

590 CASTRO STREET MOUNTAIN VIEW, CA



PLANNING RESUBMITTAL #6R3
07.01.2022

THE
SOBRATO
ORGANIZATION

KSH ARCHITECTS
KORTH SUNSERI HAGEY

TGP The
Guzzardo
Partnership, Inc.

kw KIER+WRIGHT

PROJECT TEAM:

OWNER
THE SOBRATO ORGANIZATION
599 CASTRO STREET, SUITE 400
MOUNTAIN VIEW, CA 94041
PHONE: 650.876.7010

ROBERT TERSINI: RTERSINI@SOBRATO.COM

ARCHITECT
KORTH SUNSERI HAGEY ARCHITECTS
349 SUTTER STREET
SAN FRANCISCO, CA 94108
PHONE: 415.954.1960 x247

TED KORTH: TKORTH@KSHA.COM
AMANDA BORDEN: ABORDEN@KSHA.COM

LANDSCAPE ARCHITECT
THE GUZZARDO PARTNERSHIP
181 GREENWICH STREET
SAN FRANCISCO, CA 94111
PHONE: 415.433.4672 x24

NICK SAMUELSON: NSAMUELSON@TGP-INC.COM

CIVIL ENGINEER
KIER + WRIGHT
3350 SCOTT BLVD, BLDG 22
SANTA CLARA, CA 95054
PHONE: 408.727.8665

NEKTARIOS MATHEOU: NMATHEOU@KIERWRIGHT.COM

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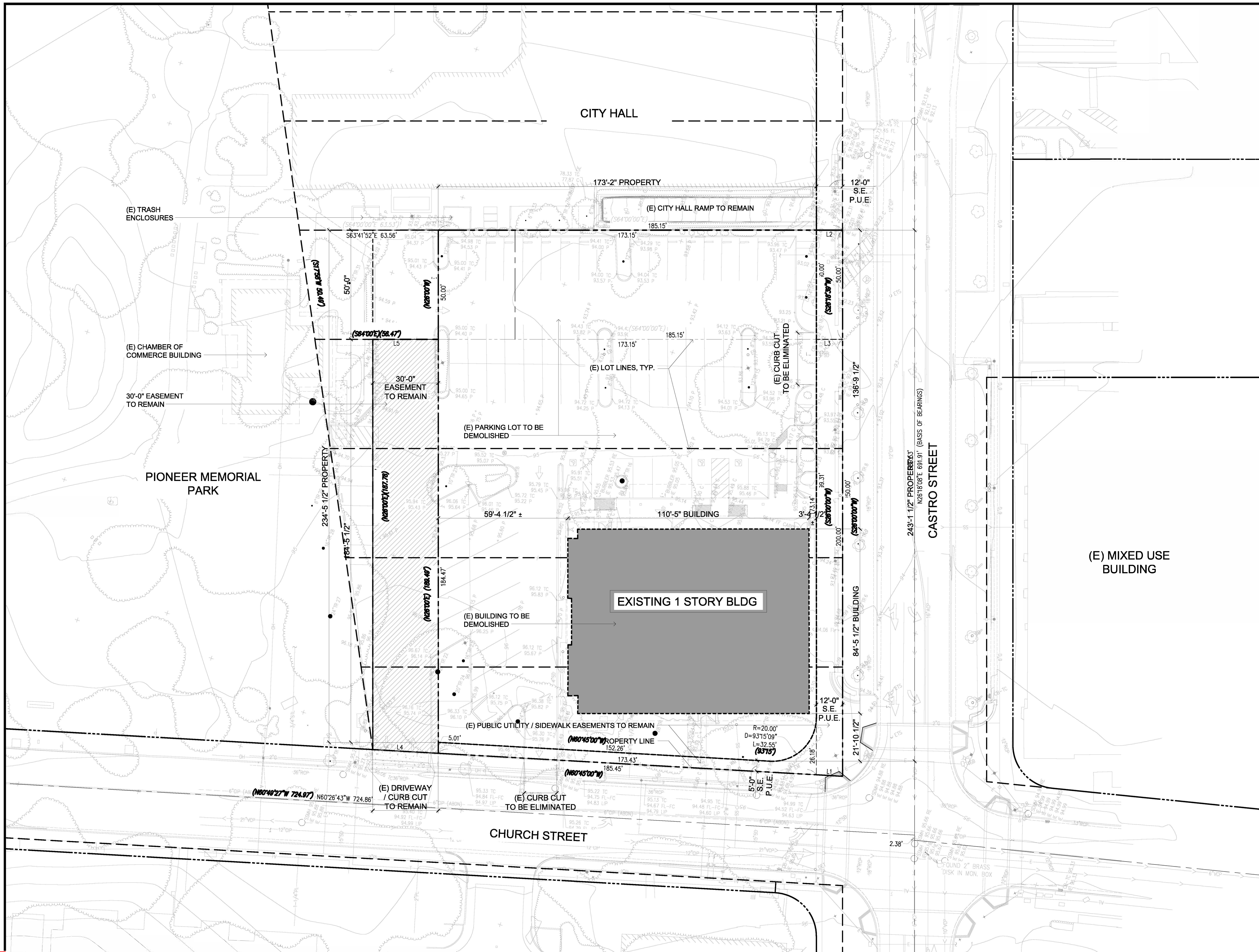
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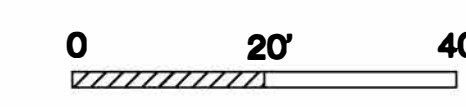


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	09.20.21	PLANNING RESUBMITTAL #4
	12.17.21	PLANNING RESUBMITTAL #5

PROJECT NUMBER
17007

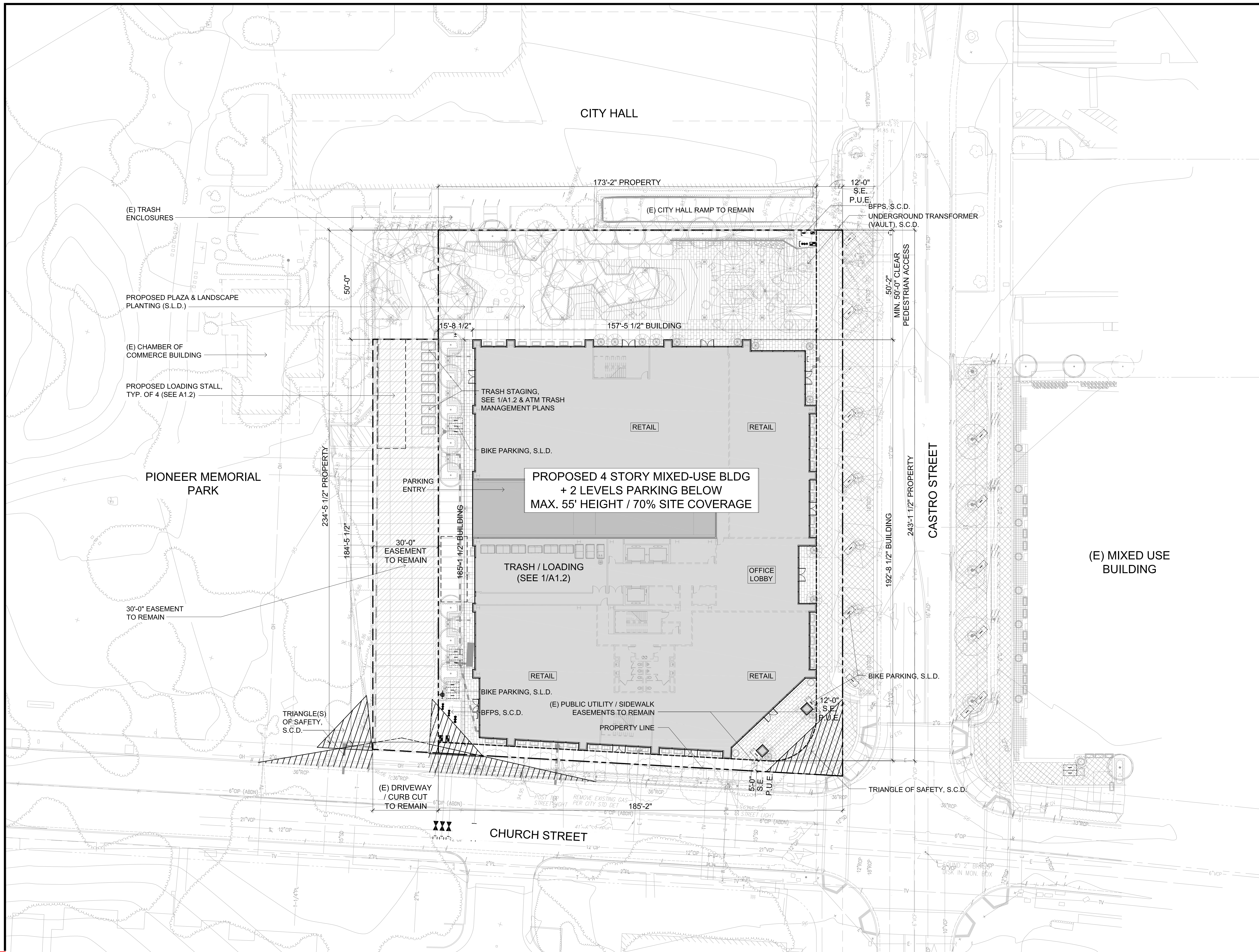
SHEET TITLE
EXISTING SITE PLAN

SCALE
1" = 20'-0"



SHEET NUMBER

A1.0

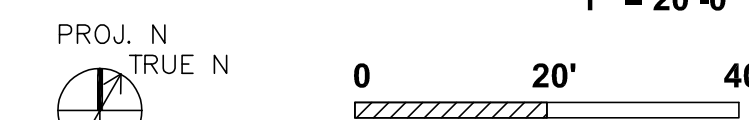


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	12.17.21	PLANNING RESUBMITTAL #5
	02.18.22	PLANNING RESUBMITTAL #6R
	07.01.22	PLANNING RESUBMITTAL #6R3

PROJECT NUMBER
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SHEET TITLE
PROPOSED SITE PLAN

SCALE
1" = 20'-0"



SHEET NUMBER

A1.1

**590 CASTRO STREET
MOUNTAIN VIEW, CA**



PROJECT INFORMATION

ZONING: DOWNTOWN P(19), AREA I 'CIVIC CENTER'

APN: 158-10-033

LOT AREA: 41,353 SF (.97 ACRES ±)

SETBACKS:

S1 (FRONT SETBACK @ CASTRO) NONE REQUIRED / PROVIDED (BUILT TO BACK OF SIDEWALK)
EXISTING 12' SIDEWALK UTILITY EASEMENT TO REMAIN

S2 (FRONT SETBACK @ CHURCH) NONE REQUIRED / PROVIDED
EXISTING 5' SIDEWALK UTILITY EASEMENT TO REMAIN

S3 (SIDE SETBACK @ EASEMENT)
NONE REQUIRED / 15'-8 1/2" PROVIDED

S4 (SIDE SETBACK @ PASEO):
60'-60" MIN. WIDTH PEDESTRIAN OPEN SPACE REQUIRED / 50'-2" PROVIDED

EXISTING FLOOR AREA: 9,228 SF ± (1 STORY)

PROPOSED FLOOR AREA (SEE ALSO 1/A0.2A 'ZONING CALCULATIONS' FOR MORE DETAIL):

TOTAL OFFICE AREA (FLOORS 1-4) = ~84,973 SF

RETAIL AREA = ~17,372 SF

TOTAL (GROSS) FLOOR AREA = 102,345 SF

PROPOSED PARKING AREA (SEE ALSO 1/A0.2A 'ZONING CALCULATIONS' FOR MORE DETAIL):

P2 LEVEL = 41,200 SF

P1 LEVEL = 41,200 SF

FIRST FLOOR DRIVEWAY/ENTRY = 2,919 SF

TOTAL PARKING AREA = 85,319 SF

PROPOSED BUILDING COVERAGE (SEE 1/A0.2A 'ZONING CALCULATIONS' FOR MORE DETAIL):

27,383 SF / 41,353 SF = 66.2% TOTAL (70% MAX ALLOWED)

PROPOSED FAR (NO LIMIT):

TOTAL OFFICE AREA (FLOORS 1-4) = ~84,973 SF

RETAIL AREA = ~17,372 SF

FIRST FLOOR DRIVEWAY/ENTRY = 2,919 SF

TOTAL FLOOR AREA = 105,264 SF

105,264 SF / 41,353 SF LOT AREA = 2.55 (PROVIDED)

PROPOSED BUILDING HEIGHT: 4 STORIES / 55' MAX.

(SEE 1/A0.2A 'ZONING CALCULATIONS' & A3 - BUILDING ELEVATIONS / SECTIONS FOR MORE INFORMATION / DIMENSIONS)

PARKING REQUIRED (MV TABLE II-1)

1/333 SF OFFICE (256 STALLS FOR 84,973 SF SF)

1/300 SF RETAIL (58 STALLS FOR 17,372 SF)

314 +/- STALLS REQUIRED FOR 102,345 SF GROSS BUILDING AREA

PARKING PROVIDED (SELF-PARK WITH TANDEM / ATTENDANT-ASSIST):

P1 LEVEL: 119 STALLS (47 RETAIL + 72 OFFICE)

P2 LEVEL: 136 STALLS (ALL OFFICE)

TOTAL: 255 STALLS (2,491,000 SF) PROVIDED IN 2 LEVELS*

* PROJECT PROPOSES REDUCED PARKING DUE TO (REDUCED) DEMAND & TO PROMOTE SUSTAINABILITY (SEE SEPARATE DOCUMENTS FOR REVIEW)

ACCESSIBLE, EVSE, & CAV/CARPOOL STALLS REQUIRED / PROVIDED

ACCESSIBLE STALLS	REQ. FOR 201-300 TOTAL STALLS IS 7 ACCESSIBLE STALLS (PER CBC T11B-208.2)	7 STALLS
VAN ACCESSIBLE STALLS	7 TOTAL ACCESSIBLE STALLS / 6 = 1.166 → 2 STALLS (PER CBC 11B-208.2.4)	2 STALLS
STD. ACCESSIBLE STALLS	7 TOTAL ACCESSIBLE STALLS - 2 VAN ACCESSIBLE STALLS = 5 STALLS	5 STALLS
EVSE INSTALLED STALLS	REQ. 15% IS 40.2 → 41 EVSE STALLS (PER MVCC T 101.10 & A5.106.5.3.2)	41 STALLS
CAV / CARPOOL EVSE INSTALLED STALLS	REQ. 8% FOR 201+ TOTAL STALLS PER CGC T 5.106.5.2 = 22 STALLS (P1 LEVEL)	22 STALLS
STD. ADA EVSE INSTALLED STALLS	MIN. REQ. FOR 26-50 EV STALLS IS 1 STALL (PER CBC T 11B-228.3.2.1)	1 STALL
VAN ADA EVSE INSTALLED STALLS	MIN. REQ. FOR 26-50 EV STALLS IS 1 STALL (PER CBC T 11B-228.3.2.1)	1 STALL
AMBULATORY EVSE INSTALLED STALLS	MIN. REQ. FOR 26-50 EV STALLS IS 1 STALL (PER CBC T 11B-228.3.2.1)	1 STALL
STD. EVSE INSTALLED STALLS	41 - 22 - 1 - 1 - 1 = 16 STALLS (P2 LEVEL)	16 STALLS

P1 LEVEL PARKING PROVIDED (119 TOTAL STALLS INCLUDING 47 FOR RETAIL)

STANDARD STALLS	37 SELF-PARK STALLS + 50 ATTENDANT-ASSIST STALLS (INCL. 22 TANDEM)	87 STALLS
ACCESSIBLE STALLS	7 TOTAL ACCESSIBLE STALLS PER ABOVE (5 STD + 2 VAN)	7 STALLS
EVSE INSTALLED STALLS	25 TOTAL EVSE STALLS PER ABOVE (22 CAV/CARPOOL + 1 EA. ADA/VAN/AMBULATORY)	25 STALLS

P2 LEVEL PARKING PROVIDED (136 TOTAL STALLS)

STANDARD STALLS	66 SELF-PARK STALLS + 54 ATTENDANT-ASSIST STALLS (INCL. 23 TANDEM)	120 STALLS
EVSE INSTALLED STALLS	16 TOTAL EVSE STALLS PER ABOVE	16 STALLS

BIKE PARKING REQUIRED (MV CITY CODE - 5% OF PARKING PROVIDED):

SHORT-TERM (RACKS) BIKE PARKING REQUIRED = 14 BIKES

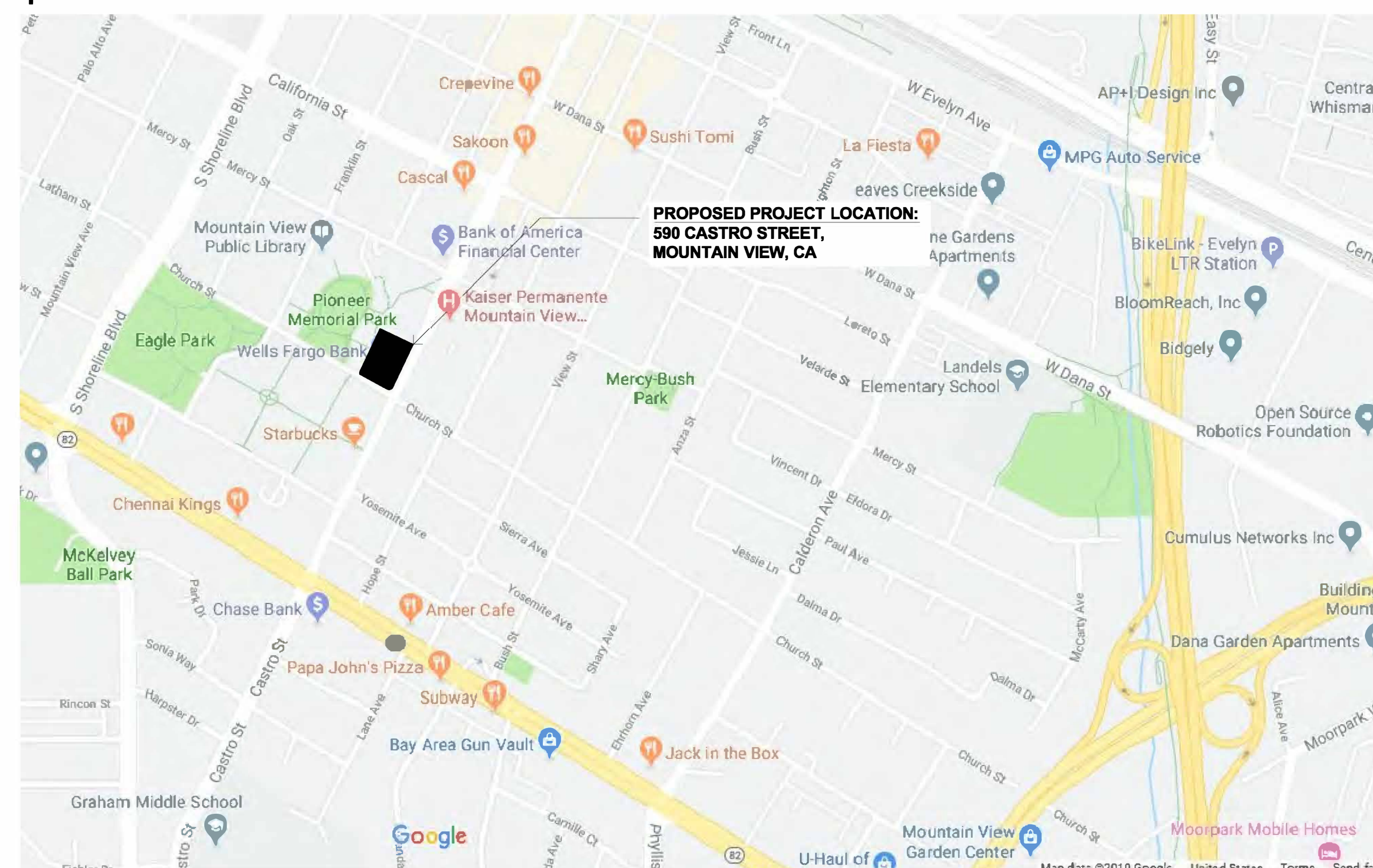
LONG-TERM (SECURED ENCLOSURE) BIKE PARKING REQUIRED = 14 BIKES

SHORT-TERM (RACKS) BIKE PARKING PROVIDED: 11 RACKS ONSITE (22 BIKES) + 7 RACKS OFFSITE WITHIN FRONTAGE (14 BIKES), 36 BIKES TOTAL (SEE L1.22)

LONG-TERM (SECURED ENCLOSURE) BIKE PARKING PROVIDED: 16 BIKES (SEE 3/A2.0)



2 NEIGHBORHOOD CONTEXT MAP
N.T.S.



1 VICINITY MAP
N.T.S.

0 500' 1000'

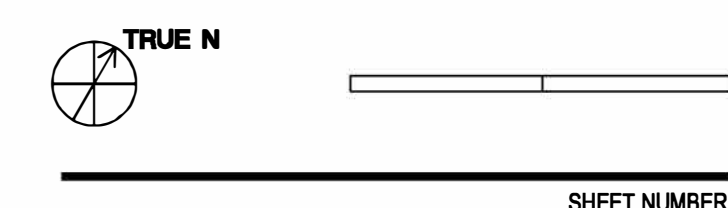
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	09.20.21	PLANNING RESUBMITTAL #4
	12.17.21	PLANNING RESUBMITTAL #5
	01.27.22	PLANNING RESUBMITTAL #6
	02.18.22	PLANNING RESUBMITTAL #6R
	07.01.22	PLANNING RESUBMITTAL #6R3

PROJECT NUMBER
17007

SHEET TITLE
PROJECT INFORMATION

SCALE
AS NOTED



SHEET NUMBER

A0.1



OCCUPANCY CALCULATIONS:

OFFICE / RETAIL (COMMONS) OCCUPANCY (5,819 SF):
 GROUP B, A-3 (1 OCC / 150 SF & 1 OCC / 15 SF)
 STAIR / ELEVATORS EXCLUDED (547 SF)
 OFFICE (B): 4,581 SF / 150 = 31 OCC.
 ASSEMBLY (A-3) LOBBY: 1,238 SF / 15 = 83 OCC. (2 EXITS REQ.)
 TOTAL = 114 OCCUPANTS (2 EXITS REQUIRED)

TOTAL DOOR WIDTH: 114 X 0.15 = 17.1" MIN. REQ.
 1 DOOR @ 32" + 1 DOOR @ 64" (2 @ 96" TOTAL) PROVIDED

RETAIL #1 OCCUPANCY: GROUP M (1 OCC. / 15 SF)
 AREA: 3,179 SF. / 15 = 212 OCC. (2 EXITS REQUIRED)

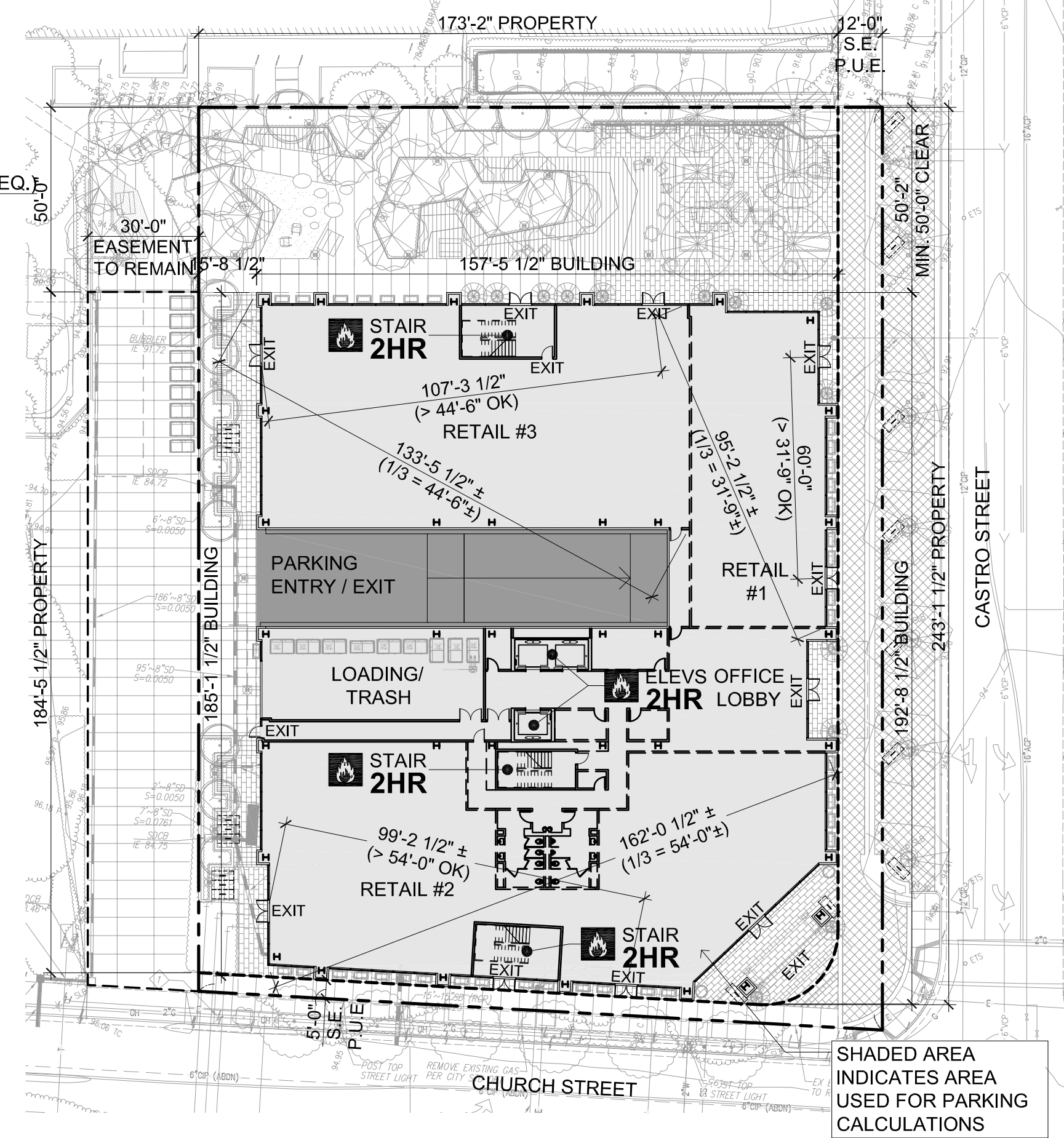
TOTAL DOOR WIDTH: 212 X 0.15 = 31.8" MIN.
 2 DOORS @ 64" CLR. EA. (128" TOTAL) PROVIDED

RETAIL #2 OCCUPANCY: GROUP M (1 OCC. / 15 SF)
 STAIR EXCLUDED (347 SF)
 AREA: 7,385 SF. / 15 = 493 OCC. (2 EXITS REQUIRED)

TOTAL DOOR WIDTH: 493 X 0.15 = 73.95" MIN.
 3 DOORS @ 64" CLR. EA. (192" TOTAL) PROVIDED

RETAIL #3 OCCUPANCY: GROUP M (1 OCC. / 15 SF)
 STAIR EXCLUDED (380 SF)
 AREA: 6,808 SF. / 15 = 454 OCC. (2 EXITS REQUIRED)

TOTAL DOOR WIDTH: 454 X 0.15 = 68.1" MIN.
 2 DOORS @ 64" CLR. EA. (128" TOTAL) PROVIDED



3 FIRST FLOOR EGRESS PLAN
 1/32" = 1'-0"

ZONING CALCULATIONS

TOTAL SITE (LOT) AREA:
 41,353 SF (.97 ACRES ±)

SETBACKS:
 S1 (FRONT SETBACK @ CASTRO) NONE REQUIRED / PROVIDED (BUILD TO BACK OF SIDEWALK)
 EXISTING 12' SIDEWALK UTILITY EASEMENT TO REMAIN
 S2 (FRONT SETBACK @ CHURCH) NONE REQUIRED / PROVIDED
 EXISTING 5' SIDEWALK UTILITY EASEMENT TO REMAIN
 S3 (SIDE SETBACK @ EASEMENT)
 NONE REQUIRED / 15'-8 1/2" PROVIDED
 S4 (SIDE SETBACK @ PASEO):
 50'-0" MIN. WIDTH PEDESTRIAN OPEN SPACE REQUIRED / 50'-2" PROVIDED

BUILDING COVERAGE:
 B1 (SEE PLAN DIMENSIONS & FLOOR AREA CALC.) = 27,383 SF

% OF SITE COVERAGE = 27,383 SF / 41,353 SF = 66.2% TOTAL (70% MAX ALLOWED)

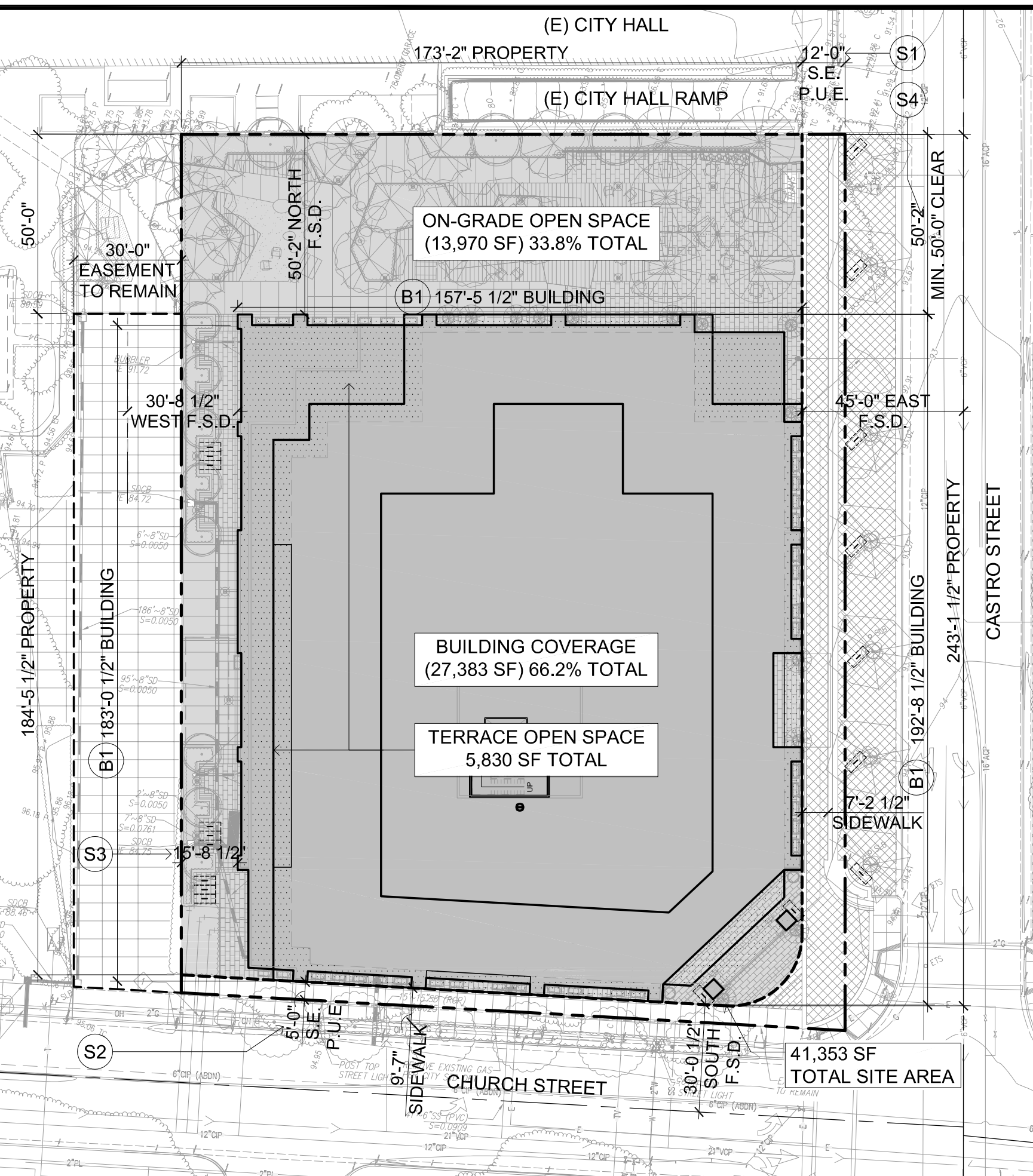
PAVING COVERAGE:
 TOTAL SITE AREA = 13,970 SF (41,353 SF - 27,383 SF)
 LANDSCAPE PLANTING = 3,217 SF (~26% OF TOTAL SITE AREA)
 OFFSITE PLANTING AREA = 1,211 SF

OPEN AREA:
 1,091 SF THIRD FLOOR TERRACE
 4,739 SF FOURTH FLOOR TERRACE
 13,970 SF GRADE LEVEL OPEN SPACE (33.8% OF LOT AREA)
 TOTAL OPEN AREA = 19,800 SF
 47.9% TOTAL OPEN AREA

GROSS AREA:
 PARKING LEVEL P2 = 41,200 SF
 PARKING LEVEL P1 = 41,200 SF
 FIRST FLOOR (27,383 SF TOTAL FOOTPRINT)
 17,372 SF RETAIL
 + 2,919 SF COVERED DRIVEWAY / PARKING ENTRY
 + 7,092 SF COMMON AREA
 = 27,383 SF TOTAL FIRST FLOOR
 SECOND FLOOR = 27,979 SF
 THIRD FLOOR = 27,405 SF
 FOURTH FLOOR = 22,497 SF
 TOTAL GROSS AREA = 187,664 SF

TOTAL OFFICE/RETAIL FLOOR AREA (ONLY) = 102,345 SF

BUILDING HEIGHT (SEE A3.0 - A3.3 BUILDING ELEVATIONS/SECTION FOR DIMENSIONS):
 T.O. ROOF = 55' MAX / 4 STORIES ALLOWED
 55'-0" / 4 STORIES PROPOSED
 T.O. HVAC SCREEN = 65'-0" PROPOSED (+10' ABOVE ROOF)



1 SITE PLAN / ZONING CALCULATIONS
 1/32" = 1'-0"

LEGEND

--- EGRESS PATH OF TRAVEL, **
 ← ACCESSIBLE PATH OF TRAVEL (SEE 3-)
 [Symbol] RATED BUILDING ELEMENT (AS NOTED)
 * COMMON PATH OF EGRESS (CBC T 1006.2.1)
 A, M = 75' MAX. (SPRINKLERED)
 B, S = 100' MAX. (SPRINKLERED)
 ** EXIT ACCESS TRAVEL DISTANCE (CBC T 1017.2)
 A, M = 250' MAX. (SPRINKLERED)
 B = 300' MAX. (SPRINKLERED)
 S-2 = 400' MAX. (SPRINKLERED)

BUILDING CODE SUMMARY

BUILDING CODE: 2019 CALIFORNIA BUILDING CODE & ASSOCIATED
 (BUILDING PERMIT SUBMITTAL TO BE AFTER JANUARY 1, 2020)

AREAS:	GROUP A	GROUP B	GROUP M	GROUP S-2
4TH FLR	5,330 SF	17,167 SF	0 SF	0 SF
3RD FLR	6,508 SF	20,897 SF	0 SF	0 SF
2ND FLR	6,673 SF	21,306 SF	0 SF	0 SF
1ST FLR	1,238 SF	5,855 SF	17,372 SF	0 SF
LEVEL P1	0 SF	0 SF	0 SF	41,200 SF
LEVEL P2	0 SF	0 SF	0 SF	41,200 SF
TOTAL	19,749 SF	65,225 SF	17,372 SF	82,400 SF

GROSS OCCUPIED (INTERIOR) BUILDING AREA: 184,746 SF

NO. OF STOREYS: 4

HEIGHT: 55'-0" (TO TOP OF ROOF HIGH POINT, SEE ALSO A3- ELEVATIONS & SECTIONS FOR MORE DETAIL)

CONSTRUCTION TYPE:
 TYPE I-B

BUILDING(S) WILL BE FULLY SPRINKLERED.
 NON-SEPARATED OCCUPANCIES TO BE PROVIDED PER CBC 508.3.

GROUP A-2:
 ALLOWABLE HEIGHT PER CBC T 504.3 180'
 ALLOWABLE STOREYS PER CBC T 504.4 12
 ALLOWABLE AREA PER CBC T 506.2 UNLIMITED SF

ALLOWABLE SUMMARY UNLIMITED SF, 12 STOREYS, 180'

GROUP B:
 ALLOWABLE HEIGHT PER CBC T 504.3 180'
 ALLOWABLE STOREYS PER CBC T 504.4 12
 ALLOWABLE AREA PER CBC T 506.2 UNLIMITED SF

ALLOWABLE SUMMARY UNLIMITED SF, 12 STOREYS, 180'

GROUP M:
 ALLOWABLE HEIGHT PER CBC T 504.3 180'
 ALLOWABLE STOREYS PER CBC T 504.4 12
 ALLOWABLE AREA PER CBC T 506.2 UNLIMITED SF

ALLOWABLE SUMMARY UNLIMITED SF, 12 STOREYS, 180'

GROUP S-2:
 ALLOWABLE HEIGHT PER CBC T 504.3 180'
 ALLOWABLE STOREYS PER CBC T 504.4 12
 ALLOWABLE AREA PER CBC T 506.2 237,000 SF

ALLOWABLE SUMMARY 237,000 SF, 12 STOREYS, 180'

IN COMPLIANCE WITH CBC 508.3.2, THE ALLOWABLE BUILDING AREA, HEIGHT AND NUMBER OF STOREYS OF THE BUILDING OR PORTION THEREOF IS TO BE BASED ON THE MOST RESTRICTIVE ALLOWANCES. FOR TYPE I-B WITH UNLIMITED A, B, M, THE S-2 IS THE LIMITING OCCUPANCY (MAX. 237,000 SF AREA, 12 STOREYS, 180'). THE PROPOSED PROJECT IS LESS THAN 190,000 SF, 4 STOREYS, 60').

RATING REQUIREMENTS FOR TYPE I-B (CBC T 601):
 PRIMARY STRUCTURAL FRAME: 2 HR
 BEARING WALLS EXTERIOR: 2 HR
 BEARING WALLS INTERIOR: 2 HR
 NON-BEARING WALLS EXTERIOR: PER CBC T 602
 NON-BEARING WALLS INTERIOR: 0 HR
 FLOOR CONSTRUCTION AND SECONDARY MEMBERS: 2 HR
 ROOF CONSTRUCTION AND SECONDARY MEMBERS: 1 HR

RATING REQUIREMENTS FOR NON-BEARING EXTERIOR WALLS (CBC T 602):
 ALL EXTERIOR WALLS (FSD > 30') TO BE NON-RATED

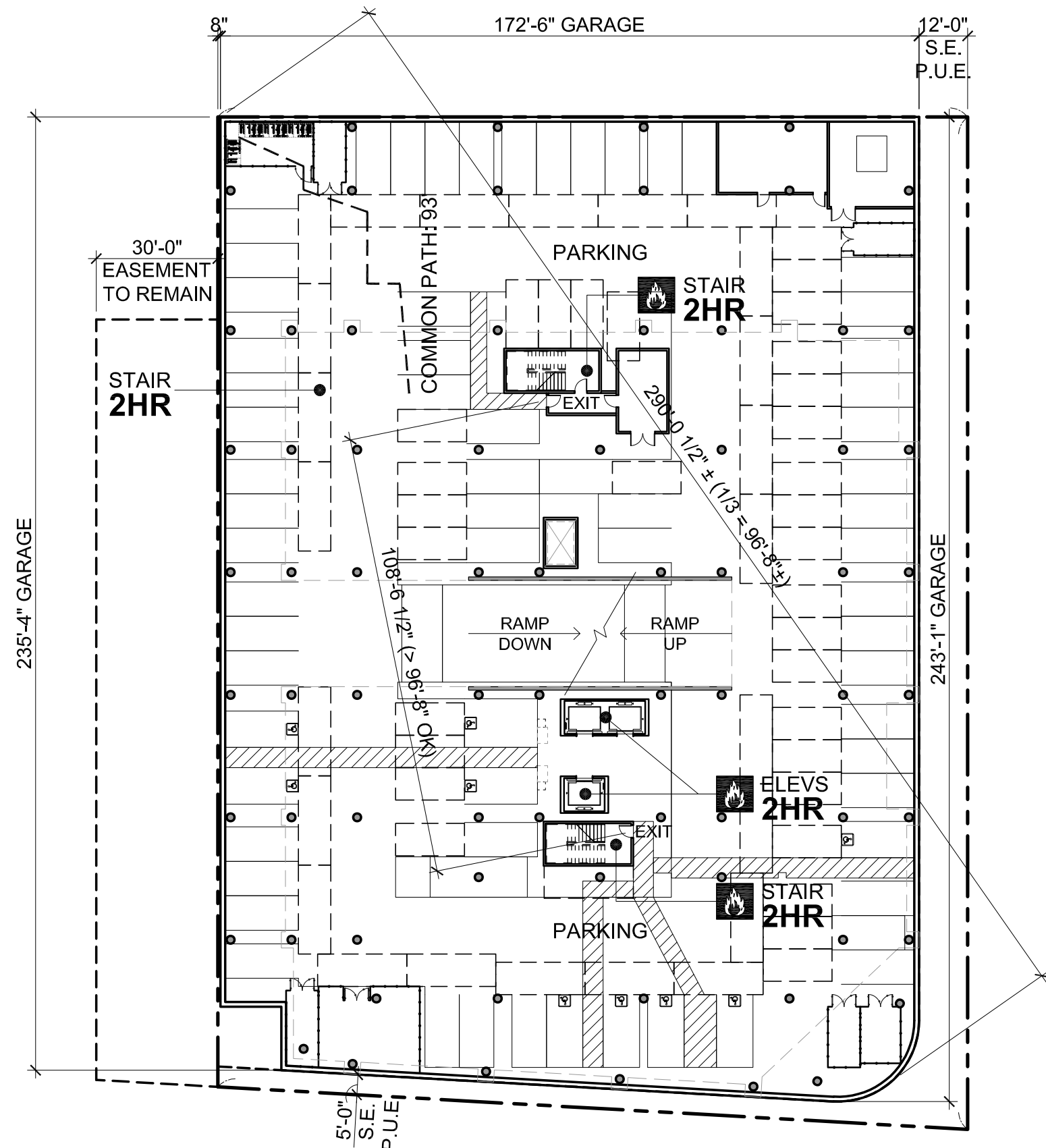
ALLOWABLE OPENINGS EXTERIOR WALLS (CBC T 705.8):
 ALL EXTERIOR WALLS (FSD > 30') UNLIMITED

OCCUPANCY CALCULATIONS:

OCCUPANCY: GROUP S-2 (1 OCC. / 200 SF)
 AREA: 41,200 SF. / 200 = 206 OCC. (2 EXITS REQUIRED)

TOTAL DOOR WIDTH: 206 X 0.15 = 30.9" MIN. REQ.
 2 DOORS @ 32" MIN. CLR. EA. (64" TOTAL) PROVIDED

TOTAL EGRESS WIDTH: 206 X 0.2 = 41.2" MIN. REQ.
 2 STAIRS @ 44" MIN. CLR. EA. (88" TOTAL) PROVIDED



2 TYPICAL PARKING LEVEL (P2/P1 SIM) EGRESS PLAN
 1/32" = 1'-0"

590 CASTRO STREET
 MOUNTAIN VIEW, CA

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ISSUES AND REVISIONS

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12.17.21		PLANNING RESUBMITTAL #5
05.11.22		PLANNING RESUBMITTAL #6R2
07.01.22		PLANNING RESUBMITTAL #6R3

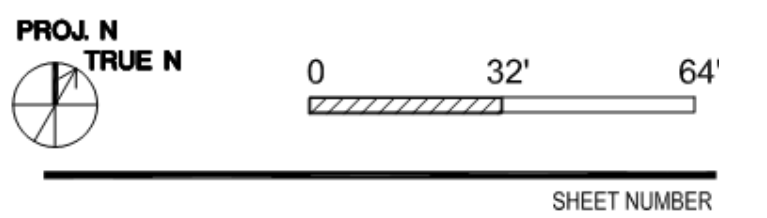
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SHEET TITLE

**ZONING CALCULATIONS, CONST. TYPE
 ANALYSIS, & EGRESS PLANS**

SCALE

1/32"=1'-0"



SHEET NUMBER

A0.2A

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MOUNTAIN VIEW, CA

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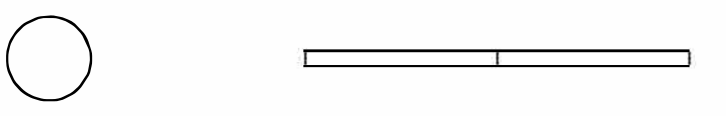
VIEW FROM CORNER OF CASTRO STREET & CHURCH STREET

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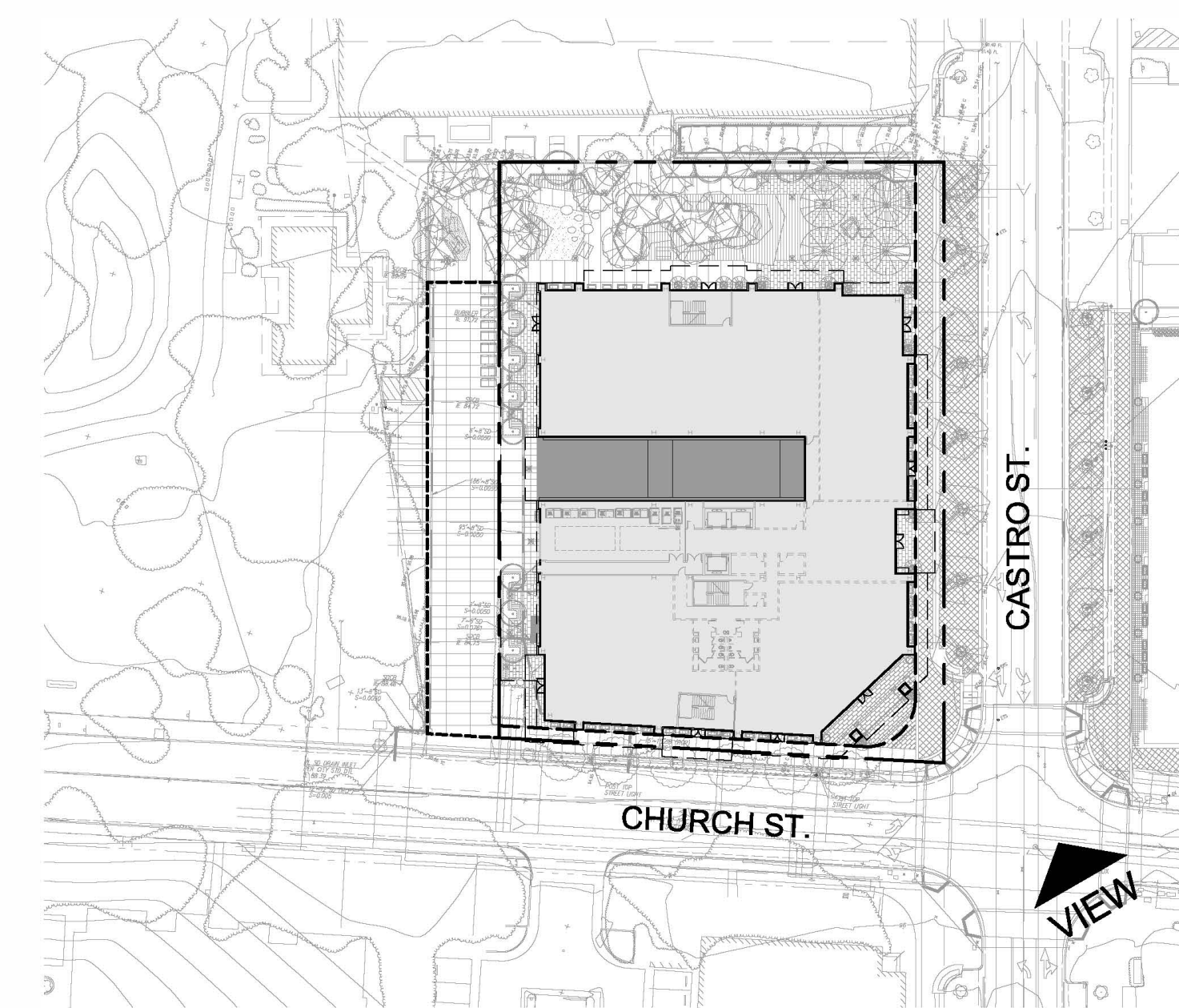
SHEET TITLE
RENDERED PERSPECTIVE

SCALE
AS NOTED



SHEET NUMBER

R1



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

590 CASTRO STREET
MOUNTAIN VIEW, CA

THE
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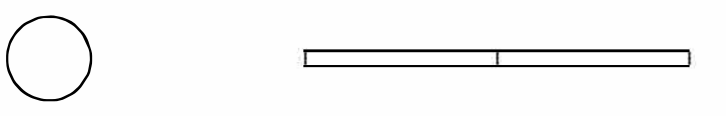
VIEW FROM CHURCH STREET

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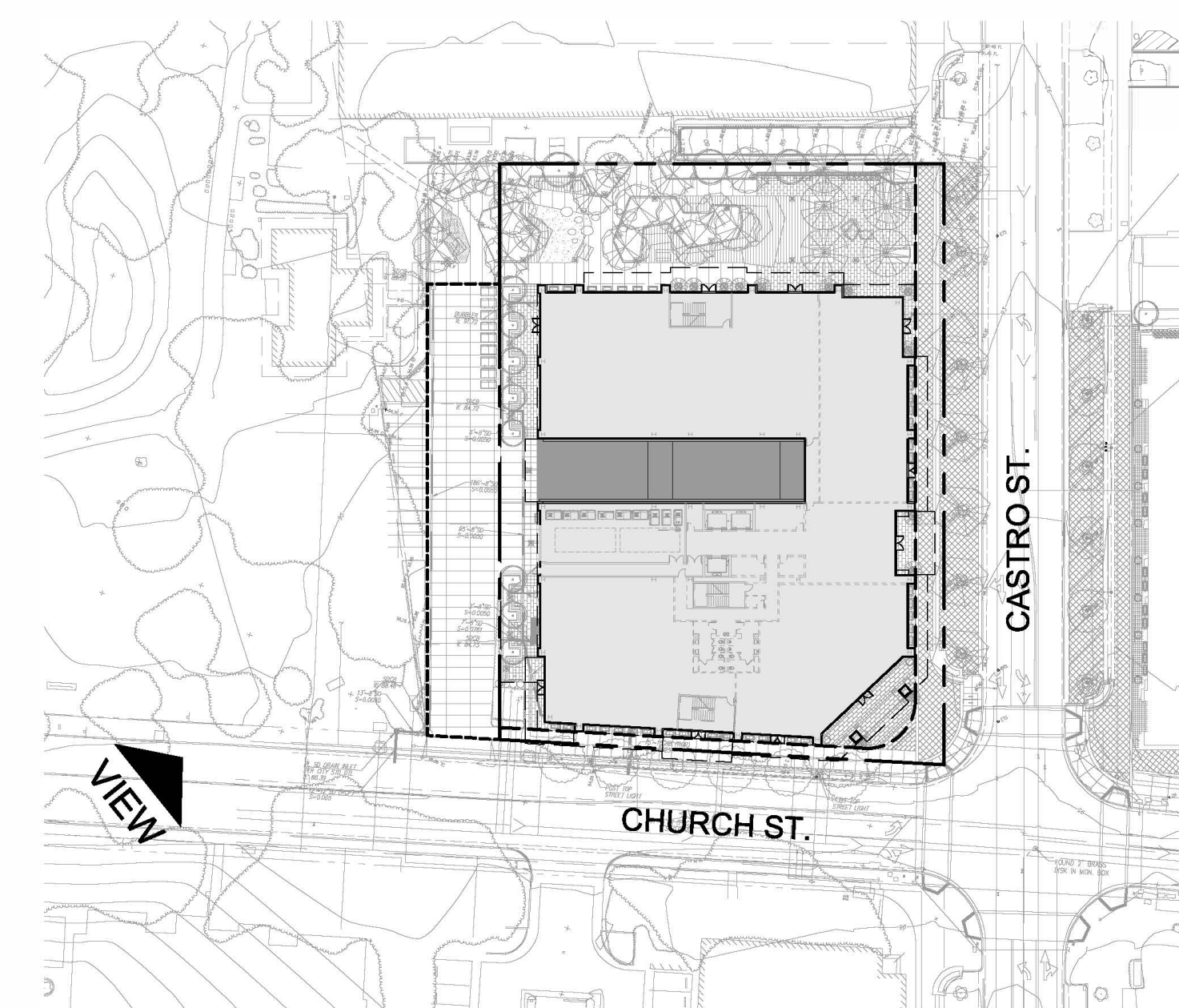
SHEET TITLE
RENDERED PERSPECTIVE

SCALE
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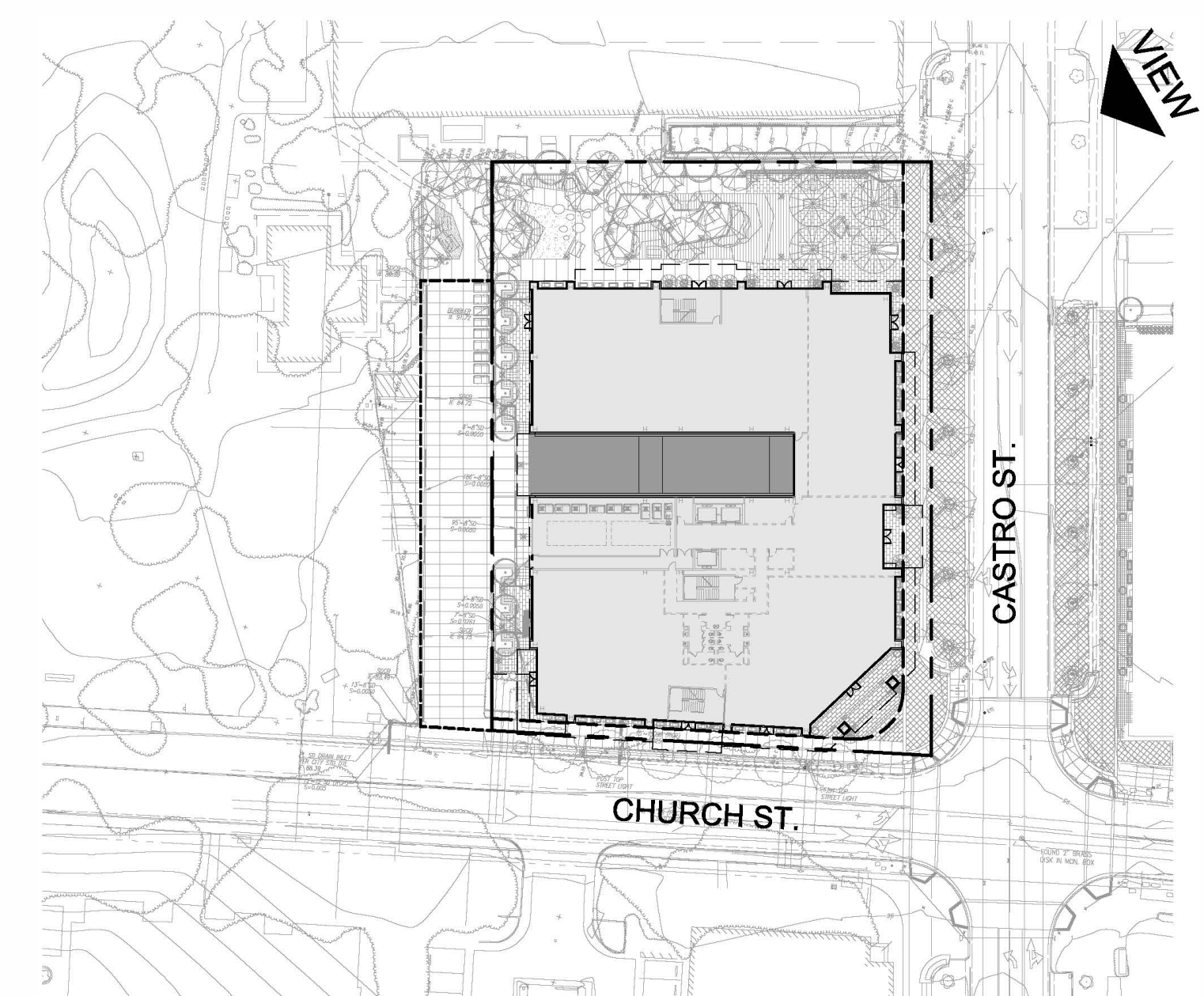
R2



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



VIEW FROM CASTRO STREET



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

590 CASTRO STREET
MOUNTAIN VIEW, CA

THE
SOBRATO
ORGANIZATION

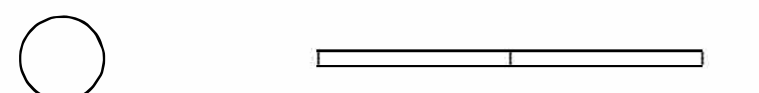
KSH
ARCHITECTS
KORTH SUNSERI HAGEY

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
RENDERED PERSPECTIVE

SCALE
AS NOTED



SHEET NUMBER

R3

590 CASTRO STREET
MOUNTAIN VIEW, CA

THE
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ORGANIZATION

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VIEW FROM PASEO

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

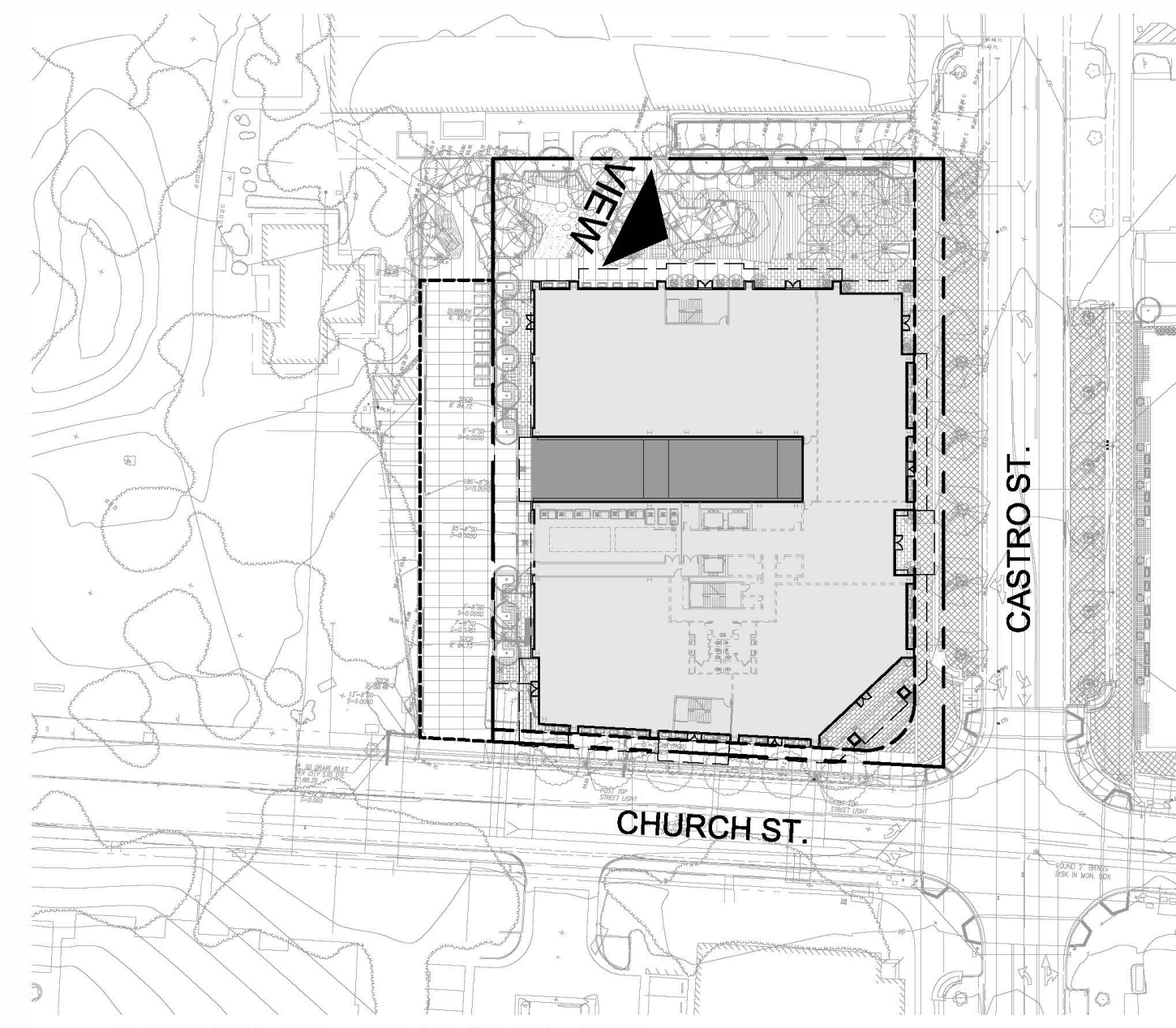
PROJECT NUMBER
17007

SHEET TITLE
RENDERED PERSPECTIVE

SCALE
AS NOTED

SHEET NUMBER

R4



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

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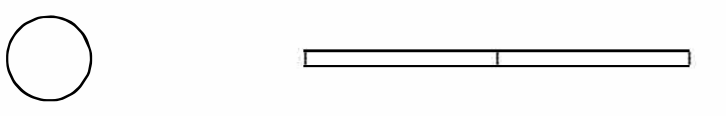
VIEW FROM CASTRO STREET

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

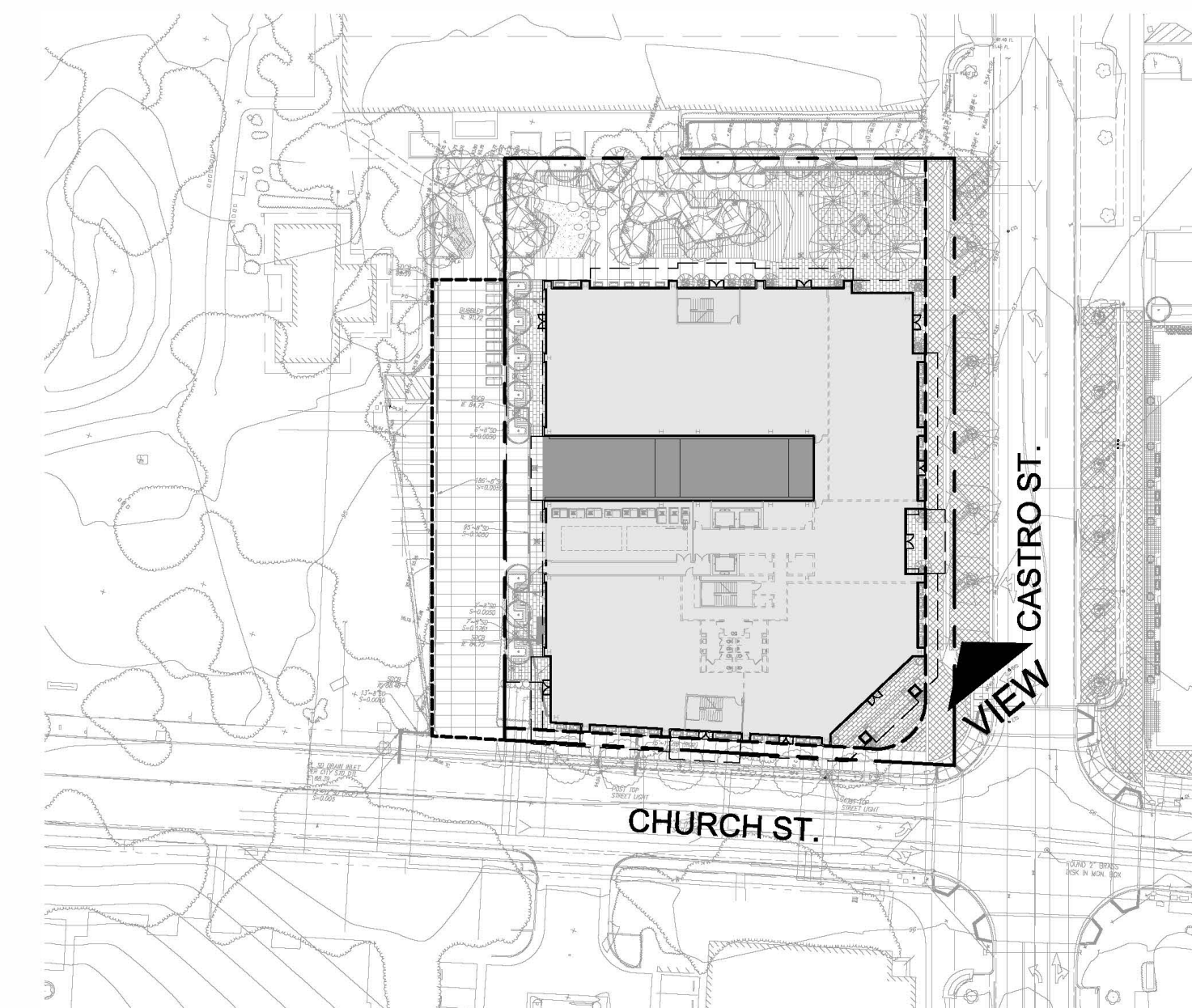
PROJECT NUMBER
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SHEET TITLE
RENDERED PERSPECTIVE

SCALE
AS NOTED



SHEET NUMBER



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

R5

590 CASTRO STREET
MOUNTAIN VIEW, CA

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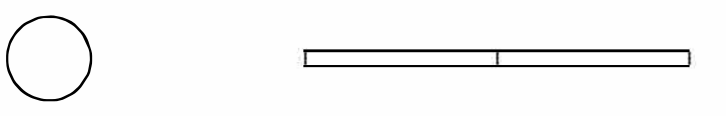
VIEW FROM CORNER OF CASTRO STREET & CHURCH STREET

ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
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	12.17.21	PLANNING RESUBMITTAL #5

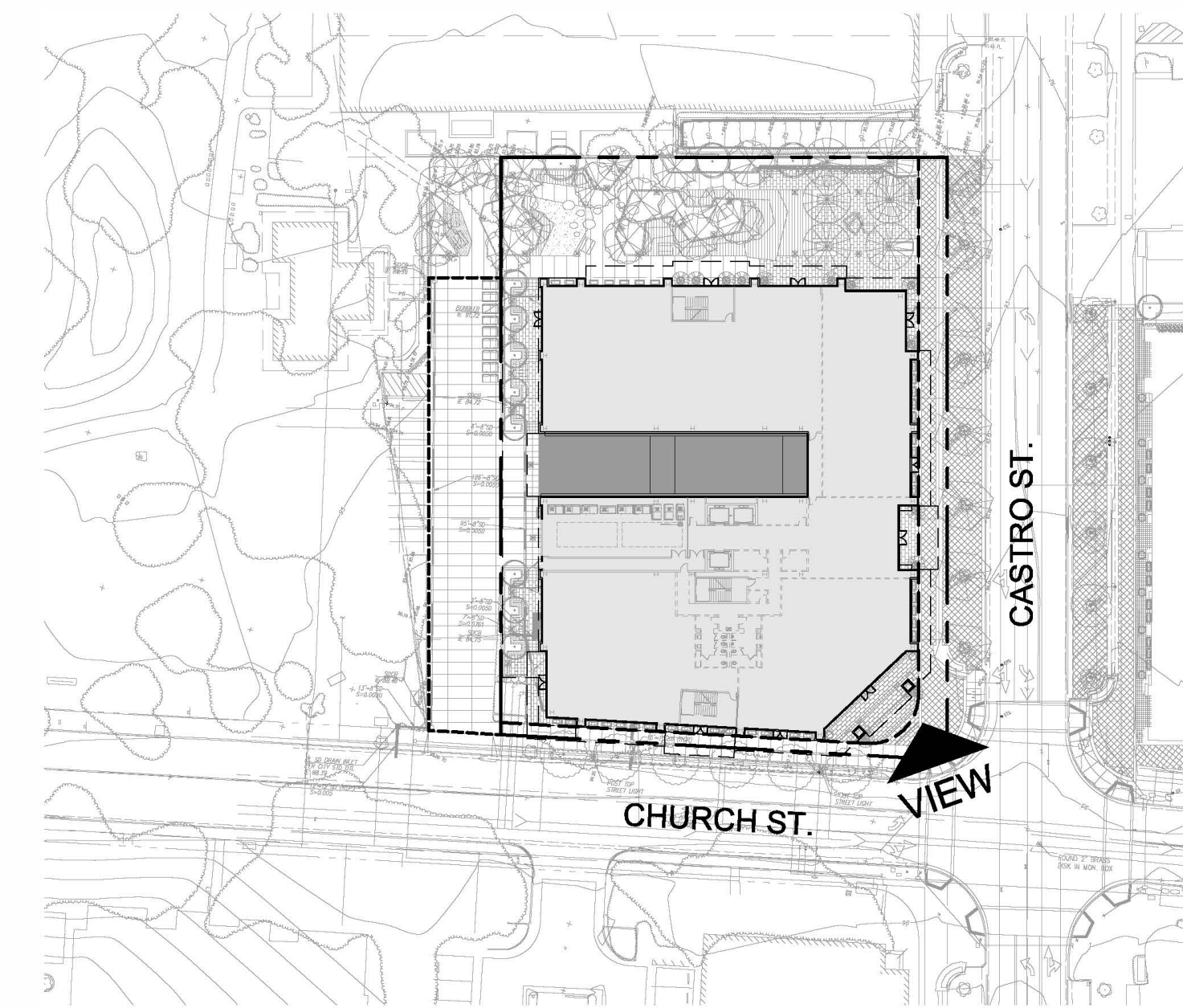
PROJECT NUMBER
17007

SHEET TITLE
RENDERED PERSPECTIVE

SCALE
AS NOTED



SHEET NUMBER



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

R6

590 CASTRO STREET
MOUNTAIN VIEW, CA

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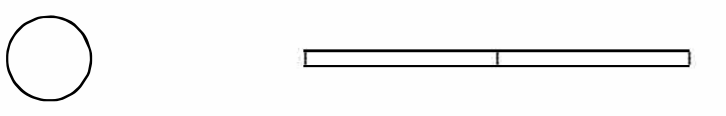
VIEW FROM CORNER OF CASTRO STREET & CHURCH STREET

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

PROJECT NUMBER
17007

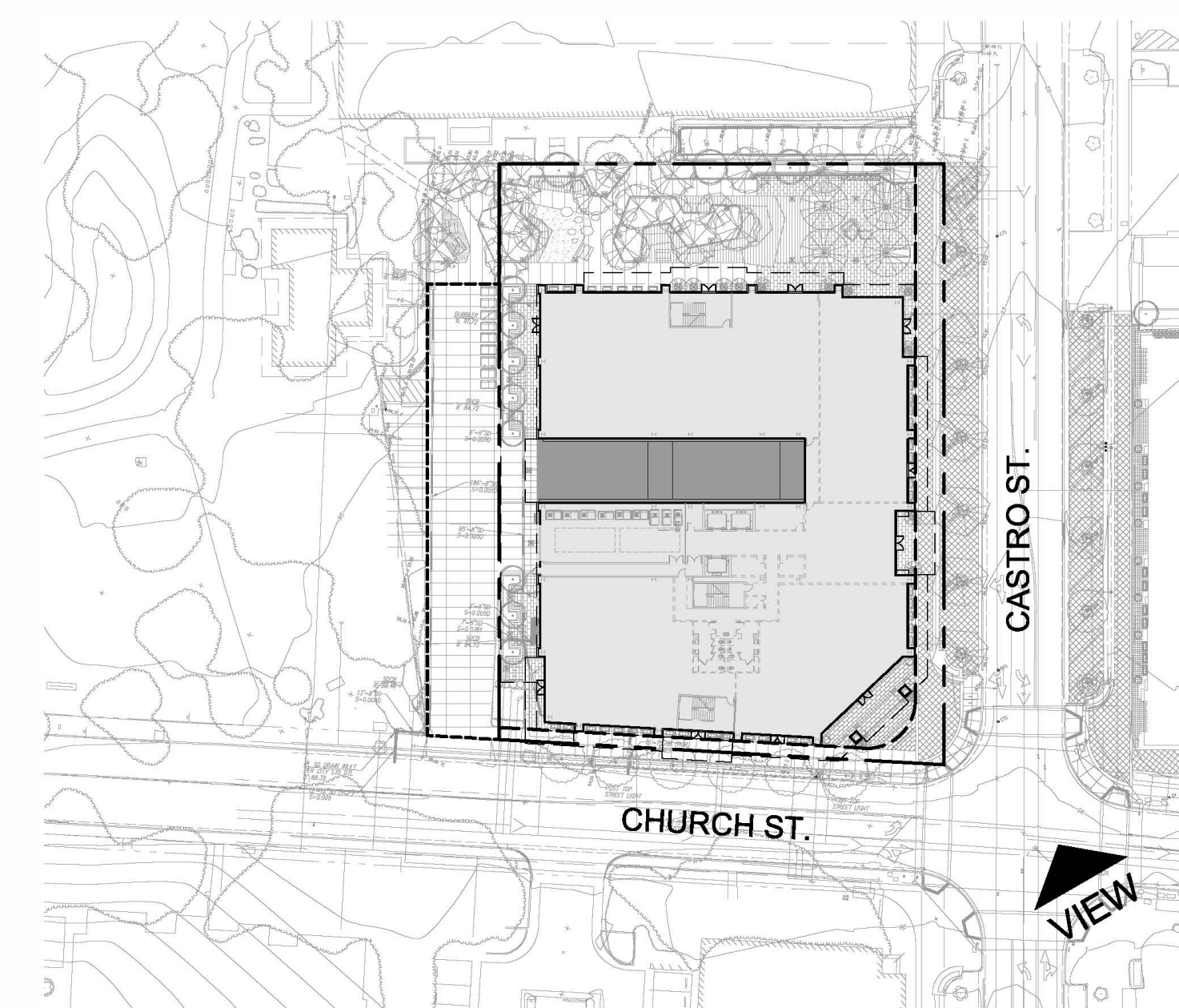
SHEET TITLE
RENDERED PERSPECTIVE

SCALE
AS NOTED



SHEET NUMBER

R7



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

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