

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT.

UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.

BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR)

EASEMENT NOTE

APN: 158-06-008
EASEMENTS ARE SHOWN PER PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. NCS-1170609-SC, DATED AS OF MARCH 8, 2023

APN: 158-06-010
EASEMENTS ARE SHOWN PER PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. NCS-1170609-SC, DATED AS OF MARCH 8, 2023

APN: 158-06-037, 158-06-038 & 158-06-039
EASEMENTS ARE SHOWN PER PRELIMINARY TITLE REPORT ISSUED BY AMERICAN TITLE COMPANY, ORDER NO. NCS-1170609-SC, DATED AS OF MARCH 8, 2023

APN: 158-06-036
EASEMENTS ARE SHOWN PER PRELIMINARY TITLE REPORT ISSUED BY AMERICAN TITLE COMPANY, ORDER NO. NCS-1170609-SC, DATED AS OF MARCH 8, 2023.

BENCHMARK

CITY OF MOUNTAIN VIEW BENCHMARK "IV-24"
BRONZE DISK STAMPED "IV-24" SET IN THE TOP OF CURB AT THE NORTHWESTERLY CORNER OF CASTRO STREET AND EL CAMINO REAL APPROXIMATELY 100 FEET WEST OF THE WESTERLY R/W OF CASTRO STREET.
ELEVATION = 104.761'
(NAVD 88 DATUM)

SITE BENCHMARK

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

TREE NOTE

TREE SIZE, TYPE AND DRUPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

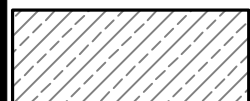
FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA) PER CURRENT FLOOD INSURANCE RATE MAP.

SITE KEY NOTES

- A (E) RIGHT-OF-WAY LINE TO BE REMOVED
B (E) LOT LINE TO BE REMOVED
C (E) EASEMENT LINE TO BE REMOVED

HATCH LEGEND



PROPOSED RIGHT-OF-WAY DEDICATION TO THE CITY / CALTRANS



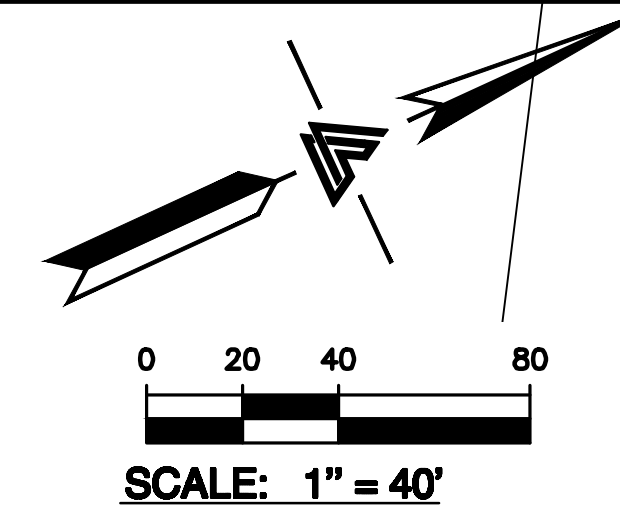
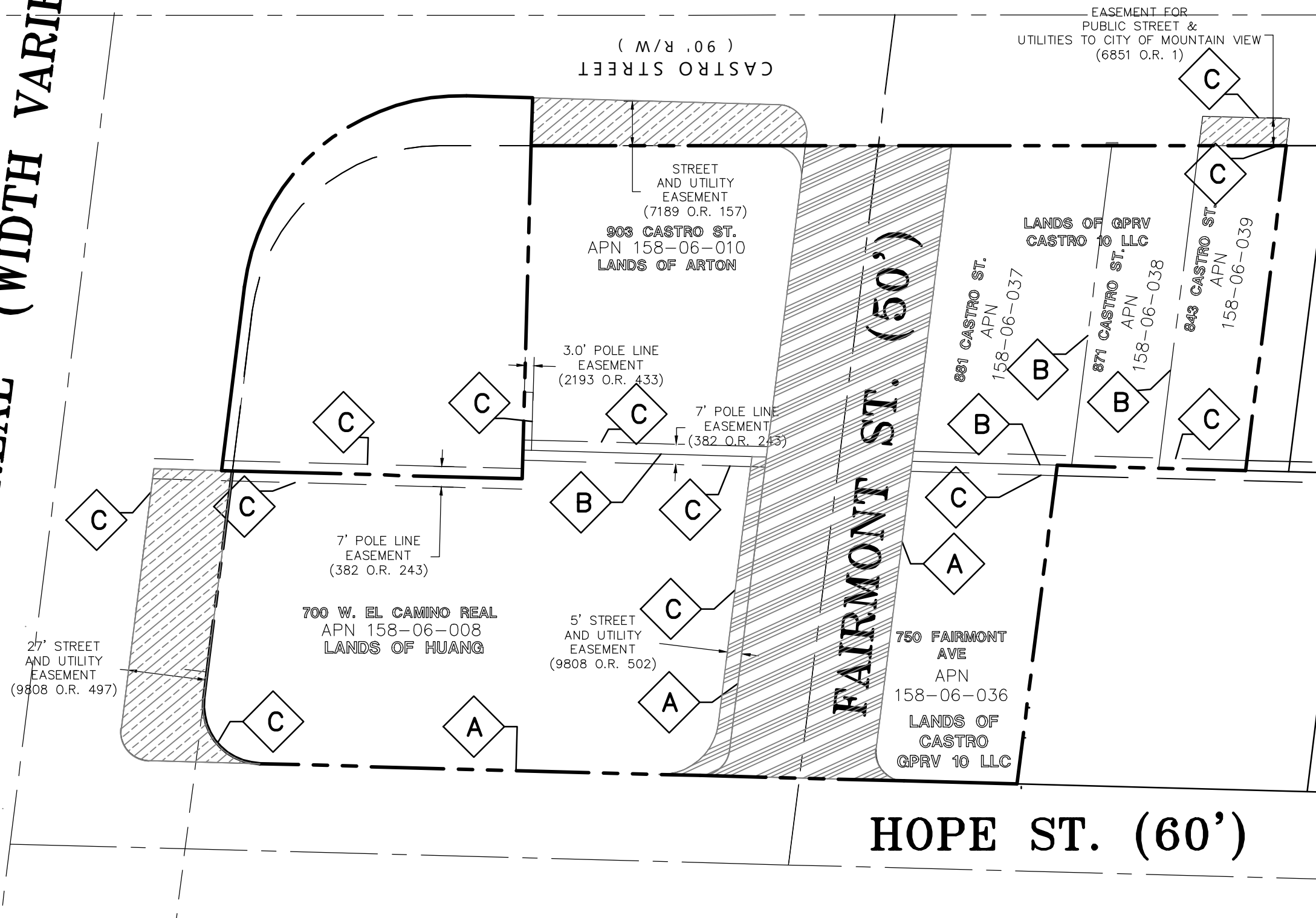
EXISTING FAIRMONT RIGHT-OF-WAY TO BE VACATED

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES 881 CASTRO STREET MOUNTAIN VIEW, CA 94041

SITE BENCHMARK

CASTRO STREET (WIDTH VARIES)

EL CAMINO REAL (WIDTH VARIES)



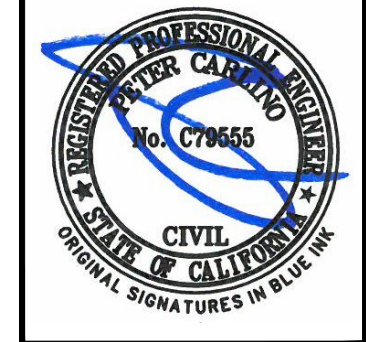
PROJECT DATA

OWNER/SUBDIVIDER:	GPRV10, LLC ATTN: MAKANA LIN 843 CASTRO STREET MOUNTAIN VIEW, CA 94041
ENGINEER:	LEA & BRAZE ENGINEERING INC. 2495 INDUSTRIAL PARKWAY WEST HAYWARD, CA 94545 (510) 887-4086 CONTACT: PETE CARLINO
SURVEYOR:	LEA & BRAZE ENGINEERING INC. 2495 INDUSTRIAL PARKWAY WEST HAYWARD, CA 94545 (510) 887-4086 CONTACT: GREG BRAZE
ARCHITECT:	KENNETH RODRIGUES & PARTNERS, INC. ADDRESS: 445 N. WHISMAN ROAD, SUITE 200 MOUNTAIN VIEW, CA 94043 (650) 965-0700 CONTACT: KENNETH RODRIGUES WILLIAM MASTON ARCHITECTS & ASSOCIATES ADDRESS: 384 CASTRO STREET MOUNTAIN VIEW, CA 94041 (650) 968-7900 CONTACT: BILL MASTON
SITE 1: LOT AREA:	57,795 S.F.
ASSESSOR'S PARCEL NO.	APN: 158-06-008, -010, -036, -037, -038, -039
ZONING:	P(19)
EXISTING USE:	5- SINGLE STORY COMMERCIAL BUILDINGS 2- TWO STORY MULTIPLE FAMILY RESIDENTIAL BUILDING
PROPOSED USE:	MIXED USE 140 - RESIDENTIAL 6 - COMMERCIAL NUMBER OF STORIES: 8- ABOVE GROUND 2- BELOW GROUND TOTAL NUMBER OF UNITS = 146

PROJECT DESCRIPTION

SITE 1: PROPOSED VESTING TENTATIVE MAP SUBDIVISION MAP FOR SEVEN EXISTING PARCELS WITH 140 PROPOSED CONDOMINIUMS UNITS, AND 6 COMMERCIAL UNITS. THE COMMERCIAL UNITS WILL BE SUBDIVIDED AS TENANT SPACES. UTILITIES FOR THE CONDOMINIUM UNITS WILL BE SHARED IN COMMON. THE UTILITIES FOR THE COMMERCIAL UNITS WILL BE SEPARATE.

REVISIONS	BY
PLAN CHECK 11-01-23	VF/RB
PC AND SITE REV 01-18-2024	PC/RB
PLAN CHECK 02-28-2025	PC/RB
PLAN CHECK 05-12-2025	PC/RB
ZONING ADMINISTRATION REVIEW 09-19-2025	PC/RB



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(P) (510) 887-4086
(F) (510) 887-3019
WWW.LEABRAZE.COM

CASTRO COMMONS
MOUNTAIN VIEW,
CALIFORNIA

APN: 158-06-008, -010, -036, -037, -038, -039
SANTA CLARA COUNTY

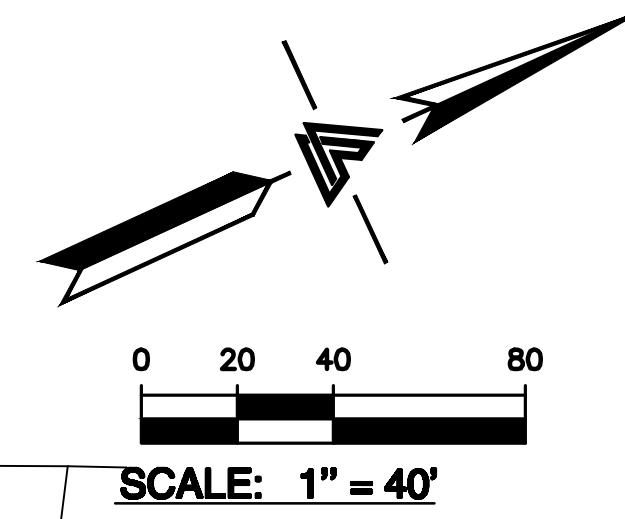
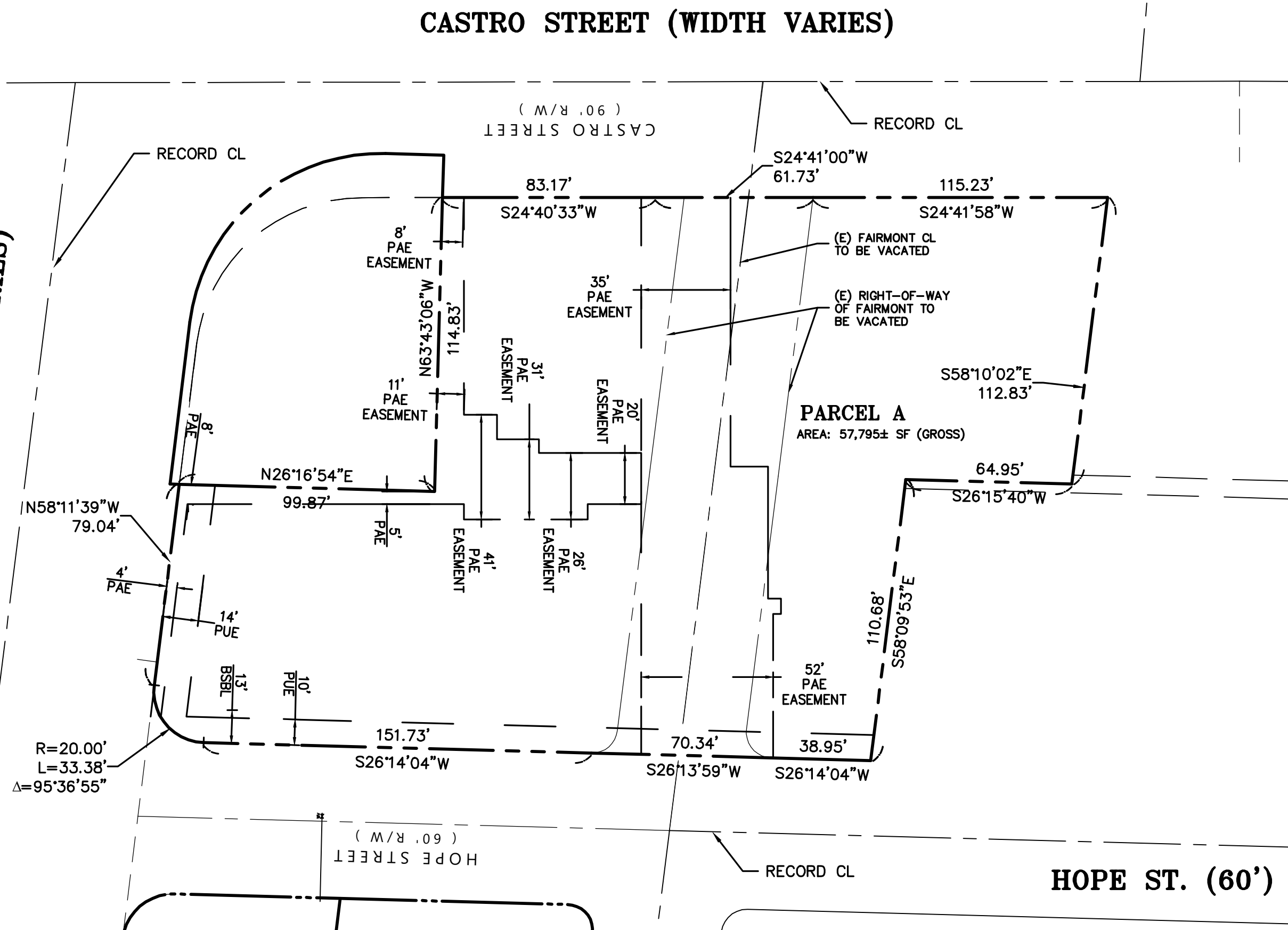
VESTING TENTATIVE
MAP

JOB NO:	2211106
DATE:	04-03-23
SCALE:	AS NOTED
DESIGN BY:	PC/RB
CHECKED BY:	RB
SHEET NO:	

C-1.0

01 OF 12 SHEETS

EL CAMINO REAL (WIDTH VARIES)



REVISIONS	BY
PLAN CHECK 11-01-23	VF/RB
PC AND SITE REV 01-18-2024	PC/RB
PLAN CHECK 02-28-2025	PC/RB
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APN: 158-06-008, -010
-036, 037, -038, -039
SANTA CLARA COUNTY
SACRAMENTO REGION
3017 DOUGLAS BLVD., # 300
ROSEVILLE, CA 95661
(P) (916) 966-1338
(F) (916) 797-7363
WWW.LEABRAZE.COM

FEMA NOTE

THIS PROJECT IS LOCATED WITHIN FEMA FLOOD ZONE "X". ZONE "X" IS DESIGNATED AS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

NO BASE FLOOD ELEVATION FOR SUBJECT SITE WAS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NO. 06085C0039H, PANEL 39 OF 830 EFFECTIVE DATE MAY 18, 2009.

UTILITIES

WATER SERVICE:	CITY OF MOUNTAIN VIEW
SEWER:	CITY OF MOUNTAIN VIEW
STORM DRAINAGE:	CITY OF MOUNTAIN VIEW
GAS AND ELECTRIC:	PG&E
CABLE:	COMCAST
PHONE:	AT&T

GENERAL NOTES

CONTRACTOR SHALL OBTAIN THE PROPER PERMITS PRIOR TO ANY GRADING.

CONTRACTOR SHALL PROVIDE AND MAINTAIN APPROVED EROSION AND SEDIMENTATION CONTROL MEASURES DURING RAINY SEASON PER CITY AND A.B.A.G. STANDARDS.

REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION, INCLUDING BUT NOT LIMITED TO: ADDITIONAL UTILITY SERVICES, DIMENSION CONTROL, DEMOLITION, DETAILS, TREE PROTECTION MEASURES, AND LANDSCAPING.

LOT AREA NOTES:

EXISTING LOT	GROSS AREA (SF) / NET AREA (SF)
SITE: 881 CASTRO	
LANDS OF HUANG (APN: 158-06-008)	21,903 SF / 18,617 SF
LANDS OF ARTON (APN: 158-06-010)	10,899 SF / 9,447 SF
LANDS OF CASTRO GPRV 10 LLC (APN: 158-06-036)	5,478 SF
LANDS OF CASTRO GPRV 10 LLC (APN: 158-06-037)	6,041 SF
LANDS OF CASTRO GPRV 10 LLC (APN: 158-06-038)	3,331 SF
LANDS OF CASTRO GPRV 10 LLC (APN: 158-06-039)	3,646 SF / 3,353 SF
CITY RIGHT-OF-WAY (FAIRMONT, TO BE VACATED)	11,028 SF
TOTAL:	
PROPOSED DEVELOPMENT (PRIVATE)	51,298 SF
RIGHT-OF-WAY DEDICATION	8,375 SF

CASTRO COMMONS
MOUNTAIN VIEW,
CALIFORNIA

VESTING TENTATIVE
PARCEL MAP

JOB NO:	2211106
DATE:	04-03-23
SCALE:	AS NOTED
DESIGN BY:	PC/RB
CHECKED BY:	RB
SHEET NO:	

C-1.1