

#	Rev.	Date

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PRELIMINARY
NOT FOR
CONSTRUCTION

GAMEL
1920 Gamel Way

COVER SHEET

Job: GAM 2018 04
Date: 2021.07.09
Drawn By: WMAA

A0.00

Scale



GAMEL

1920 GAMEL WAY, MOUNTAIN VIEW, CA



1920 GAMEL WAY

2019 CBC CODE STUDIES

Occupancy Group: R-2/S-2
 Type of Construction: VA
 Parking: Area=64,454 SF. Divided by 200 = 323.0 O.L. Minimum 2 exits required per Table 1006.3.2.
 Interior Exit Stairways: 1023.2 Construction
 Interior Exit Stairway and ramp enclosures shall have a fire resistance rating of not less than 2 hours where connecting 4 stories or more and not less than 1 hour connecting less than 4 stories. This includes basements.

1011.12 STAIR WAY TO ROOF: In bldgs. 4 or more stories above grade plane, one stairway shall extend to the roof surface unless the roof has a slope steeper than 4:12 or 33 percent slope.
 Exception: Other than where required by Section 1011.12.1, in buildings without an occupied roof access to the roof from the top story shall be permitted to be by an alternating tread device, a ship ladder or a permanent ladder.

In buildings without an occupied roof, access to the roof shall be permitted to be a roof hatch or trap door not less than 16 square feet in area and having a minimum dimension of 2 feet.

1007.1.1 TWO EXITS OR EXIT ACCESS DOORWAYS. Where 2 exits, exit access doors ways, exit access stairways or ramps, or any combination thereof, are required from any portion of the exit access, they shall be placed a distance apart equal to not less than 1/3 of the length of the maximum overall diagonal dimension of the building or area to be served measured in a straight line between them.

Exception 2. Where a building is equipped throughout with an automatic sprinkler system, the separation distance shall be not less than 1/3 of the length of the maximum overall diagonal dimension of the area served.

TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE
 With sprinkler system: R-2 is 250' and S-2 is 400'

1020.4 DEAD ENDS. Where more than one exit or exit access doorway is required, the exit access shall be arranged such that there are no dead ends in corridors more than 20' in length.

TABLE 6.01: FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

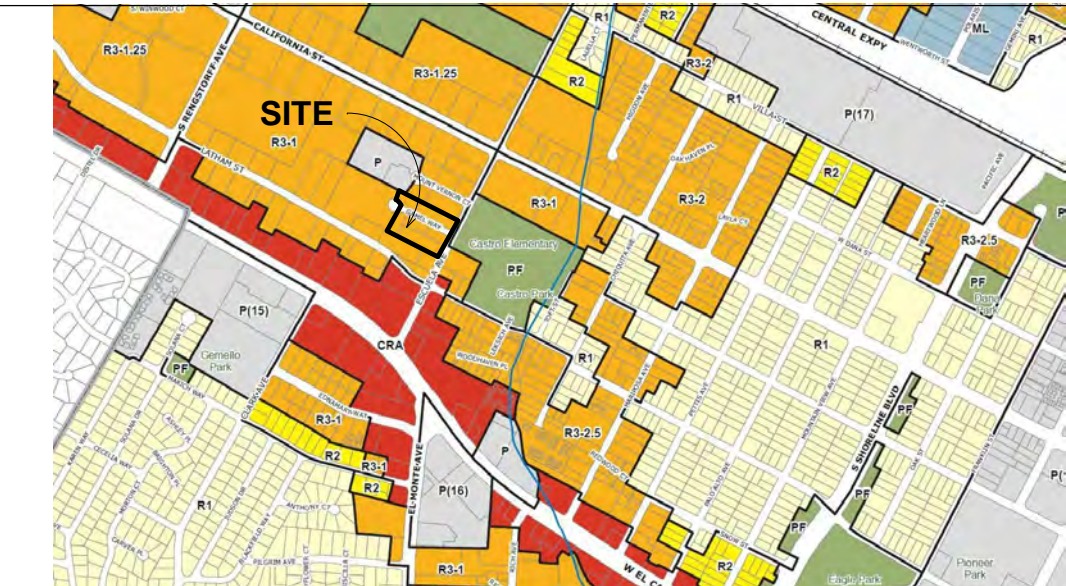
Primary structural frame-Type VA
 Bearing Walls: Exterior-1 hr Interior-1 hr
 Non bearing walls and partitions: Party walls are all fire rated.
 If X-5' then it's 1 hr.
 If 5'-X-10 then it's 1 hr.
 If 10'-X-30 then it's 1 hr.
 X>30 then no fire rating requirements.

SECTION 506.2.3 SINGLE OCCUPANCY, MULTISTORY BUILDING, BUILDING AREA: EQUATION 5-2
 $Aa = [At + (NS \times I)] \times Sa$
 Aa = Allowable area (square feet)
 At = Tabular allowable area factor (NS, S13R, S13D or SM value, as applicable) in accordance with Table 506.2.
 NS = Tabular allowable area factor in accordance with Table 506.2 for a no sprinklered building (regardless of whether the building is sprinklered).
 I = Area factor increase due to frontage (percent) as calculated in accordance with Section 506.3.
 Sa = For other than Group A, E, H, I, L and R occupancies, high rise bldgs., and other applications listed in Section 1.11 regulated by the Office of the State Fire Marshal, actual number of bldg. stories above grade plane, not to exceed three. For Group A, E, H, I, L and R occupancies, high rise bldgs., and other applications listed in Section 1.11 regulated by the Office of the State Fire Marshal, actual number of bldg. stories above grade plane not to exceed two.

No individual story shall exceed the allowable area (Aa) as determined by Equation 5-2 using the value of Sa = 1.

TABLE 504.4. ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE: MAXIMUM 4 STORIES AND 60 FEET.
 For Group R-2 buildings or Type VA construction equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, S area increase is permitted in addition to the height and story increase provide the height shall not exceed 60 feet and 4 stories.
 By using SM: Buildings two or more stories above grade plane equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.
 $Aa = [36,000 SF + (12,000 \times X)] \times 2$, Aa = 36,000 SF x 2 = 72,000 SF

ZONING MAP



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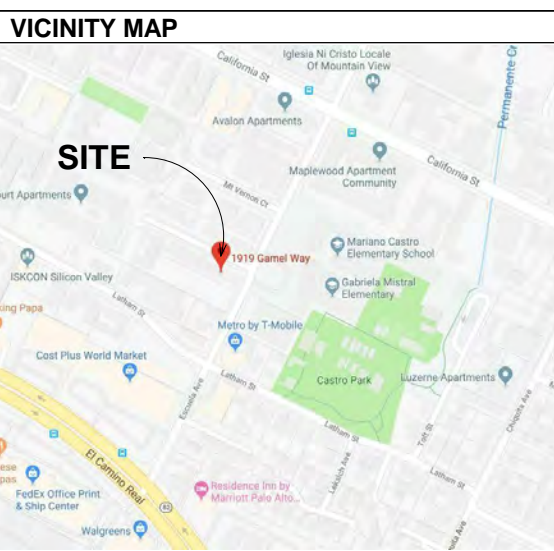
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ARCHITECTURAL
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PROJECT DESCRIPTION

BASE ALLOWABLE UNITS BY LOT AREA:
 80.75 (81) ALLOWABLE UNITS See Gov. Code Sec. 65915(g): Each component of any density calculation, including base density and bonus density, resulting in fractional units shall be separately rounded up to the next whole number. The Legislature finds and declares that this provision is declaratory of existing law.

WITH DENSITY BONUS:
 81 UNITS + 40 UNITS (density bonus) = 121 UNITS
 TOTAL UNITS PROVIDED 121: SEE RUTAN & TUCKER, LLP LETTER 1/16/20 FOR THE NUMBER OF AFFORDABLE UNIT CALCULATIONS.



BLDG / LEVEL	NET PER UNIT	UNIT PERCENTAGES:
BLDG A / LEVEL 1	8,812 SF	(28) - 1 BEDROOM = 23%
BLDG A / LEVEL 2	8,811 SF	(89) - 2 BEDROOM = 74%
BLDG A / LEVEL 3	10,710 SF	(4) - 3 BEDROOM = 3%
BLDG A / LEVEL 4	3,193 SF	
BLDG TOTAL	31,526 SF	
BLDG B / LEVEL 1	4,307 SF	
BLDG B / LEVEL 2	7,400 SF	
BLDG B / LEVEL 3	6,526 SF	
BLDG B / LEVEL 4	3,164 SF	
BLDG TOTAL	21,397 SF	
BLDG C / LEVEL 1	2,0231 SF	
BLDG C / LEVEL 2	2,0214 SF	
BLDG C / LEVEL 3	2,0218 SF	
BLDG C / LEVEL 4	12,049 SF	
BLDG TOTAL	72,712 SF	
UNITS GRAND TOTAL	125,635 SF	

UNIT TYPES	NUMBER OF UNITS	UNIT SIZE
1-BED, 1.5 BATH.	28	812 SF
2-BED, 2 BATH.	89	1052 SF
3-BED, 2 BATH.	4	1429 SF
TOTAL:	121	

SHEET INDEX

REPLACEMENT UNITS	VERY LOW	LOW
1 BED	5	15
2 BED	1	8
TOTAL	6	23
GRAND TOTAL		29

PROJECT DATA

APN - 154-21-013, 154-21-012, 154-21-007, 154-21-011
 154-21-008, 154-21-010

PROPERTY OWNER - D/S GAMEL WAY LLC
 DENARDI GROUP
 2065 SUN MOR AVE.
 MOUNTAIN VIEW, CA 94040

ZONING DISTRICT - R3-1

OCCUPANCY GROUP - R-2 FOR RESIDENTIAL / S-2 FOR PARKING GARAGE / A

TYPE OF CONST. - VA FOR R-2 / 1A FOR S-2

EXISTING USE - RESIDENTIAL

PROPOSED USE - RESIDENTIAL

NUMBER OF STORIES - 4

CODE COMPLIANCE 2019 CALIFORNIA BUILDING CODE (CBC)
 2019 CALIFORNIA FIRE CODE (CFC)
 2019 CALIFORNIA ELECTRICAL CODE (CEC)
 2019 CALIFORNIA MECHANICAL CODE (CMC)
 2019 CALIFORNIA PLUMBING CODE (CPC)
 2019 CALIFORNIA GREEN BUILDING STANDARDS (CAL GREEN)
 (JURISDICTION) GREEN BUILDING CODE

DESCRIPTION	ALLOWABLE	PROPOSED
LOT AREA:	100,624 SF	100,624 SF
BLDG. COVERAGE:	35% MAX. 35,137 SF	50.4% 50,748 SF
AUTO-DEDICATED PAVING COVERAGE	20% MAX. (20,078 SF)	11.1% (11,159 SF)
GROUND LEVEL (WITH UNIT PATIO, WALKWAY, HARDSCAPE)	--	50,748+14,238= 64,986 SF
PRIVATE OPEN SPACE (UNIT BALCONIES)	4,820 SF MIN.	10,737 SF
ALLOWABLE MIN. OPEN SPACE:	55% MIN. (55,344 SF)	49.8% (10,737 + 38,716 = 49,453 SF)
SETBACKS: FRONT	15'-0" (1st FL.) 22'-3" (2nd FL.) 33'-9" (3rd FL.) 45'-3" (4th FL.) (front, rear, side is equal)	20'-1" (1,2,3rd FL.), 41'-11" (4th FL.)
REAR		19'-11" (1,2,3,4 FL.)
SIDE		22'-2" (1,2,3 FL.), 38'-10" (4th FL.)
BET. BUILDINGS	12'-0" MIN. OR 1/2 (SUM OF T.O.P)	23'-0" @ MT. VERNON 24'-0" @ SIDE SIDE 20'-0" @ WEST SIDE
BLDG. HEIGHT:	4 STORIES 45'-0" MAX.	4 STORIES 54'-6"
T.O.P. HEIGHT:	36'-0" MAX.	45'-3"
AREAS: BASEMENT (LEVEL A)	--	64,454 SF
FIRST FLOOR	--	46,079 SF
SECOND FLOOR	--	45,554 SF
THIRD FLOOR	--	44,359 SF
FOURTH FLOOR	--	28,997 SF
F.A.R. FLOOR AREA (BASEMENT NOT INCLUDED)	1.05	1.64 164,989 SF
CAR PARKING: RESIDENT GUEST TOTAL	1 STALLS / UNIT=121 20 141	121 20 141
EV PARKING REQ'D 3%	4.23	5 LOCATION TBD
ACCESSIBLE & VAN ACCESSIBLE	121 X 0.05 = 6 TOTAL 1 OF TOTAL	6 TOTAL (5 ACCESSIBLE) 1 VAN ACCESSIBLE
BICYCLES: RESIDENT GUEST TOTAL	121 X 1 = 121 0.1 STALLS X 121 UNIT=12 133	116 @ BASEMENT 17 ON SITE 133 BICYCLE SPACES
STORAGE:	500 CUBIC FT/ UNIT	SUBLEVEL A: 61 UNITS @ -55 SF (VARIES) LEVEL 4: 60 UNITS @ -52 SF (VARIES) TOTAL: 121 UNITS PROVIDED

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1	Revision 1	2021.08.18

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PRELIMINARY NOT FOR CONSTRUCTION

GAMEL
 1920 Gamel Way

PROJECT DATA

Job: GAM 2018 04
 Date: 2021.08.18
 Drawn By: PA/MF

A0.01

Scale 1/4" = 1'-0"



Kiely Arborist Services LLC
 Certified Arborist WE#0476A
 P.O. Box 6187
 San Mateo, CA 94403
 650-515-9783

February 23rd, 2021, Revised August 12th, 2021

D/S Gamel Way LLC
 Attn: Kevin DeNardi

Site: 1919, 1933, 1945 Gamel Way, and 574 Escuela Ave, Mountain View, CA

Dear D/S Gamel Way LLC,

As requested on Wednesday, October 11, 2017, I visited the above site to inspect and comment on the trees. A new development is planned for this site and your concern as to the future health and safety of the trees has prompted this visit. The current site plan, landscape plan, grading and drainage plan, and plan C3.1 were reviewed for writing this report. A tree protection plan will also be provided in this report.

Method:
 The trees on site were located on a map provided by you. Each tree was given an identification number. This number was printed on a round metal tag and nailed to the trees near ground level. The trees were then measured for diameter at 54 inches above ground level (DBH or diameter at breast height). Each tree was given a condition rating for form and vitality. The trees' condition rating is based on 50 percent vitality and 50 percent form, using the following scale.

1 - 29	Very Poor
30 - 49	Poor
50 - 69	Fair
70 - 89	Good
90 - 100	Excellent

The height of each tree was estimated, and the spread was paced off. Comments and recommendations are included.

Gamel Way Survey:		(2)			
Tree#	Species	DBH	CON	HT/SP	Comments
1*	Yew pine (<i>Podocarpus macrophyllus</i>)	10est	55	35/20	Fair vigor, poor to fair form, hedge pruned in past, along property line.
2*	Yew pine (<i>Podocarpus macrophyllus</i>)	10est	55	35/20	Fair vigor, poor to fair form, hedge pruned in past, along property line.
3*	Yew pine (<i>Podocarpus macrophyllus</i>)	10est	55	35/20	Fair vigor, poor to fair form, hedge pruned in past, along property line.
4*	Yew pine (<i>Podocarpus macrophyllus</i>)	10est	55	35/20	Fair vigor, poor to fair form, hedge pruned in past, along property line.
5*	Yew pine (<i>Podocarpus macrophyllus</i>)	10est	55	35/20	Fair vigor, poor to fair form, hedge pruned in past, along property line.
6*	Yew pine (<i>Podocarpus macrophyllus</i>)	12est	55	35/20	Fair vigor, poor to fair form, hedge pruned in past, along property line.
7*	Yew pine (<i>Podocarpus macrophyllus</i>)	12est	55	35/20	Fair vigor, poor to fair form, hedge pruned in past, along property line.
8*	Yew pine (<i>Podocarpus macrophyllus</i>)	12est	55	35/20	Fair vigor, poor to fair form, hedge pruned in past, along property line.
9*	Yew pine (<i>Podocarpus macrophyllus</i>)	12est	55	35/20	Fair vigor, poor to fair form, hedge pruned in past, along property line.
10*	Yew pine (<i>Podocarpus macrophyllus</i>)	10est	55	35/20	Fair vigor, poor to fair form, hedge pruned in past, along property line.
11*	Yew pine (<i>Podocarpus macrophyllus</i>)	14est	55	35/20	Fair vigor, poor to fair form, hedge pruned in past, along property line.
12*	Yew pine (<i>Podocarpus macrophyllus</i>)	10est	55	35/20	Fair vigor, poor to fair form, hedge pruned in past, along property line.
13*	Yew pine (<i>Podocarpus macrophyllus</i>)	10est	55	35/20	Fair vigor, poor to fair form, hedge pruned in past, along property line.
14*	Yew pine (<i>Podocarpus macrophyllus</i>)	10est	55	35/20	Fair vigor, poor to fair form, hedge pruned in past, along property line.

Gamel Way Survey:		(3)			
Tree#	Species	DBH	CON	HT/SP	Comments
15*	Yew pine (<i>Podocarpus macrophyllus</i>)	8est	55	35/20	Fair vigor, poor to fair form, hedge pruned in past, along property line.
16*	Yew pine (<i>Podocarpus macrophyllus</i>)	10est	55	35/20	Fair vigor, poor to fair form, hedge pruned in past, along property line.
17*	Yew pine (<i>Podocarpus macrophyllus</i>)	10est	55	35/20	Fair vigor, poor to fair form, hedge pruned in past, along property line.
18R	Camphor (<i>Cinnamomum camphora</i>)	6.1	60	20/15	Good vigor, fair form, young tree.
19H/R	Casurina (<i>Casurina cunninghamiana</i>)	20.0	60	50/40	Good vigor, fair form, codominant at 40 feet.
20R	English laurel (<i>Prunus laurocerasus</i>)	12.0	55	30/25	Good vigor, fair form.
21R	Privet (<i>Ligustrum japonicum</i>)	10.0	45	30/20	Fair vigor, poor form, multi leader.
22R	Privet (<i>Ligustrum japonicum</i>)	8.0	50	20/15	Fair vigor, poor form.
23R	Privet (<i>Ligustrum japonicum</i>)	8.0	50	20/15	Fair vigor, poor form.
24R	Privet (<i>Ligustrum japonicum</i>)	8.0	50	20/15	Fair vigor, poor form.
25*H	Magnolia (<i>Magnolia grandiflora</i>)	18est	55	30/30	Fair vigor, poor form, multi leader.
26*	Fig (<i>Ficus carica</i>)	8.0	30	15/15	Poor vigor, poor form, topped.
27R	Peach (<i>Prunus persica</i>)	2"x3	40	10/10	Poor vigor, poor form, multi leader at base street tree.
28R	Loquat (<i>Eriobotrya japonica</i>)	3"x3	50	15/10	Good vigor, poor form, multi leader at base street tree.

Gamel Way Survey:		(4)			
Tree#	Species	DBH	CON	HT/SP	Comments
29R	Pittosporum (<i>Pittosporum tobira</i>)	6.0	50	20/15	Good vigor, fair form.
30R	Peach (<i>Prunus persica</i>)	6.0	55	15/15	Good vigor, fair form.
31R	Peach (<i>Prunus persica</i>)	8.0	60	15/20	Good vigor, fair form.
32R	Black walnut (<i>Juglans nigra</i>)	2.8	50	10/5	Good vigor, fair form, heavily trimmed.
33R	Plum (<i>Prunus spp.</i>)	4.4	55	10/10	Good vigor, fair form, heavily trimmed.
34R	Birch (<i>Betula pendula</i>)	6.0	45	15/10	Fair vigor, poor form, topped.
35R	Birch (<i>Betula pendula</i>)	6.0	0	15/10	DEAD.
36R	Birch (<i>Betula pendula</i>)	8.0	45	15/10	Fair vigor, poor form, topped.
37H/R	Modesto ash (<i>Fraxinus velutina</i>)	28.1	50	25/40	Good vigor, poor form topped for utilities.
38R	Birch (<i>Betula pendula</i>)	8.0	50	25/15	Good vigor, poor form, topped for utilities.
39R	Birch (<i>Betula pendula</i>)	6.0	55	25/15	Good vigor, poor form, topped for utilities.
40R	Birch (<i>Betula pendula</i>)	5.0	55	25/15	Good vigor, poor form, topped for utilities.
41H/R	Modesto ash (<i>Fraxinus velutina</i>)	20.7	50	25/40	Good vigor, poor form, topped for utilities.
42H/R	Modesto ash (<i>Fraxinus velutina</i>)	18.1	50	25/40	Good vigor, poor form, topped for utilities.

Gamel Way Survey:		(5)			
Tree#	Species	DBH	CON	HT/SP	Comments
43R	English laurel (<i>Prunus laurocerasus</i>)	12.0	55	25/25	Good vigor, fair form.
44H/R	Black acacia (<i>Acacia melanoxylon</i>)	15.2	60	35/20	Good vigor, fair form, against parking area, invasive.
45H/R	African fern pine (<i>Afroparkia falcata</i>)	20.0	65	40/30	Good vigor, fair form, leans slightly to south.
46H	Canary island palm (<i>Phoenix canariensis</i>)	24.0	70	35/30	Good vigor, good form, near property line.
47H	Canary island palm (<i>Phoenix canariensis</i>)	22.0	70	35/30	Good vigor, good form, near property line.
48	English laurel (<i>Prunus laurocerasus</i>)	10.0	70	20/15	Good vigor, fair form.
49H	Canary island pine (<i>Pinus canariensis</i>)	20.0	65	45/30	Good vigor, fair form, western corner.
50H/R	Chinese elm (<i>Ulmus parvifolia</i>)	19.3	40	30/30	Fair to poor vigor, poor form, topped for line clearance, anthracnose scars.
51H/R	Camphor (<i>Cinnamomum camphora</i>)	20.7	65	30/40	Fair vigor, fair form.
52R	Camphor (<i>Cinnamomum camphora</i>)	14.3	50	30/30	Fair to poor vigor, fair form, lions tailed.
53R	Camphor (<i>Cinnamomum camphora</i>)	14.4	40	30/30	Poor vigor, fair form, abundance of dead wood.
54R	Bradford pear (<i>Pyrus calleryana</i>)	5.0	50	20/12	Fair to poor vigor, fair form, die back at top of canopy.
55R	Magnolia (<i>Magnolia grandiflora</i>)	6.3	40	12/12	Poor vigor, fair form, extreme drought stress.
56R	Japanese maple (<i>Acer palmatum</i>)	12.0	45	15/12	Fair vigor, poor form, decay on limbs.

Gamel Way Survey:		(6)			
Tree#	Species	DBH	CON	HT/SP	Comments
57R	Camphor (<i>Cinnamomum camphora</i>)	12.8	65	30/30	Fair vigor, fair form.
58H/R	Coast live oak (<i>Quercus agrifolia</i>)	14-24	35	30/40	Good vigor, poor form, tree failed in past and continues to grow.
59H/R	Canary Island Palm (<i>Phoenix canariensis</i>)	30.0	65	20/20	Good vigor, good form, trunk height is 8 feet, against existing driveway.
60H/R	Canary Island Palm (<i>Phoenix canariensis</i>)	30.0	50	15/20	Good vigor, poor form, multi trunked at grade, trunk height is 5 feet.
61H/R	English walnut (<i>Juglans regia</i>)	17.7	45	25/35	Fair vigor, poor form, topped for line clearance.
62R	Crape myrtle (<i>Lagerstroemia sp.</i>)	10.8	65	14/10	Fair vigor, fair form, multi leader at grade.

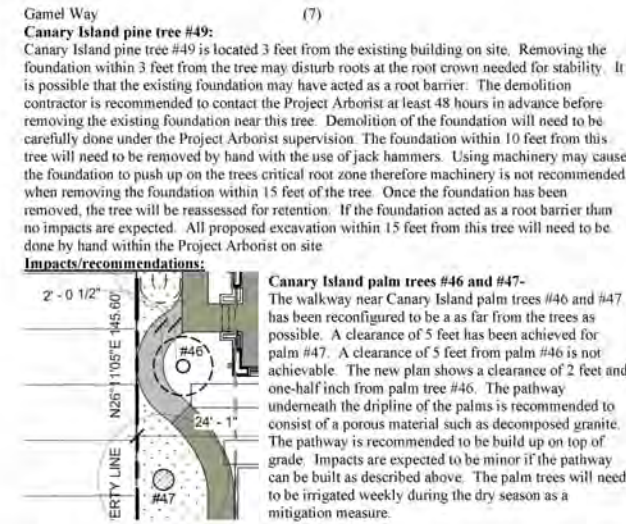
*-Indicates tree on neighboring property. H-Indicates heritage tree by city ordinance.
 R-Indicates proposed tree removal



Summary:
 The trees on site are a mix of imported trees, with one native Coast Live Oak tree found on site. Coast live oak tree #58 is in poor condition as the tree has failed in the past at the root crown and continues to grow even though a large portion of the tree is laying on the ground. Most of the trees are in poor to fair condition with the only trees in good condition being Canary Island palm trees #46 and #47. Most of the trees on site do not contribute to the site and are proposed to be removed. The trees will be replaced at the time of the landscaping phase of the project. Any property improvement would greatly benefit the area. All trees measuring 15.2 inches in diameter (48 inches in circumference) or larger are considered heritage trees in the city of Mountain View and will require a permit to be removed.

Showing topped tree

The majority of the trees along Gamel way in front of the homes, are underneath utility lines and have been topped in the past. Topping trees often leads to hazardous conditions as topping cuts tend to decay and poor form. These trees are to be removed and should be replaced with a shorter species trees that will not grow into the power lines.



The proposed plan shows the building located at 20 feet from tree #47 and 18 feet from palm tree #46. The proposed underground garage will need to have a 2:1 OSHA overcut and will result in excavation being slightly closer to the trees than where the building foundation is shown. The Project Arborist will need to be on site when excavating for the basement when within 20 feet of the palm trees. All encountered roots will need to be cleanly cut by hand. Palm tree roots are fibrous roots that create a dense mat. Palm trees generally handle root cutting well. Excavation equipment shall face the palm trees when excavating within 20 feet from the palm tree. Excavation in this area will need to be done slowly and carefully. Roots will need to be cut during the excavation process using loppers. The palm trees are recommended to be deep water fertilized in early spring for the next 2 years using 200 gallons of clean water per tree. Fertilizer used should be one that is specifically formulated for palm trees. Twice a month the palm trees should be irrigated until the top foot of soil is saturated. Irrigation shall be applied with 20 feet from the tree where possible with irrigation staying at least 3 feet away from the tree trunks.

The grade near palm trees is to be slightly raised. Tree wells are recommended to be constructed for the palm trees so that the grade within 2 feet of the tree trunks does not need to be raised. The slight raise of grade will allow the walkway and flow through planter to be built on top of grade and will help to reduce impacts. The Project Arborist will need to be on site during this work. Impacts are expected to be minor. Tree protection fencing shall be placed at the edge of the underground basement construction and out to 20 feet from the palm trees wherever else possible. During the raising of the grade and walkway work the fencing will need to be reduced. This should act as a reminder to contact the Project Arborist when this work is to take place. Once the work is completed fencing shall be reinstalled at 20 feet from the trees where possible. Overall impacts for the palm trees are expected to be minor.

Fern pines #1-17: A new property line fence, swale and walkway are proposed near the neighboring fern pine trees #1-17. The building and underground garage are located far from the small fern pine trees at 21'8" from the trees. The OSHA 2:1 over cut will result in the excavation being slightly closer to the trees. No impacts are expected from the basement or building foundation construction. The new property line fence will require the fence post holes that will need to be manually excavated by hand. Any encountered roots will need to be cleanly cut by hand. The fence should be one that has no continuous footing between the fence post holes. Between the post holes, the fence should be on top of the existing grade. The swale work at the property line is recommended to be done by hand in combination with an air knife. Roots encountered measuring 1.5 inches in diameter or larger within the shallow swale are recommended to be retained. All walkway excavation near these trees will need to take place by hand. All roots encountered within the base section will need to be retained with base rock packed around tree roots. This will reduce the number of roots cut. Overall impacts for the fern pine trees are expected to be minor. It is recommended to heavily irrigated the fern pine trees every 2 weeks during the dry season until the top foot of soil is saturated. Irrigation should take place within the proposed swale area. These trees are recommended to be protected by tree protection fencing extending out from the property line fence to a distance of 10 feet from the trees. This should act as a reminder for the contractor to call the Project Arborist before starting the walkway, swale and fence work. The following tree protection plan will help to reduce impacts to the retained trees on site.

Tree Protection Plan:
 Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for the protection zones should be 6 foot tall metal chain link type supported by 2 inch metal poles pounded into the ground by no less than 2 feet. The support poles should be spaced no more than 10 feet apart on center. The location for the tree protection fencing for retained palm trees #46 and #47 shall be placed at the edge of the underground basement construction and out to a distance of 20 feet from the trees where ever else possible. During the raising of the grade and walkway work the fencing will need to be reduced. This should act as a reminder to contact the Project Arborist when this work is to take place. Tree protection fencing is recommended to be placed at a distance of 10 feet from neighboring fern pine trees #1-17. This should act as a reminder for the contractor to call the Project Arborist before starting the walkway, swale and fence work near these trees. Signs should be placed on fencing signifying

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GAMEL
 1920 Gamel Way

ARBORIST
 REPORT

Job: GAM 2018 04
 Date: 2021.08.18
 Drawn By: PK

A0.05

Scale 12" = 1'-0"

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ARBORIST REPORT/DISTANCES TO PUBLIC TRANSPORTATION AND OTHER AMENITIES

Job: GAM 2018 04
Date: 2021.08.18
Drawn By: PK

A0.06

Scale 6" = 1'-0"

Gamel Way (9)

"Tree Protection Zone - Keep Out". No materials or equipment should be stored or cleaned inside the tree protection zones. Areas outside the fencing but still beneath the dripline of protected trees, where foot traffic is expected to be heavy, should be mulched with 4 to 6 inches of chipper chips. When work is to take place underneath the dripline of a protected tree on site, hand tools should be used in order to first expose what roots may exist where construction is to take place. The site arborist must be called out to the site to inspect all work done underneath the driplines of the protected trees on site.

Landscape Barrier
Where tree protection does not cover the entire root zone of the trees (at canopy spread), or when a smaller tree protection zone is needed for access, a landscape buffer consisting of wood chips spread to a depth of six inches with plywood or steel plates placed on top will be placed where foot traffic is expected to be heavy. The landscape buffer will help to reduce compaction to the unprotected root zone.

Tree Pruning
During construction any trimming will be supervised by the site arborist and must stay underneath 25% of the tree's total foliage. At this time no pruning is proposed. All pruning shall be done by a licensed tree care provider.

Root Cutting
Any roots to be cut shall be monitored and documented. Large roots (over 2" diameter) or large masses of roots to be cut must be inspected by the site arborist. The site arborist, at this time, may recommend irrigation or fertilization of the root zone. All roots needing to be cut should be cut clean with a saw or lopper. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist. The site arborist will be on site for all excavation when within the dripline of the protected trees listed above.

Trenching
Trenching for irrigation, drainage, electrical or any other reason shall be done by hand when inside the dripline of a protected tree. Hand digging and the careful placement of pipes below or besides protected roots will significantly reduce root loss, thus reducing trauma to the tree. All trenches shall be backfilled with native materials and compacted to near its original level, as soon as possible. Trenches to be left open for a period of time (24 hours), will require the covering of all exposed roots with burlap and be kept moist. The trenches will also need to be covered with plywood to help protect the exposed roots.

Irrigation
Normal irrigation should be maintained for the imported trees. Irrigation will consist of flood type irrigation with enough water to wet the trees entire root zone. Trees should be irrigated two times per month for the entire warm season. Some irrigation may be required during the winter depending on seasonal rainfall. The palm trees will need to be deep water fertilized as described in this report in early spring for the next 2 years.

Gamel Way (10)

Inspections
The site will need to be inspected after the tree protection measures are installed, and before the start of construction. It is the contractor's responsibility to notify the site arborist when construction is to start, and whenever there is to be work performed underneath the dripline of a tree to be retained at least 48 hours in advance. Kieilty Arborist Services can be reached at 650-515-9783, 650-532-4418 or by email at kkarbor0476@yahoo.com.

The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,
Kevin R. Kieilty
Certified Arborist WE#0476A *Kevin Kieilty*

Kieilty Arborist Services
P.O. Box 6187
San Mateo, CA 94403
650-515-9783
ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or seek additional advice.

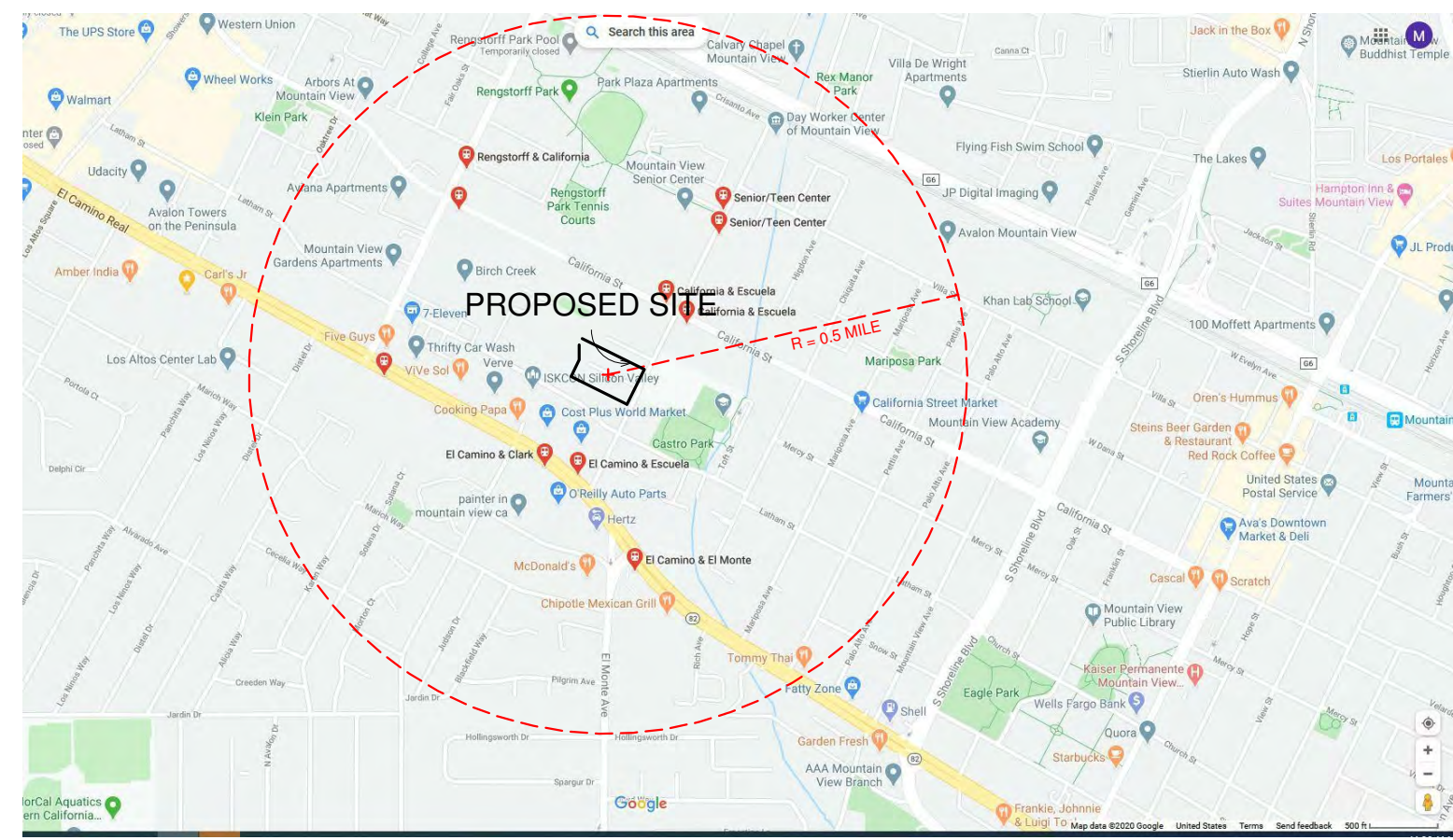
Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like a medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.

Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees.

Arborist: *Kevin Kieilty*
Kevin R. Kieilty

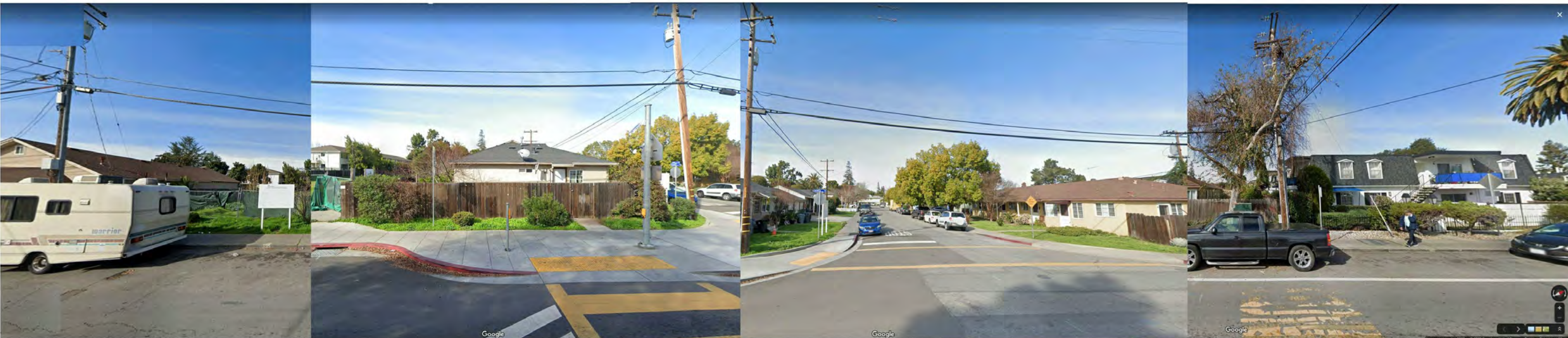
Date: August 12th 2021



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PROPOSED STREETSCAPE



EXISTING STREETSCAPE

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GAME!
1920 Game! Way

**STREETSCAPE
ELEVATIONS**

Job: GAM 2018 04
Date: 2021.07.09
Drawn By: PK

A0.10

Scale 6" = 1'-0"



A) NEIGHBORHOOD BUILDING / FIRE SAFETY TURNAROUND



B) EXISTING SITE FROM GAMEL WAY



C) EXISTING SITE FROM GAMEL WAY



E) EXISTING SITE LOOKING SOUTH



F) GABRIELA MISTRAL ELEMENTARY SCHOOL FROM EXISTING SITE



G) ESCUELA AVE LOOKING NORTH



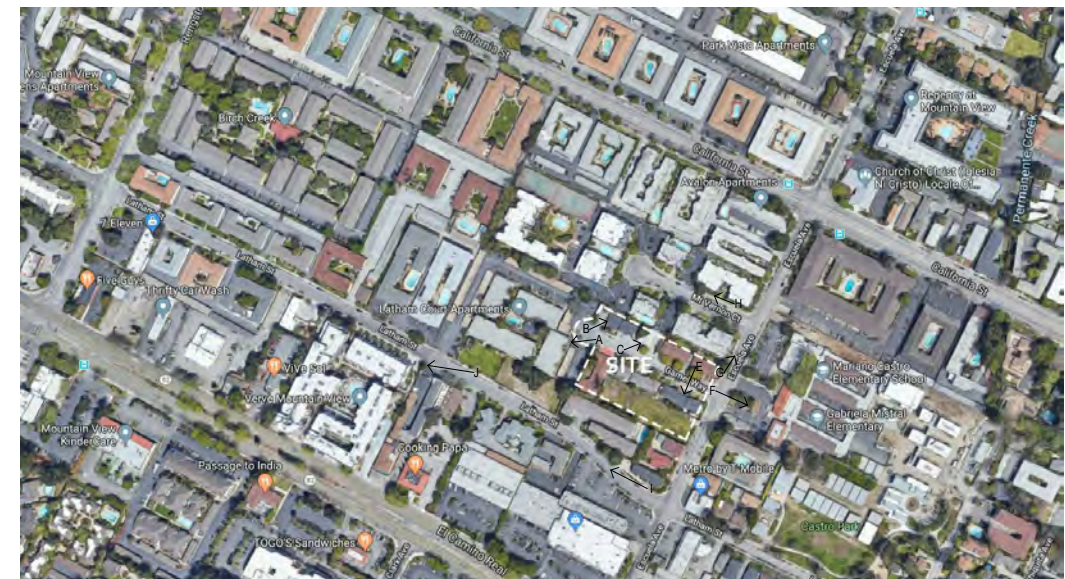
H) MT VERNON CT FROM ESCUELA AVE



I) LATHAM STREET LOOKING WEST



J) VERVE MOUNTAIN VIEW APARTMENTS @ LATHAM STREET



KEY MAP

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**NEIGHBORHOOD
CONTEXT**

Job: GAM 2018 04
Date: 2021.07.09
Drawn By: PK

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PERSPECTIVES

Job: GAM 2018 04
Date: 2021.07.09
Drawn By: WMAA

A0.15

MAIN ENTRANCE

Scale



SOUTH ENTRANCE



NORTH ENTRANCE -1



ENTRANCE-2 VIEW FROM COURTYARD



NORTH ENTRANCE -2

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GAMEL
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A0.17

Scale



NORTH WEST PERSPECTIVE



SOUTH WEST PERSPECTIVE



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Scale

COURTYARD VIEW



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PERSPECTIVES

Job: GAM 2018 04
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A0.19

Scale

COURTYARD VIEW WITH PLAY STRUCTURE



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PERSPECTIVES

Job: GAM 2018 04
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A0.20

CORTYARD EAST ENTRANCE

Scale



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PERSPECTIVES

Job: GAM 2018 04
Date: 2021.07.09
Drawn By: Author

A0.21

Scale

MAIN ENTRANCE FROM CORTYARD



SOUTH WEST AERIAL VIEW



NORTH RAMP @ TRELLIS VIEW



NORTH WEST AERIAL VIEW



NORTH EAST AERIAL VIEW

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PERSPECTIVES

Job: GAM 2018 04
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Drawn By: Author

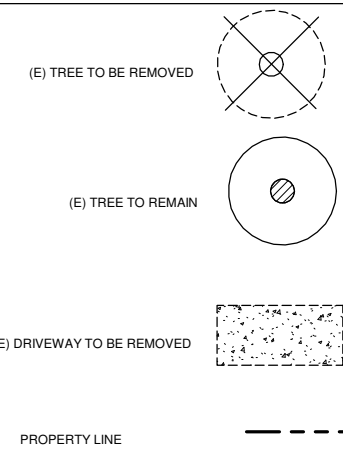
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Scale

DEMOLITION NOTES

1. PROTECT RETAINED TREES PER ARBORIST RECOMMENDATIONS.
2. EACH HERITAGE TREE TO BE REMOVED SHALL BE REPLACED WITH A 24" BOX TREE ON SITE.
3. SEE LANDSCAPE PLAN FOR ADDITIONAL DETAILS, INCLUDING CANOPY COVERAGE PLANS.
4. SEE ARBORIST REPORT FOR ADDITIONAL INFORMATION ON TREE LOCATIONS, SPECIES, CONDITION, AND RECOMMENDATIONS.

DEMO LEGEND



TREE PROTECTION NOTES

TREE PROTECTION ZONES SHOULD BE ESTABLISHED AND MAINTAINED THROUGHOUT THE ENTIRE LENGTH OF THE PROJECT. FENCING FOR THE PROTECTION ZONES SHOULD BE 6 FOOT TALL METAL CHAIN LINK TYPE SUPPORTED BY 2 INCH METAL POLES POUNDED INTO THE GROUND BY NO LESS THAN 2 FEET. THE SUPPORT POLES SHOULD BE SPACED NO MORE THAN 10 FEET APART ON CENTER. THE LOCATION FOR THE PROTECTION FENCING SHOULD BE AS CLOSE TO THE DRIP LINE AS POSSIBLE STILL ALLOWING ROOM FOR CONSTRUCTION TO SAFELY CONTINUE. SIGNS SHOULD BE PLACED ON FENCING SIGNIFYING "TREE PROTECTION ZONE - KEEP OUT". NO MATERIALS OR EQUIPMENT SHOULD BE STORED OR CLEANED INSIDE THE TREE PROTECTION ZONES. AREAS OUTSIDE THE FENCING BUT STILL BENEATH THE DRIP LINE OF PROTECTED TREES, WHERE FOOT TRAFFIC IS EXPECTED TO BE HEAVY, SHOULD BE MULCHED WITH 4 TO 6 INCHES OF CHIPPER CHIPS. WHEN WORK IS TO TAKE PLACE UNDERNEATH THE DRIP LINE OF A PROTECTED TREE ON SITE, HAND TOOLS SHOULD BE USED IN ORDER TO FIRST EXPOSE WHAT ROOTS MAY EXIST WHERE CONSTRUCTION IS TO TAKE PLACE. THE SITE ARBORIST MUST BE CALLED OUT TO THE SITE TO INSPECT ALL WORK DONE UNDERNEATH THE DRIP LINES OF THE PROTECTED TREES ON SITE.

ROOT CUTTING
ANY ROOTS TO BE CUT SHALL BE MONITORED AND DOCUMENTED. LARGE ROOTS (OVER 2" DIAMETER) OR LARGE MASSES OF ROOTS TO BE CUT MUST BE INSPECTED BY THE SITE ARBORIST. THE SITE ARBORIST, AT THIS TIME, MAY RECOMMEND IRRIGATION OR FERTILIZATION OF THE ROOT ZONE. ALL ROOTS NEEDING TO BE CUT SHOULD BE CUT CLEAN WITH A SAW OR LOPPER. ROOTS TO BE LEFT EXPOSED FOR A PERIOD OF TIME SHOULD BE COVERED WITH LAYERS OF BURLAP AND KEPT MOIST. THE SITE ARBORIST WILL BE ON SITE FOR ALL EXCAVATION WHEN WITHIN THE DRIP LINE OF THE PROTECTED TREES LISTED ABOVE.

TRENCHING
TRENCHING FOR IRRIGATION, DRAINAGE, ELECTRICAL OR ANY OTHER REASON SHALL BE DONE BY HAND WHEN INSIDE THE DRIP LINE OF A PROTECTED TREE. HAND DIGGING AND THE CAREFUL PLACEMENT OF PIPES BELOW OR BESIDES PROTECTED ROOTS WILL SIGNIFICANTLY REDUCE ROOT LOSS, THUS REDUCING TRAUMA TO THE TREE. ALL TRENCHES SHALL BE BACKFILLED WITH NATIVE MATERIALS AND COMPACTED TO NEAR ITS ORIGINAL LEVEL, AS SOON AS POSSIBLE. TRENCHES TO BE LEFT OPEN FOR A PERIOD OF TIME (24 HOURS), WILL REQUIRE THE COVERING OF ALL EXPOSED ROOTS WITH BURLAP AND BE KEPT MOIST. THE TRENCHES WILL ALSO NEED TO BE COVERED WITH PLYWOOD TO HELP PROTECT THE EXPOSED ROOTS.

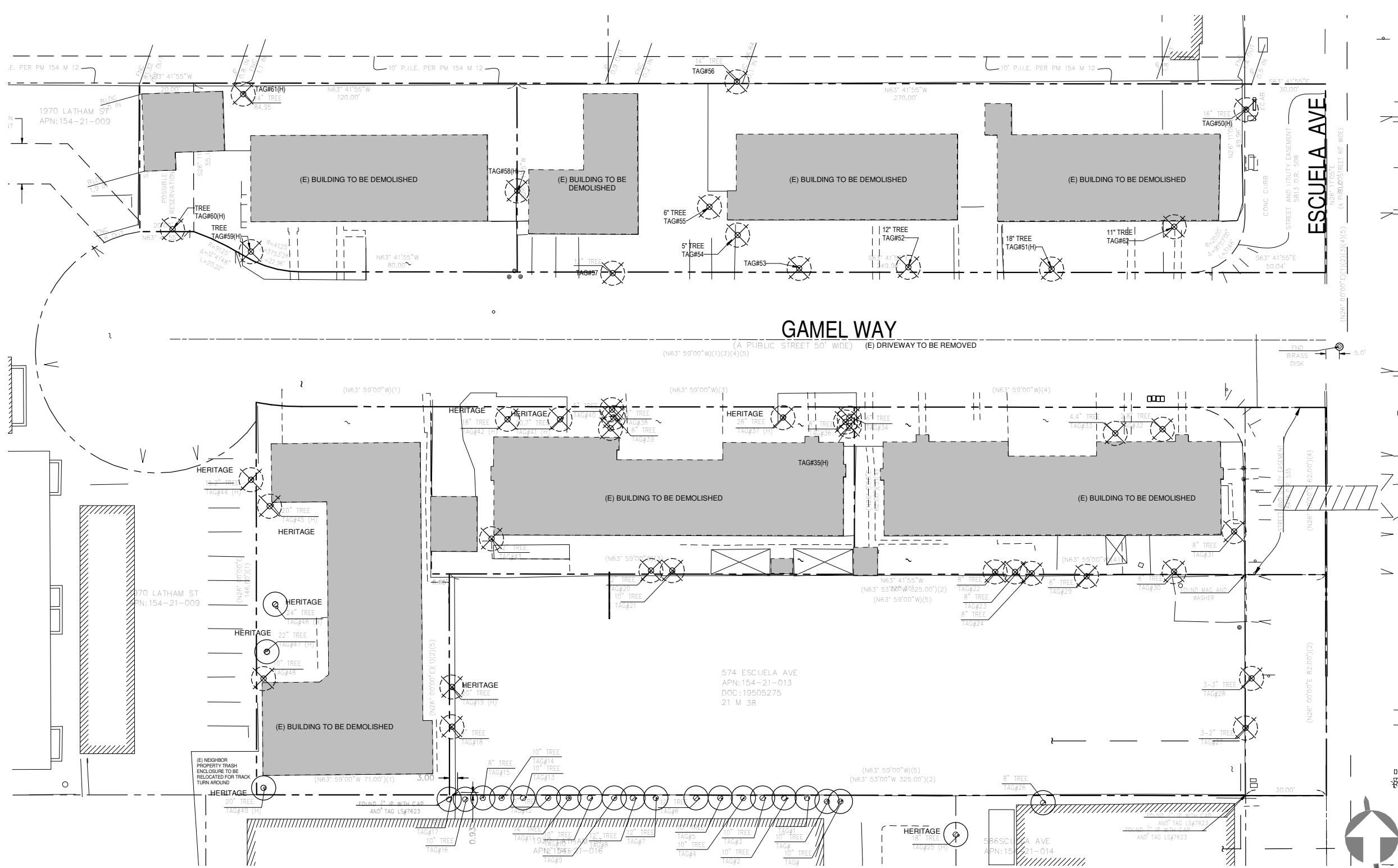
IRRIGATION
NORMAL IRRIGATION SHOULD BE MAINTAINED FOR THE IMPORTED TREES. IRRIGATION WILL CONSIST OF FLOOD TYPE IRRIGATION WITH ENOUGH WATER TO WET THE TREES ENTIRE ROOT ZONE. TREES SHOULD BE IRRIGATED TWO TIMES PER MONTH FOR THE ENTIRE WARM SEASON. SOME IRRIGATION MAY BE REQUIRED DURING THE WINTER DEPENDING ON SEASONAL RAINFALL.

PLEASE SEE LANDSCAPE AND CIVIL DRAWINGS FOR MORE INFORMATION ON TREE PROTECTION.

TREE LEGEND

1"	Yew pine	36	Birch
2"	Yew pine	37H	Modesto ash
3"	Yew pine		(<i>Fraxinus velutina</i>) (HERITAGE TREE)
4"	Yew pine	38	Birch
5"	Yew pine	39	(<i>Betula pendula</i>)
6"	Yew pine	40	Birch
7"	Yew pine	41H	Modesto ash
8"	Yew pine		(<i>Fraxinus velutina</i>) (HERITAGE TREE)
9"	Yew pine	42H	(<i>Fraxinus velutina</i>) (HERITAGE TREE)
10"	Yew pine	43	English laurel
11"	Yew pine	44H	Black acacia
12"	Yew pine		(<i>Acacia melanoxylon</i>) (HERITAGE TREE)
13"	Yew pine	45H	African fern pine
14"	Yew pine		(<i>Afrocarpus falcatus</i>) (HERITAGE TREE)
15"	Yew pine	46H	Canary island palm
16"	Yew pine	47H	Canary island palm
17"	Yew pine	48	(<i>Phoenix canariensis</i>) (HERITAGE TREE)
18"	Camphor	49"H	Canary island pine
	(<i>Cinnamomum camphora</i>)	50H	(<i>Pinus canariensis</i>) (HERITAGE TREE)
19H	Casurina (HERITAGE TREE)	51H	Chinese elm
		52	(<i>Ulmus parvifolia</i>) (HERITAGE TREE)
20	English laurel	53	Camphor
	(<i>Prunus laurocerasus</i>)	54	Bradford pear
21	Privet	55	Magnolia
	(<i>Ligustrum japonicum</i>)	56	(<i>Magnolia grandiflora</i>)
22	Privet	57	Japanese maple
	(<i>Ligustrum japonicum</i>)	58H	(<i>Acer palmatum</i>)
23	Privet	59H	Camphor
	(<i>Ligustrum japonicum</i>)	60H	(<i>Cinnamomum camphora</i>)
24	Privet	61H	Coast live oak
	(<i>Ligustrum japonicum</i>)	62	(<i>Quercus agrifolia</i>) (HERITAGE TREE)
25"H	Magnolia		Canary Island Palm
	(<i>Magnolia grandiflora</i>) (HERITAGE TREE)		(<i>Phoenix canariensis</i>) (HERITAGE TREE)
26"	Fig		Canary Island Palm
	(<i>Ficus carica</i>)		(<i>Phoenix canariensis</i>) (HERITAGE TREE)
27	Peach		English walnut
	(<i>Prunus persica</i>)		(<i>Juglans regia</i>) (HERITAGE TREE)
28	Loquat		Crape myrtle
	(<i>Eriobotrya japonica</i>)		(<i>Lagerstroemia sp.</i>)
29	Pittosporum		
	(<i>Pittosporum tobira</i>)		
30	Peach		
	(<i>Prunus persica</i>)		
31	Peach		
	(<i>Prunus persica</i>)		
32	Black walnut		
	(<i>Juglans nigra</i>)		
33	Plum		
	(<i>Prunus spp.</i>)		
34	Birch		
	(<i>Betula pendula</i>)		
35	Birch		
	(<i>Betula pendula</i>)		

*-Indicates tree on neighboring property.



EXISTING / DEMOLITION PLAN 1" = 20'-0"

#	Rev.	Date
1	Revision 1	2021.08.18

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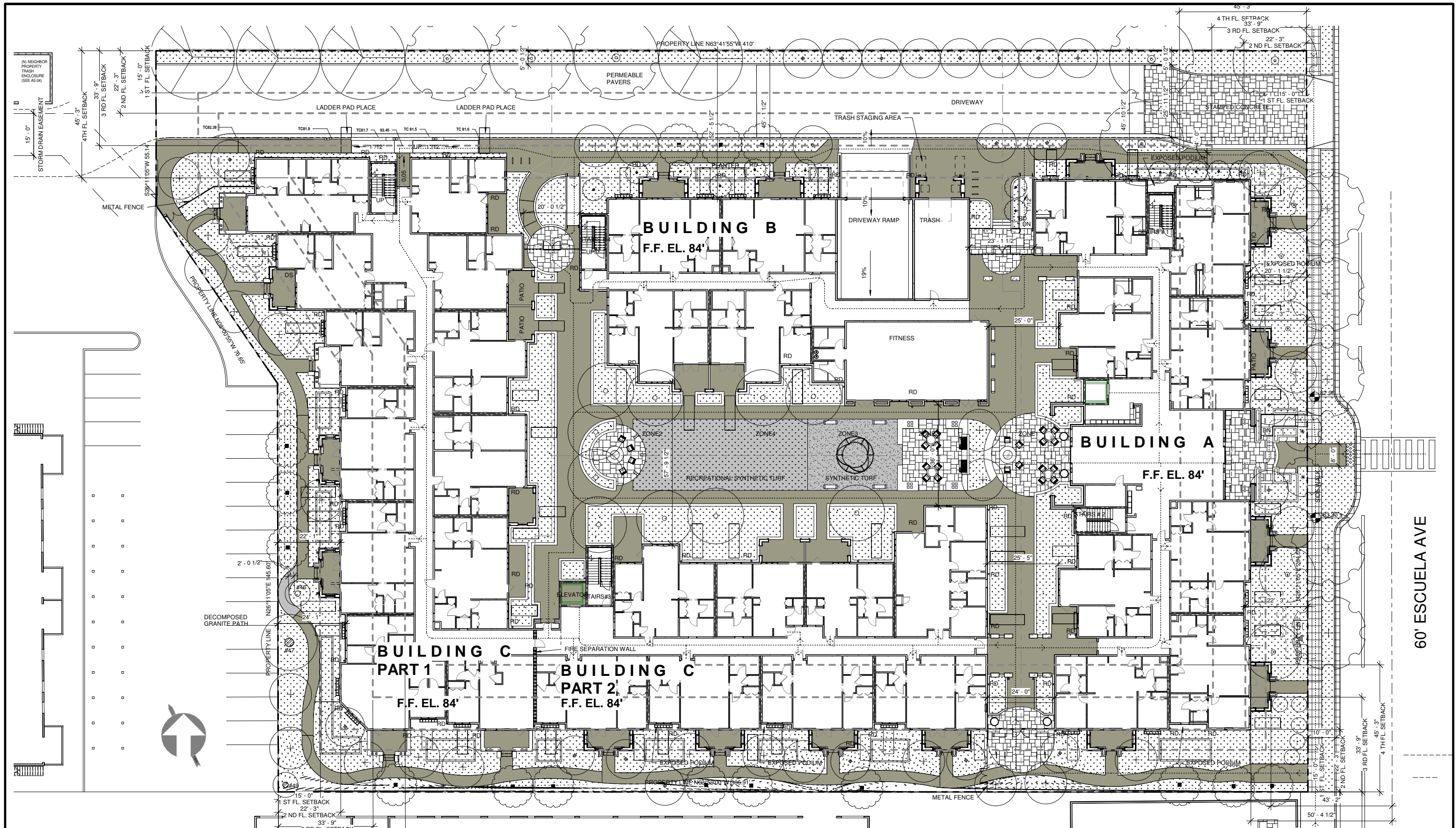
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GAMEL
1920 Gamel Way

**EXISTING/
DEMOLITION
SITE PLAN**

Job: GAM 2018 04
Date: 2021.08.18
Drawn By: PA

A0.23
Scale As indicated



UNIT SUMMARY

UNIT SUMMARY - LEVEL 1 1 BEDROOM: 7 UNITS 2 BEDROOM: 24 UNITS 3 BEDROOM: 1 UNIT FLOOR TOTAL: 32 UNITS	UNIT PERCENTAGES: (28) - 1 BEDROOM = 23% (89) - 2 BEDROOM = 74% (4) - 3 BEDROOM = 3% TOTAL = (121) UNITS
UNIT SUMMARY - LEVEL 2 1 BEDROOM: 8 UNITS 2 BEDROOM: 26 UNITS 3 BEDROOM: 1 UNIT FLOOR TOTAL: 35 UNITS	
UNIT SUMMARY - LEVEL 3 1 BEDROOM: 8 UNITS 2 BEDROOM: 27 UNITS 3 BEDROOM: 1 UNIT FLOOR TOTAL: 36 UNITS	
UNIT SUMMARY - LEVEL 4 1 BEDROOM: 5 UNITS 2 BEDROOM: 12 UNITS 3 BEDROOM: 1 UNIT FLOOR TOTAL: 18 UNITS	

LEVEL 1 PARKING: BICYCLE: 30 SPACES	GRAND TOTAL PARKING (SUBLEVEL A + LEVEL 1): 8' - 6" STANDARD: 135 STALLS 8' - 6" ADA STANDARD ACCESSIBLE: 4 STALLS 9' - 0" ADA / VAN ACCESSIBLE: 2 STALLS BICYCLE: 141
---	---

SITE PLAN NOTES

- SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION PERTAINING TO PLANTING, PARKING, LANDSCAPING, SCREENING, FENCE DESIGN, AND IRRIGATION NOT SHOWN HERE.
- SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN HERE, INCLUDING C-3 AREAS.

SITE PLAN LEGEND

SPOT ELEVATION	A.C. UNIT	FENCE
PROPERTY LINE - REFERENCE CIVIL	WATER METER	ACCESSIBLE PATH TO BUILDING
ASSUMED PROPERTY LINE	GAS METERS	ROOF DRAIN
SETBACK LINE - REFERENCE CIVIL	FIRE HYDRANT	LADDER PAD
2 HR FIRE RATED WALL	ELECTRIC METER	BIORETENTION BASIN
STAINED CONCRETE	AREA DRAIN	FLOW THROUGH PLANTER
(E) TREES TO REMAIN	REDUCED PRESSURE BACKFLOW PREVENTER	
(N) TREES	SEWER CLEAN OUT	
	STORM DRAIN MANHOLE	

#	Rev.	Date

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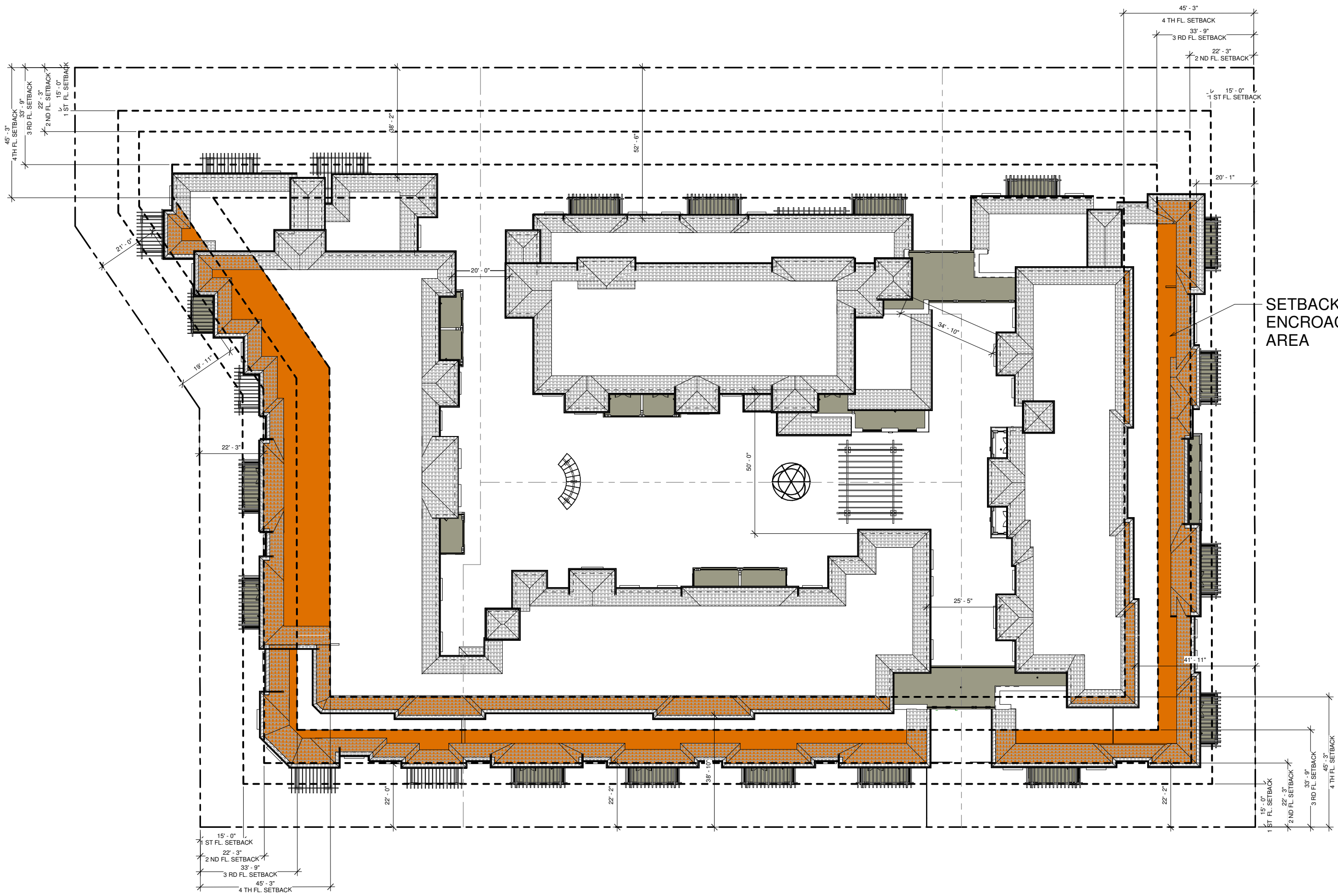
GAMEL
1920 Gamel Way

SITE PLAN

Job: GAM 2018 04
Date: 2021.07.09
Drawn By: WMAA

A1.01

Scale As indicated



SETBACK
ENCROACH
AREA

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**PLAN EXHIBIT
FOR WAIVERS**

Job: GAM 2018 04
Date: 2021.07.09
Drawn By: Author

A1.02

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GAMEL
1920 Gamel Way

**OVERALL
SUBLEVEL A
FLOOR PLAN**

Job: GAM 2018 04
 Date: 2021.07.09
 Drawn By: PA

A2.00

Scale As indicated

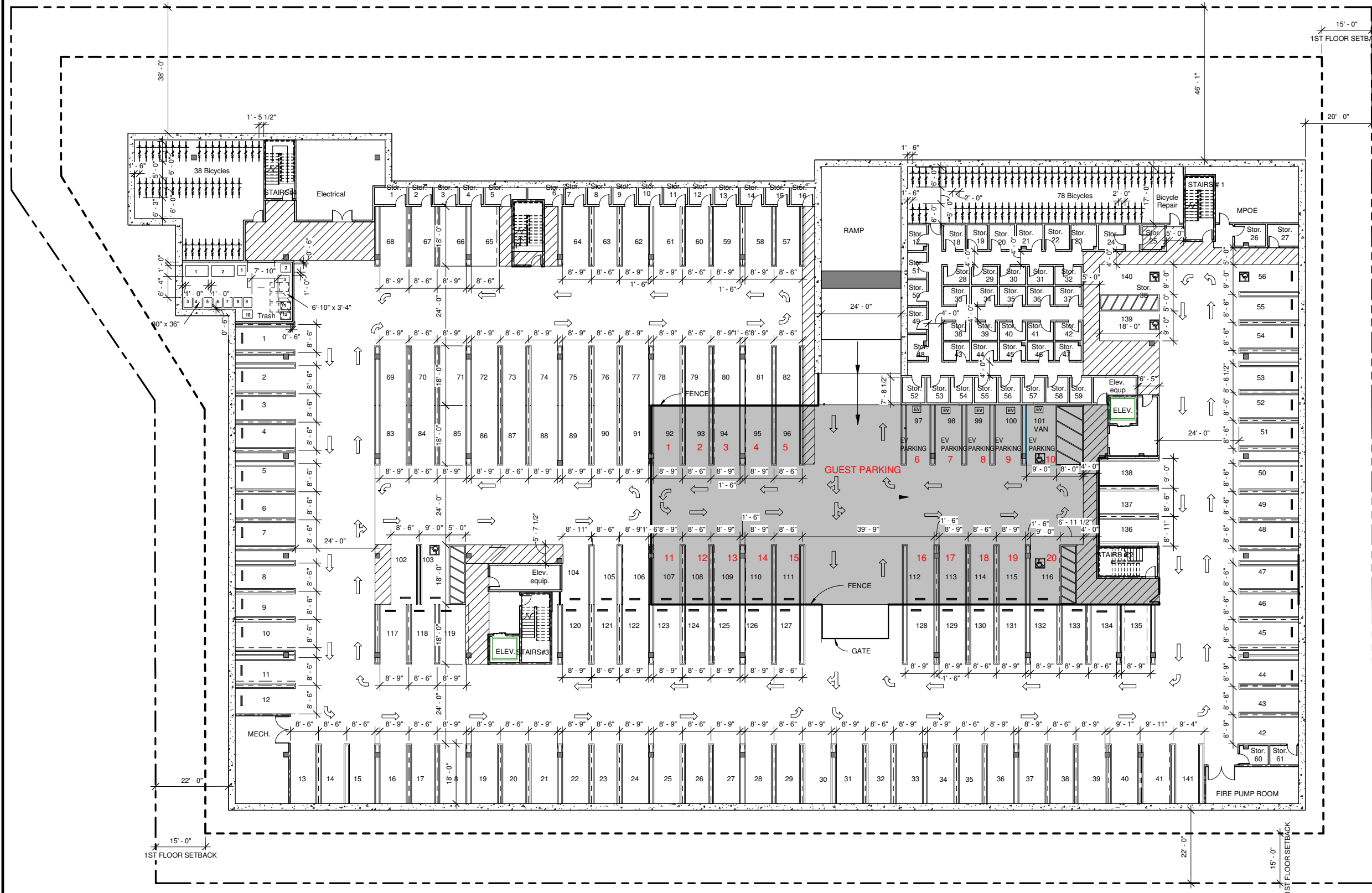
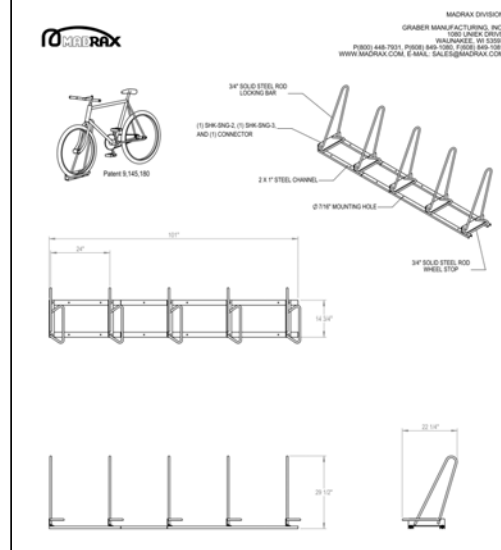
SHEET NOTES

1. SEE A0.14 FOR EXITING INFORMATION
2. 8 EV PARKING SPACES PROVIDED

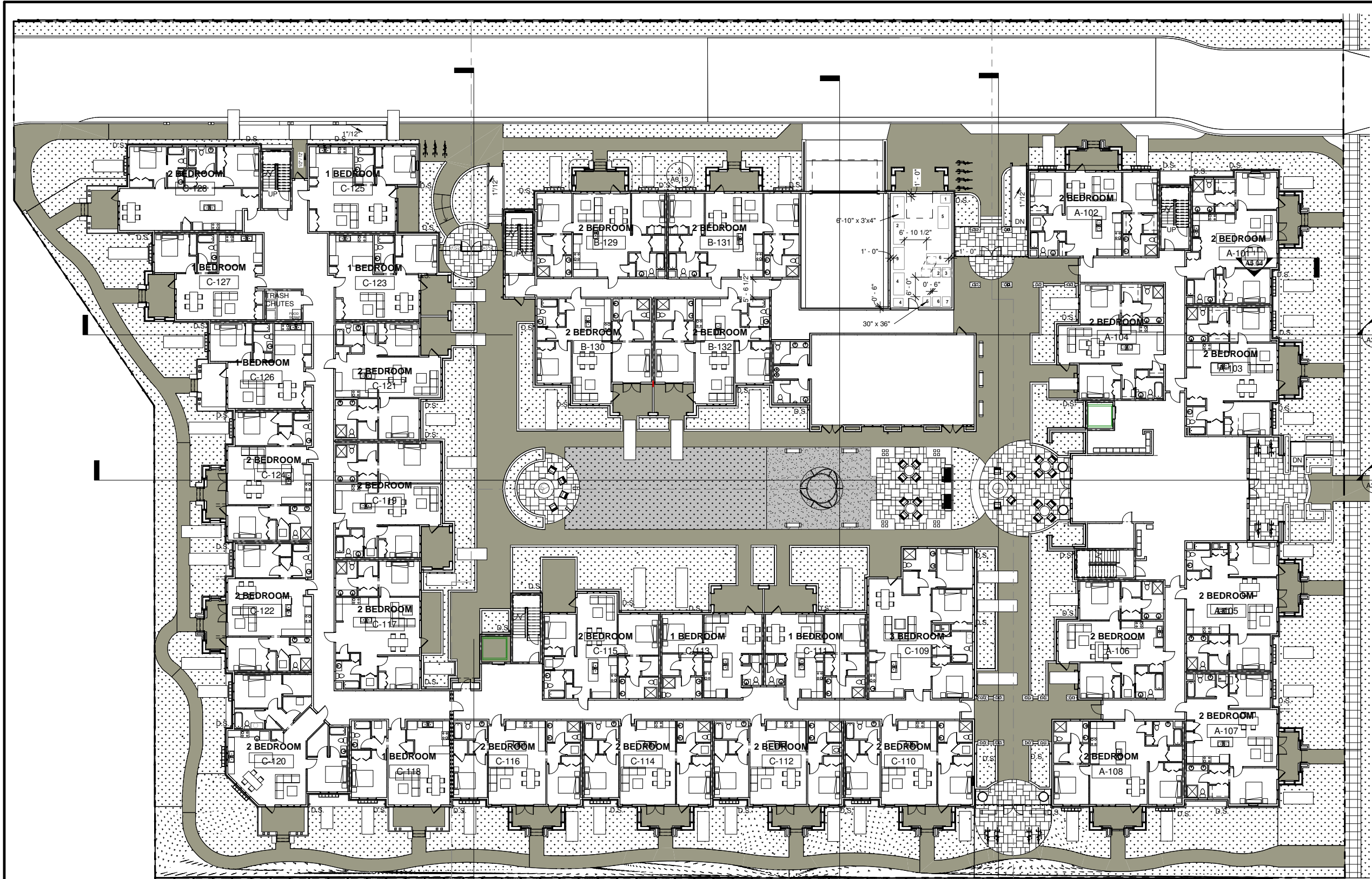
LEGEND

VEHICLE CIRCULATION PATTERN

GARAGE BIKE RACKS



SUBLEVEL A GARAGE PLAN 1/16" = 1'-0" **1**



LEVEL 1 FLOOR PLAN 1/16" = 1'-0" 1

SHEET NOTES

- FOR SITE INFORMATION, SEE CIVIL AND LANDSCAPE DWGS. FOR ADDITIONAL INFO.
- FOR ADDITIONAL INFORMATION ON PLANTER & HARDSCAPE, SEE LANDSCAPE ARCHITECTURAL DRAWINGS, AND CIVIL DRAWINGS FOR DRAINAGE, SLOPE AND ELEVATIONS AT GRADE.

UNIT SUMMARY - LEVEL 1

- 1 BEDROOM: 7 UNITS
- 2 BEDROOM: 24 UNITS
- 3 BEDROOM: 1 UNIT

FLOOR TOTAL: 32 UNITS

TRASH RECEPTACLES (BASEMENT PARKING & LEVEL 1)

8 DUMPSTERS + 19 TOTES

SYMBOL LEGEND

SPOT ELEVATION	
PROPERTY LINE - REFERENCE CIVIL	
ASSUMED PROPERTY LINE	
SETBACK LINE - REFERENCE CIVIL	
GALVANIZED SHEET METAL DOWNSPOUT (PAINTED)	
2 HR FIRE RATED FIRE SEPARATION WALL	
1 HR FIRE RATED WALL	

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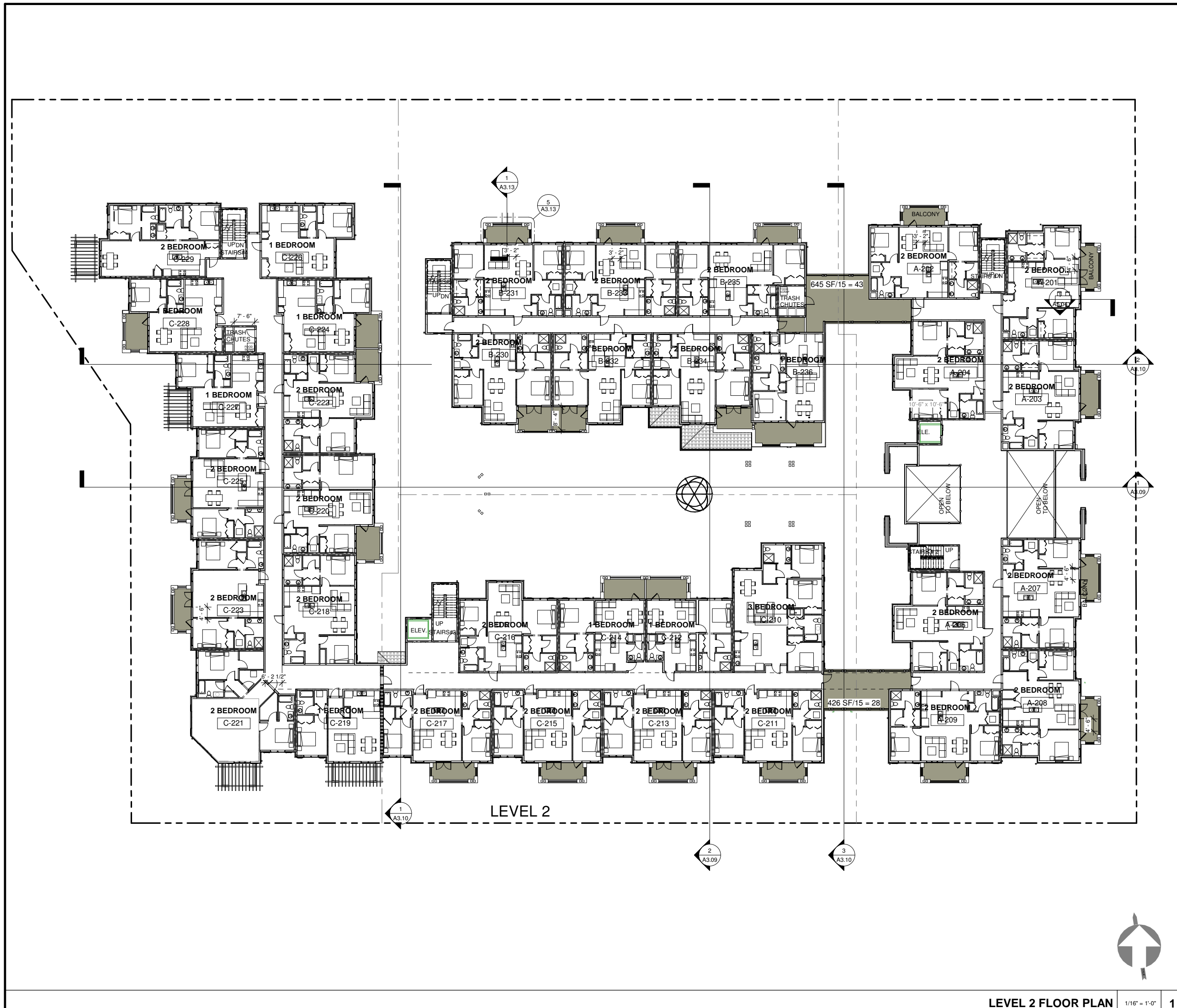
GAME!
1920 Game! Way

**OVERALL
LEVEL 1 FLOOR
PLAN**

Job: GAM 2018 04
Date: 2021.07.09
Drawn By: PA

A2.02

Scale As indicated



SHEET NOTES

UNIT SUMMARY - LEVEL 2
 1 BEDROOM: 8 UNITS
 2 BEDROOM: 26 UNITS
 3 BEDROOM: 1 UNIT
 FLOOR TOTAL: 35 UNITS

LEGEND

- PROPERTY LINE - REFERENCE CIVIL
- ASSUMED PROPERTY LINE
- GALVANIZED SHEET METAL DOWNSPOUT (PAINTED) D.S.
- 2 HR FIRE RATED FIRE SEPARATION WALL
- 1 HR FIRE RATED WALL

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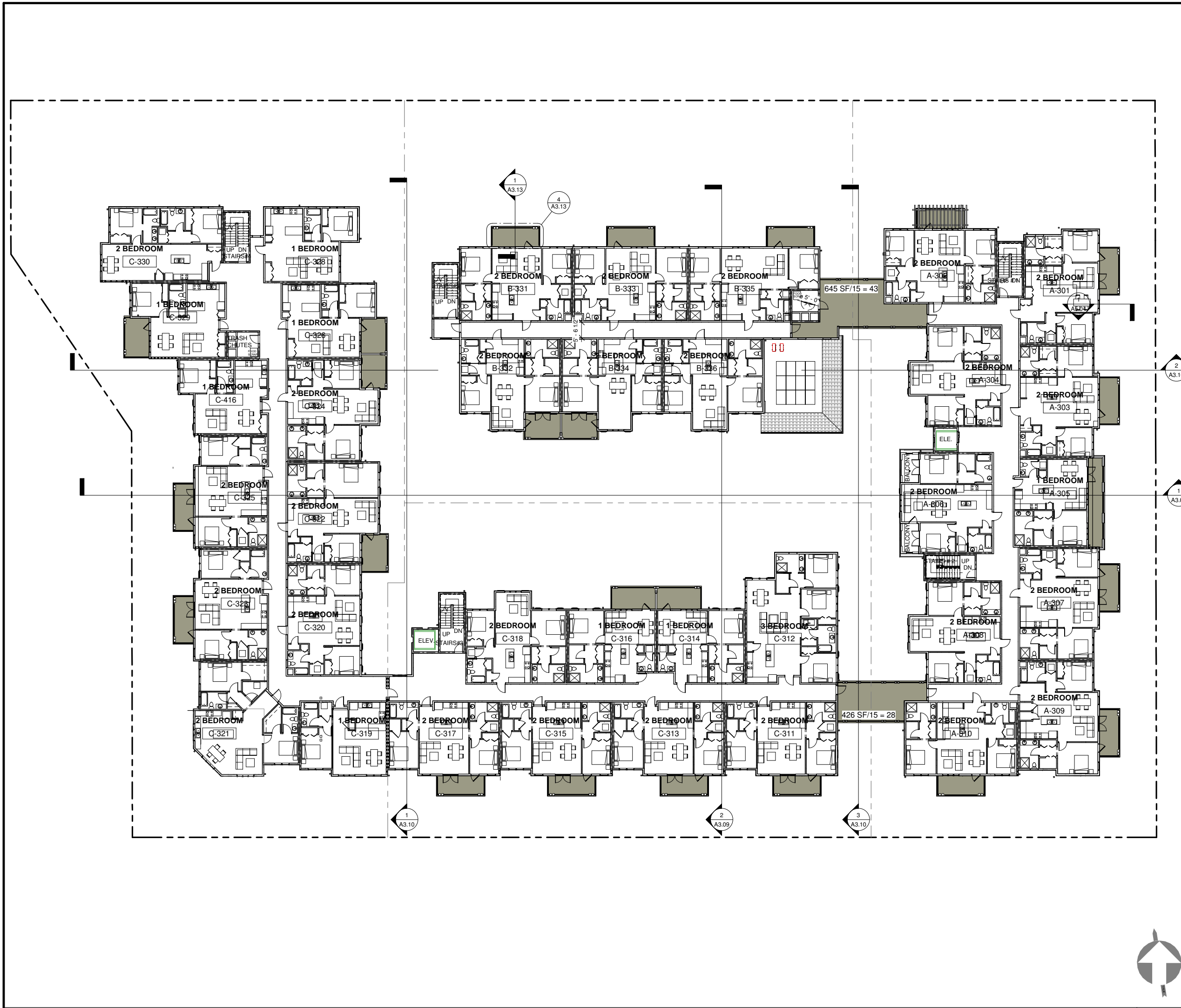
GAMEL
 1920 Gamel Way

**OVERALL
 LEVEL 2 FLOOR
 PLAN**

Job: GAM 2018 04
 Date: 2021.07.09
 Drawn By: PK

A2.03

Scale As indicated



SHEET NOTES

1. FOR SITE INFORMATION, SEE CIVIL AND LANDSCAPE DWGS. FOR ADDITIONAL INFO.

UNIT SUMMARY - LEVEL 3

1 BEDROOM: 8 UNITS
 2 BEDROOM: 27 UNITS
 3 BEDROOM: 1 UNIT
 FLOOR TOTAL: 36 UNITS

LEGEND

- PROPERTY LINE - REFERENCE CIVIL
- ASSUMED PROPERTY LINE
- GALVANIZED SHEET METAL DOWNSPOUT (PAINTED) D.S.
- 2 HR FIRE RATED FIRE SEPARATION WALL
- 1 HR FIRE RATED WALL

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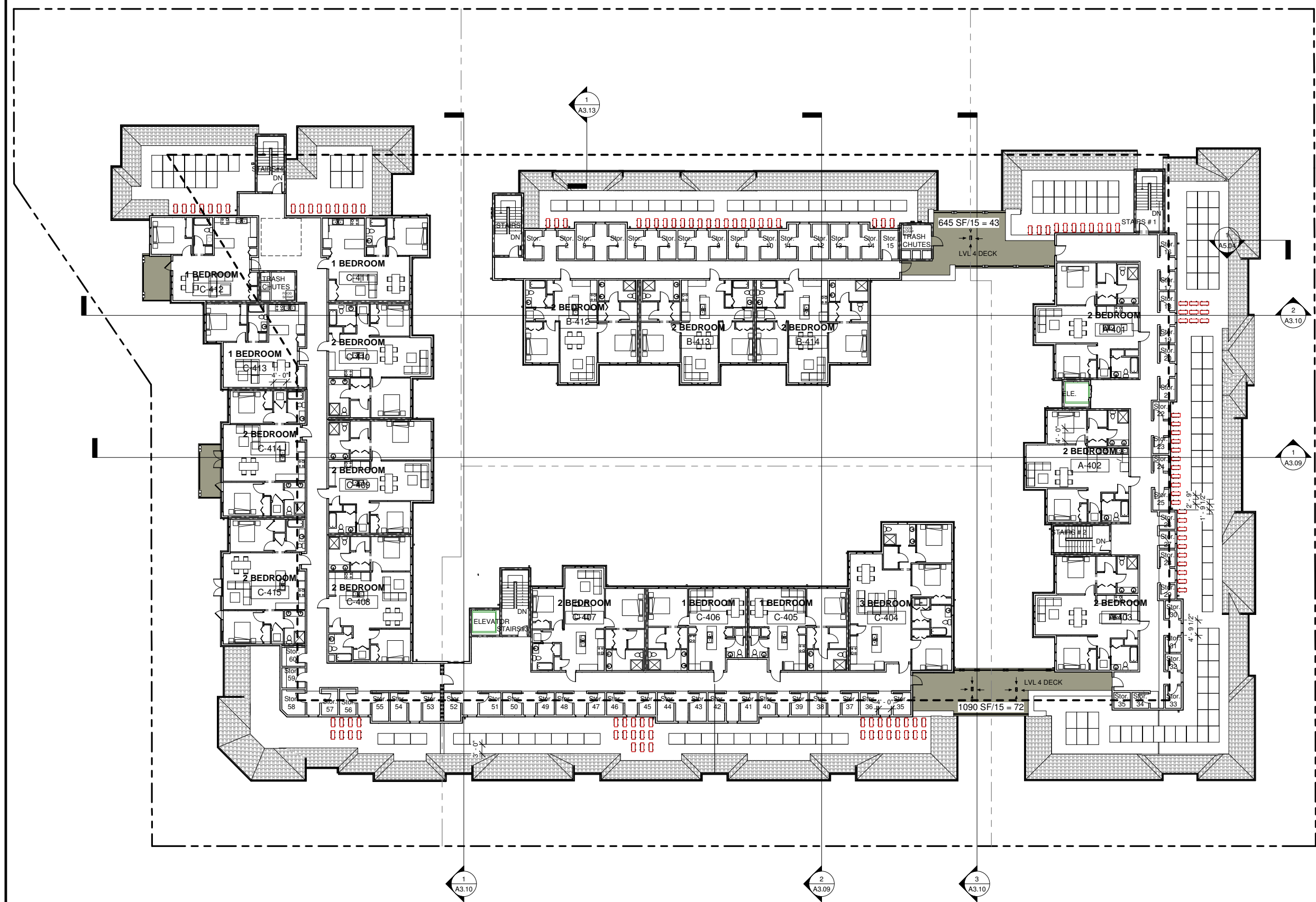
GAMEL
 1920 Gamel Way

**OVERALL
 LEVEL 3 FLOOR
 PLAN**

Job: GAM 2018 04
 Date: 2021.07.09
 Drawn By: PK

A2.04

Scale As indicated



SHEET NOTES

1. FOR SITE INFORMATION, SEE CIVIL AND LANDSCAPE DWGS. FOR ADDITIONAL INFO.

UNIT SUMMARY - LEVEL 4

1 BEDROOM: 5 UNITS
 2 BEDROOM: 12 UNITS
 3 BEDROOM: 1 UNIT

FLOOR TOTAL: 18 UNITS

LEGEND

- PROPERTY LINE - REFERENCE CIVIL
- ASSUMED PROPERTY LINE
- GALVANIZED SHEET METAL DOWNSPOUT (PAINTED) D.S.
- 2 HR FIRE RATED FIRE SEPARATION WALL
- 1 HR FIRE RATED WALL

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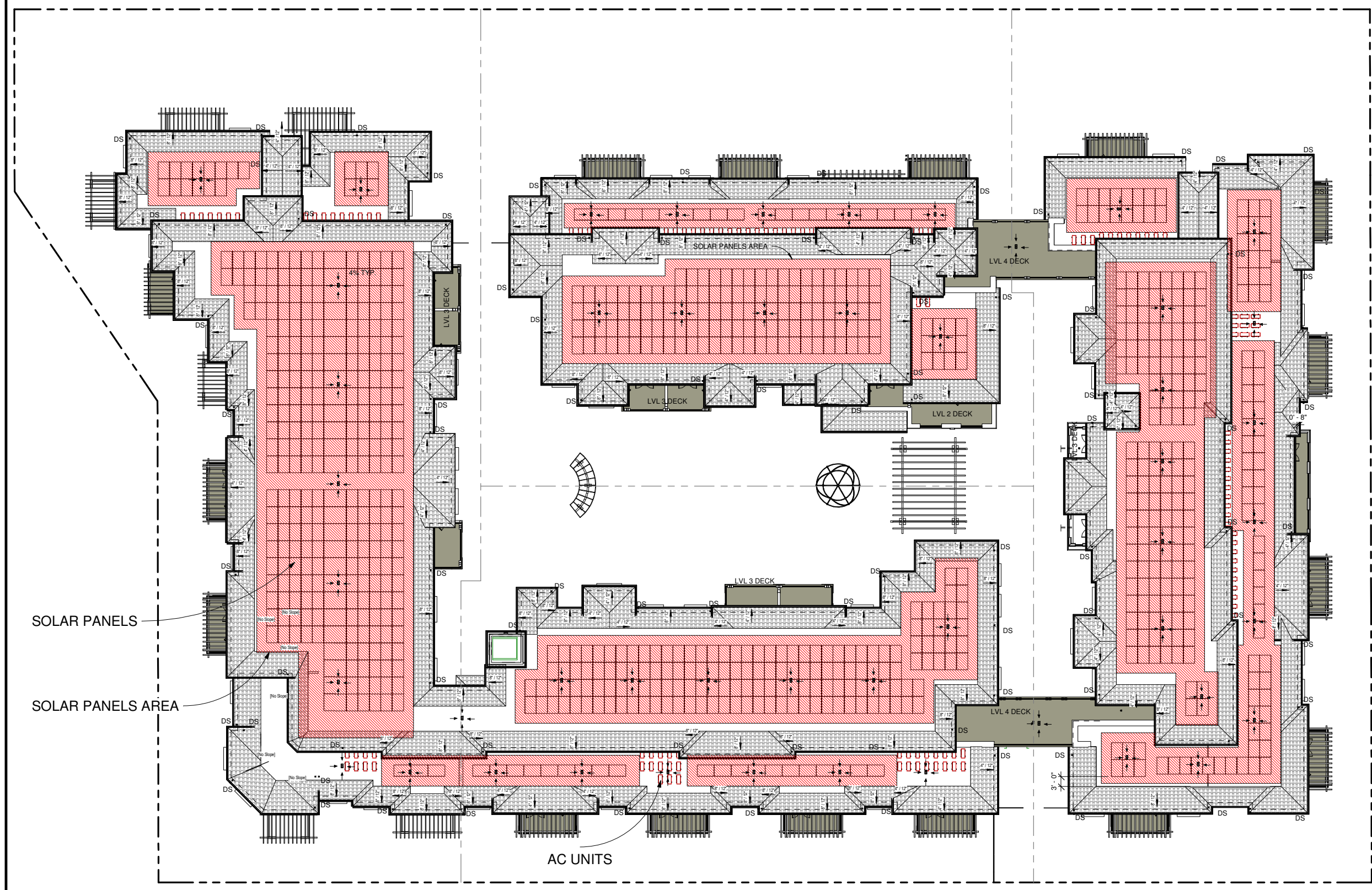
OVERALL LEVEL 4 FLOOR PLAN

Job: GAM 2018 04
 Date: 2021.07.09
 Drawn By: PK

A2.05

Scale As indicated





SHEET NOTES

1. ROOF SLOPE 6:12 AND 8:12 UNLESS OTHERWISE NOTED

KEYNOTES

ROOF CALCULATION
 TOTAL ROOF AREA = 47699 SF
SOLAR PANEL
 SUNPOWER SPR-X22-370
 NOMINAL POWER = 370 W
 SIZE = 41.2 IN X 61.3 IN
 AREA = 2525.56 SQ. IN (17.54 SF)
 *TOTAL REQUIRED SOLAR PANEL AREA TO INCLUDE ACCESS AREA FOR SOLAR PANELS
REQUIRED SOLAR PANEL AREA:
 50% OF TOTAL INCLUDING ACCESS ROOF AREA FOR SOLAR PANEL AREA
 = 50% (48249.19 SF)
 = 23849.5 SF
PROVIDED:
 24356 (51%)
 MEETS 50% MIN. ROOFTOP SOLAR COMPLIANCE

LEGEND

---+--- ROOF DRAINAGE
 .. DS DOWNSPOUTS

SYMBOL LEGEND

• MECHANICAL PIPE THRU ROOF
 --- DOWNSPOUT
 --- GUTTER
 IN/FT SLOPE
 - - - INDICATES WALL BELOW



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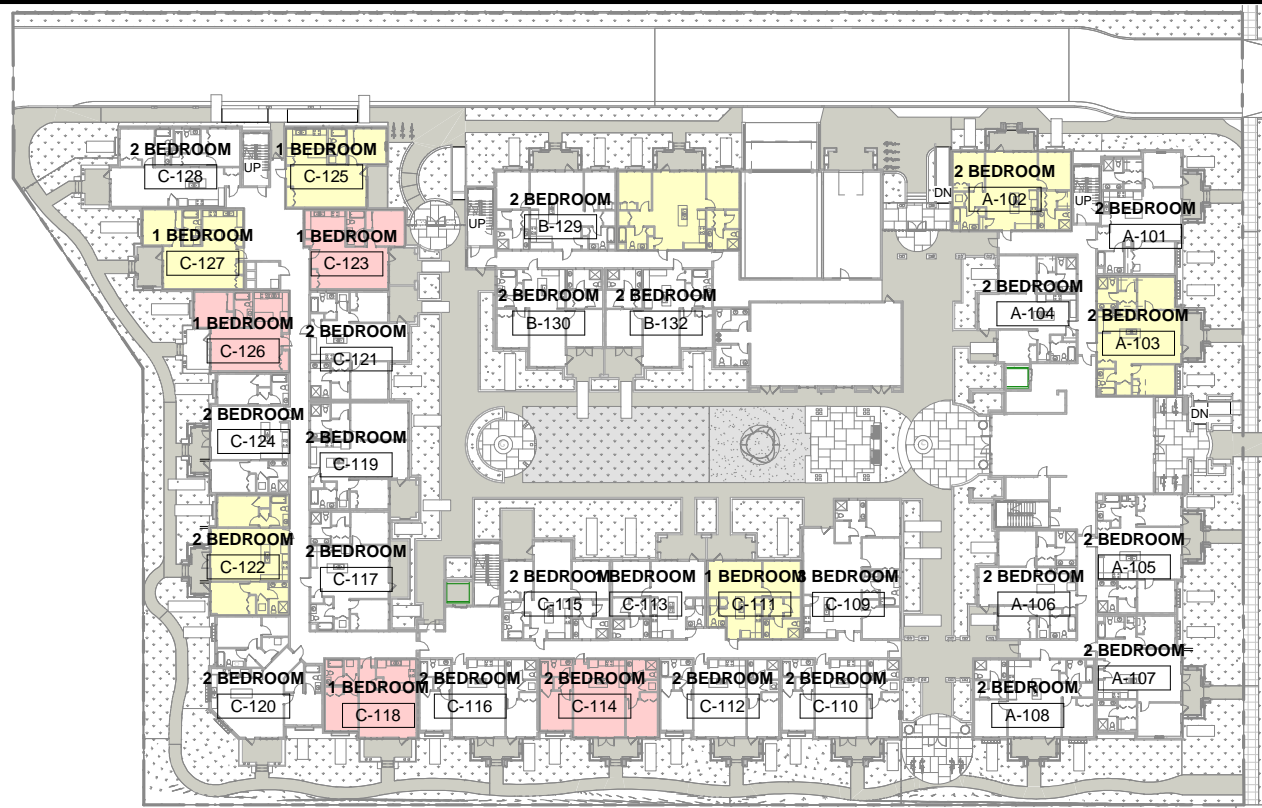
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OVERALL ROOF PLAN

Job: GAM 2018 04
 Date: 2021.07.09
 Drawn By: PK

A2.08

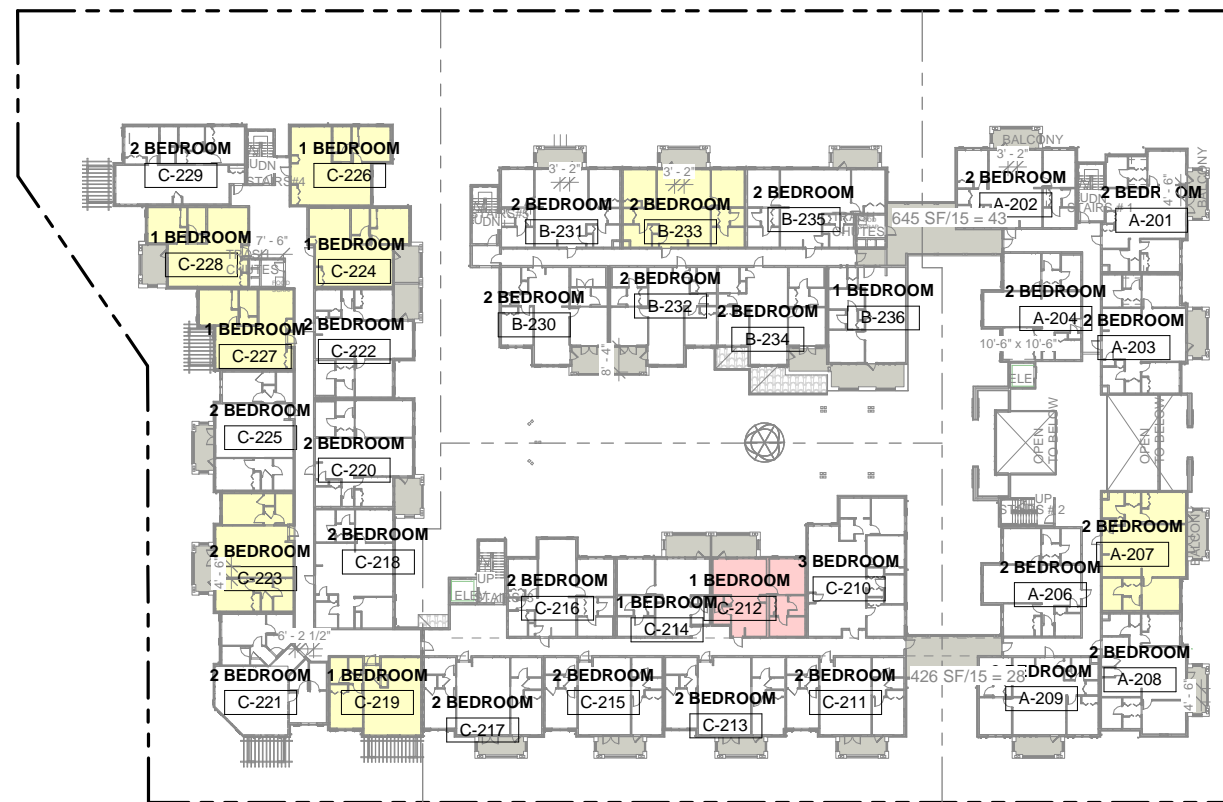
Scale As indicated



	VLI REPLACEMENT UNITS	LI REPLACEMENT UNITS
1 BEDROOM	3	3
2 BEDROOM	1	4

TOTAL: 11

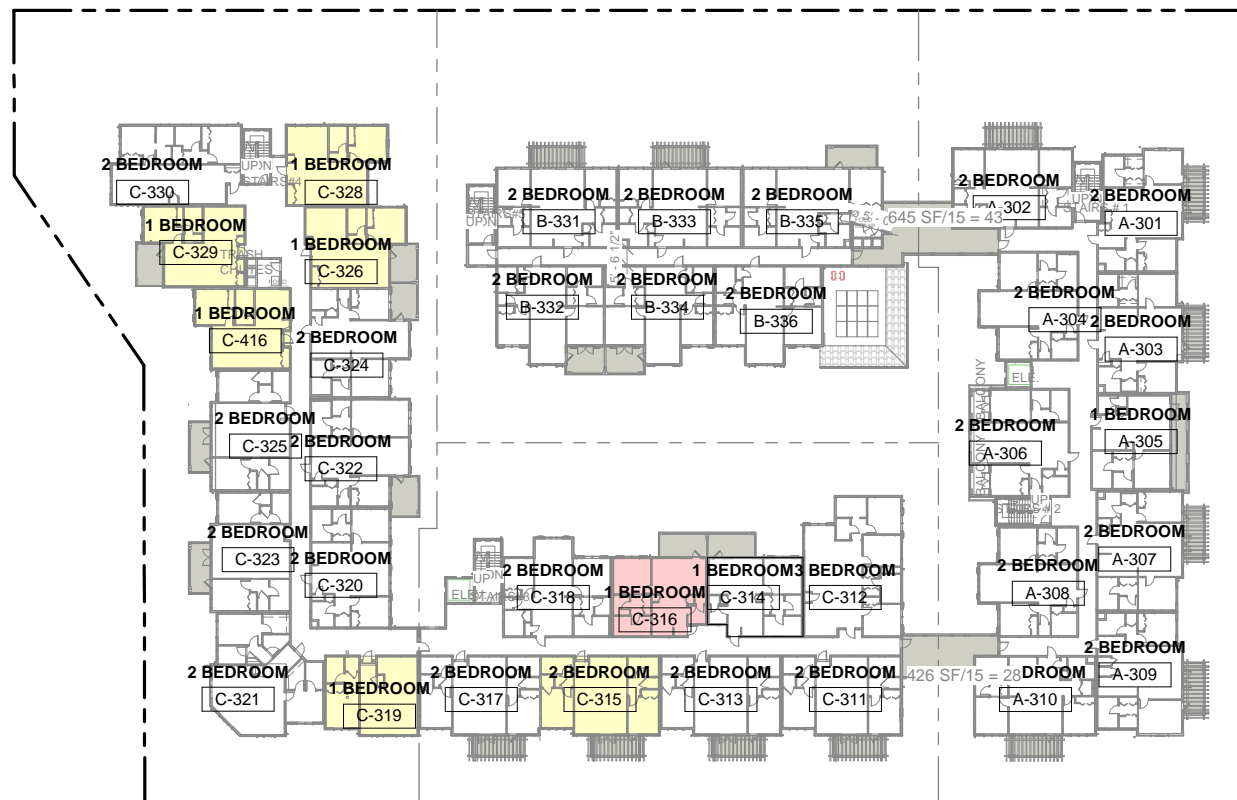
LEVEL 1 BMR DESIGNATED UNITS



	VLI REPLACEMENT UNITS	LI REPLACEMENT UNITS
1 BEDROOM	1	5
2 BEDROOM	0	2

TOTAL: 8

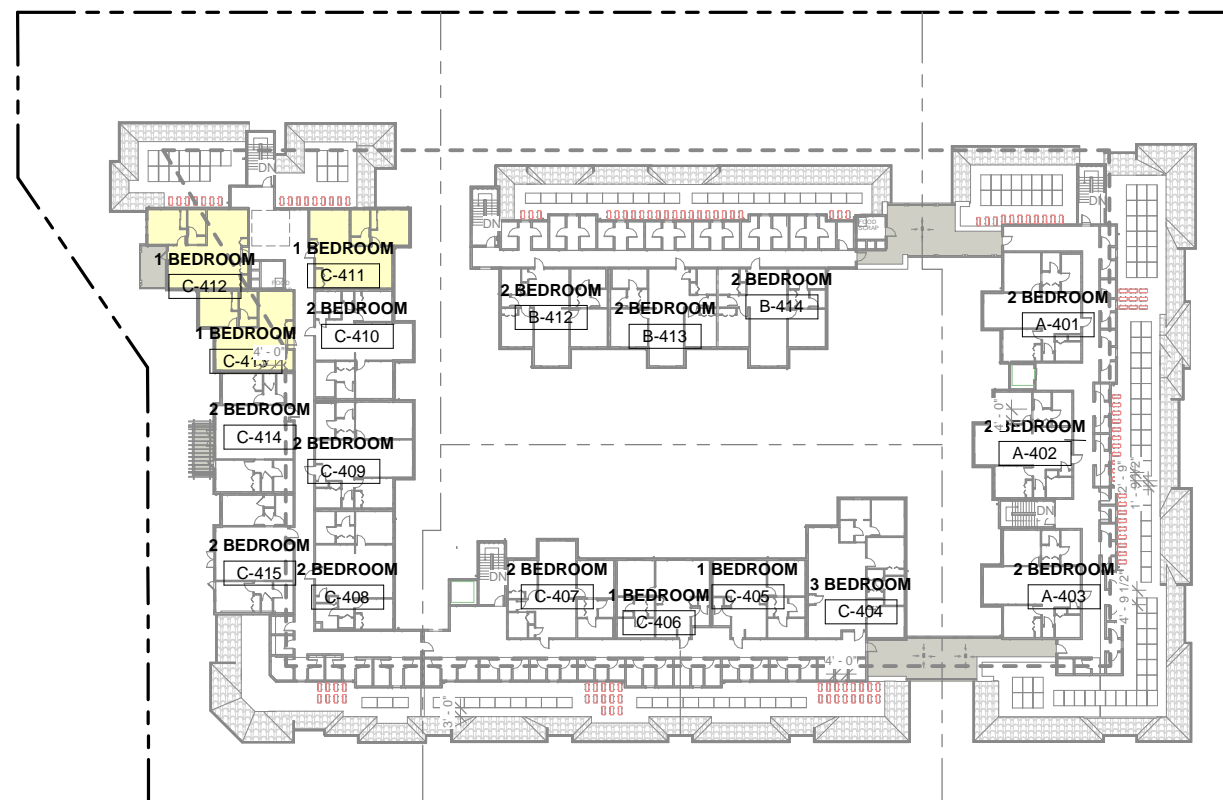
LEVEL 2 BMR DESIGNATED UNITS



	VLI REPLACEMENT UNITS	LI REPLACEMENT UNITS
1 BEDROOM	1	5
2 BEDROOM	0	1

TOTAL: 7

LEVEL 3 BMR DESIGNATED UNITS



	VLI REPLACEMENT UNITS	LI REPLACEMENT UNITS
1 BEDROOM	0	3
2 BEDROOM	0	0

TOTAL: 3
GRAND TOTAL: 29

LEVEL 4 BMR DESIGNATED UNITS

LEGEND:

- LI REPLACEMENT UNITS
- VLI REPLACEMENT UNITS

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BMR DESIGNATED UNITS DIAGRAM PLANS

Job: GAM 2018 04
Date: 2021.07.09
Drawn By: Author

A2.09

Scale 1/32" = 1'-0"

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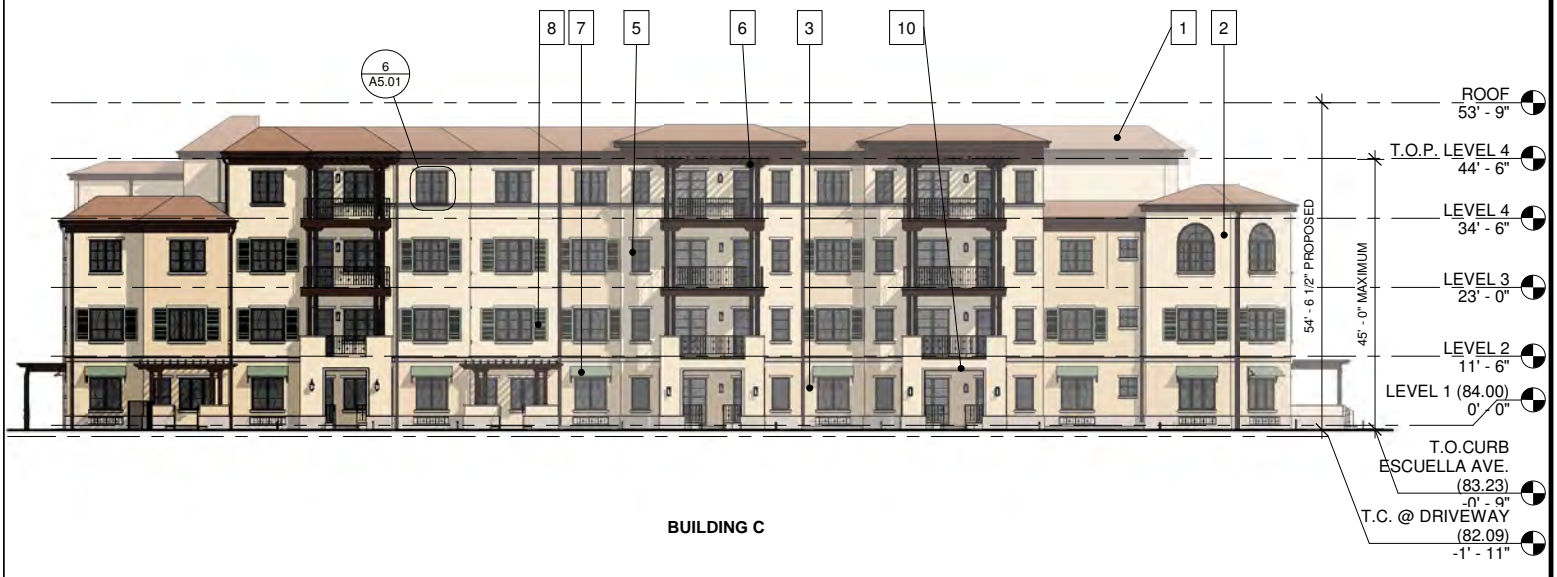
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NORTH ELEVATION 1/16" = 1'-0" **1**



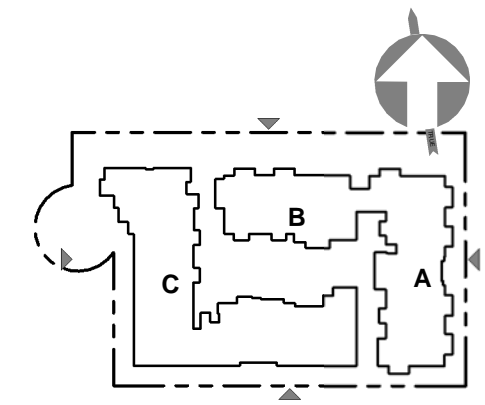
EAST ELEVATION 1/16" = 1'-0" **3**



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



SOUTH ELEVATION 1/16" = 1'-0" **4**



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OVERALL EXTERIOR ELEVATIONS

Job: GAM 2018 04
 Date: 2021.07.09
 Drawn By: PK

A3.01

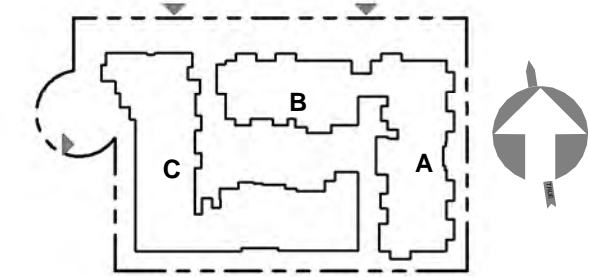
Scale As indicated



ELEVATION MATERIAL KEYNOTES

- 1 CLAY ROOF TILES - "S" STYLE MANUF: MCA, MODEL: CLASSIC "S" MISSION, COLOR: 2F45-SSC CARMEL BLEND
- 2 STUCCO - TEXTURE: DECOPLAST FINE SAND FINISH, BENJAMIN MOORE, LAMBSKIN CC340
- 3 STUCCO - TEXTURE: DECOPLAST FINE SAND FINISH, COLOR: BENJAMINE MOORE HAVANA TAN 1121
- 5 WINDOW CLAD MANUF: KOLBE & KOLBE, COLOR: TRUFFLE
- 6 ALL WOODEN DETAILS: TRELLISES, COLUMNS; ALL WROUTH IRON DETAILS: GUARDRAILS, WINDOW GRILLS, METAL CANOPIES FRAMES; GUTTERS, DOWNSPOATS, GALVANIZED FLASHING MANUF: BENJAMINE MOORE COLOR: DEEP CAVIAR 2130-20
- 7 WINDOW CANOPIES GALVANIZED METAL ROOFING: COLOR: KYNAR 500 HEMLOCK GREEN SRI 36
- 8 WOOD COMPOSITE, LOUVERED ADDITIONAL RAIL SHUTTER MANUF: ATLANTIC PREMIUM SHUTTERS, COLOR : BENJAMINE MOORE JOJOBA AF-460
- 9 STONE VENEER MANUF: ELDORADO STONE, MODEL: MOUNTAIN LEDGE, COLOR: SIERRA
- 10 ENGINEERED LIMESTONE: TRIM, PARAPET CAPS. MANUF: VERISTONE COLOR: MEDIUM FINISH LINEN

KEY MAP - BLDG C, B



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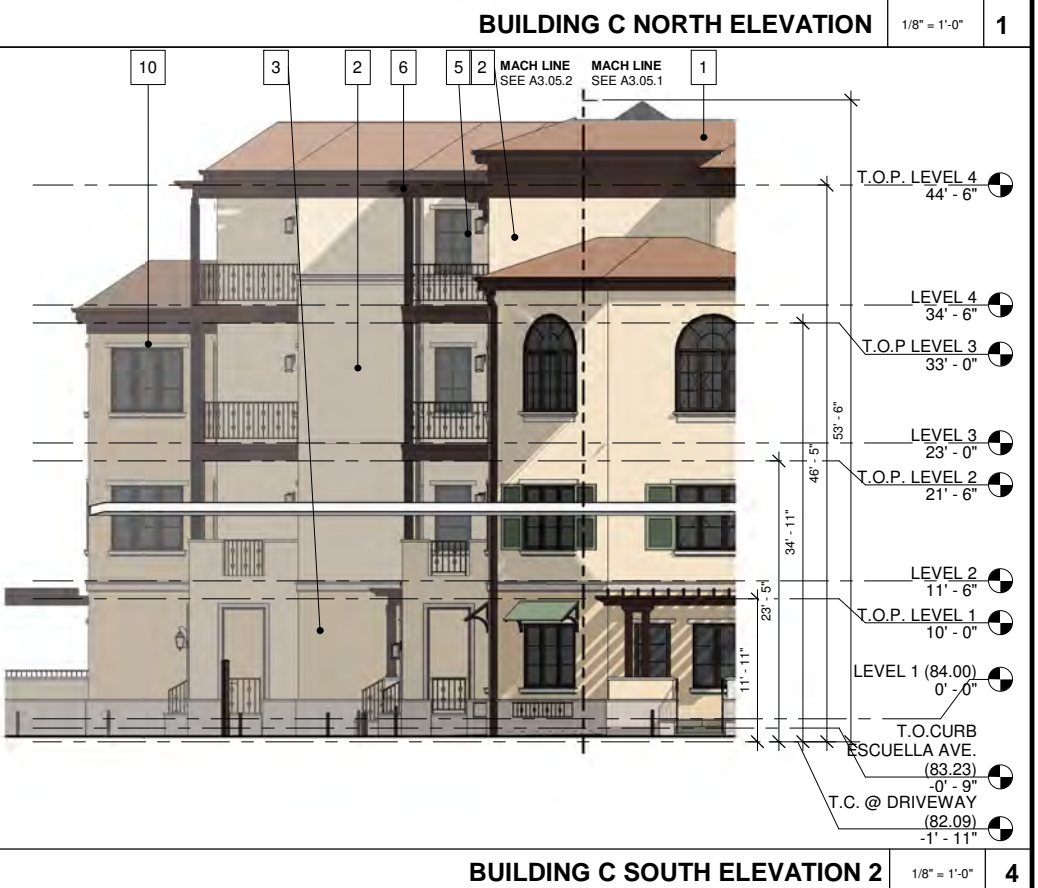
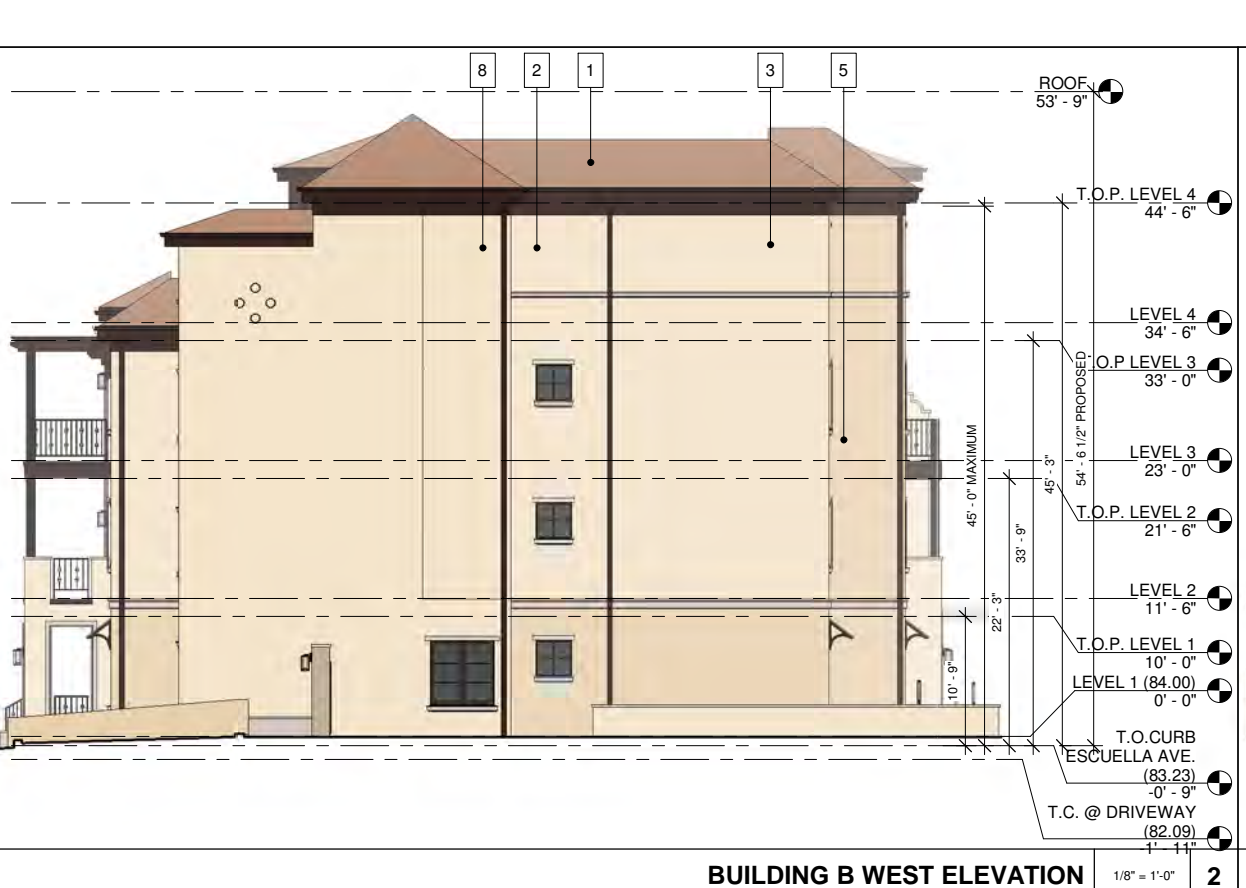
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EXTERIOR ELEVATIONS - BUILDING C, B

Job: GAM 2018 04
 Date: 2021.07.09
 Drawn By: PK

A3.04

Scale As indicated



BUILDING C NORTH ELEVATION 2 1/8" = 1'-0" 3

BUILDING B WEST ELEVATION 1/8" = 1'-0" 2

BUILDING C SOUTH ELEVATION 2 1/8" = 1'-0" 4

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BUILDING C SOUTH ELEVATION 1/8" = 1'-0" 1

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BUILDING A WEST ELEVATION 1/8" = 1'-0" 3

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1920 Gamel Way

EXTERIOR ELEVATIONS - BUILDING C, B

Job: GAM 2018 04
Date: 2021.07.09
Drawn By: PK

A3.05

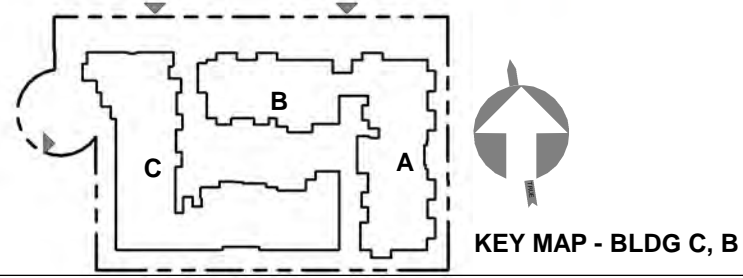
Scale 1/8" = 1'-0"

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BUILDING C WEST ELEVATION 1/8" = 1'-0" 1

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BUILDING C

BUILDING B

BUILDING B, C EAST ELEVATION 1/8" = 1'-0" 2

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EXTERIOR ELEVATIONS
BUILDING C

Job: GAM 2018 04
Date: 2021.07.09
Drawn By: PK

A3.06

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BUILDING B NORTH ELEVATION 1/8" = 1'-0" 1

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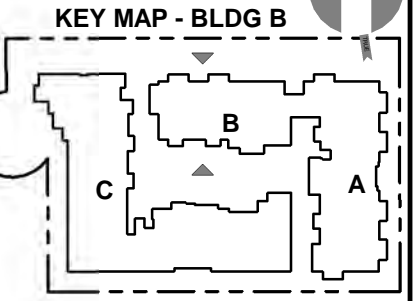
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1920 Gamel Way

EXTERIOR ELEVATIONS BUILDING B

Job: GAM 2018 04
Date: 2021.07.09
Drawn By: PK

A3.07

Scale As indicated



BUILDING B SOUTH ELEVATION 1/8" = 1'-0" 2

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**EXTERIOR ELEVATIONS
BUILDING A**

Job: GAM 2018 04
Date: 2021.07.09
Drawn By: PK

A3.08

Scale 1/8" = 1'-0"



BUILDING A NORTH ELEVATION 1/8" = 1'-0" 2



BUILDING A SOUTH ELEVATION 1/8" = 1'-0" 3



BUILDING A EAST ELEVATION 1/8" = 1'-0" 1



ESCUELA AVENUE

LANDSCAPE LEGEND

	CONCRETE PAVING, PEDESTRIAN, ACID WASH FINISH COLOR TO BE DETERMINED		PATIO OR PLANTER WALL (STUCCO WITH PRECAST CAP)		POTTERY
	EXPANSION JOINT IN CONCRETE PAVING		24" WIDE SEAT WALL		DECORATIVE FENCE
	SCORE JOINT IN CONCRETE PAVING		FIRE PIT		STAMPED, COLORED CONCRETE
	INTERLOCKING PAVERS		TRASH RECEPTACLE		DECOMPOSED GRANITE PAVING
	SYNTHETIC TURF AT PLAY AREA		TABLE AND CHAIRS		
	RECREATIONAL SYNTHETIC TURF		LOUNGE CHAIR		
	BARE DIRT		BENCH		
	STANDARD SHRUB PLANTING		BARBECUE GRILL		
	STORM WATER SHRUB PLANTING		BIKE RACK		

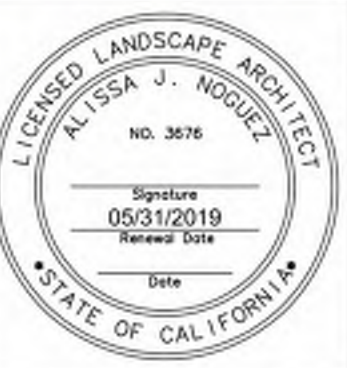


SCALE: 1" = 20'-0"
0' 10' 20' 40'

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**COLORED
LANDSCAPE
SITE PLAN**

Job: ANLA 1839
Date: 12.08.2020
Drawn By: KU/EP

L0.1

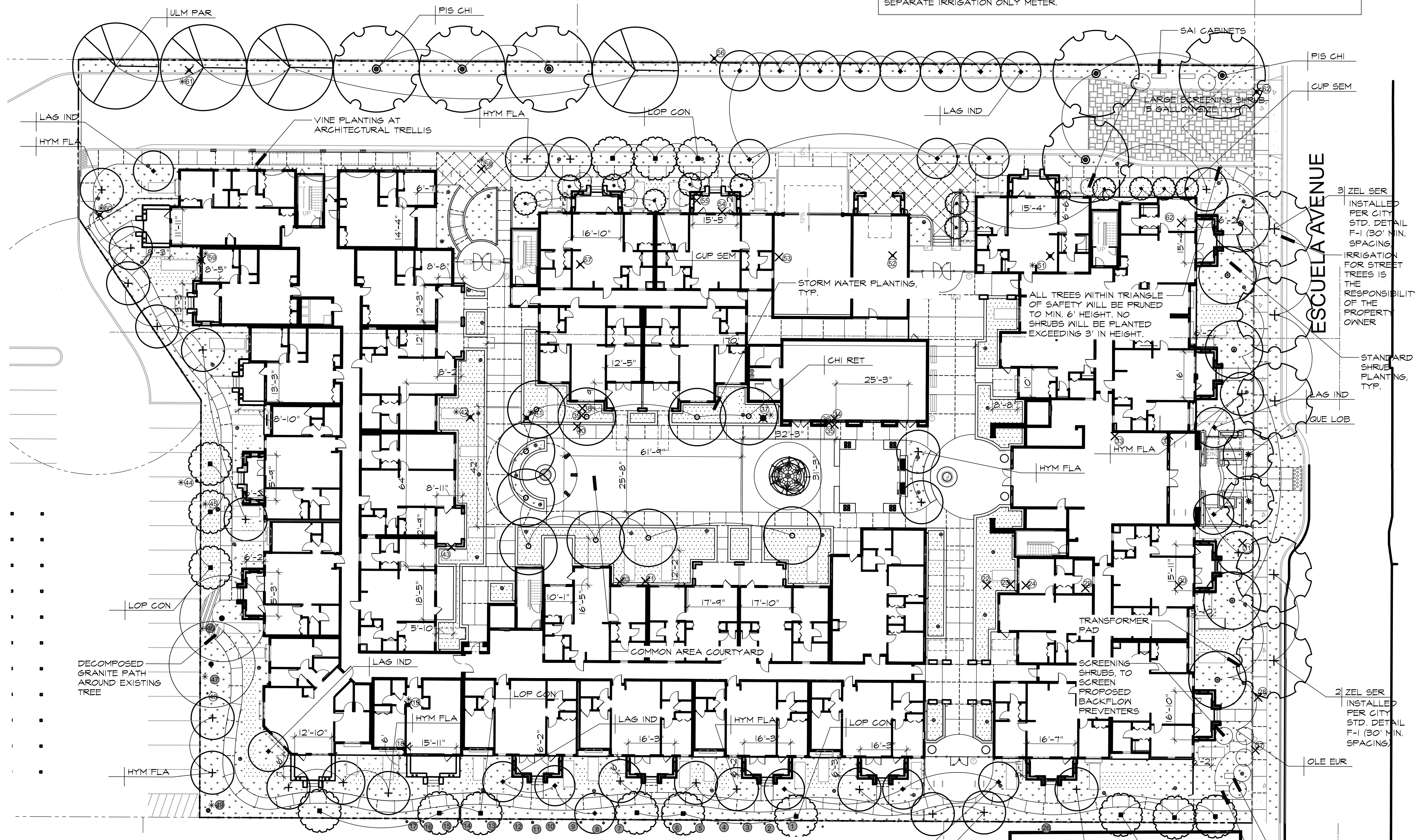
Scale AS NOTED

I AGREE TO COMPLY WITH, OR CAUSE ANYONE WHO WORKS ON THE IRRIGATION DESIGN PLAN TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF MOUNTAIN VIEW'S WATER EFFICIENT ORDINANCE AND TO SUBMIT A COMPLETE IRRIGATION DESIGN PLAN THAT COMPLIES WITH THIS ORDINANCE, AND AGREE TO COMPLY WITH, OR CAUSE ANYONE WHO WORKS ON THE LANDSCAPE PROJECT TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF MOUNTAIN VIEW'S WATER EFFICIENT ORDINANCE AND TO SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE THAT COMPLIES WITH THE CITY OF MOUNTAIN VIEW'S WATER EFFICIENT ORDINANCE. IRRIGATION WILL BE FED BY A SEPARATE IRRIGATION ONLY METER.

CANOPY STUDY

TOTAL SITE AREA: 101,120 S.F.
EXISTING TREES ON-SITE TREE CANOPY = (49) TREES, 18,290 SQUARE FEET
COVERAGE OF EXISTING PRE-CONSTRUCTION TREES: 17.9%
PROPOSED TREES:

QTY	SPECIES	CANOPY AT TIME OF PLANTING	CANOPY AT 10 YEARS	MATURE SIZE
10	CHIONANTHUS RETUSUS	5' (20 S.F.)	15' (176 S.F.)	20' (314 S.F.)
26	HYMENOSPORUM FLAVUM	5' (20 S.F.)	15' (176 S.F.)	20' (314 S.F.)
16	LOPHOSTEMON CONFERTUS	5' (20 S.F.)	18' (254 S.F.)	25' (440 S.F.)
21	LASERSTROEMIA INDICA	4' (12 S.F.)	11' (65 S.F.)	15' (176 S.F.)
5	OLEA EUROPAEA	5' (20 S.F.)	23' (415 S.F.)	30' (106 S.F.)
2	QUERCUS LOBATA	5' (20 S.F.)	20' (314 S.F.)	40' (1256 S.F.)
4	PISTACIA CHINENSIS	5' (20 S.F.)	20' (314 S.F.)	40' (1256 S.F.)
6	ULMUS PARVIFLORA 'DRAKE'	5' (20 S.F.)	20' (314 S.F.)	40' (1256 S.F.)
12	CUPRESSUS SEMPERVIRENS	2' (3 S.F.)	4' (12 S.F.)	6' (25 S.F.)
4	(E) TREES TO REMAIN			(2432 S.F.)
TOTAL SQUARE FOOTAGE:		1,679 S.F.	10,302 S.F.	44,174 S.F.
SITE COVERAGE PERCENT:		1.7%	10.0%	43.4%



PLANT LEGEND

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WATER NEEDS	SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WATER NEEDS
CHI RET	24" BOX	CHIONANTHUS RETUSUS	CHINESE FRINGE TREE		LEY CON	5 GAL	LEYMUS CONDENSATUS 'CANYON PRINCE'	WILD RYE	LOW
CUP SEM	24" BOX	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	VERY LOW	MAH AGU	5 GAL	MAHONIA AQUIFOLIUM	OREGON GRAPE	MOD
HYM FLA	24" BOX	HYMENOSPORUM FLAVUM	SWEET SHADE	LOW	MUH RIG	5 GAL	MULLENBERGIA RIGENS	DEER GRASS	LOW
LAG IND	24" BOX	LASERSTROEMIA INDICA 'TUSCARORA'	GRAPE MYRTLE	MOD	PEN SPE	5 GAL	PENSTEMON SPECIES	PENSTEMON	LOW
LOP CON	24" BOX	LOPHOSTEMON CONFERTUS	BRISBANE BOX	LOW	(N) PHI LEH	5 GAL	PHILADELPHUS LEWISII	WILD MOCK ORANGE	MOD
OLE EUR	24" BOX	OLEA EUROPAEA 'SIAN HILL'	FRUITLESS OLIVE	MOD	PHO TEN	5 GAL	PHORMIUM TENAX 'BRONZE BABY'	NEW ZEALAND FLAX	LOW
PIS CHI	24" BOX	PISTACIA CHINENSIS	CHINESE PISTACHE	LOW	PRU LI	5 GAL	PRUNUS ILICIFOLIA	HOLLY LEAF CHERRY	LOW
QUE LOB	36" BOX	QUERCUS LOBATA	VALLEY OAK	LOW	(N) RHA CAL	5 GAL	RHAMNUS CALIFORNICA	COFFEEBERRY	LOW
ULM PAR	24" BOX	ULMUS PARVIFLORA 'DRAKE'	EVERGREEN ELM	LOW	(N) RHU INT	5 GAL	RHUS INTEGRIFOLIA	LEMONADE BERRY	LOW
ZEL SER	24" BOX	ZELKOVA SERRATA (STREET TREE)	SAWTOOTH ZELKOVA	MOD	(N) RIB SAN	5 GAL	RIBES SANGUINEUM	RED FLOWERING CURRANT	LOW
SHRUBS:					SHRUBS (CONT.)				
(N) ARC SPE	5 GAL	ARGENTOSTAPHYLOS MANZANITA	COMMON MANZANITA	VERY LOW	(N) SAL API	5 GAL	SALVIA APIANA	WHITE SAGE	VERY LOW
BAC PIL	5 GAL	BACCHARIS PILLULARIS	DWARF COYOTE BRUSH	LOW	SAL GLE	5 GAL	SALVIA CLEVELANDII	SALVIA CLEVELAND	LOW
BOE SPE	1 GAL	BOUGAINVILLEA S. 'ROSENKA'	BOUGAINVILLEA	LOW	SAL LEU	5 GAL	SALVIA LEUCOPHYLLA	PURPLE SAGE	LOW
CAR PAN	5 GAL	CAREX PANSA	SAND DUNE SEDGE	MOD	(N) SAL SON	5 GAL	SALVIA SONCHENSIS	SONOMA SAGE	LOW
(N) CAR SPI	5 GAL	CAREX SPISSA	SAN DIEGO SEDGE	MOD	(N) SAL SPA	5 GAL	SALVIA SPATHACEA	HUMMINGBIRD SAGE	LOW
(N) CAR TUM	5 GAL	CAREX TUMULICOLA	BERKELEY SEDGE	LOW	STR REG	5 GAL	STRELITZIA REGINAE	BIRD OF PARADISE	MOD
(N) CAR CAL	5 GAL	CARPENTERIA CALIFORNICA	BUSH ANEMONE	MOD	WOO FIM	5 GAL	WOODYARDIA FIMBRIATA	GIANT CHAIN FERN	MOD
(N) CEA GUN	5 GAL	CEANOTHUS GUNNATIS	BUCKBRUSH	VERY LOW	(N) ZAU CAL	5 GAL	ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUCHSIA	LOW
(N) DEN HAR	5 GAL	DENDROMECON HARTFORDII	ISLAND BUSH POPPY	LOW	VINES				
(N) FES CAL	1 GAL	FESTUCA CALIFORNICA	CALIFORNIA FESTUCA	LOW	GEL SEM	5 GAL	GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	LOW
(N) GAL SPE	5 GAL	GALVESIA SPECIOSA	ISLAND BUSH SNAPDRAGON	LOW	SPECIES MARKED WITH (N) ARE CALIFORNIA NATIVE PLANTS. NATIVE PLANTS WILL BE FEATURED PROMINENTLY IN THE FINAL DESIGN.				
(N) HET ARB	5 GAL	HETEROMELLES ARBUTIFOLIA	TOYON	LOW					
(N) HEU MAX	1 GAL	HEUCHERA MAXIMA	ISLAND ALUM ROOT	MOD					
(N) HEU MIC	1 GAL	HEUCHERA MICRANTHA	GREVILLE ALUM ROOT	MOD					
(N) IRI DOU	1 GAL	IRIS DOUGLASSIANA	DOUGLAS IRIS	LOW					
JUN PAT	5 GAL	JUNCUS PATENS	WIRE GRASS	LOW					
LAV ANG	5 GAL	LAVANDULA ANGSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER	LOW					

EXISTING TREE LEGEND

SPECIES	ACTION	SPECIES	ACTION	SPECIES	ACTION
1) PODDOCARPUS MACROPHYLLUS	REMAIN	23) LIGUSTRUM JAPONICUM	REMOVE	*49) AFRYGARBUS FALCATUS	REMOVE
2) PODDOCARPUS MACROPHYLLUS	REMAIN	24) LIGUSTRUM JAPONICUM	REMOVE	*50) PHOENIX CANARIENSIS	REMAIN
3) PODDOCARPUS MACROPHYLLUS	REMAIN	*25) MAGNOLIA GRANDIFLORA	REMAIN	*51) PHOENIX CANARIENSIS	REMAIN
4) PODDOCARPUS MACROPHYLLUS	REMAIN	26) FIGUS CARICA	REMAIN	*52) PRUNUS LAUROCERASUS	REMAIN
5) PODDOCARPUS MACROPHYLLUS	REMAIN	27) ERIOBOTRYA JAPONICA	REMOVE	*53) PINUS CANARIENSIS	REMAIN
6) PODDOCARPUS MACROPHYLLUS	REMAIN	28) PITTOSPORUM TOBIRA	REMOVE	*54) ULMUS PARVIFLORA	REMOVE
7) PODDOCARPUS MACROPHYLLUS	REMAIN	29) PRUNUS PERSICA	REMOVE	*55) CINNAMOMUM CAMPHORA	REMOVE
8) PODDOCARPUS MACROPHYLLUS	REMAIN	30) PRUNUS PERSICA	REMOVE	*56) CINNAMOMUM CAMPHORA	REMOVE
9) PODDOCARPUS MACROPHYLLUS	REMAIN	31) PRUNUS PERSICA	REMOVE	*57) CINNAMOMUM CAMPHORA	REMOVE
10) PODDOCARPUS MACROPHYLLUS	REMAIN	32) JUSULANS NIGRA	REMOVE	*58) PYRUS CALLERYANA	REMOVE
11) PODDOCARPUS MACROPHYLLUS	REMAIN	33) PRUNUS SPP.	REMOVE	*59) MAGNOLIA GRANDIFLORA	REMOVE
12) PODDOCARPUS MACROPHYLLUS	REMAIN	34) BETULA PENDULA	REMOVE	*60) ACER PALMATUM	REMOVE
13) PODDOCARPUS MACROPHYLLUS	REMAIN	35) BETULA PENDULA	REMOVE	*61) CINNAMOMUM CAMPHORA	REMOVE
14) PODDOCARPUS MACROPHYLLUS	REMAIN	*36) BETULA PENDULA	REMOVE	*62) QUERCUS AGRIFFOLIA	REMOVE
15) PODDOCARPUS MACROPHYLLUS	REMAIN	*37) FRAXINUS VELUTINA	REMOVE	*63) PHOENIX CANARIENSIS	REMOVE
16) PODDOCARPUS MACROPHYLLUS	REMAIN	38) BETULA PENDULA	REMOVE	*64) PHOENIX CANARIENSIS	REMOVE
17) PODDOCARPUS MACROPHYLLUS	REMAIN	39) BETULA PENDULA	REMOVE	*65) PHOENIX CANARIENSIS	REMOVE
18) CINNAMOMUM CAMPHORA	REMAIN	40) BETULA PENDULA	REMOVE	*66) LASERSTROEMIA SP.	REMOVE
*19) CASUARINA GUNNINGHAMIANA	REMOVE	*41) FRAXINUS VELUTINA	REMOVE	* ASTERISK INDICATES HERITAGE TREE	
*20) PRUNUS LAUROCERASUS	REMOVE	*42) FRAXINUS VELUTINA	REMOVE	SHADED KEY NOTE INDICATES TREE TO REMAIN	
21) LIGUSTRUM JAPONICUM	REMOVE	*43) PRUNUS LAUROCERASUS	REMOVE	X TREE TO BE REMOVED	
22) LIGUSTRUM JAPONICUM	REMOVE	*44) ACACIA MELANOXYLON	REMOVE	NOTES: REFER TO ARBORIST'S REPORT FOR DETAILED DESCRIPTION OF TREES	

STREET TREE NOTES

- ALL STREET TREES WILL BE PER THE OFFICIAL CITY'S OFFICIAL STREET TREE LIST AND AS APPROVED BY THE CITY'S PARKS AND OPEN SPACE DIVISION/ZELKOVA SERRATA PER CITY ARBORIST, ON PLAN CHECK, DATED 07/02/2020
- STREET TREES TO BE PLANTED PER DETAIL F-1, CITY STANDARD DETAILS.
- ALL STREET TREES WILL BE IRRIGATED BY THE PROPERTY OWNER
- STREET TREES WILL BE PLANTED WITH THE FOLLOWING REQUIRED SETBACKS FROM UTILITIES
- 10' MINIMUM CLEARANCE FROM SANITARY SEWER LINES, TRAFFIC SIGNALS, STOP AND YIELD SIGNS.
- 5' MINIMUM CLEARANCE FROM WATER LINES, FIRE LINES, AND DRIVEWAYS.

TREE PRESERVATION NOTES

FOR ALL TREES TO REMAIN, EXCAVATION MUST BE DONE BY HAND WHEN INSIDE THE DRIFLINE OF TREE (DBH X 10) WITH PROJECT ARBORIST ON SITE.

NO ROOTS OVER 1.5 INCHES SHOULD BE SEVERED

THE DECOMPOSED GRANITE CAN BE PACKED AND WATERED AROUND THE REMAINING ROOTS

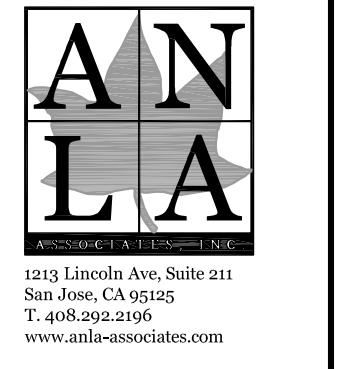
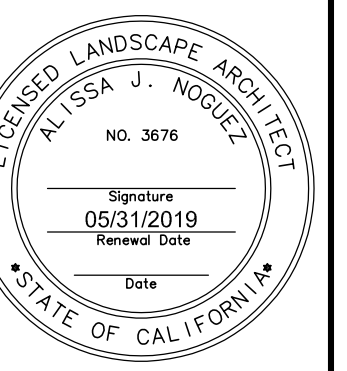
DECOMPOSED GRANITE TO BE REPAIRED WHEN DAMAGED BY ROOT EXPANSION

William Maston
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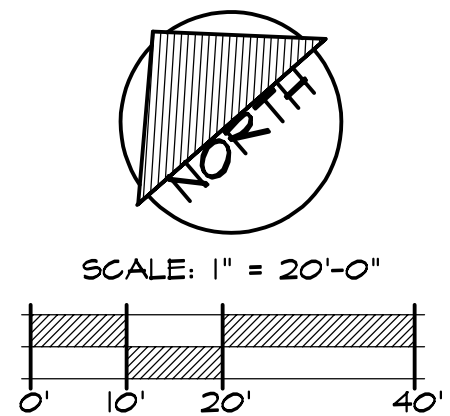
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www.anlaassociates.com

Job: ANLA 1839
Date: 08.18.2021
Drawn By: KU/EP

L0.2
Scale AS NOTED





COLORED CONCRETE

INTERLOCKING PAVERS

RAISED PLANTER WALLS

FIRE PIT



SYNTHETIC TURF

WOOD PERGOLA

LOUNGE CHAIR

TABLE AND CHAIRS

BENCH



BIKE RACK

LARGE POTS

MUTT MITT

TRASH RECEPTACLE

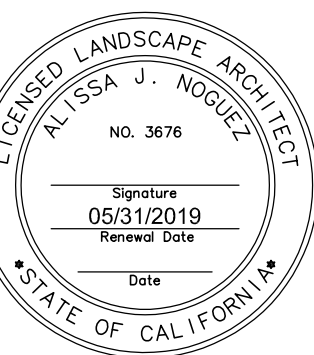


PERMEABLE PAVERS

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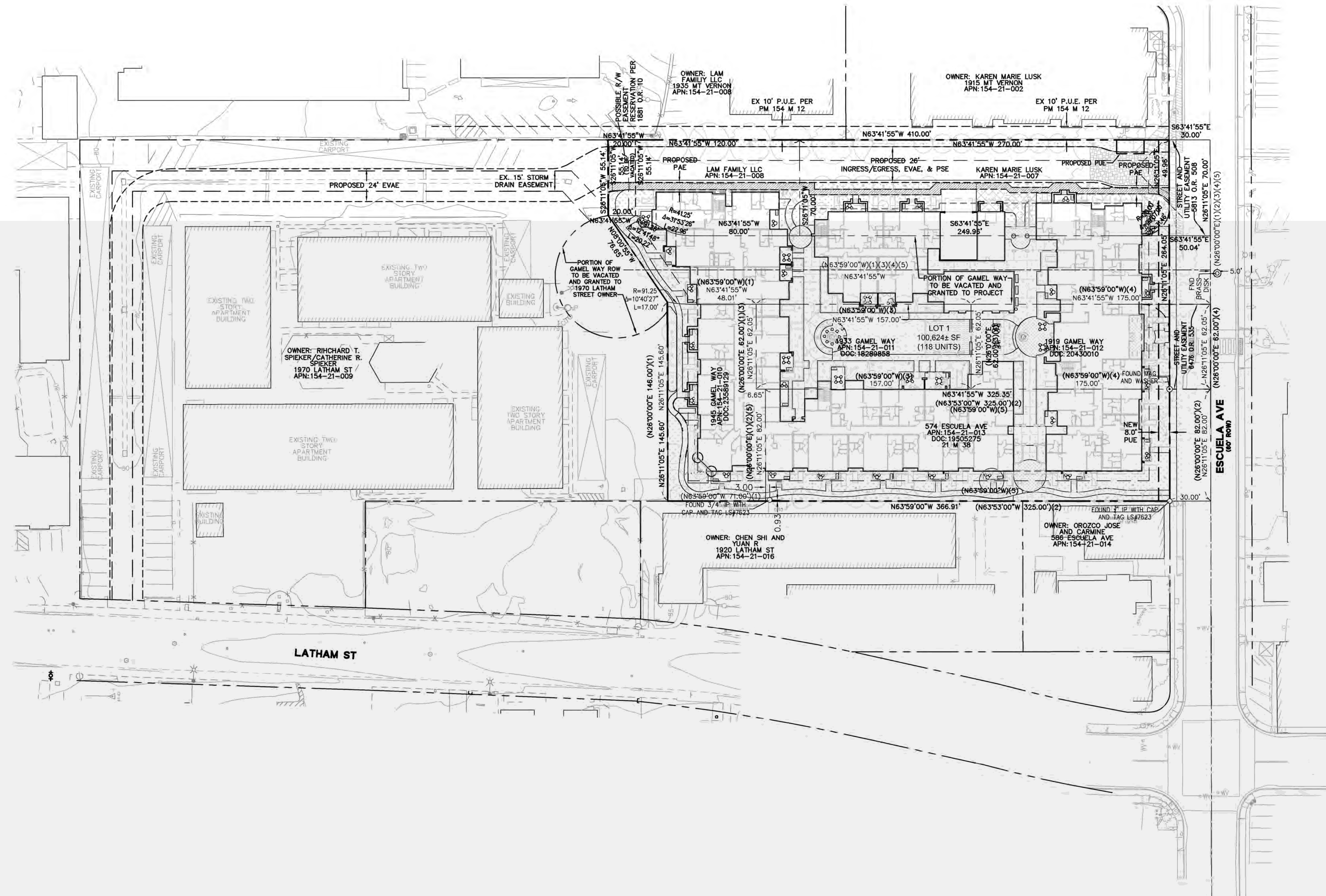
MATERIALS
PALETTE

Job: ANLA 1839
Date: 12.08.2020
Drawn By: KU

L0.3

Scale

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES



LEGEND

- PROJECT BOUNDARY
- ADJACENT LOT LINE
- BOUNDARY LINE TO BE REMOVED
- EASEMENT
- ROAD CENTER LINE
- PRIVATE ACCESS EASEMENT

GENERAL NOTES

- VESTING TENTATIVE MAP: THIS VESTING TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH ARTICLE 2, SECTION 86452 AND CHAPTER 4.5 OF THE SUBDIVISION MAP ACT.
- AREA: THE BOUNDARIES OF THIS SUBDIVISION CONTAIN 2.31± ACRES AND ARE PROPOSED FOR A ONE-LOT SUBDIVISION TO BE FURTHER DIVIDED INTO 118 RESIDENTIAL CONDOMINIUM UNITS VIA A SEPARATE INSTRUMENT.
- UTILITIES: A UTILITY EASEMENT IN THE FAVOR OF PACIFIC GAS & ELECTRIC WILL BE CREATED TO FACILITATE MAINTENANCE OF GAS METERS AND ELECTRICAL SERVICES. SANITARY AND WATER SERVICE LATERALS BETWEEN THE BUILDINGS AND THE CLEANOUTS AND/OR WATER METERS WILL BE PRIVATELY OWNED AND MAINTAINED. THE STORM DRAINAGE SYSTEM WILL ALSO BE PRIVATELY OWNED AND MAINTAINED OR AS DESIGNATED.
- THE HOA WILL BE RESPONSIBLE FOR SANITARY SEWER INFRASTRUCTURE IN PUBLIC STREETS.
- ALL EXISTING WATER, SANITARY, AND STORM SERVICES ARE TO BE ABANDONED/REMOVED PER CITY OF MOUNTAIN VIEW STANDARDS AND SPECIFICATIONS.

PROJECT DATA

- OWNER/DEVELOPER: D/S GAMEL WAY, LLC
348 FIRST ST, SUITE J
LOS ALTOS, CA 94022
CONTACT: KEVIN DENARDI
(408) 439-8325
- ARCHITECT: WILLIAM ARCHITECTS & ASSOCIATES
384 CASTRO STREET
MOUNTAIN VIEW, CA 94041
CONTACT: WILLIAM MASTON
(650) 968-7900
- CIVIL ENGINEERING: BKF ENGINEERS
1730 N. FIRST STREET, SUITE 600
SAN JOSE, CA 95112
CONTACT: ISAAC KONTOROVSKY
(408) 467-9100
- PROPERTY ADDRESS: 1919/1933/1938/1945 GAMEL WAY AND
574/584 ESCUELA AVE
- APN: 154-21-007, 008, 010, 011, 012 AND 013
- GENERAL PLAN: MEDIUM-HIGH DENSITY RESIDENTIAL
- EXISTING ZONING: R3-1
- PROPOSED ZONING: R3-1
- EXISTING USE: SINGLE FAMILY HOMES AND VACANT LOT
- PROPOSED USE: MULTI-FAMILY, RESIDENTIAL CONDOMINIUMS
- GROSS AREA: 2.31± ACRES
- NUMBER OF CONDO UNITS: 118
- PROPOSED NUMBER OF LOTS: 1 LOT
- PROPOSED LOT SIZE: LOT 1: 100,624± SF (2.31± AC)
- UTILITIES:
A. WATER: CITY OF MOUNTAIN VIEW
B. SANITARY SEWER: CITY OF MOUNTAIN VIEW
C. STORM DRAIN: CITY OF MOUNTAIN VIEW
D. GAS/ELECTRIC: PACIFIC GAS & ELECTRIC
E. TELEPHONE: AT&T
F. CABLE TV: COMCAST
- BENCHMARK: CITY OF MOUNTAIN VIEW BENCHMARK STAMPED
IV-08, BRONZE DISK SET IN THE TOP CURB AT
THE WEST END OF NORTHWEST RETURN OF
CALIFORNIA STREET AT ESCUELA AVE.
ELEVATION=75.55 FEET (NAVD 88 DATUM)
- FLOOD ZONE: THIS PROPERTY IS LOCATED WITHIN ZONE X AS
SHOWN IN FLOOD INSURANCE RATE MAP
#M06085C0038H

ABBREVIATIONS

- CMV = CITY OF MOUNTAIN VIEW
- ESMT = EASEMENT
- EVAE = EMERGENCY VEHICLE ACCESS EASEMENT
- PAE = PUBLIC ACCESS EASEMENT
- PG&E = PACIFIC GAS & ELECTRIC
- PSE = PUBLIC SERVICE EASEMENT
- PUE = PUBLIC UTILITY EASEMENT
- ROW = RIGHT OF WAY
- STD = STANDARD
- TYP = TYPICAL

#	Rev.	Date
1		10/24/19
2		01/21/20
3		05/22/20
4		07/22/20
5		12/09/20

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PRELIMINARY
NOT FOR
CONSTRUCTION

GAMEL

VESTING
TENTATIVE
MAP

Job: 20181378

Date: 12/09/2020

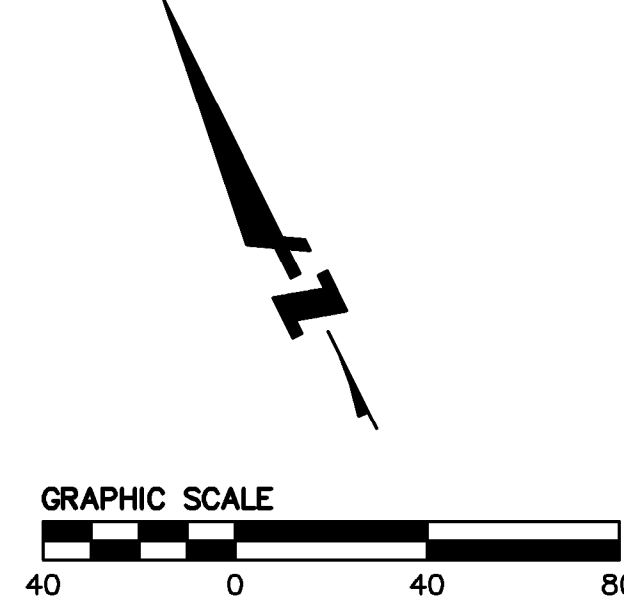
Drawn By: RM/ML

TM-1

Scale AS SHOWN

BKF 100 YEARS
ENGINEERS . SURVEYORS . PLANNERS

1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
408-467-9100
408-467-9199 (FAX)



DRAWING NAME: K:\2018\1378\TM-1\TM-1.dwg
PLOT DATE: 12/09/2020
PLOTED BY: rm