

# 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.

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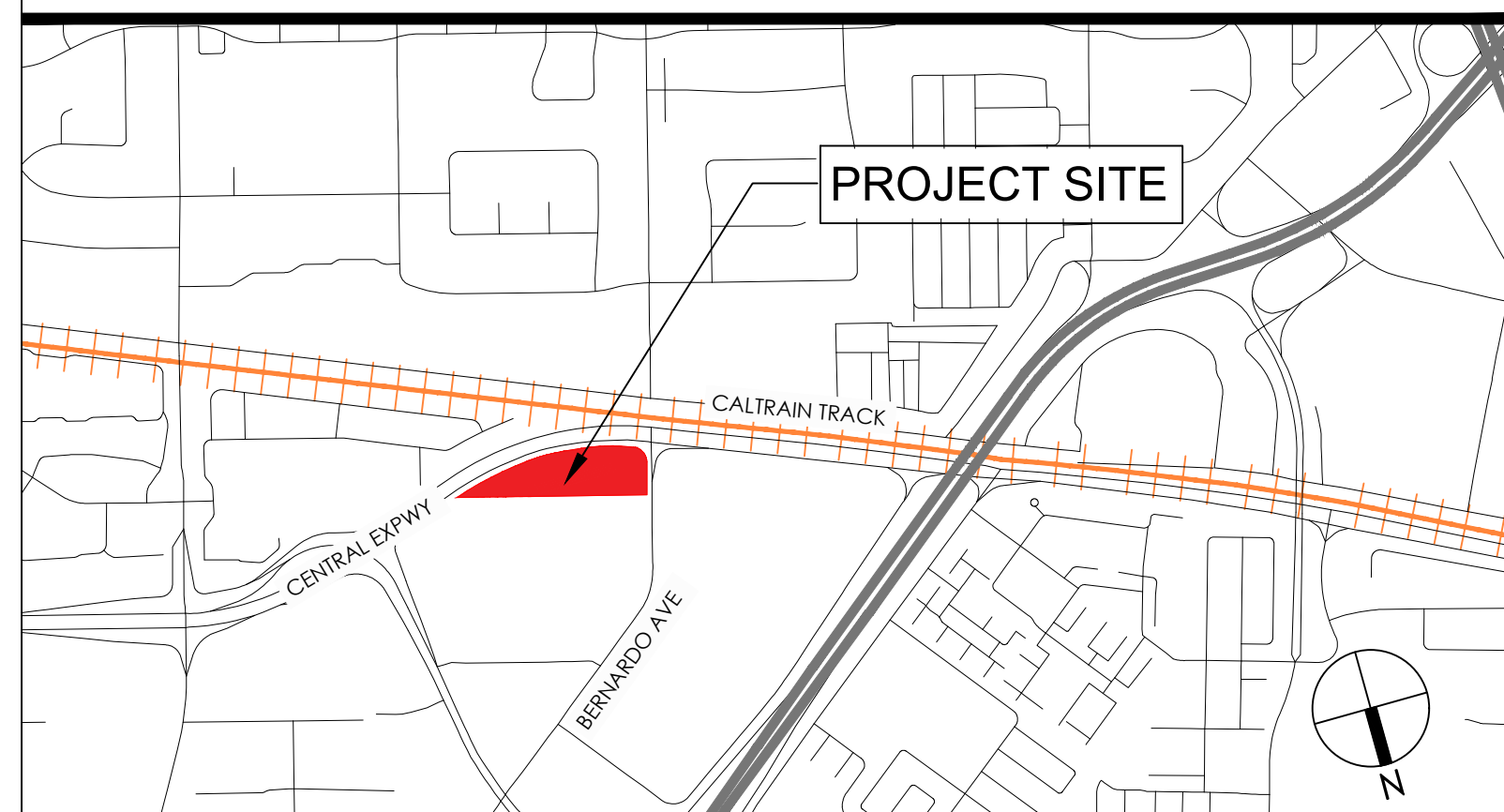
## PROJECT INFORMATION

## PROJECT TEAM

PROPERTY ADDRESS: PROPOSED	189 N BERNARDO AVENUE
APN:	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:	142,700 SF
BUILDING COVERAGE:	65,610 SF (39.3%)
ALLOWABLE BASE FAR:	0.4 BASE (66,750 SF)
TDR:	28,000 SF
BASE + TDR:	94,750 SF
PROPOSED FAR:	142,700 SF (0.85)
BONUS FAR REQUESTED:	47,950 SF
STORIES PROPOSED:	4 STORIES
ALLOWABLE HEIGHT:	60'-0"
	75'-0" (WITH BONUS FAR)
PROPOSED BUILDING HEIGHT:	75'-0"
SPRINKLER SYSTEM:	YES
PARKING MAXIMUM ALLOWED:	414 STALLS (2.9/1000)
PARKING PROVIDED:	401 STALLS (2.81/1000)
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

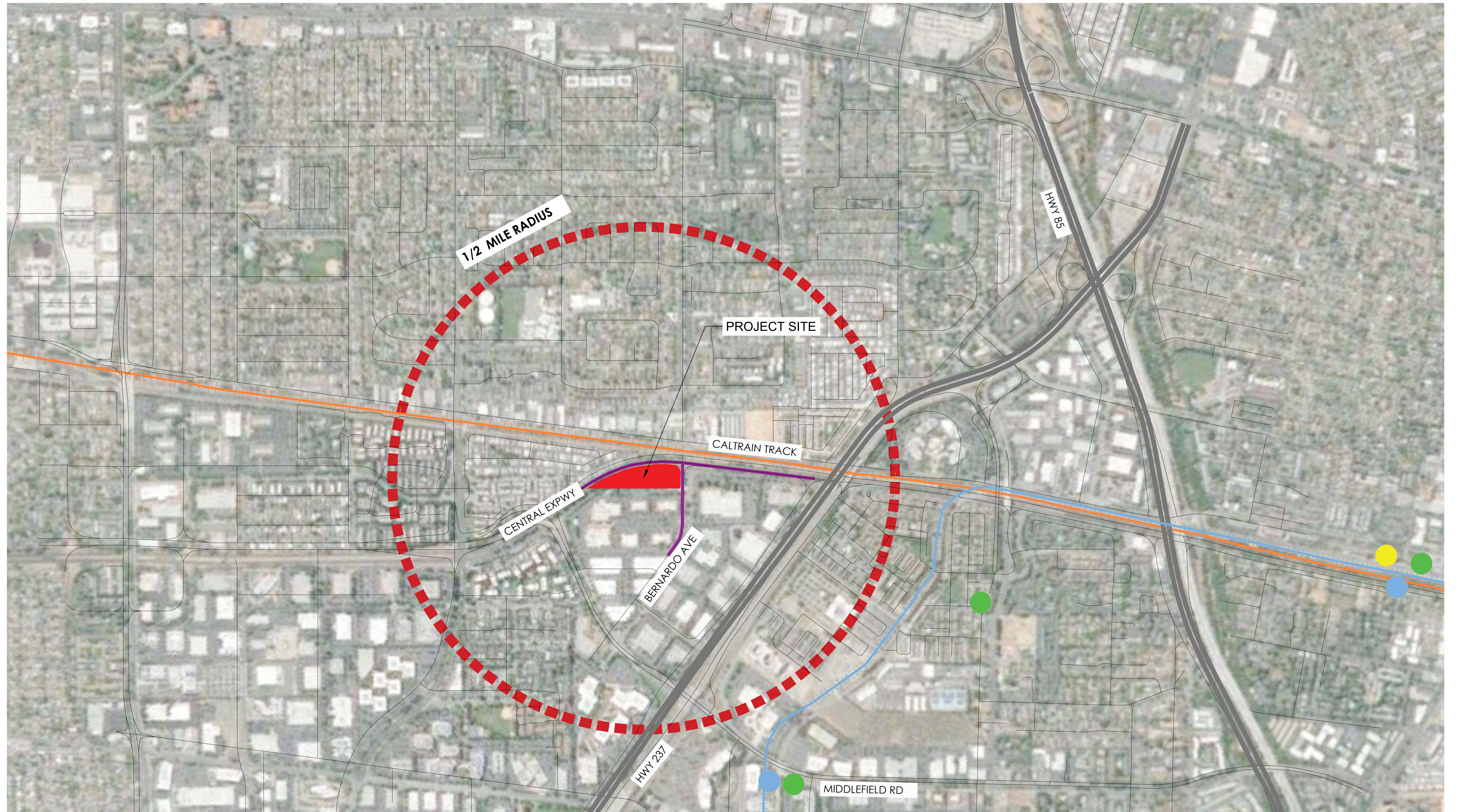
<b>OWNER</b>	
SAND HILL PROPERTY COMPANY	Phone: 650.344.1500
965 PAGE MILL ROAD	Contact: Steve Lynch
PALO ALTO, CA 94304	Email: slynch@shpco.com
<b>ARCHITECT</b>	
KENNETH RODRIGUES & PARTNERS, INC.	Phone: 650.965.0700
445 N. WHISMAN ROAD, SUITE 200	Contact: Rachana Ramesh
MOUNTAIN VIEW, CA 94043	Email: rachana@krparchitects.com
<b>LANDSCAPE ARCHITECT</b>	
THE GUZZARDO PARTNERSHIP, INC	Phone: 415.433.4672
181 GREENWICH ST	Contact: Gary Laymon
SAN FRANCISCO, CA 94111	Email: glaymon@tgp-inc.com
<b>CIVIL ENGINEER</b>	
SANDIS	Phone: 408.636.0962
1700 S WINCHESTER BLVD, SUITE 200	Contact: Steven Yasutake
CAMPBELL, CA 95008	Email: syasutake@sandis.net

## VICINITY MAP



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





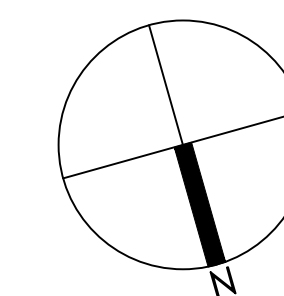
- - - 1/2" MILE RADIUS
- MOUNTAIN VIEW TRANSIT STATION (2.3 miles)
- LIGHT RAIL STATION (1.2 miles)
- BUS STOP (1.3 miles)
- BIKE LANE (0.0 miles)
- CALTRAIN TRACK
- LIGHT RAIL TRACK

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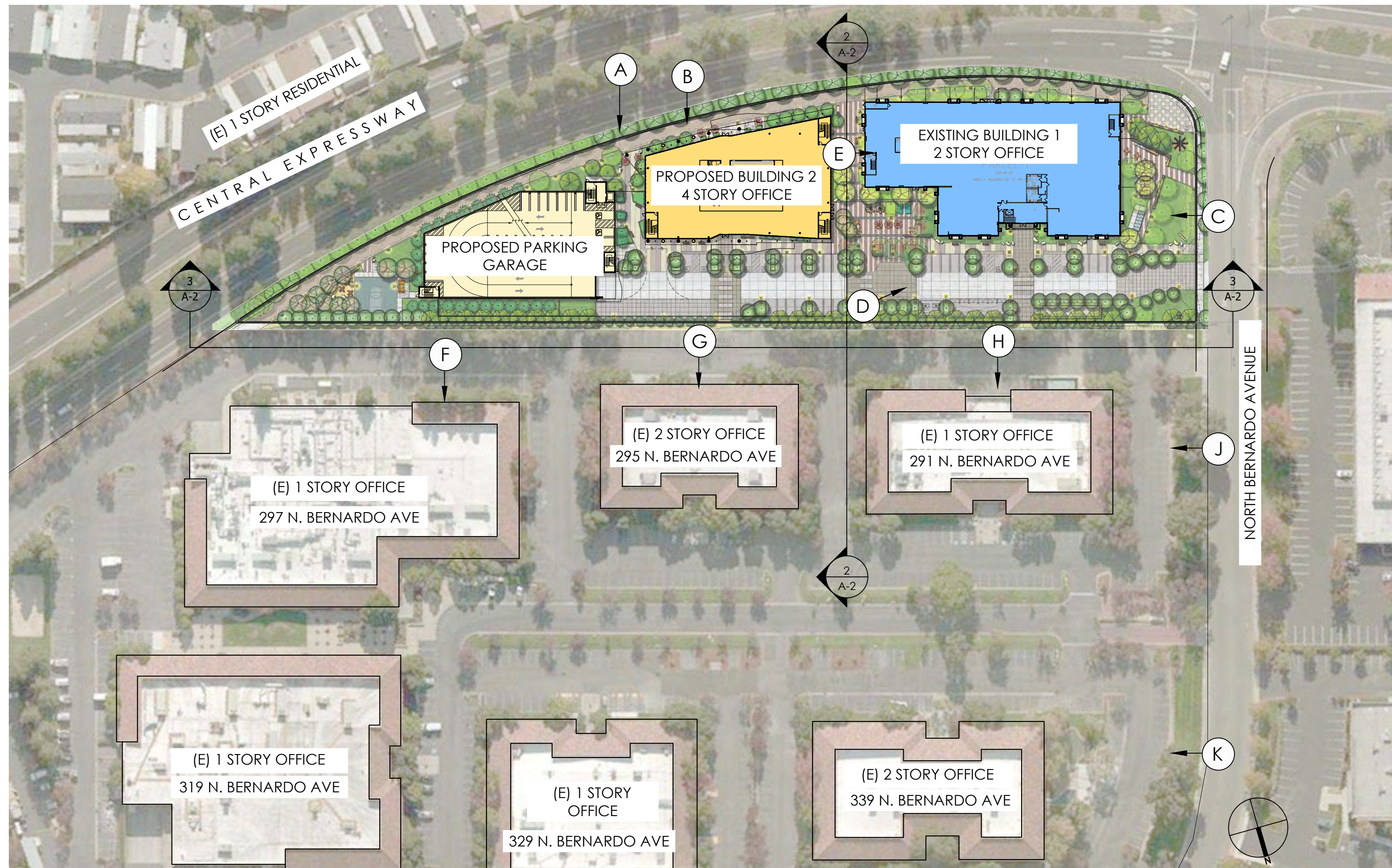
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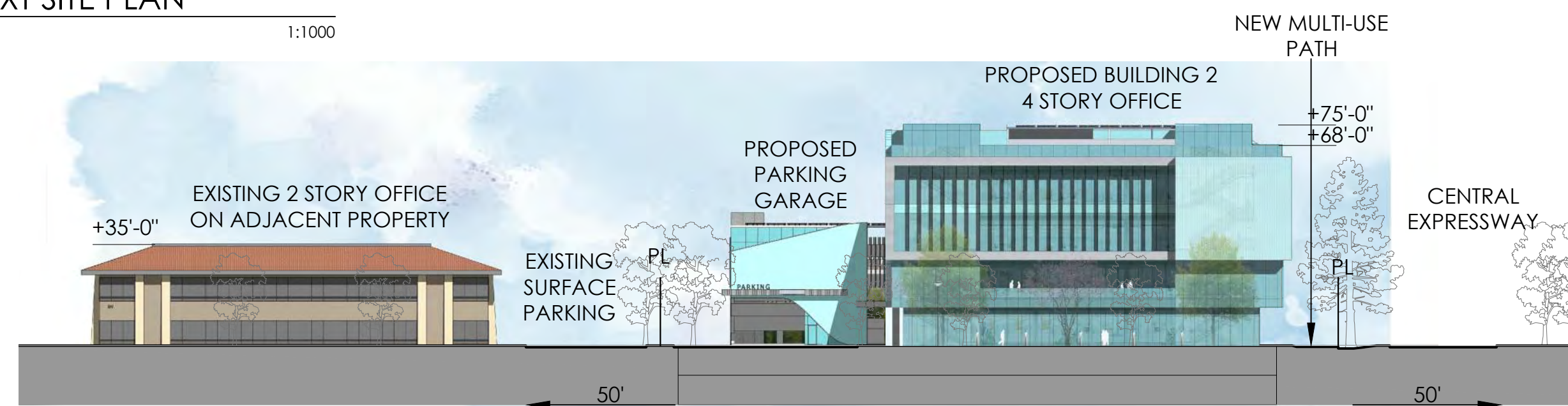
VICINITY MAP



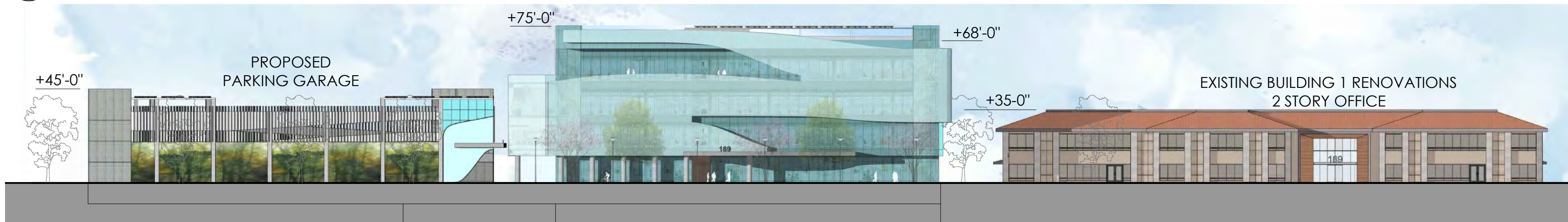




1 CONTEXT SITE PLAN 1:1000



2 PROPOSED SITE ELEVATION 1:500



3 PROPOSED SITE ELEVATION 1:500



A



B



C



D



E



F



G



H



J



K

4 IMAGES OF ADJACENT BUILDINGS

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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

A-5





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PROJECT RENDERING  
LOOKING SOUTH

A-6





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PROJECT RENDERING  
LOOKING NORTHWEST FROM  
CENTRAL EXPRESSWAY

A-7





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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



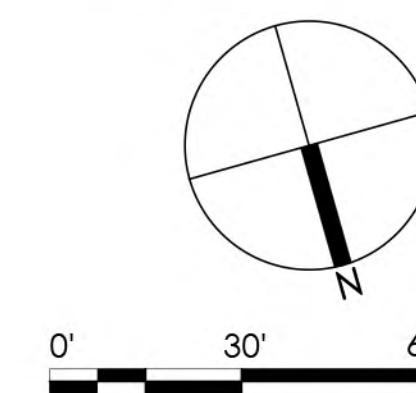


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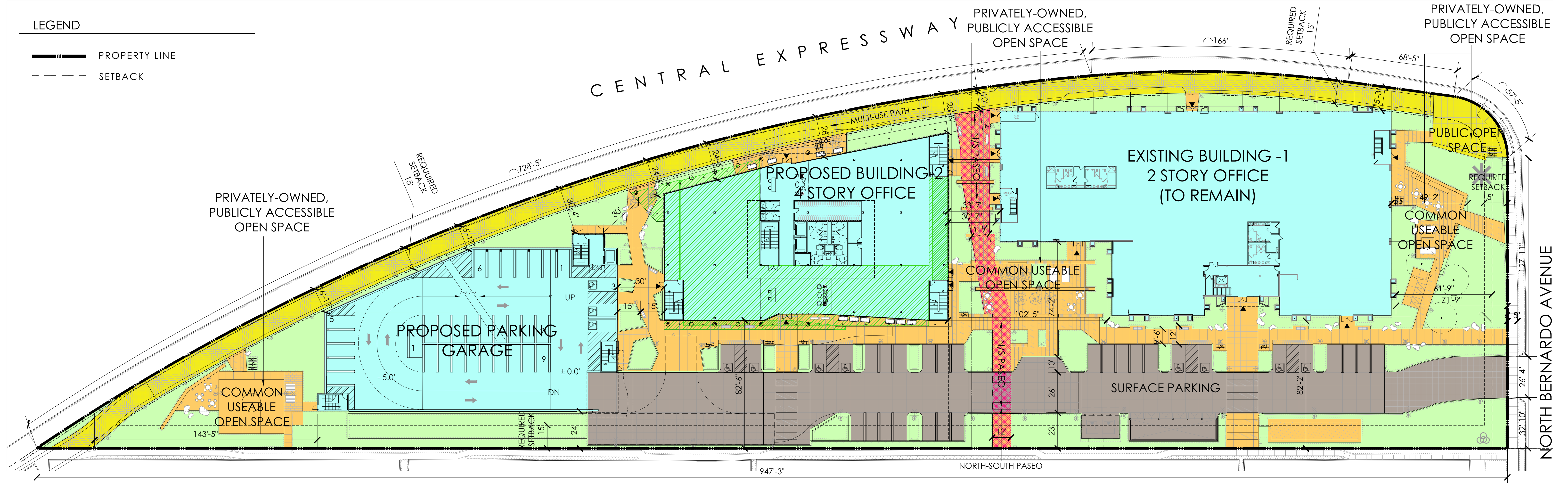
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PROPOSED SITE PLAN



# A-10





**LEGEND**  
 ——— PROPERTY LINE  
 - - - - - SETBACK

**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

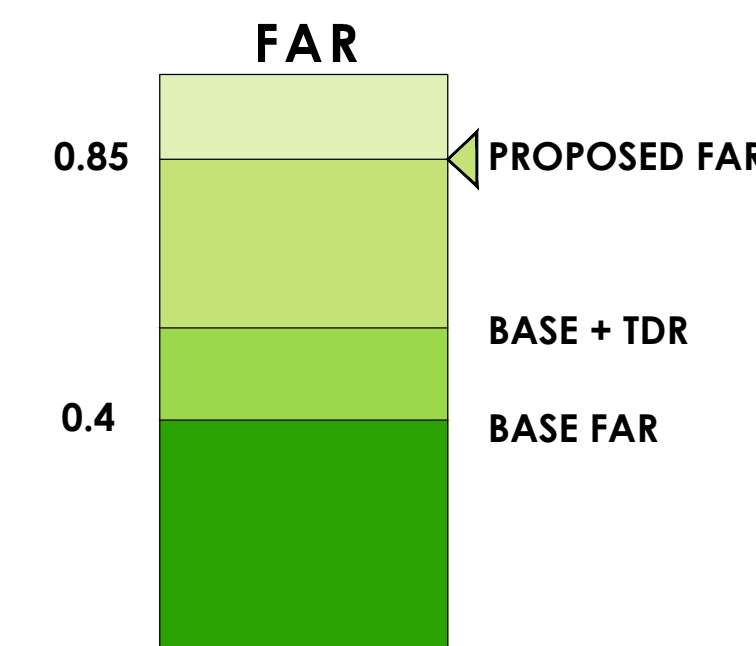
**DEVELOPMENT STANDARDS MATRIX:**

DEVELOPMENT STANDARDS	EWPP (REQUIRED)	PROPOSED	
<b>BUILDING HEIGHT:</b>	60'-0"	68'-0"	TO PARAPET
WITH BONUS FAR:	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 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
<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>		166,877 SF (3.83 AC)
<b>BUILDING AREA:</b>		
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>	
<b>BUILDING COVERAGE:</b>		
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>	

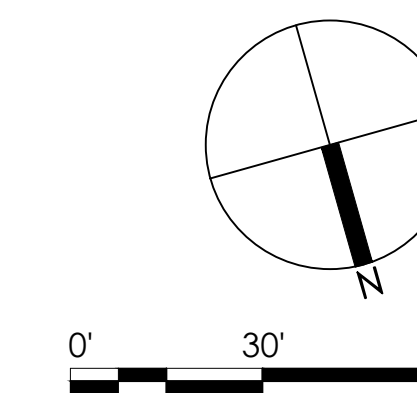
NOTE: REFER SHEET A13 AND A14 FOR AREA DIAGRAM AND GRAPHIC CALCULATIONS. BIKE ROOM AND SHOWER ROOM AREAS HAVE BEEN EXCLUDED FROM FLOOR AREA CALCULATIONS.

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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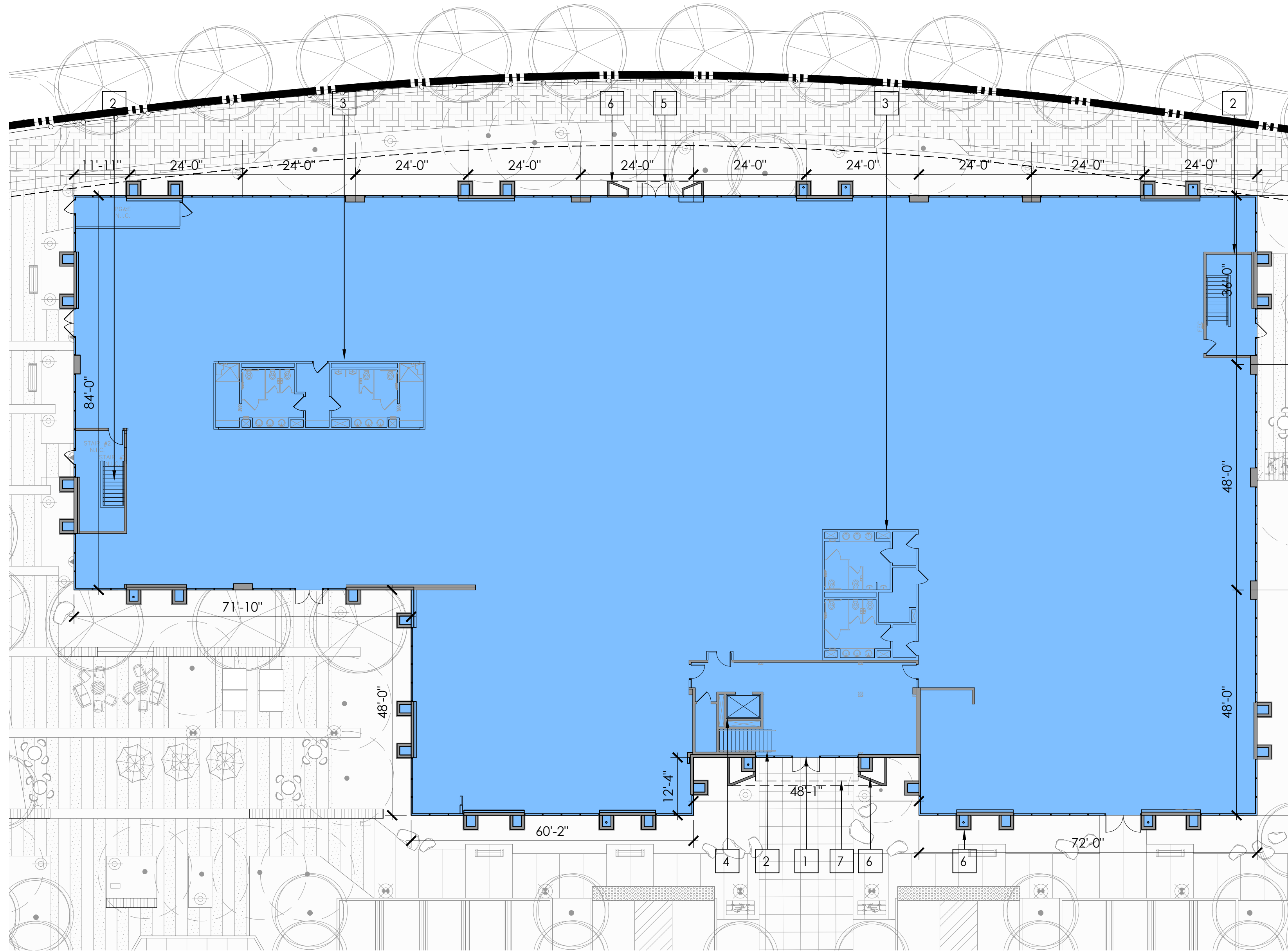
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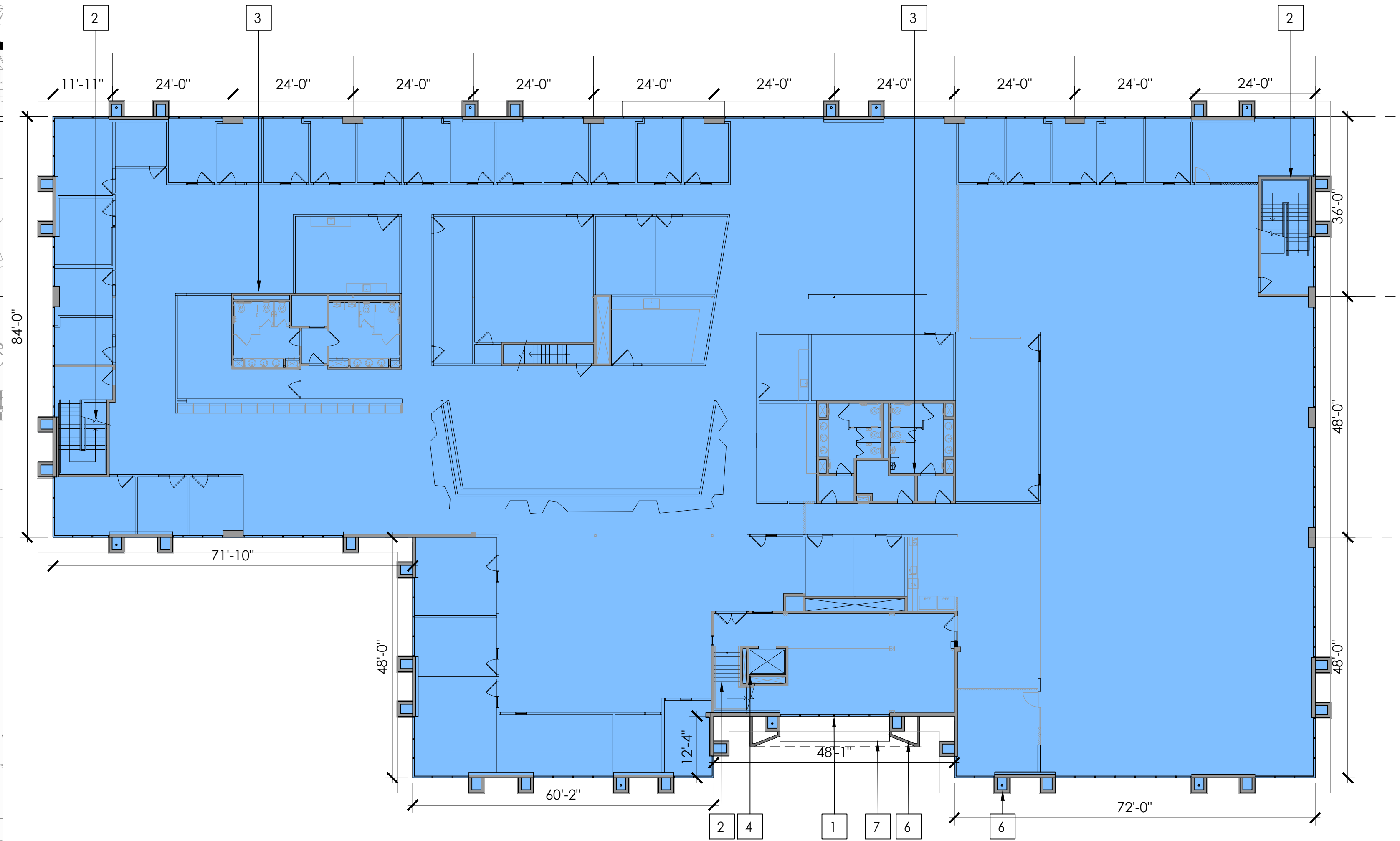
## ZONING CALCULATIONS, OPEN SPACE ANALYSIS AND CBC CODE ANALYSIS

# A-11a





1 LEVEL 1 FLOOR PLAN  
29,520 SF



2 LEVEL 2 FLOOR PLAN  
29,520 SF

KEYNOTES:

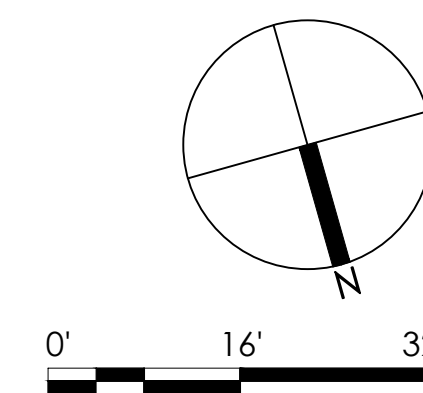
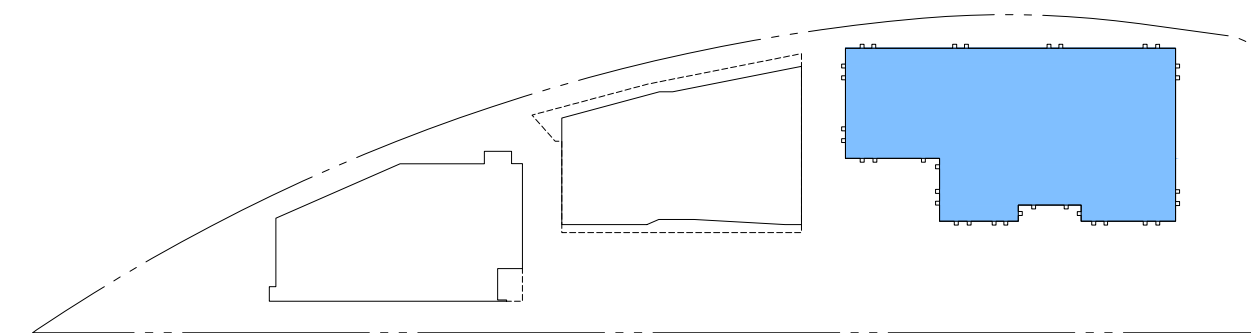
- |  |                  |
|--|------------------|
| 1 NEW ENTRY DOOR W/ CLEAR GLAZING/ CURTAIN WALL SYSTEM | 6 METAL CLADDING |
| 2 EXIT STAIRS  | 7 NEW CANOPY     |
| 3 RESTROOM   |                  |
| 4 ELEVATOR   |                  |
| 5 NEW DOUBLE DOOR                                      |    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

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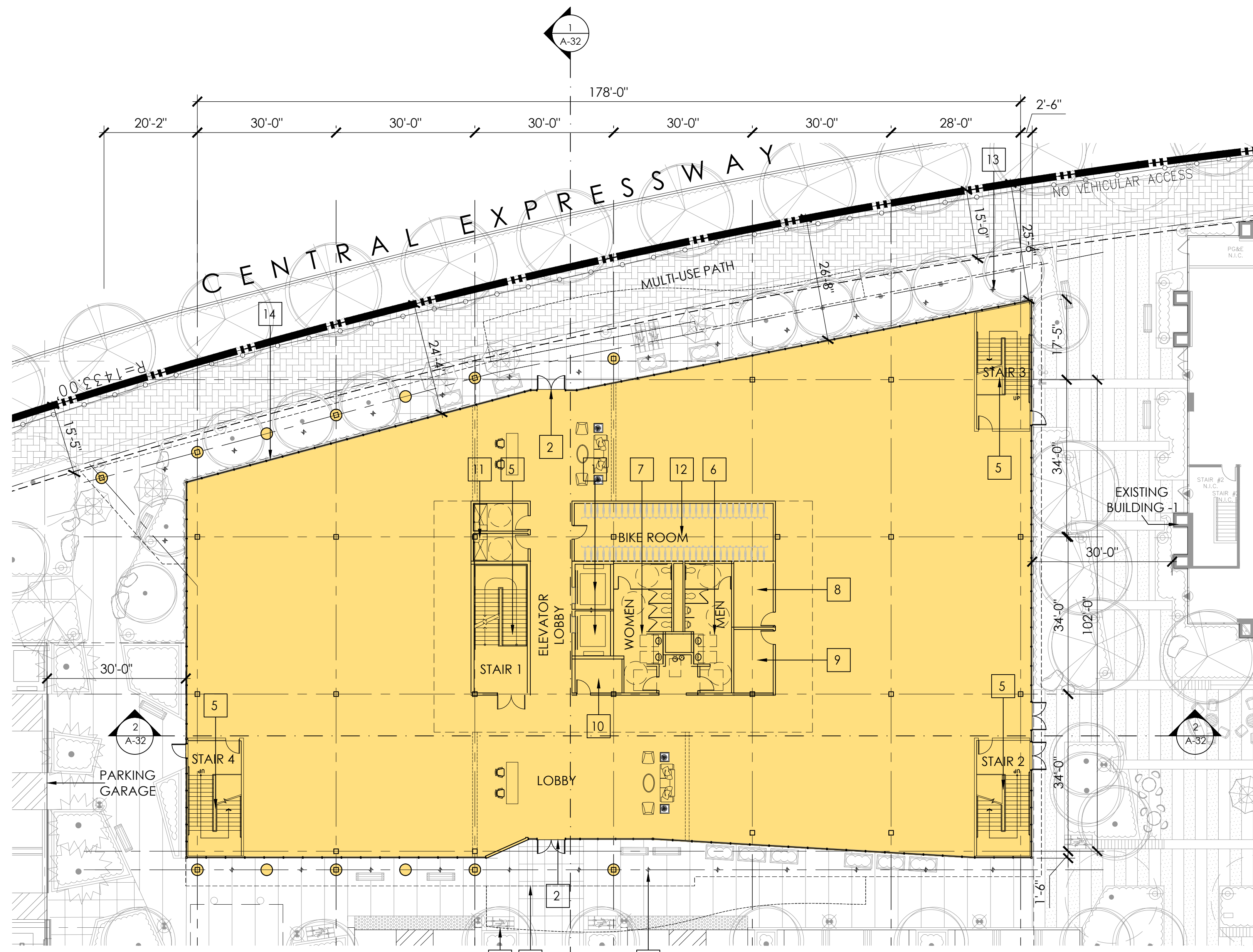
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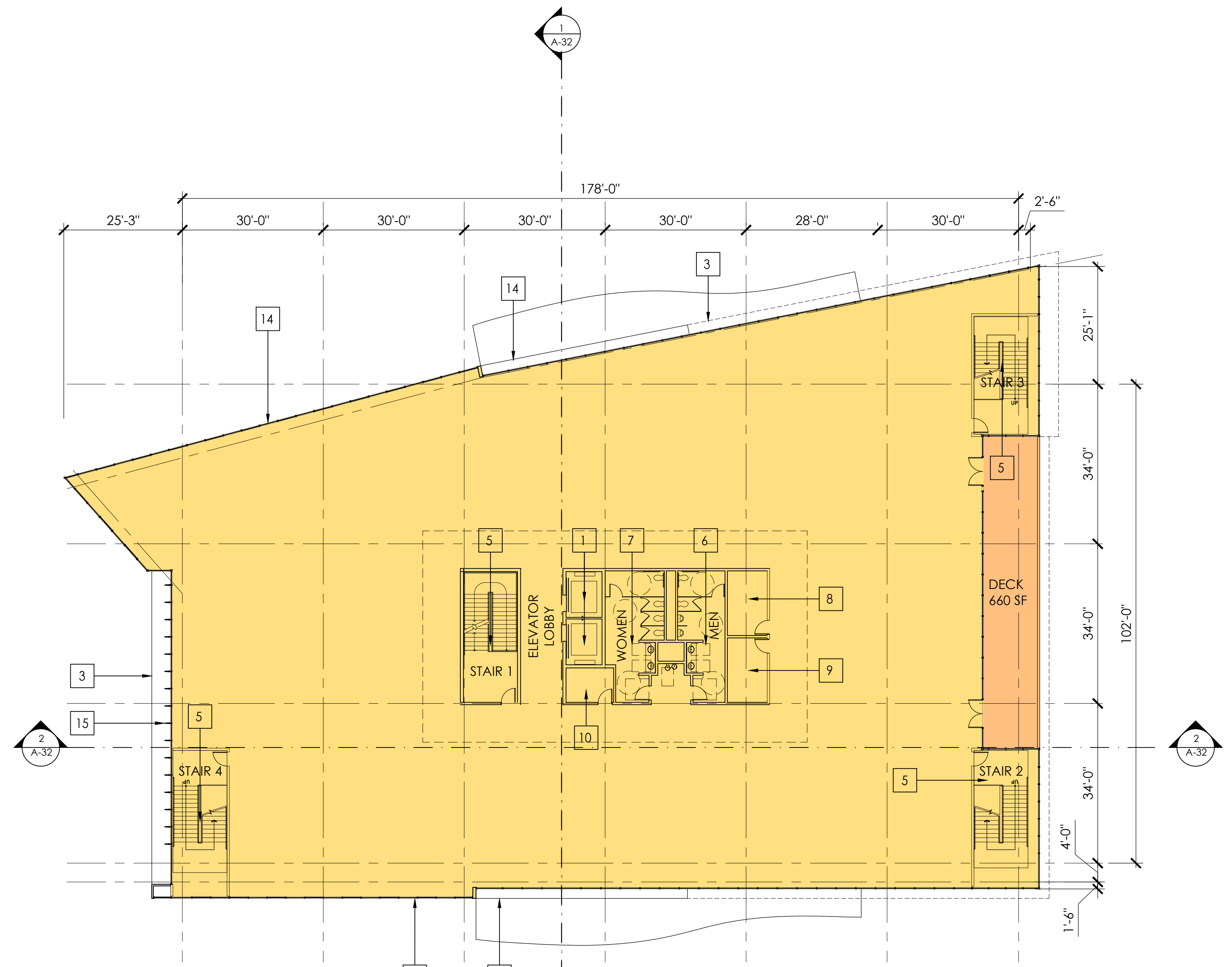
EXISTING BUILDING 1  
RENOVATION FLOOR PLANS







1 LEVEL 1 FLOOR PLAN  
17,765 SF



2 LEVEL 2 FLOOR PLAN  
20,870 SF

KEYNOTES:

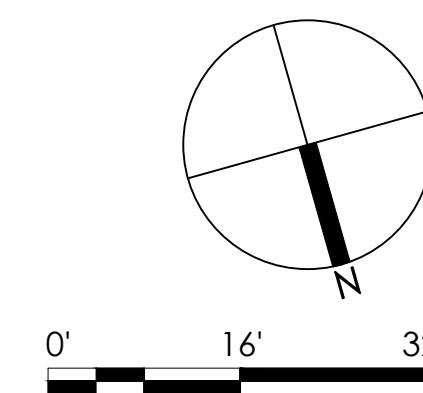
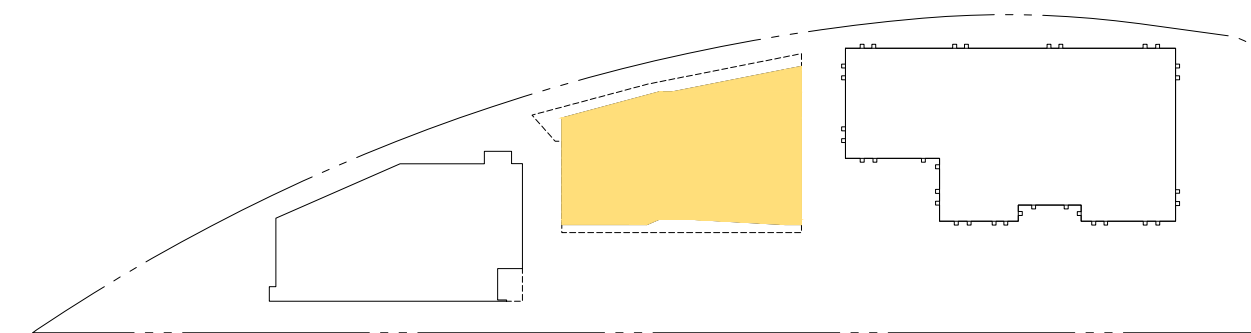
1 ELEVATORS	9 IDF ROOM
2 ENTRY DOOR W/ CLEAR GLAZING	10 JANITOR
3 LINE OF BUILDING ABOVE	11 SHOWER ROOM
4 CANOPY	12 BIKE ROOM
5 EXIT STAIRS	13 RECESSED DOWN LIGHTS
6 MEN'S RESTROOM	14 UNITIZED CURTAIN WALL SYSTEM
7 WOMEN'S RESTROOM	15 VERTICAL METAL FINIS
8 ELECTRICAL ROOM	

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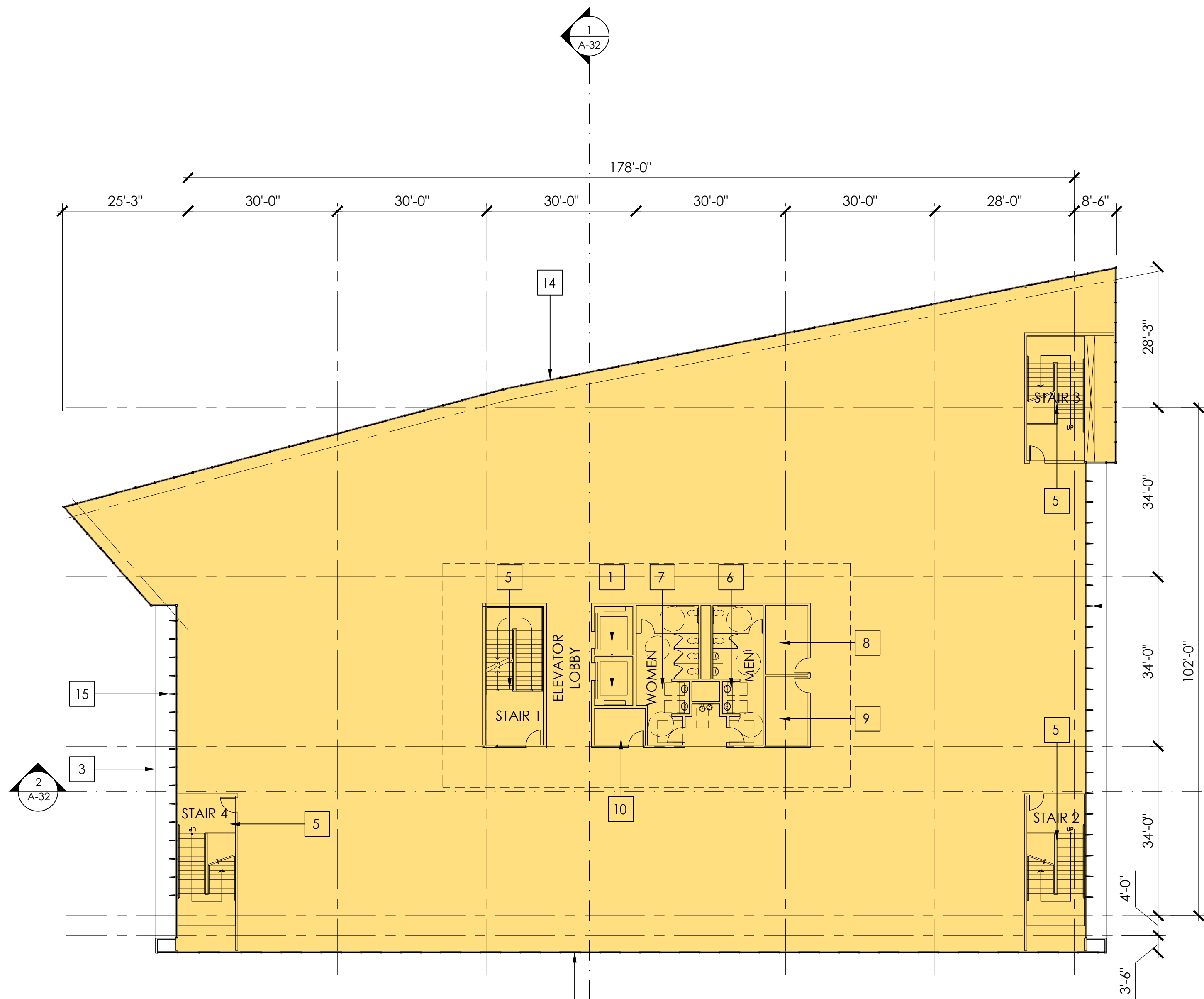
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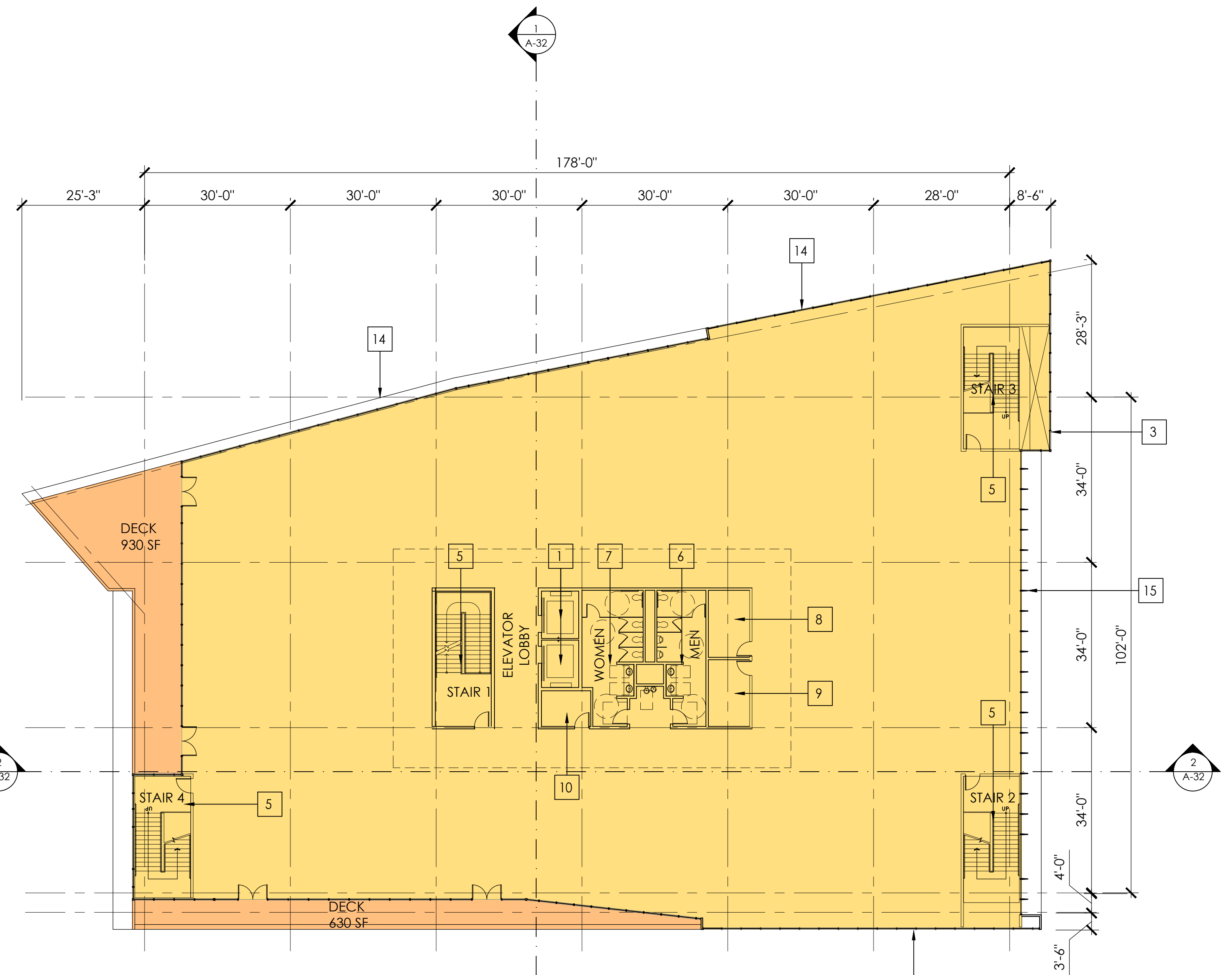
## PROPOSED BUILDING 2 FLOOR PLANS







1 LEVEL 3 FLOOR PLAN  
22,105 SF



2 LEVEL 4 FLOOR PLAN  
20,255 SF

**KEYNOTES:**

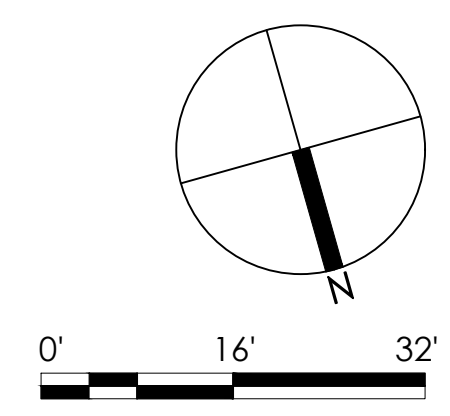
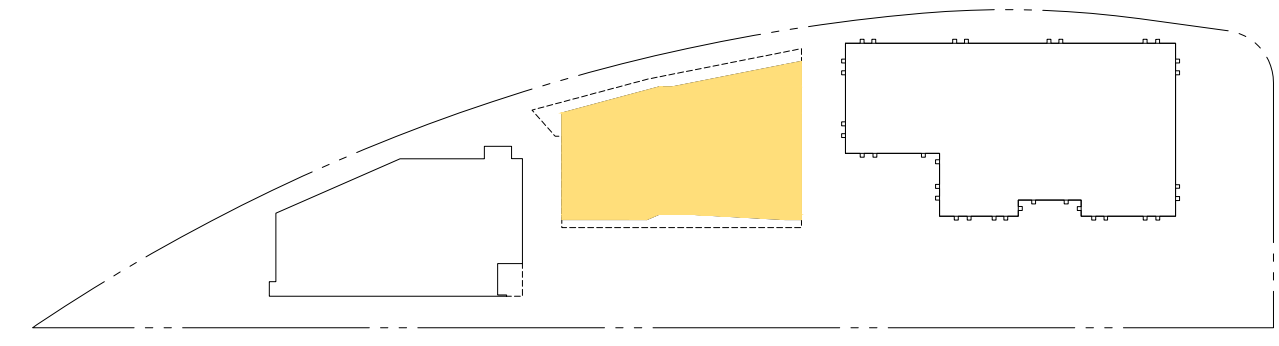
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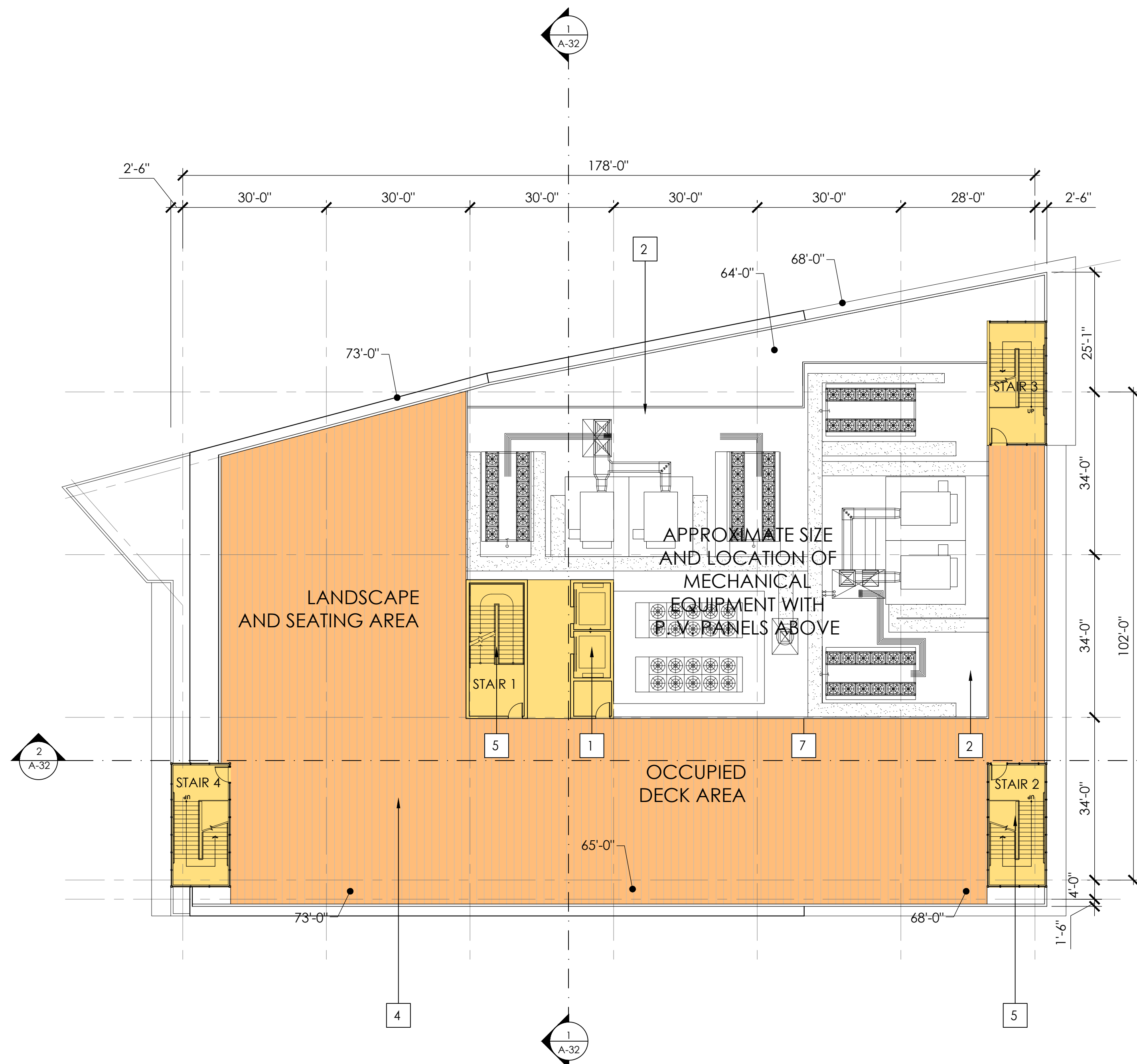
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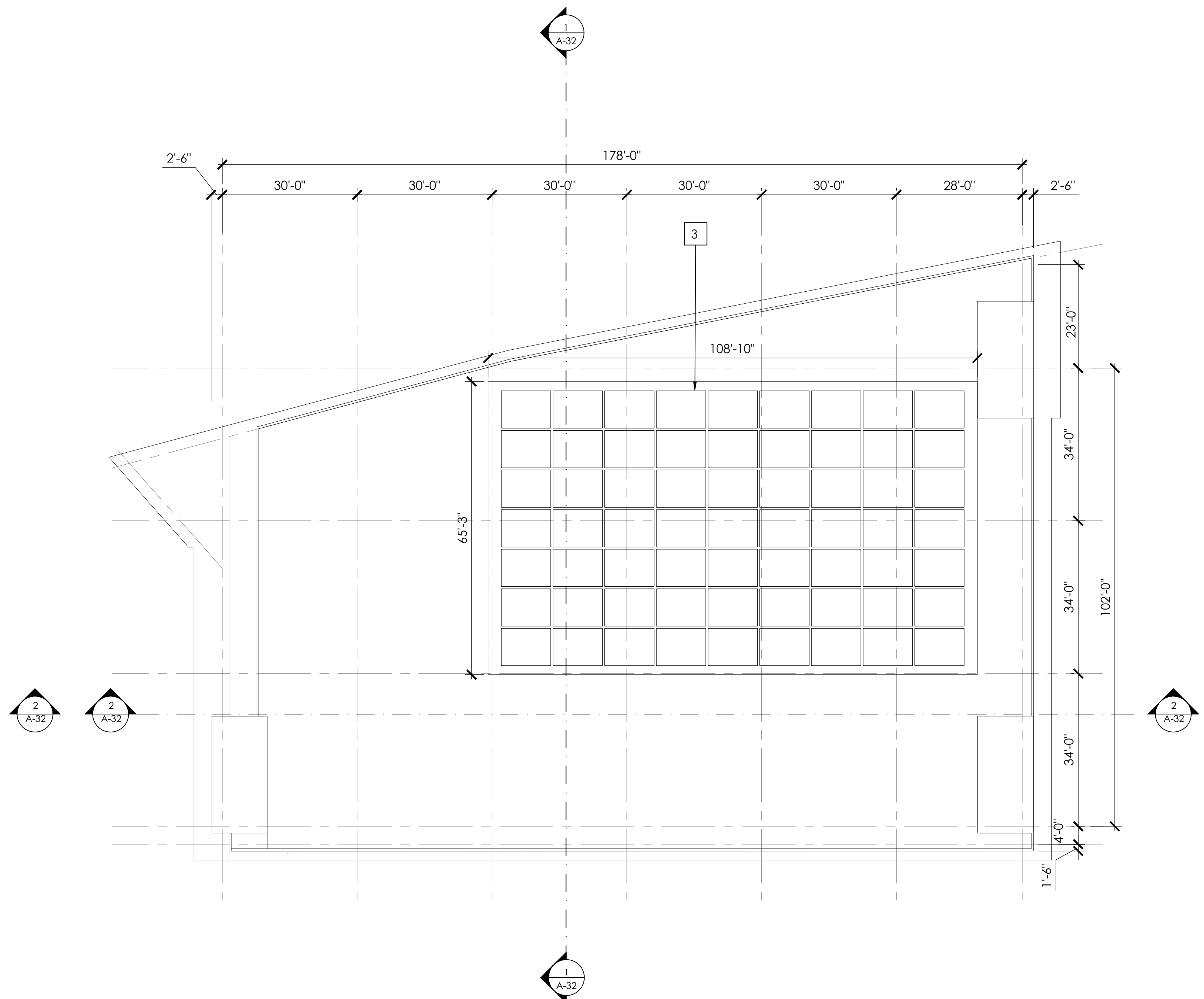
## PROPOSED BUILDING 2 FLOOR PLANS







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



2 PV FLOOR PLAN

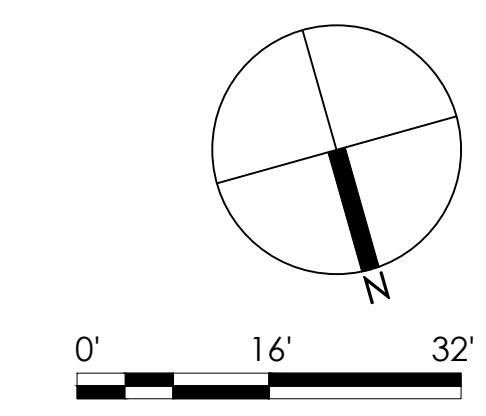
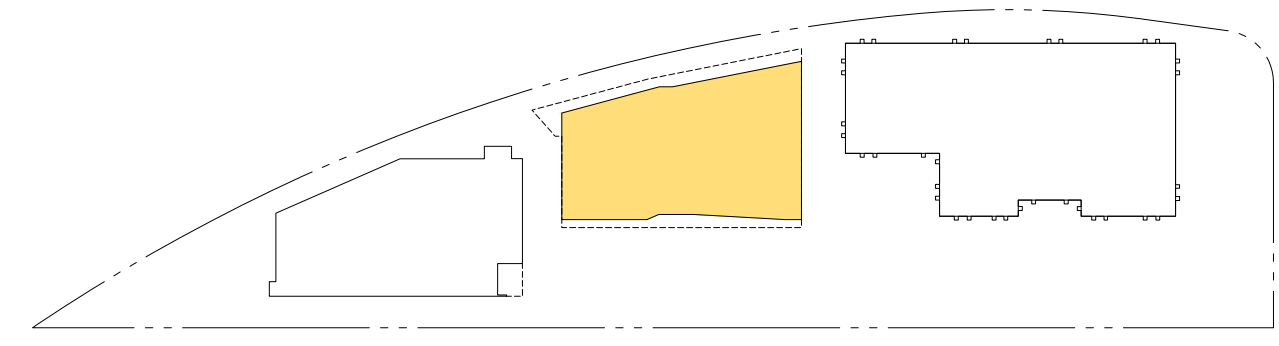
- KEYNOTES:
- |                      |                               |
|----------------------|-------------------------------|
| 1 ELEVATORS          | 6 DECK BELOW                  |
| 2 SINGLE PLY ROOFING | 7 MECHANICAL EQUIPMENT SCREEN |
| 3 PV PANEL           | 8 COLUMN                      |
|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

# 189 NORTH BERNARDO AVENUE

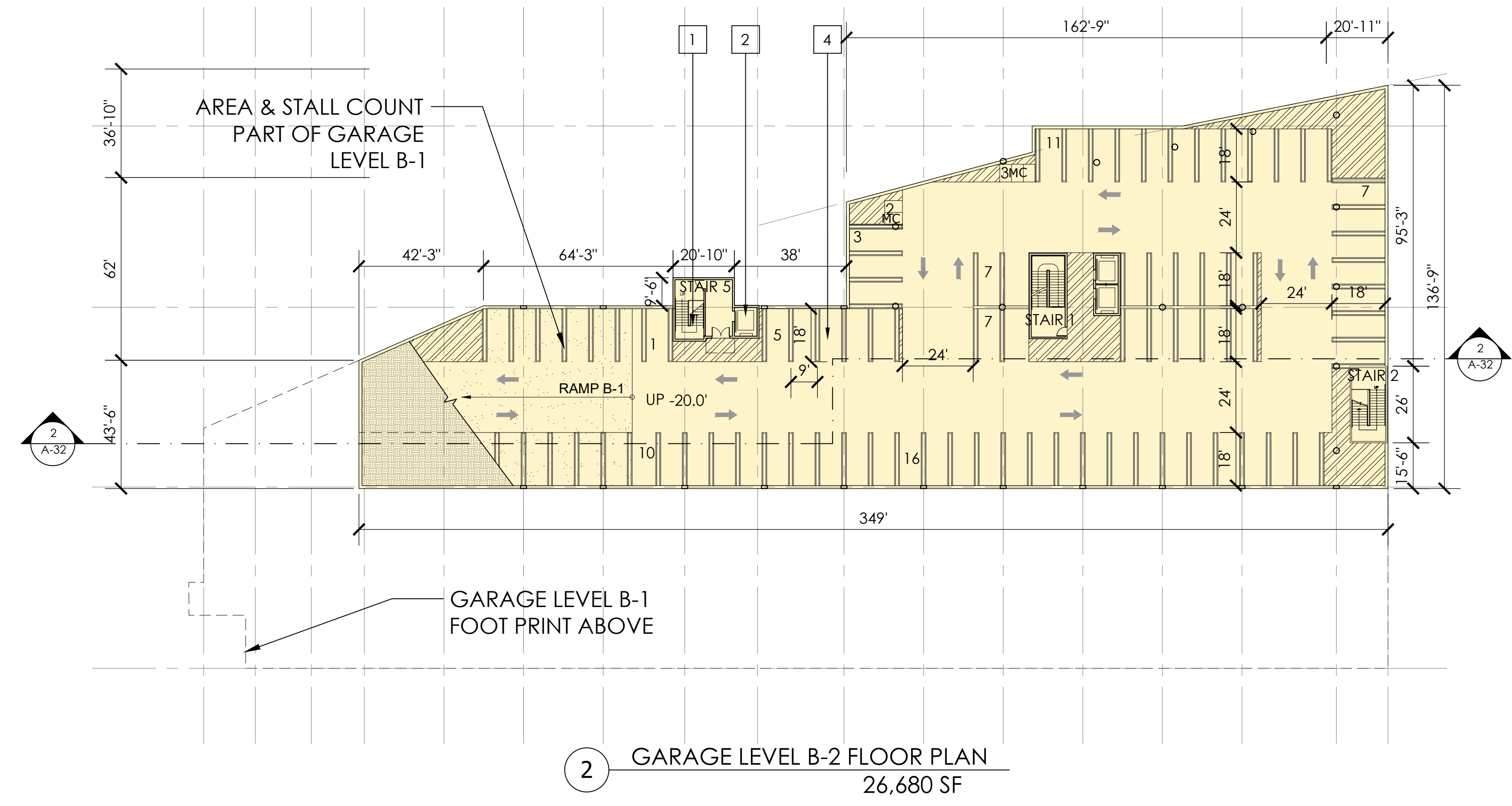
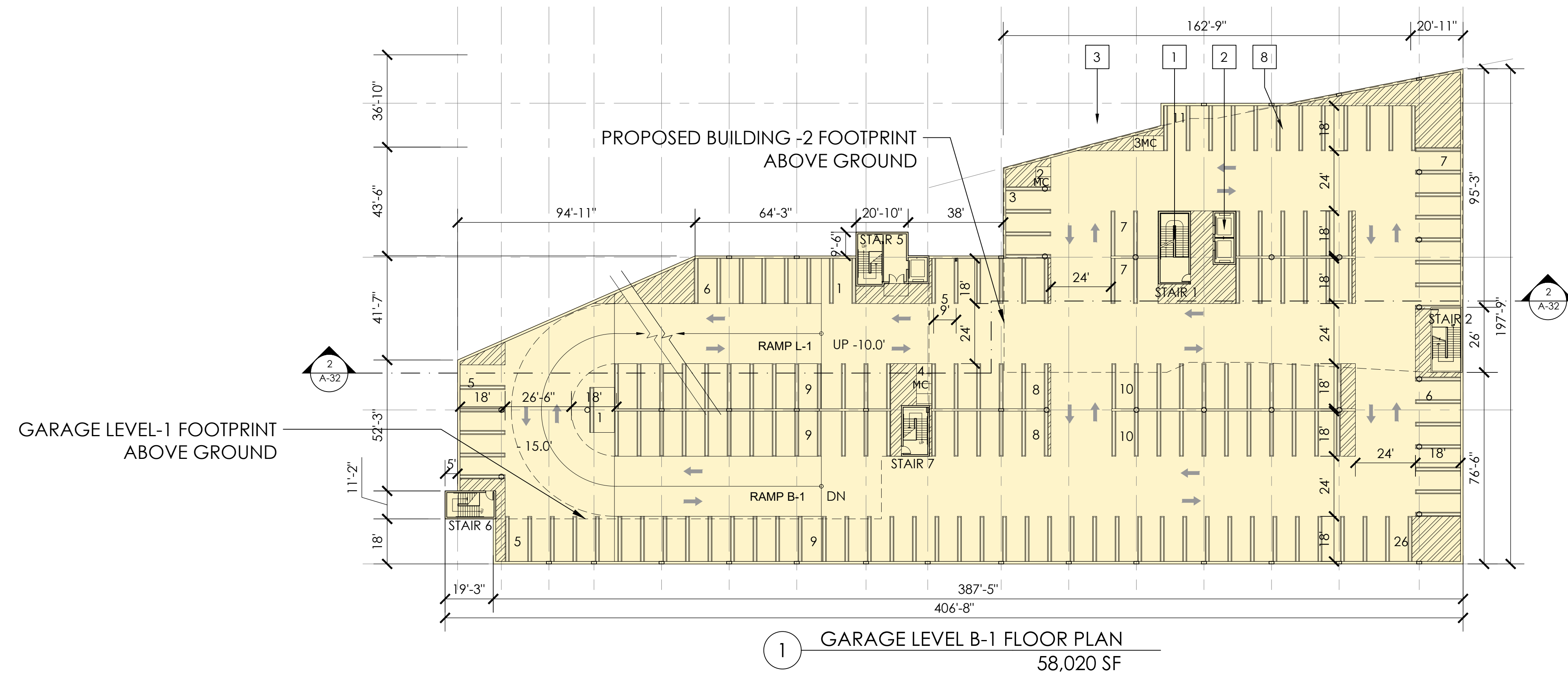
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## PROPOSED BUILDING 2 ROOF PLAN







**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	153 STALLS
GARAGE LEVEL B-2	67 STALLS
<b>TOTAL</b>	<b>371 STALLS</b>
ACCESSIBLE PARKING	3 STALLS
EV CHARGING	36 STALLS

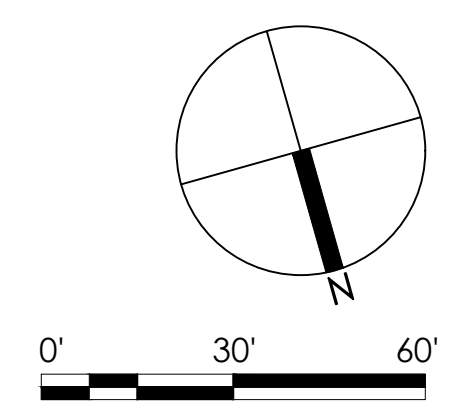
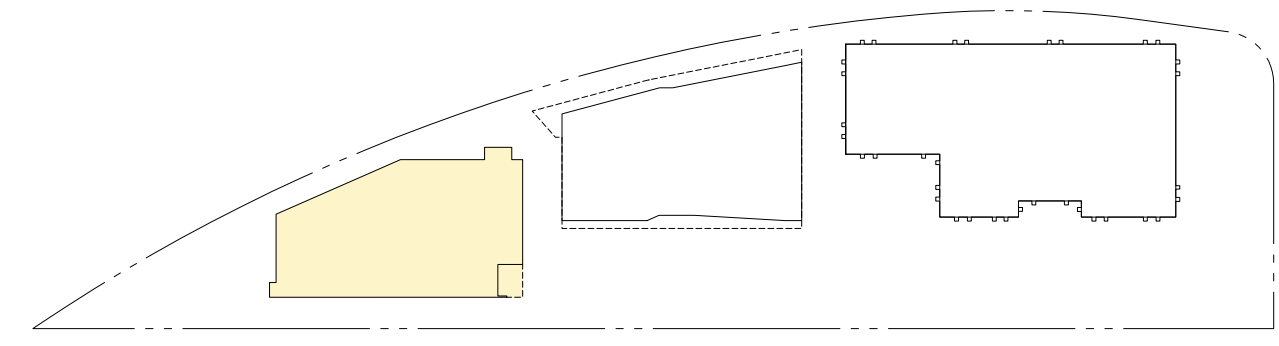
NOTE: REFER SHEET A-12 FOR PARKING TABULATION

# 189 NORTH BERNARDO AVENUE

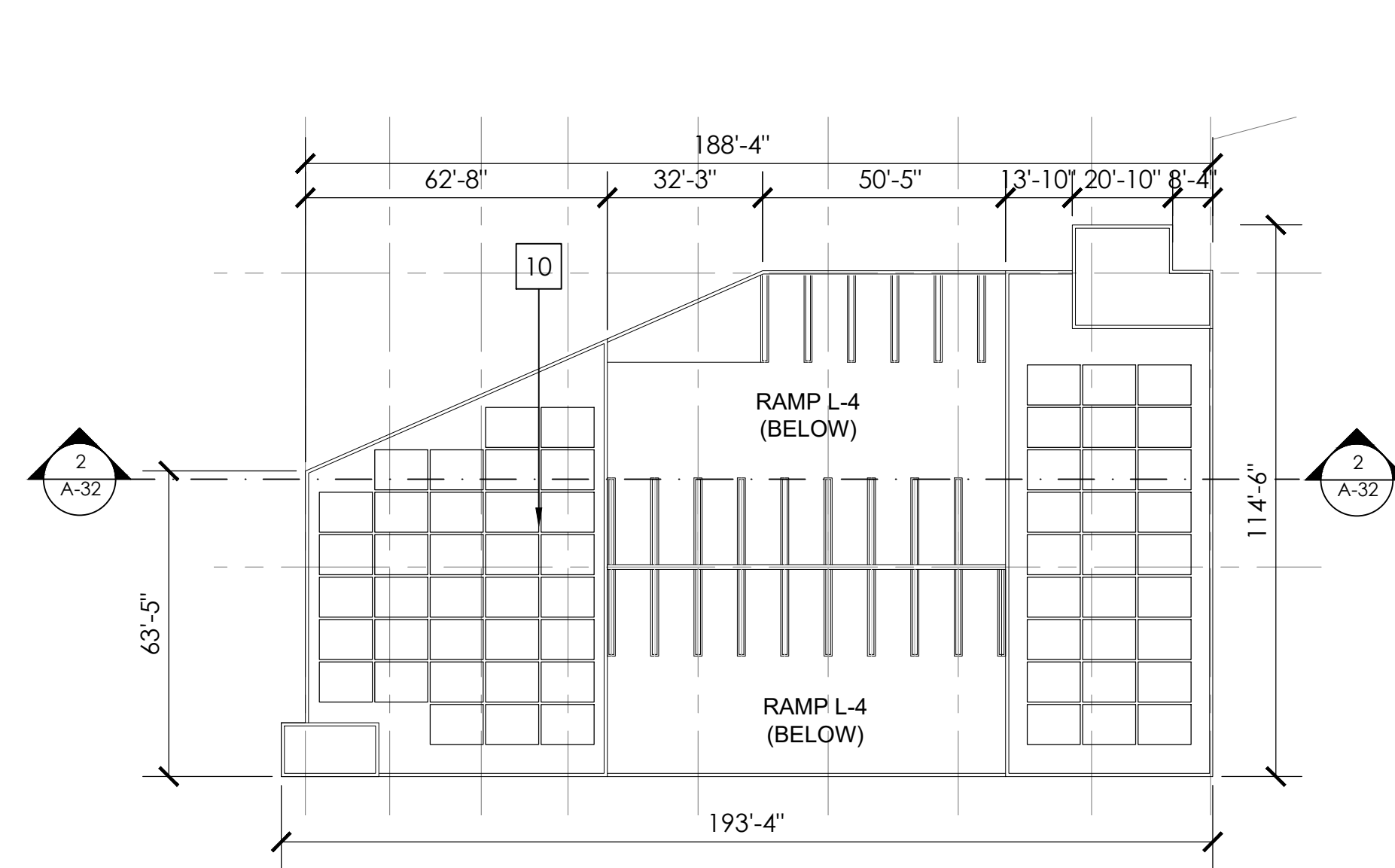
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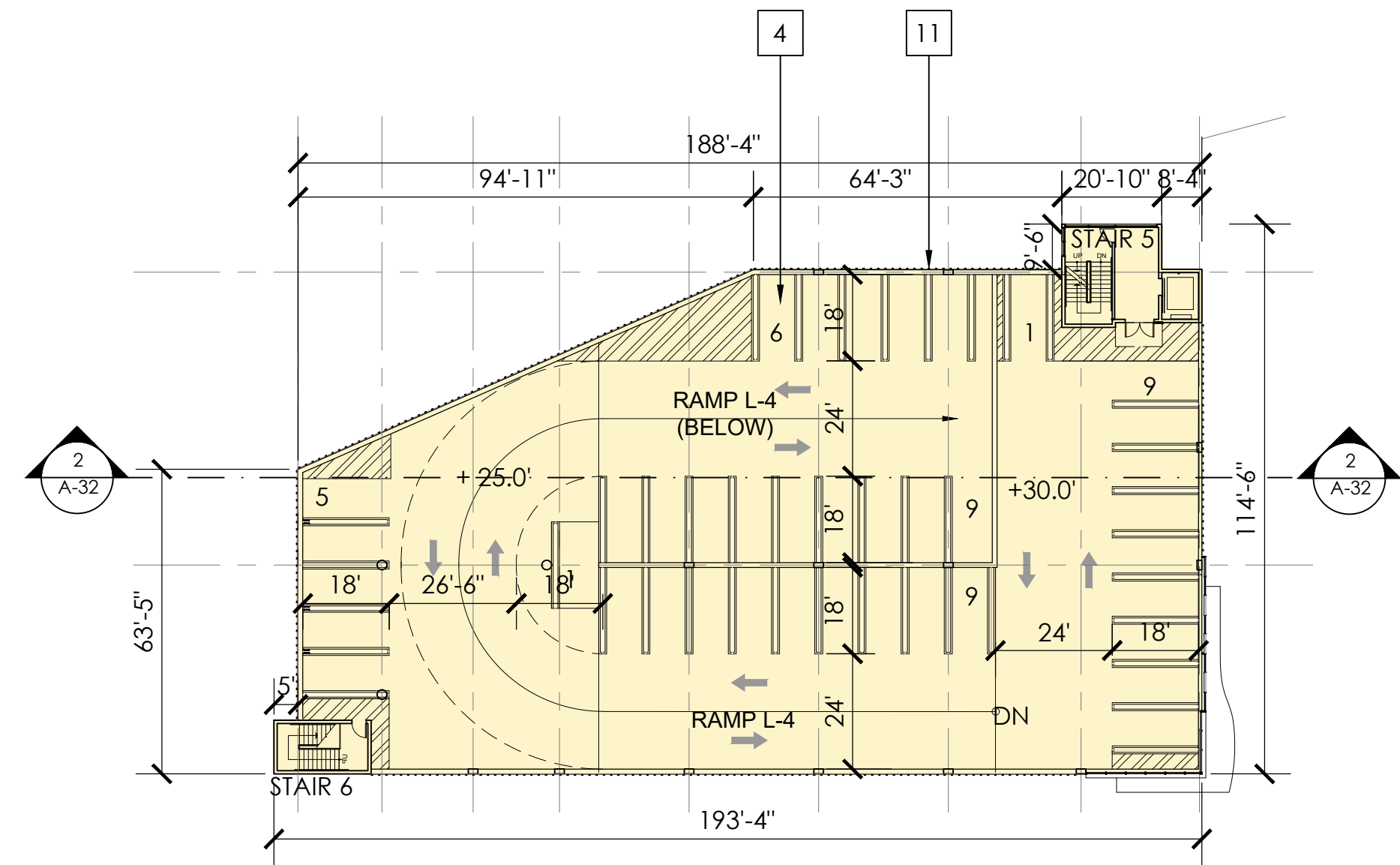
## PROPOSED PARKING GARAGE FLOOR PLANS



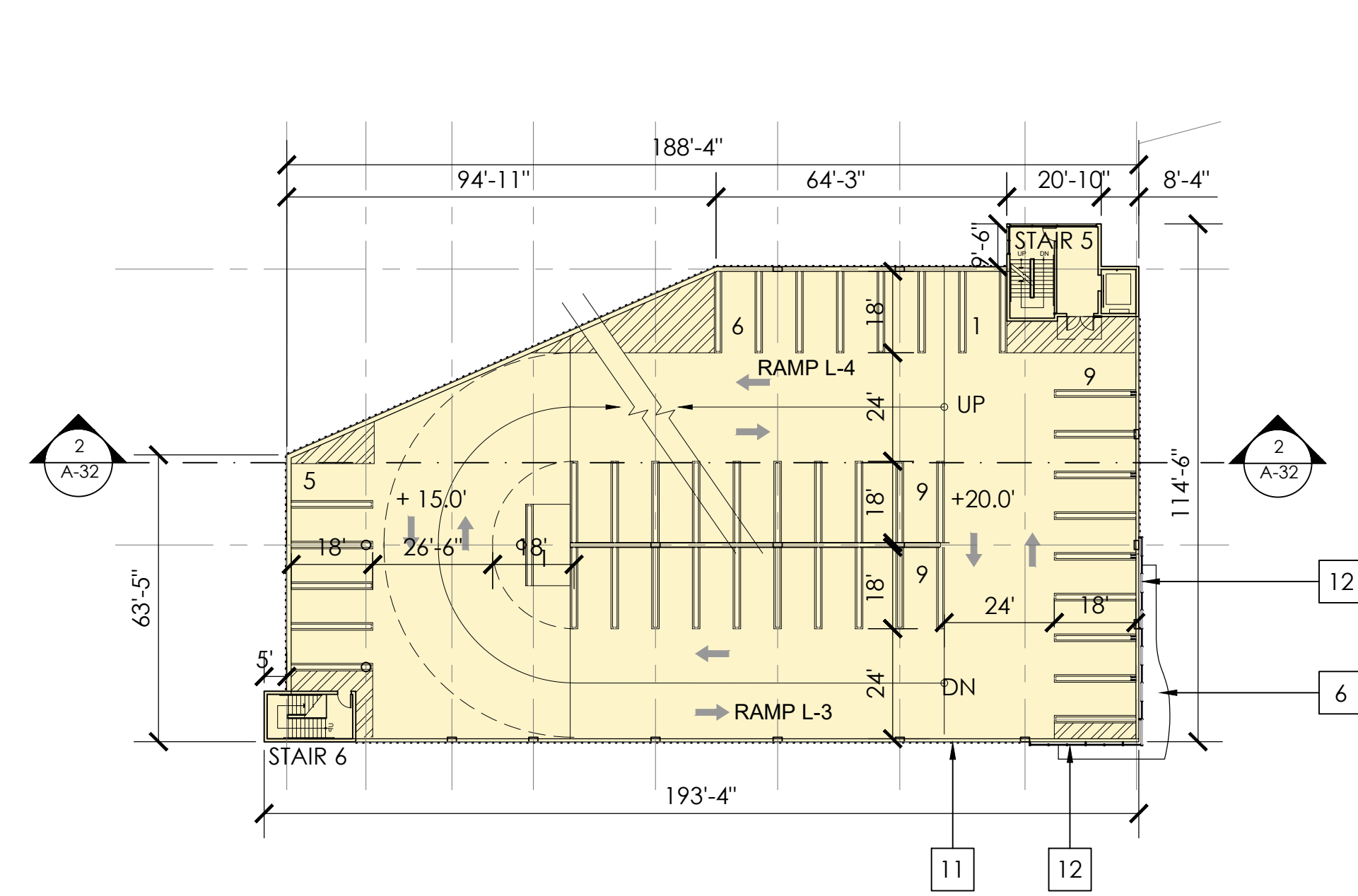




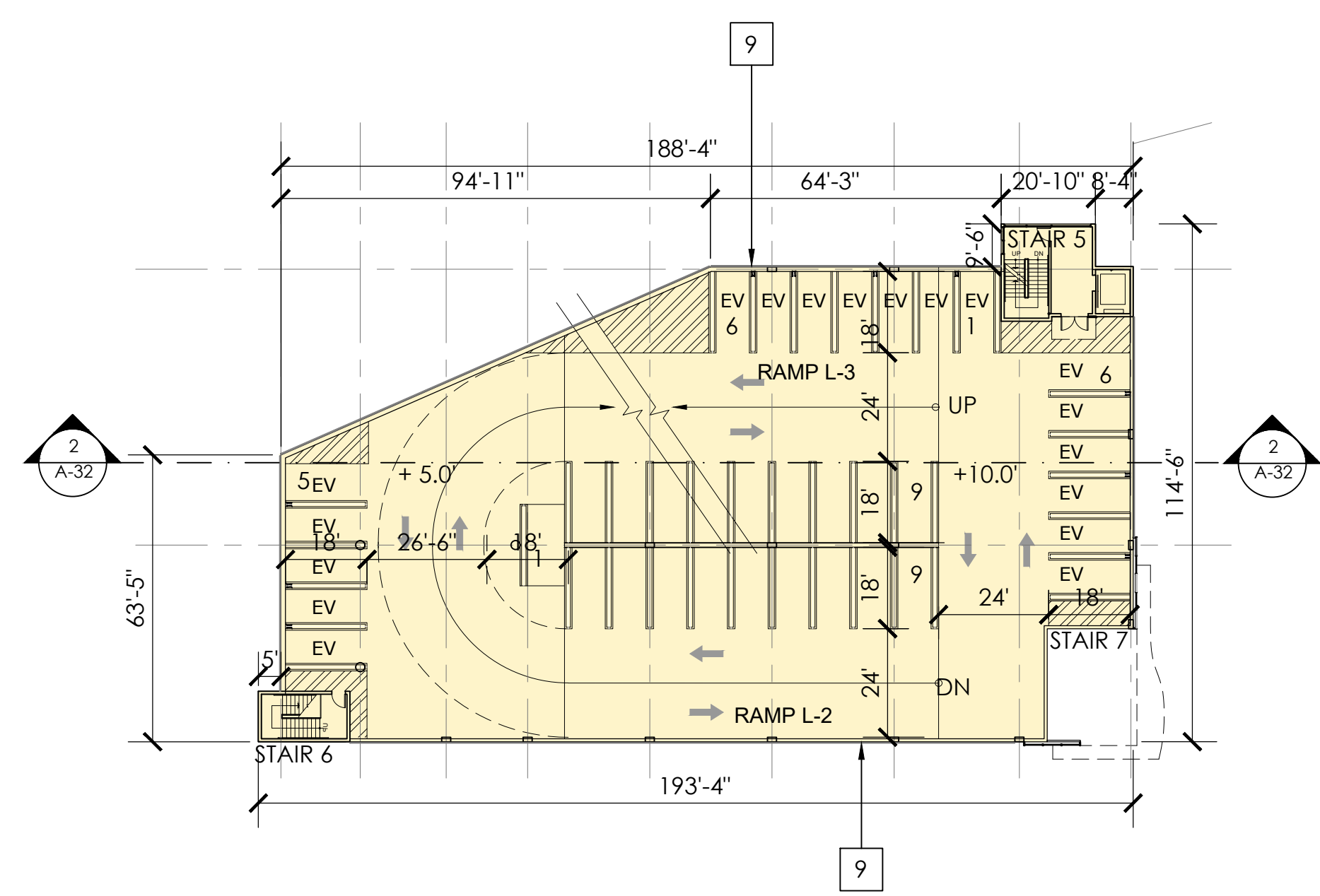
5 GARAGE PV PANEL FLOOR PLAN



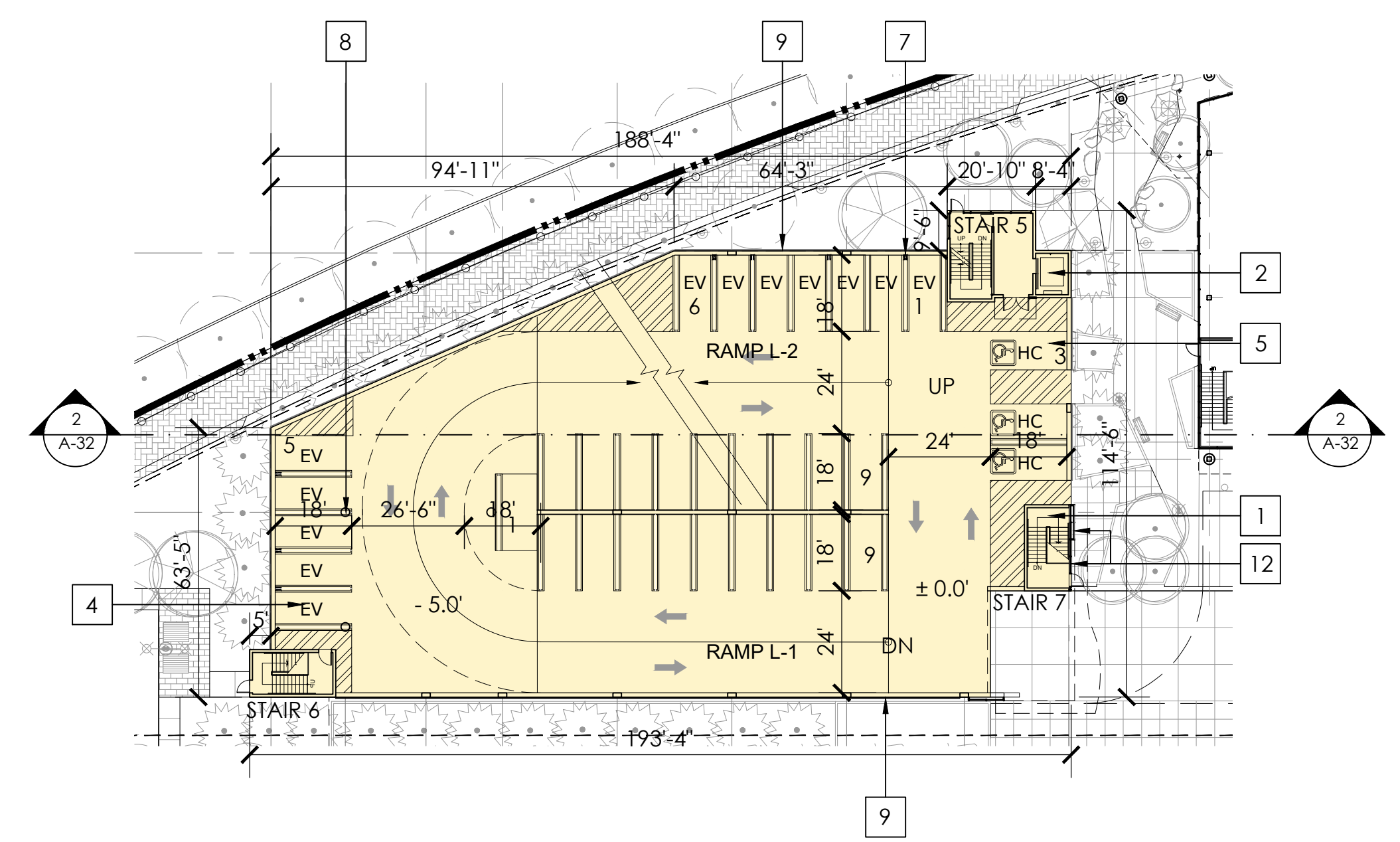
4 GARAGE LEVEL 4 FLOOR PLAN  
18,060 SF



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:

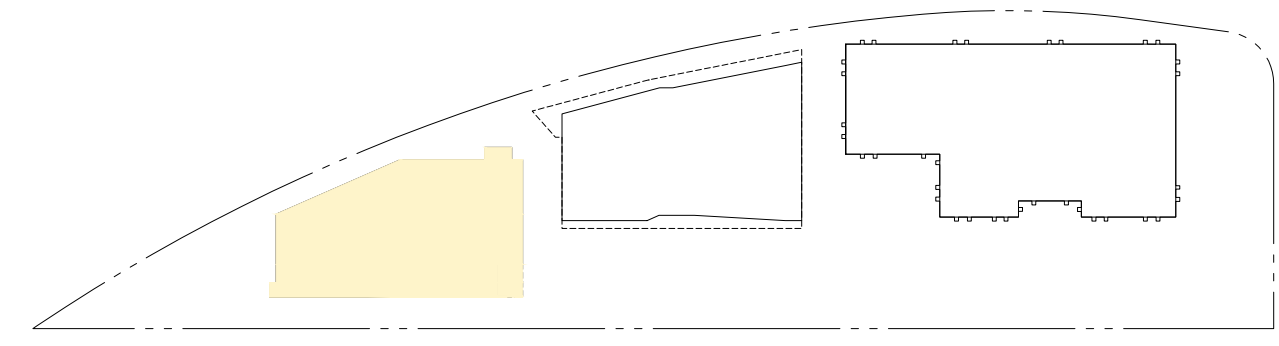
- 1 STAIR
- 2 ELEVATORS
- 3 PERIMETER WALL
- 4 STANDARD PARKING STALL
- 5 ACCESSIBLE STALL
- 6 CANOPY
- 7 EV CHARGER (DUAL)
- 8 STRUCTURAL COLUMN
- 9 TENSILE MESH FACADE SCREEN
- 10 PV PANEL
- 11 METAL VERTICAL FIN
- 12 UNITIZED CURTAIN WALL SYSTEM

LEGEND

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

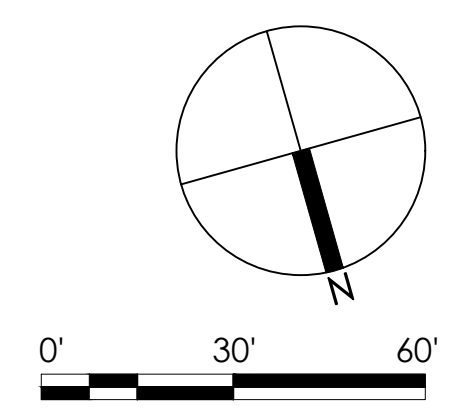
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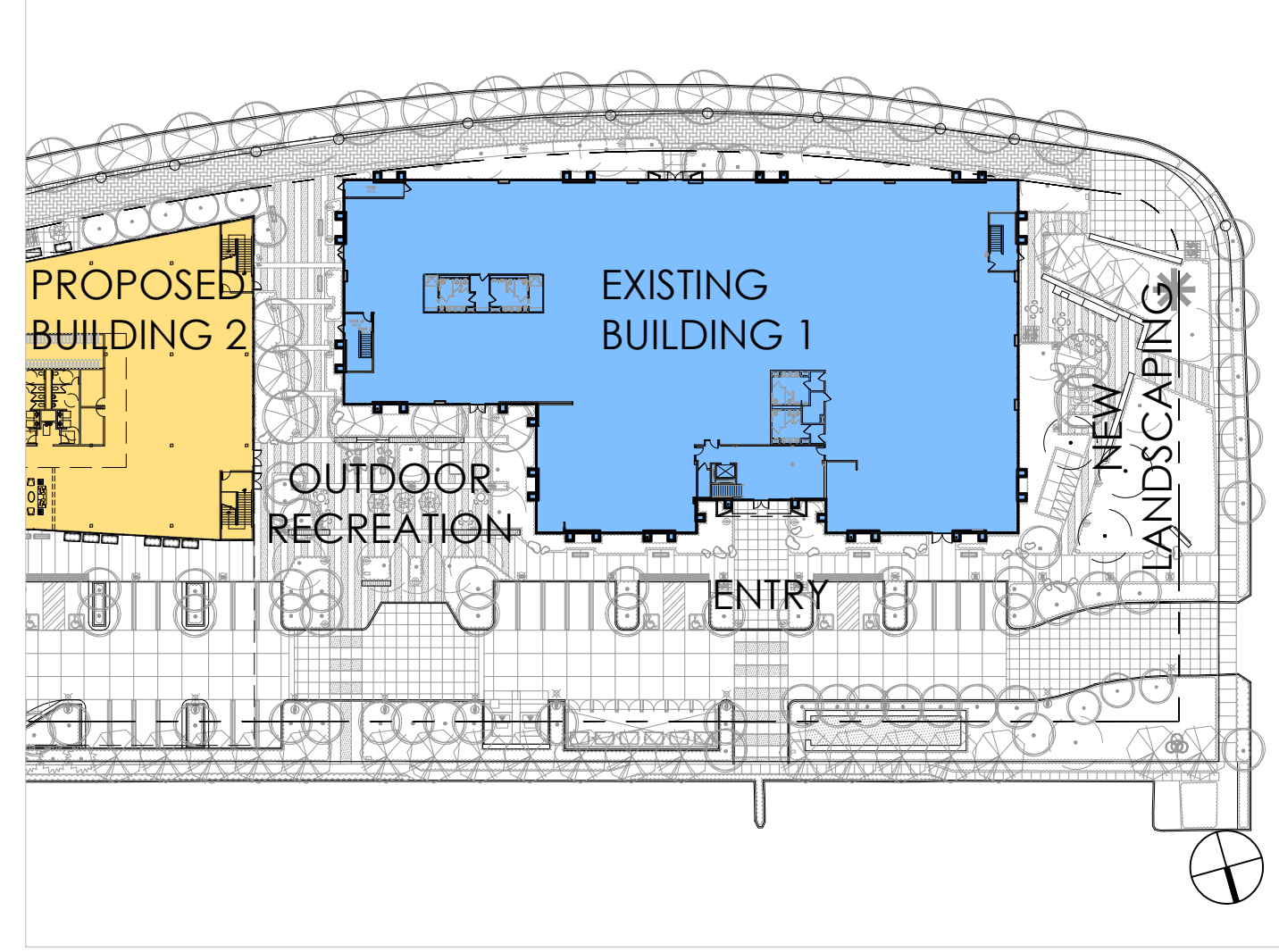
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## PROPOSED PARKING GARAGE FLOOR PLANS





EXISTING BUILDING 1 PLAN



EXISTING BUILDING



PROPOSED BUILDING 1 RENOVATION RENDER



EXISTING COLUMN PILASTER CLADDING



EXISTING STUCCO FINISH



PROPOSED STUCCO REVEALS



EXISTING OUTDOOR RECREATIONAL AREAS



EXISTING ENTRANCE



PROPOSED ALUMINUM METAL PANEL CLADDING



PROPOSED OUTDOOR RECREATIONAL AREAS



PROPOSED ENTRANCE



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DESIGN IMAGERY  
EXISTING BUILDING 1 RENOVATION





1 EAST ELEVATION



2 SOUTH/CENTRAL EXPWY ELEVATION



3 WEST ELEVATION



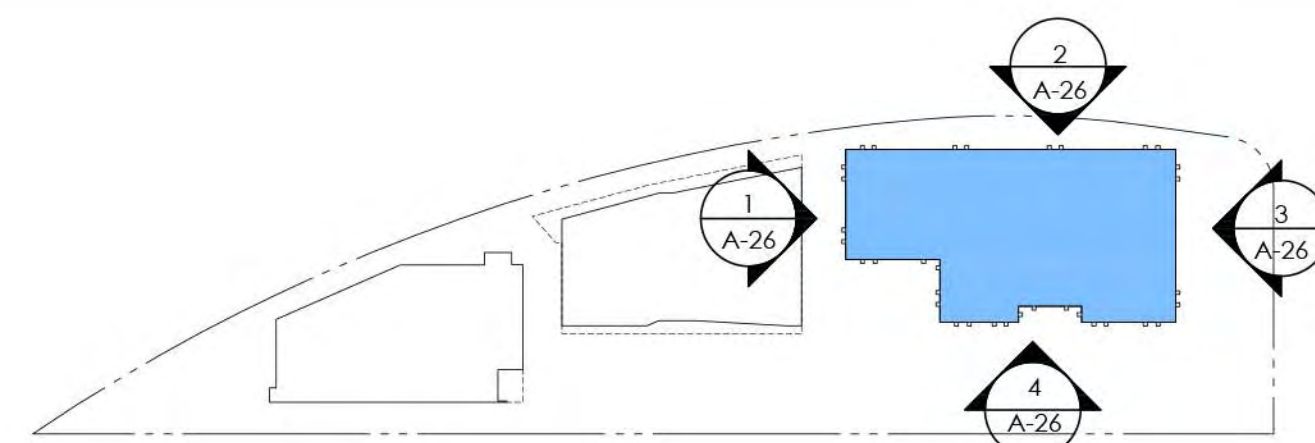
4 NORTH ELEVATION

KEYNOTES:

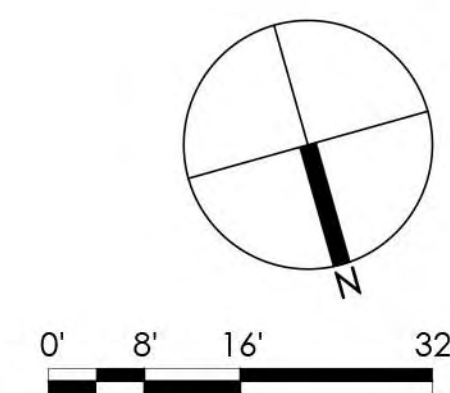
- |                  |                       |               |
|------------------|-----------------------|---------------|
| 1 GRAY GLASS     | 4 EXISTING PLANTERS   | 7 AWNING      |
| 2 PAINTED STUCCO | 5 EXISTING LIGHT POLE | 8 SINGLE DOOR |
| 3 SIGNAGE        | 6 DOUBLE DOOR         |          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

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EXISTING BUILDING 1  
 ELEVATIONS

# A-26

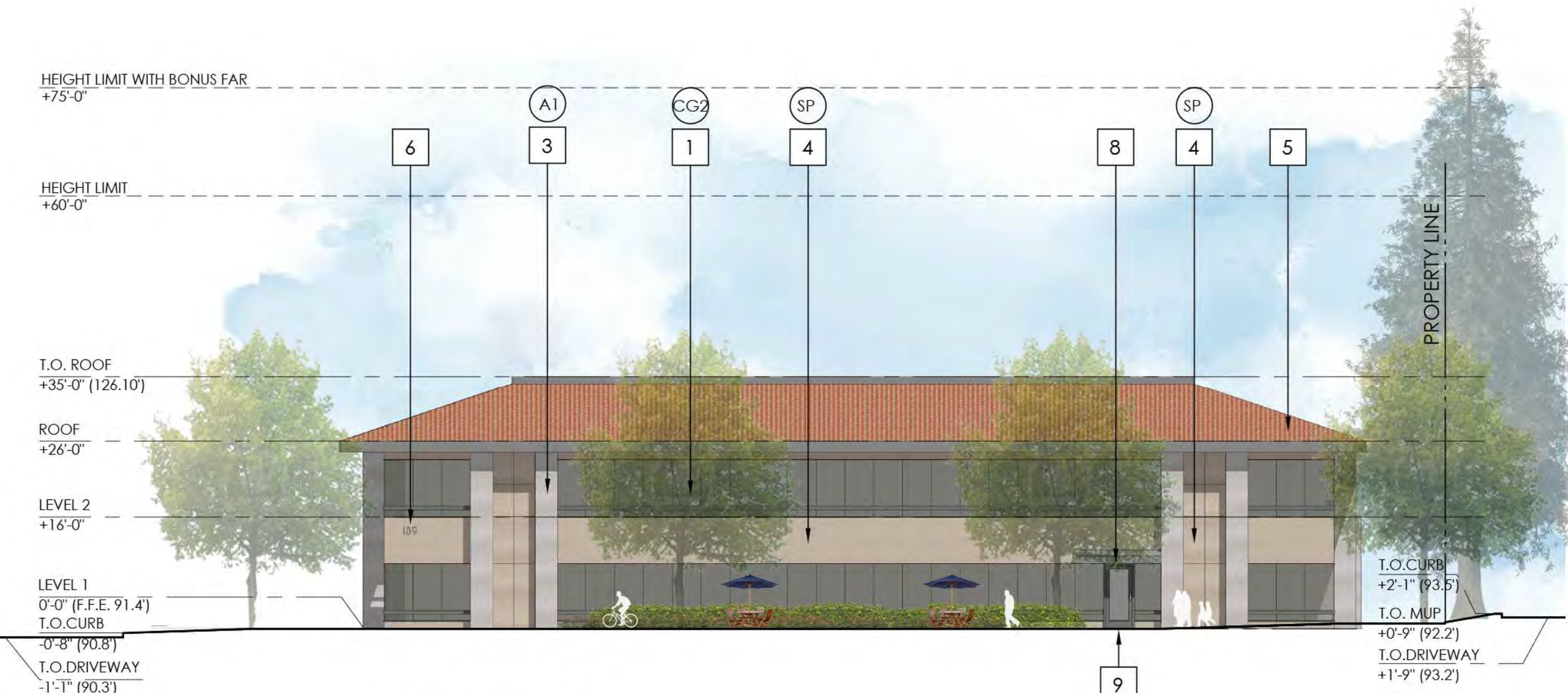




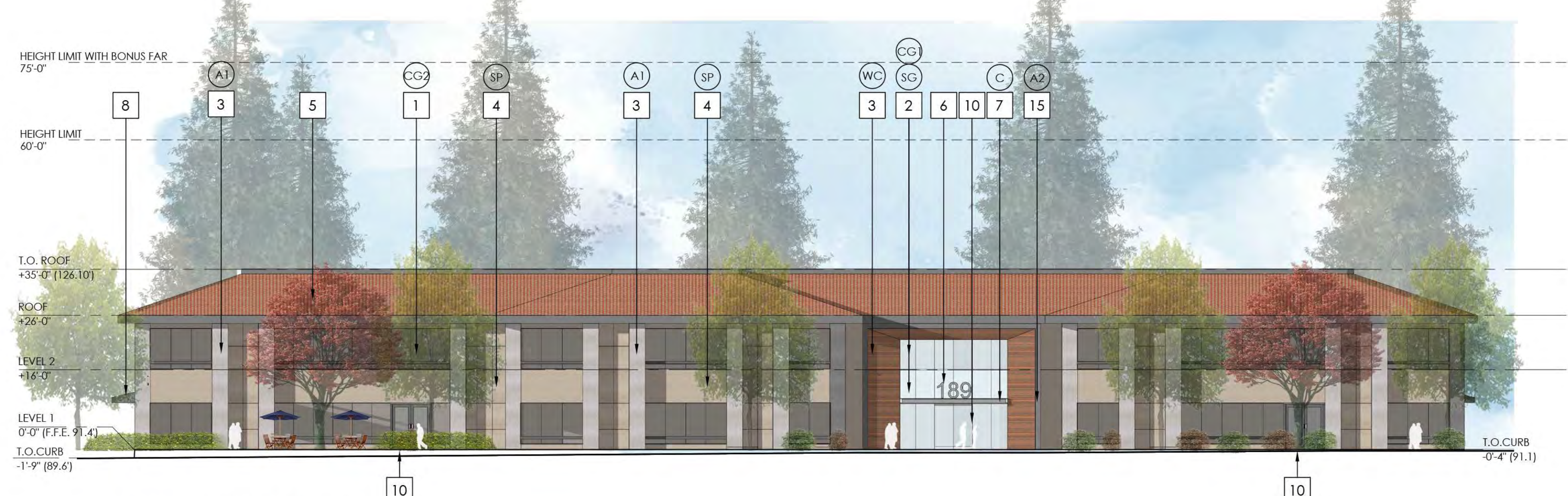
1 EAST ELEVATION



2 SOUTH/CENTRAL EXPWY ELEVATION



3 WEST ELEVATION



4 NORTH ELEVATION

KEYNOTES:

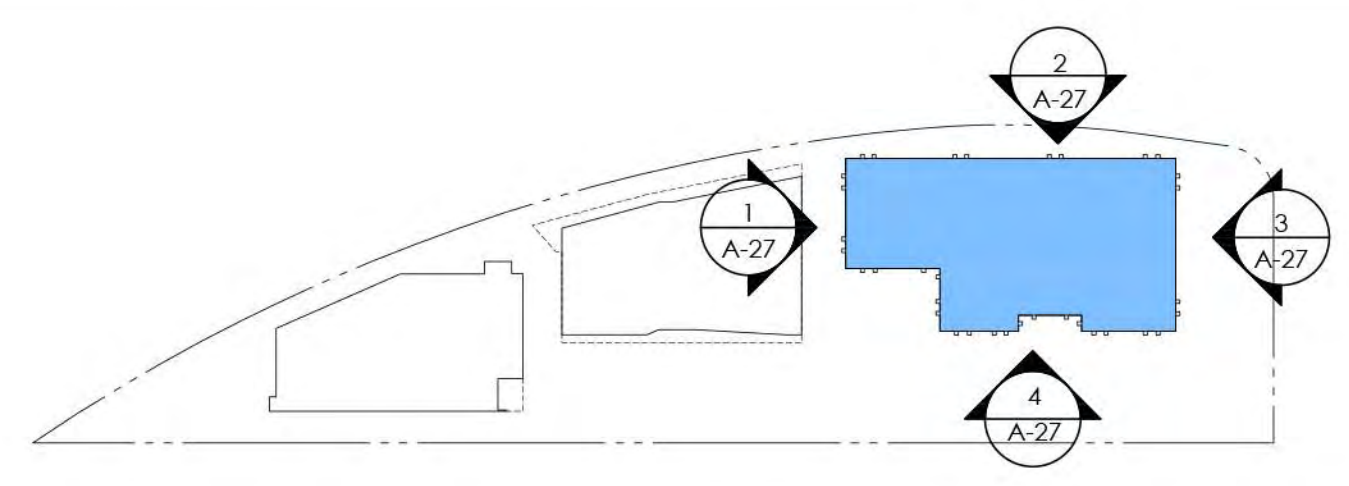
- |  |                |                        |                         |  |
|--|----------------|------------------------|-------------------------|--|
| 1 EXISTING GRAY GLASS                  | 4 STUCCO PAINT | 7 NEW CANOPY           | 10 EXISTING DOUBLE DOOR | 13 PROPOSED POLE LIGHTS. SEE LANDSCAPE PLANS |
| 2 NEW CURTAIN WALL DOUBLE HEIGHT GLASS | 5 TILE ROOFING | 8 EXISTING AWNING      | 11 NEW DOUBLE DOOR      | 14 BOLLARD 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:

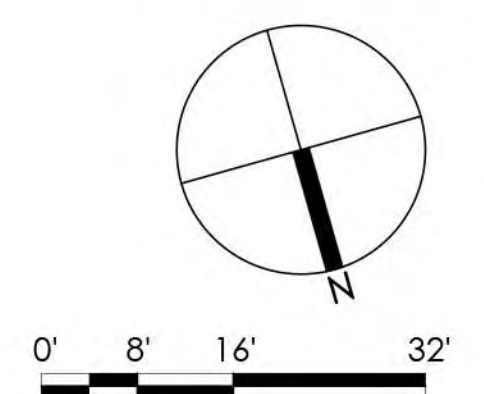
- |   |  |  |
|---|--|--|
| CG CLEAR GLASS - WALTERS & WOLF GLASS - HH-10891                                      | A1 ALUMINUM CLADDING - ALUCOBOND, METAL PANEL, COLOR: CLEAR ANODIZED     | SP STUCCO PAINT - DUNN EDWARDS DE6122 DRY CREEK  |
| CG2 CLEAR GLASS - WALTERS & WOLF GLASS - COLOR: GRAY                                  | A2 ALUMINUM CLADDING - ALUCOBOND, METAL PANEL, COLOR: DARK GRAY ANODIZED | C CANTILEVERED CANOPY - MASA ARCHITECTURAL CANOPIES - EXTRUDECK ALUMINUM SUNSHADE SYSTEM METAL FINISH - TIGER DYRLAC 38/15017 - CHAMPAGNE 301 METALLIC |
| SC FROSTED SPANDREL GLASS - JEBERKOWITZ - ENERGY ADVANTAGE LOW-E - HEAT TREATED GLASS | WC WOOD CLADDING - GEOLAM PANELS, VERTIGO 5010, COLOR: TEAK              |  |

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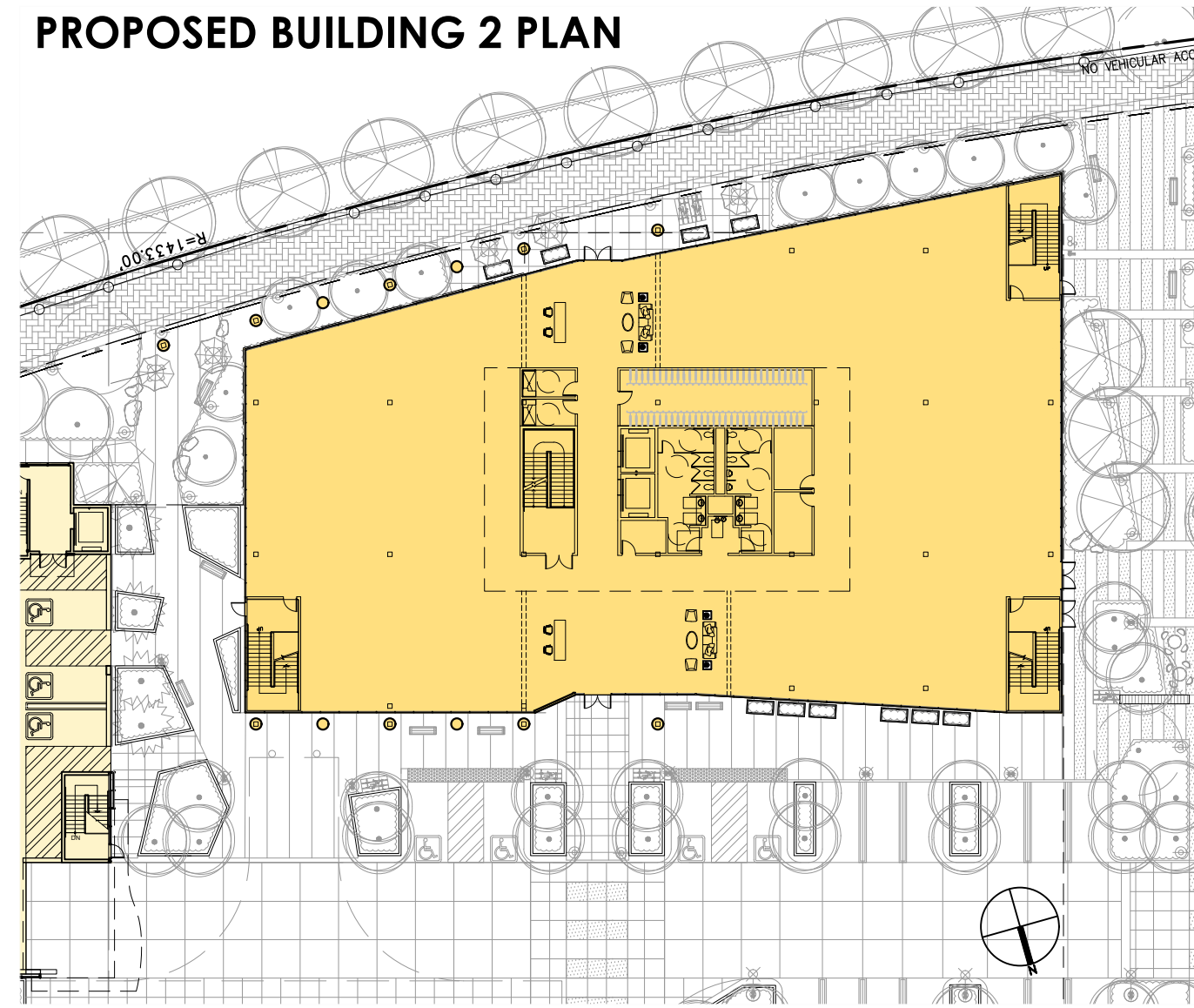
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## PROPOSED BUILDING 1 RENOVIATION ELEVATIONS



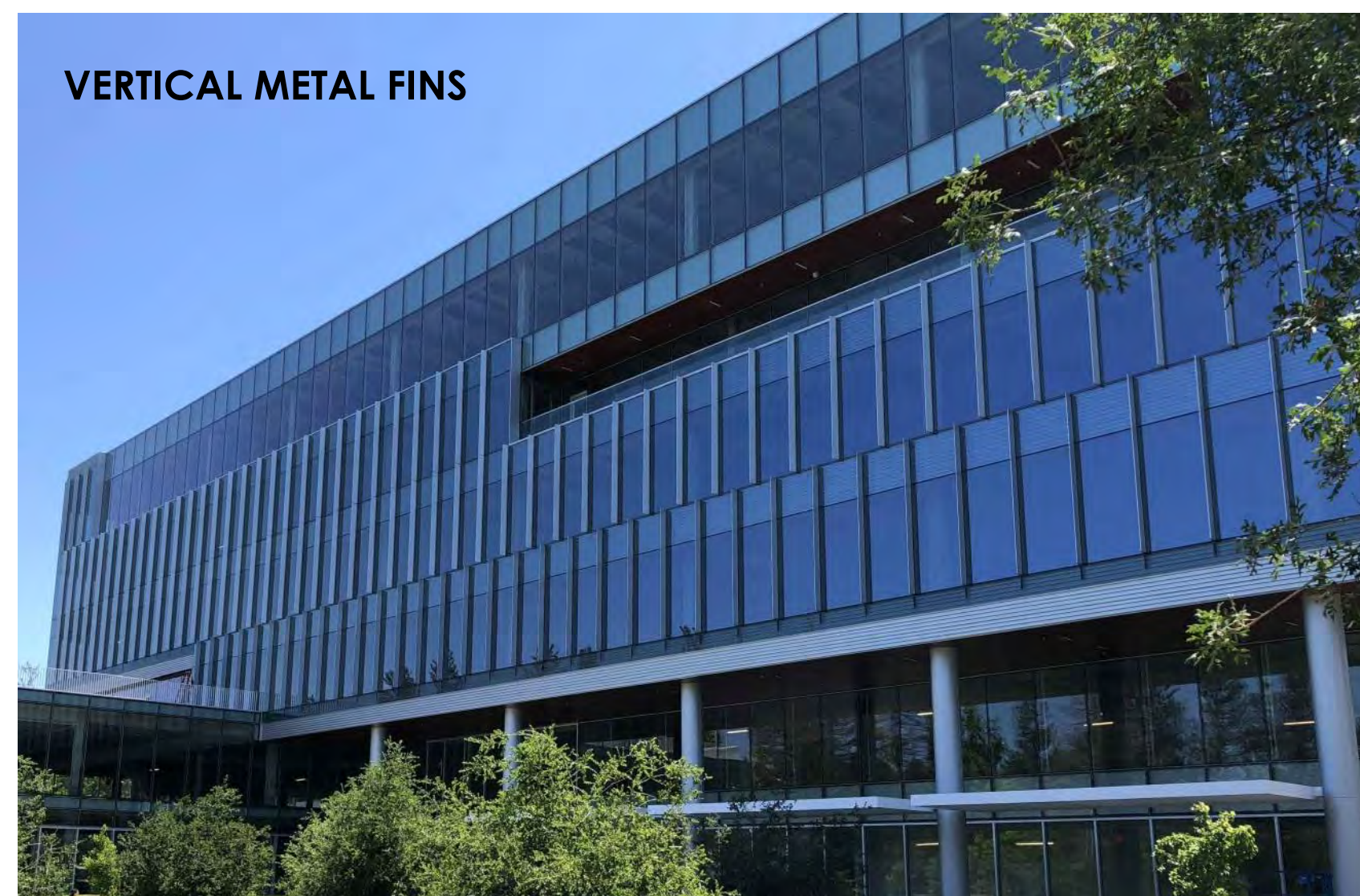
PROPOSED BUILDING 2 PLAN



PROPOSED BUILDING 2 RENDER



VERTICAL METAL FINES



FRITTED GLASS FACADE



FRITTED GLASS AND VERTICAL FINES FACADE



ROOF DECK



ROOF DECK



CLEAR AND SPANDREL GLASS FACADE



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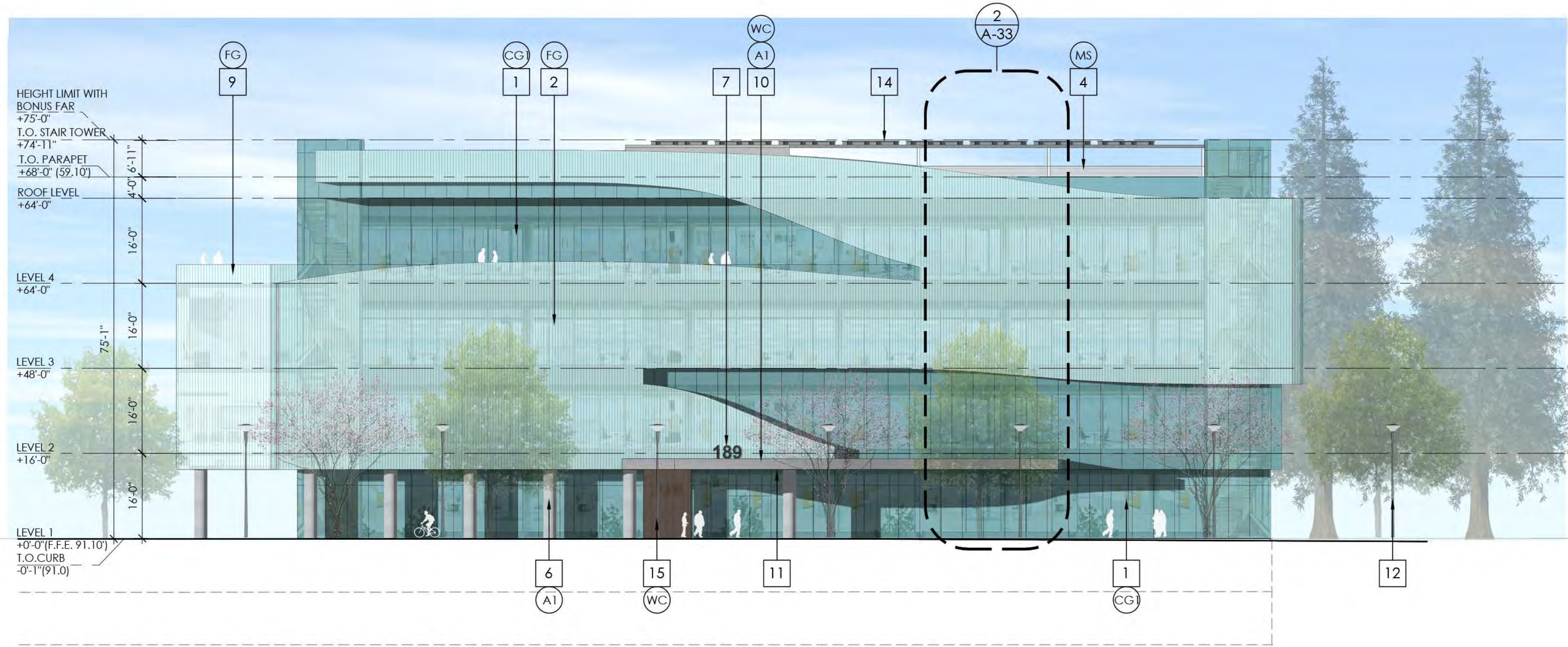
SAND HILL PROPERTY COMPANY

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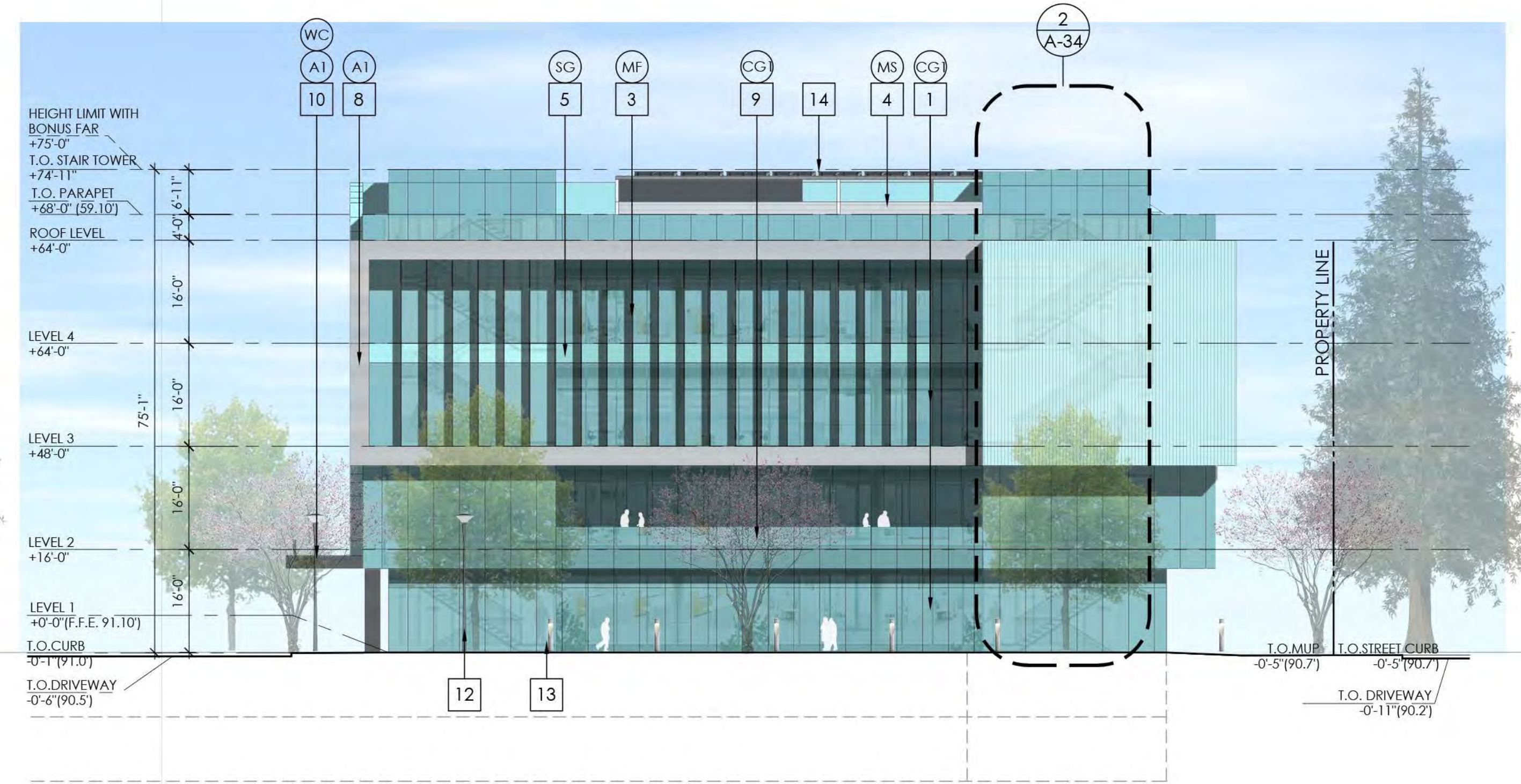
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DESIGN IMAGERY  
PROPOSED BUILDING 2

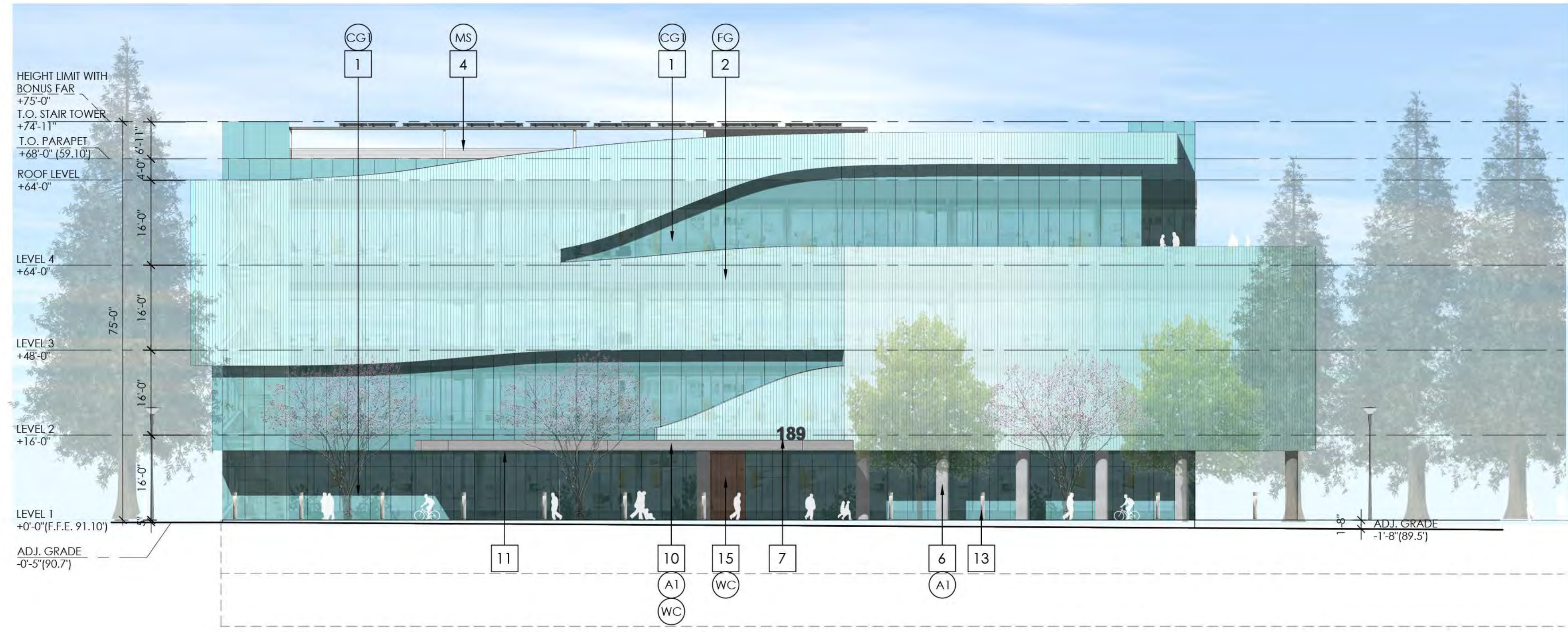




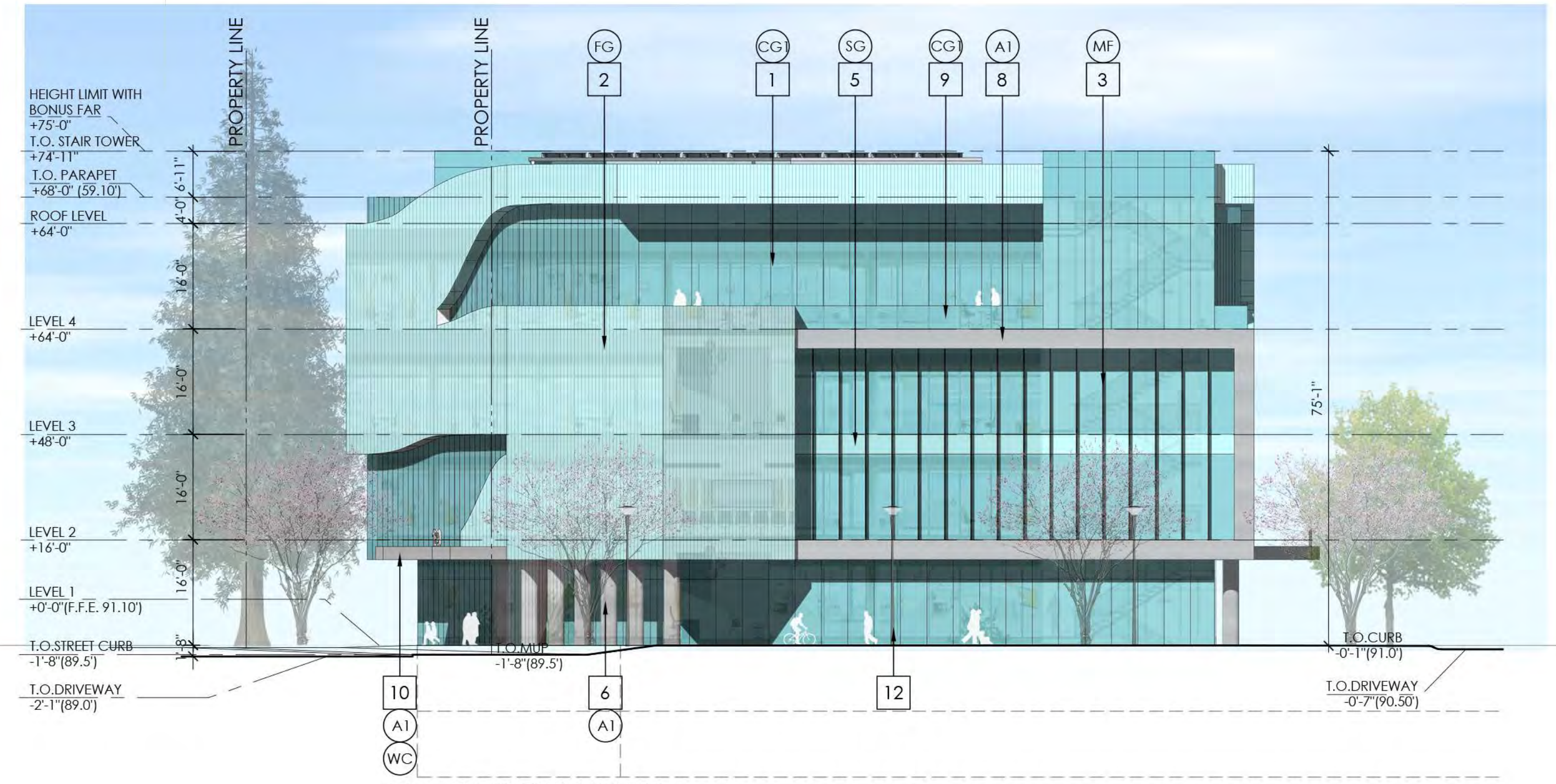
1 NORTH ELEVATION



3 WEST ELEVATION



2 SOUTH ELEVATION/ CENTRAL EXPWY ELEVATION



4 EAST ELEVATION

KEYNOTES:

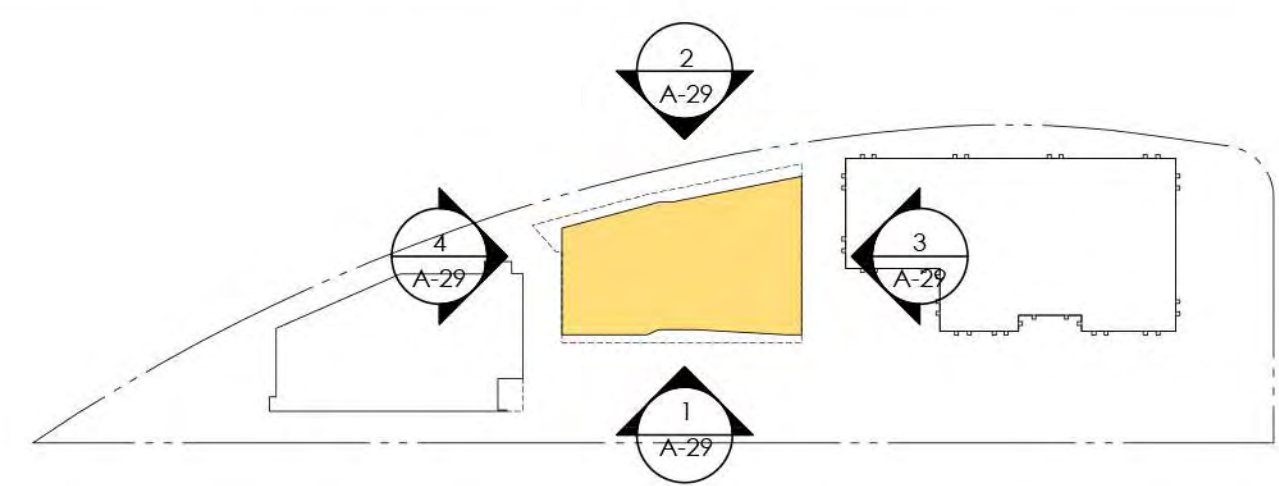
- |                                       |                              |  |  |                                       |
|---------------------------------------|------------------------------|--|--|---------------------------------------|
| 1 CURTAIN WALL SYSTEM - CLEAR GLASS   | 4 LOUVERED METAL ROOF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

MATERIAL AND COLOR SCHEDULE:

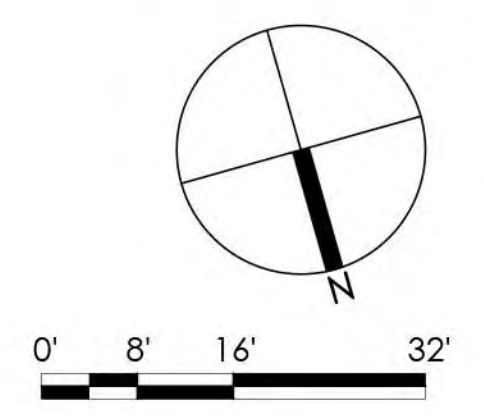
- |  |   |  |
|--|---|--|
| CG GUARDIAN BIRD 1ST UV STRIPE COATING, SN68 (#4) PAIRED WITH GUARDIAN SUN GUARD LOW-E COATING | MF ALUMINUM METAL FINIS   | WC WOOD CLADDING - GEOLAM PANELS, VERTIGO 5010, COLOR : TEAK |
| SG FROSTED SPANDREL GLASS - GUARDIAN GLASS, GUARDIAN DECO HT, COLOR: WARM GREY                 | A1 ALUMINUM CLADDING - ALUCOBOND, METAL PANEL, COLOR: CLEAR ANODIZED      |  |
| FG FRITTED GLASS, BENDHEIM GLASS, LINEAR PATTERN FRITTED RAINSCREEN GLASS                      | MS LOUVERED METAL ROOF SCREEN, CASCADE ROOFTOP SCREENS, COLOR: SLATE GRAY |  |

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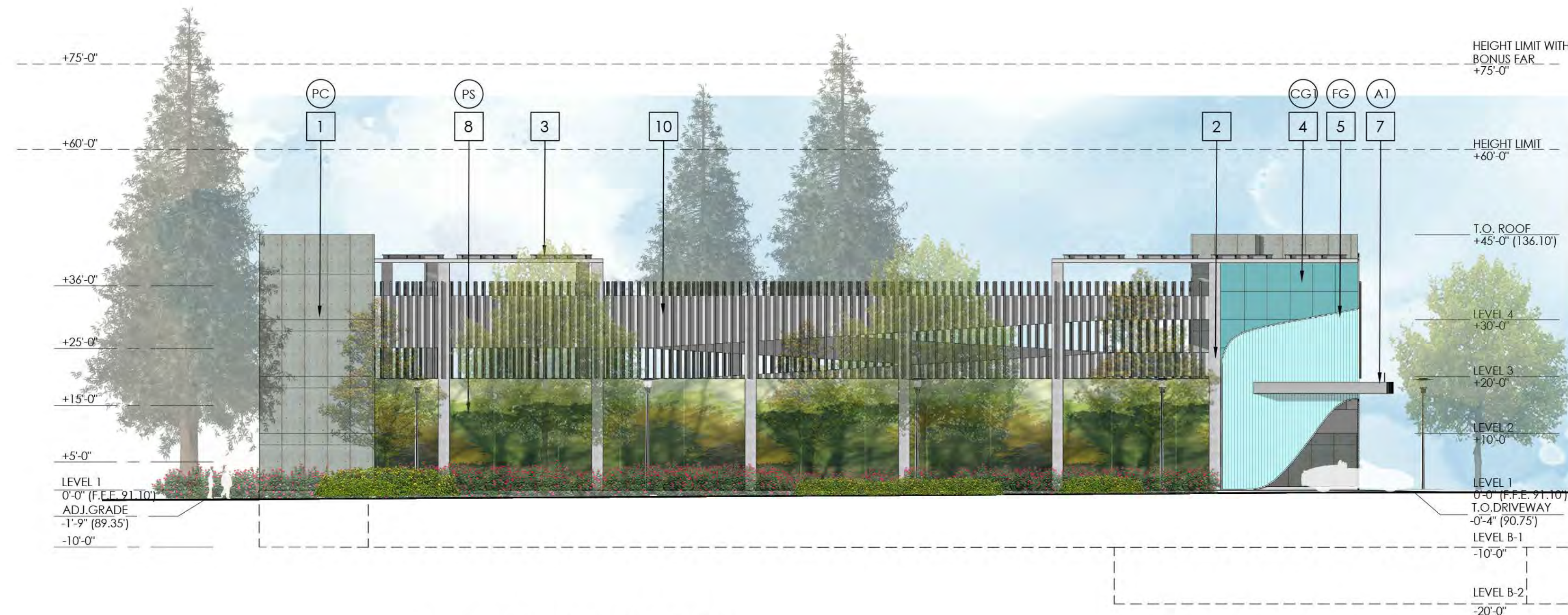
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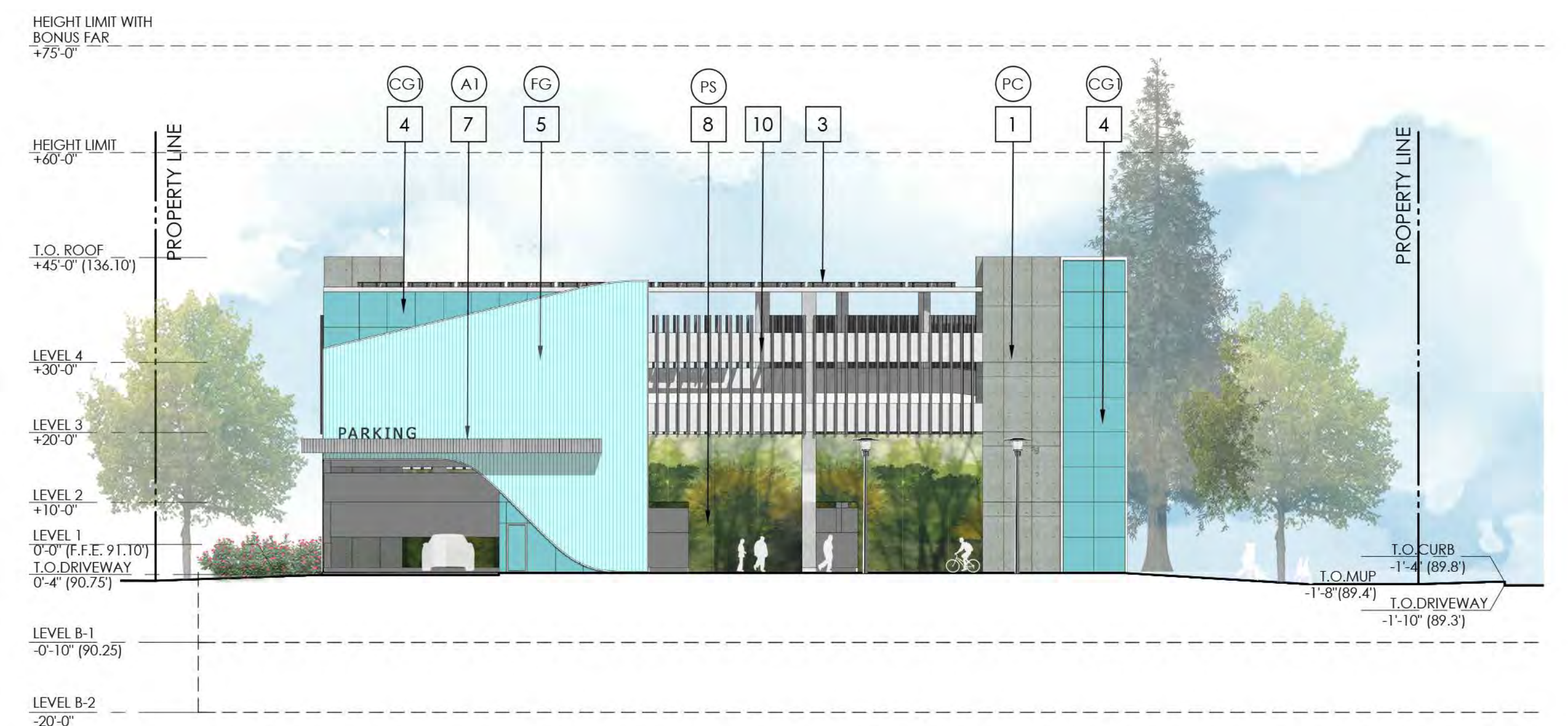
## PROPOSED BUILDING 2 ELEVATIONS

# A-29

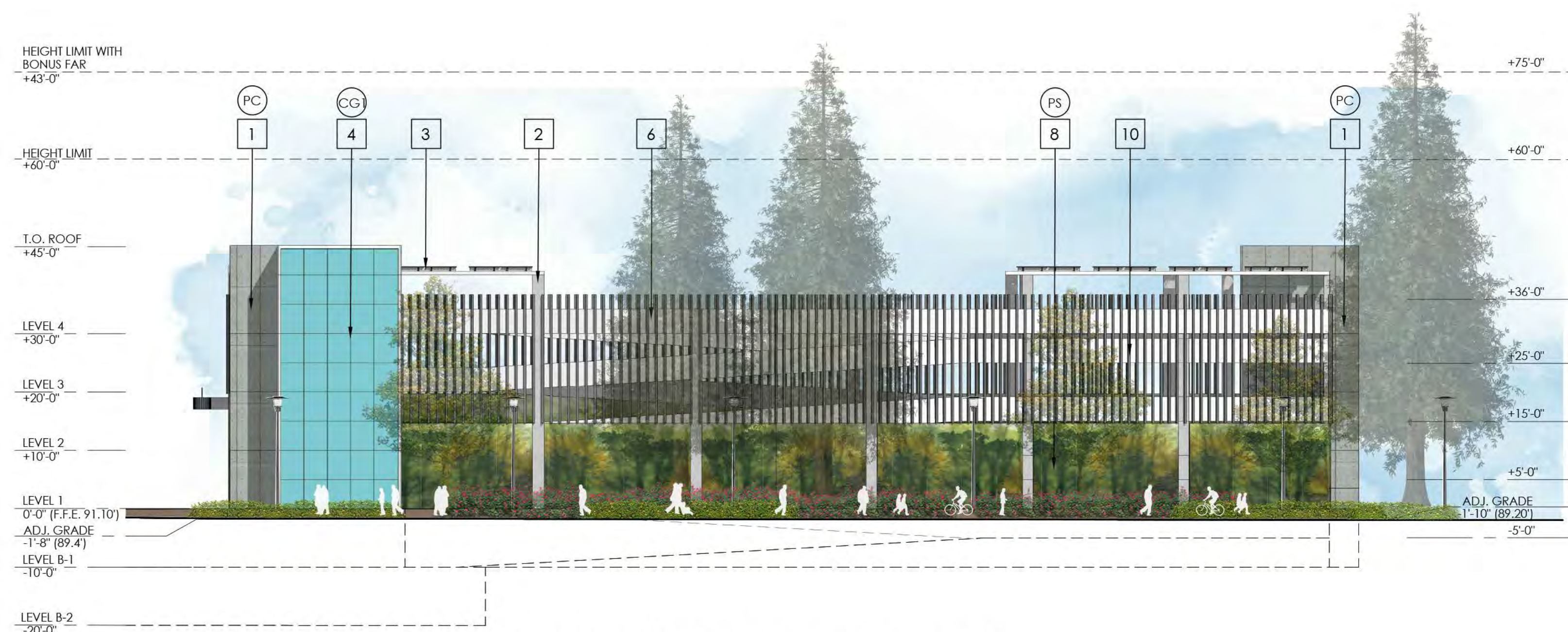




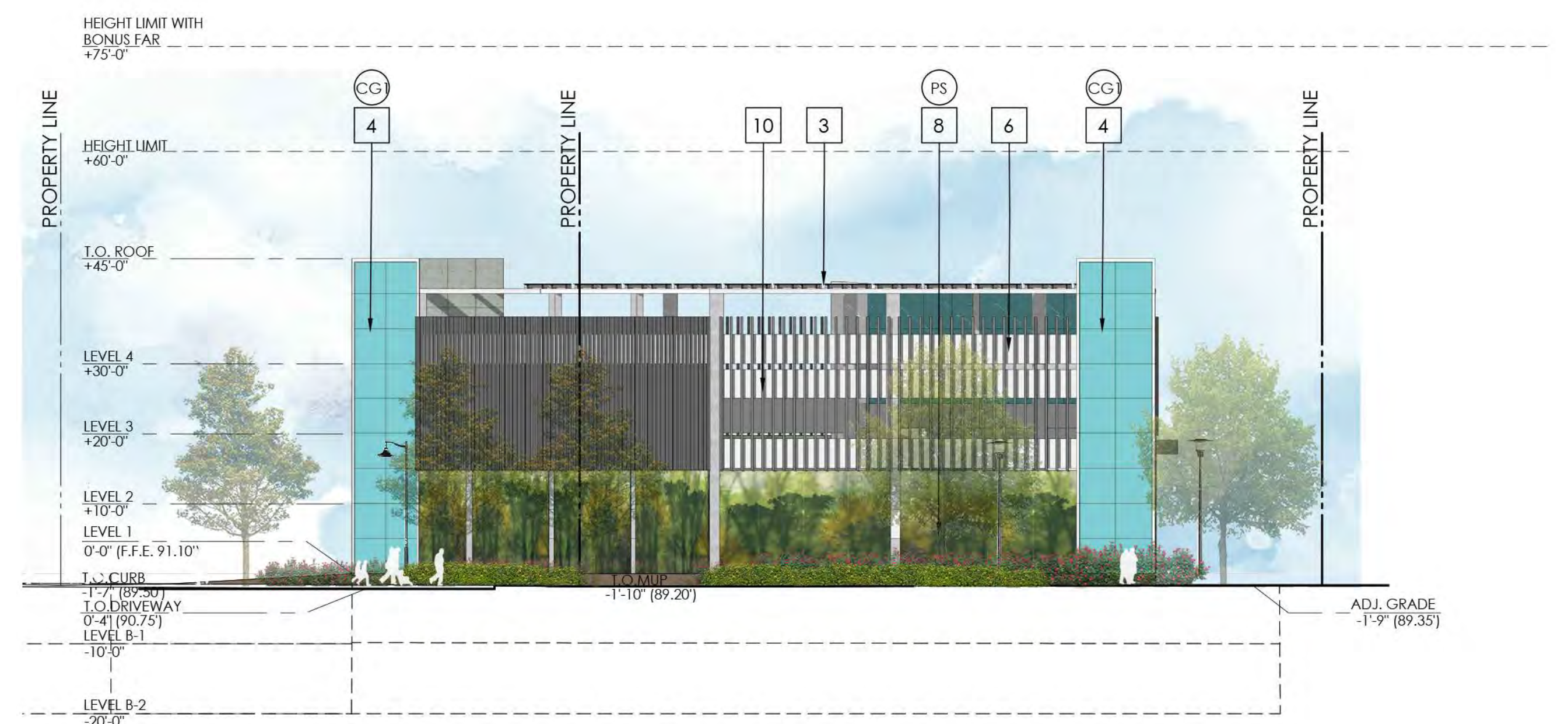
1 NORTH GARAGE ELEVATION



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 FINIS                      |
| 3 PV PANEL                          | 7 ALUMINUM METAL PANEL CANOPY         |  |
| 4 CURTAIN WALL SYSTEM - CLEAR GLASS | 8 MESH FACADE SCREEN                  |  |

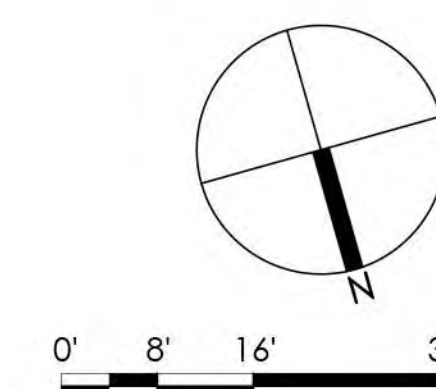
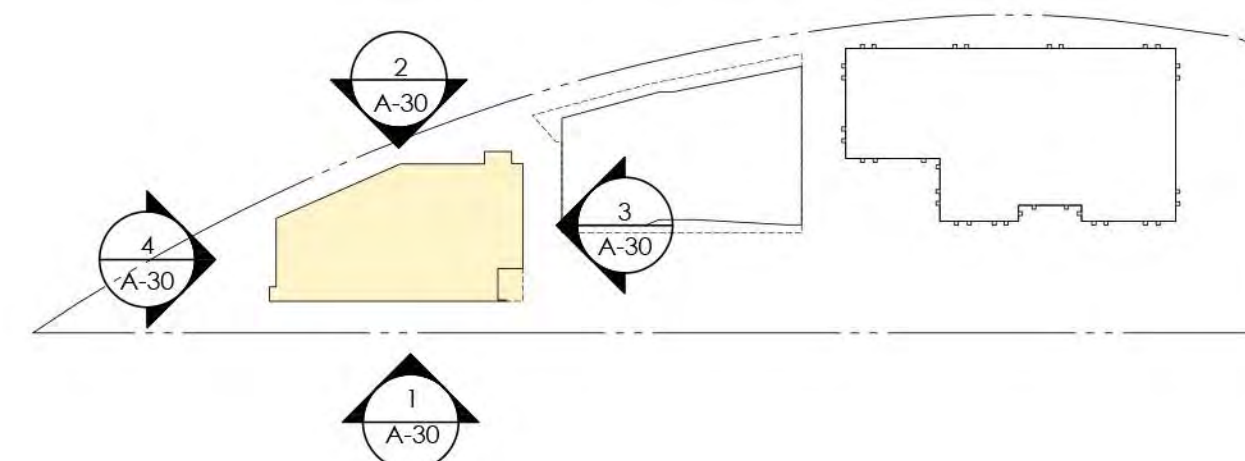
MATERIAL AND COLOR SCHEDULE:

- |  |  |  |
|--|--|--|
| CG GUARDIAN BIRD 1ST UV STRIPE COATING SN68 (#4) PAIRED WITH GUARDIAN SUN GUARD LOW-E COATINGS | PS TENSILE MESH FACADE SCREEN STRUCTURFLEX                           | PC PRECAST CONCRETE PANEL, PCI, 127, COLOR: BUFF/TAN |
| SG FROSTED SPANDREL GLASS - GUARDIAN GLASS, GUARDIAN DECO HT, COLOR: WARM GREY                 | MF ALUMINUM METAL FINIS  |  |
| FG FRITTED GLASS - BENDHEIM GLASS, LINEAR PATTERN FRITTED RAINSCREEN GLASS                     | A1 ALUMINUM CLADDING - ALUCOBOND, METAL PANEL, COLOR: CLEAR ANODIZED |  |

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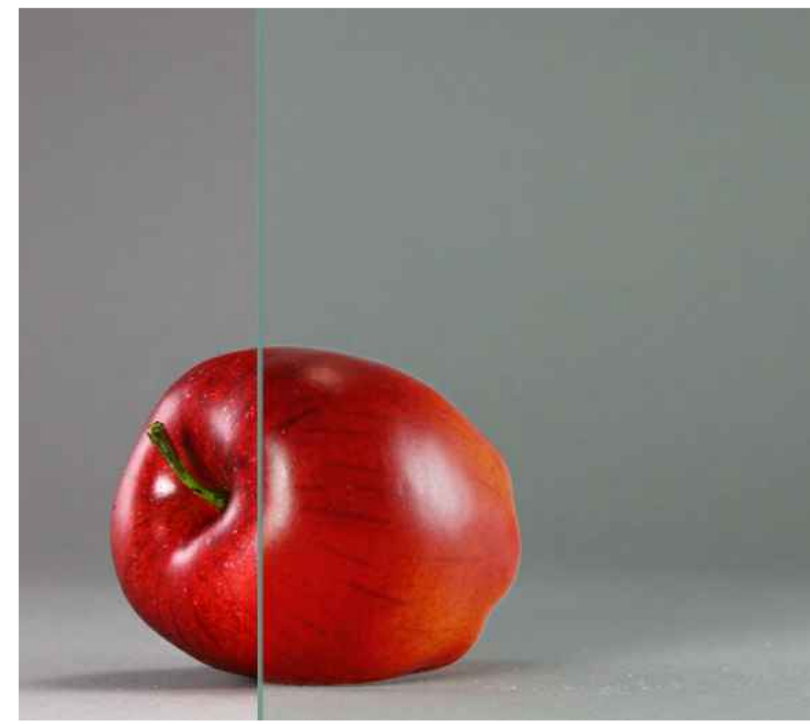
## PROPOSED PARKING GARAGE ELEVATIONS

A-30

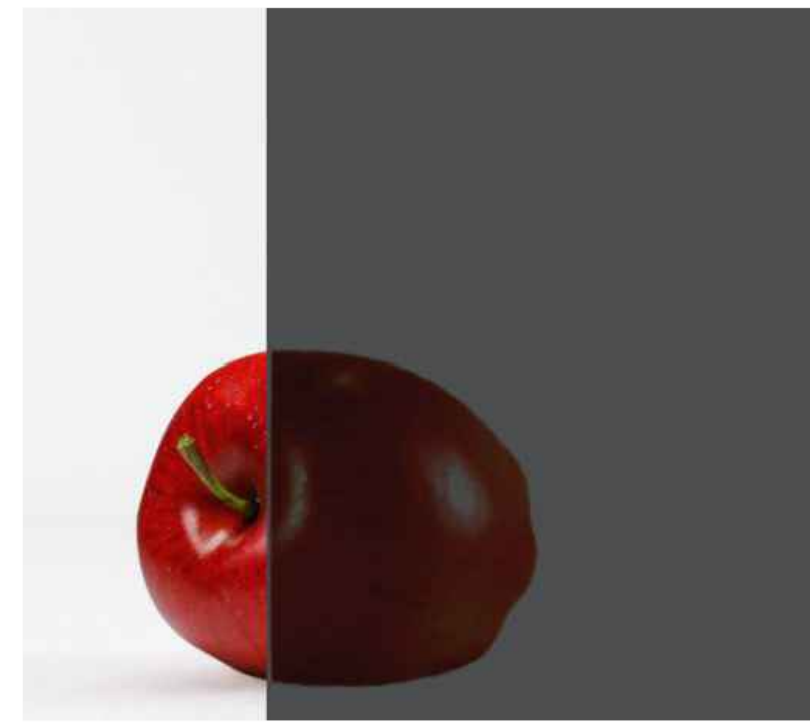




(SG) FROSTED SPANDREL GLASS, GUARDIAN GLASS, GUARDIAN DECO HT, COLOR: WARM GREY



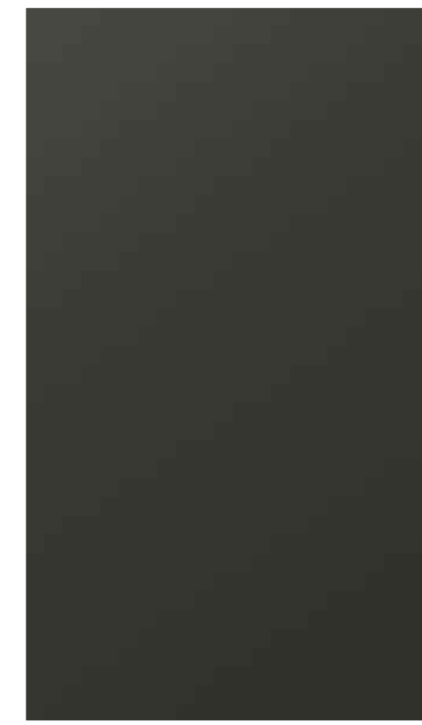
(CG) CLEAR GLASS - GUARDIAN GLASS - GUARDIAN ULTRACLEAR LOW-IRON GLASS



(CG) 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

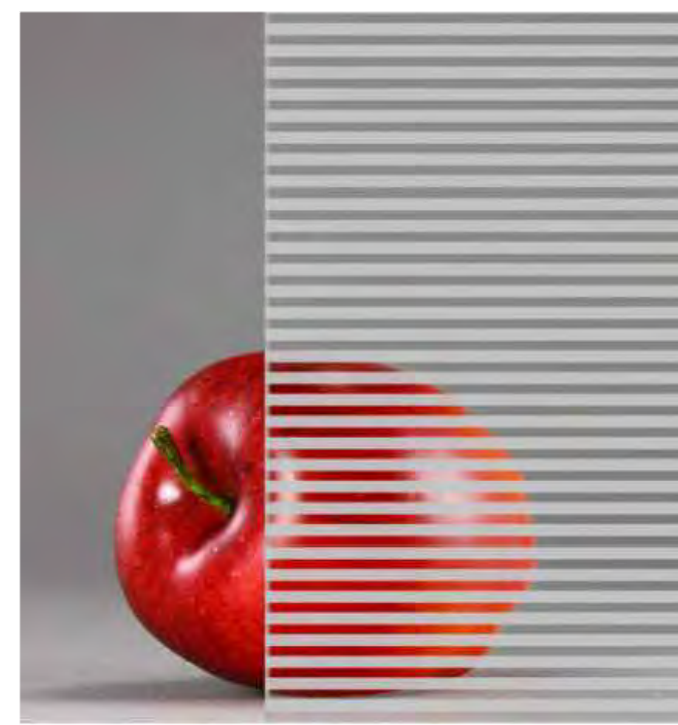
### 1 EXISTING BUILDING - MATERIALS AND COLORS



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



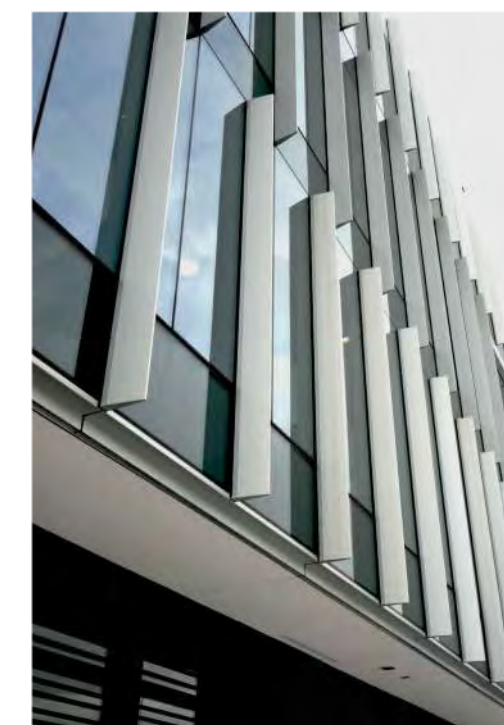
(SG) FROSTED SPANDREL GLASS, GUARDIAN GLASS, GUARDIAN DECO HT, COLOR: WARM GREY



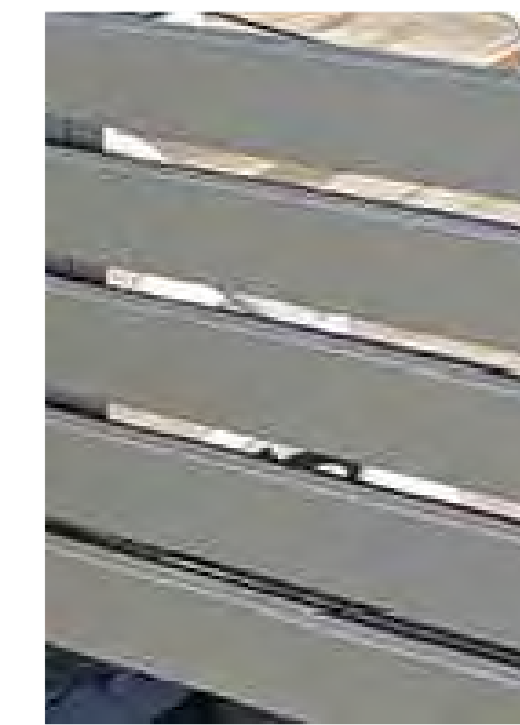
(FG) FRITTED GLASS, BENDHEIM GLASS, LINEAR PATTERN FRITTED RAINSCREEN GLASS



(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

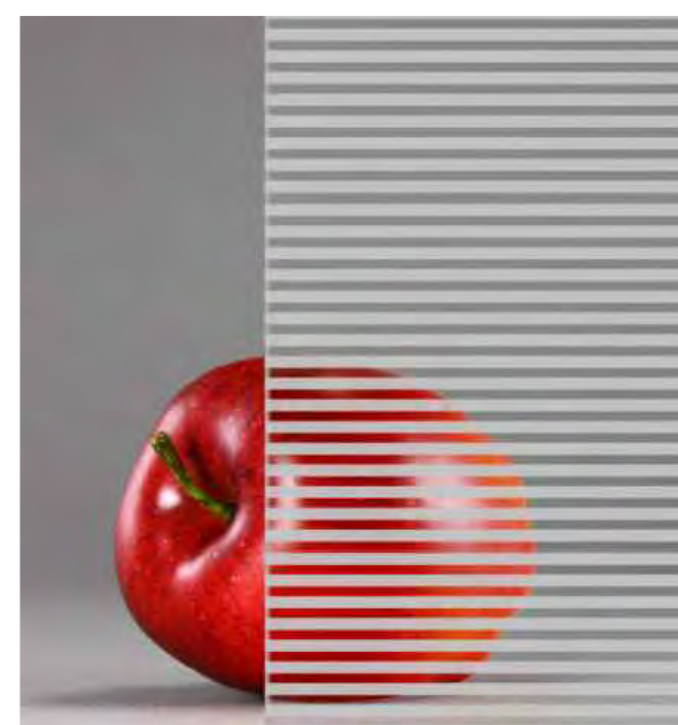
### 2 NEW OFFICE BUILDING - MATERIALS AND COLORS



(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

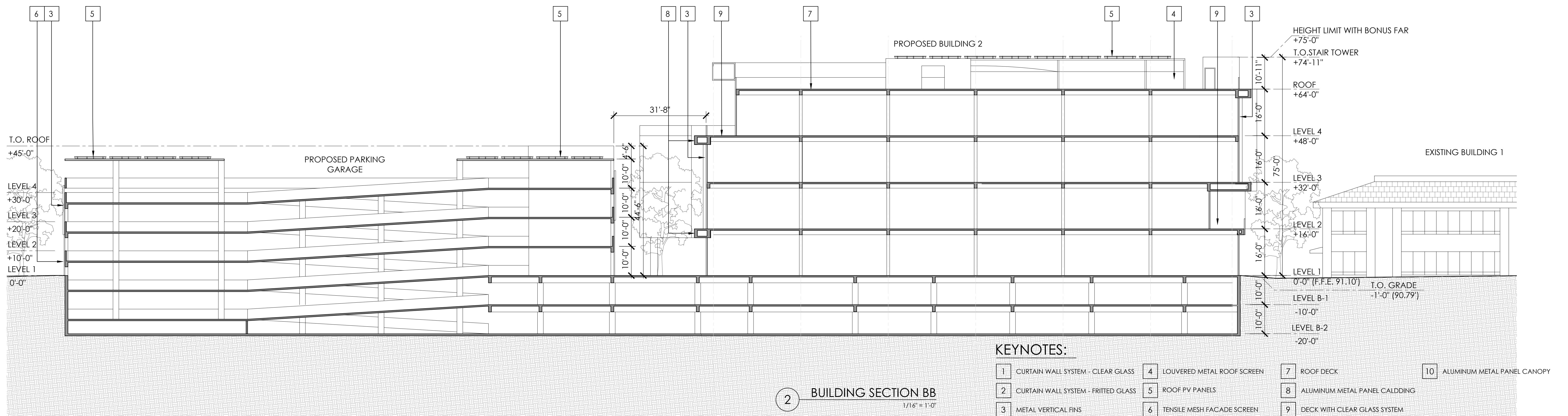
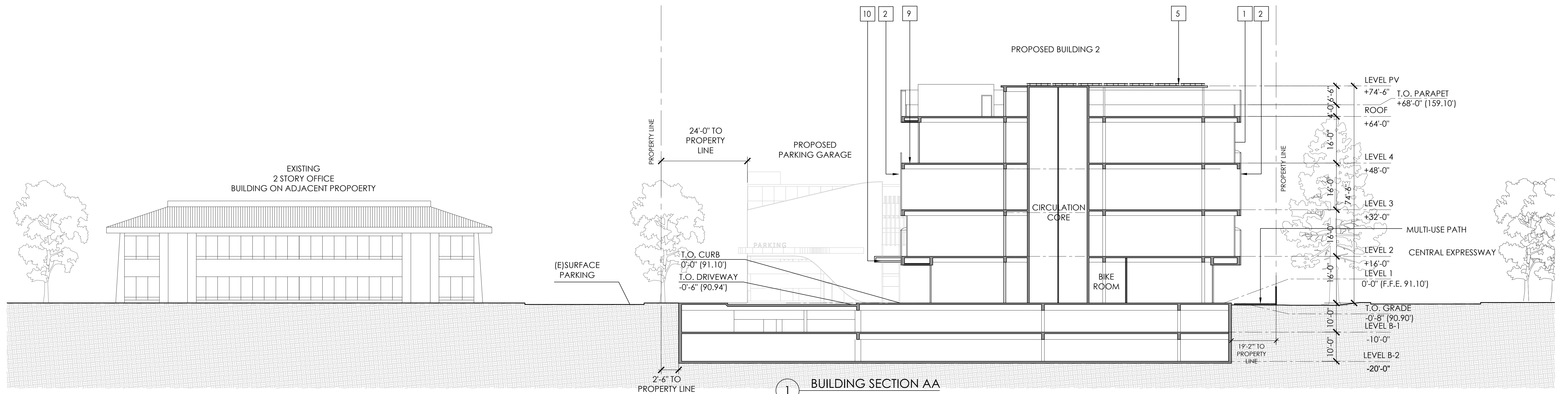
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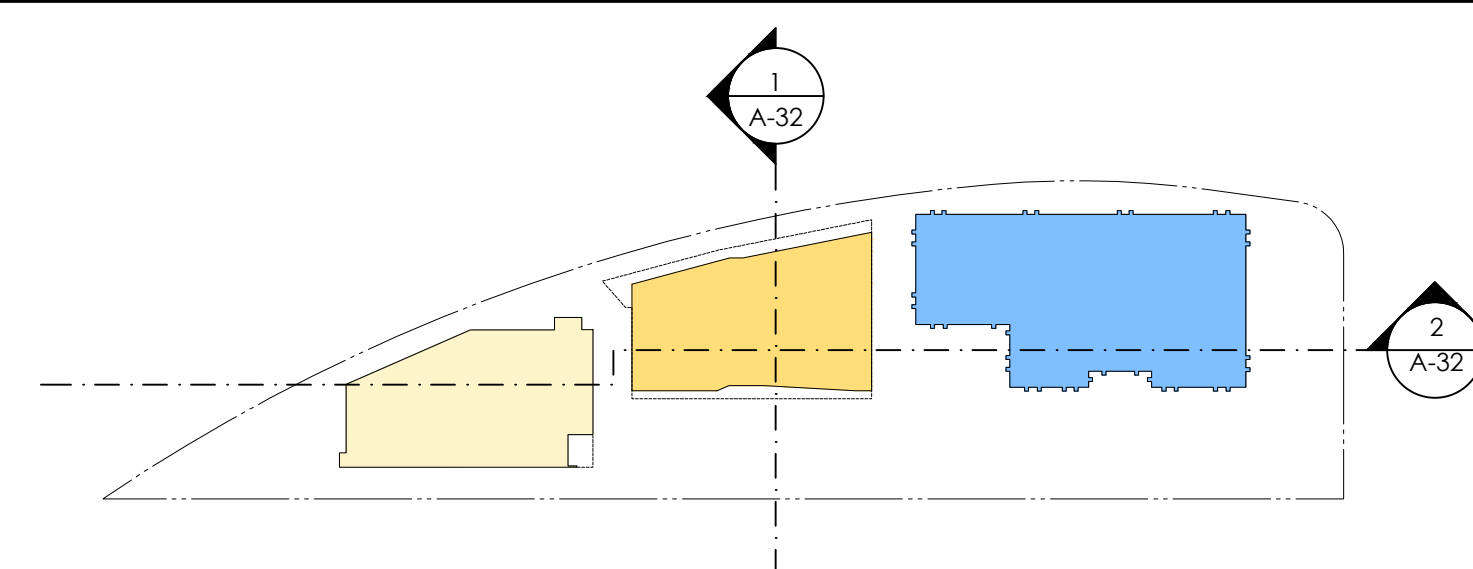
MATERIALS AND FINISHES





# 189 NORTH BERNARDO AVENUE

MOUNTAIN VIEW, CA  
SAND HILL PROPERTY COMPANY  
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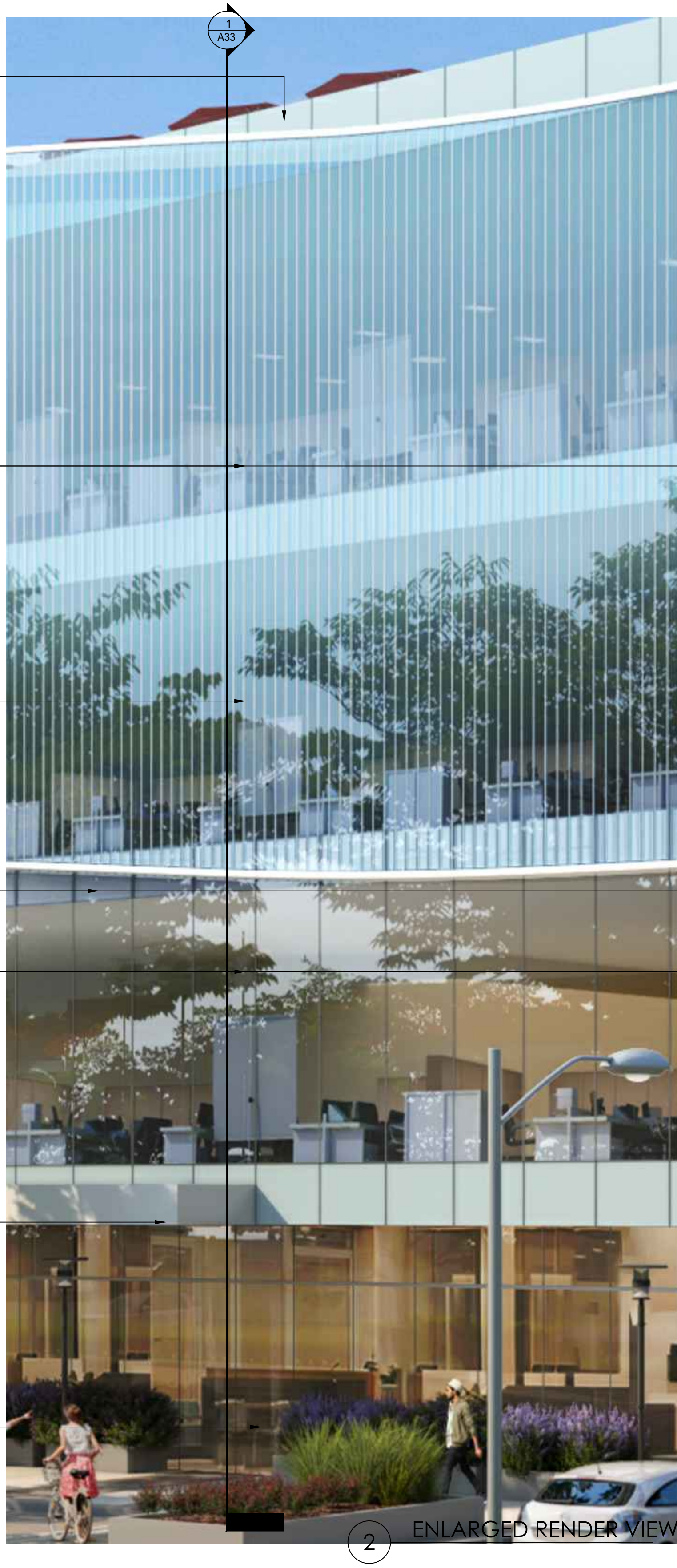
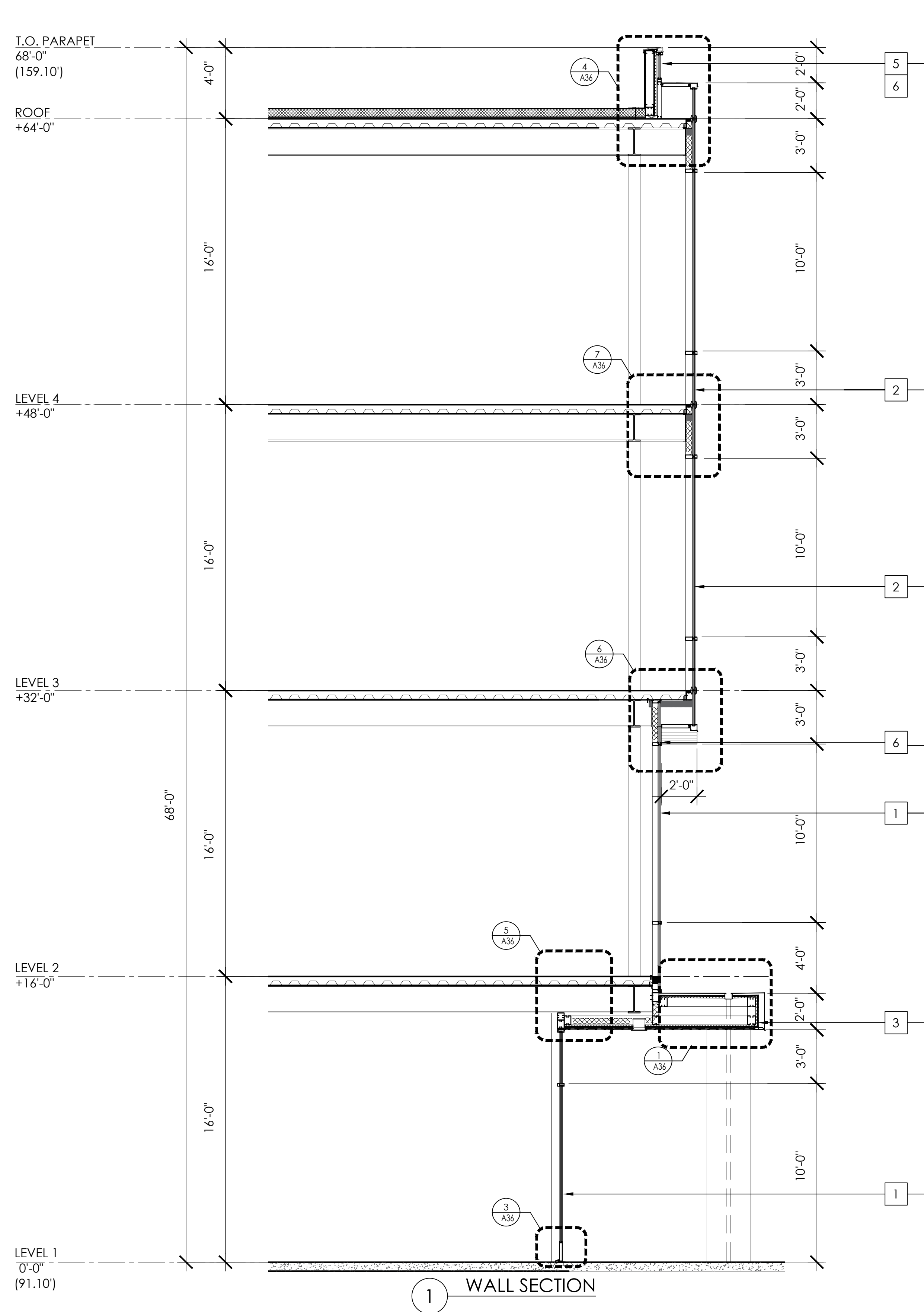


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SITE SECTION

A-32





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

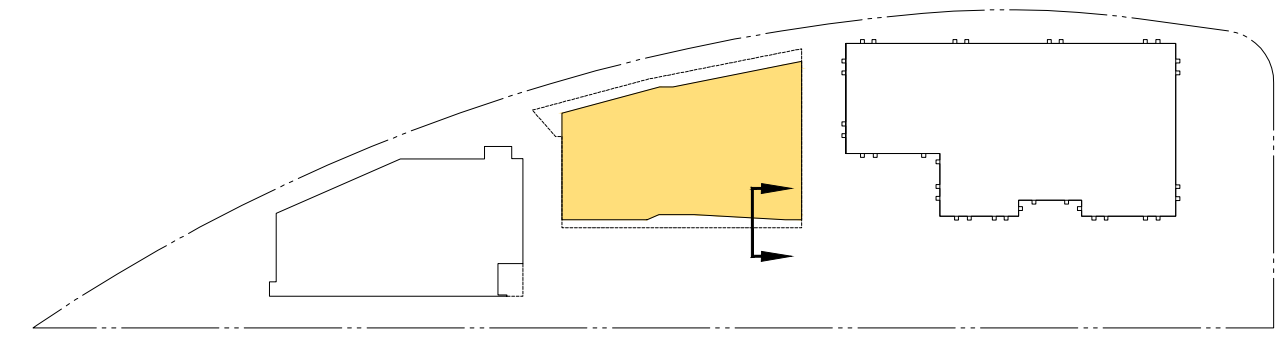
3 MATERIAL IMAGES

2 ENLARGED RENDER VIEW

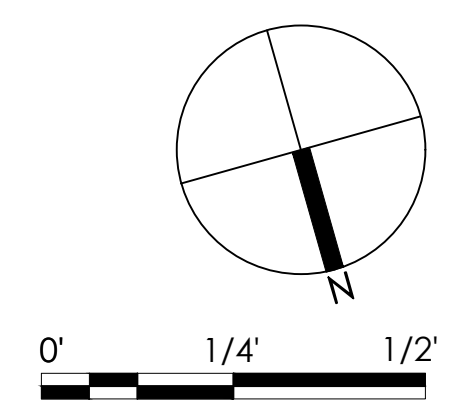
1 WALL SECTION

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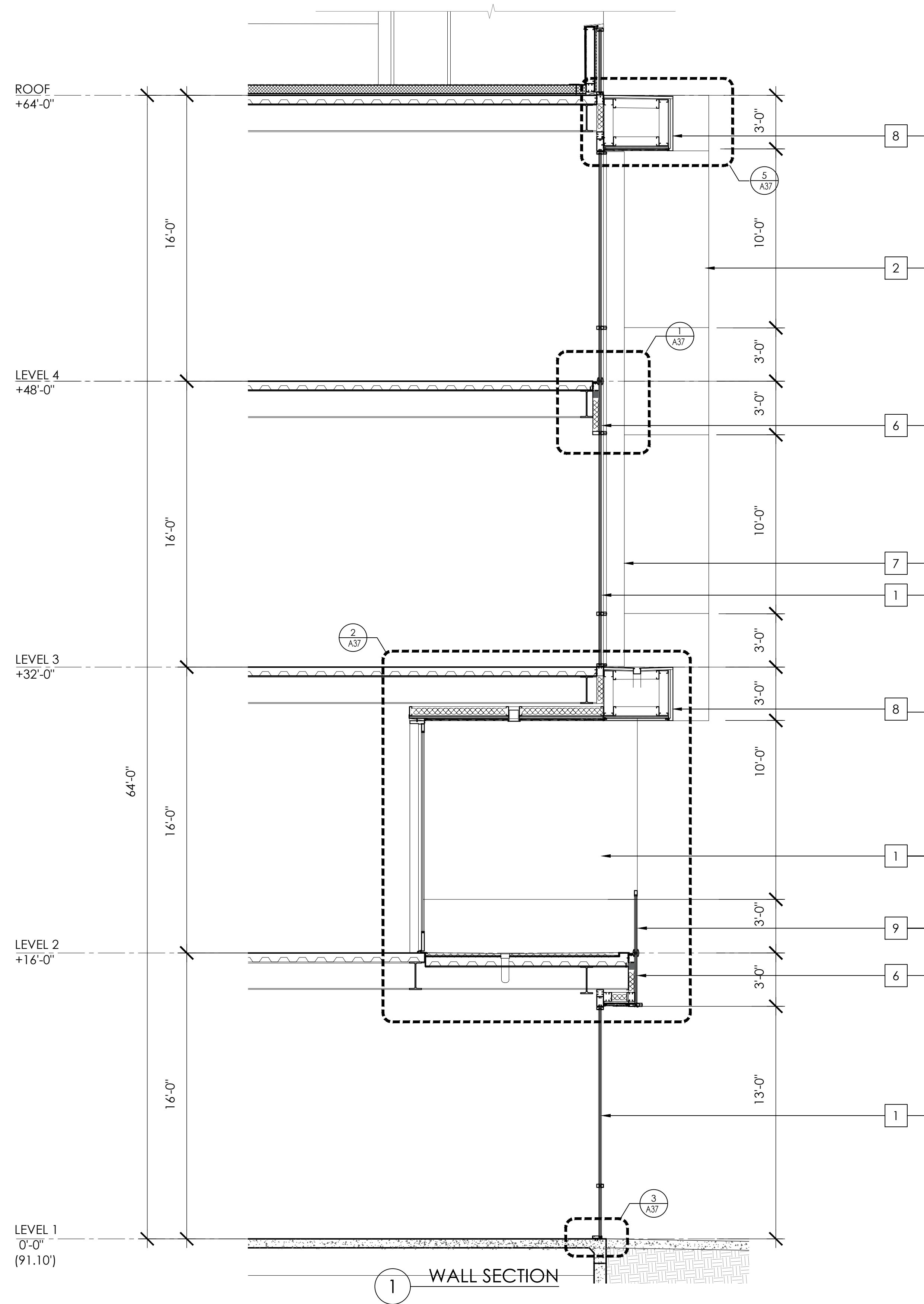


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WALL SECTION AND ENLARGED RENDER



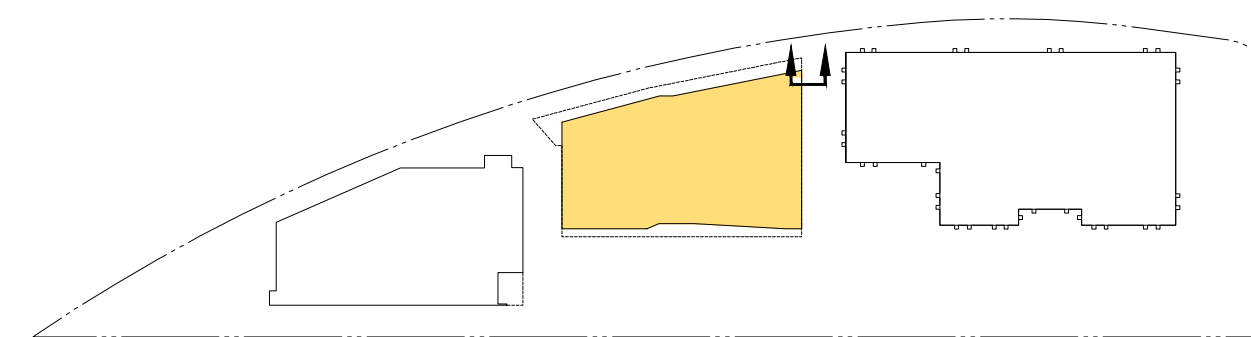


**KEYNOTES:**

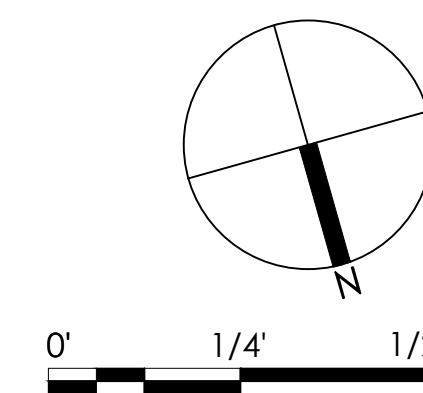
- 1 CURTAIN WALL SYSTEM - CLEAR GLASS
- 2 CURTAIN WALL SYSTEM - FRITTED GLASS
- 3 ALUMINUM METAL PANEL CANOPY
- 4 METAL CLAD COLUMNS
- 5 PARAPET
- 6 FROSTED SPANDREL GLASS CURTAIN WALL SYSTEM
- 7 METAL VERTICAL FINIS
- 8 ALUMINUM METAL PANEL CLADDING
- 9 DECK WITH CLEAR GLASS RAILING SYSTEM

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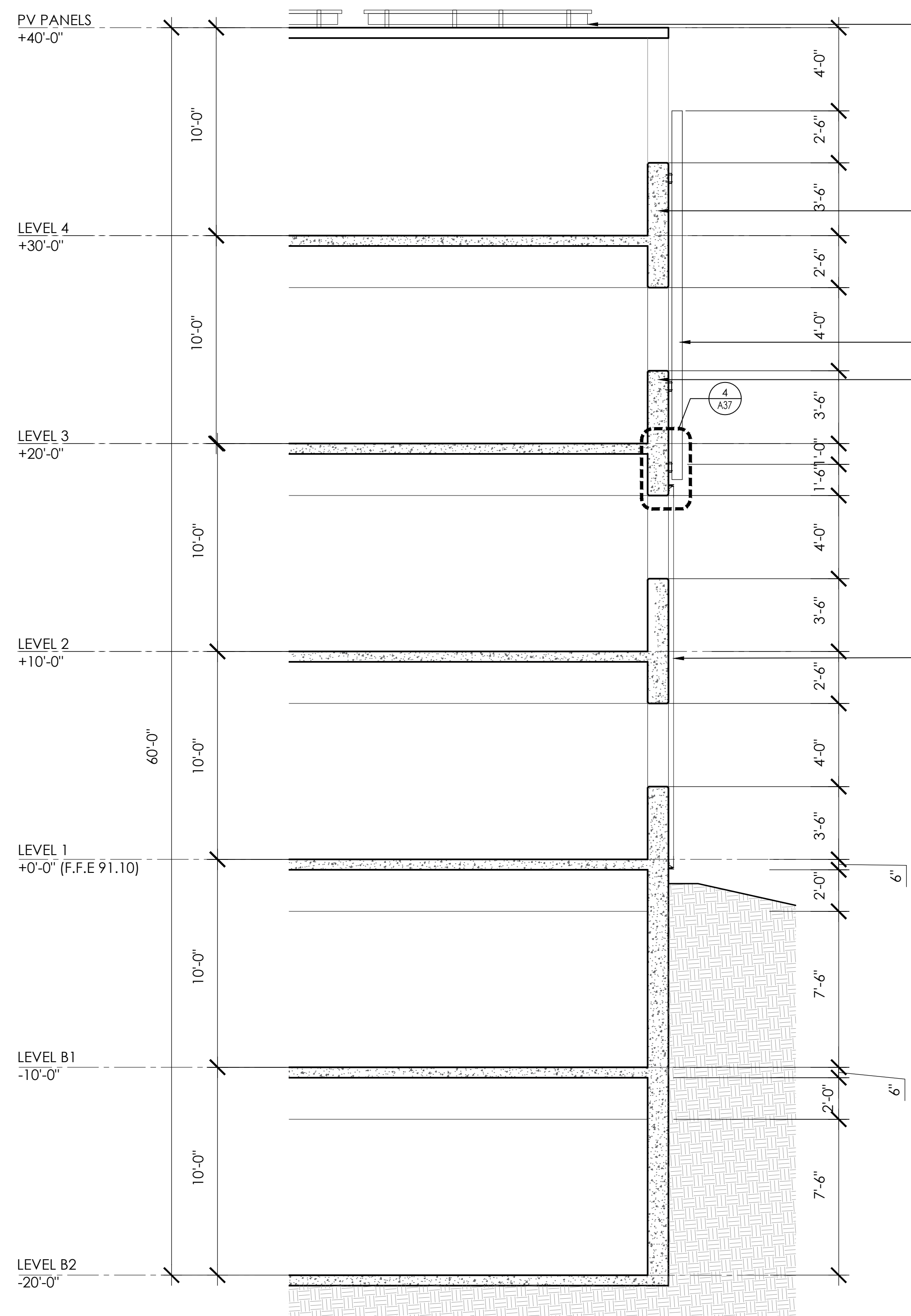


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WALL SECTION AND  
 ENLARGED RENDER





1 WALL SECTION



2 ENLARGED RENDER VIEW

KEYNOTES:

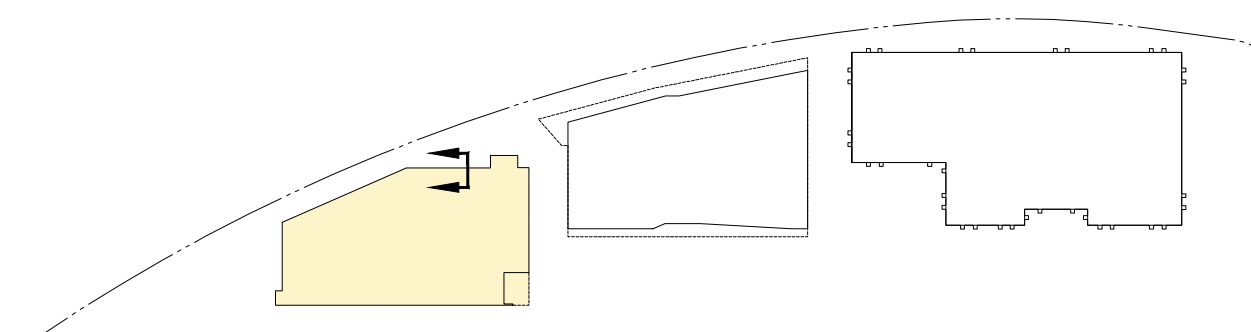
- 1 PRECAST CONCRETE PANEL
- 2 PV PANEL
- 3 CONCRETE PARAPET
- 4 TENSILE MESH FACADE SCREEN
- 5 METAL VERTICAL FIN



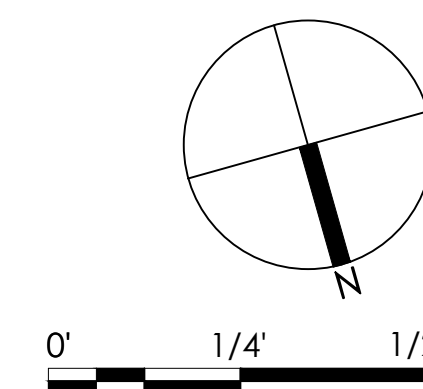
3 MATERIAL IMAGES

# 189 NORTH BERNARDO AVENUE

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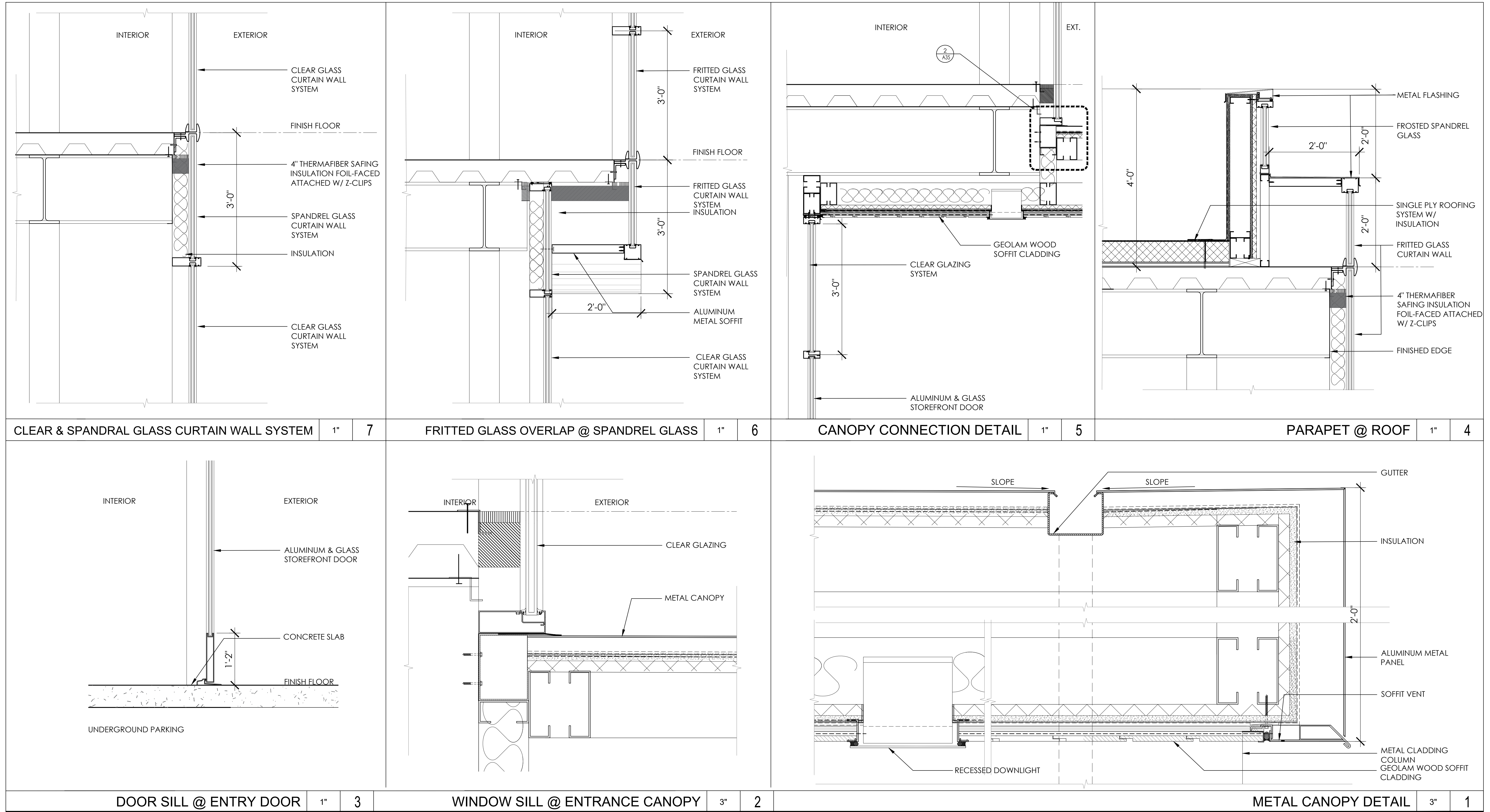


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WALL SECTION AND  
 ENLARGED RENDER





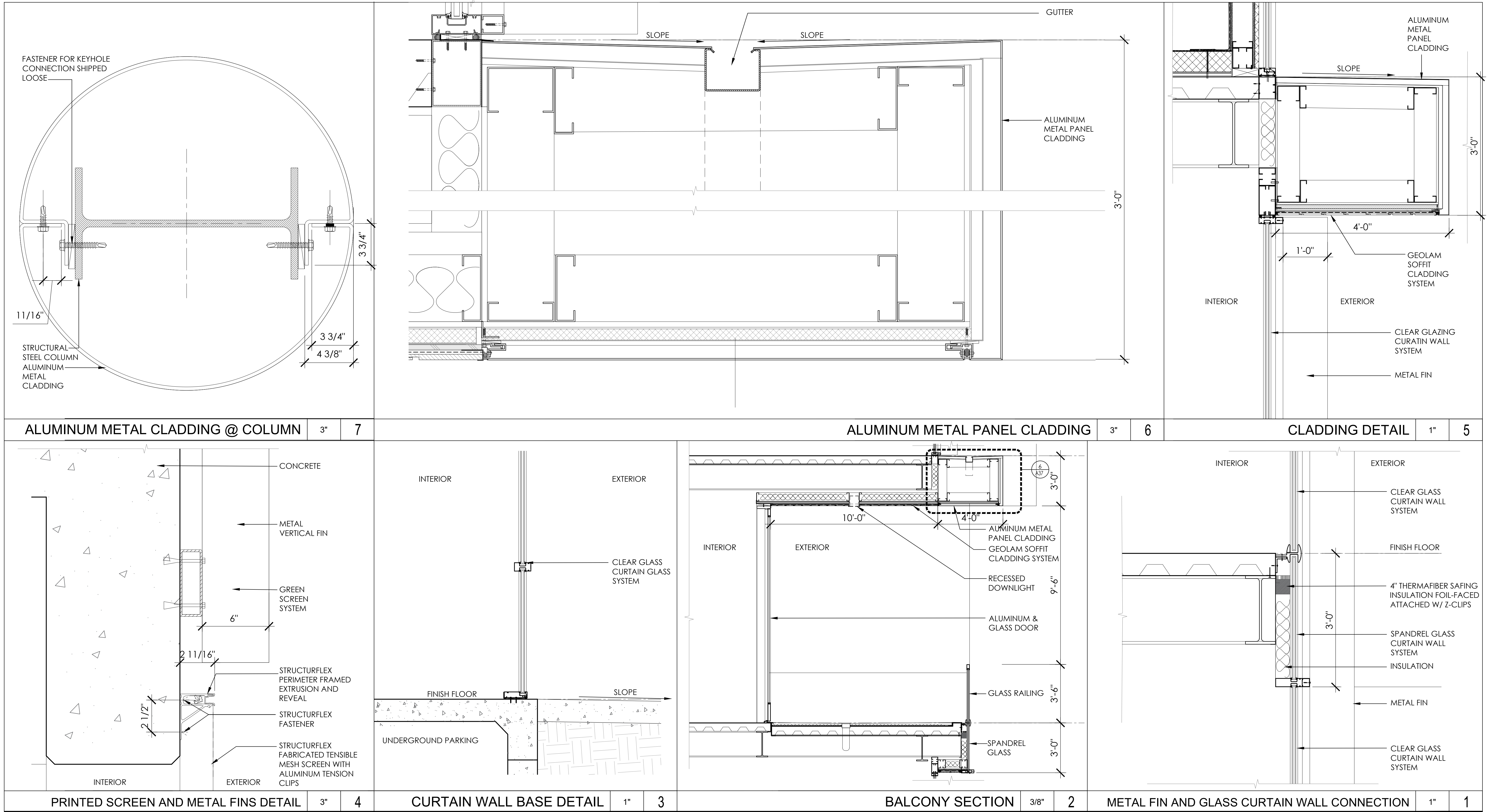
# 189 NORTH BERNARDO AVENUE

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DETAILS





# 189 NORTH BERNARDO AVENUE

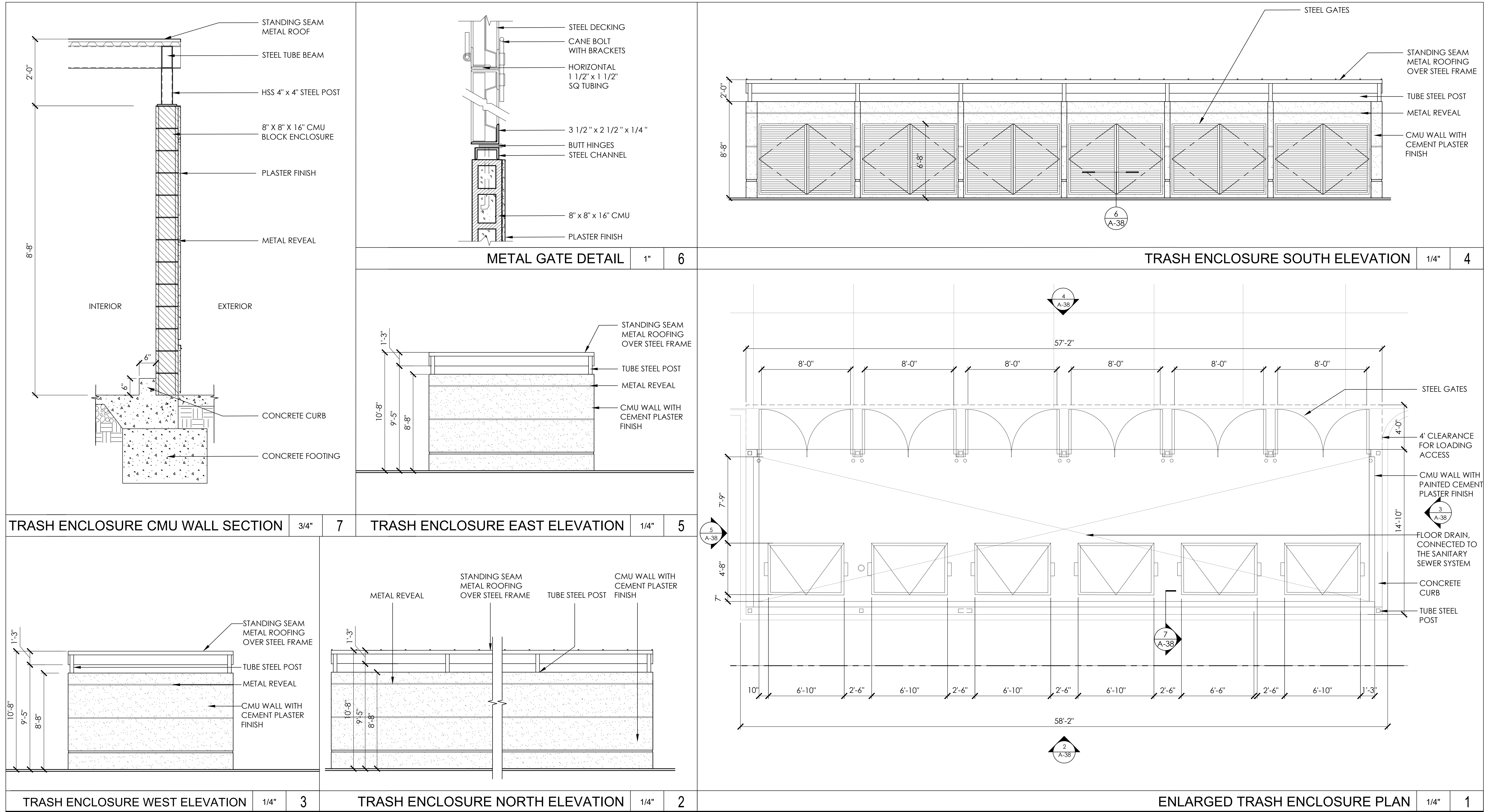
MOUNTAIN VIEW, CA  
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DETAILS

A-37



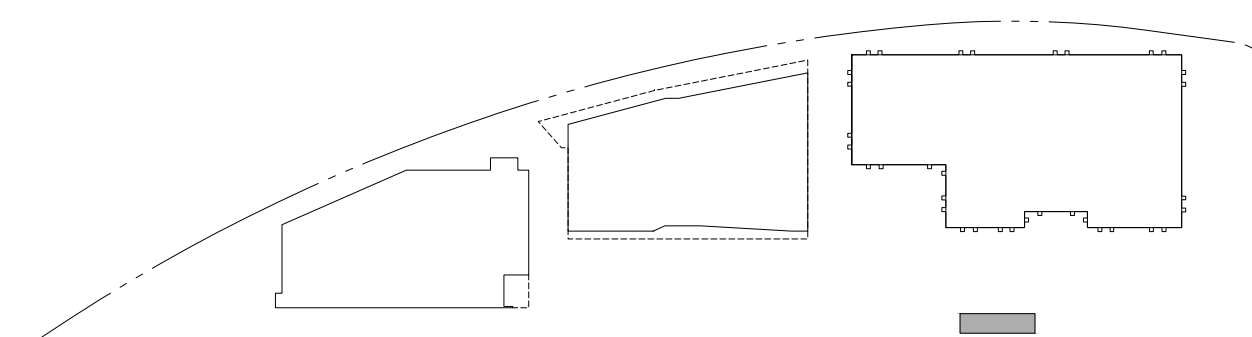


# 189 NORTH BERNARDO AVENUE

MOUNTAIN VIEW, CA  
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DETAILS



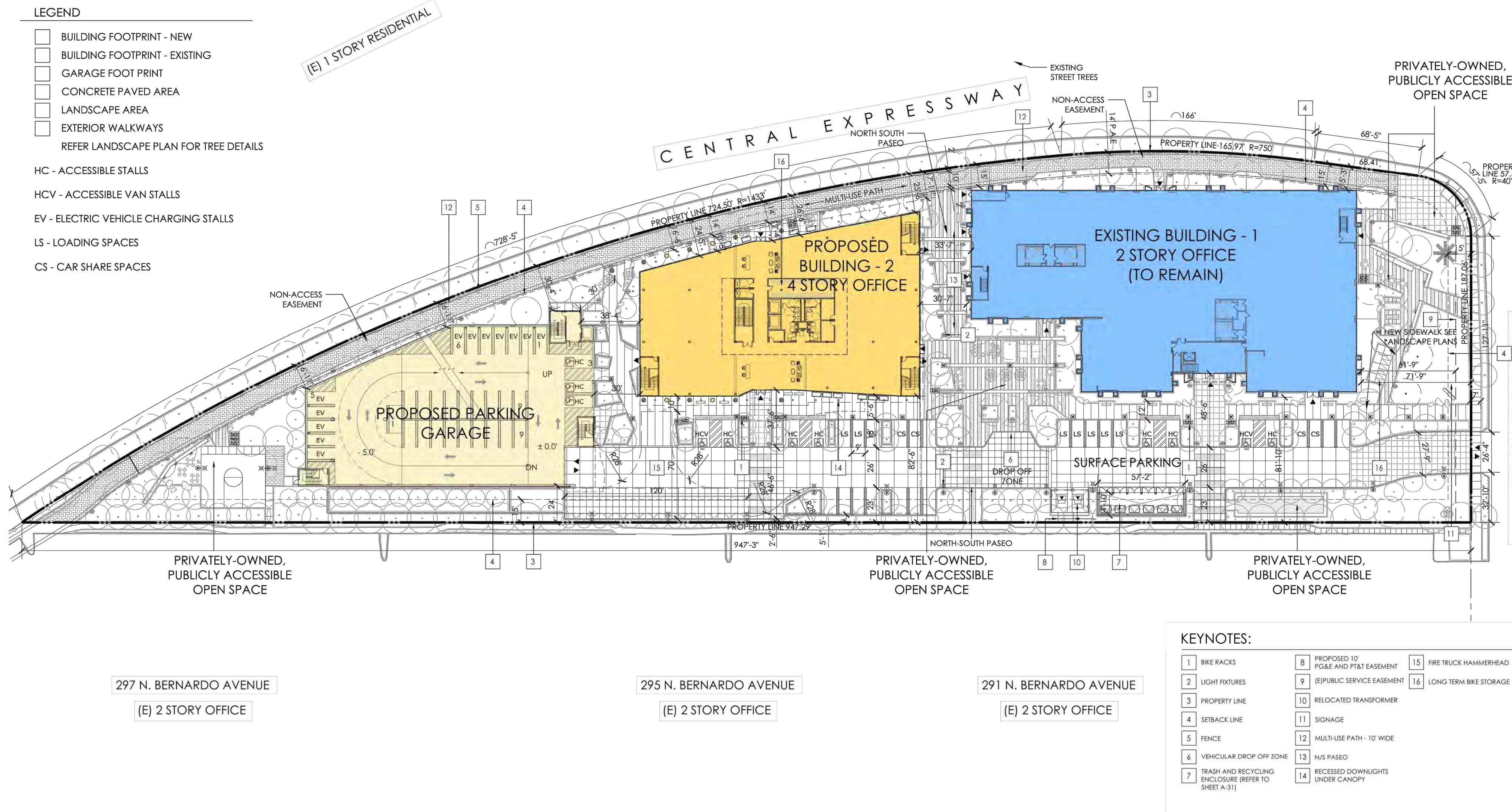
A-38



# DESIGN GOALS

# PROPOSED REDESIGN

- Retain trees as much as possible or replant / relocate elsewhere. Meander multi-use path to retain existing trees as much as possible. New trees to be native trees.
- Make POPOs more accessible way finding through design with opened up entry points and signages. Enhance the design and programming in POPO areas.
- Reduce building footprint in Level 1 to have a wider buffer between building and multi-use path.
- Strong N/S paseo connection from multi-use path to the adjacent site. Hammer head to have enhanced paving.
- Reevaluate the asphalt frontage at main entry to the building areas to soften the appearance. Reduce surface parking to preserve trees and provide green screen
- Trash and transformer to be relocated away from the center open space area.
- Horizontal emphasis of the building wrap looks great. Vertical elements to be deemphasize as it conflicts with this wrap theme
- Garage design to be more compatible with office building and garage entry to be more prominent.
- Bird safe glass to be used.



## 189 NORTH BERNARDO AVENUE

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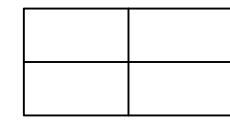
DESIGN GOALS AND CITY  
 COMMENTS CHECKLIST



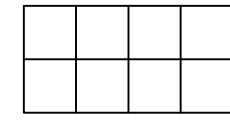
## COLOR AND FINISH SCHEDULE

### PEDESTRIAN / VEHICULAR CONCRETE PAVING

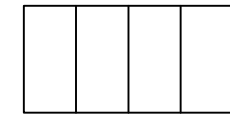
\*All colors by Davis Colors, 800.356.4848, www.daviscolors.com



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



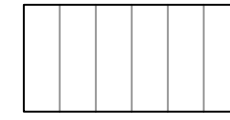
Type 2 (Vehicular Drive Aisle) Color: Padre Brown (61078).



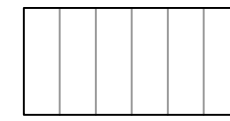
Type 3 (Promenade, Pedestrian and Vehicular) Color: Alternating bands of Dune (6058) and Autumn Gold (5844). Sweep perpendicular to path of travel.

### PEDESTRIAN ACCENT PAVING

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

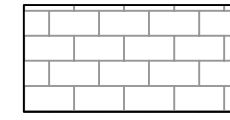


Type 1: Aqua-Via II Permeable Paver, Size: 8-3/4"x8-3/4", 8cm thick, Color: Terra Cotta, Pattern: Stacked Bond

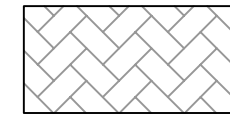


Type 2: Aqua-Via II Permeable Paver, Size: 8-3/4"x8-3/4", 8cm thick, Color: Stanford Sand, Pattern: Stacked Bond

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



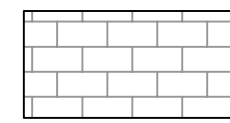
Type 3: Permeable Mission Paver; 6x12", Color to be Gray, Charcoal, Tan. Pattern: Running Bond



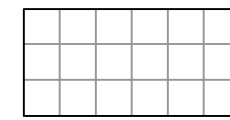
Type 4: Permeable Mission Paver; 6x12", Color to be Tan, Red, Charcoal. Pattern: Herringbone

### PEDESTRIAN ACCENT PAVING - ON STRUCTURE

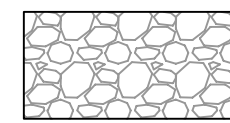
By: Acker-Stone, www.ackerstone.com; (T) 800.253.2353.



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

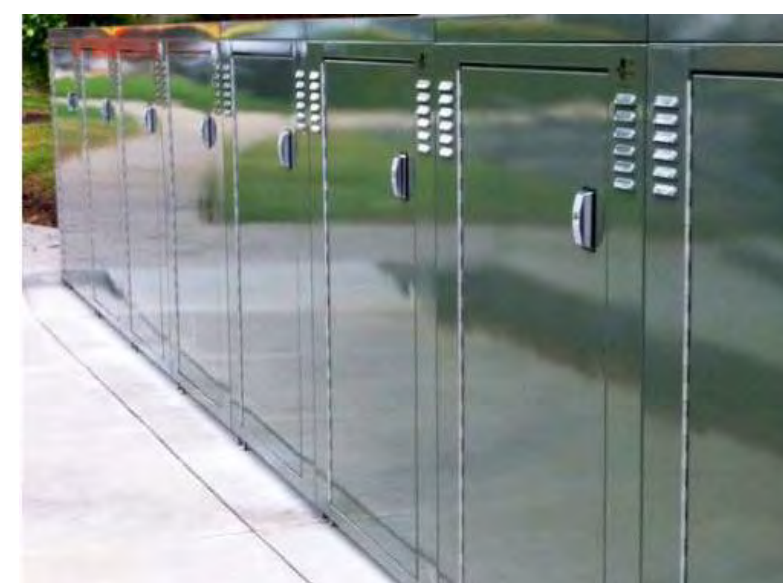
Double Bike Locker Available by Sportworks, 888.661.0555, www.sportworks.com

### BIKE RACK

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

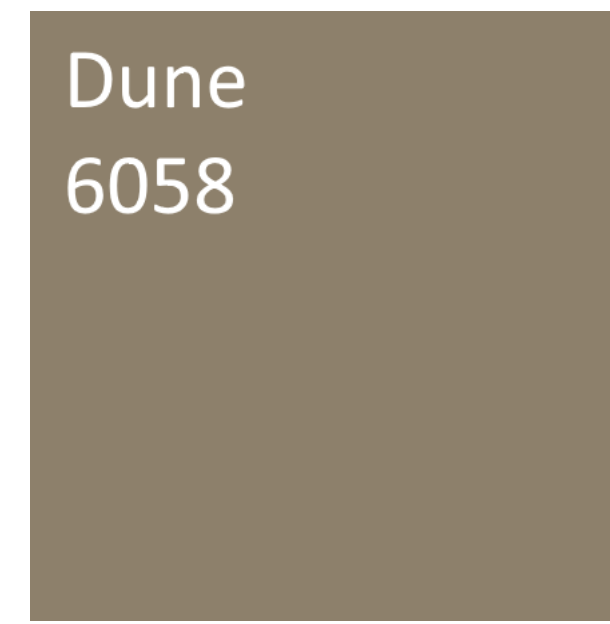


Bike Rack

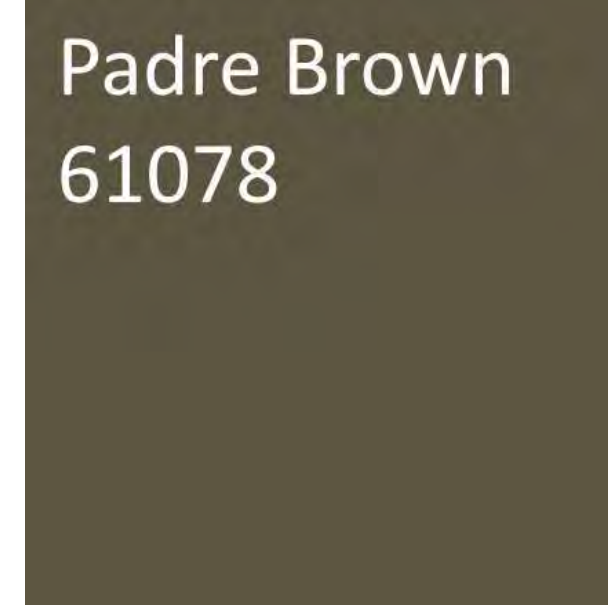


Bike Lockers

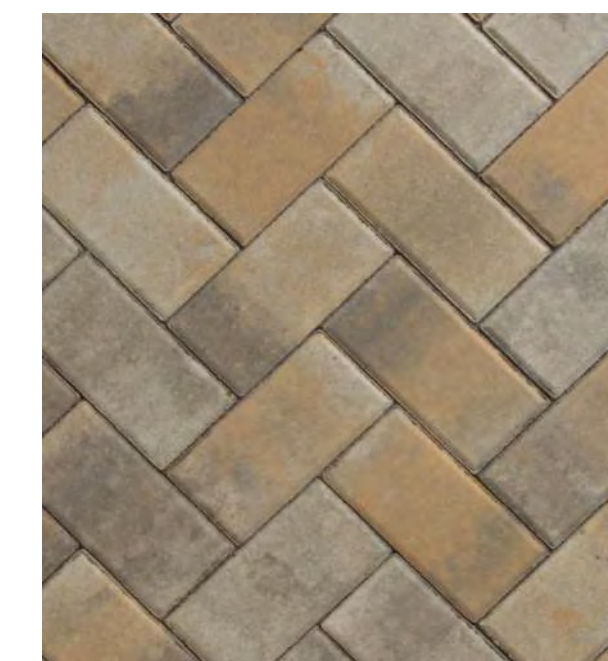
## PAVING COLOR AND MATERIALS



Concrete Colors



Permeable Paving



Accent Paving on Structure



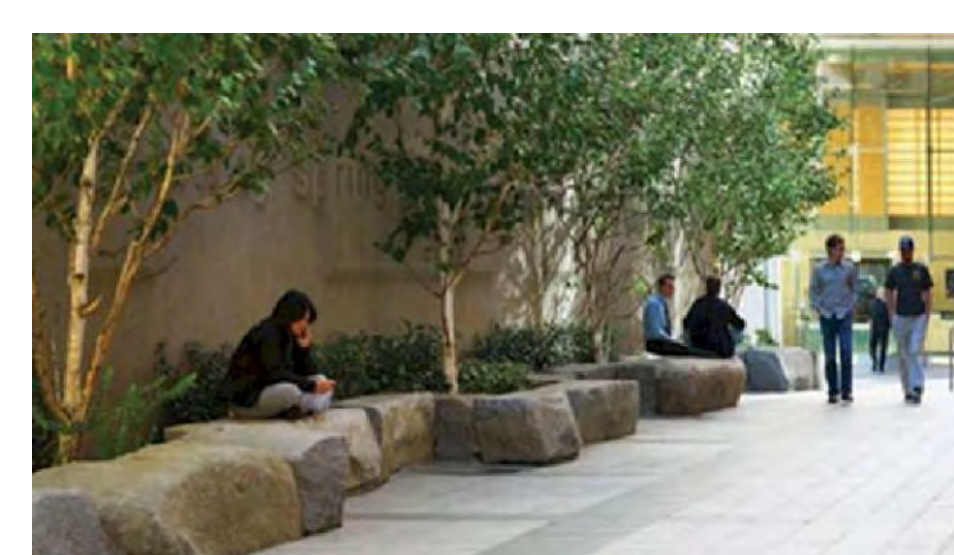
## PRECEDENT IMAGES



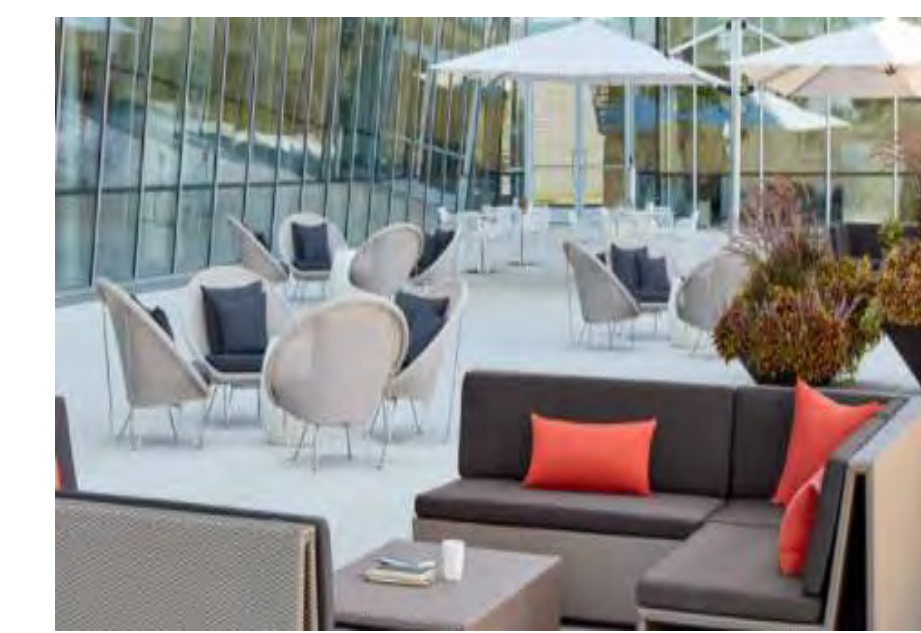
Pedestrian Pole Lights and Bollard Lights



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

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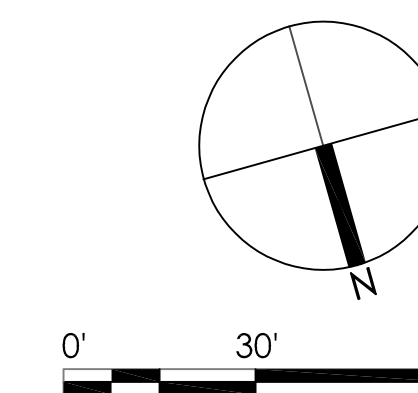
MOUNTAIN VIEW, CA

SAND HILL PROPERTY COMPANY

KENNETH RODRIGUES & PARTNERS, INC.



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MATERIALS,  
COLOR AND  
FINISH SCHEDULE

L1.0





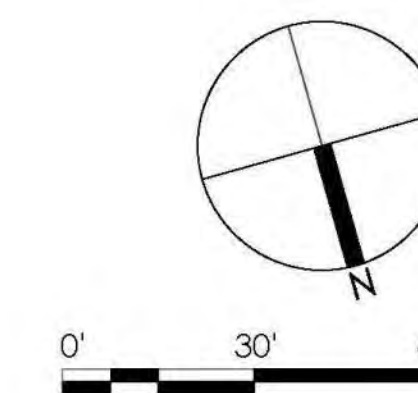
# 189 NORTH BERNARDO AVENUE

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

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

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LANDSCAPE SITE PLAN

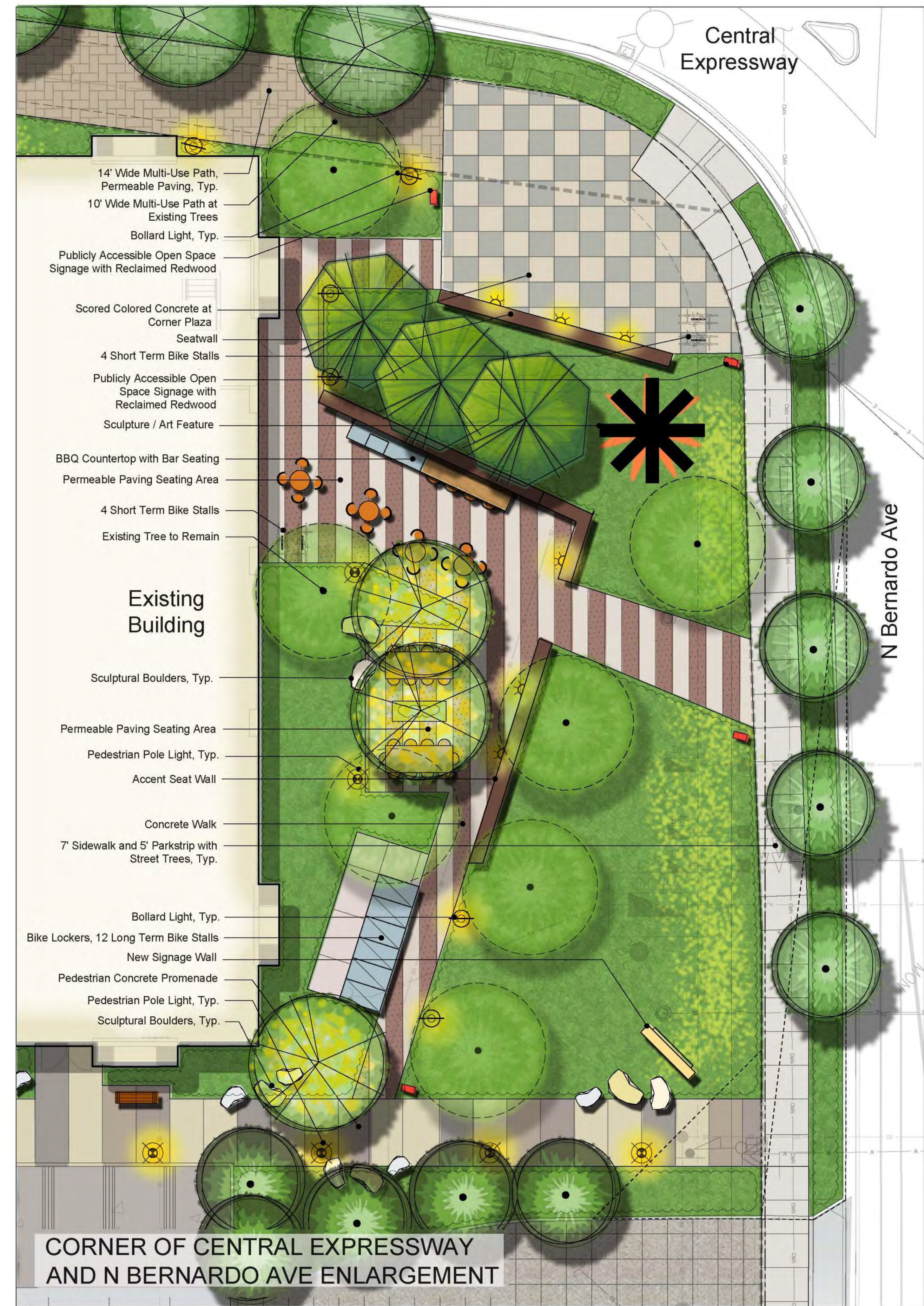


L2.0





CENTRAL SHARED PATIO AREA ENLARGEMENT



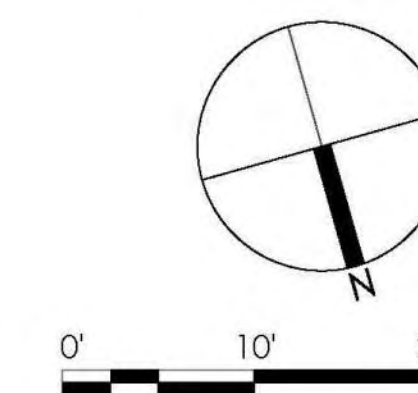
CORNER OF CENTRAL EXPRESSWAY AND N BERNARDO AVE ENLARGEMENT

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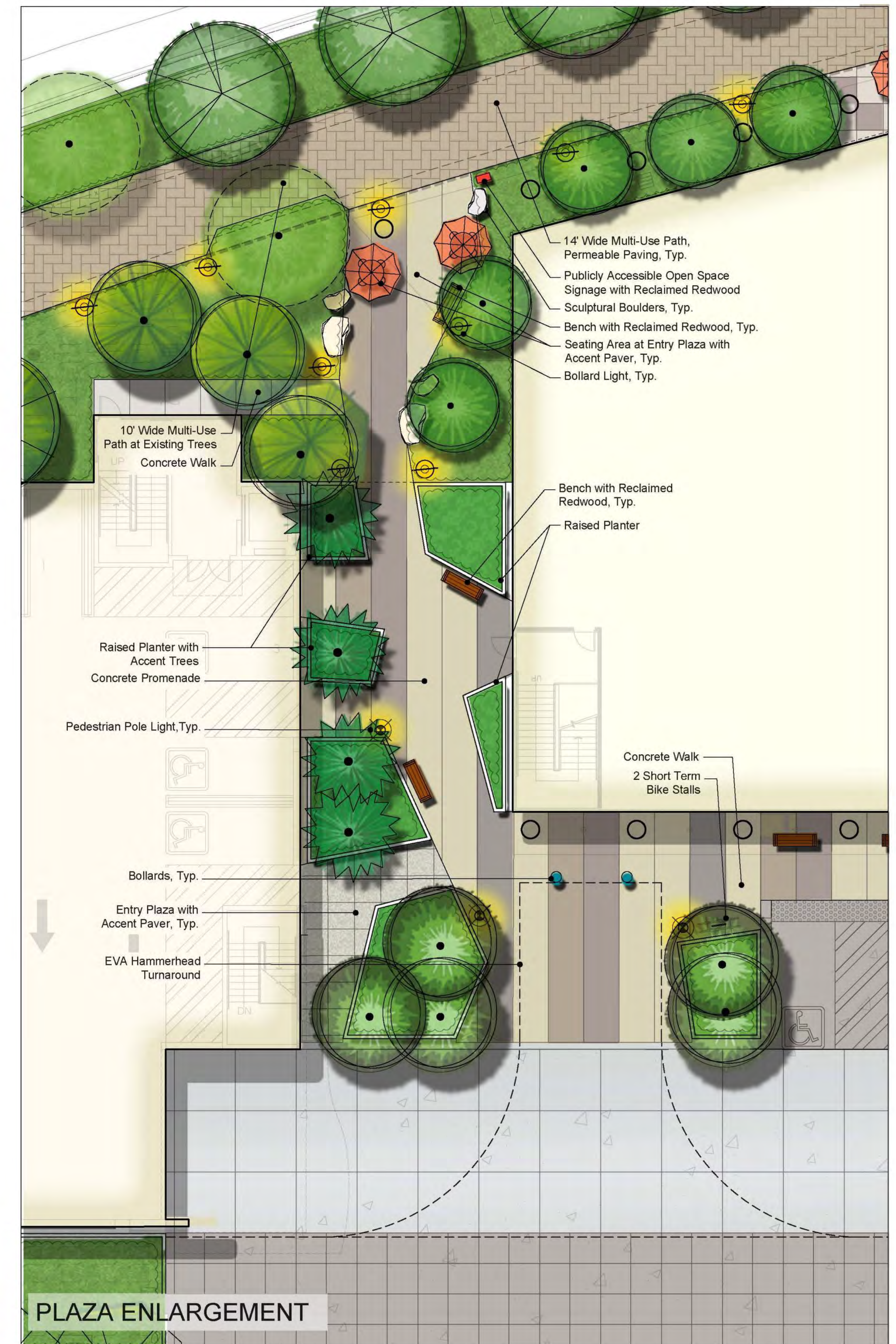
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LANDSCAPE  
 DETAIL PLANS

L2.1



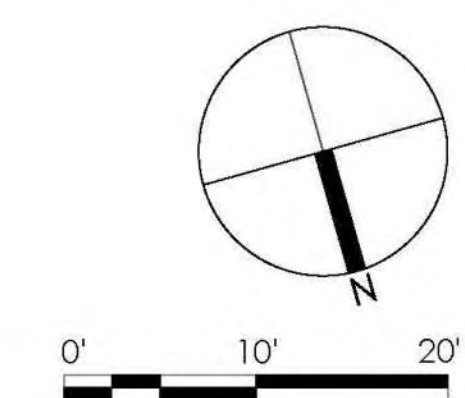


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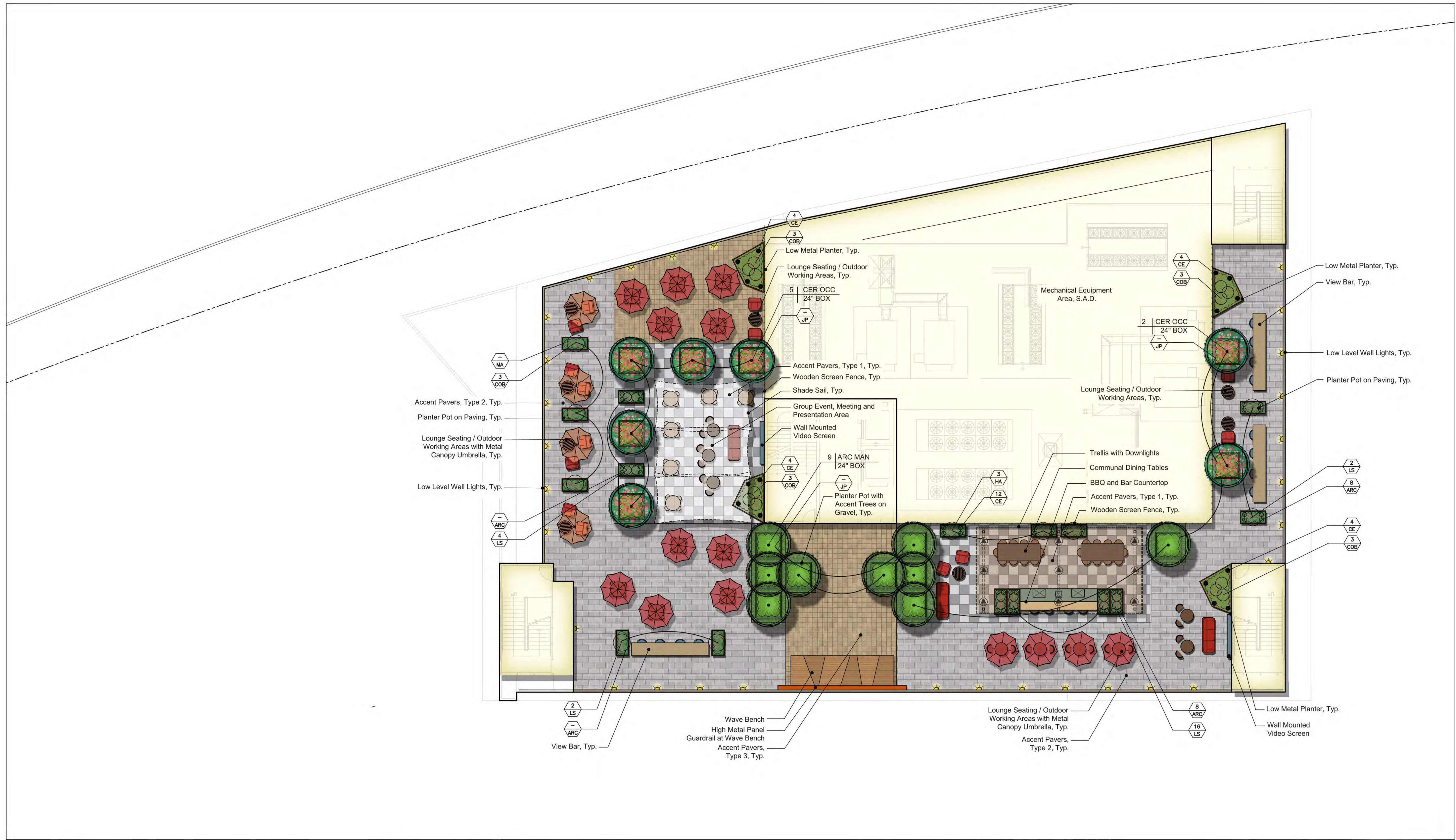
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LANDSCAPE  
 DETAIL PLANS

L2.2





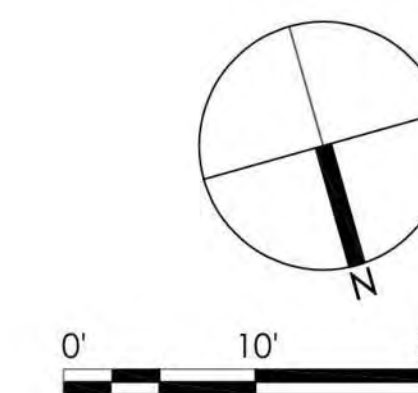
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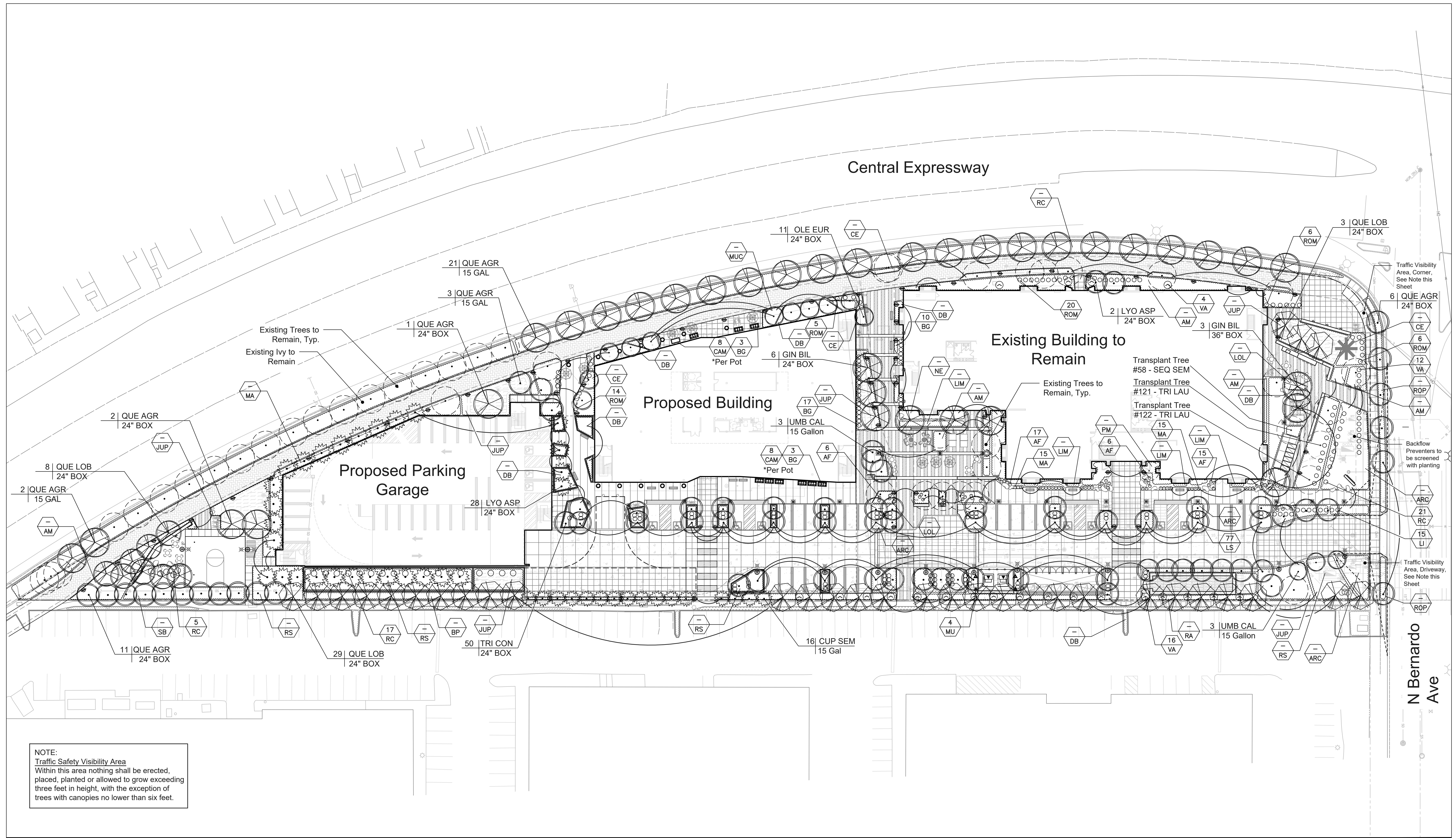
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ROOF LANDSCAPE  
 DETAIL PLAN



L2.3





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.

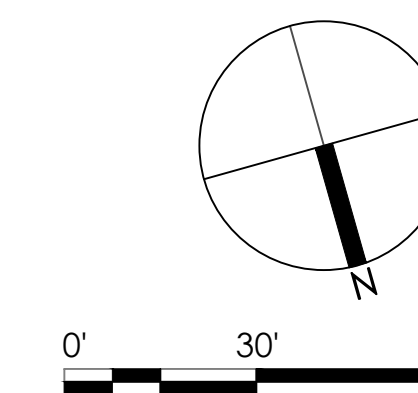
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LANDSCAPE PLANTING PLAN



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	40

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	Diets 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 minutum	Sword Fern	18" o.c.	1 gal	M	YES	324
RA	Rhaphiolepis indica 'Clara'	Indian Hawthorn	30" o.c.	5 gal	L		384
RC	Rhamnus californica	Coffeeferry	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 'Torbay Dazzler'	Torbay 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'	Variiegated 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	9,910
TOTAL NUMBER OF PLANTS	11,507
% OF NATIVE PLANTS	86%

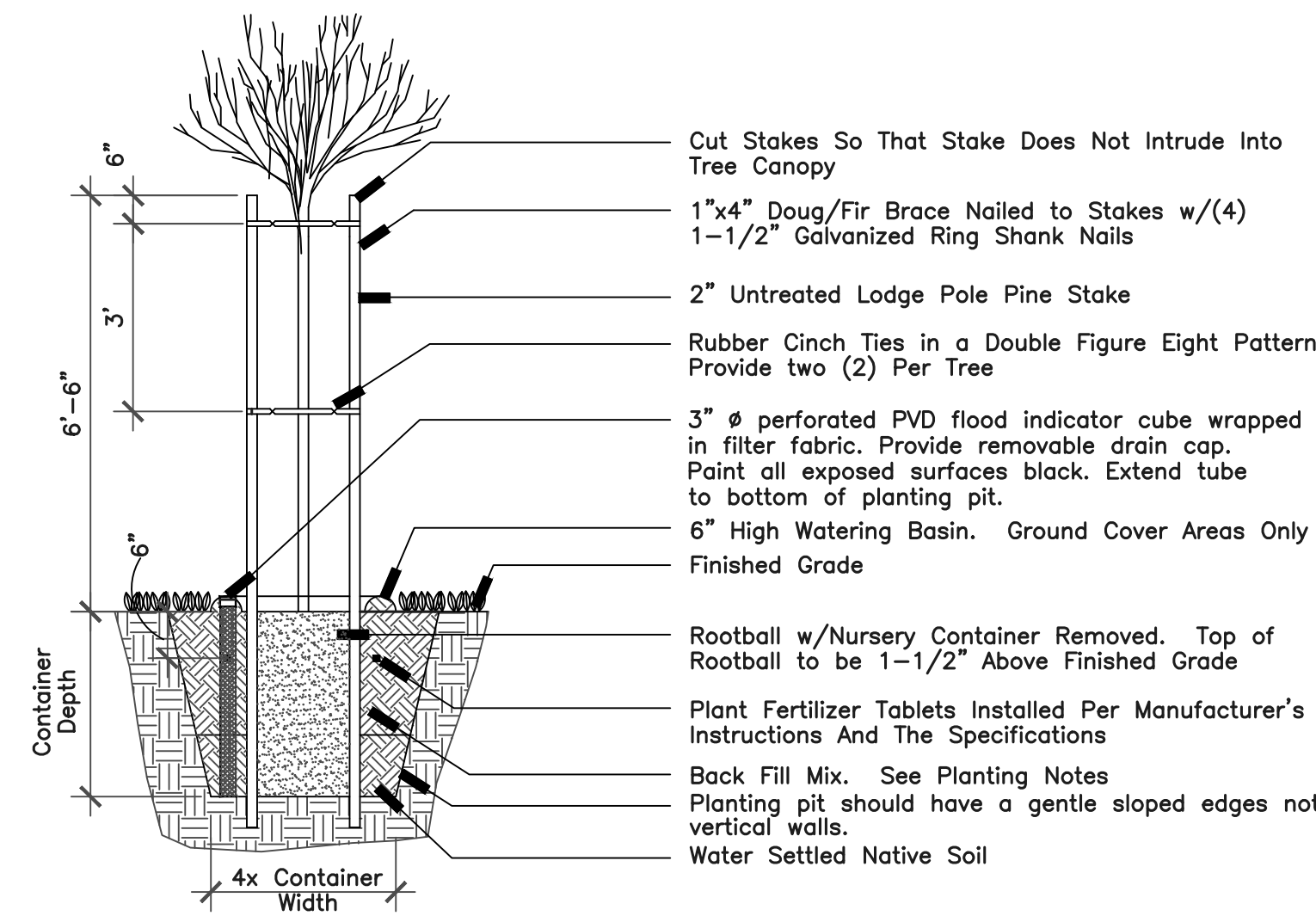
# LANDSCAPE NOTES

## 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:

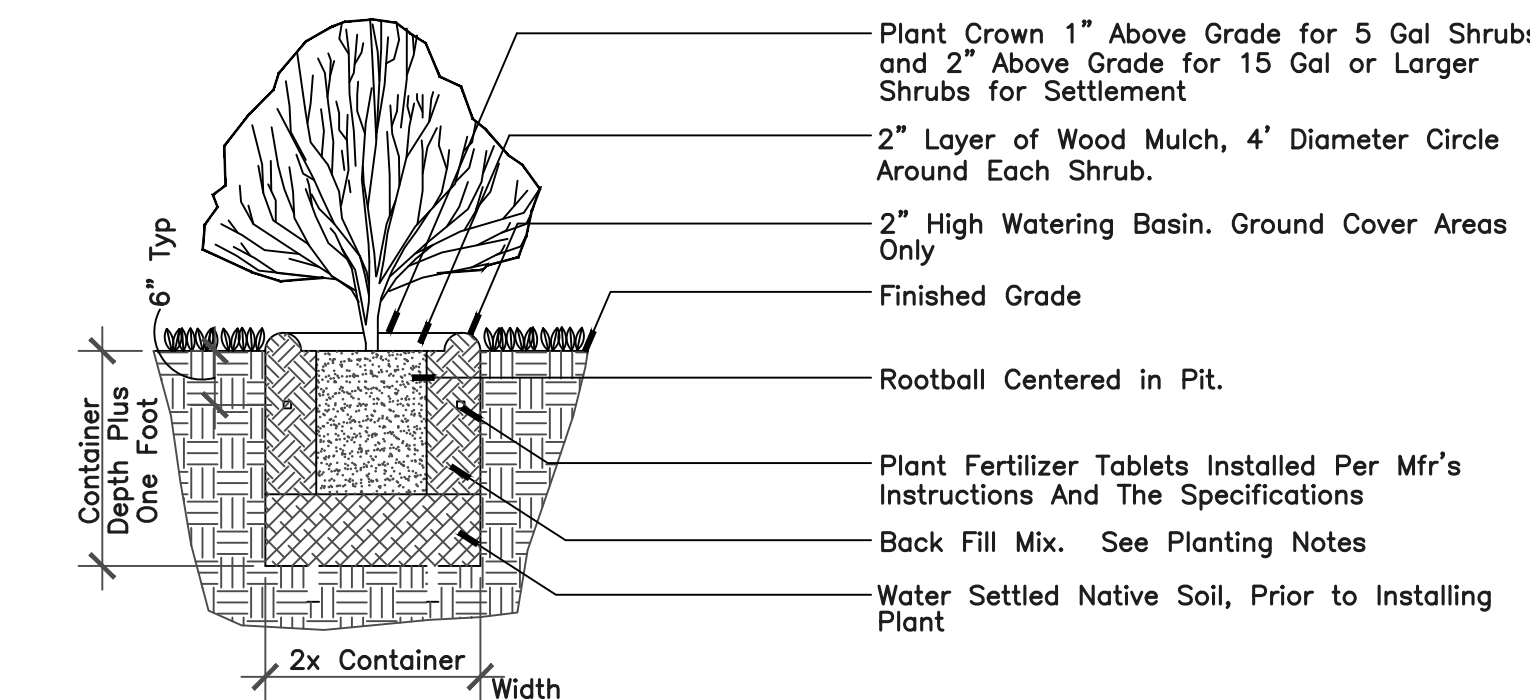
- Irrigation timers to be set to avoid runoff by splitting cycles to shorter durations.
- Irrigation system to include a weather based controller that adjust based on weather conditions.
- Irrigation system to include rain shut off devices.
- All planting areas to be sub-surface drip irrigation and with 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.



NOTE:  
 (1) Hold all mulch 6" (six inches) from trunk of tree where mulch applied over rootball  
 (2) All pits for 15 gallon plantings shall have at least one 12" diameter 5' length augered root channel, 24" box trees shall have at least two augered root channels, and 36" box trees shall receive three augered root channels, filled with 3/4" drainrock (angular gravel).

## Tree Staking Diagram

Not to Scale



## Shrub Planting Detail

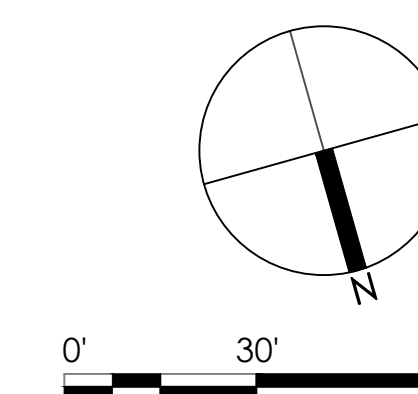
Not to Scale

32.625 08.15.2022

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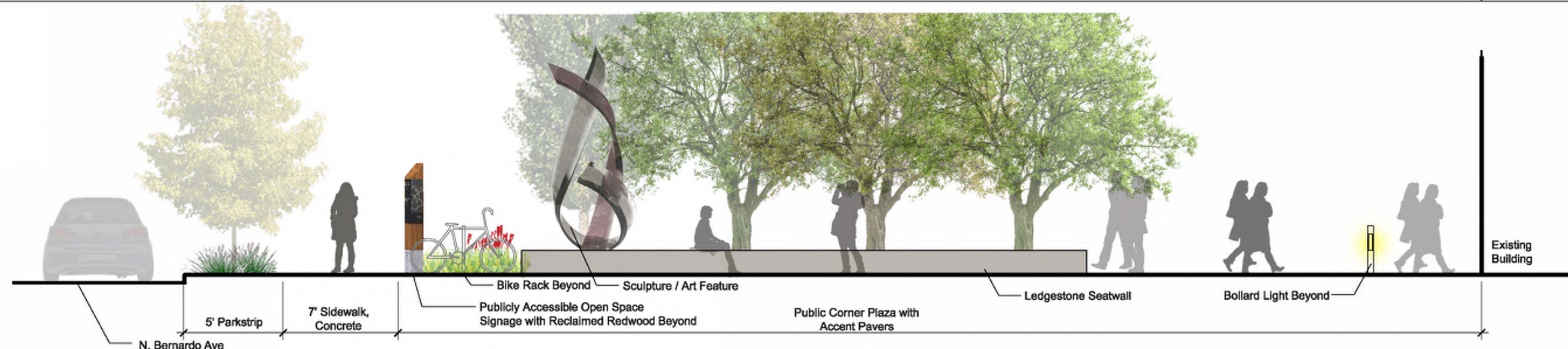
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 San Francisco, CA 94111  
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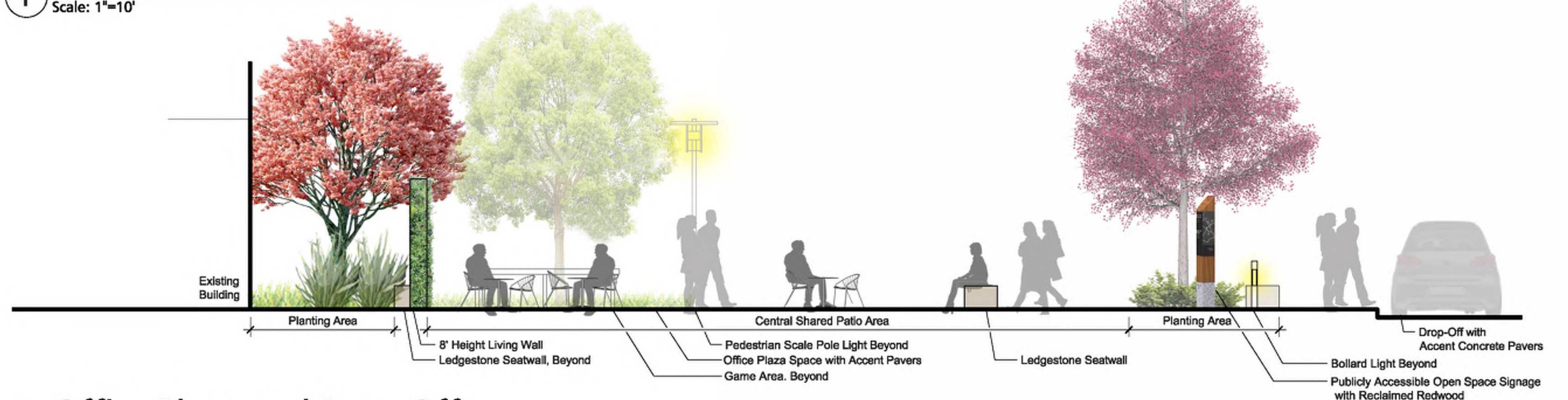
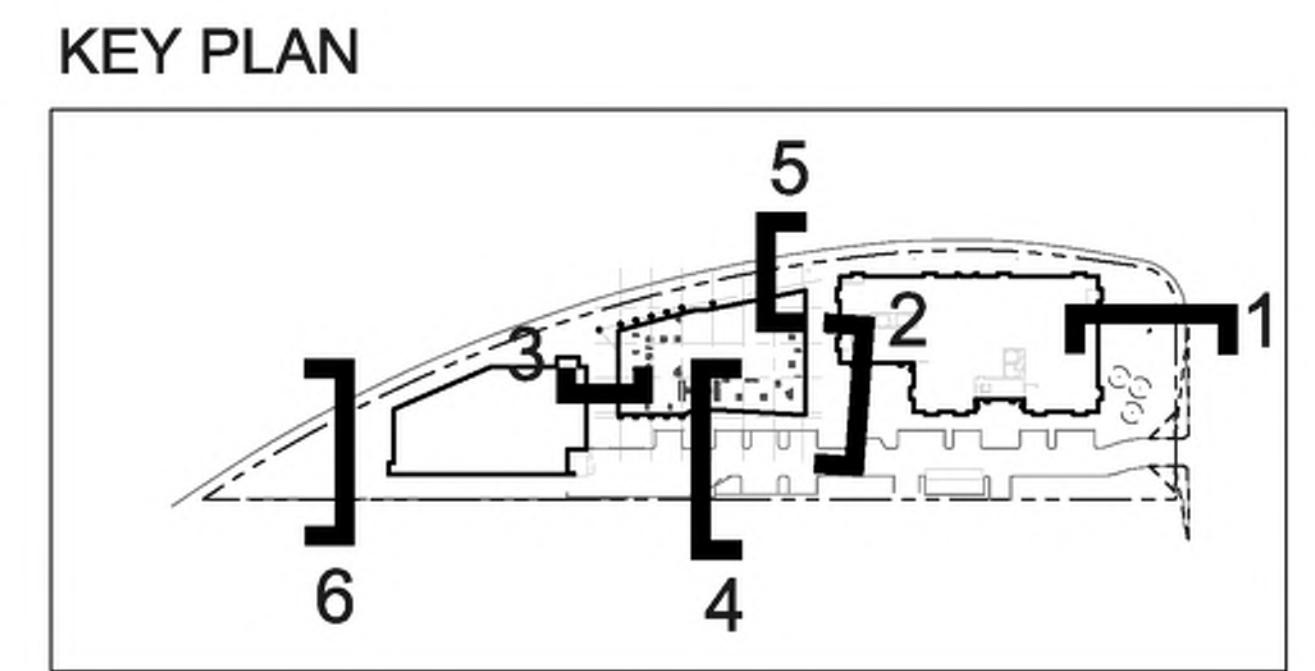
LANDSCAPE  
 PLANTING NOTES  
 AND DETAILS

# L3.1

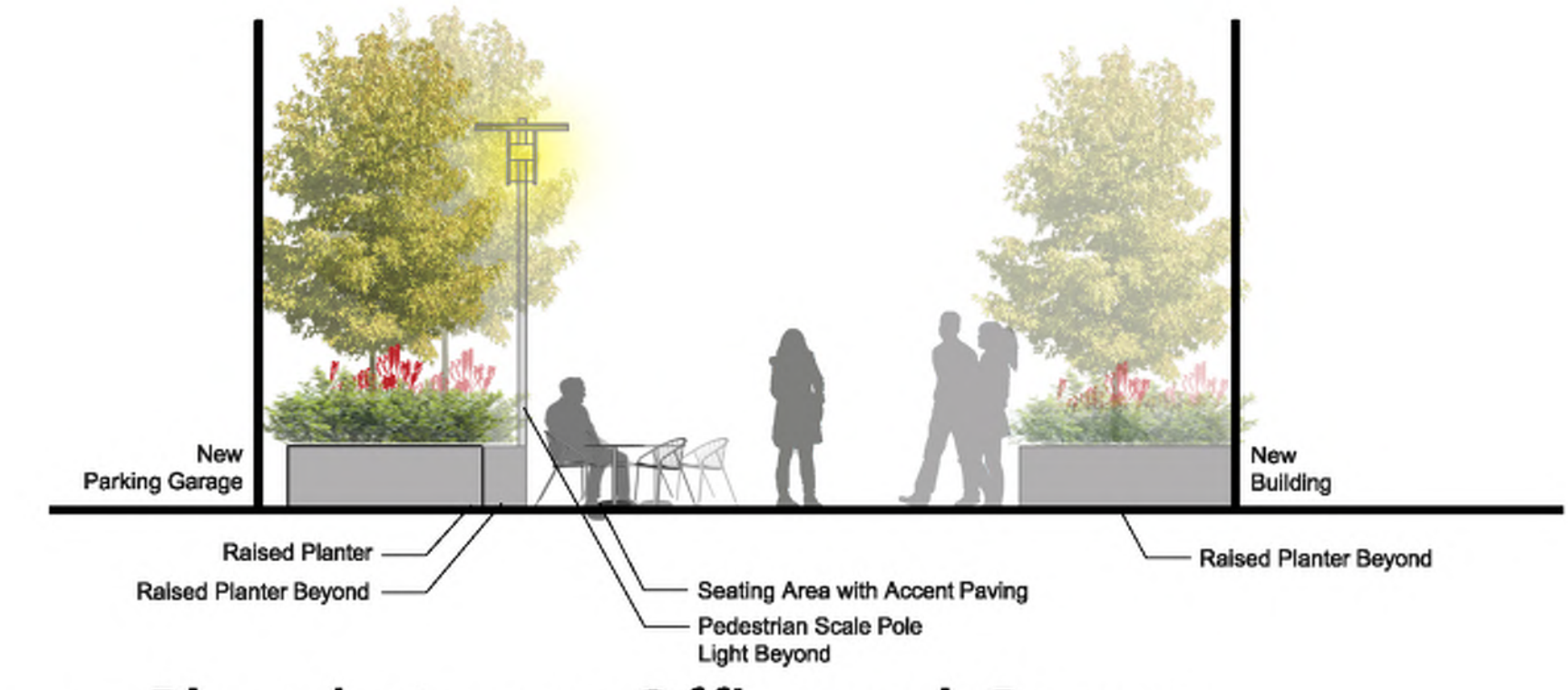




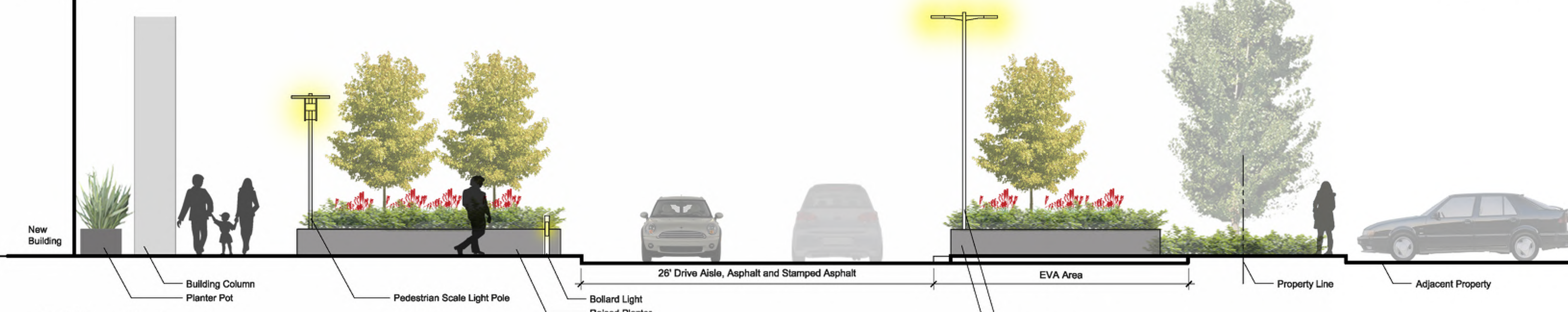
1 Public Corner Plaza  
Scale: 1"=10'



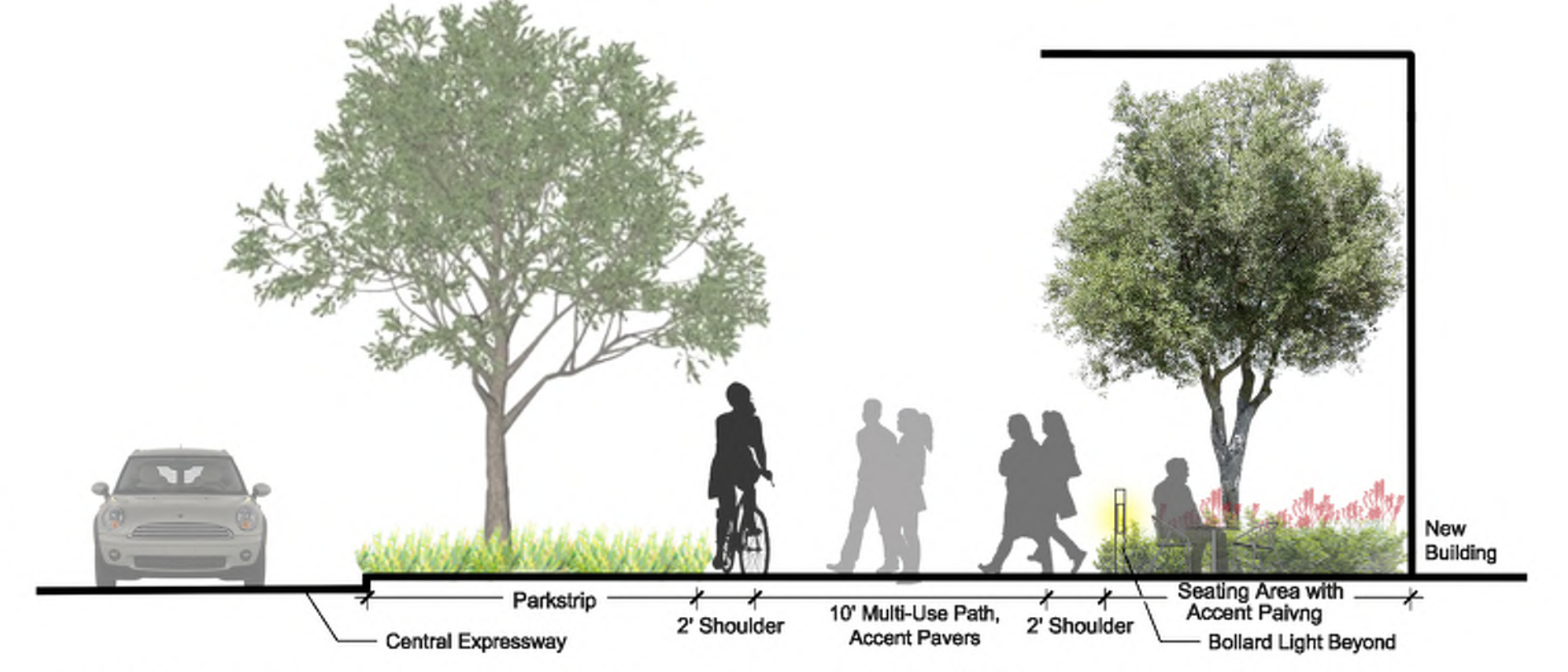
2 Office Plaza and Drop-Off  
Scale: 1"=10'



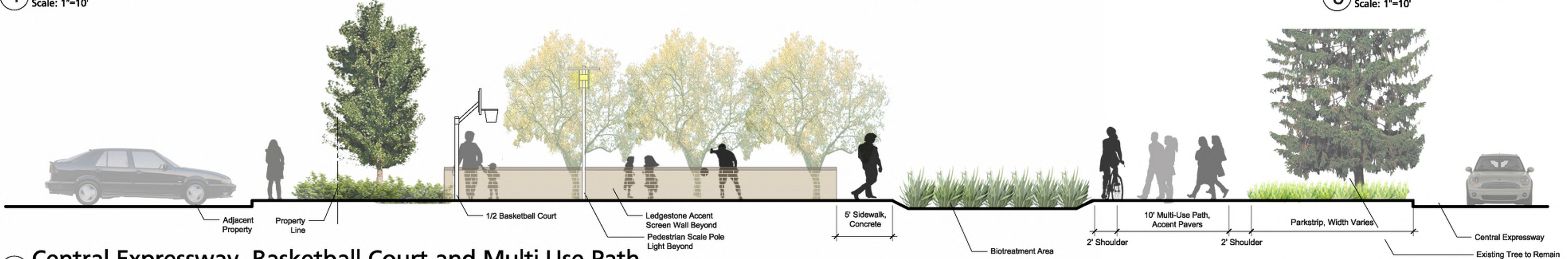
3 Plaza between Office and Garage  
Scale: 1"=10'



4 Office Entry  
Scale: 1"=10'



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



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

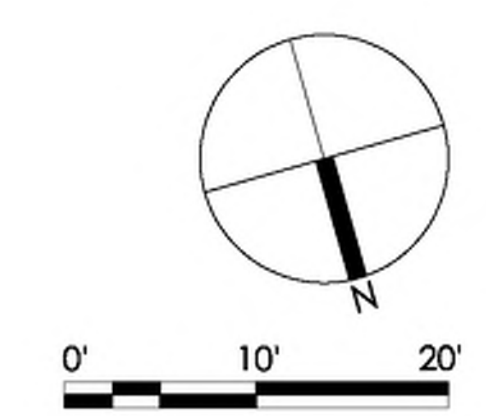
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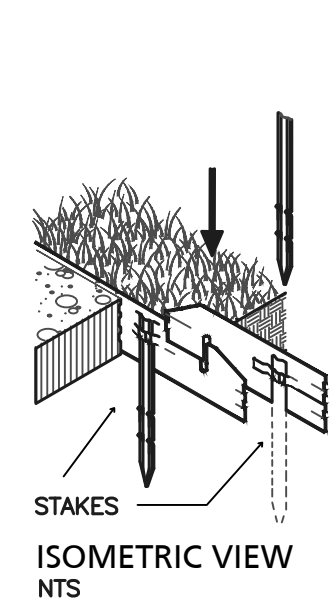
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LANDSCAPE SECTIONS

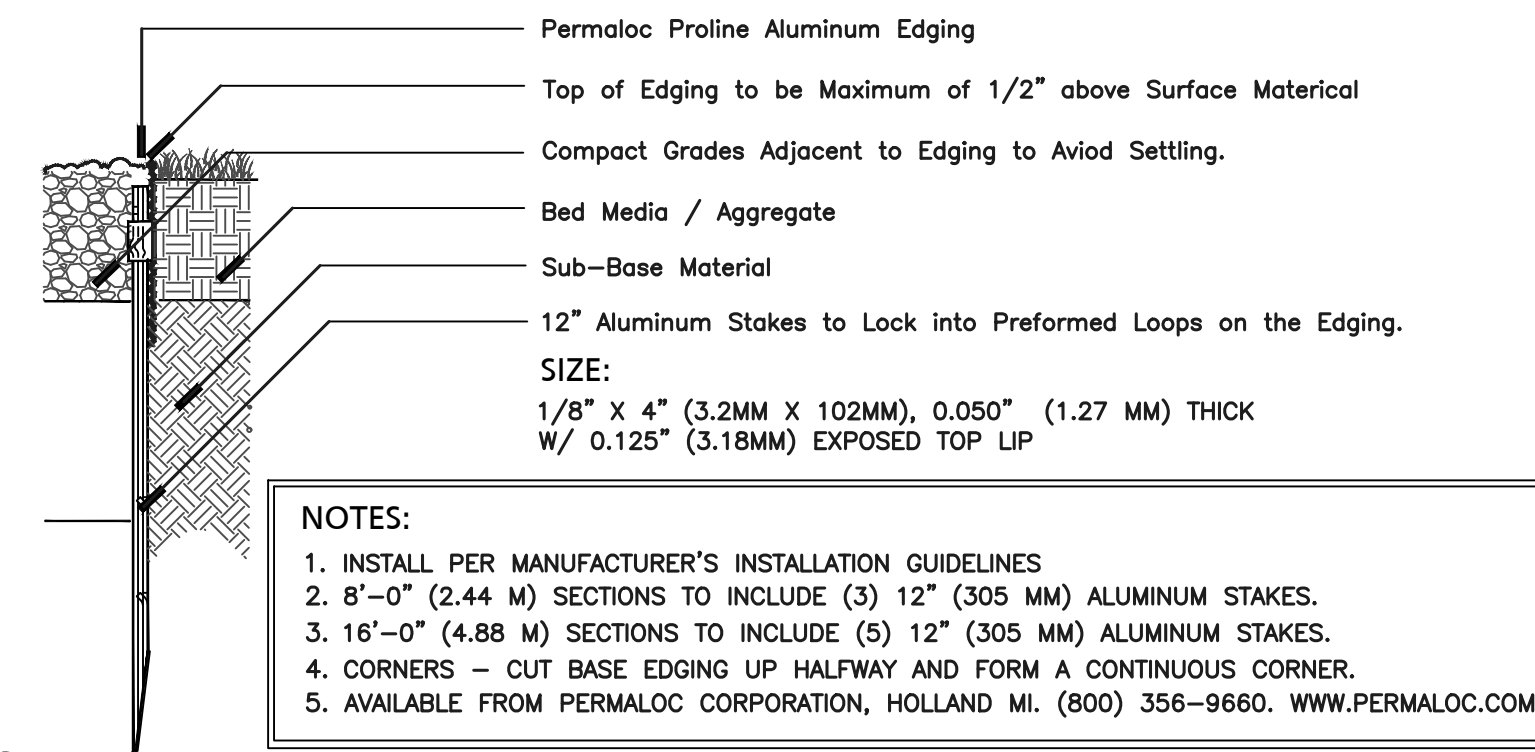


L6.0



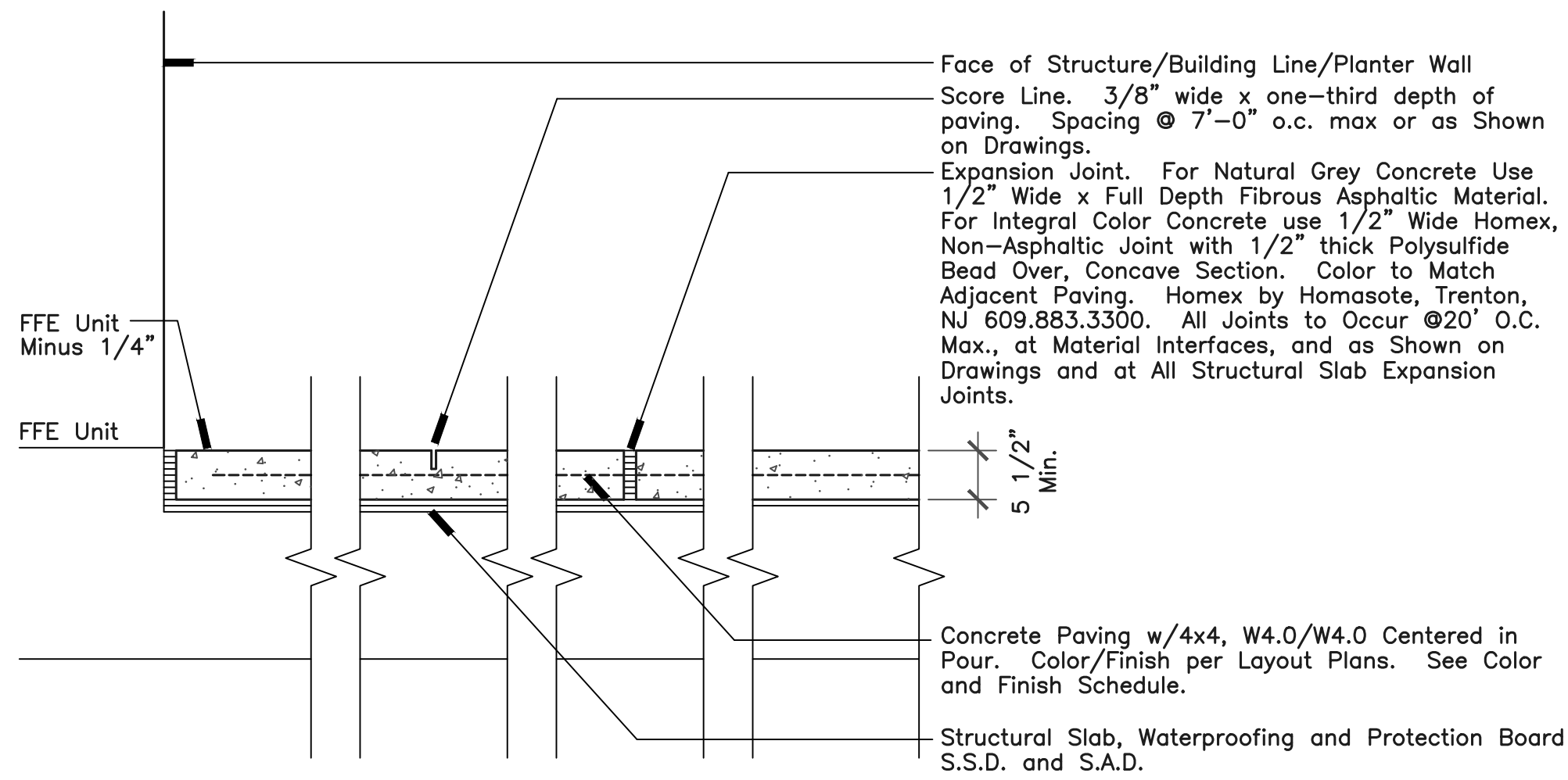


ISOMETRIC VIEW  
NTS

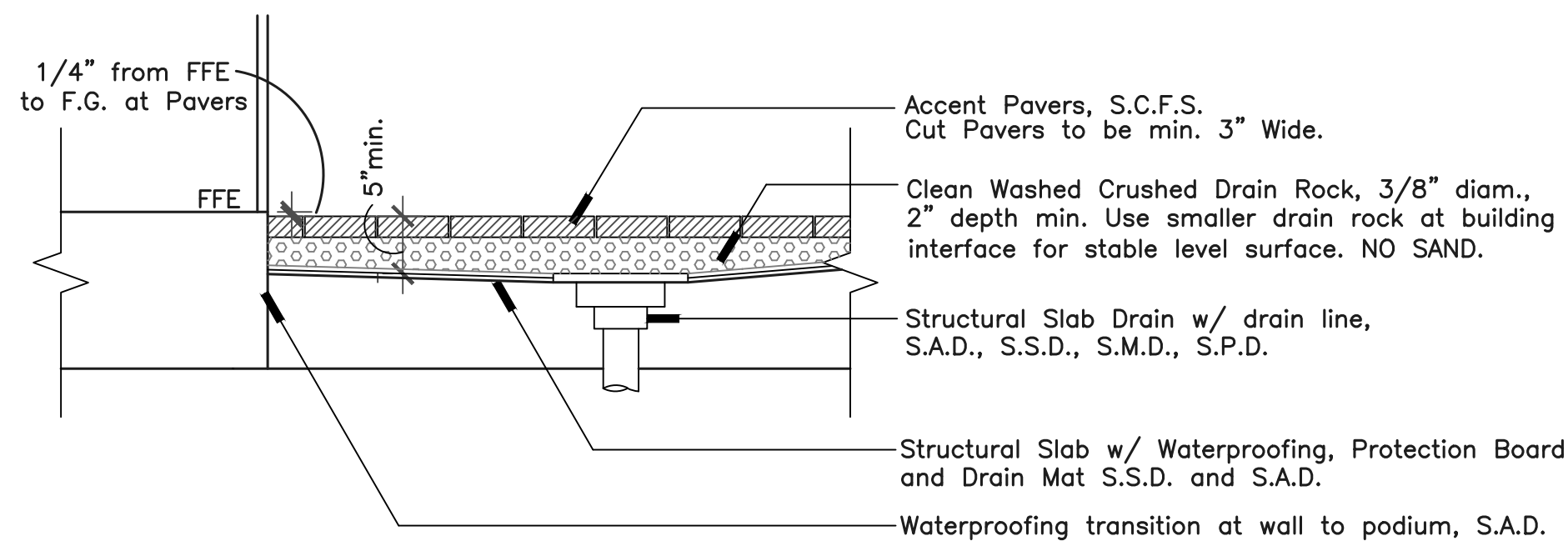


NOTES:  
1. INSTALL PER MANUFACTURER'S INSTALLATION GUIDELINES  
2. 8'-0" (2.44 M) SECTIONS TO INCLUDE (3) 12" (305 MM) ALUMINUM STAKES.  
3. 16'-0" (4.88 M) SECTIONS TO INCLUDE (5) 12" (305 MM) ALUMINUM STAKES.  
4. CORNERS - CUT BASE EDGING UP HALFWAY AND FORM A CONTINUOUS CORNER.  
5. AVAILABLE FROM PERMALOC CORPORATION, HOLLAND MI. (800) 356-9660. WWW.PERMALOC.COM

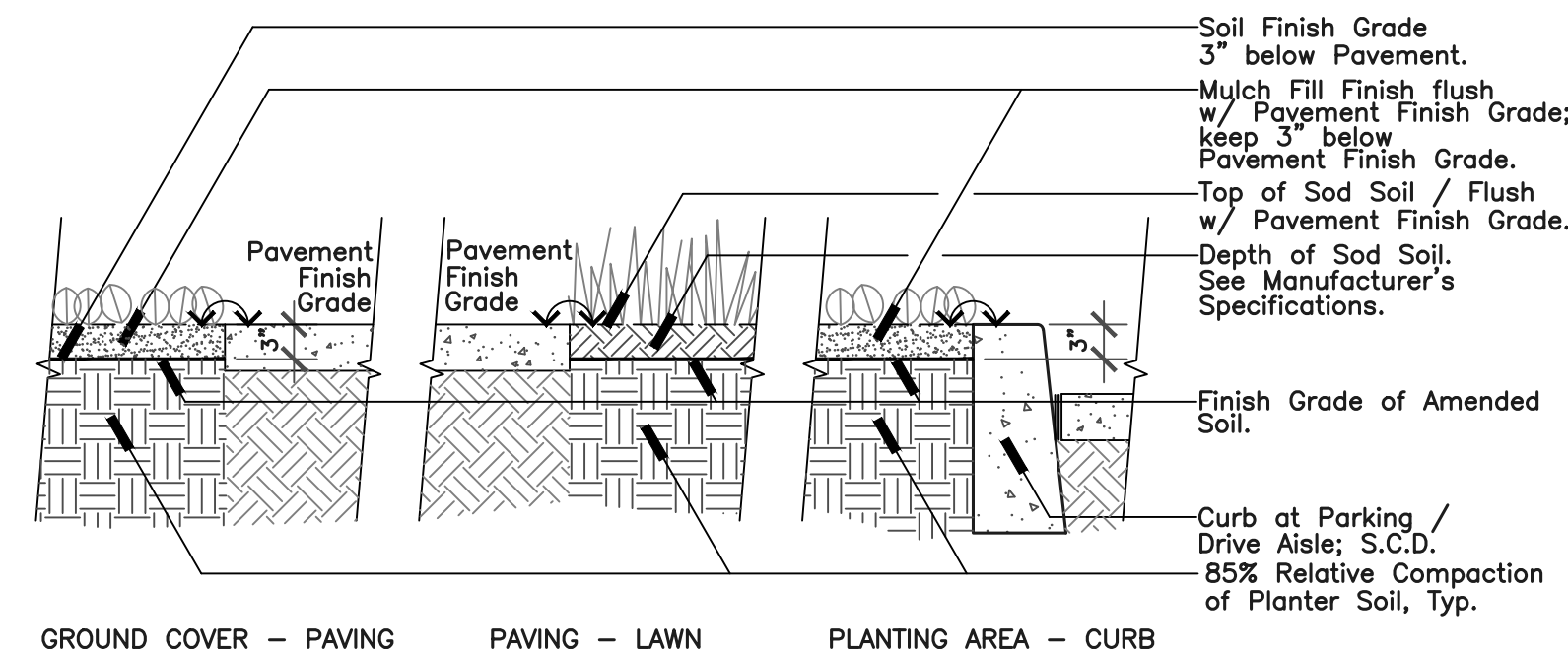
**7 Metal Header**  
Scale: 1" = 1'-0"



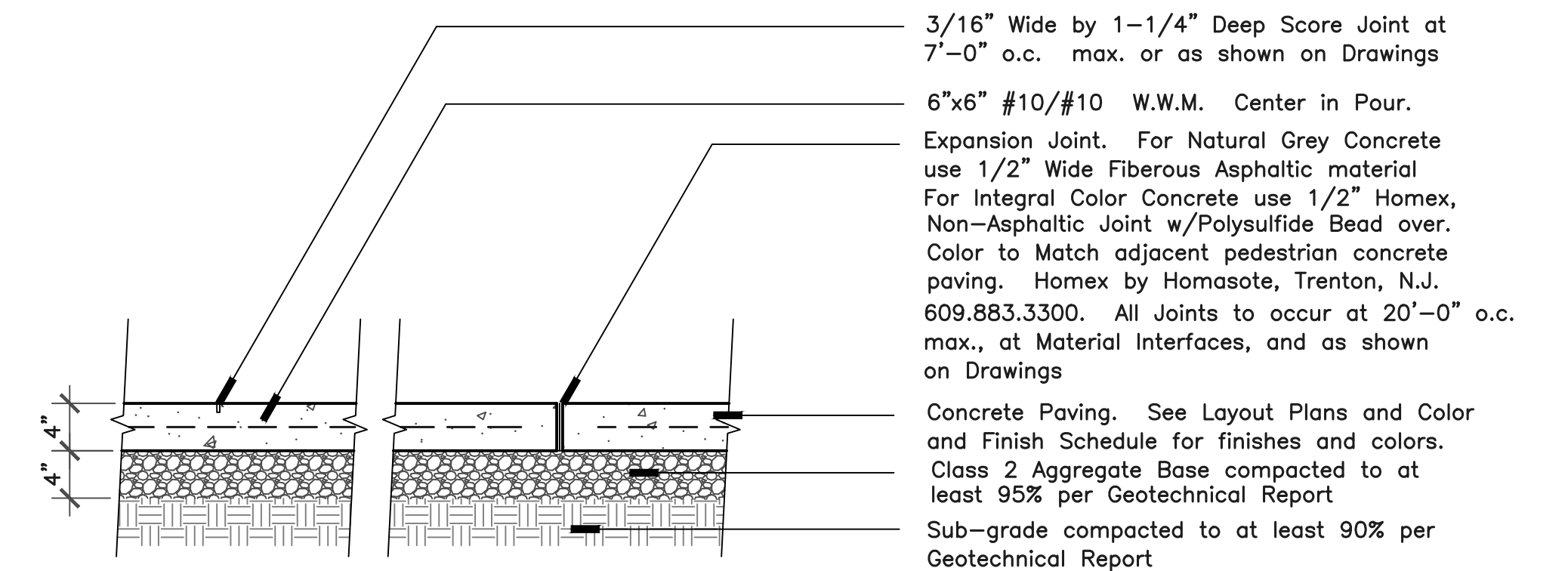
**4 Concrete Paving on Structure**  
Scale: 1" = 1'-0"



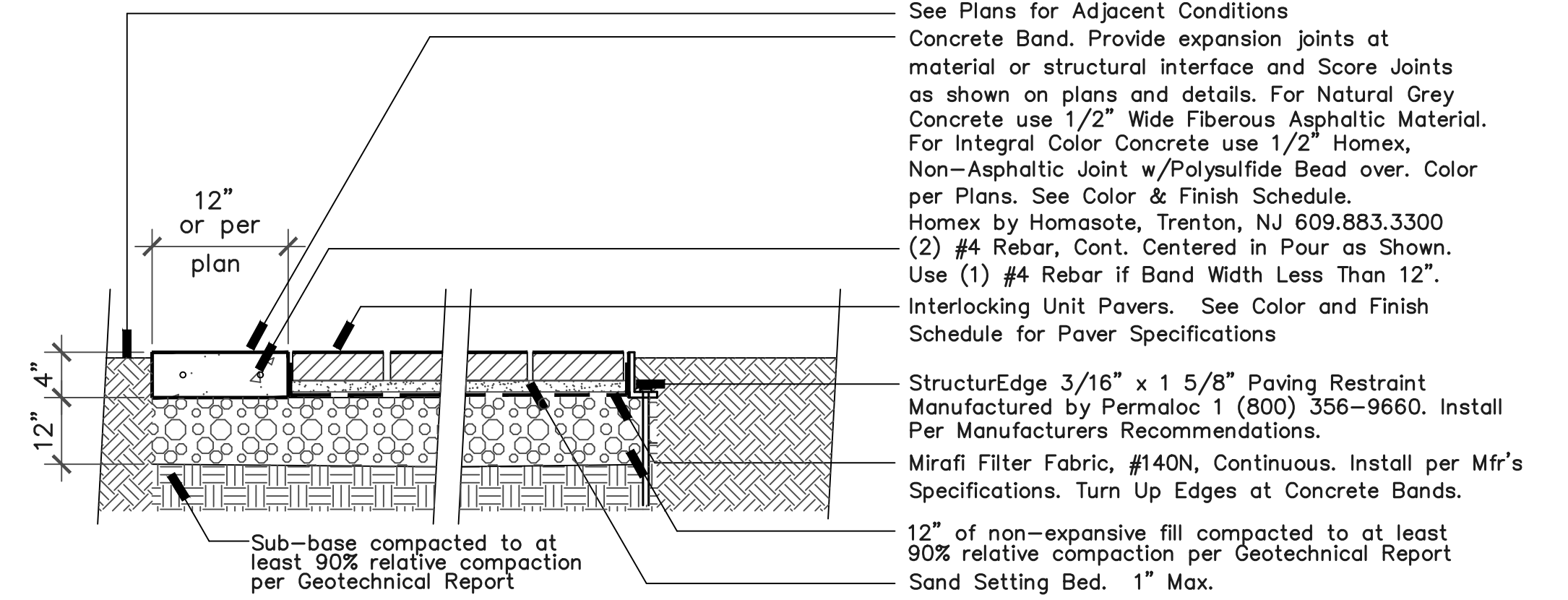
**5 Accent Paving on Structure**  
Scale: 1/2" = 1'-0"



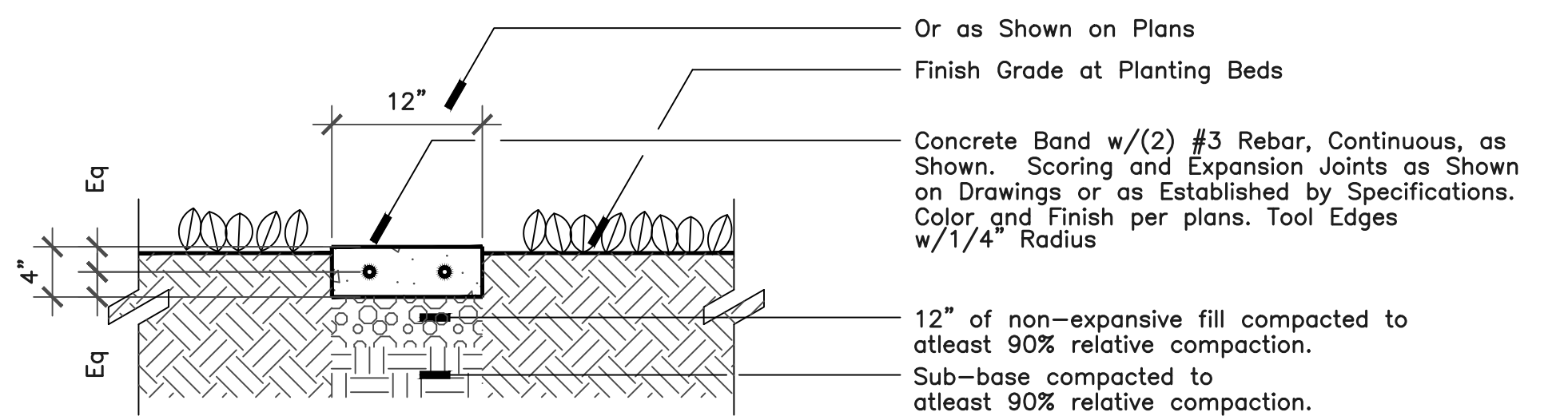
**6 Fine Grading @ Paving Edges**  
Scale: 3/4" = 1'-0"



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



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



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

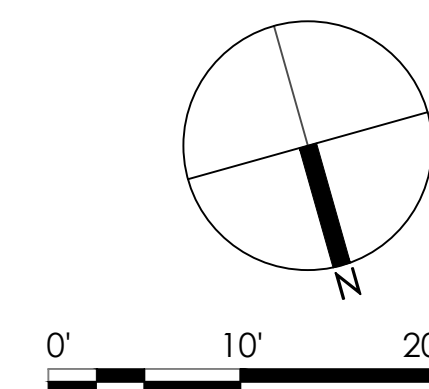
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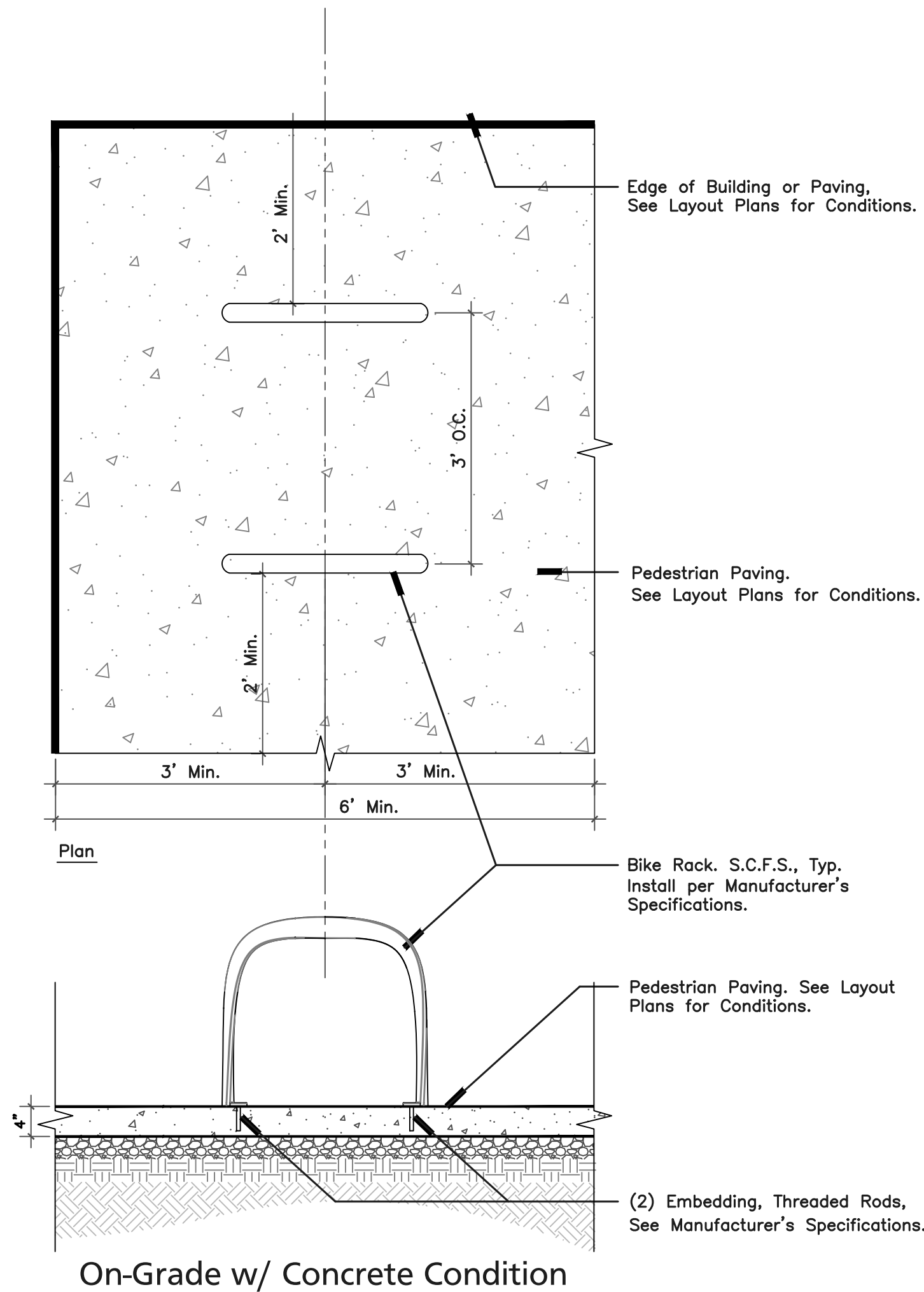
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LANDSCAPE  
DETAILS



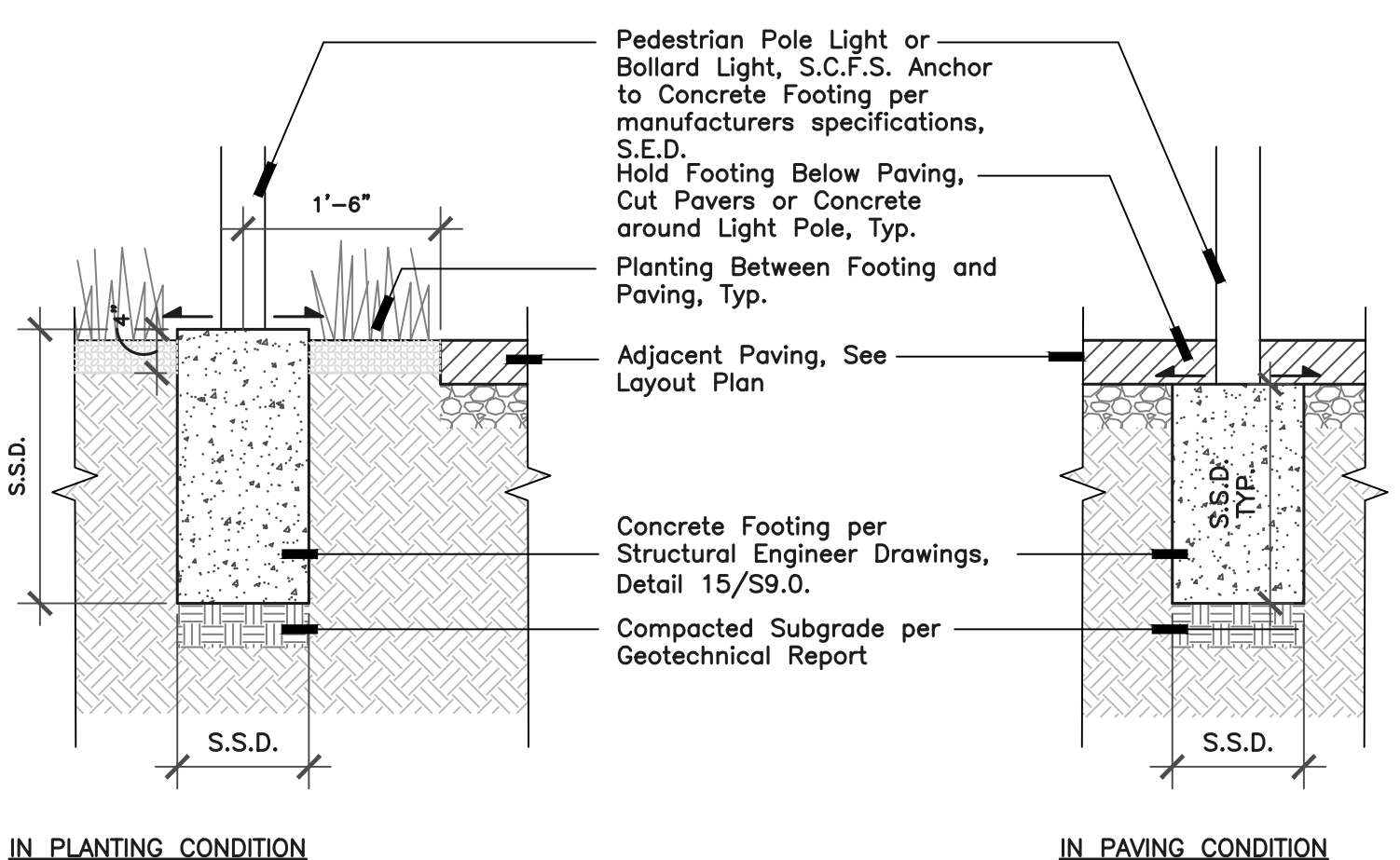
L6.1



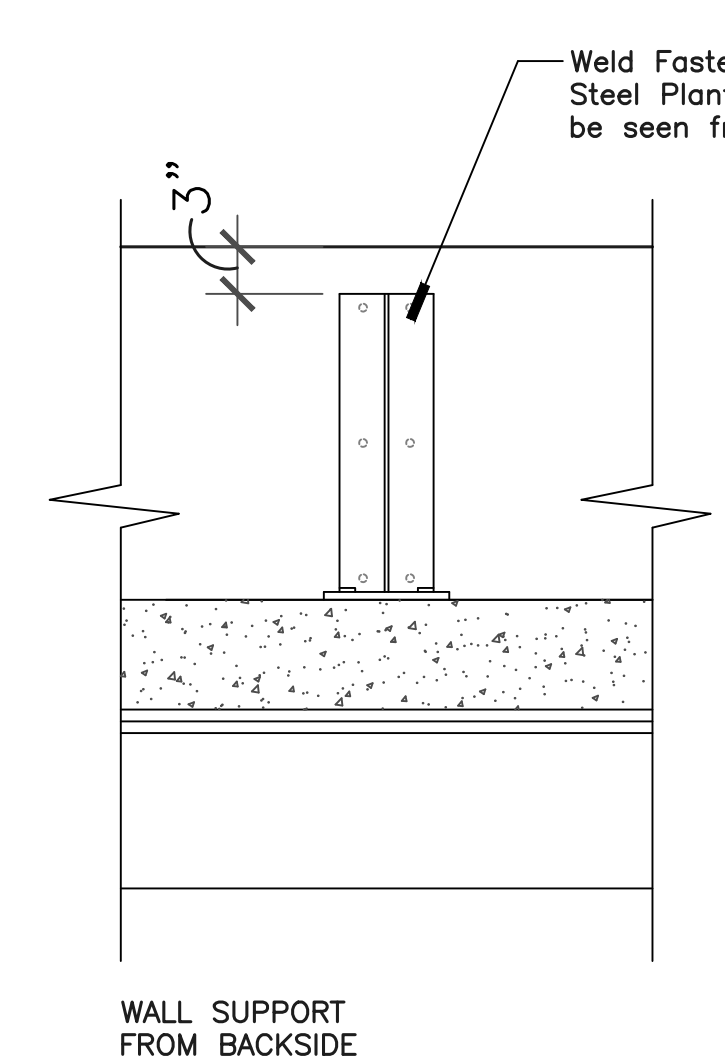


On-Grade w/ Concrete Condition

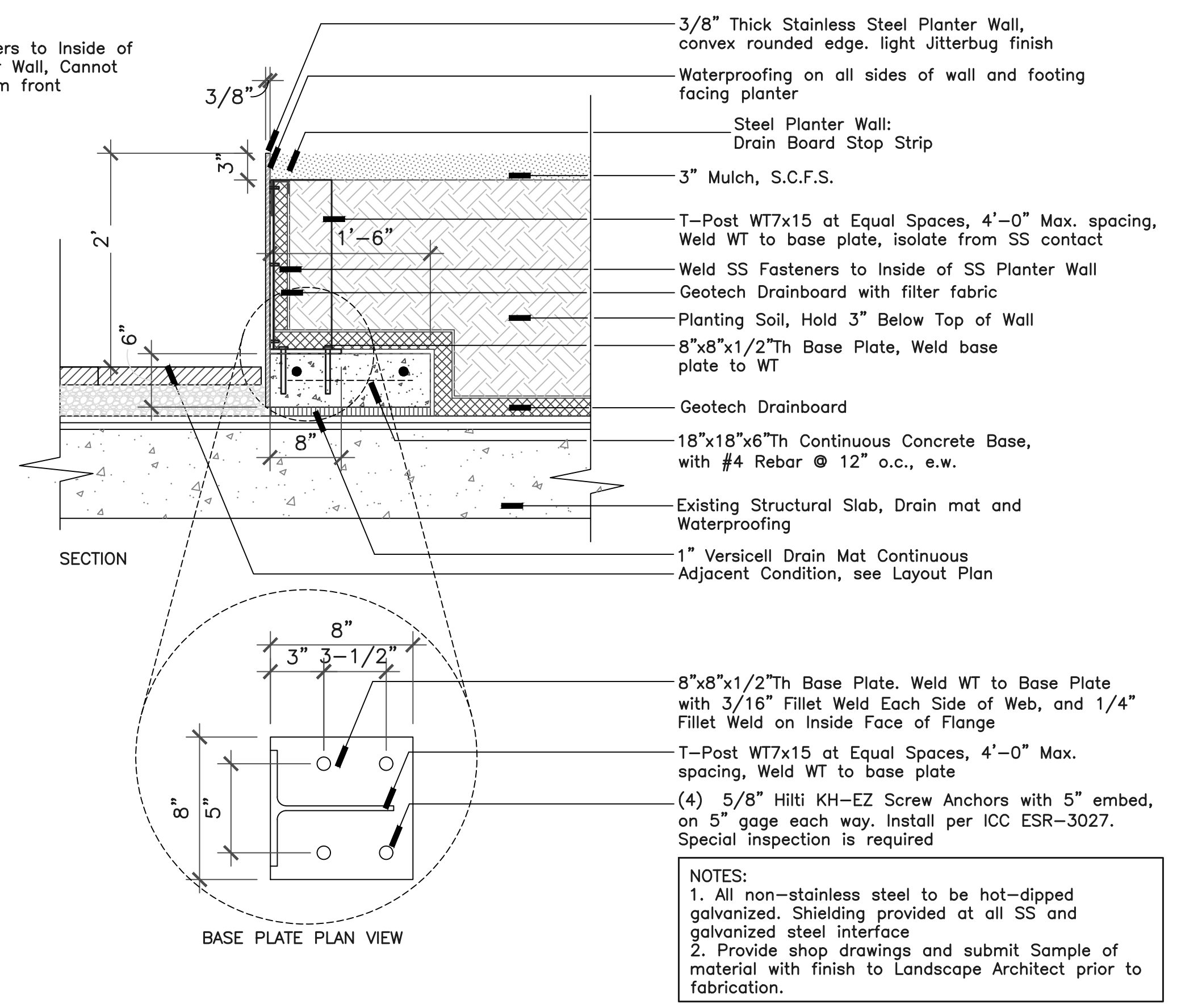
**5** Bike Rack  
scale: 3/4" = 1'-0"



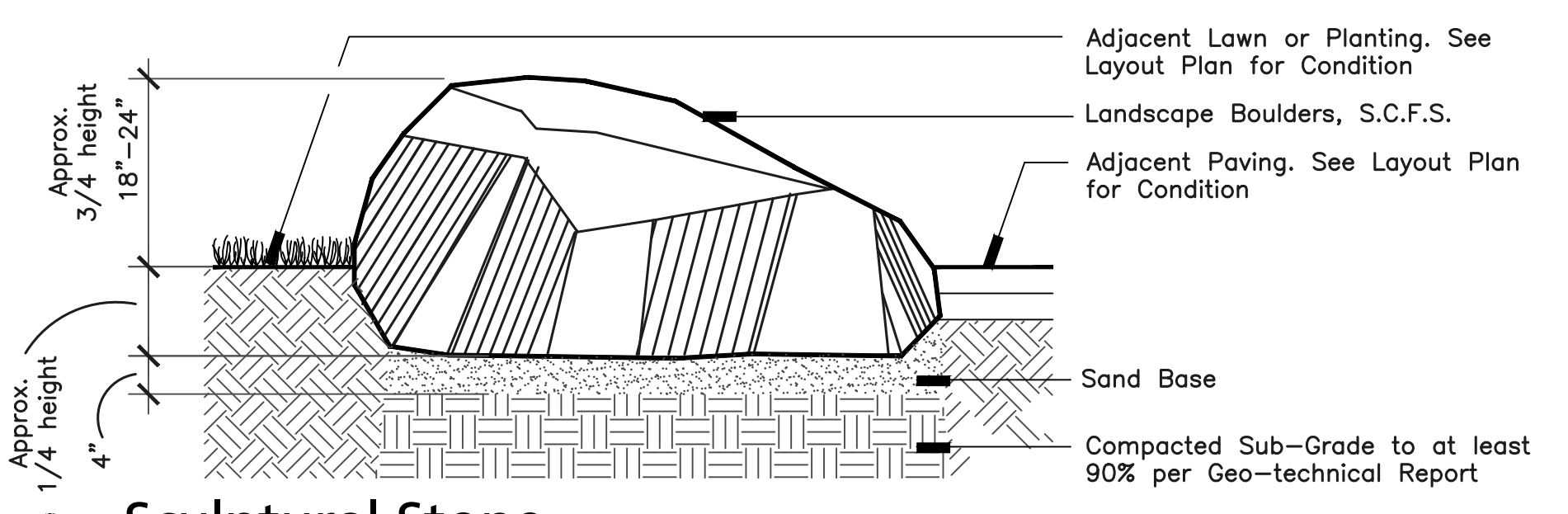
**6** Lighting Footing and Paving/Planting Condition  
scale: 3/4" = 1'-0"



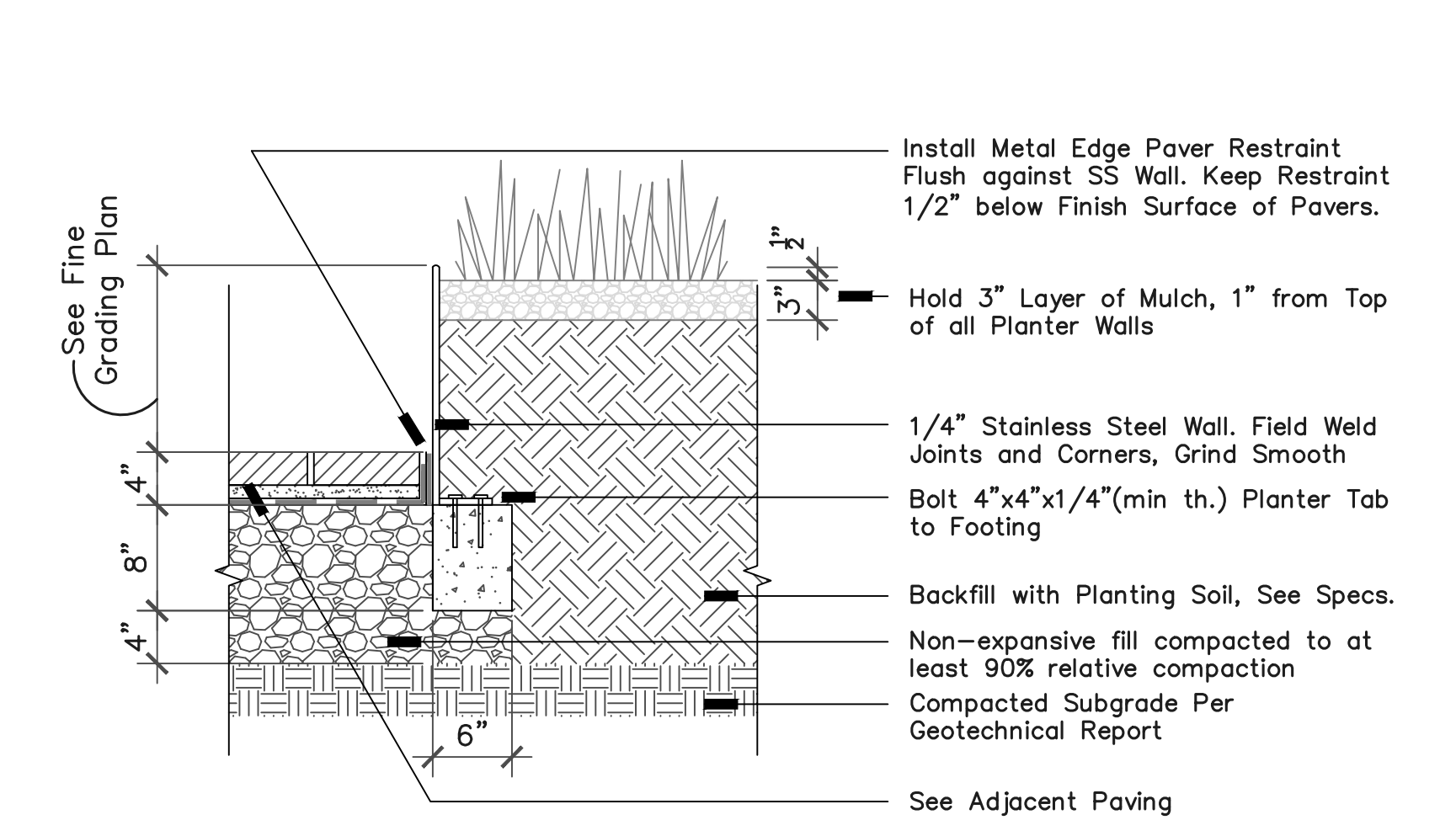
WALL SUPPORT FROM BACKSIDE



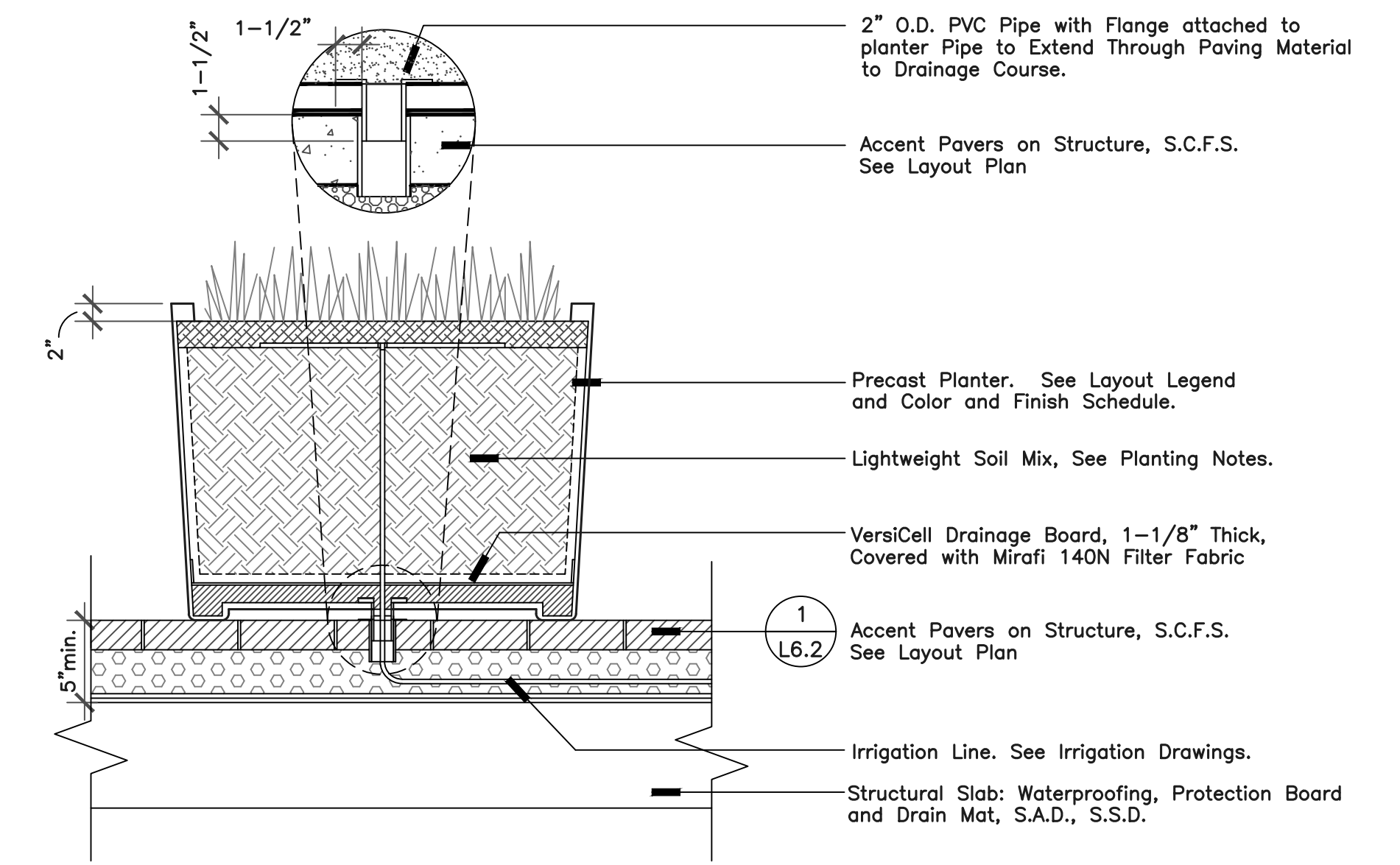
**3** Steel Planter Wall on Structure  
Scale: 1"=1'-0"



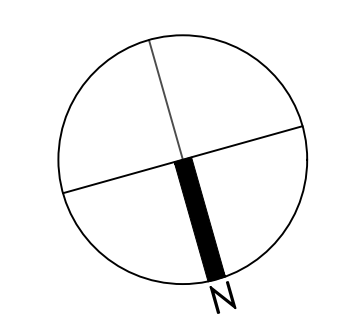
**4** Sculptural Stone  
scale: 1/2" = 1'-0"



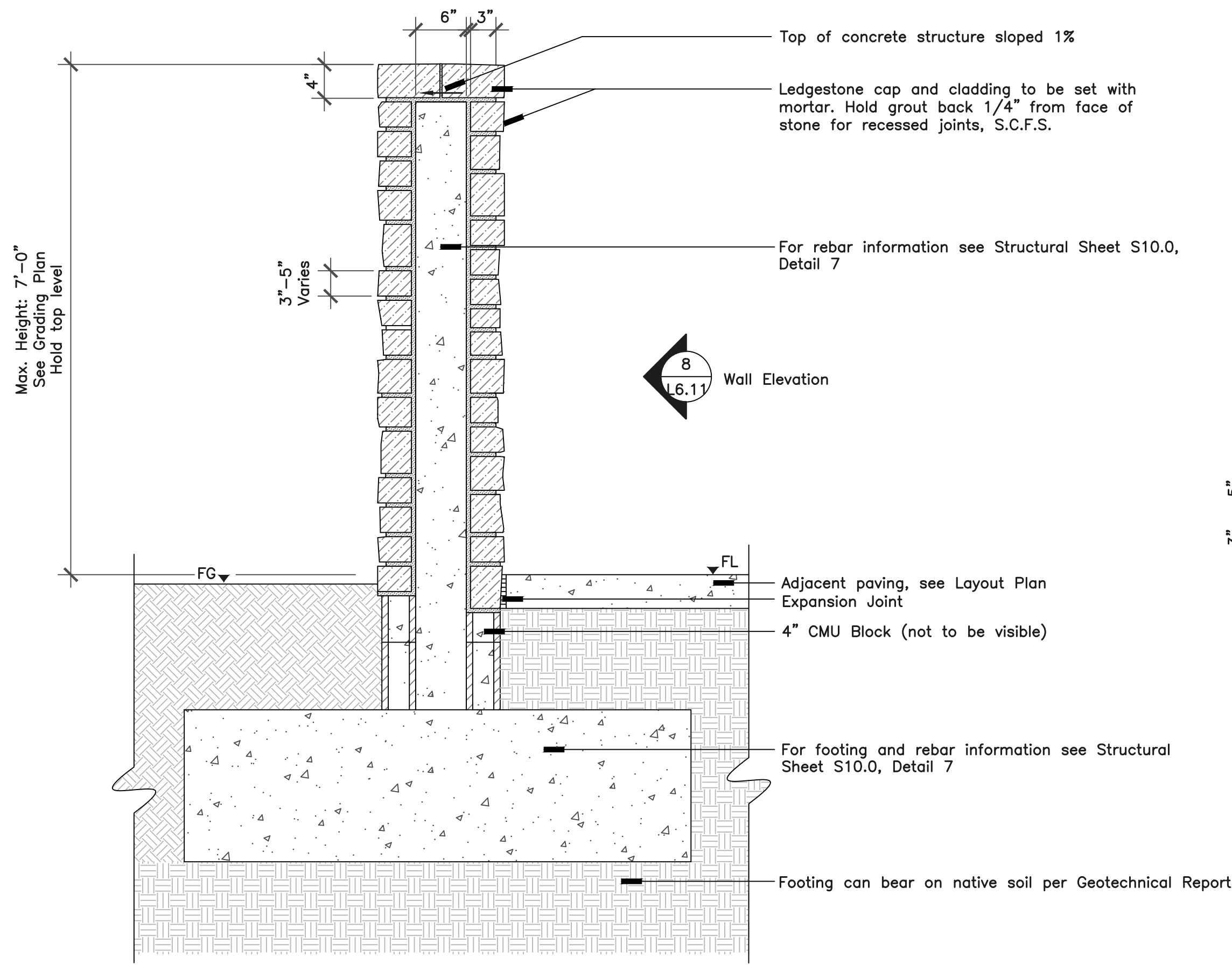
**1** Steel Planter at Grade  
Scale: 1" = 1'-0"



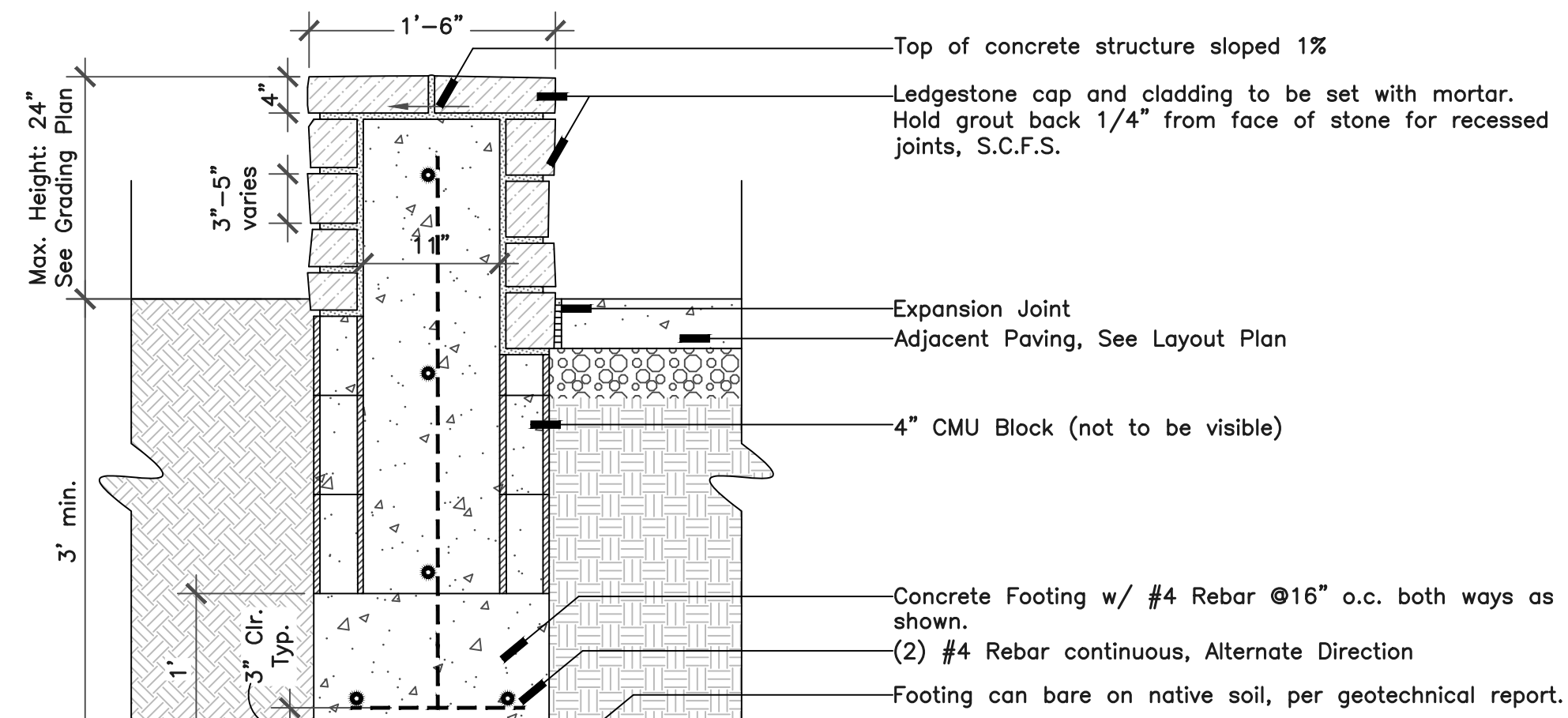
**2** Planter Pot on Pavers on Structure  
scale: 3/4" = 1'-0"



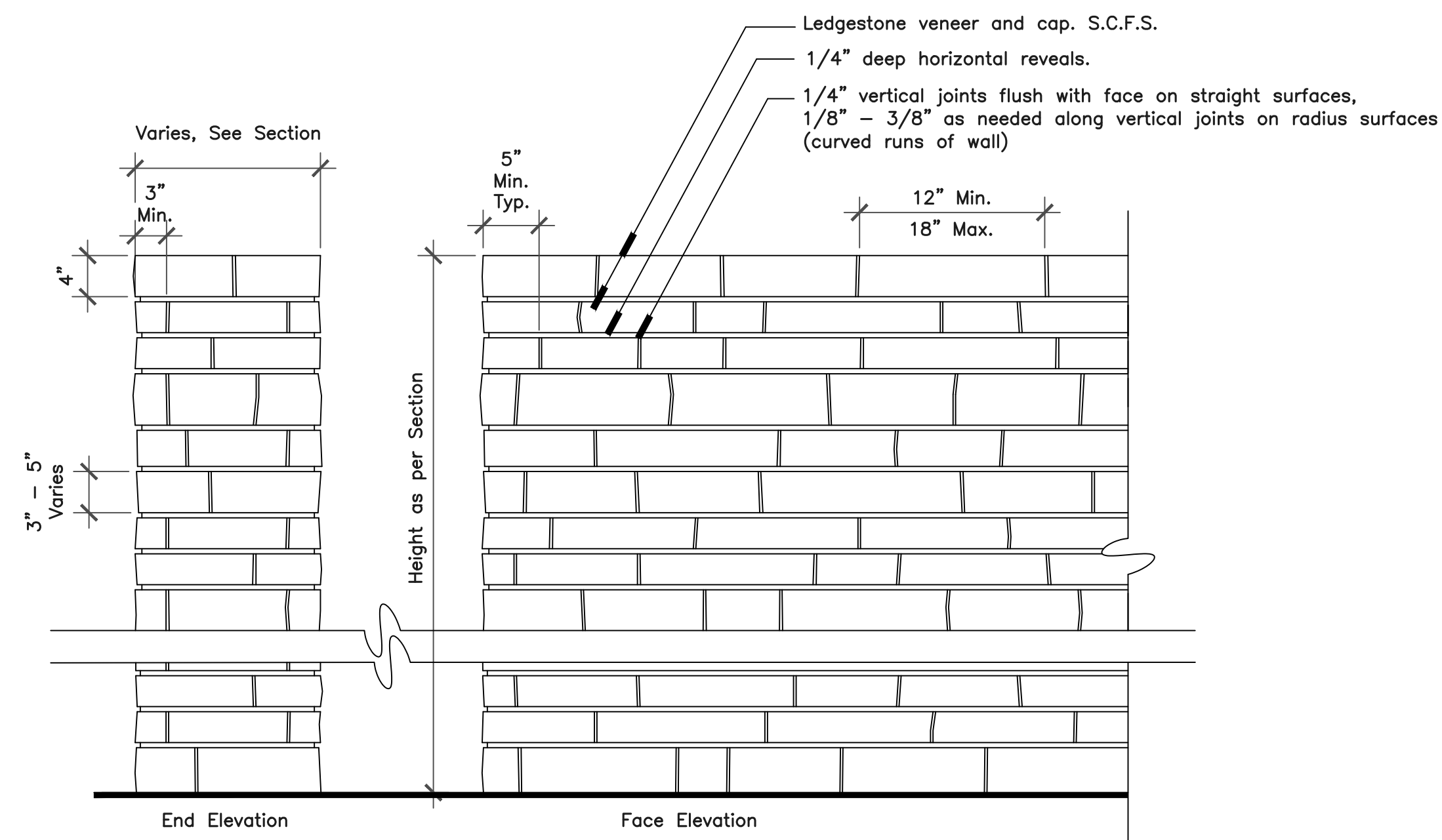




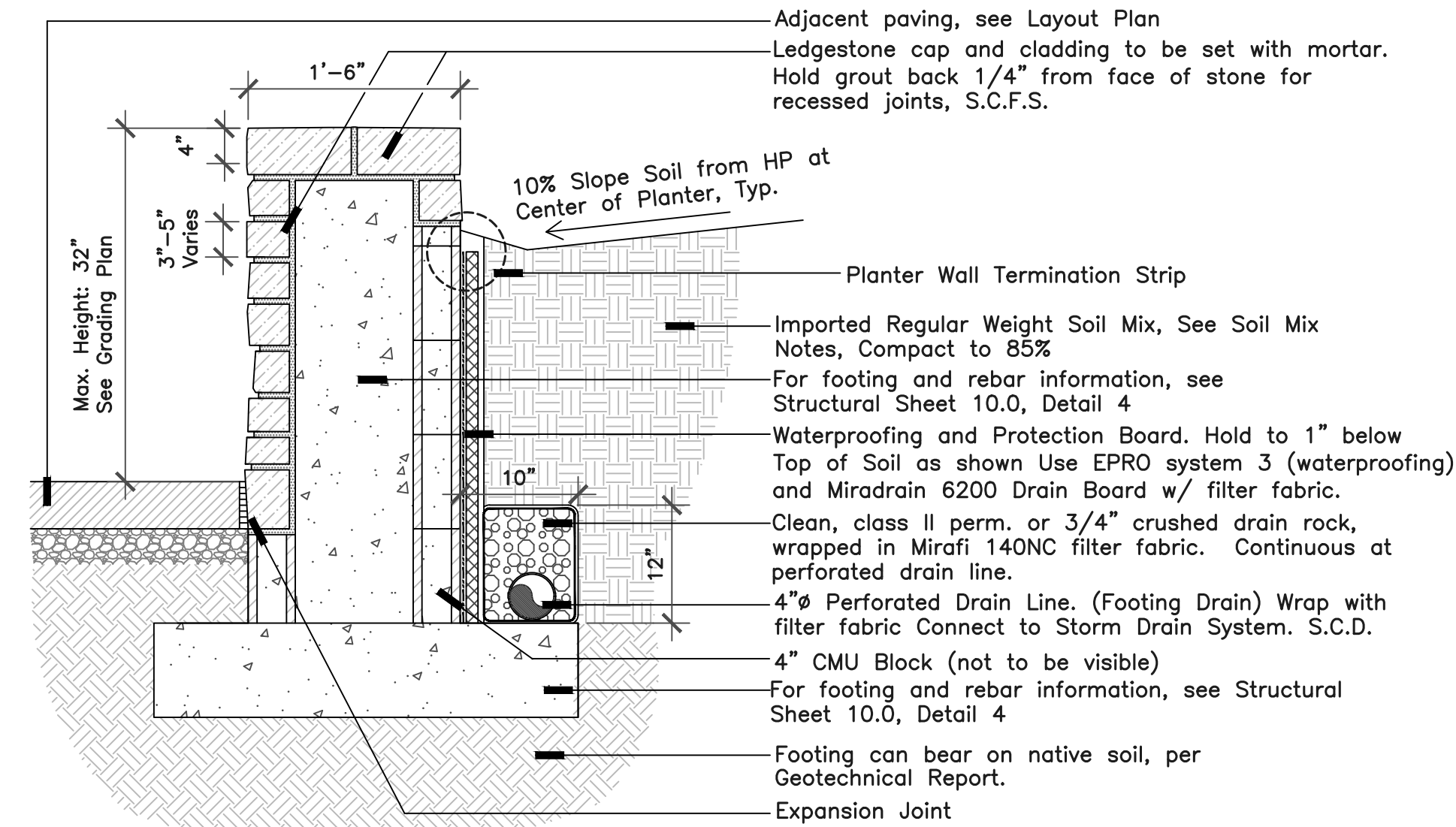
**5 Stone Clad Accent Wall**  
Scale: 1"=1'-0"



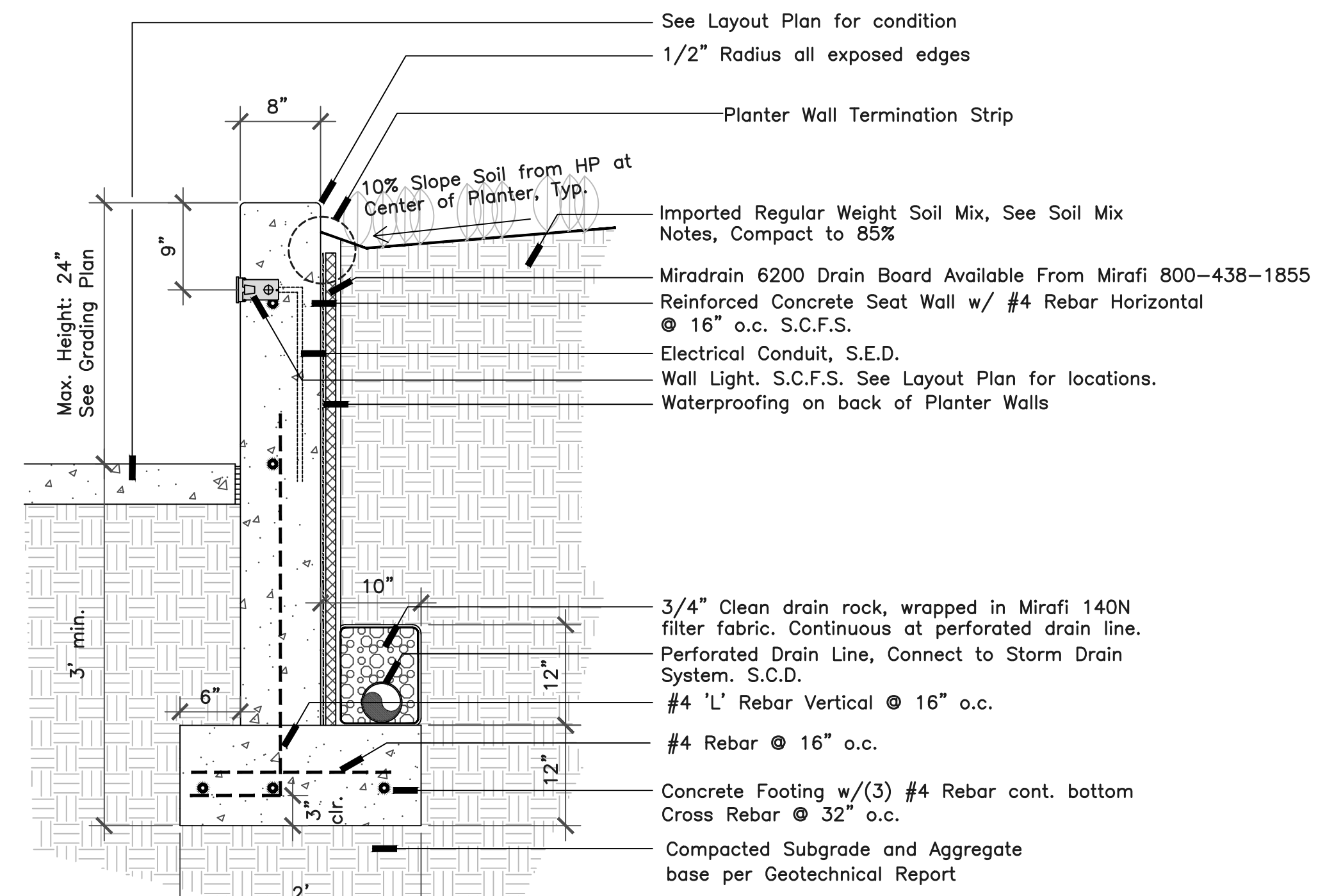
**6 Stone Clad Seat Wall**  
Scale: 1"=1'-0"



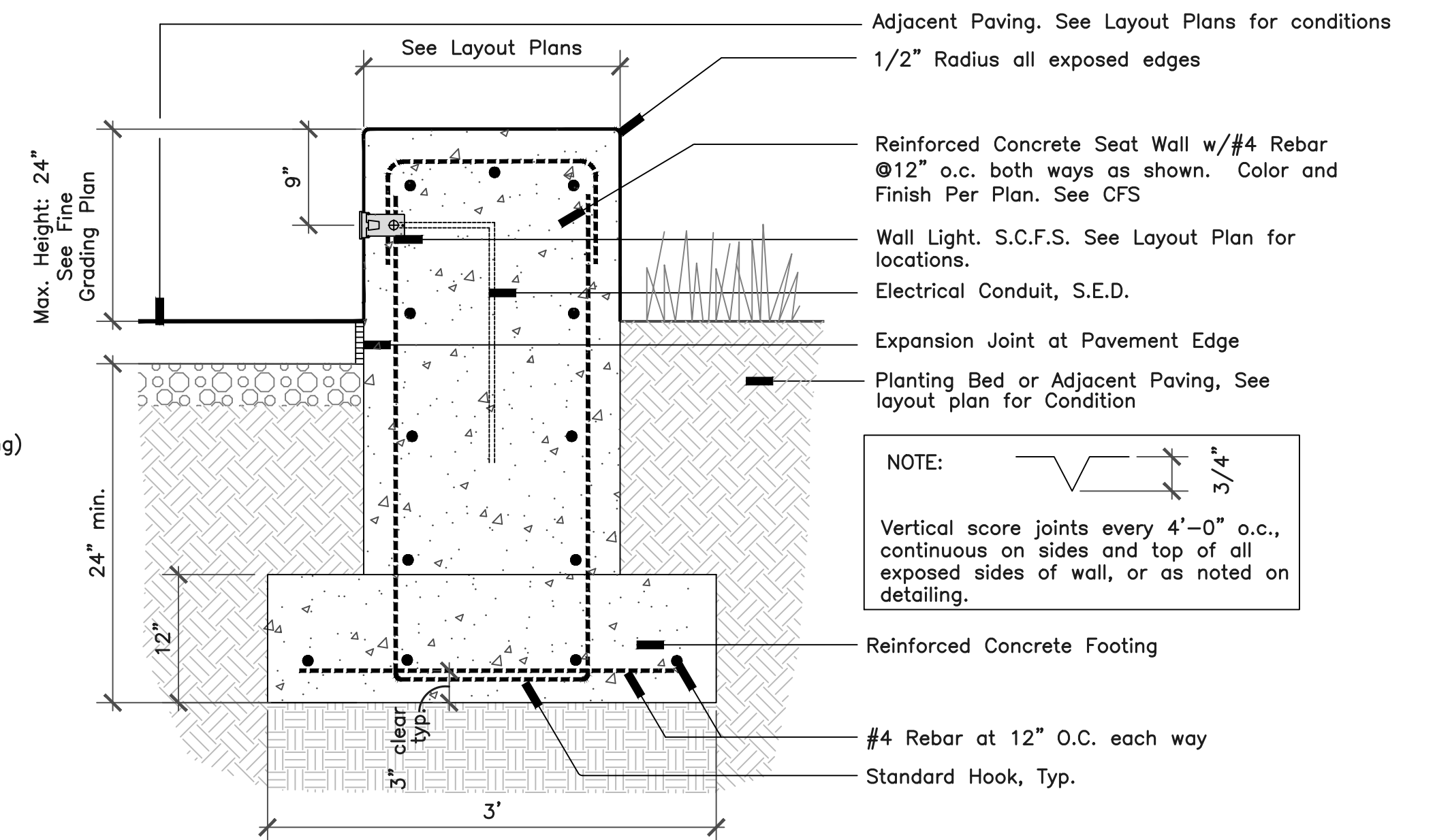
**3 Stone Clad Wall Elevation, Typ.**  
Scale: 1"=1'-0"



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



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



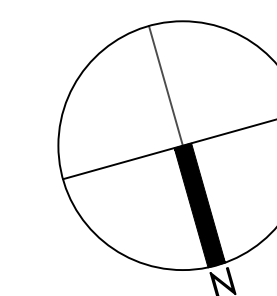
**2 Concrete Seat Wall**  
Scale: 1"=1'-0"

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LANDSCAPE  
DETAILS

L6.3



**TREE DISPOSITION TABLE AND LEGEND**

ON-SITE TREES	REMAIN		REMOVE		TRANSPLANT	
	KEY	QTY.	KEY	QTY.	KEY	QTY.
HERITAGE TREE	■	9	◆	64	⬇	0
NON-HERITAGE TREE	●	12	×	48	➔	3
OFF-SITE TREES	REMAIN		REMOVE		TRANSPLANT	
	KEY	QTY.	KEY	QTY.	KEY	QTY.
HERITAGE TREE	■	21	◆	0	⬇	0
NON-HERITAGE TREE	●	0	×	3	➔	0
TOTALS	REMAIN		REMOVE		TRANSPLANT	
	KEY	QTY.	KEY	QTY.	KEY	QTY.
HERITAGE TREE	■	30	◆	64	⬇	0
NON-HERITAGE TREE	●	12	×	51	➔	3

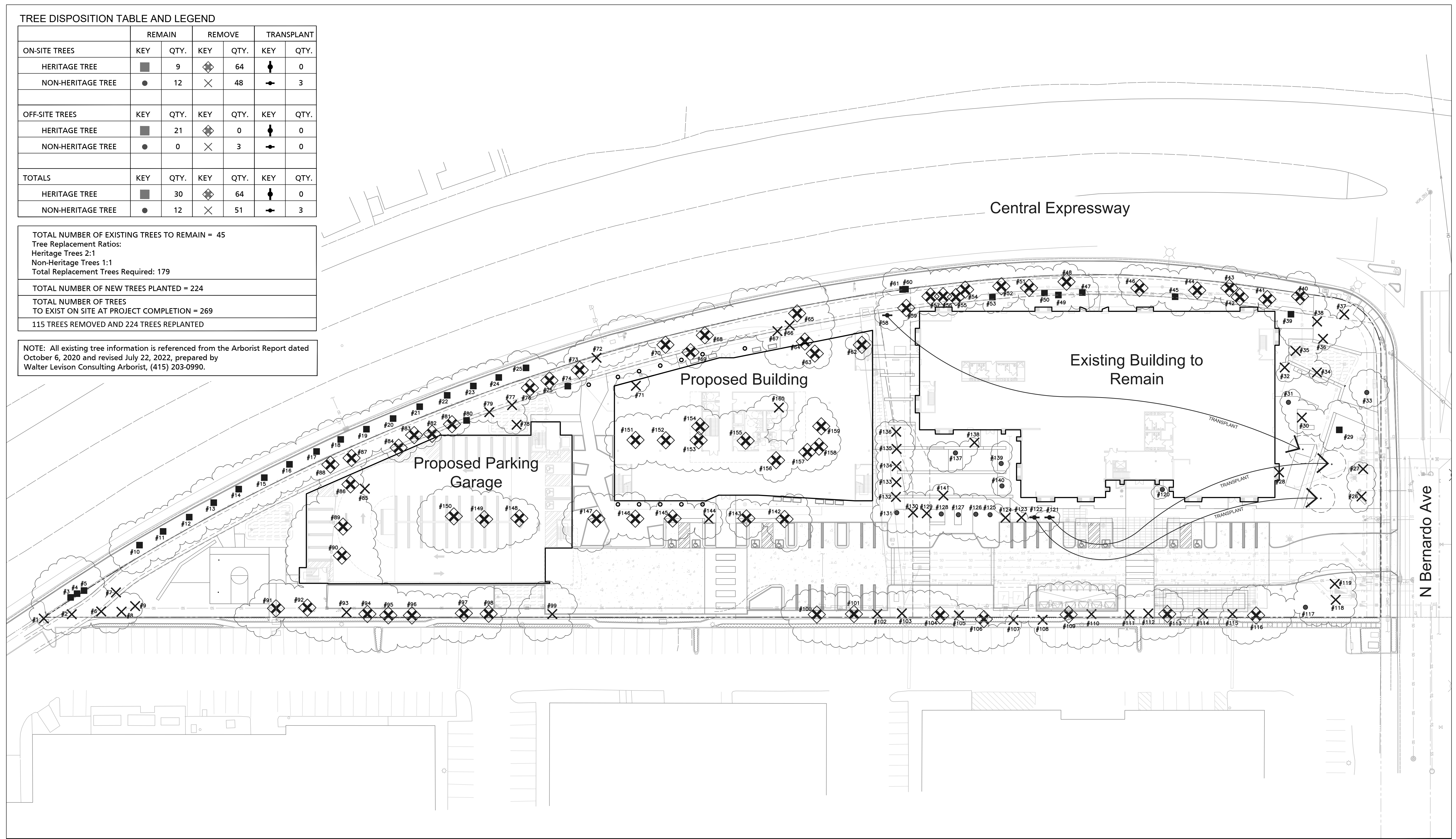
TOTAL NUMBER OF EXISTING TREES TO REMAIN = 45  
 Tree Replacement Ratios:  
 Heritage Trees 2:1  
 Non-Heritage Trees 1:1  
 Total Replacement Trees Required: 179

TOTAL NUMBER OF NEW TREES PLANTED = 224

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

115 TREES REMOVED AND 224 TREES REPLANTED

NOTE: All existing tree information is referenced from the Arborist Report dated October 6, 2020 and revised July 22, 2022, prepared by Walter Levison Consulting Arborist, (415) 203-0990.



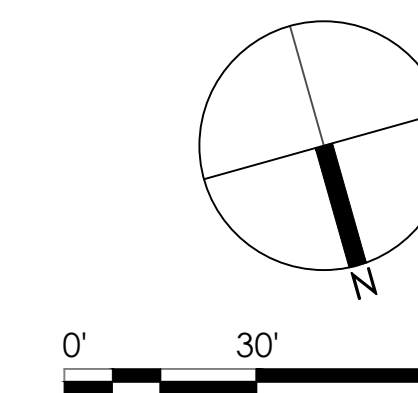
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## TREE DISPOSITION PLAN



# L8.0



Tree Data  
Survey Date: 6/19/2018 (Tree Disposition Revised 7/22/2022)  
189 N. Bernardo Drive  
Mountain View, California

Tree Tag #	Tree Species	DBH (in)	Height (ft)	Condition	Notes	Tree Protection Measures (Photograph)
1	...	...	...	...	...	...
2	...	...	...	...	...	...
3	...	...	...	...	...	...
4	...	...	...	...	...	...
5	...	...	...	...	...	...
6	...	...	...	...	...	...
7	...	...	...	...	...	...
8	...	...	...	...	...	...
9	...	...	...	...	...	...
10	...	...	...	...	...	...
11	...	...	...	...	...	...

Tree Data  
Survey Date: 6/19/2018 (Tree Disposition Revised 7/22/2022)  
189 N. Bernardo Drive  
Mountain View, California

Tree Tag #	Tree Species	DBH (in)	Height (ft)	Condition	Notes	Tree Protection Measures (Photograph)
12	...	...	...	...	...	...
13	...	...	...	...	...	...
14	...	...	...	...	...	...
15	...	...	...	...	...	...
16	...	...	...	...	...	...
17	...	...	...	...	...	...
18	...	...	...	...	...	...
19	...	...	...	...	...	...
20	...	...	...	...	...	...
21	...	...	...	...	...	...

Tree Data  
Survey Date: 6/19/2018 (Tree Disposition Revised 7/22/2022)  
189 N. Bernardo Drive  
Mountain View, California

Tree Tag #	Tree Species	DBH (in)	Height (ft)	Condition	Notes	Tree Protection Measures (Photograph)
22	...	...	...	...	...	...
23	...	...	...	...	...	...
24	...	...	...	...	...	...
25	...	...	...	...	...	...
26	...	...	...	...	...	...
27	...	...	...	...	...	...
28	...	...	...	...	...	...
29	...	...	...	...	...	...
30	...	...	...	...	...	...
31	...	...	...	...	...	...
32	...	...	...	...	...	...
33	...	...	...	...	...	...
34	...	...	...	...	...	...

Tree Data  
Survey Date: 6/19/2018 (Tree Disposition Revised 7/22/2022)  
189 N. Bernardo Drive  
Mountain View, California

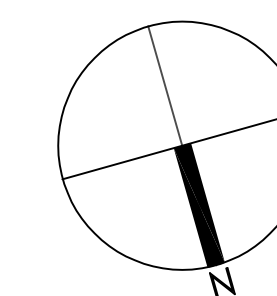
Tree Tag #	Tree Species	DBH (in)	Height (ft)	Condition	Notes	Tree Protection Measures (Photograph)
35	...	...	...	...	...	...
36	...	...	...	...	...	...
37	...	...	...	...	...	...
38	...	...	...	...	...	...
39	...	...	...	...	...	...
40	...	...	...	...	...	...
41	...	...	...	...	...	...
42	...	...	...	...	...	...
43	...	...	...	...	...	...
44	...	...	...	...	...	...

Tree Data  
Survey Date: 6/19/2018 (Tree Disposition Revised 7/22/2022)  
189 N. Bernardo Drive  
Mountain View, California

Tree Tag #	Tree Species	DBH (in)	Height (ft)	Condition	Notes	Tree Protection Measures (Photograph)
45	...	...	...	...	...	...
46	...	...	...	...	...	...
47	...	...	...	...	...	...
48	...	...	...	...	...	...
49	...	...	...	...	...	...
50	...	...	...	...	...	...
51	...	...	...	...	...	...
52	...	...	...	...	...	...
53	...	...	...	...	...	...
54	...	...	...	...	...	...
55	...	...	...	...	...	...

Tree Data  
Survey Date: 6/19/2018 (Tree Disposition Revised 7/22/2022)  
189 N. Bernardo Drive  
Mountain View, California

Tree Tag #	Tree Species	DBH (in)	Height (ft)	Condition	Notes	Tree Protection Measures (Photograph)
56	...	...	...	...	...	...
57	...	...	...	...	...	...
58	...	...	...	...	...	...
59	...	...	...	...	...	...
60	...	...	...	...	...	...
61	...	...	...	...	...	...
62	...	...	...	...	...	...
63	...	...	...	...	...	...
64	...	...	...	...	...	...
65	...	...	...	...	...	...
66	...	...	...	...	...	...





Tree Data  
Survey Date: 6/19/2018 (Tree Disposition Revised 7/22/2022)  
189 N. Bernardo Drive  
Mountain View, California

Tree Tag #	Tree ID	Species	DBH (in)	Height (ft)	Canopy Spread (ft)	Health	Notes	Tree Protection Measures (Photograph)
67	X	Castanopsis	1.0	7.0	5.0	A		
68	X	Castanopsis	21.5	0.0	0.0	B		
69	X	Castanopsis	11.7	0.0	0.0	B		
70	X	Castanopsis	18.1	0.0	0.0	B		
71	X	Castanopsis	11.0	0.0	0.0	B		
72	X	Castanopsis	1.0	0.0	2.0	B		
73	X	Castanopsis	13.2	0.0	0.0	B		
74	X	Castanopsis	13.2	0.0	0.0	B		
75	X	Castanopsis	7.6	0.0	0.0	B		
76	X	Castanopsis	1.5	0.0	0.0	B		
77	X	Castanopsis	8.6	0.0	0.0	B		
78	X	Castanopsis	12.2	0.0	0.0	B		
79	X	Castanopsis	10.4	0.0	0.0	B		

Tree Data  
Survey Date: 6/19/2018 (Tree Disposition Revised 7/22/2022)  
189 N. Bernardo Drive  
Mountain View, California

Tree Tag #	Tree ID	Species	DBH (in)	Height (ft)	Canopy Spread (ft)	Health	Notes	Tree Protection Measures (Photograph)
80	X	Castanopsis	11.6	0.0	0.0	B		
81	X	Castanopsis	8.8	0.0	0.0	B		
82	X	Castanopsis	12.0	0.0	0.0	B		
83	X	Castanopsis	10.7	0.0	0.0	B		
84	X	Castanopsis	12.2	0.0	0.0	B		
85	X	Castanopsis	10.7	0.0	0.0	B		
86	X	Castanopsis	12.8	0.0	0.0	B		
87	X	Castanopsis	14.8	0.0	0.0	B		
88	X	Castanopsis	22.4	0.0	0.0	B		
89	X	Castanopsis	32.0	0.0	0.0	B		
90	X	Castanopsis	35.5	0.0	0.0	B		
91	X	Castanopsis	24.4	0.0	0.0	B		
92	X	Castanopsis	17.3	0.0	0.0	B		

Tree Data  
Survey Date: 6/19/2018 (Tree Disposition Revised 7/22/2022)  
189 N. Bernardo Drive  
Mountain View, California

Tree Tag #	Tree ID	Species	DBH (in)	Height (ft)	Canopy Spread (ft)	Health	Notes	Tree Protection Measures (Photograph)
93	X	Castanopsis	13.8	0.0	0.0	B		
94	X	Castanopsis	10.3	0.0	0.0	B		
95	X	Castanopsis	10.8	0.0	0.0	B		
96	X	Castanopsis	20.4	0.0	0.0	B		
97	X	Castanopsis	11.8	0.0	0.0	B		
98	X	Castanopsis	10.7	0.0	0.0	B		
99	X	Castanopsis	11.8	0.0	0.0	B		
100	X	Castanopsis	18.8	0.0	0.0	B		
101	X	Castanopsis	14.4	0.0	0.0	B		
102	X	Castanopsis	13.0	0.0	0.0	B		
103	X	Castanopsis	14.8	0.0	0.0	B		

Tree Data  
Survey Date: 6/19/2018 (Tree Disposition Revised 7/22/2022)  
189 N. Bernardo Drive  
Mountain View, California

Tree Tag #	Tree ID	Species	DBH (in)	Height (ft)	Canopy Spread (ft)	Health	Notes	Tree Protection Measures (Photograph)
104	X	Castanopsis	10.5	0.0	0.0	B		
105	X	Castanopsis	14.8	0.0	0.0	B		
106	X	Castanopsis	17.7	0.0	0.0	B		
107	X	Castanopsis	12.4	0.0	0.0	B		
108	X	Castanopsis	14.3	0.0	0.0	B		
109	X	Castanopsis	21.4	0.0	0.0	B		
110	X	Castanopsis	13.6	0.0	0.0	B		
111	X	Castanopsis	14.4	0.0	0.0	B		
112	X	Castanopsis	14.6	0.0	0.0	B		
113	X	Castanopsis	19.6	0.0	0.0	B		
114	X	Castanopsis	11.0	0.0	0.0	B		

Tree Data  
Survey Date: 6/19/2018 (Tree Disposition Revised 7/22/2022)  
189 N. Bernardo Drive  
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Tree Tag #	Tree ID	Species	DBH (in)	Height (ft)	Canopy Spread (ft)	Health	Notes	Tree Protection Measures (Photograph)
115	X	Castanopsis	11.0	0.0	0.0	B		
116	X	Castanopsis	23.3	0.0	0.0	B		
117	X	Castanopsis	10.4	0.0	0.0	B		
118	X	Castanopsis	13.8	0.0	0.0	B		
119	X	Castanopsis	13.2	0.0	0.0	B		
120	X	Castanopsis	9.2	0.0	0.0	B		
121	X	Castanopsis	7.4	0.0	0.0	B		
122	X	Castanopsis	7.1	0.0	0.0	B		
123	X	Castanopsis	11.8	0.0	0.0	B		
124	X	Castanopsis	7.8	0.0	0.0	B		
125	X	Castanopsis	11.5	0.0	0.0	B		
126	X	Castanopsis	9.0	0.0	0.0	B		

Tree Data  
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Tree Tag #	Tree ID	Species	DBH (in)	Height (ft)	Canopy Spread (ft)	Health	Notes	Tree Protection Measures (Photograph)
127	X	Castanopsis	9.2	0.0	0.0	B		
128	X	Castanopsis	8.3	0.0	0.0	B		
129	X	Castanopsis	8.4	0.0	0.0	B		
130	X	Castanopsis	8.7	0.0	0.0	B		
131	X	Castanopsis	9.5	0.0	0.0	B		
132	X	Castanopsis	9.8	0.0	0.0	B		
133	X	Castanopsis	10.0	0.0	0.0	B		
134	X	Castanopsis	9.7	0.0	0.0	B		
135	X	Castanopsis	9.1	0.0	0.0	B		
136	X	Castanopsis	11.4	0.0	0.0	B		
137	X	Castanopsis	10.0	0.0	0.0	B		
138	X	Castanopsis	4.4	0.0	0.0	B		
139	X	Castanopsis	5.4	0.0	0.0	B		

