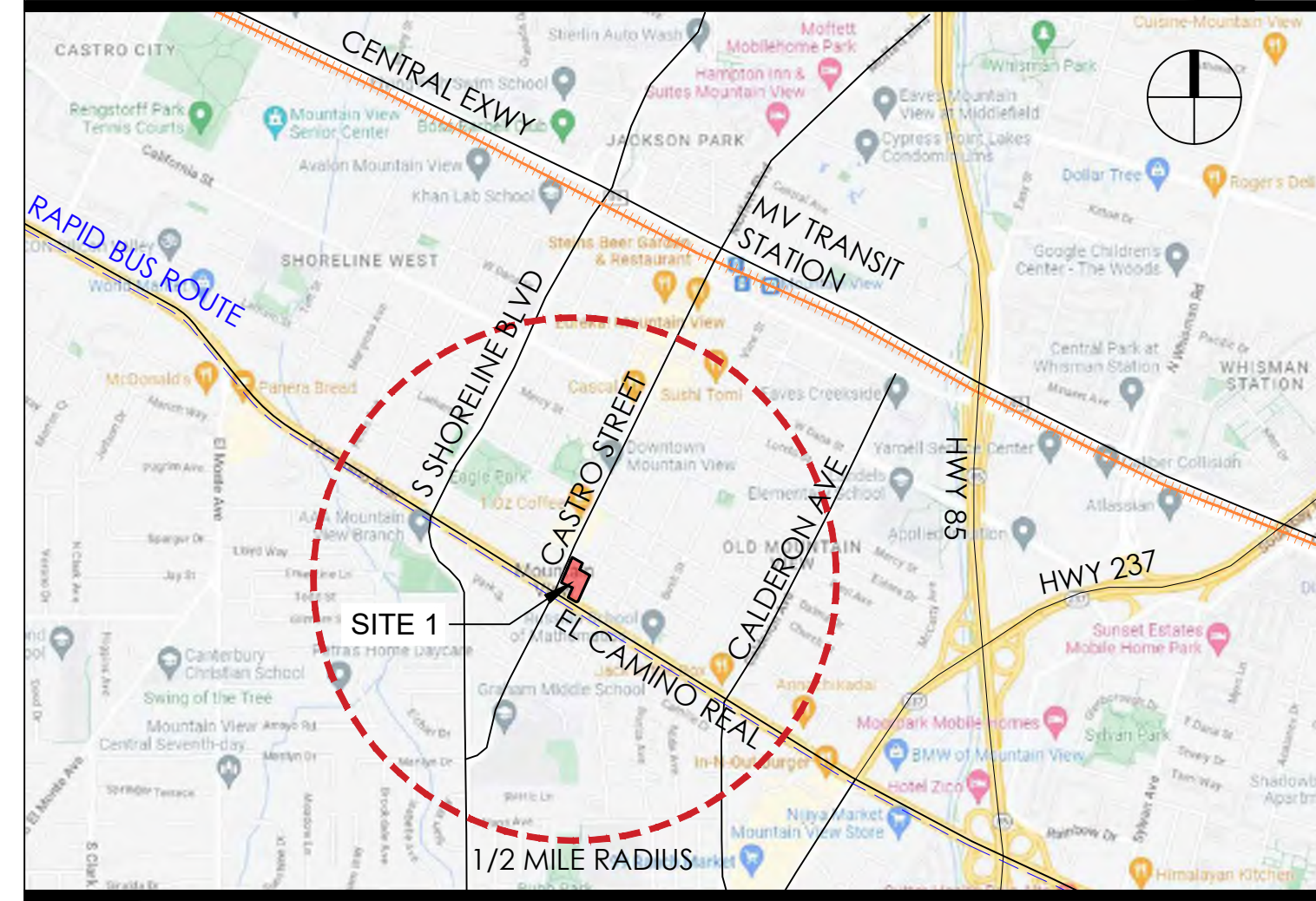


# CASTRO COMMONS

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

<b>SITE 1</b>		
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
<b>GENERAL PLAN</b>		2030 GP DOWNTOWN MIXED USE AND MEDIUM DENSITY RESIDENTIAL
<b>ZONING</b>		(P(19) DOWNTOWN PRECISE PLAN
<b>PROPOSED USE</b>		MIXED USE
<b>SITE AREA</b>		62,326 SF (1.43 AC)
<b>OCCUPANCY TYPE</b>		MERCANTILE AND RESIDENTIAL
<b>CONSTRUCTION TYPE</b>		TYPE I-A
<b>PROPOSED RESIDENTIAL UNITS</b>		140 UNITS
MARKET RATE UNITS		118(84.3%)
BELOW MARKET RATE UNITS		22(15.7%)
<b>COMMERCIAL-RETAIL/ RESTAURANT</b>		9,743 SF

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

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

<b>TOTAL BIKE PARKING</b>	<b>164</b>
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 <sup>3</sup>

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## 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
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- 17 TRASH MANAGEMENT RAMP FOR PULLING BINS TO STREET LEVEL
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- 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	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

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PROJECT NO. 37.668	DATE 02.01.24
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CHECKED BY	

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## PROPOSED SITE PLAN

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# A-1

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SITE 1 VIEW FROM CASTRO STREET TO FAIRMONT PASEO

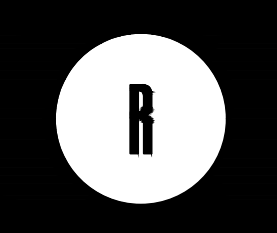
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## PROJECT RENDERING

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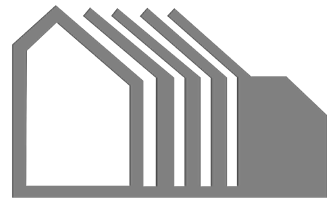


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## PROJECT RENDERING

# A-3

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



SITE 1 VIEW FROM CASTRO STREET

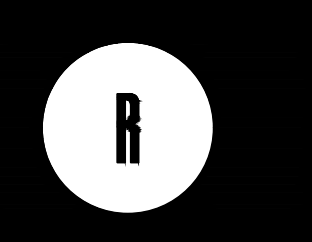
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PROJECT NO. 37.668 DATE 02.01.24

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## PROJECT RENDERING

# A-4



SITE 1 VIEW FROM FAIRMONT PASEO

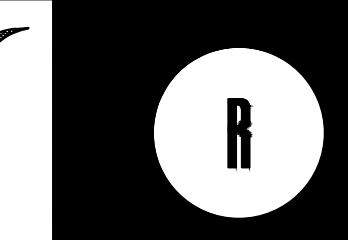
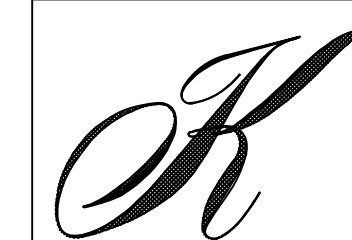
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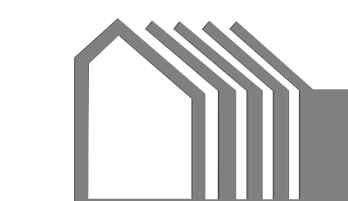


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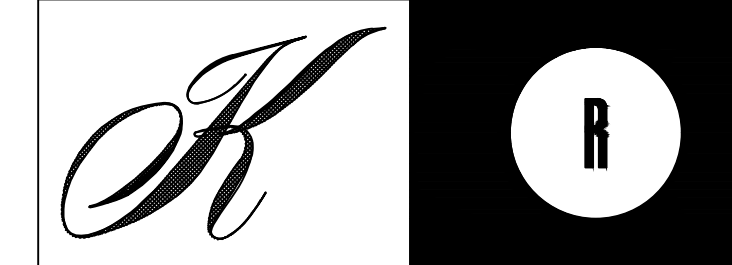
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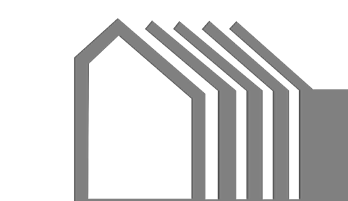
SITE 1 PASEO VIEW FROM CASTRO STREET

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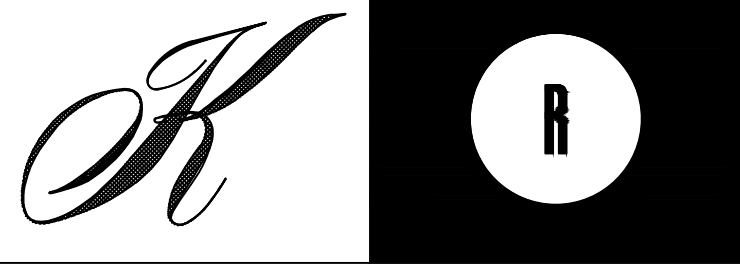
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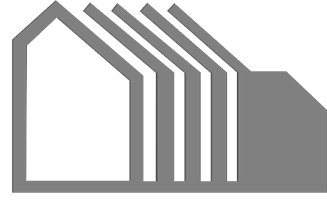
SITE 1 SMALLER PASEO VIEW FROM GATEWAY PARK

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09.19.25	ZONING ADMINISTRATOR SUBMITTAL

PROJECT NO.	37.668	DATE	02.01.24
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## PROJECT RENDERING

# A-5.2



SITE 1 VIEW FROM EL CAMINO REAL

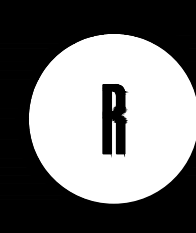
# CASTRO COMMONS

MIXED-USE  
DEVELOPMENT  
MOUNTAIN VIEW,  
CALIFORNIA

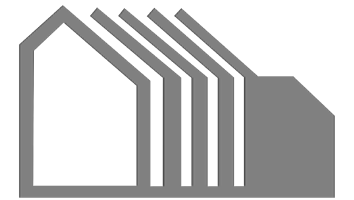


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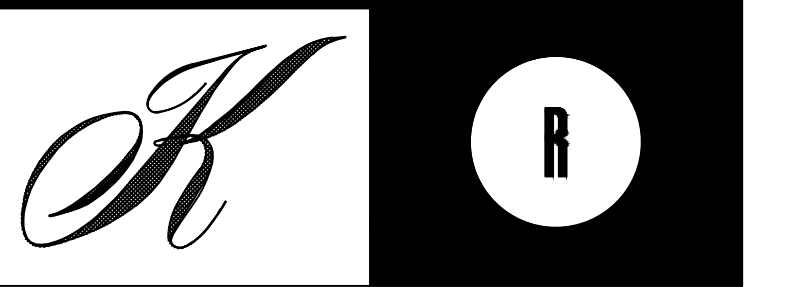
## PROJECT RENDERING

A-6

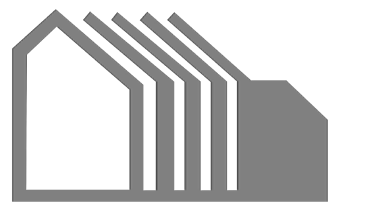


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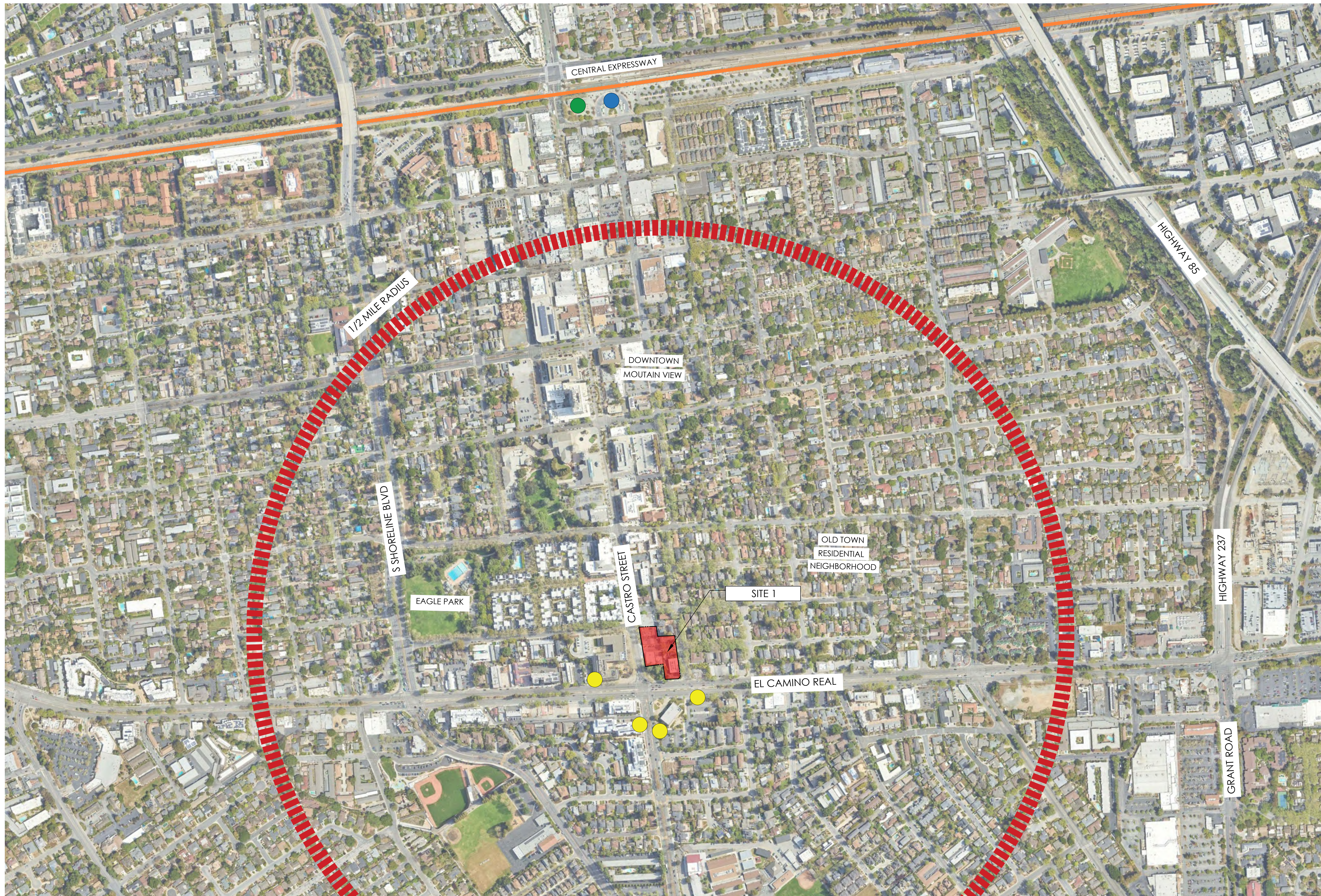
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## PROJECT RENDERING

# A-7

SITE 1 VIEW FROM HOPE STREET



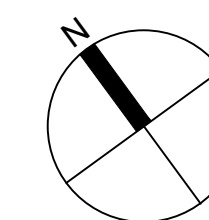
1/2 MILE RADIUS

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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PUBLIC  
TRANSPORTATION  
MAP

A-8

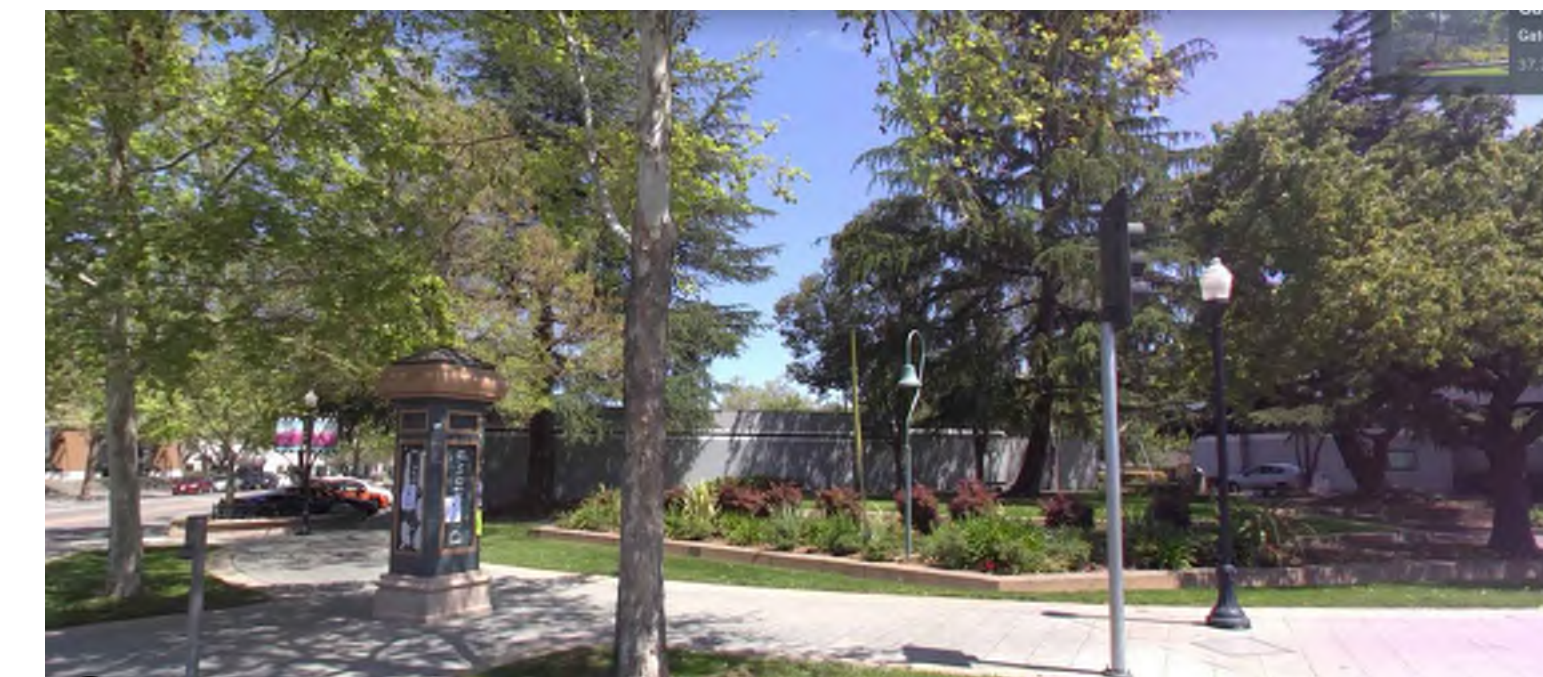
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E



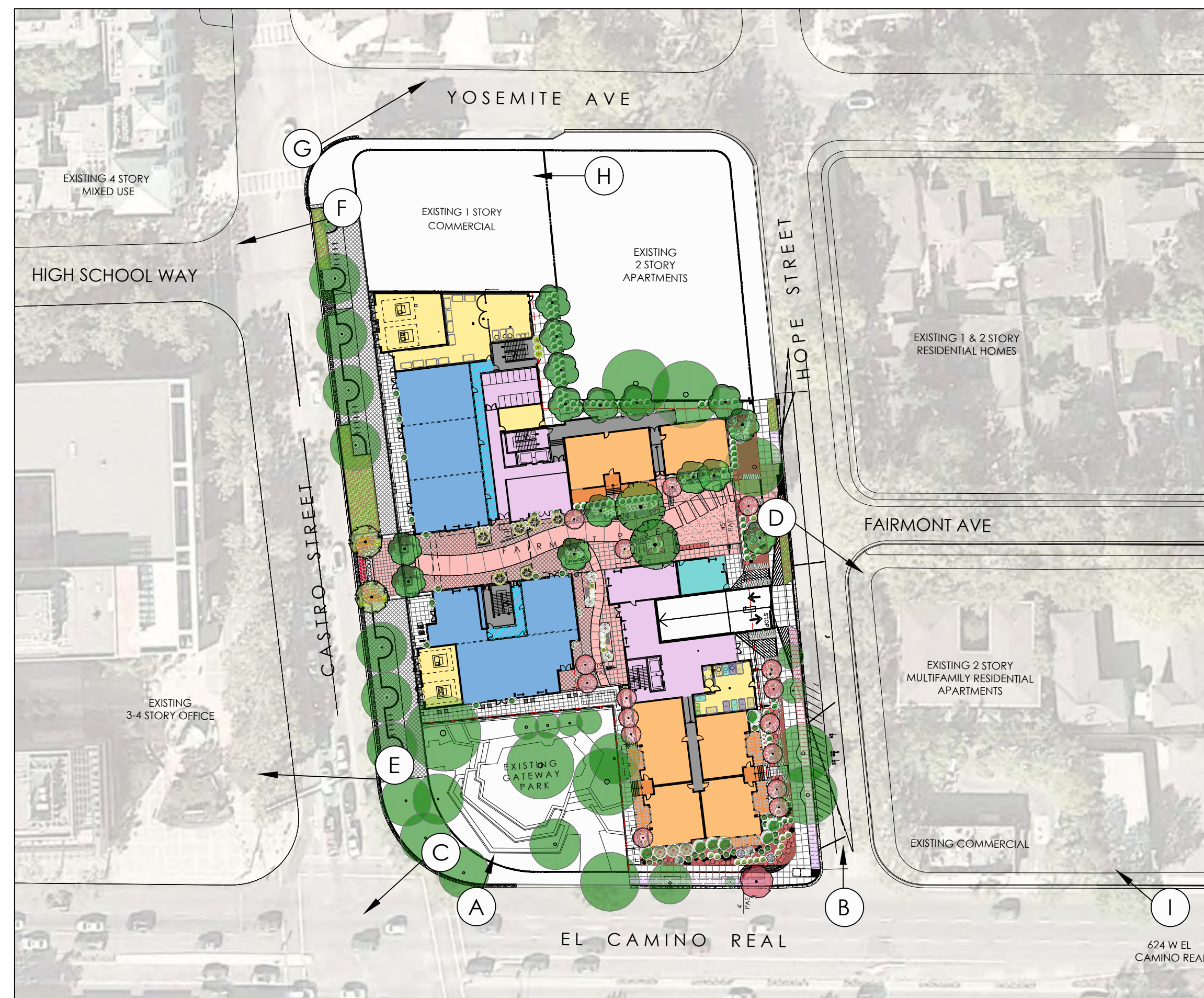
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A



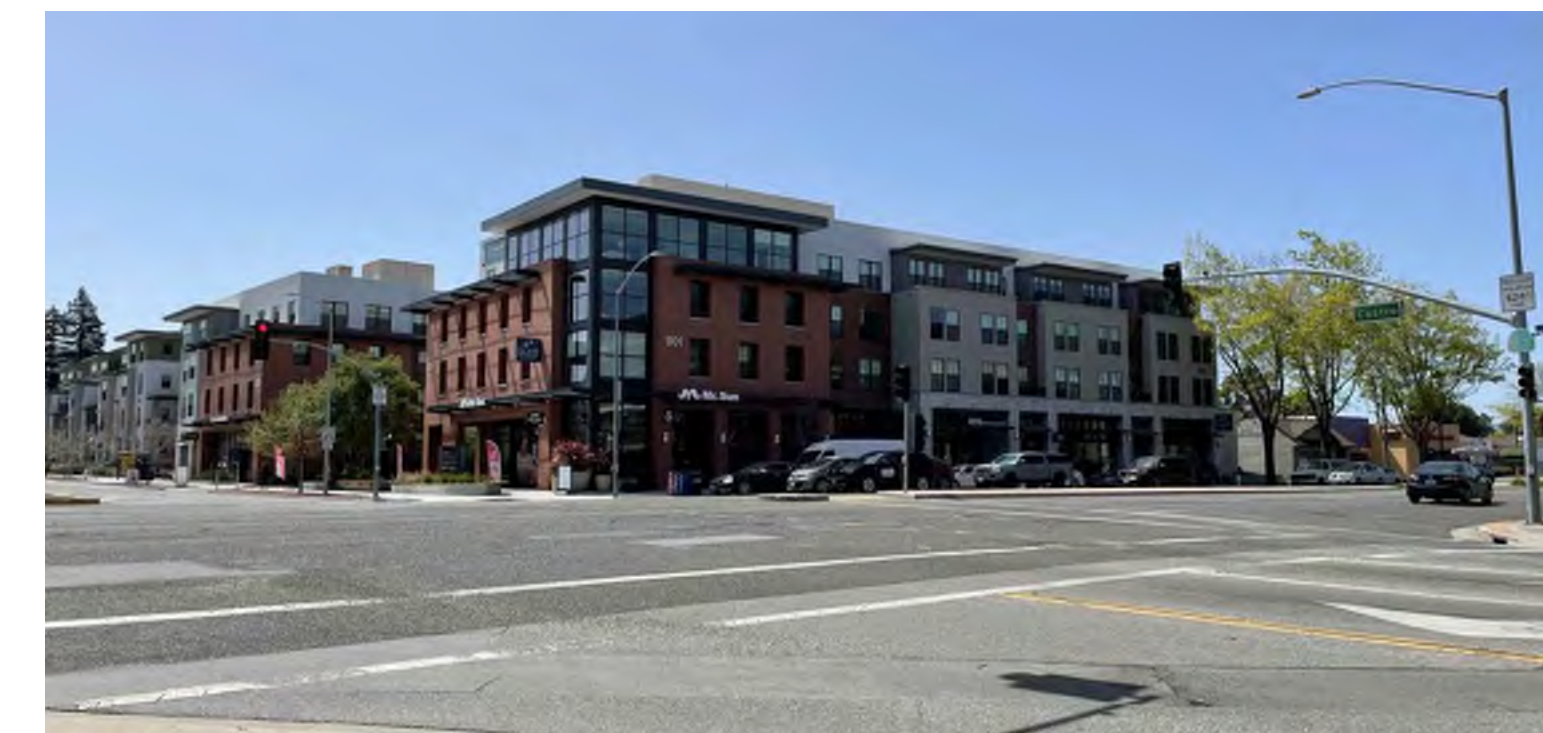
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B



G



C

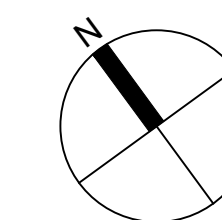


H



D

1 SITE PLAN AND IMAGES OF THE NEIGHBORHOOD CONTEXT



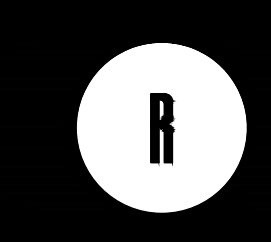
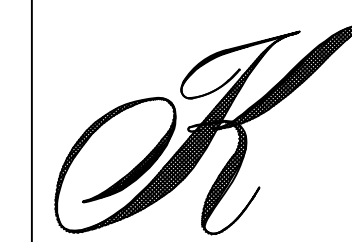
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## SITE PLAN AND IMAGES OF THE NEIGHBORHOOD CONTEXT

# 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



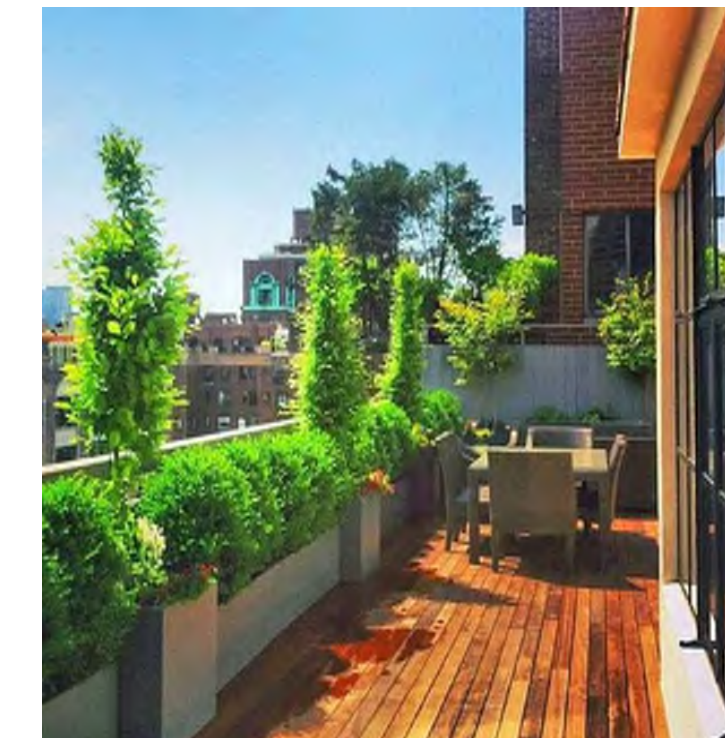
RESIDENTIAL STOOPS, TRELLISES AND INDIVIDUAL ENTRANCES TO PROVIDE COMPATIBILITY WITH THE SURROUNDING FABRIC OF THE EXISTING NEIGHBORHOOD



OUTDOOR DECKS TO REDUCE MASS AT EXISTING NEIGHBORHOOD TRANSITIONS



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

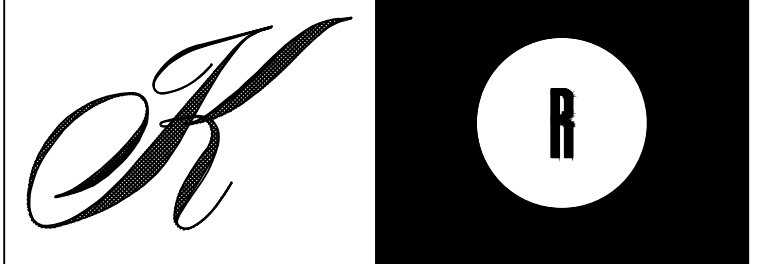


INTERACTIVE GREEN BALCONIES

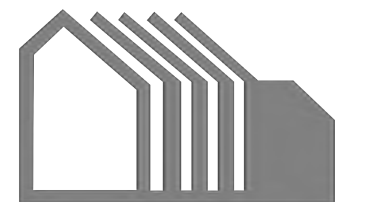
## THE RESIDENTIAL EXPERIENCE

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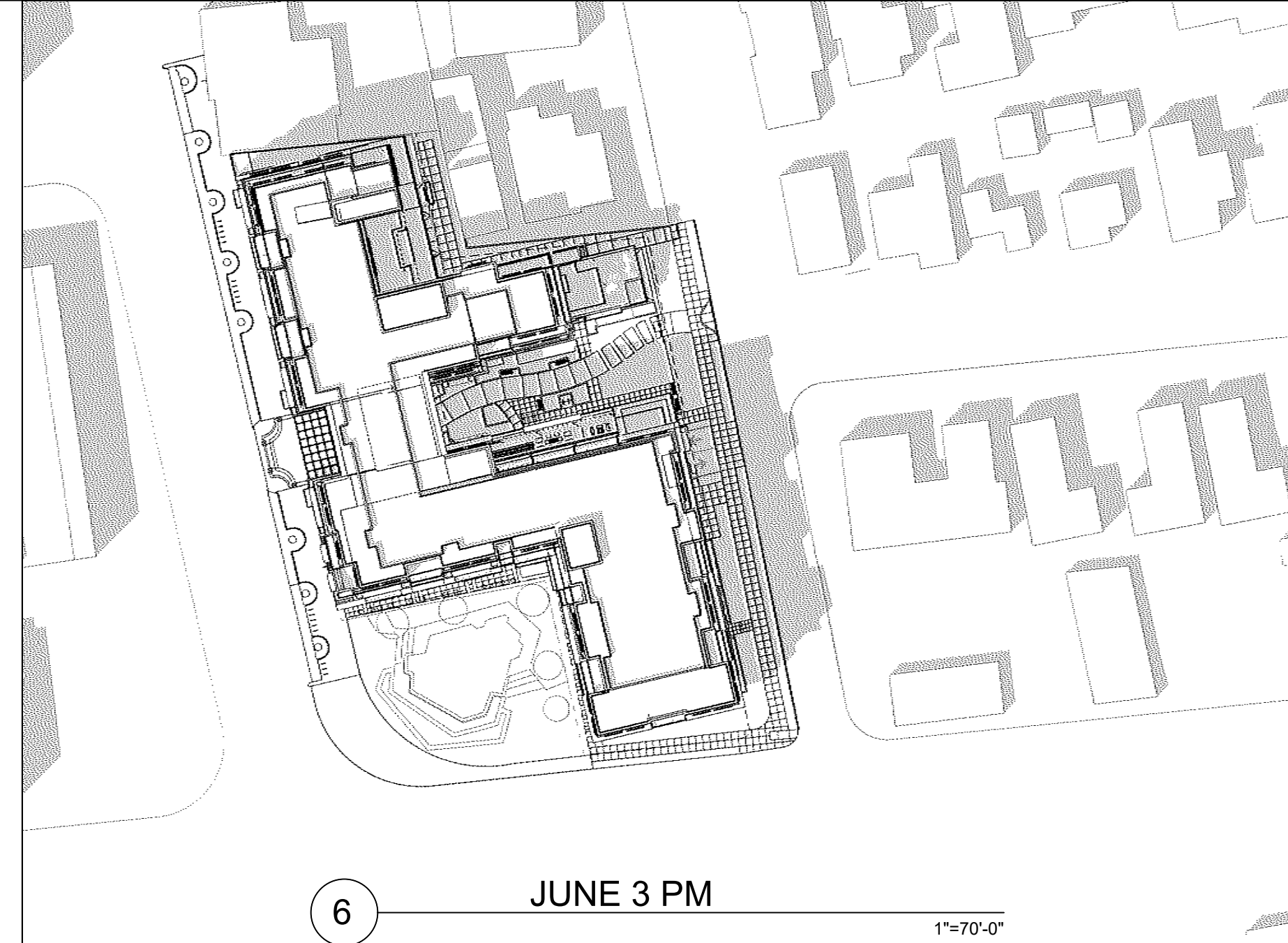
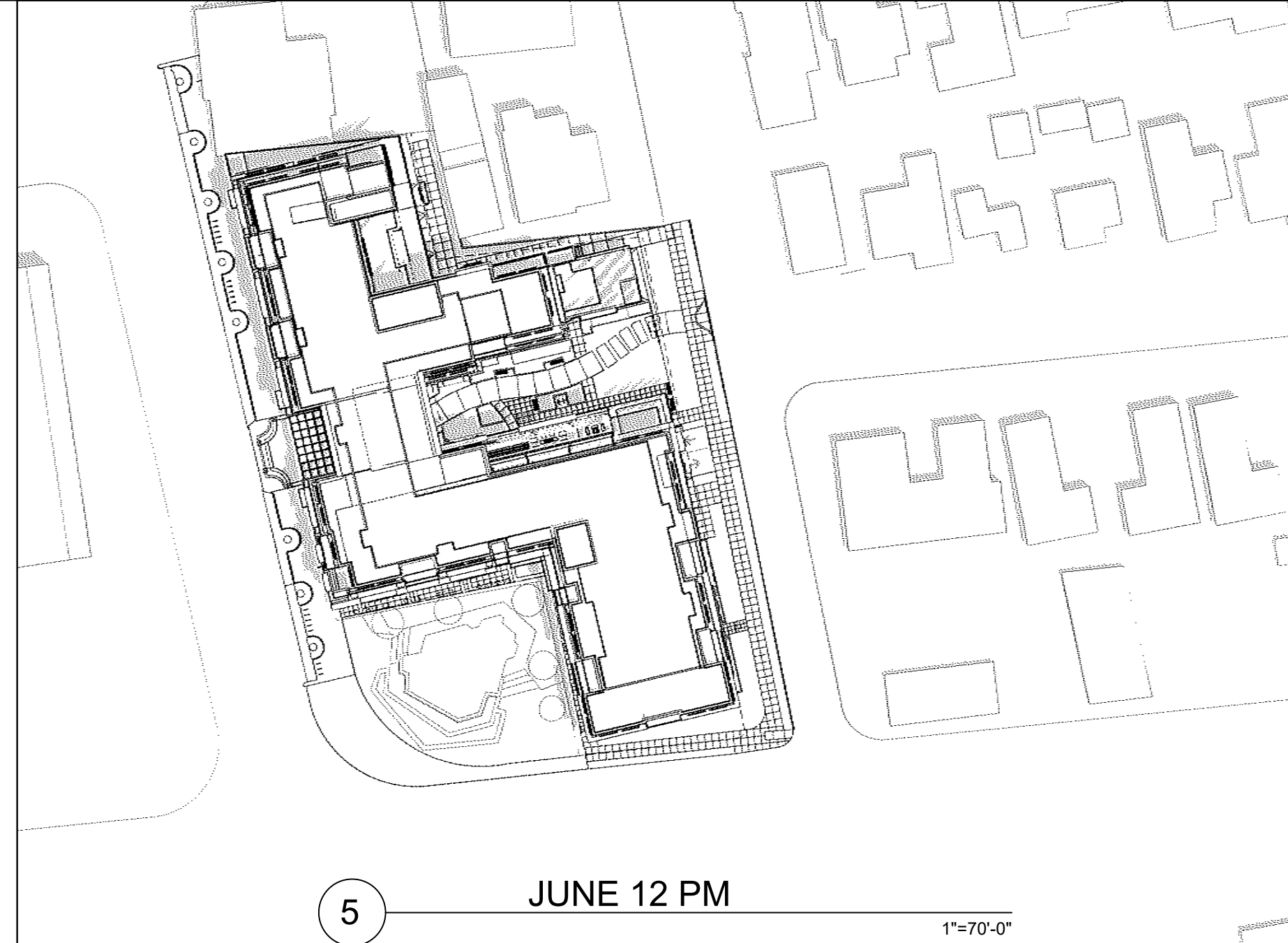
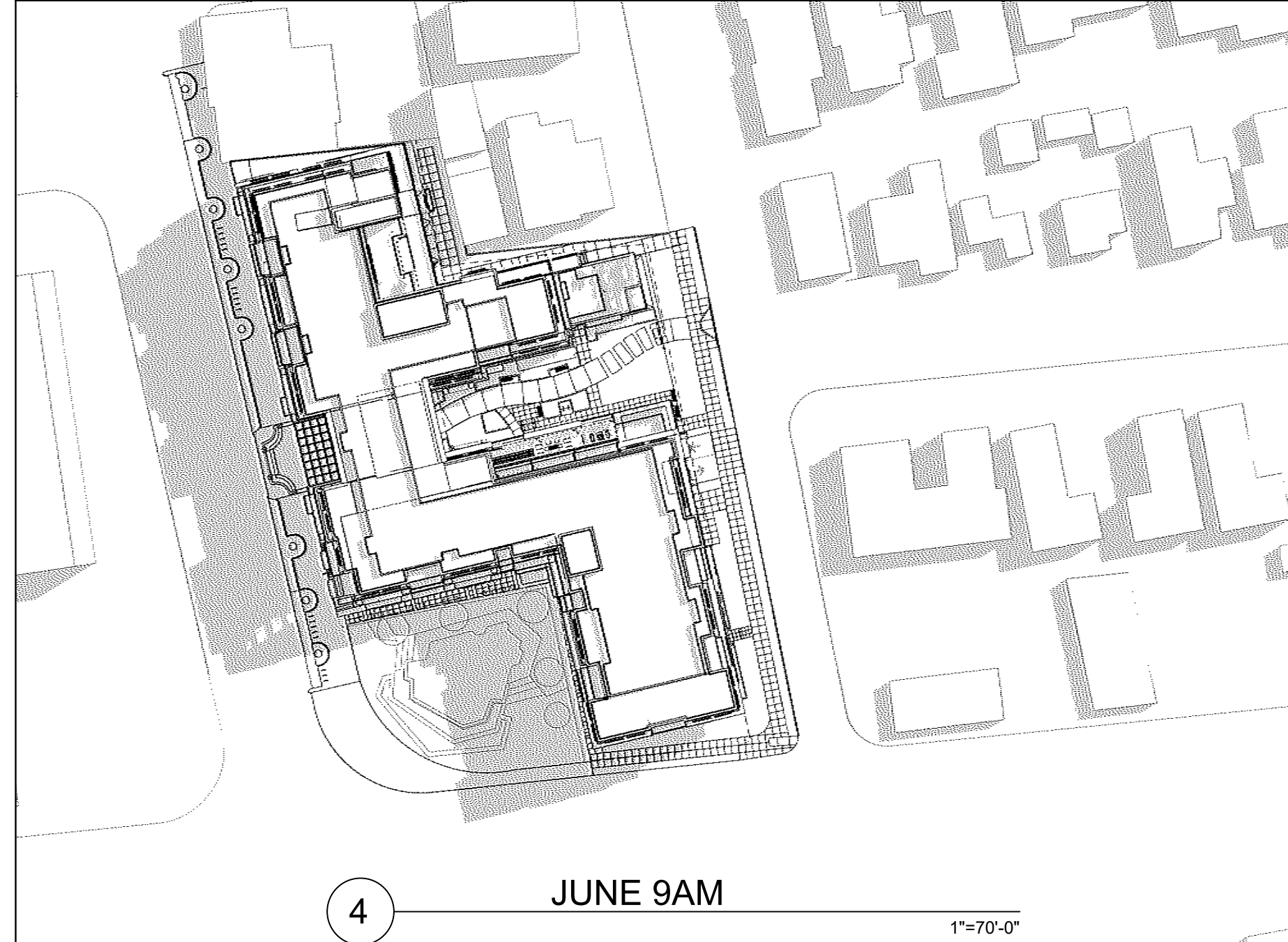
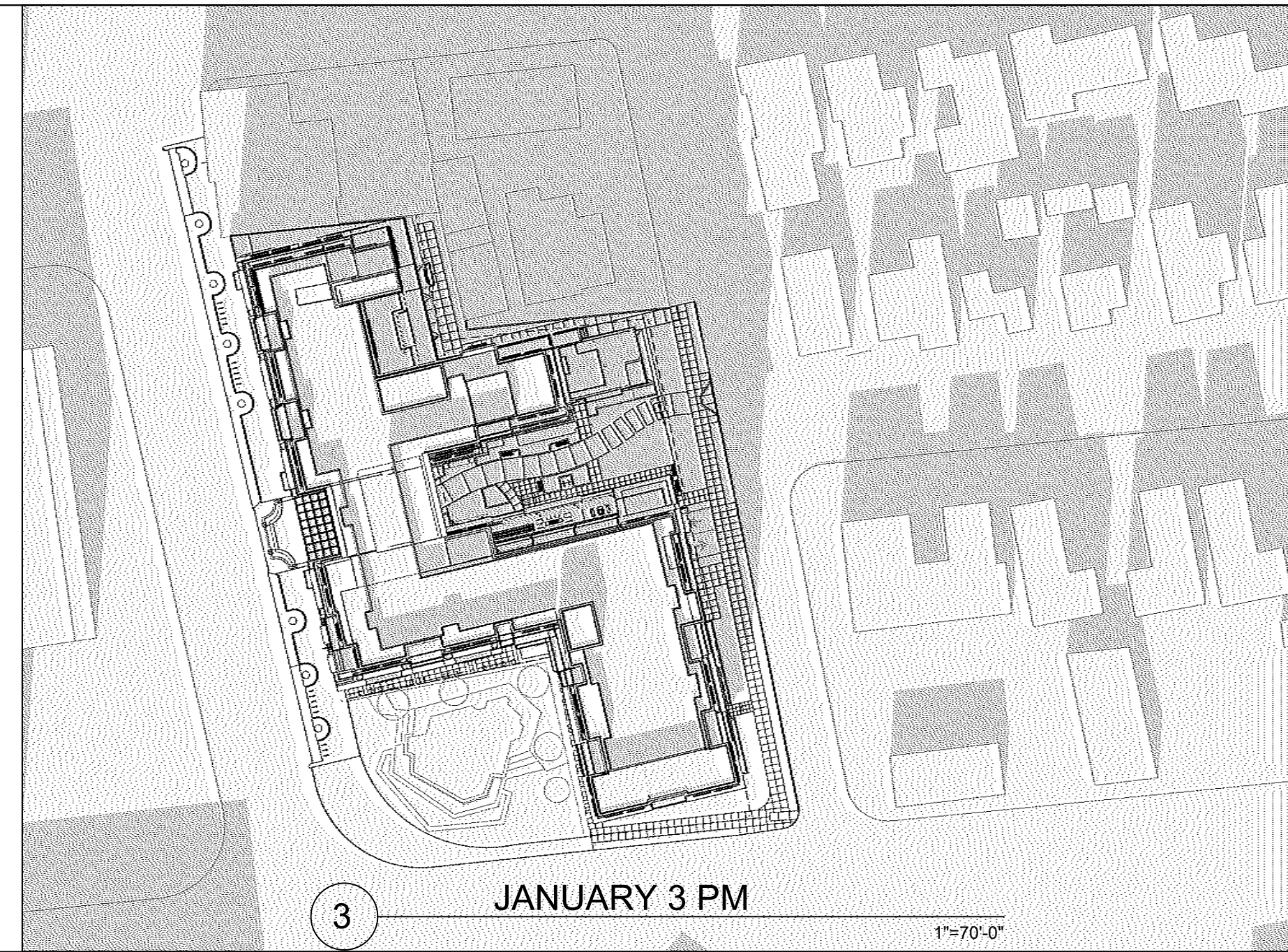
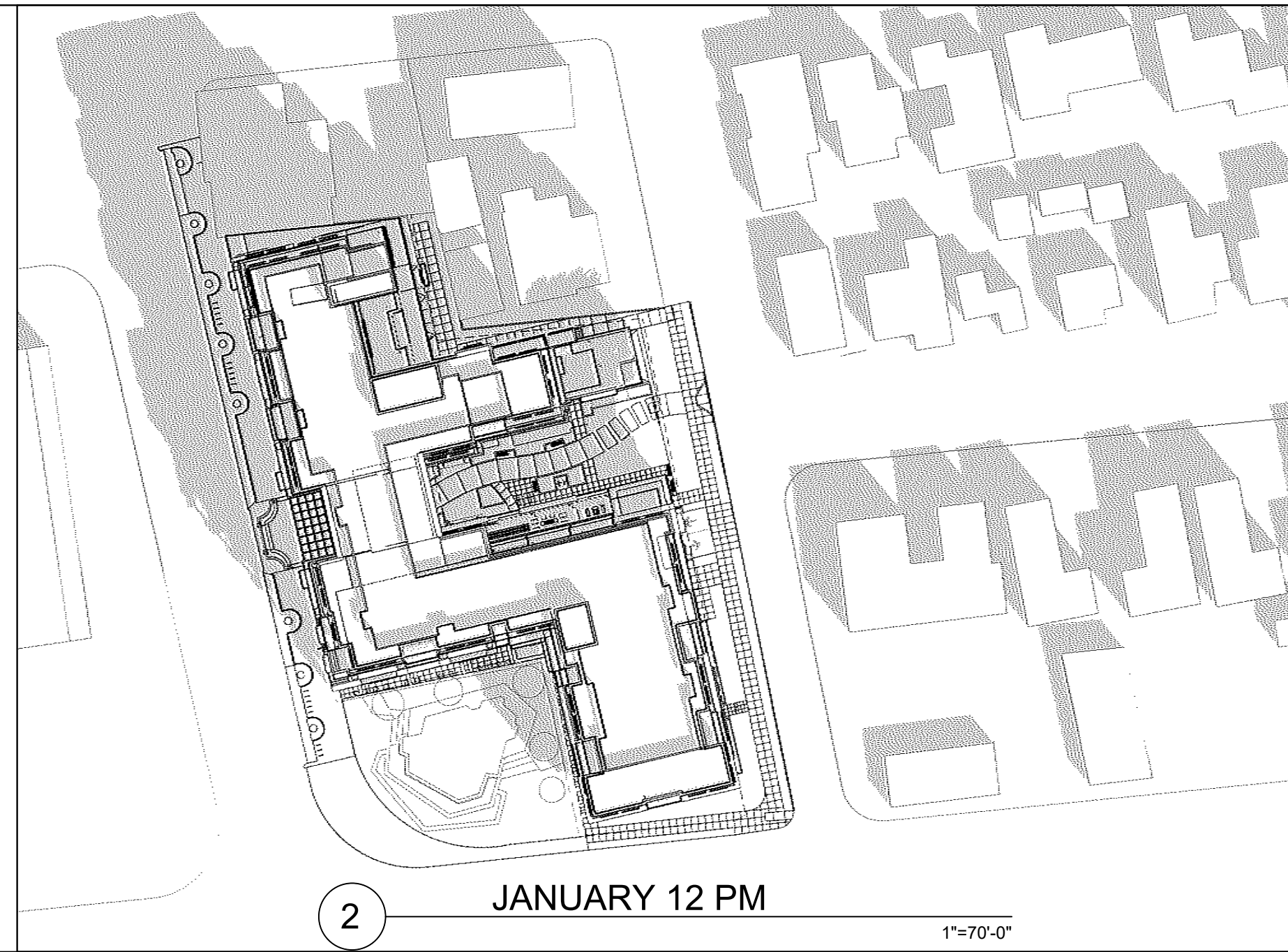
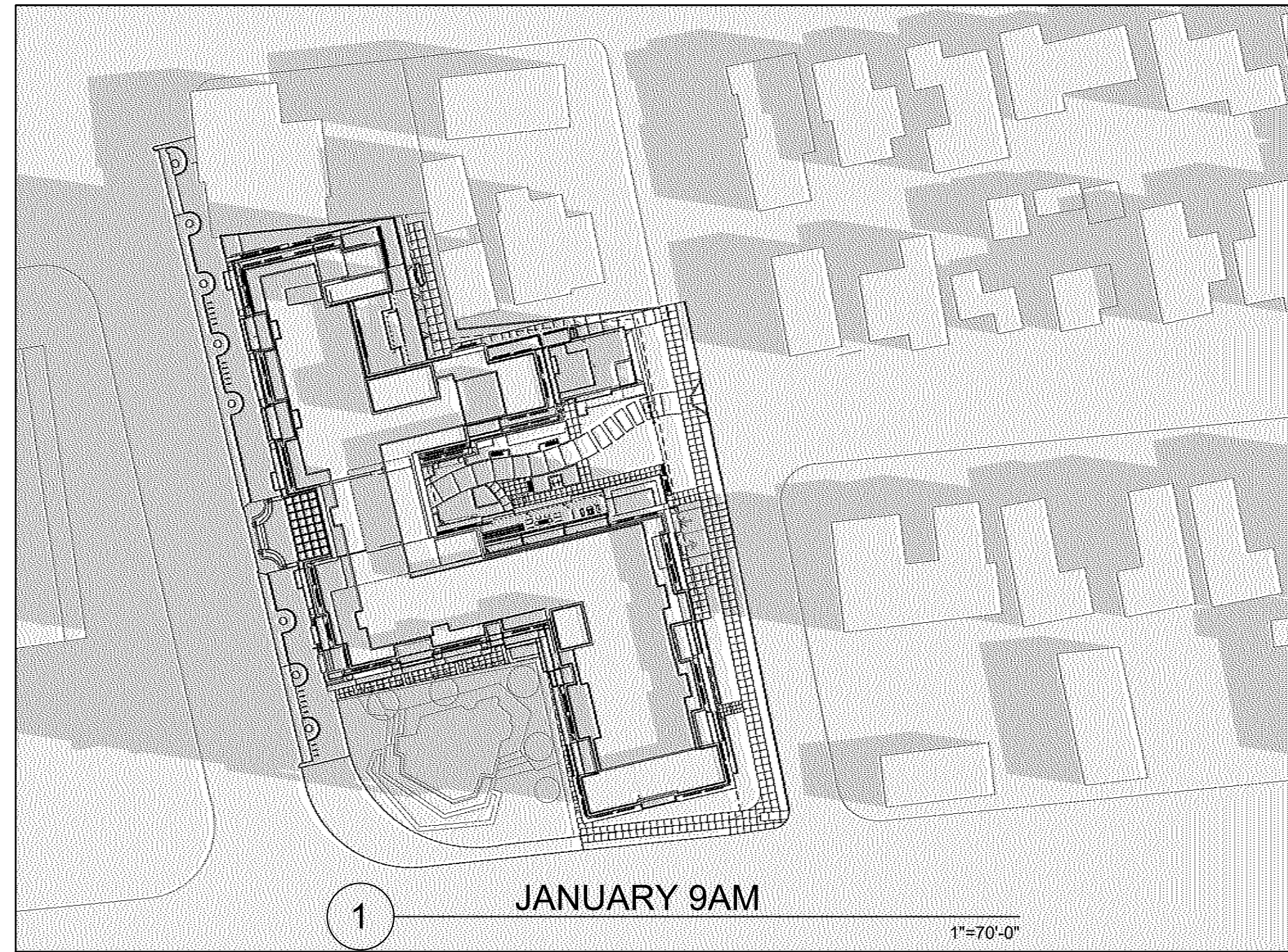
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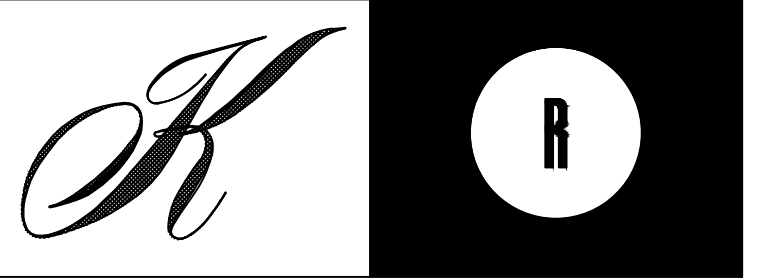
DESIGN IMAGERY

# A-10



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## SITE 1 SHADOW STUDY

# A-12



**AREA CALCULATIONS**

**USABLE FLOOR AREA**

- COMMUNITY ROOM
  - ① 612 SF
- TRASH ROOM
  - ① 2,114 SF
  - ② 825 SF
- UTILITY ROOM
  - ① 1,372 SF
  - ② 848 SF
  - ③ 400 SF
- AMENITY SPACE
  - ① 2,322 SF
  - ② 902 SF
  - ③ 2,442 SF
  - ④ 762 SF
- COMMERCIAL
  - ① 4,991 SF
  - ② 4,753 SF
- RESIDENTIAL
  - ① 1,592 SF
  - ② 2,435 SF
  - ③ 1,494 SF
  - ④ 1,133 SF
  - ⑤ 1,140 SF
  - ⑥ 1,147 SF
- RESIDENTIAL PORCH
  - ① 221 SF
  - ② 221 SF
  - ③ 221 SF
  - ④ 221 SF
  - ⑤ 221 SF
  - ⑥ 221 SF
  - ⑦ 120 SF
- CIRCULATION AREA
  - CIRCULATION
    - ① 467 SF
    - ② 893 SF
    - ③ 467 SF
    - ④ 400 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
<b>TOTAL</b>	<b>100%</b>	<b>140 UNITS</b>

**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**

- 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** SEE AHCP LETTER AND PLAN TYPE ATTACHMENT #11 WHICH ACCOMPANIES THESE DRAWINGS

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**SITE 1 FLOOR PLAN LEVEL 1**

**A-13**

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



**AREA CALCULATIONS**

**USABLE FLOOR AREA**

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

**LEGEND**

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

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

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**SITE 1 FLOOR PLAN LEVEL 2**

**A-14**



**AREA CALCULATIONS**

**USABLE FLOOR AREA**

- ① 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**

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

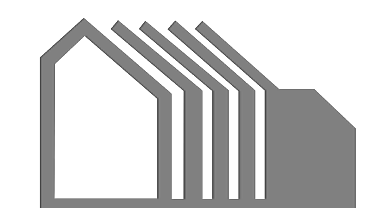
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**CASTRO COMMONS**

MIXED-USE DEVELOPMENT  
MOUNTAIN VIEW, CALIFORNIA



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WILLIAM MASTON ARCHITECT & ASSOCIATES  
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**CONSULTANTS**

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

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**SITE 1 FLOOR PLAN LEVEL 3**

**A-15**



**AREA CALCULATIONS**

**USABLE FLOOR AREA**

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

**AMENITY SPACE**

- ① 645 SF
- ① 798 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**

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

<b>USABLE RESIDENTIAL AREA</b>	<b>29,815 SF</b>
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 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

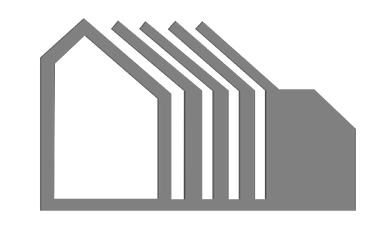
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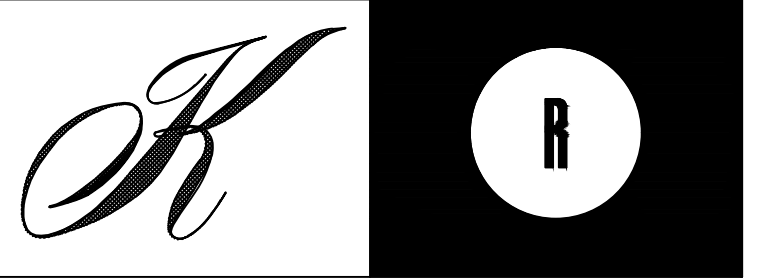
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**SITE 1 FLOOR PLAN LEVEL 4**

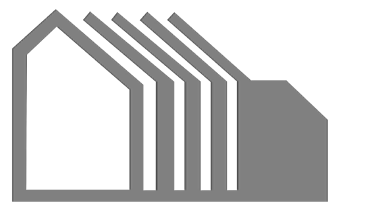
**A-16**

# CASTRO COMMONS

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## SITE 1 FLOOR PLAN LEVEL 5

# A-17

### AREA CALCULATIONS

#### USABLE FLOOR AREA

- 1 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
- ⑳ 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
- 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** SEE AHCP LETTER AND PLAN TYPE ATTACHMENT #11 WHICH ACCOMPANIES THESE DRAWINGS



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



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

**AREA CALCULATIONS**

**USABLE FLOOR AREA**

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

**CIRCULATION AREA**

- ① CIRCULATION 5,178 SF
- ② AMENITY SPACE 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
- ⑳ 1,623 SF
- ㉑ 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

**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
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- 22 CARD READER/ISLAND

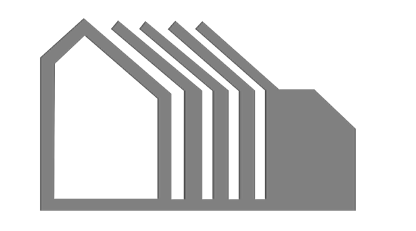
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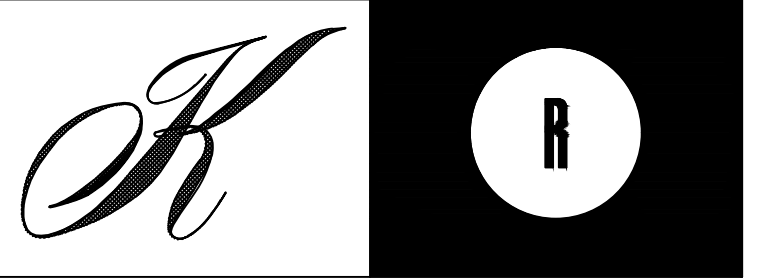
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**SITE 1 FLOOR PLAN LEVEL 6**

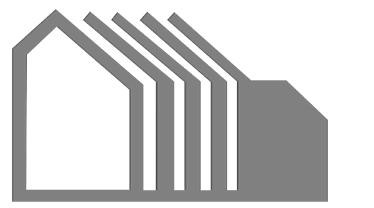
**A-18**

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## SITE 1 FLOOR PLAN LEVEL 7

# A-19

### AREA CALCULATIONS

#### USABLE FLOOR AREA

- ① TRASH AND UTILITY ROOM
- ① 267 SF
- ② 200 SF
- ③ 639 SF
- ④ AMENITY SPACE
- ① 1,007 SF
- ⑤ LANDSCAPE DECK
- ① 303 SF

#### CIRCULATION AREA

- ① 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 53 SF
- ⑱ 159 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

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

### KEY NOTES

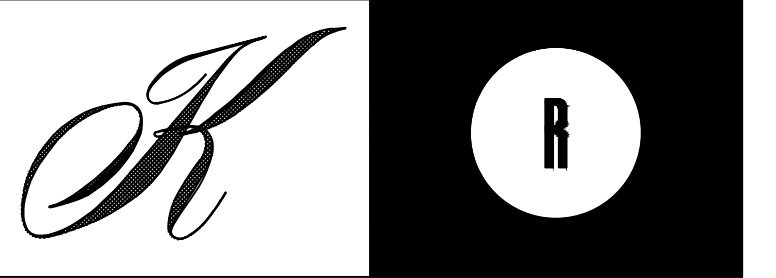
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- 3 OUTDOOR DINING AREA FOR GROUND FLOOR COMMERCIAL USES
- 4 ELEVATOR AND STAIR CORE
- 5 UNIT ENTRY DOOR
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- 7 PLANTING AREA.
- 8 8' HIGH ROLL UP DOOR
- 9 RAMP TO BASEMENT PARKING
- 10 COMMERCIAL TRASH 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)
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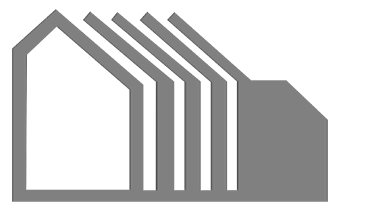
SITE 1 FLOOR PLAN LEVEL 7 1"=20' 1

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## SITE 1 FLOOR PLAN LEVEL 8

# A-20

### AREA CALCULATIONS

#### USABLE FLOOR AREA

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

#### CIRCULATION AREA

- ① CIRCULATION 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 1,711 SF
- ⑰ 1,396 SF

#### RESIDENTIAL DECK

- ① 123 SF
- ② 116 SF
- ③ 54 SF
- ④ 54 SF
- ⑤ 155 SF
- ⑥ 155 SF
- ⑦ 117 SF
- ⑧ 93 SF
- ⑨ 97 SF
- ⑩ 157 SF
- ⑪ 64 SF
- ⑫ 73 SF
- ⑬ 201 SF
- ⑭ 106 SF

LEVEL 8 FLOOR AREA	32,323 SF
USABLE RESIDENTIAL AREA	24,254 SF
RESIDENTIAL DECKS	1,565 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

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

### KEY NOTES

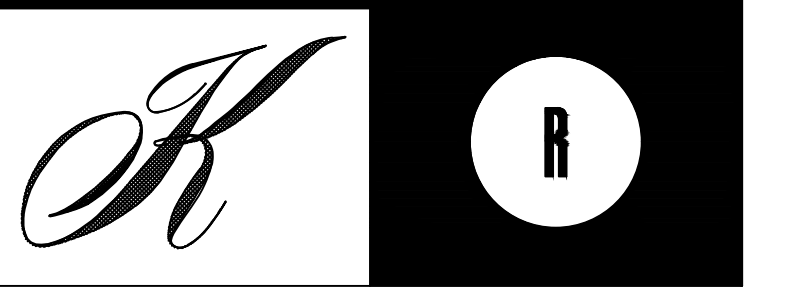
- 1 PROPERTY LINE
- 2 NEW PASEO AT FAIRMONT AVENUE RIGHT OF WAY. SEE LANDSCAPE PLAN FOR ENHANCED DETAILS
- 3 OUTDOOR DINING AREA FOR GROUND FLOOR COMMERCIAL USES
- 4 ELEVATOR AND STAIR CORE
- 5 UNIT ENTRY DOOR
- 6 EXTERIOR PATIO OR BALCONY DECK WITH GLASS OR METAL RAILING
- 7 PLANTING AREA
- 8 8' HIGH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



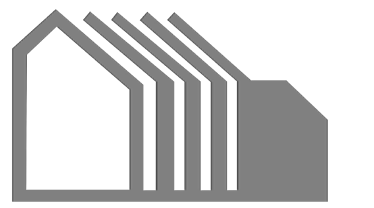
SITE 1 FLOOR PLAN LEVEL 8 1"=20' 1

# CASTRO COMMONS

MIXED-USE DEVELOPMENT  
MOUNTAIN VIEW, CALIFORNIA



KENNETH RODRIGUES & PARTNERS, INC.  
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## SITE 1 BASEMENT LEVEL B1 & B2

# A-23

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**LEGEND:**

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

**NOTE:**

- THE LONG-TERM BIKE PARKING ROOMS WILL BE SECURED BY KEYPAD, UTILIZE VIDEO SURVEILLANCE CAMERAS, AND ACCESSIBLE TO AUTHORIZED RESIDENTS & PERSONNEL ONLY
- CLEARLY VISIBLE SIGNAGE TO BE POSTED FOR BIKE PARKING AREA RACKS

**KEYNOTES:**

- CONCRETE PERIMETER WALL
- CONCRETE DRIVE ACCESS RAMP
- ELEVATORS
- EXIT STAIRS
- PROPERTY LINE
- UTILITY ROOM
- 48 LONG TERM BICYCLE PARKING SPOTS
- LINE OF BUILDING ABOVE
- TRANSFORMER ROOM
- RESIDENT STORAGE SPACES (SEE STORAGE SUMMARY BELOW)
- EV CHARGERS
- BACK UP/ TURN AROUND
- PARKING GARAGE ENTRANCE GATE
- CARD READER/ISLAND

**TOTAL PARKING SUMMARY**

TOTAL GARAGE AREA	96,040 SF
BASEMENT B1	110 STALLS
BASEMENT B2	90 STALLS
<b>TOTAL BASEMENT PARKING</b>	<b>200 STALLS</b>

**RESIDENTIAL PARKING SUMMARY**

PARKING STALLS RESIDENTIAL (167)	PROVIDED	REQUIRED
RESIDENTIAL ASSIGNED	134	
ACCESSIBLE ASSIGNED	5	
ACCESSIBLE VAN ASSIGNED	1	

EVCS PARKING STALLS RESIDENTIAL	PROVIDED	REQUIRED
EVCS STANDARD LEVEL 2 (15%)	25	25
EVCS STANDARD LEVEL 3 (1 REQ.)	1	1
EVCS ACCESSIBLE LEVEL 2 (1 REQ.)	1	1
EVCS ACCESSIBLE VAN (1 REQ.)	1	1
EV READY LEVEL 1 (REMAINING)	139	139

TOTAL RESIDENTIAL PARKING STALLS = 167

**COMMERCIAL PARKING SUMMARY**

PARKING STALLS COMMERCIAL (33)	PROVIDED	REQUIRED
COMMERCIAL	25	25
COMMERCIAL LOADING	1	1
ACCESSIBLE	1	1
ACCESSIBLE VAN	1	1
<b>TOTAL</b>	<b>28</b>	<b>28</b>

EVCS PARKING STALLS COMMERCIAL	PROVIDED	REQUIRED
EVCS STANDARD LEVEL 2 (15%)	4	4
EVCS STANDARD LEVEL 3 (1 REQ.)	1	1
EVCS ACCESSIBLE LEVEL 2 (1 REQ.)	1	1
EVCS ACCESSIBLE VAN LEVEL 2	1	1
EV READY LEVEL 1 (REMAINING)	26	26

TOTAL COMMERCIAL PARKING STALLS = 33

BIKE PARKING	PROVIDED	DTPP REQ'D
SHORT TERM BIKE PARKING (5% OF COMMERCIAL VEHICLES)	10	10
LONG TERM BIKE PARKING (1/UNIT)	140	140
GUEST BIKE PARKING (1/10 UNITS)	14	14
<b>TOTAL BIKE PARKING</b>	<b>164</b>	<b>164</b>

ACCESS TO BIKE PARKING

**STORAGE SUMMARY**

TYPES OF STORAGE (LxBxH)

①	6' X 9' X 5' = 292 FT <sup>3</sup>
②	15' 3" X 6' X 5' = 458 FT <sup>3</sup>

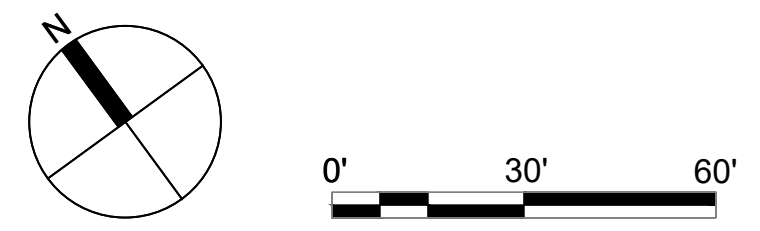
TOTAL STORAGE SIZE AND SPACES

①	50 SF - 56x2 = 112 STORAGE SPACES
②	90 SF - 15x2 = 30 STORAGE SPACES
<b>TOTAL 142 STORAGE SPACES</b>	

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



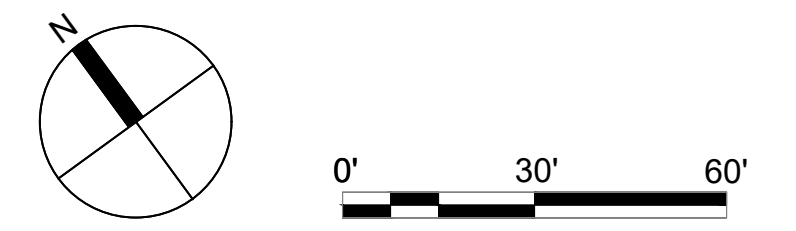
2 BASEMENT LEVEL B2 110 STALLS  
48,020 SF 1"=30'-0"



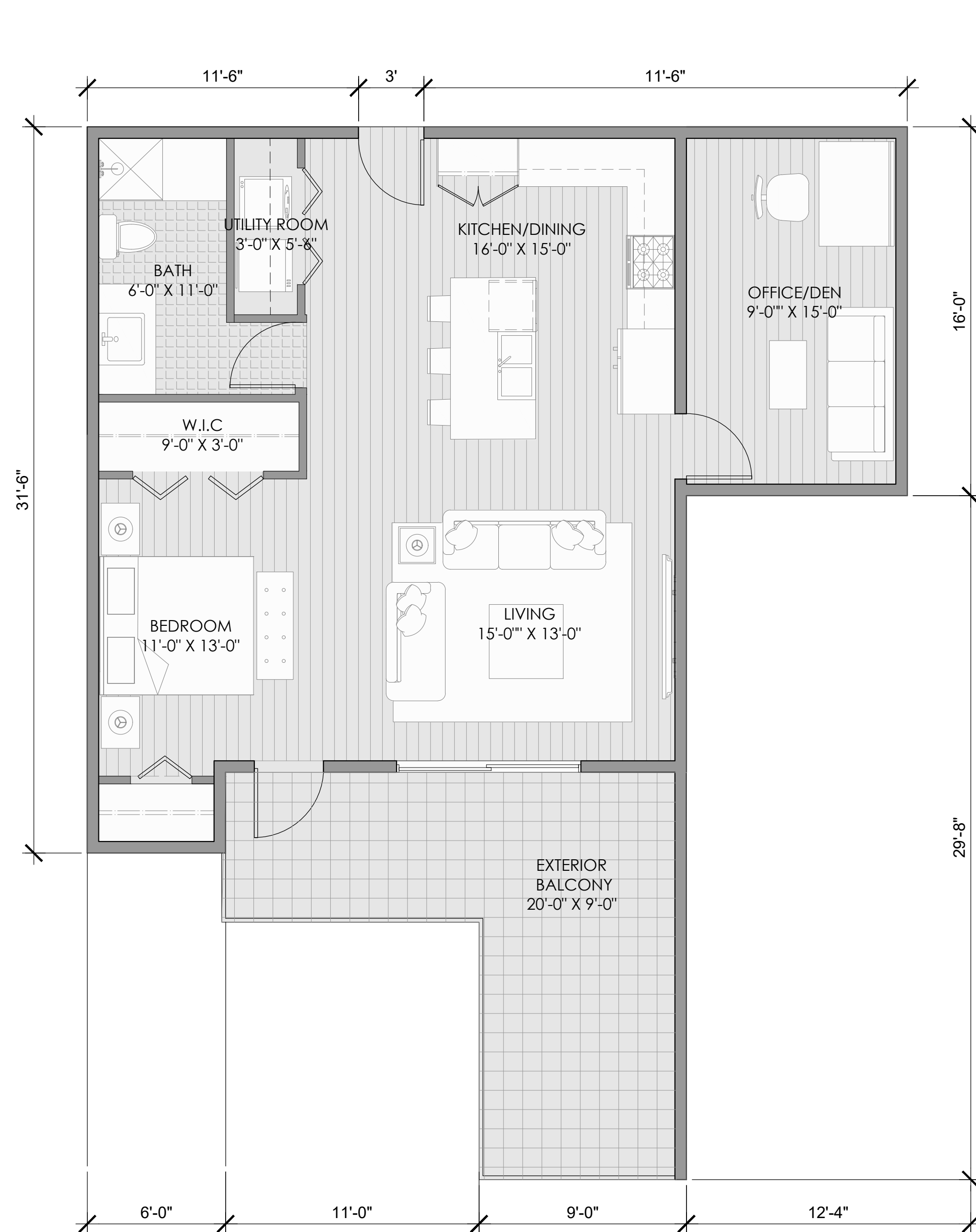
SITE 1 BASEMENT LEVEL B2 1"=30' 1



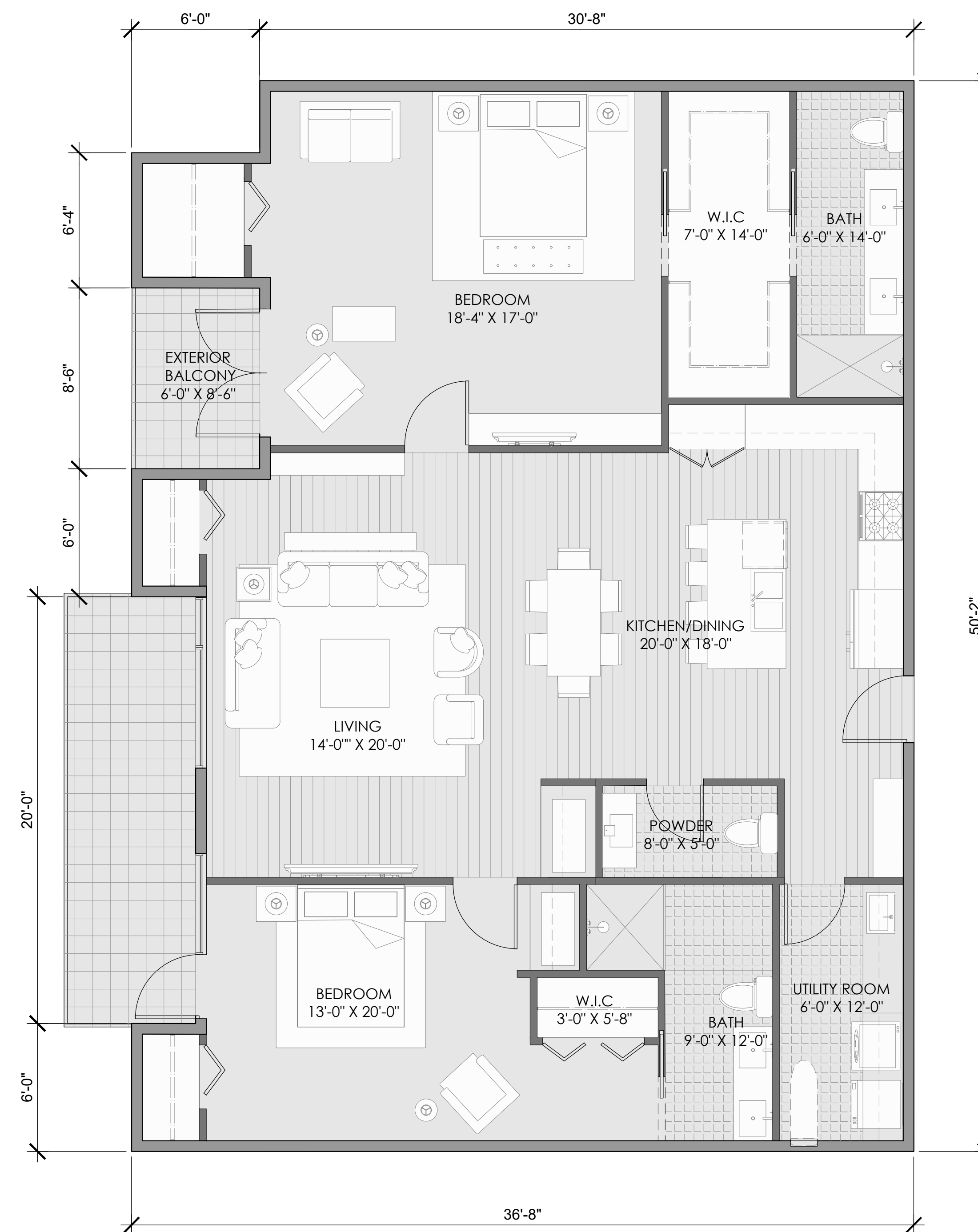
1 BASEMENT LEVEL B1 90 STALLS  
48,020 SF 1"=30'-0"



SITE 1 BASEMENT LEVEL B1 1"=30' 2



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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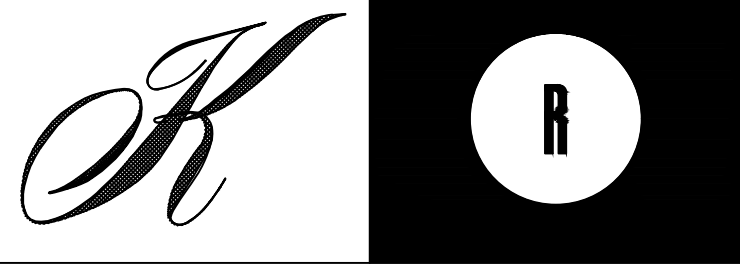
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## SITE 1 TYPICAL UNIT PLANS

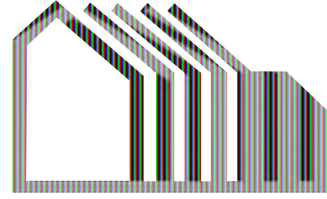
# A-25

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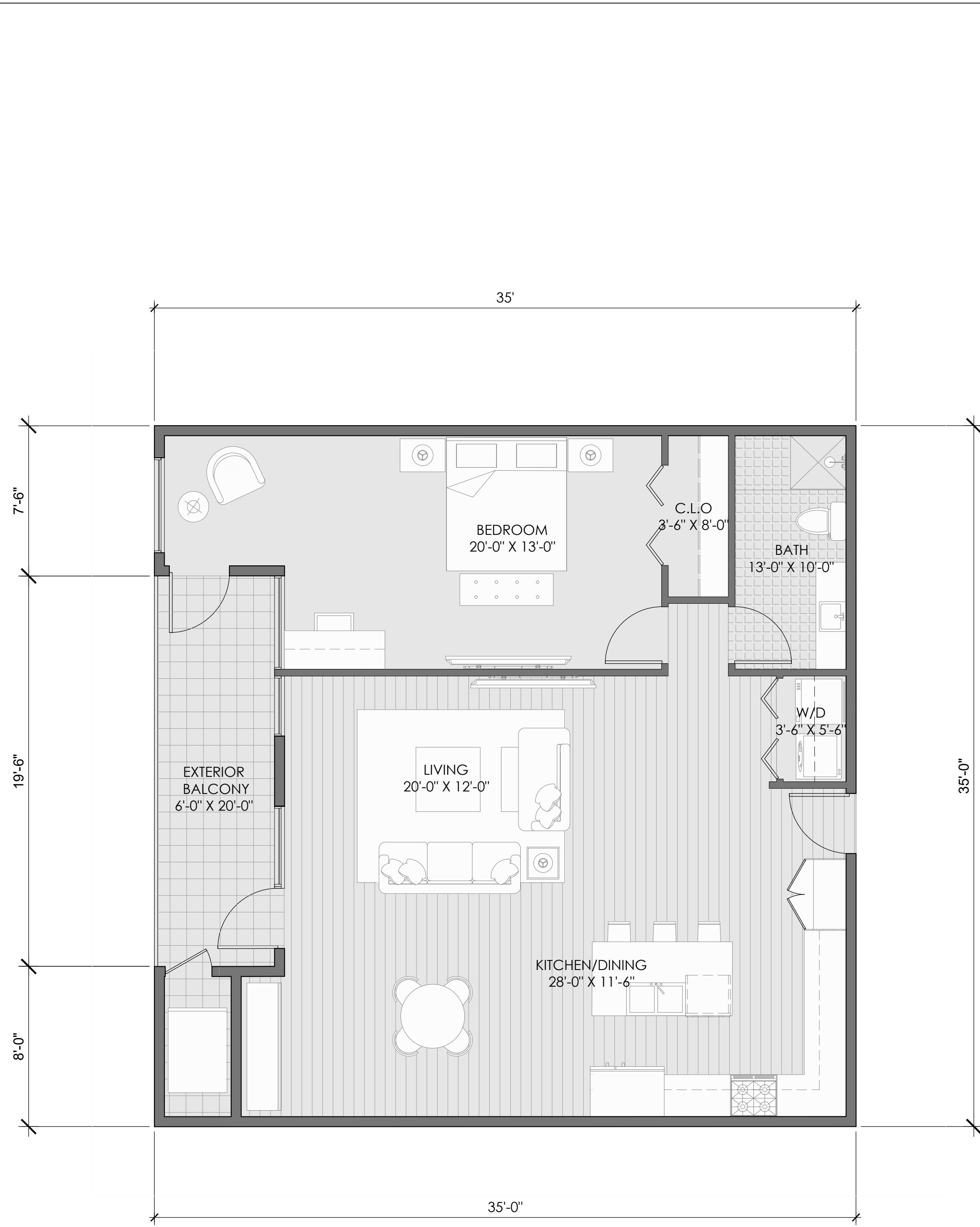
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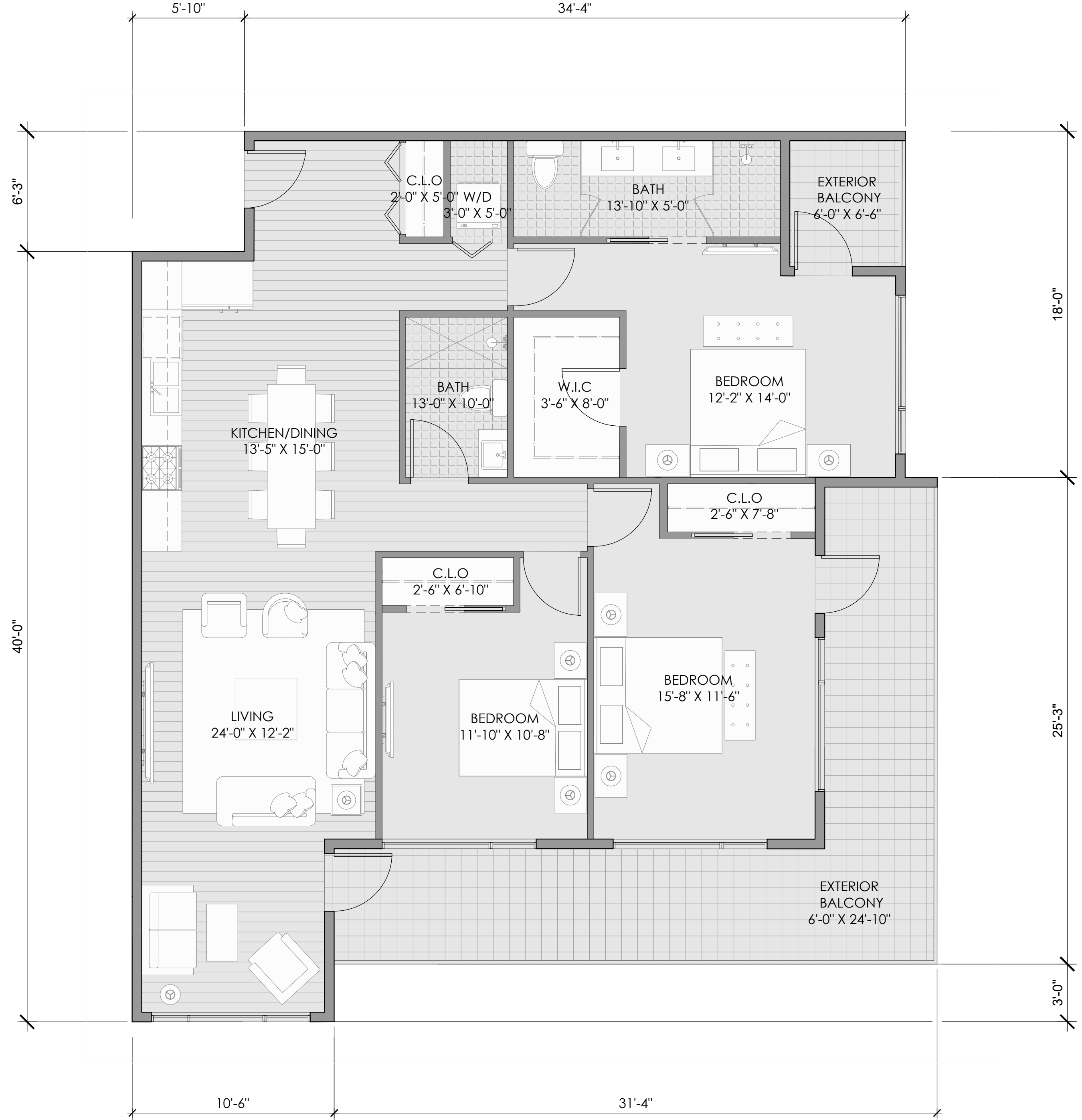
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## SITE 1 TYPICAL UNIT PLANS

# A-26



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



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

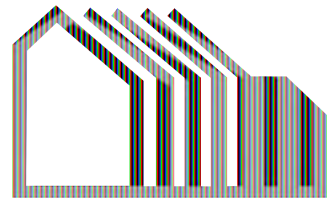


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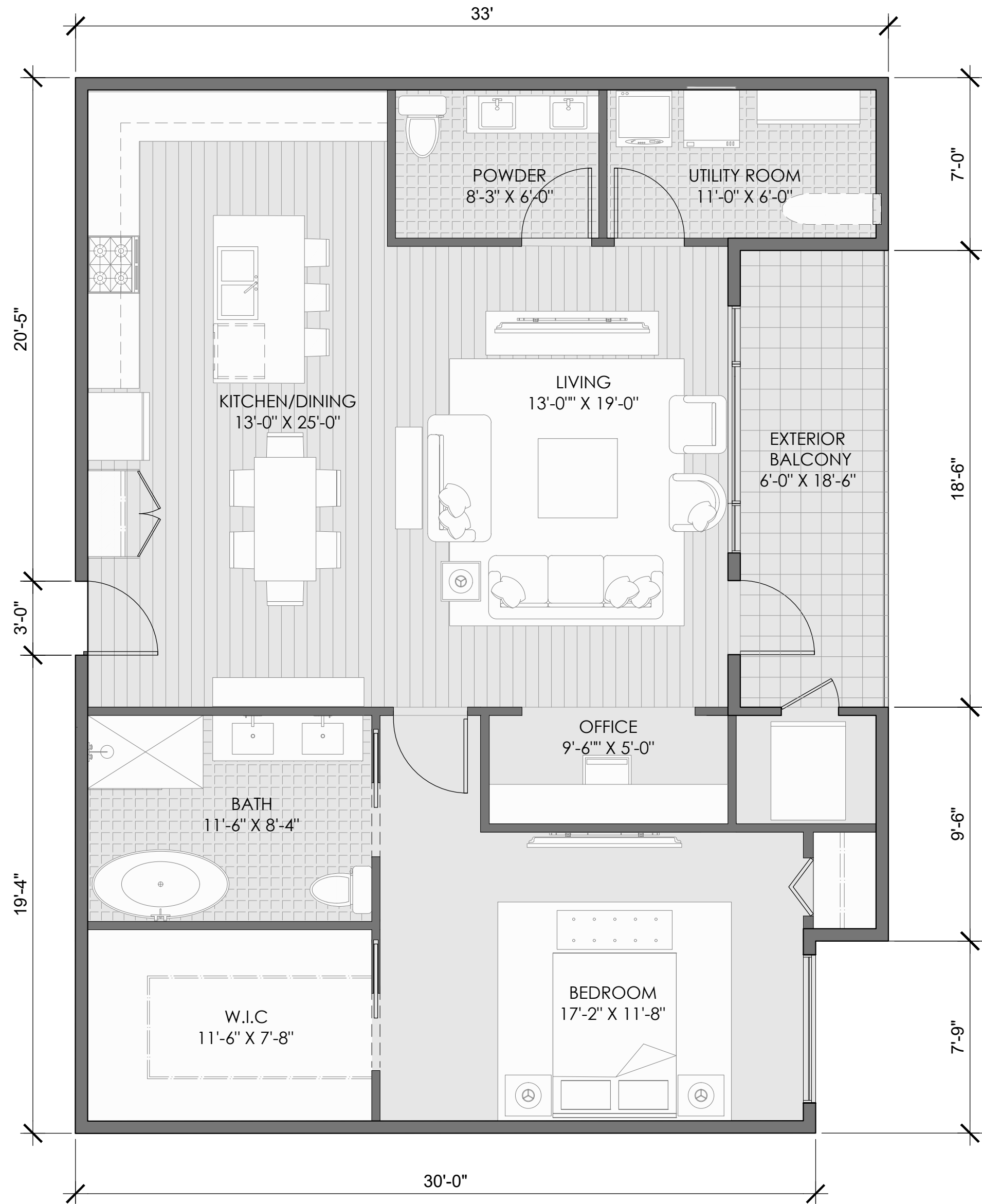
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## SITE 1 TYPICAL UNIT PLANS

# A-27

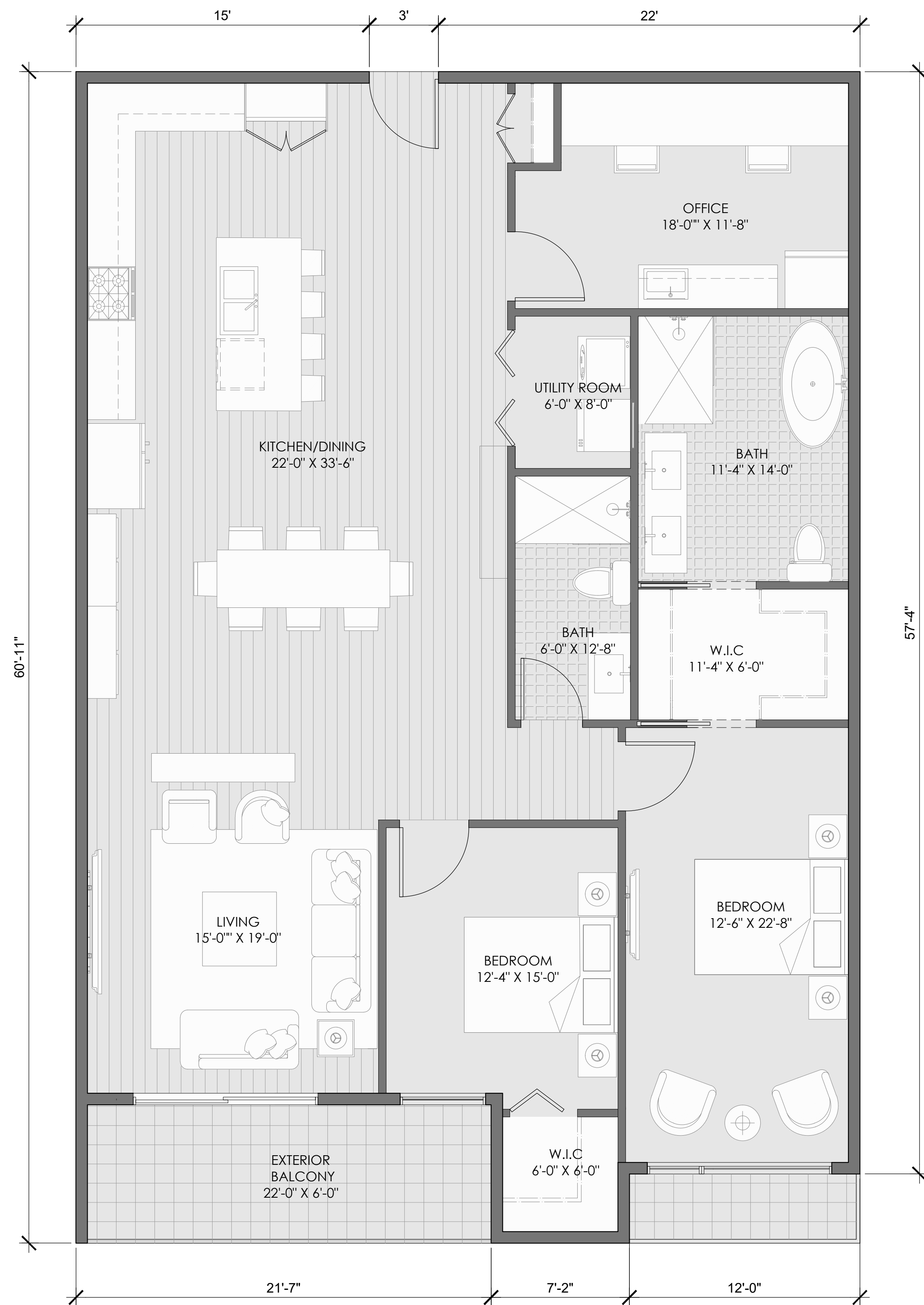


5 THREE BEDROOM UNIT - 1,981 SF  
1/4" = 1'-0"



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





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



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



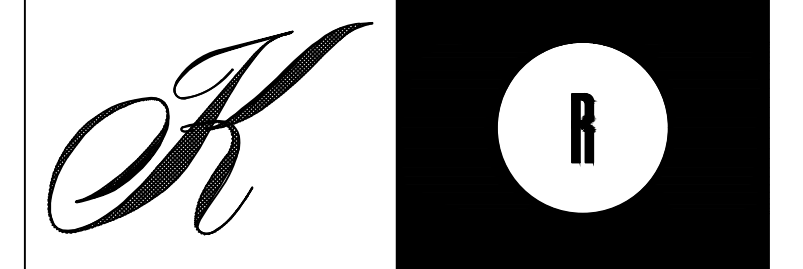
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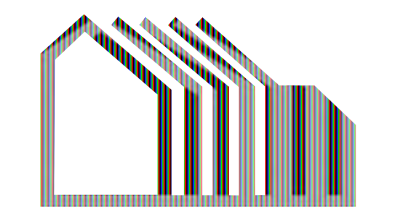


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## SITE 1 TYPICAL UNIT PLANS

# A-28

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## SITE 1 BUILDING ELEVATIONS

# A-30

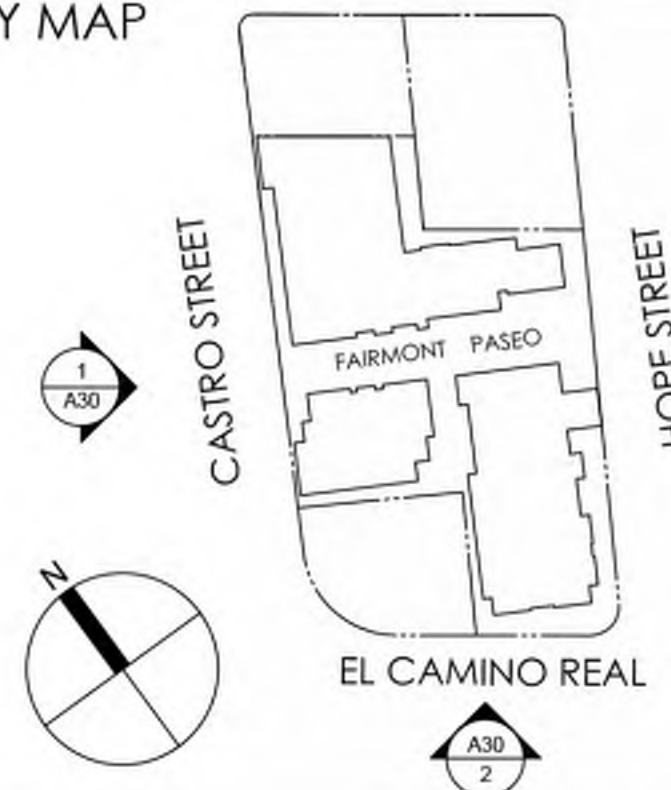
### KEY NOTES

- 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 SOLEILWOOD 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 - NICHIIA - VINTAGEWOOD WOOD SERIES - CEDAR
- (C2) FIBER BOARD PANEL - NICHIIA - 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



NOTE: THE PROPOSED SIGNS ARE FOR INFORMATIONAL PURPOSE ONLY

0' 20' 40'



1 WEST ELEVATION 1"=20'



2 SOUTH ELEVATION 1"=20'

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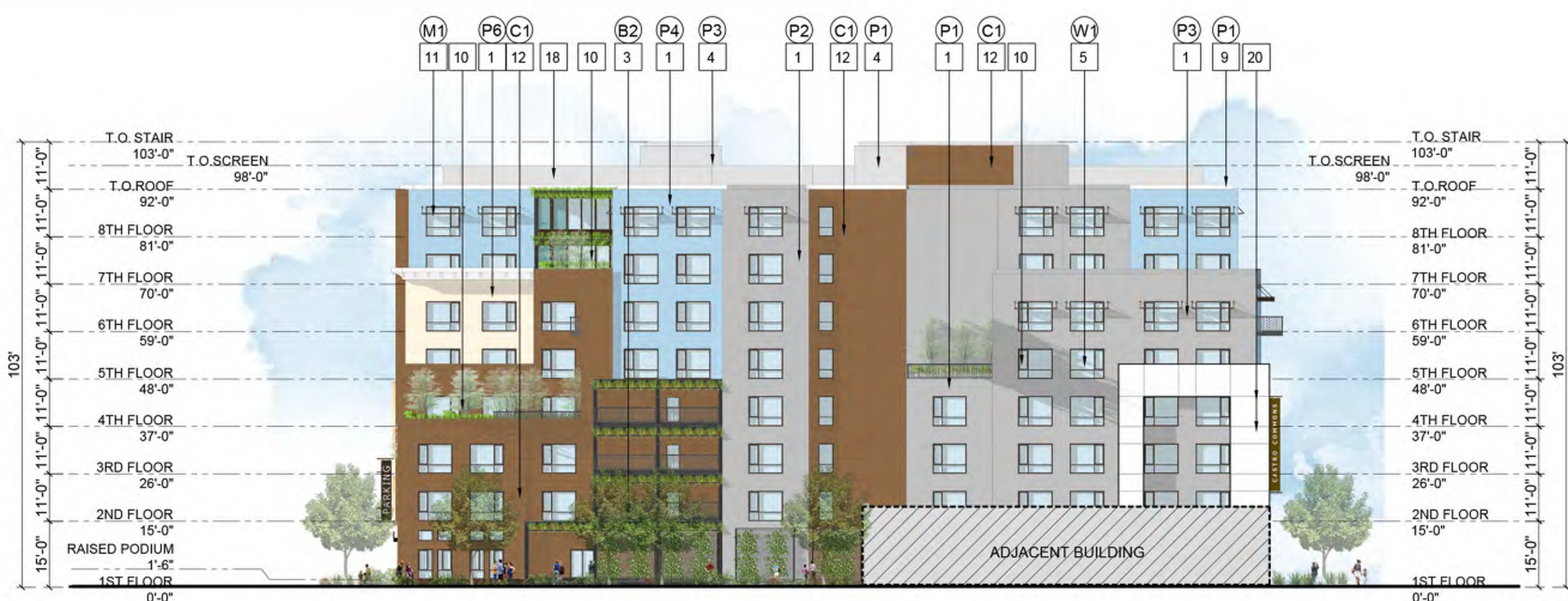
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## SITE 1 BUILDING ELEVATIONS

# A-31



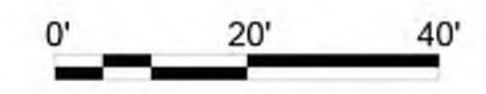
1 EAST ELEVATION 1"=20'



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.



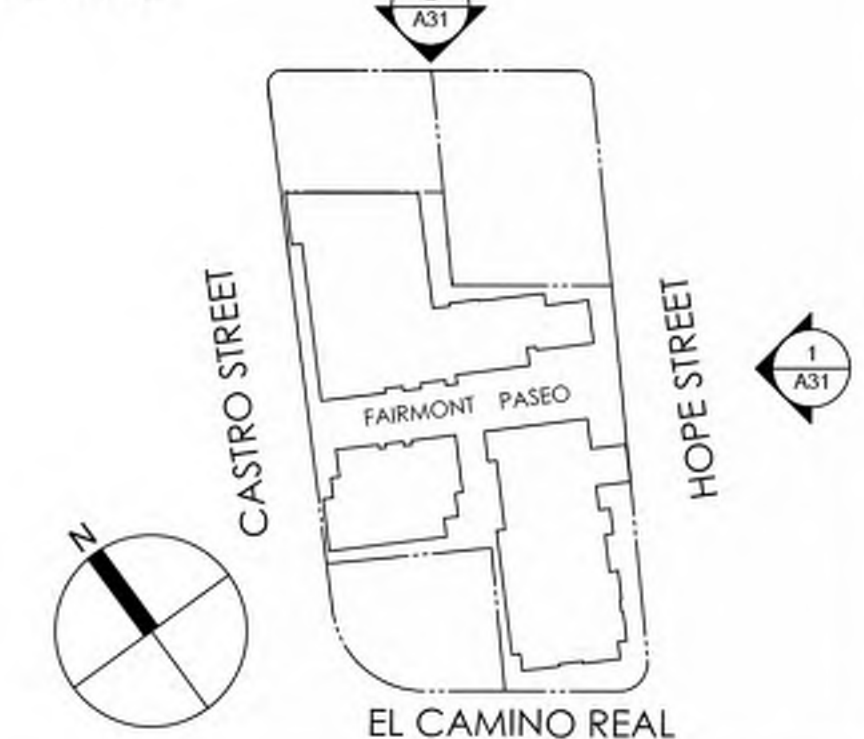
### KEY NOTES

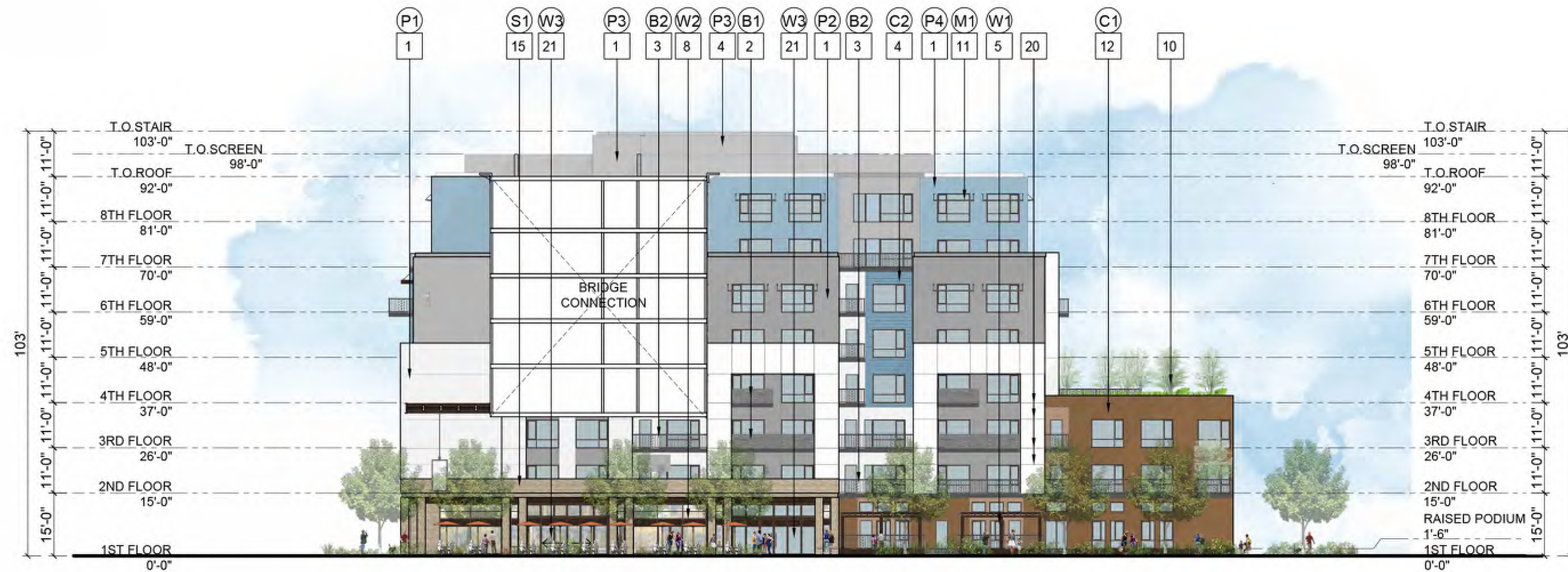
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- 2 BALCONY WITH BOK DECORATIVE RAILING
- 3 BALCONY WITH METAL RAILING
- 4 STAIRWELL TOWER
- 5 RESIDENTIAL VINYL WINDOWS W/ CLEAR GLASS
- 6 CURTAIN WALL SYSTEM - CLEAR GLASS
- 7 CURTAIN WALL SYSTEM - FRITTED GLASS
- 8 GLASS AND ALUMINUM STOREFRONT
- 9 PARAPET
- 10 ROOF DECK AMENITY
- 11 METAL SUN SHADE
- 12 FIBER BOARD PANEL CLADDING
- 13 LIGHT FIXTURE
- 14 ALUMINUM CLADDING
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### COLOR AND MATERIAL LEGEND

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- (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
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- (F1) FRITTED GLASS: WALTERS & WOLF FRITTED GLASS
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- (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
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- (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





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



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

NOTE: THE PROPOSED SIGNS ARE FOR INFORMATIONAL PURPOSE ONLY



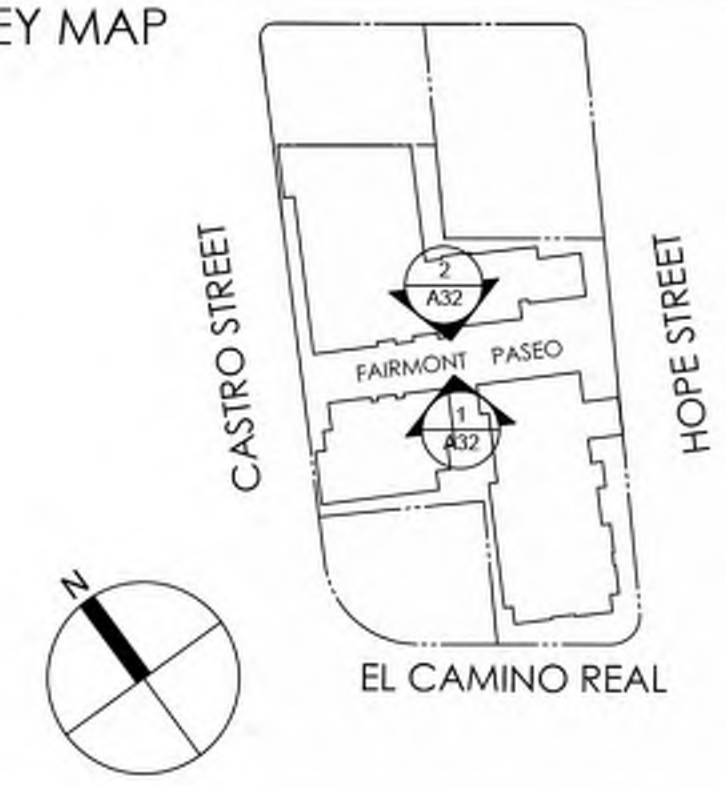
KEY NOTES

- 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 SOLEILWOOD 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 - NICHIIA - VINTAGEWOOD WOOD SERIES - CEDAR
- (C2) FIBER BOARD PANEL - NICHIIA - 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  
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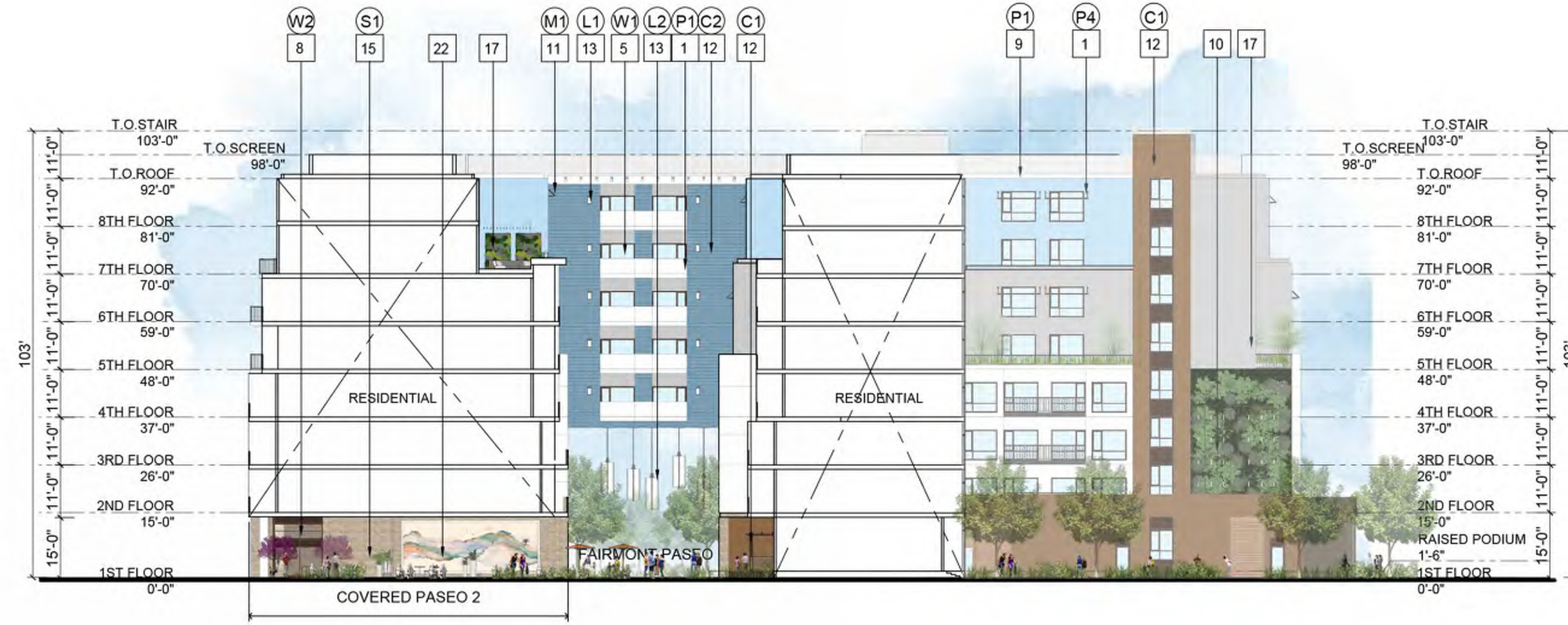
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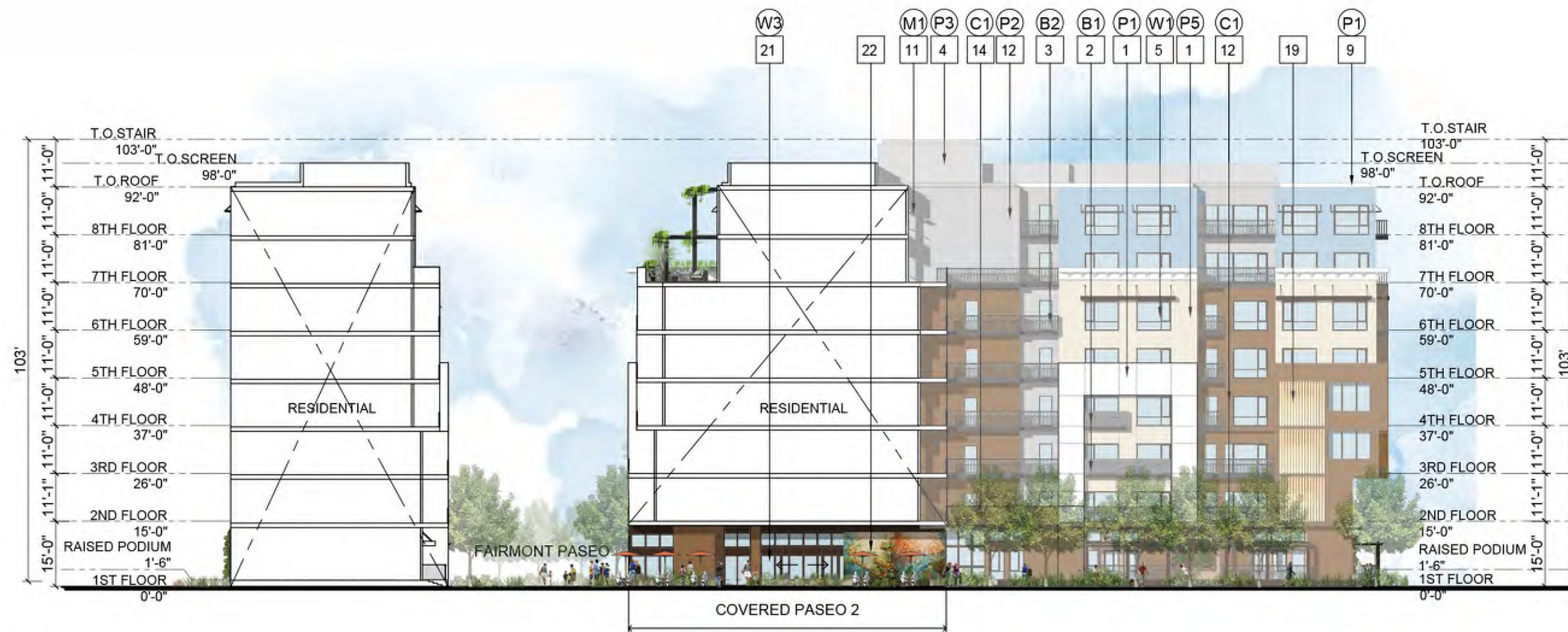
SITE 1 BUILDING ELEVATIONS

A-32



1 EAST PASEO ELEVATION

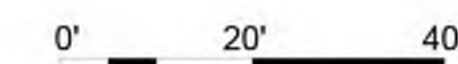
1"=20'



2 WEST PASEO ELEVATION

1"=20'

NOTE: THE PROPOSED SIGNS ARE FOR INFORMATIONAL PURPOSE ONLY



KEY NOTES

- 1 PAINTED STUCCO WALL
- 2 BALCONY WITH BOK DECORATIVE RAILING
- 3 BALCONY WITH METAL RAILING
- 4 STAIRWELL TOWER
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KEY MAP



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SITE 1 PASEO ELEVATIONS

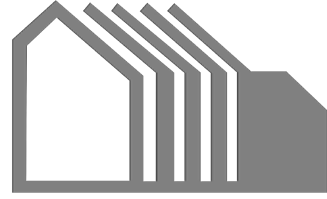
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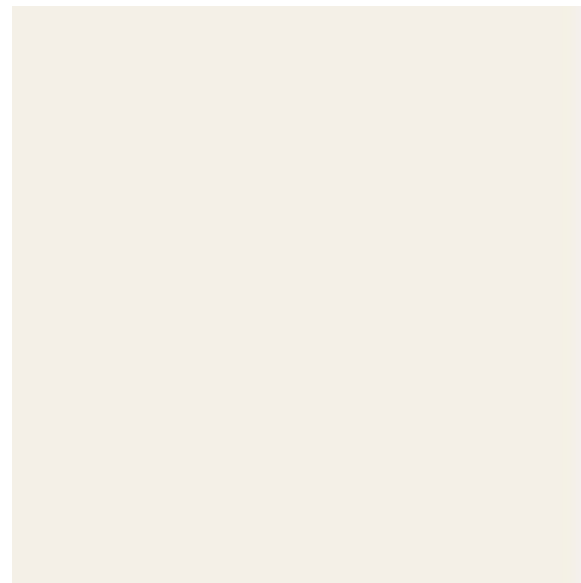
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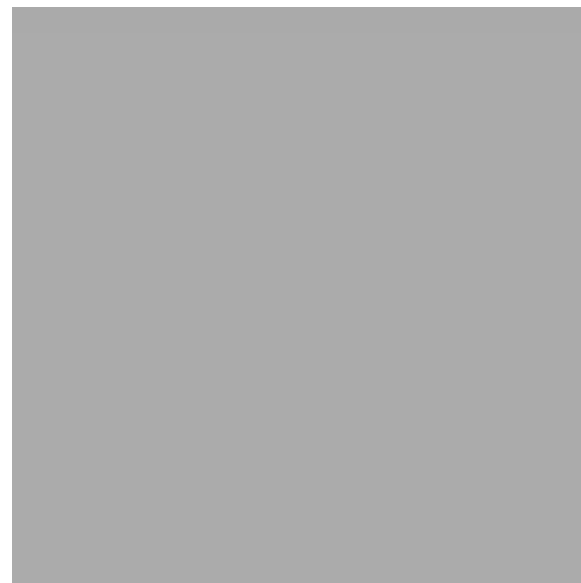
## SITE 1 & SITE 2 MATERIALS AND FINISHES

# A-33

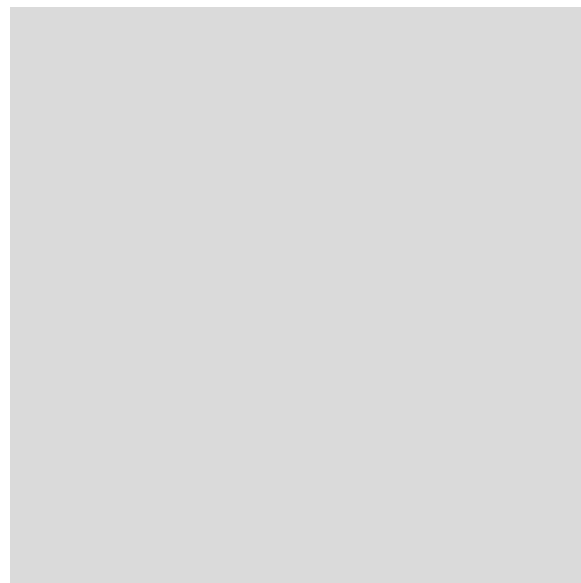
FINISHES AND MATERIALS		SPECIFICATION
P1	EXTERIOR PLASTER - WHITE	DUNN EDWARDS DE6225 FOSSIL
P2	EXTERIOR PLASTER -DARK GRAY	DUNN EDWARDS DE6375 CASTLEROCK
P3	EXTERIOR PLASTER - GRAY	DUNN EDWARDS DE6373 PORPOISE
P4	EXTERIOR PLASTER -DARK BLUE	DUNN EDWARDS DE5814 ANCHORS AWAY
P5	EXTERIOR PLASTER - BEIGE	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	NICHIHA - VINTAGEWOOD WOOD SERIES - CEDAR
C2	FIBER BOARD PANEL - BLUE	FIBER BOARD PANEL - NICHIHA - 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



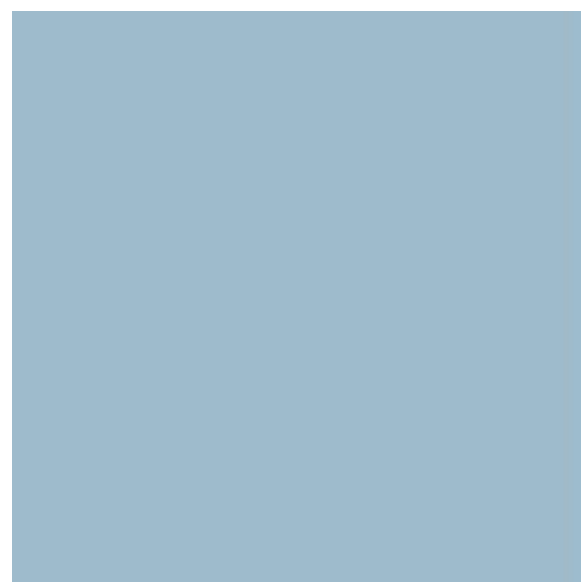
P1 EXTERIOR PLASTER - DUNN EDWARDS DE6225 FOSSIL



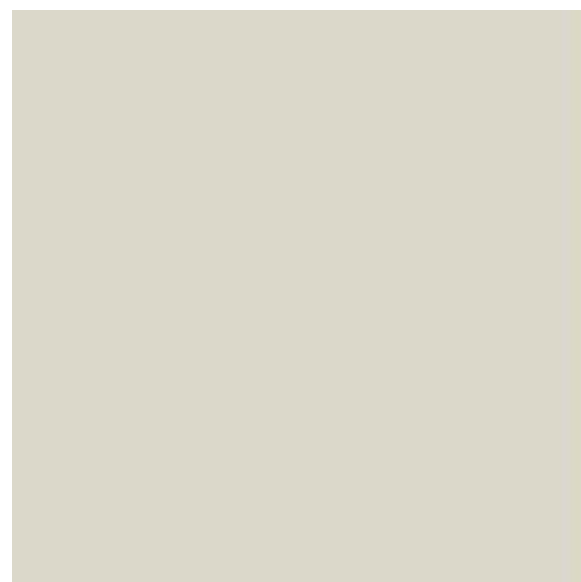
P2 EXTERIOR PLASTER - DUNN EDWARDS DE6375 CASTLEROCK



P3 EXTERIOR PLASTER - DUNN EDWARDS DE6373 PORPOISE



P4 EXTERIOR PLASTER - DUNN EDWARDS DE5814 ANCHORS AWAY



P5 EXTERIOR PLASTER - DUNN EDWARDS DE6233 LIMESTONE



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



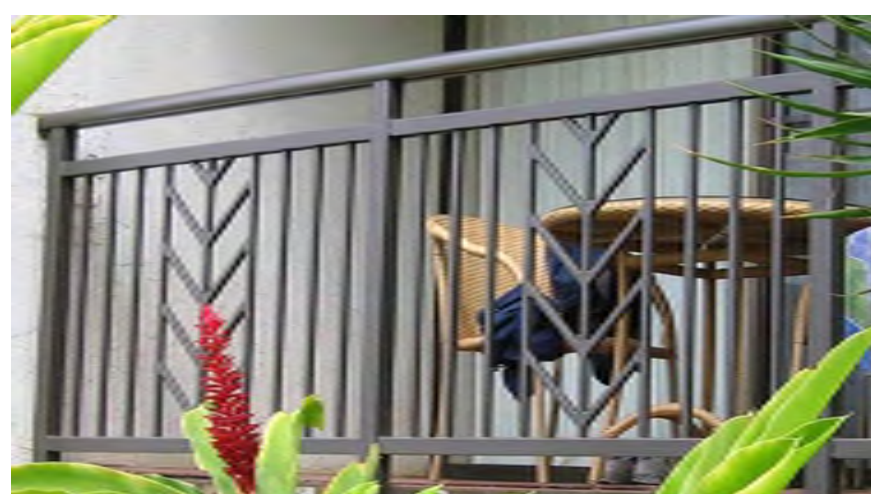
W1 VINYL WINDOWS & DOORS (RESIDENTIAL) - VPI ENVISION SERIES - ARCHITECTURAL BRONZE



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



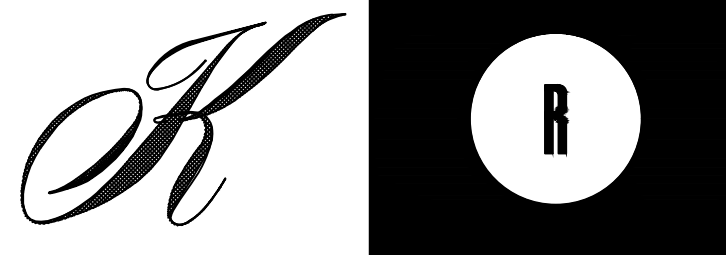
A1 ALUMINUM CLADDING AT CANOPY - ALUCOBOND - GRAY



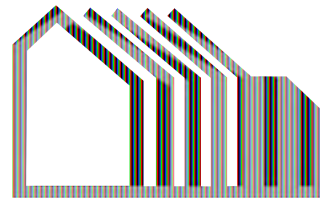
S1 EL DORADO CUT COARSE STONE - OYSTER

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## FAIRMONT PASEO STUDY

# A-45



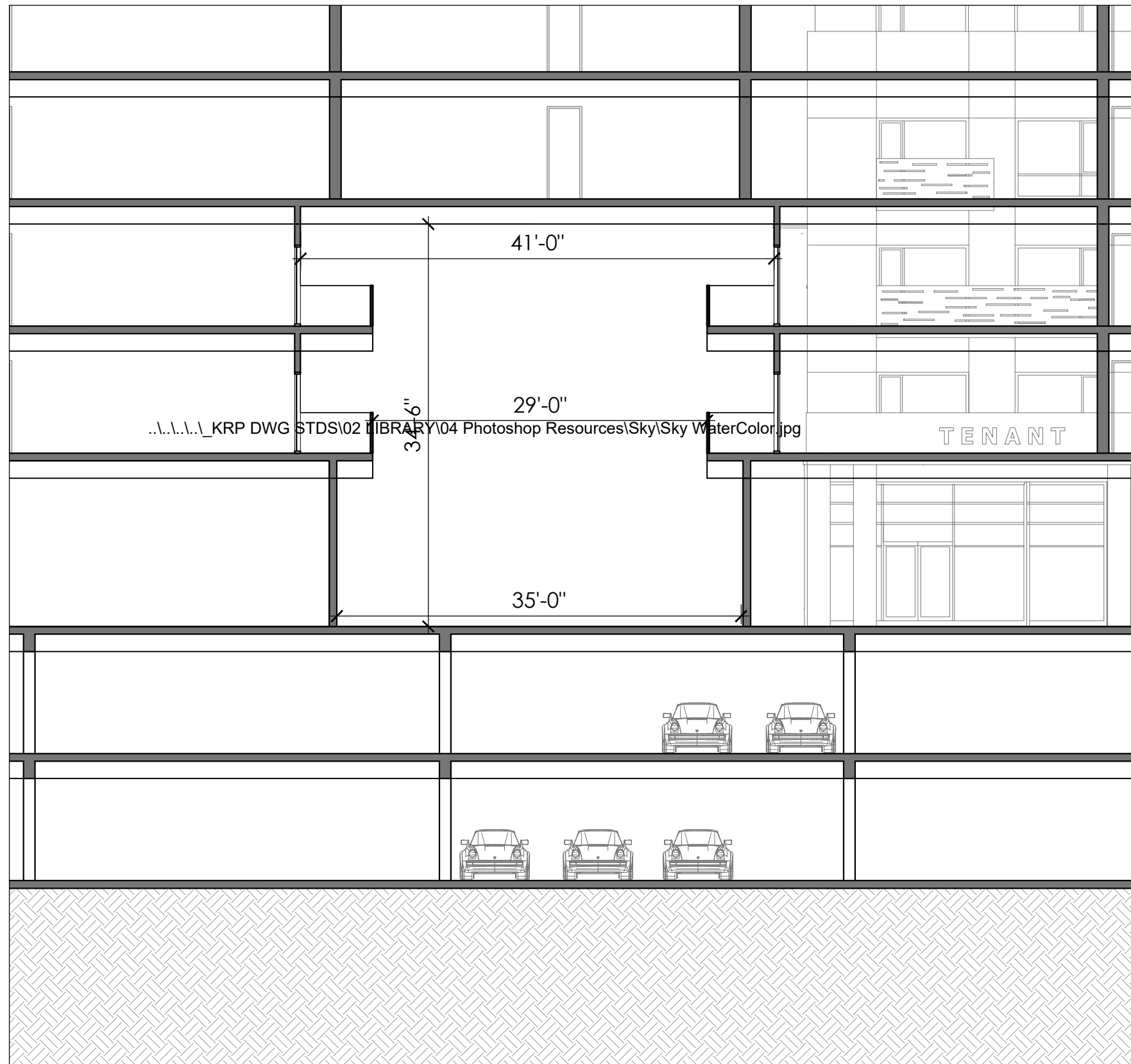
FAIRMONT PASEO PLAN 1/16" 1



WEST ELEVATION 3/32" 2



EAST ELEVATION 3/32" 3



SECTION 1-1 3/32" 4



LIGHTING FLOOR PLAN LEVEL 1 1"=20' 1

LIGHTING IMAGERY/LEGEND



● BEGA WALL LUMINAIRE



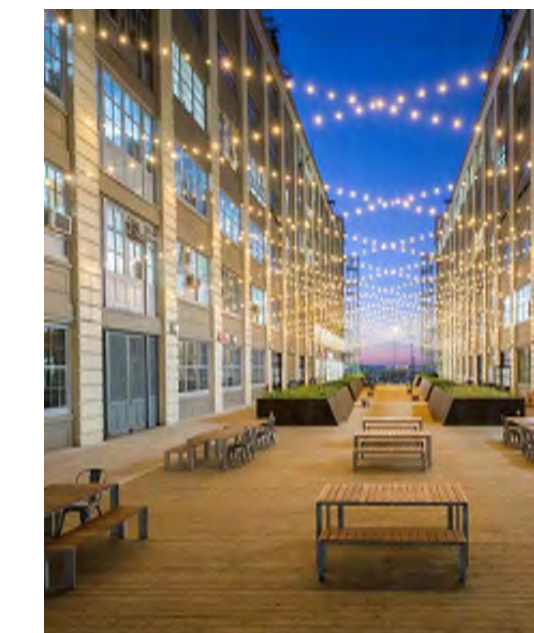
● OPAL LED PENDANT DROP LIGHT



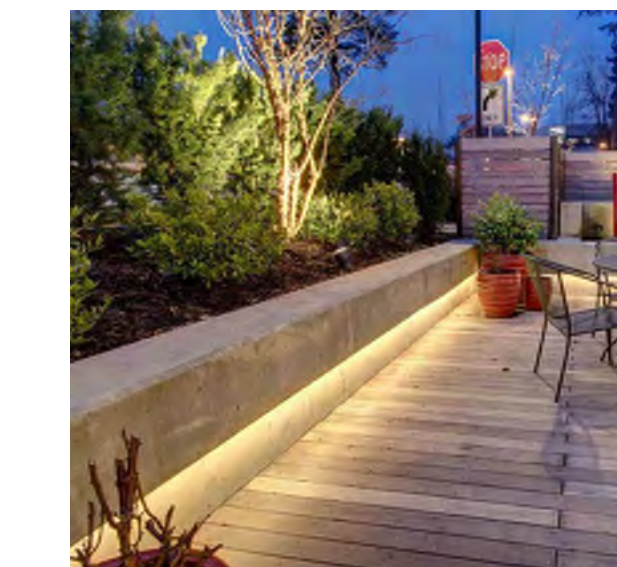
● BK LIGHTING UP LIGHT VARIETIES



● LOUIS POULSEN LIGHT POLE



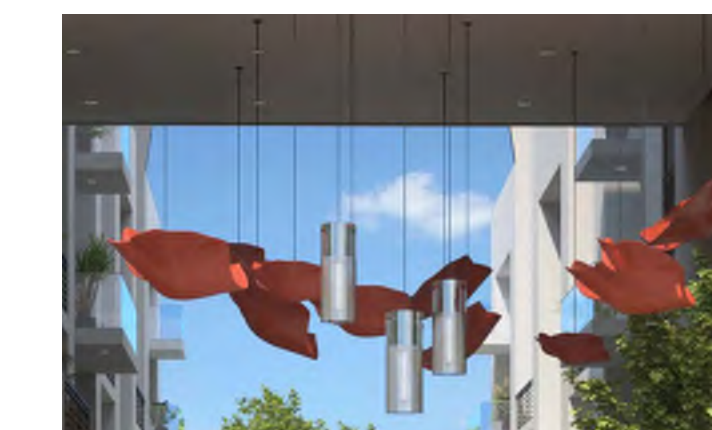
● TIVOLI STRING LIGHT



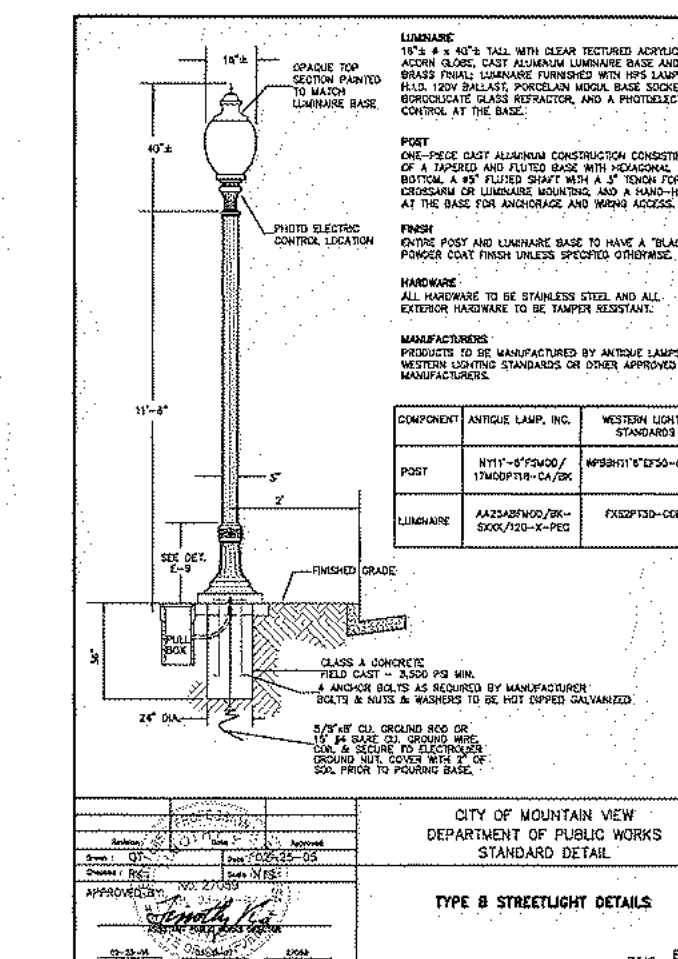
● TIVOLI KICK WALL LIGHT (TAPE)



● ALCON LED RECESSED LIGHT



★ CUSTOM LIGHT INSTALLATION



● EXISTING STREET LIGHT

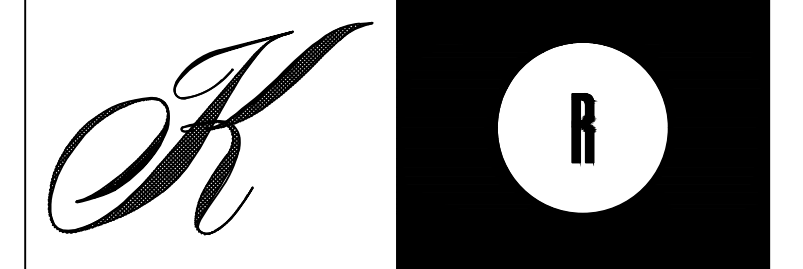
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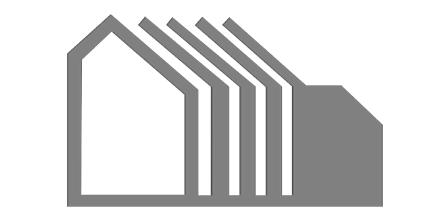
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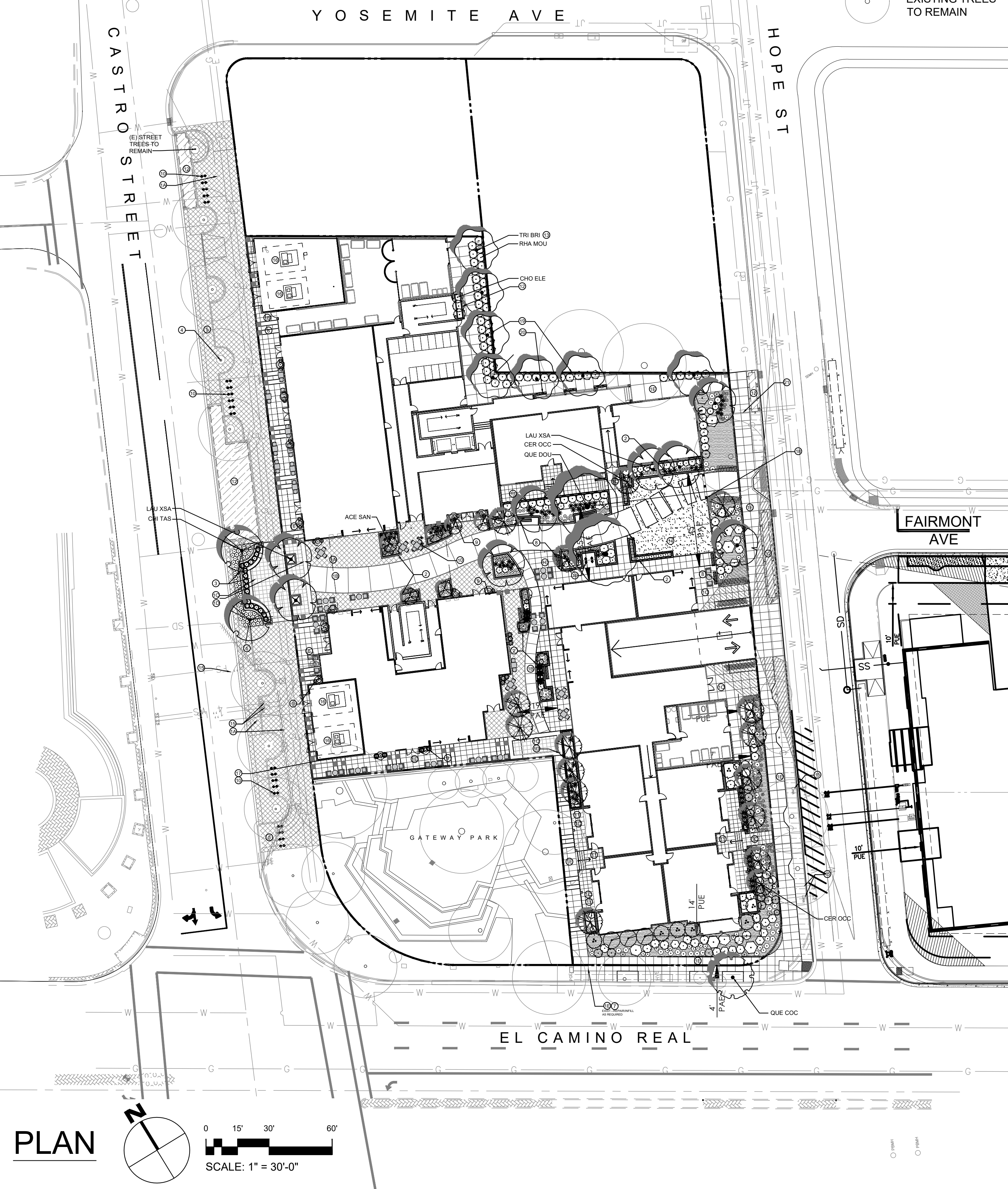
LIGHTING PLAN  
LEVEL 1

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
<b>TREES</b>								
	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' / Sarotoga 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
<b>SHRUBS</b>								
	ACE CLG	Acer circinatum 'Little Gem' / Little Gem Vine Maple	5 gal.	Can	L	24		CA Native/Stormwater species-SCWWD 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 elephantinum / Large Cape Rush	5 gal.	Can	L	3		Stormwater species-SCWWD list
	DIE BIC	Diets bicolor / Fortnight Lily	5 gal.	Field Grown	L	22		
	ERI BEA	Eriogon glaucus / Seaside Daisy	5 gal.	Can	L	59		CA Native
	ERI MOE	Eriogon karwinskianus 'Moerheimi' / Pink Santa Barbara Daisy	5 gal.	Can	L	165		CA Native/Stormwater Species-SCWWD list
	ERI KLB	Eriogonum umbellatum polyanthum / Sulfurflower Buckwheat	5 gal.	Can	L	1		CA Native
	HET ARB	Heteromeles arbutifolia / Toyon	5 gal.	Can	L	7		CA Native/Stormwater Species-SCWWD list
	IRI COA	Iris douglasiana 'Pacific Coast Hybrids' / PCH Iris	5 gal.	Can	L	108		CA Native/Stormwater species-SCWWD list
	JUN PAT	Juncus patens / California Gray Rush	5 gal.	Can	L	87		CA Native/Stormwater species-SCWWD 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 WIZ	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-SCWWD 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-SCWWD list
	SAL SPA	Salvia spathacea / Hummingbird Sage	5 gal.	Can	L	7		CA Native/Stormwater species-SCWWD list
	SIS ROC	Sisyrinchium bellum 'Rocky Point' / Rocky Point Blue-eyed Grass	5 gal.	Can	VL	83		CA Native/Stormwater species-SCWWD 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-SCWWD list
<b>VINE/ESPALIER</b>								
	PAR TRI	Parthenocissus tricuspidata / Boston Ivy	5 gal.	Can	L	3		
<b>GROUND COVERS</b>								
	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	SCWWD 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
- 1A TYPE A: INTEGRAL COLOR CONCRETE COLOR: TO MATCH EXISTING CASTRO ST FINISH: TO MATCH EXISTING CASTRO ST
- 1B TYPE B: INTEGRAL COLOR CONCRETE COLOR: DAVIS MESA BUFF (TAN) FINISH: LIGHT WASHED
- 1C TYPE C: INTEGRAL COLOR CONCRETE COLOR: DAVIS SAN DIEGO BUFF (LT BROWN) FINISH: MEDIUM WASHED
- 1D TYPE D: INTEGRAL COLOR CONCRETE COLOR: DAVIS SAN DIEGO BUFF (LT BROWN) FINISH: LIGHT WASHED
- 1E TYPE E: STANDARD CONCRETE TO MV CITY STANDARDS
- 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 SCWWD 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

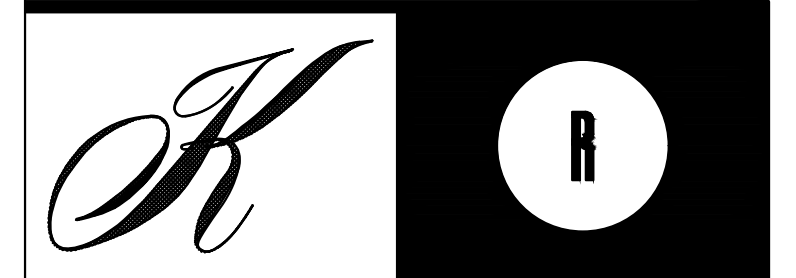
**881 CASTRO**

MIXED-USE DEVELOPMENT  
MOUNTAIN VIEW,  
CALIFORNIA

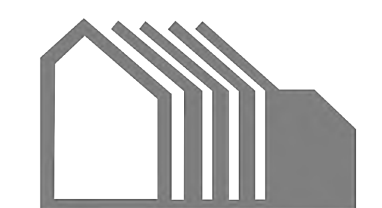


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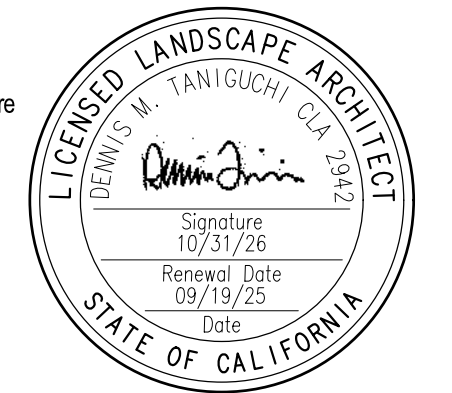
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tel. 650.638.9995  
fax. 650.638.9996



**REVISION**

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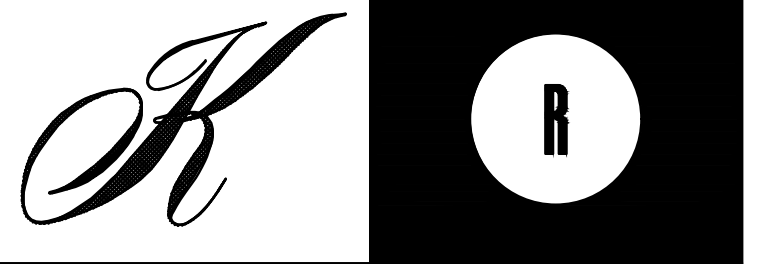
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**LANDSCAPE PLAN  
STREET LEVEL**

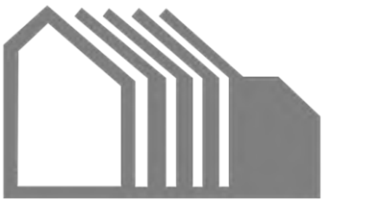
**L1.1**

# 881 CASTRO

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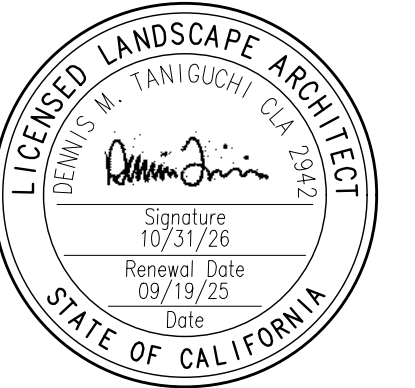
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## LANDSCAPE PLAN ROOF LEVELS

# L1.2

### PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	WUCOLS	QTY	REMARKS
<b>TREES</b>							
	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
<b>SHRUBS</b>							
	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
<b>VINE/ESPALIER</b>							
	PAR TRI	Parthenocissus tricuspidata / Boston Ivy	5 gal.	Can	L	18	
<b>GROUND COVERS</b>							
	BAC PIG	Baccharis pilularis 'Pigeon Point' / Pigeon Point Coyote Brush	5 gal.	Can	L	224	CA Native/Stormwater species-SCVWD list
	CEA ANC	Ceanothus gloriosus 'Anchor Bay' / Anchor Bay Point Reyes Ceanothus	1 gal.	Can	L	60	CA Native

### KEYNOTES--PROPOSED IMPROVEMENTS:

- ① PAVING PRECAST PEDESTAL PAVERS  
MFR: STEPSTONE  
SIZE: 24" x 24" x 2.5"  
COLOR: ALMOND 1406, LT SANDBLAST
- ② RAISED PLANTER WALLS  
INTEGRAL COLOR CONCRETE  
COLOR: DAVIS SAN DIEGO BUFF  
FINISH: LIGHT WASHED
- ③ HANGING PLANTERS FOR VINE PLANTING ON TRELLIS (SEE SCHEDULE)
- ④ FIREPIT (SEE SCHEDULE)
- ⑤ SITE FURNITURE (SEE SCHEDULE)
- ⑥ PLANTER CONTAINER (SEE SCHEDULE)
- ⑦ TREE PLANTING FOR SCREENING

### Landscape Amenities Schedule

Item	Street Level	Roof Levels	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"x30"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

CASTRO STREET

YOSEMITE AVE

HOPE ST

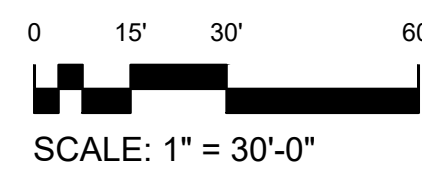
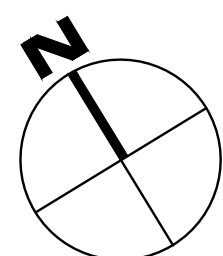
FAIRMONT AVE

EL CAMINO REAL

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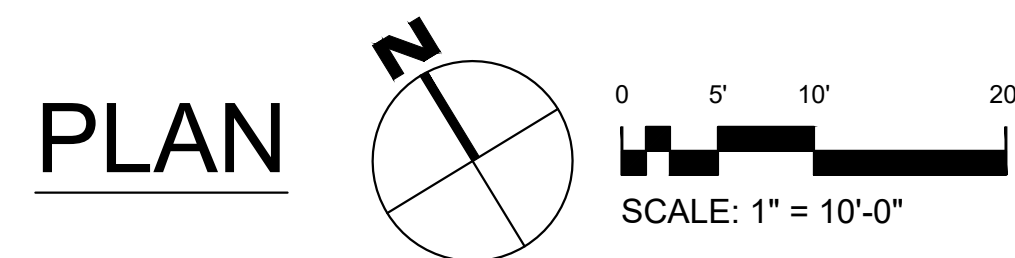
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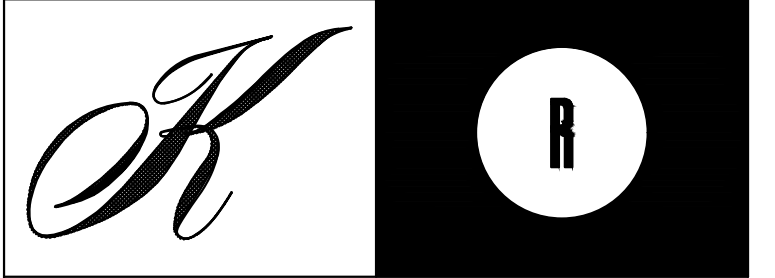
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**KEYNOTES--CONCEPTUAL FUTURE TENANT USE IMPROVEMENTS:**

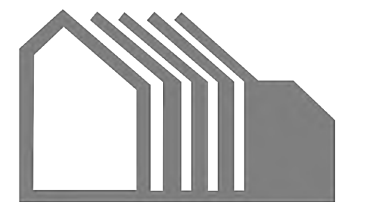
- ① TENANT TABLES & CHAIRS
- ② PLANTER CONTAINERS USED TO DEFINE TENANT OUTDOOR SPACE
- ③ SITE FURNITURE (PROPOSED BASE DESIGN--SEE SHEET L1.1)

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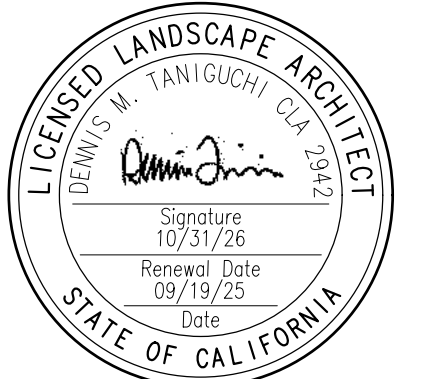
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LANDSCAPE ENLARGED  
PLAN  
PASEO  
TENANT PROTOTYPES

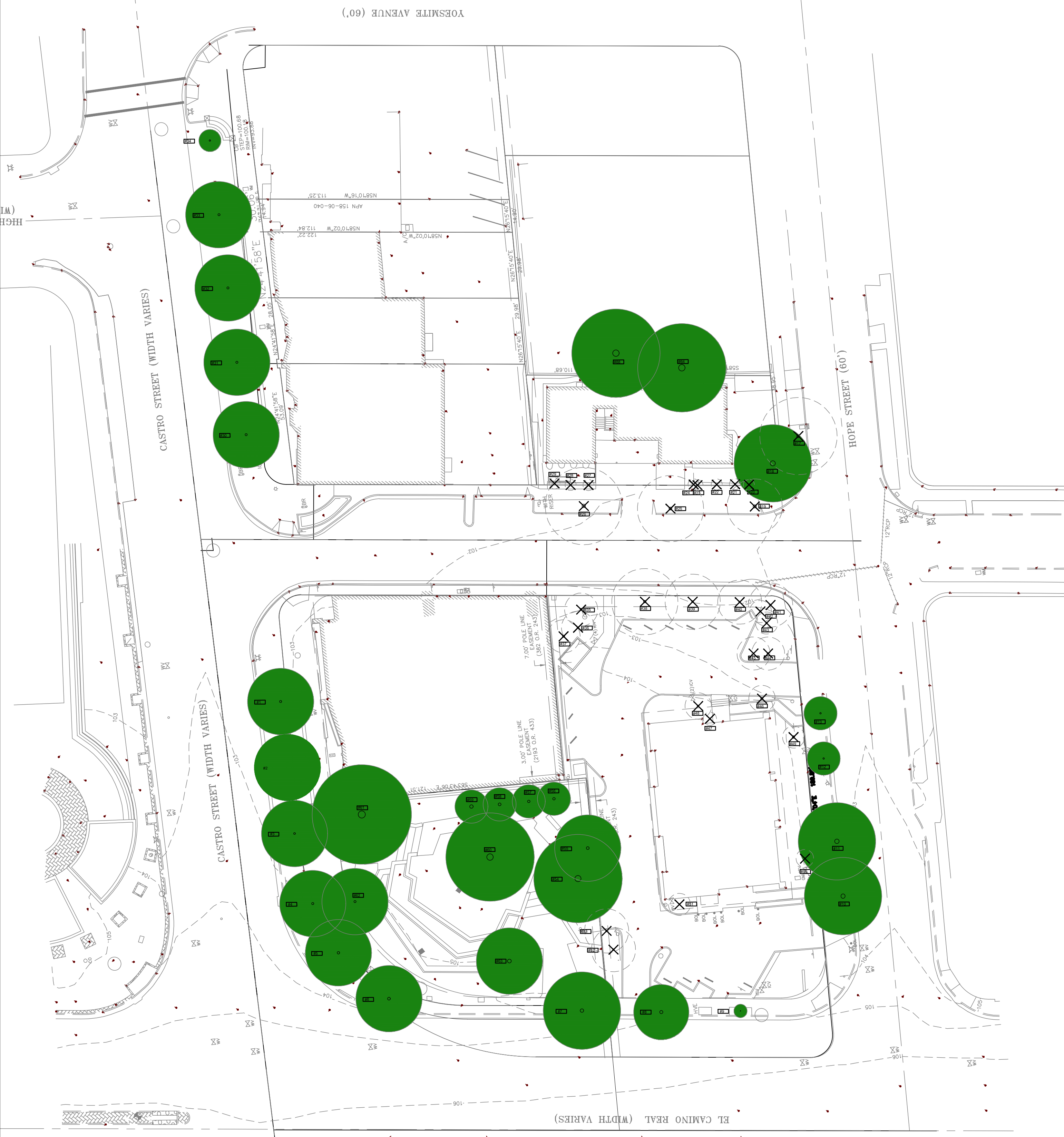
**L1.4**

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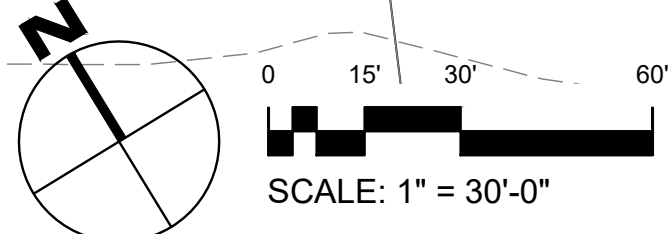
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*Dennis M. Taniguchi*

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PLAN



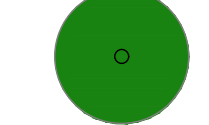
LEGEND



EXISTING TREES TO BE REMOVED



TREE NUMBER IN ARBORIST REPORT AND TABLE FROM REPORT BELOW



EXISTING TREES TO REMAIN

NOTES:

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

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

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

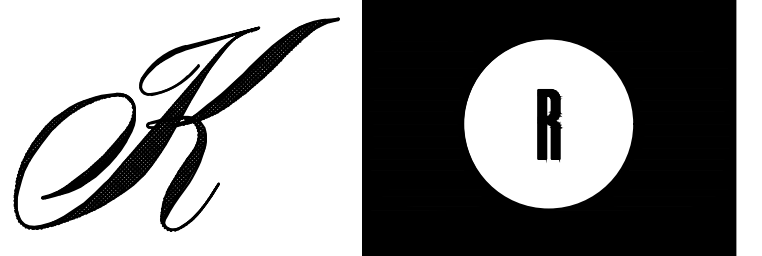
EXISTING TREE SUMMARY (Refer to Kiely Arborist Services report, revised 7/01/2025)

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 deodara   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 deodara   Deodar Cedar	X		12.1	40	15	70 Good vigor, good form	Remove
36	Cedrus deodara   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 deodara   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 deodara   Deodar Cedar	X		35.2	60	40	65 Good vigor, fair form, loss of apical dominance	Preserve
61*	Cedrus deodara   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

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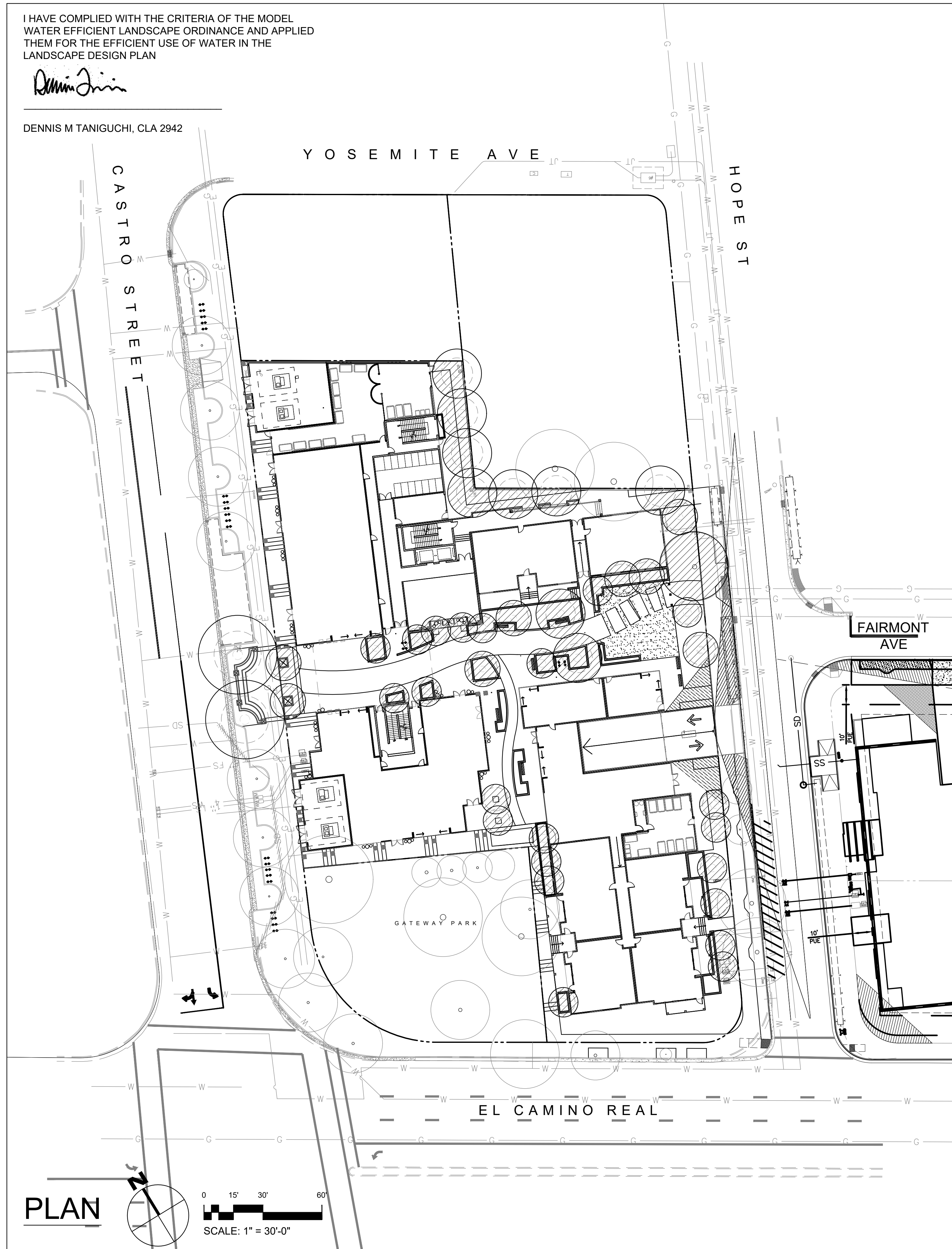
EXISTING TREE DISPOSITION PLAN

L3.1

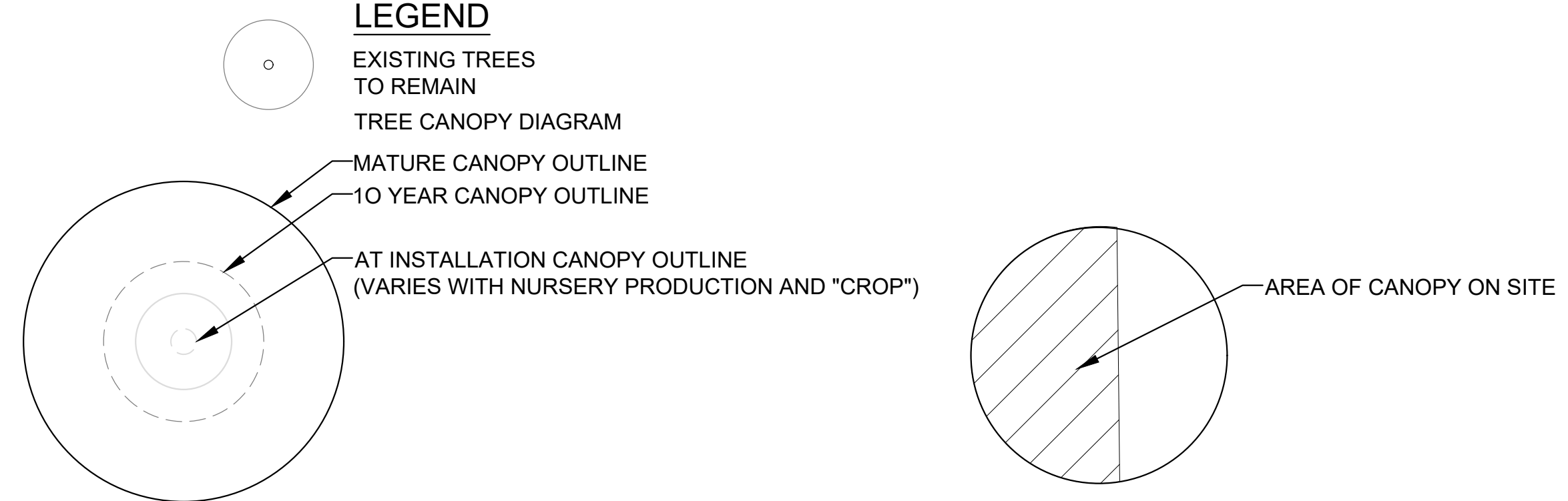
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**LEGEND**



**PROPOSED TREE LIST: CANOPY DIAMETERS**

ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE	INSTALL	CANOPY DIAMETERS IN FEET		
					10 YEARS	MATURE	
ACE SAN	<i>Acer palmatum</i> 'Sango Kaku'	Coral Bark Maple	24" Box	3	12	15	
CER OCC	<i>Cercis occidentalis</i>	Western Redbud	24" Box	4	12	15	
LAU SAR	<i>Laurus nobilis</i> 'Saratoga'	Sweet Bay	24" Box	4	15	18	
QUE AGR	<i>Quercus agrifolia</i>	Coast Live Oak	24" Box	4	18	35	
QUE COC	<i>Quercus 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
<b>TOTAL CANOPY SF</b>			<b>1,161</b>
SITE AREA (SF)			<b>57,809</b>
<b>CANOPY AS PERCENTAGE OF SITE</b>			<b>2%</b>

**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
<b>TOTAL CANOPY SF</b>			<b>182</b>
SITE AREA (SF)			<b>57,809</b>
<b>CANOPY AS PERCENTAGE OF SITE</b>			<b>0%</b>
<b>TOTAL CANOPY SF ALL LEVELS</b>			<b>1,343</b>
<b>TOTAL CANOPY AS PERCENTAGE OF SITE</b>			<b>2%</b>

**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
<b>TOTAL CANOPY SF</b>			<b>9,147</b>
SITE AREA (SF)			<b>57,809</b>
<b>CANOPY AS PERCENTAGE OF SITE</b>			<b>16%</b>

**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
<b>TOTAL CANOPY SF</b>			<b>2,352</b>
SITE AREA (SF)			<b>57,809</b>
<b>CANOPY AS PERCENTAGE OF SITE</b>			<b>4%</b>
<b>TOTAL CANOPY SF ALL LEVELS</b>			<b>11,499</b>
<b>TOTAL CANOPY AS PERCENTAGE OF SITE</b>			<b>20%</b>

**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
Ex. <i>Cedrus deodara</i> (#18)	1		571
<b>TOTAL CANOPY SF</b>			<b>6,234</b>
SITE AREA (SF)			<b>57,809</b>
<b>CANOPY AS PERCENTAGE OF SITE</b>			<b>11%</b>

**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
<b>TOTAL CANOPY SF</b>			<b>1,582</b>
SITE AREA (SF)			<b>57,809</b>
<b>CANOPY AS PERCENTAGE OF SITE</b>			<b>3%</b>
<b>TOTAL CANOPY SF ALL LEVELS</b>			<b>7,816</b>
<b>TOTAL CANOPY AS PERCENTAGE OF SITE</b>			<b>14%</b>

**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.

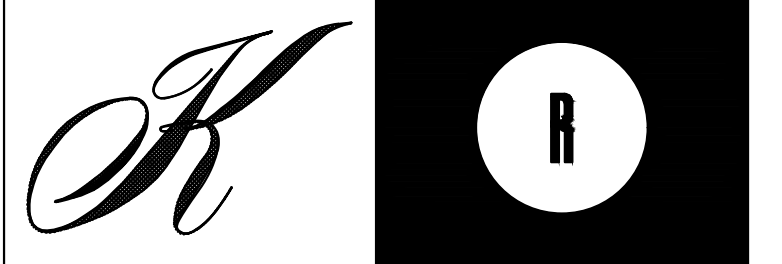
881 CASTRO

MIXED -USE DEVELOPMENT  
MOUNTAIN VIEW, CALIFORNIA

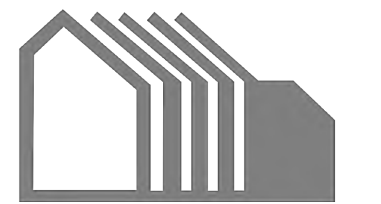


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fax: 650.638.9966



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  
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, CLA 2942

CASTRO STREET

YOSEMITE AVE

HOPE ST

FAIRMONT AVE

EL CAMINO REAL

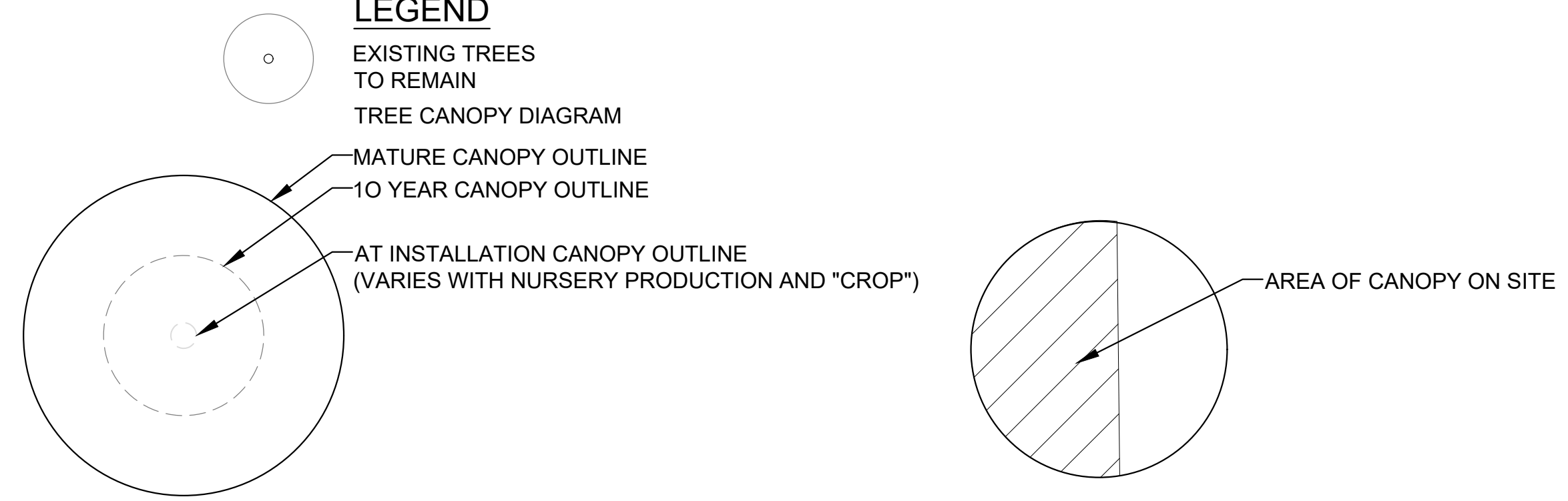
LEVEL 5 ROOF DECK

LEVEL 4 ROOF DECK

LEVEL 3 ROOF DECK

LEVEL 7 ROOF DECK

**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>xChilotaipa tashkentensis</i>	Chitalpa	24" Box	5	24	40

**TREE CANOPY ANALYSIS (ONSITE):**

**Street Level Tree Canopy Cover at Installation**

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<b>TOTAL CANOPY AS PERCENTAGE OF SITE</b>			<b>14%</b>

**Street Level Tree Canopy Cover at Maturity**

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<b>CANOPY AS PERCENTAGE OF SITE</b>			<b>16%</b>

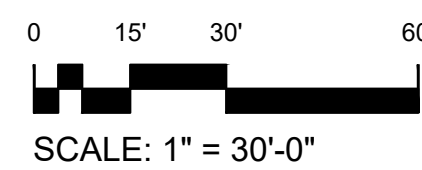
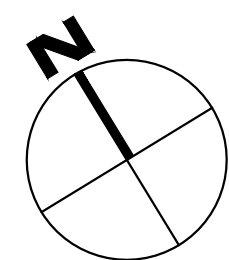
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**NOTES:**

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PLAN



SCALE: 1" = 30'-0"

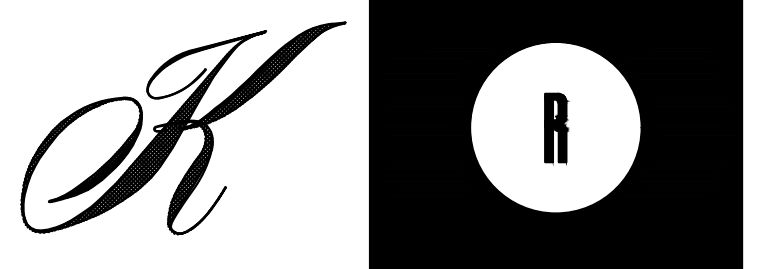
881 CASTRO

MIXED-USE DEVELOPMENT  
MOUNTAIN VIEW,  
CALIFORNIA

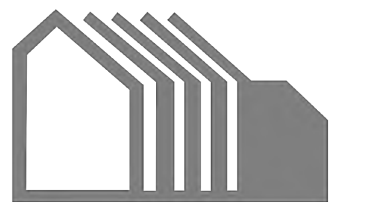


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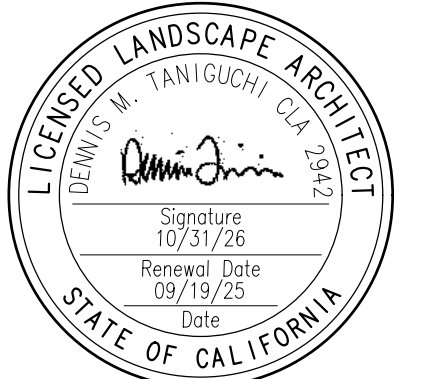
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REVISION

ZONING ADMINISTRATOR SUBMITTAL

PROJECT NO. 37.668 DATE 09.19.25  
TLA 17025-022

DRAWN BY SCALE AS SHOWN

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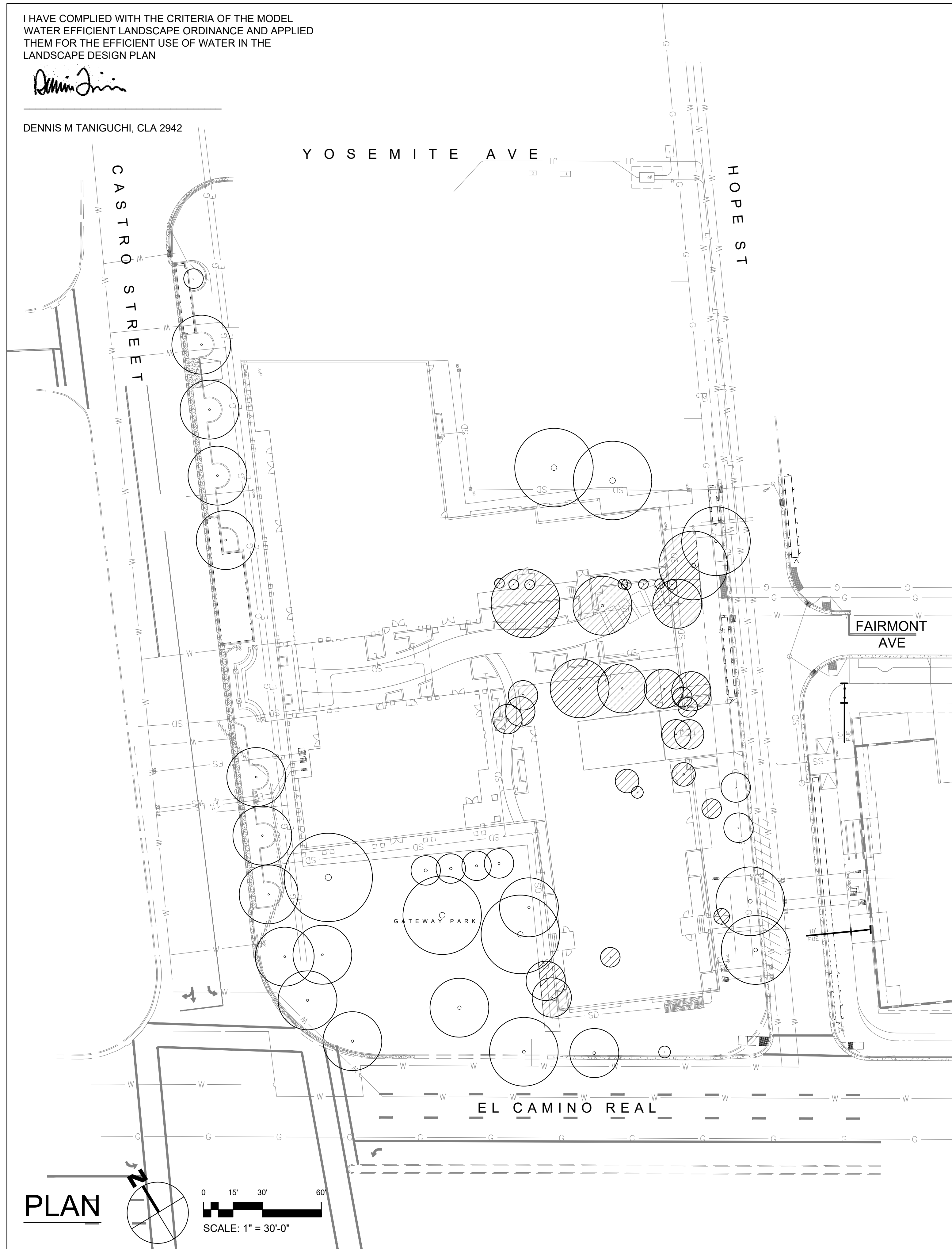
TREE CANOPY ANALYSIS  
ROOF LEVEL

L3.3

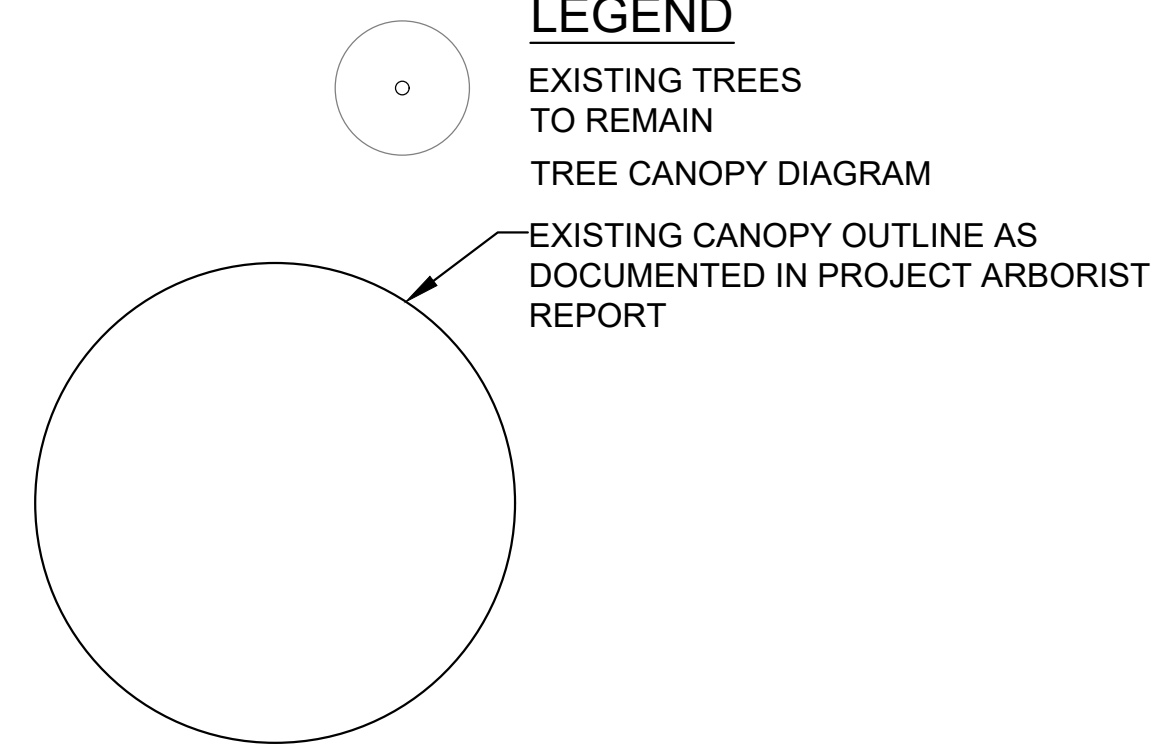
I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN

*Dennis M. Taniguchi*

DENNIS M TANIGUCHI, CLA 2942



**LEGEND**



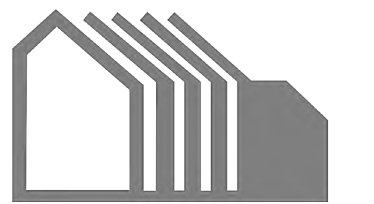
EXISTING AREA OF CANOPY ON SITE	
TOTAL AREA EX CANOPY=	5847 SF
SITE AREA=	57809 SF
CANOPY AS PERCENTAGE OF SITE=	10.1%

**881 CASTRO**

MIXED -USE DEVELOPMENT  
MOUNTAIN VIEW, CALIFORNIA



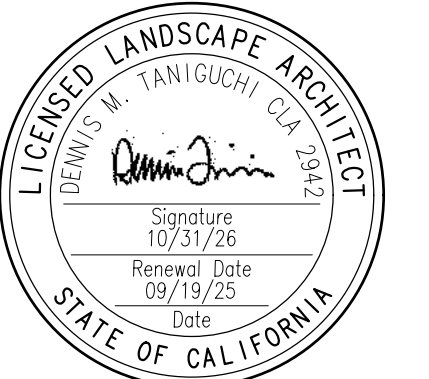
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REVISION

ZONING ADMINISTRATOR SUBMITTAL

PROJECT NO. 37.668 DATE 09.19.25  
DRAWN BY TLA 17026-022 SCALE AS SHOWN  
CHECKED BY

**TREE CANOPY ANALYSIS EXISTING**

**L3.4**

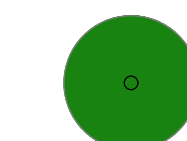

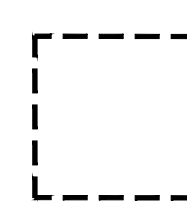
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*Dennis M. Taniguchi*

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.

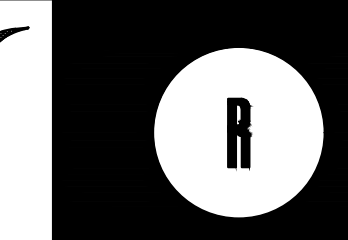
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MIXED -USE DEVELOPMENT  
MOUNTAIN VIEW, CALIFORNIA



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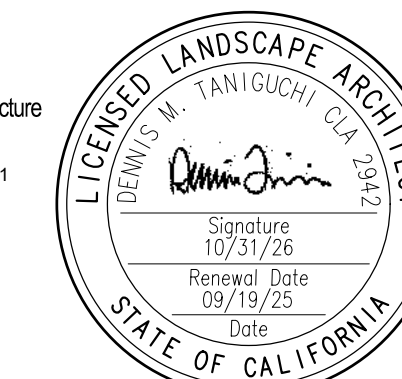
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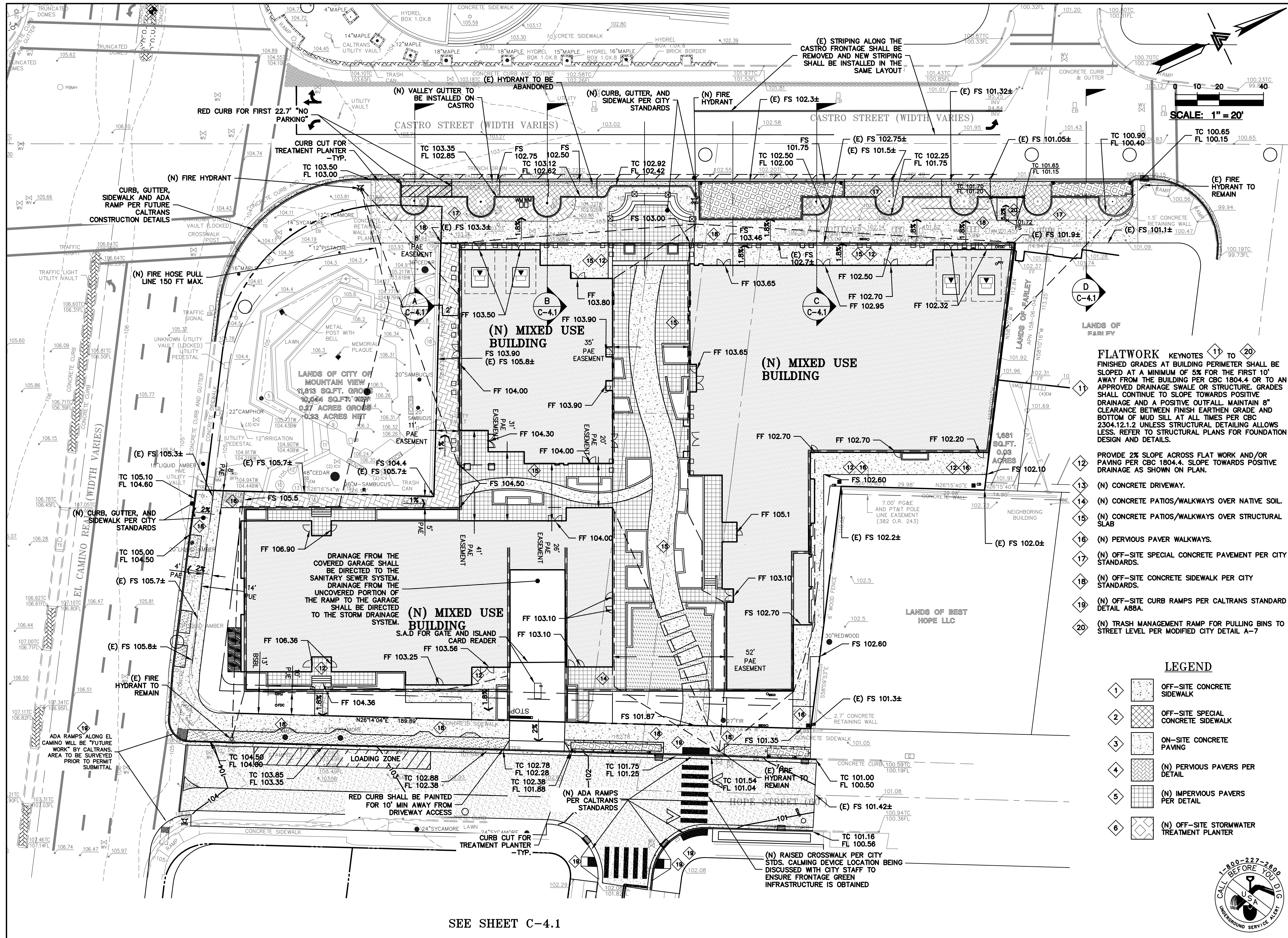
**REVISION**

**ZONING ADMINISTRATOR SUBMITTAL**

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

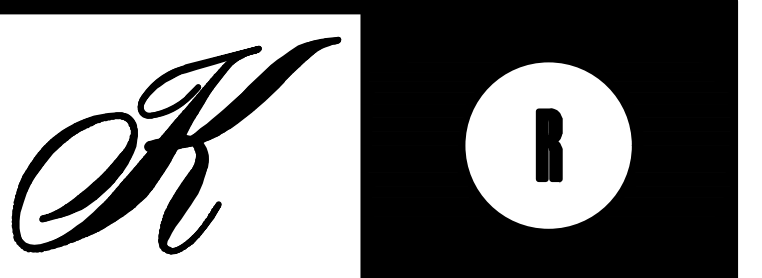
**TREE PROTECTION PLAN  
STREET LEVEL**

**L3.7**



# CASTRO COMMONS

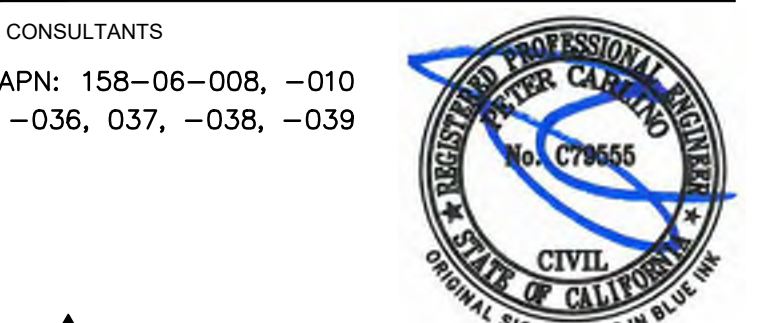
MIXED-USE DEVELOPMENT  
MOUNTAIN VIEW, CALIFORNIA



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REGIONAL OFFICES: ROSEVILLE, DUBLIN, SAN JOSE

WWW.LEABRAZE.COM

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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**FLATWORK KEYNOTES** 11 TO 20  
FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.4 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.12.1.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.

PROVIDE 2% SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 1804.4. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.

- 11 (N) CONCRETE DRIVEWAY.
- 12 (N) CONCRETE PATIOS/WALKWAYS OVER NATIVE SOIL.
- 13 (N) CONCRETE PATIOS/WALKWAYS OVER STRUCTURAL SLAB
- 14 (N) PERVIOUS PAVER WALKWAYS.
- 15 (N) OFF-SITE SPECIAL CONCRETE PAVEMENT PER CITY STANDARDS.
- 16 (N) OFF-SITE CONCRETE SIDEWALK PER CITY STANDARDS.
- 17 (N) OFF-SITE CURB RAMPS PER CALTRANS STANDARD DETAIL AB8A.
- 18 (N) TRASH MANAGEMENT RAMP FOR PULLING BINS TO STREET LEVEL PER MODIFIED CITY DETAIL A-7

### LEGEND

- 1 OFF-SITE CONCRETE SIDEWALK
- 2 OFF-SITE SPECIAL CONCRETE SIDEWALK
- 3 ON-SITE CONCRETE PAVING
- 4 (N) PERVIOUS PAVERS PER DETAIL
- 5 (N) IMPERVIOUS PAVERS PER DETAIL
- 6 (N) OFF-SITE STORMWATER TREATMENT PLANTER



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

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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**

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**SHEET NOTES:**



**TRASH ROUTE / STAGING PLAN. GROUND LEVEL.**

- STAFF TO MOVE BINS TO TRASH SOUTH TRASH COLLECTION AREA AREA.
- NOTE THAT TOTE CARTS WILL BE SERVICED BY SIDE-LOAD COLLECTION VEHICLE AND CONTAINERS WILL BE SERVICED BY FRONT-LOAD COLLECTION VEHICLE. STAFF SHALL STAGE TOTE CARTS AND CONTAINERS ON SEPARATE DAYS.

**GENERAL NOTES.**

- 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.
- 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.
- 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

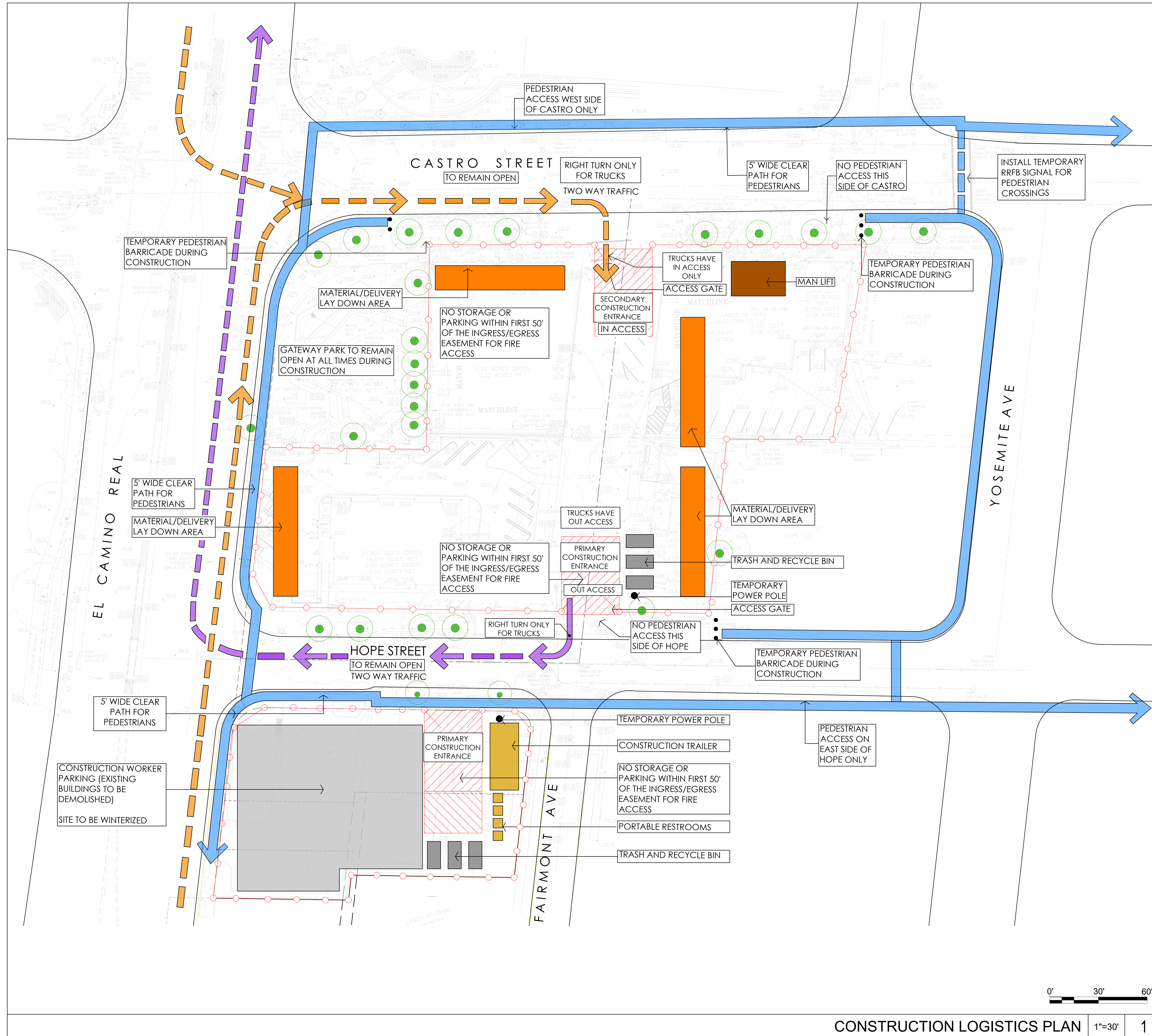
PROVIDE 59'-1" YELLOW CURB WITH SIGNAGE TO  
LIMIT PARKING DURING SCHEDULED SERVICE TIME

GPR DAY PORTERS TO  
RETURN BINS TO TRASH  
ROOM



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

**TRASH ROUTE /STAGING PLAN  
LEVEL 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 III/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

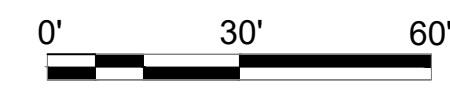
**HOURS OF OPERATION:**

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, CALIFORNIA



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CONSULTANTS

REVISION	DATE	DESCRIPTION
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 07.26.25  
DRAWN BY SCALE AS SHOWN  
CHECKED BY

**CONSTRUCTION LOGISTICS PLAN**

**CM-1.0**