

CODE INFORMATION - BUILDING ONE

CHAPTER 3 - USE & OCCUPANCY CLASSIFICATION

Table with 4 columns: OCCUPANCY, SECTION, USE, PROPOSED AREA (SF). Rows include S-1 / STORAGE, M / MERCANTILE, R-3 / RESIDENTIAL.

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

NONSEPARATED OCCUPANCIES (508.3) S-1, M
MOST RESTRICTIVE OCCUPANCY S-1

ALLOWABLE BUILDING HEIGHT:

Table with 6 columns: MAIN OCCUPANCY, SPRINKLER CONDITION, (TABLE 504.3) ALLOWABLE BUILDING HEIGHT IN FEET, (504.4) ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLAN, PROPOSED BUILDING HEIGHT IN FEET, PROPOSED NUMBER OF STORIES ABOVE GRADE PLANE.

ALLOWABLE BUILDING AREA:

Table with 8 columns: MAIN OCCUPANCY (TABLE 506.2) TABULAR BUILDING ALLOWABLE AREA (SF), (A1) SPRINKLER CONDITION SM, (NS), (F) BUILDING PERIMETER WHICH FRONTS ON A PUBLIC WAY OR OPEN SPACE HAVING 20'0" OPEN MIN. (FT), (P) PERIMETER OF ENTIRE BUILDING (FT), (508.2.1) (W) WIDTH OF PUBLIC WAY OR OPEN SPACE (FT), (I) AREA INCREASE DUE TO FRONTAGE, S1 = NUMBER OF STORIES (MAX. 3), (A2) ALLOWABLE AREA PER FLOOR (SF), Aa = A1 * (NS x) / (S x a).

Table with 2 columns: PROPOSED FLOOR AREA, S.F. Rows include PROPOSED FIRST FLOOR AREA (47,502), PROPOSED SECOND FLOOR AREA (47,502), PROPOSED THIRD FLOOR AREA (47,502), PROPOSED FOURTH FLOOR AREA (47,502), PROPOSED SIXTH FLOOR AREA (47,502), PROPOSED TOTAL BUILDING AREA (285,012).

CHAPTER 6 - TYPES OF CONSTRUCTION

TYPE OF CONSTRUCTION (602) TYPE: 1B

Table with 2 columns: BUILDING ELEMENTS (TABLE 601), HR. Rows include STRUCTURAL FRAME (2 HR), EXTERIOR BEARING WALLS (2 HR), INTERIOR BEARING WALLS (2 HR), EXTERIOR NON-BEARING WALLS (SEE BELOW), INTERIOR NON-BEARING WALLS (0 HR), FLOORS (2 HR), ROOF (1 HR).

Table with 2 columns: EXTERIOR WALLS BASED ON FIRE SEPARATION (TABLE 602), HR. Rows include NORTH EXTERIOR WALL (X >= 30') (0 HR), EAST EXTERIOR WALL (X >= 30') (0 HR), SOUTH EXTERIOR WALL (10' <= X < 30') (1 HR), WEST EXTERIOR WALL (X >= 30') (0 HR).

CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES

ALLOWABLE AREA OF OPENINGS (TABLE 705.8) (FULLY SPRINKLERED THROUGHOUT)

Table with 7 columns: EXTERIOR WALLS, FIRE SEPARATION DISTANCE (FT), ALLOWABLE AREA (%), EXTERIOR WALL AREA (SF), ACTUAL AREA OF UNPROTECTED OPENINGS (Aa), ALL W/L AREA OF PROTECTED OPENINGS (Ab), ACTUAL AREA OF UNPROTECTED OPENINGS (Aa), ALL W/L AREA OF PROTECTED OPENINGS (Ab). Rows include FLOOR 1 (NORTH, EAST, WEST) and FLOORS 2-6 (NORTH, EAST, WEST).

CHAPTER 9 - FIRE PROTECTION SYSTEMS

(903.3.1.1) AUTOMATIC SPRINKLER SYSTEM WILL BE PROVIDED AND INSTALLED WITH ACCORDANCE WITH NFPA 13.
(903.4) AUTOMATIC SPRINKLER SYSTEM MONITORING AND ALARMS WILL BE PROVIDED.

CHAPTER 10 - MEANS OF EGRESS (SEE FLOOR PLANS)

OCCUPANT LOADING / EXIT REQUIREMENT

Table with 3 columns: FLOOR, OCCUPANT LOADING, EXIT REQUIREMENT. Rows include FIRST FLOOR (S-1), FIRST FLOOR (M), FIRST FLOOR (R-3), SECOND FLOOR (S-1), THIRD FLOOR (S-1), FOURTH FLOOR (S-1), FIFTH FLOOR (S-1), SIXTH FLOOR (S-1), TOTAL OCCUPANTS (577).

TOTAL EXIT WIDTH REQUIRED 14.1'

CODE INFORMATION - BUILDING TWO

CHAPTER 3 - USE & OCCUPANCY CLASSIFICATION

Table with 4 columns: OCCUPANCY, SECTION, USE, PROPOSED AREA (SF). Rows include S-1 / STORAGE.

CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS

MOST RESTRICTIVE OCCUPANCY S-1

ALLOWABLE BUILDING HEIGHT:

Table with 6 columns: MAIN OCCUPANCY, SPRINKLER CONDITION, (TABLE 504.3) ALLOWABLE BUILDING HEIGHT IN FEET, (504.4) ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLAN, PROPOSED BUILDING HEIGHT IN FEET, PROPOSED NUMBER OF STORIES ABOVE GRADE PLANE.

ALLOWABLE BUILDING AREA:

Table with 8 columns: MAIN OCCUPANCY (TABLE 506.2) TABULAR BUILDING ALLOWABLE AREA (SF), (A1) SPRINKLER CONDITION SM, (NS), (F) BUILDING PERIMETER WHICH FRONTS ON A PUBLIC WAY OR OPEN SPACE HAVING 20'0" OPEN MIN. (FT), (P) PERIMETER OF ENTIRE BUILDING (FT), (508.2.1) (W) WIDTH OF PUBLIC WAY OR OPEN SPACE (FT), (I) AREA INCREASE DUE TO FRONTAGE, S1 = NUMBER OF STORIES (MAX. 3), (A2) ALLOWABLE AREA PER FLOOR (SF), Aa = A1 * (NS x) / (S x a).

Table with 2 columns: PROPOSED FLOOR AREA, S.F. Rows include PROPOSED FIRST FLOOR AREA (30,988), PROPOSED SECOND FLOOR AREA (30,988), PROPOSED THIRD FLOOR AREA (30,988), PROPOSED FOURTH FLOOR AREA (30,988), PROPOSED TOTAL BUILDING AREA (123,952).

CHAPTER 6 - TYPES OF CONSTRUCTION

TYPE OF CONSTRUCTION (602) TYPE: V-A

Table with 2 columns: BUILDING ELEMENTS (TABLE 601), HR. Rows include STRUCTURAL FRAME (1 HR), EXTERIOR BEARING WALLS (1 HR), INTERIOR BEARING WALLS (1 HR), EXTERIOR NON-BEARING WALLS (SEE BELOW), INTERIOR NON-BEARING WALLS (0 HR), FLOORS (1 HR), ROOF (1 HR).

Table with 2 columns: EXTERIOR WALLS BASED ON FIRE SEPARATION (TABLE 602), HR. Rows include NORTH EXTERIOR WALL (X >= 30') (0 HR), EAST EXTERIOR WALL (X >= 30') (0 HR), SOUTH EXTERIOR WALL (10' <= X < 30') (1 HR), WEST EXTERIOR WALL (X >= 30') (0 HR).

CHAPTER 7 - FIRE AND SMOKE PROTECTION FEATURES

ALLOWABLE AREA OF OPENINGS (TABLE 705.8) (FULLY SPRINKLERED THROUGHOUT)

Table with 7 columns: EXTERIOR WALLS, FIRE SEPARATION DISTANCE (FT), ALLOWABLE AREA (%), EXTERIOR WALL AREA (SF), ACTUAL AREA OF UNPROTECTED OPENINGS (Aa), ALL W/L AREA OF PROTECTED OPENINGS (Ab), ACTUAL AREA OF UNPROTECTED OPENINGS (Aa), ALL W/L AREA OF PROTECTED OPENINGS (Ab). Rows include FLOOR 1 (NORTH, EAST, WEST), FLOOR 2 (NORTH, EAST, WEST), FLOOR 3 (NORTH, EAST, WEST), FLOOR 4 (NORTH, EAST, WEST).

CHAPTER 9 - FIRE PROTECTION SYSTEMS

(903.3.1.1) AUTOMATIC SPRINKLER SYSTEM WILL BE PROVIDED AND INSTALLED WITH ACCORDANCE WITH NFPA 13.
(903.4) AUTOMATIC SPRINKLER SYSTEM MONITORING AND ALARMS WILL BE PROVIDED.

CHAPTER 10 - MEANS OF EGRESS (SEE FLOOR PLANS)

OCCUPANT LOADING / EXIT REQUIREMENT

Table with 3 columns: FLOOR, OCCUPANT LOADING, EXIT REQUIREMENT. Rows include FIRST FLOOR (S-1), SECOND FLOOR (S-1), THIRD FLOOR (S-1), FOURTH FLOOR (S-1), TOTAL OCCUPANTS (237), TOTAL EXIT WIDTH REQUIRED (9.15').

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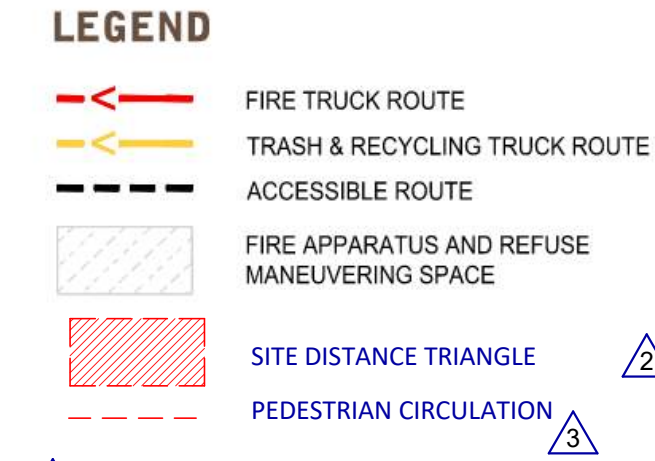
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MOUNTAIN VIEW
1040 TERRA BELLA ROAD
MOUNTAIN VIEW, CA 94043

Table with 2 columns: DATE, REMARKS. Rows include 2021.08.23 PLANNING RESUBMITTAL, 2022.02.08 CLIENT REVIEW SET, 2022.07.08 PLANNING REVISION.

Table with 2 columns: PA/PM: J.THOMAS, DRAWN BY: LTV, JOB NO.: SEA19-0015-00

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1/3/2023 4:02:37 PM





PROJECT DATA (PHASE I):

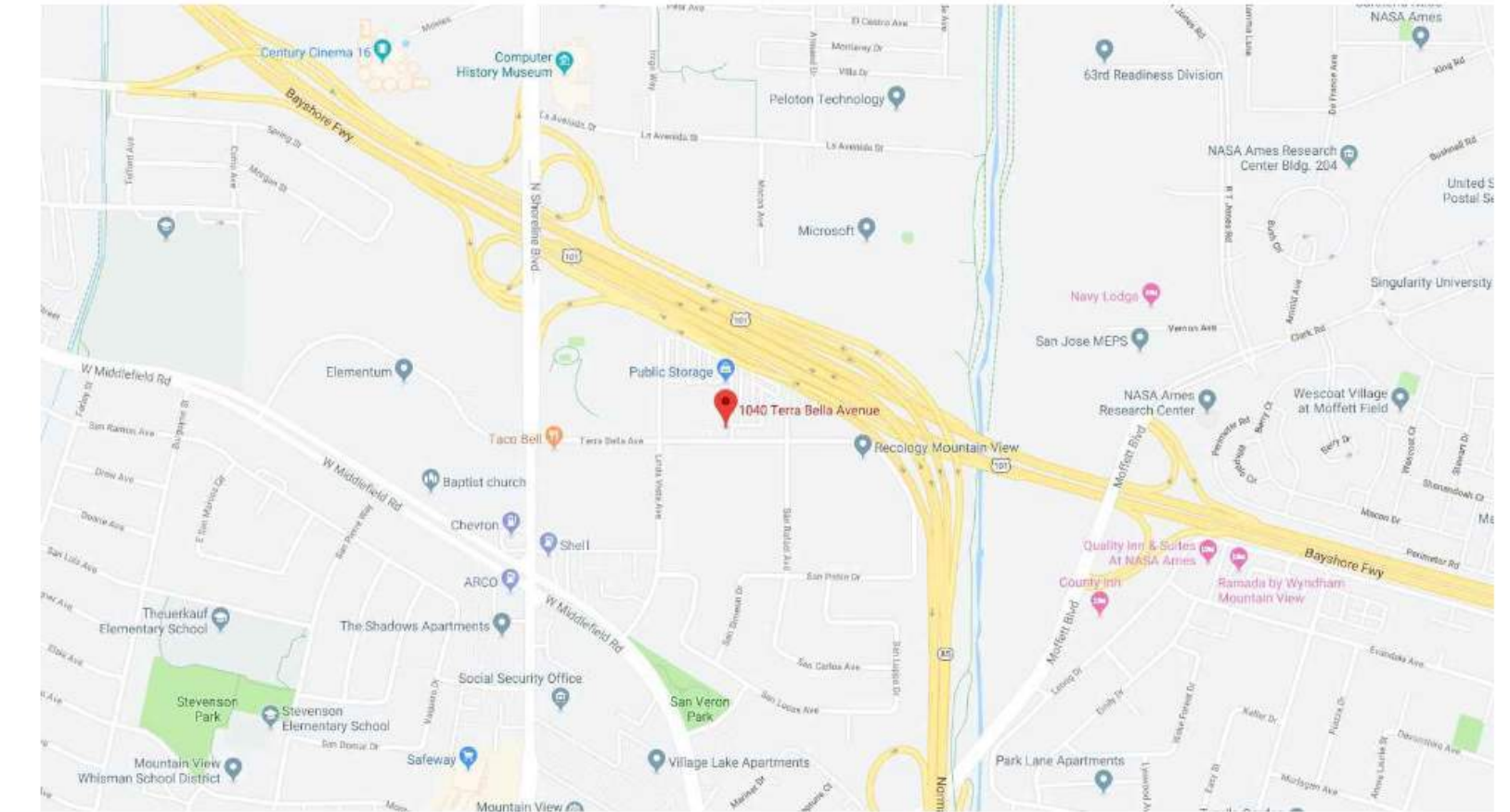
| | |
|------------------------------------|----------------------------|
| CONSTRUCTION TYPE: | I-B (FULLY SPRINKLERED) |
| OCCUPANCY GROUPS: | S-1, B, R-3 |
| SITE AREA: | |
| GROSS: | 3.77 AC |
| BUILDING AREA: | 164,396 SF |
| BUILDING 1 (6-STORY): | 285,012 SF |
| TOTAL AREA: | 285,012 SF |
| EXIST. BLDG. AREA TO REMAIN: | 24,808 SF |
| EXIST. BLDG. AREA TO BE DEMO'D.: | 52,610 SF |
| NET NEW BLDG. AREA (PHASE I): | 232,402 SF |
| TOTAL BUILDING AREA (PHASE I): | 309,820 SF |
| BUILDING USE: | |
| PERS. STORAGE: | 283,168 SF |
| MANAGER'S APARTMENT: | 845 SF |
| OFFICE: | 999 SF |
| FAR: | |
| EXISTING GROSS: (77,418/188,890): | 0.41 |
| PROPOSED GROSS: (309,820/164,396): | 1.88 |
| COVERAGE: | |
| GROSS: | 44% |
| PARKING REQUIRED: | |
| PERS. STORAGE 1/2000 SF: | 146 STALLS |
| RESIDENT MANAGER: | 2 STALLS |
| OFFICE 1/300 SF: | 3 STALLS |
| TOTAL: | 151 STALLS |
| PARKING PROVIDED: | |
| AUTO: | 25 STALLS |
| EV PARKING REQ. ACCESSIBLE: | 3 STALLS |
| APNs (EXISTING): | 153-015-030 153-015-002 |

DEVELOPMENT STANDARDS:

| | |
|--------------------------------|--------------------|
| CURRENT ZONE: | MM |
| PROPOSED ZONE: | P |
| CURRENT GEN. PLAN DESIGNATION: | GENERAL INDUSTRIAL |
| MAX. F.A.R.: | 0.55 |
| MAX. COVERAGE: | NONE |
| MAX. HEIGHT: | NONE |
| BUILDING SETBACKS: | |
| FRONT: | 25 FT |
| PROPOSED FRONT (LINDA VISTA): | 18 FT |
| SIDE: | 0 FT |
| PROPOSED SIDE: | 10 FT |
| REAR: | 0 FT |
| PROPOSED REAR: | N/A |
| LANDSCAPE SETBACKS: | |
| FRONT: | 50% |
| PROPOSED FRONT: | 90% |
| LANDSCAPE REQ. (BOTH PHASES): | |
| AREA REQ.: | 10% |
| AREA PROVIDED: | 16,434 |
| % PROVIDED: | 43,843 |
| OFF-STREET PARKING: | |
| STANDARD: | 8.5X18 |
| COMPACT: | N/A |
| COMPACT %: | N/A |
| DRIVE AISLE: | 24 FT |
| FIRE LANE: | 26 FT |
| OVERHANG: | 2' |

- NOTES:**
- 1 Provided however, that no structure shall exceed 50' in ht if located within 200' of any R district.
 - 2 No parking space backup area shall occur in the first 20' from the street ROW and a parking lot entrance or exit.
 - 3 Except as may be required by development review approval to ensure a reasonable layout taking not only the particular development, but also adjacent developments into consideration.
 - 4 Of required front yard
 - 5 Fire apparatus access roads shall have an unobstructed vertical of 13' 6"; Buildings with occupancy above 30' above the access road the minimum width is 26'. At least one road meeting this requirement shall be located 15' min and 30' max from the building parallel along one side (Sec. 14.10.15)
 - 6 Note that the City measures height as "The vertical distance from the elevation of the top of the existing or planned curbs along the front property line to the highest point of the coping of a flat roof or to the top of the slope of a mansard roof or the mean height level between the eaves and ridge for gable, hip or gambrel roofs."

VICINITY MAP



PHASE I SITE PLAN SCALE: 1" = 40'-0" 2

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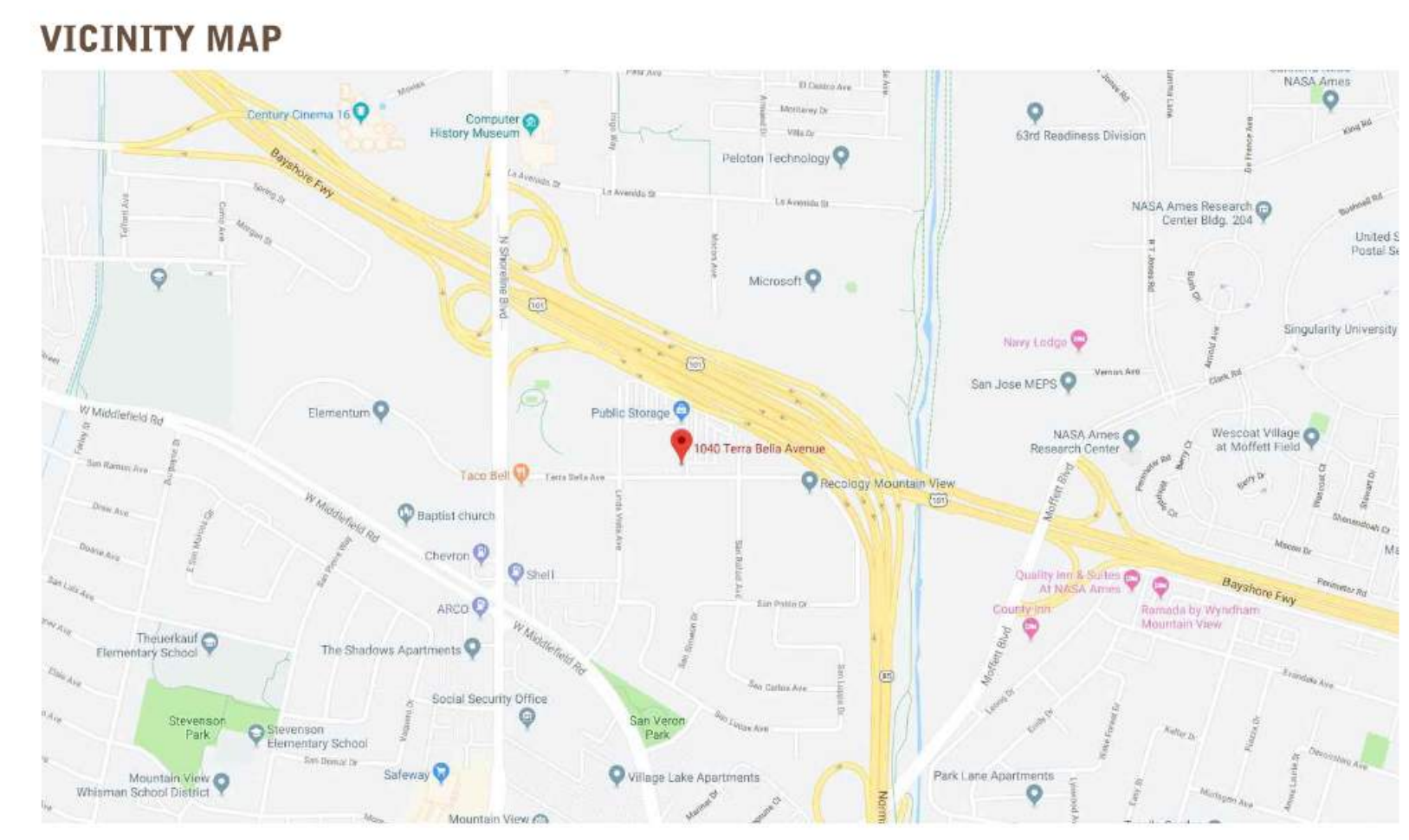
PHASE I SITE PLAN

| DATE | REMARKS |
|------------|----------------------|
| 2021.04.19 | PLANNING SUBMITTAL |
| 2021.08.23 | PLANNING RESUBMITTAL |
| 2022.02.08 | CLIENT REVIEW SET |
| 2022.07.08 | PLANNING REVISION |
| 2022.09.30 | PLANNING REVISION |
| 2023.01.03 | PLANNING REVISION |

PA/PM: J.THOMAS
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JOB NO.: SEA19-0015-00



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PHASE I SITE PLAN - PHASE I POST CONSTRUCTION
SCALE: 1" = 40'-0" 1

- LEGEND**
- FIRE TRUCK ROUTE
 - TRASH & RECYCLING TRUCK ROUTE
 - ACCESSIBLE ROUTE
 - FIRE APPARATUS AND REFUSE MANEUVERING SPACE
 - SITE DISTANCE TRIANGLE
 - PEDESTRIAN CIRCULATION

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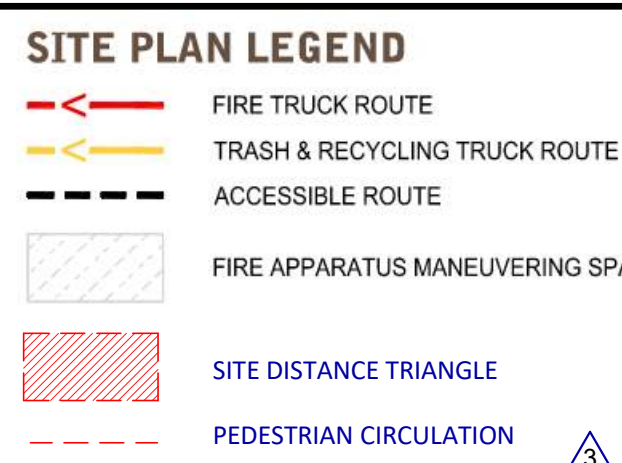
PHASE I SITE PLAN

| DATE | REVISIONS | REMARKS |
|------------|-------------------|---------|
| 2022.09.30 | PLANNING REVISION | |
| 2023.01.03 | PLANNING REVISION | |

PA/PM: J.THOMAS
DRAWN BY: LTV
JOB NO.: SEA19-0015-00

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AD-1.0B





PROJECT DATA (PHASE II):

| | | |
|--------------------------------------|-------------------------|-------------|
| CONSTRUCTION TYPE: | I-B (FULLY SPRINKLERED) | |
| OCCUPANCY GROUPS: | S-1 | |
| SITE AREA (AFTER LAND TRANSFER): | 3.77 AC | |
| GROSS: | 164,396 SF | |
| BUILDING AREA: | | |
| EXISTING BUILDING 1 | 285,012 SF | |
| BUILDING 2 (4-STORY) | 123,952 SF | |
| TOTAL AREA: | 408,964 SF | |
| EXIST. BLDG. AREA TO BE DEMO'D. | 24,808 SF | |
| NET NEW BLDG. AREA (PHASE II) | 99,144 SF | |
| BUILDING USE: | | |
| PERS. STORAGE | 123,952 SF | |
| FAR: | 2.49 | |
| PROPOSED GROSS: (408,964/164,396) | 2.49 | |
| COVERAGE: | 47.7% | |
| GROSS: | | |
| PARKING REQUIRED: (PHASE I & II) | | |
| PERS. STORAGE | 1/2000 SF | 204 STALLS |
| OFFICE | 1/300 SF | 3 STALLS |
| RESIDENT MGR. | | 2 STALLS |
| TOTAL | | 209 STALLS |
| PARKING PROVIDED: | | |
| EXISTING BUILDING 1 | | 25 STALLS |
| PROP. BUILDING 2 PARKING | | 41 STALLS |
| TOTAL PROPOSED AUTO SPACES: | | 66 STALLS |
| EV PARKING | @0.16/1000 GSF | 6 STALLS |
| REQ. ACCESSIBLE | | 3 STALLS |
| APNs (EXISTING): | 153-015-030 | 153-015-002 |
| PROP. BLDG HT. (BUILDING 2) (T.O.P.) | 63'-2" | |

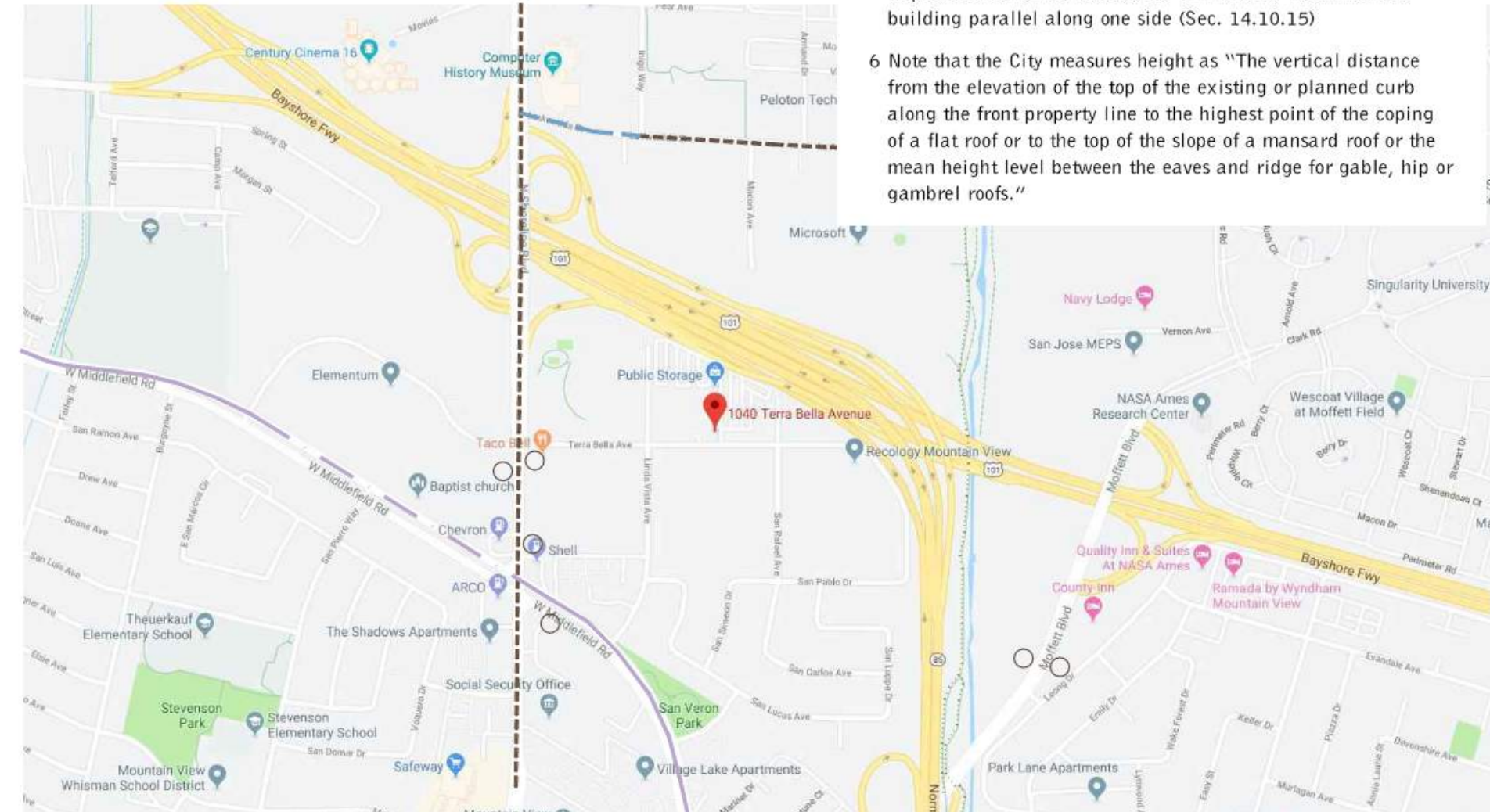
DEVELOPMENT STANDARDS:

| | |
|--------------------------------|--------------------|
| CURRENT ZONE: | MM |
| PROPOSED ZONE: | P |
| CURRENT GEN. PLAN DESIGNATION: | GENERAL INDUSTRIAL |
| MAX. F.A.R.: | 0.55 |
| MAX. COVERAGE: | NONE |
| MAX. HEIGHT: | NONE |
| BUILDING SETBACKS: | |
| FRONT: | 25 FT |
| PROPOSED FRONT (LINDA VISTA): | 13 FT |
| (SAN RAFAEL): | 30 FT |
| SIDE: | 0 FT |
| PROPOSED SIDE: | 10 FT |
| REAR: | 0 FT |
| PROPOSED REAR: | N/A |
| LANDSCAPE SETBACKS: | |
| FRONT: | 50% |
| PROPOSED FRONT: | 90% |
| PROPOSED SIDE: | 10 FT |
| PROPOSED REAR: | 47 FT |
| LANDSCAPE REQ.: | 10% |
| AREA REQ.: | 16,440 |
| AREA PROVIDED: | 44,404 |
| % PROVIDED: | 26% |
| OFF-STREET PARKING: | |
| STANDARD: | 8.5X18 |
| COMPACT: | N/A |
| COMPACT %: | N/A |
| DRIVE AISLE: | 24 FT |
| FIRE LANE: | 26 FT |
| OVERHANG: | 2' |

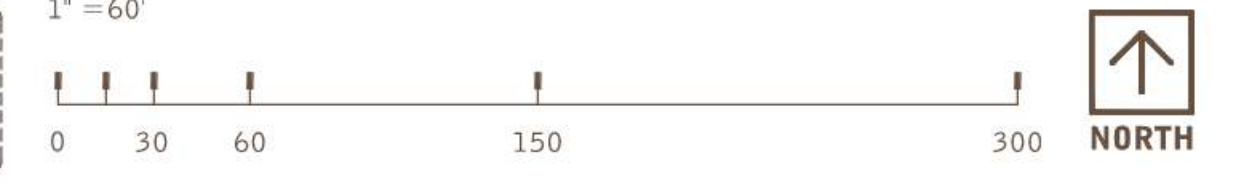
TRANSIT-BIKE MAP LEGEND

- BUS STOP
- CLASS II PART TIME BIKE LANE
- CLASS III BIKE ROUTE
- CLASS II BIKE LANE
- CLASS I MULTI-USE TRAIL

TRANSIT-BIKE MAP



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.



PHASE II SITE PLAN
SCALE: 1" = 40'-0" 2

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PHASE II SITE PLAN

| DATE | REMARKS |
|------------|----------------------|
| 2021.04.19 | PLANNING SUBMITTAL |
| 2021.08.23 | PLANNING RESUBMITTAL |
| 2022.02.08 | CLIENT REVIEW SET |
| 2022.07.08 | PLANNING REVISION |
| 2022.09.30 | PLANNING REVISION |
| 2023.01.03 | PLANNING REVISION |

| | |
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| DRAWN BY.: | LTV |
| JOB NO.: | SEA19-0015-00 |

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PHASE II
PROJECT DATA (PHASE II):

| | |
|-------------------------------------|------------|
| SITE AREA: | 3.77 AC |
| GROSS: | 154,376 SF |
| BUILDING AREA: | |
| BUILDING 1 (6-STORY): | 280,012 SF |
| BUILDING 2 (4-STORY): | 123,952 SF |
| TOTAL AREA: | 403,964 SF |
| EXIST. BLDG. AREA TO BE DEMOD. | 77,418 SF |
| NET NEW BLDG. AREA (PHASE I & II): | 331,546 SF |
| TOTAL BUILDING AREA (PHASE I & II): | 408,964 SF |
| FAR: | |
| EXISTING GROSS: | 0.41 |
| PROPOSED GROSS: | 2.49 |

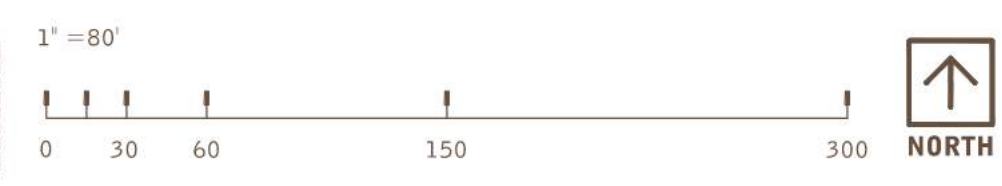
OPEN SPACE DATA:

| | | |
|---------------------|--------|------------|
| LANDSCAPE AREA: | 18.2% | 25,957 SF |
| PAVED AREA: | 52.28% | 89,768 SF |
| BUILDING FOOTPRINT: | 47.4% | 78,499 SF |
| IMPERVIOUS AREA: | 81.78% | 134,439 SF |

LEGEND

- BUILDING FOOTPRINT INCLUDED IN FAR
- BUILDING FOOTPRINT TO BE DEMOLISHED IN PHASE I
- BUILDING FOOTPRINT TO BE DEMOLISHED IN PHASE II
- PROPOSED BUILDING
- PROPOSED LANDSCAPE

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.



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1040 TERRA BELLA ROAD
MOUNTAIN VIEW, CA 94043**

FAR DIAGRAMS

| DATE | CLIENT REVIEW SET | REMARKS |
|------------|-------------------|---------|
| 2022.02.08 | CLIENT REVIEW SET | |
| 2022.07.08 | PLANNING REVISION | |
| 2023.01.03 | PLANNING REVISION | |

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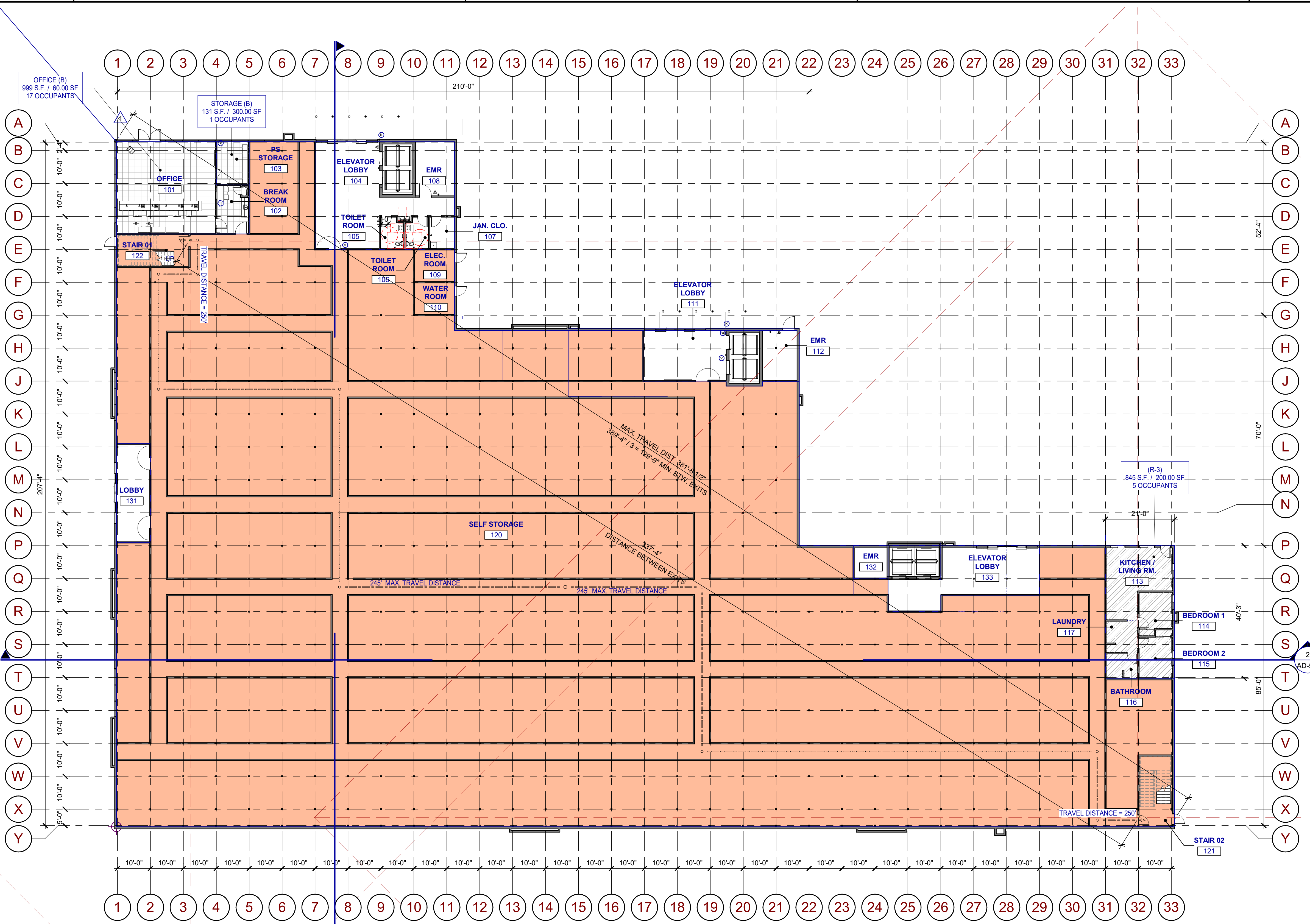
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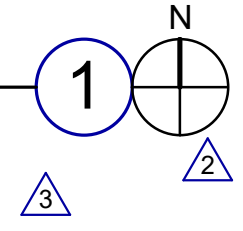
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BUILDING 1 : 1ST FLOOR PLAN

SCALE: 1/16" = 1'-0"



RESTROOM SUMMARY

FIXTURES REQUIRED (BASED ON CPC TABLE 422.1):

| | WC/M | WC/W | URINALS | LAVATORY M | LAVATORY W | DRINKING FOUNTAINS | SERVICE SINKS |
|-----------------------|---------------------------|-----------|----------|------------|------------|--------------------|---------------|
| OFFICE | 1,504 S.F. / 200 = 8 | / 2 = 4 | 1 | 1 | 1 | 1 | 1 |
| STORAGE | 287,512 S.F. / 5,000 = 58 | / 2 = 29 | 1 | 1 | 1 | 1 | 1 |
| RESIDENTIAL | 856 S.F. / N/A = N/A | / 2 = N/A | 1 | 0 | 1 | 0 | 0 |
| TOTAL REQUIRED | | | 3 | 2 | 3 | 2 | 3 |
| TOTAL PROVIDED | | | 4 | 3 | 4 | 3 | 4 |

* INCLUDES 1 UNISEX RESIDENTIAL FIXTURE (WC, LAVATORY, AND KITCHEN SINK)

BLDG 1 - 1ST FLOOR PLAN

| DATE | REVISIONS |
|------------|----------------------|
| 2021.04.19 | PLANNING SUBMITTAL |
| 2021.08.23 | PLANNING RESUBMITTAL |
| 2021.10.05 | OFFICE REVISION |
| 2022.02.08 | CLIENT REVIEW SET |
| 2022.07.08 | PLANNING REVISION |

| | |
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| DRAWN BY.: | LTV |
| JOB NO.: | SEA19-0015-00 |

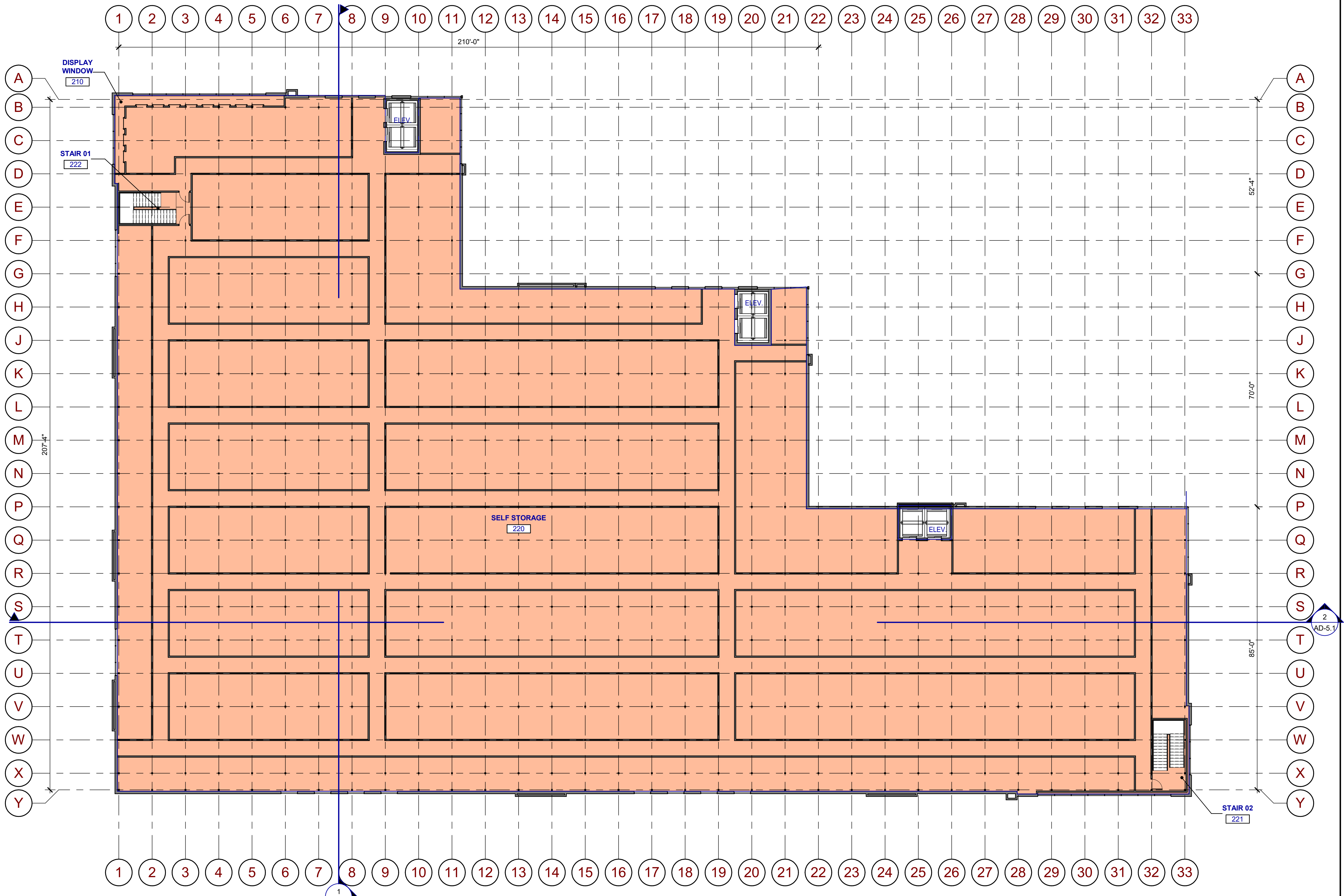


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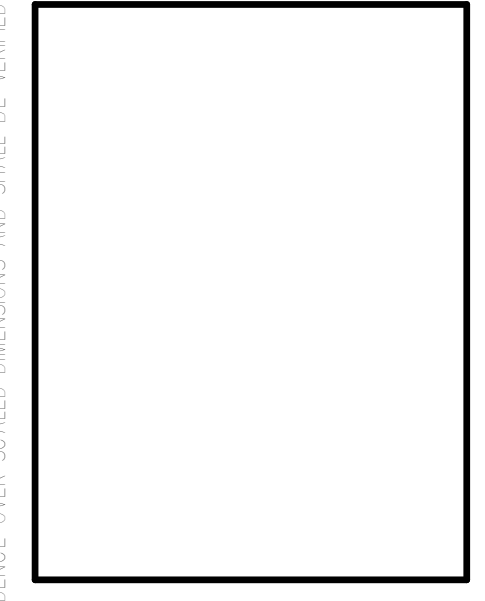
BUILDING 1 - SECOND FLOOR PLAN
 SCALE: 1/16" = 1'-0"
 1

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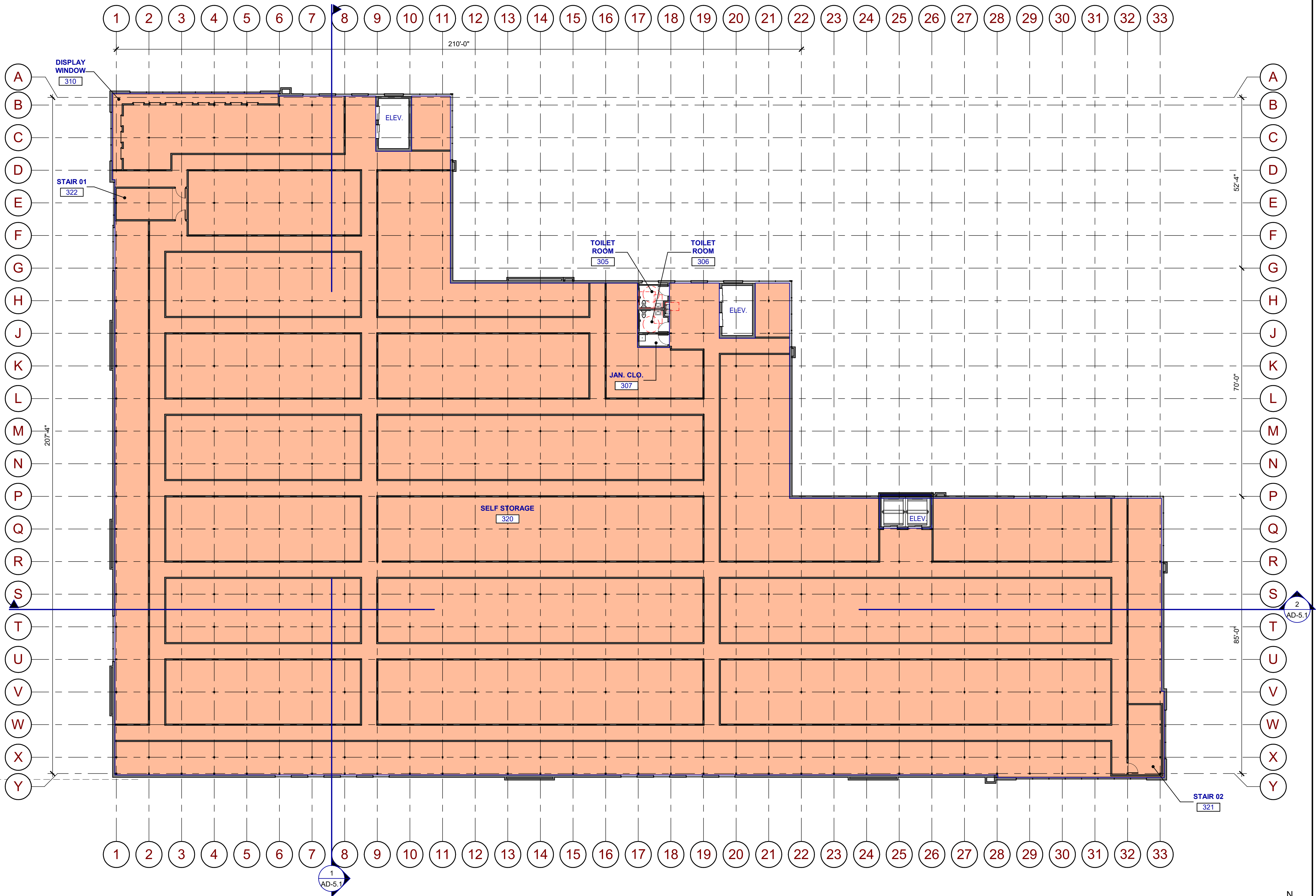
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| DATE | REMARKS |
|------------|----------------------|
| 2021.04.19 | PLANNING SUBMITTAL |
| 2021.08.23 | PLANNING RESUBMITTAL |
| 2022.02.08 | CLIENT REVIEW SET |
| 2022.07.08 | PLANNING REVISION |

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| JOB NO.: | SEA19-0015-00 |

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BUILDING 1 - THIRD FLOOR PLAN
 SCALE: 1/16" = 1'-0"
 1

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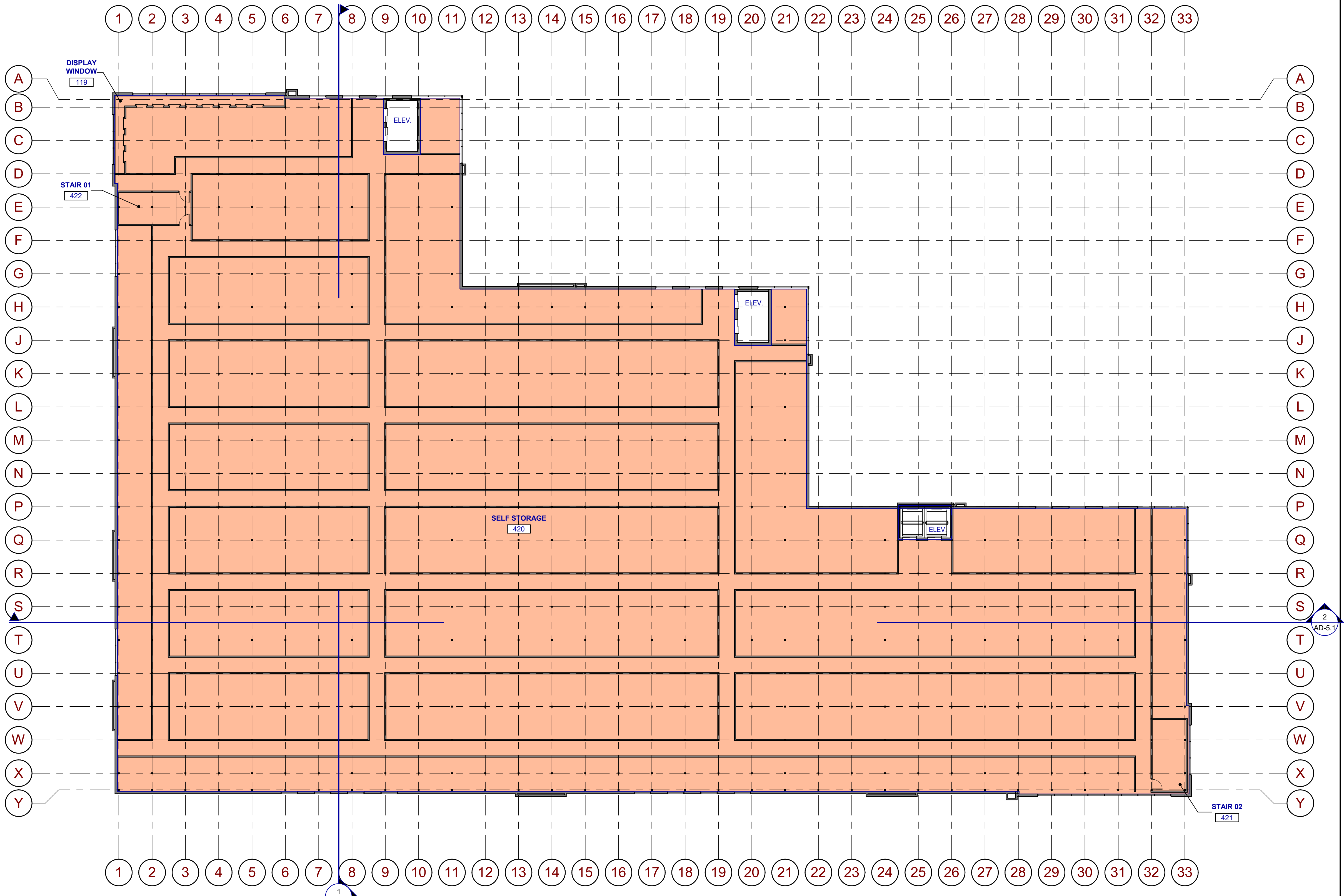
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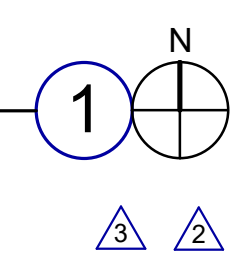


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BUILDING 1 - FOURTH FLOOR

SCALE: 1/16" = 1'-0"



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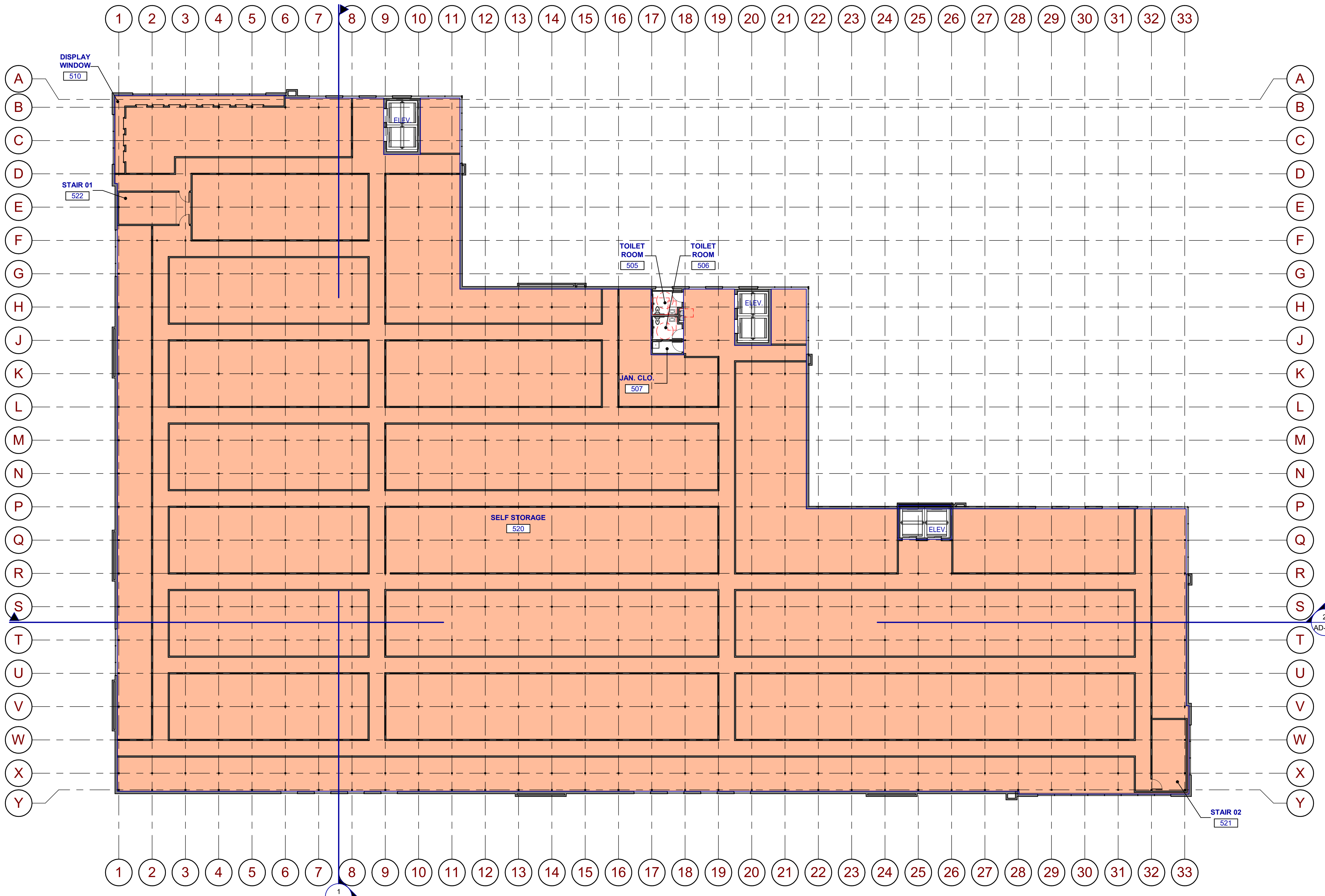
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| BLDG 1 - 4TH FLOOR PLAN | |
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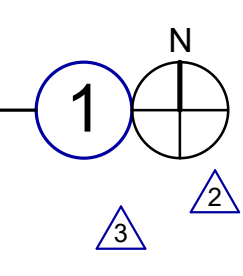


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BUILDING 1 - FIFTH FLOOR PLAN

SCALE: 1/16" = 1'-0"



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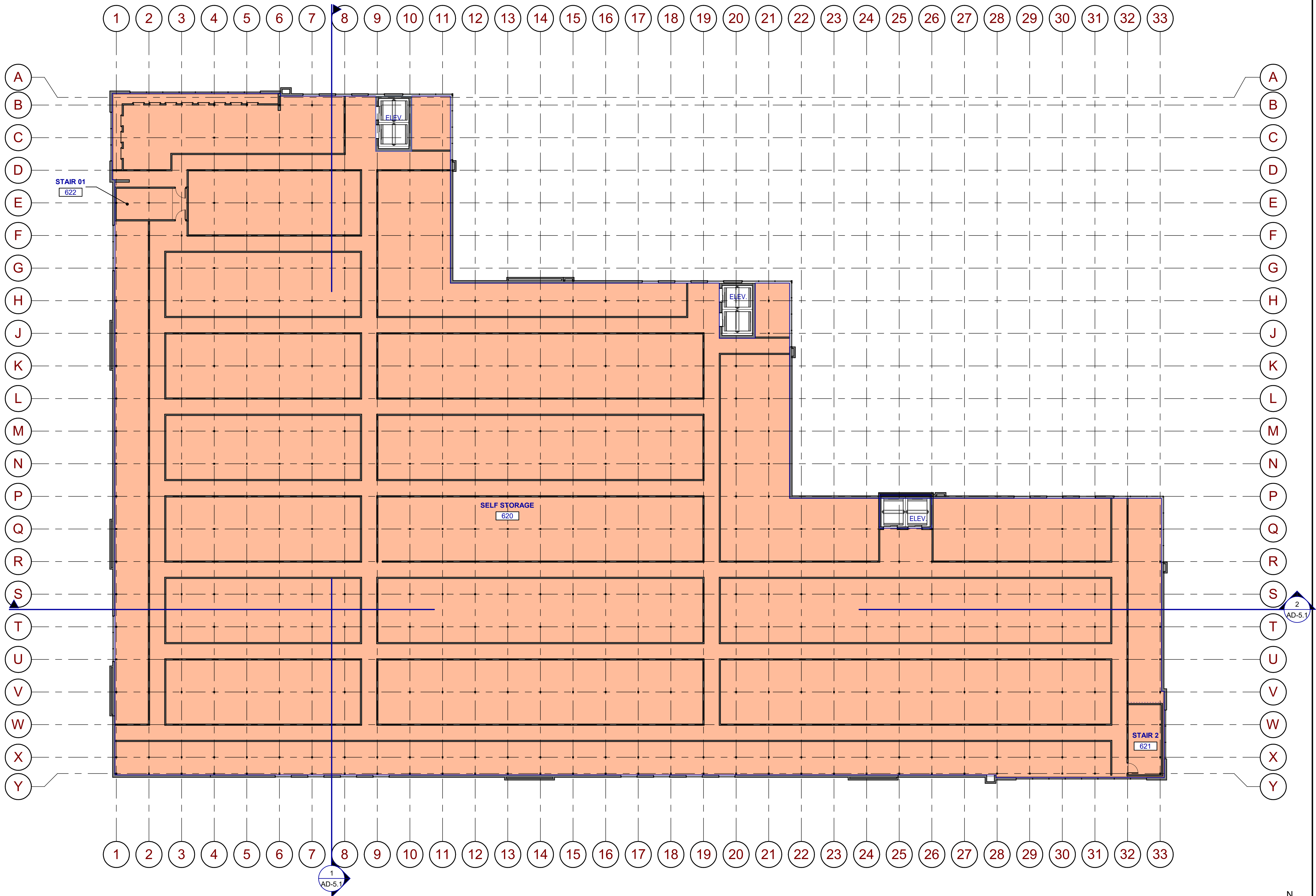
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| BLDG 1 - 5TH FLOOR PLAN | |
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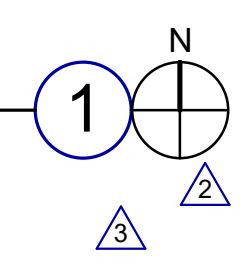
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BUILDING 1 - SIXTH FLOOR PLAN

SCALE: 1/16" = 1'-0"



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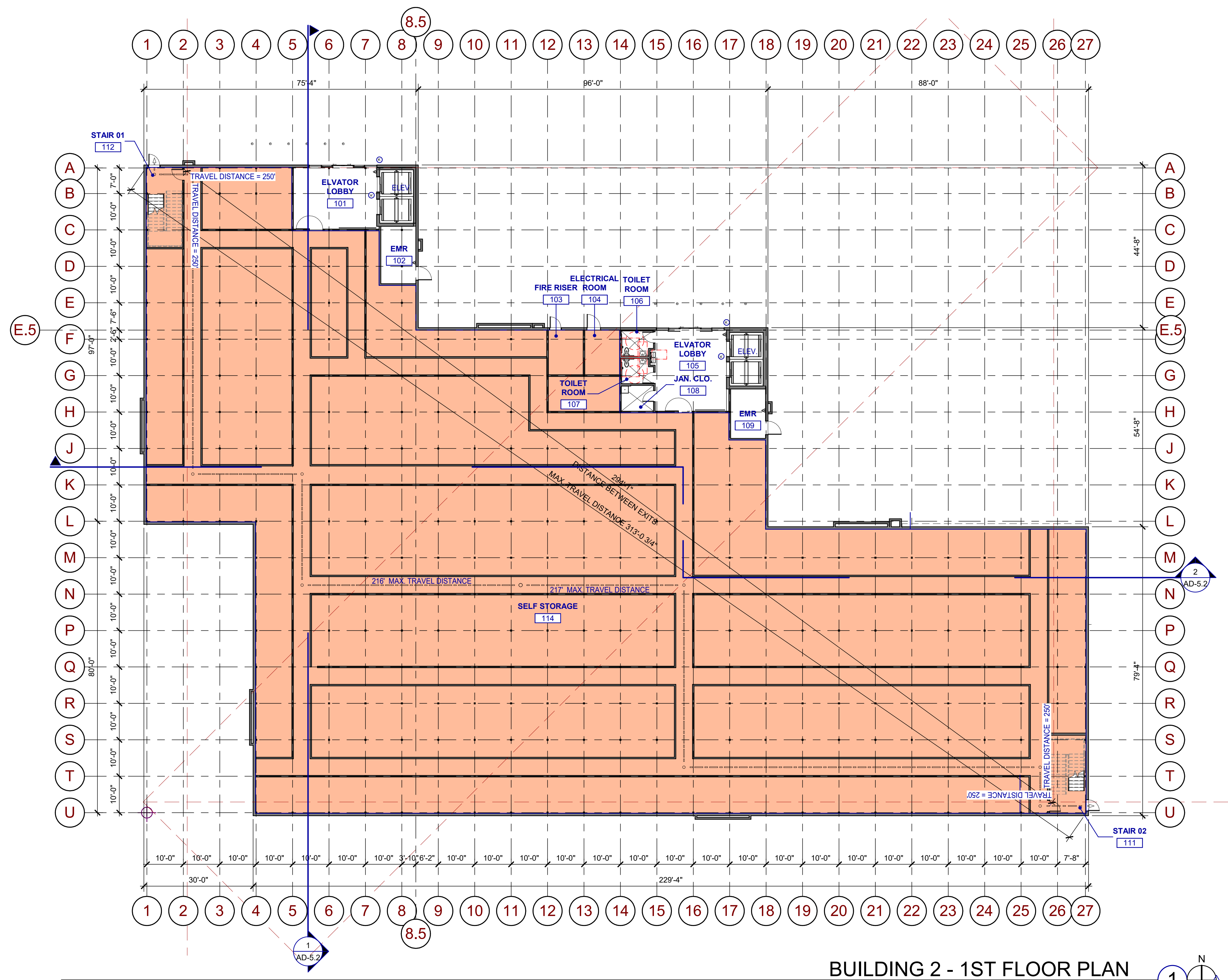
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| BLDG 1 - 6TH FLOOR PLAN | |
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BUILDING 2 - 1ST FLOOR PLAN
SCALE: 1/16" = 1'-0"

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RESTROOM SUMMARY

FIXTURES REQUIRED (BASED ON CPC TABLE 422.1):

| DATE | REMARKS | WC. M | WC. W | URINALS | LAVATORY M | LAVATORY W | DRINKING FOUNTAINS | SERVICE SINKS |
|-----------------------|----------------------|----------|----------|----------|------------|------------|--------------------|---------------|
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| 2021.08.23 | PLANNING RESUBMITTAL | 1 | 1 | 0 | 1 | 1 | 1 | 1 |
| 2022.02.08 | CLIENT REVIEW SET | 2 | 2 | 0 | 2 | 2 | 2 | 2 |
| 2022.07.08 | PLANNING REVISION | 2 | 2 | 0 | 2 | 2 | 2 | 2 |
| TOTAL REQUIRED | | 1 | 1 | 0 | 1 | 1 | 1 | 1 |
| TOTAL PROVIDED | | 2 | 2 | 0 | 2 | 2 | 2 | 2 |

STORAGE 119,456 S.F. / 5,000 = 24 / 2 = 12

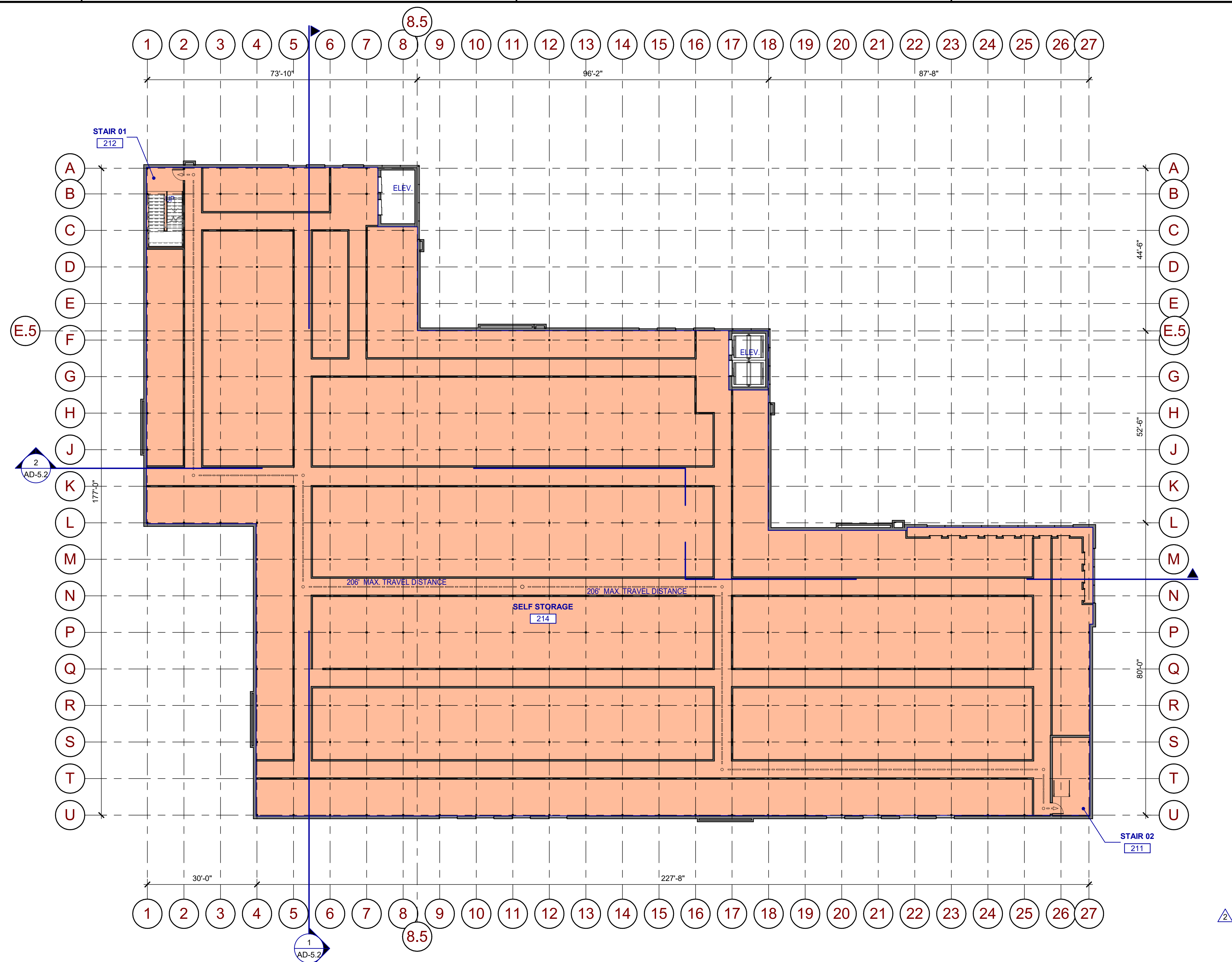
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BUILDING 2 - 2ND FLOOR PLAN
 SCALE: 1/16" = 1'-0"
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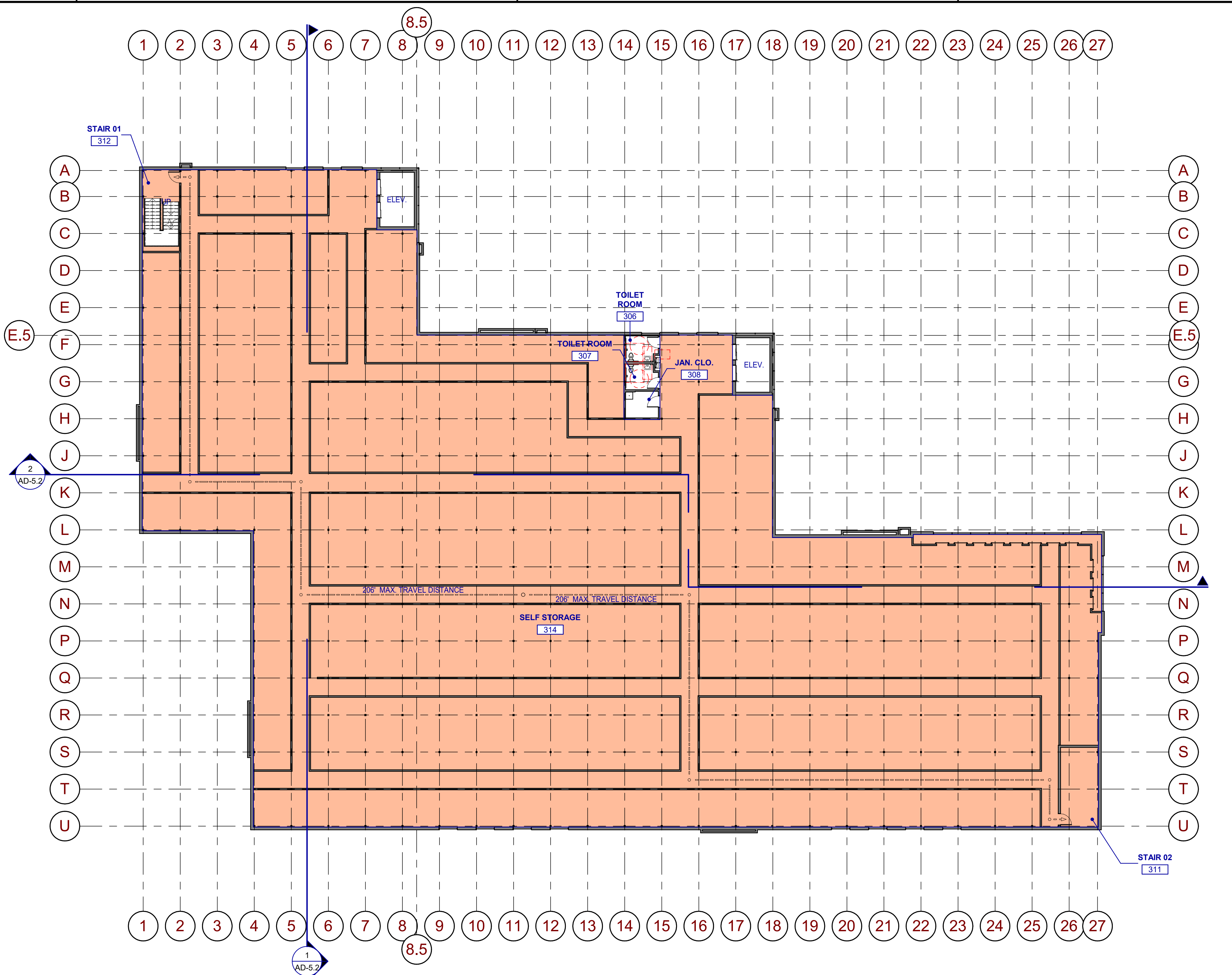
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BUILDING 2 - 3RD FLOOR PLAN
 SCALE: 1/16" = 1'-0" 1

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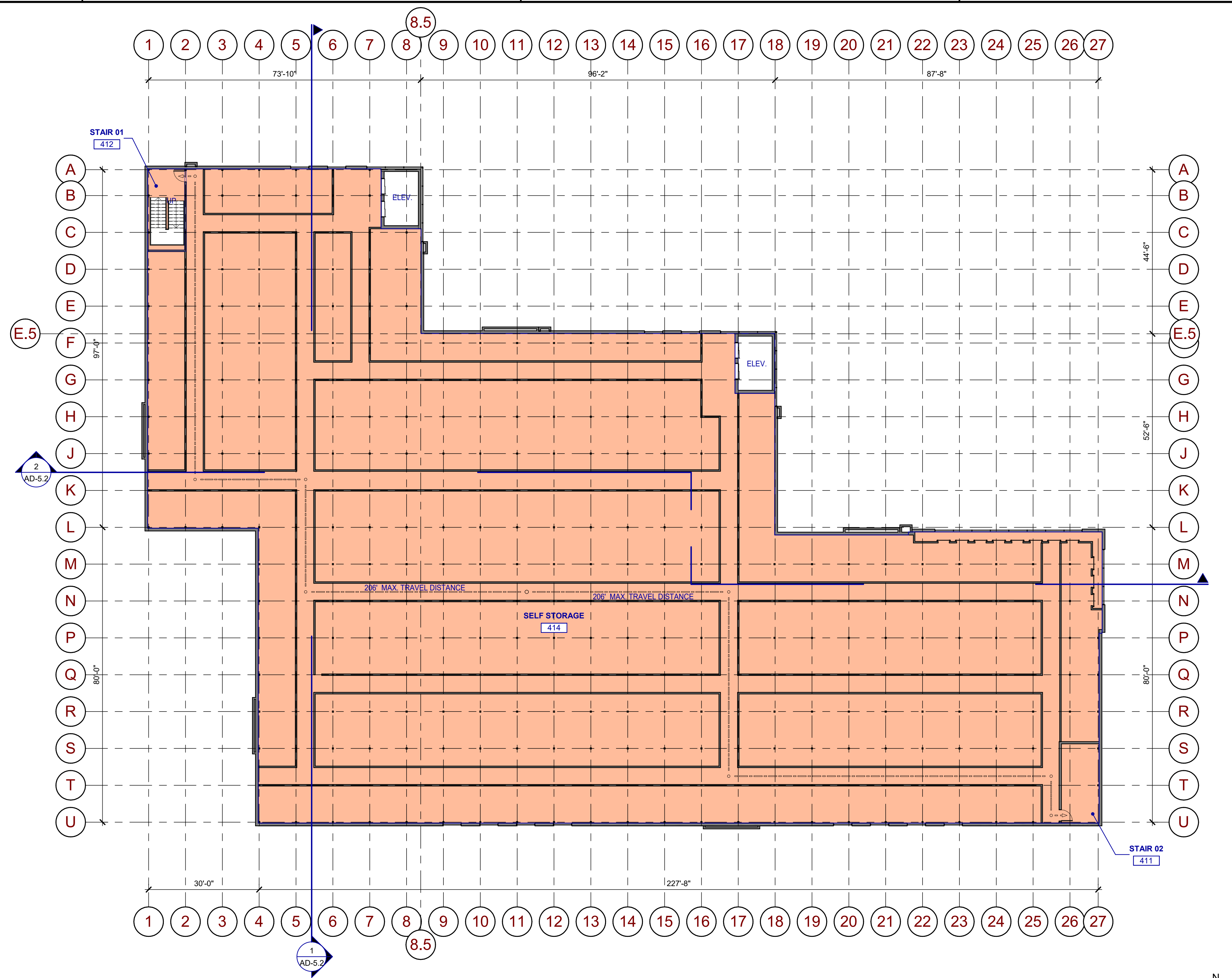
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| BLDG 2 - 3RD FLOOR PLAN | |
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BUILDING 2 - 4TH FLOOR PLAN
 SCALE: 1/16" = 1'-0" 1

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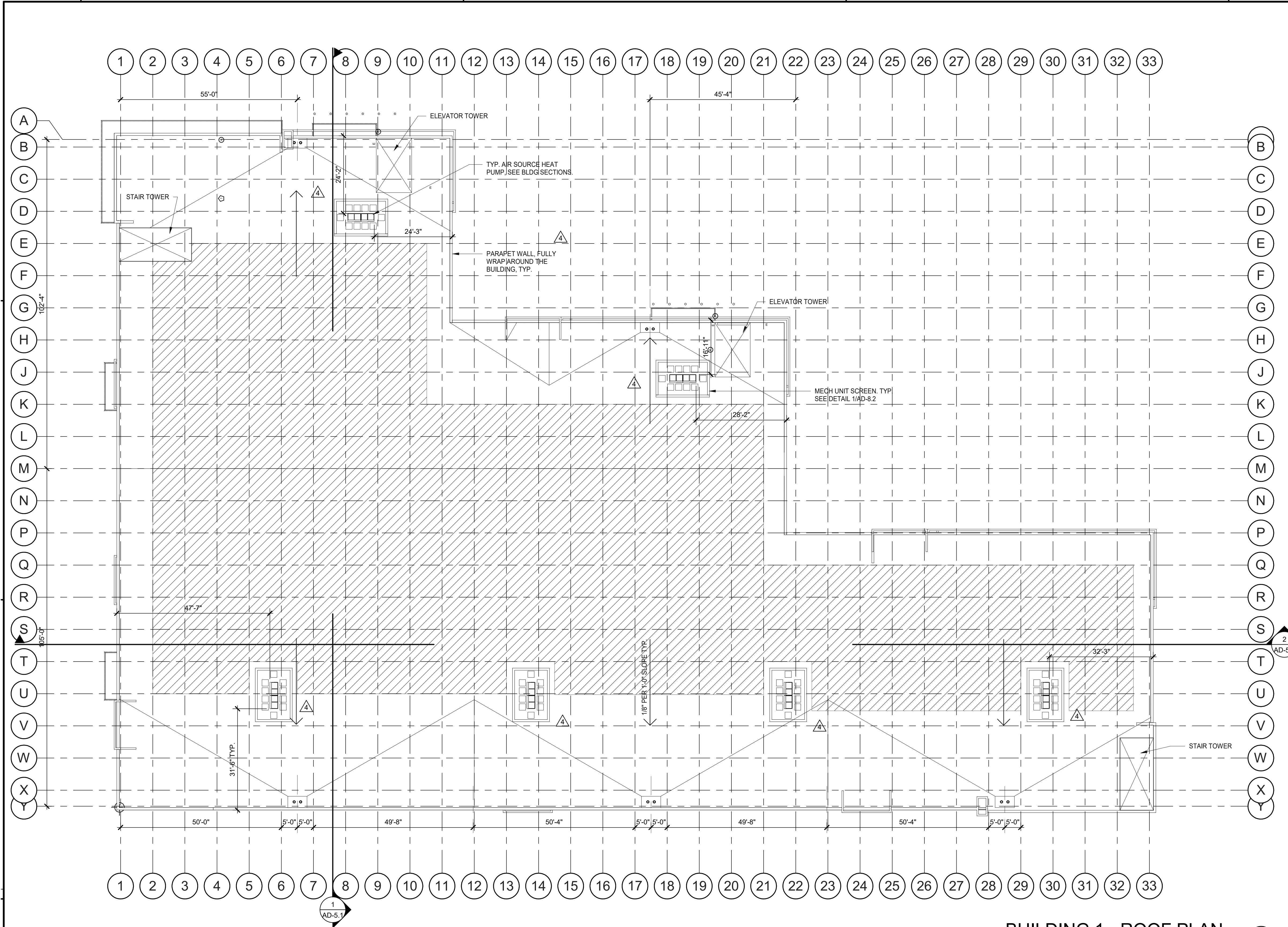
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| BLDG 2 - 4TH FLOOR PLAN | |
|-------------------------|----------------------|
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BUILDING 1 - ROOF PLAN
SCALE: 1/16" = 1'-0"

SOLAR ZONE CALCULATIONS

| | |
|---------------------------------------|--------------|
| FUTURE SOLAR: | |
| ROOF AREA: | 48,018 S.F. |
| 50% OF ROOF AREA: | 24,009 S.F. |
| TOTAL AREA FOR FUTURE SOLAR REQUIRED: | 24,009 S.F.* |
| TOTAL AREA FOR FUTURE SOLAR PROVIDED: | 25,900 S.F. |

* CEC SECTION 110.10(B)4 DOES NOT REQUIRE THE INCLUSION OF ANY COLLATERAL LOADS FOR FUTURE SOLAR ENERGY SYSTEMS.

SOLAR ZONE
(ALL SOLAR EQUIPMENT SHOULD BE INSTALLED SHOULD NOT EXCEED FROM PARAPET HEIGHT.)

ABBREVIATIONS

- T.O.P. = TOP OF PARAPET
- H.P. = TOP OF ROOFING - HIGH POINT
- M.P. = TOP OF ROOFING - MID POINT
- L.P. = TOP OF ROOFING - LOW POINT

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BLDG 1 - ROOF PLAN

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| 2022.02.08 | CLIENT REVIEW SET |
| 2022.07.08 | PLANNING REVISION |
| 2022.09.30 | PLANNING REVISION |
| 2023.01.03 | PLANNING REVISION |

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EAST ELEVATION - SCALE 1/16" = 1'-0"



WEST ELEVATION (ALONG LINDA VISTA AVE) - SCALE 1/16" = 1'-0"

KEYNOTES

- | | | | | |
|---|--|--|---|--|
| <p>1 STOREFRONT: BLACK ANODIZED ALUMINUM MULLIONS WITH VISION GLAZING AND SLIDING DOORS AT ENTRIES</p> <p>2 STOREFRONT: BLACK ANODIZED ALUMINUM MULLIONS WITH SPANDREL GLAZING</p> <p>3 8" SPLIT FACE - "CHAMPAGNE" BY ANGELUS BLOCK</p> | <p>4 PAINTED STUCCO WALL TO BE PEGASUS - PPG1010-1</p> <p>5 METAL PANEL WITH REVEALS AS SHOWN TO BE TORNADO - PPG1009-4</p> <p>6 METAL PANEL WITH REVEALS AS SHOWN TO BE GRAY STONE - PPG1009-4</p> | <p>7 PAINTED STUCCO WALL TO BE HELIOTROPE - PPG1015-5</p> <p>8 PAINTED STUCCO WALL TO BE STEEPLE GRAY - PPG1012-5</p> <p>9 ACCENTS SHOWN TO BE SHERWIN WILLIAMS - PS ORANGE</p> | <p>10 ANGELUS 7 RIB SPLIT FACE - "GREYSTONE" BY ANGELUS BLOCK</p> <p>11 MAPES ARCHITECTURAL LUMISHADE CANOPY TO BE PS ORANGE</p> <p>12 MAPES ARCHITECTURAL LUMISHADE FRAME/ CANOPY TO BE PS PLUM</p> | <p>13 GREYSTONE STRIP</p> <p>14 SHOWCASE WINDOW VISION GLAZING</p> <p>A SIGNAGE AREA 4'-6" X 39'-2" (177) SF.</p> |
|---|--|--|---|--|

BUILDING 1 - EAST AND WEST ELEVATION 1

SCALE: 1/16" = 1'-0"



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| 2021.04.19 | PLANNING SUBMITTAL |
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| 2022.07.08 | PLANNING REVISION |
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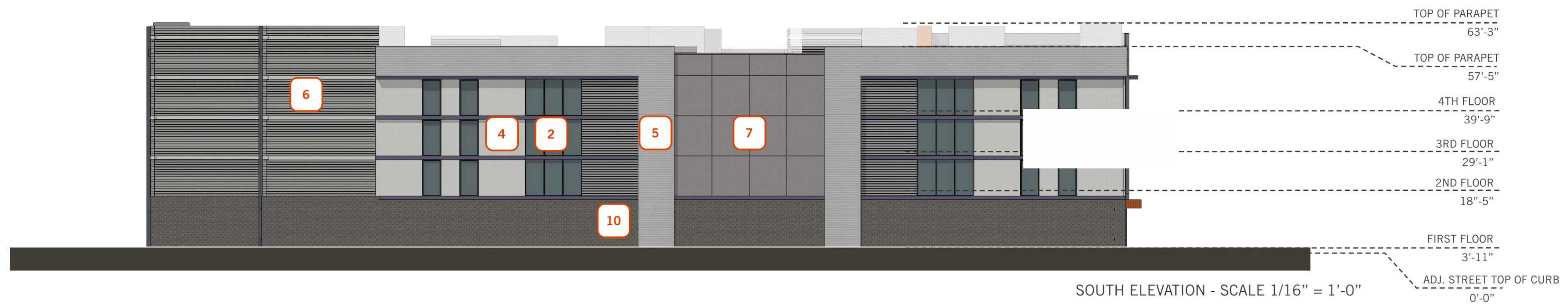
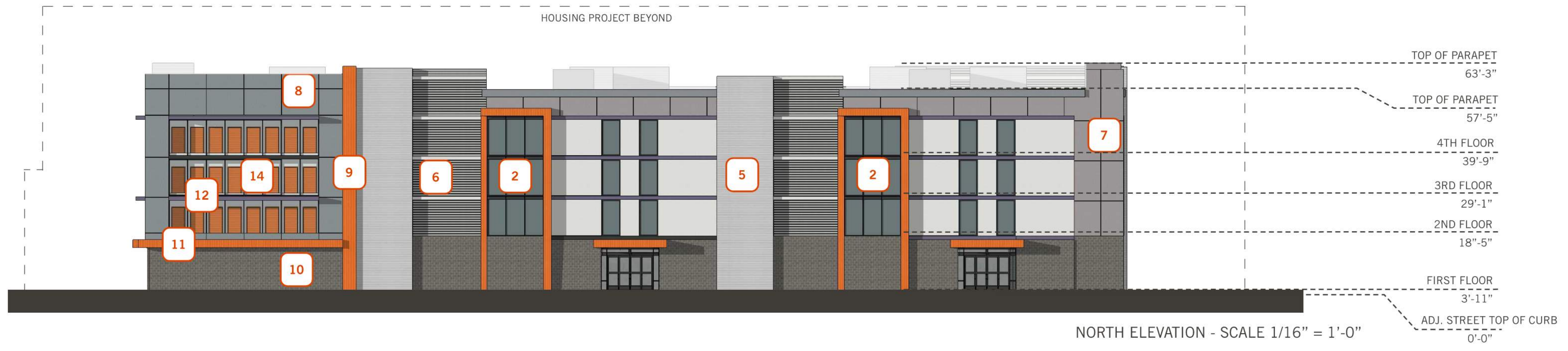
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KEYNOTES

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|---|--|---|---|--|
| <p>1 STOREFRONT: BLACK ANODIZED ALUMINUM MULLIONS WITH VISION GLAZING AND SLIDING DOORS AT ENTRIES</p> <p>2 STOREFRONT: BLACK ANODIZED ALUMINUM MULLIONS WITH SPANDREL GLAZING</p> <p>3 8" SPLIT FACE - "CHAMPAGNE" BY ANGELUS BLOCK</p> | <p>4 PAINTED STUCCO WALL TO BE PEGASUS - PPG1010-1</p> <p>5 METAL PANEL WITH REVEALS AS SHOWN TO BE TORNADO - PPG1009-4</p> <p>6 METAL PANEL WITH REVEALS AS SHOWN TO BE GRAY STONE - PPG1009-4</p> | <p>7 PAINTED STUCCO WALL TO BE HELIOTROPE - PPG1015-5</p> <p>8 PAINTED STUCCO WALL TO BE STEEPLE GRAY- PPG1012-5</p> <p>9 ACCENTS SHOWN TO BE SHERWIN WILLIAMS - PS ORANGE</p> | <p>10 ANGELUS 7 RIB SPLIT FACE - "GREYSTONE" BY ANGELUS BLOCK</p> <p>11 MAPES ARCHITECTURAL LUMISHADE CANOPY TO BE PS ORANGE</p> <p>12 MAPES ARCHITECTURAL LUMISHADE FRAME/ CANOPY TO BE PS PLUM</p> | <p>13 GREYSTONE STRIP</p> <p>14 SHOWCASE WINDOW VISION GLAZING</p> <p>A SIGNAGE AREA 4'-6" X 39'-2" (177) SF.</p> |
|---|--|---|---|--|

BUILDING 2 - NORTH AND SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



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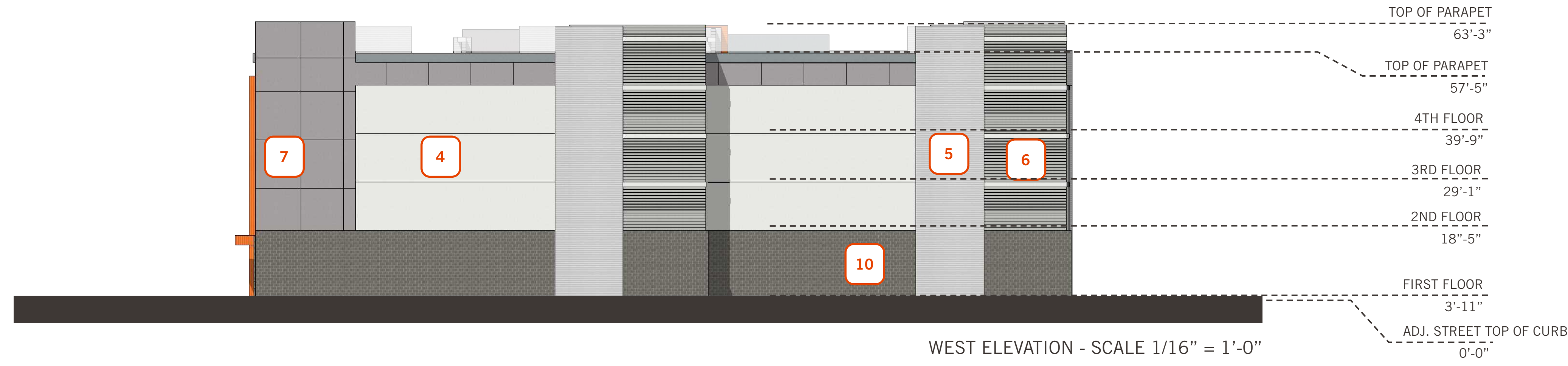
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KEYNOTES

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|---|--|---|---|--|
| <p>1 STOREFRONT: BLACK ANODIZED ALUMINUM MULLIONS WITH VISION GLAZING AND SLIDING DOORS AT ENTRIES</p> <p>2 STOREFRONT: BLACK ANODIZED ALUMINUM MULLIONS WITH SPANDREL GLAZING</p> <p>3 8" SPLIT FACE - "CHAMPAGNE" BY ANGELUS BLOCK</p> | <p>4 PAINTED STUCCO WALL TO BE PEGASUS - PPG1010-1</p> <p>5 METAL PANEL WITH REVEALS AS SHOWN TO BE TORNADO - PPG1009-4</p> <p>6 METAL PANEL WITH REVEALS AS SHOWN TO BE GRAY STONE - PPG1009-4</p> | <p>7 PAINTED STUCCO WALL TO BE HELIOTROPE - PPG1015-5</p> <p>8 PAINTED STUCCO WALL TO BE STEEPLE GRAY- PPG1012-5</p> <p>9 ACCENTS SHOWN TO BE SHERWIN WILLIAMS - PS ORANGE</p> | <p>10 ANGELUS 7 RIB SPLIT FACE - "GREYSTONE" BY ANGELUS BLOCK</p> <p>11 MAPES ARCHITECTURAL LUMISHADE CANOPY TO BE PS ORANGE</p> <p>12 MAPES ARCHITECTURAL LUMISHADE FRAME/ CANOPY TO BE PS PLUM</p> | <p>13 GREYSTONE STRIP</p> <p>14 SHOWCASE WINDOW VISION GLAZING</p> <p>A SIGNAGE AREA 4'-6" X 39'-2" (177) SF.</p> |
|---|--|---|---|--|

BUILDING 2 - EAST AND WEST ELEVATION
SCALE: 1/16" = 1'-0" 1



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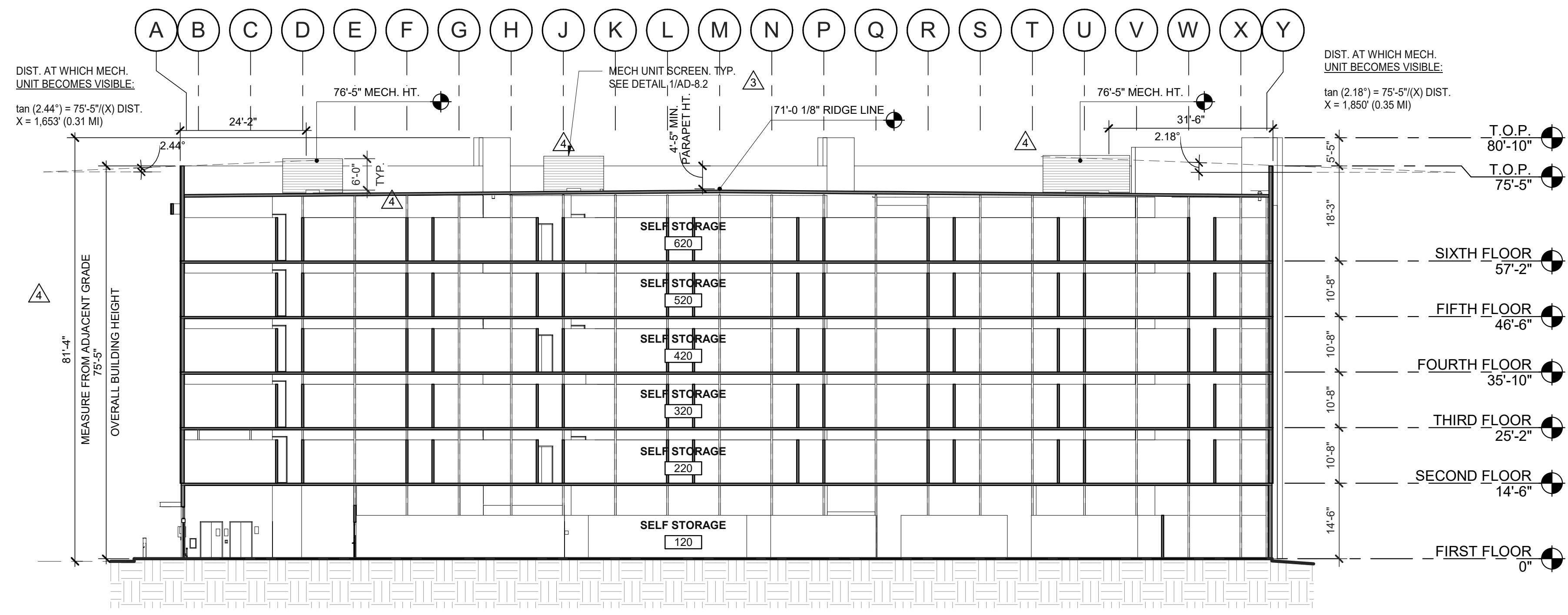
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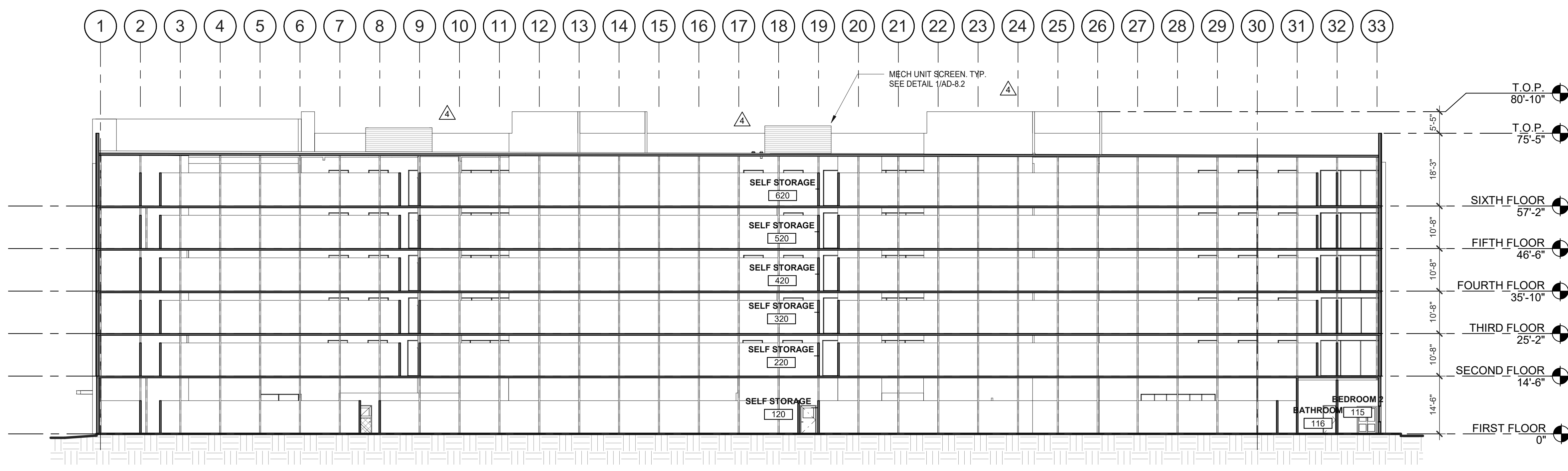
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BUILDING 1 - SECTION 1
SCALE: 1/16" = 1'-0" ①



BUILDING 1 - SECTION 2
SCALE: 1/16" = 1'-0" ②

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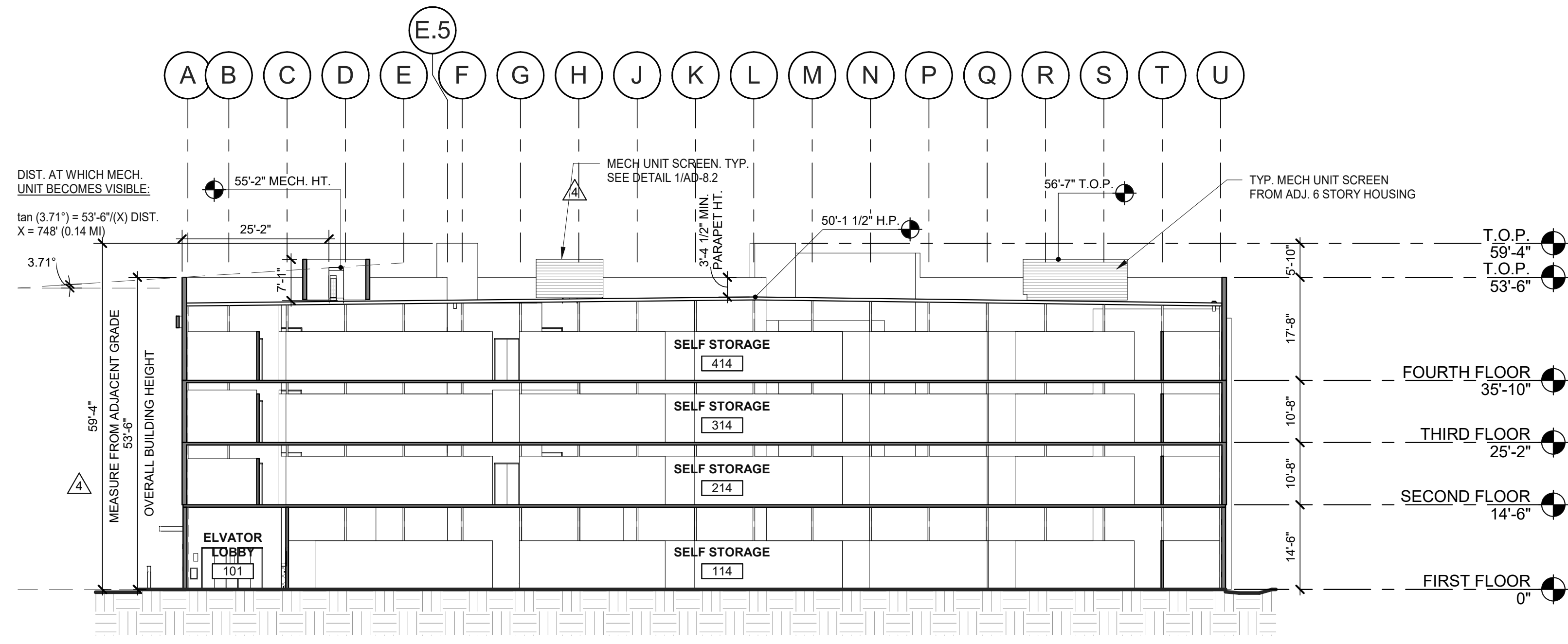
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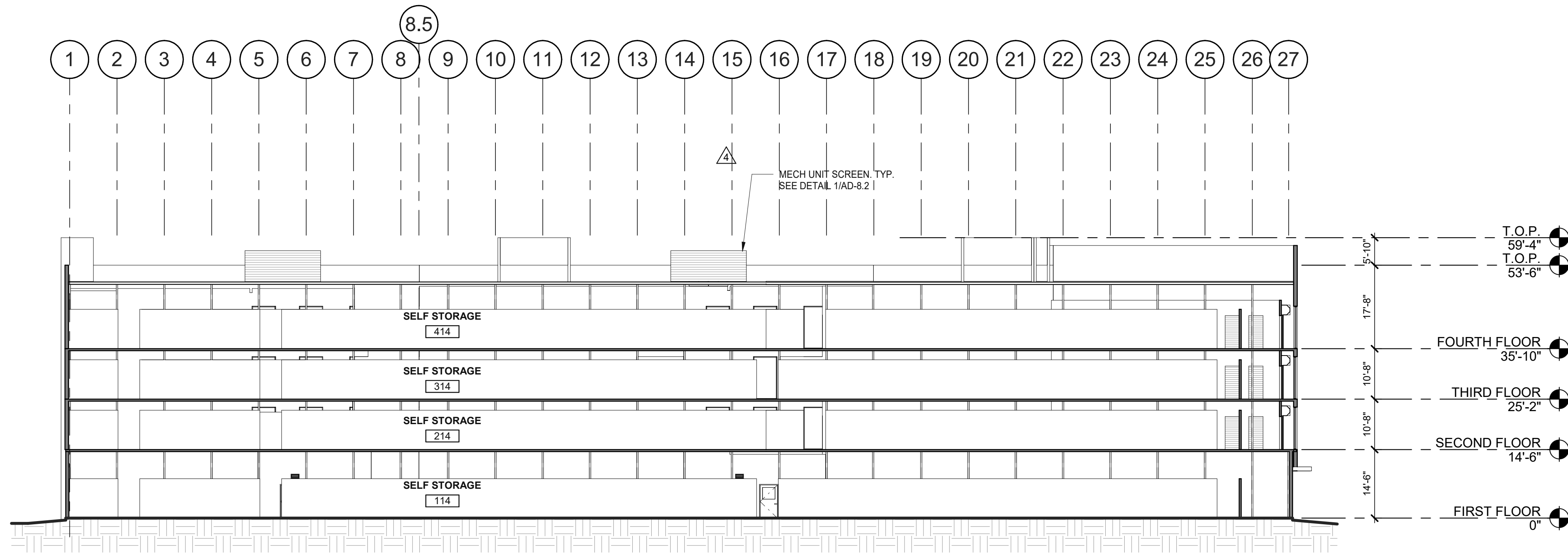




BUILDING 2 - SECTION

SCALE: 1/16" = 1'-0"

1



BUILDING 2 - SECTION

SCALE: 1/16" = 1'-0"

2

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MOUNTAIN VIEW, CA 94043

| BLDG 2 - SECTIONS | | REMARKS |
|-------------------|-------------------|---------|
| DATE | CLIENT REVIEW SET | |
| 2022.02.08 | CLIENT REVIEW SET | |
| 2022.07.08 | PLANNING REVISION | |
| 2022.09.30 | PLANNING REVISION | |

| | |
|------------|---------------|
| PA/PM: | J.THOMAS |
| DRAWN BY.: | LTV |
| JOB NO.: | SEA19-0015-00 |

SHEET
AD-5.2





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B



C



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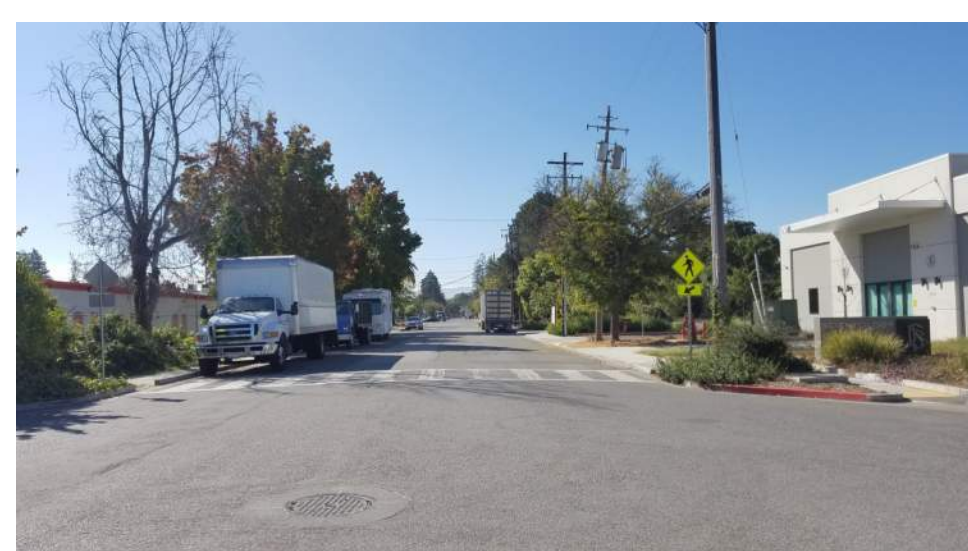
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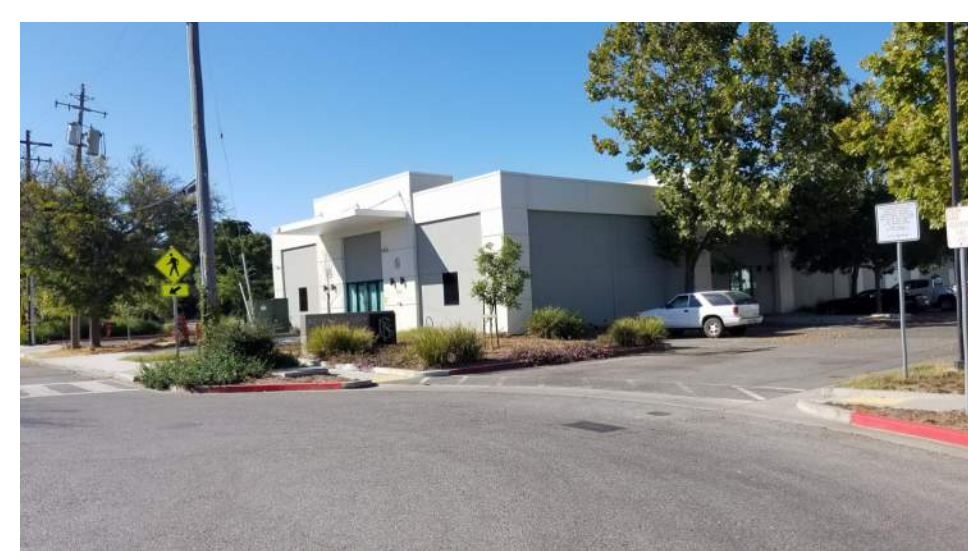
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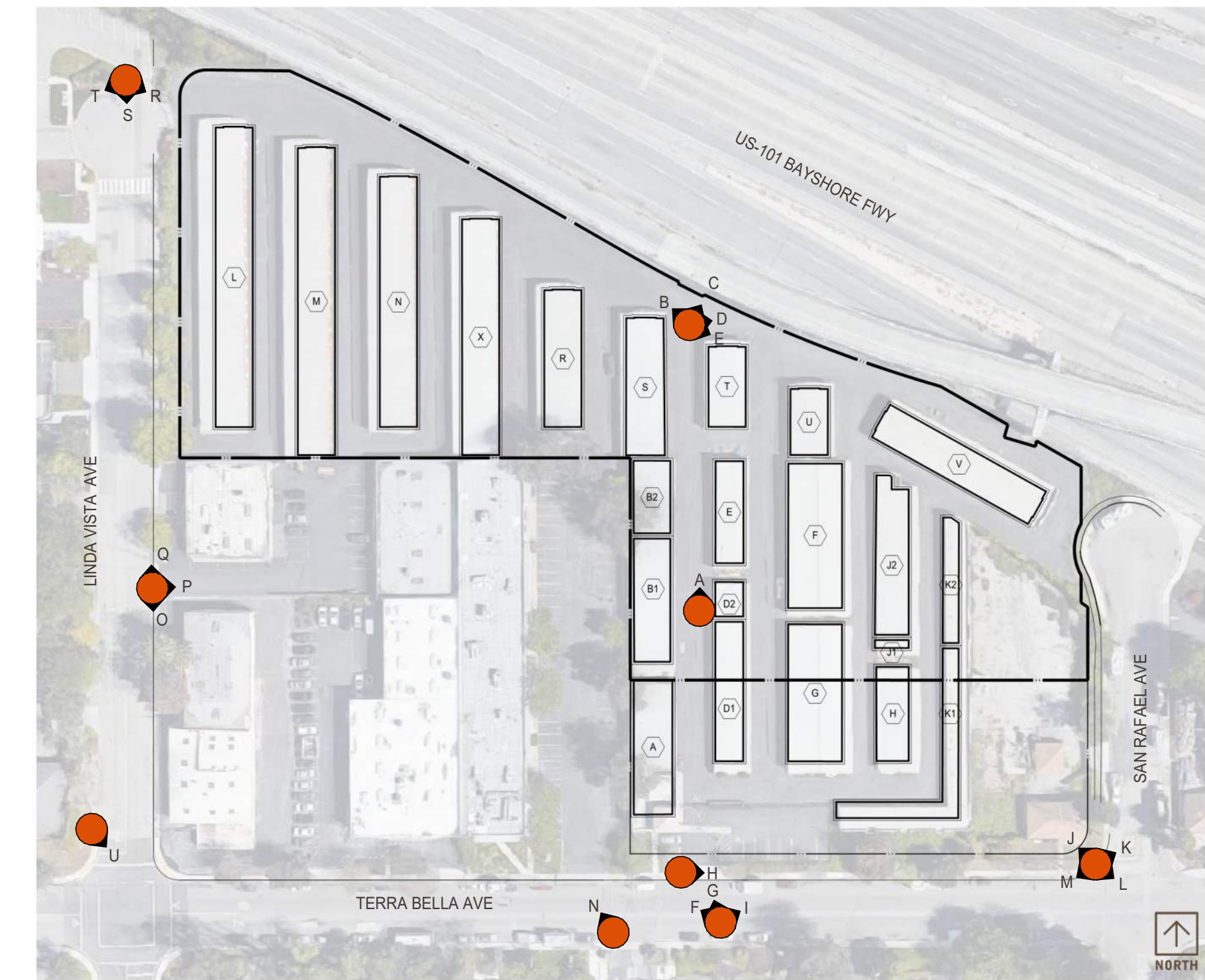


PHOTO KEY

SCALE: N.T.S.

1



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| SITE PHOTOS | |
|-------------|--------------------|
| DATE | REMARKS |
| 2021.04.19 | PLANNING SUBMITTAL |
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SHEET
AD-6.1



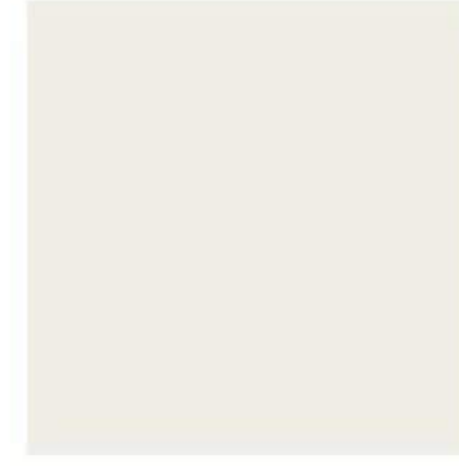
1 MULLIONS
STOREFRONT:
 BLACK ANODIZED ALUMINUM MULLIONS WITH VISION GLAZING AND SLIDING DOORS AT ENTRIES



2 GLASS
 BLACK ANODIZED ALUMINUM MULLIONS WITH SPANDREL GLAZING



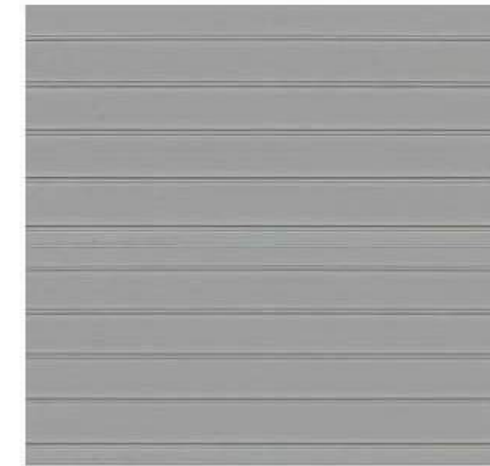
3 CMU
 8" SPLIT FACE - "CHAMPAGNE" BY ANGELUS BLOCK WITH GREYSTONE STRIPE



4 STUCCO PAINT
 PAINTED STUCCO WALL TO BE PEGASUS - PPG1010-1



5 METAL PANEL
 METAL PANEL WITH REVEALS AS SHOWN TO BE TORNADO - PPG1009-4



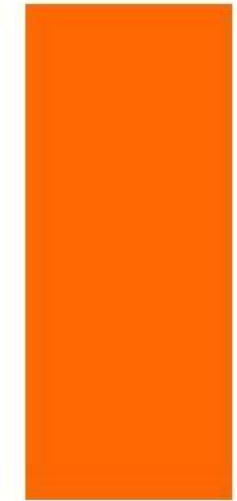
6 METAL PANEL
 METAL PANEL WITH REVEALS AS SHOWN TO BE GRAY STONE - PPG1009-4



7 STUCCO PAINT
 PAINTED STUCCO WALL TO BE HELIOTROPE - PPG1015-5



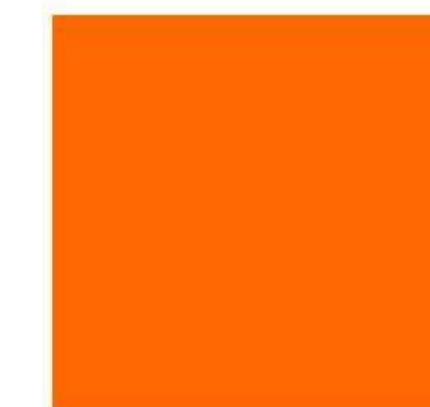
8 STUCCO PAINT
 PAINTED STUCCO WALL TO BE STEEPLE GRAY - PPG1012-5



9 PAINT
 ACCENTS SHOWN TO BE SHERWIN WILLIAMS - PS ORANGE



10 7 RIB CMU
 ANGELUS 7 RIB SPLIT FACE - "GREYSTONE" BY ANGELUS BLOCK



11 PAINT
 MAPES ARCHITECTURAL LUMISHADE CANOPY TO BE PS ORANGE



12 PAINT
 ARCHITECTURAL LUMISHADE FRAME TO BE PS PLUM (PURPLE RAIN PPG)



13 GREYSTONE STRIPE
 GREYSTONE STRIP WITH 8" SPLIT FACE "CHAMPAGNE" BY ANGELUS BLOCK



14 MULLIONS
 SHOWCASE WINDOW VISION GLAZING

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| DATE | REMARKS |
|------------|---------------------------|
| 2021.04.19 | PLANNING SUBMITTAL |
| 2021.08.23 | PLANNING REVIEW SUBMITTAL |
| 2022.02.08 | CLIENT REVIEW SET |
| 2022.07.08 | PLANNING REVISION |
| 2022.10.25 | PLANNING REVISION |

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SHEET
AD-6.2



BUILDING 1 - NE CORNER VIEW

SCALE: N.T.S. 0"

1



BUILDING 1 - SW CORNER VIEW

SCALE: N.T.S. 1'-0"

2

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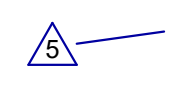
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MOUNTAIN VIEW
1040 TERRA BELLA ROAD
MOUNTAIN VIEW, CA 94043

| DATE | REMARKS |
|------------|----------------------|
| 2021.08.23 | PLANNING RESUBMITTAL |
| 2022.07.08 | PLANNING REVISION |
| 2023.01.03 | PLANNING REVISION |
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SHEET
AD-7.1

Public Storage



BUILDING 1 - FROM LINDA VISTA DRIVE ①
N.T.S.



BUILDING 1 - FROM 101 RAMP ②
N.T.S.

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| BLDG 1 - PERSPECTIVE VIEWS | |
|----------------------------|----------------------|
| DATE | REMARKS |
| 2021.08.23 | PLANNING RESUBMITTAL |
| 2022.07.08 | PLANNING REVISION |
| 2022.10.25 | PLANNING REVISION |
| | |
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SHEET
AD-7.2



BUILDING 1 - FROM LINDA VISTA DRIVE

SCALE: 12" = 1'-0"

1



BUILDING 2 - FROM SAN RAFAEL AVE

SCALE: 12" = 1'-0"

2



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BLDG 1 - SITE SECTION

| DATE | REVISIONS |
|------|------------------------------|
| 3 | 2022.07.08 PLANNING REVISION |
| 5 | 2022.10.25 PLANNING REVISION |
| 6 | 2023.01.03 PLANNING REVISION |
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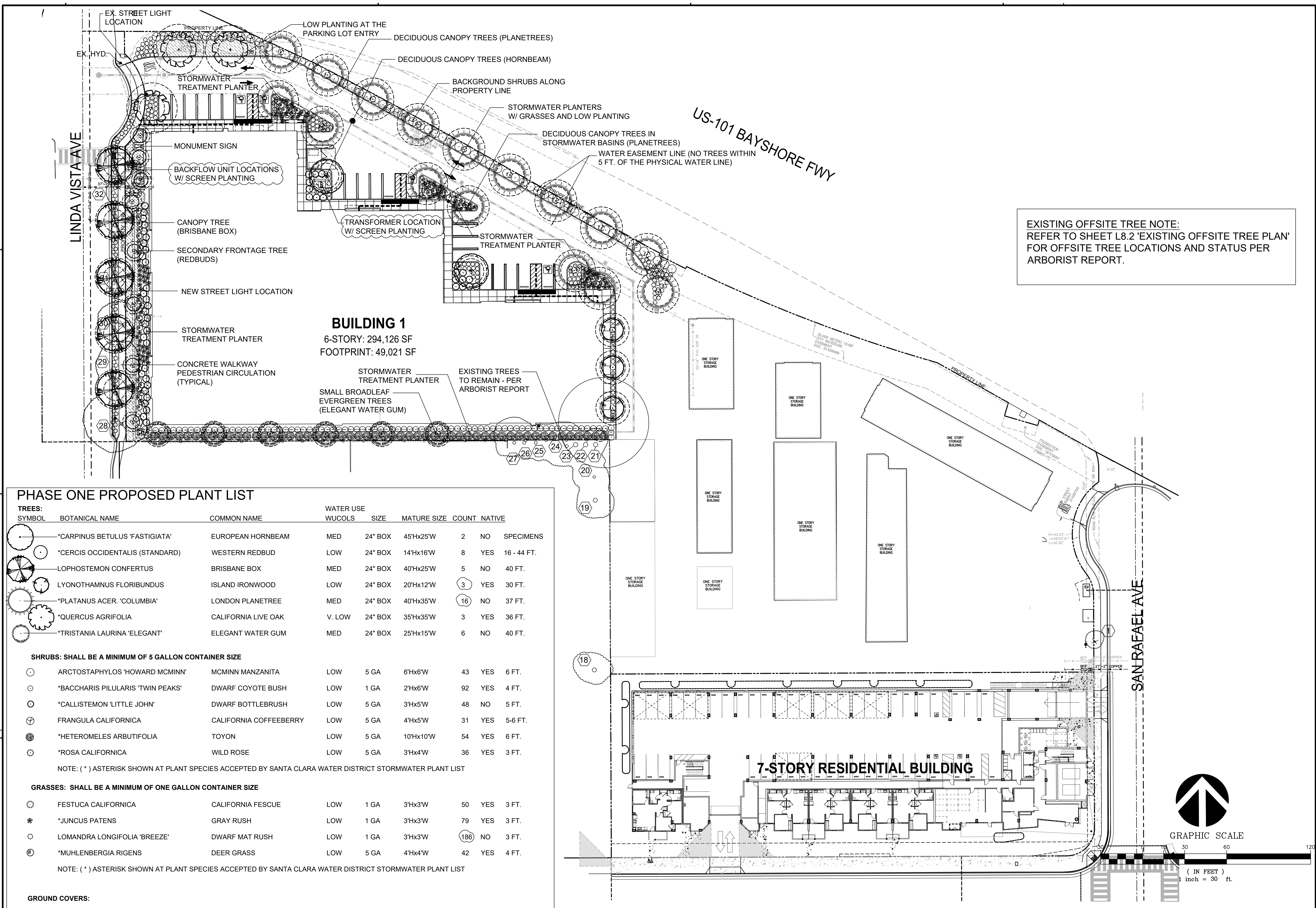
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|------------|---------------|
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| DRAWN BY.: | LTV |
| JOB NO.: | SEA19-0015-00 |

SHEET
AD-7.3

PRELIMINARY LANDSCAPE PLAN

| DATE | REMARKS |
|---------|----------------------|
| 4-18-21 | PLANNING SUBMITTAL |
| 8-17-21 | PLANNING RESUBMITTAL |
| 6-22-22 | PLANNING RESUBMITTAL |
| 7-14-22 | PLANNING RESUBMITTAL |
| 9-30-22 | PLANNING RESUBMITTAL |
| 1-4-23 | PLANNING RESUBMITTAL |

| | |
|-----------|---------------|
| PA/PM: | RS |
| DRAWN BY: | KD |
| JOB NO.: | SEA19-0015-00 |



EXISTING OFFSITE TREE NOTE:
REFER TO SHEET L8.2 'EXISTING OFFSITE TREE PLAN'
FOR OFFSITE TREE LOCATIONS AND STATUS PER
ARBORIST REPORT.

GENERAL NOTES:

- ALL PLANTING SHALL BE WATERED BY FULLY AUTOMATIC, WATER-CONSERVING IRRIGATION SYSTEM.
- ALL PLANTING AREAS SHALL RECEIVE A 2" LAYER OF GRAVEL MULCH DRESSING.

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Ph: 925.933.2583



PHASE ONE PROPOSED PLANT LIST

TREES:

| SYMBOL | BOTANICAL NAME | COMMON NAME | WATER USE | WUCOLS | SIZE | MATURE SIZE | COUNT | NATIVE | SPECIMENS |
|--------|---------------------------------|---------------------|-----------|---------|-----------|-------------|-------|-------------|-----------|
| | *CARPINUS BETULUS 'FASTIGIATA' | EUROPEAN HORNBEAM | MED | 24" BOX | 45'Hx25'W | 2 | NO | NO | SPECIMENS |
| | *CERCIS OCCIDENTALIS (STANDARD) | WESTERN REDBUD | LOW | 24" BOX | 14'Hx16'W | 8 | YES | 16 - 44 FT. | |
| | LOPHOSTEMON CONFERTUS | BRISBANE BOX | MED | 24" BOX | 40'Hx25'W | 5 | NO | 40 FT. | |
| | LYONOTHAMNUS FLORIBUNDUS | ISLAND IRONWOOD | LOW | 24" BOX | 20'Hx12'W | 3 | YES | 30 FT. | |
| | *PLATANUS ACER 'COLUMBIA' | LONDON PLANETREE | MED | 24" BOX | 40'Hx35'W | 16 | NO | 37 FT. | |
| | *QUERCUS AGRIFOLIA | CALIFORNIA LIVE OAK | V. LOW | 24" BOX | 35'Hx35'W | 3 | YES | 36 FT. | |
| | *TRISTANIA LAURINA 'ELEGANT' | ELEGANT WATER GUM | MED | 24" BOX | 25'Hx15'W | 6 | NO | 40 FT. | |

SHRUBS: SHALL BE A MINIMUM OF 5 GALLON CONTAINER SIZE

| | | | | | | | | |
|--|-----------------------------------|------------------------|-----|------|-----------|----|-----|---------|
| | ARCTOSTAPHYLOS 'HOWARD MCMINN' | MCMINN MANZANITA | LOW | 5 GA | 6'Hx6'W | 43 | YES | 6 FT. |
| | *BACCHARIS PILULARIS 'TWIN PEAKS' | DWARF COYOTE BUSH | LOW | 1 GA | 2'Hx6'W | 92 | YES | 4 FT. |
| | *CALLISTEMON 'LITTLE JOHN' | DWARF BOTTLEBRUSH | LOW | 5 GA | 3'Hx5'W | 48 | NO | 5 FT. |
| | FRANGULA CALIFORNICA | CALIFORNIA COFFEEBERRY | LOW | 5 GA | 4'Hx5'W | 31 | YES | 5-6 FT. |
| | *HETEROMELES ARBUTIFOLIA | TOYON | LOW | 5 GA | 10'Hx10'W | 54 | YES | 6 FT. |
| | *ROSA CALIFORNICA | WILD ROSE | LOW | 5 GA | 3'Hx4'W | 36 | YES | 3 FT. |

GRASSES: SHALL BE A MINIMUM OF ONE GALLON CONTAINER SIZE

| | | | | | | | | |
|--|------------------------------|-------------------|-----|------|---------|-----|-----|-------|
| | FESTUCA CALIFORNICA | CALIFORNIA FESCUE | LOW | 1 GA | 3'Hx3'W | 50 | YES | 3 FT. |
| | *JUNCUS PATENS | GRAY RUSH | LOW | 1 GA | 3'Hx3'W | 79 | YES | 3 FT. |
| | LOMANDRA LONGIFOLIA 'BREEZE' | DWARF MAT RUSH | LOW | 1 GA | 3'Hx3'W | 186 | NO | 3 FT. |
| | *MUHLENBERGIA RIGENS | DEER GRASS | LOW | 5 GA | 4'Hx4'W | 42 | YES | 4 FT. |

GROUND COVERS:

| | | | | | | | |
|--|-------------------------------|-------------------------|-----|----------------|-----------|----------|-----|
| | #ARCTOSTAPHYLOS 'POINT REYES' | MANZANITA | LOW | 1 GA@ 36" O.C. | 12"Hx48"W | 3,360 SF | YES |
| | LANTANA MONTEVIDENSIS | TRAILING PURPLE LANTANA | LOW | 1 GA@ 36" O.C. | 24"Hx48"W | 594 SF | NO |

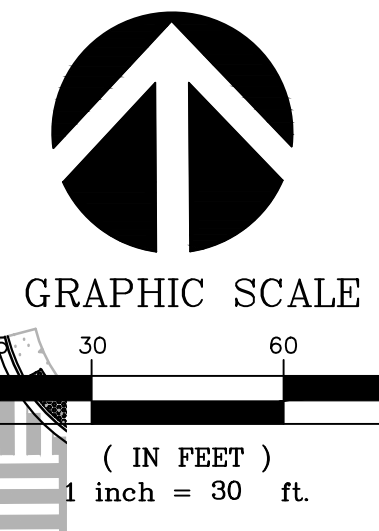
EX. STREET LIGHT LOCATION
EX. HYD.
PROPERTY LINE
LOW PLANTING AT THE PARKING LOT ENTRY
DECIDUOUS CANOPY TREES (PLANETREES)
DECIDUOUS CANOPY TREES (HORNBEAM)
BACKGROUND SHRUBS ALONG PROPERTY LINE
STORMWATER TREATMENT PLANTER
STORMWATER PLANTERS W/ GRASSES AND LOW PLANTING
DECIDUOUS CANOPY TREES IN STORMWATER BASINS (PLANETREES)
WATER EASEMENT LINE (NO TREES WITHIN 5 FT. OF THE PHYSICAL WATER LINE)
MONUMENT SIGN
BACKFLOW UNIT LOCATIONS W/ SCREEN PLANTING
CANOPY TREE (BRISBANE BOX)
SECONDARY FRONTAGE TREE (REDBUDS)
NEW STREET LIGHT LOCATION
STORMWATER TREATMENT PLANTER
CONCRETE WALKWAY PEDESTRIAN CIRCULATION (TYPICAL)
STORMWATER TREATMENT PLANTER
EXISTING TREES TO REMAIN - PER ARBORIST REPORT
SMALL BROADLEAF EVERGREEN TREES (ELEGANT WATER GUM)
TRANSFORMER LOCATION W/ SCREEN PLANTING

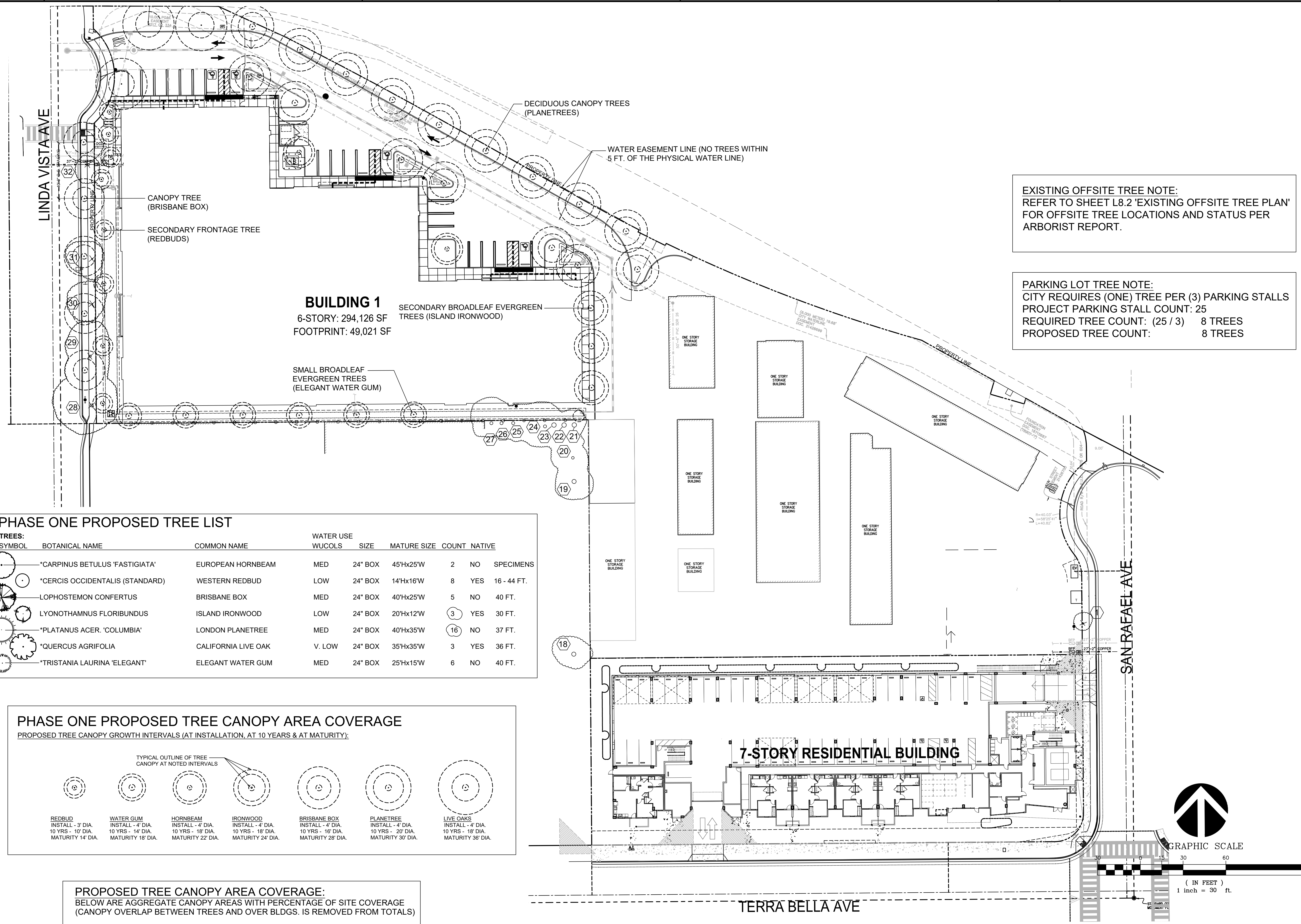
BUILDING 1
6-STORY: 294,126 SF
FOOTPRINT: 49,021 SF

US-101 BAYSHORE FWY

SAN RAFAEL AVE

7-STORY RESIDENTIAL BUILDING



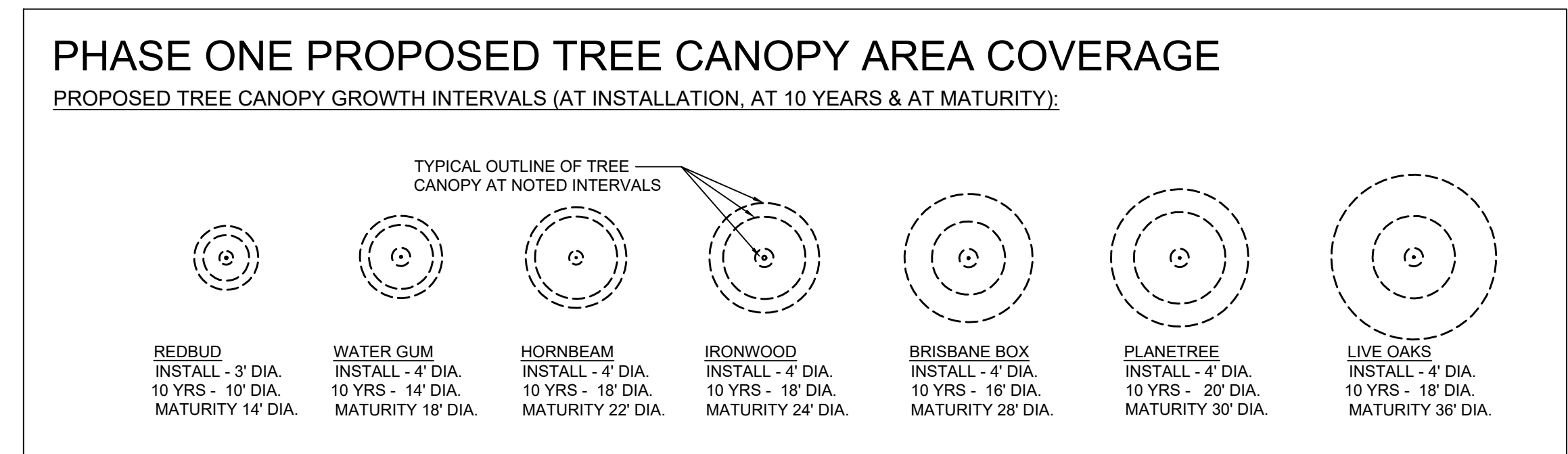


EXISTING OFFSITE TREE NOTE:
REFER TO SHEET L8.2 'EXISTING OFFSITE TREE PLAN' FOR OFFSITE TREE LOCATIONS AND STATUS PER ARBORIST REPORT.

PARKING LOT TREE NOTE:
CITY REQUIRES (ONE) TREE PER (3) PARKING STALLS
PROJECT PARKING STALL COUNT: 25
REQUIRED TREE COUNT: (25 / 3) 8 TREES
PROPOSED TREE COUNT: 8 TREES

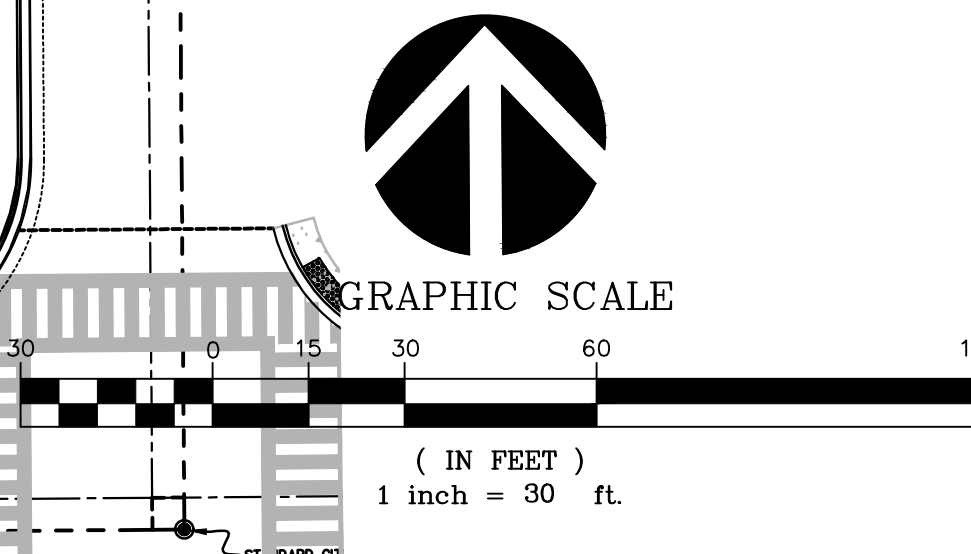
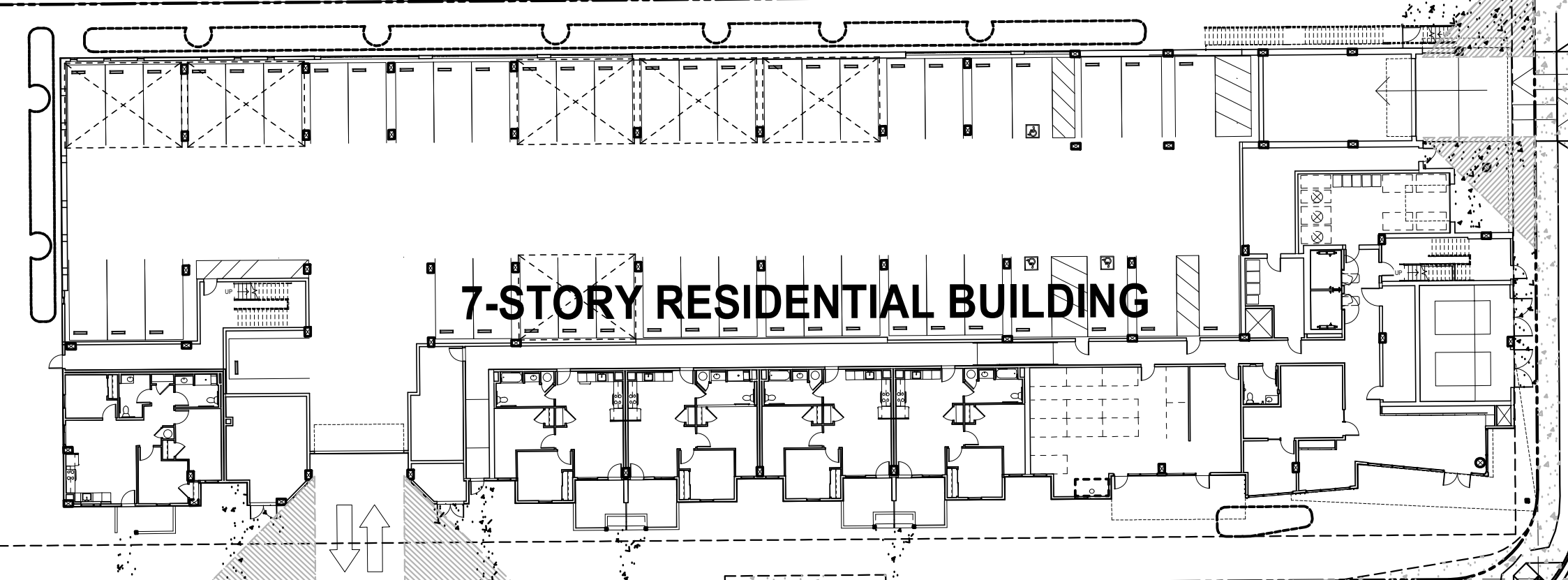
PHASE ONE PROPOSED TREE LIST

| TREES: SYMBOL | BOTANICAL NAME | COMMON NAME | WATER USE WUCOLS | SIZE | MATURE SIZE | COUNT | NATIVE | SPECIMENS |
|---------------|---------------------------------|---------------------|------------------|---------|-------------|-------|--------|-------------|
| | *CARPINUS BETULUS 'FASTIGIATA' | EUROPEAN HORNBEAM | MED | 24" BOX | 45'Hx25'W | 2 | NO | SPECIMENS |
| | *CERCIS OCCIDENTALIS (STANDARD) | WESTERN REDBUD | LOW | 24" BOX | 14'Hx16'W | 8 | YES | 16 - 44 FT. |
| | LOPHOSTEMON CONFERTUS | BRISBANE BOX | MED | 24" BOX | 40'Hx25'W | 5 | NO | 40 FT. |
| | LYONOTHAMNUS FLORIBUNDUS | ISLAND IRONWOOD | LOW | 24" BOX | 20'Hx12'W | 3 | YES | 30 FT. |
| | *PLATANUS ACER 'COLUMBIA' | LONDON PLANETREE | MED | 24" BOX | 40'Hx35'W | 16 | NO | 37 FT. |
| | *QUERCUS AGRIFOLIA | CALIFORNIA LIVE OAK | V. LOW | 24" BOX | 35'Hx35'W | 3 | YES | 36 FT. |
| | *TRISTANIA LAURINA 'ELEGANT' | ELEGANT WATER GUM | MED | 24" BOX | 25'Hx15'W | 6 | NO | 40 FT. |



PROPOSED TREE CANOPY AREA COVERAGE:
BELOW ARE AGGREGATE CANOPY AREAS WITH PERCENTAGE OF SITE COVERAGE (CANOPY OVERLAP BETWEEN TREES AND OVER BLDGS. IS REMOVED FROM TOTALS)

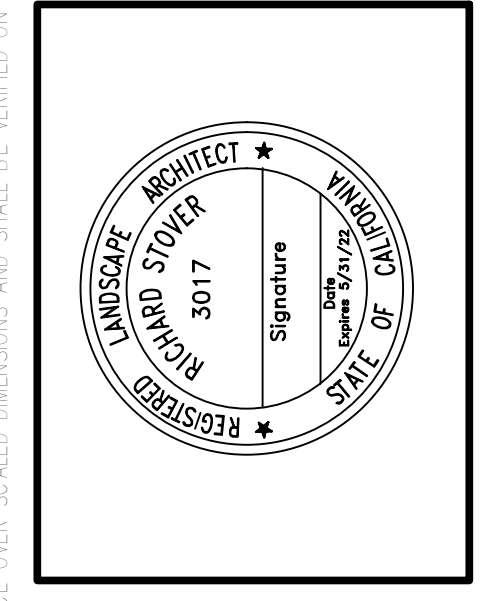
| | |
|--------------------------------------|---------------------------------|
| PROPOSED CANOPY AREA AT INSTALLATION | 469 S.F. AREA: 0.5% OF SITE |
| PROPOSED CANOPY AREA AT 10 YEARS | 7,512 S.F. AREA: 8.3% OF SITE |
| PROPOSED CANOPY AREA AT MATURITY | 20,056 S.F. AREA: 22.2% OF SITE |



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TREE CANOPY PLAN

| DATE | REMARKS |
|---------|----------------------|
| 4-16-21 | PLANNING SUBMITTAL |
| 8-17-21 | PLANNING RESUBMITTAL |
| 6-22-22 | PLANNING RESUBMITTAL |
| 7-14-22 | PLANNING RESUBMITTAL |
| 9-30-22 | PLANNING RESUBMITTAL |
| 1-4-23 | PLANNING RESUBMITTAL |

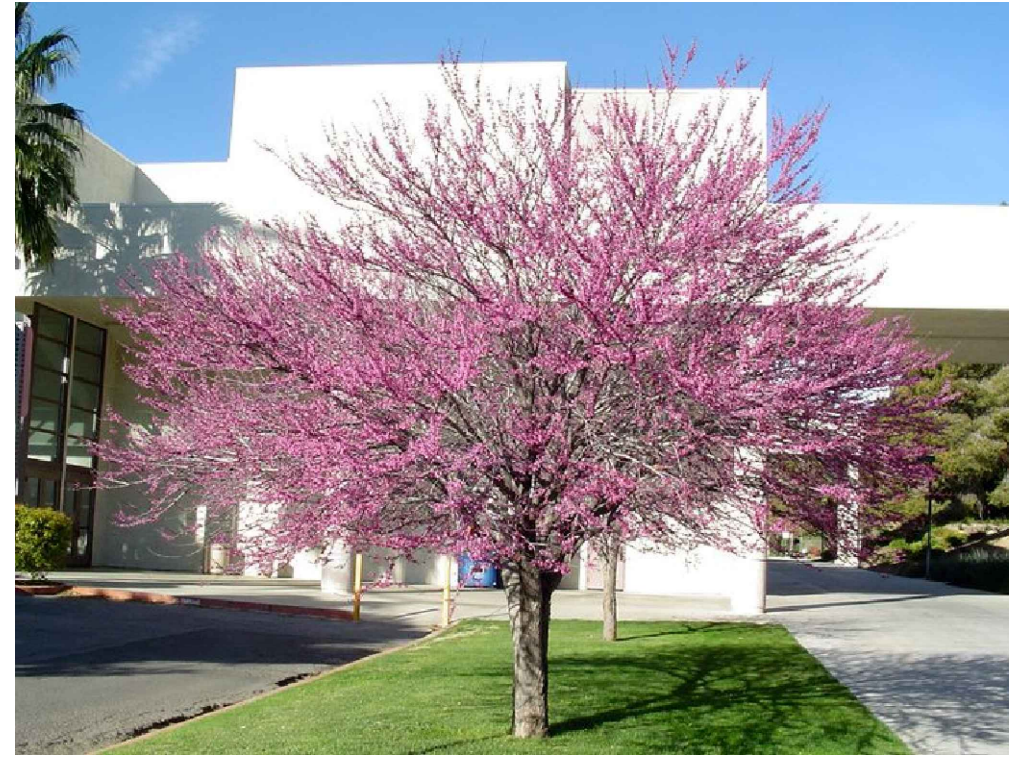
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DRAWN BY: KD
JOB NO.: SEA19-0015-00

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L3
DATE: 03-10-2021

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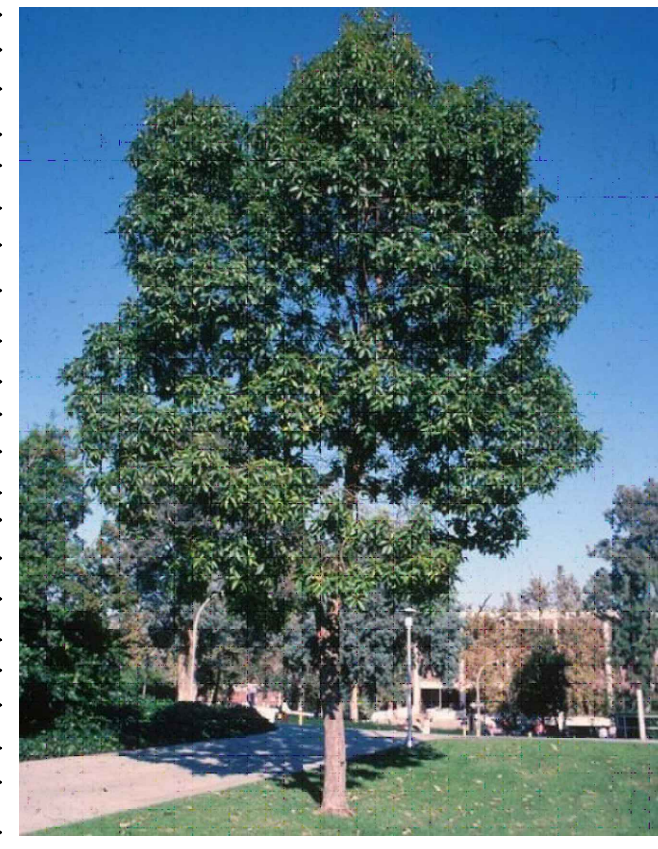
TREES:



CERCIS OCCIDENTALIS
(WESTERN REDBUD)



CARPINUS BETULUS 'FRASTIGIATA'
(EUROPEAN HORNBEAM)



LOPHOSTEMON CONFERTUS
(BRISBANE BOX)



LYONOTHAMNUS FLORIBUNDUS
(ISLAND IRONWOOD)



QUERCUS AGRIFOLIA
(CALIFORNIA LIVE OAK)



TRISTANIA LAURINA 'ELEGANT'
(ELEGANT WATER GUM)

SHRUBS:



ARCTOSTAPHYLOS 'HOWARD MCMINN'
(MCMINN MANZANITA)



BACCHARIS PILULARIS 'TWIN PEAKS'
(DWARF COYOTE BUSH)



CALLISTEMON 'LITTLE JOHN'
(DWARF BOTTLEBUSH)



FESTUCA CALIFORNICA
(CALIFORNIA FESCUE)



FRANGULA CALIFORNICA
(CALIFORNIA COFFEEBERRY)



HETEROMELES ARBUTIFOLIA
(TOYON)



JUNCUS PATENS
(GRAY RUSH)



LOMANDRA LONGIFOLIA 'BREEZE'
(MAT RUSH)



MUHLENBERGIA RIGENS
(DEER GRASS)



ROSA CALIFORNICA
(WILD ROSE)

GROUND COVERS:

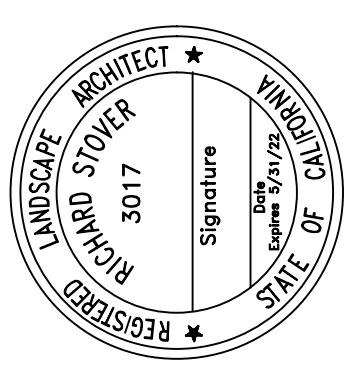


ARCTOSTAPHYLOS 'POINT REYES'
(PROSTRATE MANZANITA)



LANTANA MONTEVIDENSIS
(TRAILING LANTANA)

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PHASE ONE
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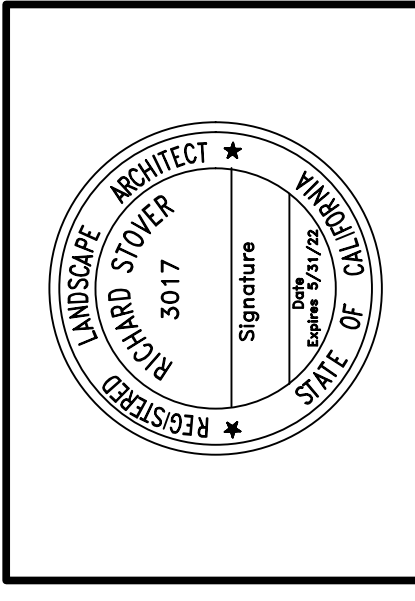
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|---------|----------------------|
| 4-16-21 | PLANNING SUBMITTAL |
| 6-17-21 | PLANNING RESUBMITTAL |
| 6-22-22 | PLANNING RESUBMITTAL |
| 7-14-22 | PLANNING RESUBMITTAL |
| 9-30-22 | PLANNING RESUBMITTAL |
| 1-4-23 | PLANNING RESUBMITTAL |

| | |
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| DRAWN BY.: | KD |
| JOB NO.: | SEA19-0015-00 |

SHEET
L4
DATE: 03-10-2021

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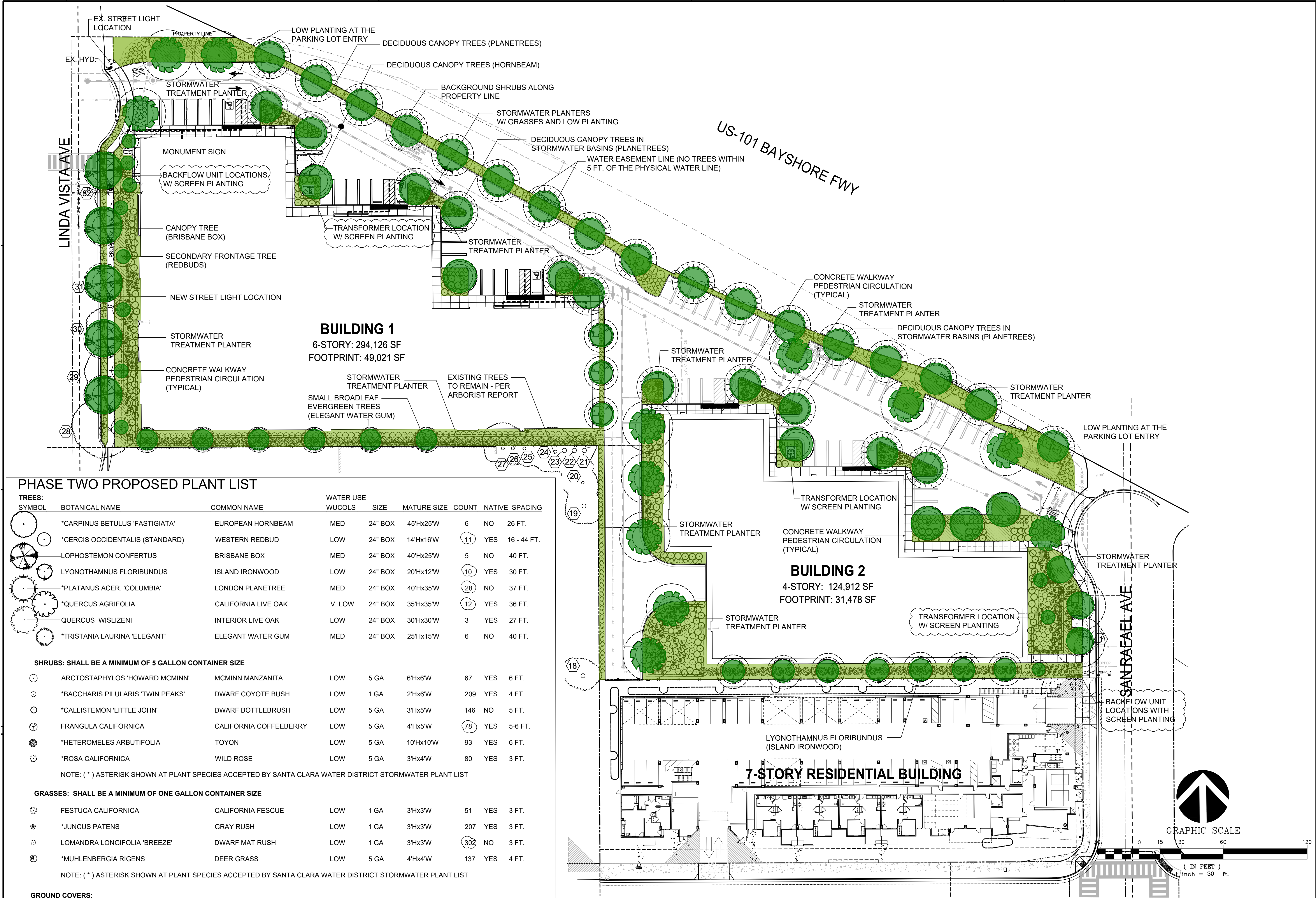
**PUBLIC STORAGE
PHASE TWO**
1040 TERRA BELLA ROAD
MOUNTAIN VIEW, CA 94043

PRELIMINARY LANDSCAPE PLAN

| DATE | REMARKS |
|---------|----------------------|
| 4-16-21 | PLANNING SUBMITTAL |
| 6-17-21 | PLANNING RESUBMITTAL |
| 6-21-22 | PLANNING RESUBMITTAL |
| 7-14-22 | PLANNING RESUBMITTAL |
| 9-30-22 | PLANNING RESUBMITTAL |
| 1-4-23 | PLANNING RESUBMITTAL |

PA/PM: RS
DRAWN BY: KD
JOB NO.: SEA19-0015-00

SHEET
L7
DATE: 03-10-2021



PHASE TWO PROPOSED PLANT LIST

| TREES: | | WATER USE | | | | | |
|--------|---------------------------------|---------------------|--------|---------|-------------|-------|-----------------|
| SYMBOL | BOTANICAL NAME | COMMON NAME | WUCOLS | SIZE | MATURE SIZE | COUNT | NATIVE SPACING |
| | *CARPINUS BETULUS 'FASTIGIATA' | EUROPEAN HORNBEAM | MED | 24" BOX | 45'Hx25'W | 6 | NO 26 FT. |
| | *CERCIS OCCIDENTALIS (STANDARD) | WESTERN REDBUD | LOW | 24" BOX | 14'Hx16'W | 11 | YES 16 - 44 FT. |
| | LOPHOSTEMON CONFERTUS | BRISBANE BOX | MED | 24" BOX | 40'Hx25'W | 5 | NO 40 FT. |
| | LYONOTHAMNUS FLORIBUNDUS | ISLAND IRONWOOD | LOW | 24" BOX | 20'Hx12'W | 10 | YES 30 FT. |
| | *PLATANUS ACER 'COLUMBIA' | LONDON PLANETREE | MED | 24" BOX | 40'Hx35'W | 28 | NO 37 FT. |
| | *QUERCUS AGRIFOLIA | CALIFORNIA LIVE OAK | V. LOW | 24" BOX | 35'Hx35'W | 12 | YES 36 FT. |
| | QUERCUS WISLIZENI | INTERIOR LIVE OAK | LOW | 24" BOX | 30'Hx30'W | 3 | YES 27 FT. |
| | *TRISTANIA LAURINA 'ELEGANT' | ELEGANT WATER GUM | MED | 24" BOX | 25'Hx15'W | 6 | NO 40 FT. |

SHRUBS: SHALL BE A MINIMUM OF 5 GALLON CONTAINER SIZE

| | | | | | | | |
|--|-----------------------------------|------------------------|-----|------|-----------|-----|-------------|
| | ARCTOSTAPHYLOS 'HOWARD MCMINN' | MCMINN MANZANITA | LOW | 5 GA | 6'Hx6'W | 67 | YES 6 FT. |
| | *BACCHARIS PILULARIS 'TWIN PEAKS' | DWARF COYOTE BUSH | LOW | 1 GA | 2'Hx6'W | 209 | YES 4 FT. |
| | *CALLISTEMON 'LITTLE JOHN' | DWARF BOTTLEBRUSH | LOW | 5 GA | 3'Hx5'W | 146 | NO 5 FT. |
| | FRANGULA CALIFORNICA | CALIFORNIA COFFEEBERRY | LOW | 5 GA | 4'Hx5'W | 78 | YES 5-6 FT. |
| | *HETEROMELES ARBUTIFOLIA | TOYON | LOW | 5 GA | 10'Hx10'W | 93 | YES 6 FT. |
| | *ROSA CALIFORNICA | WILD ROSE | LOW | 5 GA | 3'Hx4'W | 80 | YES 3 FT. |

GRASSES: SHALL BE A MINIMUM OF ONE GALLON CONTAINER SIZE

| | | | | | | | |
|--|------------------------------|-------------------|-----|------|---------|-----|-----------|
| | FESTUCA CALIFORNICA | CALIFORNIA FESCUE | LOW | 1 GA | 3'Hx3'W | 51 | YES 3 FT. |
| | *JUNCUS PATENS | GRAY RUSH | LOW | 1 GA | 3'Hx3'W | 207 | YES 3 FT. |
| | LOMANDRA LONGIFOLIA 'BREEZE' | DWARF MAT RUSH | LOW | 1 GA | 3'Hx3'W | 302 | NO 3 FT. |
| | *MUHLENBERGIA RIGENS | DEER GRASS | LOW | 5 GA | 4'Hx4'W | 137 | YES 4 FT. |

GROUND COVERS:

| | | | | | | | |
|--|-------------------------------|-------------------------|-----|----------------|-----------|----------|-----|
| | #ARCTOSTAPHYLOS 'POINT REYES' | MANZANITA | LOW | 1 GA@ 36" O.C. | 12'Hx48'W | 3,360 SF | YES |
| | LANTANA MONTEVIDENSIS | TRAILING PURPLE LANTANA | LOW | 1 GA@ 36" O.C. | 24'Hx48'W | 594 SF | NO |

GENERAL NOTES:

- ALL PLANTING SHALL BE WATERED BY FULLY AUTOMATIC, WATER-CONSERVING IRRIGATION SYSTEM.
- ALL PLANTING AREAS SHALL RECEIVE A 2" LAYER OF GRAVEL MULCH DRESSING.

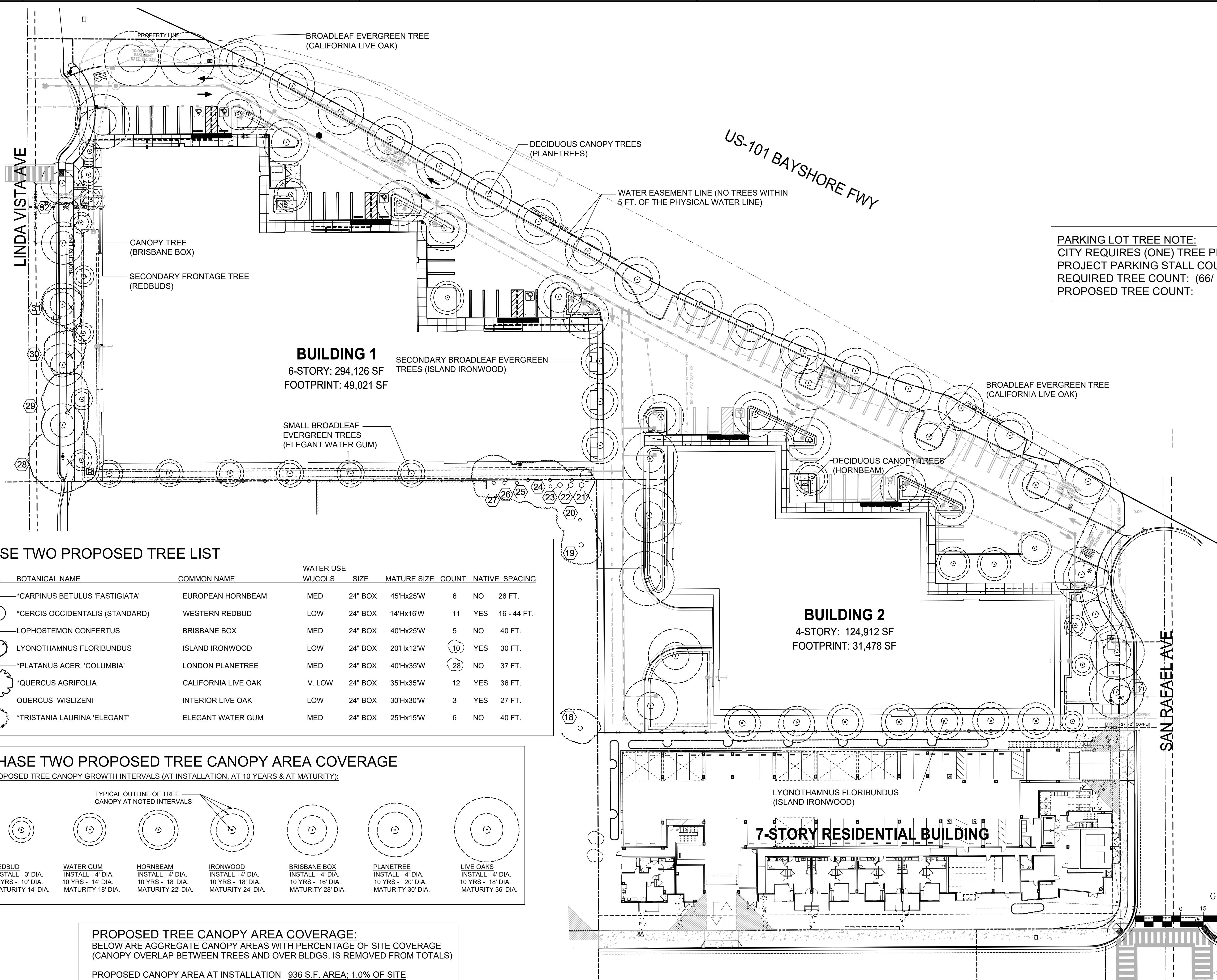
RW Stover & Associates, Inc.
Landscape Architecture
1620 North Main Street, Suite 4
Walnut Creek, CA 94596
Ph: 925.933.2583



TREE CANOPY PLAN

| DATE | REMARKS |
|---------|----------------------|
| 4-16-21 | PLANNING SUBMITTAL |
| 8-17-21 | PLANNING RESUBMITTAL |
| 6-21-22 | PLANNING RESUBMITTAL |
| 7-14-22 | PLANNING RESUBMITTAL |
| 9-30-22 | PLANNING RESUBMITTAL |
| 1-4-23 | PLANNING RESUBMITTAL |

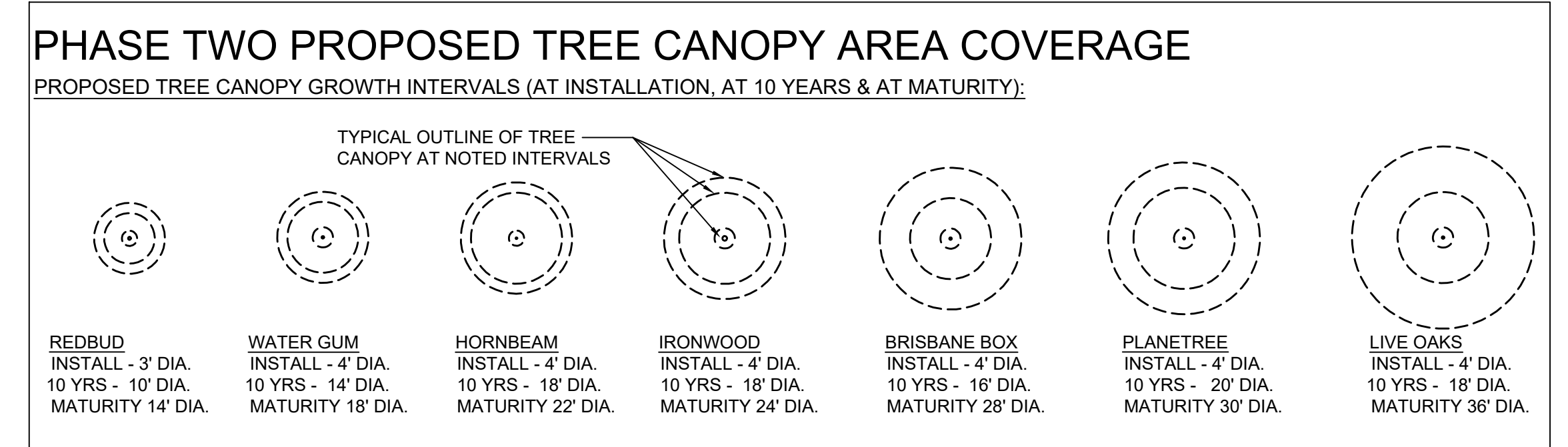
| | |
|-----------|---------------|
| PA/PM: | RS |
| DRAWN BY: | KD |
| JOB NO.: | SEA19-0015-00 |



PARKING LOT TREE NOTE:
CITY REQUIRES (ONE) TREE PER (3) PARKING STALLS
PROJECT PARKING STALL COUNT: 66
REQUIRED TREE COUNT: (66 / 3) 22 TREES
PROPOSED TREE COUNT: 22 TREES

PHASE TWO PROPOSED TREE LIST

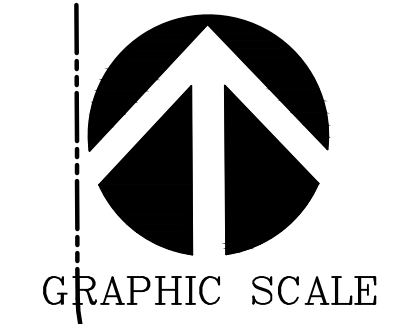
| TREES: SYMBOL | BOTANICAL NAME | COMMON NAME | WATER USE WUCOLS | SIZE | MATURE SIZE | COUNT | NATIVE | SPACING |
|---------------|---------------------------------|---------------------|------------------|---------|-------------|-------|--------|-------------|
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PROPOSED TREE CANOPY AREA COVERAGE:
BELOW ARE AGGREGATE CANOPY AREAS WITH PERCENTAGE OF SITE COVERAGE (CANOPY OVERLAP BETWEEN TREES AND OVER BLDGS. IS REMOVED FROM TOTALS)

| | |
|--------------------------------------|---------------------------------|
| PROPOSED CANOPY AREA AT INSTALLATION | 936 S.F. AREA; 1.0% OF SITE |
| PROPOSED CANOPY AREA AT 10 YEARS | 18,064 S.F. AREA; 19.9% OF SITE |
| PROPOSED CANOPY AREA AT MATURITY | 36,744 S.F. AREA; 40.5% OF SITE |

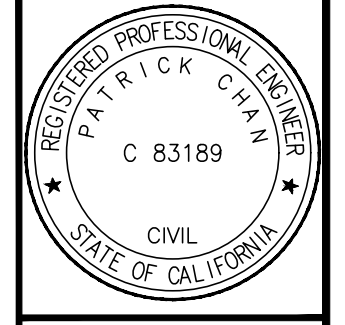
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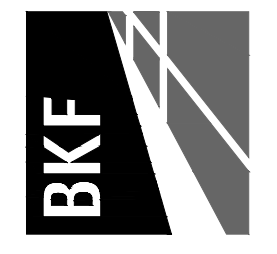
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PHASING LEGEND

- PHASE 1**
- PROPOSED BUILDING THIS PHASE
 - PROPOSED BUILDING TO BE CONSTRUCTED BY OTHERS (N.A.P.)
 - EXISTING BUILDING TO BE REMOVED THIS PHASE
 - LIMIT OF PROPOSED WORK THIS PHASE
- PHASE 2**
- PROPOSED BUILDING THIS PHASE
 - EXISTING BUILDING TO BE REMOVED THIS PHASE



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 SUITE 100
 SAN JOSE, CA 95112
 (408) 467-9100
 www.bkf.com



PUBLIC STORAGE
1040 TERRA BELLA ROAD
 CONCEPTUAL PHASING PLAN

MOUNTAIN VIEW SANTA CLARA COUNTY CALIFORNIA



| Date | No. | Revisions |
|------------|-----|------------------------------|
| 04/29/2022 | 1 | 7/15/22 PLANNING RESUBMITTAL |
| | 2 | 9/29/22 PLANNING RESUBMITTAL |
| | 3 | 9/29/22 PLANNING RESUBMITTAL |

Scale: AS NOTED
 Design: JB
 Drawn: RC/CD
 Approved: PC
 Job No: C20191341

DATE PLOTTED: 10/11/2022 10:54 AM
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 PLOT DEVICE: HP DesignJet T1100e