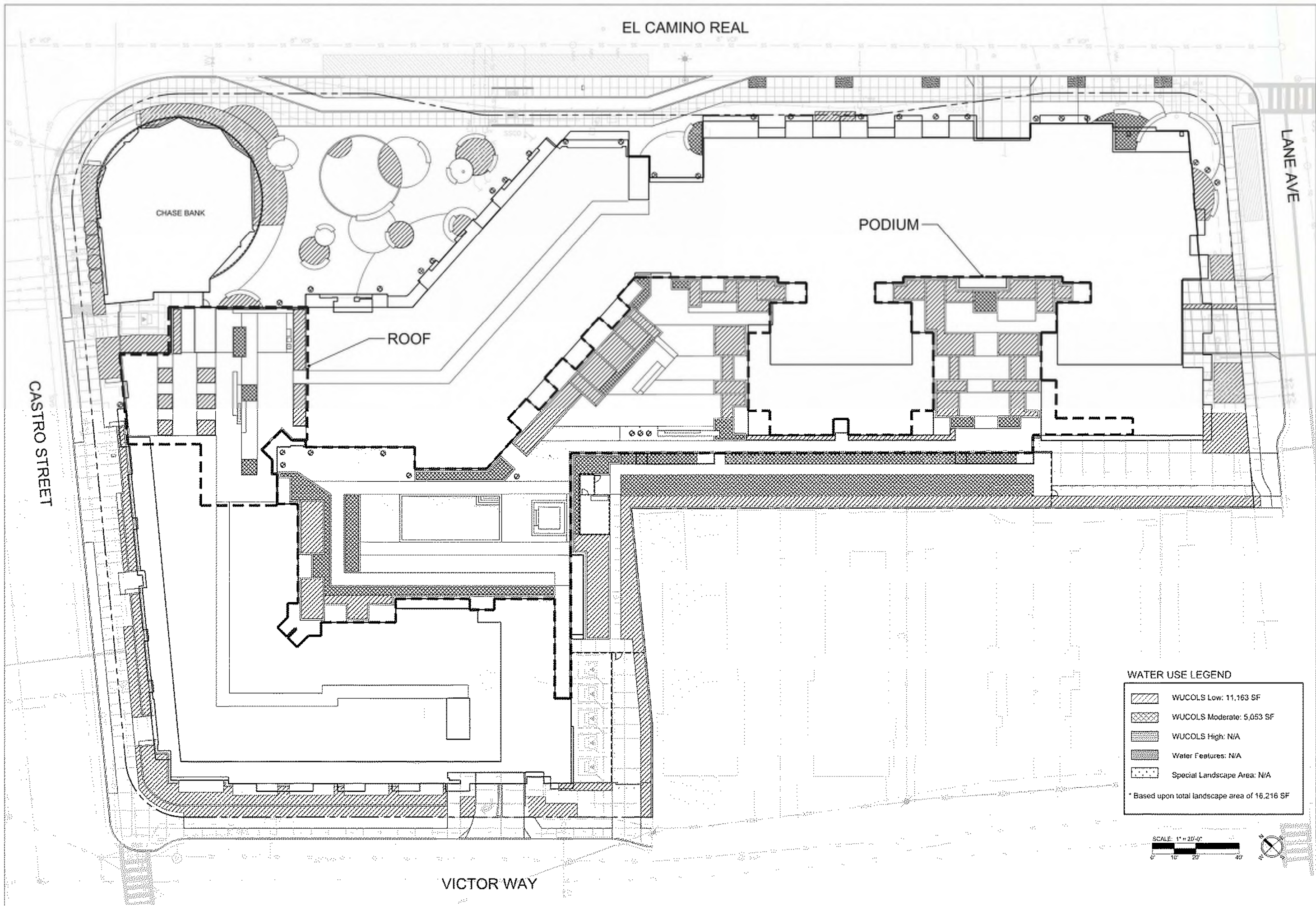
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749 W EL CAMINO REAL
MOUNTAIN VIEW, CA 94040

CITY FORMAL APPLICATION

Sheet Title:
LANDSCAPE PLANTING NOTES AND DETAILS
Job No. 19063
Date: 8/23/2024
Scale: 1" = 20'-0"



EL CAMINO REAL

LANE AVE

CASTRO STREET

CHASE BANK

ROOF

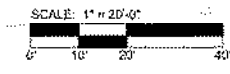
PODIUM

VICTOR WAY

WATER USE LEGEND

	WUCOLS Low: 11,163 SF
	WUCOLS Moderate: 5,053 SF
	WUCOLS High: N/A
	Water Features: N/A
	Special Landscape Area: N/A

* Based upon total landscape area of 16,216 SF



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Sheet Title:

HYDROZONE PLAN

Job No. 19063
Date: 8/23/2024
Scale: 1" = 20'-0"

Sheet No:

L-5.0



WATER BUDGET CALCULATION WORKSHEET - ELECTRONIC

Project Site Address

Please Note: A Water Budget Calculation Worksheet is required ONLY if:
(1) High-water-use plants are included in the landscaped area, and/or
(2) Less than 80% of the landscape area is planted with California Native and/or low-water-use plants

SECTION A. MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

Table A-1. Hydrozone Area Information

Table with 4 columns: Hydrozone Label, Plant Water Use Type, Plant Type, Hydrozone Area (Square Feet). Includes rows for Zone 1, Zone 2, Zone 3.

Summary of Hydrozone Area Information

Summary table with 2 columns: Summary Area, Area (Square Feet). Rows for Low, Moderate, High, and Total.

Maximum Applied Water Allowance = 194,543 gallons per year.

SECTION B. ESTIMATED TOTAL WATER USE (ETWU)

Table B-1. Plant Factor and Irrigation System Information

Table with 7 columns: Hydrozone Label, Plant Water Use Type, Plant Type, Plant Factor (PF), Hydrozone Area (HA) (square feet), Irrigation Method, Irrigation Efficiency (IE), ETWU (gal/yr).

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

Estimated Total Water Use = 193,360 gallons/year

SECTION C. COMPARISON OF ETWU AND MAWA

The calculated ETWU may not exceed the calculated MAWA.

MAWA = 194,543 >= ETWU = 193,360

Congratulations! Your electronic Water Budget Calculation Worksheet is complete.

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

IRRIGATION PERFORMANCE SPECIFICATIONS

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:

1. Planting Areas and Method of Irrigation

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

2. Irrigation Equipment

- 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.
c. Controller and Wire: A WEATHER BASED SOLID-STATE CONTROLLER shall control the operation of the irrigation system.
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.
e. Sleeving: All pipe under paving shall be housed in a PVC plastic pipe sleeve.
f. Wye Strainer: Wye strainer shall be of plastic construction with 150 mesh PVC screen.
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.
l. 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 8:00am 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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Sheet Title:

IRRIGATION NOTES AND WELO CALCS

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Sheet No:

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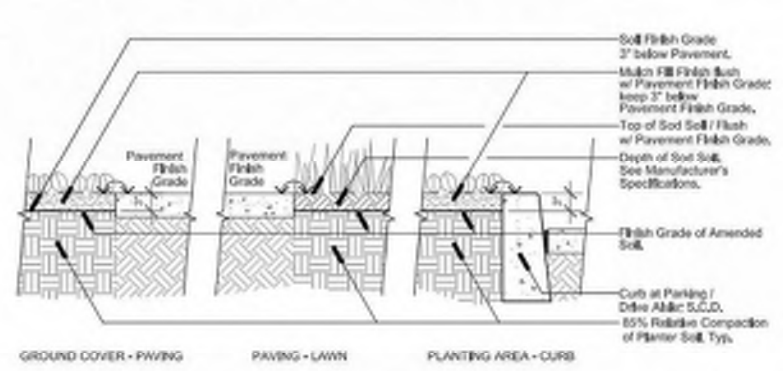
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LANDSCAPE DETAILS

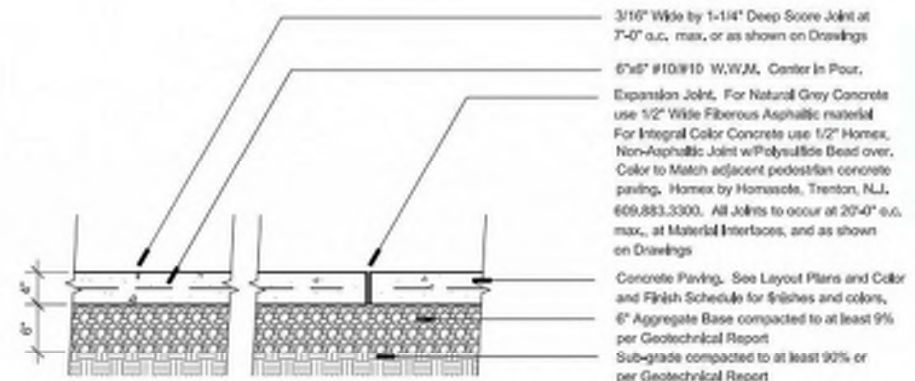
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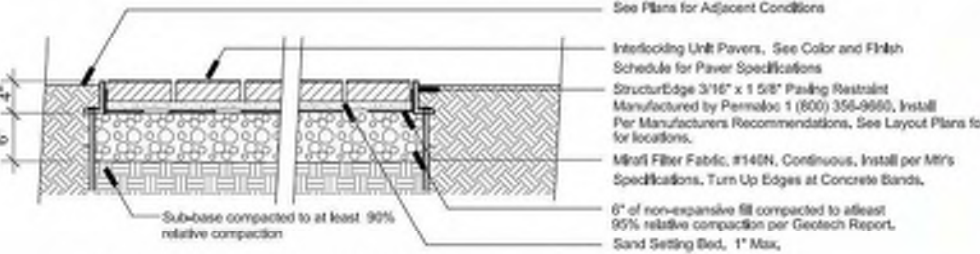
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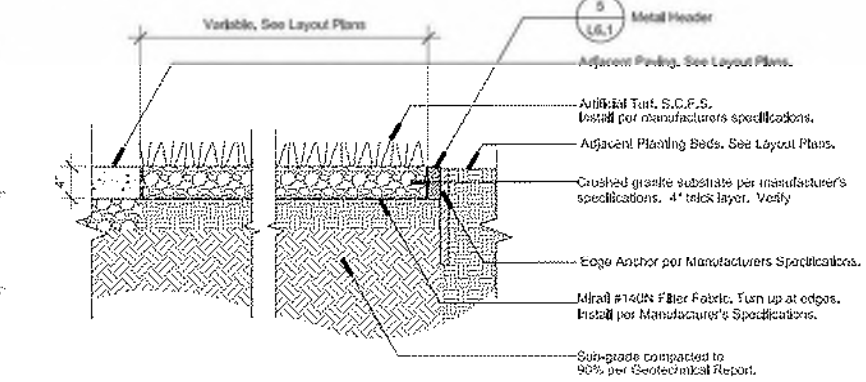
5 Fine Grading @ Paving Edges
Scale: 3/4" = 1'-0"



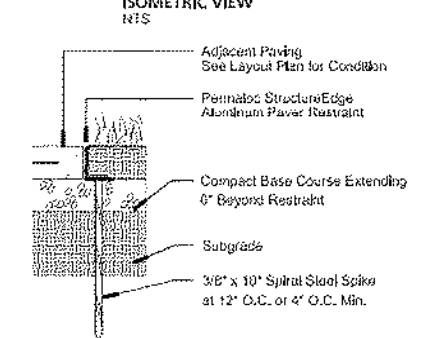
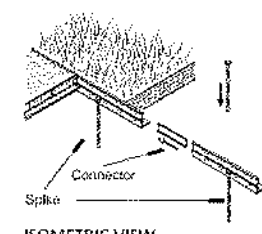
1 Pedestrian Concrete Paving
Scale: 1" = 1'-0"



2 Pedestrian Unit Paving
Scale: 1" = 1'-0"



3 Artificial Turf
Scale: 1" = 1'-0"

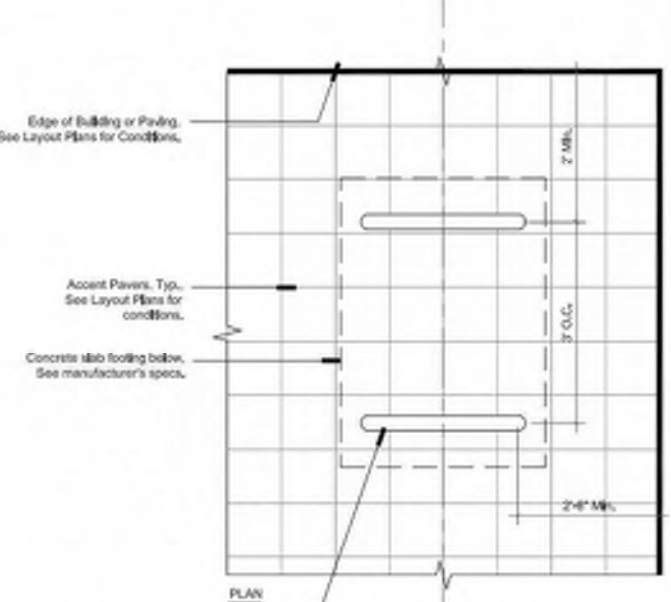


4 Metal Header
Scale: 1" = 1'-0"

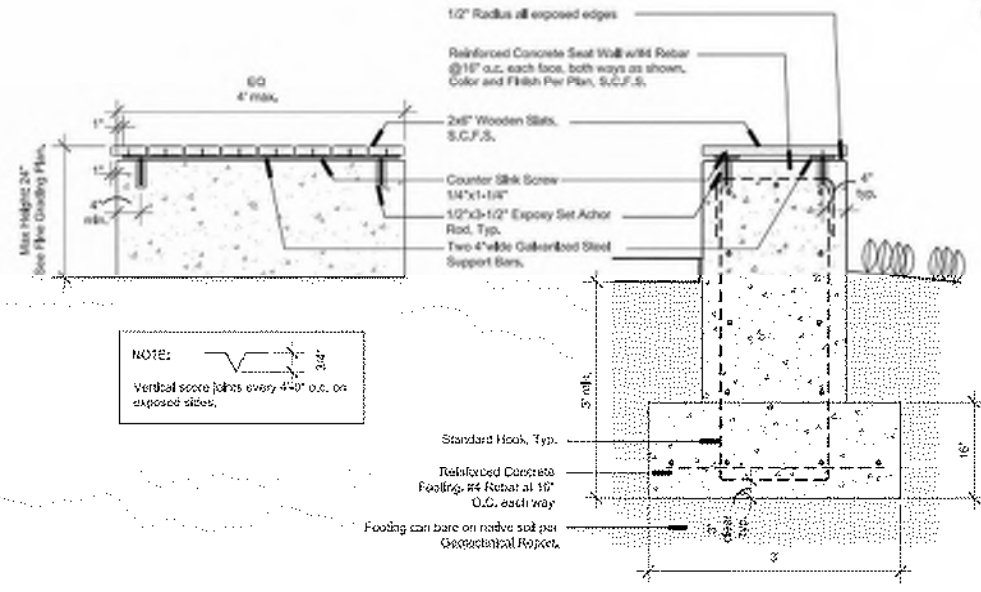
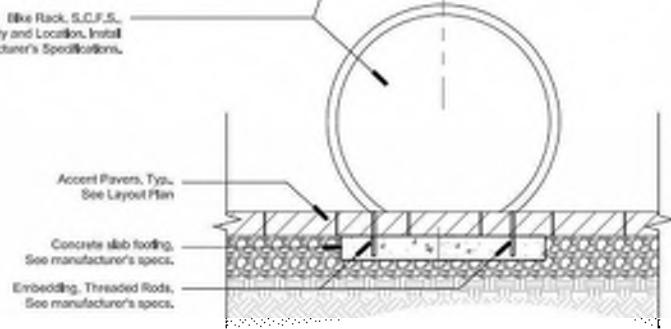
FINISH LEGEND:
(MF) MILL FINISH-NATURAL ALUMINUM MEETS
(BL) BLACK DURAFLEX-ELECTROSTATICALLY APPLIED BAKED ON PAINT, MEETS AAMA 2603

SIZE:
7/8" X 2 1/2" (3.2MM X 57MM)
w/0.150" (4.83MM) TOP LIP

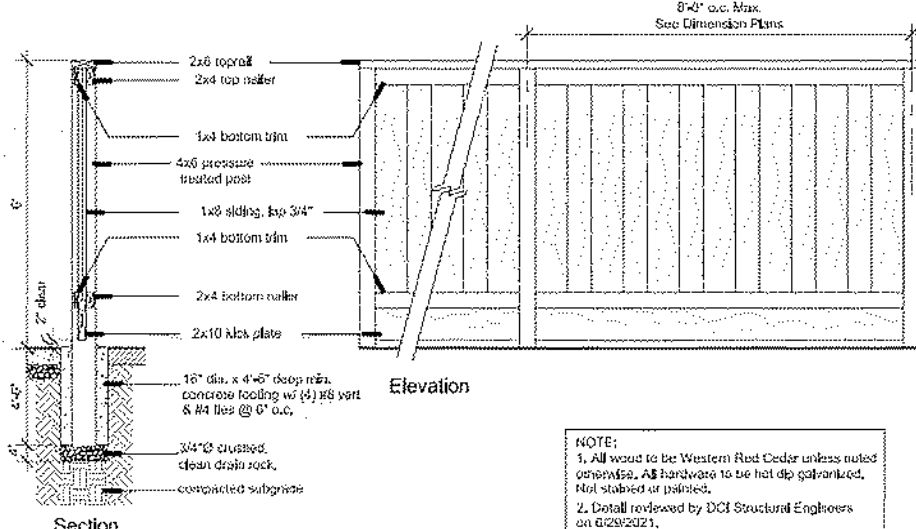
NOTES:
1. INSTALL PER MANUFACTURER'S 'INSTALLATION GUIDELINES'
2. CONNECTION BETWEEN SECTIONS TO UTILIZE MANUFACTURER'S SLIDING CONNECTOR SYSTEM.
3. CORNERS: NOTCH BASE ONLY AND FORM A CONTINUOUS CORNER.
4. PERMALOC STRUCTUREEDGE AS MANUFACTURED BY PERMALOC CORPORATION, HOLLAND MI, (800) 356-9666, (616) 359-9666
5. CONTRACTOR'S NOTE: FOR PRODUCT AND PURCHASING INFORMATION VISIT WWW.PERMALOC.COM



8 Bike Rack
Scale: 3/4" = 1'-0"



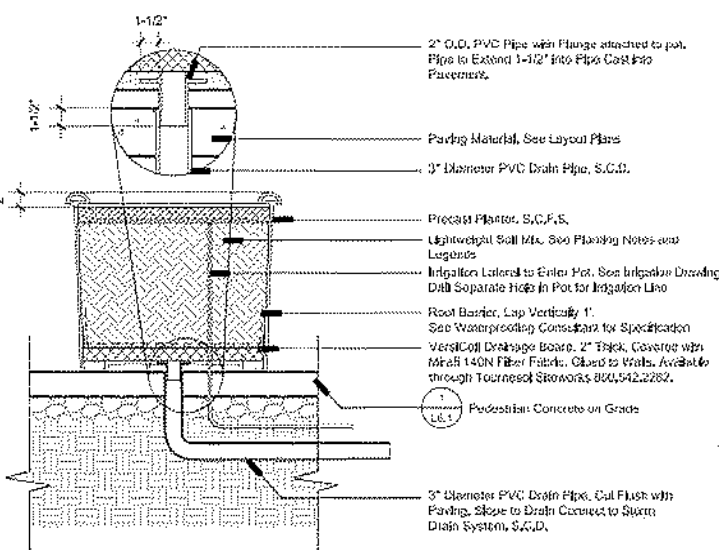
6 Concrete Seat Wall with Wood Top
Scale: 3/4" = 1'



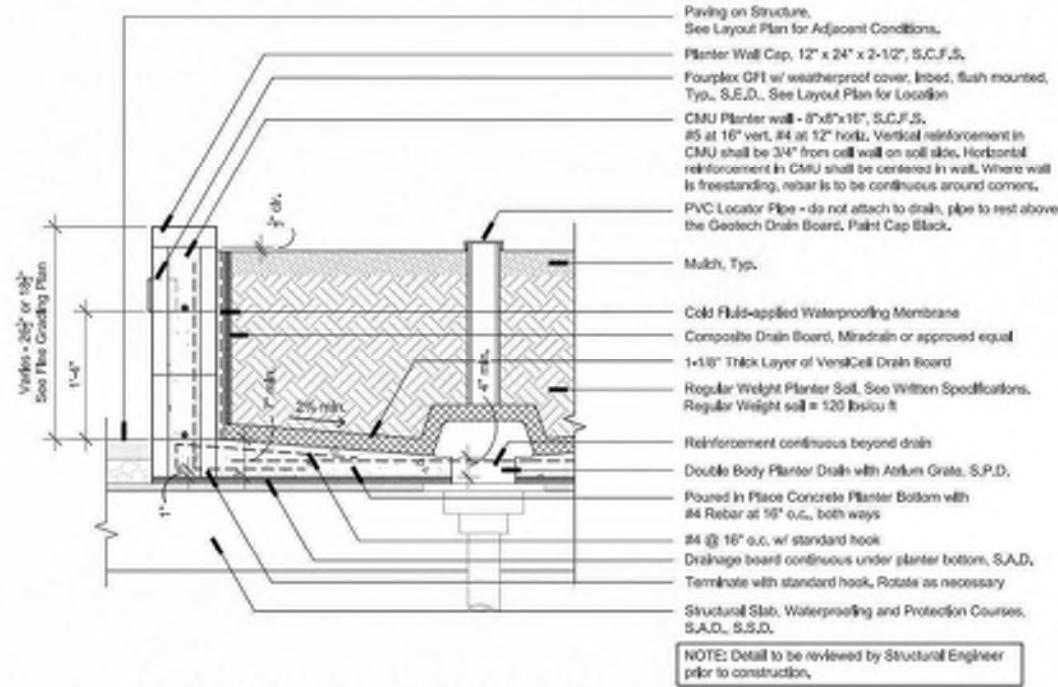
7 Good Neighbor Fence
Scale: 1/2" = 1'-0"

NOTE:
1. All wood to be Western Red Cedar unless noted otherwise. All hardware to be hot dip galvanized, not stainless or painted.
2. Detail reviewed by DCI Structural Engineers on 8/29/2021.

NOTE:
Vertical score joints every 4'-0\"/>

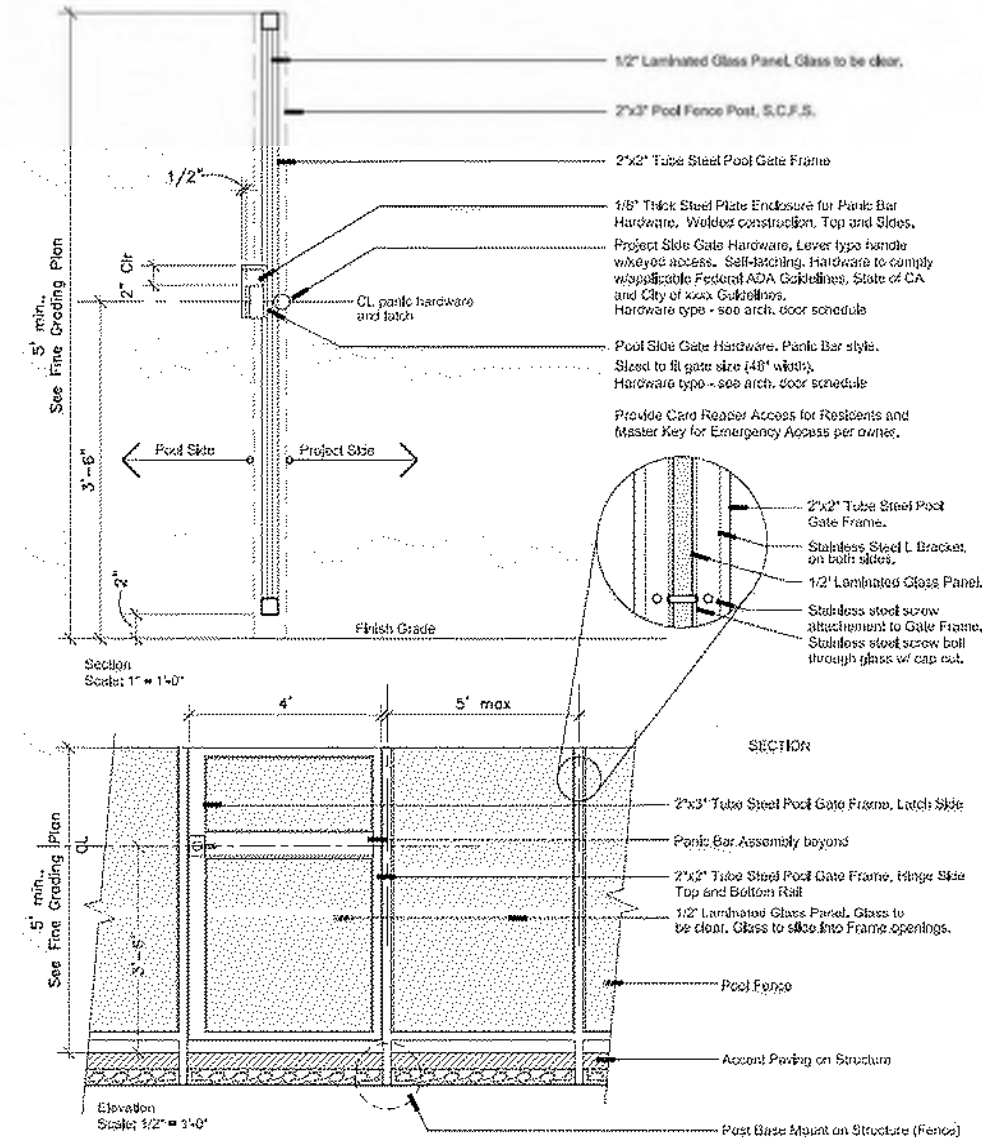


9 Planter Pot on Concrete
Scale: 3/4" = 1'-0"



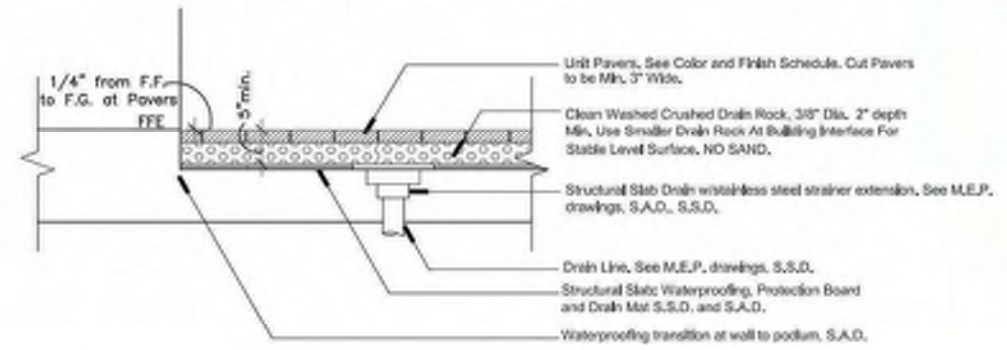
5 CMU Planter Wall on Structure

Scale: 1" = 1'-0"



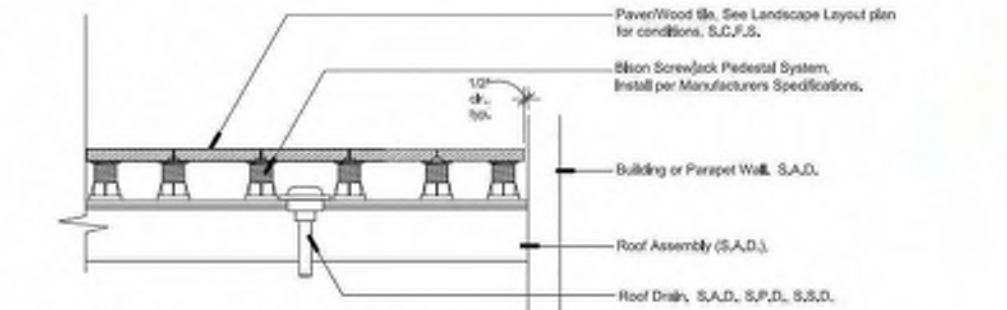
6 Glass Pool Fence with Gate on Structure

Scale as Noted



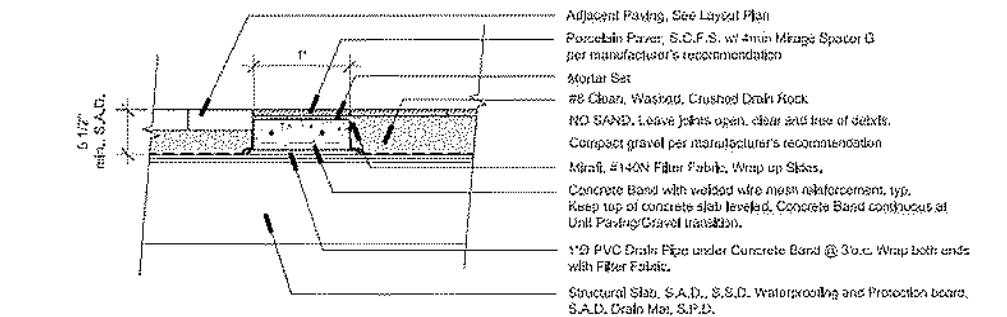
1 Unit Paving on Structure

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



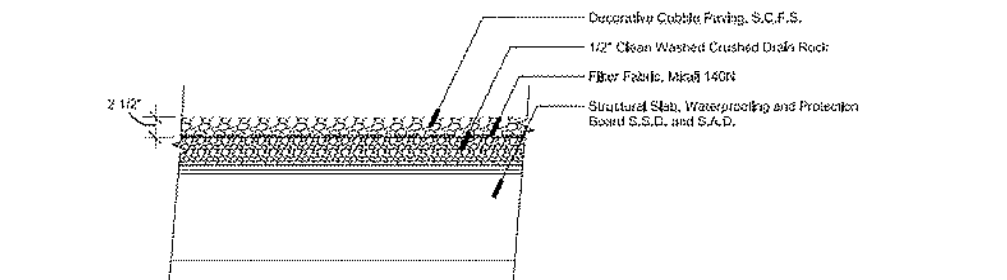
2 Unit Pavers on Pedestal

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



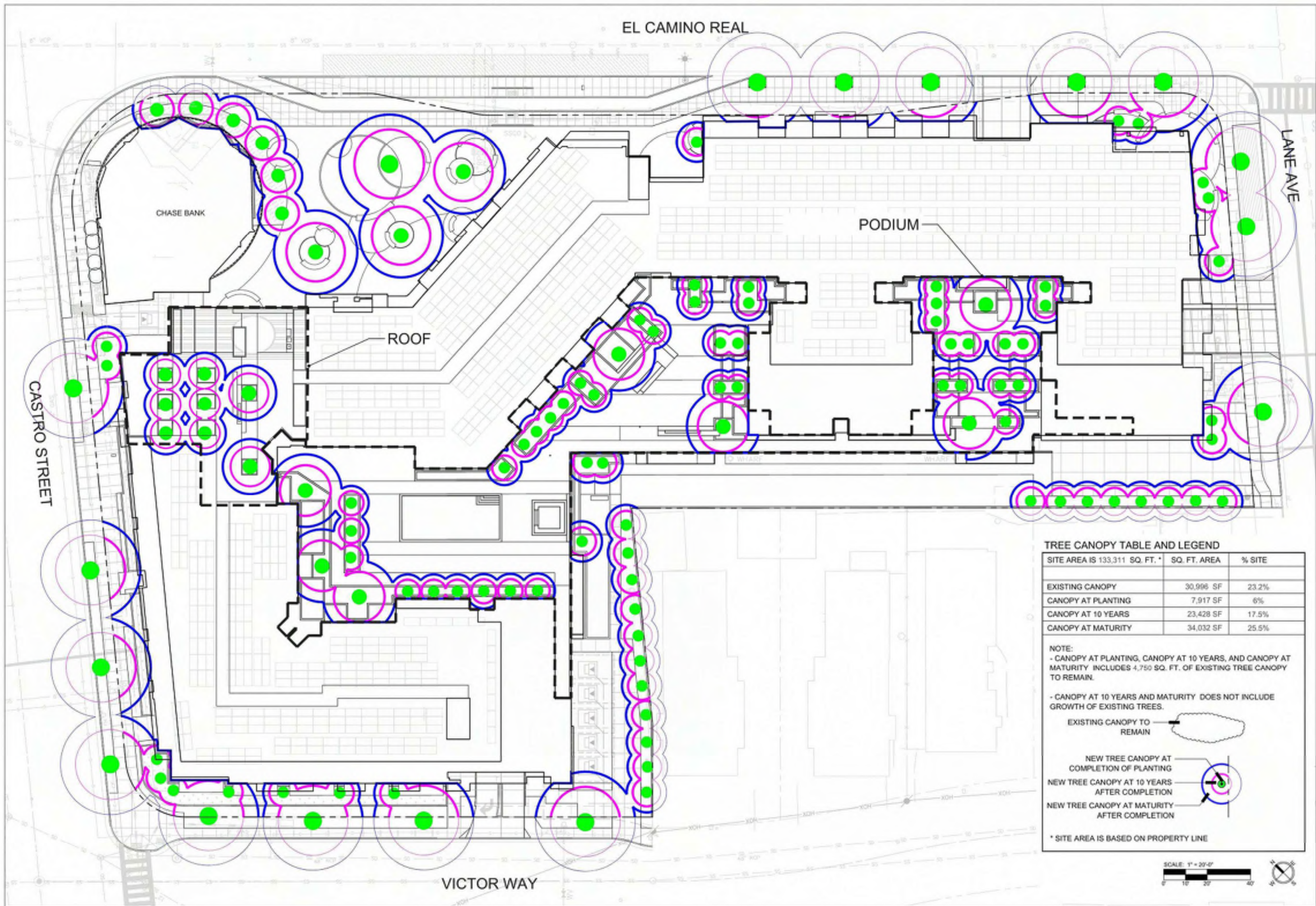
3 Porcelain Paving on Structure

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	7,917 SF	6%
CANOPY AT 10 YEARS	23,428 SF	17.5%
CANOPY AT MATURITY	34,032 SF	25.5%

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.



* SITE AREA IS BASED ON PROPERTY LINE



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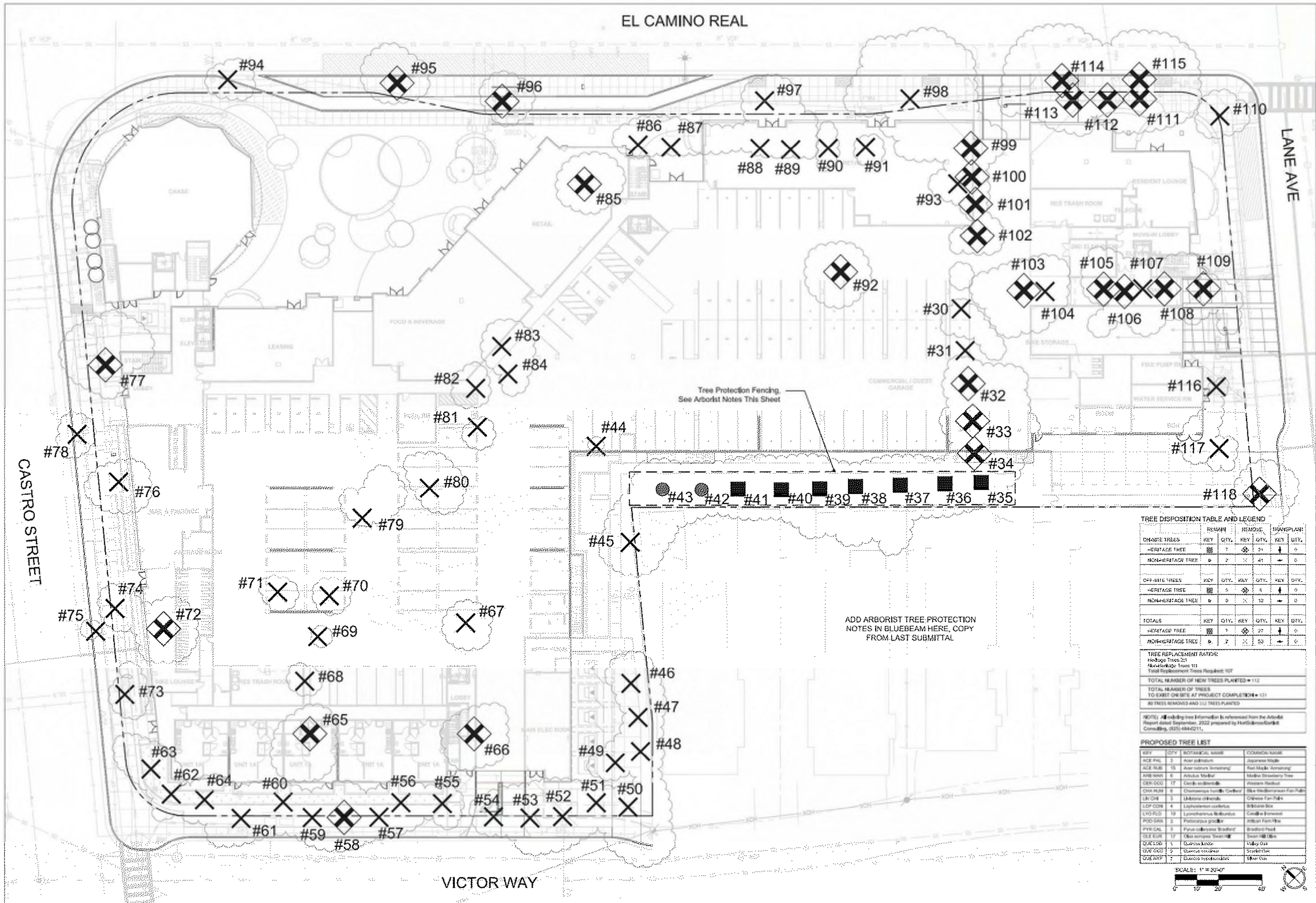
Sheet Title:

**TREE
 COVERAGE
 CANOPY PLAN**

Job No. 19063
 Date: 8/23/2024
 Scale: 1" = 20'-0"

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TREE DISPOSITION TABLE AND LEGEND

ON-SITE TREES	REMAIN		REMOVE		TRANSPLANT	
	KEY	QTY.	KEY	QTY.	KEY	QTY.
HERITAGE TREE	[Symbol]	7	[Symbol]	21	[Symbol]	0
NON-HERITAGE TREE	[Symbol]	2	[Symbol]	41	[Symbol]	0
OFF-SITE TREES	KEY	QTY.	KEY	QTY.	KEY	QTY.
HERITAGE TREE	[Symbol]	5	[Symbol]	6	[Symbol]	0
NON-HERITAGE TREE	[Symbol]	0	[Symbol]	12	[Symbol]	0
TOTALS	KEY	QTY.	KEY	QTY.	KEY	QTY.
HERITAGE TREE	[Symbol]	7	[Symbol]	27	[Symbol]	0
NON-HERITAGE TREE	[Symbol]	2	[Symbol]	53	[Symbol]	0

TREE REPLACEMENT RATIOS:
 Heritage Trees 2:1
 Non-Heritage Trees 1:1
 Total Replacement Trees Required: 107
 TOTAL NUMBER OF NEW TREES PLANTED = 112
 TOTAL NUMBER OF TREES TO EXIST ON SITE AT PROJECT COMPLETION = 131
 80 TREES REMOVED AND 112 TREES PLANTED

NOTE: All existing tree information is referenced from the Arborist Report dated September, 2022 prepared by Horticulture & Consulting, (925) 484-0211.

PROPOSED TREE LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME
ACE PALM	3	Adonidia digitata	Japanese Maple
ACE PALM	15	Adonidia digitata	Red Maple / Japanese Maple
ARBOR VITAE	0	Arbutus menziesii	Madroño / Strawberry Tree
CELESTINE	17	Cercis canadensis	Flowering Dogwood
CHINA PALM	0	Chamaecyparis obtusa	Blue Mediterranean Fan Palm
LAUREL	3	Laurus nobilis	Bay Laurel
LYON PINE	4	Larix laricina	Sitka Spruce
LYON PINE	19	Larix laricina	Colorado Spruce
LYON PINE	3	Podocarpus neriifolia	Yucca Palm Tree
LYON PINE	3	Podocarpus neriifolia	Yucca Palm Tree
LYON PINE	17	Podocarpus neriifolia	Yucca Palm Tree
LYON PINE	1	Podocarpus neriifolia	Yucca Palm Tree
LYON PINE	2	Podocarpus neriifolia	Yucca Palm Tree
LYON PINE	7	Podocarpus neriifolia	Yucca Palm Tree

Sheet Title:
TREE DISPOSITION PLAN

Job No. 19063
 Date: 8/23/2024
 Scale: 1" = 20'-0"

Sheet No.:

L-8.0



**Arborist Report
749 W El Camino Real
Mountain View, CA**

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Tree Assessment Methods	1
Description of Trees	2
City of Mountain View Tree Protection Ordinance	4
Suitability for Preservation	5
Evaluation of Impacts and Recommendations	6
Tree Preservation Guidelines	12

List of Tables

Table 1. Condition ratings and frequency of occurrence of trees	2
Table 2. Tree suitability for preservation	6

Exhibits

**Tree Inventory Map
Tree Assessment**

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Page 1

**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 10/17/2022.

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 symptoms 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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Page 2

Low: 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 unsuitable 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 Exhibit).

**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)	
Campfire	<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>Platanus 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>	-	-	2	2
California pepper	<i>Schinus molle</i>	-	2	1	3
Coast redwood	<i>Sequoia sempervirens</i>	4	-	10	14
Siberian elm	<i>Ulmus parviflora</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 frequent species with 14 trees assessed (4 per 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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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 13-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 and two were in good condition. Two (#75 and 78) were street trees and thus protected. Siberian elm #75 was nearly dead while street tree #78 was in decline. One on-site tree, #77, was Heritage due to its trunk diameter.

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. Siberian elm #75 was nearly 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. At one in Mountain View with a diameter of 4 inches or greater (see considered Heritage), therefore all coast live oaks were Heritage.

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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 (#95) was in good condition. Tree #44 was a multi-stemmed tree with 2 - 4 inch stems sprouting from an old trunk. Trees #95 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 campfire 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 (3/11) Chapter 32, Article II, Protection of Urban Forest Designates oaks, redwoods, and oaks 4" and greater in trunk diameter and any species 12" and greater in trunk diameter Heritage. By this designation, 50 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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CITY FORMAL APPLICATION

Sheet Title:
ARBORIST REPORT

Job No. 19063
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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/calipc/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 Exhibits, 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 other characteristics that are undesirable in landscape settings or be unsuitable 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-E 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 (#36-41) 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 plummet.

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 13 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 #72. 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	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 Way.

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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	8	3	Moderate	No	Remove	Driveway from Victor Way.
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	2	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	18	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	9,5,7,6,3	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	8	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	Campor	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 soil 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.



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Sheet No:

L-8.3

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 whaling off sock wads 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 Plan 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 treatment 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, reporting and irrigation may be required. In addition, provisions for increasing both tree height 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. Inspecting trees post-storm is the responsibility of the client or the tree owner.

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

HortScience | Barlett Consulting

Prepared by:

Deanne Ecklund
Deanne Ecklund
Registered Consulting Arborist #647

Revised by:

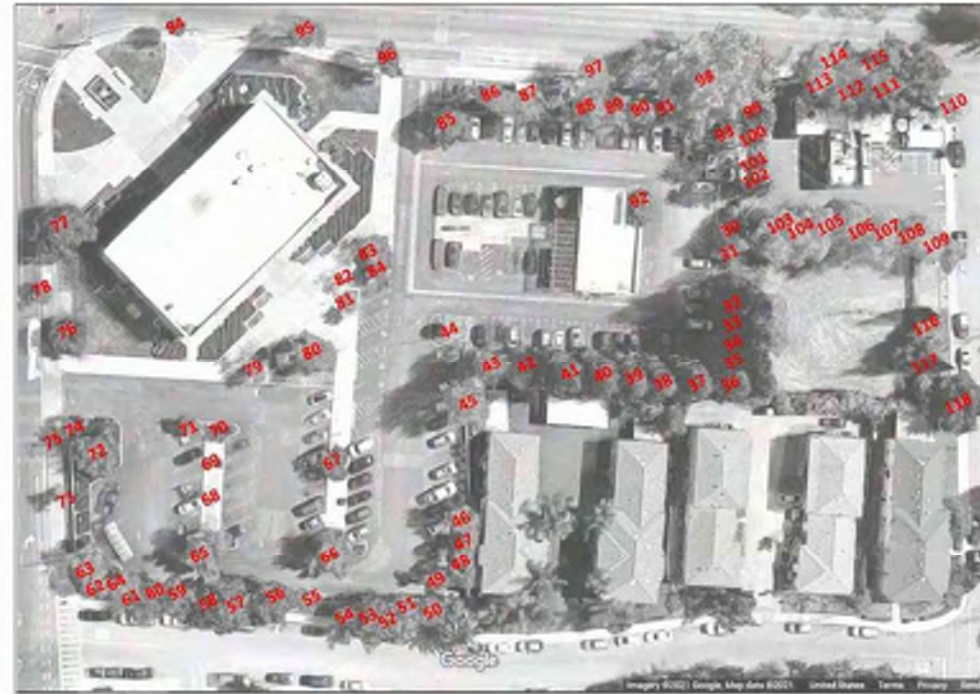
Danya Barak
Danya Barak, Managing Consulting Urban Forester
ISA Certified Arborist No. W6-6757A
Registered Consulting Arborist #693
ISA Tree Risk Assessment Qualified



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

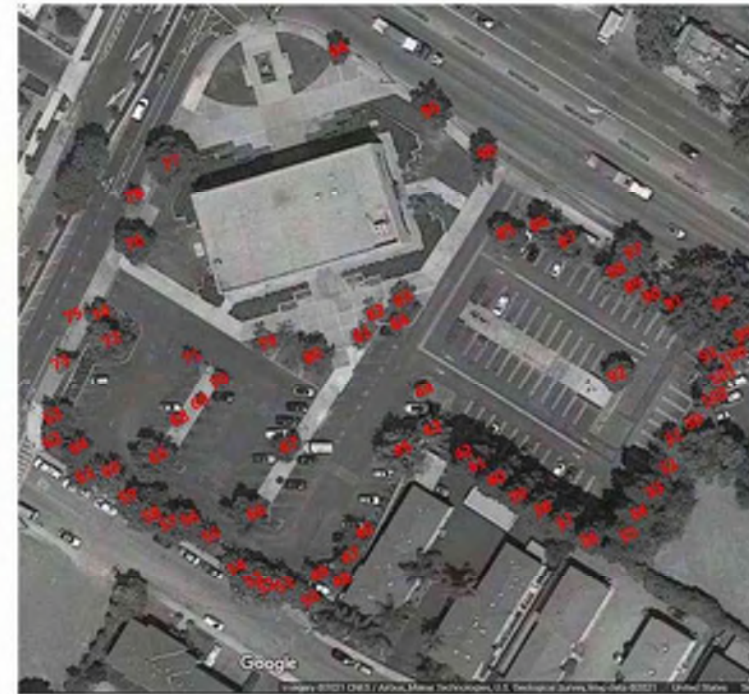
Notes:

Base map provided by:
Google Maps

Numbered tree locations are approximate



323 Ray Street
Pleasanton, California 94566
Phone 925.464.2211
Fax 925.464.2208



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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CITY FORMAL APPLICATION

Sheet Title:

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REPORT**

Job No. 19063
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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 and 9' from curb.
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	4,4,4,4,3,3,3,2,2,2,2,2	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 service planter between wall and curb; displacing asphalt and curb.
46	Olive	10	No	3	Moderate	Multiple attachments at 5'; 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.

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; big dieback; crowded form; in planter between sidewalk and wall.
53	Southern magnolia	12	No	3	Moderate	Street tree; big dieback; crowded form; in planter between sidewalk and wall.
54	Southern magnolia	9	No	3	Moderate	Street tree; big dieback; crowded form; in planter between sidewalk and wall.
55	Southern magnolia	8	No	3	Moderate	Slightly thin crown; big dieback; in 3.5' planter.
56	Southern magnolia	12	No	3	Moderate	Slightly thin crown; big dieback; in 3.5' planter.
57	Southern magnolia	8	No	3	Moderate	Street tree; big dieback; crowded form; in planter 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; big dieback; crowded form; in planter between sidewalk and wall.
60	Southern magnolia	10	No	3	Low	Slightly thin crown; big dieback; in 3.5' planter.
61	Southern magnolia	14	No	3	Low	Street tree; thin crown; big 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	9,7,6	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	8,3,7,6,3	Yes	4	High	Multiple attachments at 2'; spreading form; dense crown.

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	2	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 oak	10	No	2	Low	Codominant trunks at 6'; typical form and structure; thin crown.
80	Evergreen oak	12	No	3	Moderate	Codominant trunks at 8'; fair form and structure.
81	Evergreen oak	8	No	3	Moderate	Multiple attachments at 7'; small crown; minor twig dieback.
82	Evergreen oak	8	No	2	Low	Multiple attachments at 8'; twig and branch dieback.
83	Evergreen oak	10	No	3	Moderate	Multiple attachments at 7'; typical form and structure.
84	Evergreen oak	8	No	2	Low	Trunk leans east; typical form and structure.
85	California pepper	21	Yes	4	Moderate	Codominant trunks at 6'; 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 5.5' planter; displacing sidewalk.
95	Sweetgum	17	Yes	3	Moderate	Street tree; codominant trunks at 6'; dense crown; surface roots.
96	Sweetgum	16	Yes	3	Moderate	Street tree; codominant trunks at 6'; fair form and structure; thin sidewalk.
97	Crataegus phillyifolia	12	No	3	Moderate	Street tree; fair form and structure; history of branch failure.

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 twig dieback; 2' from pl.
100	Coast redwood	11	Yes	2	Low	Fair form and structure; no twig dieback; 2' from pl.
101	Coast redwood	16	Yes	2	Low	Fair form and structure; no twig dieback; 2' from pl.
102	Coast redwood	15	Yes	2	Low	Fair form and structure; no twig dieback; 2' from pl.
103	Siberian elm	22 est.	Yes	3	Moderate	No access; multiple burrs at 4'; fair form and structure.
104	Siberian elm	14	No	3	Moderate	No access; fair form and structure.
105	Siberian elm	16	Yes	3	Moderate	Codominant trunks at 20'; fair form and structure.
106	Siberian elm	21	Yes	3	Moderate	Codominant trunks at 6'; fair form and structure; narrow form.
107	Siberian elm	16	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 dip into; poor form.
110	Ceanothus	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 damage 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 6'; thin crown; base covered in ivy.



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: Planning
: Urban Design

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THE Guzzardo Partnership, Inc.
Landscape Architects | Land Planners



749 W EL CAMINO REAL
MOUNTAIN VIEW, CA 94040

CITY FORMAL APPLICATION

Sheet Title:

ARBORIST REPORT

Job No. 19063
Date: 8/23/2024
Scale: 1" = 20'-0"

Sheet No:

L-8.5

Downlights | 1 x power LED 4 W | CRI 80 | 3000K | Wide Flood | Stainless Steel | Wet location | 350mA
LL-EB1223-W-00



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	400lm
CCT	3000 K
Color-rendering index	80 Ra
Safety class	Class 2
IP	IP21
IK	IK03
Drive wire lead	850'
Direct mounting on normally flammable surfaces	Yes
CE	Yes
ETL	Aneq - Yes
Demountable article	No
Detachable	No
Shading	No
Wash over	No
Drive over	No
Cable included	Yes
Cable length	0.20 m
Flare putting	Yes
Type of light emission	Single emission
Net weight	0.44 kg
Electrostatic discharge protection	No
Surge protection	No
Product technological characteristics	Acquisant - TVS
Ordinary temperature on the glass	124 °F

Finishing coating	
Material	Die cast Aluminum EN AB - 40100
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

Notes:

VERS-PROUD (01) Linear Fixtures - Surface

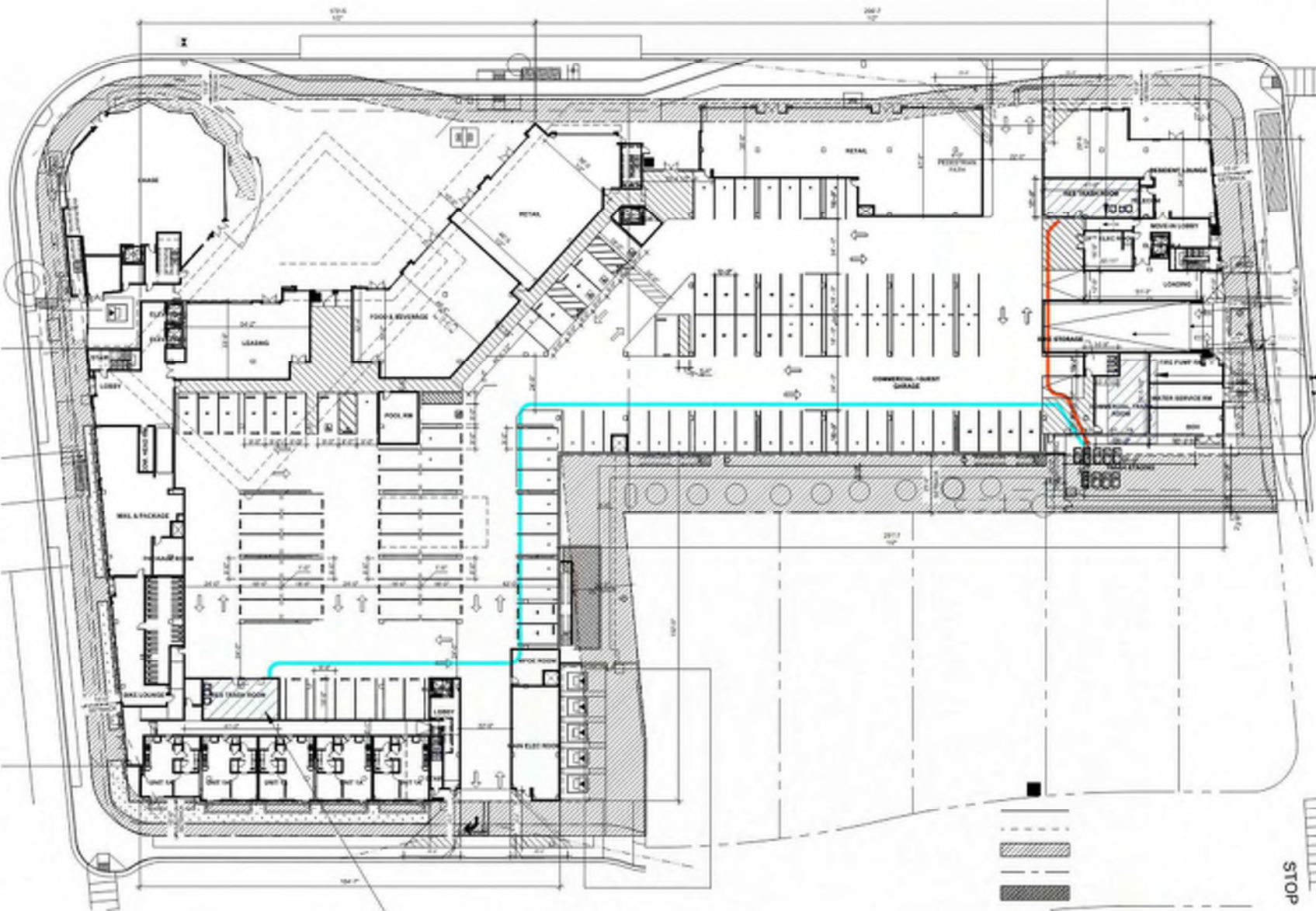


The VERS Proud is a finished aluminum fixture utilizing an extruded lens that sits proud of the fixture for maximum ventilation of LED sources. The high-quality Proud lens provides a delicate glow at the edges of the fixture, creating a slim line of light. Integrated metal endcaps combined with an extruded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

Part Number Builder

Static White

Product	WET	CCT	Beam	Lens	Color	Input Output	Connector Style (1)	Connector Style (2)	Wire Color	Wire Type	Mounting	Finish	Length (ft)
VERS-01-SW													
Range (ft)	1.5	20	DRY	PS	L1-WH	S1	SW	CLS	WH	CLJ	CC	ST	
Typical lumens at 1.00m	3.9	23		PS	L1-WH	S2	SW	CLS	WH	CLJ	CC	ST	
at 0.20m	4.8	24		PS	L1-WH	S3	SW	CLS	WH	CLJ	CC	ST	
at 0.10m	6.0	25		PS	L1-WH	S4	SW	CLS	WH	CLJ	CC	ST	
at 0.05m	8.0	26		PS	L1-WH	S5	SW	CLS	WH	CLJ	CC	ST	
at 0.025m	10.0	27		PS	L1-WH	S6	SW	CLS	WH	CLJ	CC	ST	
at 0.0125m	12.0	28		PS	L1-WH	S7	SW	CLS	WH	CLJ	CC	ST	
at 0.00625m	15.0	29		PS	L1-WH	S8	SW	CLS	WH	CLJ	CC	ST	
at 0.003125m	18.0	30		PS	L1-WH	S9	SW	CLS	WH	CLJ	CC	ST	
at 0.0015625m	22.0	31		PS	L1-WH	S10	SW	CLS	WH	CLJ	CC	ST	
at 0.00078125m	27.0	32		PS	L1-WH	S11	SW	CLS	WH	CLJ	CC	ST	
at 0.000390625m	33.0	33		PS	L1-WH	S12	SW	CLS	WH	CLJ	CC	ST	
at 0.0001953125m	40.0	34		PS	L1-WH	S13	SW	CLS	WH	CLJ	CC	ST	
at 0.00009765625m	48.0	35		PS	L1-WH	S14	SW	CLS	WH	CLJ	CC	ST	
at 0.000048828125m	57.0	36		PS	L1-WH	S15	SW	CLS	WH	CLJ	CC	ST	
at 0.0000244140625m	67.0	37		PS	L1-WH	S16	SW	CLS	WH	CLJ	CC	ST	
at 0.00001220703125m	78.0	38		PS	L1-WH	S17	SW	CLS	WH	CLJ	CC	ST	
at 0.000006103515625m	90.0	39		PS	L1-WH	S18	SW	CLS	WH	CLJ	CC	ST	
at 0.0000030517578125m	103.0	40		PS	L1-WH	S19	SW	CLS	WH	CLJ	CC	ST	
at 0.00000152587890625m	117.0	41		PS	L1-WH	S20	SW	CLS	WH	CLJ	CC	ST	
at 0.000000762939453125m	132.0	42		PS	L1-WH	S21	SW	CLS	WH	CLJ	CC	ST	
at 0.0000003814697265625m	148.0	43		PS	L1-WH	S22	SW	CLS	WH	CLJ	CC	ST	
at 0.00000019073486328125m	165.0	44		PS	L1-WH	S23	SW	CLS	WH	CLJ	CC	ST	
at 0.000000095367431640625m	183.0	45		PS	L1-WH	S24	SW	CLS	WH	CLJ	CC	ST	
at 0.0000000476837158203125m	202.0	46		PS	L1-WH	S25	SW	CLS	WH	CLJ	CC	ST	
at 0.00000002384185791015625m	222.0	47		PS	L1-WH	S26	SW	CLS	WH	CLJ	CC	ST	
at 0.000000011920928955078125m	243.0	48		PS	L1-WH	S27	SW	CLS	WH	CLJ	CC	ST	
at 0.0000000059604644775390625m	265.0	49		PS	L1-WH	S28	SW	CLS	WH	CLJ	CC	ST	
at 0.00000000298023223876953125m	288.0	50		PS	L1-WH	S29	SW	CLS	WH	CLJ	CC	ST	
at 0.000000001490116119384765625m	312.0	51		PS	L1-WH	S30	SW	CLS	WH	CLJ	CC	ST	
at 0.0000000007450580596923828125m	337.0	52		PS	L1-WH	S31	SW	CLS	WH	CLJ	CC	ST	
at 0.00000000037252902984619140625m	363.0	53		PS	L1-WH	S32	SW	CLS	WH	CLJ	CC	ST	
at 0.0000000001862645149230596875m	390.0	54		PS	L1-WH	S33	SW	CLS	WH	CLJ	CC	ST	
at 0.00000000009313225746152984375m	418.0	55		PS	L1-WH	S34	SW	CLS	WH	CLJ	CC	ST	
at 0.000000000046566128730764921875m	447.0	56		PS	L1-WH	S35	SW	CLS	WH	CLJ	CC	ST	
at 0.0000000000232830643653824609375m	477.0	57		PS	L1-WH	S36	SW	CLS	WH	CLJ	CC	ST	
at 0.00000000001164153218269123046875m	508.0	58		PS	L1-WH	S37	SW	CLS	WH	CLJ	CC	ST	
at 0.0000000000058207660913456151940625m	540.0	59		PS	L1-WH	S38	SW	CLS	WH	CLJ	CC	ST	
at 0.00000000000291038304567275759703125m	573.0	60		PS	L1-WH	S39	SW	CLS	WH	CLJ	CC	ST	
at 0.00000000000145519152283637878846875m	607.0	61		PS	L1-WH	S40	SW	CLS	WH	CLJ	CC	ST	
at 0.000000000000727595761418189394234375m	642.0	62		PS	L1-WH	S41	SW	CLS	WH	CLJ	CC	ST	
at 0.0000000000003637978807090946971171875m	678.0	63		PS	L1-WH	S42	SW	CLS	WH	CLJ	CC	ST	
at 0.0000000000001818989403545473485890625m	715.0	64		PS	L1-WH	S43	SW	CLS	WH	CLJ	CC	ST	
at 0.00000000000009094947017736969429453125m	753.0	65		PS	L1-WH	S44	SW	CLS	WH	CLJ	CC	ST	
at 0.000000000000045474735088684847147265625m	792.0	66		PS	L1-WH	S45	SW	CLS	WH	CLJ	CC	ST	
at 0.0000000000000227373675443424235890625m	832.0	67		PS	L1-WH	S46	SW	CLS	WH	CLJ	CC	ST	
at 0.00000000000001136868377217121179453125m	873.0	68		PS	L1-WH	S47	SW	CLS	WH	CLJ	CC	ST	
at 0.000000000000005684341886085605897265625m	915.0	69		PS	L1-WH	S48	SW	CLS	WH	CLJ	CC	ST	
at 0.0000000000000028421709430428029486875m	958.0	70		PS	L1-WH	S49	SW	CLS	WH	CLJ	CC	ST	
at 0.00000000000000142108547152140147434375m	1002.0	71		PS	L1-WH	S50	SW	CLS	WH	CLJ	CC	ST	
at 0.000000000000000710542735760700737171875m	1047.0	72		PS	L1-WH	S51	SW	CLS	WH	CLJ	CC	ST	
at 0.0000000000000003552713678803503685890625m	1093.0	73		PS	L1-WH	S52	SW	CLS	WH	CLJ	CC	ST	
at 0.00000000000000017763568394017518429453125m	1140.0	74		PS	L1-WH	S53	SW	CLS	WH	CLJ	CC	ST	
at 0.000000000000000088817841970087592147265625m	1188.0	75		PS	L1-WH	S54	SW	CLS	WH	CLJ	CC	ST	
at 0.00000000000000004440892098504379609375m	1237.0	76		PS	L1-WH	S55	SW	CLS	WH	CLJ	CC	ST	
at 0.000000000000000022204460492521898046875m	1287.0	77		PS	L1-WH	S56	SW	CLS	WH	CLJ	CC	ST	
at 0.0000000000000000111022302462609490234375m	1338.0	78		PS	L1-WH	S57	SW	CLS	WH	CLJ	CC	ST	
at 0.00000000000000000555111512313047451171875m	1390.0	79		PS	L1-WH	S58	SW	CLS	WH	CLJ	CC	ST	
at 0.0000000000000000027755575615637022759453125m	1443.0	80		PS	L1-WH	S59	SW	CLS	WH	CLJ	CC	ST	
at 0.0000000000000000013877787807818511379453125m	1497.0	81		PS	L1-WH	S60	SW	CLS	WH	CLJ	CC	ST	
at 0.00000000000000000069388939039092556897265625m	1552.0	82		PS	L1-WH	S61	SW	CLS	WH	CLJ	CC	ST	
at 0.000000000000000000346944695195462784486875m	1608.0	83		PS	L1-WH	S62	SW	CLS	WH	CLJ	CC	ST	
at 0.0000000000000000001734723475977313922434375m	1665.0	84		PS	L1-WH	S63	SW	CLS	WH	CLJ	CC	ST	
at 0.0000000000000000000867361737988656581171875m	1723.0	85		PS	L1-WH	S64	SW	CLS	WH	CLJ	CC	ST	
at 0.000000000000000000043368086899432829453125m	1782.0	86		PS	L1-WH	S65	SW	CLS	WH	CLJ	CC	ST	
at 0.0000000000000000000216840434497164147265625m	1842.0	87		PS	L1-WH	S66	SW	CLS	WH	CLJ	CC	ST	
at 0.0000000000000000000108420217248882071171875m	1903.0	88		PS	L1-WH	S67	SW	CLS	WH	CLJ	CC	ST	
at 0.000000000000000000005421010862414105890625m	1965.0	89		PS	L1-WH	S68	SW	CLS	WH	CLJ	CC	ST	
at 0.0000000000000000000027105054312070709234375m	2028.0	90		PS	L1-WH	S69	SW	CLS	WH	CLJ	CC	ST	
at 0.000000000000000000001355252715603535461171875m	2092.0	91		PS	L1-WH	S70	SW	CLS	WH	CLJ	CC	ST	
at 0.0000000000000000000006776263578017677309375m	2157.0	92		PS	L1-WH	S71	SW	CLS	WH	CLJ	CC	ST	
at 0.0000000000000000000003388131789008838386875m	2223.0	93		PS	L1-WH	S72	SW	CLS	WH	CLJ	CC	ST	
at 0.00000000000000000000016940658945044191934375m	2290.0	94		PS	L1-WH	S73	SW	CLS	WH	CLJ	CC		



TRASH COLLECTION ROOM
DETAILS ON PAGE TR1.1

- GENERAL NOTES:
1. ANY DESIGNS OR DESIGN SOLUTIONS PRESENTED IN THIS DRAWING OR SPECIFICATION, WHICH ARE DIRECT OR IMPLIED, INCLUDING NARRATIVES, DRAWINGS, OR DIAGRAMS, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS OR DESIGNS SUITABLE FOR CONSTRUCTION.
 2. OMISSIONS FROM DRAWINGS OR SPECIFICATIONS, OR THE INACCURATE DESCRIPTION OF DETAILS OF WORK, WHICH ARE MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH ARE CUSTOMARILY PERFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR INACCURATELY DESCRIBED DETAILS OF THE WORK. WORK SHALL BE PERFORMED AS IF FULLY AND CORRECTLY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.
 3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ALL EXISTING FIELD CONDITIONS AND ANY DISCREPANCIES OR INCONSISTENCIES.

- 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

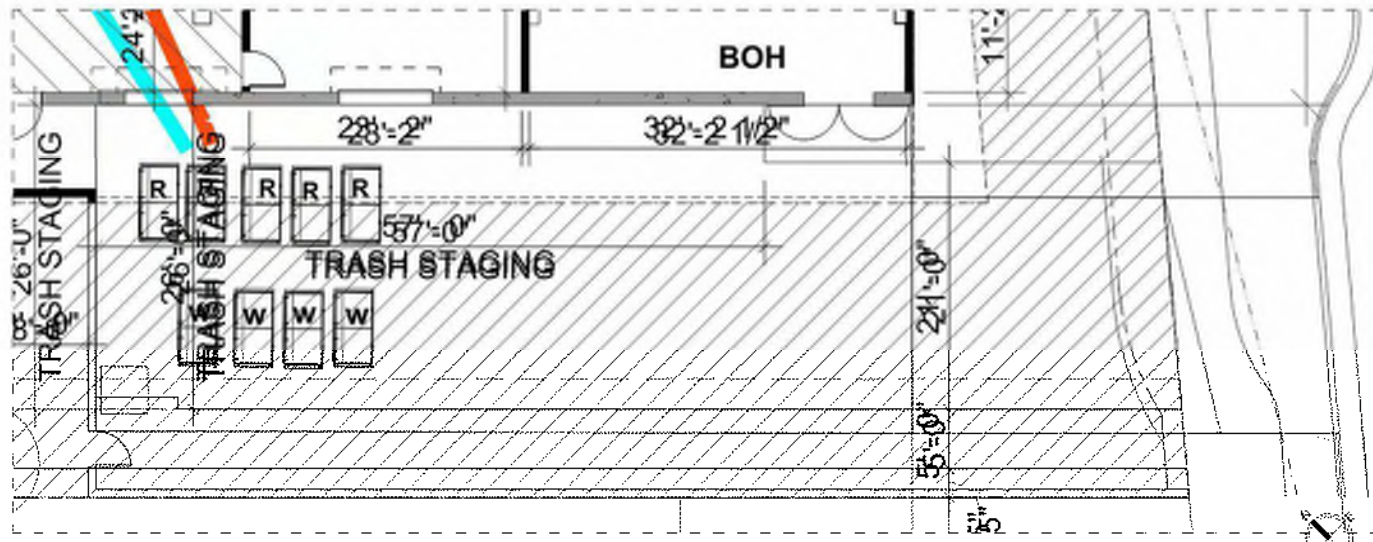
OVERALL FLOOR PLAN - LEVEL 1
1/2" = 1'-0"

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
1/2" = 1'-0"

Level 1



STUDIO
T SQUARE

: Architecture
: Planning
: Urban Design

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: Oakland, California 94612
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GREYSTAR

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CITY FORMAL APPLICATION

Sheet Title:
FLOOR PLAN -
LEVEL 1

Job No. 19063
Date: 08/02/2024
Scale: AS INDICATED

Sheet No:

TR0.1

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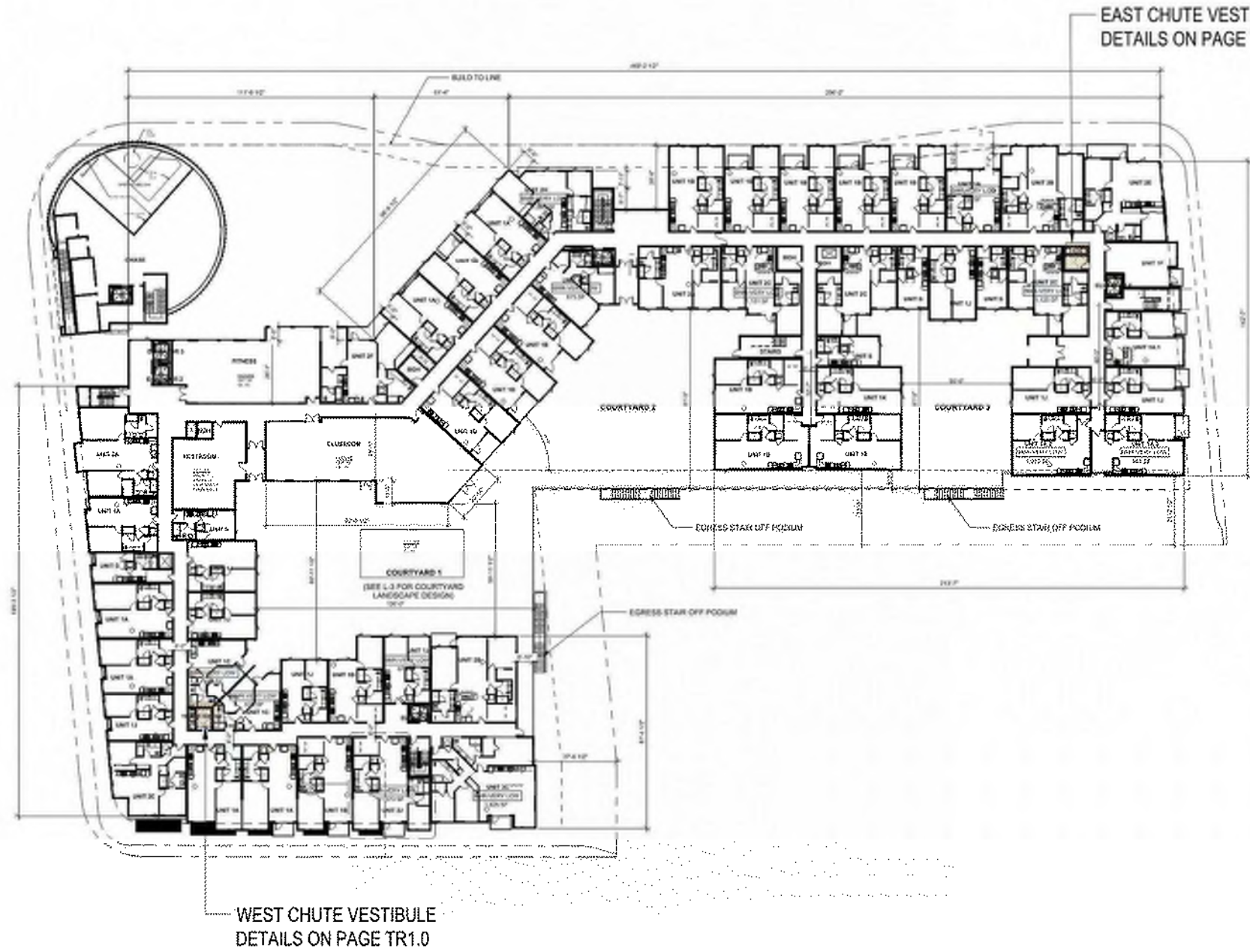
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CITY FORMAL APPLICATION

Sheet Title:
FLOOR PLAN -
LEVEL 2

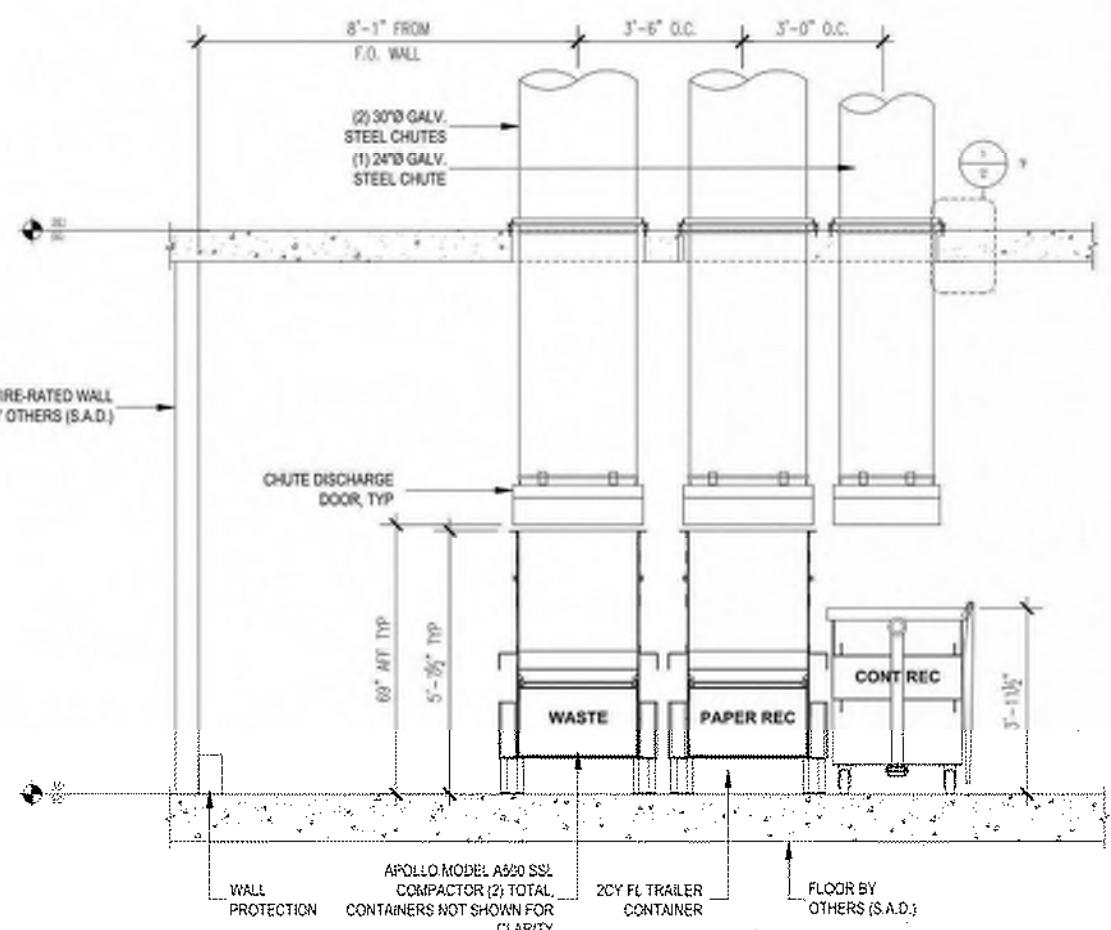
Job No.: 19063
Date: 08/02/2024
Scale: 1/32" = 1'-0"

Sheet No:
TR0.2

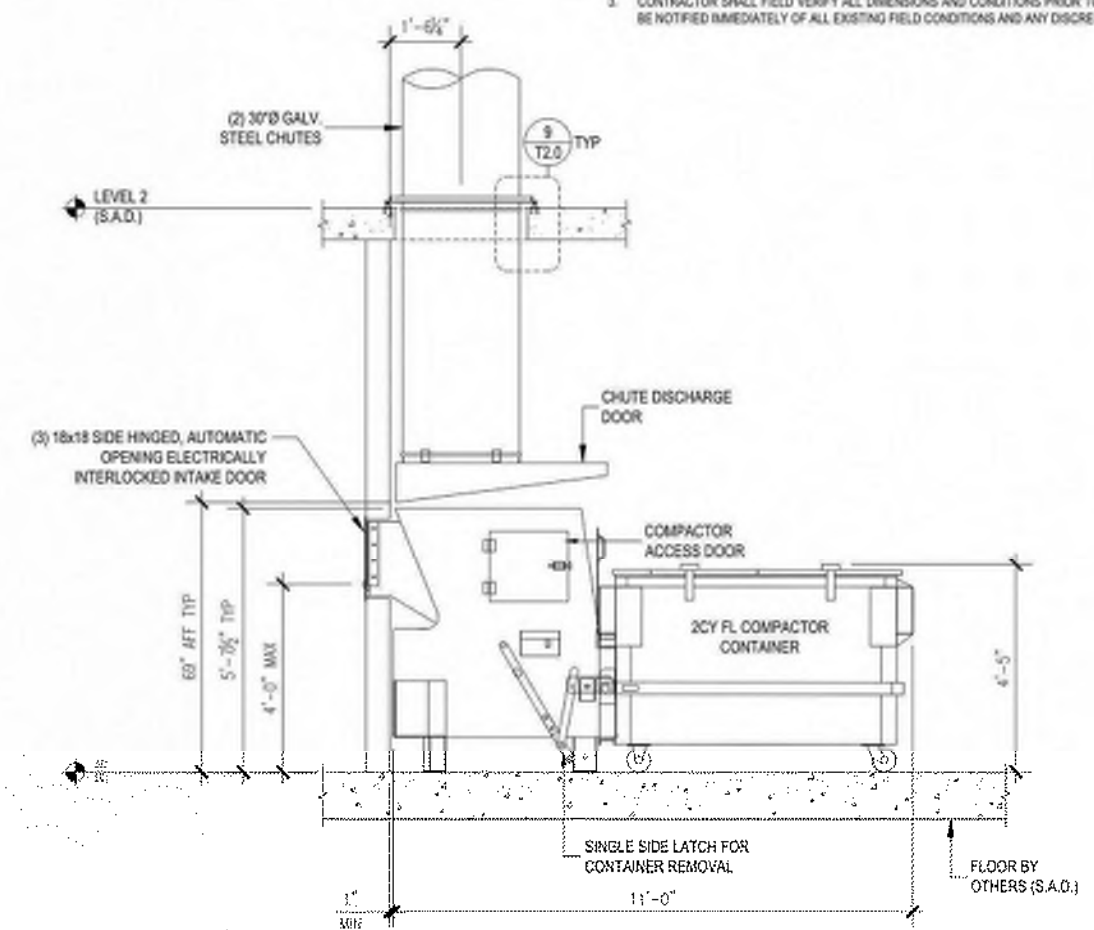


Level 2 1/32" = 1'-0"

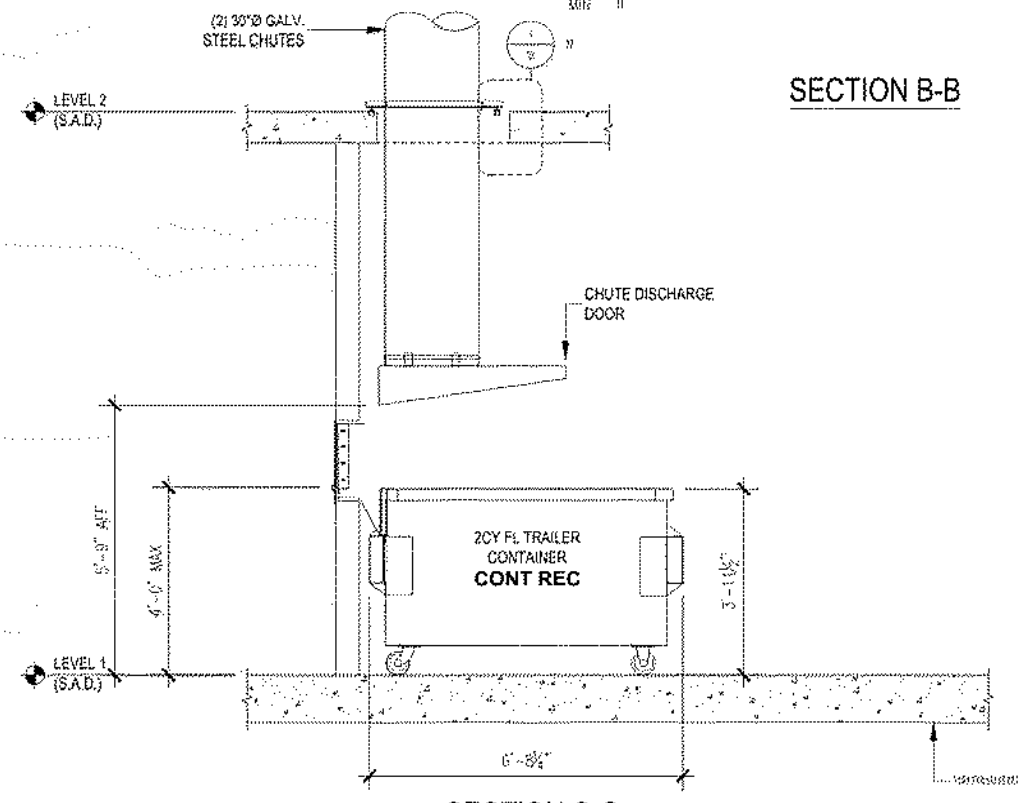
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SECTION A-A



SECTION B-B



SECTION C-C



Level 1 | 1/2" = 1'-0"



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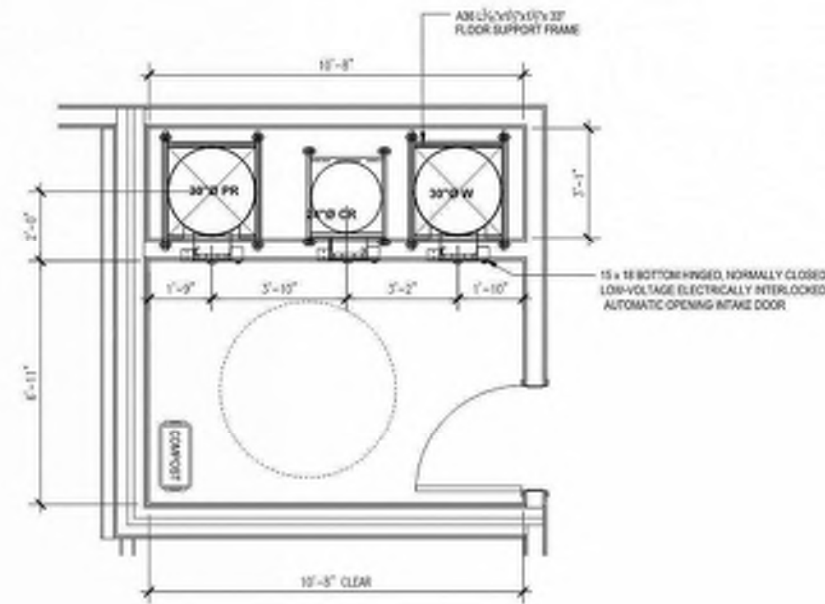
CITY FORMAL APPLICATION

Sheet Title:
WEST TRASH
COLLECTION
ROOM- SECTIONS

Job No. 19063
Date: 08/02/2024
Scale: 1/2" = 1'-0"

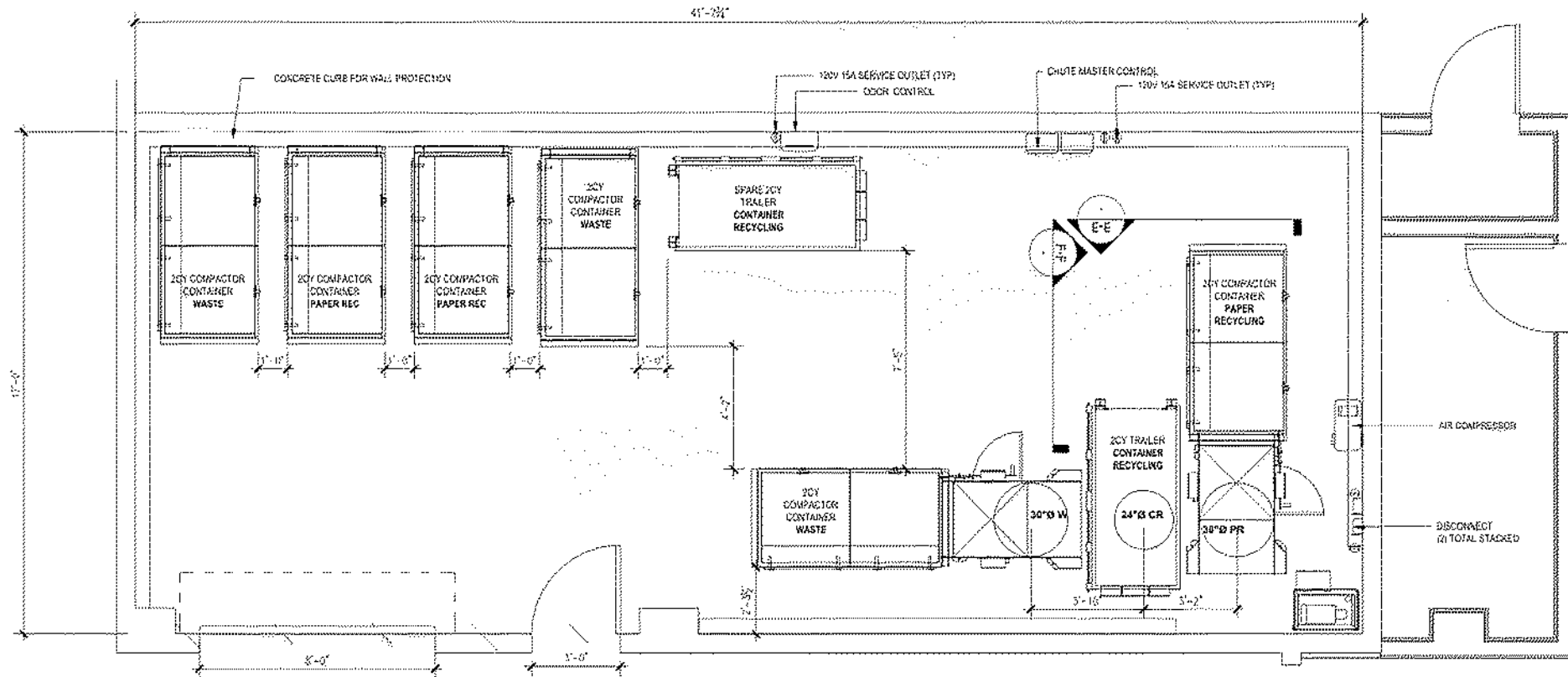
Sheet No:
TR1.1

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



CHUTE VESTIBULE - EAST
LEVEL 2-6

- SHEET NOTES:**
- TRASH COLLECTION ROOM IS PART OF 2HR FIRE-RATED TRASH CHUTE SHaft - RESTRICTED ACCESS.
 - FLOOR SHALL BE FINISHED WITH WATERPROOF DECK COATING, FLOOR TO HAVE MINIMAL SLOPE (1" MAX) AND FLOOR DRAIN.
 - WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT, 8' 0" AFF.
 - INSTALL WALL PROTECTION: 1 1/2" MIN CONCRETE CURB AT BASE OF ALL NON-CONCRETE WALLS. DO NOT INSTALL THE CURB AROUND THE COMPACTOR/SUPPORTOR OR POWER PACKS.
 - 8' 0" ROLL UP DOOR AND 3 FT ENT DOOR.
 - ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) 30" GAFF PER 200 DBC.
 - (1) 30" GAFF CHUTE WITH COMPACTED 2CY CONTAINERS FOR WASTE & PAPER RECYCLING, (1) 24" GAFF CHUTE WITH SPECIALTY 2CY CONTAINERS FOR CONTAINER RECYCLING. PROVIDE 2CY FL. LOOSE CONTAINER FOR COMPOST.
 - CHUTES SHALL TERMINATE AT 6' 0" AFF.
 - MCP CHUTE MASTER CONTROL PANEL SHALL BE WALL MOUNTED 8' 0" AFF. MUST ALLOW LOCK DOWN OF CHUTE INTAKES FOR EXCHANGING CONTAINERS AND WASHING CHUTES. REQUIRES 120V 15A DEDICATED SERVICE.
 - AC 2HP CHUTE AIR COMPRESSOR SHALL BE WALL MOUNTED 8' 0" AFF. REQUIRES 120V 15A SERVICE OUTLETS.
 - OC DOOR CONTROL UNIT SHALL BE WALL MOUNTED 8' 0" AFF. REQUIRES 120V 15A SERVICE OUTLETS.
 - HE HOT AND COLD HOSE BIB SHALL BE WALL MOUNTED 8' 0" AFF.
 - PROVIDE (2) 3/4" HINGED, AUTOMATIC OPENING, ELECTRICALLY INTERLOCKED THRU-WALL SERVICE DOORS THAT DISPOSE INTO CONTAINERS. PER DBC 713.13.1. SEE DETAIL 3102.
 - CHUTE DISCHARGE DOOR: TYPE-A, HORIZONTALLY INSULATED SLIDING-STEEL DOOR, HELD OPEN BY 185' F FUSIBLE LINK.
 - PROVIDE ELECTRIC Pallet TRUCK FOR TRANSFERRING CONTAINERS. 4000 LB CAPACITY, TURNING RADIUS: 15' REQUIRES 120V 15A SERVICE OUTLETS.
 - TAYLOR DUNN FOR WOUND CONTAINERS. 120000 LB CAPACITY, 12MPH MAX SPEED, BATTERY POWERED, REQUIRES 120V 15A SERVICE OUTLETS.
 - (1) UNDESIGNATED 120V 15A SERVICE OUTLET REQUIRED FOR STAFF MAINTENANCE PURPOSE.
- CHUTE INTAKE VESTIBULES - LEVEL 2-6:**
- CHUTE INTAKE VESTIBULES SHALL BE FIRE-RATED WITH 1HR FIRE-RATED DOOR 5' 0" MIN REQUIRED FOR ADA STANDARDS - RESIDENTIAL ACCESS. PROVIDE (2) SELF-CLOSING, 15-18" BOTTOM-HINGED, ELECTRICALLY INTERLOCKED, AUTOMATIC OPENING INTAKE DOORS TO DISPOSE TRASH AND RECYCLING INTO COMPACTORS PER DBC 711.13.1. POWER TO INTAKE DOORS SUPPLIED BY MCP. SEE DETAIL 3102.
 - CHUTE SHaFT SHALL NOT BE CREATED UNTIL CHUTE HAS BEEN INSTALLED. FOR SOUND PROOFING PURPOSES, DOUBLE STUD-WALLS ARE REQUIRED ADJACENT TO OCCUPIED SPACES. INTERIOR OF SHaFT SHALL BE TYPED TO PREVENT ODOROUS AIR LEAKING INTO OCCUPIED SPACES.
 - PROVIDE ROUND FLOOR DRAINAGE AT CONCRETE FLOORS AND SQUARE FLOOR DRAINAGE AT WOOD-FRAME CONSTRUCTION. RETAIL FLOOR SUPPORT FRAME AT EACH FLOOR PENETRATION TO SECURE CHUTE. SEE DETAIL 3102 FOR ANCHORING AND MASON BARRIED SOUND ISOLATION AND ASSEMBLY. FOUR RINGS WILL VARY BASED ON THICKNESS OF FLOOR SLAB AND SHALL BE PROVIDED BY MANUFACTURER.
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RESIDENTIAL TRASH COLLECTION ROOM - EAST
LEVEL 1

Level 1-6 | 3/8" = 1'-0"



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CITY FORMAL APPLICATION

Sheet Title:
EAST TRASH
COLLECTION ROOM &
CHUTE VESTIBULE

Job No: 19063
Date: 08/02/2024
Scale: 3/8" = 1'-0"

Sheet No:
TR1.2

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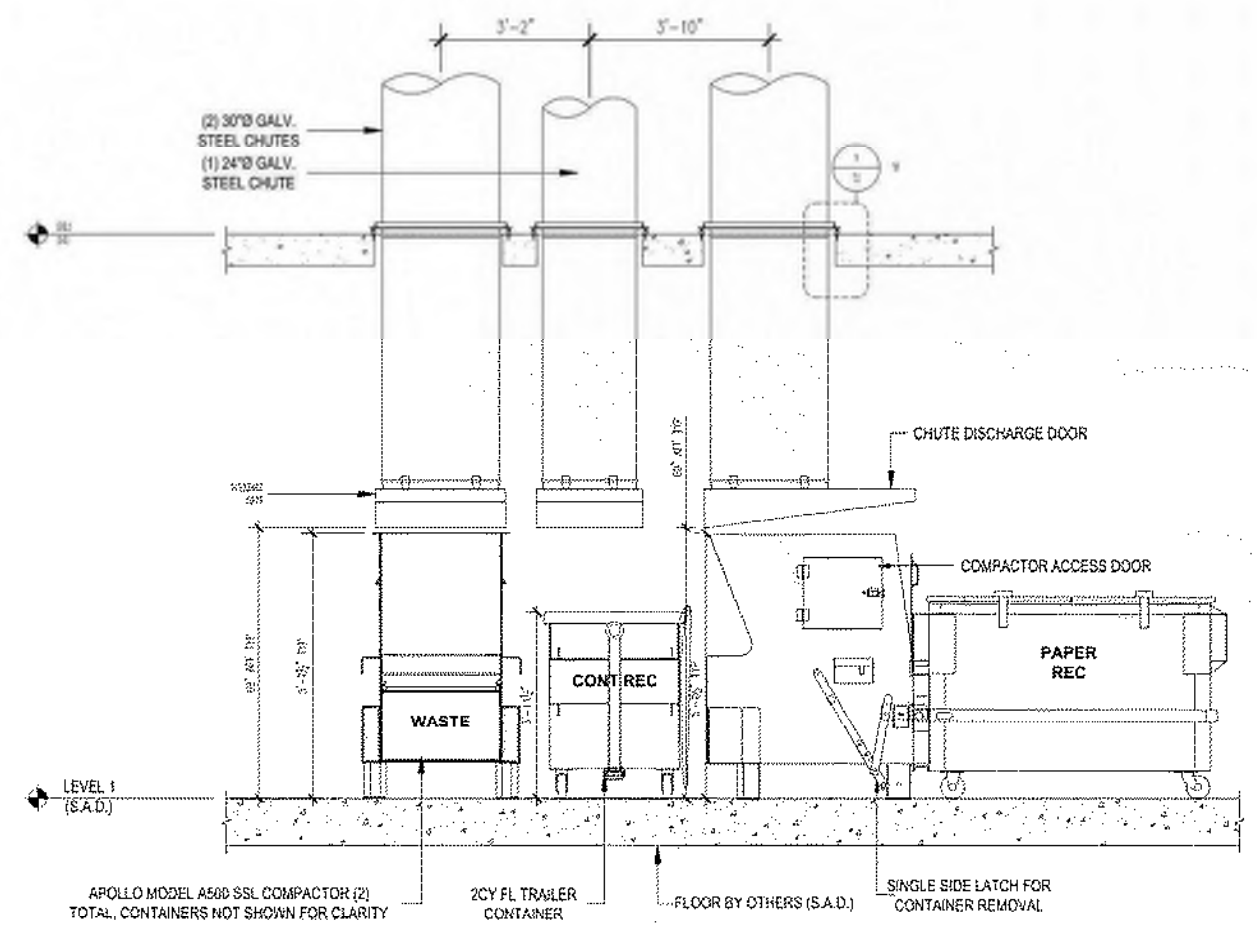
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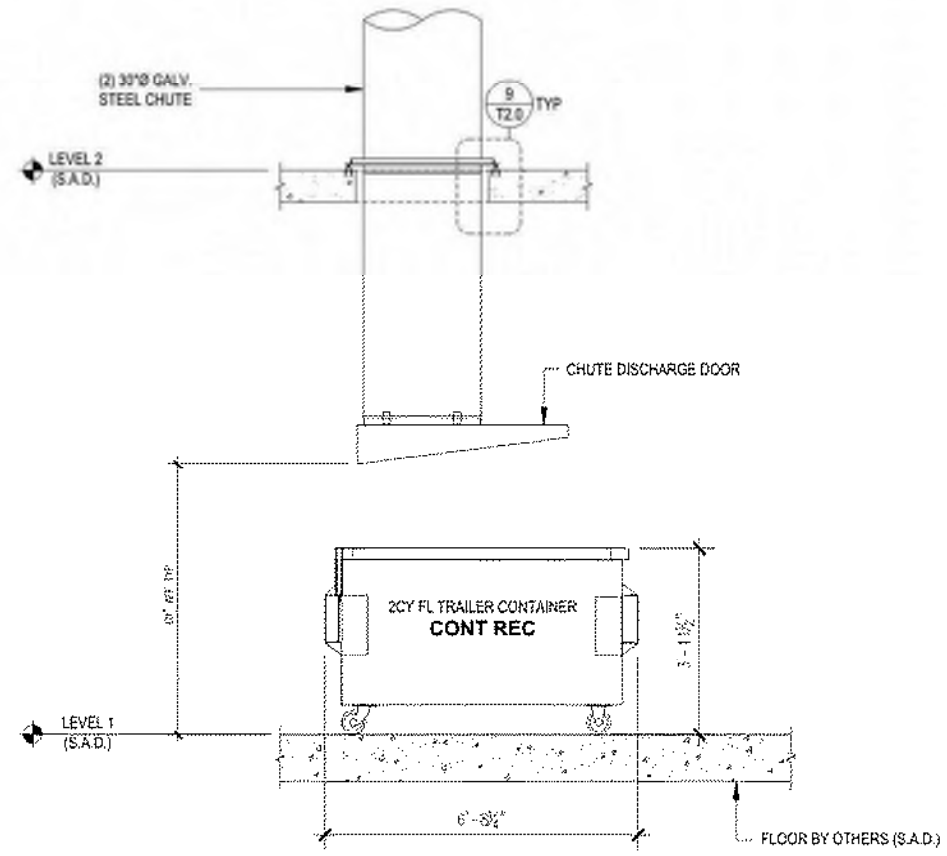
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SECTION E-E



SECTION F-F

SECTIONS

AT RESIDENTIAL TRASH ROOM



Level 1 1/2" = 1'-0"

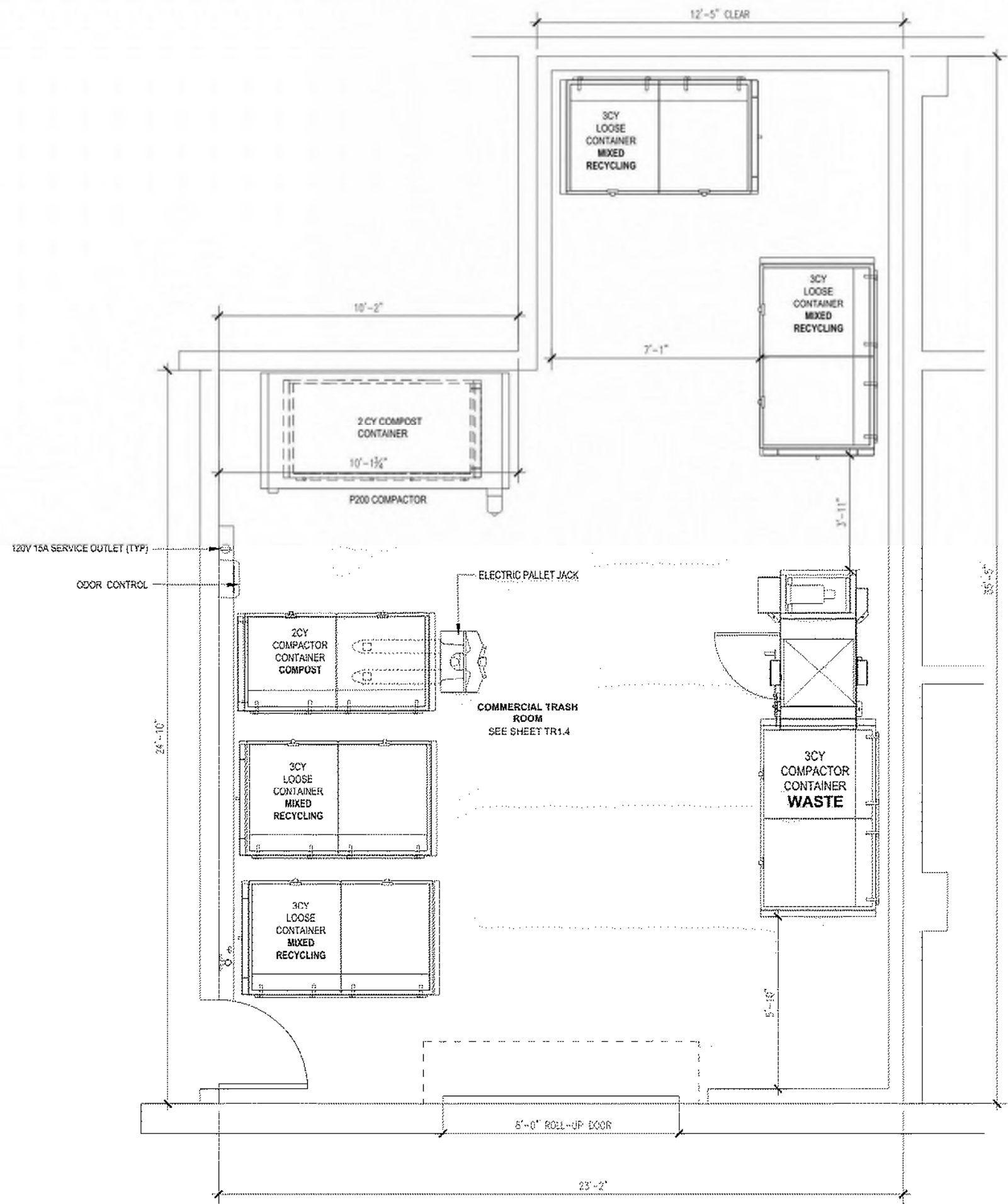
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CITY FORMAL APPLICATION

Sheet Title:
EAST TRASH
COLLECTION ROOM
- SECTIONS

Job No. 19063
Date: 08/02/2024
Scale: 1/2" = 1'-0"

Sheet No:
TR1.3



- SHEET NOTES:**
1. RETAIL TRASH COLLECTION AREA
 2. CENTRAL TRASH COLLECTION AREA IS 1/8" FIRE-RATED - RESTRICTED ACCESS
 3. FLOOR SHALL BE FINISHED WITH WATERPROOF DECK COATING FLOOR TO HAVE MINIMAL SLOPE (1" MAX) AND FLOOR DRAIN FLOOR LEVEL UNDER COMPACTOR
 4. WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS EMBEL PAINT, 2" AFF.
 5. INSTALL WALL PROTECTION: 12" HIGH CONCRETE CURB AT BASE OF ALL NON-CONCRETE WALLS.
 6. (1) ADD COMPACTOR FOR WASTE WITH 3CY BIN
 7. HP: COMPACTOR POWER PACKS AND LIFT POWER PACKS SHALL BE STACKED & FLOOR MOUNTED. SEE DETAIL FOR HP PER POWER PACK. EACH PACK IS 3PHASE, 208V. EACH PP NEEDS 30A DISCONNECT, 60" AFF.
 8. OC: ODOR CONTROL UNIT SHALL BE WALL MOUNTED BY AFF. REQUIRES 120V 15A SERVICE OUTLET
 9. HE: HOT AND COLD HOSE BIB SHALL BE WALL MOUNTED BY AFF.
 10. (1) UNLOCATED 120V 15A SERVICE OUTLET REQUIRED FOR STAFF MAINTENANCE PURPOSE.

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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



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CITY FORMAL APPLICATION

Sheet Title:
RETAIL TRASH COLLECTION ROOM

Job No. 19063
Date: 08/02/2024
Scale: 1/2" = 1'-0"

Sheet No:
TR1.4



Level 1 1/2" = 1'-0"

