ISSUED FOR: Date of Submission:

FORMAL CITY SUBMITTAL 2023 0227

ARCHITECT:

OTJ ARCHITECTS 344 KEARNY STREET SAN FRANCISCO, CA 94108 P: 628.222.5690

Charleston Mountain View Owner, LLC

2400-2470 Charleston Rd. Mountain View, CA 94043





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

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 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.

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)

PROPOSED LAND USE DESIGNATIONS

GENERAL PLAN DESIGNATION - INDUSTRIAL/REGIONAL COMMERCIAL

ZONING DESIGNATION - MM (GENERAL INDUSTRIAL) WITH CUP TO ALLOW FOR RESEARCH AND DEVELOPMENT USE, GM (GENERAL MANUFACTURING) - TO REMAIN SURFACE PARKING

BUILDING SQUARE FOOTAGE	AREA ADDED	FAR
AREA M1 = 47,057 SF	AREA M1 = 5,150 SF	APN 147-02-018
AREA $M2 = 30,054 \text{ SF}$	AREA $M2 = 0 SF$	PERMITTED: 0.35, ACTUAL: 0.33
AREA M3 = 31,363 SF	AREA M3 $=$ 863 SF	
AREA M4 = 27,500 SF	AREA $M4 = 0 SF$	APN 147-02-019
AREA R1 = 9,750 SF	AREA R1 = 0 SF	PERMITTED: 0.35, ACTUAL: 0.22

TOTAL = 6,013 SF

CODE ANALYSIS

TOTAL = 145,724 SF

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	М	В	75'	42'	2	2	YES	69,000 SF	N/A	41,907 SF	47,057 SF
M2	IIВ	М	В	75'	28'	2	1	YES	92,000 SF	N/A	30,054 SF	30,054 SF
МЗ	VВ	М	В	60'	37'	2	2	YES	27,000 SF	31,680 SF	30,500 SF	31,363 SF
*PER CRC	TARLE 506	5.2	1	•	1	1		1	1	TOTAL	102,461 SF	108,474 SF

* SEE G005 FOR GRAPHIC CALCULATION

TOTAL PERMITTED*: 0.35. ACTUAL: 0.32

*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 FLOOD ZONE

1. APN 147-02-017 (PALO ALTO - PARKING ONLY) 2. APN 147-02-018 (MOUNTAIN VIEW)

28,750 SF, 0.66 ACRES

PARKING: 1/250 SF

ZONING - GM FAR: 0.5 HEIGHT: 50' (35' IF LOCATED WITHIN 150' OF ANY R ZONE) SETBACKS: FRONT: 0', SIDE: 0', REAR: 0'

405,108 SF, 9.3 ACRES

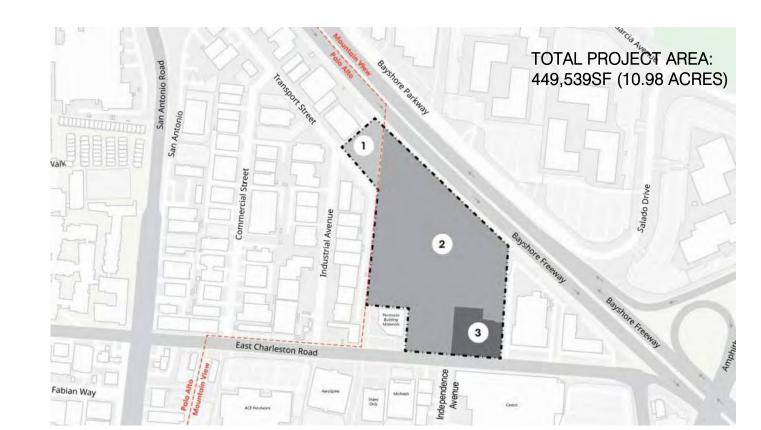
ZONING - MM FAR: 0.35 HEIGHT: NO LIMIT (50' IF LOCATED WITHIN 200' OF ANY R ZONE) SETBACKS: FRONT: 25' MIN, SIDE: 0', REAR: 0' PARKING: 1/300 SF R&D, 1/250 SF RETAIL

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

44,431 SF,1.02 ACRES

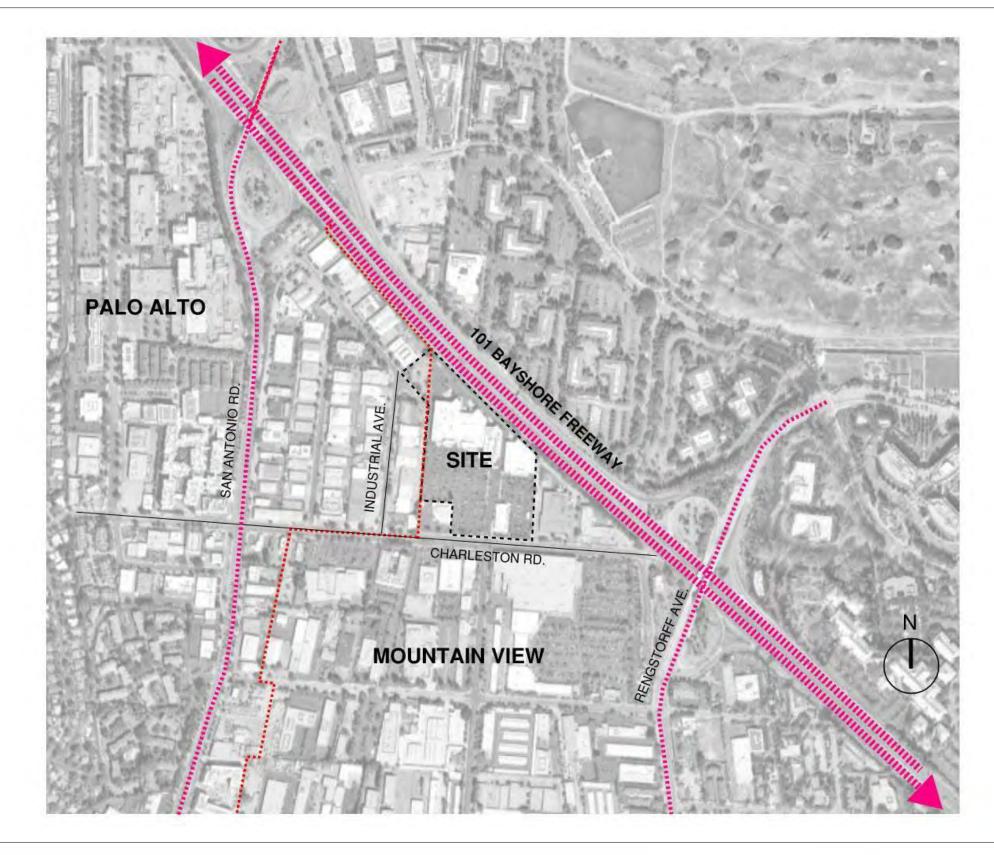
ZONING - MM

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				
Front	25'	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	1/300sf 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	
FAR	0.5 Development Potential = 14,375 GSF	0 Development Area = 0 GSF	Yes	No Building Proposed
Height	50'	n/a	Yes	No Building Proposed
Setbacks				
Front	0'	n/a	Yes	No Building Proposed
Side	O,	n/a	Yes	No Building Proposed
Rear	0,	n/a	Yes	No Building Proposed
Parking	1/250sf of GFA	To remain surface parking	Yes	To remain surface parking
Landscape	Performance criteria only, no defined % of lot	n/a	n/a	

PARKING SUMMARY

	Parking Ratio Req.	Total Parking	Parking Existing		Total Parking	Parking Proposed		Total Parking	Total Parking
		Required	Mountain View Lot	Palo Alto Lot	Existing	Mountain View Lot	Palo Alto Lot	Proposed	Reduction
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	
Totals*		562	568	80	648	482	80	562	86
EV **	15% R&D spaces	54				54		54	
Loading - R&D**	1 space / 30,000sf + 1space for each additional 20,000sf	5				5		5	
Loading - Retail**	1 space / 30,000sf + 1space 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**	8% of R&D EV 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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DCI ENGINEERS

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CIVIL ENGINEER: **BKF ENGINEERS** 150 CALIFORNIA STREET SAN FRANCISCO, CA 94111 CONTACT: JOSEPH YOUNG JYOUNG@BKF.COM

THE GUZZARDO PARTNERSHIP INC.

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SAN FRANCISCO, CA 94111

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100 CENTURY CENTER CT. SUITE 501

HEXAGON TRANSPORTATION CONSULTANTS INC.

SAN FRANCISCO, CA 94111 CONTACT: JOSE GONZALES JOSE.GONZALES@EXP.COM

PARKING CONSULTANT:

SAN JOSE, CA 95112

CONTACT: GARY BLACK

CLIENT

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LEED SCORECARD

FAR CALCULATIONS

CONTEXT SITE PLAN

EXISTING SITE PLAN

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SITE PLAN - OVERALL

SITE PLAN - ENLARGED

SITE PLAN - ENLARGED

PERSPECTIVE VIEWS PERSPECTIVE VIEWS

PERSPECTIVE VIEWS PERSPECTIVE VIEWS

PERSPECTIVE VIEWS

PERSPECTIVE VIEWS

PERSPECTIVE VIEWS

PLAN LEVEL 1

ROOF PLAN

ELEVATIONS ELEVATIONS

ELEVATIONS

ELEVATIONS

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SECTIONS

A430 WALL SECTION

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PETSMART (M4)

PLAN MEZZANINE

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L-1.4 LANDSCAPE PLAN ENLARGEMENT - CENTRAL GREEN

PLANTING NOTES, LEGENDS AND DETAILS

HYDROZONE NOTES, LEGENDS AND DETAILS

MATERIALS AND COLORS

L-1.1 ILLUSTRATIVE LANDSCAPE PLAN

LANDSCAPE SECTIONS LANDSCAPE MATERIALS

HYDROZONE PLAN

LANDSCAPE DETAILS

PHOTOMETRICS PLAN

TREE DISPOSITION PLAN

L-8.0 FRONT YARD LANDSCAPE DIAGRAM

C2.00 HORIZONTAL CONTROL PLAN (ON-SITE) C2.10 HORIZONTAL CONTROL PLAN (OFF-SITE) C2.20 HORIZONTAL CONTROL PLAN (OFF-SITE)

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LIGHTING SPECS

LIGHTING SPECS

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L-4.0 LANDSCAPE DETAILS

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SW1.00 STORMWATER CONTROL PLAN

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NEIGHBORHOOD CONTEX **EXISTING SITE CONDITIONS**

EXISTING SITE CONDITIONS

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L-4.1

LANDSCAPE

ARCHITECTURAL

ARCHITECTURAL

SHEET NAME



PRESIDIO BAY VENTURES

Charleston Mountain View Owner, LLC

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ISSUES

REVISION

NUMBER

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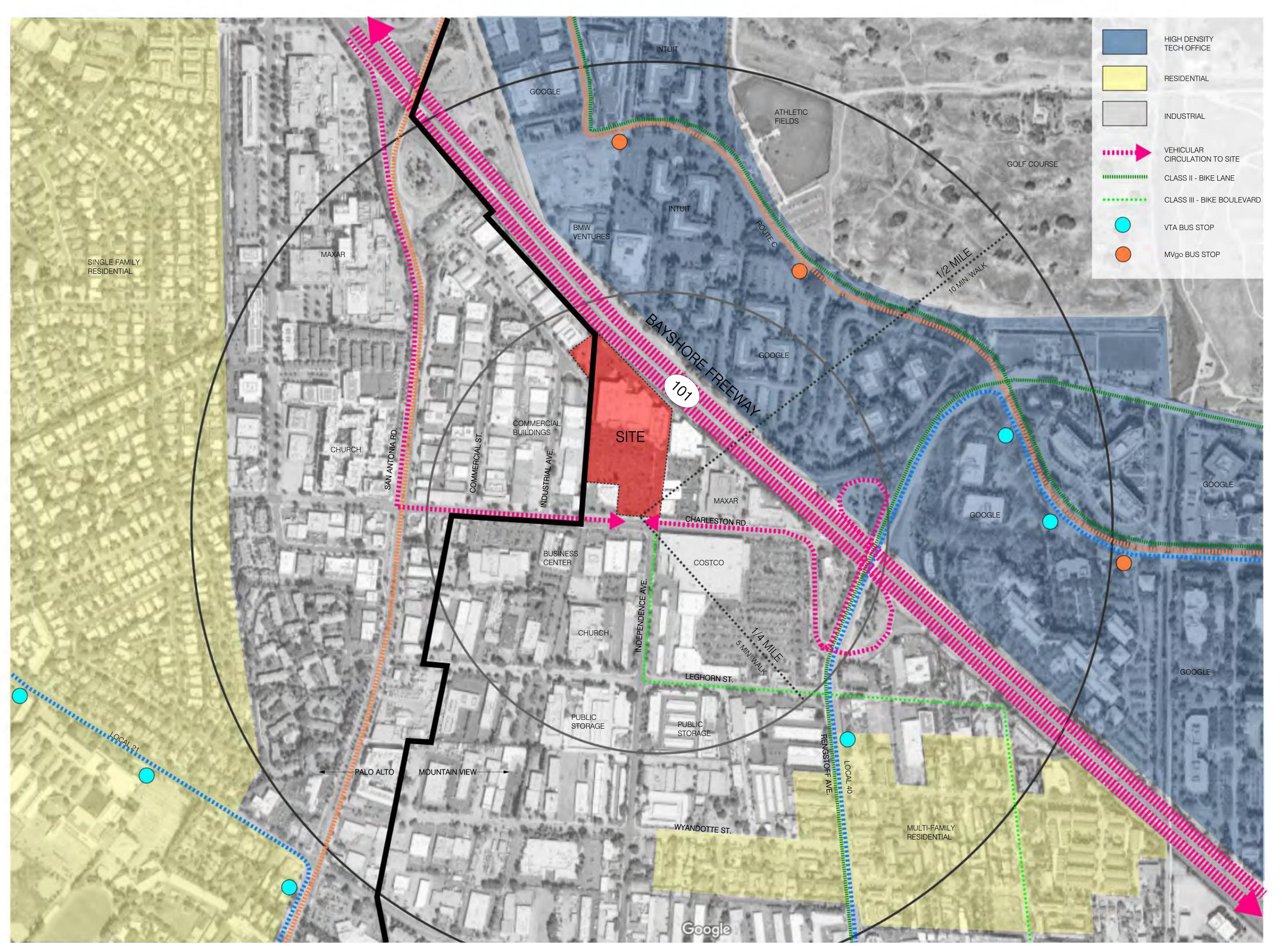
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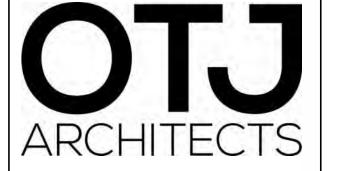
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PROJECT INFORMATION AND DRAWING INDEX





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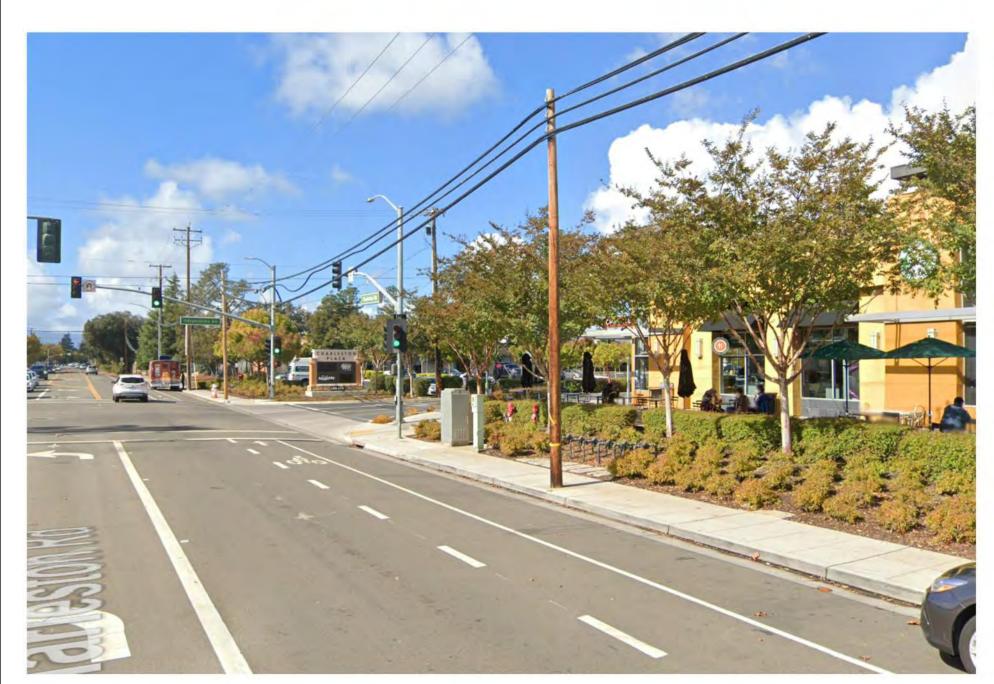
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NEIGHBORHOOD CONTEX



G002



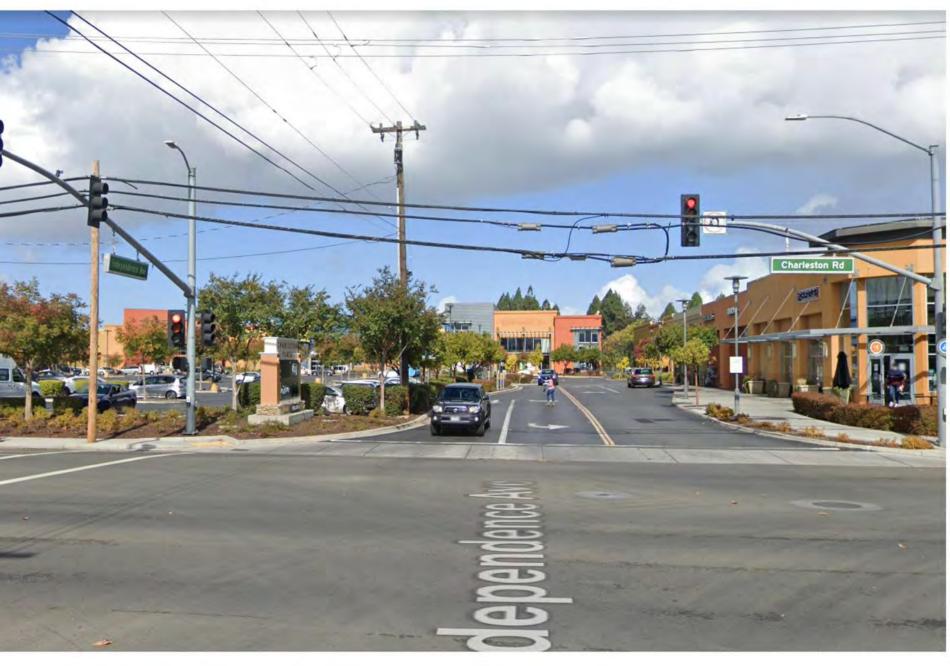
1. VIEW WEST ON CHARLESTON RD.



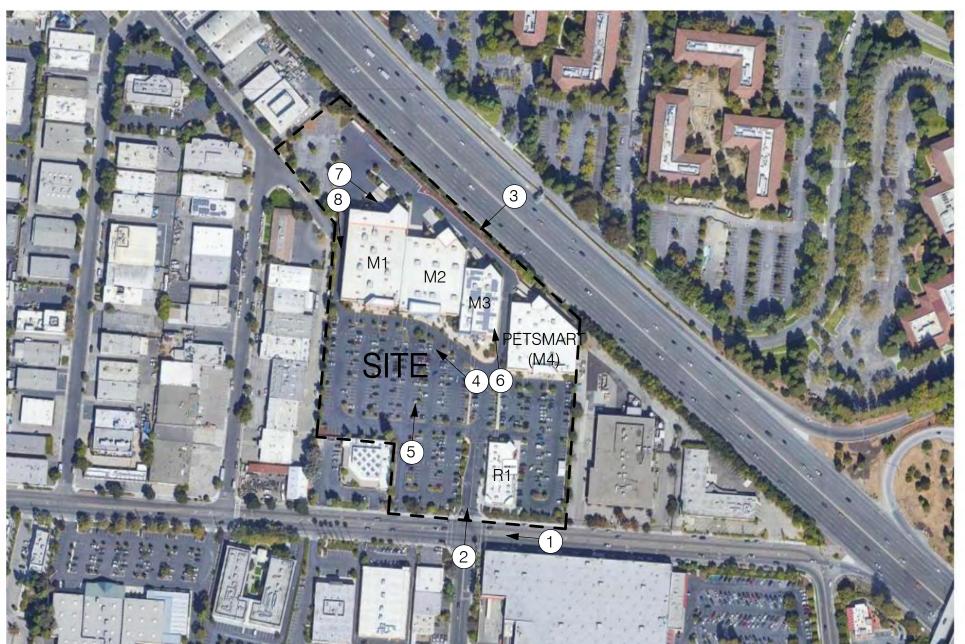
4. VIEW OF BUILDING SOUTH ELEVATION, M1 - M3



6. BUILDING M3 AND FIRE ACESS/LOADING ACESS ROAD



2. ENTRY TO PROJECT AT INTERSECTION OF CHARLESTON AND INDEPENDENCE



KEY PLAN



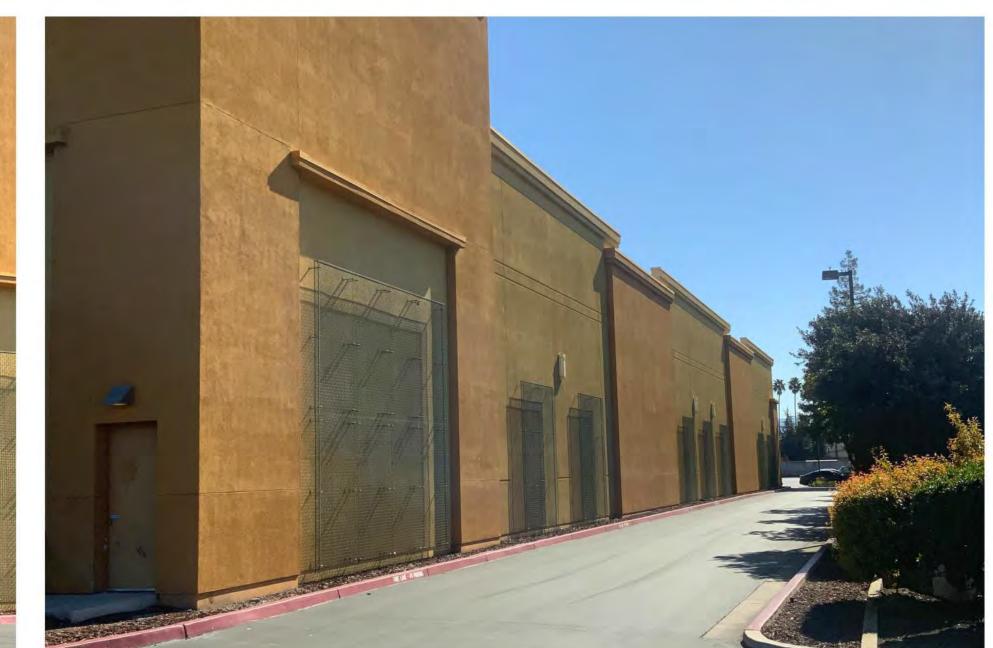
7. M1 LOADING FROM REAR ACCESS ROAD



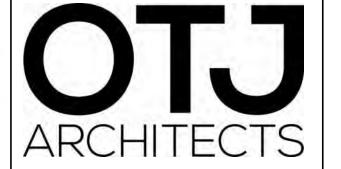
3. REAR OF PROJECT FROM 101 - BAYSHORE FREEWAY



5. VIEW OF BUILDING SOUTH ELEVATION FROM CHARLESTON



8. BUILDING M1 FIRE ACESS/LOADING ACESS ROAD



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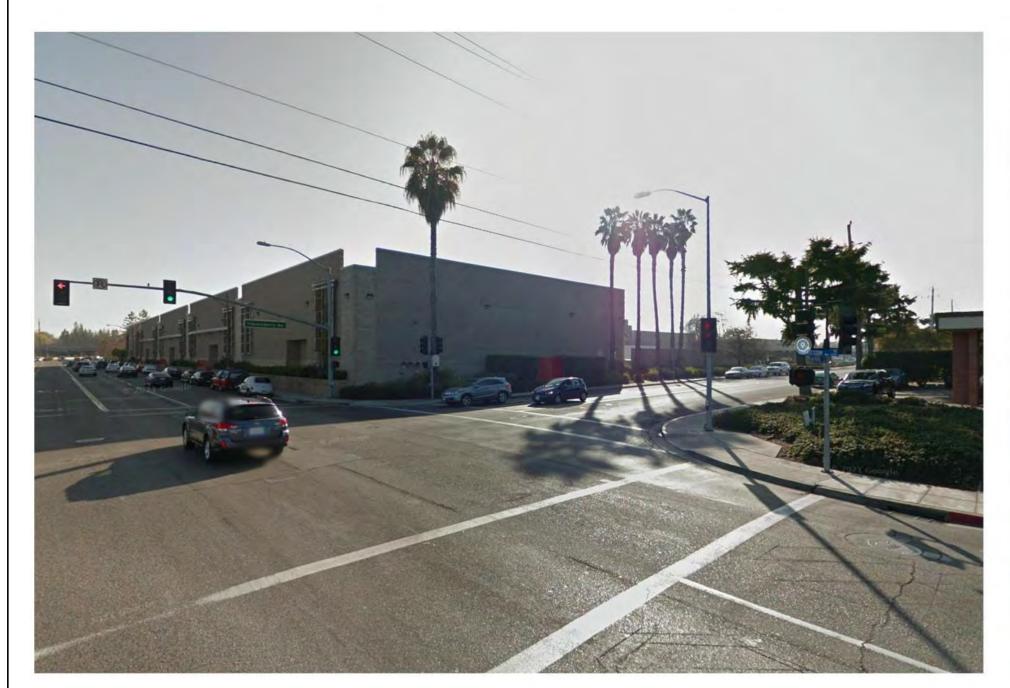
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EXISTING SITE CONDITIONS

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



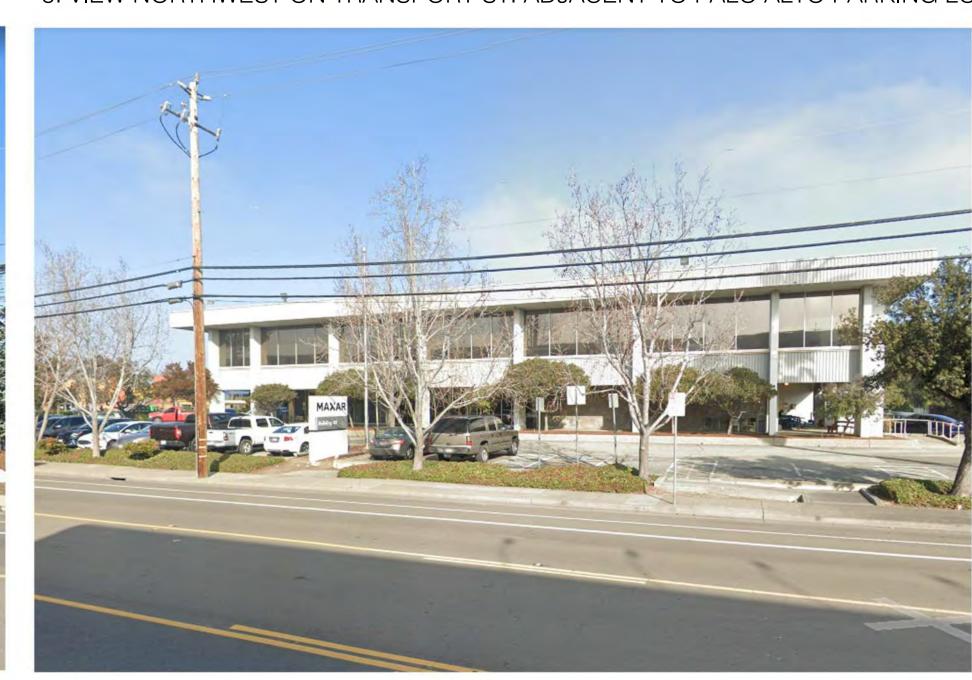
5. VIEW NORTHWEST ON TRANSPORT ST. ADJACENT TO PALO ALTO PARKING LOT



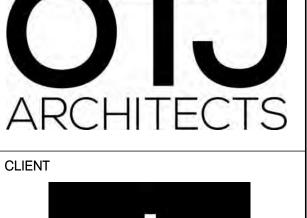
4. VIEW SOUTH AT ALLEY ADJACENT TO M1 WEST LOADING/SERVICE ROAD



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



8. VIEW NORTH ON CHARLESTON, NEIGHBORING INDUSTRIAL BUILDING



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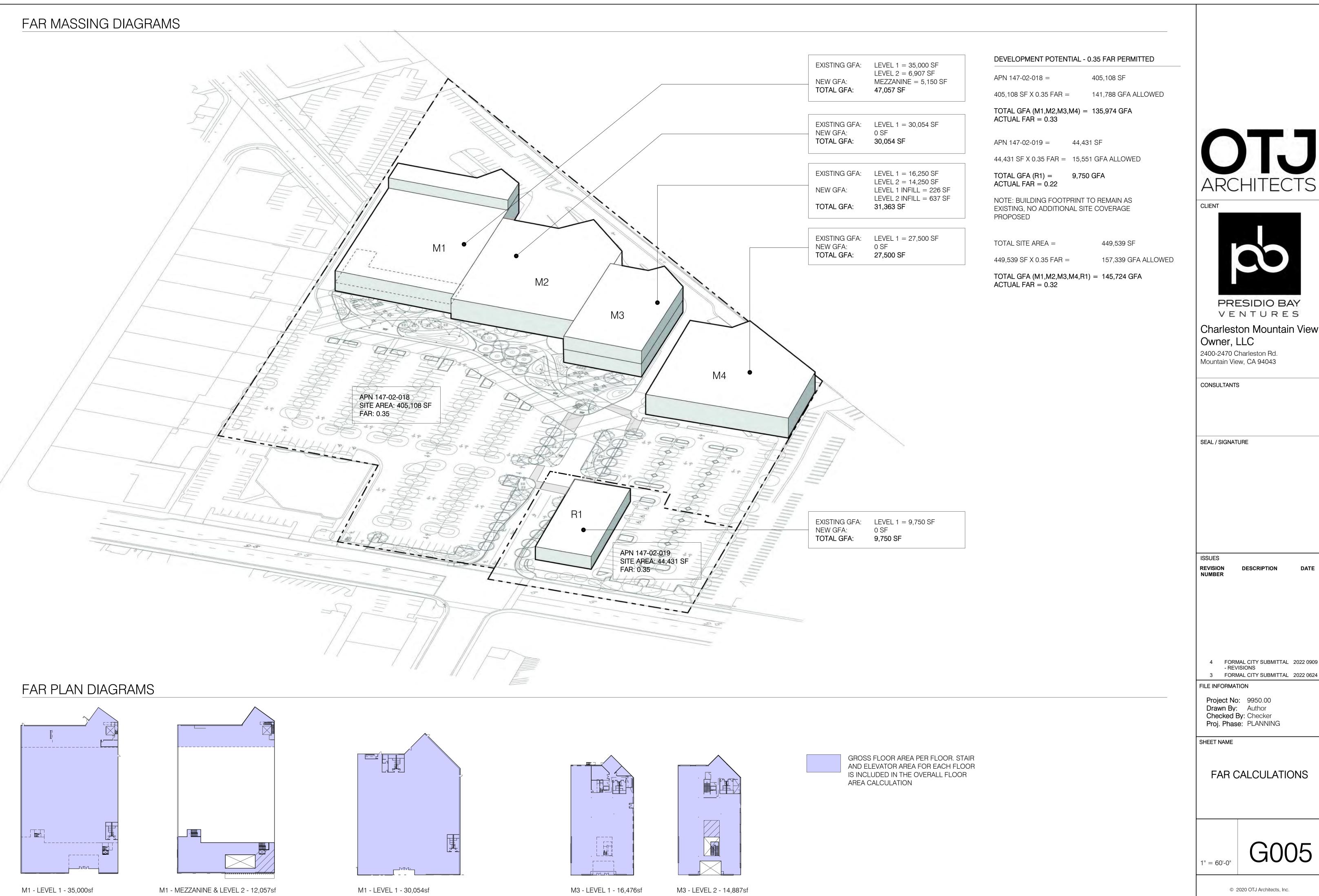
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G004

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6. VIEW NORTH ON CHARLESTON, NEIGHBORING INDUSTRIAL BUILDING





VENTURES Charleston Mountain View

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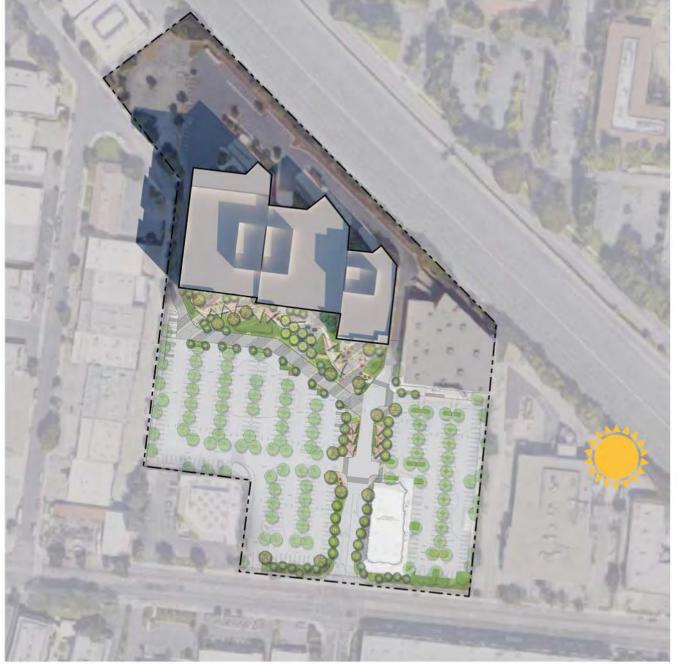
FAR CALCULATIONS

WINTER SOLSTICE

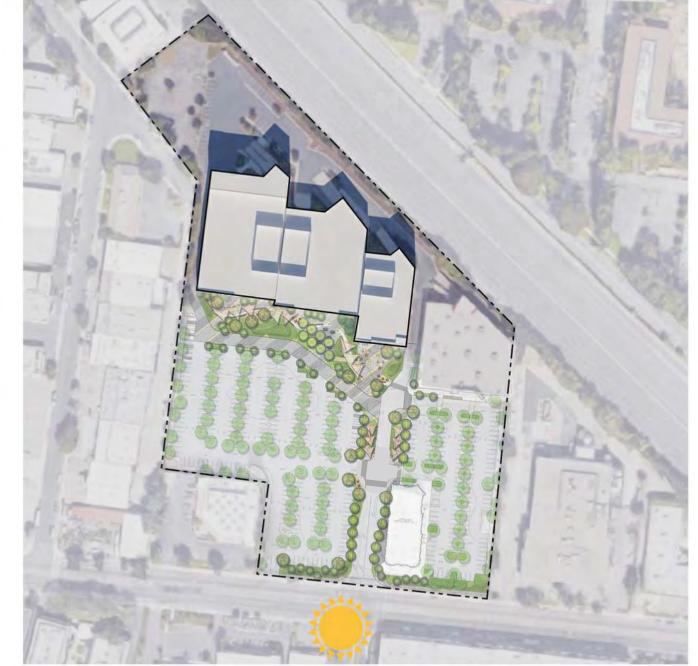
SUMMER SOLSTICE

SPRING/AUTUM

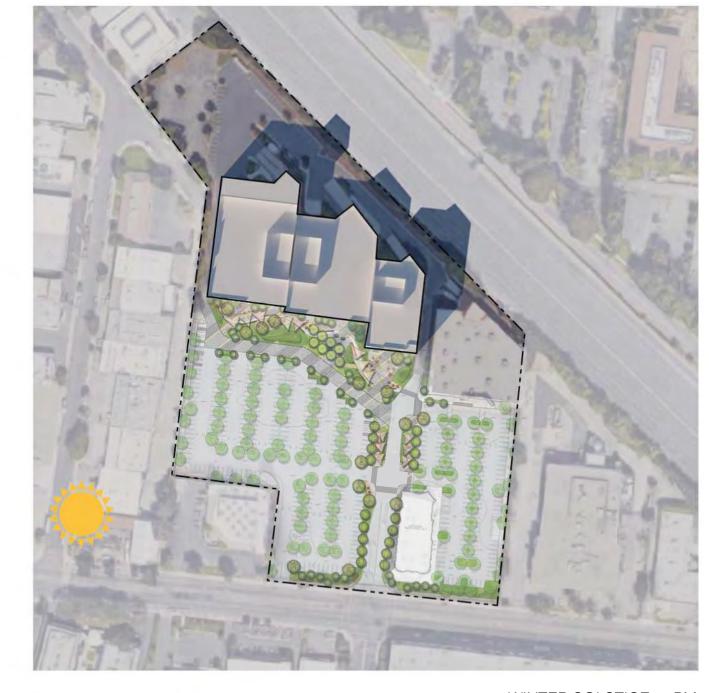
EQUINOX



WINTER SOLSTICE - 9AM



WINTER SOLSTICE - 12PM



WINTER SOLSTICE - 3PM



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SHADOW STUDY



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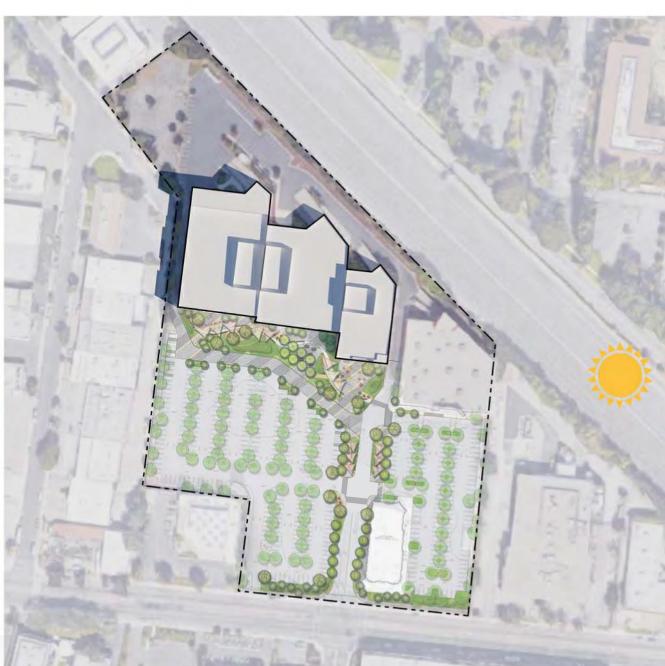




SUMMER SOLSTICE - 3PM

SPRING/AUTUM EQUINOX - 3PM

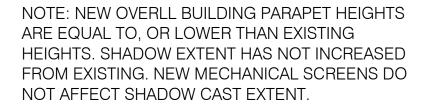




SPRING/AUTUM EQUINOX - 9AM



SPRING/AUTUM EQUINOX - 12PM





BIM 360://S12-09950.00-Charleston Plaza-R21/S12 - 9950.00_Charleston Plaza SD_21.rvt

DESCRIPTION







PROJECT AERIAL

OTJ ARCHITECTS

CLIENT



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PERSPECTIVE VIEWS

A005



NORTHWEST VIEW FROM AMENITY PLAZA

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PERSPECTIVE VIEWS

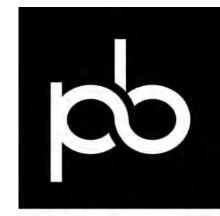
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1 NORTHEAST VIEW FROM AMENITY PLAZA

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PERSPECTIVE VIEWS

A007



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PERSPECTIVE VIEWS

300A

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



1 ENTRY PLAZA



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PERSPECTIVE VIEWS

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1 PROJECT ENTRY CORRIDOR

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Proj. Phase: PLANNING

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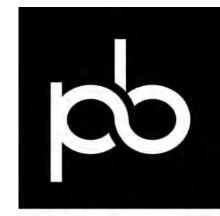
PERSPECTIVE VIEWS

A010



OTJ ARCHITECTS

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Charleston Mountain View Owner, LLC

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REVISION DESCRIPTION NUMBER

DATE

FORMAL CITY SUBMITTAL 2023 0227
 FORMAL CITY SUBMITTAL 2022 0909

 REVISIONS

 FORMAL CITY SUBMITTAL 2022 0624

FILE INFORMATION

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

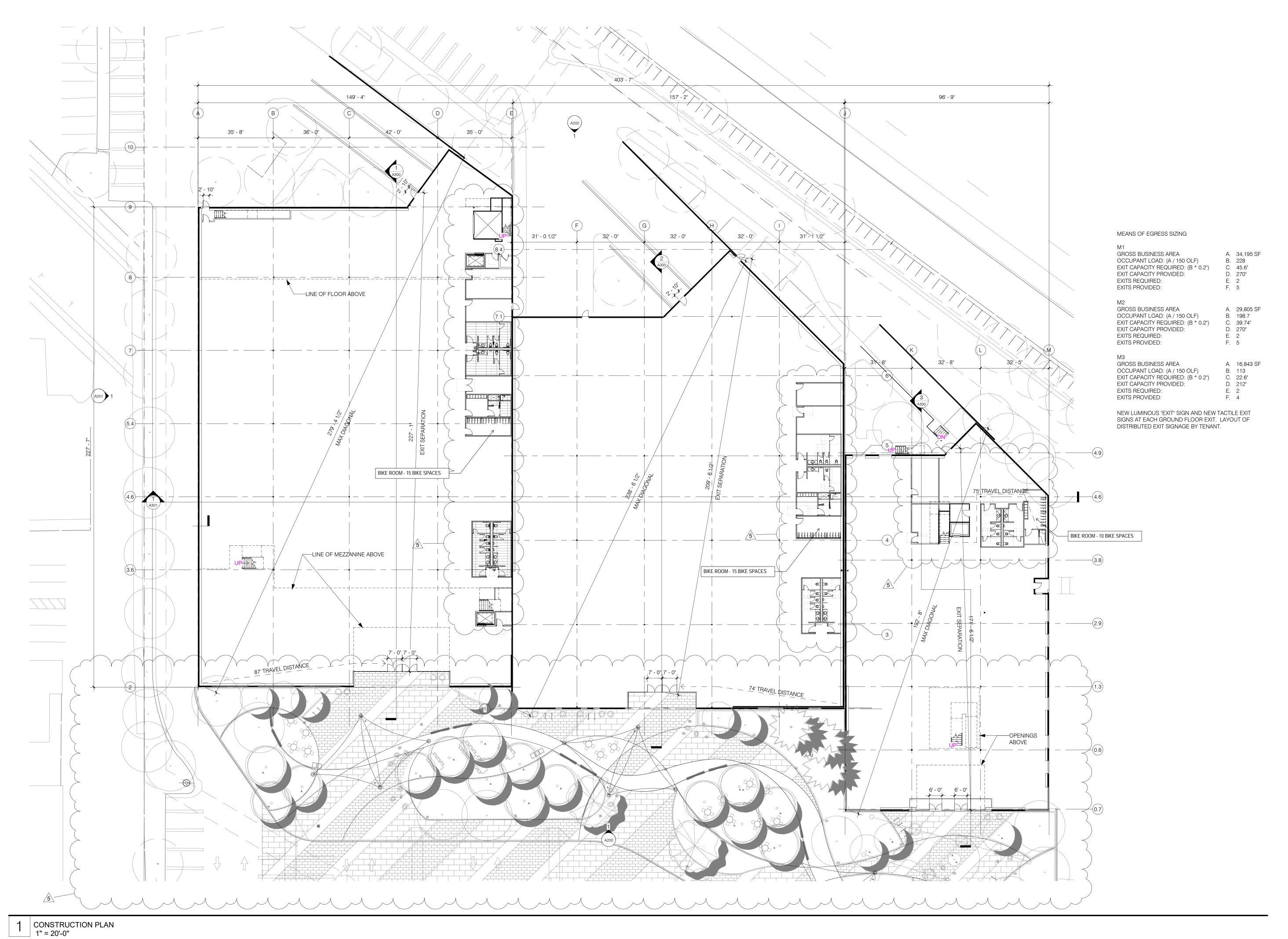
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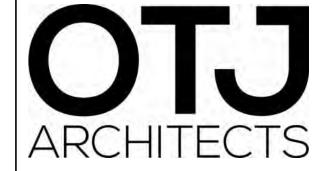
PERSPECTIVE VIEWS

A01⁻

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1 PETSMART AERIAL VIEW





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

DATE

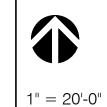
3 FORMAL CITY SUBMITTAL 2022 0624

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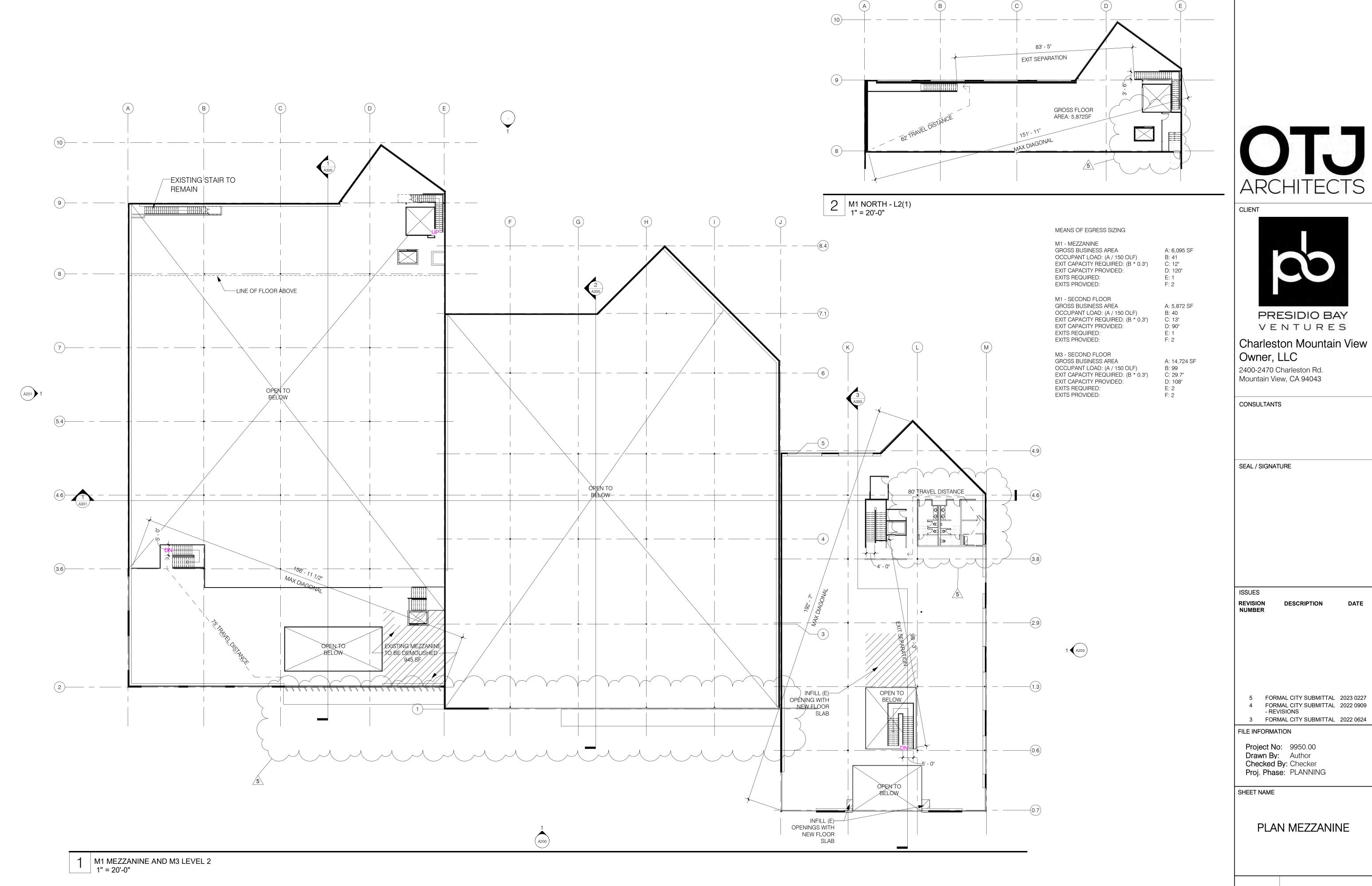
Project No: 9950.00
Drawn By: Author
Checked By: Checker
Proj. Phase: PLANNING

SHEET NAME

PLAN LEVEL 1

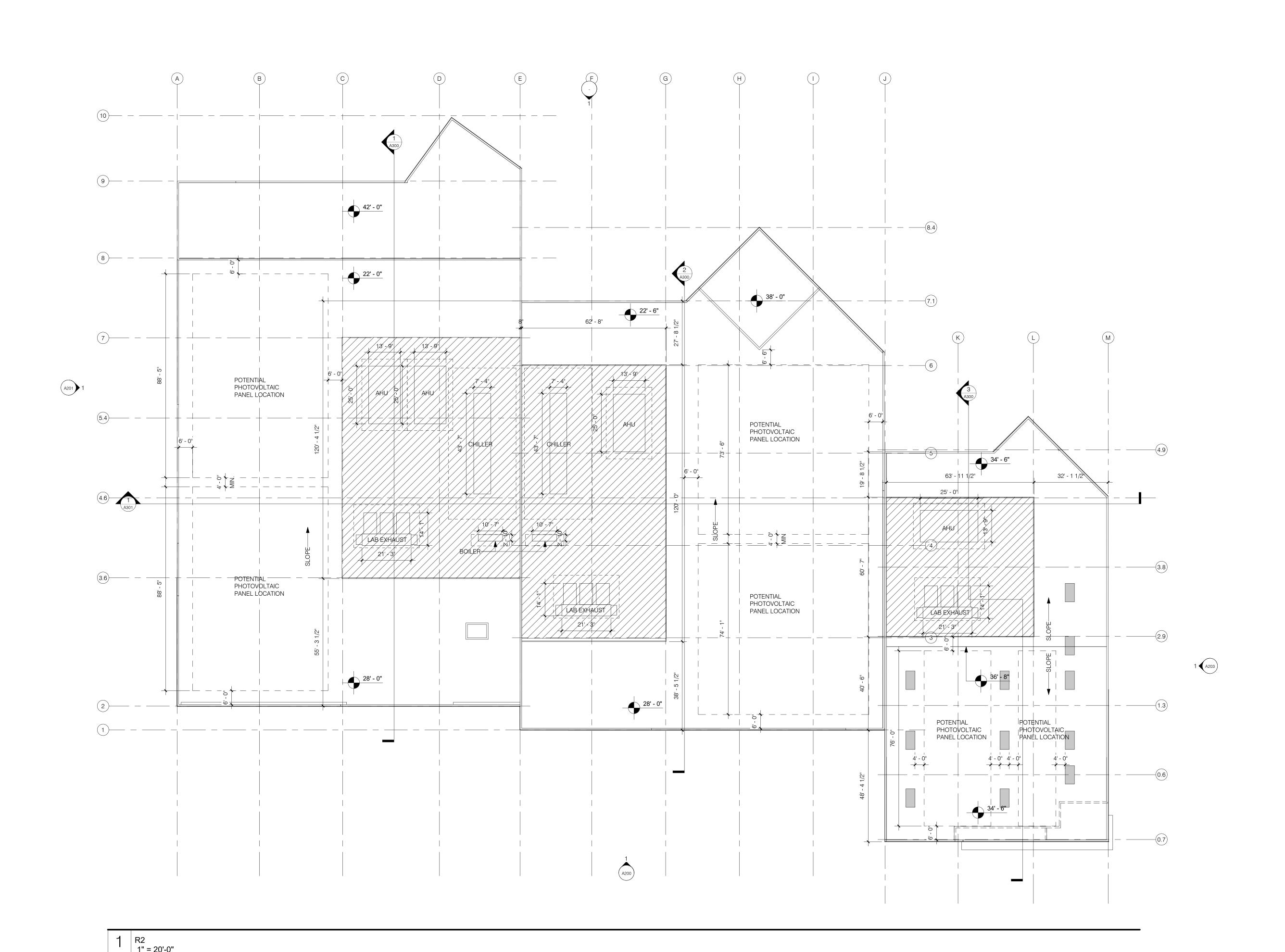


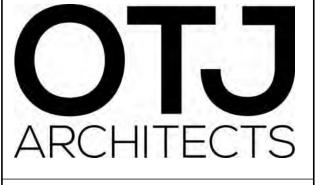
A10⁻



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FILE INFORMATION

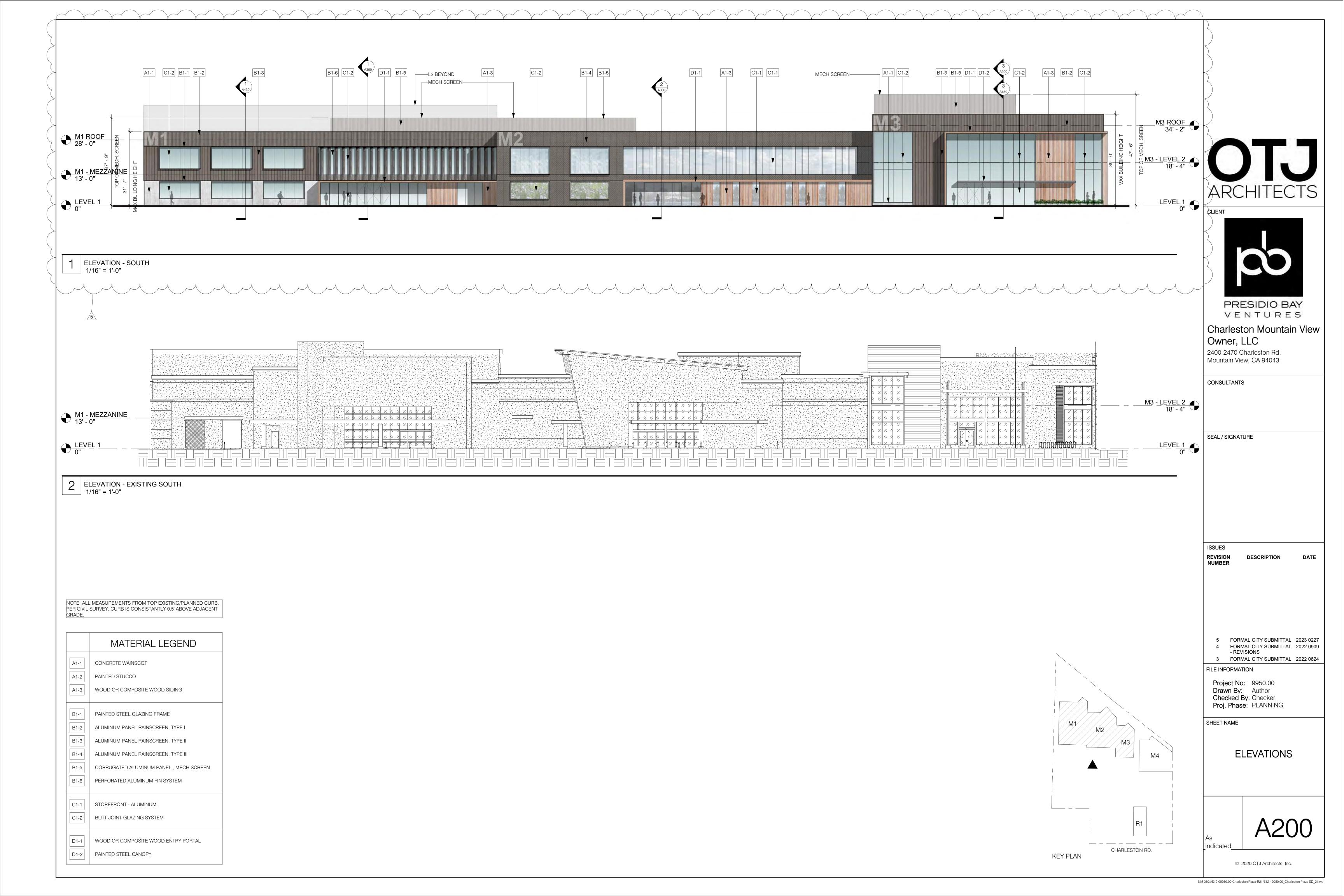
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Proj. Phase: PLANNING

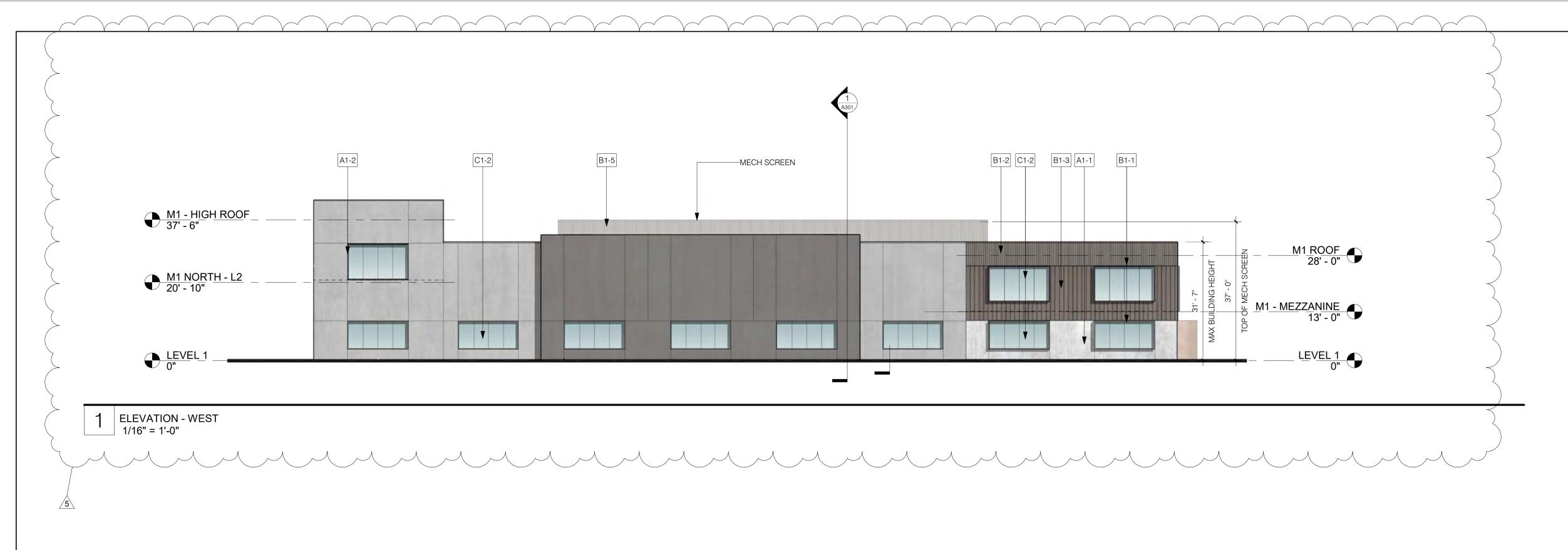
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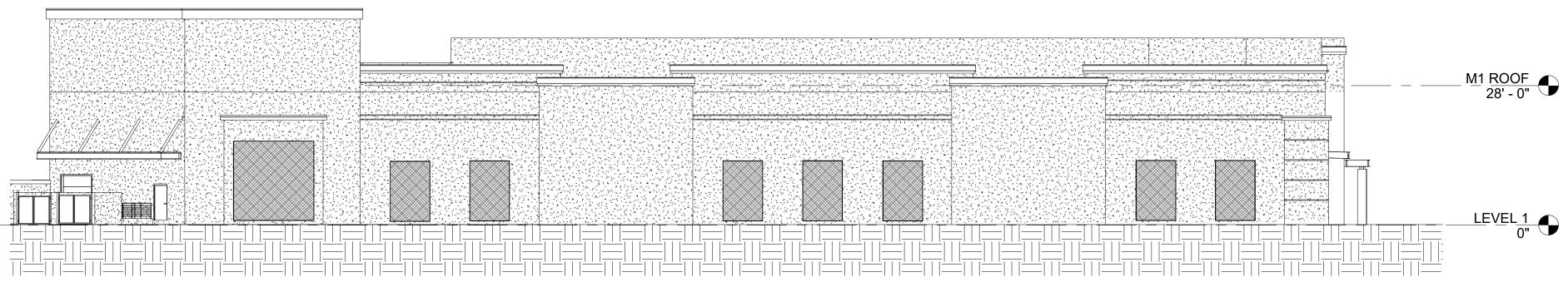
ROOF PLAN



A103



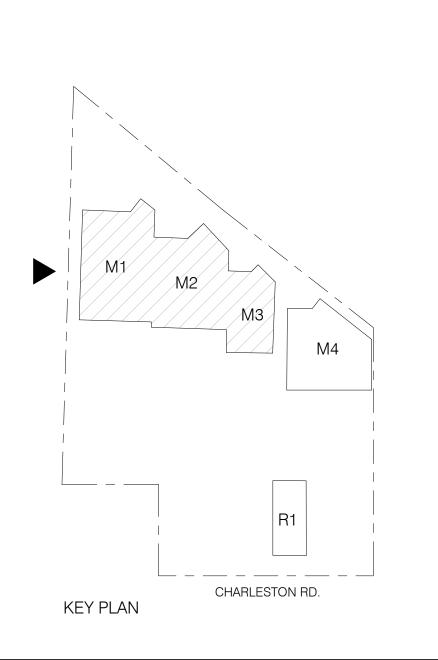




2 ELEVATION - EXISTING WEST 1/16" = 1'-0"

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

	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

Drawn By: Author Checked By: Checker Proj. Phase: PLANNING

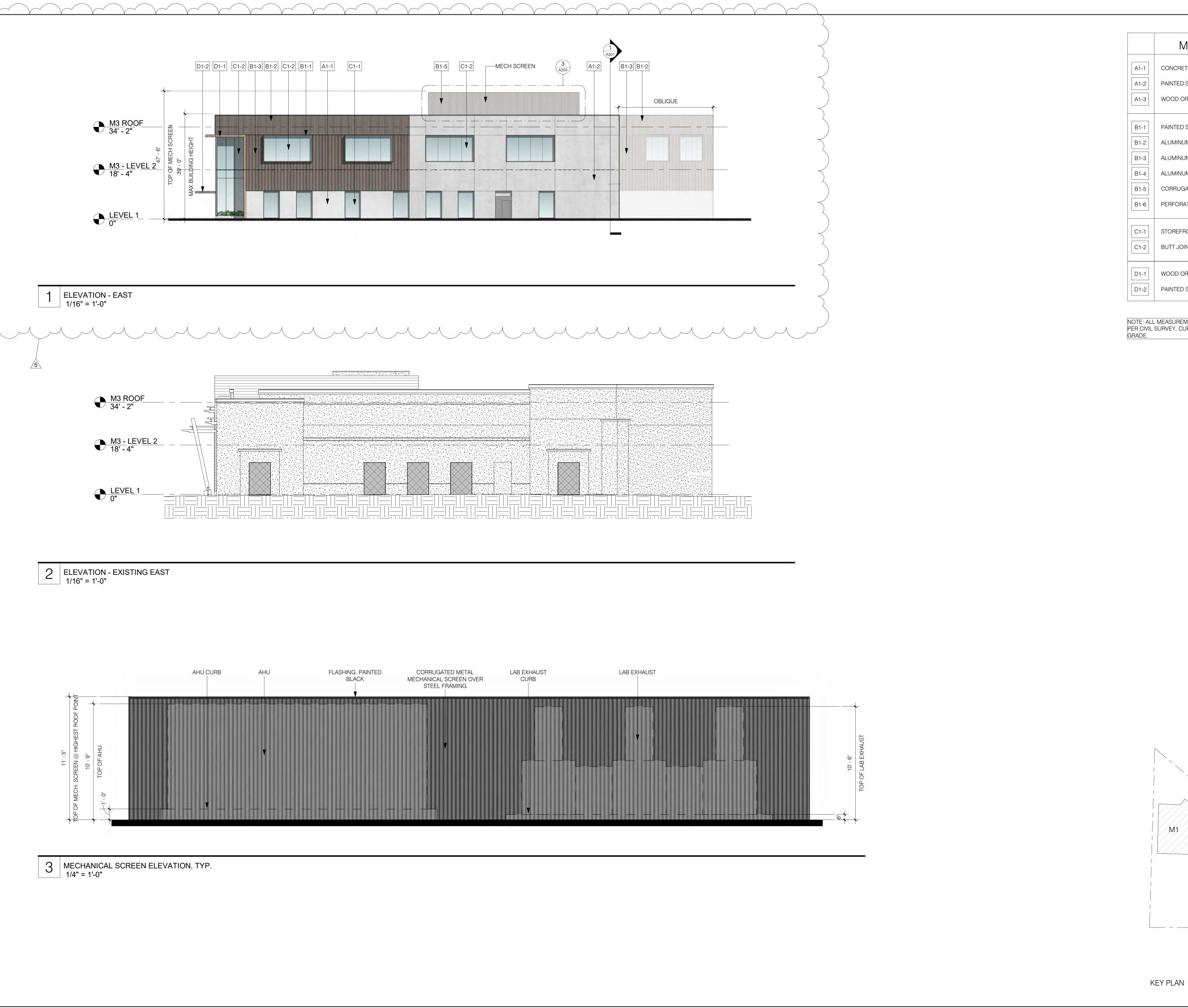
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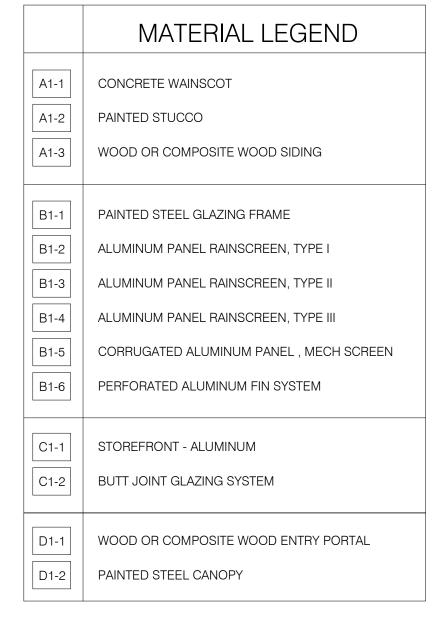
ELEVATIONS

indicated

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



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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

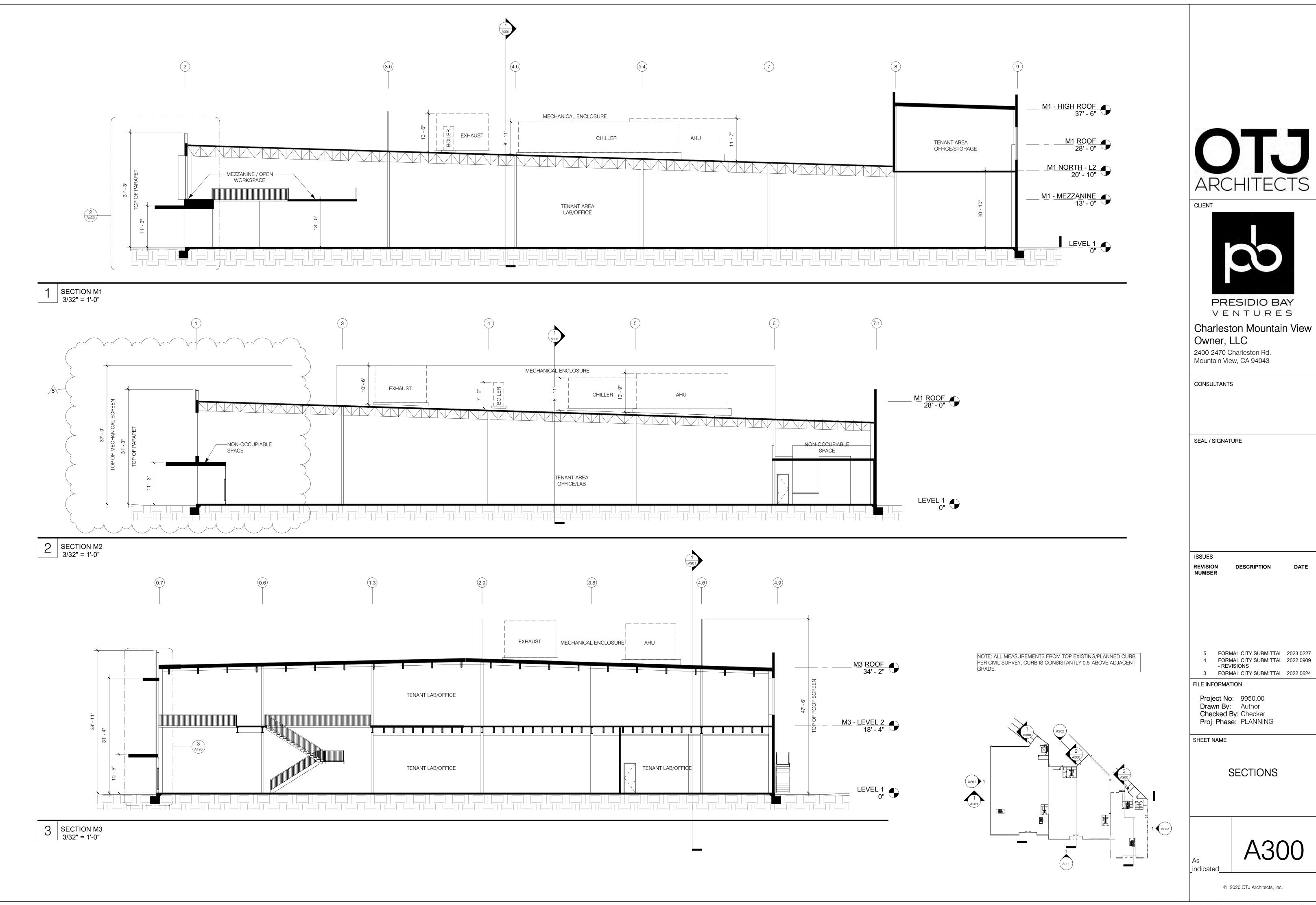
CHARLESTON RD.

ELEVATIONS

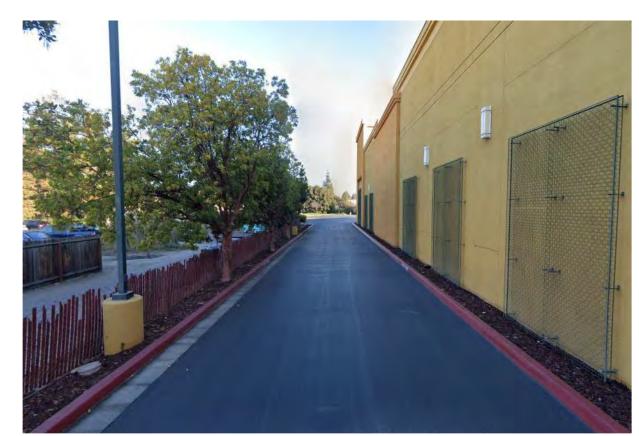
indicated

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



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

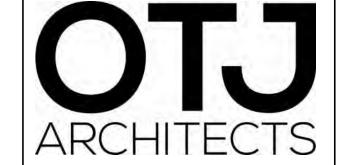


3. EAST PROPERTY LINE - ADJACENT TO BUILDING M4. EXISTING PARKING, CURB AND CHAINLINK FENCE. NO PROPOSED MODIFICATION OF GRADES OR PROPERTY BOUDARY WALLS AND/OR FENCING



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

SHEET NAME

CONDITIONS AT PROPERTY LINE

A302

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

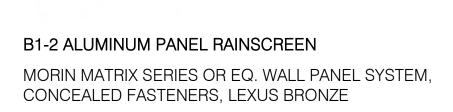
PPG, DURANAR SUNSTORM LEXUS BRONZE UC106698F

MATERIALS - METALS



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THE STATE OF THE STATE OF



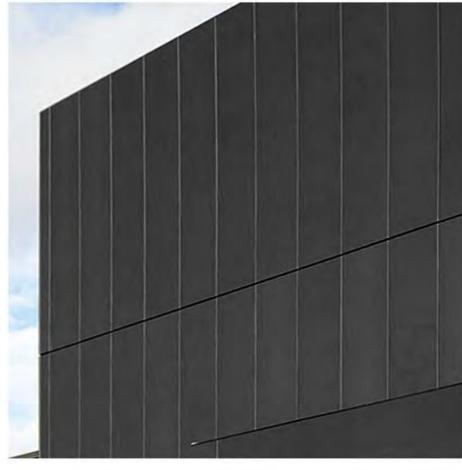
MATERIALS - GLAZING AND MULLIONS



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





C1-2 BUTT JOINT GLASS SYSTEM

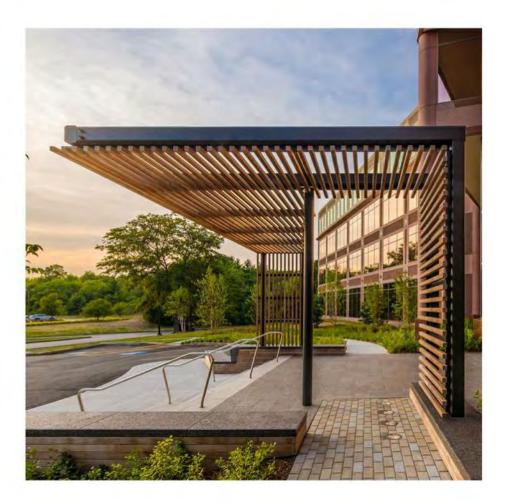
MULLIONS SIT BEHIND GLAZING WITH TINE, WALTERS &
WOLF OR EQ., PAINTED DARK GREY



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



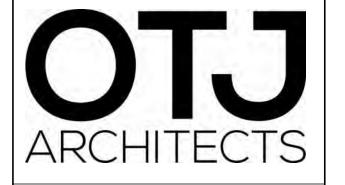
B1-1 STEEL GLAZING FRAME
WALTERS & WOLF OR EQ., PAINTED DARK GREY



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



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Charleston Mountain View Owner, LLC

2400-2470 Charleston Rd. Mountain View, CA 94043

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

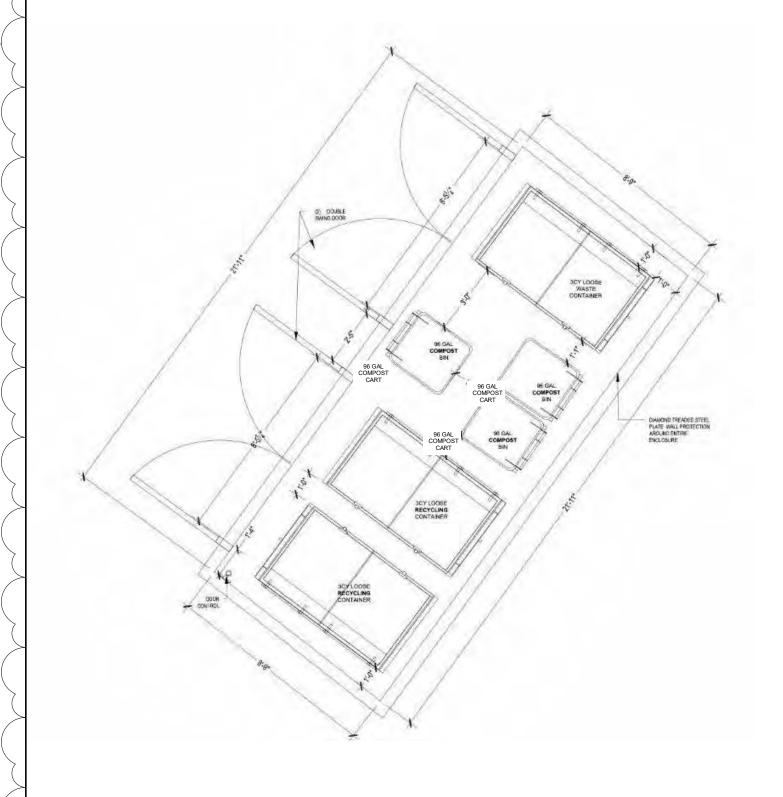
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Project No: 9950.00
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Proj. Phase: PLANNING

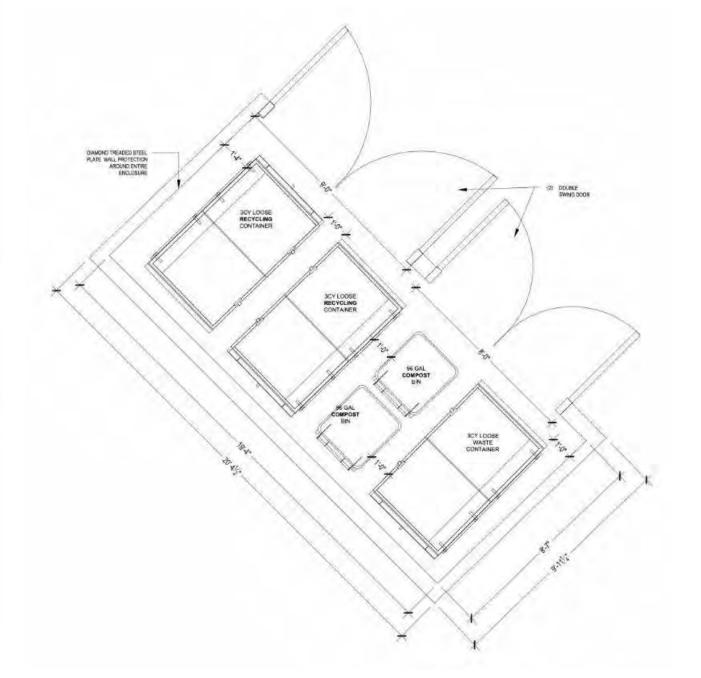
SHEET NAME

MATERIALS AND COLORS

A501



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



3 M3 TRASH ENCLOSURE - EXISTING TO REMAIN 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

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

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

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

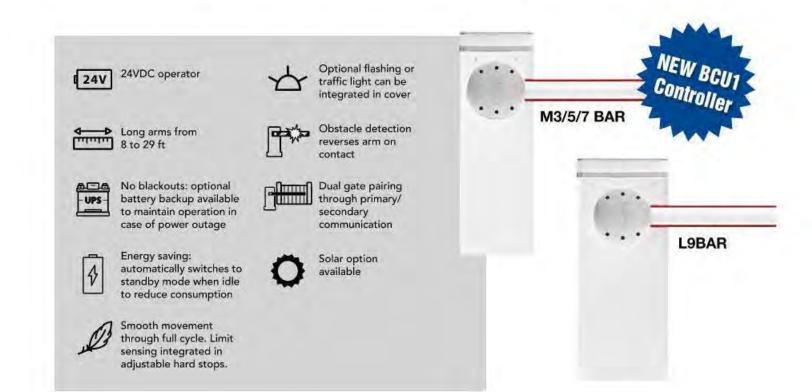
NOTE: SEE SEPARATE EXHIBIT REGARDING REUSE AND ENLARGEMENT OF TRASH ENCLOSURES



Barrier Arm Operator

Electromechanical barrier system with smooth, digital motion control

Road Access Control









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Traffic/Road Access Control



New and Improved BCU1 Control Board

 New 3 character display New joystick and wheel control for menu navigation Improved user interface

 Safety input for breakaway arm 24V 500mA output for accessory power 4 programmable digital inputs 3 digital outputs

 Low standby current for solar applications 2 digital inputs for vehicle detectors

4 MBAR/LBAR Models, AC with Solar option available

	МЗВАР	M5BAR	M7BAR	L9BAR			
Arm Length Max.	8 to 10 ft (2.4 to 3 m)	10 to 16 ft (3 to 5 m)	16 to 23 ft (5 to 7 m)	23 to 29 ft (7 to 8.9 m)			
Field adjustable Open/Close Time	1.5 - 4 seconds	3 - 6 seconds	6 - 10 seconds	8 - 10 seconds			
Full Open Angle	Adjustable to 90° (recommended to limit at 87°)						
Ingress Protection		1P4	4				
Handing		Universal: field adaptable for left	hand or right hand installations				
Arm Design	Alu	minum arm with red adhesive reflec	tor and optional lights/bumper strip	os			
Duty Cycle	500 cycles/hr	350 cycles/hr	200 cycles/hr	150 cycles/hr			
Drive		Electrome	chanical				
Operating Voltage	24VDC						
Input Voltage		120VAC 6	0/50Hz				
Idle Current	1.3mA	131mA	1.1mA	1.3mA			
Temperature Rating		-4° to 122° F (-20° to 50° C)				
Communication		Optional Oview pro	ogrammer, OVBT				
User Controls		BCU1 Cont	rol Board				
Relays		4 programmable	voltage outputs				
Finish		Cataphoretic coatin	ng and paint finish				
ETL Listed (UL 325)		Usage Class	st, II, III, IV				
Cycle Tested		1 million	cycles				
Warranty		2 year	ars				

Optional Accessories - See website for complete list







For solar applications, a second enclosure for larger patteries may be required, and a separate solar regulator will be necessary.







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A502

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TRASH ENCLOSURE &

SECURITY GATE

- REVISIONS

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

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SECURITY GATE ARM



























IDENTIFICATION / CONNECTION ELEMENTS











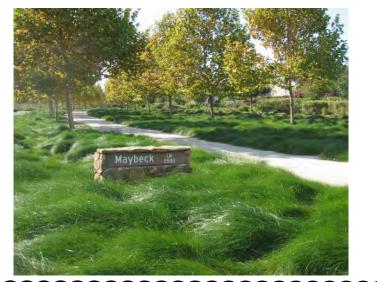
WORK / PLAY / LOUNGE AREAS













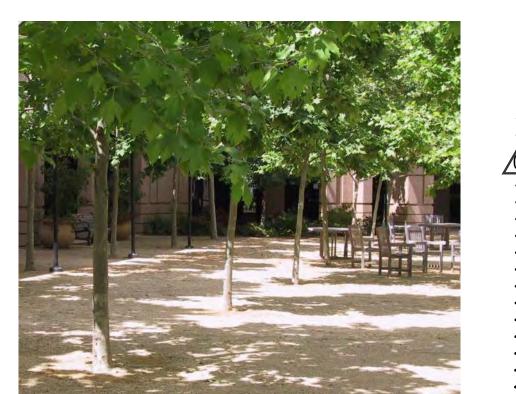
CENTRAL PARK











Charleston Plaza

Mountain View, CA

Presidio Bay Ventures

GUZZARDO PARTNERSHIPINC.

Landscape Architects · Land Planners

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

No. Date Description

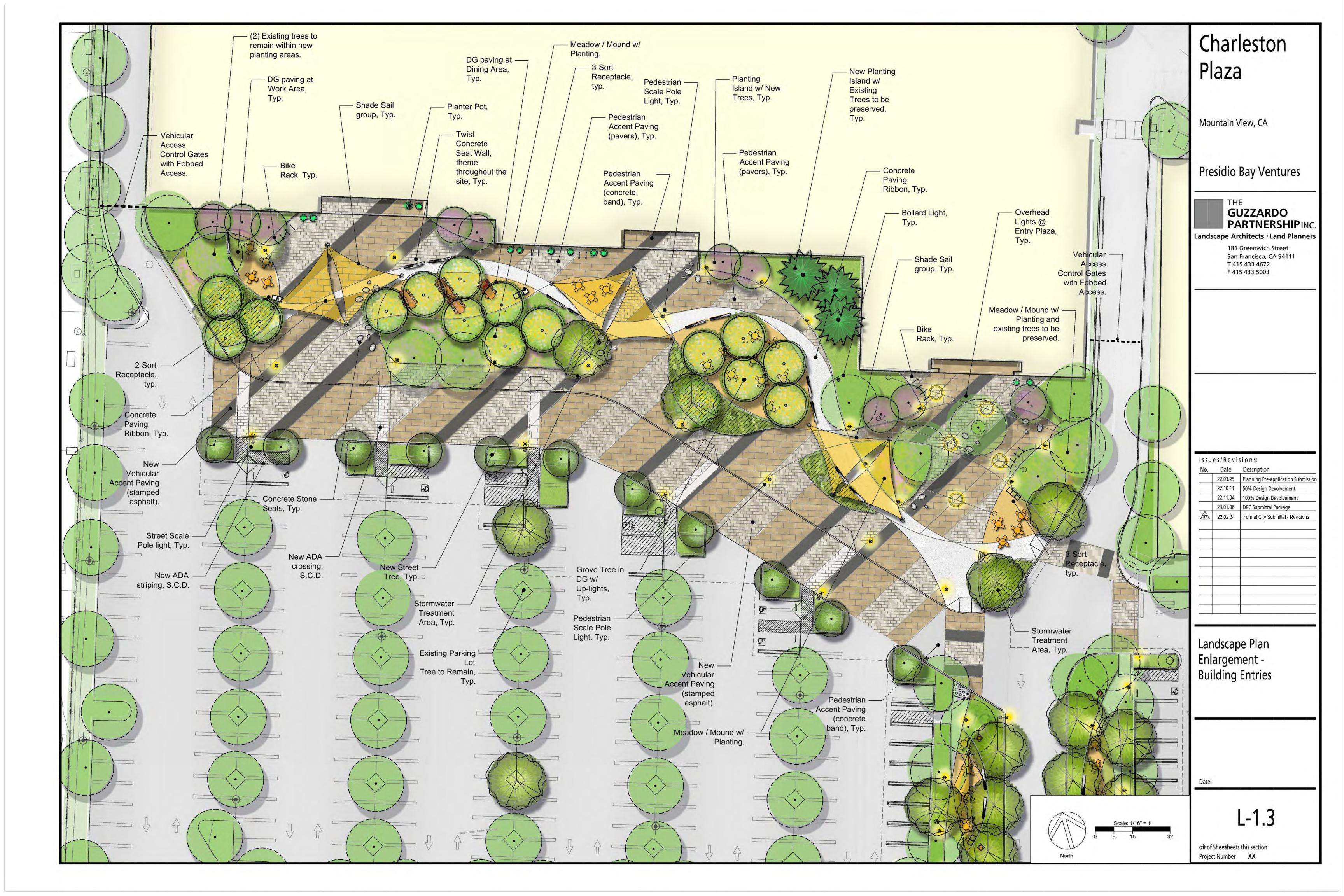
22.03.25 Planning Pre-application Submissi
22.10.11 50% Design Devolvement
22.11.04 100% Design Devolvement
23.01.06 DRC Submittal Package

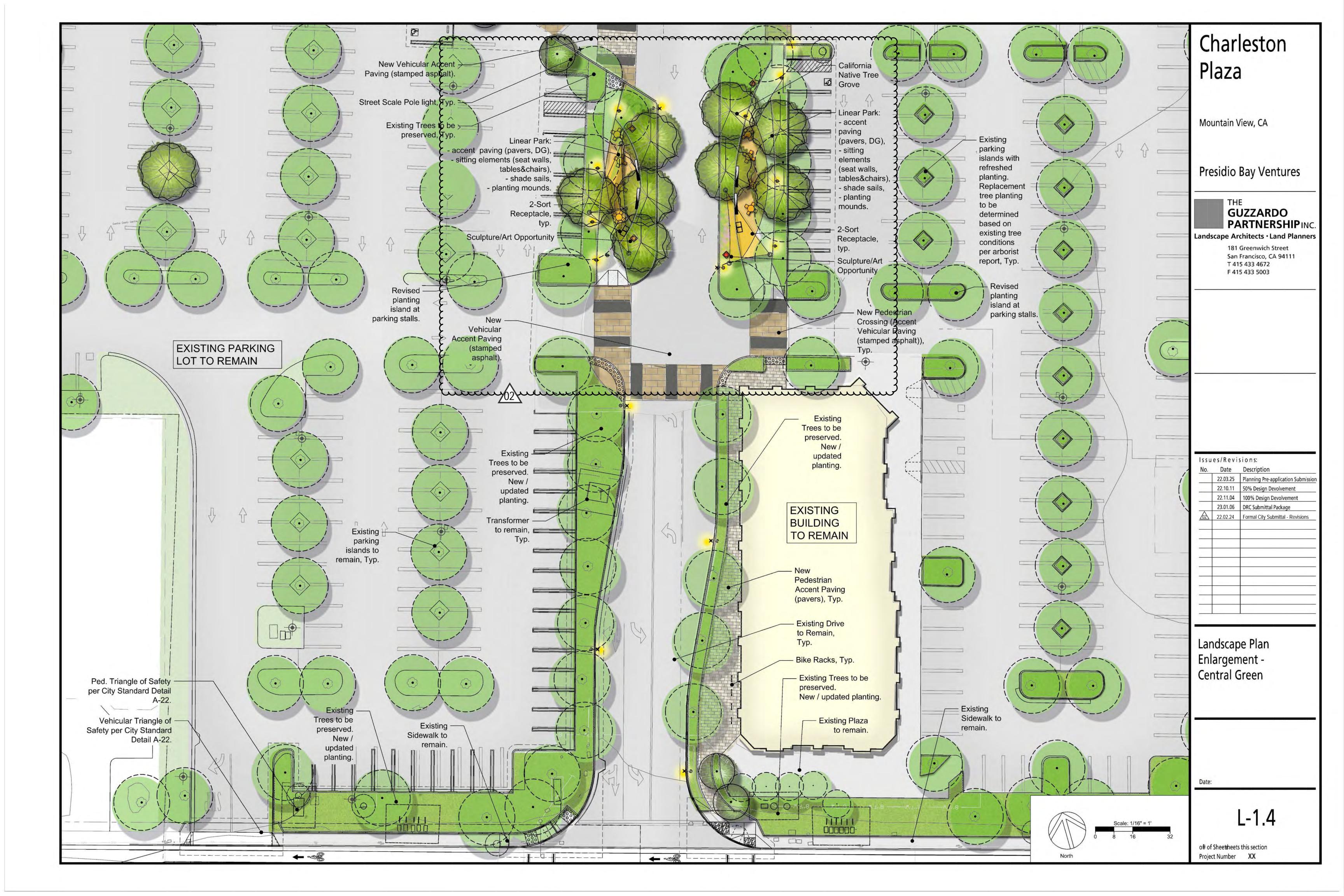
22.02.24 Formal City Submittal - Revisions

Landscape Imagery

Dato:

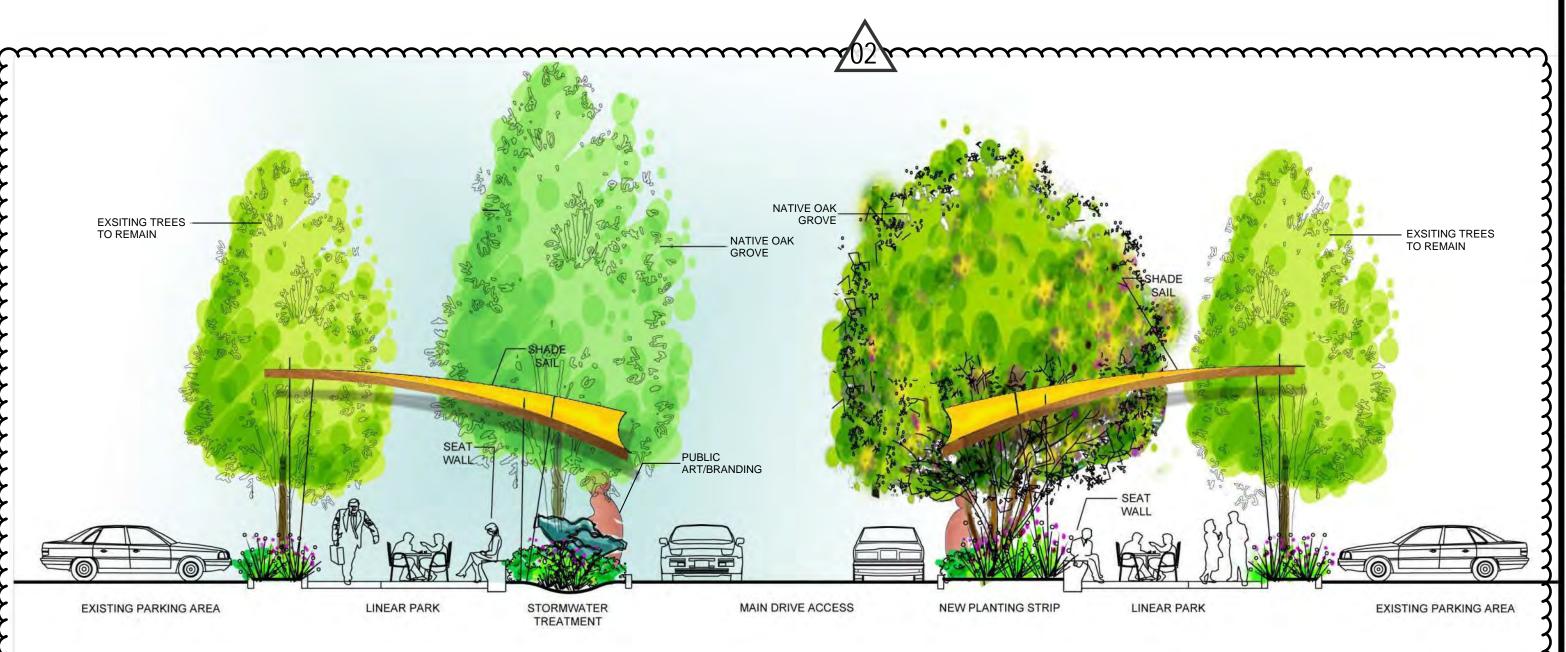
L-1.2





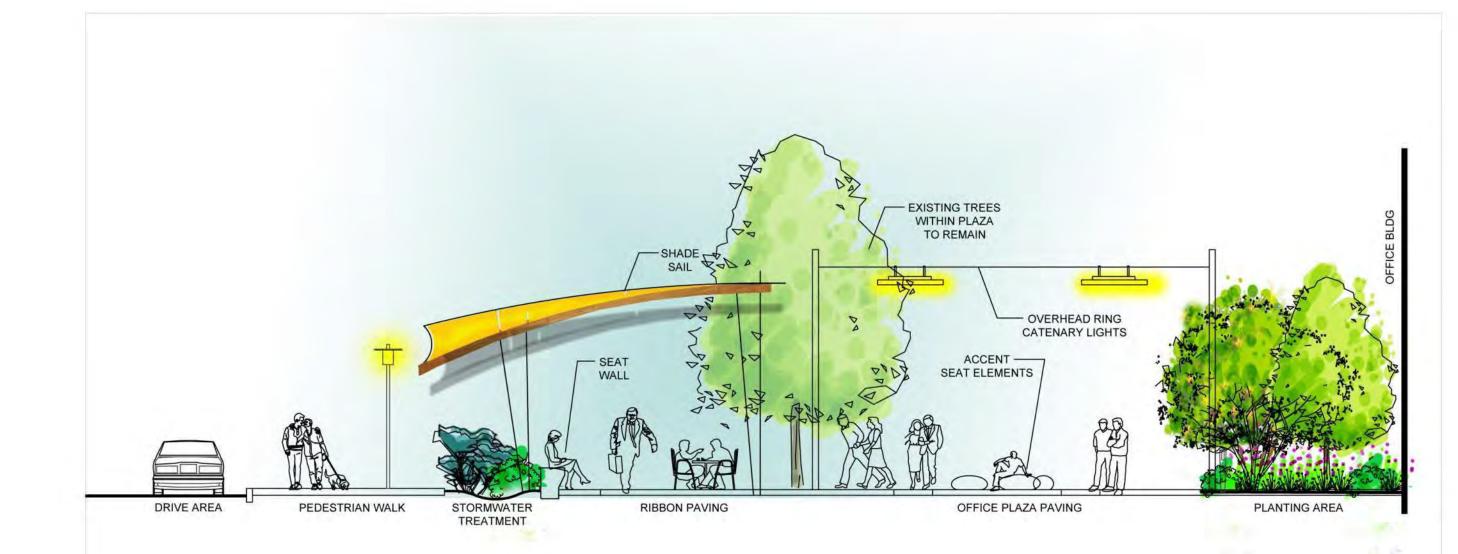
PROMENADE DRIVE TREE DRIVE TREE STREET SCALE POLE LIGHT EXISTING PARKING AREA NEW PLANTING STRIP PEDESTRIAN SIDEWALK

SECTION 1 - CENTRAL GREEN - DRIVE PROMENADE scale 1/8" = 1'-0"

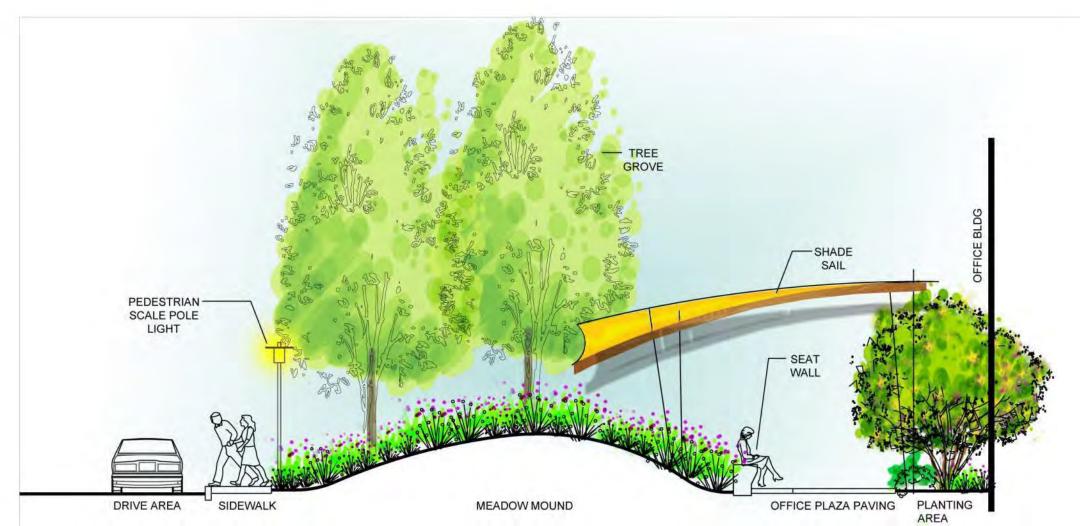


SECTION 2 - CENTRAL GREEN - LINEAR PARK

scale 1/8" = 1'-0



SECTION 3 - BLDG ENTRY - EVENTS PLAZA



SECTION 4 - BLDG ENTRY - DINING PLAZA

Charleston Plaza

Mountain View, CA

Presidio Bay Ventures

GUZZARDO PARTNERSHIPINC.

Landscape Architects · Land Planners

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F 415 433 5003

No. Date Description

22.03.25 Planning Pre-application Submission

22.09.09 Resubmission

22.02.24 Formal City Submittal - Revisions

Landscape Sections

Date:

L-1.5

COLOR AND FINISH SCHEDULE

PEDESTRIAN AND VEHICULAR CONCRETE PAVING Natural gray concrete with light broom finish. Sweep perpendicular to path of travel. Scoring @ 7' O.C. max or as shown on plans. BAND / Integral color concrete to be Davis Color: taupe. Sweep perpendicular to path of travel. Scoring to match arch. as shown on plans. PEDESTRIAN AND VEHICULAR ACCENT PAVING Precast Concrete Paving Units w/ dual mix design using Duraface/Face-Mix technology. Integral through colors not acceptable. By Calstone, contact Denton Bullard, tel. (408) 594-4084 Mission Series 4x8 x 80mm (veh) & 60mm (ped): color: gray, finish: standard, pattern: running bond. Mission Series 12x12 x 80mm (veh) & 60mm (ped): color: cream/light gray, finish: standard, pattern: running bond. Note: Paver symbols do not accurately reflect paver shapes. *Contractor to submit samples and field mockup to Landscape Architect for approval prior to acquisition or installation.

VEHICULAR ASPHALT PAVING

StreetPrint Stamped Ashpalt w/ StreetBond150, by: local contractor tbd

color: dark gray, pattern: running bond. Type 1

color: pewter, pattern: running bond

Type 3 color: taupe, pattern: none (band look)

Note: Paver symbols do not accurately reflect paver shapes. *Contractor to submit samples and field mockup to Landscape Architect for approval prior to

acquisition or installation.

TRUNCATED DOMES

By: ADA Solutions OR SIMILAR

Radius tiles, cast in place, color: yellow.

*Contractor to submit sample to Landscape Architect for review.

DECORATIVE GRAVEL

By: Lyngso Garden Materials, tel.(650) 364-1730

Black La Paz Pebbles, 1/4"-1/2" Ø

*Contractor to submit sample to Landscape Architect for review.

DECOMPOSED GRANITE

By: Lyngso Garden Materials, tel.(650) 364-1730

Sunset Gold Path Fines Stabilized

*Contractor to submit sample to Landscape Architect for review.

PAVING EDGING

By Permaloc, tel. (800) 356-9660

Aluminum Paver Restraint - StructurEdge, Model: 3/16" x 2 1/4" w/ 0.210" top lip, finish: black,

SEAT WALL

Poured-in-Place Concrete; color: light gray/white by Davis Color w/ silica carbide added; finish: smooth steel trowel w/ stain (matte) sealer. Use GST Stain Block Elite Sealer, by Global Sealer Technologies, tel. 707-527-6449 or similar on all concrete walls.

SHADE SAIL

Southern Hemisphere Shades, Inc., tel. 916.730.3727

Custom triangle fabric + poles, color/finish: 10" tube steel post with wood cladding. QTY: (8)

PARKLET TABLES & CHAIRS

By Landscape Forms, contact Rebecca Casey, tel. 800.430.6206 x 1313 Harpo Table and Harpo singe seat stools, color/ finish: thermal modified local ash, podwercoated metal in obsidian color. Install per manuf. spec. QTY: (7)

TABLES & CHAIRS

By Landscape Forms, contact Rebecca Casey, tel. 800.430.6206 x 1313 Chipman chair and tables, various powdercoat colors; freestanding. Install per manuf. spec. QTY: (16 sets: table + 4 chairs)

BIKE RACK

QTY: (26)

By Landscape Forms, contact Rebecca Casey, tel. 800.430.6206 x 1313 35 Collection, Model: loop, color/finish: podwercoated metal in obsidian color; surface mount per manuf spec.

RECYCLE RECEPTACLES

By Landscape Forms, contact Rebecca Casey, tel. 800.430.6206 x 1313 Select Recycling System, 3bins, color/finish: podwercoated metal in obsidian color w/ black signage; surface mount per manuf. spec. QTY: (tbd)

ACCENT ELEMENT SEATS

By QCP, tel. (866) 703-3434 Pebble seats in 3 sizes: large, medium, small,

Model: Q-PEBBLE3-42, Q-PEBBLE2-36, Q-PEBBLE1-20, concrete color: natural. QTY: (27)



BIKE RACKS



PARKLET TABLES AND CHAIRS



WASTE RECEPTACLES



TABLES AND CHAIRS

























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Mountain View, CA

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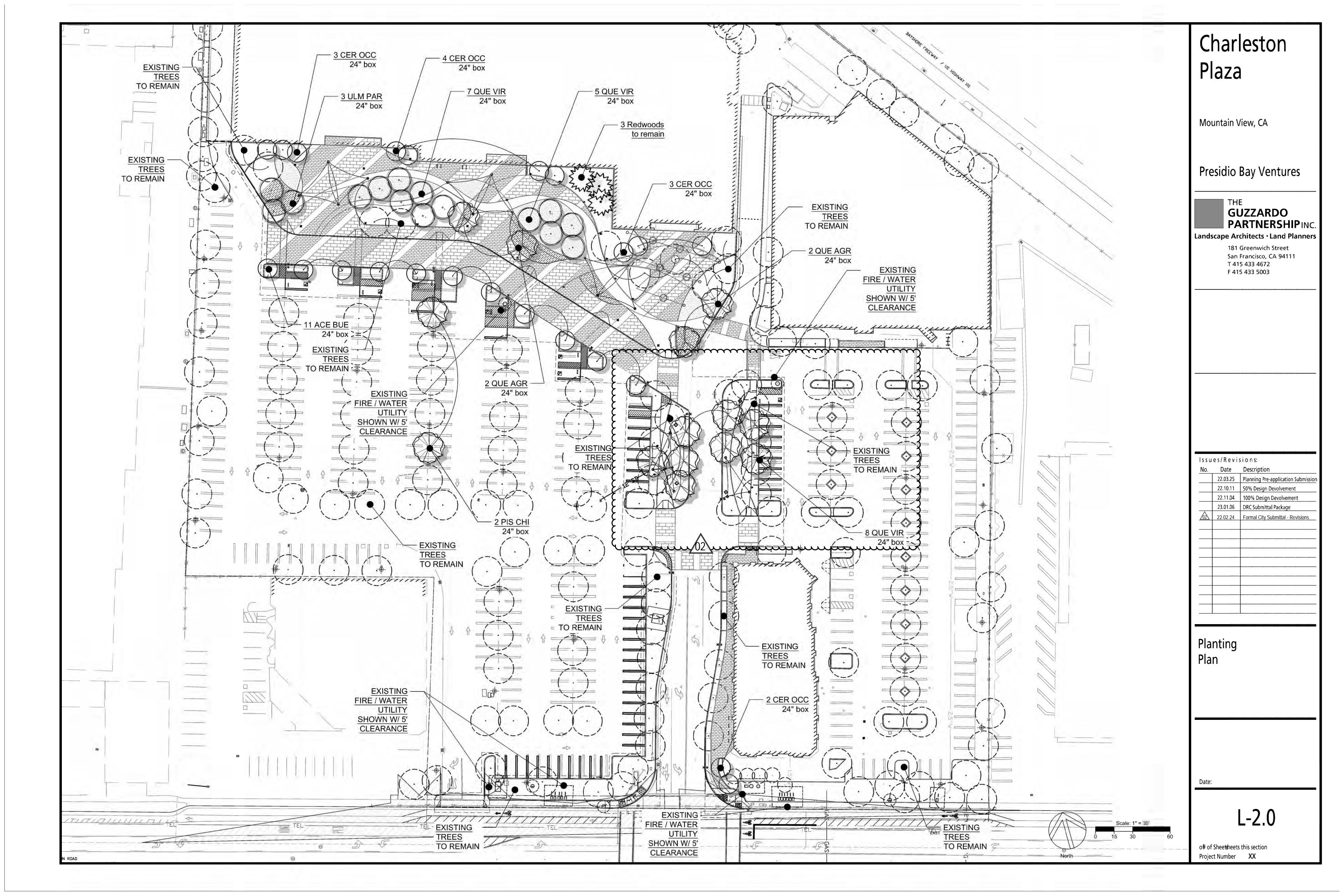
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Issues/Revisions: Date Description 22.03.25 Planning Pre-application Submission 22.10.11 50% Design Devolvement 22.11.04 100% Design Devolvement 23.01.06 DRC Submittal Package 22.02.24 Formal City Submittal - Revisions

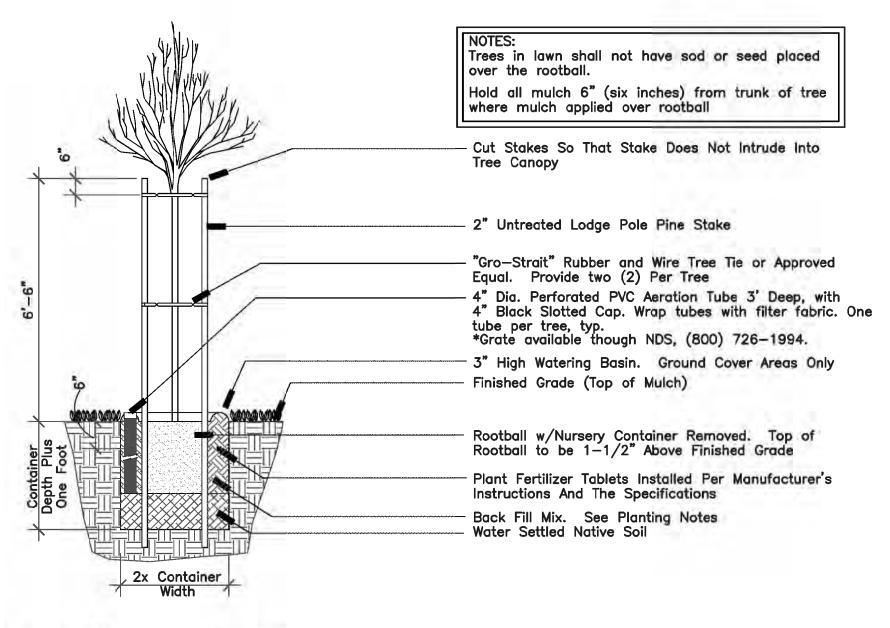
Landscape Materials

L-1.6

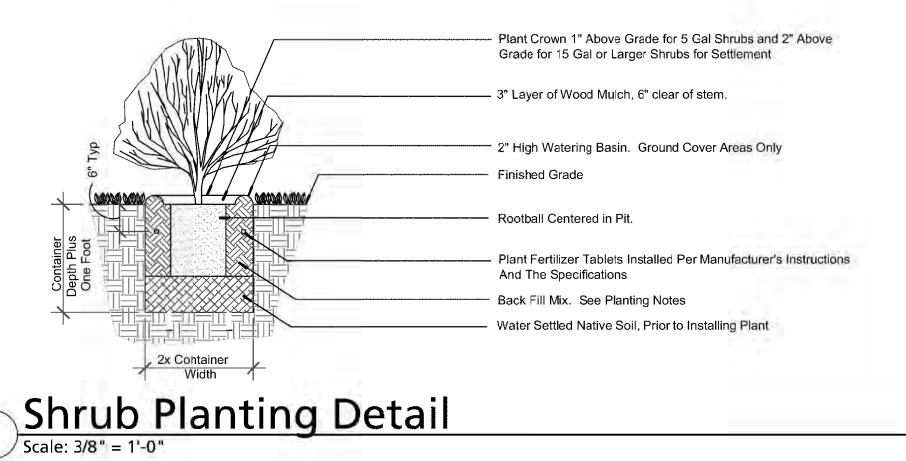


PLANT PALETTE

KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	WUCOLS	CA NATIVE	QUA
ACE BUE		Acer buergerianum	Trident Maple		L	N	3
ACE SAN		Acer palmatum 'Sango Kaku'	Coral Bark Japanese Maple		М	N	3
AES CAL		Aesculus californica	California Buckeye		L	Y	
ARB MAR		Arbutus 'Marina'	Marina Strawberry Tree		L	N	
CED ATL		Cedrus atlantica 'Glauca Fastigiata'	Columnar Blue Atlas Cedar		L	N	- 5
CER OCC		Cercis occidentalis 'Oklahoma'	Western Redbud		L	Y	19
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 europea 'Swan Hill'	Swan Hill Olive		L	N	-
PIS CHI		Pistacia chinensis	Chinese Pistache		L	N	3
QUE AGR		Quercus agrifolia	Coast Live Oak		L	Y	
QUE FRA		Quercus frainetto	Hungarian Oak		L	N	
QUE VIR		Quercus virginiana 'Sky Climber'	Sky Climber Live Oak		L	N	1
ULM PAR		Ulmus parvifolia 'Drake'	Drake Chinese Elm		L	N	
SHRUBS	1					/	
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING			1
				100			-
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	0.00	
RH	5 gal	Rhamunus californiaca	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			170				
KEY	SIZE	BOTANICAL NAME	COMMON NAME	LOCATION			
CL	5 Gal	Clematis armandii	Evergreen Clematis		М		
MA	5 Gal	Macfadyena unguis—cati	Cat's Claw		М		
ACCENT	SHRUB	S, 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.	М		
AD	5 gal	Agave 'desmettiana'	Smooth agave	30" o.c.	VL	Y	
AN	5 gal	Anigozanthos spp.	Kangaroo Paws	24" o.c.			
CA					L		
	5 gal	Calamagrostis foliosa	Mendocino Reed Grass	36" o.c.	L	Y	
CK	5 gal		Mendocino Reed Grass Feather Reed Grass	36" o.c.		Y	
	+	Calamagrostis foliosa			L	Y	-
СК	5 gal	Calamagrostis x a. 'Karl Foerster'	Feather Reed Grass	36" o.c.	L		-
CK CD	5 gal	Calamagrostis x a. 'Karl Foerster' Carex divulsa	Feather Reed Grass Berkeley Sedge	36" o.c.	L		
CK CD CH	5 gal 5 gal 5 gal	Calamagrostis foliosa Calamagrostis x a. 'Karl Foerster' Carex divulsa Chondropetalum tectorum	Feather Reed Grass Berkeley Sedge Cape Reed	36" o.c. 24" o.c. 36" o.c.	L L L		
CK CD CH	5 gal 5 gal 5 gal 5 gal	Calamagrostis foliosa Calamagrostis x a. 'Karl Faerster' Carex divulsa Chondropetalum tectorum Dietes vegeta / hybrids	Feather Reed Grass Berkeley Sedge Cape Reed Fortnight Lily / Lemon Drops	36" o.c. 24" o.c. 36" o.c. 30" o.c.	L L L		
CK CD CH DI	5 gal 5 gal 5 gal 5 gal 1 gal	Calamagrostis foliosa Calamagrostis x a. 'Karl Foerster' Carex divulsa Chondropetalum tectorum Dietes vegeta / hybrids Euphorbia characias	Feather Reed Grass Berkeley Sedge Cape Reed Fortnight Lily / Lemon Drops Euphorbia	36" o.c. 24" o.c. 36" o.c. 30" o.c. 36" o.c.	L L L		
CK CD CH DI EU HP	5 gal 5 gal 5 gal 5 gal 1 gal 5 gal	Calamagrostis foliosa Calamagrostis x a. 'Karl Faerster' Carex divulsa Chondropetalum tectorum Dietes vegeta / hybrids Euphorbia characias Hesperaloe parviflora	Feather Reed Grass Berkeley Sedge Cape Reed Fortnight Lily / Lemon Drops Euphorbia Red Yucca	36" o.c. 24" o.c. 36" o.c. 30" o.c. 36" o.c. 48" o.c.	L L L L	Y	
CK CD CH DI EU HP	5 gal 5 gal 5 gal 5 gal 1 gal 5 gal 1 gal	Calamagrostis foliosa Calamagrostis x a. 'Karl Foerster' Carex divulsa Chondropetalum tectorum Dietes vegeta / hybrids Euphorbia characias Hesperaloe parviflora Juncus patens Lomandra Longifolia 'Lime Tuff'	Feather Reed Grass Berkeley Sedge Cape Reed Fortnight Lily / Lemon Drops Euphorbia Red Yucca California Gray Rush	36" o.c. 24" o.c. 36" o.c. 30" o.c. 36" o.c. 48" o.c. 24" o.c.	L L L L VL	Y	
CK CD CH DI EU HP JP	5 gal 5 gal 5 gal 5 gal 1 gal 5 gal 1 gal 5 gal 5 gal 5 gal	Calamagrostis foliosa Calamagrostis x a. 'Karl Faerster' Carex divulsa Chondropetalum tectorum Dietes vegeta / hybrids Euphorbia characias Hesperaloe parviflora Juncus patens Lomandra Longifolia 'Lime Tuff' Lavandula x i. 'Provence'	Feather Reed Grass Berkeley Sedge Cape Reed Fortnight Lily / Lemon Drops Euphorbia Red Yucca California Gray Rush Dwarf Rush Mat	36" o.c. 24" o.c. 36" o.c. 30" o.c. 36" o.c. 48" o.c. 24" o.c. 36" o.c.	L L L L VL L	Y	
CK CD CH DI EU HP JP LL LA	5 gal 5 gal 5 gal 5 gal 1 gal 5 gal 1 gal 5 gal 1 gal 5 gal 1 gal	Calamagrostis foliosa Calamagrostis x a. 'Karl Foerster' Carex divulsa Chondropetalum tectorum Dietes vegeta / hybrids Euphorbia characias Hesperaloe parviflora Juncus patens Lomandra Longifolia 'Lime Tuff' Lavandula x i. 'Provence' Libertia peregrinans	Feather Reed Grass Berkeley Sedge Cape Reed Fortnight Lily / Lemon Drops Euphorbia Red Yucca California Gray Rush Dwarf Rush Mat French Lavender —	36" o.c. 24" o.c. 36" o.c. 36" o.c. 48" o.c. 24" o.c. 36" o.c. 24" o.c. 36" o.c.	L L L L VL L	Y	
CK CD CH DI EU HP JP LL LA LI	5 gal 5 gal 5 gal 1 gal 5 gal 1 gal 5 gal 1 gal 5 gal 1 gal 1 gal 1 gal	Calamagrostis foliosa Calamagrostis x a. 'Karl Foerster' Carex divulsa Chondropetalum tectorum Dietes vegeta / hybrids Euphorbia characias Hesperaloe parviflora Juncus patens Lomandra Longifolia 'Lime Tuff' Lavandula x i. 'Provence' Libertia peregrinans Leymus condensatus 'Canyon Prince'	Feather Reed Grass Berkeley Sedge Cape Reed Fortnight Lily / Lemon Drops Euphorbia Red Yucca California Gray Rush Dwarf Rush Mat French Lavender Lyme Grass	36" o.c. 24" o.c. 36" o.c. 36" o.c. 48" o.c. 24" o.c. 24" o.c. 36" o.c. 30" o.c. 30" o.c.	L L L L VL L L VL VL	Y	
CK CD CH DI EU HP JP LL LA LI LE NE	5 gal 5 gal 5 gal 1 gal 5 gal 1 gal 5 gal 1 gal 1 gal 1 gal 1 gal 1 gal	Calamagrostis foliosa Calamagrostis x a. 'Karl Foerster' Carex divulsa Chondropetalum tectorum Dietes vegeta / hybrids Euphorbia characias Hesperaloe parviflora Juncus patens Lomandra Longifolia 'Lime Tuff' Lavandula x i. 'Provence' Libertia peregrinans Leymus condensatus 'Canyon Prince' Nephrolepis cordifolia	Feather Reed Grass Berkeley Sedge Cape Reed Fortnight Lily / Lemon Drops Euphorbia Red Yucca California Gray Rush Dwarf Rush Mat French Lavender Lyme Grass Southern Sword Fern	36" o.c. 24" o.c. 36" o.c. 36" o.c. 48" o.c. 24" o.c. 36" o.c. 24" o.c. 30" o.c. 24" o.c. 24" o.c.	L L L L VL L	Y	
CK CD CH DI EU HP JP LL LA LI LE NE	5 gal 5 gal 5 gal 5 gal 1 gal 5 gal 1 gal 5 gal 1 gal 1 gal 1 gal 1 gal 1 gal	Calamagrostis foliosa Calamagrostis x a. 'Karl Foerster' Carex divulsa Chondropetalum tectorum Dietes vegeta / hybrids Euphorbia characias Hesperaloe parviflora Juncus patens Lomandra Longifolia 'Lime Tuff' Lavandula x i. 'Provence' Libertia peregrinans Leymus condensatus 'Canyon Prince' Nephrolepis cordifolia Muhlenbergia c. 'Regal Mist'	Feather Reed Grass Berkeley Sedge Cape Reed Fortnight Lily / Lemon Drops Euphorbia Red Yucca California Gray Rush Dwarf Rush Mat French Lavender Lyme Grass	36" o.c. 24" o.c. 36" o.c. 36" o.c. 48" o.c. 24" o.c. 36" o.c. 24" o.c. 30" o.c. 24" o.c. 48" o.c. 24" o.c. 48" o.c.	L L L L VL L L VL L L L L L L L L L L L	Y	
CK CD CH DI EU HP JP LL LA LI LE NE MU ST	5 gal 5 gal 5 gal 5 gal 1 gal 5 gal 1 gal 5 gal 1 gal	Calamagrostis foliosa Calamagrostis x a. 'Karl Foerster' Carex divulsa Chondropetalum tectorum Dietes vegeta / hybrids Euphorbia characias Hesperaloe parviflora Juncus patens Lomandra Longifolia 'Lime Tuff' Lavandula x i. 'Provence' Libertia peregrinans Leymus condensatus 'Canyon Prince' Nephrolepis cordifolia Muhlenbergia c. 'Regal Mist' Stipa arundinacea	Feather Reed Grass Berkeley Sedge Cape Reed Fortnight Lily / Lemon Drops Euphorbia Red Yucca California Gray Rush Dwarf Rush Mat French Lavender - Lyme Grass Southern Sword Ferm Regal Mist Pink Muhlenbergia	36" o.c. 24" o.c. 36" o.c. 36" o.c. 48" o.c. 24" o.c. 36" o.c. 24" o.c. 30" o.c. 24" o.c. 24" o.c.	L L L L VL L VL M	Y	
CK CD CH DI EU HP JP LL LA LI LE NE MU ST GROUN	5 gal 5 gal 5 gal 5 gal 1 gal 1 gal 5 gal	Calamagrostis foliosa Calamagrostis x a. 'Karl Foerster' Carex divulsa Chondropetalum tectorum Dietes vegeta / hybrids Euphorbia characias Hesperaloe parviflora Juncus patens Lomandra Longifolia 'Lime Tuff' Lavandula x i. 'Provence' Libertia peregrinans Leymus condensatus 'Canyon Prince' Nephrolepis cordifolia Muhlenbergia c. 'Regal Mist' Stipa arundinacea	Feather Reed Grass Berkeley Sedge Cape Reed Fortnight Lily / Lemon Drops Euphorbia Red Yucca California Gray Rush Dwarf Rush Mat French Lavender - Lyme Grass Southern Sword Fem Regal Mist Pink Muhlenbergia New Zealand Wind Grass	36" o.c. 24" o.c. 36" o.c. 36" o.c. 48" o.c. 24" o.c. 36" o.c. 24" o.c. 30" o.c. 24" o.c. 42" o.c. 42" o.c.	L L L L VL L L VL L L L L L L L L L L L	Y	
CK CD CH DI EU HP JP LL LA LI LE NE MU ST GROUN KEY	5 gal 5 gal 5 gal 5 gal 1 gal 5 gal	Calamagrostis foliosa Calamagrostis x a. 'Karl Foerster' Carex divulsa Chondropetalum tectorum Dietes vegeta / hybrids Euphorbia characias Hesperaloe parviflora Juncus patens Lomandra Longifolia 'Lime Tuff' Lavandula x i. 'Provence' Libertia peregrinans Leymus condensatus 'Canyon Prince' Nephrolepis cordifolia Muhlenbergia c. 'Regal Mist' Stipa arundinacea RS BOTANICAL NAME	Feather Reed Grass Berkeley Sedge Cape Reed Fortnight Lily / Lemon Drops Euphorbia Red Yucca California Gray Rush Dwarf Rush Mat French Lavender - Lyme Grass Southern Sword Fem Regal Mist Pink Muhlenbergia New Zealand Wind Grass COMMON NAME	36" o.c. 24" o.c. 36" o.c. 36" o.c. 48" o.c. 24" o.c. 36" o.c. 24" o.c. 30" o.c. 24" o.c. 42" o.c. 42" o.c. 42" o.c.	L L L L L L L L L L L L L L L L L L L	Y	
CK CD CH DI EU HP JP LL LA LI LE NE MU ST GROUN KEY AC	5 gal 5 gal 5 gal 5 gal 1 gal 1 gal 1 gal 1 gal 5 gal COVEF	Calamagrostis foliosa Calamagrostis x a. 'Karl Foerster' Carex divulsa Chondropetalum tectorum Dietes vegeta / hybrids Euphorbia characias Hesperaloe parviflora Juncus patens Lomandra Longifolia 'Lime Tuff' Lavandula x i. 'Provence' Libertia peregrinans Leymus condensatus 'Canyon Prince' Nephrolepis cordifolia Muhlenbergia c. 'Regal Mist' Stipa arundinacea RS BOTANICAL NAME Acacia cognata 'Cousin litt'	Feather Reed Grass Berkeley Sedge Cape Reed Fortnight Lily / Lemon Drops Euphorbia Red Yucca California Gray Rush Dwarf Rush Mat French Lavender - Lyme Grass Southern Sword Fem Regal Mist Pink Muhlenbergia New Zealand Wind Grass COMMON NAME Little River Wattle	36" o.c. 24" o.c. 36" o.c. 36" o.c. 48" o.c. 24" o.c. 36" o.c. 24" o.c. 30" o.c. 24" o.c. 42" o.c. 42" o.c. 42" o.c. 42" o.c.	L L L L L L L L L L L L L L L L L L L	Y	
CK CD CH DI EU HP JP LL LA LI LE NE MU ST GROUN KEY AC CO	5 gal 5 gal 5 gal 5 gal 1 gal 1 gal 5 gal 1 gal 1 gal 5 gal	Calamagrostis x a. 'Karl Foerster' Carex divulsa Chondropetalum tectorum Dietes vegeta / hybrids Euphorbia characias Hesperaloe parviflora Juncus patens Lomandra Longifolia 'Lime Tuff' Lavandula x i. 'Provence' Libertia peregrinans Leymus condensatus 'Canyon Prince' Nephrolepis cordifolia Muhlenbergia c. 'Regal Mist' Stipa arundinacea SS BOTANICAL NAME Acacia cognata 'Cousin Itt' Coprosma x kirkii 'Variegata'	Feather Reed Grass Berkeley Sedge Cape Reed Fortnight Lily / Lemon Drops Euphorbia Red Yucca California Gray Rush Dwarf Rush Mat French Lavender - Lyme Grass Southern Sword Fem Regal Mist Pink Muhlenbergia New Zealand Wind Grass COMMON NAME Little River Wattle Creeping Coprosma	36" o.c. 24" o.c. 36" o.c. 36" o.c. 48" o.c. 24" o.c. 36" o.c. 24" o.c. 30" o.c. 24" o.c. 30" o.c. 24" o.c. 524" o.c. 30" o.c.	L L L L L L L L L L L L L L L L L L L	Y	
CK CD CH DI EU HP JP LL LA LI LE NE MU ST GROUN KEY AC CO FE	5 gal 5 gal 5 gal 5 gal 1 gal 1 gal 1 gal 5 gal 1 gal	Calamagrostis foliosa Calamagrostis x a. 'Karl Foerster' Carex divulsa Chondropetalum tectorum Dietes vegeta / hybrids Euphorbia characias Hesperaloe parviflora Juncus patens Lomandra Longifolia 'Lime Tuff' Lavandula x i. 'Provence' Libertia peregrinans Leymus condensatus 'Canyon Prince' Nephrolepis cordifolia Muhlenbergia c. 'Regal Mist' Stipa arundinacea RS BOTANICAL NAME Acacia cognata 'Cousin Itt' Coprosma x kirkii 'Variegata' Festuca Rubra	Feather Reed Grass Berkeley Sedge Cape Reed Fortnight Lily / Lemon Drops Euphorbia Red Yucca California Gray Rush Dwarf Rush Mat French Lavender - Lyme Grass Southern Sword Fem Regal Mist Pink Muhlenbergia New Zealand Wind Grass COMMON NAME Little River Wattle Creeping Coprosma Red Fescue	36" o.c. 24" o.c. 36" o.c. 36" o.c. 48" o.c. 24" o.c. 36" o.c. 24" o.c. 30" o.c. 24" o.c. 30" o.c. 24" o.c. 30" o.c. 24" o.c. 42" o.c. 42" o.c. 42" o.c. 42" o.c. 42" o.c.	L L L L L L L L L L L L L L L M L	Y	
CK CD CH DI EU HP JP LL LA LI LE NE MU ST GROUN KEY AC CO FE MP	5 gal 5 gal 5 gal 5 gal 1 gal	Calamagrostis foliosa Calamagrostis x a. 'Karl Foerster' Carex divulsa Chondropetalum tectorum Dietes vegeta / hybrids Euphorbia characias Hesperaloe parviflora Juncus patens Lomandra Longifolia 'Lime Tuff' Lavandula x i. 'Provence' Libertia peregrinans Leymus condensatus 'Canyon Prince' Nephrolepis cordifolia Muhlenbergia c. 'Regal Mist' Stipa arundinacea RS BOTANICAL NAME Acacia cognata 'Cousin Itt' Coprosma x kirkii 'Variegata' Festuca Rubra Myoporum parvifolium	Feather Reed Grass Berkeley Sedge Cape Reed Fortnight Lily / Lemon Drops Euphorbia Red Yucca California Gray Rush Dwarf Rush Mat French Lavender - Lyme Grass Southern Sword Fem Regal Mist Pink Muhlenbergia New Zealand Wind Grass COMMON NAME Little River Wattle Creeping Coprosma Red Fescue Myoporum	36" o.c. 24" o.c. 36" o.c. 36" o.c. 48" o.c. 24" o.c. 36" o.c. 24" o.c. 30" o.c. 24" o.c. 42" o.c.	L L L L L L L L L L L L L L L L M L L M L	Y	
CK CD CH DI EU HP JP LL LA LI LE NE MU ST GROUN KEY AC CO FE MP NF	5 gal 5 gal 5 gal 5 gal 1 gal 5 gal 1 gal 5 gal 1 gal 5 gal 1 gal 1 gal 1 gal 5 gal 1 gal	Calamagrostis foliosa Calamagrostis x a. 'Karl Foerster' Carex divulsa Chondropetalum tectorum Dietes vegeta / hybrids Euphorbia characias Hesperaloe parviflora Juncus patens Lomandra Longifolia 'Lime Tuff' Lavandula x i. 'Provence' Libertia peregrinans Leymus condensatus 'Canyon Prince' Nephrolepis cordifolia Muhlenbergia c. 'Regal Mist' Stipa arundinacea RS BOTANICAL NAME Acacia cognata 'Cousin ltt' Coprosma x kirkii 'Variegata' Festuca Rubra Myoporum parvifolium Nandina 'Firepower'	Feather Reed Grass Berkeley Sedge Cape Reed Fortnight Lily / Lemon Drops Euphorbia Red Yucca California Gray Rush Dwarf Rush Mat French Lavender Lyme Grass Southern Sword Fem Regal Mist Pink Muhlenbergia New Zealand Wind Grass COMMON NAME Little River Wattle Creeping Coprosma Red Fescue Myoporum Firepower Heavenly Bamboo	36" o.c. 24" o.c. 36" o.c. 36" o.c. 48" o.c. 24" o.c. 36" o.c. 24" o.c. 30" o.c. 24" o.c. 42" o.c. 42" o.c. 42" o.c. 42" o.c. 42" o.c. 42" o.c. 30" o.c. 30" o.c. 30" o.c.	L L L L L L L L L L L L L L L L L L L	Y	
CK CD CH DI EU HP JP LL LA LI LE NE MU ST GROUN KEY AC CO FE MP	5 gal 5 gal 5 gal 5 gal 1 gal	Calamagrostis foliosa Calamagrostis x a. 'Karl Foerster' Carex divulsa Chondropetalum tectorum Dietes vegeta / hybrids Euphorbia characias Hesperaloe parviflora Juncus patens Lomandra Longifolia 'Lime Tuff' Lavandula x i. 'Provence' Libertia peregrinans Leymus condensatus 'Canyon Prince' Nephrolepis cordifolia Muhlenbergia c. 'Regal Mist' Stipa arundinacea RS BOTANICAL NAME Acacia cognata 'Cousin Itt' Coprosma x kirkii 'Variegata' Festuca Rubra Myoporum parvifolium	Feather Reed Grass Berkeley Sedge Cape Reed Fortnight Lily / Lemon Drops Euphorbia Red Yucca California Gray Rush Dwarf Rush Mat French Lavender - Lyme Grass Southern Sword Fem Regal Mist Pink Muhlenbergia New Zealand Wind Grass COMMON NAME Little River Wattle Creeping Coprosma Red Fescue Myoporum	36" o.c. 24" o.c. 36" o.c. 36" o.c. 48" o.c. 24" o.c. 36" o.c. 24" o.c. 30" o.c. 24" o.c. 42" o.c.	L L L L L L L L L L L L L L L L L L L	Y	



Tree Staking Diagram with Aeration Tube



Charleston Plaza

Mountain View, CA

Presidio Bay Ventures

GUZZARDO PARTNERSHIPINC.

Landscape Architects · Land Planners

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

Is sues / Revisions:

No. Date Description

22.03.25 Planning Pre-application Submission
22.10.11 50% Design Devolvement

22.11.04 100% Design Devolvement

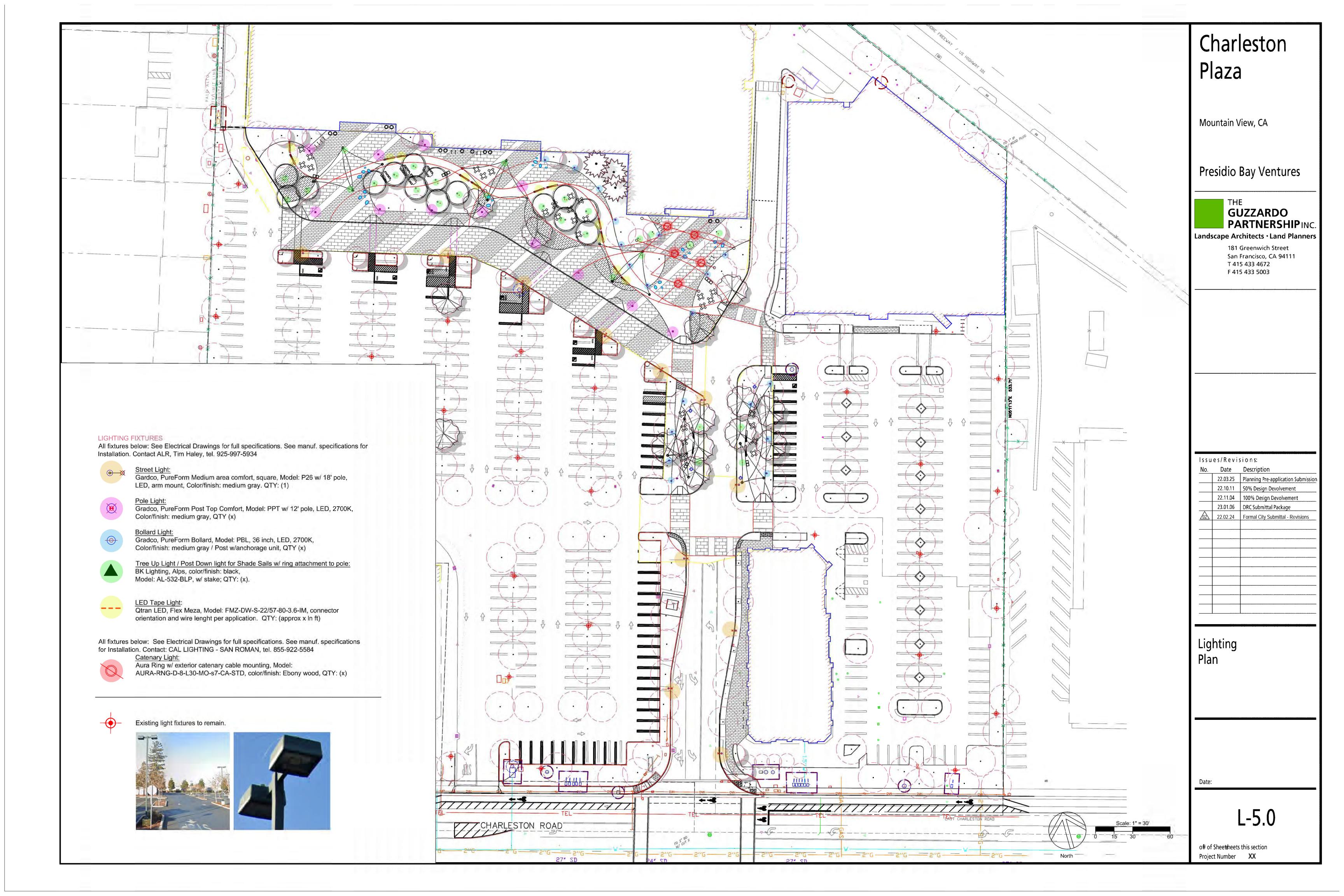
23.01.06 DRC Submittal Package

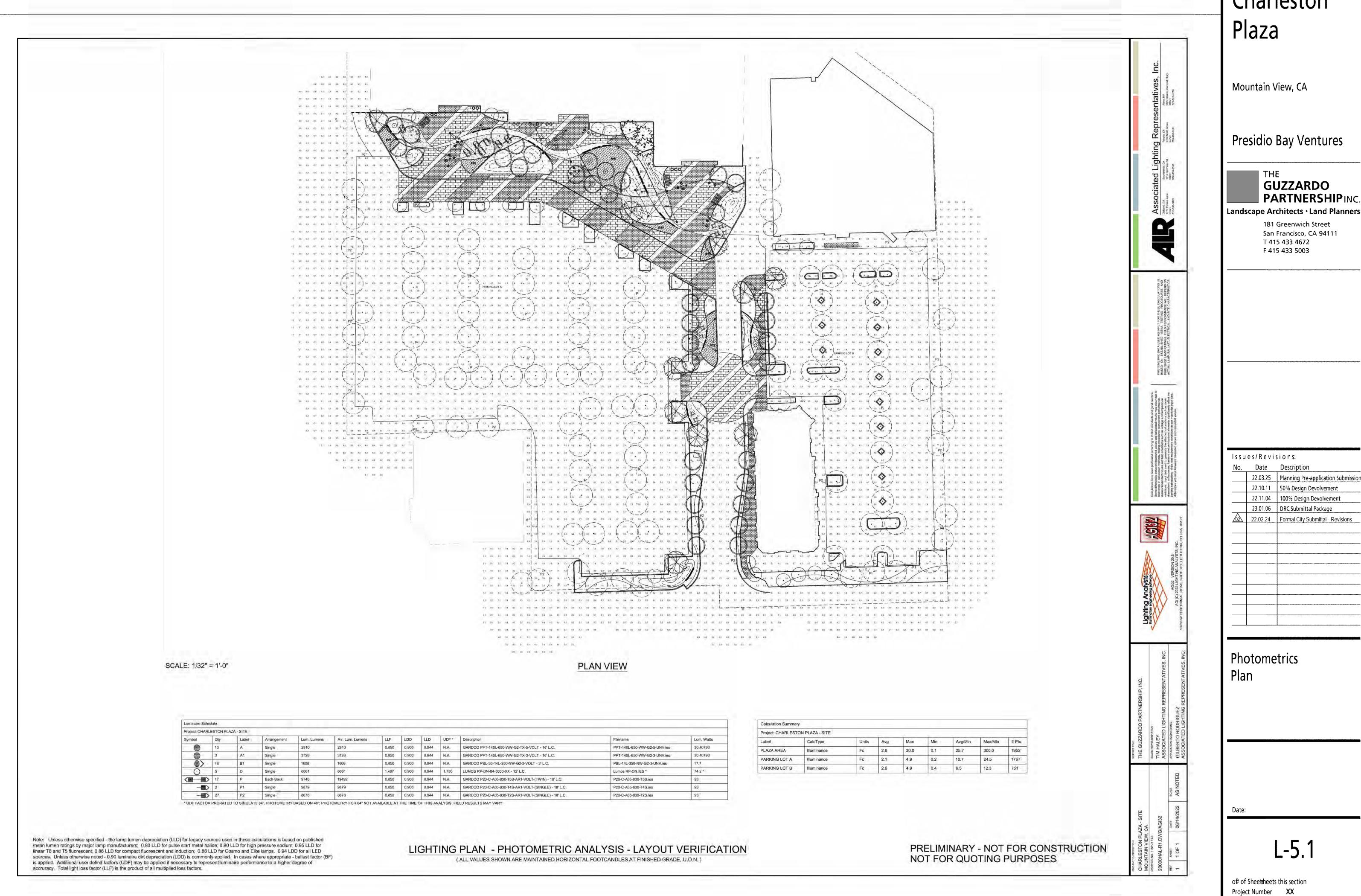
22.02.24 Formal City Submittal - Revisions

Planting Notes, Legends and Details

Date

L-2.1

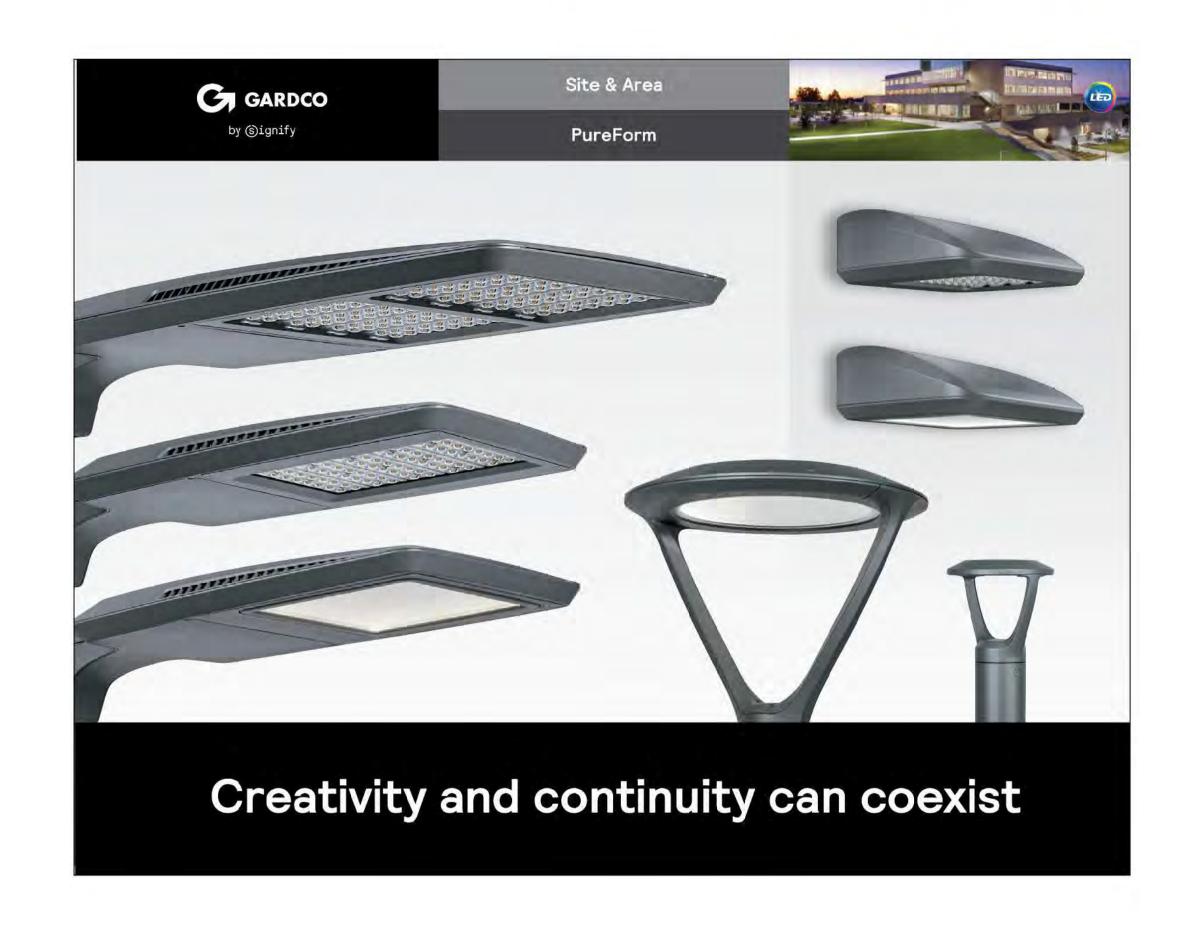


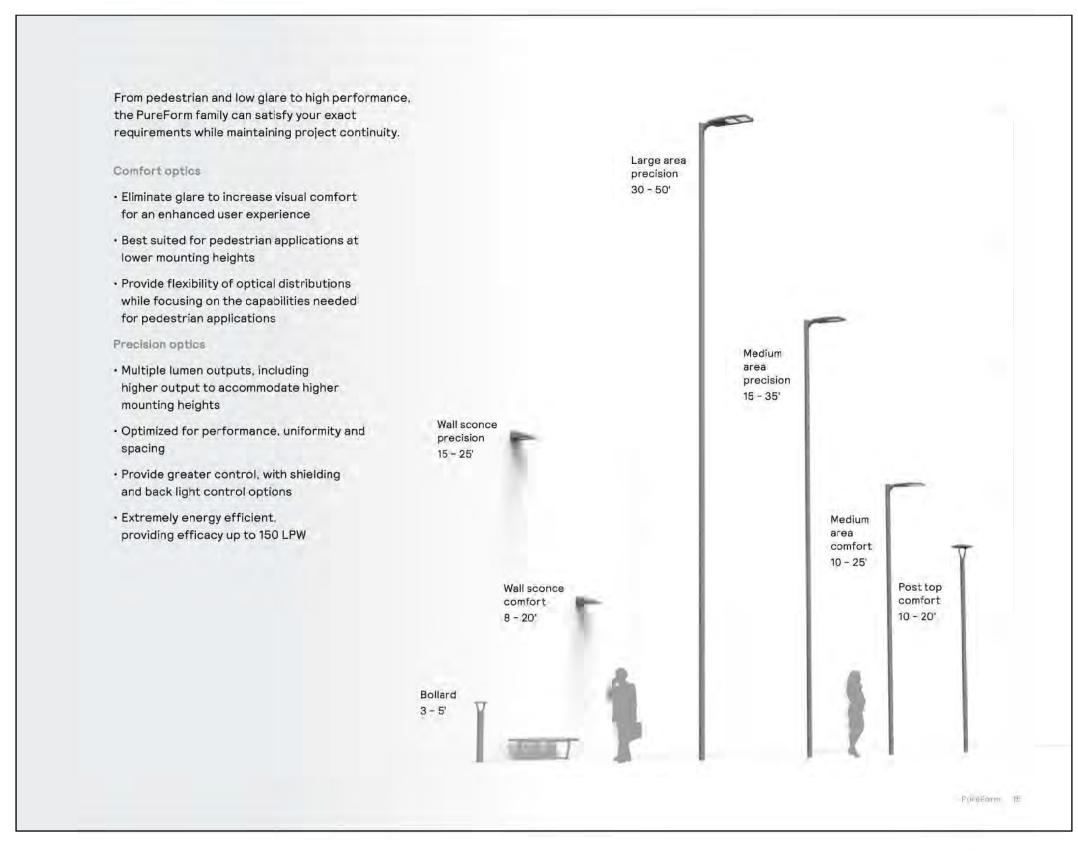


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22.03.25 Planning Pre-application Submission 22.11.04 100% Design Devolvement 22.02.24 Formal City Submittal - Revisions









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Mountain View, CA

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No. Date Description

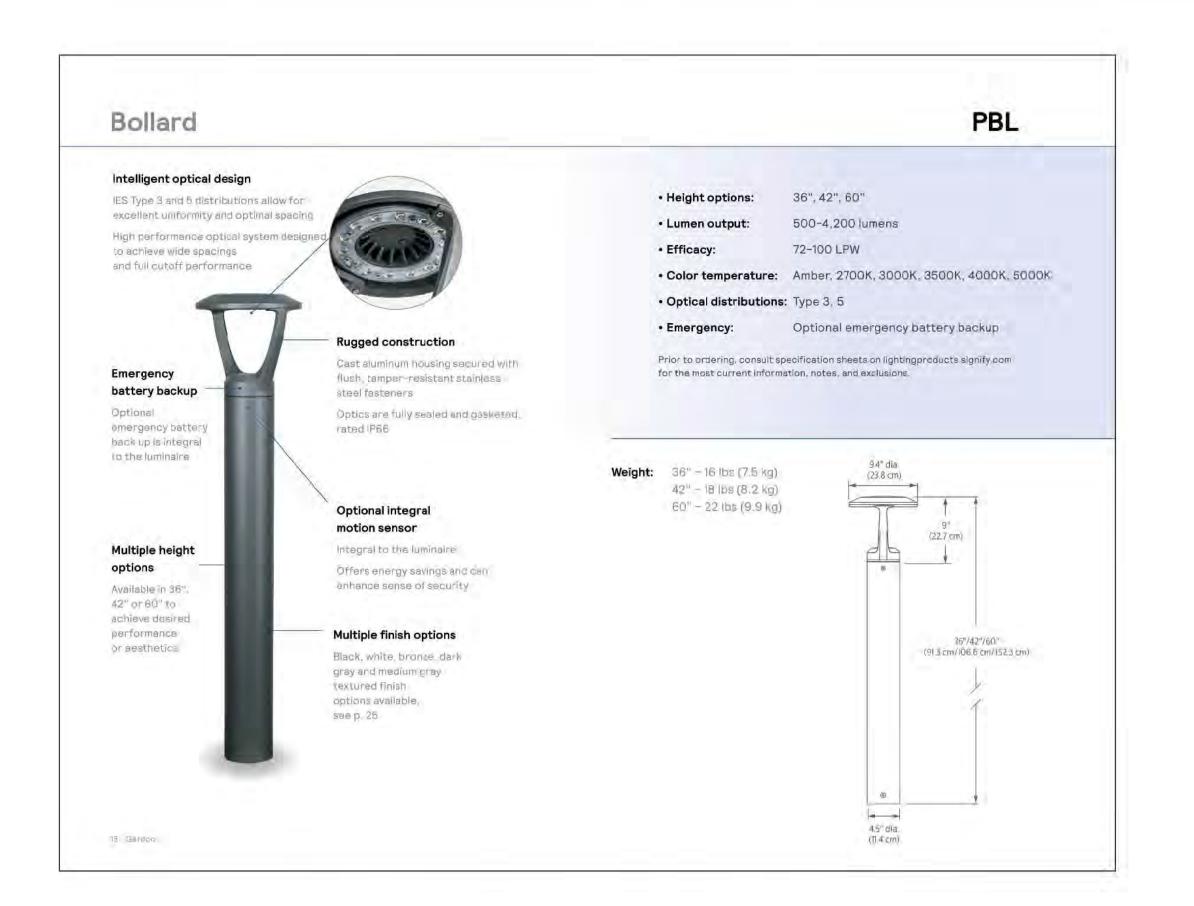
22.03.25 Planning Pre-application Submission
22.10.11 50% Design Devolvement
22.11.04 100% Design Devolvement
23.01.06 DRC Submittal Package

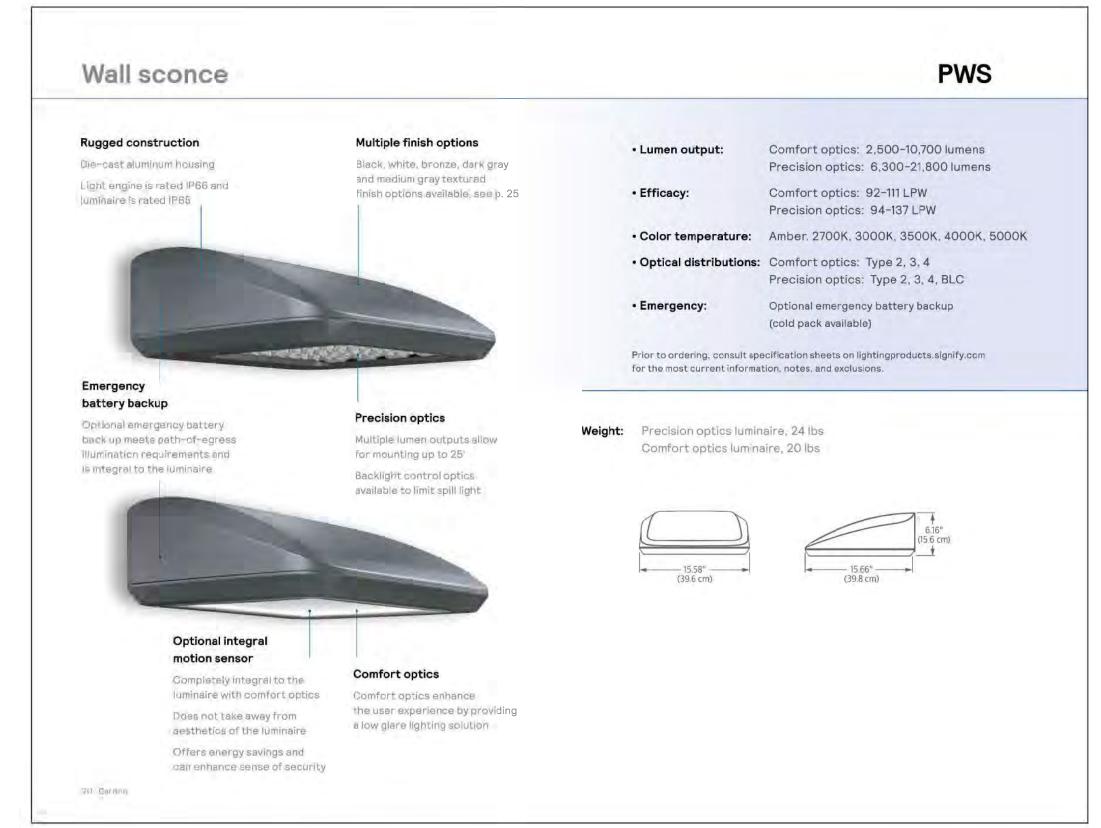
22.02.24 Formal City Submittal - Revisions

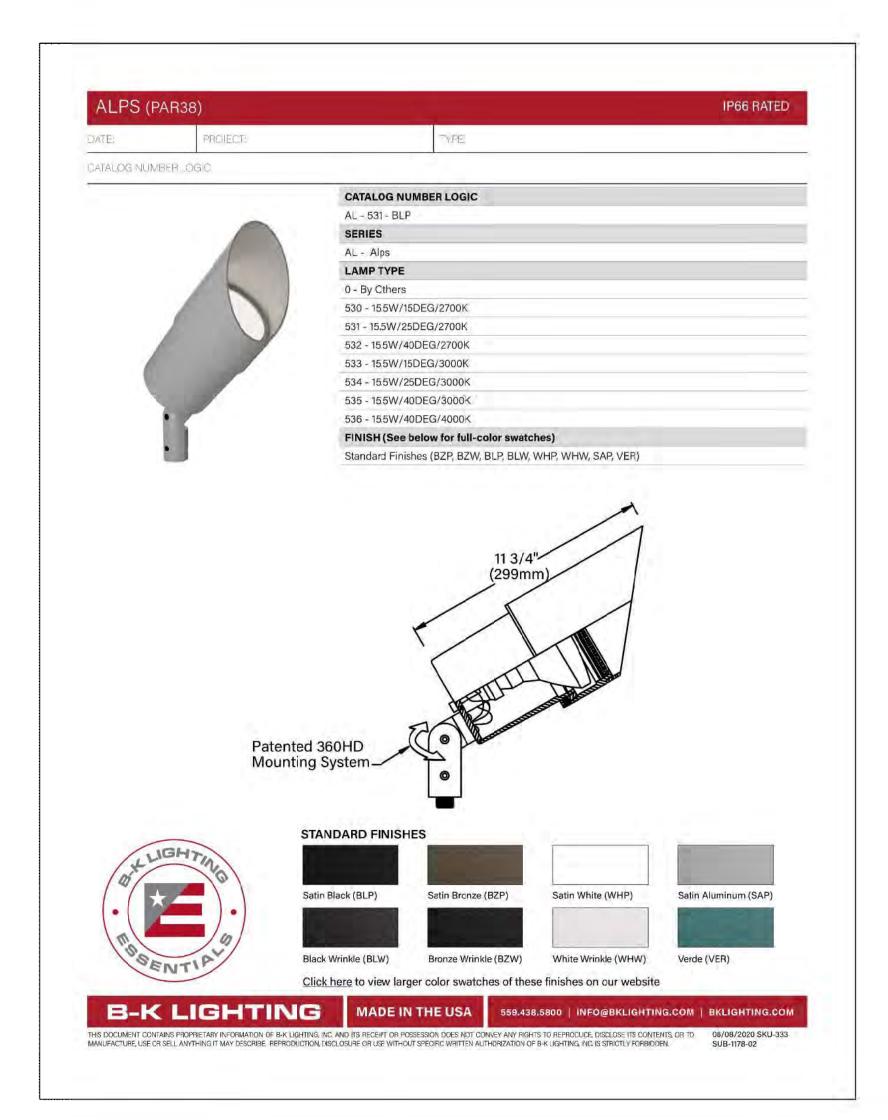
Lightin Specs

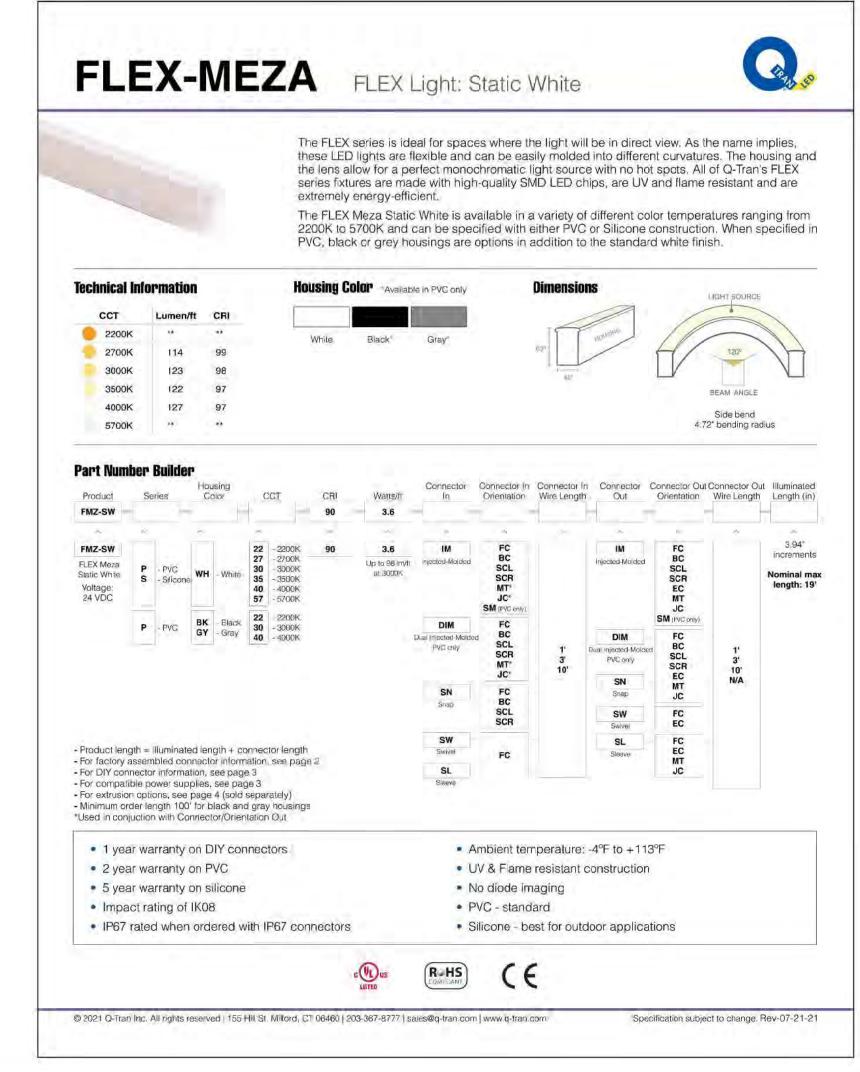
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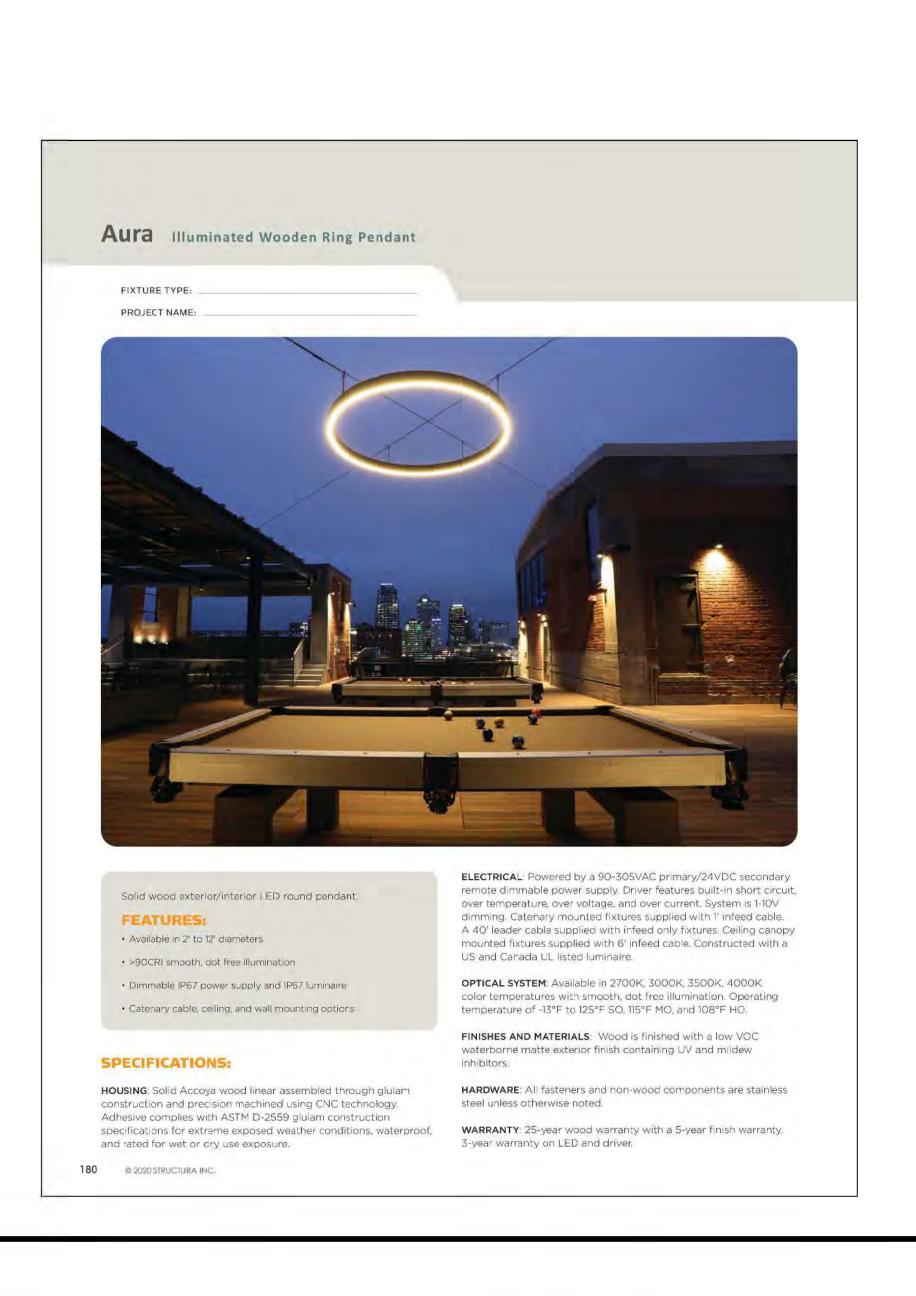
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Charleston Plaza

Mountain View, CA

Presidio Bay Ventures

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No. Date Description

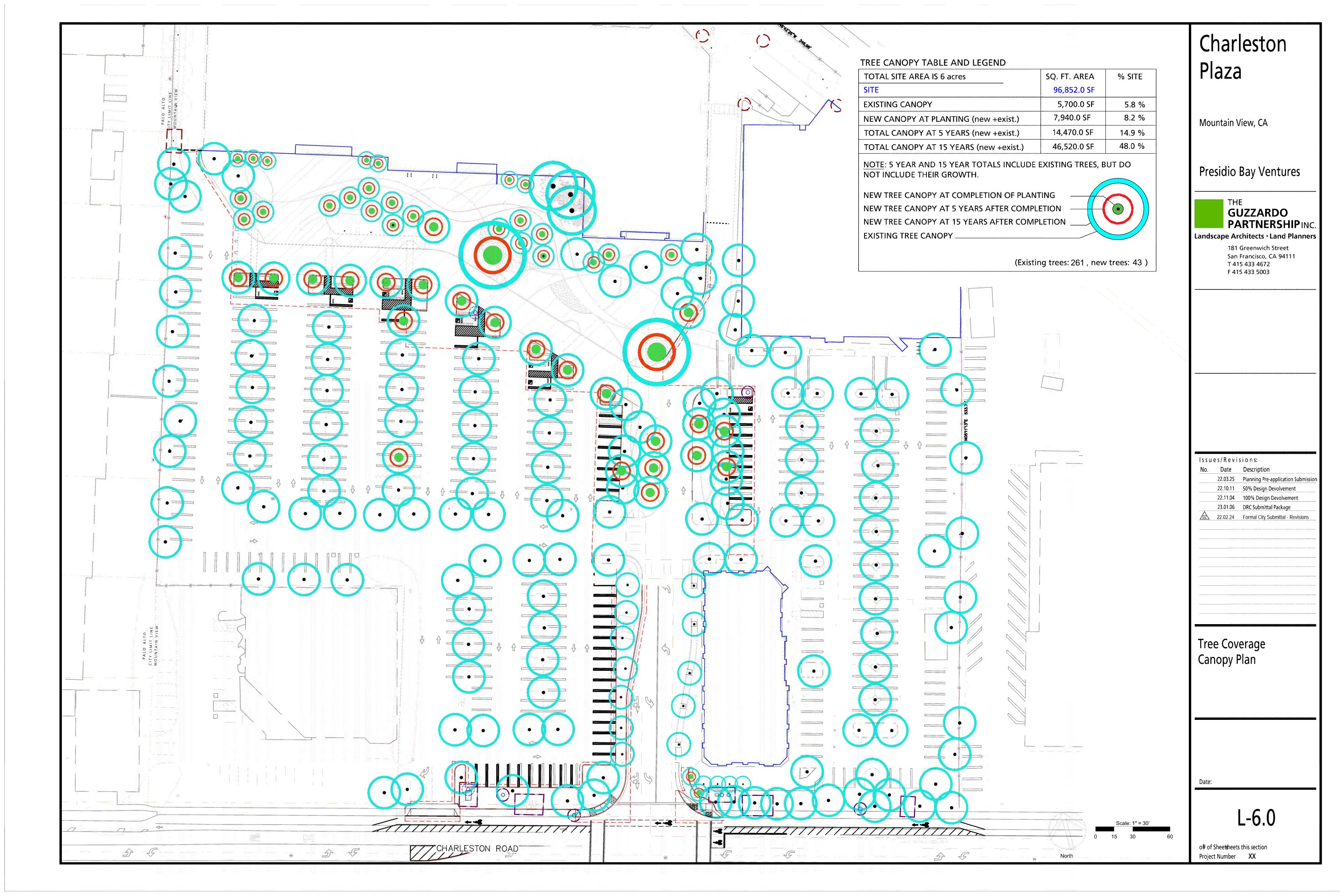
22.03.25 Planning Pre-application Submission
22.10.11 50% Design Devolvement
22.11.04 100% Design Devolvement
23.01.06 DRC Submittal Package

22.02.24 Formal City Submittal - Revisions

Lighting Specs

Date:

L-5.3





TREE PROTECTION / PRUNING NOTES

- 1. 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. 8. 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.
- 10. 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 firteen gallons of water for each inch in trunk diameter.
- 11. 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
- 12. 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
- 13. 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
- All work on protected trees shall be in accordance with theindustry Standard Practices for Tree Care Operations outlined in the ANSII A300-1995 and ANSI33-1994.
- C. 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.

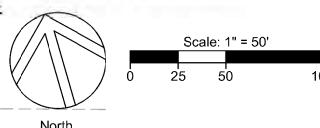
LEGEND

SYMBOL	NO. OF TREES	DESCRIPTION
××	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
(·)××	0	Non-Heritage Tree Removed per Arborist
⊘××	203	Non-Heritage Tree to Remain
	25	TOTAL NUMBER OF TREES TO BE REMOVED
	261	EXISTING TREES ON SITE TO REMAIN
	43	NEW TREES PLANTED
	304	TOTAL NO. OF TREES TO EXIST ON SITE AT PROJECT COMPLETION
	xx xx xx xx	○ xx 0 ○ xx 58 ○ xx 0 ○ xx 25 ○ xx 0 ○ xx 0 ○ xx 203 25 261 43

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.



Charleston Plaza

Mountain View, CA

Presidio Bay Ventures



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Issues/Revisions: 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 22.02.24 Formal City Submittal - Revisions

Tree Disposition Plan

Date:

L-7.0