

ISSUED FOR:
Date of Submission:

FORMAL CITY SUBMITTAL
2023 0227

Charleston Mountain View Owner, LLC

ARCHITECT:

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2400-2470 Charleston Rd.
Mountain View, CA 94043



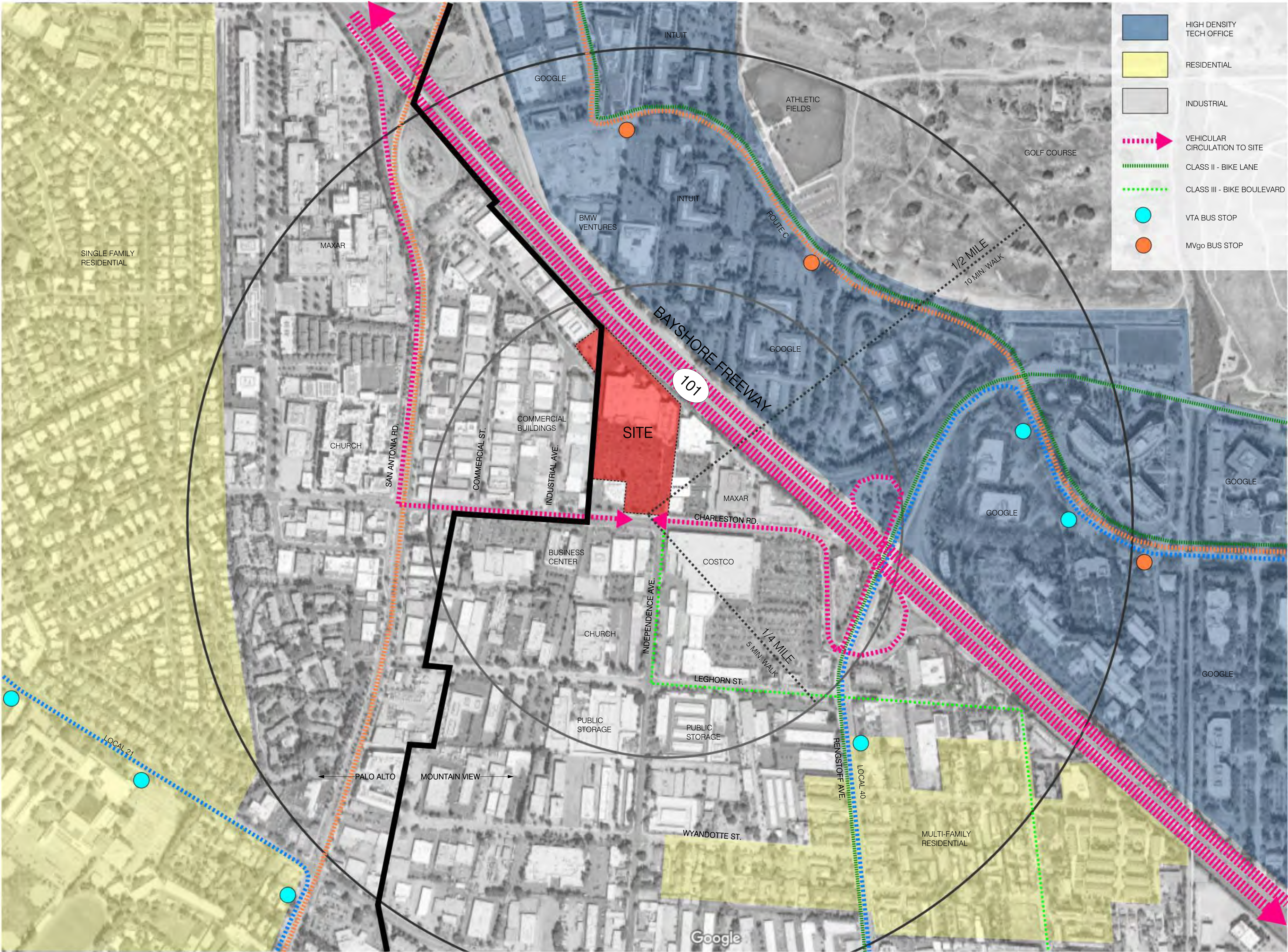
MODIFICATION TO CONDITIONAL USE PERMIT AND DEVELOPMENT REVIEW PERMIT
FORMAL CITY SUBMITTAL



PRESIDIO BAY
VENTURES

OTJ
ARCHITECTS

PROJECT SUMMARY												VICINITY MAP												DRAWING INDEX												<div>OTJ ARCHITECTS</div> <div>CLIENT</div> <div><div></div><div>PRESIDIO BAY VENTURES</div></div> <div>Charleston Mountain View Owner, LLC</div> <div>2400-2470 Charleston Rd. Mountain View, CA 94043</div> <div>CONSULTANTS</div> <div>SEAL / SIGNATURE</div> <div>ISSUES</div> <table><thead><tr><th>REVISION NUMBER</th><th>DESCRIPTION</th><th>DATE</th></tr></thead><tbody><tr><td>4</td><td>FORMAL CITY SUBMITTAL - REVISIONS</td><td>2022 0909</td></tr><tr><td>3</td><td>FORMAL CITY SUBMITTAL - REVISIONS</td><td>2022 0624</td></tr></tbody></table> <div>FILE INFORMATION</div> <div>Project No: 9950.00 Drawn By: Author Checked By: Checker Proj. Phase: PLANNING</div> <div>SHEET NAME</div> <div>PROJECT INFORMATION AND DRAWING INDEX</div> <div>G000</div> <div>© 2020 OTJ Architects, Inc.</div>			REVISION NUMBER	DESCRIPTION	DATE	4	FORMAL CITY SUBMITTAL - REVISIONS	2022 0909	3	FORMAL CITY SUBMITTAL - REVISIONS	2022 0624																																																																																																																																																	
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<p>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.</p> <p>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.</p> <p>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.</p> <p>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 façade 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.</p> <p>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.</p> <p>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.</p>																								<table><thead><tr><th>SHEET NUMBER</th><th>SHEET NAME</th></tr></thead><tbody><tr><td colspan="2">ARCHITECTURAL</td></tr><tr><td>G000</td><td>PROJECT INFORMATION AND DRAWING INDEX</td></tr><tr><td>G001</td><td>LEED SCORECARD</td></tr><tr><td>G002</td><td>NEIGHBORHOOD CONTEX</td></tr><tr><td>G003</td><td>EXISTING SITE CONDITIONS</td></tr><tr><td>G004</td><td>EXISTING SITE CONDITIONS</td></tr><tr><td>G005</td><td>FAR CALCULATIONS</td></tr><tr><td>G006</td><td>SHADOW STUDY</td></tr><tr><td>G007</td><td>CONTEXT SITE PLAN</td></tr><tr><td colspan="2">ARCHITECTURAL</td></tr><tr><td>A000</td><td>EXISTING SITE PLAN</td></tr><tr><td>A001</td><td>SITE - CIRCULATION</td></tr><tr><td>A002</td><td>SITE PLAN - OVERALL</td></tr><tr><td>A003</td><td>SITE PLAN - ENLARGED</td></tr><tr><td>A004</td><td>SITE PLAN - ENLARGED</td></tr><tr><td>A005</td><td>PERSPECTIVE VIEWS</td></tr><tr><td>A006</td><td>PERSPECTIVE VIEWS</td></tr><tr><td>A007</td><td>PERSPECTIVE VIEWS</td></tr><tr><td>A008</td><td>PERSPECTIVE VIEWS</td></tr><tr><td>A009</td><td>PERSPECTIVE VIEWS</td></tr><tr><td>A010</td><td>PERSPECTIVE VIEWS</td></tr><tr><td>A011</td><td>PERSPECTIVE VIEWS</td></tr><tr><td>A100</td><td>EXISTING L1 FLOOR PLAN</td></tr><tr><td>A101</td><td>PLAN LEVEL 1</td></tr><tr><td>A102</td><td>PLAN MEZZANINE</td></tr><tr><td>A103</td><td>ROOF PLAN</td></tr><tr><td>A200</td><td>ELEVATIONS</td></tr><tr><td>A201</td><td>ELEVATIONS</td></tr><tr><td>A202</td><td>ELEVATIONS</td></tr><tr><td>A203</td><td>ELEVATIONS</td></tr><tr><td>A204</td><td>PETSMART (M4)</td></tr><tr><td>A300</td><td>SECTIONS</td></tr><tr><td>A301</td><td>SECTIONS</td></tr><tr><td>A302</td><td>CONDITIONS AT PROPERTY LINE</td></tr><tr><td>A430</td><td>WALL SECTION</td></tr><tr><td>A500</td><td>DETAILS</td></tr><tr><td>A501</td><td>MATERIALS AND COLORS</td></tr><tr><td>A502</td><td>TRASH ENCLOSURE & SECURITY GATE</td></tr><tr><td colspan="2">LANDSCAPE</td></tr><tr><td>L-1.0</td><td>OVERALL LANDSCAPE PLAN</td></tr><tr><td>L-1.1</td><td>ILLUSTRATIVE LANDSCAPE PLAN</td></tr><tr><td>L-1.2</td><td>LANDSCAPE IMAGRY</td></tr><tr><td>L-1.3</td><td>LANDSCAPE PLAN ENLARGEMENT - 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ARCHITECT: OTJ ARCHITECTS 344 KEARNY STREET SAN FRANCISCO, CA 94108 CONTACT: CHRIS TALBOTT TALBOTT@OTJ.COM				LANDSCAPE ARCHITECT: THE GUZZARDO PARTNERSHIP INC. 181 GREENWICH STREET SAN FRANCISCO, CA 94111 CONTACT: COLIN BLY CBL@TGP-INC.COM				PARKING CONSULTANT: HEXAGON TRANSPORTATION CONSULTANTS INC. 100 CENTURY CENTER CT. SUITE 501 SAN JOSE, CA 95112 CONTACT: GARY BLACK GBLACK@HEXTRANS.COM																																																																																																																																																																																								
STRUCTURAL ENGINEER: DCI ENGINEERS 135 MAIN STREET SUITE 1800 SAN FRANCISCO, CA 94105 CONTACT: JEFF BRINK JBRINK@DCI-ENGINEERS.COM				CIVIL ENGINEER: BKF ENGINEERS 150 CALIFORNIA STREET SAN FRANCISCO, CA 94111 CONTACT: JOSEPH YOUNG JYOUNG@BKF.COM				MECHANICAL ENGINEER: EXP ENGINEERS 451 MONTGOMERY STREET SAN FRANCISCO, CA 94111 CONTACT: JOSE GONZALES JOSE.GONZALES@EXP.COM																																																																																																																																																																																								
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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	2022 0909
3	REVISIONS	
3	FORMAL CITY SUBMITTAL	2022 0624

FILE INFORMATION

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

SHEET NAME

NEIGHBORHOOD
CONTEX



G002

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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 ACESS/LOADING ACESS ROAD



7. M1 LOADING FROM REAR ACCESS ROAD



8. BUILDING M1 FIRE ACESS/LOADING ACESS ROAD

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SHEET NAME

EXISTING SITE
CONDITIONS

G003

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1. VIEW SOUTHEAST ON CHARLESTON RD. TOWARDS COSTCO



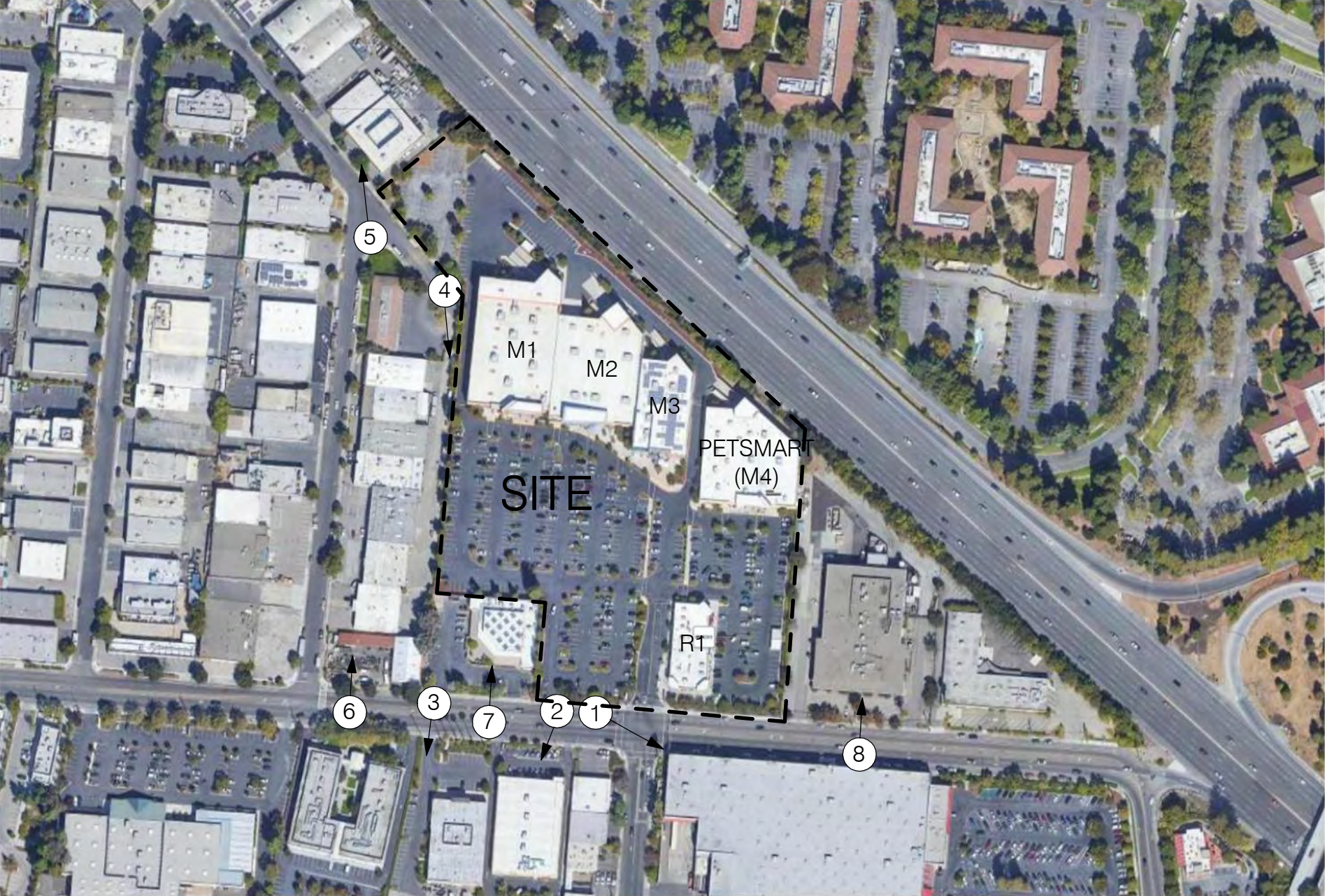
2. VIEW SOUTH ON CHARLESTON, ACROSS FROM PROJECT SITE



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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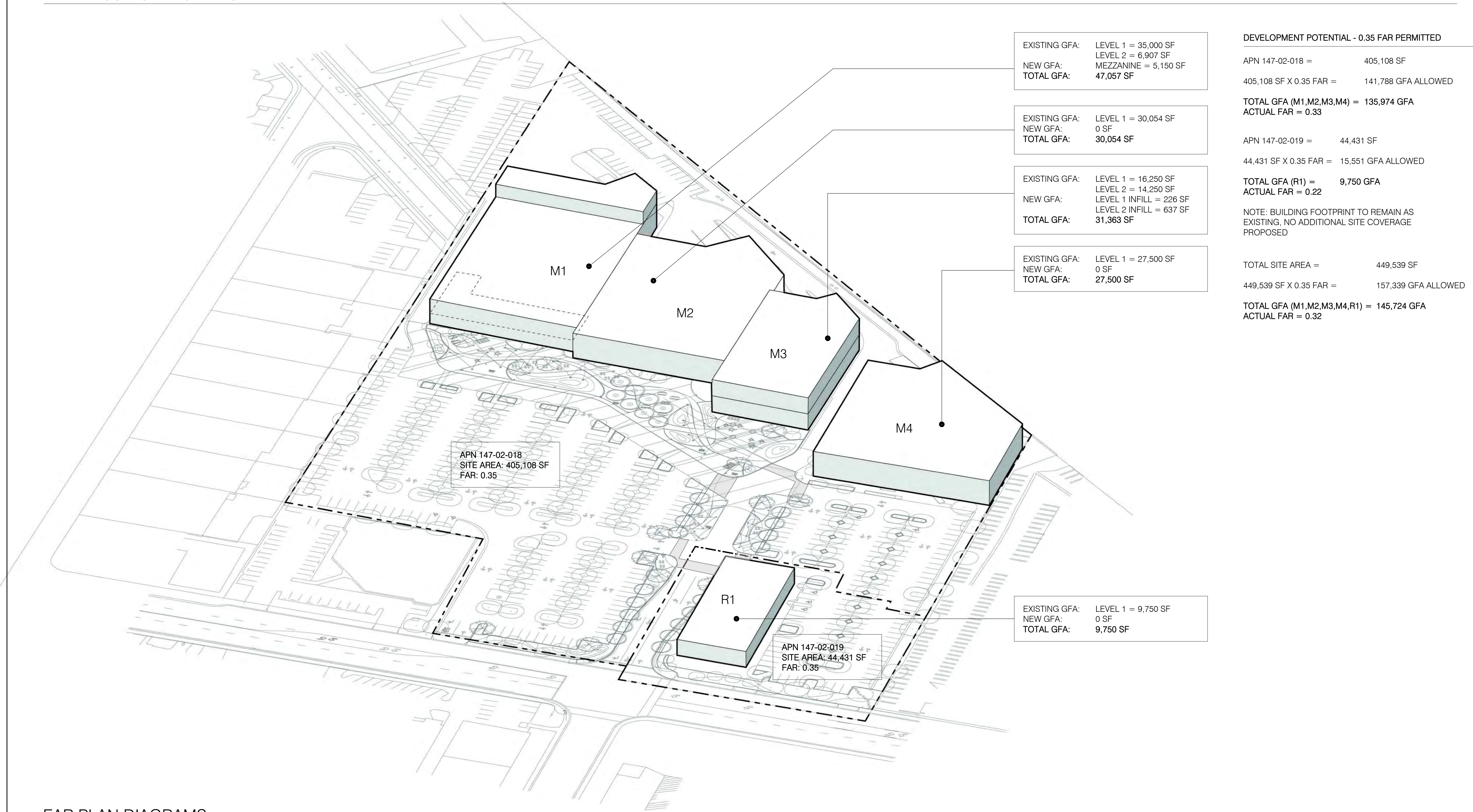
SHEET NAME

EXISTING SITE
CONDITIONS

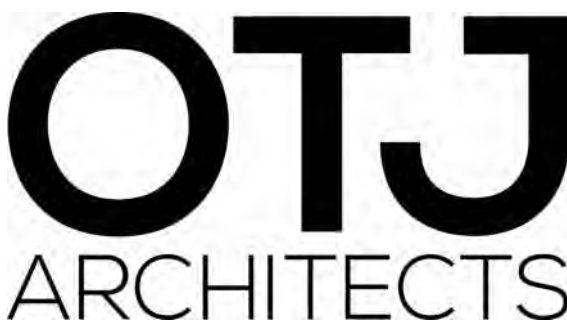
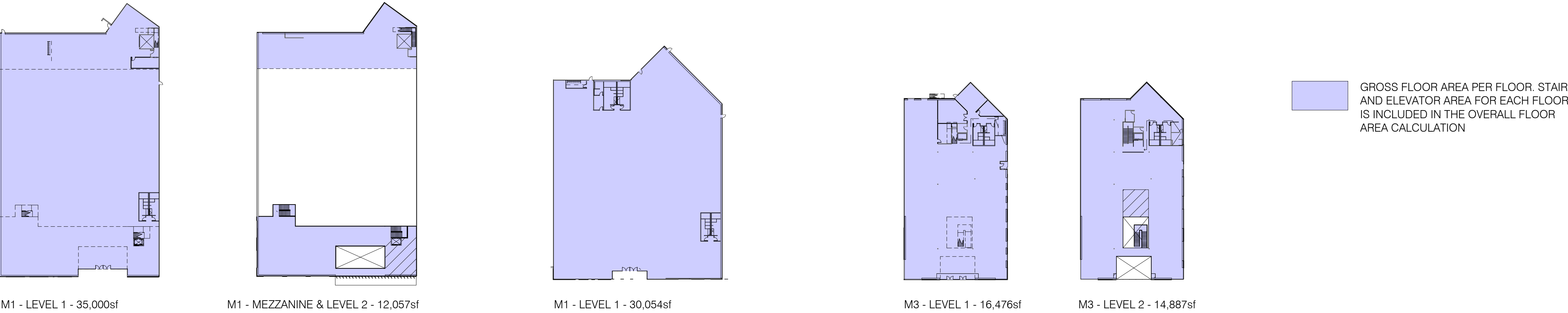
G004

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FAR MASSING DIAGRAMS



FAR PLAN DIAGRAMS



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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

FAR CALCULATIONS

1" = 60'-0"

G005

WINTER SOLSTICE



WINTER SOLSTICE - 9AM



WINTER SOLSTICE - 12PM



WINTER SOLSTICE - 3PM

SUMMER SOLSTICE



SUMMER SOLSTICE - 9AM



SUMMER SOLSTICE - 12PM



SUMMER SOLSTICE - 3PM

SPRING/AUTUM
EQUINOX



SPRING/AUTUM EQUINOX - 9AM



SPRING/AUTUM EQUINOX - 12PM



SPRING/AUTUM EQUINOX - 3PM

NOTE: NEW OVERLL BUILDING PARAPET HEIGHTS
ARE EQUAL TO, OR LOWER THAN EXISTING
HEIGHTS. SHADOW EXTENT HAS NOT INCREASED
FROM EXISTING. NEW MECHANICAL SCREENS DO
NOT AFFECT SHADOW CAST EXTENT.

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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

SHADOW STUDY

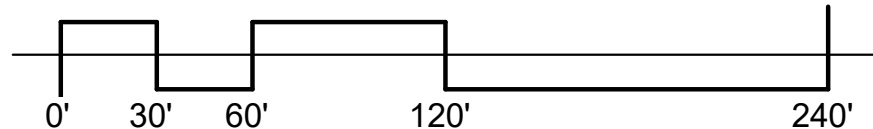


G006

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



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ISSUES	REVISION NUMBER	DESCRIPTION	DATE
5	FORMAL CITY SUBMITTAL	2023 0227	
4	FORMAL CITY SUBMITTAL	2022 0909	
3	REVISIONS		
3	FORMAL CITY SUBMITTAL	2022 0624	

FILE INFORMATION

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

SHEET NAME

SITE PLAN - OVERALL

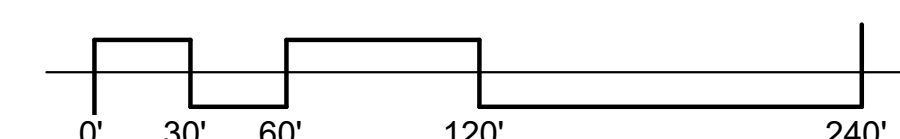
1" = 60'-0"

A002

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



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REVISION NUMBER	DESCRIPTION	DATE
--------------------	-------------	------

5	FORMAL CITY SUBMITTAL	2023 0227
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3	REVISIONS	
2	FORMAL CITY SUBMITTAL	2022 0624

FILE INFORMATION

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

SHEET NAME

SITE PLAN - ENLARGED

1" = 30'-0"

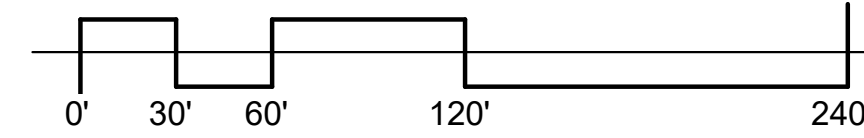
A003

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BM 360 / S12 09950.00 Charleston Plaza R21 / S12 - 9950.00 Charleston Plaza SD 21.rvt



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



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

FILE INFORMATION

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

SHEET NAME

SITE PLAN - ENLARGED

A004

1" = 30'-0"

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BM 360 / S12-09950.00 Charleston Plaza R21/S12 - 9950.00_Charmston Plaza SD_21.rvt



1 PROJECT AERIAL

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4	FORMAL CITY SUBMITTAL	2022 0909
-	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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NUMBER		
5	FORMAL CITY SUBMITTAL	2023 0227
4	FORMAL CITY SUBMITTAL	2022 0909
	- 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

A006

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1 NORTHEAST VIEW FROM AMENITY PLAZA

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NUMBER		
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	- REVISIONS	
3	FORMAL CITY SUBMITTAL	2022 0624

FILE INFORMATION

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PERSPECTIVE VIEWS

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

5

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-	REVISIONS	
3	FORMAL CITY SUBMITTAL	2022 0624

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1 ENTRY PLAZA

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- REVISIONS		
3	FORMAL CITY SUBMITTAL	2022 0624

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PERSPECTIVE VIEWS

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1 PROJECT ENTRY CORRIDOR

5

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-	REVISIONS	
3	FORMAL CITY SUBMITTAL	2022 0624

FILE INFORMATION

Project No: 9950.00
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PERSPECTIVE VIEWS

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1 PETSMART AERIAL VIEW

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

FILE INFORMATION

Project No: 9950.00
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PERSPECTIVE VIEWS

A011

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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

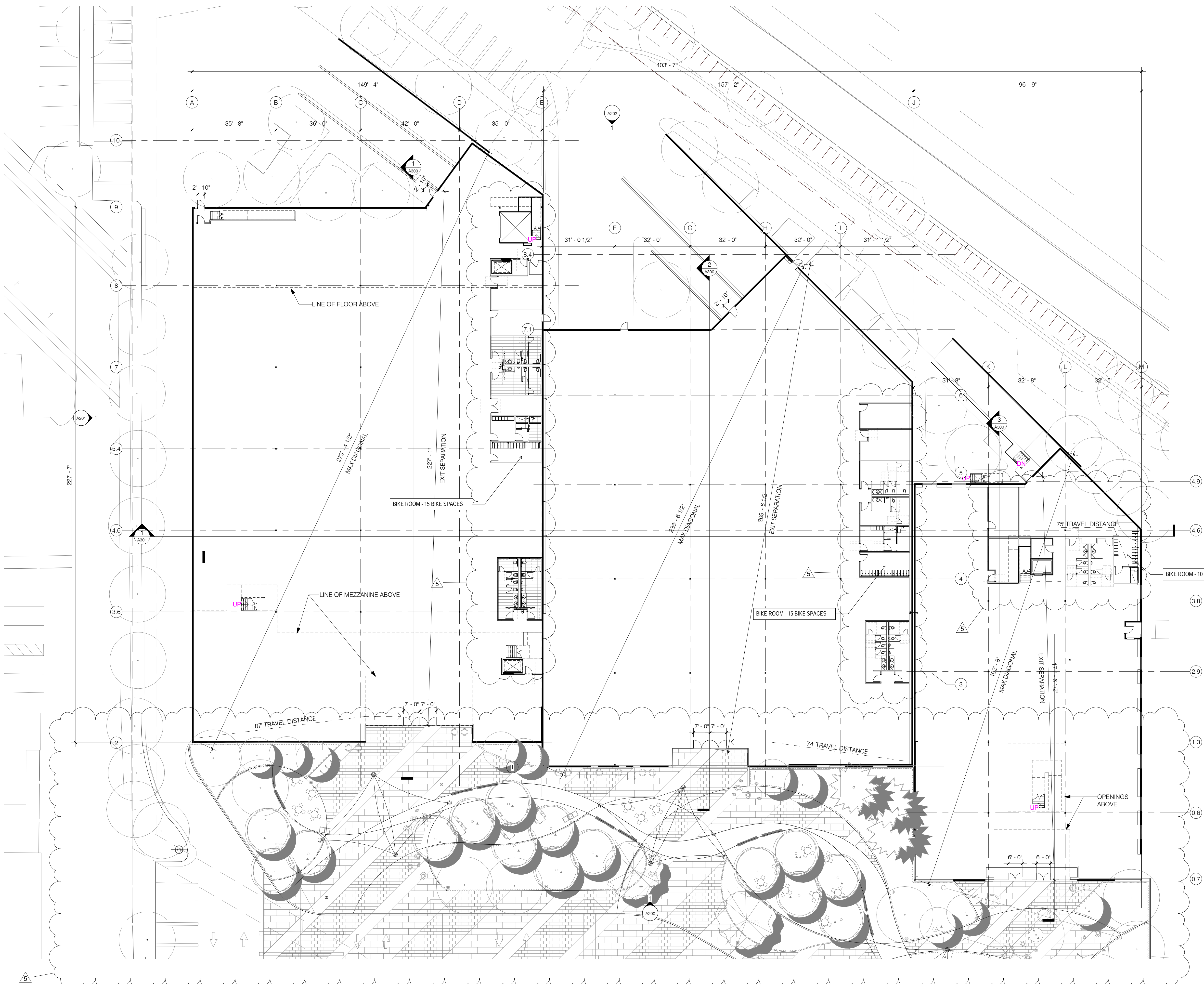
SHEET NAME

PLAN LEVEL 1


$$1^{\text{h}} = 20^{\text{h}} - 0^{\text{h}}$$

A101

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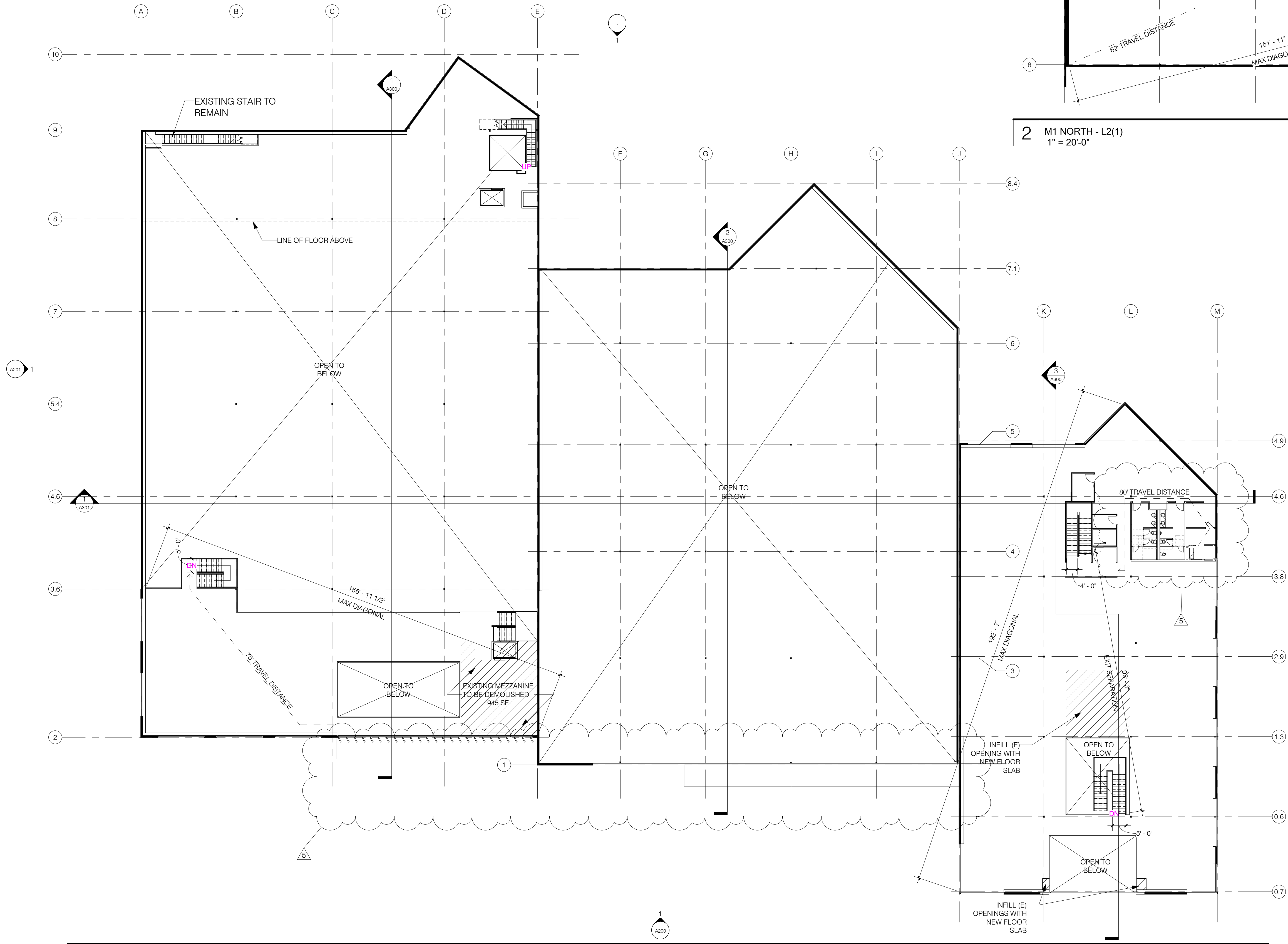
MEANS OF EGRESS SIZING

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

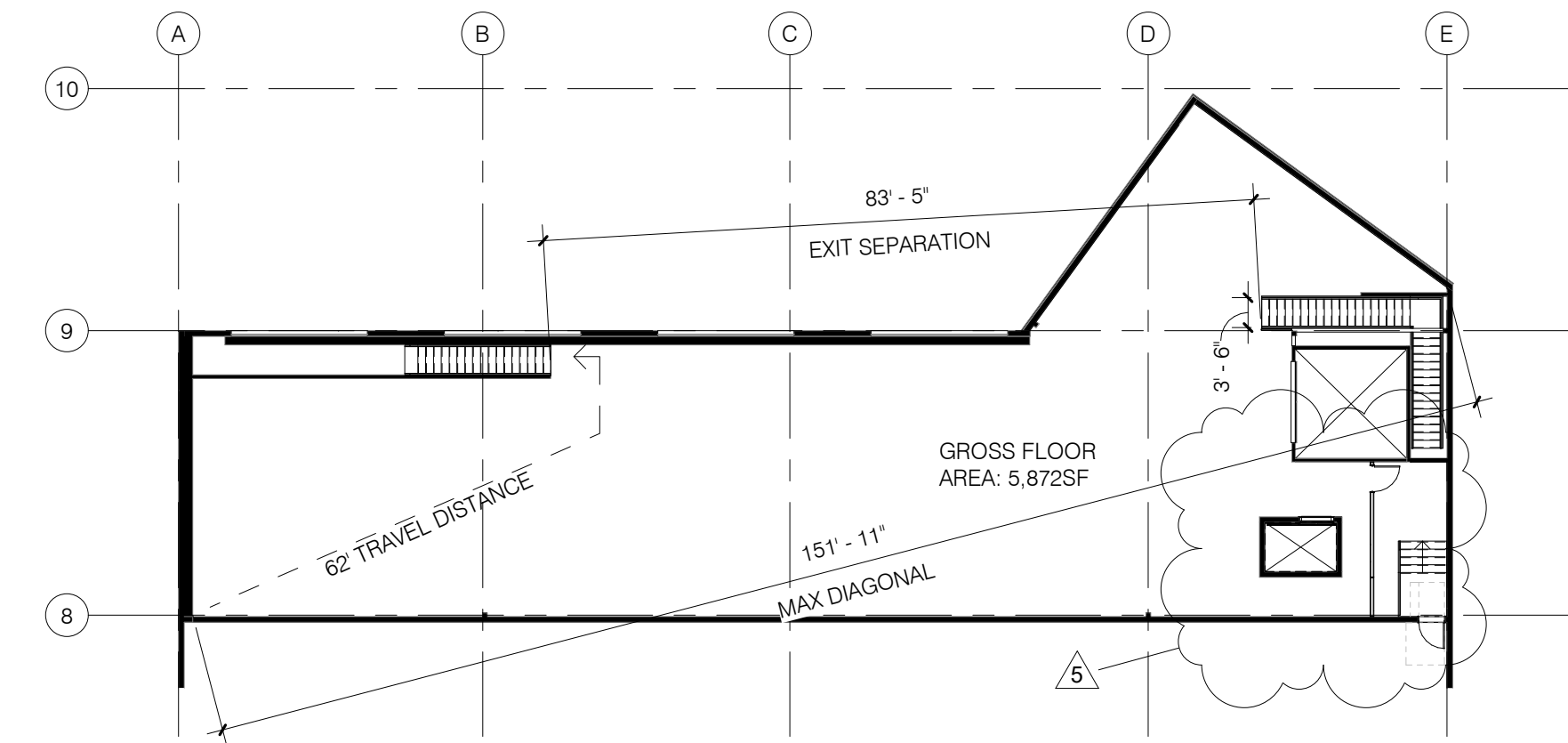
M2	
GROSS BUSINESS AREA	A. 29,805 SF
OCCUPANT LOAD: (A / 150 OLF)	B. 198.7
EXIT CAPACITY REQUIRED: (B * 0.2')	C. 39.74'
EXIT CAPACITY PROVIDED:	D. 270'
EXITS REQUIRED:	E. 2
EXITS PROVIDED:	F. 5

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

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

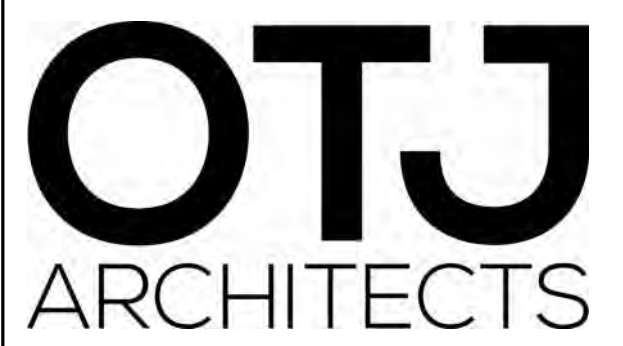


1 M1 MEZZANINE AND M3 LEVEL 2
1" = 20'-0"



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

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



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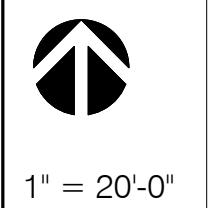
ISSUES	DESCRIPTION	DATE
REVISION NUMBER		
5	FORMAL CITY SUBMITTAL	2023 0227
4	FORMAL CITY SUBMITTAL	2022 0909
-	REVISIONS	
3	FORMAL CITY SUBMITTAL	2022 0624

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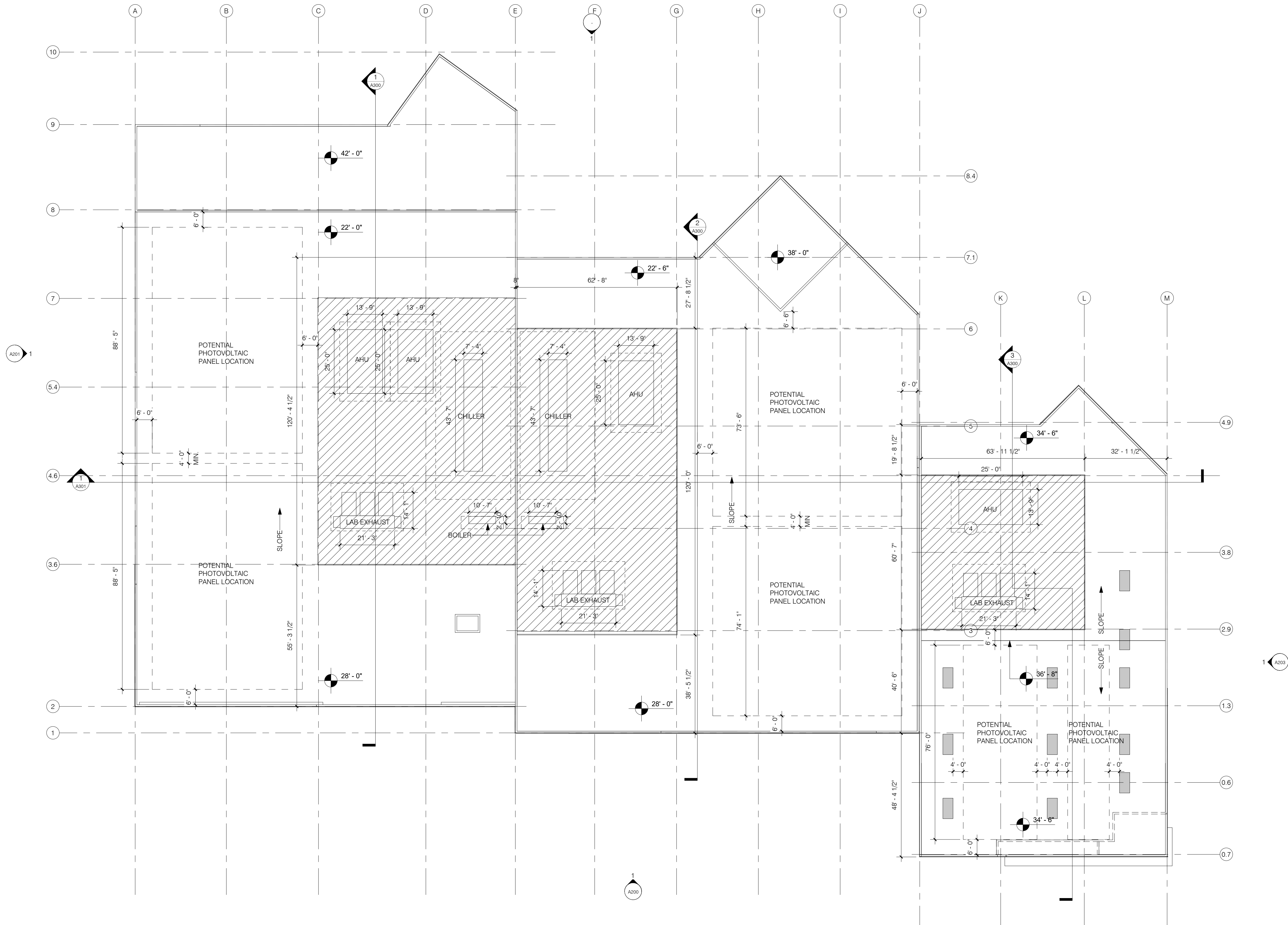
Project No: 9950.00
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Proj. Phase: PLANNING

SHEET NAME

PLAN MEZZANINE



A102



1 R2
1" = 20'-0"

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FILE INFORMATION

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

SHEET NAME

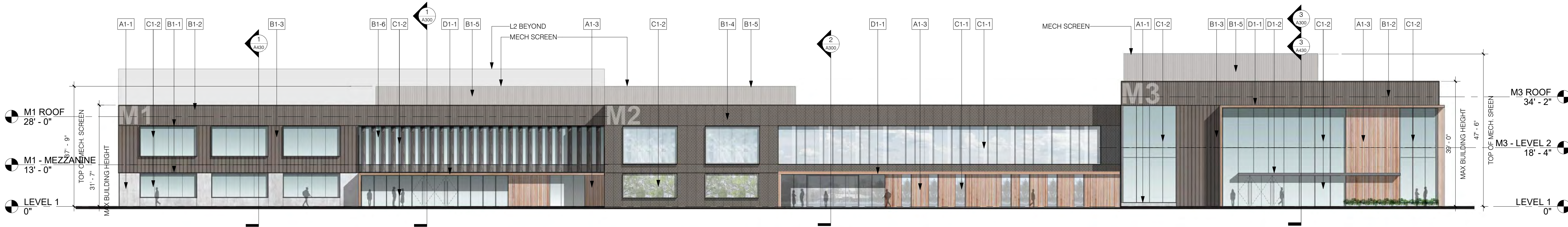
ROOF PLAN



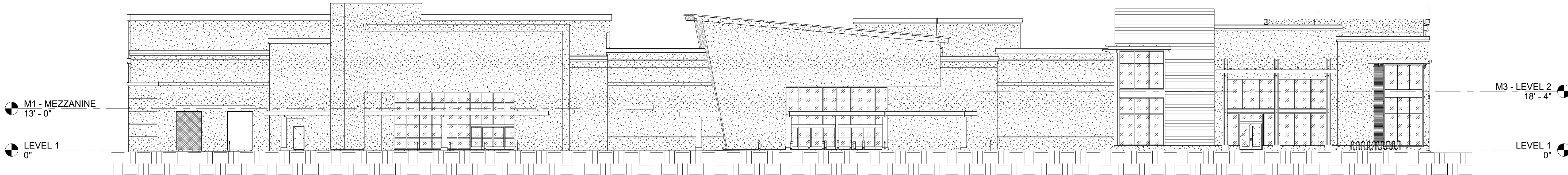
1" = 20'-0"

A103

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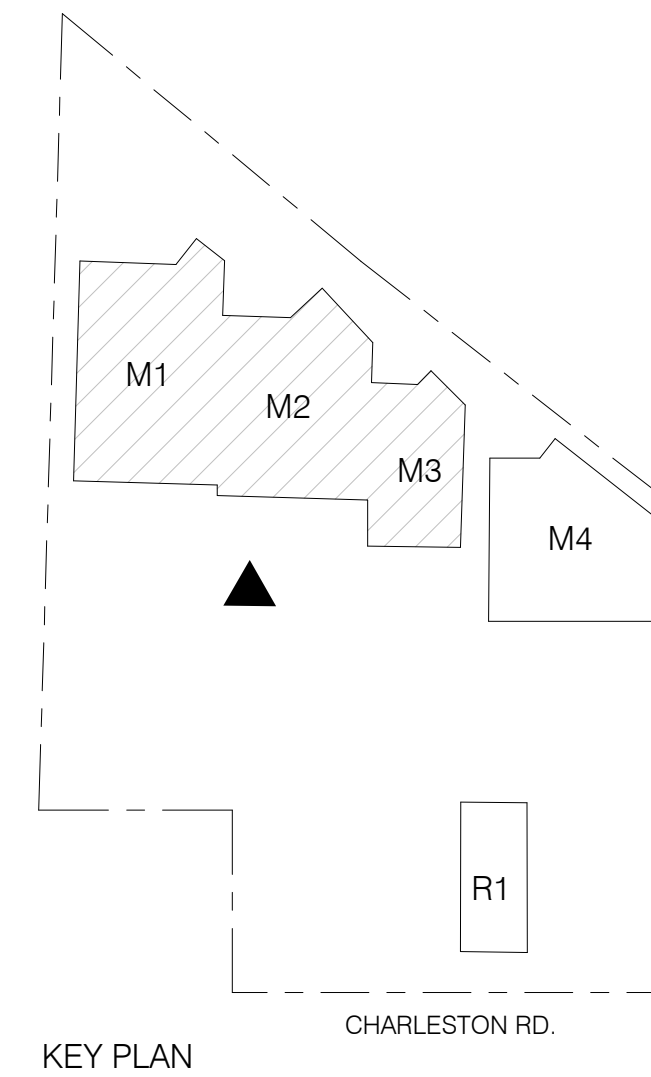
1 ELEVATION - SOUTH
1/16" = 1'-0"



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

NOTE: ALL MEASUREMENTS FROM TOP EXISTING/PLANNED CURB.
PER CIVIL SURVEY, CURB IS 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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FILE INFORMATION

Project No: 9950.00
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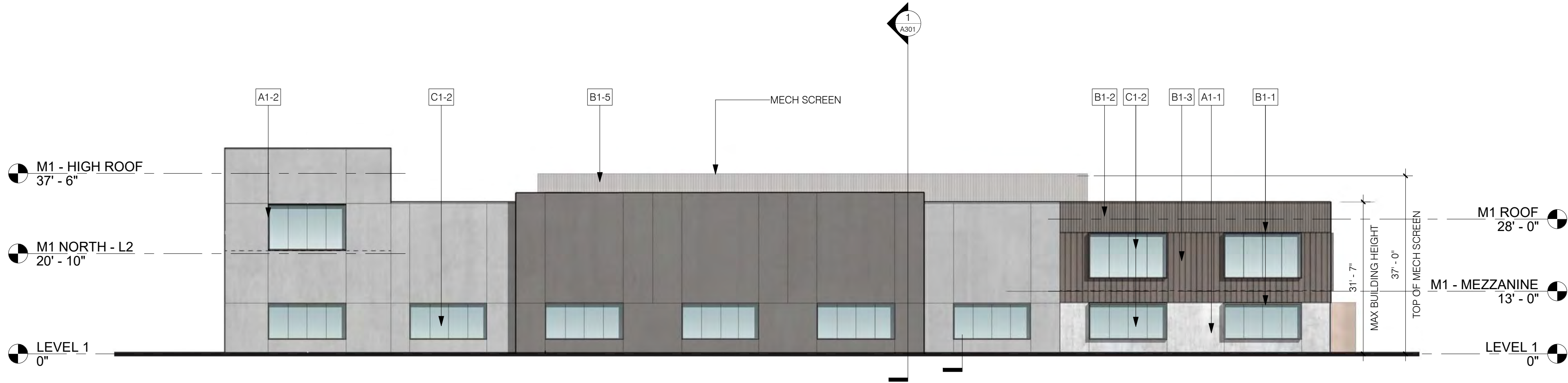
SHEET NAME

ELEVATIONS

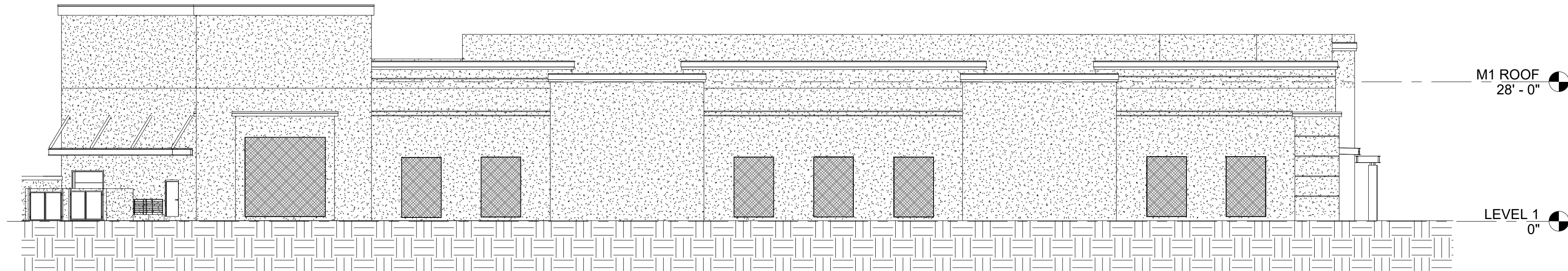
As
indicated

A200

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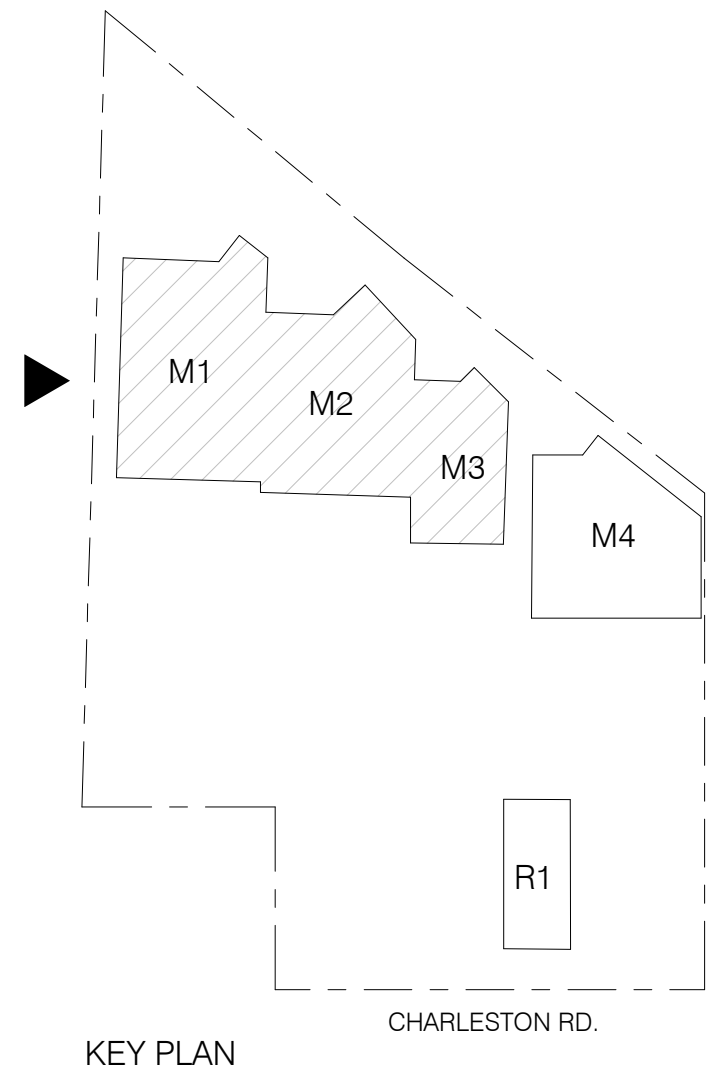
1 ELEVATION - WEST
1/16" = 1'-0"



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

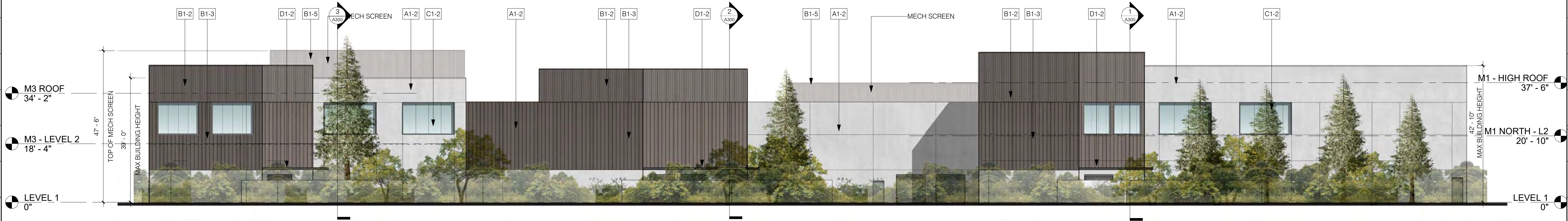
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ELEVATIONS

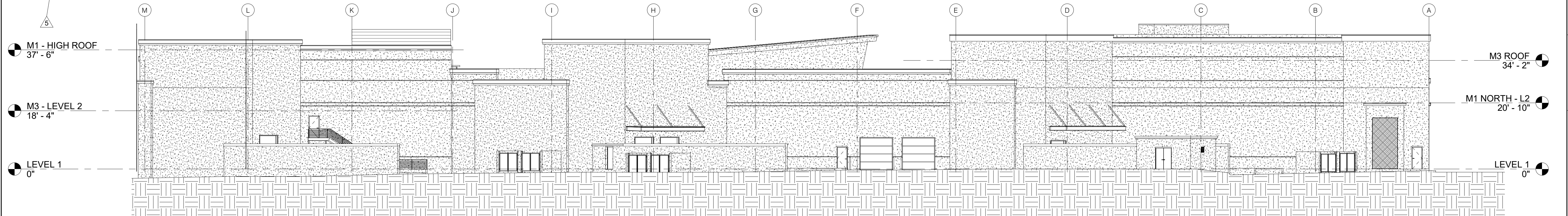
As
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A201

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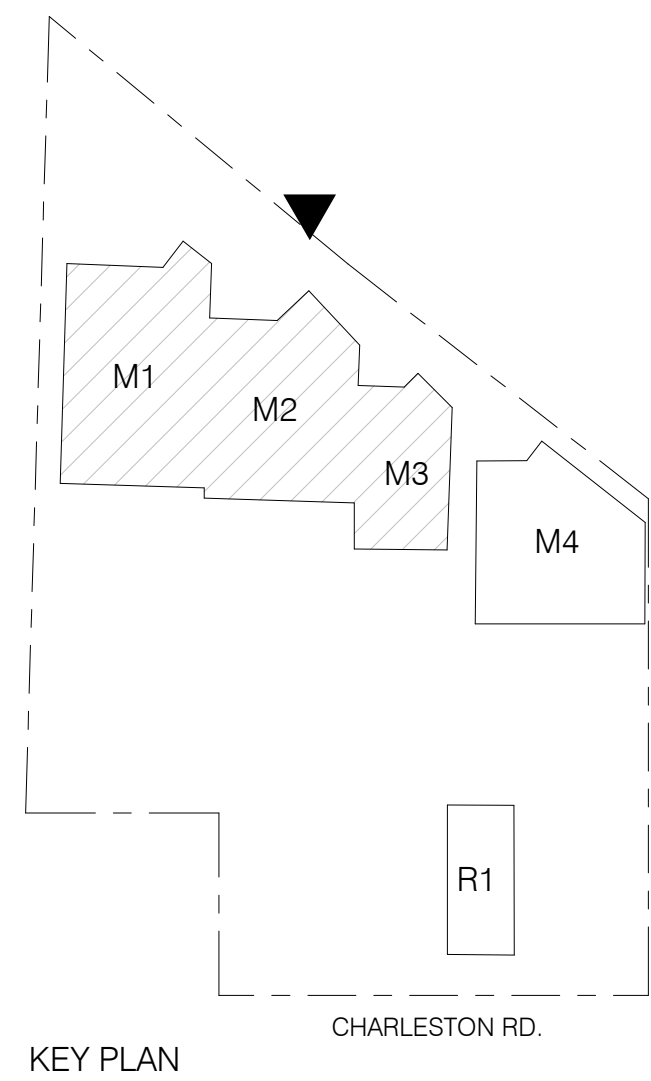
1 ELEVATION - NORTH
1/16" = 1'-0"




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	
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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ELEVATIONS

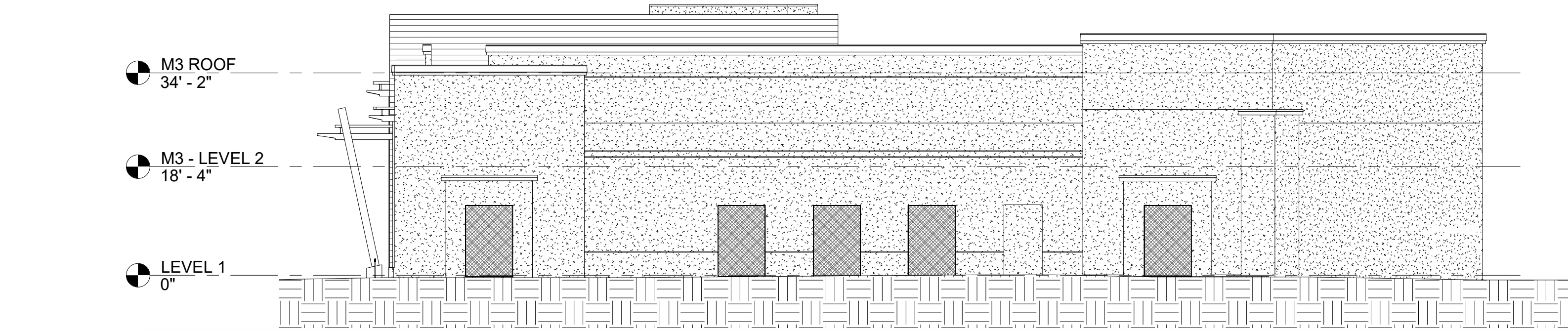
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A202

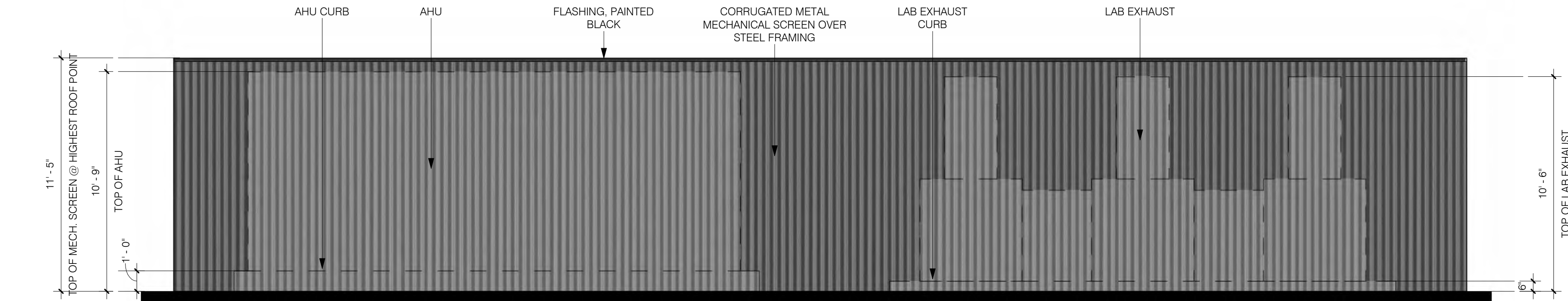
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1 ELEVATION - EAST
1/16" = 1'-0"



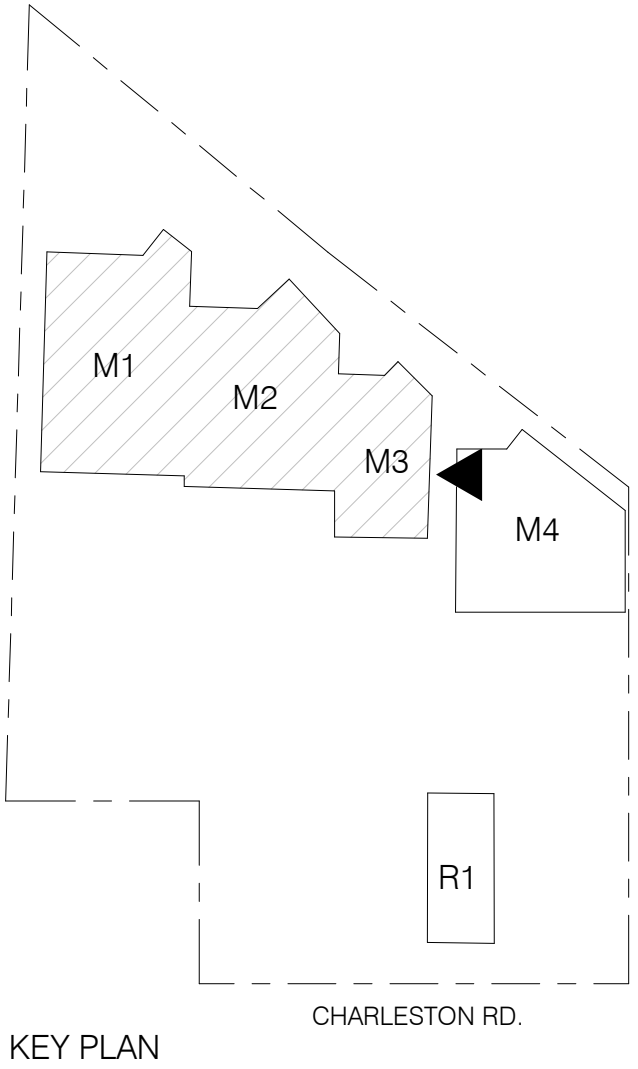
2 ELEVATION - EXISTING EAST
1/16" = 1'-0"



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

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



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Project No: 9950.00
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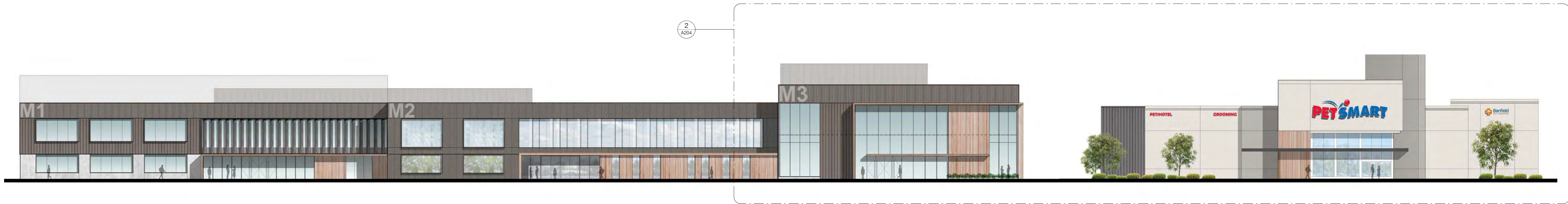
SHEET NAME

ELEVATIONS

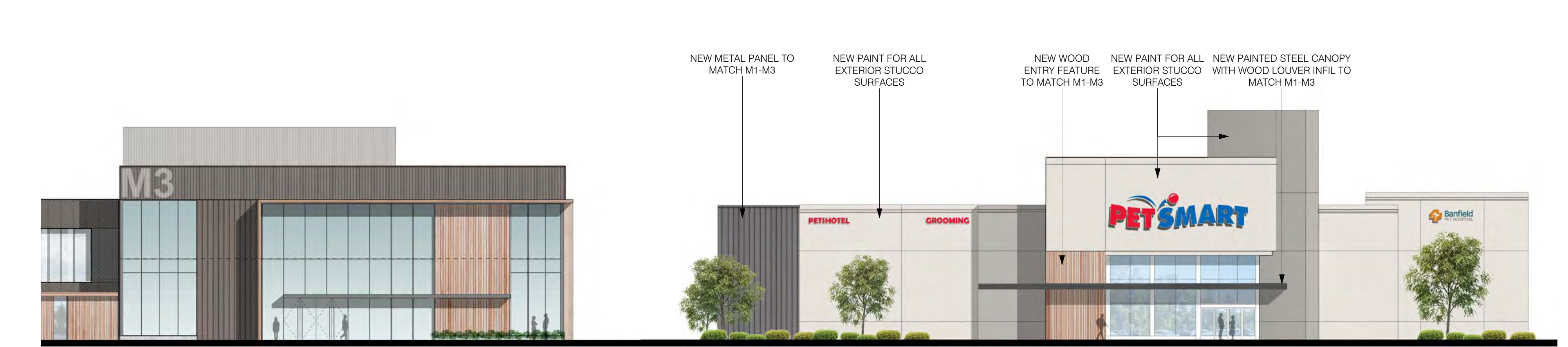
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A203

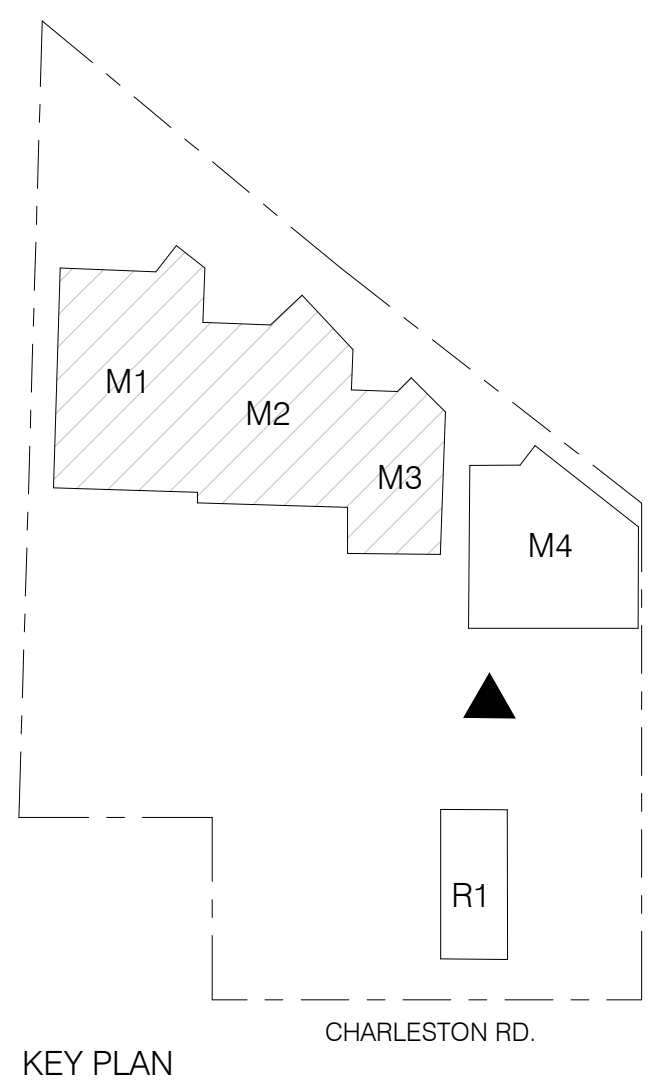
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1 PETSMART PROPOSED OVERALL ELEVATION



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



3 PROPOSED PETSMART MODIFICATIONS

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3	FORMAL CITY SUBMITTAL	2022 0624	

FILE INFORMATION

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

SHEET NAME

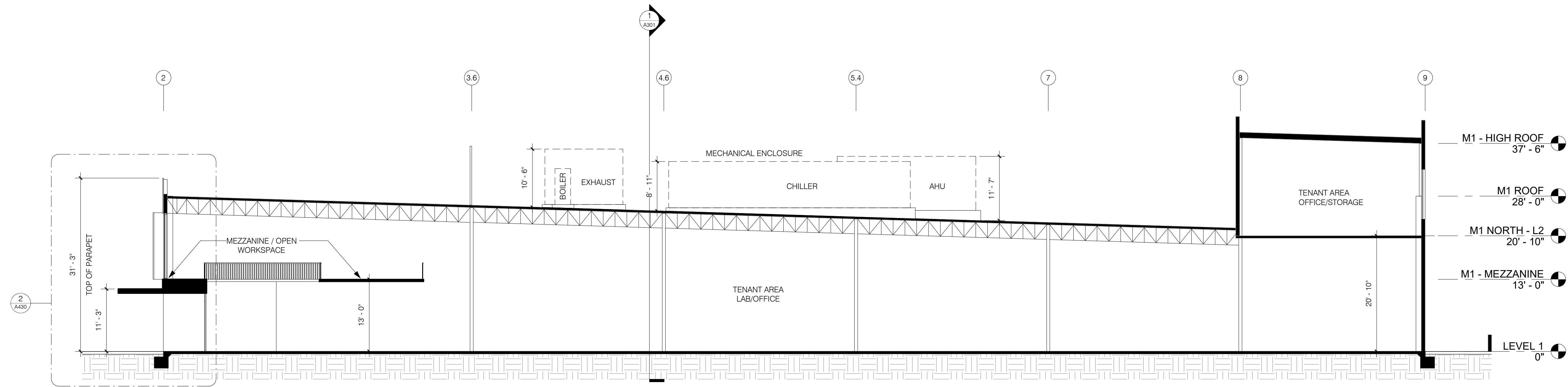
PETSMART (M4)



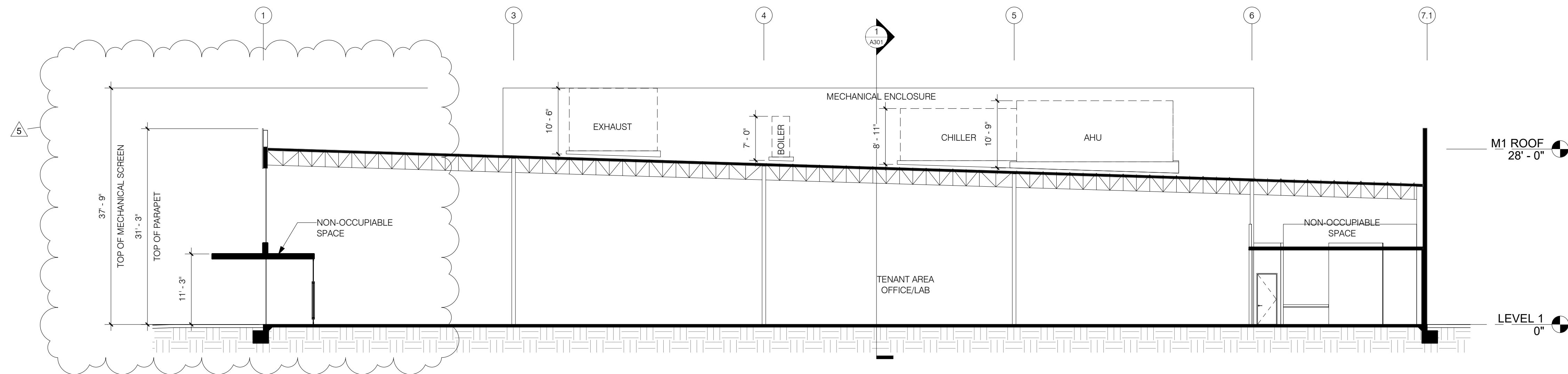
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A204

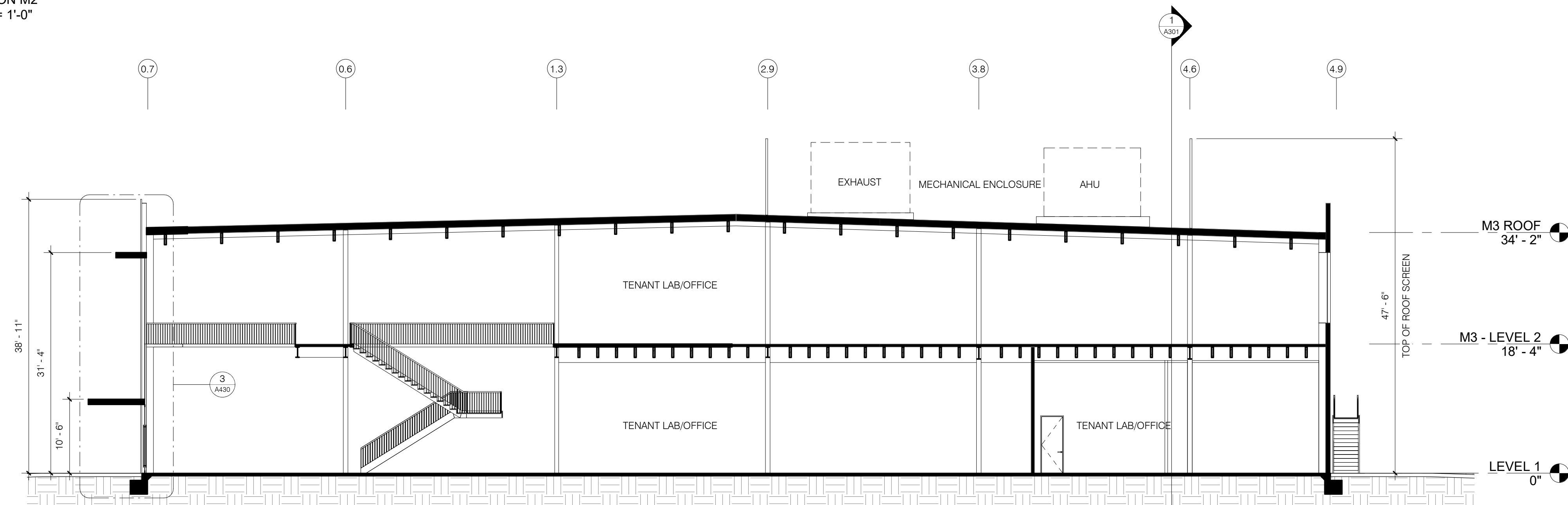
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1 SECTION M1
3/32" = 1'-0"

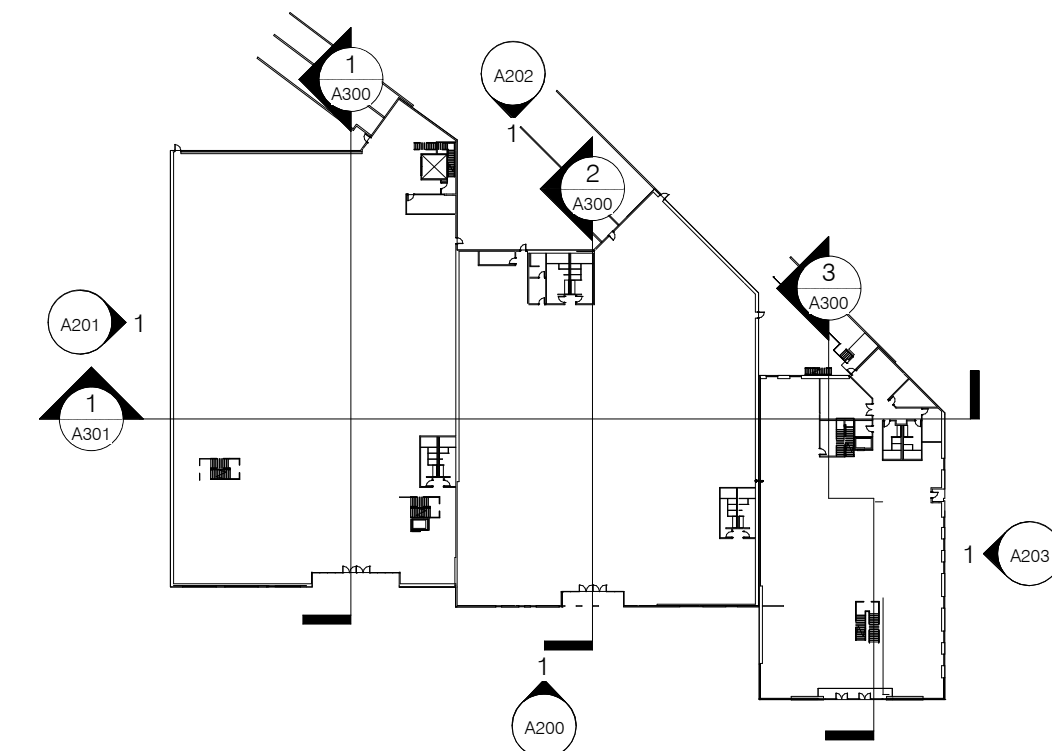


2 SECTION M2
3/32" = 1'-0"



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

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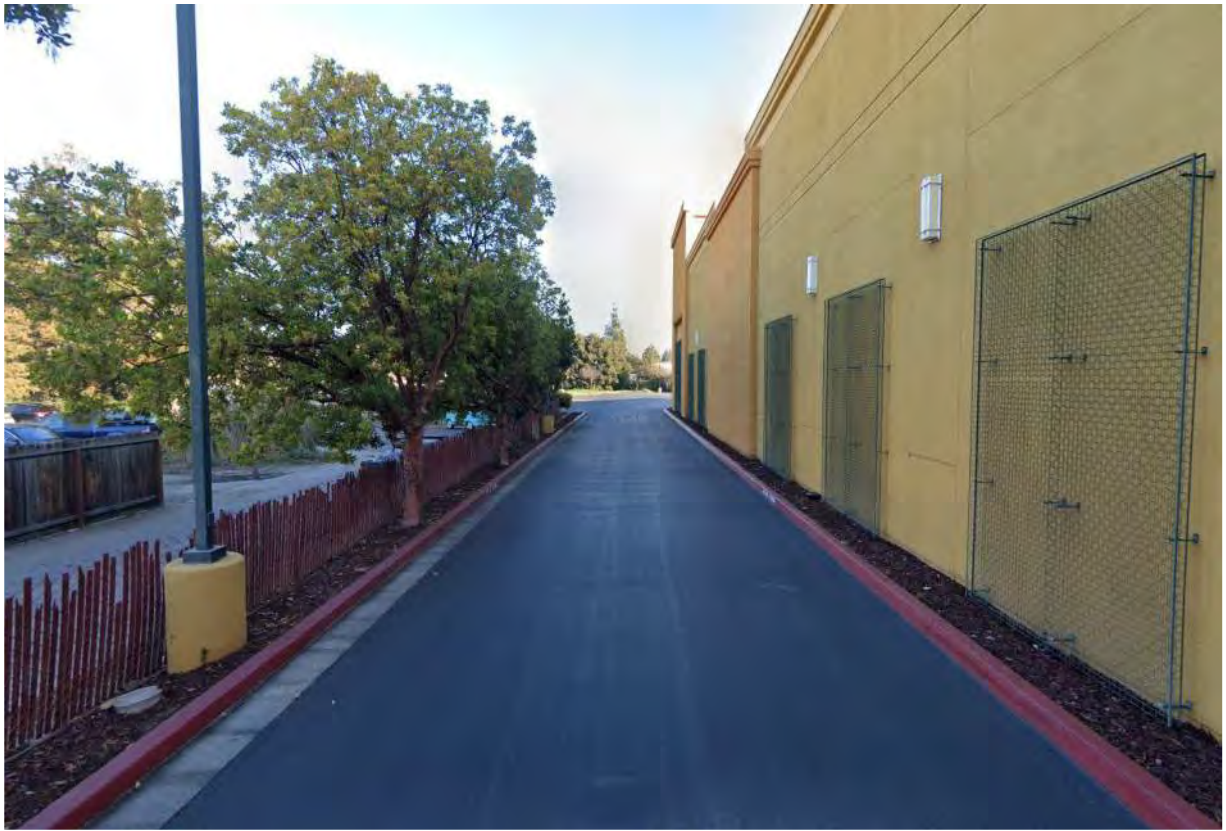
SHEET NAME

SECTIONS

As
indicated

A300

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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



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CONDITIONS AT
PROPERTY LINE

A302

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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

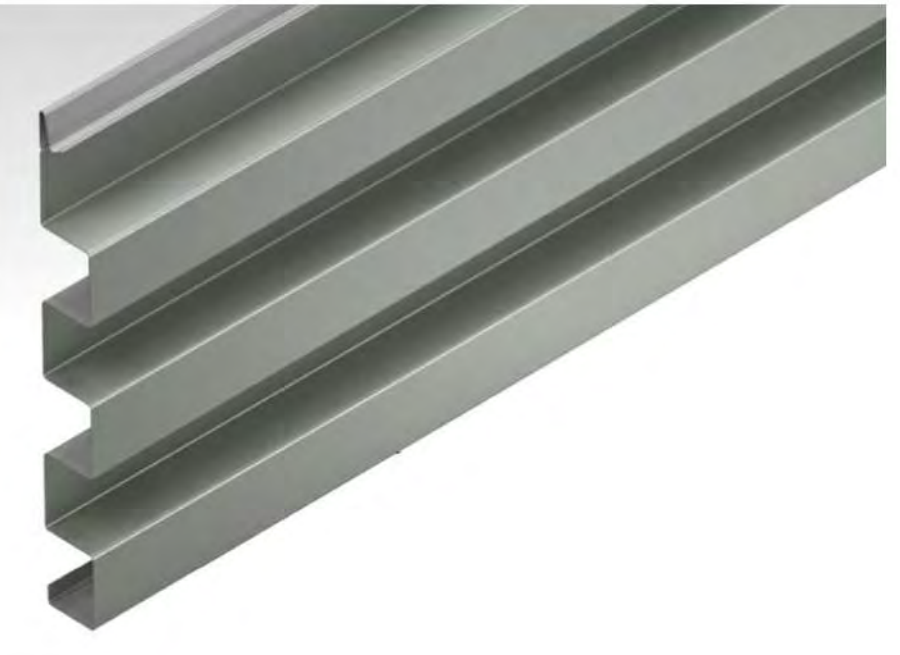


A1-3 WOOD OR COMPOSITE WOOD SIDING
PARKLEX, ACCOYA, CEDAR



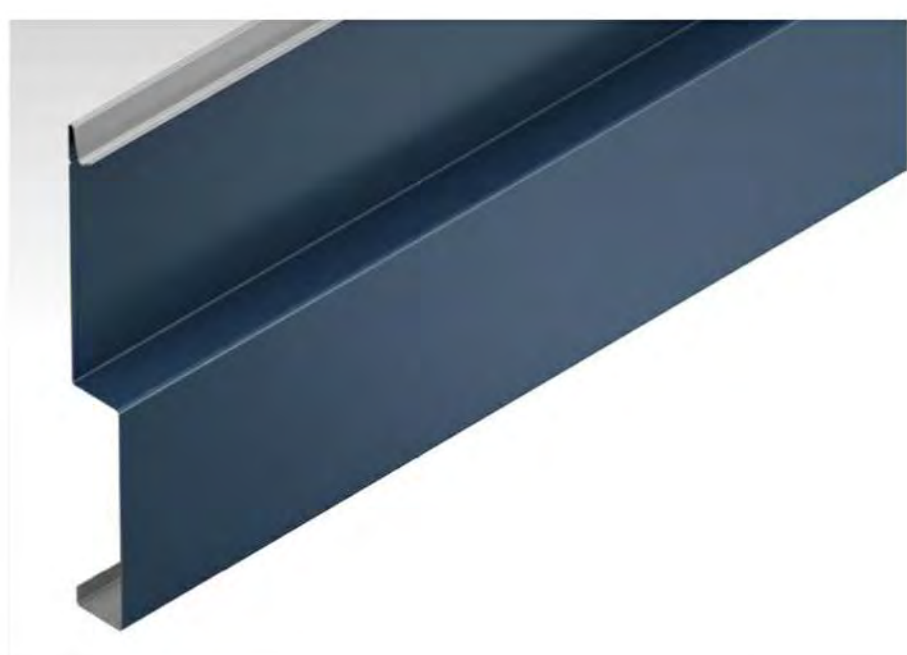
METAL PANEL COLOR
PPG, DURANAR SUNSTORM LEXUS BRONZE UC106698F

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

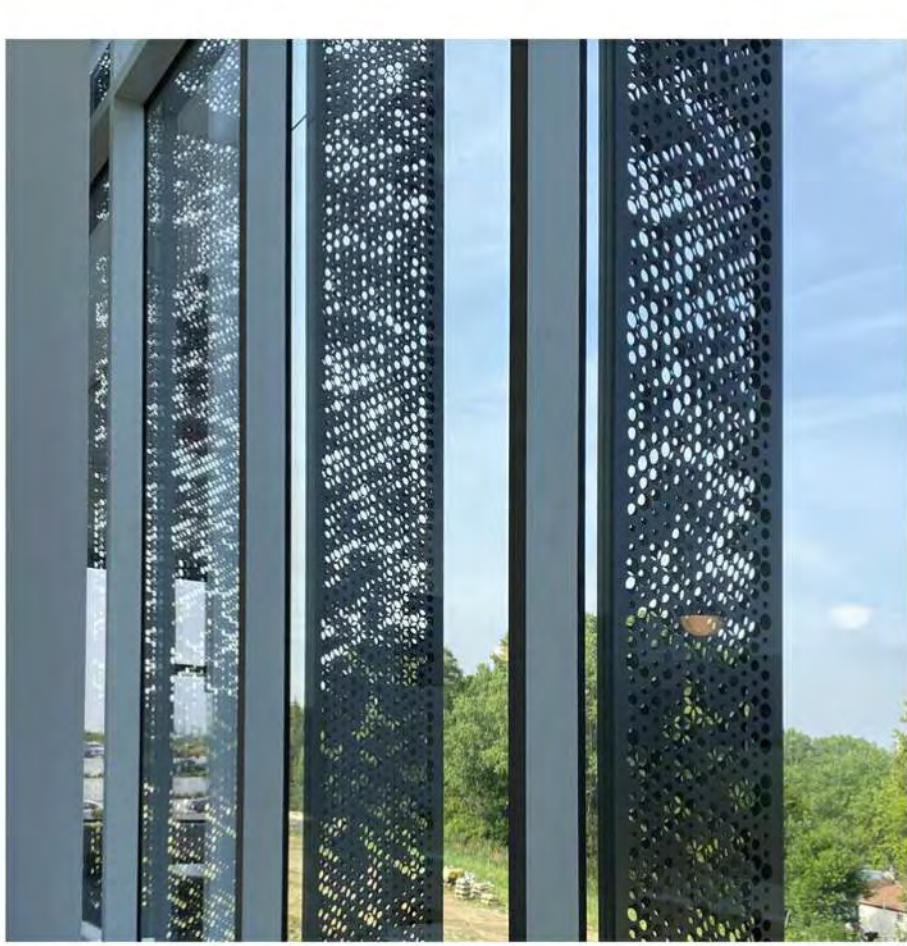


B1-4 ALUMINUM PANEL RAINSCREEN
NORTHCLAD OR EQ.ACM RAINSCREEN PANEL ,
CONCEALED FASTENERS, LEXUS BRONZE



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



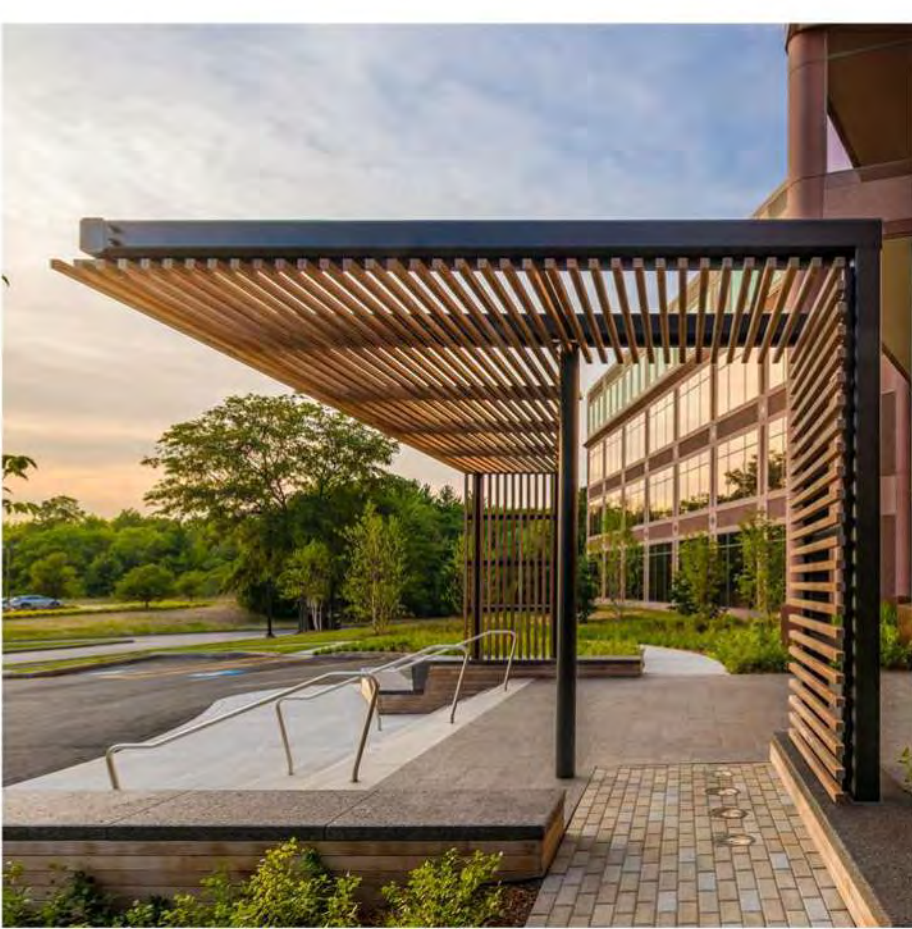
C1-2 BUTT JOINT GLASS SYSTEM
MULLIONS SIT BEHIND GLAZING WITH TINE, WALTERS &
WOLF OR EQ., PAINTED DARK GREY



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

OTJ
ARCHITECTS

CLIENT



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	2022 0909
3	REVISIONS	
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

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- L-1.0 Overall Landscape Plan
 - L-1.1 Illustrative Landscape Plan
 - L-1.2 Landscape Imagery
 - L-1.3 Landscape Plan Enlargement - Building Entries
 - L-1.4 Landscape Plan Enlargement - Central Green
 - L-1.5 Landscape Sections
 - L-1.6 Landscape Materials
- L-2.0 Planting Plan
 - L-2.1 Planting Notes, Legends and Details
- L-3.0 Hydrozone Plan
 - L-3.1 Hydrozone Notes, Legends and Details
- L-4.0 Landscape Details
 - L-4.1 Landscape Details
- L-5.0 Lighting Plan
 - L-5.1 Photometrics Plan
 - L-5.2 Lighting Specs
 - L-5.3 Lighting Specs
- L-6.0 Tree Coverage Canopy Plan
- L-7.0 Tree Disposition Plan
 - L-7.1 Arborist Report
 - L-7.2 Arborist Report
- L-8.0 Front Yard Landscape Diagram

[illegible]

Date:

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A modern garden design featuring a wooden walkway, a rectangular water feature with a green lawn inside, and large, smooth, light-colored boulders in the foreground.

off of Sheets this section
Project Number XX

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[illegible]

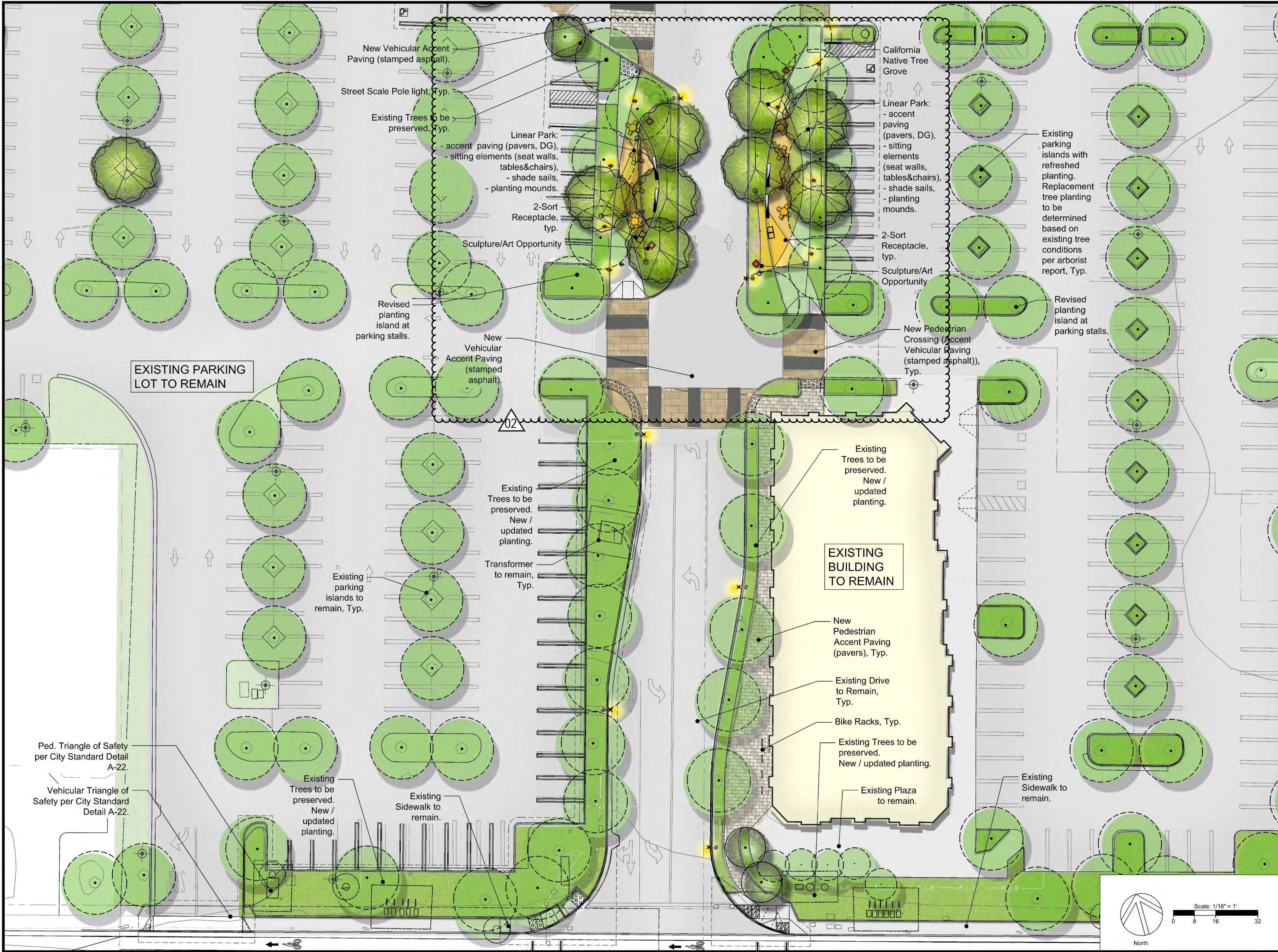
Landscape Plan Enlargement - Building Entries

Date:

L-1.3

Project Number XX





Charleston Plaza

Mountain View, CA

Presidio Bay Ventures

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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
22.02.24		Formal City Submittal - Revisions

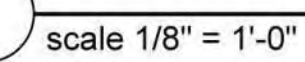
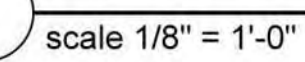
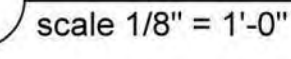
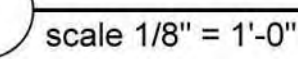
Landscape Plan
Enlargement -
Central Green

Date:

L-1.4

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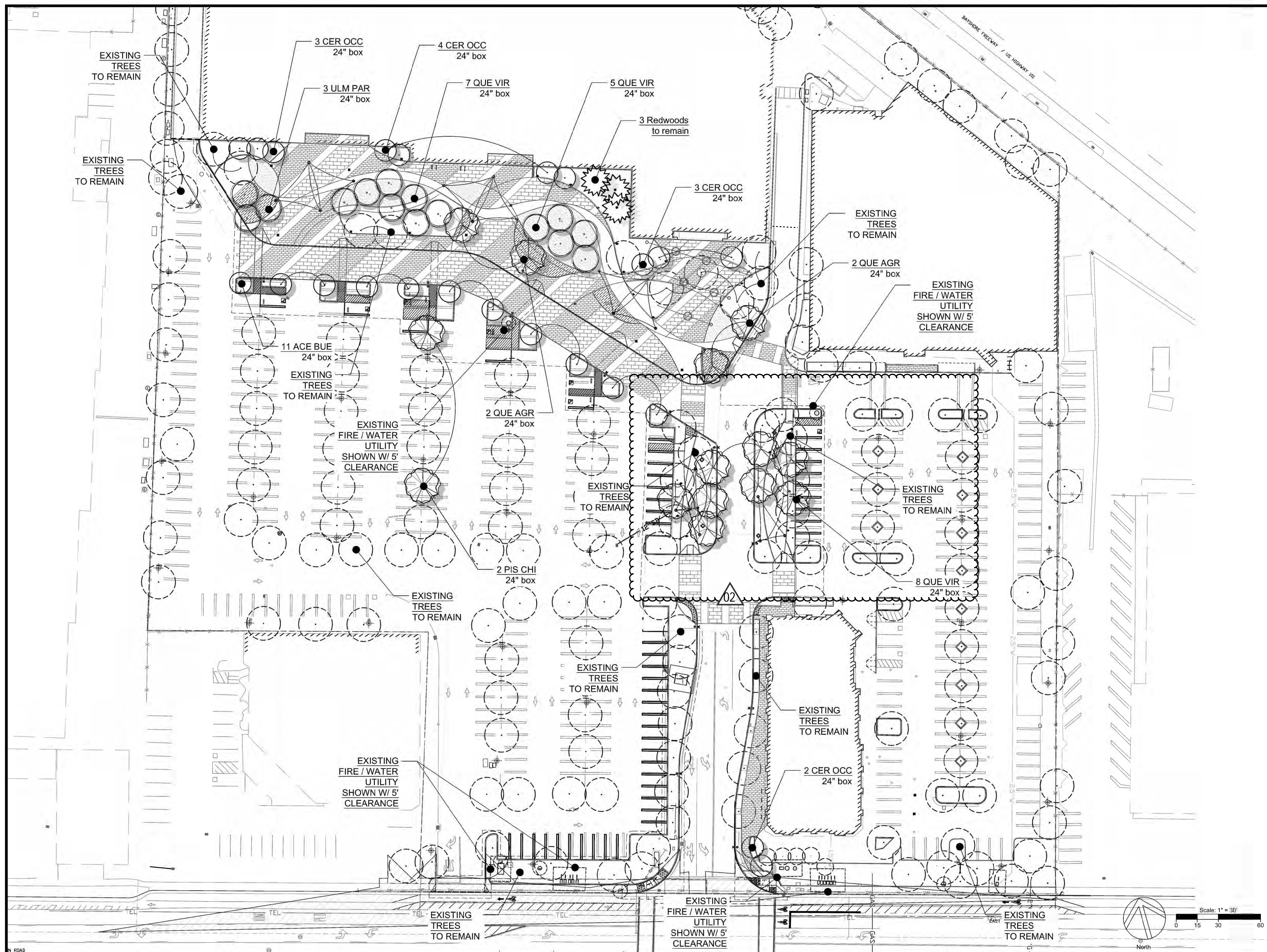
[illegible]

Planting Plan

Date:

L-2.0

Project Number **XX**



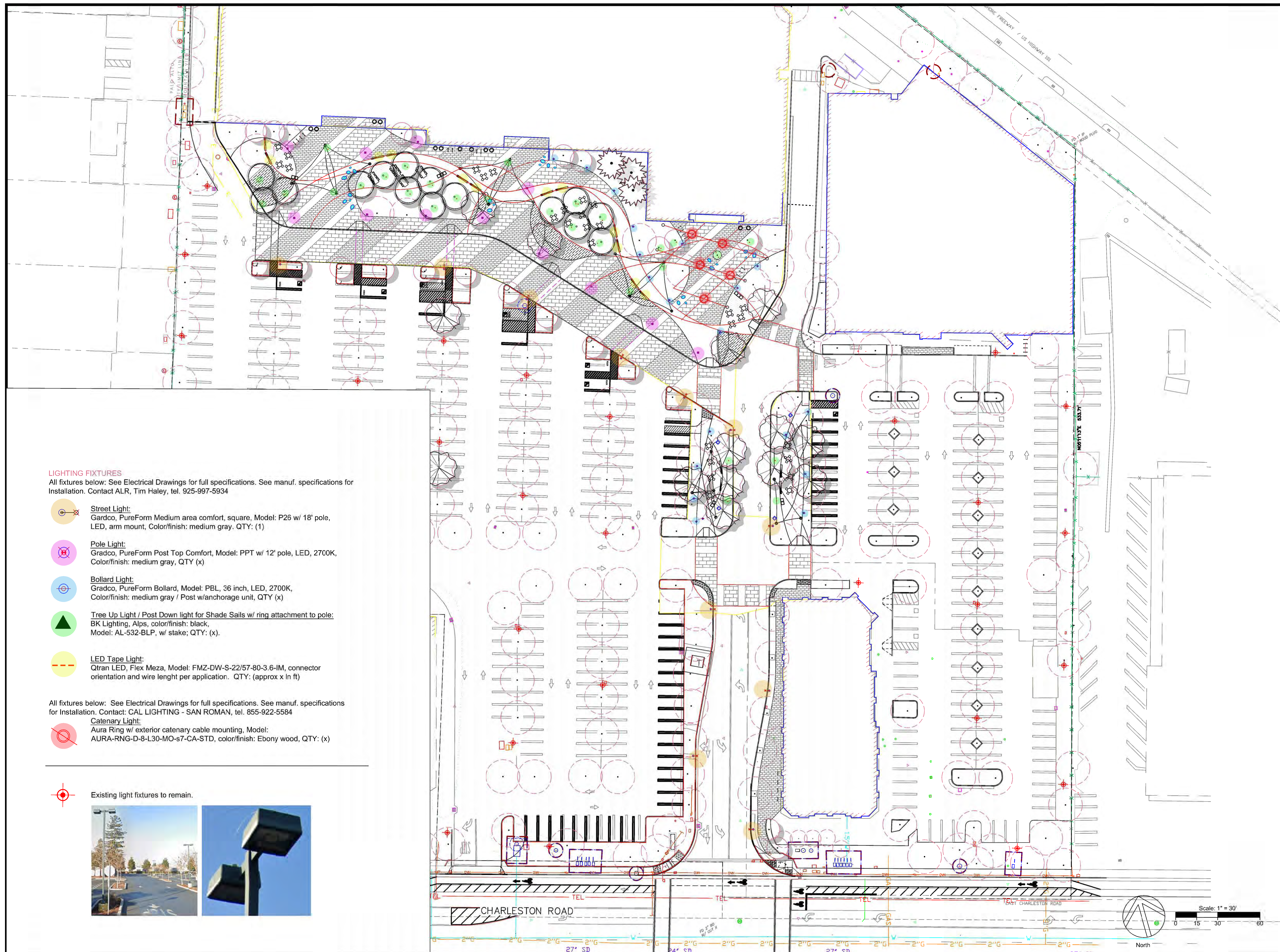
TREES * 36" Box Standards Unless Noted Otherwise on Plans							
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	WUCOLS	CA NATIVE	QUANTITY
ACE BUE		Acer buergerianum	Trident Maple		L	N	11
ACE SAN		Acer palmatum 'Sango Kaku'	Coral Bark Japanese Maple		M	N	—
AES CAL		Aesculus californica	California Buckeye		L	Y	—
ARB MAR		Arbutus 'Marina'	Marina Strawberry Tree		L	N	—
CED ATL		Cedrus atlantica 'Glaucu Fastigiata'	Columnar Blue Atlas Cedar		L	N	—
CER OCC		Cercis occidentalis 'Oklahoma'	Western Redbud		L	Y	12
LAG MUS		Lagerstroemia 'Muskogee'	Crape Myrtle		L	N	—
LAG TUS		Lagerstroemia 'Tuskegee'	Crape Myrtle		L	N	—
LAU NOB		Laurus nobilis 'Saratoga'	Saratoga Bay Laurel		L	N	—
OLE EUR		Olea europaea 'Swan Hill'	Swan Hill Olive		L	N	—
PIS CHI		Pistacia chinensis	Chinese Pistache		L	N	2
QUE AGR		Quercus agrifolia	Coast Live Oak		L	Y	5
QUE FRA		Quercus frainetto	Hungarian Oak		L	N	—
QUE VIR		Quercus virginiana 'Sky Climber'	Sky Climber Live Oak		L	N	12
ULM PAR		Ulmus parvifolia 'Drake'	Drake Chinese Elm		L	N	3
SHRUBS							
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING			
CC	5 gal	Cotinus coggygria 'Royal Purple'	Purple Smoke Tree	72" o.c.	L		
CL	5 gal	Callistemon 'Little John'	Dwarf Bottlebrush	48" o.c.	L		
CS	5 gal	Coleonema p. 'Sunset Gold'	Gold Breath of Heaven	36" o.c.	M		
DO	15 gal	Dodonaea v. 'Purpurea'	Purple Hop Bush	60" o.c.	L		
LO	5 gal	Loropetalum chinense	Chinese fringe flower	36" o.c.	L		
RH	5 gal	Rhamnus californica	Coffeeberry	48" o.c.	L	Y	
RA	5 gal	Rhaphiolepis indica 'Clara'	Indian Hawthorn	24" o.c.	L		
SG	5 gal	Salvia greggii	Autumn Sage	30" o.c.	L	Y	
VINES							
KEY	SIZE	BOTANICAL NAME	COMMON NAME	LOCATION			
CL	5 Gal	Clematis armandii	Evergreen Clematis		M		
MA	5 Gal	Macfadyena unguis-cati	Cat's Claw		M		
ACCENT SHRUBS, GRASSES AND PERENNIALS							
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	WUCOLS	CA NATIVE	
AG	1 gal	Agapanthus 'Tinkerbell'	Blue Lily of the Nile	18" o.c.	M		
AD	5 gal	Agave 'desmettiana'	Smooth agave	30" o.c.	VL	Y	
AN	5 gal	Anigozanthos spp.	Kangaroo Paws	24" o.c.	L		
CA	5 gal	Calamagrostis foliosa	Memogincio Reed Grass	36" o.c.	L	Y	
CK	5 gal	Calamagrostis x c. 'Karl Foerster'	Feather Reed Grass	36" o.c.	L		
OD	5 gal	Carex divulca	Berkeley Sedge	24" o.c.	L	Y	
CH	5 gal	Chondropetalum tectorum	Cape Reed	36" o.c.	L		
DI	5 gal	Dietes vegeta / hybrids	Fortnight Lily / Lemon Drops	30" o.c.	L		
EU	1 gal	Euphorbia characias	Euphorbia	36" o.c.	L		
HP	5 gal	Hesperaloe parviflora	Red Yucca	48" o.c.	VL		
JP	1 gal	Juncus patens	California Gray Rush	24" o.c.	L	Y	
LL	5 gal	Lomandra longifolia 'Lime Tuff'	Dwarf Rush Mat	36" o.c.	L		
LA	5 gal	Lavandula x l. 'Provence'	French Lavender	30" o.c.	L		
LI	1 gal	Libertia peregrinans	—	24" o.c.	L		
LE	1 gal	Leymus condensatus 'Canyon Prince'	Lyme Grass	30" o.c.	VL	Y	
NE	1 gal	Nephrolepis cordifolia	Southern Sword Fern	24" o.c.	M	Y	
MU	5 gal	Muhlenbergia c. 'Regal Mist'	Regal Mist Pink Muhlenbergia	42" o.c.	L		
ST	5 gal	Stipa arundinacea	New Zealand Wind Grass	42" o.c.	L		
GROUNDCOVERS							
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING			
AC	5 gal	Acacia cognata 'Cousin Itt'	Little River Wattle	30" o.c.	L		
CO	1 gal	Coprosma x kirkii 'Variegata'	Creeping Coprosma	30" o.c.	L		
FE	1 gal	Festuca Rubra	Red Fescue	18" o.c.	M	Y	
MP	1 gal	Myoporum parvifolium	Myoporum	36" o.c.	L		
NF	1 gal	Nandina 'Firepower'	Firepower Heavenly Bamboo	30" o.c.	L		
RO	5 gal	Rosmarinus o. 'Prostratus'	Prostrate Rosemary	36" o.c.	L		
RI	1 gal	Ribes viburnifolium	Catalina Currant	48" o.c.	L	Y	
SE	1 gal	Sedum r. 'Angelina'	Angelina Stonecrop	24" o.c.	L		

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Project Number **XX**

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Charleston Plaza

Mountain View, CA

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Associated Lighting Representatives, Inc. AIR

PHOTOMETRIC ANALYSIS AND LAYOUT FOR THE CHARLESTON PLAZA, 181 GREENWICH STREET, SAN FRANCISCO, CA. PREPARED BY: THE GUZZARDO PARTNERSHIP, INC. DATE: 08/14/2022

AG32

Lighting Analysis

THE GUZZARDO PARTNERSHIP, INC.

DATE: 08/14/2022

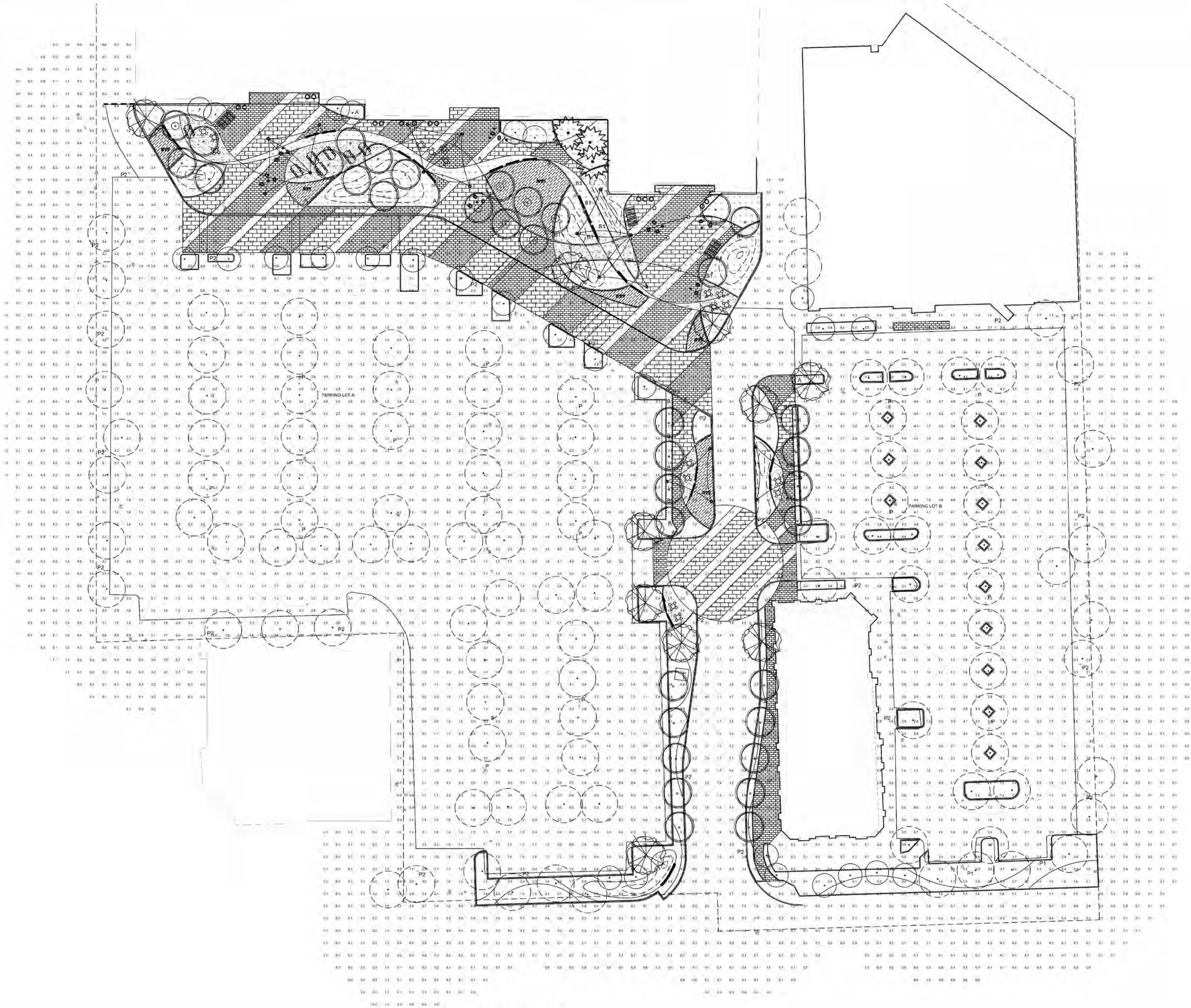
Issues/Revisions:		
No.	Date	Description
	22.03.25	Planning Pre-application Submission
	22.10.11	50% Design Devolvement
	22.11.04	100% Design Devolvement
	23.01.06	DRC Submittal Package
Δ	22.02.24	Formal City Submittal - Revisions

Photometrics Plan

Date:

L-5.1

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SCALE: 1/32" = 1'-0"

PLAN VIEW

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Lum. Lumens	Avg. Lum. Lumens	LLF	LLD	UDF *	Description
13	A	Single	2910	2910	0.850	0.900	0.944	N.A.	GARCO PPT-140L-650-WW-G2-TX-5-VOLT - 1'0" L.C.
2	A1	Single	3'x26	3126	0.850	0.900	0.944	N.A.	GARCO PPT-140L-650-WW-G2-TX-3-VOLT - 1'0" L.C.
16	B1	Single	1008	1608	0.850	0.900	0.944	N.A.	GARCO PEL-36-14L-350-NW-G2-3-VOLT - 3' L.C.
5	D	Single	6061	6061	1.487	0.900	0.944	1.750	LUMOS RP-DN-84-3000-XX - 12' L.C.
17	P	Back-Back	9746	19492	0.850	0.900	0.944	N.A.	GARCO P20-C-A05-830-T55-ARI-VOLT-TWIN - 1'0" L.C.
2	P1	Single	9879	9879	0.850	0.900	0.944	N.A.	GARCO P20-C-A05-830-T45-ARI-VOLT-(SINGLE) - 1'0" L.C.
27	P2	Single	8678	8678	0.850	0.900	0.944	N.A.	GARCO P20-C-A05-830-T25-ARI-VOLT-(SINGLE) - 1'0" L.C.

* UDF FACTOR PRORATED TO SIMULATE 84" PHOTOMETRY BASED ON 48"; PHOTOMETRY FOR 84" NOT AVAILABLE AT THE TIME OF THIS ANALYSIS. FIELD RESULTS MAY VARY.

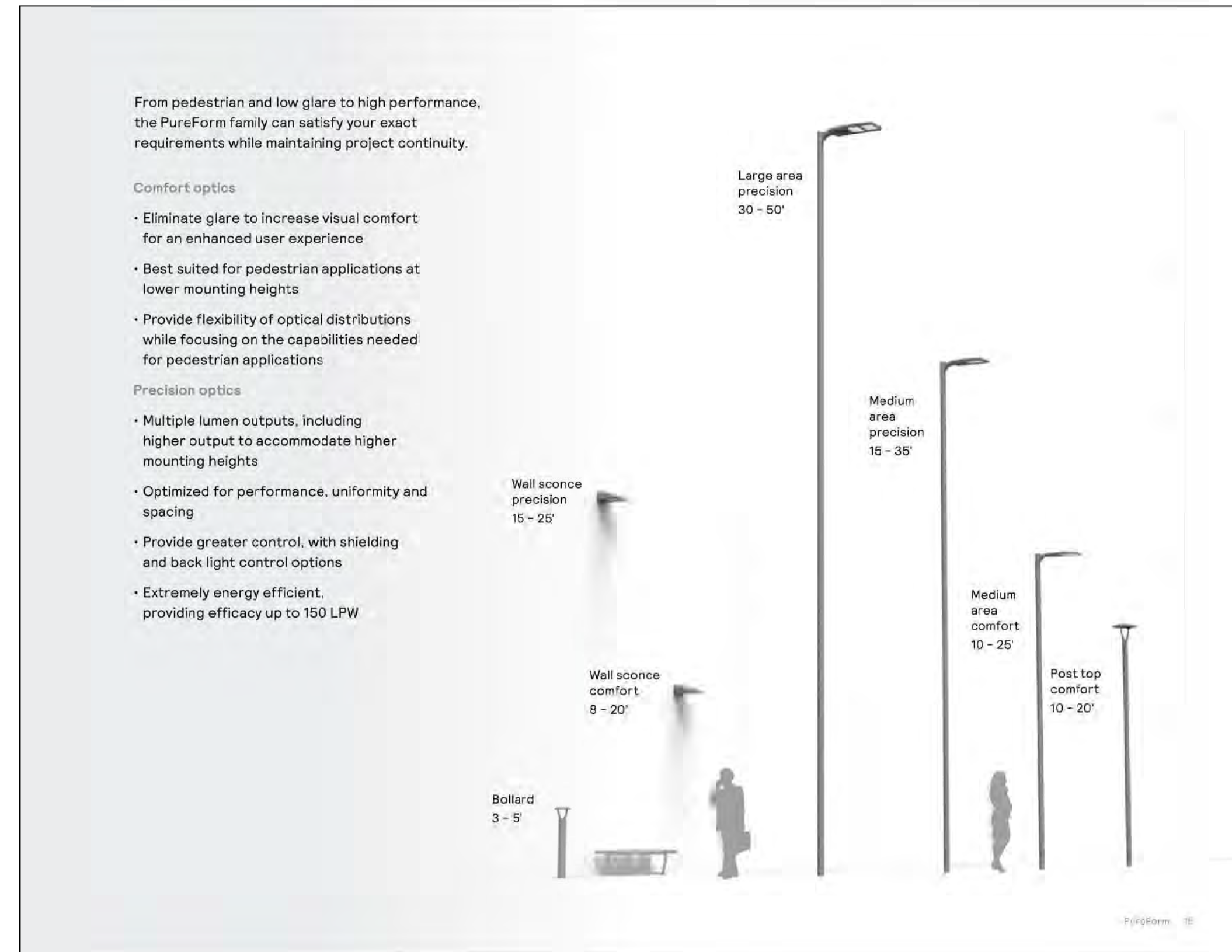
Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts	
PLAZA AREA	Illuminance	Fc	2.6	30.0	0.1	25.7	300.0	1952	
PARKING LOT A	Illuminance	Fc	2.1	4.9	0.2	10.7	24.5	1767	
PARKING LOT B	Illuminance	Fc	2.6	4.9	0.4	6.5	12.3	751	

LIGHTING PLAN - PHOTOMETRIC ANALYSIS - LAYOUT VERIFICATION (ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT FINISHED GRADE, U.O.N.)

PRELIMINARY - NOT FOR CONSTRUCTION NOT FOR QUOTING PURPOSES

Note: Unless otherwise specified - the lamp lumen depreciation (LLD) for legacy sources used in these calculations is based on published mean lumen ratings by major lamp manufacturers; 0.80 LLD for pulse start metal halides; 0.90 LLD for high pressure sodium; 0.95 LLD for linear T8 and T5 fluorescent; 0.86 LLD for compact fluorescent and induction; 0.88 LLD for Cosmo and Elite lamps. 0.94 LLD for all LED sources. Unless otherwise noted - 0.90 luminaire dirt depreciation (LDD) is commonly applied. In cases where appropriate - ballast factor (BF) is applied. Additional user defined factors (UDF) may be applied if necessary to represent luminaire performance to a higher degree of accuracy. Total light loss factor (LLF) is the product of all multiplied loss factors.

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Post top

PPT

Thermal management

Low profile housing provides excellent convection heat transfer with minimum use of heat fins

Rugged construction

Die-cast aluminum housing ensures 100% quality and corrosion resistance. Luminaire and optics are rated IP65.

Comfort optics

Comfort optics enhance the user experience by providing a low glare lighting solution.

Optional integral motion sensor

Integral to the luminaire

Offers energy savings and can enhance sense of security

Emergency battery backup

Optional emergency battery backup is integral to the luminaire

Mounting

Standard tenon fits on a 1" OD by 4" long tenon. Mounting to 2-3/8" OD by 4" tenon is optional.

Multiple finish options

Black, white, bronze, dark gray and medium gray textured finish options available. see p. 25

- **Lumen output:** 2,000–9,000 lumens
- **Efficacy:** 87–111 LPW
- **Color temperature:** Amber, 2700K, 3000K, 3500K, 4000K, 5000K
- **Mounting:** T2 mounts to 2-3/8" tenon
T3 mounts to 3" x 4" tenon
- **Optical distributions:** Type 1, 2, 3, 5
- **Emergency:** Optional emergency battery backup (cold pack available)

Prior to ordering, consult specification sheets on lightingproducts.allegion.com for the most current information, notes, and exclusions.

Weight: 20 lbs

Technical drawing of the PPT luminaire showing front and side views with dimensions:

- Top view: 20.32" (516 cm) width, 2.50" (64 cm) depth.
- Side view: 17.13" (435 cm) height, 4.00" (102 cm) base width.

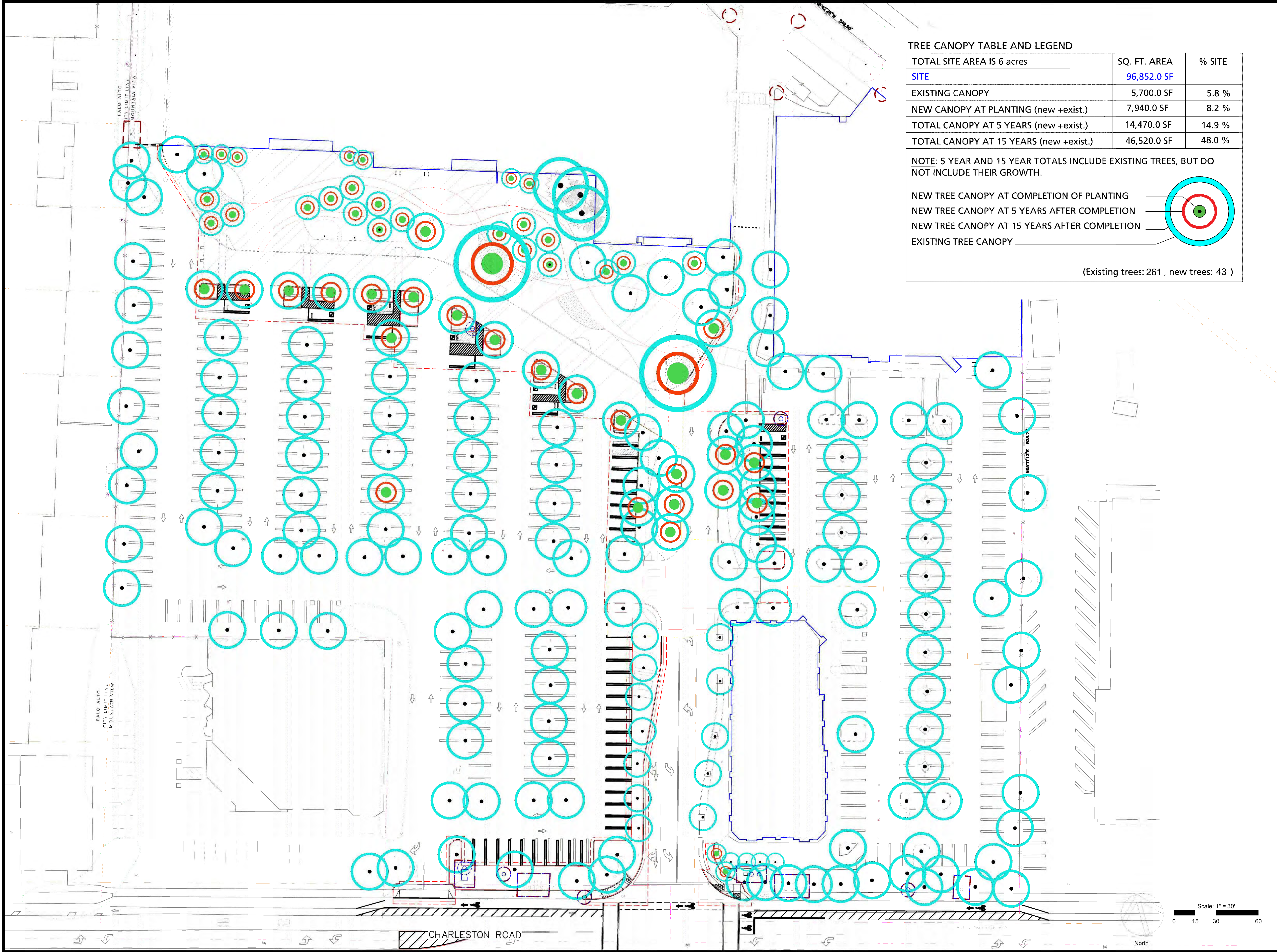
Technical drawing of the PPT luminaire showing a top-down view with dimensions:

- Height: 19.63" (497 cm).

22 | Granite

[illegible]

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Project Number XX



TREE CANOPY TABLE AND LEGEND

TOTAL SITE AREA IS 6 acres	SQ. FT. AREA	% SITE
SITE	96,852.0 SF	
EXISTING CANOPY	5,700.0 SF	5.8 %
NEW CANOPY AT PLANTING (new +exist.)	7,940.0 SF	8.2 %
TOTAL CANOPY AT 5 YEARS (new +exist.)	14,470.0 SF	14.9 %
TOTAL CANOPY AT 15 YEARS (new +exist.)	46,520.0 SF	48.0 %

NOTE: 5 YEAR AND 15 YEAR TOTALS INCLUDE EXISTING TREES, BUT DO NOT INCLUDE THEIR GROWTH.

NEW TREE CANOPY AT COMPLETION OF PLANTING
NEW TREE CANOPY AT 5 YEARS AFTER COMPLETION
NEW TREE CANOPY AT 15 YEARS AFTER COMPLETION
EXISTING TREE CANOPY

(Existing trees: 261 , new trees: 43)

Charleston Plaza

Mountain View, CA

Presidio Bay Ventures

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22.02.24	22.02.24	Formal City Submittal - Revisions

Tree Coverage Canopy Plan

Date:

L-6.0

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