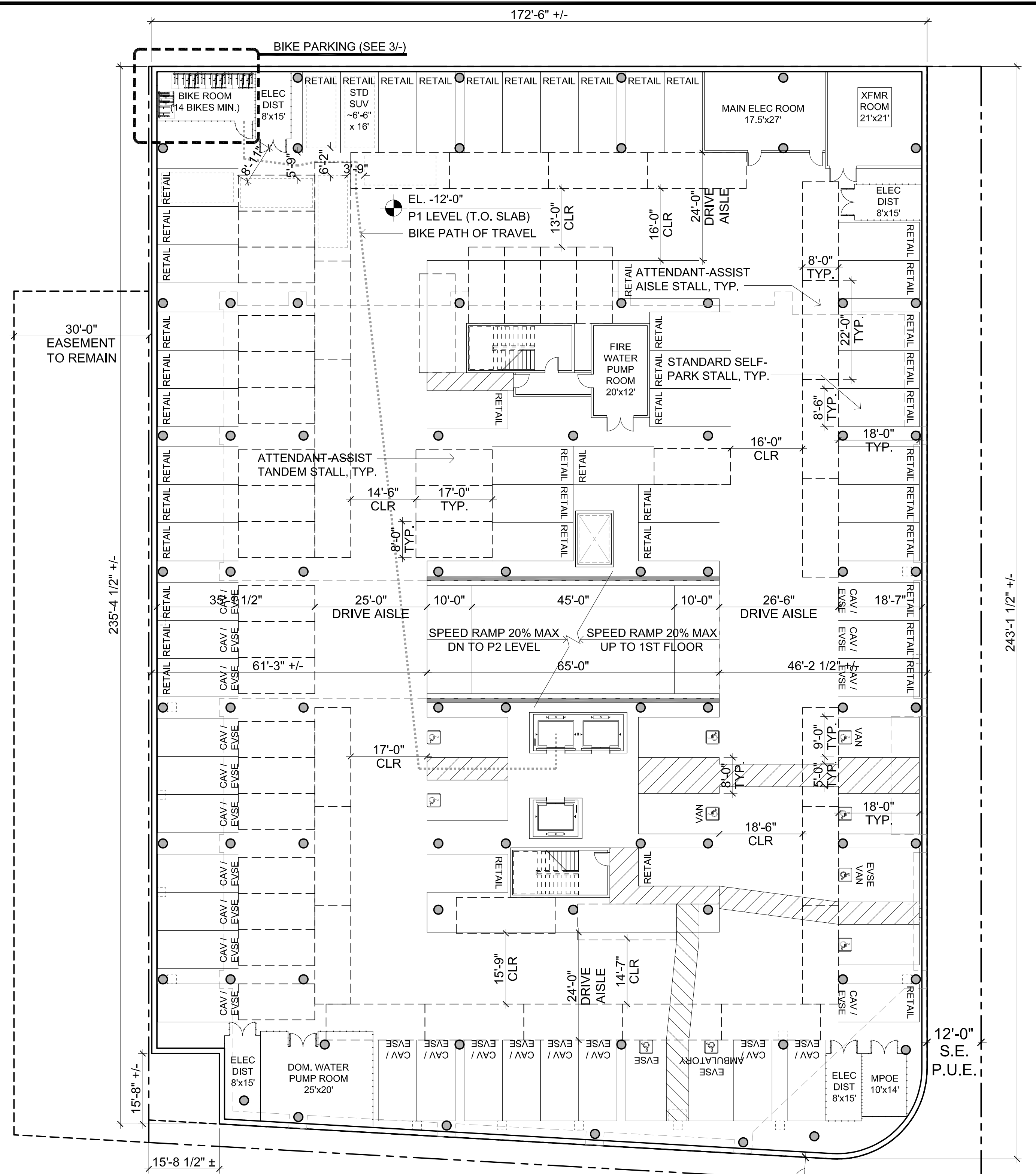
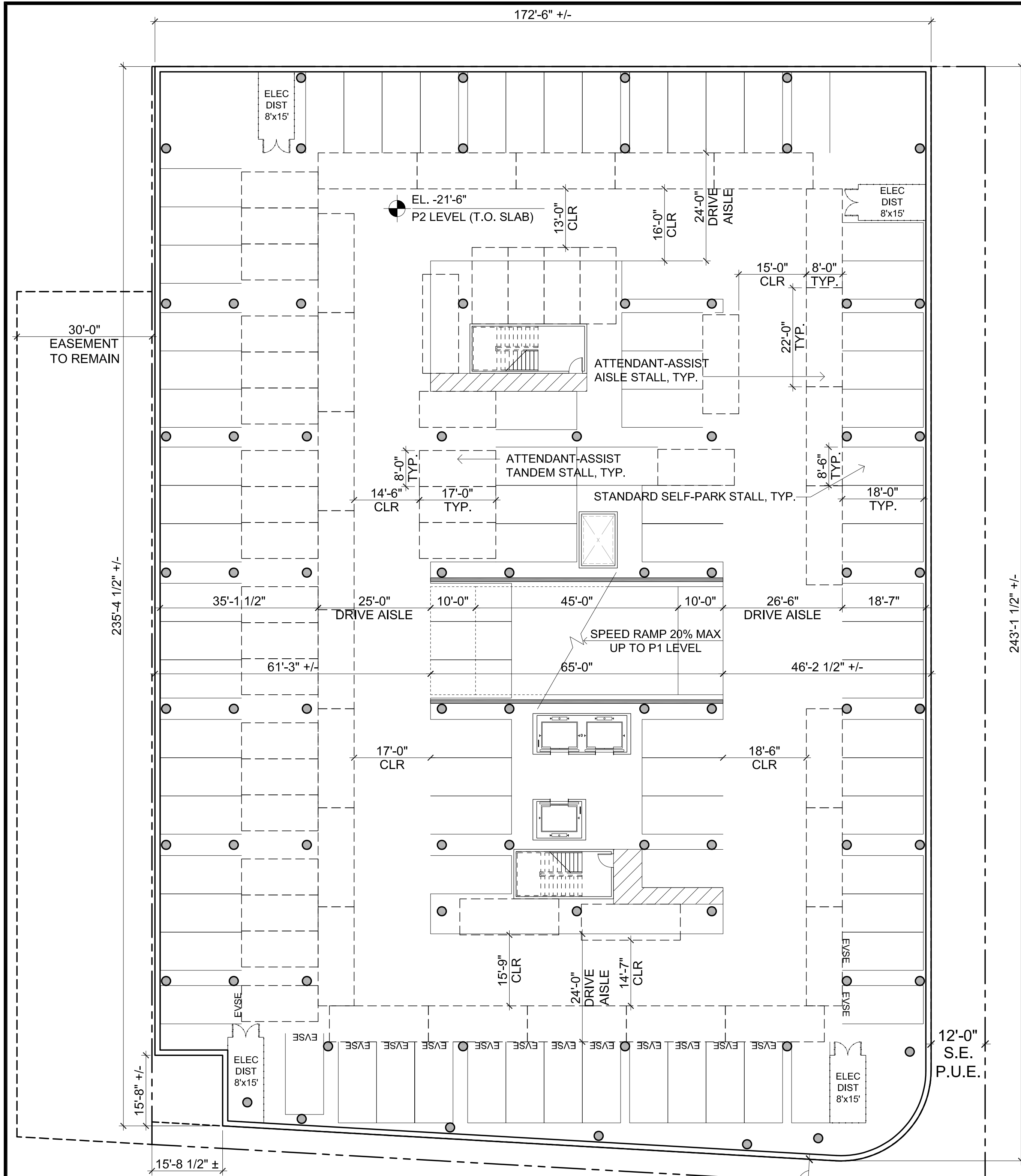


590 CASTRO STREET
MOUNTAIN VIEW, CA

THE
SOBRATO
ORGANIZATION

KSH
ARCHITECTS
KORTH SUNSERI HAGEY

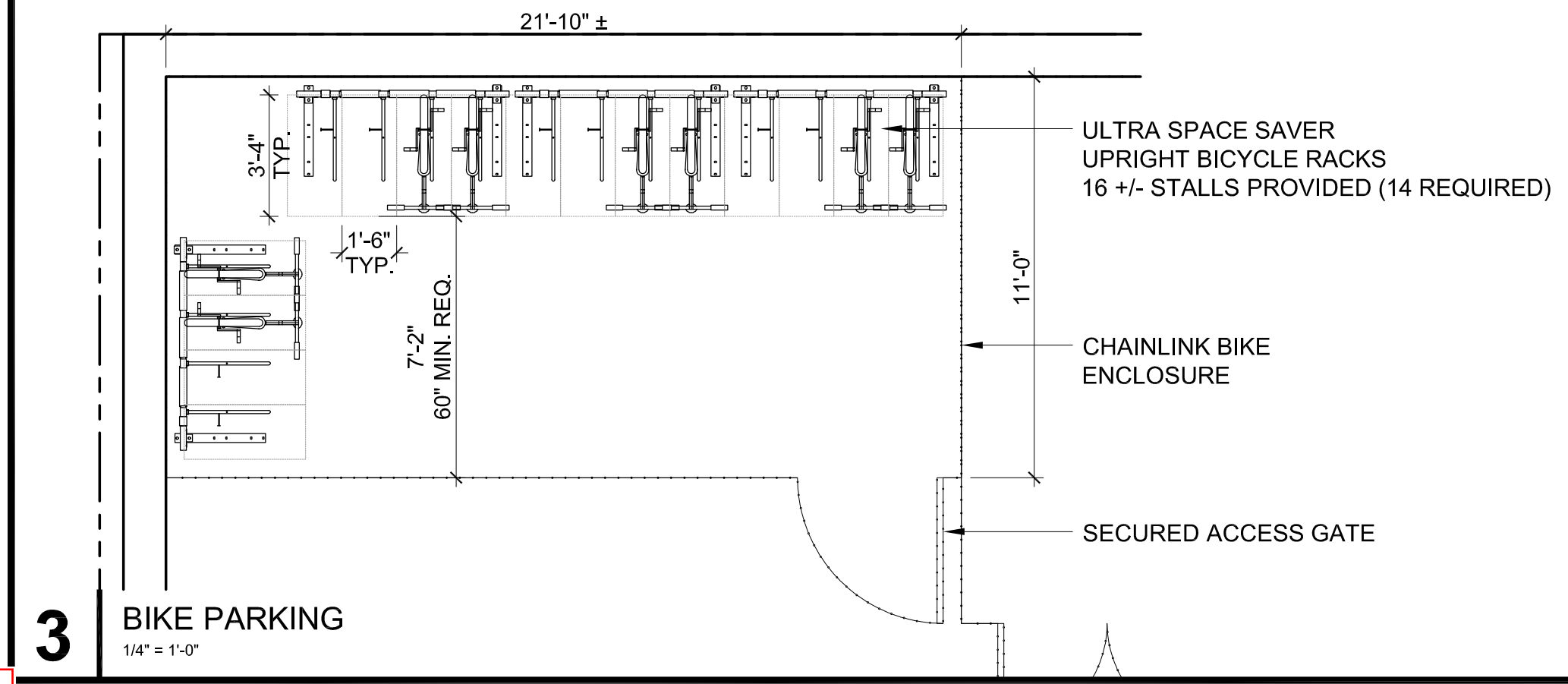


1 P2 PARKING LEVEL
1/16" = 1'-0"

P2 LEVEL (136 STALLS)
82 SELF-PARK STALLS (INCLUDES 16 STD EVSE INSTALLED)
54 ATTENDANT-ASSIST STALLS (INCLUDES 23 TANDEM)

2 P1 PARKING LEVEL
1/16" = 1'-0"

P1 LEVEL (119 STALLS INCLUDING 47 STALLS FOR RETAIL)
37 SELF-PARK STALLS
50 ATTENDANT-ASSIST STALLS (INCLUDES 22 TANDEM)
7 SELF-PARK ADA
* 5 STD ADA
* 2 VAN ADA
25 SELF-PARK EVSE INSTALLED
* 22 CAV / CARPOOL EVSE INSTALLED
* 1 STD ADA EVSE INSTALLED
* 1 VAN ADA EVSE INSTALLED
* 1 AMBULATORY EVSE INSTALLED



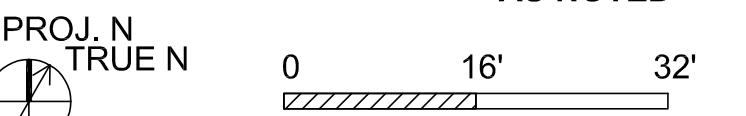
ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	07.17.19	PLANNING SUBMITTAL
	02.21.20	PLANNING RESUBMITTAL #1
	06.24.20	PLANNING RESUBMITTAL #2
	05.20.21	PLANNING RESUBMITTAL #3
	09.20.21	PLANNING RESUBMITTAL #4
	12.17.21	PLANNING RESUBMITTAL #5
	01.27.22	PLANNING RESUBMITTAL #6
	07.01.22	PLANNING RESUBMITTAL #6R3

PROJECT NUMBER
17007

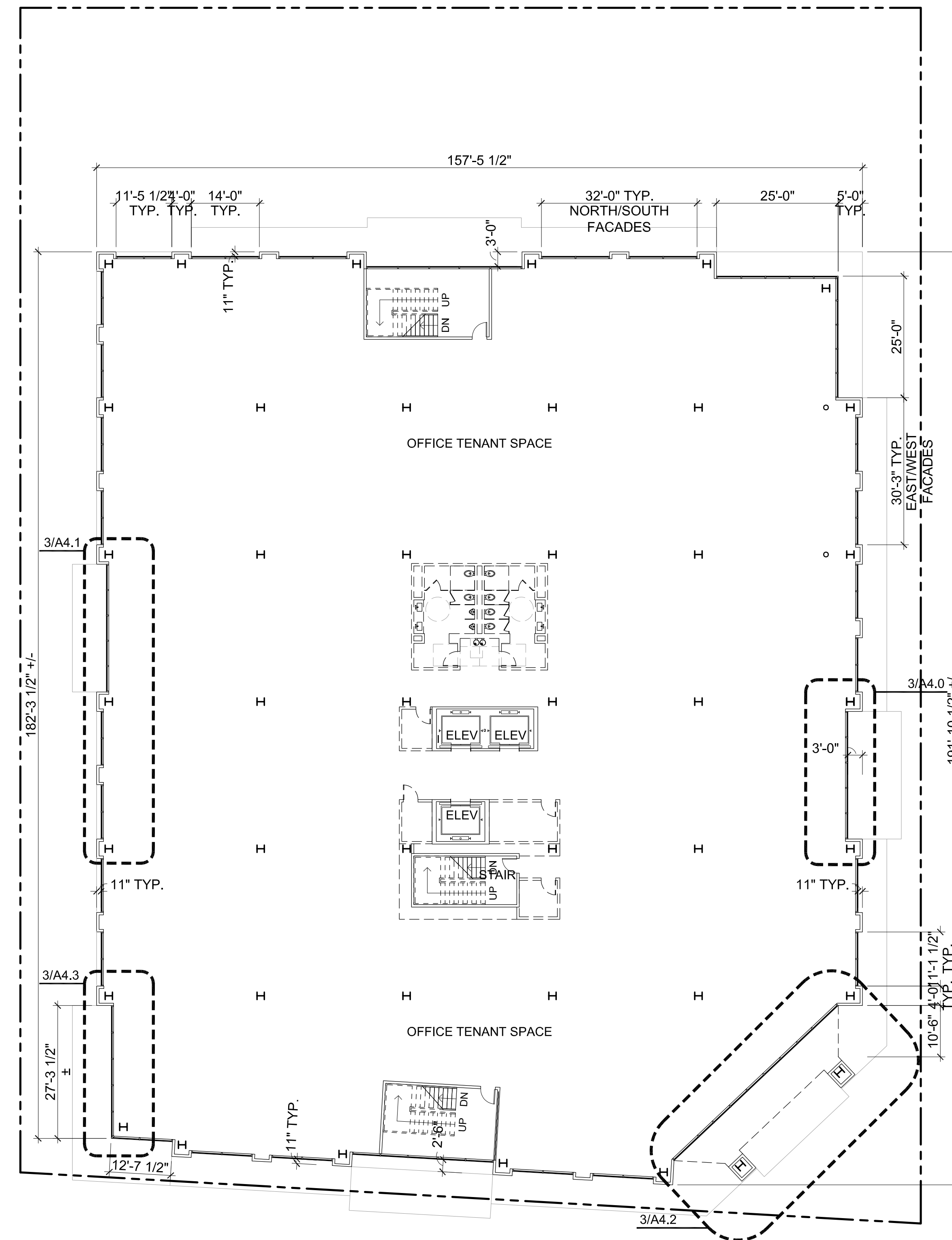
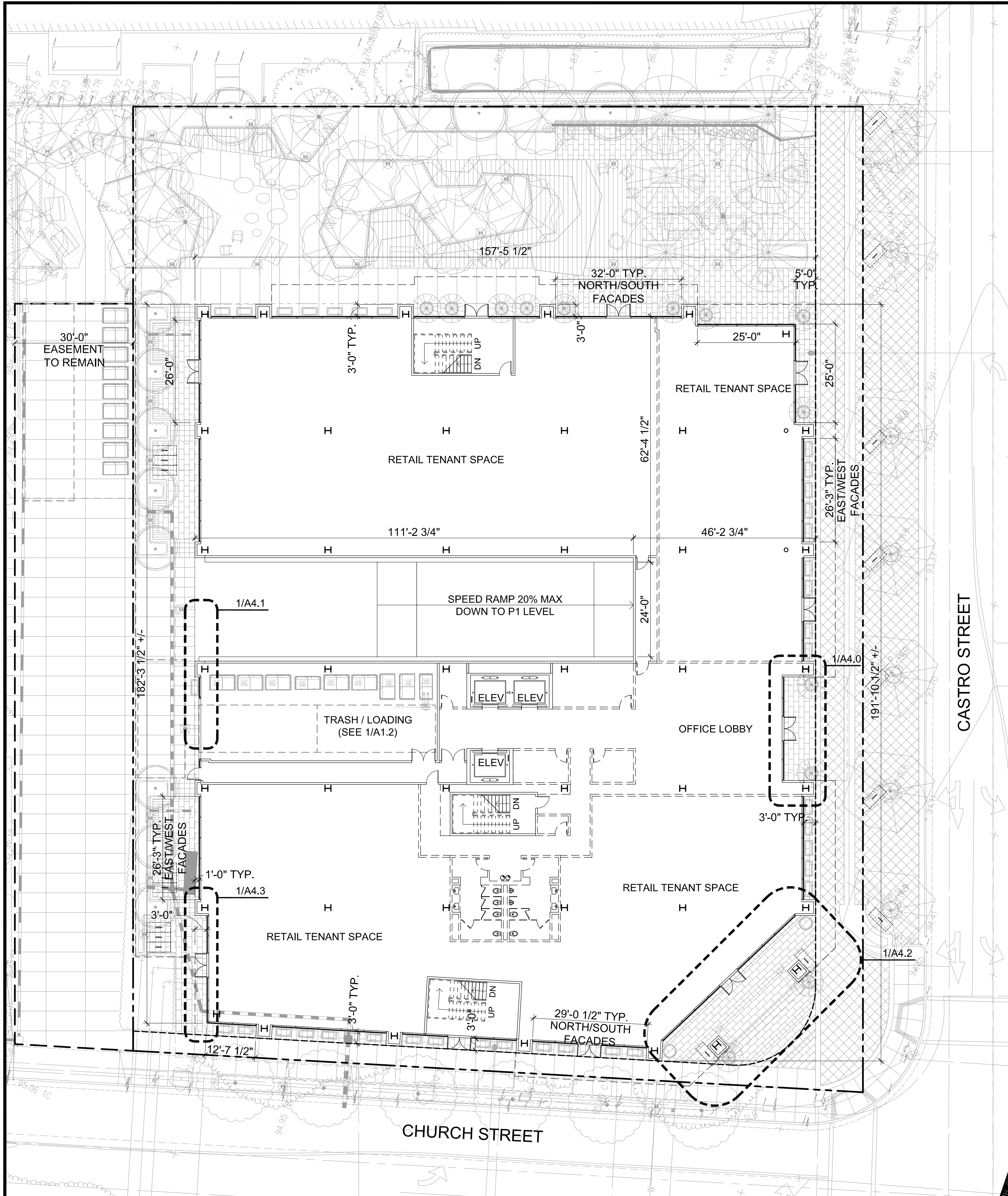
SHEET TITLE
**PROPOSED PLANS
PARKING**

SCALE
AS NOTED



SHEET NUMBER

A2.0



NOTE: CORE/INTERIOR LAYOUT IS T.B.D AND SHOWN FOR REFERENCE ONLY

NOTE: CORE/INTERIOR LAYOUT IS T.B.D AND SHOWN FOR REFERENCE ONLY

1 FIRST FLOOR PLAN
1/16" = 1'-0"

2 TYPICAL SECOND FLOOR PLAN (THIRD FLOOR SIM.)
1/16" = 1'-0"

ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
07.17.19		PLANNING SUBMITTAL
02.21.20		PLANNING RESUBMITTAL #1
05.12.20		PLANNING RESUBMITTAL #2
05.20.21		PLANNING RESUBMITTAL #3
09.20.21		PLANNING RESUBMITTAL #4
12.17.21		PLANNING RESUBMITTAL #5
01.27.22		PLANNING RESUBMITTAL #6
07.01.22		PLANNING RESUBMITTAL #6R3

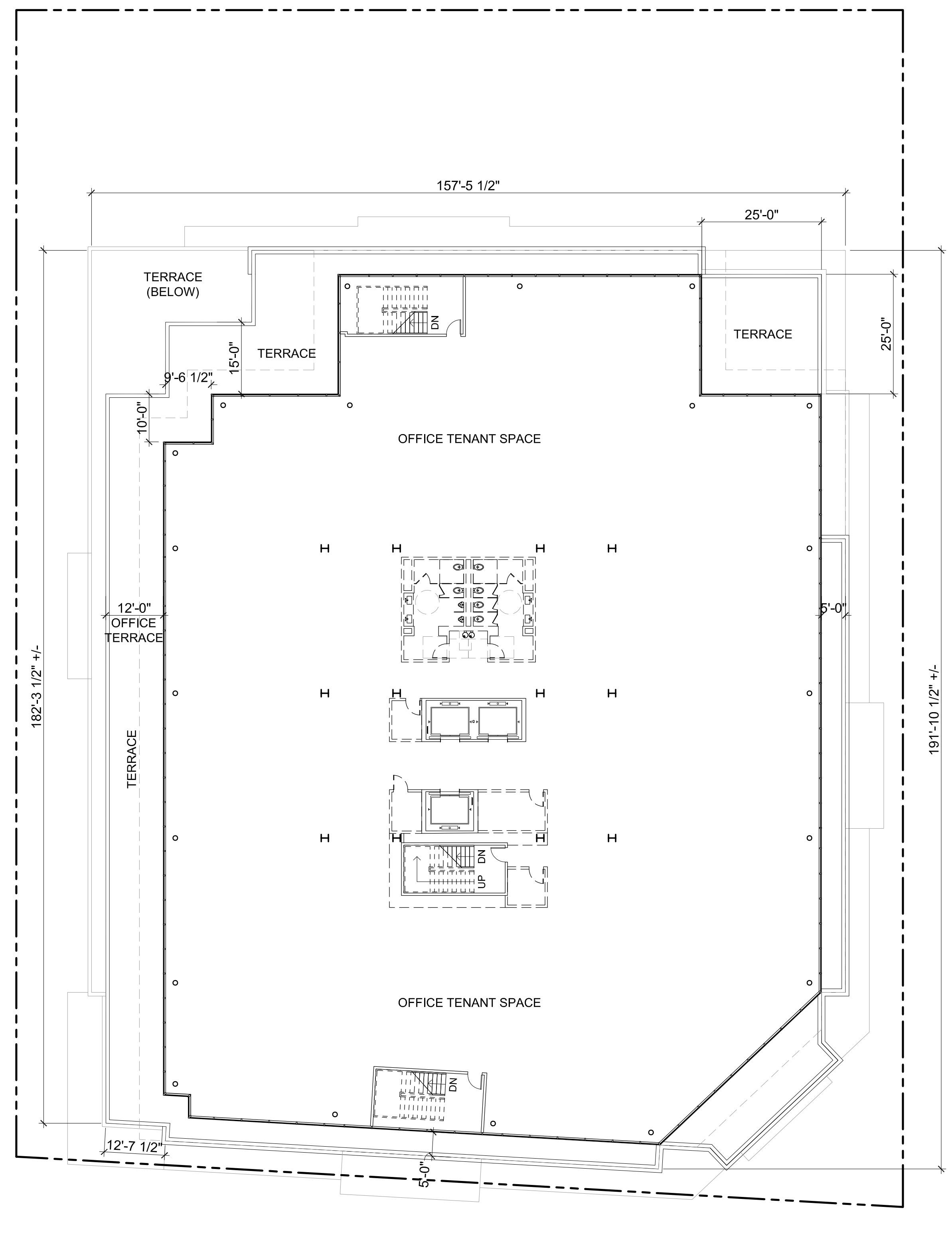
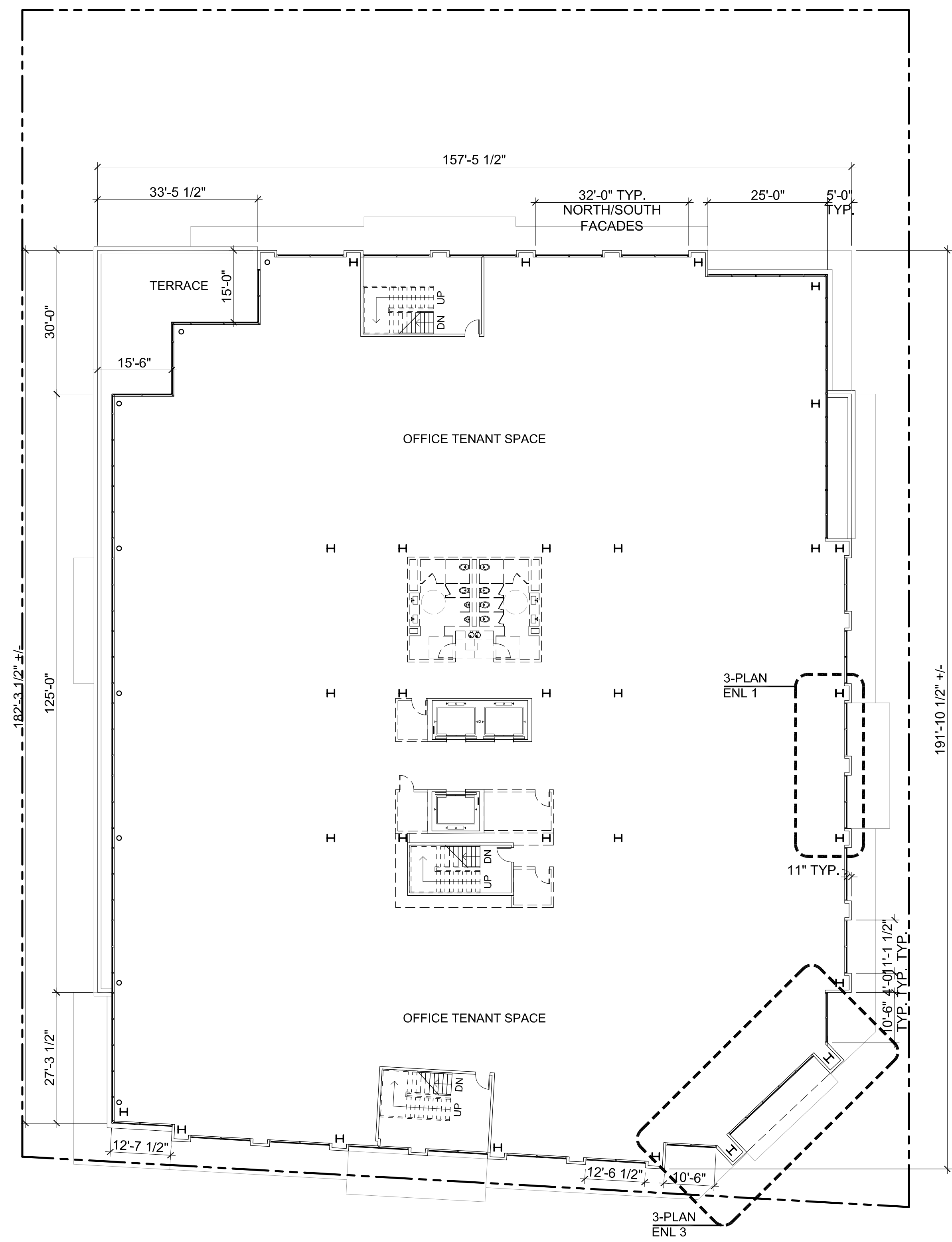
PROJECT NUMBER
17007

SHEET TITLE
PROPOSED FLOORS
FIRST & SECOND FLOORS

SCALE
1/16" = 1'-0"
PROJ. N TRUE N
0 16' 32'

SHEET NUMBER

A2.1



NOTE: CORE/INTERIOR LAYOUT IS T.B.D AND SHOWN FOR REFERENCE ONLY

1 THIRD FLOOR PLAN
1/16" = 1'-0"

NOTE: CORE/INTERIOR LAYOUT IS T.B.D AND SHOWN FOR REFERENCE ONLY

2 FOURTH FLOOR PLAN
1/16" = 1'-0"

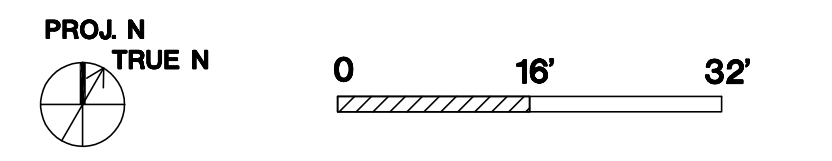
ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
07.17.19		PLANNING SUBMITTAL
02.21.20		PLANNING RESUBMITTAL #1
06.24.20		PLANNING RESUBMITTAL #2
05.20.21		PLANNING RESUBMITTAL #3
09.20.21		PLANNING RESUBMITTAL #4
12.17.21		PLANNING RESUBMITTAL #5

PROJECT NUMBER
17007

SHEET TITLE
**PROPOSED PLANS
THIRD & FOURTH FLOORS**

SCALE
1/16" = 1'-0"

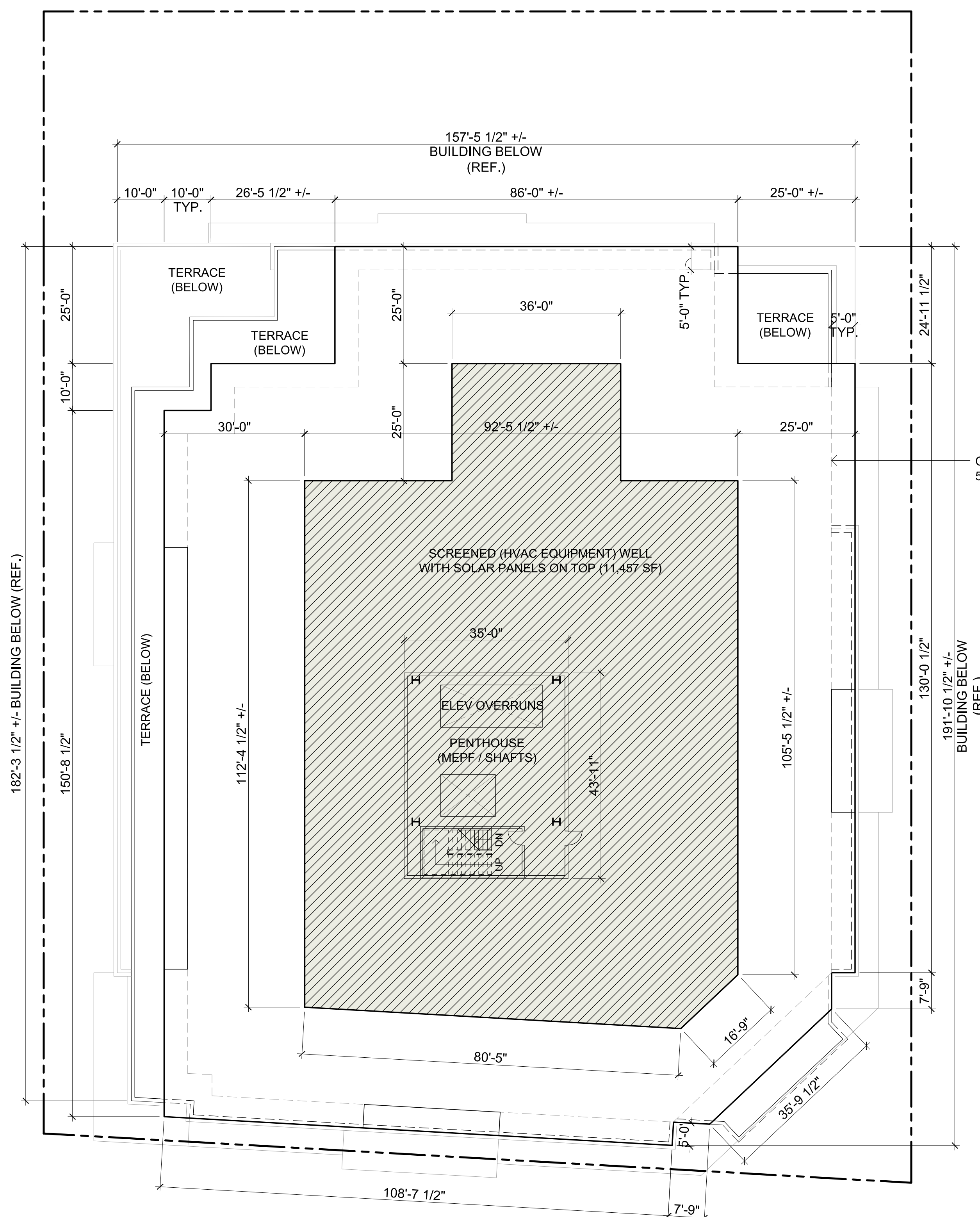


SHEET NUMBER

A2.2



ARCHITECTS
KORTH SUNSERI HAGEY



COVERED ROOF AREA: 22,494 SF
50% PV AREA: 11,247 SF MIN.

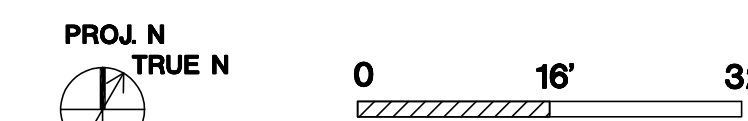
ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
	05.20.21	PLANNING RESUBMITTAL #3
	09.20.21	PLANNING RESUBMITTAL #4
	12.17.21	PLANNING RESUBMITTAL #5

PROJECT NUMBER
17007

SHEET TITLE
PROPOSED ROOF PLAN

SCALE

1/16" = 1'-0"



SHEET NUMBER

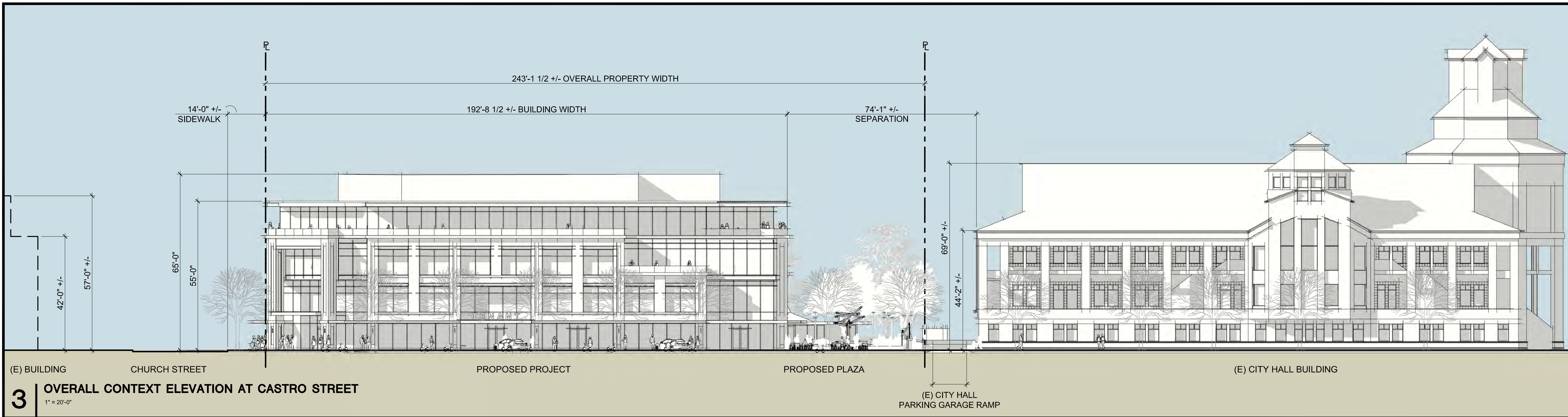
NOTE: CORE/INTERIOR
LAYOUT IS T.B.D AND SHOWN
FOR REFERENCE ONLY

1 ROOF PLAN - PV ABOVE MECHANICAL + LOW ON ROOF

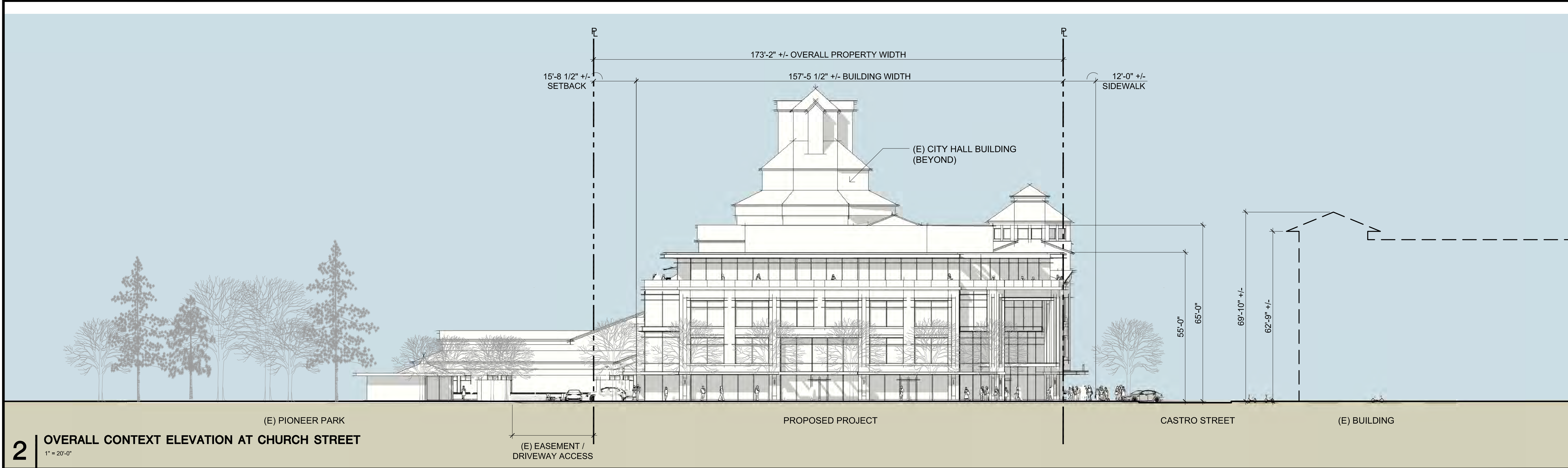
1/16" = 1'-0"

A2.3

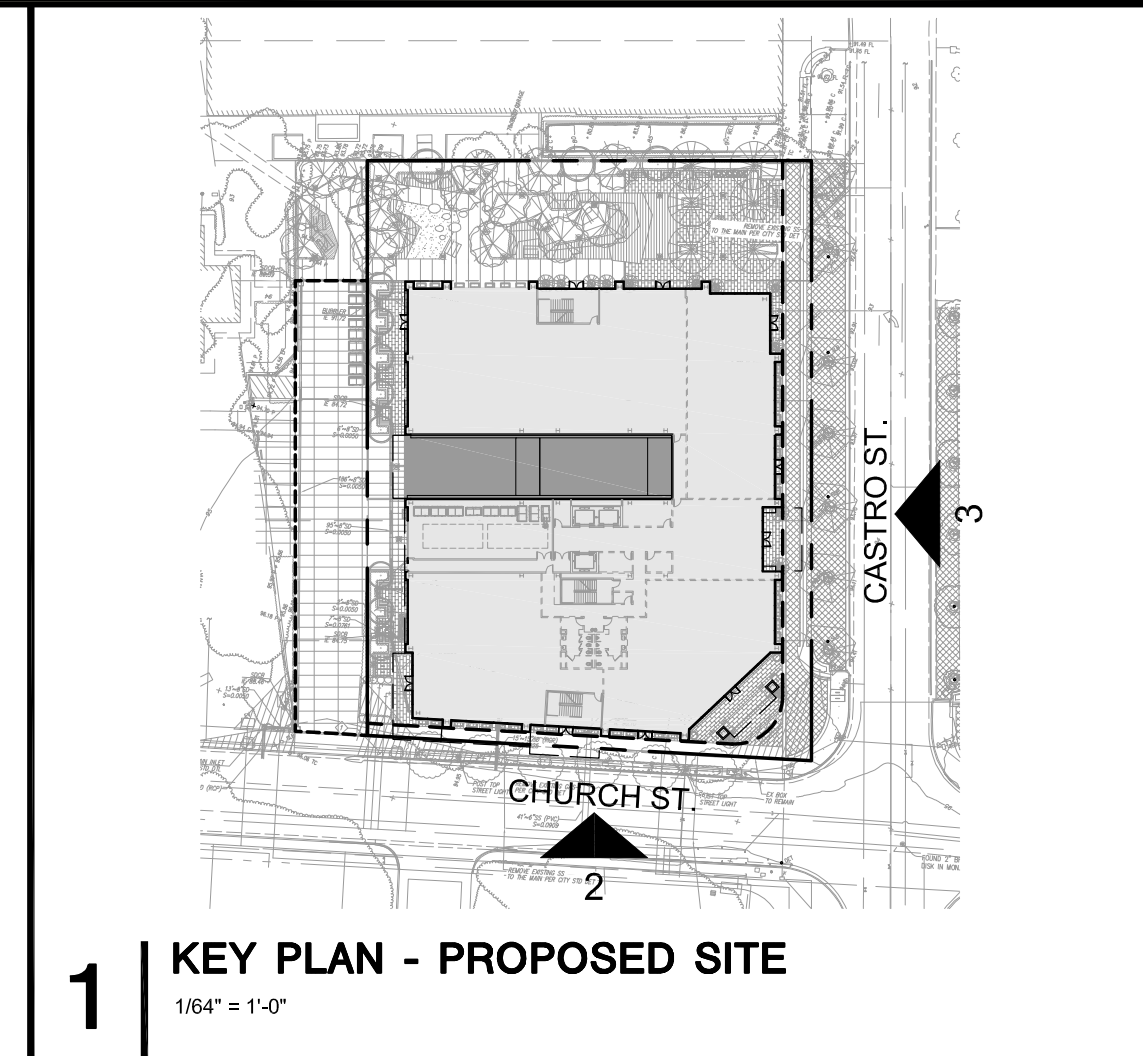




3 OVERALL CONTEXT ELEVATION AT CASTRO STREET
1" = 20'-0"



2 OVERALL CONTEXT ELEVATION AT CHURCH STREET
1" = 20'-0"



1 KEY PLAN - PROPOSED SITE
1/84" = 1'-0"

ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
07.17.19		PLANNING SUBMITTAL
02.21.20		PLANNING RESUBMITTAL #1
06.24.20		PLANNING RESUBMITTAL #2
05.20.21		PLANNING RESUBMITTAL #3
09.20.21		PLANNING RESUBMITTAL #4
12.17.21		PLANNING RESUBMITTAL #5

PROJECT NUMBER
17007

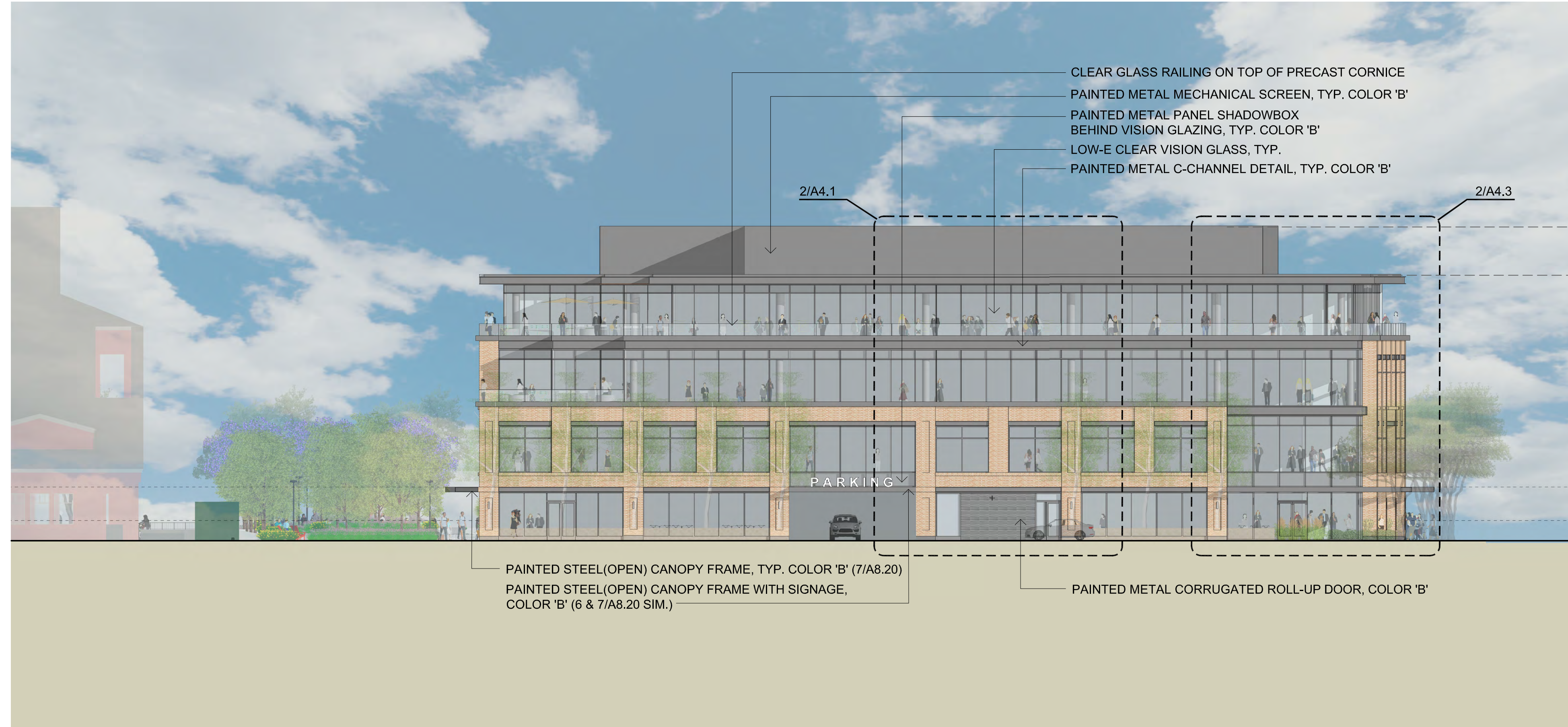
SHEET TITLE
**PROPOSED STREET ELEVATIONS
NEIGHBORHOOD CONTEXT**

SCALE
AS NOTED

PROJ. N
TRUE N

SHEET NUMBER

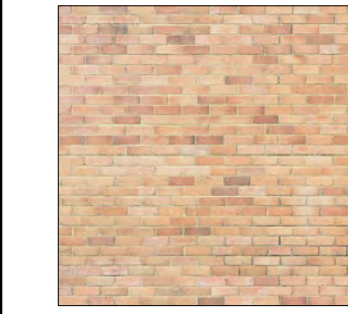
A3.0



4 WEST ELEVATION
1/16" = 1'-0"



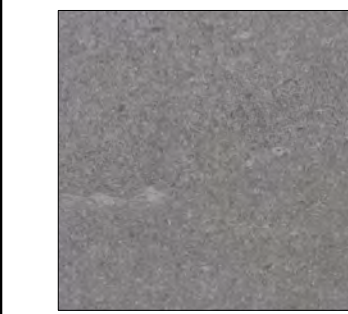
BRICK PRECAST PANEL, COLOR 'A'
GROUND, SECOND, AND THIRD FLOOR FACADES, TYP.



BRICK PRECAST PANEL, COLOR 'A'
GROUND, SECOND, AND THIRD FLOOR FACADES, TYP.



PAINTED METAL, COLOR 'B'
SHADOWBOXES, CANOPIES, CORNICES, C-CHANNEL DETAILS, AND OFFICE LEVEL WINDOW MULLIONS

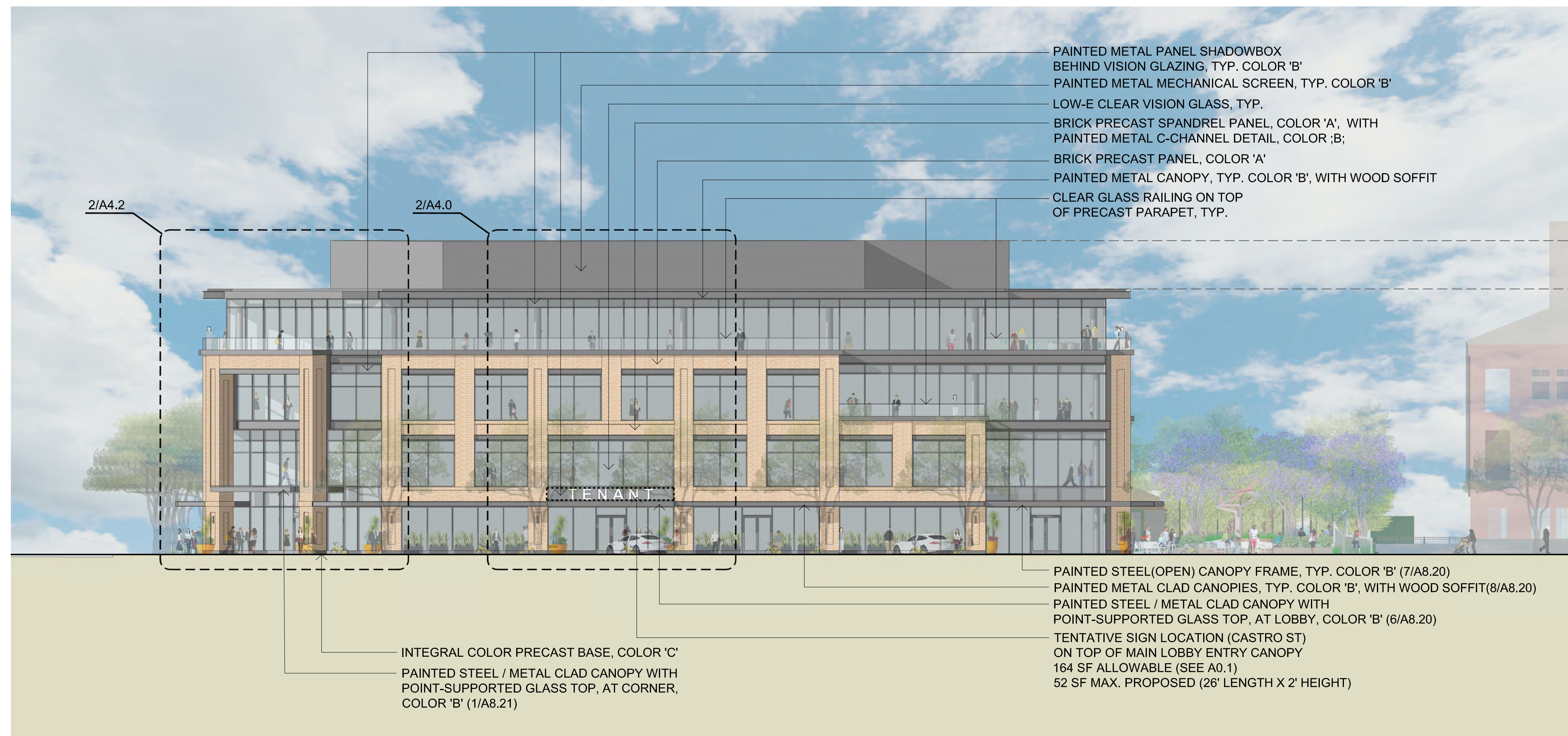


INTEGRAL COLOR PRECAST BASE, COLOR 'C'
GROUND FLOOR FACADE

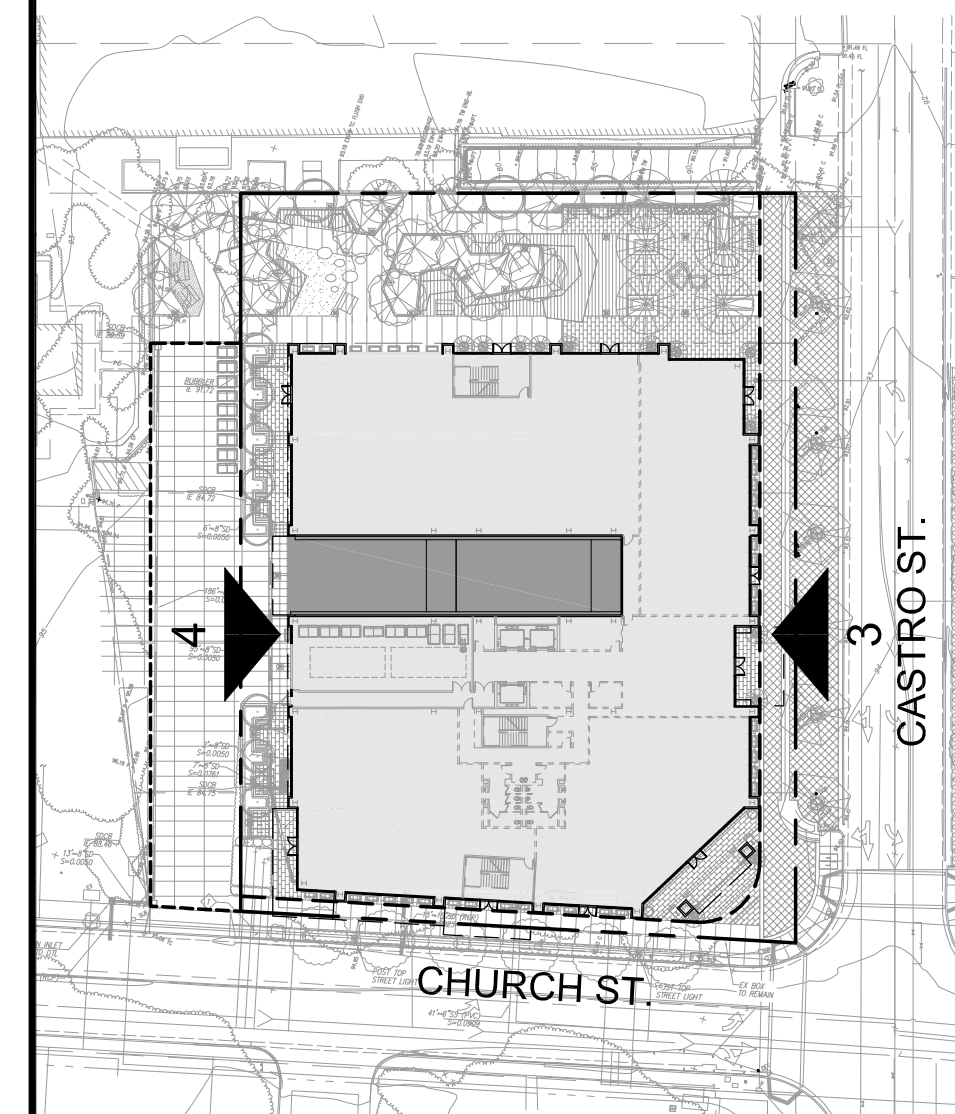


LOW-IRON VISION GLASS
CLEAR VISION GLASS, TYP.

2 MATERIAL SWATCHES
NO SCALE



3 EAST ELEVATION (CASTRO STREET)
1/16" = 1'-0"



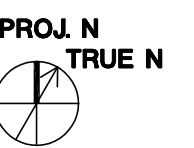
1 KEY PLAN - PROPOSED SITE
1/16" = 1'-0"

ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
	07.17.19	PLANNING SUBMITTAL
	02.21.20	PLANNING RESUBMITTAL
	06.24.20	PLANNING RESUBMITTAL #2
	05.20.21	PLANNING RESUBMITTAL #3
	09.20.21	PLANNING RESUBMITTAL #4
	12.17.21	PLANNING RESUBMITTAL #5

PROJECT NUMBER
17007

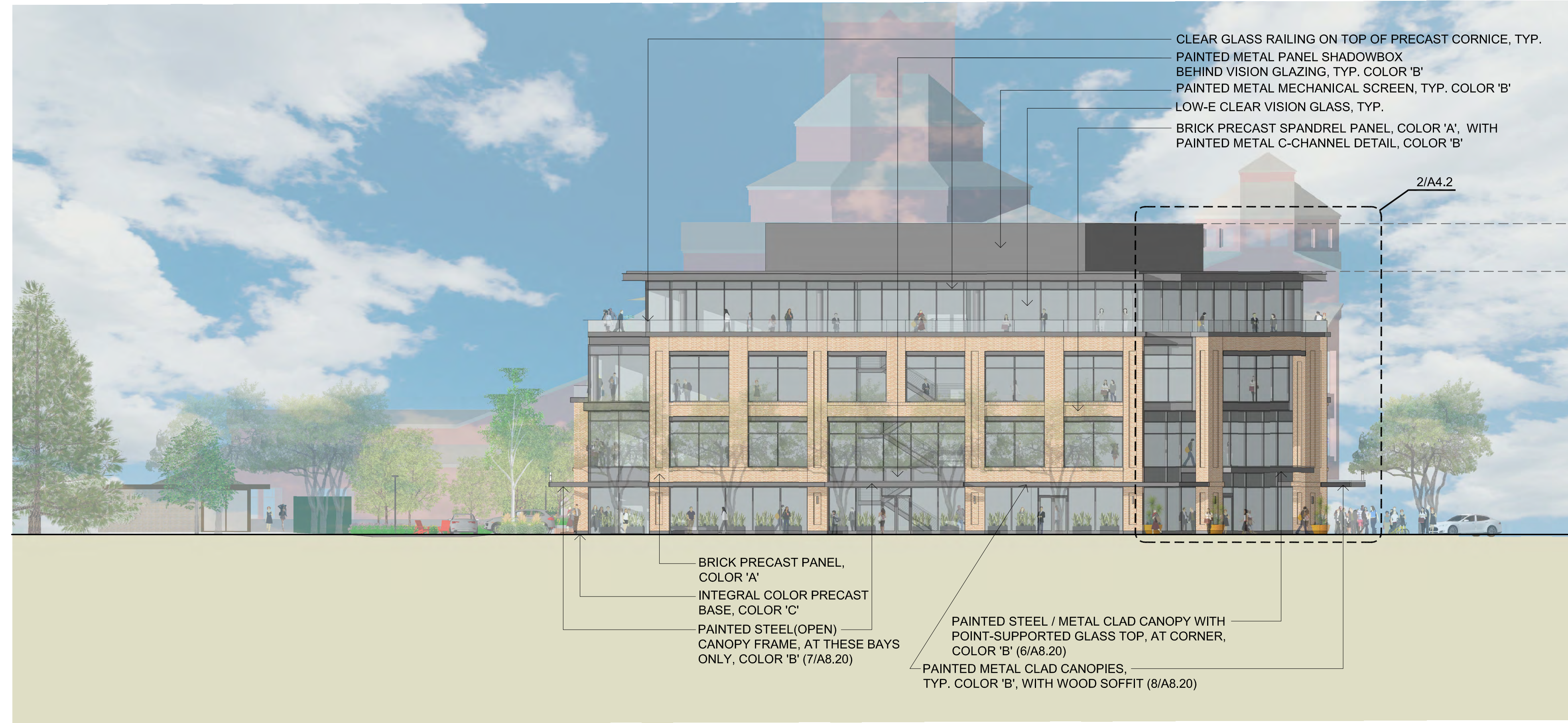
SHEET TITLE
PROPOSED ELEVATIONS

SCALE
AS NOTED



SHEET NUMBER

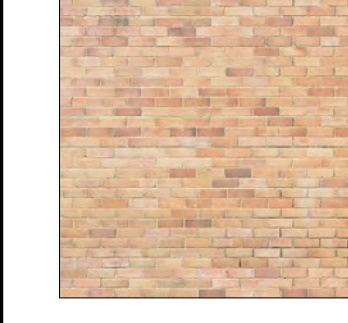
A3.1



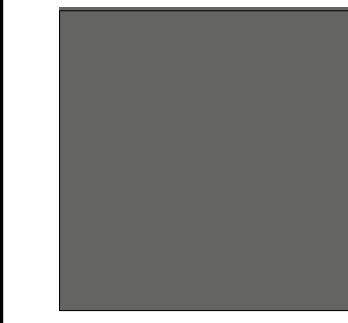
4 SOUTH ELEVATION (CHURCH STREET)
1/16" = 1'-0"



BRICK PRECAST PANEL, COLOR 'A'
GROUND, SECOND, AND THIRD FLOOR FACADES, TYP.



BRICK PRECAST PANEL, COLOR 'A'
GROUND, SECOND, AND THIRD FLOOR FACADES, TYP.



PAINTED METAL, COLOR 'B'
SHADOWBOXES, CANOPIES, CORNICES, C-CHANNEL DETAILS, AND OFFICE LEVEL WINDOW MULLIONS

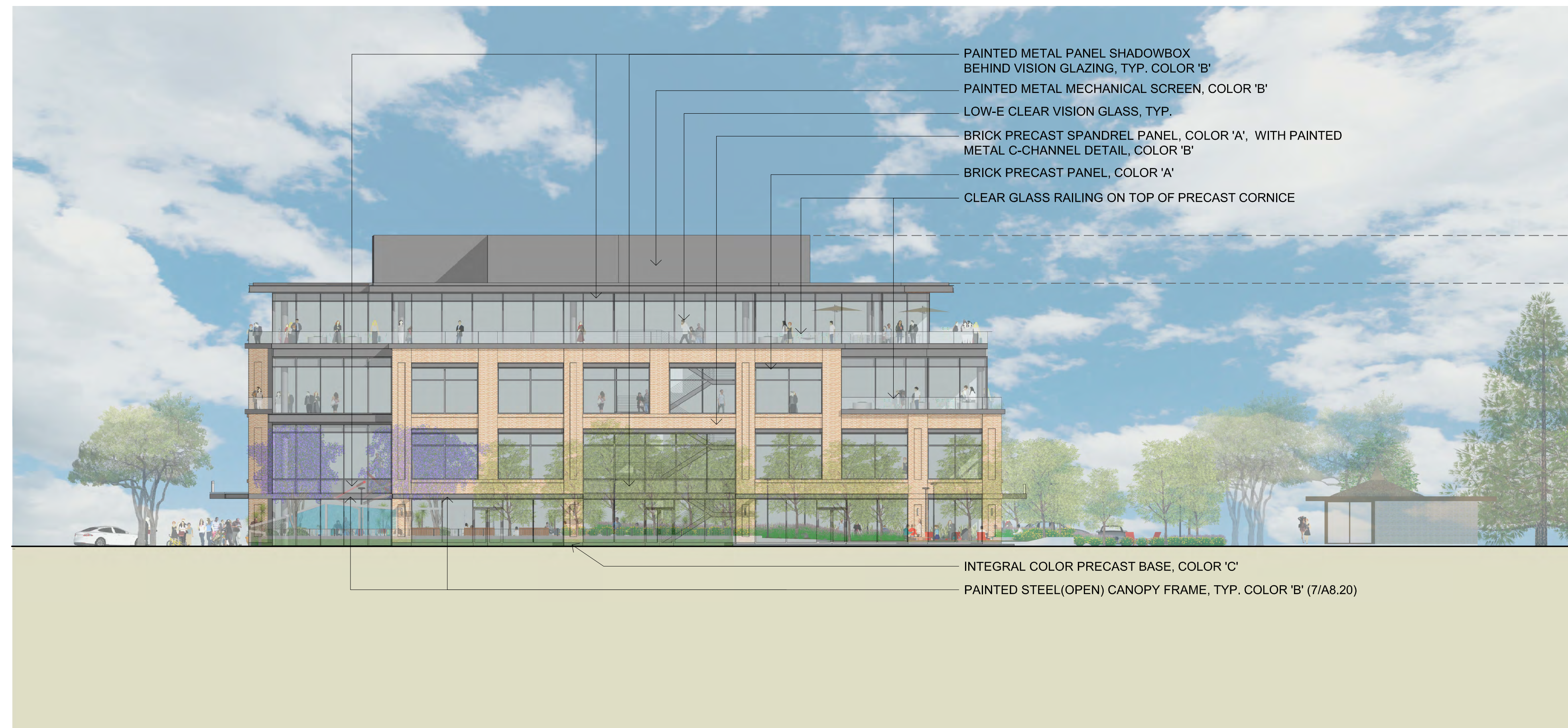


INTEGRAL COLOR PRECAST BASE, COLOR 'C'
GROUND FLOOR FACADE

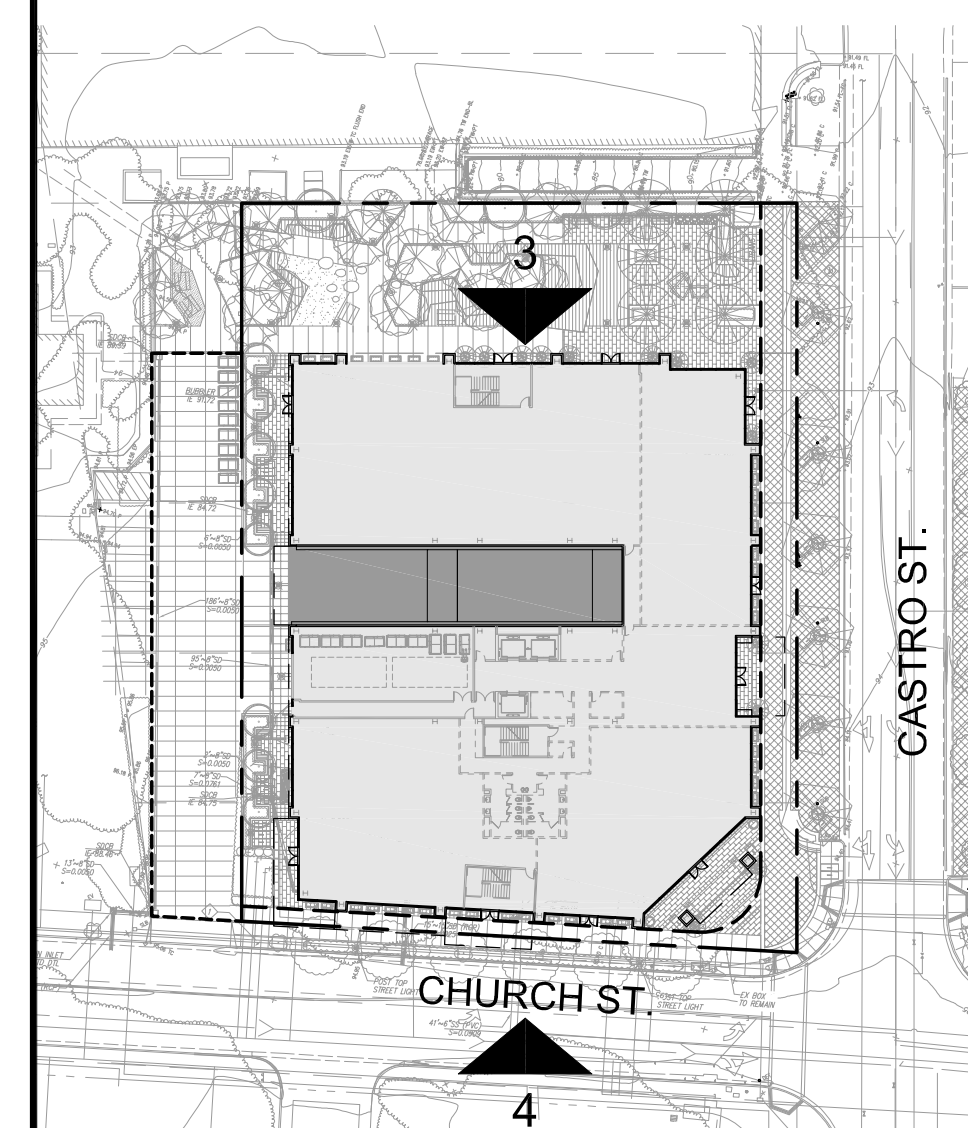


LOW-IRON VISION GLASS
CLEAR VISION GLASS, TYP.

2 MATERIAL SWATCHES
NO SCALE



3 NORTH ELEVATION
1/16" = 1'-0"



1 KEY PLAN - PROPOSED SITE
1/8" = 1'-0"

ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
	07.17.19	PLANNING SUBMITTAL
	02.21.20	PLANNING RESUBMITTAL
	06.24.20	PLANNING RESUBMITTAL #2
	05.20.21	PLANNING RESUBMITTAL #3
	09.20.21	PLANNING RESUBMITTAL #4
	12.17.21	PLANNING RESUBMITTAL #5

PROJECT NUMBER
17007

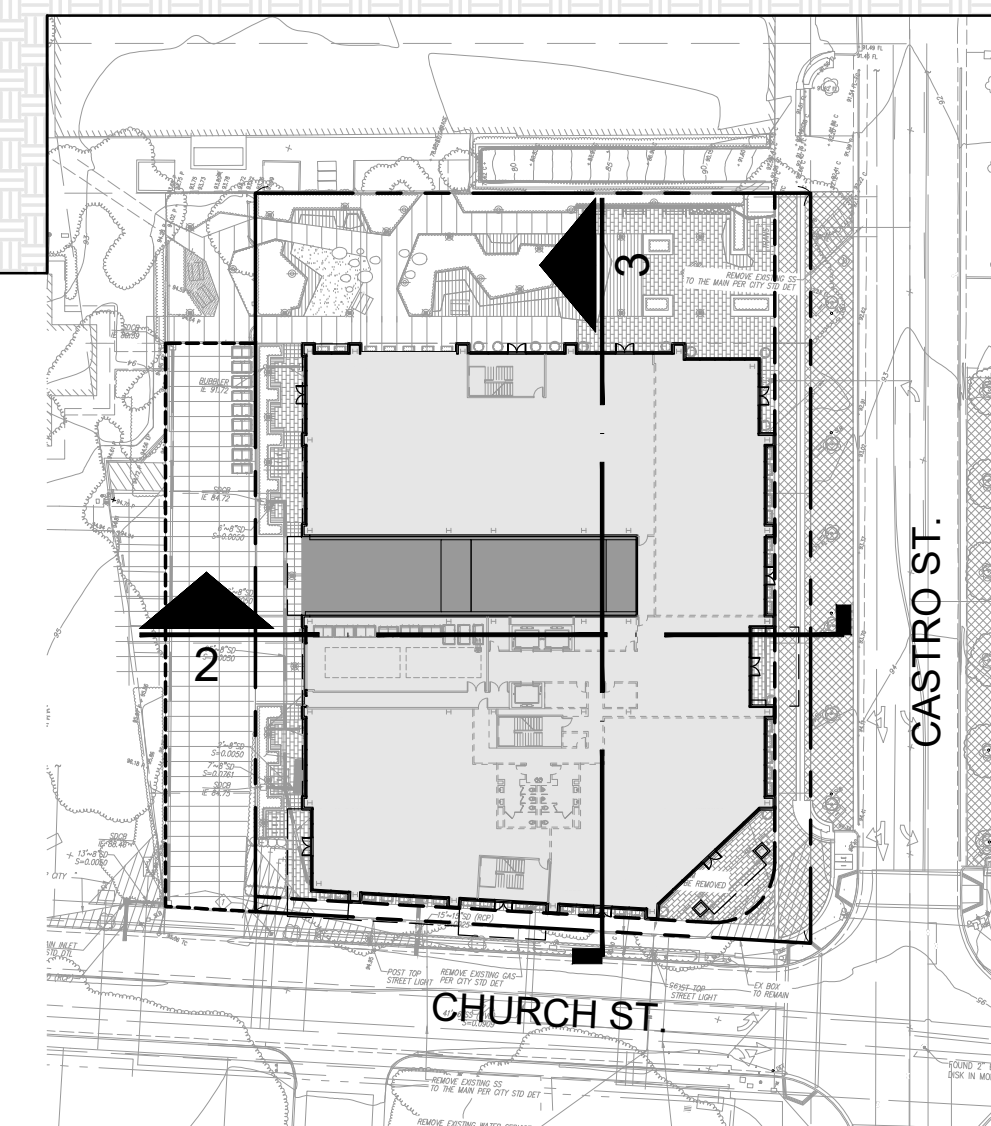
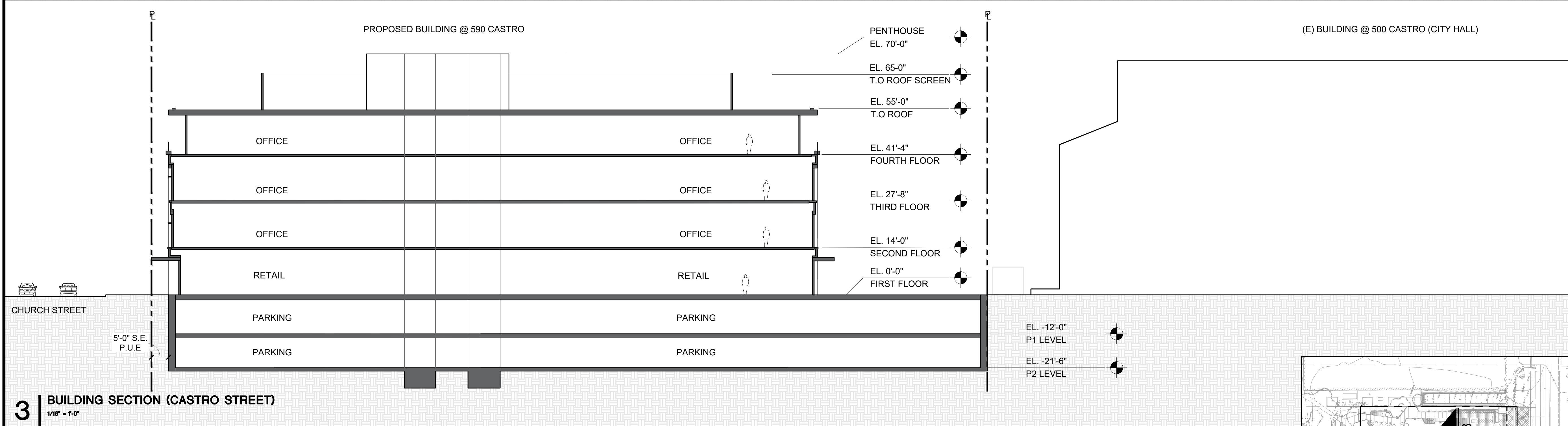
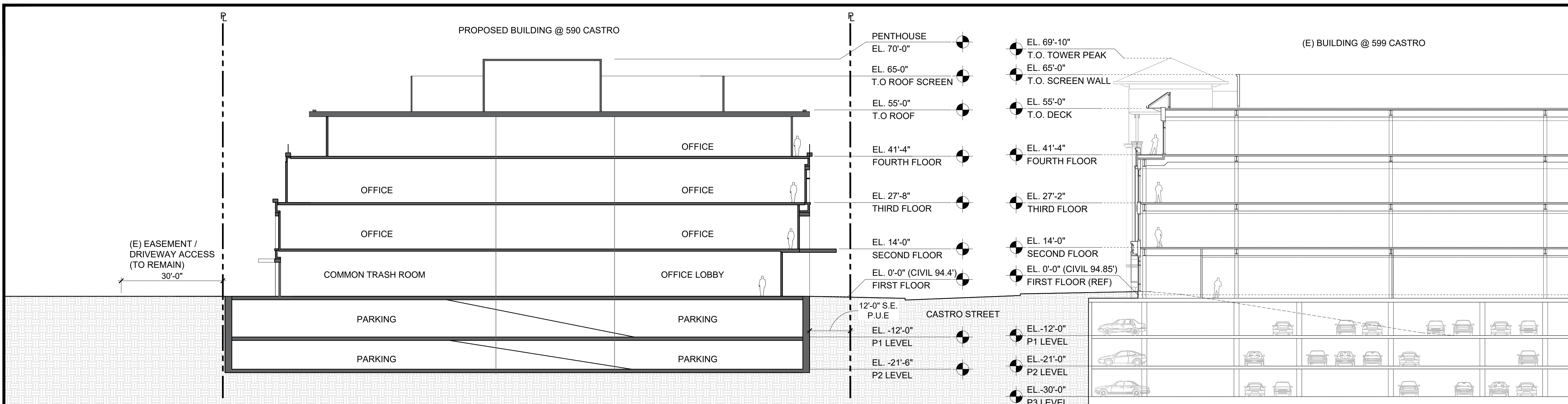
SHEET TITLE
PROPOSED ELEVATIONS

SCALE
AS NOTED



SHEET NUMBER

A3.2

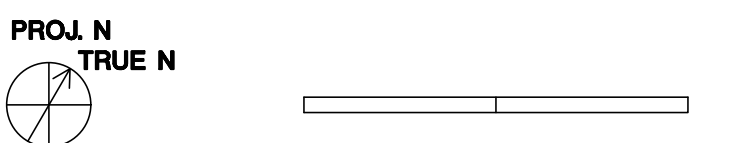


ISSUES AND REVISIONS	
NO.	DESCRIPTION
02.21.20	PLANNING RESUBMITTAL #1
06.24.20	PLANNING RESUBMITTAL #2
05.20.21	PLANNING RESUBMITTAL #3
09.20.21	PLANNING RESUBMITTAL #4
12.17.21	PLANNING RESUBMITTAL #5
07.01.22	PLANNING RESUBMITTAL #6R3

PROJECT NUMBER
17007

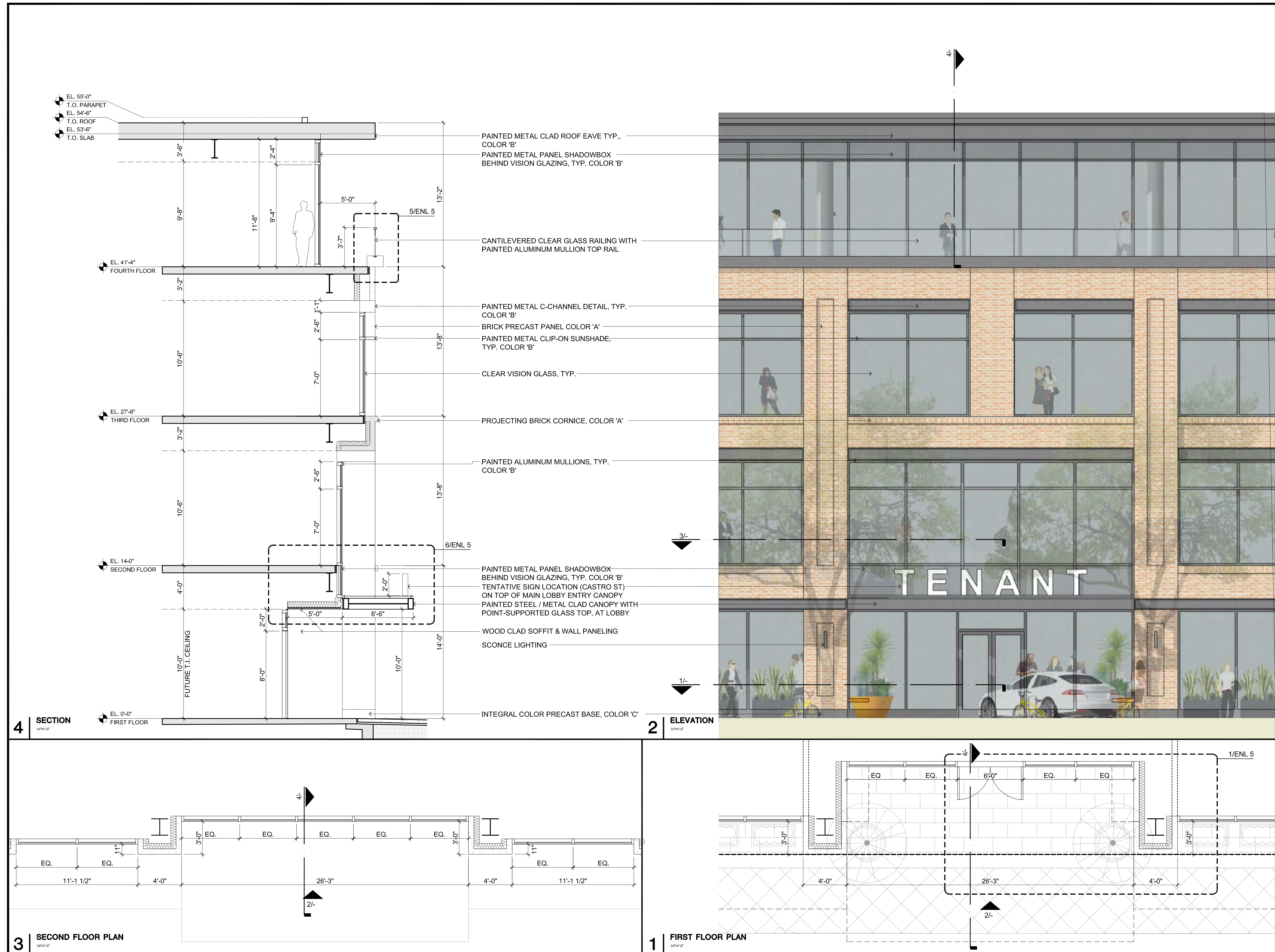
SHEET TITLE
BUILDING SECTIONS

SCALE
AS NOTED



SHEET NUMBER

A3.3



ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
02.21.20		PLANNING RESUBMITTAL #1
06.24.20		PLANNING RESUBMITTAL #2
05.20.21		PLANNING RESUBMITTAL #3
09.20.21		PLANNING RESUBMITTAL #4
12.17.21		PLANNING RESUBMITTAL #5

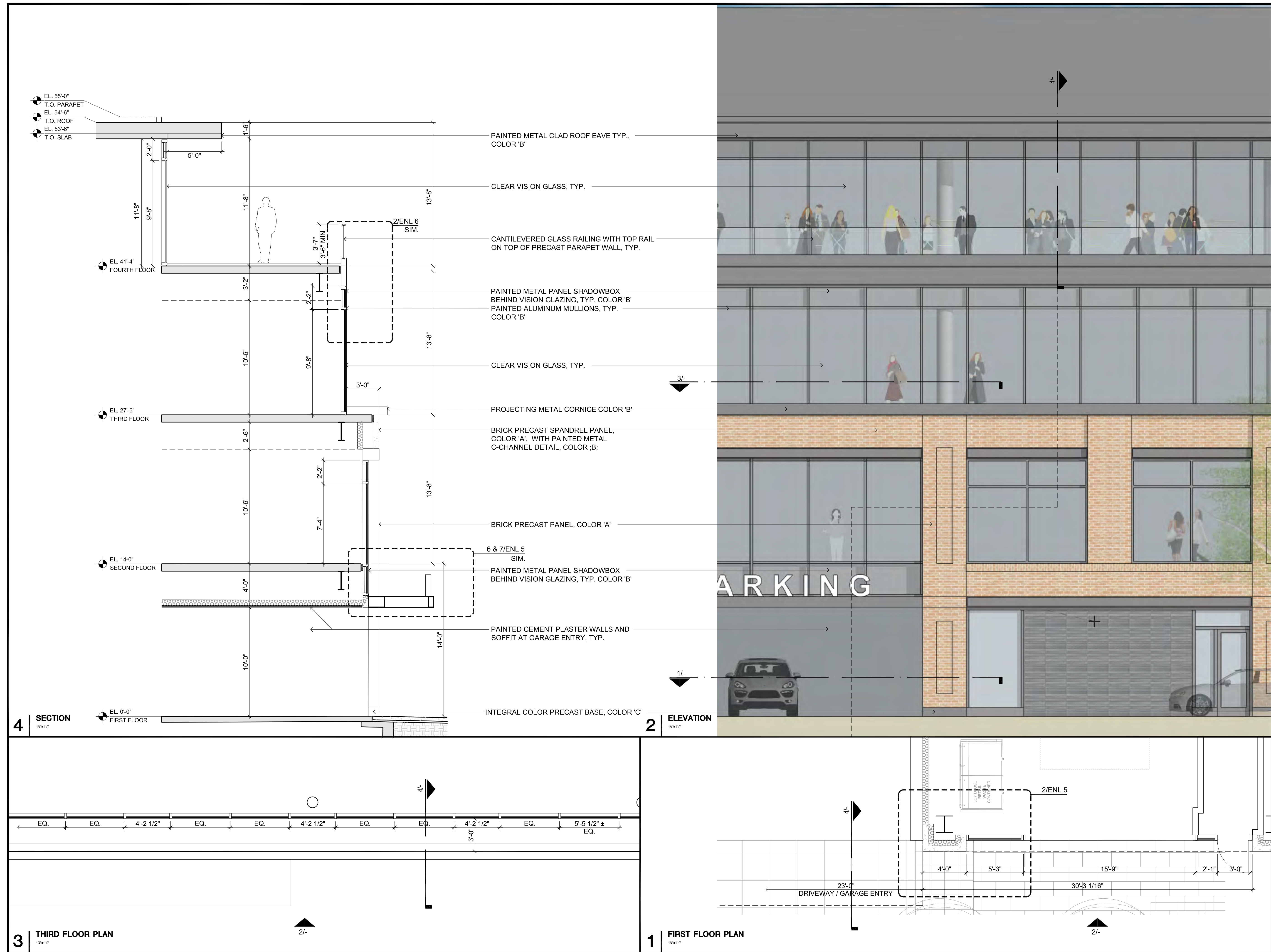
PROJECT NUMBER
17007

SHEET TITLE
**ENLARGED #0
PLANS, ELEVATION & SECTION**

SCALE
1/4" = 1'-0"

SHEET NUMBER

A4.0



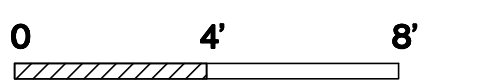
ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
02.21.20		PLANNING RESUBMITTAL #1
06.24.20		PLANNING RESUBMITTAL #2
05.20.21		PLANNING RESUBMITTAL #3
09.20.21		PLANNING RESUBMITTAL #4
12.17.21		PLANNING RESUBMITTAL #5

PROJECT NUMBER
17007

SHEET TITLE
**ENLARGED #1
PLANS, ELEVATION & SECTION**

SCALE
1/4" = 1'-0"



SHEET NUMBER

A4.1

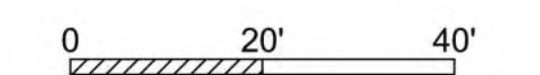
ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
07.17.19		PLANNING SUBMITTAL SET
02.21.20		PLANNING RESUBMITTAL #1
06.24.20		PLANNING RESUBMITTAL #2
05.20.21		PLANNING RESUBMITTAL #3
09.20.21		PLANNING RESUBMITTAL #4
12.17.21		PLANNING RESUBMITTAL #5
01.21.22		PLANNING RESUBMITTAL #6

PROJECT NUMBER

SHEET TITLE
SCHEMATIC LANDSCAPE PLAN

SCALE
1" = 20'-0"



SHEET NUMBER

L1.01



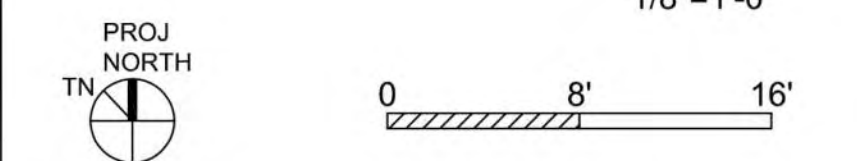
ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	07.17.19	PLANNING SUBMITTAL SET
	02.21.20	PLANNING RESUBMITTAL #1
	06.24.20	PLANNING RESUBMITTAL #2
	05.20.21	PLANNING RESUBMITTAL #3
	09.20.21	PLANNING RESUBMITTAL #4
	12.17.21	PLANNING RESUBMITTAL #5

PROJECT NUMBER

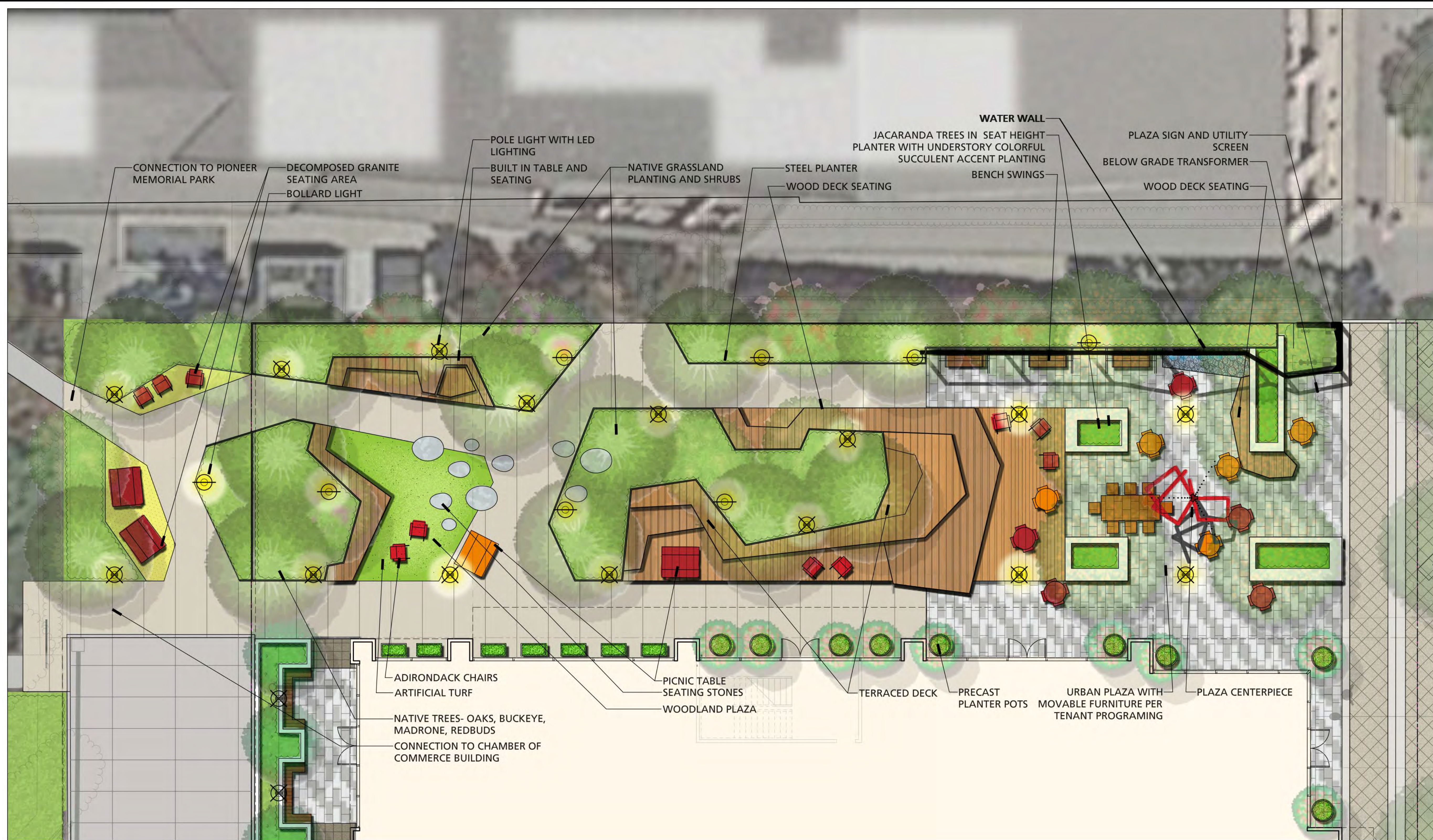
SHEET TITLE
SCHEMATIC PASEO ENLARGEMENT

SCALE
1/8"=1'-0"



SHEET NUMBER

L1.11



590 CASTRO STREET
MOUNTAIN VIEW, CA



KORTH SUNSERI HAGEY

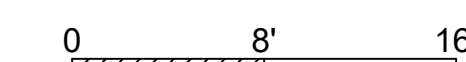
THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners
181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
F 415 433 5003

ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
	07.17.19	PLANNING SUBMITTAL SET
	02.21.20	PLANNING RESUBMITTAL #1
	06.24.20	PLANNING RESUBMITTAL #2
	05.20.21	PLANNING RESUBMITTAL #3
	09.20.21	PLANNING RESUBMITTAL #4
	12.17.21	PLANNING RESUBMITTAL #5

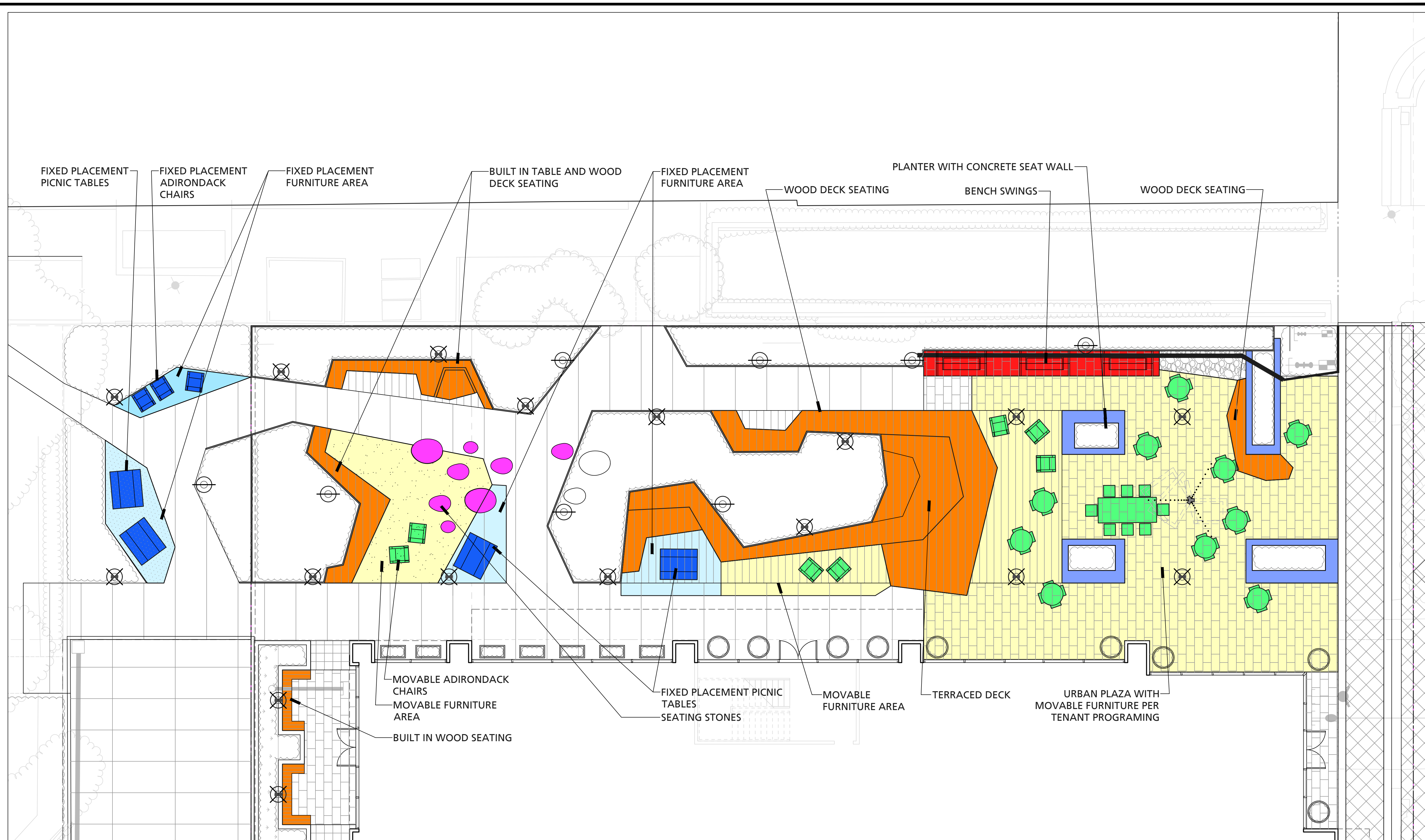
PROJECT NUMBER

SHEET TITLE
PASEO SEATING DIAGRAM

SCALE
1/8"=1'-0"



SHEET NUMBER



L1.21





ARCHITECTS
KORTH SUNSERI HAGEY



Landscpe Architects • Land Planners
181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
F 415 433 5003

ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	07.17.19	PLANNING SUBMITTAL SET
	02.21.20	PLANNING RESUBMITTAL #1
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	05.20.21	PLANNING RESUBMITTAL #3
	09.20.21	PLANNING RESUBMITTAL #4
	12.17.21	PLANNING RESUBMITTAL #5
	01.21.22	PLANNING RESUBMITTAL #6

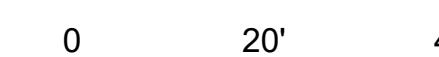
PROJECT NUMBER

SHEET TITLE

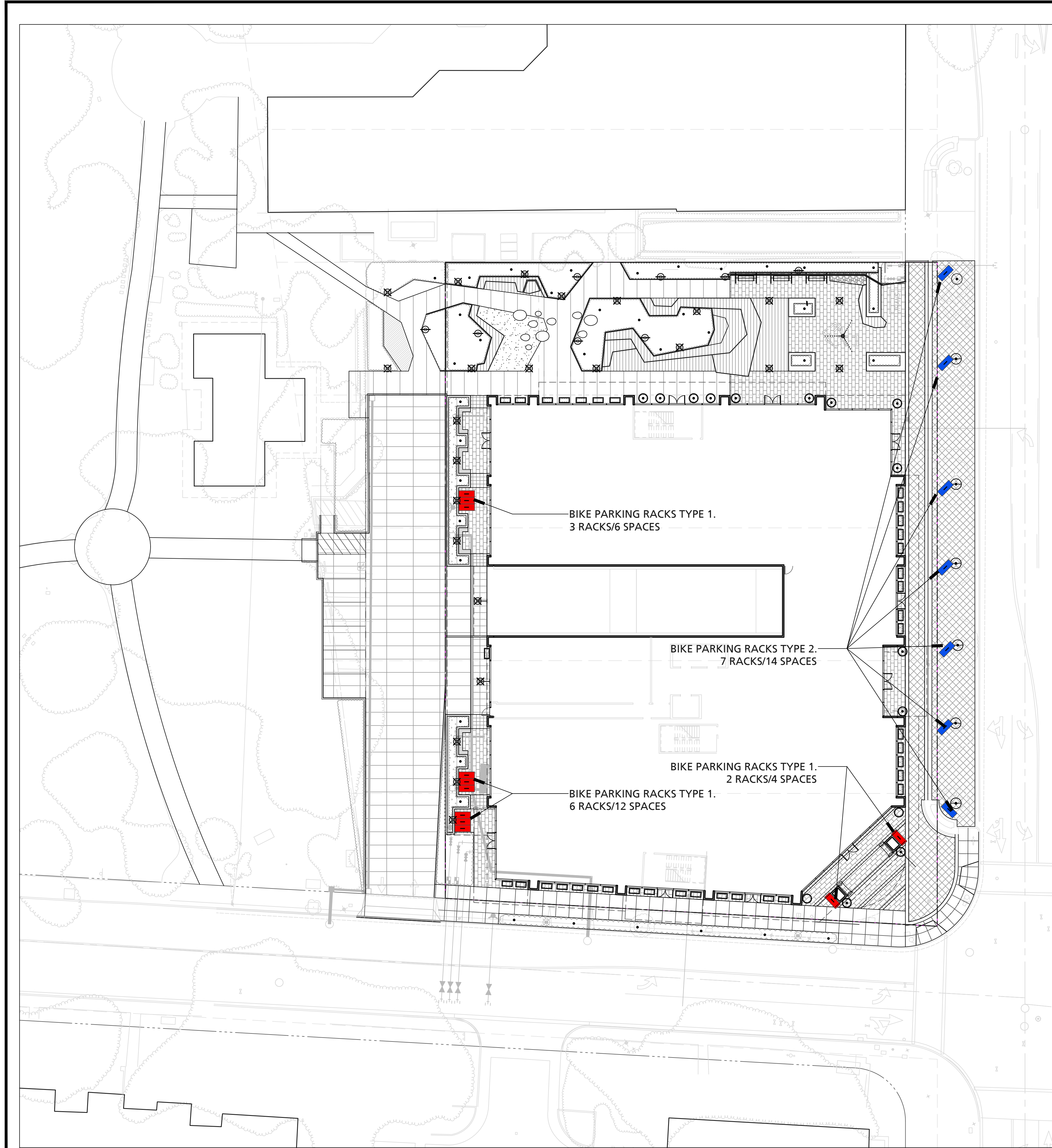
BIKE PARKING DIAGRAM

SCALE

1" = 20'-0"



SHEET NUMBER



TYPE 1 BIKE RACKS.
URBAN ACCESSORIES CREASE BIKE RACK.
COLOR TO MATCH STEEL PLANTER COLOR.

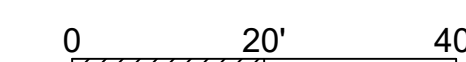


TYPE 2 BIKE RACKS
VICTOR STANLEY BRHS-101 BIKE RACK. BLACK
COLOR

L1.22



NO.	DATE	DESCRIPTION
07.17.19	07.17.19	PLANNING SUBMITTAL SET
02.21.20	02.21.20	PLANNING RESUBMITTAL #1
06.24.20	06.24.20	PLANNING RESUBMITTAL #2
05.20.21	05.20.21	PLANNING RESUBMITTAL #3
09.20.21	09.20.21	PLANNING RESUBMITTAL #4
12.17.21	12.17.21	PLANNING RESUBMITTAL #5
01.21.22	01.21.22	PLANNING RESUBMITTAL #6



URBAN PLAZA PLANTING



OAK WOODLAND

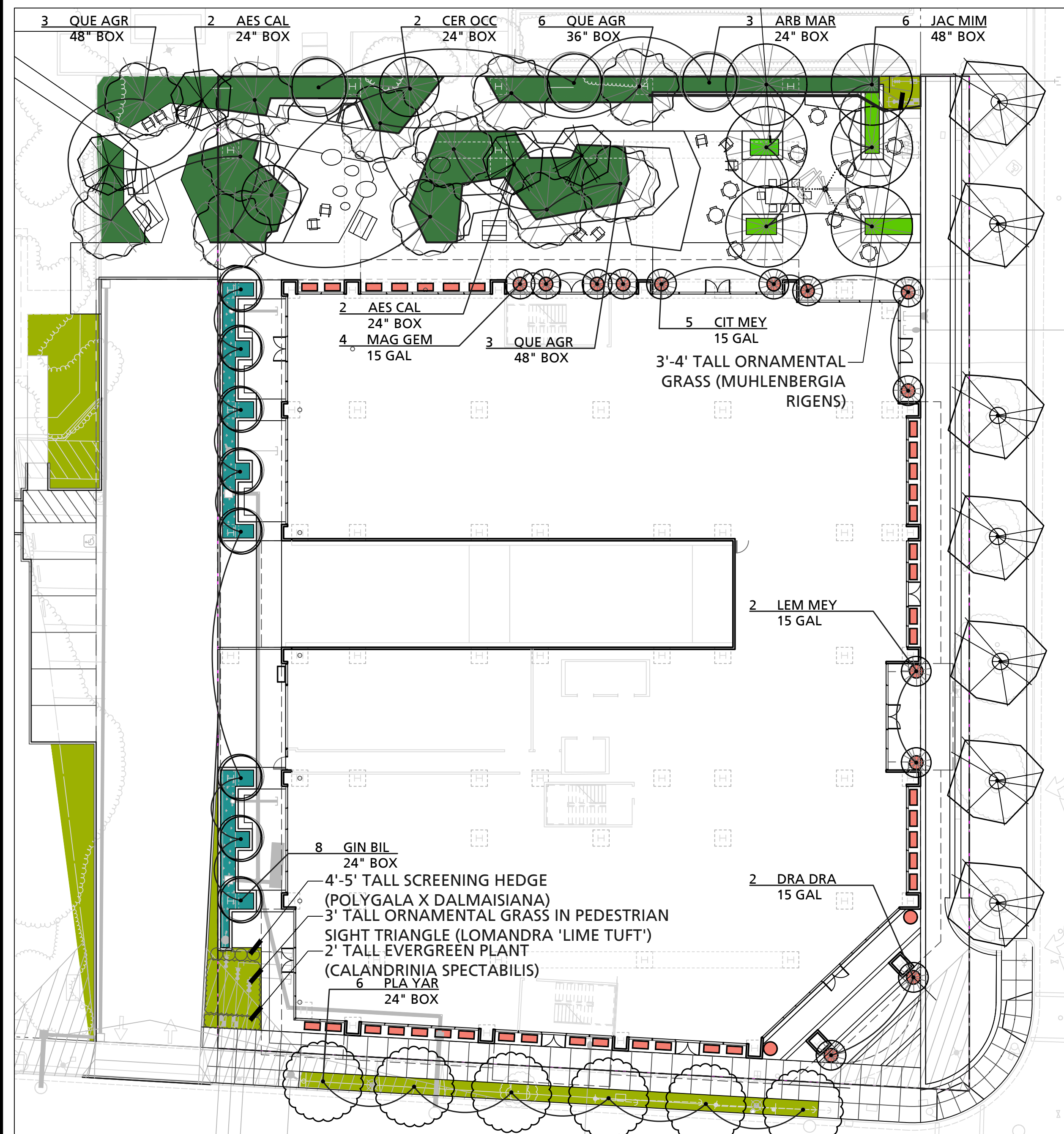


STORM WATER TREATMENT



UTILITY SCREENING AND PARK STRIPS

PLANTER POTS



PLANT PALETTE

KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS/SPACING	WATER USE	NATIVE(Y/N)
TREES						
AES CAL	*	Aesculus californica	California Buckeye	Low Branch	Very Low	Y
ARB MAR	*	Arbutus 'Marina'	Marina Strawberry Tree	Standard	Low	N
CER OCC	*	Cercis occidentalis	Western Redbud	Low Branch	Very Low	Y
CIT MEY	*	Citrus 'Improved Meyer'	Meyer lemon	Standard	Medium	N
DRA DRA	*	Dracaena draco	Dragon Tree	Standard	Low	N
GIN PRI	*	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	Standard	Medium	N
HET ARB	*	Heteromeles arbutifolia	Toyon	Low Branching	Low	Y
ILE PRI	*	Ilex vomitoria 'Pride of Houston'	Columnar Holly	Standard	Low	N
JAC MIM	*	Jacaranda mimosifolia	Jacaranda	Standard	Medium	N
LAG ARA	*	Lagerstroemia 'Arapaho'	Red Hybrid Crape Myrtle	Standard	Low	N
MAG ALT	*	Magnolia grandiflora 'Alta'	Alta Columnar Magnolia	Columnar	Medium	N
MAG GEM	*	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	Standard	Medium	N
PLA YAR	*	Platanus acerifolia 'Yarwood'	London Plane Tree	Standard	Med	N
PRU ILI	*	Prunus ilicifolia	Hollyleaf Cherry	Standard	Low	Y
QUE AGR	*	Quercus agrifolia	Coast Live Oak	Multi Trunk	Very Low	Y
* = Sizes noted on plans						
SHRUBS						
ARJ	5 gal	Arctostaphylos 'John Dourley'	Manzanita	48" oc	Low	Y
CEC	5 gal	Ceanothus 'Concha'	California Lilac	48" o.c.	Very Low	Y
MIA	5 gal	Mimulus aurantiacus	Sticky Monkey Flower	30" o.c.	Very Low	Y
POL	5 gal	Polygala x dalmaisiana	Sweet Pea Shrub	24" oc	Medium	N
PRI	5 gal	Prunus ilicifolia	Holly Leaf Cherry	30" o.c.	Low	Y
RHI	5 gal	Rhus integrifolia	Lemonade Berry	120" oc	Low	Y
RIM	5 gal	Ribes malvaceum	Chaparral Currant	60" o.c.	Very Low	Y

SAC	5 gal	Salvia clevelandii	Cleveland Sage	96" oc	Low	Y
SAL	5 gal	Salvia leucophylla	Purple Sage	60" oc	Low	Y
YUG	15 gal	Yucca gloriosa	Spanish Dagger	48" oc	Low	N
PERENNIALS AND GROUNDCOVERS						
AEO	1 gal	Aeonium spp.	Canary Island Rose	18" oc	Low	N
CAS	1 gal	Calandrinia spectabilis	Rock Purslane	36" oc	Low	N
CET	1 gal	Ceanothus thyrsiflorus var Griseus 'Carmel'	Carmel Ceanothus	60" oc	Low	Y
CRA	5 gal	Crassula spp.	Crassula	12" O.C.	Low	N
ECH	5 gal	Echeveria spp.	Hen and Chicks	6" o.c.	Low	N
EPC	5 gal	Epilobium canum	California Fuchsia	24" o.c.	Low	Y
ERG	1 gal	Erigeron glaucus	Beach Aster	24" oc	Low	Y
ERF	5 gal	Eriogonum fasciculatum	California Buckwheat	36" o.c.	Very Low	Y
ERC	1 gal	Eriophyllum confertiflorum	Golden Yarrow	18" o.c.	Low	Y
FRA	5 gal	Fragaria vesca	Woodland Strawberry	24" o.c.	Medium	Y
IRD	1 gal	Iris douglasiana	Douglas Iris	12" o.c.	Low	Y
OSD	1 gal	Oscularia deltoides	Pink Iceplant	18" o.c.	Low	N
PEH	5 gal	Penstemon heterophyllus	Foothill Penstemon	24" o.c.	Low	Y
SAS	1 gal	Salvia spathacea	Hummingbird Sage	30" oc	Low	Y
SED	1 gal	Sedum spp.	Stonecrop	12" oc	Low	Y
GRASSES						
CAF	1 gal	Calamagrostis foliosa	Mendocino Reed Grass	24" oc	Medium	Y
CAT	1 gal	Carex tumulicola	Foothill Sedge	18" oc	Low	Y
FEC	5 gal	Festuca californica	California Fescue	36" o.c.	Low	Y
LOL	5 gal	Lomandra 'Lime Tuft'	Dwarf Mat Rush	18" oc	Low	N
MUR	1 gal	Muhlenbergia rigens	Deer Grass	30" oc	Low	Y
SIB	1 gal	Sisyrinchium bellum	Blue Eyed Grass	18" oc	Very Low	Y
STP	1 gal	Stipa pulchra	Purple Needlegrass	18" oc	Very Low	Y



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	12.17.21	PLANNING RESUBMITTAL #5

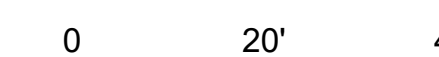
PROJECT NUMBER

SHEET TITLE

NATIVE PLANTING DIAGRAM

SCALE

1" = 20'-0"



SHEET NUMBER

L2.02

■	NATIVE PLANT SPECIES	3,349 SF (75%)
■	NON-NATIVE PLANT SPECIES	1,109 SF (25%)
	TOTAL	4,458 SF



PLANT PALETTE

KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS/SPACING	WATER USE	NATIVE(Y/N)
TREES						
AES CAL *		Aesculus californica	California Buckeye	Low Branch	Very Low	Y
ARB MAR *		Arbutus 'Marina'	Marina Strawberry Tree	Standard	Low	N
CER OCC *		Cercis occidentalis	Western Redbud	Low Branch	Very Low	Y
CIT MEY *		Citrus 'Improved Meyer'	Meyer lemon	Standard	Medium	N
DRA DRA *		Dracaena Draco	Dragon Tree	Standard	Low	N
GIN PRI *		Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	Standard	Medium	N
HET ARB *		Heteromeles arbutifolia	Toyon	Low Branching	Low	Y
ILE PRI *		Ilex vomitoria 'Pride of Houston'	Columnar Holly	Standard	Low	N
JAC MIM *		Jacaranda mimosifolia	Jacaranda	Standard	Medium	N
LAG ARA *		Lagerstroemia 'Arapaho'	Red Hybrid Crape Myrtle	Standard	Low	N
MAG ALT *		Magnolia grandiflora 'Alta'	Alta Columnar Magnolia	Columnar	Medium	N
MAG GEM *		Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	Standard	Medium	N
PLA YAR *		Platanus acerifolia 'Yarwood'	London Plane Tree	Standard	Med	N
PRU ILI *		Prunus ilicifolia	Hollyleaf Cherry	Standard	Low	Y
QUE AGR *		Quercus agrifolia	Coast Live Oak	Multi Trunk	Very Low	Y
* = Sizes noted on plans						
SHRUBS						
ARJ	5 gal	Arctostaphylos 'John Dourley'	Manzanita	48" oc	Low	Y
CEC	5 gal	Ceanothus 'Concha'	California Lilac	48" o.c.	Very Low	Y
MIA	5 gal	Mimulus aurantiacus	Sticky Monkey Flower	30" o.c.	Very Low	Y
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RHI	5 gal	Rhus integrifolia	Lemonade Berry	120" oc	Low	Y
RIM	5 gal	Ribes malvaecum	Chaparral Currant	60" o.c.	Very Low	Y

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CRA	5 gal	Crassula spp.	Crassula	12" O.C.	Low	N
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IRD	1 gal	Iris douglasiana	Douglas Iris	12" o.c.	Low	Y
OSD	1 gal	Oscularia deltoides	Pink Iceplant	18" o.c.	Low	N
PEH	5 gal	Penstemon heterophyllus	Foothill Penstemon	24" o.c.	Low	Y
SAS	1 gal	Salvia spathacea	Hummingbird Sage	30" oc	Low	Y
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GRASSES						
CAF	1 gal	Calamagrostis foliosa	Mendocino Reed Grass	24" oc	Medium	Y
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FEC	5 gal	Festuca californica	California Fescue	36" o.c.	Low	Y
LOL	5 gal	Lomandra 'Lime Tuft'	Dwarf Mat Rush	18" oc	Low	N
MUR	1 gal	Muhlenbergia rigens	Deer Grass	30" oc	Low	Y
SIB	1 gal	Sisyrinchium bellum	Blue Eyed Grass	18" oc	Very Low	Y
STP	1 gal	Stipa pulchra	Purple Needlegrass	18" oc	Very Low	Y

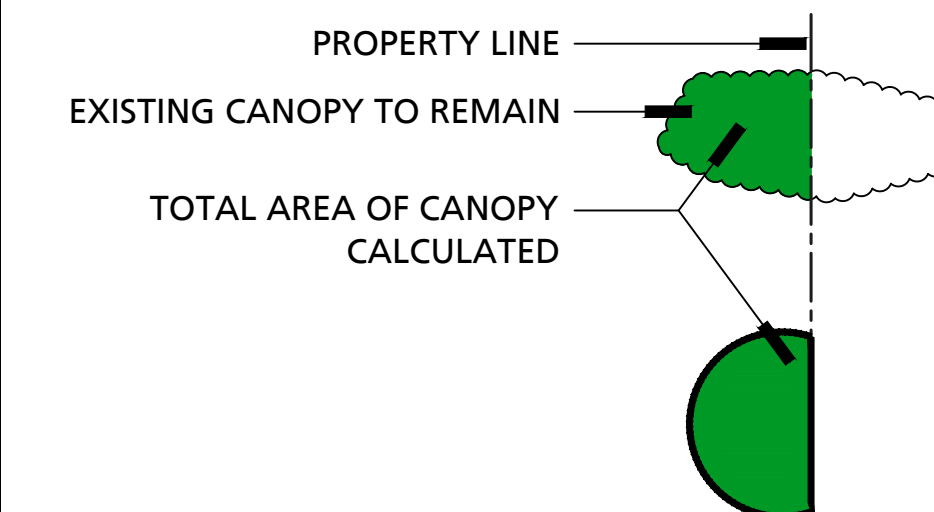
TREE CANOPY TABLE AND LEGEND

SITE AREA IS 45,314 SQ. FT. *	SQ. FT. AREA	% SITE
EXISTING CANOPY	11,372 SF	25.1%
CANOPY AT PLANTING	1,626 SF	3.6%
CANOPY AT 5 YEARS	7,744 SF	17.1%
CANOPY AT 15 YEARS	11,583 SF	25.6%
EXISTING BUILDING FOOTPRINT	9,228 SF	20.4%
PROPOSED BUILDING FOOTPRINT	27,384 SF	60.4%

CANOPY AT PLANTING INCLUDES 211 SQ. FT. OF NEW TREE CANOPY AND 131 SQ. FT. OF EXISTING TREE CANOPY TO REMAIN.

* SITE AREA IS BASED ON PROPERTY LINE AND EASEMENTS

* TOTAL AREA OF CANOPIES HAVE BEEN CALCULATED WITHIN PROPERTY LINE



TREE CANOPY - EXISTING



TREE CANOPY - AT PROJECT COMPLETION



TREE CANOPY - 5 YEARS AFTER COMPIATION



TREE CANOPY - 15 YEARS AFTER COMPIATION

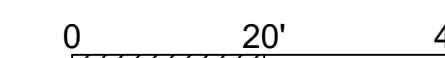
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	12.17.21	PLANNING RESUBMITTAL #5
	01.21.22	PLANNING RESUBMITTAL #6

PROJECT NUMBER

SHEET TITLE
TREE CANOPY PLAN

SCALE
1" = 20'-0"



SHEET NUMBER

L4.01



1 - CONNECTION TO PIONEER PARK AND CHAMBER OF COMMERCE



2 - CONNECTION FROM PIONEER MEMORIAL PARK



3 - URBAN PLAZA



4 - TERRACED DECK AND CONNECTION TO CHAMBER OF COMMERCE



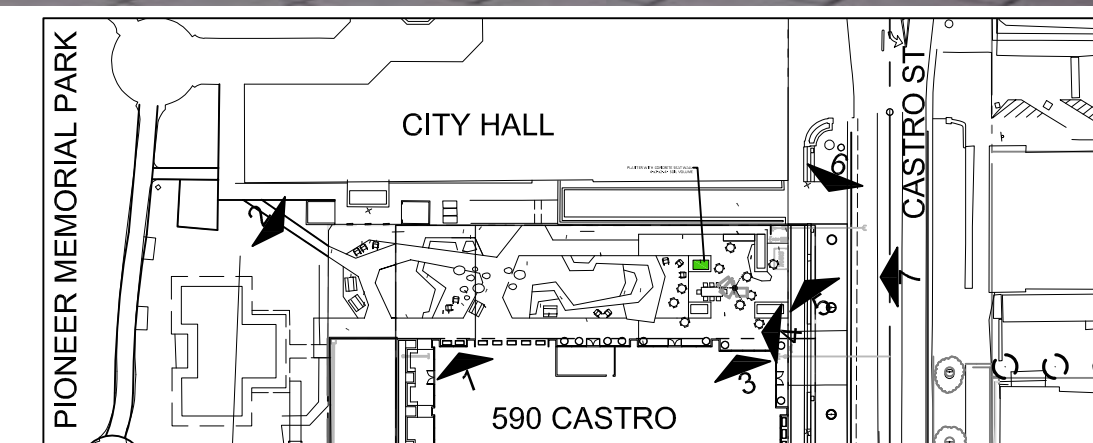
5 - WATER WALL AND UTILITY SCREEN FROM SOUTH



6 - WATER WALL AND UTILITY SCREEN FROM NORTH



7 - VIEW FROM CASTRO STREET



590 CASTRO STREET
MOUNTAIN VIEW, CA



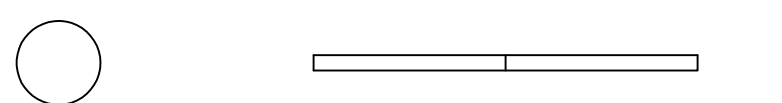
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PROJECT NUMBER

SHEET TITLE
SCHEMATIC LANDSCAPE IMAGERY

SCALE
NTS



SHEET NUMBER

L6.01



1 - DAYTIME VIEW TO FOCAL POINT FROM CASTRO



2 - NIGHTTIME VIEW TO FOCAL POINT FROM CASTRO



3 - DAYTIME VIEW OF FOCAL POINT, WATER WALL AND UTILITY SCREEN



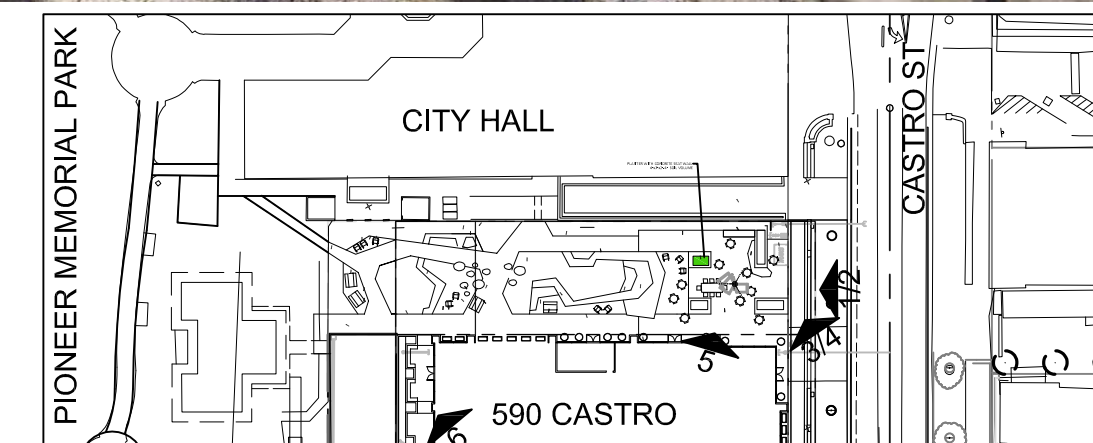
4 - NIGHTTIME VIEW OF FOCAL POINT, WATER WALL AND UTILITY SCREEN



5 - FOCAL POINT AND WATER WALL FROM RETAIL



7 - SEATING ALONG PARK SIDE



590 CASTRO STREET
MOUNTAIN VIEW, CA



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	12.17.21	PLANNING RESUBMITTAL #5

PROJECT NUMBER
SHEET TITLE
SCHEMATIC LANDSCAPE IMAGERY
SCALE
NTS
SHEET NUMBER

L6.02



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	01.21.22	PLANNING RESUBMITTAL #6

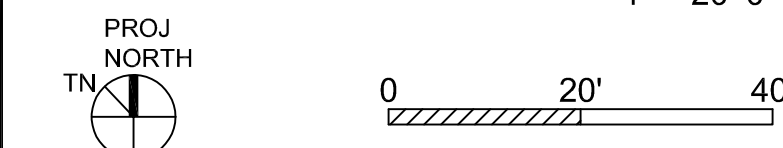
PROJECT NUMBER

SHEET TITLE

TREE DISPOSITION PLAN

SCALE

1" = 20'-0"



SHEET NUMBER

TREE LEGEND- OFFICE AND RES.

ON-SITE TREES	REMAIN		REMOVE	
	KEY	QTY.	KEY	QTY.
HERITAGE TREE	■	0	◆	9
NON-HERITAGE TREE	●	0	⊗	8
STREET TREES	KEY	QTY.	KEY	QTY.
HERITAGE TREE	■	0	◆	0
NON-HERITAGE TREE	●	7	⊗	2
TOTALS	KEY	QTY.	KEY	QTY.
HERITAGE TREE	■	0	◆	9
NON-HERITAGE TREE	●	7	⊗	10

REPLACEMENT RATIO FOR HERITAGE TREES:

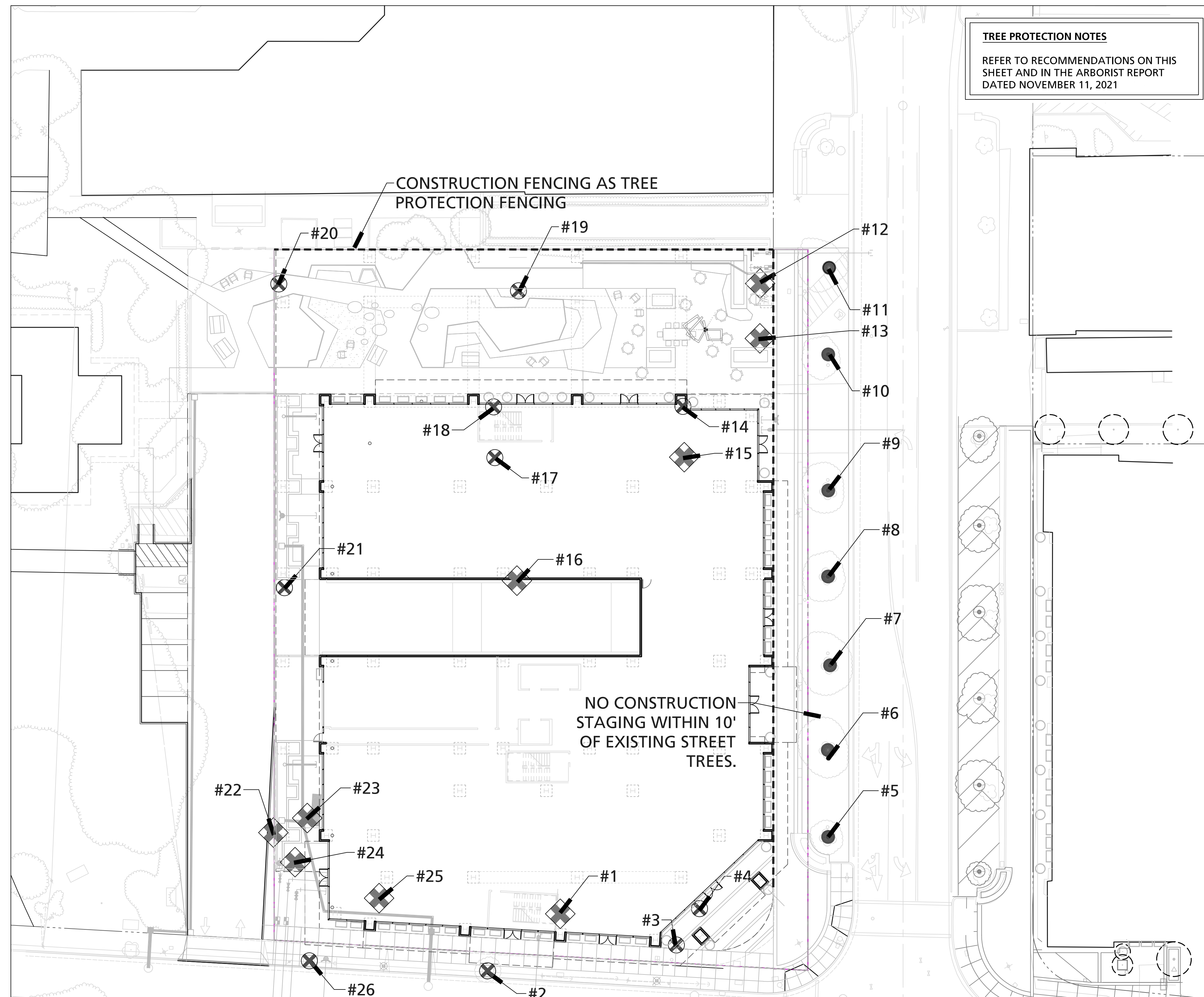
$$\begin{matrix} 9 & \text{HERITAGE TREES REMOVED} & 10 & \text{NON-HERITAGE TREES REMOVED} \\ \times 2 & \text{2:1 MITIGATION REQUIREMENT} & \times 1 & \text{1:1 MITIGATION REQUIREMENT} \\ \hline = 18 & \text{REPLACEMENT TREES REQUIRED} & 10 & \text{REPLACEMENT TREES REQUIRED} \end{matrix}$$

TOTAL NUMBER OF PROPOSED ON-SITE TREES: 54
MITIGATION REQUIREMENT EXCEEDED BY: 36

REPLACEMENT TREES FOR HERITAGE TREES:

- TREE #1 - CUPRESSUS MACROCARPA (CYPRESS)
(2) 24" AESCULUS CALIFORNICA (CALIFORNIA BUCKEYE)
- TREE #12 - PLATANUS ACERIFOLIA (PLANE TREE)
(2) 48" BOX JACARANDA
- TREE #13 - PLATANUS ACERIFOLIA (PLANE TREE)
(2) 48" BOX JACARANDA
- TREE #15 - PLATANUS ACERIFOLIA (PLANE TREE)
(2) 48" BOX JACARANDA
- TREE #16 - CEDRUS DEODARA (DEODAR CEDAR)
(2) 24" AESCULUS CALIFORNICA (CALIFORNIA BUCKEYE)
- TREE #22 - SEQUOIA SEMPERVIRENS (COAST REDWOOD)
(2) 36" BOX QUERCUS AGRIFOLIA
- TREE #23 - SEQUOIA SEMPERVIRENS (COAST REDWOOD)
(2) 48" BOX QUERCUS AGRIFOLIA
- TREE #24 - SEQUOIA SEMPERVIRENS (COAST REDWOOD)
(2) 48" BOX QUERCUS AGRIFOLIA
- TREE #25 - QUERCUS SUBER (CORK OAK)
(2) 48" BOX QUERCUS AGRIFOLIA

TREE PROTECTION NOTES
REFER TO RECOMMENDATIONS ON THIS SHEET AND IN THE ARBORIST REPORT DATED NOVEMBER 11, 2021



TREE PRESERVATION GUIDELINES

Tree Preservation and Protection Plan
In providing recommendations for tree preservation, we recognize that injury to trees as a result of construction include mechanical injuries to trunks, roots and branches, and injury as a result of changes that occur in the growing environment.
To minimize these injuries, we recommend grading operations encroach no closer than six times the trunk diameter, (i.e. 30" diameter tree x 6=180" distance). At this distance, buttress/anchoring roots would be preserved and minimal injury to the functional root area would be anticipated. Should encroachment within the area become necessary, hand digging is mandatory.
Barricades
Prior to initiation of construction activity, temporary barricades should be installed around all trees in the construction area. Six-foot high, chain link fences are to be mounted on steel posts, driven 2 feet into the ground, at no more than 10-foot spacing. This fencing will be used to separate trees 27 to 35 from the work area. This will separate the work areas from the neighbor's trees. The street trees 5 to 11 already have metal barricades surrounding them
The temporary barricades will serve to protect trunks, roots and branches from mechanical injuries, will inhibit

stockpiling of construction materials or debris within the sensitive 'drip line' areas and will prevent soil compaction from increased vehicular/pedestrian traffic. No storage of material, topsoil, vehicles or equipment shall be permitted within the tree enclosure area. The ground around the tree canopy shall not be altered. Designated areas beyond the drip lines of any trees should be provided for construction materials and onsite parking.
Root Pruning (if necessary)
During and upon completion of any trenching/grading operation within a Tree Protection Zone, clean pruning cuts of exposed, damaged or severed roots greater than one-inch diameter should be accomplished under the supervision of a qualified Arborist to minimize root deterioration beyond the soil line **within twenty-four (24) hours.** Root pruning is not anticipated for street trees as no work should occur within their TPZs. Trees 27 to 35 should not sustain any root loss from parking lot resurfacing. Arborist monitoring and further review during construction is necessary to determine if neighboring trees will be impacted.
Irrigation
A supplemental irrigation program is recommended for the trees and should be accomplished at regular three to four-week intervals during the period of May 1st through October 31st. Irrigation is to be applied at or about the 'drip line' in an amount sufficient to supply approximately ten (10) gallons of water for each inch in trunk diameter.
Irrigation can be provided by means of a soil needle, 'soaker' or permeable hose. When using 'soaker' or permeable

hoses, water is to be run at low pressure, avoiding runoff/puddling, allowing the needed moisture to penetrate the soil to feeder root depths.
Mulch
Mulching with wood chips (maximum depth 3") within tree environments (outer foliar perimeter) will lessen moisture evaporation from soil, protect and encourage adventitious roots and minimize possible soil compaction. This will not likely occur as no trees will remain on site.
Inspection
Periodic inspections by the Site Arborist are recommended during construction activities, particularly as trees are impacted by trenching/grading operations.
Inspections at approximate four (4) week intervals would be sufficient to assess and monitor the effectiveness of the Tree Preservation Plan and to provide recommendations for any additional care or treatment.
All written material appearing herein constitutes original and unpublished work of the Arborist and may not be duplicated, used or disclosed without written consent of the Arborist.

L7.01





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PROJECT NUMBER

SHEET TITLE
LANDSCAPE SECTIONS

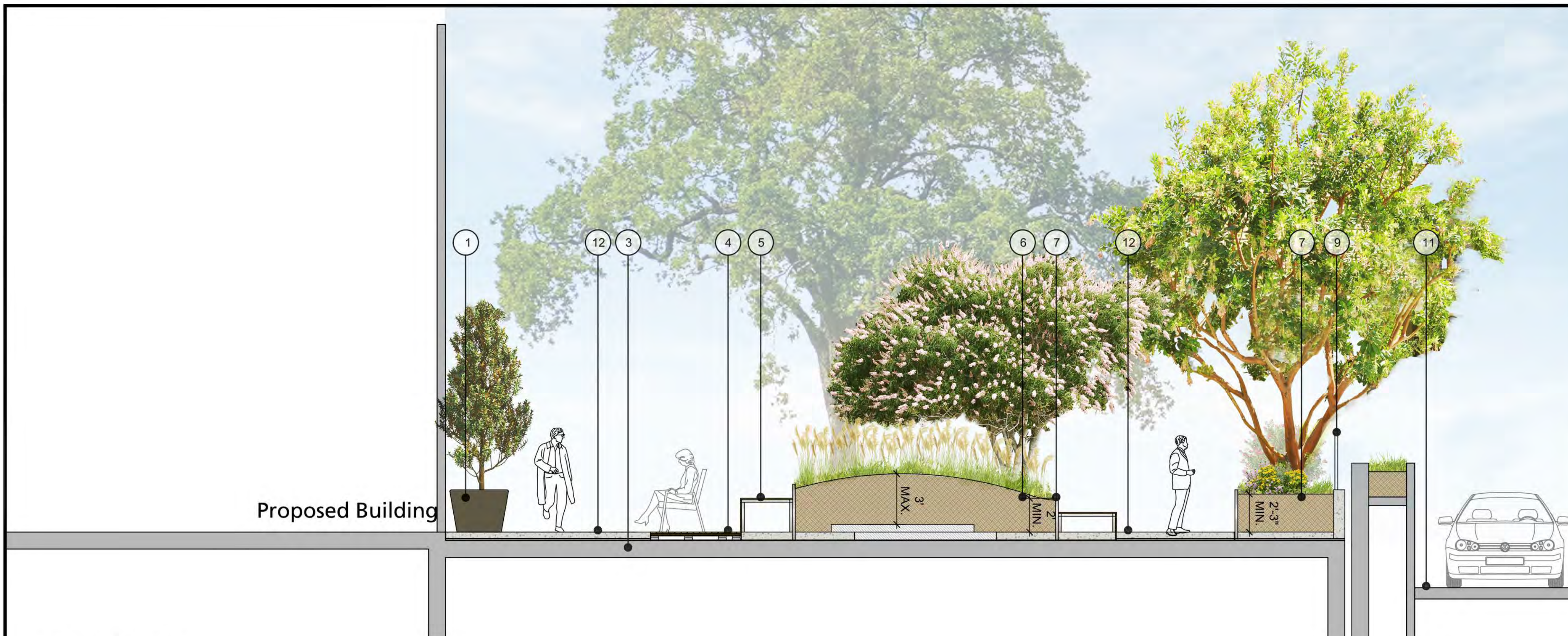
SCALE
1/4"=1'-0"



SHEET NUMBER

L8.01

- | NOTE | DESCRIPTION |
|------|---|
| ① | Precast Planter Pot |
| ② | Pedestrian Paving on Pedestals |
| ③ | Garage Roof and Waterproofing |
| ④ | Wood Deck on Structure |
| ⑤ | Wood Seating with Steel Frame |
| ⑥ | Mounded Planting Area with Foam Fill |
| ⑦ | Steel Planter Wall on Structure |
| ⑧ | Integral Color Concrete Planter Wall on Structure |
| ⑨ | Guardrail |
| ⑩ | Steel Frame for Swing Benches and Fountain Wall |
| ⑪ | Adjacent Ramp to City Hall Garage |
| ⑫ | Integral Color Concrete On-Structure |

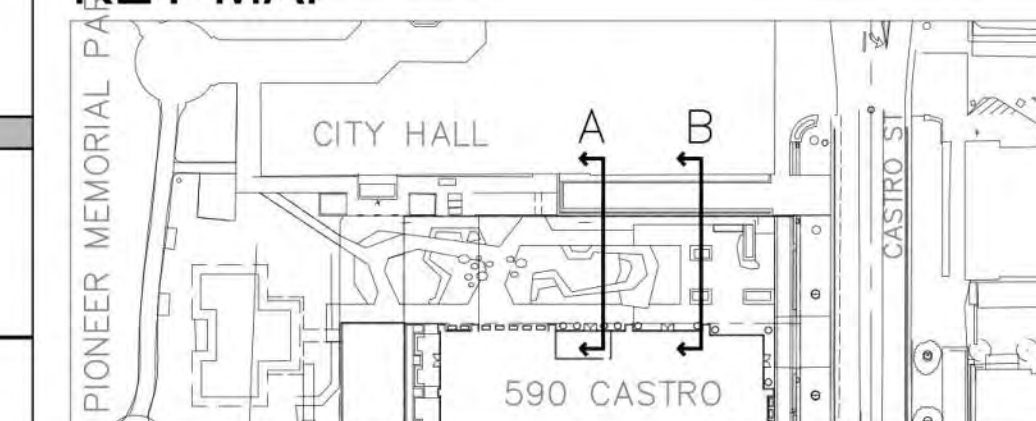


① **Section A**
Scale: 1/4"=1'-0"



② **Section B**
Scale: 1/4"=1'-0"

KEY MAP





ARCHITECTS
KORTH SUNSERI HAGEY



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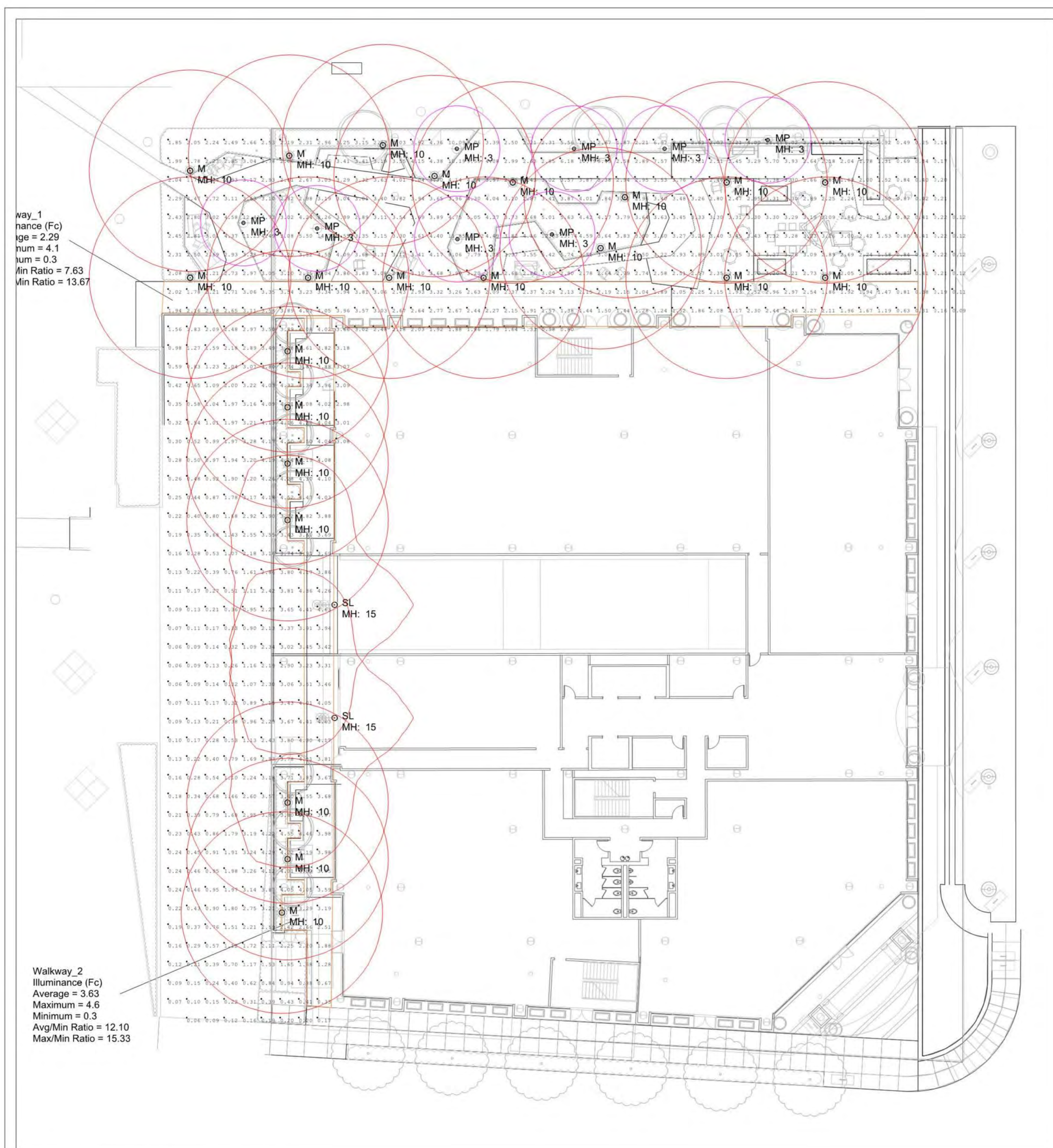
SHEET TITLE

SCHEMATIC SITE PHOTOMETRIC PLAN

SCALE

NTS

SHEET NUMBER



Luminaire Schedule

Symbol	Qty	Label	Description	[LUMCAT]	LLF	Lum. Lumens	Lum. Watts
⊙	8	MP	Motive Path Light, Type 5, 400mA, 3000K [AJ100-T5]	AJ100-T5	0.850	1011	10.3
⊙	22	M	Motive Area Light, Type 5, 800mA, 3000K [AJ550-10-01]	AJ500-T5-80F	0.850	2761	31.8
⊙	2	SL	Slope Wall Mount, 18LED, 700mA, 3000K, Type 3, Clear Lens [SPL-02]	SPL-18-C-1-TIII	0.850	3453	42

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Walkway_1	Illuminance	Fc	2.29	4.1	0.3	7.63	13.67
Walkway_2	Illuminance	Fc	3.63	4.6	0.3	12.10	15.33



CALCULATIONS HAVE BEEN PERFORMED ACCORDING TO IES STANDARDS AND GOOD PRACTICE. SOME DIFFERENCES BETWEEN MEASURED VALUES AND CALCULATED RESULTS MAY OCCUR DUE TO TOLERANCES IN CALCULATION METHODS, TESTING PROCEDURES, COMPONENT PERFORMANCE, MEASUREMENT TECHNIQUES AND SITE CONDITIONS. PHOTOMETRIC DATA USED AS INPUT FOR THE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES. ACTUAL FIELD PERFORMANCE WILL DEPEND ON LAMP, DRIVER, ELECTRICAL, AND SITE CHARACTERISTICS. VALUES SHOWN ARE ILLUMINANCE MEASURED AT GRADE. PLEASE REFER TO LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR (LLF) VALUES USED IN THE CALCULATIONS.

landscapiforms®
7800 E. Michigan Ave.
Kalamazoo, MI 49048
800.430.6209
landscapiforms.com

590 Castro Mountain View
THIS DRAWING SHOWS SUGGESTED FIXTURES AND MOUNTING LOCATIONS BASED ON THE INFORMATION PROVIDED. LANDSCAPE FORMS ASSUMES NO RESPONSIBILITY FOR VARIATION OF LIGHT LEVELS THAT RESULT FROM CHANGES IN PARAMETERS NOT REPORTED AT THE TIME OF DESIGN.

Completed By: BC
Checked By: KG
Date: 11/12/2021
AGI32® Version 20.4.4

COMMENTS:
- Horizontal illuminance measured at grade in foot-candles.
- Calculations from Landscape Forms fixtures only.
- Base CAD file: L-Site.dwg
Filename: ILP775_RevB.AGI
Revision B Page 1 of 1

L9.01





ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	07.17.19	PLANNING SUBMITTAL
	02.21.20	PLANNING RESUBMITTAL #1
	06.24.20	PLANNING RESUBMITTAL #2
	05.20.21	PLANNING RESUBMITTAL #3
	09.20.21	PLANNING RESUBMITTAL #4
	12.17.21	PLANNING RESUBMITTAL #5

PROJECT NUMBER
17173

TOPOGRAPHIC SURVEY

SHEET NUMBER

NOTES

- THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED MAY 11, 2018, ORDER NUMBER NCS-868080-SC AND AMENDED ON 6/5/2018. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
- ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- THIS IS NOT A UTILITY SURVEY. PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. SUBSURFACE STRUCTURES, IF ANY, ARE NOT SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, UTILITY VAULTS, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.
- THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR SANTA CLARA COUNTY, CALIFORNIA, MAP NUMBER 06085C0039H FOR COMMUNITY NUMBER 060347 (CITY OF MOUNTAIN VIEW), WITH AN EFFECTIVE DATE OF MAY 18, 2017, AS BEING LOCATED IN FLOOD ZONE "X". ACCORDING TO FEMA THE DEFINITION OF ZONE "X" IS:

AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS OF PROTECTED LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- BENCHMARK:
BM X180; BRONZE DISK STAMPED "IV-08" SET IN THE SIDEWALK ON THE EAST SIDE OF THE 500 BLOCK OF CASTRO STREET. SAME AS IV-08

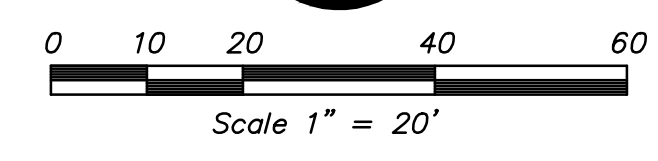
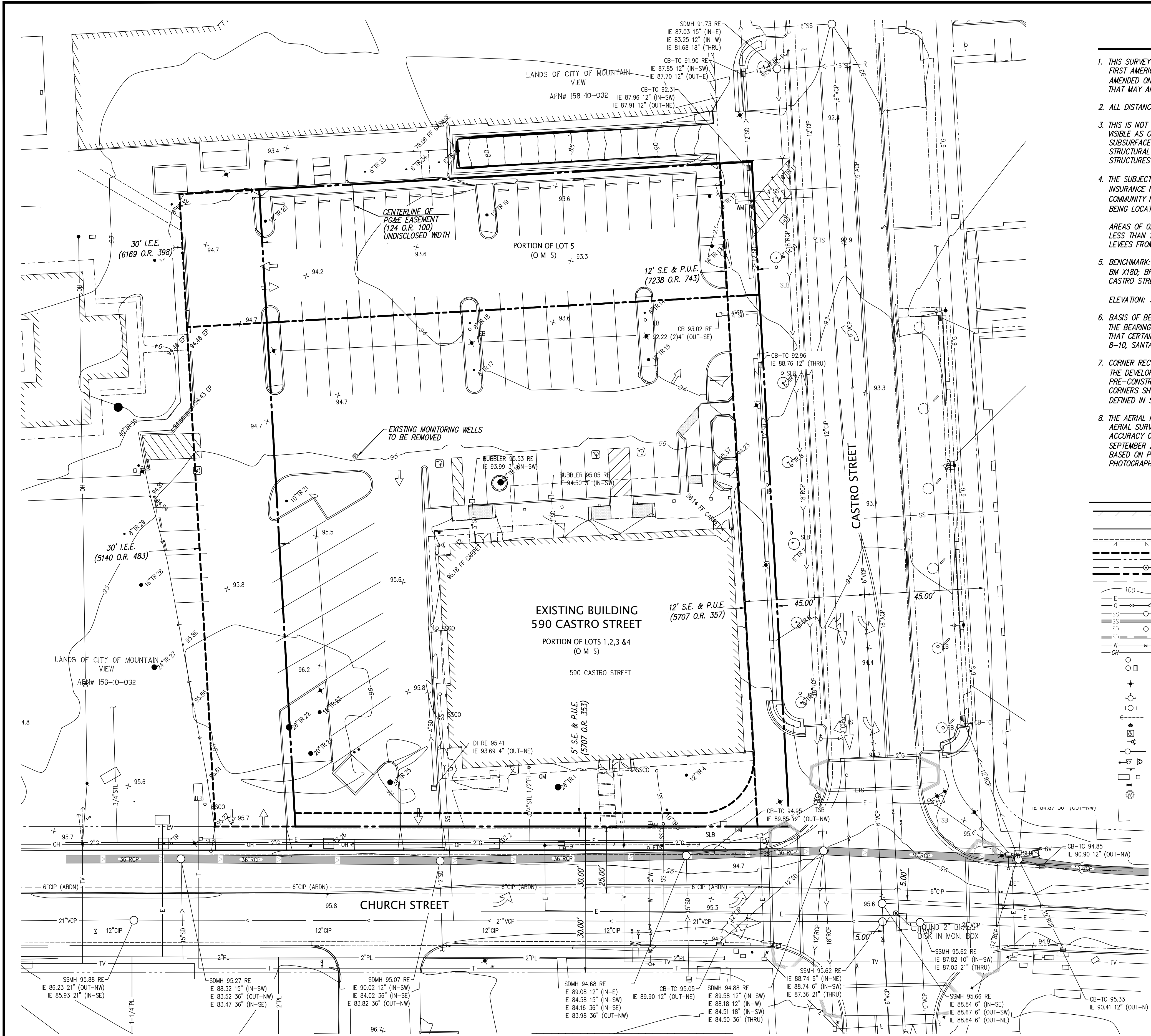
ELEVATION: 93.376 FEET (NAVD 88, ADJUSTED 2010)
- BASIS OF BEARINGS:
THE BEARING OF NORTH 26°18'08" EAST TAKEN ON THE CENTER LINE OF CASTRO STREET AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON DECEMBER 28, 2016, IN BOOK 901 OF MAPS AT PAGES 8-10, SANTA CLARA COUNTY RECORDS WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.
- CORNER RECORD NOTE:
THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION AND FILING OF PRE-CONSTRUCTION AND POST-CONSTRUCTION CORNER RECORDS FOR ANY MONUMENTS OR PROPERTY CORNERS SHOWN HEREON THAT MAY BE DESTROYED DURING IMPROVEMENTS TO THE SUBJECT PROPERTY AS DEFINED IN SECTION 8771(B) OF THE PROFESSIONAL LAND SURVEYORS ACT.
- THE AERIAL MAPPING WAS PREPARED USING COMPUTER ASSISTED, PHOTOGRAMMETRIC METHODS BY COOPER AERIAL SURVEYS CO., IN PHOENIX ARIZONA. JOB NUMBER 1709016. IN AREAS OF DENSE VEGETATION, ACCURACY OF CONTOURS MAY DEVIATE FROM ACCEPTED ACCURACY STANDARDS. DATE OF PHOTOGRAPHY SEPTEMBER 27, 2017, ORIGINAL COMPILED MAP SCALE 1"=20'; CONTOUR INTERVAL 1 FOOT. THE GRID IS BASED ON PHOTOGRAMMETRIC METHODS COMPILED ON DIGITAL STEREO WORKSTATIONS USING AERIAL PHOTOGRAPHY. CONTROL SURVEY PERFORMED BY KIER & WRIGHT, SANTA CLARA, CA.

LEGEND

- BUILDING LINE
- CENTERLINE
- CONCRETE CURB
- CONCRETE CURB & GUTTER
- DRIVEWAY
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- MONUMENT/MONUMENT LINE
- PROPERTY LINE
- FORMER PROPERTY LINE
- CONTOUR LINE
- GAS LINE-VALVE & METER
- SANITARY SEWER-MANHOLE & CLEANOUT
-
- STORM DRAIN-MANHOLE & CATCH BASIN
-
- WATER LINE & VALVE
- OVERHEAD POWER LINE
- SANITARY SEWER-MANHOLE & CLEANOUT
- STORM DRAIN-MANHOLE & CATCH BASIN
- BACKFLOW PREVENTION DEVICE
- ELECTROLINER
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GUY ANCHOR
- GAS METER
- ACCESSIBLE SYMBOL
- HOSEBIB
- POST INDICATOR VALVE
- TRAFFIC SIGNAL POLE
- SIGN
- UTILITY BOX
- WATER VALVE
- MONITORING WELL

ABBREVIATIONS

- AC ASPHALTIC CONCRETE
- BL BUILDING
- BW BACK OF WALK
- CB CATCH BASIN
- CF CALCULATED FROM
- DI DROP INLET
- DWY DRIVEWAY
- EB ELECTRICAL BOX
- ELEC ELECTRICAL
- EM ELECTRIC METER
- EMT EASEMENT
- ETS ELECTRICAL TESTING STATION
- EV ELECTRIC VAULT
- FC FACE OF CURB
- FF FINISH FLOOR
- FL FLOWLINE
- FW FACE OF WALL
- GM GAS METER
- GV GAS VALVE
- IE INVERT ELEVATION
- I.E.E. INGRESS/EGRESS EASEMENT
- IB IRRIGATION BOX
- L/S LANDSCAPE
- MH MANHOLE
- MON MONUMENT
- NE NORTHEAST
- P.U.E. PUBLIC UTILITY EASEMENT
- PL PROPERTY LINE
- PP POWER POLE
- RE RM ELEVATION
- S.E. STREET EASEMENT
- SE SOUTHEAST
- SL STREET LIGHT
- SLB STREET LIGHT BOX
- SSCO SANITARY SEWER CLEAN OUT
- TC TOP OF CURB
- TE TRASH ENCLOSURE
- TSB TRAFFIC SIGNAL BOX
- TW TOP OF WALL
- UB UTILITY BOX
- WM WATER METER



C1.0

590 CASTRO STREET
MOUNTAIN VIEW, CA

THE
SOBRATO
ORGANIZATION

 **KIER+WRIGHT**

3350 Scott Boulevard, Building 22 Phone: (408) 727-6665
Santa Clara, California 95054 www.kierwright.com



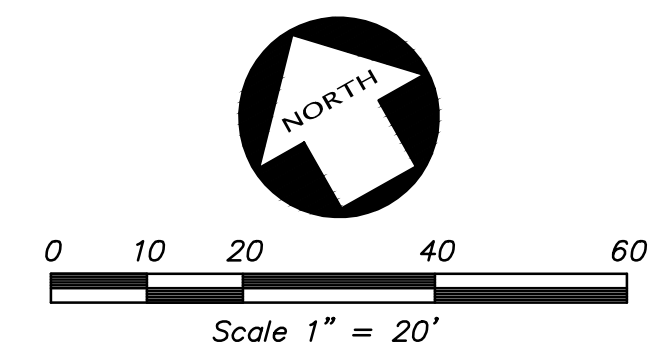
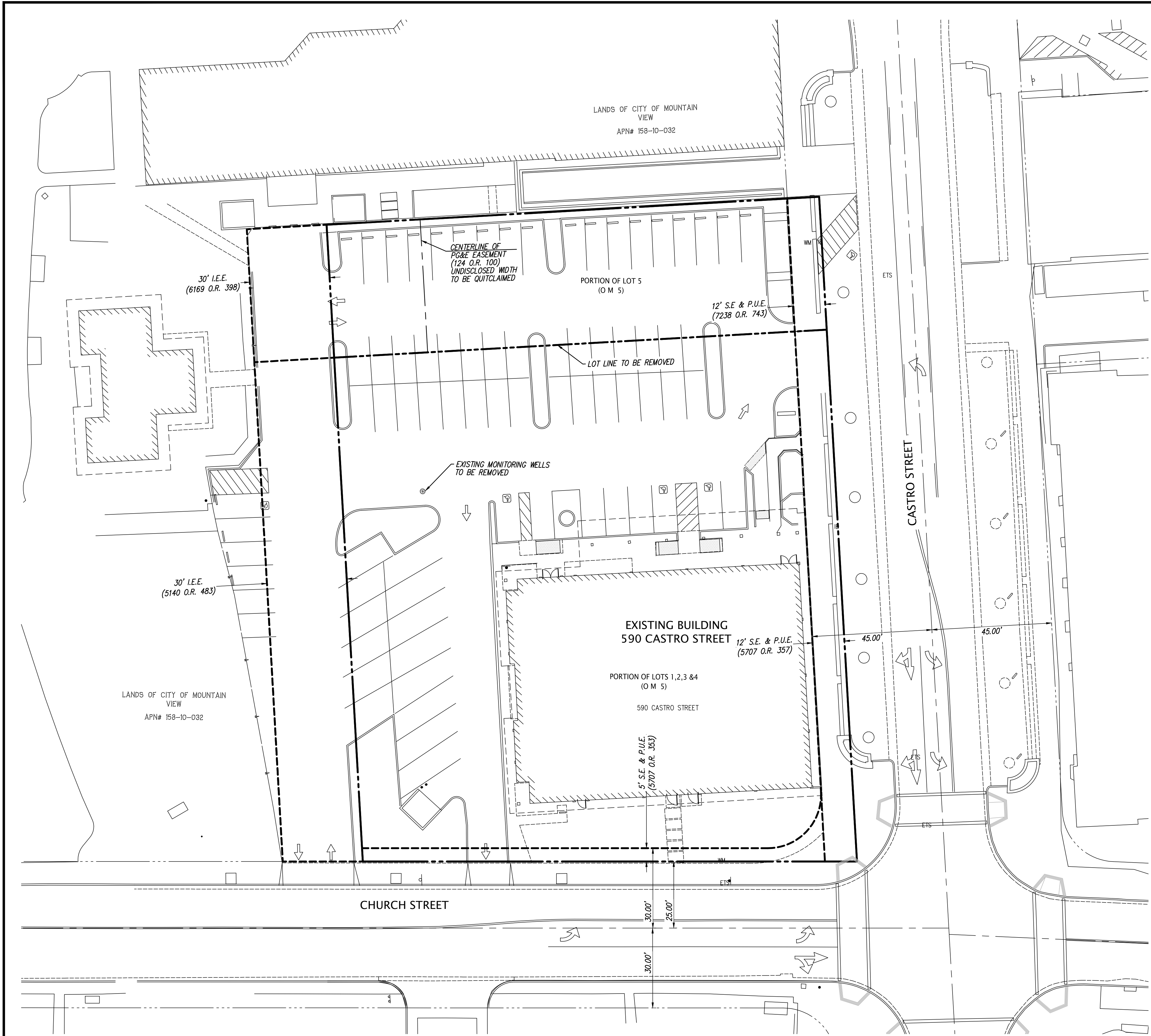
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PROJECT NUMBER
17173

EXISTING SITE PLAN

SHEET NUMBER

C2.0



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