

189 N BERNARDO AVE

MOUNTAIN VIEW, CALIFORNIA
KENNETH RODRIGUES & PARTNERS, INC.

FORMAL SUBMITTAL 03.26.2020 RESUBMITTAL 09.15.2020 RESUBMITTAL 09.03.2021 RESUBMITTAL 02.20.2022

PROJECT DESCRIPTION

THE 189 NORTH BERNARDO HAS A SITE AREA OF 3.83 ACRE AND IS LOCATED WITHIN THE EAST WHISMAN PRECISE PLAN AREA. THE PROJECT CONSISTS OF CONSTRUCTING A NEW OFFICE BUILDING WITH A ROOF DECK AND A PARKING STRUCTURE SITED WITHIN A TWO STORY EXISTING OFFICE DEVELOPMENT. THERE WILL BE MINOR EXTERIOR ALTERATIONS TO THE EXISTING BUILDING TO MAKE IT COHESIVE WITH THE PROPOSED BUILDING. A PROPOSED MULTI-USE PATH AT THE SOUTH PROPERTY LINE ALONG CENTRAL EXPRESSWAY WILL CONNECT THE PUBLIC CIRCULATION NETWORK IN COMPLIANCE WITH THE EAST WHISMAN PRECISE PLAN. NEW LANDSCAPING WITH PUBLIC AND PRIVATE OPEN SPACE PROVIDE TEXTURAL CONNECTIONS BETWEEN THE STRUCTURES ON THE SITE, ENCOURAGE PUBLIC ACCESS THROUGH AND AROUND THE SITE AND ALLOW FOR PRESERVATION OF STANDS OF EXISTING MATURE TREES.

IN SUMMARY, 189 NORTH BERNARDO HAS BEEN DESIGNED TO FIT COMFORTABLY WITHIN THE EXISTING DEVELOPED OFFICE COMPLEX WHILE MAKING A TRANSITION TO THE EAST WHISMAN PRECISE PLAN VISION. THE OFFICE BUILDING MAKES A REFINED STATEMENT WHICH BRINGS AN ACCENT POINT TO THIS AREA WHICH WILL CONTINUE TO BE DEVELOPED WITH MORE ENLIVENED COMMERCIAL ACTIVITY.

SHEET INDEX

ARCHITECTURAL

- A-0 COVER SHEET
- A-1 VICINITY MAP
- A-2 NEIGHBORHOOD CONTEXT
- A-3 PHOTO SIMULATION BIRDS EYE VIEW LOOKING SOUTH
- A-4a PHOTO SIMULATION STREET LEVEL LOOKING SOUTHEAST
- A-4b PHOTO SIMULATION STREET LEVEL LOOKING FROM CENTRAL EXPRESSWAY
- A-5a PROJECT RENDERING LOOKING SOUTH
- A-5b PROJECT RENDERING LOOKING NORTHWEST FROM CENTRAL EXPRESSWAY
- A-6 EXISTING CONDITIONS SITE PLAN
- A-7 PROPOSED SITE PLAN
- A-8 ZONING CALCULATION AND OPEN SPACE ANALYSIS
- A-9 PARKING LAYOUT AND CIRCULATION PLAN
- A-10 AREA DIAGRAM & GRAPHIC CALCULATION S - EXISTING BUILDING 1
- A-11 AREA DIAGRAM & GRAPHIC CALCULATIONS - NEW BUILDING 2
- A-12 CODE ANALYSIS FOR PROPOSED BUILDING 2
- A-13 CODE ANALYSIS PROPOSED PARKING GARAGE
- A-14 CODE ANALYSIS TABULATION
- A-15 SHADOW STUDY
- A-16 EXISTING BUILDING 1 RENOVATION FLOOR PLANS
- A-17 PROPOSED BUILDING 2 FLOOR PLANS
- A-18 PROPOSED BUILDING 2 FLOOR PLANS
- A-19 PROPOSED BUILDING 2 ROOF PLAN
- A-20 PROPOSED PARKING GARAGE FLOOR PLANS
- A-21 PROPOSED PARKING GARAGE FLOOR PLANS
- A-22 DESIGN IMAGERY EXISTING BUILDING 1 RENOVATION
- A-23 EXISTING BUILDING1 ELEVATIONS
- A-24 PROPOSED BUILDING 1 RENOVATION ELEVATIONS
- A-25 DESIGN IMAGERY PROPOSED OFFICE BUILDING 2
- A-26 PROPOSED OFFICE BUILDING 2 ELEVATIONS
- A-27 PROPOSED PARKING GARAGE ELEVATIONS
- A-28 MATERIALS AND FINISHES
- A-29 SITE SECTIONS
- A-30 WALL SECTION AND ENLARGED RENDER
- A-31 WALL SECTION AND ENLARGED RENDER
- A-32 DETAILS
- A-33 DETAILS
- A-34 LEED CHECKLIST
- A-35 MOUNTAIN VIEW GREEN BUILDING CHECKLIST

- C-3.0 GRADING AND DRAINAGE PLAN
- C-4.0 UTILITY PLAN
- C-5.0 STORMWATER MANAGEMENT PLAN
- C-6.0 FIRE ACCESS PLAN
- C-7.0 TRASH TRUCK TURNING

LANDSCAPE

- L1.0 MATERIALS, COLORS AND FINISH SCHEDULE
- L2.0 LANDSCAPE SITE PLAN
- L2.1 LANDSCAPE DETAIL PLANS
- L2.2 ROOF LANDSCAPE DETAIL PLAN
- L3.0 LANDSCAPE PLANTING PLAN
- L3.1 LANDSCAPE PLANTING NOTES AND DETAILS
- L4.0 HYDROZONE PLAN
- L5.0 LANDSCAPE IRRIGATION PLAN
- L5.1 LANDSCAPE IRRIGATION PLAN
- L5.2 LANDSCAPE IRRIGATION PLAN ROOF
- L5.3 LANDSCAPE IRRIGATION LEGEND AND NOTES
- L5.4 LANDSCAPE IRRIGATION DETAILS
- L5.5 LANDSCAPE IRRIGATION DETAILS
- L5.6 LANDSCAPE IRRIGATION DETAILS
- L5.7 LANDSCAPE IRRIGATION SCHEDULES AND CALCULATIONS
- L6.0 LANDSCAPE SECTIONS
- L6.1 LANDSCAPE DETAILS
- L6.2 LANDSCAPE DETAILS
- L6.3 LANDSCAPE DETAILS
- L7.0 TREE CANOPY COVERAGE PLAN
- L8.0 TREE DISPOSITION PLAN
- L9.0 SITE PHOTOMETRIC PLAN
- L9.1 SITE LIGHTING CUT SHEETS

PROJECT INFORMATION

PROJECT TEAM

PROPERTY ADDRESS: PROPOSED APN:	189 N BERNARDO AVENUE 165-36-004
LOT AREA:	166,877 SF (3.83 AC)
ZONING:	P-41
USE:	OFFICE
OCCUPANCY:	B OFFICE
TYPE OF CONSTRUCTION:	II-B(S)
USE:	PARKING GARAGE
OCCUPANCY:	S2
TYPE OF CONSTRUCTION:	II-B(S)
TOTAL OFFICE AREA:	142,335 SF
BUILDING COVERAGE:	69,674 SF (41.8%)
ALLOWABLE BASE FAR:	0.4 BASE (66,750 SF)
TDR:	28,000 SF
BASE + TDR:	94,750 SF
PROPOSED FAR:	142,335 SF (0.853)
BONUS FAR REQUESTED:	47,585 SF
STORIES PROPOSED:	4 STORIES
ALLOWABLE HEIGHT:	60'- 0"
	75'-0" (WITH BONUS FAR)
PROPOSED BUILDING HEIGHT:	75'- 0"
SPRINKLER SYSTEM:	YES
PARKING REQUIRED:	413 STALLS (2.9/1000)
PARKING PROVIDED:	402 STALLS (2.83/1000)
REQUIRED ACCESSIBLE:	9 + 2 (VAN)
PROVIDED ACCESSIBLE SPACES:	9 + 2 (VAN)
SHORT TERM BIKE PARKING REQUIRED:	7
SHORT TERM BIKE PARKING PROVIDED:	8
LONG TERM BIKE PARKING REQUIRED:	71
LONG TERM BIKE PARKING PROVIDED:	72

OWNER

SAND HILL PROPERTY COMPANY
965 PAGE MILL ROAD
PALO ALTO, CA 94304
Phone: 650.344.1500
Contact: Steve Lynch
Email: slynch@shpco.com

ARCHITECT

KENNETH RODRIGUES & PARTNERS, INC.
445 N. WHISMAN ROAD, SUITE 200
MOUNTAIN VIEW, CA 94043
Phone: 650.965.0700
Contact: Rachana Ramesh
Email: rachana@krparchitects.com

LANDSCAPE ARCHITECT

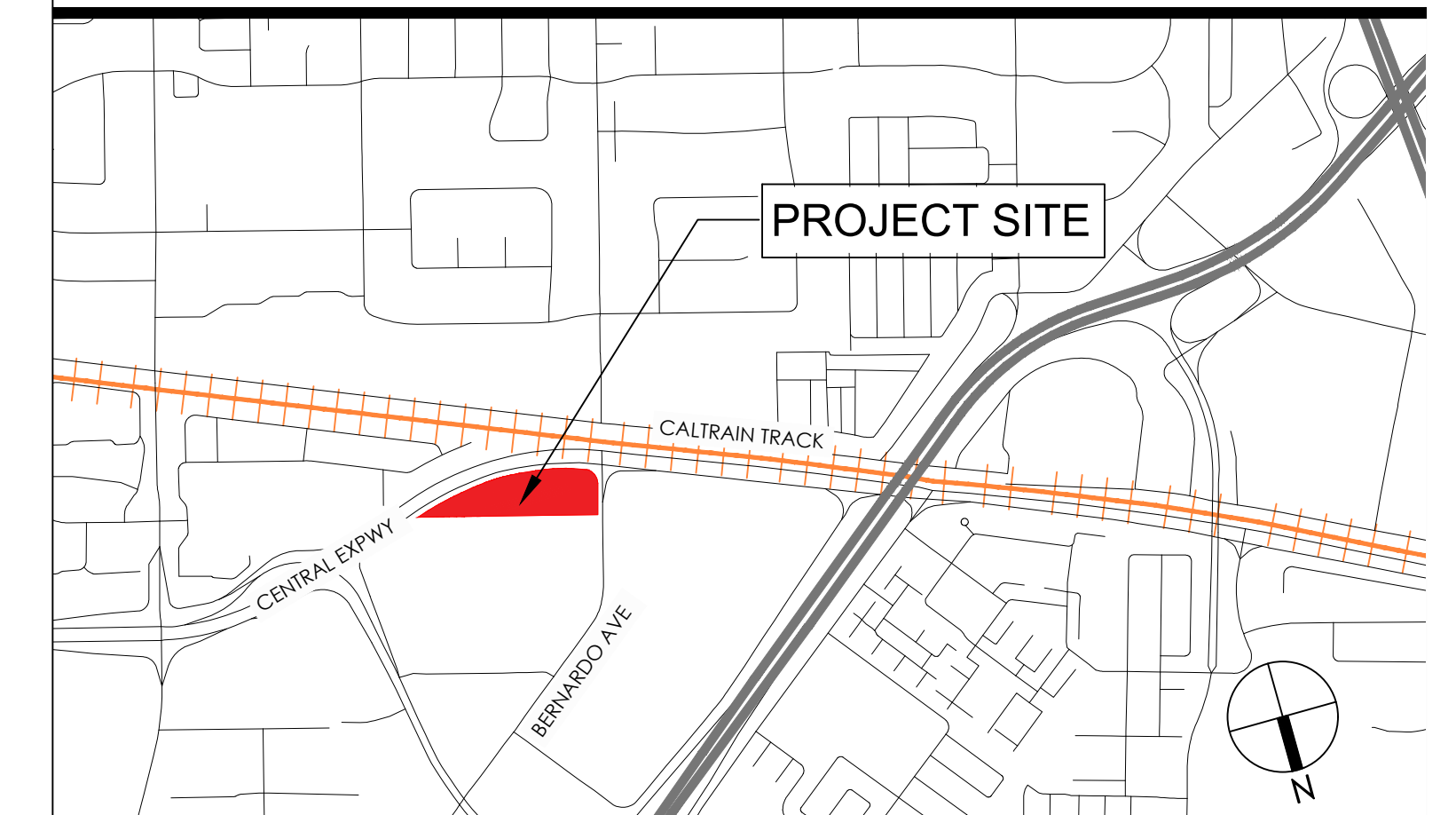
THE GUZZARDO PARTNERSHIP, INC
181 GREENWICH ST
SAN FRANCISCO, CA 94111
Phone: 415.433.4672
Contact: Gary Laymon
Email: glaymon@tgp-inc.com

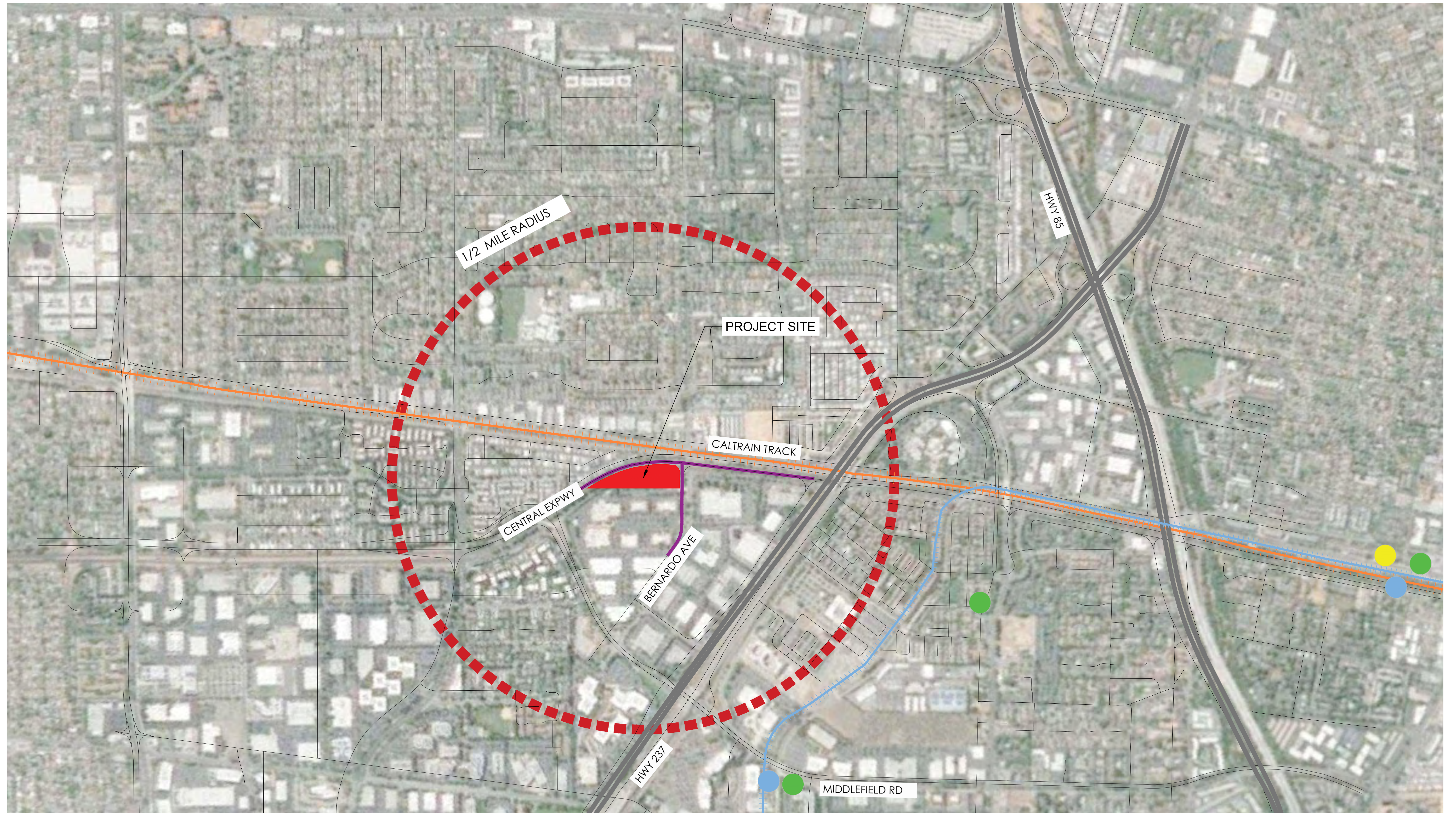
CIVIL ENGINEER

SANDIS
1700 S WINCHESTER BLVD, SUITE 200
CAMPBELL, CA 95008
Phone: 408.636.0962
Contact: Steven Yasutake
Email: syasutake@sandis.net

**[REFER TO SHEET A-8 FOR ZONING CALCULATIONS AND A-9 FOR PARKING ANALYSIS]

VICINITY MAP





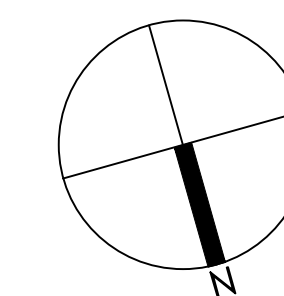
- 1/2 MILE RADIUS
- MOUNTAIN VIEW TRANSIT STATION (2.3 miles)
- LIGHT RAIL STATION (1.2 miles)
- BUS STOP (1.3 miles)
- BIKE LANE (0.0 miles)
- CALTRAIN TRACK
- LIGHT RAIL TRACK

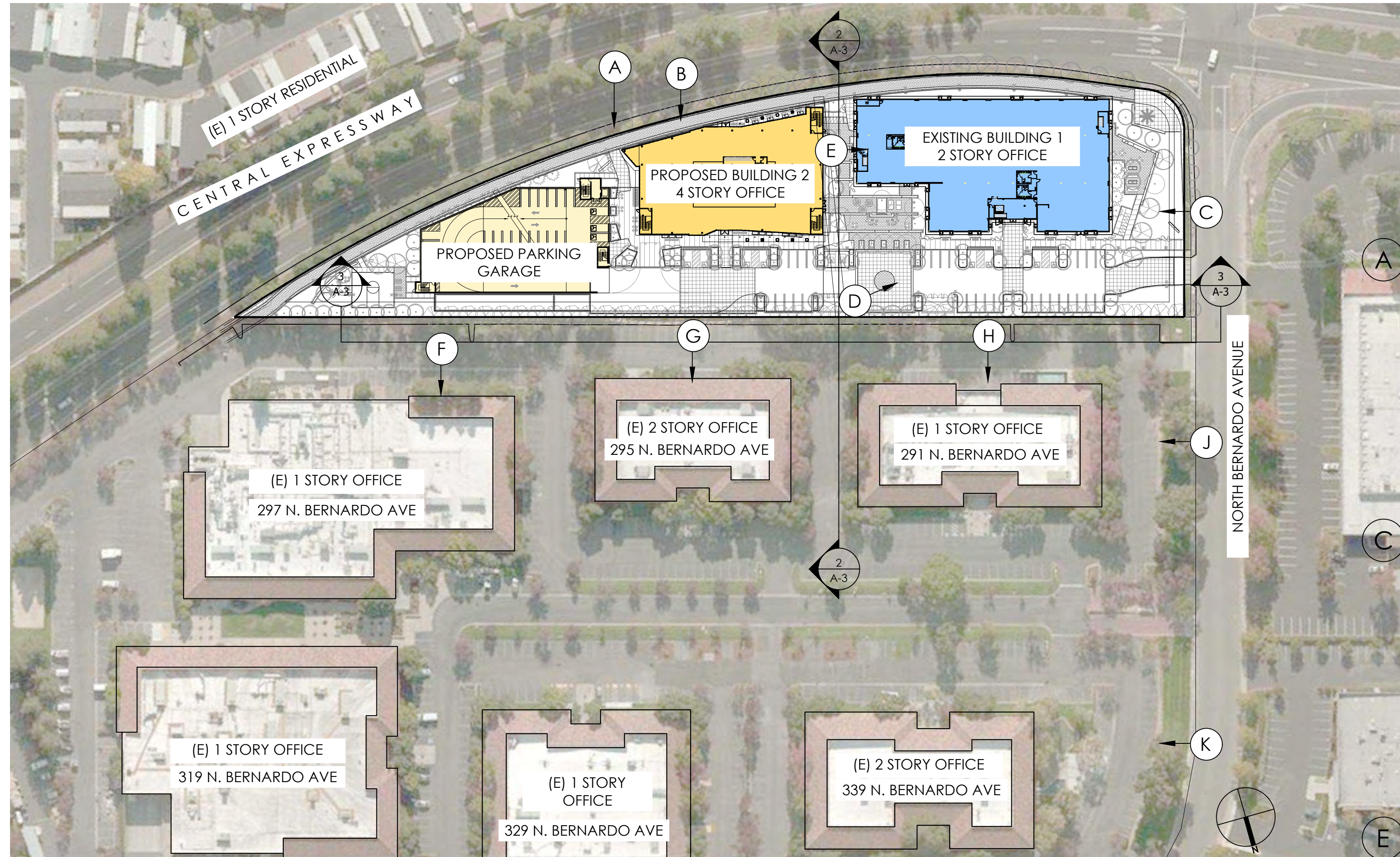
189 NORTH BERNARDO AVENUE

MOUNTAIN VIEW, CA
 SAND HILL PROPERTY COMPANY
 KENNETH RODRIGUES & PARTNERS, INC.

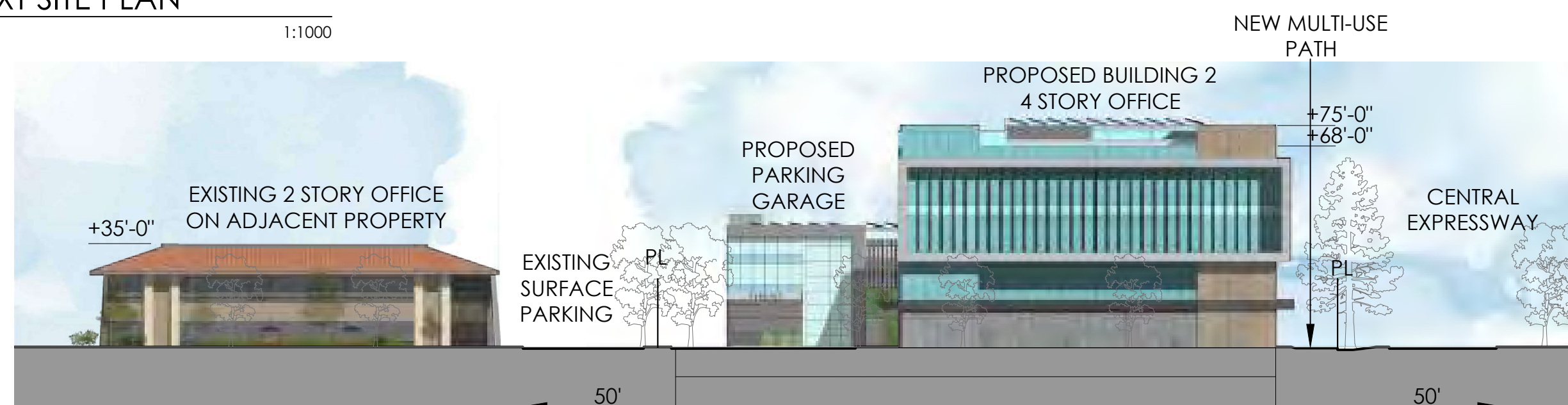
32.625 09.03.2021

VICINITY MAP





1 CONTEXT SITE PLAN



2 PROPOSED SITE ELEVATION



3 PROPOSED SITE ELEVATION

4 IMAGES OF ADJACENT BUILDINGS

189 NORTH BERNARDO AVENUE

MOUNTAIN VIEW, CA
 SAND HILL PROPERTY COMPANY
 KENNETH RODRIGUES & PARTNERS, INC.

32.625 09.03.2021

NEIGHBORHOOD
 CONTEXT



189 NORTH BERNARDO AVENUE

MOUNTAIN VIEW, CA
SAND HILL PROPERTY COMPANY
KENNETH RODRIGUES & PARTNERS, INC.

32.625 09.03.2021

PHOTO SIMULATION
BIRDS EYE VIEW
LOOKING SOUTH



189 NORTH BERNARDO AVENUE

MOUNTAIN VIEW, CA
SAND HILL PROPERTY COMPANY
KENNETH RODRIGUES & PARTNERS, INC.

32.625 09.03.2021

PHOTO SIMULATION
STREET LEVEL
LOOKING SOUTHEAST

A-4a



189 NORTH BERNARDO AVENUE

MOUNTAIN VIEW, CA
SAND HILL PROPERTY COMPANY
KENNETH RODRIGUES & PARTNERS, INC.

32.625 09.03.2021

PHOTO SIMULATION
STREET LEVEL
LOOKING EAST FROM CENTRAL
EXPRESSWAY

A-4b



MAGILIGHT

189 NORTH BERNARDO AVENUE

MOUNTAIN VIEW, CA
SAND HILL PROPERTY COMPANY
KENNETH RODRIGUES & PARTNERS, INC.

32.625 09.03.2021

PROJECT RENDERING
LOOKING SOUTH

A-5a



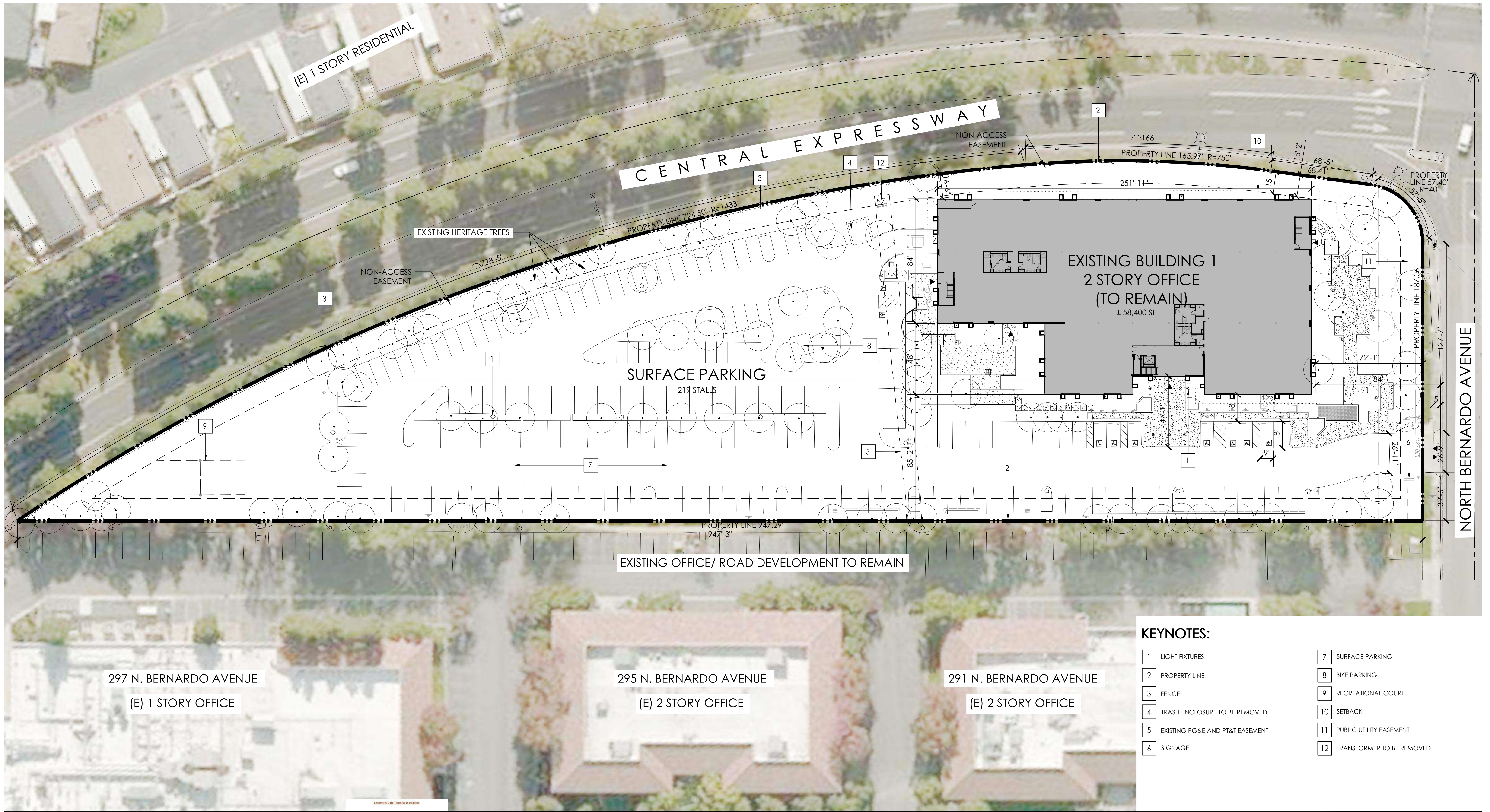
189 NORTH BERNARDO AVENUE

MOUNTAIN VIEW, CA
SAND HILL PROPERTY COMPANY
KENNETH RODRIGUES & PARTNERS, INC.

32.625 09.03.2021

PROJECT RENDERING
LOOKING NORTHWEST FROM
CENTRAL EXPRESSWAY

A-5b



297 N. BERNARDO AVENUE
(E) 1 STORY OFFICE

295 N. BERNARDO AVENUE
(E) 2 STORY OFFICE

291 N. BERNARDO AVENUE
(E) 2 STORY OFFICE

KEYNOTES:

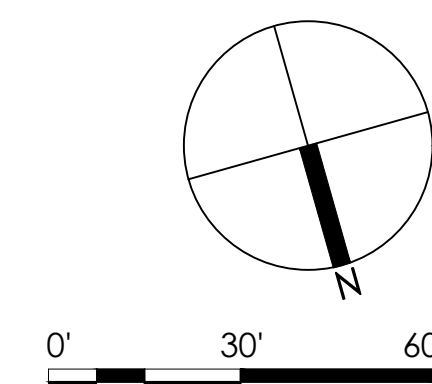
- | | |
|-----------------------------------|------------------------------|
| 1 LIGHT FIXTURES | 7 SURFACE PARKING |
| 2 PROPERTY LINE | 8 BIKE PARKING |
| 3 FENCE | 9 RECREATIONAL COURT |
| 4 TRASH ENCLOSURE TO BE REMOVED | 10 SETBACK |
| 5 EXISTING PG&E AND PT&T EASEMENT | 11 PUBLIC UTILITY EASEMENT |
| 6 SIGNAGE | 12 TRANSFORMER TO BE REMOVED |

189 NORTH BERNARDO AVENUE

MOUNTAIN VIEW, CA
SAND HILL PROPERTY COMPANY
KENNETH RODRIGUES & PARTNERS, INC.

32.625 09.03.2021

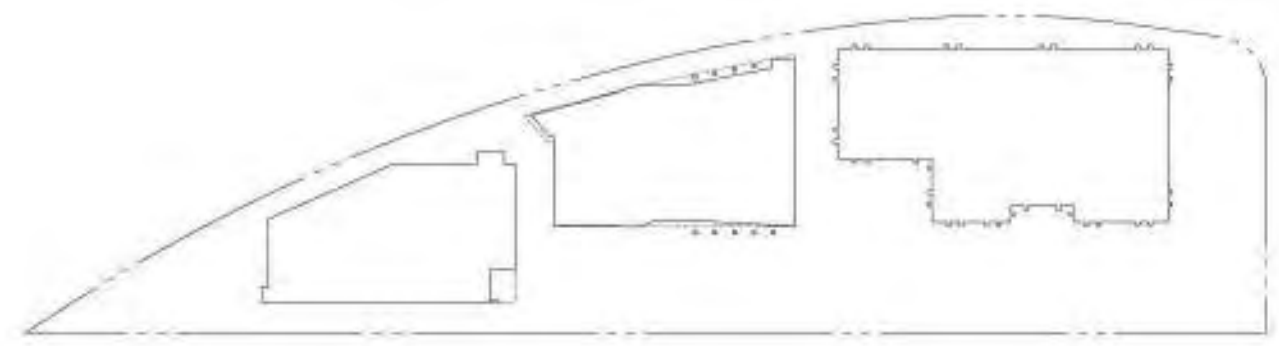
EXISTING CONDITIONS
SITE PLAN



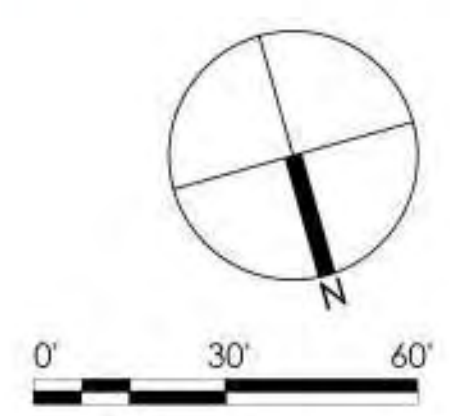


189 NORTH BERNARDO AVENUE

MOUNTAIN VIEW, CA
 SAND HILL PROPERTY COMPANY
 KENNETH RODRIGUES & PARTNERS, INC.



32.625 09.03.2021

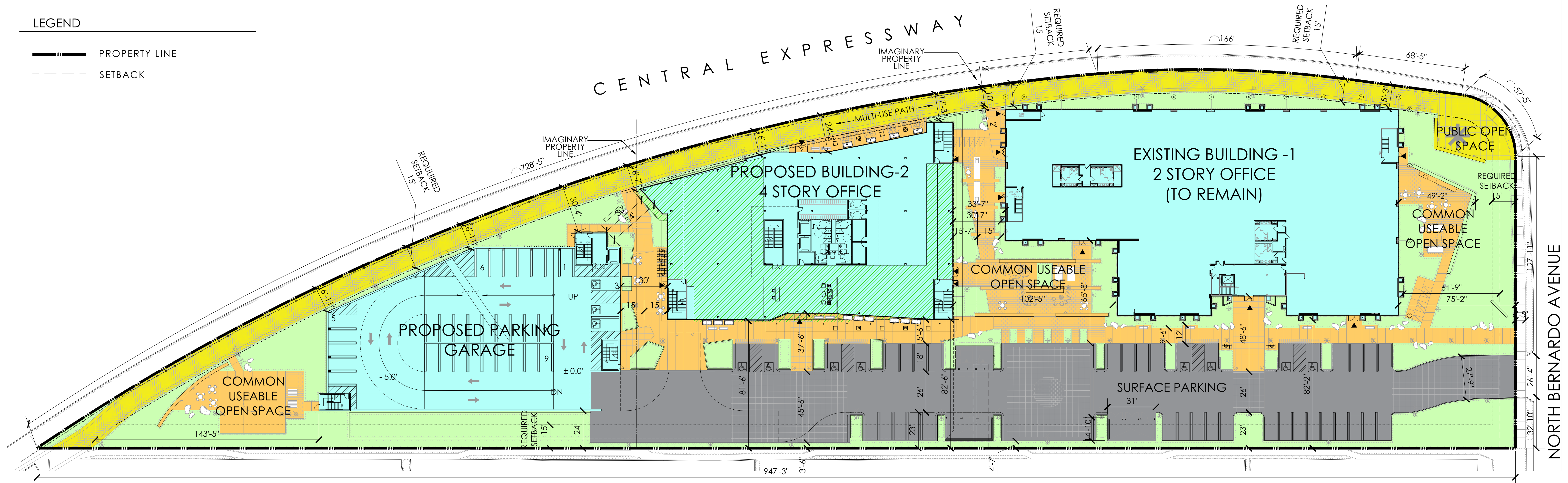


PROPOSED SITE PLAN

A-7

LEGEND

- PROPERTY LINE
- SETBACK



OPEN SPACE ANALYSIS:

	AREA(SF)	LOT COVERAGE %
BUILDING FOOTPRINT	66,853 SF	40.0%
DRIVEWAY/ PAVED AREA	30,368 SF	18.2%
SOFTSCAPE AREA	33,493 SF	20.1%
COMMON USEABLE OPEN AREA (PRIVATELY OWNED PUBLICALLY-ACCESSIBLE)	21,460 SF	12.9%
GREENWAY OR MULTI-USE PATH (PRIVATELY OWNED PUBLICALLY-ACCESSIBLE)	14,703 SF	8.8%
PRIVATE DECK OPEN AREAS (EXCLUDED FOR SITE COVERAGE)	11,991 SF	--
		100%

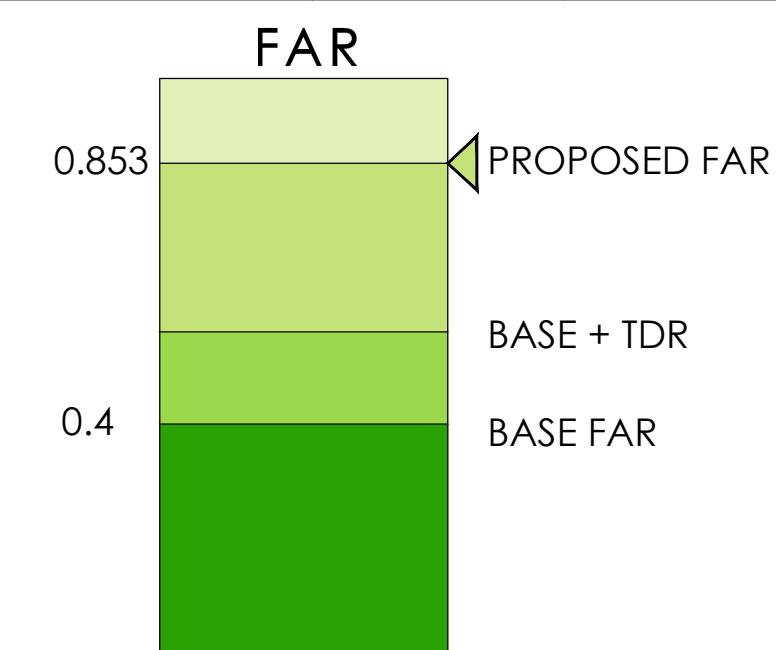
DEVELOPMENT STANDARDS MATRIX:

DEVELOPMENT STANDARDS	EWPP (REQUIRED)	PROPOSED	
BUILDING HEIGHT:	60'-0"	68'-0"	TO PARAPET
WITH BONUS FAR:	75'-0"	75'-0"	TO STAIR TOWER
SETBACKS			
NORTH	15'-0"	24'-0"	
WEST	15'-0"	61'-9"	MEASURED TO PUE
EAST	15'-0"	N.A	
SOUTH (@CENTRAL EXPRESSWAY)			
EXISTING OFFICE		15'-3"	AT CLOSEST POINT
PROPOSED OFFICE	15'-0"	16'-1"	AT CLOSEST POINT
PARKING GARAGE		16'-11"	AT CLOSEST POINT
OPEN AREA			
MINIMUM LANDSCAPE AREA (30%) (SOFTSCAPE + COMMON USABLE OPEN AREA +MULTI-USE PATH)	50,063 SF	69,674 SF	(41.8% > 30% . OK)
MINIMUM COMMON USEABLE OPEN AREA(150SF/1000SF)	21,350 SF	21,460 SF	
TOTAL OPEN AREA (COMMON USABLE OPEN AREA +MULTI-USE PATH + PRIVATE DECK OPEN AREA)	--	48,720 SF	

NOTE: THE ASSUMED/ IMAGINARY PROPERTY LINE IS ONLY PROVIDED TO ILLUSTRATE HOW THE BUILDING ELEMENTS ARE COMPLIANT WITH CALIFORNIA BUILDING CODE (CBC)FOR REQUIRED SEPARATIONS.

FAR BREAKDOWN:

FAR	RATIO	AREA (SF)
(PER EWPP SECTION 3.5, TABLE 8 AND CHARACTER SUB AREAS FIGURE 12)		
PURCHASED TDR	--	28,000 SF
0.75 BONUS FAR (125,157) + TDR (28,000)	0.917	153,157 SF
AREA BREAKDOWN:		
BASE FAR:	0.40	66,750 SF
BASE + TDR	--	94,750 SF
PROPOSED FAR:	0.853	142,335 SF
BONUS FAR REQUESTED:		47,585 SF

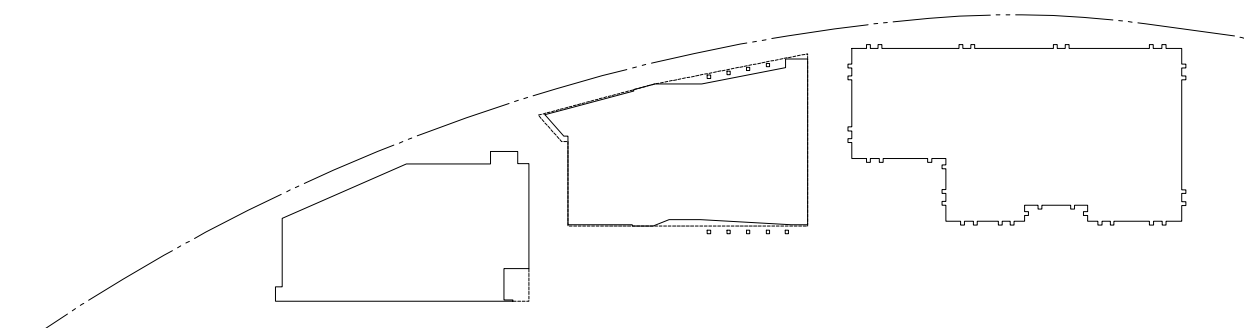


ZONING CALCULATIONS:

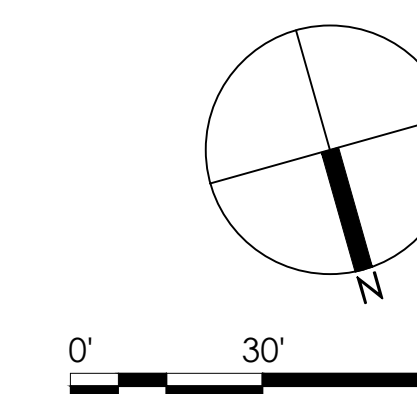
SITE AREA:	166,877 SF (3.83 AC)
BUILDING AREA:	
EXISTING OFFICE BUILDING	59,040 SF
PROPOSED OFFICE BUILDING	81,959 SF
ENCLOSED DECK AREA	1,336 SF
TOTAL BUILDING AREA	142,335 SF
BUILDING COVERAGE:	
PROPOSED OFFICE BUILDING	19,726 SF
EXISTING OFFICE BUILDING	29,520 SF
GARAGE (FOOTPRINT@ GRADE)	17,589 SF
TOTAL BUILDING COVERAGE	66,853 SF (40.0%)
LANDSCAPE AREA	69,674 SF (41.8%)
DRIVEWAY/PAVED AREA	30,368 SF (18.2%)
TOTAL	166,877 SF (100%)

189 NORTH BERNARDO AVENUE

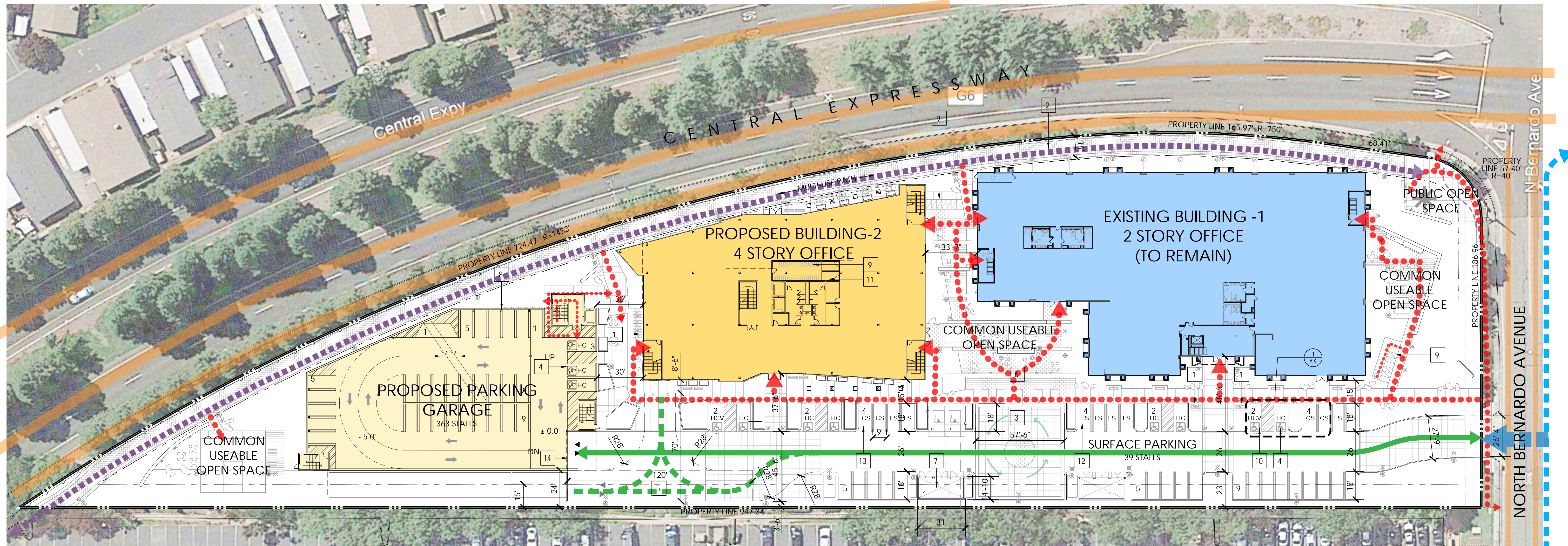
MOUNTAIN VIEW, CA
SAND HILL PROPERTY COMPANY
KENNETH RODRIGUES & PARTNERS, INC.



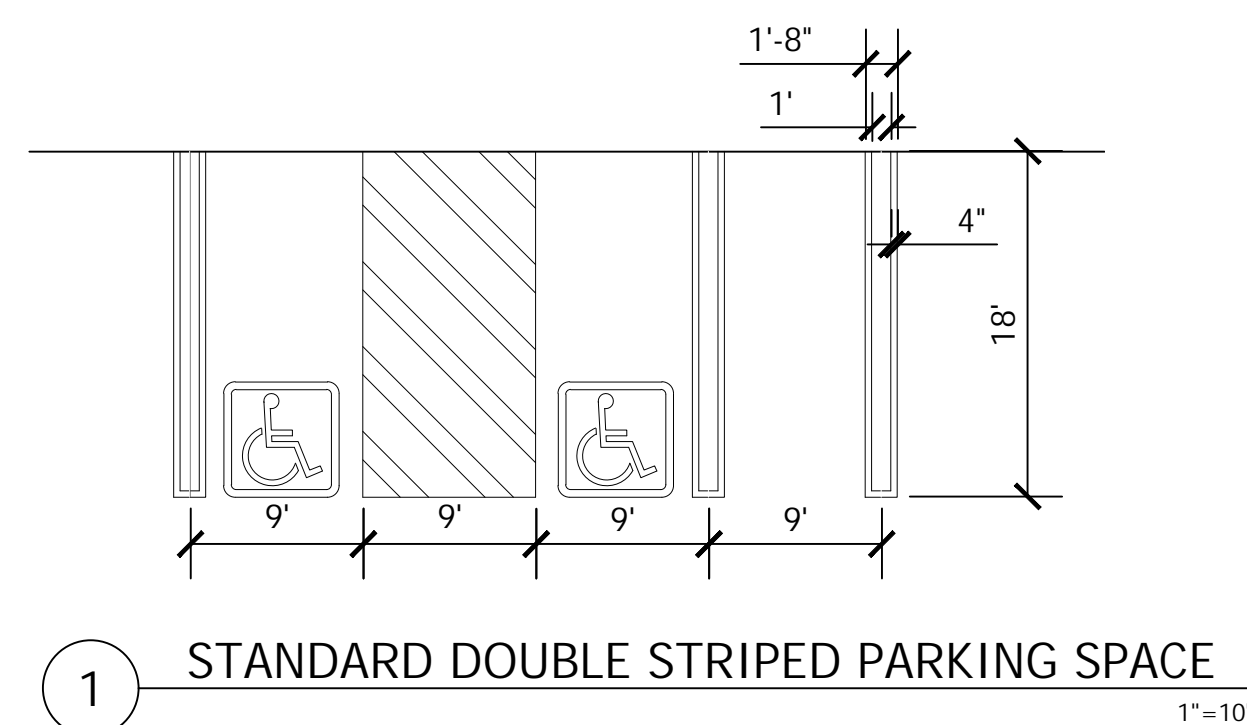
32.625 01.25.2022



ZONING CALCULATIONS,
OPEN SPACE ANALYSIS
AND CBC CODE ANALYSIS



- Vehicle Entry
- Building Entrance
- Site Entry
- Major Arterial
- Public Street
- City Proposed Class II Bike Lane
- Drive Way
- Vehicle Turn Around
- Pedestrian Path
- Multi-Use Path



PARKING SUMMARY:

TOTAL BUILDING AREA (INCL. ENCLOSED DECKS)	142,335 SF	
SURFACE PARKING	39 STALLS	
PARKING GARAGE	363 STALLS	
TOTAL PARKING STALLS	402 STALLS	
	REQUIRED	PROVIDED
PARKING STALLS	413	402
PARKING RATIO	2.9/1000	2.83/1000
ACCESSIBLE STALLS (HC)	9	9
ACCESSIBLE VAN STALLS (HCV)	2	2
ELECTRIC VEHICLE CHARGING STALLS (EV)	36	36
LOADING SPACES (LS)	8	8
CAR SHARE SPACES (CS)	4	4
SHORT TERM BICYCLE PARKING	8	8
LONG TERM BICYCLE PARKING	71	72
TOTAL BICYCLE PARKING	79	80
SHOWERS	2	2
MOTORCYCLE PARKING	--	20

KEYNOTES:

- 1 BIKE RACKS
- 8 EV PARKING (EV)
- 2 PEDESTRIAN AND BIKE TRAIL - MULTI-USE PATH
- 9 LONG TERM BIKE STORAGE
- 3 DROP OFF ZONE / LOADING ZONE
- 10 ACCESSIBLE VAN PARKING
- 4 ACCESSIBLE PARKING
- 11 SHOWER ROOMS
- 5 FIRE TRUCK HAMMERHEAD
- 12 LOADING SPACE (LS)
- 6 COMMON USEABLE OPEN SPACE
- 13 CAR SHARE (CS)
- 7 TRASH ENCLOSURE
- 14 GATE AT PARKING ENTRANCE

LEGEND

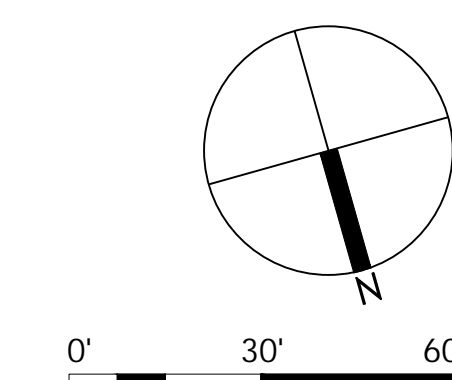
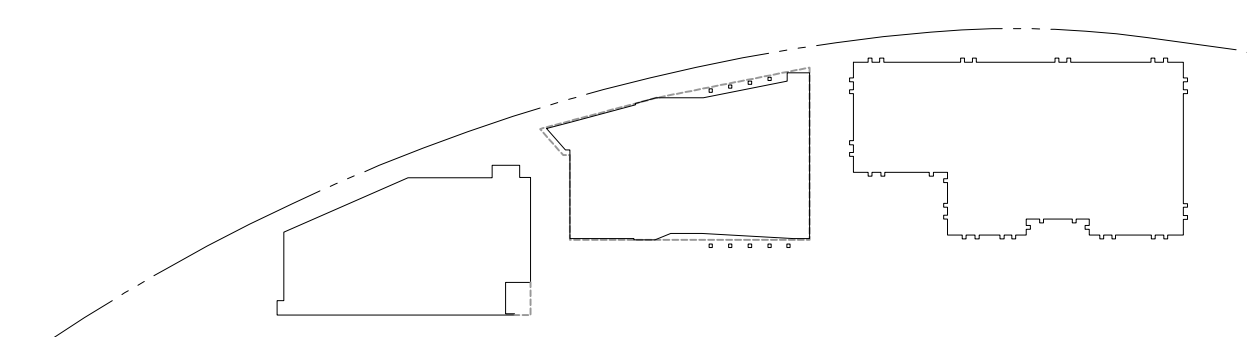
- HC - ACCESSIBLE STALLS
 - HCV - ACCESSIBLE VAN STALLS
 - LS - LOADING SPACES
 - CS - CAR SHARE SPACES
 - EV - ELECTRIC VEHICLE CHARGING STALLS
- NOTE: REFER A20 AND A21 PARKING GARAGE ANALYSIS

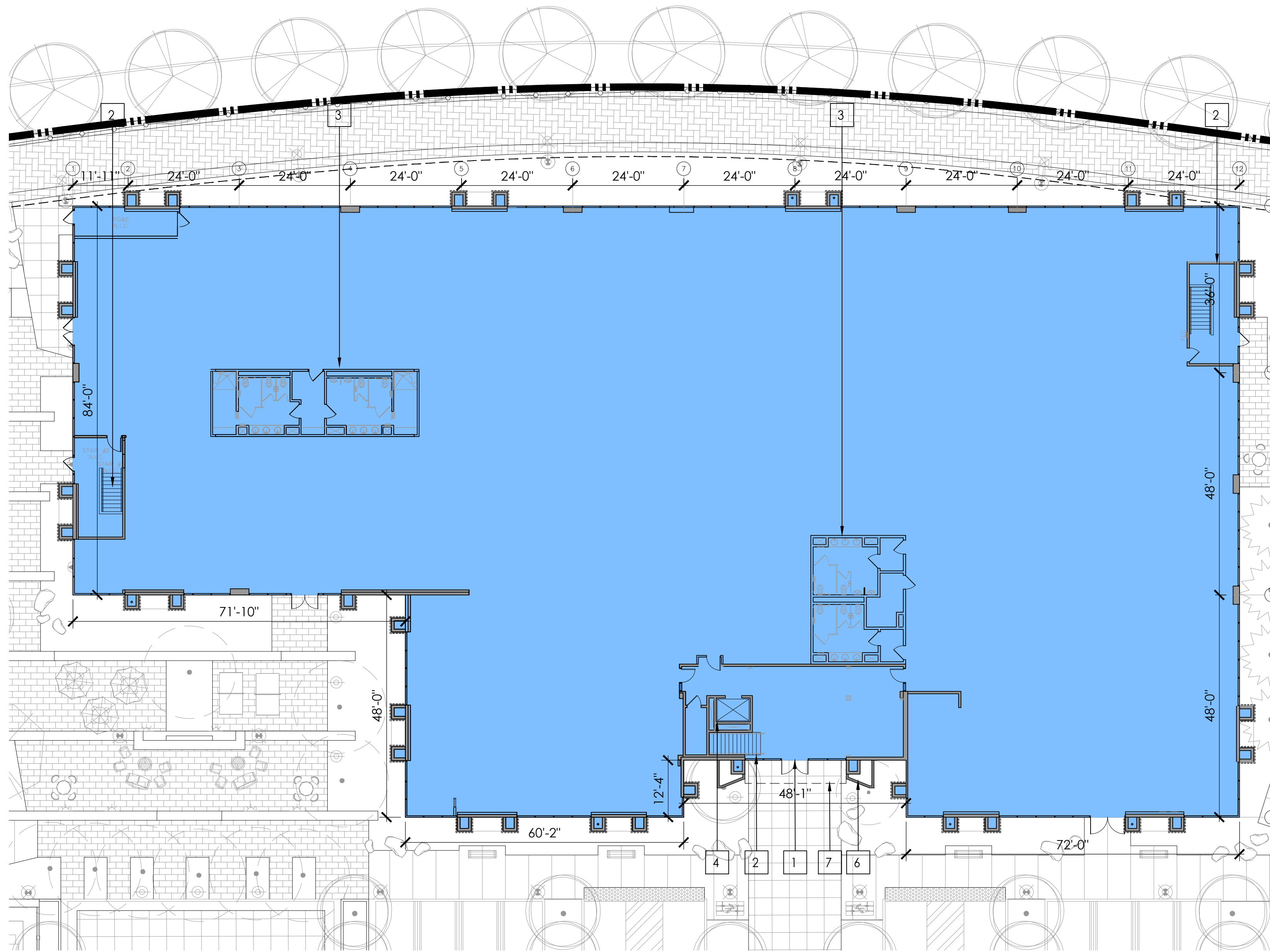
189 NORTH BERNARDO AVENUE

MOUNTAIN VIEW, CA
SAND HILL PROPERTY COMPANY
KENNETH RODRIGUES & PARTNERS, INC.

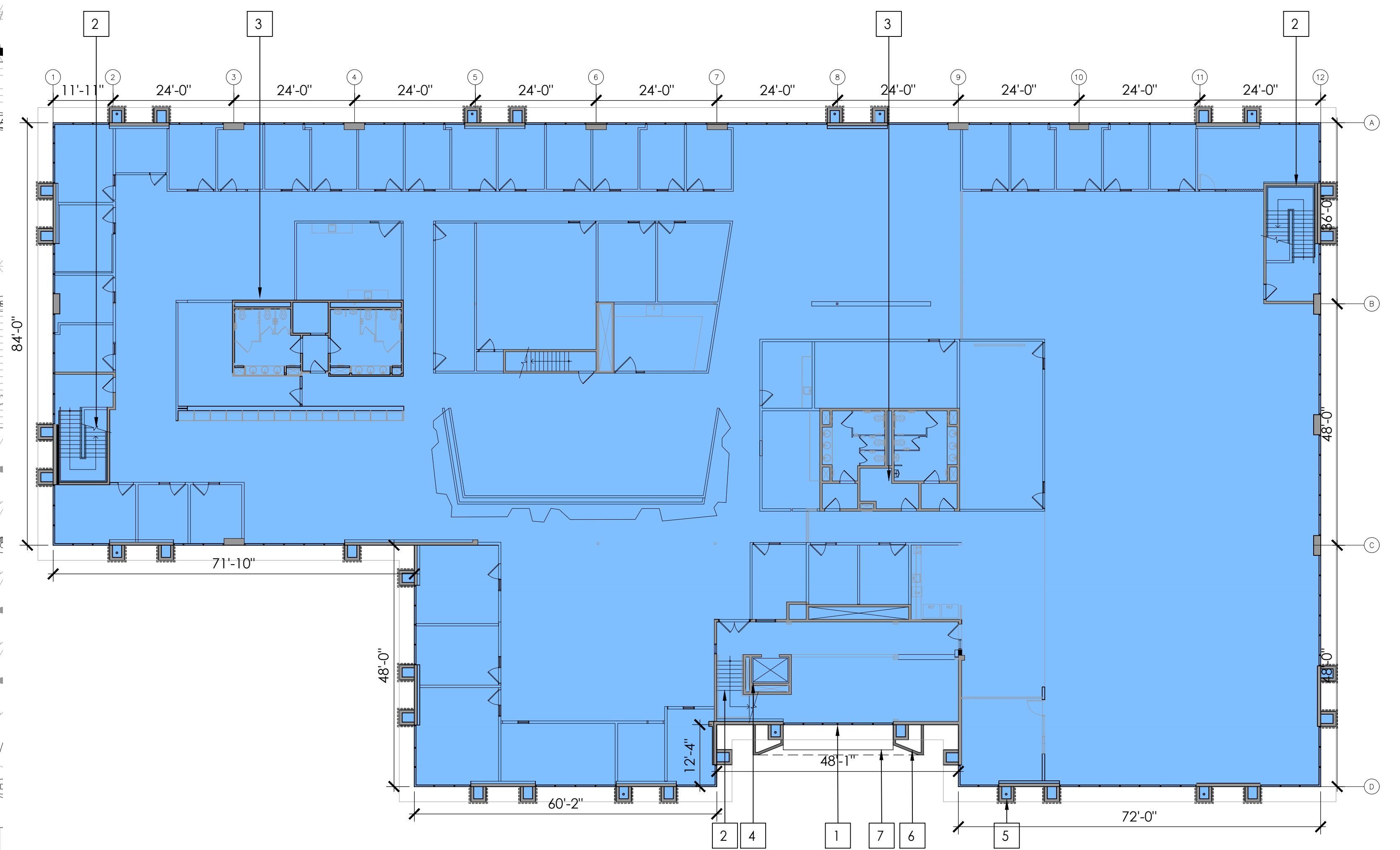
32.625 01.25.2022

PARKING LAYOUT & CIRCULATION PLAN





1 LEVEL 1 FLOOR PLAN
29,520 SF



2 LEVEL 2 FLOOR PLAN
29,520 SF

KEYNOTES:

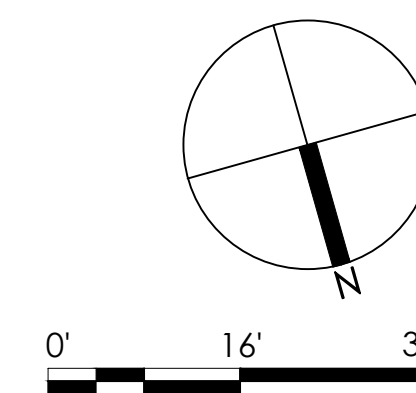
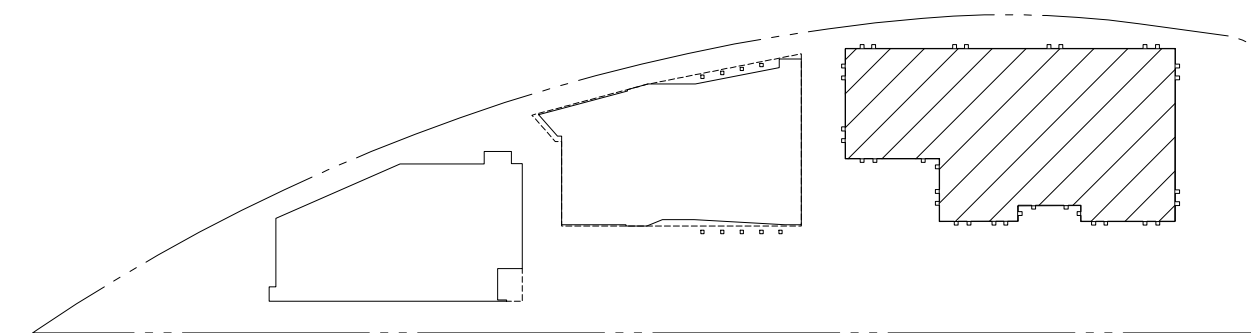
- | | |
|--|-----------------|
| 1 NEW ENTRY DOOR W/ CLEAR GLAZING/ CURTAIN WALL SYSTEM | 6 WOOD CLADDING |
| 2 EXIT STAIRS | 7 NEW CANOPY |
| 3 RESTROOM | |
| 4 ELEVATOR | |
| 5 GEOLAM WOOD HYBRID SYSTEM | |

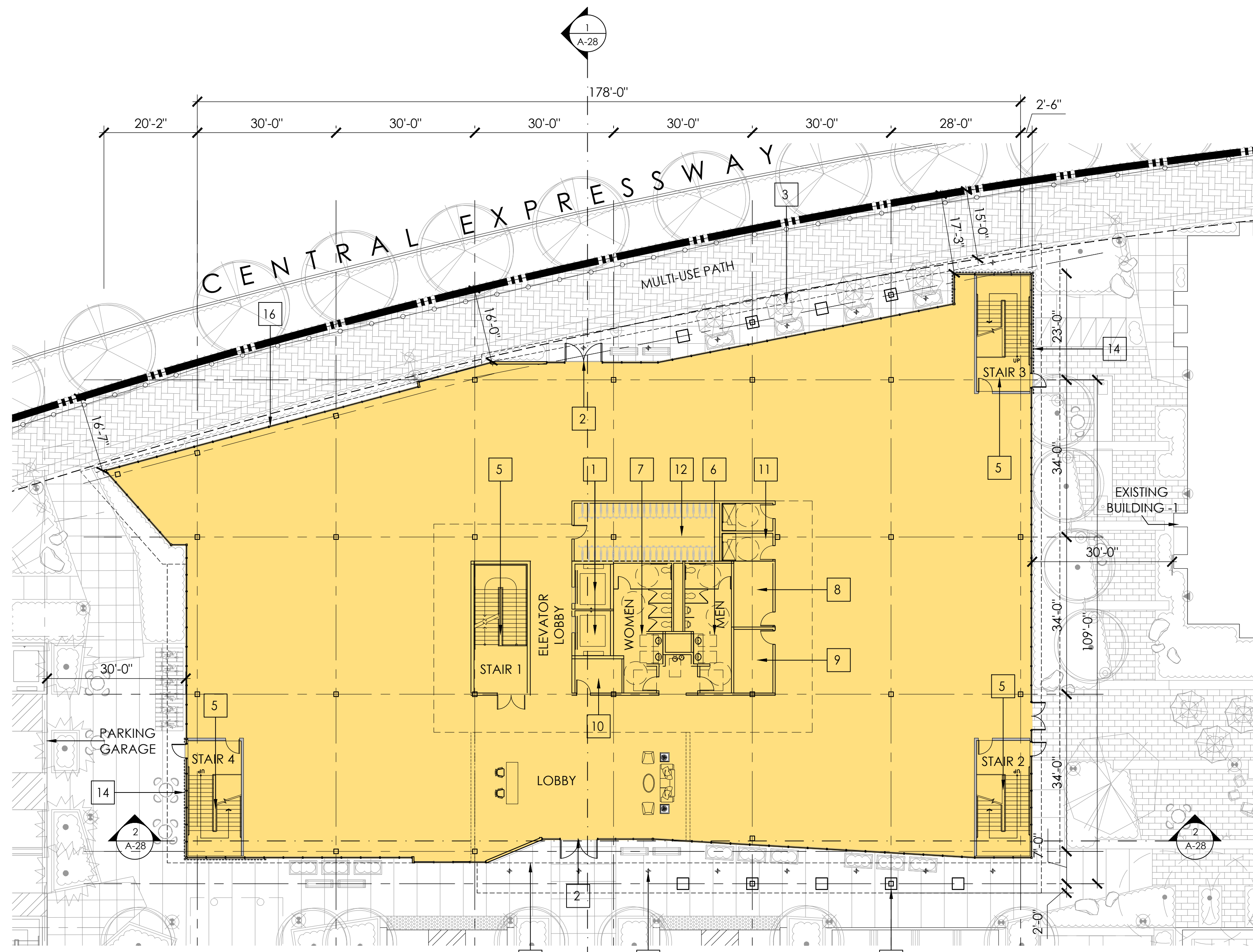
189 NORTH BERNARDO AVENUE

MOUNTAIN VIEW, CA
SAND HILL PROPERTY COMPANY
KENNETH RODRIGUES & PARTNERS, INC.

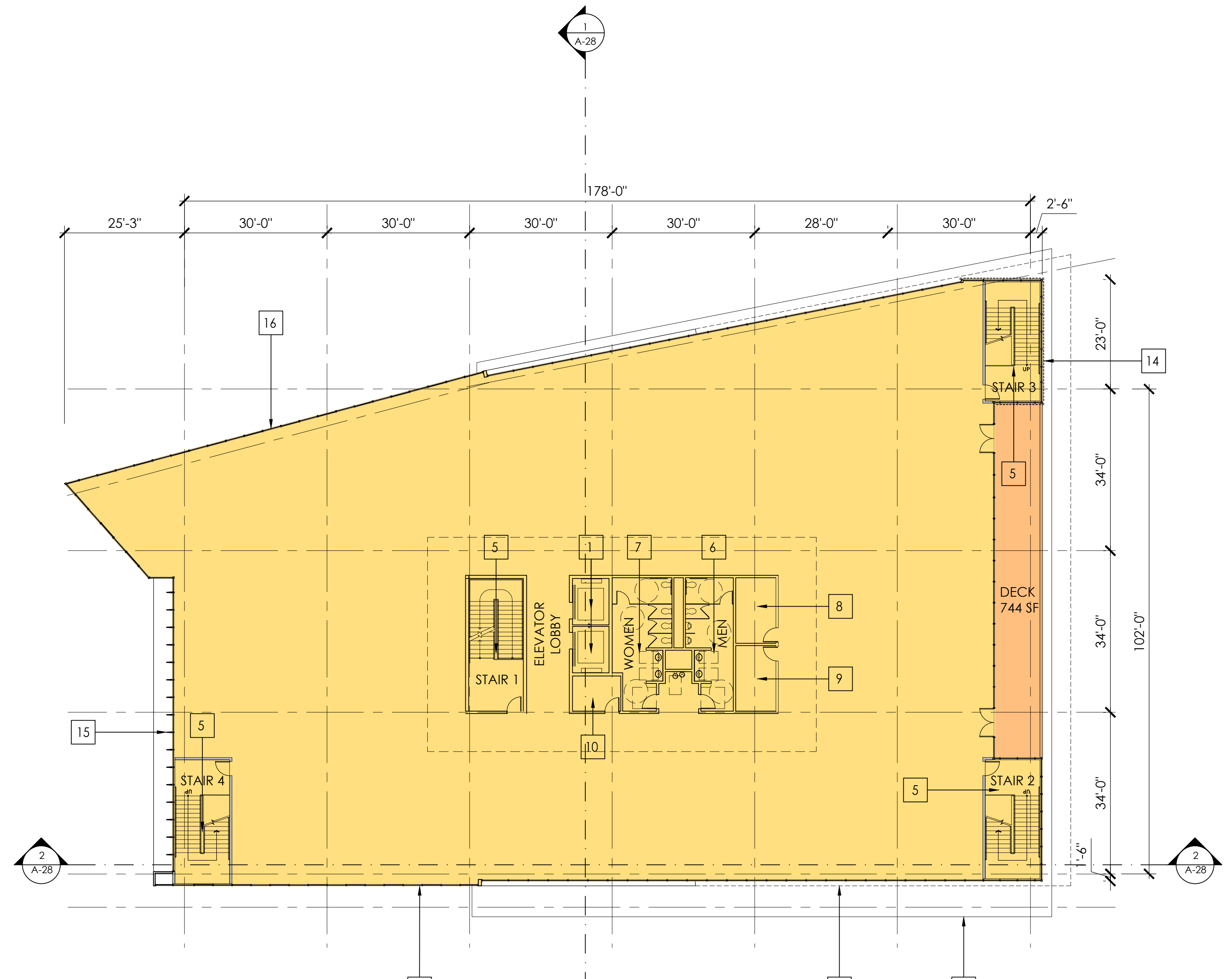
32.625 09.03.2021

EXISTING BUILDING 1 RENOVATION FLOOR PLANS





1 LEVEL 1 FLOOR PLAN
19,726 SF



2 LEVEL 2 FLOOR PLAN
19,952 SF

KEYNOTES:

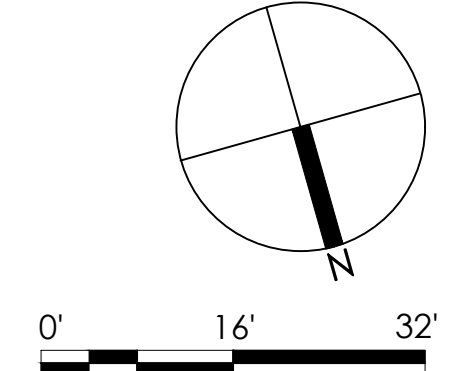
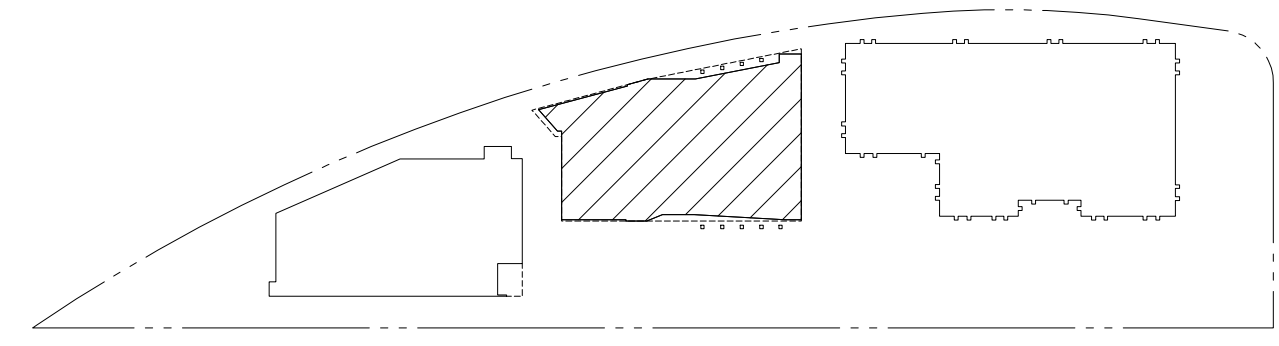
1 ELEVATORS	9 IDF ROOM
2 ENTRY DOOR W/ CLEAR GLAZING	10 JANITOR
3 LINE OF BUILDING ABOVE	11 SHOWER ROOM
4 CANOPY	12 BIKE ROOM
5 EXIT STAIRS	13 RECESSED DOWN LIGHTS
6 MEN'S RESTROOM	14 GEOLAM WOOD HYBRID SYSTEM CLADDING
7 WOMEN'S RESTROOM	15 METAL VERTICAL FINS
8 ELECTRICAL ROOM	16 UNITIZED CURTAIN WALL SYSTEM

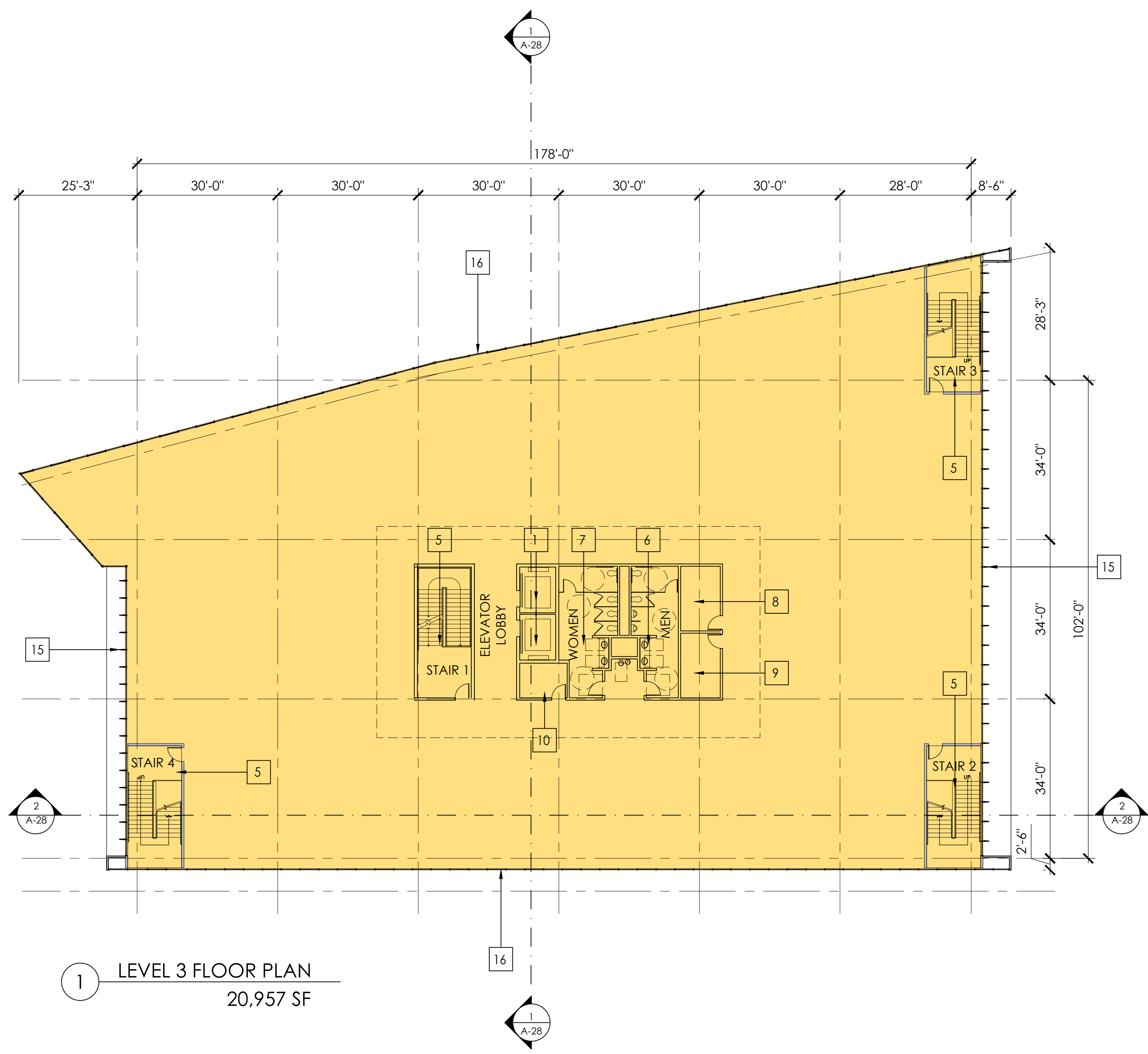
189 NORTH BERNARDO AVENUE

MOUNTAIN VIEW, CA
SAND HILL PROPERTY COMPANY
KENNETH RODRIGUES & PARTNERS, INC.

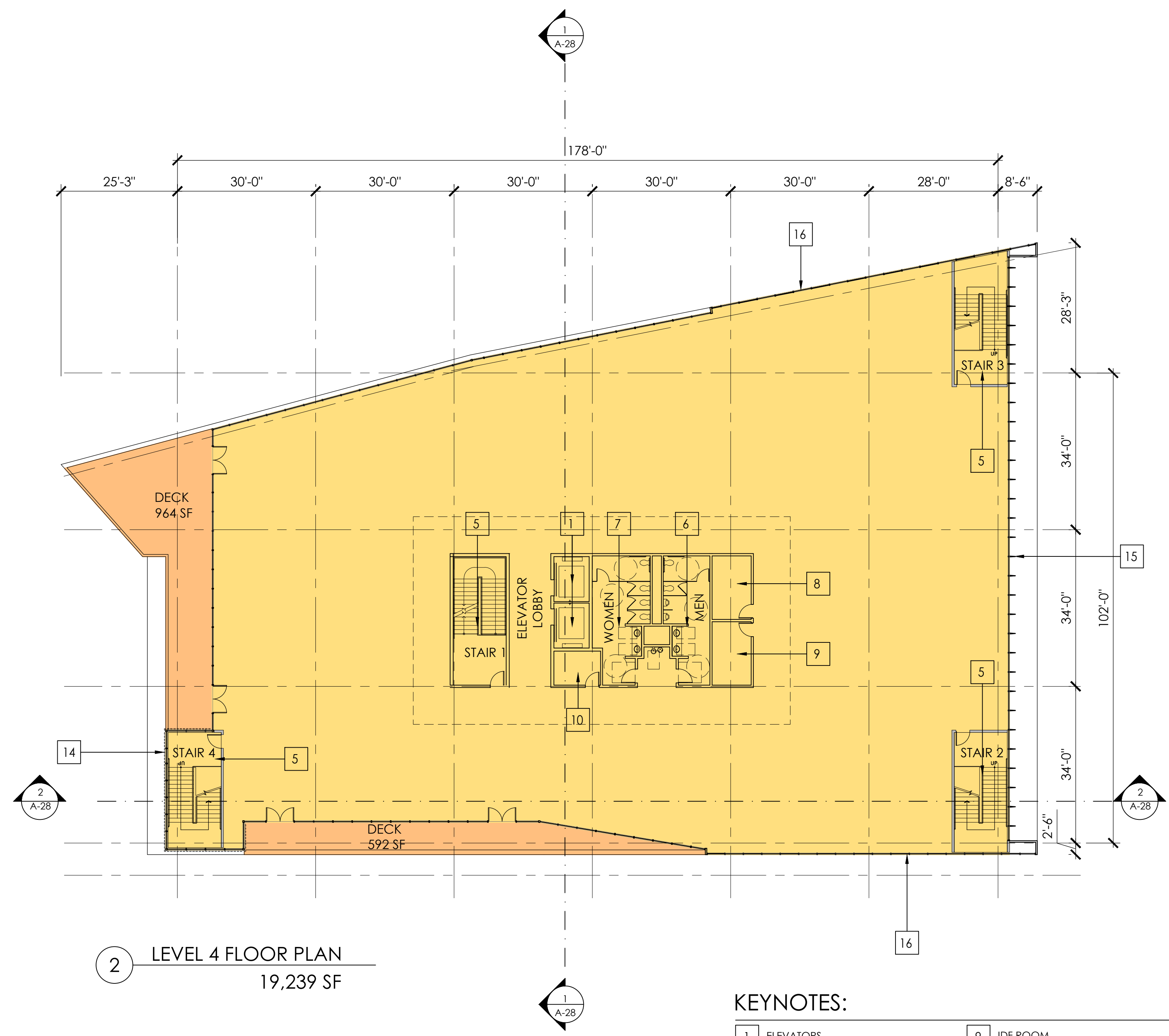
32.625 01.25.2022

PROPOSED BUILDING 2 FLOOR PLANS





1 LEVEL 3 FLOOR PLAN
20,957 SF



2 LEVEL 4 FLOOR PLAN
19,239 SF

KEYNOTES:

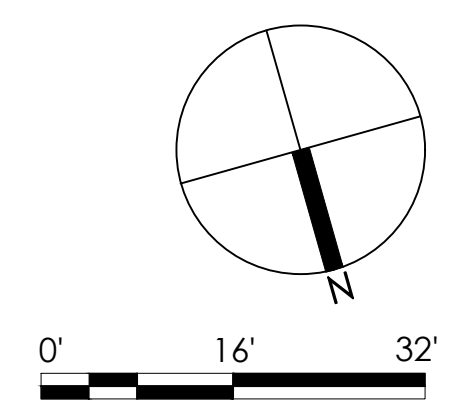
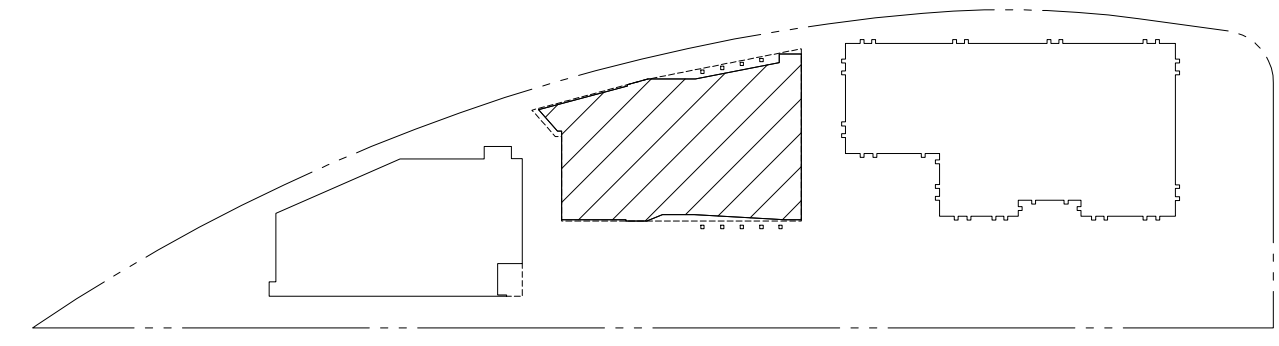
1 ELEVATORS	9 IDF ROOM
2 ENTRY DOOR W/ CLEAR GLAZING	10 JANITOR
3 LINE OF BUILDING ABOVE	11 SHOWER ROOM
4 CANOPY	12 BIKE ROOM
5 EXIT STAIRS	13 RECESSED DOWN LIGHTS
6 MEN'S RESTROOM	14 GEOLAM WOOD HYBRID SYSTEM CLADDING
7 WOMEN'S RESTROOM	15 METAL VERTICAL FINS
8 ELECTRICAL ROOM	16 UNITIZED CURTAIN WALL SYSTEM

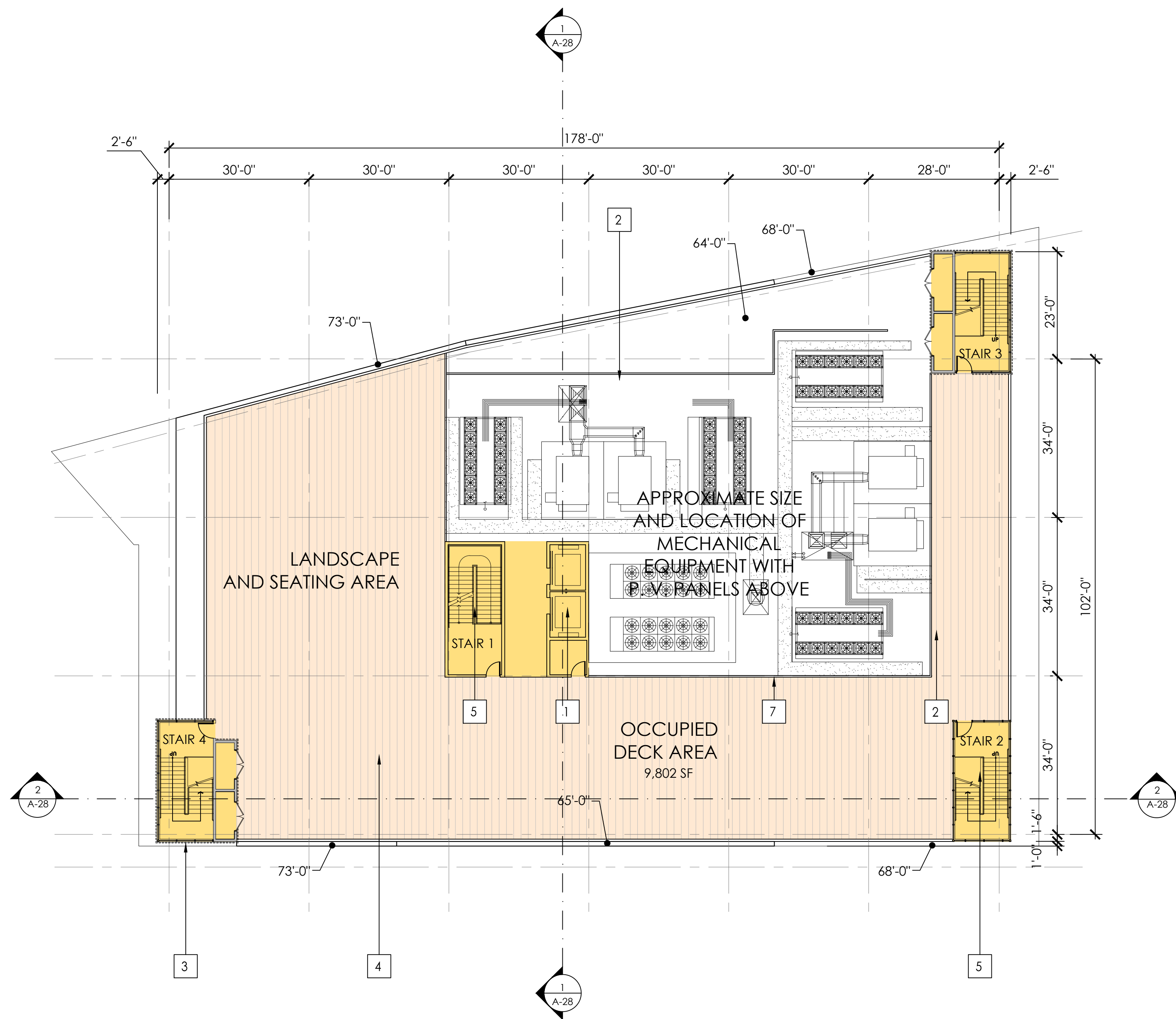
189 NORTH BERNARDO AVENUE

MOUNTAIN VIEW, CA
SAND HILL PROPERTY COMPANY
KENNETH RODRIGUES & PARTNERS, INC.

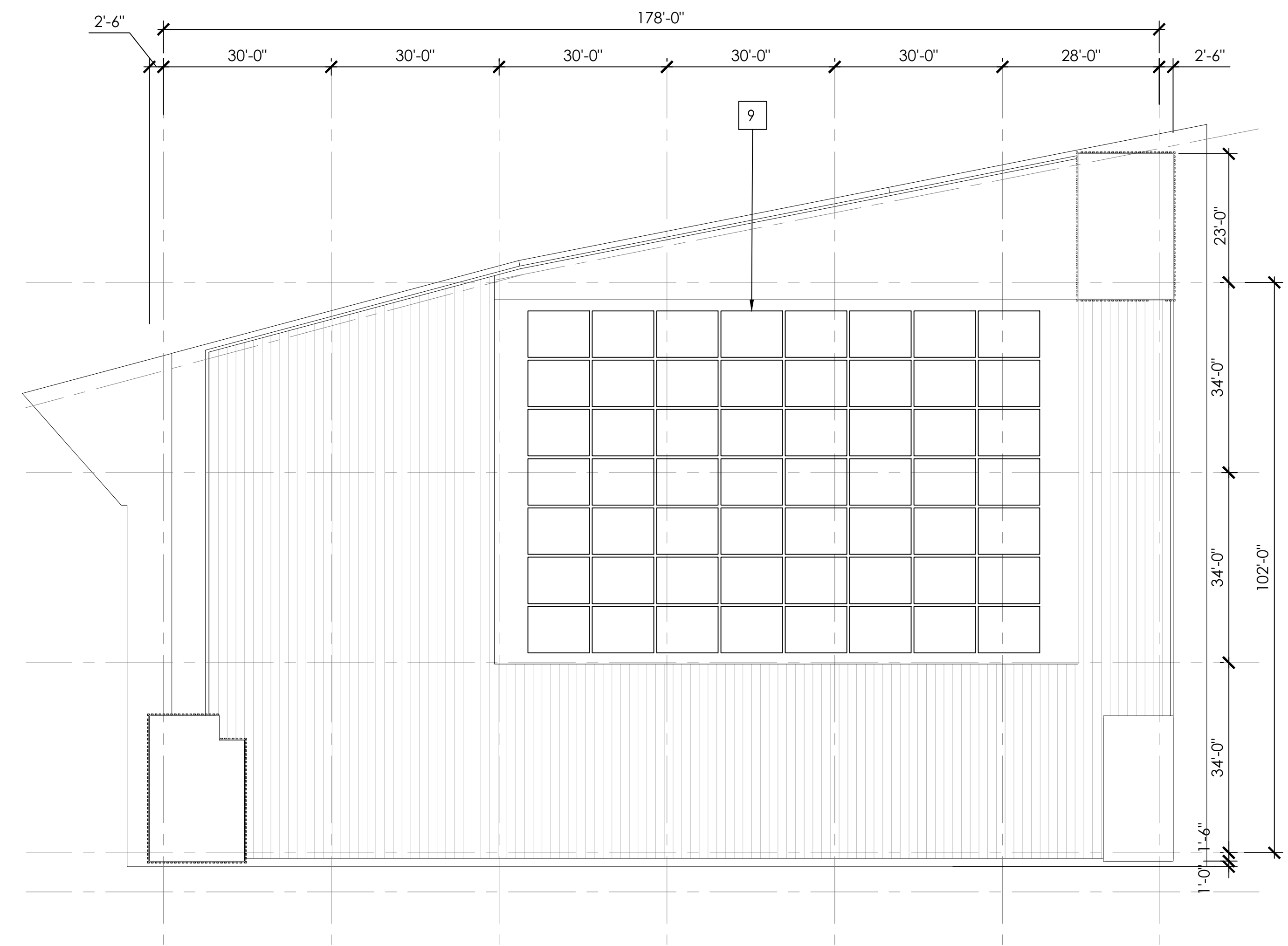
32.625 01.25.2022

PROPOSED BUILDING 2 FLOOR PLANS





1 ROOF PLAN
OCCUPIED DECK AREA : 9,802 SF



2 PV FLOOR PLAN

KEYNOTES:

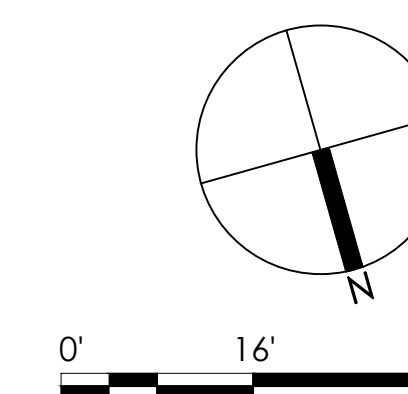
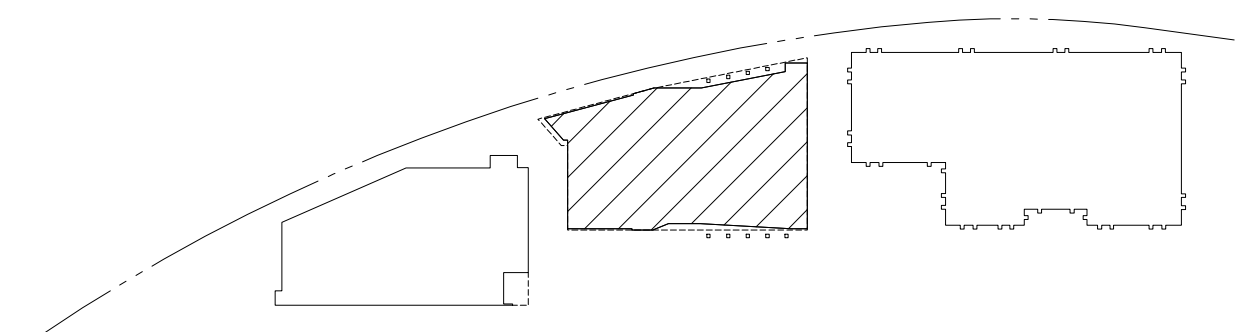
- | | |
|--------------------------------------|-------------------------------|
| 1 ELEVATORS | 6 DECK BELOW |
| 2 SINGLE PLY ROOFING | 7 MECHANICAL EQUIPMENT SCREEN |
| 3 GEOLAM WOOD HYBRID SYSTEM CLADDING | 8 COLUMN |
| 4 OCCUPIED DECK AREA | 9 PV PANEL |
| 5 EXIT STAIRS | |

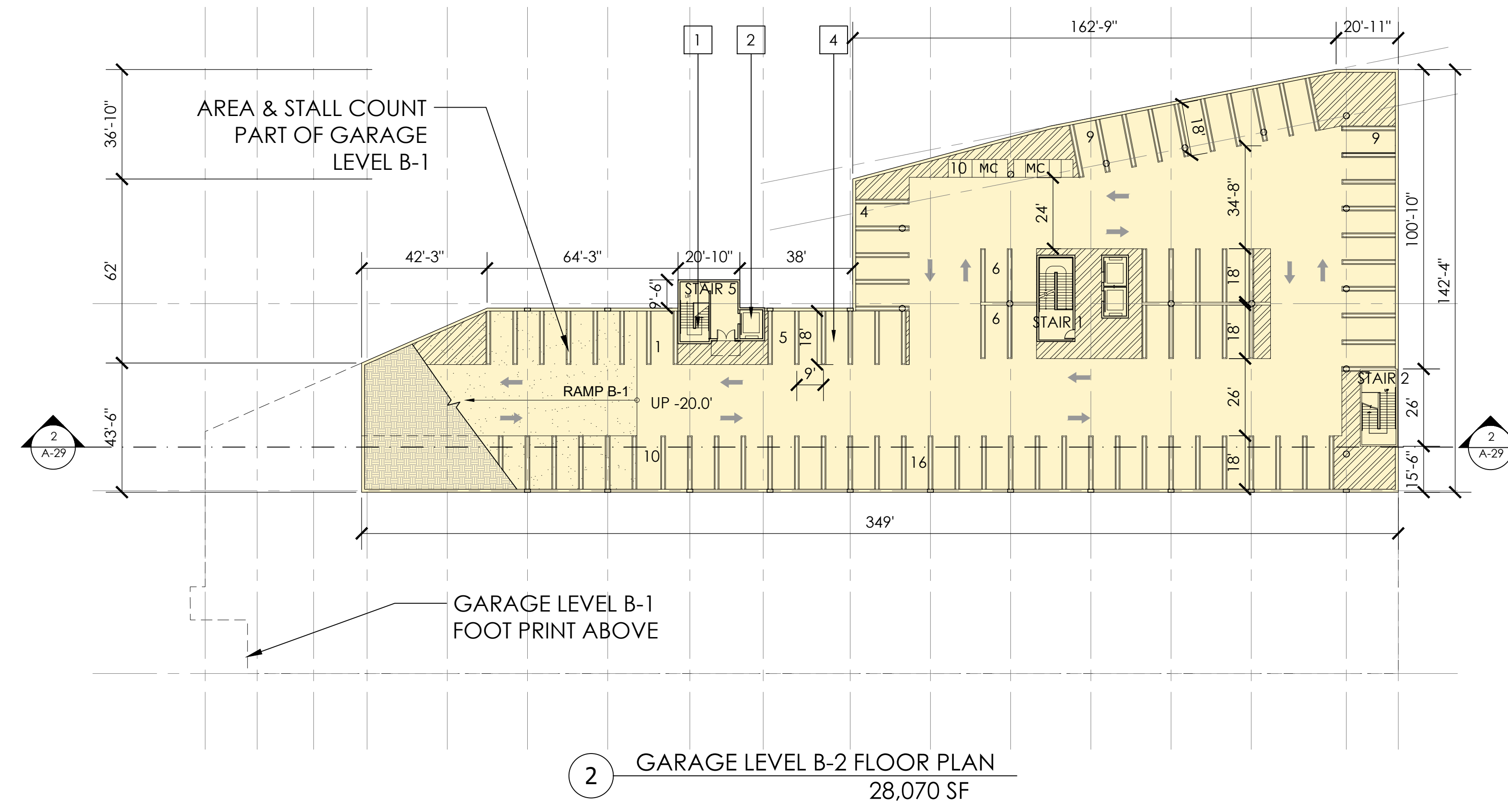
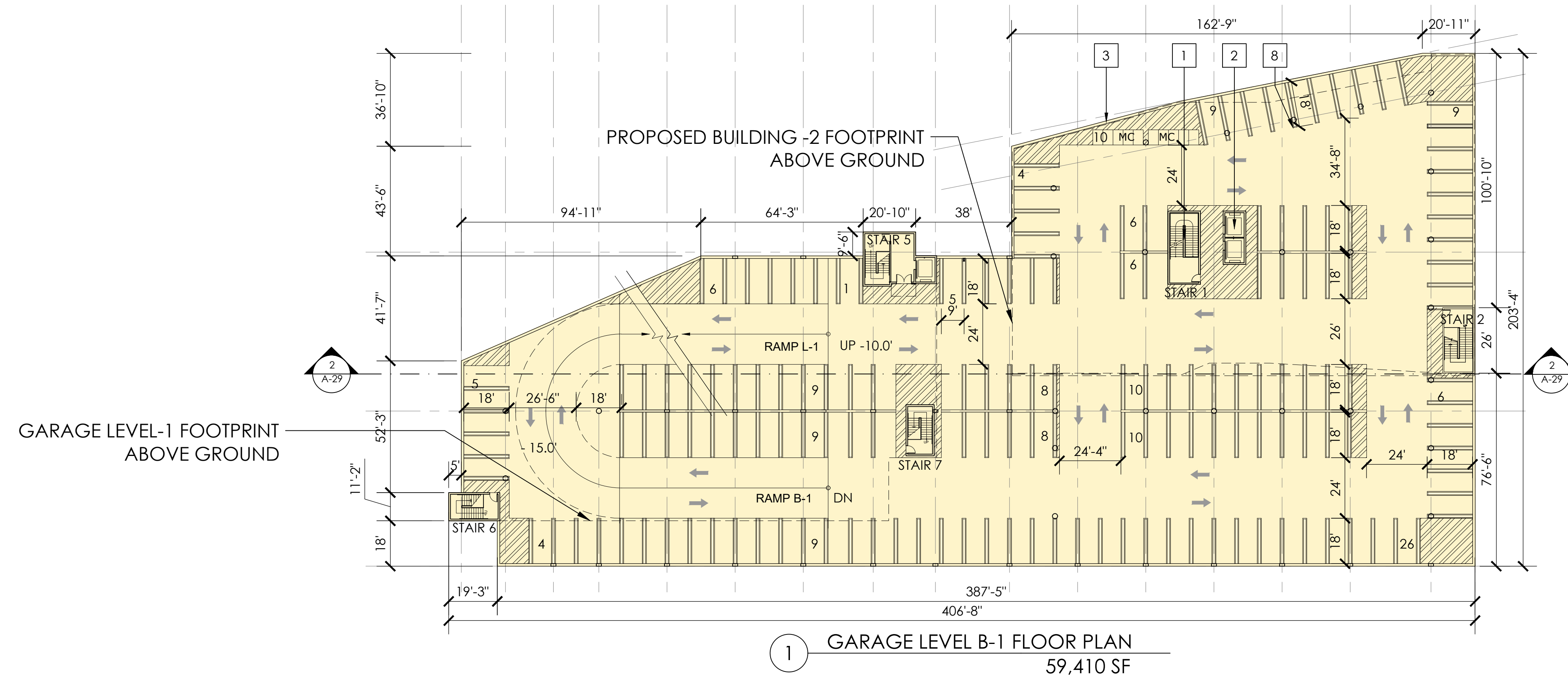
189 NORTH BERNARDO AVENUE

MOUNTAIN VIEW, CA
SAND HILL PROPERTY COMPANY
KENNETH RODRIGUES & PARTNERS, INC.

32.625 09.03.2021

PROPOSED BUILDING 2 ROOF PLAN





KEYNOTES:

- 1 STAIR
- 2 ELEVATORS
- 3 PERIMETER WALL
- 4 STANDARD PARKING STALL
- 5 ACCESSIBLE STALL
- 6 GREEN SCREEN
- 7 EV CHARGER (DUAL)
- 8 STRUCTURAL COLUMN
- 9 GRAPHIC PRINTED SCREEN

LEGEND

- HC - ACCESSIBLE STALLS
- HCV - ACCESSIBLE VAN STALLS
- EV - ELECTRIC VEHICLE CHARGING STALLS
- LS - LOADING SPACES
- CS - CAR SHARE SPACES
- MC - MOTORCYCLE SPACES

GARAGE PARKING ANALYSIS:

GARAGE LEVEL 1	33 STALLS
GARAGE LEVEL 2	36 STALLS
GARAGE LEVEL 3	39 STALLS
GARAGE LEVEL 4	39 STALLS
GARAGE LEVEL B-1	150 STALLS
GARAGE LEVEL B-2	66 STALLS
TOTAL	363 STALLS
ACCESSIBLE PARKING	3 STALLS
EV CHARGING	36 STALLS

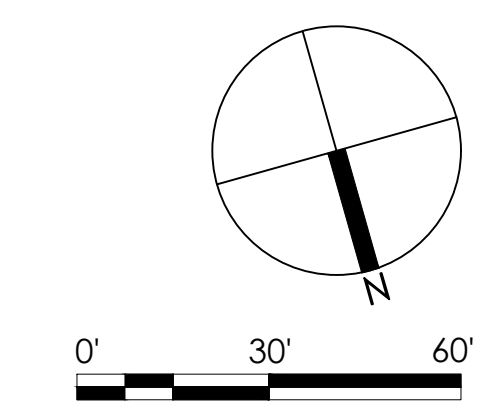
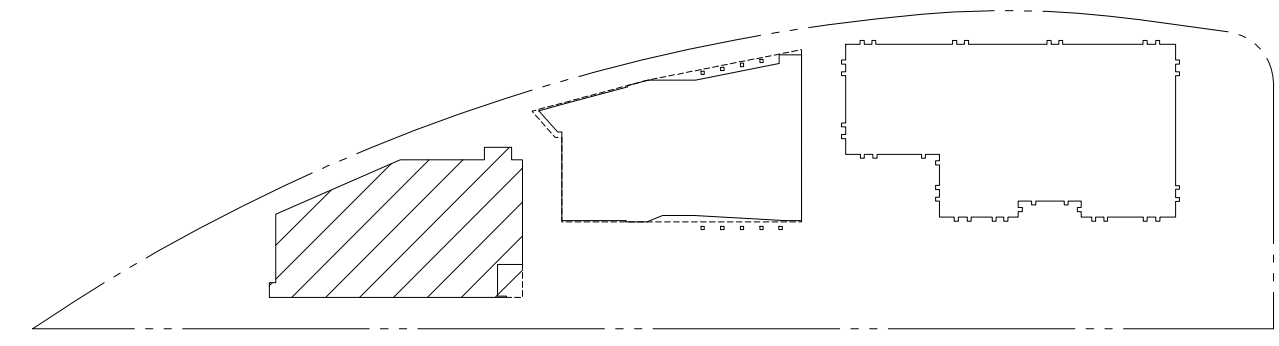
NOTE: REFER SHEET A-9 FOR PARKING TABULATION

189 NORTH BERNARDO AVENUE

MOUNTAIN VIEW, CA
SAND HILL PROPERTY COMPANY
KENNETH RODRIGUES & PARTNERS, INC.

32.625 01.25.2022

PROPOSED PARKING GARAGE FLOOR PLANS

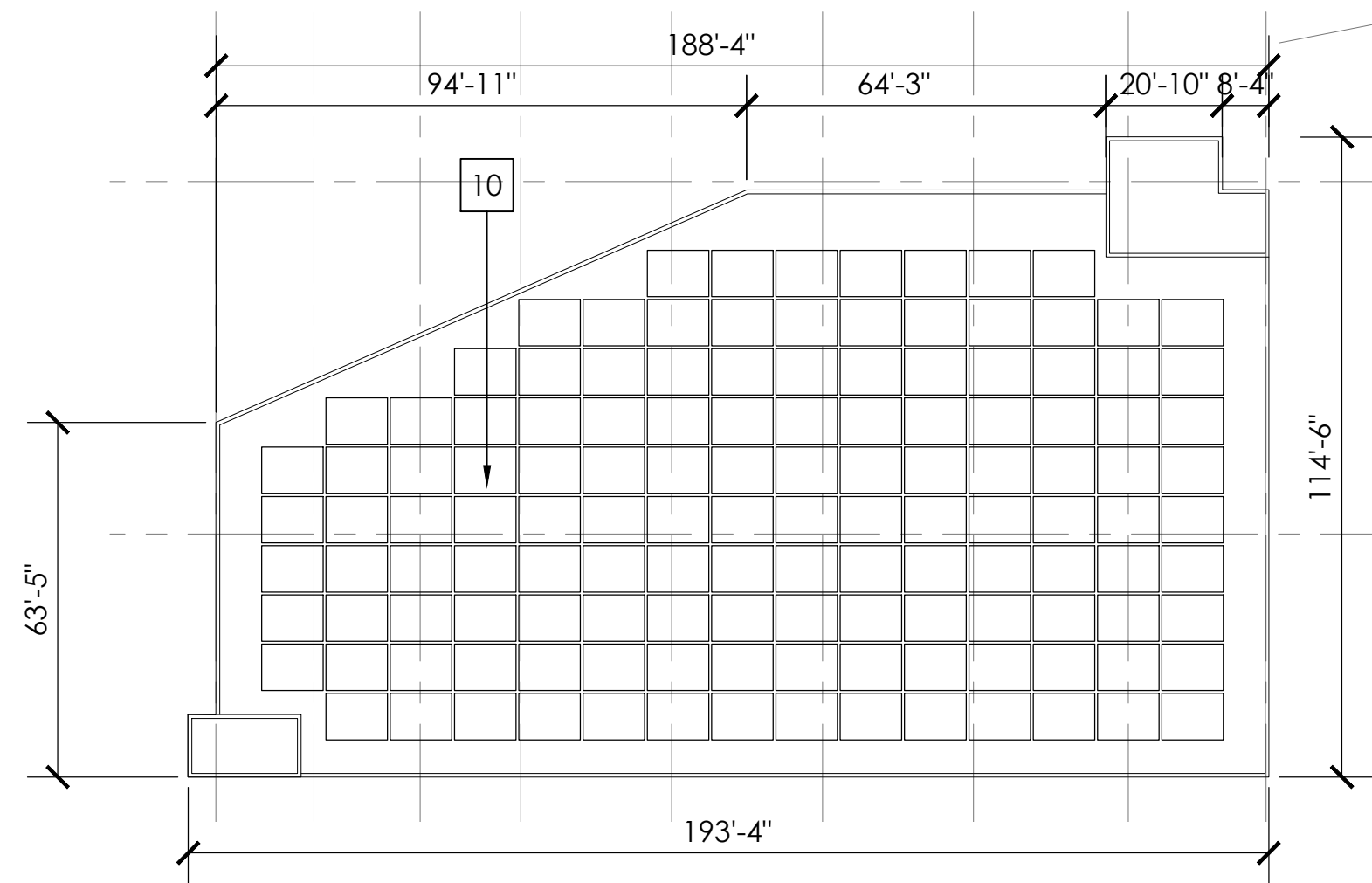


KEYNOTES:

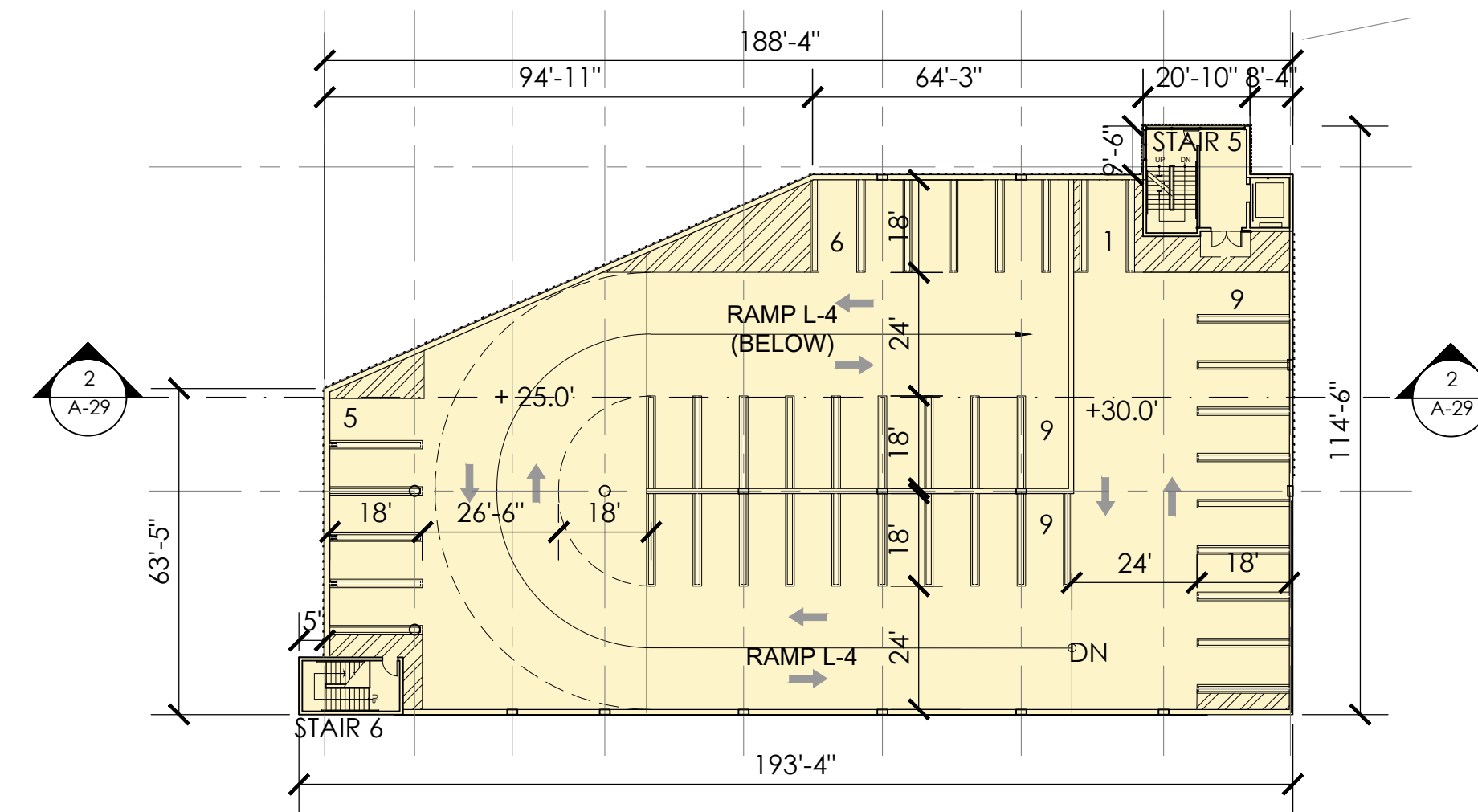
- 1 STAIR
- 2 ELEVATORS
- 3 PERIMETER WALL
- 4 STANDARD PARKING STALL
- 5 ACCESSIBLE STALL
- 6 GREEN SCREEN
- 7 EV CHARGER (DUAL)
- 8 STRUCTURAL COLUMN
- 9 TENSILE MESH FACADE SCREEN
- 10 PV PANEL
- 11 GEOLAM WOOD HYBRID SYSTEM CLADDING
- 12 METAL VERTICAL FINS

LEGEND

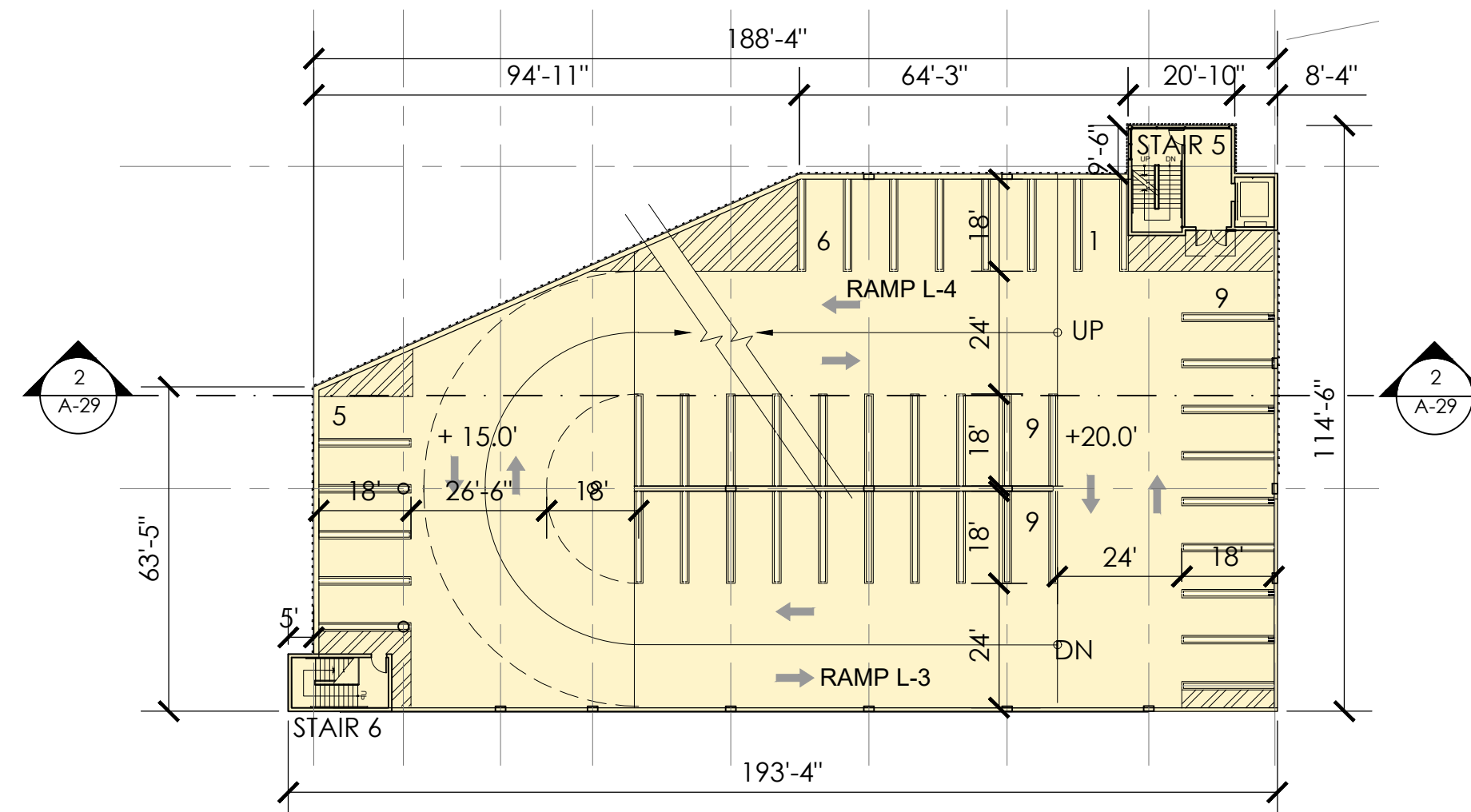
- HC - ACCESSIBLE STALLS
- HCV - ACCESSIBLE VAN STALLS
- EV - ELECTRIC VEHICLE CHARGING STALLS
- LS - LOADING SPACES
- CS - CAR SHARE SPACES
- MC - MOTORCYCLE SPACES



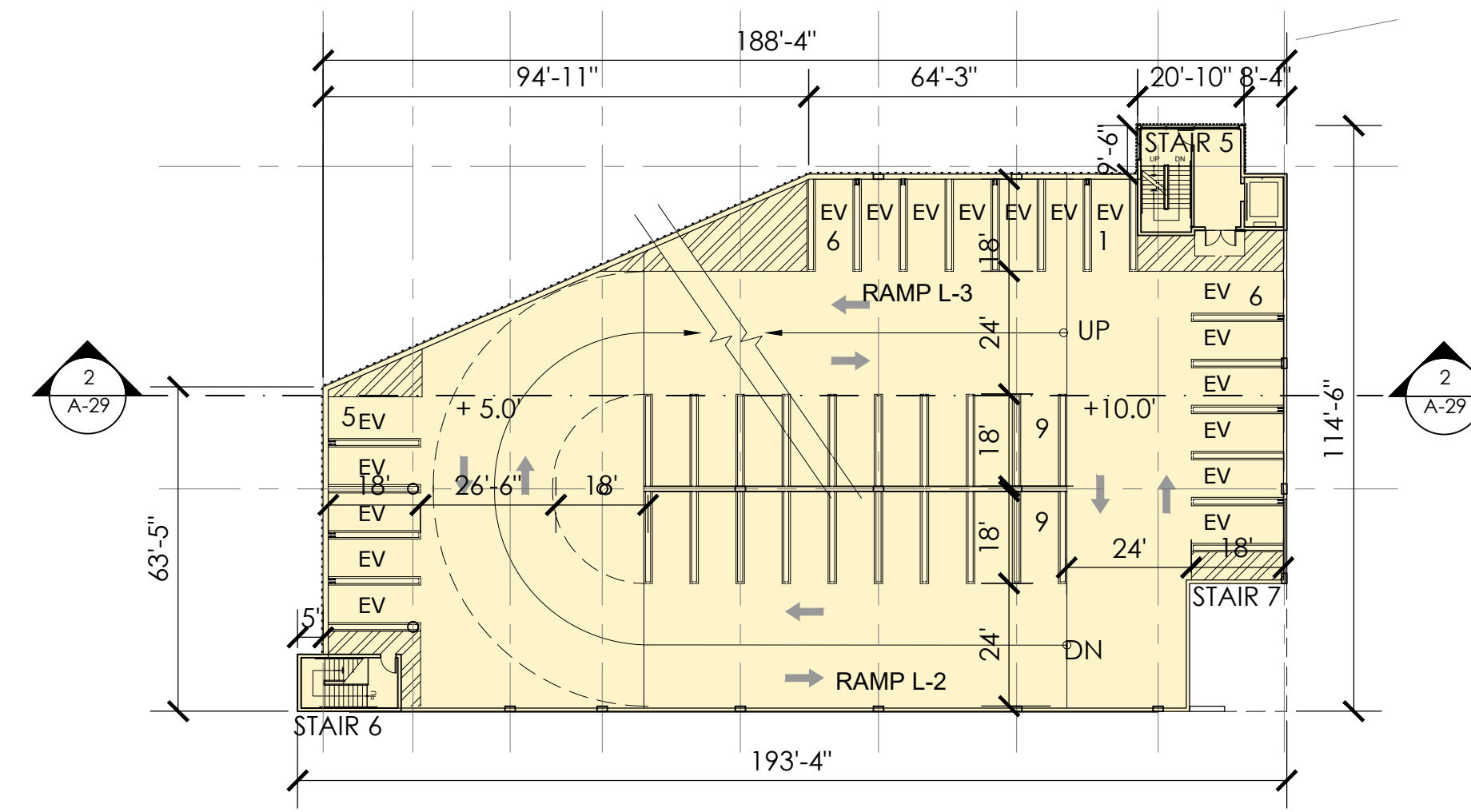
5 GARAGE PV PANEL FLOOR PLAN



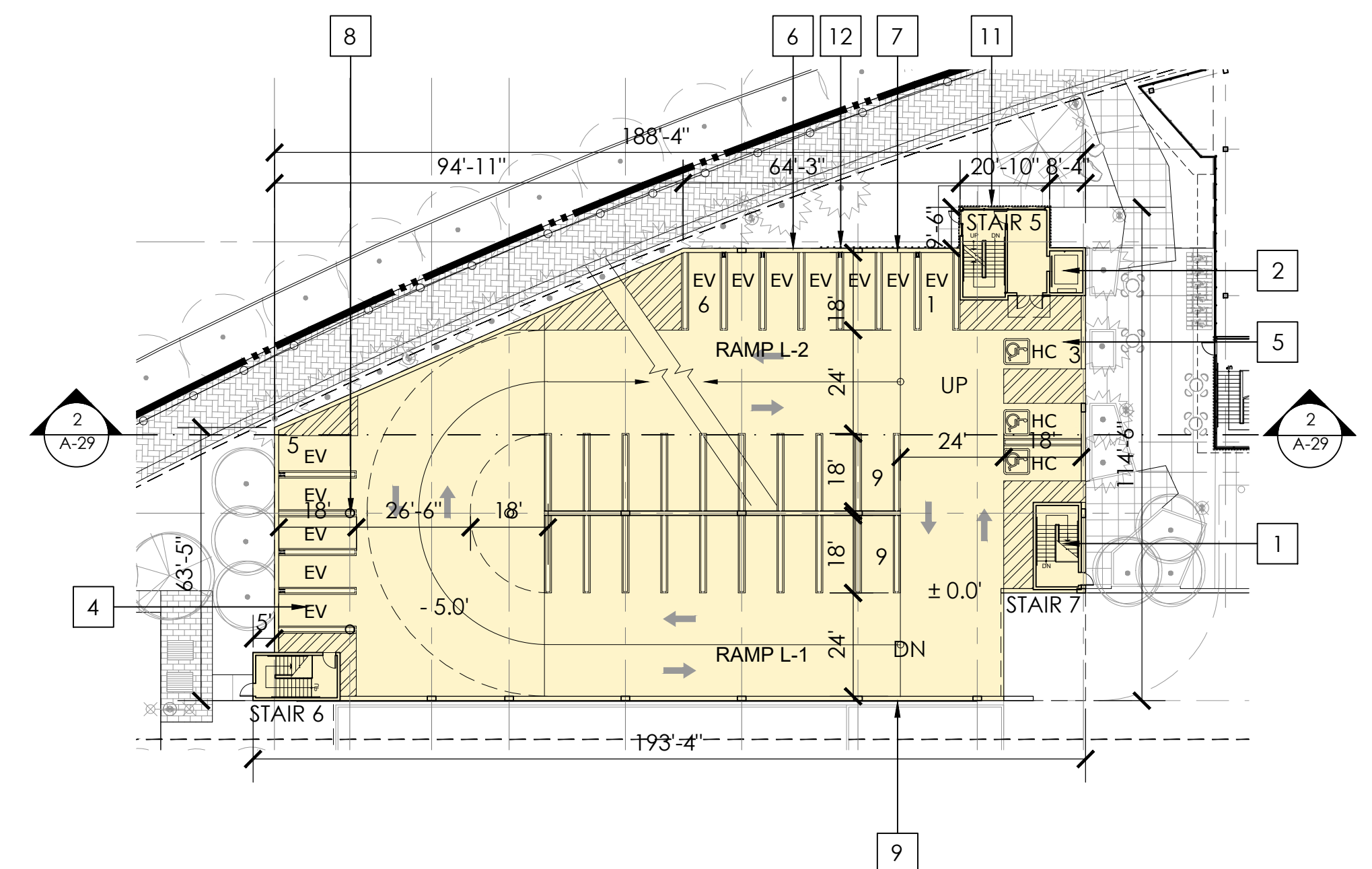
4 GARAGE LEVEL 4 FLOOR PLAN
18,057 SF



3 GARAGE LEVEL 3 FLOOR PLANS
18,057 SF



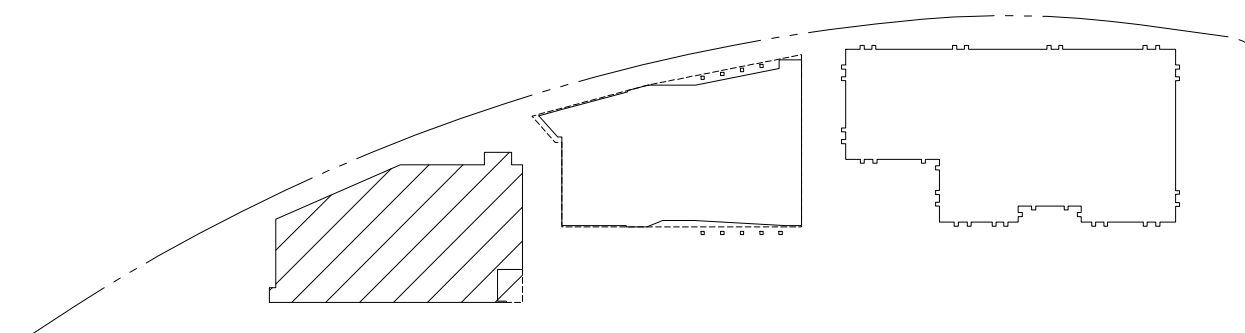
2 GARAGE LEVEL 2 FLOOR PLAN
17,582 SF



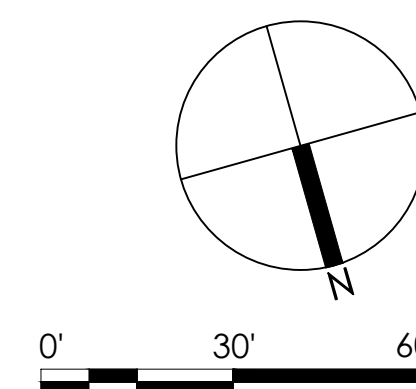
1 GARAGE LEVEL 1 FLOOR PLAN
17,582 SF

189 NORTH BERNARDO AVENUE

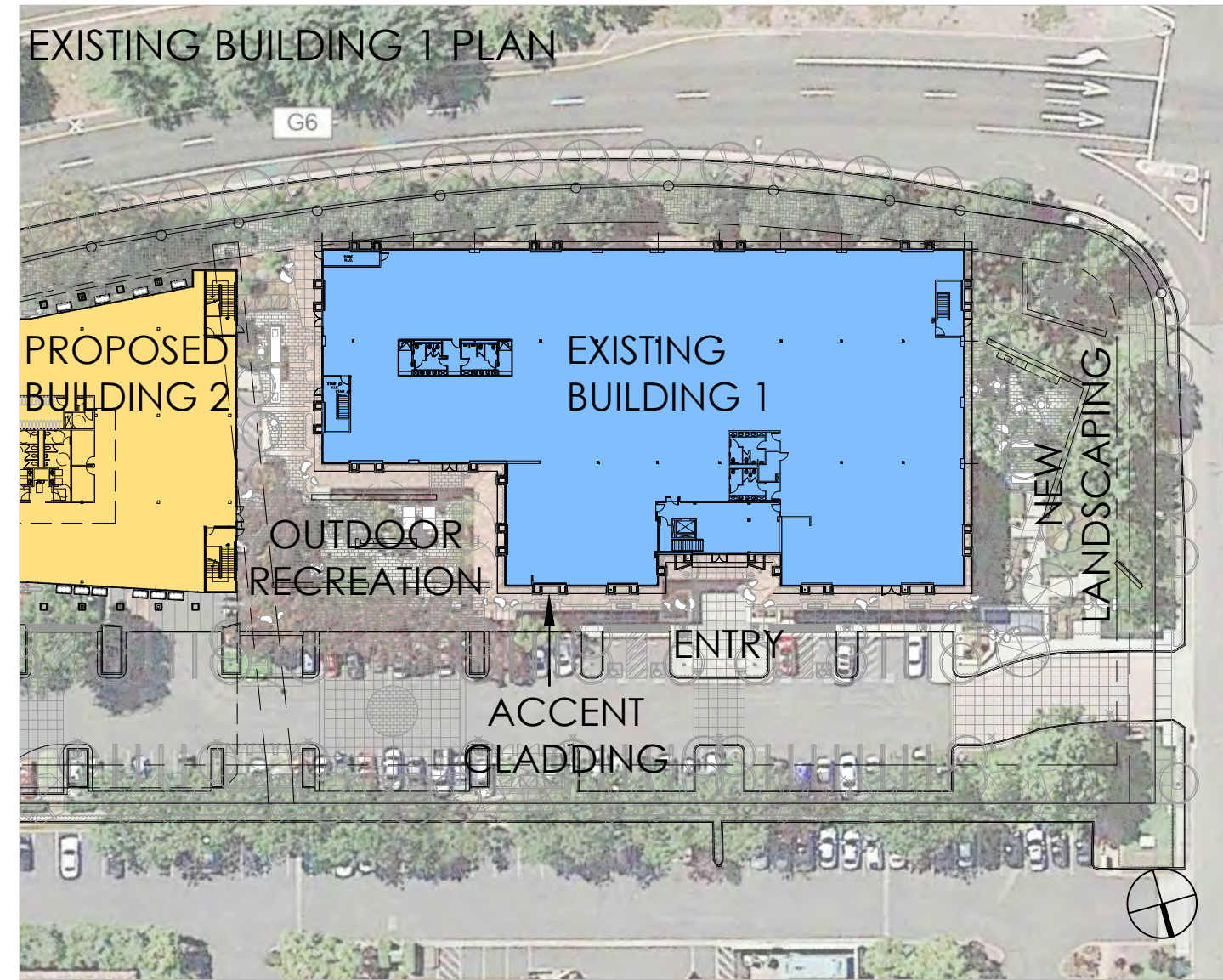
MOUNTAIN VIEW, CA
SAND HILL PROPERTY COMPANY
KENNETH RODRIGUES & PARTNERS, INC.



32.625 01.25.2022



PROPOSED PARKING GARAGE FLOOR PLANS



189 NORTH BERNARDO AVENUE

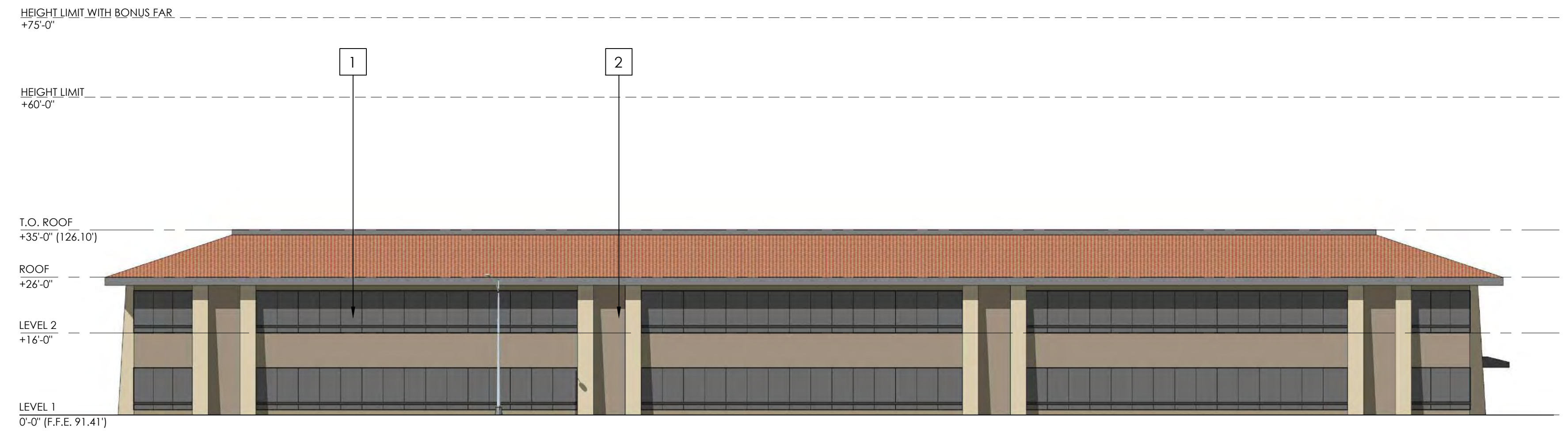
MOUNTAIN VIEW, CA
 SAND HILL PROPERTY COMPANY
 KENNETH RODRIGUES & PARTNERS, INC.

32.625 09.03.2021

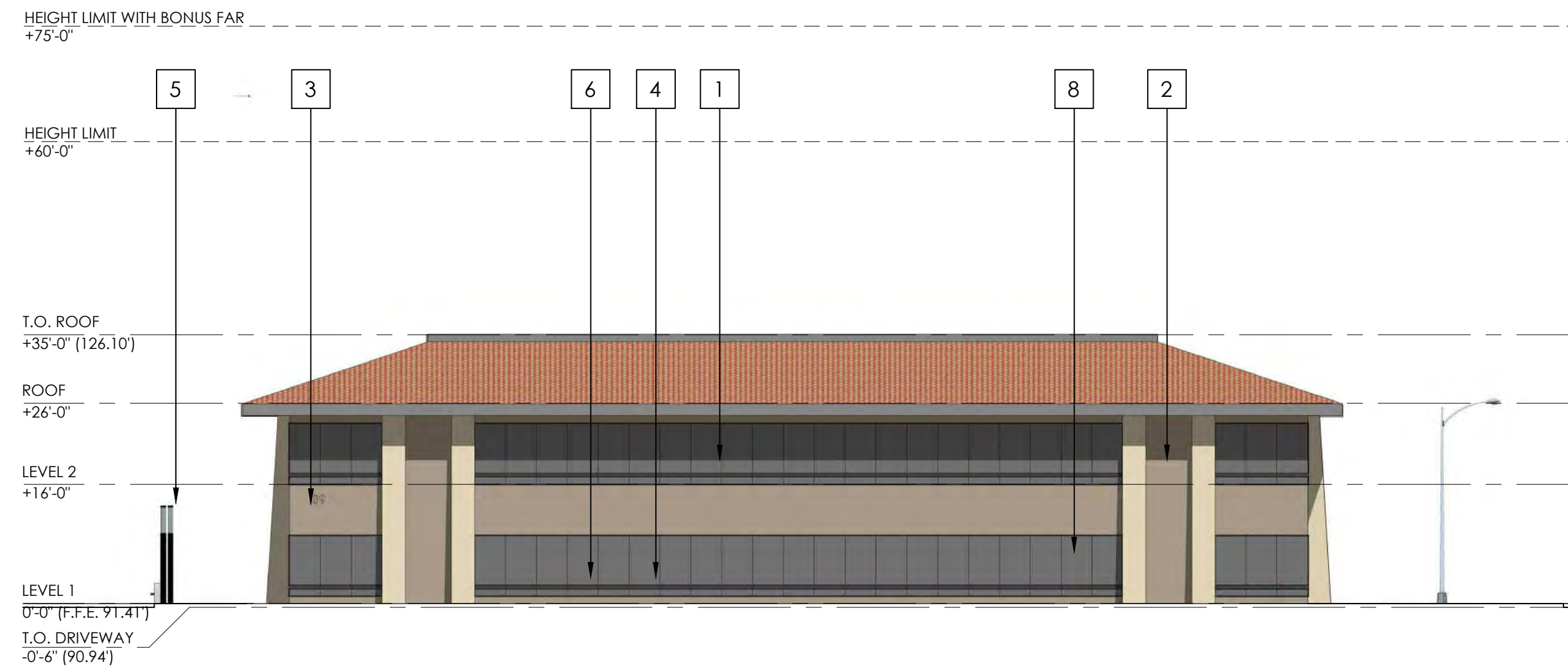
DESIGN IMAGERY
 EXISTING BUILDING 1 RENOVATION



1 EAST ELEVATION



2 SOUTH/CENTRAL EXPWY ELEVATION



3 WEST ELEVATION



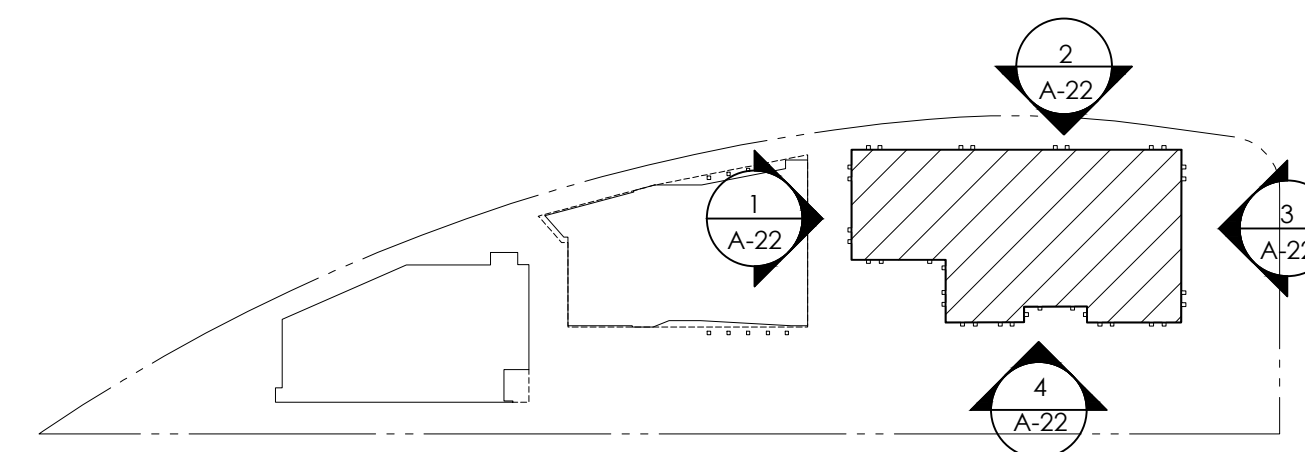
4 NORTH ELEVATION

KEYNOTES:

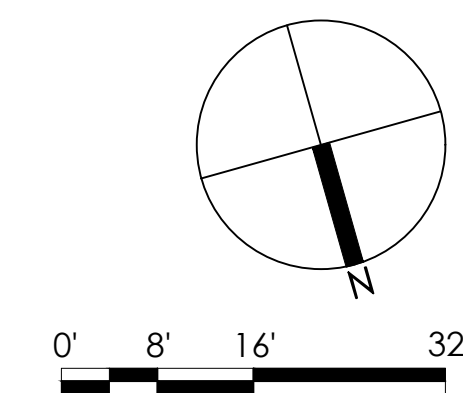
- | | | |
|------------------|------------------------|---------------|
| 1 GRAY GLASS | 4 EXISTING PLANTERS | 7 AWNING |
| 2 PAINTED STUCCO | 5 EXISTING LIGHT POLE | 8 SINGLE DOOR |
| 3 SIGNAGE | 6 EXISTING STONE SEATS | 9 DOUBLE DOOR |

189 NORTH BERNARDO AVENUE

MOUNTAIN VIEW, CA
 SAND HILL PROPERTY COMPANY
 KENNETH RODRIGUES & PARTNERS, INC.



32.625 09.03.2021



EXISTING BUILDING 1
 ELEVATIONS



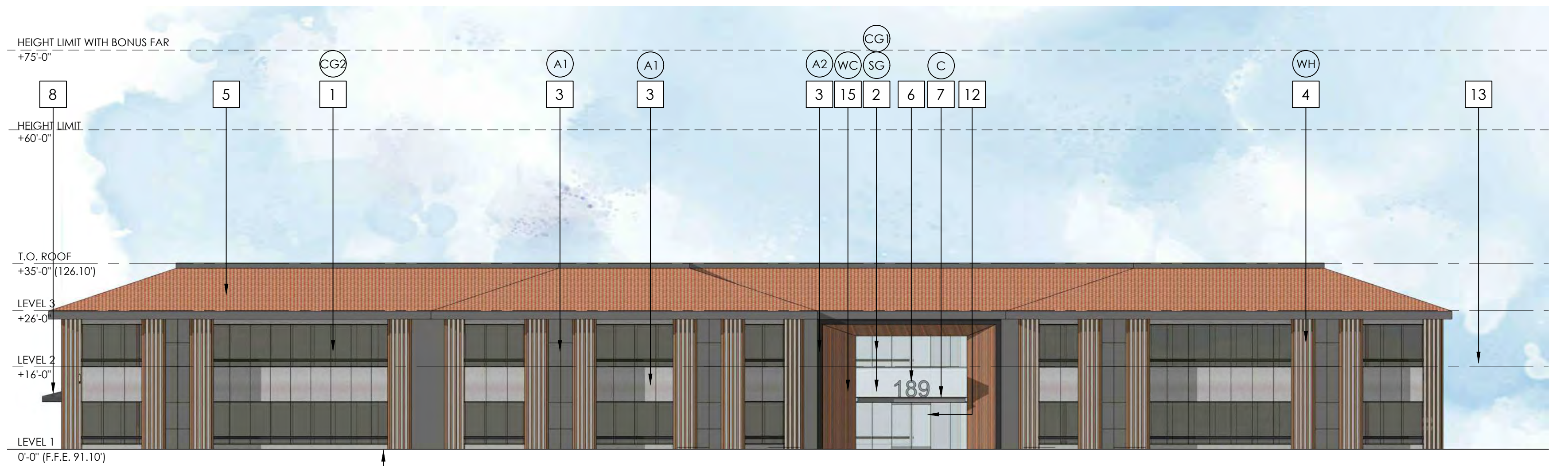
1 EAST ELEVATION



2 SOUTH/CENTRAL EXPWY ELEVATION



3 WEST ELEVATION



4 NORTH ELEVATION

KEYNOTES:

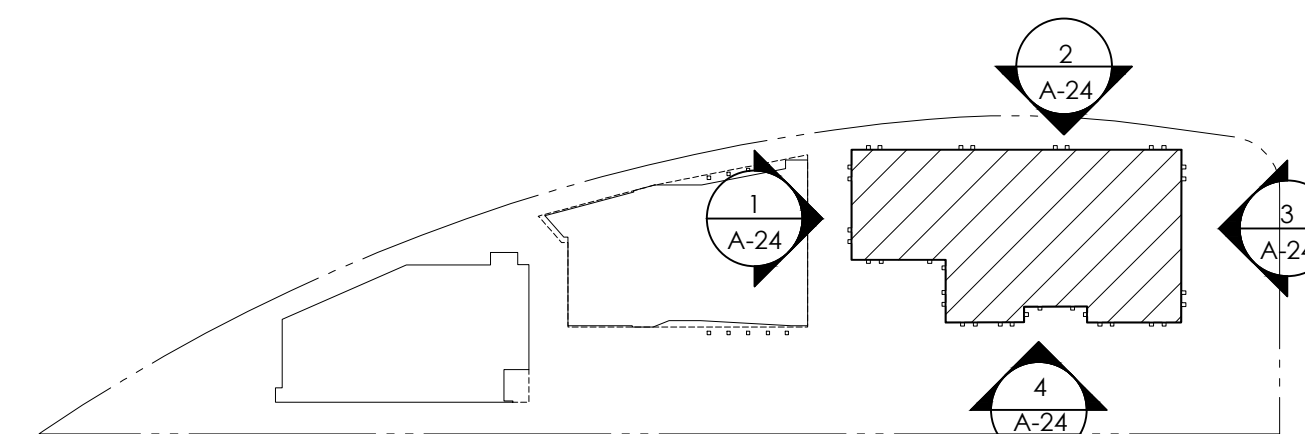
- | | | | | |
|--|--------------------------------------|------------------------|--------------------------------|--|
| 1 EXISTING GRAY GLASS | 4 GEOLAM WOOD HYBRID SYSTEM CLADDING | 7 NEW CANOPY | 10 EXISTING DOUBLE DOOR | 13 PROPOSED POLE LIGHTS. SEE LANDSCAPE PLANS |
| 2 NEW CURTAIN WALL DOUBLE HEIGHT GLASS | 5 TILE ROOFING | 8 EXISTING AWNING | 11 EXISTING SLIDING GLASS DOOR | 14 BOLLARD LIGHTS. SEE LANDSCAPE PLANS |
| 3 ALUMINUM METAL PANEL CLADDING | 6 NEW SIGNAGE | 9 EXISTING SINGLE DOOR | 12 EXISTING WALL LIGHTS | 15 WOOD CLADDING |

MATERIAL AND COLOR SCHEDULE:

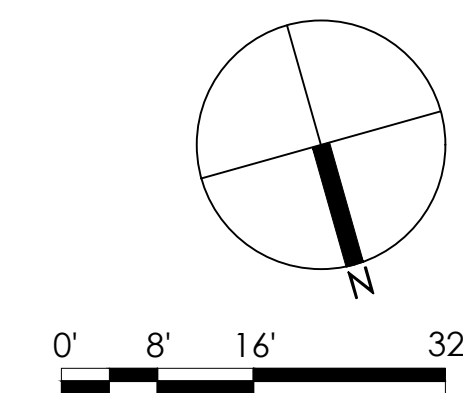
- | | | | |
|---|---|--|--|
| CG1 CLEAR GLASS - WALTERS & WOLF GLASS - HH-10891 | MS CASCADE ROOFTOP SCREENS - COLOR: CLEAR | A1 ALUMINUM CLADDING - ALUCOBOND, METAL PANEL, COLOR: CLEAR ANODIZED | CG2 CLEAR GLASS - WALTERS & WOLF GLASS - COLOR: GRAY |
| SG FROSTED SPANDREL GLASS - JEBERKOWITZ - ENERGY ADVANTAGE LOW-E - HEAT TREATED GLASS | WH GEOLAM WOOD HYBRID SYSTEM CLADDING | A2 ALUMINUM PANELS - ALUCOBOND, METAL PANEL, COLOR: BLACK ANODIZED | C CANTILEVERED CANOPY - MASA ARCHITECTURAL CANOPIES - EXTRUDECK ALUMINUM SUNSHADE SYSTEM METAL FINISH - TIGER DYRLAC 38/15017 - CHAMPAGNE 301 METALLIC |
| FG FRITTED GLASS - WALTERS & WOLF GLASS | WC WOOD CLADDING - GEOLAM PANELS | MF METAL FINES | |

189 NORTH BERNARDO AVENUE

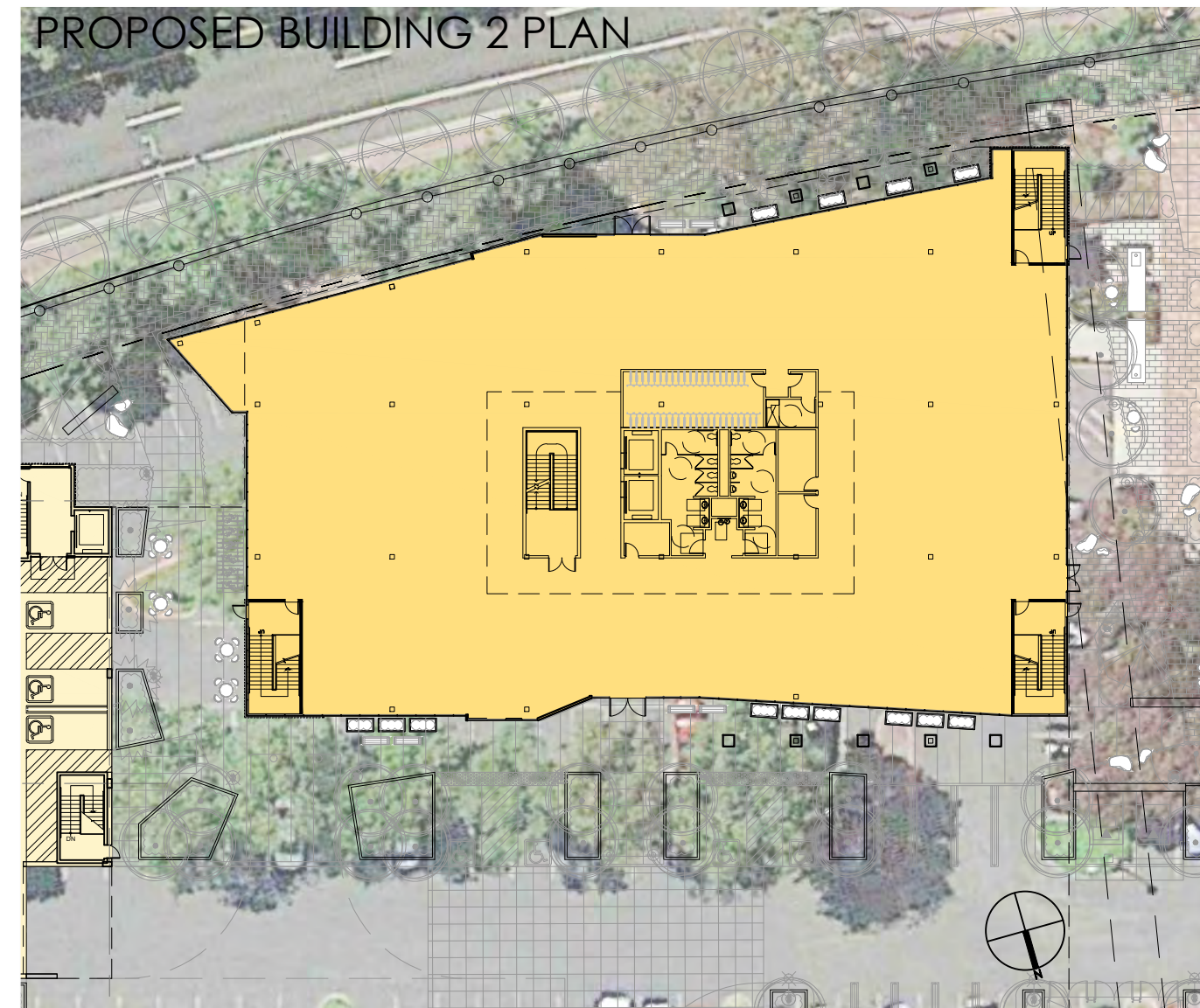
MOUNTAIN VIEW, CA
 SAND HILL PROPERTY COMPANY
 KENNETH RODRIGUES & PARTNERS, INC.



32.625 09.03.2021



PROPOSED BUILDING 1 RENOVATION ELEVATIONS



PROPOSED BUILDING 2 PLAN



PROPOSED BUILDING 2 RENDER



ROOF DECK



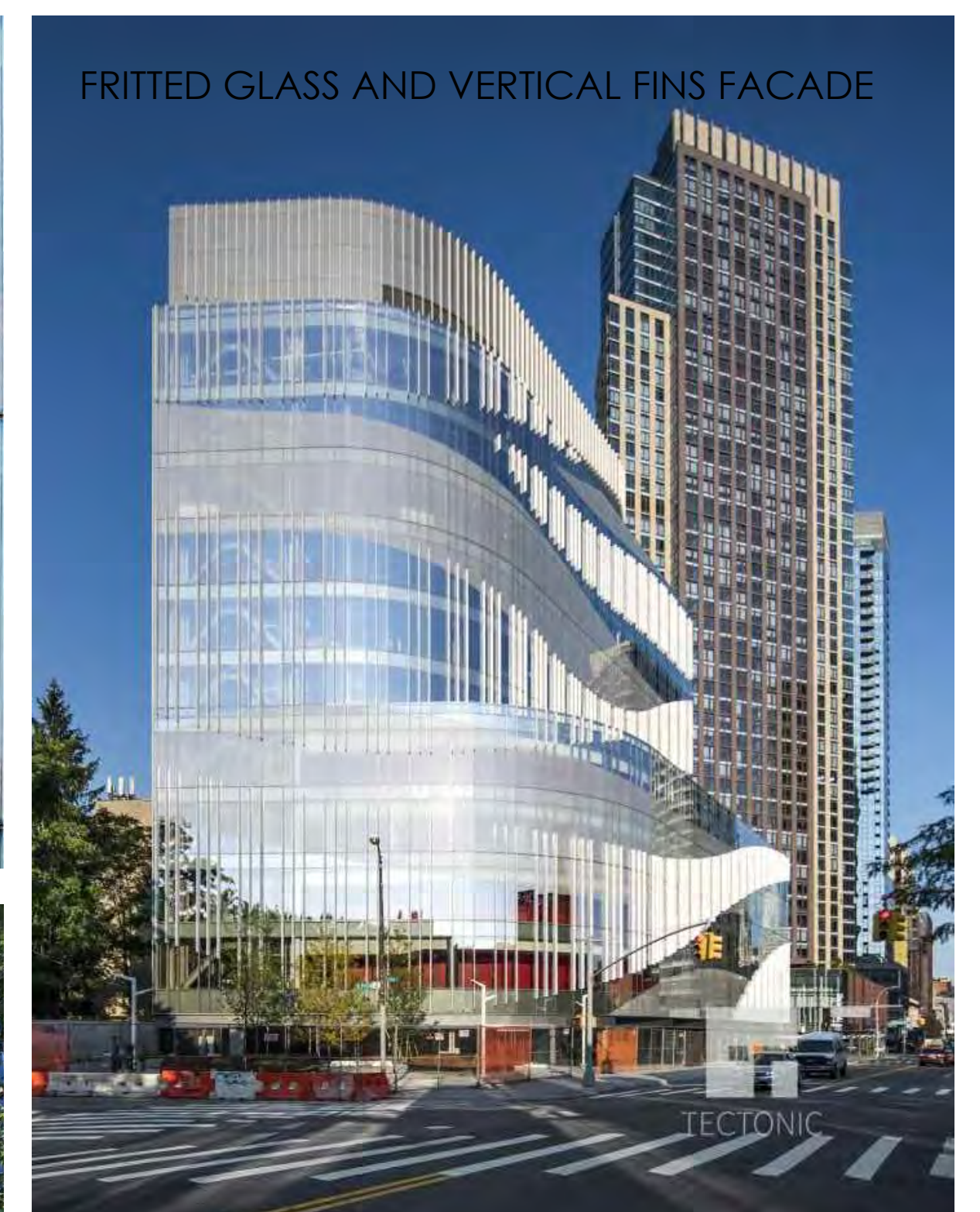
WOOD HYBRID SYSTEM



FRITTED GLASS FACADE



CLEAR AND SPANDREL GLASS FACADE



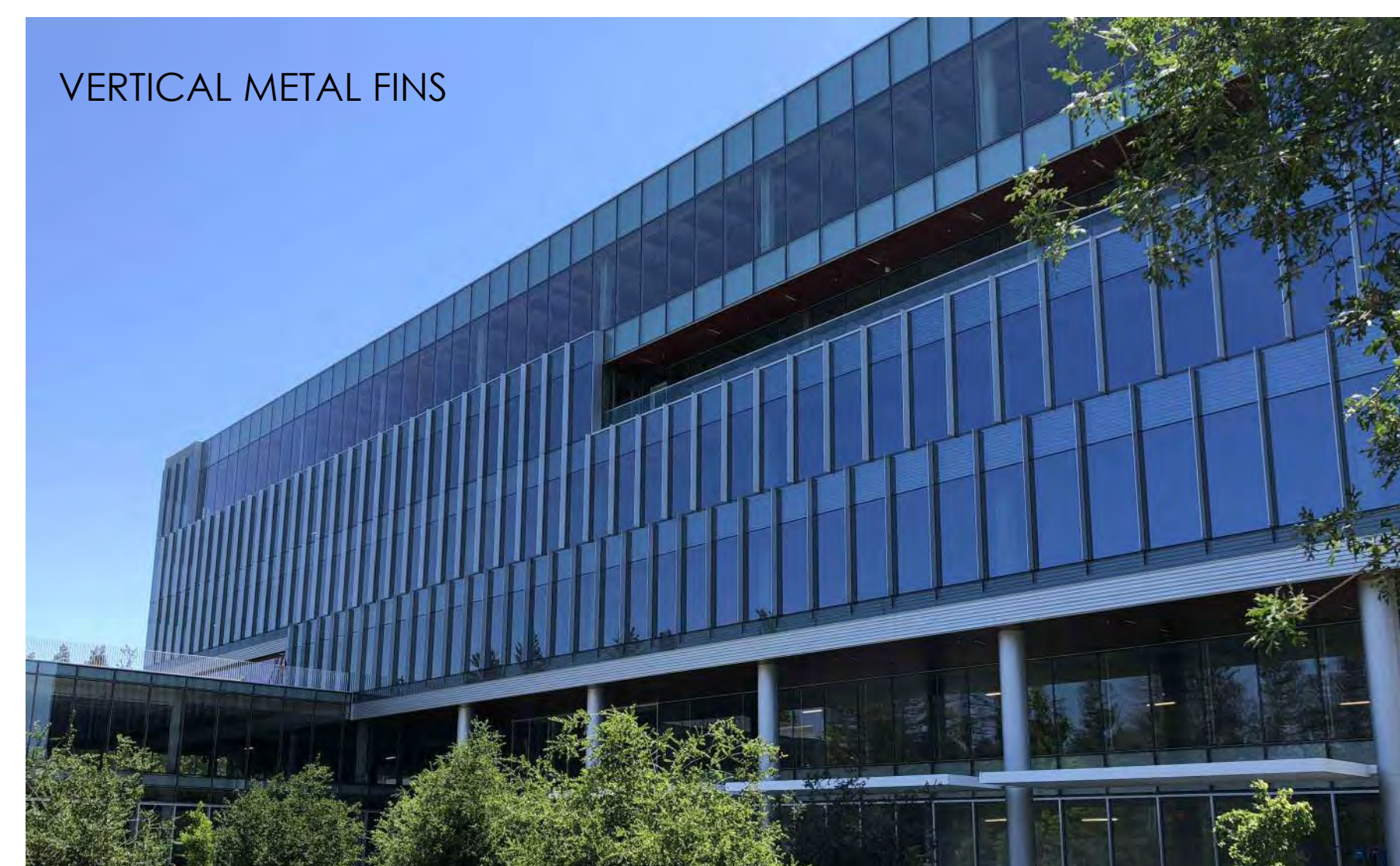
FRITTED GLASS AND VERTICAL FIN FACADE



ROOF DECK



VERTICAL METAL FIN FACADE



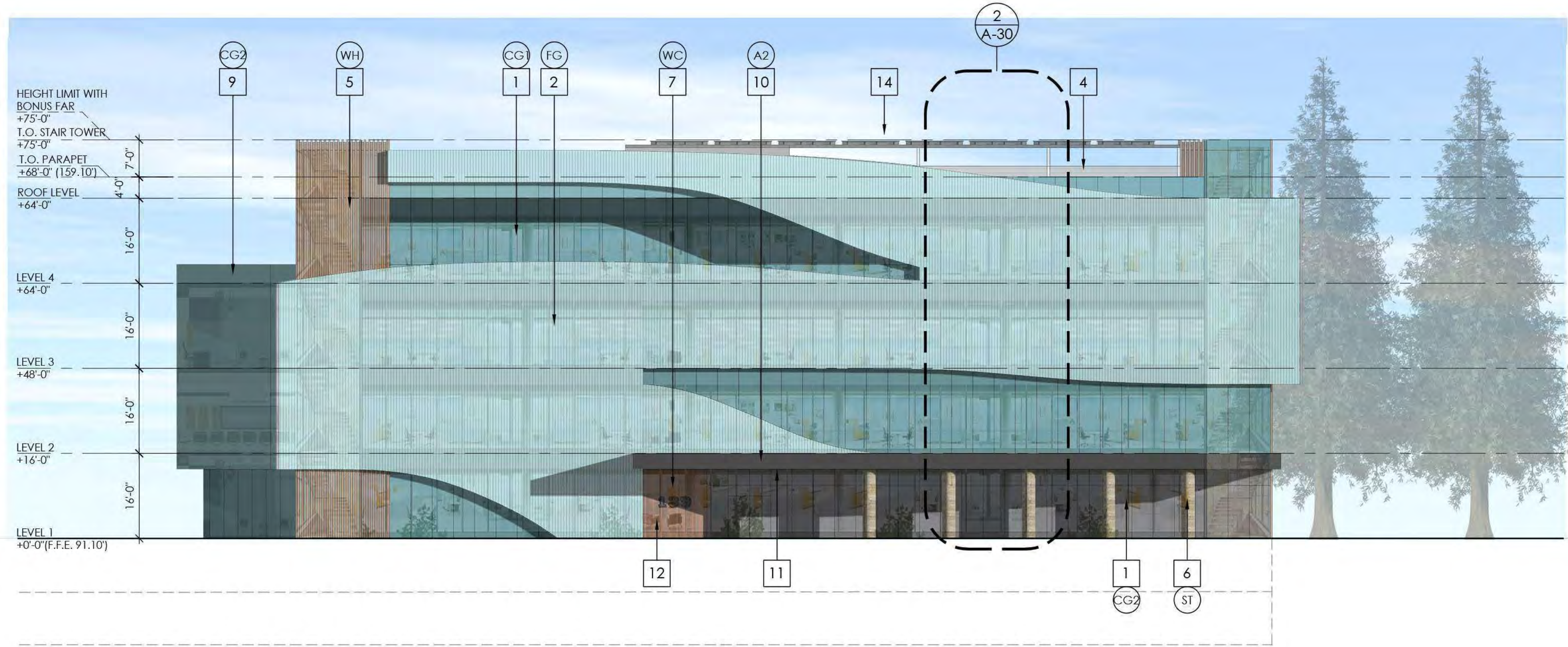
CLEAR AND SPANDREL GLASS FACADE

189 NORTH BERNARDO AVENUE

MOUNTAIN VIEW, CA
 SAND HILL PROPERTY COMPANY
 KENNETH RODRIGUES & PARTNERS, INC.

32.625 09.03.2021

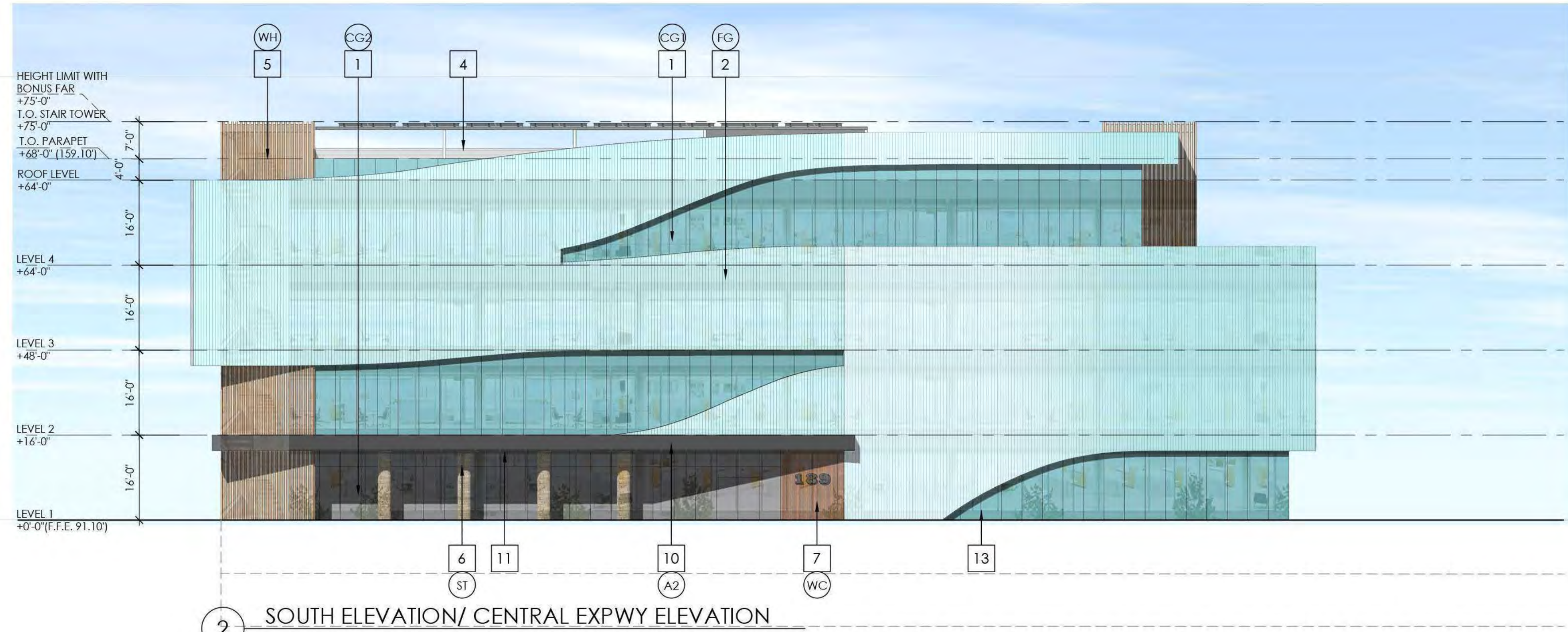
DESIGN IMAGERY
 PROPOSED BUILDING 2



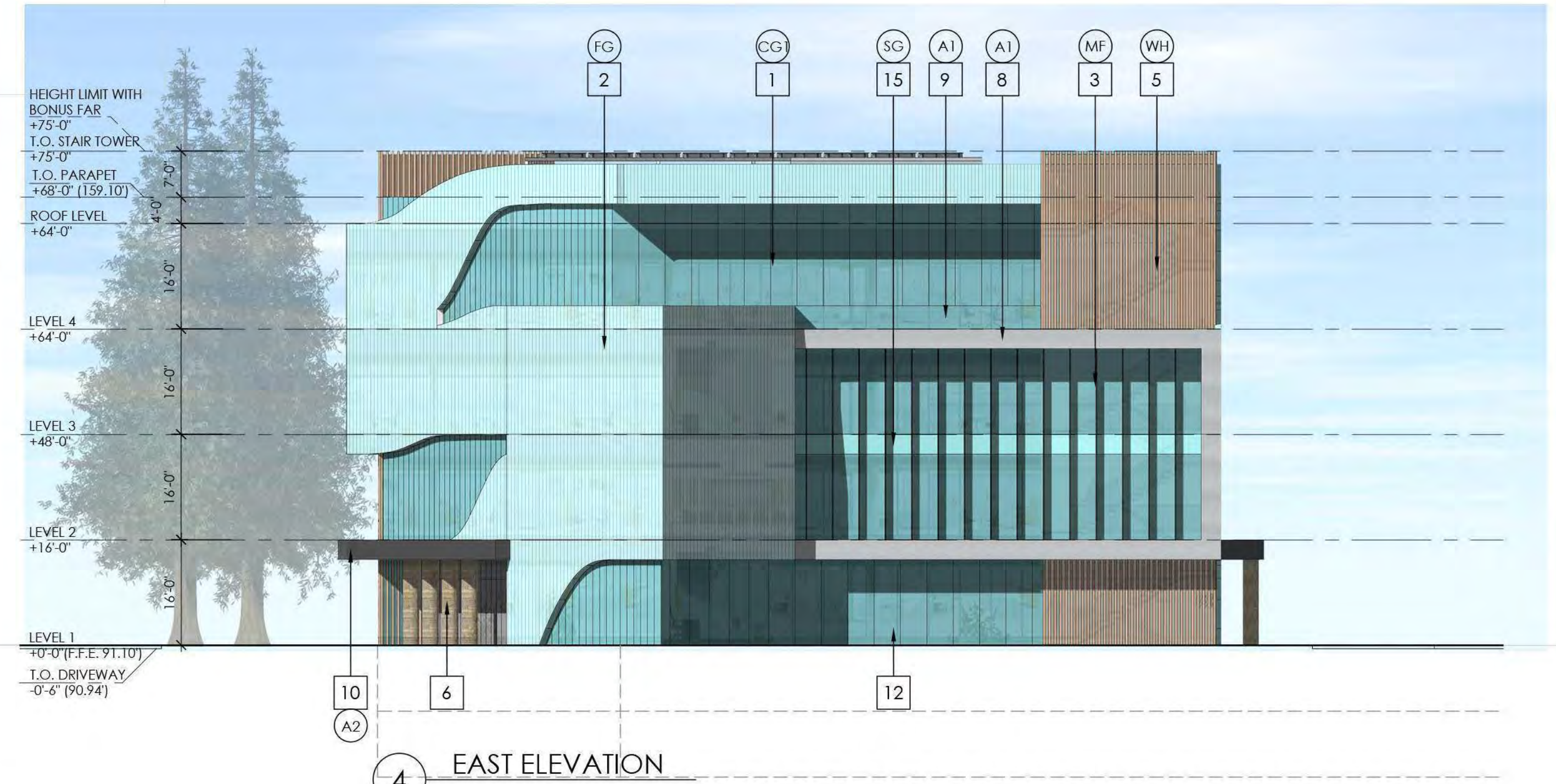
1 NORTH ELEVATION



3 WEST ELEVATION



2 SOUTH ELEVATION/ CENTRAL EXPWY ELEVATION



4 EAST ELEVATION

KEYNOTES:

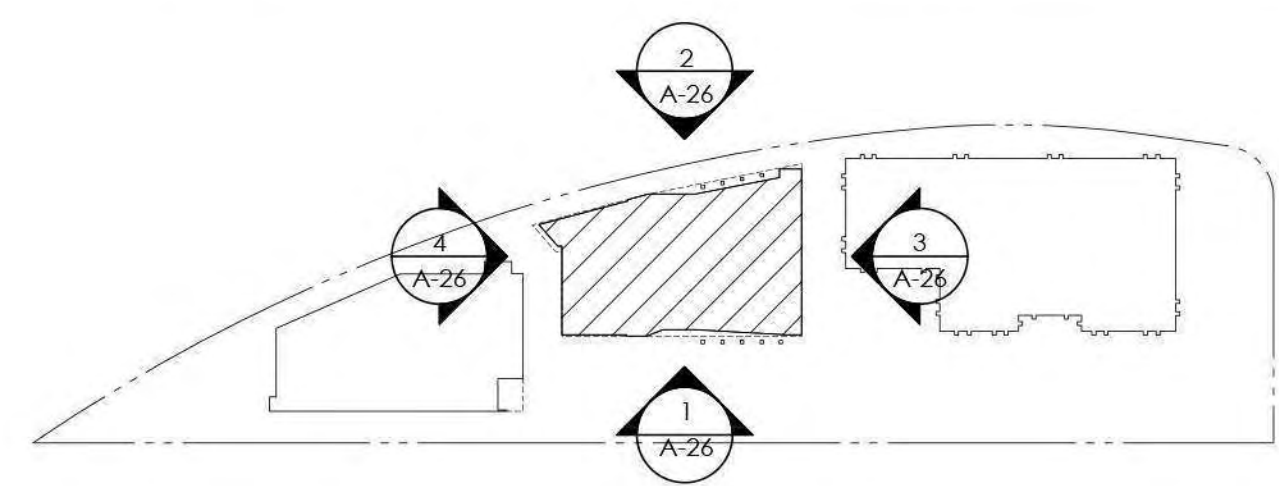
- | | | | | |
|---------------------------------------|--------------------------------------|---------------------------------|---|---------------------------------------|
| 1 CURTAIN WALL SYSTEM - CLEAR GLASS | 4 LOUVERED METAL ROOF SCREEN | 7 WOOD CLADDING | 10 ALUMINUM METAL PANEL CANOPY | 13 BOLLARD LIGHT. SEE LANDSCAPE PLANS |
| 2 CURTAIN WALL SYSTEM - FRITTED GLASS | 5 GEOLAM WOOD HYBRID SYSTEM CLADDING | 8 ALUMINUM METAL PANEL CLADDING | 11 RECESSED DOWN LIGHTING | 14 ROOF PV PANELS |
| 3 METAL VERTICAL FIN | 6 STONE CLAD COLUMNS | 9 DECK WITH CLEAR GLASS SYSTEM | 12 PEDESTRIAN STREET LIGHT. SEE LANDSCAPE PLANS | 15 FROSTED SPANDREL GLASS |

MATERIAL AND COLOR SCHEDULE:

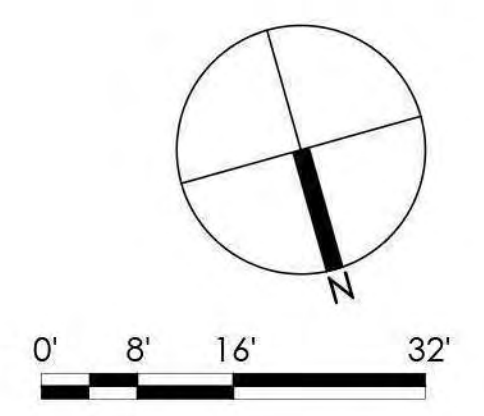
- | | | | |
|---|---------------------------------------|--|--|
| CG1 CLEAR GLASS - WALTERS & WOLF GLASS - HH-10891 | MF METAL FIN | A1 ALUMINUM CLADDING - ALUCOBOND, METAL PANEL, COLOR: CLEAR ANODIZED | CG2 CLEAR GLASS - WALTERS & WOLF GLASS - COLOR: GRAY |
| SG FROSTED SPANDREL GLASS - JEBERKOWITZ - ENERGY ADVANTAGE LOW-E - HEAT TREATED GLASS | WH GEOLAM WOOD HYBRID SYSTEM CLADDING | A2 ALUMINUM PANELS - ALUCOBOND, METAL PANEL, COLOR: BLACK ANODIZED | |
| FG FRITTED GLASS - WALTERS & WOLF GLASS | WC WOOD CLADDING - GEOLAM PANELS | ST STONE CLADDING | |

189 NORTH BERNARDO AVENUE

MOUNTAIN VIEW, CA
 SAND HILL PROPERTY COMPANY
 KENNETH RODRIGUES & PARTNERS, INC.

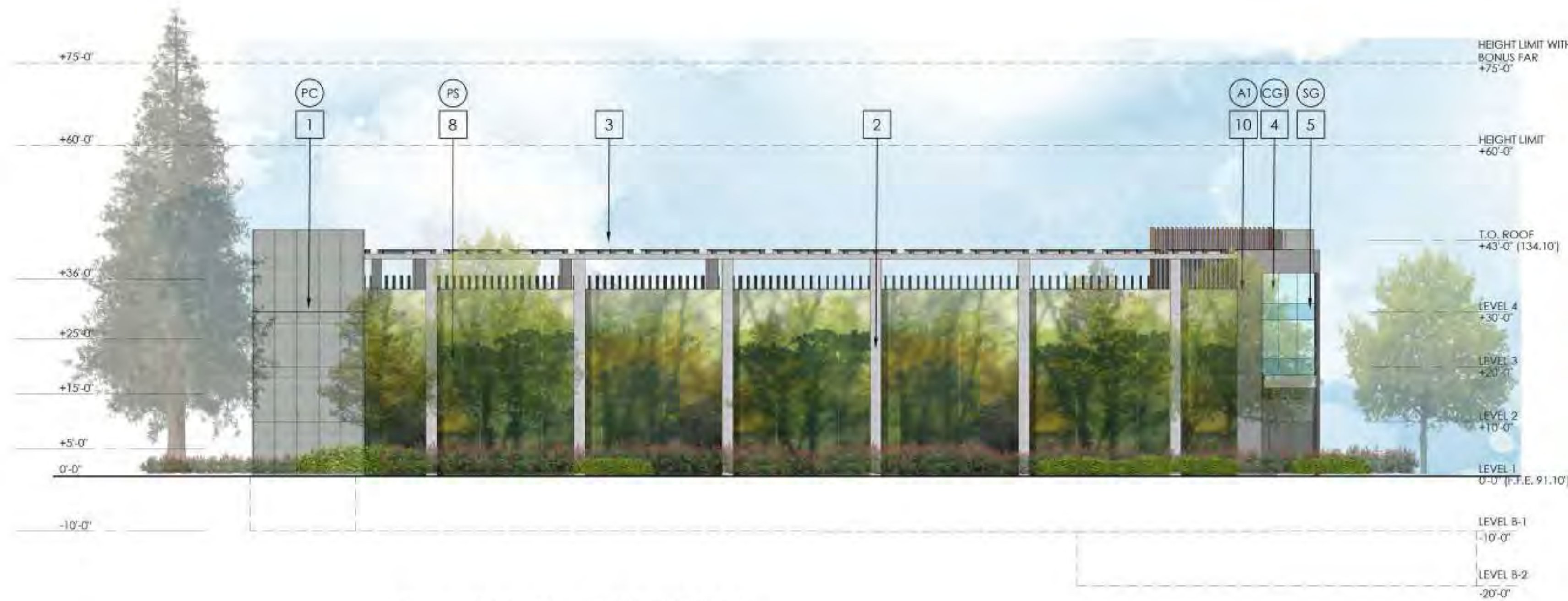


32.625 09.03.2021

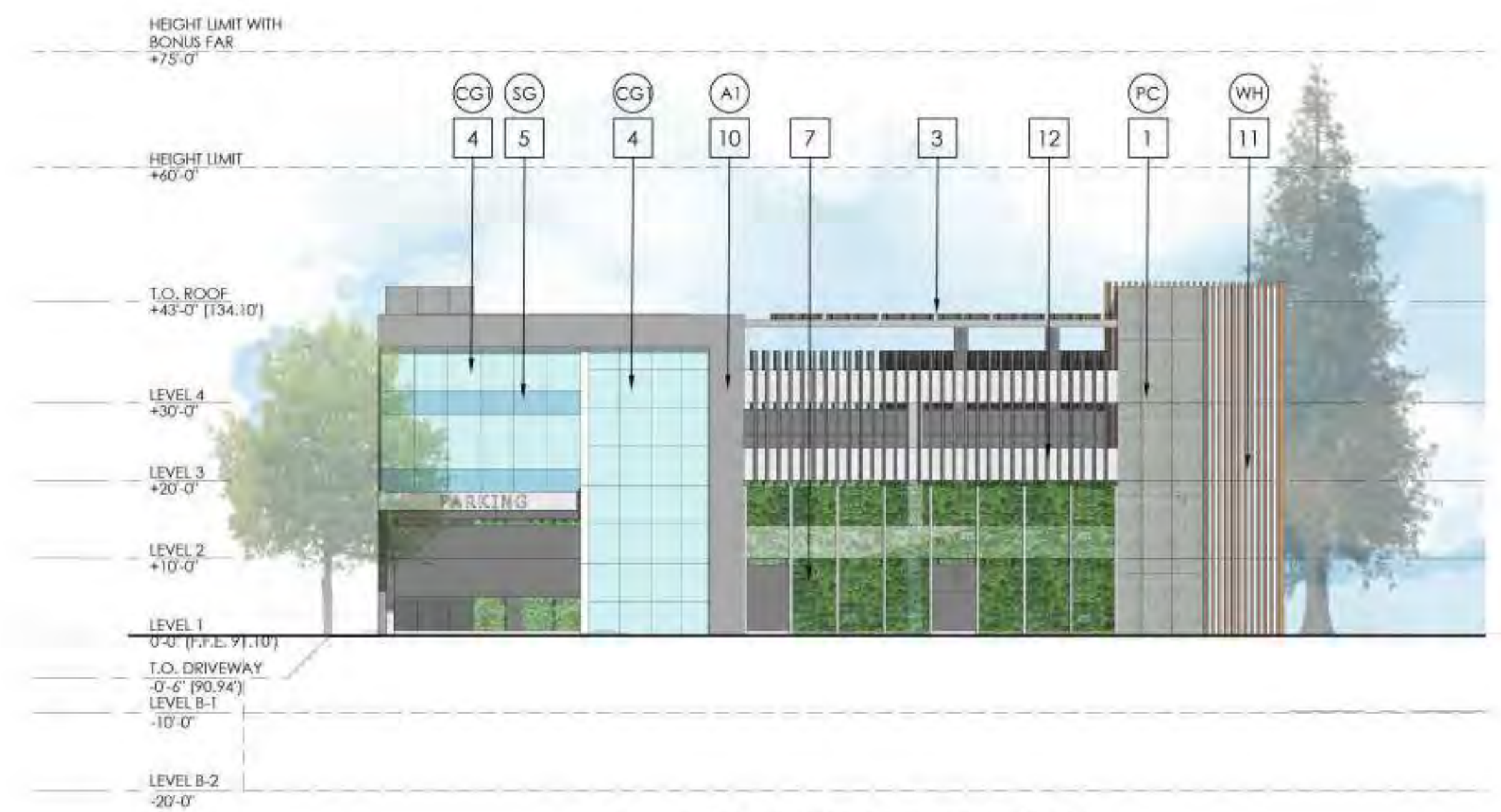


PROPOSED BUILDING 2 ELEVATIONS

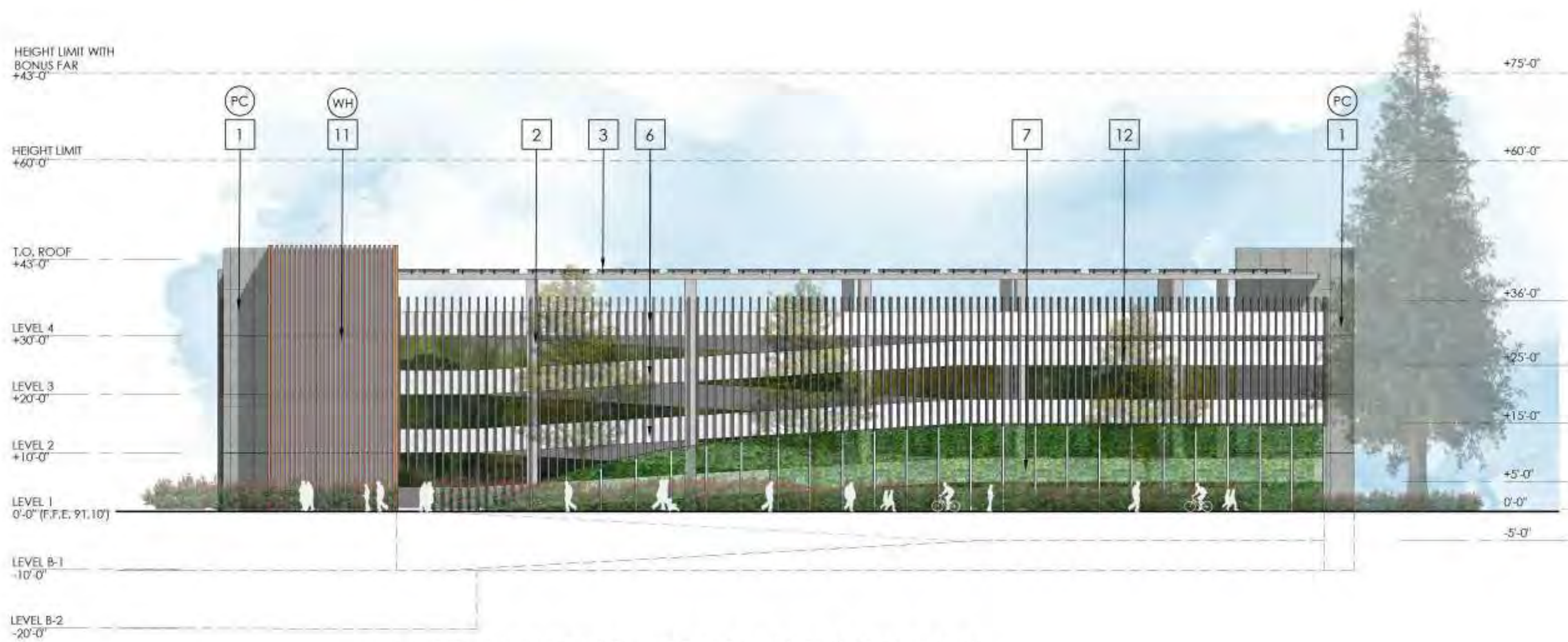
A-26



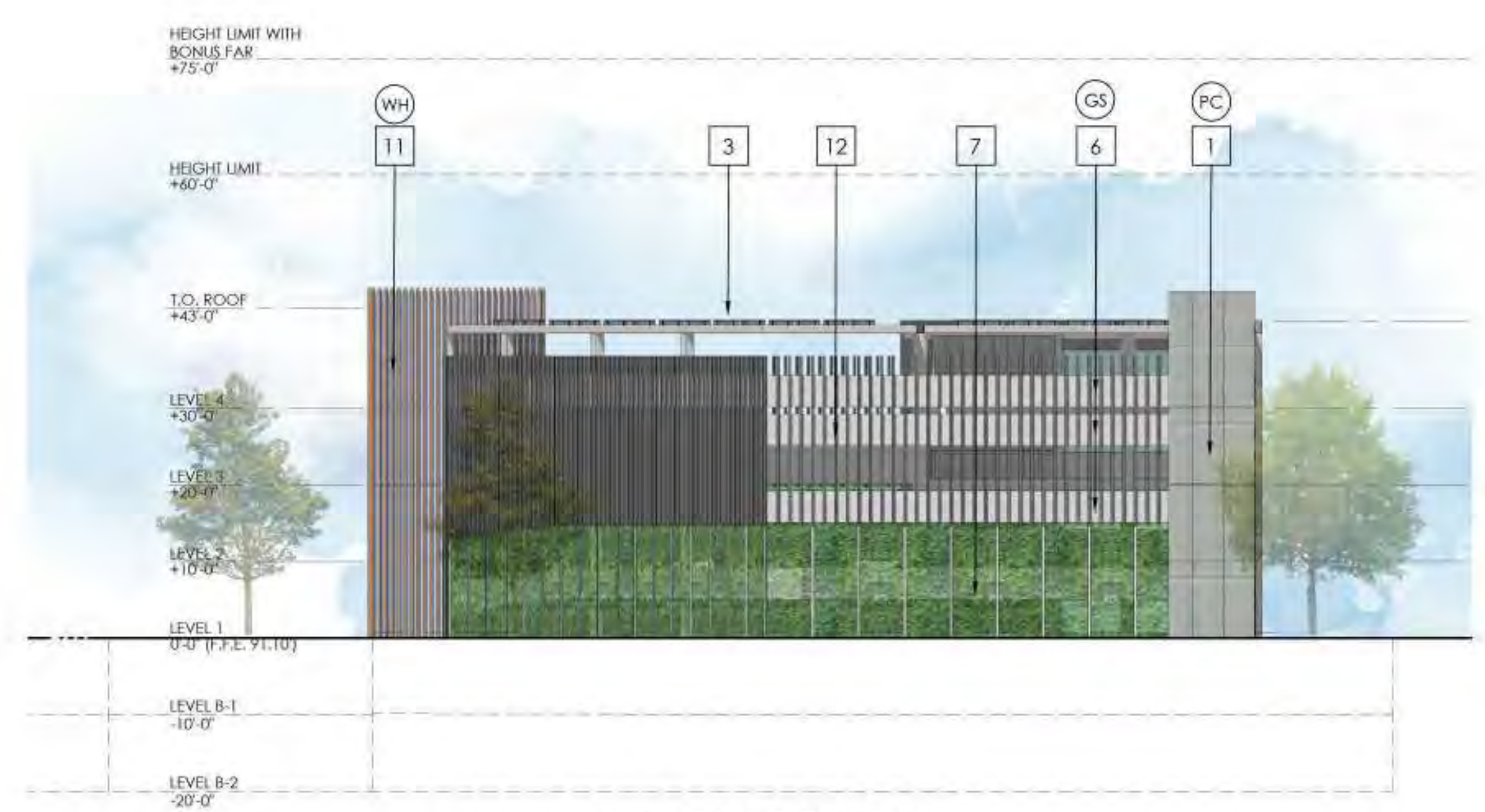
1 NORTH GARAGE ELEVATION



3 WEST GARAGE ELEVATION



2 SOUTH ELEVATION/ CENTRAL EXPWY ELEVATION



4 EAST ELEVATION

KEYNOTES:

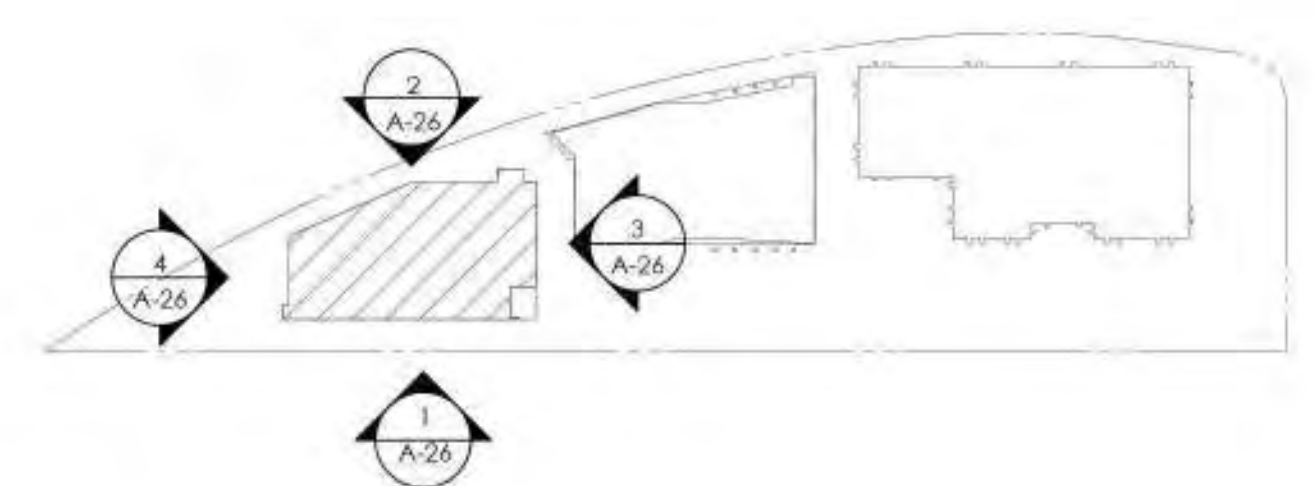
- | | | |
|--------------------------|--------------------------|--|
| 1 PRECAST CONCRETE PANEL | 5 FROSTED SPANDREL GLASS | 9 PEDESTRIAN POLE LIGHT. SEE LANDSCAPE PLANS |
| 2 CONCRETE COLUMN | 6 CONCRETE RAILING | 10 ALUMINUM METAL PANELS |
| 3 PV PANEL | 7 GREEN SCREEN | 11 GEOLAM WOOD HYBRID SYSTEM CLADDING |
| 4 CLEAR GLASS | 8 GRAPHIC PRINTED SCREEN | 12 VERTICAL FINES |

MATERIAL AND COLOR SCHEDULE:

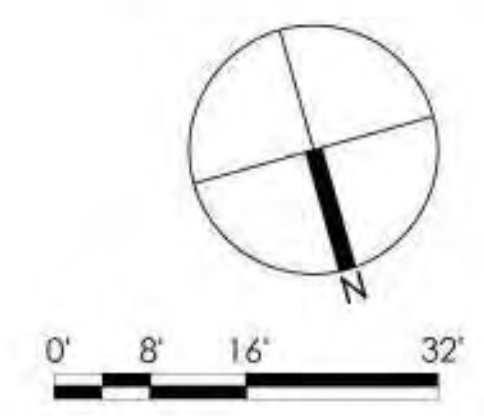
- | | | | |
|---|---|--|---|
| CG CLEAR GLASS - WALTERS & WOLF GLASS - HH-10891 | MS CASCADE ROOFTOP SCREENS - COLOR: CLEAR | A1 ALUMINUM CLADDING - ALUCOBOND, METAL PANEL, COLOR: CLEAR ANODIZED | CG2 CLEAR GLASS - WALTERS & WOLF GLASS - COLOR: GRAY |
| SG FROSTED SPANDREL GLASS - JEBERKOWITZ - ENERGY ADVANTAGE LOW-E - HEAT TREATED GLASS | WH GEOLAM WOOD HYBRID SYSTEM CLADDING | A2 ALUMINUM PANELS - ALUCOBOND, METAL PANEL, COLOR: BLACK ANODIZED | PC CONCRETE PANEL - WALL THEORY - REALCAST SLAB - COLOR: NATURAL GRAY |
| FG FRITTED GLASS - WALTERS & WOLF GLASS | WC WOOD CLADDING - GEOLAM PANELS | MF METAL FINES | PS TENSILE MESH FACADE SCREEN |
| | | | GS GREEN SCREEN SYSTEM |

189 NORTH BERNARDO AVENUE

MOUNTAIN VIEW, CA
SAND HILL PROPERTY COMPANY
KENNETH RODRIGUES & PARTNERS, INC.



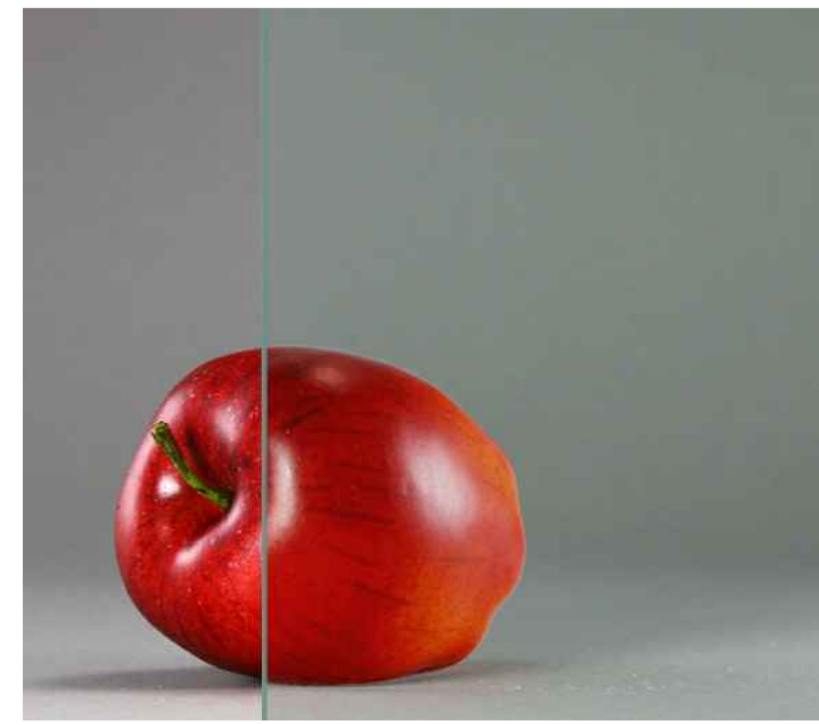
32.625 01.25.2022



PROPOSED
PARKING GARAGE
ELEVATIONS



(SG) FROSTED SPANDREL GLASS, GUARDIAN GLASS, GUARDIAN DECO HT, COLOR: WARM GREY



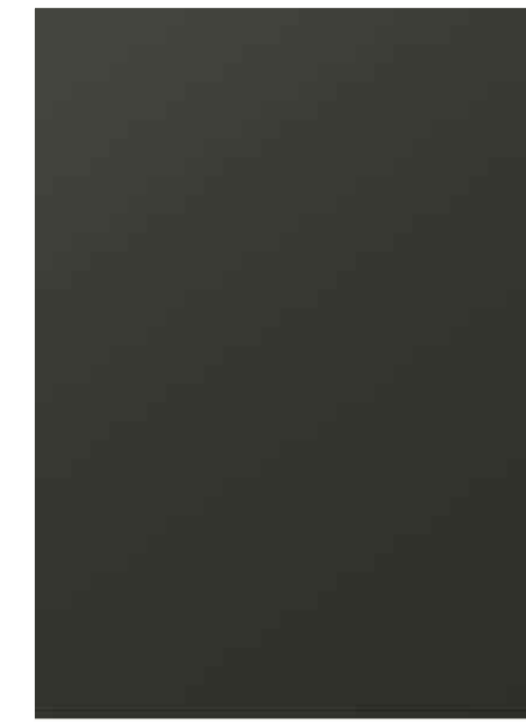
(CG) CLEAR GLASS - GUARDIAN GLASS - GUARDIAN ULTRACLEAR LOW-IRON GLASS



(C) CANTILEVERED CANOPY - MASA ARCHITECTURAL CANOPIES - EXTRUDECK ALUMINUM SUNSHADE SYSTEM
METAL FINISH - TIGER DYRLAC 38/15017 - CHAMPAGNE 301 METALLIC



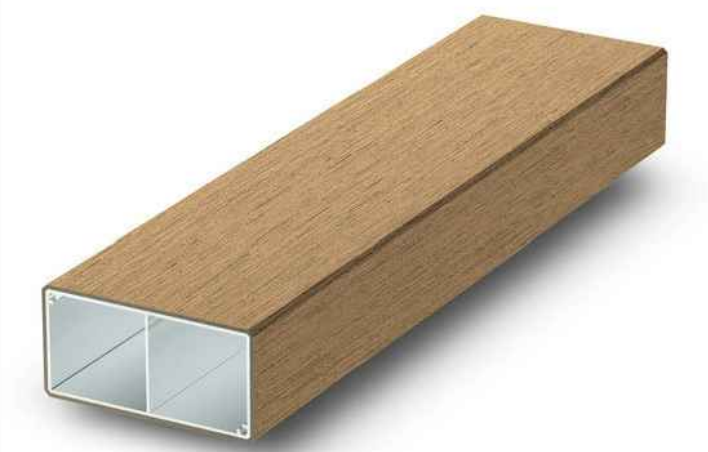
(A1) ALUMINUM CLADDING, ALUCOBOND, METAL PANEL, COLOR: CLEAR ANODIZED



(A2) ALUMINUM CLADDING, ALUCOBOND, METAL PANEL, COLOR: BLACK ANODIZED



(WC) WOOD CLADDING - GEOLAM PANELS, VERTIGO 5010, COLOR : TEAK

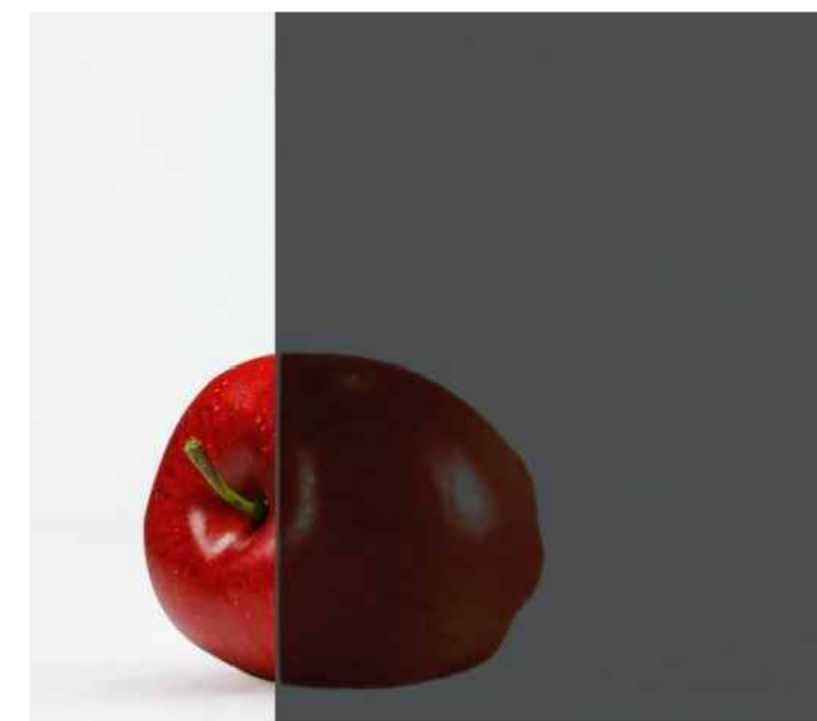


(WH) GEOLAM WOOD HYBRID SYSTEM CLADDING, CAREO 6016, COLOR : TEAK

1 EXISTING BUILDING - MATERIALS AND COLORS



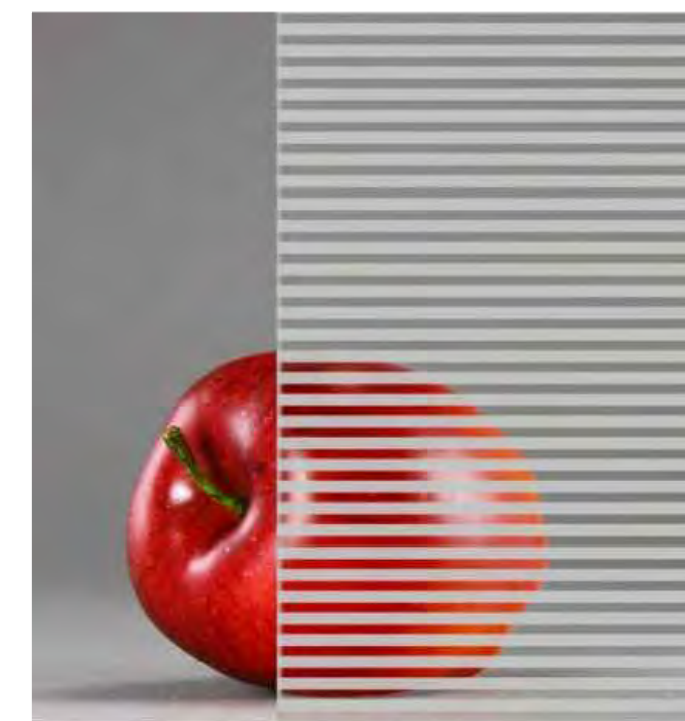
(G3) BIRD SAFETY FILM, BIRD1ST, SN68 (#4) OVER CLEAR GLASS, GUARDIAN ULTRACLEAR LOW IRON GLASS



(CG2) CLEAR GLASS - GUARDIAN GLASS - GUARDIAN ULTRACLEAR LOW-IRON GLASS



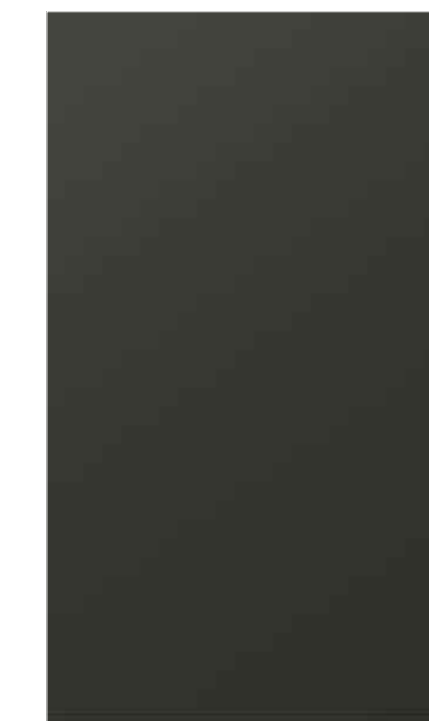
(SG) FROSTED SPANDREL GLASS, GUARDIAN GLASS, GUARDIAN DECO HT, COLOR: WARM GREY



(SG) FRITTED GLASS, BENDHEIM GLASS, LINEAR PATTERN FRITTED RAINSCREEN GLASS



(A1) ALUMINUM CLADDING, ALUCOBOND, METAL PANEL, COLOR: CLEAR ANODIZED



(A2) ALUMINUM CLADDING, ALUCOBOND, METAL PANEL, COLOR: BLACK ANODIZED



(ST) STONE CLADDING, ECO DOOR : SANCERRA



(WC) WOOD CLADDING - GEOLAM PANELS, VERTIGO 5010, COLOR : TEAK



(WH) GEOLAM WOOD HYBRID SYSTEM CLADDING, CAREO 6016, COLOR : TEAK

2 NEW OFFICE BUILDING - MATERIALS AND COLORS



(G3) BIRD SAFETY FILM, BIRD1ST, SN68 (#4) OVER CLEAR GLASS, GUARDIAN ULTRACLEAR LOW IRON GLASS



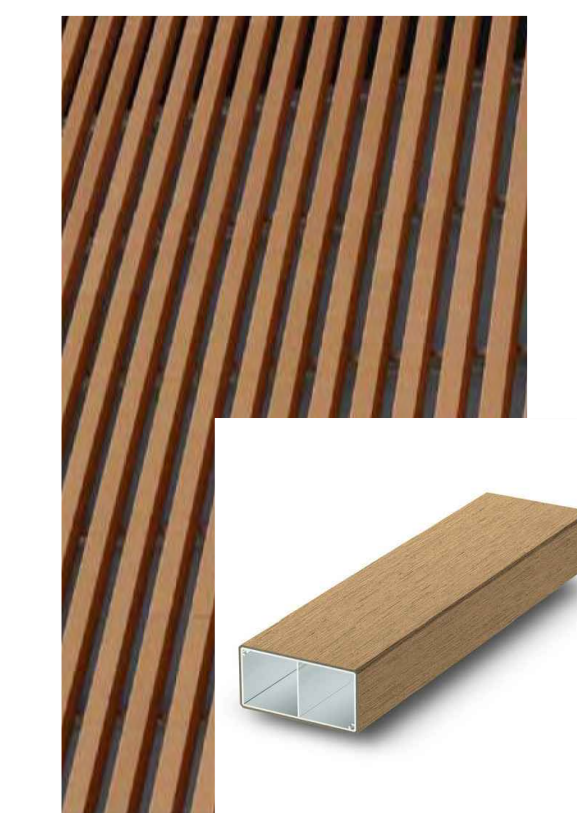
(SG) FROSTED SPANDREL GLASS, GUARDIAN GLASS, GUARDIAN DECO HT, COLOR: WARM GREY



(A1) ALUMINUM CLADDING, ALUCOBOND, METAL PANEL, COLOR: CLEAR ANODIZED



(PC) PRECAST CONCRETE PANEL, PCI, 127, COLOR: BUFF/TAN



(WH) GEOLAM WOOD HYBRID SYSTEM CLADDING, CAREO 6016, COLOR : TEAK



(PS) TENSILE MESH FAÇADE SCREEN, STRUCTURFLEX FABRIC : COATED PES MESH - SERGE FERRARI SOLTIS FT 381 FRAME : FACID 65 ALUMINUM FRAME



(GS) GREEN SCREEN SYSTEM



(MF) ALUMINUM METAL FINES @ PARKING GARAGE



(MF) ALUMINUM METAL FINES @ PROPOSED OFFICE BUILDING

3 PARKING STRUCTURE - MATERIALS AND COLORS

189 NORTH BERNARDO AVENUE

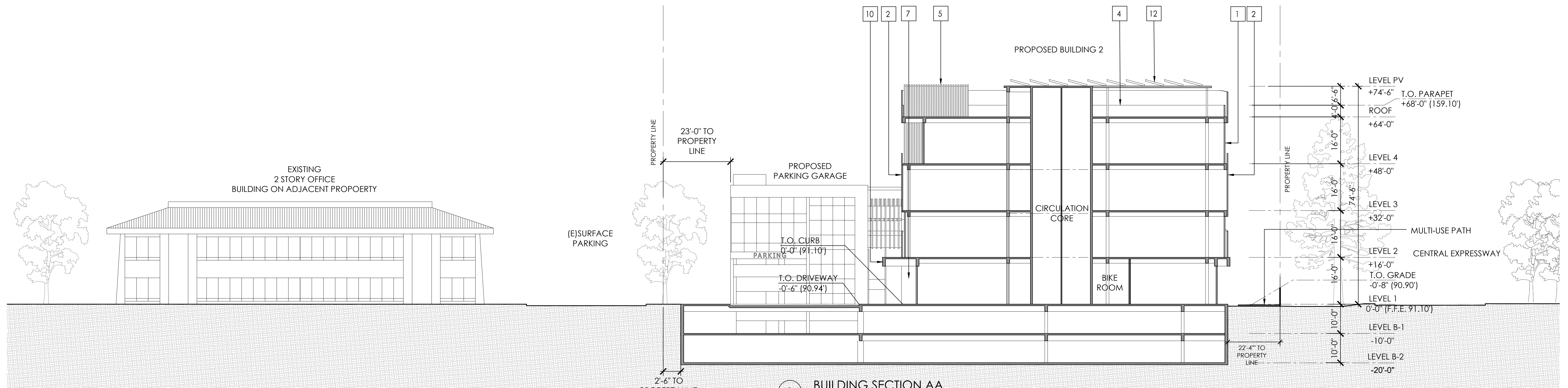
MOUNTAIN VIEW, CA

SAND HILL PROPERTY COMPANY

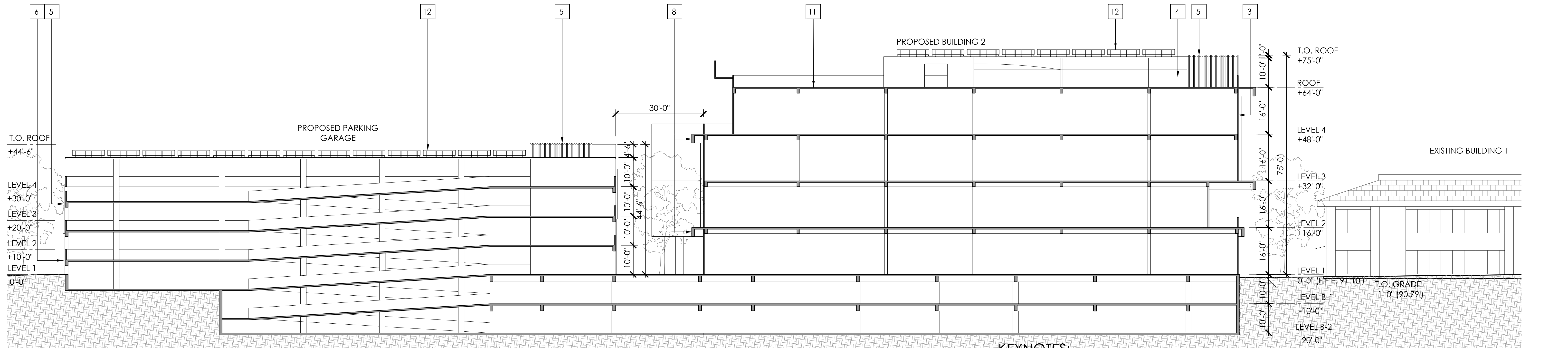
KENNETH RODRIGUES & PARTNERS, INC.

32.625 09.03.2021

MATERIALS AND FINISHES



1 BUILDING SECTION AA
1/16" = 1'-0"



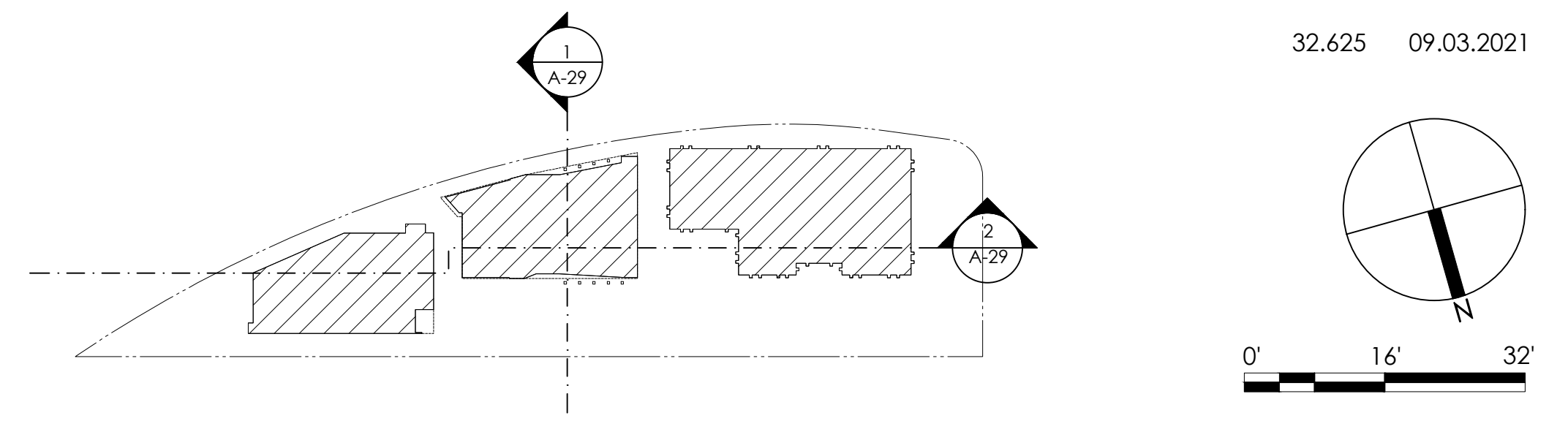
2 BUILDING SECTION BB
1/16" = 1'-0"

KEYNOTES:

1 CURTAIN WALL SYSTEM - CLEAR GLASS	4 LOUVERED METAL ROOF SCREEN	7 WOOD CLADDING	10 ALUMINUM METAL PANEL CANOPY
2 CURTAIN WALL SYSTEM - FRITTED GLASS	5 GEOLAM WOOD HYBRID SYSTEM CLADDING	8 ALUMINUM METAL PANEL CLADDING	11 ROOF DECK
3 METAL VERTICAL FINIS	6 GREEN SCREEN	9 DECK WITH CLEAR GLASS SYSTEM	12 ROOF PV PANELS

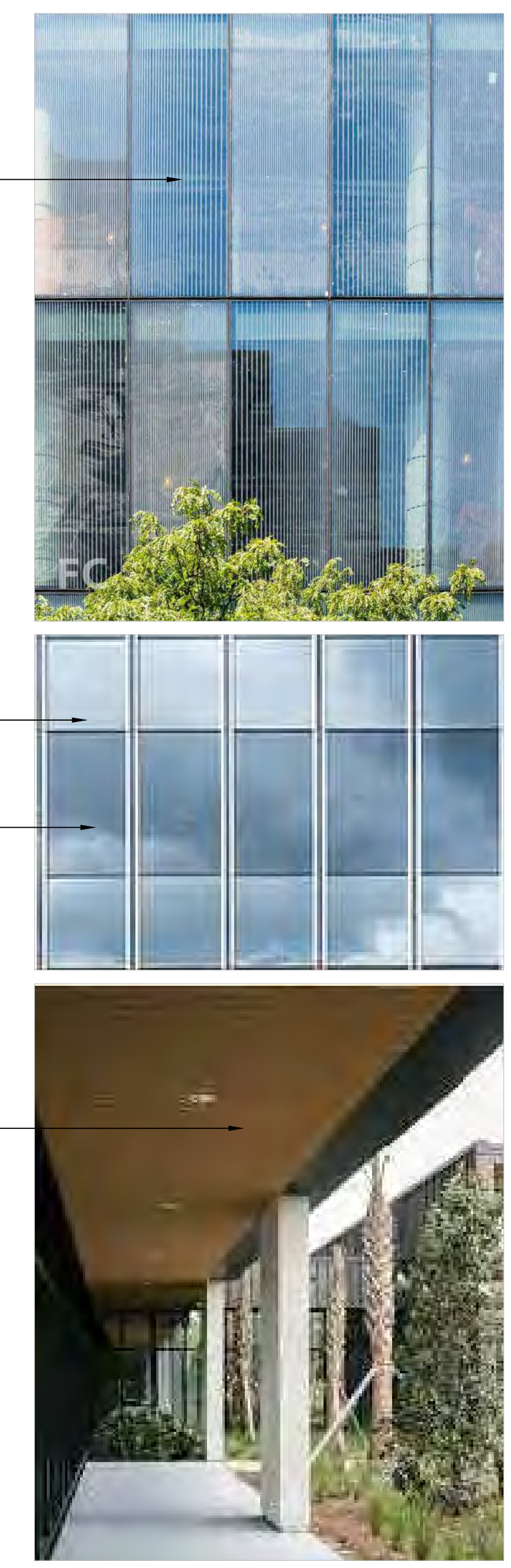
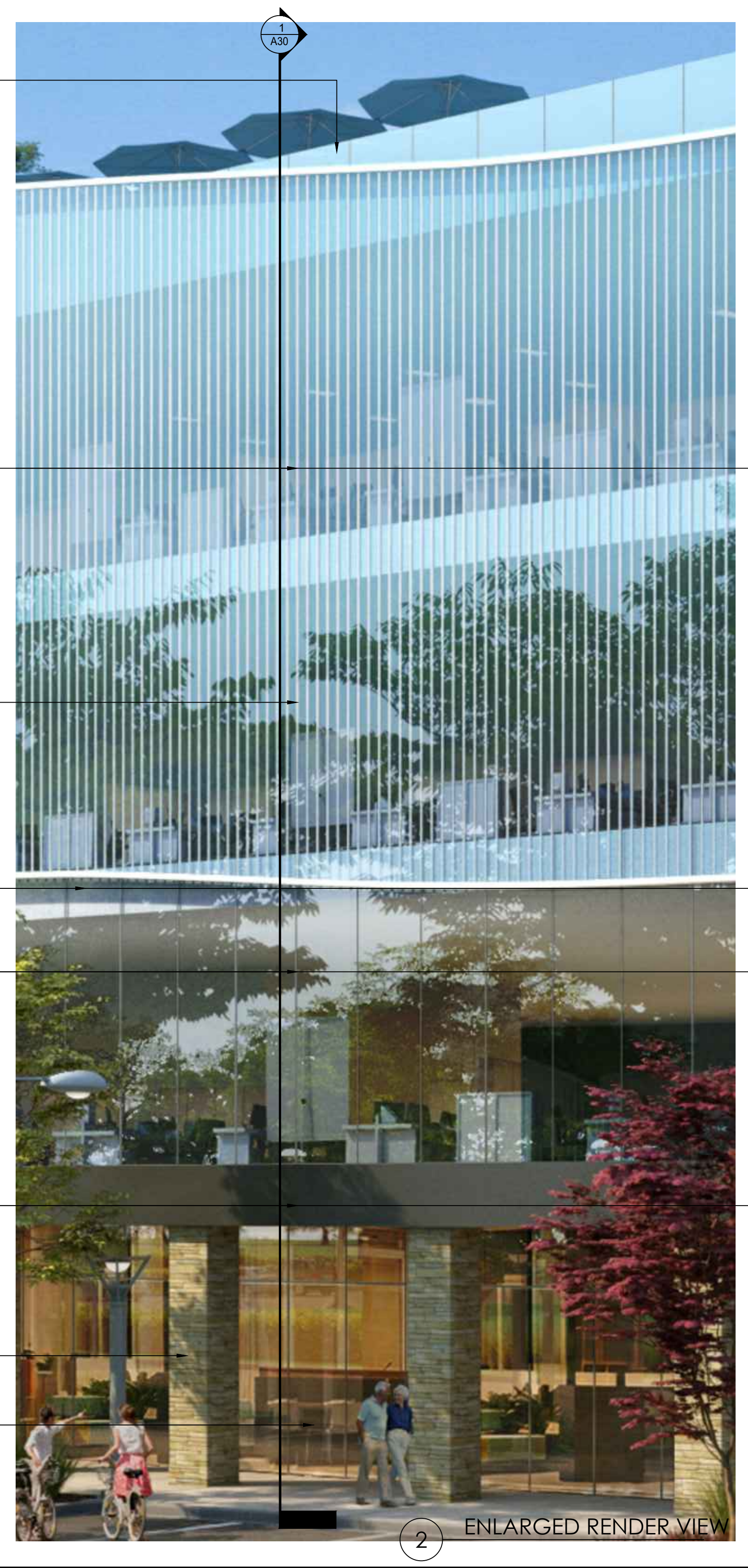
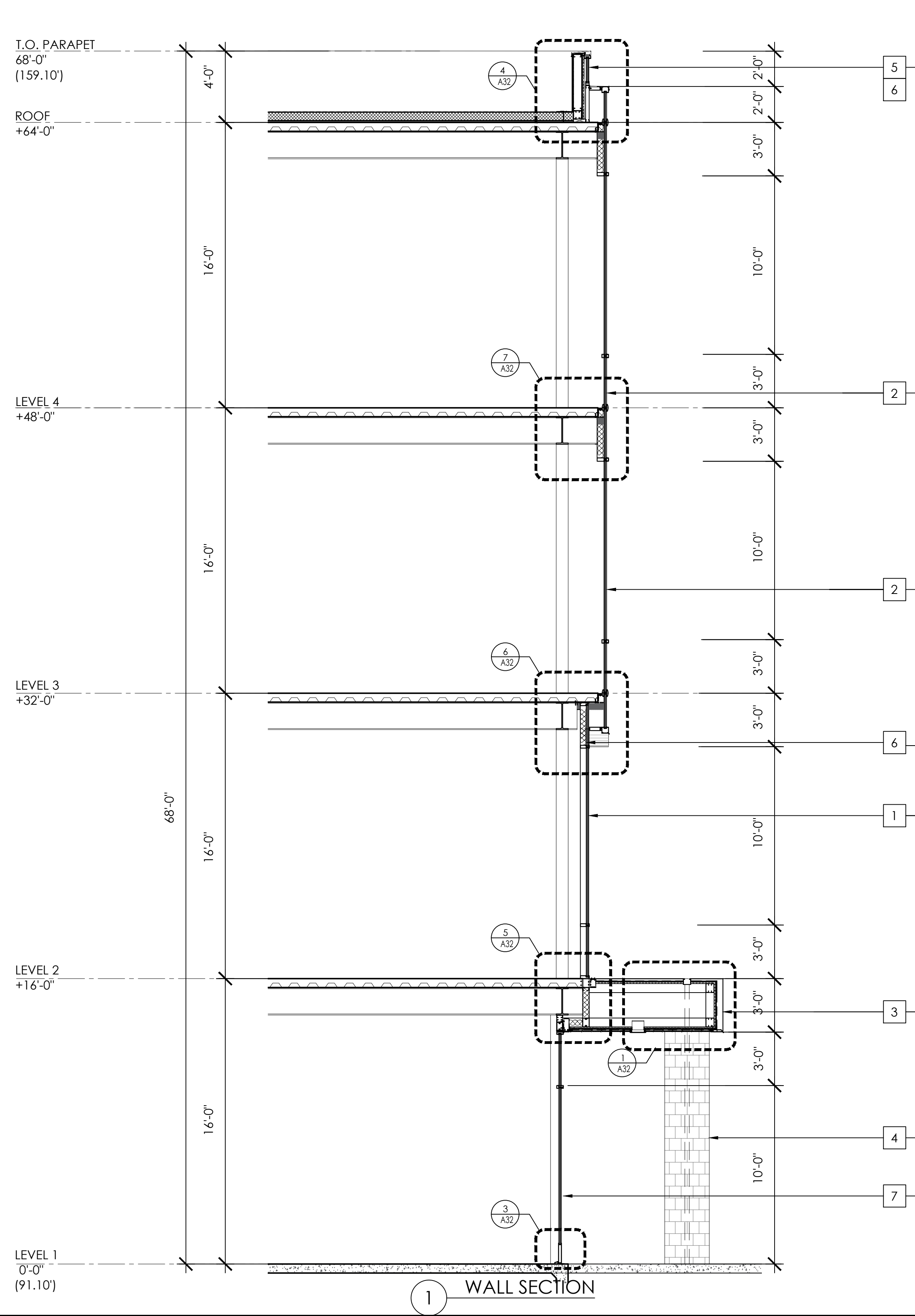
189 NORTH BERNARDO AVENUE

MOUNTAIN VIEW, CA
SAND HILL PROPERTY COMPANY
KENNETH RODRIGUES & PARTNERS, INC.



SITE SECTION

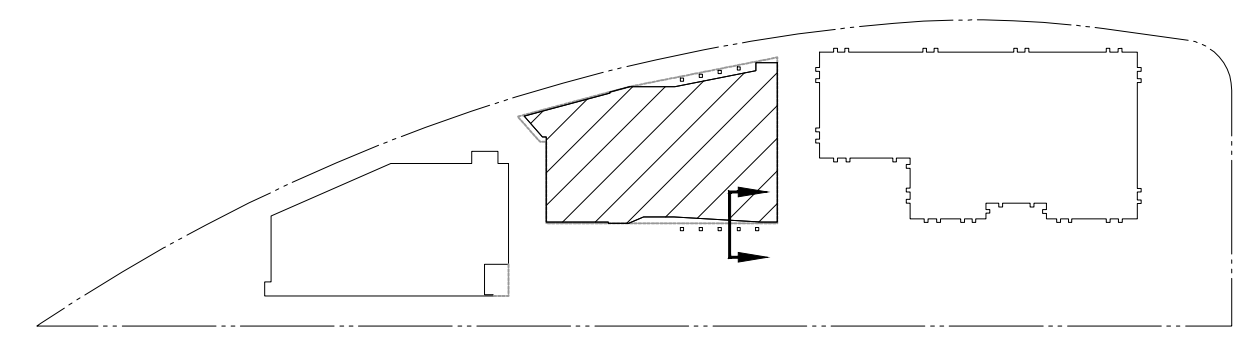
A-29



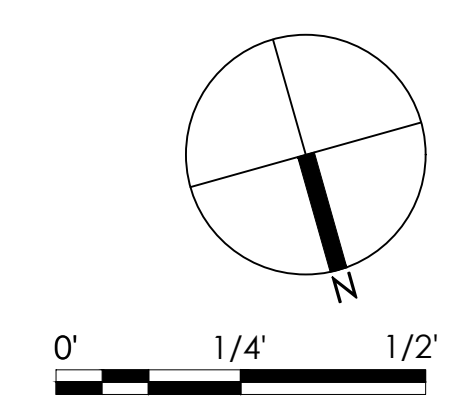
- KEYNOTES:**
- 1 CURTAIN WALL SYSTEM - CLEAR GLASS
 - 2 CURTAIN WALL SYSTEM - FRITTED GLASS
 - 3 ALUMINUM METAL PANEL CANOPY
 - 4 STONE CLAD COLUMNS
 - 5 PARAPET
 - 6 FROSTED SPANDREL GLASS CURTAIN WALL SYSTEM
 - 7 GRAY GLASS CURTAIN WALL SYSTEM

189 NORTH BERNARDO AVENUE

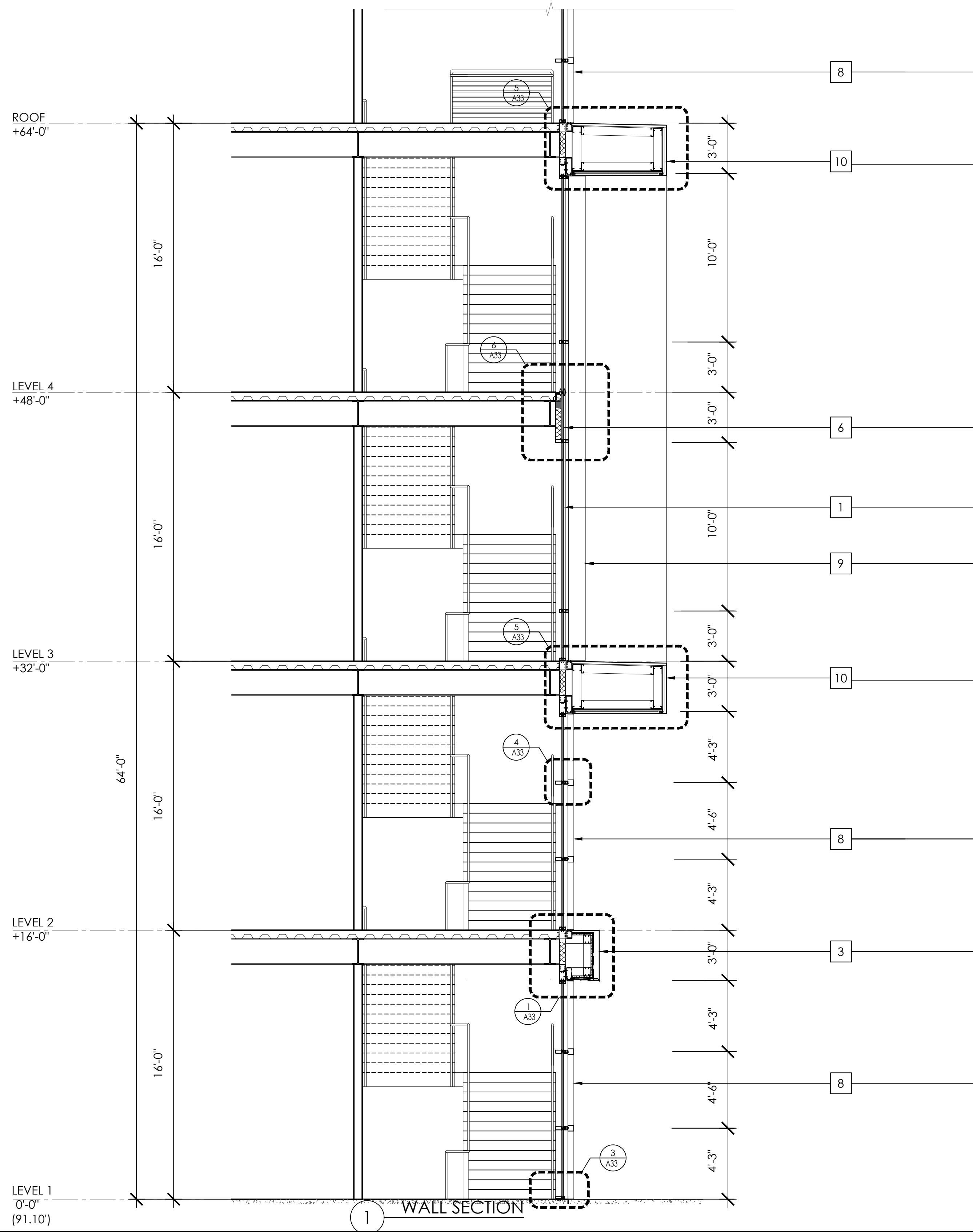
MOUNTAIN VIEW, CA
 SAND HILL PROPERTY COMPANY
 KENNETH RODRIGUES & PARTNERS, INC.



32.625 01.25.2022



WALL SECTION AND ENLARGED RENDER



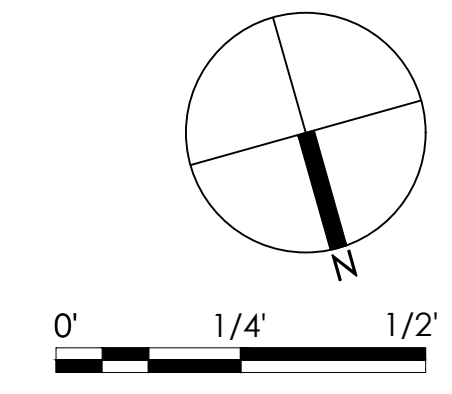
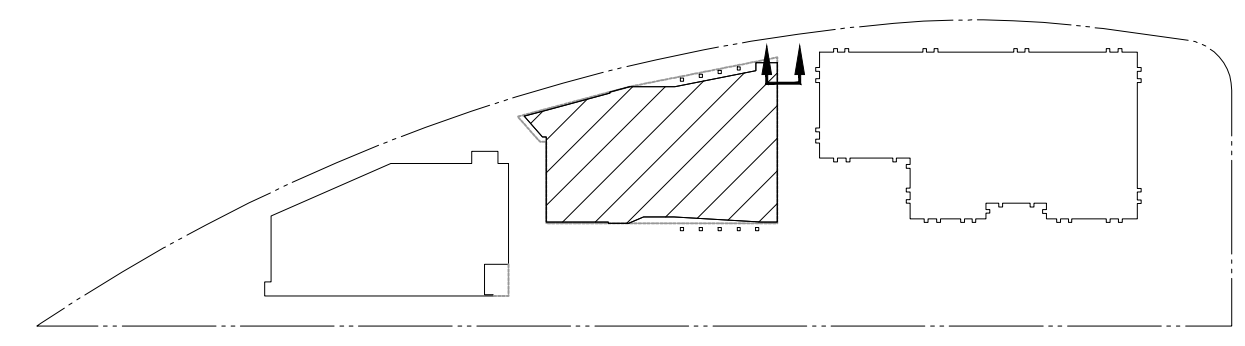
- KEYNOTES:**
- 1 CURTAIN WALL SYSTEM - CLEAR GLASS
 - 2 CURTAIN WALL SYSTEM - FRITTED GLASS
 - 3 ALUMINUM METAL PANEL CANOPY
 - 4 STONE CLAD COLUMNS
 - 5 PARAPET
 - 6 FROSTED SPANDREL GLASS CURTAIN WALL SYSTEM
 - 7 GRAY GLASS CURTAIN WALL SYSTEM
 - 8 GEOLAM WOOD HYBRID SYSTEM CLADDING
 - 9 METAL VERTICAL FINIS
 - 10 ALUMINUM METAL PANEL CLADDING

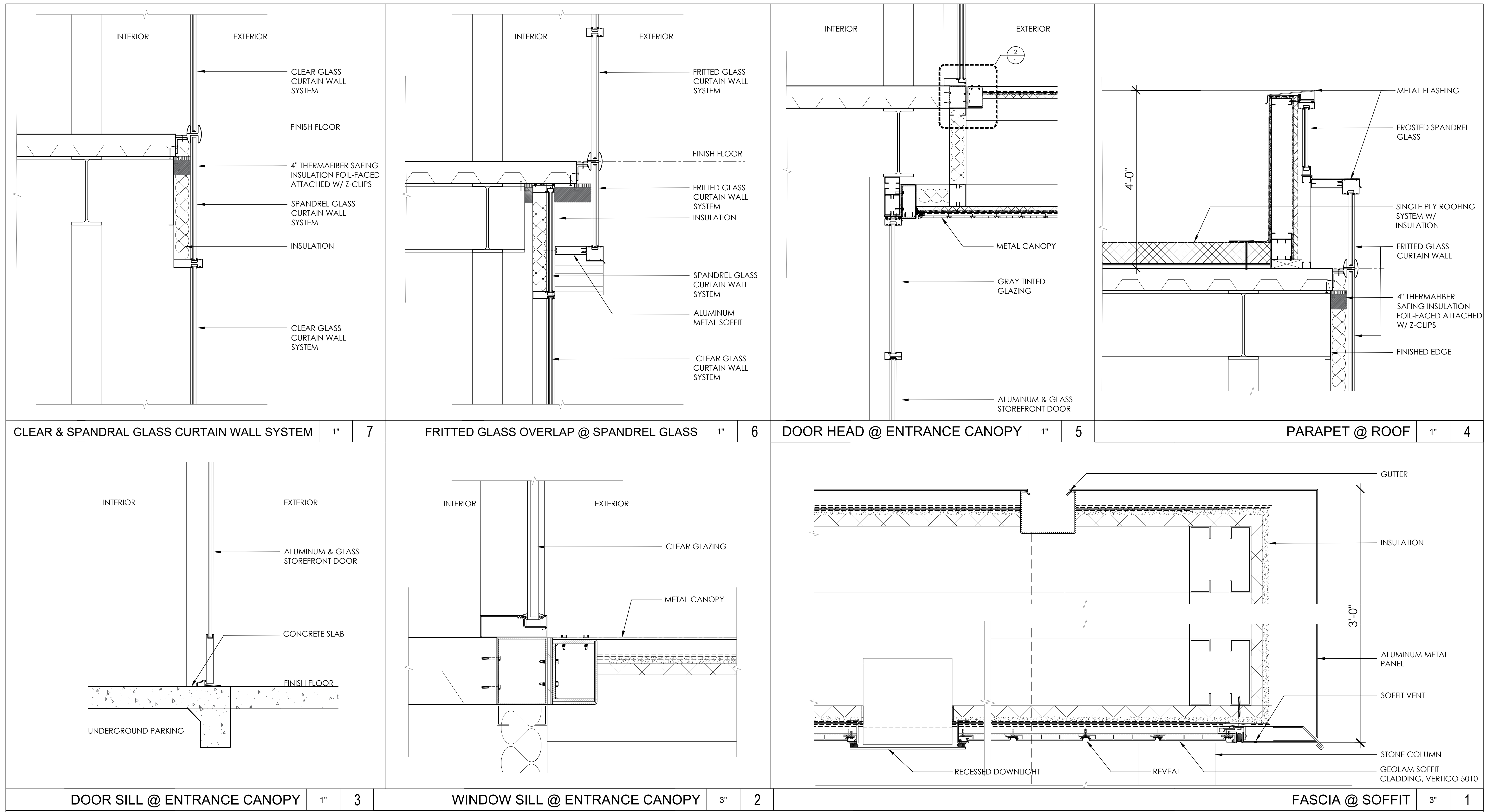
189 NORTH BERNARDO AVENUE

MOUNTAIN VIEW, CA
 SAND HILL PROPERTY COMPANY
 KENNETH RODRIGUES & PARTNERS, INC.

32.625 01.25.2022

WALL SECTION AND
 ENLARGED RENDER





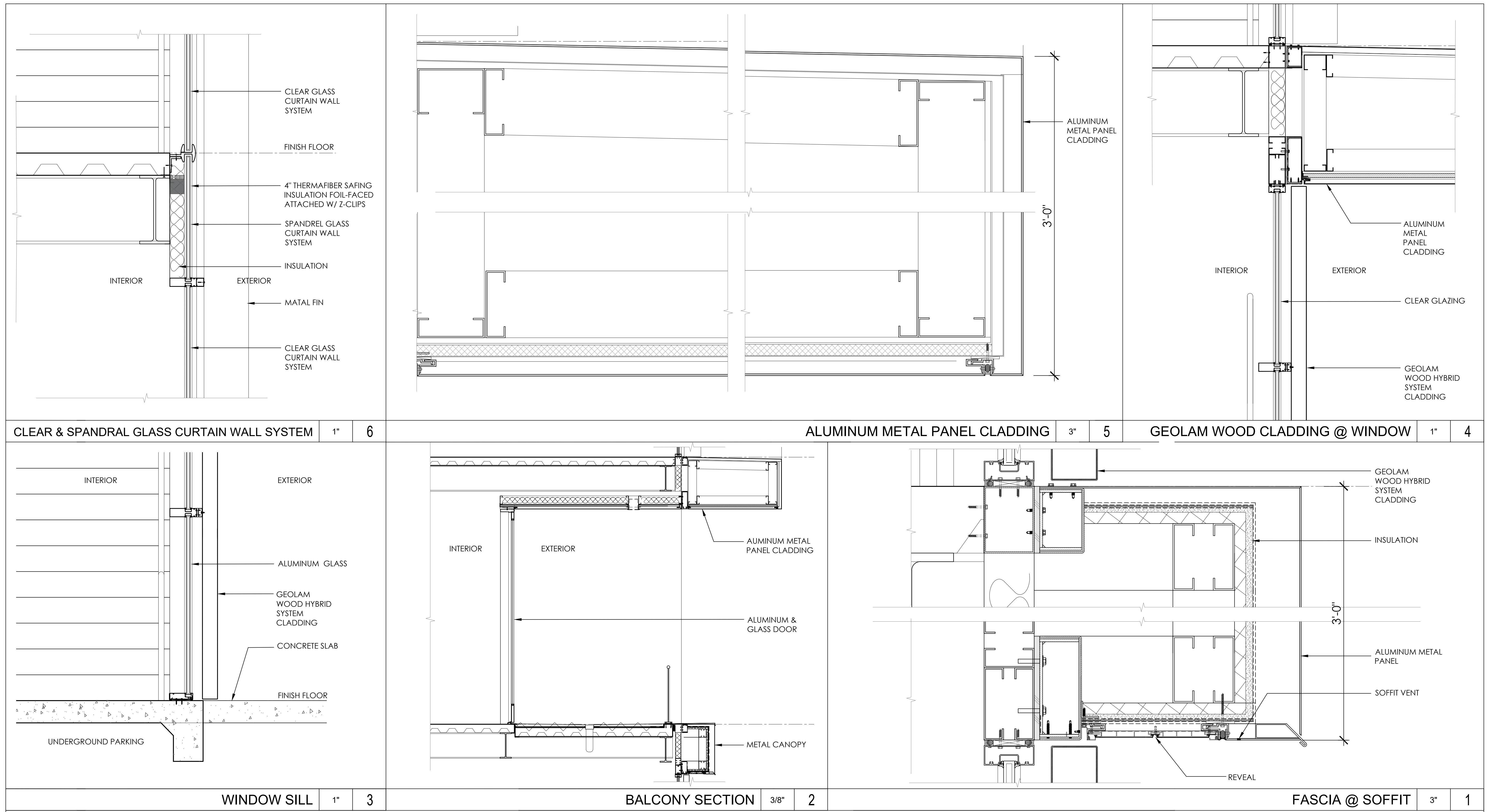
189 NORTH BERNARDO AVENUE

MOUNTAIN VIEW, CA
 SAND HILL PROPERTY COMPANY
 KENNETH RODRIGUES & PARTNERS, INC.

32.625 01.25.2022

DETAILS

A-32



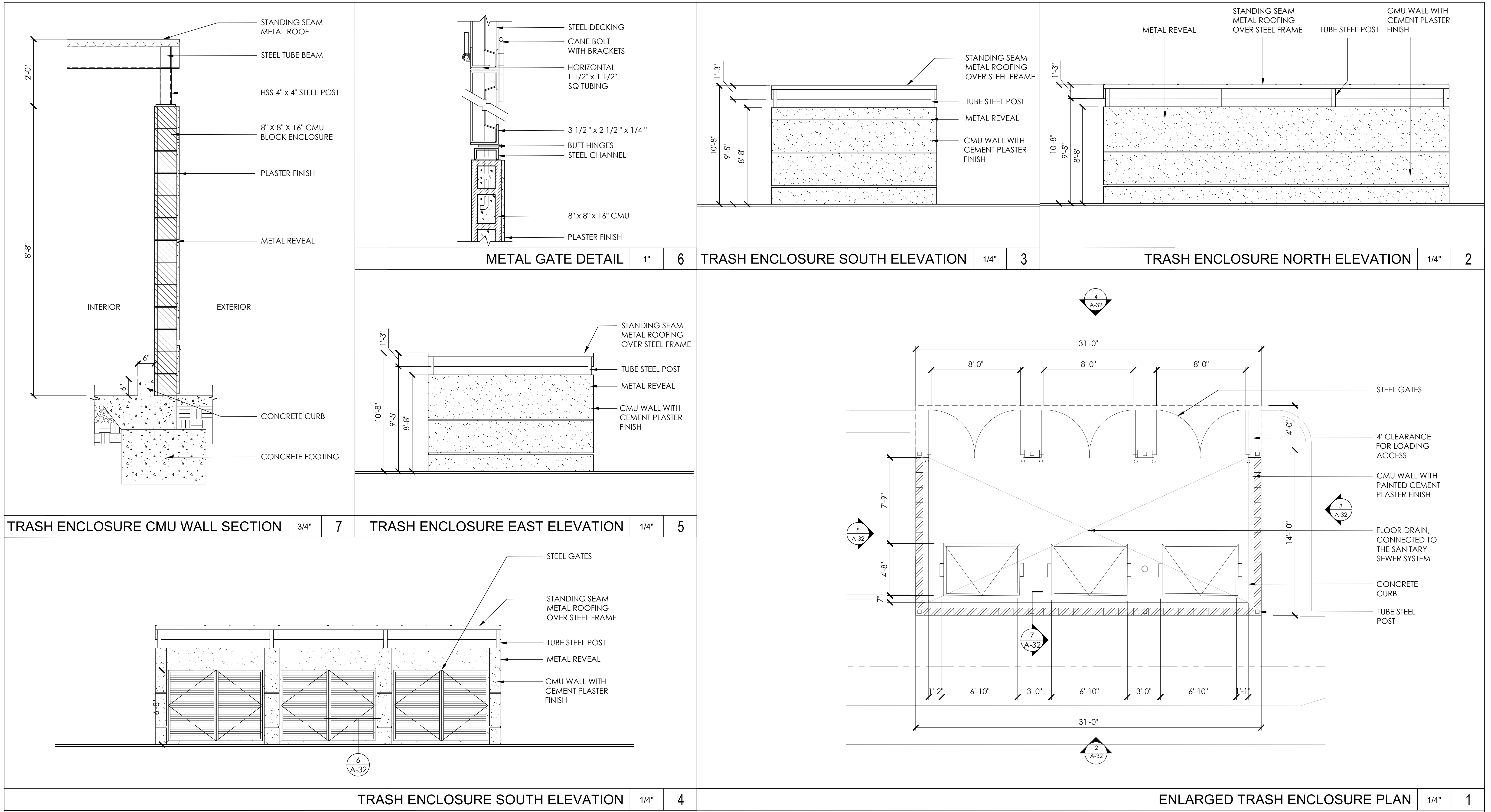
32.625 01.25.2022

DETAILS

189 NORTH BERNARDO AVENUE

MOUNTAIN VIEW, CA
 SAND HILL PROPERTY COMPANY
 KENNETH RODRIGUES & PARTNERS, INC.

A-33

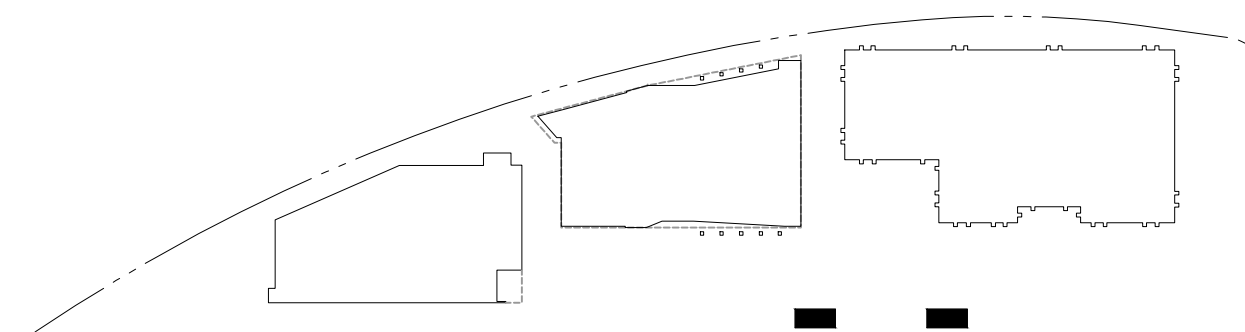


189 NORTH BERNARDO AVENUE

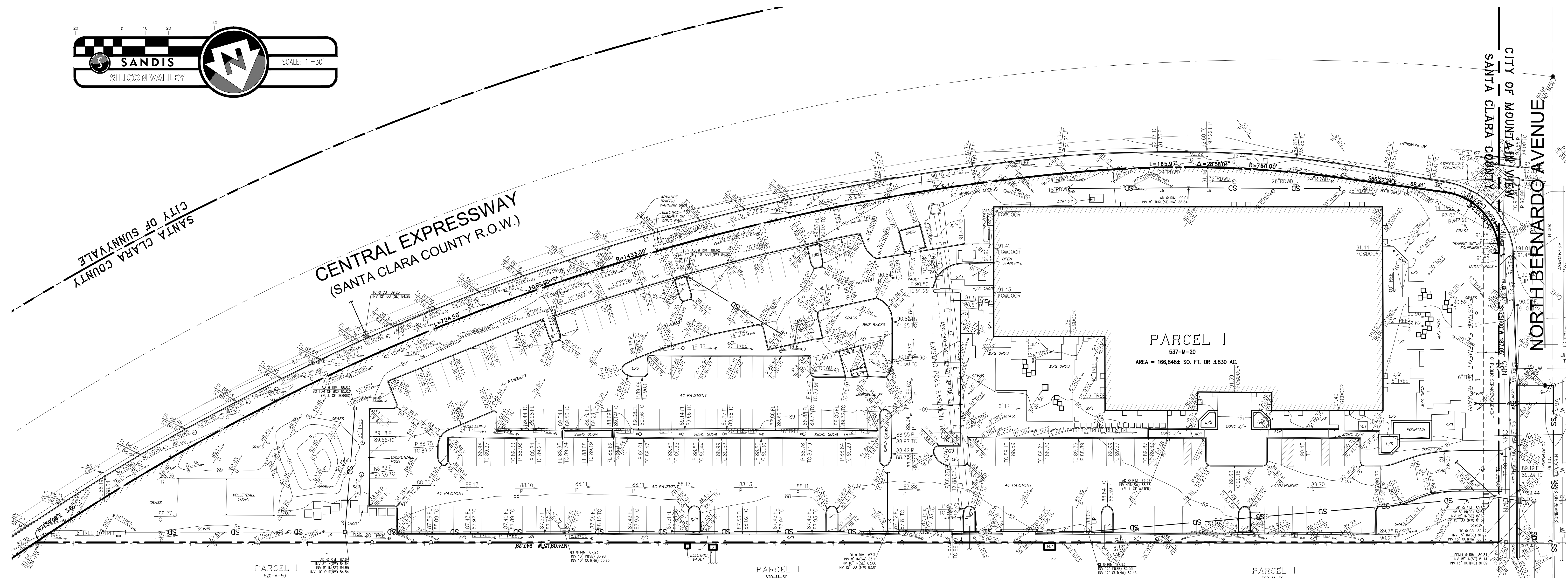
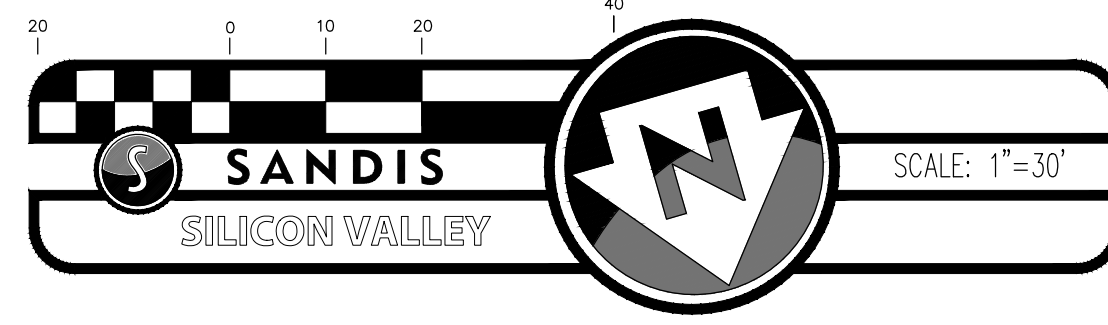
MOUNTAIN VIEW, CA
 SAND HILL PROPERTY COMPANY
 KENNETH RODRIGUES & PARTNERS, INC.

32.625 01.25.2022

DETAILS



A-34



SURVEY NOTES

- EXISTING TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON IS BASED UPON TOPOGRAPHIC SURVEYS COMPLETED BY SANDIS, UNDER THE DIRECTION OF LAURA CABRAL, PLS 7756.
- UTILITIES SHOWN ON THIS SURVEY ARE BASED ON SURFACE OBSERVATIONS. NO WARRANTIES ARE EXPRESSED OR IMPLIED CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OR ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL, OR PUBLIC OWNED.
- CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION AND REPORT BACK TO CIVIL ENGINEER ANY DISCREPANCIES WITH PLAN PRIOR TO COMMENCEMENT OF WORK.
- TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELD CREW.

BASIS OF BEARINGS

THE BEARING N. 15°51'00"E OF THE CENTERLINE OF N. BERNARDO AVENUE AS SHOWN ON THAT CERTAIN MAP ENTITLED "PARCEL MAP" RECORDED IN BOOK 537 OF MAPS AT PAGE 20 SANTA CLARA COUNTY RECORDS WAS TAKEN AS THE BASIS OF BEARING FOR THIS MAP.

BENCHMARK

THE ELEVATION REFERENCE FOR THIS SURVEY IS A CITY OF MOUNTAIN VIEW BENCHMARK, BM ID III-64, BRONZE DISK STAMPED "III-64" SET IN THE TOP OF CURB AT THE NORTHWEST RETURN OF RAVENDALE AVENUE AT BERNARDO AVENUE.

ELEV=76.13 FEET (NAVD 88 DATUM)

UNDERGROUND UTILITY NOTE

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.

BOUNDARY NOTE

THE PARCEL LINES SHOWN HEREON ARE THE RESULT OF A BOUNDARY SURVEY MADE IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.

189 NORTH BERNARDO AVENUE

MOUNTAIN VIEW, CA
 SAND HILL PROPERTY COMPANY
 KENNETH RODRIGUES & PARTNERS, INC.

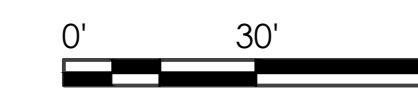
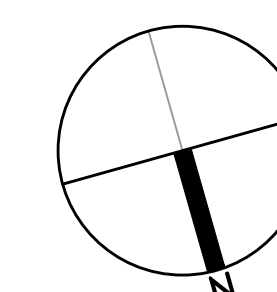


**CIVIL ENGINEERS
 SURVEYORS
 PLANNERS**

1700 S. Winchester Blvd,
 Suite 200, Campbell, CA 95008
 P. 408.636.0900
 F. 408.636.0999
 www.sandis.net

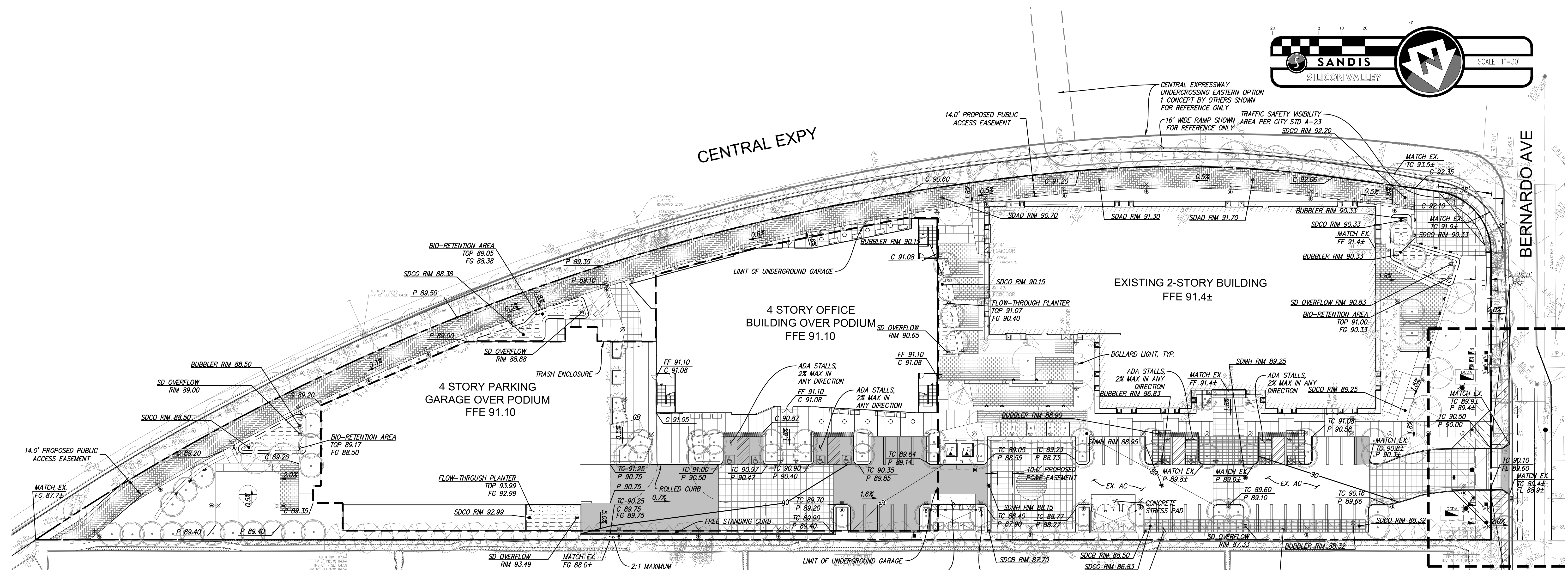
SILICON VALLEY TRI-VALLEY CENTRAL VALLEY
 SACRAMENTO EAST BAY SF

32.625 09.03.2021



TOPOGRAPHIC
 SURVEY PLAN

C-2.0



GRADING PLAN LEGEND

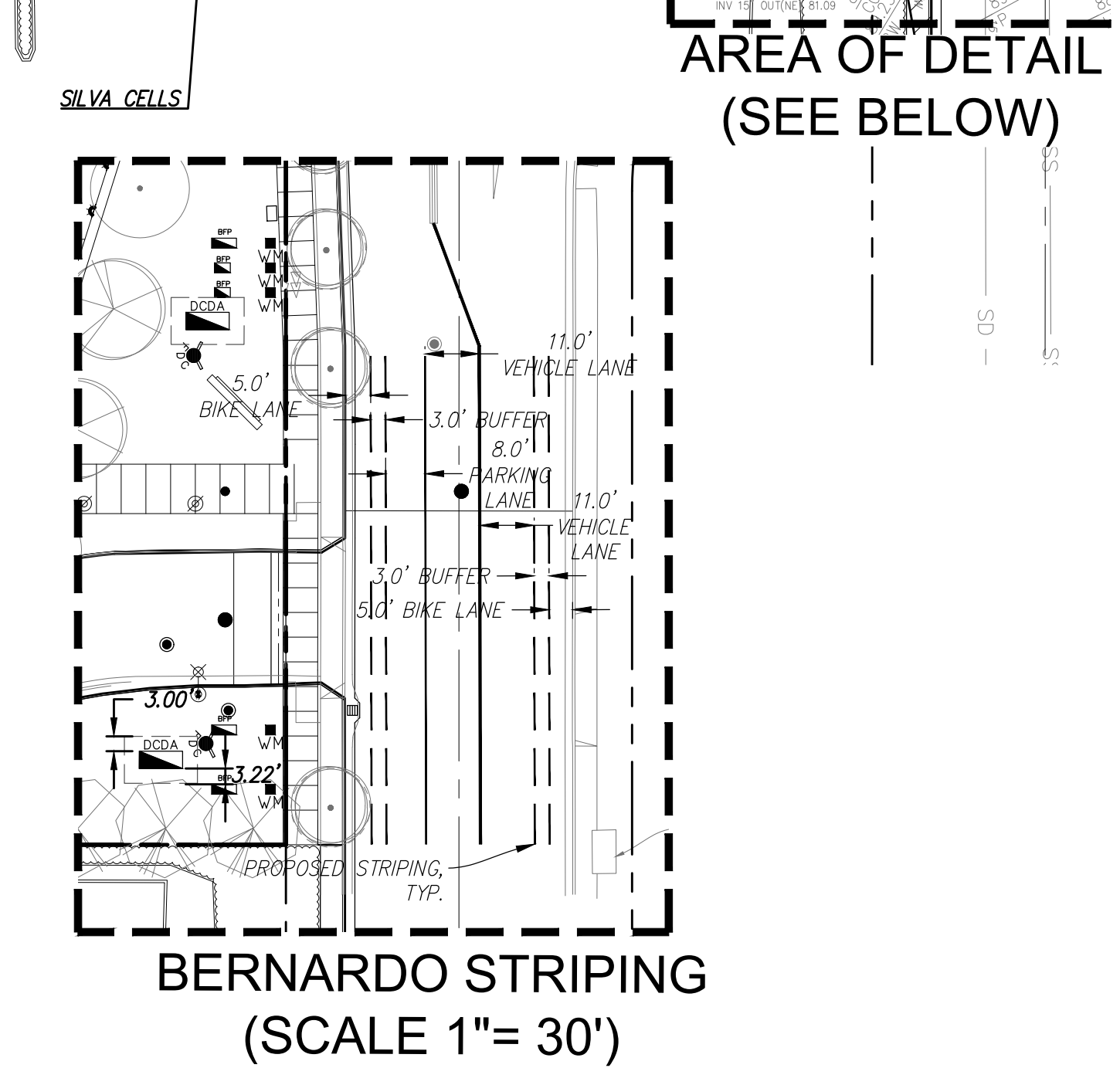
- ASPHALT CONCRETE PAVING
- CONCRETE PAVING
- LANDSCAPE AREA, SEE LANDSCAPE PLANS FOR DETAILS
- BIO-TREATMENT AREA
- PERMEABLE PAVERS, SEE LANDSCAPE PLANS FOR DETAILS
- STAMPED ASPHALT, SEE LANDSCAPE PLANS FOR DETAILS
- IMPERMEABLE PAVERS, SEE LANDSCAPE PLANS FOR DETAILS
- SILVA CELLS
- LIMIT OF UNDERGROUND GARAGE
- SAWCUT

GRADING NOTES

1. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING ALL HARDSCAPE SURFACES AT 2% AND LANDSCAPE SURFACES AT 5% AWAY FROM STRUCTURES UNLESS OTHERWISE NOTED ON PLANS.
2. ALL IMPROVEMENTS INTENDED FOR PUBLIC USE SHALL BE LOCATED WITHIN A PUBLIC ACCESS EASEMENT WHICH WILL BE RECORDED PER SEPARATE INSTRUMENT.
3. PROJECT TO PROVIDE A 2" GRIND AND OVERLAY ALONG PROJECT FRONTAGE ACROSS NORTH BERNARDO AVENUE.

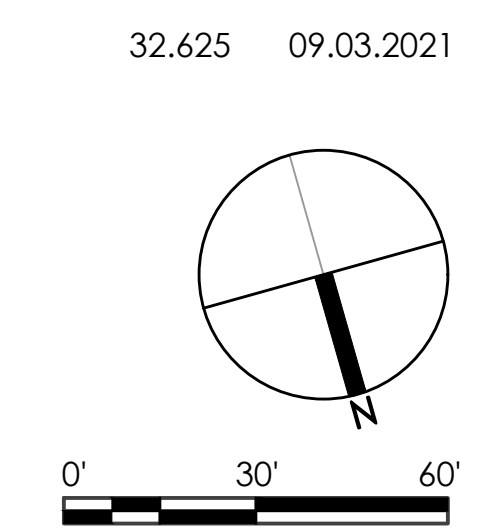
ADA NOTES

1. ALL HARDSCAPE ALONG THE ADA PATH OF TRAVEL SHALL BE IN CONFORMANCE WITH TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE.
2. SLOPED WALKS ALONG THE DESIGNATED ADA PATH OF TRAVEL SHALL NOT EXCEED A SLOPE OF 1:20 (5%) WITHOUT HANDRAILS. THE MAXIMUM SLOPE WITH HANDRAILS OR FOR CURB RAMPS IS 1:12 (8.33%). LEVEL LANDINGS ARE REQUIRED AT THE TOP AND BOTTOM OF ALL SLOPED WALKWAYS AND RAMPS.
3. WALKWAYS ON ANY PATH OF TRAVEL SHALL HAVE A MINIMUM WIDTH OF 48". WALKWAYS AND ADA PARKING STALLS OR LOADING ZONES SHALL HAVE A 2% MAXIMUM CROSS SLOPE.
4. A LEVEL LANDING (2% MAX SLOPE) SHALL BE PROVIDED AT ALL ACCESSIBLE ENTRANCES TO BUILDINGS. THE LANDINGS SHALL HAVE A MINIMUM WIDTH OF 60" AND A MINIMUM DEPTH OF 60" WHEN THE DOOR OPENS INTO THE BUILDING, AND 42" PLUS THE WIDTH OF THE DOOR WHEN THE DOOR OPENS ONTO THE LANDING.
5. RAMPS GREATER THAN 1:20 SLOPE AND EXCEEDING 30" IN VERTICAL ELEVATION CHANGE SHALL HAVE INTERMEDIATE LEVEL LANDINGS.



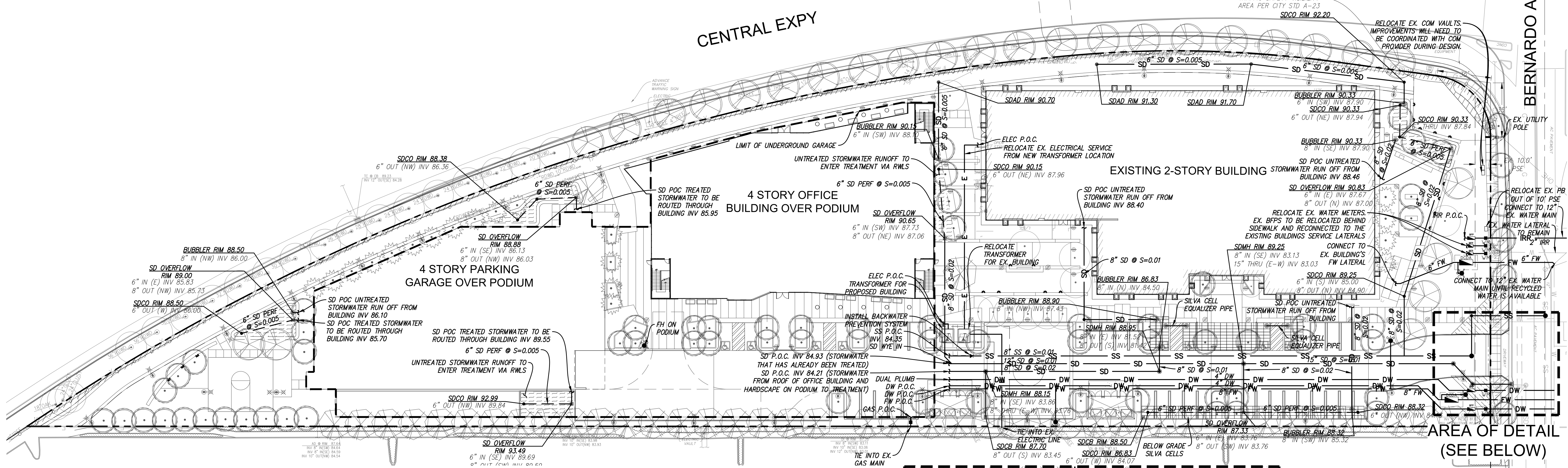
189 NORTH BERNARDO AVENUE
MOUNTAIN VIEW, CA
SAND HILL PROPERTY COMPANY
KENNETH RODRIGUES & PARTNERS, INC.

SANDIS
CIVIL ENGINEERS
SURVEYORS
PLANNERS
1700 S. Winchester Blvd,
Suite 200, Campbell, CA 95008
P. 408.636.0900
F. 408.636.0999
www.sandis.net



32.625 09.03.2021
PRELIMINARY GRADING AND DRAINAGE PLAN

C-3.0



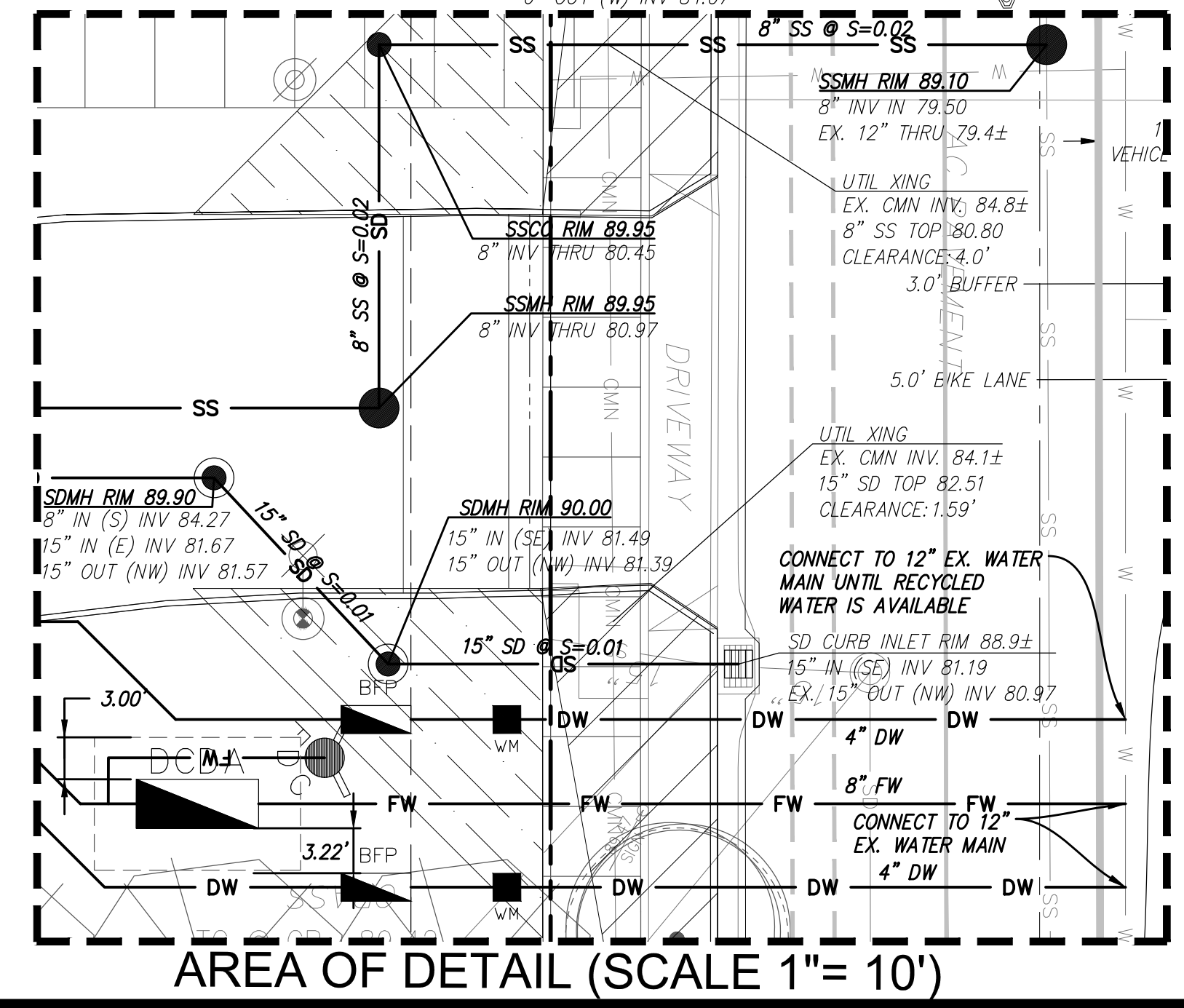
AREA OF DETAIL (SEE BELOW)

LEGEND

- PROPERTY LINE
- LIMIT OF UNDERGROUND GARAGE
- [Hatched Box] BIO-TREATMENT AREA
- [Grid Box] SILVA CELLS

GENERAL UTILITY NOTES

1. SURFACE DRAINAGE ON PODIUM (ABOVE UNDERGROUND GARAGE) WILL BE COLLECTED BY CATCH BASINS/AREA DRAINS AND ROUTED INTERNALLY WITHIN THE UNDERGROUND GARAGE TO THE SD P.O.C. PROVIDED BY CIVIL. STORMWATER WILL BE DIRECTED TO TREATMENT AREAS PRIOR TO DISCHARGE TO PUBLIC STORM DRAIN SYSTEM.
2. ROOF DRAINAGE OF THE PROPOSED OFFICE BUILDING WILL BE COLLECTED AND DIRECTED TO TREATMENT MEASURES. THE TREATED WATER FROM OVERFLOW STRUCTURES IN THE RAISED PLANTERS WILL THEN BE ROUTED INTERNALLY WITHIN THE UNDERGROUND GARAGE TO THE SD P.O.C. PROVIDED BY CIVIL. PLUMBING ENGINEERS TO COORDINATE AND DESIGN ANY PUMPS NECESSARY FOR THE SYSTEM.
3. CORROSION PROTECTION IS REQUIRED FOR ALL UTILITIES WHICH ARE IN CONTACT WITH CORROSIVE SOIL.
4. STREET TREES WILL BE IRRIGATED BY THE PROPERTY OWNER.
5. NEW STREETLIGHTS ARE TO BE INSTALLED ALONG PROJECT FRONTAGE.
6. ALL EXISTING CONDUITS, PULL BOXES, AND WIRING SHALL BE REMOVED, REPLACED, AND UPGRADED ALONG PROJECT FRONTAGE AS REQUIRED BY UTILITY PROVIDERS.
7. AS CURRENTLY PROPOSED, THE NEW WATER MAIN CONNECTIONS INCLUDE:
 - 7.A. (1) FIRE SERVICE CONNECTION FOR THE EXISTING BUILDING.
 - 7.B. (1) FIRE SERVICE CONNECTION FOR THE PROPOSED BUILDING.
 - 7.C. (1) IRRIGATION CONNECTION THAT IS TEMPORARILY CONNECTED TO THE WATER MAIN UNTIL RW BECOMES AVAILABLE.
 - 7.D. (1) DOMESTIC SERVICE CONNECTION FOR THE PROPOSED BUILDING.
 - 7.E. (1) DUAL PLUMB DOMESTIC SERVICE CONNECTION FOR THE PROPOSED BUILDING UNTIL RW BECOMES AVAILABLE.

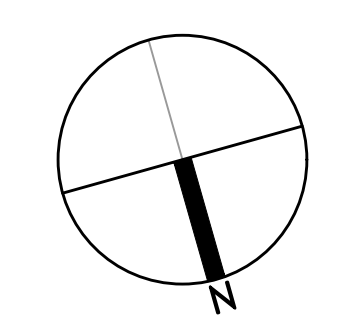


AREA OF DETAIL (SCALE 1"=10')

189 NORTH BERNARDO AVENUE
MOUNTAIN VIEW, CA
SAND HILL PROPERTY COMPANY
KENNETH RODRIGUES & PARTNERS, INC.

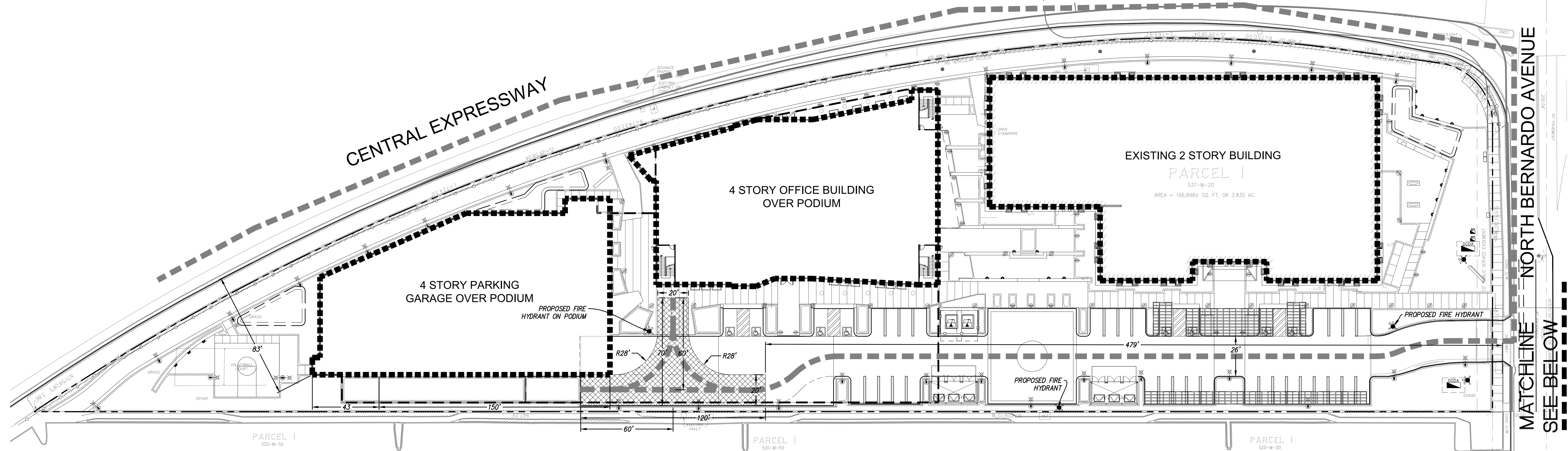
SANDIS
CIVIL ENGINEERS
SURVEYORS
PLANNERS
1700 S. Winchester Blvd,
Suite 200, Campbell, CA 95008
P. 408.636.0900
F. 408.636.0999
www.sandis.net

32.625 09.03.2021



PRELIMINARY UTILITY PLAN

C-4.0



MATCHLINE SEE BELOW

LEGEND

- FIRE ACCESS ROUTE
- PAINTED RED CURB
- PROPOSED BUILDING OUTSIDE OF 150' HOSE LENGTH FROM FIRE ACCESS LANE
- PROPOSED BUILDING INSIDE OF 150' HOSE LENGTH FROM FIRE ACCESS LANE
- FIRE APPARATUS TURN AROUND PATH

NOTE

1. ASSUME CENTRAL EXPRESSWAY CAN BE USED AS A FIRE ACCESS ROUTE.

**ACCESS EASEMENT/
FIRE LANE NOTE**

EMERGENCY VEHICLE ACCESS EASEMENT AND MINIMUM CITY OF MOUNTAIN VIEW FIRE LANE REQUIREMENTS SHALL BE PROVIDED WHERE TRUCK ROUTE IS SHOWN ON THIS PLAN.

FIRE ANALYSIS NOTES

BUILDING TYPE: OFFICE & GARAGE
TYPE OF CONSTRUCTION: II-B (249,835 SQ. FT.)
BUILDING WILL HAVE SPRINKLERS
50% FIRE FLOW REDUCTION PER TABLE B105.1 (1)

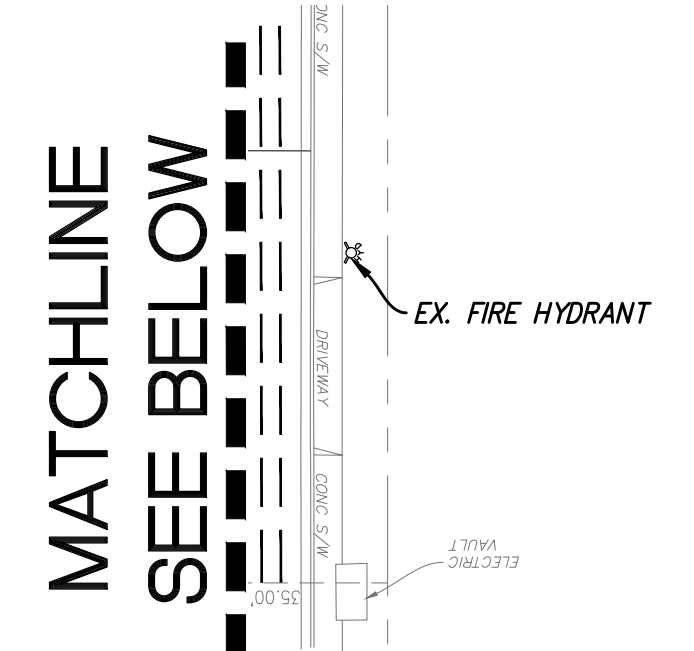
PER 2019 CFC APPENDICES B & C
FIRE FLOW REQUIRED: 8,000 GPM
FLOW DURATION: 4 HOURS
50% REDUCTION FIRE FLOW REQUIRED: 4,000 GPM
50% REDUCTION FLOW DURATION = 2 HOURS

NO. HYDRANTS REQUIRED: 8
50% REDUCTION NO. HYDRANTS REQUIRED: 4
AVERAGE SPACING BETWEEN HYDRANTS: 350 FEET

MAX DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT: 120 FEET
50% REDUCTION MAX DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT: 210 FEET

FIRE NOTES

1. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE ASPHALT, CONCRETE OR ANOTHER APPROVED ALL WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS, PER CITY OF MOUNTAIN VIEW MUNICIPAL CODE.
2. FIRE LANE CURBS SHALL BE PAINTED RED WITH WHITE LETTERING "FIRE LANE - NO PARKING" PER CFC 503.3. LETTERING SHALL BE PLACED ON THE SIDE OF THE CURB. NO PARKING IS ALLOWED 15 FEET ON EITHER SIDE OF ALL HYDRANTS.
3. MAINTAIN 3' FEET OF CLEARANCE AROUND ALL HYDRANTS AND FDC'S AT ALL TIMES.



189 NORTH BERNARDO AVENUE

MOUNTAIN VIEW, CA
SAND HILL PROPERTY COMPANY
KENNETH RODRIGUES & PARTNERS, INC.

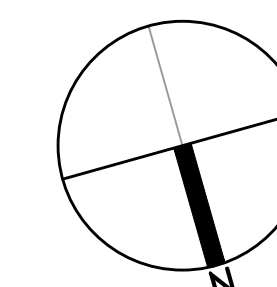


**CIVIL ENGINEERS
SURVEYORS
PLANNERS**

1700 S. Winchester Blvd,
Suite 200, Campbell, CA 95008
P. 408.636.0900
F. 408.636.0999
www.sandis.net

SILICON VALLEY TRI-VALLEY CENTRAL VALLEY
SACRAMENTO EAST BAY SF

32.625 09.03.2021



0' 30' 60'

FIRE ACCESS PLAN

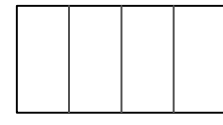
C-6.0

COLOR AND FINISH SCHEDULE

PEDESTRIAN / VEHICULAR CONCRETE PAVING
*All colors by Davis Colors, 800.356.4848, www.daviscolors.com



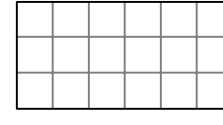
Type 1 (Sidewalks, Pedestrian) Natural Grey concrete with light broom finish. Sweep perpendicular to path of travel.



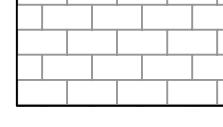
Type 2 (Promenade, Pedestrian and Vehicular) Color: Alternating bands of Dune (6058) and Autumn Gold (5844). Sweep perpendicular to path of travel.

PEDESTRIAN ACCENT PAVING

By: Calstone, www.calstone.com, (T) 408-984-8800



Type 1: Mission Paver, 12x12", Color to be Tan, Brown, Charcoal, Pattern: Stacked Bond



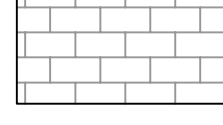
Type 2: Permeable Mission Paver; 6x12", Color to be Gray, Charcoal, Tan. Pattern: Running Bond



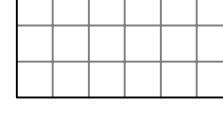
Type 3: Permeable Mission Paver; 6x12", Color to be Tan, Red, Charcoal. Pattern: Herringbone

PEDESTRIAN ACCENT PAVING – ON STRUCTURE

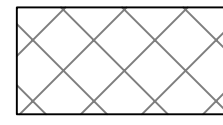
By: Acker-Stone, www.ackerstone.com; (T) 800.253.2353.



Type 1: 5cm 12x24" Palazzo Pavers, Color to be Espresso, Contempo Finish, Pattern: Running Bond.

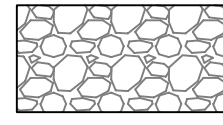


Type 2: 5cm 24x24" Palazzo Pavers, Color to be Bentley, Contempo Finish, Pattern: Stacked Bond.



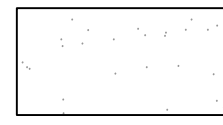
VEHICULAR STAMPED ASPHALT PAVING

Field: Color to be Mocha, Tile Pattern 12" square grid from StreetPrint; www.streetprint.com; 800.331.8118.



DECORATIVE GRAVEL

Rounded 'Lin Creek' cobbles, 2"-3" diam. By Lyngso Garden Materials; www.lyngsogarden.com, (T) 650.364.1730.



RUBBER PLAY SURFACING

All by Surface America, available through Ross Recreational Equipment (www.rossrec.com), Evertop™ Poured-in-Place, colors: Teal, Sky Blue, and Royal Blue. See layout plan for locations. Install per Manufacturer's specifications.

BIKE LOCKER

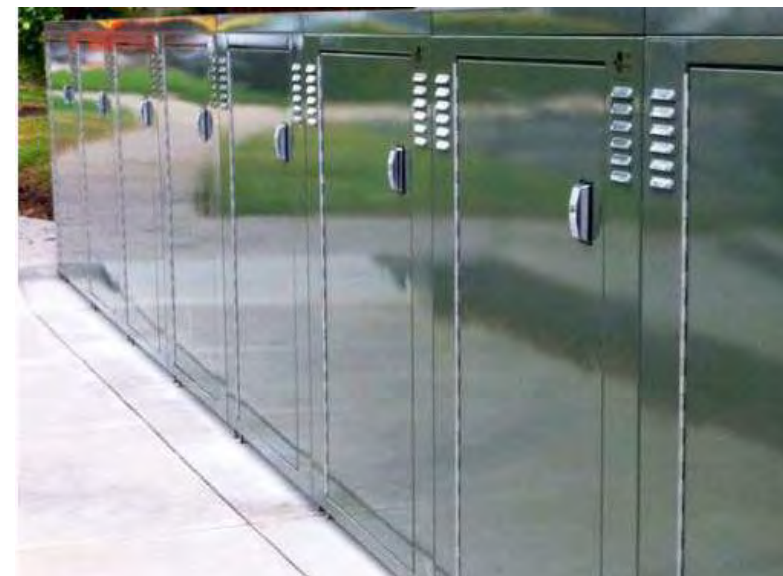
Double Bike Locker Available by Sportworks, 888.661.0555, www.sportworks.com

BIKE RACK

Tofino No Scratch Bike Rack Available by Sportworks, 888.661.0555, www.sportworks.com



Bike Rack



Bike Lockers

PAVING COLOR AND MATERIALS



Dune
6058



Autumn Gold
5844

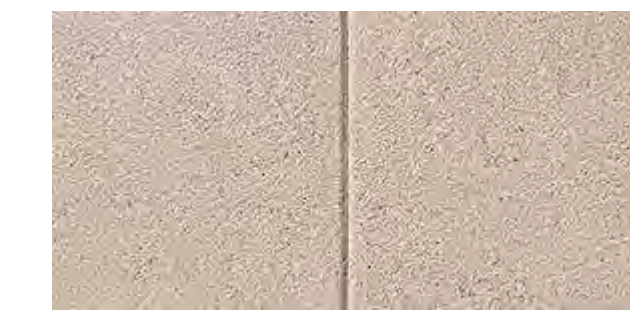
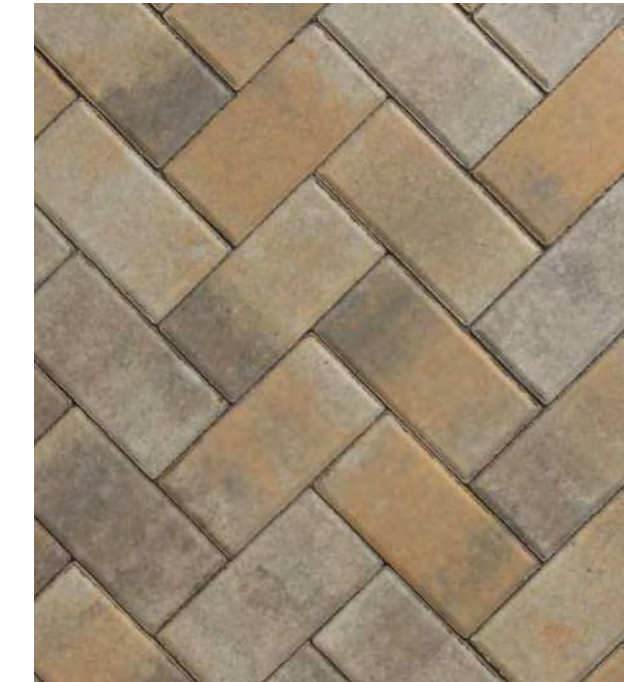
Concrete Colors



Accent Paving



Permeable Paving

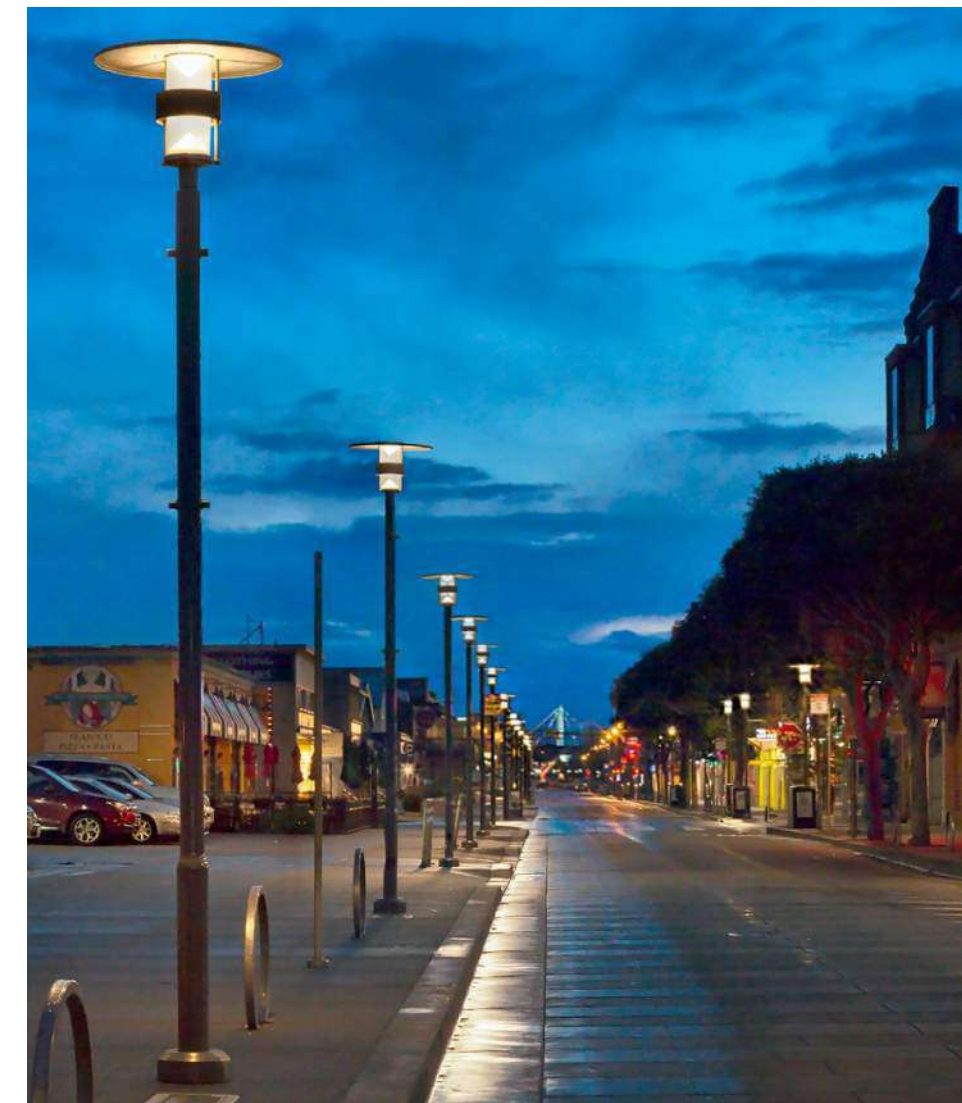


On Structure Paving



Stamped Asphalt

PRECEDENT IMAGES



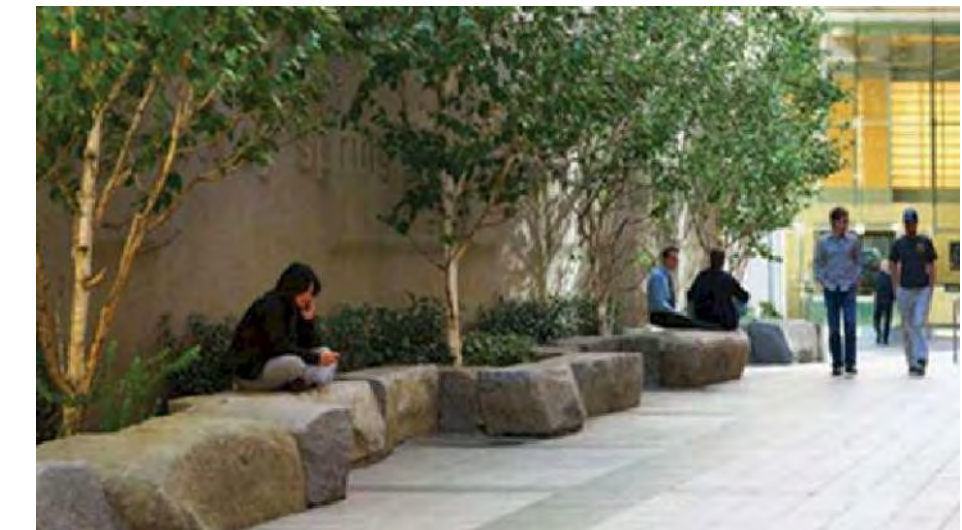
Pedestrian Pole Lights



Bollard Lights



Multi-Use Sport Court



Sculptural Boulders



Outdoor Games



Outdoor Seating and Office Working Areas



Benches along Promenade



Outdoor Dining and BBQ Area



Stone Accent Wall and Seat Wall



Multi-Use Path



Outdoor Fireplace

189 NORTH BERNARDO AVENUE

MOUNTAIN VIEW, CA

SAND HILL PROPERTY COMPANY

KENNETH RODRIGUES & PARTNERS, INC.



32.625 09.07.2021

MATERIALS,
COLOR AND
FINISH SCHEDULE

L1.0

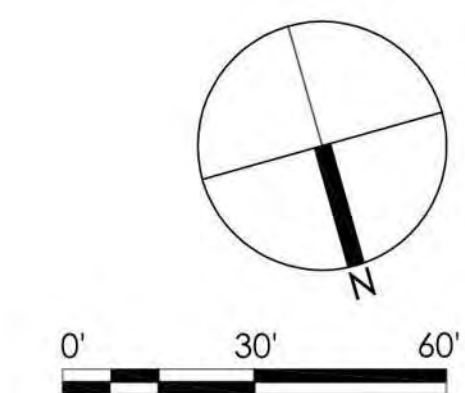


189 NORTH BERNARDO AVENUE

MOUNTAIN VIEW, CA
 SAND HILL PROPERTY COMPANY
 KENNETH RODRIGUES & PARTNERS, INC.

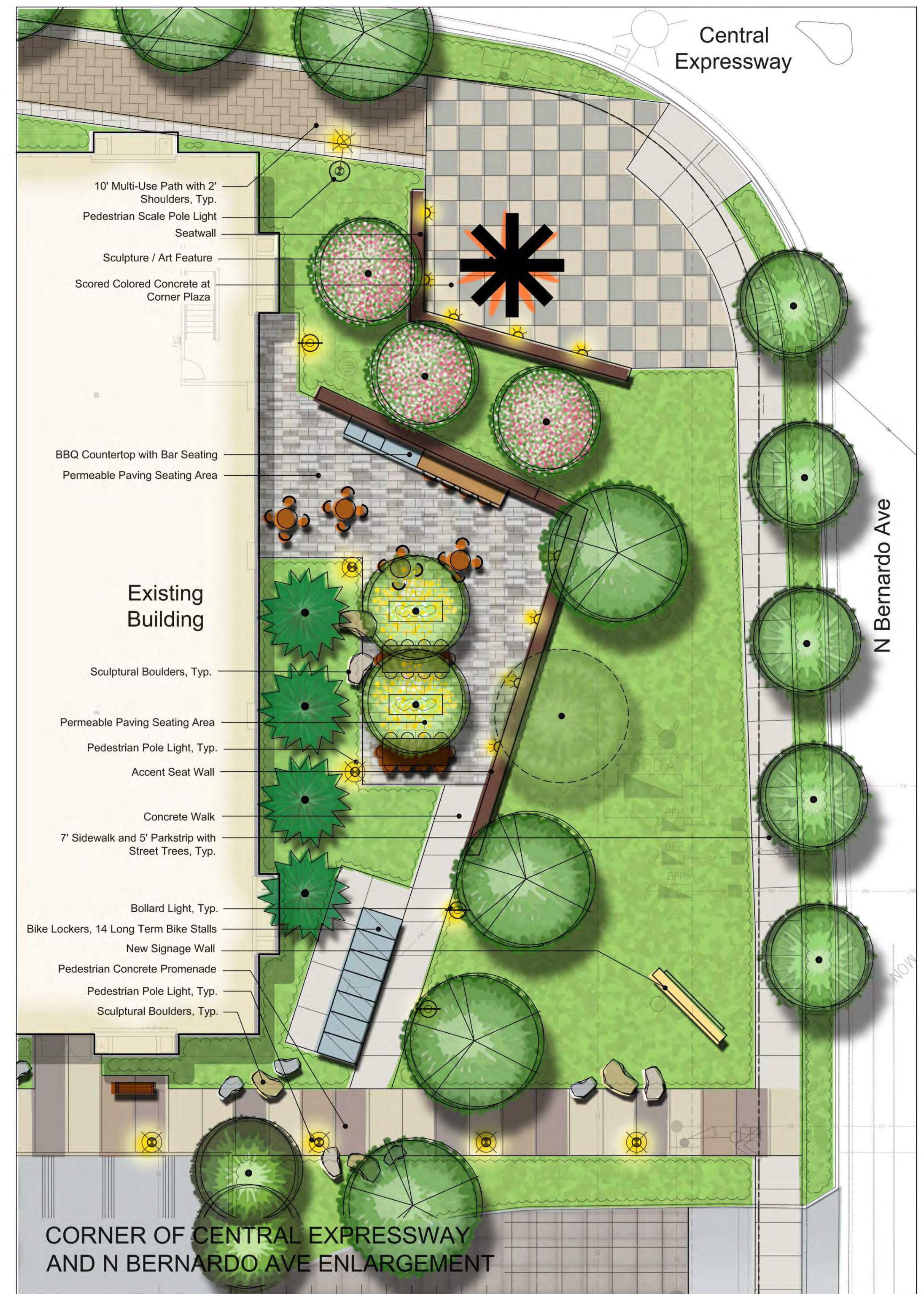
TGP The Guzzardo Partnership, Inc.
 Landscape Architects | Land Planners
 181 Greenwich Street
 San Francisco, CA 94111
 415.433.4672 | www.tgp-inc.com

32.625 09.07.2021



LANDSCAPE SITE PLAN

L2.0

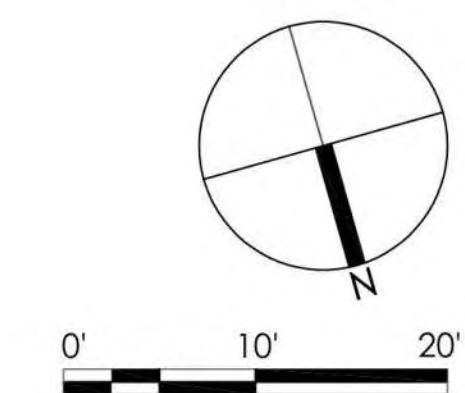


189 NORTH BERNARDO AVENUE

MOUNTAIN VIEW, CA
 SAND HILL PROPERTY COMPANY
 KENNETH RODRIGUES & PARTNERS, INC.

TGP The Guzzardo Partnership, Inc.
 Landscape Architects | Land Planners
 181 Greenwich Street
 San Francisco, CA 94111
 415.433.4672 | www.tgp-inc.com

32.625 09.07.2021



LANDSCAPE
 DETAIL PLANS

L2.1

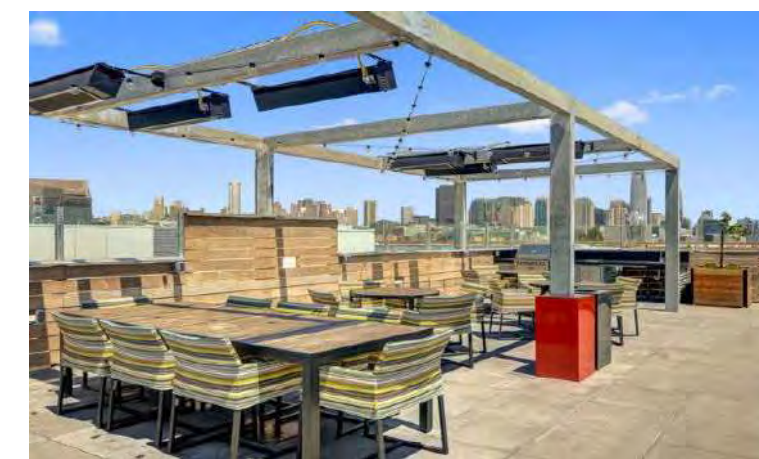
PRECEDENT IMAGES



Lounge Seating Areas



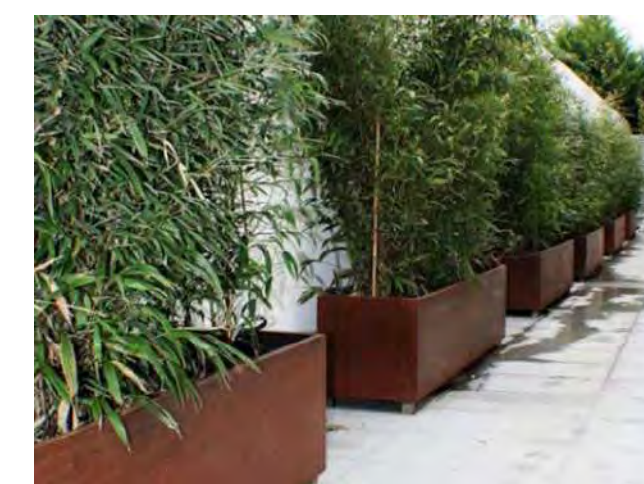
Video Wall



Dining Area with Trellis



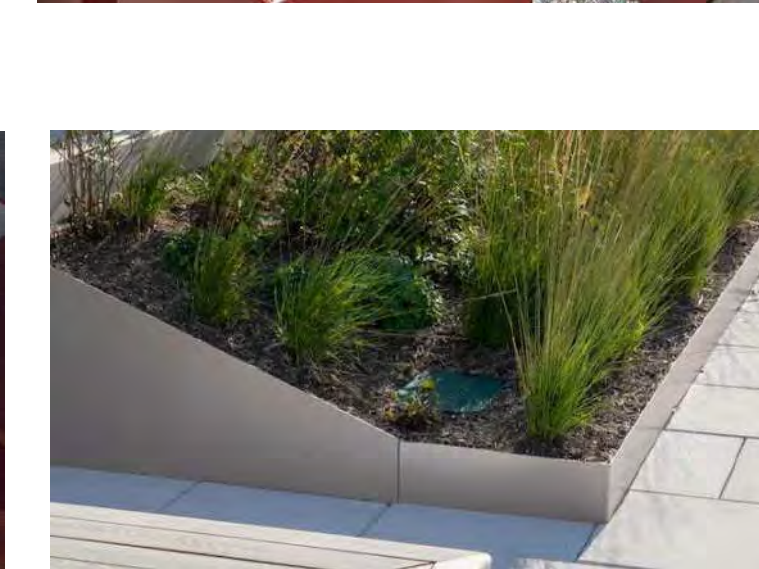
Outdoor Work Areas



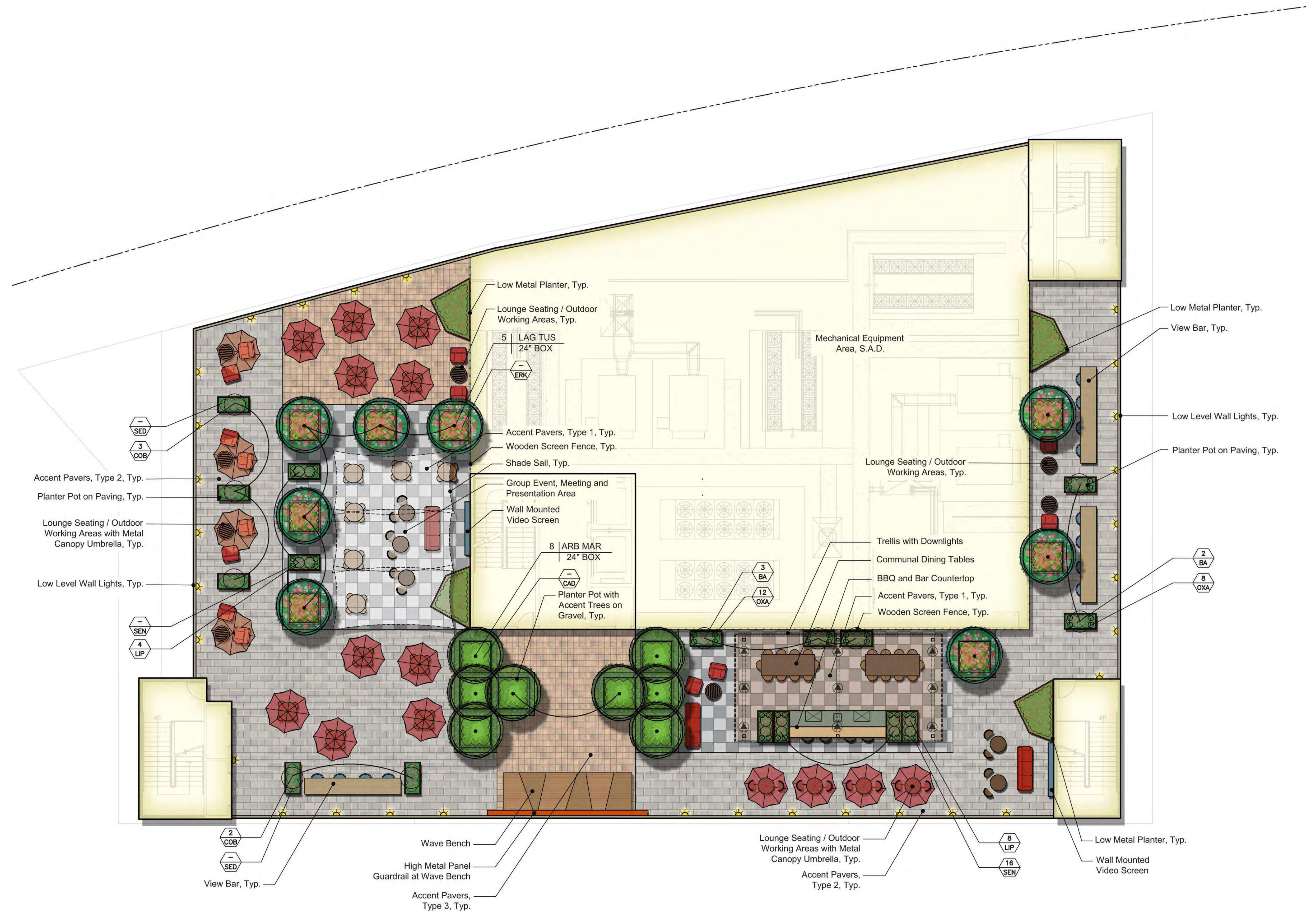
Planter Pots



Wave Bench



Steel Planter

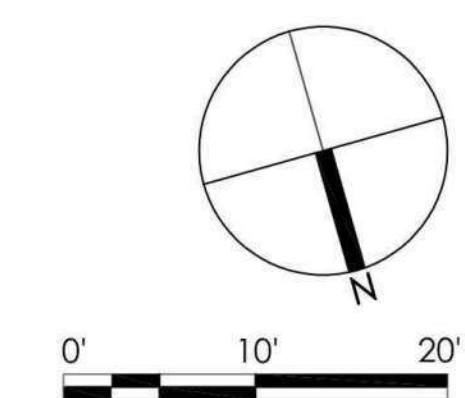


189 NORTH BERNARDO AVENUE

MOUNTAIN VIEW, CA
SAND HILL PROPERTY COMPANY
KENNETH RODRIGUES & PARTNERS, INC.

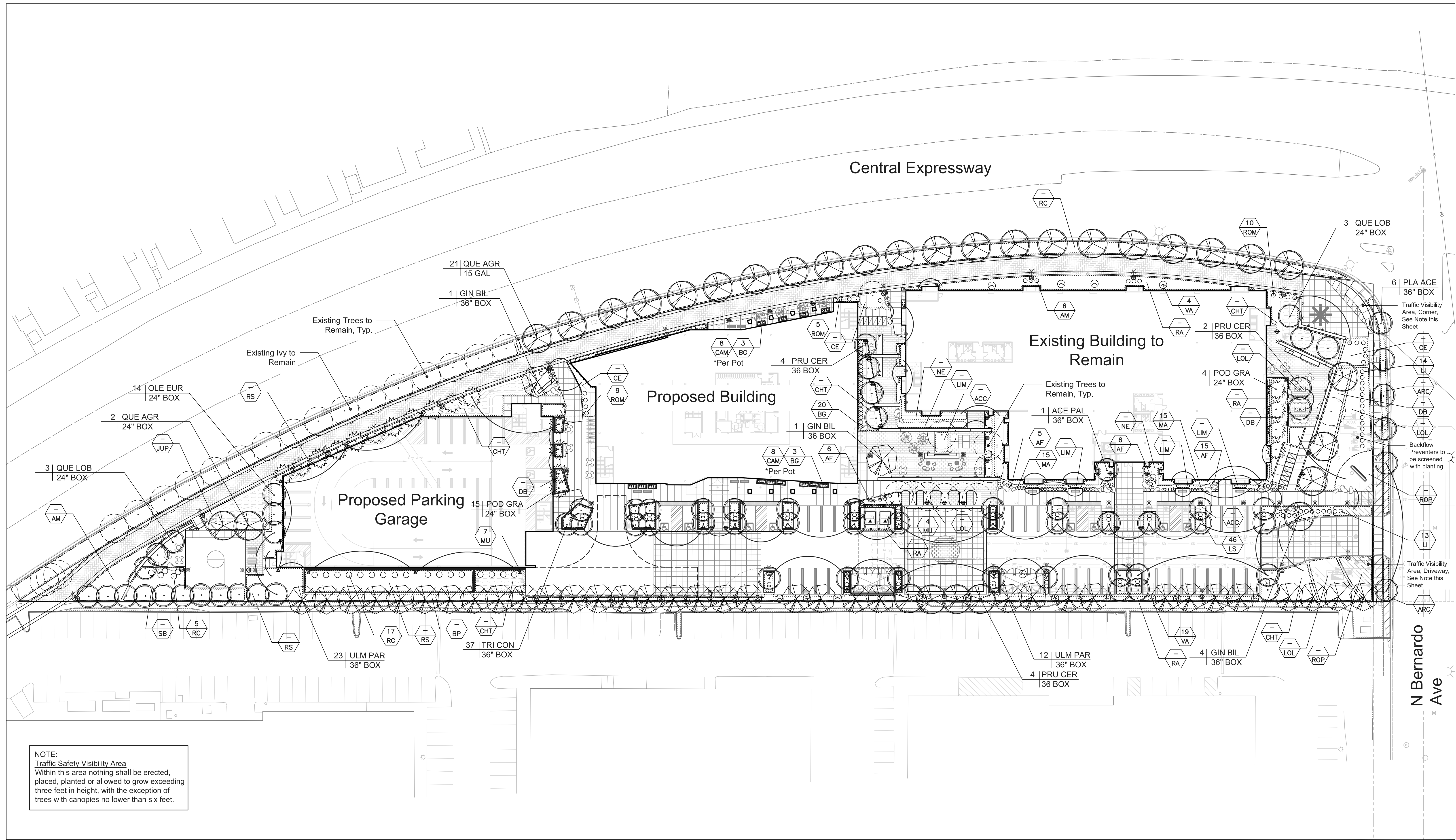
TGP The Guzzardo Partnership, Inc.
Landscape Architects | Land Planners
181 Greenwich Street
San Francisco, CA 94111
415.433.4672 | www.tgp-inc.com

32.625 09.07.2021



ROOF LANDSCAPE
DETAIL PLAN

L2.2



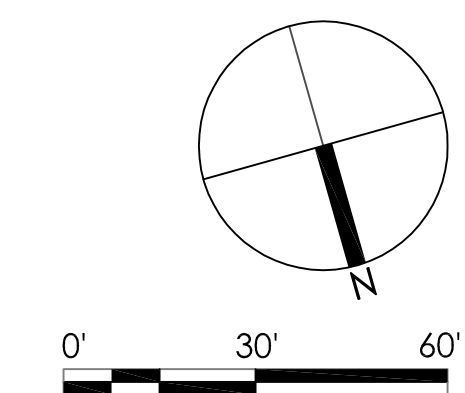
NOTE:
 Traffic Safety Visibility Area
 Within this area nothing shall be erected, placed, planted or allowed to grow exceeding three feet in height, with the exception of trees with canopies no lower than six feet.

189 NORTH BERNARDO AVENUE

MOUNTAIN VIEW, CA
 SAND HILL PROPERTY COMPANY
 KENNETH RODRIGUES & PARTNERS, INC.

TGP The Guzzardo Partnership, Inc.
 Landscape Architects | Land Planners
 181 Greenwich Street
 San Francisco, CA 94111
 415.433.4672 | www.tgp-inc.com

32.625 09.07.2021



LANDSCAPE PLANTING PLAN

L3.0

PLANT PALETTE

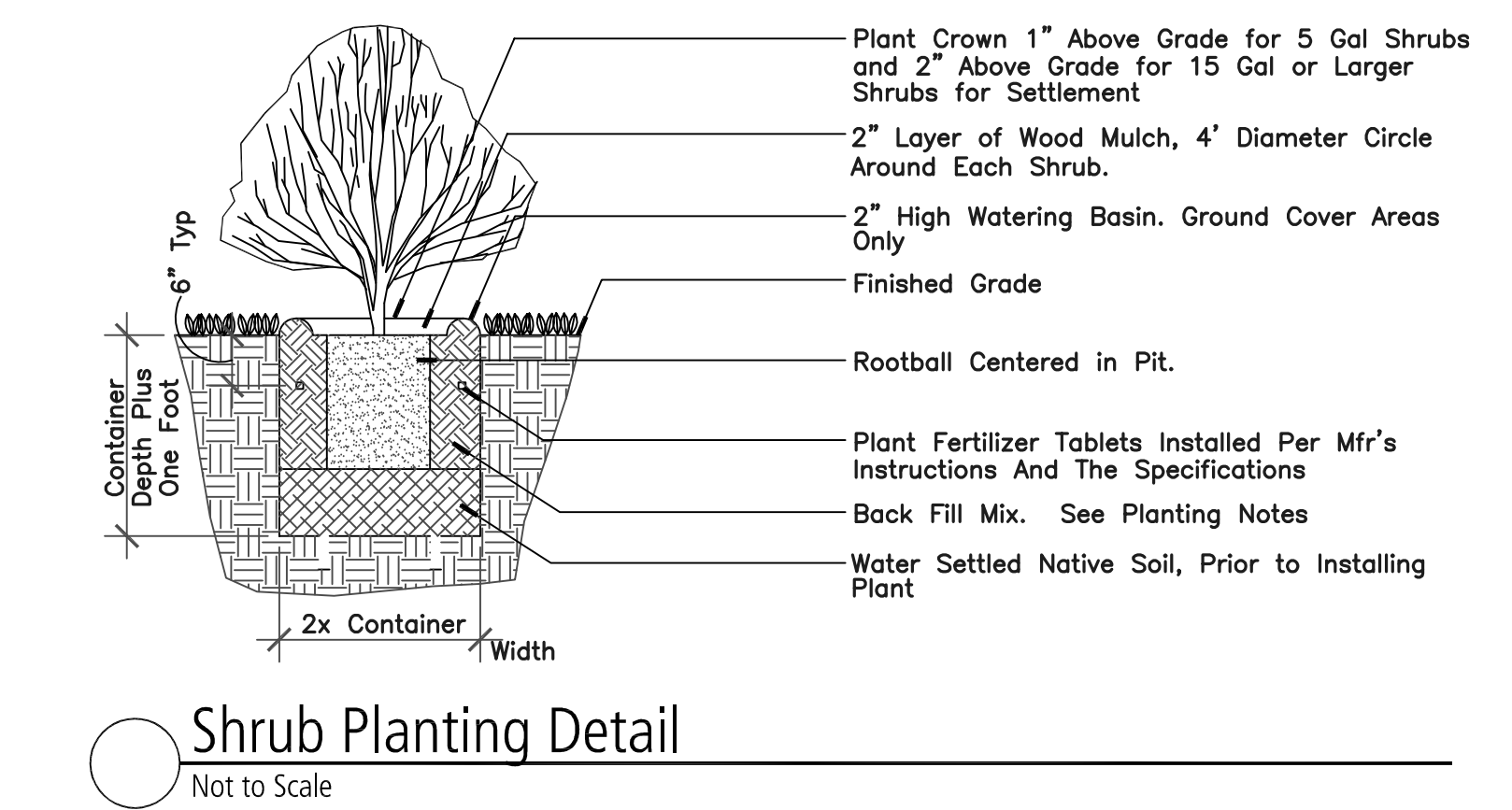
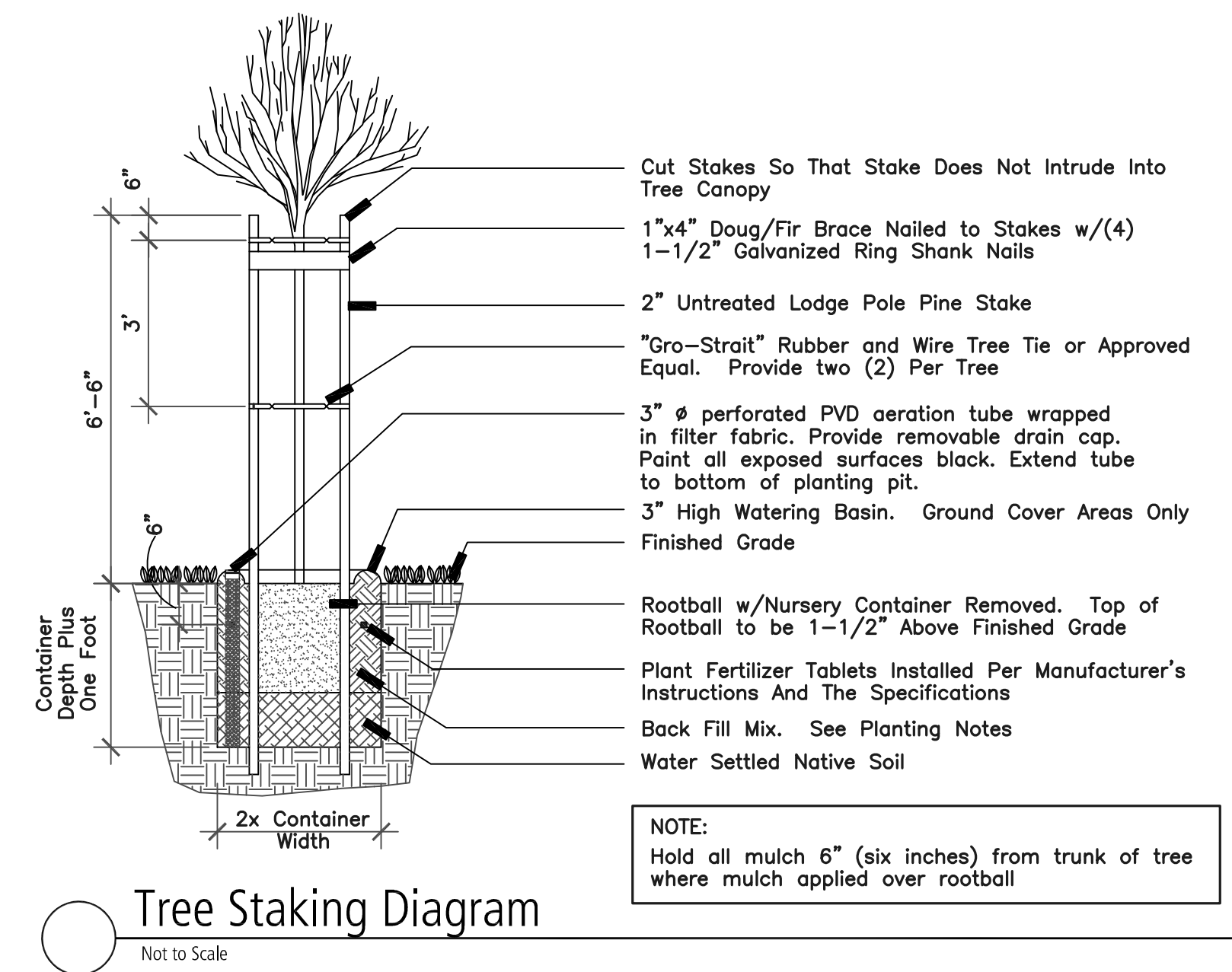
TREES	KEY	BOTANICAL NAME	COMMON NAME	COMMENTS/SPACING	Size	WUCOLS	CA NATIVE
ACE PAL		Acer palmatum 'Sangokaku'	Japanese Maple	Multi Trunk	36" Box	M	
ARB MAR		Arbutus 'Marina'	Marina Strawberry Tree	Standard	24" Box	L	
GIN BIL		Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	Standard	36" Box	M	
LAG TUS		Lagerstroemia 'Tuskegee'	Crape Myrtle	Multi Trunk	24" Box	M	
OLE EUR		Olea europea 'Swan Hill'	Swan Hill Olive	Multi Trunk	36" Box	L	
PLA ACE		Platanus acerifolia 'Columbia'	London Plane Tree	Standard	36" Box	M	
POD GRA		Podocarpus gracilior	African Fern Pine	Standard	24" Box	M	
PRU CER		Prunus cerasifera 'Krauter Vesuvius'	Purple Leaf Plum	Standard	36" Box	L	
ROB PSU		Black Locust	Robinia pseudoacacia	Standard	36" Box	VL	
TRI CON		Tristania conferta	Brisbane Box	Standard	36" Box	L	
UML PAR		Ulmus parvifolia 'Drake'	Drake's Chinese Elm	Standard	36" Box	L	
QUE AGR		Quercus agrifolia	Coast Live Oak	Standard	24" Box	L	YES
QUE LOB		Quercus lobata	Valley Oak	Standard	24" Box	L	YES

SHRUBS	KEY	BOTANICAL NAME	COMMON NAME	SPACING	Size	WUCOLS	CA NATIVE
AF		Anigozanthus F. 'Big Red'	Red Kangaroo Paw	24" o.c.	5 gal	L	
AM		Arctostaphylos manzanita	Manzanita	48" o.c.	5 gal	VL	YES
BA		Bambusa m. 'Alphonse Karr'	'Alphonse Karr' Bamboo	48" o.c.	15 gal	L	
BG		Buxus 'Green Beauty'	Boxwood	24" o.c.	5 gal	M	
BP		Baccharis pilularis	Coyote Brush	48" o.c.	1 gal	L	YES
CE		Ceanothus thyrsiflorus 'Griseus'	Carmel ceanothus	48" o.c.	1 gal	L	YES
DB		Diets bicolor 'Orange Drop'	Fortnight Lily	36" o.c.	5 gal	L	
LI		Lavandula X Intermedia 'grosso'	Hedge Lavender	36" o.c.	5 gal	L	
LS		Leucadendron 'Safari Sunset'	Safari Conebush	48" o.c.	5 gal	L	
NE		Nephrolepis cordifolia	Southern Sword Fern	30" o.c.	5 gal	M	
MA		Mahonia aquifolium	Oregon Grape	30" o.c.	5 gal	L	
MI		Mimulus aurantiacus	Sticky Monkey Flower	30" o.c.	5 gal	L	YES
RA		Rhaphiolepis indica 'Clara'	Indian Hawthorn	30" o.c.	5 gal	L	
RC		Rhamnus californica	Coffeeberry	48" o.c.	5 gal	L	YES
RS		Ribes sanguineum	Red Flowering Currant	36" o.c.	5 gal	L	YES
SB		Salvia brandegii	Mexican Sage	30" o.c.	5 gal	L	
VA		Vitex agnus-castus	Chaste Tree	30" o.c.	5 gal	L	

GRASSES AND PERENNIALS	KEY	BOTANICAL NAME	COMMON NAME	SPACING	Size	WUCOLS	CA NATIVE
CAD		Carex divulsa	Berkeley Sedge	24" o.c.	5 gal	L	
CHT		Chondropetalum Tectorum	Cape Rush	30" o.c.	5 gal	L	
COB		Cordylina australis 'Torbay Dazzler'	Torbay Dazzler Dracaena	30" o.c.	5 gal	L	
JUP		Juncus patens 'Elk Blue'	California Grey Rush	24" o.c.	5 gal	L	YES
LIP		Libertia peregrinans	Orange Libertia	24" o.c.	5 gal	L	
LIM		Lirpe muscari 'Gigantea'	Lily Turf	24" o.c.	5 gal	M	
LOL		Lomandra longifolia 'Platinum Beauty'	Variegated Dwarf Mat Rush	24" o.c.	5 gal	L	
MUC		Muhlenbergia capillaris 'Regal Mist'	Regal Mist Pink Muhly Grass	30" o.c.	5 gal	L	
ROM		Romneya coulteri	Matilija Poppy	24" o.c.	5 gal	L	YES

GROUNDCOVERS	KEY	BOTANICAL NAME	COMMON NAME	SPACING	Size	WUCOLS	CA NATIVE
ACC		Acacia cognata 'Cousin Itt'	Cousin Itt Plant	18" o.c.	1 gal	L	
ARC		Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita	30" o.c.	1 gal	L	
CAM		Campanula portenschlagiana	Bellflower	18" o.c.	1 gal	L	
ERK		Erigeron karvinskianus	Santa Barbara Daisy	36" o.c.	1 gal	L	
OXA		Oxalis 'Zinfandel'	'Zinfandel' Oxalis	18" o.c.	1 gal	M	
ROP		Rosmarinus o. 'Prostratus'	Prostrate Rosemary	36" o.c.	1 gal	L	
SED		Sedum album 'Coral Carpet'	Coral Carpet Stonecrop	18" o.c.	4" pot	L	
SEN		Senecio mandraliscae	Kleinia	18" o.c.	1 gal	L	

VINES	KEY	BOTANICAL NAME	COMMON NAME	SPACING	Size	WUCOLS	CA NATIVE
MU		Macfadyena unguis-cati	Cat's Claw	24" o.c.	5 gal	M	



LANDSCAPE NOTES

SITE RUNOFF AND SURFACE FILTRATION NOTES:

- There will be no steep slopes on site. Any slopes will be directed to areas for surface infiltration.
- Amend the soil with compost before planting. Quality compost shall be used to amend the soil at the rates indicated by a soil analysis, to bring the soil organic content to a minimum of 5% by dry weight. Compost shall be from processors that participate in the US Composting Council's Standard Testing Assurance Program.
- 100% of compost and mulch is recycled from local, organic materials.
- Minimum 3" of mulch is to be installed in all planting areas. Storm water treatment areas are to have ground cover or non-floating mulch.
- Invasive species listed by Cal-IPC as invasive in the San Francisco Bay Area will not be planted.
- Plants appropriate for the location in accordance with the appropriate climate zone and specific site conditions will be used.
- Turf shall not be installed.
- Pedestrian paving areas are to be directed to on site planting areas to promote on site surface infiltration

IRRIGATION NOTES:

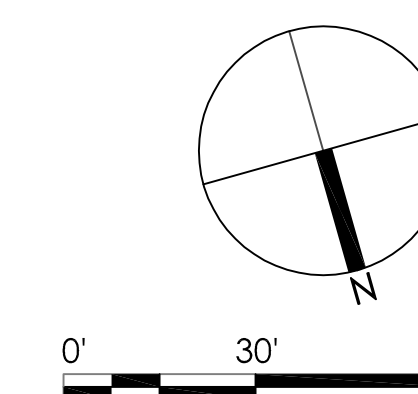
- Irrigation timers to be set to avoid runoff by splitting cycles to shorter durations.
- Irrigation system to include a weather based controller that adjust based on weather conditions.
- Irrigation system to include rain shut off devices.
- All planting areas to be sub-surface drip irrigation and with trees to have bubblers.
- A master valve will be used to stop unscheduled flow.
- Flow reducers will be included to mitigate broken heads.
- Irrigation shall conform to the City's water conservation in landscaping regulations.
- Backflow devices will be screened with planting.
- See irrigation notes sheet for additional information.
- Street trees to be irrigated off project system.
- Irrigation system will be recycled water ready.

189 NORTH BERNARDO AVENUE

MOUNTAIN VIEW, CA
SAND HILL PROPERTY COMPANY
KENNETH RODRIGUES & PARTNERS, INC.

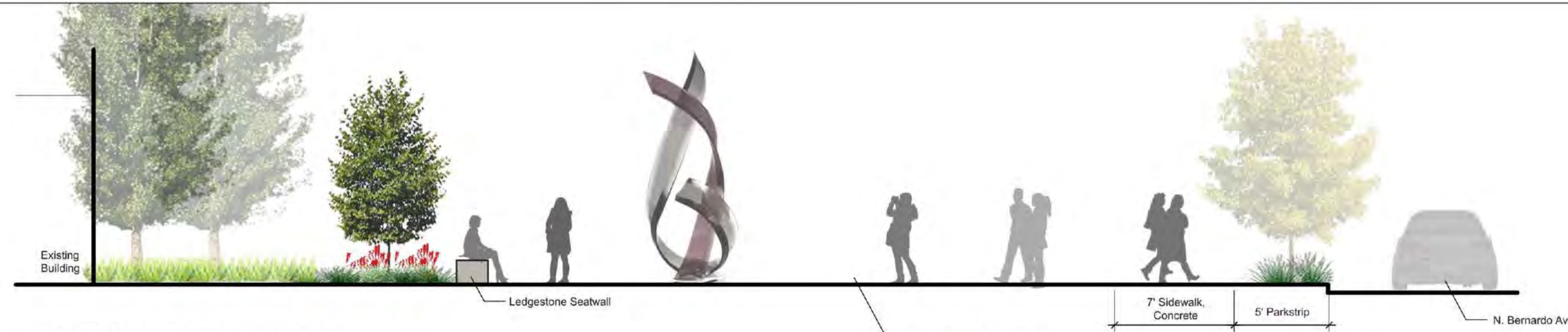


32.625 09.07.2021

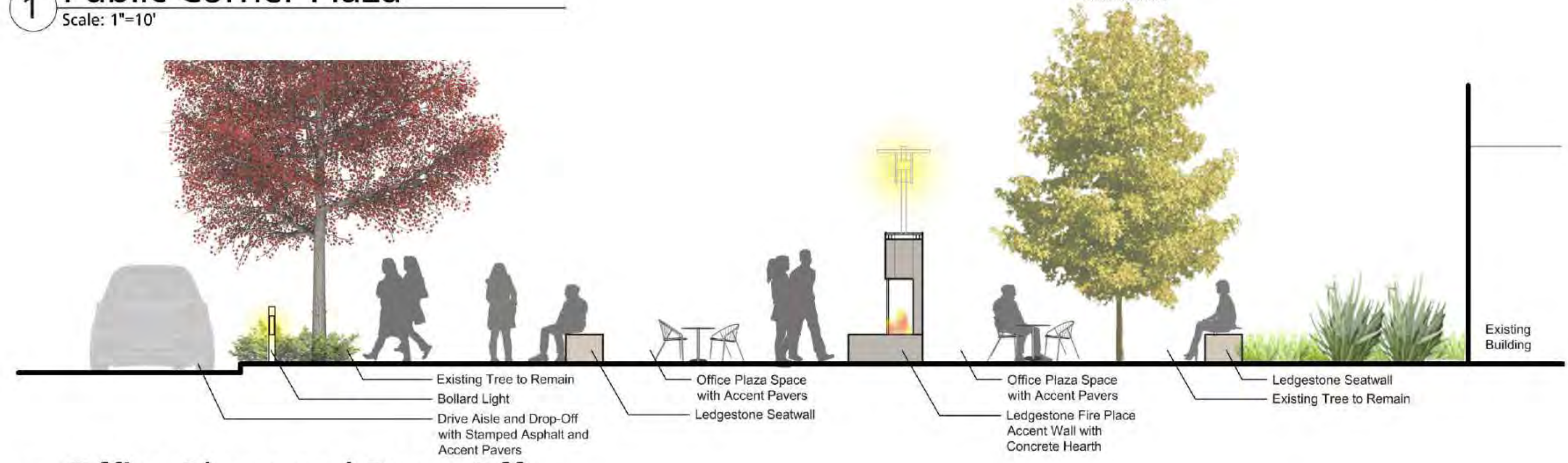
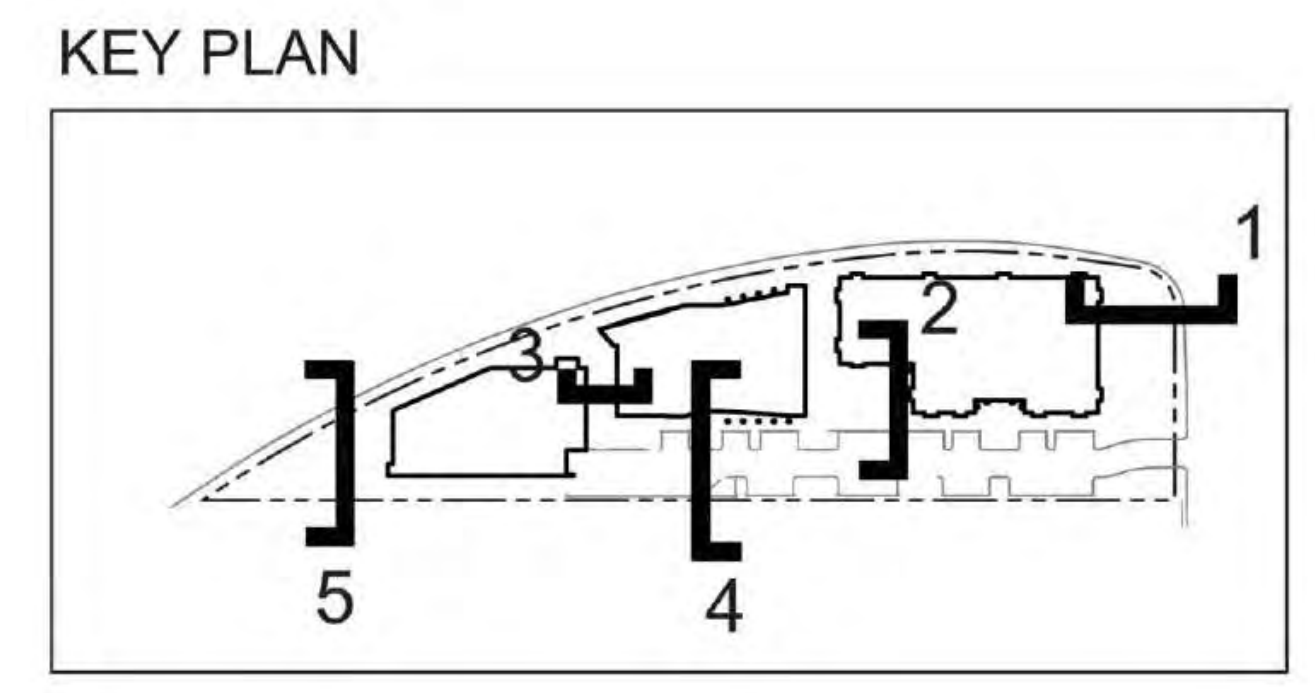


LANDSCAPE
PLANTING NOTES
AND DETAILS

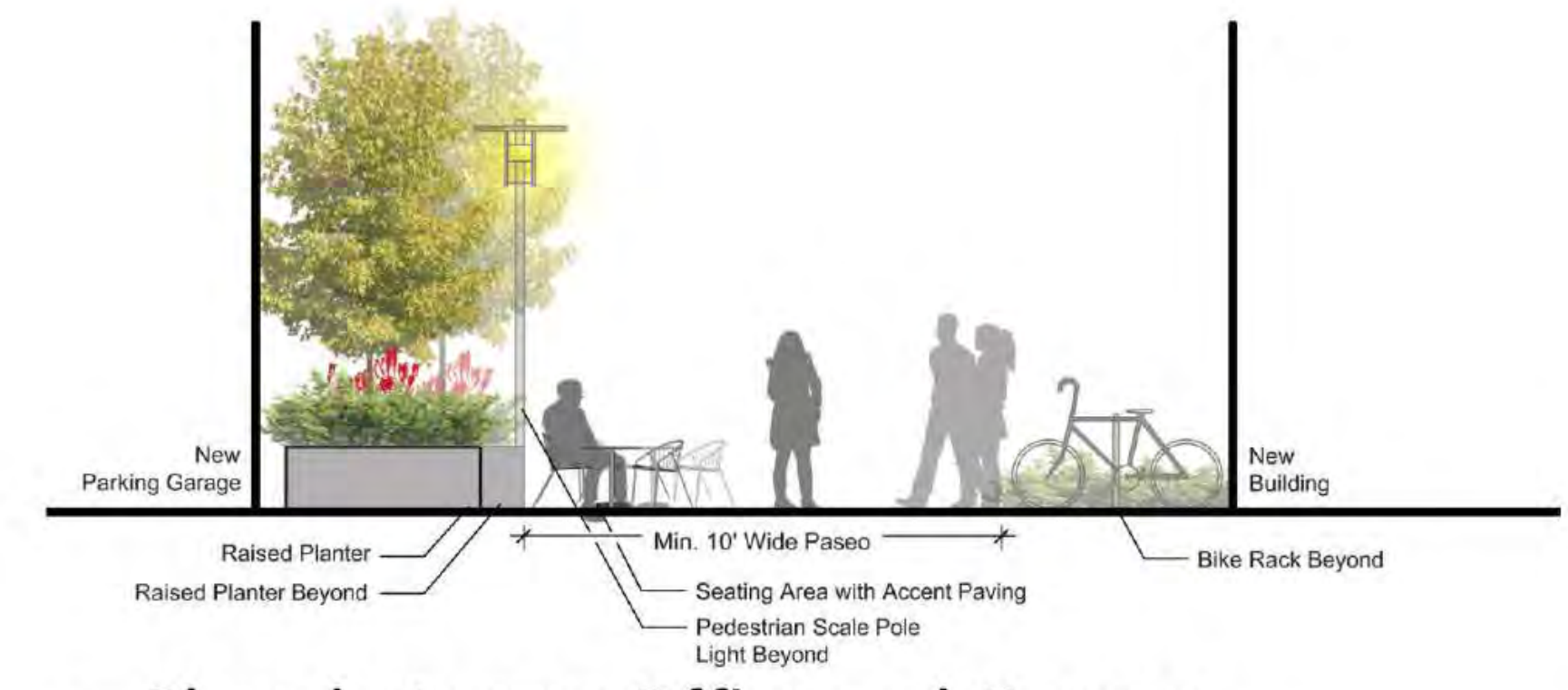
L3.1



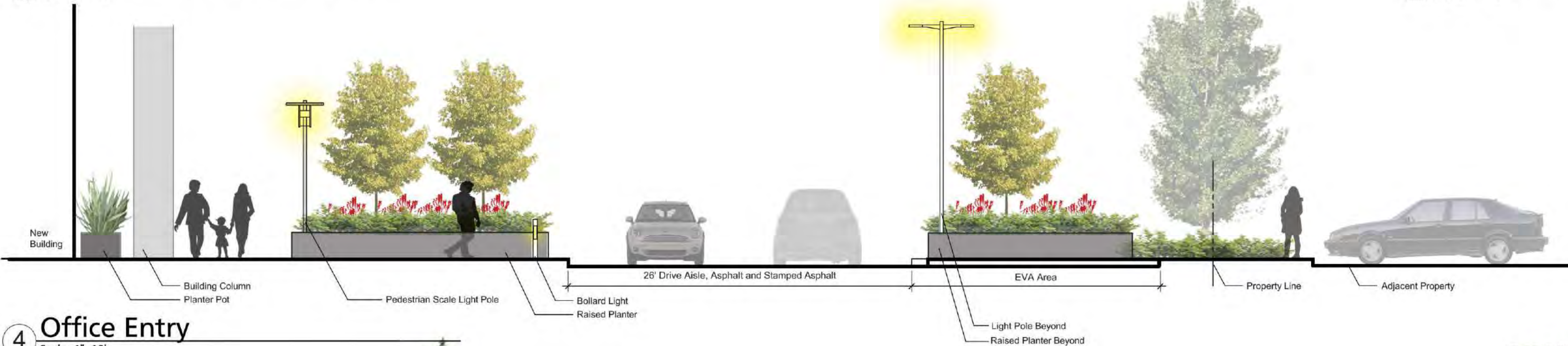
1 Public Corner Plaza
Scale: 1"=10'



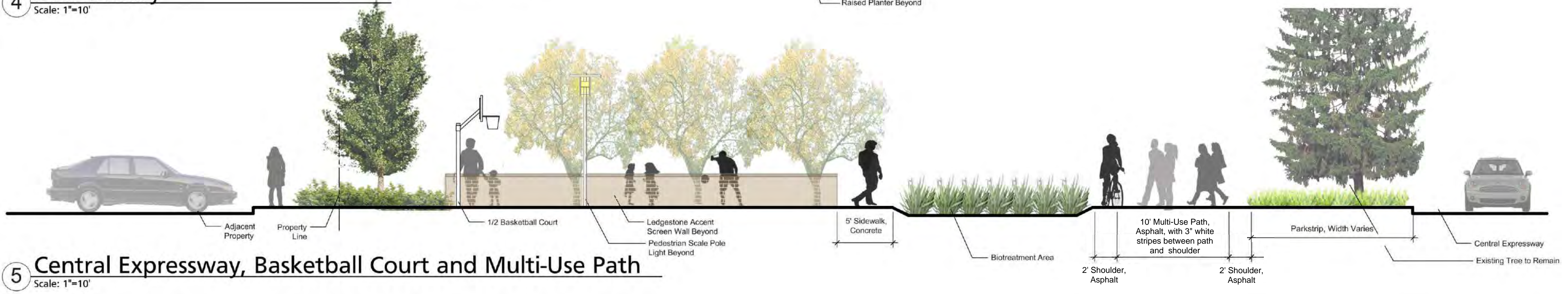
2 Office Plaza and Drop-Off
Scale: 1"=10'



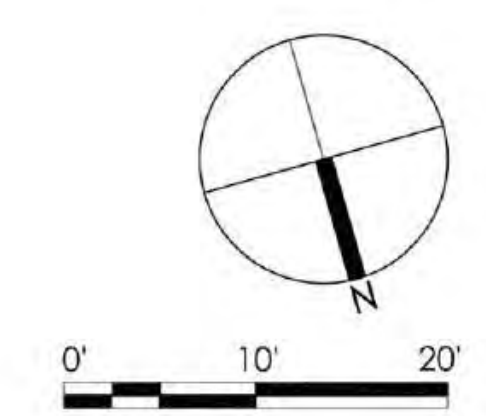
3 Plaza between Office and Garage
Scale: 1"=10'

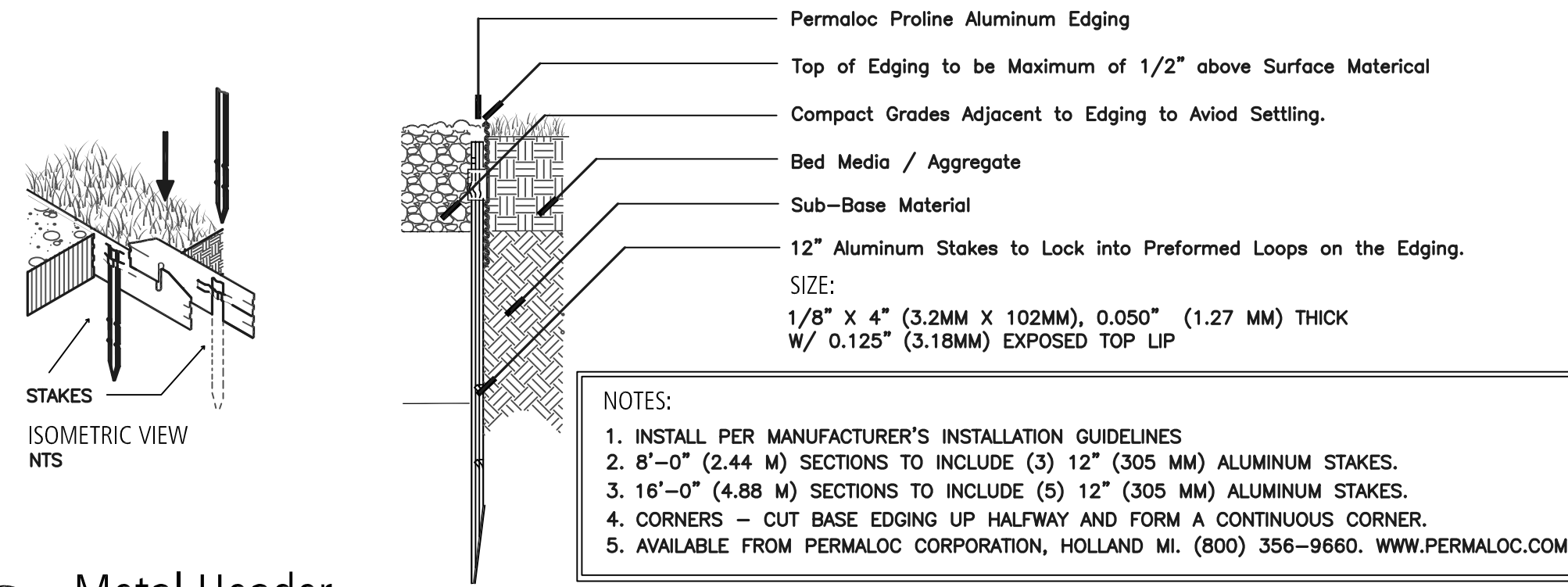


4 Office Entry
Scale: 1"=10'

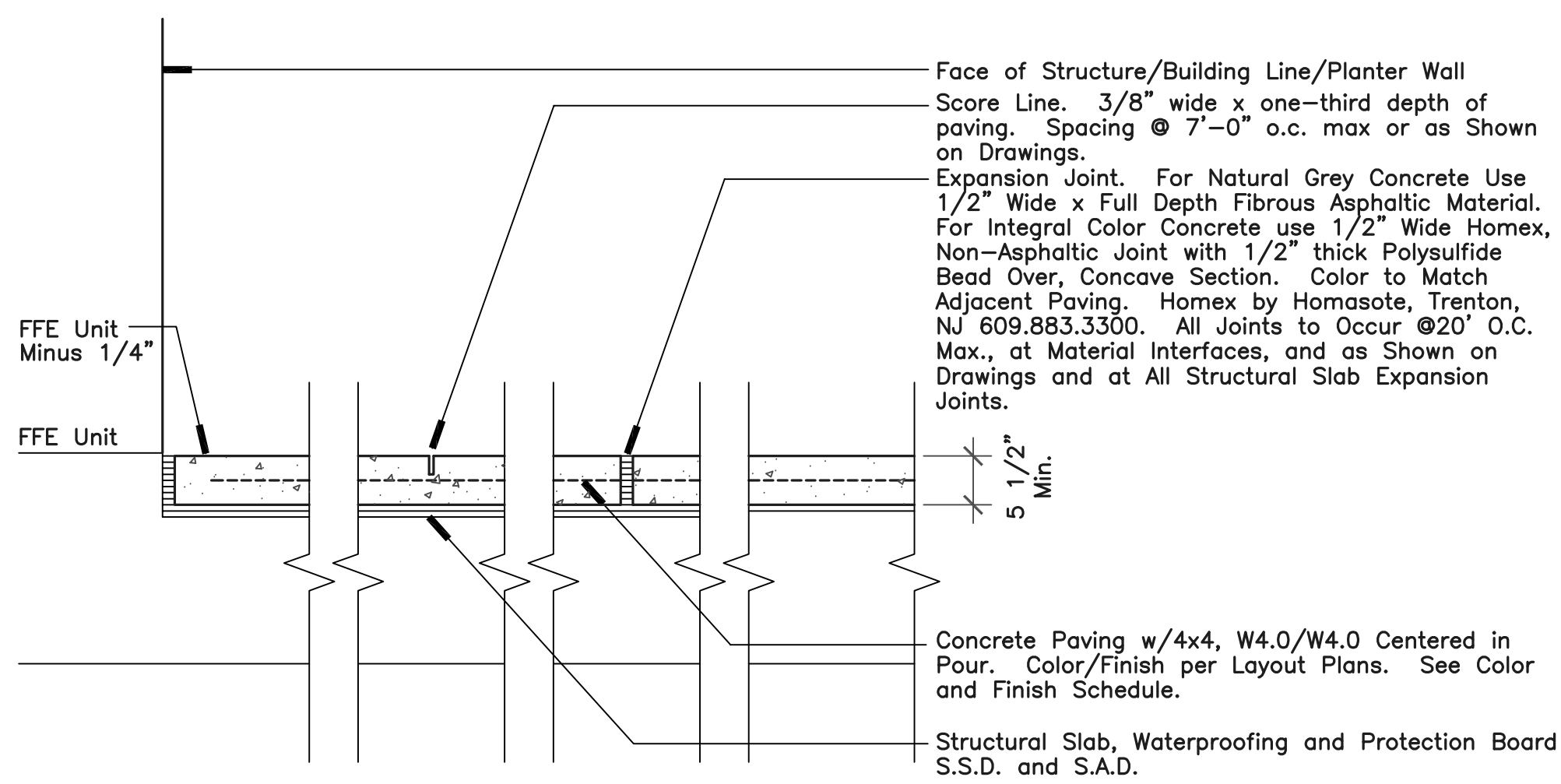


5 Central Expressway, Basketball Court and Multi-Use Path
Scale: 1"=10'

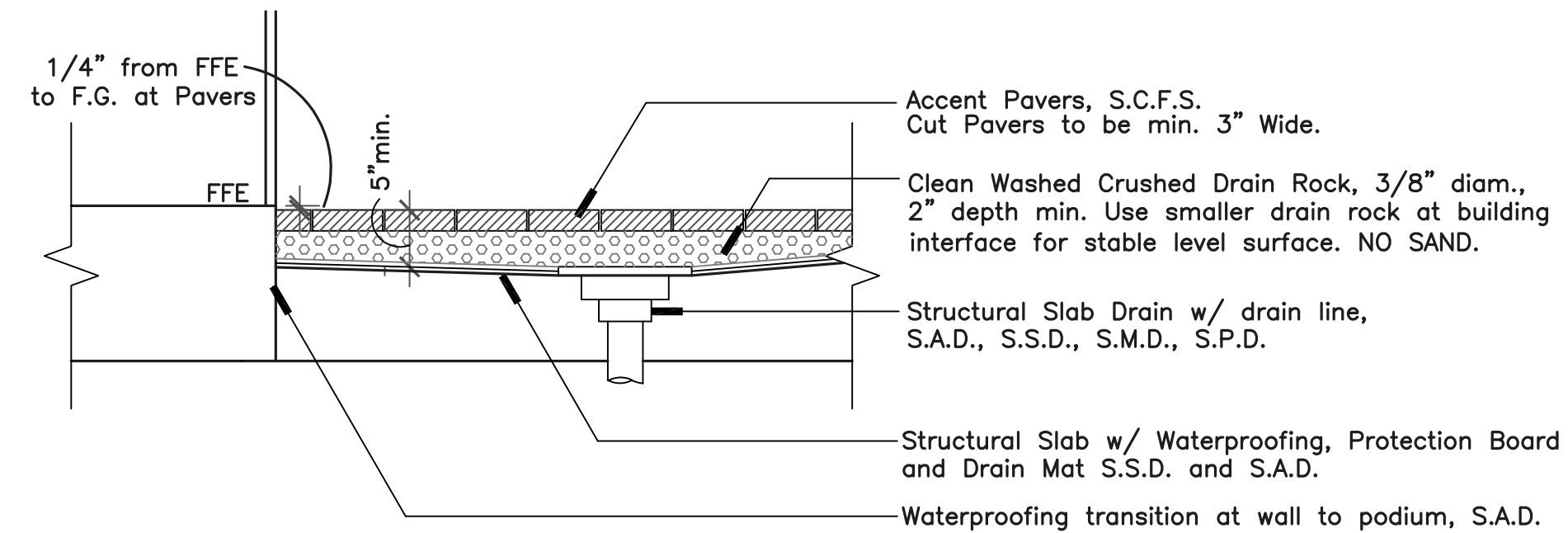




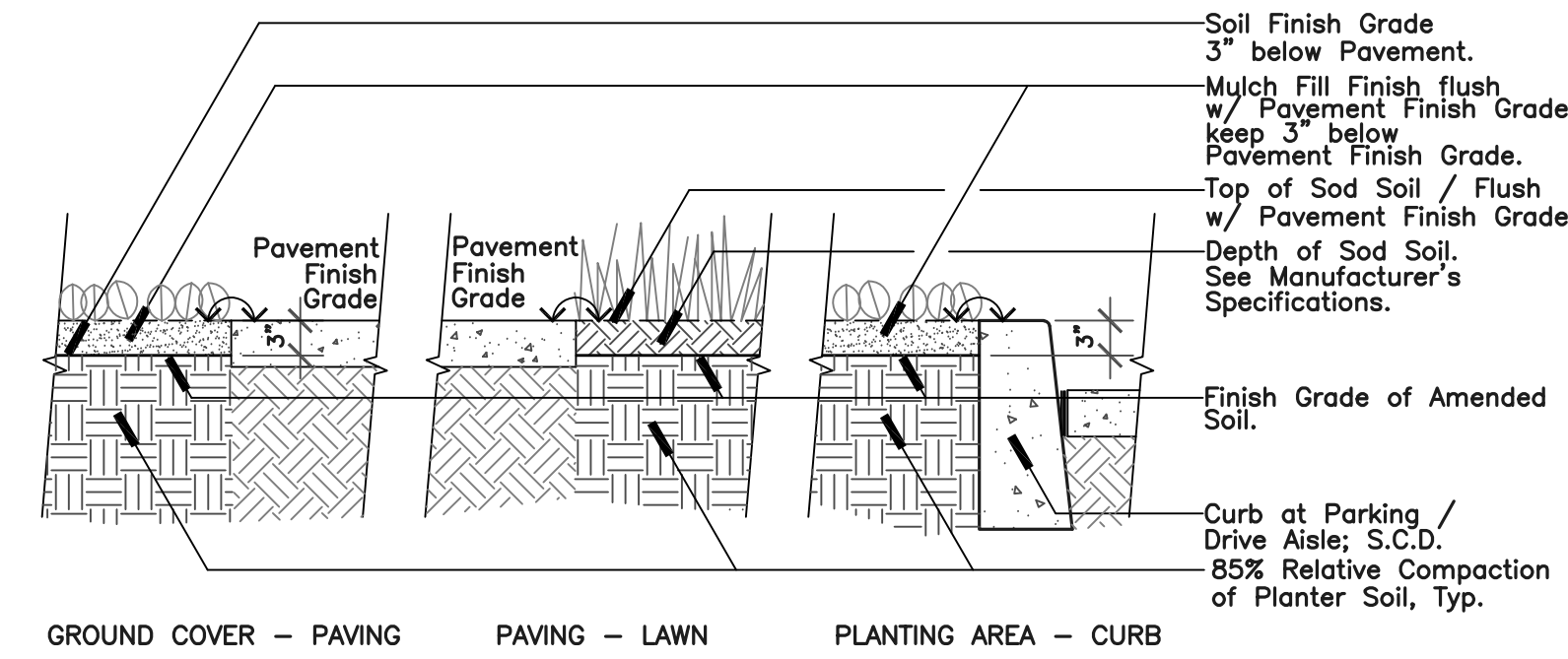
7 Metal Header
Scale: 1" = 1'-0"



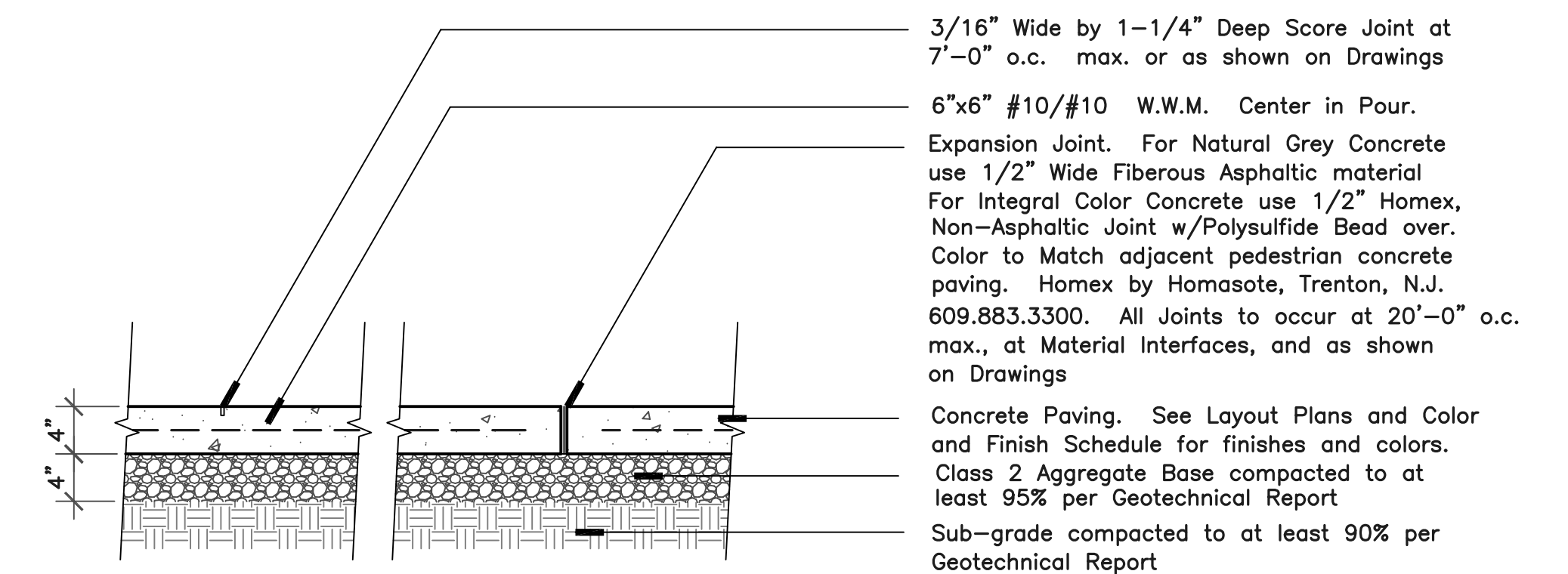
4 Concrete Paving on Structure
Scale: 1" = 1'-0"



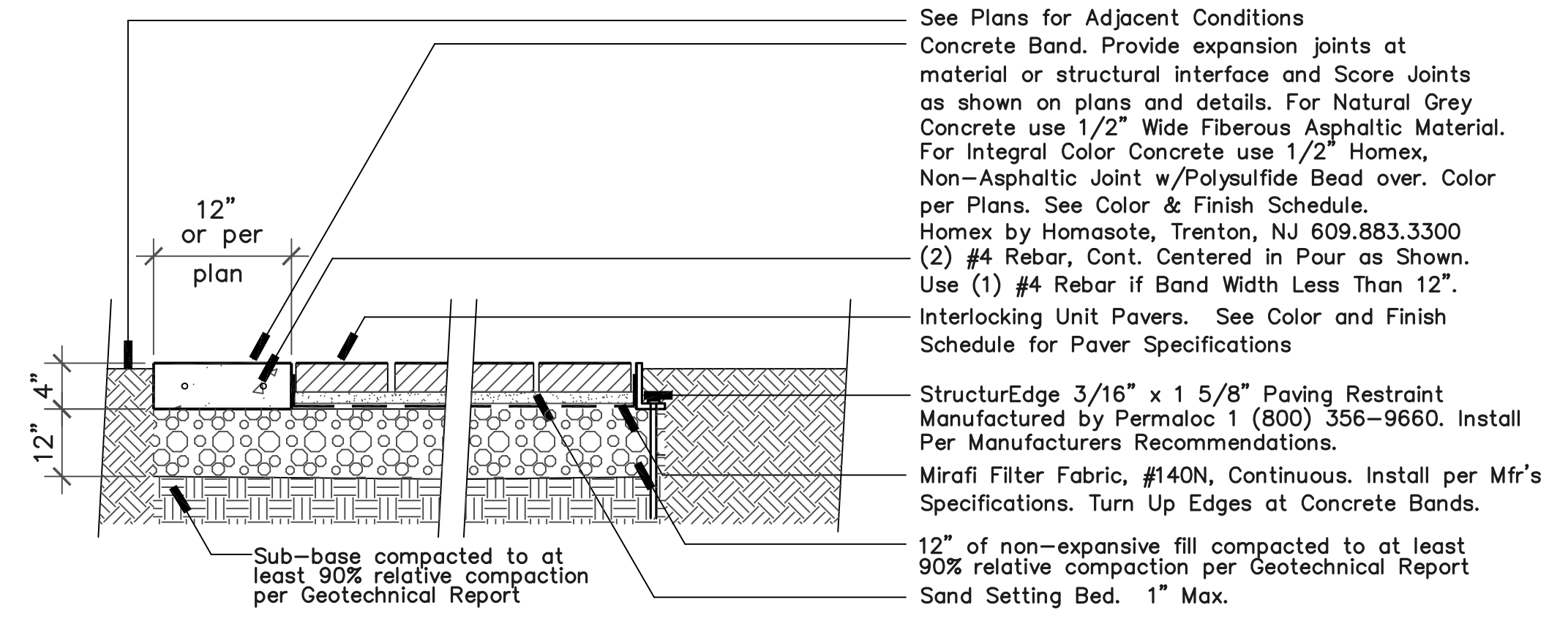
5 Accent Paving on Structure
Scale: 1/2" = 1'-0"



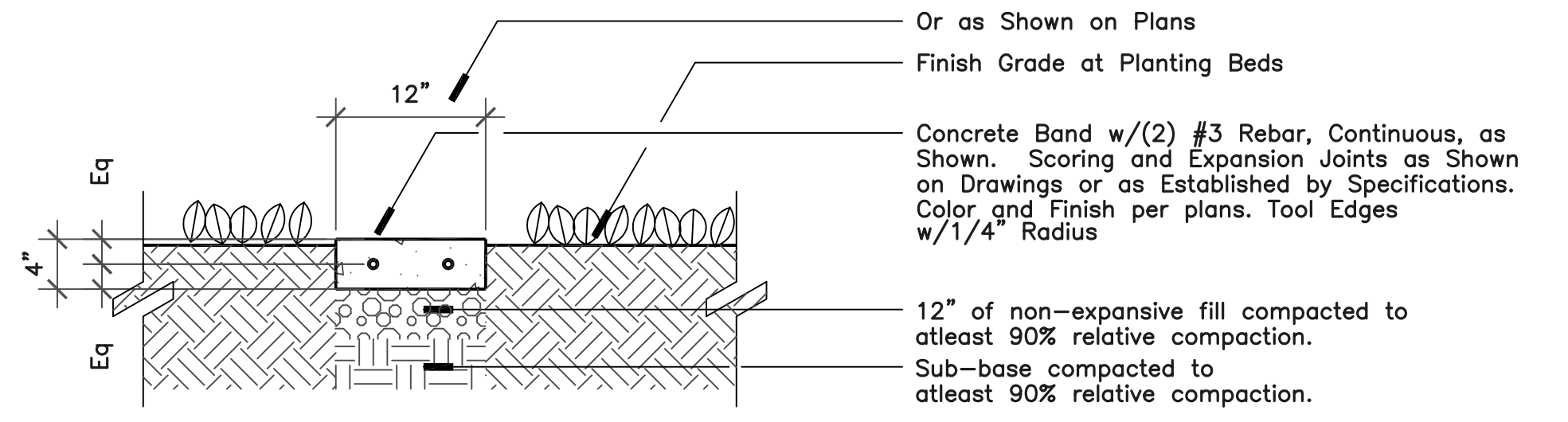
6 Fine Grading @ Paving Edges
Scale: 3/4" = 1'-0"



1 Pedestrian Concrete Paving
Scale: 1" = 1'-0"



2 Accent Pavers
Scale: 1" = 1'-0"



3 Concrete Band
Scale: 1" = 1'-0"

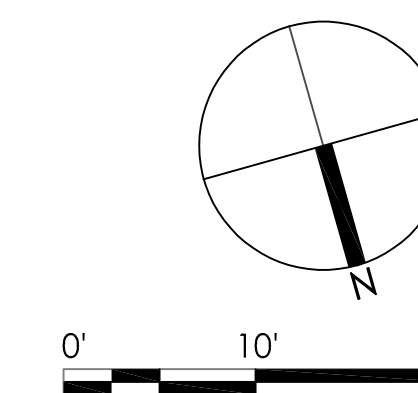
189 NORTH BERNARDO AVENUE

MOUNTAIN VIEW, CA
SAND HILL PROPERTY COMPANY
KENNETH RODRIGUES & PARTNERS, INC.

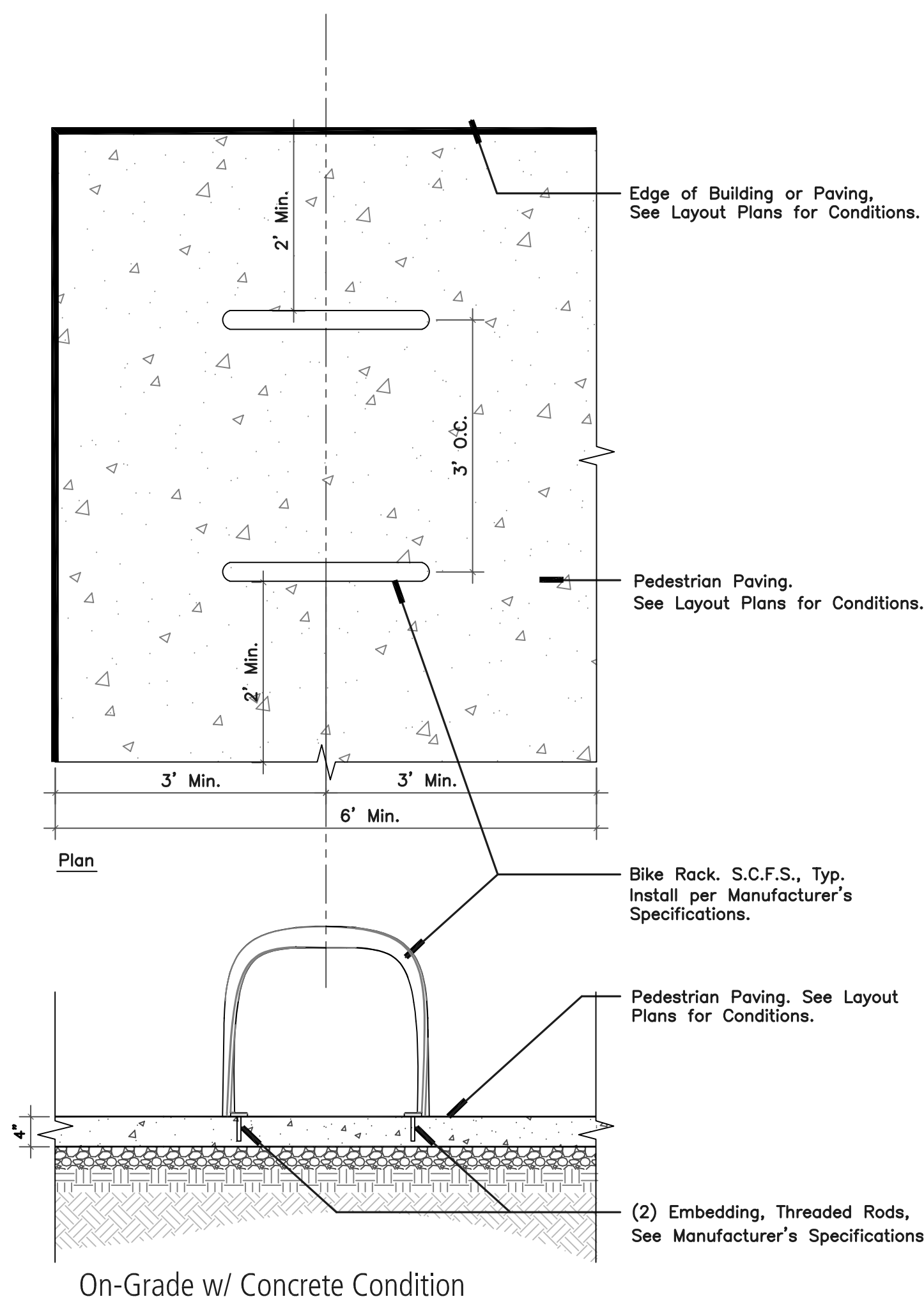
TGP The Guzzardo Partnership, Inc.
Landscape Architects | Land Planners
181 Greenwich Street
San Francisco, CA 94111
415.433.4672 | www.tgp-inc.com

32.625 09.07.2021

LANDSCAPE
DETAILS



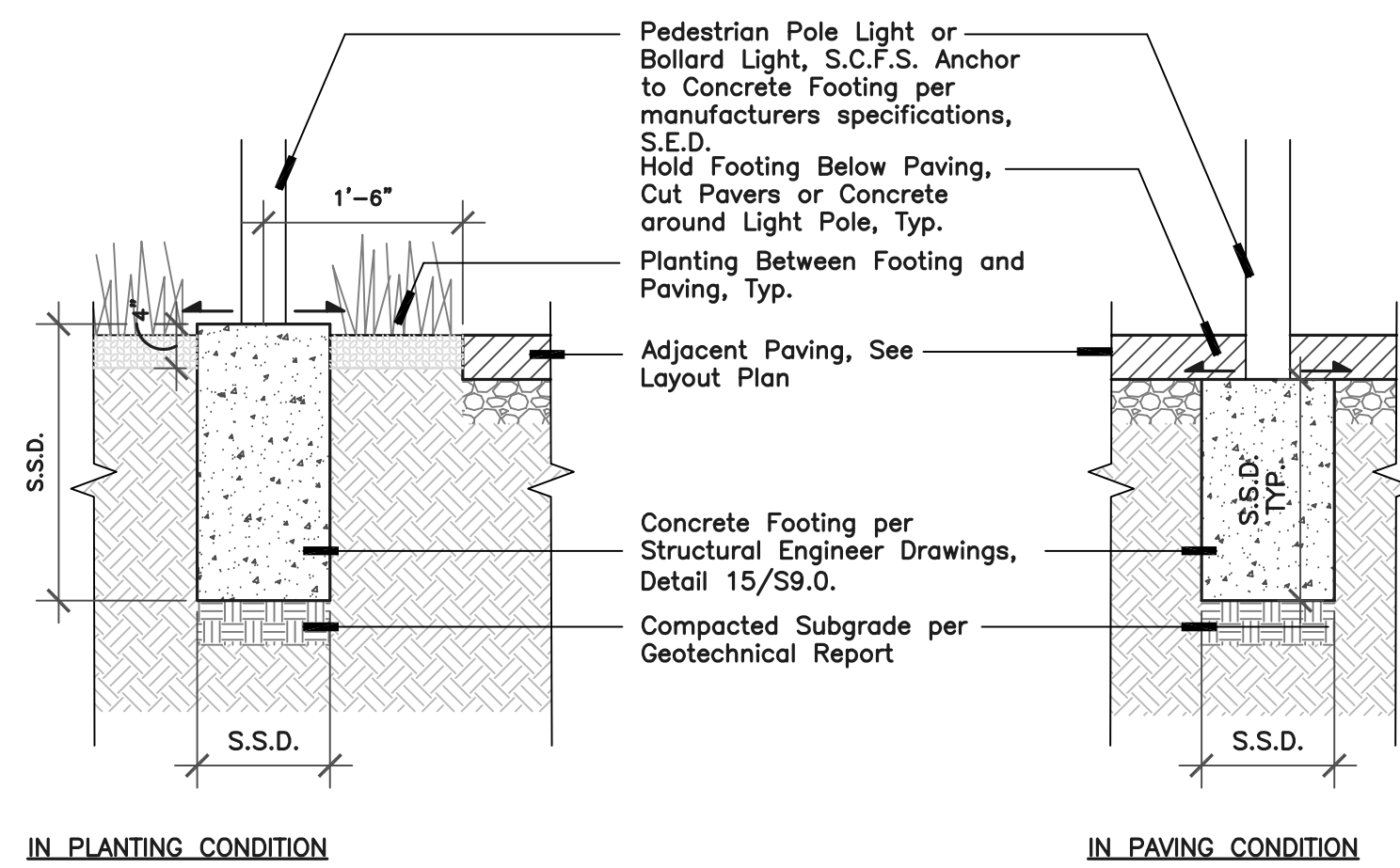
L6.1



On-Grade w/ Concrete Condition

6 Bike Rack

scale: 3/4" = 1'-0"

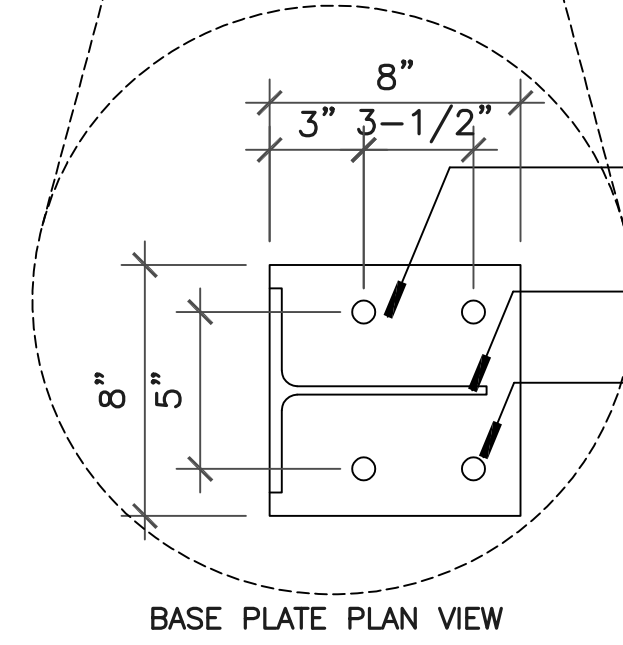
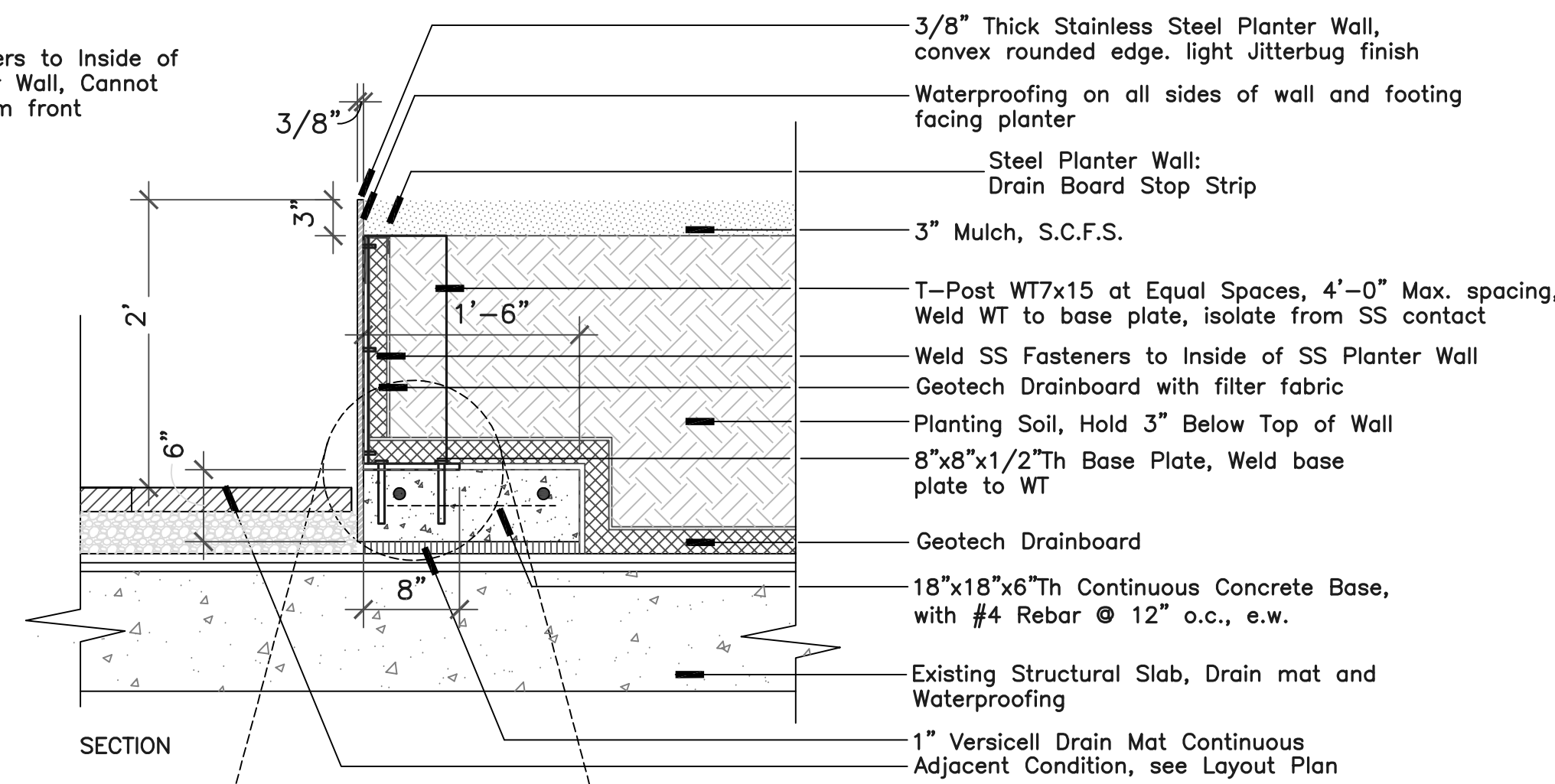
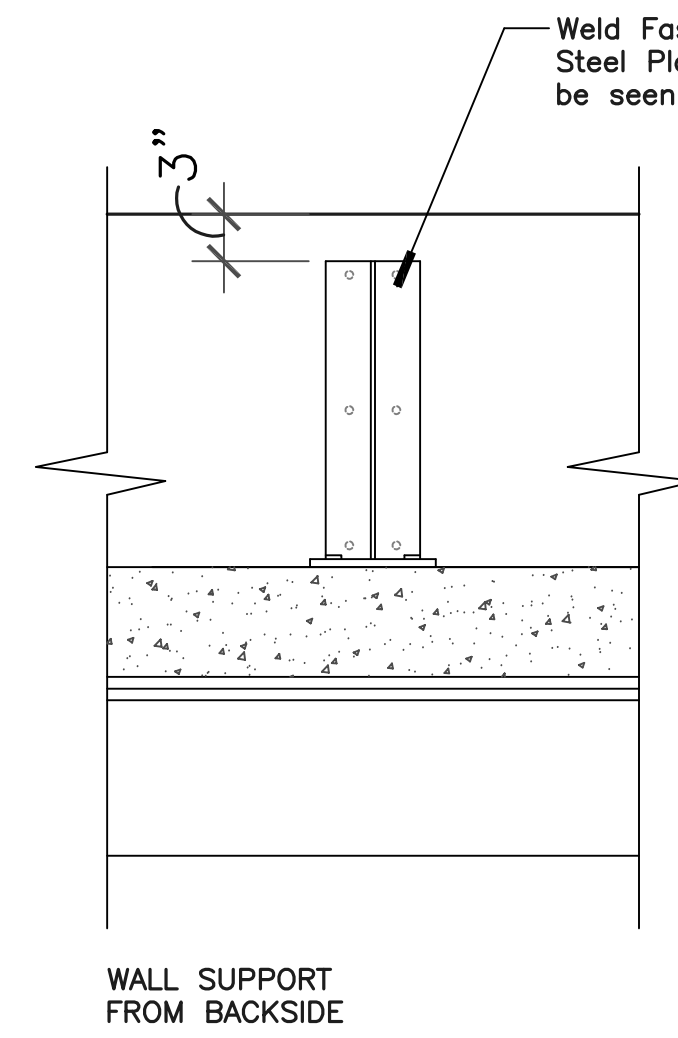


IN PLANTING CONDITION

IN PAVING CONDITION

7 Lighting Footing and Paving/Planting Condition

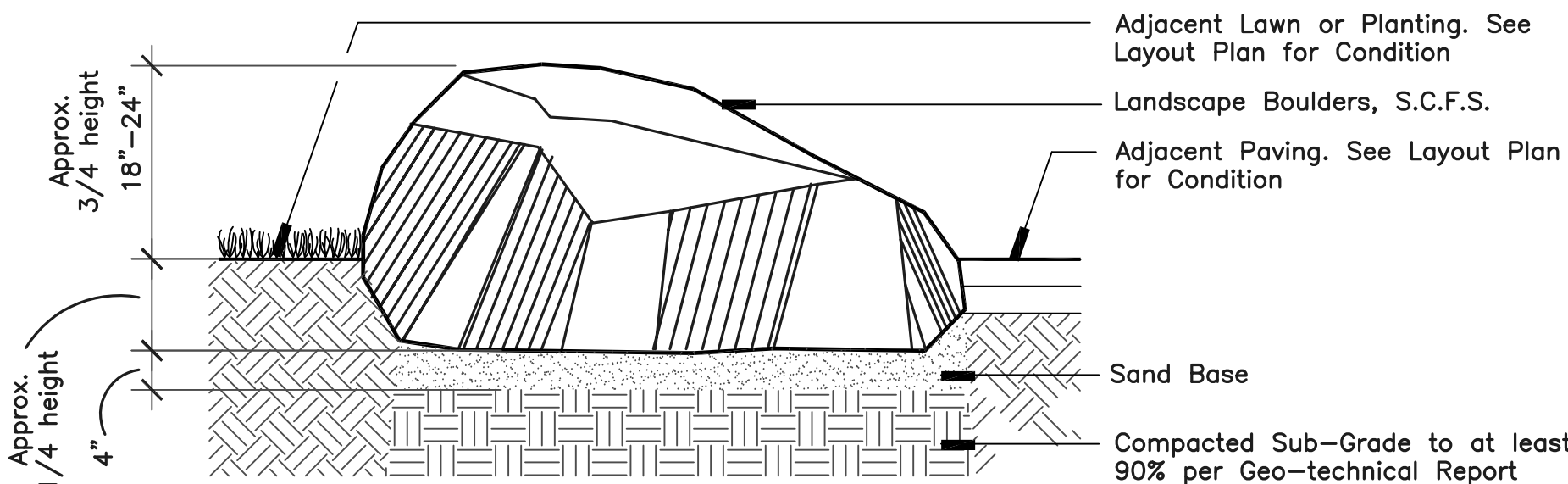
Scale: 3/4" = 1'-0"



NOTES:
 1. All non-stainless steel to be hot-dipped galvanized. Shielding provided at all SS and galvanized steel interface
 2. Provide shop drawings and submit Sample of material with finish to Landscape Architect prior to fabrication.

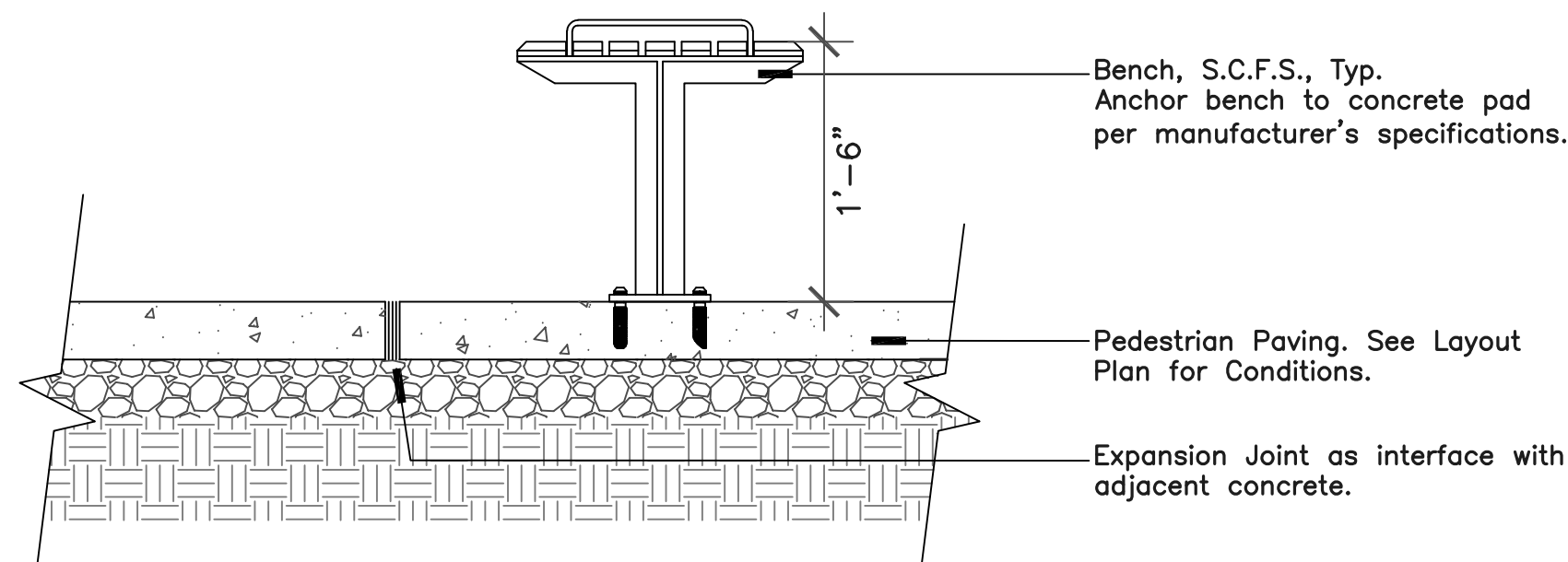
3 Steel Planter Wall on Structure

Scale: 1" = 1'-0"



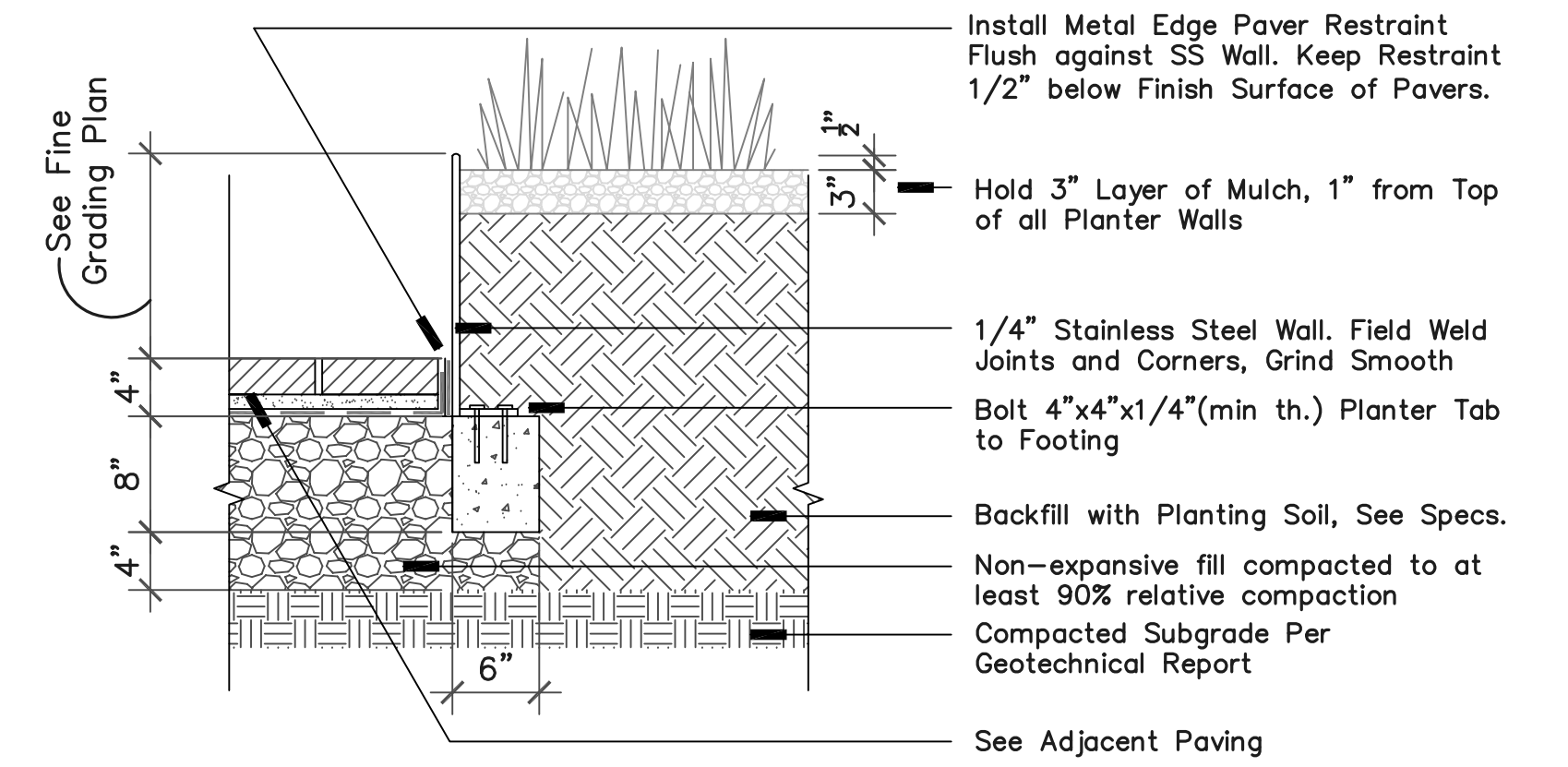
4 Sculptural Stone

scale: 1/2" = 1'-0"



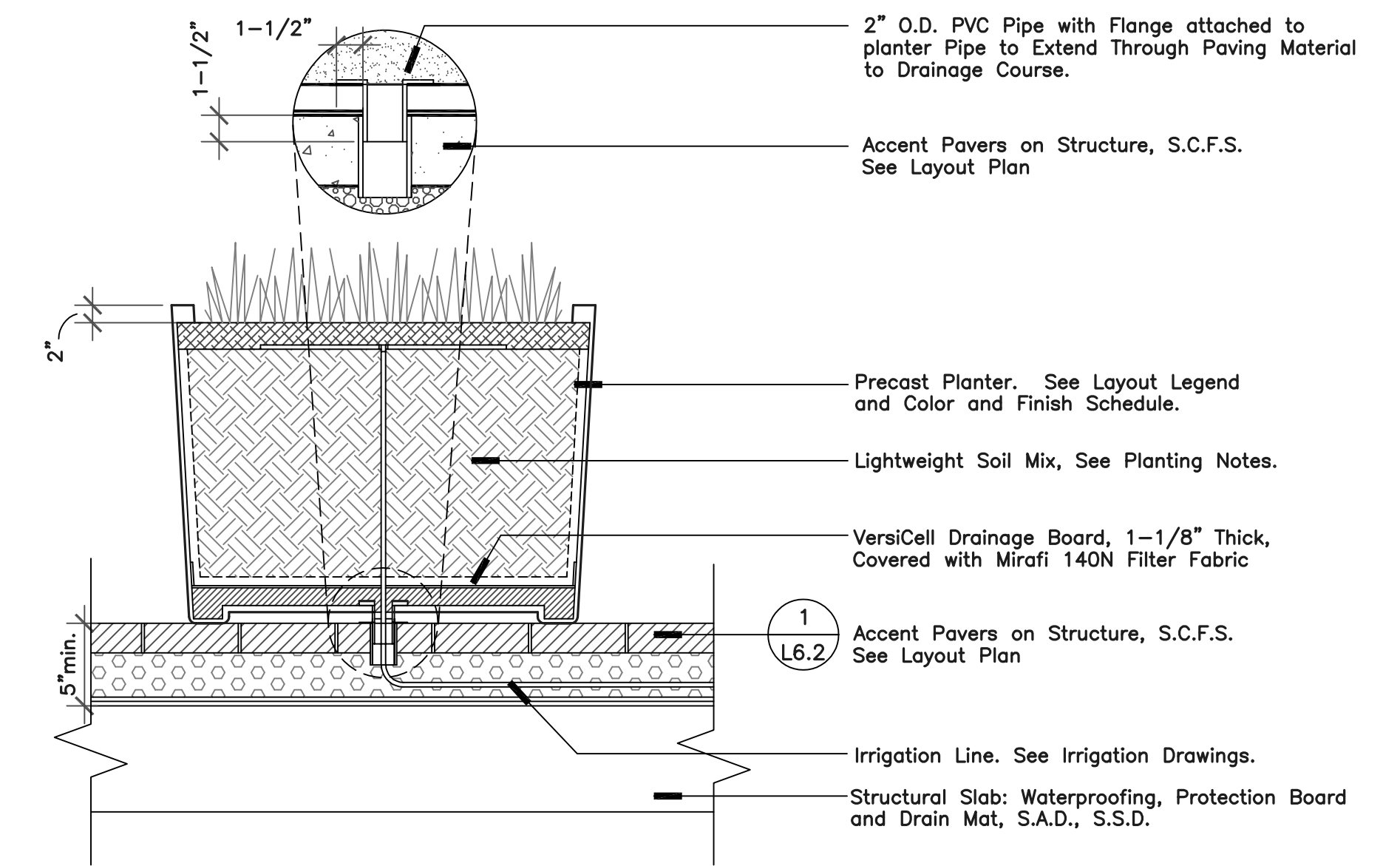
5 Bench on Grade

Scale: 1" = 1'-0"



1 Steel Planter at Grade

Scale: 1" = 1'-0"



2 Planter Pot on Pavers on Structure

scale: 3/4" = 1'-0"

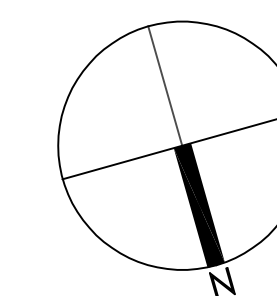
189 NORTH BERNARDO AVENUE

MOUNTAIN VIEW, CA
 SAND HILL PROPERTY COMPANY
 KENNETH RODRIGUES & PARTNERS, INC.

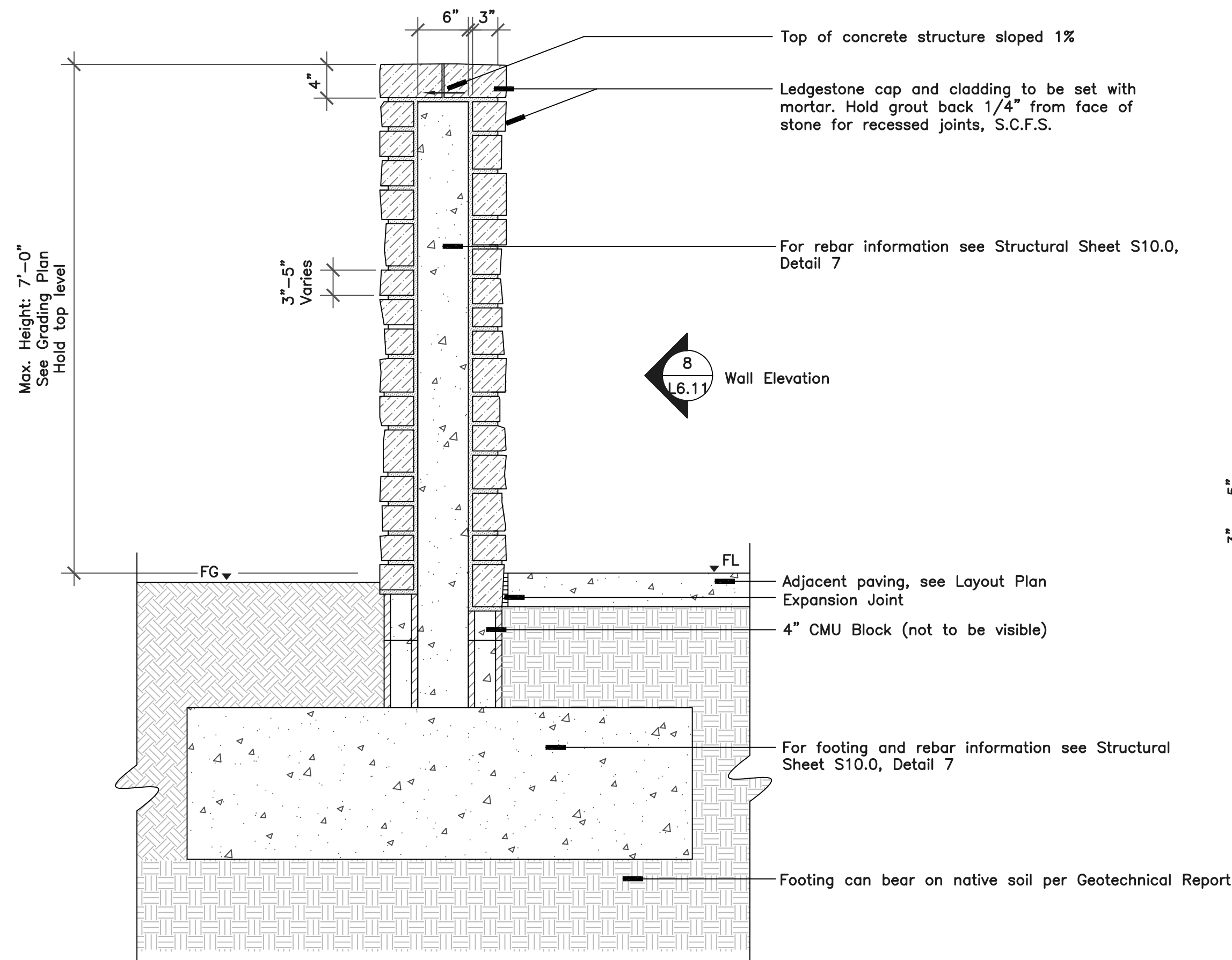
TGP The Guzzardo Partnership, Inc.
 Landscape Architects | Land Planners
 181 Greenwich Street
 San Francisco, CA 94111
 415.433.4672 | www.tgp-inc.com

32.625 09.07.2021

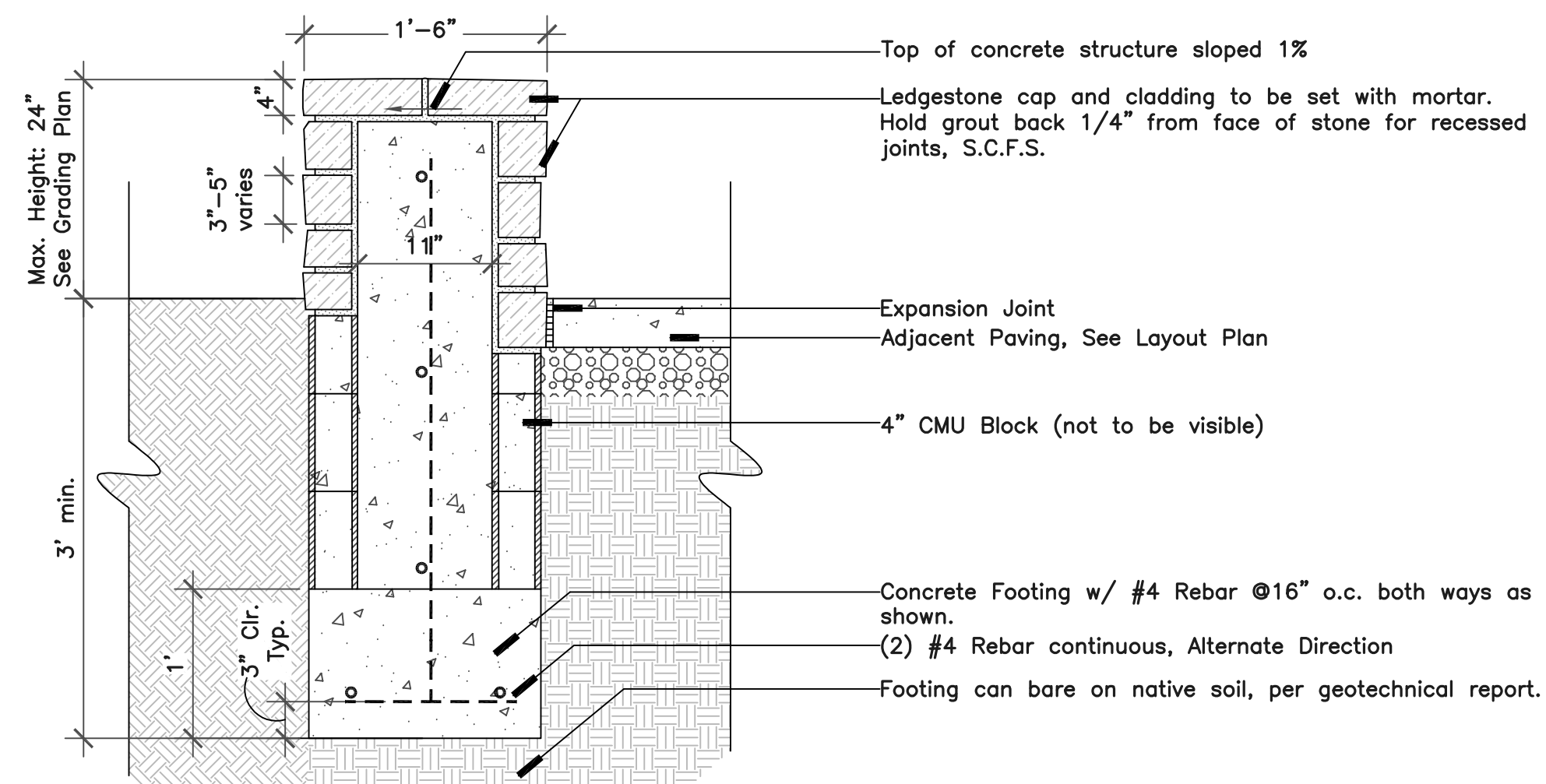
LANDSCAPE DETAILS



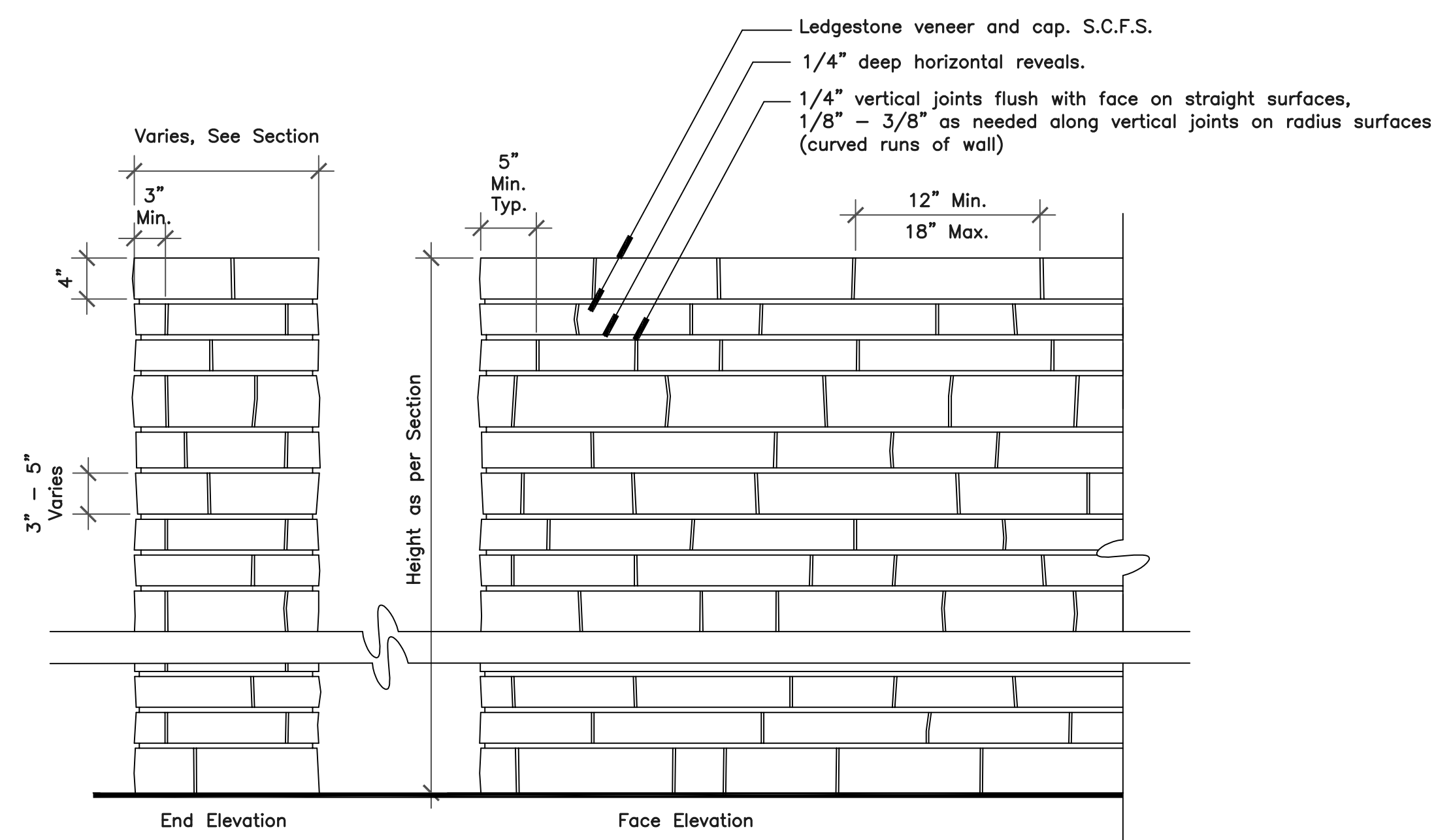
L6.2



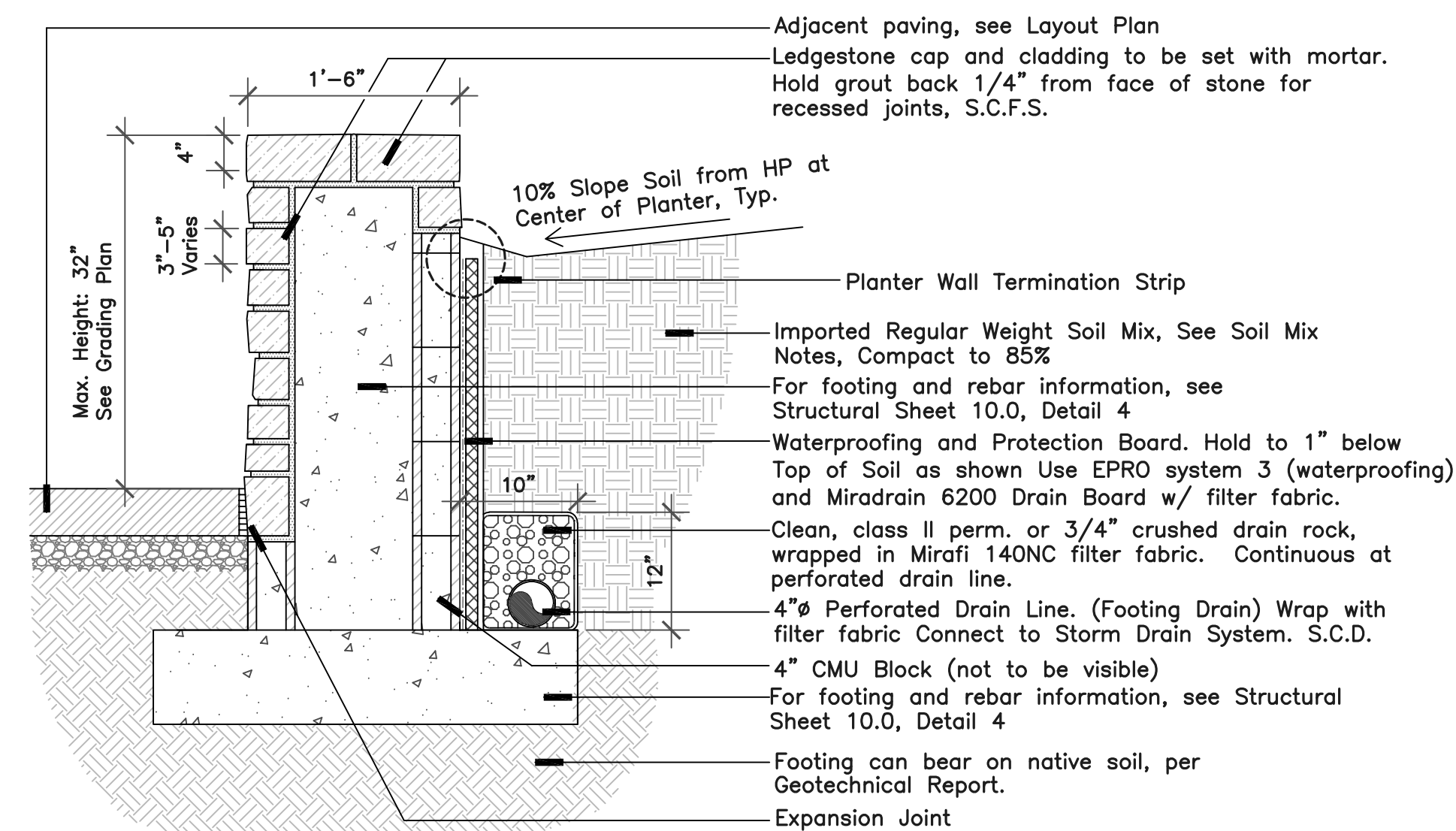
5 Stone Clad Accent Wall
Scale: 1"=1'-0"



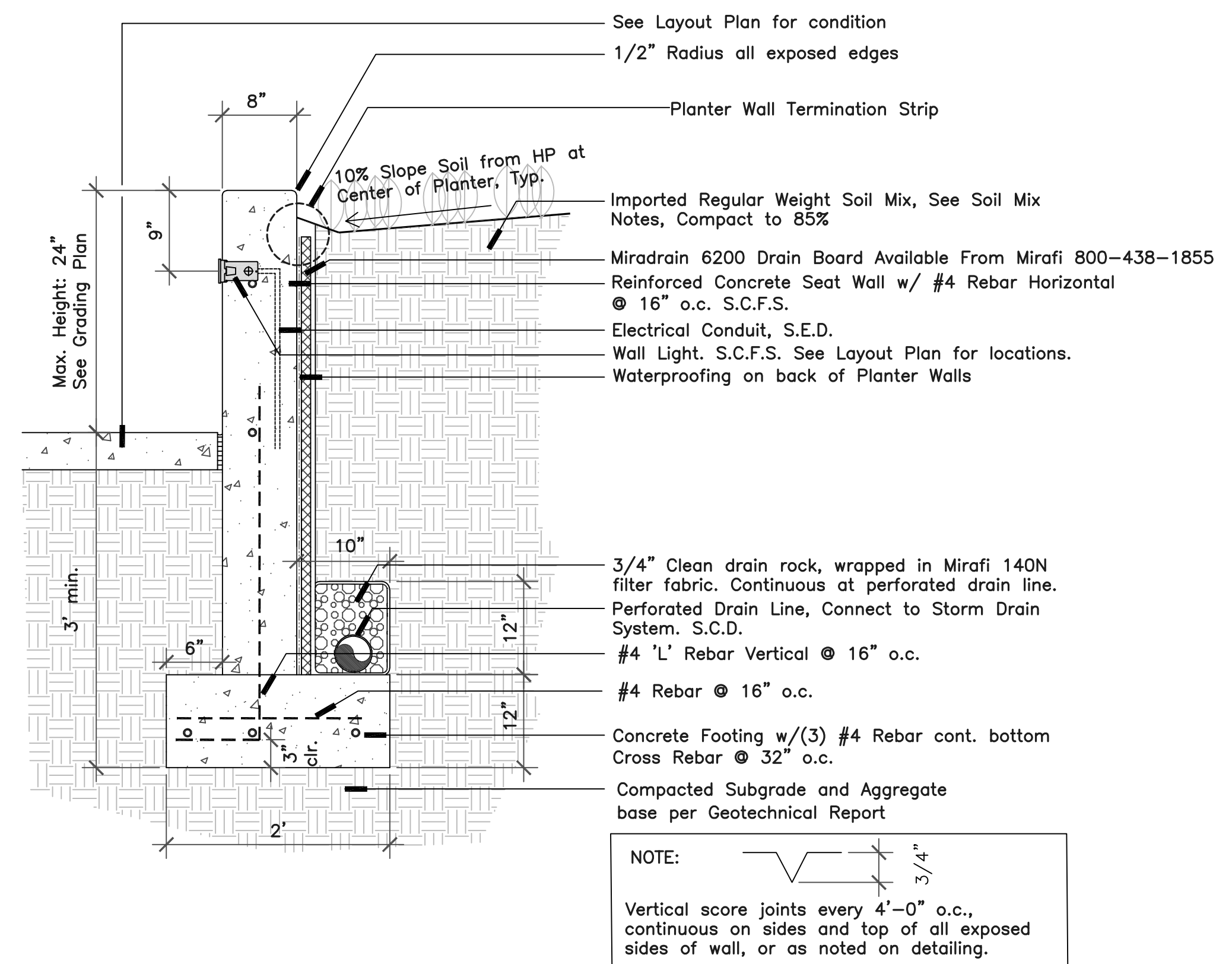
6 Stone Clad Seat Wall
Scale: 1"=1'-0"



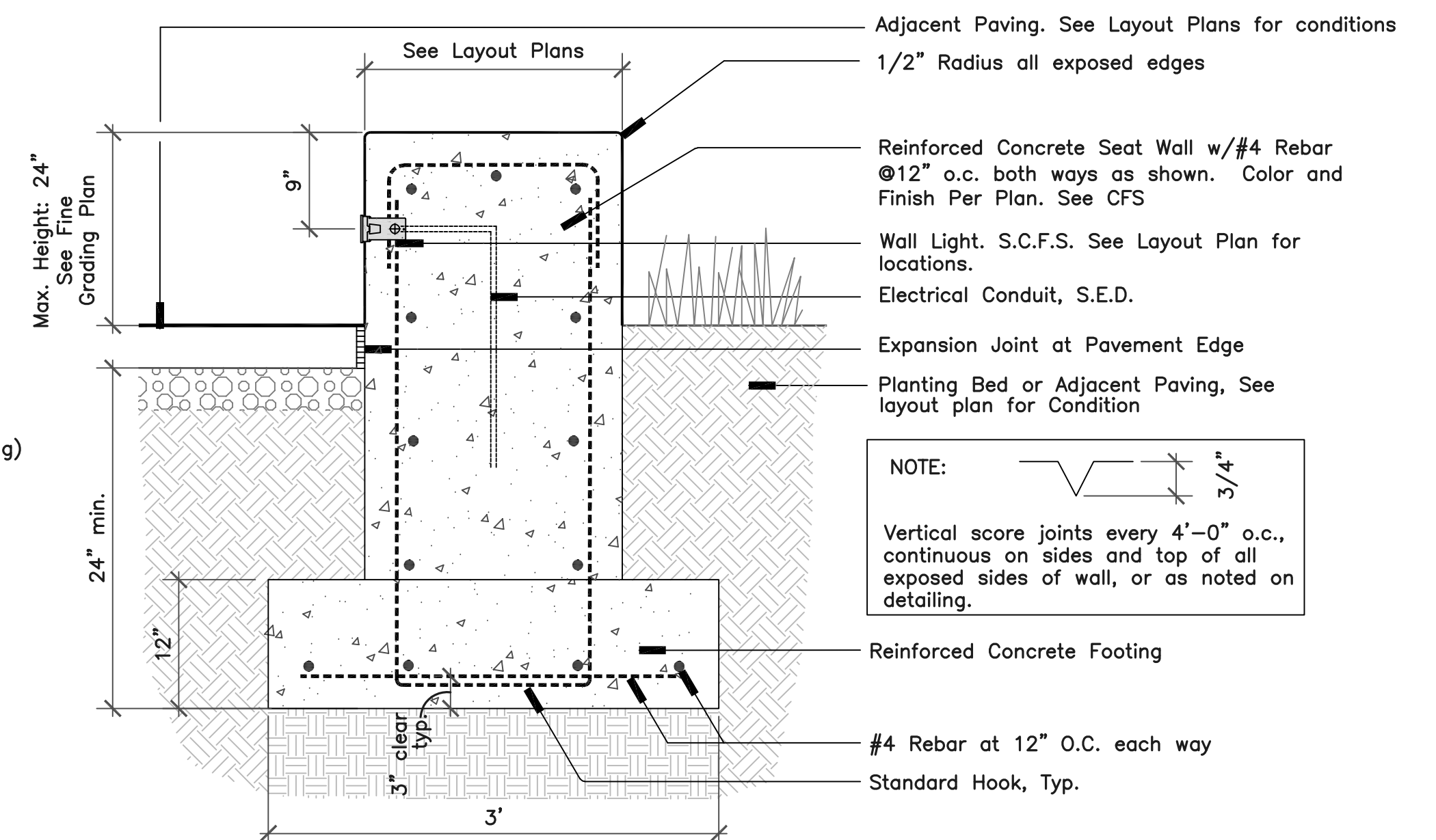
3 Stone Clad Wall Elevation, Typ.
Scale: 1"=1'-0"



4 Stone Clad Planter Wall
Scale: 1"=1'-0"



1 Concrete Planter Wall
Scale: 1"=1'-0"



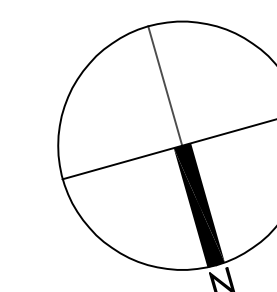
2 Concrete Seat Wall
Scale: 1"=1'-0"

189 NORTH BERNARDO AVENUE

MOUNTAIN VIEW, CA
SAND HILL PROPERTY COMPANY
KENNETH RODRIGUES & PARTNERS, INC.

The Guzzardo Partnership, Inc.
Landscape Architects | Land Planners
181 Greenwich Street
San Francisco, CA 94111
415.433.4672 | www.tgp-inc.com

32.625 09.07.2021



LANDSCAPE
DETAILS

L6.3

TREE DISPOSITION TABLE AND LEGEND

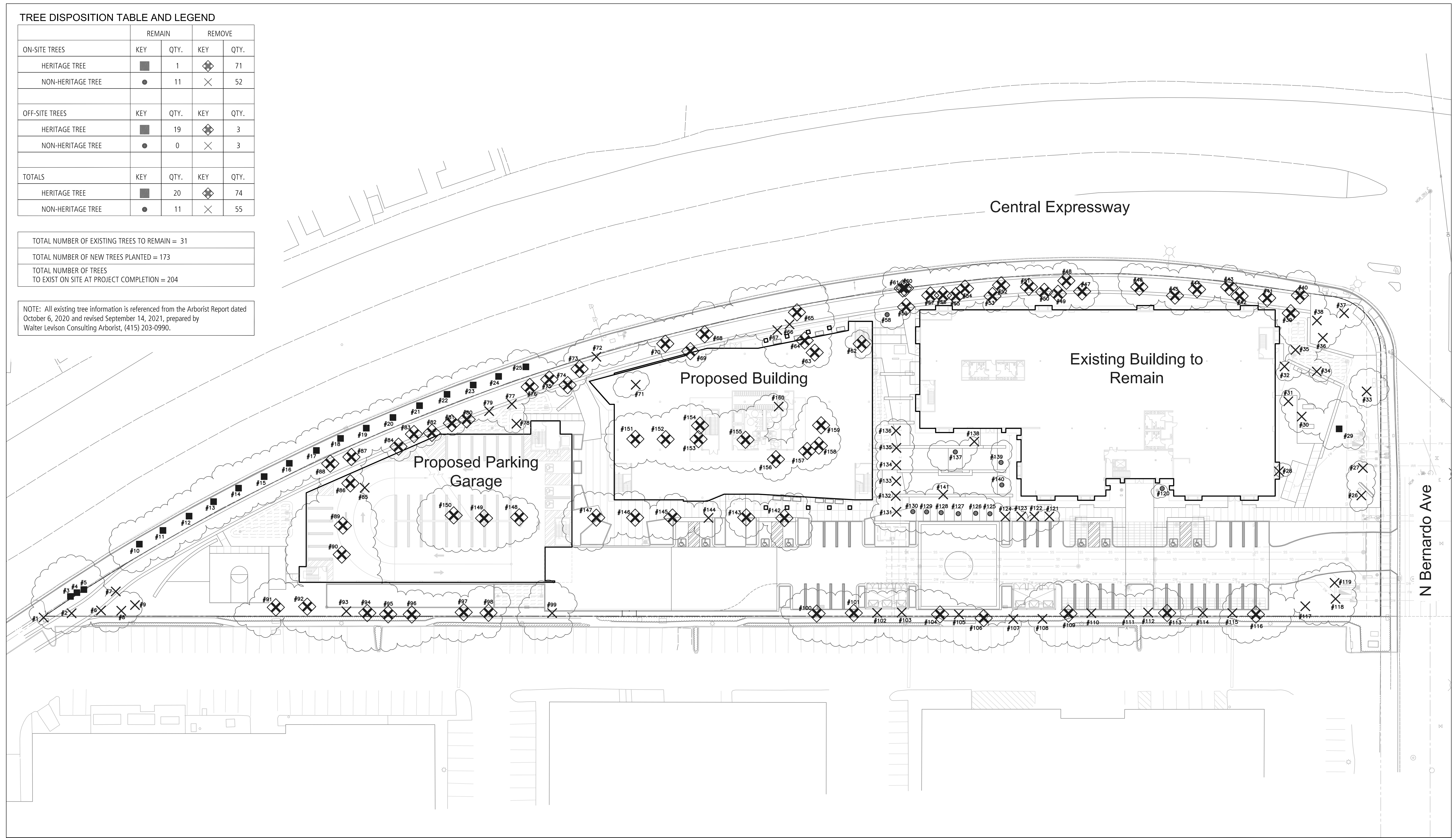
ON-SITE TREES	REMAIN		REMOVE	
	KEY	QTY.	KEY	QTY.
HERITAGE TREE	■	1	◆	71
NON-HERITAGE TREE	●	11	×	52
OFF-SITE TREES	KEY	QTY.	KEY	QTY.
HERITAGE TREE	■	19	◆	3
NON-HERITAGE TREE	●	0	×	3
TOTALS	KEY	QTY.	KEY	QTY.
HERITAGE TREE	■	20	◆	74
NON-HERITAGE TREE	●	11	×	55

TOTAL NUMBER OF EXISTING TREES TO REMAIN = 31

TOTAL NUMBER OF NEW TREES PLANTED = 173

TOTAL NUMBER OF TREES TO EXIST ON SITE AT PROJECT COMPLETION = 204

NOTE: All existing tree information is referenced from the Arborist Report dated October 6, 2020 and revised September 14, 2021, prepared by Walter Levison Consulting Arborist, (415) 203-0990.



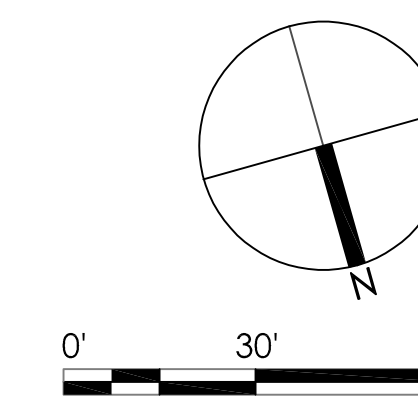
189 NORTH BERNARDO AVENUE

MOUNTAIN VIEW, CA
 SAND HILL PROPERTY COMPANY
 KENNETH RODRIGUES & PARTNERS, INC.

The Guzzardo Partnership, Inc.
 Landscape Architects | Land Planners
 181 Greenwich Street
 San Francisco, CA 94111
 415.433.4672 | www.tgp-inc.com

32.625 08.27.2021

TREE DISPOSITION PLAN



L8.0