

PROJECT DATA:

Zoning:	R4	Construction	
APN:	161-15-006	Type	Occupancy
Address:	779 E. Evelyn Ave, Mountain View, CA 94041	Apartment:	V R-2
Lot Area:	84,280 SF	Apts (on-grade):	V R-2
Building Coverage:	53,355 SF 63.3%	Garage:	I S-2
		Leasing Office:	V B
		Fitness:	V B
		Club Room:	V A-3

F.A.R. CALCULATION:

	S.F.
Total Gross S.F.:	179,212
(Incl. amenity, cor., decks. Excl. sub-T garage)	
Total Site S.F.:	84,280
F.A.R.:	2.126
Sub-T Garage S.F.:	46,113
	(2.30 max per R4 zoning)

REQUIRED VEHICULAR PARKING PER MAY 2015 STUDY

Standard Parking	8.5x18	P1	76
		B1	101

Subtotal Resident - Required: **160**

Guest - Required 8.5x18 P1 **30**

Accessible 14x18 3

Van Accessible 17x18 2

Accessible Required **5**

TOTAL - REQUIRED: **195**

Parking Ratio: 1.68

CITY REQUIRED BIKE PARKING:

	ratio	du	total
Subtotal - Resident	1:1	116	116

Subtotal - Guest 0.1 116 **12**

TOTAL - REQUIRED: **128**

REQUIRED OPEN AREA:

	ratio	site area	SF
TOTAL - REQUIRED	30%	84,280	25,284

REQUIRED PRIVATE USABLE OPEN SPACE:

	ratio	total du	total
TOTAL	40 sf/du	116	4,640

REQUIRED PERSONAL STORAGE:

	ratio	total du	total
TOTAL - REQUIRED:	1:1	116	116

PROVIDED VEHICULAR PARKING:

	size	level	total
Standard Parking	8.5x18	P1	76
		B1	101

Subtotal Resident - Provided: **177**

Guest - Provided 8.5x18 P1 **34**

Accessible 14x18 5

Van Accessible 17x18 2

Accessible Provided **7**

TOTAL - PROVIDED: **218**

Parking Ratio: 1.88

PROVIDED SECURED BIKE PARKING:

	level	total
Vertical Hanging Racks	P1	108
Floor Racks:	P1	8

Subtotal - Resident **116**

Subtotal Guest on site **12**

TOTAL - PROVIDED: **128**

PROVIDED OPEN AREA:

	SF
Open Area-Ground Level (incl. Easements)	19,361
Upper Level Patios	5,825
Podium Deck	8,977
TOTAL - PROVIDED	34,163
Percentage	40.5%

Common Usable Open Space: **28,338**

(Podium Deck + Ground Level Open Area) 33.6%

PROVIDED PRIVATE USABLE OPEN SPACE:

	SF
TOTAL - Private Open Space	5,825
(min area shall be 40 sf where provided)	AVE-50 sf

PROVIDED PERSONAL STORAGE:

	size	total
Sub-T Level B1	164 Cubic Feet	116
TOTAL - PROVIDED:		116



779 East Evelyn Avenue Family Housing Project

VICINITY MAP



UNIT SUMMARY

11	STUDIO UNITS	9.5%
45	1-BEDROOM UNITS	38.8%
45	2-BEDROOM UNITS	38.8%
15	3-BEDROOM UNITS	12.9%
116	TOTAL UNITS	100%

DENSITY: 60 DWELLING UNITS/ ACRE
SITE AREA: 1.935 AC

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- C1 COVER SHEET - PROJECT INFORMATION
 - A0-0 COLORED SITE PLAN - LANDSCAPE PLAN
 - A0-1 COLORED RENDERING PERSPECTIVES
 - A0-2 SITE PLAN DIAGRAM
 - A1-1 FIRST FLOOR BUILDING PLAN
 - A1-2 SUBTERRANEAN GARAGE PLAN
 - A1-3 SECOND FLOOR BUILDING PLAN
 - A1-4 THIRD FLOOR BUILDING PLAN
 - A1-5 FOURTH FLOOR BUILDING PLAN
 - A1-6 ROOF PLAN
 - A2-0 NEIGHBORHOOD CONTEXT PLAN
 - A2-1 NEIGHBORHOOD CONTEXT - STREETSCAPE ELEVATIONS
 - A2-2 CONCEPT ELEVATIONS - NORTH AND EAST
 - A2-3 CONCEPT ELEVATIONS - SOUTH AND WEST
 - A2-4 CONCEPT ELEVATIONS - COURTYARD
 - A3-1 BUILDING SECTIONS
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 - A4-1 VEHICULAR PEDESTRIAN CIRCULATION PLAN
 - A5-1 COLOR AND MATERIAL BOARD
 - A6-1 ZONING ORDINANCE CALCULATIONS AND PLANS
 - A6-2 ZONING ORDINANCE PLAN
 - A7-1 UNIT PLANS
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 - L-2 CONCEPTUAL LANDSCAPE PLAN - ENLARGE BERNARDO PLAN
 - L-3 CONCEPTUAL LANDSCAPE PLAN - ENLARGED EVELYN PLAN
 - L-4 CONCEPTUAL LANDSCAPE PLAN - SECOND FLOOR
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 - E2.P ELECTRICAL PHOTOMETRIC PODIUM LEVEL PLAN
 - E3.P ELECTRICAL PHOTOMETRIC DIAGRAMS

PROJECT TEAM

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ARCHITECT: ARCHITECTS ORANGE
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CIVIL ENGINEER: BKF ENGINEERS
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CONSULTANT: NEDC, INC.
3103 FALCON STREET, SUITE J
SAN DIEGO, CA 92103
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CONTACT: DAVID NUTTER

14-260 NOVEMBER 20, 2015



COVER SHEET		G1
No.	ITEM	DATE
1	SUBMITTAL	02.19.2015
2	INFORMAL DRC REVIEW	04.01.2015
3	PLANNING SUBMITTAL	07.31.2015
4	FORMAL DRC SUBMITTAL	10.20.2015
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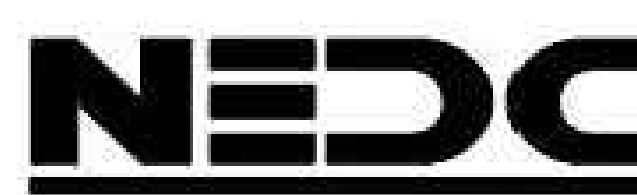
CASE FILE NUMBERS:

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EVELYN FAMILY APARTMENTS

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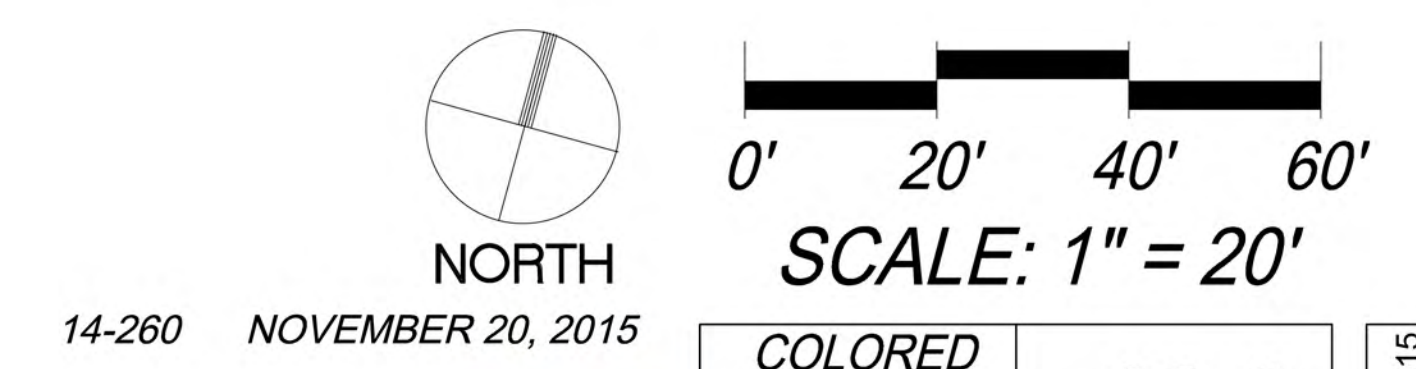
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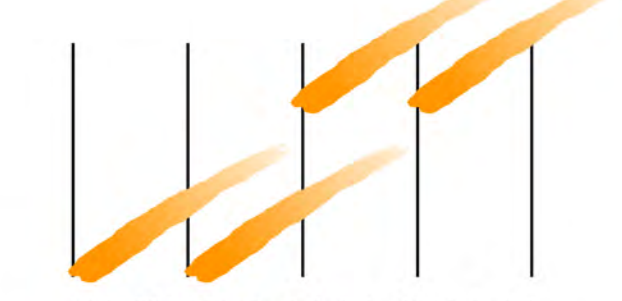
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COLORED SITE PLAN & LANDSCAPE		A0-0
No.	ITEM	DATE
1	SUBMITTAL	02.19.2015
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1. GROUND LEVEL VIEW - EVELYN ELEVATION



2. GROUND LEVEL VIEW - BERNARDO ELEVATION



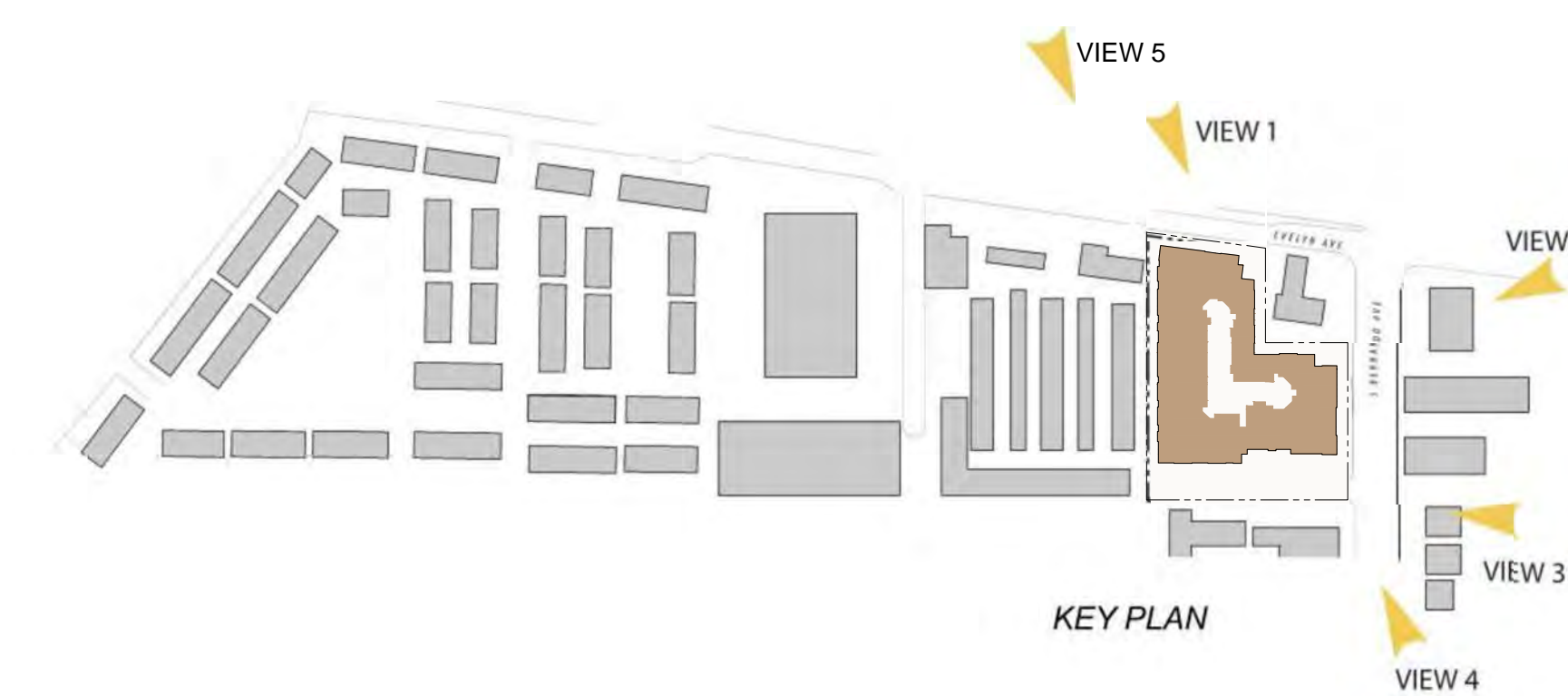
3. CONCEPT VIEW - ENTRY DRIVE OFF BERNARDO



4. GROUND LEVEL VIEW - LOOKING NORTH DOWN BERNARDO



5. GROUND LEVEL VIEW - EVELYN ELEVATION



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COLORED PERSPECTIVES **A0-1**

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CASE FILE NUMBERS:

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NOTE: LANDSCAPE SHOWN FOR CONCEPTUAL PURPOSES, SEE LANDSCAPE PLANS

AERIAL VIEW - FROM NORTHWEST AT EVELYN AVENUE

2014-260 23 NOV 2015

EVELYN FAMILY APARTMENTS MOUNTAIN VIEW, CA

CONCEPTUAL SKETCHES

ROEM DEVELOPMENT CORPORATION

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AERIAL VIEW - FROM SOUTHWEST AT BERNARDO AVENUE

NOTE: LANDSCAPE SHOWN FOR CONCEPTUAL PURPOSES, SEE LANDSCAPE PLANS

EVELYN FAMILY APARTMENTS MOUNTAIN VIEW, CA

CONCEPTUAL SKETCHES

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NOTE: LANDSCAPE SHOWN FOR CONCEPTUAL PURPOSES, SEE LANDSCAPE PLANS

AERIAL VIEW - FROM NORTHEAST AT BERNARDO AVENUE

2014-260 23 NOV 2015

EVELYN FAMILY APARTMENTS MOUNTAIN VIEW, CA

CONCEPTUAL SKETCHES



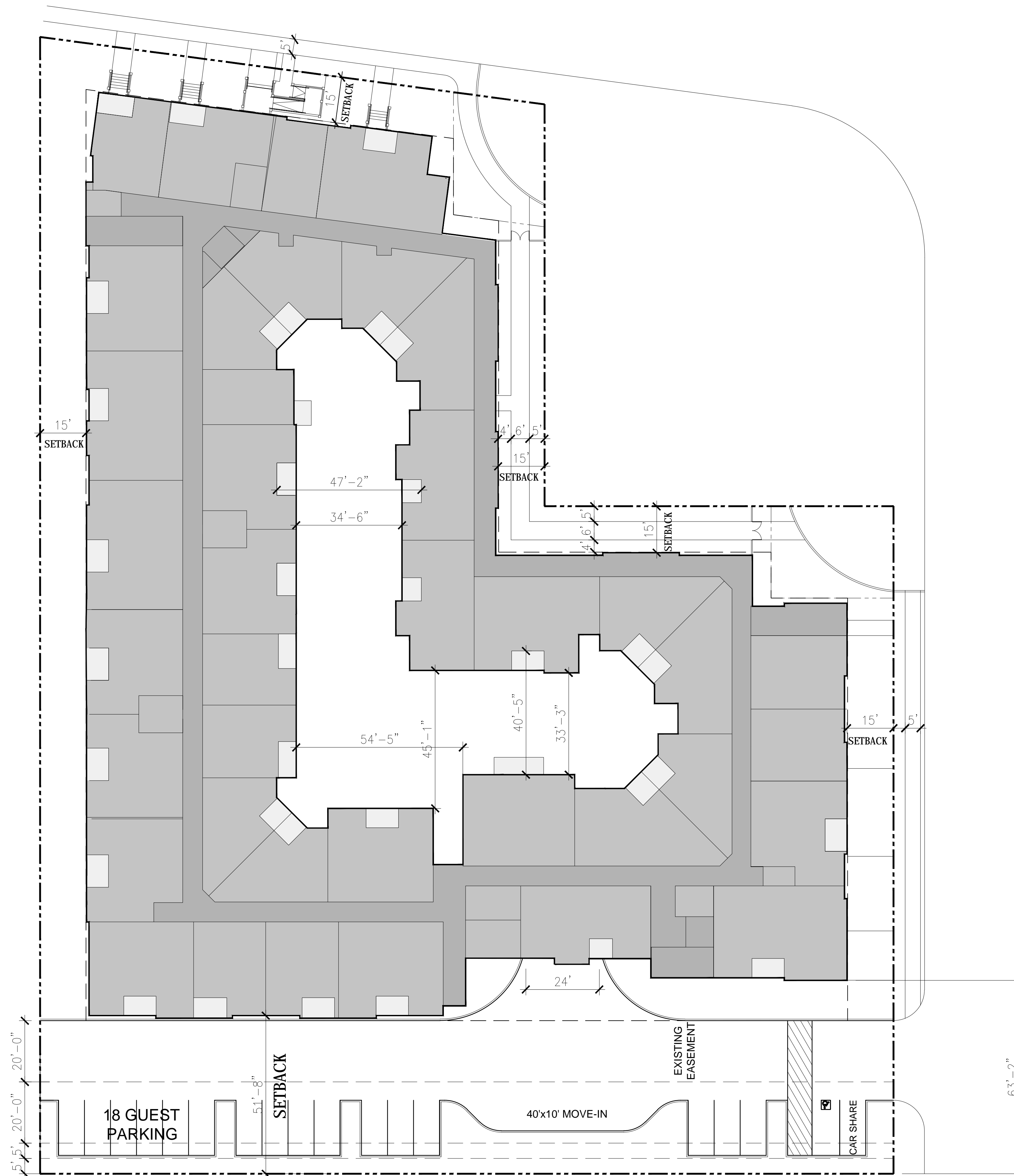
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**SITE PLAN
DIAGRAM**

EVELYN FAMILY APARTMENTS

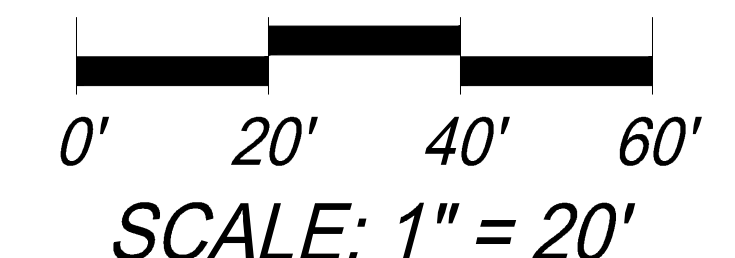
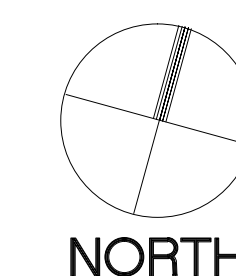
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VICINITY MAP
N.T.S.



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**SITE PLAN
DIAGRAM**



A0-2

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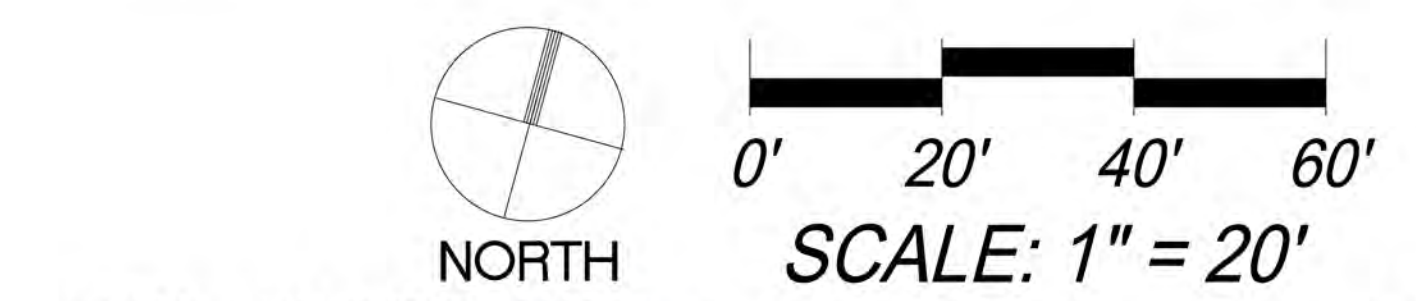
3RD PLANNING SUBMITTAL 11.20.2015



BICYCLE STORAGE:
 DENOTES BICYCLE STORAGE AREA
 DENOTES BICYCLE MAINTENANCE AREA

FLOOR AREA:
 AMENITY FLOOR AREA: 3,358 SF
 RESIDENT FLOOR AREA: 10,068 SF
 GARAGE FLOOR AREA: 39,929 SF
 TOTAL: 53,355 SF

NOTE: FLOOR AREA CALCULATED PER ZONING CALCULATIONS.
 MEASURED FROM OUTSIDE PERIMETER OF WALLS.
 OPENINGS FOR STAIRWAYS AND SHAFTS ARE NOT DEDUCTED.



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EVELYN FAMILY APARTMENTS

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LEVEL ONE BUILDING PLAN		A1-1
No.	ITEM	DATE
1	SUBMITTAL	02.19.2015
2	INFORMAL DRC REVIEW	04.01.2015
3	PLANNING SUBMITTAL	07.31.2015
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3RD PLANNING SUBMITTAL



SUBTERRANEAN GARAGE PLAN

EVELYN FAMILY APARTMENTS

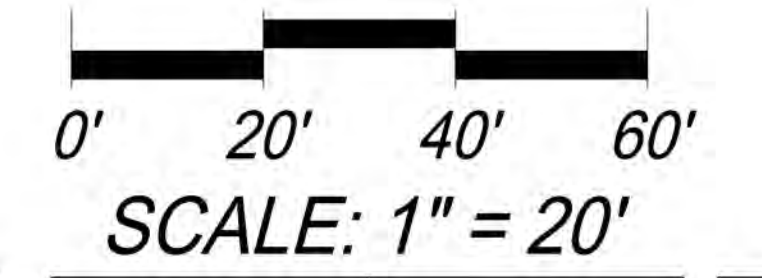
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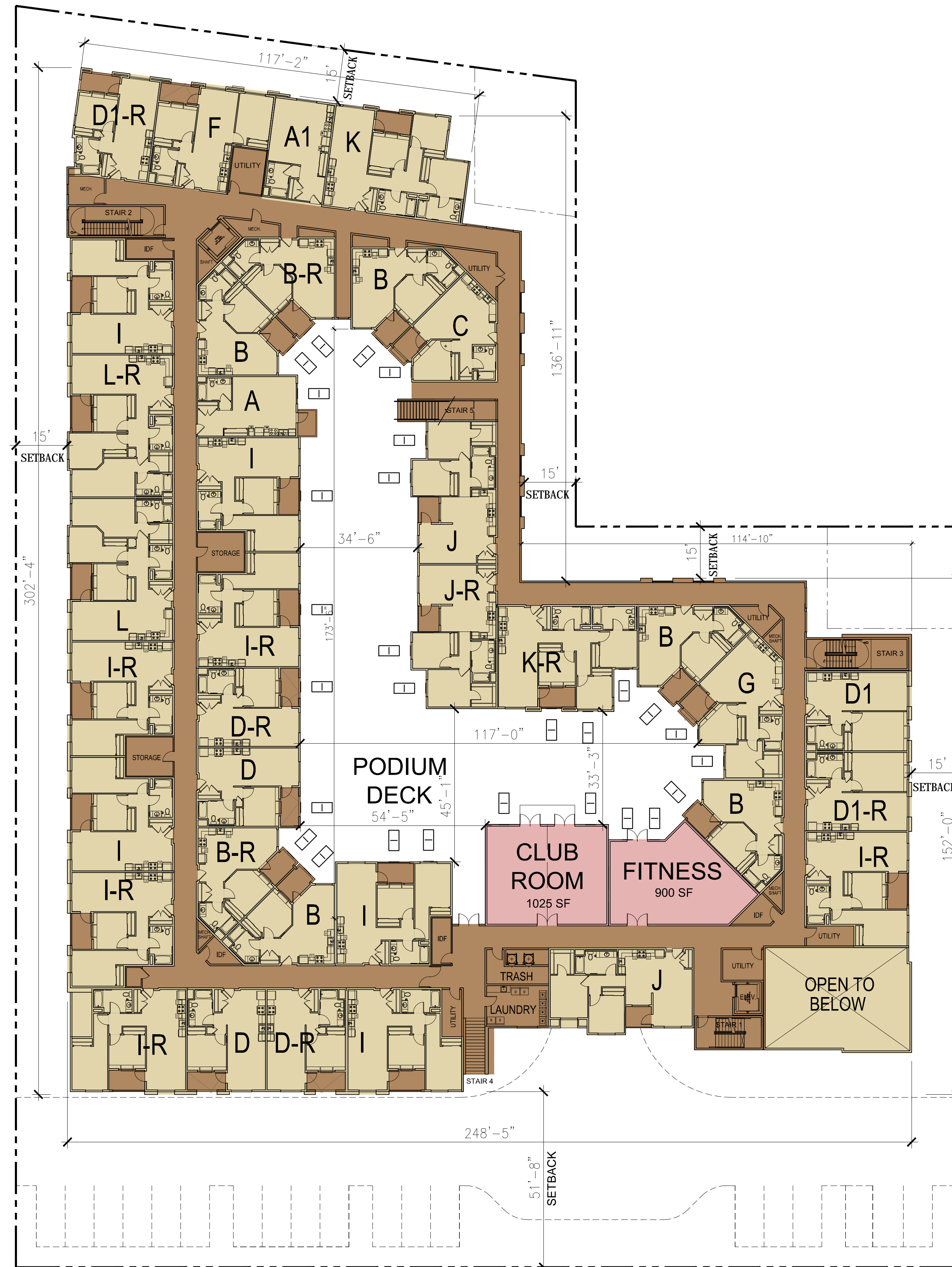
SUBTERRANEAN GARAGE PLAN		A1-2
No.	ITEM	DATE
1	SUBMITTAL	02.19.2015
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3	PLANNING SUBMITTAL	07.31.2015
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CASE FILE NUMBERS:		

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PERSONAL STORAGE:
 DENOTES PERSONAL STORAGE AREA

FLOOR AREA:
 GARAGE FLOOR AREA: 46,113 SF
 (DOES NOT INCLUDE RAMP. RAMP SF CALCULATED ON FIRST FLOOR).

NOTE: FLOOR AREA CALCULATED PER ZONING CALCULATIONS.
 MEASURED FROM OUTSIDE PERIMETER OF WALLS.
 OPENINGS FOR STAIRWAYS AND SHAFTS ARE NOT DEDUCTED.

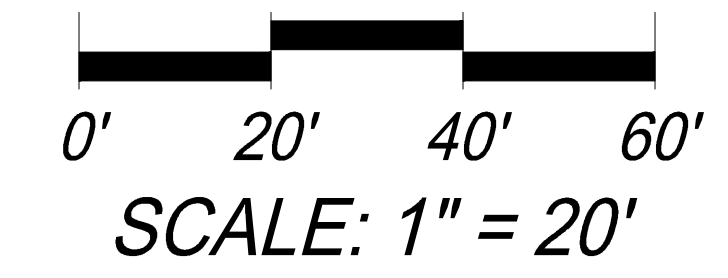


NOTE: SEE LANDSCAPE PLANS FOR PODIUM DECK LAYOUT

FLOOR AREA:

RESIDENT FLOOR AREA:	40,193 SF
AMENITY FLOOR AREA:	1,925 SF
PODIUM DECK AREA:	8,977 SF
TOTAL:	51,095 SF

NOTE: FLOOR AREA CALCULATED PER ZONING CALCULATIONS. MEASURED FROM OUTSIDE PERIMETER OF WALLS. OPENINGS FOR STAIRWAYS AND SHAFTS ARE NOT DEDUCTED.



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SECOND FLOOR - PODIUM PLAN

EVELYN FAMILY APARTMENTS

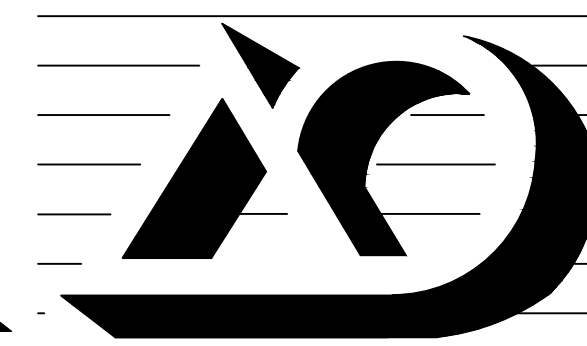
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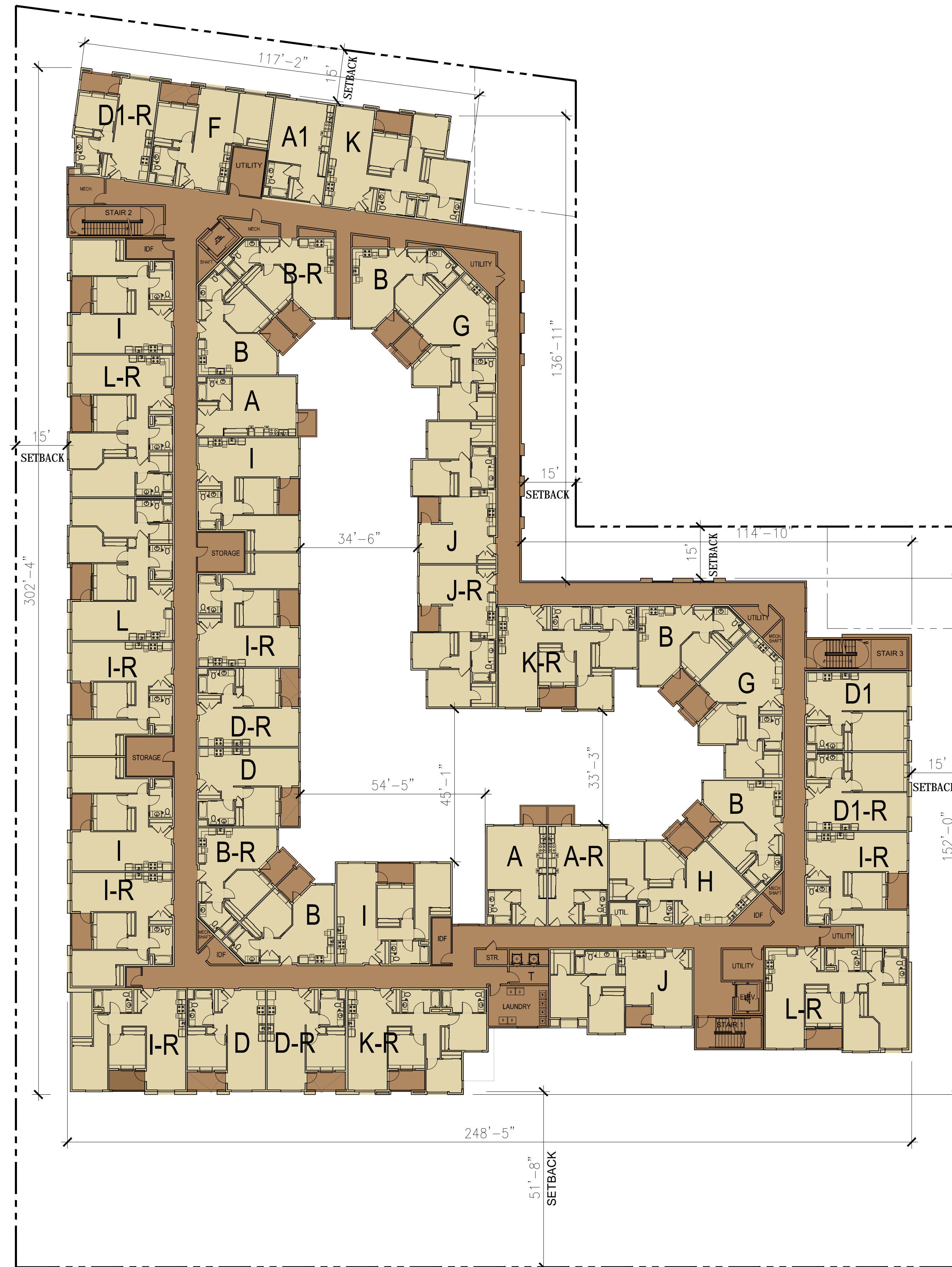


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2ND FLOOR BUILDING PLAN		A1-3
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CASE FILE NUMBERS:

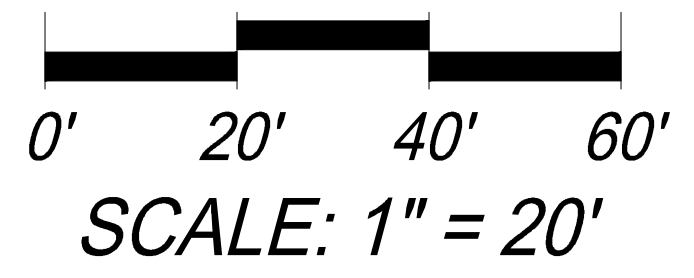
3RD PLANNING SUBMITTAL 11.20.2015



THIRD FLOOR PLAN

FLOOR AREA:
 FLOOR AREA: 44,340 SF
 TOTAL: 44,340 SF

NOTE: FLOOR AREA CALCULATED PER ZONING CALCULATIONS.
 MEASURED FROM OUTSIDE PERIMETER OF WALLS.
 OPENINGS FOR STAIRWAYS AND SHAFTS ARE NOT DEDUCTED.



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EVELYN FAMILY APARTMENTS

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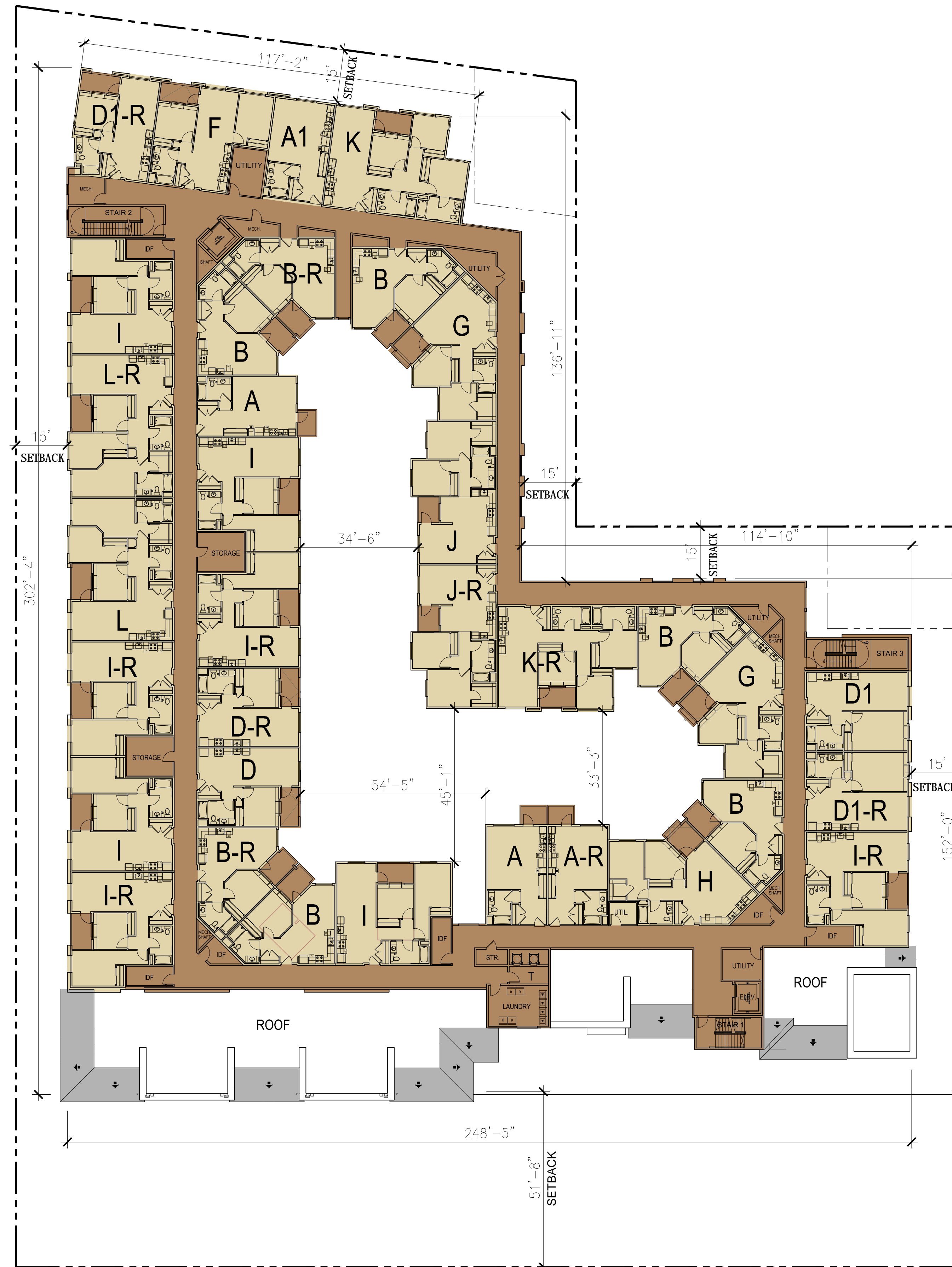


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3RD FLOOR BUILDING PLAN		A1-4
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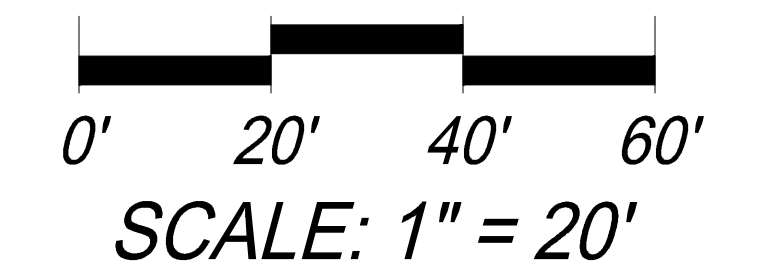
3RD PLANNING SUBMITTAL 11.20.2015



FOURTH FLOOR PLAN

FLOOR AREA:
 FLOOR AREA: 38,425 SF
 TOTAL: 38,425 SF

NOTE: FLOOR AREA CALCULATED PER ZONING CALCULATIONS.
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4TH FLOOR BUILDING PLAN		A1-5
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5	3RD PLANNING SUBMITTAL	11.20.2015

CASE FILE NUMBERS:

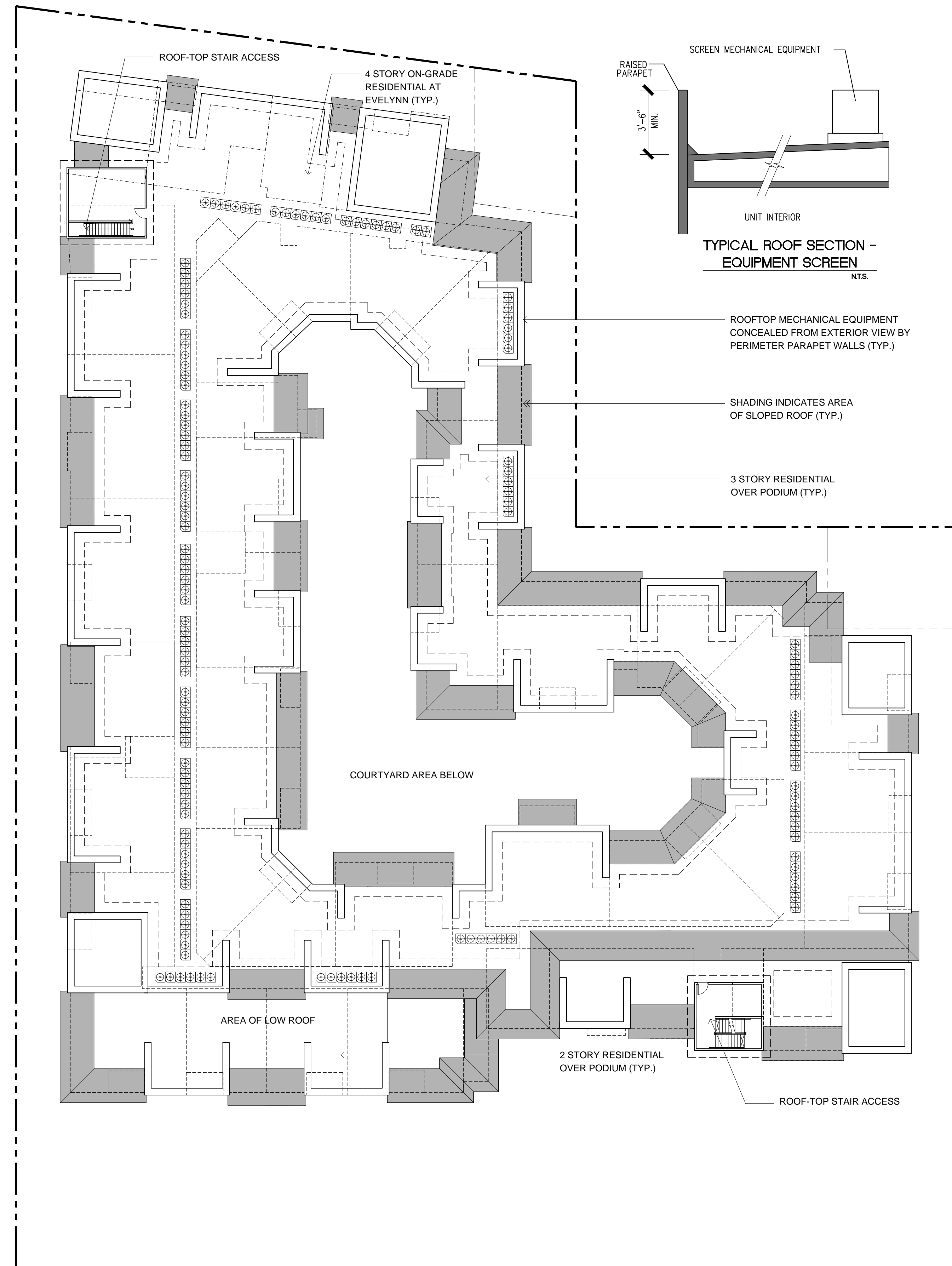
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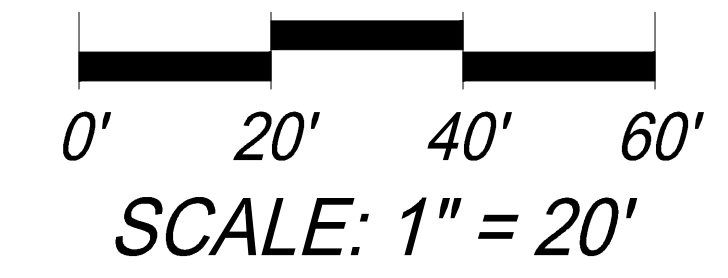
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ROOF PLAN



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ROOF PLAN		A1-6
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CASE FILE NUMBERS:

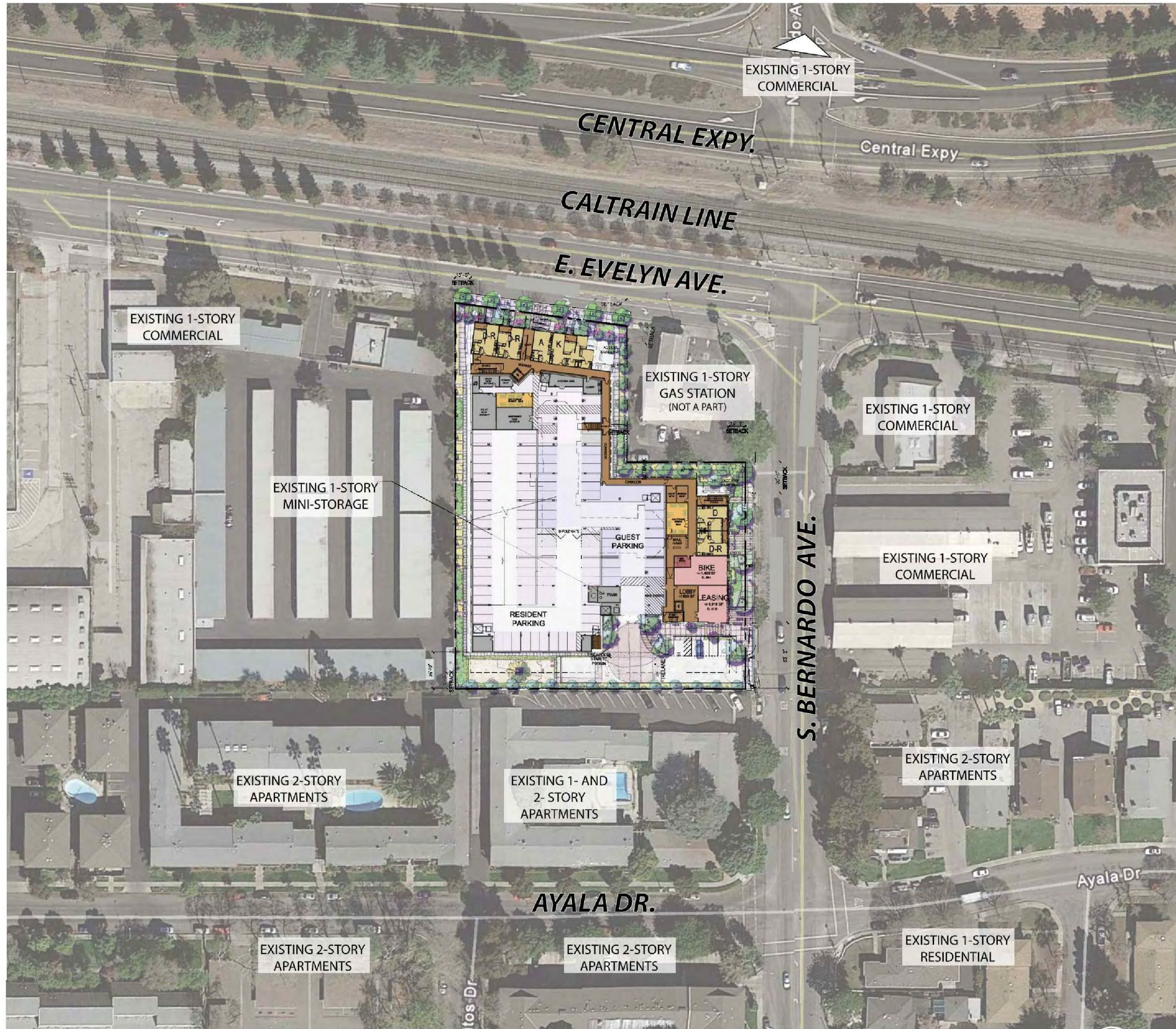
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EVELYN FAMILY APARTMENTS

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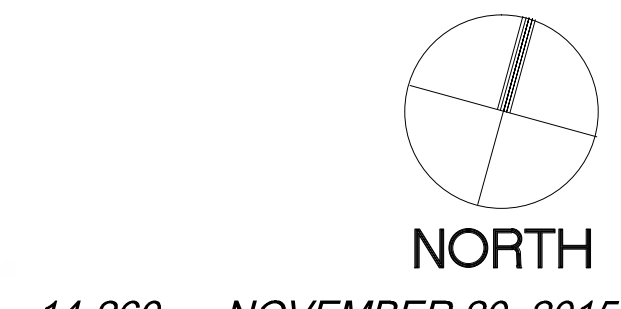
NEIGHBORHOOD CONTEXT PLAN

EVELYN FAMILY APARTMENTS

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NEIGHBORHOOD
 CONTEXT
 PLAN **A2-0**

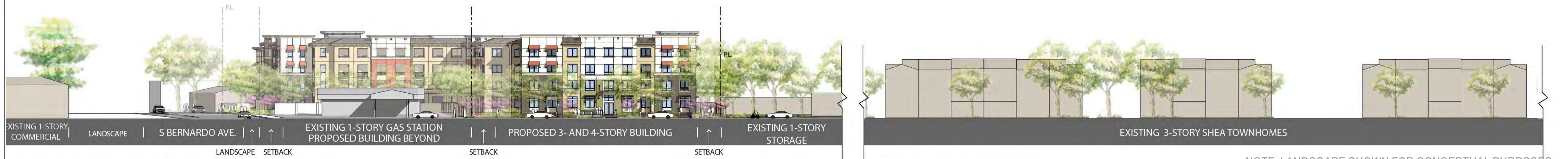
No.	ITEM	DATE
1	SUBMITTAL	02.19.2015
2	INFORMAL DRC REVIEW	04.01.2015
3	PLANNING SUBMITTAL	07.31.2015
4	FORMAL DRC SUBMITTAL	10.20.2015
5	3RD PLANNING SUBMITTAL	11.20.2015

CASE FILE NUMBERS:

3RD PLANNING SUBMITTAL 11.20.2015



E. EVELYN AVE. STREETSCENE ELEVATION KEY



E. EVELYN AVE. ELEVATION A

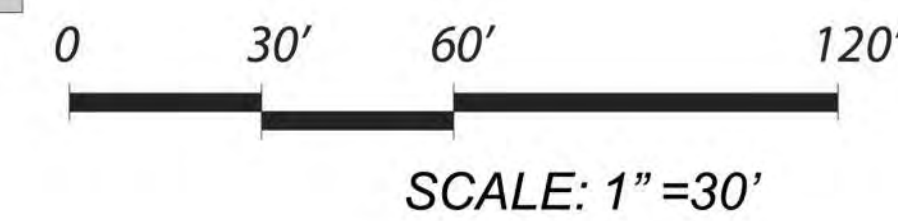
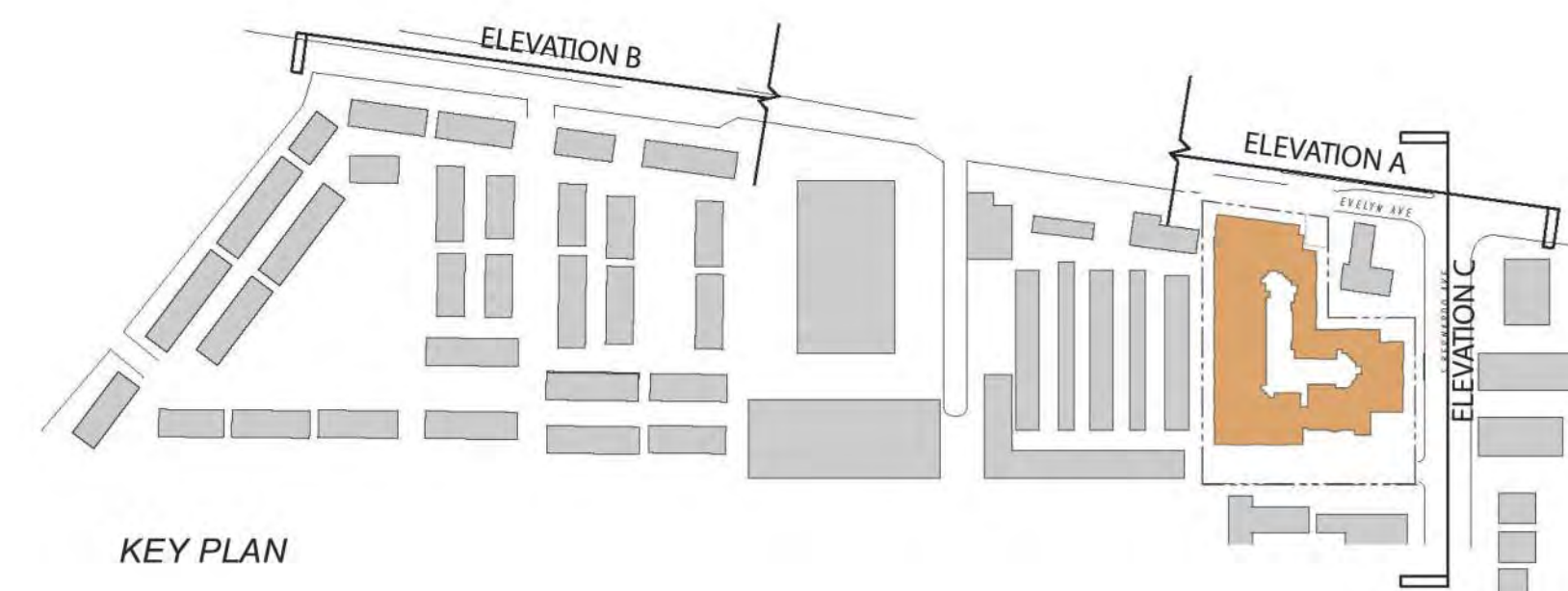
E. EVELYN ELEVATION B

NOTE: LANDSCAPE SHOWN FOR CONCEPTUAL PURPOSES



S. BERNARDO AVE. ELEVATION C

NOTE: LANDSCAPE SHOWN FOR CONCEPTUAL PURPOSES



14-260 NOVEMBER 20, 2015

EVELYN FAMILY APARTMENTS

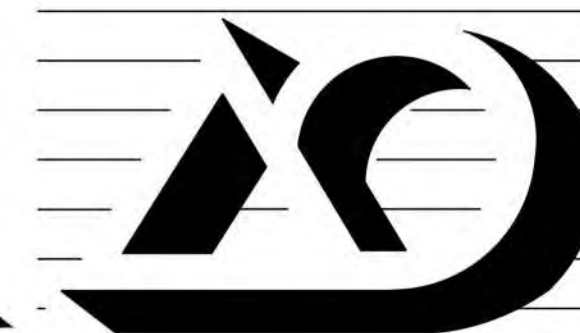
ROEM DEVELOPMENT CORPORATION

1650 LAFAYETTE ST., SANTA CLARA, CA 95050
(408) 984-5600

MOUNTAIN VIEW, CA

ARCHITECTS ORANGE

144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860

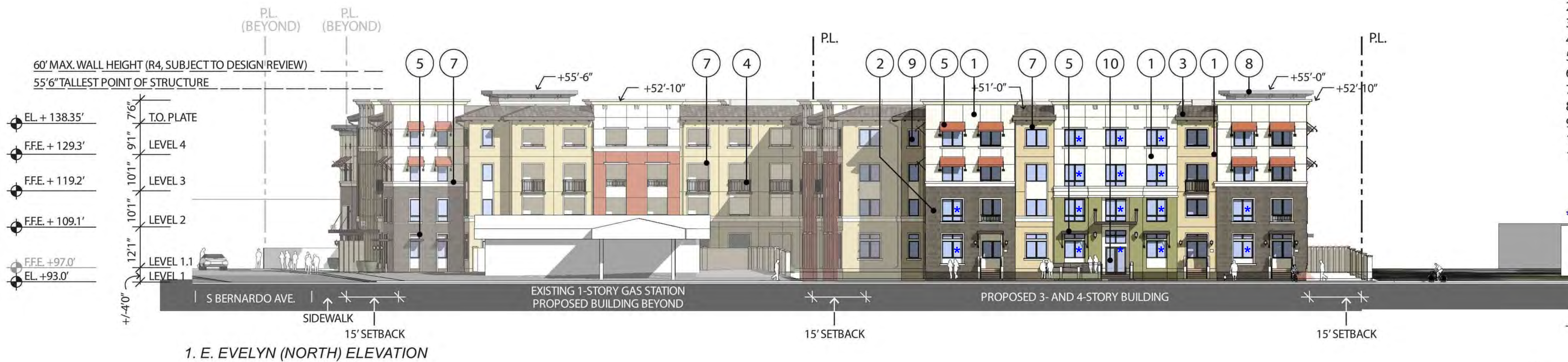


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NEIGHBORHOOD CONTEXT-STREETSCAPE ELEVATIONS		A2-1	
No.	ITEM	DATE	
1	SUBMITTAL	02.19.2015	
2	INFORMAL DRC REVIEW	04.01.2015	
3	PLANNING SUBMITTAL	07.31.2015	
4	FORMAL DRC SUBMITTAL	10.20.2015	
5	3RD PLANNING SUBMITTAL	11.20.2015	

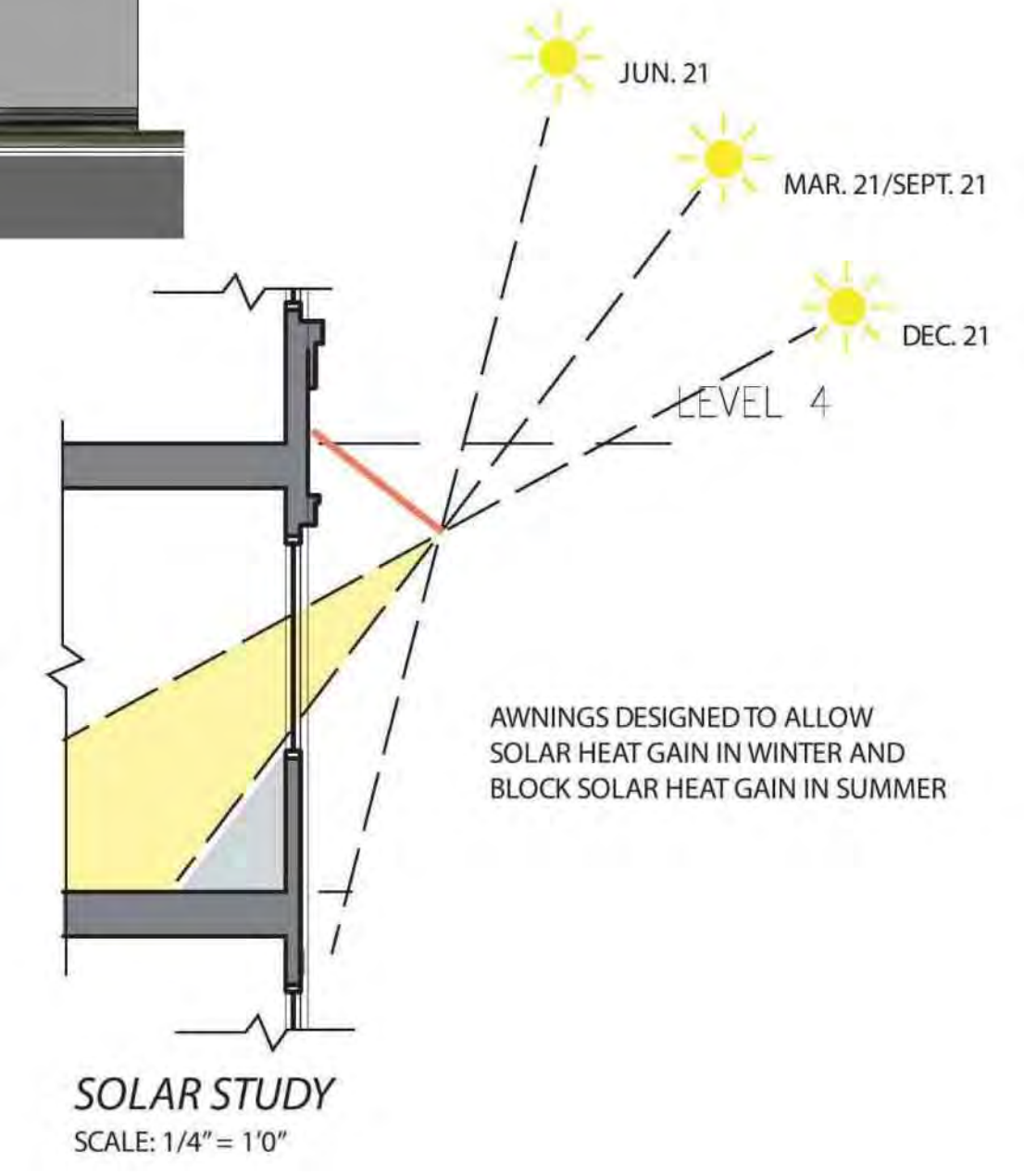
CASE FILE NUMBERS:

3RD PLANNING SUBMITTAL 11.20.2015



- MATERIAL LEGEND**
1. EXTERIOR PLASTER - SAND FINISH
 2. MANUFACTURED STONE VENEER
 3. CONCRETE ROOF TILE
 4. VERTICAL TUBE STEEL RAILING
 5. PAINTED METAL AWNING
 6. PAINTED METAL AWNING W/ TIEBACKS
 7. ENHANCED BUILDING TRIM
 8. ROOF CAP AT OVERHANG W/ BRACKETS
 9. VINYL WINDOW
 10. ALUMINUM STOREFRONT SYSTEM
 11. METAL TRELLIS W/ PLASTER COLUMNS

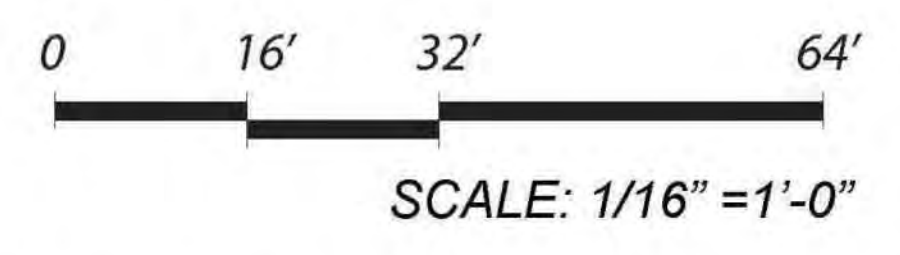
* DENOTES RECESSED OPENINGS



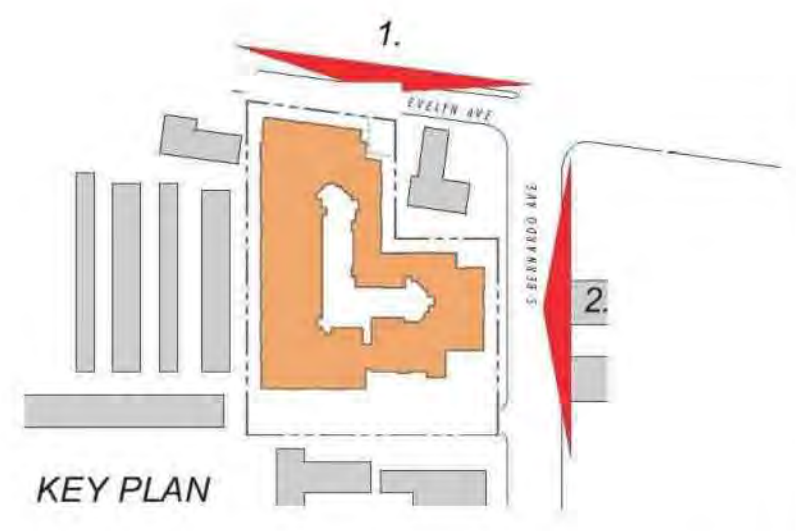
NOTE: SEE PHOTOMETRIC PLAN FOR LIGHTING INFORMATION

NOTE: SCREEN ROOFTOP MECHANICAL EQUIPMENT

NOTE: HEIGHTS MEASURED FROM LOWEST POINT OF SITE (LEVEL 1)



14-260 NOVEMBER 20, 2015



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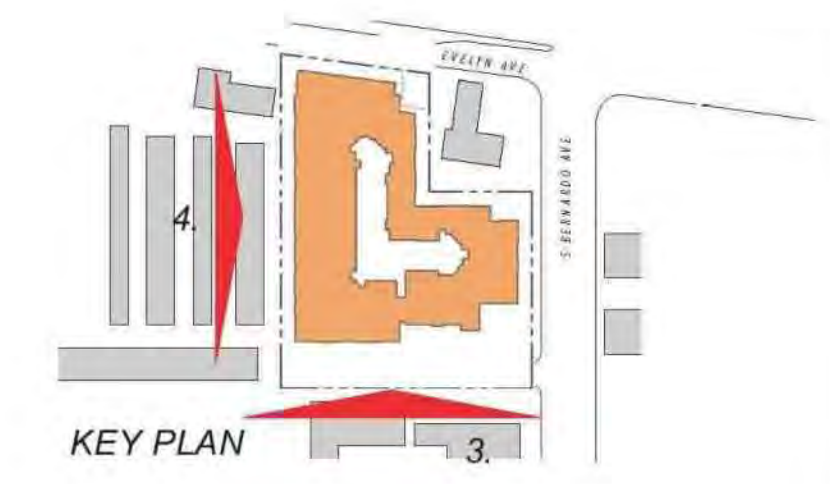
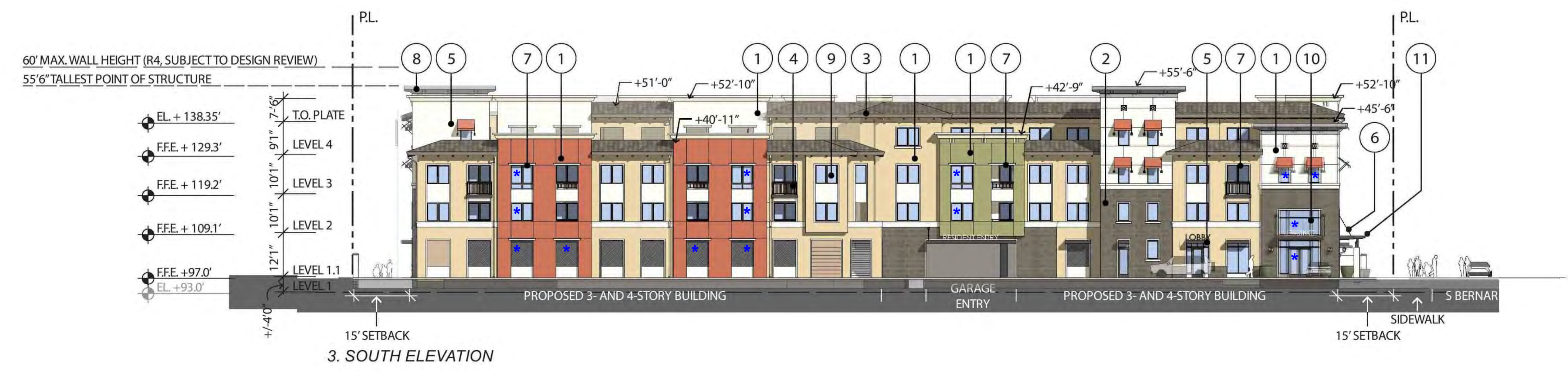
CONCEPT ELEVATIONS		A2-2
No.	ITEM	DATE
1	SUBMITTAL	02.19.2015
2	INFORMAL DRC REVIEW	04.01.2015
3	PLANNING SUBMITTAL	07.31.2015
4	FORMAL DRC SUBMITTAL	10.20.2015
5	3RD PLANNING SUBMITTAL	11.20.2015

CASE FILE NUMBERS:

3RD PLANNING SUBMITTAL 11.20.2015

- MATERIAL LEGEND**
1. EXTERIOR PLASTER - SAND FINISH
 2. MANUFACTURED STONE VENEER
 3. CONCRETE ROOF TILE
 4. VERTICAL TUBE STEEL RAILING
 5. PAINTED METAL AWNING
 6. PAINTED METAL AWNING W/ TIEBACKS
 7. ENHANCED BUILDING TRIM
 8. ROOF CAP AT OVERHANG W/ BRACKETS
 9. VINYL WINDOW
 10. ALUMINUM STOREFRONT SYSTEM
 11. METAL TRELLIS W/ PLASTER COLUMNS

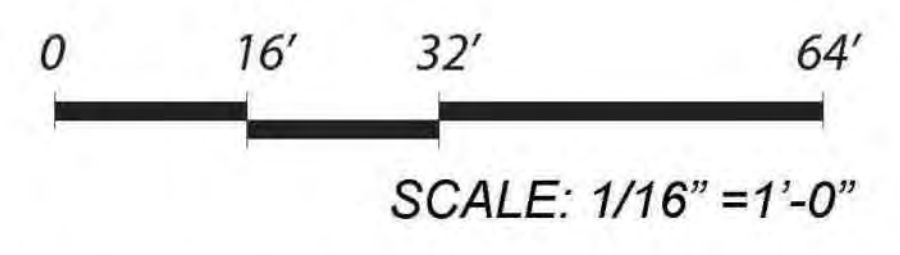
* DENOTES RECESSED OPENINGS



NOTE: SEE PHOTOMETRIC PLAN FOR LIGHTING INFORMATION

NOTE: SCREEN ROOFTOP MECHANICAL EQUIPMENT

NOTE: HEIGHTS MEASURED FROM LOWEST POINT OF SITE (LEVEL 1)



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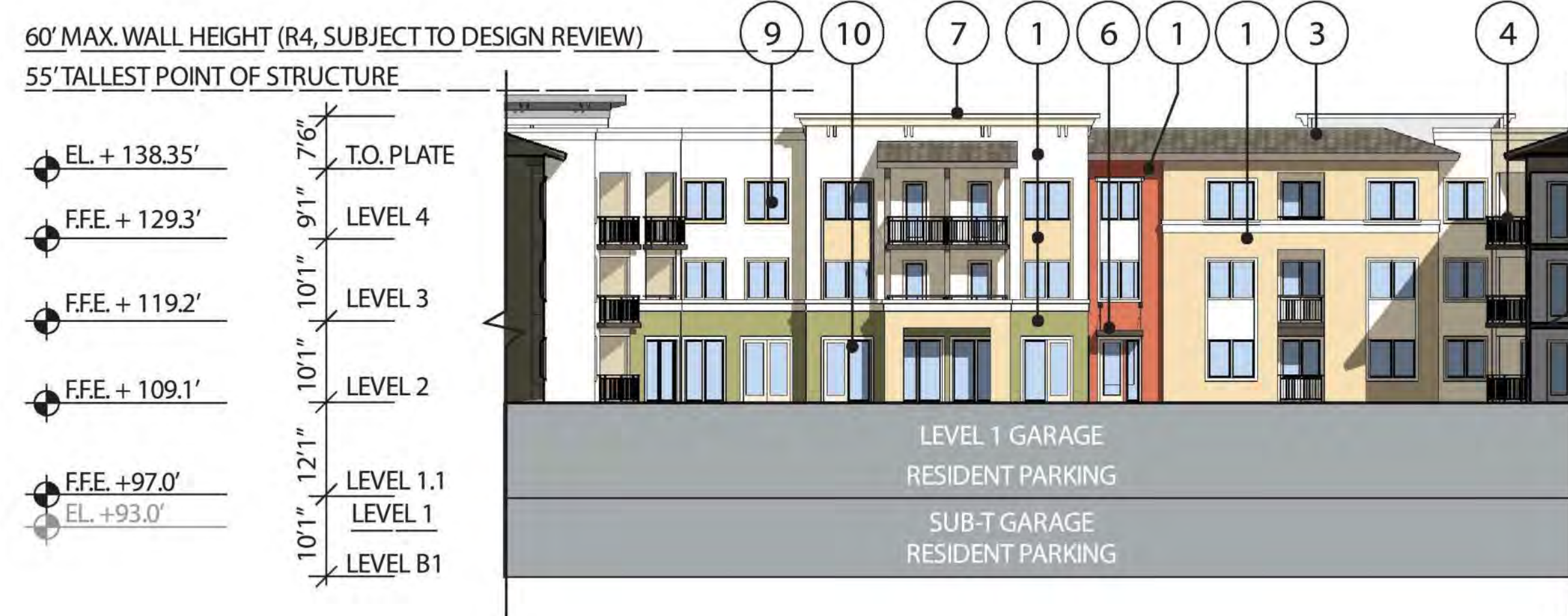
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CONCEPT ELEVATIONS		A2-3
No.	ITEM	DATE
1	SUBMITTAL	02.19.2015
2	INFORMAL DRC REVIEW	04.01.2015
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5	3RD PLANNING SUBMITTAL	11.20.2015

CASE FILE NUMBERS:

3RD PLANNING SUBMITTAL 11.20.2015

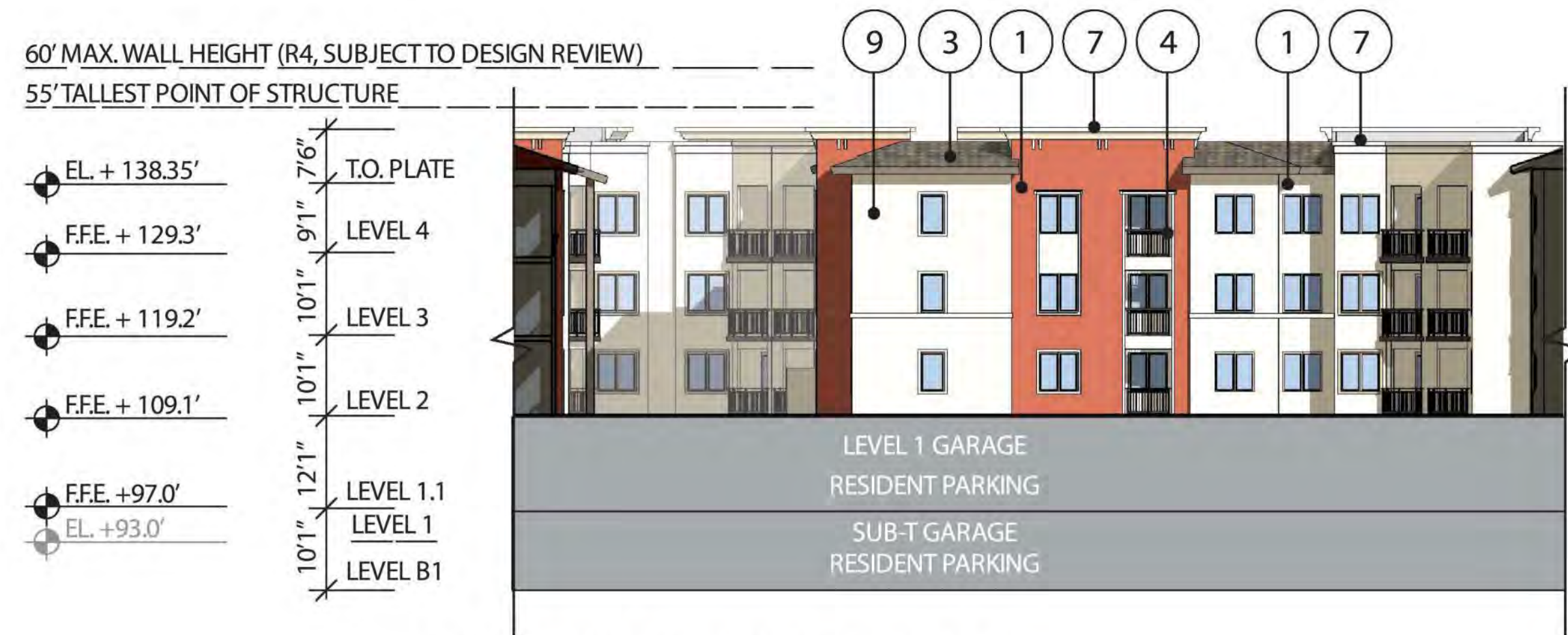
- MATERIAL LEGEND**
1. EXTERIOR PLASTER - SAND FINISH
 2. MANUFACTURED STONE VENEER
 3. CONCRETE ROOF TILE
 4. VERTICAL TUBE STEEL RAILING
 5. PAINTED METAL AWNING
 6. PAINTED METAL AWNING W/ TIEBACKS
 7. ENHANCED BUILDING TRIM
 8. ROOF CAP AT OVERHANG W/ BRACKETS
 9. VINYL WINDOW
 10. ALUMINUM STOREFRONT SYSTEM



5. COURTYARD (NORTH) ELEVATION



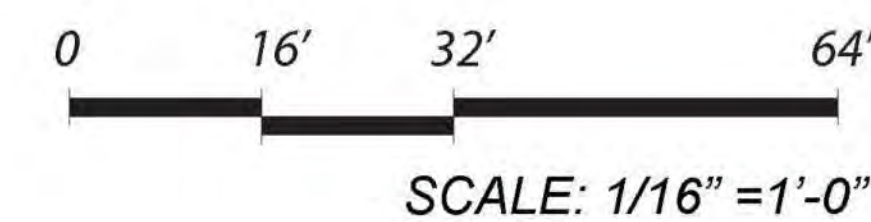
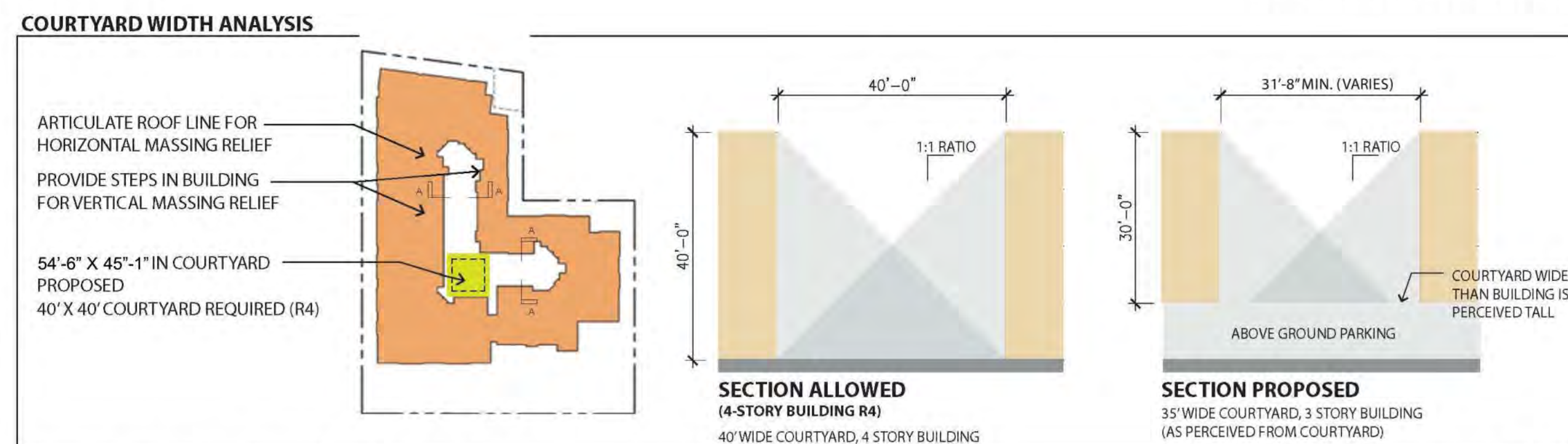
6. COURTYARD (EAST) ELEVATION



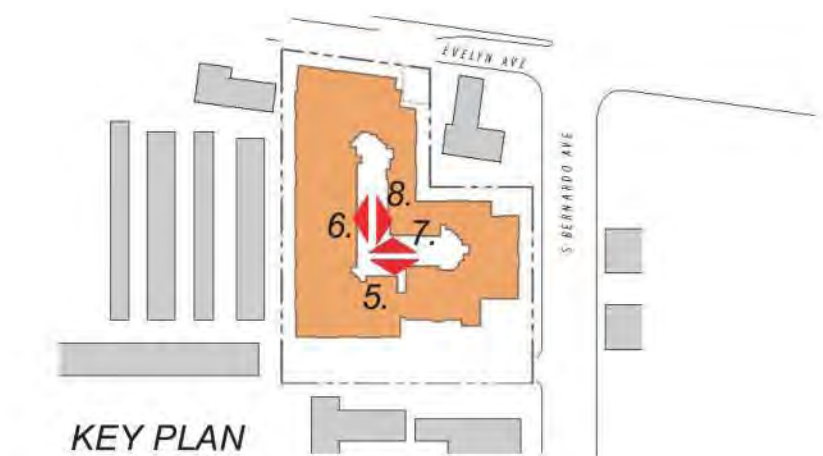
7. COURTYARD (SOUTH) ELEVATION



8. COURTYARD (WEST) ELEVATION



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MOUNTAIN VIEW, CA

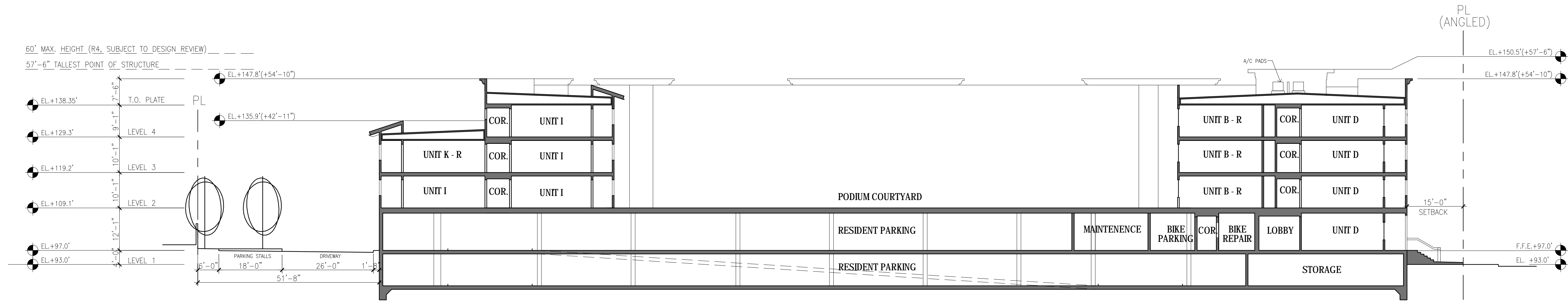
ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860



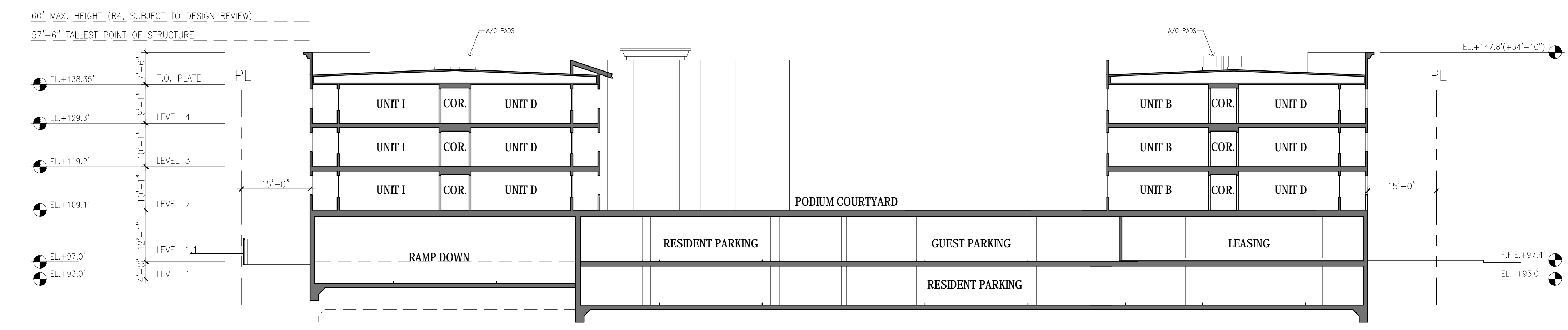
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CONCEPT ELEVATIONS COURTYARD		A2-4
No.	ITEM	DATE
1	SUBMITTAL	02.19.2015
2	INFORMAL DRC REVIEW	04.01.2015
3	PLANNING SUBMITTAL	07.31.2015
4	FORMAL DRC SUBMITTAL	10.20.2015
5	3RD PLANNING SUBMITTAL	11.20.2015
CASE FILE NUMBERS:		

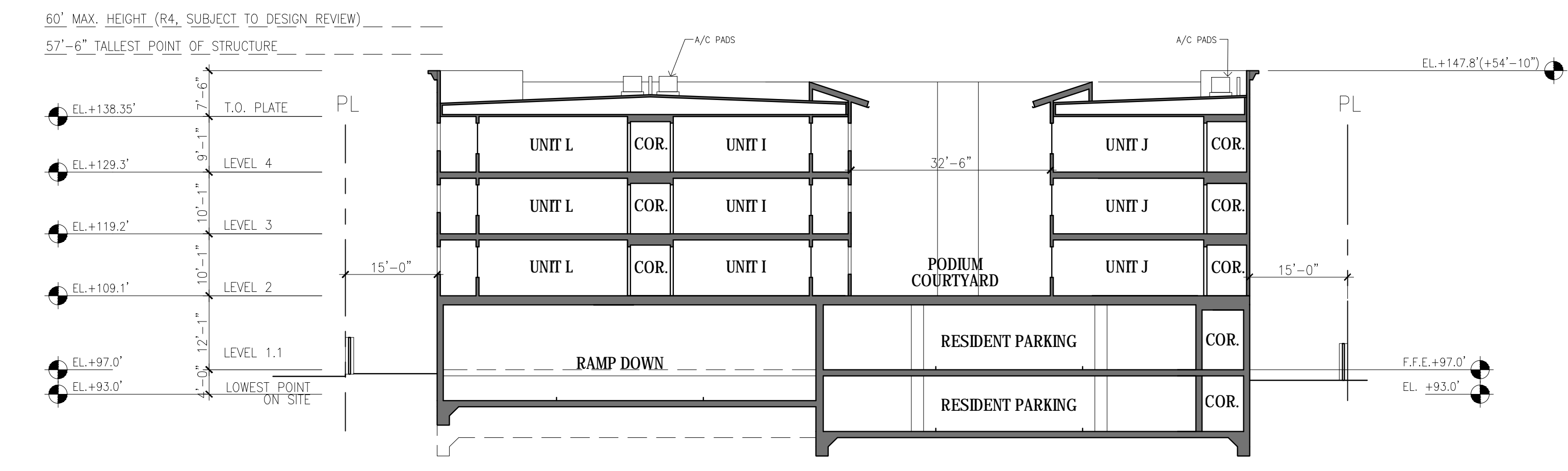
3RD PLANNING SUBMITTAL 11.20.2015



SITE SECTION A-A

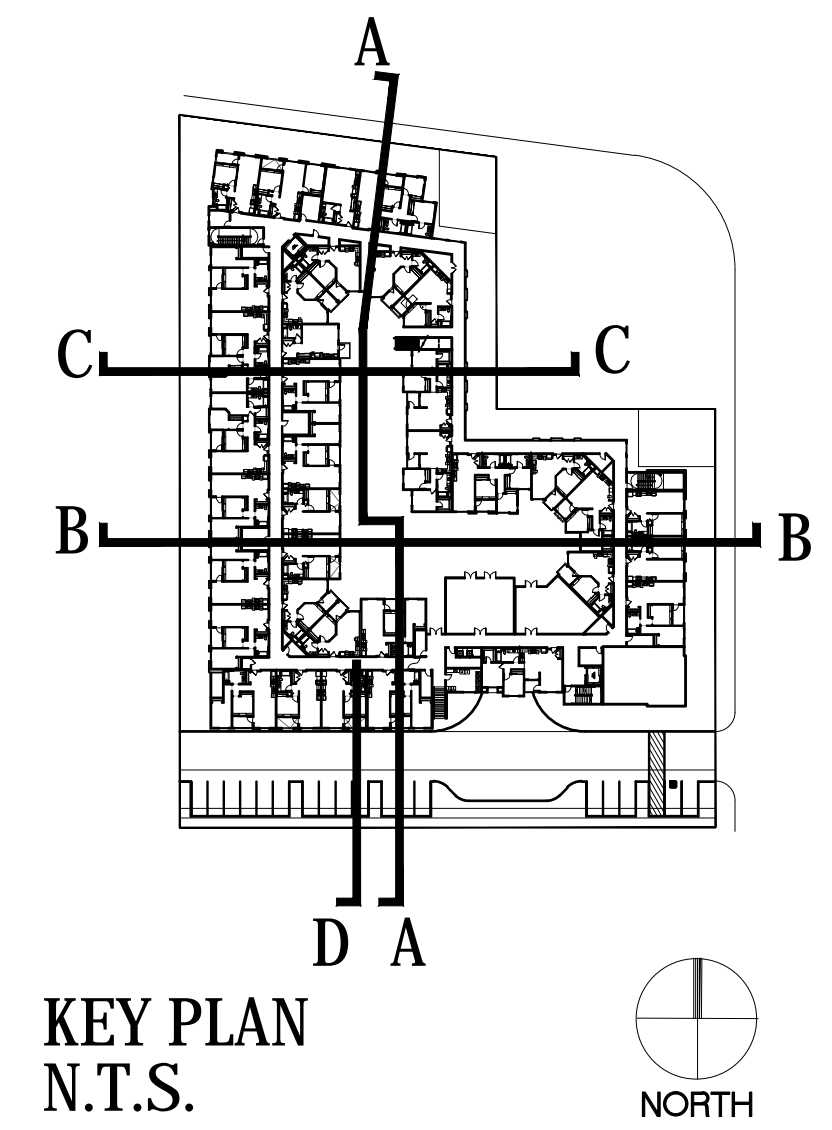


SITE SECTION B-B

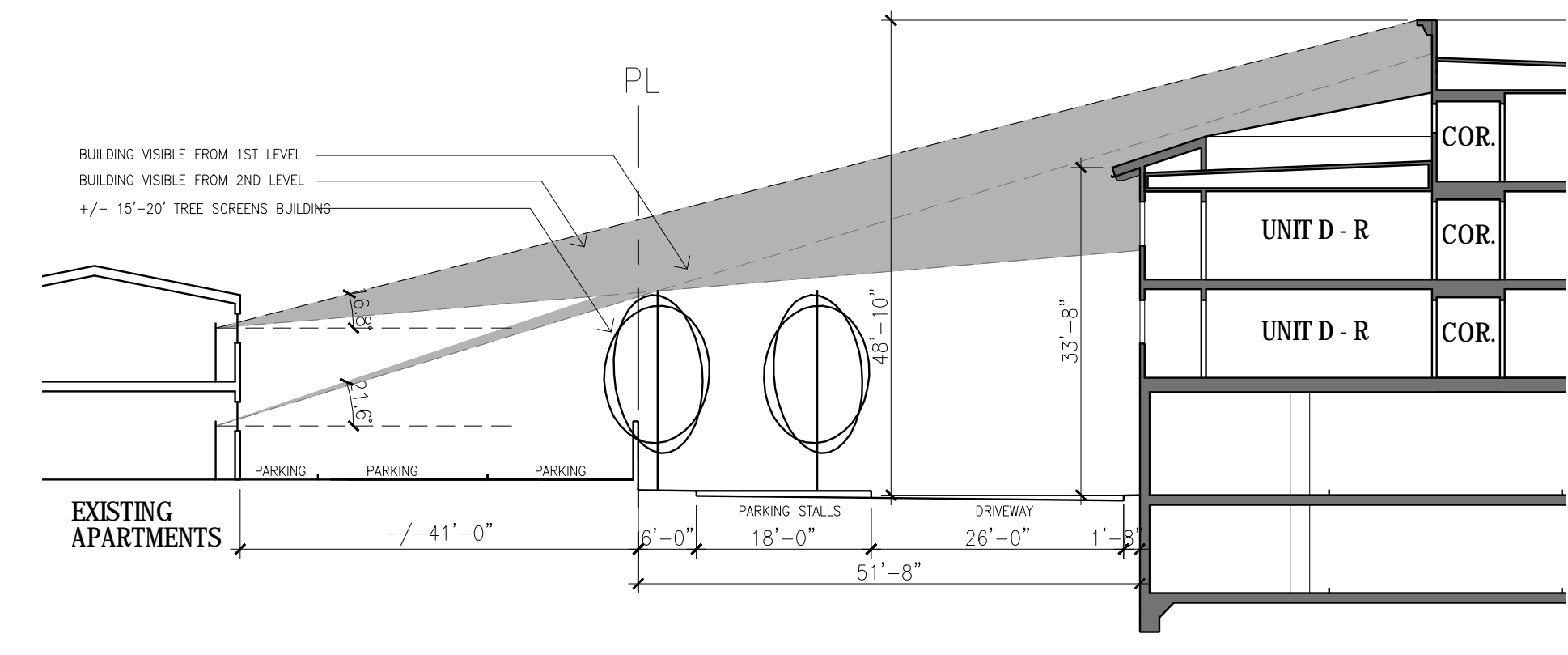


SITE SECTION C-C

NOTE: HEIGHTS MEASURED FROM THE LOWEST POINT OF SITE (LEVEL 1)



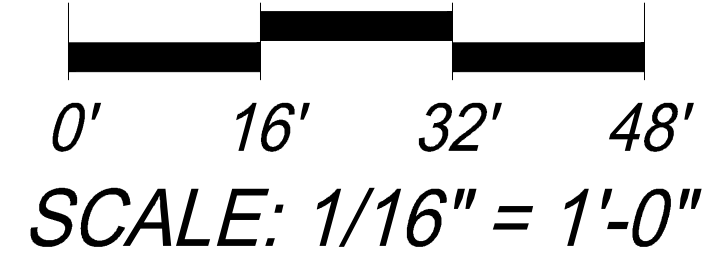
KEY PLAN N.T.S.



PARTIAL SECTION D AND DISTANCE TO NEIGHBORING STRUCTURE PRIVACY STUDY



ADJACENT PROPERTY TO THE SOUTH



SCALE: 1/16" = 1'-0"

14-260 NOVEMBER 20, 2015



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BUILDING SECTIONS		A3-1
No.	ITEM	DATE
1	SUBMITTAL	02.19.2015
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3	PLANNING SUBMITTAL	07.31.2015
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5	3RD PLANNING SUBMITTAL	11.20.2015

CASE FILE NUMBERS:

EVELYN FAMILY APARTMENTS

ROEM DEVELOPMENT CORPORATION
1650 LAFAYETTE ST., SANTA CLARA, CA 95050
(408) 984-5600

MOUNTAIN VIEW, CA

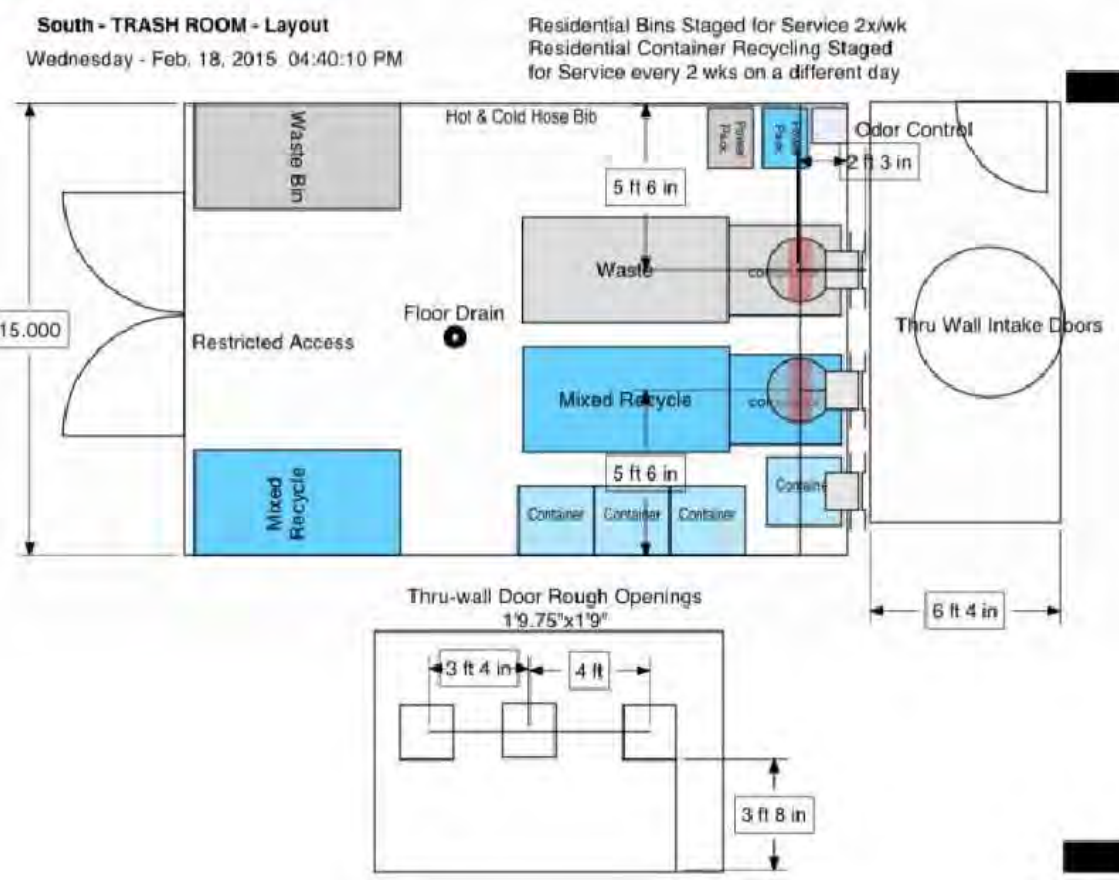
ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CA 92866
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3RD PLANNING SUBMITTAL 11.20.2015

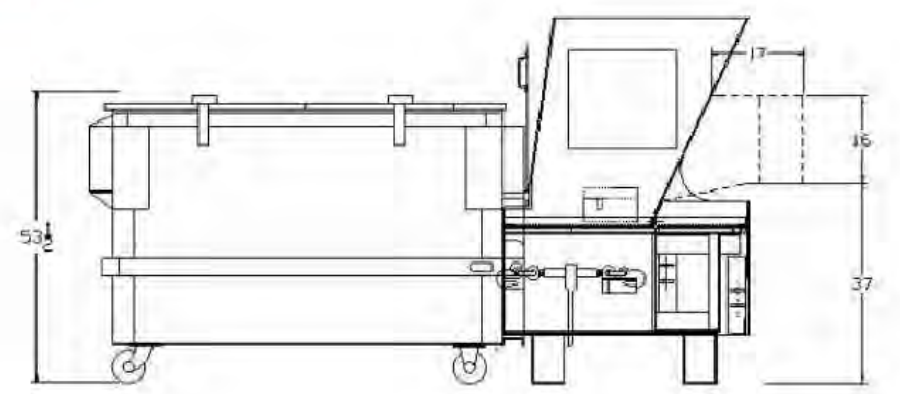
NOTE: EXCEPT FOR TRASH MANAGEMENT PLAN, SEE DETAILED PLAN FOR MORE INFORMATION

Building	Gravity Chutes	Chute Material	Compactor Count	Bin Type	# of Bins	Bin Size Cubic Yards
	2	Galvanized	2	Front Load	2 waste/recycle 4 containers	2 for waste/recycle 64/96 gallon container

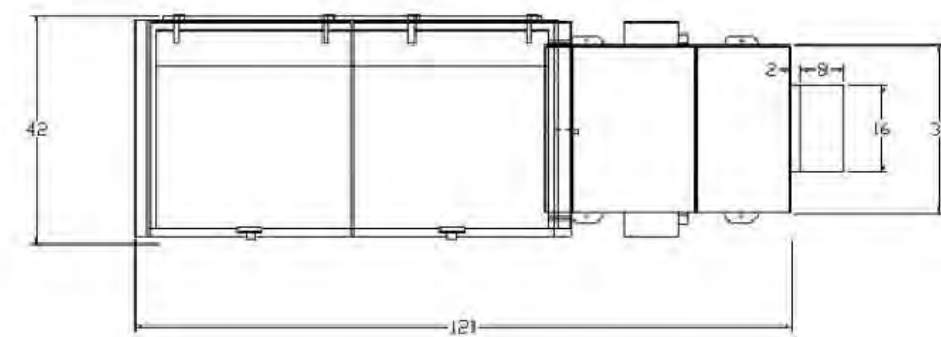
Trash Collection Room Layout:



Trash System Equipment



NOTE:
A400 AND CONTAINER ARE IN BLOCKS
DIMENSIONS SEPARATE

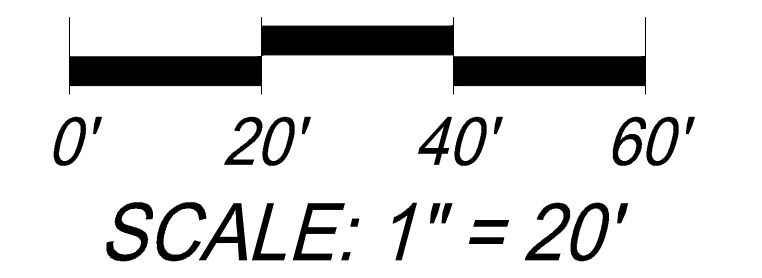
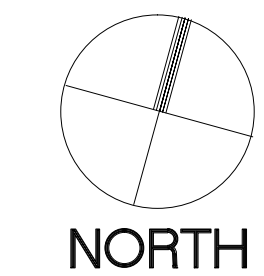


<p>Manual Chute Intake Door</p> <p>CHUTE DOOR DETAIL 3/4" RATED LEAK, 30" LABEL</p>	<p>Air Assist Chute Intake Door</p>
<p>Chute Fed Compactor with Bin</p>	
<p>2 Cubic Yard Bin</p> <p>FRONT LOAD CONTAINER</p>	<p>Pilian Odor Control Unit</p>



LEGEND

- PEDESTRIAN ACCESS - PUBLIC
- PEDESTRIAN ACCESS - PRIVATE
- PEDESTRIAN ACCESS - ACCESSIBLE ROUTE
- LOADING/ MOVE-IN ROUTE
- TRASH BIN ROUTE (PROPERTY MANAGEMENT)
- FIRE DEPARTMENT ACCESS
- VEHICULAR ACCESS: RESIDENTIAL AND GUEST
- FIRE TRUCK
- MOVE-IN TRUCK



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EVELYN FAMILY APARTMENTS

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(408) 984-5600

MOUNTAIN VIEW, CA

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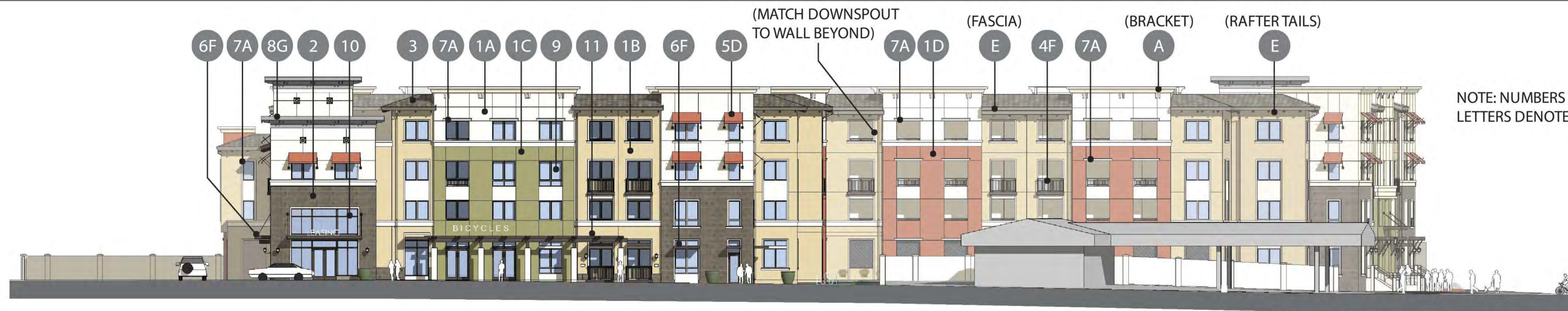
VEHICULAR/ PEDESTRIAN CIRCULATION A4-1

No.	ITEM	DATE
1	SUBMITTAL	02.19.2015
2	INFORMAL DRC REVIEW	04.01.2015
3	PLANNING SUBMITTAL	07.31.2015
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CASE FILE NUMBERS:

3RD PLANNING SUBMITTAL 11.20.2015

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MATERIAL LEGEND:



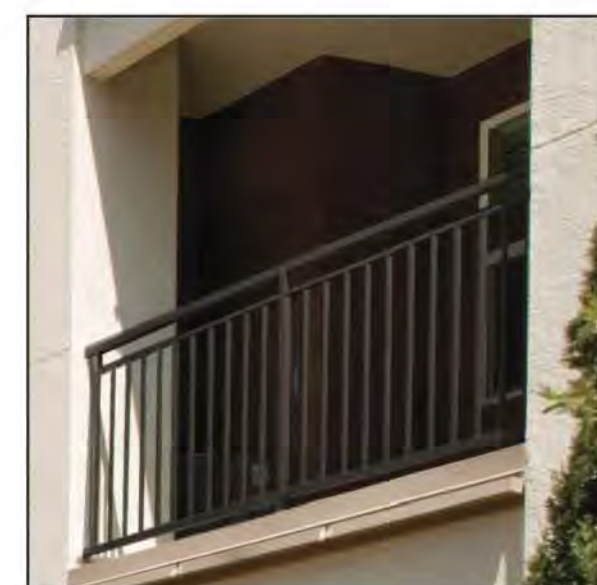
1
EXTERIOR PLASTER WITH SCREEDS
OMEGA PRODUCTS INTERNATIONAL
SAND FINISH
(OR APPROVED EQUAL)



2
MANUFACTURED STONE VENEER
CORONADO, COLOSSEUM TRAVERTINE
COLOR: TIMBERTRAIL
(OR APPROVED EQUAL)



3
CONCRETE ROOF TILE
EAGLE ROOFING BEL AIR PROFILE,
COLOR: CONCORD RANGE
(OR APPROVED EQUAL)



4
PAINTED VERTICAL TUBE STEEL RAILING
PAINT GRADE



5
PAINTED METAL AWNING
PAINT GRADE



6
PAINTED METAL AWNING W/ TIEBACKS
PAINT GRADE



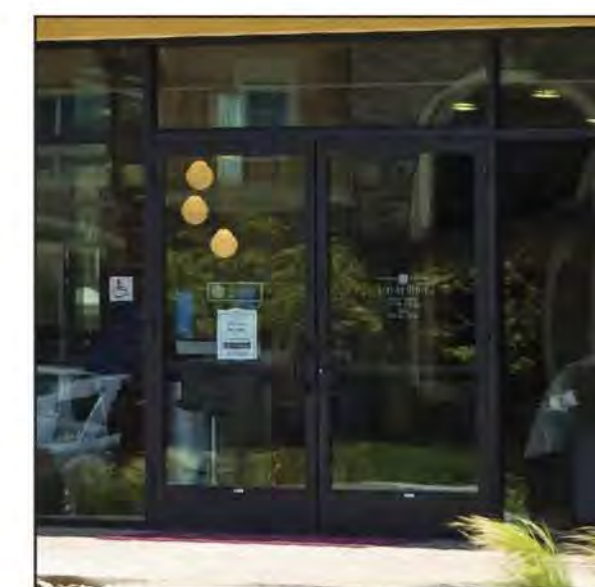
7
ENHANCED BUILDING TRIM
SMOOTH PLASTER OVER FOAM



8
ENHANCED ROOF CAP AT EAVE
PLASTER OVER WOOD FRAMING
PLASTER OVER FOAM BRACKETS



9
VINYL WINDOW
MILGARD (OR APPROVED EQUAL)
COLOR: BRONZE



10
ALUMINUM STOREFRONT SYSTEM
ARCADIA (OR APPROVED EQUAL)
COLOR: STANDARD DARK BRONZE



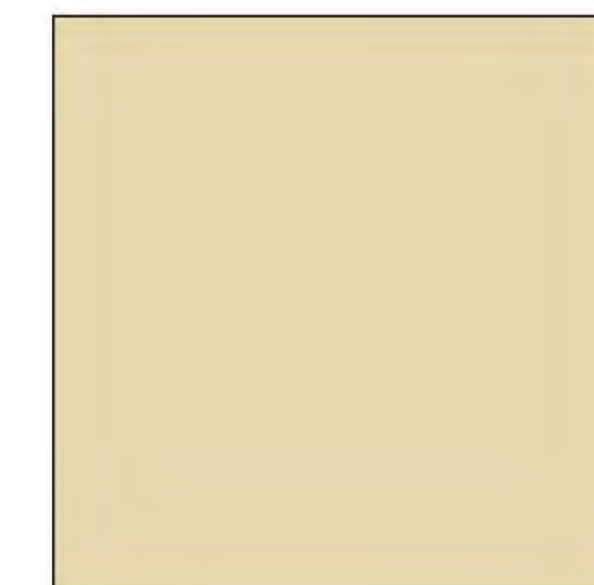
11
PAINTED METAL TRELLIS
PLASTER COLUMNS

COLOR LEGEND:

NOTE: LANDSCAPE OMITTED FOR CLARITY



A
FIELD 1
SW 7012 CREAMY
PLASTER FINISH FOR THIS COLOR - TO
MATCH OMEGA FINE, SMOOTH FINISH



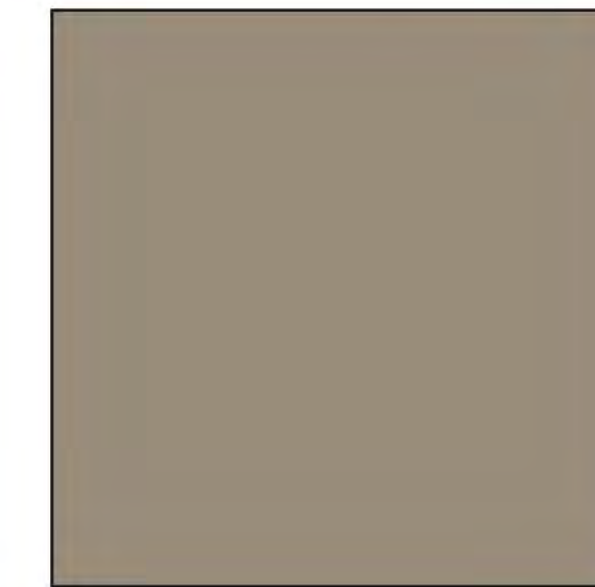
B
FIELD 2
SW 6142 MACADAMIA



C
FIELD 3
SW 6423 RYEGRASS



D
FIELD 4
SW 6341 RED CENT



E
ACCENT 1
SW 2855 SYCAMORE TAN

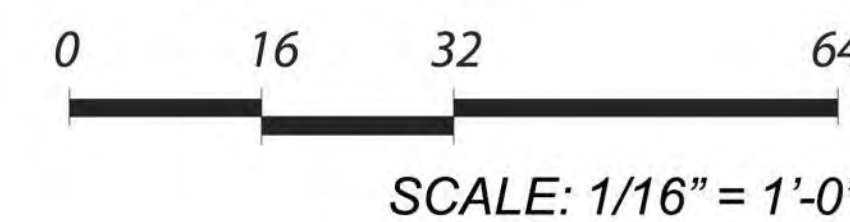


F
ACCENT 2
SW 7048 URBANE BRONZE

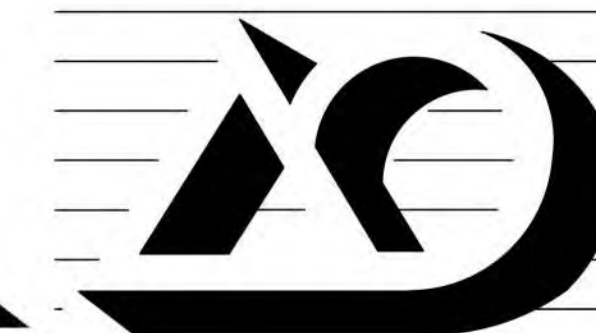


G
ACCENT 3
SW 6003 PROPER GRAY

ALL PAINT COLORS SHERWIN WILLIAMS (OR APPROVED EQUAL)



14-260 NOVEMBER 20, 2015



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COLOR + MATERIALS		A5-1
No.	ITEM	DATE
1	SUBMITTAL	02.19.2015
2	INFORMAL DRC REVIEW	04.01.2015
3	PLANNING SUBMITTAL	07.31.2015
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5	3RD PLANNING SUBMITTAL	11.20.2015

CASE FILE NUMBERS:

3RD PLANNING SUBMITTAL 11.20.2015

EVELYN FAMILY APARTMENTS

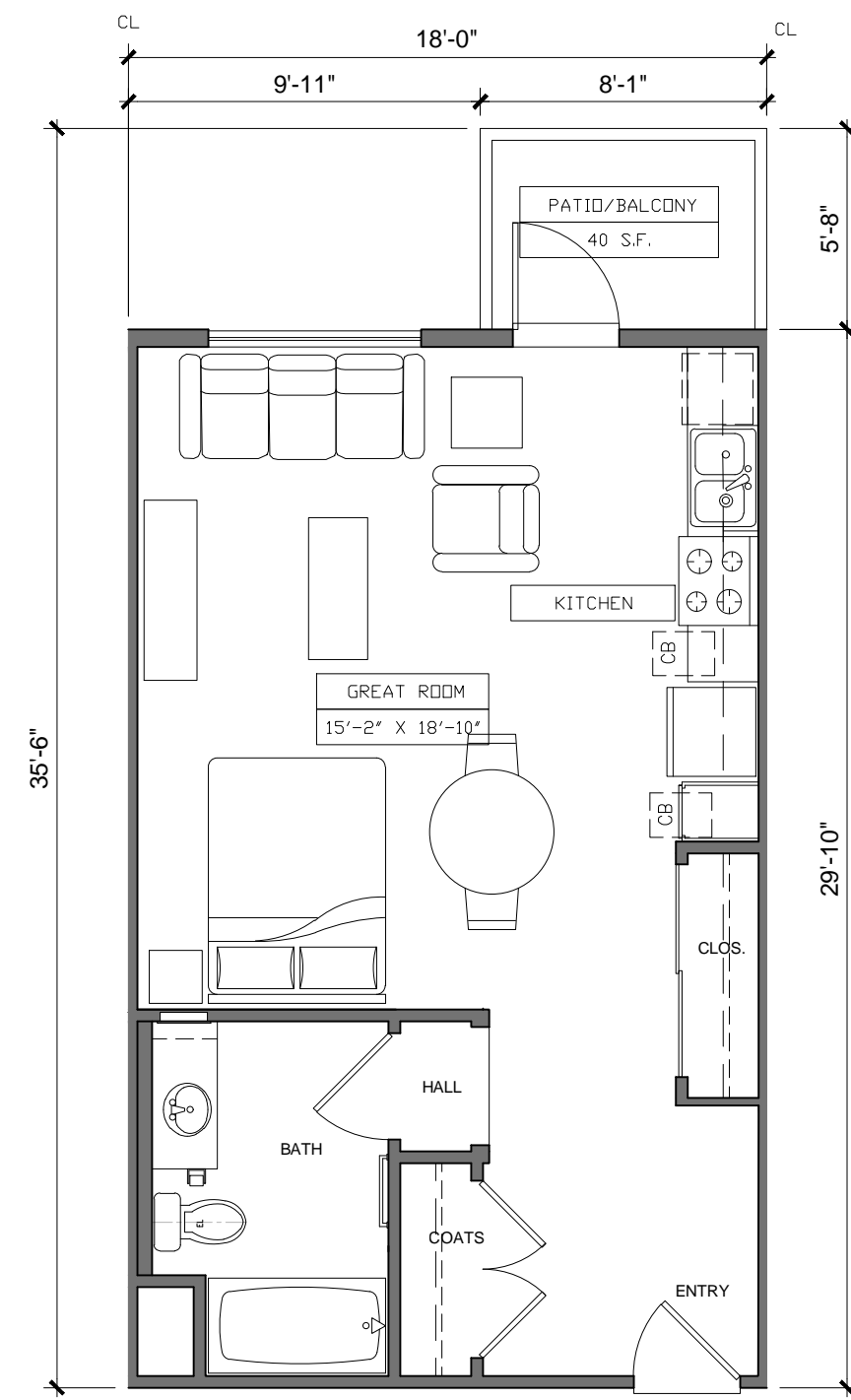
ROEM DEVELOPMENT CORPORATION

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(408) 984-5600

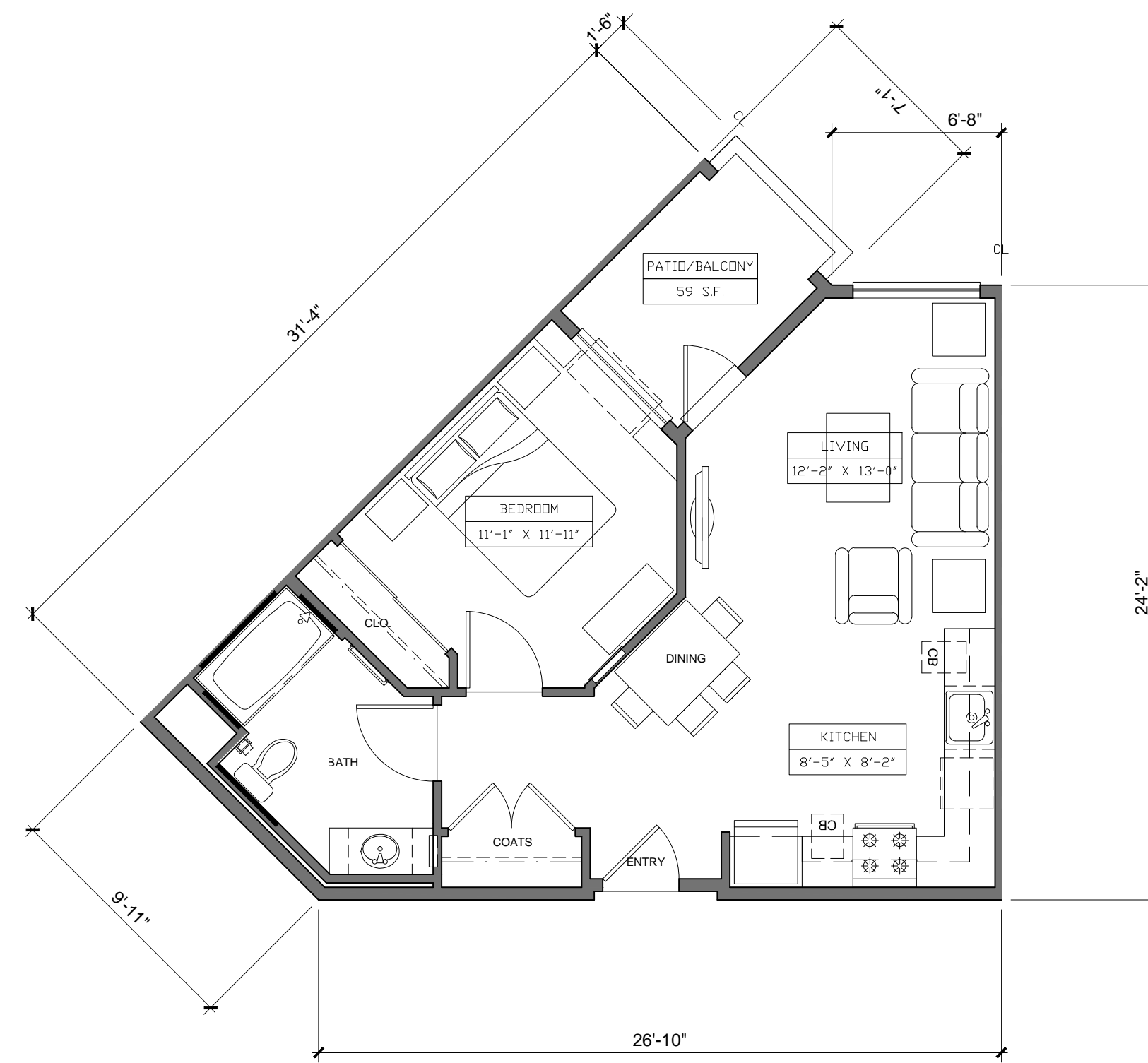
MOUNTAIN VIEW, CA

ARCHITECTS ORANGE

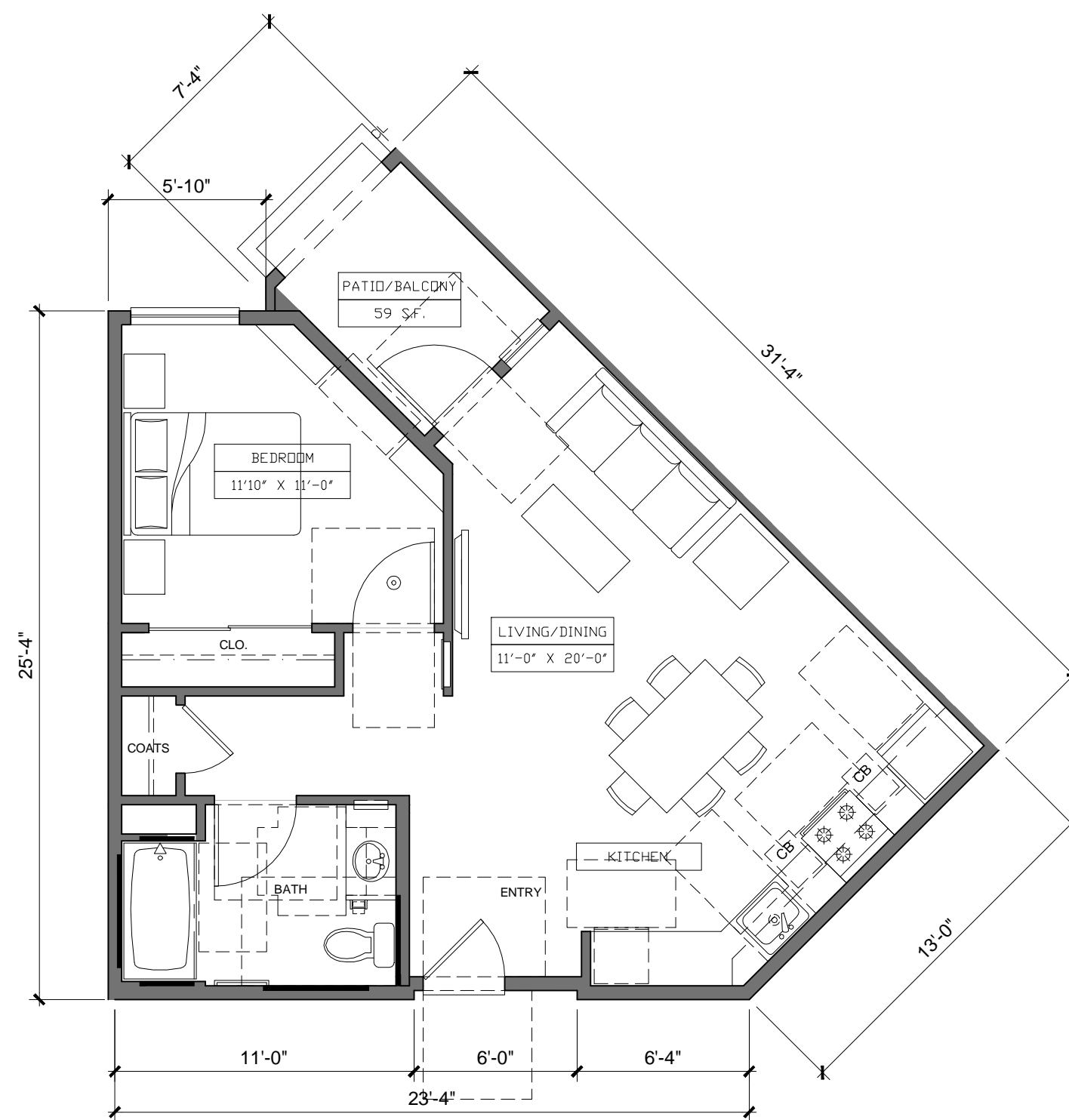
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860



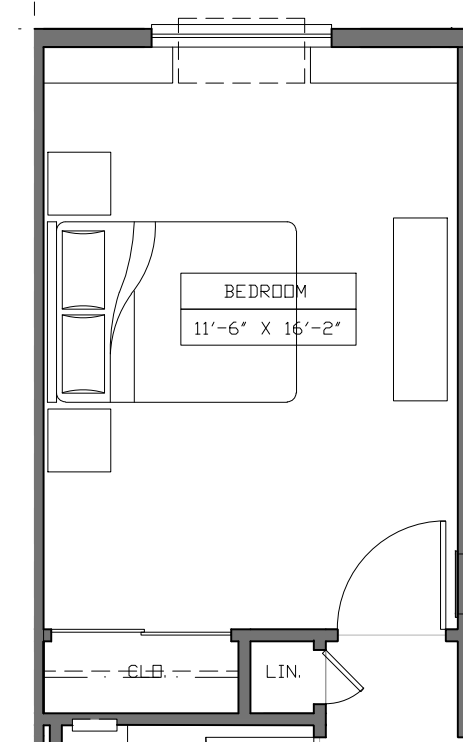
UNIT A
 STUDIO - 1 BATH
 537 SQ. FT.
 40 SQ. FT. PATIO/BALCONY
 UNIT A1 - NO PATIO/BALCONY



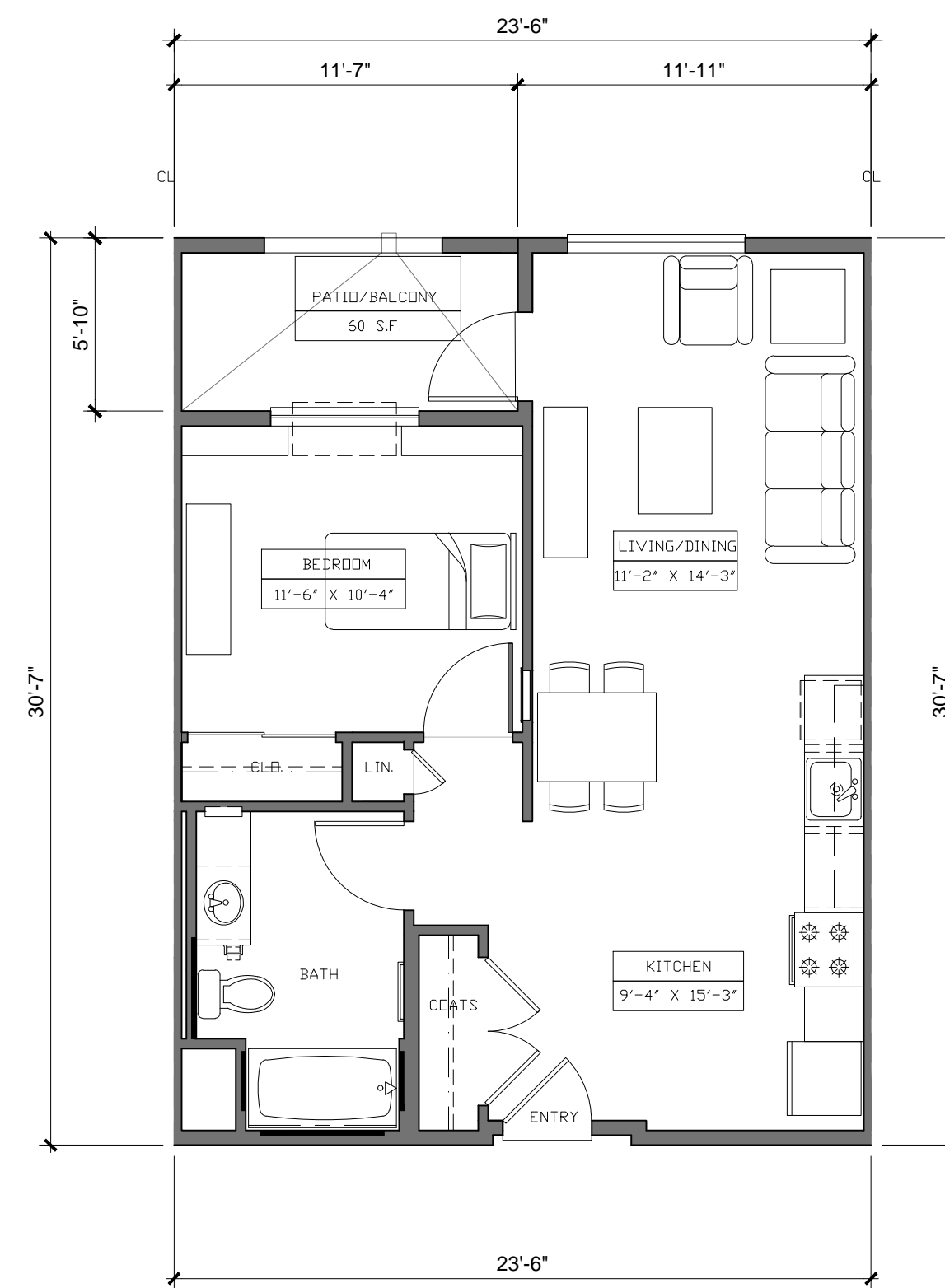
UNIT B
 1 BEDROOM - 1 BATH
 614 SQ. FT.
 59 SQ. FT. PATIO/BALCONY



UNIT C
 1 BEDROOM - 1 BATH
 634 SQ. FT.
 59 SQ. FT. PATIO/BALCONY



NO DECK PARTIAL PLAN
 UNIT D1
 1 BEDROOM - 1 BATH
 717 SQ. FT.



UNIT D
 1 BEDROOM - 1 BATH
 650 SQ. FT.
 60 SQ. FT. PATIO/BALCONY
 UNIT D1 - ALT. BATH AT TOWER

Evelyn Family Apartments AO #2014-260 09.18.2015

PROJECT DATA:

Unit	# Units	Net S.F.	Deck S.F.	Total Net Rent	Ave S.F.	Unit Mix
Studio:						
A1	7	537	40	280	3,759	
A1	4	537	0	0	2,148	
Studio - Subtotal:		11	0	2,148	195	9.5%
1-Bedroom:						
B	21	614	59	1,239	12,894	
C	1	634	59	59	634	
D	15	650	60	900	9,750	
D1	8	717	0	0	5,736	
1-bedroom - Subtotal:		45	2,198	29,014	645	38.8%
2-Bedroom:						
F	3	823	60	180	2,469	
G	5	839	69	345	4,195	
H	2	866	69	138	1,732	
I	27	885	62	1,674	23,895	
J	8	940	45	360	7,520	
2-bedroom - Subtotal:		45	2,697	39,811	885	38.8%
3-Bedroom:						
K	8	1,120	62	496	8,960	
L	7	1,233	62	434	8,631	
3-bedroom - Subtotal:		15	930	17,591	1,173	12.9%
TOTAL:		116	5,825	88,564	763	100.0%

*NOTE: Square footage is taken from centerline of parti walls and outside of exterior walls.

DENSITY: 60.0 du/AC
 ACRES: 1.9348 AC

SCALE: 3/16"=1'-0"

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UNIT PLANS		A7-1
No.	ITEM	DATE
1	SUBMITTAL	02.19.2015
2	INFORMAL DRC REVIEW	04.01.2015
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CASE FILE NUMBERS:

EVELYN FAMILY APARTMENTS

ROEM DEVELOPMENT CORPORATION

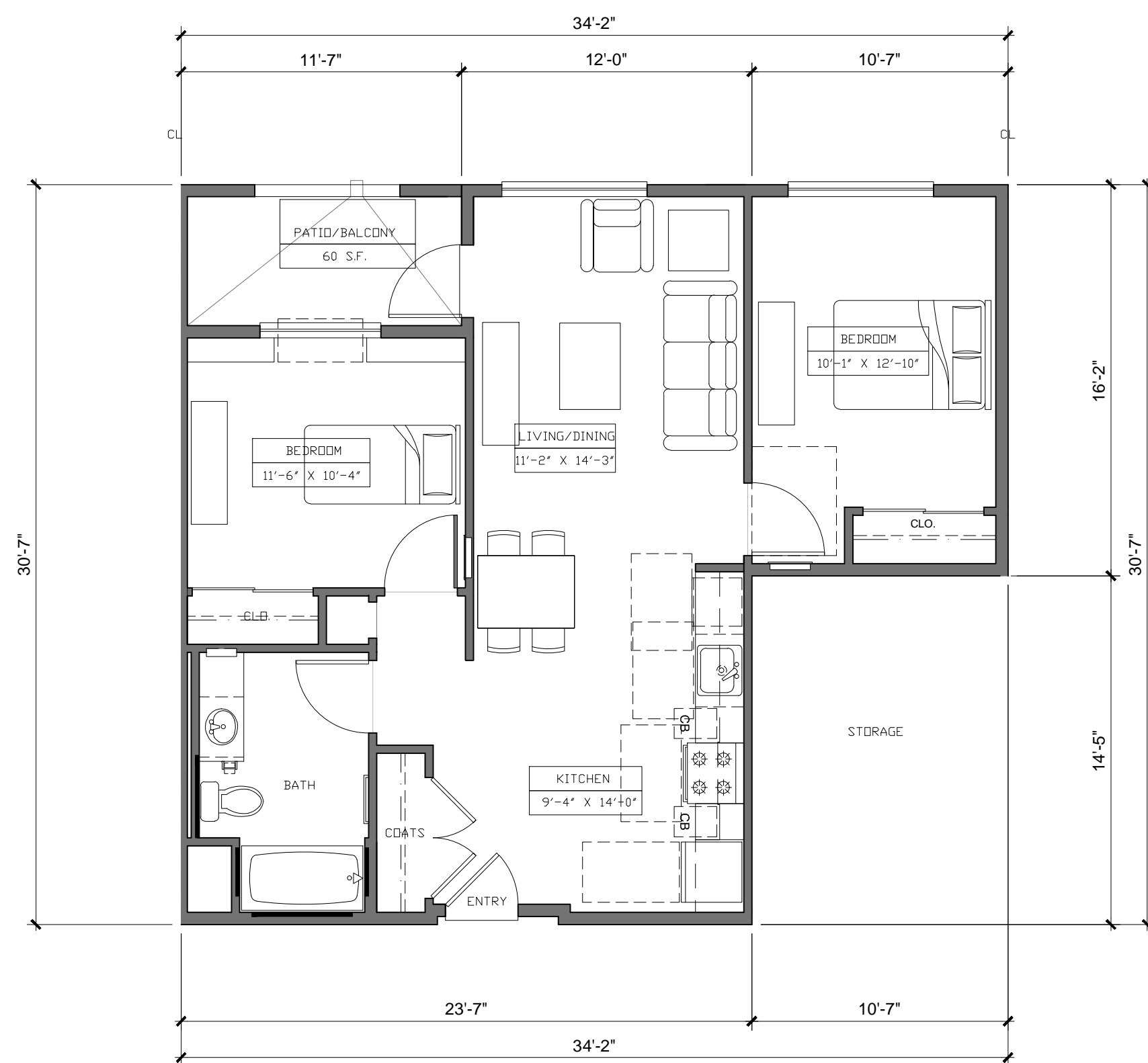
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MOUNTAIN VIEW, CA

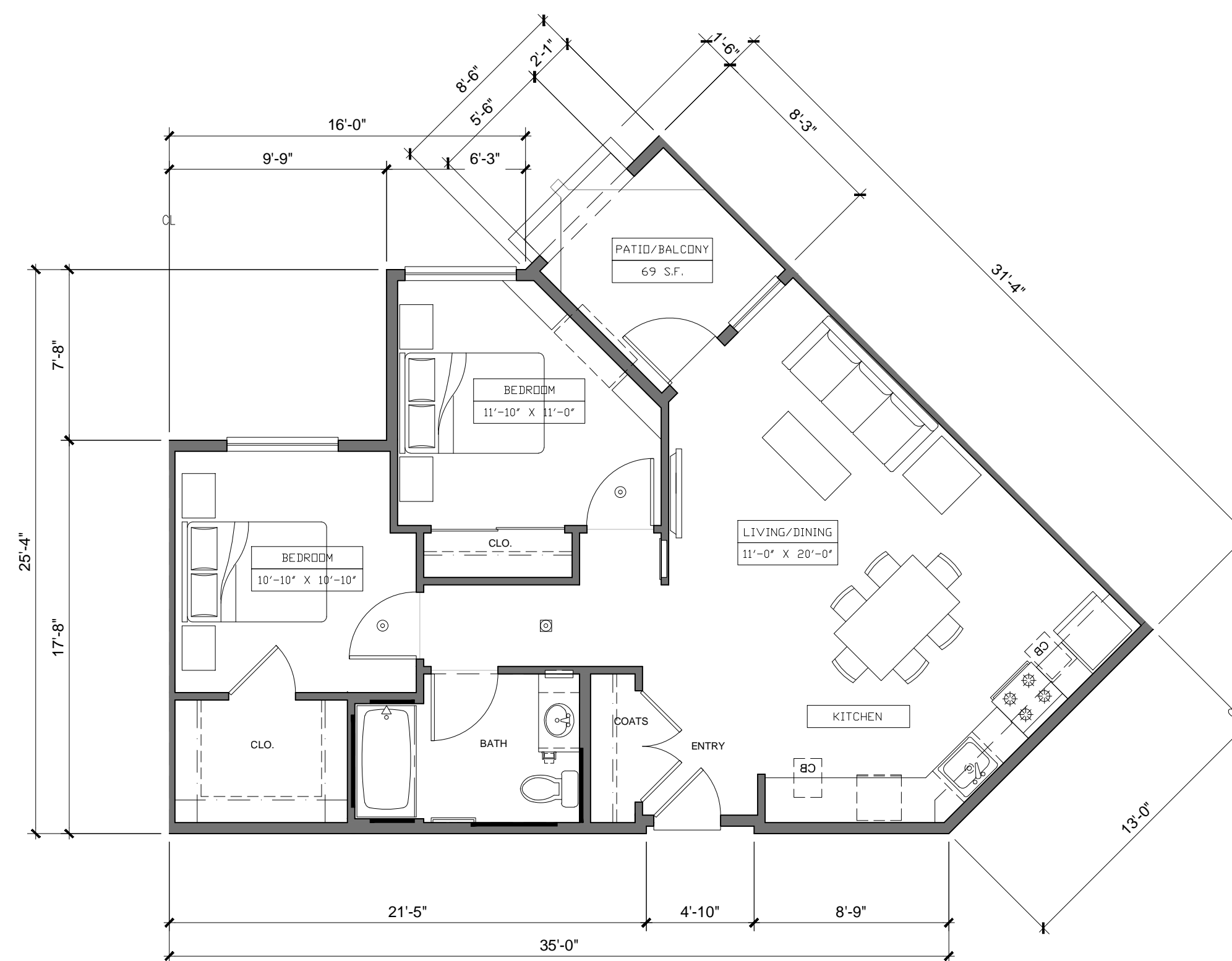
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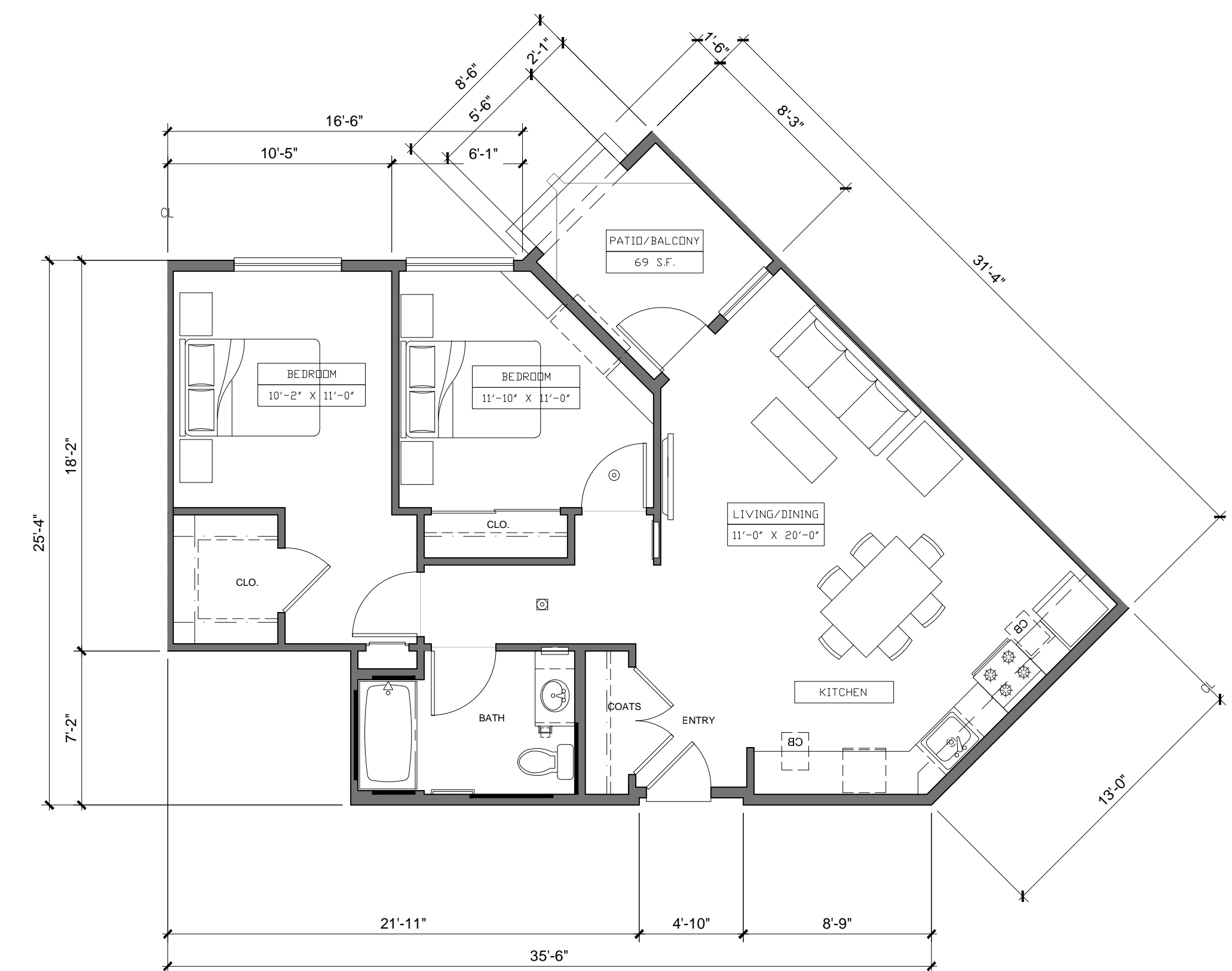
3RD PLANNING SUBMITTAL 11.20.2015



UNIT F
 2 BEDROOM - 1 BATH
 823 SQ. FT.
 60 SQ. FT. PATIO/BALCONY



UNIT G
 2 BEDROOM - 1 BATH
 839 SQ. FT.
 69 SQ. FT. PATIO/BALCONY



UNIT H
 2 BEDROOM - 1 BATH
 866 SQ. FT.
 69 SQ. FT. PATIO/BALCONY

SCALE: 3/16"=1'-0"

14-260 NOVEMBER 20, 2015

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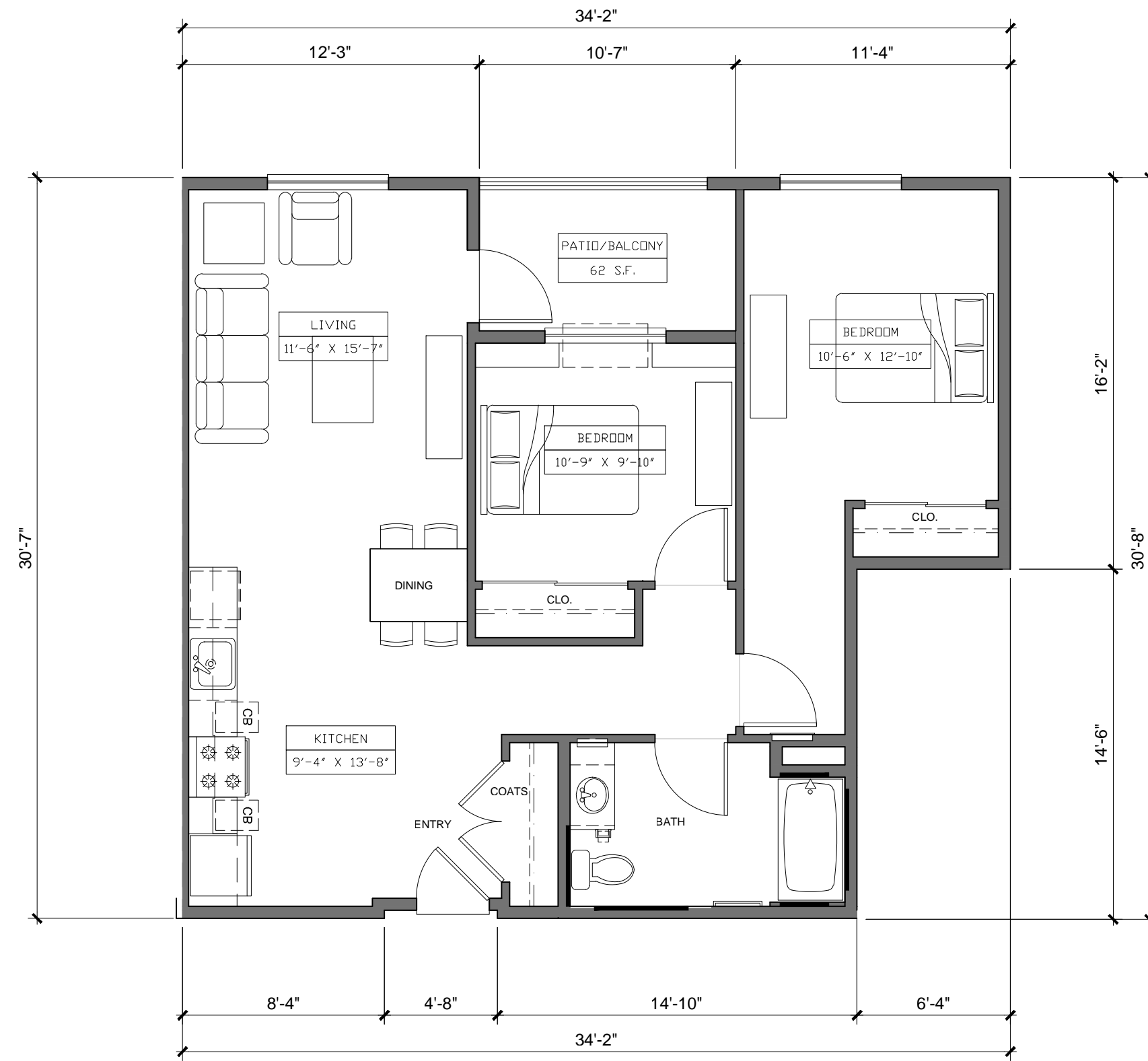
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UNIT PLANS **A7-2**

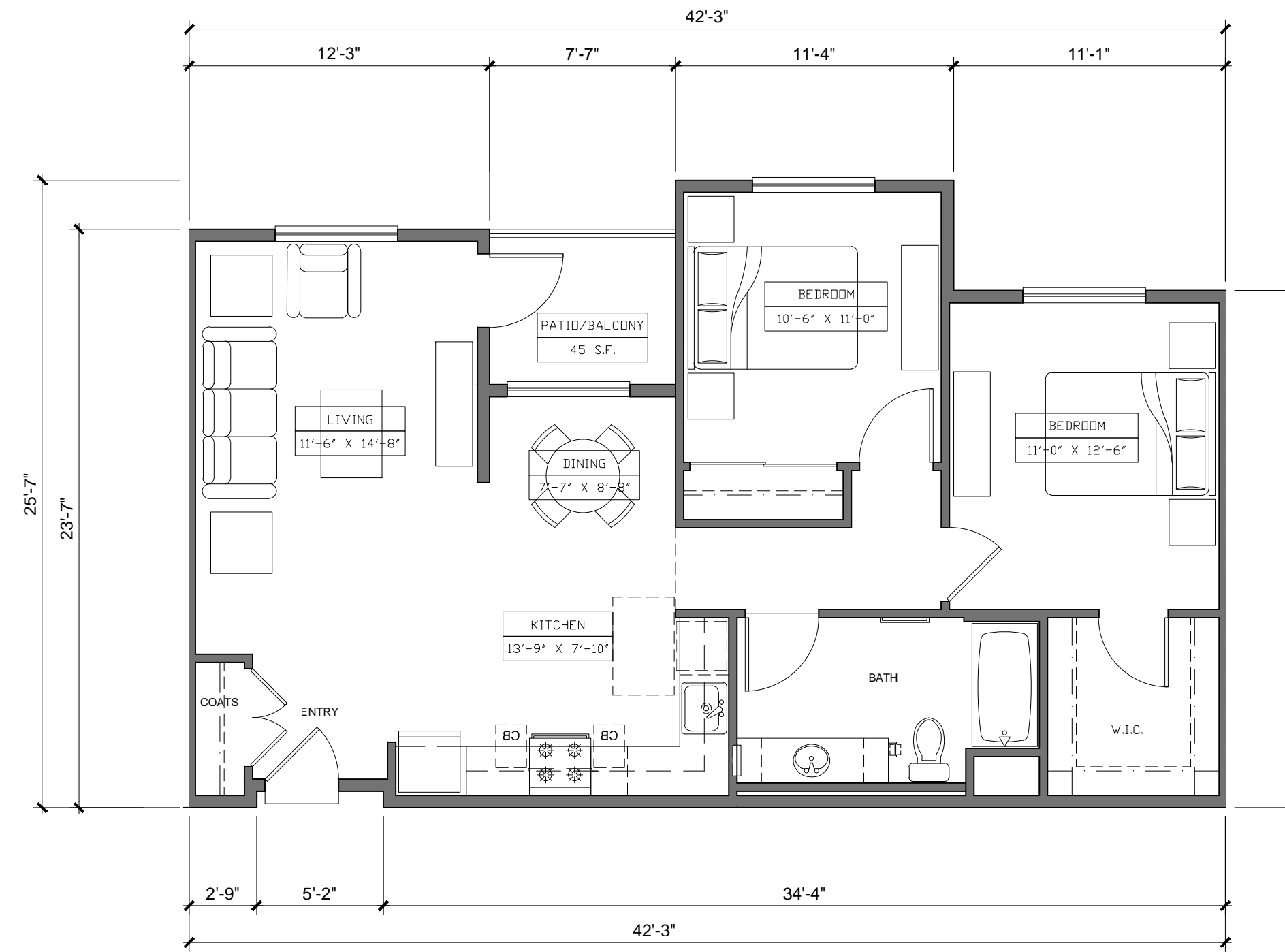
No.	ITEM	DATE
1	SUBMITTAL	02.19.2015
2	INFORMAL DRC REVIEW	04.01.2015
3	PLANNING SUBMITTAL	07.31.2015
4	FORMAL DRC SUBMITTAL	10.20.2015
5	3RD PLANNING SUBMITTAL	11.20.2015

CASE FILE NUMBERS:

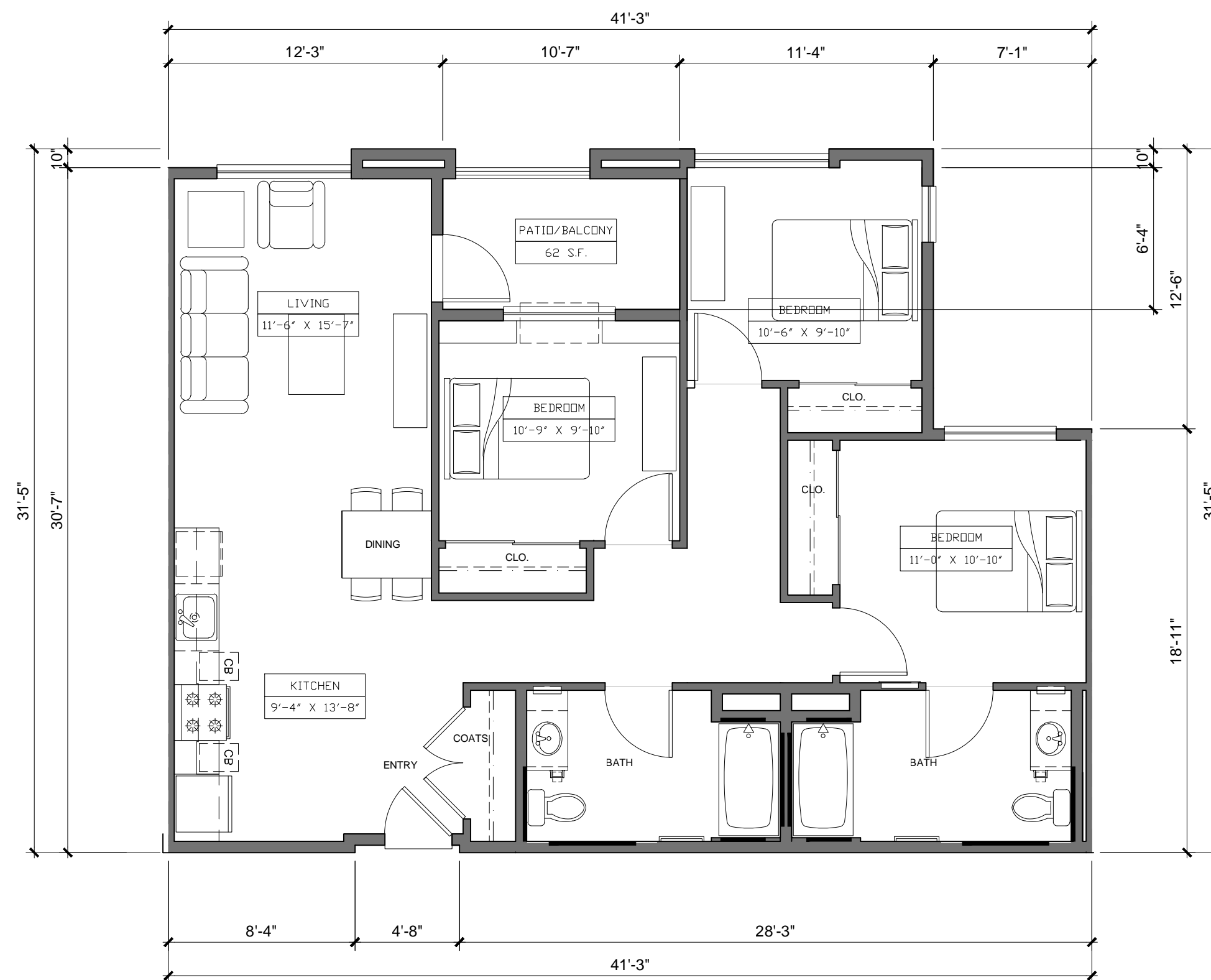
3RD PLANNING SUBMITTAL 11.20.2015



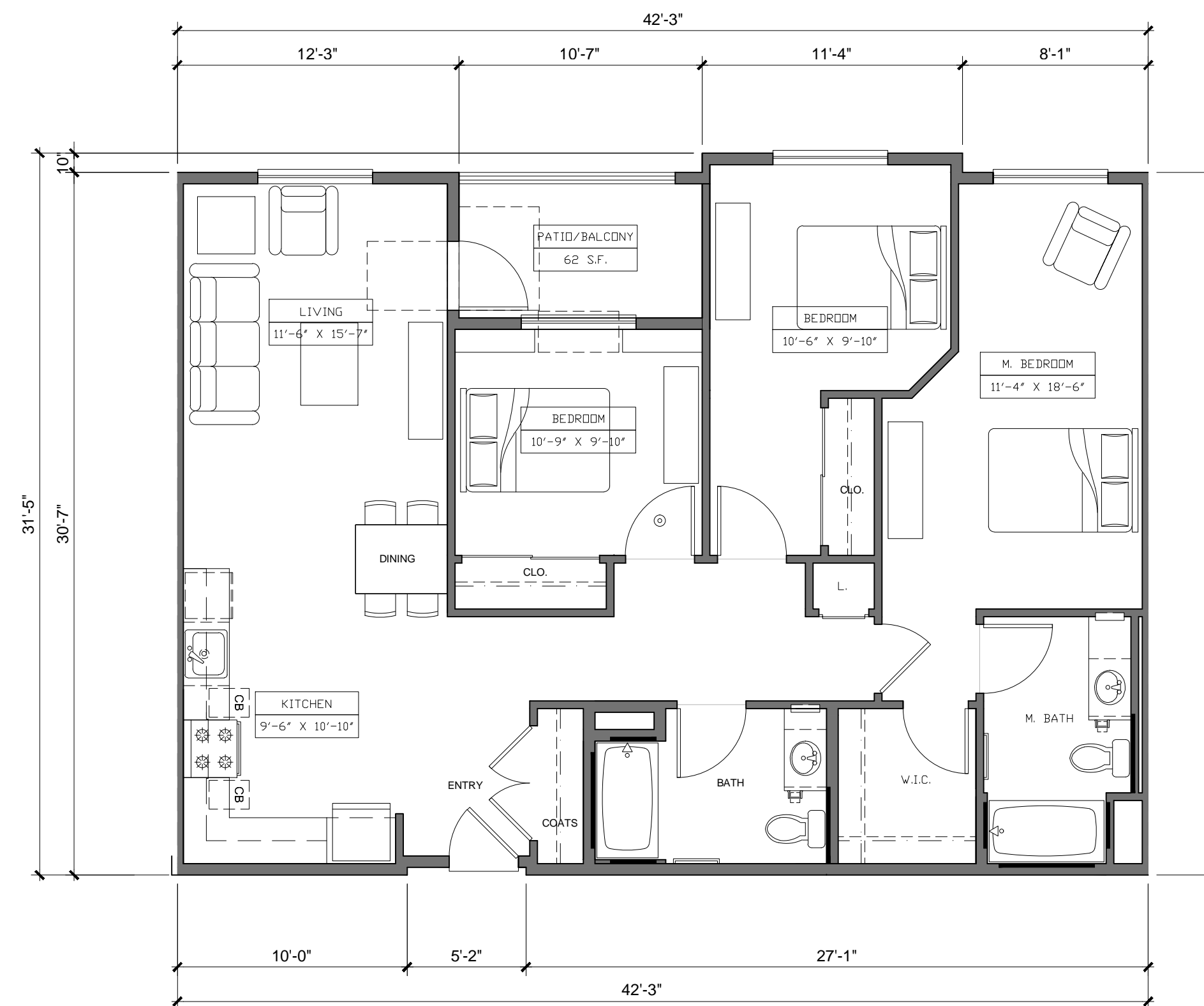
UNIT I
 2 BEDROOM - 1 BATH
 885 SQ. FT.
 62 SQ. FT. PATIO/BALCONY



UNIT J
 2 BEDROOM - 1 BATH
 940 SQ. FT.
 45 SQ. FT. PATIO/BALCONY



UNIT K
 3 BEDROOM - 2 BATH
 1120 SQ. FT.
 62 SQ. FT. PATIO/BALCONY



UNIT L
 3 BEDROOM - 2 BATH
 1233 SQ. FT.
 62 SQ. FT. PATIO/BALCONY

SCALE: 3/16"=1'-0"

14-260 NOVEMBER 20, 2015

UNIT PLANS **A7-3**

No.	ITEM	DATE
1	SUBMITTAL	02.19.2015
2	INFORMAL DRC REVIEW	04.01.2015
3	PLANNING SUBMITTAL	07.31.2015
4	FORMAL DRC SUBMITTAL	10.20.2015
5	3RD PLANNING SUBMITTAL	11.20.2015

CASE FILE NUMBERS:

3RD PLANNING SUBMITTAL 11.20.2015

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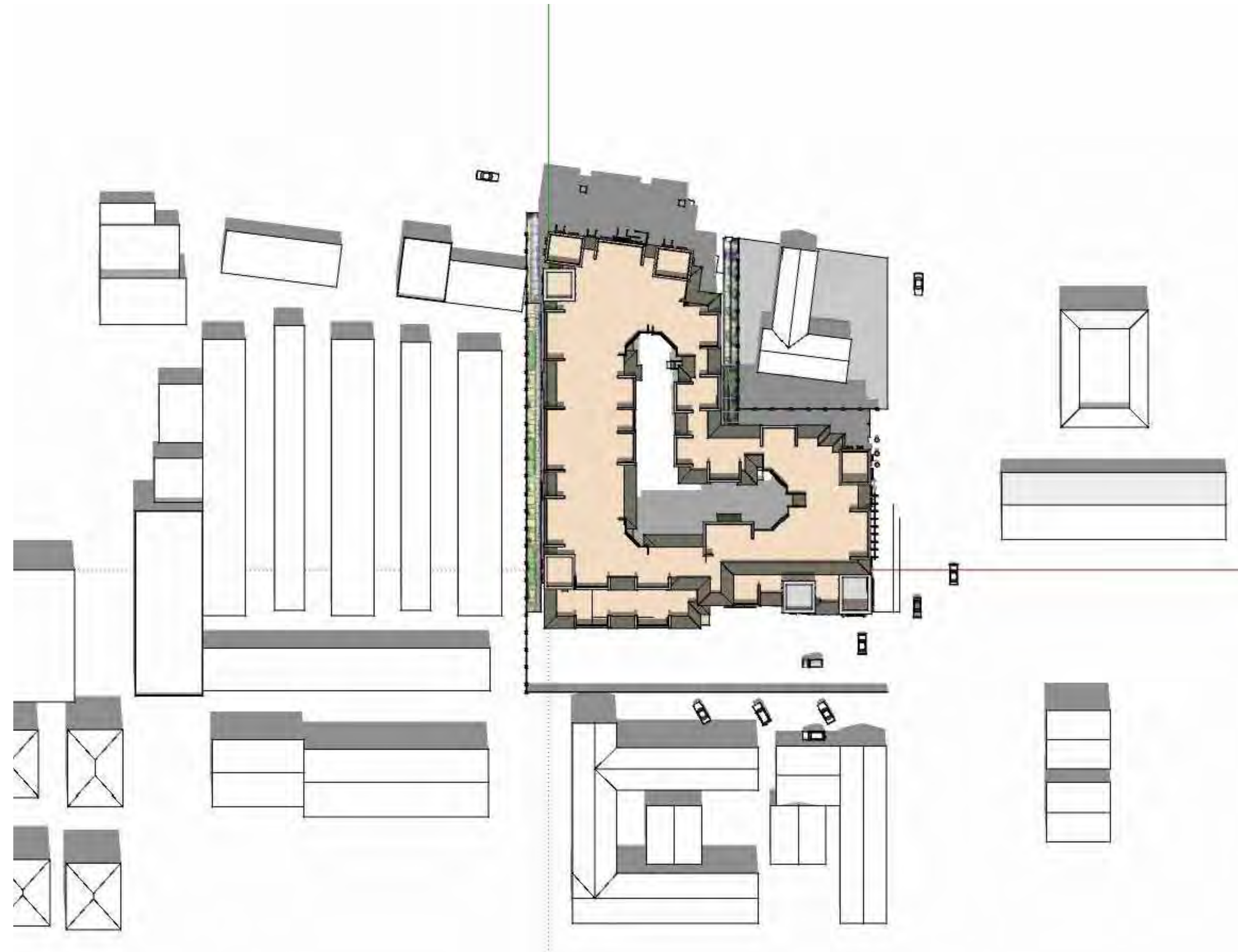
MOUNTAIN VIEW, CA

ARCHITECTS ORANGE

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SHADOW STUDY: JUNE 21 - 3:00PM
SUMMER SOLSTICE



SHADOW STUDY: DECEMBER 21 - 3:00PM
WINTER SOLSTICE

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SHADOW STUDY		A8-1
No.	ITEM	DATE
1	SUBMITTAL	02.19.2015
2	INFORMAL DRC REVIEW	04.01.2015
3	PLANNING SUBMITTAL	07.31.2015
4	FORMAL DRC SUBMITTAL	10.20.2015
5	3RD PLANNING SUBMITTAL	11.20.2015
CASE FILE NUMBERS:		

3RD PLANNING SUBMITTAL 11.20.2015

PRECAST
DECORATIVE
MEDALLIAN

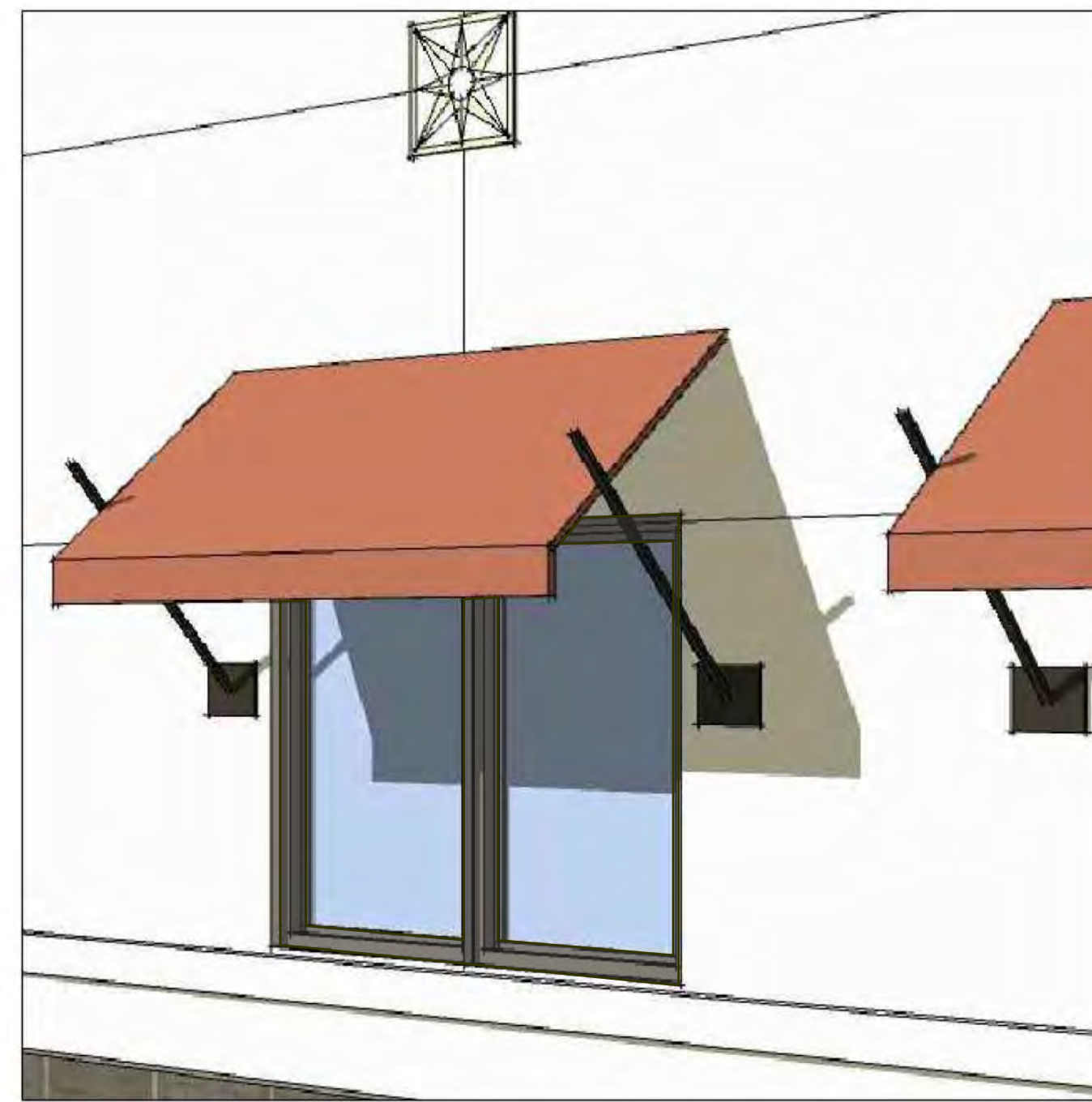
FABRIC AWNING WITH
PAINTED METAL
SUPPORTS

3/4" REVEALS, PAINT
TO MATCH ADJACENT
WALL COLOR

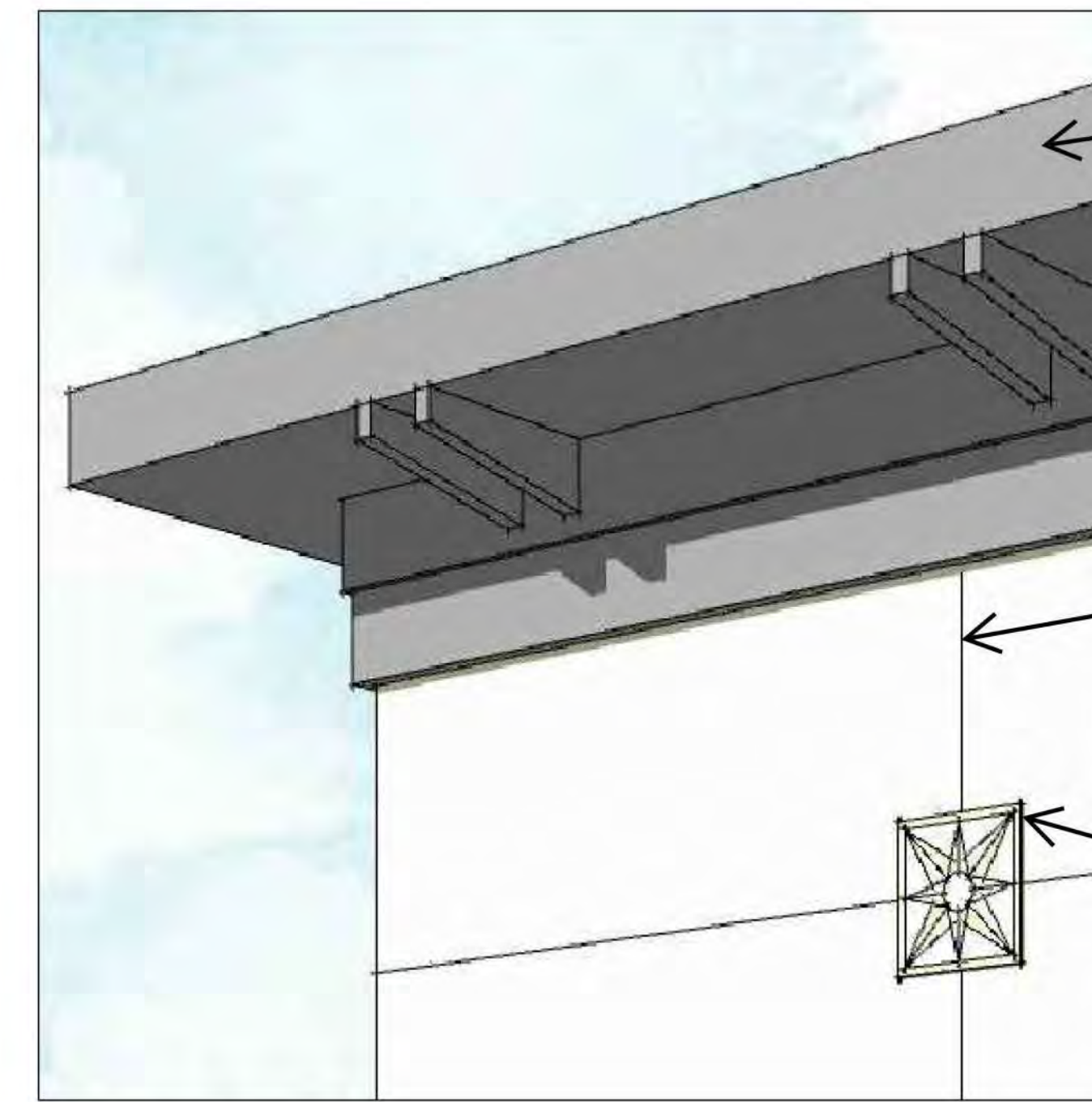
BUILT UP ACCENT
PLASTER BUILDING
BAND



AWNING DETAIL



AWNING DETAIL



EXTENDED
EAVE/CORNICE DETAIL
WITH DOUBLE
CORBELS

3/4" REVEALS, PAINT
TO MATCH ADJACENT
WALL COLOR

PRECAST
DECORATIVE
MEDALLIAN

EAVE DETAIL

PRECAST CORONADO
STONE OR EQUAL

RECESSED ALUMINUM
STOREFRONT SYSTEM

PAINTED METAL
AWNING WITH RAISED
SIGNAGE LETTERING

DECORATIVE LIGHT
FIXTURES



STORE FRONT AND AWNING DETAIL



WINDOW DETAIL



PRECAST CORONADO
STONE OR EQUAL

PAINTED METAL
BALCONY GUARDRAIL
WITH PLASTER
SURROUND AND TRIM

BALCONY DETAIL

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DETAIL SHEET		A8-2	
No.	ITEM	DATE	
1	SUBMITTAL	02.19.2015	
2	INFORMAL DRC REVIEW	04.01.2015	
3	PLANNING SUBMITTAL	07.31.2015	
4	FORMAL DRC SUBMITTAL	10.20.2015	
5	3RD PLANNING SUBMITTAL	11.20.2015	
CASE FILE NUMBERS:			

3RD PLANNING SUBMITTAL 11.20.2015

See Enlargement L-3

6' precast concrete wall

Wall-mounted lights, see electrical drawings, typ.

Stabilized decomposed granite firepad locations typ. on grade

Native grasses in C3 drainage basin

Tristania laurina, typ.

Acer palmatum, typ.

Cercis canadensis, typ.

Flowering vine on wall

Podocarpus gracilior

E. EVELYN AVE

Ex. wall to remain

24" box Screen tree - *Elaeocarpus decipiens*

Evg. shrub at building

See Enlargement L-2

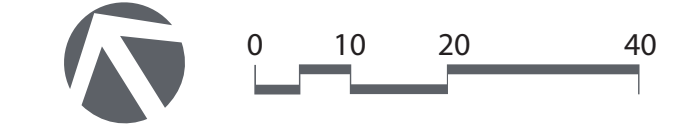
Evg. hedge, groundcover and flowering accents

S. BERNARDO AVE

Standard gray concrete med. broom finish

Existing Magnolia #1

Existing wall to remain



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EVELYN FAMILY APARTMENTS

MOUNTAIN VIEW, CA

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GATES + ASSOCIATES
LANDSCAPE ARCHITECTURE

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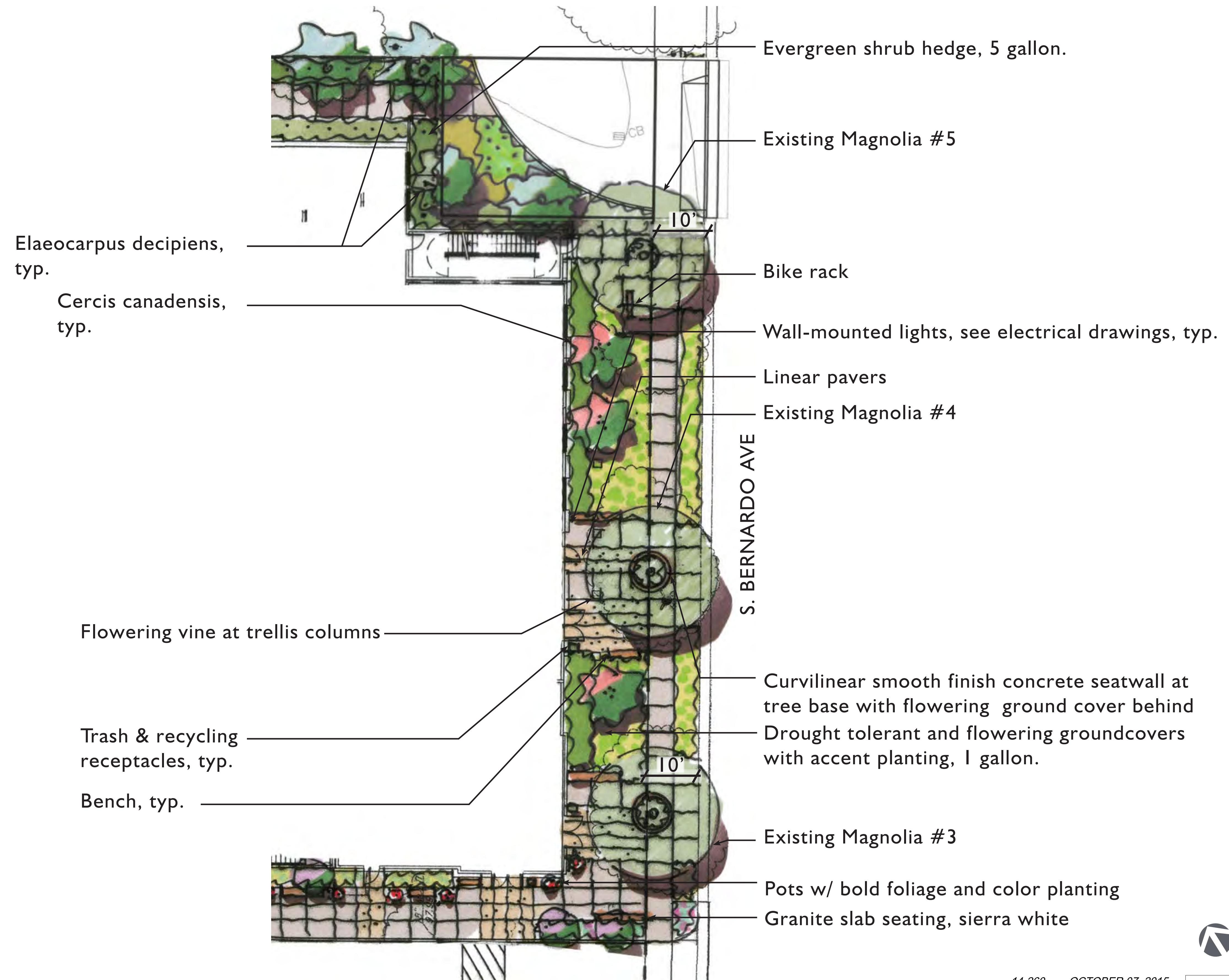


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CONCEPTUAL LANDSCAPE PLAN - GROUND FLOOR		L-1
No. ITEM	DATE	
1	SUBMITTAL	02.19.2015
2	INFORMAL DRC REVIEW	04.01.2015
3	PLANNING SUBMITTAL	10.07.2015

CASE FILE NUMBERS:

10.07.2015
PLANNING SUBMITTAL



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GATES + ASSOCIATES
 LANDSCAPE ARCHITECTURE
ARCHITECTS ORANGE
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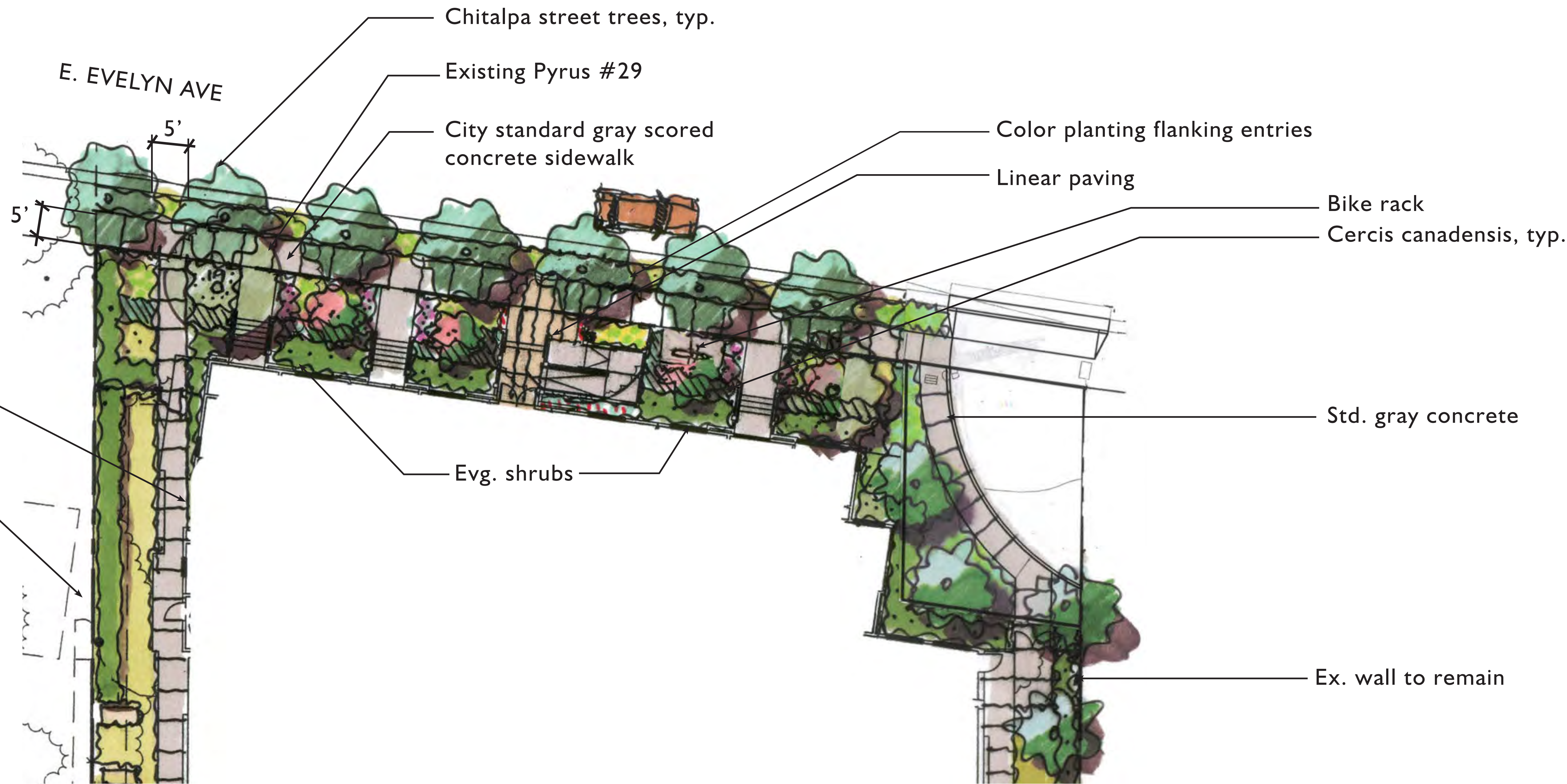
14-260 OCTOBER 07, 2015



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CONCEPTUAL LANDSCAPE PLAN - GROUND FLOOR		L-2
No. ITEM	DATE	
1	SUBMITTAL	02.19.2015
2	INFORMAL DRC REVIEW	04.01.2015
3	PLANNING SUBMITTAL	10.07.2015
CASE FILE NUMBERS:		

10.07.2015 PLANNING SUBMITTAL



Wall-mounted lights, see electrical drawings, typ.

6' precast concrete wall

Chitalpa street trees, typ.

Existing Pyrus #29

City standard gray scored concrete sidewalk

Evg. shrubs

Color planting flanking entries

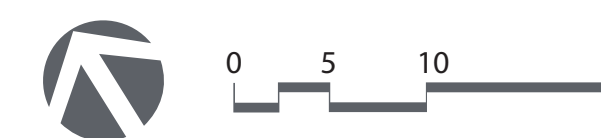
Linear paving

Bike rack

Cercis canadensis, typ.

Std. gray concrete

Ex. wall to remain



14-260 OCTOBER 07, 2015

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CONCEPTUAL LANDSCAPE PLAN - GROUND FLOOR		L-3
No. ITEM	DATE	
1 SUBMITTAL	02.19.2015	
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3 PLANNING SUBMITTAL	10.07.2015	
CASE FILE NUMBERS:		

10.07.2015 PLANNING SUBMITTAL

Sculptural art element shade canopy

Small tree in raised planter

Raised planters

Tristania laurina

42" H. Decorative Metal play fence

Play structure

Pots with bold foliage and color planting

Pedestrian pole lights, typ. See electrical drawings.

Specimen trees in raised planters - Fruitless Olives, 24" box.

BBQ island

Pots with citrus and flowering groundcover

Shade umbrellas, typ.

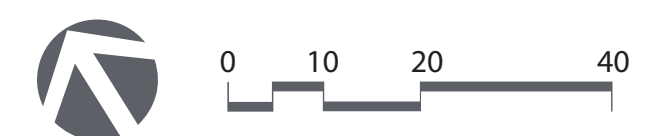
Linear scored concrete pavers

Ladder pad, Typ.

Trash & recycling receptacles, typ.

36" high gabion wall

Scored grid concrete paving



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CONCEPTUAL LANDSCAPE PLAN - 2ND FLOOR		L-4
No. ITEM	DATE	
1	SUBMITTAL	02.19.2015
2	INFORMAL DRC REVIEW	04.01.2015
3	PLANNING SUBMITTAL	10.07.2015
CASE FILE NUMBERS:		

10.07.2015
PLANNING SUBMITTAL

TREES



Acer p. 'Sango Kaku'
Coral Bark Maple



Zelkova serrata
Souleaf Zelkova



Cercis c. 'Forest Pansy'
Eastern Redbud



Elaeocarpus decipiens
Japanese Blueberry Tree



Olea europaea 'Swan Hill'
Fruitless Olive



Tibouchina urvilleana
Princess Flower Tree

VINES



Bougainvillea s. 'San Diego Red'
Bougainvillea



Distictis laxiflora
Vanilla Trumpet Vine

PLANT LIST

TREES			
Botanical Name	Common Name	Size	Drought Tolerant
ACER PALMATUM 'SANGU KAKU'	CORAL BARK MAPLE	15 Gal.	YES
CERCIS CANADENSIS 'FOREST PANSY'	EASTERN REDBUD	15 Gal.	YES
ELAEOCARPUS DECIPENS	JAPANESE BLUEBERRY TREE	24" BOX	YES
MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	24" BOX	YES
Olea europaea 'SWAN HILL'	FRUITLESS OLIVE	24" BOX	YES
PODOCARPUS GRACILIOR 'YCEE BLUE'	ICEE BLUE YELLOW-WOOD	24" BOX	YES
TRISTANJA LAURINA	BRISBANE BOX	24" BOX	YES
TIBOUCHINA URVILLEANA	PRINCESS FLOWER TREE	15 Gal.	YES
ZELKOVA SERRATA 'MILAGE GREEN'	SAW-LEAF ZELKOVA	24" BOX	YES

Botanical Name	Common Name	Size	Drought Tolerant
Aeonium arboreum 'ZWARTKOP'	NCN	1 Gal.	YES
ANIGOZANTHOS BUSH RANGER (RED)	KANGAROO PAW BUSH RANGER	1 Gal.	YES
CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF WEeping BOTTLE BRUSH	5 Gal.	YES
CAMELLIA SASANQUA 'SETSUGEKKA'	CAMELLIA	5 Gal.	--
CLIVIA MINIATA	CLIVIA	1 Gal.	YES
DIETES IRIOIDES	FORTNIGHT LILY	5 Gal.	YES
EUPHORBIA 'BLACKBIRD'	BLACKBIRD EUPHORBIA	1 Gal.	YES
EUONYMUS J. 'MICROPHYLLUS VARIEGATUS'	VARIEGATED BOX-LEAF EUONYMUS	5 Gal.	YES
GREVILLEA 'NOELLII'	GREVILLEA	5 Gal.	YES
KNIPHOFIA 'BRESSINGHAM COMET'	RED HOT POKER	1 Gal.	YES
LAVANDULA STOECCHAS 'MADRID PINK'	SPANISH LAVENDER	1 Gal.	YES
LEUCODENDRON 'SAFARI SUNSHINE'	NCN	5 GAL.	YES
MAHONIA AQUIFOLIUM	OREGON GRAPE	5 Gal.	YES
MYRTUS COMPACTA	COMPACT MYRTLE	5 Gal.	YES
PHLOX 'APRICOT QUEEN'	NEW ZEALAND FLAX	5 Gal.	YES
PODOCARPUS MICROPHYLLUS 'MAKI'	SHRUBBY YEW PINE	5 Gal.	--
SARCOCCOCCA RUSCIFOLIA	SWEET BOX	5 Gal.	YES

GROUND COVER			
Botanical Name	Common Name	Size	Drought Tolerant
ARCTOSTAPHYLOS 'EMERALD CARPET'	PROSTRATE MANZANITA	1 GAL.	YES
CORREA PULCHELLA 'MISSION BELLS'	AUSTRALIAN FUSCHIA	1 GAL.	YES
FESTUCA ELIJAH BLUE	BLUE FESCUE	1 GAL.	YES
HELLEBORUS ORIENTALIS	LENTEN ROSE	1 GAL.	YES
HEUCHERA MICRANTHA 'PURPLE PALACE'	CORAL BELLS	1 GAL.	YES
LANTANA MONTEVIDENSIS	LANTANA	1 GAL.	YES
LIRIOPE 'SILVERY SUNPROOF'	VARIEGATED LILY TURF	1 GAL.	--
MYOPORUM PARVIFOLIUM 'PUTAH CREEK'	NCN	1 Gal.	YES
ROSMARINUS 'IRENE'	PROSTRATE ROSEMARY	1 GAL.	YES
SEDUM SPURIUM 'TRICOLOR'	VARIEGATED STONECROP	1 GAL.	YES
SENECIO MANDRALISCAE	CHALK STICKS	1 GAL.	YES
STACHYS BYZZANTINA	LAMB'S EARS	1 GAL.	YES

VINES			
Botanical Name	Common Name	Size	Drought Tolerant
BOUGAINVILLEA 'SPECTABILIS' SAN DIEGO RED'	BOUGAINVILLEA	5 Gal.	YES
DISTICTIS LAXIFLORA	VANILLA TRUMPET VINE	5 Gal.	YES
MACFADYENA LINGUIS-CATI	CATS CLAW	5 Gal.	YES
PASSIFLORA BEOTII	PASSION VINE	5 Gal.	--

STORMWATER PLANTS			
Botanical Name	Common Name	Size	Drought Tolerant
CAREX DIVULSA	BERKELEY SEDGE	1 GAL.	YES
CHONDRPETALUM TECTORUM	CAPE RUSH	5 Gal.	YES
JUNCUS PATENS 'ELK BLUE'	ELK BLUE CALIFORNIA BLUE RUSH	1 Gal.	YES
RHAMNUS CALIFORNICA 'EVE CASE'	COFFEEBERRY	5 Gal.	YES

WATER EFFICIENT LANDSCAPE STATEMENT

THE IRRIGATION SYSTEM SHALL BE DESIGNED TO MEET CURRENT WATER EFFICIENCY STANDARDS AND STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AB1881 AS REQUIRED BY LOCAL JURISDICTIONS WHILE ACHIEVING THE GOAL OF EFFECTIVELY AND EFFICIENTLY PROVIDING THE LANDSCAPE WITH WATER BY MEANS OF HIGH EFFICIENCY SPRAY IRRIGATION TO THE TURF AND GROUND COVER AREAS AND DRIP IRRIGATION BUBBLERS TO RESTRICTED SHRUB PLANTING AND SHRUB MASS PLANTING AREAS AS APPLICABLE.

IRRIGATION SYSTEMS SHALL BE DESIGNED TO ACCOMMODATE RECYCLED WATER WHERE AVAILABLE EITHER CURRENTLY OR IN THE FUTURE AS DIRECTED BY THE LOCAL WATER PURVEYOR. RECYCLED WATER SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH LOCAL AND STATE CODES.

IRRIGATION SYSTEMS FOR LANDSCAPES GREATER THAN 5,000 SF SHALL HAVE A DEDICATED WATER METER FOR IRRIGATION. A WATER EFFICIENT LANDSCAPE WORKSHEET SHALL BE INCLUDED WITH HYDROZONE INFORMATION TABLE, WATER BUDGET CALCULATIONS AND IRRIGATION OPERATION SCHEDULES.

A STATE OF THE ART ET BASED SELF ADJUSTING IRRIGATION CONTROLLER SHALL BE SPECIFIED FOR THIS PROJECT TO AUTOMATICALLY CONTROL THE WATER ALLOCATED TO EACH VALVE GROUPED PER INDIVIDUAL HYDROZONE (BASED ON PLANT TYPE AND EXPOSURE). THIS SHALL INCLUDE RAIN AND FLOW SENSORS AS APPLICABLE FOR A HIGHER LEVEL OF WATER CONSERVATION.

TREE BUBBLERS SHALL BE INCLUDED ON SEPARATE CIRCUITS TO ISOLATE THE IRRIGATION TO THE TREES AND PROVIDE DEEP WATERING TO PROMOTE A DEEPER ROOT STRUCTURE.

SPRAY IRRIGATION SYSTEMS FOR GROUND COVER AREAS GREATER THAN 8' WIDE IN ANY DIRECTION SHALL BE DESIGNED WITH COMMERCIAL SERIES SPRAY HEADS WITH HIGH EFFICIENCY NOZZLES THAT INCLUDE INTERNAL CHECK VALVES AND PRESSURE COMPENSATION DEVICES. THE HEADS SHALL BE DESIGNED IN A HEAD TO HEAD LAYOUT TO ACHIEVE AN EVEN LEVEL OF PRECIPITATION THROUGHOUT THE IRRIGATION SYSTEM. THE NOZZLES DELIVER WATER AT MINIMUM 70% EFFICIENCY WITH A LOW PRECIPITATION RATE THAT MATCHES THE INFILTRATION RATE OF THE SOIL.

THE DRIP SYSTEM WILL INCORPORATE PRESSURE COMPENSATING DRIP BUBBLERS WITH 1/4" DRIP TUBES TO EACH PLANT WHICH DELIVERS WATER AT 90% EFFICIENCY AT AN APPLICATION RATE THAT MATCHES THE SOIL TYPE.

SHRUBS



Macfadyena unguis-cati
Cats Claw



Passiflora beotii
Passion Vine



Aeonium arboreum 'Zwartkop'
NCN



Anigozanthos 'Bush Ranger'
Kangaroo Paw Bush Ranger



Camellia s. 'Setsugekka'
Camellia



Callistemon v. 'Little John'
Dwarf Weeping Bottle Brush



Clivia miniata
Clivia



Dietes irioides
Fortnight Lily



Euphorbia 'Blackbird'
Blackbird Euphorbia



Euonymus j. 'Microphyllus variegatus'
Variegated Box-Leaf Euonymus



Grevillea 'Noellii'
Grevillea



Kniphofia 'Bressingham Comet'
Red Hot Poker



Lavandula s. 'Madrid Pink'
Spanish Lavender



Leucodendron 'Safari Sunshine'
NCN



Mahonia aquifolium
Oregon Grape



Myrtus c. 'Compacta'
Compact Myrtle

STORMWATER PLANTS



Phormium 'Apricot Queen'
New Zealand Flax



Sarcococca rusifolia
Sweet Box



Carex divulsa
Berkeley Sedge



Chondropetalum tectorum
Cape Rush



Juncus patens 'Elk Blue'
Elk Blue California Blue Rush



Rhamnus californica 'Eve Case'
Coffeeberry

GROUND COVER



Arctostaphylos 'Emerald Carpet'
Prostrate Manzanita



Correa p. 'Mission Bells'
Australian Fuschia



Festuca g. 'Elijah Blue'
Blue Fescue



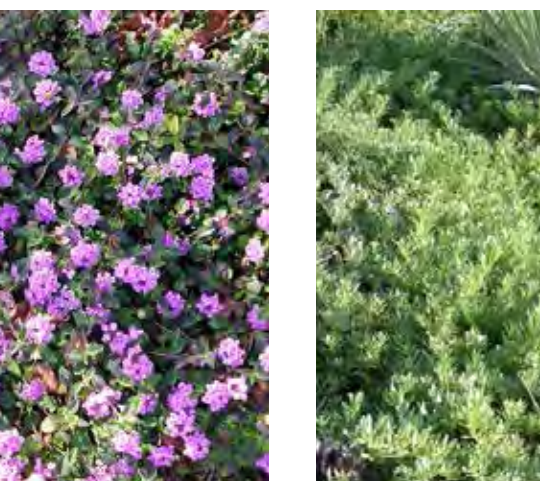
Helleborus orientalis
Lenten Rose



Heuchera m. 'Purple Palace'
Botanical Name



Liriope 'Silvery Sunproof'
Variegated Lily Turf



Lantana montevidensis
Lantana



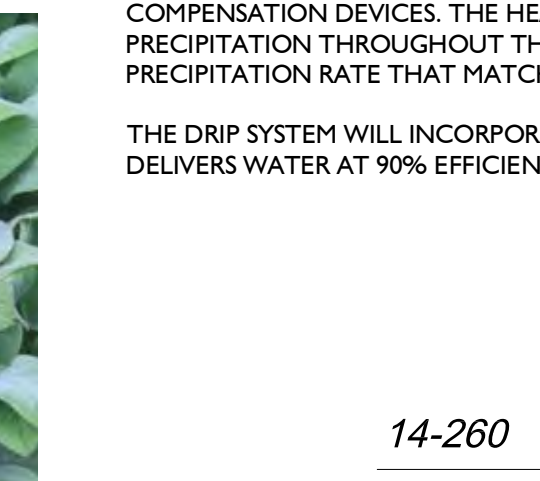
Myoporum p. 'Putah Creek'
NCN



Sedum spurium 'Tricolor'
Variegated Stonecrop



Senecio mandraliscae
Chalk Sticks



Stachys byzanita
Lamb's Ears

EVELYN FAMILY APARTMENTS

ROEM DEVELOPMENT CORPORATION

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(408) 984-5600

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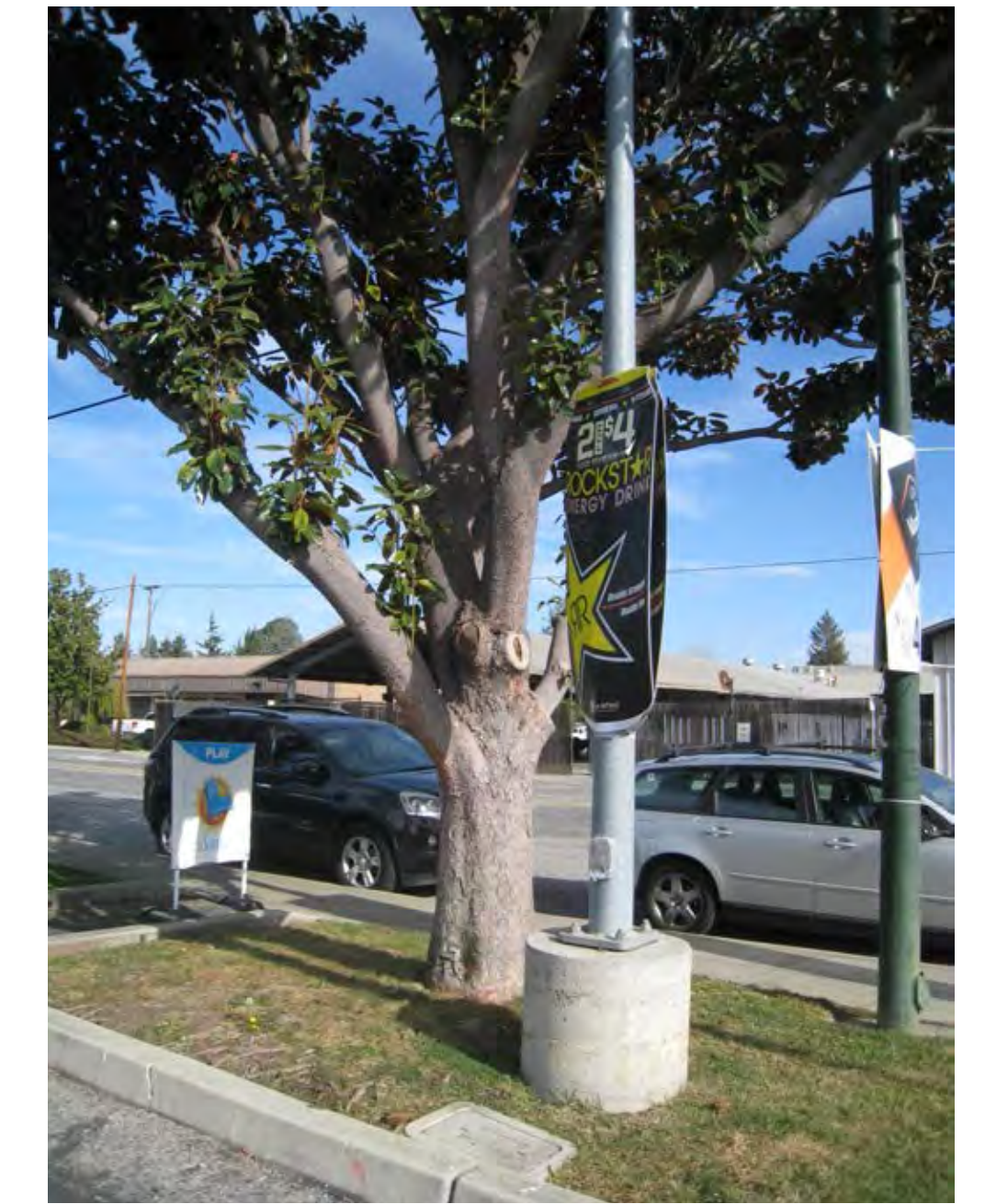
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14-260 OCTOBER 07, 2015



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PLANT PALETTE		L-5		PLANNING SUBMITTAL 10.07.2015
No.	ITEM	DATE		
1	SUBMITTAL	02.19.2015		
2	INFORMAL DRC REVIEW	04.01.2015		
3	PLANNING SUBMITTAL	10.07.2015		
CASE FILE NUMBERS:				



Introduction and Overview

Gates + Associates was asked to conduct a tree inventory on the site of 779 East Evelyn Avenue in Mountain View, California. The report provides the following:

- An assessment of the health and structure of the trees within the accessible property boundaries
- Identification and photographic record of each tree evaluated
- Approximate location of each tree inventoried. All trees shall be field verified prior to construction.

Inventory Methods

Trees (#1-46) were inventoried in January of 2015. The inventory included all trees 4” and greater in diameter. The inventory procedure consisted of the following steps:

- Photographic documentation of each tree
- Visual identification of each tree
- Measuring of DBH of each tree
- Rating suitability for transplanting. Trees rated as High, Moderate or Low suitability.
 - All transplants should adhere to the ANSI Standards.
 - Transplants are best performed in early spring or fall
 - Root pruning is recommended several month prior to transplanting when possible. Root pruning radius should be equal to or slightly larger than intended transplant root ball size.
 - Pad trunk and loosley wrap tree crown during transplanting to reduce damage.
 - Transplanted trees should be monitored by an arborist every 12-18 months to evaluate health and adjustment to the new environment.
- Visual evaluation of health and structure using a scale of A, B and C
 - A; a healthy, vigorous tree which appears to be free of signs and symptoms of disease. Has good structure and form typical of the species
 - B; reduced vigor or declining health. Shows signs of dieback, poor leaf color, and or structural defects that may be corrected with proper care
 - C; Tree in severe decline, dieback of scaffold branches and/or trunk. Poor or unsafe structure that may not be corrected.
- Heritage tree is any tree with a diameter of 15” or more.

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14-260 OCTOBER 07, 2015



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EXISTING TREE SURVEY		L-8
No. ITEM	DATE	
1	SUBMITTAL	02.19.2015
2	INFORMAL DRC REVIEW	04.01.2015
3	PLANNING SUBMITTAL	10.07.2015
CASE FILE NUMBERS:		

10.07.2015
PLANNING SUBMITTAL

#	Botanical Name	Common Name	DBH	Suitability for Transplant	Health	Heritage Tree
				High/ Moderate/ Low/ NA	A: good health, minor problems C: poor health or dead- consider removal B: health or structure compromised - monitor over time	
1	Magnolia grandiflora	Southern Magnolia	10"	NA	A: planted in landscape strip	N
2	Pyrus calleryana	Pear	Multi-trunked: 7", 7", 8"	Low	C: in small landscape median, mistletoe, no leader	N
3	Magnolia grandiflora	Southern Magnolia	30"	Low	A: planted in landscape strip	Y
4	Magnolia grandiflora	Southern Magnolia	24"	Low	A: planted in landscape strip	Y
5	Magnolia grandiflora	Southern Magnolia	18"	Low	A: planted in landscape strip	Y
6	Pyrus calleryana	Pear	12"	Low	B: surface roots, some dieback, old trunk wound	N
7	Dicksonia antarctica	Tree Fern	10"	High	A	N
8	Acer palmatum	Japanese Maple	4"	Moderate	A	N
9	Dicksonia antarctica	Tree Fern	12"	High	A	N
10	Acer palmatum	Japanese Maple	12"	Moderate dependent on root integration with planter structure	A	N
11	Pyrus calleryana	Pear	5"	Low	A	N
12	Pyrus calleryana	Pear	22"	Low	A: in small planter median	Y
13	Pyrus calleryana	Pear	5"	Low	A	N
14	Pyrus calleryana	Pear	11"	Low	A	N
15	Acer palmatum	Japanese Maple	Multi-trunked: 1-2"	Low	A	N
16	Acer palmatum	Japanese Maple	4"	Low	B: planted too close to wall, lean	N
17	Pyrus calleryana	Pear	24"	Low	A	Y

18	Acer palmatum	Japanese Maple	Multi-trunked: 1-4"	Moderate	A	N
19	Dicksonia antarctica	Tree Fern	8"	High	A	N
20	Dicksonia antarctica	Tree Fern	10"	High	A	N
21	Dicksonia antarctica	Tree Fern	8"	High	A	N
22	Dicksonia antarctica	Tree Fern	10"	High	B: dieback	N
23	Dicksonia antarctica	Tree Fern	10"	High	B: dieback	N
24	Dicksonia antarctica	Tree Fern	8"	High	B: dieback	N
25	Acer palmatum	Japanese Maple	Multi-trunked: 4-6"	Moderate	A	N
26	Acer palmatum	Japanese Maple	Multi-trunked: 4-6"	Moderate	A	N
27	Acer palmatum	Japanese Maple	Multi-trunked: 6-8"	Moderate	A	N
28	Dicksonia antarctica	Tree Fern	8"	High	A: ivy	N
29	Pyrus calleryana	Pear	16"	Low	A	Y
30	Ligustrum sp.	Privet	Multi-trunked: 2-4"	Low	A	N
31	Pyrus calleryana	Pear	8"	Low	A	N
32	Prunus cerasifera	Purple Leaf Plum	6"	Low	A	N
33	Prunus cerasifera	Purple Leaf Plum	4"	Low	A	N
34	Prunus cerasifera	Purple Leaf Plum	2"	Low	A	N
35	Prunus cerasifera	Purple Leaf Plum	4"	Low	A	N

36	Washingtonia robusta	Mexican Fan Palm	36"	High	A	Y
37	Pyrus calleryana	Pear	10"	Low	A	N
38	Pyrus calleryana	Pear	30"	Low	B: poor structure	Y
39	Pyrus calleryana	Pear	10"	Low	A	N
40	Pyrus calleryana	Pear	10"	Low	A	N
41	Pyrus calleryana	Pear	12"	Low	A	N
42	Ligustrum sp.	Privet	Multi-trunked: 4-6"	Low	B: under powerlines	N
43	Ligustrum sp.	Privet	Multi-trunked: 4-6"	Low	B: under powerlines	N
44	Ligustrum sp.	Privet	Multi-trunked: 4-6"	Low	B: under powerlines	N
45	Pyrus calleryana	Pear	30"	Low	B: some dieback, ivy growth	Y
46	Ligustrum sp.	Privet	Multi-trunked: 12-16"	Low	B: lean	Y

-  Existing heritage tree to be removed.
-  Existing non-heritage tree to be removed.



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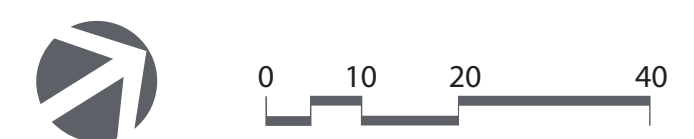
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14-260 OCTOBER 07, 2015

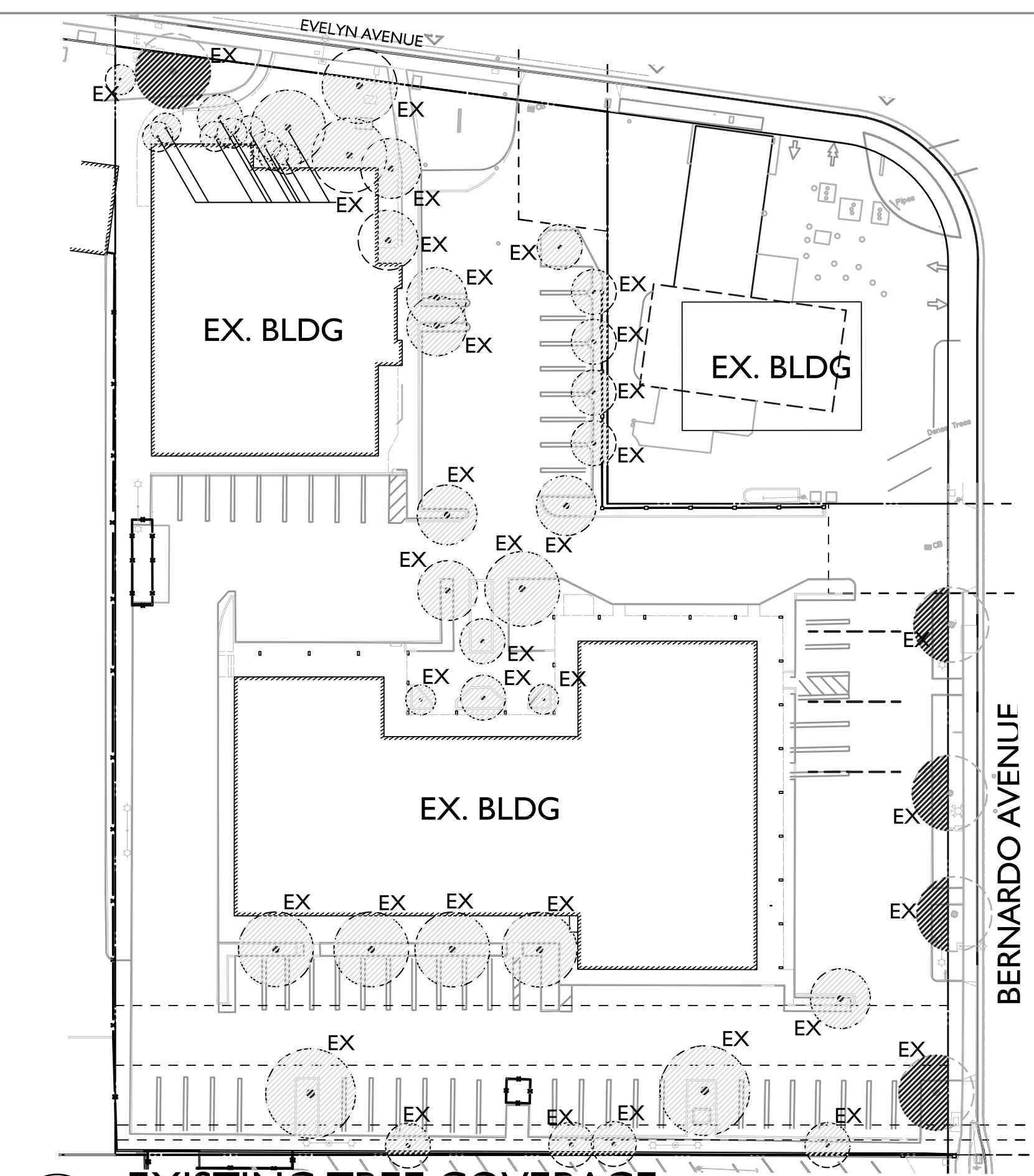


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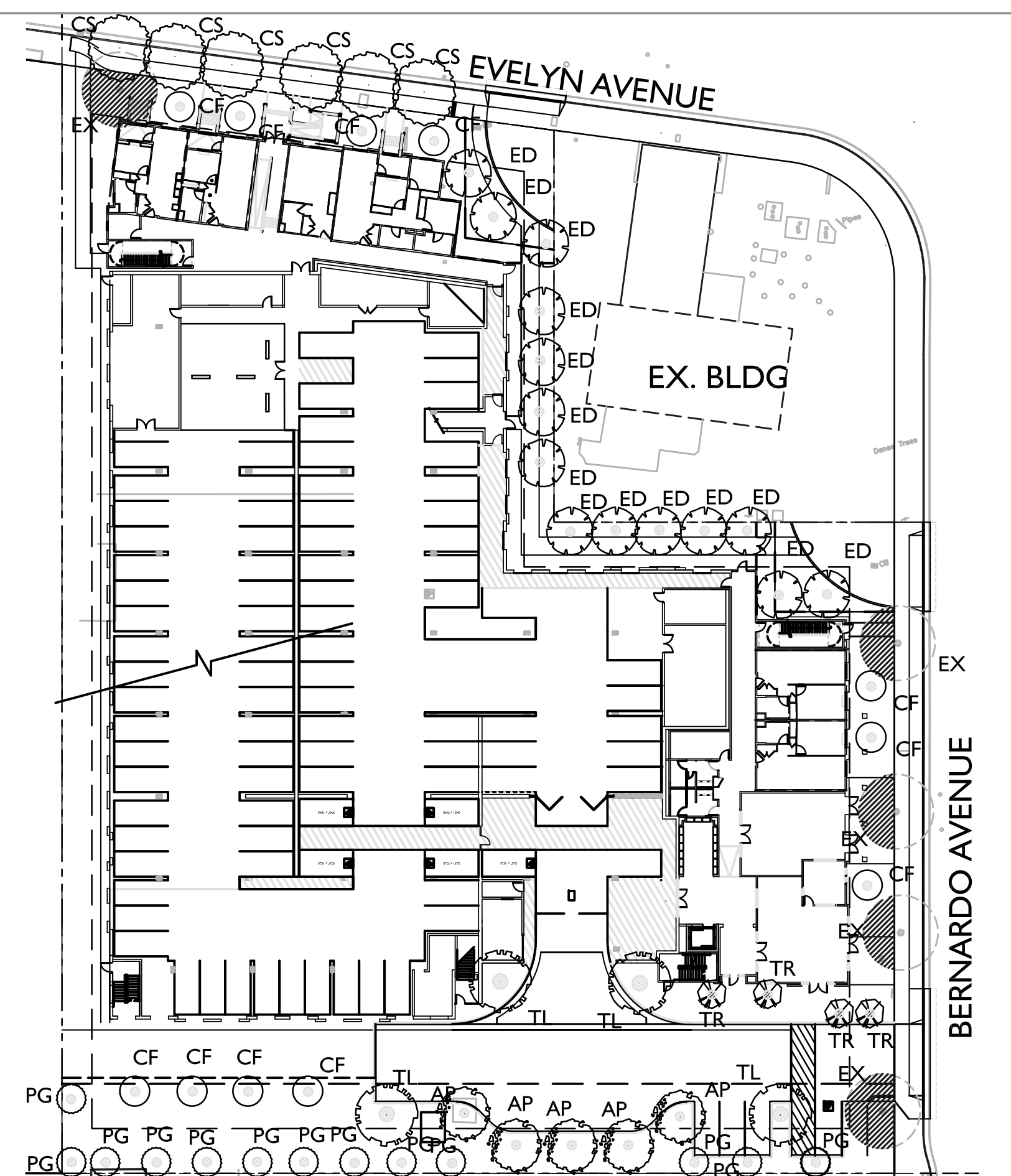
EXISTING TREE SURVEY		L-9
No. ITEM	DATE	
1 SUBMITTAL	02.19.2015	
2 INFORMAL DRG REVIEW	04.01.2015	
3 PLANNING SUBMITTAL	10.07.2015	
CASE FILE NUMBERS:		

10.07.2015
PLANNING SUBMITTAL



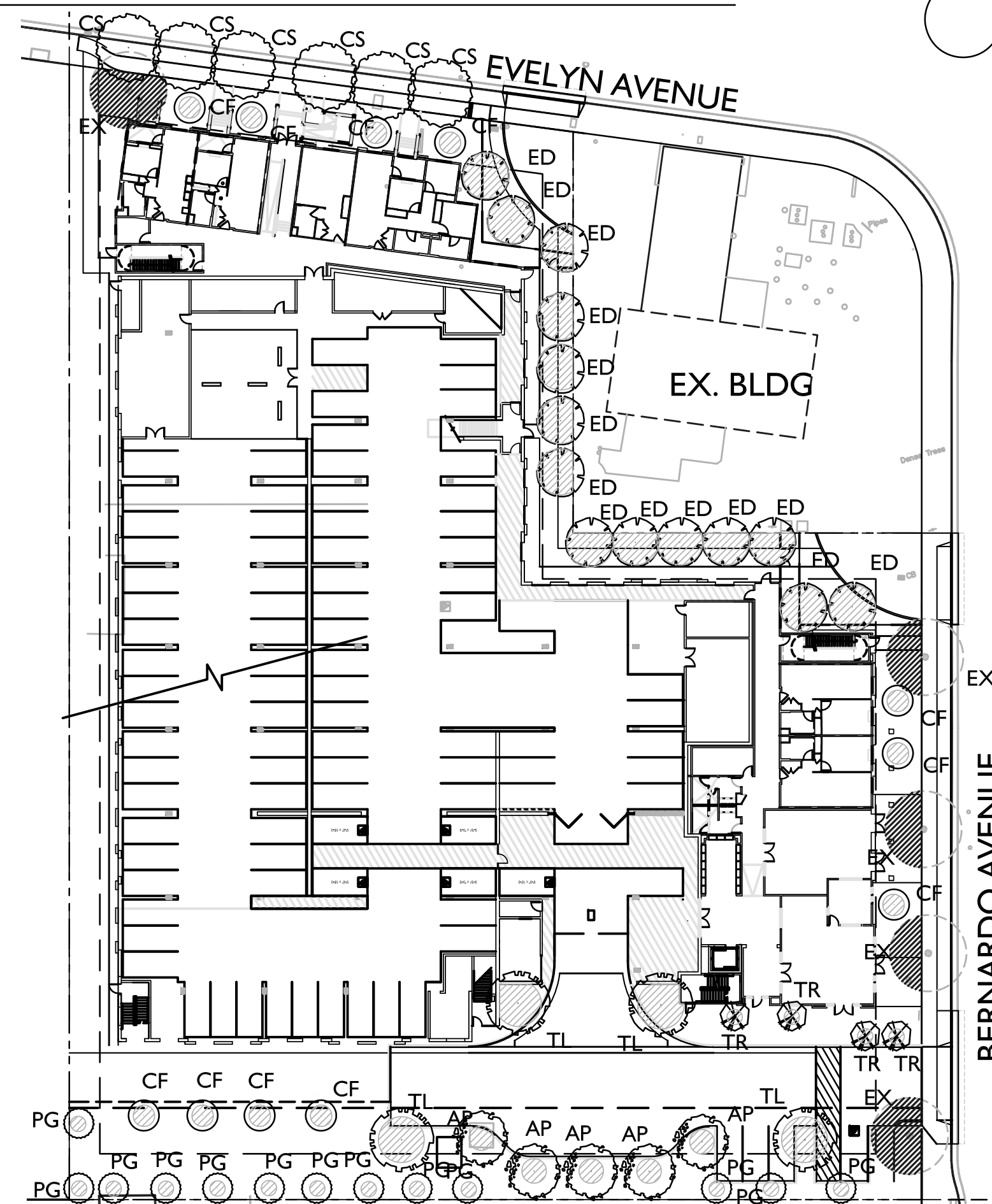
EXISTING TREE COVERAGE

SCALE: 1" = 40'



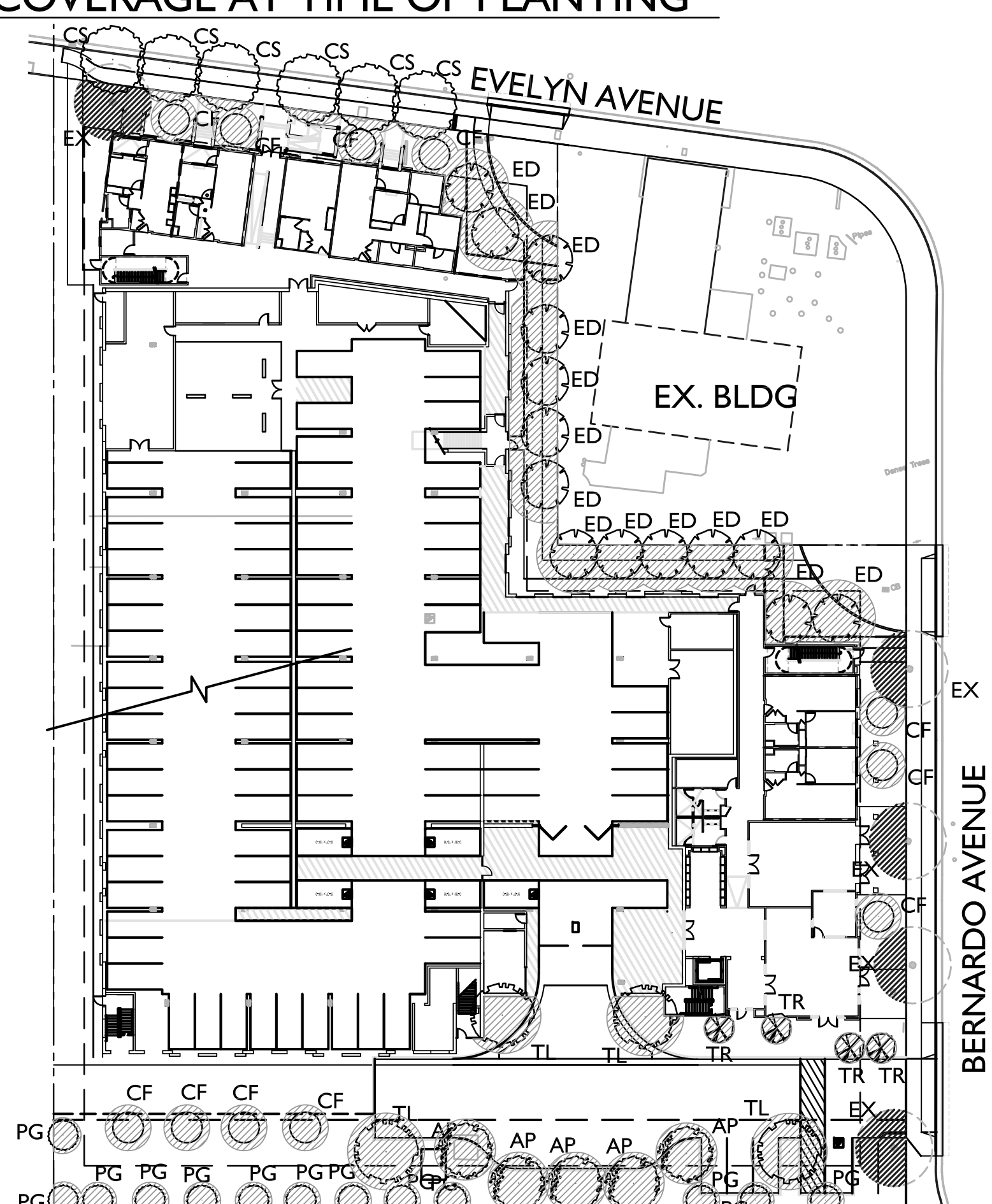
CANOPY COVERAGE AT TIME OF PLANTING

SCALE: 1" = 40'



CANOPY COVERAGE AT 5 YEARS

SCALE: 1" = 40'



CANOPY COVERAGE AT 15 YEARS

SCALE: 1" = 40'

TREE CANOPY COVERAGE TABLE

• PARCEL SIZE - 84,211 SF

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CANOPY DIAMETER (FT):		
				PLANTED	AT 5 YEARS	AT 15 YEARS
AP	Acer palmatum 'Sangu Kaku'	Coral Bark Maple	15 Gal.	3	8	15
CF	Cercis canadensis 'Forest Pansy'	Eastern Redbud	15 Gal.	3	7	15
ED	Elaeocarpus decipiens	Japanese Blueberry Tree	24" Box	3	15	25
PG	Podocarpus gracilior 'Icee Blue'	Fern Pine	24" Box	3	5	12
TL	Tristania laurina	Brisbane Box	24" Box	5	15	25
TR	Tibouchina urvilleana	Princess Flower	15 Gal.	3	5	10
EX	Existing tree to remain	--	--	--	--	--
CS	Chitalpa tashkentensis - City standard street tree	Chitalpa	36" Box	6	15	25

	CANOPY COVERAGE (SF)	% SITE (PARCEL SIZE)
EXISTING TREES	10,723 SF	12.7%
EXISTING & AT PLANTED	1,774 SF	2.1%
EXISTING & AT 5 YEARS	5,156 SF	6.1%
EXISTING & AT 15 YEARS	12,275 SF	14.6%

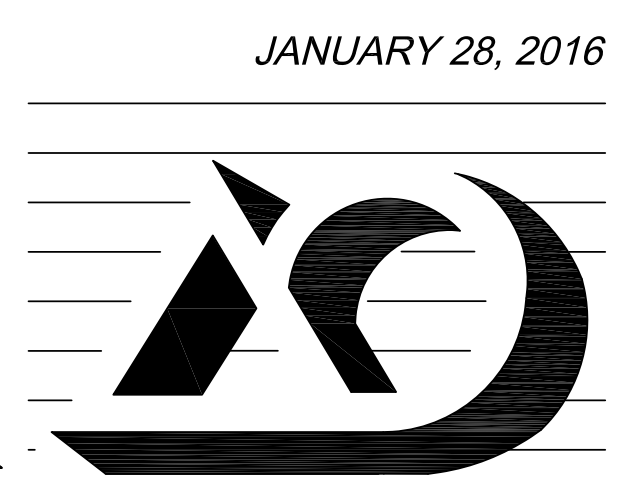
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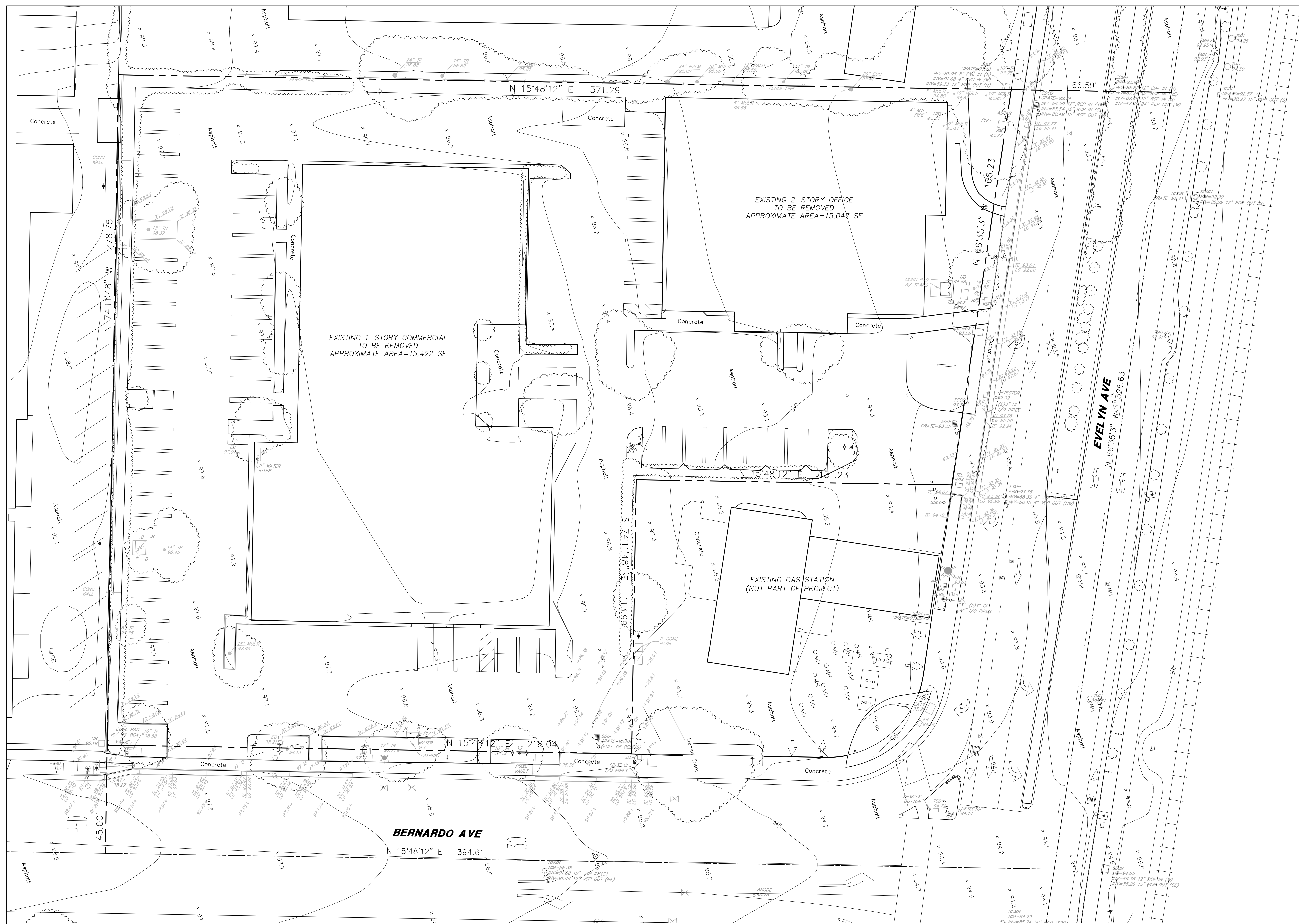
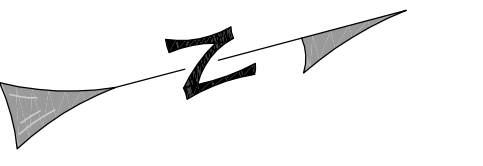


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JANUARY 28, 2016

TREE CANOPY COVERAGE		L-1
No. ITEM	DATE	
CASE FILE NUMBERS:		

PLANNING SUBMITTAL 01.28.2016



LEGEND

	BOUNDARY LINE
	CENTERLINE
	ADJACENT BOUNDARY LINE
	EXISTING TREE

ABBREVIATIONS

EP	= EDGE OF PAVEMENT
FH	= FIRE HYDRANT
FI	= FIELD INLET
LG	= LIP OF GUTTER
PL	= PROPERTY LINE
MH	= MANHOLE
TC	= TOP OF CURB
TR	= TREE
WM	= WATER METER

BAR IS ONE INCH ON ORIGINAL DRAWING, ADJUST SCALES FOR REDUCED PLOTS

SCALE: 1" = 20'

14-260 NOVEMBER 20, 2015

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EXISTING CONDITIONS		C-1
No.	ITEM	DATE
1	SUBMITTAL	02.19.2015
2	INFORMAL DRC REVIEW	04.01.2015
3	PLANNING SUBMITTAL	07.31.2015
4	FORMAL DRC SUBMITTAL	10.20.2015
5	3RD PLANNING SUBMITTAL	11.20.2015

CASE FILE NUMBERS:

PLANNING SUBMITTAL 07.31.2015