

CASTRO COMMONS

MOUNTAIN VIEW, CALIFORNIA
KENNETH RODRIGUES & PARTNERS, INC.

FORMAL PLANNING SUBMITTAL 11.01.23

FORMAL PLANNING RE-SUBMITTAL #1 02.01.24

FORMAL PLANNING RE-SUBMITTAL #2 05.31.24

FORMAL PLANNING RE-SUBMITTAL #3 09.30.24

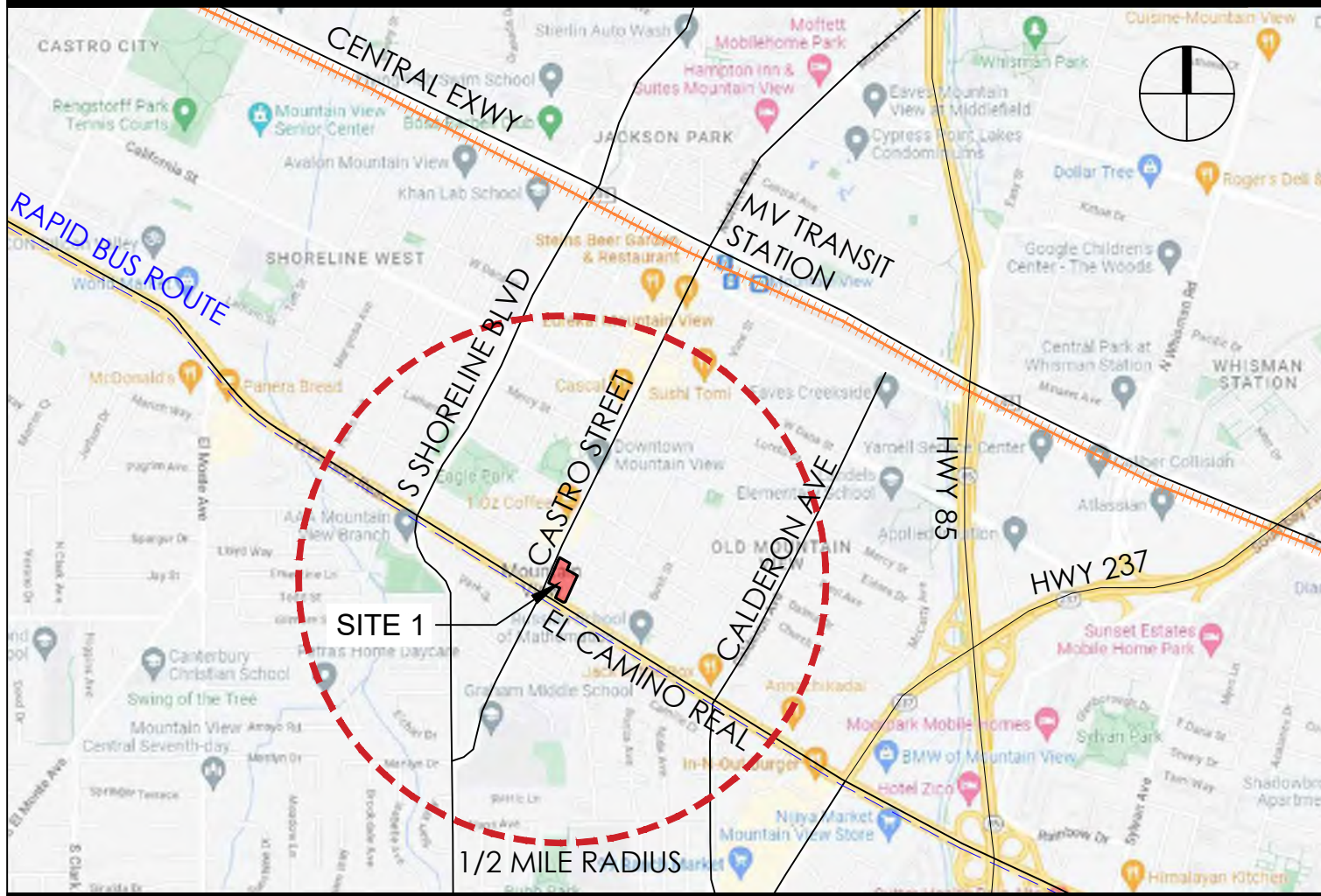
FORMAL PLANNING RE-SUBMITTAL #4 02.28.25

FORMAL PLANNING RE-SUBMITTAL #5 05.15.25

ZONING ADMINISTRATOR SUBMITTAL 09.19.2025

PERMIT NO. PL - 2023 - 234

VICINITY MAP



PROJECT INFORMATION

SITE 1

APN AND	158-06-008	700 W EL CAMINO REAL
PROPERTY ADDRESS	158-06-010	903 CASTRO STREET
	158-06-036	750 FAIRMONT AVENUE
	158-06-037	881 CASTRO STREET
	158-06-038	871 CASTRO STREET
	158-06-039	843 CASTRO STREET

GENERAL PLAN
2030 GP DOWNTOWN
MIXED USE AND MEDIUM
DENSITY RESIDENTIAL

ZONING
(P(19) DOWNTOWN PRECISE PLAN

PROPOSED USE
MIXED USE

SITE AREA
62,326 SF (1.43 AC)

OCCUPANCY TYPE
MERCANTILE AND RESIDENTIAL

CONSTRUCTION TYPE
TYPE I-A

PROPOSED RESIDENTIAL UNITS
MARKET RATE UNITS
BELOW MARKET RATE UNITS

140 UNITS
118(84.3%)
22(15.7%)

COMMERCIAL-RETAIL/ RESTAURANT
9,743 SF

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

TOTAL PARKING STALLS	200
COMMERCIAL (1/300 SF)	32
COMMERCIAL LOADING SPACE	1
RESIDENTIAL(1.2/UNIT)	167

TOTAL BIKE PARKING	164
SHORT TERM VISITOR RESIDENTIAL	14
SHORT TERM COMMERCIAL	10
LONG TERM BIKE PARKING RESIDENTIAL	140

OPEN SPACE AREA	17,901 SF
PRIVATE OPEN SPACE	20,744 SF
PRIVATE OPEN SPACE PERCENTAGE	28.57%

LANDSCAPE AREA	5,199 SF
LANDSCAPE AREA PERCENTAGE	9%

STORAGE SPACES	142
STORAGE SPACE TOTAL CUBIC FEET	44,370 FT ³

ARCHITECTURAL

A-0	COVER SHEET
A-1	PROPOSED SITE PLAN
A-2	PROJECT RENDERING
A-3	PROJECT RENDERING
A-4	PROJECT RENDERING
A-5	PROJECT RENDERING
A-5.1	PROJECT RENDERING
A-5.2	PROJECT RENDERING
A-6	PROJECT RENDERING
A-7	PROJECT RENDERING
A-8	PUBLIC TRANSPORTATION MAP
A-9	SITE PLAN & IMAGES OF THE NEIGHBORHOOD
A-10	DESIGN IMAGERY
A-11	SITE 1 CIRCULATION PLAN
A-12	SITE 1 & SITE 2 SHADOW STUDY
A-13	SITE 1 FLOOR PLAN LEVEL 1
A-14	SITE 1 FLOOR PLAN LEVEL 2
A-15	SITE 1 FLOOR PLAN LEVEL 3
A-16	SITE 1 FLOOR PLAN LEVEL 4
A-17	SITE 1 FLOOR PLAN LEVEL 5
A-18	SITE 1 FLOOR PLAN LEVEL 6
A-19	SITE 1 FLOOR PLAN LEVEL 7
A-20	SITE 1 FLOOR PLAN LEVEL 8
A-21	SITE 1 ROOF PLAN
A-22	LINE OF SIGHT STUDY
A-23	SITE 1 BASEMENT LEVEL 1 & LEVEL 2
A-24	SITE 1 TYPICAL UNIT LOCATION PLAN
A-25	SITE 1 TYPICAL UNIT PLANS
A-26	SITE 1 TYPICAL UNIT PLANS
A-27	SITE 1 TYPICAL UNIT PLANS
A-28	SITE 1 TYPICAL UNIT PLANS
A-29	DESIGN CONCEPT SKETCHES
A-30	SITE 1 BUILDING ELEVATIONS
A-31	SITE 1 BUILDING ELEVATIONS
A-32	SITE 1 BUILDING ELEVATIONS
A-32.1	SITE 1 BUILDING ELEVATIONS PASEO
A-33	SITE 1 & SITE 2 MATERIALS & FINISHES
A-34	SITE 1 BUILDING SECTIONS
A-35	SITE 1 WALL SECTION & ENLARGED ELEVATION
A-36	SITE 1 WALL SECTION & ENLARGED ELEVATION
A-37	SITE 1 WALL SECTION & ENLARGED ELEVATION
A-38	SITE 1 WALL SECTION & ENLARGED ELEVATION

A-39	SITE 1 WALL SECTION & ENLARGED ELEVATION
A-40	SITE 1 WALL SECTION & ENLARGED ELEVATION
A-41	BIKE PARKING & ZONING ANALYSIS
A-42	SITE 1 OPEN SPACE AREA CALCULATIONS
A-43	SITE 1 LANDSCAPE/HARDSCAPE
A-44	EL CAMINO EASEMENT CLEARANCE
A-45	FAIRMONT PASEO DETAILS
A-46	LIGHTING PLAN LEVEL 1
A-47	LIGHTING PLAN LEVEL 2
A-48	LIGHTING PLAN LEVEL 3
A-49	LIGHTING PLAN LEVEL 4
A-50	LIGHTING PLAN LEVEL 5
A-51	LIGHTING PLAN LEVEL 6
A-52	LIGHTING PLAN LEVEL 7
A-53	LIGHTING PLAN LEVEL 8
A-54	DETAILS
A-55	DETAILS
A-56	DETAILS

ELECTRICAL

E-0.1 PHOTOMETRICS

LANDSCAPE

L1.1	LANDSCAPE PLAN STREET LEVEL
L1.2	LANDSCAPE PLAN ROOF LEVELS
L1.3	LANDSCAPE ENLARGED PLAN PASEO
L1.4	LANDSCAPE ENLARGED PLAN PASEO TENANT PROTOTYPES
L2.1	IRRIGATION HYDROZONE PLAN STREET LEVEL
L2.2	IRRIGATION HYDROZONE PLAN ROOF LEVELS
L3.1	EXISTING TREE DISPOSITION PLAN
L3.2	TREE CANOPY ANALYSIS PLAN STREET LEVEL
L3.3	TREE CANOPY ANALYSIS PLAN ROOF LEVELS
L3.4	TREE CANOPY ANALYSIS PLAN EXISTING
L3.5	EXISTING AND PROPOSED TREE PLAN: STREET LEVEL
L3.6	EXISTING AND PROPOSED TREE PLAN: ROOF LEVELS
L3.7	TREE PROTECTION PLAN
L4.1	ARBORIST REPORT
L4.2	ARBORIST REPORT
L4.3	ARBORIST REPORT
L4.4	ARBORIST REPORT
L4.5	ARBORIST REPORT
L5.1	LANDSCAPE ILLUSTRATIVE PLAN STREET LEVEL
L5.2	LANDSCAPE ILLUSTRATIVE PLAN ROOF LEVEL
L5.3	LANDSCAPE ILLUSTRATIVE ENLARGED PLAN PASEO

CIVIL

C1.2	TITLE SHEET
C1.3	TITLE SHEET
C2.0	DEMOLITION PLAN
C3.0	CONCEPTUAL DEVELOPMENT ON-SITE HORIZONTAL AND PAVEMENT PLAN
C3.1	CONCEPTUAL DEVELOPMENT SITE DISTANCE AND PEDESTRIAN SAFETY PLAN
C3.2	CONCEPTUAL DEVELOPMENT CORNER VISIBILITY EXHIBIT
C4.0	CONCEPTUAL DEVELOPMENT ON-SITE GRADING AND DRAINAGE PLAN
C4.1	SITE SECTIONS
C5.0	CONCEPTUAL DEVELOPMENT ON-SITE UTILITY PLAN
C6.0	STORMWATER CONTROL PLAN
INT-1	JOINT TRENCH INTENT TITLE SHEET
INT-2	JOINT TRENCH INTENT

FIRE & BUILDING CODE COMPLIANCE

FBCC-1	SITE 1 AREA DIAGRAMS
FBCC-2	SITE 1 CALCULATIONS
FBCC-3	SITE 1 FAR CALCULATIONS
FBCC-4	SITE 1 CODE ANALYSIS
FBCC-5	SITE 1 CODE ANALYSIS
FBCC-6	SITE 1 CODE ANALYSIS
FBCC-7	SITE 1 CODE ANALYSIS

SUBDIVISION MAP

C1.0	TENTATIVE MAP
C1.1	TENTATIVE MAP

TRASH MANAGEMENT PLAN

T-0.1	SITE PLAN
T-0.2	LEVEL 2 PLAN
T1.0	NORTH CORE COMMERCIAL & RESIDENTIAL TRASH COLLECTION AREA
T1.1	SOUTH CORE RESIDENTIAL TRASH COLLECTION AREA
T1.2	TYPICAL VESTIBULE SECTIONS
T1.3	PUSH-PULL SERVICE FRONT LOAD AND PATH OF TRAVEL
T1.4	SIDE LOAD TRUCK & PATH OF TRAVEL

CONSTRUCTION MANAGEMENT

CM-1.0	CONSTRUCTION LOGISTIC PLAN
CM-1.1	CONSTRUCTION TRUCK ROUTE PLAN
EX-1	GARBAGE/BUILDING MATERIALS DELIVERY TRUCK ACCESS EXHIBIT

PROJECT TEAM

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PROJECT DESCRIPTION

SHEET A-0

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

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

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

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

THE PROJECT SITE TOTALS 1.43 ACRES AND THE PROPOSED PROJECT CONSISTS 140 RESIDENTIAL UNITS IN ONE BUILDING WITH UNDERGROUND PARKING BELOW GRADE. THE CONSTRUCTION INCLUDES 5 LEVELS OF TYPE IIIA WOOD FRAME CONSTRUCTION OVER 2 LEVELS OF CONCRETE TYPE IA CONSTRUCTION ABOVE GRADE.

ABOVE ALL, THIS PROJECT COMMITS TO INCREASING THE MUCH-NEEDED HOUSING SUPPLY - BY PROVIDING HOME OWNERSHIPS IN A COMBINATION OF 118 MARKET RATE AND 22 BELOW MARKET RATE UNITS LOCATED IN A KEY LOCATION OF DOWNTOWN MOUNTAIN VIEW.



KEYNOTES:

1

BUILDING FOOTPRINT

2

PASEO ENTRANCE ON CASTRO STREET

3

PROPERTY LINE

4

1'-6" PLINTH FROM GROUND LEVEL

5

LINE OF BUILDING ABOVE

6

NEW PASEO AT FAIRMONT AVENUE RIGHT OF WAY, SEE LANDSCAPE PLAN FOR ENHANCED DETAILS

7

ELEVATORS

8

STAIRS

9

TRASH ROOM AND UTILITY

10

LOBBY

11

LOADING ZONE

12

RAMP TO BASEMENT STARTING WITH BLEND RAMP

13

PARKING STALLS

14

TRASH STAGING

15

BIKE ROOM (LONG TERM)

16

TRANSFORMER ROOM

17

TRASH MANAGEMENT RAMP FOR PULLING BINS TO STREET LEVEL

18

PARKING ENTRANCE GATE

19

CARD READER/ISLAND

LEGEND

COMMUNITY ROOM

TRASH AND UTILITY ROOM

AMENITY SPACE

COMMERCIAL

CIRCULATION

RESIDENTIAL

RESIDENTIAL PORCH

LONG TERM BIKE PARKING

- NOTE:
1. THE PROPOSED SIGNS ARE FOR INFORMATIONAL PURPOSE ONLY

2. THE LONG-TERM BIKE PARKING ROOMS WILL BE SECURED BY KEYPAD, UTILIZE VIDEO SURVEILLANCE CAMERAS, AND ACCESSIBLE TO AUTHORIZED RESIDENTS & PERSONNEL ONLY

3. CLEARLY VISIBLE SIGNAGE TO BE POSTED FOR BIKE PARKING AREA RACKS

4. THE ACCESS WALKS FROM TRASH ROOMS #1 AND #2 WILL BE ON BROOM FINISHED CONCRETE

CASTRO COMMONS

MIXED -USE
DEVELOPMENT
MOUNTAIN VIEW,
CALIFORNIA

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CONSULTANTS

REVISION

02.12.24

FORMAL PLANNING SUBMITTAL

06.28.24

FORMAL PLANNING RE-SUBMITTAL #1

10.31.24

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05.15.25

FORMAL PLANNING RE-SUBMITTAL #5

09.19.25

ZONING ADMINISTRATOR SUBMITTAL

PROJECT NO. 37.668

DATE 02.01.24

DRAWN BY

SCALE AS SHOWN

CHECKED BY

PROPOSED
SITE PLAN

A-1

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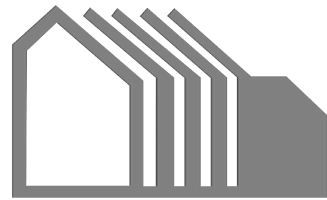
SITE 1 VIEW FROM CASTRO STREET TO FAIRMONT PASEO

CASTRO
COMMONS

MIXED -USE
DEVELOPMENT
MOUNTAIN VIEW,
CALIFORNIA



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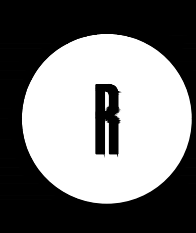
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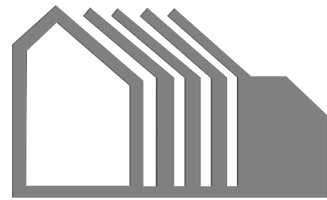
SITE 1 VIEW FROM THE INTERSECTION OF CASTRO STREET AND EL CAMINO REAL

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PROJECT
RENDERING

A-3



SITE 1 VIEW FROM CASTRO STREET

CASTRO
COMMONS

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CALIFORNIA

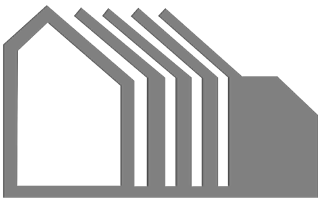


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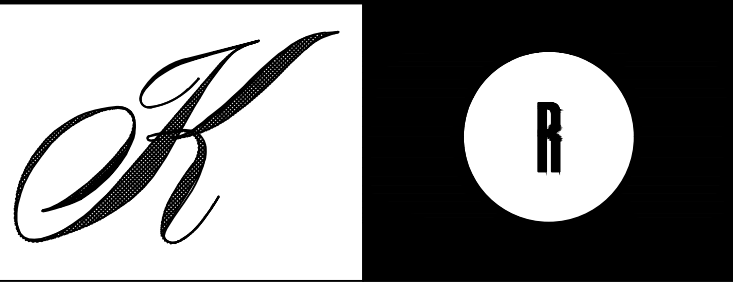
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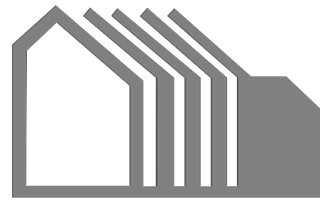
SITE 1 VIEW FROM FAIRMONT PASEO

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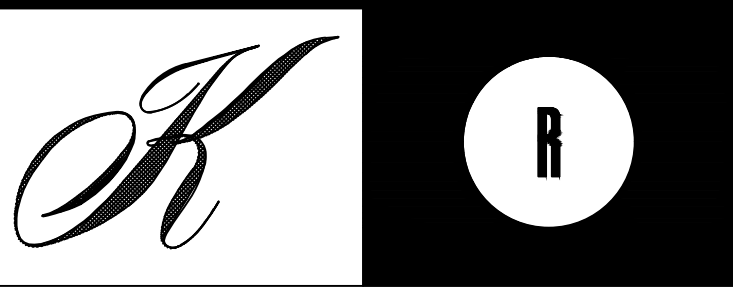
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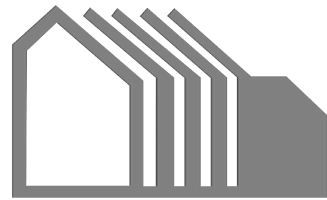
SITE 1 PASEO VIEW FROM CASTRO STREET

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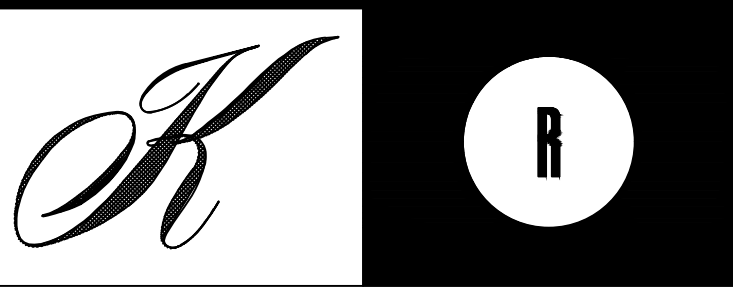
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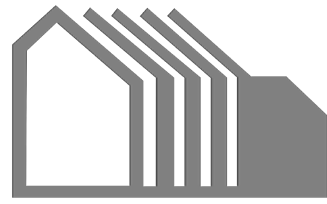
SITE 1 SMALLER PASEO VIEW FROM GATEWAY PARK

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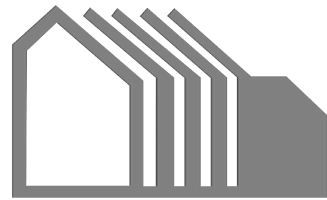
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02.28.25	FORMAL PLANNING RE-SUBMITTAL #4
05.15.25	FORMAL PLANNING RE-SUBMITTAL #5
09.19.25	ZONING ADMINISTRATOR SUBMITTAL

PROJECT NO.	37.668	DATE	02.01.24
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PROJECT
RENDERING

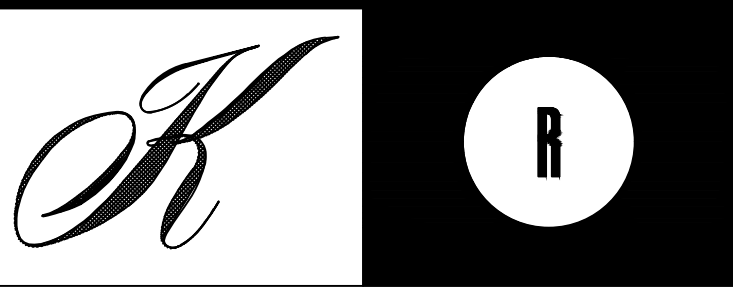
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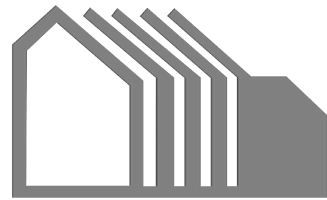
SITE 1 VIEW FROM HOPE STREET

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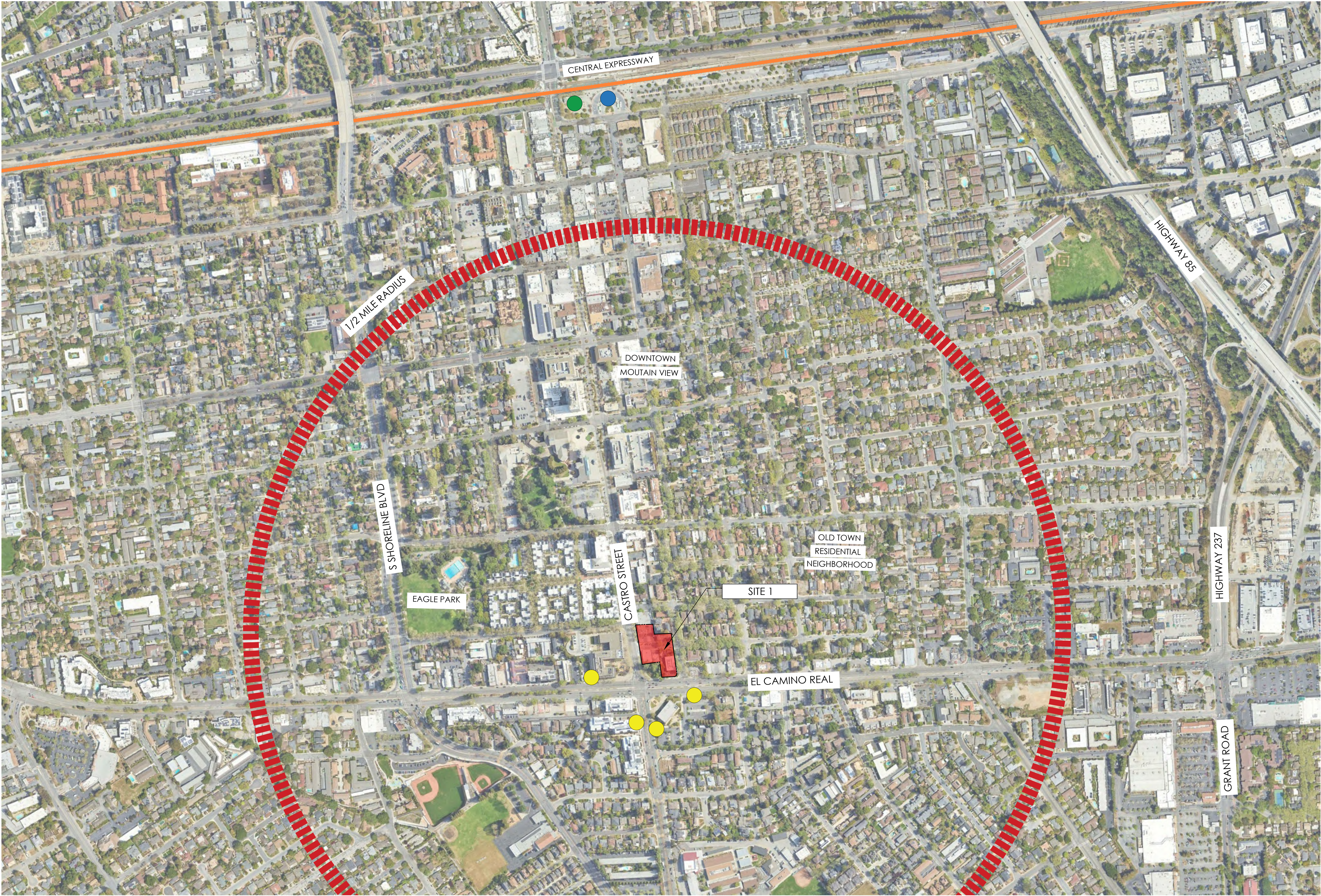
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PROJECT
RENDERING

A-7



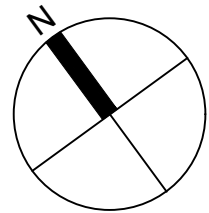
1/2" MILE RADIUS

MOUNTAIN VIEW
TRANSIT STATION
(0.8 miles)

LIGHT RAIL
STATION
(0.8 miles)

BUS STOP
(1.3 miles)

CALTRAIN
TRACK



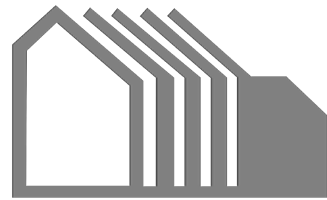
0' 300' 600'

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MOUNTAIN VIEW,
CALIFORNIA



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PUBLIC TRANSPORTATION MAP

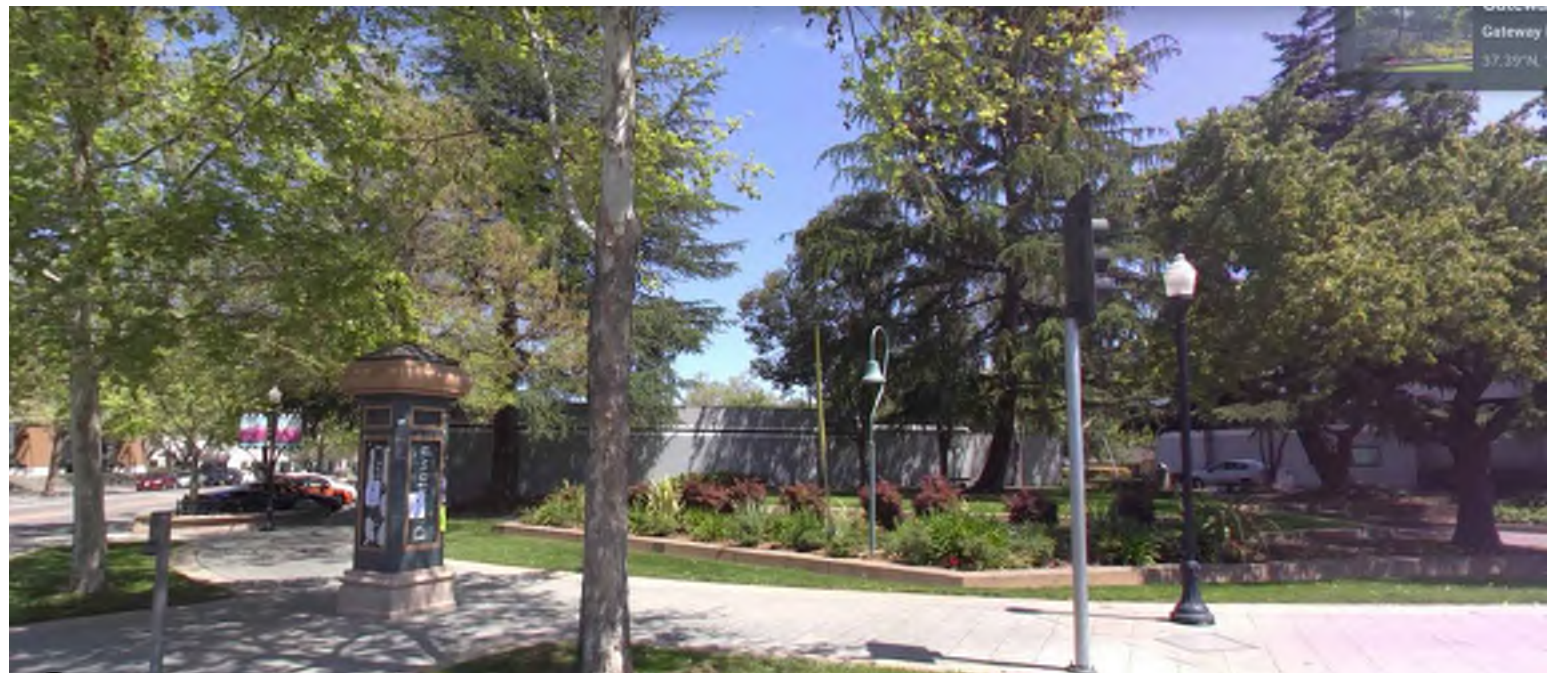
A-8



E



I



A



F



G



H



1 SITE PLAN AND IMAGES OF THE NEIGHBORHOOD CONTEXT



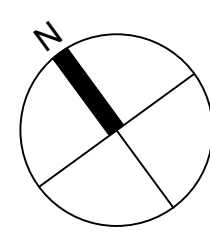
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C



D



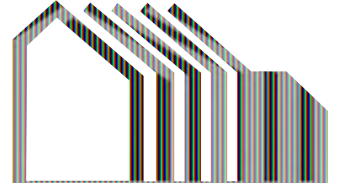
0' 60' 120'

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SITE PLAN AND
IMAGES OF THE
NEIGHBORHOOD
CONTEXT

A-9



A WALKABLE ARCADE THAT PROVIDES A VISUALLY TRANSPARENT COMMERCIAL EDGE



INCLUDE OUTDOOR DINING, PLANTERS, FACADE ORNAMENTATION, STOREFRONT DETAILING



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

CASTRO STREET-EDGE EXPERIENCE



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



OUTDOOR DINING MAKES A VIBRANT PASEO EXPERIENCE



INTERACTIVE EXPERIENTIAL SPACES FOR THE RESIDENTS, NEIGHBORS AND VISITORS ALIKE



THE PASEO EXPERIENCE



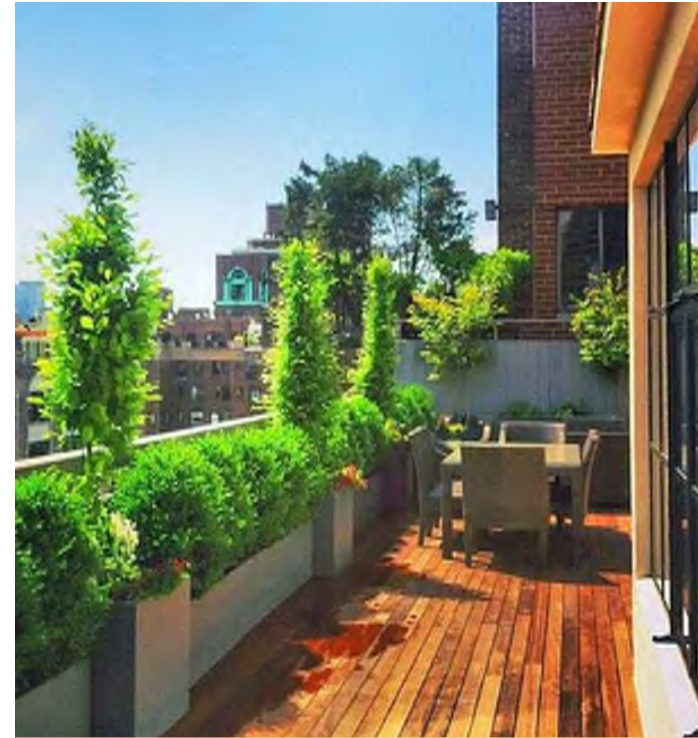
RESIDENTIAL STOOPS, TRELLISES AND INDIVIDUAL ENTRANCES TO PROVIDE COMPATIBILITY WITH THE SURROUNDING FABRIC OF THE EXISTING NEIGHBORHOOD



OUTDOOR DECKS TO REDUCE MASS AT EXISTING NEIGHBORHOOD TRANSITIONS



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

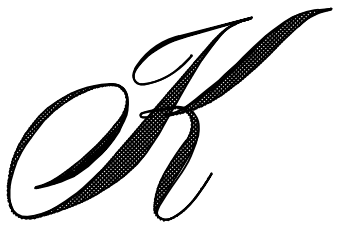


INTERACTIVE GREEN BALCONIES

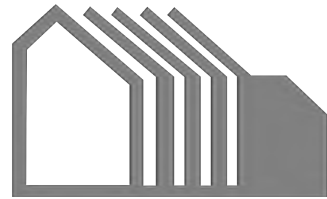
THE RESIDENTIAL EXPERIENCE

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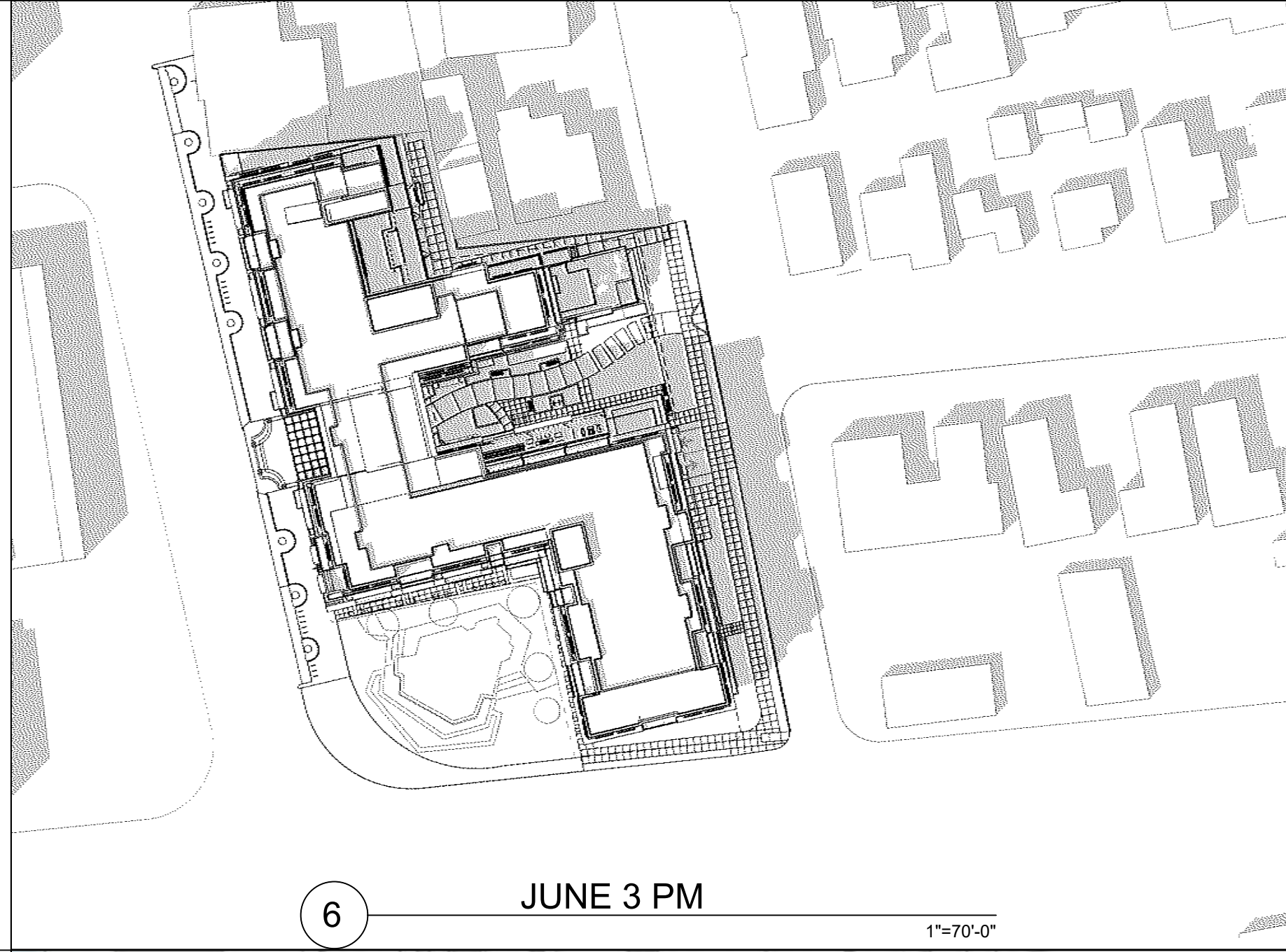
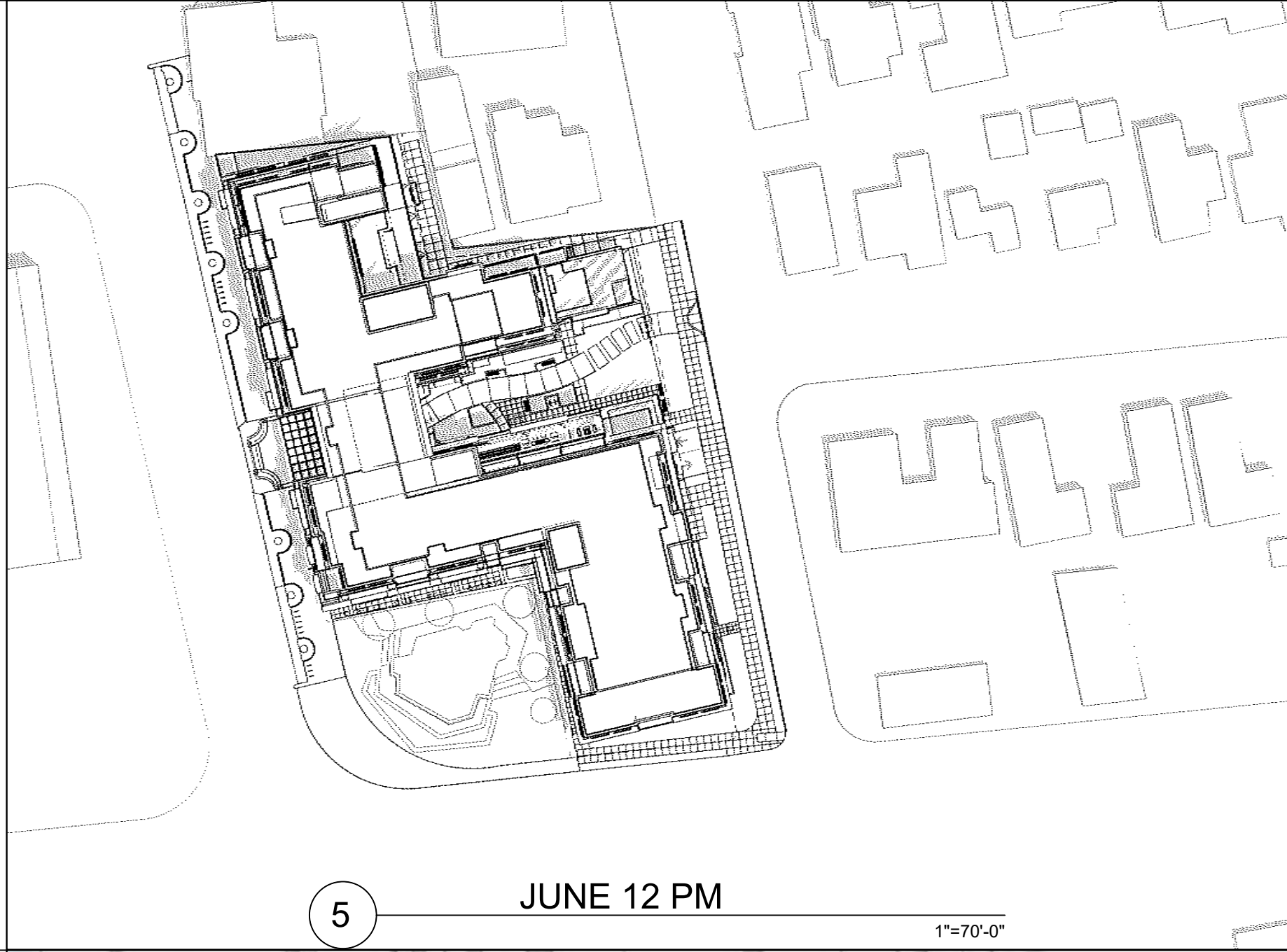
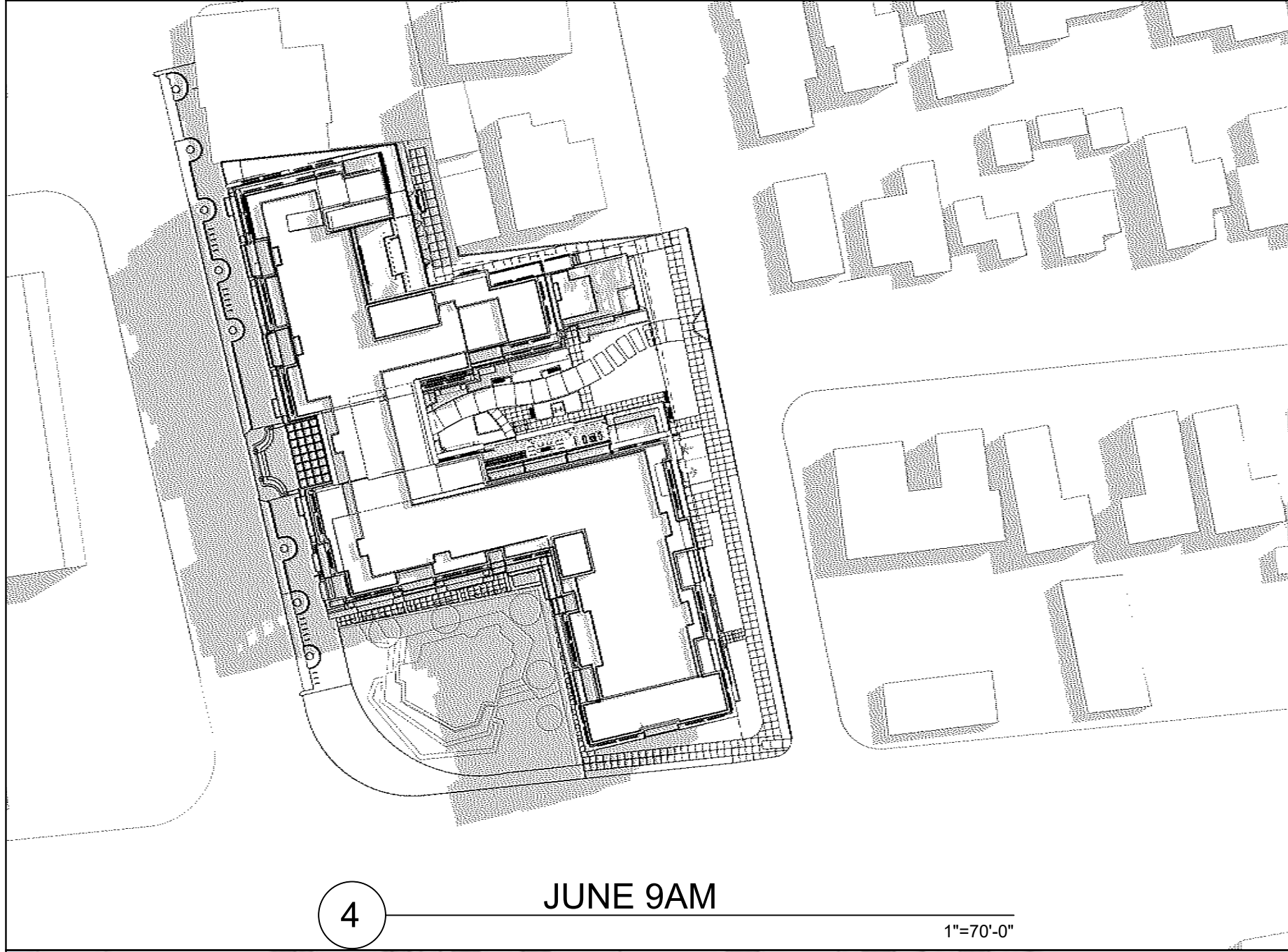
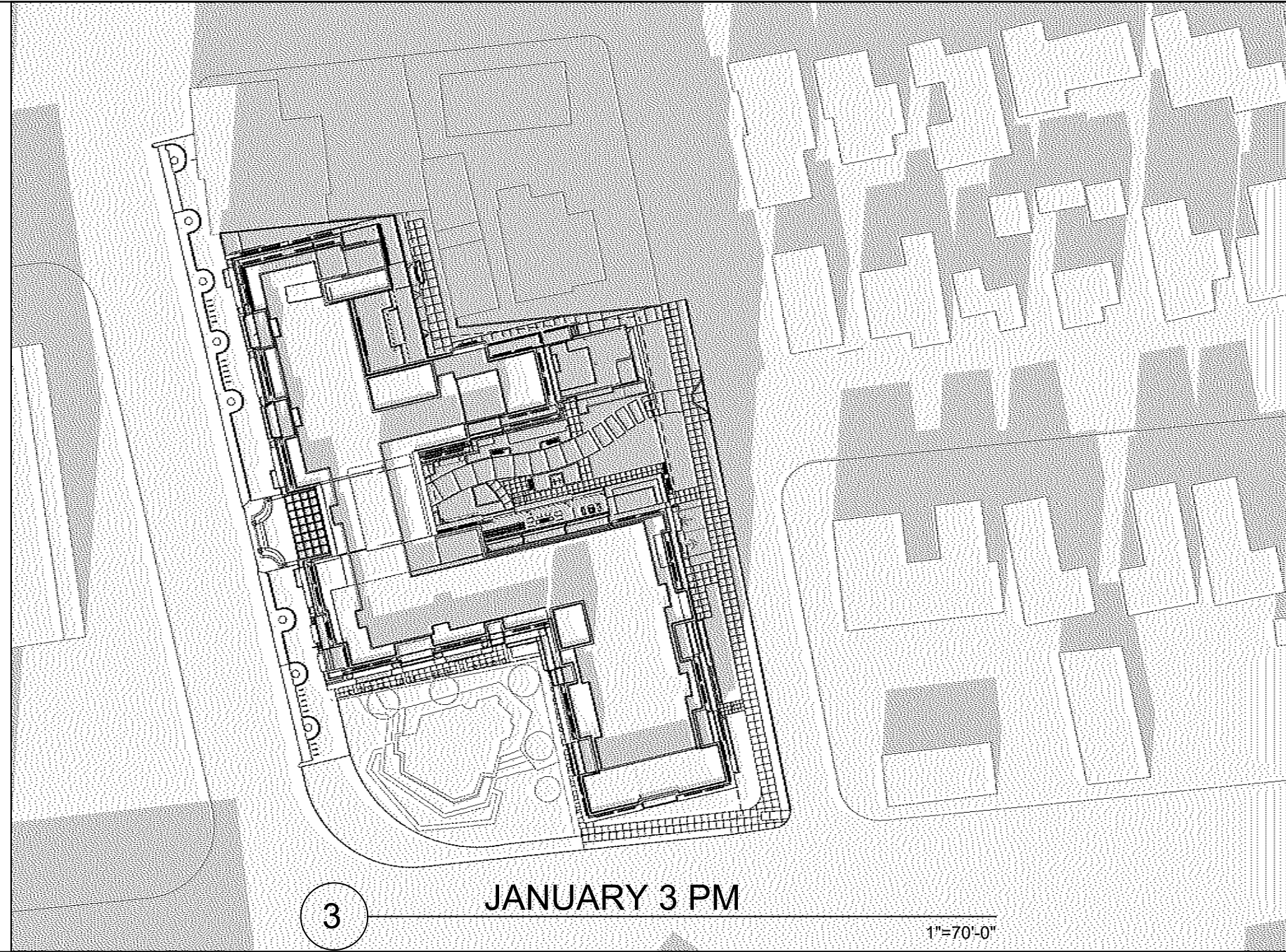
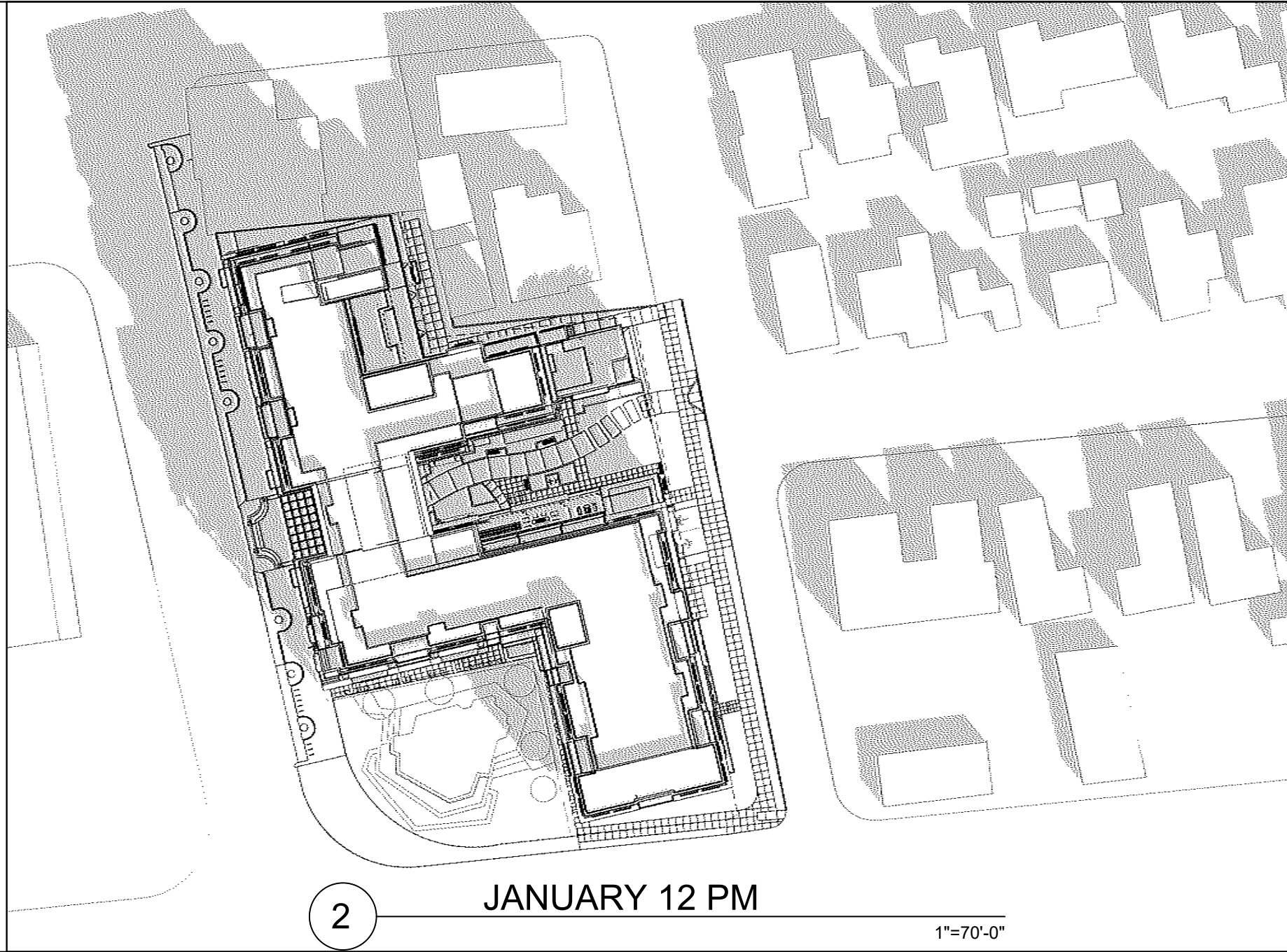
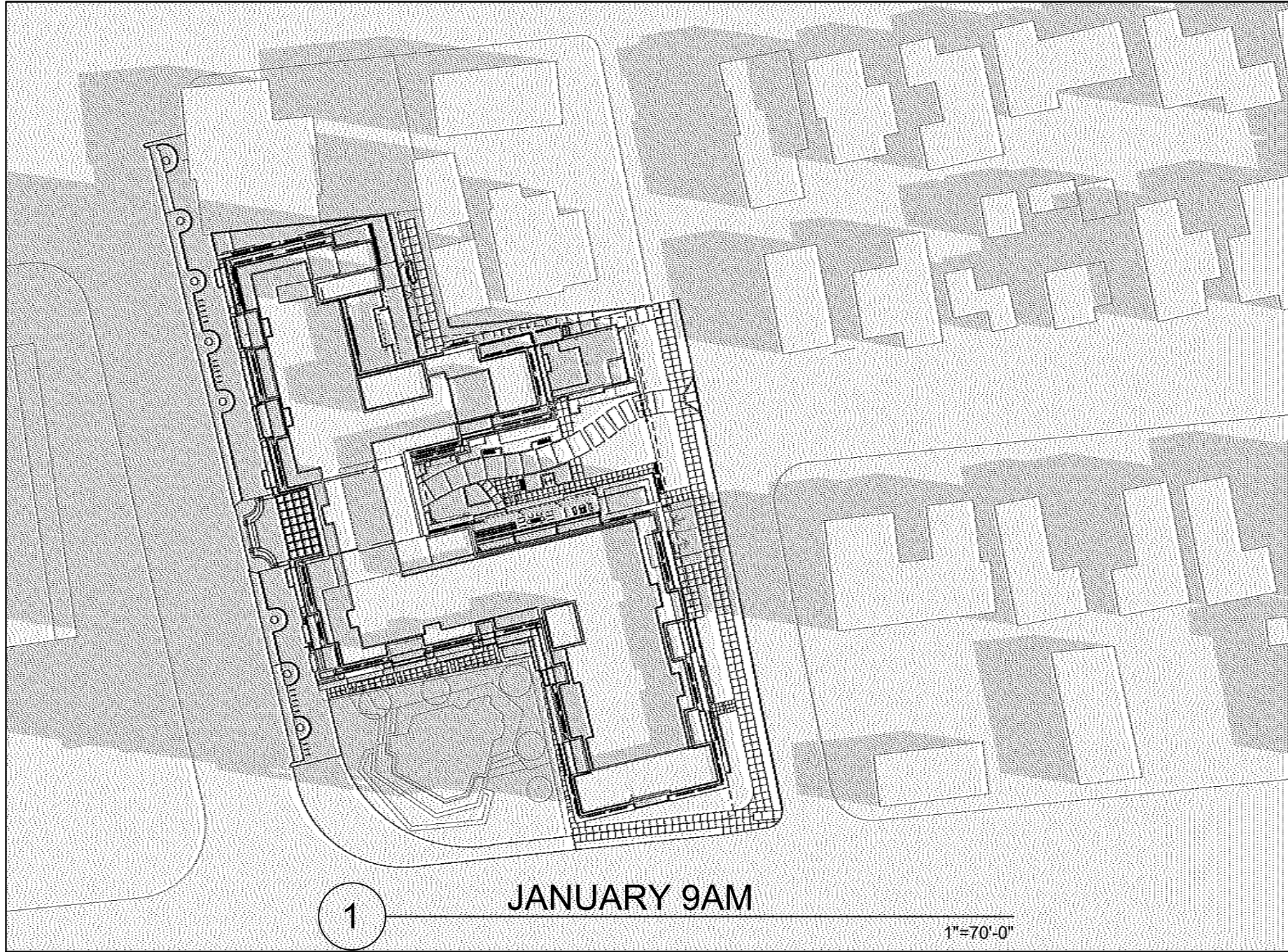
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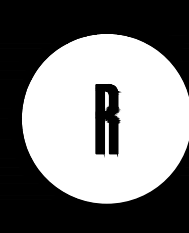
DESIGN IMAGERY

A-10

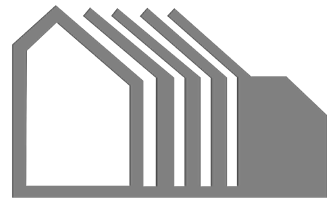


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SITE 1 SHADOW STUDY

A-12



NOTE:
1. THE PROPOSED SIGNS ARE FOR INFORMATIONAL PURPOSE ONLY
2. THE LONG-TERM BIKE PARKING ROOMS WILL BE SECURED BY KEYPAD, UTILIZE VIDEO SURVEILLANCE CAMERAS, AND ACCESSIBLE TO AUTHORIZED RESIDENTS & PERSONNEL ONLY
3. CLEARLY VISIBLE SIGNAGE TO BE POSTED FOR BIKE PARKING AREA RACKS

AREA CALCULATIONS

USABLE FLOOR AREA

COMMUNITY ROOM

612 SF

TRASH ROOM

2,114 SF

825 SF

UTILITY ROOM

1,372 SF

848 SF

400 SF

AMENITY SPACE

2,322 SF

902 SF

2,442 SF

762 SF

COMMERCIAL

4,991 SF

4,753 SF

RESIDENTIAL

1,592 SF

2,435 SF

1,494 SF

1,133 SF

1,140 SF

1,147 SF

RESIDENTIAL PORCH

221 SF

221 SF

221 SF

221 SF

221 SF

221 SF

120 SF

CIRCULATION AREA

CIRCULATION

467 SF

893 SF

467 SF

400 SF

TOTAL FLOOR AREA CALCULATIONS

BUILDING FLOOR AREA 293,443 SF(100%)

USABLE RESIDENTIAL AREA 198,825 SF(68%)

RESIDENTIAL DECKS 20,647 SF (7%)
COMMERCIAL AREA 9,743 SF (3%)
COMMUNITY ROOM 612 SF
AMENITY SPACE 8,622 SF (3%)
LANDSCAPE DECK 1,835 SF (1%)
UTILITY AREA 13,246 SF (4%)
CIRCULATION AREA 39,900 SF (14%)

TOTAL RESIDENTIAL UNITS 140

TOTAL RESIDENTIAL UNIT TABULATION:

TYPE	PERCENTAGE %	UNIT #
STUDIO	6%	8
1 BEDROOM	23%	32
2 BEDROOM	52%	73
3 BEDROOM	19%	27
TOTAL	100%	140 UNITS

LEVEL 1 FLOOR AREA 34,956 SF

USABLE RESIDENTIAL AREA 8,941 SF

RESIDENTIAL DECKS 1,446 SF
COMMERCIAL AREA 9,743 SF
COMMUNITY ROOM 612 SF
AMENITY SPACE 6,428 SF
UTILITY AREA 2,620 SF
TRASH ROOM 2,939 SF
CIRCULATION AREA 2,227 SF

RESIDENTIAL UNITS 6

RESIDENTIAL UNIT TABULATION:

TYPE	UNIT SF	UNIT #
2 BEDROOM	1,439 SF	3
3 BEDROOM	2,062 SF	3

LEGEND

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

KEY NOTES

- PROPERTY LINE
- NEW PASEO AT FAIRMONT AVENUE RIGHT OF WAY. SEE LANDSCAPE PLAN FOR ENHANCED DETAILS
- OUTDOOR DINING AREA FOR GROUND FLOOR COMMERCIAL USES
- ELEVATOR AND STAIR CORE
- UNIT ENTRY DOOR
- EXTERIOR PATIO OR BALCONY DECK WITH GLASS OR METAL RAILING
- PLANTING AREA
- 8" HIGH ROLL UP DOOR
- RAMP TO BASEMENT PARKING
- COMMERCIAL TRASH ROOM
- CONCRETE COLUMN
- LINE OF BUILDING ABOVE
- TRASH ROOM AND UTILITY
- NEW PARALLEL PARKING
- LOADING ZONE
- BIKE RACK (SHORT TERM)
- 7" HIGH MASONRY WALL
- TRANSFORMER ROOM
- 64 LONG TERM BIKE SPACES
- TRASH MANAGEMENT RAMP FOR PULLING BINS TO STREET LEVEL
- PARKING GAUGE ENTRANCE GATE
- CARD READER/ISLAND

BMR UNIT SEE AHCP LETTER AND PLAN TYPE ATTACHMENT #11 WHICH ACCOMPANIES THESE DRAWINGS

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SITE 1
FLOOR PLAN
LEVEL 1

A-13



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

AREA CALCULATIONS

USABLE FLOOR AREA

TRASH AND UTILITY ROOM

1 267 SF

2 189 SF

3 639 SF

LANDSCAPE DECK

1 118 SF

CIRCULATION AREA

CIRCULATION

1 2,737 SF

2 2,725 SF

AMENITY SPACE

1 76 SF

RESIDENTIAL DECK

1 110 SF

2 105 SF

3 71 SF

4 120 SF

5 108 SF

6 60 SF

7 121 SF

8 105 SF

9 120 SF

10 118 SF

11 119 SF

12 35 SF

13 124 SF

14 120 SF

15 59 SF

16 81 SF

17 60 SF

18 119 SF

19 107 SF

20 120 SF

21 43 SF

22 160 SF

23 133 SF

24 121 SF

25 103 SF

26 40 SF

27 40 SF

28 90 SF

29 40 SF

30 40 SF

31 100 SF

32 120 SF

33 108 SF

34 120 SF

35 123 SF

36 102 SF

37 120 SF

38 108 SF

39 120 SF

LEVEL 2 FLOOR AREA 37,805 SF

USABLE RESIDENTIAL AREA 27,317 SF

RESIDENTIAL DECKS 3,813 SF

LANDSCAPE DECKS 118 SF

AMENITY SPACE 76 SF

UTILITY AREA 1,095 SF

CIRCULATION AREA 5,462 SF

RESIDENTIAL UNITS 20

RESIDENTIAL UNIT TABULATION:

TYPE	UNIT SF	UNIT #
STUDIO	920 SF	2
1 BEDROOM	971 SF	5
2 BEDROOM	1,396 SF	8
3 BEDROOM	1,900 SF	5

KEY NOTES

1

PROPERTY LINE

2

NEW PASEO AT FAIRMONT AVENUE RIGHT OF WAY. SEE LANDSCAPE PLAN FOR ENHANCED DETAILS

3

OUTDOOR DINING AREA FOR GROUND FLOOR COMMERCIAL USES

4

ELEVATOR AND STAIR CORE

5

UNIT ENTRY DOOR

6

EXTERIOR PATIO OR BALCONY DECK WITH GLASS OR METAL RAILING

7

PLANTING AREA.

8

8' HIGH ROLL UP DOOR

9

RAMP TO BASEMENT PARKING

10

COMMERCIAL TRASH ROOM

11

CONCRETE COLUMN

12

LINE OF BUILDING ABOVE

13

TRASH ROOM AND UTILITY

14

NEW PARALLEL PARKING

15

LOADING ZONE

16

BIKE RACK (SHORT TERM)

17

7' HIGH MASONRY WALL

18

TRANSFORMER ROOM

19

64 LONG TERM BIKE SPACES

20

TRASH MANAGEMENT RAMP FOR PULLING BINS TO STREET LEVEL

21

PARKING GAARGE ENTRANCE GATE

22

CARD READER/ISLAND

BMR UNIT

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05.15.25

FORMAL PLANNING RE-SUBMITTAL #5

09.19.25

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SITE 1
FLOOR PLAN
LEVEL 2

A-14

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AREA CALCULATIONS

USABLE FLOOR AREA

- TRASH AND UTILITY ROOM
- 1 267 SF
 - 2 189 SF
 - 3 639 SF

LANDSCAPE DECK

- 1 336 SF
- AMENITY SPACE
- 1 76 SF

CIRCULATION AREA

CIRCULATION

- 1 3,075 SF
- 2 2,945 SF

RESIDENTIAL

- 1 2,263 SF
- 2 1,625 SF
- 3 1,645 SF
- 4 1,485 SF
- 5 1,235 SF
- 6 1,708 SF
- 7 1,332 SF
- 8 1,468 SF
- 9 1,054 SF
- 10 837 SF
- 11 1,253 SF
- 12 1,198 SF
- 13 1,421 SF
- 14 958 SF
- 15 1,250 SF
- 16 1,562 SF
- 17 1,670 SF
- 18 1,557 SF
- 19 1,659 SF
- 20 1,415 SF

LEGEND

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

RESIDENTIAL DECK

- 1 59 SF
- 2 105 SF
- 3 120 SF
- 4 120 SF
- 5 108 SF
- 6 60 SF
- 7 121 SF
- 8 105 SF
- 9 121 SF
- 10 118 SF
- 11 119 SF
- 12 38 SF
- 13 124 SF
- 14 59 SF
- 15 70 SF
- 16 70 SF
- 17 59 SF
- 18 119 SF
- 19 107 SF
- 20 120 SF
- 21 43 SF
- 22 173 SF
- 23 133 SF
- 24 103 SF
- 25 92 SF
- 26 115 SF
- 27 50 SF
- 28 87 SF
- 29 50 SF
- 30 115 SF
- 31 92 SF
- 32 56 SF
- 33 107 SF
- 34 107 SF
- 35 311 SF
- 36 102 SF
- 37 120 SF
- 38 105 SF
- 39 120 SF

LEVEL 3 FLOOR AREA 39,490 SF

USABLE RESIDENTIAL AREA 28,595 SF

- RESIDENTIAL DECKS 3,933 SF
- AMENITY SPACE 76 SF
- LANDSCAPE DECKS 336 SF
- UTILITY AREA 1,095 SF
- CIRCULATION AREA 5,462 SF

RESIDENTIAL UNITS 20
RESIDENTIAL UNIT TABULATION:

TYPE	UNIT SF	UNIT #
STUDIO	958 SF	1
1 BEDROOM	1,192 SF	7
2 BEDROOM	1,483 SF	9
3 BEDROOM	1,884 SF	3

KEY NOTES

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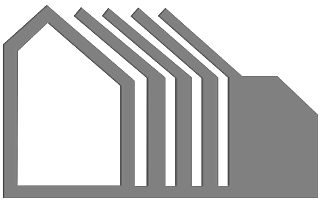
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SITE 1
FLOOR PLAN
LEVEL 3

A-15



AREA CALCULATIONS

USABLE FLOOR AREA

- TRASH AND UTILITY ROOM
- 1 267 SF
 - 2 189 SF
 - 3 639 SF

AMENITY SPACE

- 1 645 SF

LANDSCAPE DECK

- 1 798 SF

CIRCULATION AREA

- 1 5,597 SF

RESIDENTIAL

- 1 2,263 SF
- 2 1,678 SF
- 3 1,656 SF
- 4 1,568 SF
- 5 1,135 SF
- 6 1,558 SF
- 7 1,663 SF
- 8 1,688 SF
- 9 1,758 SF
- 10 855 SF
- 11 1,275 SF
- 12 1,198 SF
- 13 1,433 SF
- 14 1,250 SF
- 15 1,560 SF
- 16 1,544 SF
- 17 1,443 SF
- 18 1,692 SF
- 19 1,640 SF
- 20 958 SF

LEGEND

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

RESIDENTIAL DECK

- 1 31 SF
- 2 38 SF
- 3 41 SF
- 4 31 SF
- 5 116 SF
- 6 36 SF
- 7 70 SF
- 8 60 SF
- 9 61 SF
- 10 41 SF
- 11 61 SF
- 12 43 SF
- 13 172 SF
- 14 127 SF
- 15 60 SF
- 16 42 SF
- 17 115 SF
- 18 50 SF
- 19 40 SF
- 20 50 SF
- 21 115 SF
- 22 40 SF
- 23 56 SF
- 24 41 SF
- 25 41 SF
- 26 38 SF
- 27 60 SF
- 28 38 SF
- 29 60 SF
- 30 60 SF
- 31 41 SF
- 32 58 SF
- 33 54 SF
- 34 54 SF
- 35 120 SF

LEVEL 4 FLOOR AREA 40,111 SF

USABLE RESIDENTIAL AREA 29,815 SF

- RESIDENTIAL DECKS 2,161 SF
- AMENITY SPACE 645 SF
- LANDSCAPE DECKS 798 SF
- UTILITY AREA 1,095 SF
- CIRCULATION AREA 5,597 SF

RESIDENTIAL UNITS 20

RESIDENTIAL UNIT TABULATION:

TYPE	UNIT SF	UNIT #
STUDIO	958 SF	1
1 BEDROOM	1,208 SF	5
2 BEDROOM	1,610 SF	11
3 BEDROOM	1,732 SF	3

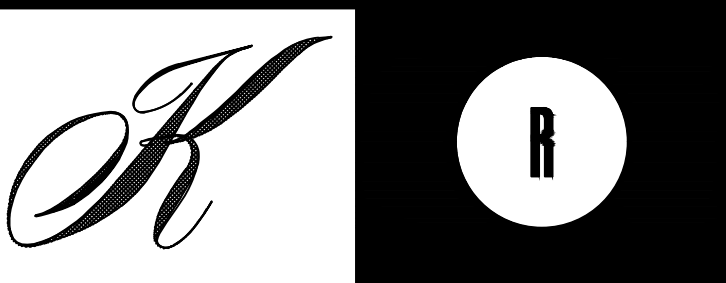
KEY NOTES

- 1 PROPERTY LINE
- 2 NEW PASEO AT FAIRMONT AVENUE RIGHT OF WAY. SEE
- 3 LANDSCAPE PLAN FOR ENHANCED DETAILS
- 4 OUTDOOR DINING AREA FOR GROUND FLOOR
- 5 COMMERCIAL USES
- 6 ELEVATOR AND STAIR CORE
- 7 UNIT ENTRY DOOR
- 8 EXTERIOR PATIO OR BALCONY DECK WITH GLASS OR METAL RAILING
- 9 PLANTING AREA
- 10 8' HIGH ROLL UP DOOR
- 11 RAMP TO BASEMENT PARKING
- 12 COMMERCIAL TRASH ROOM
- 13 CONCRETE COLUMN
- 14 LINE OF BUILDING ABOVE
- 15 TRASH ROOM AND UTILITY
- 16 NEW PARALLEL PARKING
- 17 LOADING ZONE
- 18 BIKE RACK (SHORT TERM)
- 19 7' HIGH MASONRY WALL
- 20 TRANSFORMER ROOM
- 21 64 LONG TERM BIKE SPACES
- 22 TRASH MANAGEMENT RAMP FOR PULLING BINS TO STREET LEVEL
- 23 PARKING GAARGE ENTRANCE GATE
- 24 CARD READER/ISLAND

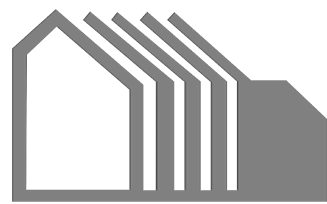
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09.19.25	ZONING ADMINISTRATOR SUBMITTAL

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SITE 1
FLOOR PLAN
LEVEL 4

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AREA CALCULATIONS

USABLE FLOOR AREA

- TRASH AND UTILITY ROOM
- 1 267 SF
 - 2 189 SF
 - 3 639 SF

- AMENITY SPACE
- 1 694 SF

- LANDSCAPE DECK
- 1 69 SF
 - 2 211 SF

CIRCULATION AREA

- CIRCULATION

- 1 5,178 SF

RESIDENTIAL

- 1 2,173 SF
- 2 1,573 SF
- 3 1,576 SF
- 4 1,465 SF
- 5 1,135 SF
- 6 1,953 SF
- 7 1,688 SF
- 8 1,434 SF
- 9 1,758 SF
- 10 855 SF
- 11 1,184 SF
- 12 994 SF
- 13 638 SF
- 14 978 SF
- 15 817 SF
- 16 1,504 SF
- 17 1,238 SF
- 18 1,551 SF
- 19 1,689 SF
- 20 1,488 SF

LEGEND

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

RESIDENTIAL DECK

- 1 154 SF
- 2 38 SF
- 3 96 SF
- 4 96 SF
- 5 38 SF
- 6 189 SF
- 7 117 SF
- 8 186 SF
- 9 115 SF
- 10 41 SF
- 11 188 SF
- 12 41 SF
- 13 191 SF
- 14 43 SF
- 15 151 SF
- 16 140 SF
- 17 197 SF
- 18 41 SF
- 19 308 SF
- 20 39 SF
- 21 301 SF
- 22 40 SF
- 23 120 SF
- 24 120 SF
- 25 38 SF
- 26 156 SF
- 27 38 SF
- 28 50 SF
- 29 54 SF
- 30 100 SF
- 31 41 SF
- 32 387 SF
- 33 54 SF
- 34 140 SF
- 35 40 SF

LEVEL 5 FLOOR AREA 39,026 SF

USABLE RESIDENTIAL AREA 27,691 SF

RESIDENTIAL DECKS 4,088 SF
AMENITY SPACE 694 SF
LANDSCAPE DECK 280 SF
UTILITY AREA 1,095 SF
CIRCULATION AREA 5,178 SF

RESIDENTIAL UNITS 20

RESIDENTIAL UNIT TABULATION:

TYPE	UNIT SF	UNIT #
STUDIO	728 SF	2
1 BEDROOM	1,042 SF	4
2 BEDROOM	1,475 SF	10
3 BEDROOM	1,870 SF	4

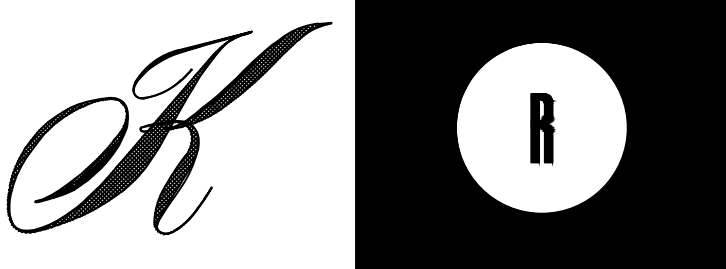
KEY NOTES

- 1 PROPERTY LINE
- 2 NEW PASEO AT FAIRMONT AVENUE RIGHT OF WAY. SEE LANDSCAPE PLAN FOR ENHANCED DETAILS
- 3 OUTDOOR DINING AREA FOR GROUND FLOOR COMMERCIAL USES
- 4 ELEVATOR AND STAIR CORE
- 5 UNIT ENTRY DOOR
- 6 EXTERIOR PATIO OR BALCONY DECK WITH GLASS OR METAL RAILING
- 7 PLANTING AREA
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- 21 PARKING GAARGE ENTRANCE GATE
- 22 CARD READER/ISLAND

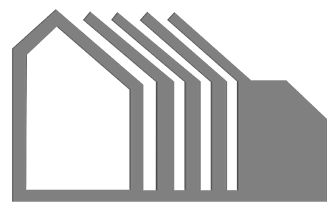
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SITE 1 FLOOR PLAN
LEVEL 5

A-17

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AREA CALCULATIONS

USABLE FLOOR AREA

- 1 TRASH AND UTILITY ROOM
2 267 SF
3 189 SF
4 639 SF

CIRCULATION AREA

- 1 CIRCULATION
2 5,178 SF
3 AMENITY SPACE
4 76 SF

RESIDENTIAL

- 1 2,032 SF
2 1,573 SF
3 1,574 SF
4 1,468 SF
5 1,135 SF
6 1,980 SF
7 1,737 SF
8 1,434 SF
9 1,807 SF
10 839 SF
11 1,260 SF
12 1,015 SF
13 638 SF
14 977 SF
15 817 SF
16 1,519 SF
17 1,527 SF
18 1,463 SF
19 1,623 SF
20 1,555 SF

LEGEND

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

RESIDENTIAL DECK

- 1 87 SF
2 39 SF
3 38 SF
4 69 SF
5 154 SF
6 40 SF
7 117 SF
8 70 SF
9 39 SF
10 39 SF
11 45 SF
12 44 SF
13 47 SF
14 42 SF
15 126 SF
16 42 SF
17 40 SF
18 48 SF
19 154 SF
20 54 SF
21 54 SF

LEVEL 6 FLOOR AREA	35,710 SF
USABLE RESIDENTIAL AREA	27,973 SF
RESIDENTIAL DECKS	1,388 SF
AMENITY SPACE	76 SF
UTILITY AREA	1,095 SF
CIRCULATION AREA	5,178 SF

RESIDENTIAL UNITS 20

RESIDENTIAL UNIT TABULATION:

TYPE	UNIT SF	UNIT #
STUDIO	728 SF	2
1 BEDROOM	996 SF	3
2 BEDROOM	1,501 SF	12
3 BEDROOM	1,954 SF	3

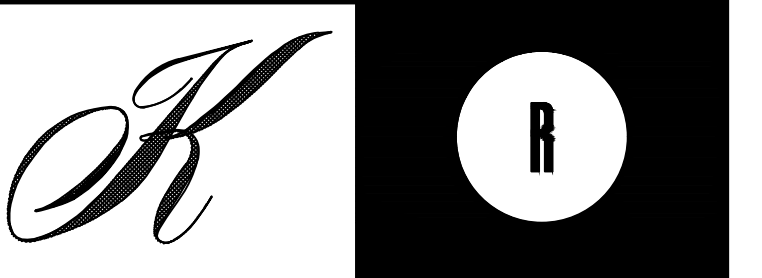
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- ELEVATOR AND STAIR CORE
- UNIT ENTRY DOOR
- EXTERIOR PATIO OR BALCONY DECK WITH GLASS OR METAL RAILING
- PLANTING AREA.
- 8' HIGH ROLL UP DOOR
- RAMP TO BASEMENT PARKING
- COMMERCIAL TRASH ROOM
- CONCRETE COLUMN
- LINE OF BUILDING ABOVE
- TRASH ROOM AND UTILITY
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- LOADING ZONE
- BIKE RACK (SHORT TERM)
- 7' HIGH MASONRY WALL
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- PARKING GAARGE ENTRANCE GATE
- CARD READER/ISLAND

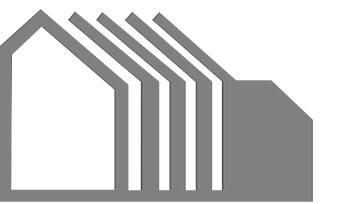
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SITE 1 FLOOR PLAN LEVEL 6

A-18

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

AREA CALCULATIONS

USABLE FLOOR AREA

- TRASH AND UTILITY ROOM
- 1 267 SF
 - 2 200 SF
 - 3 639 SF
- AMENITY SPACE
- 1 1,007 SF
- LANDSCAPE DECK
- 1 303 SF

CIRCULATION AREA

- CIRCULATION
- 1 5,398 SF

RESIDENTIAL

- 1 1,685 SF
- 2 1,342 SF
- 3 1,349 SF
- 4 1,380 SF
- 5 1,125 SF
- 6 2,009 SF
- 7 1,659 SF
- 8 1,477 SF
- 9 1,250 SF
- 10 1,460 SF
- 11 1,013 SF
- 12 1,204 SF
- 13 1,381 SF
- 14 1,251 SF
- 15 1,562 SF
- 16 1,698 SF
- 17 1,394 SF

RESIDENTIAL DECK

- 1 216 SF
- 2 120 SF
- 3 113 SF
- 4 126 SF
- 5 154 SF
- 6 128 SF
- 7 154 SF
- 8 64 SF
- 9 72 SF
- 10 199 SF
- 11 103 SF
- 12 95 SF
- 13 95 SF
- 14 57 SF
- 15 65 SF
- 16 65 SF
- 17 65 SF
- 18 53 SF
- 19 159 SF

LEVEL 7 FLOOR AREA 34,091 SF

USABLE RESIDENTIAL AREA 24,239 SF

RESIDENTIAL DECKS 2,038 SF
AMENITY SPACE 1,007 SF
LANDSCAPE DECKS 303 SF
UTILITY AREA 1,106 SF
CIRCULATION AREA 5,398 SF

RESIDENTIAL UNITS 17

RESIDENTIAL UNIT TABULATION:

TYPE	UNIT SF	UNIT #
1 BEDROOM	1,117 SF	4
2 BEDROOM	1,427 SF	10
3 BEDROOM	1,847 SF	3

LEGEND

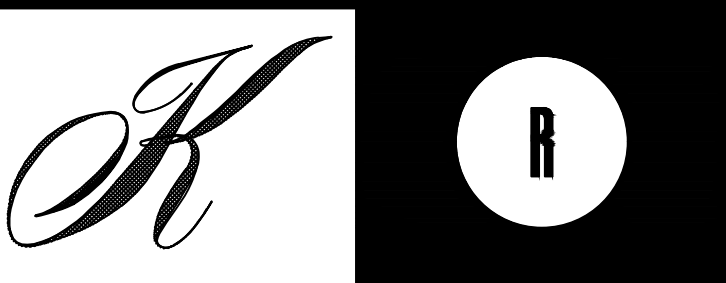
- TRASH AND UTILITY ROOM
- AMENITY SPACE
- LANDSCAPE DECK
- RESIDENTIAL
- RESIDENTIAL DECK
- CIRCULATION

KEY NOTES

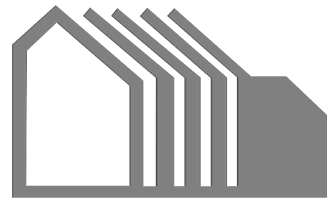
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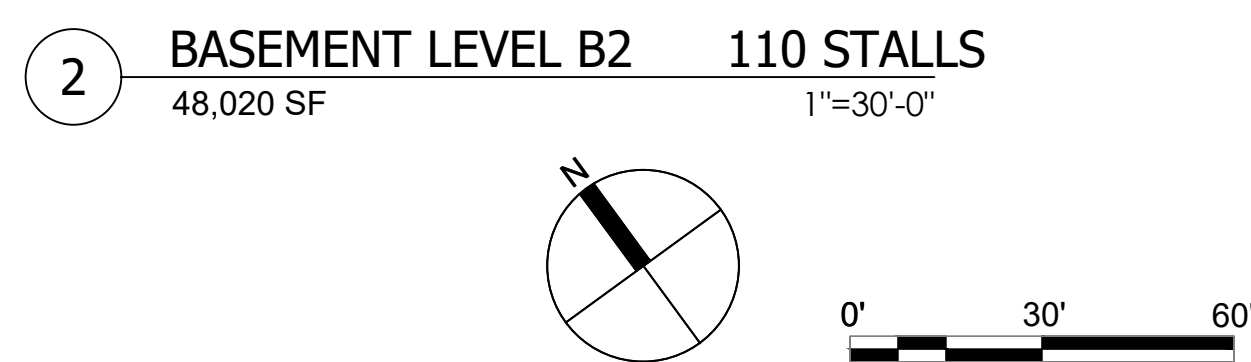
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SITE 1 FLOOR PLAN
LEVEL 7

A-19

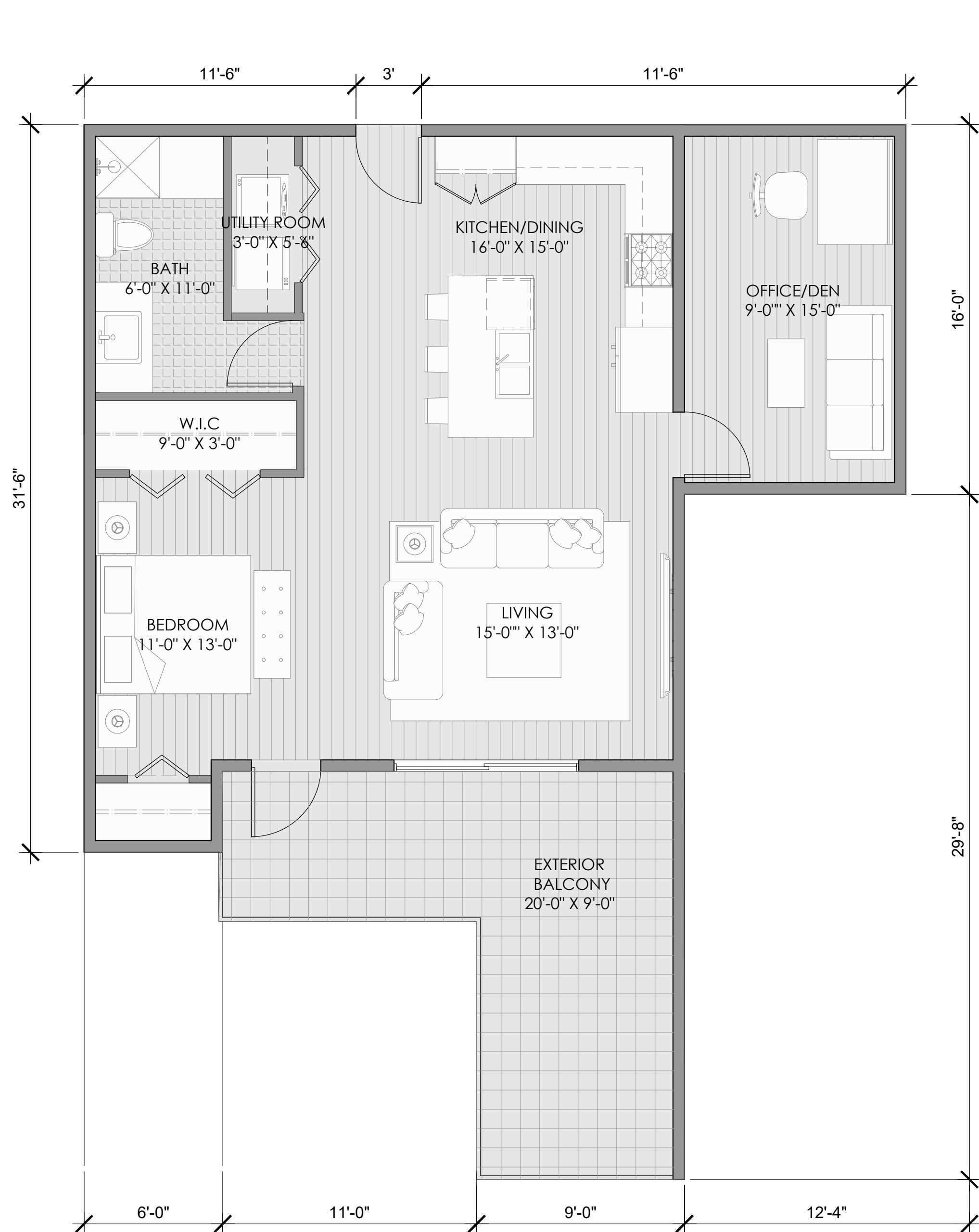




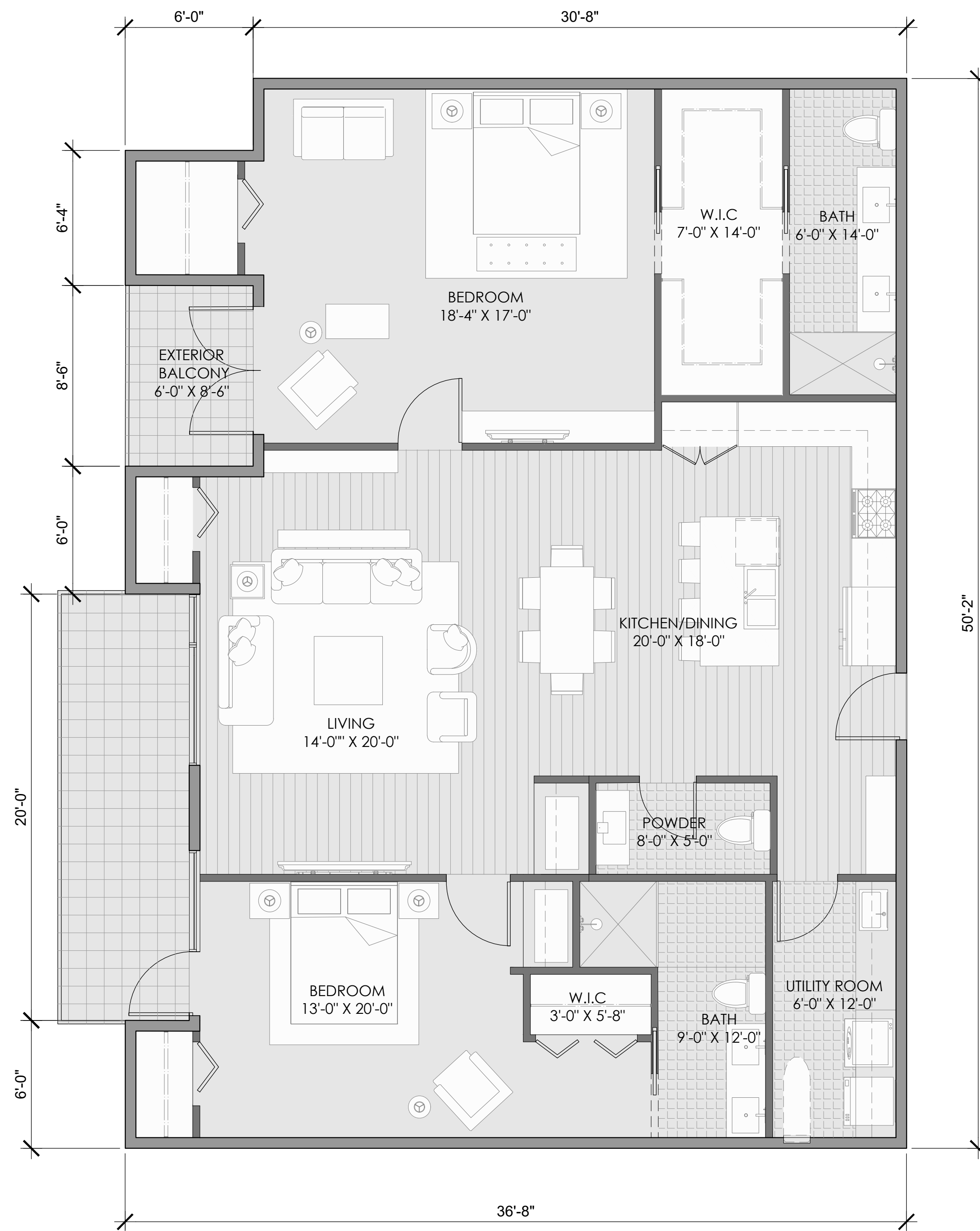
1 BASEMENT LEVEL B1 90 STALLS
48,020 SF 1" = 30'-0"



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1 STUDIO UNIT - 1,132 SF
1/4" = 1'-0"



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

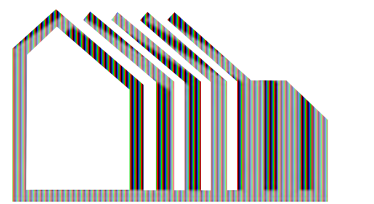


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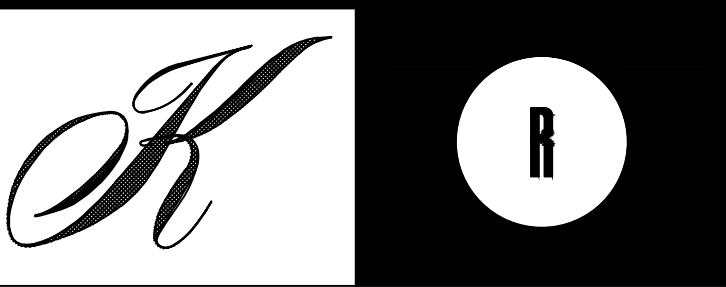
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SITE 1
TYPICAL UNIT
PLANS

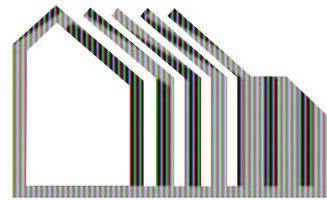
A-25

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SITE 1
TYPICAL UNIT
PLANS

A-26

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4 THREE BEDROOM UNIT - 1,438 SF
1/4" = 1'-0"

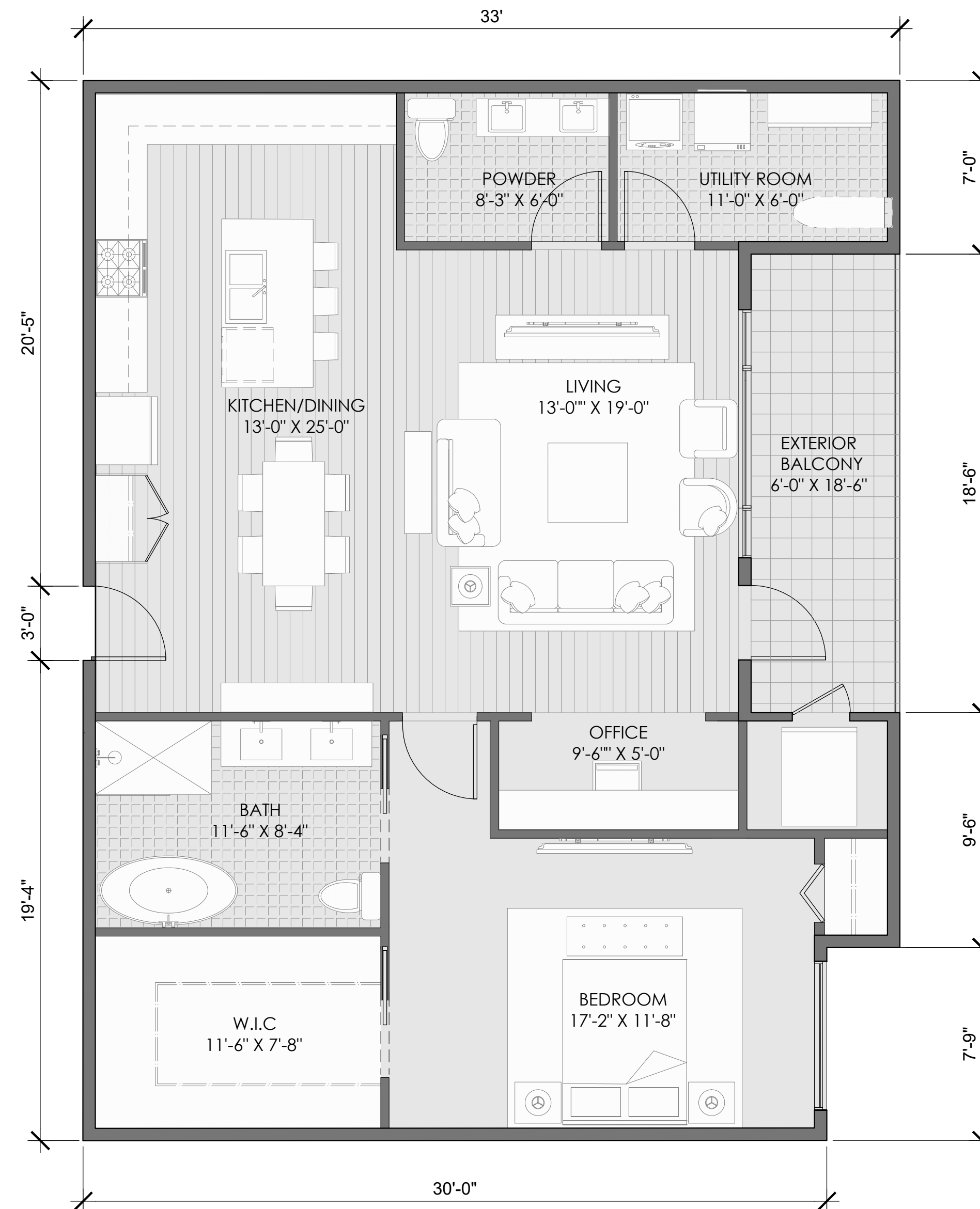


3 ONE BEDROOM UNIT - 890 SF
1/4" = 1'-0"





5 THREE BEDROOM UNIT - 1,981 SF
1/4" = 1'-0"



6 ONE BEDROOM UNIT - 1,384 SF
1/4" = 1'-0"

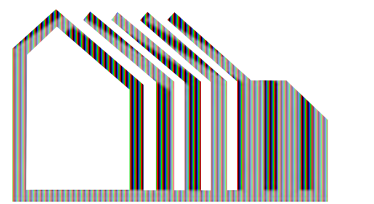


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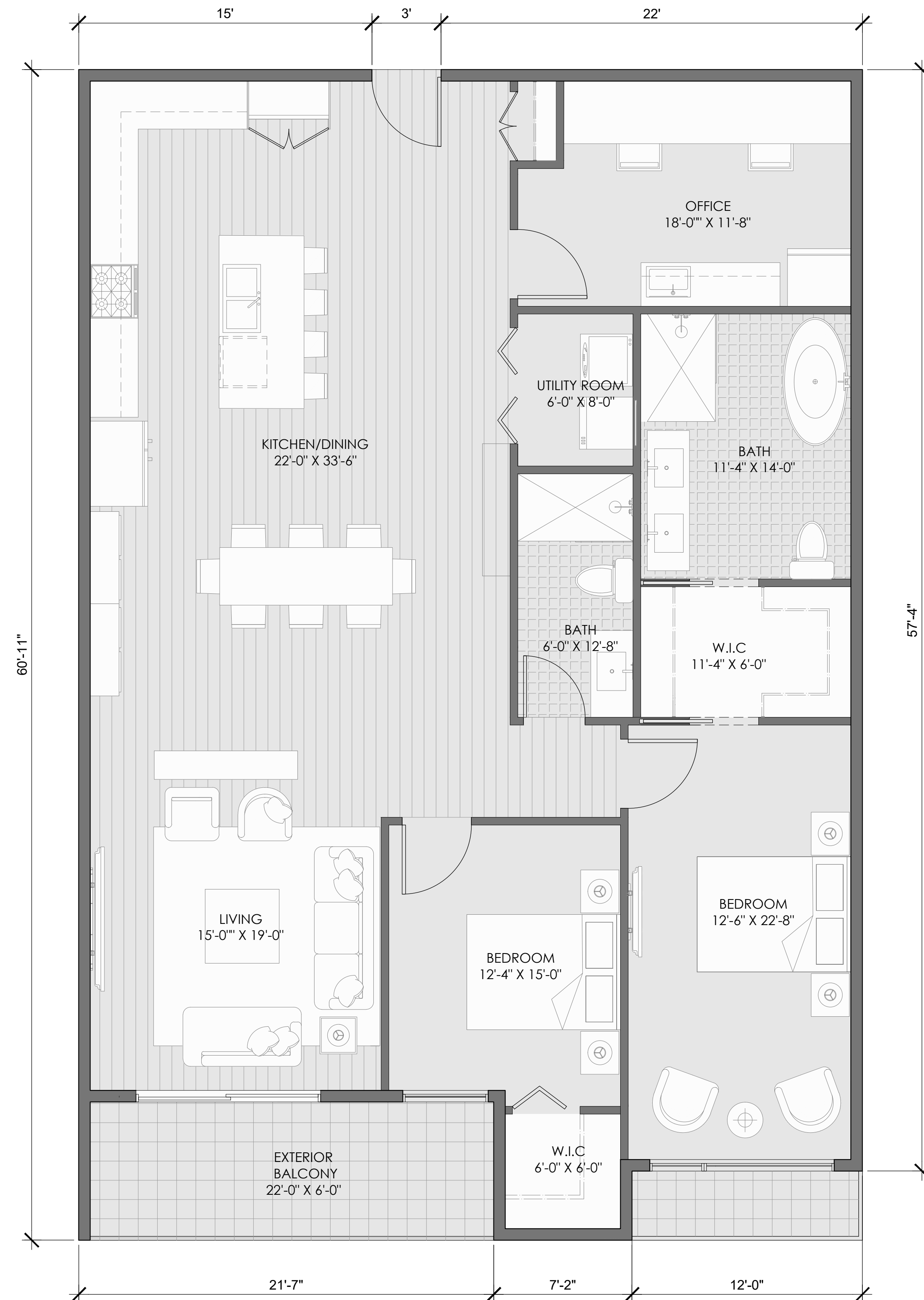
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SITE 1
TYPICAL UNIT
PLANS

A-27



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

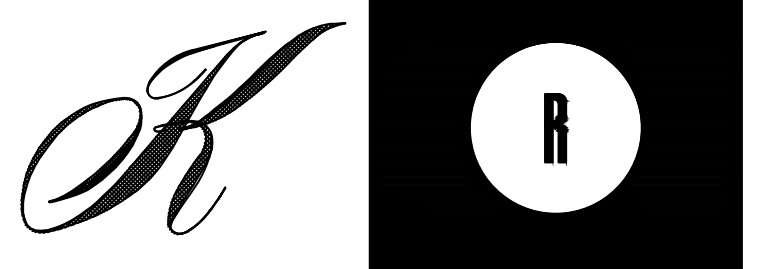


8 TWO BEDROOM UNIT - 1,696 SF
1/4" = 1'-0"

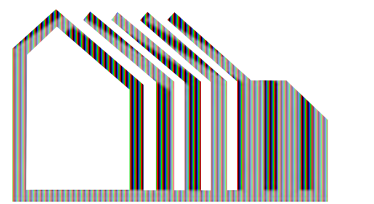


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SITE 1 TYPICAL UNIT PLANS

A-28

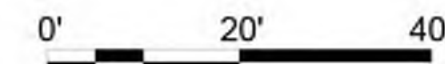


1 WEST ELEVATION
1"=20'



2 SOUTH ELEVATION
1"=20'

NOTE: THE PROPOSED SIGNS
ARE FOR INFORMATIONAL
PURPOSE ONLY



KEY NOTES

- 1 PAINTED STUCCO WALL
- 2 BALCONY WITH BOK DECORATIVE RAILING
- 3 BALCONY WITH METAL RAILING
- 4 STAIRWELL TOWER
- 5 RESIDENTIAL VINYL WINDOWS W/ CLEAR GLASS
- 6 CURTAIN WALL SYSTEM - CLEAR GLASS
- 7 CURTAIN WALL SYSTEM - FRITTED GLASS
- 8 GLASS AND ALUMINUM STOREFRONT
- 9 PARAPET
- 10 ROOF DECK AMENITY
- 11 METAL SUN SHADE
- 12 FIBER BOARD PANEL CLADDING
- 13 LIGHT FIXTURE
- 14 ALUMINUM CLADDING
- 15 STONE CLADDING
- 16 BALCONY WITH DECORATIVE METAL RAILING
- 17 GREEN WALL
- 18 MECH EQUIPMENT ROOF SCREEN
- 19 BRISE SOLEIL WOOD VERTICAL FINS
- 20 PLASTER REVEAL
- 21 FOLDING GLASS "NANA" DOORS
- 22 ART WALL

COLOR AND MATERIAL LEGEND

- (P1) STUCCO PAINT: DUNN EDWARDS DE6225 FOSSIL
(P2) STUCCO PAINT: DUNN EDWARDS DE6375 CASTLEROCK
(P3) STUCCO PAINT: DUNN EDWARDS DE6373 PORPOISE
(P4) STUCCO PAINT: DUNN EDWARDS DE5814 ANCHORS AWAY
(P5) STUCCO PAINT: DUNN EDWARDS DE6233 LIMESTONE
(P6) STUCCO PAINT: DUNN EDWARDS DEA164 AUTUMN BARK
(F1) FRITTED GLASS: WALTERS & WOLF FRITTED GLASS
(F2) CLEAR GLASS: WALTERS & WOLF
(C1) FIBER BOARD PANEL - NICHHA - VINTAGEWOOD WOOD SERIES - CEDAR
(C2) FIBER BOARD PANEL - NICHHA - RIBBED - DIMENSION SERIES - CUSTOM BLUE
(W1) VINYL WINDOWS & DOORS (RESIDENTIAL)-VPI ENVISION SERIES ARCHITECTURAL BRONZE
(W2) ALUMINUM STOREFRONT: TUBELITE - INSIDE FLUSH ALUMINUM STOREFRONT ANODIZED DARK BRONZE
(W3) FOLDABLE NANA DOORS: ANODIZED DARK BRONZE
(B1) BOLT ON BALCONY - ALUMINUM- BOK GREY/BLACK FINISH
(B2) BALCONY- METAL RAILING: HANSEN - BRONZE MATTE
(M1) METAL SOLAR SHADE: AVADEK ANODIZED ALUMINUM DARK BRONZE
(L1) LIGHT FIXTURE- WALL SCONCE: ALCON OUTDOOR WALL WASH BRONZE
(L2) LIGHT FIXTURE- PENDANT LIGHT: ALCON OUTDOOR PENDANT BRONZE
(S1) STONE CLADDING- CUT COARSE STONE: OYSTER - EL DORADO

KEY MAP



CASTRO COMMONS

MIXED -USE
DEVELOPMENT
MOUNTAIN VIEW,
CALIFORNIA



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WILLIAM MASTON ARCHITECT & ASSOCIATES
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PROJECT NO. 37.668	DATE 02.01.24
DRAWN BY	SCALE AS SHOWN
CHECKED BY	

SITE 1 BUILDING ELEVATIONS

A-30

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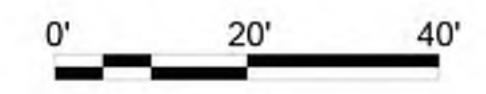
1 EAST ELEVATION
1"=20'



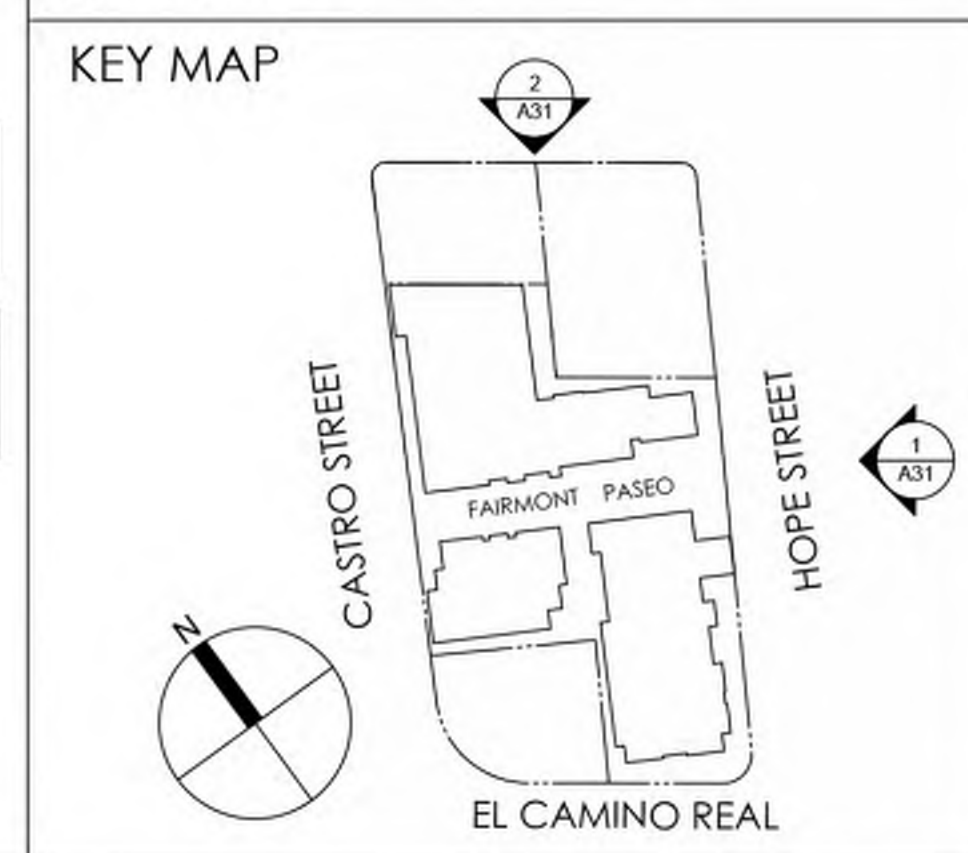
2 NORTH ELEVATION
1"=20'

NOTE: SEE PARKING GARAGE SECURITY ROLL UP GATE DETAIL ON SHEET A-54 - DETAIL #3

NOTE: THE PROPOSED SIGNS ARE FOR INFORMATIONAL PURPOSE ONLY.



- ### KEY NOTES
- 1 PAINTED STUCCO WALL
 - 2 BALCONY WITH BOK DECORATIVE RAILING
 - 3 BALCONY WITH METAL RAILING
 - 4 STAIRWELL TOWER
 - 5 RESIDENTIAL VINYL WINDOWS W/ CLEAR GLASS
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(W3) FOLDABLE NANA DOORS: ANODIZED DARK BRONZE
(B1) BOLT ON BALCONY - ALUMINUM- BOK GREY/BLACK FINISH
(B2) BALCONY- METAL RAILING: HANSEN - BRONZE MATTE
(M1) METAL SOLAR SHADE: AVADEK ANODIZED ALUMINUM DARK BRONZE
(L1) LIGHT FIXTURE- WALL SCONCE: ALCON OUTDOOR WALL WASH BRONZE
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SITE 1 BUILDING ELEVATIONS

A-31

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



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

NOTE: THE PROPOSED SIGNS ARE FOR INFORMATIONAL PURPOSE ONLY



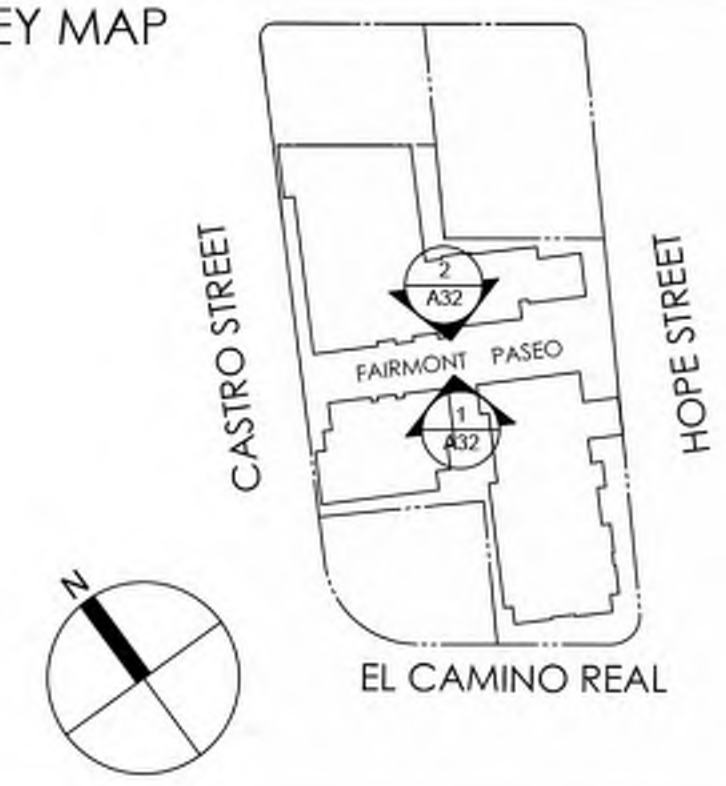
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KEY MAP



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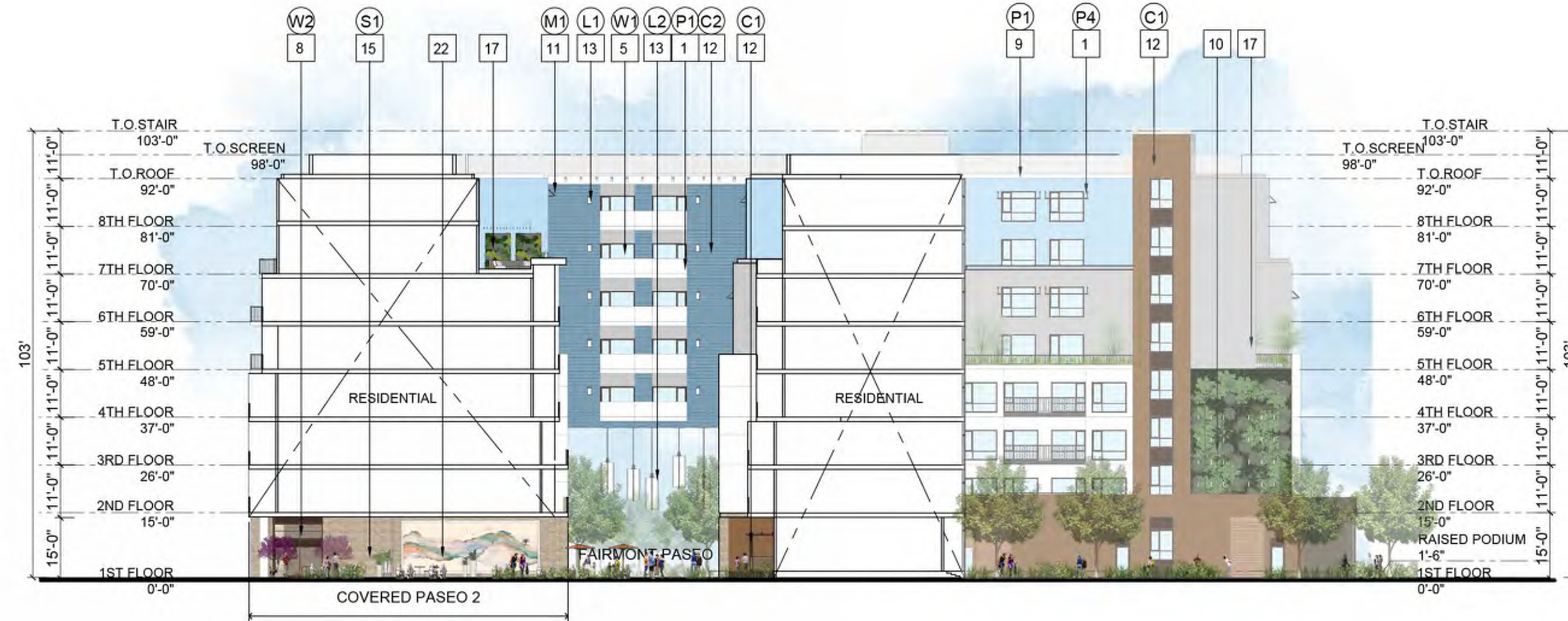
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SITE 1 BUILDING ELEVATIONS

A-32



1 EAST PASEO ELEVATION

1"=20'



2 WEST PASEO ELEVATION

1"=20'

NOTE: THE PROPOSED SIGNS ARE FOR INFORMATIONAL PURPOSE ONLY

0' 20' 40'

KEY NOTES

- 1 PAINTED STUCCO WALL
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(W3) FOLDABLE NANA DOORS: ANODIZED DARK BRONZE
(B1) BOLT ON BALCONY - ALUMINUM- BOK GREY/BLACK FINISH
(B2) BALCONY- METAL RAILING: HANSEN - BRONZE MATTE
(M1) METAL SOLAR SHADE: AVADEK ANODIZED ALUMINUM DARK BRONZE
(L1) LIGHT FIXTURE- WALL SCONCE: ALCON OUTDOOR WALL WASH BRONZE
(L2) LIGHT FIXTURE- PENDANT LIGHT: ALCON OUTDOOR PENDANT BRONZE
(S1) STONE CLADDING- CUT COARSE STONE: OYSTER - EL DORADO

KEY MAP



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SITE 1 PASEO
ELEVATIONS

A-32.1

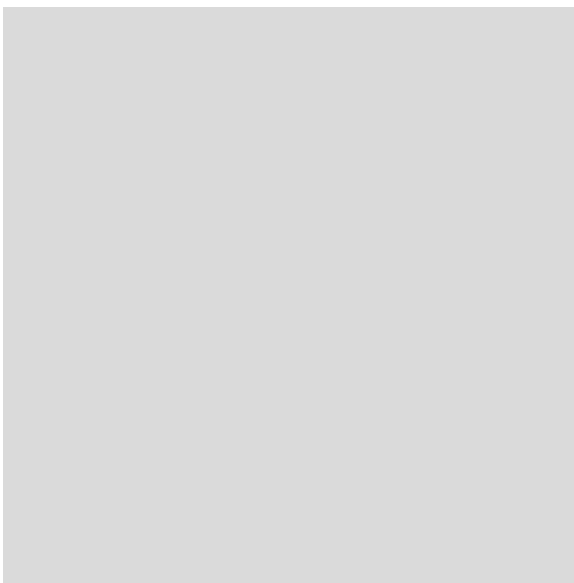
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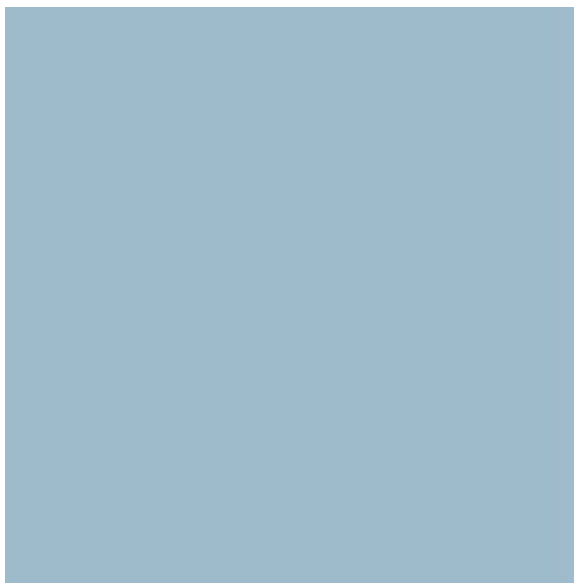
P1 EXTERIOR PLASTER - DUNN EDWARDS DE6225 FOSSIL



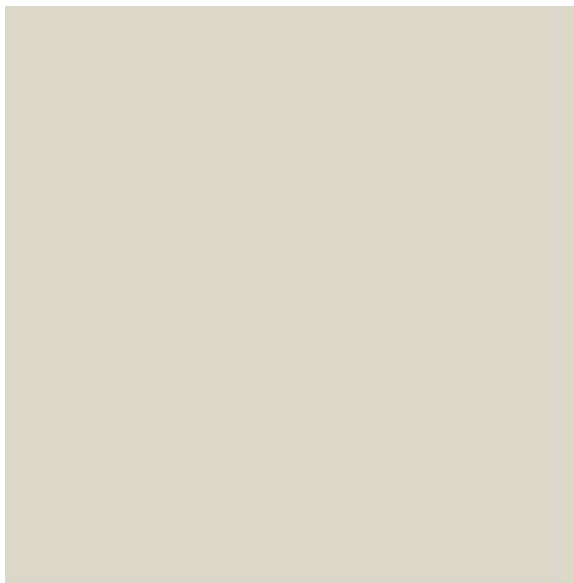
P2 EXTERIOR PLASTER - DUNN EDWARDS DE6375 CASTLEROCK



P3 EXTERIOR PLASTER - DUNN EDWARDS DE6373 PORPOISE



P4 EXTERIOR PLASTER - DUNN EDWARDS DE5814 ANCHORS AWAY



P6 EXTERIOR PLASTER - DUNN EDWARDS DE6233 LIMESTONE



P6 EXTERIOR PLASTER - DUNN EDWARDS DEA164 AUTUMN BARK



C1 FIBER BOARD PANEL - NICHHA - VINTAGEWOOD WOOD SERIES - CEDAR



C2 FIBER BOARD PANEL - NICHHA - RIBBED - DIMENSION SERIES - CUSTOM BLUE



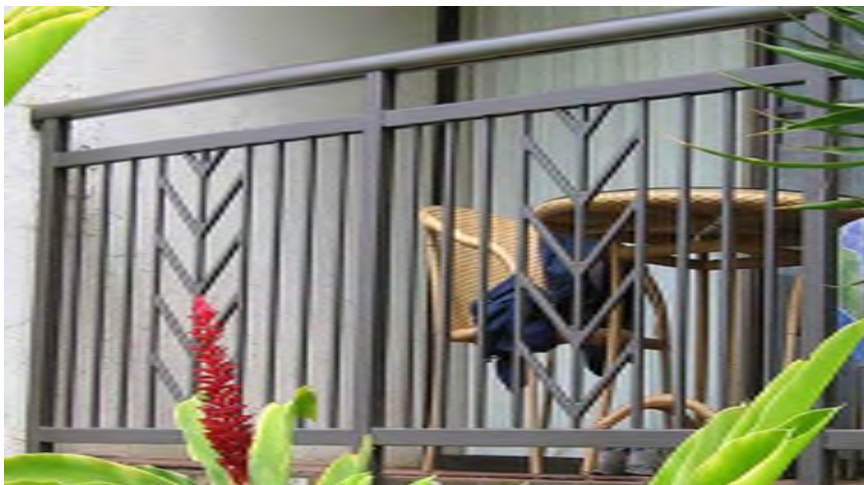
W1 VINYL WINDOWS & DOORS (RESIDENTIAL) - VPI ENVISION SERIES - ARCHITECTURAL BRONZE



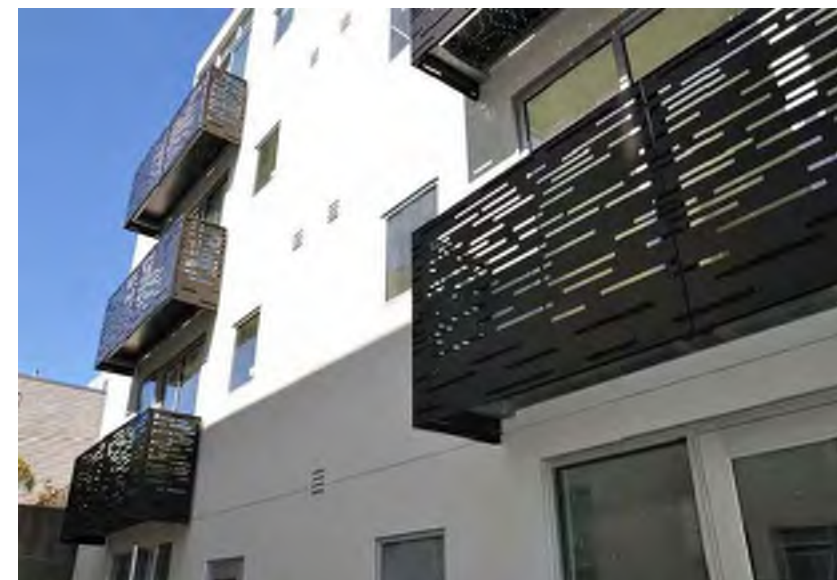
W2 ALUMINUM STOREFRONT - TUBELITE INSIDE FLUSH ANODIZED DARK BRONZE



M1 METAL SOLAR SHADE - AVADEK ANODIZED ALUMINUM - DARK BRONZE



B2 METAL BALCONY - RAILING - HANSEN BRONZE MATT



B1 BOK - BOLT ON BALCONY - ALUMINUM-GREY/BLACK FINISH



A1 ALUMINUM CLADDING AT CANOPY - ALUCOBOND - GRAY

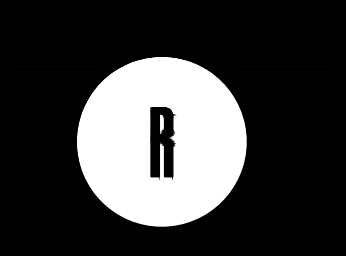


S1 EL DORADO CUT COARSE STONE - OYSTER

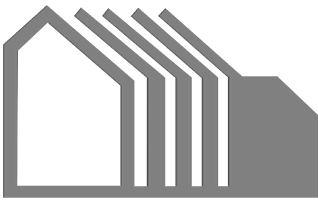
FINISHES AND MATERIALS		SPECIFICATION
P1	EXTERIOR PLASTER - WHITE	DUNN EDWARDS DE6225 FOSSIL
P2	EXTERIOR PLASTER -DARK GRAY	DUNN EDWARDS DE6375 CASTLEROCK
P3	EXTERIOR PLASTER - GRAY	DUNN EDWARDS DE6373 PORPOISE
P4	EXTERIOR PLASTER -DARK BLUE	DUNN EDWARDS DE5814 ANCHORS AWAY
P5	EXTERIOR PLASTER - BEIGE	DUNN EDWARDS DE6233 LIMESTONE
P6	EXTERIOR PLASTER - BROWN	DUNN EDWARDS DEA164 AUTUMN BARK
F1	CURTAIN WALL SYSTEM-FRITTED GLASS	WALTERS & WOLF FRITTED GLASS
F2	CURTAIN WALL SYSTEM-CLEAR GLASS	WALTERS & WOLF
C1	FIBER BOARD PANEL - WOOD TONE	NICHHA - VINTAGEWOOD WOOD SERIES - CEDAR
C2	FIBER BOARD PANEL - BLUE	FIBER BOARD PANEL - NICHHA - RIBBED - DIMENSION SERIES - CUSTOM BLUE
W1	VINYL WINDOW	VINYL WINDOWS & DOORS - VPI ENVISION SERIES - ARCHITECTURAL BRONZE
W2	ALUMINUM STOREFRONT	ALUMINUM STOREFRONT - TUBELITE INSIDE FLUSH ANODIZED DARK BRONZE
B1	BALCONY - BOLT ON RAILING	
B2	BALCONY - DECORATIVE RAILING	METAL BALCONY - RAILING - HANSEN BRONZE MATT
M1	METAL SOLAR SHADE	METAL SOLAR SHADE - AVADEK ANODIZED ALUMINUM - DARK BRONZE
A1	CANOPY ALUMINUM CLADDING	ALUCOBOND - ANODIZED CLEAR
S1	STONE CLADDING-CUT COARSE STONE	EL DORADO OYSTER

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SITE 1 & SITE 2 MATERIALS AND FINISHES

A-33



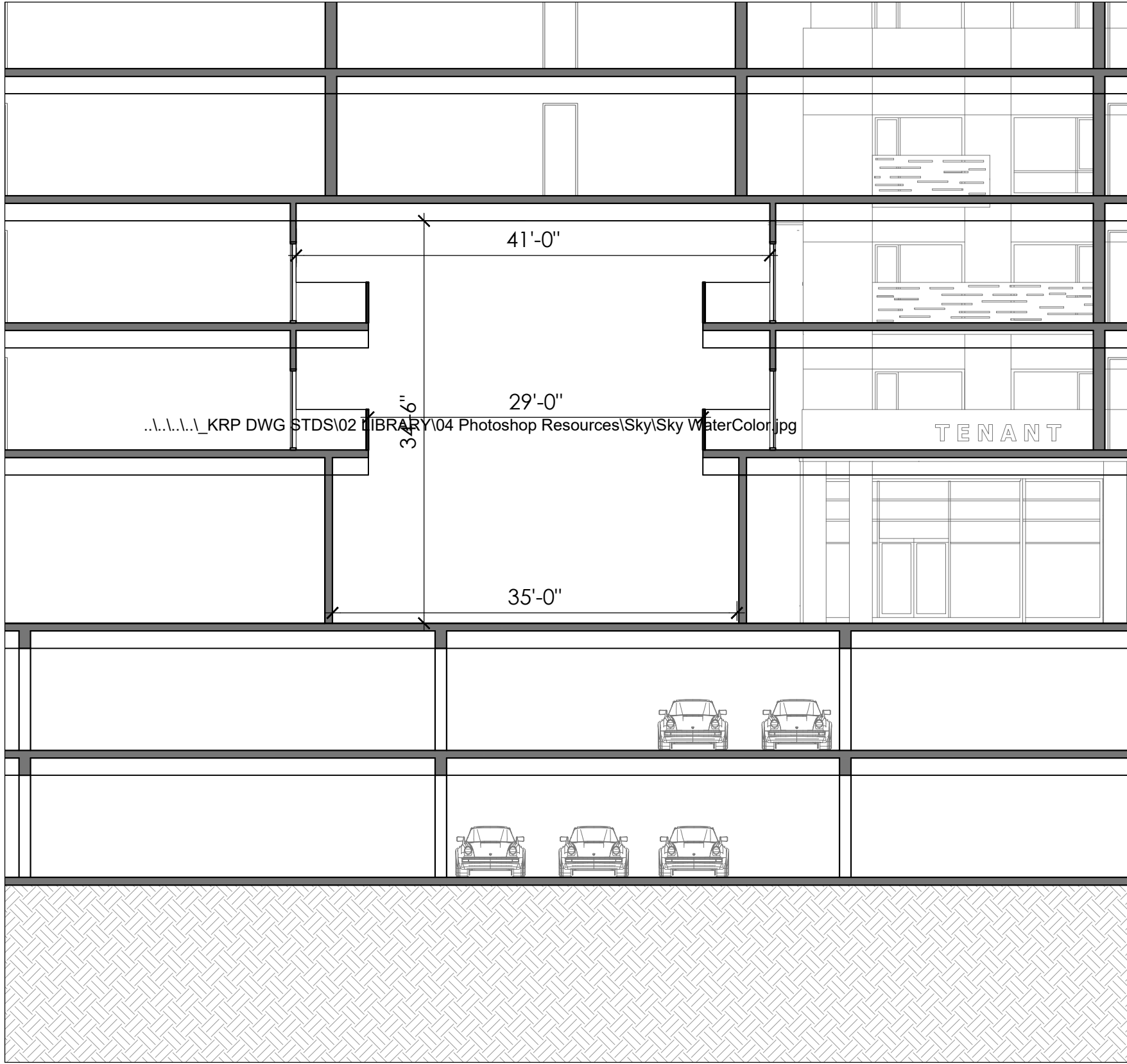
FAIRMONT PASEO PLAN 1/16" 1



WEST ELEVATION 3/32" 2



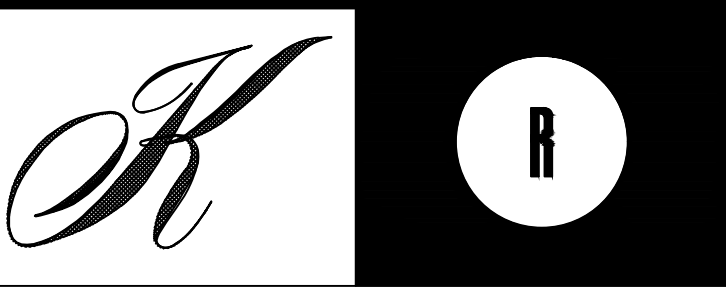
EAST ELEVATION 3/32" 3



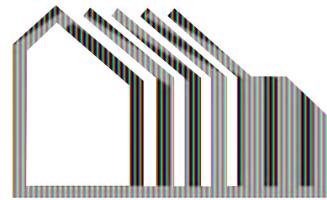
SECTION 1-1 3/32" 4

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FAIRMONT PASEO STUDY

A-45



LIGHTING FLOOR PLAN LEVEL 1 1"=20' 1

LIGHTING IMAGERY/LEGEND



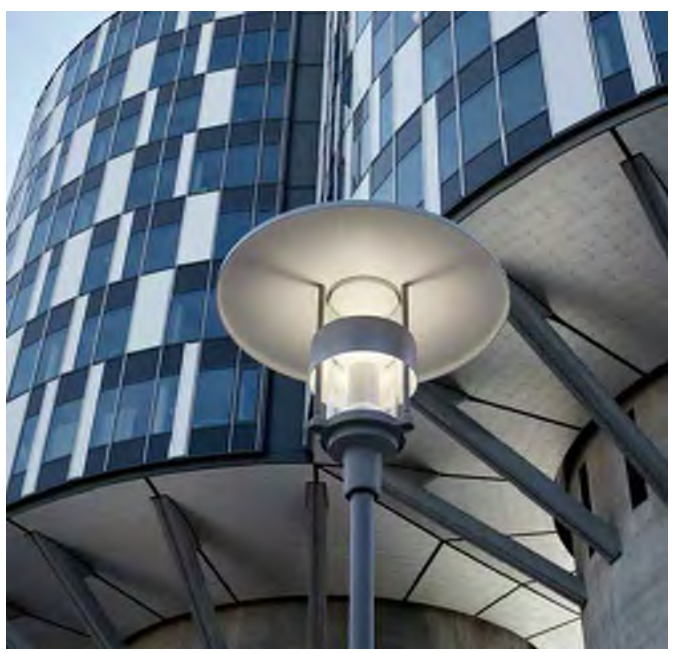
● BEGA WALL LUMINAIRE



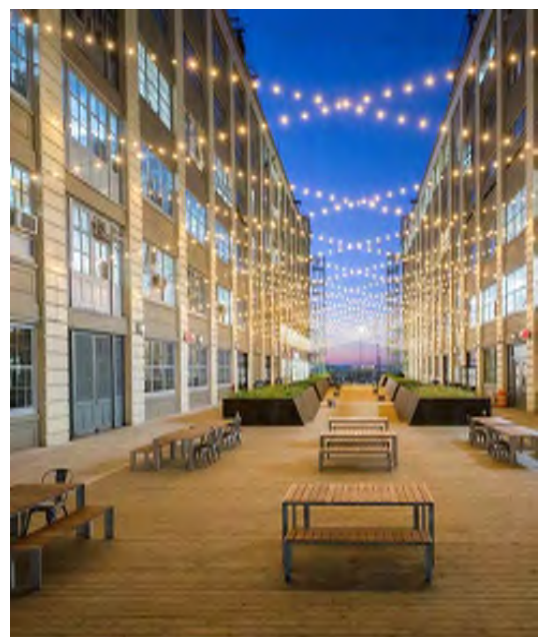
● OPAL LED PENDANT DROP LIGHT



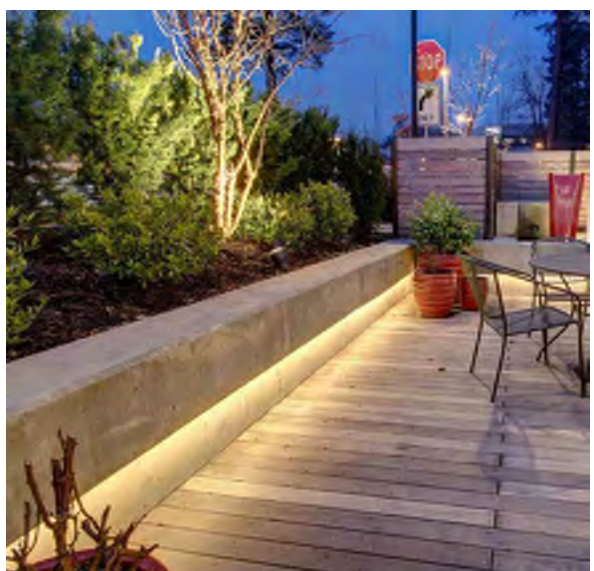
● BK LIGHTING UP LIGHT VARIETIES



● LOUIS POULSEN LIGHT POLE



● TIVOLI STRING LIGHT



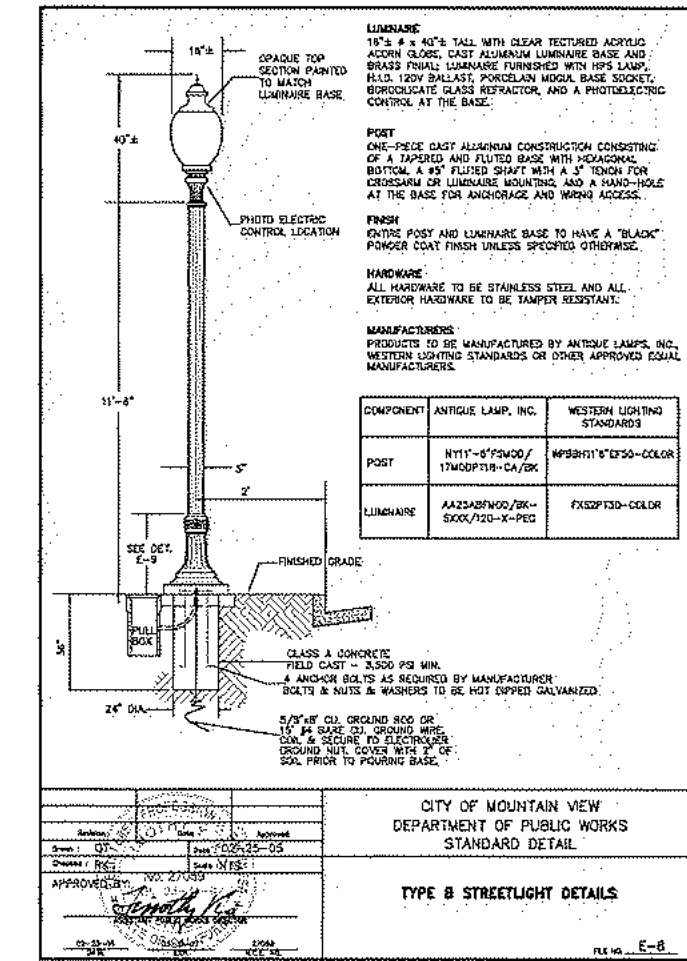
— TIVOLI KICK WALL LIGHT (TAPE)



● ALCON LED RECESSED LIGHT



★ CUSTOM LIGHT INSTALLATION



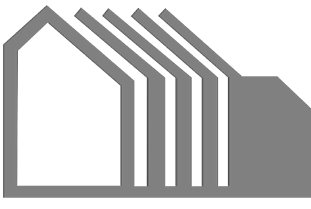
● EXISTING STREET LIGHT

CASTRO COMMONS

MIXED -USE
DEVELOPMENT
MOUNTAIN VIEW,
CALIFORNIA



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CONSULTANTS

REVISION

02.12.24	FORMAL PLANNING SUBMITTAL
06.28.24	FORMAL PLANNING RE-SUBMITTAL #1
10.31.24	FORMAL PLANNING RE-SUBMITTAL #2
11.29.24	FORMAL PLANNING RE-SUBMITTAL #3
02.28.25	FORMAL PLANNING RE-SUBMITTAL #4
05.15.25	FORMAL PLANNING RE-SUBMITTAL #5
09.19.25	ZONING ADMINISTRATOR SUBMITTAL

PROJECT NO.	37.668	DATE	02.01.24
DRAWN BY		SCALE	AS SHOWN
CHECKED BY			

LIGHTING PLAN
LEVEL 1

A-46

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

Dennis M. Taniguchi

DENNIS M TANIGUCHI, CLA 2942

LEGEND

X EXISTING TREES TO BE REMOVED

#99 TREE NUMBER IN ARBORIST REPORT AND TABLE FROM REPORT BELOW

○ EXISTING TREES TO REMAIN

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WUCOLS	QTY	DETAIL	REMARKS
TREES								
	ACE SAN	Acer palmatum 'Sango-kaku' / Coral Bark Japanese Maple	24"	Box	M	6		replacement tree
	CER OCC	Cercis occidentalis / Western Redbud	24"	Box	VL	16		CA Native replacement tree
	LAU XSA	Laurus x 'Sarotoga' / Saratoga Hybrid Laurel	24"	Box	L	8		CA Native Hybrid replacement tree
	QUE COC	Quercus coccinea / Scarlet Oak	24"	Box	M	1		El Camino Real Street Tree
	QUE DOU	Quercus douglasii / Blue Oak	24"	Box	L	2		CA Native replacement tree
	TRI BRI	Tristania conferta / Brisbane Box	36"	Box	M	7		Hope St Street Tree replacement tree
	CHI TAS	x Chitalpa tashkentensis / Chitalpa	36"	Box	M	2		Castro St Street Tree replacement tree
SHRUBS								
	ACE CLG	Acer circinatum 'Little Gem' / Little Gem Vine Maple	5 gal.	Can	L	24		CA Native/Stormwater species-SCVWD list
	ACH MIL	Achillea millefolium / Common Yarrow	1 gal.	Can	L	25		CA Native
	ARB ELF	Arbutus unedo 'Elfin King' / Elfin King Strawberry Tree	5 gal.	Can	L	14		
	CEA XSK	Ceanothus x 'Skylark' / Skylark Wild Lilac	5 gal.	Can	L	6		CA Native
	CHO ELE	Chondropetalum elephanthinum / Large Cape Rush	5 gal.	Can	L	3		Stormwater species-SCVWD list
	DIE BIC	Dietsa bicolor / Fortnight Lily	5 gal.	Field Grown	L	22		
	ERI BEA	Erigeron glaucus / Seaside Daisy	5 gal.	Can	L	59		CA Native
	ERI MOE	Erigeron karvinskianus 'Moerheimii' / Pink Santa Barbara Daisy	5 gal.	Can	L	165		CA Native/Stormwater Species-SCVWD list
	ERI KLB	Eriogonum umbellatum polyanthum / Sulflower Buckwheat	5 gal.	Can	L	1		CA Native
	HET ARB	Heteromeles arbutifolia / Toyon	5 gal.	Can	L	7		CA Native/Stormwater Species-SCVWD list
	IRI COA	Iris douglasiana 'Pacific Coast Hybrids' / PCH Iris	5 gal.	Can	L	108		CA Native/Stormwater species-SCVWD list
	JUN PAT	Juncus patens / California Gray Rush	5 gal.	Can	L	87		CA Native/Stormwater species-SCVWD list
	LEY CAN	Leymus condensatus 'Canyon Prince' / Canyon Prince Giant Wild Rye	5 gal.	Can	L	6		CA Native
	LIM PER	Limonium perezi / Statice	5 gal.	Can	L	23		
	MUH RIG	Muhlenbergia rigens / Deer Grass	5 gal.	Can	L	22		CA Native
	PHI WI2	Philadelphus lewisii / Wild Mockorange	5 gal.	Can	M	2		CA Native
	POL MUN	Polystichum munitum / Western Sword Fern	5 gal.	Can	M	8		CA Native
	RHA MOU	Rhamnus californica 'Mound San Bruno' / Mound San Bruno Coffeeberry	5 gal.	Can	L	113		CA Native/Stormwater species-SCVWD list
	RHO LEN	Rhododendron occidentale 'Irene Koster' / Irene Koster Western Azalea	5 gal.	Can	M	4		CA Native
	RHU INT	Rhus integrifolia / Lemonade Berry	5 gal.	Can	L	3		CA Native
	RIB EIW	Ribes sanguineum 'Barrie Coate' / Barrie Coate Red Flowering Currant	5 gal.	Can	L	20		CA Native/Stormwater species-SCVWD list
	SAL SPA	Salvia spathacea / Hummingbird Sage	5 gal.	Can	L	7		CA Native/Stormwater species-SCVWD list
	SIS ROC	Sisyrinchium bellum 'Rocky Point' / Rocky Point Blue-eyed Grass	5 gal.	Can	VL	83		CA Native/Stormwater species-SCVWD list
	WOO FIM	Woodwardia fimbriata / Giant Chain Fern	5 gal.	Can	M	5		CA Native
	ZAU CAT	Zauschneria californica 'Catalina' / California Fuchsia	5 gal.	Can	L	74		CA Native/Stormwater species-SCVWD list
VINE/ESPALIER								
	PAR TRI	Parthenocissus tricuspidata / Boston Ivy	5 gal.	Can	L	3		

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WUCOLS	SPACING	QTY	DETAIL	REMARKS
GROUND COVERS									
	ARC MON	Arctostaphylos hookeri 'Monterey Carpet' / Monterey Carpet Hooker's Manzanita	1 gal.	Can	L	24" o.c.	522		CA Native
	ASA CAU	Asarum caudatum / Wild Ginger	1 gal.	Can	M	18" o.c.	59		CA Native
	CAR TEX	Carex texensis / Texas Sedge	1 gal.	Can	L	15" o.c.	971		SCVWD Stormwater Species
	LAN PUR	Lantana montevidensis / Purple Trailing Lantana	1 gal.	Can	L	24" o.c.	316		

KEYNOTES--PROPOSED IMPROVEMENTS:

- 1

PROPOSED CONCRETE PAVING- SCORING AND WASHED FINISHES TO CREATE PAVING PATTERNS
- 2

RAISED PLANTER WALLS
INTEGRAL COLOR CONCRETE
COLOR: DAVIS SAN DIEGO BUFF
FINISH: LIGHT WASHED
- 3

PASEO PLANTER WALL AT CASTRO
(CLOSES OFF PASEO)
INTEGRAL COLOR CONCRETE TO MATCH CASTRO ST WALL SYSTEM
- 4

TREE WELLS WITH TREE GRATES
(CASTRO ST STANDARD)
- 5

CASTRO STREET PARKING
- 6

CASTRO COMMONS ARCADE
- 7

EL CAMINO REAL SIDEWALK INFILL AT CLOSED DRIVEWAY
- 8

SITE FURNITURE
(SEE SCHEDULE ON SHEET L1.2)
- 9

PLANTER CONTAINERS
(SEE SCHEDULE ON SHEET L1.2)
- 10

BIKE RACKS (SEE SCHEDULE ON SHEET L1.2)
- 11

STOOPS AT RESIDENTIAL UNITS
- 12

STORMWATER TREATMENT PLANTER
(SEE CIVIL ENGINEERING PLANS)
PLANT MATERIAL PER SCVWD PLANT LIST
- 13

TREE PLANTING FOR SCREENING (<25 FT OC)
- 14

SYNTHETIC TURF W/CONCRETE MOWBAND
- 15

PROPOSED WATER SERVICE(S)
- 16

PROPOSED PGE SERVICE
- 17

PROPOSED GAS SERVICE
- 18

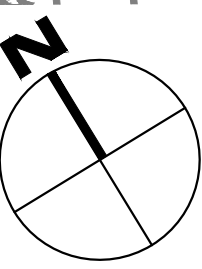
BOLLARDS TO PROTECT PEDESTRIANS FROM VEHICLES (SEE SCHEDULE ON SHEET L.2)
- 19

BUFFER WALL AT PL, 7 FT HIGH MASONRY STEPS DOWN TO 3 FT HIGH AT 13 FT SETBACK
- 20

VINE POCKETS FOR TRELLIS PLANTING
- 21

SANITARY SEWER SERVICE

PLAN



0 15' 30' 60'
SCALE: 1" = 30'-0"

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CALIFORNIA



GPR VENTURES

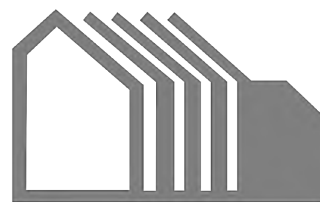
<https://gprventurescastro.com/>



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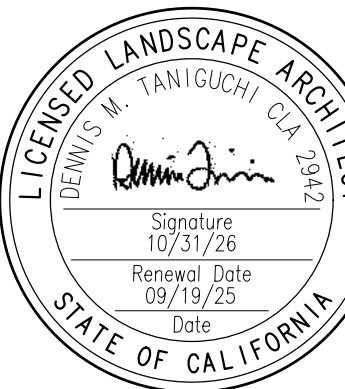
Taniguchi Landscape Architecture
CLA 2942

1013 South Claremont St. Ste 1

San Mateo, CA 94401

tel. 650.638.9985

fax. 650.638.9986



REVISION

ZONING ADMINISTRATOR SUBMITTAL

PROJECT NO. 37.668 DATE 09.19.25

TLA 17025-022

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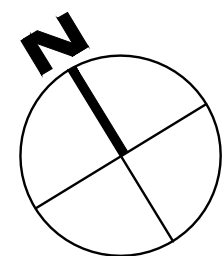
LANDSCAPE PLAN
STREET LEVEL

L1.1

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PLAN



0 15' 30' 60'
SCALE: 1" = 30'-0"

EL CAMINO REAL

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

Dennis M. Taniguchi

DENNIS M TANIGUCHI, CLA 2942

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WUCOLS	QTY	REMARKS
TREES							
	CER OCC	Cercis occidentalis / Western Redbud	24"	Box	VL	13	CA Native replacement tree
	LAU XSA	Laurus x 'Saratoga' / Saratoga Hybrid Laurel	24"	Box	L	1	CA Native Hybrid replacement tree
SHRUBS							
	ERI BEA	Erigeron glaucus / Seaside Daisy	5 gal.	Can	L	9	CA Native
	IRI COA	Iris douglasiana 'Pacific Coast Hybrids' / PCH Iris	5 gal.	Can	L	68	CA Native/Stormwater species-SCVWD list
	JUN PAT	Juncus patens / California Gray Rush	5 gal.	Can	L	93	CA Native/Stormwater species-SCVWD list
	LEY CAN	Leymus condensatus 'Canyon Prince' / Canyon Prince Giant Wild Rye	5 gal.	Can	L	10	CA Native
	MUH RIG	Muhlenbergia rigens / Deer Grass	5 gal.	Can	L	31	CA Native
	SIS ROC	Sisyrinchium bellum 'Rocky Point' / Rocky Point Blue-eyed Grass	5 gal.	Can	VL	24	CA Native/Stormwater species-SCVWD list
	ZAU CAT	Zauschneria californica 'Catalina' / California Fuchsia	5 gal.	Can	L	44	CA Native/Stormwater species-SCVWD list

VINE/ESPALIER

	PAR TRI	Parthenocissus tricuspidata / Boston Ivy	5 gal.	Can	L	18	
--	---------	--	--------	-----	---	----	--

GROUND COVERS

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WUCOLS	SPACING	QTY	REMARKS
	BAC PIG	Baccharis pilularis 'Pigeon Point' / Pigeon Point Coyote Brush	5 gal.	Can	L	24" o.c.	224	CA Native/Stormwater species-SCVWD list
	CEA ANC	Ceanothus gloriosus 'Anchor Bay' / Anchor Bay Point Reyes Ceanothus	1 gal.	Can	L	24" o.c.	60	CA Native

KEYNOTES--PROPOSED IMPROVEMENTS:

- PAVING
PRECAST PEDESTAL PAVERS
MFR: STEPSTONE
SIZE: 24" x 24" x 2.5"
COLOR: ALMOND 1406, LT SANDBLAST
- RAISED PLANTER WALLS
INTEGRAL COLOR CONCRETE
COLOR: DAVIS SAN DIEGO BUFF
FINISH: LIGHT WASHED
- HANGING PLANTERS FOR VINE
PLANTING ON TRELLIS
(SEE SCHEDULE)
- FIREPIT
(SEE SCHEDULE)
- SITE FURNITURE
(SEE SCHEDULE)
- PLANTER CONTAINER
(SEE SCHEDULE)
- TREE PLANTING FOR SCREENING

Landscape Amenities Schedule

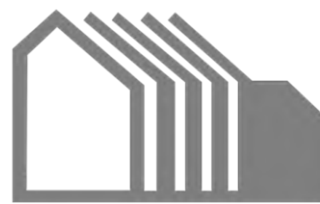
Item	Street Level	Roof Level(s)	Manufacturer	Model	Finish
Bench Type 1	X		Landscape Forms	Harpo, 69"l, backed	Aluminum frame, Jarrah wood slats
Bench Type 2		X	Landscape Forms	Wellspring, 72"l	Teak
Lounge Chair		X	Landscape Forms	Harpo	Aluminum frame, Jarrah wood slats
Side Table		X	Landscape Forms	Wellspring, 23"x23"x26"h	Teak
Dining Table		X	Landscape Forms	Wellspring, 48"d	Teak
Fire Pit Table		X	Estes	60" Propane	Color: carbon
Tree Planter	X	X	Tournesol Siteworks	Wilshire 36"x36"x30"h	Color: Reed (tan) Finish: Orange Peel
Accent Planter(s)	X		Tournesol Siteworks	Wilshire 36"d x 30"h; 18"d x 24"h	Color: Reed (tan) Finish: Orange Peel
Hanging Planter		X	Tournesol Siteworks	Wilshire 48"x18"wx24"h	Color: Reed (tan) Finish: Orange Peel
Bike Rack	X		Columbia Cascade	CycLoops 2170-3	Color: Black
Bollards	X		Columbia Cascade	8" Dia, #2190-MB, Metal w/decorative metal rings	Color: Black

881 CASTRO

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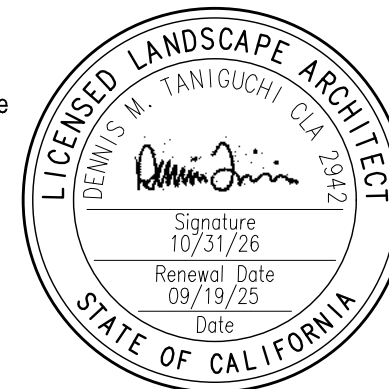
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PROJECT NO. 37.668 DATE 09.19.25
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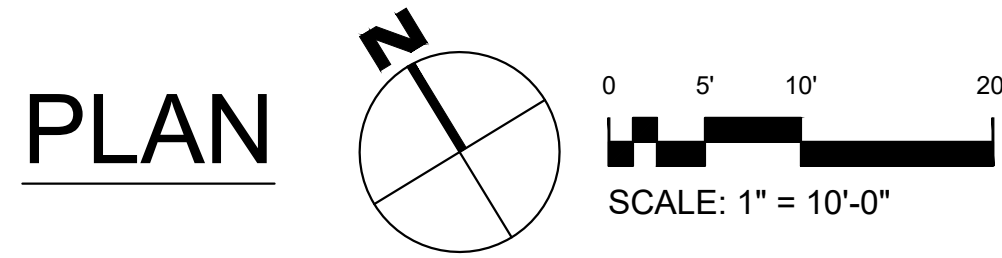
LANDSCAPE PLAN
ROOF LEVELS

L1.2

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

Dennis M. Taniguchi
DENNIS M. TANIGUCHI, CLA 2942

CASTRO ST

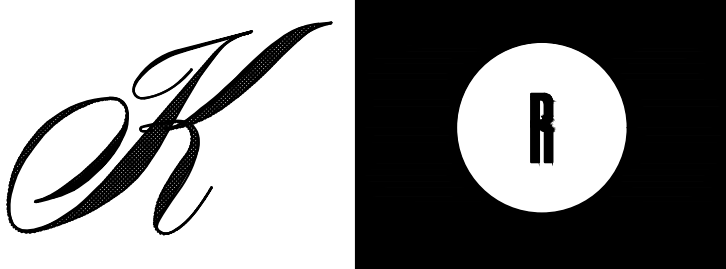


KEYNOTES--CONCEPTUAL FUTURE TENANT USE IMPROVEMENTS:

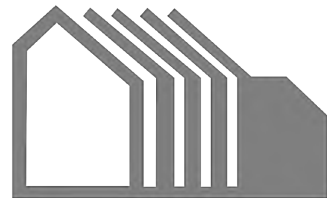
- 1 TENANT TABLES & CHAIRS
- 2 PLANTER CONTAINERS USED TO DEFINE TENANT OUTDOOR SPACE
- 3 SITE FURNITURE (PROPOSED BASE DESIGN--SEE SHEET L1.1)

881 CASTRO

MIXED -USE
DEVELOPMENT
MOUNTAIN VIEW,
CALIFORNIA



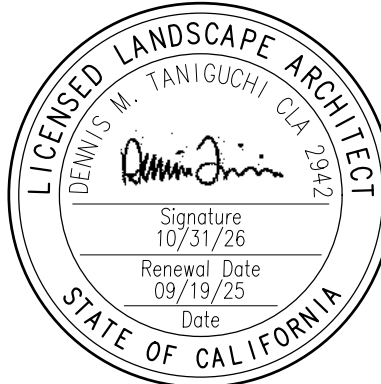
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LANDSCAPE ENLARGED
PLAN
PASEO
TENANT PROTOTYPES

L1.4

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Dennis M. Taniguchi

DENNIS M TANIGUCHI, CLA 2942



Existing Tree Replacement

	Quantity	Replacement Ratio	Replacement Quantity
Heritage Tree Proposed Removal	12	2:1	24
Non-Heritage Tree Proposed Removal	19	1:1	19
TOTAL REPLACEMENT NEEDED			43

Proposed Tree Replacement	Street Level	Roof Level
TOTAL PROPOSED REPLACEMENT	42	14
		56

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

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

EXISTING TREE SUMMARY (Refer to Kietly Arborist Services report, revised 7/01/2025)

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

* = Neighbor's tree

LEGEND

- X

EXISTING TREES TO BE REMOVED
- #99

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

NOTES:

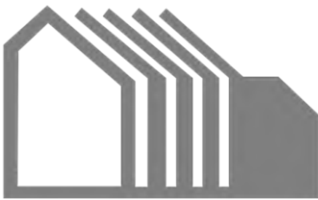
1. REFER TO PROJECT ARBORIST REPORT "881 CASTRO ST MOUNTAIN VIEW, CA ARBORIST REPORT 2025", PREPARED FOR GPR VENTURES & DUKE CAPITAL VENTURES & WEST VALLEY VENTURES. DATED MAY 30, 2024, REVISED 7/1/25. PREPARED BY KIELTY ARBORIST SERVICES LLC, DAVID BECKHAM, CERTIFIED ARBORIST WE#1072A, PO BOX 6187, SAN MATEO, CA 94403, 650-515-9783.

881 CASTRO

MIXED -USE
DEVELOPMENT
MOUNTAIN VIEW,
CALIFORNIA



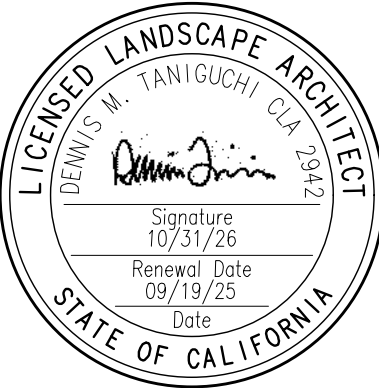
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REVISION

ZONING ADMINISTRATOR SUBMITTAL

PROJECT NO. 37.668 DATE 09.19.25
TLA 17025-022

DRAWN BY SCALE AS SHOWN

CHECKED BY

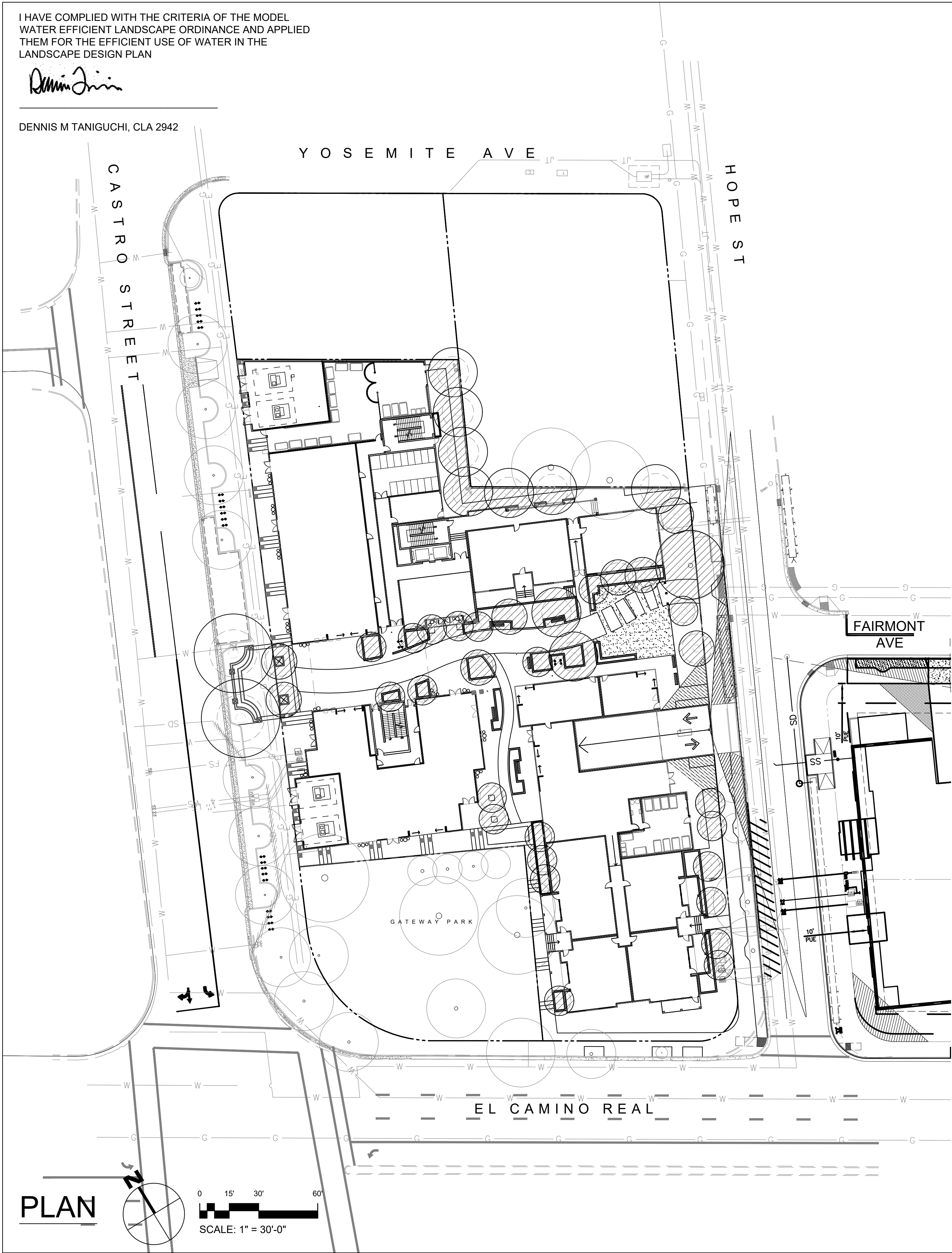
EXISTING TREE
DISPOSITION PLAN

L3.1

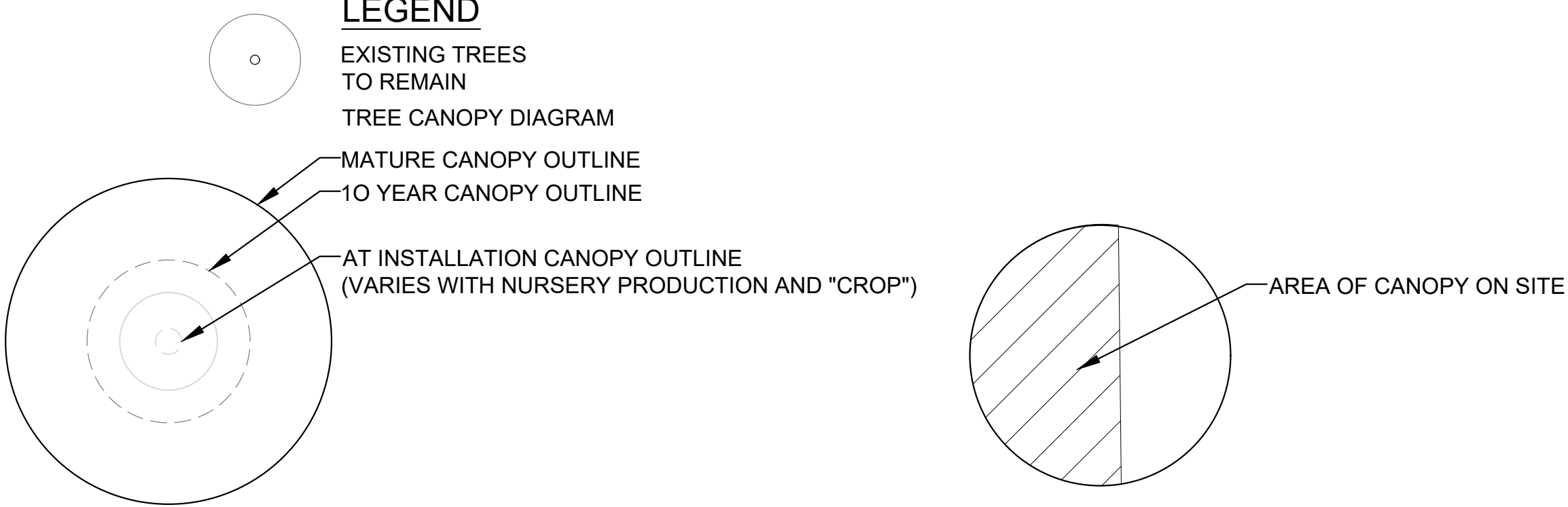
I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN

Dennis M. Taniguchi

DENNIS M TANIGUCHI, CLA 2942



LEGEND



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

TREE CANOPY ANALYSIS (ONSITE):

Street Level Tree Canopy Cover at Installation

Species	Quant	Dia. Feet	Canopy (SF)
<i>Acer palmatum</i> 'Sango Kaku'	6	3	42
<i>Cercis occidentalis</i>	16	4	208
<i>Laurus nobilis</i> 'Saratoga'	8	4	104
<i>Quercus douglasii</i>	2	5	40
<i>Tristania conferta</i>	7	6	196
Ex. <i>Cedrus deodara</i> (#18)	1	35	571
TOTAL CANOPY SF			1,161
SITE AREA (SF)			57,809
CANOPY AS PERCENTAGE OF SITE			2%

Roof Level Tree Canopy Cover at Installation

Species	Quant	Dia. Feet	Canopy (SF)
<i>Cercis occidentalis</i>	13	4	169
<i>Laurus nobilis</i> 'Saratoga'	1	4	13
TOTAL CANOPY SF			182
SITE AREA (SF)			57,809
CANOPY AS PERCENTAGE OF SITE			0%
TOTAL CANOPY SF ALL LEVELS			1,343
TOTAL CANOPY AS PERCENTAGE OF SITE			2%

Street Level Tree Canopy Cover at Maturity

Species	Quant	Dia. Feet	Canopy (SF)
<i>Acer palmatum</i> 'Sango Kaku'	6	15	986
<i>Cercis occidentalis</i>	16	15	2621
<i>Laurus nobilis</i> 'Saratoga'	8	18	2035
<i>Quercus douglasii</i>	2	25	978
<i>Tristania conferta</i>	7	25	1956
Ex. <i>Cedrus deodara</i> (#18)	1	0	571
TOTAL CANOPY SF			9,147
SITE AREA (SF)			57,809
CANOPY AS PERCENTAGE OF SITE			16%

Roof Level Tree Canopy Cover at Maturity

Species	Quant	Dia. Feet	Canopy (SF)
<i>Cercis occidentalis</i>	13	15	1843
<i>Laurus nobilis</i> 'Saratoga'	1	18	509
TOTAL CANOPY SF			2,352
SITE AREA (SF)			57,809
CANOPY AS PERCENTAGE OF SITE			4%
TOTAL CANOPY SF ALL LEVELS			11,499
TOTAL CANOPY AS PERCENTAGE OF SITE			20%

NOTES:

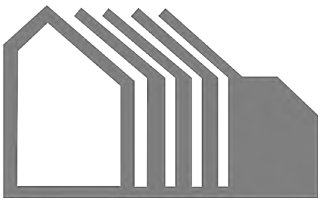
- THE EXISTING TREES ON THE LANDSCAPE PLAN ARE REACHING MATURITY SO LITTLE (LESS THAN 10%) CANOPY GROWTH IS ANTICIPATED.
- THE TREES IN RAISED PLANTERS, ON-STRUCTURE WILL LIKELY NOT REACH THE MATURE SIZE CANOPY GIVEN THAT GROWING CONDITION.

881 CASTRO

MIXED -USE
DEVELOPMENT
MOUNTAIN VIEW,
CALIFORNIA



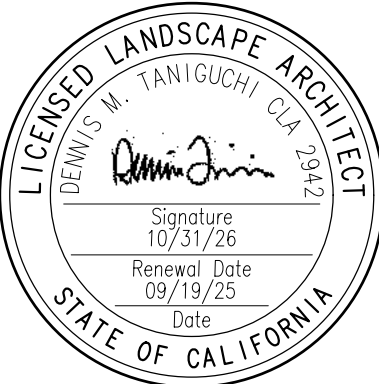
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REVISION

ZONING ADMINISTRATOR SUBMITTAL

PROJECT NO. 37.668 DATE 09.19.25
DRAWN BY TLA 17025-022 SCALE AS SHOWN
CHECKED BY

TREE CANOPY
ANALYSIS
STREET LEVEL

L3.2

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

Dennis M. Taniguchi

DENNIS M TANIGUCHI, CLA 2942

CASTRO STREET

Y O S E M I T E A V E

H O P E S T

LEVEL 5
ROOF DECK

LEVEL 4
ROOF DECK

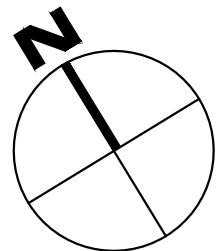
LEVEL 3
ROOF DECK

LEVEL 7
ROOF DECK

FAIRMONT
AVE

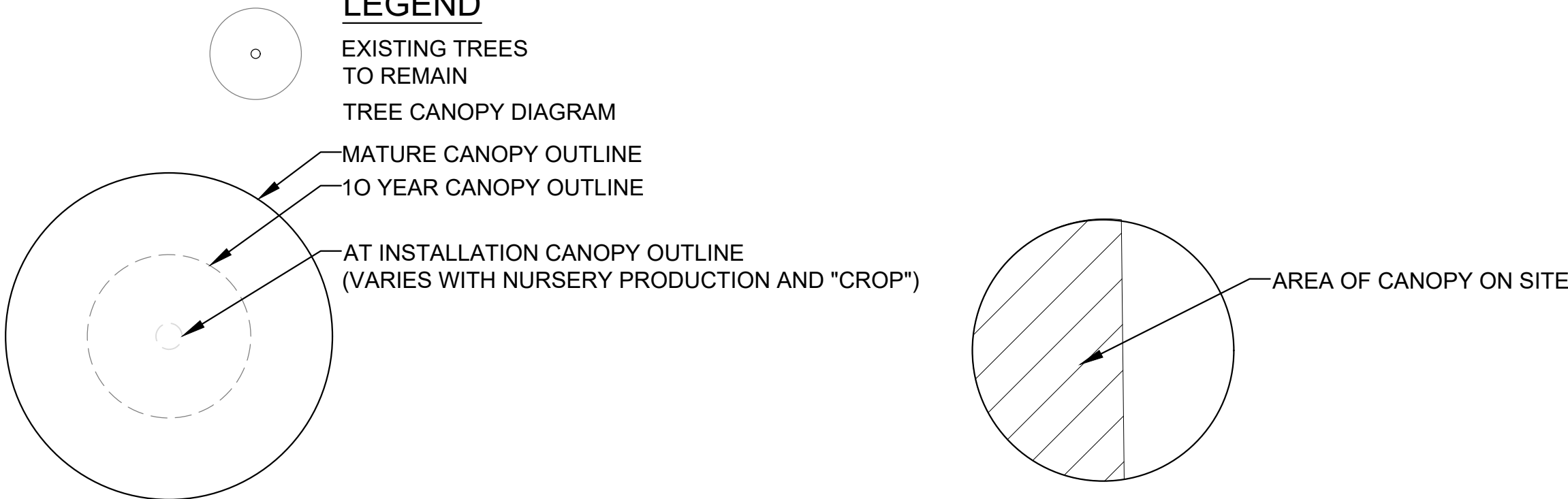
E L C A M I N O R E A L

PLAN



0 15' 30' 60'
SCALE: 1" = 30'-0"

LEGEND



PROPOSED TREE LIST: CANOPY DIAMETERS

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

TREE CANOPY ANALYSIS (ONSITE):

Street Level Tree Canopy Cover at Installation

Species	Quant	Dia. Feet	Canopy (SF)
<i>Acer palmatum</i> 'Sango Kaku'	6	3	42
<i>Cercis occidentalis</i>	16	4	208
<i>Laurus nobilis</i> 'Saratoga'	8	4	104
<i>Quercus douglasii</i>	2	5	40
<i>Tristania conferta</i>	7	6	196
<i>Ex. Cedrus deodara</i> (#18)	1	35	571
TOTAL CANOPY SF			1,161
SITE AREA (SF)			57,809
CANOPY AS PERCENTAGE OF SITE			2%

Roof Level Tree Canopy Cover at Installation

Species	Quant	Dia. Feet	Canopy (SF)
<i>Cercis occidentalis</i>	13	4	169
<i>Laurus nobilis</i> 'Saratoga'	1	4	13
TOTAL CANOPY SF			182
SITE AREA (SF)			57,809
CANOPY AS PERCENTAGE OF SITE			0%

TOTAL CANOPY SF ALL LEVELS	1,343
TOTAL CANOPY AS PERCENTAGE OF SITE	2%

Street Level Tree Canopy Cover at Maturity

Species	Quant	Dia. Feet	Canopy (SF)
<i>Acer palmatum</i> 'Sango Kaku'	6	15	966
<i>Cercis occidentalis</i>	16	15	2621
<i>Laurus nobilis</i> 'Saratoga'	8	18	2035
<i>Quercus douglasii</i>	2	25	978
<i>Tristania conferta</i>	7	25	1956
<i>Ex. Cedrus deodara</i> (#18)	1	0	571
TOTAL CANOPY SF			9,147
SITE AREA (SF)			57,809
CANOPY AS PERCENTAGE OF SITE			16%

Roof Level Tree Canopy Cover at Maturity

Species	Quant	Dia. Feet	Canopy (SF)
<i>Cercis occidentalis</i>	13	15	1843
<i>Laurus nobilis</i> 'Saratoga'	1	18	509
TOTAL CANOPY SF			2,352
SITE AREA (SF)			57,809
CANOPY AS PERCENTAGE OF SITE			4%

TOTAL CANOPY SF ALL LEVELS	11,499
TOTAL CANOPY AS PERCENTAGE OF SITE	20%

Street Level Tree Canopy Cover at 10 Years

Species	Quant	Dia. Feet	Canopy (SF)
<i>Acer palmatum</i> 'Sango Kaku'	6	12	678
<i>Cercis occidentalis</i>	16	12	1808
<i>Laurus nobilis</i> 'Saratoga'	8	15	1416
<i>Quercus douglasii</i>	2	15	354
<i>Tristania conferta</i>	7	16	1407
<i>Ex. Cedrus deodara</i> (#18)	1		571
TOTAL CANOPY SF			6,234
SITE AREA (SF)			57,809
CANOPY AS PERCENTAGE OF SITE			11%

Roof Level Tree Canopy Cover at 10 Years

Species	Quant	Dia. Feet	Canopy (SF)
<i>Cercis occidentalis</i>	13	12	1469
<i>Laurus nobilis</i> 'Saratoga'	1	12	113
TOTAL CANOPY SF			1,582
SITE AREA (SF)			57,809
CANOPY AS PERCENTAGE OF SITE			3%

TOTAL CANOPY SF ALL LEVELS	7,816
TOTAL CANOPY AS PERCENTAGE OF SITE	14%

NOTES:

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

881 CASTRO

MIXED -USE
DEVELOPMENT
MOUNTAIN VIEW,
CALIFORNIA



GPR VENTURES

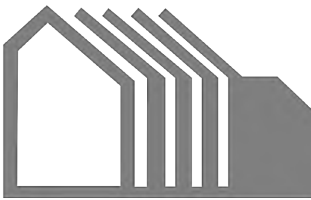
<https://gprventurescastro.com/>



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CONSULTANTS

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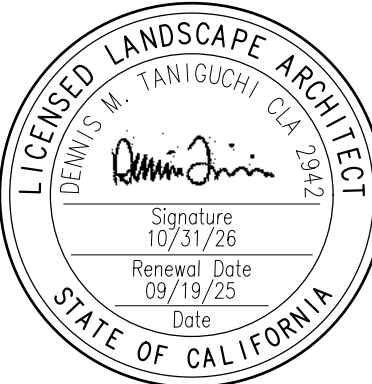
CLA 2942

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fax. 650.638.9986



REVISION

ZONING ADMINISTRATOR SUBMITTAL

PROJECT NO. 37.668 DATE 09.19.25

TLA 17025-022

DRAWN BY SCALE AS SHOWN

CHECKED BY

TREE CANOPY
ANALYSIS
ROOF LEVEL

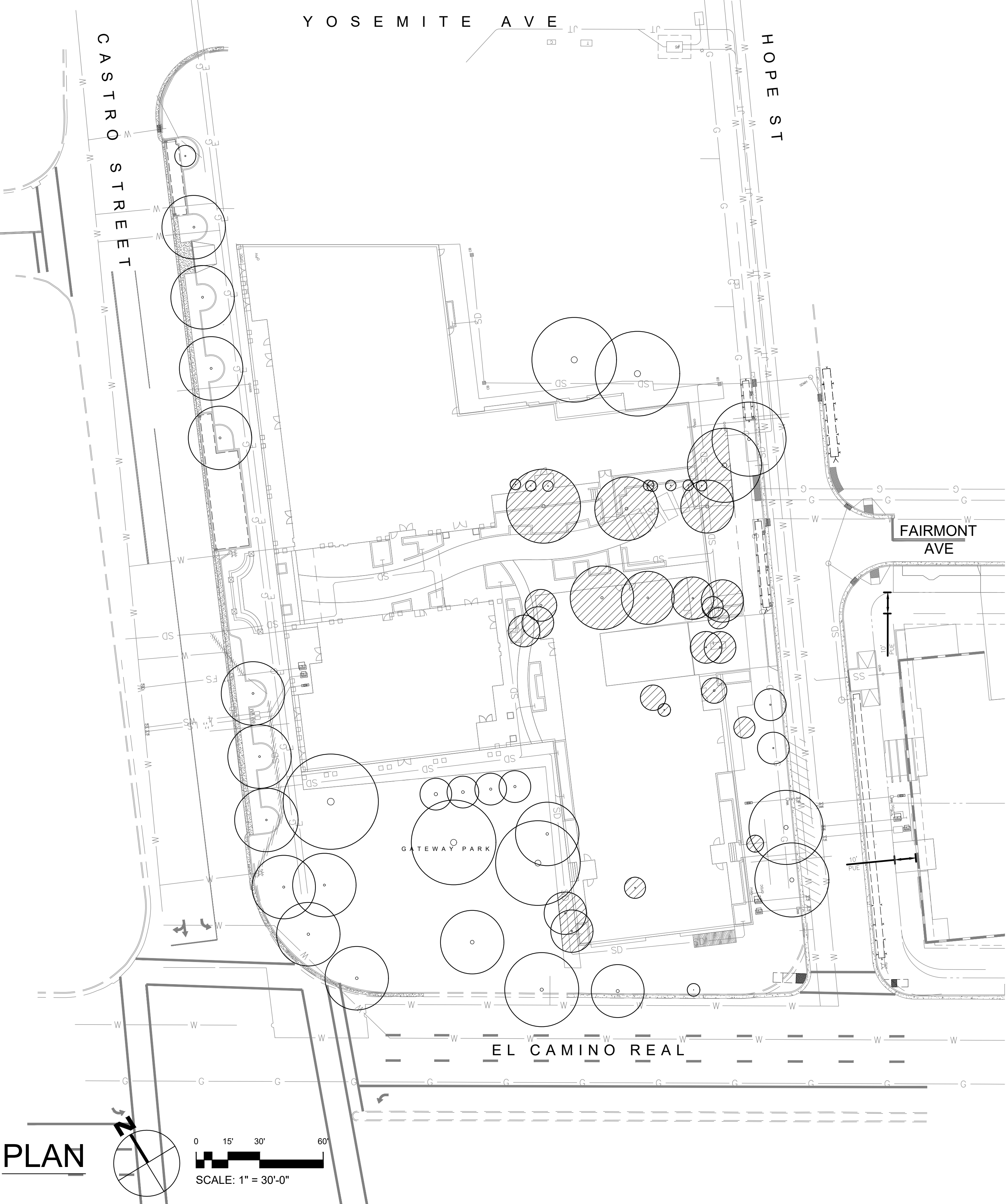
L3.3

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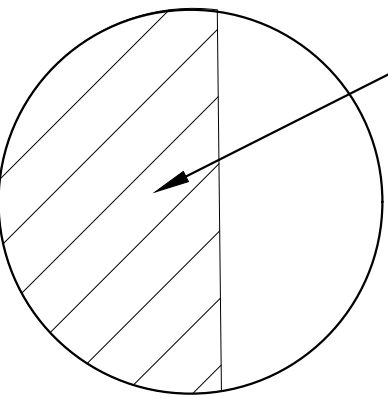
Dennis M. Taniguchi

DENNIS M TANIGUCHI, CLA 2942



LEGEND

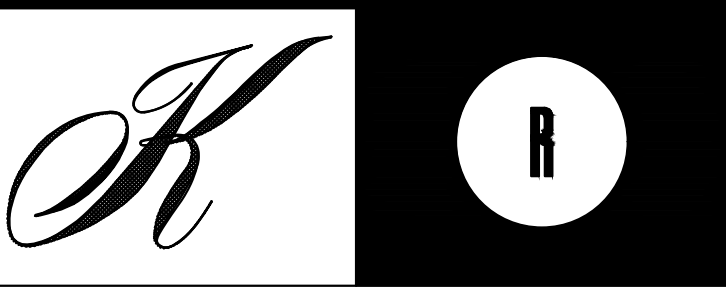
- EXISTING TREES TO REMAIN
- TREE CANOPY DIAGRAM
- EXISTING CANOPY OUTLINE AS DOCUMENTED IN PROJECT ARBORIST REPORT



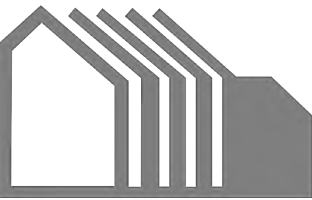
EXISTING AREA OF CANOPY ON SITE	
TOTAL AREA EX CANOPY=	5847 SF
SITE AREA=	57809 SF
CANOPY AS PERCENTAGE OF SITE=	10.1%

881 CASTRO

MIXED -USE
DEVELOPMENT
MOUNTAIN VIEW,
CALIFORNIA



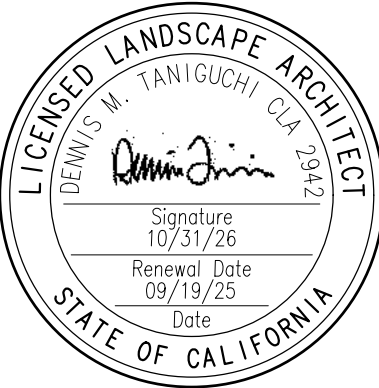
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REVISION

ZONING ADMINISTRATOR SUBMITTAL

PROJECT NO.	37.668	DATE	09.19.25
DRAWN BY	TLA 17025-022	SCALE	AS SHOWN
CHECKED BY			

TREE CANOPY
ANALYSIS
EXISTING

L3.4

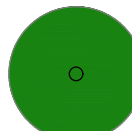
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Dennis M. Taniguchi

DENNIS M TANIGUCHI, CLA 2942



LEGEND

-  EXISTING TREES TO REMAIN
-  TREE NUMBER IN ARBORIST REPORT AND TABLE FROM REPORT BELOW
-  TREE PROTECTION FENCING SEE SHEET L-4.4 ARBORIST REPORT FOR FENCING TYPES AND ADDITIONAL PROTECTION MEASURES

NOTES:

1. REFER TO PROJECT ARBORIST REPORT "881 CASTRO ST MOUNTAIN VIEW, CA ARBORIST REPORT 2025", PREPARED FOR GPR VENTURES & DUKE CAPITAL VENTURES & WEST VALLEY VENTURES. DATED MAY 30, 2024, REVISED 7/1/2025. PREPARED BY KIELTY ARBORIST SERVICES LLC, DAVID BECKHAM CERTIFIED ARBORIST WE#1072A, PO BOX 6187, SAN MATEO, CA 94403, 650-515-9783.

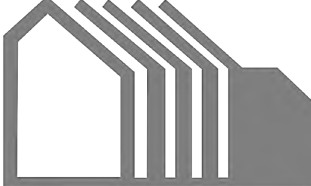
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DEVELOPMENT
MOUNTAIN VIEW,
CALIFORNIA


GPR VENTURES
<https://gprventurescastro.com/>

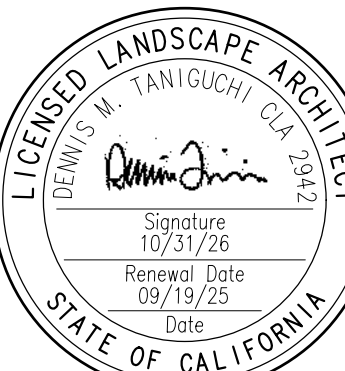


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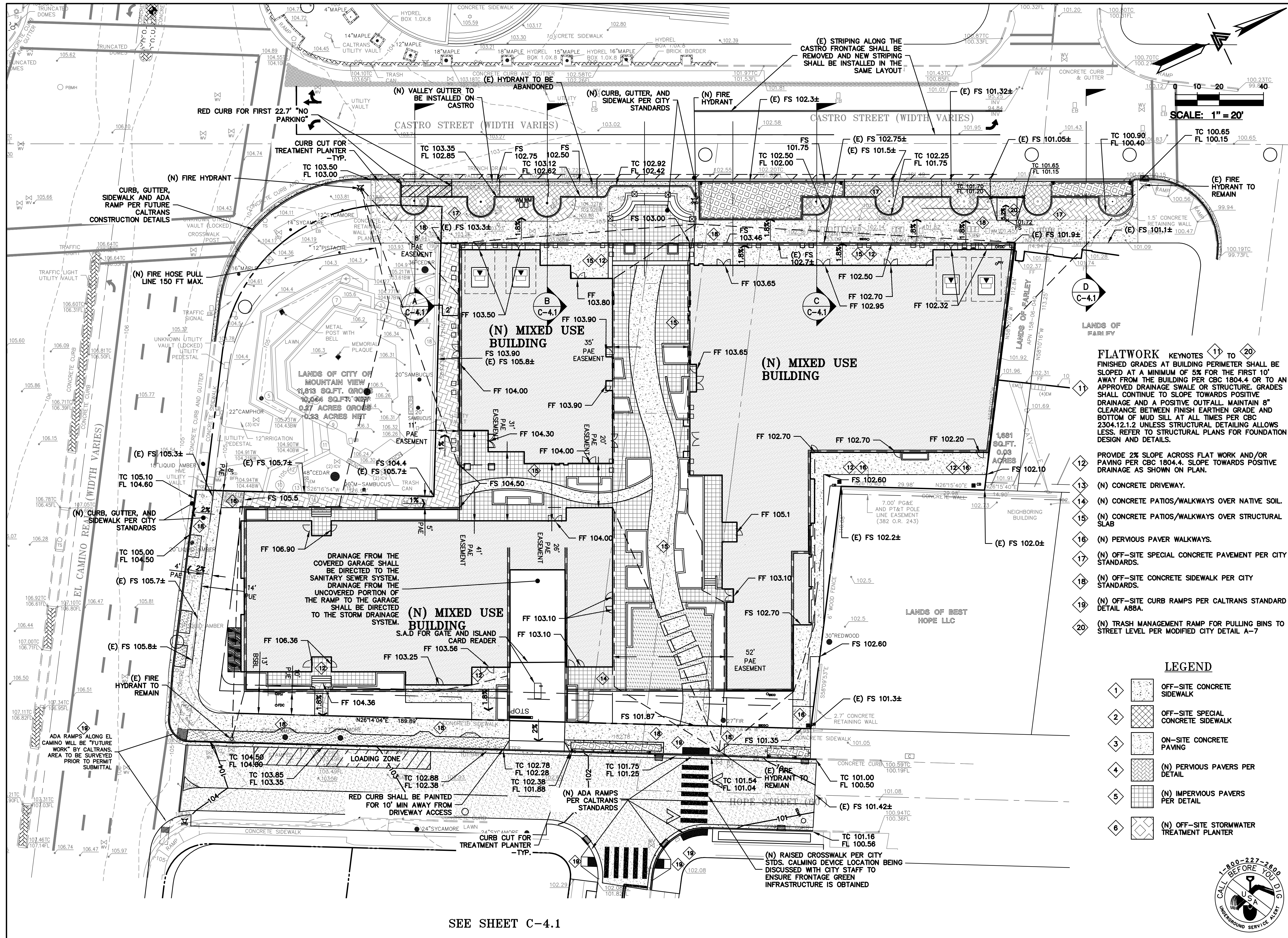
REVISION	

ZONING ADMINISTRATOR SUBMITTAL	
PROJECT NO. 37.668	DATE 09.19.25
DRAWN BY TLA 17025-022	SCALE AS SHOWN
CHECKED BY	

TREE PROTECTION
PLAN
STREET LEVEL

L3.7

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SEE SHEET C-4.1

CASTRO COMMONS

MIXED-USE
DEVELOPMENT
MOUNTAIN VIEW,
CALIFORNIA



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Mountain View, CA 950.968.7900

CONSULTANTS
APN: 158-06-008, -010
-036, 037, -038, -039

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

REVISION		DATE
PLAN CHECK		11.01.23
PLAN CHECK		01.18.24
PLAN CHECK / SITE 1		05.31.24
PLAN CHECK / SITE 1		08.30.24
PLAN CHECK / SITE 1		02.28.25

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

CONCEPTUAL DEVELOPMENT ON-SITE GRADING & DRAINAGE PLAN C-4.0

10 OF 12 SHEETS

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PROVIDE 59'-1" YELLOW CURB WITH SIGNAGE TO
LIMIT PARKING DURING SCHEDULED SERVICE TIME

GPR DAY PORTERS TO
RETURN BINS TO TRASH
ROOM

- SHEET NOTES:**
TRASH ROUTE / STAGING PLAN. GROUND LEVEL.
1. STAFF TO MOVE BINS TO TRASH SOUTH TRASH COLLECTION AREA AREA .
 2. NOTE THAT Toter CARTS WILL BE SERVICED BY SIDE-LOAD COLLECTION VEHICLE AND CONTAINERS WILL BE SERVICED BY FRONT-LOAD COLLECTION VEHICLE. STAFF SHALL STAGE Toter CARTS AND CONTAINERS ON SEPARATE DAYS.
- GENERAL NOTES.**
1. ANY DESIGNS OR SOLUTIONS SHOWN IN DRAWING, EITHER DIRECT OR IMPLIED, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS FOR CONSTRUCTION. THESE DRAWINGS ARE INTENDED TO SUPPLEMENT THE SUBMITTAL PACKAGE FROM ARCHITECT.
 2. ANY PARTIAL INFORMATION, OMISSIONS, OR INACCURATE DESCRIPTIONS OF WORK SHOWN IN DRAWINGS, WHICH ARE NECESSARY TO PERFORM THE SCOPE OF WORK, SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLETION OF WORK. ALL WORK SHALL BE PERFORMED TO SATISFY THE MINIMUM REQUIREMENTS OF THE CURRENT APPLICABLE BUILDING CODES.
 3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF ANY INCONSISTENCIES AND/OR DISCREPANCIES.

- PATH OF TRAVEL LEGEND.**
- STAFF PATH OF TRAVEL FROM NORTH RESIDENTIAL TRASH ROOM TO SOUTH TRASH COLLECTION AREA FOR STAGING.
 - STAFF PATH OF TRAVEL FROM COMMERCIAL TRASH ROOM TO SERVICE AREA.

COMMERCIAL & NORTH RESIDENTIAL
TRASH COLLECTION AREA
SEE PAGE T1.0

PATH OF TRAVEL : NORTH TRASH ROOM BINS TO
SOUTH TRASH ROOM

PROVIDE 40' RED CURB

PUSH PULL SERVICE FOR

PATH OF TRAVEL
NOTE: PATH OF TRAVEL TO BE CONCRETE AND NOT
PAVERS

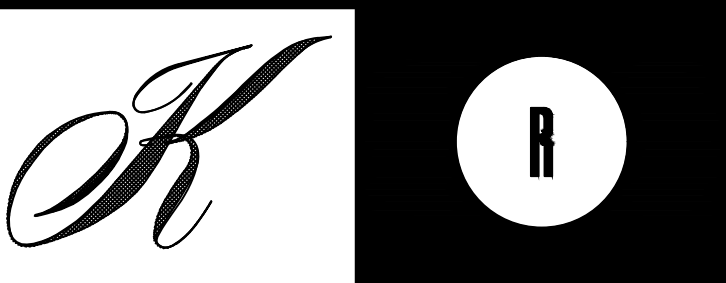
SOUTH RESIDENTIAL TRASH COLLECTION AREA
SEE PAGE T1.1

GPR DAY PORTERS TO
ROLL OUT COMMERCIAL
BINS TO YOSEMITE FOR
PICKUP ON TRASH DAYS

TRASH ROUTE /STAGING PLAN
LEVEL 1

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

<https://gprventurescastro.com/>



KENNETH RODRIGUES & PARTNERS INC.
445 North Whisman Road, Suite 200
Mountain View, CA 95095-0700

WILLIAM MASTON ARCHITECT & ASSOCIATES
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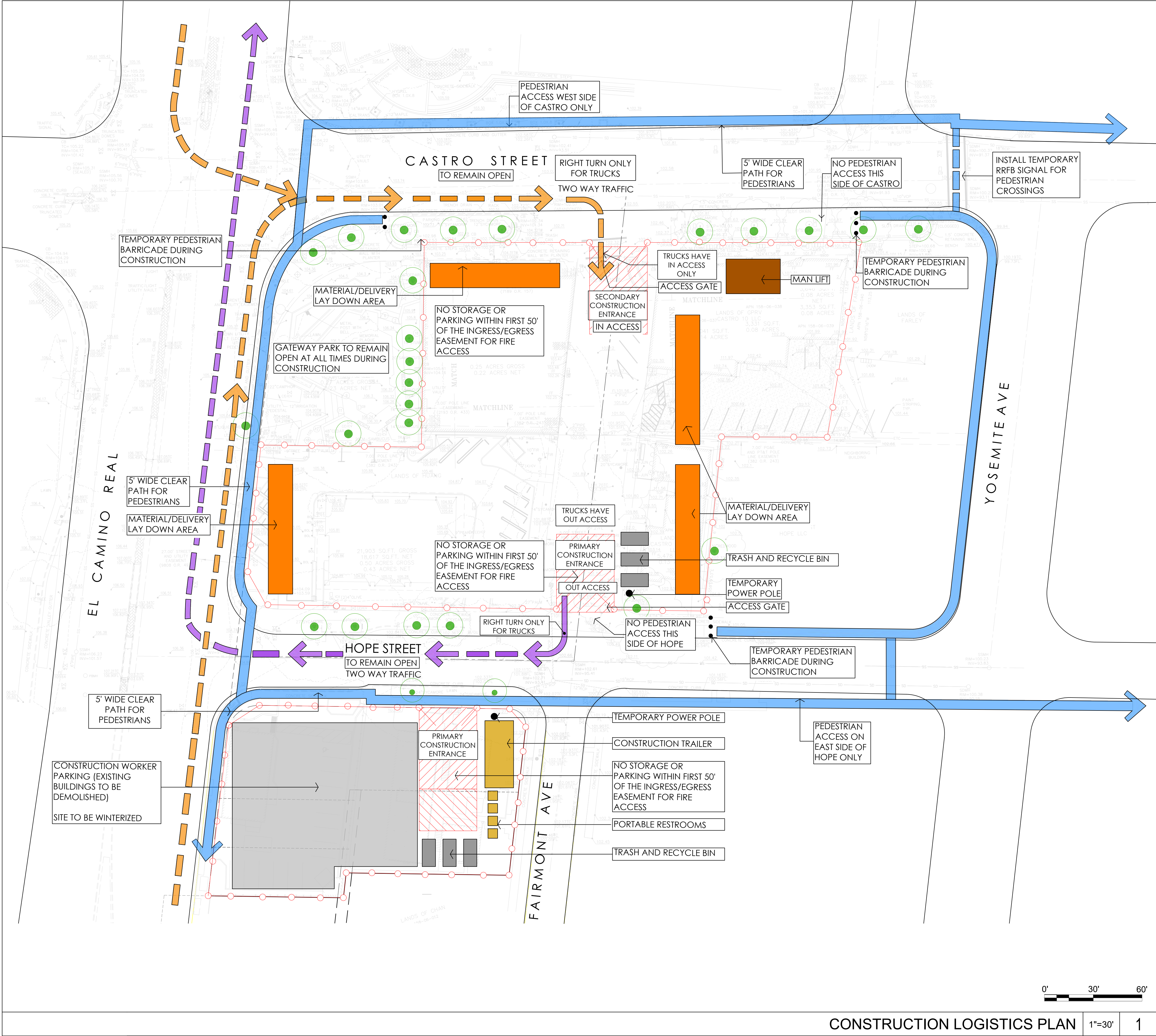
CONSULTANTS

REVISION	
02.12.24	FORMAL PLANNING SUBMITTAL
06.28.24	FORMAL PLANNING SUBMITTAL #1
10.31.24	FORMAL PLANNING SUBMITTAL #2
11.29.24	FORMAL PLANNING SUBMITTAL #3
02.28.25	FORMAL PLANNING SUBMITTAL #4
05.15.25	FORMAL PLANNING SUBMITTAL #5
09.19.25	ZONING ADMINISTRATOR SUBMITTAL

PROJECT NO.	37.668	DATE	7/30/2025
DRAWN BY	PK	SCALE	1/32"=1'-0"
CHECKED BY			

OVERALL
PLAN LEVEL 1

TR0.1



NARRATIVE NOTES:

- 1 CONSTRUCTION DELIVERIES AREA AS INDICATED
- 2 A DETAILED TRAFFIC CONTROL PLAN FOR THE SITE WILL BE PROVIDED PRIOR TO ISSUANCE OF BUILDING PERMIT
- 3 SIGNAGE POSTED 100' APART AND 100' FROM EDGE OF WORK WHEN POSSIBLE
- 4 SIGNAGE POSTED ON TYPE II/III BARRICADES
- 5 DELINEATOR SPACING 20' MAX
- 6 TRUCKS SHALL COMPLY WITH CITY OF MOUNTAIN VIEW TRUCK ROUTES. SEE TRUCK ROUTE PLAN.

SIDEWALK CLOSURE NOTES:

SIDEWALK TO REMAIN OPEN WHEN NO WORK IS BEING DONE ALONG THE SIDEWALK.

SIDEWALK TO BE CLOSED DURING UTILITY RELOCATION AND UNDERGROUNDING DEMO OF (E) CURBS, CONCRETE PARKING BASEMENT POUR, AND TOWER CRANE INSTALLATION AND DISMANTLE.

SIDEWALK SHALL BE REOPENED AFTER WORK HOURS

HOURS OF OPERATION:

7:30AM TO 4:00PM, TYPICAL

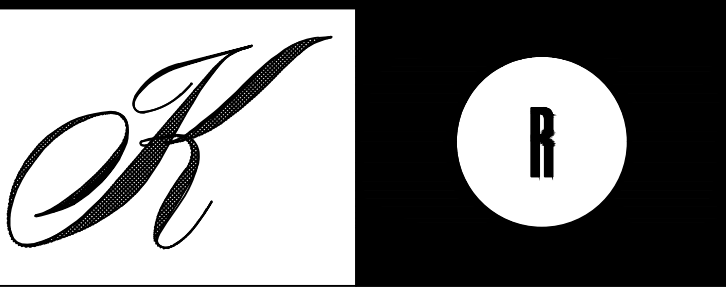
GENERAL CONTRACTOR TO NOTIFY CITY OF WORK OCCURRING OUTSIDE OF THESE TIMES.

LEGEND

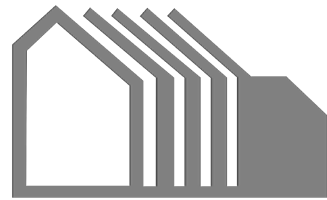
- EXISTING TREE TO REMAIN AND BE PROTECTED
- PERIMETER SCREEN FENCE
- PEDESTRIAN PATH OF TRAVEL
- MATERIAL LAY DOWN AREA
- CONSTRUCTION TRAILER/ WORKER RESTROOM
- VERTICAL MAN-LIFT
- TRASH AND RECYCLE BINS
- CONSTRUCTION WORKER PARKING
- INBOUND TRUCK ROUTE PATH OF TRAVEL
- OUTBOUND TRUCK ROUTE PATH OF TRAVEL
- TEMPORARY PEDESTRIAN BARRICADE

CASTRO COMMONS

MIXED -USE
DEVELOPMENT
MOUNTAIN VIEW,
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09.19.25	ZONING ADMINISTRATOR SUBMITTAL	

PROJECT NO.	37.668	DATE	07.26.25
DRAWN BY		SCALE	AS SHOWN
CHECKED BY			

**CONSTRUCTION
LOGISTICS PLAN**

CM-1.0

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