





PROPOSED PROJECT - VIEW FROM ALMA STREET WITH CALTRAIN STATION IN THE FOREGROUND



PROPOSED PROJECT - VIEW OF TWO TOWERS WITH GROCERY STORE IN THE BACKGROUND



PROPOSED PROJECT - VIEW FROM CALIFORNIA AVENUE



PROPOSED PROJECT - VIEW FROM CALTRAIN STATION



PROPOSED PROJECT - VIEW OF GROCERY STORE WITH TOWERS IN THE BACKGROUND



PROPOSED PROJECT - VIEW OF POPOS - Privately Owned Public Open Space

Project:  
**156 California Ave**  
Mixed Use Proposal  
Consultant

Revision

No	Date
SB330	03.06.2024

Stamp

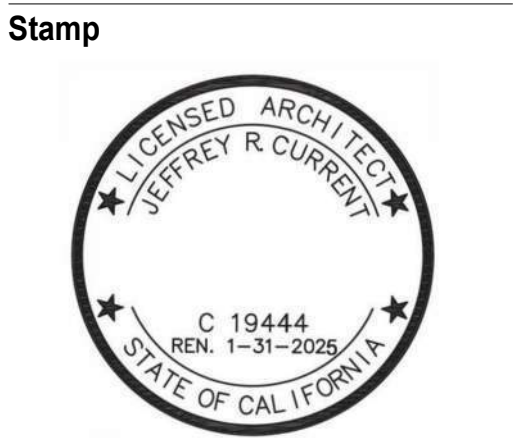


Sheet Information

Issue Date	03/06/2024
Job Number	Project Number
Drawn	Author
Checked	Checker
Approved	Designer
Scale	
<b>Sheet Title</b>	

RENDERINGS

Revision	
No	Date
SB330	03.06.2024



**Sheet Information**

Issue Date	03/06/2024
Job Number	23-013
Drawn	Author
Checked	Checker
Approved	Designer
Scale	
Sheet Title	

**PROJECT INFORMATION**

TOWER A - BUILDING SCHEDULE			
TOWER A - UNIT AREA	TOWER A - AMMENITY	TOWER A - SERVICE & CIRC	TOWER A - COMMERCIAL
Level 3	Level 1	UND. GND - 2	Level 1
A - 1 BDR 3500 SF	A - BIKE ROOM & REPAIR 372 SF	3368 SF	857 SF
A - 2 BDR 2577 SF	372 SF	UND.GND - 1	Level 17
A - ST 2070 SF	Level 3	2708 SF	2460 SF
12 8146 SF	A - CLUB HOUSE 874 SF	Level 1	
Level 4	Level 4	3968 SF	
A - 1 BDR 4950 SF	A - GAME ROOM 470 SF	Level 2	
A - 2 BDR 1941 SF	470 SF	1358 SF	
A - ST 1597 SF		Level 3	
12 8489 SF		1997 SF	
Level 5		Level 4	
A - 1 BDR 4109 SF		1494 SF	
A - 2 BDR 3477 SF		Level 5	
A - ST 2093 SF		1492 SF	
14 9679 SF		Level 6	
Level 6		1492 SF	
A - 1 BDR 4109 SF		Level 7	
A - 2 BDR 3477 SF		1652 SF	
A - ST 2093 SF		Level 8	
14 9679 SF		1652 SF	
Level 7		Level 9	
A - 1 BDR 4109 SF		1652 SF	
A - 2 BDR 3477 SF		Level 10	
A - ST 2074 SF		1652 SF	
14 9660 SF		Level 11-A	
Level 8		1492 SF	
A - 1 BDR 4108 SF		Level 12	
A - 2 BDR 3476 SF		1492 SF	
A - ST 2072 SF		Level 13	
14 9656 SF		1074 SF	
Level 9		Level 14	
A - 1 BDR 4153 SF		1074 SF	
A - 2 BDR 3414 SF		Level 15	
A - ST 2074 SF		1074 SF	
14 9641 SF		Level 16	
Level 10		1074 SF	
A - 1 BDR 4153 SF		Level 17	
A - 2 BDR 3414 SF		1431 SF	
A - ST 2074 SF			
14 9641 SF			
Level 11-A			
A - 1 BDR 4178 SF			
A - 2 BDR 3457 SF			
A - ST 2055 SF			
14 9690 SF			
Level 12			
A - 1 BDR 4178 SF			
A - 2 BDR 3457 SF			
A - ST 2055 SF			
14 9690 SF			
Level 13			
A - 1 BDR 4178 SF			
A - 2 BDR 3457 SF			
A - ST 2074 SF			
14 9709 SF			
Level 14			
A - 1 BDR 4178 SF			
A - 2 BDR 3458 SF			
A - ST 2075 SF			
14 9711 SF			
Level 15			
A - 1 BDR 4197 SF			
A - 2 BDR 3606 SF			
A - ST 2118 SF			
14 9920 SF			
Level 16			
A - 1 BDR 4197 SF			
A - 2 BDR 3607 SF			
A - ST 2118 SF			
14 9921 SF			
TOWER A - UNIT AREA	TOWER A - AMMENITY	TOWER A - SERVICE & CIRC	TOWER A - COMMERCIAL
192 133233 SF	1715 SF	33191 SF	3317 SF

TOWER B - BUILDING SCHEDULE			
TOWER B - UNIT AREA	TOWER B - AMMENITY	TOWER B - SERVICE & CIRC	TOWER B - COMMERCIAL
Level 3	Level 1	Level 1	Level 1
B - 1 BDR 1335 SF	B - BIKE ROOM & REPAIR 306 SF	3621 SF	1037 SF
B - 2 BDR 1791 SF	306 SF	Level 2	
B - ST 2509 SF	Level 2	607 SF	386 SF
9 5634 SF	B - GYM 685 SF	Level 3	
Level 4	685 SF	1367 SF	
B - 1 BDR 2198 SF	Level 3	Level 4	
B - 2 BDR 1791 SF	B - CO-WORK 625 SF	1062 SF	
B - ST 1975 SF	625 SF	Level 5	
9 5964 SF	Level 11-B	1062 SF	
Level 5	B - GYM 3248 SF	Level 6	
B - 1 BDR 2089 SF	3248 SF	1062 SF	
B - 2 BDR 2660 SF		Level 7	
B - ST 1975 SF		902 SF	
10 6725 SF		Level 8	
Level 6		902 SF	
B - 1 BDR 2089 SF		Level 9	
B - 2 BDR 2660 SF		902 SF	
B - ST 1975 SF		Level 10	
10 6725 SF		902 SF	
Level 7		Level 11-B	
B - 1 BDR 2089 SF		653 SF	
B - 2 BDR 2580 SF			
B - ST 2056 SF			
10 6725 SF			
Level 8			
B - 1 BDR 2089 SF			
B - 2 BDR 2580 SF			
B - ST 2056 SF			
10 6725 SF			
Level 9			
B - 1 BDR 2089 SF			
B - 2 BDR 2580 SF			
B - ST 2056 SF			
10 6725 SF			
Level 10			
B - 1 BDR 2089 SF			
B - 2 BDR 2580 SF			
B - ST 2056 SF			
10 6725 SF			
TOWER B - UNIT AREA	TOWER B - AMMENITY	TOWER B - SERVICE & CIRC	TOWER B - COMMERCIAL
78 51945 SF	4864 SF	13041 SF	1423 SF

PODIUM - BUILDING SCHEDULE			
PODIUM - UNIT AREA	PODIUM - AMMENITY	PODIUM - SERVICE & CIRC	PODIUM - COMMERCIAL
Not Placed	Not Placed	Not Placed	Level 1
P - 1 BDR 0 SF	P - CLUB HOUSE 0 SF	0 SF	14707 SF
1 0 SF	0 SF	UND. GND - 2	
Level 3	Level 3	938 SF	
P - 1 BDR 8441 SF	P - CLUB HOUSE 793 SF	UND.GND - 1	
P - 2 BDR 2673 SF	793 SF	938 SF	
P - ST 3784 SF	Level 7	Level 1	
22 14898 SF	P - CO-WORK 1350 SF	1625 SF	
Level 4	P - 1 BDR 530 SF	Level 2	
P - 1 BDR 11493 SF	1880 SF	906 SF	
P - 2 BDR 2679 SF		Level 3	
P - ST 2118 SF		3106 SF	
23 16289 SF		Level 4	
Level 5		2542 SF	
P - 1 BDR 11461 SF		Level 5	
P - 2 BDR 2657 SF		2542 SF	
P - ST 2118 SF		Level 6	
23 16236 SF		2542 SF	
Level 6		Level 7	
P - 1 BDR 11483 SF		2546 SF	
P - 2 BDR 2663 SF		Level 8	
P - ST 2119 SF		417 SF	
23 16264 SF			
Level 7			
P - 1 BDR 10910 SF			
P - ST 1836 SF			
20 12746 SF			
PODIUM - UNIT AREA	PODIUM - AMMENITY	PODIUM - SERVICE & CIRC	PODIUM - COMMERCIAL
112 76433 SF	2673 SF	18103 SF	14707 SF

PARKING		UNIT COUNT			LANDSCAPE OPEN SPACE		USABLE OPEN SPACE		COMMON OPEN SPACE		PRIVATE OPEN SPACE
PARKING AREA	STALLS	TOWER A	TOWER B	PODIUM	DOG WALK	MOLLIE STONE ENTRY	DOG WALK	PRIVATE OPEN - PODIUM	PRIVATE OPEN - TOWER A	PRIVATE OPEN - TOWER B	
UND. GND - 2	UND. GND - 2	A - 1 BDR 84	B - 1 BDR 23	P - 1 BDR 77	6396 SF	6322 SF	857 SF	857 SF			
39484 SF	112	A - 2 BDR 53	B - 2 BDR 22	P - 2 BDR 12	6965 SF	53 SF	53 SF	6322 SF	3267 SF		
UND.GND - 1	UND.GND - 1	A - ST 55	B - ST 33	P - ST 23	2774 SF	2003 SF	2003 SF	6396 SF			
40131 SF	108	A - ST 55	B - ST 33	P - ST 23	883 SF	454 SF	454 SF	6965 SF			
Level 1	Level 1				1342 SF	378 SF	378 SF	3355 SF	4013 SF		
16814 SF	47				3347 SF			2003 SF			
Level 2	Level 2	TOWER A 192	TOWER B 78	PODIUM 112	1907 SF			2774 SF			
16772 SF	43							883 SF			
								1342 SF			
								454 SF			
								3347 SF			
								1907 SF			
								378 SF			
PARKING AREA	REQUIRED	UNIT TOTAL AREA	UNIT TOTAL 382		REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	REQUIRED	
113201 SF	PROPOSED 310	261611 SF			PROPOSED 24453 SF	PROPOSED 13422 SF	PROPOSED 37875 SF	PROPOSED	PROPOSED	PROPOSED	



1) VIEW FROM CORNER OF PARK BLVD AND CAMBRIDGE AVENUE



2) VIEW FROM PARK BLVD TOWARDS CALIFORNIA AVENUE



3) VIEW FROM PARK BLVD TOWARDS CALIFORNIA AVENUE



4) VIEW FROM CORNER OF CALIFORNIA AVENUE AND PARK BLVD



5) VIEW FROM CALIFORNIA AVENUE LOOKING TOWARDS PARK BLVD



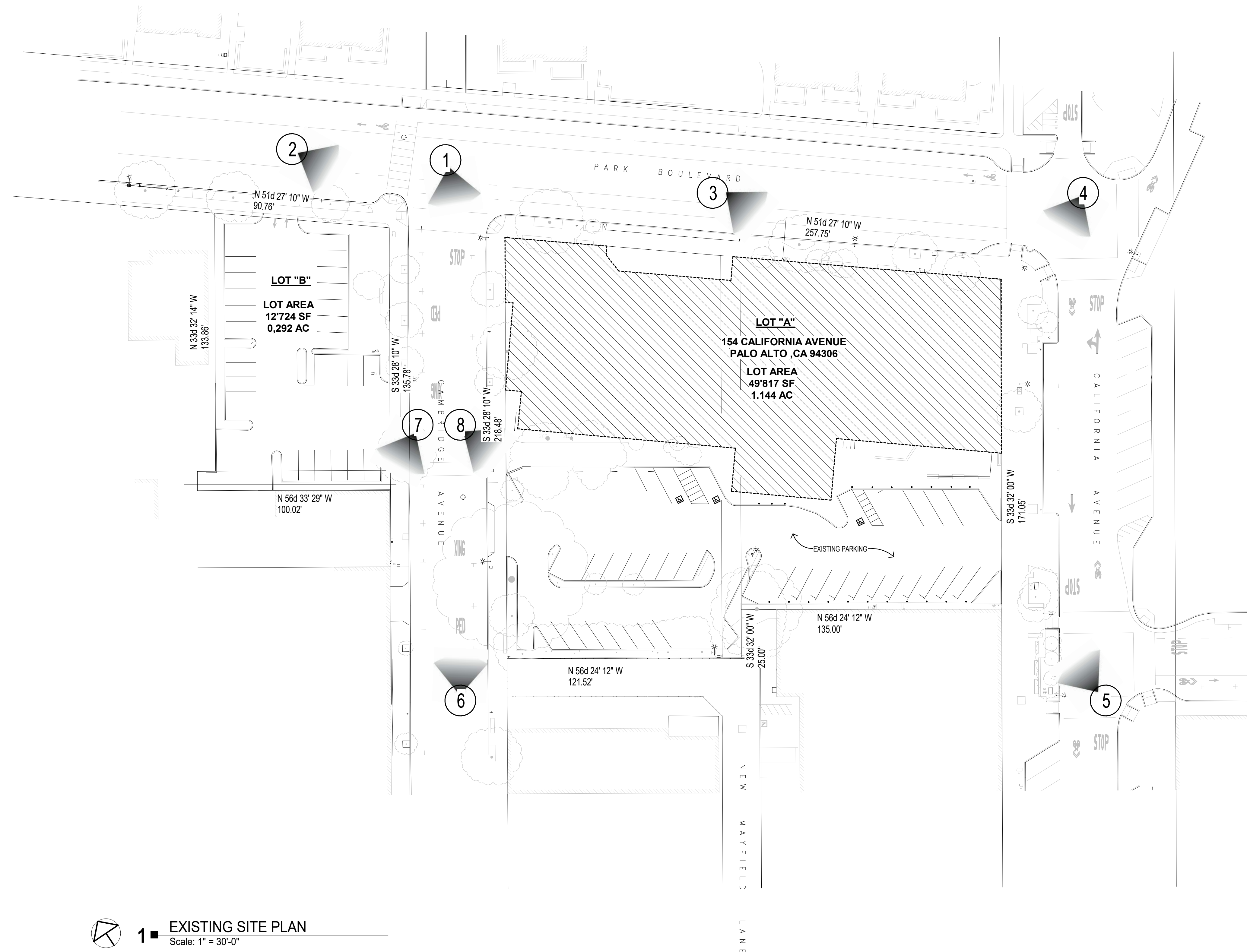
6) VIEW FROM CAMBRIDGE AVENUE LOOKING TOWARDS PARK BLVD



7) VIEW FROM CAMBRIDGE AVENUE LOOKING AT 10 FT EASEMENT AT LOT "B"



8) VIEW FROM CAMBRIDGE AVENUE LOOKING AT SERVICE ALLEY ADJACENT TO LOT "A"



1 ■ EXISTING SITE PLAN  
Scale: 1" = 30'-0"

Revision

No	Date
SB330	03.06.2024

Stamp



Sheet Information

Issue Date	03/06/2024
Job Number	23-013
Drawn	Author
Checked	Checker
Approved	Designer
Scale	1" = 30'-0"

Sheet Title  
**EXISTING SITE PLAN**

Revision

No	Date
SB330	03.06.2024

Stamp

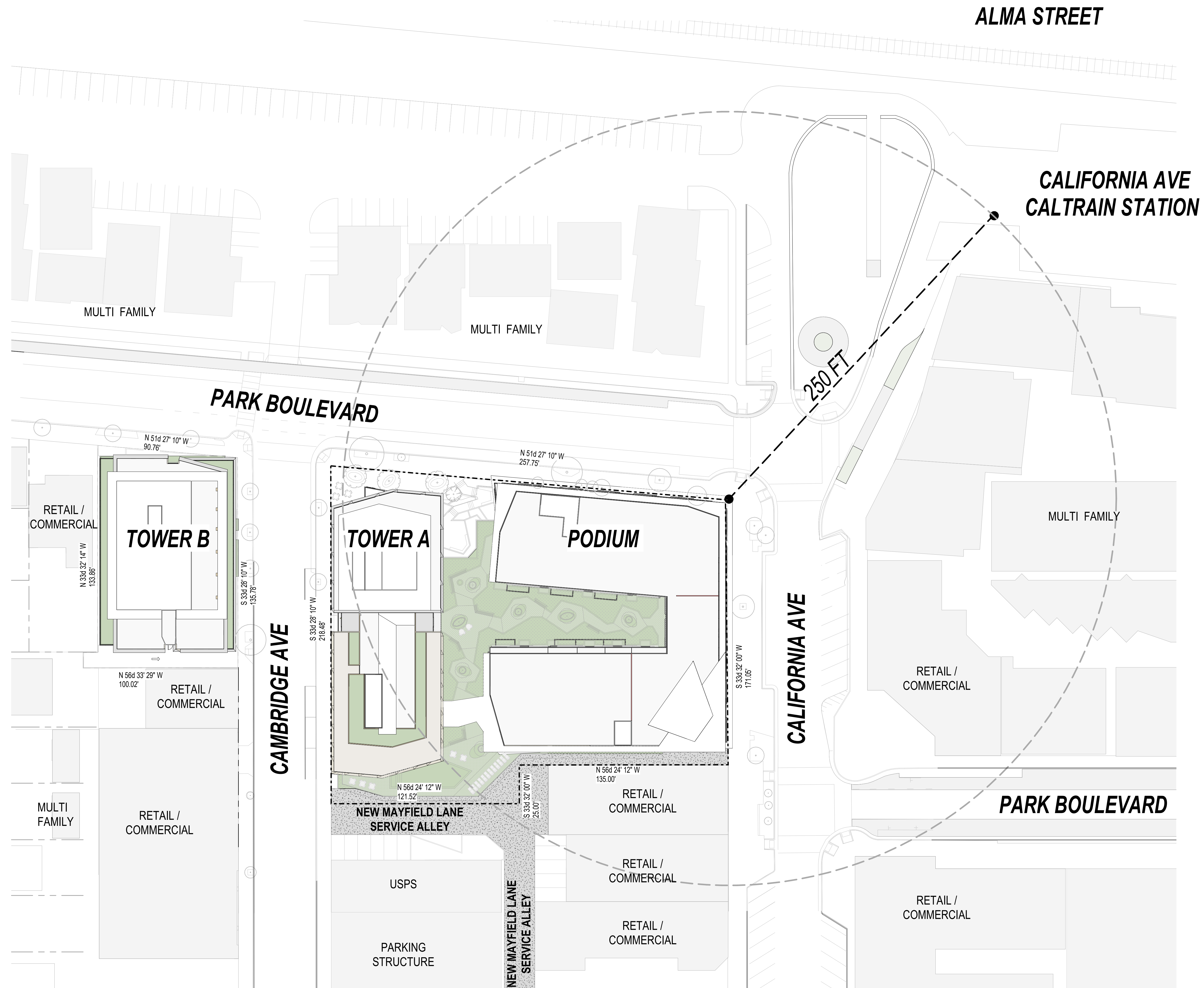


Sheet Information

Issue Date	03/06/2024
Job Number	Project Number
Drawn	Author
Checked	Checker
Approved	Designer
Scale	1/32" = 1'-0"

Sheet Title

PROPOSED SITE PLAN



**1** ■ SITE PLAN  
Scale: 1" = 30'-0"

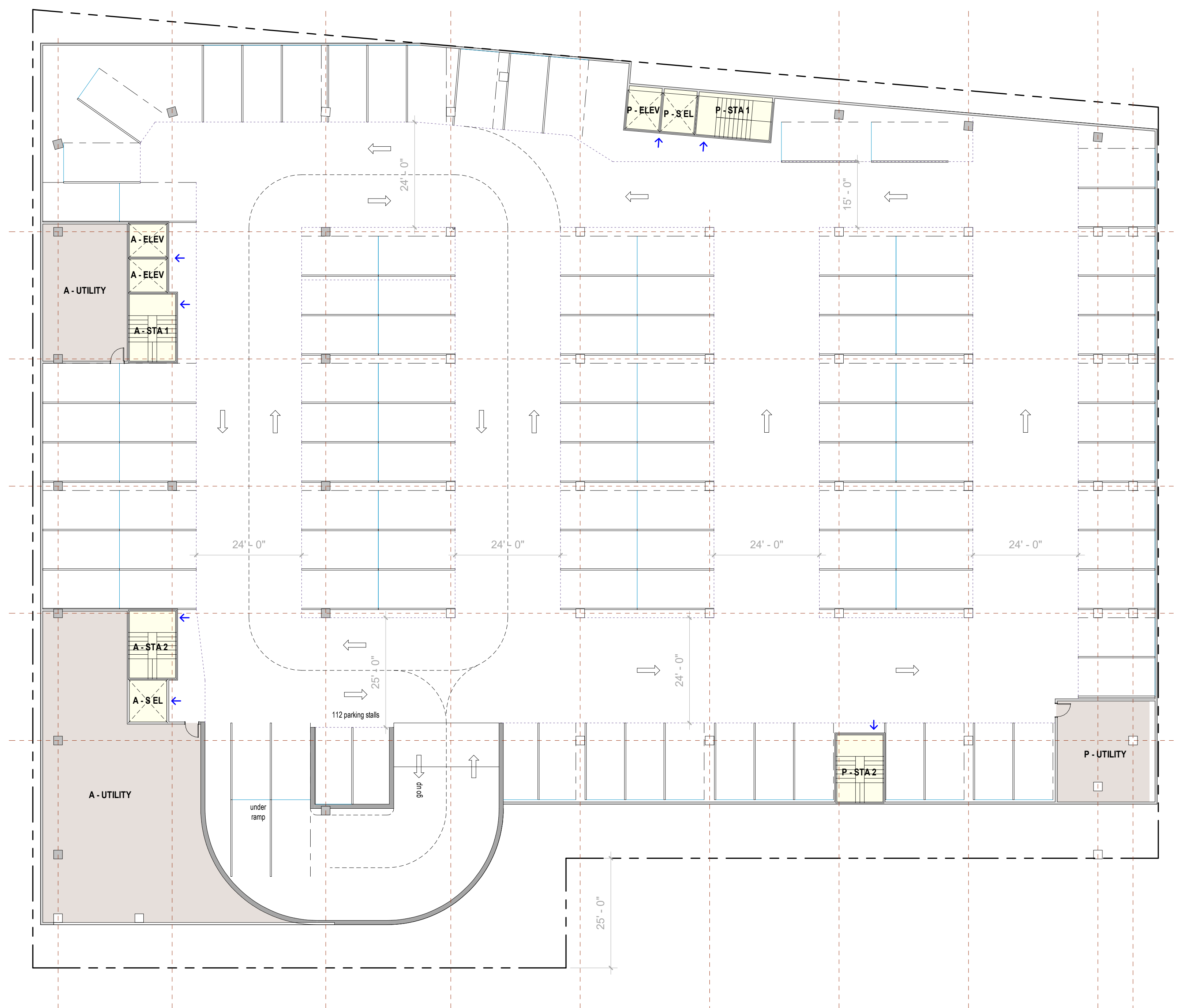


**STUDIO  
CURRENT**  
URBAN DESIGN + ARCHITECTURE  
56 N. Third Street, Suite 110, San Jose, CA, 95112  
T. 408.816.2009 www.studiocurrent.com

Project:  
**156 California Ave**

Mixed Use Proposal

Consultant



Revision

No	Date
SB330	03.06.2024

Stamp



Sheet Information

Issue Date	03/06/2024
Job Number	23-013
Drawn	Author
Checked	Checker
Approved	Designer
Scale	1/16" = 1'-0"

Sheet Title

BASEMENT -2



**-2** UND. GND - 2  
Scale: 1/16" = 1'-0"

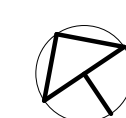
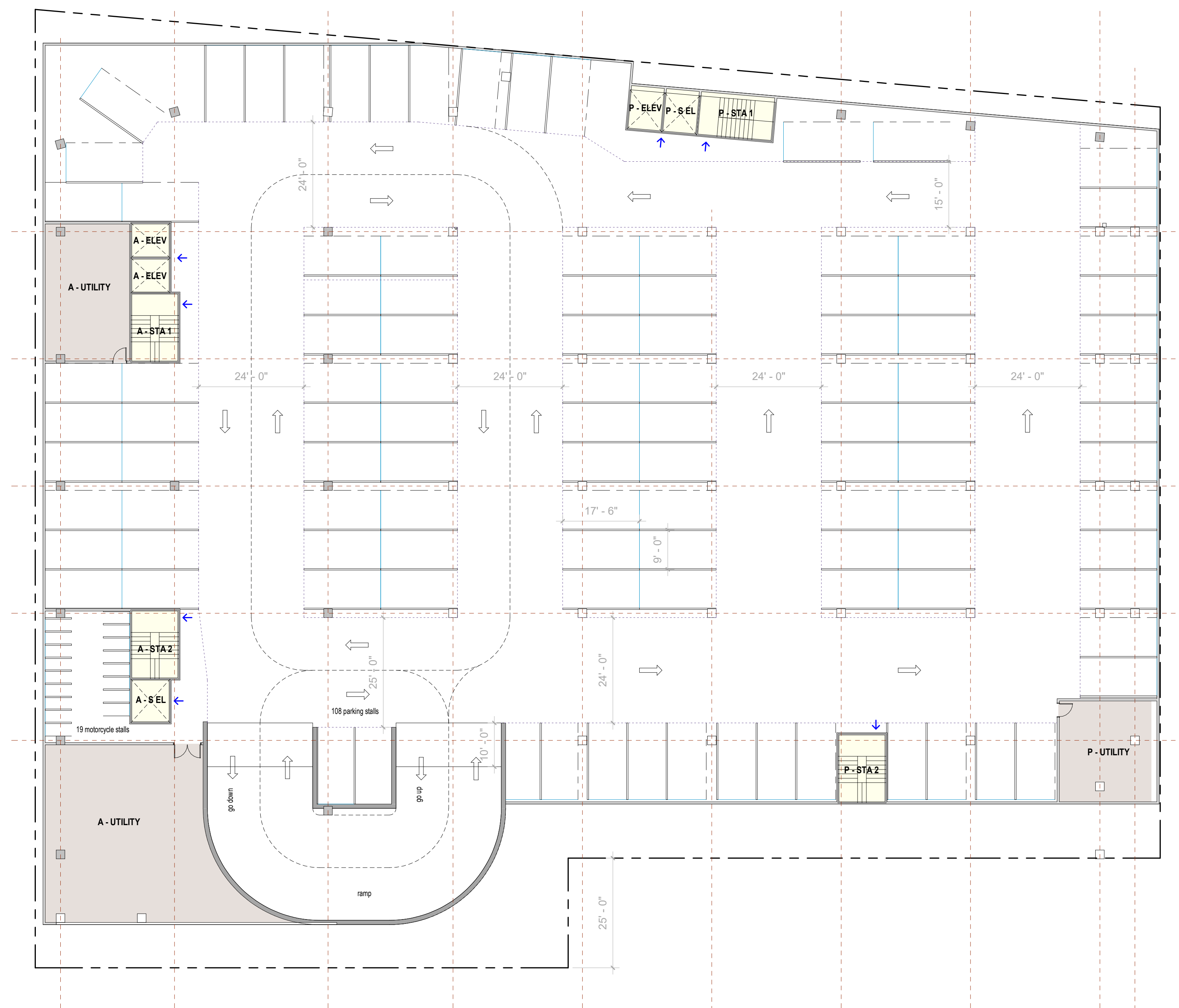
**A1.5**



Project:  
**156 California Ave**

Mixed Use Proposal

Consultant



**-1** ■ **UND.GND - 1**  
Scale: 1/16" = 1'-0"

Revision

No	Date
SB330	03.06.2024

Stamp



Sheet Information

Issue Date	03/06/2024
Job Number	23-013
Drawn	SCurrent
Checked	Checker
Approved	Designer
Scale	1/16" = 1'-0"

Sheet Title

BASEMENT -1

**A1.6**



Revision

No	Date
SB330	03.06.2024

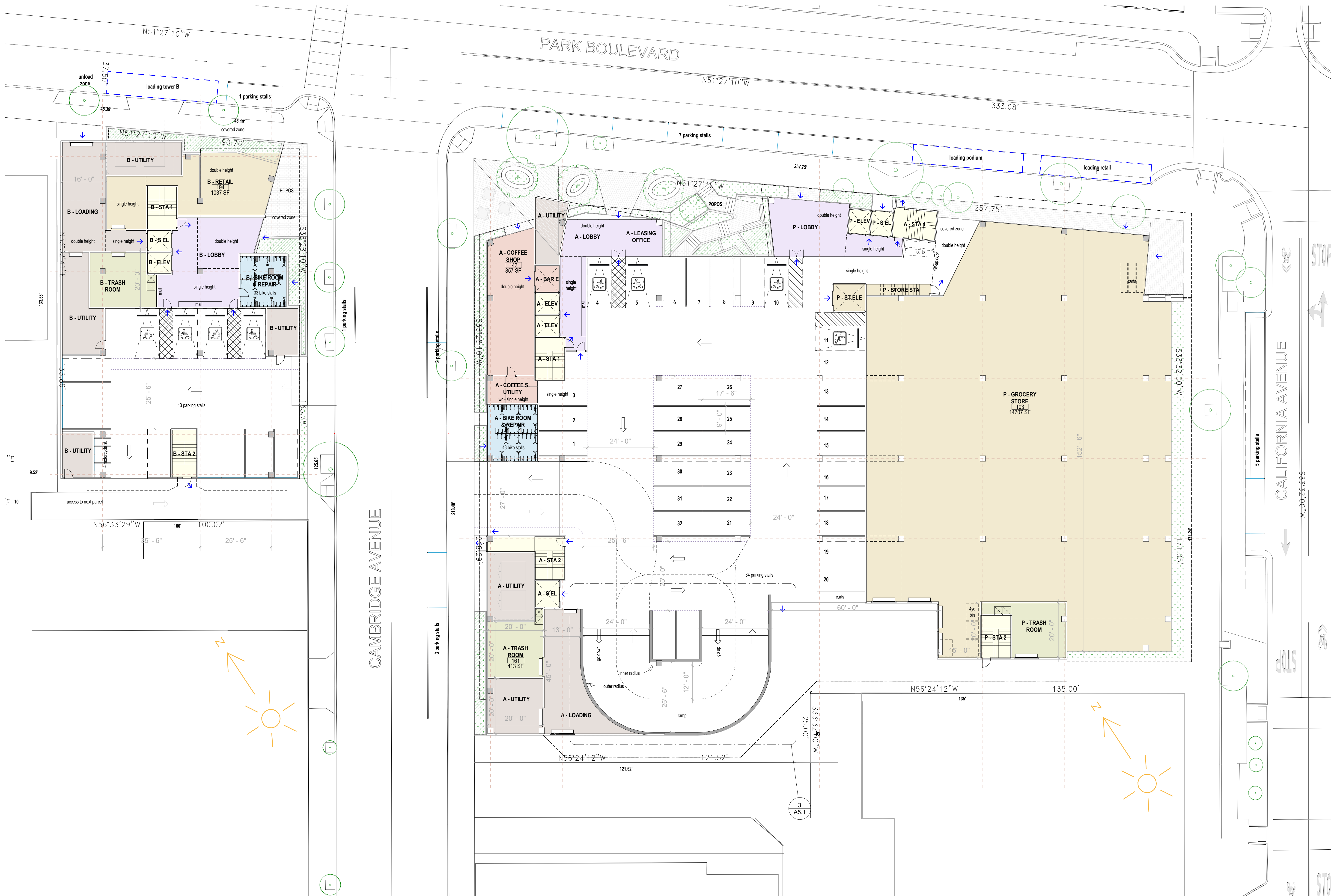
Stamp



Sheet Information

Issue Date	03/06/2024
Job Number	23-013
Drawn	Author
Checked	Checker
Approved	Designer
Scale	1/16" = 1'-0"

Sheet Title  
**PROPOSED GROUND FLOOR PLAN**



**1** PROPOSED GROUND FLOOR PLAN  
Scale: 1/16" = 1'-0"

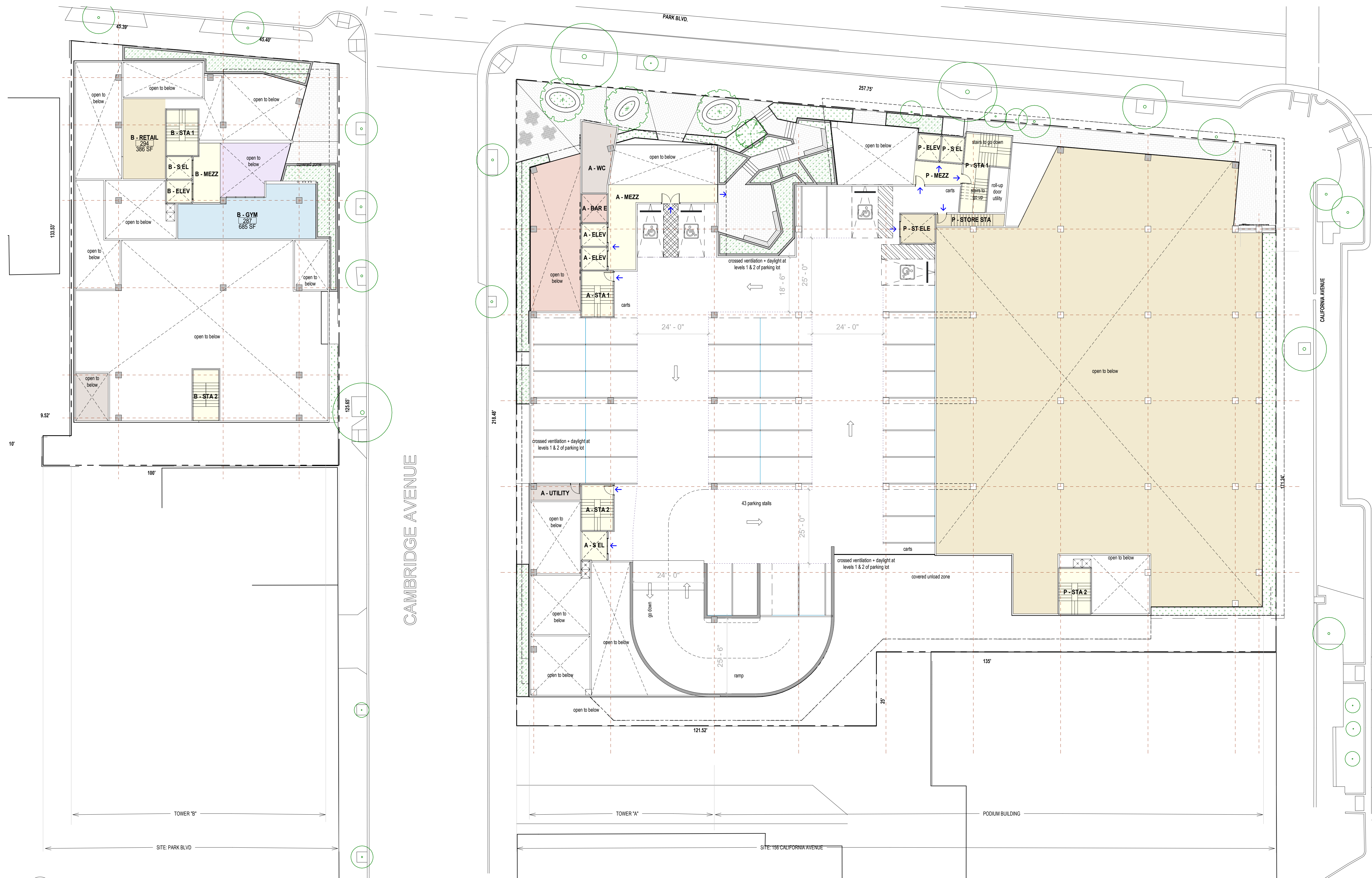




Project:  
**156 California Ave**

Mixed Use Proposal

Consultant



Revision

No	Date
SB330	03.06.2024

Stamp



Sheet Information

Issue Date	03/06/2024
Job Number	23-013
Drawn	SCurrent
Checked	Checker
Approved	Designer
Scale	1/16" = 1'-0"

Sheet Title

LEVEL 2



Project:  
**156 California Ave**

Mixed Use Proposal

Consultant

Revision

No	Date
SB330	03.06.2024

Stamp



Sheet Information

Issue Date	03/06/2024
Job Number	23-013
Drawn	SCurrent
Checked	Checker
Approved	Designer
Scale	1/16" = 1'-0"

Sheet Title

LEVEL 3

A1.9



3 Level 3  
Scale: 1/16" = 1'-0"





Project:  
**156 California Ave**

Mixed Use Proposal

Consultant

Revision

No	Date
SB330	03.06.2024

Stamp



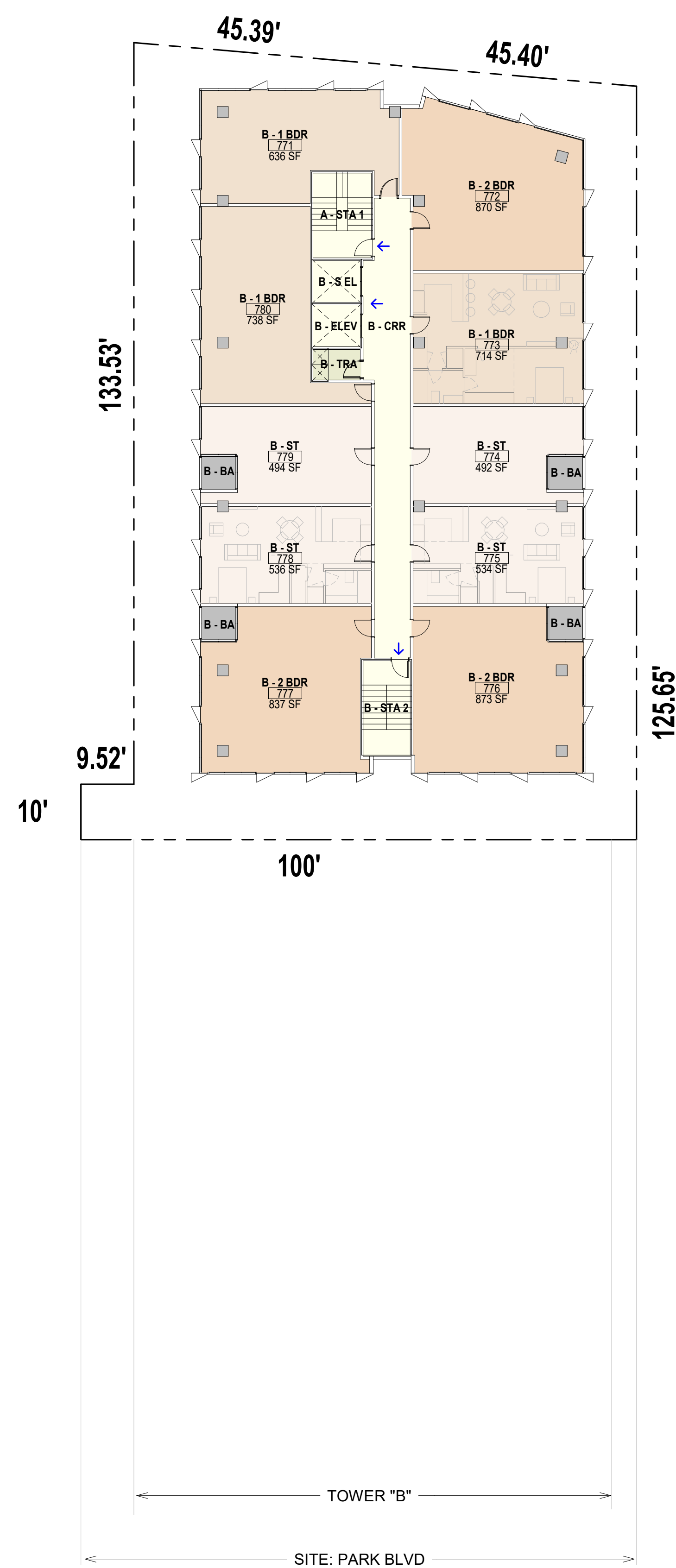
Sheet Information

Issue Date	03/06/2024
Job Number	23-013
Drawn	SCurrent
Checked	Checker
Approved	Designer
Scale	1/16" = 1'-0"

Sheet Title

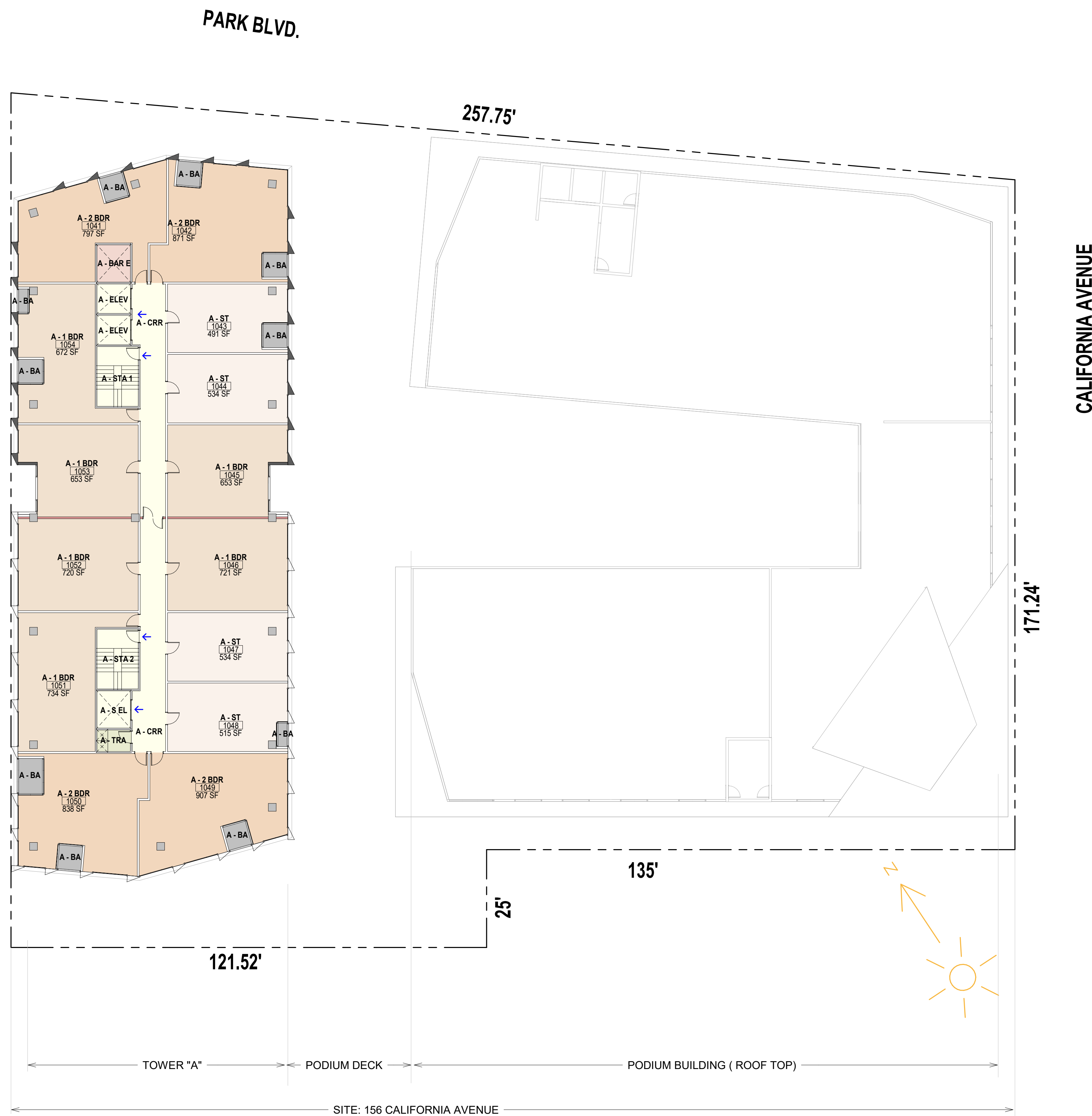
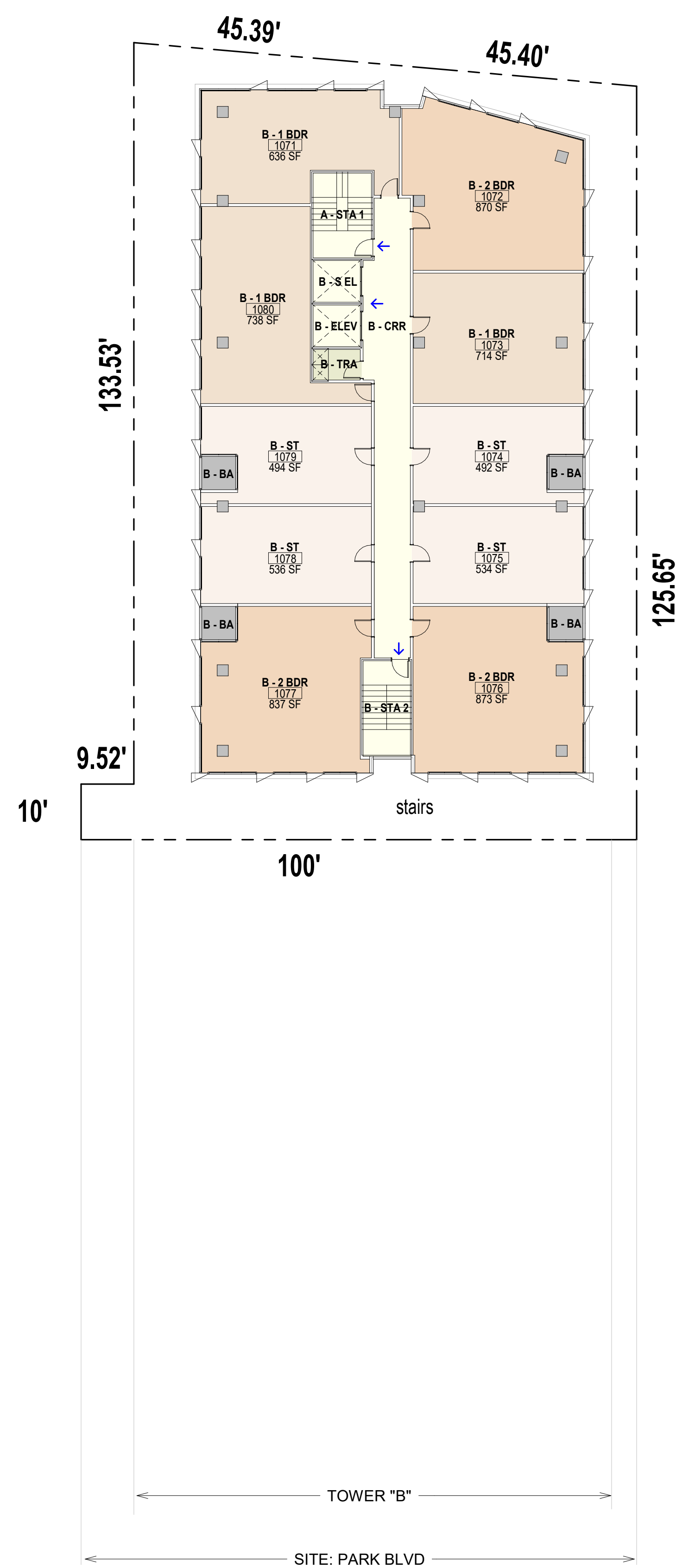
**LEVEL 7**

**A1.11**



**7** Level 7  
Scale: 1/16" = 1'-0"





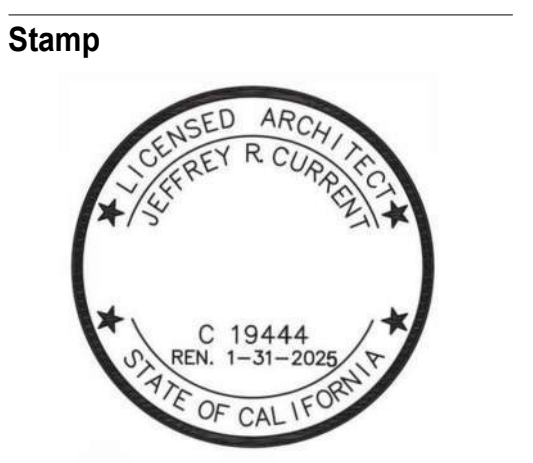
**10** Level 10  
Scale: 1/16" = 1'-0"

Revision	
No	Date
SB330	03.06.2024



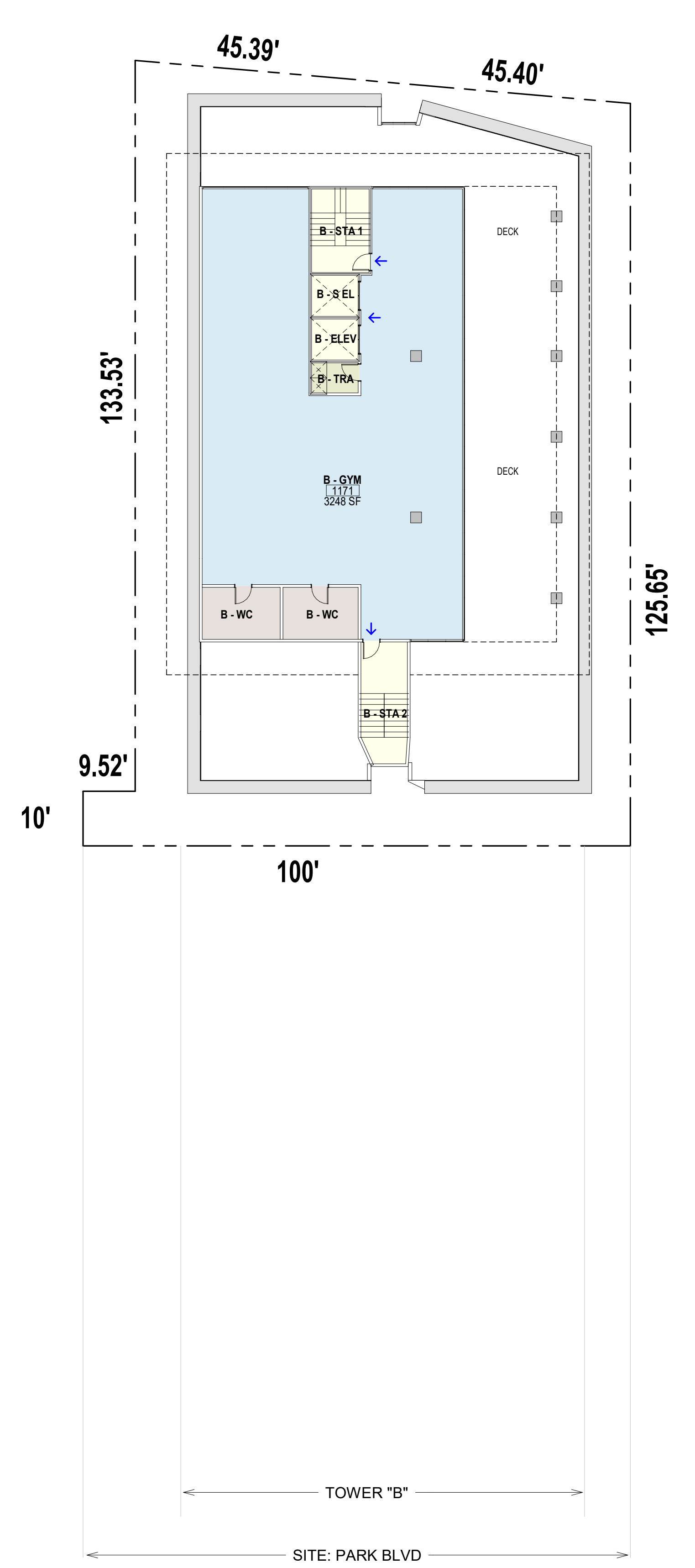
Sheet Information	
Issue Date	03/06/2024
Job Number	23-013
Drawn	SCurrent
Checked	Checker
Approved	Designer
Scale	1/16" = 1'-0"
<b>Sheet Title</b>	
<b>LEVEL 10</b>	

Revision	
No	Date
SB330	03.06.2024

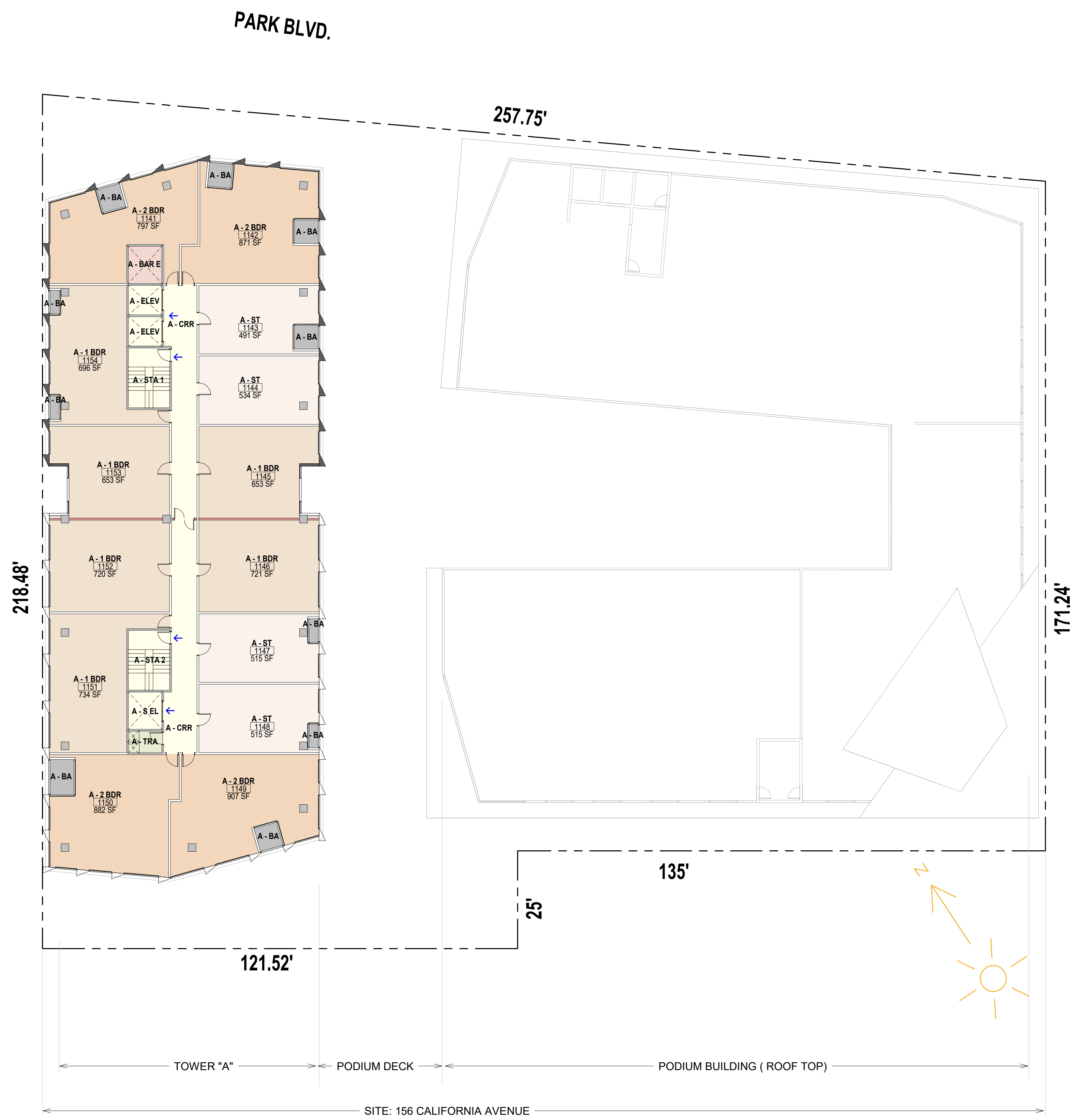


Sheet Information	
Issue Date	03/06/2024
Job Number	23-013
Drawn	SCurrent
Checked	Checker
Approved	Designer
Scale	1/16" = 1'-0"

Sheet Title  
**LEVEL 11**



**11-B** Level 11-B (ROOF TOP AMENITY)  
Scale: 1/16" = 1'-0"

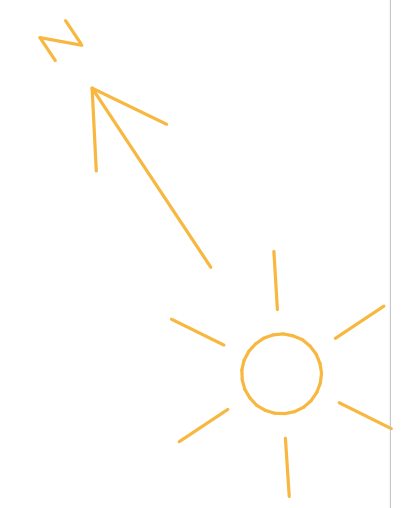


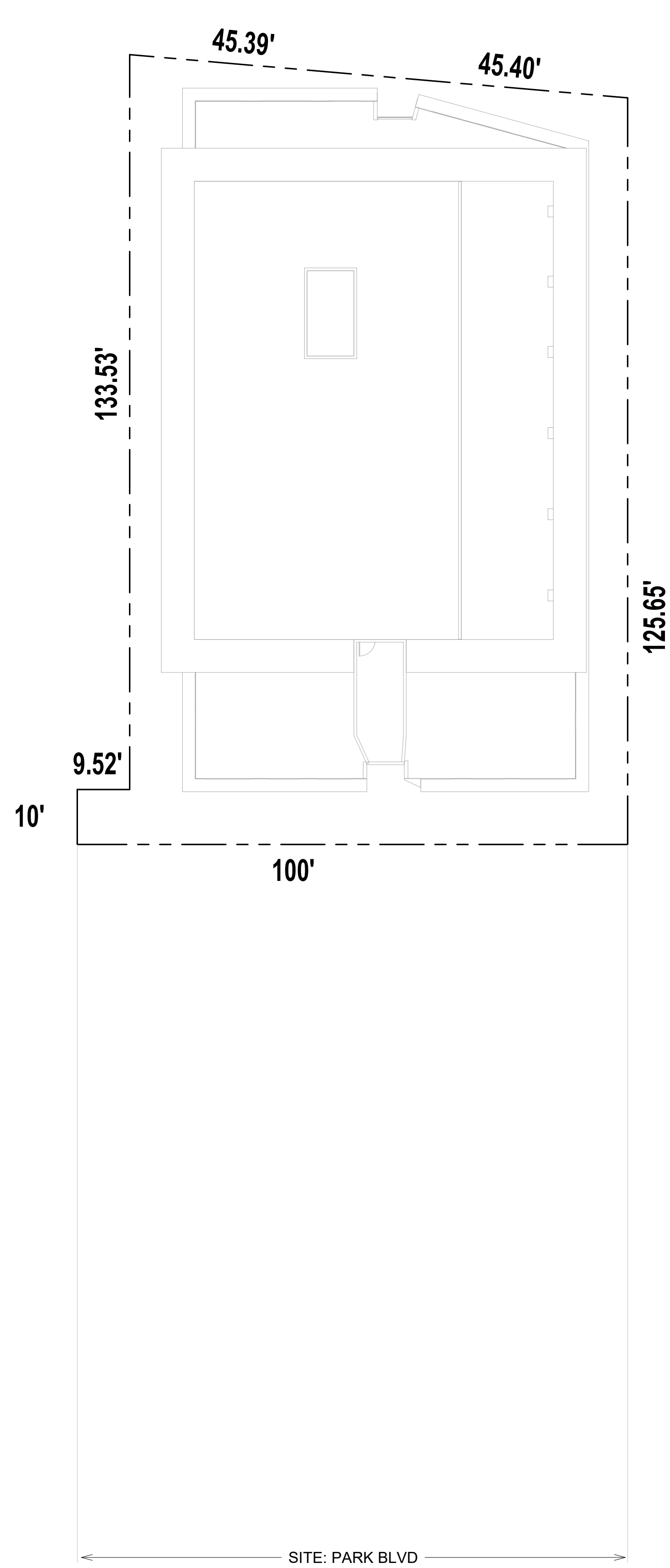
**11-A** Level 11-A  
Scale: 1/16" = 1'-0"

PARK BLVD.

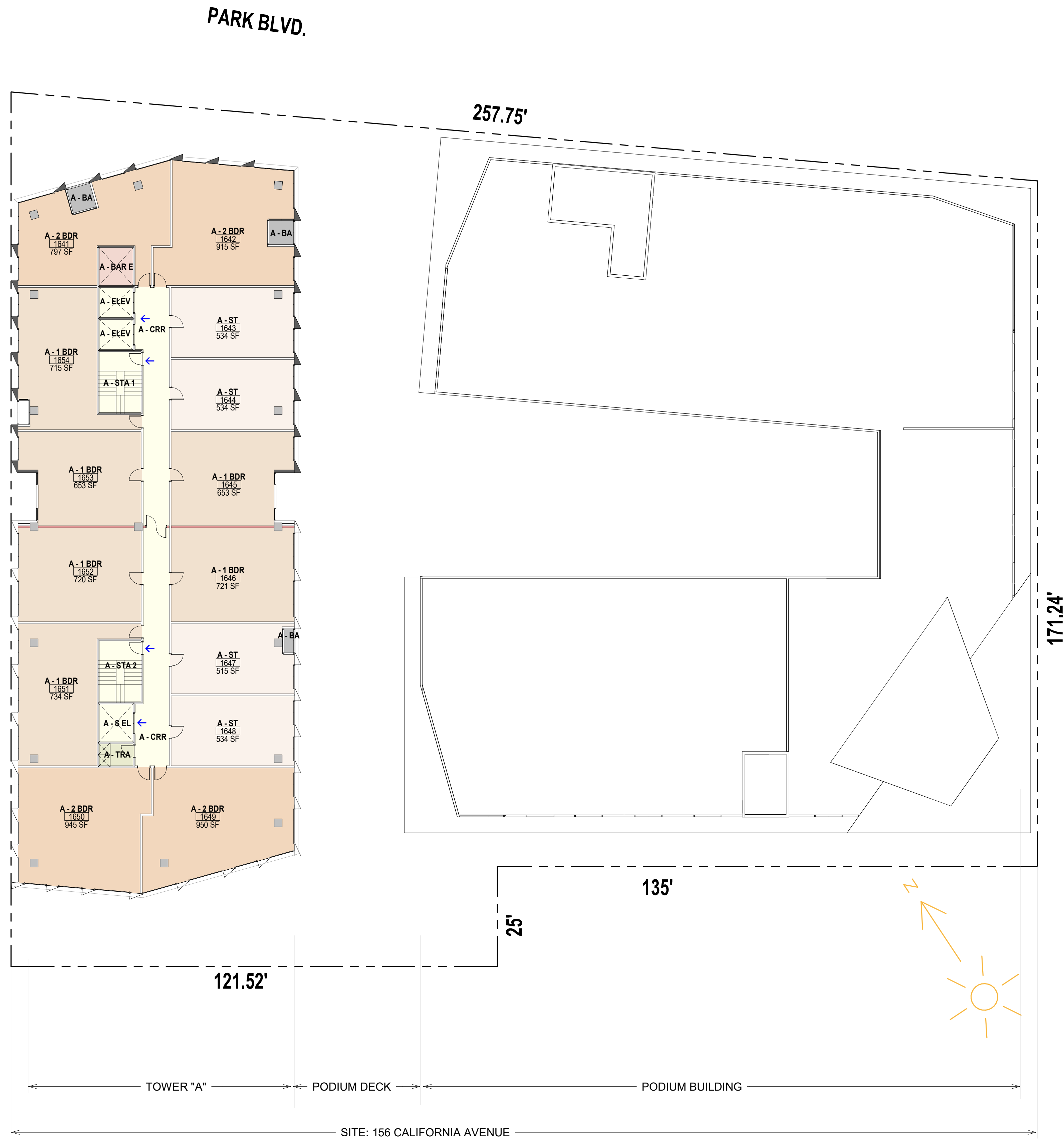
CAMBRIDGE AVENUE

CALIFORNIA AVENUE





CAMBRIDGE AVENUE



CALIFORNIA AVENUE

**16** Level 16  
Scale: 1/16" = 1'-0"

Revision

No	Date
SB330	03.06.2024

Stamp



Sheet Information

Issue Date	03/06/2024
Job Number	23-013
Drawn	SCurrent
Checked	Checker
Approved	Designer
Scale	1/16" = 1'-0"

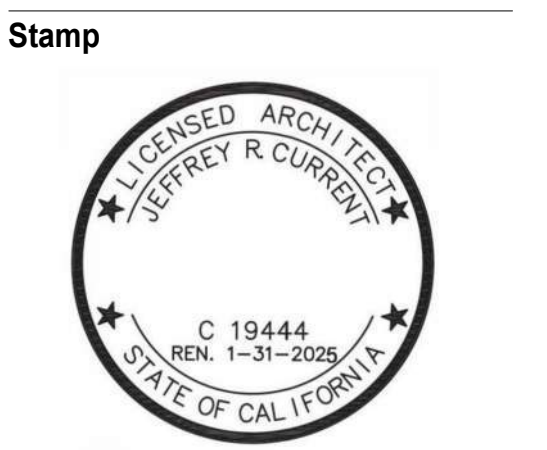
Sheet Title

LEVEL 16



Revision

No	Date
SB330	03.06.2024

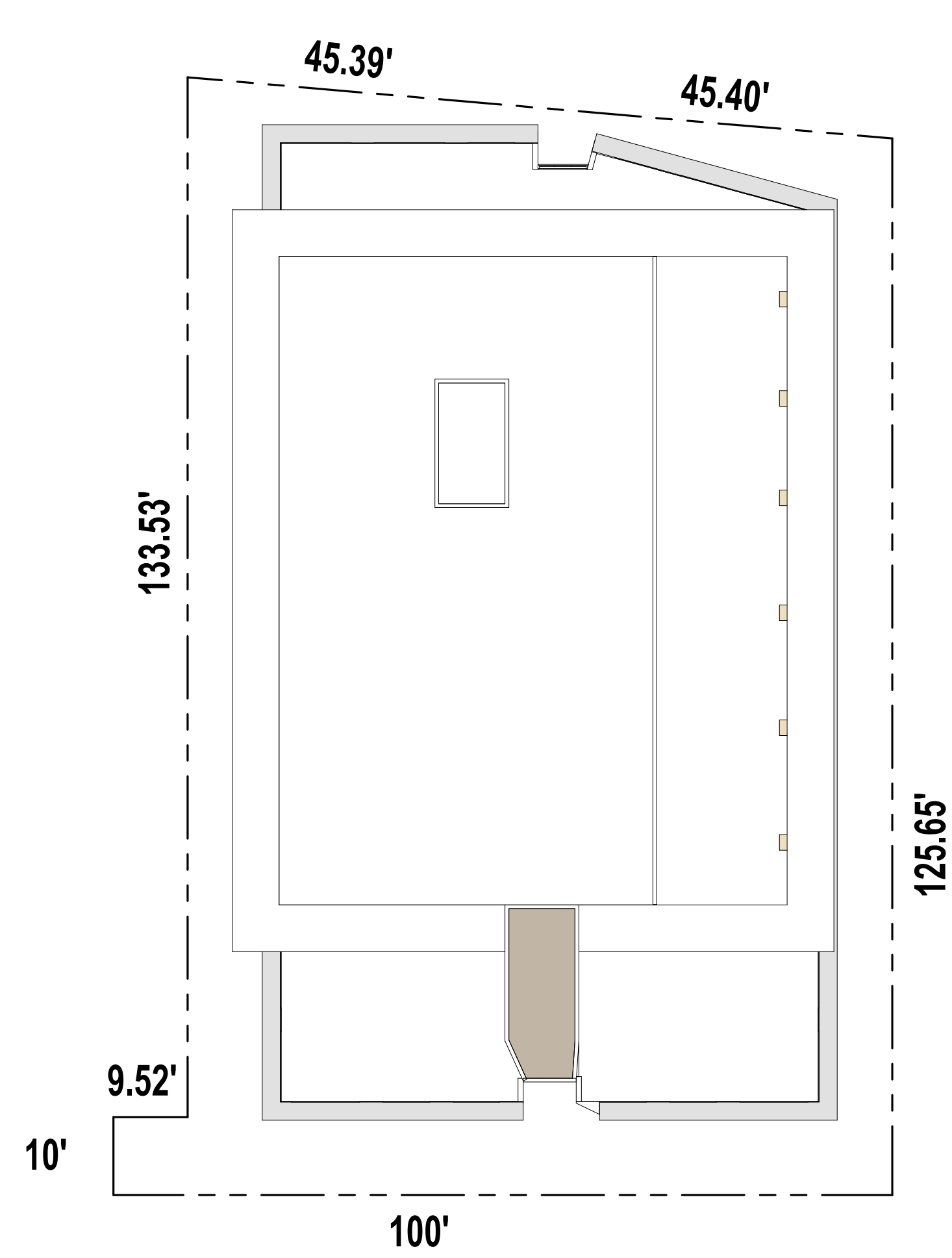


Sheet Information

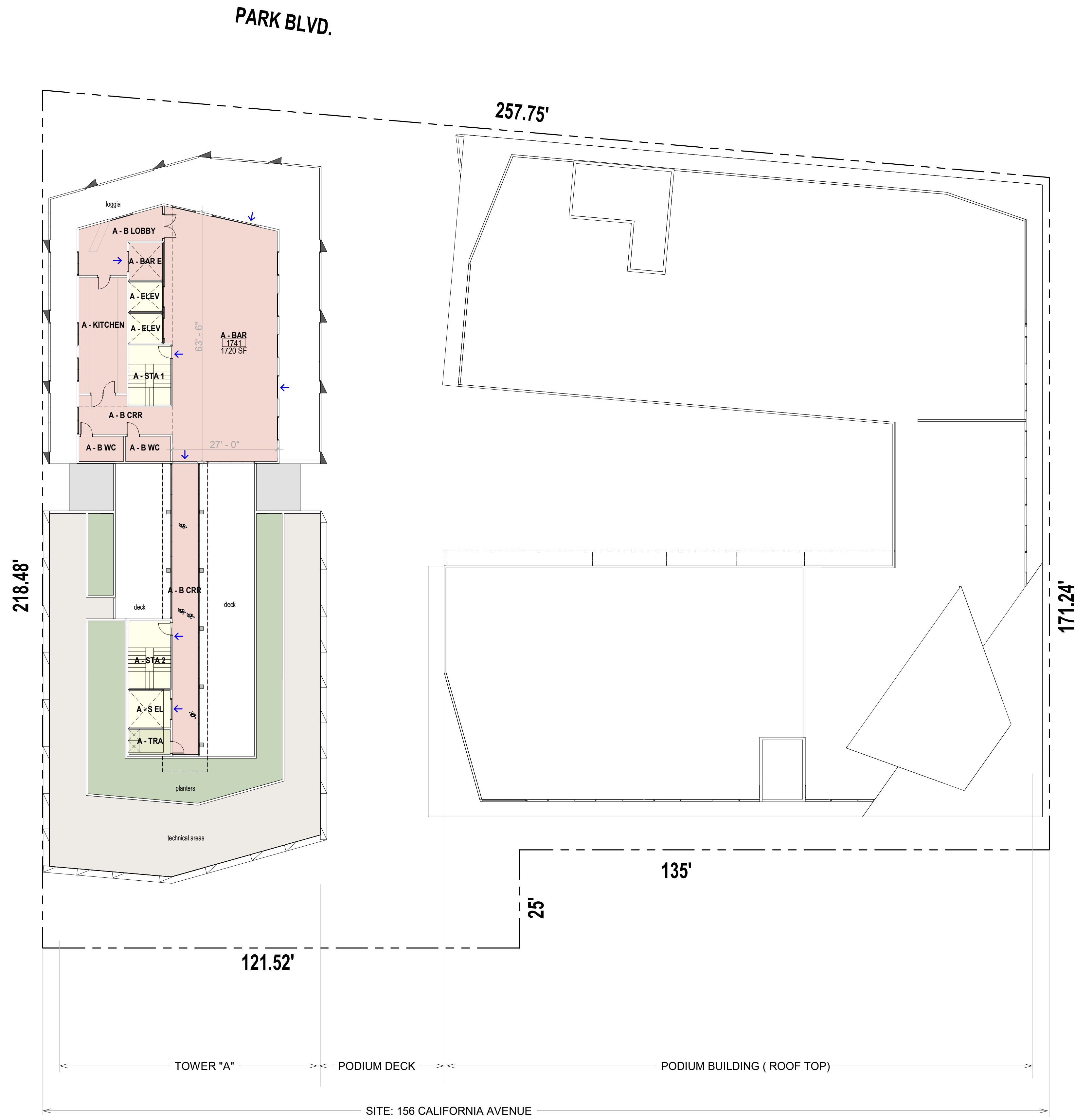
Issue Date	03/06/2024
Job Number	23-013
Drawn	Author
Checked	Checker
Approved	Designer
Scale	1/16" = 1'-0"

Sheet Title  
**LEVEL 17**

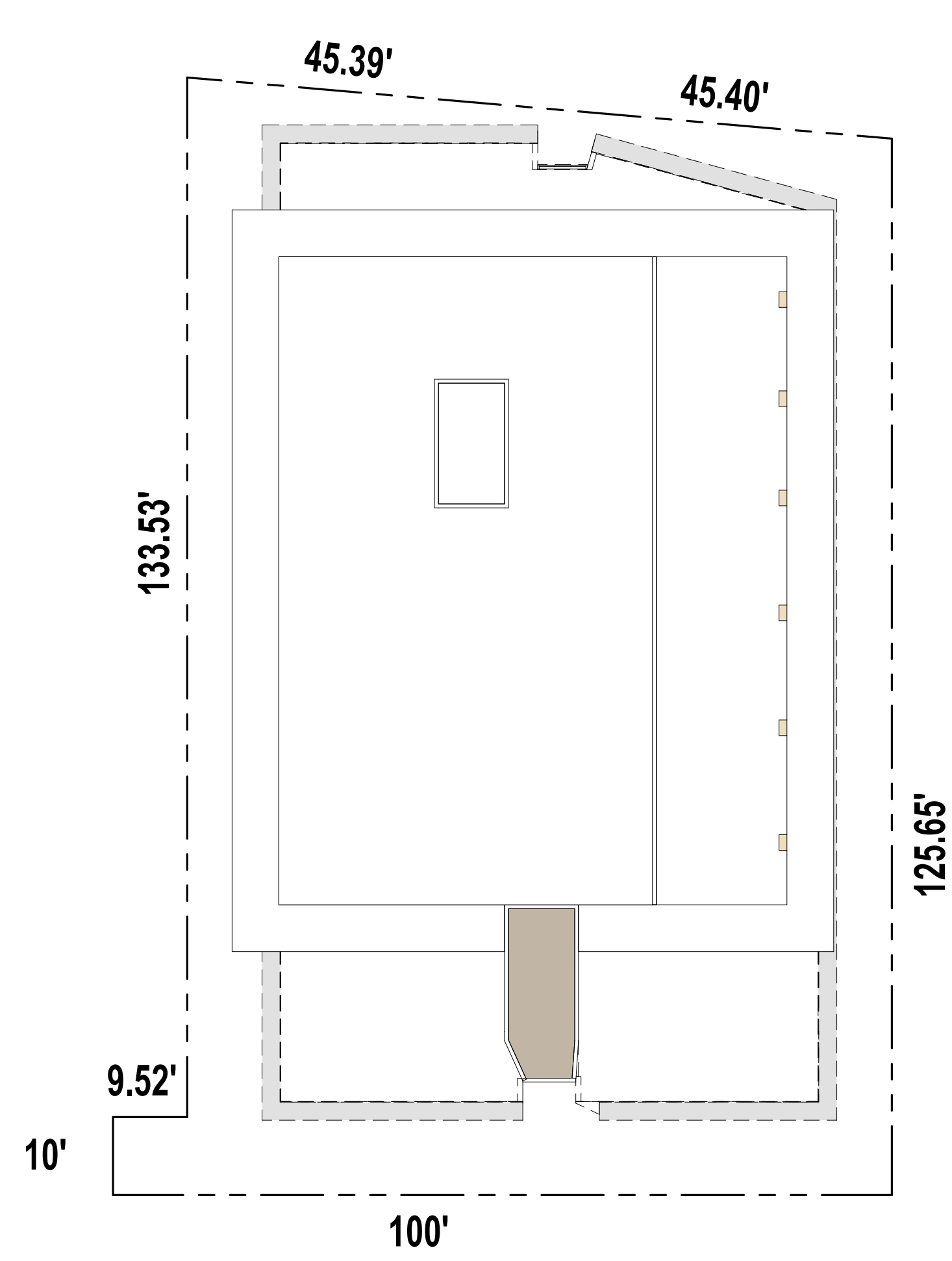
**A1.16**



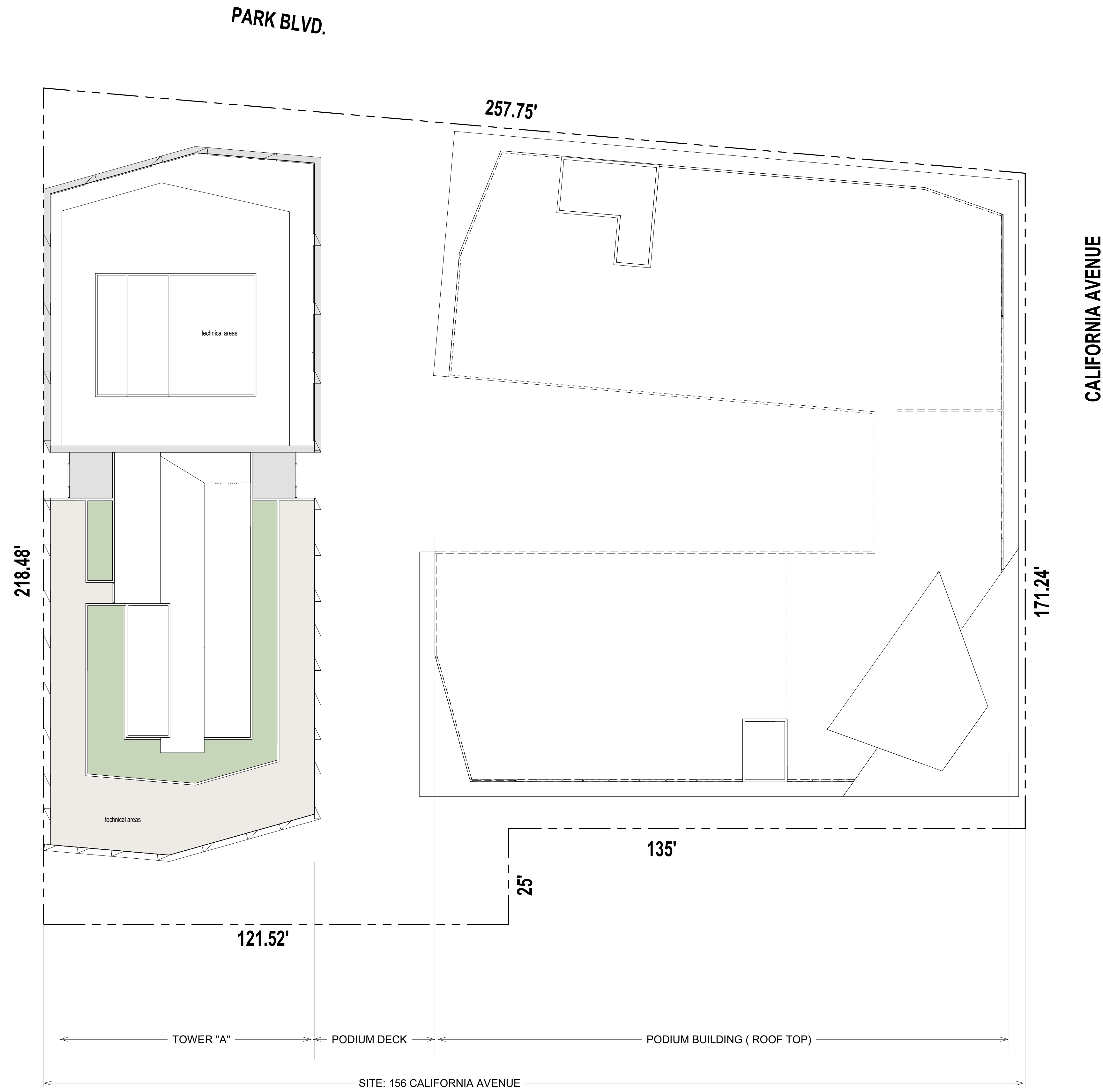
CAMBRIDGE AVENUE



**17** Level 17  
Scale: 1/16" = 1'-0"



CAMBRIDGE AVENUE



CALIFORNIA AVENUE

SITE: 156 CALIFORNIA AVENUE

18 ■ Level 18 (roof)  
Scale: 1/16" = 1'-0"

Revision

No	Date
SB330	03.06.2024

Stamp



Sheet Information

Issue Date	03/06/2024
Job Number	23-013
Drawn	Author
Checked	Checker
Approved	Designer
Scale	1/16" = 1'-0"

Sheet Title  
**LEVEL 18 (ROOF)**



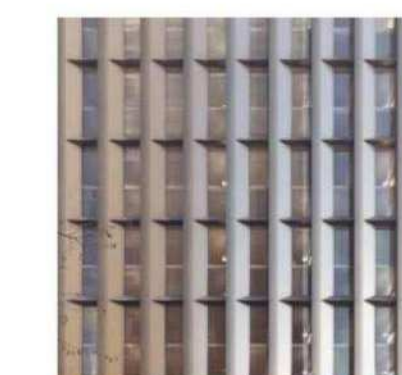
**STUDIO  
CURRENT**  
URBAN DESIGN + ARCHITECTURE  
56 N. Third Street, Suite 110, San Jose, CA, 95112  
T. 408.816.2009 www.studiocurrent.com

Project:  
**156 California Ave**

Mixed Use Proposal

Consultant

TYPICAL:



FIBER CEMENT PANELS



FIBER CEMENT BRICK PANELS



MASS TIMBER CONSTRUCTION



WOOD PANEL



GLAZING



Revision

No	Date
SB330	03.06.2024

Stamp



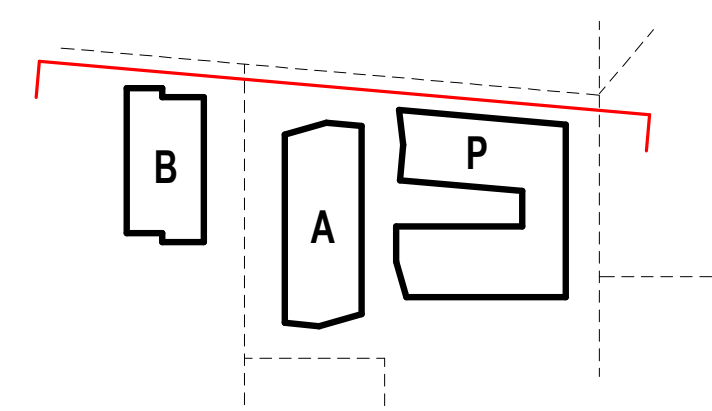
Sheet Information

Issue Date	03/06/2024
Job Number	Project Number
Drawn	Author
Checked	Checker
Approved	Designer
Scale	1/16" = 1'-0"

Sheet Title

PROPOSED  
ELEVATIONS

**N** NORTH ELEVATION - PARK BLVD  
Scale: 1/16" = 1'-0"



A1.18



**STUDIO  
CURRENT**  
URBAN DESIGN + ARCHITECTURE  
56 N. Third Street, Suite 110, San Jose, CA, 95112  
T. 408.816.2000 www.studiocurrent.com

Project:  
**156 California Ave**

Mixed Use Proposal

Consultant



Revision

No	Date
SB330	03.06.2024

Stamp



Sheet Information

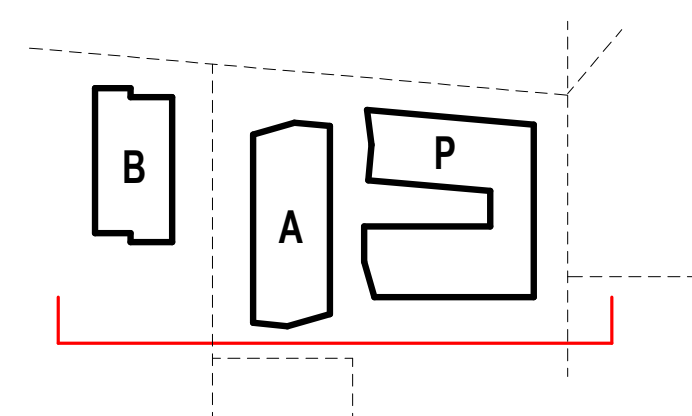
Issue Date	03/06/2024
Job Number	Project Number
Drawn	Author
Checked	Checker
Approved	Designer
Scale	1/16" = 1'-0"

Sheet Title

PROPOSED  
ELEVATIONS

A1.19

**S** SOUTH ELEVATION  
Scale: 1/16" = 1'-0"





Project:  
**156 California Ave**

Mixed Use Proposal

Consultant

Revision

No	Date
SB330	03.06.2024

Stamp



Sheet Information

Issue Date	03/06/2024
Job Number	Project Number
Drawn	Author
Checked	Checker
Approved	Designer
Scale	1/16" = 1'-0"

Sheet Title

PROPOSED  
ELEVATIONS

A1.20



**BE** TOWER B EAST ELEVATION - CAMBRIDGE AVE  
Scale: 1/16" = 1'-0"



**BW** TOWER B WEST ELEVATION  
Scale: 1/16" = 1'-0"



**AE** TOWER A EAST ELEVATION - FROM COURTYARD  
Scale: 1/16" = 1'-0"



**AW** TOWER A WEST ELEVATION - CAMBRIDGE AVE  
Scale: 1/16" = 1'-0"

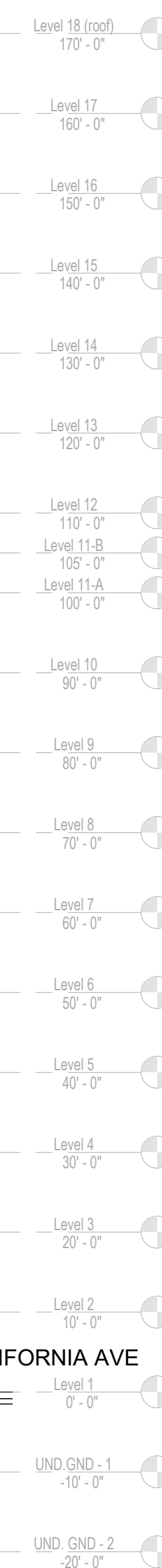
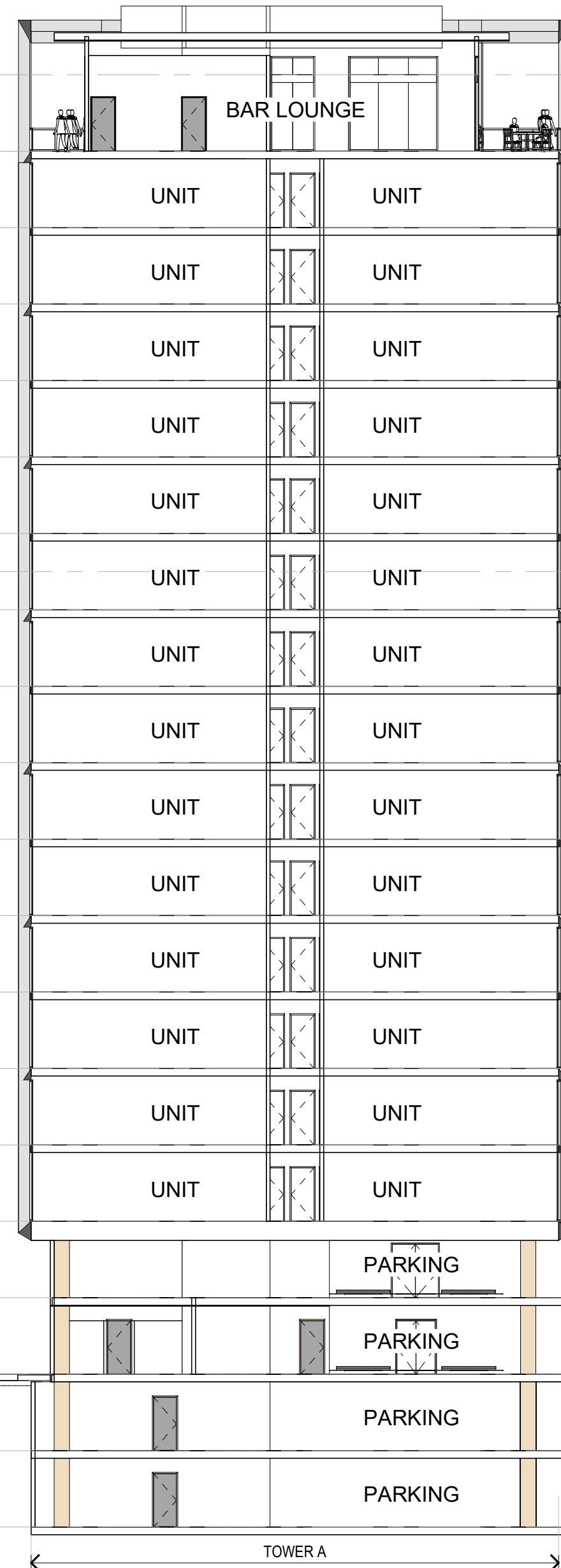
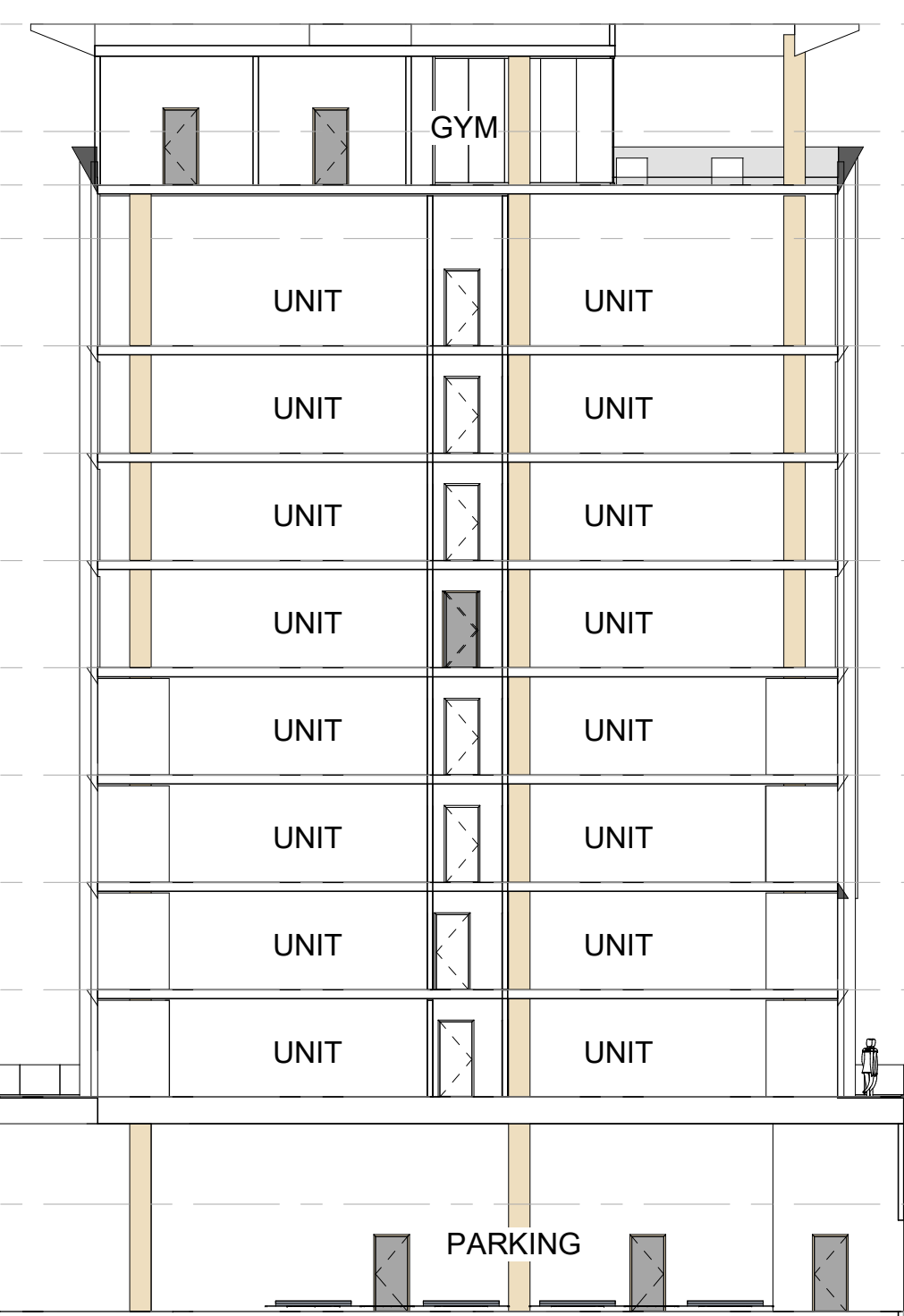
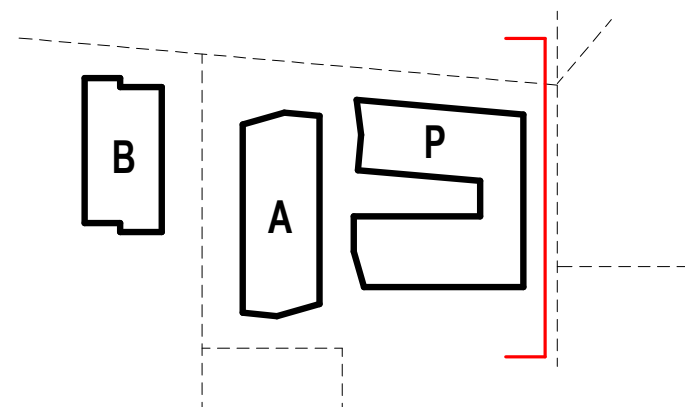


Project:  
**156 California Ave**

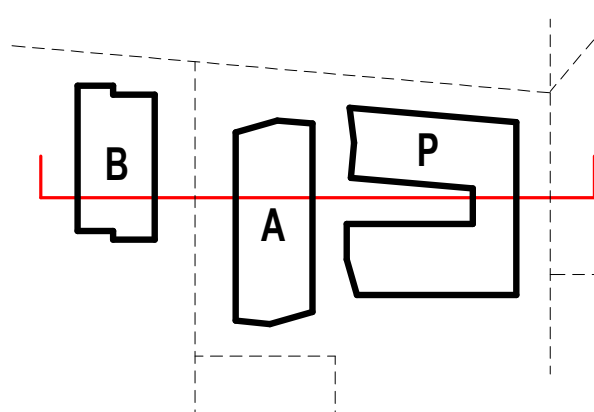
Mixed Use Proposal

Consultant

**E** ■ **PODIUM EAST ELEVATION - CALIFORNIA AVE**  
Scale: 1/16" = 1'-0"



**S** ■ **WEST-EAST SECTION**  
Scale: 1/16" = 1'-0"



Revision

No	Date
SB330	03.06.2024

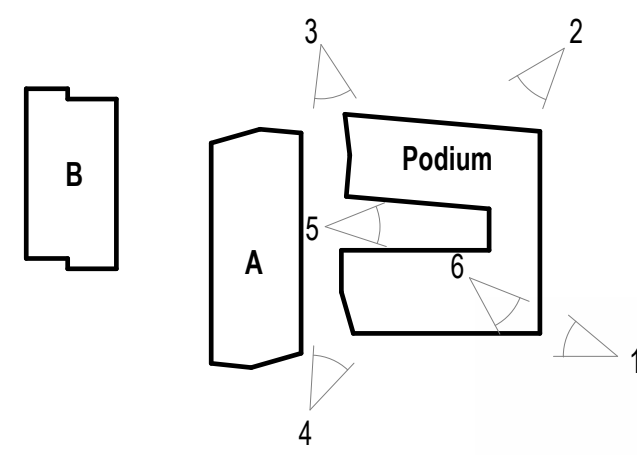
Stamp



Sheet Information

Issue Date	03/06/2024
Job Number	Project Number
Drawn	Author
Checked	Checker
Approved	Designer
Scale	1/16" = 1'-0"

Sheet Title



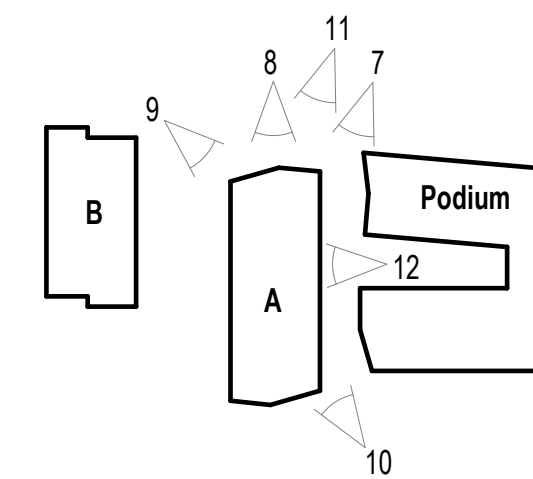
1 - California Ave Streetscape View - Paseo  
Scale:



2 - Corner View - Grocery Store Entrance  
Scale:



3 - Park Blvd View - Podium Lobby Entrance & POPOS  
Scale:



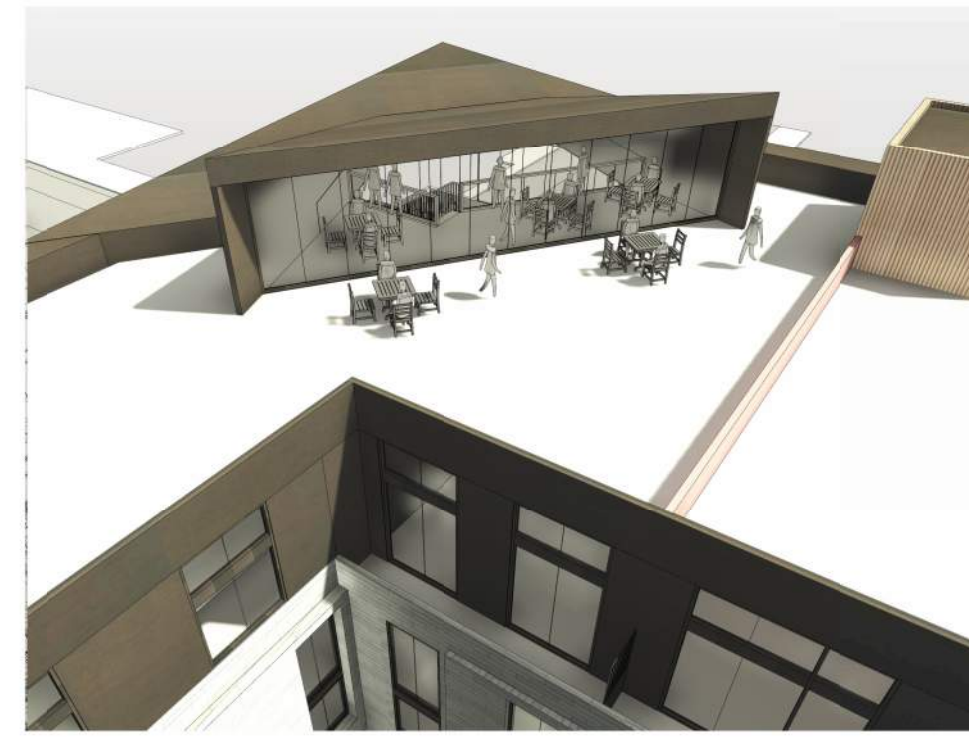
7 - POPOS - Privately Owned Public Open Space  
Scale:



4 - Swimming Pool Deck & Club House  
Scale:



5 - Co-work Amenity - Podium  
Scale:



6 - Roof Top Co-work Pavilion Over California Ave  
Scale:



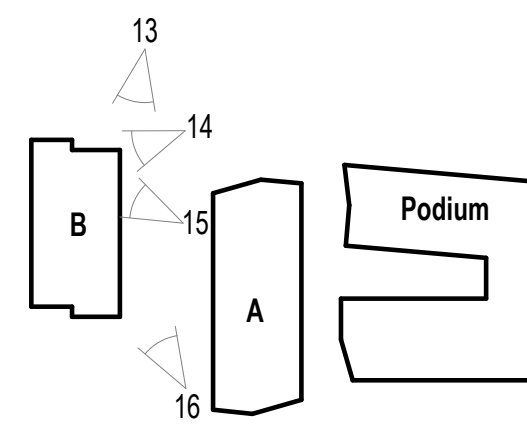
10 - Swimming Pool Deck, Club House & Game Room  
Scale:



8 - Park Blvd View - POPOS & Tower A Lobby Entrance  
Scale:



9 - Corner View - POPOS & Tower A Retail at Ground Level  
Scale:



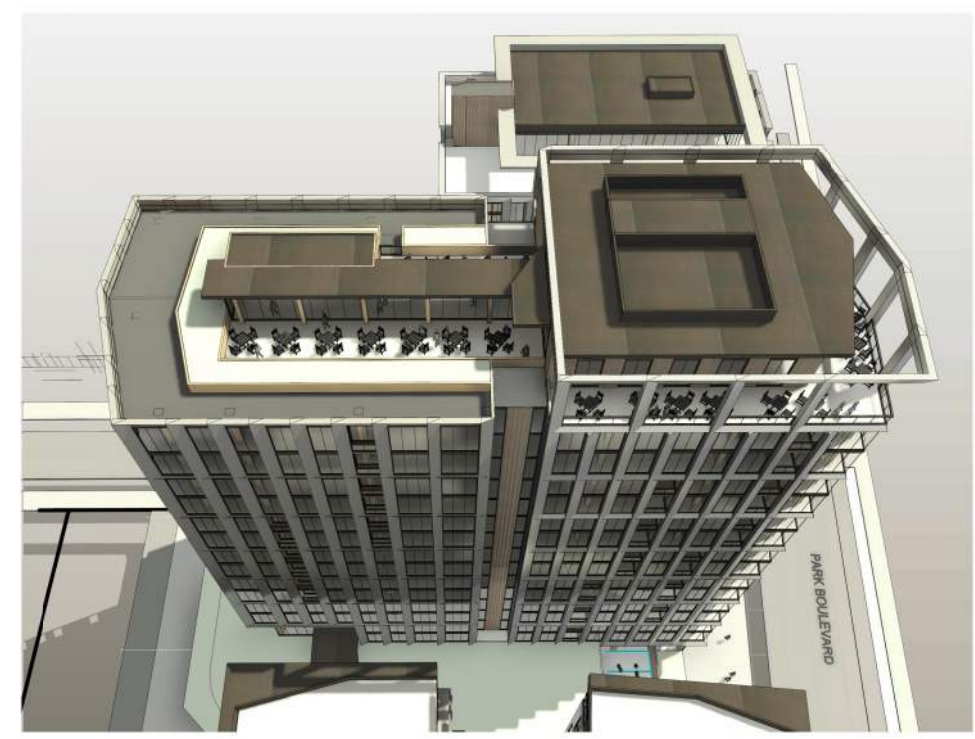
13 - Park Blvd Streetscape View- Tower B  
Scale:



14 - Corner View - Tower B Entrance, Amenities & Retail  
Scale:



11 - Park Blvd View - Tower A Roof Top Retail - Bar Lounge  
Scale:



12 - Tower A Roof Top Retail - Bar Lounge  
Scale:



16 - Cambridge Ave View - South Elevation  
Scale:



17 - Tower B Roof Top - Gym, Work-out Room  
Scale:

Revision

No	Date
SB330	03.06.2024

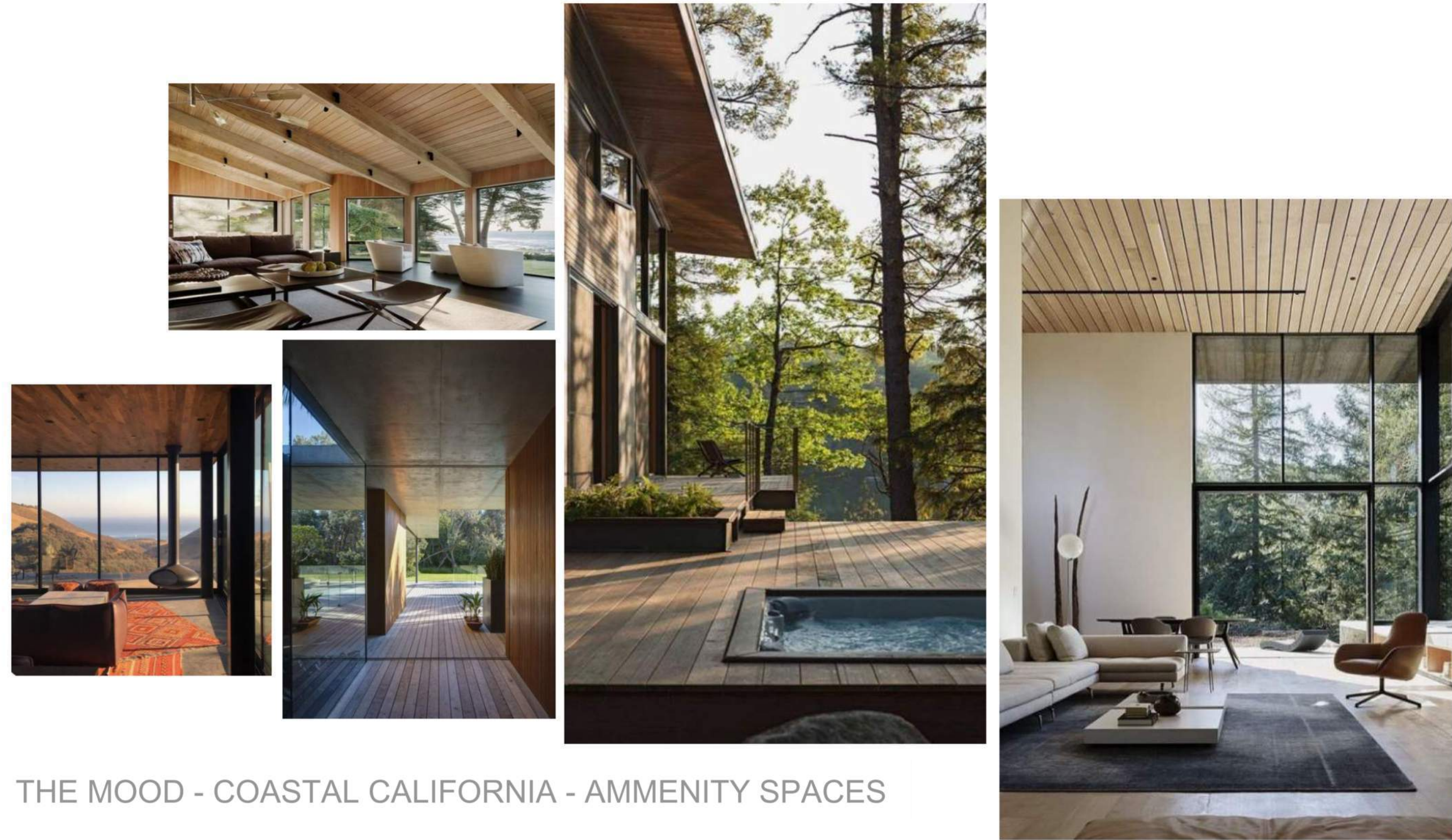
Stamp



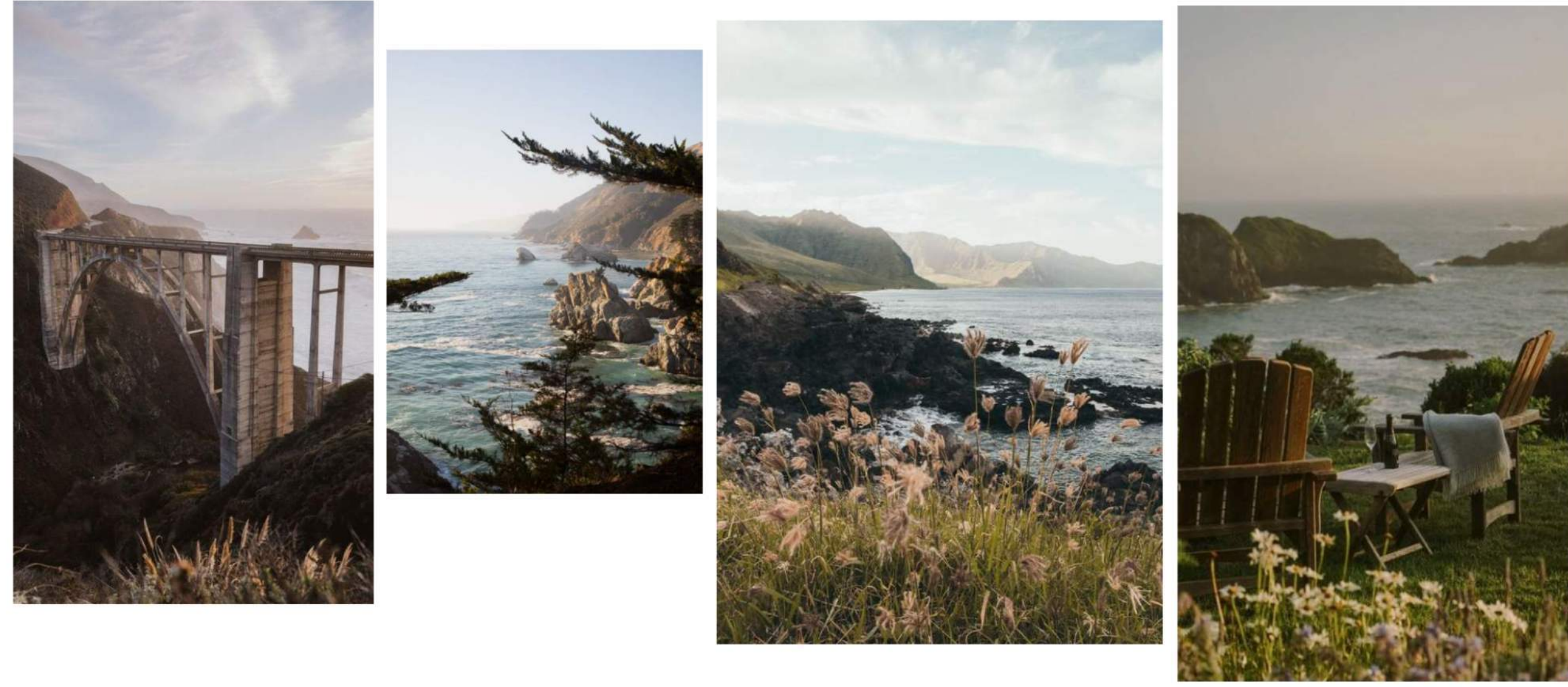
Sheet Information

Issue Date	03/06/2024
Job Number	Project Number
Drawn	Author
Checked	Checker
Approved	Designer
Scale	

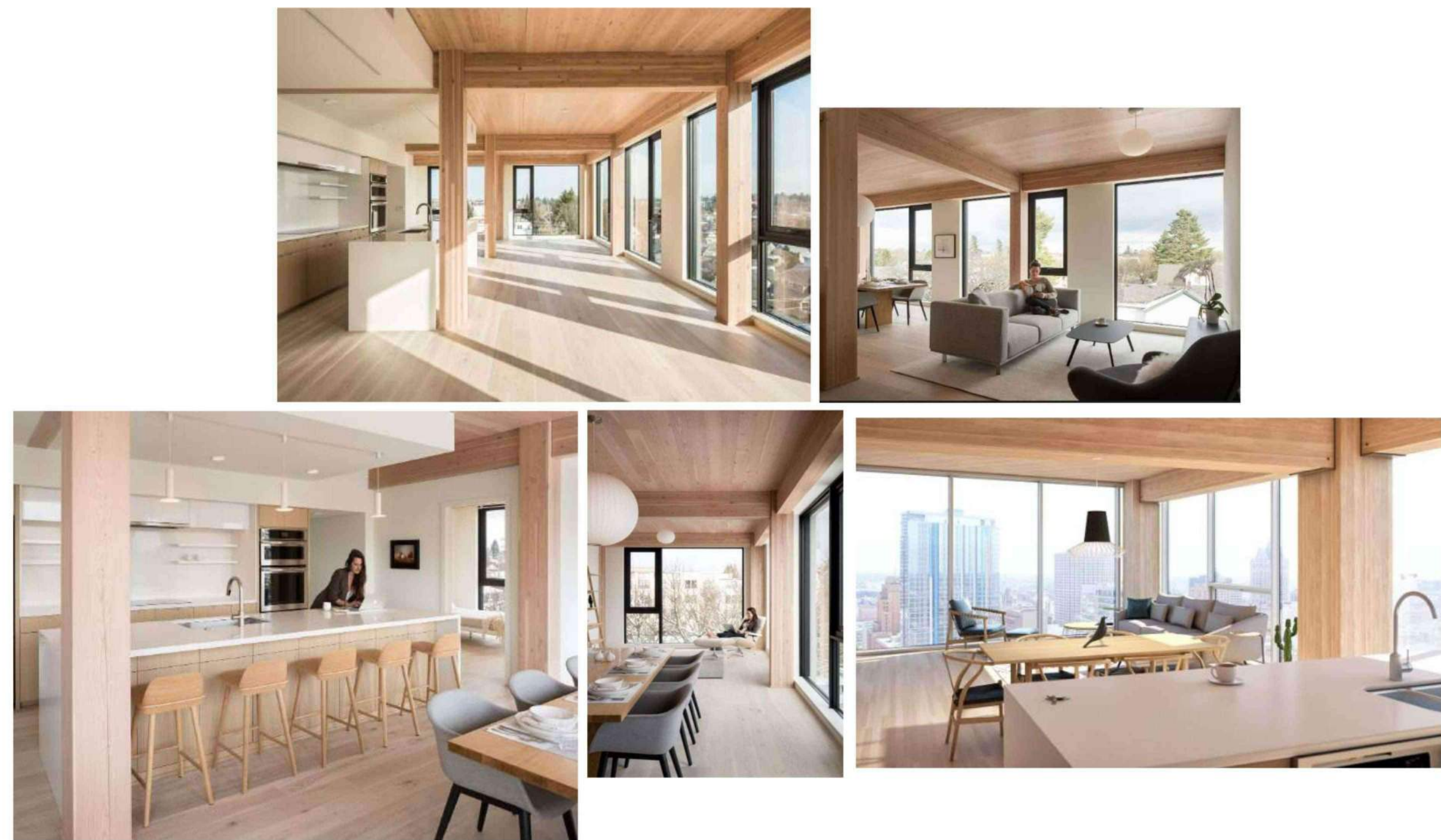
Sheet Title  
**3D VIEWS**



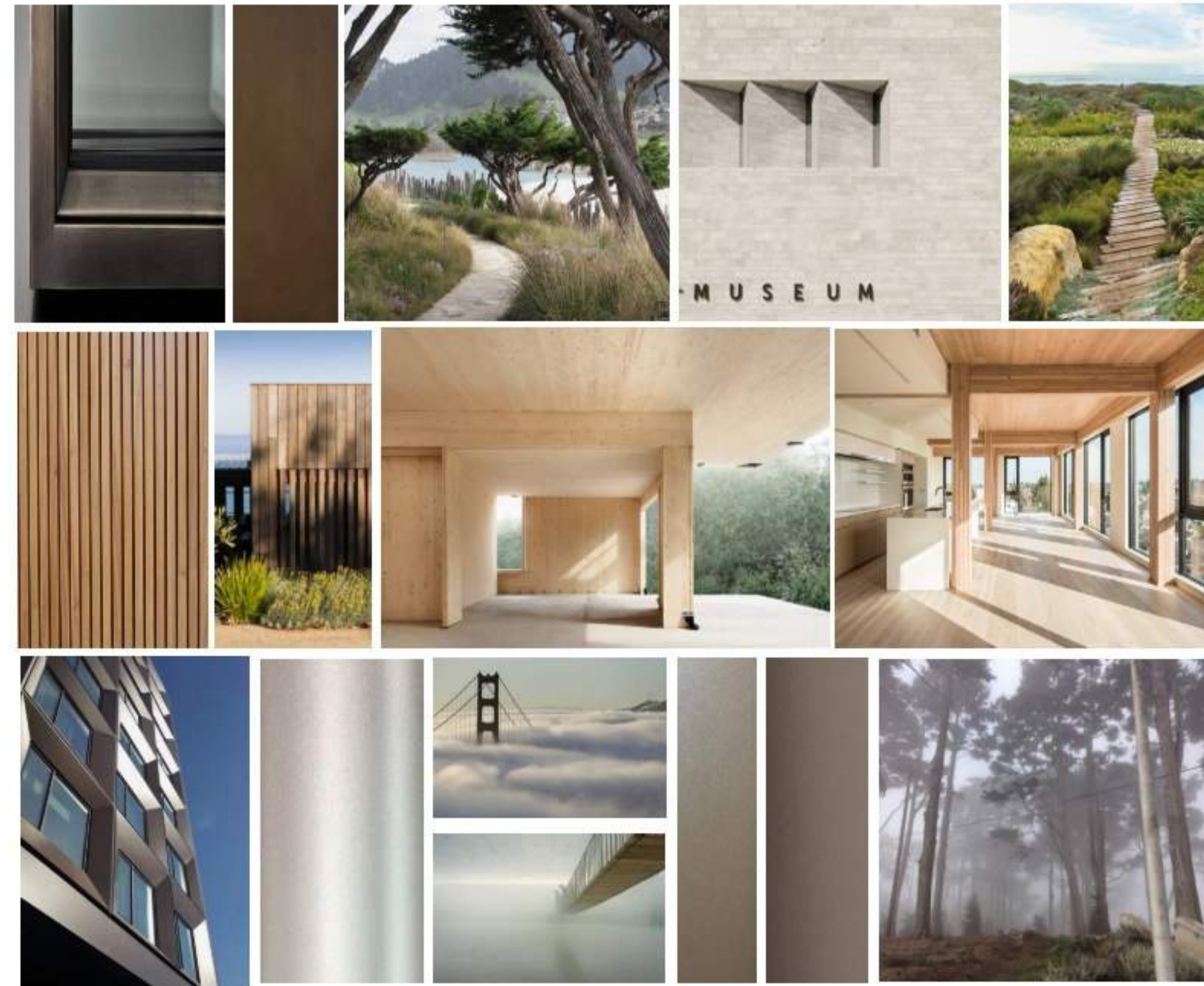
THE MOOD - COASTAL CALIFORNIA - AMMENITY SPACES



THE MOOD - COASTAL CALIFORNIA



CROSS LAMINATED TIMBER RESIDENTIAL



THE MOOD - COASTAL CALIFORNIA

Project:  
**156 California Ave**  
Mixed Use Proposal  
Consultant

Revision	
No	Date
SB330	03.06.2024



Sheet Information	
Issue Date	03/06/2024
Job Number	Project Number
Drawn	Author
Checked	Checker
Approved	Designer
Scale	
Sheet Title	

INSPIRATION IMAGES