ARCHITECT:
OTJ ARCHITECTS
344 KEARNY STREET

# Charleston Mountain View Owner, LLC

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

2400-2470 Charleston Rd. Mountain View, CA 94043





MODIFICATION TO CONDITIONAL USE PERMIT AND DEVELOPMENT REVIEW PERMIT

### 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 $M3 = 31,363 \text{ SF}$	AREA M3 $=$ 863 SF	
AREA $M4 = 27,500 \text{ SF}$	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	IIΒ	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
M3	VВ	М	В	60'	37'	2	2	YES	27,000 SF	31,680 SF	30,500 SF	31,363 SF
*PER CRC	TARI E 506	5.2					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

**ZONING - GM** FAR: 0.5 HEIGHT: 50' (35' IF LOCATED WITHIN 150' OF ANY R ZONE)

PARKING: 1/250 SF

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

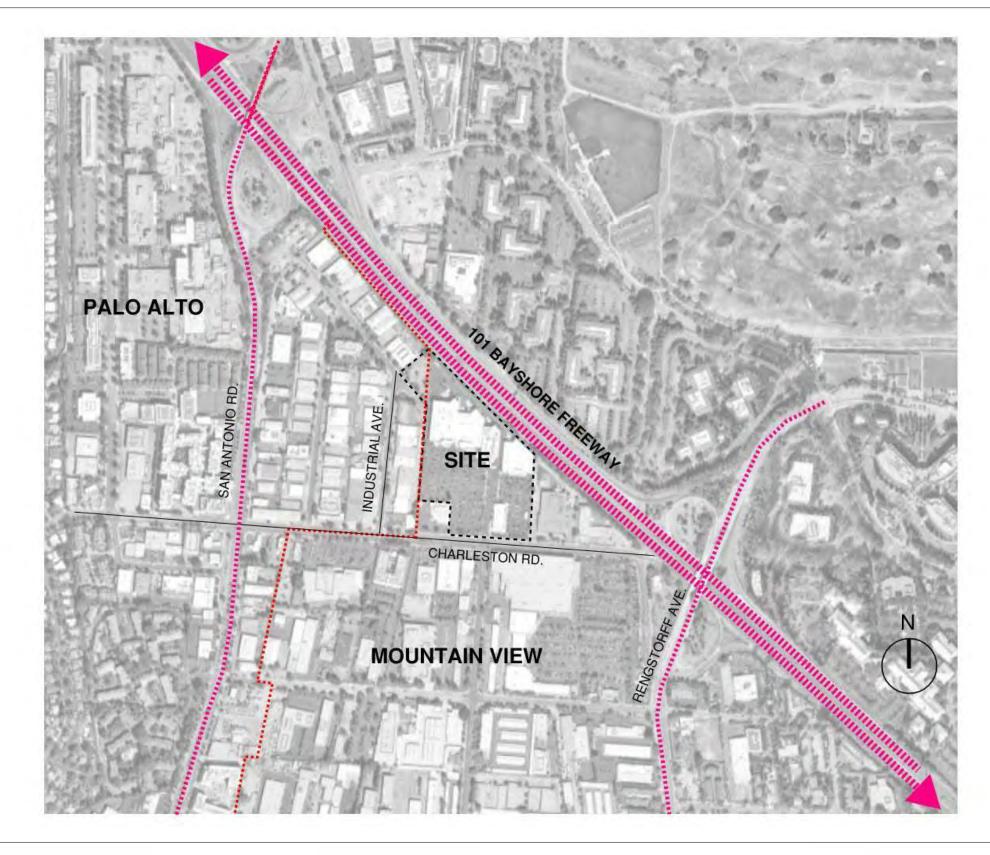
ZONING - MM

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			100	
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	

\*\*\* ~80% (15 total) to be long term (secured)

### PROJECT TEAM

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GBLACK@HEXTRANS.COM

HEXAGON TRANSPORTATION CONSULTANTS INC.

100 CENTURY CENTER CT. SUITE 501

### DRAWING INDEX

C1.00 EXISTING CONDITIONS C1.10 EXISTING CONDITIONS

C2.50 FIRE ACCESS PLAN

C4.00 UTILITY PLAN (ON-SITE)

C4.10 UTILITY PLAN (ON-SITE)

C4.20 UTILITY PLAN (OFF-SITE)

SW1.00 STORMWATER CONTROL PLAN

C2.30 CROSS SECTIONS (OFF-SITE)

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

C3.00 GRADING AND DRAINAGE PLAN (ON-SITE)

C3.10 GRADING AND DRAINAGE PLAN (OFF-SITE)

C2.40 GARBAGE TRUCK AND RECYCLING TRUCK ACCESS PLAN

SHEET		
NUMBER	SHEET NAME	
ARCHITE	CTURAL	
G000	PROJECT INFORMATION AND DRAWING INDEX	
G001	LEED SCORECARD	
G002	NEIGHBORHOOD CONTEX	
G003	EXISTING SITE CONDITIONS	
G004	EXISTING SITE CONDITIONS	
G005	FAR CALCULATIONS	
G006	SHADOW STUDY	
G007	CONTEXT SITE PLAN	
ARCHITE	T	
A000 A001	EXISTING SITE PLAN SITE - CIRCULATION	
A001	SITE PLAN - OVERALL	
A002	SITE PLAN - ENLARGED	
A004	SITE PLAN - ENLARGED	
A005	PERSPECTIVE VIEWS	
A006	PERSPECTIVE VIEWS	
A007	PERSPECTIVE VIEWS	
A008	PERSPECTIVE VIEWS	$\neg \land D \land$
A009	PERSPECTIVE VIEWS	HILL
A010	PERSPECTIVE VIEWS	
A011	PERSPECTIVE VIEWS	CLIENT
A100	EXISTING L1 FLOOR PLAN	
A101	PLAN LEVEL 1	
A102	PLAN MEZZANINE	
A103	ROOF PLAN	
A200	ELEVATIONS	
A201	ELEVATIONS	
A202	ELEVATIONS	
A203	ELEVATIONS	
A204	PETSMART (M4)	
A300	SECTIONS SECTIONS	
A301	CONDITIONS AT PROPERTY LINE	
A302 A430	WALL SECTION	5.0
A500	DETAILS	- PF
A501	MATERIALS AND COLORS	VE
A502	TRASH ENCLOSURE & SECURITY GATE	
LANDSCA		Charle:
L-1.0	OVERALL LANDSCAPE PLAN	
L-1.1	ILLUSTRATIVE LANDSCAPE PLAN	□ Owner
L-1.2	LANDSCAPE IMAGRY	
L-1.3	LANDSCAPE PLAN ENLARGEMENT - BUILDING ENTRIES	2400-2470
L-1.4	LANDSCAPE PLAN ENLARGEMENT - CENTRAL GREEN	Mountain \
L-1.5	LANDSCAPE SECTIONS	
L-1.6	LANDSCAPE MATERIALS	00,101,11,711
L-2.0	PLANTING PLAN	CONSULTAN
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 L-5.2	PHOTOMETRICS PLAN LIGHTING SPECS	SEAL / SIGN
L-5.2 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	
CIVII	1	



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eston Mountain View er, LLC

70 Charleston Rd. Niew, CA 94043

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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

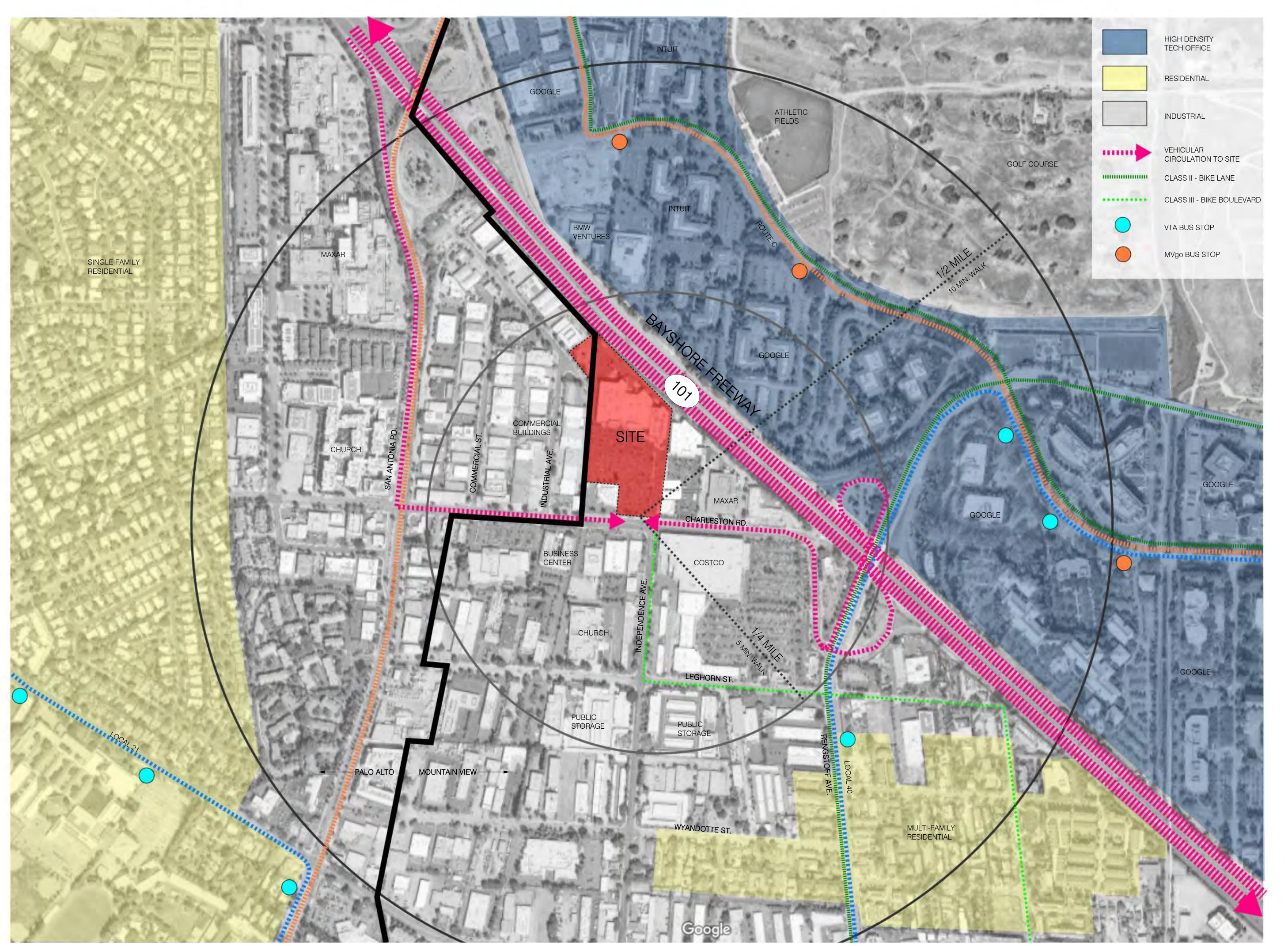
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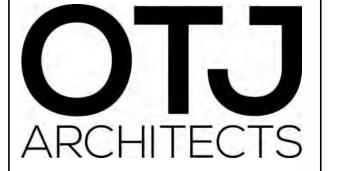
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2400-2470 Charleston Rd. Mountain View, CA 94043

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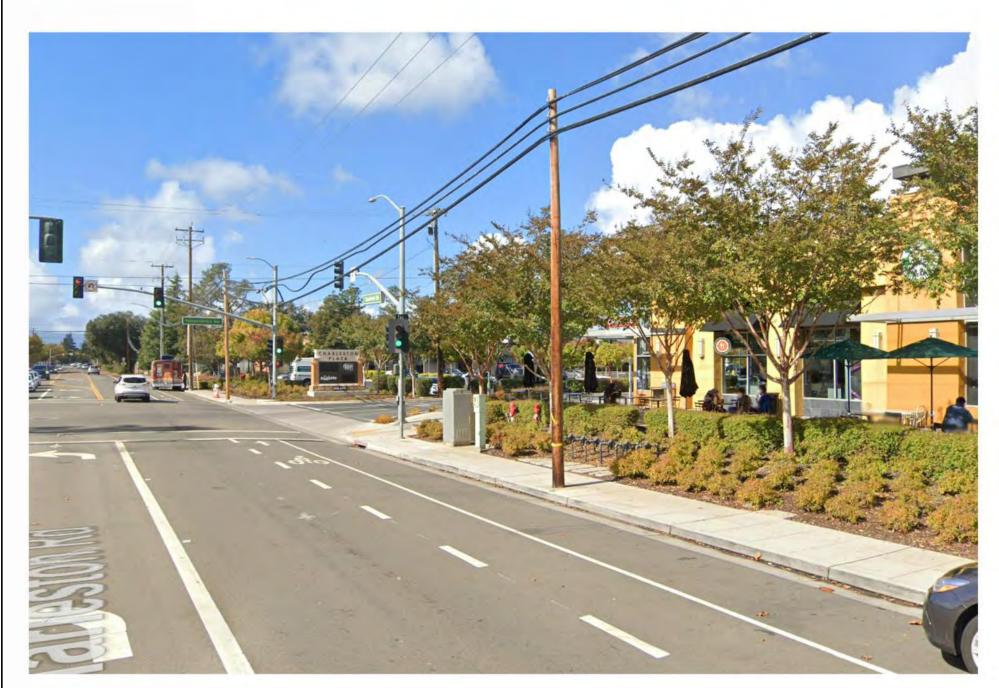
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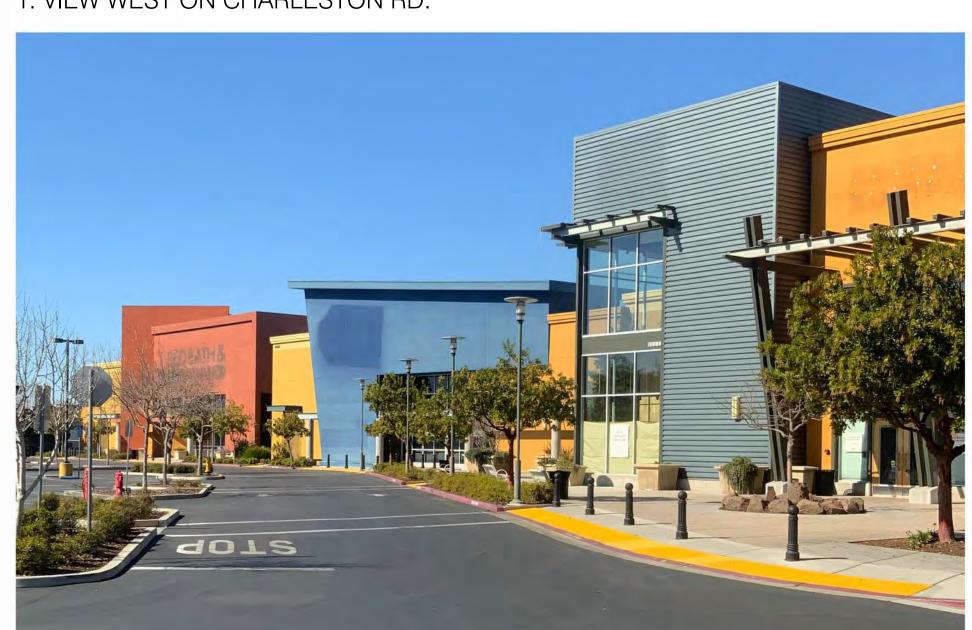
NEIGHBORHOOD CONTEX



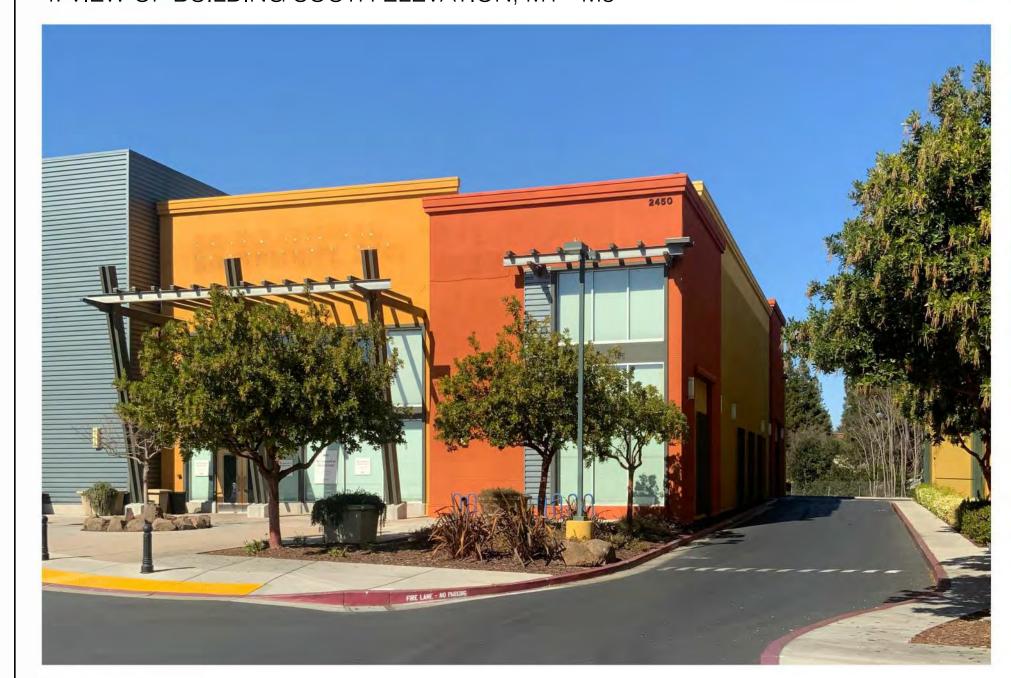
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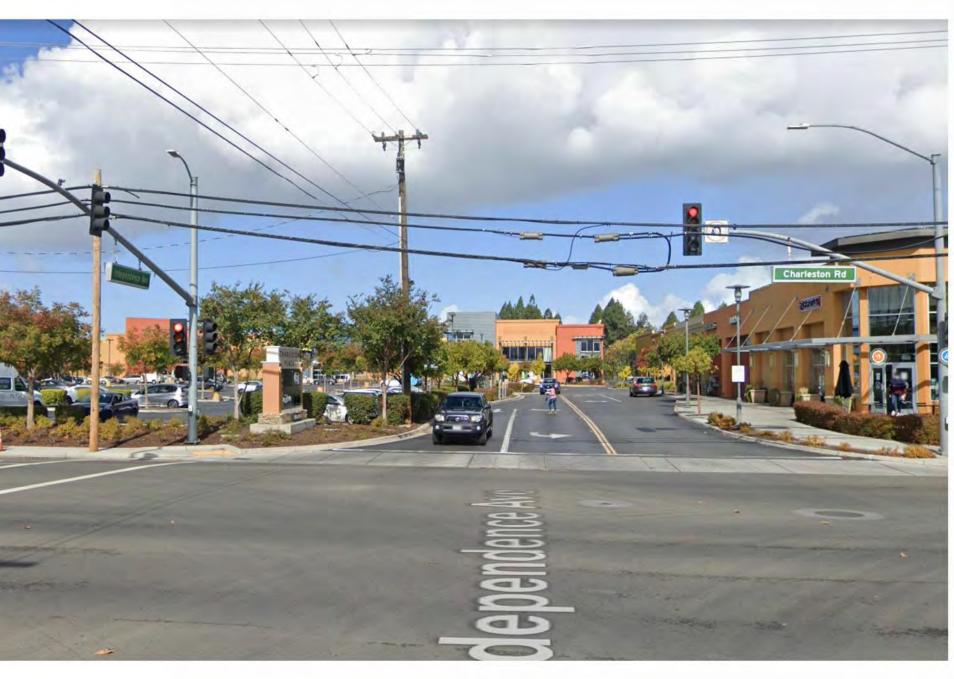
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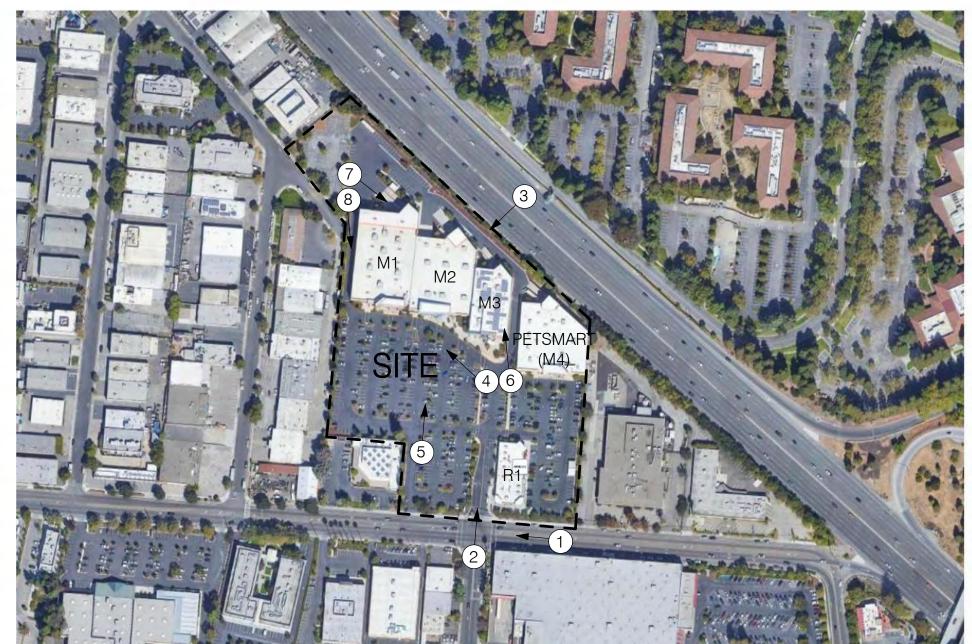
4. VIEW OF BUILDING SOUTH ELEVATION, M1 - M3



6. BUILDING M3 AND FIRE ACESS/LOADING ACESS ROAD



2. ENTRY TO PROJECT AT INTERSECTION OF CHARLESTON AND INDEPENDENCE



KEY PLAN



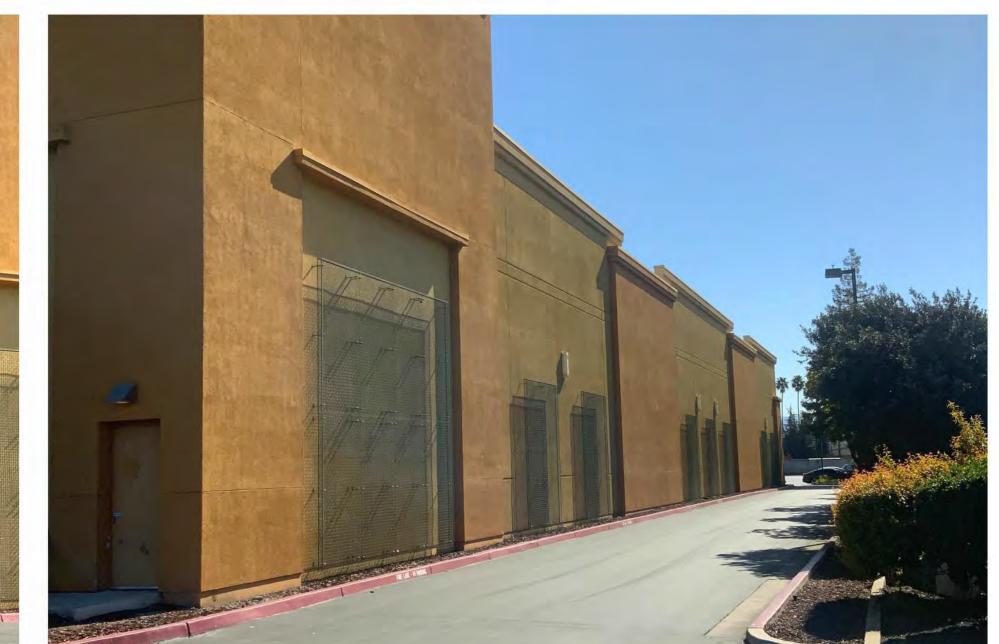
7. M1 LOADING FROM REAR ACCESS ROAD



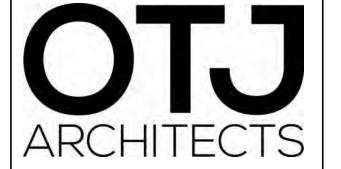
3. REAR OF PROJECT FROM 101 - BAYSHORE FREEWAY



5. VIEW OF BUILDING SOUTH ELEVATION FROM CHARLESTON



8. BUILDING M1 FIRE ACESS/LOADING ACESS ROAD



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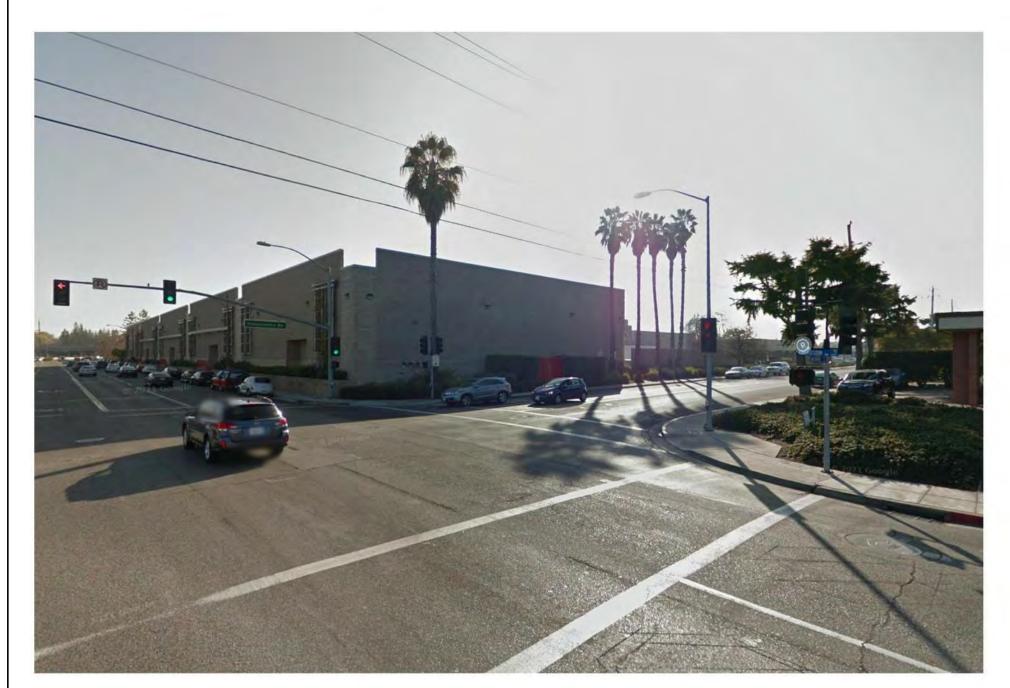
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G003

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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



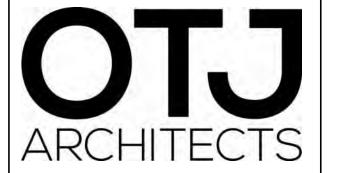
4. VIEW SOUTH AT ALLEY ADJACENT TO M1 WEST LOADING/SERVICE ROAD



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



8. VIEW NORTH ON CHARLESTON, NEIGHBORING INDUSTRIAL BUILDING





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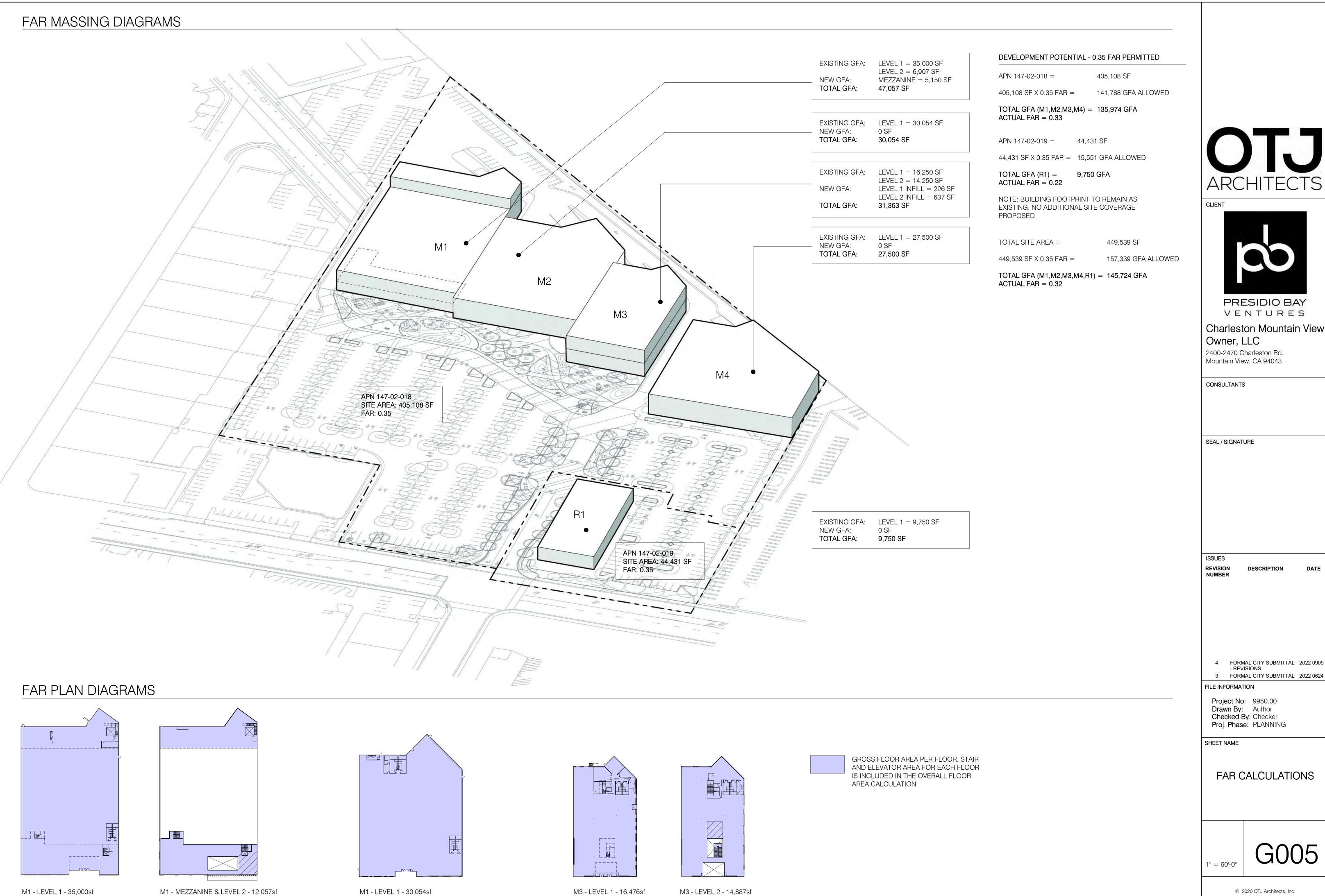
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6. VIEW NORTH ON CHARLESTON, NEIGHBORING INDUSTRIAL BUILDING



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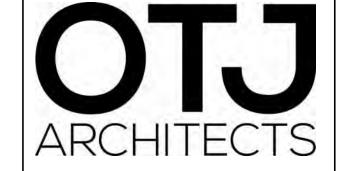
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FAR CALCULATIONS





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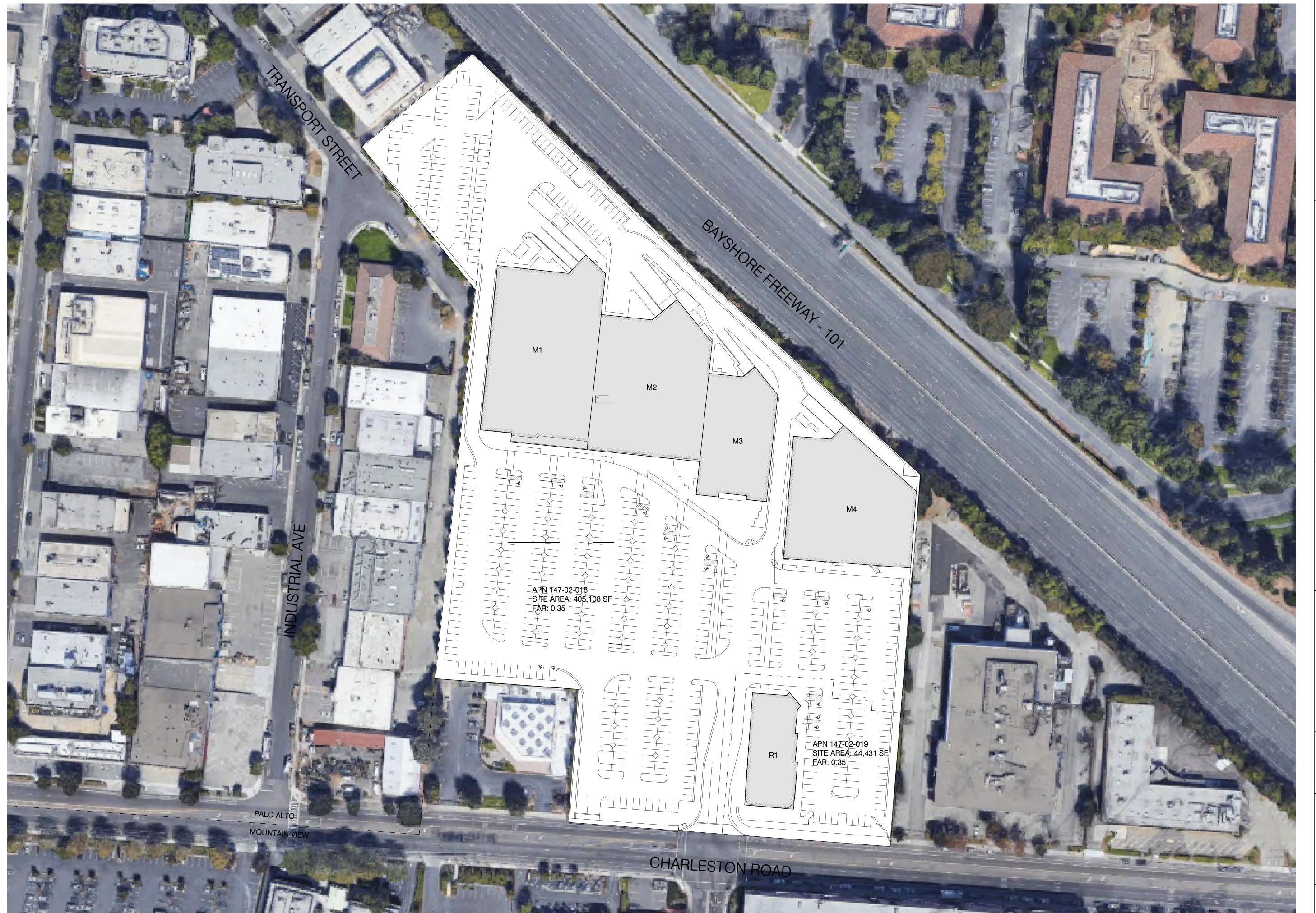
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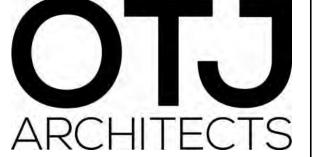
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CONTEXT SITE PLAN



G007







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EXISTING SITE PLAN

1" = 60'-0"

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DESCRIPTION



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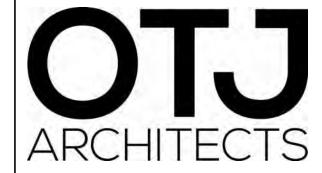




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1 PROJECT AERIAL



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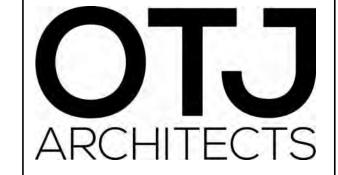
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PERSPECTIVE VIEWS

A005



1 NORTHWEST VIEW FROM AMENITY PLAZA



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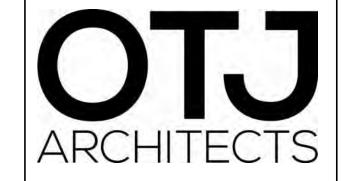
SHEET NAME

PERSPECTIVE VIEWS

A006



1 NORTHEAST VIEW FROM AMENITY PLAZA



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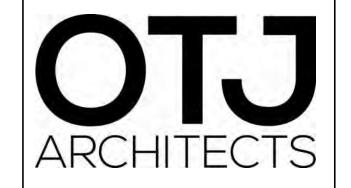
SHEET NAME

PERSPECTIVE VIEWS

A007



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



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Checked By: Checker
Proj. Phase: PLANNING

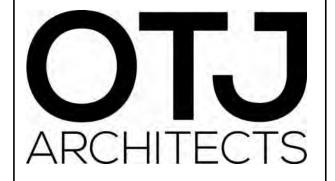
SHEET NAME

PERSPECTIVE VIEWS

A008



1 PROJECT ENTRY CORRIDOR



CLIENT



PRESIDIO BAY VENTURES

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

CONSULTANTS

SEAL / SIGNATURE

ISSUES

REVISION DESCRIPTION NUMBER

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

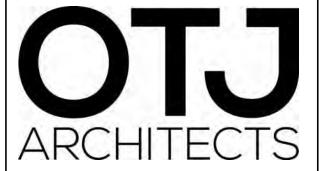
SHEET NAME

PERSPECTIVE VIEWS

A010



1 PETSMART AERIAL VIEW





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Charleston Mountain View Owner, LLC

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REVISION NUMBER DESCRIPTION

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

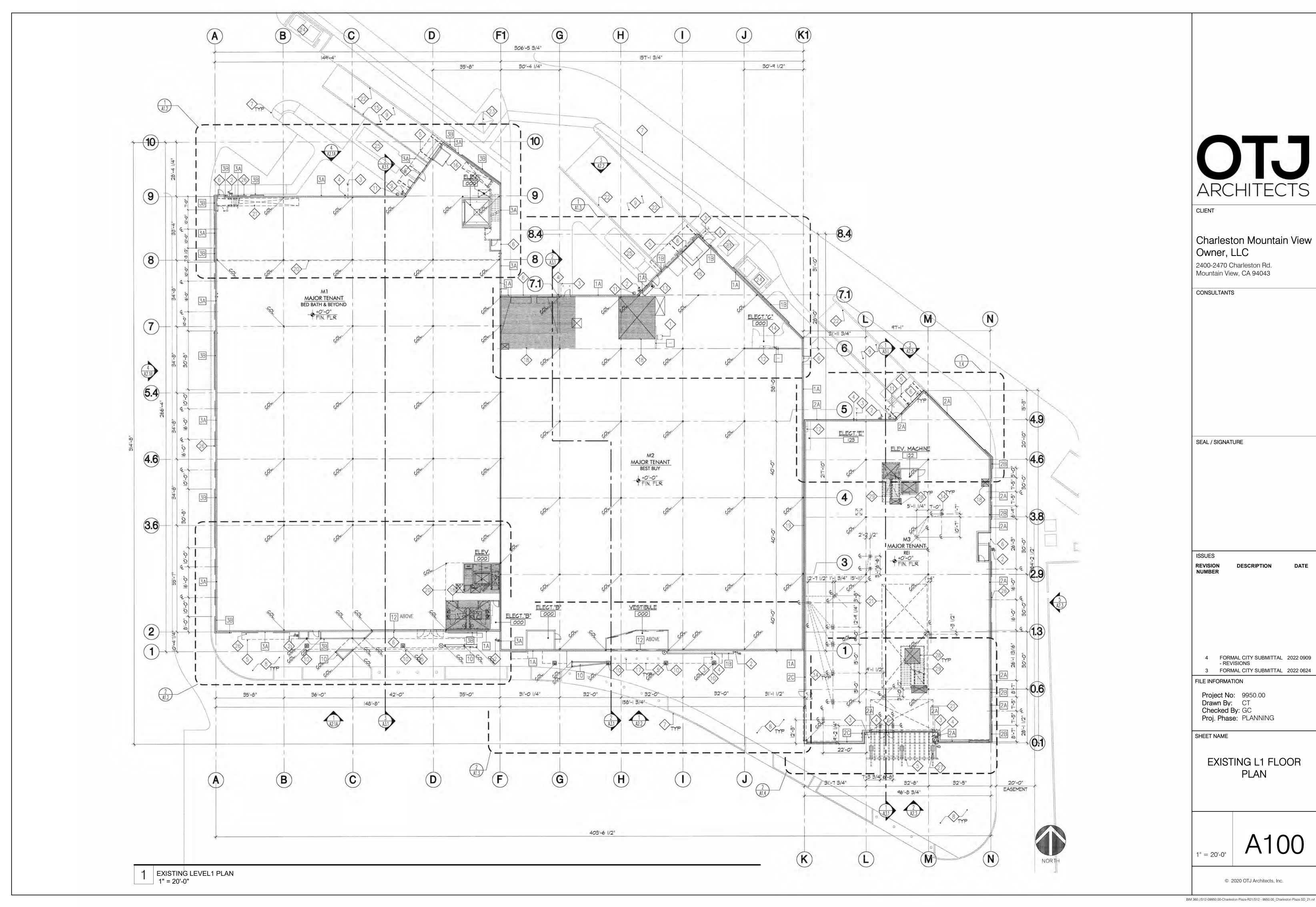
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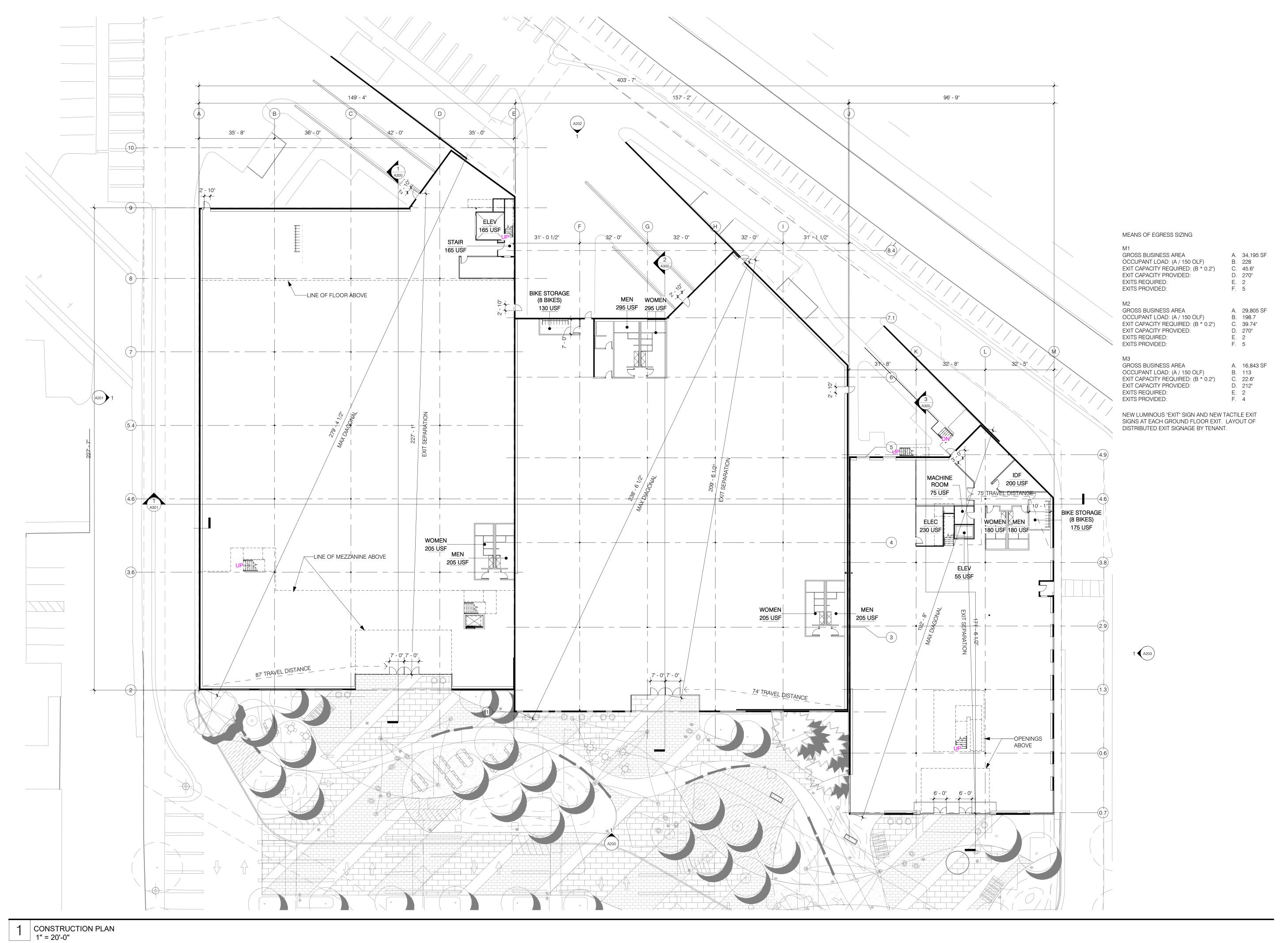
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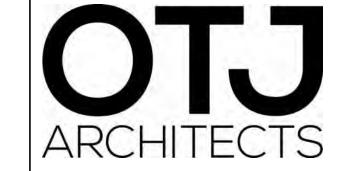
Project No: 9950.00
Drawn By: Author
Checked By: Checker
Proj. Phase: PLANNING

SHEET NAME

PERSPECTIVE VIEWS







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- REVISIONS
3 FORMAL CITY SUBMITTAL 2022 0624

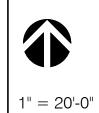
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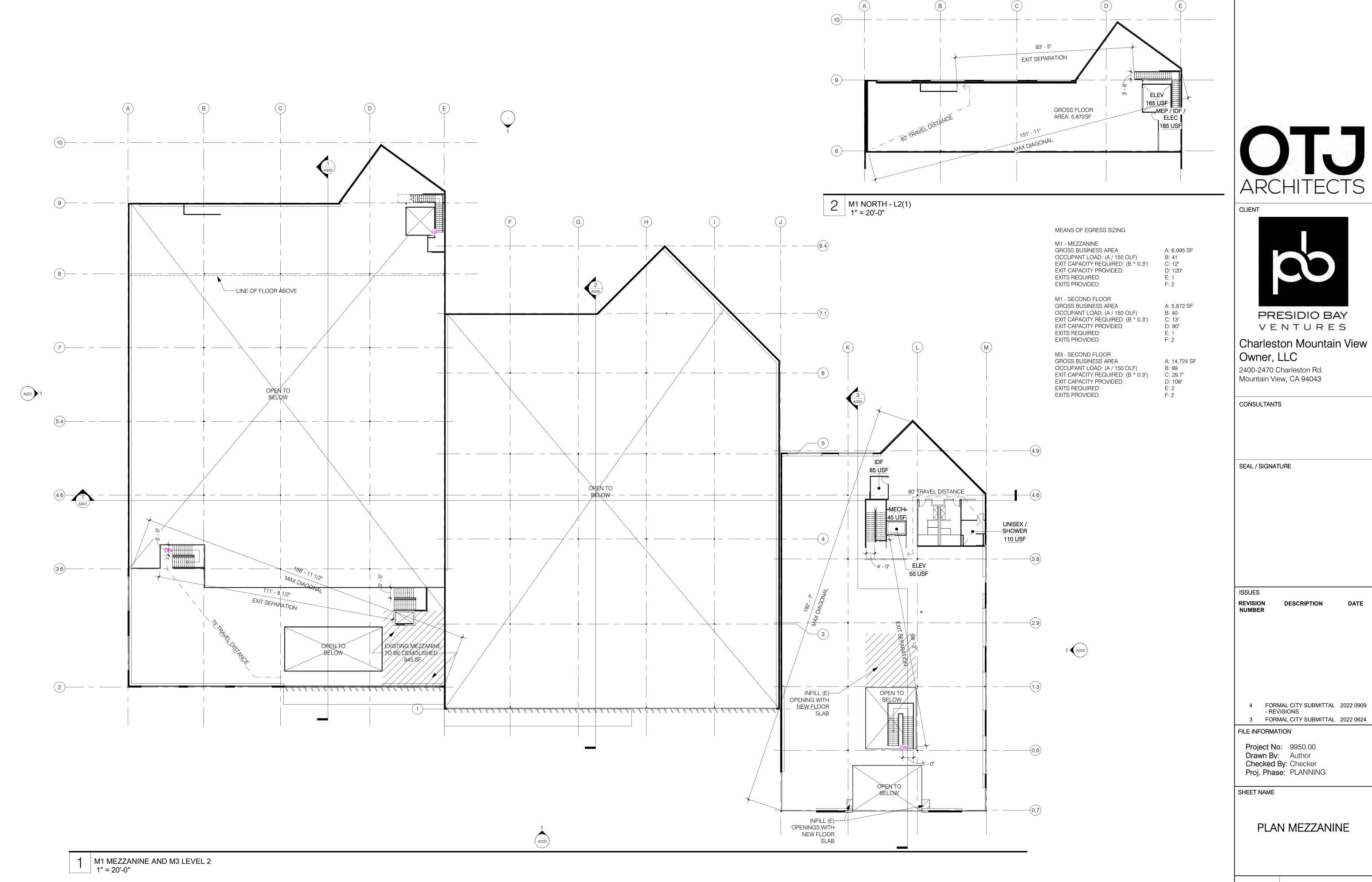
Project No: 9950.00
Drawn By: Author
Checked By: Checker
Proj. Phase: PLANNING

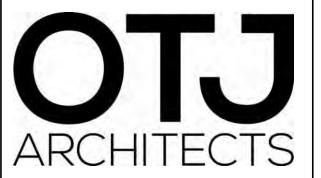
SHEET NAME

PLAN LEVEL 1

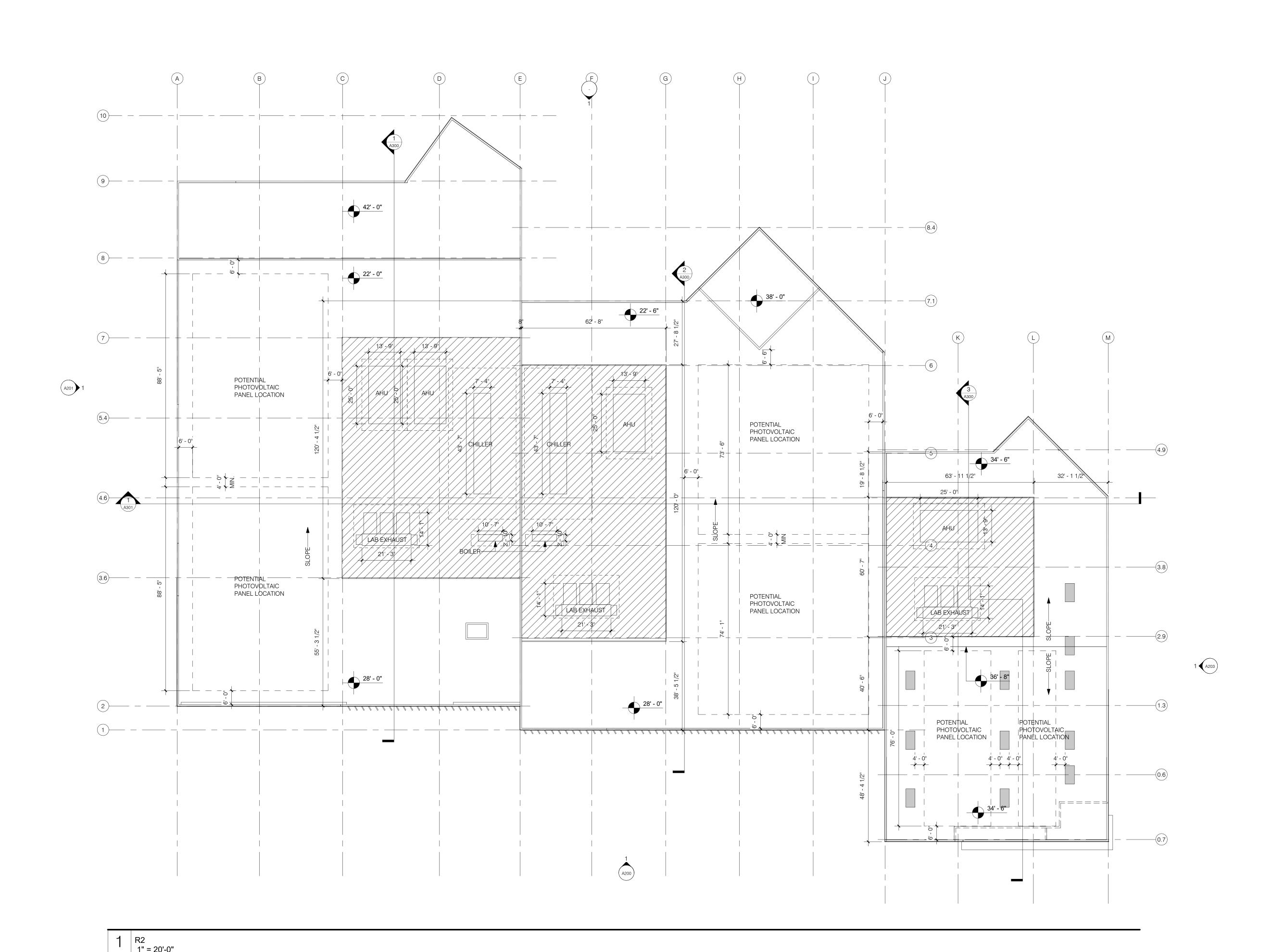


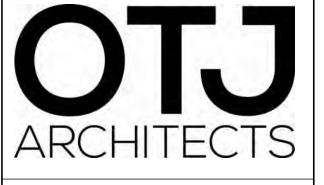
A101











LIENT



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VENTURES
Charleston Mountain View

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- REVISIONS
3 FORMAL CITY SUBMITTAL 2022 0624

DATE

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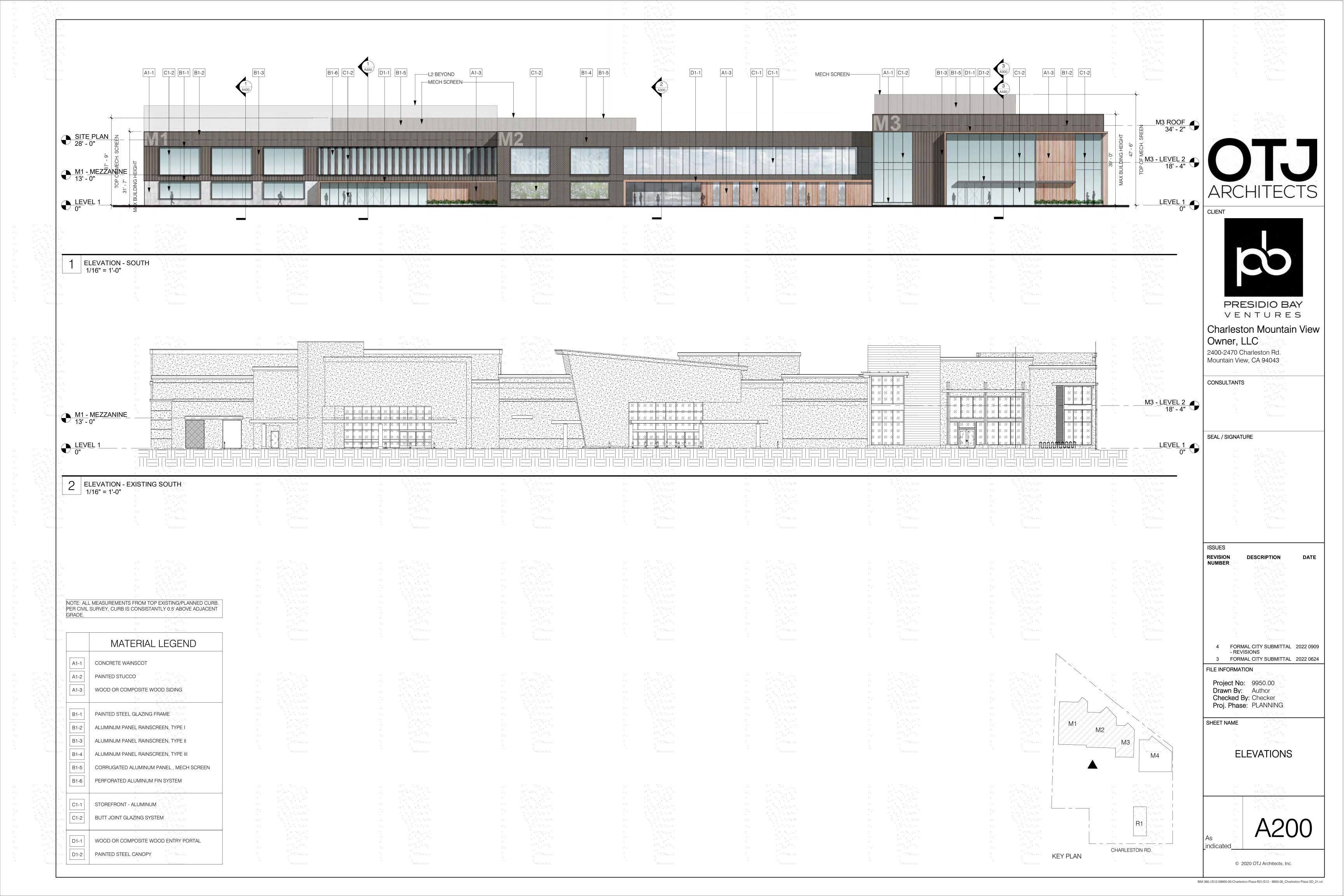
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Drawn By: Author
Checked By: Checker
Proj. Phase: PLANNING

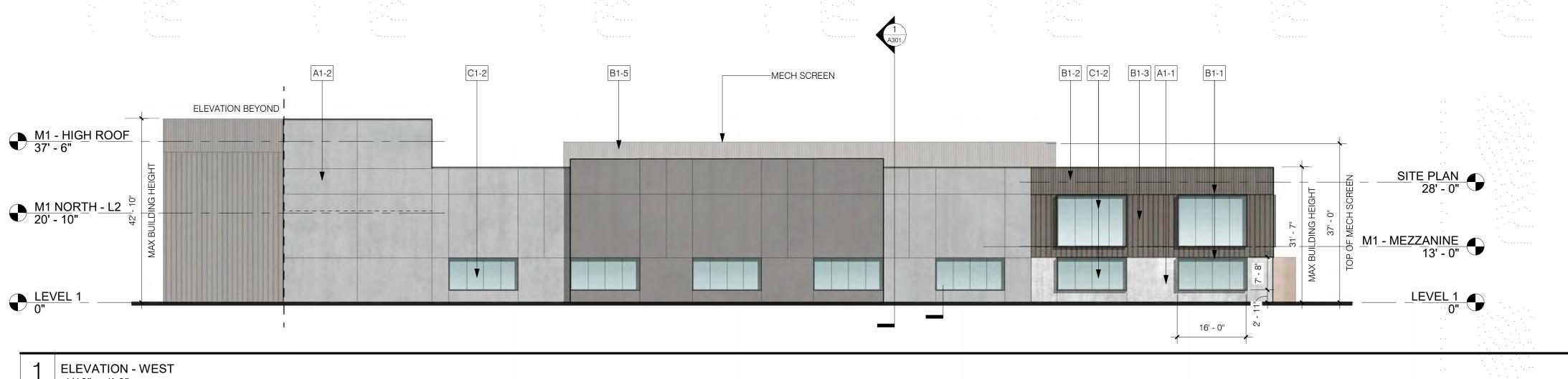
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**ROOF PLAN** 

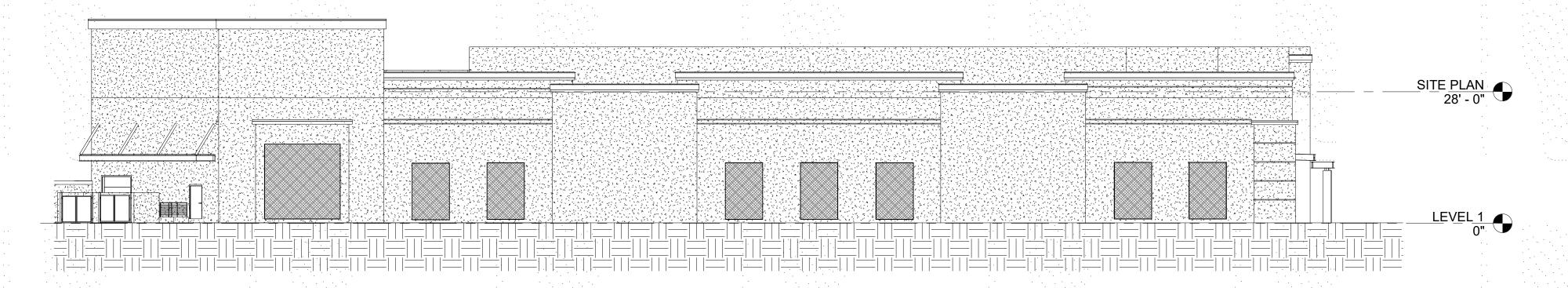


A103





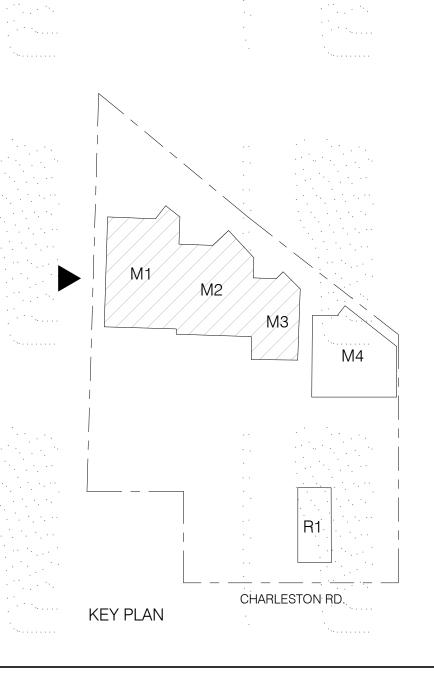
1 ELEVATION - WEST 1/16" = 1'-0"

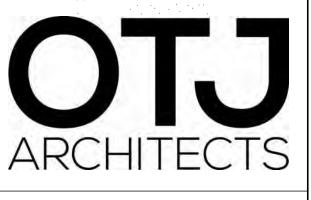


2 ELEVATION - EXISTING WEST 1/16" = 1'-0"

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





CLIENT



VENTURES Charleston Mountain View

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Mountain View, CA 94043

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NUMBER

DATE

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FILE INFORMATION

**Project No:** 9950.00 **Drawn By:** Author

Checked By: Checker Proj. Phase: PLANNING.

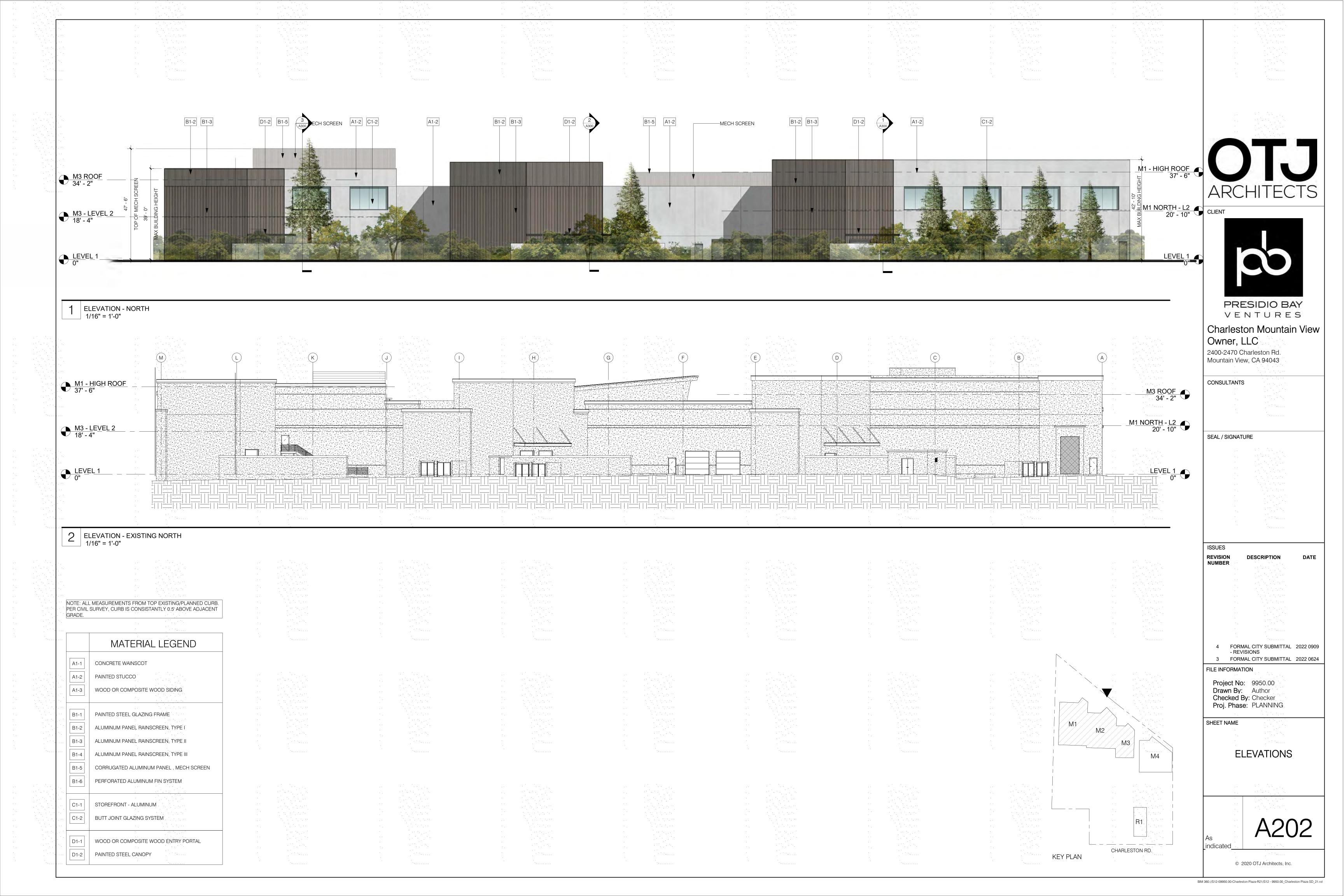
SHEET NAME

indicated

**ELEVATIONS** 

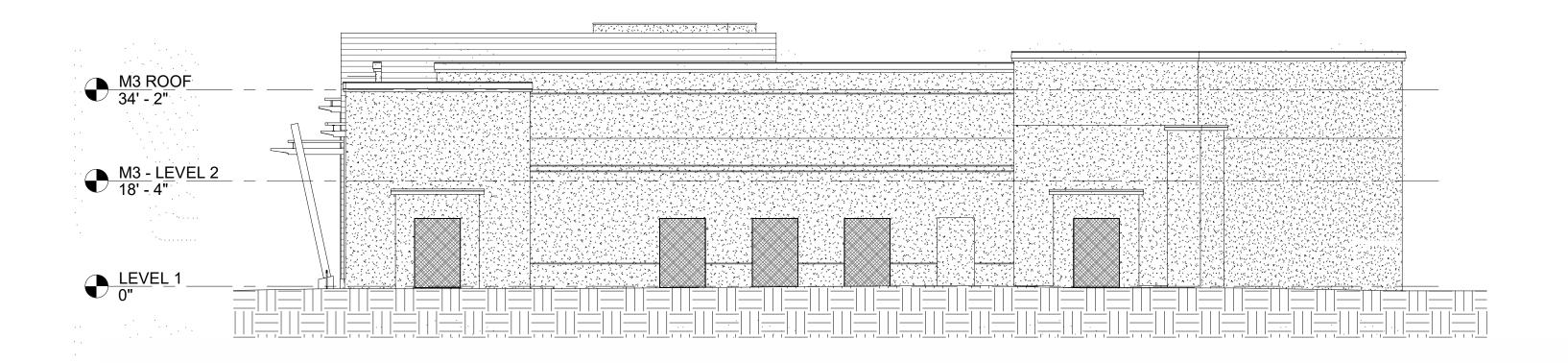
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BIM 360://S12-09950.00-Charleston Plaza-R21/S12 - 9950.00\_Charleston Plaza SD\_21.rvt

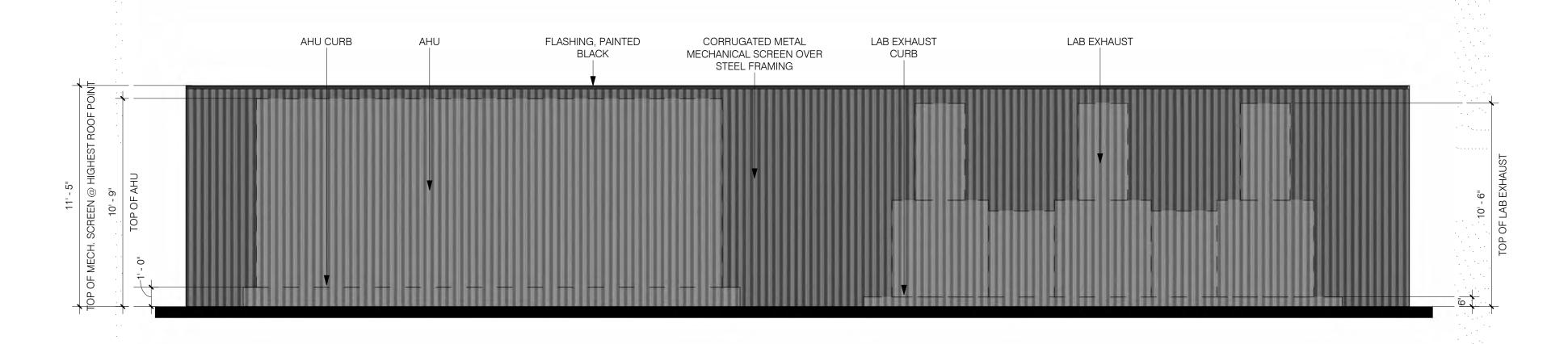




| ELEVATION - EAST | 1/16" = 1'-0"



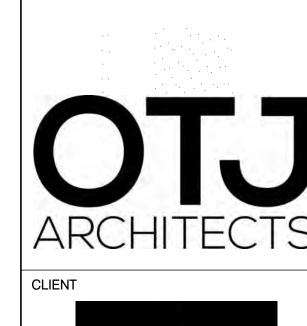
2 ELEVATION - EXISTING EAST 1/16" = 1'-0"



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 1	
B1-3	ALUMINUM PANEL RAINSCREEN, TYPE II	
B1-4	ALUMINUM PANEL RAINSCREEN, TYPE III	
B1-5	CORRUGATED ALUMINUM PANEL , MECH SCR	EEN
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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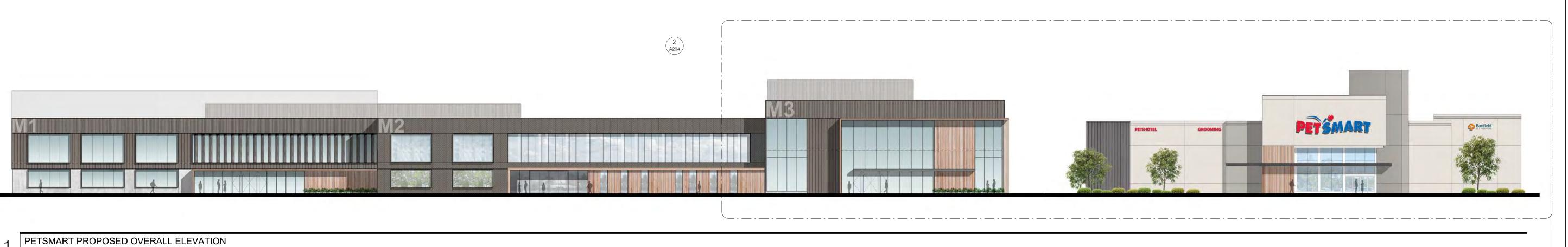
4 FORMAL CITY SUBMITTAL 2022 0909 - REVISIONS 3 FORMAL CITY SUBMITTAL 2022 0624

FILE INFORMATION

Project No: 9950.00

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CHARLESTON RD.

KEY PLAN

REVISION NUMBER DESCRIPTION

4 FORMAL CITY SUBMITTAL 2022 0909 - REVISIONS

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)



indicated\_

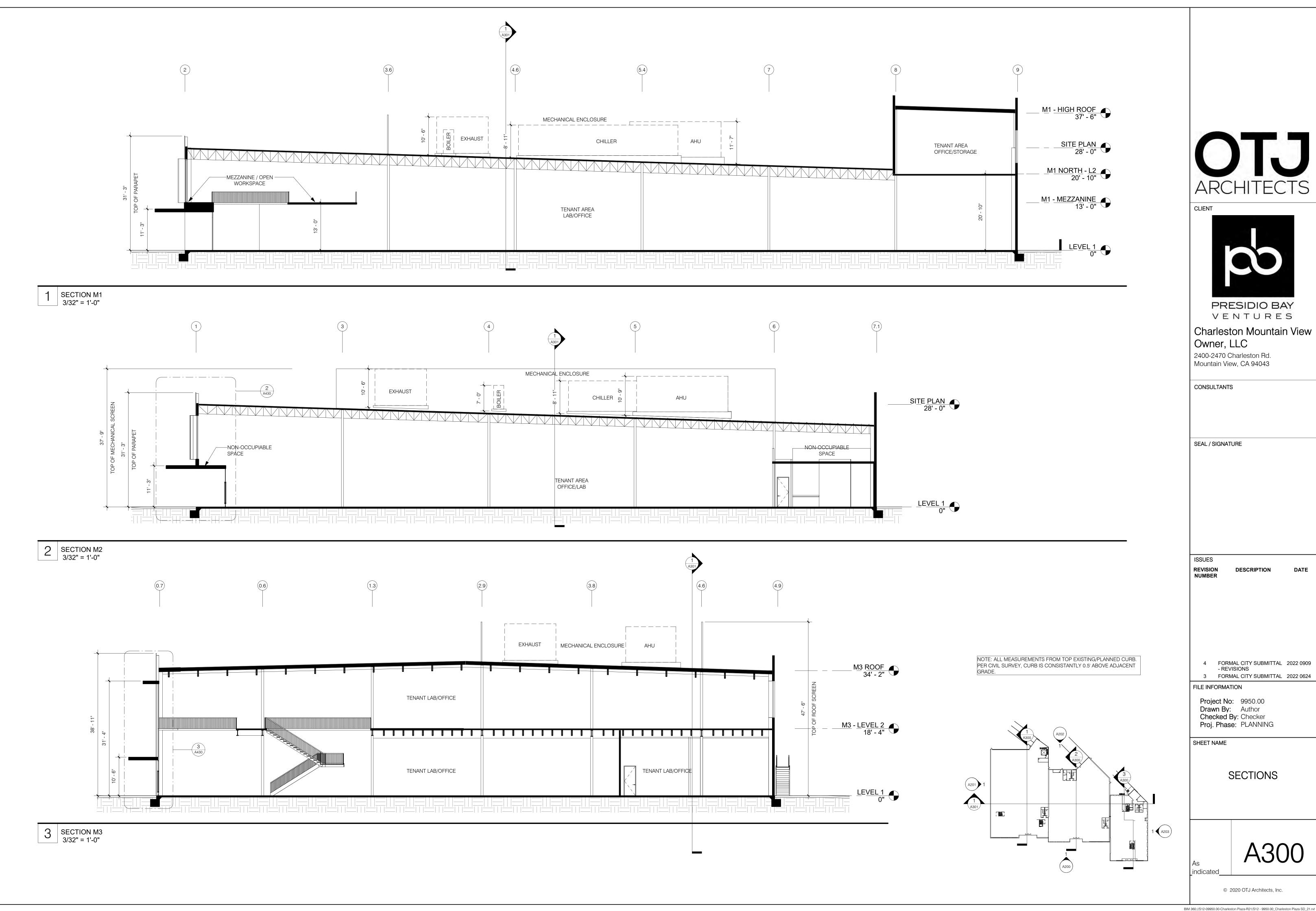
© 2020 OTJ Architects, Inc.

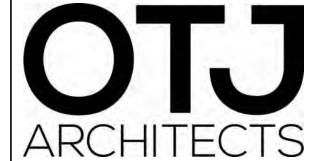
NEW PAINT FOR ALL EXTERIOR STUCCO SURFACES NEW WOOD NEW PAINT FOR ALL NEW PAINTED STEEL CANOPY
ENTRY FEATURE EXTERIOR STUCCO WITH WOOD LOUVER INFIL TO
TO MATCH M1-M3 SURFACES MATCH M1-M3 NEW METAL PANEL TO MATCH M1-M3

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



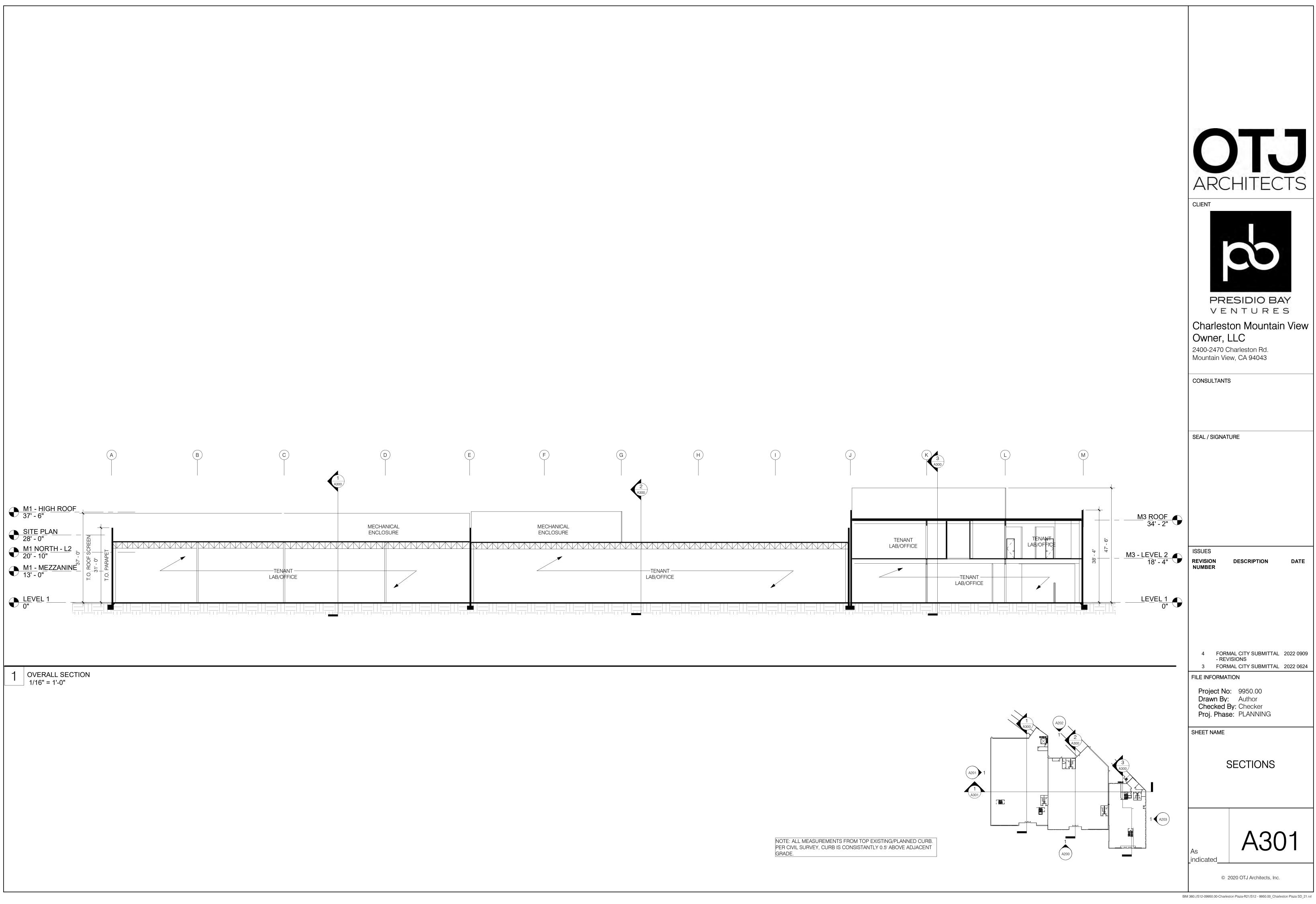
PETEMARIE





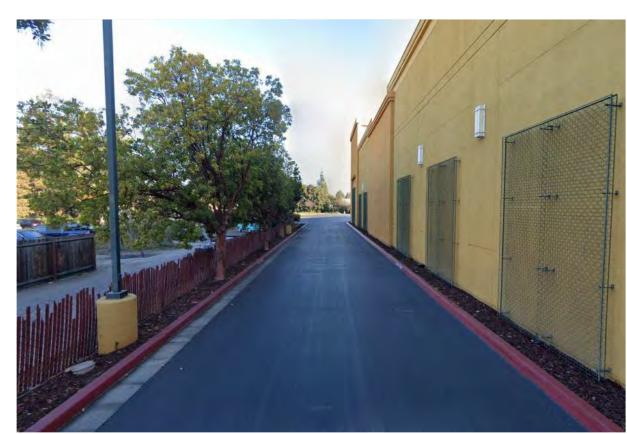


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ARCHITECTS

4 FORMAL CITY SUBMITTAL 2022 0909 - REVISIONS



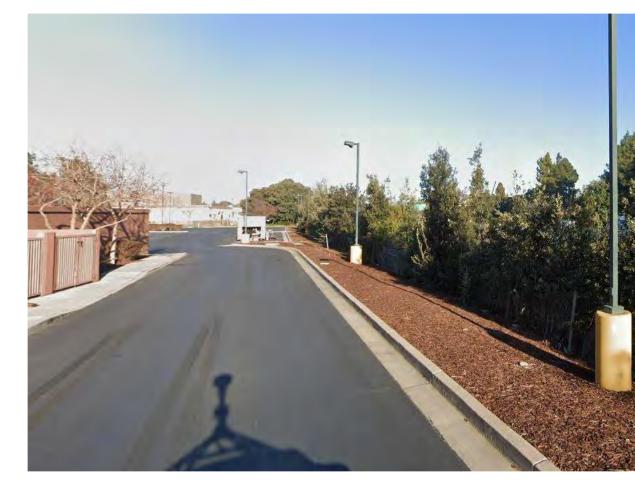
1. WEST PROPERTY LINE - ADJACENT TO BUILDING M1. EXISTING DRIVE ISLE, CURB AND CHAINLINK FENCE. NO PROPOSED MODIFICATION OF GRADES OR PROPERTY BOUDARY WALLS AND/OR FENCING



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

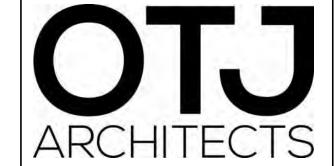


3. EAST PROPERTY LINE - ADJACENT TO BUILDING M4. EXISTING PARKING, CURB AND CHAINLINK FENCE. NO PROPOSED MODIFICATION OF GRADES OR PROPERTY BOUDARY WALLS AND/OR FENCING



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





CLIENT



PRESIDIO BAY VENTURES

Charleston Mountain View Owner, LLC

2400-2470 Charleston Rd. Mountain View, CA 94043

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DATE

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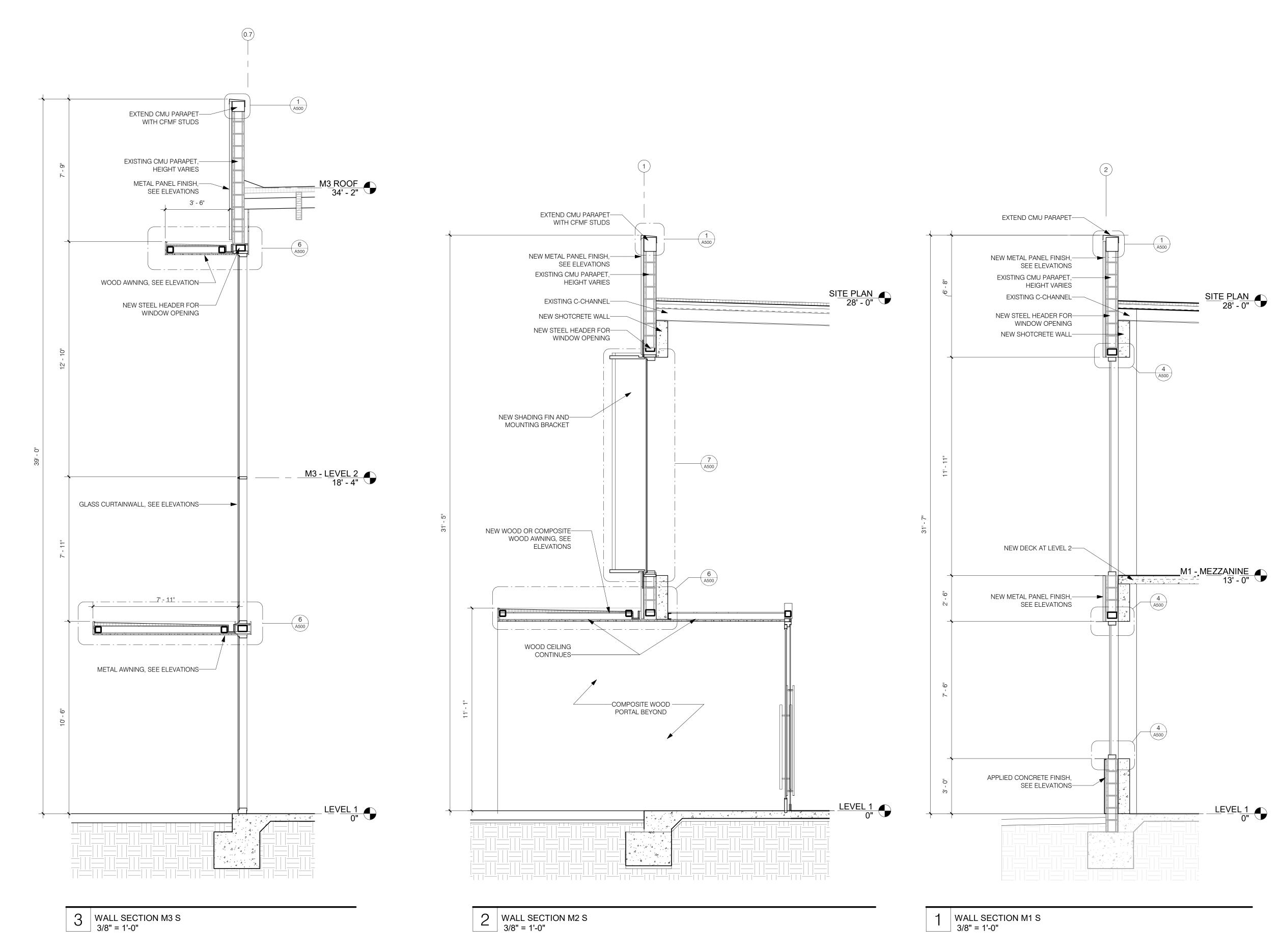
3 FORMAL CITY SUBMITTAL 2022 0624
FILE INFORMATION

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

SHEET NAME

CONDITIONS AT PROPERTY LINE

A302





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Charleston Mountain View
Owner, LLC

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REVISION DESCRIPTION DATE NUMBER

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3 FORMAL CITY SUBMITTAL 2022 0624
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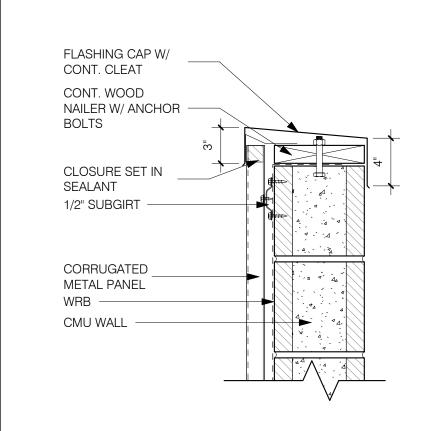
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Drawn By: Author
Checked By: Checker
Proj. Phase: PLANNING

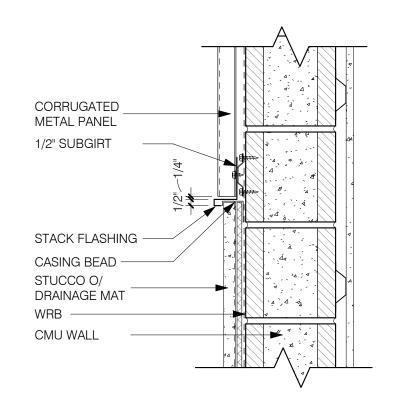
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WALL SECTION

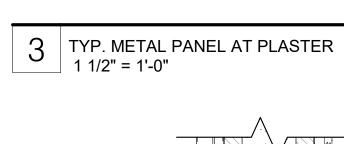
3/8" = 1'-0'

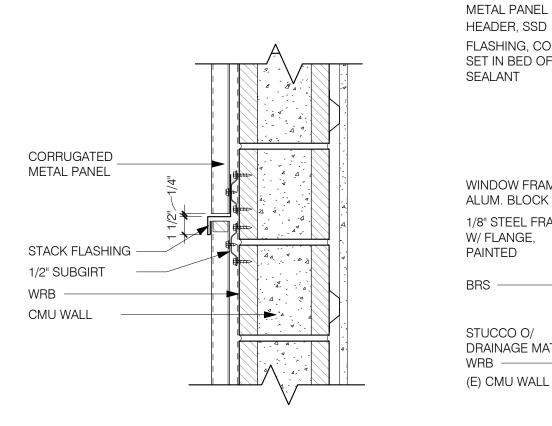
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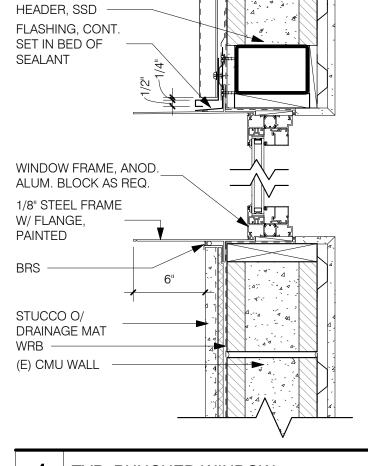




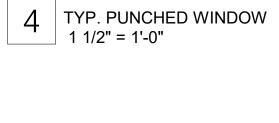
# 1 TYP. METAL PANEL PARAPET 1 1/2" = 1'-0"

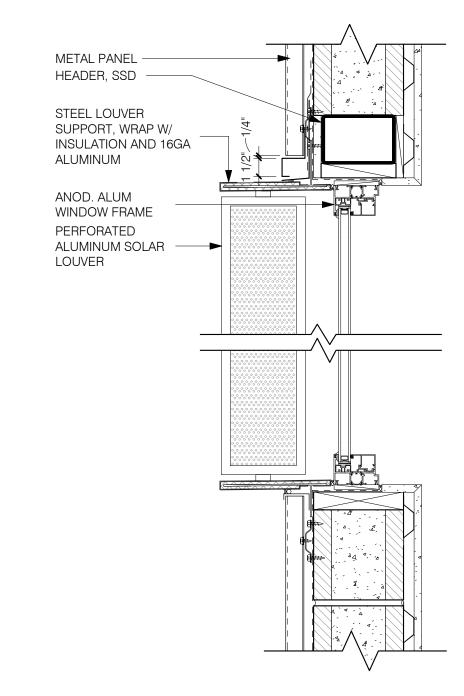


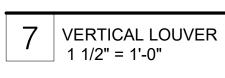


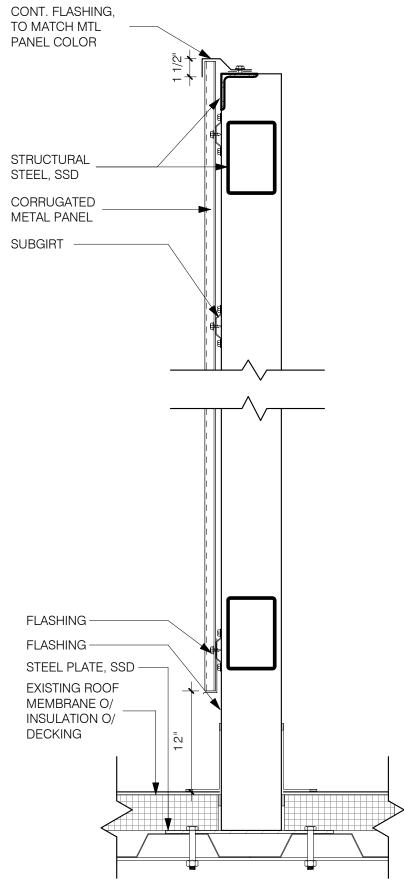


2 TYP. STACK JOINT AT METAL PANEL 1 1/2" = 1'-0"

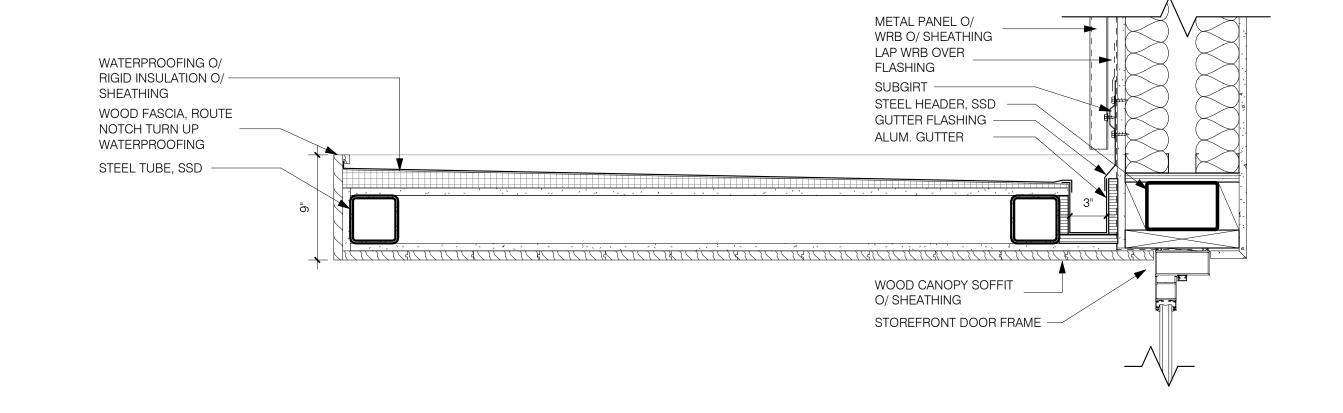




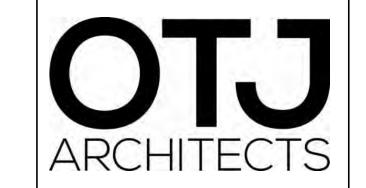




5 MECHANICAL SCREEN 1 1/2" = 1'-0"



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



CLIENT



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Charleston Mountain View

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

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SHEET NAME

**DETAILS** 

1 1/2" = A500

### 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



12" NOMANA, CONERNOS

2" 2" 2" 2" 2" 2" 2" 1" 1" 1" MATRIX 1.0

B1-2 ALUMINUM PANEL RAINSCREEN

MORIN MATRIX SERIES OR EQ. WALL PANEL SYSTEM,

CONCEALED FASTENERS, LEXUS BRONZE

MATERIALS - GLAZING AND MULLIONS



12" MOMBHAL COVERACE

4"

FROIGH

SOC

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

**EXTERIOR CANOPIES** 



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



C1-2 BUTT JOINT GLASS SYSTEM

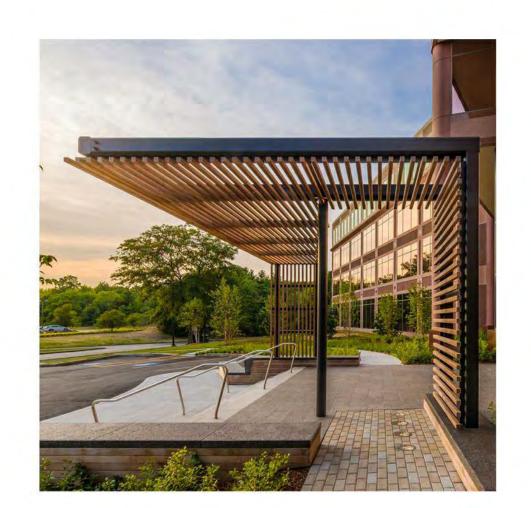
MULLIONS SIT BEHIND GLAZING WITH TINE, WALTERS &
WOLF OR EQ., PAINTED DARK GREY



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



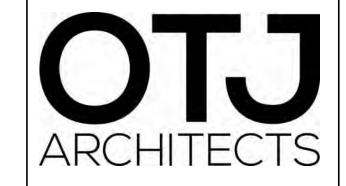
B1-1 STEEL GLAZING FRAME
WALTERS & WOLF OR EQ., PAINTED DARK GREY



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



JENI



PRESIDIO BAY VENTURES

Charleston Mountain View Owner, LLC

2400-2470 Charleston Rd. Mountain View, CA 94043

CONSULTANTS

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DATE

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FILE INFORMATION

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

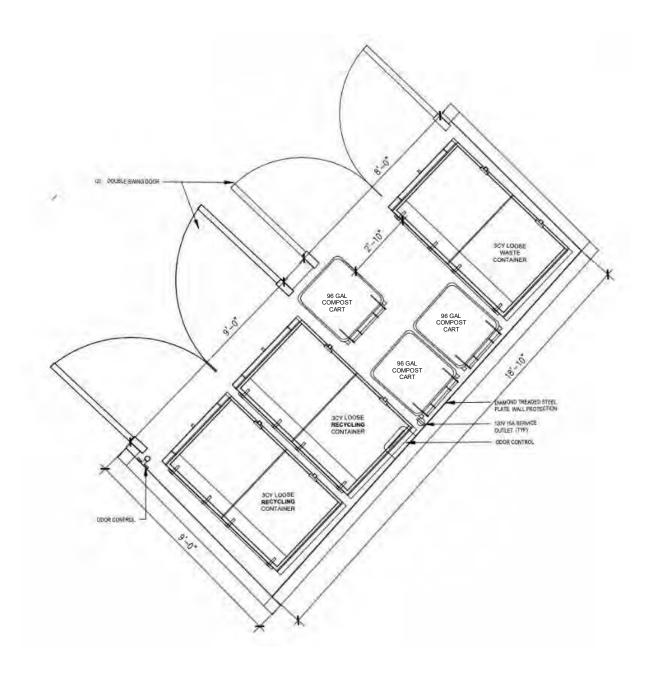
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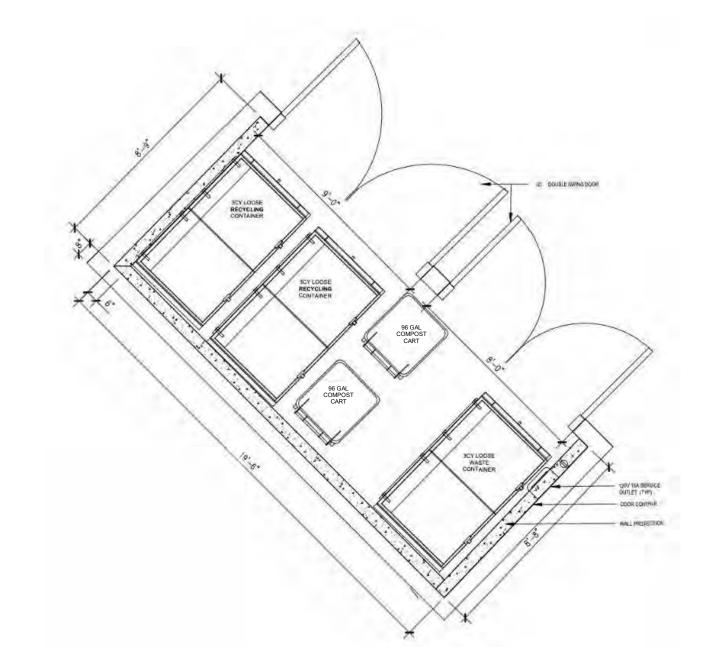
MATERIALS AND COLORS

A501

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

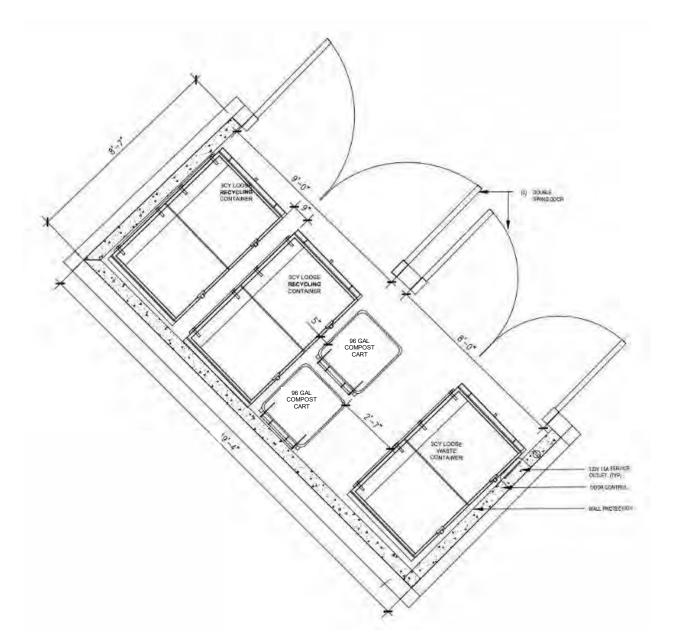
NOTE: SEE SEPARATE EXHIBIT REGARDING REUSE AND ENLARGEMENT OF TRASH ENCLOSURES





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

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



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

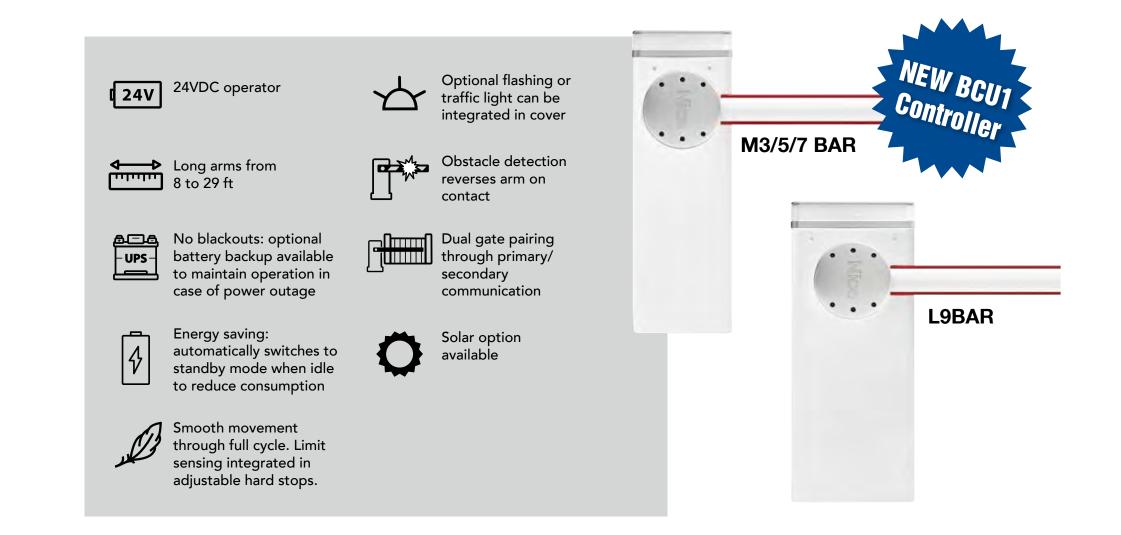
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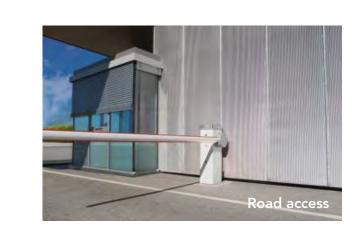


**Barrier Arm Operator** 

## **Road Access Control**

Electromechanical barrier system with smooth, digital motion control

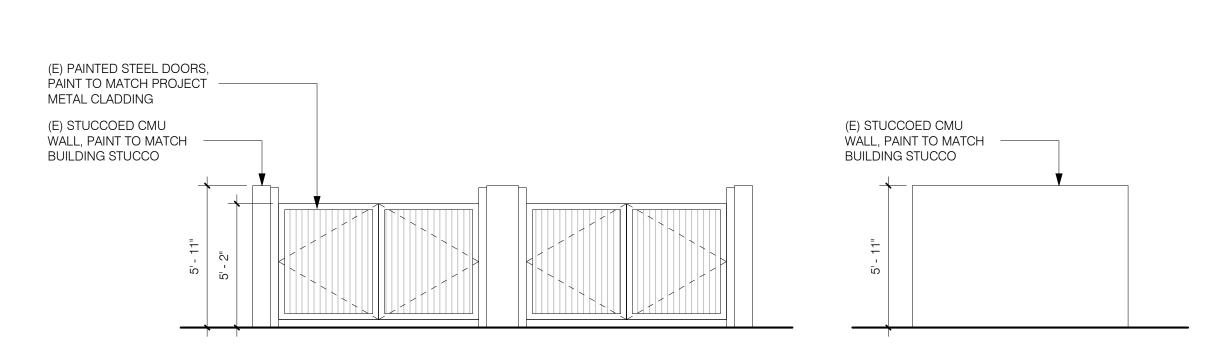




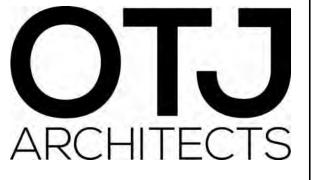




5 SECURITY GATE ARM 1/4" = 1'-0"



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



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DESCRIPTION

FILE INFORMATION

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

SHEET NAME

TRASH ENCLOSURE & SECURITY GATE

A502













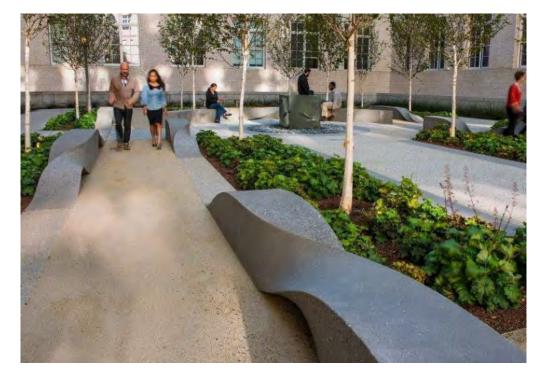














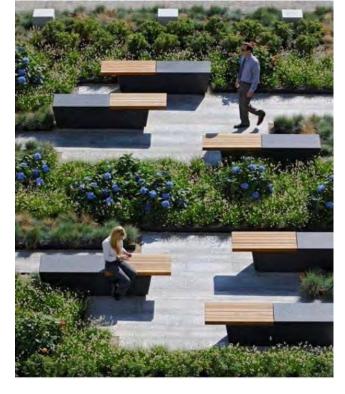
IDENTIFICATION / CONNECTION ELEMENTS



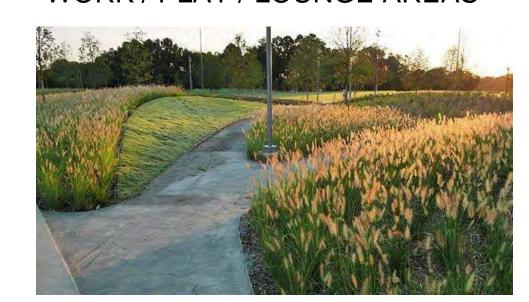








WORK / PLAY / LOUNGE AREAS



























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

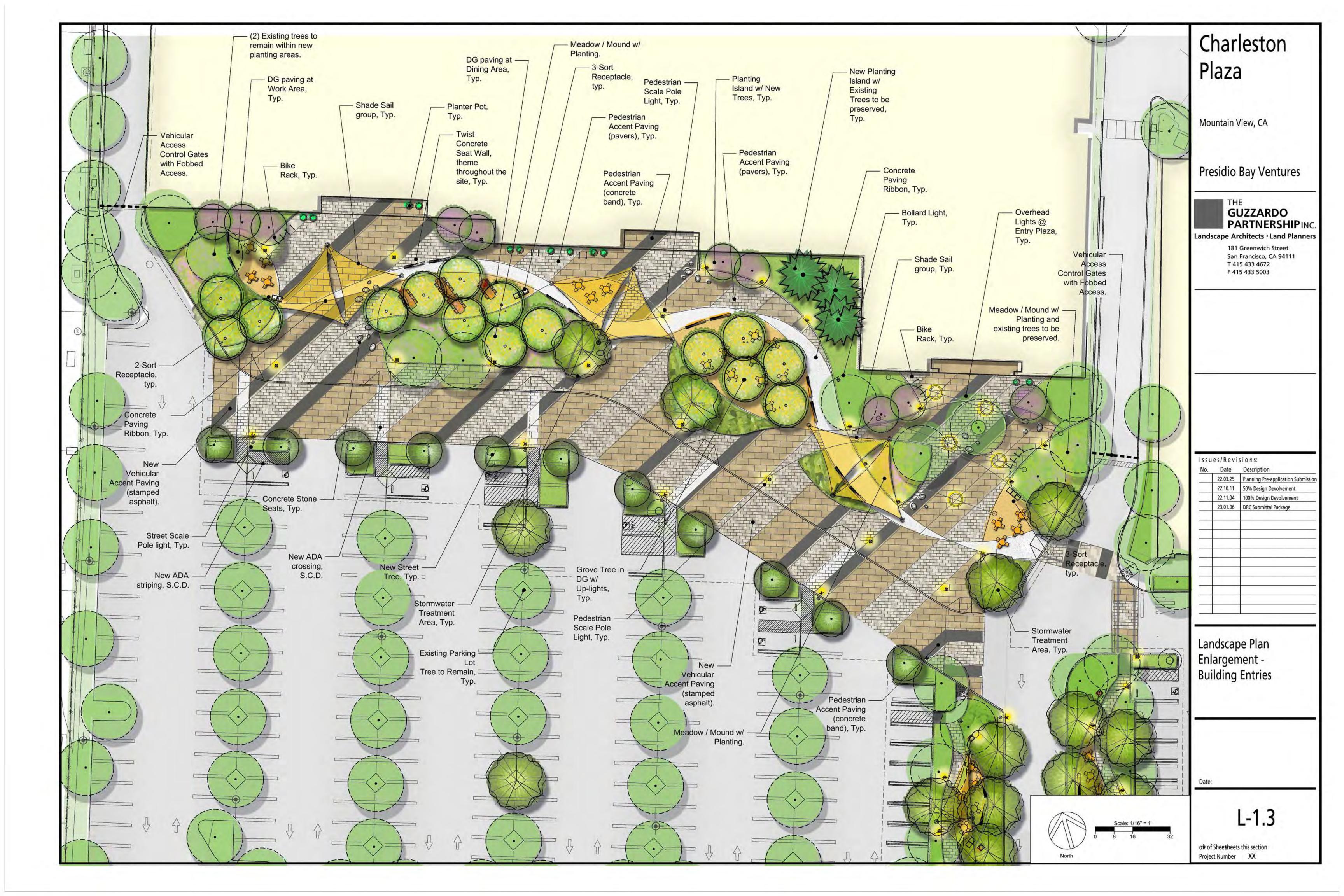
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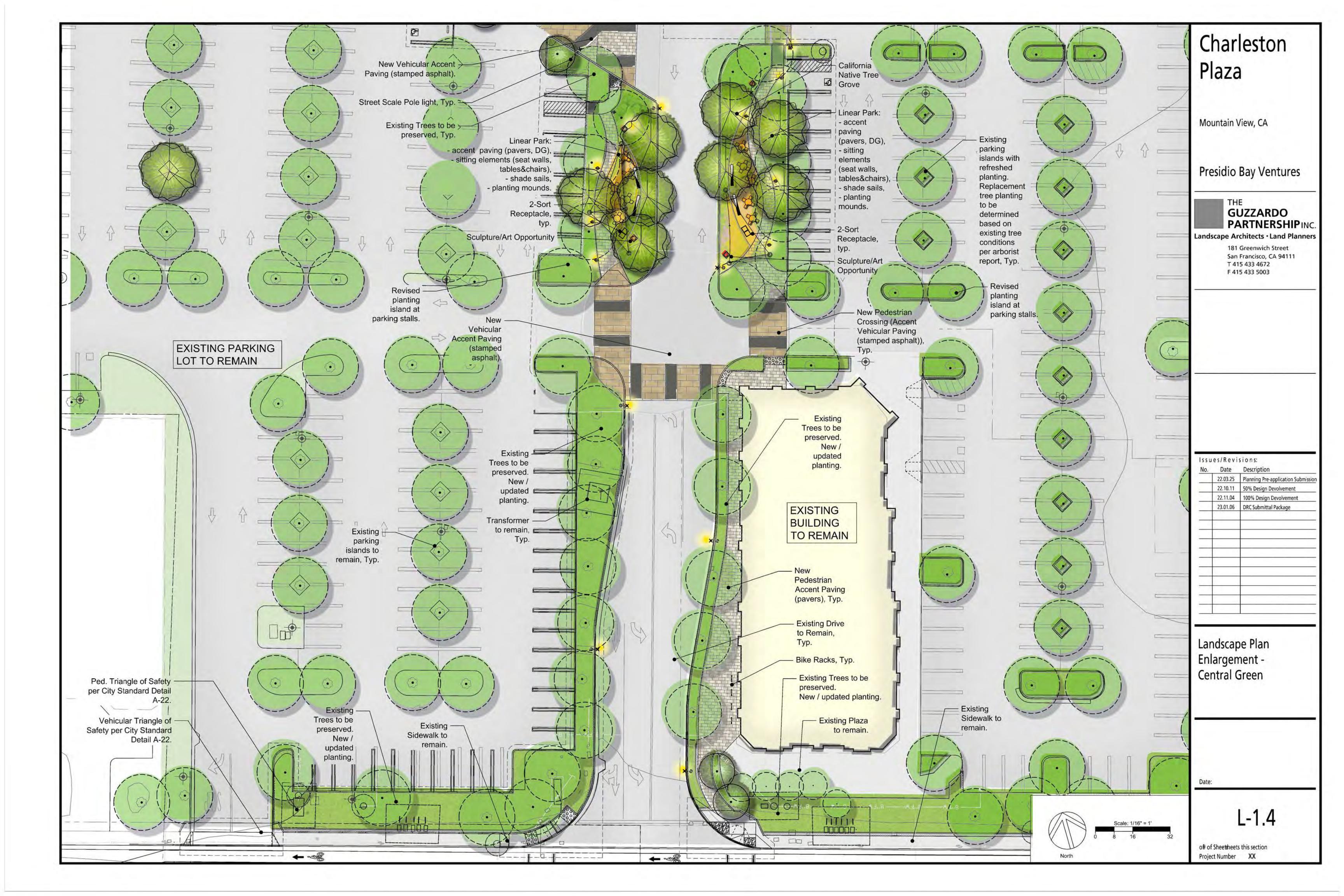
22.03.25 Planning Pre-application Submission
22.10.11 50% Design Devolvement
22.11.04 100% Design Devolvement
23.01.06 DRC Submittal Package

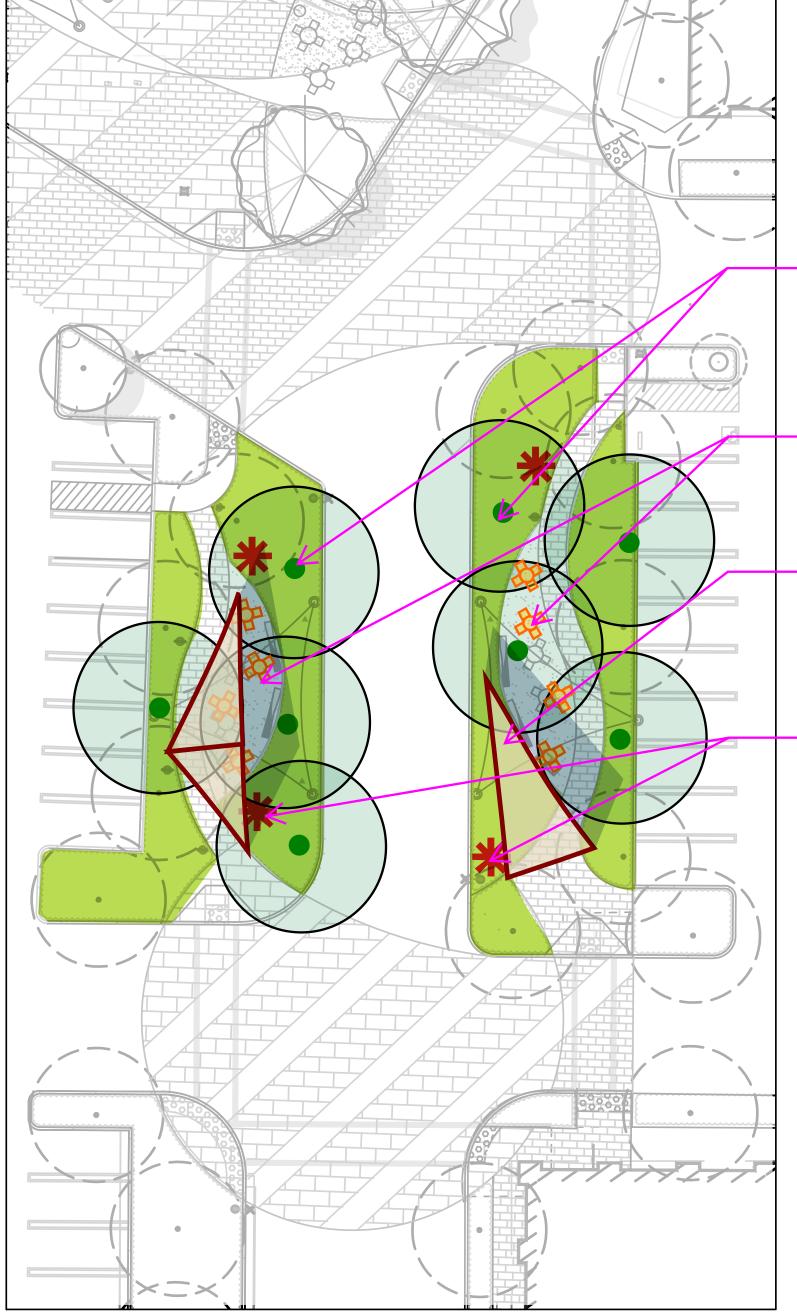
Landscape Imagery

Dato

L-1.2



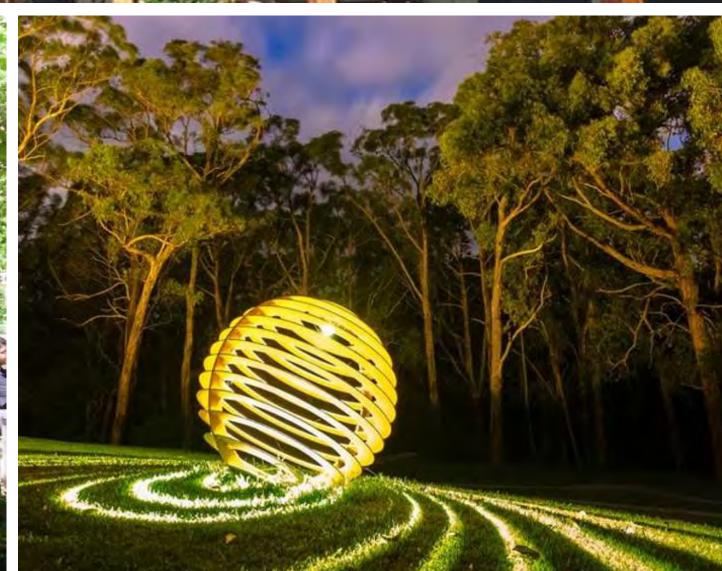












maximize plaza shading

Opportunities for Art /
Branding experience

Specimen Native Shade

**Existing Tree Locations** 

Trees Woven into

Seating options

provided throughout

Framed Tensile Shade

Structures to Match Building

Frontage Structures + Framing.

Carefully placed and oriented to

Note: layout of paving / planting / shade structures pending pedestrian circulation approval (crosswalks exhibits)

Native Tree Grove with Sculpture moments and carefully placed Tensile Shade Sturctures w/ Framing, Wood Clad Posts w/ post-mounted uplighting

# LINEAR PARK PLACEMAKING

# Charleston Plaza

Mountain View, CA

Presidio Bay Ventures



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

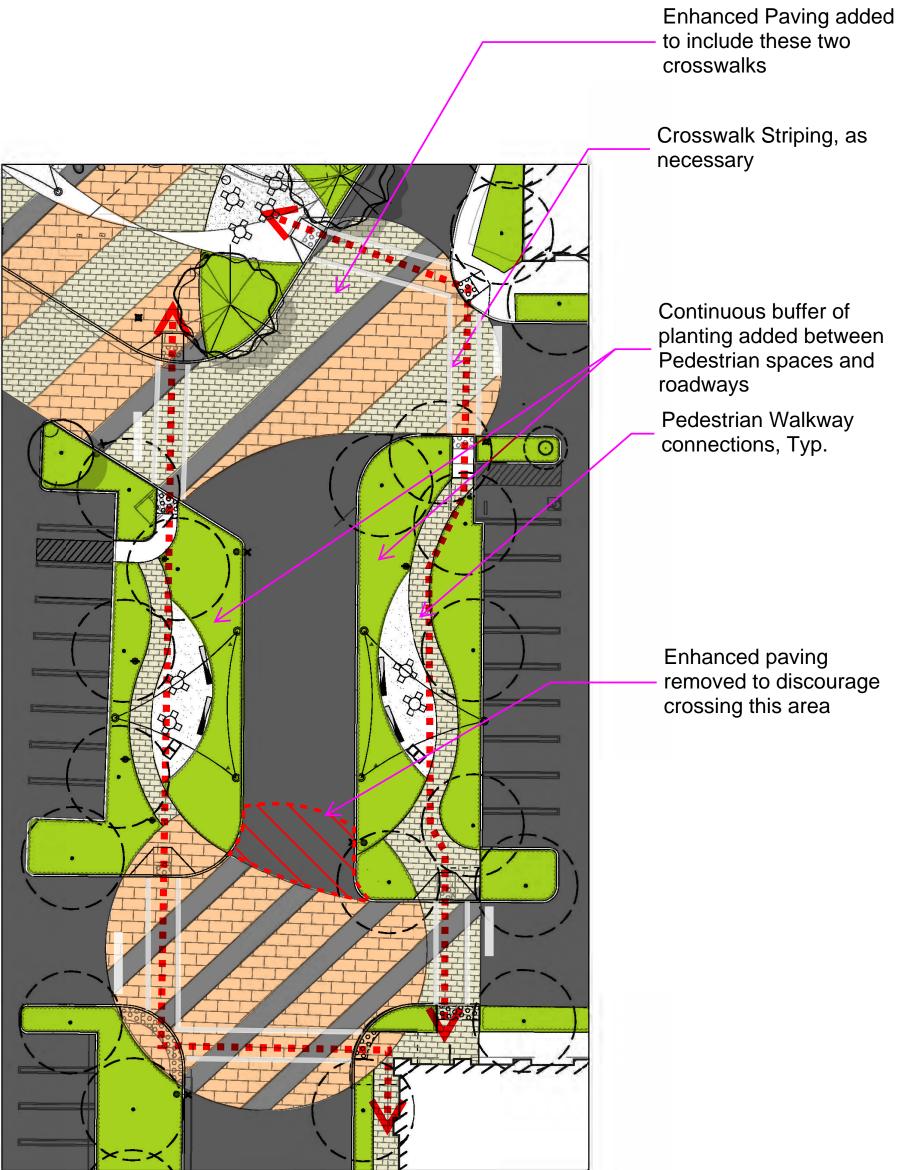
22.10.11 50% Design Devolvement

22.11.04 100% Design Devolvement

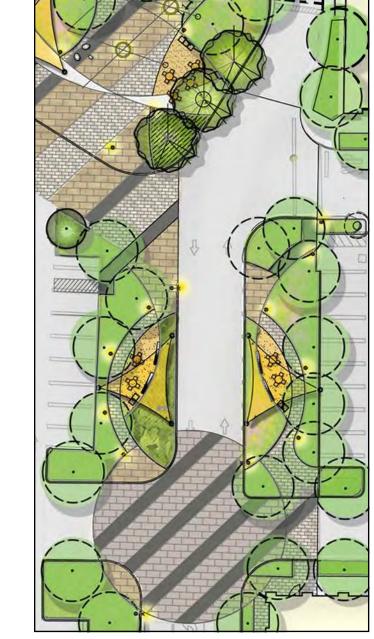
LINEAR PARK UPDATE

Date

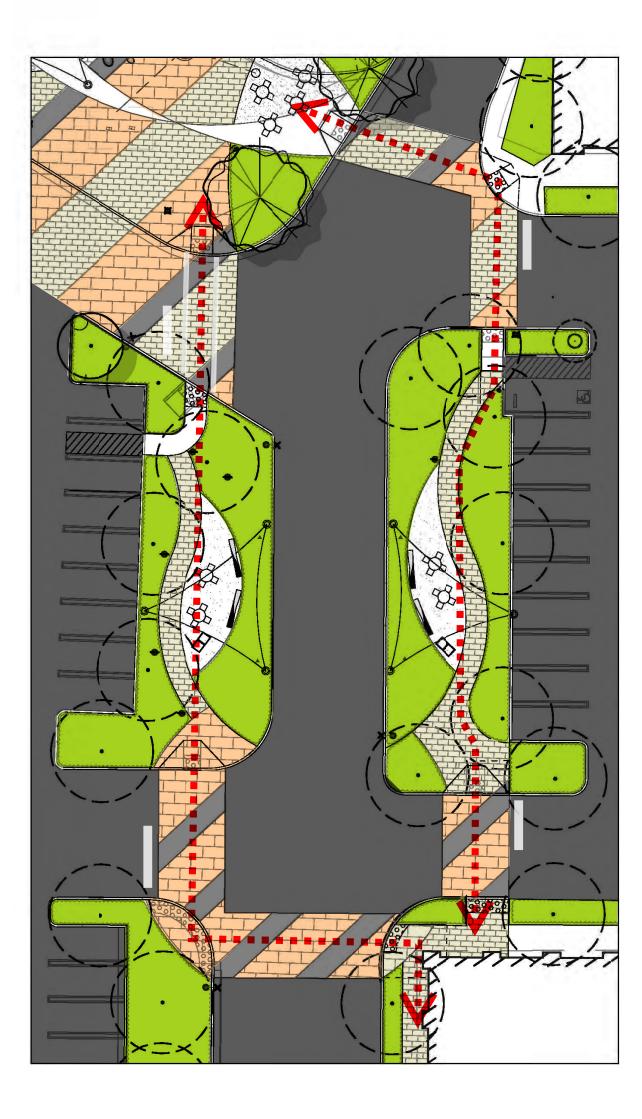
# Pedestrian Circulation Design Evolution







Prior proposal



Crosswalk Confined



Current Proposal
Directional, enhanced crosswalk material
Accent paving that relates to plaza,
confined to crosswalk areas for maximum
visibility and wayfinding

# Charleston Plaza

Mountain View, CA

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22.11.04 100% Design Devolvement

23.01.06 DRC Submittal Package

PEDESTRIAN CROSSWALK AND PAVING WAYFINDING

Date

**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

Note: Paver symbols do not accurately reflect paver shapes.

color: pewter, pattern: running bond

color: taupe, pattern: none (band look)

\*Contractor to submit samples and field mockup to Landscape Architect for approval prior to acquisition or installation.

TRUNCATED DOMES

Type 3

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.

W/ LIGHT

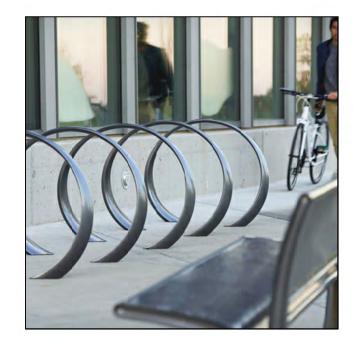
RECYCLE RECEPTACLES

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













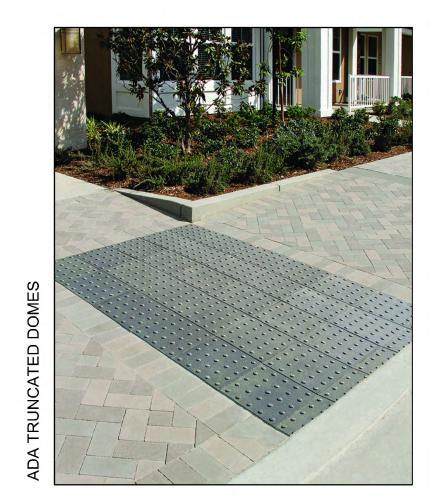












Charleston Plaza

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: 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

Landscape Materials

L-1.6



## 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.
- 3. Tree drip zone areas shall be protected with a 5' high fence enclosure mounted on 2 inch diameter galvanized iron posts driven into the ground to a depth of at least 2 feet at no more than 10 foot spacing. The fence shall enclose the entire area under the dripline. Spray paint the top of the fence with bright orange paint before unrolling the fabric to ensure visibility of the barrier. In no case shall any vehicles or equipment be permitted to be stored within this enclosed area. Fence shall be erected before construction begins and remain in place until time for relocation.
- No materials or topsoil shall be stored within the tree enclosure area.
   No trenching within enclosure shall be permitted. Any tree roots encountered outside of the enclosure smaller than 2" shall be cut clean with the approved tree pruning tools and sealed with an approved fungicidal tree sealant. Tree roots 2" or larger shall not be cut. Route pipes into alternate location to avoid conflict. Any damaged or torn roots are to be root pruned and sealed with orange shellac.
- No grading or trenching shall be permitted within the fenced zone or under the dripline except as specifically noted on the plans.
- No soil sterilants shall be applied under pavement near existing trees.
   Fertilizer and water soil injections must be done during April-May of the year of construction as well as the year after. These shall consist of Miller Nutrileaf 20-20-20 or equal at 5.5 pounds per 100 gallons of water or equivalent, or as recommended by

toward the tree trunk at a rate of 10 gallons per inch of tree caliper.

Above ground surface runoff shall not be directed into the tree canopy area from adjacent areas.

A supplemental irrigation program is recommended at regular intervals (every three to

the Arborist. This shall be applied to a depth of at least 18" and at a 20 degree angle

- 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 depths.
- 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:
- A. All specifications for working on protected trees shall be written and administered by a qualified arborist.
- B. 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
<b>⊘</b> xx	0	Tree to be Transplanted
·	58	Heritage Tree to Remain
wx xx	0	Heritage Tree Removed per Design
xx	25	Non-Heritage Tree Removed per Design
××	0	Non-Heritage Tree Removed per Arborist
Xx	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

TREE REPLACEMENT RATIOS:
Heritage Trees 2:1
Non-Heritage Trees 1:1
Total Replacement Trees Required: 25

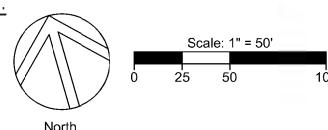
TOTAL NUMBER OF NEW TREES PLANTED = 43

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** 



Landscape Architects · Land Planners

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

Is sues/Revisions:
No. Date Descript

No. Date Description

22.03.25 Planning Pre-application Submission

22.10.11 50% Design Devolvement

22.11.04 100% Design Devolvement

23.01.06 DRC Submittal Package

Tree Disposition Plan

L-7.0

Tree Assessm	ent	Charleston   Mountain Vie May 2022			HORT SCIENCE	Tree Assessme	nt Mo	arleston Plaza untain View, CA y 2022		HORT SCIENCE	Tree Assessn	nent	Charleston Mountain \ May 2022				HORT SCIENCE BARTLETT CONSULTING	Charleston
Tree Species No.	Trunk Diameter (in.)	Tree?		Suitability for Preservation	Comments	No. Dia	runk Her ameter Tr (in.)	itage Condition ee? 1=poor 5=excellent	Suitability for Preservation	Comments	Tree Species No.	Trunk Diameter (in.)	Tree?	Condition 1=poor 5=excellent	Suitability for C Preservation	omments		Plaza
1 Chinese pistache 2 Chinese pistache 3 Crape myrtle 4 Crape myrtle 5 Crape myrtle	7 6 5 5 7	No No No No	3 3 4 4 3	Moderate Moderate High High Moderate	At hedge; multiple attachments at 6'; history of limb removal.  In shrub planting bed; surface roots; codominant stems at 7.5' history of limb removal.  In shrub planting bed; multiple attachments at 5.5'; vase crown.  In shrub planting bed; codominant stems at 5'; vase crown.  In shrub planting bed; 1' from backflow preventer; multiple attachments at 6'; vase crown.	<ul> <li>18 Marina madrone</li> <li>19 Marina madrone</li> <li>20 Marina madrone</li> <li>21 Marina madrone</li> <li>22 Marina madrone</li> </ul>	6 I I	No 3 No 3 No 3 No 3	Moderate Moderate Moderate	In tree grate; displacing grate; correcting lean S.; multiple attachments at 7'. In tree grate; leans S.; multiple attachments at 6'. In tree grate; codominant stems at 6'; history of limb removal; correcting bow upper crown. In 6' narrowing shrub planting bed; multiple attachments at 7'; small rounded crown. In 6' shrub planting bed; multiple attachments at 6.5'; rounded crown.	<ul><li>36 Chinese pistache</li><li>37 Chinese pistache</li><li>38 Chinese pistache</li><li>39 Coast redwood</li></ul>	4 8 7 11	No No No Yes	2 3 3 4	Moderate In Moderate In Moderate In ro High In	n 5x5' planter; enlarged base w/ girdling roots; trui E. n 8' cobble bed w/ filter fabric; multiple attachment emoval. n 8' cobble bed w/ filter fabric; history of limb remo emoved codominant stem at 7'. n shrub planting bed; root barrier at base; typical faised crown.	ts 7'; history of limb	Mountain View, CA
<ul><li>6 Crape myrtle</li><li>7 Crape myrtle</li><li>8 Crape myrtle</li><li>9 Marina madrone</li></ul>	6 7 6 11	No No No	3 4 4 5	Moderate High High High	In shrub planting bed; multiple attachments at 5'; 1-sided to S.  In shrub planting bed; surface roots; multiple attachments at 5'; vase crown.  In shrub planting bed; enlarged base; surface roots; multiple attachments at 7'; vase crown'.  In shrub planting bed; enlarged base; multiple attachments at 6;7'; wide	23 Marina madrone 24 Marina madrone 25 Chinese pistache	5 I	No 3 No 3	Moderate Moderate	In 5' narrowing shrub planting bed; multiple attachments at 6'; slightly yellowing foliage + lacks vigor. In shrub planting bed; history of limb removal; multiple attachments at 6.5'; raised crown. In shrub planting bed; history of limb removal w/ trunk wound N.W at	<ul><li>40 Coast redwood</li><li>41 Marina madrone</li><li>42 Marina madrone</li></ul>	15 6 5	Yes No No	2 3 3	Low Ir Moderate Ir c Moderate Ir	n shrub planting bed; topped at 20'; reaction grown n shrub planting bed; multiple attachments at 6'; corown. n shrub planting bed; slight lean S.; multiple attach rown.	correcting lean E.; open	Presidio Bay Ventures
<ul><li>10 Marina madrone</li><li>11 Crape myrtle</li><li>12 Crape myrtle</li></ul>	4 6 7	No No No	3 4 4	Moderate High High	crown; vigorous. In narrowing planting bed; multiple attachments at 6'; slightly sparse.  In shrub planting bed; surface roots; multiple attachments at 7'; history of limb removal. In shrub planting bed; surface roots; multiple attachments at 7'; history of	26 Chinese pistache 27 Chinese pistache 28 Chinese pistache	5 I 4 I 3 I	No 3 No 3 No 3	Moderate Moderate Moderate	tearout; codominant stems at 7'; vigorous. In shrub planting bed; multiple attachments at 7'; vase form; vigorous. In 5x5' planter; multiple attachments at 7'; slightly sparse. In 5x5' planter; multiple attachments at 9'; raised crown.	<ul><li>43 Chinese pistache</li><li>44 Chinese pistache</li><li>45 Chinese pistache</li><li>46 Chinese pistache</li></ul>	8 8 4 3	No No No	3 3 3	Moderate Ir Moderate Ir Moderate Ir	n 8' cobble bed w/ filter fabric; multiple attachment orm. n 8' cobble bed w/ filter fabric; removed lateral 6" stachments at 7'. n 5x5' planter; multiple attachments at 7'; slightly son 5x5' planter; codominant stems at 5.5'.	S.E.; multiple sinuous trunk.	THE GUZZARDO PARTNERSHIPING
<ul><li>13 Crape myrtle</li><li>14 Crape myrtle</li><li>15 Crape myrtle</li></ul>	5 7 7	No No No	4 4 4	High High High	limb removal. In shrub planting bed; multiple attachments at 6'; surface roots; vase form. In shrub planting bed; multiple attachments at 7'; surface roots; vase form. In shrub planting bed; multiple attachments at 7'; surface roots; vase form; girdling root S.	<ul> <li>29 Chinese pistache</li> <li>30 Chinese pistache</li> <li>31 Chinese pistache</li> <li>32 Chinese pistache</li> <li>33 Chinese pistache</li> <li>34 Chinese pistache</li> </ul>	3 1 3 1 5 1 3 1	No 3 No 3 No 3 No 1 No 3	Moderate Moderate Moderate Low	In 5x5' planter; multiple attachments at 7'; sparse. In 5x5' planter; sinuous trunk; vase form. In 5x5' planter; codominant stems at 6'; vase form; more vigorous. In 8' shrub planting bed; multiple attachments at 8'. In 5x5' planter; strong lean N.E.; uprooting; codominant stems at 6.5'. In 5x5' planter; history of limb removal.	<ul> <li>47 Chinese pistache</li> <li>48 Chinese pistache</li> <li>49 Chinese pistache</li> <li>50 Chinese pistache</li> <li>51 Chinese pistache</li> </ul>	2 4 5 5	No No No No	3 3 3 3	Moderate Ir Moderate Ir a Moderate Ir	n 5x5' planter; codominant stems at 7'; vase form. n 8' shrub planting bed; multiple attachments at 5'; n 8' shrub planting bed; history of limb removal; ra ttachments at 9'; flat-topped form. n 8' shrub planting bed; multiple attachments at 6. ase form. n 8' shrub planting bed; multiple attachments at 8';	; vase form. aised crown; multiple .5'; enlarged base;	Landscape Architects • Land Planner  181 Greenwich Street  San Francisco, CA 94111  T 415 433 4672  F 415 433 5003
16 Marina madrone 17 Marina madrone	3	No No	2 2	Low Low	In tree grate; multiple attachments at 5.5'; slight lean S.; sparse. In tree grate; multiple attachments at 6'; slight lean S.; sparse.	35 Chinese pistache	-	No 3		In 5x5' planter; multiple attachments at 7'; history of limb removal; vase crown.	52 Ginkgo 53 Ginkgo	2 2	No No	4 4	ro High Ir	emoval; raised crown.  1 7' shrub planting bed; slight lean N.E.; vigorous;  1 7' shrub planting bed; leans S.E.; good young tre	good young tree.	
Tree Assessr	nent	Charlestor Mountain V May 2022			HORT SCIENCE	Tree Assessme	ent 📗	Charleston Plaza Mountain View, CA May 2022		HORT SCIENCE BARTLETT CONSULTING	Tree Asse	essmen	<b>t</b> Mou	urleston Plaz untain View, v 2022			HORT SCIENCE	
Tree Species No.	Trunk Diameter (in.)	Tree?	Condition 1=poor 5=excellent	Suitability f Preservation	or Comments on	Tree Species No.	Trunk H Diameter (in.)	eritage Condition Tree? 1=poor 5=exceller	Preservation	or Comments on	Tree Species No.	Diar	unk Heri neter Tre n.)	•	oor Preserva	for Comments ion		
54 Ginkgo 55 Ginkgo 56 Ginkgo 57 Ginkgo	3 3 3 4	No No No	4 4 4 4	High High High High	In 7' shrub planting bed; correcting lean E.; good young tree. In 7' shrub planting bed; slight lean E.; good young tree. In shrub planting bed; leans E.; good young tree. In shrub planting bed; raised crown; slight lean E.; pyramidal form.	72 Ginkgo 73 Ginkgo	4	No 4 No 3	High Moderate	In shrub planting bed; multiple attachments at 3.5'; upright vase form; vigorous. In 3' shrub planting bed; enlarged base w/ circling roots; leans S.; vigorous.	91 Crape myrtle		5,3 N	lo lo	3 Modera 3 Modera	crown; crowded by #90.	·	
58 Marina madrone 59 Marina madrone	9	No No	3	High Moderate	In shrub planting bed; slight lean W.; multiple attachments at 6'; crowded by bldg.	<ul><li>74 Chinese pistache</li><li>75 Ginkgo</li><li>76 Chinese pistache</li></ul>	5 3 5	No 3 No 4 No 3	Moderate High Moderate	structure. In 3' shrub planting bed; leans S.; vigorous.	93 Chinese pist		8 N 25 Y	lo es	High Low	In shrub planting bed; enlarged base w/ gird attachments at 6'; wide vigorous crown. In shrub planting bed; leans S.; surface root infestation; very sparse.		
60 Marina madrone 61 Marina madrone	6 5	No No	3	Moderate Moderate	bldg. In shrub planting bed; enlarged base; multiple attachments at 6'; vase form; slightly sparse.	<ul><li>77 Ginkgo</li><li>78 Chinese pistache</li><li>79 Ginkgo</li></ul>	2 3 2	No 3 No 3 No 3	Moderate Moderate Moderate	In 4.5' shrub planting bed; trunk wound N.; codominant stems at 4'; vigorous.	95 Chinese pista 96 Chinese pista 97 Chinese pista 98 Chinese pista	ache ache	8 N 3 N 5 N 3 N	lo lo lo	High Modera Modera Modera Modera	te In 8' shrub planting bed; multiple attachmen	at 7'; vase crown. nts at 7'; raised crown.	
<ul><li>62 Marina madrone</li><li>63 Marina madrone</li><li>64 Chinese pistache</li></ul>	7 8 5	No No No	3 3 4	Moderate Moderate High	In shrub planting bed; enlarged base; trunk twists E.; multiple attachments at 7'; wide umbrella crown.  In shrub planting bed; enlarged surface roots; trunk twists S.E.; multiple attachments at 6'; wide umbrella crown.  In circular mulch planting bed w/ rocks; multiple attachments at 6'; wide rounded crown; vigorous.	<ul> <li>80 Chinese pistache</li> <li>81 Chinese pistache</li> <li>82 Marina madrone</li> <li>83 Marina madrone</li> </ul>	3 - 5 - 6 8	No 3 No 3	Moderate  Moderate  Moderate	scalded trunkIn 7' shrub_plantipg_hed; codominant stems at 6'; raised crown.	99 Chinese pista 100 Chinese pista 101 Chinese pista 102 Chinese pista	ache	3 N 3 N 3 N 4 N	lo lo lo	Modera Modera Modera Modera Modera	In 4x4' planter; enlarged base w/ girdling room upright crown. In 4x4' planter; codominant stems at 7'; enlate In 4x4' planter; multiple attachments at 7'; value.	ot; multiple attachments at 7'; arged base; vase crown. ase form.	Is sues/Revisions:  No. Date Description  22.03.25 Planning Pre-application Submissi  22.10.11 50% Design Devolvement
<ul><li>65 Marina madrone</li><li>66 Marina madrone</li><li>67 Marina madrone</li></ul>	6 4 5	No No No	3 3 3	Moderate Moderate Moderate	In 6' shrub planting bed; multiple attachments at 5.5'; slight lean S.W.; a little sparse. In 6' shrub planting bed; leans S.W.; multiple attachments at 6'; vase form.	84 Marina madrone 85 Marina madrone 86 Marina madrone	7 5	No 3 No 3 No 3	Moderate  Moderate  Moderate	multiple attachments at 6.5'; raised crown. In shrub planting bed; raised crown; multiple attachments at 6'. In shrub planting bed; enlarged base at grade; multiple attachments at 6'; raised crown; slightly sparse.	103 Chinese pista 104 Chinese pista 105 Chinese pista 106 Chinese pista 107 Chinese pista	ache ache ache	4 N 4 N 6 N 3 N	0	Modera Modera Modera Modera High Modera	In 4' shrub planting bed; enlarged base; rou te In 4' shrub planting bed; multiple attachmen In 4x4' planter; multiple attachments at 6.5';	inded crown. nts at 7'; vase crown. ; good young tree.	22.11.04 100% Design Devolvement 23.01.06 DRC Submittal Package
68 Marina madrone 69 Coast redwood 70 Coast redwood 71 Coast redwood	4 9 8 9	No Yes Yes Yes	3 4 4 4	Moderate High High High	In 6' shrub planting bed; history of limb removal; multiple attachments at 6'; lacks vigor. In shrub planting bed; raised crown; pyramidal form. In shrub planting bed; raised crown; pyramidal form. In shrub planting bed; raised crown; pyramidal form.	<ul><li>87 Marina madrone</li><li>88 Marina madrone</li><li>89 Crape myrtle</li><li>90 Crape myrtle</li></ul>	5 7 6 5	No 3 No 4 No 4 No 4	Moderate High High High	In shrubs; multiple attachments at 6'; raised crown; lacks vigor. In shrubs; enlarged base; multiple attachments at 6'; vigorous. In shrub planting bed; vase form; vigorous. In shrub planting bed; multiple attachments at 6'; slightly crowded by monument sign.	108 Chinese pista 109 Chinese pista 110 Chinese pista 111 Chinese pista 112 Chinese pista	ache ache ache ache	2 N 2 N 2 N 2 N 5 N		Modera Modera Modera Modera Modera Modera Modera	In 4x4' planter; small rangy form. In 4x4' planter; multiple attachments at 7'; rour In 4x4' planter; codominant stems at 7'; rour In 4x4' planter; multiple attachments at 6'; va	ounded crown. nded crown. rase crown.	
Tree Assess	ment	Charlesto Mountain May 2022	View, CA		HORT SCIENCE	Tree Assess	ment	Charleston Plaz Mountain View, 0 May 2022		HORT SCIE		ssment		l <b>eston Plaza</b> tain View, C 2022			HORT SCIENCE	
Tree Species No.	Trunk Diameter (in.)	r Tree?	Condition 1=poor 5=excellen	Suitability Preservati	for Comments on	Tree Species No.	Trunk Diamete (in.)	_	oor Preserv	lity for Comments vation	Tree Species No.	Trui Diamo (in.	eter Tree	J	or Preservation	or Comments on		
113 Chinese pistache 114 Chinese pistache	4	No	2	Low Moderate	In shrub planting bed; raised crown; poor form and structure; some sun scald.  In shrub planting bed; history of limb removal; vase form.	146 Chinese pistache 147 Chinese pistache		No 3	B Model		164 Chinese pistado 165 Goldenrain tre		No No	3 2	Moderate Low	In 4x4' planter; staked; multiple attachments a In 4x4' planter; sun scald and trunk wound S.		Arborist Report
115 Chinese pistache 116 Goldenrain tree 117 Goldenrain tree 118 Goldenrain tree	11 3 3 8	No No No No	3 3 3 3	Moderate Moderate Moderate Low	In shrub planting bed; multiple attachments at 5'; wide vase form.  In 4x4' planter; enlarged base w/ girdling root; vase form.	<ul><li>148 Goldenrain tree</li><li>149 Chinese pistache</li><li>150 Chinese pistache</li><li>151 Goldenrain tree</li></ul>		No 3 No 3 No 3	Lov Model Model Model	In 4x4' planter; enlarged base w/ diving root; staked; vase form.  In 4x4' planter; staked; vase form.	<ul><li>166 Goldenrain tre</li><li>167 Chinese pistado</li><li>168 Chinese pistado</li></ul>	che 4	No No No	3 3 4	Moderate Moderate High	vigorous. In 4' mulch bed; enlarged base; multiple attac	.; codominant stems at 6';	
<ul><li>119 Goldenrain tree</li><li>120 Goldenrain tree</li><li>121 Goldenrain tree</li></ul>	5 4 3	No No	3 2 3	Moderate Low Moderate	In 4x4' planter; codominant stems at 6'; vase crown. In 4x4' planter; sinuous trunk w/ 5' wound S.; multiple attachments at 7'.	<ul><li>152 Chinese pistache</li><li>153 Chinese pistache</li><li>154 Marina madrone</li></ul>		No 3 No 4 No 3	Modei Hig Modei		169 Chinese pistadal 170 Chinese pistadal 171 Goldenrain tre	che 5	No No	3		crown; vigorous. In shrub planting bed; multiple attachments a vase form. In shrub planting bed; enlarged base; multiple form. In 4x4' planter; leans S.; sun scald and S. w/	e attachments at 8'; vase	
<ul><li>122 Goldenrain tree</li><li>123 Chinese pistache</li><li>124 Chinese pistache</li><li>125 Chinese pistache</li></ul>	3 4 3	No No No	3 3 3	Moderate Moderate Moderate Low	In 4x4' planter; slight lean S.; vase form. In 4' shrub planting bed; multiple attachments at 7'; history of limb removal.	<ul><li>155 Marina madrone</li><li>156 Marina madrone</li><li>157 Chinese pistache</li></ul>	5 4	No 3 No 2	Model Model Lov	In shrub planting bed; multiple attachments at 6'; upright crown; slightly sparse.  In shrub planting bed; multiple attachments at 5.5'; vigorous crown.  In narrowing 5' splanting bed; enlarged base w/ girdling roots; multiple attachments at 8'; sparse.	172 Goldenrain tre 173 Chinese pistac 174 Chinese pistac	ee 4 che 5 che 2	No No No No	1 2 3 3 3	Low Low Moderate Moderate Moderate	In 4x4' planter; small trunk wound S.; codomin base; slightly sparse. In 4x4' planter; codominant stems at 6.5'; wid In 4x4' planter; multiple attachments at 6.5'; c	inant stems at 5.5'; enlarged le rounded crown. crown weighted E.	
126 Chinese pistache 127 Goldenrain tree	4 9	No No	3	Moderate	In shrub planting bed; enlarged base w/ diving roots; raised crown; codominant stems at 7'; vase form. In 4x4' planter; enlarged base w/ diving roots; multiple attachments at 6'; wide vase form.	<ul><li>158 Chinese pistache</li><li>159 Chinese pistache</li><li>160 Goldenrain tree</li><li>161 Chinese pistache</li></ul>	2 4	No 2 No 2 No 2	B Model Hig Lov Hig	In 4x4' planter; staked; multiple attachments at 6'; good young tree.  In 4x4' planter; enlarged base w/ girdling roots; 4' trunk wound S.; vase form.	176 Chinese pistad	che 4	No No	3 3	High Moderate Moderate	In 4x4' planter; corrected crook S.; multiple at crown. In 8' shrub planting bed; codominant stems at	ttachments at 7'; rounded t 7'; vase form; vigorous.	Date:
<ul><li>128 Goldenrain tree</li><li>129 Goldenrain tree</li><li>130 Chinese pistache</li></ul>	6 6 4	No No No	2 3 3	Low Moderate Moderate	In 4x4' planter; enlarged base w/ diving roots; 5' trunk wound S.; poor form and structure; branch dieback. In 4x4' planter; raised crown; fused branching; some dieback.	162 Chinese pistache 163 Goldenrain tree		No 3	Model  Model	In 4x4' planter; multiple attachments at 7'; history of limb removal; vase form.	179 Marina madro	ne 3 ne 6	No No No		Moderate Moderate	vigorous. In 8' shrub planting bed; multiple attachments	s at 6'; lacks vigor. rown; codominant stems at	L-7.1
											ioi manna mauro	0	INO	3	Modelate	Sinds planting sou, multiple attachments a	V TOUTIGOU OTOWIT.	o# of Sheetsheets this section Project Number XX

	e Assessm	nent	Charlesto Mountain May 2022	View, CA		HORT SCIENCE
Γree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
182	Coast redwood	16	Yes	5	•	In shrub planting bed; typical form and structure; pyramidal form;
183	Coast redwood	15	Yes	4		vigorous. In shrub planting bed; typical form and structure; pyramidal form; slightly
184	Coast redwood	17	Yes	4	High	sparse at top. In shrub planting bed; typical form and structure; pyramidal form; slightly
185	Chinese pistache	5	No	3	Moderate	sparse at top. In 8' shrub planting bed; roots escaping barrier; multiple attachments at
186	Coast redwood	17	Yes	5	High	7'; 1-sided to S. In shrub planting bed; typical form and structure; vigorous.
187	Coast redwood	17	Yes	5	High	In shrub planting bed; typical form and structure; pyramidal form;
188	Coast redwood	17	Yes	4	High	vigorous. In shrub planting bed; typical form and structure; pyramidal form; slightly
189	Coast redwood	18	Yes	5		sparse at top. In shrub planting bed; typical form and structure; vigorous.
190 101	Coast redwood Tree of heaven	27 5,4	Yes No	5 2	•	In shrub planting bed; typical form and structure; large vigorous tree.  Off site. Codominant stems at base; overhang on property approx. 15'.
	Tree of heaven	7,6,5	No	2		Off site. Codominant stems at base; overhang on property approx. 15'.
193 194	Marina madrone Marina madrone	9 10	No No	4 3	•	In 4' bed; 2' from curb; codominant stems at 5'; vigorous vase crown.  In 3' bed; multiple attachments at 5' w/ cavity; history of limb removal;
	Marina madrone	12	No	3		less vigorous. In 3' bed; multiple attachments at 4'; correcting lean S.
196	Marina madrone	11	No	2	Low	In 3' bed; multiple attachments at 5'; leans S.; very sparse.
197	Marina madrone	12	No	3	Moderate	In 3' bed; multiple attachments at 6'; history of limb removal; branch dieback.
198	Marina madrone	12	No	3	Moderate	In 3' bed; codominant stems at 5'; history of limb removal; branch dieback.
199	Marina madrone	11	No	3	Moderate	In 3' bed; multiple attachments at 4.5'; rangy form; slightly sparse.
Tre	e Assessn	nent	Charlesto Mountain May 2022	View, CA		HORT SCIENCE
Γree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
238	Crape myrtle	4	No	3	Moderate	In mulch bed; multiple attachments at 6'; upright form; crowded by
239	Crape myrtle	4	No	3	Moderate	shrubs. In mulch bed; multiple attachments at 6.5'; crowded by shrubs.
240		5	No	3	Moderate	In mulch bed; multiple attachments at 6'; high crown; crowded by shrubs.
241	Victorian box	4,3	No	2	Low	In mulch bed; surface roots; codominant stems at 2'; high crown;
242	Crape myrtle	5	No	4	High	crowded. In shrubs; multiple attachments at 7'; raised crown; vigorous.
243	Crape myrtle	4	No	2	Low	Surface roots; multiple attachments at 8'; very sparse; crowded.
	Holly oak	5,5	Yes	2	Low	Off site. Multiple attachments at 2'; crowded; overhang on property approx. 8'.
245	Holly oak	11,7,6,4	Yes	2	Low	Off site, tag on fence. Multiple attachments at 2,4'; crowded; overhang on property approx. 15'.
040	Holly oak	5,4	Yes	2	Low	Off site, tag on fence. Multiple attachments at base; crowded; overhang
246						
	Holly oak	7,6,4	Yes	2	Low	on property approx. 4'.  Off site. Growing thru fence; multiple attachments at base; crowded;
247	Holly oak Holly oak	7,6,4 5,4,3	Yes Yes	2		on property approx. 4'.  Off site. Growing thru fence; multiple attachments at base; crowded; overhang on property approx. 3'.  Off site, tag on fence. Multiple attachments rise from base; crowded;
247 248	•				Low	on property approx. 4'.  Off site. Growing thru fence; multiple attachments at base; crowded; overhang on property approx. 3'.  Off site, tag on fence. Multiple attachments rise from base; crowded; overhang on property approx. 7'.  Off site. Multiple attachments at base; growing through fence; crowded;
247 248 249	Holly oak Tree of heaven	5,4,3	Yes	2	Low	on property approx. 4'.  Off site. Growing thru fence; multiple attachments at base; crowded; overhang on property approx. 3'.  Off site, tag on fence. Multiple attachments rise from base; crowded; overhang on property approx. 7'.
<ul><li>247</li><li>248</li><li>249</li><li>250</li></ul>	Holly oak Tree of heaven	5,4,3 7,4	Yes No	2	Low Low Low	on property approx. 4'.  Off site. Growing thru fence; multiple attachments at base; crowded; overhang on property approx. 3'.  Off site, tag on fence. Multiple attachments rise from base; crowded; overhang on property approx. 7'.  Off site. Multiple attachments at base; growing through fence; crowded; overhang on property approx. 9'.
<ul><li>247</li><li>248</li><li>249</li><li>250</li><li>251</li></ul>	Holly oak Tree of heaven Tree of heaven Tree of heaven	5,4,3 7,4 5,2 8, 7	Yes No No No	2 2 2 2	Low Low Low Low	on property approx. 4'.  Off site. Growing thru fence; multiple attachments at base; crowded; overhang on property approx. 3'.  Off site, tag on fence. Multiple attachments rise from base; crowded; overhang on property approx. 7'.  Off site. Multiple attachments at base; growing through fence; crowded; overhang on property approx. 9'.  Off site. Codominant stems arise from base; crowded; overhang on property approx. 13'.  Off site. Codominant stems arise from base; growing through fence; crowded; overhang on property approx. 13'.
<ul><li>247</li><li>248</li><li>249</li><li>250</li><li>251</li><li>252</li></ul>	Holly oak  Tree of heaven  Tree of heaven	5,4,3 7,4 5,2	Yes No No	2 2 2	Low Low Low	on property approx. 4'.  Off site. Growing thru fence; multiple attachments at base; crowded; overhang on property approx. 3'.  Off site, tag on fence. Multiple attachments rise from base; crowded; overhang on property approx. 7'.  Off site. Multiple attachments at base; growing through fence; crowded; overhang on property approx. 9'.  Off site. Codominant stems arise from base; crowded; overhang on property approx. 13'.  Off site. Codominant stems arise from base; growing through fence; crowded; overhang on property approx. 13'.  Off site. Codominant stems at 2'; growing through fence; crowded; overhang on property approx. 10'.
<ul><li>247</li><li>248</li><li>249</li><li>250</li><li>251</li><li>252</li><li>253</li></ul>	Holly oak Tree of heaven Tree of heaven Tree of heaven Tree of heaven	5,4,3 7,4 5,2 8, 7 5,5,4,4	Yes No No No No Charlest	2 2 2 2 2 2 on Plaza	Low Low Low Low Low	on property approx. 4'.  Off site. Growing thru fence; multiple attachments at base; crowded; overhang on property approx. 3'.  Off site, tag on fence. Multiple attachments rise from base; crowded; overhang on property approx. 7'.  Off site. Multiple attachments at base; growing through fence; crowded; overhang on property approx. 9'.  Off site. Codominant stems arise from base; crowded; overhang on property approx. 13'.  Off site. Codominant stems arise from base; growing through fence; crowded; overhang on property approx. 13'.  Off site. Codominant stems at 2'; growing through fence; crowded;
247 248 249 250 251 252 253	Holly oak Tree of heaven	5,4,3 7,4 5,2 8, 7 5,5,4,4	Yes No No No No Charlest Mountain May 2022	2 2 2 2 2 2 on Plaza v View, CA	Low Low Low Low Low Low Suitability for Preservation	on property approx. 4'.  Off site. Growing thru fence; multiple attachments at base; crowded; overhang on property approx. 3'.  Off site, tag on fence. Multiple attachments rise from base; crowded; overhang on property approx. 7'.  Off site. Multiple attachments at base; growing through fence; crowded; overhang on property approx. 9'.  Off site. Codominant stems arise from base; crowded; overhang on property approx. 13'.  Off site. Codominant stems arise from base; growing through fence; crowded; overhang on property approx. 13'.  Off site. Codominant stems at 2'; growing through fence; crowded; overhang on property approx. 10'.  Off site. Codominant stems at 2'; growing through fence; crowded; overhang on property approx. 10'.
247 248 249 250 251 252 253  Tree	Holly oak Tree of heaven  Tree of heaven  Species	5,4,3 7,4 5,2 8, 7 5,5,4,4 5  Trunk Diameter (in.)	Yes No No No No Charlest Mountain May 2022 Heritage Tree?	2 2 2 2 2 2 on Plaza View, CA 2 Condition 1=poor	Low Low Low Low Low Low Suitability for Preservation	on property approx. 4'.  Off site. Growing thru fence; multiple attachments at base; crowded; overhang on property approx. 3'.  Off site, tag on fence. Multiple attachments rise from base; crowded; overhang on property approx. 7'.  Off site. Multiple attachments at base; growing through fence; crowded; overhang on property approx. 9'.  Off site. Codominant stems arise from base; crowded; overhang on property approx. 13'.  Off site. Codominant stems arise from base; growing through fence; crowded; overhang on property approx. 13'.  Off site. Codominant stems at 2'; growing through fence; crowded; overhang on property approx. 10'.  Off site. Codominant stems at 2'; growing through fence; crowded; overhang on property approx. 10'.  Off site. Codominant stems at 2'; growing through fence; crowded; overhang on property approx. 10'.
247 248 249 250 251 252 253  Tree No.	Holly oak Tree of heaven  Species Chinese elm Blackwood acacia	5,4,3 7,4 5,2 8, 7 5,5,4,4 5  Trunk Diameter (in.)  7,6,6,5,5,5 ,4,4, 5	Yes No No No No No Charlest Mountain May 2022 Heritage Tree? No No	2 2 2 2 2 2 on Plaza View, CA 2 Condition 1=poor 5=excellent	Low	on property approx. 4'.  Off site. Growing thru fence; multiple attachments at base; crowded; overhang on property approx. 3'.  Off site, tag on fence. Multiple attachments rise from base; crowded; overhang on property approx. 7'.  Off site. Multiple attachments at base; growing through fence; crowded; overhang on property approx. 9'.  Off site. Codominant stems arise from base; crowded; overhang on property approx. 13'.  Off site. Codominant stems arise from base; growing through fence; crowded; overhang on property approx. 13'.  Off site. Codominant stems at 2'; growing through fence; crowded; overhang on property approx. 10'.  Off site. Codominant stems at 2'; growing through fence; crowded; overhang on property approx. 10'.  Off site. Codominant stems at 2'; growing through fence; crowded; overhang on property approx. 10'.  Comments  Multiple attachments arise from base; extremely crowded and suppressed.  High crown; leans S.; extremely crowded.
247 248 249 250 251 252 253  Tree No.	Holly oak Tree of heaven  Species Chinese elm	5,4,3 7,4 5,2 8, 7 5,5,4,4 5  Trunk Diameter (in.)  7,6,6,5,5,5,4,4,4,	Yes No No No No No Charlest Mountain May 2022 Heritage Tree? No No	2 2 2 2 2 2 on Plaza View, CA 2 Condition 1=poor 5=excellent	Low Low Low Low Low Suitability for Preservation	on property approx. 4'.  Off site. Growing thru fence; multiple attachments at base; crowded; overhang on property approx. 3'.  Off site, tag on fence. Multiple attachments rise from base; crowded; overhang on property approx. 7'.  Off site. Multiple attachments at base; growing through fence; crowded; overhang on property approx. 9'.  Off site. Codominant stems arise from base; crowded; overhang on property approx. 13'.  Off site. Codominant stems arise from base; growing through fence; crowded; overhang on property approx. 13'.  Off site. Codominant stems at 2'; growing through fence; crowded; overhang on property approx. 10'.  Off site. Codominant stems at 2'; growing through fence; crowded; overhang on property approx. 10'.  Off site. Codominant stems at 2'; growing through fence; crowded; overhang on property approx. 10'.  Comments  Multiple attachments arise from base; extremely crowded and suppressed.
247 248 249 250 251 252 253  Tree No.	Holly oak Tree of heaven  Chinese elm Blackwood acacia Blackwood acacia	5,4,3 7,4 5,2 8, 7 5,5,4,4 5  Trunk Diameter (in.)  7,6,6,5,5,5 ,4,4, 5 12,12,11,8	Yes No No No No No Charlest Mountain May 2022 Heritage Tree? No No	2 2 2 2 2 2 on Plaza View, CA 2  Condition 1=poor 5=excellent	Low	on property approx. 4'.  Off site. Growing thru fence; multiple attachments at base; crowded; overhang on property approx. 3'.  Off site, tag on fence. Multiple attachments rise from base; crowded; overhang on property approx. 7'.  Off site. Multiple attachments at base; growing through fence; crowded; overhang on property approx. 9'.  Off site. Codominant stems arise from base; growing through fence; crowded; overhang on property approx. 13'.  Off site. Codominant stems at 2'; growing through fence; crowded; overhang on property approx. 10'.  Off site. Codominant stems at 2'; growing through fence; crowded; overhang on property approx. 10'.  Off site. Codominant stems at 2'; growing through fence; crowded; overhang on property approx. 10'.  Comments  Multiple attachments arise from base; extremely crowded and suppressed.  High crown; leans S.; extremely crowded.  Multiple attachments arise from base; failing at base; high crown; crowded.  Off site, tag on fence. Codominant stems at 5'; pruned back at property
247 248 249 250 251 252 253 <b>Tr</b> (  289 290 291	Holly oak Tree of heaven  Chinese elm Blackwood acacia Blackwood acacia Holly oak	5,4,3 7,4 5,2 8, 7 5,5,4,4 5  Trunk Diameter (in.)  7,6,6,5,5,5 ,4,4, 5 12,12,11,8 ,7	Yes No No No No No Charlest Mountain May 2022 Heritage Tree? No	2 2 2 2 2 2 on Plaza View, CA 2  Condition 1=poor 5=excellent  1 1 1 1	Low	on property approx. 4'.  Off site. Growing thru fence; multiple attachments at base; crowded; overhang on property approx. 3'.  Off site, tag on fence. Multiple attachments rise from base; crowded; overhang on property approx. 7'.  Off site. Multiple attachments at base; growing through fence; crowded; overhang on property approx. 9'.  Off site. Codominant stems arise from base; crowded; overhang on property approx. 13'.  Off site. Codominant stems arise from base; growing through fence; crowded; overhang on property approx. 13'.  Off site. Codominant stems at 2'; growing through fence; crowded; overhang on property approx. 10'.  Off site. Codominant stems at 2'; growing through fence; crowded; overhang on property approx. 10'.  Off site. Codominant stems at 2'; growing through fence; crowded; overhang on property approx. 10'.  Comments  Multiple attachments arise from base; extremely crowded and suppressed.  High crown; leans S.; extremely crowded.  Multiple attachments arise from base; failing at base; high crown; crowded.  Off site, tag on fence. Codominant stems at 5'; pruned back at property line; overhang on property approx. 8'.  Off site, tag on fence. Multiple attachments at 9'; pruned back at property
247 248 249 250 251 252 253  Tree No.  289 290 291 292	Holly oak Tree of heaven  Assessing Species  Chinese elm Blackwood acacia Blackwood acacia Holly oak Holly oak	5,4,3 7,4 5,2 8, 7 5,5,4,4 5  Trunk Diameter (in.)  7,6,6,5,5,5 ,4,4, 5 12,12,11,8 ,7 24	Yes No No No No No Charlest Mountain May 2023 Heritage Tree? No	2 2 2 2 2 2 on Plaza View, CA 2  Condition 1=poor 5=excellent  1 1 1 1 1 1	Low Low Low Low Low Low Low Low Moderate	on property approx. 4'.  Off site. Growing thru fence; multiple attachments at base; crowded; overhang on property approx. 3'.  Off site, tag on fence. Multiple attachments rise from base; crowded; overhang on property approx. 7'.  Off site. Multiple attachments at base; growing through fence; crowded; overhang on property approx. 9'.  Off site. Codominant stems arise from base; growing through fence; crowded; overhang on property approx. 13'.  Off site. Codominant stems at 2'; growing through fence; crowded; overhang on property approx. 10'.  Off site. Codominant stems at 2'; growing through fence; crowded; overhang on property approx. 10'.  Off site. Codominant stems at 2'; growing through fence; crowded; overhang on property approx. 10'.  Comments  Multiple attachments arise from base; extremely crowded and suppressed.  High crown; leans S.; extremely crowded.  Multiple attachments arise from base; failing at base; high crown; crowded.  Off site, tag on fence. Codominant stems at 5'; pruned back at property

Tree Assessment
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Moderate Off site. Multiple attachments at 1'; history of limb failure; overhang on

Leans S.; surface roots; trunk wound from base to limb failure point;

1' from curb; history of limb removal w/ reaction growth; vigorous.

Raised crown; overextended branching; extensive dieback; sparse.

Multiple attachments at 6'; history of limb removal w/ reaction growth;

Multiple attachments at 6'; history of limb removal w/ reaction growth;

Multiple attachments at 2'; trunks bow E. and corrects; high crown;

Trunk bows W. and corrects; codominant stems at 2'; crowded; very

Multiple attachments at 6'; topped stems w/ reaction growth.

Multiple attachments at 1'; decayed stems; branch dieback.

Multiple attachments at 1'; some branch dieback; crowded.

At curb; multiple attachments at base; engulfed in ivy; vigorous.

In 4' planter; leans S.; multiple attachments at 7'; vigorous.

Moderate In 3' planter; sun scald S.W. trunk; multiple attachments at 7'; slight lean

property approx. 2'.

Off site. Codominant stems arise from base; crowded; overhang on

Off site. Multiple attachments arise from base; crowded; overhang on

history of limb removal w/ reaction growth; very wide vigorous crown.

Heritage Condition Suitability for Comments

Low

Low

Heritage Condition Suitability for Comments

1=poor Preservation

5=excellent

branch dieback.

branch dieback; wide vigorous crown.

Codominant stems at 1'; all but dead.

In 6x6' planter; slight lean S.; vigorous.

In 6x6' planter; slight lean S.; vigorous.

In 6x6' planter; slight lean S.; vigorous.

Moderate In shrub planting bed; upright vase form.

turpentine beetle damage.

1=poor

5=excellent

Tree?

Yes

Yes

Yes

Yes

Yes

No

Yes

No

No

No

No

No

No

**Charleston Plaza** 

May 2022

Tree?

No

No

Yes

No

No

Yes

Yes

4,3,2 Yes

5,5,4,4,4,4 No

5,4,3

Mountain View, CA

(in.)

8,6,4

5,5

5,5,4,4

10,9

7,7,5,4,3

Trunk Diameter

3,3

5,5

8,6,5,5,4,4 No

Tree Species

200 Holly oak

201 Mulberry

202 Mulberry

204 Mulberry

205 Mulberry

208 Mulberry

203 Monterey pine

206 Monterey pine

209 Glossy privet

210 Glossy privet

211 Monterey pine

212 Glossy privet

213 London plane

214 London plane

216 London plane

215 Purpleleaf plum

217 Purpleleaf plum

218 Chinese pistache

**Tree Assessment** 

Tree Species

254 Tree of heaven

255 Tree of heaven

257 Tree of heaven

258 Tree of heaven

260 Tree of heaven

261 Tree of heaven

262 Tree of heaven

263 Tree of heaven

264 Tree of heaven

265 Tree of heaven

266 Tree of heaven

267 Holly oak

268 Holly oak

269 Holly oak

256 Holly oak

259 Holly oak

207 Italian buckthorn



Tree Species

219 Crape myrtle

220 Coast redwood

221 Chinese pistache

222 Chinese pistache

223 Coast redwood

224 Coast redwood

225 Coast redwood

226 Coast redwood

227 Crape myrtle

228 Crape myrtle

229 Chinese pistache

230 Chinese pistache

231 Chinese pistache

233 Chinese pistache

234 Chinese pistache

235 Crape myrtle

236 Crape myrtle

237 Coast redwood

286 Blackwood acacia

287 Blackwood acacia

288 Blackwood acacia

11

No

2

232 Coast redwood

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

Diameter

(in.)

Trunk Heritage Condition Suitability for Comments

5=excellent

Preservation

Moderate

Tree? 1=poor

Yes

Yes

**Charleston Plaza** 

12



In mulch bed; enlarged base and surface roots; raised rounded crown;

In mulch bed; roots escaping barrier; multiple attachments at 8'; slightly

Moderate In shrub planting bed; raised crown; pyramidal form; drought stressed.

Moderate In shrub planting bed; raised rounded crown; codominant stems at 7'.

In mulch bed; raised crown; pyramidal form; vigorous.

In mulch bed; raised crown; pyramidal form; vigorous.

In mulch bed; raised crown; pyramidal form; vigorous.

In mulch bed; leans E.; enlarged base; circling roots; multiple

In mulch bed; enlarged root W. side; raised rounded crown.

In shrub planting bed; multiple attachments at 6'; raised crown.

In mulch bed; raised crown; pyramidal form; slightly sparse top.

Moderate In mulch bed; raised crown; multiple attachments at 7'; vase form.

In mulch bed; raised crown; pyramidal form; vigorous.

High crown; extremely crowded.

High crown; extremely crowded.

High crown; extremely crowded.

In 5' narrowing mulch bed; multiple attachments at 8'; vase form.

In 7' narrowing mulch bed; multiple attachments at 4.5 + 6'; history of

In mulch bed; multiple attachments at 7'; raised crown; crowded by bldg.

In mulch bed; enlarged base; multiple attachments at 6'; vigorous.

In mulch bed; multiple attachments at 6'; history of limb removal; large

In mulch bed; slightly crowded by bldg.

attachments at 6'.

rounded crown.

limb removal; wide crown.

multiple attachments at 6.5'.

HORT SCIENCE

Mountain View, CA

Plaza

Charleston

Presidio Bay Ventures



**Landscape Architects · Land Planners** 

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	HORT SCIENCE	Tree Assessment		Mountain View, CA May 2022			HORT SCIENCE
for ion	Comments	Tree Species No.	Trunk Diameter (in.)	Heritage Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	
	Off site. Growing through fence; crowded; overhang on property approx. 8'.	270 Holly oak	4,3,3,2,2	Yes	2	Low	Off site. Multiple attachments arise from base; crowded; overhang on property approx. 2'.
	Off site. Growing through fence; crowded; overhang on property approx. 7'.	271 Holly oak	6,4,3	Yes	2	Low	Off site. Multiple attachments at 1'; crowded; overhang on property approx. 4'.
	Off site. Crowded; overhang on property approx. 5'.  Off site. Growing through fence; crowded; overhang on property approx.	272 Holly oak	5,5	Yes	2	Low	Off site, tag on fence. Multiple attachments at 1'; crowded; overhang on property approx. 3'.
	5'.	273 Holly oak	4	Yes	2	Low	Off site. At fence; crowded; overhang on property approx. 3'.
	Off site. Growing through fence; crowded; overhang on property approx.	274 Chinese elm	4	No	2	Low	Off site. At fence; crowded; overhang on property approx. 4'.
	7'. Off site. Growing through fence; crowded; overhang on property approx.	275 Holly oak	6,5	Yes	2	Low	Off site. At fence; leans S.; codominant stems at 4'; overhang on property approx.6'.
	Off site. Growing through fence; crowded; overhang on property approx.	276 Chinese elm	8,5,5,3,2	No	1	Low	On property line; growing through fence; history of limb removal; vigorous.
	Off site. Codominant stems at 7'; crowded; overhang on property approx.	277 Chinese elm	7	No	1	Low	Sinuous trunk; topped; history of limb removal.
	5'. Off site. Growing through fence; crowded; overhang on property approx.	278 Chinese elm	4,3	No	1	Low	Multiple attachments arise from base; growing through fence; crowded; suppressed.
	5'.	279 Holly oak	5,4,4,3,3	Yes	2	Low	Off site. At fence; growing through fence; crowded; overhang on property approx. 2'.
	Off site. Growing through fence; crowded; overhang on property approx. 5'.	280 Chinese elm	6,4,3,3,2	No	1	Low	Off site. Multiple attachments arise from base; crowded; overhang on property approx. 3'.
	Off site. Crowded; overhang on property approx. 10'.	281 Chinese elm	8,4,4	No	1	Low	Off site. At fence; crowded; overhang on property approx. 3'.
	Off site. Growing through fence; crowded; overhang on property approx.	282 Holly oak	6	Yes	2	Low	Off site, tag on fence. Crowded; overhang on property approx. 5'.
	12'. Off site. Growing through fence; crowded; overhang on property approx.	283 Blackwood acacia	7,6,5,4,3	No	2	Low	Grove of ~60' stems ranging from 1-7"; high crowns; crowded.
	12'.	284 Blackwood acacia	8,3	No	2	Low	Codominant stems arise from base; high crown; crowded.
	Off site. Extremely crowded; overhang on property approx. 3'.	285 Chinese elm	7,3,3,2	No	1	Low	At fence; multiple attachments at 2'; leans N.; extremely crowded.

Low

23.01.06 DRC Submittal Package

Issues/Revisions:

Date Description

22.03.25 Planning Pre-application Submission

22.10.11 50% Design Devolvement

22.11.04 100% Design Devolvement

**Arborist Report** 

Date:

L-7.2