



PEAR AVE

MOUNTAIN VIEW, CA

EPC SUBMITTAL NOVEMBER 24, 2015

The **SOBRATO** Organization



PROJECT TEAM

DEVELOPER:
 THE SOBRATO ORGANIZATION
 10600 N. DE ANZA BOULEVARD, SUITE 200
 CUPERTINO, CA 95014
 Contact: TIM STEELE, SENIOR VICE PRESIDENT
 Phone: 408.446.0700

ARCHITECT/ PLANNER:
 STUDIO T-SQ, INC.
 304 12TH STREET, SUITE 2A
 OAKLAND, CA 94607
 Contact: CHEK TANG, PRINCIPAL
 Phone: 510.451.2850

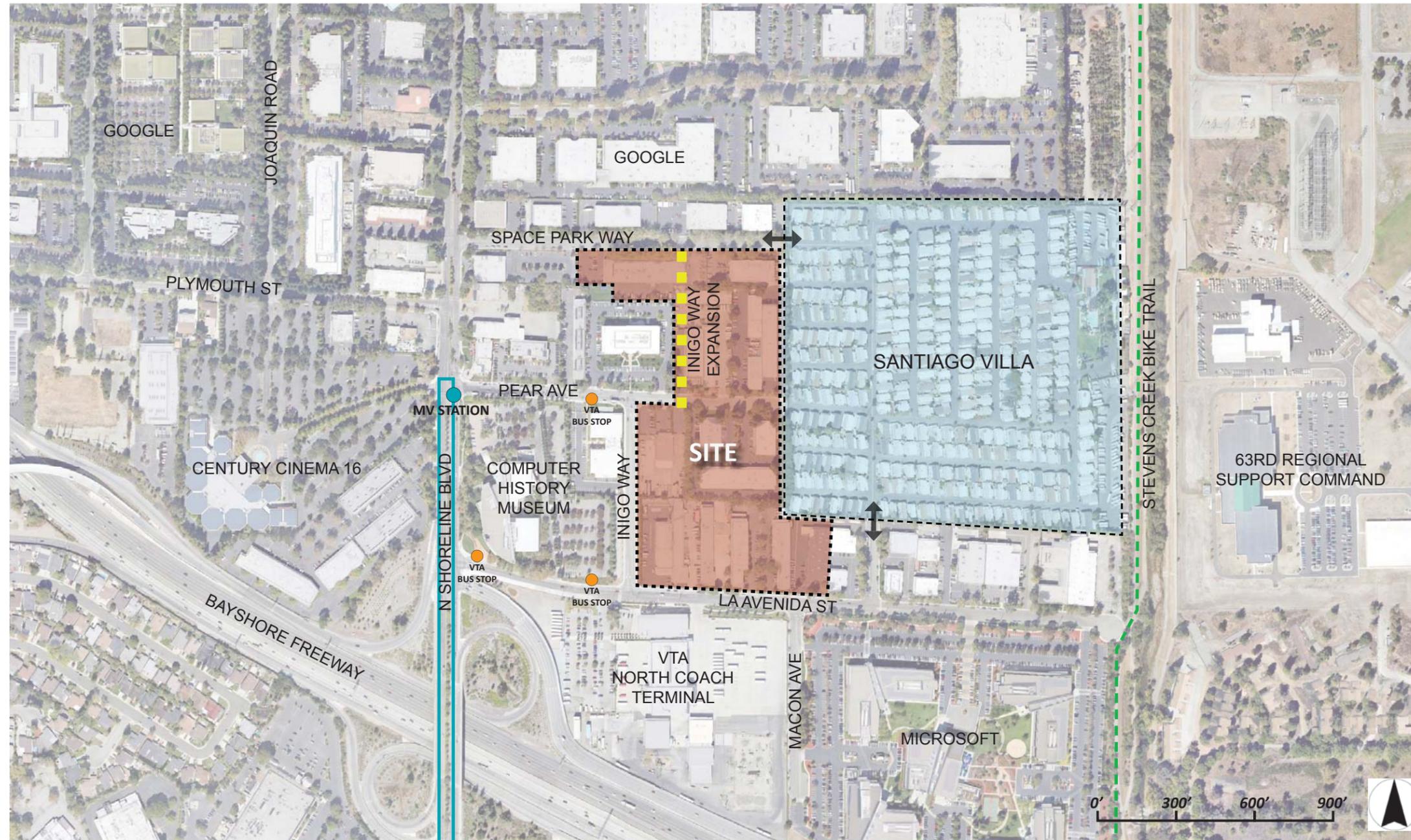
COMMERCIAL ARCHITECT:
 ARC TEC INC.
 99 ALMADEN BOULEVARD, SUITE 840
 SAN JOSE, CA 95113
 Contact: JOHN DUQUETTE
 Phone: 408.496.0676

LANDSCAPE ARCHITECT:
 THE GUZZARDO PARTNERSHIP INC.
 181 GREENWICH STREET
 SAN FRANCISCO, CA 94111
 Contact: NICHOLAS SAMUELSON, PRINCIPAL
 Phone: 415.433.4672 X24

PROJECT SUMMARY

TOTAL SITE AREA	740,520 SF (17 ACRES)
OFFICE, EXISTING	174,604 SF
OFFICE, PROPOSED	230,000 SF
TOTAL	404,604 SF
RESIDENTIAL, MARKET RATE	630-670 UNITS
RESIDENTIAL, BMR	110-130 UNITS
TOTAL	740-800 UNITS

TOTAL PROJECT PARKING	1,930 STALLS
PARKING - ASSIGNED	1,740 STALLS
OFFICE	902 STALLS
PARKING RATIO	2.23 / 1000 SF
RESIDENTIAL, MARKET RATE	728 STALLS
PARKING RATIO	1.1 / UNIT
RESIDENTIAL, BMR	110 STALLS
PARKING RATIO	0.9-1 / UNIT
PARKING - SHARED	190 STALLS
OFFICE TOTAL (SHARED & ASSIGNED)	1,092 STALLS
PARKING RATIO	2.7 / 1000 SF
RES. MARKET RATE TOTAL (SHARED & ASSIGNED)	918 STALLS
PARKING RATIO	1.4 / UNIT
RESIDENTIAL, BMR	NO SHARING



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- A4.0 SITE & BUILDING SECTIONS



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 : Urban Design
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The Sobrato Organization
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Sheet Title:
PROJECT SUMMARY

Job No. 15006
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PROJECT WALKTHROUGH
CLICK LINK BELOW

<https://vimeo.com/user32891069/pearave>

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VIDEO
WALKTHROUGH

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VIEW SOUTH EAST ON SPACE PARK WAY



VIEW SOUTH WEST ON SPACE PARK WAY



VIEW NORTH WEST ON LA AVENIDA ST



VIEW WEST ON PEAR AVE



VIEW NORTH ON LA AVENIDA ST



VIEW SOUTH EAST ON INIGO AND PEAR INTERSECTION



VIEW NORTH ON INIGO WAY



VIEW NORTH EAST ON LA AVENIDA ST



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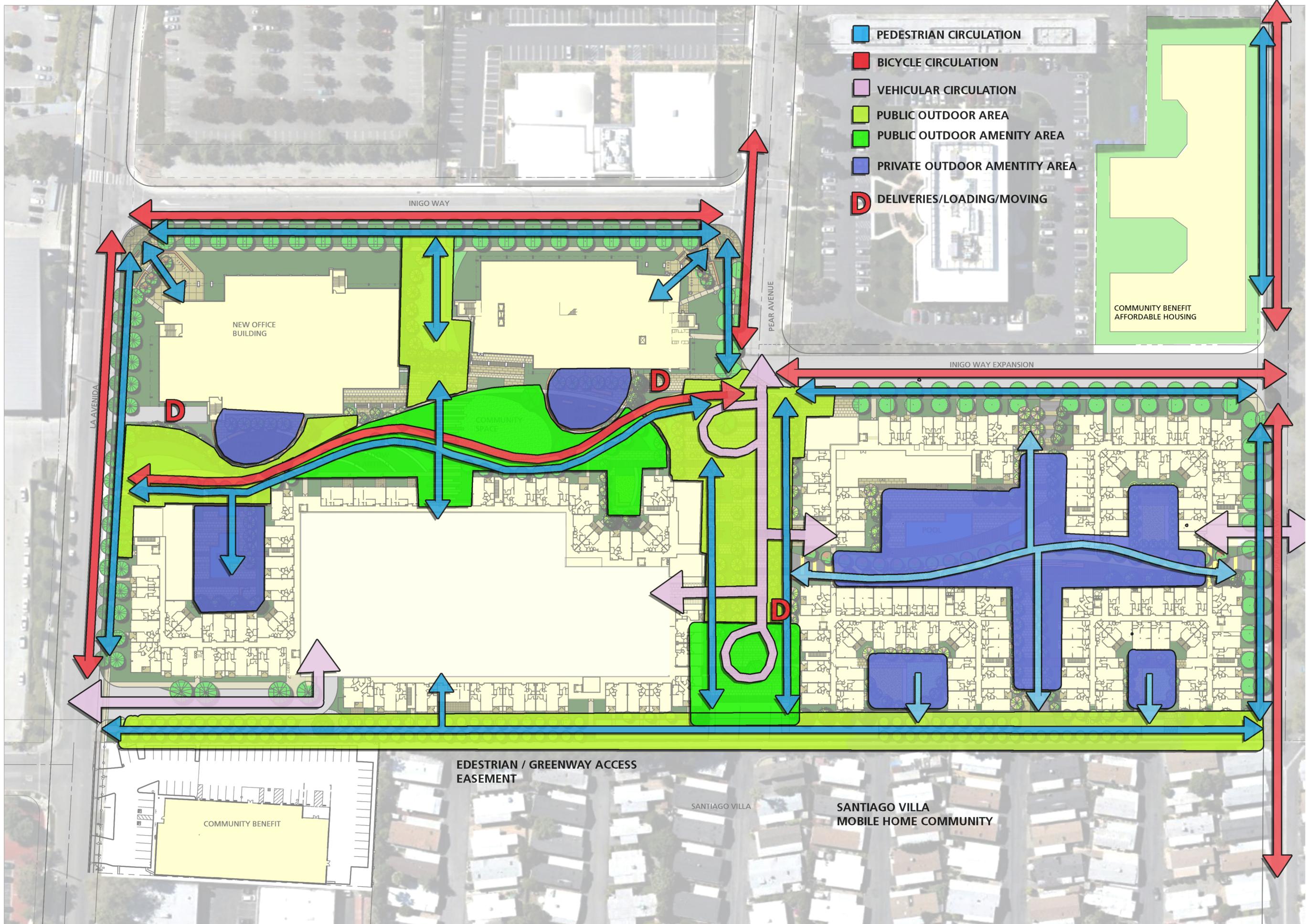
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**PROJECT
SITE PLAN**

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- █ PEDESTRIAN CIRCULATION
- █ BICYCLE CIRCULATION
- █ VEHICULAR CIRCULATION
- █ PUBLIC OUTDOOR AREA
- █ PUBLIC OUTDOOR AMENITY AREA
- █ PRIVATE OUTDOOR AMENITY AREA
- D DELIVERIES/LOADING/MOVING



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EDESTRIAN / GREENWAY ACCESS EASEMENT

SANTIAGO VILLA

SANTIAGO VILLA MOBILE HOME COMMUNITY



VIEW OF PROPOSED PUBLIC PROMENADE, LOOKING NORTH FROM LA AVENIDA ST. (RESIDENTIAL ON THE RIGHT, COMMERCIAL ON THE LEFT.)



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SITE PERSPECTIVE

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SP3.0



VIEW OF DROP OF PLAZA AND PROMENADE, LOOKING SOUTH FROM INTERSECTION OF PEAR AVE AND INIGO WAY EXPANSION. (RESIDENTIAL ON THE LEFT, COMMERCIAL ON THE RIGHT.)



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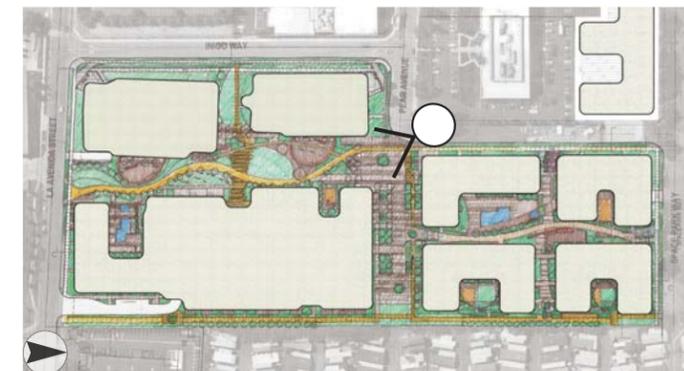
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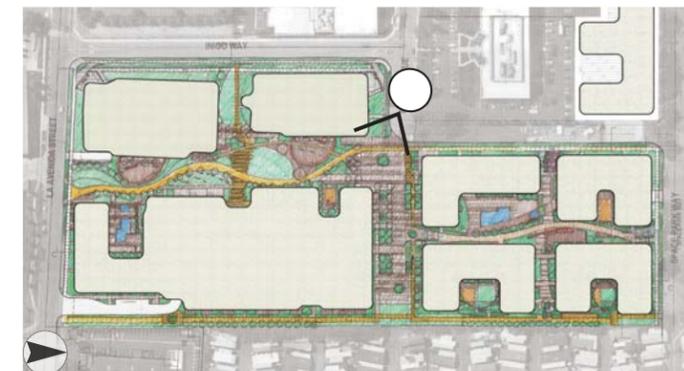
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SP3.1





VIEW OF DROP OF PLAZA, LOOKING EAST FROM THE INTERSECTION OF PEAR AVE AND INIGO WAY. (RESIDENTIAL ON BOTH SIDES OF PEAR AVE, COMMERCIAL ON THE BOTTOM RIGHT OF PERSPECTIVE.)



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SITE PERSPECTIVE

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SP3.2



VIEW OF PEAR AVE, LOOKING WEST SHOWING NORTH RESIDENTIAL PARCEL'S LARGE COURTYARD AND BUILDING MASSING STEPPING DOWN TOWARD THE NEIGHBORS.



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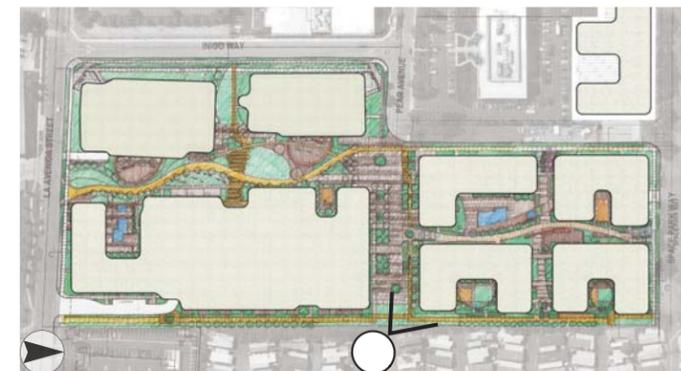
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1. VIEW FROM WEST



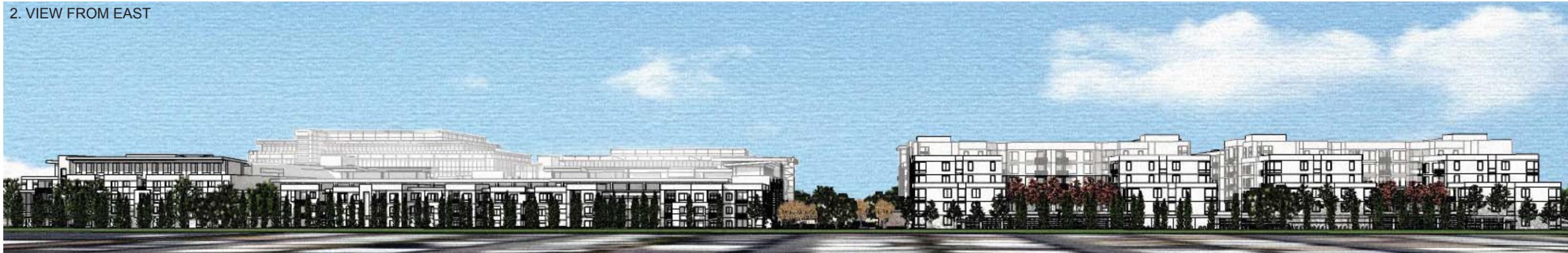
NORTH RESIDENTIAL PARCEL

PEAR AVE

EXISTING OFFICE

PROPOSED OFFICE

2. VIEW FROM EAST



SOUTH RESIDENTIAL PARCEL

PEAR AVE

NORTH RESIDENTIAL PARCEL

3. VIEW FROM SOUTH



PROPOSED OFFICE

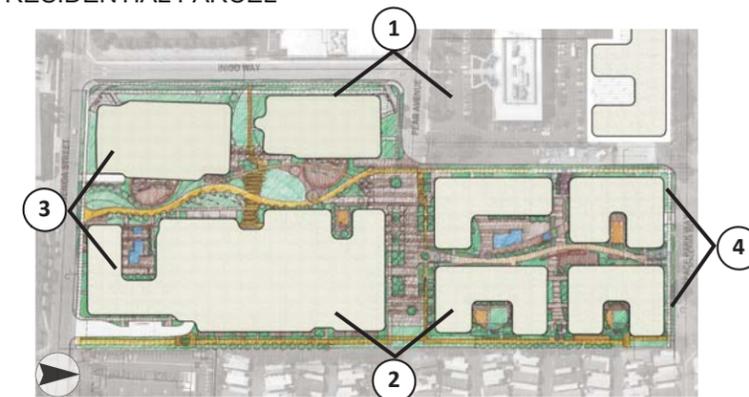
PROMENADE

SOUTH RESIDENTIAL PARCEL

4. VIEW FROM NORTH



NORTH RESIDENTIAL PARCEL



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1. VIEW FROM SOUTH WEST CORNER



2. VIEW FROM SOUTH EAST CORNER



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3. VIEW FROM NORTH EAST CORNER



4. VIEW FROM NORTH WEST CORNER



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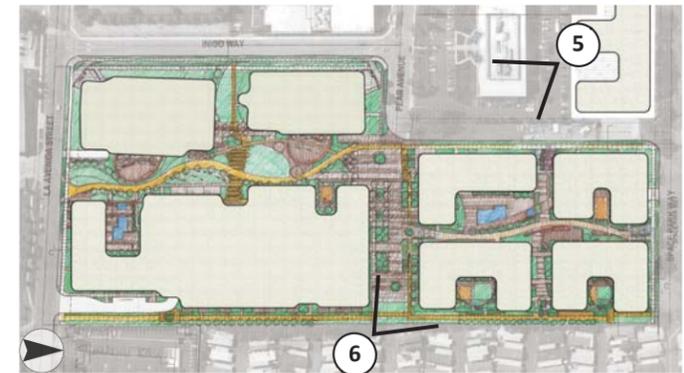
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5. VIEW FROM WEST



6. VIEW FROM EAST



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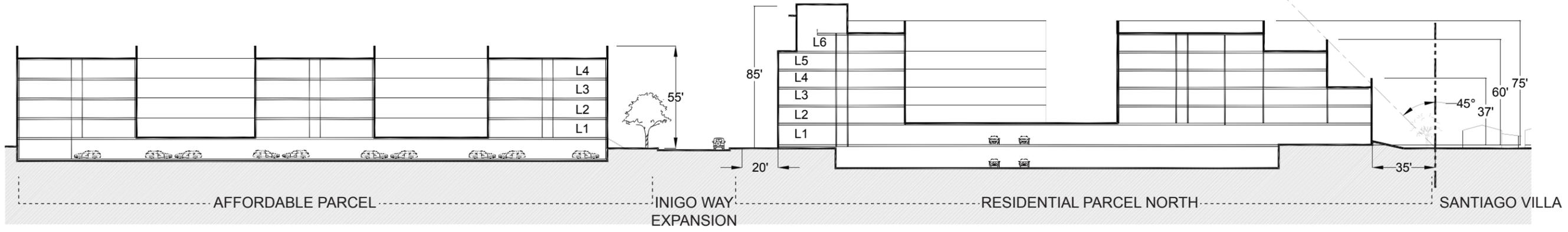
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SITE & BUILDING SECTIONS

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• UPPER FLOOR STEPBACKS PER PRECISE PLAN VISION



Section A - A'

1" = 30'

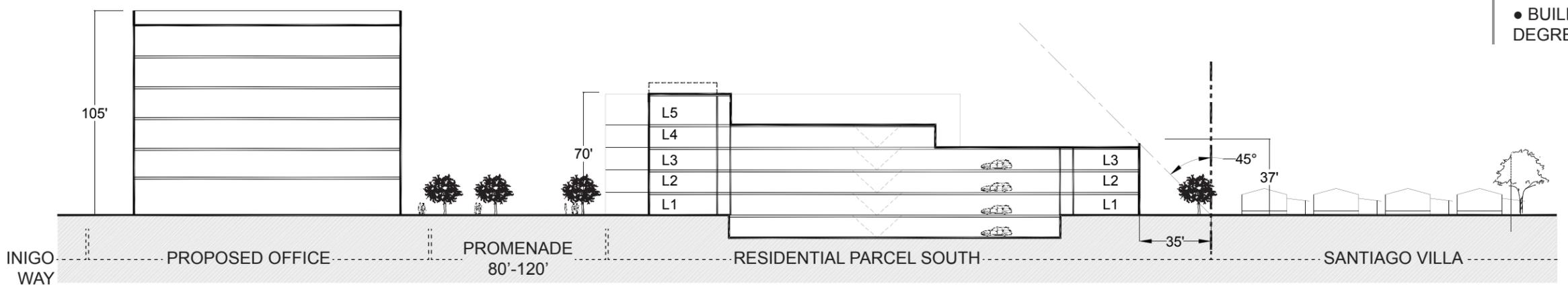
NORTH BAYSHORE PRECISE PLAN

GENERAL AREA

- COMPLIES WITH MAX. BUILDING HEIGHT 110 FT. (6 STORIES)
- COMPLIES WITH MIN. SETBACK 20 FT.

EDGE AREA

- COMPLIES WITH MAX. BUILDING HEIGHT 80 FT. (4 STORIES)
- COMPLIES WITH MIN. SETBACK 25 FT.
- BUILDING VOLUMES WITHIN 45 DEGREE PLANE FROM P.L.

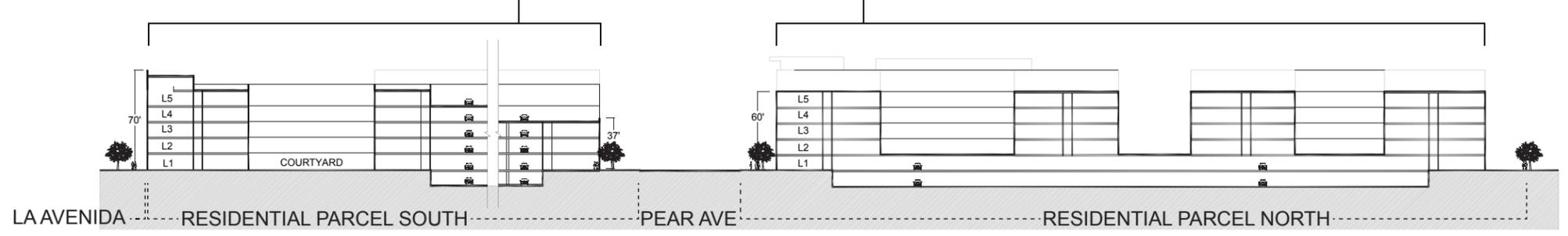


Section B - B'

1" = 30'

(SANTANA ROW 60-80')

• ALL BUILDINGS COMPLY WITH THE PRECISE PLAN 600' - 800' MAX BLOCK LENGTH REQUIREMENT FOR GENERAL AND EDGE AREAS



Section C - C'

1" = 50'

