

# 189 N BERNARDO AVE

## MOUNTAIN VIEW, CALIFORNIA

### KENNETH RODRIGUES & PARTNERS, INC.

FORMAL SUBMITTAL 03.26.2020 : RESUBMITTAL-1 09.15.2020 : RESUBMITTAL-2 09.03.2021 : RESUBMITTAL-3 03.28.2022 : RESUBMITTAL-4 05.27.2022 : RESUBMITTAL-5 08.15.2022 : RESUBMITTAL-6 09.30.2022

## 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.

## PROJECT INFORMATION

|                                                                                                                                                |                                                                                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| PROPERTY ADDRESS: PROPOSED APN:<br>LOT AREA:<br>ZONING:                                                                                        | 189 N BERNARDO AVENUE<br>165-36-004<br>166,877 SF (3.83 AC)<br>P-41                                                 |
| USE:<br>OCCUPANCY:<br>TYPE OF CONSTRUCTION:                                                                                                    | OFFICE<br>B OFFICE<br>II-B(S)                                                                                       |
| USE:<br>OCCUPANCY:<br>TYPE OF CONSTRUCTION:                                                                                                    | PARKING GARAGE<br>S2<br>II-B(S)                                                                                     |
| TOTAL OFFICE AREA:<br>BUILDING COVERAGE:<br>ALLOWABLE BASE FAR:<br>TDR:<br>BASE + TDR:<br>PROPOSED FAR:<br>BONUS FAR REQUESTED:                | 142,700 SF<br>65,610 SF (39.3%)<br>0.4 BASE (66,750 SF)<br>28,000 SF<br>94,750 SF<br>142,700 SF (0.85)<br>47,950 SF |
| STORIES PROPOSED:<br>ALLOWABLE HEIGHT:                                                                                                         | 4 STORIES<br>60'-0"<br>75'-0" (WITH BONUS FAR)                                                                      |
| PROPOSED BUILDING HEIGHT:<br>SPRINKLER SYSTEM:                                                                                                 | 75'-0"<br>YES                                                                                                       |
| PARKING MAXIMUM ALLOWED:<br>PARKING PROVIDED:<br>REQUIRED ACCESSIBLE:<br>PROVIDED ACCESSIBLE SPACES:                                           | 414 STALLS (2.9/1000)<br>401 STALLS (2.81/1000 )<br>9 + 2 (VAN)<br>9 + 2 (VAN)                                      |
| SHORT TERM BIKE PARKING REQUIRED:<br>SHORT TERM BIKE PARKING PROVIDED:<br>LONG TERM BIKE PARKING REQUIRED:<br>LONG TERM BIKE PARKING PROVIDED: | 7<br>8<br>71<br>72                                                                                                  |

NOTE: REFER TO SHEET A-11 FOR ZONING CALCULATIONS AND A-12 FOR PARKING ANALYSIS

## PROJECT TEAM

### 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

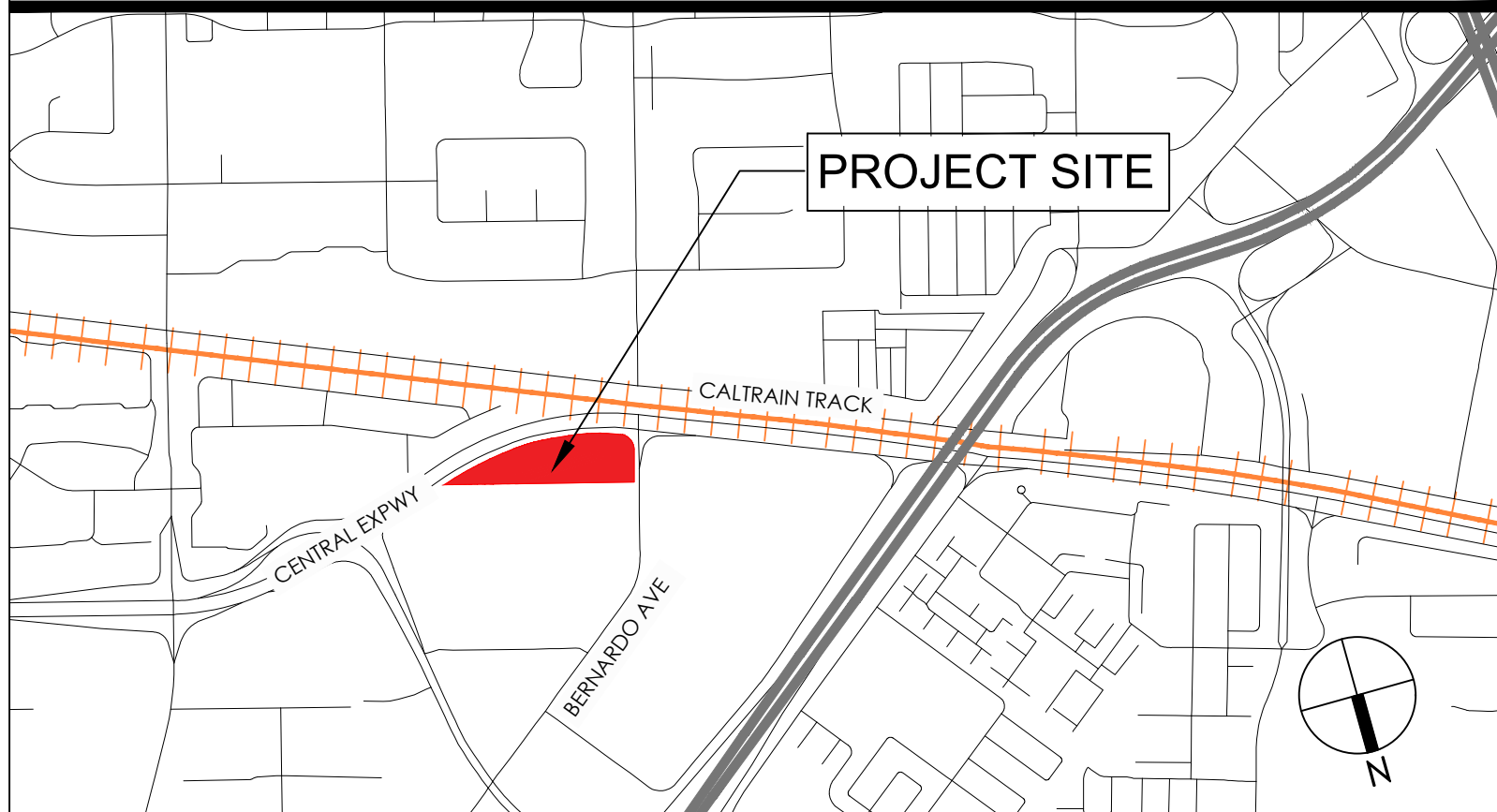
Phone: 415.433.4672  
Contact: Gary Laymon  
Email: glaymon@tgp-inc.com

### CIVIL ENGINEER

SANDIS  
1700 S WINCHESTER BLVD, SUITE 200  
CAMPBELL, CA 95008

Phone: 408.636.0962  
Contact: Steven Yasutake  
Email: syasutake@sandis.net

## VICINITY MAP



## ARCHITECTURAL

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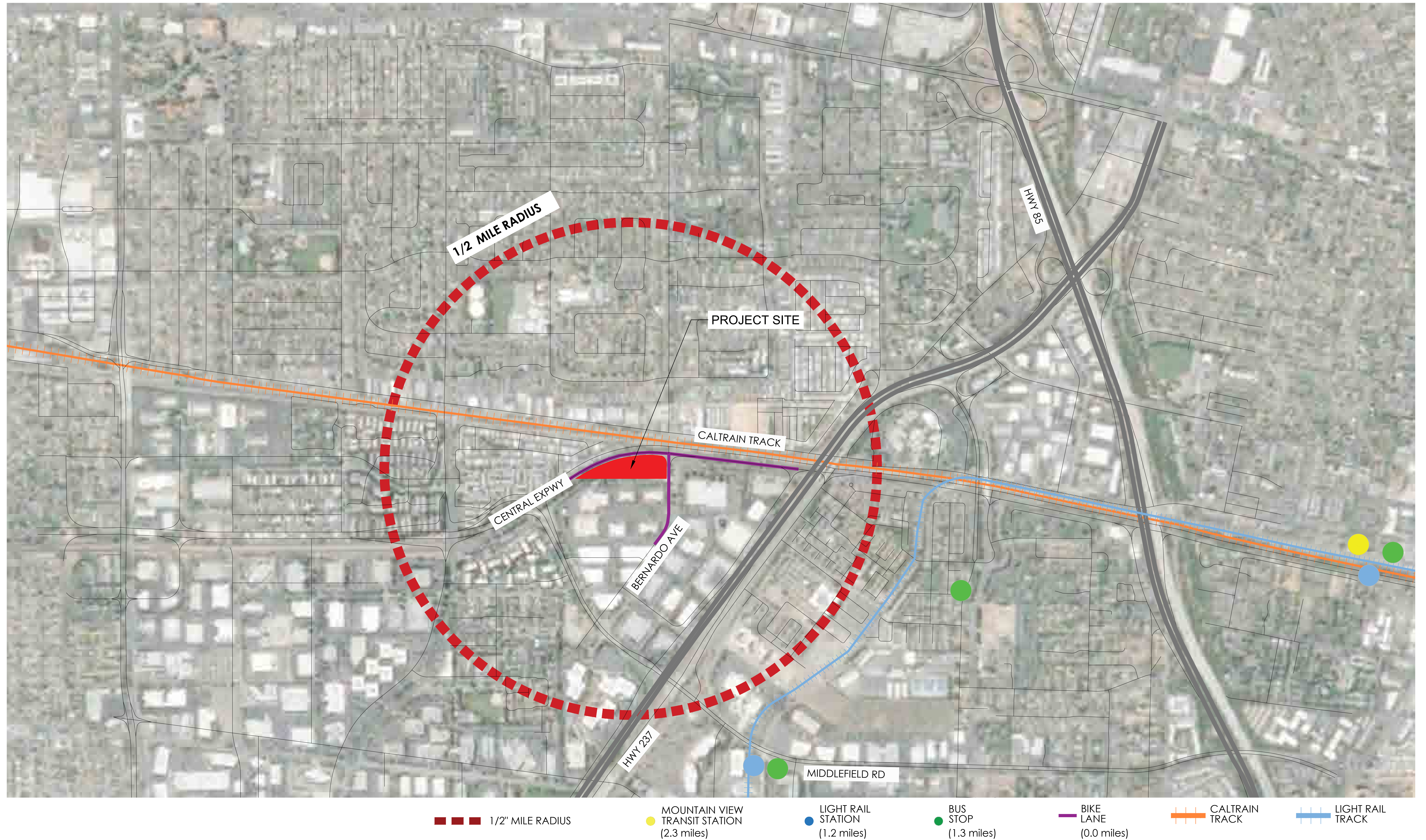
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## LANDSCAPE

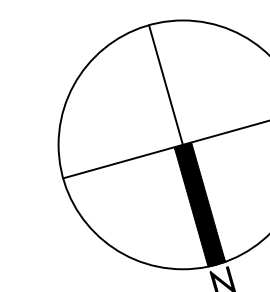
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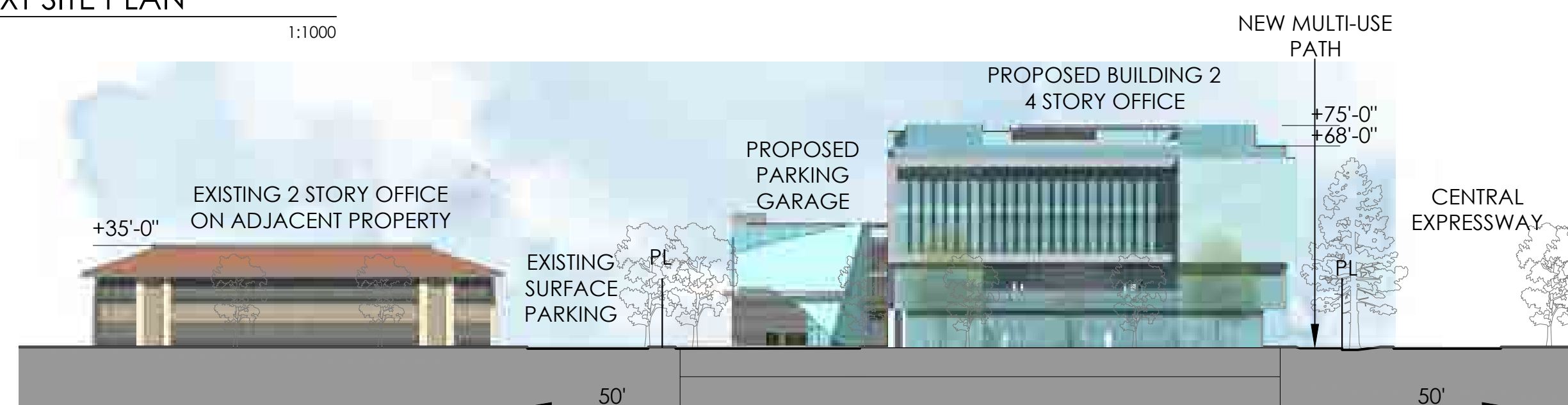


VICINITY MAP

A-1



1 CONTEXT SITE PLAN  
1:1,000



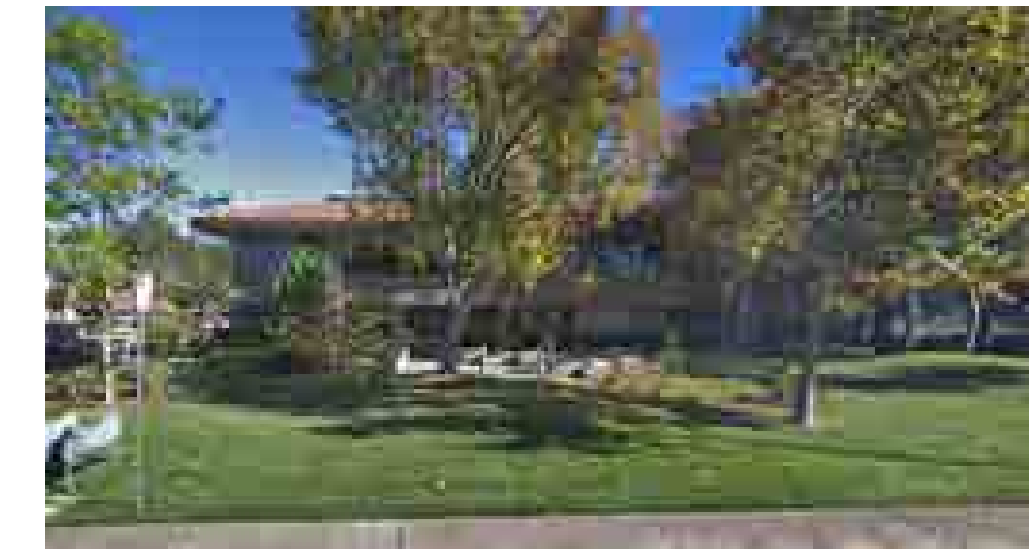
2 PROPOSED SITE ELEVATION  
1:500



3 PROPOSED SITE ELEVATION  
1:500



A



B



C



D



E

4 IMAGES OF ADJACENT BUILDINGS



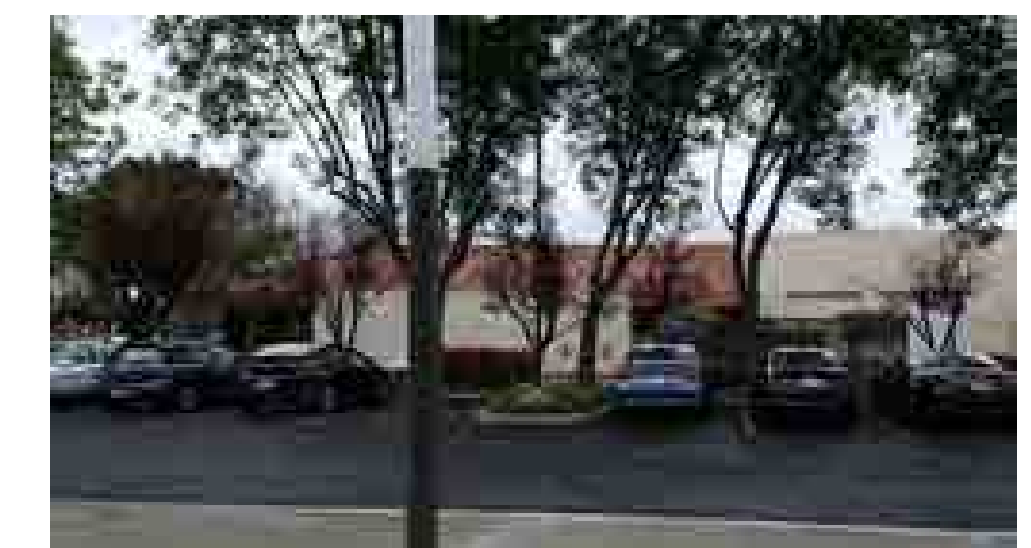
F



G



H



I



J



K

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NEIGHBORHOOD  
CONTEXT

A-2



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PHOTO SIMULATION  
BIRDS EYE VIEW  
LOOKING SOUTH

A-3



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PHOTO SIMULATION STREET  
LEVEL VIEW FROM  
ADJACENT PROPERTY AND  
N BERNARDO AVE

A-4



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PHOTO SIMULATION  
STREET LEVEL VIEW  
FROM CENTRAL EXPRESSWAY

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PROJECT RENDERING  
 LOOKING SOUTH



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PROJECT RENDERING  
LOOKING NORTHWEST FROM  
CENTRAL EXPRESSWAY

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PROJECT RENDERING  
PEDESTRIAN LEVEL VIEW  
NORTH SOUTH PASEO

A-8a



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PROJECT RENDERING  
PEDESTRIAN LEVEL VIEW  
BUILDING ENTRANCE VIEW

A-8b



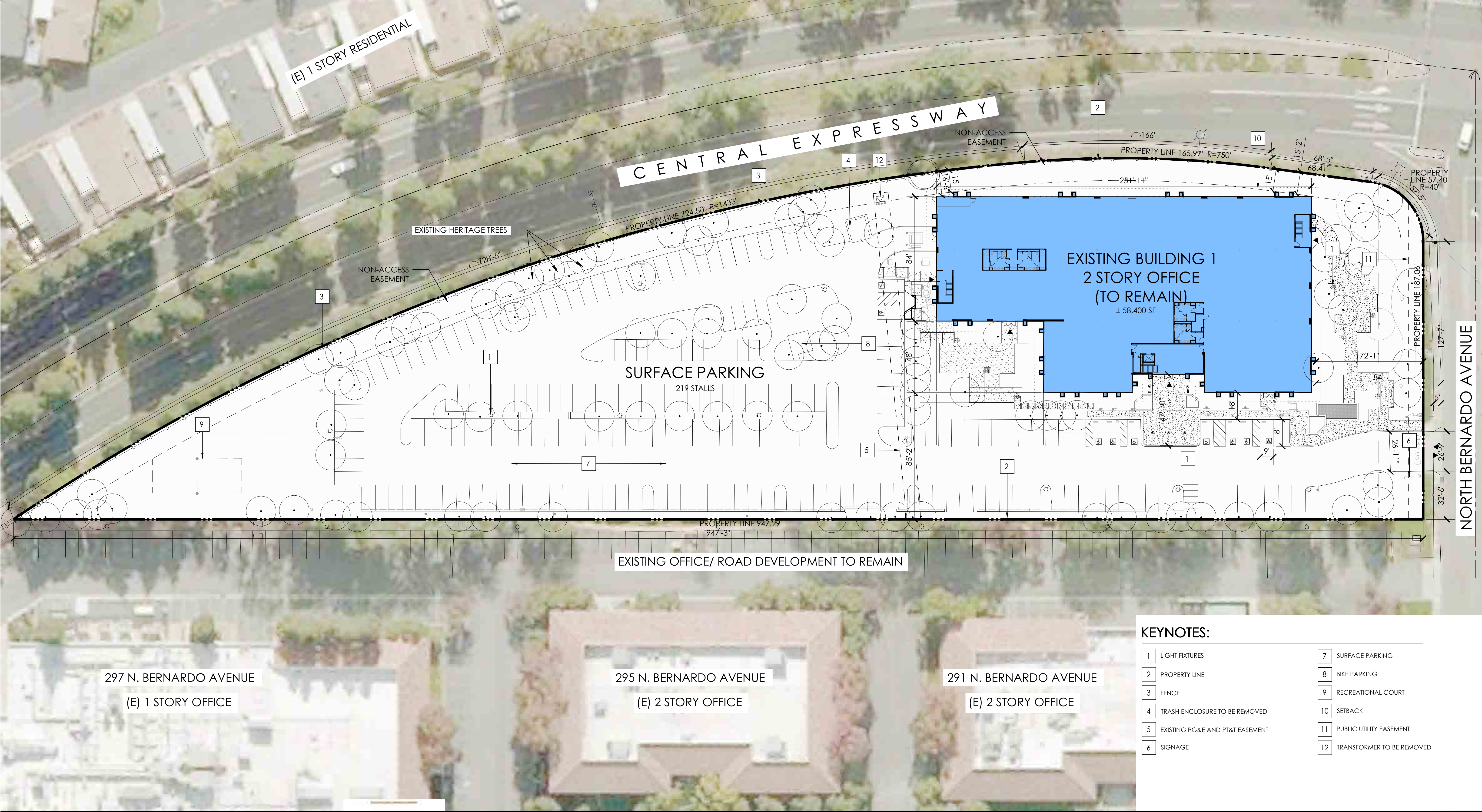
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PROJECT RENDERING  
PEDESTRIAN LEVEL VIEW  
BETWEEN PARKING GARAGE  
AND PROPOSED BUILDING 2

A-8c



**KEYNOTES:**

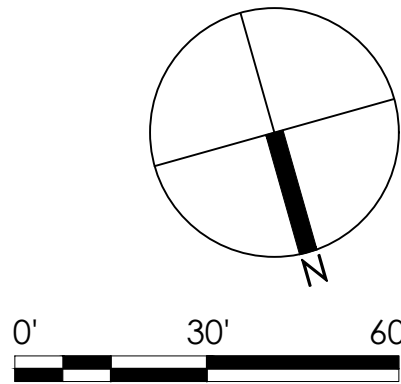
|   |                                 |    |                           |
|---|---------------------------------|----|---------------------------|
| 1 | LIGHT FIXTURES                  | 7  | SURFACE PARKING           |
| 2 | PROPERTY LINE                   | 8  | BIKE PARKING              |
| 3 | FENCE                           | 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 |

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EXISTING CONDITIONS  
SITE PLAN



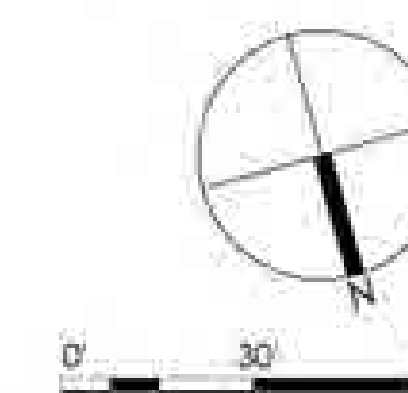


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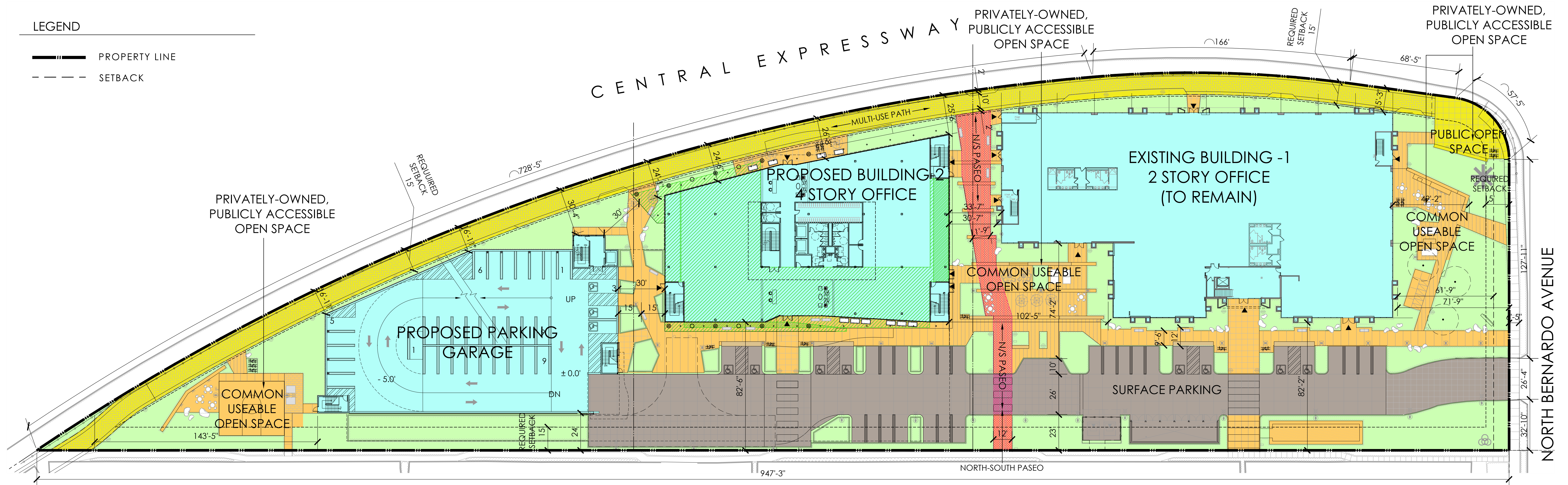
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PROPOSED SITE PLAN



A-10



#### OPEN SPACE ANALYSIS:

|                                                                    | AREA(SF)  | LOT COVERAGE % |
|--------------------------------------------------------------------|-----------|----------------|
| BUILDING FOOTPRINT                                                 | 65,610 SF | 39.3%          |
| DRIVEWAY/VEHICLE CIRCULATION                                       | 28,360 SF | 17.0%          |
| SOFTSCAPE AREA                                                     | 34,877 SF | 20.9%          |
| COMMON USEABLE OPEN AREA (PRIVATELY OWNED PUBLICALLY-ACCESSIBLE)   | 23,330 SF | 14.0%          |
| GREENWAY OR MULTI-USE PATH (PRIVATELY OWNED PUBLICALLY-ACCESSIBLE) | 14,700 SF | 8.8%           |
| PRIVATE DECK OPEN AREAS (ABV.) (EXCLUDED FOR SITE COVERAGE)        | 12,288 SF | --             |
|                                                                    |           | 100%           |

NOTE: REFER SHEET A13 AND A14 FOR AREA DIAGRAM AND GRAPHIC CALCULATIONS

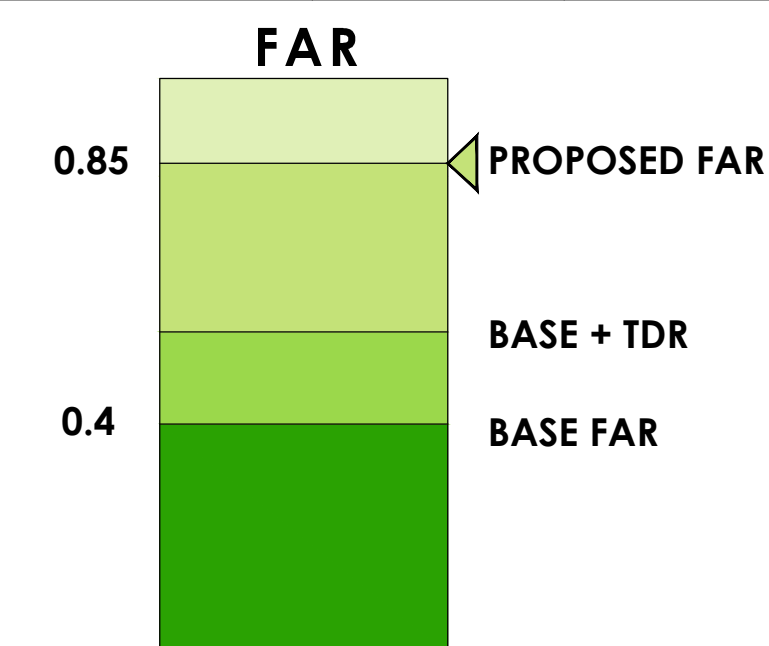
#### DEVELOPMENT STANDARDS MATRIX:

| DEVELOPMENT STANDARDS                                                              | EWPP (REQUIRED) | PROPOSED  |                    |
|------------------------------------------------------------------------------------|-----------------|-----------|--------------------|
| <b>BUILDING HEIGHT:</b>                                                            | 60'-0"          | 68'-0"    | TO PARAPET         |
| <b>WITH BONUS FAR:</b>                                                             | 75'-0"          | 75'-0"    | TO STAIR TOWER     |
| <b>SETBACKS</b>                                                                    |                 |           |                    |
| 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"          | 24'-1"    | AT CLOSEST POINT   |
| PARKING GARAGE                                                                     |                 | 16'-11"   | AT CLOSEST POINT   |
| <b>OPEN AREA</b>                                                                   |                 |           |                    |
| MINIMUM LANDSCAPE AREA (30%) (SOFTSCAPE + COMMON USABLE OPEN AREA +MULTI-USE PATH) | 50,063 SF       | 72,907 SF | (43.7% > 30% , OK) |
| MINIMUM COMMON USEABLE OPEN AREA(150SF/1000SF)                                     | 21,350 SF       | 23,330 SF |                    |
| TOTAL OPEN AREA (COMMON USABLE OPEN AREA +MULTI-USE PATH + PRIVATE DECK OPEN AREA) | --              | 50,318 SF |                    |

NOTE: THE ASSUMED/ IMAGINARY PROPERTY LINE IS ONLY PROVIDED TO ILLUSTRATE HOW THE BUILDING ELEMENTS ARE COMPLIANT WITH CALIFORNIOA 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 |
| <b>AREA BREAKDOWN:</b>                                            |       |            |
| BASE FAR:                                                         | 0.40  | 66,750 SF  |
| BASE + TDR                                                        | --    | 94,750 SF  |
| PROPOSED FAR:                                                     | 0.85  | 142,700 SF |
| BONUS FAR REQUESTED:                                              |       | 47,950 SF  |



#### ZONING CALCULATIONS:

|                                      |                             |
|--------------------------------------|-----------------------------|
| <b>SITE AREA:</b>                    | <b>166,877 SF (3.83 AC)</b> |
| BUILDING AREA:                       |                             |
| EXISTING OFFICE BUILDING             | 59,040 SF                   |
| PROPOSED OFFICE BUILDING             | 82,865 SF                   |
| ENCLOSED DECK AREA                   | 795 SF                      |
| <b>TOTAL BUILDING AREA</b>           | <b>142,700 SF</b>           |
| BUILDING COVERAGE:                   |                             |
| PROPOSED OFFICE BUILDING             | 18,510 SF                   |
| EXISTING OFFICE BUILDING             | 29,520 SF                   |
| GARAGE (FOOTPRINT@ GRADE)            | 17,580 SF                   |
| <b>TOTAL BUILDING COVERAGE</b>       | <b>65,610 SF (39.3%)</b>    |
| <b>LANDSCAPE AREA</b>                | <b>72,907 SF (43.7%)</b>    |
| <b>DRIVEWAY//VEHICLE CIRCULATION</b> | <b>28,360 SF (17.0%)</b>    |
| <b>TOTAL</b>                         | <b>166,877 SF (100%)</b>    |

NOTE: REFER SHEET A13 AND A14 FOR AREA DIAGRAM AND GRAPHIC CALCULATIONS. BIKE ROOM AND SHOWER ROOM AREAS HAVE BEEN EXCLUDED FROM FLOOR AREA CALCULATIONS.

NOTE: THE MONETARY VALUE OF THE COMMUNITY BENEFIT CONTRIBUTION OF \$25/BONUS FAR SQUARE FOOT, FOR THE REQUESTED BONUS FAR OF 47,950 SF IS \$1,198,750. SEE CIVIL SHEET C-8.0 FOR A LAND DEDICATION ON EITHER THE 189 N BERNARDO OR 280 N BERNARDO SITE TO ACCOMMODATE THE BERNARDO UNDERCROSSING AND A SMALL PLAZA AT THE CORNER. WE WILL FOLLOW UP WITH A LAND VALUATION BASED ON TODAY'S FAIR MARKET VALUE TO DETERMINE THE ALTERNATIVE CONTRIBUTION COST. IF THIS CONTRIBUTION DOES NOT REACH THE \$1,198,750 REQUIREMENTS, WE WILL BRIDGE THAT GAP WITH THE STANDARD \$25/SF COMMUNITY BENEFIT.

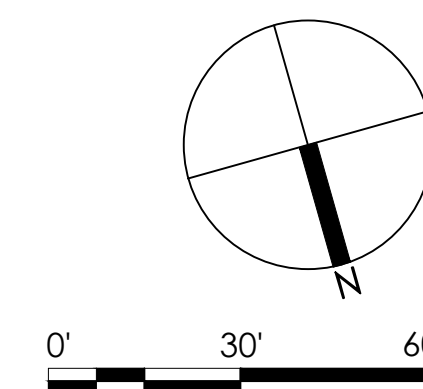
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MOUNTAIN VIEW, CA

SAND HILL PROPERTY COMPANY

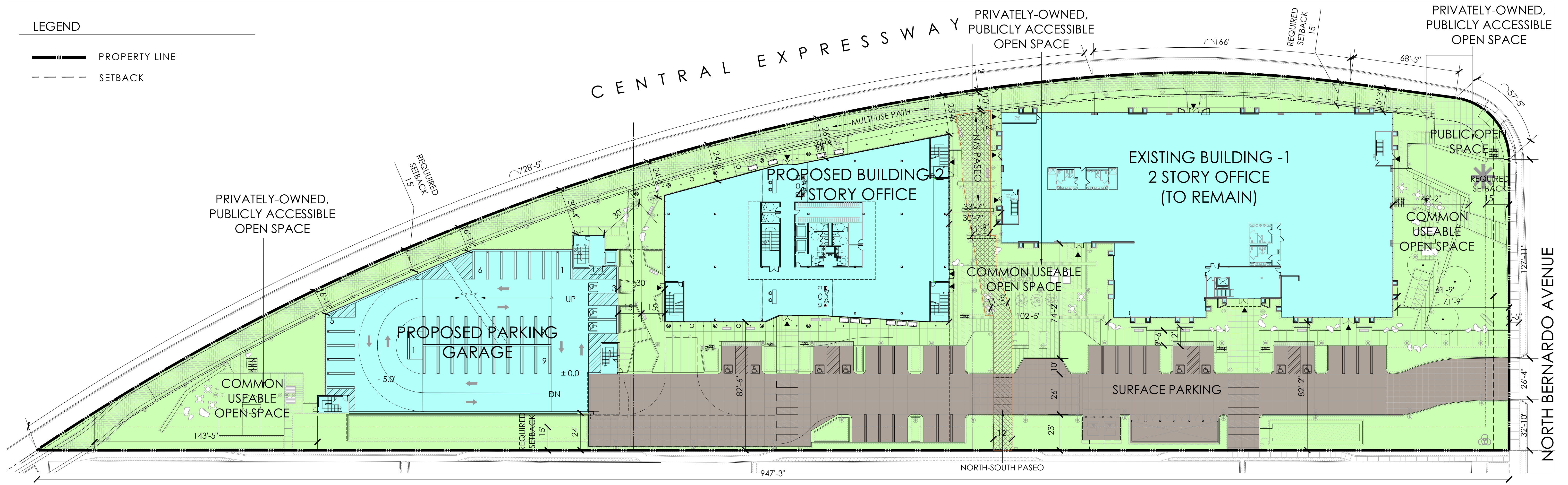
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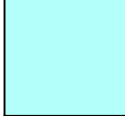
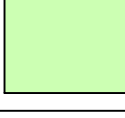


ZONING CALCULATIONS,  
OPEN SPACE ANALYSIS  
AND CBC CODE ANALYSIS

A-11a



#### LANDSCAPE CALCULATIONS:

|                                                                                                                    | AREA(SF)          | LOT COVERAGE %     |
|--------------------------------------------------------------------------------------------------------------------|-------------------|--------------------|
|  BUILDING FOOTPRINT           | 65,610 SF         | 39.3%              |
|  DRIVEWAY/VEHICLE CIRCULATION | 28,360 SF         | 17.0%              |
|  LANDSCAPE AREA               | 72,907 SF         | 43.7% (> 30% , OK) |
| <b>SITE AREA</b>                                                                                                   | <b>166,877 SF</b> | <b>100%</b>        |

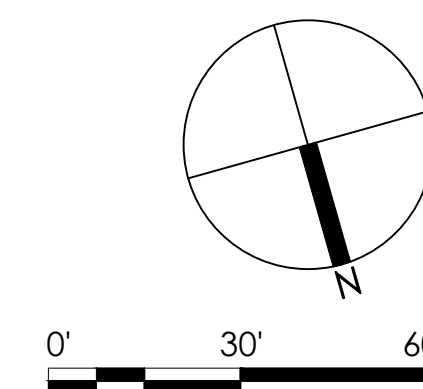
NOTE: COMMON USEABLE OPEN AREA AND MULTI-USE PATH HAVE BEEN INCLUDED IN THE LANDSCAPE AREA. REFER SHEET A-11a FOR DETAILS.

# 189 NORTH BERNARDO AVENUE

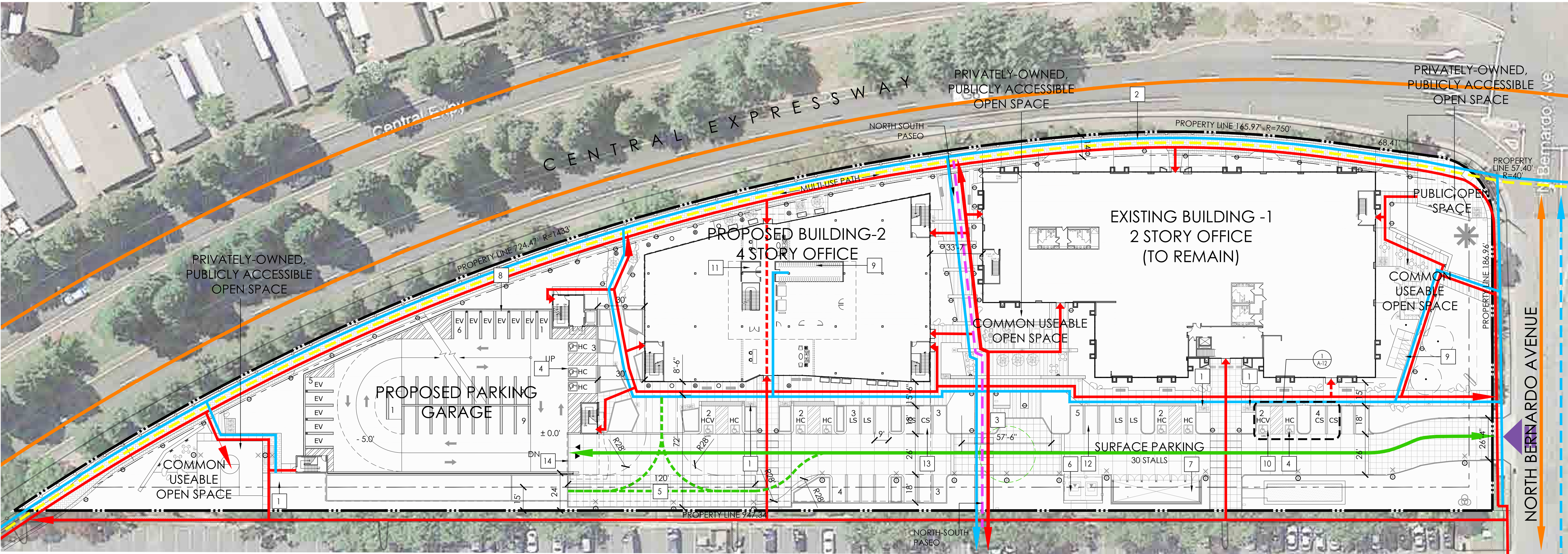
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LANDSCAPE AREA  
CALCULATIONS

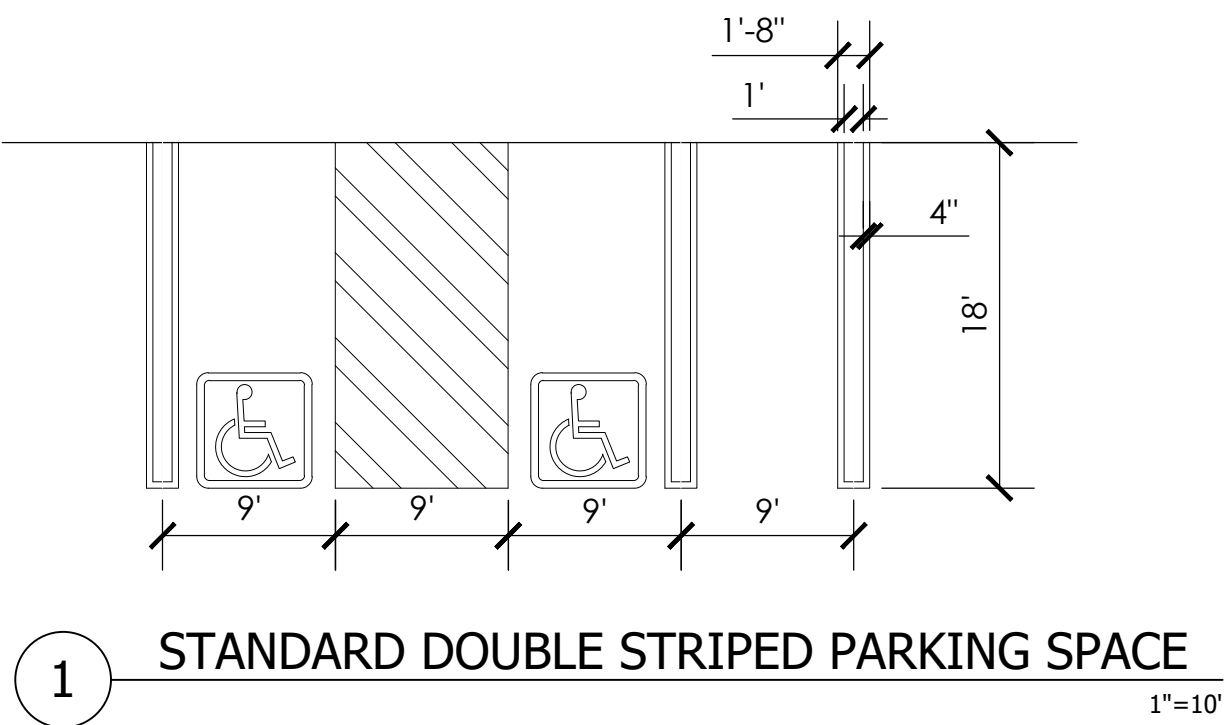


## A-11b



LEGEND

- SITE ENTRY
- VEHICLE ENTRY
- BUILDING ENTRANCE
- PUBLIC STREET
- CLASS II BIKE LANE
- DRIVEWAY
- VEHICLE TURNAROUND
- PEDESTRIAN PATH
- BIKE PATH
- MULTI-USE PATH
- NORTH-SOUTH PASEO



PARKING SUMMARY:

|                                            |                  |           |
|--------------------------------------------|------------------|-----------|
| TOTAL BUILDING AREA (INCL. ENCLOSED DECKS) | 142,700 SF       |           |
| SURFACE PARKING                            | 30 STALLS        |           |
| PARKING GARAGE                             | 367 STALLS       |           |
| TOTAL PARKING STALLS                       | 397 STALLS       |           |
|                                            | REQUIRED         | PROVIDED  |
| PARKING STALLS                             | MAXIMUM 414      | 397       |
| PARKING RATIO                              | MAXIMUM 2.9/1000 | 2.78/1000 |
| ACCESSIBLE STALLS (HC)                     | 9                | 9         |
| ACCESSIBLE VAN STALLS (HCV)                | 2                | 2         |
| ELECTRIC VEHICLE CHARGING STALLS (EV)      | 36               | 36        |
| LOADING SPACES (LS)                        | 4                | 4         |
| CAR SHARE SPACES (CS)                      | 4                | 4         |
| SHORT TERM BICYCLE PARKING                 | 7                | 8         |
| LONG TERM BICYCLE PARKING                  | 71               | 72        |
| TOTAL BICYCLE PARKING                      | 79               | 80        |
| SHOWERS                                    | 2                | 2         |
| MOTORCYCLE PARKING                         | -                | 14        |

KEYNOTES:

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

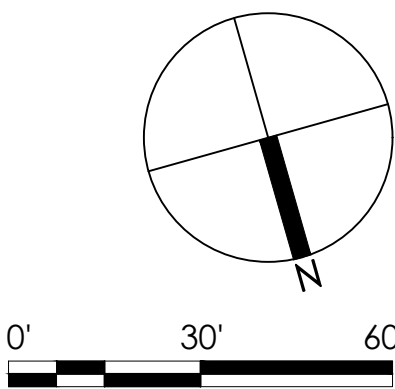
LEGEND

- 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

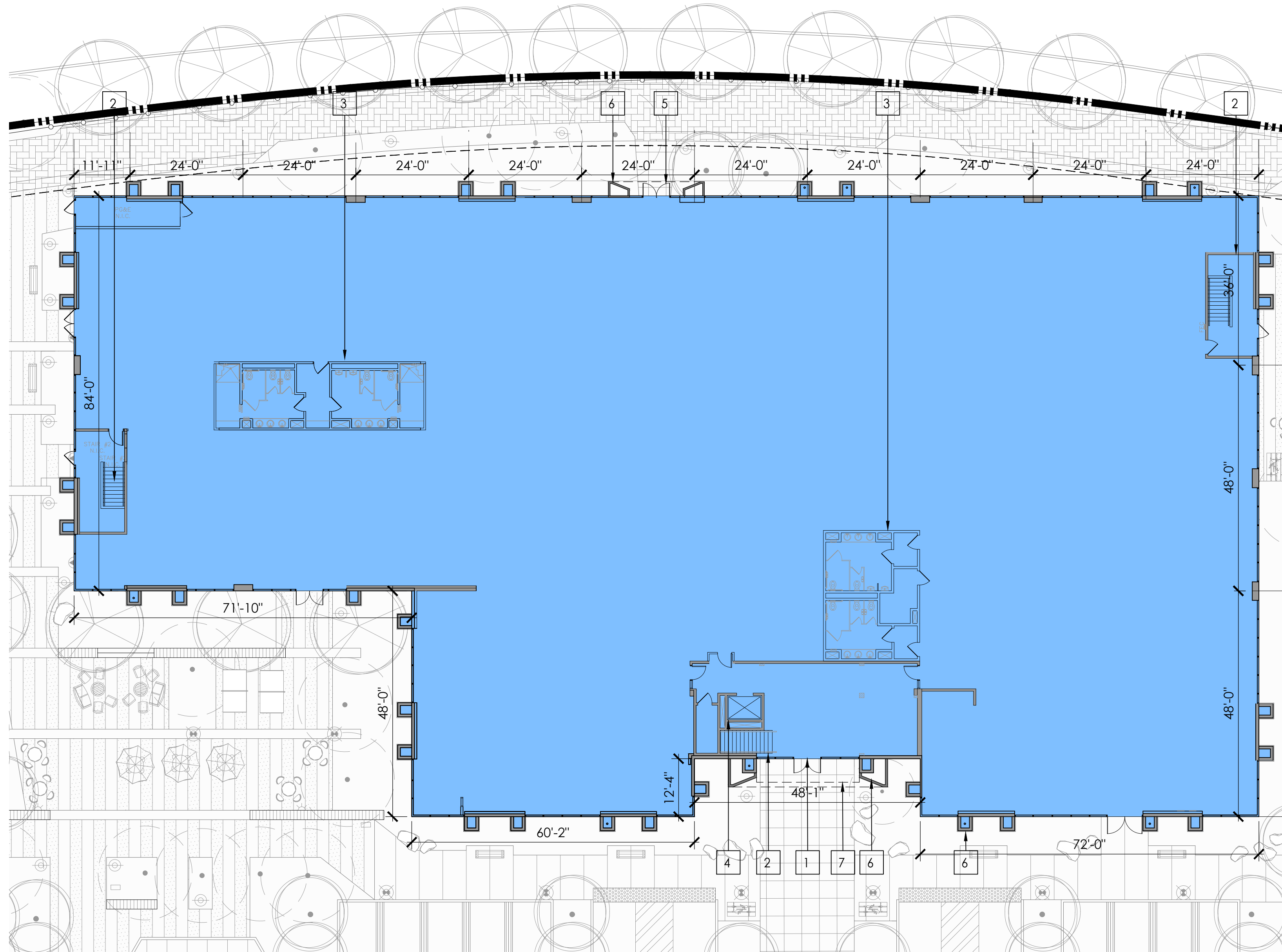
MOUNTAIN VIEW, CA  
SAND HILL PROPERTY COMPANY  
KENNETH RODRIGUES & PARTNERS, INC.

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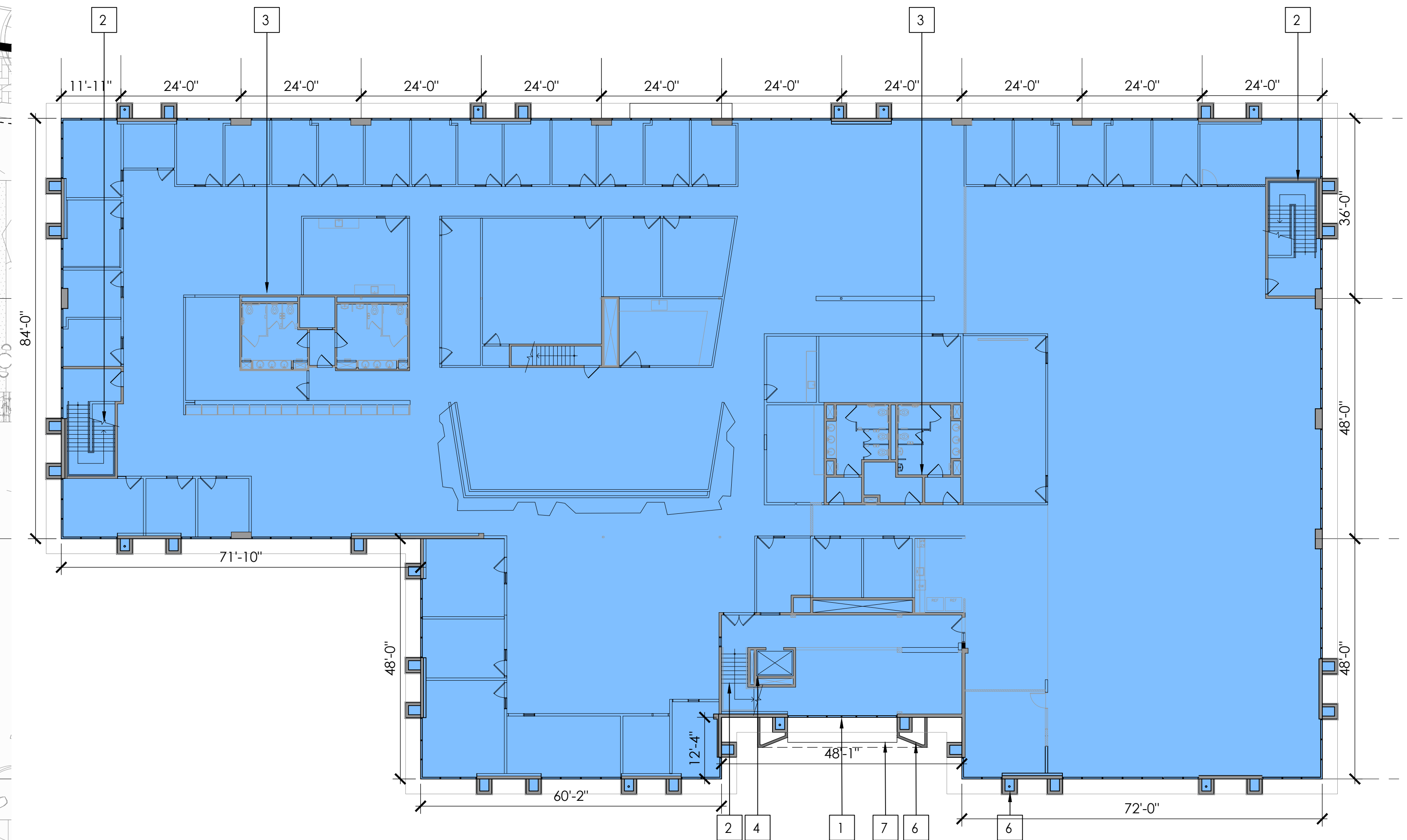


PARKING LAYOUT & CIRCULATION PLAN

A-12



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 METAL CLADDING |
| 2 EXIT STAIRS                                          | 7 NEW CANOPY     |
| 3 RESTROOM                                             |                  |
| 4 ELEVATOR                                             |                  |
| 5 NEW DOUBLE DOOR                                      |                  |

# 189 NORTH BERNARDO AVENUE

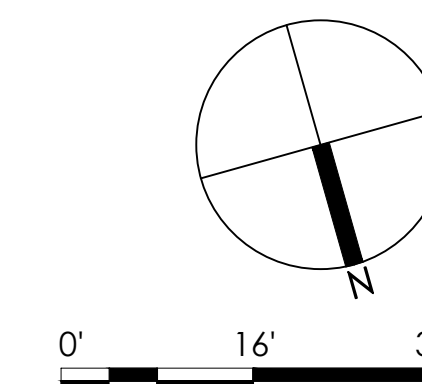
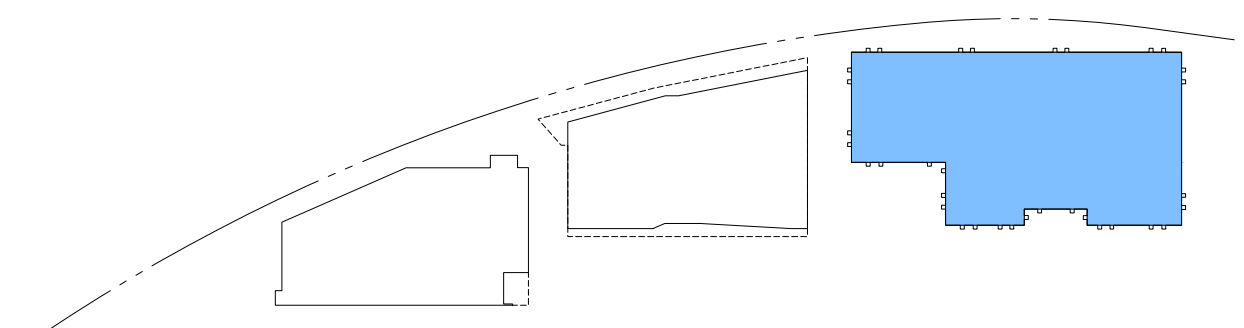
MOUNTAIN VIEW, CA

SAND HILL PROPERTY COMPANY

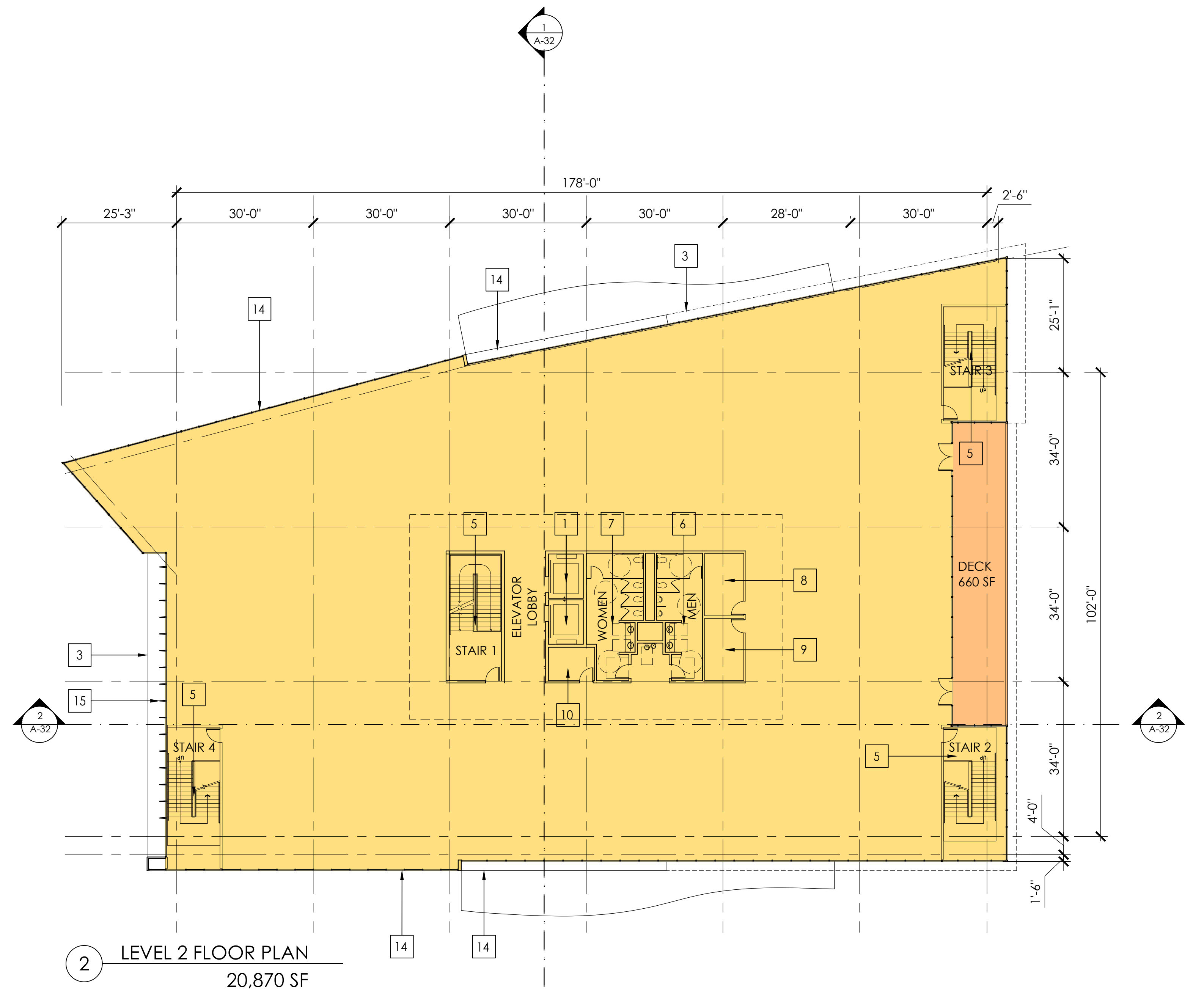
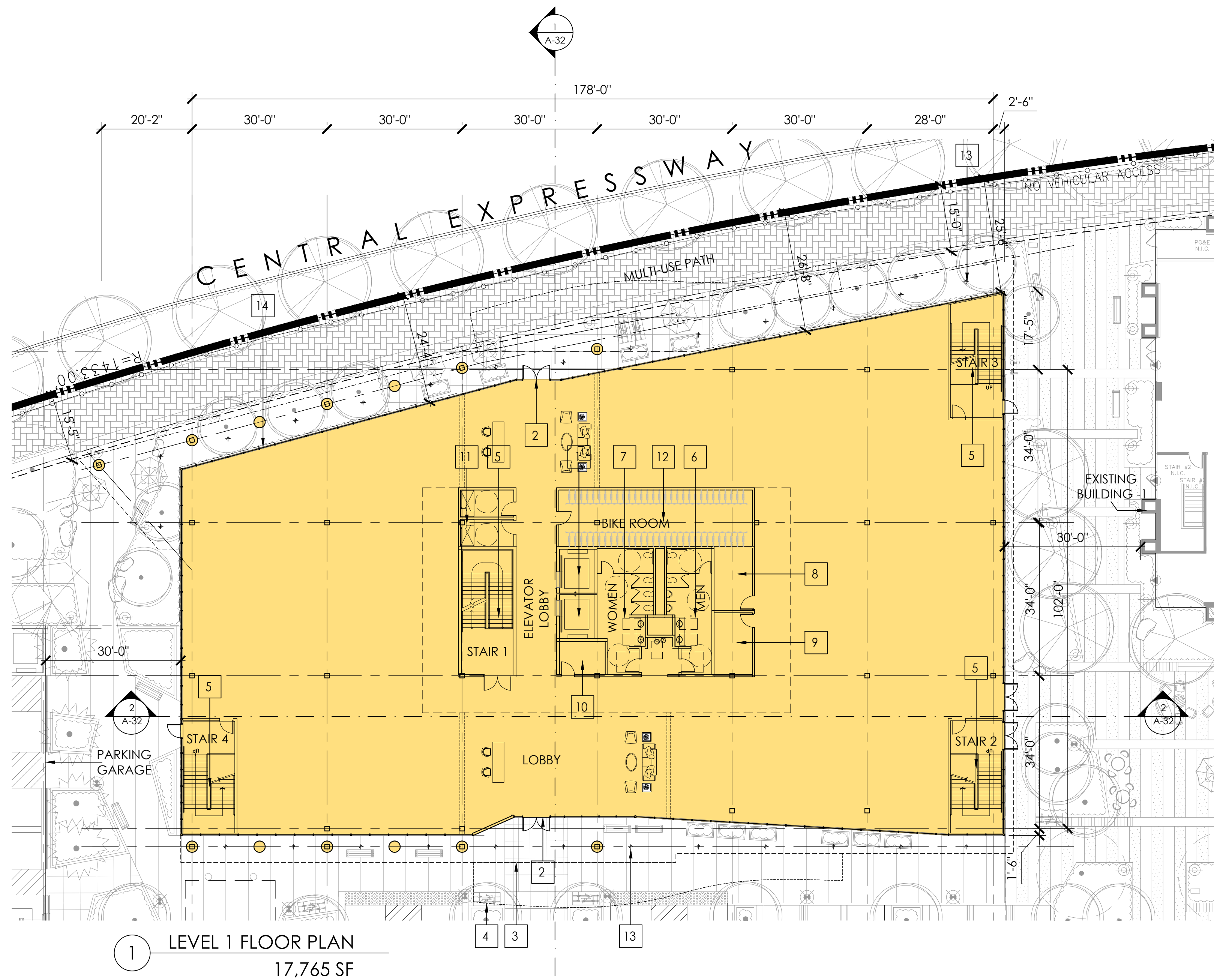
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EXISTING BUILDING 1  
RENOVATION FLOOR PLANS



A-19



#### 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 UNITIZED CURTAIN WALL SYSTEM |
| 7 WOMEN'S RESTROOM            | 15 VERTICAL METAL FINIS         |
| 8 ELECTRICAL ROOM             |                                 |

# 189 NORTH BERNARDO AVENUE

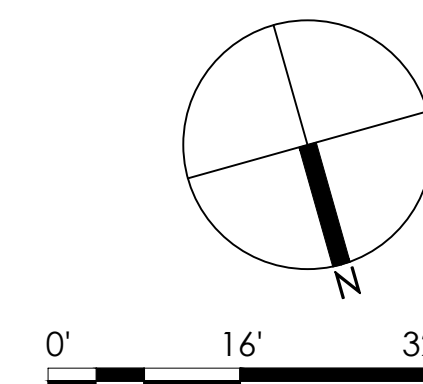
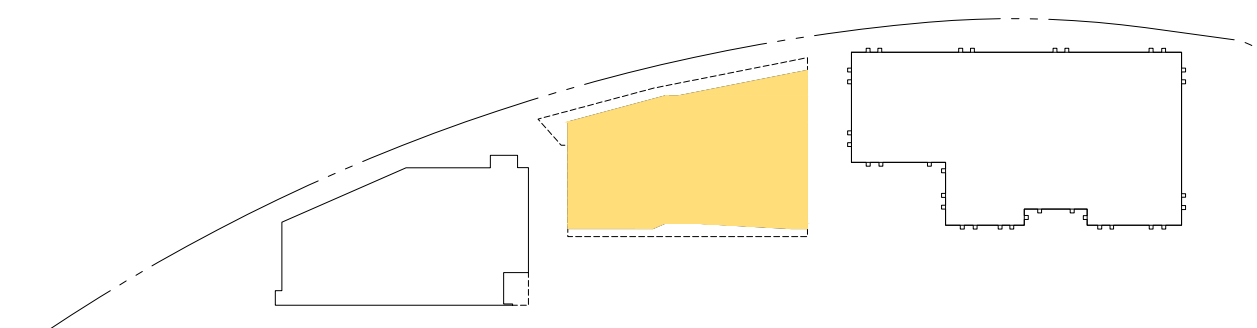
MOUNTAIN VIEW, CA

SAND HILL PROPERTY COMPANY

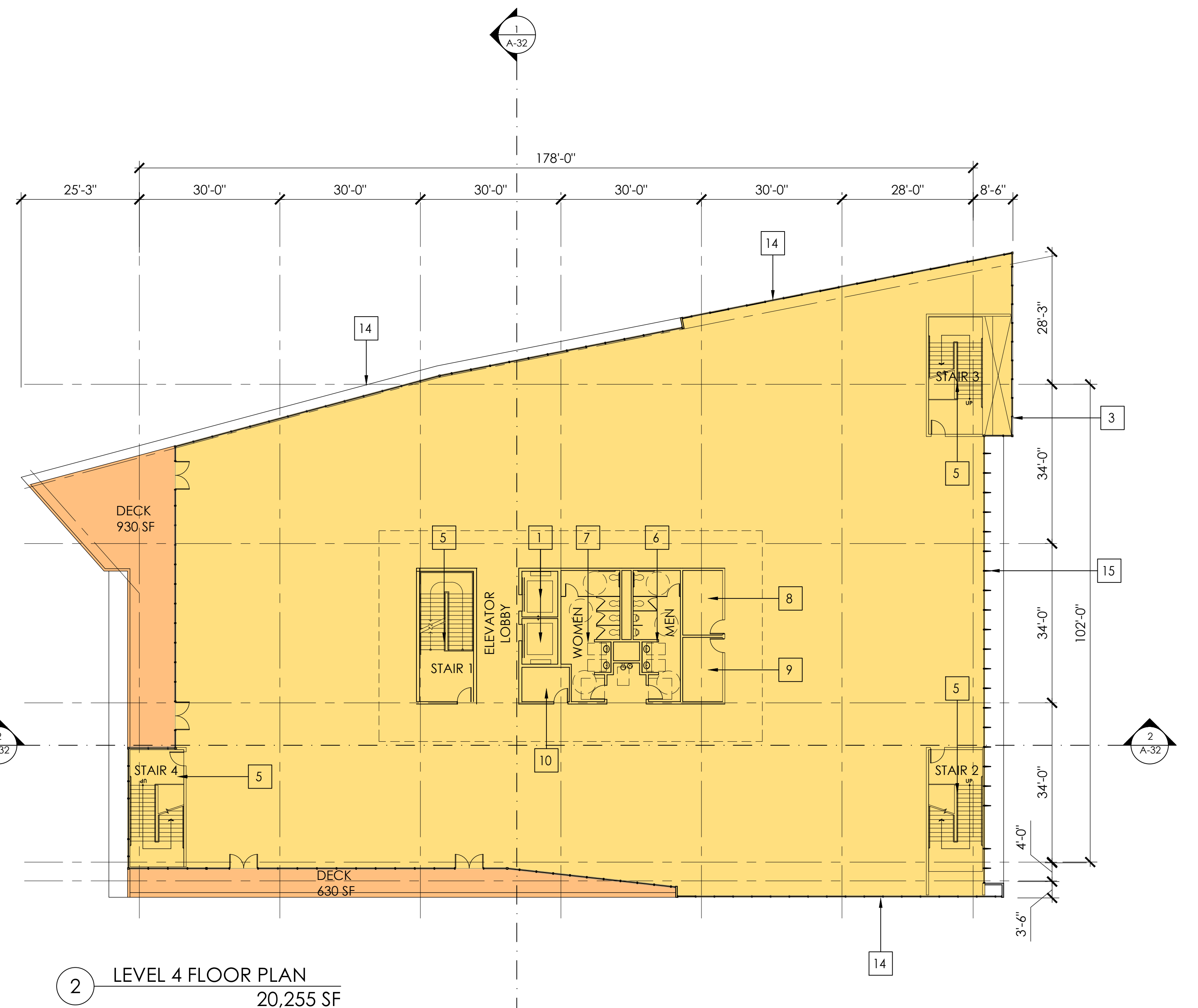
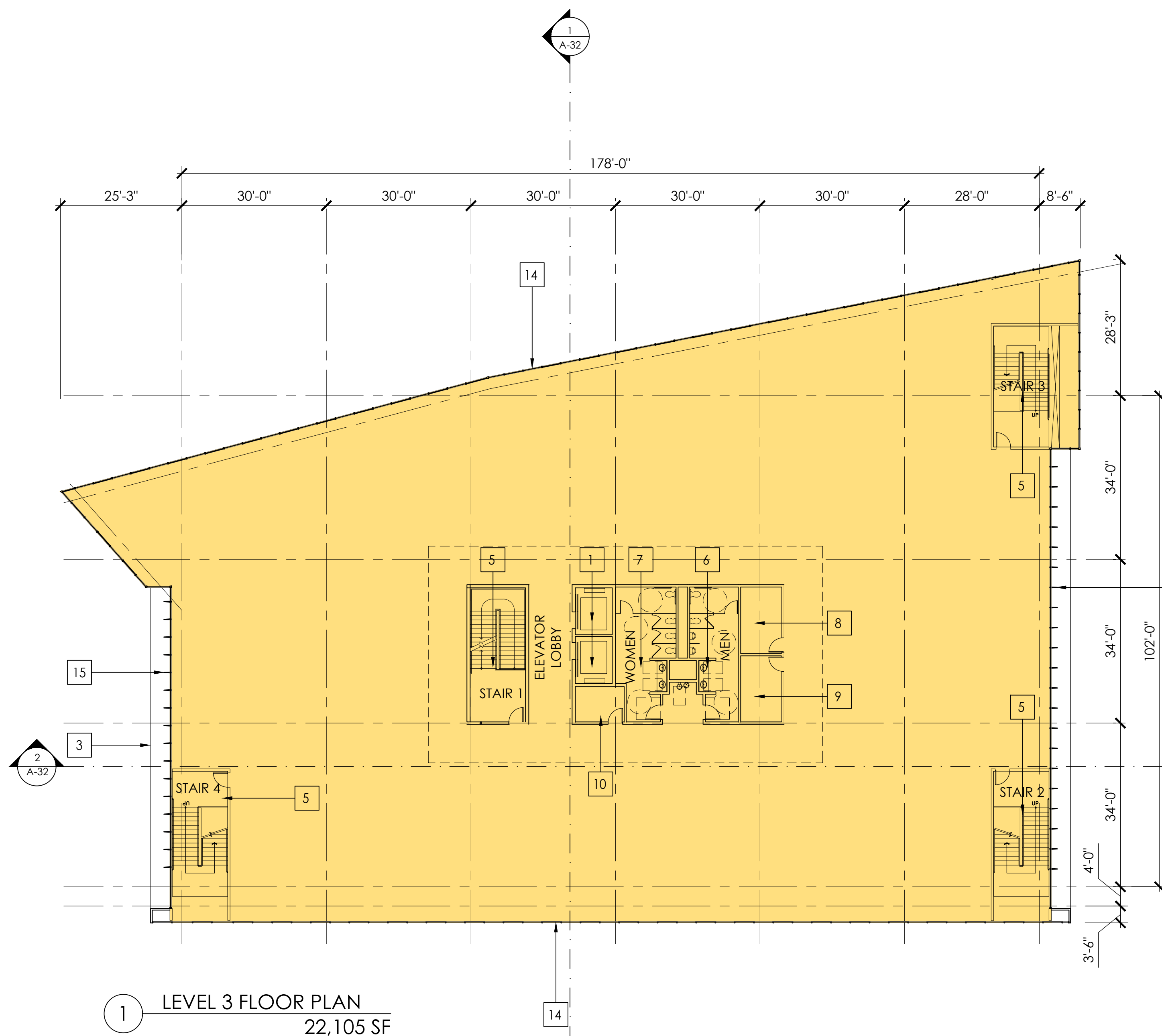
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PROPOSED BUILDING 2  
FLOOR PLANS



A-20



#### 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 UNITIZED CURTAIN WALL SYSTEM |
| 7 WOMEN'S RESTROOM            | 15 VERTICAL METAL FINS          |
| 8 ELECTRICAL ROOM             |                                 |

# 189 NORTH BERNARDO AVENUE

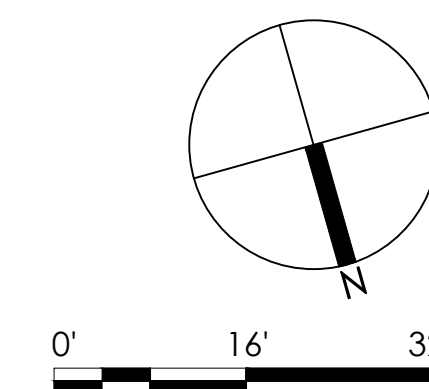
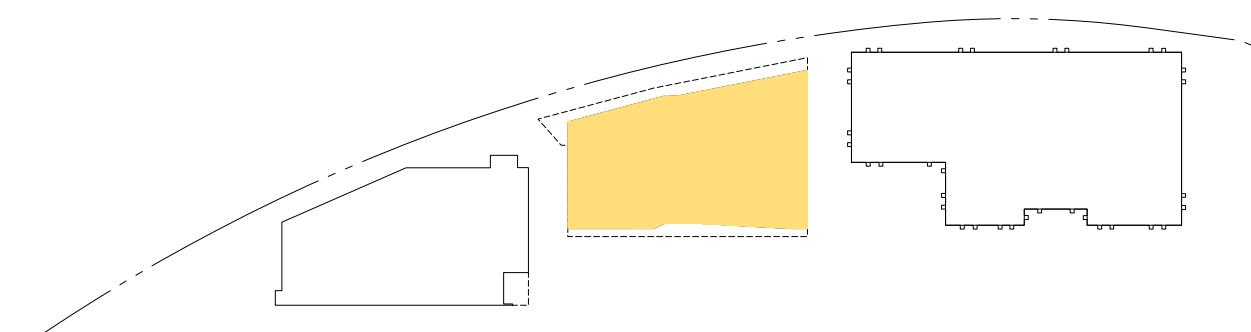
MOUNTAIN VIEW, CA

SAND HILL PROPERTY COMPANY

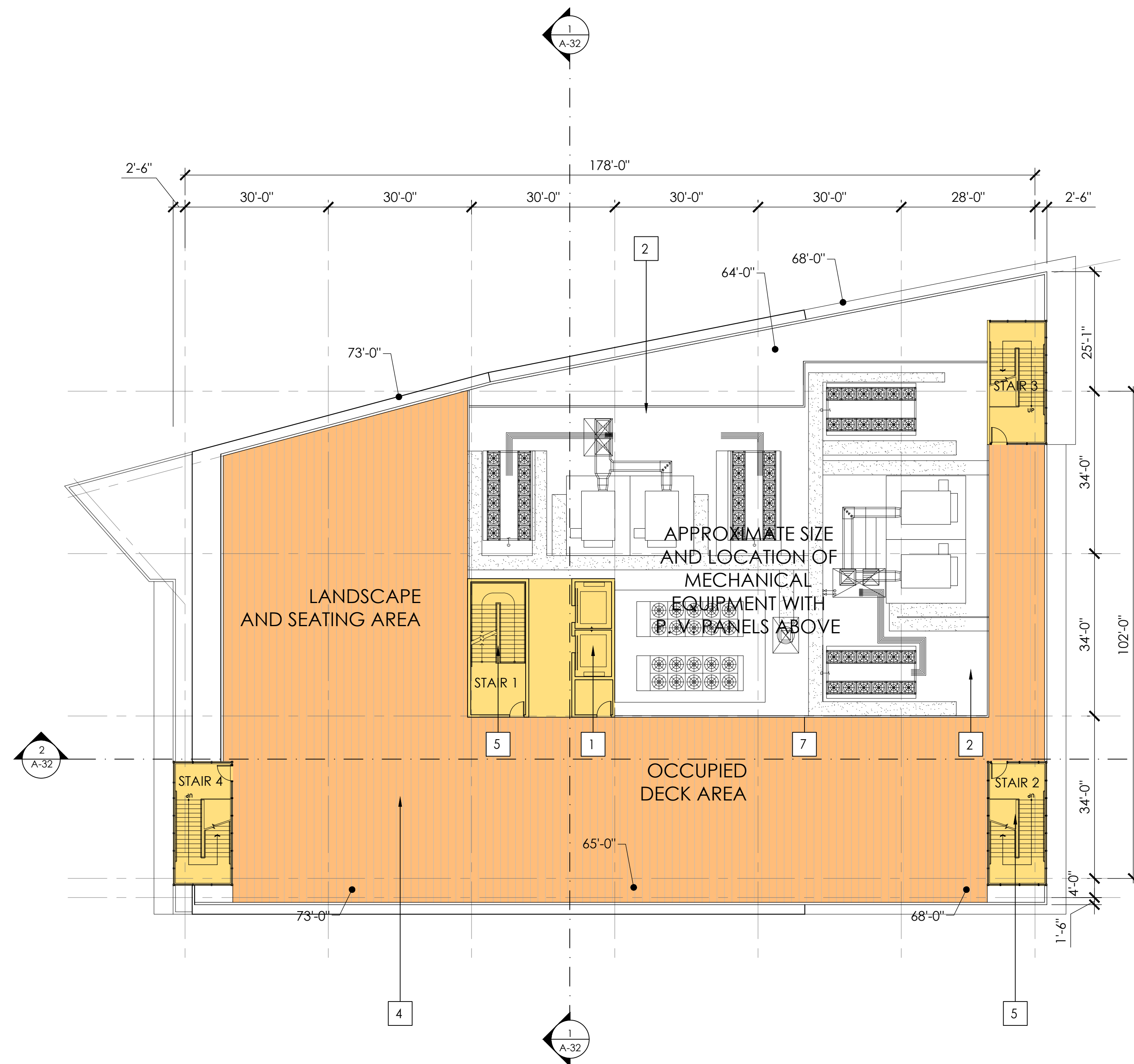
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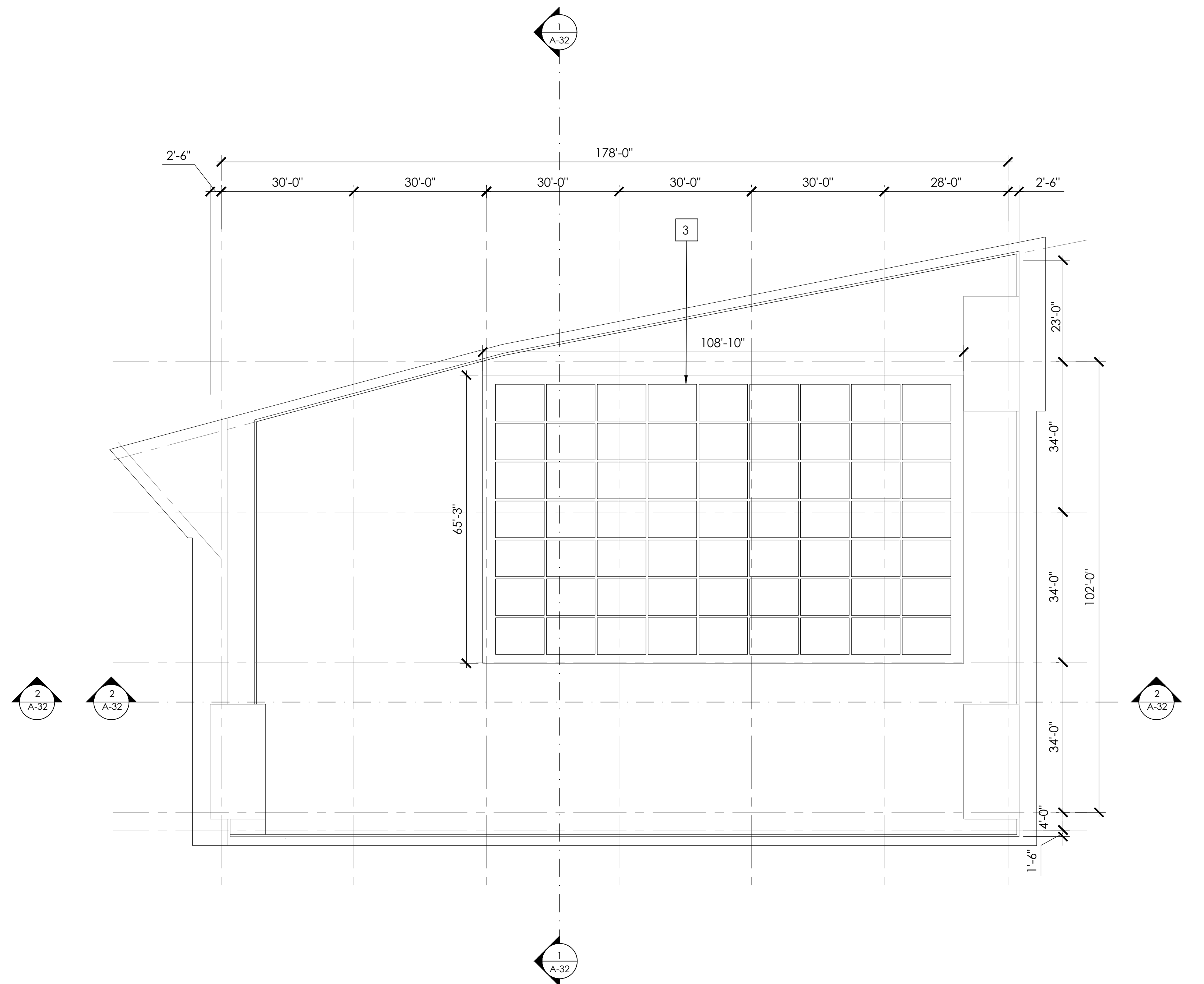
PROPOSED BUILDING 2  
FLOOR PLANS



A-21



1 ROOF PLAN  
BUILDING AREA : 1,870 SF  
OCCUPIED DECK AREA : 10,070 SF



2 PV FLOOR PLAN

KEYNOTES:

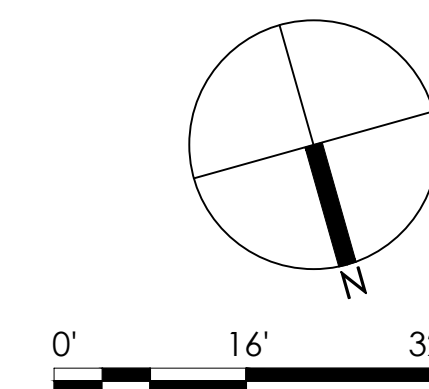
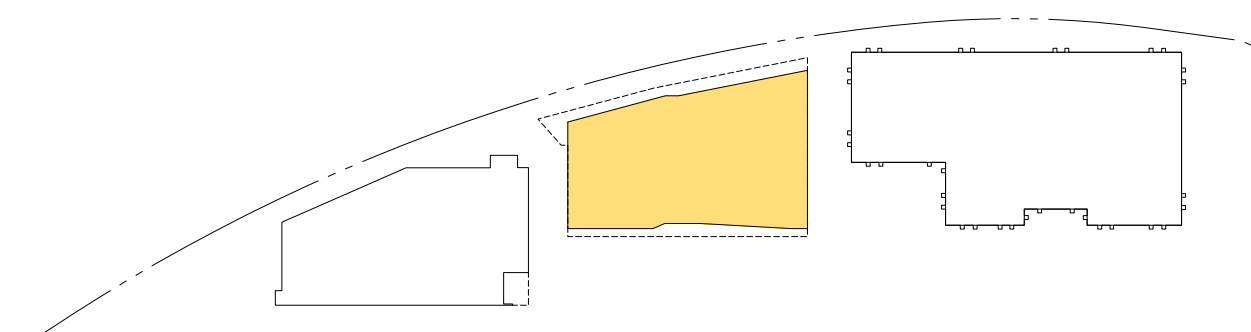
|                      |                               |
|----------------------|-------------------------------|
| 1 ELEVATORS          | 6 DECK BELOW                  |
| 2 SINGLE PLY ROOFING | 7 MECHANICAL EQUIPMENT SCREEN |
| 3 PV PANEL           | 8 COLUMN                      |
| 4 OCCUPIED DECK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

# 189 NORTH BERNARDO AVENUE

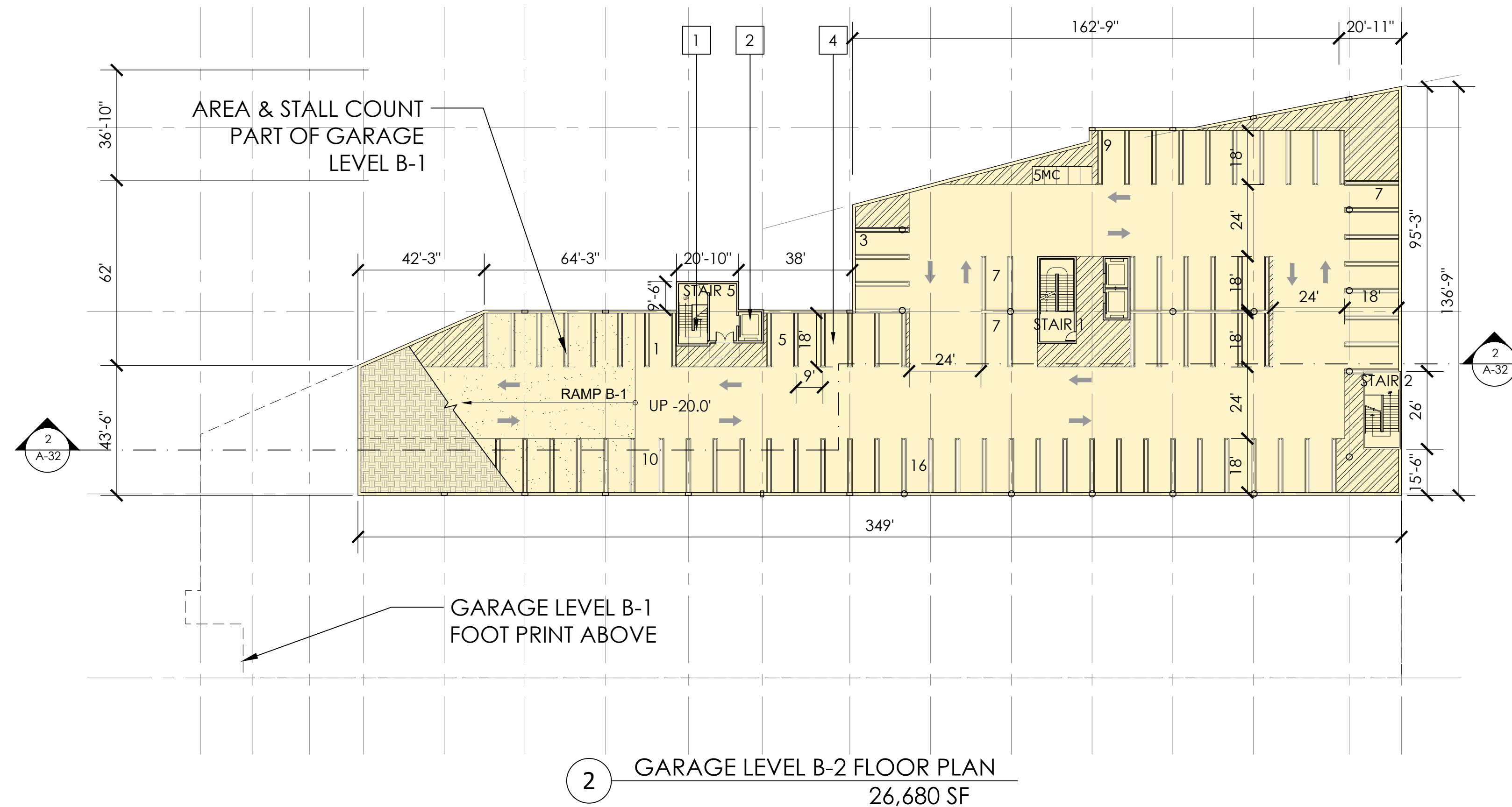
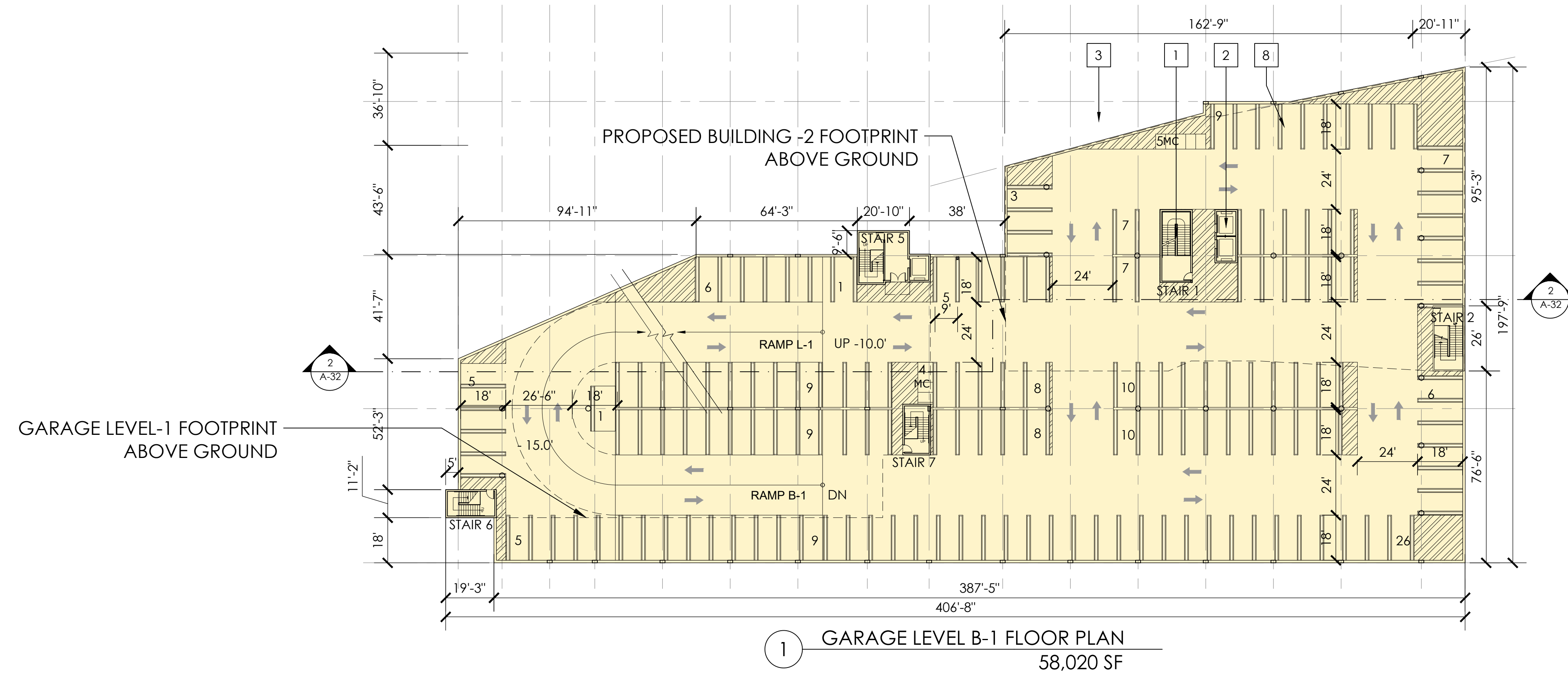
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PROPOSED BUILDING 2  
ROOF PLAN



A-22



#### 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 METAL VERTICAL FIN
- 12 UNITIZED CURTAIN WALL SYSTEM
- 13 CANOPY

#### 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   | 34 STALLS  |
| GARAGE LEVEL 2   | 37 STALLS  |
| GARAGE LEVEL 3   | 40 STALLS  |
| GARAGE LEVEL 4   | 40 STALLS  |
| GARAGE LEVEL B-1 | 151 STALLS |
| GARAGE LEVEL B-2 | 65 STALLS  |

**TOTAL 367 STALLS**

|                    |           |
|--------------------|-----------|
| ACCESSIBLE PARKING | 3 STALLS  |
| EV CHARGING        | 36 STALLS |

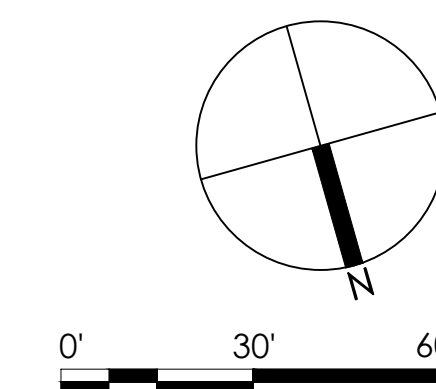
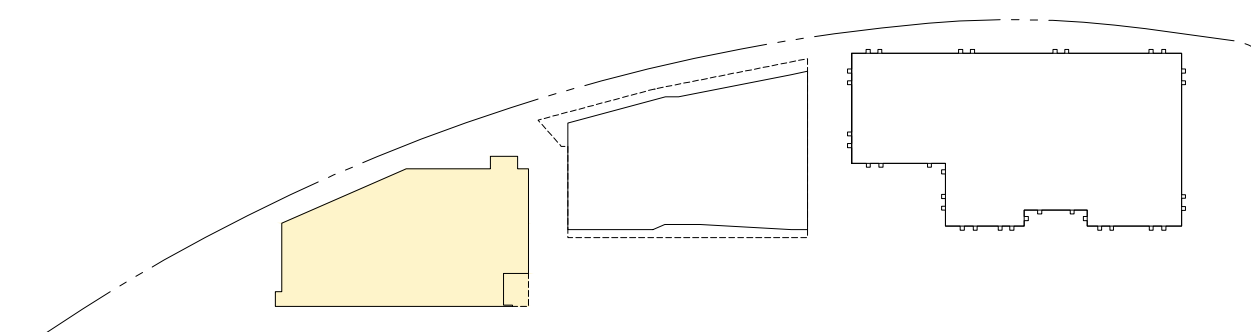
NOTE: REFER SHEET A-12 FOR PARKING TABULATION

# 189 NORTH BERNARDO AVENUE

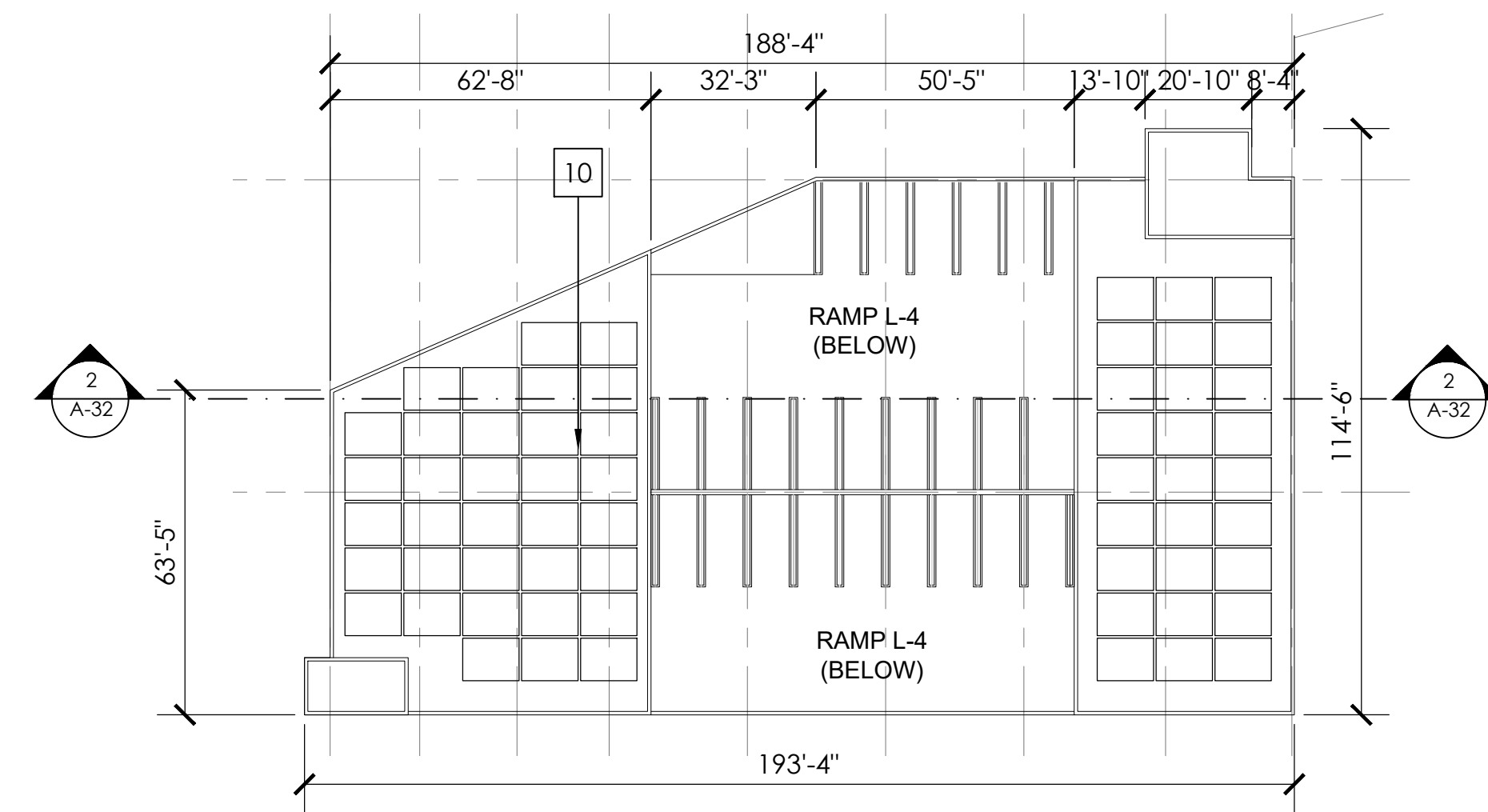
MOUNTAIN VIEW, CA  
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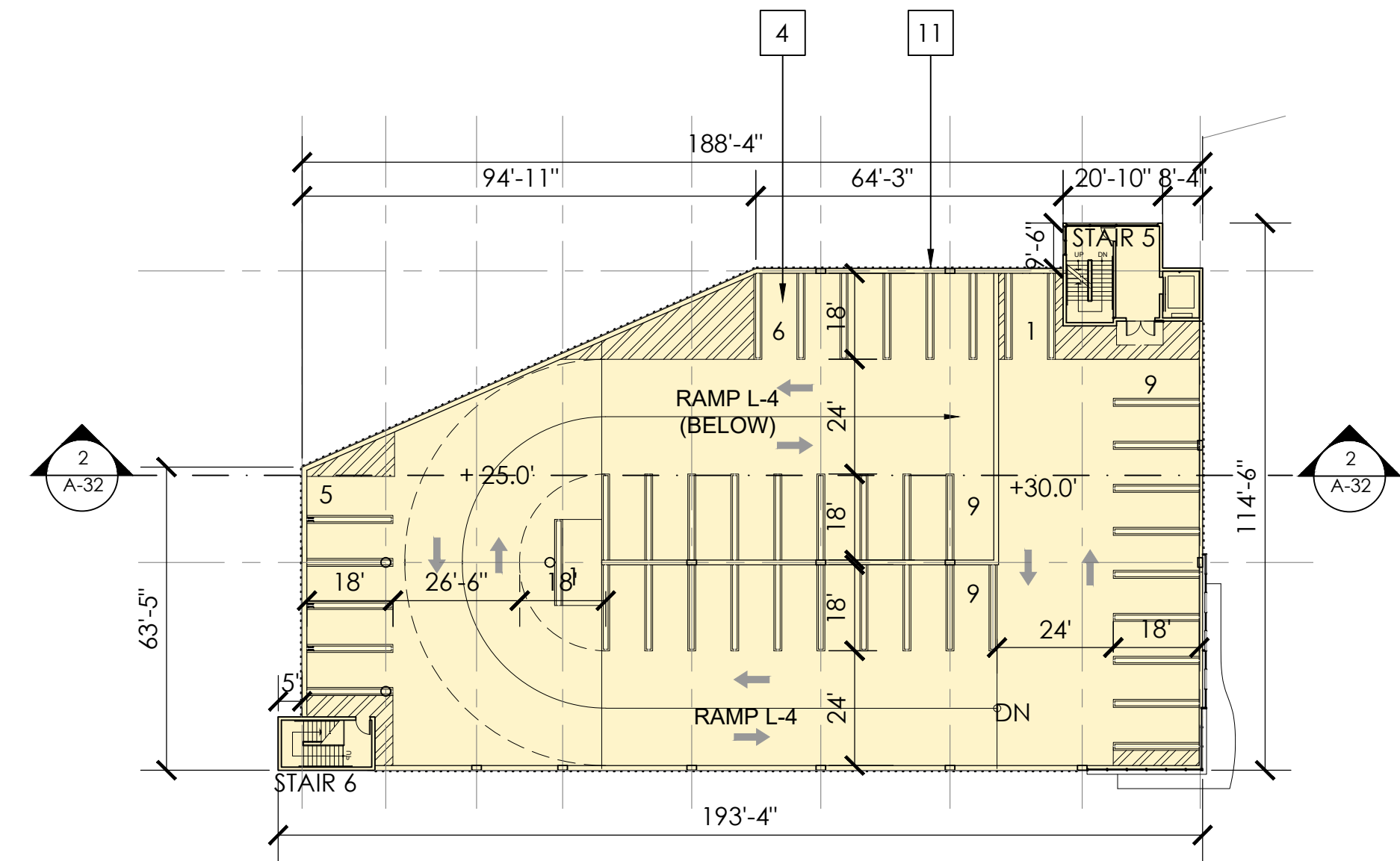
## PROPOSED PARKING GARAGE FLOOR PLANS



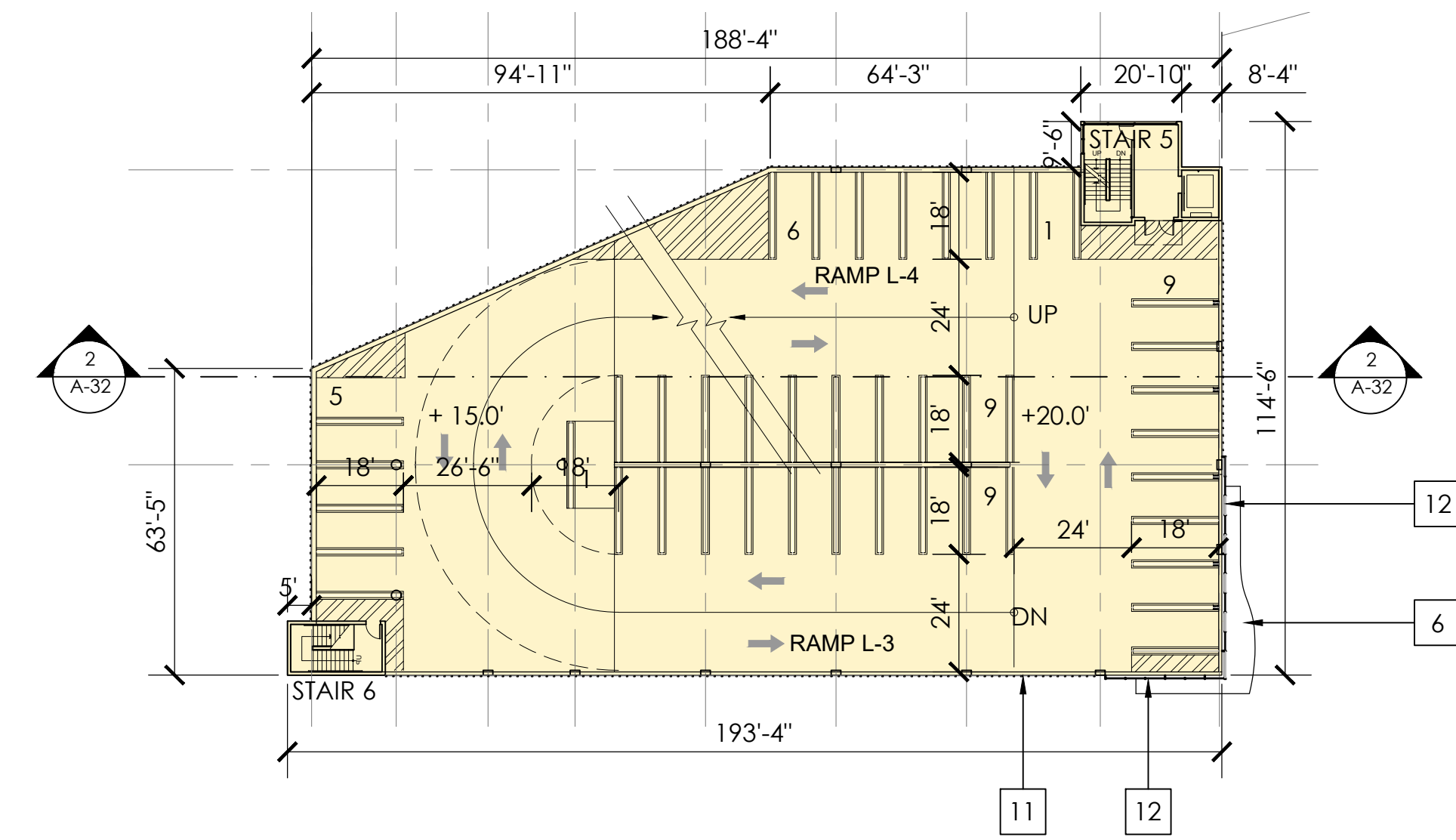
# A-23



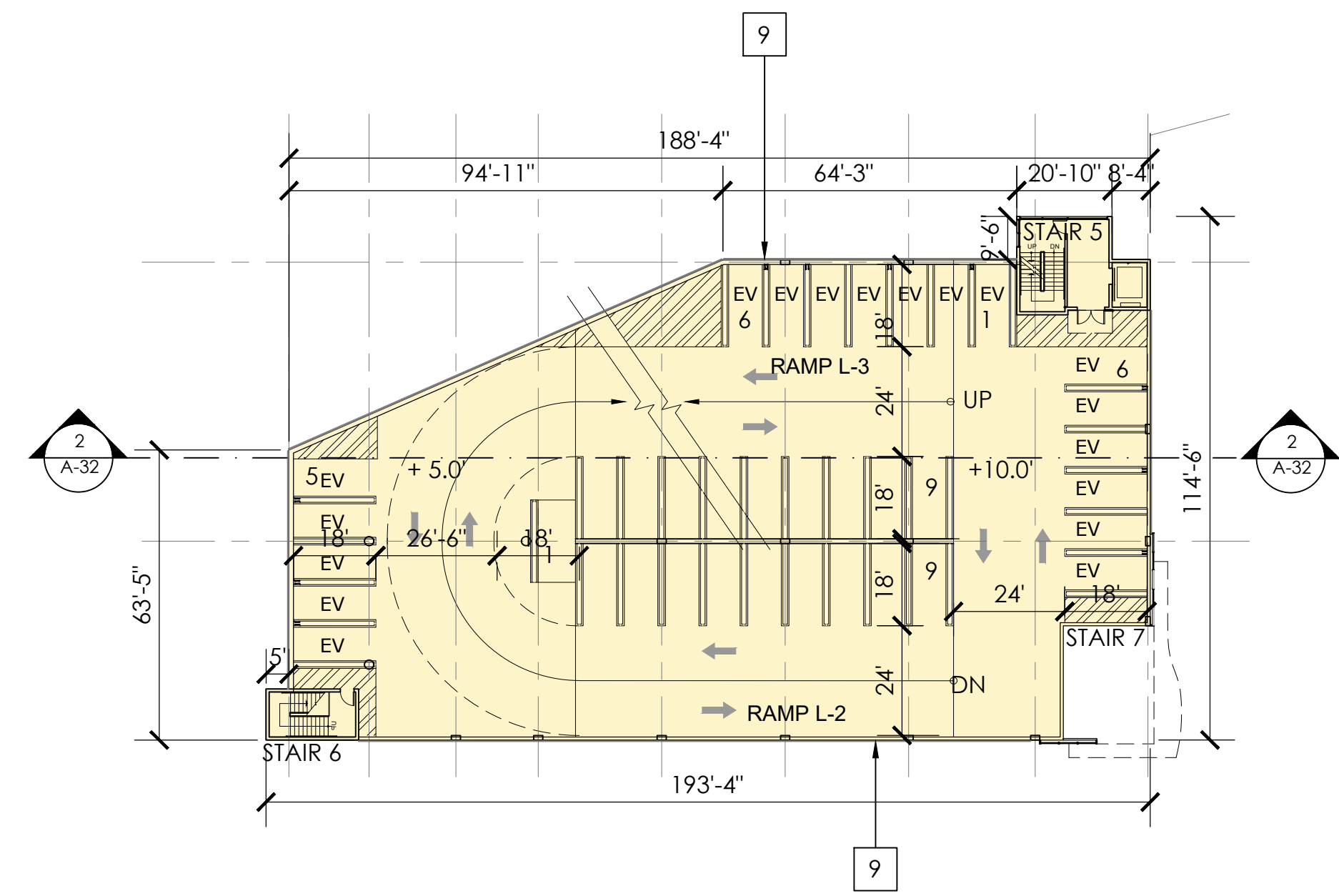
5 GARAGE PV PANEL FLOOR PLAN



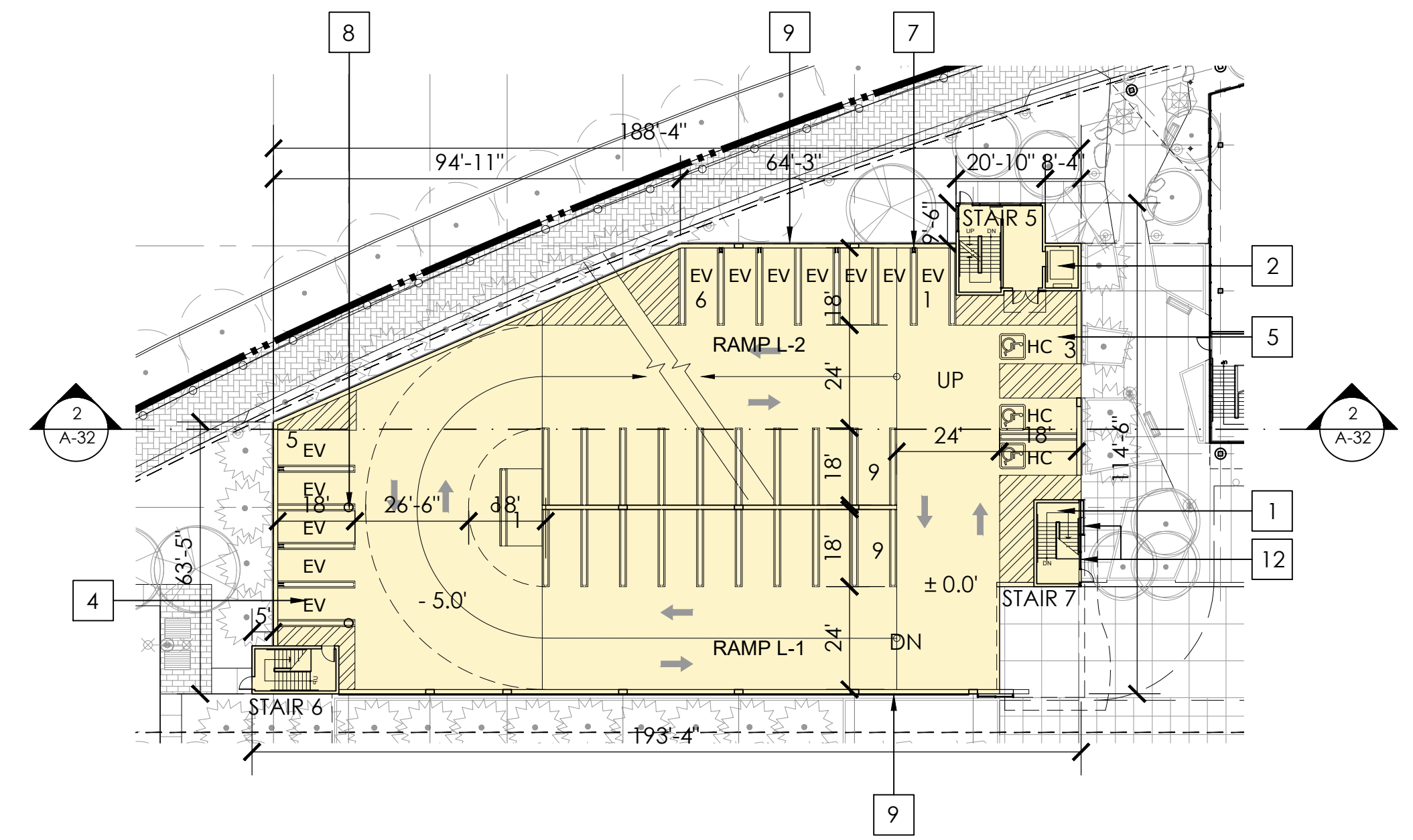
4 GARAGE LEVEL 4 FLOOR PLAN  
18,060 SF



3 GARAGE LEVEL 3 FLOOR PLANS  
18,060 SF



2 GARAGE LEVEL 2 FLOOR PLAN  
17,580 SF



1 GARAGE LEVEL 1 FLOOR PLAN  
17,580 SF

KEYNOTES:

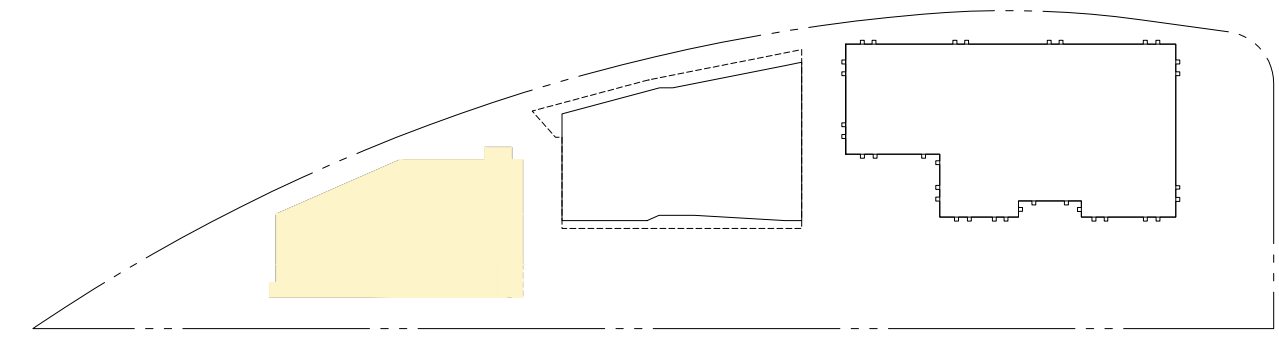
- 1 STAIR
- 2 ELEVATORS
- 3 PERIMETER WALL
- 4 STANDARD PARKING STALL
- 5 ACCESSIBLE STALL
- 6 CANOPY
- 7 EV CHARGER (DUAL)
- 8 STRUCTURAL COLUMN
- 9 TENSILE MESH FACADE SCREEN
- 10 PV PANEL
- 11 METAL VERTICAL FIN
- 12 UNITIZED CURTAIN WALL SYSTEM

LEGEND

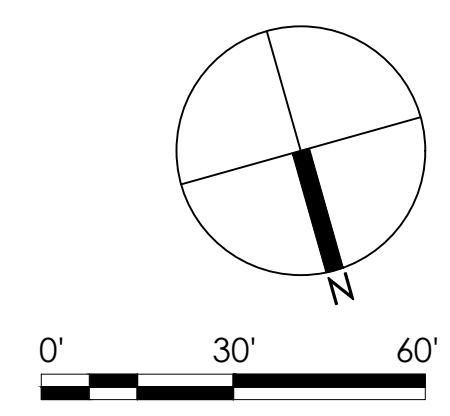
- HC - ACCESSIBLE STALLS
- HCV - ACCESSIBLE VAN STALLS
- EV - ELECTRIC VEHICLE CHARGING STALLS
- LS - LOADING SPACES
- CS - CAR SHARE SPACES
- MC - MOTORCYCLE SPACES

# 189 NORTH BERNARDO AVENUE

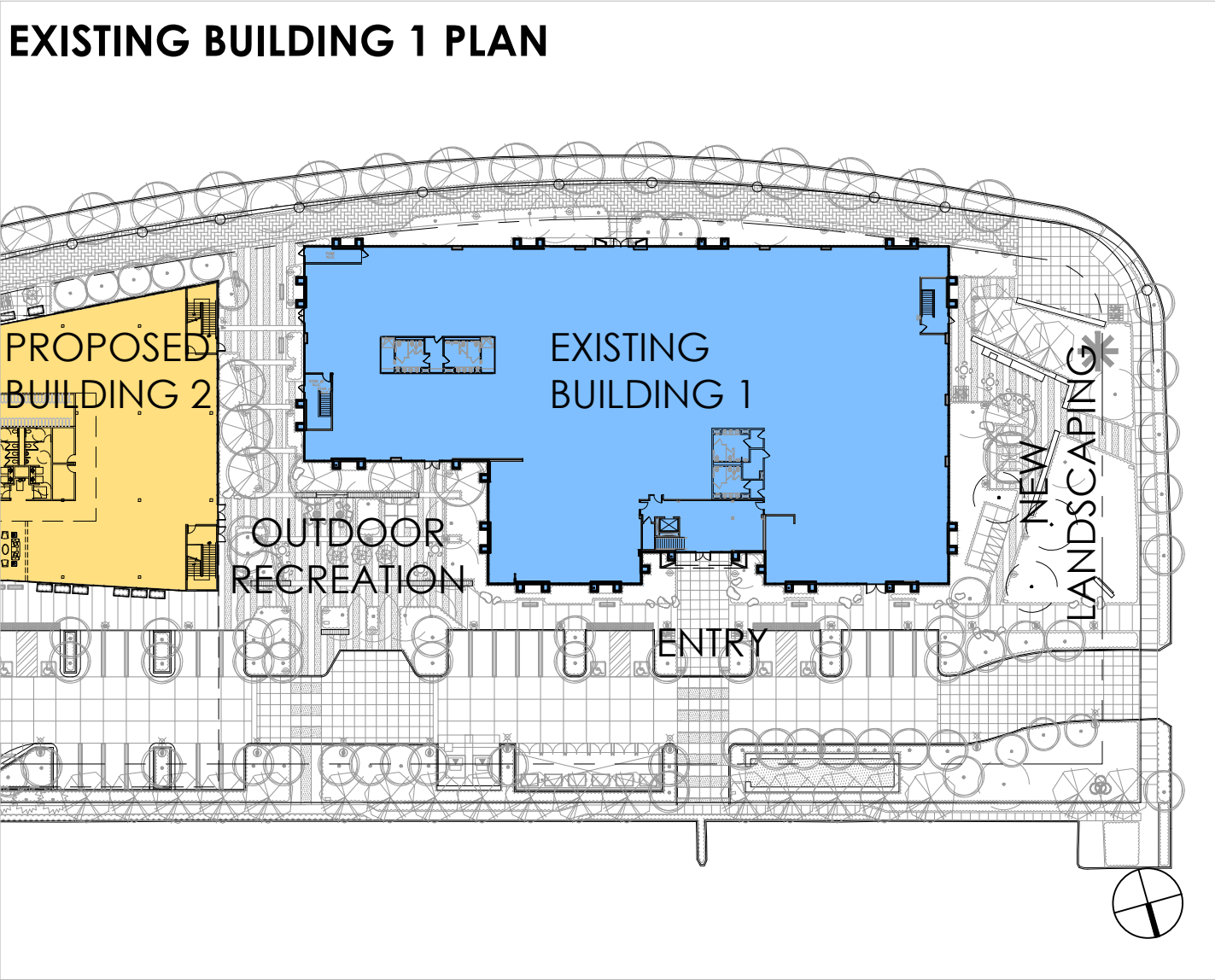
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SAND HILL PROPERTY COMPANY  
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## PROPOSED PARKING GARAGE FLOOR PLANS

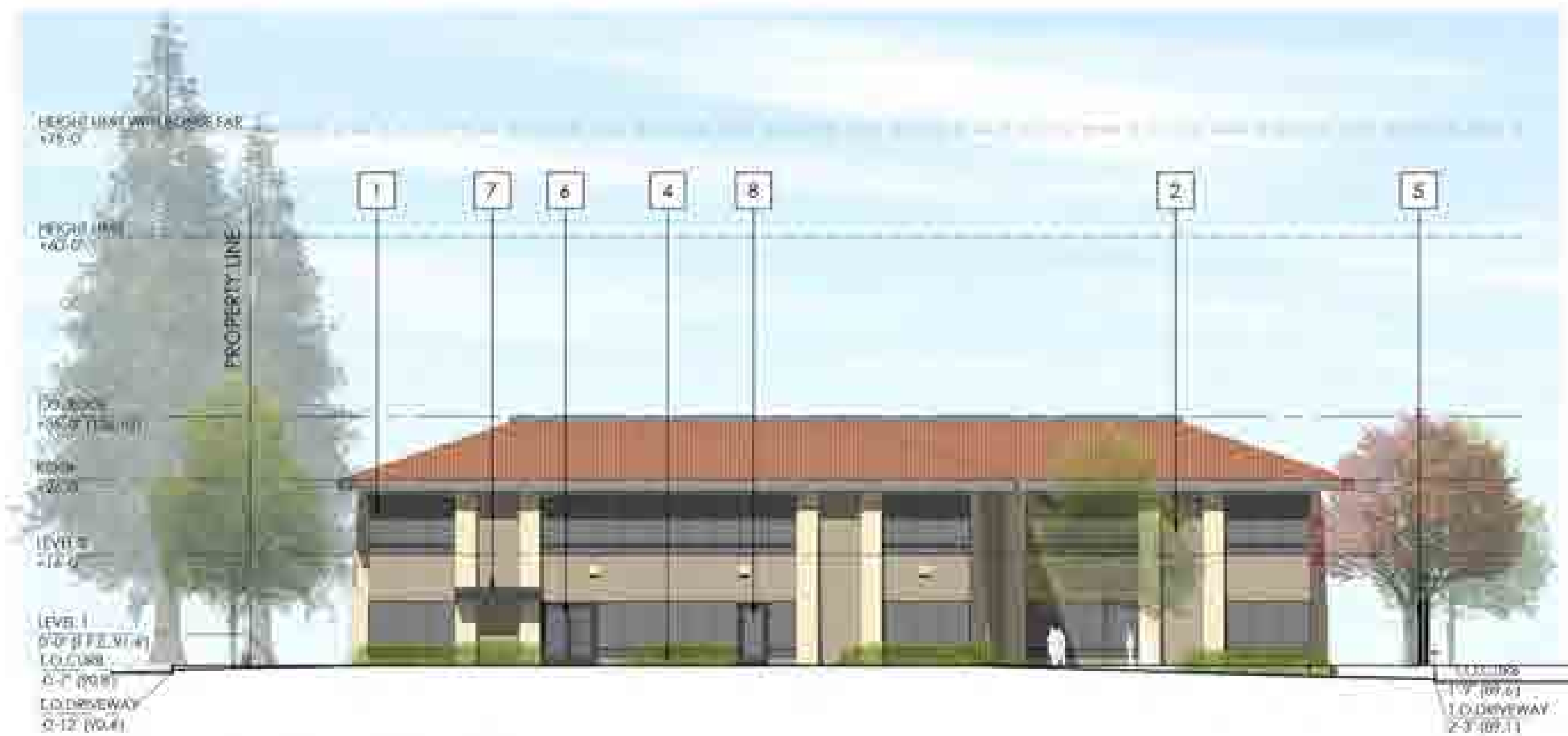


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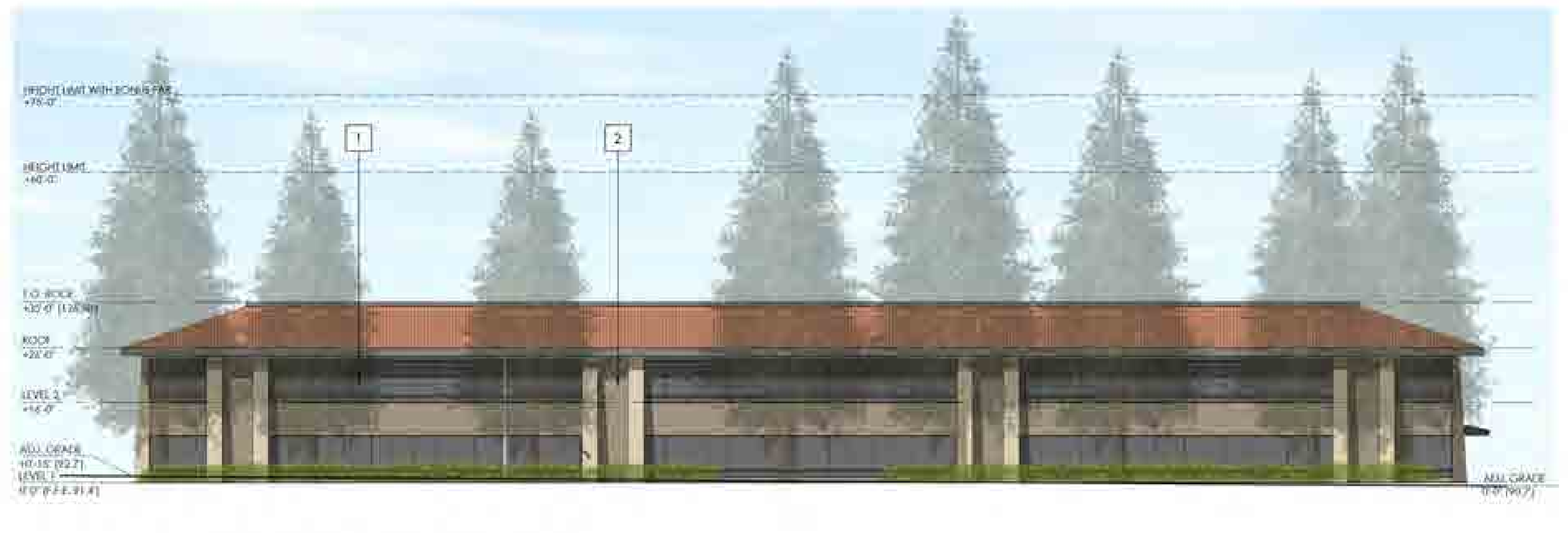
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SAND HILL PROPERTY COMPANY  
KENNETH RODRIGUES & PARTNERS, INC.

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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 DOUBLE DOOR         |               |

# 189 NORTH BERNARDO AVENUE

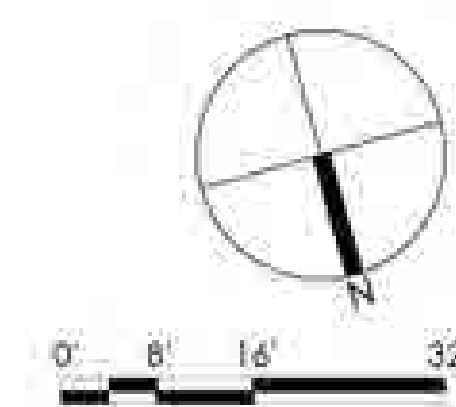
MOUNTAIN VIEW, CA

SAND HILL PROPERTY COMPANY

KENNETH RODRIGUES & PARTNERS, INC.

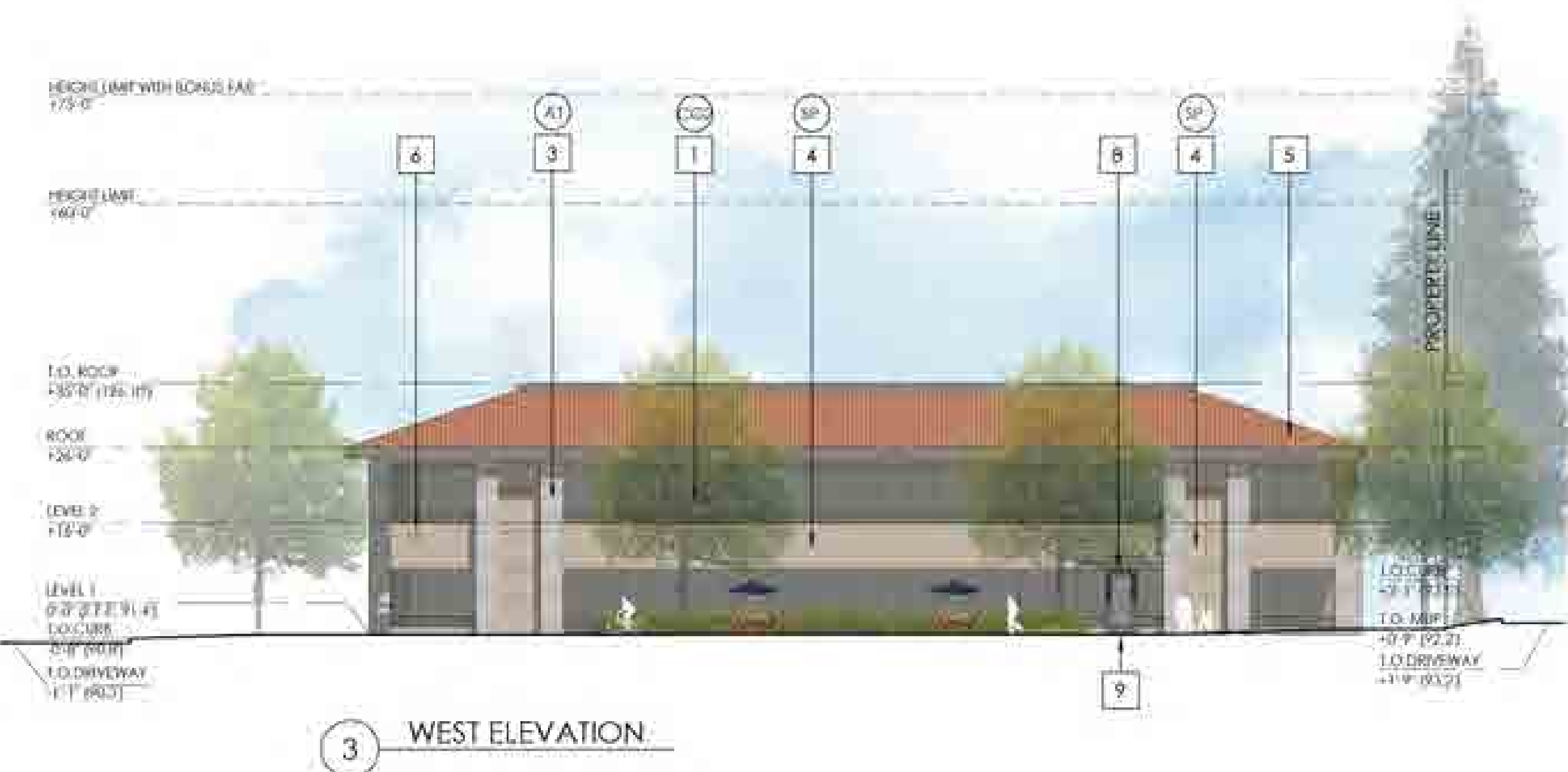


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EXISTING BUILDING 1  
ELEVATIONS

A-26



#### KEYNOTES:

|                                        |                |                        |                         |                                              |
|----------------------------------------|----------------|------------------------|-------------------------|----------------------------------------------|
| 1 EXISTING GRAY GLASS                  | 4 STUCCO PAINT | 7 NEW CANOPY           | 10 EXISTING DOUBLE DOOR | 13 PROPOSED POLE LIGHTS, SEE LANDSCAPE PLANS |
| 2 NEW CORTAIN WALL DOUBLE HEIGHT GLASS | 5 TILE ROOFING | 8 EXISTING AWNING      | 11 NEW DOUBLE DOOR      | 14 ROLL-UP LIGHTS, SEE LANDSCAPE PLANS       |
| 3 WOOD CLADDING                        | 6 NEW SIGNAGE  | 9 EXISTING SINGLE DOOR | 12 EXISTING WALL LIGHTS | 15 ALUMINUM METAL PANEL CLADDING             |

#### MATERIAL AND COLOR SCHEDULE:

|                                                                                     |                                                                          |                                                                                                                                                     |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| CG CLEAR GLASS - WALTERS & WOLF GLASS, HI 1099                                      | A1 ALUMINUM CLADDING - ALUCOBOND, METAL PANEL, COLOR: CLEAR ANODIZED     | SP STUCCO PAINT - DUNN EDWARDS DE6122, DRY CREEK                                                                                                    |
| CG2 CLEAR GLASS - WALTERS & WOLF GLASS, COLOR: GRAY                                 | A2 ALUMINUM CLADDING - ALUCOBOND, METAL PANEL, COLOR: DARK GRAY ANODIZED | C CANTILEVERED CANOPY - MASSA ARCHITECTURAL CANOPIES - EVERDECK ALUMINUM SHADDE SYSTEM, METAL FINISH - TIGER DYEAC 38/15017, CHAMPAGNE 301 METALLIC |
| SG FROSTED SPANDREL GLASS - JERENKOWITZ, ENERGY ADVANTAGE LOWE - HEAT TREATED GLASS | WC WOOD CLADDING - GROLAM PANELS, VERTIGO 5010, COLOR: TEAK              |                                                                                                                                                     |

## 189 NORTH BERNARDO AVENUE

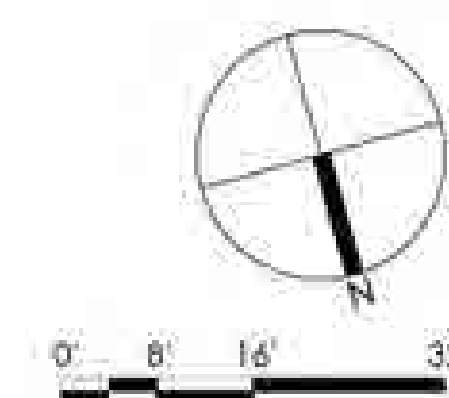
MOUNTAIN VIEW, CA

SAND HILL PROPERTY COMPANY

KENNETH RODRIGUES & PARTNERS, INC.



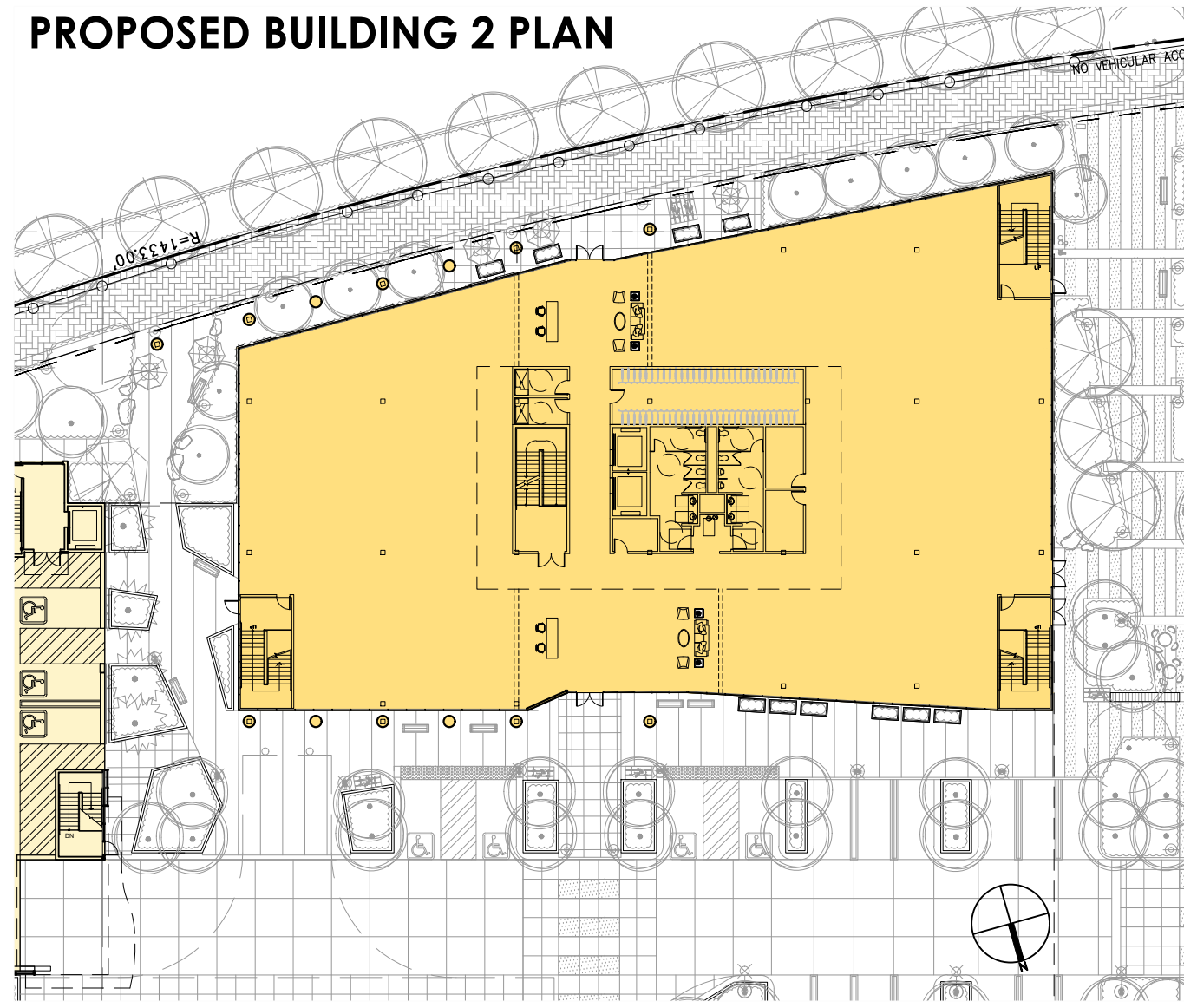
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PROPOSED BUILDING 1  
RENOVATION ELEVATIONS

A-27

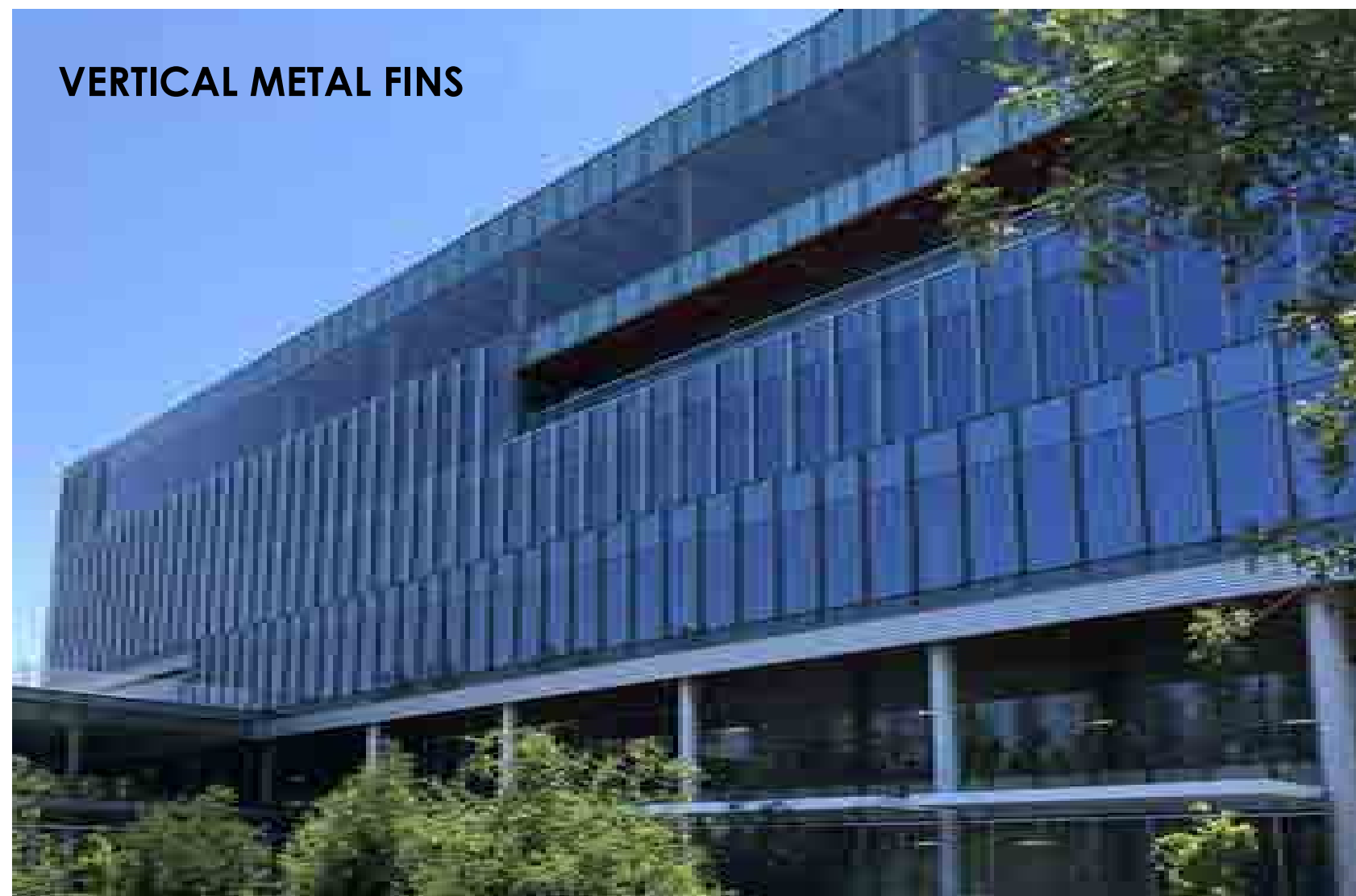
PROPOSED BUILDING 2 PLAN



PROPOSED BUILDING 2 RENDER



VERTICAL METAL FINs



FRITTED GLASS FACADE



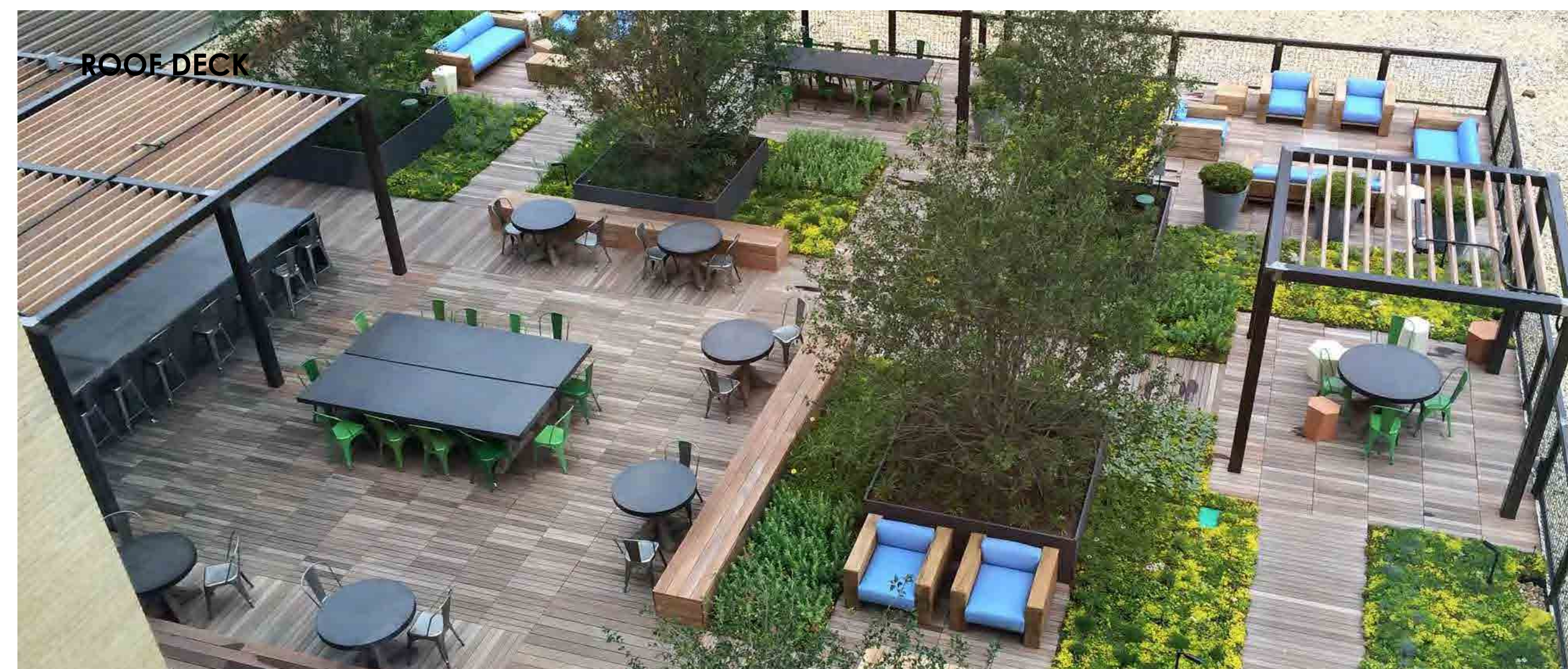
FRITTED GLASS AND VERTICAL FINs FACADE



ROOF DECK



ROOF DECK



CLEAR AND SPANDREL GLASS FACADE



# 189 NORTH BERNARDO AVENUE

MOUNTAIN VIEW, CA

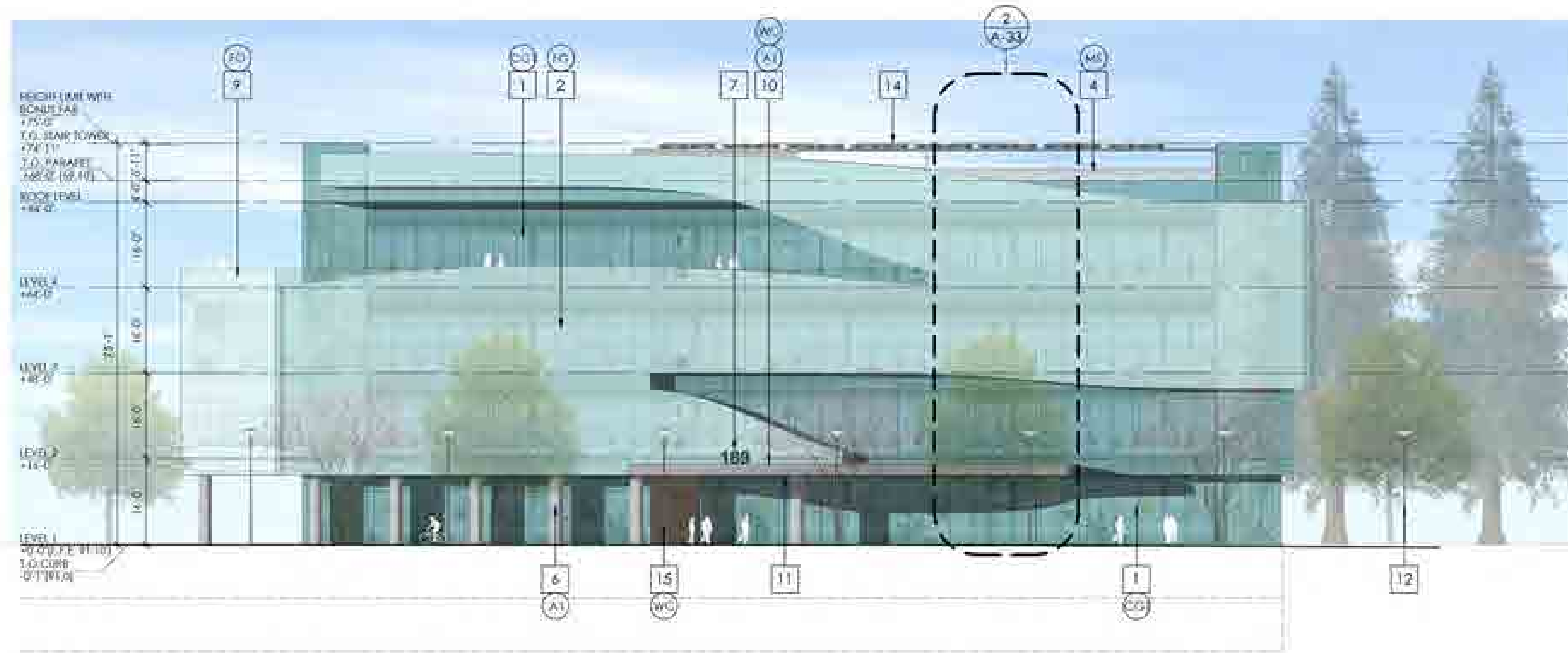
SAND HILL PROPERTY COMPANY

KENNETH RODRIGUES & PARTNERS, INC.

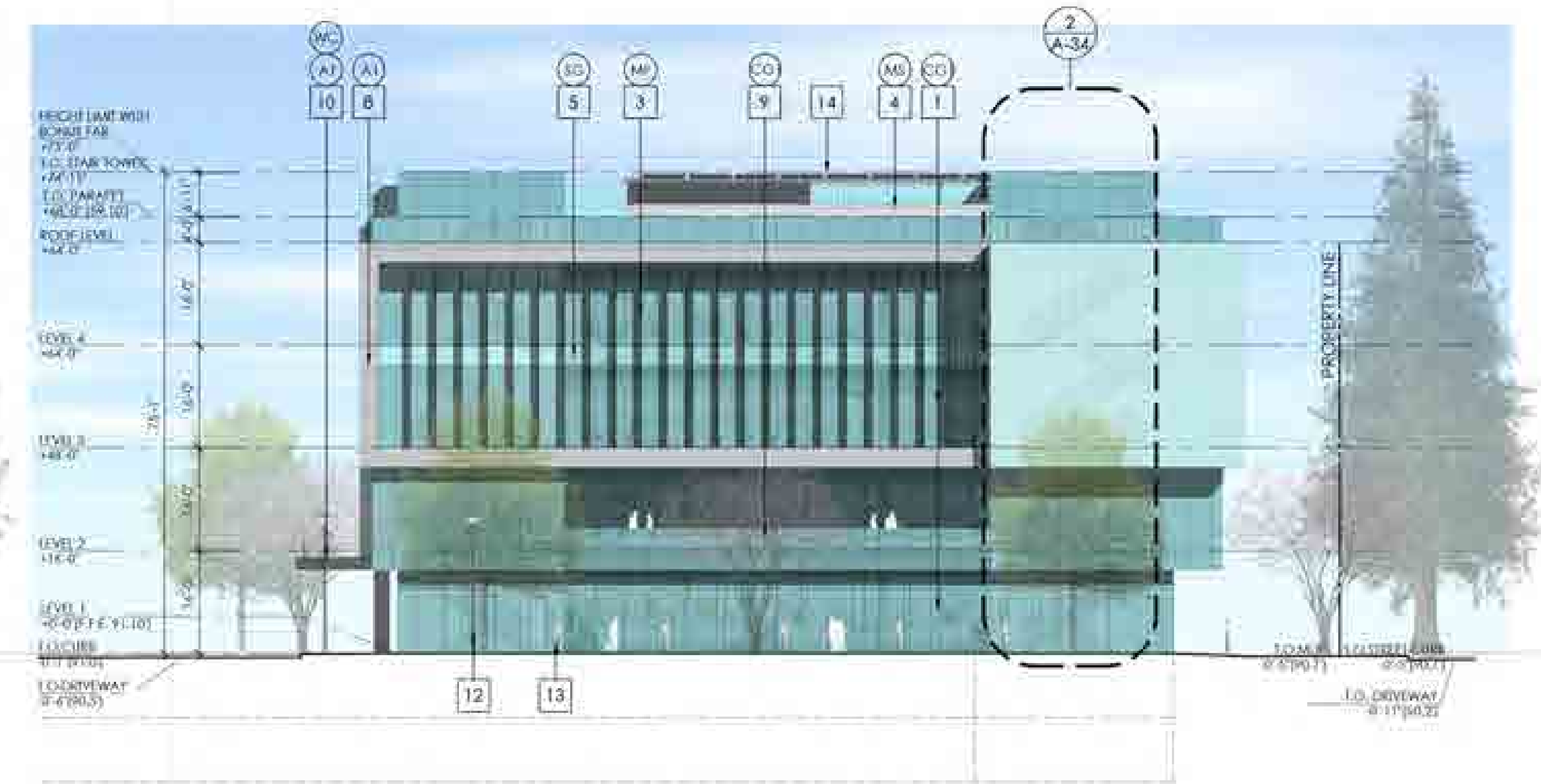
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DESIGN IMAGERY  
PROPOSED BUILDING 2

A-28



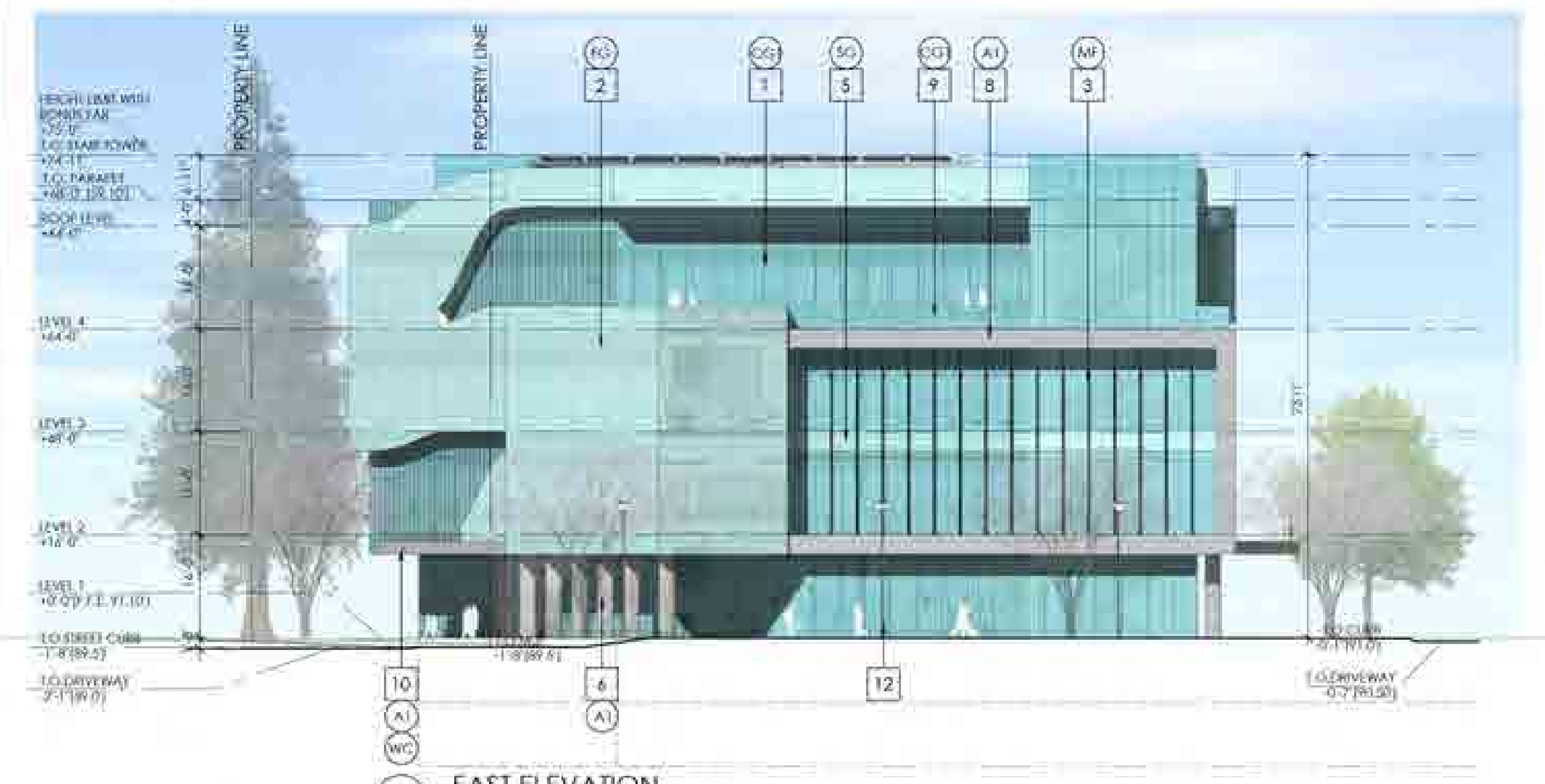
1 NORTH ELEVATION



3 WEST ELEVATION



2 SOUTH ELEVATION/ CENTRAL EXPWY ELEVATION



4 EAST ELEVATION

#### KEYNOTES:

- |                                       |                             |                                          |                                                        |                                      |
|---------------------------------------|-----------------------------|------------------------------------------|--------------------------------------------------------|--------------------------------------|
| 1 CURTAIN WALL SYSTEM - CLEAR GLASS   | 4 COVERED METAL ROOF SCREEN | 7 SIGNAGE                                | 10 ALUMINUM METAL PANEL CANOPY WITH WOOD SORI CLADDING | 13 ROLL-UP LIGHT-SEE LANDSCAPE PLANS |
| 2 CURTAIN WALL SYSTEM - FRITTED GLASS | 5 FRITTED SPANDREL GLASS    | 8 ALUMINUM METAL PANEL CLADDING          | 11 RECESSED DOWN LIGHTING                              | 14 ROOF PV PANELS                    |
| 3 METAL VERTICAL FINS                 | 6 METAL CLAD COLUMNS        | 9 DECK WITH CLEAR / FRITTED GLASS SYSTEM | 12 PEDESTRIAN STREET LIGHT-SEE LANDSCAPE PLANS         | 15 GEOLAM WALL AND SORI PANEL        |

#### MATERIAL AND COLOR SCHEDULE:

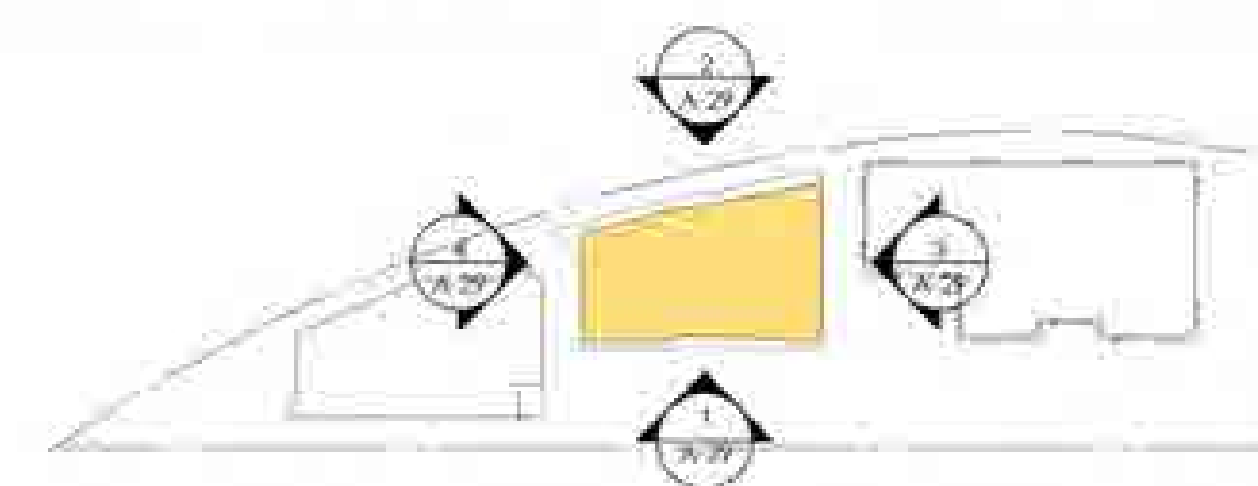
- |                                                                                                 |                                                                           |
|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| CG GUARDIAN BIRD 1ST UV STRIKE COATING, SH-8 (H-4) PAIRED WITH GUARDIAN SUN GUARD LOW-E COATING | WC WOOD CLADDING - GEOLAM PANELS, VERTIGO 5010, COLOR: JEAN               |
| SC FROSTED SPANDREL GLASS - GUARDIAN GLASS GUARDIAN DECO HT. COLOR: WARM GRAY                   | WC ALUMINUM METAL PANEL                                                   |
| FG FRITTED GLASS, BENTHEM GLASS, LINEAR PATTERN FRITTED RAINSCREEN GLASS                        | WC ALUMINUM CLADDING - ALUCORON METAL PANEL, COLOR: CLEAR ANODIZED        |
|                                                                                                 | WC LOUVERED METAL ROOF SCREEN, CASCADE ROOFTOP SCREENS, COLOR: SLATE GRAY |

## 189 NORTH BERNARDO AVENUE

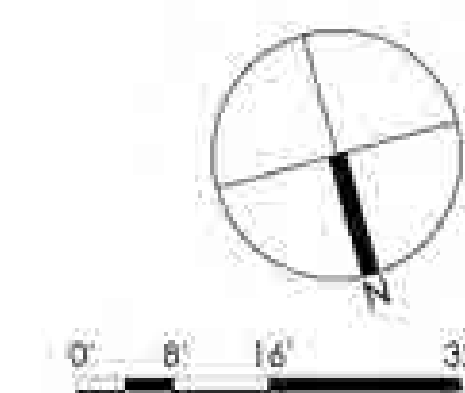
MOUNTAIN VIEW, CA

SAND HILL PROPERTY COMPANY

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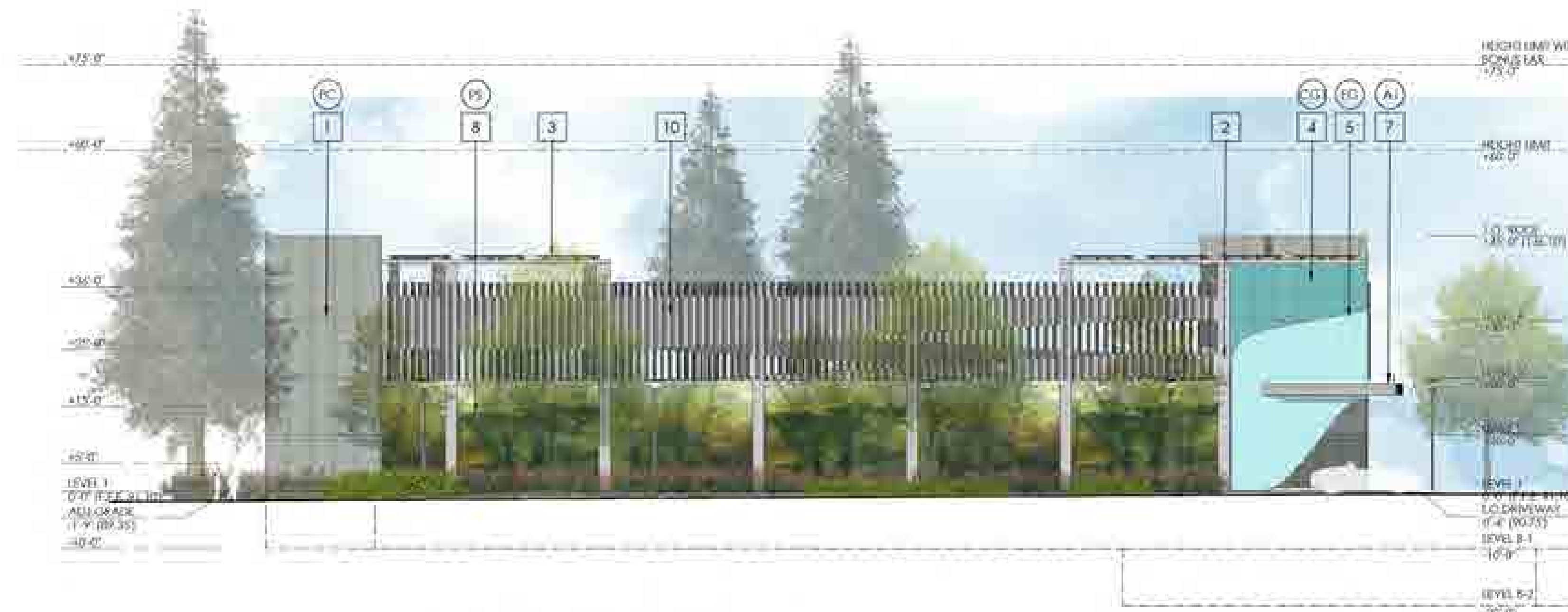


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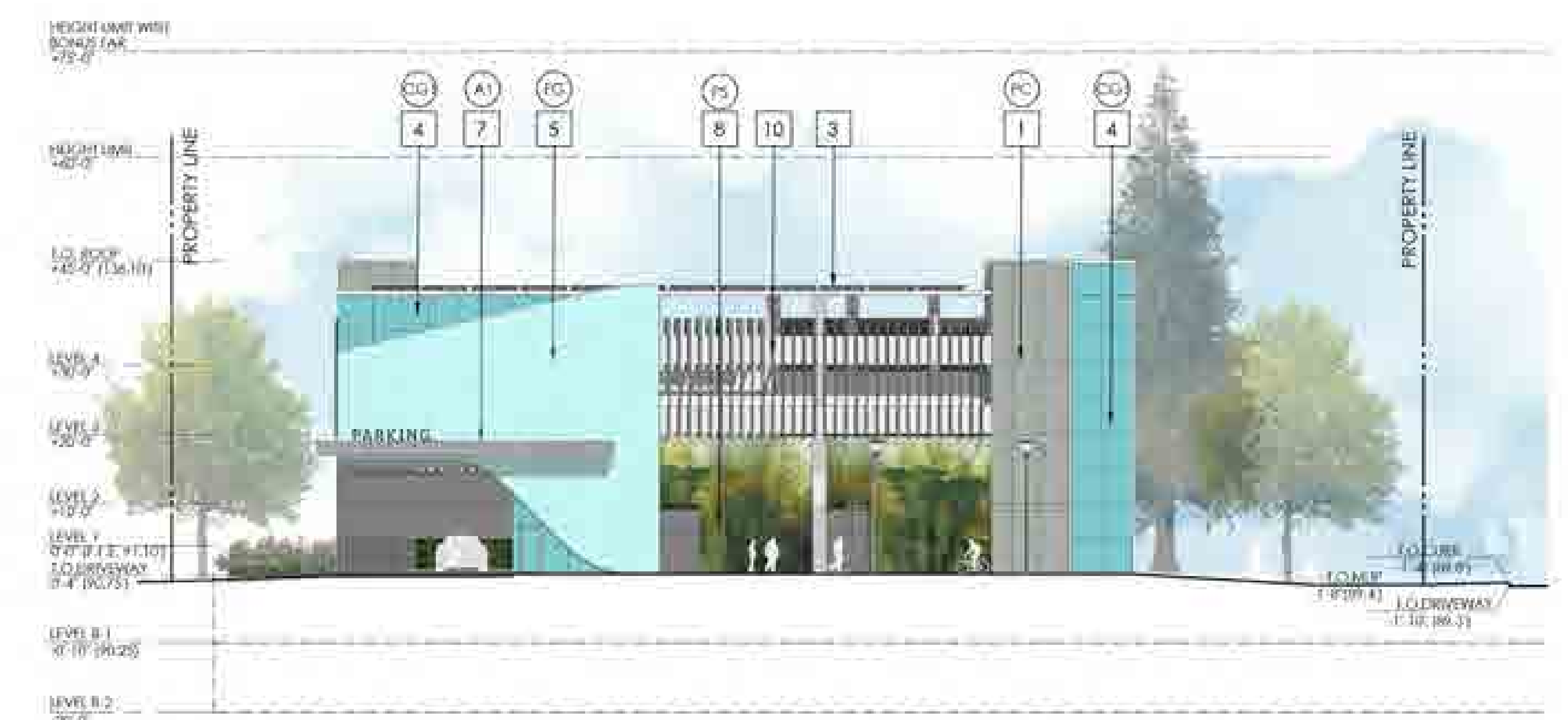


PROPOSED BUILDING 2  
ELEVATIONS

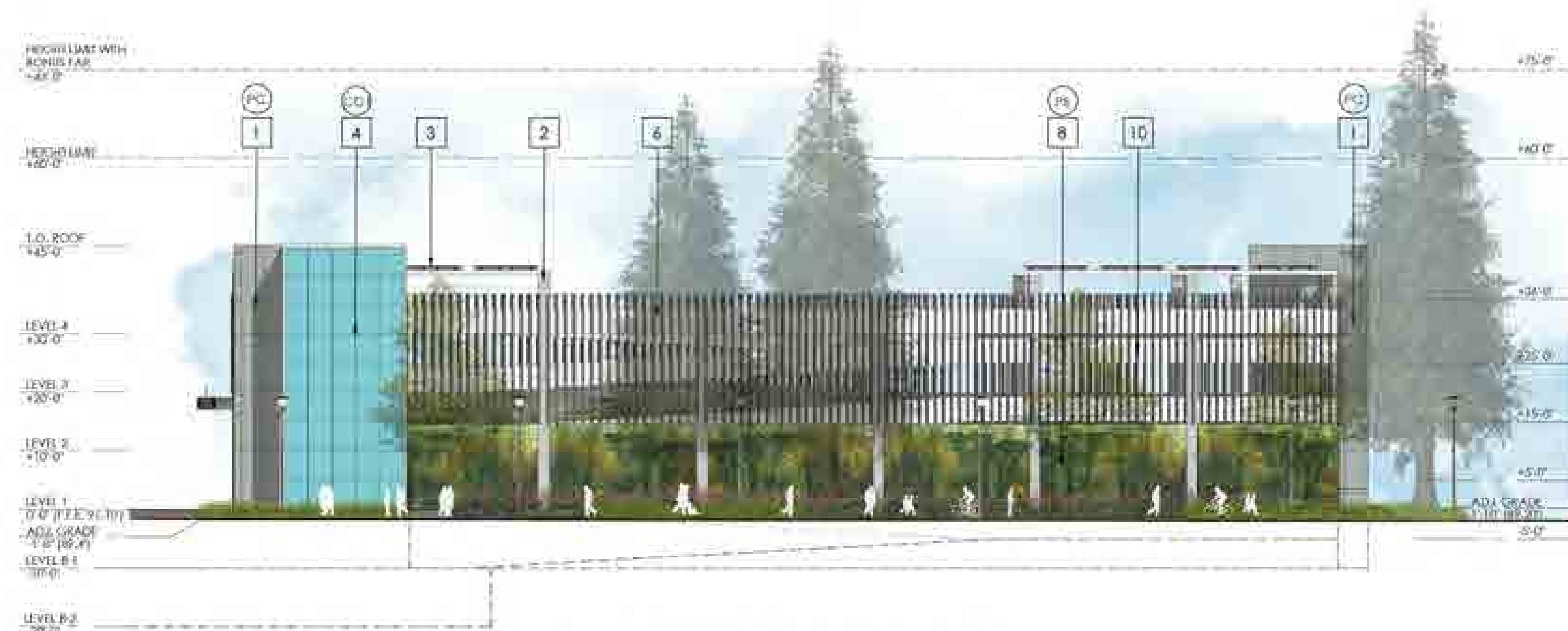
A-29



1 NORTH GARAGE ELEVATION



3 WEST GARAGE ELEVATION



2 SOUTH ELEVATION/ CENTRAL EXPWY ELEVATION



4 EAST ELEVATION

#### KEYNOTES:

- |                                     |                                       |                                              |
|-------------------------------------|---------------------------------------|----------------------------------------------|
| 1 PRECAST CONCRETE PANEL            | 5 CURTAIN WALL SYSTEM - FRITTED GLASS | 9 PEDESTRIAN POLE LIGHT, SEE LANDSCAPE PLANS |
| 2 CONCRETE COLUMN                   | 6 CONCRETE RAILING                    | 10 METAL VERTICAL FIN                        |
| 3 PV PANEL                          | 7 ALUMINUM METAL PANEL CANOPY         |                                              |
| 4 CURTAIN WALL SYSTEM - CLEAR GLASS | 8 MESH FACADE SCREEN                  |                                              |

#### MATERIAL AND COLOR SCHEDULE:

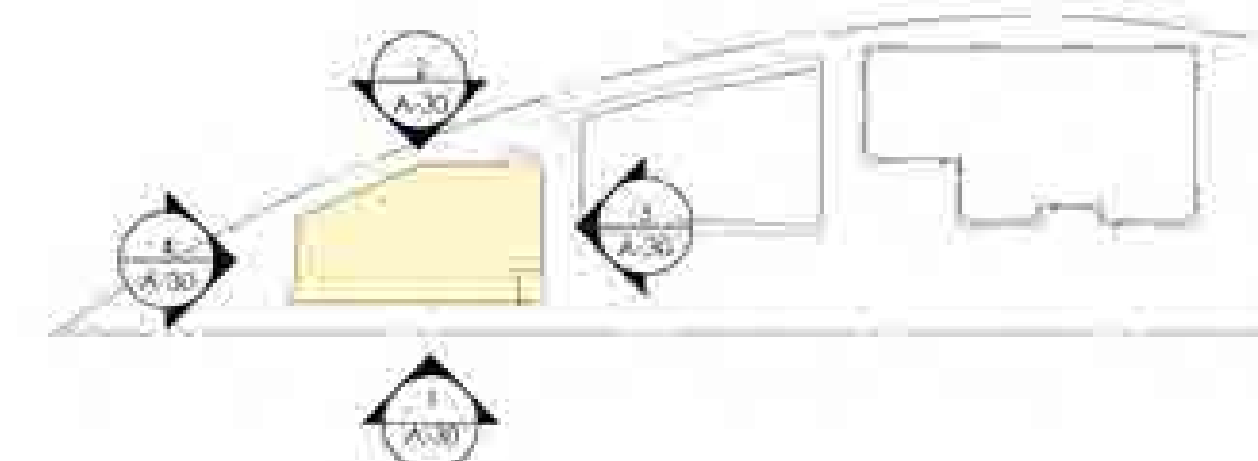
- |                                                                                                       |                                                                         |                                                       |
|-------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------|
| CG GUARDIAN BIRD-131 UV STRIPE COATING<br>SNAK (P4) PAIRED WITH GUARDIAN SUN-<br>GUARD LOW-E COATINGS | PS TENSILE MESH FACADE SCREEN,<br>STRUCTURFLEX                          | PC PRECAST CONCRETE PANEL,<br>PCI 122, COLOR BUFF/IAN |
| SG FROSTED SPANDREL GLASS - GUARDIAN GLASS<br>GUARDIAN DECO 111, COLOR: WARM GREY                     | MF ALUMINUM METAL FIN                                                   |                                                       |
| FG FRITTED GLASS - BENEFIRM GLASS, LINEAR<br>PATTERN FRITTED RAINSCREEN GLASS                         | AL ALUMINUM CLADDING - ALUCOBOND,<br>METAL PANEL, COLOR: CLEAR ANODIZED |                                                       |

## 189 NORTH BERNARDO AVENUE

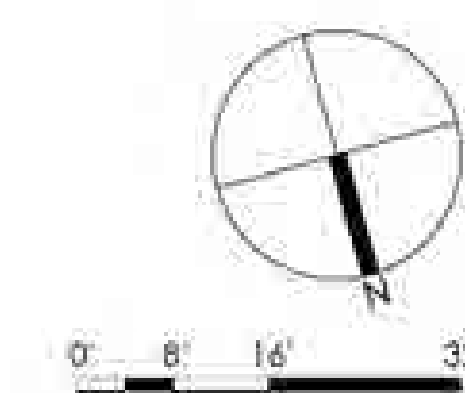
MOUNTAIN VIEW, CA

SAND HILL PROPERTY COMPANY

KENNETH RODRIGUES & PARTNERS, INC.



32.625 09.30.2022



PROPOSED PARKING  
GARAGE ELEVATIONS

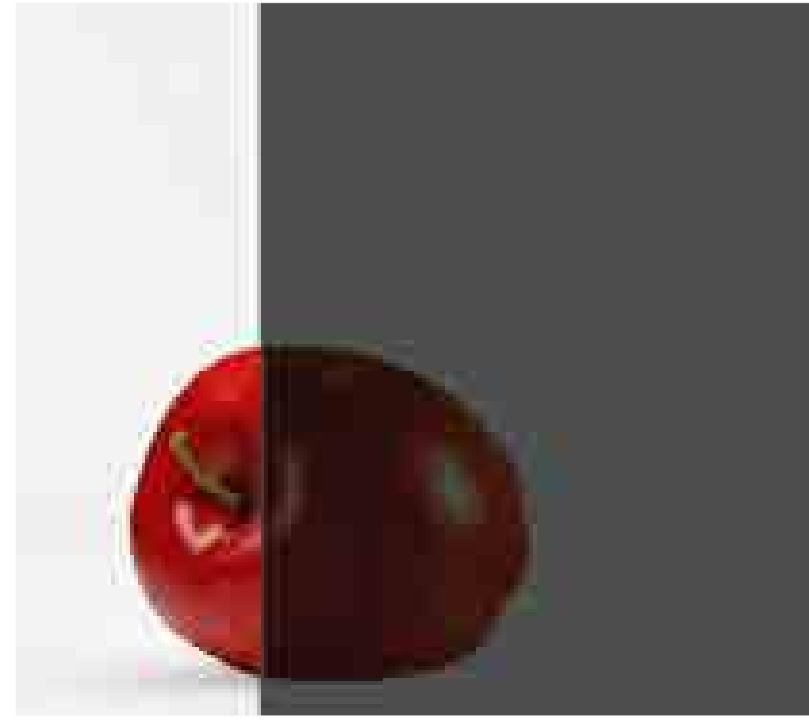
A-30



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



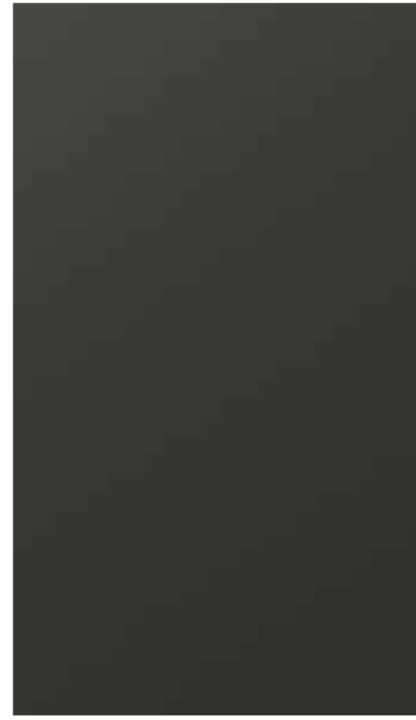
(CG1) CLEAR GLASS - GUARDIAN GLASS - GUARDIAN ULTRACLEAR LOW-IRON GLASS



(CG2) EXISTING CLEAR GRAY GLASS - GUARDIAN GLASS, GUARDIAN ULTRACLEAR LOW-IRON GLASS, COLOR: GRAY  
\*(THIS IS EXISTING GLASS MATERIAL TO REMAIN)



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



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



(SP) STUCCO PAINT, DUNN EDWARDS DE6122 DRY CREEK



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



(C) CANTILEVERED CANOPY - MASA ARCHITECTURAL CANOPIES - EXTRUDECK ALUMINUM SUNSHADE SYSTEM  
METAL FINISH - TIGER DYRLAC 38/91020 - ANODIZED SILVER

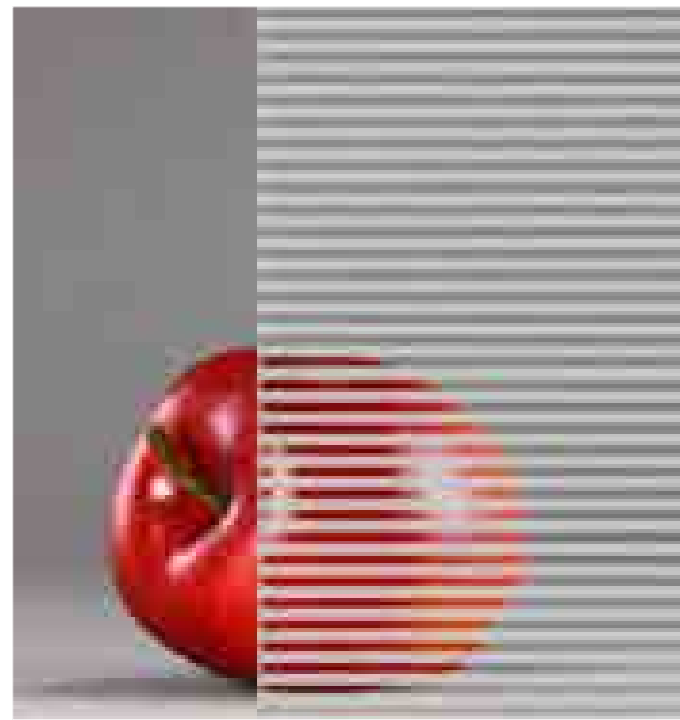
## 1 EXISTING BUILDING - MATERIALS AND COLORS



(CG) GUARDIAN BIRD1ST UV STRIPE COATING, SN68 (#4) PAIRED WITH GUARDIAN SUN GUARD LOW-E COATINGS



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



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



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



(MF) ALUMINUM METAL FINES @ PROPOSED OFFICE BUILDING



(MS) LOUVERED METAL ROOF SCREEN, CASCADE ROOFTOP SCREENS, COLOR: SLATE GRAY



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

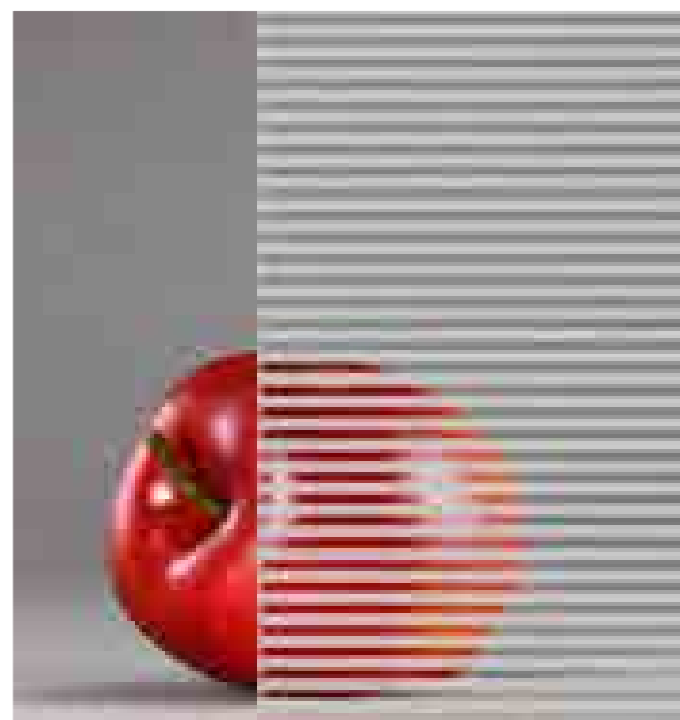
## 2 NEW OFFICE BUILDING - MATERIALS AND COLORS



(CG) GUARDIAN BIRD1ST UV STRIPE COATING, SN68 (#4) PAIRED WITH GUARDIAN SUN GUARD LOW-E COATINGS



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



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



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



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



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



(MF) ALUMINUM METAL FINES @ PARKING GARAGE

## 3 PARKING STRUCTURE - MATERIALS AND COLORS

# 189 NORTH BERNARDO AVENUE

MOUNTAIN VIEW, CA

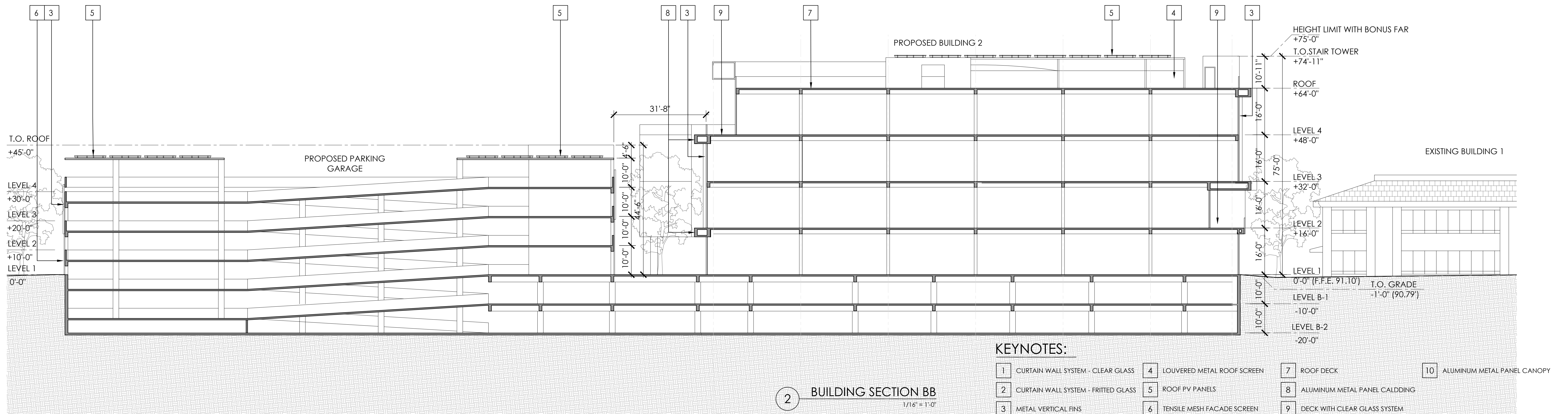
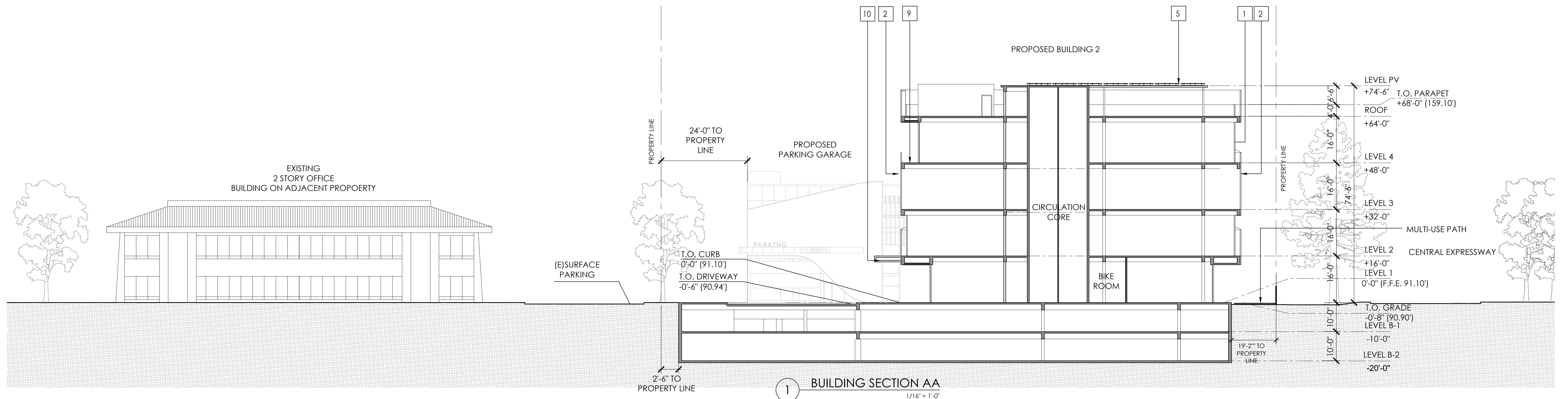
SAND HILL PROPERTY COMPANY

KENNETH RODRIGUES & PARTNERS, INC.

32.625 08.15.2022

MATERIALS AND FINISHES

A-31

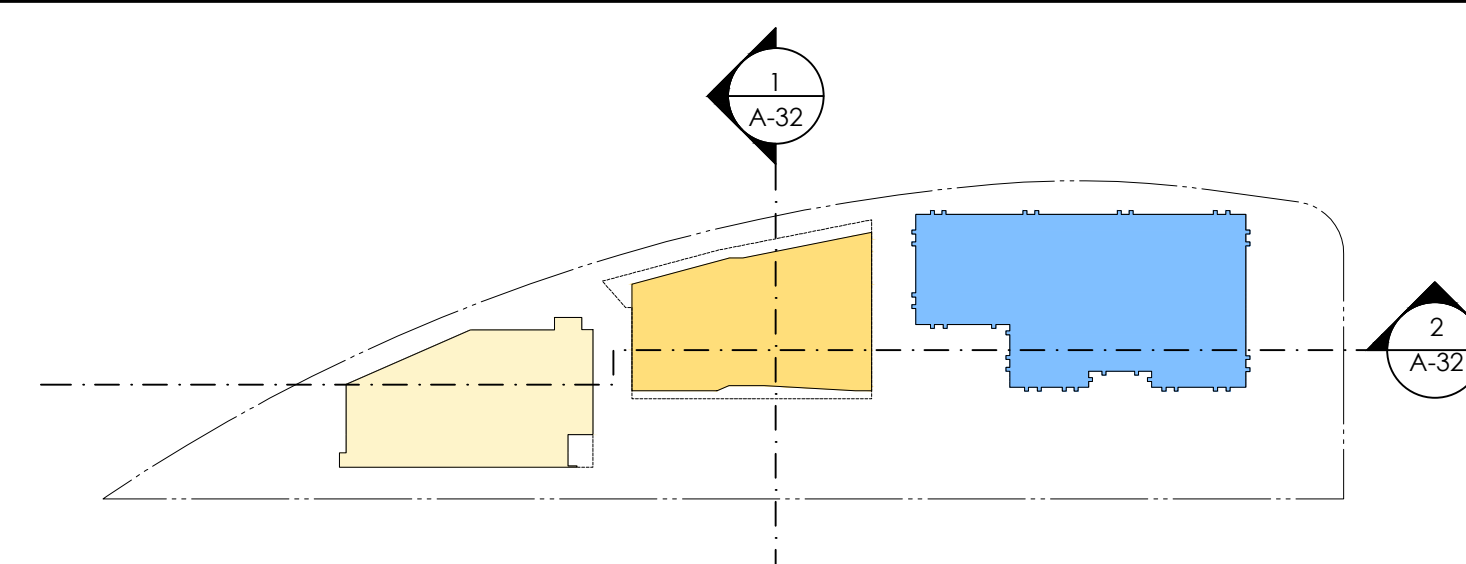


# 189 NORTH BERNARDO AVENUE

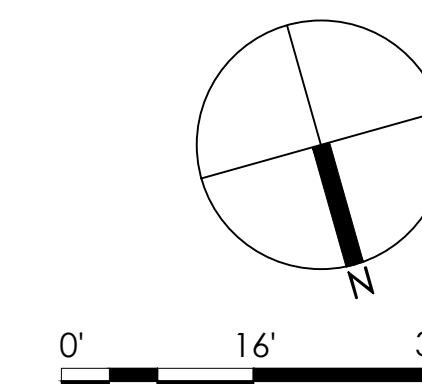
MOUNTAIN VIEW, CA

SAND HILL PROPERTY COMPANY

KENNETH RODRIGUES & PARTNERS, INC.



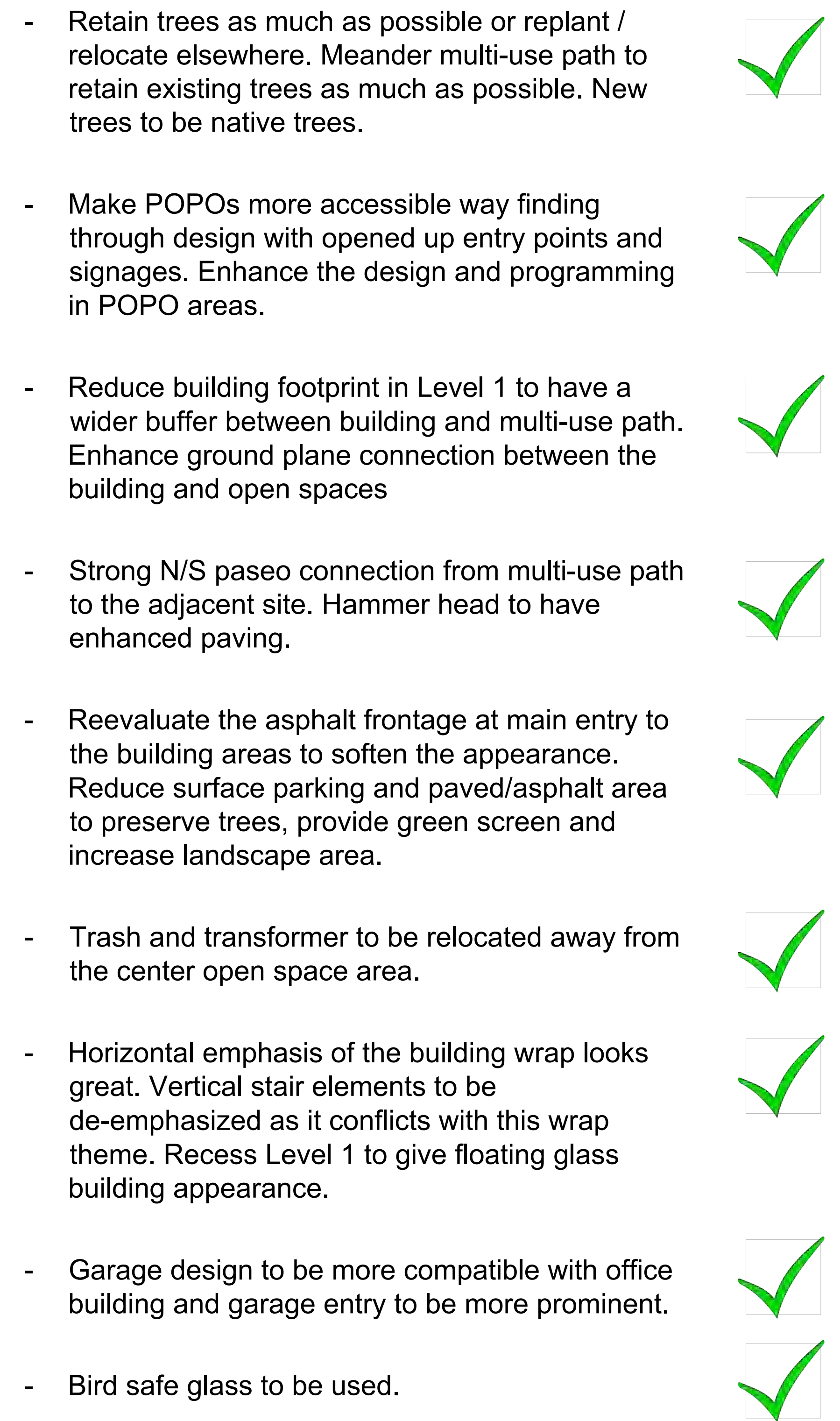
32.625 09.30.2022



SITE SECTION

A-32

## PROPOSED REDESIGN

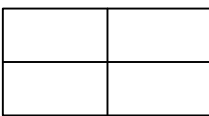


MOUNTAIN VIEW, CA  
SAND HILL PROPERTY COMPANY  
KENNETH RODRIGUES & PARTNERS, INC.

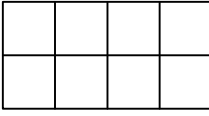
## DESIGN GOALS AND CITY COMMENTS CHECKLIST

COLOR AND FINISH SCHEDULE

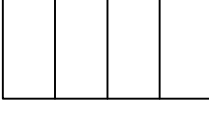
**PEDESTRIAN / VEHICULAR CONCRETE PAVING**  
\*All colors by Davis Colors, 800.356.4848, www.daviscolors.com



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

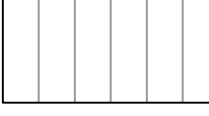


Type 2 (Vehicular Drive Aisle) Color: Padre Brown (61078).



Type 3 (Promenade, Pedestrian and Vehicular) Color: Alternating bands of Dune (6058) and Autumn Gold (5844). Sweep perpendicular to path of travel.

**PEDESTRIAN ACCENT PAVING**  
By: Acker–Stone, www.ackerstone.com; (T) 800.253.2353.

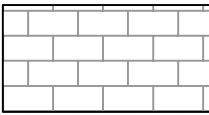


Type 1: Aqua–Via II Permeable Paver, Size: 8–3/4"x8–3/4", 8cm thick, Color: Terra Cotta, Pattern: Stacked Bond



Type 2: Aqua–Via II Permeable Paver, Size: 8–3/4"x8–3/4", 8cm thick, Color: Stanford Sand, Pattern: Stacked Bond

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

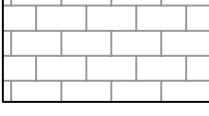


Type 3: Permeable Mission Paver; 6x12", Color to be Gray, Charcoal, Tan. Pattern: Running Bond

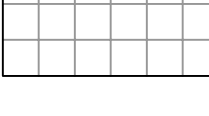


Type 4: Permeable Mission Paver; 6x12", Color to be Tan, Red, Charcoal. Pattern: Herringbone

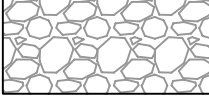
**PEDESTRIAN ACCENT PAVING – ON STRUCTURE**  
By: Acker–Stone, www.ackerstone.com; (T) 800.253.2353.



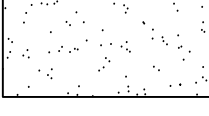
Type 1: 5cm 12x24" Palazzo Pavers, Color to be Espresso, Contempo Finish, Pattern: Running Bond.



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



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



**DECOMPOSED GRANITE PAVING**  
By GraniteCrete, 800.670.0849 (www.granitecrete.com), Color: Natural Gold.



**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

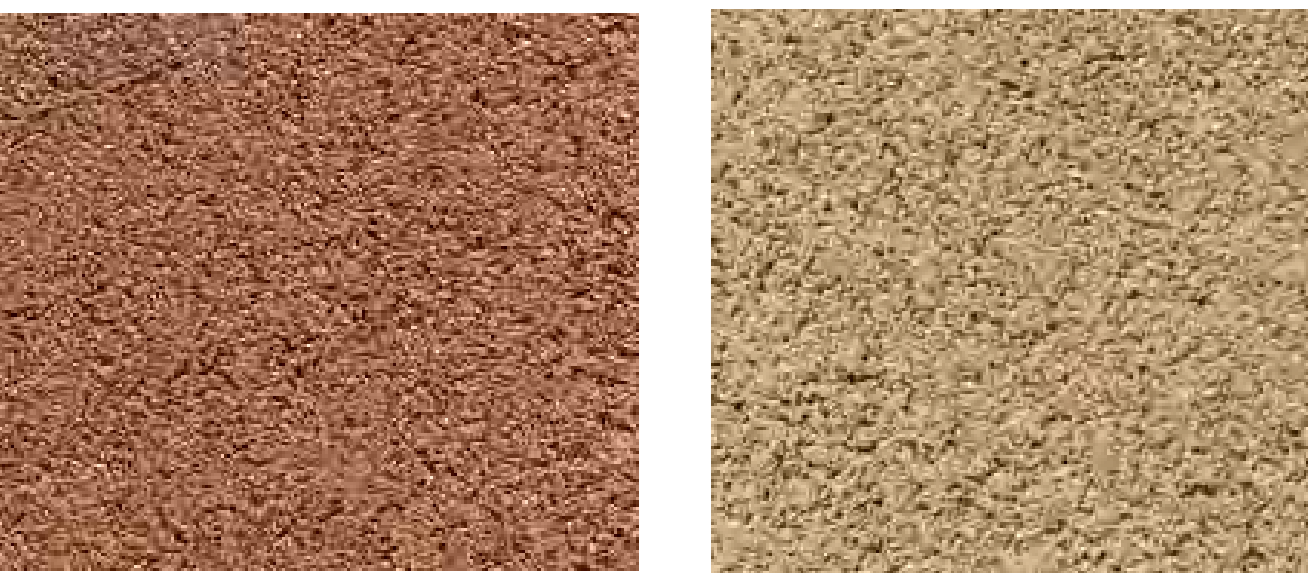


Bike Rack      Bike Lockers

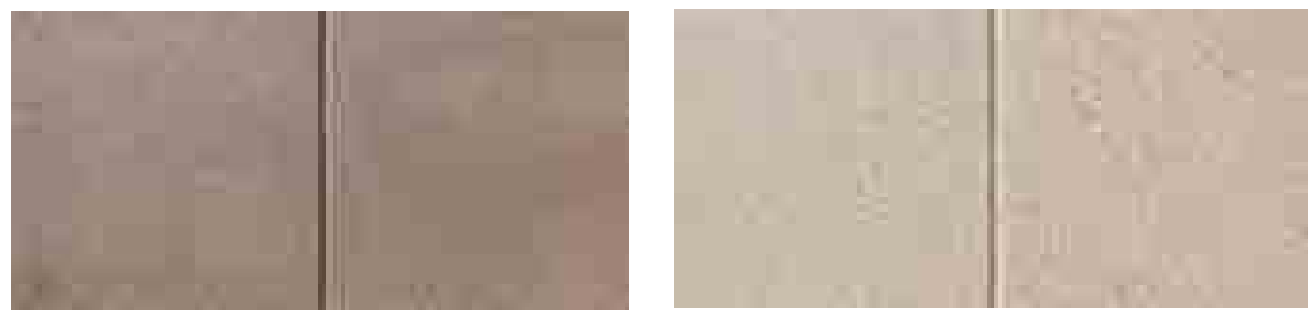
PAVING COLOR AND MATERIALS



Concrete Colors

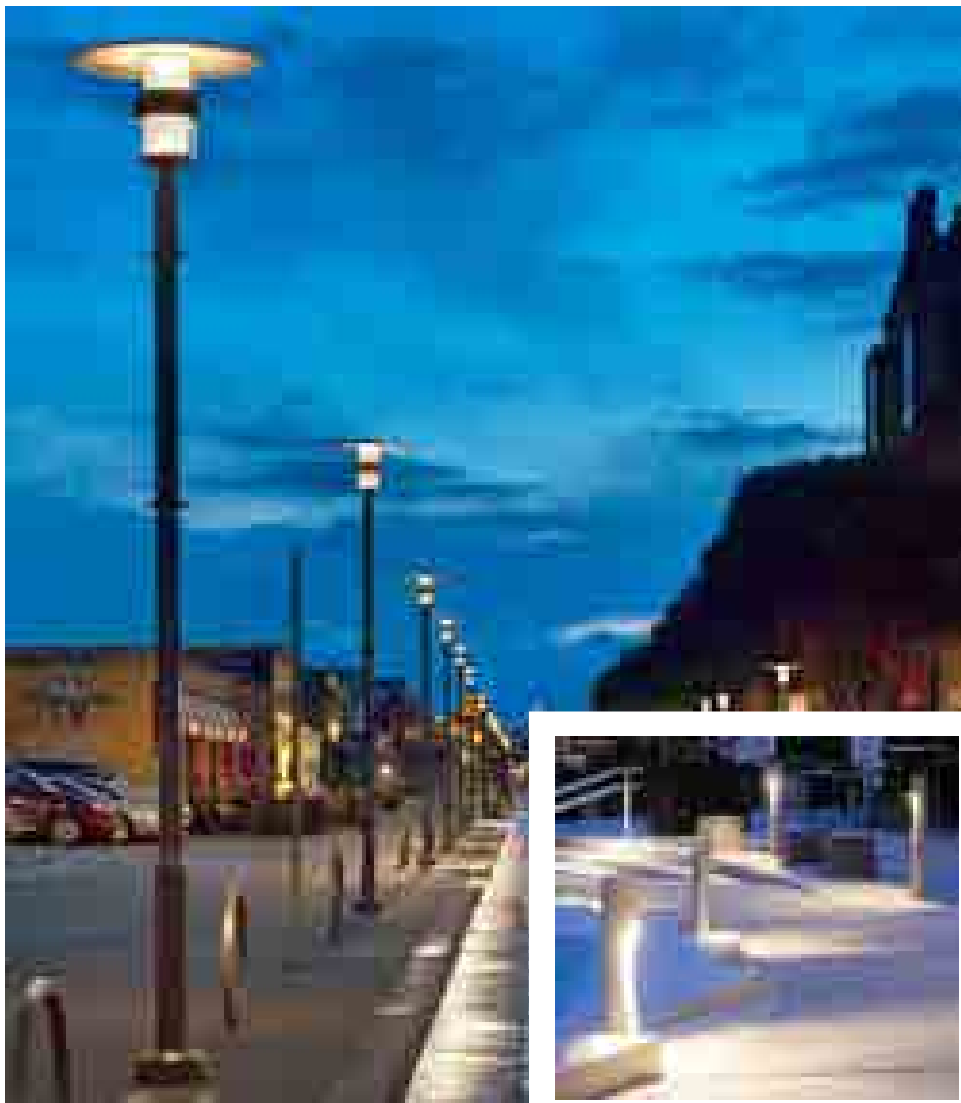


Permeable Paving



Accent Paving on Structure

PRECEDENT IMAGES



Pedestrian Pole Lights and Bollard Lights



Reclaimed Redwood Signage



Sculptural Stones



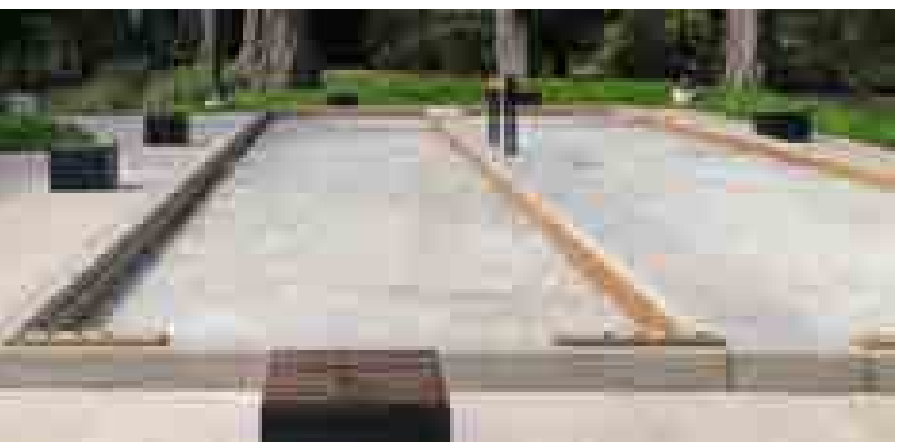
Outdoor Seating and Office Working Areas



Stone Accent Wall and Seat Wall



Multi-Use Sport Court



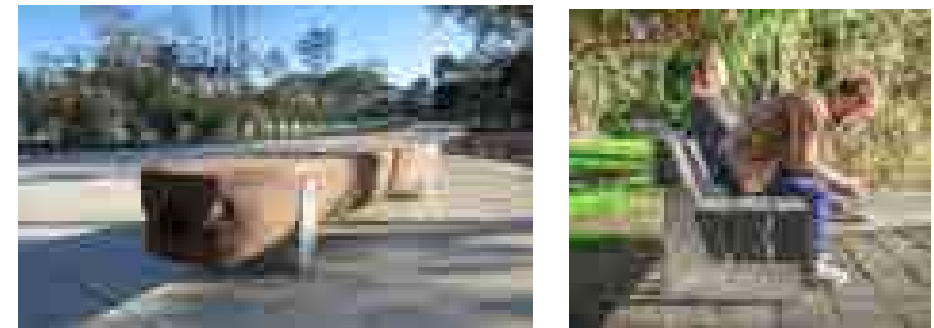
Games



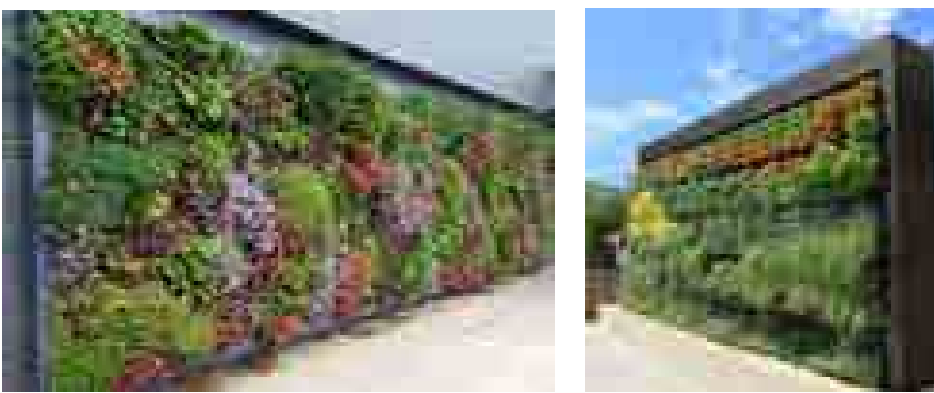
Outdoor Dining and BBQ Area



Multi-Use Path



Reclaimed Redwood Benches



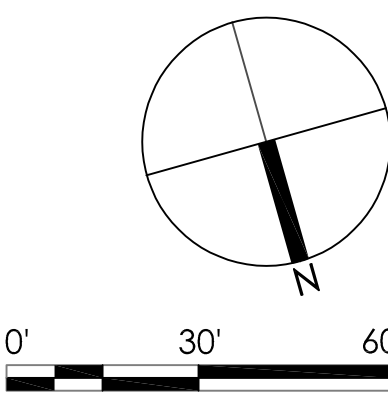
Living Wall

189 NORTH BERNARDO AVENUE

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

 **THE Guzzardo Partnership, INC.**  
Landscape Architects | Land Planners  
Pier 9, The Embarcadero, Suite 115  
San Francisco, CA 94111 | www.tgp-inc.com

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MATERIALS,  
COLOR AND  
FINISH SCHEDULE

L1.0



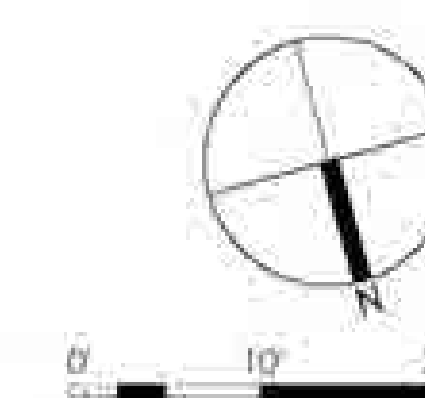


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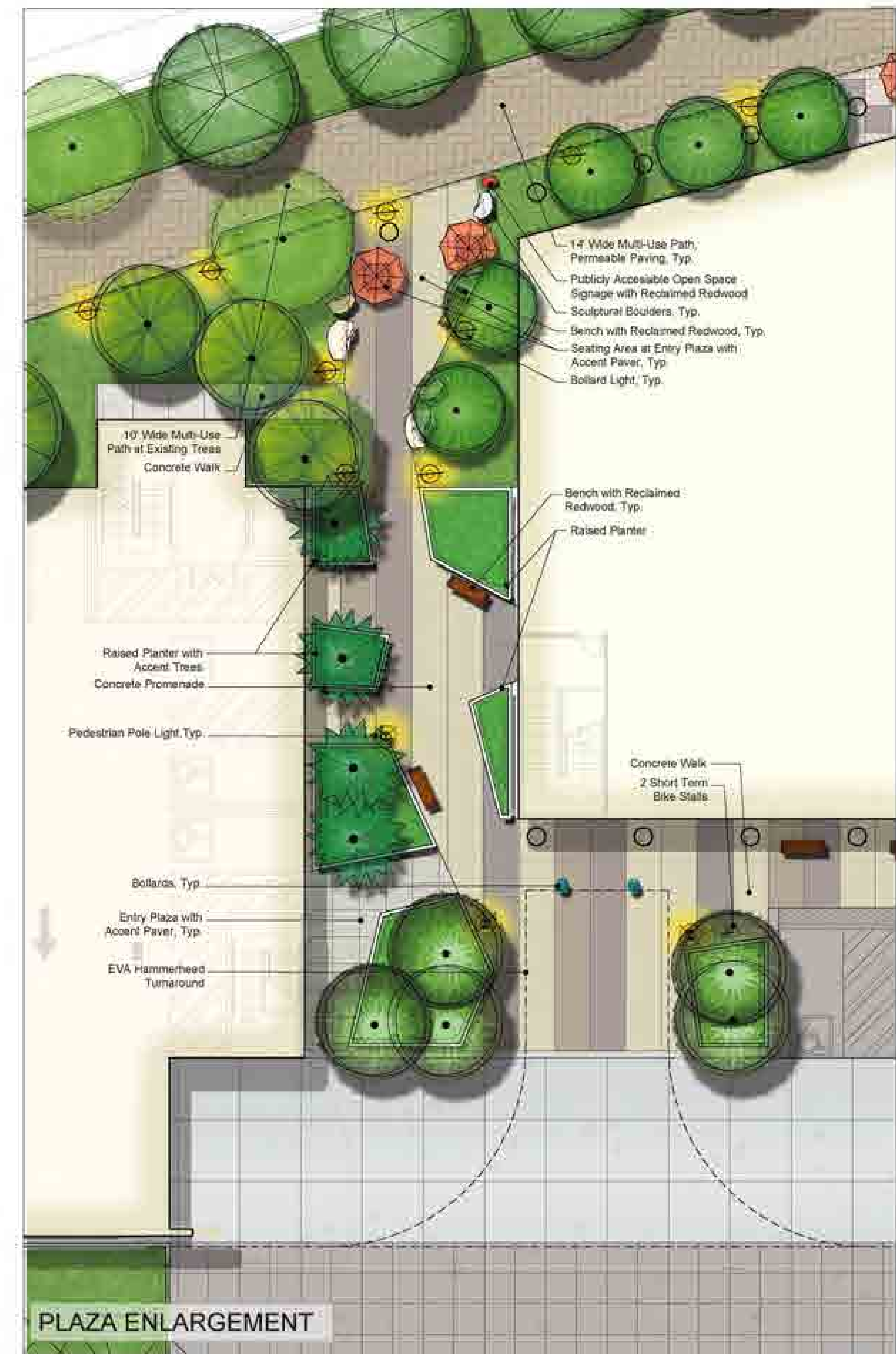
THE  
**Guzzardo**  
Partnership, INC.  
Landscape Architects | Land Planners  
Pier 9, The Embarcadero, Suite 115  
San Francisco, CA 94111 | www.tgp-inc.com

32.625 02.10.2023



LANDSCAPE  
DETAIL PLANS

L2.1



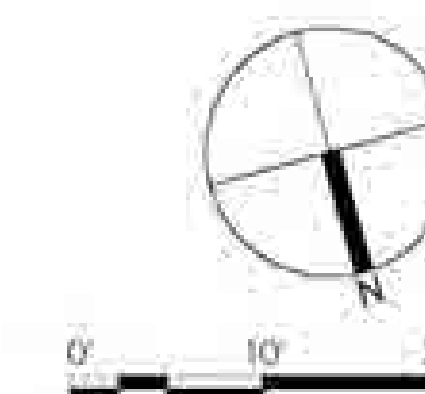
# 189 NORTH BERNARDO AVENUE

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**Guzzardo**  
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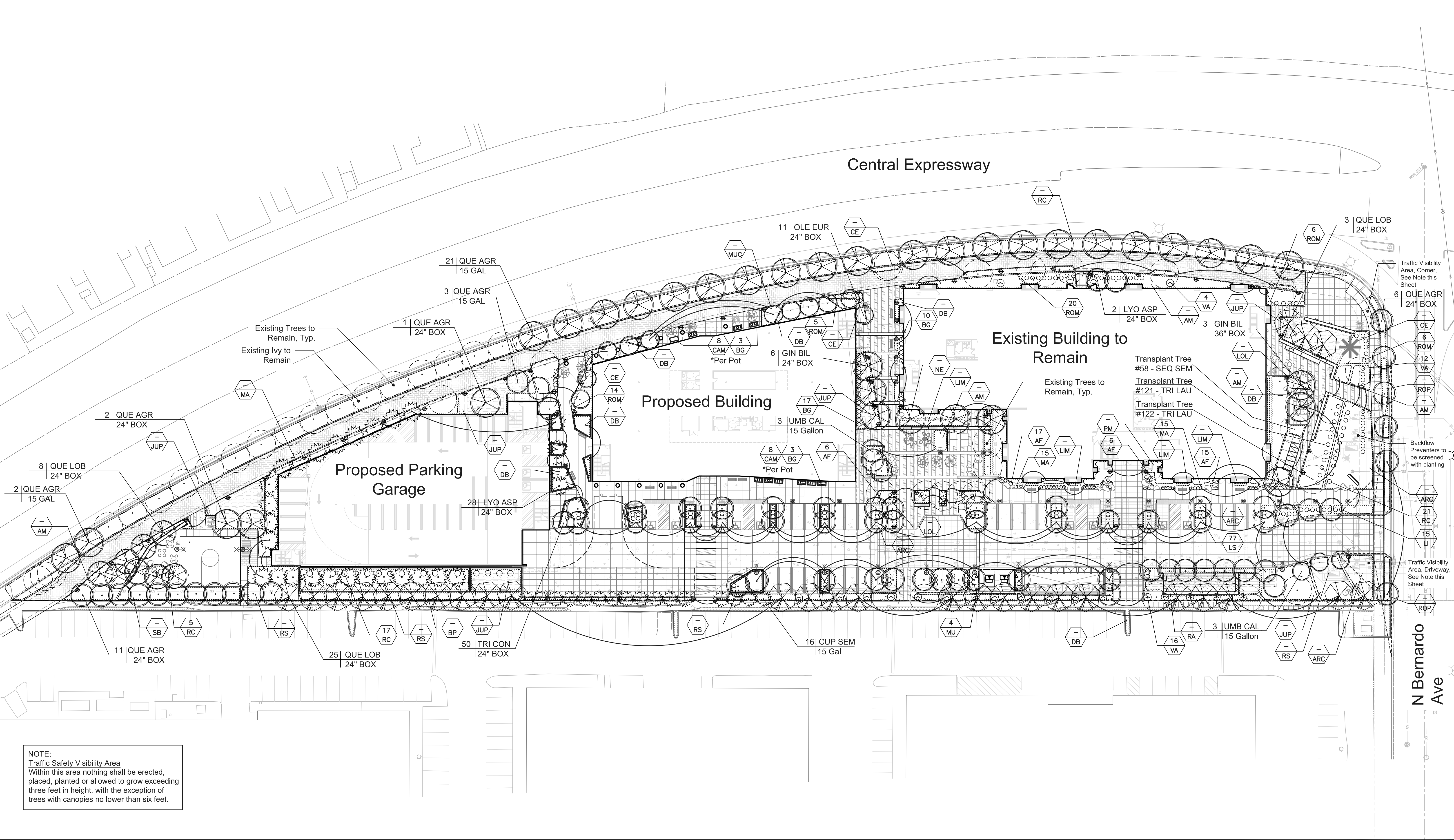
32.625 02.10.2023

LANDSCAPE  
DETAIL PLANS



L2.2





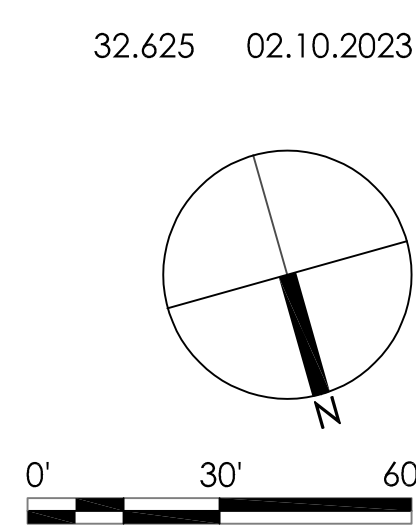
189 NORTH BERNARDO AVENUE

MOUNTAIN VIEW, CA

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San Francisco, CA 94111 | www.tgp-inc.com



LANDSCAPE  
PLANTING PLAN

L3.0

PLANT PALETTE

| TREES   |                                     |                            |                  |                 |        |           |     |
|---------|-------------------------------------|----------------------------|------------------|-----------------|--------|-----------|-----|
| KEY     | BOTANICAL NAME                      | COMMON NAME                | COMMENTS/SPACING | Size            | WUCOLS | CA NATIVE | QTY |
| ARC MAN | Arctostaphylos manzanita 'Dr. Hurd' | Dr. Hurd Manzanita         | Multi Trunk      | 24 Box          | VL     | YES       | 9   |
| CER OCC | Cercis occidentalis                 | Western Redbud             | Standard         | 36" Box         | L      | YES       | 7   |
| CUP SEM | Cupressus sempervirens              | Italian cypress            | Standard         | 15 Gal          | M      |           | 16  |
| GIN BIL | Ginkgo biloba 'Autumn Gold'         | Autumn Gold Ginkgo         | Standard         | 36" Box         | M      |           | 9   |
| LYO ASP | Lyonothamnus F. asplenifolius       | Santa Cruz Island Ironwood | Standard         | 24" Box         | L      | YES       | 30  |
| OLE EUR | Olea europaea 'Swan Hill'           | Swan Hill Olive            | Multi Trunk      | 24" Box         | L      |           | 11  |
| TRI CON | Tristania conferta                  | Brisbane Box               | Standard         | 36" Box         | L      |           | 50  |
| UMB CAL | Umbellularia californica            | California Laurel          | Standard         | 3-15 Gal        | L      | YES       | 6   |
| QUE AGR | Quercus agrifolia                   | Coast Live Oak             | Standard         | 24" Box/15 Gal  | L      | YES       | 46  |
| QUE LOB | Quercus lobata                      | Valley Oak                 | Standard         | 24" Box/36" Box | L      | YES       | 36  |

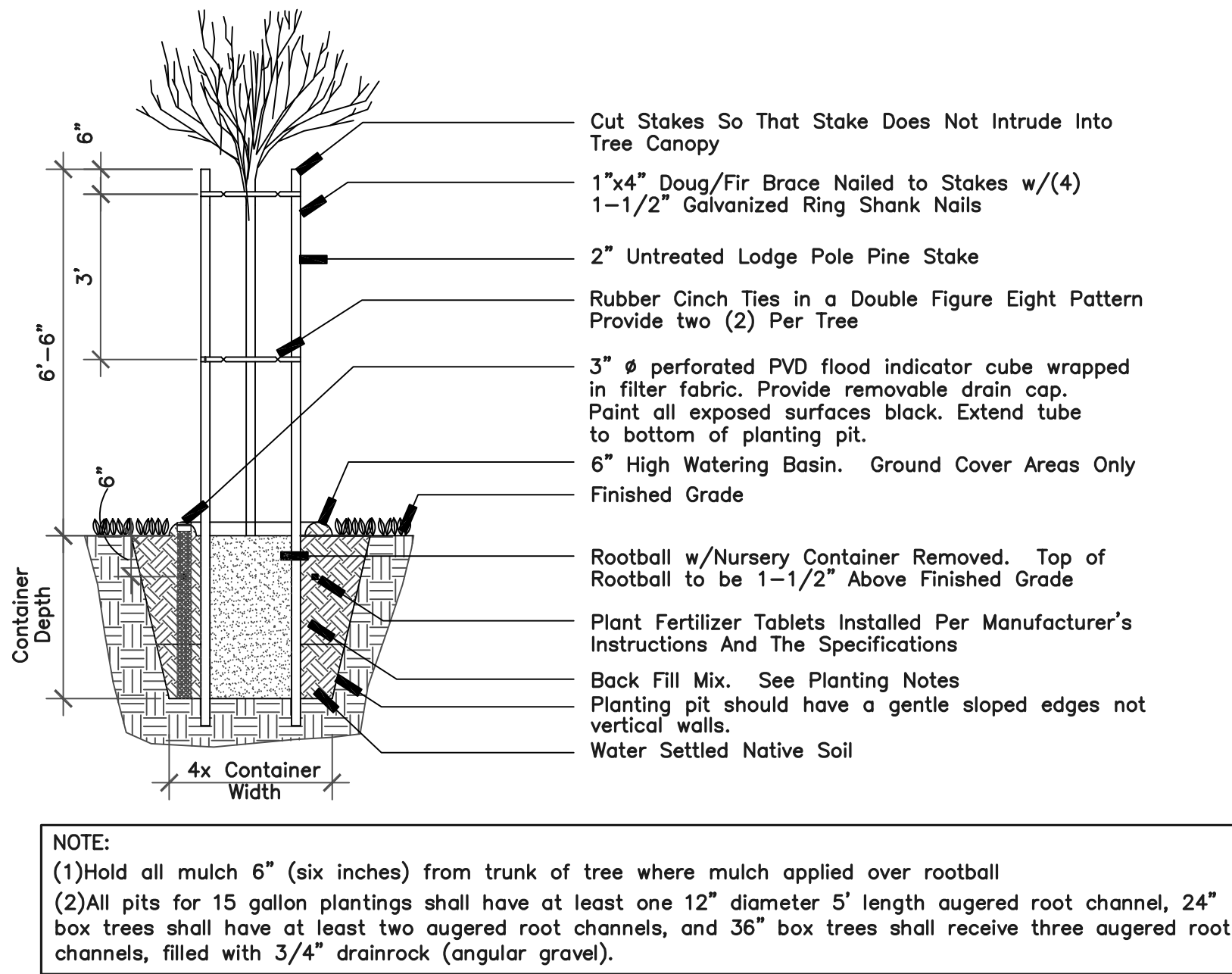
| SHRUBS |                                  |                       |          |       |        |           |       |
|--------|----------------------------------|-----------------------|----------|-------|--------|-----------|-------|
| KEY    | BOTANICAL NAME                   | COMMON NAME           | SPACING  | Size  | WUCOLS | CA NATIVE | QTY   |
| AF     | Anigozanthus F. 'Big Red'        | Red Kangaroo Paw      | 30" o.c. | 5 gal | L      |           | 64    |
| AM     | Arctostaphylos manzanita         | Manzanita             | 36" o.c. | 5 gal | VL     | YES       | 914   |
| BG     | Buxus 'Green Beauty'             | Boxwood               | 24" o.c. | 5 gal | M      |           | 47    |
| BP     | Baccharis pilularis              | Coyote Brush          | 30" o.c. | 1 gal | L      | YES       | 166   |
| CE     | Ceanothus thyrsiflorus 'Griseus' | Carmel ceanothus      | 30" o.c. | 1 gal | L      | YES       | 405   |
| DB     | Dietes bicolor 'Orange Drop'     | Fortnight Lily        | 36" o.c. | 5 gal | L      |           | 316   |
| HA     | Heteromeles arbutifolia          | Toyon                 | 48" o.c. | 5 gal | L      | YES       | 3     |
| LI     | Lavandula X Intermedia 'grosso'  | Hedge Lavender        | 36" o.c. | 5 gal | L      |           | 15    |
| LS     | Leucadendron 'Safari Sunset'     | Safari Conebush       | 48" o.c. | 5 gal | L      |           | 101   |
| NE     | Nephrolepis cordifolia           | Southern Sword Fern   | 30" o.c. | 5 gal | M      |           | 132   |
| MA     | Mahonia aquifolium               | Oregon Grape          | 24" o.c. | 5 gal | L      | YES       | 485   |
| PM     | Polysticum minus                 | Sword Fern            | 18" o.c. | 1 gal | M      | YES       | 324   |
| RA     | Rhaphiolepis indica 'Clara'      | Indian Hawthorn       | 30" o.c. | 5 gal | L      |           | 386   |
| RC     | Rhamnus californica              | Coffeeberry           | 48" o.c. | 5 gal | L      | YES       | 43    |
| RS     | Ribes sanguineum                 | Red Flowering Currant | 24" o.c. | 1 gal | L      | YES       | 1,581 |
| SB     | Salvia brandegii                 | Mexican Sage          | 24" o.c. | 5 gal | L      | YES       | 378   |
| VA     | Vitex agnus-castus               | Chaste Tree           | 30" o.c. | 5 gal | L      |           | 32    |

| GRASSES AND PERENNIALS |                                       |                             |          |       |        |           |       |
|------------------------|---------------------------------------|-----------------------------|----------|-------|--------|-----------|-------|
| KEY                    | BOTANICAL NAME                        | COMMON NAME                 | SPACING  | Size  | WUCOLS | CA NATIVE | QTY   |
| COB                    | Cordyline australis 'Torrey Dazzler'  | Torrey Dazzler Dracaena     | 30" o.c. | 5 gal | L      |           | 15    |
| JUP                    | Juncus patens 'Elk Blue'              | California Grey Rush        | 18" o.c. | 1 gal | L      | YES       | 3,193 |
| LIM                    | Liriope muscari 'Gigantea'            | Lily Turf                   | 24" o.c. | 5 gal | M      |           | 191   |
| LOL                    | Lomandra longifolia 'Platinum Beauty' | Variegated Dwarf Mat Rush   | 24" o.c. | 5 gal | L      |           | 231   |
| MUC                    | Muhlenbergia capillaris 'Regal Mist'  | Regal Mist Pink Muhly Grass | 24" o.c. | 5 gal | L      | YES       | 89    |
| ROM                    | Romneya coulteri                      | Matilija Poppy              | 24" o.c. | 5 gal | L      | YES       | 51    |

| GROUNDCOVERS |                               |                        |          |       |        |           |       |
|--------------|-------------------------------|------------------------|----------|-------|--------|-----------|-------|
| KEY          | BOTANICAL NAME                | COMMON NAME            | SPACING  | Size  | WUCOLS | CA NATIVE | QTY   |
| ARC          | Arctostaphylos 'Pacific Mist' | Pacific Mist Manzanita | 18" o.c. | 1 gal | L      | YES       | 2,140 |
| CAM          | Campanula portenschlagiana    | Bellflower             | 18" o.c. | 1 gal | L      |           | 80    |
| ROP          | Rosmarinus o. 'Prostratus'    | Prostrate Rosemary     | 36" o.c. | 1 gal | L      |           | 110   |

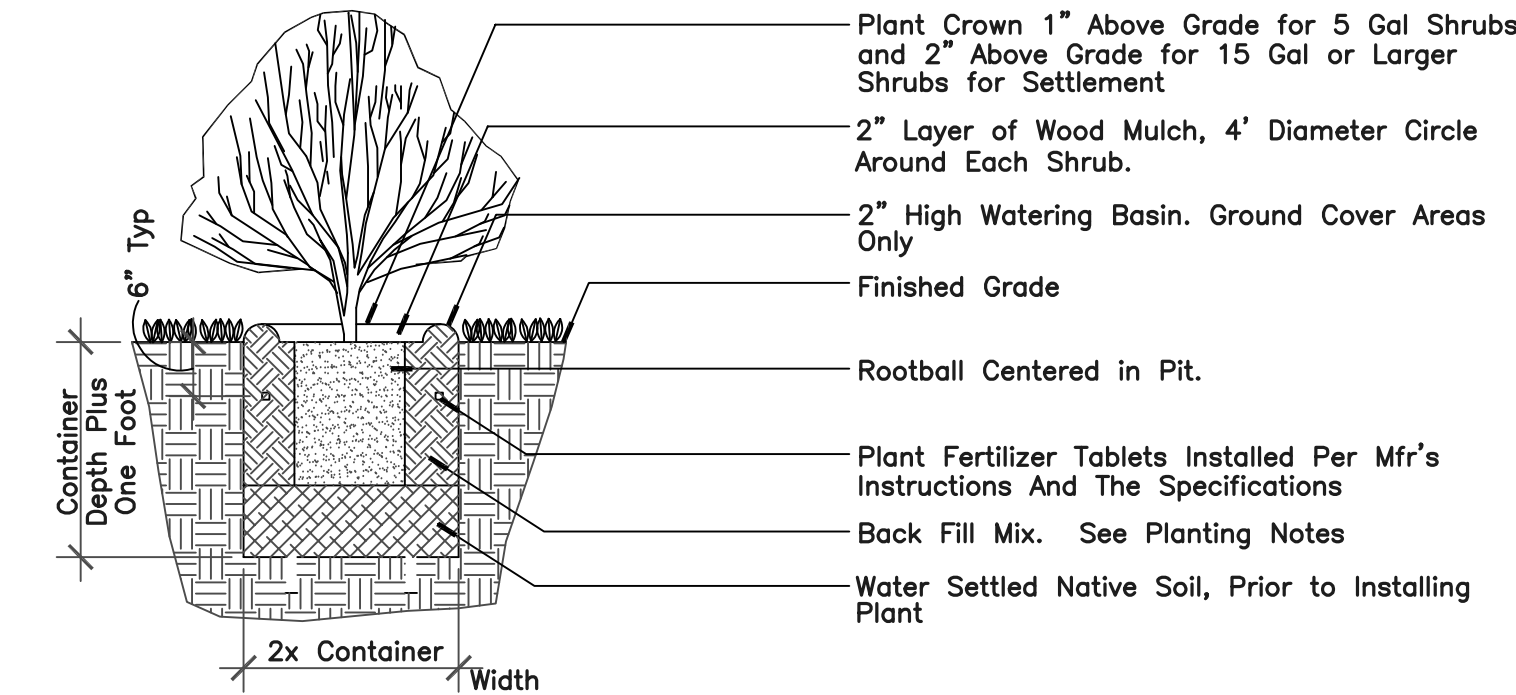
| VINES |                        |             |          |       |        |           |     |
|-------|------------------------|-------------|----------|-------|--------|-----------|-----|
| KEY   | BOTANICAL NAME         | COMMON NAME | SPACING  | Size  | WUCOLS | CA NATIVE | QTY |
| MU    | Macfadyena unguis-cati | Cat's Claw  | 24" o.c. | 5 gal | M      |           | 4   |

|                               |        |
|-------------------------------|--------|
| TOTAL NUMBER OF NATIVE PLANTS | 9,906  |
| TOTAL NUMBER OF PLANTS        | 11,519 |
| % OF NATIVE PLANTS            | 85%    |



Tree Staking Diagram

Not to Scale



Shrub Planting Detail

Not to Scale

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

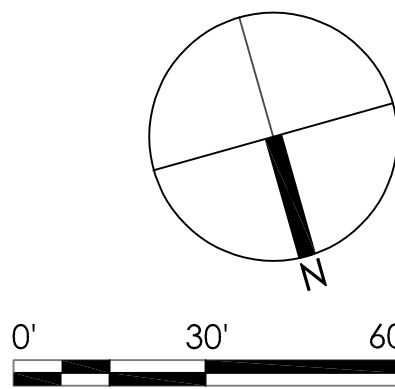
MOUNTAIN VIEW, CA

SAND HILL PROPERTY COMPANY

KENNETH RODRIGUES & PARTNERS, INC.

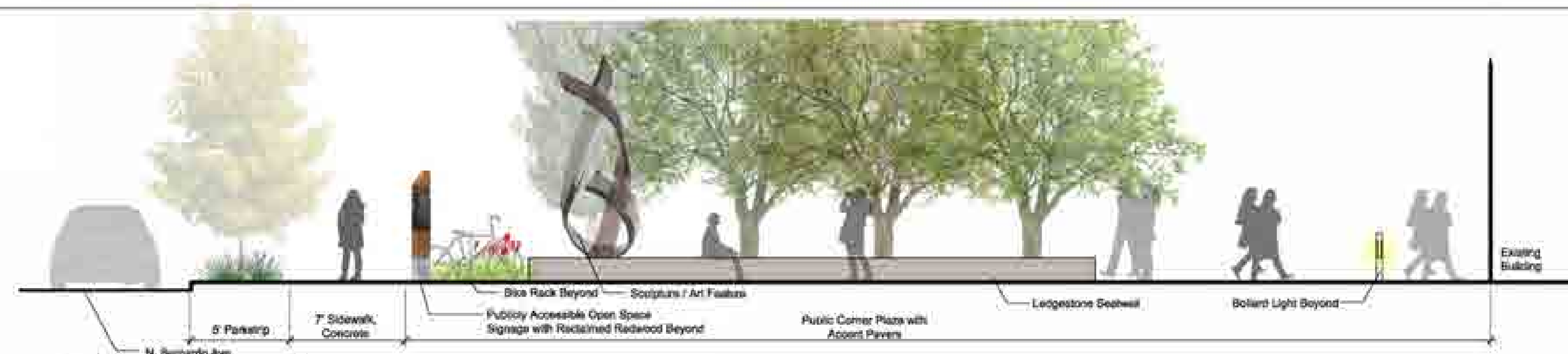
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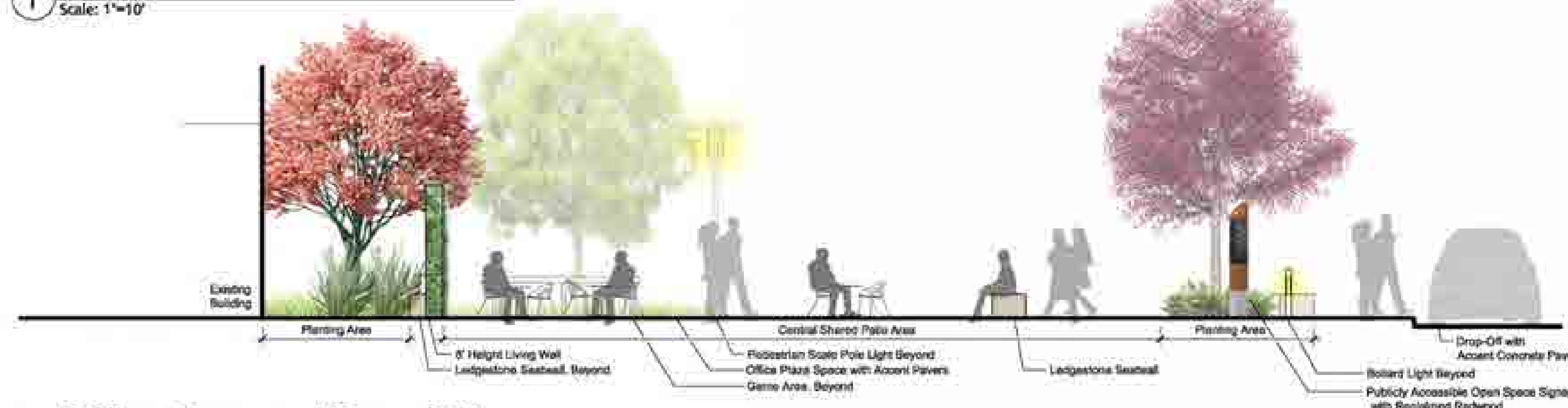


LANDSCAPE  
PLANTING NOTES  
AND DETAILS

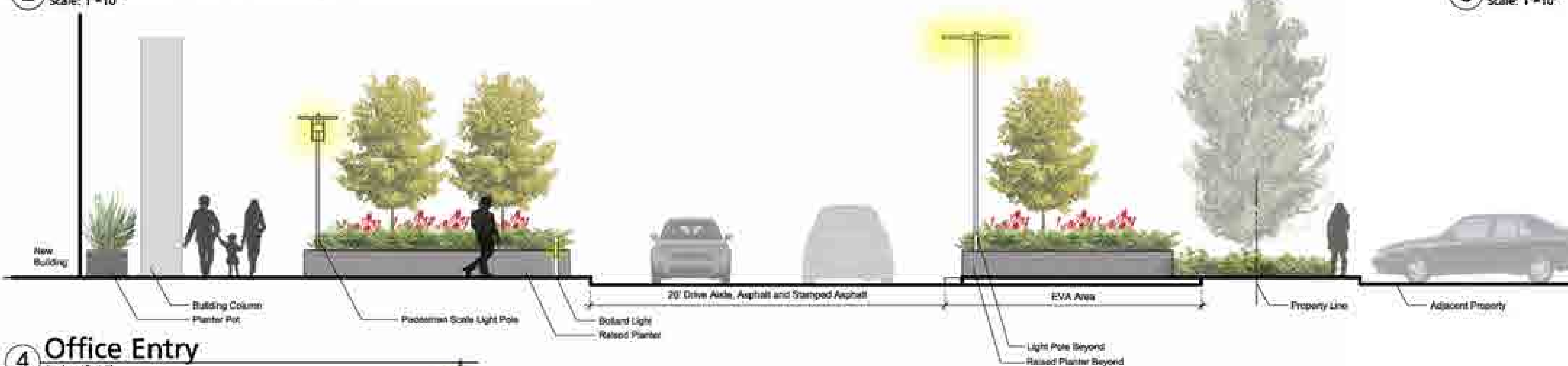
L3.1



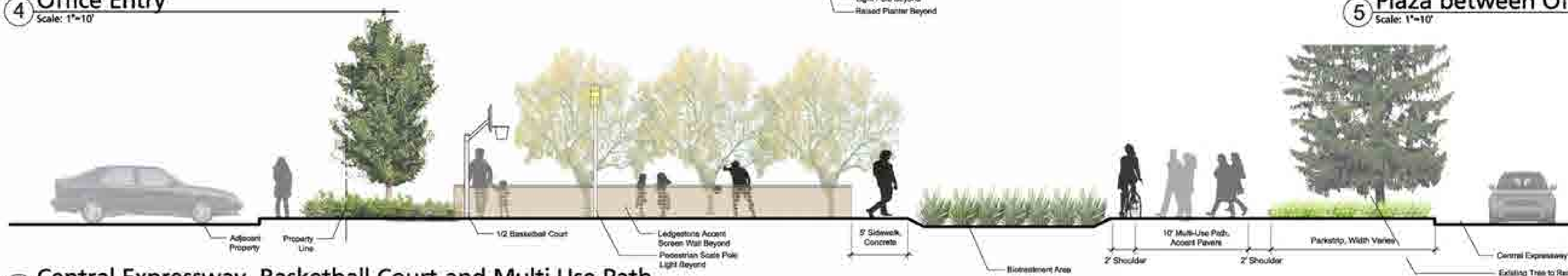
① Public Corner Plaza  
Scale: 1"=10'



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

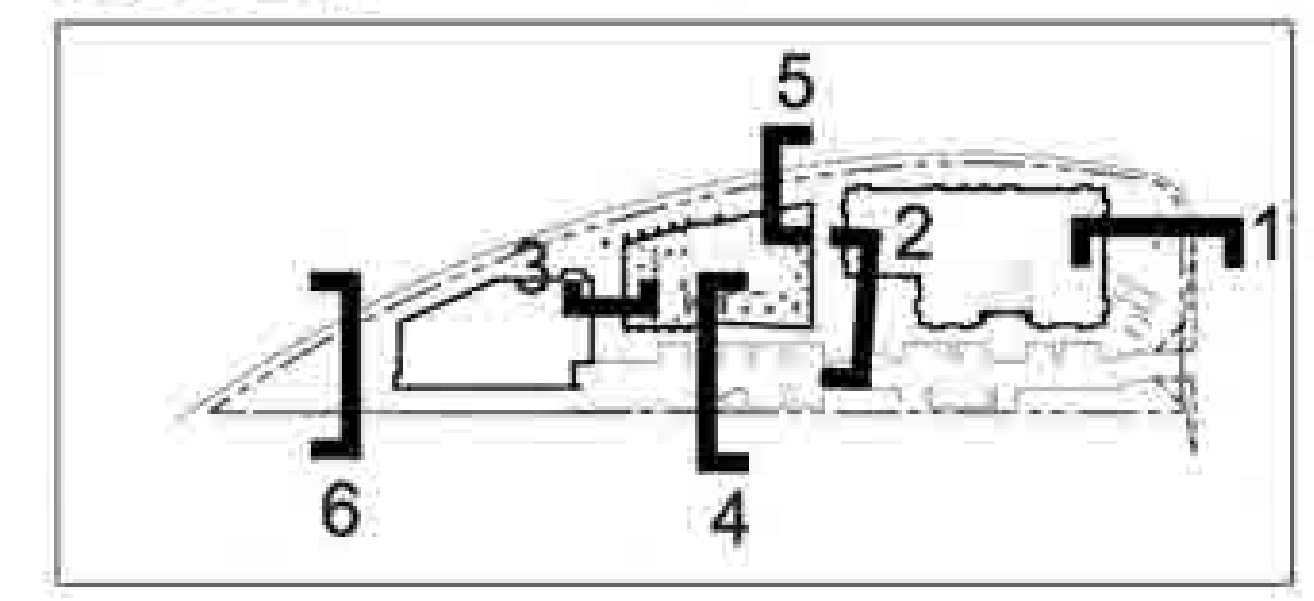


④ Office Entry  
Scale: 1"=10'

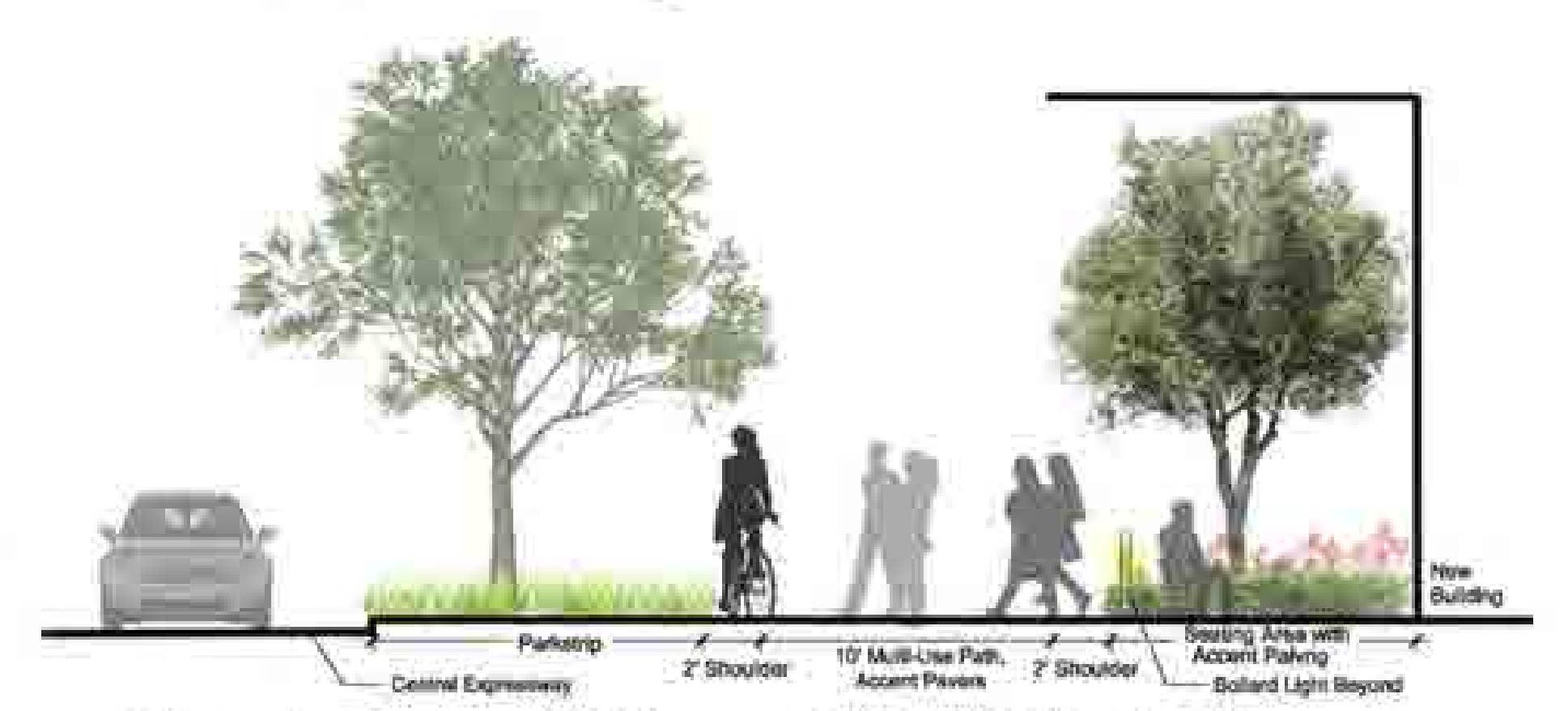


⑥ Central Expressway, Basketball Court and Multi-Use Path  
Scale: 1"=10'

KEY PLAN



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



⑤ Plaza between Office and Multi-Use Path  
Scale: 1"=10'

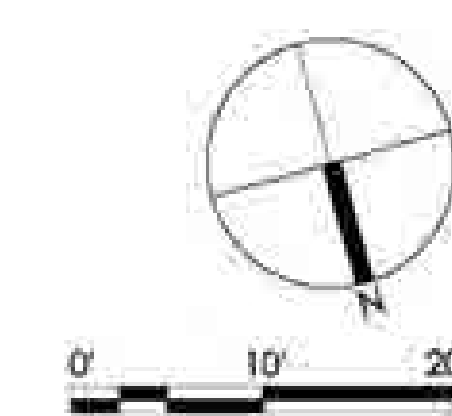
# 189 NORTH BERNARDO AVENUE

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LANDSCAPE  
SECTIONS

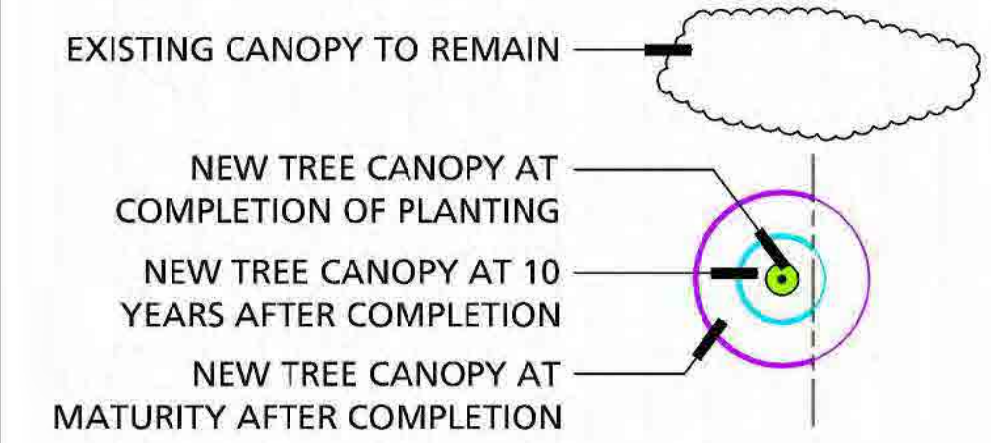


L6.0

TREE CANOPY TABLE AND LEGEND

| SITE AREA IS 166,876 SQ. FT. * | SQ. FT. AREA | % SITE |
|--------------------------------|--------------|--------|
| EXISTING CANOPY                | 53,657 SF    | 32.1 % |
| CANOPY AT PLANTING             | 7,464 SF     | 4.4 %  |
| CANOPY AT 10 YEARS             | 40,512 SF    | 24.2 % |
| CANOPY AT MATURITY             | 66,252 SF    | 39.7 % |

NOTE:  
- CANOPY AT PLANTING, CANOPY AT 10 YEARS, AND CANOPY AT MATURITY INCLUDES 26,554 SQ. FT. OF EXISTING TREE CANOPY TO REMAIN.  
- CANOPY AT 10 AND MATURITY DOES NOT INCLUDE GROWTH OF EXISTING TREES.



\* SITE AREA IS BASED ON PROPERTY LINE

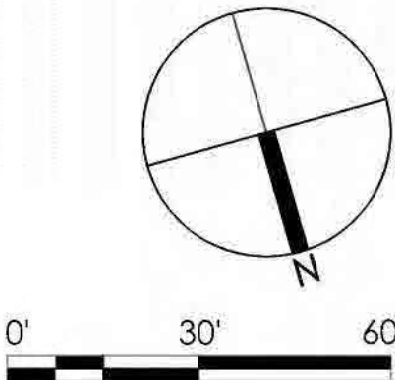


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TREE CANOPY  
COVERAGE PLAN

L7.0

TREE DISPOSITION TABLE AND LEGEND

| ON-SITE TREES     | REMAIN |      | REMOVE |      | TRANSPLANT |      |
|-------------------|--------|------|--------|------|------------|------|
|                   | KEY    | QTY. | KEY    | QTY. | KEY        | QTY. |
| HERITAGE TREE     |        | 12   |        | 61   |            | 0    |
| NON-HERITAGE TREE |        | 13   |        | 47   |            | 3    |
|                   |        |      |        |      |            |      |
| OFF-SITE TREES    | KEY    |      | KEY    |      | KEY        |      |
|                   | KEY    | QTY. | KEY    | QTY. | KEY        | QTY. |
| HERITAGE TREE     |        | 21   |        | 0    |            | 0    |
| NON-HERITAGE TREE |        | 0    |        | 3    |            | 0    |
|                   |        |      |        |      |            |      |
| TOTALS            | KEY    |      | KEY    |      | KEY        |      |
|                   | KEY    | QTY. | KEY    | QTY. | KEY        | QTY. |
| HERITAGE TREE     |        | 33   |        | 61   |            | 0    |
| NON-HERITAGE TREE |        | 13   |        | 50   |            | 3    |

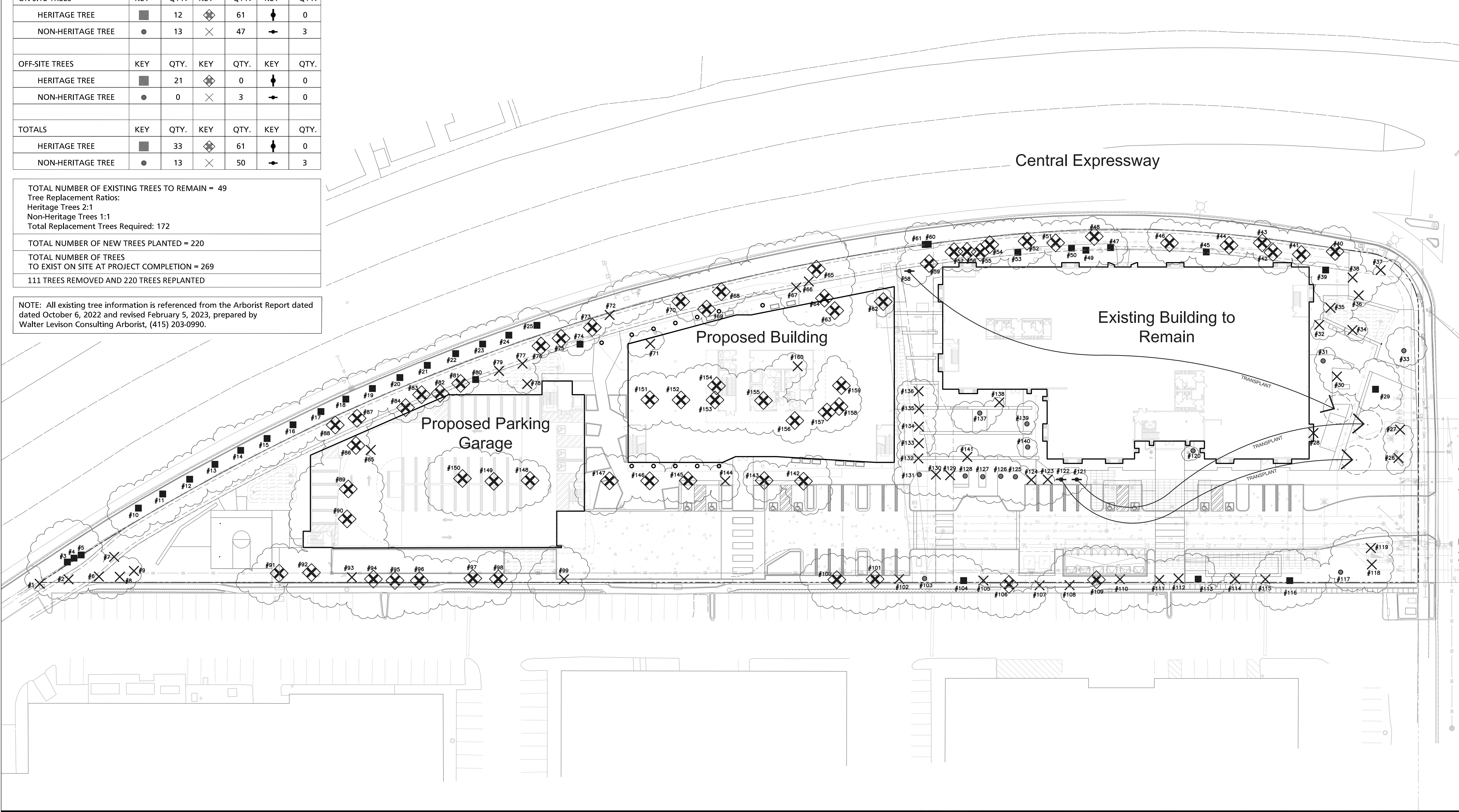
TOTAL NUMBER OF EXISTING TREES TO REMAIN = 49  
Tree Replacement Ratios:  
Heritage Trees 2:1  
Non-Heritage Trees 1:1  
Total Replacement Trees Required: 172

TOTAL NUMBER OF NEW TREES PLANTED = 220

TOTAL NUMBER OF TREES  
TO EXIST ON SITE AT PROJECT COMPLETION = 269

111 TREES REMOVED AND 220 TREES REPLANTED

NOTE: All existing tree information is referenced from the Arborist Report dated dated October 6, 2022 and revised February 5, 2023, prepared by Walter Levison Consulting Arborist, (415) 203-0990.



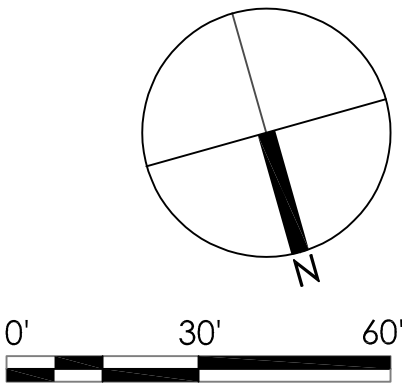
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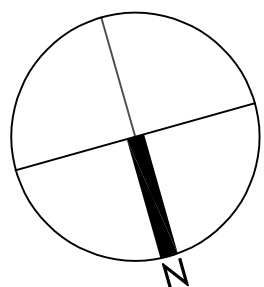
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TREE DISPOSITION  
PLAN



L8.0



[illegible][illegible][illegible]





10. Chain Link Root Protection Zone Fencing:

Fencing protection shall be established prior to arrival of any site plan construction or demolition equipment on site.

The protective fencing shall be termed "Root Protection Zone" fencing or "RPZ", and marked with appropriate signage indicating that the fencing shall not be moved or removed without written authorization from the PA (project arborist).

Fencing material shall be chain link steel, minimum 5 feet in height, hung on two-inch diameter iron tube posts pounded 24-inches into the ground at a spacing of no greater than 8 feet on-center.

Alternative Method / Chain Link Panels:

Wire chain link panels together using steel bailing wire, or use moveable concrete fence panel footings, to set the panels in place as full perimeters. Affix the panels in place such that they cannot be moved, by pounding rebar into the soil at the corners of each fence panel and wiring those bars to the fence corners.

(see image at right).

FENCE LOCATIONS:

SEE WLCA TREE MAP MARKUP IN SECTION 10.0 OF THIS REPORT FOR THE ROUGH LOCATIONS OF PROTECTION FENCING NOTED AS HEAVY RED DASHED LINES IN FULL PERIMETERS SURROUNDING TREES BEING RETAINED.

Images at right show both the pounded iron tube post method, and also the alternative "chain link panel method".



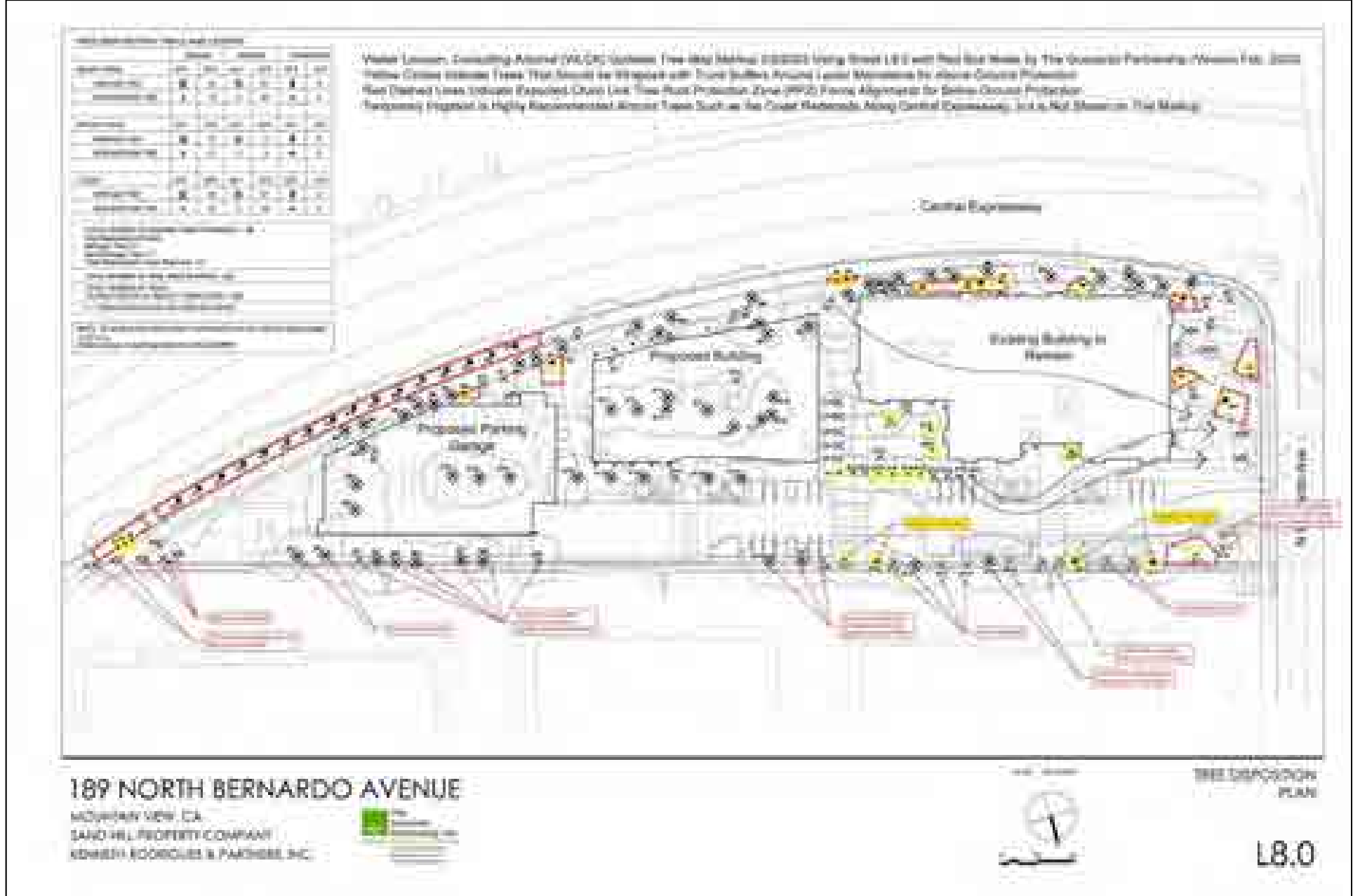
10.0 Tree Location and Protection Map Markup (Revised 2/5/2023)

WLCA marked up TGP tree disposition plan sheet L8.0 version Feb, 2023 as the basis for the tree protection map.

Note that the proposed walking paths have been completely reconfigured by TGP since the initial submittal in 2020. The proposed new walking path along Central Expressway will now require removal of a large number of heritage size coast redwood tree specimens that were originally to be preserved and protected as an evergreen screen along the south side of the proposed parking garage. Similarly, the redwood specimens lining the Central Expressway side of the existing building will now in many cases be required to be removed, which will result in the loss of a dense evergreen screen on that south side. The result of this loss in evergreen tree screening will be significant year-round heat gain for the 189 N. Bernardo building.

As of Feb, 2023, the new landscape plan also involves construction of only the bike/ped pathway along Central Expressway. The formerly-required pathway that was to be built in an east-west orientation along the north perimeter parking lot has now been eliminated from the plans.

- Red dashed lines on the WLCA tree map markup indicate "best fit" chain link root protection zone fence routing, along non-optimal routes. The routing shown is the widest offset radius available, given the current plan layout as shown on the applicant's submittal set of plan sheets.
- Yellow circles indicate trees that WLCA suggests for fitting with trunk buffer wraps as above-ground protection for the mainstem bark and xylem wood tissues.



# 189 NORTH BERNARDO AVENUE

MOUNTAIN VIEW, CA

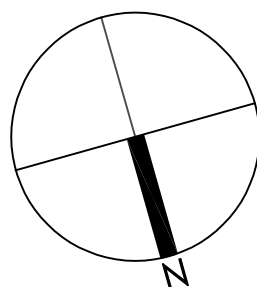
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ARBORIST REPOT



L8.4