

ARCHITECT:  
OTJ ARCHITECTS  
344 KEARNY STREET

# Charleston Mountain View Owner, LLC

CHARLESTON PLAZA ADAPTIVE REUSE PROJECT - DRC SUBMITTAL PACKAGE  
JANUARY 06, 2023

2400-2470 Charleston Rd.  
Mountain View, CA 94043



MODIFICATION TO CONDITIONAL USE PERMIT AND DEVELOPMENT REVIEW PERMIT



PRESIDIO BAY  
VENTURES

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ARCHITECTS



PROJECT SUMMARY

The proposed development is a 10.98-acre site at 2400-2470 Charleston Road, Mountain View, CA, comprised of parcels, (APN:147-02-018 and 147-02-019) and 2398 Charleston Road (APN: 147-02-017). The site is located north of Charleston Road and south of 101, adjacent to multiple retail and commercial uses. The Charleston & Fabian (ACE Orange Shuttle Bus) and Rengstorf & Leghorn (40 Bus) bus stops are both within 8-minute walks (1,500 feet). The closest existing residential neighborhood is over .5 miles away.

The proposed project will be in full compliance with the City of Mountain View's current zoning code for General Industrial (MM) zoning district, including height, FAR, setback and parking requirements.

The proposed project seeks a modification to the existing Conditional Use Permit Approval to convert 3 of the existing buildings, 2470 Charleston Road (M1), 2460 Charleston Road (M2), and 2450 Charleston Road (M3) from their current Retail use to R&D. The project proposes to add a total of 6,013sf into buildings M1 and M3 while remaining under the maximum allowable FAR of the existing zoning. The facades of all 4 existing buildings will be improved. M1, M2, and M3 facades will be removed and replaced. 2450 Charleston Road (M4) will remain retail(PetSmart), but the building will be improved via paint and strategic entry upgrades bringing it inline aesthetically with the M1, M2, and M3 upgrades. The project proposes a holistic landscape approach, taking advantage of a reduction in parking spaces to introduce public zones of use which will transform the parking lot into a useable public amenity while serving as a buffer between retail (M4) and R&D (M1-M3) uses. These horizontal improvements will unify the entire property for a "campus" feel and will welcome the public into the project from Charleston Road.

Architecturally for M1, M2, and M3, a clean unifying aesthetic is envisioned, with rainscreen metal paneling, "hoops" made from wood signifying the entries to the buildings, and additional vision glass openings added into the existing blank retail facades on the south, west and northern facades. In addition to the building facade upgrades, a series of outdoor spaces are proposed to be improved and added, including a pedestrian friendly tenant park directly outside of 3 of the building entries, and the addition of improved landscape towards Charleston Ave.

Sustainability: Adaptive reuse is a key sustainable feature which decreases the carbon associated with new materials and transportation while reducing the amount of waste and debris. Photovoltaic panels will be located on a portion of the existing roofs, and a significant amount of pervious soft and hardscape will be added, replacing the existing blacktop. The project will aim to achieve a LEED-Gold rating.

History: Prior to 2006, the Property was improved with eight light industrial/office buildings totaling 150,000 square feet. In 2006, the Property was redeveloped with four one-to two-story "big-box" retail stores totaling 129,961 square feet, a one-story 9,750 square foot retail pad building that is occupied by several smaller retailers, and 300,000 square feet of surface-level parking with 648 parking spaces. Currently three of the four "big box" stores are vacant.

PROJECT INFORMATION

EXISTING LAND USE DESIGNATIONS

GENERAL PLAN DESIGNATION - INDUSTRIAL/REGIONAL COMMERCIAL

ZONING DESIGNATION - MM (GENERAL INDUSTRIAL) AND GM (GENERAL MANUFACTURING) - EXISTING SURFACE PARKING WITH CUP TO ALLOW FOR WAREHOUSE RETAIL)

BUILDING SQUARE FOOTAGE

AREA M1 = 47,057 SF  
 AREA M2 = 30,054 SF  
 AREA M3 = 31,363 SF  
 AREA M4 = 27,500 SF  
 AREA R1 = 9,750 SF

AREA ADDED

AREA M1 = 5,150 SF  
 AREA M2 = 0 SF  
 AREA M3 = 863 SF  
 AREA M4 = 0 SF  
 AREA R1 = 0 SF

FAR

APN 147-02-018  
 PERMITTED: 0.35, ACTUAL: 0.33  
  
 APN 147-02-019  
 PERMITTED: 0.35, ACTUAL: 0.22

TOTAL = 145,724 SF

TOTAL = 6,013 SF

TOTAL PERMITTED\*: 0.35, ACTUAL: 0.32

\* SEE Q005 FOR GRAPHIC CALCULATION

CODE ANALYSIS

BLDG.	CONS. TYPE	OCC. TYP EXISTING	OCC. TYP PROPOSED	ALLOW. HEIGHT	ACT. HEIGHT	ALLOW STORIES	ACT. STORIES	SPRINK REQ'D	BASIC ALLOW. AREA*	TOTAL ALLOW. AREA**	EXISTING ACTUAL AREA	NEW ACTUAL AREA
M1	II B	M	B	75'	42'	2	2	YES	69,000 SF	N/A	41,907 SF	47,057 SF
M2	II B	M	B	75'	28'	2	1	YES	92,000 SF	N/A	30,054 SF	30,054 SF
M3	V B	M	B	60'	37'	2	2	YES	27,000 SF	31,680 SF	30,500 SF	31,363 SF
TOTAL										102,461 SF	108,474 SF	108,474 SF

\*PER CBC TABLE 506.2

\*\*PER AREA INCREASES ALLOWED UNDER CBC 506.2.1, 506.2.3, 506.3.2, AND 506.3.3. INCREASED AREAS NOT CALCULATED FOR M1 AND M2 AS AN INCREASE IS NOT REQUIRED TO ALLOW FOR NEW ACTUAL AREA

PARCELS

1. APN 147-02-017 (PALO ALTO - PARKING ONLY)

28,750 SF, 0.66 ACRES

ZONING - GM

FAR: 0.5  
 HEIGHT: 50' (35' IF LOCATED WITHIN 150' OF ANY R ZONE)  
 SETBACKS: FRONT: 0', SIDE: 0', REAR: 0'  
 PARKING: 1/250 SF

2. APN 147-02-018 (MOUNTAIN VIEW)

405,108 SF, 9.3 ACRES

ZONING - MM

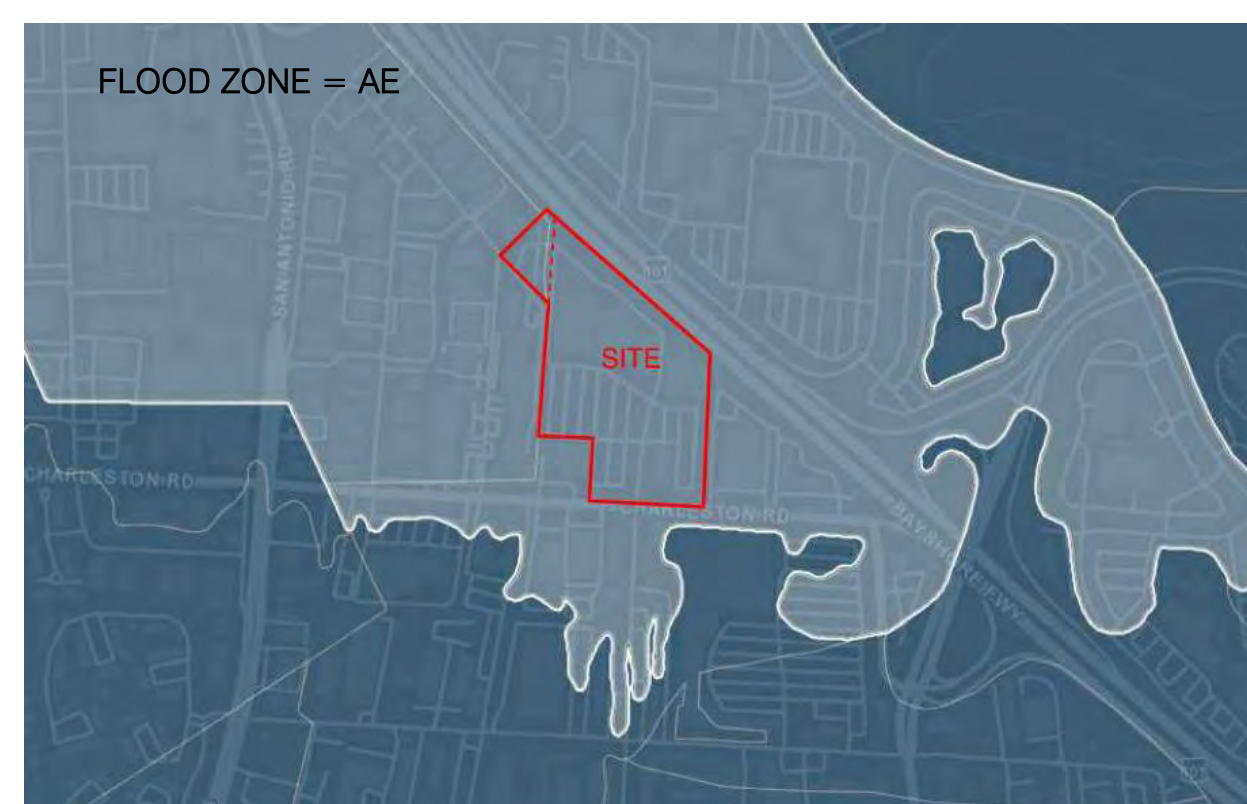
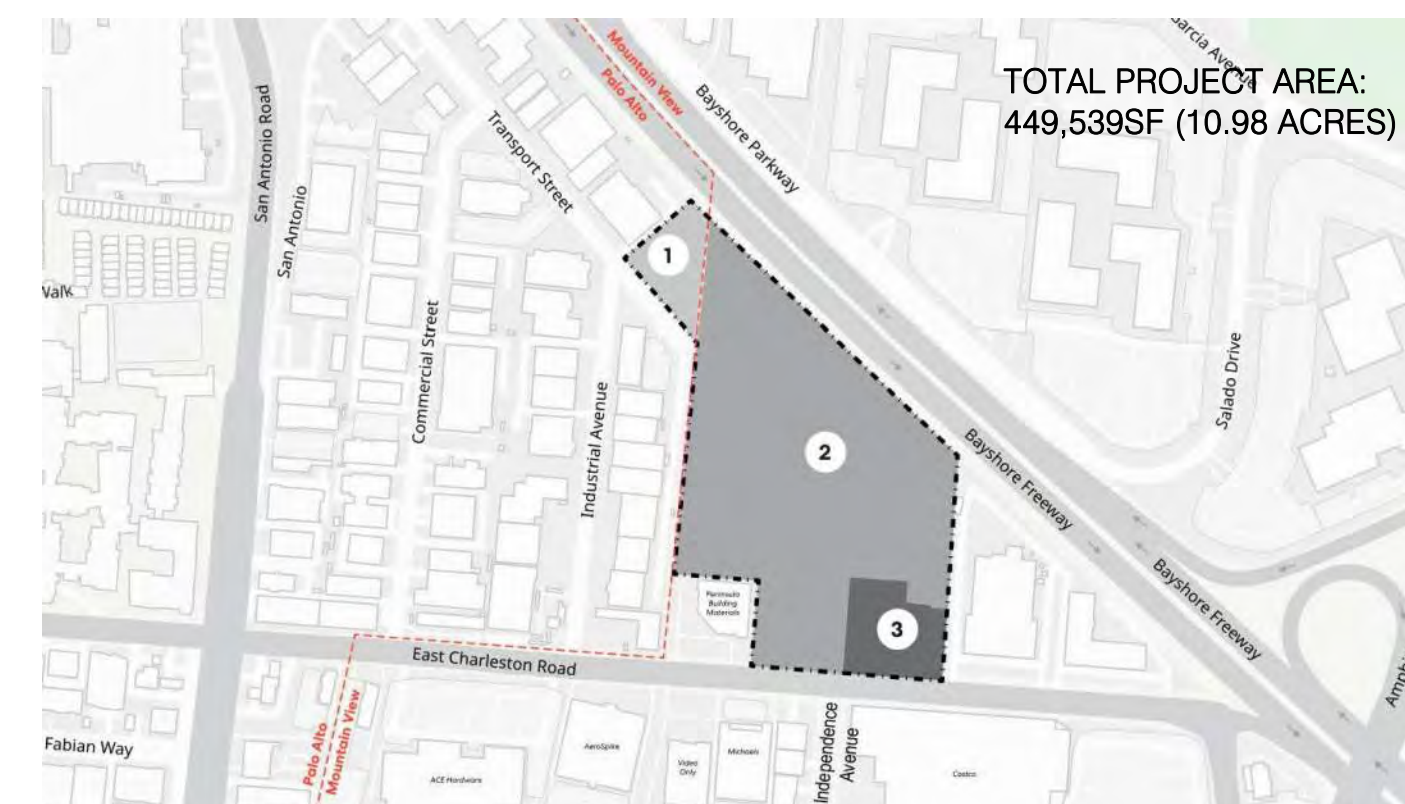
FAR: 0.35  
 HEIGHT: NO LIMIT (50' IF LOCATED WITHIN 200' OF ANY R ZONE)  
 SETBACKS: FRONT: 25' MIN, SIDE: 0', REAR: 0'  
 PARKING: 1/300 SF R&D, 1/250 SF RETAIL

3. APN 147-02-019 (MOUNTAIN VIEW)

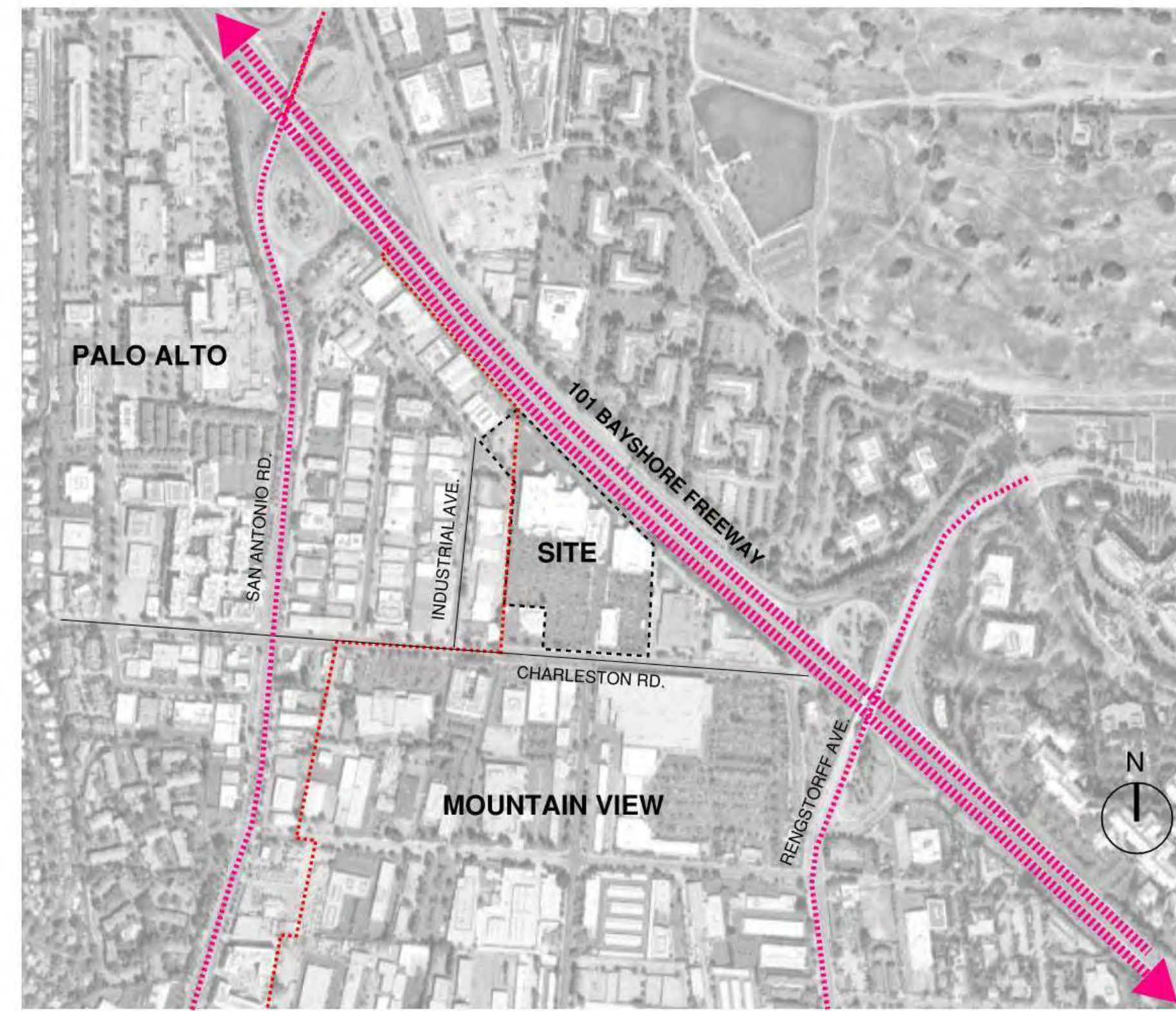
44,431 SF, 1.02 ACRES

ZONING - MM

FAR: 0.35  
 HEIGHT: NO LIMIT (50' IF LOCATED WITHIN 200' OF ANY R ZONE)  
 SETBACKS: FRONT: 25' MIN, SIDE: 0', REAR: 0'  
 PARKING: 1/300 SF R&D, 1/250 SF RETAIL



VICINITY MAP



ZONING SUMMARY

APN: 147-02-018 & 147-02-019	Current Zoning - MM	Proposed Development	In Compliance	Notes
Land Use	General Industrial with CUP for Warehouse Retail	Research & Development and Warehouse Retail	CUP Required	108,474 GSF R&D and 37,250 GSF Retail
FAR	0.35	APN 147-02-018, 134,389 SF, FAR = 0.33 APN 147-02-019, 9,750 SF, FAR = 0.22	Yes	
Height	No Restriction	M1 = 42'-4", M2 = 37'-9", M3 = 47'-6"	Yes	
Setbacks	25'	n/a	Yes	No addition to existing building footprint
Front	0'	n/a	Yes	No addition to existing building footprint
Side	0'	n/a	Yes	No addition to existing building footprint
Rear	0'	n/a	Yes	No addition to existing building footprint
Parking	1/250sf for R&D 1/250sf for Retail	See Parking below	Yes	Parking count to include existing Palo Alto surface parking lot
Landscape	10% of lot area, 50% of front yard area		Yes	See Landscape Drawings

APN: 147-02-017	Current Zoning - GM	Proposed Development	In Compliance	Notes
Land Use	Surface Parking	To remain surface parking	Yes	No Building Proposed
FAR	0.5	0	Yes	No Building Proposed
Development Potential	14,375 GSF	0 GSF	Yes	No Building Proposed
Height	50'	n/a	Yes	No Building Proposed
Setbacks	0'	n/a	Yes	No Building Proposed
Front	0'	n/a	Yes	No Building Proposed
Side	0'	n/a	Yes	No Building Proposed
Rear	0'	n/a	Yes	No Building Proposed
Parking	1/250sf of GFA	To remain surface parking	Yes	No Building Proposed
Landscape	Performance criteria only, no defined % of lot	n/a	n/a	To remain surface parking

PARKING SUMMARY

	Parking Ratio Req.	Total Parking Required	Parking Existing		Parking Proposed		Total Parking Proposed	Total Parking Reduction
			Mountain View Lot	Palo Alto Lot	Mountain View Lot	Palo Alto Lot		
Vehicular - Offices, administrative, corporate, research and development**	1 car/300sf GFA (108,474sf)	362			282	80	362	
Vehicular - Retail	1 car/250sf GFA (28,720sf)	115			115	0	115	
Vehicular - Restaurants	1 car/100sf GFA (8,530sf)	85			85	0	85	
<b>Totals*</b>		<b>562</b>	<b>568</b>	<b>80</b>	<b>482</b>	<b>80</b>	<b>562</b>	<b>86</b>
cy **	15% R&D spaces	54			54		54	
Loading - R&D**	1 space / 30,000sf + 1 space for each additional 20,000sf	5			5		5	
Loading - Retail**	1 space / 30,000sf + 1 space for each additional 20,000sf	2			2		2	
Bike - R&D***	5% of R&D Vehicle spaces	18			18		18	
Bike - Retail & Restaurant	5% of Retail Vehicle spaces	10			10		10	
Carpool/Vanpool/Clean Air Vehicles - R&D**	5% of R&D VV spaces	4			4		4	
Carpool/Vanpool/Clean Air Vehicles - Retail**	8% of Retail spaces	16			16		16	

\* Inclusive of Accessible spaces  
 \*\* Included in total vehicular  
 \*\*\* ~80% (15 total) to be long term (secured)

PROJECT TEAM

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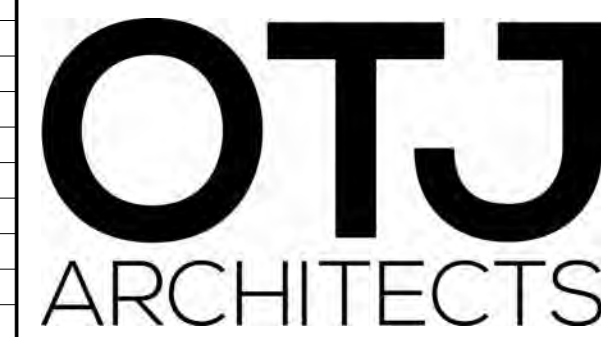
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DRAWING INDEX

SHEET NUMBER	SHEET NAME
ARCHITECTURAL	
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G002	NEIGHBORHOOD CONTEX
G003	EXISTING SITE CONDITIONS
G004	EXISTING SITE CONDITIONS
G005	FAR CALCULATIONS
G006	SHADOW STUDY
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L-1.5	LANDSCAPE SECTIONS
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C4.10	UTILITY PLAN (ON-SITE)
C4.20	UTILITY PLAN (OFF-SITE)
SW1.00	STORMWATER CONTROL PLAN



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PRESIDIO BAY VENTURES

Charleston Mountain View Owner, LLC

2400-2470 Charleston Rd. Mountain View, CA 94043

CONSULTANTS

SEAL / SIGNATURE

ISSUES

REVISION NUMBER	DESCRIPTION	DATE
4	FORMAL CITY SUBMITTAL - REVISIONS	2022 0909
3	FORMAL CITY SUBMITTAL	2022 0624

FILE INFORMATION

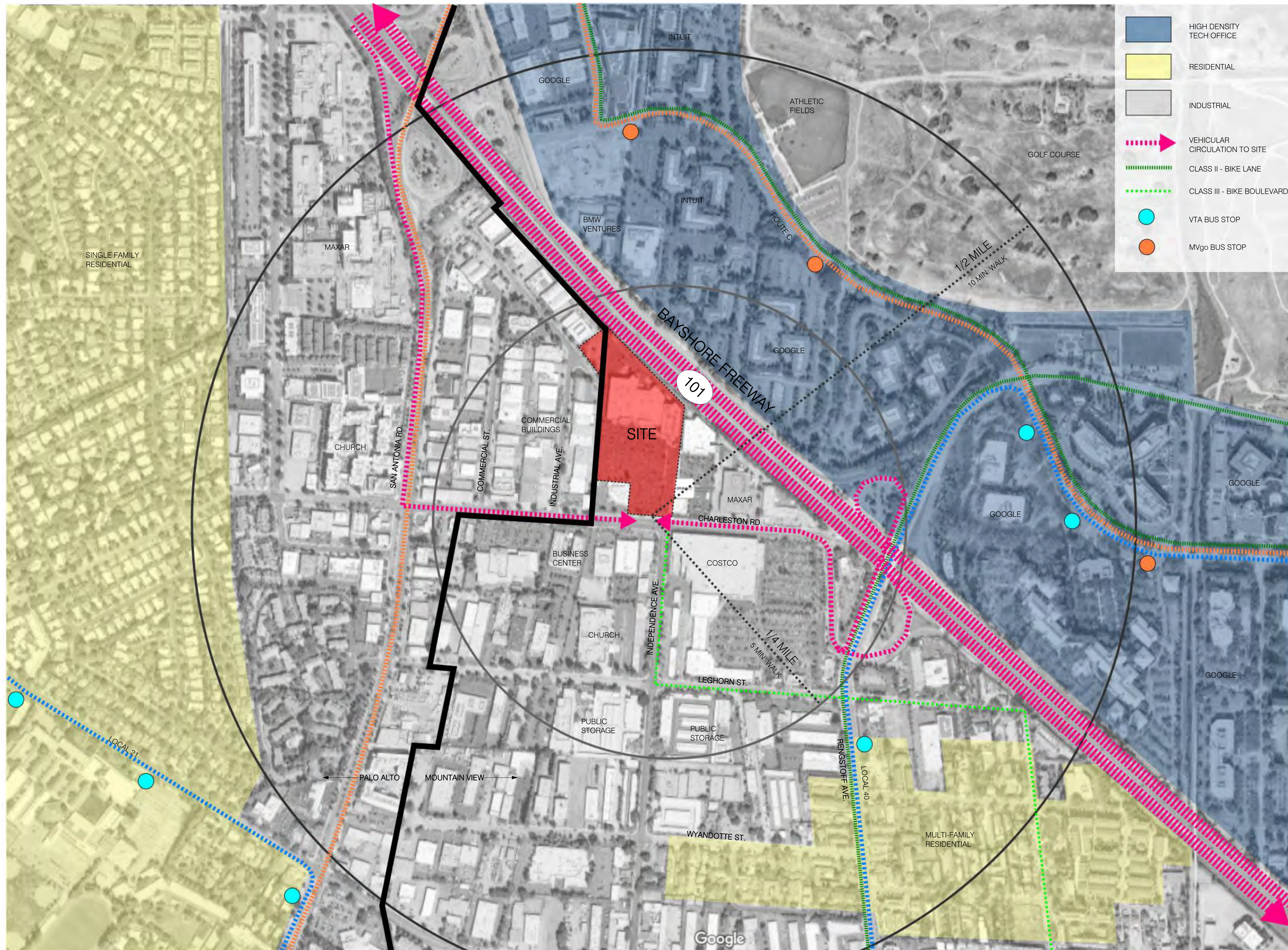
Project No: 9950.00  
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 Checked By: Checker  
 Proj. Phase: PLANNING

SHEET NAME

PROJECT INFORMATION AND DRAWING INDEX

G000





- HIGH DENSITY TECH OFFICE
- RESIDENTIAL
- INDUSTRIAL
- VEHICULAR CIRCULATION TO SITE
- CLASS II - BIKE LANE
- CLASS III - BIKE BOULEVARD
- VTA BUS STOP
- MVgo BUS STOP

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## ARCHITECTS

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 Owner, LLC  
 2400-2470 Charleston Rd.  
 Mountain View, CA 94043

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**NEIGHBORHOOD CONTEX**

G002





1. VIEW WEST ON CHARLESTON RD.



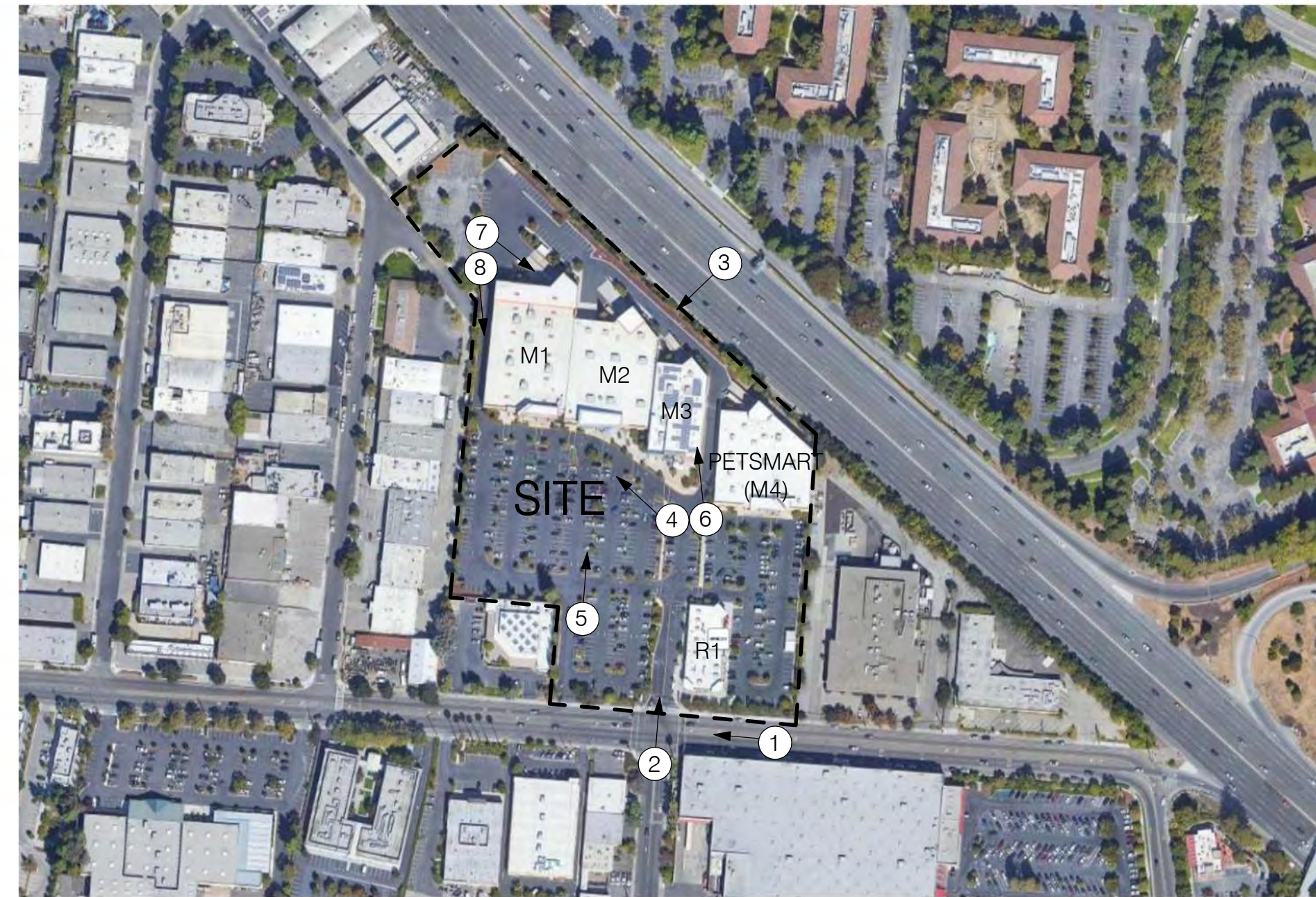
2. ENTRY TO PROJECT AT INTERSECTION OF CHARLESTON AND INDEPENDENCE



3. REAR OF PROJECT FROM 101 - BAYSHORE FREEWAY



4. VIEW OF BUILDING SOUTH ELEVATION, M1 - M3



KEY PLAN



5. VIEW OF BUILDING SOUTH ELEVATION FROM CHARLESTON



6. BUILDING M3 AND FIRE ACCESS/LOADING ACCESS ROAD



7. M1 LOADING FROM REAR ACCESS ROAD



8. BUILDING M1 FIRE ACCESS/LOADING ACCESS ROAD

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- REVISIONS  
3 FORMAL CITY SUBMITTAL 2022 0624

FILE INFORMATION

Project No: 9950.00  
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SHEET NAME

EXISTING SITE  
CONDITIONS

**G003**

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1. VIEW SOUTHEAST ON CHARLESTON RD. TOWARDS COSTCO



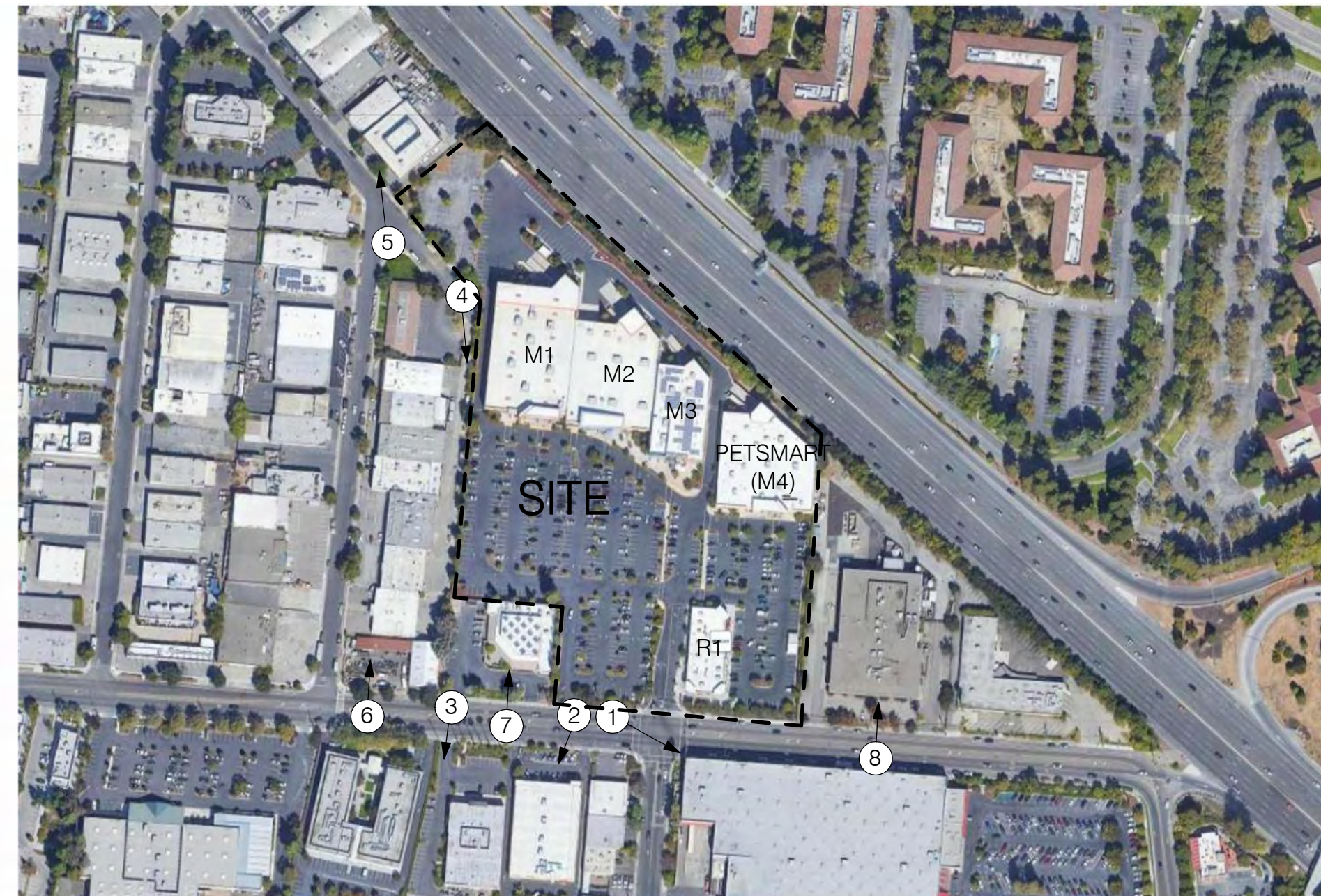
2. VIEW SOUTH ON CHARLESTON, ACROSS FROM PROJECT SITE



3. VIEW SOUTH ON CHARLESTON, ACROSS FROM PROJECT SITE



4. VIEW SOUTH AT ALLEY ADJACENT TO M1 WEST LOADING/SERVICE ROAD



KEY PLAN



5. VIEW NORTHWEST ON TRANSPORT ST. ADJACENT TO PALO ALTO PARKING LOT



6. VIEW NORTH ON CHARLESTON, NEIGHBORING INDUSTRIAL BUILDING



7. VIEW NORTH ON CHARLESTON, BUILDING SUPPLY ADJACENT TO PROJECT



8. VIEW NORTH ON CHARLESTON, NEIGHBORING INDUSTRIAL BUILDING

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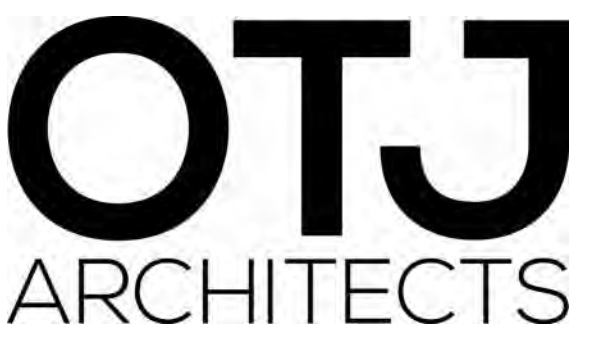
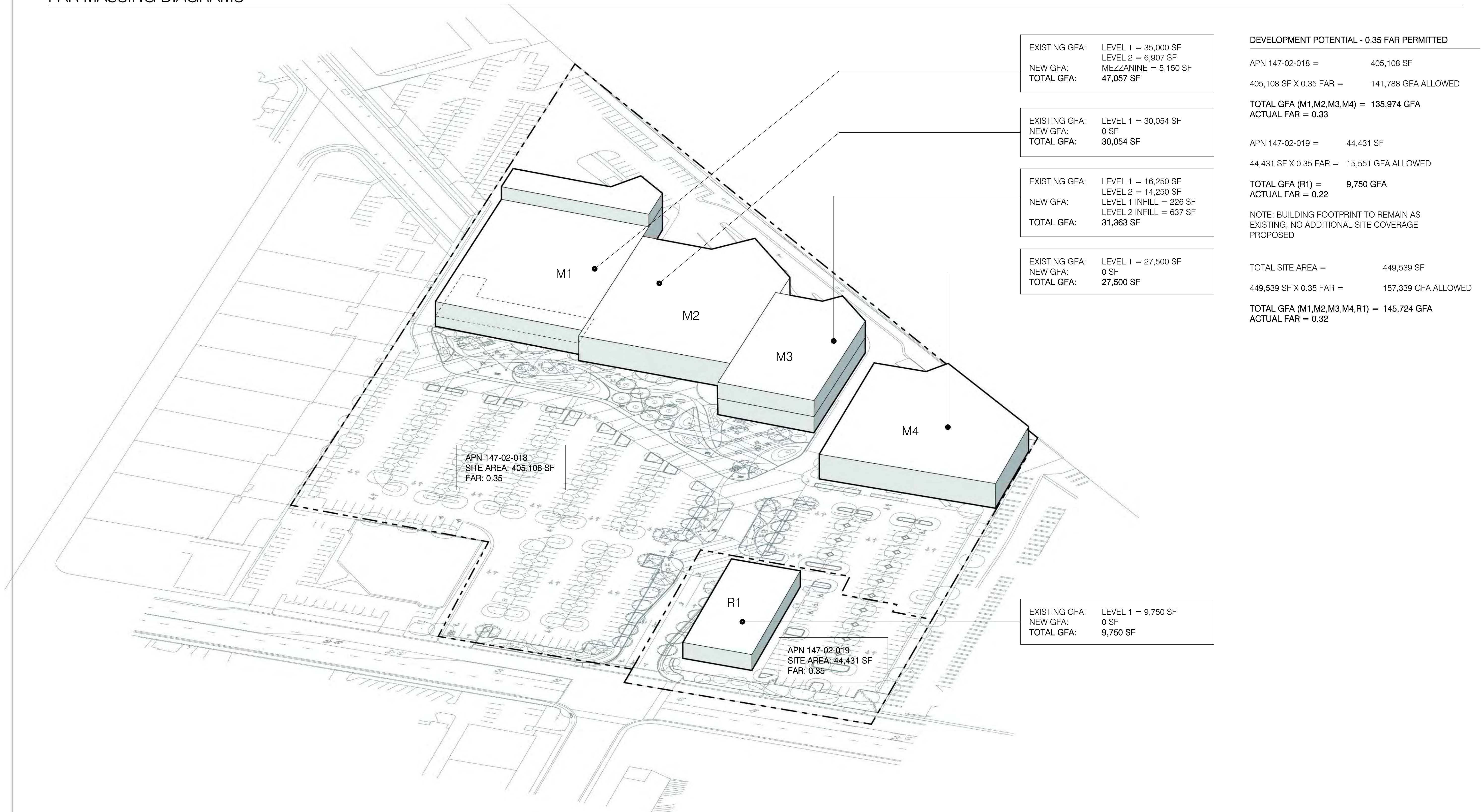
EXISTING SITE  
CONDITIONS

G004

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FAR MASSING DIAGRAMS



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FILE INFORMATION

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SHEET NAME

FAR CALCULATIONS

1" = 60'-0"

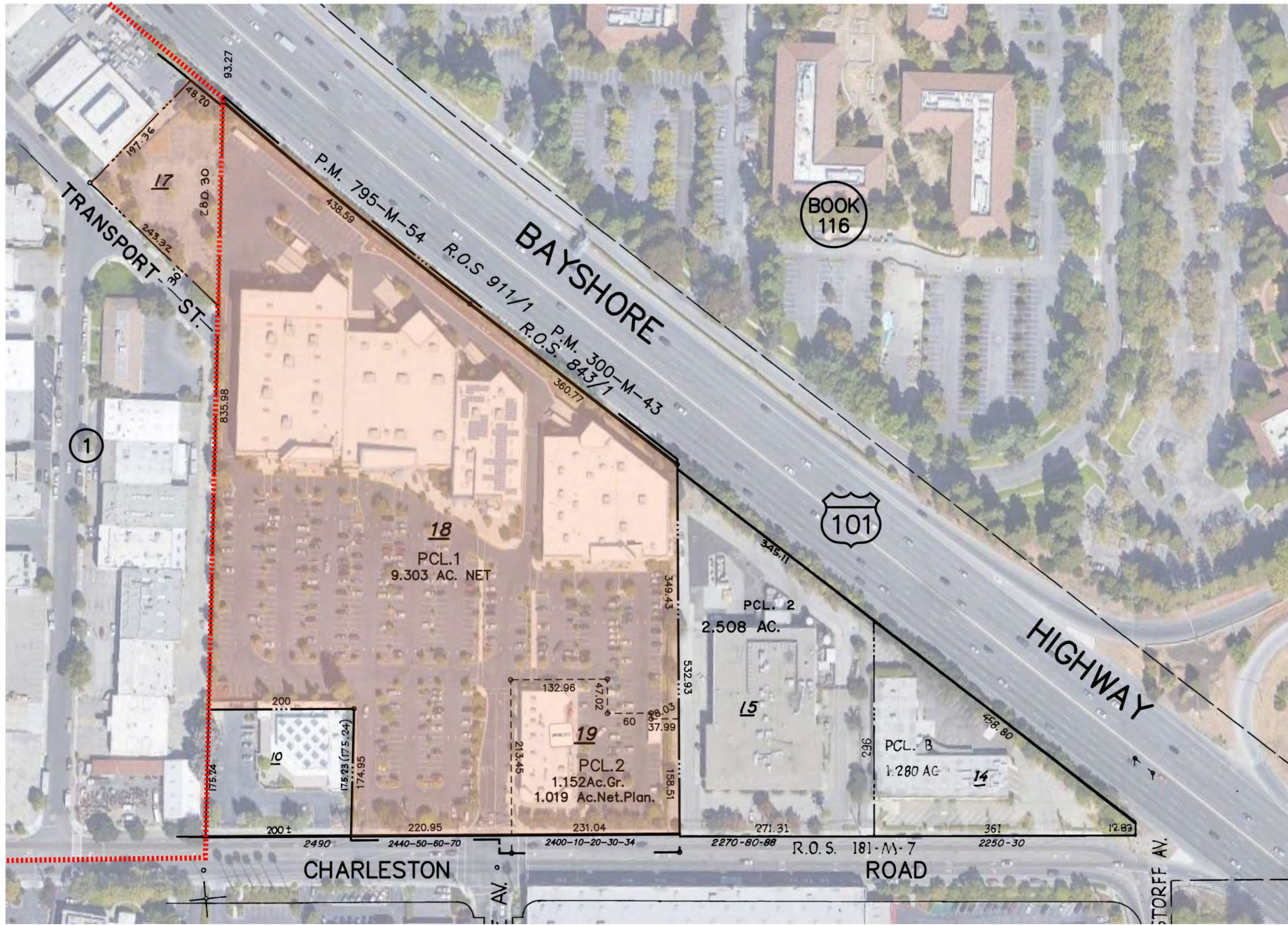
G005

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FAR PLAN DIAGRAMS







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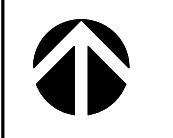
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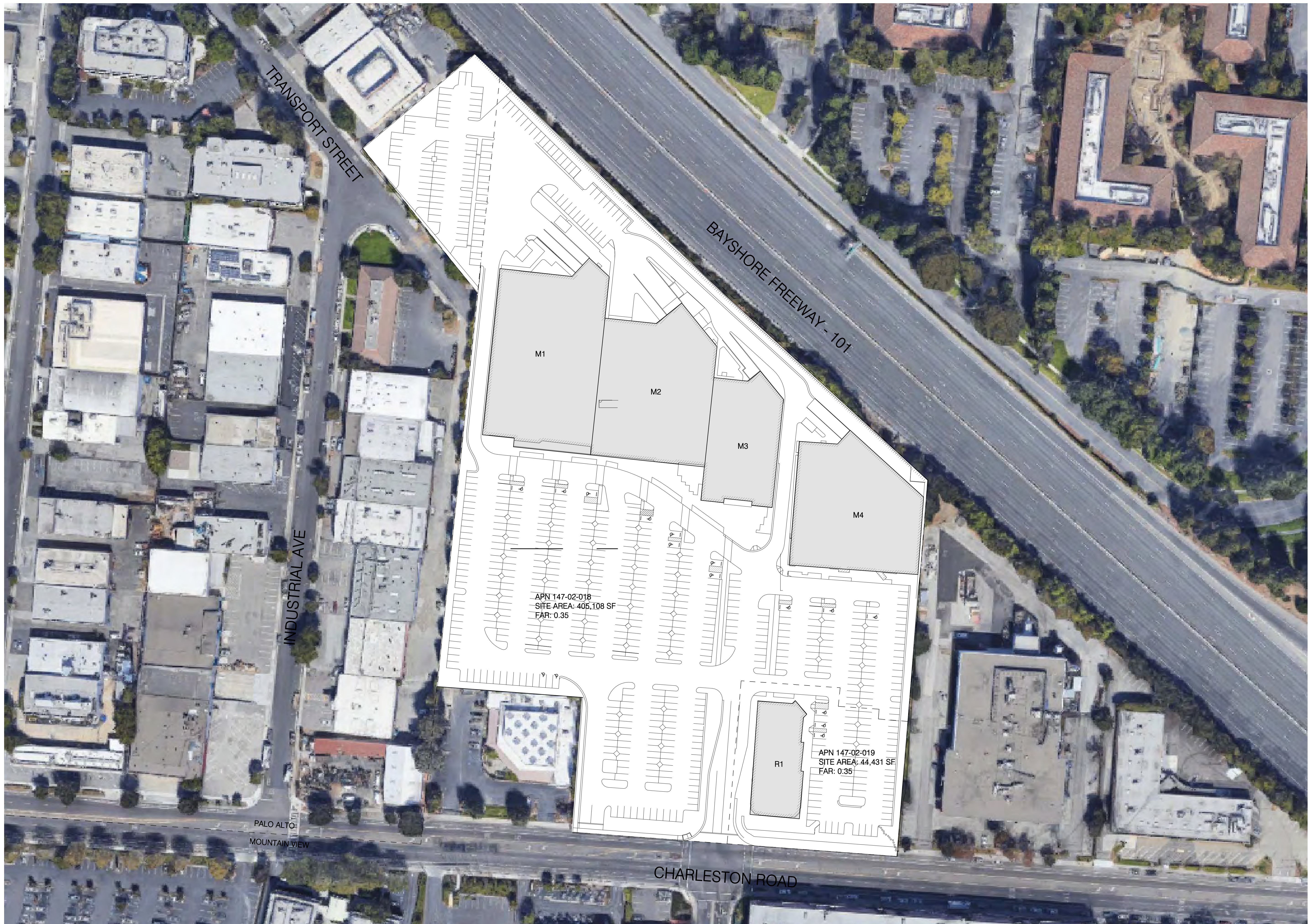
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CONTEXT SITE PLAN



G007





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FILE INFORMATION

Project No: 9950.00  
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SHEET NAME

EXISTING SITE PLAN

1" = 60'-0"

**A000**

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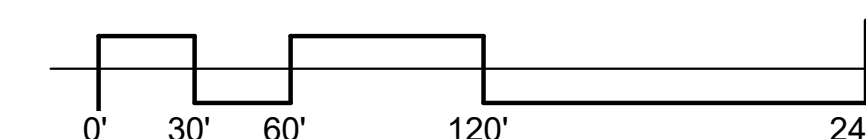
1 EXISTING SITE PLAN  
1" = 60'-0"







1 CIRCULATION DIAGRAM  
1" = 60'-0"



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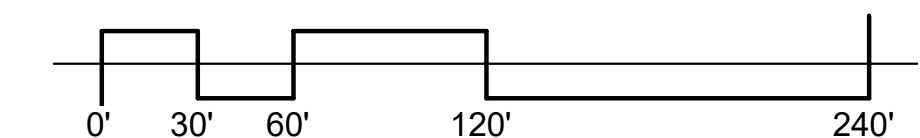
SHEET NAME  
SITE - CIRCULATION

1" = 60'-0" **A001**





1 PROPOSED SITE PLAN  
1" = 60'-0"



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FILE INFORMATION

Project No: 9950.00  
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SHEET NAME

SITE PLAN - OVERALL

1" = 60'-0"

**A002**

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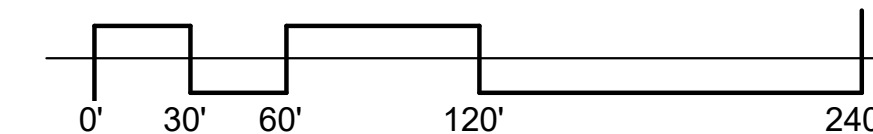
SHEET NAME

SITE PLAN - ENLARGED

1" = 30'-0"

**A003**

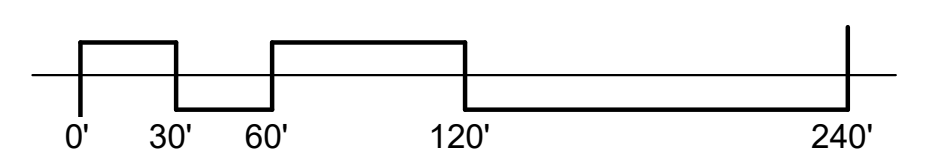
1 ENLARGED SITE - NORTH  
1" = 30'-0"







1 ENLARGED SITE - SOUTH  
1" = 30'-0"



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FILE INFORMATION  
Project No: 9950.00  
Drawn By: Author  
Checked By: Checker  
Proj. Phase: PLANNING

SHEET NAME

SITE PLAN - ENLARGED

1" = 30'-0" **A004**





1 PROJECT AERIAL

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REVISION NUMBER DESCRIPTION DATE

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-	REVISIONS	
3	FORMAL CITY SUBMITTAL	2022 0624

FILE INFORMATION

Project No: 9950.00  
Drawn By: Author  
Checked By: Checker  
Proj. Phase: PLANNING

SHEET NAME

PERSPECTIVE VIEWS

**A005**

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1 NORTHWEST VIEW FROM AMENITY PLAZA

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REVISION NUMBER DESCRIPTION DATE

4	FORMAL CITY SUBMITTAL - REVISIONS	2022 0909
3	FORMAL CITY SUBMITTAL	2022 0624

FILE INFORMATION

Project No: 9950.00  
Drawn By: Author  
Checked By: Checker  
Proj. Phase: PLANNING

SHEET NAME

PERSPECTIVE VIEWS

**A006**

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1 NORTHEAST VIEW FROM AMENITY PLAZA

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ISSUES  
REVISION NUMBER DESCRIPTION DATE

4	FORMAL CITY SUBMITTAL - REVISIONS	2022 0909
3	FORMAL CITY SUBMITTAL	2022 0624

FILE INFORMATION

Project No: 9950.00  
Drawn By: Author  
Checked By: Checker  
Proj. Phase: PLANNING

SHEET NAME

PERSPECTIVE VIEWS

**A007**

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1 VIEW LOOKING SOUTHEAST FROM THE 101 AT THE REAR OF THE PROJECT

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3	FORMAL CITY SUBMITTAL	2022 0624

FILE INFORMATION

Project No: 9950.00  
Drawn By: Author  
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Proj. Phase: PLANNING

SHEET NAME

PERSPECTIVE VIEWS

**A008**

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1 PROJECT ENTRY CORRIDOR

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FILE INFORMATION

Project No: 9950.00  
Drawn By: Author  
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Proj. Phase: PLANNING

SHEET NAME

PERSPECTIVE VIEWS

**A010**





1 PETSMART AERIAL VIEW

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3	FORMAL CITY SUBMITTAL	2022 0624

FILE INFORMATION

Project No: 9950.00  
Drawn By: Author  
Checked By: Checker  
Proj. Phase: PLANNING

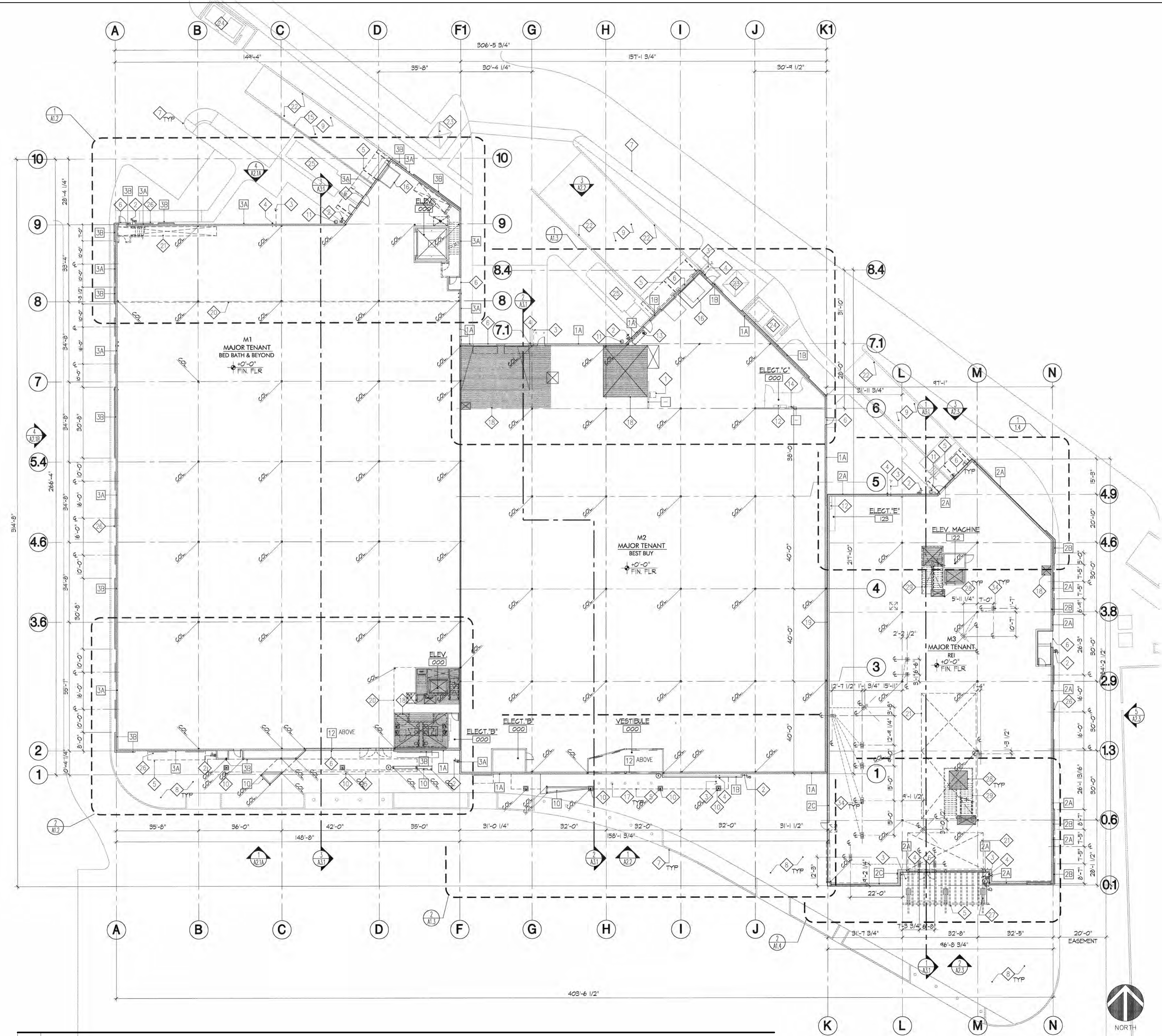
SHEET NAME

PERSPECTIVE VIEWS

A011

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1 EXISTING LEVEL 1 PLAN  
1" = 20'-0"

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FILE INFORMATION  
Project No: 9950.00  
Drawn By: CT  
Checked By: GC  
Proj. Phase: PLANNING

SHEET NAME  
**EXISTING L1 FLOOR PLAN**

1" = 20'-0" **A100**





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FILE INFORMATION  
 Project No: 9950.00  
 Drawn By: Author  
 Checked By: Checker  
 Proj. Phase: PLANNING

SHEET NAME

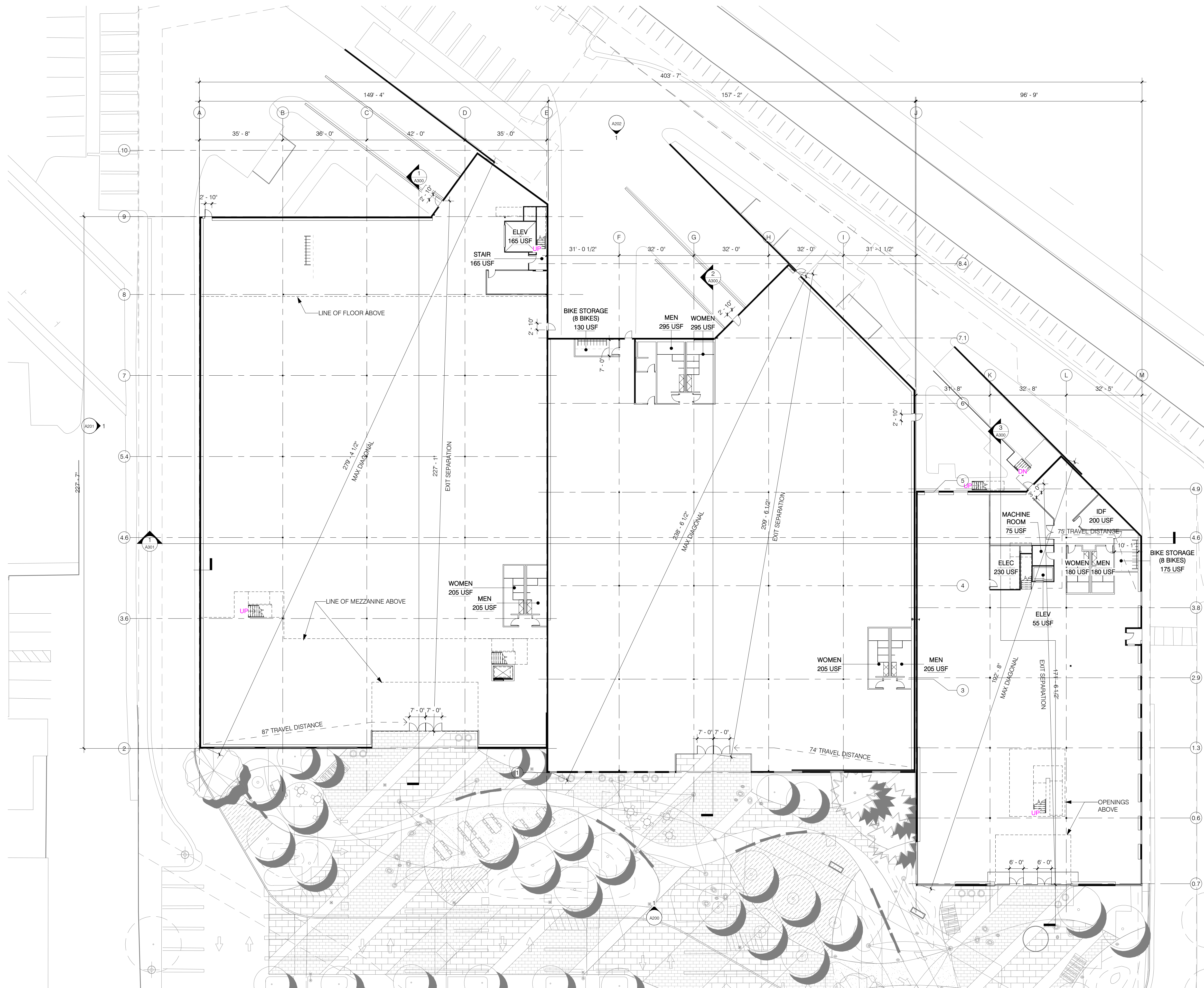
PLAN LEVEL 1



# A101

1" = 20'-0"

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MEANS OF EGRESS SIZING

M1	A	B	C	D	E	F
GROSS BUSINESS AREA	34,195 SF	228	45.6'	270'	2	5
OCCUPANT LOAD: (A / 150 OLF)						
EXIT CAPACITY REQUIRED: (B * 0.2')						
EXITS PROVIDED:						
EXITS REQUIRED:						
EXITS PROVIDED:						

M2	A	B	C	D	E	F
GROSS BUSINESS AREA	29,805 SF	198.7	39.74'	270'	2	5
OCCUPANT LOAD: (A / 150 OLF)						
EXIT CAPACITY REQUIRED: (B * 0.2')						
EXITS PROVIDED:						
EXITS REQUIRED:						
EXITS PROVIDED:						

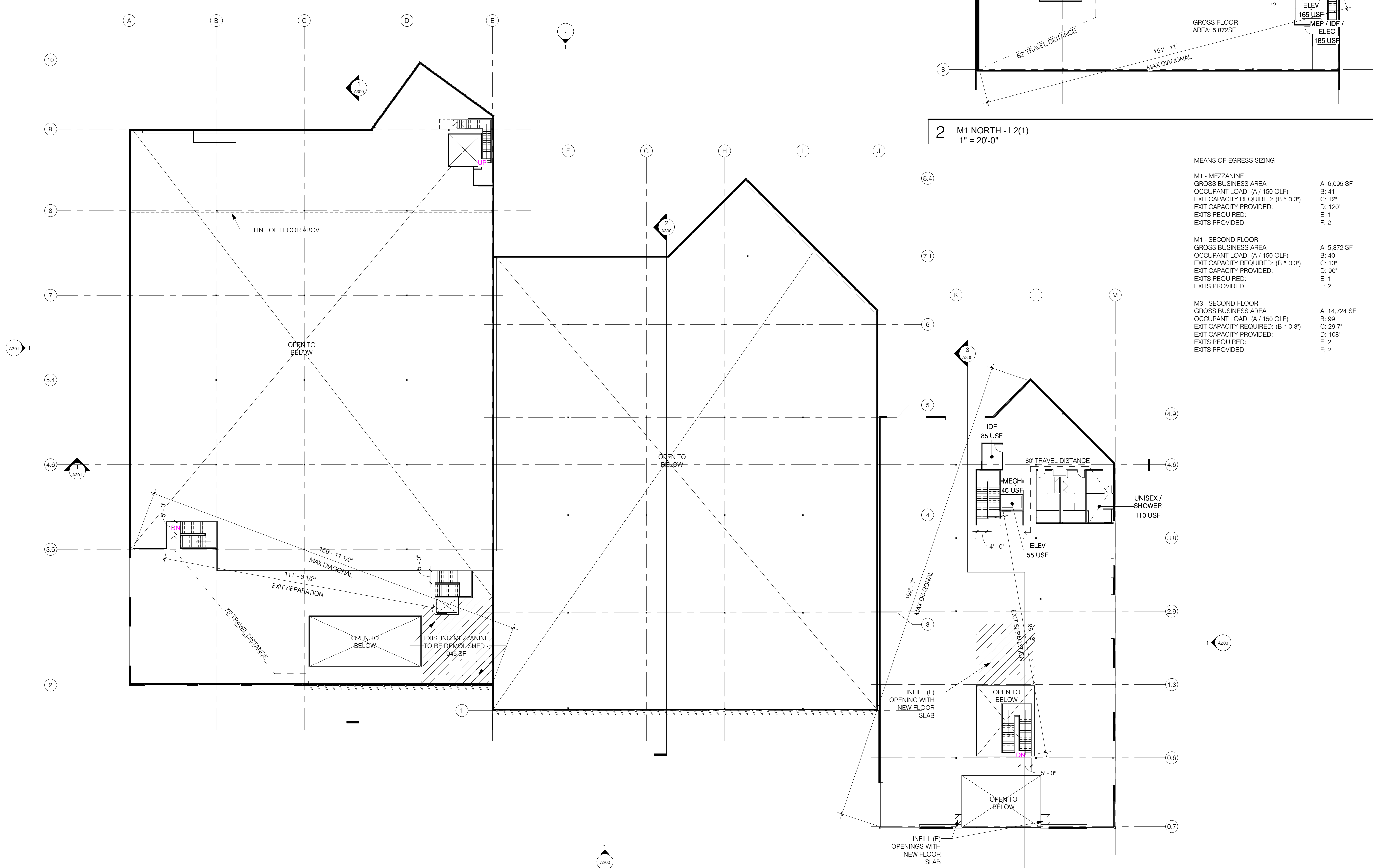
  

M3	A	B	C	D	E	F
GROSS BUSINESS AREA	16,843 SF	113	22.6'	212'	2	4
OCCUPANT LOAD: (A / 150 OLF)						
EXIT CAPACITY REQUIRED: (B * 0.2')						
EXITS PROVIDED:						
EXITS REQUIRED:						
EXITS PROVIDED:						

NEW LUMINOUS "EXIT" SIGN AND NEW TACTILE EXIT SIGNS AT EACH GROUND FLOOR EXIT. LAYOUT OF DISTRIBUTED EXIT SIGNAGE BY TENANT.

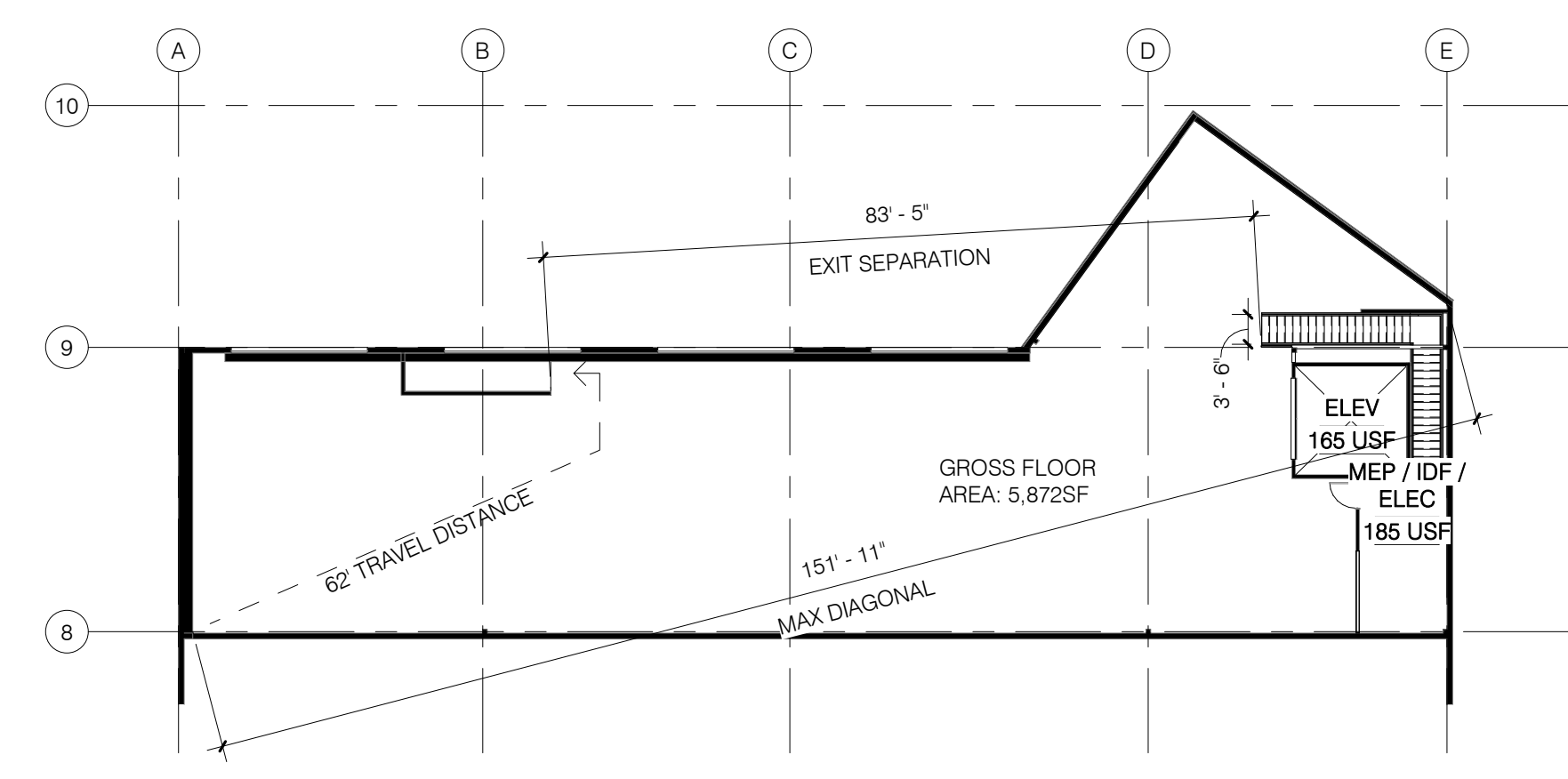
1 CONSTRUCTION PLAN  
1" = 20'-0"





**1** M1 MEZZANINE AND M3 LEVEL 2  
1" = 20'-0"

**2** M1 NORTH - L2(1)  
1" = 20'-0"



MEANS OF EGRESS SIZING

M1 - MEZZANINE	A: 6,095 SF
GROSS BUSINESS AREA	B: 41
OCCUPANT LOAD: (A / 150 OLF)	C: 12'
EXIT CAPACITY REQUIRED: (B * 0.3')	D: 120'
EXIT CAPACITY PROVIDED:	E: 1
EXITS REQUIRED:	F: 2
EXITS PROVIDED:	F: 2
M1 - SECOND FLOOR	A: 5,872 SF
GROSS BUSINESS AREA	B: 40
OCCUPANT LOAD: (A / 150 OLF)	C: 13'
EXIT CAPACITY REQUIRED: (B * 0.3')	D: 90'
EXIT CAPACITY PROVIDED:	E: 1
EXITS REQUIRED:	F: 2
EXITS PROVIDED:	F: 2
M3 - SECOND FLOOR	A: 14,724 SF
GROSS BUSINESS AREA	B: 99
OCCUPANT LOAD: (A / 150 OLF)	C: 29.7'
EXIT CAPACITY REQUIRED: (B * 0.3')	D: 108'
EXIT CAPACITY PROVIDED:	E: 2
EXITS REQUIRED:	F: 2
EXITS PROVIDED:	F: 2

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FILE INFORMATION

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Checked By: Checker  
Proj. Phase: PLANNING

SHEET NAME

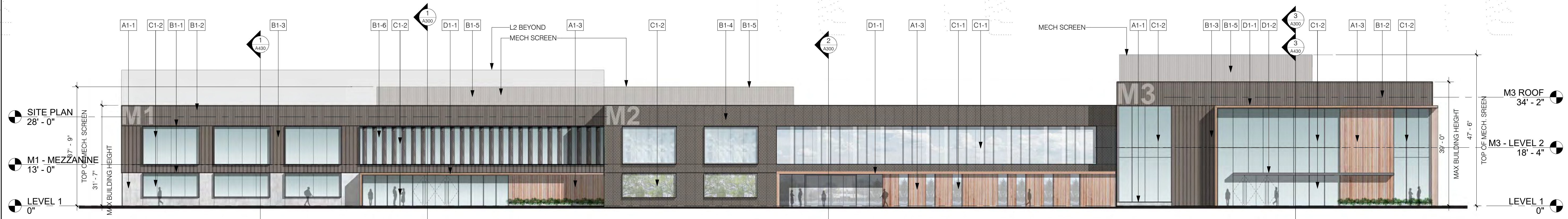
**PLAN MEZZANINE**

**A102**  
1" = 20'-0"

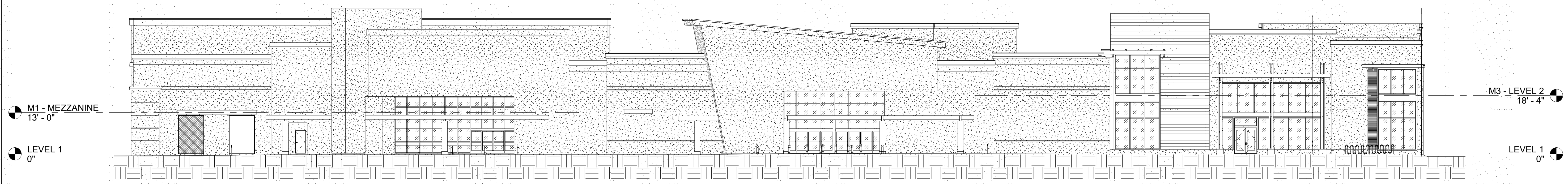








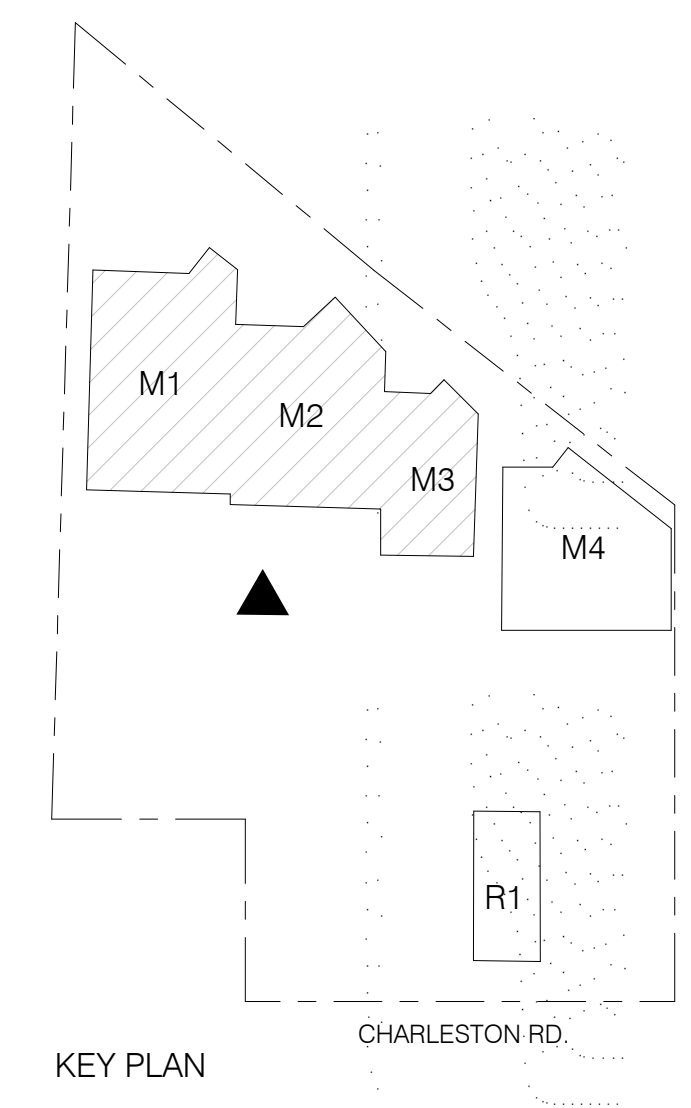
1 ELEVATION - SOUTH  
1/16" = 1'-0"



2 ELEVATION - EXISTING SOUTH  
1/16" = 1'-0"

NOTE: ALL MEASUREMENTS FROM TOP EXISTING/PLANNED CURB. PER CIVIL SURVEY, CURB IS CONSTANTLY 0.5' ABOVE ADJACENT GRADE.

MATERIAL LEGEND	
A1-1	CONCRETE WAINSCOT
A1-2	PAINTED STUCCO
A1-3	WOOD OR COMPOSITE WOOD SIDING
B1-1	PAINTED STEEL GLAZING FRAME
B1-2	ALUMINUM PANEL RAINSCREEN, TYPE I
B1-3	ALUMINUM PANEL RAINSCREEN, TYPE II
B1-4	ALUMINUM PANEL RAINSCREEN, TYPE III
B1-5	CORRUGATED ALUMINUM PANEL, MECH SCREEN
B1-6	PERFORATED ALUMINUM FIN SYSTEM
C1-1	STOREFRONT - ALUMINUM
C1-2	BUTT JOINT GLAZING SYSTEM
D1-1	WOOD OR COMPOSITE WOOD ENTRY PORTAL
D1-2	PAINTED STEEL CANOPY



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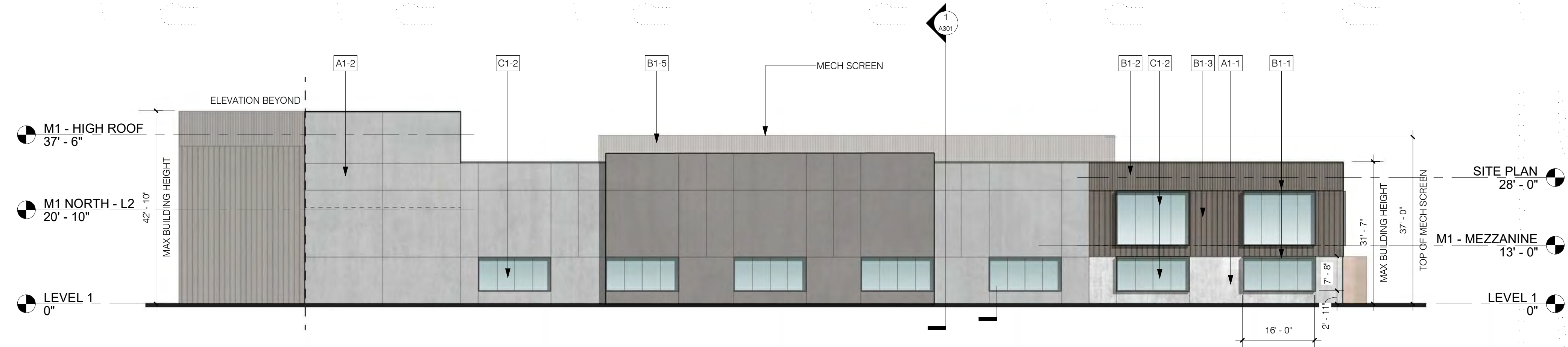
ISSUES	REVISION NUMBER	DESCRIPTION	DATE
	4	FORMAL CITY SUBMITTAL - REVISIONS	2022 0909
	3	FORMAL CITY SUBMITTAL	2022 0624

FILE INFORMATION  
Project No: 9950.00  
Drawn By: Author  
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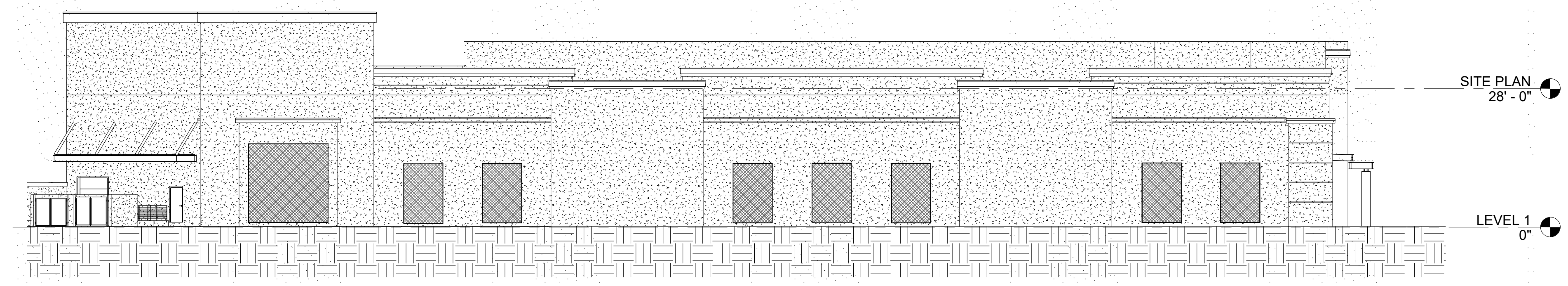
SHEET NAME  
ELEVATIONS

As indicated  
**A200**  
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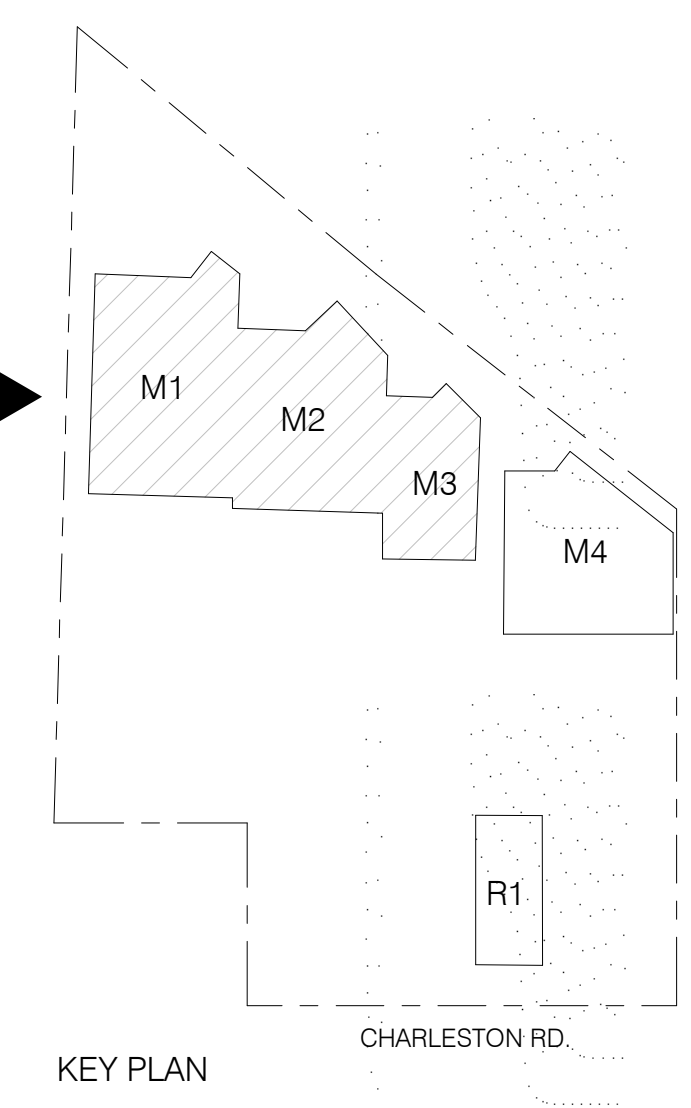
1 ELEVATION - WEST  
1/16" = 1'-0"



2 ELEVATION - EXISTING WEST  
1/16" = 1'-0"

NOTE: ALL MEASUREMENTS FROM TOP EXISTING/PLANNED CURB PER CIVIL SURVEY, CURB IS CONSISTANTLY 0.5' ABOVE ADJACENT GRADE.

MATERIAL LEGEND	
A1-1	CONCRETE WAINSCOT
A1-2	PAINTED STUCCO
A1-3	WOOD OR COMPOSITE WOOD SIDING
B1-1	PAINTED STEEL GLAZING FRAME
B1-2	ALUMINUM PANEL RAINSCREEN, TYPE I
B1-3	ALUMINUM PANEL RAINSCREEN, TYPE II
B1-4	ALUMINUM PANEL RAINSCREEN, TYPE III
B1-5	CORRUGATED ALUMINUM PANEL, MECH SCREEN
B1-6	PERFORATED ALUMINUM FIN SYSTEM
C1-1	STOREFRONT - ALUMINUM
C1-2	BUTT JOINT GLAZING SYSTEM
D1-1	WOOD OR COMPOSITE WOOD ENTRY PORTAL
D1-2	PAINTED STEEL CANOPY



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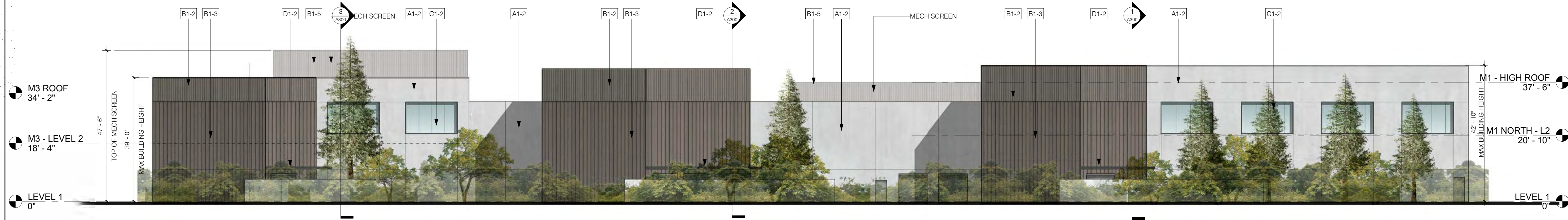
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	4	FORMAL CITY SUBMITTAL - REVISIONS	2022 0909
	3	FORMAL CITY SUBMITTAL	2022 0624

FILE INFORMATION  
Project No: 9950.00  
Drawn By: Author  
Checked By: Checker  
Proj. Phase: PLANNING

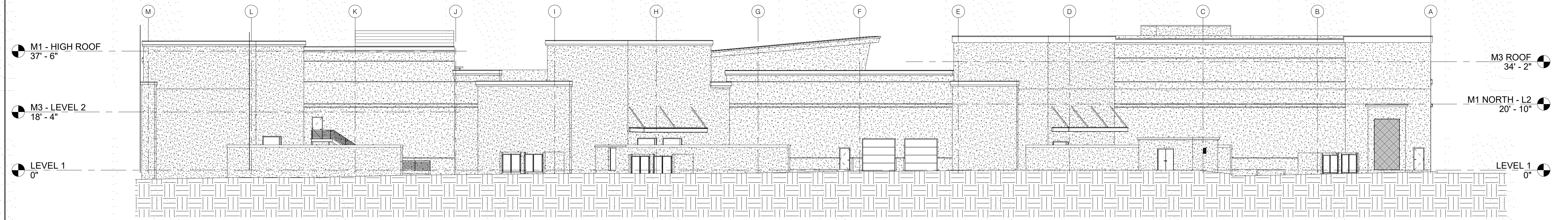
SHEET NAME  
ELEVATIONS

As indicated  
**A201**





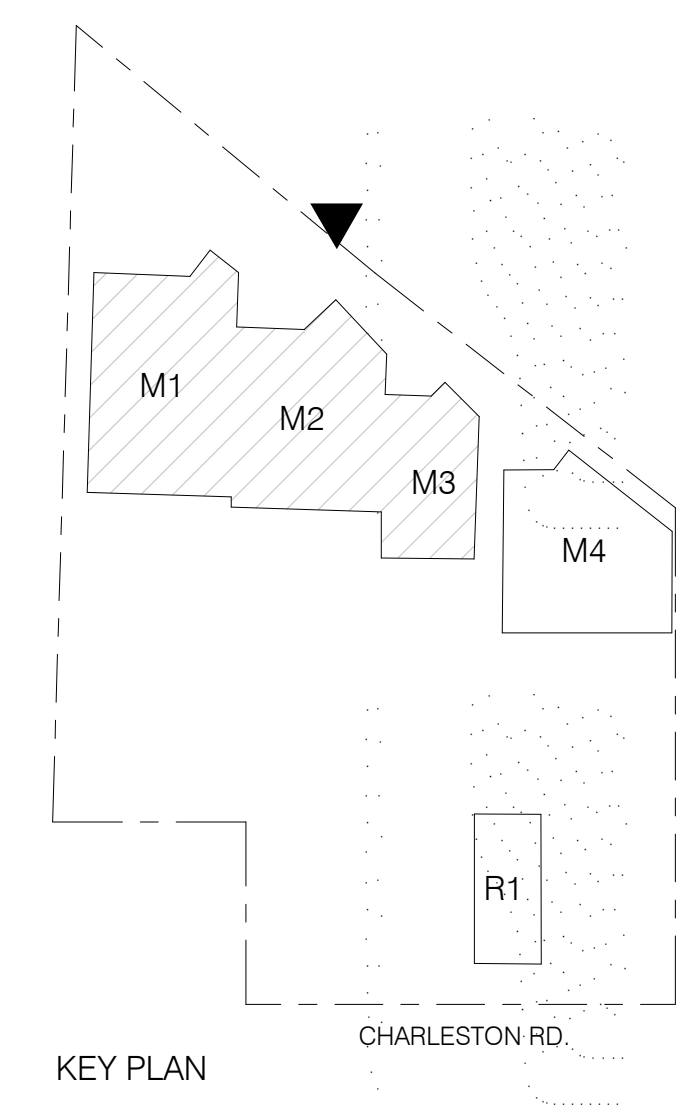
1 ELEVATION - NORTH  
1/16" = 1'-0"



2 ELEVATION - EXISTING NORTH  
1/16" = 1'-0"

NOTE: ALL MEASUREMENTS FROM TOP EXISTING/PLANNED CURB PER CIVIL SURVEY, CURB IS CONSISTANTLY 0.5' ABOVE ADJACENT GRADE.

MATERIAL LEGEND	
A-1	CONCRETE WAINSCOT
A-2	PAINTED STUCCO
A-3	WOOD OR COMPOSITE WOOD SIDING
B-1	PAINTED STEEL GLAZING FRAME
B-2	ALUMINUM PANEL RAINSCREEN, TYPE I
B-3	ALUMINUM PANEL RAINSCREEN, TYPE II
B-4	ALUMINUM PANEL RAINSCREEN, TYPE III
B-5	CORRUGATED ALUMINUM PANEL, MECH SCREEN
B-6	PERFORATED ALUMINUM FIN SYSTEM
C-1	STOREFRONT - ALUMINUM
C-2	BUTT JOINT GLAZING SYSTEM
D-1	WOOD OR COMPOSITE WOOD ENTRY PORTAL
D-2	PAINTED STEEL CANOPY



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FILE INFORMATION  
Project No: 9950.00  
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Proj. Phase: PLANNING

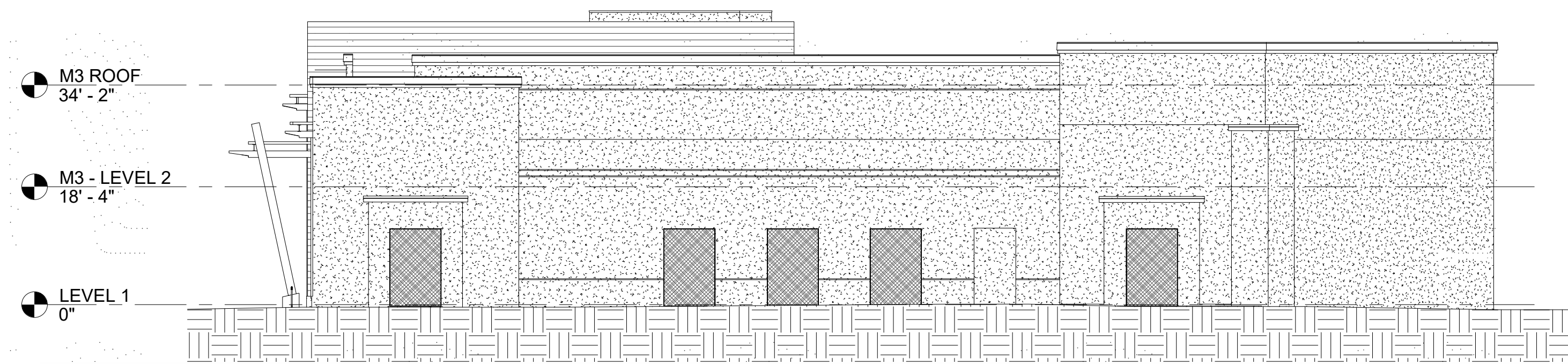
SHEET NAME  
ELEVATIONS

As indicated  
**A202**

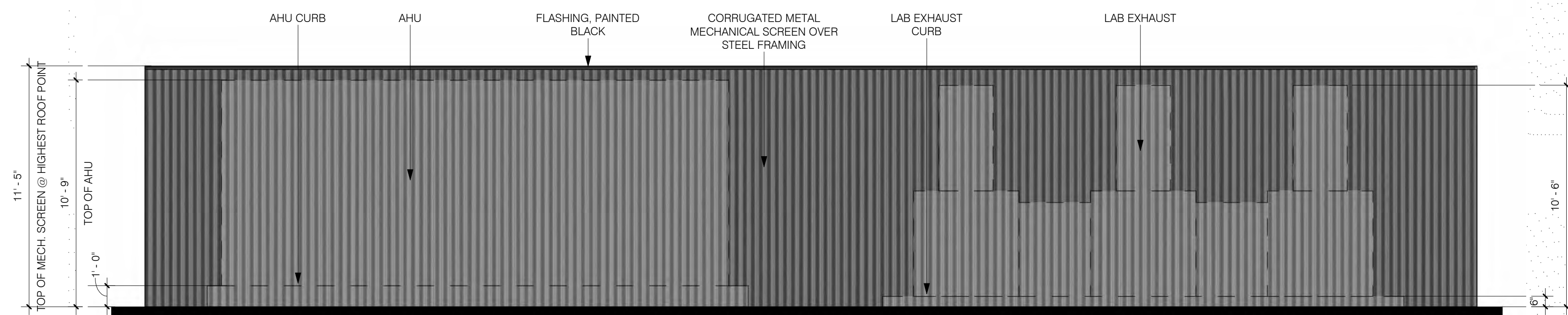




1 ELEVATION - EAST  
1/16" = 1'-0"



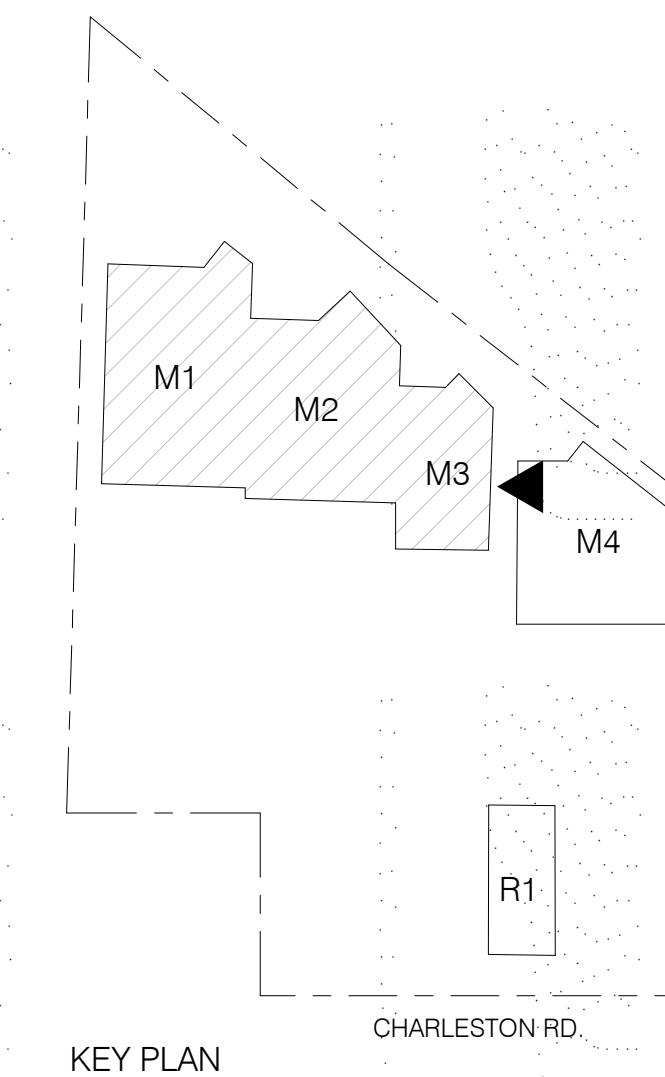
2 ELEVATION - EXISTING EAST  
1/16" = 1'-0"



3 MECHANICAL SCREEN ELEVATION, TYP.  
1/4" = 1'-0"

MATERIAL LEGEND	
A1-1	CONCRETE WAINSCOT
A1-2	PAINTED STUCCO
A1-3	WOOD OR COMPOSITE WOOD SIDING
B1-1	PAINTED STEEL GLAZING FRAME
B1-2	ALUMINUM PANEL RAINSCREEN, TYPE I
B1-3	ALUMINUM PANEL RAINSCREEN, TYPE II
B1-4	ALUMINUM PANEL RAINSCREEN, TYPE III
B1-5	CORRUGATED ALUMINUM PANEL, MECH SCREEN
B1-6	PERFORATED ALUMINUM FIN SYSTEM
C1-1	STOREFRONT - ALUMINUM
C1-2	BUTT JOINT GLAZING SYSTEM
D1-1	WOOD OR COMPOSITE WOOD ENTRY PORTAL
D1-2	PAINTED STEEL CANOPY

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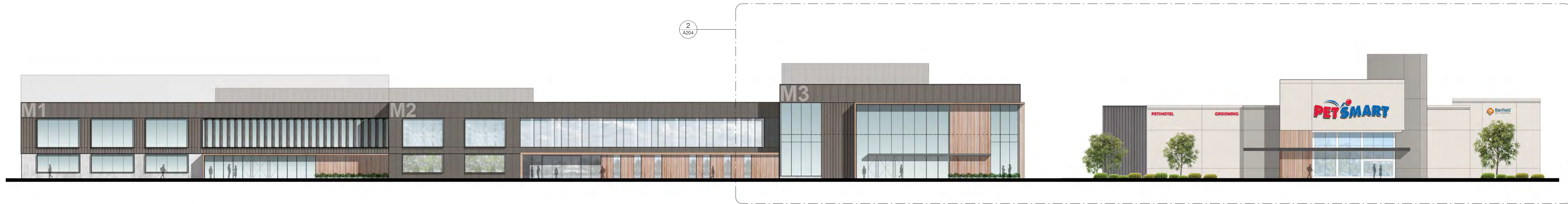
REVISION NUMBER	DESCRIPTION	DATE
4	FORMAL CITY SUBMITTAL - REVISIONS	2022 0909
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FILE INFORMATION  
Project No: 9950.00  
Drawn By: Author  
Checked By: Checker  
Proj. Phase: PLANNING

SHEET NAME  
ELEVATIONS

As indicated  
**A203**

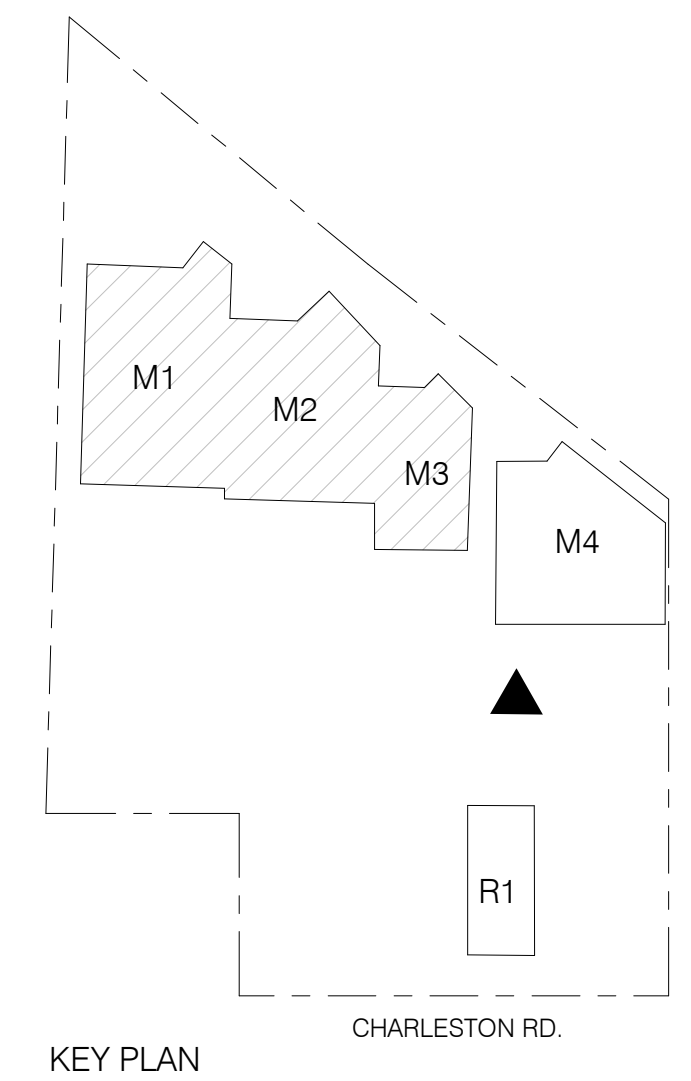




1 PETSMART PROPOSED OVERALL ELEVATION



2 PETSMART PARTIAL PROPOSED ELEVATION  
1/16" = 1'-0"



KEY PLAN



3 PROPOSED PETSMART MODIFICATIONS

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FILE INFORMATION  
Project No: 9950.00  
Drawn By: CT  
Checked By: GC  
Proj. Phase: PLANNING

SHEET NAME

PETSMART (M4)

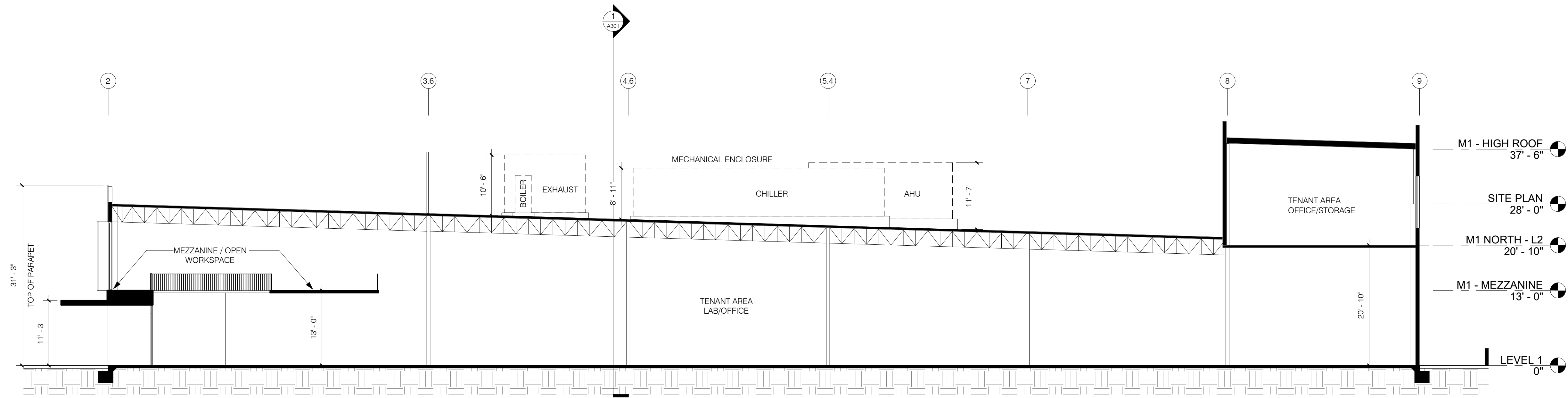


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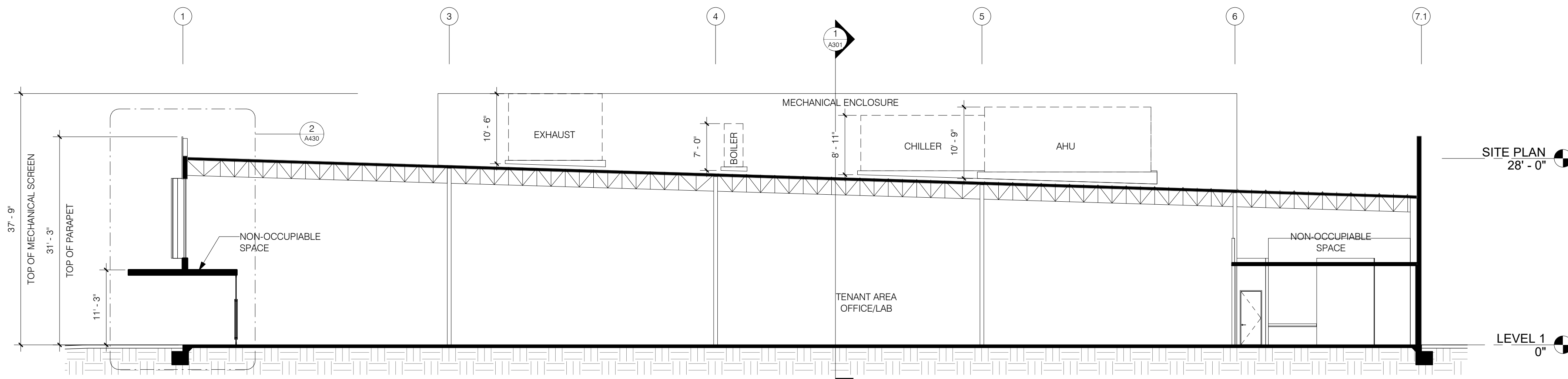
**A204**

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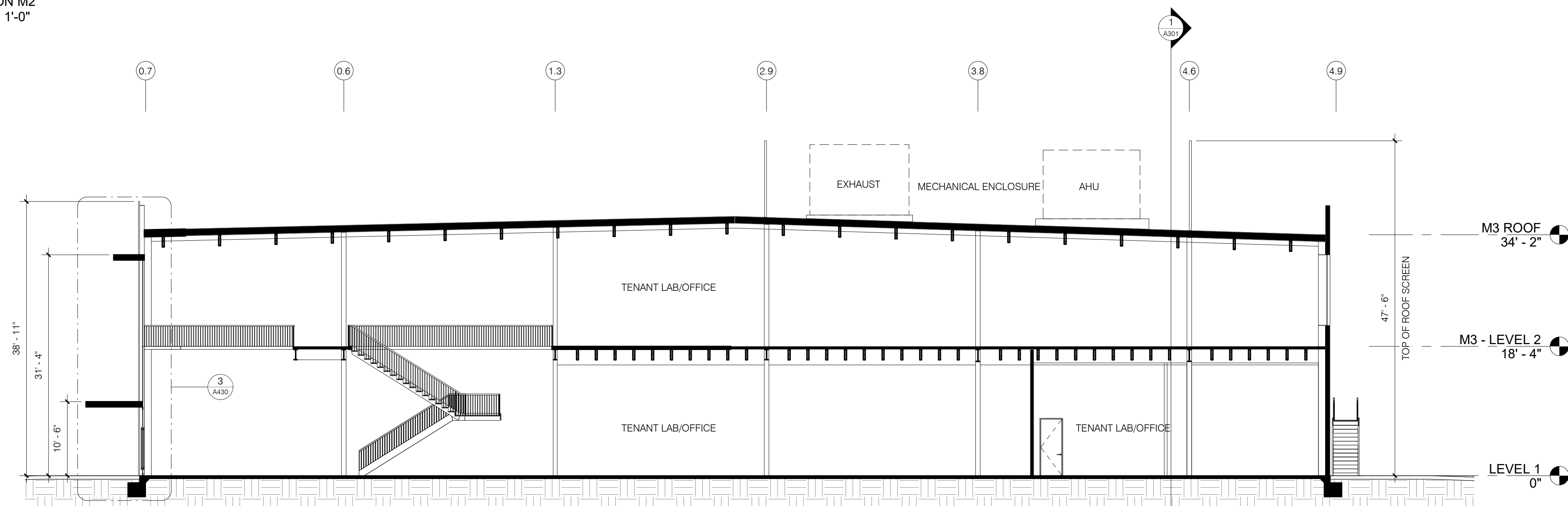




1 SECTION M1  
3/32" = 1'-0"

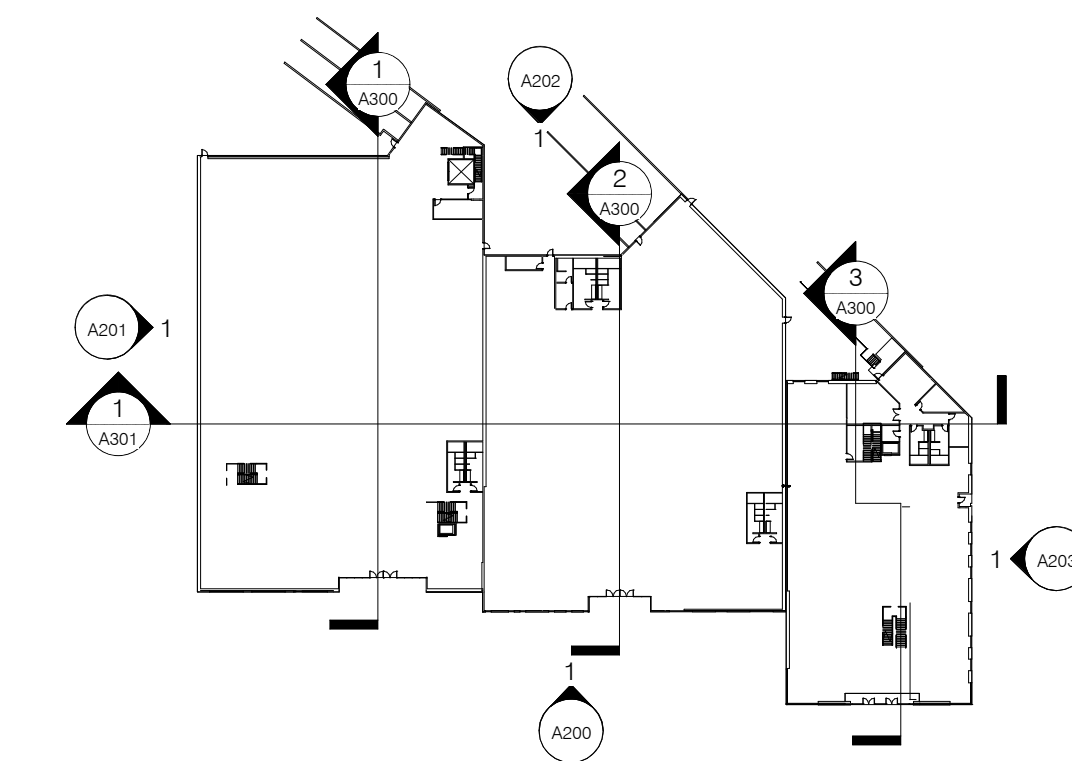


2 SECTION M2  
3/32" = 1'-0"



3 SECTION M3  
3/32" = 1'-0"

NOTE: ALL MEASUREMENTS FROM TOP EXISTING/PLANNED CURB PER CIVIL SURVEY, CURB IS CONSISTANTLY 0.5' ABOVE ADJACENT GRADE.



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FILE INFORMATION  
Project No: 9950.00  
Drawn By: Author  
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SHEET NAME  
SECTIONS

As indicated  
**A300**



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FILE INFORMATION

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Proj. Phase: PLANNING

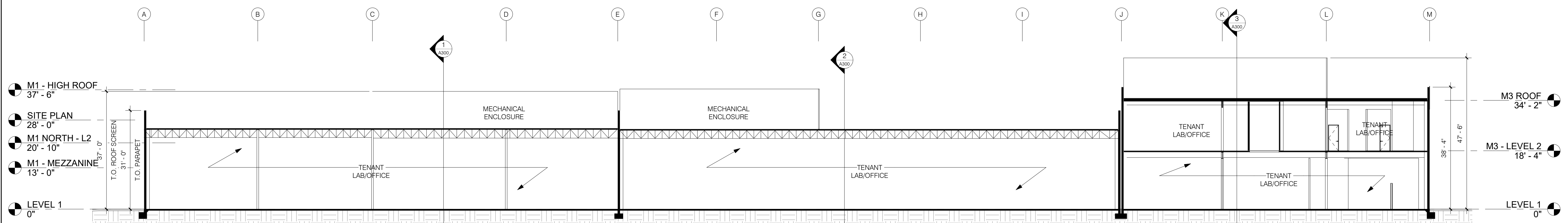
SHEET NAME

SECTIONS

A301

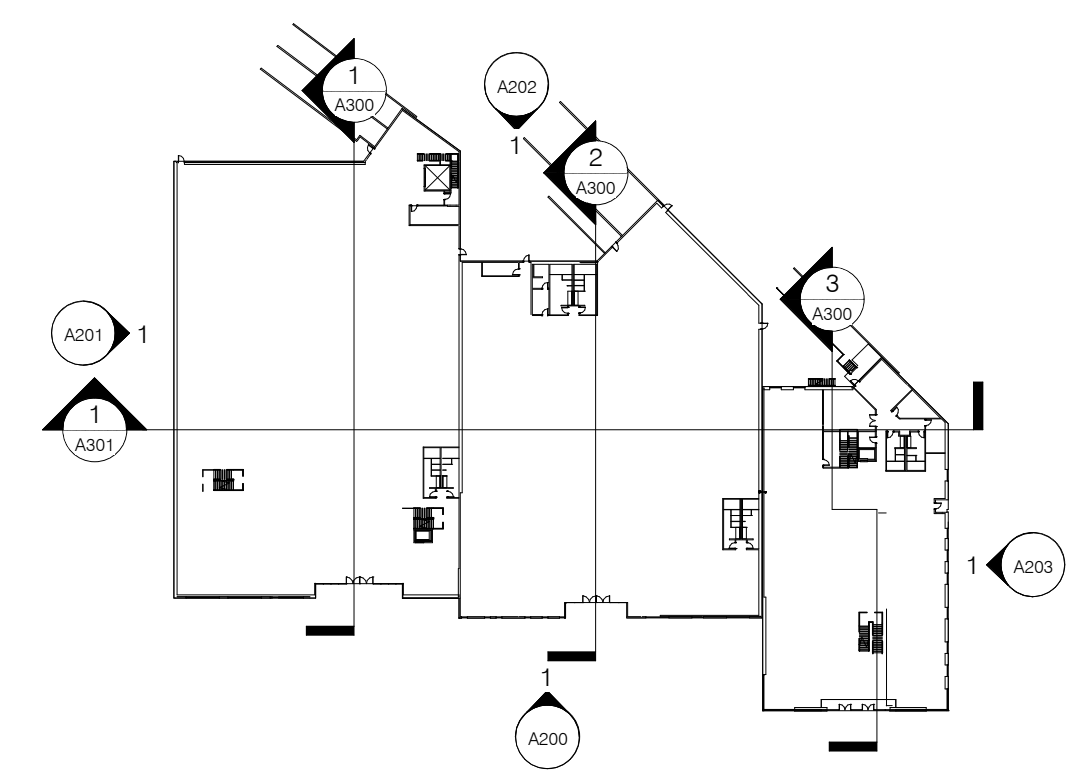
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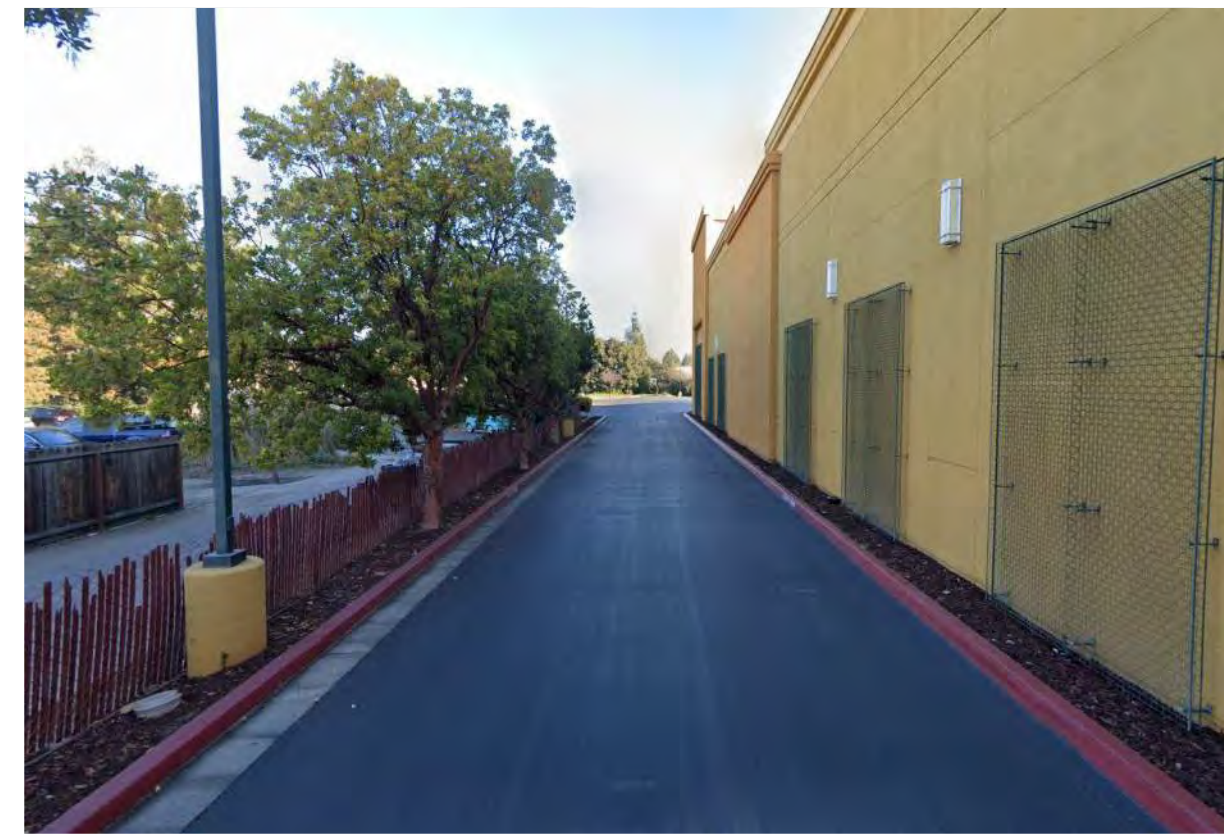


1 OVERALL SECTION  
1/16" = 1'-0"

NOTE: ALL MEASUREMENTS FROM TOP EXISTING/PLANNED CURB. PER CIVIL SURVEY, CURB IS CONSISTANTLY 0.5' ABOVE ADJACENT GRADE.







1. WEST PROPERTY LINE - ADJACENT TO BUILDING M1. EXISTING DRIVE ISLE, CURB AND CHAINLINK FENCE. NO PROPOSED MODIFICATION OF GRADES OR PROPERTY BOUDARY WALLS AND/OR FENCING



2. SOUTH PROPERTY LINE - AT ADJACENT BUILDING. EXISTING PARKING, CURB AND WALL. NO PROPOSED MODIFICATION OF GRADES OR PROPERTY BOUDARY WALLS AND/OR FENCING



3. EAST PROPERTY LINE - ADJACENT TO BUILDING M4. EXISTING PARKING, CURB AND CHAINLINK FENCE. NO PROPOSED MODIFICATION OF GRADES OR PROPERTY BOUDARY WALLS AND/OR FENCING



4. NORTH PROPERTY LINE - ADJACENT TO BUILDING M1, M2, M3, M4. EXISTING DRIVE ISLE, CURB AND CHAINLINK FENCE. NO PROPOSED MODIFICATION OF GRADES OR PROPERTY BOUDARY WALLS AND/OR FENCING



CLIENT



PRESIDIO BAY  
VENTURES

Charleston Mountain View  
Owner, LLC

2400-2470 Charleston Rd.  
Mountain View, CA 94043

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4	FORMAL CITY SUBMITTAL - REVISIONS	2022 0909
3	FORMAL CITY SUBMITTAL	2022 0624

FILE INFORMATION

Project No: 9950.00  
Drawn By: Author  
Checked By: Checker  
Proj. Phase: PLANNING

SHEET NAME

CONDITIONS AT  
PROPERTY LINE

A302



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	3	FORMAL CITY SUBMITTAL	2022 0624

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Project No: 9950.00  
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Checked By: Checker  
Proj. Phase: PLANNING

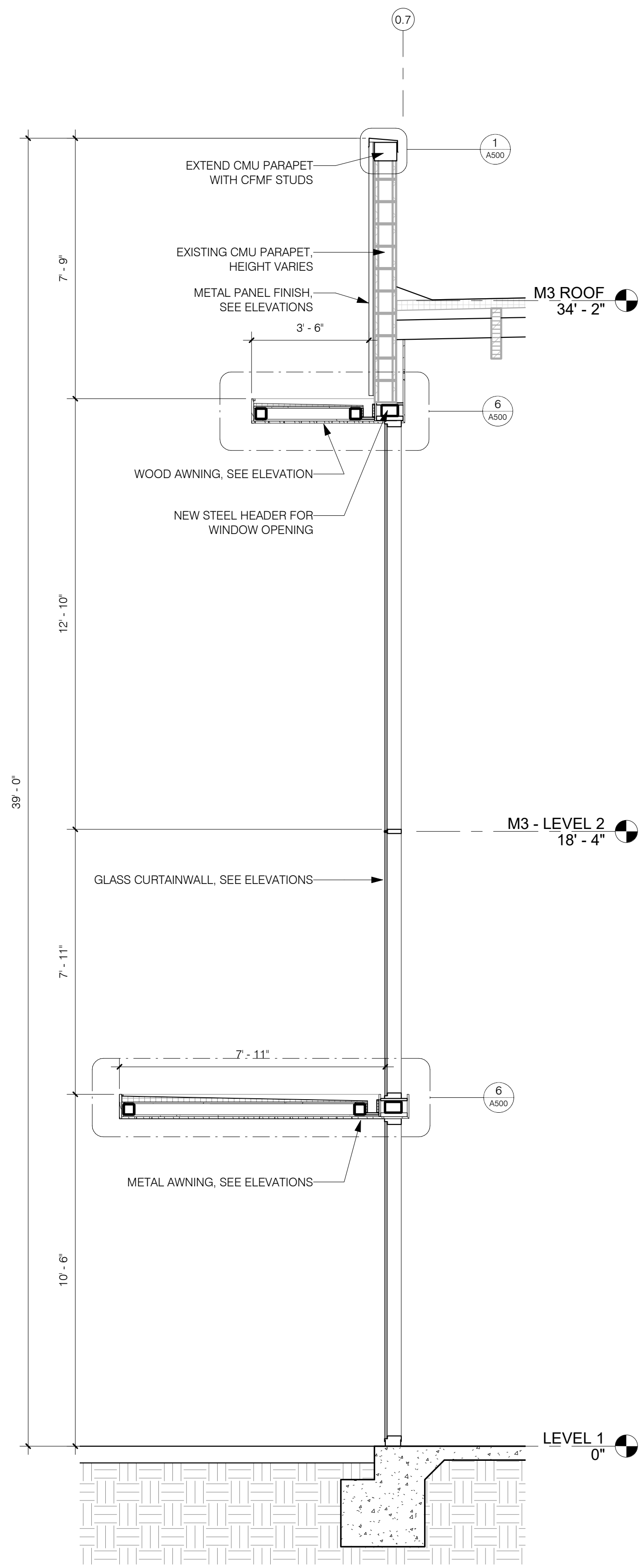
SHEET NAME

WALL SECTION

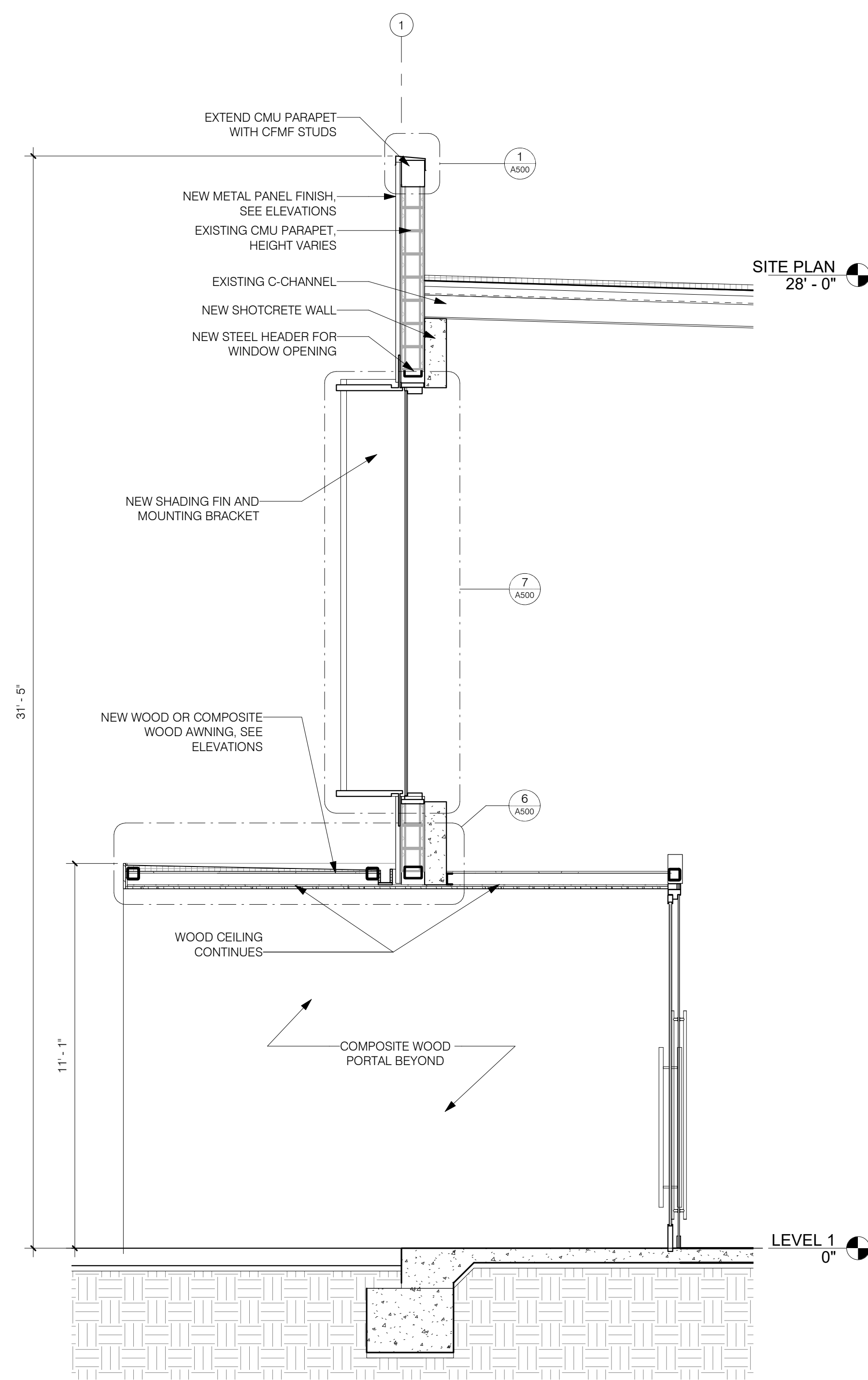
3/8" = 1'-0"

## A430

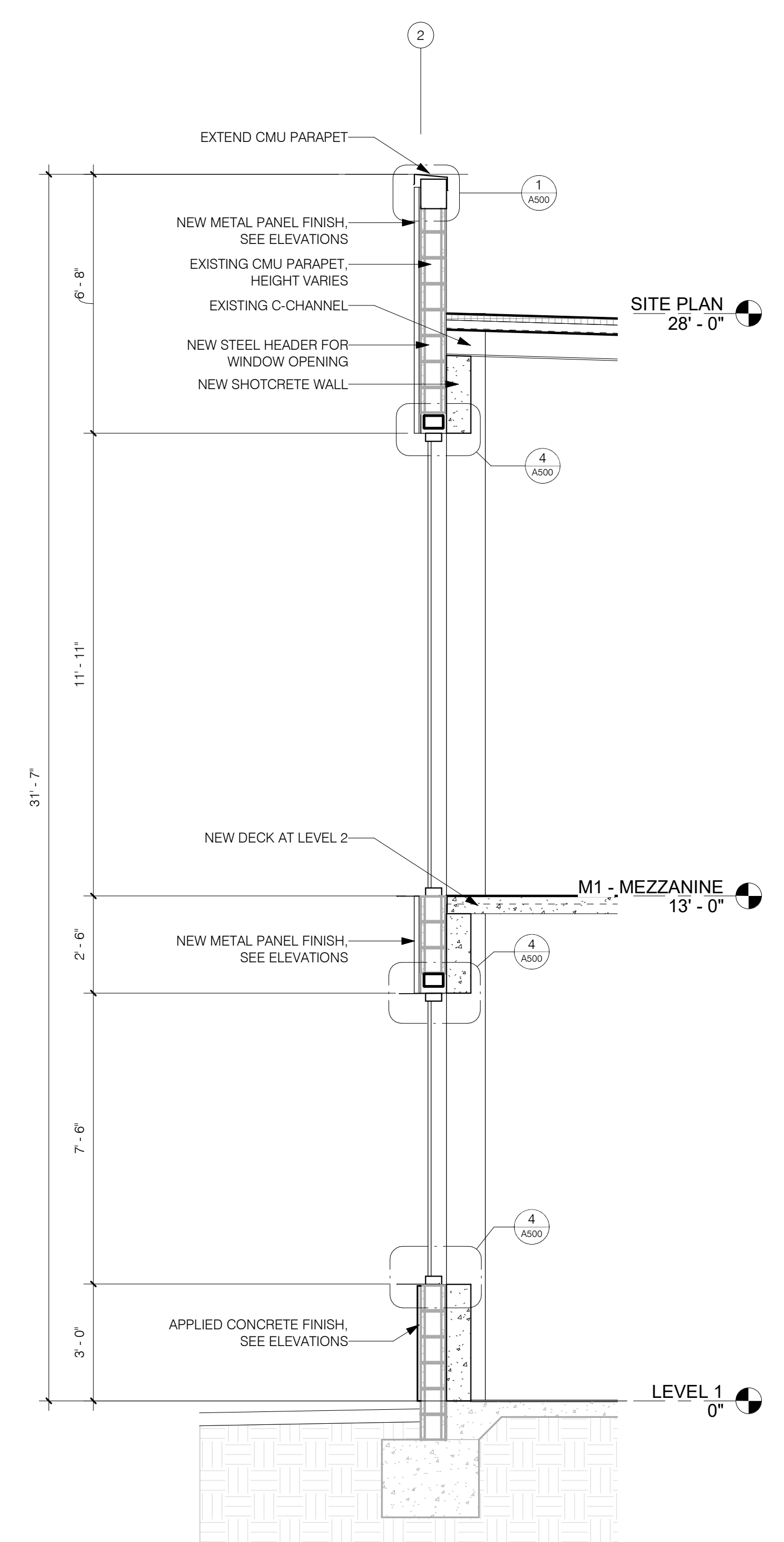
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**3** WALL SECTION M3 S  
3/8" = 1'-0"

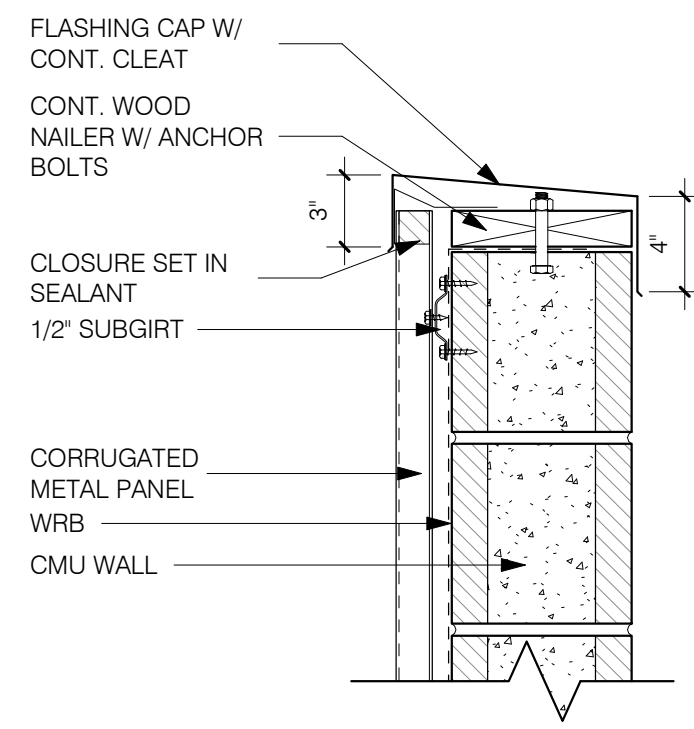


**2** WALL SECTION M2 S  
3/8" = 1'-0"

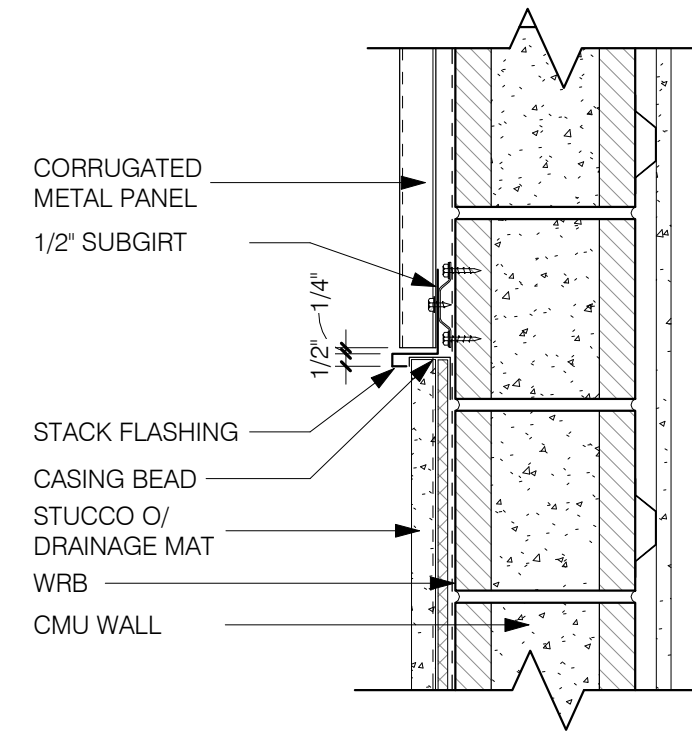


**1** WALL SECTION M1 S  
3/8" = 1'-0"

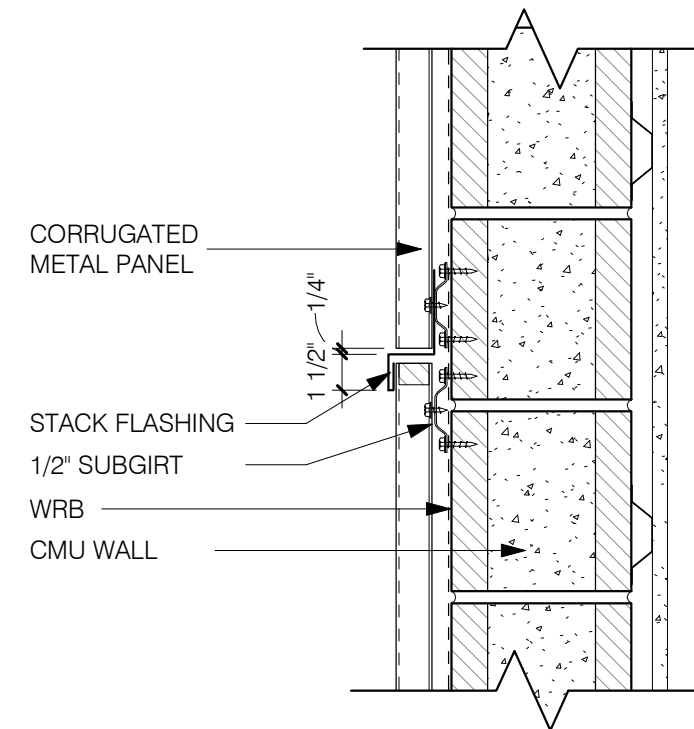




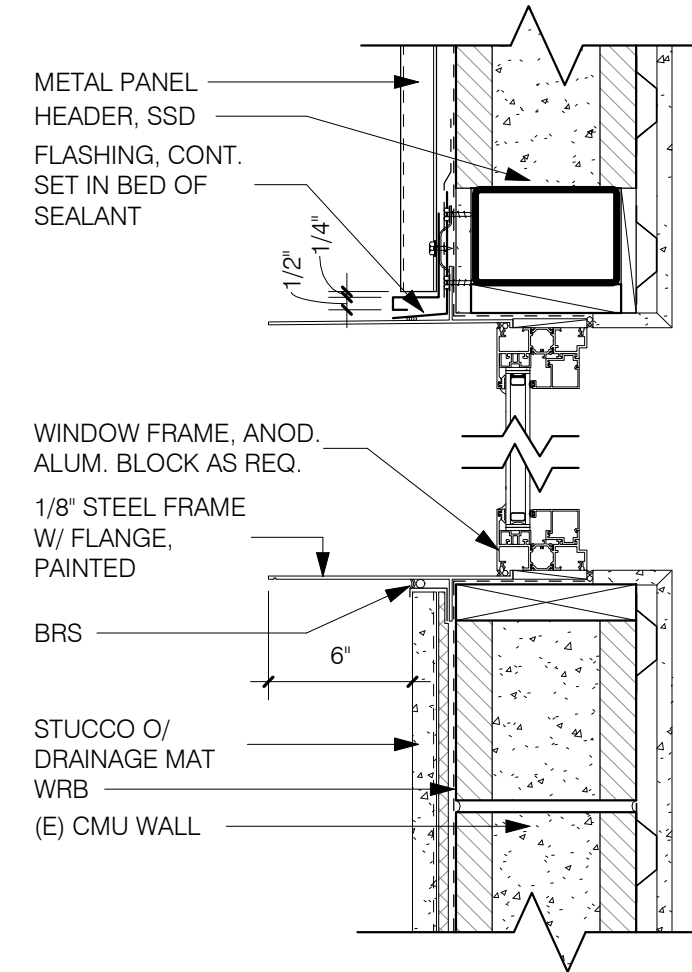
**1** TYP. METAL PANEL PARAPET  
1 1/2" = 1'-0"



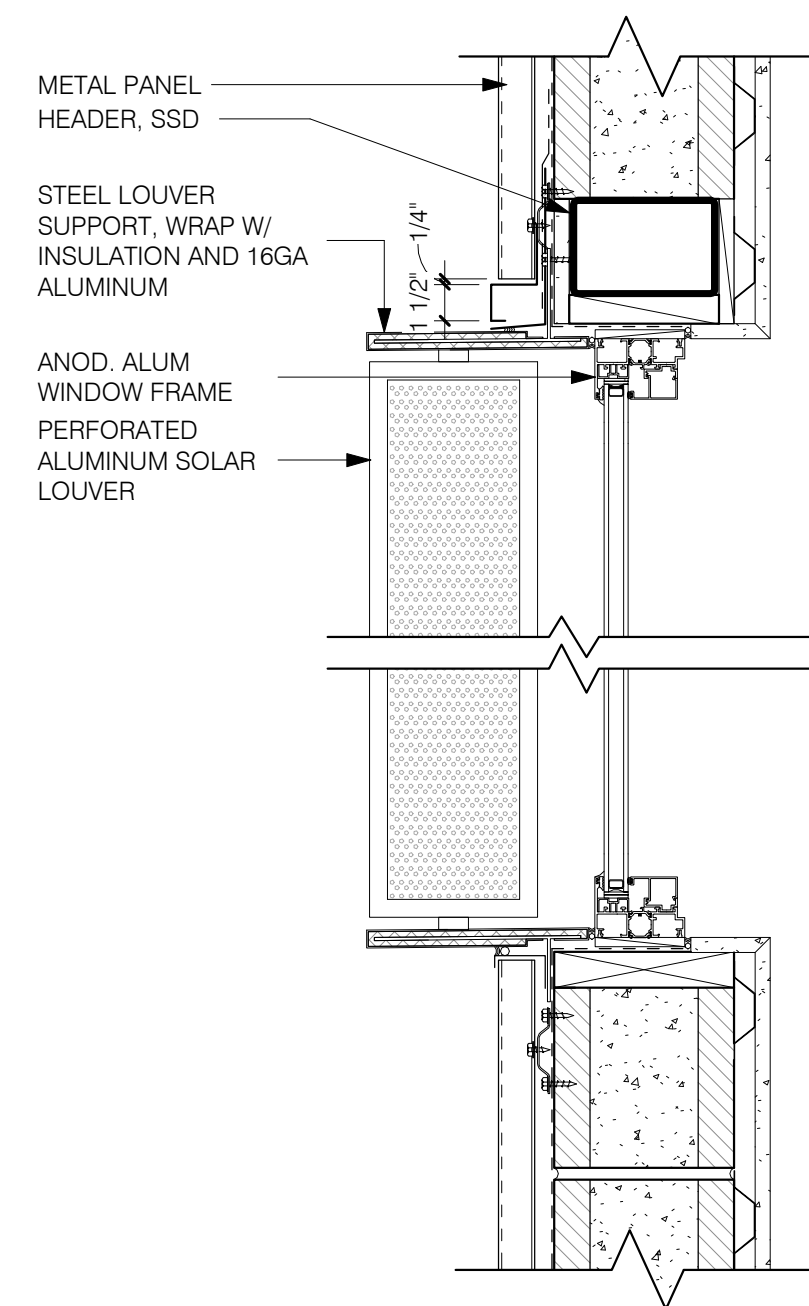
**3** TYP. METAL PANEL AT PLASTER  
1 1/2" = 1'-0"



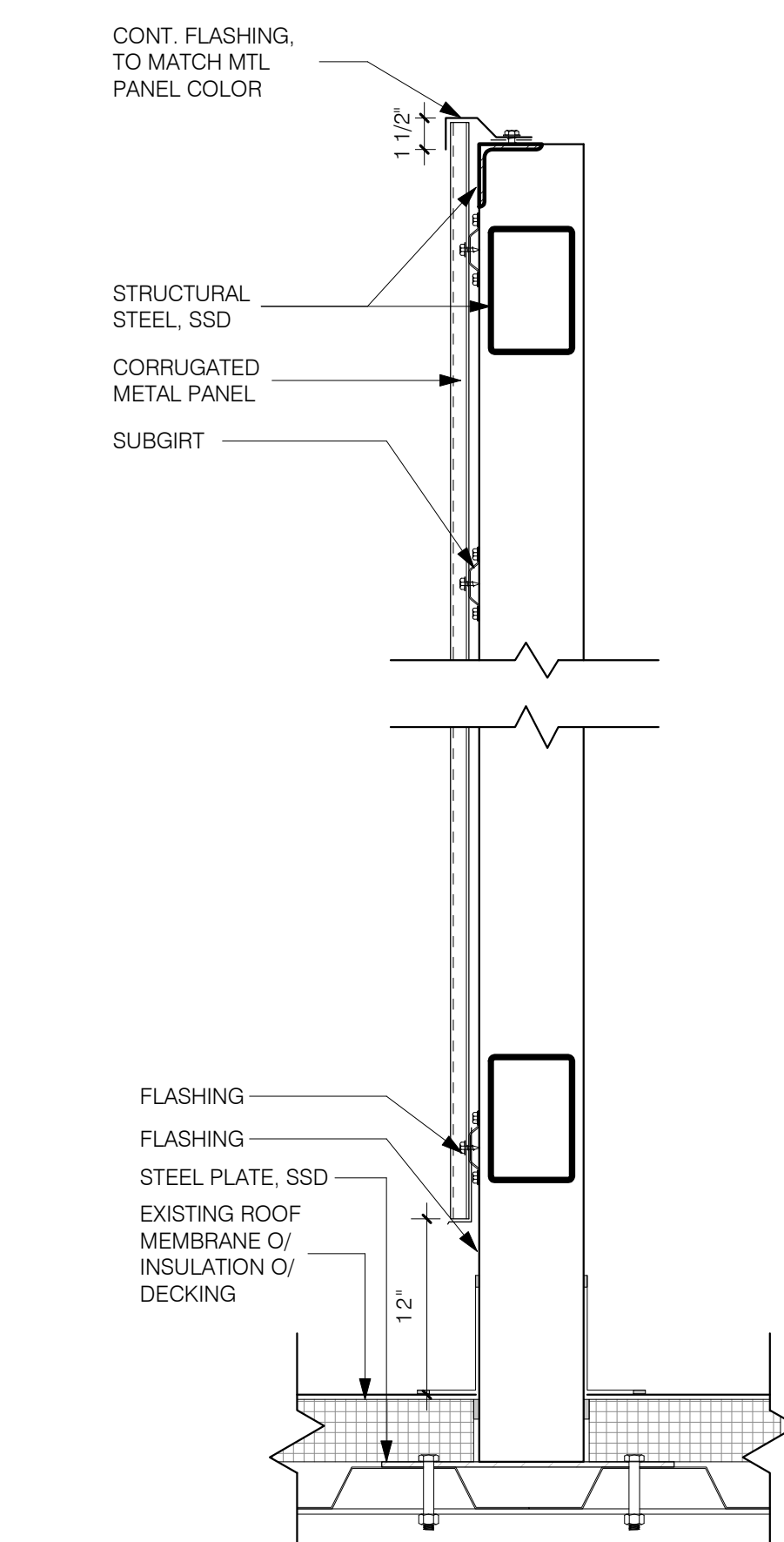
**2** TYP. STACK JOINT AT METAL PANEL  
1 1/2" = 1'-0"



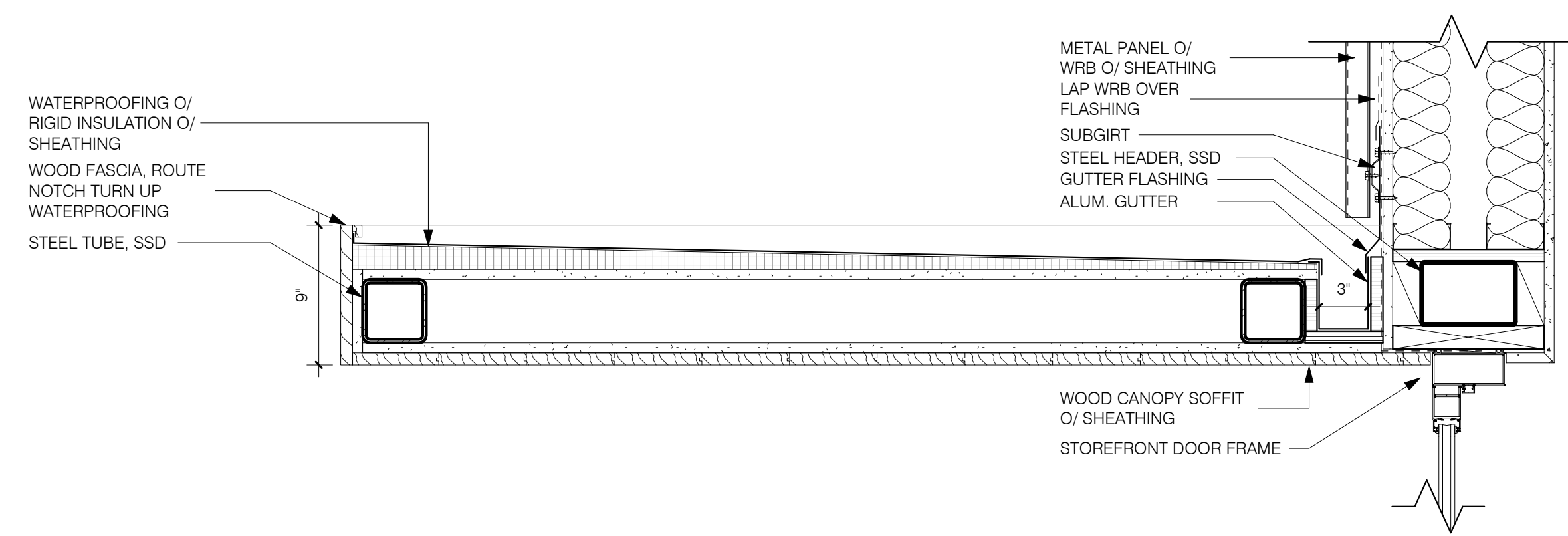
**4** TYP. PUNCHED WINDOW  
1 1/2" = 1'-0"



**7** VERTICAL LOUVER  
1 1/2" = 1'-0"



**5** MECHANICAL SCREEN  
1 1/2" = 1'-0"



**6** ENTRY CANOPY  
1 1/2" = 1'-0"

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3 FORMAL CITY SUBMITTAL 2022 0624

FILE INFORMATION

Project No: 9950.00  
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SHEET NAME

DETAILS

1 1/2" =  
1'-0"

**A500**

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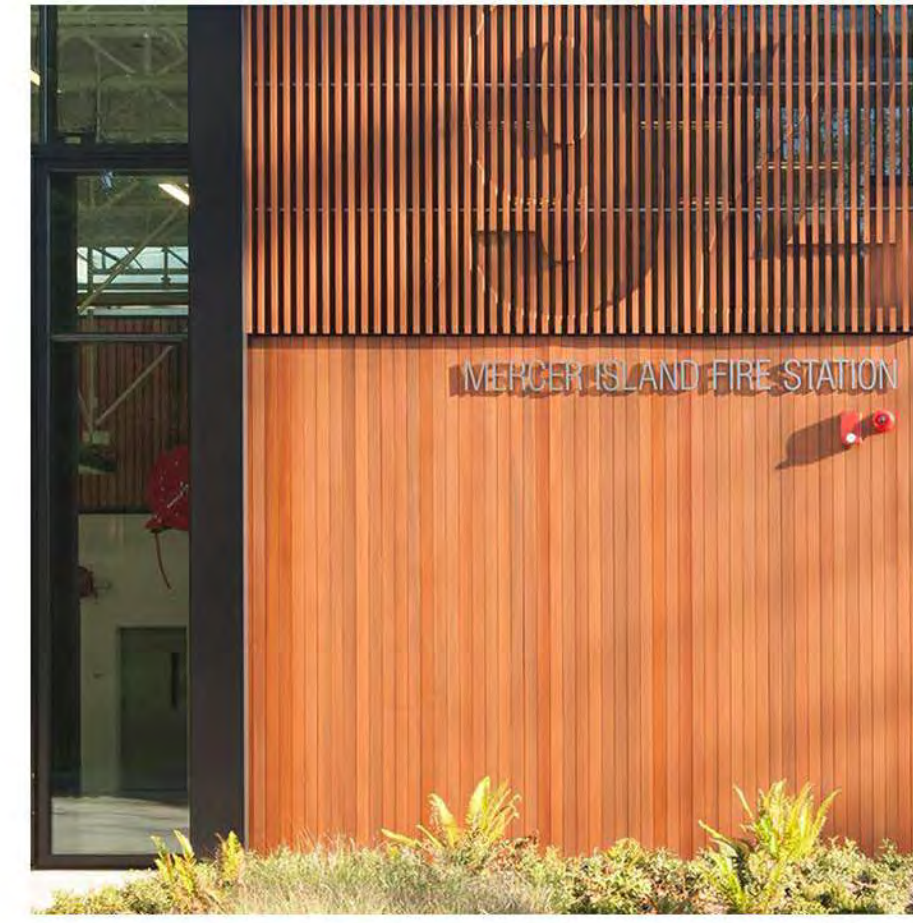
MATERIALS - WOOD AND CEMENTITIOUS



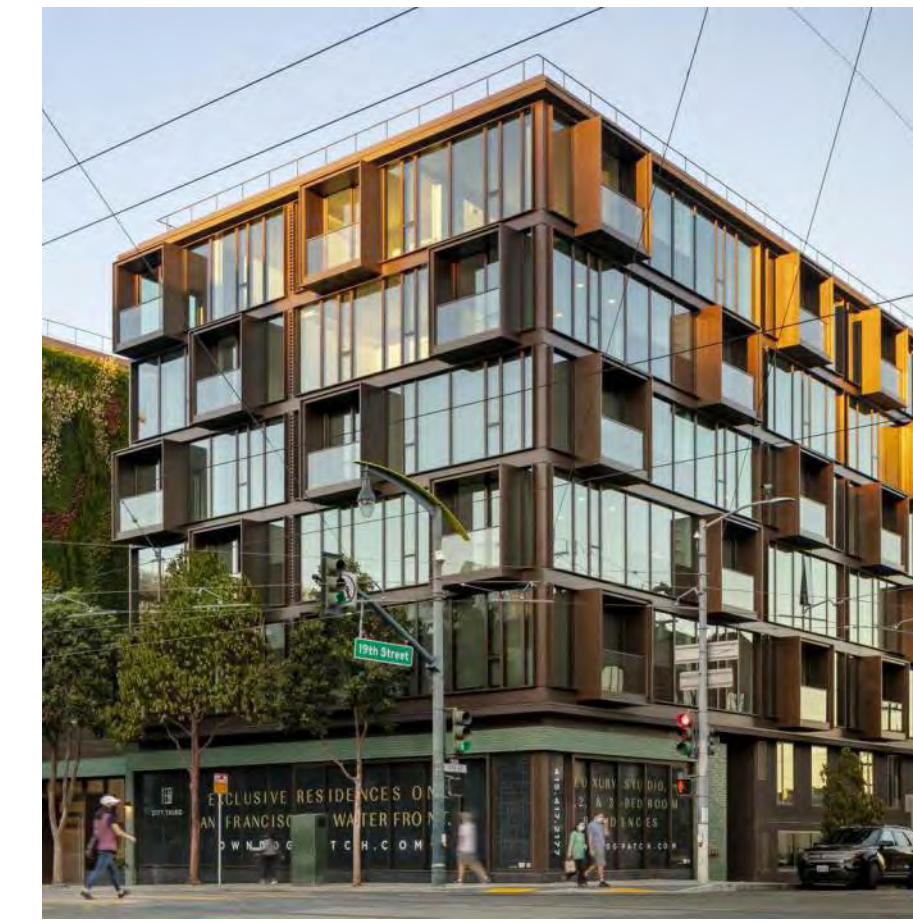
A1-1 CONCRETE WAINSCOT  
ARDEX OR EQUAL OVER EXISTING CMU WALLS



A1-2 STUCCO  
GREY, APPLIED OVER EXISTING CMU WALLS



A1-3 WOOD OR COMPOSITE WOOD SIDING  
PARKLEX, ACCOYA, CEDAR



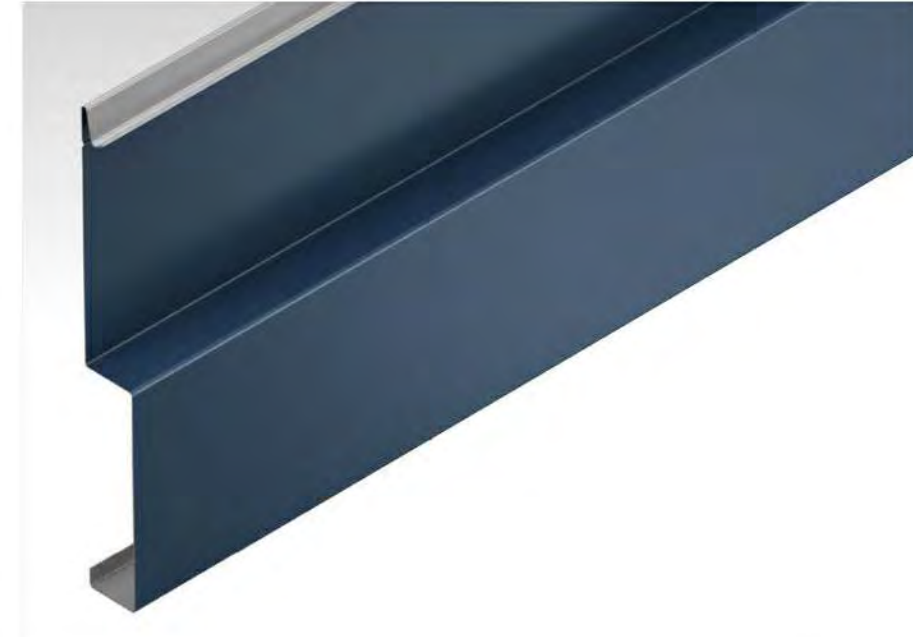
METAL PANEL COLOR  
PPG, DURANAR SUNSTORM LEXUS BRONZE UC106698F

MATERIALS - METALS



MATRIX 1.0

B1-2 ALUMINUM PANEL RAINSCREEN  
MORIN MATRIX SERIES OR EQ. WALL PANEL SYSTEM,  
CONCEALED FASTENERS, LEXUS BRONZE



MATRIX 10.0

B1-3 ALUMINUM PANEL RAINSCREEN  
MORIN MATRIX SERIES OR EQ. WALL PANEL SYSTEM,  
CONCEALED FASTENERS, LEXUS BRONZE

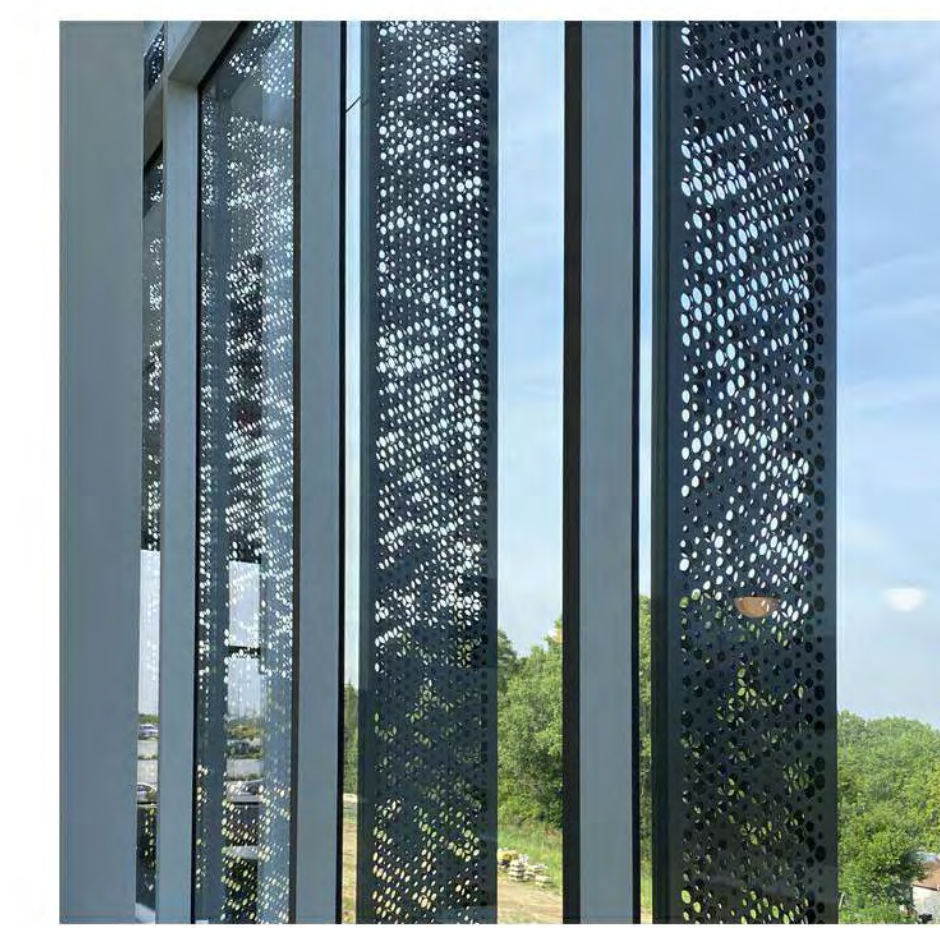


B1-4 ALUMINUM PANEL RAINSCREEN  
NORTHCLAD OR EQ. ACM RAINSCREEN PANEL,  
CONCEALED FASTENERS, LEXUS BRONZE



EXPOSED C-37 7/8 CA

B1-5 ALUMINUM PANEL FOR MECHANICAL SCREEN  
MORIN EXPOSED FASTENER SERIES OR EQ., LEXUS  
BRONZE



B1-6 ALUMINUM PERFORATED LOUVER SYSTEM  
LOCKER GROUP PERFORATED METALS OR EQ., DARK  
GREY

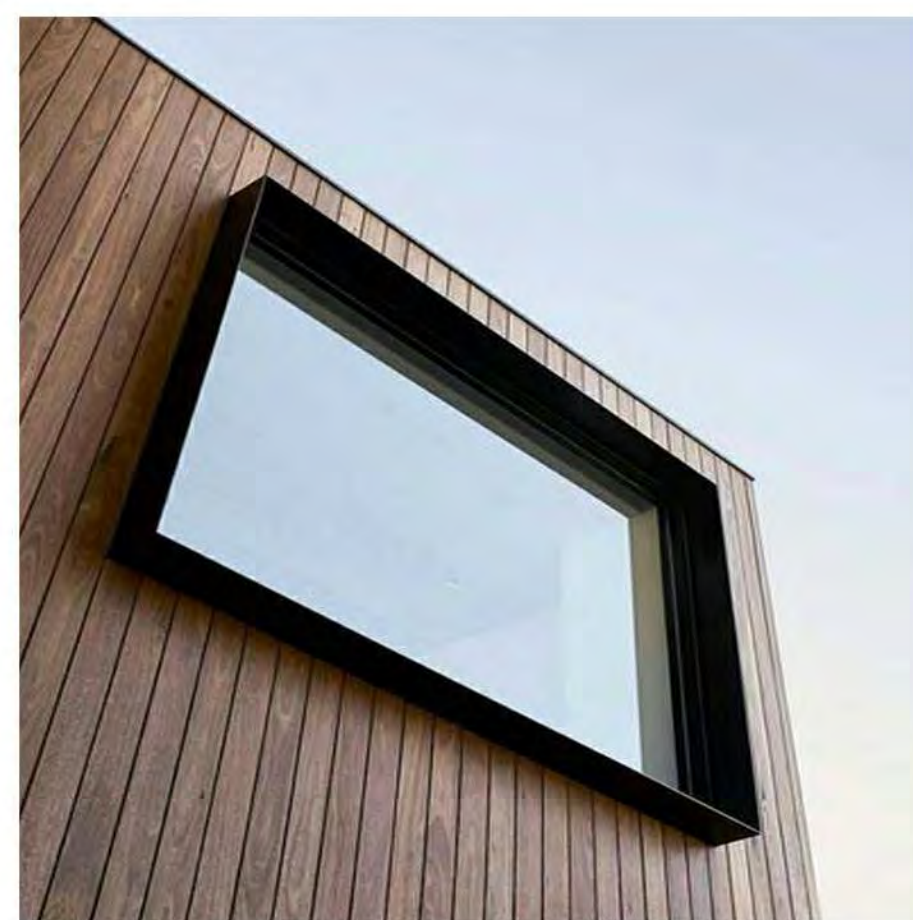
MATERIALS - GLAZING AND MULLIONS



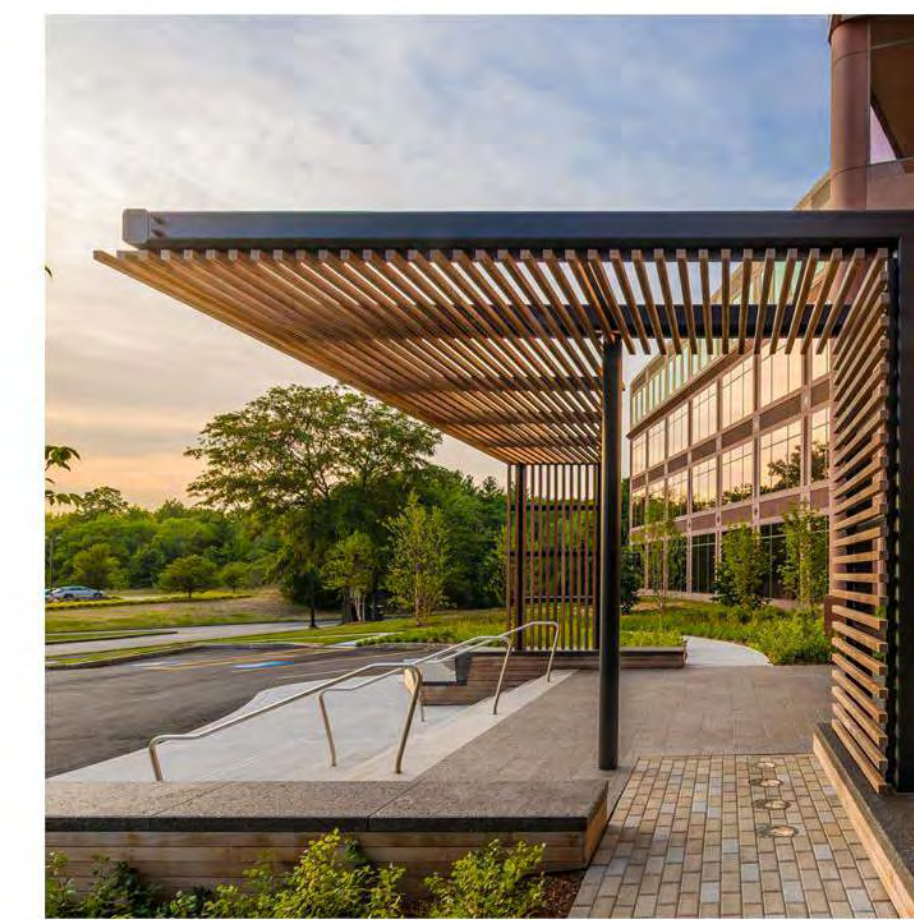
C1-2 BUTT JOINT GLASS SYSTEM  
MULLIONS SIT BEHIND GLAZING WITH TINE, WALTERS &  
WOLF OR EQ., PAINTED DARK GREY



C1-1 STOREFRONT WINDOWS/DOORS  
WALTERS & WOLF OR EQ., PAINTED DARK GREY



B1-1 STEEL GLAZING FRAME  
WALTERS & WOLF OR EQ., PAINTED DARK GREY

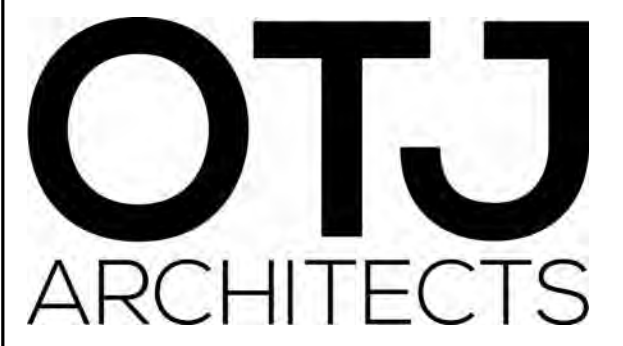


D1-1 WOOD OR COMPOSITE WOOD ENTRY PORTAL  
SOLID OR LOUVERED WOOD ENTRY CANOPY



D1-2 PAINTED STEEL CANOPY  
SOLID OR LOUVERED STEEL ENTRY CANOPY

EXTERIOR CANOPIES



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3	FORMAL CITY SUBMITTAL	2022 0624

FILE INFORMATION  
Project No: 9950.00  
Drawn By: Author  
Checked By: Checker  
Proj. Phase: PLANNING

SHEET NAME

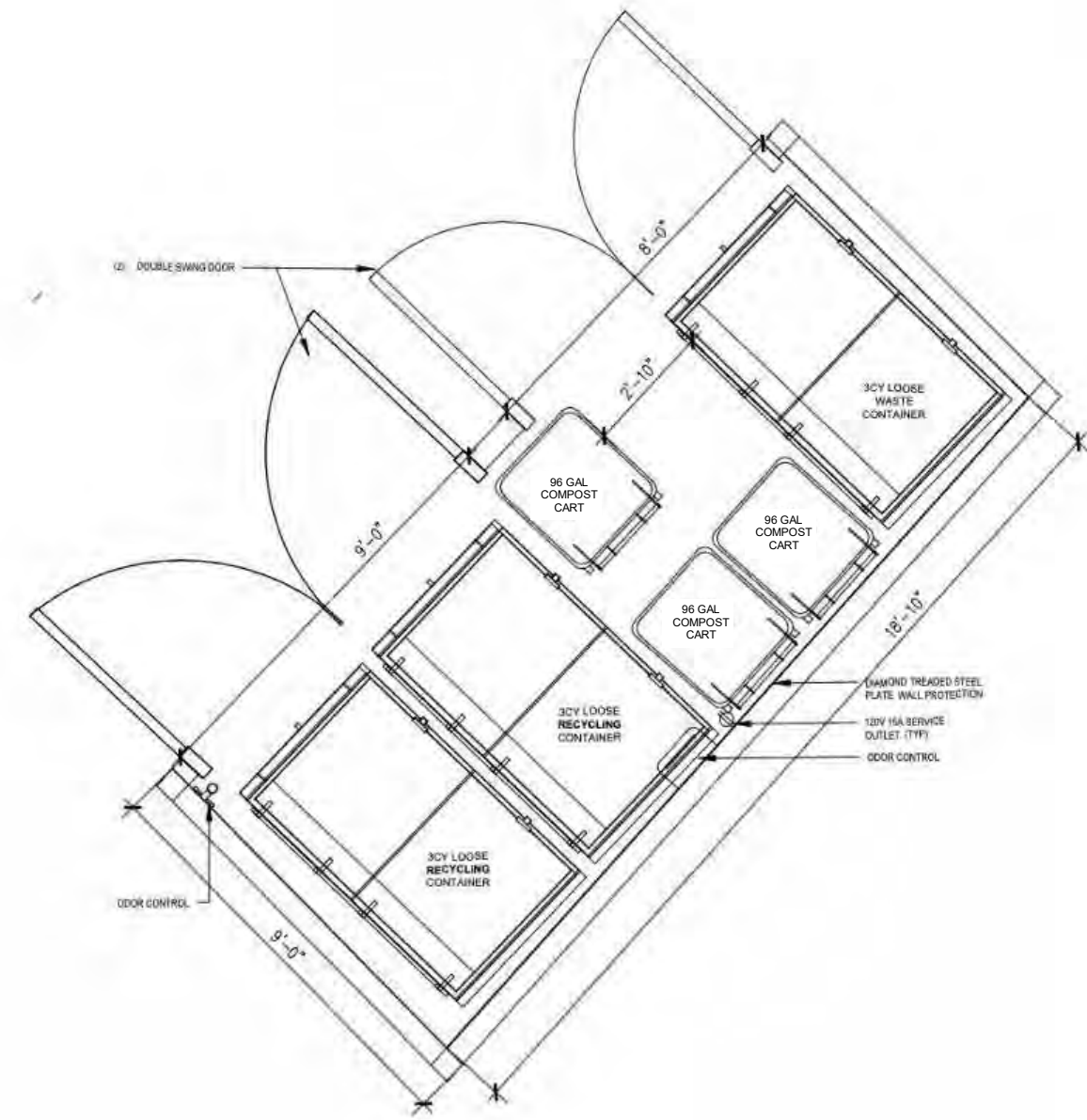
MATERIALS AND  
COLORS

A501

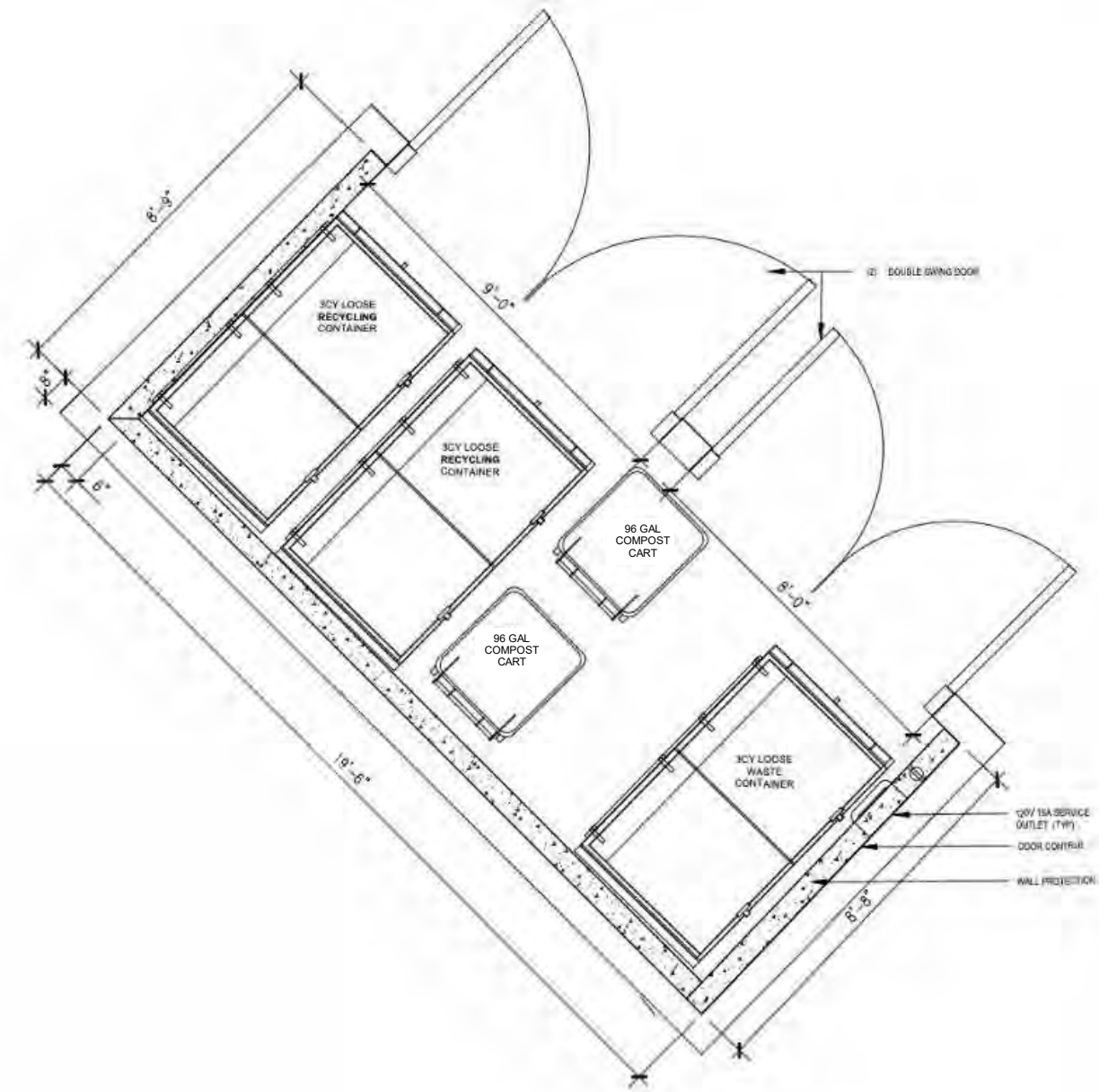


NOTE: REFER TO TRASH MANAGEMENT PLAN (TMP) FOR FURTHER DETAILS REGARDING REQUIRED QUANTITIES OF ENCLOSURES, BINS, AND OTHER REQ. EQUIPMENT

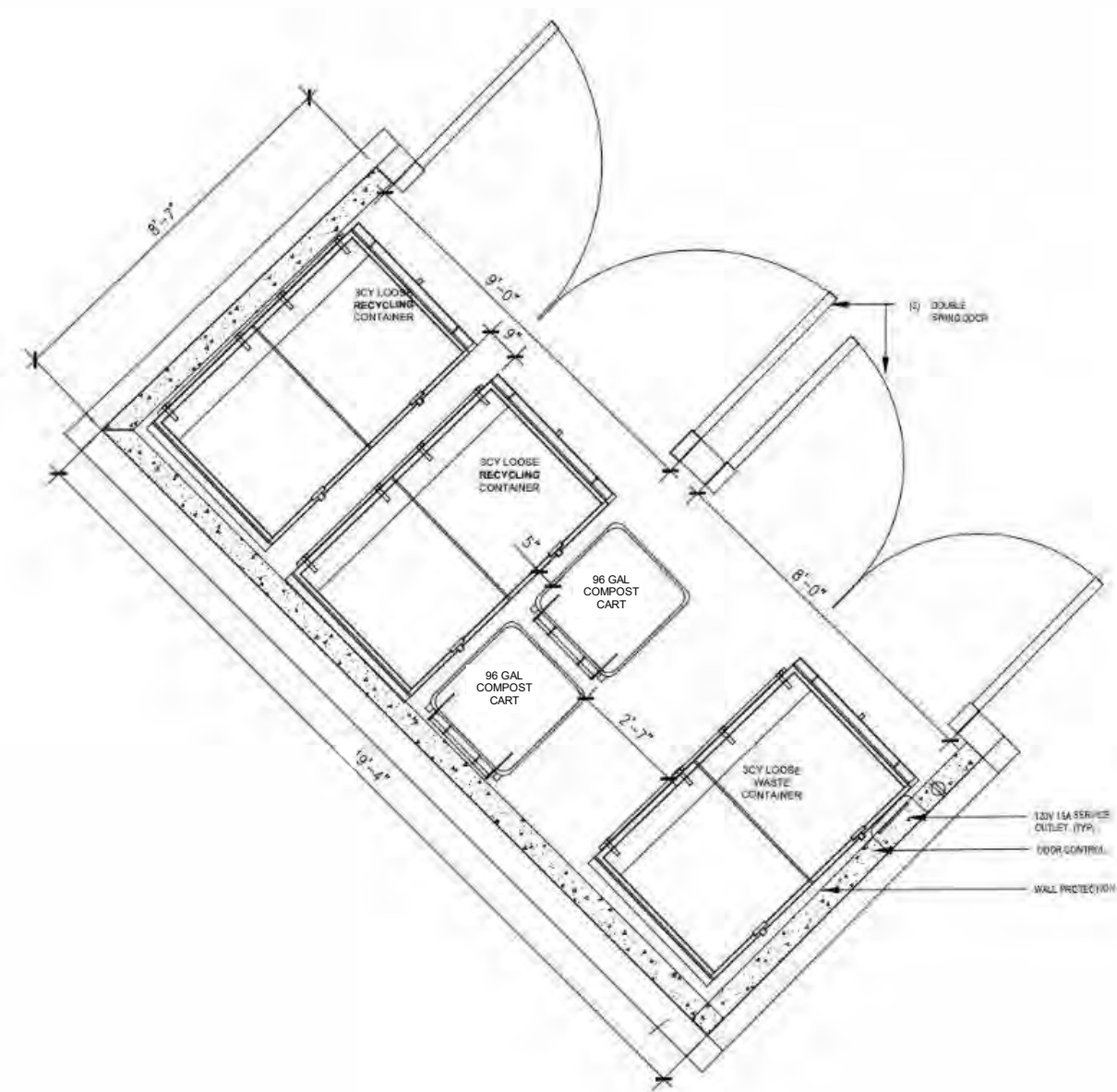
NOTE: SEE SEPARATE EXHIBIT REGARDING REUSE AND ENLARGEMENT OF TRASH ENCLOSURES



1 M1 TRASH ENCLOSURE  
1/4" = 1'-0"



2 M2 TRASH ENCLOSURE  
1/4" = 1'-0"



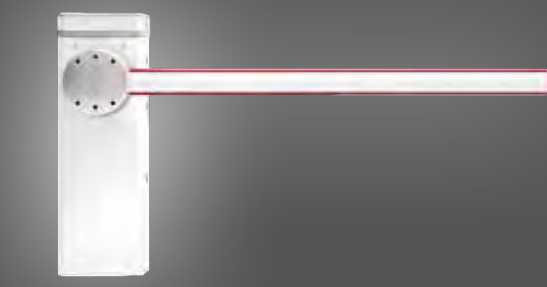
3 M3 TRASH ENCLOSURE  
1/4" = 1'-0"

PLAN REMOVED

Commercial

Nice

MBAR/LBAR



Barrier Arm Operator

Road Access Control

Electromechanical barrier system with smooth, digital motion control

24V 24VDC operator

Optional flashing or traffic light can be integrated in cover

Long arms from 8 to 29 ft

Obstacle detection reverses arm on contact

No blackouts: optional battery backup available to maintain operation in case of power outage

Dual gate pairing through primary/secondary communication

Energy saving: automatically switches to standby mode when idle to reduce consumption

Solar option available

Smooth movement through full cycle. Limit sensing integrated in adjustable hard stops.



Road access



Dual arms



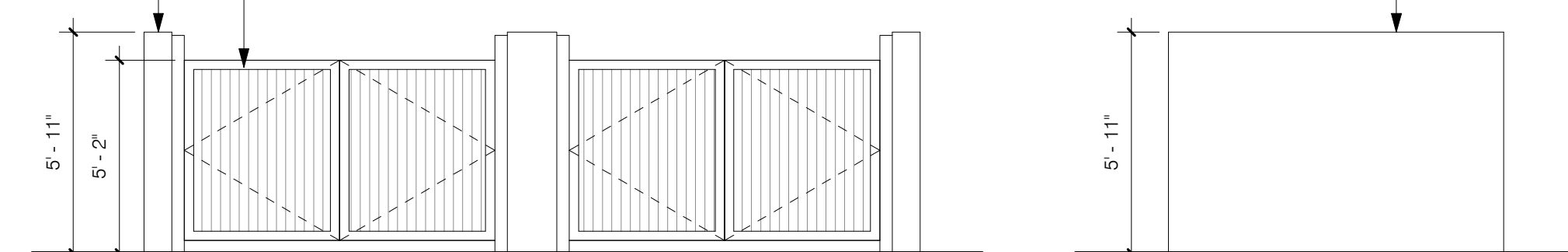
Long arms

5 SECURITY GATE ARM  
1/4" = 1'-0"

(E) PAINTED STEEL DOORS, PAINT TO MATCH PROJECT METAL CLADDING

(E) STUCCOED CMU WALL, PAINT TO MATCH BUILDING STUCCO

(E) STUCCOED CMU WALL, PAINT TO MATCH BUILDING STUCCO



6 TYP. EXISTING TRASH ENCLOSURE  
1/4" = 1'-0"

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	3	FORMAL CITY SUBMITTAL	2022 0624

FILE INFORMATION

Project No: 9950.00  
Drawn By: Author  
Checked By: Checker  
Proj. Phase: PLANNING

SHEET NAME

TRASH ENCLOSURE & SECURITY GATE

A502

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# Charleston Plaza

Mountain View, CA

Presidio Bay Ventures

THE  
**GUZZARDO PARTNERSHIP INC.**  
Landscape Architects • Land Planners

181 Greenwich Street  
San Francisco, CA 94111  
T 415 433 4672  
F 415 433 5003

Issues/Revisions:

No.	Date	Description
22.03.25		Planning Pre-application Submission
22.10.11		50% Design Devolvement
22.11.04		100% Design Devolvement

Illustrative  
Landscape Plan

Date:

L-1.1

0# of Sheets in this section  
Project Number XX









# Charleston Plaza

Mountain View, CA

Presidio Bay Ventures

**THE GUZZARDO PARTNERSHIP INC.**  
Landscape Architects • Land Planners

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F 415 433 5003

Issues/Revisions:

No.	Date	Description
22.03.25		Planning Pre-application Submission
22.10.11		50% Design Development
22.11.04		100% Design Development
23.01.06		DRC Submittal Package

Landscape Plan  
Enlargement -  
Building Entries

Date:

L-1.3

# of Sheets in this section  
Project Number XX





















# Charleston Plaza

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## TREE PROTECTION / PRUNING NOTES

- All trees designated to be preserved shall be verified by the Project Superintendent. This shall occur prior to the removal of any trees on-site.
- Neighboring trees overhanging the site should be protected from site construction impacts in the same manner as existing on-site trees to be preserved.
- Tree drip zone areas shall be protected with a 5' high fence enclosure mounted on 2 inch diameter galvanized iron posts driven into the ground to a depth of at least 2 feet at no more than 10 foot spacing. The fence shall enclose the entire area under the dripline. Spray paint the top of the fence with bright orange paint before unrolling the fabric to ensure visibility of the barrier. In no case shall any vehicles or equipment be permitted to be stored within this enclosed area. Fence shall be erected before construction begins and remain in place until time for relocation.
- No materials or topsoil shall be stored within the tree enclosure area.
- No trenching within enclosure shall be permitted. Any tree roots encountered outside of the enclosure smaller than 2" shall be cut clean with the approved tree pruning tools and sealed with an approved fungicidal tree sealant. Tree roots 2" or larger shall not be cut. Route pipes into alternate location to avoid conflict. Any damaged or torn roots are to be root pruned and sealed with orange shellac.
- No grading or trenching shall be permitted within the fenced zone or under the dripline except as specifically noted on the plans.
- No soil sterilants shall be applied under pavement near existing trees.
- Fertilizer and water soil injections must be done during April-May of the year of construction as well as the year after. These shall consist of Miller Nutrileaf 20-20-20 or equal at 5.5 pounds per 100 gallons of water or equivalent, or as recommended by the Arborist. This shall be applied to a depth of at least 18" and at a 20 degree angle toward the tree trunk at a rate of 10 gallons per inch of tree caliper.
- Above ground surface runoff shall not be directed into the tree canopy area from adjacent areas.
- A supplemental irrigation program is recommended at regular intervals (every three to four weeks) during the period in May 1 through Oct. 31. Irrigation is to be applied at or above the 'dripline' in an amount sufficient to supply approximately fifteen gallons of water for each inch in trunk diameter.
- Irrigation can be provide by means of a soil needle, 'soaker' or permeable hose. When using 'soaker' or permeable hose, water is to be run at low pressure, avoiding runoff/puddling, allowing the needed moisture to penetrate the soil to feeder root depths.
- Periodic inspections by a qualified Arborist are recommended during construction activities, particularly as trees are impacted by trenching/grading operations. Any recommendations by the Arborist for maintaining the health of trees are to be implemented.
- Tree Pruning Notes. All trees shall be pruned in compliance with the following industry standards:
  - All specifications for working on protected trees shall be written and administered by a qualified arborist.
  - All work on protected trees shall be in accordance with the industry Standard Practices for Tree Care Operations outlined in the ANSI A300-1995 and ANSI33-1994.
  - All Specified tree work shall be designed to promote practices which encourage the preservation of tree structure and health, in accordance with the current Tree Pruning Guidelines (International Society of Arboriculture). An I.S.A. Certified Arborist or Tree Worker must be present at all times during pruning operations.

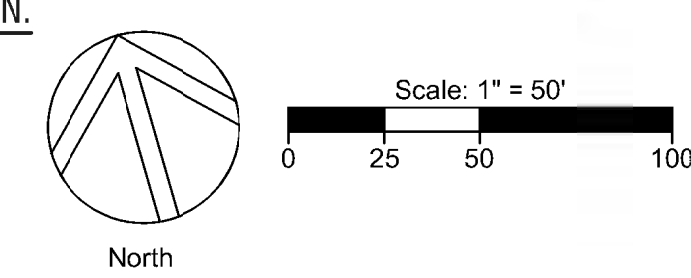
### LEGEND

SYMBOL	NO. OF TREES	DESCRIPTION
⊗xx	0	Heritage Tree Removed per Arborist
⊗xx	0	Tree to be Transplanted
○xx	58	Heritage Tree to Remain
⊘xx	0	Heritage Tree Removed per Design
●xx	25	Non-Heritage Tree Removed per Design
○xx	0	Non-Heritage Tree Removed per Arborist
⊘xx	203	Non-Heritage Tree to Remain
	<b>25</b>	<b>TOTAL NUMBER OF TREES TO BE REMOVED</b>
	<b>261</b>	<b>EXISTING TREES ON SITE TO REMAIN</b>
	<b>43</b>	<b>NEW TREES PLANTED</b>
	<b>304</b>	<b>TOTAL NO. OF TREES TO EXIST ON SITE AT PROJECT COMPLETION</b>

TREE REPLACEMENT RATIOS: Heritage Trees 2:1 Non-Heritage Trees 1:1 Total Replacement Trees Required: 25
TOTAL NUMBER OF NEW TREES PLANTED = 43
TOTAL NUMBER OF TREES TO EXIST ON SITE AT PROJECT COMPLETION = 304
25 TREES REMOVED AND 43 TREES REPLANTED

NOTE: All existing tree information is referenced from the Arborist Report dated June 2022 and Amendment Letter dated June 2022, prepared by HortScience/Bartlett Consulting, (925) 484-0211.

**HERITAGE TREES MAY NOT BE REMOVED, UNLESS A BUILDING PERMIT HAS BEEN ISSUED FOR CONSTRUCTION.**



Issues/Revisions:		
No.	Date	Description
	22.03.25	Planning Pre-application Submission
	22.10.11	50% Design Devolvement
	22.11.04	100% Design Devolvement
	23.01.06	DRC Submittal Package

## Tree Disposition Plan

Date:

L-7.0

0# of Sheets this section  
Project Number XX



**Tree Assessment** Charleston Plaza Mountain View, CA May 2022

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
1	Chinese pistache	7	No	3	Moderate	At hedge; multiple attachments at 6'; history of limb removal.
2	Chinese pistache	6	No	3	Moderate	In shrub planting bed; surface roots; codominant stems at 7.5' history of limb removal.
3	Crape myrtle	5	No	4	High	In shrub planting bed; multiple attachments at 5.5'; vase crown.
4	Crape myrtle	5	No	4	High	In shrub planting bed; codominant stems at 5'; vase crown.
5	Crape myrtle	7	No	3	Moderate	In shrub planting bed; 1' from backflow preventer; multiple attachments at 6'; vase crown.
6	Crape myrtle	6	No	3	Moderate	In shrub planting bed; multiple attachments at 5'; 1-sided to S.
7	Crape myrtle	7	No	4	High	In shrub planting bed; surface roots; multiple attachments at 5'; vase crown.
8	Crape myrtle	6	No	4	High	In shrub planting bed; enlarged base; surface roots; multiple attachments at 7'; vase crown.
9	Marina madrone	11	No	5	High	In shrub planting bed; enlarged base; multiple attachments at 6.7'; wide crown; vigorous.
10	Marina madrone	4	No	3	Moderate	In narrowing planting bed; multiple attachments at 6'; slightly sparse.
11	Crape myrtle	6	No	4	High	In shrub planting bed; surface roots; multiple attachments at 7'; history of limb removal.
12	Crape myrtle	7	No	4	High	In shrub planting bed; surface roots; multiple attachments at 7'; history of limb removal.
13	Crape myrtle	5	No	4	High	In shrub planting bed; multiple attachments at 6'; surface roots; vase form.
14	Crape myrtle	7	No	4	High	In shrub planting bed; multiple attachments at 7'; surface roots; vase form.
15	Crape myrtle	7	No	4	High	In shrub planting bed; multiple attachments at 7'; surface roots; vase form; girdling root S.
16	Marina madrone	3	No	2	Low	In tree grate; multiple attachments at 5.5'; slight lean S.; sparse.
17	Marina madrone	3	No	2	Low	In tree grate; multiple attachments at 6'; slight lean S.; sparse.

**Tree Assessment** Charleston Plaza Mountain View, CA May 2022

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
54	Ginkgo	3	No	4	High	In 7' shrub planting bed; correcting lean E.; good young tree.
55	Ginkgo	3	No	4	High	In 7' shrub planting bed; slight lean E.; good young tree.
56	Ginkgo	3	No	4	High	In shrub planting bed; leans E.; good young tree.
57	Ginkgo	4	No	4	High	In shrub planting bed; raised crown; slight lean E.; pyramidal form.
58	Marina madrone	9	No	4	High	In shrub planting bed; slight lean W.; multiple attachments at 6'; crowded by bldg.
59	Marina madrone	7	No	3	Moderate	In shrub planting bed; 1-sided to W.; multiple attachments at 6'; crowded by bldg.
60	Marina madrone	6	No	3	Moderate	In 5' shrub planting bed; leans W.; multiple attachments at 6'; crowded by bldg.
61	Marina madrone	5	No	3	Moderate	In shrub planting bed; enlarged base; multiple attachments at 6'; vase form; slightly sparse.
62	Marina madrone	7	No	3	Moderate	In shrub planting bed; enlarged base; trunk twists E.; multiple attachments at 7'; wide umbrella crown.
63	Marina madrone	8	No	3	Moderate	In shrub planting bed; enlarged surface roots; trunk twists S.E.; multiple attachments at 6'; wide umbrella crown.
64	Chinese pistache	5	No	4	High	In circular mulch planting bed w/ rocks; multiple attachments at 6'; wide rounded crown; vigorous.
65	Marina madrone	6	No	3	Moderate	In 6' shrub planting bed; multiple attachments at 6'; rounded crown.
66	Marina madrone	4	No	3	Moderate	In 6' shrub planting bed; multiple attachments at 5.5'; slight lean S.W.; a little sparse.
67	Marina madrone	5	No	3	Moderate	In 6' shrub planting bed; leans S.W.; multiple attachments at 6'; vase form.
68	Marina madrone	4	No	3	Moderate	In 6' shrub planting bed; history of limb removal; multiple attachments at 6'; lacks vigor.
69	Coast redwood	9	Yes	4	High	In shrub planting bed; raised crown; pyramidal form.
70	Coast redwood	8	Yes	4	High	In shrub planting bed; raised crown; pyramidal form.
71	Coast redwood	9	Yes	4	High	In shrub planting bed; raised crown; pyramidal form.

**Tree Assessment** Charleston Plaza Mountain View, CA May 2022

Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
113	Chinese pistache	4	No	2	Low	In shrub planting bed; raised crown; poor form and structure; some sun scald.
114	Chinese pistache	7	No	3	Moderate	In shrub planting bed; history of limb removal; vase form.
115	Chinese pistache	11	No	3	Moderate	In shrub planting bed; multiple attachments at 5'; wide vase form.
116	Goldenrain tree	3	No	3	Moderate	In 4x4' planter; enlarged base w/ girdling root; vase form.
117	Goldenrain tree	3	No	3	Moderate	In 4x4' planter; trunk wound S.; leans N.; vase crown.
118	Goldenrain tree	8	No	3	Low	In 4x4' planter; girdling roots N. side; multiple attachments at 7'; history of limb removal; branch dieback top crown.
119	Goldenrain tree	5	No	3	Moderate	In 4x4' planter; codominant stems at 6'; vase crown.
120	Goldenrain tree	4	No	2	Low	In 4x4' planter; sinuous trunk w/ 5' wound S.; multiple attachments at 7'.
121	Goldenrain tree	3	No	3	Moderate	In 4x4' planter; enlarged base; 4' wound S.W.; multiple attachments at 6'; some branch dieback.
122	Goldenrain tree	3	No	3	Moderate	In 4x4' planter; slight lean S.; vase form.
123	Chinese pistache	4	No	3	Moderate	In 4' shrub planting bed; multiple attachments at 7'; history of limb removal.
124	Chinese pistache	3	No	3	Moderate	In 4' shrub planting bed; raised crown; multiple attachments at 7'; rounded crown; vigorous.
125	Chinese pistache	4	No	2	Low	In shrub planting bed; raised crown; poor form and structure; lacks vigor.
126	Chinese pistache	4	No	3	Moderate	In shrub planting bed; enlarged base w/ diving roots; raised crown; codominant stems at 7'; vase form.
127	Goldenrain tree	9	No	3	Moderate	In 4x4' planter; enlarged base w/ diving roots; multiple attachments at 6'; wide vase form.
128	Goldenrain tree	6	No	2	Low	In 4x4' planter; enlarged base w/ diving roots; 5' trunk wound S.; poor form and structure; branch dieback.
129	Goldenrain tree	6	No	3	Moderate	In 4x4' planter; raised crown; fused branching; some dieback.
130	Chinese pistache	4	No	3	Moderate	In shrub planting bed; codominant stems at 7'; rounded crown; vigorous.

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Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
18	Marina madrone	9	No	3	Moderate	In tree grate; displacing grate; correcting lean S.; multiple attachments at 7'.
19	Marina madrone	6	No	3	Moderate	In tree grate; leans S.; multiple attachments at 6'.
20	Marina madrone	4	No	3	Moderate	In tree grate; codominant stems at 6'; history of limb removal; correcting bow upper crown.
21	Marina madrone	4	No	3	Moderate	In 6' narrowing shrub planting bed; multiple attachments at 7'; small rounded crown.
22	Marina madrone	5	No	3	Moderate	In 6' shrub planting bed; multiple attachments at 6.5'; rounded crown.
23	Marina madrone	5	No	3	Moderate	In 5' narrowing shrub planting bed; multiple attachments at 6'; slightly yellowing foliage + lacks vigor.
24	Marina madrone	7	No	3	Moderate	In shrub planting bed; history of limb removal; multiple attachments at 6.5'; raised crown.
25	Chinese pistache	8	No	3	Moderate	In shrub planting bed; history of limb removal w/ trunk wound N.W. at tearout; codominant stems at 7'; vigorous.
26	Chinese pistache	5	No	3	Moderate	In shrub planting bed; multiple attachments at 7'; vase form; vigorous.
27	Chinese pistache	4	No	3	Moderate	In 5x5' planter; multiple attachments at 7'; slightly sparse.
28	Chinese pistache	3	No	3	Moderate	In 5x5' planter; multiple attachments at 9'; raised crown.
29	Chinese pistache	3	No	3	Moderate	In 5x5' planter; multiple attachments at 7'; sparse.
30	Chinese pistache	3	No	3	Moderate	In 5x5' planter; sinuous trunk; vase form.
31	Chinese pistache	3	No	3	Moderate	In 5x5' planter; codominant stems at 6'; vase form; more vigorous.
32	Chinese pistache	5	No	3	Moderate	In 8' shrub planting bed; multiple attachments at 8'.
33	Chinese pistache	3	No	1	Low	In 5x5' planter; strong lean N.E.; uprooting; codominant stems at 6.5'.
34	Chinese pistache	3	No	3	Moderate	In 5x5' planter; history of limb removal.
35	Chinese pistache	4	No	3	Moderate	In 5x5' planter; multiple attachments at 7'; history of limb removal; vase crown.

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Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
72	Ginkgo	4	No	4	High	In shrub planting bed; multiple attachments at 3.5'; upright vase form; vigorous.
73	Ginkgo	3	No	3	Moderate	In 3' shrub planting bed; enlarged base w/ circling roots; leans S.; vigorous.
74	Chinese pistache	5	No	3	Moderate	In 4.5' shrub planting bed; multiple attachments at 7'; poor form and structure.
75	Ginkgo	3	No	4	High	In 3' shrub planting bed; leans S.; vigorous.
76	Chinese pistache	5	No	3	Moderate	In 4.5' shrub planting bed; codominant stems at 7'; vigorous.
77	Ginkgo	2	No	3	Moderate	In 3' shrub planting bed; enlarged base; leans S.; vigorous.
78	Chinese pistache	3	No	3	Moderate	In 4.5' shrub planting bed; trunk wound N.; codominant stems at 4'; vigorous.
79	Ginkgo	2	No	3	Moderate	In shrub planting bed; multiple attachments at 4'; lost central leader.
80	Chinese pistache	3	No	3	Moderate	In narrowing 5' shrub planting bed; multiple attachments at 7'; sun scalded trunk.
81	Chinese pistache	5	No	3	Moderate	In 7' shrub planting bed; codominant stems at 6'; raised crown.
82	Marina madrone	6	No	3	Moderate	In shrub planting bed; enlarged base; multiple attachments at 6'; raised crown.
83	Marina madrone	8	No	3	Moderate	In shrub planting bed; enlarged base at grade; removed lateral W.; multiple attachments at 6.5'; raised crown.
84	Marina madrone	7	No	3	Moderate	In shrub planting bed; raised crown; multiple attachments at 6'.
85	Marina madrone	5	No	3	Moderate	In shrub planting bed; enlarged base at grade; multiple attachments at 6'; raised crown; slightly sparse.
86	Marina madrone	5	No	3	Moderate	In shrubs; multiple attachments at 5.5'; raised crown.
87	Marina madrone	5	No	3	Moderate	In shrubs; multiple attachments at 6'; raised crown; lacks vigor.
88	Marina madrone	7	No	4	High	In shrubs; enlarged base; multiple attachments at 6'; vigorous.
89	Crape myrtle	6	No	4	High	In shrub planting bed; vase form; vigorous.
90	Crape myrtle	5	No	4	High	In shrub planting bed; multiple attachments at 6'; slightly crowded by monument sign.

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Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
146	Chinese pistache	4	No	3	Moderate	In 5' shrub planting bed; multiple attachments at 7'; vase crown.
147	Chinese pistache	3	No	3	Moderate	In 5' shrub planting bed; multiple attachments at 7'; vase crown; slightly sparse.
148	Goldenrain tree	4	No	1	Low	In 4x4' planter; girdling root W.; leans S.; 5' trunk wound S.
149	Chinese pistache	2	No	3	Moderate	In 4x4' planter; enlarged base w/ diving root; staked; vase form.
150	Chinese pistache	2	No	3	Moderate	In 4x4' planter; staked; vase form.
151	Goldenrain tree	4	No	3	Moderate	In 4x4' planter; enlarged base w/ girdling roots; codominant stems at 6'; vigorous.
152	Chinese pistache	2	No	3	Moderate	In 4x4' planter; staked; multiple attachments at 5.5'; upright form; vigorous.
153	Chinese pistache	5	No	4	High	In shrub planting bed; codominant stems at 7'; vigorous.
154	Marina madrone	4	No	3	Moderate	In shrub planting bed; multiple attachments at 6'; history of limb removal at attachment; slight lean S.; slightly sparse.
155	Marina madrone	4	No	3	Moderate	In shrub planting bed; multiple attachments at 6'; upright crown; slightly sparse.
156	Marina madrone	5	No	3	Moderate	In shrub planting bed; multiple attachments at 5.5'; vigorous crown.
157	Chinese pistache	4	No	2	Low	In narrowing 5' planting bed; enlarged base w/ girdling roots; multiple attachments at 8'; sparse.
158	Chinese pistache	4	No	3	Moderate	In narrowing 5' planting bed; enlarged base; multiple attachments at 7'.
159	Chinese pistache	2	No	4	High	In 4x4' planter; staked; multiple attachments at 6'; good young tree.
160	Goldenrain tree	4	No	2	Low	In 4x4' planter; enlarged base w/ girdling roots; 4' trunk wound S.; vase form.
161	Chinese pistache	2	No	4	High	In 4x4' planter; staked; vase form; good young tree.
162	Chinese pistache	5	No	3	Moderate	In 4x4' planter; multiple attachments at 7'; history of limb removal; vase form.
163	Goldenrain tree	5	No	3	Moderate	In 4x4' planter; enlarged base w/ girdling roots; codominant stems at 6' w/ included bark.

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Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
36	Chinese pistache	4	No	2	Low	In 5x5' planter; enlarged base w/ girdling roots; trunk wound w/ seam S.E.
37	Chinese pistache	8	No	3	Moderate	In 8' cobble bed w/ filter fabric; multiple attachments 7'; history of limb removal.
38	Chinese pistache	7	No	3	Moderate	In 8' cobble bed w/ filter fabric; history of limb removal; sinuous trunk; removed codominant stem at 7'.
39	Coast redwood	11	Yes	4	High	In shrub planting bed; root barrier at base; typical form and structure; raised crown.
40	Coast redwood	15	Yes	2	Low	In shrub planting bed; topped at 20'; reaction growth on trunk.
41	Marina madrone	6	No	3	Moderate	In shrub planting bed; multiple attachments at 6'; correcting lean E.; open crown.
42	Marina madrone	5	No	3	Moderate	In shrub planting bed; slight lean S.; multiple attachments at 6'; dense crown.
43	Chinese pistache	8	No	3	Moderate	In 8' cobble bed w/ filter fabric; multiple attachments at 7'; open vase form.
44	Chinese pistache	8	No	3	Moderate	In 8' cobble bed w/ filter fabric; removed lateral 6' S.E.; multiple attachments at 7'.
45	Chinese pistache	4	No	3	Moderate	In 5x5' planter; multiple attachments at 7'; slightly sinuous trunk.
46	Chinese pistache	3	No	3	Moderate	In 5x5' planter; codominant stems at 5.5'.
47	Chinese pistache	2	No	3	Moderate	In 5x5' planter; codominant stems at 7'; vase form.
48	Chinese pistache	4	No	3	Moderate	In 8' shrub planting bed; multiple attachments at 5'; vase form.
49	Chinese pistache	5	No	3	Moderate	In 8' shrub planting bed; history of limb removal; raised crown; multiple attachments at 9'; flat-topped form.
50	Chinese pistache	5	No	3	Moderate	In 8' shrub planting bed; multiple attachments at 6.5'; enlarged base; vase form.
51	Chinese pistache	4	No	3	Moderate	In 8' shrub planting bed; multiple attachments at 8'; history of limb removal; raised crown.
52	Ginkgo	2	No	4	High	In 7' shrub planting bed; slight lean N.E.; vigorous; good young tree.
53	Ginkgo	2	No	4	High	In 7' shrub planting bed; leans S.E.; good young tree.

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Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
91	Crape myrtle	6.3	No	3	Moderate	In shrub planting bed; enlarged base; history of limb removal; raised crown; crowded by #90.
92	Chinese pistache	7	No	3	Moderate	In shrub planting bed; surface roots; multiple attachments at 7'; slight bow in trunk.
93	Chinese pistache	8	No	4	High	In shrub planting bed; enlarged base w/ girdling root N.; multiple attachments at 6'; wide vigorous crown.
94	Monterey pine	25	Yes	2	Low	In shrub planting bed; leans S.; surface roots N.; red turpentine beetle infestation; very sparse.
95	Chinese pistache	8	No	4	High	In 8' shrub planting bed; root barrier; vase crown.
96	Chinese pistache	3	No	3	Moderate	In 8' shrub planting bed; codominant stems at 7'; vase crown.
97	Chinese pistache	5	No	3	Moderate	In 8' shrub planting bed; multiple attachments at 7'; raised crown.
98	Chinese pistache	3	No	3	Moderate	In 4x4' planter; staked; codominant stems at 6'; upright form.
99	Chinese pistache	3	No	3	Moderate	In 4x4' planter; enlarged base w/ girdling root; multiple attachments at 7'; upright crown.
100	Chinese pistache	3	No	3	Moderate	In 4x4' planter; codominant stems at 7'; enlarged base; vase crown.
101	Chinese pistache	3	No	3	Moderate	In 4x4' planter; multiple attachments at 7'; vase form.
102	Chinese pistache	4	No	3	Moderate	In 8' planting bed; codominant stems at 8'; vase crown.
103	Chinese pistache	4	No	3	Moderate	In 8' planting bed; multiple attachments 7'; vase crown.
104	Chinese pistache	4	No	3	Moderate	In 4' shrub planting bed; enlarged base; rounded crown.
105	Chinese pistache	6	No	3	Moderate	In 4' shrub planting bed; multiple attachments at 7'; vase crown.
106	Chinese pistache	3	No	4	High	In 4x4' planter; multiple attachments at 6.5'; good young tree.
107	Chinese pistache	3	No	3	Moderate	In 4x4' planter; codominant stems at 6'; vase crown.
108	Chinese pistache	2	No	3	Moderate	In 4x4' planter; small rangy form.
109	Chinese pistache	2	No	3	Moderate	In 4x4' planter; multiple attachments at 7'; rounded crown.
110	Chinese pistache	2	No	3	Moderate	In 4x4' planter; codominant stems at 7'; rounded crown.
111	Chinese pistache	2	No	3	Moderate	In 4x4' planter; multiple attachments at 6.5'; vase crown.
112	Chinese pistache	5	No	3	Moderate	In shrub planting bed; multiple attachments at 8'; rounded crown.

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Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
164	Chinese pistache	2	No	3	Moderate	In 4x4' planter; staked; multiple attachments at 5.5'; slight lean E.
165	Goldenrain tree	4	No	2	Low	In 4x4' planter; sun scald and trunk wound S.; correcting lean W.; high crown.
166	Goldenrain tree	7	No	3	Moderate	In 4x4' planter; enlarged base w/ diving roots; multiple attachments at 7'; branch dieback; wide crown.
167	Chinese pistache	4	No	3	Moderate	In 4' mulch bed; sunscald and trunk wound S.; codominant stems at 6'; vigorous.
168	Chinese pistache	5	No	4	High	In 4' mulch bed; enlarged base; multiple attachments at 7'; rounded crown; vigorous.
169	Chinese pistache	4	No	3	Moderate	In shrub planting bed; multiple attachments at 7'; history of limb removal; vase form.
170	Chinese pistache	5	No	3	Moderate	In shrub planting bed; enlarged base; multiple attachments at 8'; vase form.
171	Goldenrain tree	3	No	1	Low	In 4x4' planter; leans S.; sun scald and S. w/ trunk wound.
172	Goldenrain tree	4	No	2	Low	In 4x4' planter; small trunk wound S.; codominant stems at 5.5'; enlarged base; slightly sparse.
173	Chinese pistache	5	No	3	Moderate	In



