The Neighborhood at Los Gamos

Site Statistics

THE NEIGHBORHOOD AT LOS GAMOS

SITE STATISTICS CONCEPT C

DATE PREPARED: 18-May-21

UNIT MIX MATRIX

BUILDING NO.	BUILDING TYPE	UNIT TYPES	NO.OF FLOORS	STUDIO	1 BR	2 BR A	2BR B	2BR C	3 BR	TOTAL UNITS
1	A	Apartments	4	6	12	3	9	3	3	36
2	A	Apartments	4	6	12	3	9	3	3	36
3	B	Apartments	5	8	8	4	12	4	4	40
4	B	Apartments	5	8	8	4	12	4	4	40
5	B	Apartments	5	8	8	4	12	4	4	40
TOTALS				36	48	18	54	18	18	192

TOTAL NUMBER OF UNITS		192	
TOTAL GROSS BUILDING AREA, RESIDENTIAL UNITS		308,044	SF
TOTAL EXTERIOR UNIT DECK AREA, RESIDENTIAL UNITS		8,305	SF
COMMUNITY CENTER BUILDING		16,693	SF
Parking Level	6,116		SF
Market	5,574		SF
Community Center	5,003		SF
TOTAL PROJECT GROSS BUILDING AREA (not including decks)	**16,693**	**324,737**	SF

SETBACKS	MIN.	50'	(at west property line)
	MIN.	472'	(at south property line)
	MIN.	42'	(at east property line)
	MIN.	168'	(at north property line)

HEIGHT	MAX.**	54'	Ridge
	PREDOMINANT	44'	Flat roof
LOT AREA	446,054 SF	10.24 acres	
LOT COVERAGE	17.08%		
FLOOR AREA RATIO*	0.01 (market space only)		
UNITS/ACRE	18.75		

*INCLUDES MARKET SPACE ONLY

PARKING COUNTS

APARTMENT BUILDINGS	SURFACE
Building 1	36
Building 2	36
Building 3	33
Building 4	33
Building 5	33
Total	171
COMMUNITY CENTER	12
SURFACE PARKING	42
TOTAL SPACES	**225**

1

Design Narrative

DEVELOPMENTS SINCE THE STUDY SESSION OF 1/14/20

- Modified apartment building design on all Apartment Buildings to bring uphill units at the lower floors closer to the existing grade, thereby minimizing grading (see Sections 1-4, Sheet A106)
- Moved the Community Center building, which also houses the Market/Coffee Shop/Bakery, to the center of the project between Buildings 1 & 2 and directly adjacent to the main entry drive (See Site Plans, Sheets A101 and A102). This building is now accessible from both the lower loop road and the upper loop road, and by both vehicular and pedestrian access via ramp and elevator.
- Incorporated a lanscaped plaza level above the Community Center building, also accessible from the upper and lower loop roads, via ramp and elevator. (See Sheets A101 and L1.01)
- Incorporated stepped outdoor landscaped terraces accessible from each floor of the Community Center Building. (See Sheets L1.01, L1.05, and L1.06)
- Incorporated childrens' play structures in the central plaza in response to comments that those on the southern two acres are too distant from the center of the development fo young children (See A207 and L1.05)
- Created a major public space at the upper loop road to encourage community gatherings and add activity at the heart of thge project. (See Sheet L1.01 and L1.05)
- Reduced public access to the onsite trails in response to comments. (See Sheet L1.03)
- Completed the Landscape Design process with a local certified Landscape Architect. (See Landscape Architectural Sheets L1/01-L3.02).
- Added visual simulations showing views from San Rafael Manor, Los Gamos Drive opposite the YMCA, looking south from the Tech Center, and Highway 101. (See Sheets L1.02, L1.04, and L1.07)

Sheet Schedule

The Neighborhood at Los Gamos

Site Statistics

UNIT MIX MATRIX

BUILDING NO.	BUILDING TYPE	UNIT TYPES	NO.OF FLOORS	UNITS/FLOOR	TOTAL UNITS	STUDIO	AREA (SF)	1 BR	AREA (SF)	2 BR A	AREA (SF)	2BR B	AREA (SF)	2BR C	AREA (SF)	3 BR	AREA (SF)	UNITS AREA/ BLDG	AREA/ FLOOR**	EXTERIOR DECKS**	CIRCULATION HALLWAYS**	GARAGE FLOOR AREA**	TOTAL BLDG. AREA**
1	A	Apartments	3	12	36	6	496	12	736	2	767	9	868	4	1068	3	1168	28,930	12,154	4,327	17,055	14,988	**60,083**
2	A	Apartments	3	12	36	6	496	12	736	2	767	9	868	4	1068	3	1168	28,930	12,154	4,327	17,055	14,988	**60,083**
3	B	Apartments	4	10	40	8	496	8	736	4	767	12	868	4	1068	4	1168	32,284	10,217	4,665	17,425	13,359	**62,204**
4	B	Apartments	4	10	40	8	496	8	736	4	767	12	868	4	1068	4	1168	32,284	10,217	4,665	17,425	13,359	**62,204**
5	B	Apartments	4	10	40	8	496	8	736	4	767	12	868	4	1068	4	1168	32,284	10,217	4,665	17,425	13,359	**62,204**
TOTALS			18	54	192	36		48		16		54		20		18		154,712	54,959	22,649	86,385	70,053	**306,778**
TOTAL PROJECT UNIT AREA							17,856		35,328		12,272		46,872		21,360		21,024						

TOTAL NUMBER OF UNITS 192

** TOTAL AREAS AS CALCULATED ON DRAWINGS

TOTAL GROSS BUILDING AREA, RESIDENTIAL UNITS		306,778	SF
COMMUNITY CENTER BUILDING		16,693	SF
Parking Level	6,116		SF
Market	5,574		SF
Community Center	5,003		SF
TOTAL PROJECT GROSS BUILDING AREA	16,693	**323,471**	SF
TOTAL EXTERIOR UNIT DECK AREA		22,649	SF

SETBACKS	MIN.	50'	(at west property line)
	MIN.	472'	(at south property line)
	MIN.	42'	(at east property line)
	MIN.	168'	(at north property line)

HEIGHTS	BLDG 1	MAX.	Gables	47'	PREDOMINANT	Flat roof	39'
	BLDG. 2	MAX.	Gables	47'	PREDOMINANT	Flat roof	41'
	BLDG. 3	MAX.	Gables	47'	PREDOMINANT	Flat roof	39'
	BLDG. 4	MAX.	Gables	47'	PREDOMINANT	Flat roof	41'
	BLDG. 5	MAX.	Gables	58'	PREDOMINANT	Flat roof	53'
	COMMUNITY CENTER	MAX.	Gables	58'	PREDOMINANT	Flat roof	35'

LOT AREA	446,054 SF	10.24 acres
LOT COVERAGE	17.08%	
FLOOR AREA RATIO*	0.01 (market space only)	
UNITS/ACRE	18.75	

PARKING COUNTS

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SURFACE PARKING	
	42

TOTAL SPACES	225

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- Added visual simulations showing views from San Rafael Manor, Los Gamos Drive opposite the YMCA, looking south from the Tech Center, and Highway 101. (See Sheets L1.02, L1.04, and L1.07)

1

Sheet Schedule

TOTAL NUMBER OF SURFACE PARKING SPACES: 42
TOTAL NUMBER OF TREES REQUIRED: 10.5
TOTAL NUMBER OF TREES PROPOSED: 210

TOTAL SQUARE FOOTAGE FOR PLAYGROUND AT COMMUNITY CENTER: 610 SQ.FT.
TOTAL SQUARE FOOTAGE FOR PLAYGROUND AT SOUTH PARK: 3000 SQ.FT.

BUILDING 5
ROOF 167.4
UFF 157.4
UMFF 147.4
MFF 137.4
CFF 127.4
LFF 117.4
GFF 103.4

BUILDING 4
LFF 116.0
CFF 126.0
GFF 102.0
MFF 136.0
UMFF 146.0
ROOF 166.0
UFF 156.0

BUILDING 3
ROOF 165.0
UFF 155.0
UMFF 145.0
MFF 135.0
CFF 125.0
LFF 115.0
GFF 101.0

BUILDING 2
ROOF 127.0
UFF 117.0
MFF 107.0
CFF 97.0
LFF 87.0
GFF 73.0

COMMUNITY CENTER
LFF 70.17
GFF 55.5
MFF 84.83
PLAZA 99.50

BUILDING 1
LFF 90.3
GFF 76.3
CFF 100.3
MFF 110.3
UFF 120.3
ROOF 130.3

LEGEND:
UFF : UPPER FINISHED FLOOR
UMFF: UPPER MIDDLE FINISHED FLOOR
MFF : MIDDLE FINISHED FLOOR
CFF: CENTER FINISHED FLOOR
LFF : LOWER FINISHED FLOOR
GFF: GROUND FINISHED FLOOR

15 seconds Walk
0 20 40 60 80 100
1" = 20' printed full size (24 x 36")

L1.01

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THE NEIGHBORHOOD AT LOS GAMOS
San Rafael, CA

OVERALL SITE PLAN
February 2021

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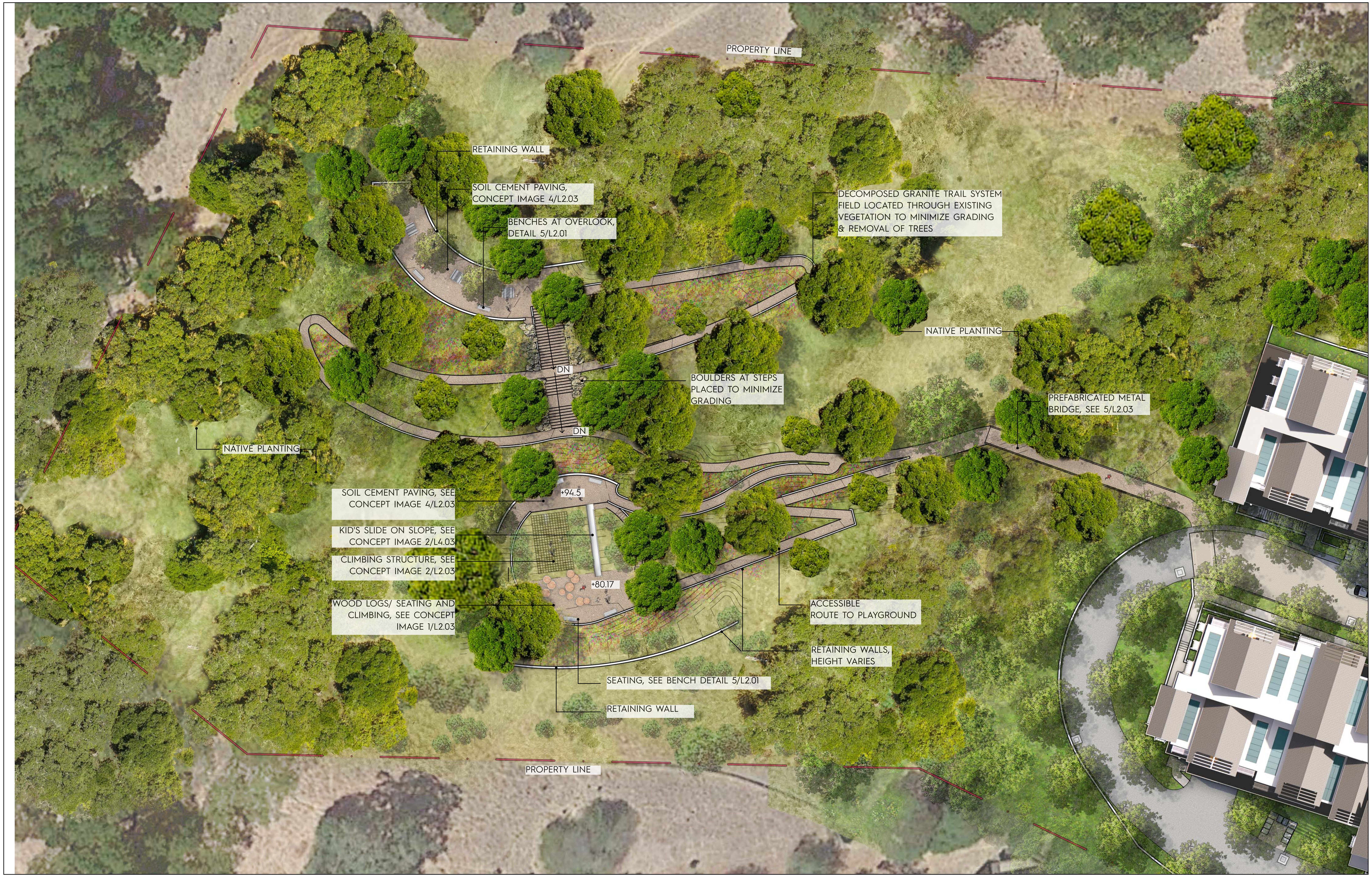
THE NEIGHBORHOOD AT LOS GAMOS

San Rafael, CA

PERSPECTIVE- LOOKING SOUTH

February 2021



15 seconds Walk

0 20 40 60 80 100

1" = 20' printed full size (24 x 36")

L1.03

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THE NEIGHBORHOOD AT LOS GAMOS

San Rafael, CA

SOUTH: PARK ENLARGEMENT PLAN

February 2021

LEGEND

A MAIN ENTRY	F STREET TREE: CATHEDRAL LIVE OAK	K FIRE EXIT	P STAIRCASE BLOCK	U LAWN AT PLAZA LEVEL
B CONCRETE SIDEWALK- DETAIL 3/L2.01	G RETAINING WALLS	L BUILDING ENTRY	Q ELEVATOR BLOCK	V ACCESSIBLE ROUTE TO SOUTH PARK
C SPECIAL PAVING- DETAIL 1/L2.01	H NATIVE PLANTING/OAKS WITH A FEW ORNAMENTAL TREE OF COLOR	M PREFRBRICATED METAL BRIDGE	R TOILET BLOCK/ TRELLIS STRUCTURE	W CONCRETE PAD FOR TRASH COLLECTION
D CROSSWALK- DETAIL 1/L2.01	I EXISTING VEGETATION	N STEPPED LAWN SEATING	S OUTDOOR TERRACE AT GROCERY STORE LEVEL	
E PROJECT ENTRY SIGN	J BIORETENTION PLANTERS	O COVERED PLAZA AREA ON VIEW	T OUTDOOR TERRACE AT COMMUNITY CENTER LEVEL	

15 seconds Walk

0 20 40 60 80 100

1" = 20' printed full size (24 x 36")

L1.04

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THE NEIGHBORHOOD AT LOS GAMOS

San Rafael, CA

NORTH: SITE ENLARGEMENT PLAN

February 2021

L1.05

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THE NEIGHBORHOOD AT LOS GAMOS

San Rafael, CA

PERSPECTIVE- MAIN ENTRY LOOKING WEST

February 2021

0 8 16 32'

1/16" = 1'-0" at full size (24 x 36")

L1.06

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THE NEIGHBORHOOD AT LOS GAMOS

San Rafael, CA

VILLAGE COMMONS ENLARGEMENT PLAN

February 2021

L1.07

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THE NEIGHBORHOOD AT LOS GAMOS

San Rafael, CA

PERSPECTIVE: VILLAGE COMMONS

February 2021

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THE NEIGHBORHOOD AT LOS GAMOS

San Rafael, CA

PERSPECTIVE: VIEW FROM 101

February 2021

1 PERMEABLE PAVERS OR SIMILAR. COLOR T.B.D.
MANUFACTURER: BELGARD

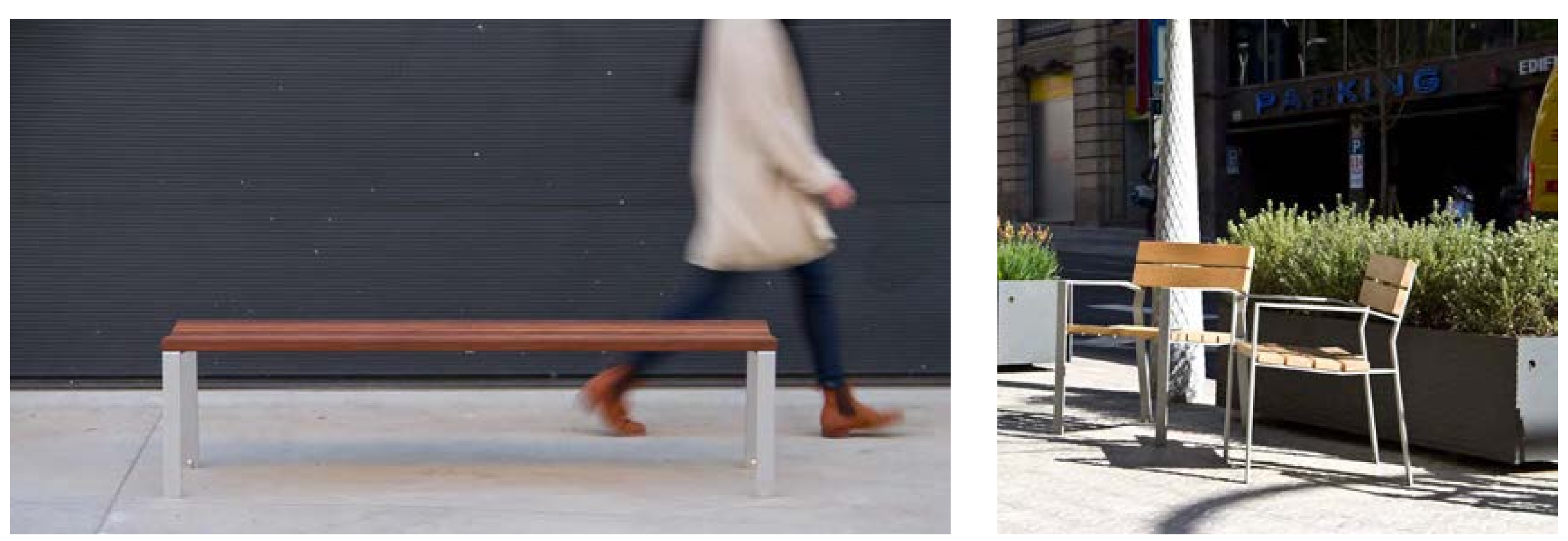
2 DECOMPOSED GRANITE PAVING WITH GRANITE FINES, SIMILAR COLOR

3 PEDESTRIAN WALKWAY PAVING: POURED IN PLACE CONCRETE

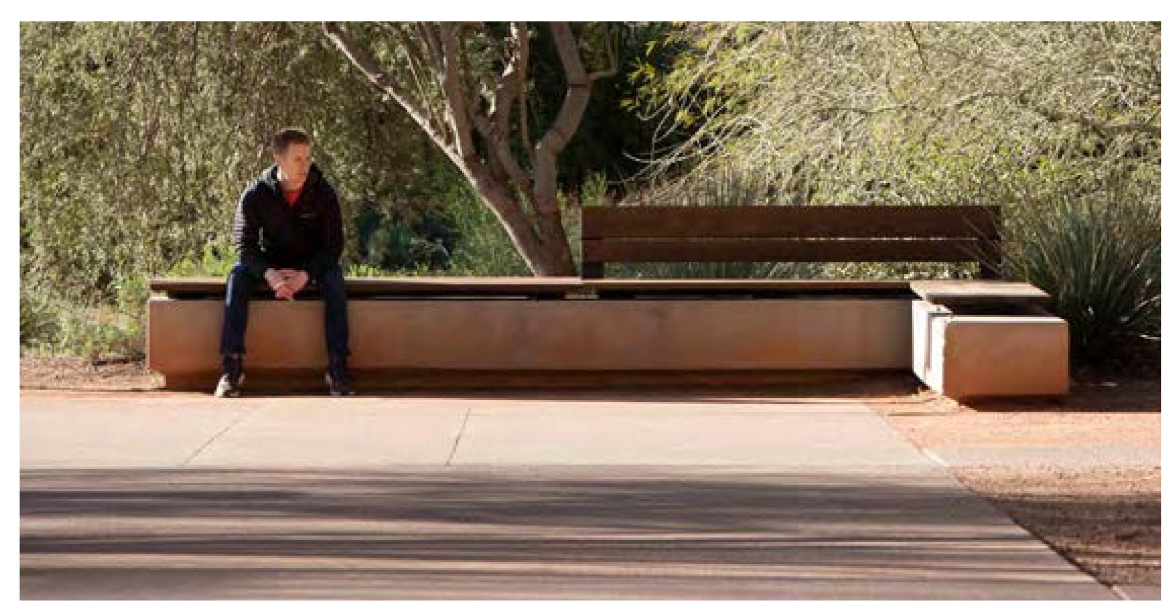
4 TRELLIS STRUCTURE OR SIMILAR.
MANUFACTURER: LANDSCAPE FORMS

5 HARPO BENCH OR SIMILAR
MANUFACTURER: LANDSCAPE FORMS

6 SWING CHAIRS OR SIMILAR
MANUFACTURER: LANDSCAPE FORMS



7 HARPO BENCH OR SIMILAR
MANUFACTURER: LANDSCAPE FORMS



8 LINK SEATING OR SIMILAR
MANUFACTURER: LANDSCAPE FORMS

9 ROBATA CONCRETE LINEAR FIRE PIT OR SIMILAR
MANUFACTURER: PALOFORM

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THE NEIGHBORHOOD AT LOS GAMOS
San Rafael, CA

CONCEPT DETAILS
February 2021

1 PREFABRICATED WATER FEATURE
MANUFACTURER: WATER STUDIO

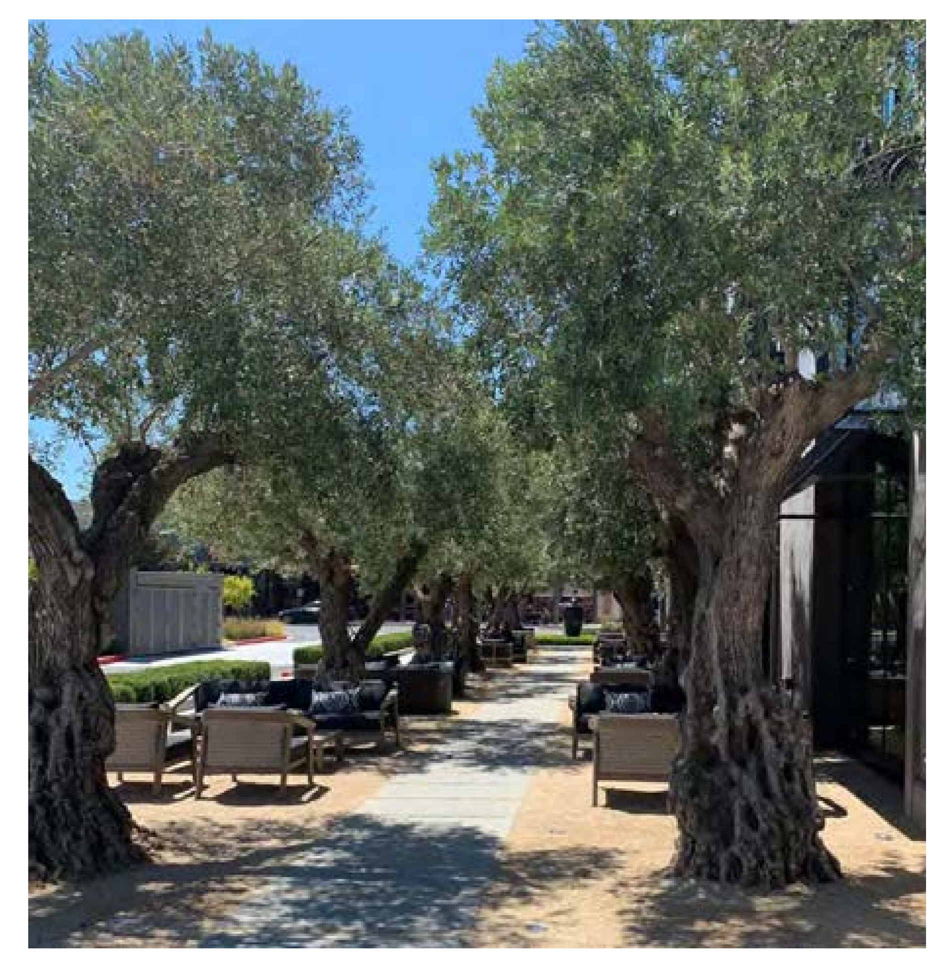
2 MOVABLE KIDS PLAY EQUIPMENT AT COMMUNITY CENTER OR SIMILAR

3 PARC VUE TRASH RECEPTACLE OR SIMILAR
MANUFACTURER: LANDSCAPE FORMS

4 PLAYGROUND AT COMMUNITY CENTER PLAZA
MANUFACTURER: MONSTRUMS

5 CHESS BOARD AS PAVING CONCEPT
MANUFACTURER: T.B.D.

6 STEPPED LAWN TERRACES



7 OLIVE TREE GROVE WITH SEATING
CONCEPT IMAGE

L2.02

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THE NEIGHBORHOOD AT LOS GAMOS
San Rafael, CA

CONCEPT DETAILS
February 2021

1 NATURAL PLAY GROUND: WOOD LOGS
CONCEPT IMAGE

2 PLAYGROUND ON A SLOPE
CONCEPT IMAGE

3 OVERLOOK AT SOUTH PARK
CONCEPT IMAGE

4 SOIL CEMENT TRAIL SYSTEM
CONCEPT IMAGE

LOGO INTE-
GRATED IN THE
BRIDGE DESIGN

5 PREFABRICATED BRIDGE AT TRAIL
CONCEPT IMAGE

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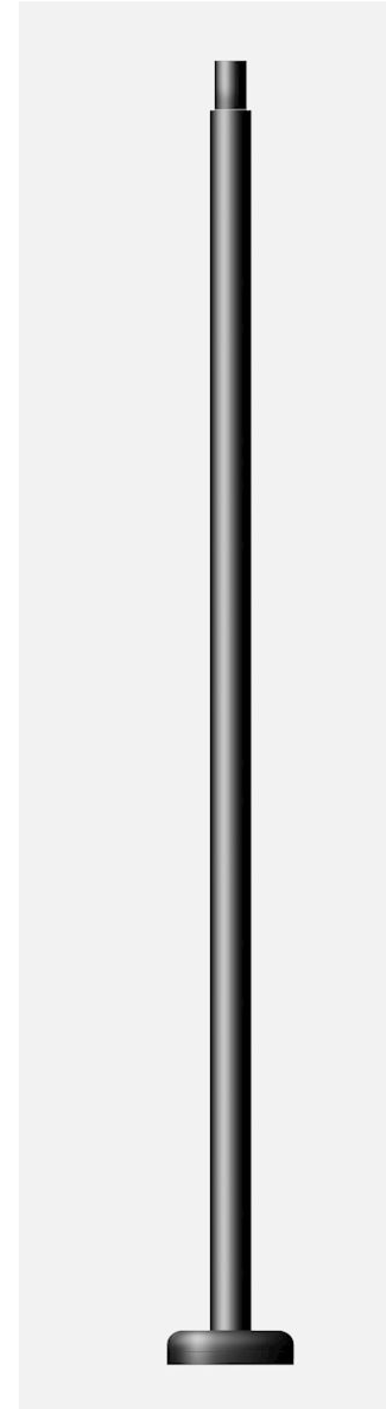
THE NEIGHBORHOOD AT LOS GAMOS
San Rafael, CA

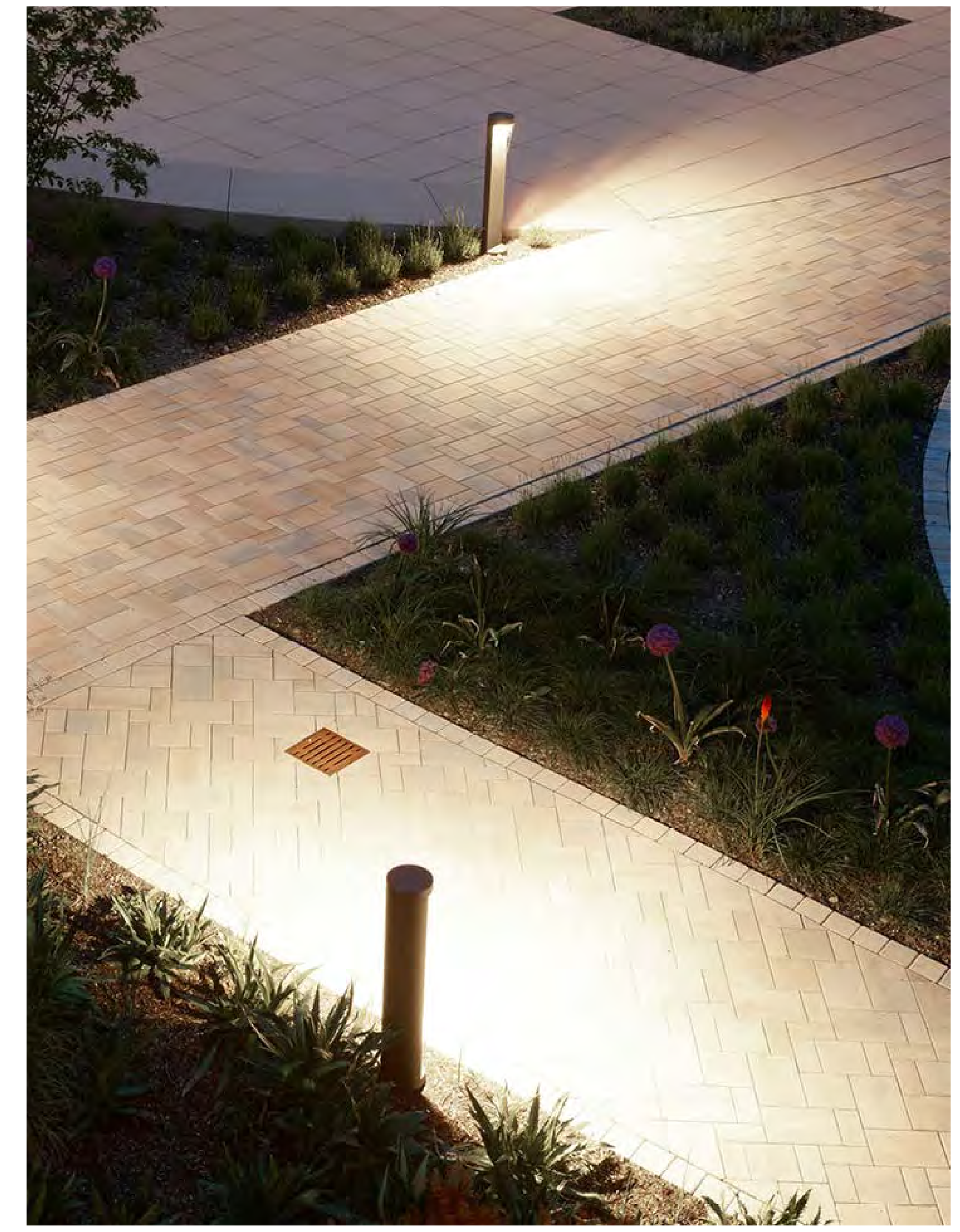
SOUTH PARK CONCEPT DETAILS

February 2021





1 POLE-TOP LUMINAIRE- ASYMMETRIC WIDE BEAM 77910 AND 77911 OR SIMILAR
MANUFACTURER: BEGA

2 BOLLARD: ASYMMETRIC 99056 OR SIMILAR
MANUFACTURER: BEGA


2 RECESSED WALL LUMINAIRE OR SIMILAR
MANUFACTURER: BEGA

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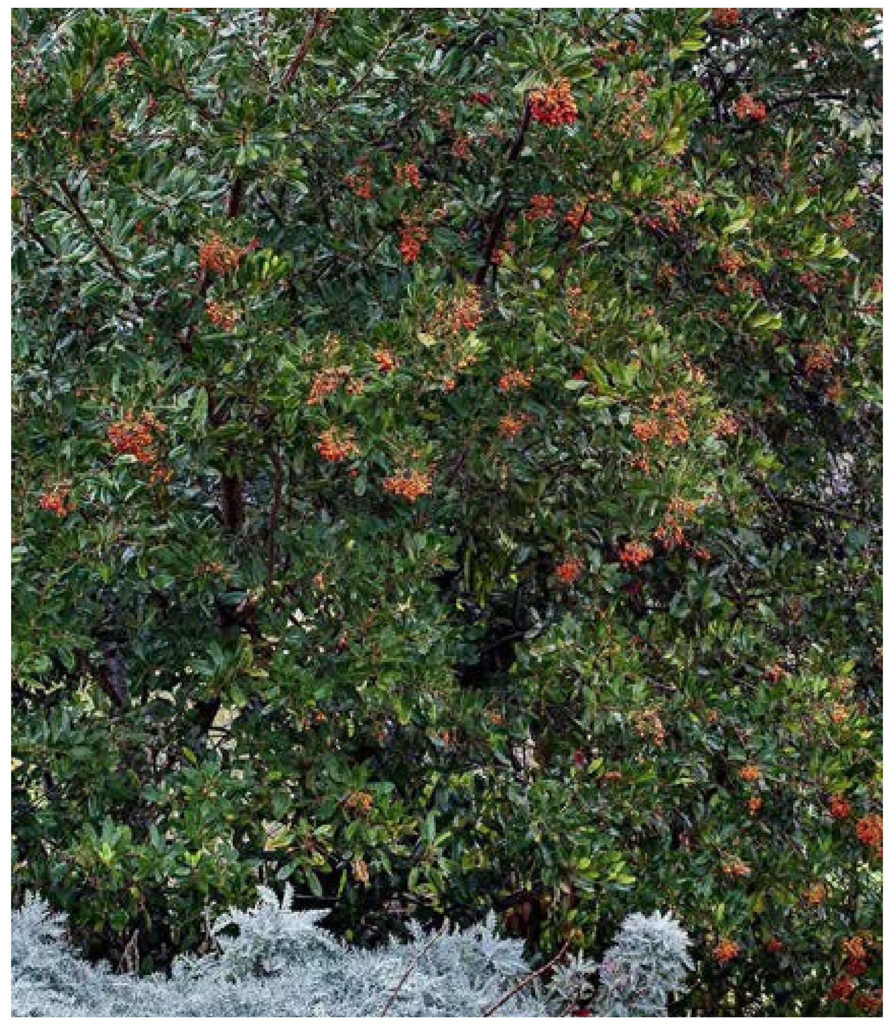
THE NEIGHBORHOOD AT LOS GAMOS
San Rafael, CA

LIGHTING
February 2021

TREES

ARBUTUS MARINA
MARINA MADRONE

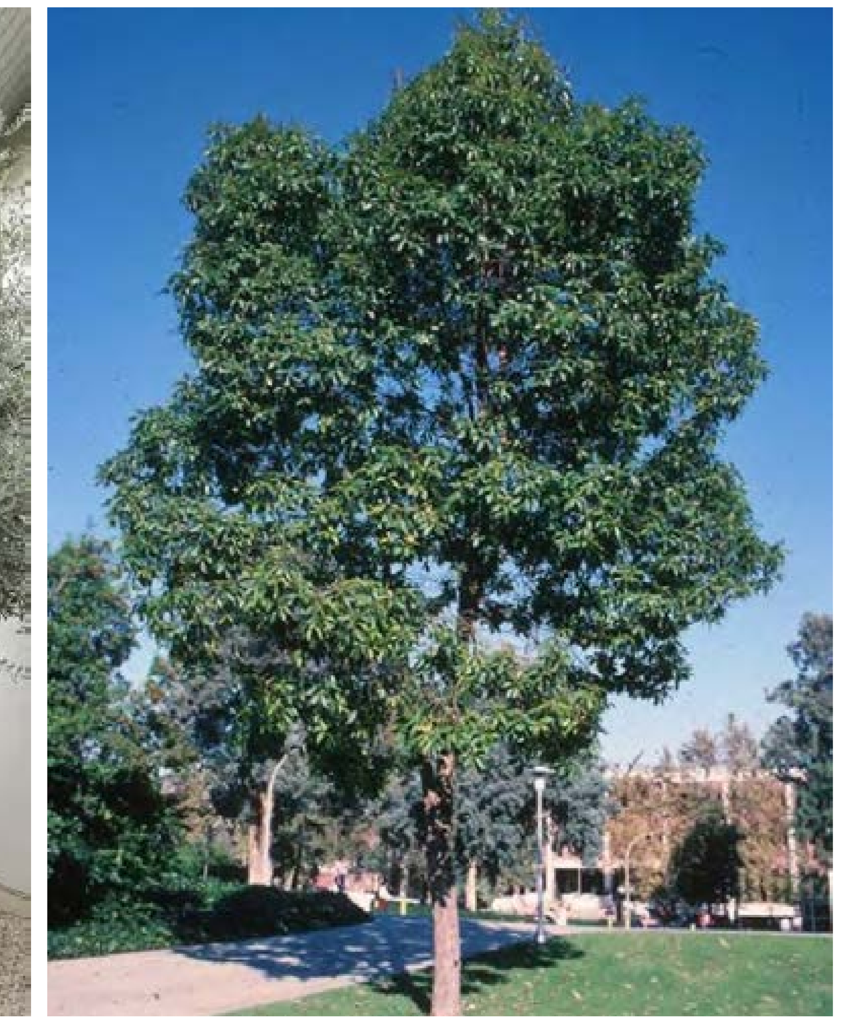


HETEROMELES ARBUTIFOLIA
TOYON /CHRISTMAS BERRY

CEONOTHUS 'RAY HARTMAN'
RAY HARTMAN 'CALIFORNIA LILAC'

LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'
NATCHEZ CRAPE MYRTLE

OLEA EUROPAEA
FRUITLESS OLIVE



LOPHOSTEMON CONFERTUS
BRISBANE BOX

QUERCUS VIRGINIANA 'CATHEDRAL'
CATHEDRAL LIVE OAK

QUERCUS AGRIFOLIA
COAST LIVE OAK

QUERCUS ILICIFOLIA
SCRUB OAK

QUERCUS KELLOGGII
CALIFORNIA BLACK OAK

AESCULUS CALIFORNICA
CALIFORNIA BUCKEYE

MINIMUM TREE CLEARANCE NOTES:

- SMALL TREES (15'-0" TALL/WIDE) SHALL BE PLACED A MINIMUM OF 6'-0" FROM BUILDINGS AND A MIINIMUM OF 2' FROM EDGES OF PAVING, CURBS OR WALLS.
- MEDIUM TREES (25' TALL/ WIDE) SHALL BE PLACED A MINIMUM OF 10' FROM BUILDINGS AND A MINIMUM OF 3' FROM PAVING, CURBS AND WALLS.
- LARGE TREES (ABOVE 25' TALL AND WIDE) SHALL BE PLACED A MINIMUM OF 5'-0": FROM BUILDING AND MINIMUM OF 3'-0" FROM PAVING, CURBS AND WALLS.
- 5'0" MINIMUM FROM JOINT TRENCH, WATER LINE, WATER METERS AND FIRE HYDRANTS.
- 8' MINIMUM FROM SANITARY SERVICE AND STORM DRAWINGS.

STREET TREE: QUERCUS VIRGINIANA 'CATHEDRAL'

MIN. SIZE DAY ON INSTALLATION: 24" BOX

NUMBER OF TREES REMOVED: TOTAL (55). SEE CIVIL DRAWING (TREE REMOVAL PLAN) FOR SIZE AND SPECIES.

REPLACEMENT TREES: TOTAL (55) CATHEDRAL LIVE OAK. SIZE 24" BOX

STOEV design group

SHRUBS


ADENANTHOS CUNEATUS
CORAL DRIFT


ALYOGYNE HUEGELII
BLUE HIBISCUS


AMORPHA CALIFORNICA
CALIFORNIA FALSE INDIGO


ANIGOZANTHOS BIG RED
BIG RED KANGAROO PAW


ARBUTUS UNEDO COMPACTA
DWARF STRAWBERRY TREE


ARCTOSTAPHYLOS 'PACIFIC MIST
PACIFIC MIST MANZANITA


ARTEMISIA POWIS CASTLE
WORMWOOD


ASCLEPIAS NATIVES
MILKWEED / BUTTERFLY FLOWER


CALAMINTHA NEPETOIDES
WHITE NEPETA


CALLISTEMON VIMINALIS
GREEN JOHN BOTTLEBRUSH


CEANOTHUS 'TASSAJARA BLUE'
TASSAJARA BLUE CEANOTHUS


CENTENNIAL BACCHARIS
CENTENNIAL DESERT BROOM


CEONOTHIS CONCHA
CALIFORNIA MOUNTAIN LILAC


CISTUS CRETICUS SSP. INCANUS
PINK ROCK ROSE


CONVOLVULUS CNEORUM
BUSH MORNING GLORY


EPILOBIUM CANUM 'CATALINA'
CATALINA CALIFORNIA FUCHSIA


GAURA LINDHEIMERI
LINDHEIMER'S BEEBLOSSOM


JACOBAEA VULGARIS
COAST WILDFLOWER SONOMA COUNTY


JUSTICIA CALIFORNICA
BELOPERONE


LAURUS NOBILIS 'MONRIK' PLANT PATENT #25,915
LITTLE RAGU® SWEET BAY


LEPTOSYNE GIGANTEA
GIANT COREOPSIS


LEUCADENDRON 'HAWAII MAGIC'
ROYAL HAWAIIAN® HAWAII MAGIC CONEBUSH


LUPINUS & PAPAVER
LUPINE & POPPIES


LUPINUS ALBIFRONS
SILVER LUPINE


MYRTUS COMMUNIS 'COMPACTA'
DWARF MYRTLE


OLEA EUROPAEA 'MONTRA' PP#6266 'LITTLE OLLIE'
LITTLE OLLIE® DWARF OLIVE


PEROVSKIA X 'FILIGRAN'
FILAGRAN RUSSIAN SAGE


PENSTEMON X GLOXINIOIDES 'APPLE BLOSSOM'
BEARD TONGUE 'APPLE BLOSSOM'


PITTOSPORUM TENUIFOLIUM
SILVER SHEEN


POLYGALA FRUTICOSA 'PETITE BUTTERFLY'
BUTTERFLY PEA SHRUB


RHAMNUS CALIFORNICA 'EVE CASE'
EVE CASE COFFEEBERRY


RHAPHIOLEPIS INDICA
CLARA INDIAN HAWTHORN


RIBES SANGUINEUM
RED FLOWERING CURRANT


ROSMARINUS OFFICINALIS 'TUSCAN BLUE'
TUSCAN BLUE ROSEMARY


SALVIA BRANDEGEEI
SANTA ROSA ISLAND SAGE


SALVIA GREGGII 'ALBA'
WHITE AUTUMN SAGE

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THE NEIGHBORHOOD AT LOS GAMOS
San Rafael, CA

PROPOSED PLANT IMAGES

February 2021

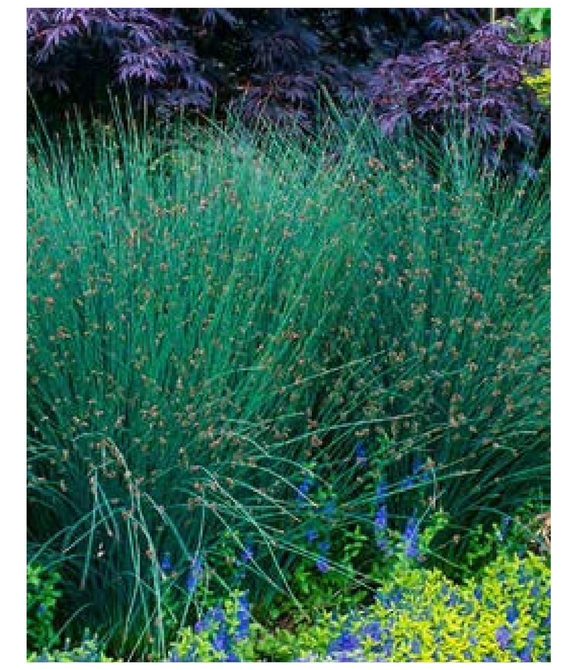
SANTOLINA VIRENS
GREEN LAVENDER COTTON

TEUCRIUM CHAMAEDRYS
GERMANDER

TEUCRIUM FRUTICANS 'AZUREUM'
BUSH GERMANDER

STORMWATER PLANTERS

CHONDROPETALUM TECTORUM
CAPE RUSH



JUNCUS PATENS
CALIFORNIA RUSH

VINES

CLEMATIS VITICELLA
ITALIAN CLEMATIS

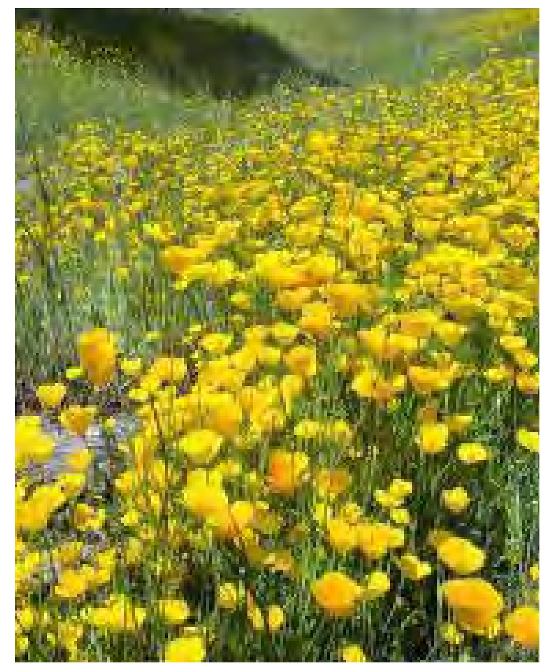
WISTERIA FRUTESCENS 'AMETHYST FALLS'
AMETHYST FALLS AMERICAN WISTERIA

GROUNDCOVER

ACHILLEA MILLEFOLIUM 'LA LUNA'
LA LUNA YARROW

ARCTOSTAPHYLOS SPECIES
MANZANITA

BACCHARIS PILULARIS
DWARF COYOTE BUSH



ESCHSCHOLZIA CALIFORNICA
CALIFORNIA POOPY

ERIOGONUM UMBELLATUM
SULPHURFLOWER BUCKWHEAT

ERIGERON GLAUCUS X WAYNE RODERICK DAISY
WAYNE RODERICK DAISY

GREVILLEA LANIGERA 'COASTAL GEM'
WOOLY GREVILLEA

LIMONIUM PEREZII
SEA LAVENDER, STATICE

LUPINUS CHAMISSONIS
CHAMISSO BUSH LUPINE

NEPETA X FAASSENII
SELECT BLUE CAT MINT

PENSTEMON BARBATUS 'NOVAPENPUR'
ROCK CANDY™ PURPLE PENSTEMON

RHAMNUS (FRANGULA) CALIFORNICA 'SEAVIEW'
DWARF CALIFORNIA COFFEEBERRY

SALVIA CHAMAEDRYOIDES
GERMANDER SAGE

WESTRINGIA FRUTICOSA 'GREY BOX'
DWARF COASTAL ROSEMARY

GRASS

CAREX DIVULSA
BERKELEY SEDGE

JUNCUS PATENS
SPREADING RUSH

MUHLENBERGIA RIGENS
DEERGRASS

STIPA PULCHRA
PURPLE NEEDLEGRASS

SPOROBOLUS WRIGHTII
GIANT SACATON

STIPA LEPIDA
FOOTHILL NEEDLEGRASS

FESTUCA GLAUCA 'ELIJAH BLUE'
ELIJAH BLUE FESCUE

THE NEIGHBORHOOD AT LOS GAMOS

San Rafael, CA

PROPOSED PLANT IMAGES

February 2021

NORTH

1 Ridge Line Diagram

NORTH

2 Site Opportunities

OBJECTIVE #1:

Use this site as a resource for housing

- Los Gamos is a rare opportunity to create badly-needed housing units
- Nearly 11 acres along Hwy 101 is the right setting for moderate density


Marin Independent Journal

Affordable housing tops list of concerns in Marin resident survey

Marin Voice: Marin's economy needs housing, not excuses

Marin earns faint praise in housing report

Report: San Rafael housing developments thwarted by critics, high costs and lengthy reviews

OBJECTIVE #2:

Create workforce housing

- By bringing 19 units per acre to the site, we can create a project that is affordable-by-design and targeted to the "Missing Middle"
- Mix of Studios, 1BR, 2BR, 3BR with efficient unit sizes: 500 sf (Studio), 750 sf (1BR), 752 sf (2BR), 900 sf (3BR)
  - 192 for-rent apartments
  - Meet City's affordable criteria

OBJECTIVE #3:

New housing with minimal impacts on traffic

- Accessible site location means that regular vehicle trips from the development will not pass by any existing residential homes
  - Quick access to and from Hwy 101
  - Close to Golden Gate Transit routes
  - Convenient walking distance to YMCA, major employers, and everyday amenities
  - Potential for mass transit and EV incentives

The Neighborhood at Los Gamos

Site Context and Opportunities

Rev. No.	Description	Date

Project Number:	218025
Date:	2/8/21
Drawn by:	CR, MS
Checked by:	CR

Scale: 12" = 1'-0"

A001

Russell ARCHITECTS

BUILDING 5
ROOF 167.4
UFF 157.4
UMFF 147.4
MFF 137.4
CFF 127.4
LFF 117.4
GFF 103.4
UFF 156.0

BUILDING 4
LFF 116.0
CFF 126.0
GFF 102.0
MFF 136.0
UMFF 146.0
ROOF 166.0
UFF 156.0

BUILDING 3
ROOF 165.0
UFF 155.0
UMFF 145.0
MFF 135.0
CFF 125.0
LFF 115.0
GFF 101.0

BUILDING 2
ROOF 127.0
UFF 117.0
MFF 107.0
CFF 97.0
LFF 87.0
GFF 73.0

COMMUNITY CENTER
LFF 70.17
GFF 55.5
MFF 84.83
PLAZA 99.50

BUILDING 1
LFF 90.3
GFF 76.3
CFF 100.3
MFF 110.3
UFF 120.3
ROOF 130.3

NORTH

1 min. Walk
0 50 100 150 200 250 300 400'
1" = 50' at full size (24 x 36")

STOEV design group

THE NEIGHBORHOOD AT LOS GAMOS

San Rafael, CA

OVERALL SITE PLAN

October 2020

The Neighborhood at Los Gamos

Site Plan - Illustrative

Rev. No.	Description	Date

Project Number:	218025
Date:	2/8/21
Drawn by:	CR
Checked by:	CR

Scale: 12" = 1'-0"

A101

Russell ARCHITECTS

1 Site Plan 1" = 50'-0"

The Neighborhood at Los Gamos

Site Plan - References and Dimensions

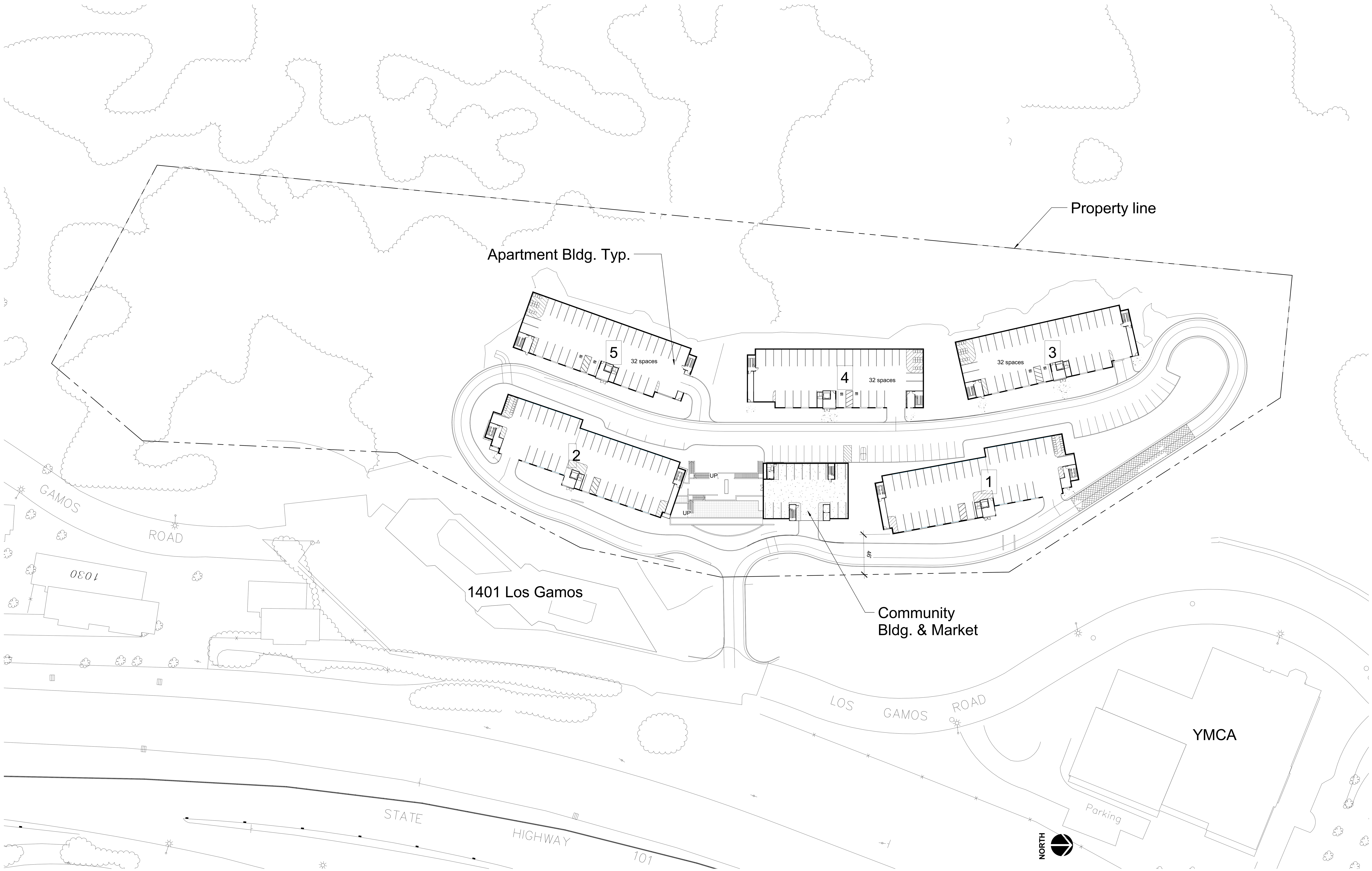
Rev. No.	Description	Date

Project Number:	218025
Date:	2/8/21
Drawn by:	CR, RSD, SB
Checked by:	CR

Scale: 1" = 50'-0"

A102

Russell ARCHITECTS



The Neighborhood at Los Gamos

Site Plan - Garage Level

Rev. No.	Description	Date

Project Number:	218025
Date:	2/8/21
Drawn by:	Author
Checked by:	Checker

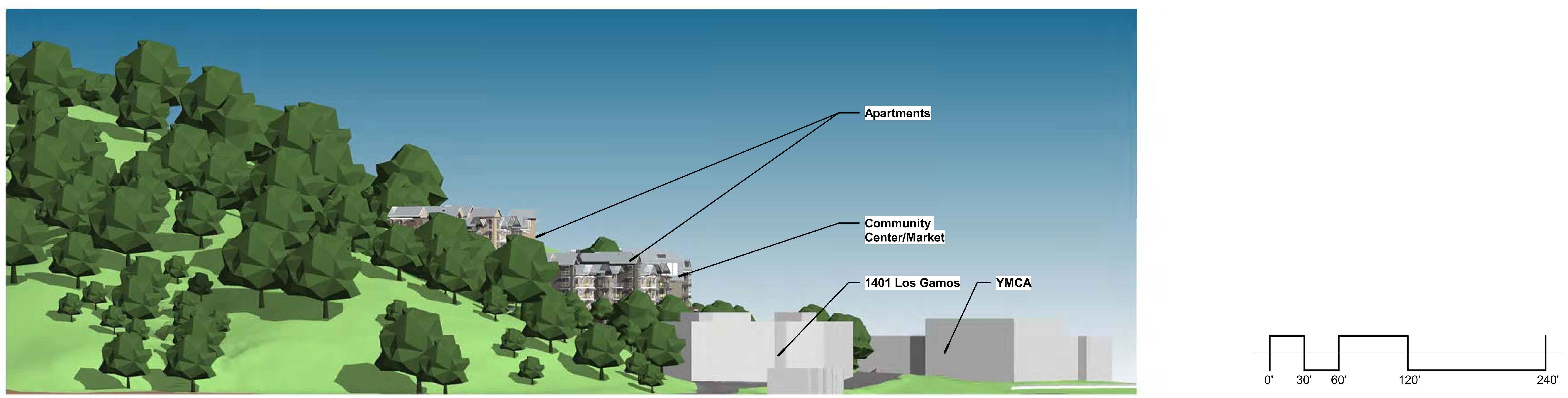
Scale: 1" = 50'-0"

A103

Russell ARCHITECTS

1 East 1" = 60'-0"

2 North 1" = 60'-0"



3 South 1" = 60'-0"

The Neighborhood at Los Gamos

Site Elevations

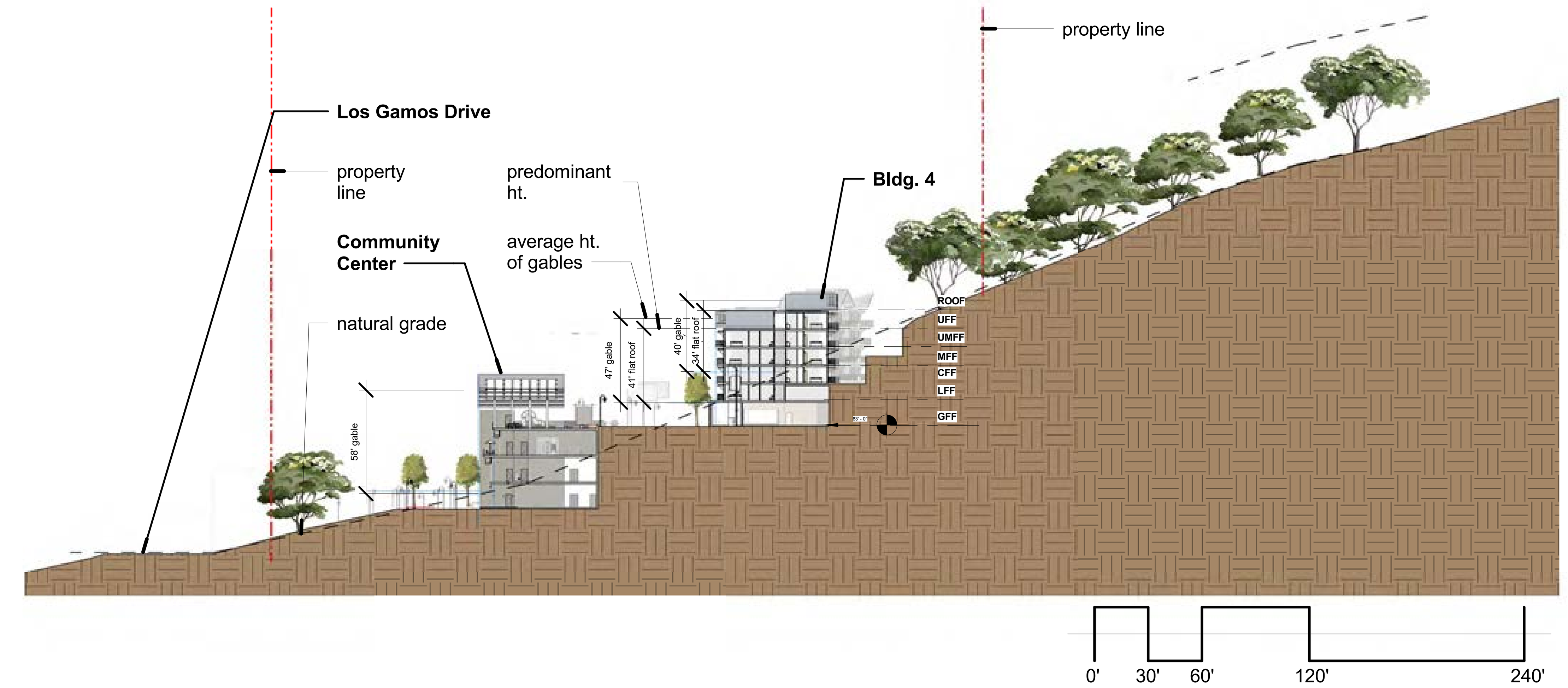
Rev. No.	Description	Date

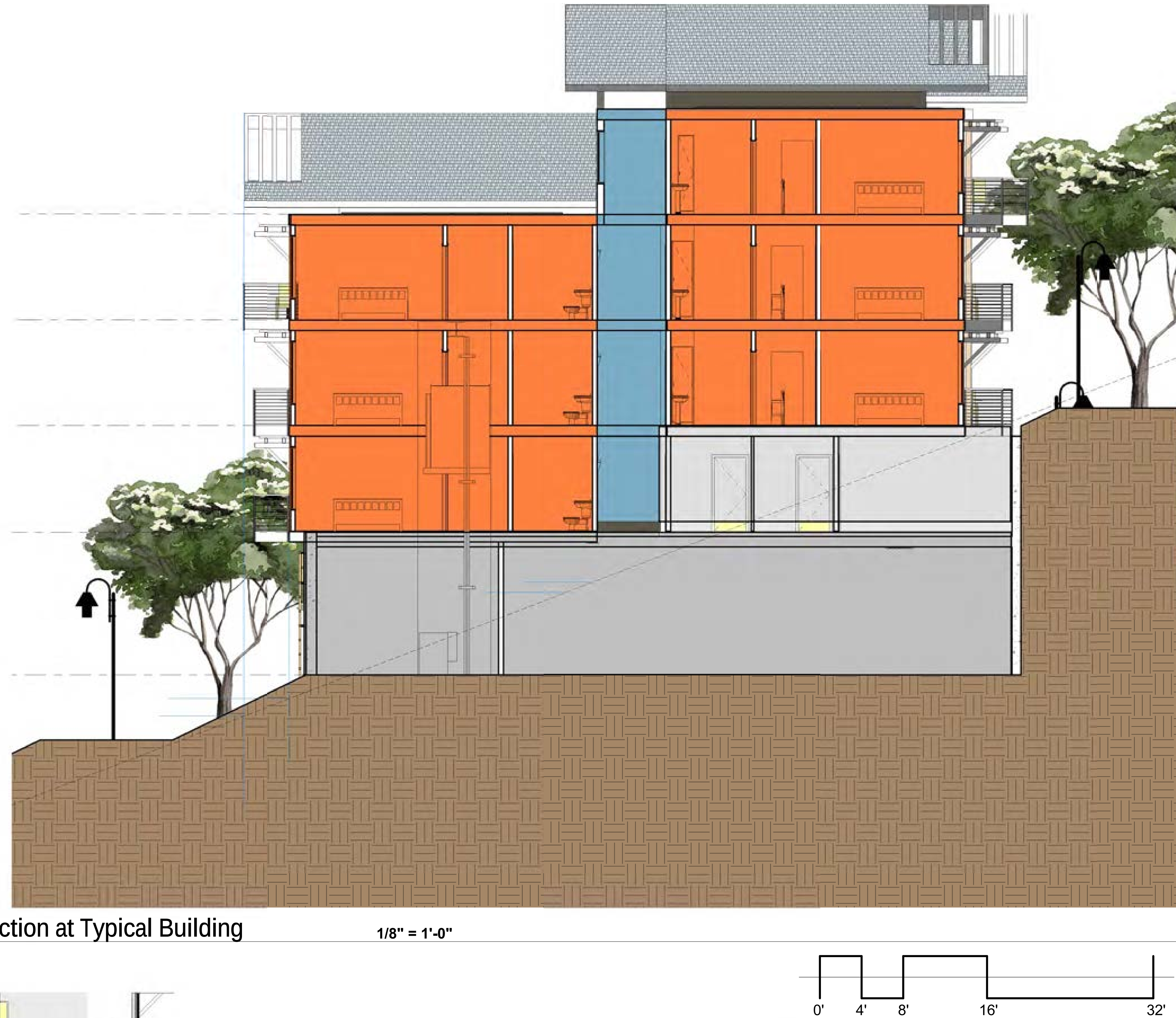
Project Number:	218025
Date:	2/8/21
Drawn by:	RSD, MP, CR
Checked by:	CR

Scale: 1" = 60'-0"

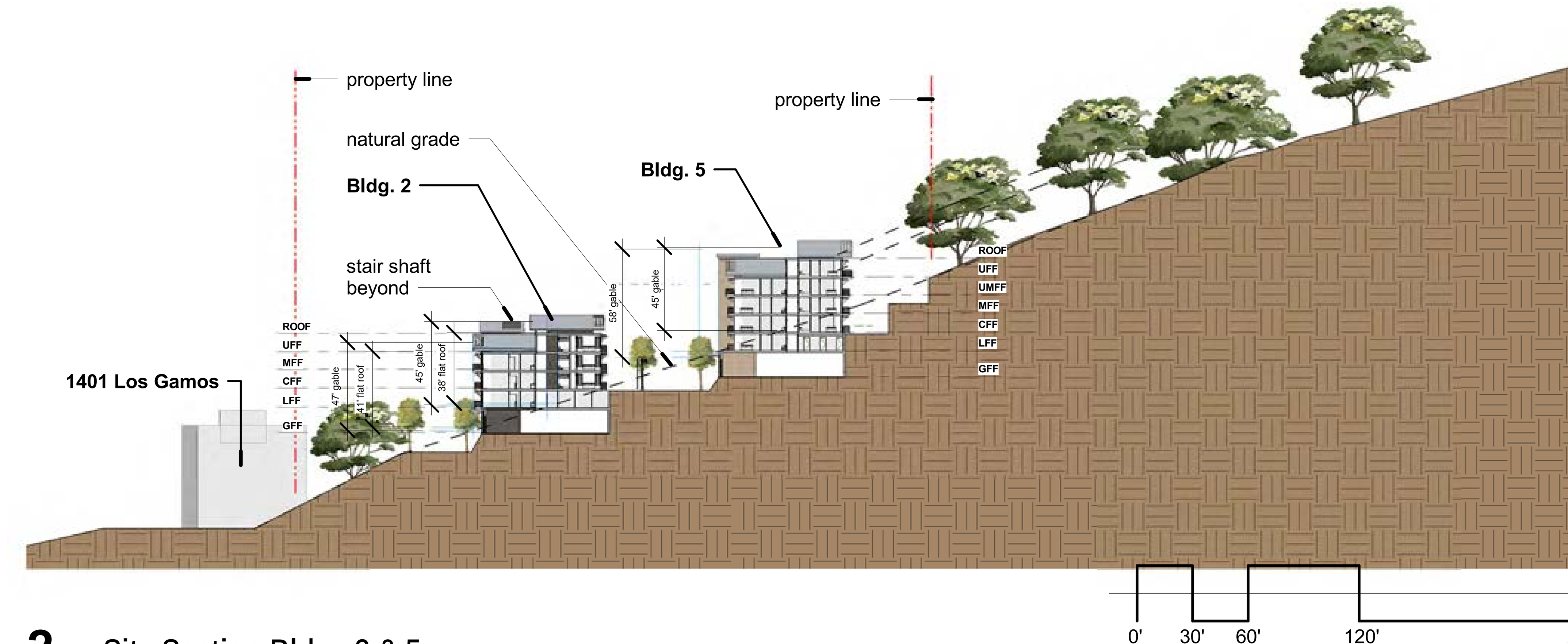
A105

Russell ARCHITECTS

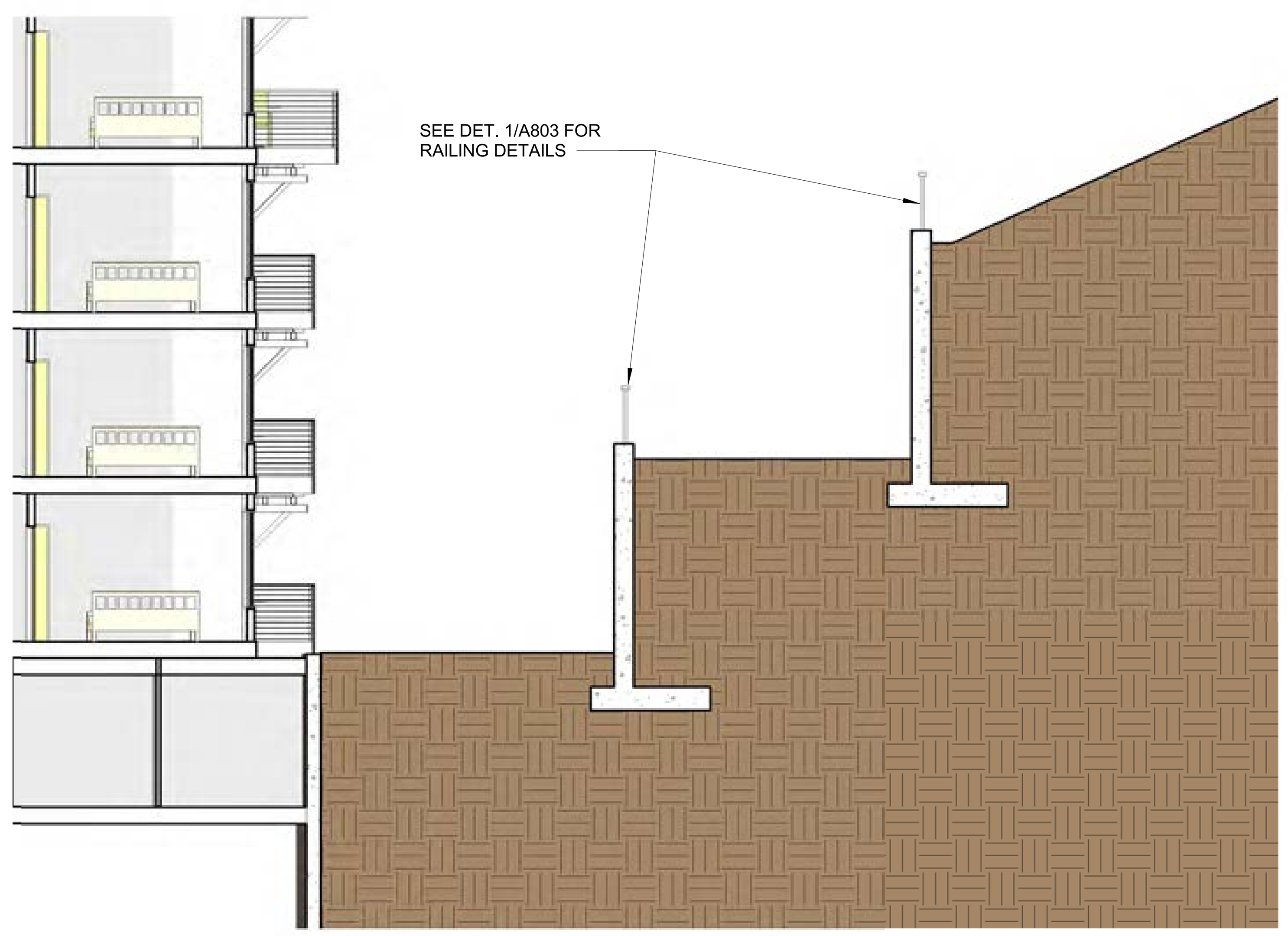




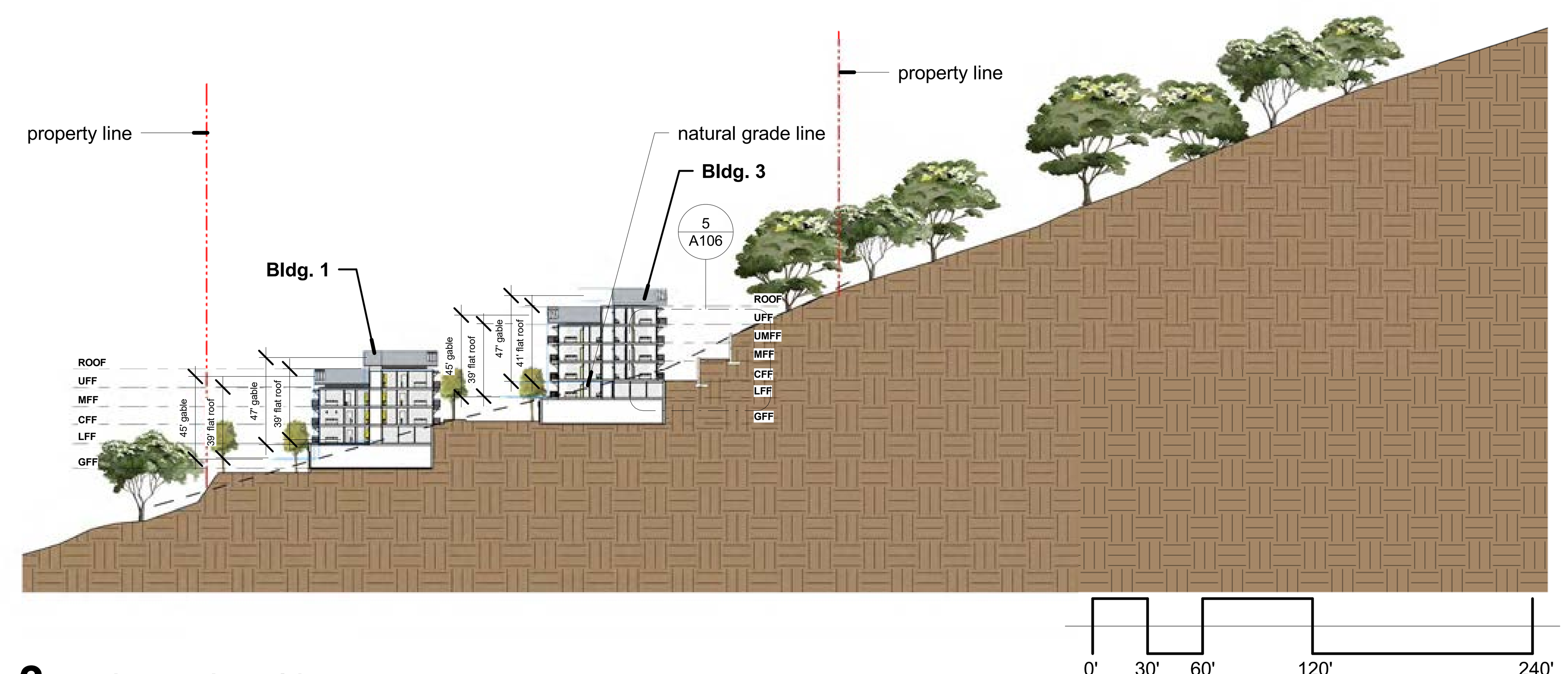
4 Section at Typical Building 1/8" = 1'-0"



2 Site Section Bldgs 2 & 5 1" = 60'-0"



5 Retaining Walls at West Side 1/8" = 1'-0"



3 Site Section Bldgs 1&3 1" = 60'-0"

The Neighborhood at Los Gamos

Site Sections

Rev. No.	Description	Date
1	Planning Comments	2/1/21

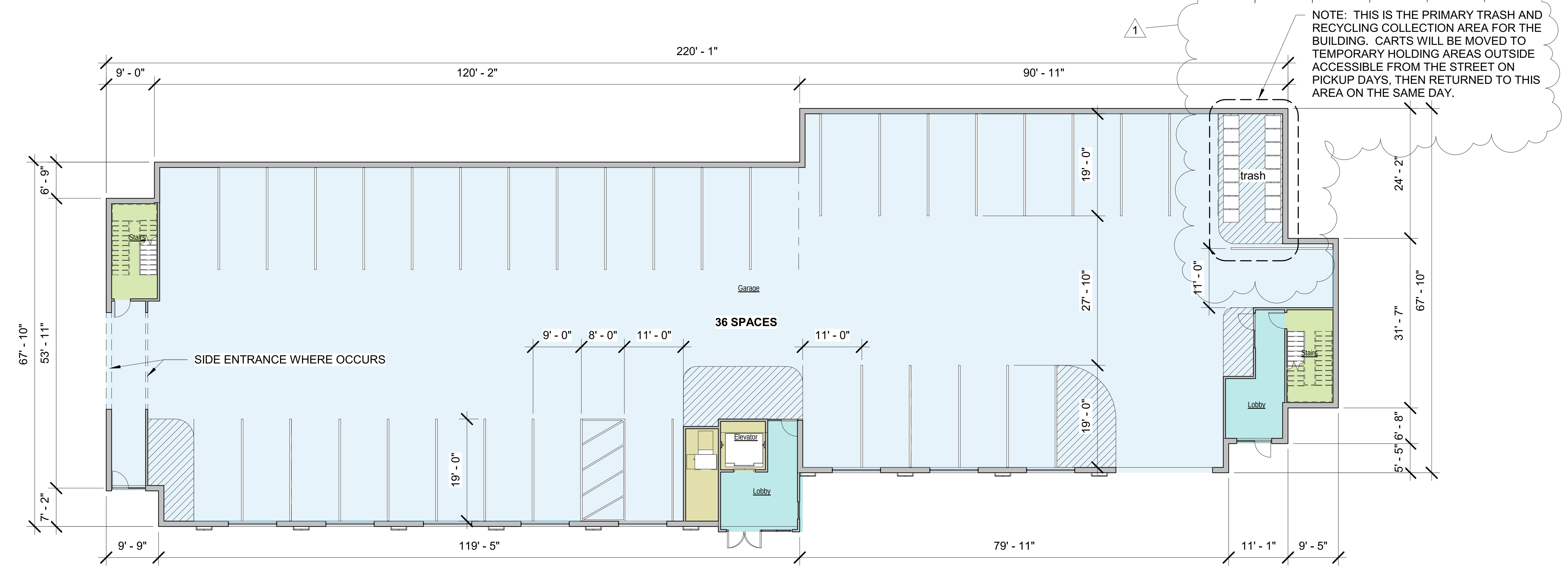
Project Number:	218025
Date:	2/8/21
Drawn by:	RSD, CR
Checked by:	CR

Scale: As indicated

A106

Russell ARCHITECTS

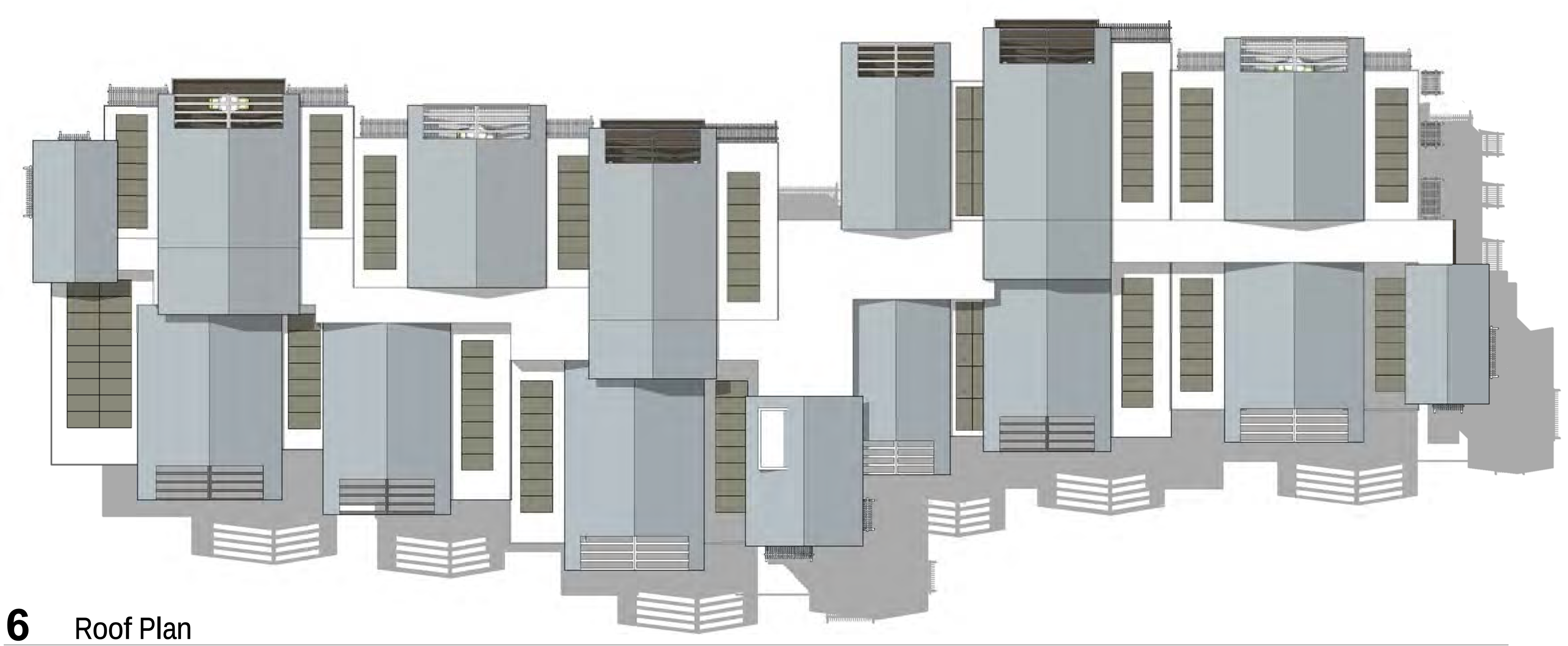
5 Level 3
1/16" = 1'-0"



1 Level 0
1/16" = 1'-0"

4 Level 4
1/16" = 1'-0"

2 Level 1
1/16" = 1'-0"



6 Roof Plan
1/16" = 1'-0"

3 Level 2
1/16" = 1'-0"

The Neigborhood at Los Gamos - Building Type A

Floor Plans - Building Type A

Rev. No.	Description	Date
1	Planning Comment response	5/18/21

Project Number:	218025
Date:	PC Resubmital 2/8/21
Drawn by:	Author
Checked by:	Checker

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

A201

Russell ARCHITECTS

4 South Elevation
1/16" = 1'-0"

1 East (Front) Elevation
1/16" = 1'-0"

2 North Elevation
1/16" = 1'-0"

3 West Elevation
1/16" = 1'-0"

Materials and Colors

Tag	Location	Material	Manufacturer	Specification
CS1	Lap Siding	Cementitious siding	HardiePlank Lap Siding	Cobblestone
CS2	Lap Siding	Cementitious siding	HardiePlank Lap Siding	Timber Bark
CS3	Lap Siding	Cementitious siding	HardiePlank Lap Siding	Aged Pewter
P1	Concrete walls	Painted concrete	Benjamin Moore	City Shadow CSP-60
P2	Wood fascia and trim	Painted wood	Benjamin Moore	Seashell OC-120
P3	Wood fascia	Painted wood	Benjamin Moore	Cos Cob Stonewall
R1	Roofing	Composition shingles	Certainteed	Cobblestone Gray
ST1	Stucco walls	Stucco	La Habra Perma Finish Light Base	X-17 Misty
ST2	Stucco walls	Stucco	La Habra Perma Finish Light Base	P-2090 Thunder Sky
WS1	Window and door sash	Aluminum	Milgard or equal	Clear anodized aluminum

The Neigborhood at Los Gamos - Building Type A

Elevations - Building Type A

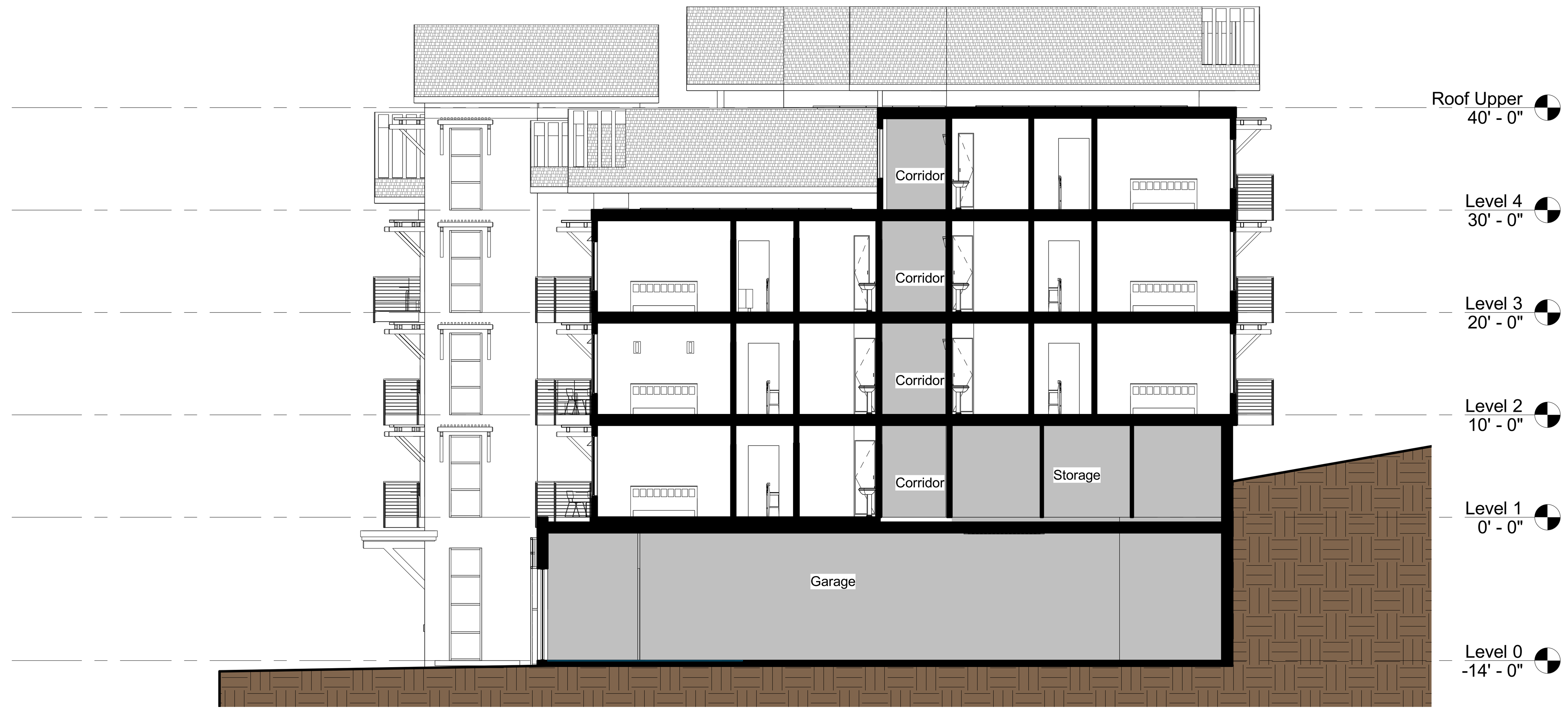
0' 16' 32' 64' 96'

Project Number:	218025
Date:	PC Resubmital 2/8/21
Drawn by:	cr, rsd, cw
Checked by:	CR

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

A202

Russell ARCHITECTS



1 Section 1
1" = 10'-0"

2 Section 2
1" = 10'-0"

The Neigborhood at Los Gamos - Building Type A

Building Sections - Building Type A

0' 16' 32' 64' 96'

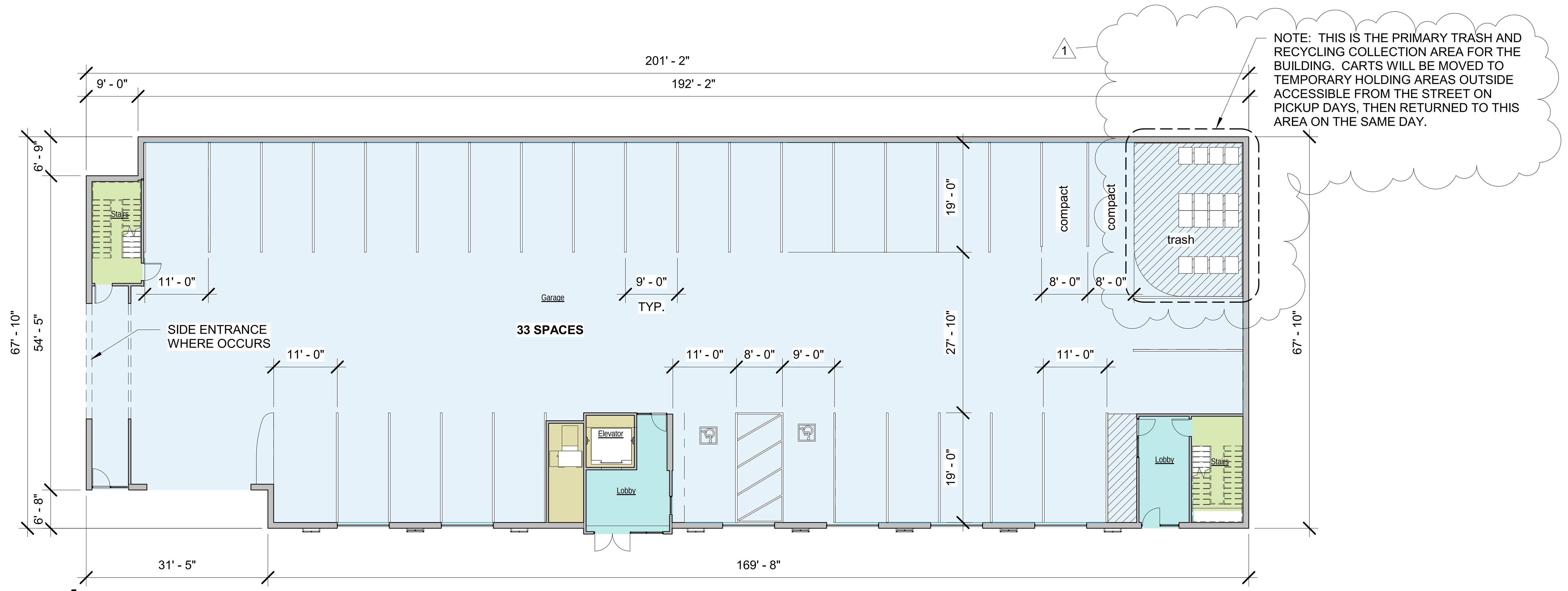
Project Number:	218025
Date:	PC Resubmital 2/8/21
Drawn by:	CR, RD, MS
Checked by:	CR

Scale: 1" = 10'-0"

A203

Russell ARCHITECTS

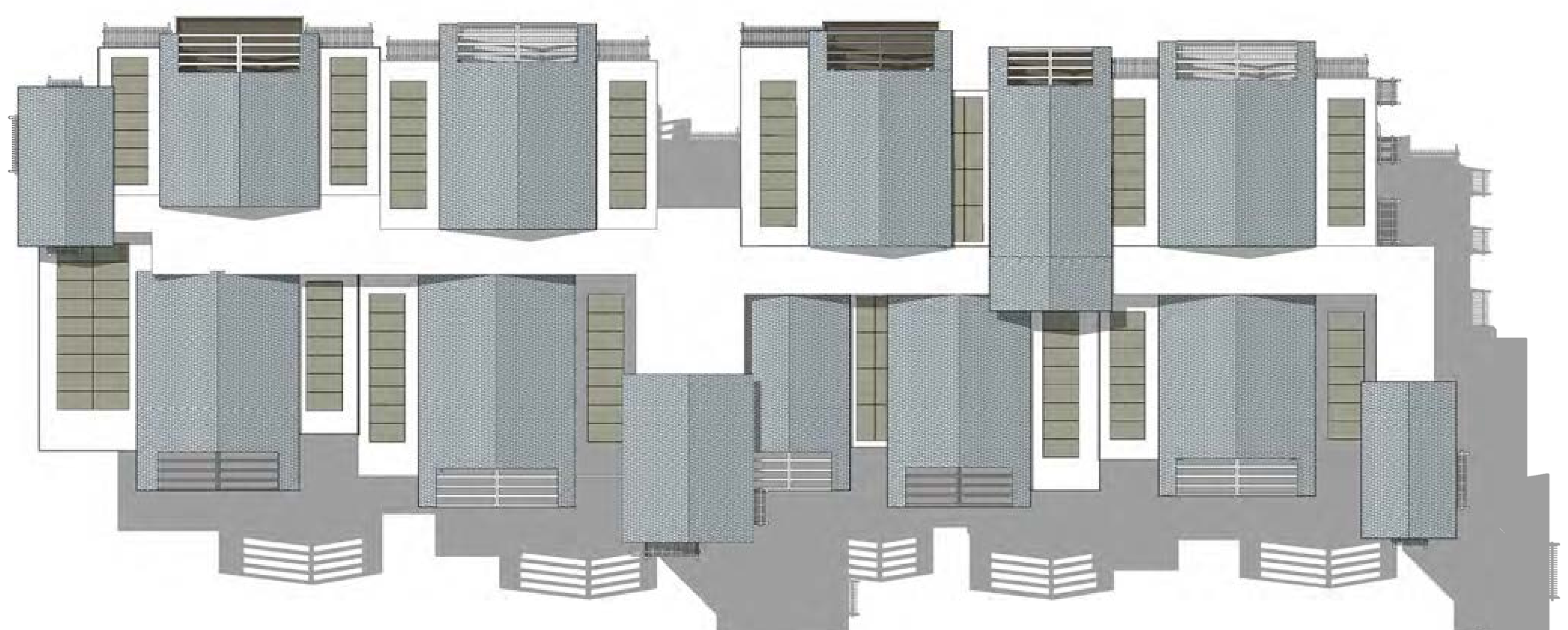
4 Levels 3 & 4
1/16" = 1'-0"



1 Level 0
1/16" = 1'-0"

5 Level 5
1/16" = 1'-0"

2 Level 1
1/16" = 1'-0"



6 Roof Plan
1/16" = 1'-0"

3 Level 2
1/16" = 1'-0"

0' 16' 32' 64' 96'

The Neigborhood at Los Gamos - Building Type B

Floor Plans - Building Type B

Rev. No.	Description	Date
1	Planning Comments Response	5/18/21

Project Number:	218025
Date:	PC Resubmital 2/8/21
Drawn by:	Author
Checked by:	Checker

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

A204

Russell ARCHITECTS

2 South Elevation 1/16" = 1'-0"

1 East Elevation 1/16" = 1'-0"

4 North Elevation 1/16" = 1'-0"

3 West Elevation 1/16" = 1'-0"

Materials and Colors

Tag	Location	Material	Manufacturer	Specification
CS1	Lap siding walls	Cementitious plank	HardiePlank Lap Siding	Cobblestone
CS2	Lap siding walls	Cementitious plank	HardiePlank Lap Siding	Timber Bark
CS3	Lap siding walls	Cementitious plank	HardiePlank Lap Siding	Aged Pewter
P1	Concrete walls	Painted concrete	Benjamin Moore	City Shadow CSP-60
P2	Wood fascia and trim	Painted wood	Benjamin Moore	Seashell OC-120
P3	Wood fascia	Painted wood	Benjamin Moore	Cos Cob Stonewall 1483
R1	Roofing	Composition shingles	Certainteed	Cobblestone Gray
ST1	Stucco walls	Stucco	La Habra Perma Finish Light Base	X-17 Misty
ST2	Stucco walls	Stucco	La Habra Perma Finish Light Base	P-2090 Thunder Sky
WS1	Window and door sash	Aluminum	Milgard or equal	Clear anodized aluminum

The Neigborhood at Los Gamos - Building Type B

Elevations - Building Type B

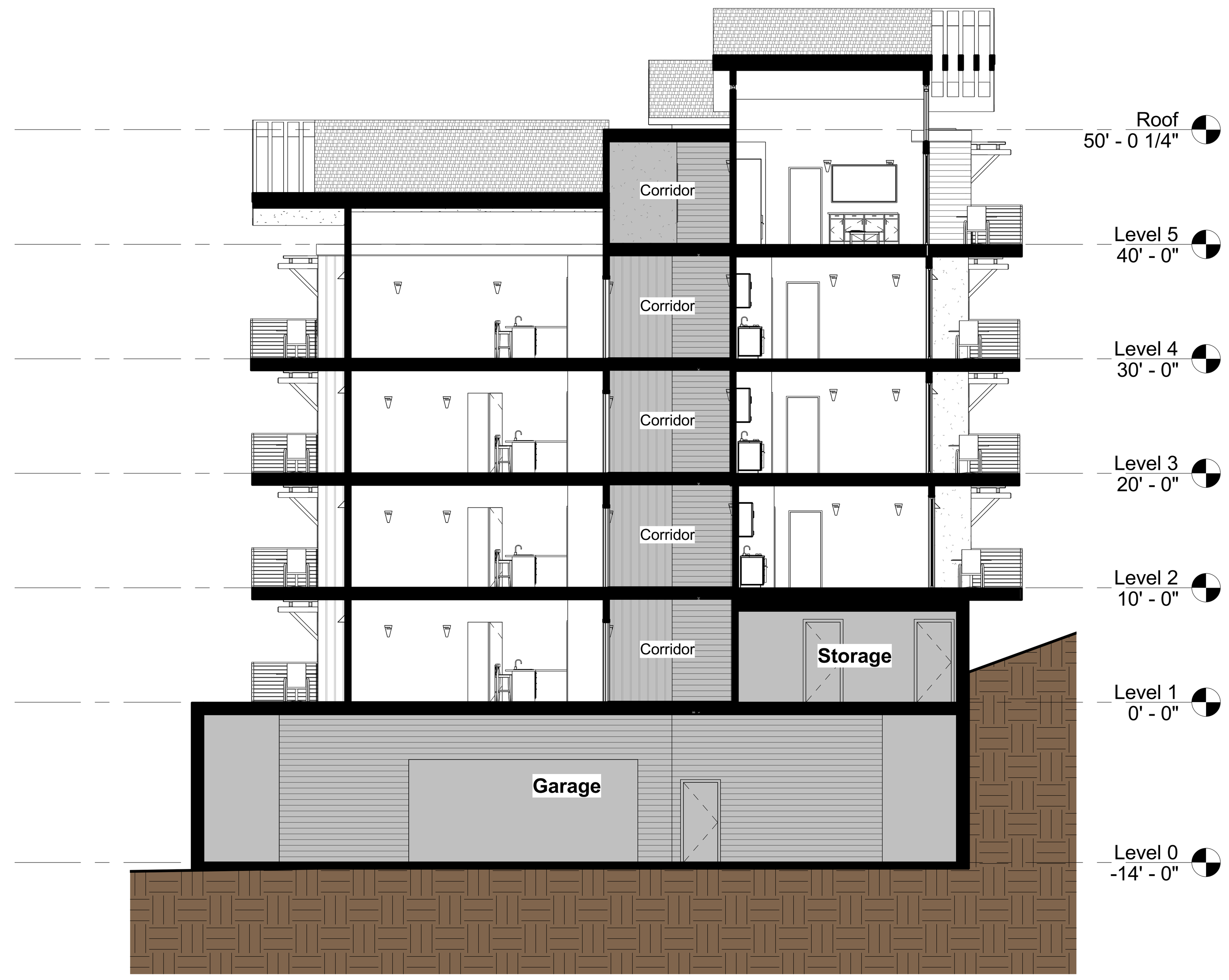
0' 16' 32' 64' 96'

Project Number:	218025
Date:	PC Resubmittal 2/8/21
Drawn by:	Author
Checked by:	Checker

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

A205

Russell ARCHITECTS



1 Section 1 1" = 10'-0"

2 Section 2 1" = 10'-0"

The Neigborhood at Los Gamos - Building Type B

Building Sections - Building Type B

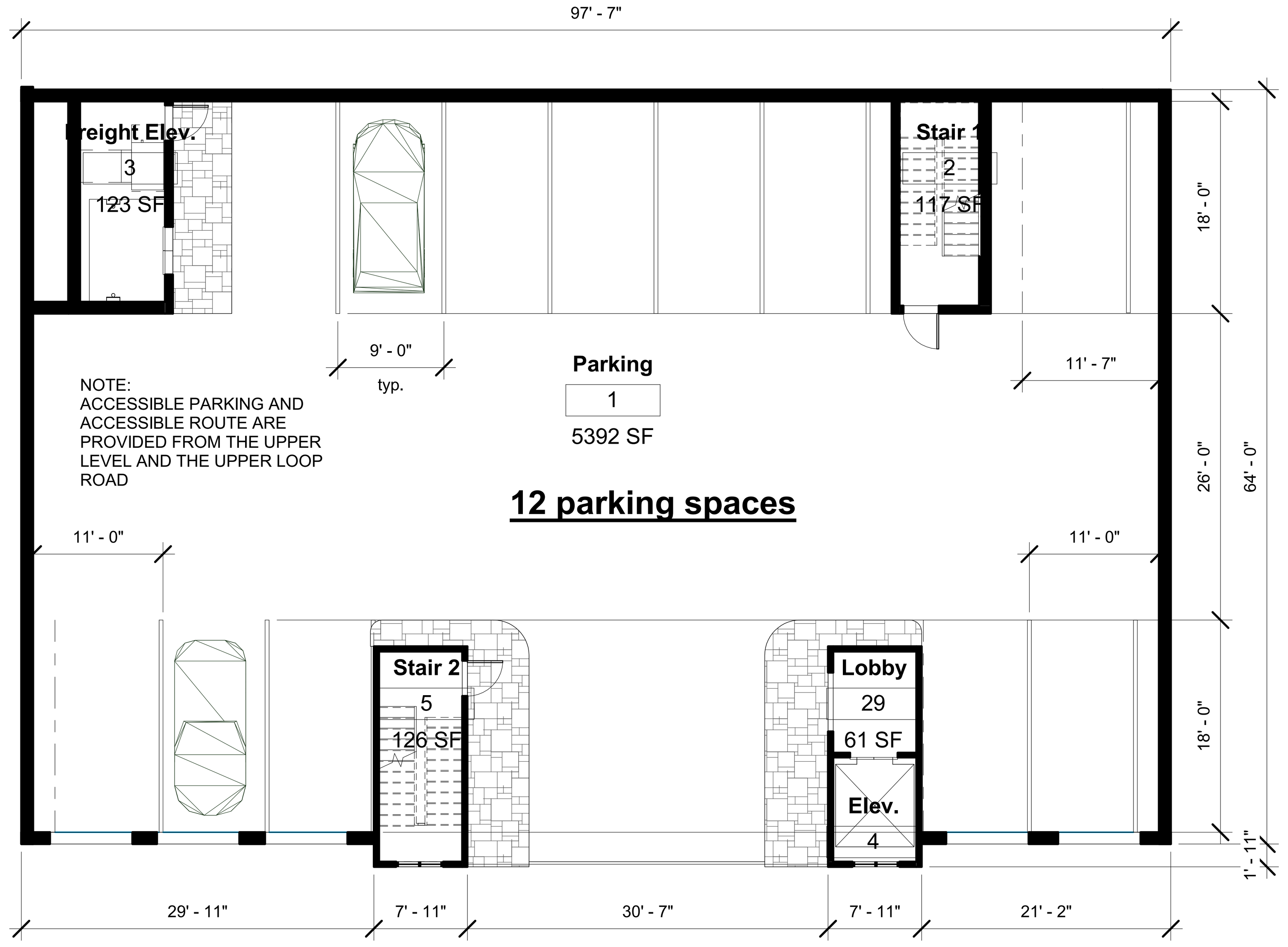
0' 10' 20' 40' 80'

Project Number:	218025
Date:	PC Resubmittal 2/8/21
Drawn by:	Author
Checked by:	Checker

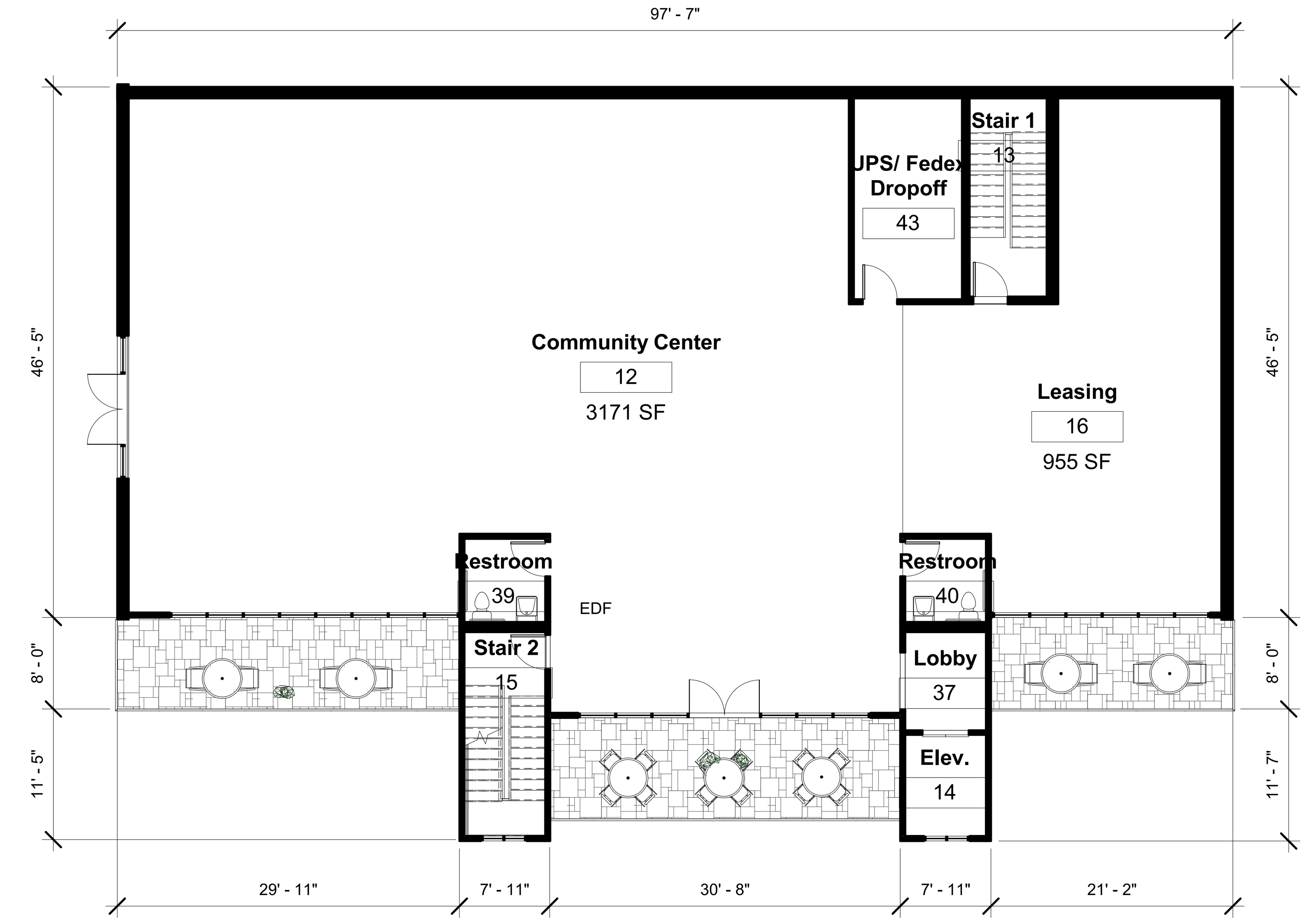
Scale: 1" = 10'-0"

A206

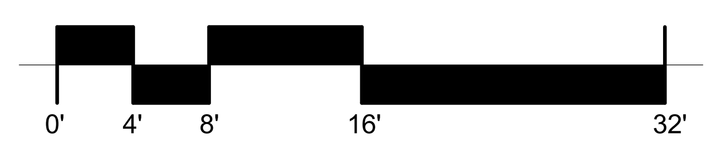
Russell ARCHITECTS

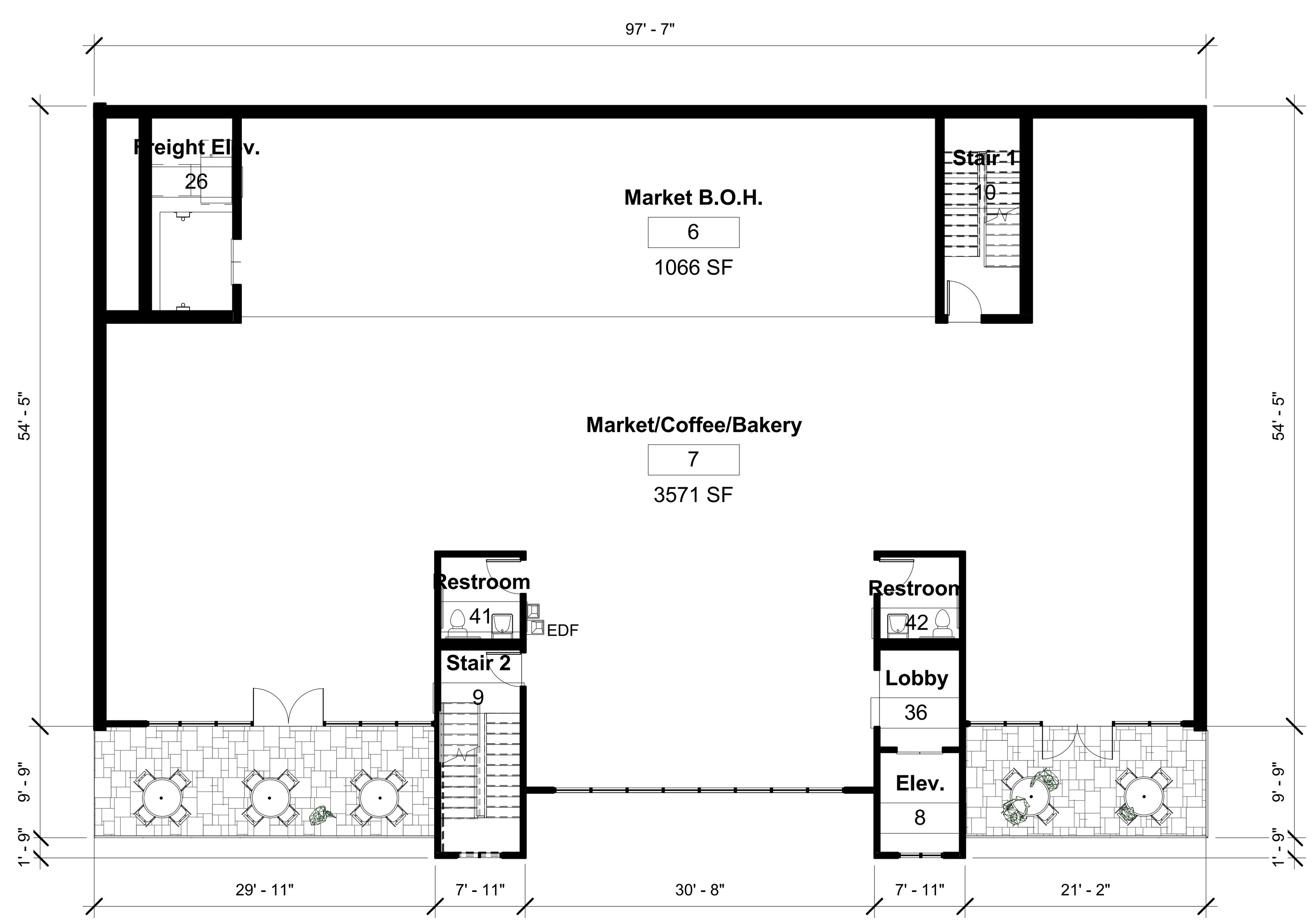


1 Level 1 - Parking 3/32" = 1'-0"



3 Level 3 - Community Center 3/32" = 1'-0"





2 Level 2 - Market 3/32" = 1'-0"

4 Level 4 - Plaza Level 3/32" = 1'-0"

The Neighborhood at Los Gamos - Community Center

Floor Plans

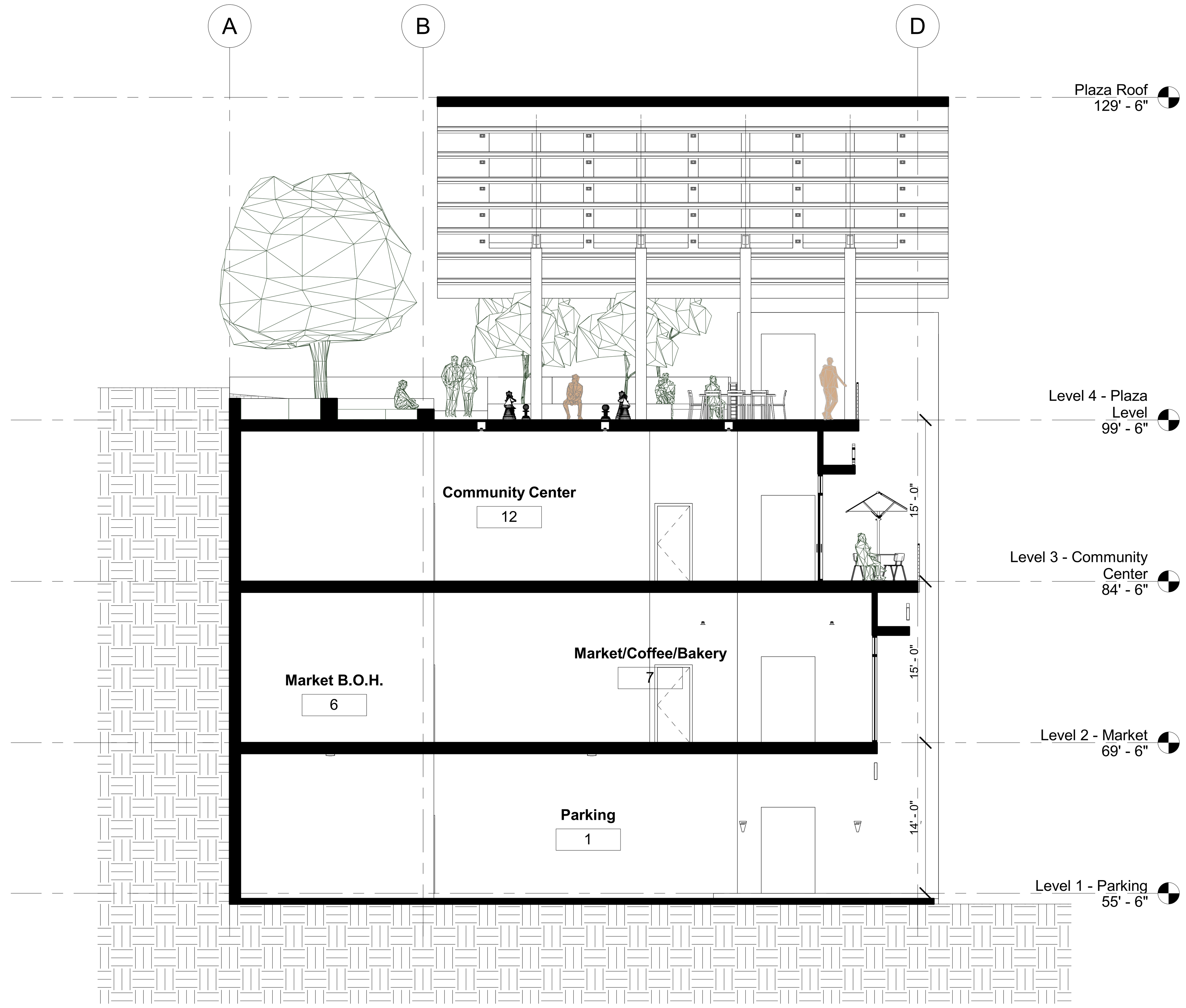
-

Project Number:	218025
Date:	2/8/21
Drawn by:	ms, cr
Checked by:	CR

Scale: 3/32" = 1'-0"

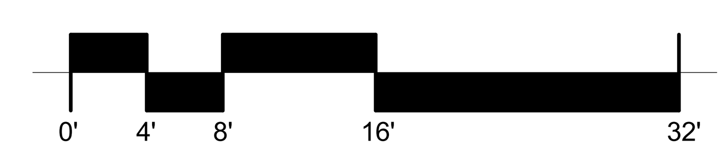
A207

Russell ARCHITECTS



1 Section - transverse 1/8" = 1'-0"

Area Schedule (Gross Building)		
Level	Name	Area
Level 1 - Parking	Parking Level	6116 SF
Level 2 - Market	Market Level	5574 SF
Level 3 - Community Center	Community Center Level	5003 SF
		16693 SF



The Neighborhood at Los Gamos - Community Center

Building Section

-

Project Number:	218025
Date:	2/8/21
Drawn by:	Author
Checked by:	CR

Scale: 1/8" = 1'-0"

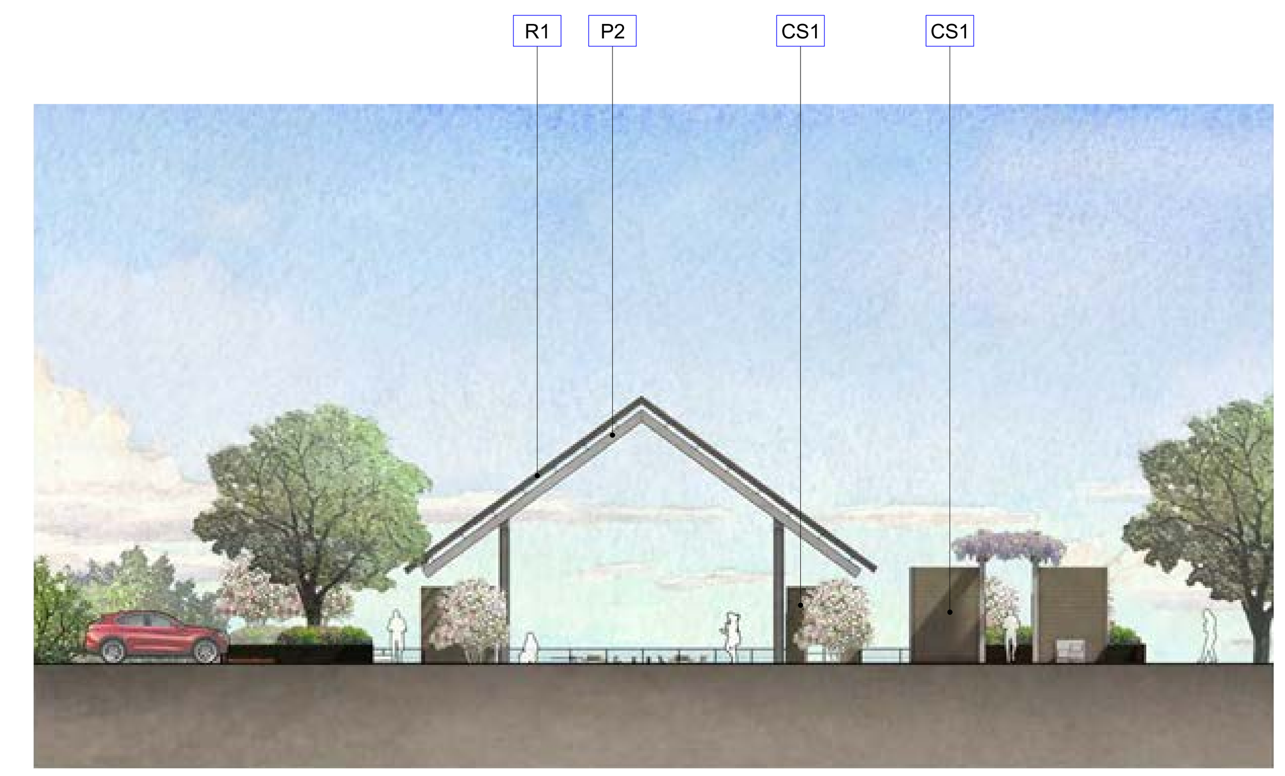
A208

Russell ARCHITECTS

2 North Elevation 1/16" = 1'-0"

4 South Elevation 1/16" = 1'-0"

1 East Elevation 1/16" = 1'-0"



3 West Elevation 1/16" = 1'-0"

Materials and Colors

Tag	Location	Material	Manufacturer	Specification
CS1	Lap Siding	Cementitious siding	HardiePlank Lap Siding	Cobblestone
CS3	Lap Siding	Cementitious siding	HardiePlank Lap Siding	Aged Pewter
P1	Concrete walls	Painted concrete	Benjamin Moore	City Shadow CSP-60
P2	Wood fascia and trim	Painted wood	Benjamin Moore	Seashell OC-120
R1	Roofing	Composition shingles	Certainteed	Cobblestone Gray
WS1	Window and door sash	Aluminum	Milgard or equal	Clear anodized aluminum

The Neighborhood at Los Gamos - Community Center

Elevations

-

Project Number:	218025
Date:	2/8/21
Drawn by:	CW, CR, MS
Checked by:	Checker

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

A209

Russell ARCHITECTS

The Neighborhood at Los Gamos

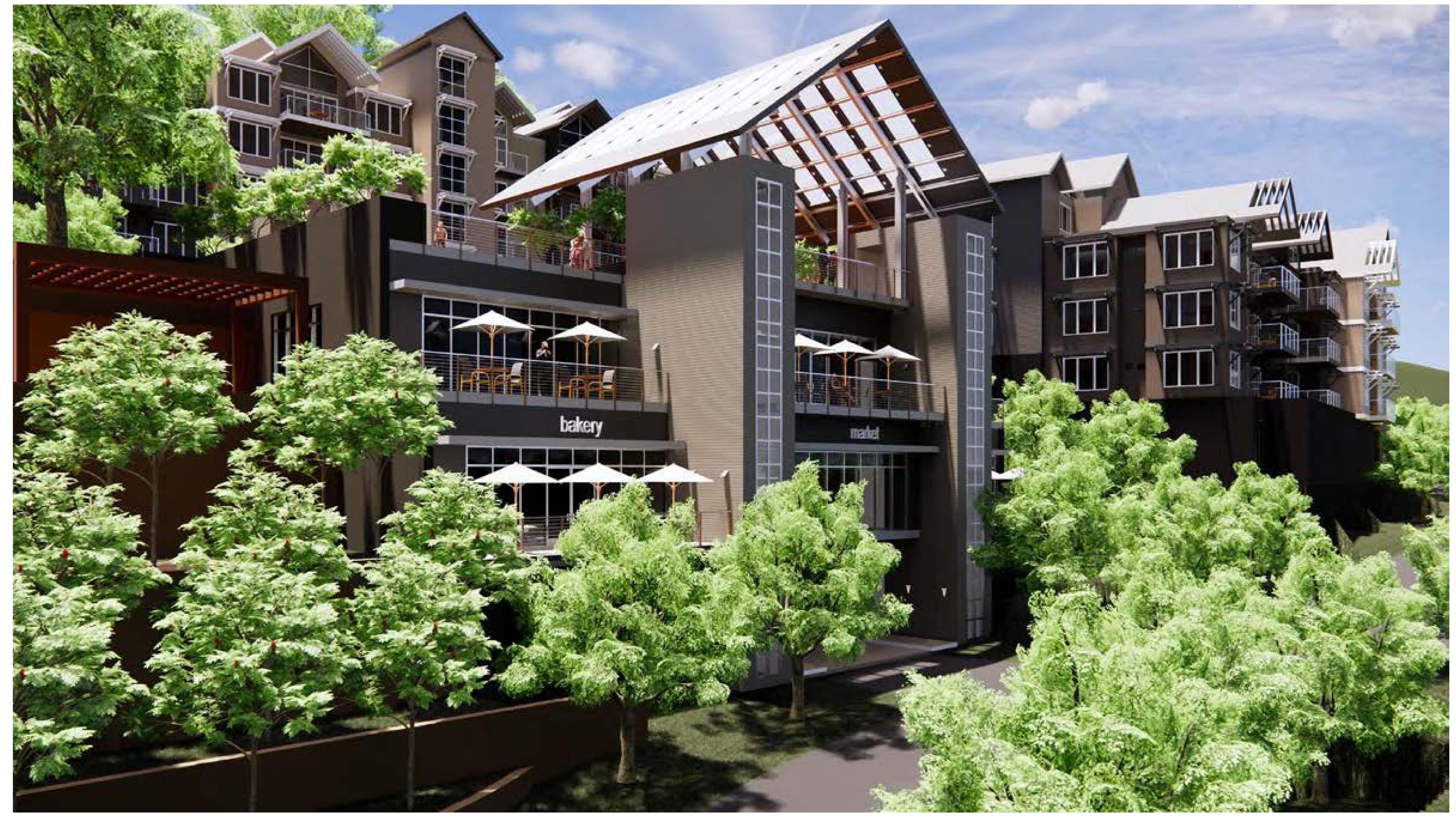
Images - Apartment Units

Rev. No.	Description	Date

Project Number:	218025		
Date:	2/8/21		
Drawn by:	CR		
Checked by:	CR	Scale:	

A301

Russell ARCHITECTS

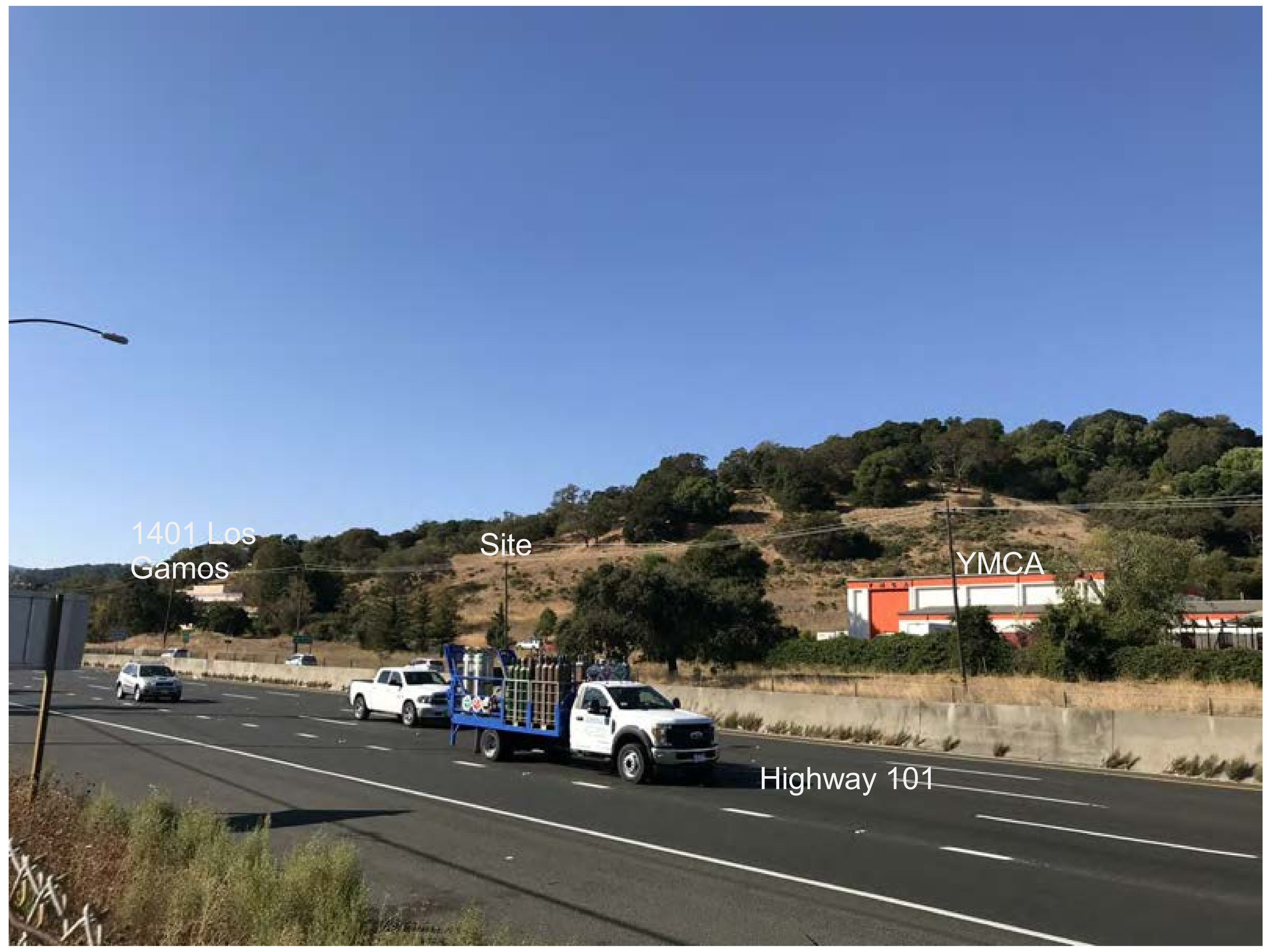


The Neighborhood at Los Gamos - Community Center

Images

Project Number:	218025
Date:	2/8/21
Drawn by:	Author
Checked by:	CR
Scale:	

Russell ARCHITECTS



The Neighborhood at Los Gamos

Site Photos

Rev. No.	Description	Date

Project Number:	218025
Date:	2/8/21
Drawn by:	CR
Checked by:	CR

Scale:

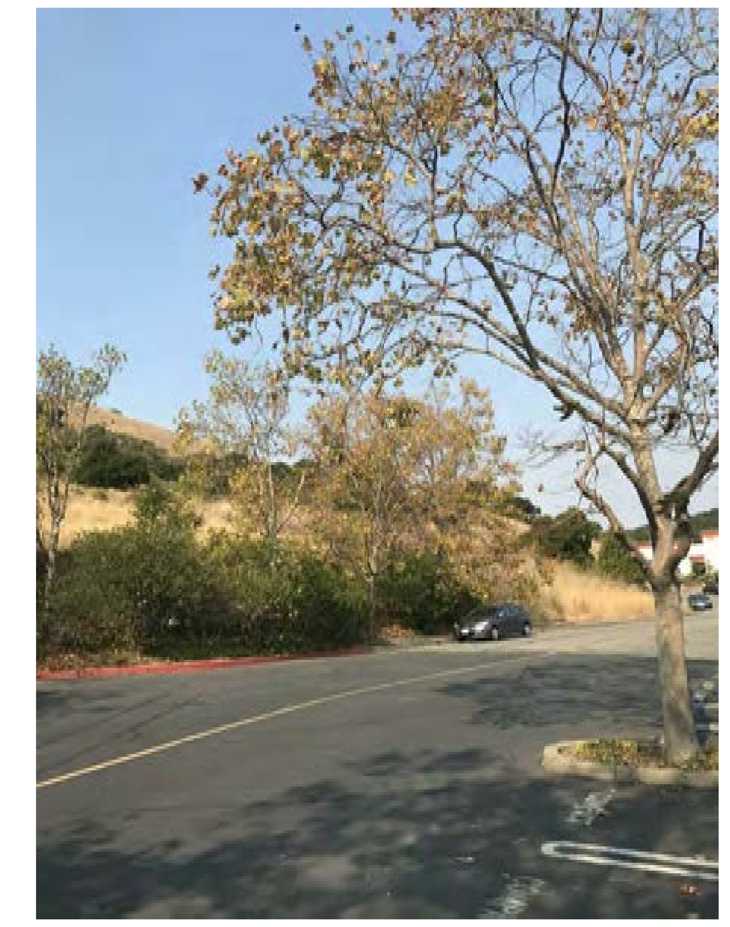
A801

Russell ARCHITECTS

1401 Los Gamos looking Northwest

1401 Los Gamos looking Southwest

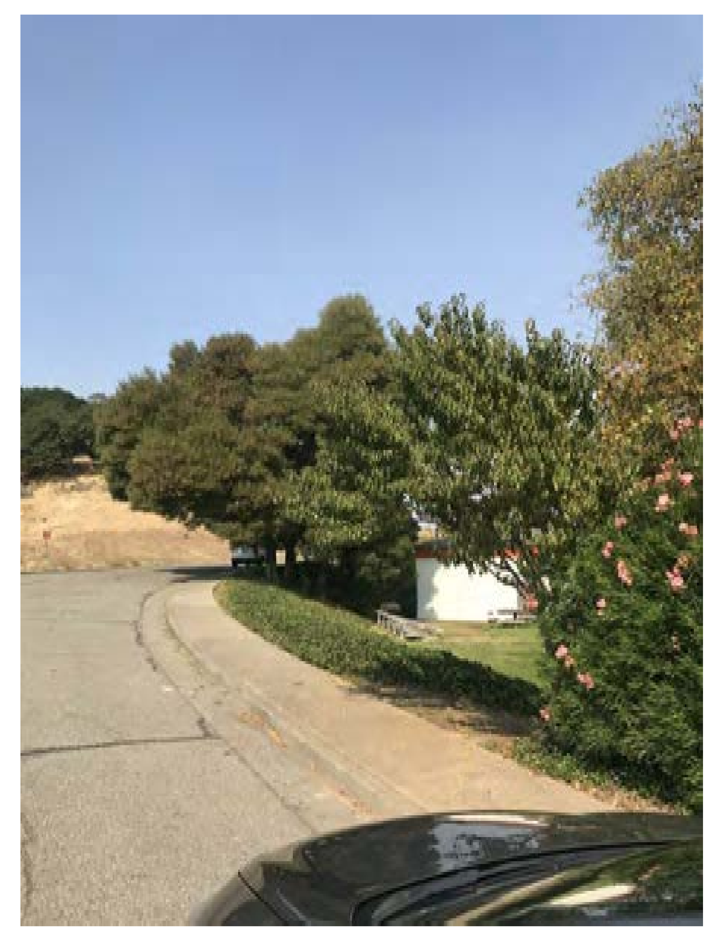
Site looking West



Site looking Northwest

Site looking Southwest

YMCA looking North



YMCA looking North

YMCA looking East

YMCA looking South

The Neighborhood at Los Gamos

Site Context Photos

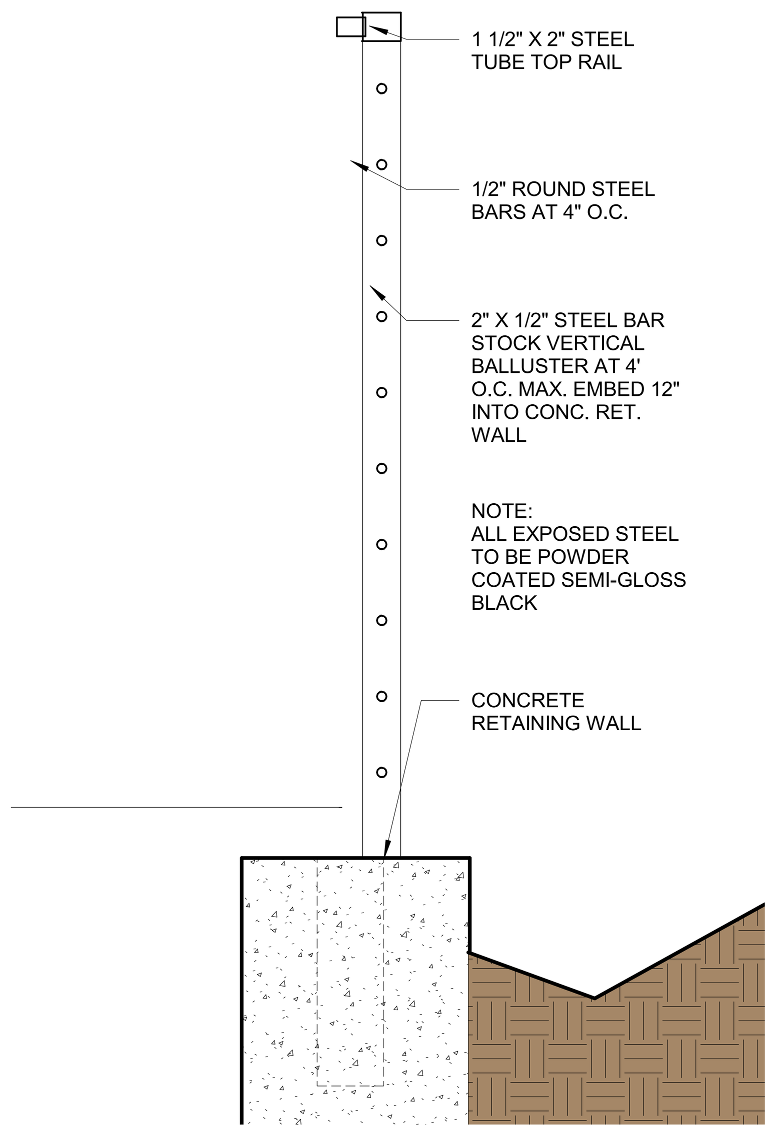
Rev. No.	Description	Date
1	Planning Comments	2/1/21

Project Number:	218025
Date:	2/8/21
Drawn by:	Author
Checked by:	CR

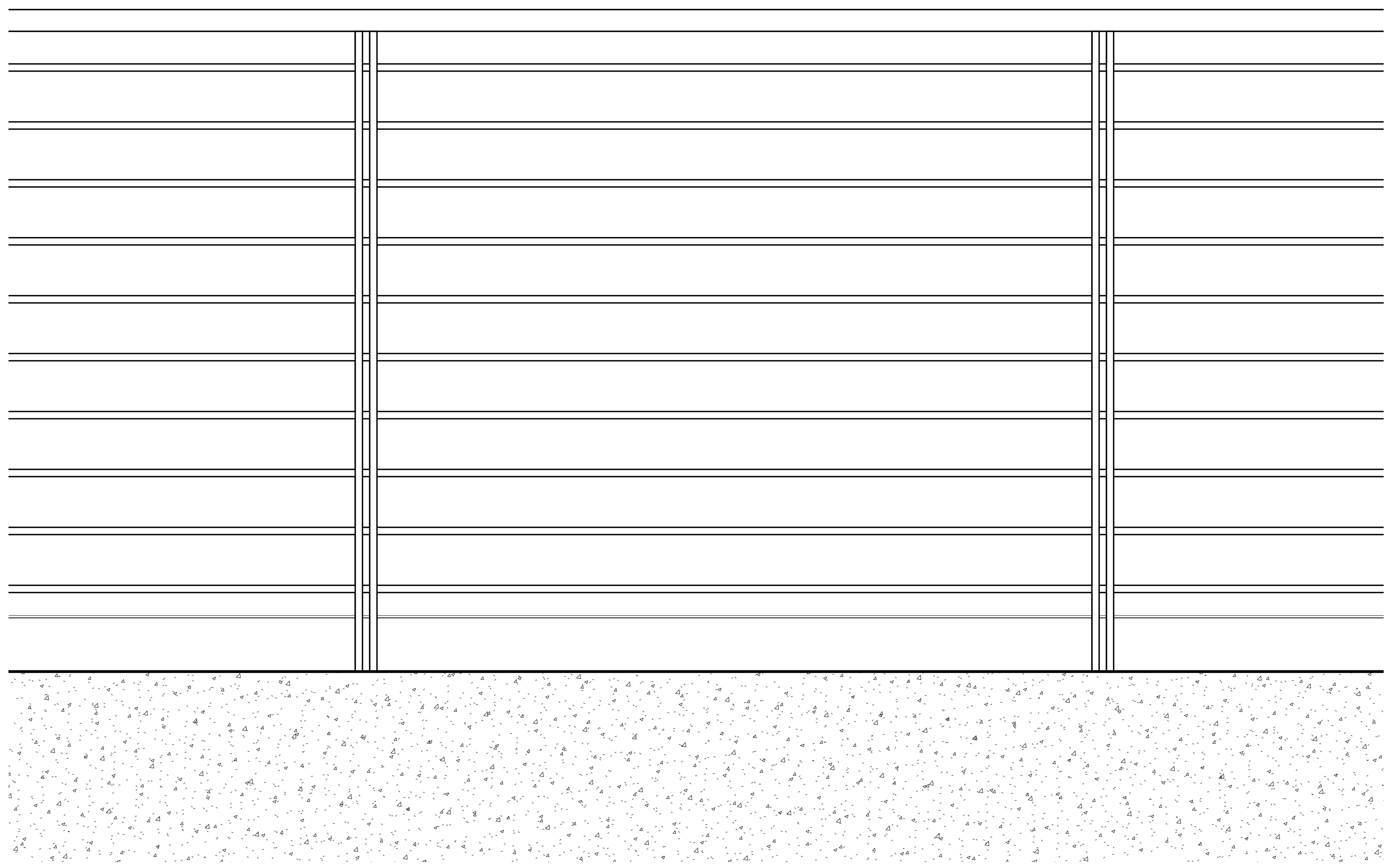
Scale:

A802

Russell ARCHITECTS



1 Railing Section at Ret. Wall 1 1/2" = 1'-0"



2 Railing Elevation at Ret. Wall 1 1/2" = 1'-0"

The Neighborhood at Los Gamos

Details

Rev. No.	Description	Date
1	Planning Comments	2/1/21

Project Number:	218025
Date:	2/8/21
Drawn by:	Author
Checked by:	Checker

Scale: 1 1/2" = 1'-0"

A803

Russell ARCHITECTS

UNIT AND DECKS AREAS

	UNIT AREA	DECK AREA
1 BR	735 SF	116 SF
2 BR TYPE A	762 SF	128 SF
2 BR TYPE B	868 SF	128 SF
2 BR TYPE C	1070 SF	128 SF
3 BR	1153 SF	143 SF
STUDIO	496 SF	72 SF

FLOOR AREA TOTALS BY FLOOR AND TOTAL BUILDING AREAS

BUILDING TYPE A - 3 STORIES + GARAGE

LEVEL 0

Garage	14438
Elevator	202
Lobbies	453
Stairs	365
Total Floor Area This Level	**15458**

Level 1 (HALF LEVEL)

	Quantity	Unit Area	Tot. Units	Deck Area	Tot.Decks
1 BR Units	2	735	1470	116	232
2 BR A Units	0	762	0	128	0
2 BR B Units	1	868	868	128	128
2 BR C Units	1	1070	1070	128	128
3 BR Units	1	1153	1153	143	143
Studio Units	1	496	496	72	72
Totals	**6**		**5057**		**703**

Circulation	2708
Mechanical Room	496
Electrical Room	230
Storage	4936
Total Floor Area This Level	**13427**

Level 2

	Quantity	Unit Area	Tot. Units	Deck Area	Tot.Decks
1 BR Units	4	735	2940	72	288
2 BR A Units	1	762	762	116	116
2 BR B Units	3	868	2604	128	384
2 BR C Units	1	1070	1070	128	128
3 BR Units	1	1153	1153	143	143
Studio Units	2	496	992	72	144
Totals	**12**		**9521**		**1203**

Circulation	2708
Total Floor Area This Level	**12229**

Level 3

	Quantity	Unit Area	Tot. Units	Deck Area	Tot.Decks
1 BR Units	4	735	2940	72	288
2 BR A Units	1	762	762	116	116
2 BR B Units	3	868	2604	128	384
2 BR C Units	1	1070	1070	128	128
3 BR Units	1	1153	1153	143	143
Studio Units	2	496	992	72	144
Totals	**12**		**9521**		**1203**

Circulation	2708
Total Floor Area This Level	**12229**

Level 4 (HALF LEVEL)

	Quantity	Unit Area	Tot. Units	Deck Area	Tot.Decks
1 BR Units	2	735	1470	116	232
2 BR A Units	0	762	0	128	0
2 BR B Units	2	868	1736	128	256
2 BR C Units	0	1070	0	128	0
3 BR Units	0	1153	0	143	0
Studio Units	1	496	496	72	72
Totals	**5**		**3702**		**560**

Circulation	2708	
Total Floor Area This Level	**6410**	
GRAND TOTAL BUILDING AREA	**59753**	**3669**

1

The Neigborhood at Los Gamos - Building Type A

Area Schedules

Rev. No.	Description	Date
1	Planning Comment response	5/18/21

Project Number:	218025
Date:	PC Resubmital 2/8/21
Drawn by:	Author
Checked by:	Checker
Scale:	

A901a

Russell ARCHITECTS

UNIT AND DECKS AREAS

	UNIT AREA	DECK AREA
1 BR	735 SF	116 SF
2 BR TYPE A	762 SF	128 SF
2 BR TYPE B	868 SF	128 SF
2 BR TYPE C	1070 SF	128 SF
3 BR	1153 SF	143 SF
STUDIO	496 SF	72 SF

1

BUILDING TYPE B - 4 STORIES + GARAGE

LEVEL 0

Garage	12387
Elevator	202
Lobbies	423
Stairs	346
Total Floor Area This Level	**13358**

Level 1 (HALF LEVEL)

	Quantity	Unit Area	Tot. Units	Deck Area	Tot.Decks
1 BR Units	1	735	735	116	116
2 BR A Units	0	762	0	128	0
2 BR B Units	1	868	868	128	128
2 BR C Units	1	1070	1070	128	128
3 BR Units	1	1153	1153	143	143
Studio Units	1	496	496	72	72
Totals	**5**		**4322**		**587**

Circulation	2242
Mechanical Room	362
Electrical Room	127
Storage	4504
Total Floor Area This Level	**11557**

Level 2

	Quantity	Unit Area	Tot. Units	Deck Area	Tot.Decks
1 BR Units	2	735	1470	116	232
2 BR A Units	1	762	762	128	128
2 BR B Units	3	868	2604	128	384
2 BR C Units	1	1070	1070	128	128
3 BR Units	1	1153	1153	143	143
Studio Units	2	496	992	72	144
Totals	**10**		**8051**		**1159**

Circulation	2588
Total Floor Area This Level	**10639**

Level 3

	Quantity	Unit Area	Tot. Units	Deck Area	Tot.Decks
1 BR Units	2	735	1470	116	232
2 BR A Units	1	762	762	128	128
2 BR B Units	3	868	2604	128	384
2 BR C Units	1	1070	1070	128	128
3 BR Units	1	1153	1153	143	143
Studio Units	2	496	992	72	144
Totals	**10**		**8051**		**1159**

Circulation	2588
Total Floor Area This Level	**10639**

Level 4

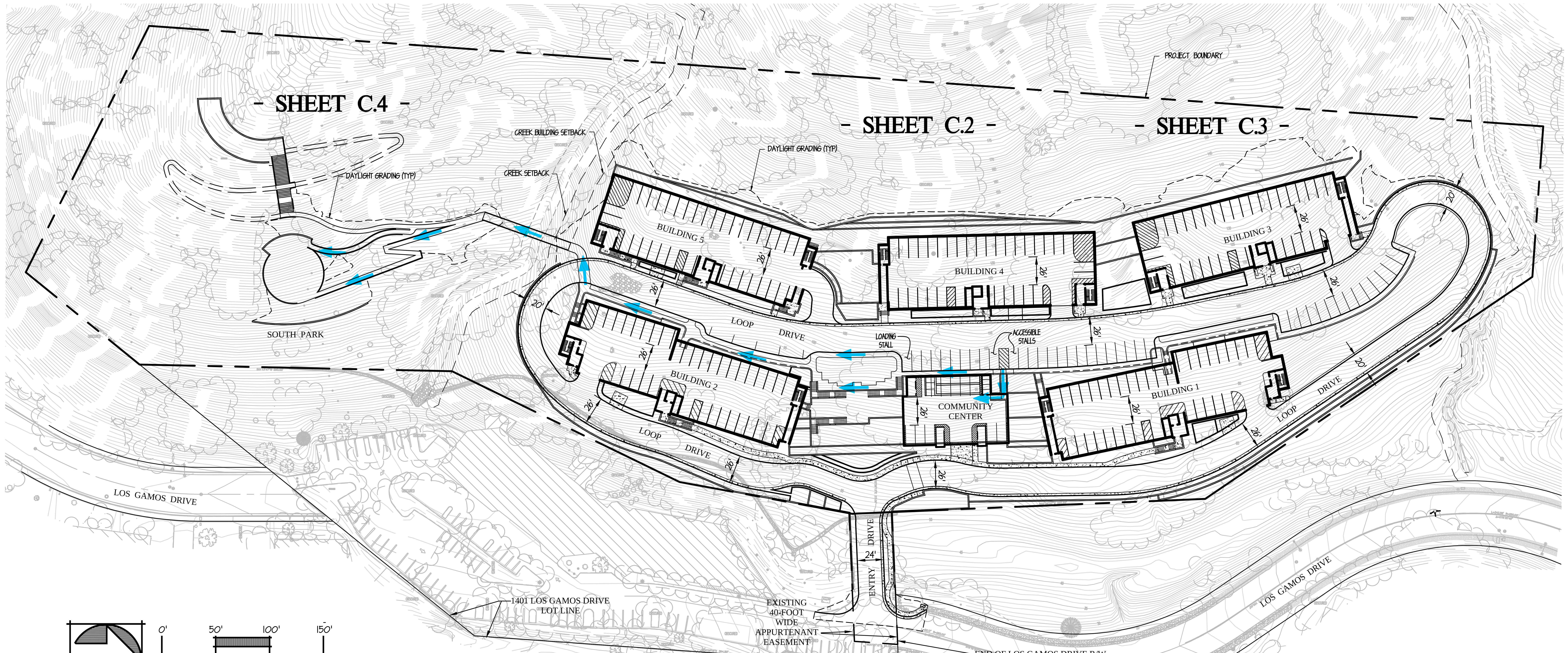
	Quantity	Unit Area	Tot. Units	Deck Area	Tot.Decks
1 BR Units	2	735	1470	116	232
2 BR A Units	1	762	762	128	128
2 BR B Units	3	868	2604	128	384
2 BR C Units	1	1070	1070	128	128
3 BR Units	1	1153	1153	143	143
Studio Units	2	496	992	72	144
Totals	**10**		**8051**		**1159**

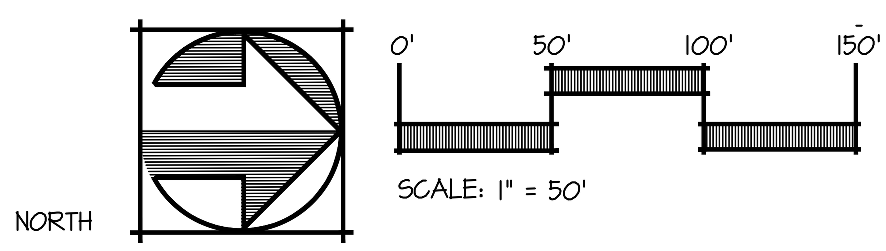
Circulation	2588
Total Floor Area This Level	**10639**

Level 5 (HALF LEVEL)

	Quantity	Unit Area	Tot. Units	Deck Area	Tot.Decks
1 BR Units	1	735	735	116	116
2 BR A Units	1	762	762	128	128
2 BR B Units	2	868	1736	128	256
2 BR C Units	0	1070	0	128	0
3 BR Units	0	1153	0	143	0
Studio Units	1	496	496	72	72
Totals	**5**		**3729**		**572**

Circulation	2285	
Total Floor Area This Level	**6014**	
GRAND TOTAL BUILDING AREA	**62846**	**4636**





ACCESSIBLE PATH OF TRAVEL

ACCESSIBLE PATHS TO ALL BUILDINGS IS THROUGH THE GARAGE, WHERE TWO ACCESSIBLE STALLS ARE PROVIDED. THE ACCESSIBLE PATHWAY TO THE SOUTH PARK PLAY AREA IS AS SHOWN ON THE ABOVE PLAN WITH BLUE ARROWS.

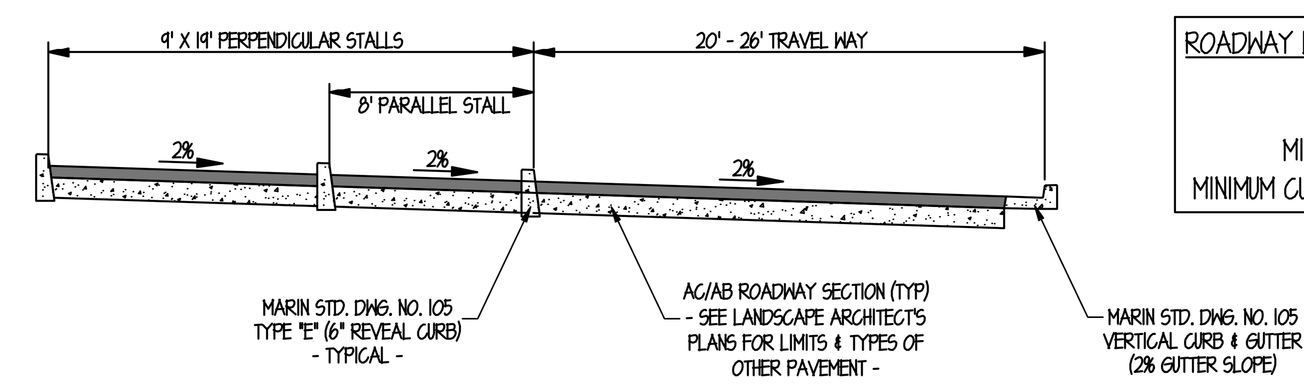
PARKING STALLS DIMENSIONS
PERPENDICULAR: 9-ft x 19-ft
PARALLEL: 8-ft x 22-FT

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY LINE	
	CENTERLINE	
	EASEMENT LINE	
	PAD LIMIT	
	CUT / FILL LINE	
8"SS	SANITARY SEWER LINE	8"SS
18"SD	STORM DRAIN LINE	18"SD
8"W 8"RW	WATER LINE / RECYCLED WATER	8"W 8"RW
JT	JOINT TRENCH	JT
	TRANSFORMER / SERVICE POINT	
	VALVE	
	WATER SERVICE	
	SEWER LATERAL	
	AIR RELEASE VALVE	
	ELECTROLIER	
	FIRE HYDRANT	
	MANHOLE	
	BLOW-OFF	
	CATCH BASIN / AREA DRAIN	
	WATER METER	
	RETAINING WALL	
	SIDEWALK/CONCRETE AREA	
	STREET BARRICADE	
	HANDICAP RAMP	
	CHAIN LINK FENCE	
	BARBED WIRE FENCE	
	WOOD POST FENCE	
	DIRECTION OF FLOW	
	BUILDING NUMBER	2
	PERVIOUS PAVEMENT	
	ACCESSIBLE PATH OF TRAVEL	

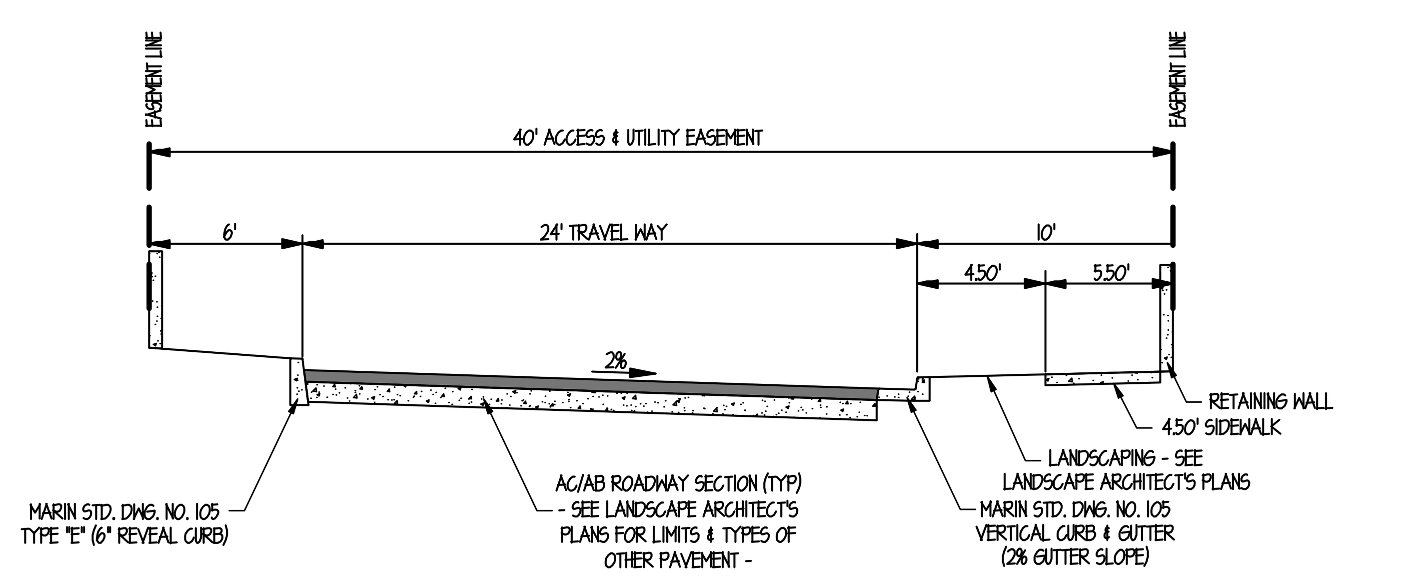
ABBREVIATIONS

AC	ASPHALTIC CONCRETE
AB	AGGREGATE BASE
AD	AREA DRAIN
ARV	AIR RELEASE VALVE
ASB	AGGREGATE SUBBASE
BC	BEGIN CURVE
BO	BLOW-OFF VALVE ASSEMBLY
CB	CATCH BASIN
CL	CENTERLINE
CO	CLEANOUT
CR	CURB RETURN
CS	CURB SPILL
DW	DRIVEWAY
EP	EDGE OF PAVEMENT
EC	END OF CURVE
EX	EXISTING
FC	FACE OF CURB
FF	FINISH FLOOR (FUTURE)
FH	FIRE HYDRANT
FI	FIELD INLET
FL	FLOW LINE
GR	GRATE
HGL	HYDRAULIC GRADE LINE
HP/HI-PT	HIGH POINT
JP	JOINT UTILITY SERVICE POLE
LF	LINEAR FOOT
LP/LO-PT	LOW POINT
MH	MANHOLE
P.37.3	PAD ELEVATION
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PP	POWER POLE
+37.32	PROPOSED SPOT GRADE
PL	PROPERTY LINE
P.U.E.	PUBLIC UTILITY EASEMENT
RI	RODDING INLET (CLEANOUT)
R/W	RIGHT-OF-WAY
SD	STORM DRAIN
S; SS	SANITARY SEWER
TC	TOP OF CURB ELEVATION
WM/WS/RCW	WATER MAIN / WATER SERVICE / RECLAIMED WATER



TYPICAL LOOP DRIVE SECTION

NOT TO SCALE



TYPICAL ENTRY DRIVE SECTION

NOT TO SCALE

ROADWAY LAYOUT PER TURNING MOVEMENT REQUIREMENTS FOR FIRE TRUCKS PER CITY OF SAN RAFAEL FIRE REQUIREMENTS:

MINIMUM ROADWAY CURVE RADII AT INSIDE FACE OF CURB = 28'
MINIMUM CURB RETURN RADII (ENTRY ROAD ONLY) AT INSIDE FACE OF CURB = 20'

GRADING QUANTITIES		
	CUT (CU.YD.)	FILL (CU.YD.)
CIVIL	71,000	17,000
EXPORT		54,000

- PRELIMINARY -
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CALL BEFORE YOU DIG
UNDERGROUND SERVICE ALERT
800-642-2444

SHEET INDEX

TARNOFF
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STATE OF CALIFORNIA
Michael L. Tarnoff
RCE 48596 Exp. 6/30/2022

THE NEIGHBORHOOD AT LOS GAMOS
SAN RAFAEL, CALIFORNIA
DESIGN REVIEW PLANS

RESIDENTIAL SITE PLAN

REVISION BLOCK

No.	Date	Description
1	02/08/2021	RESPONSE TO PLAN REVIEW COMMENTS

PROJECT NO.	1819
PROJECT DATE	11/01/2020
REVIEWED BY	MLT

SHEET
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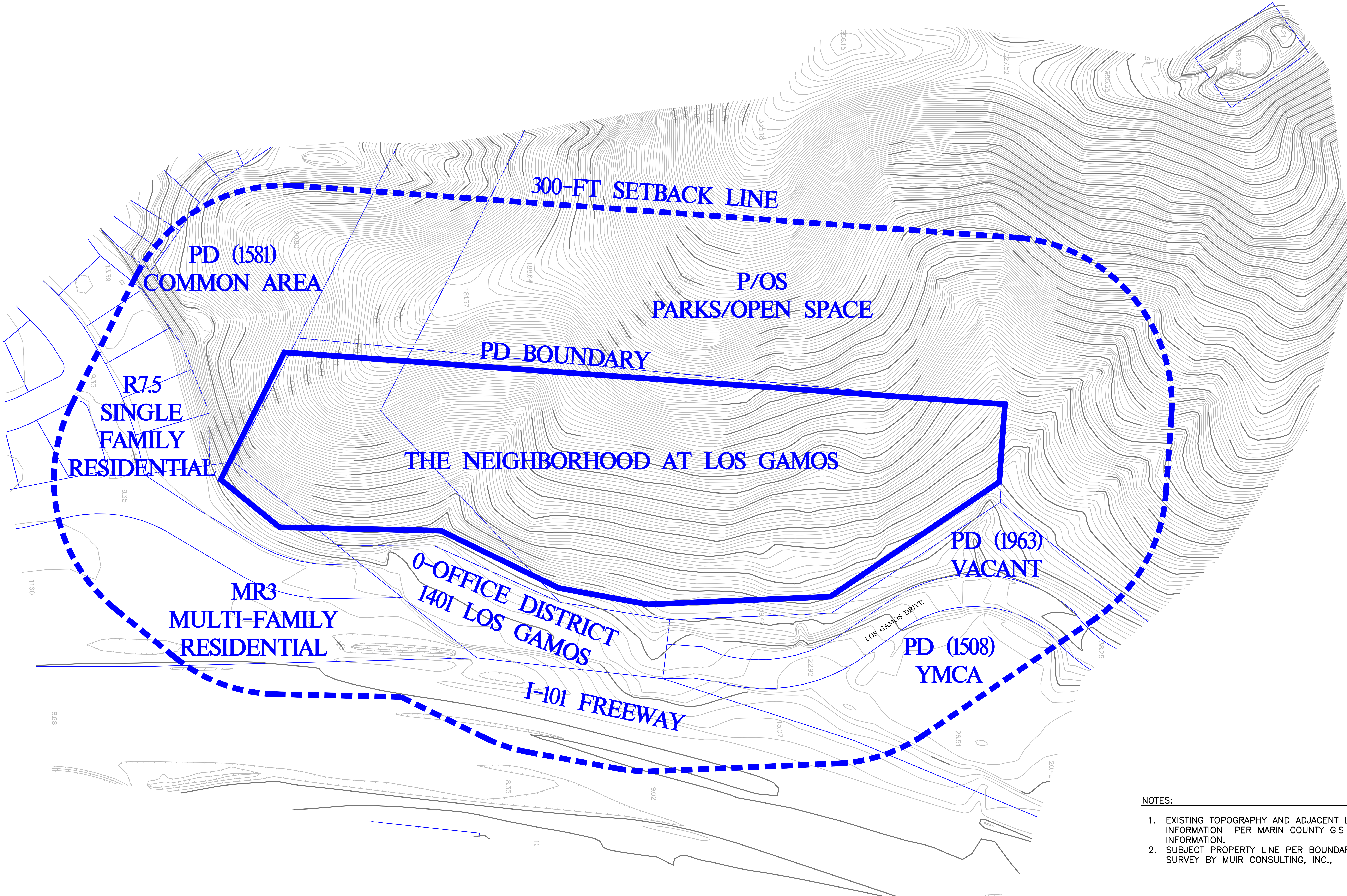
OF 11 SHEETS



NOTES:

1. EXISTING TOPOGRAPHY AND ADJACENT LOT INFORMATION PER MARIN COUNTY GIS INFORMATION.
2. SUBJECT PROPERTY LINE PER BOUNDARY SURVEY BY MUIR CONSULTING, INC.,

NORTH

0' 80' 160' 240'

SCALE: 1" = 80'

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THE NEIGHBORHOOD AT LOS GAMOS
SAN RAFAEL, CALIFORNIA
DESIGN REVIEW PLANS

PD BOUNDARY MAP

REVISION BLOCK

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REVIEWED BY	MLT

SHEET

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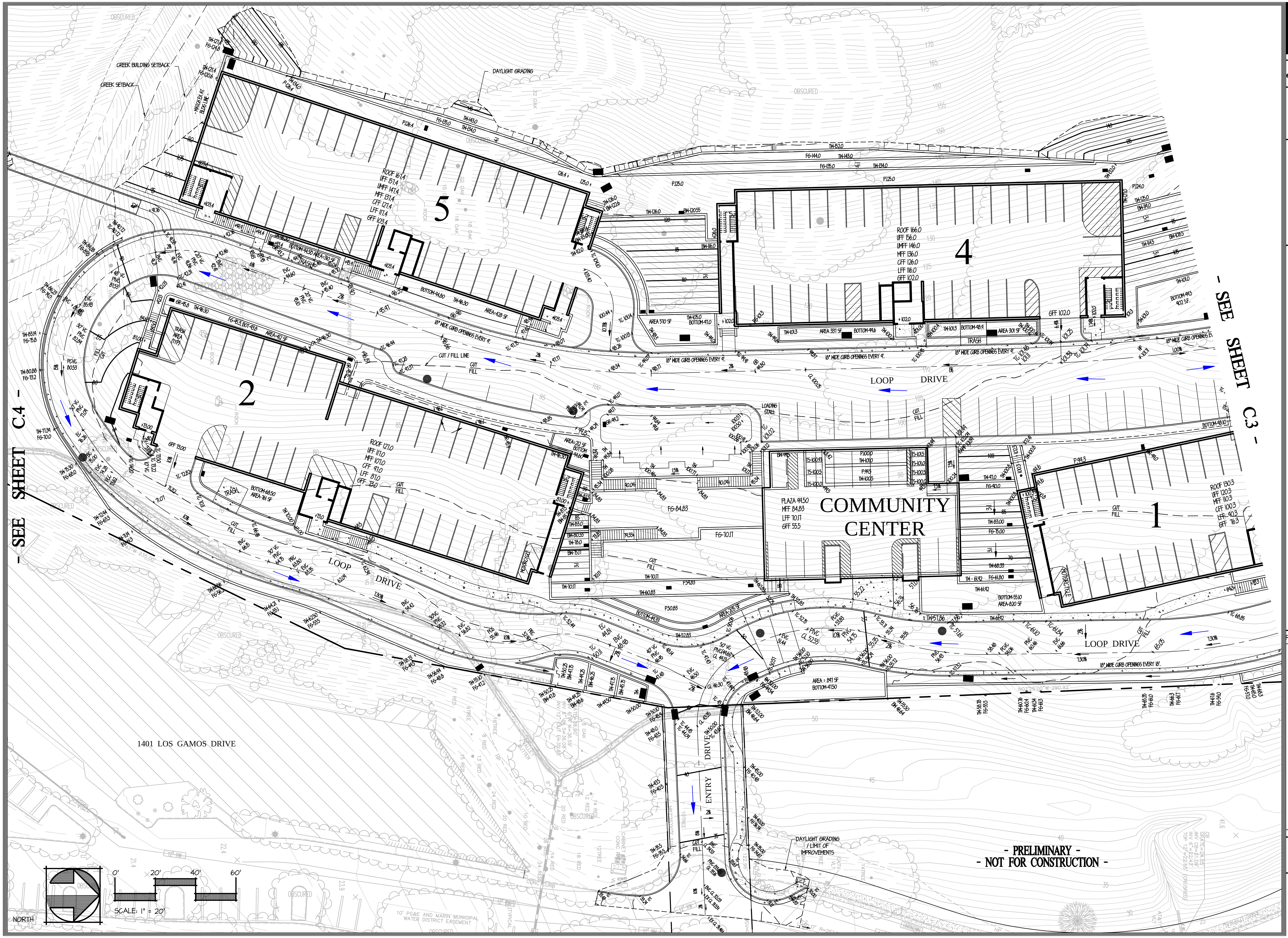
OF 11 SHEETS



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THE NEIGHBORHOOD AT LOS GAMOS
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RESIDENTIAL SITE GRADING PLAN

REVISION BLOCK

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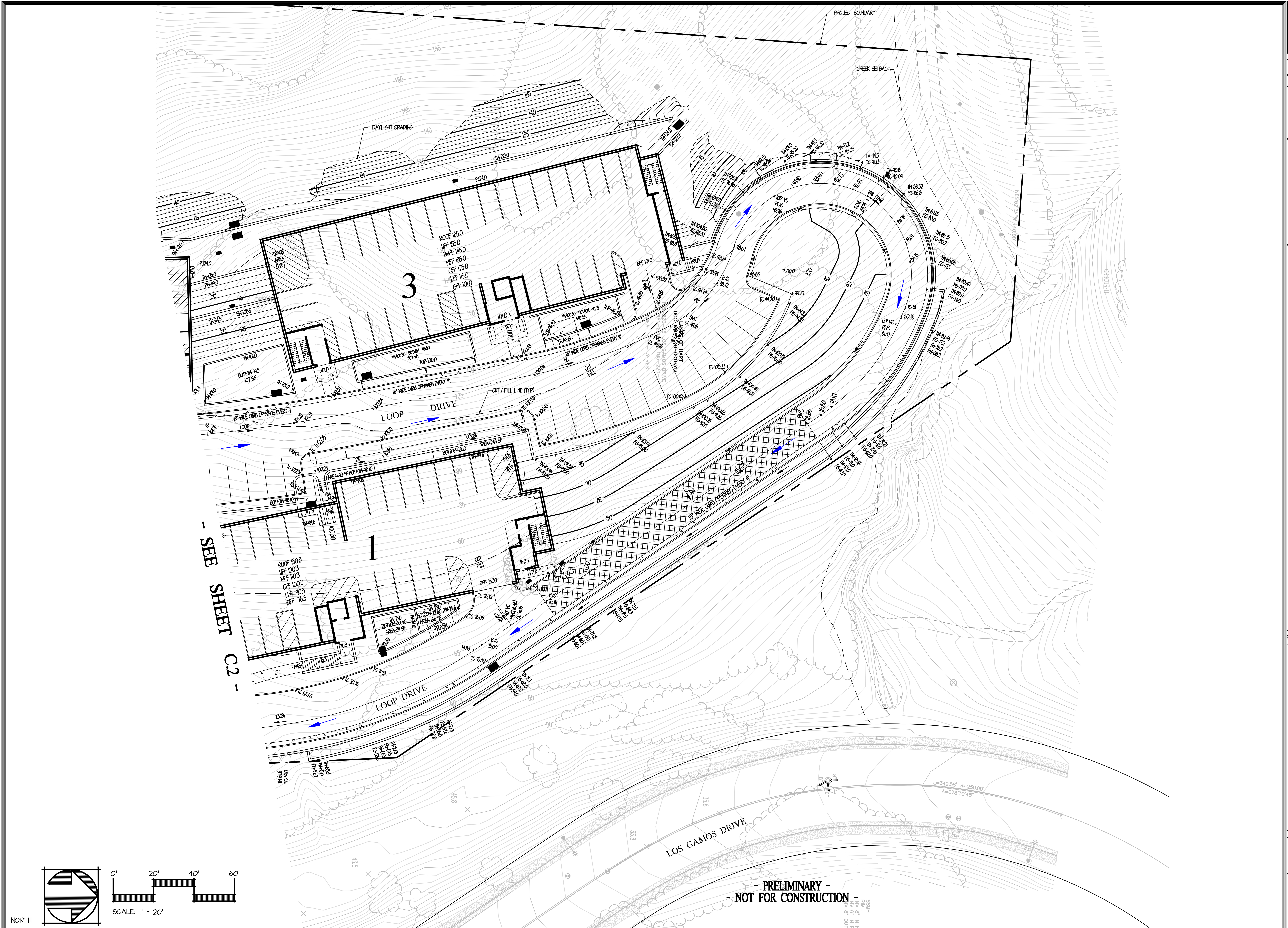

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THE NEIGHBORHOOD AT LOS GAMOS
SAN RAFAEL, CALIFORNIA
DESIGN REVIEW PLANS

RESIDENTIAL SITE GRADING PLAN

REVISION BLOCK

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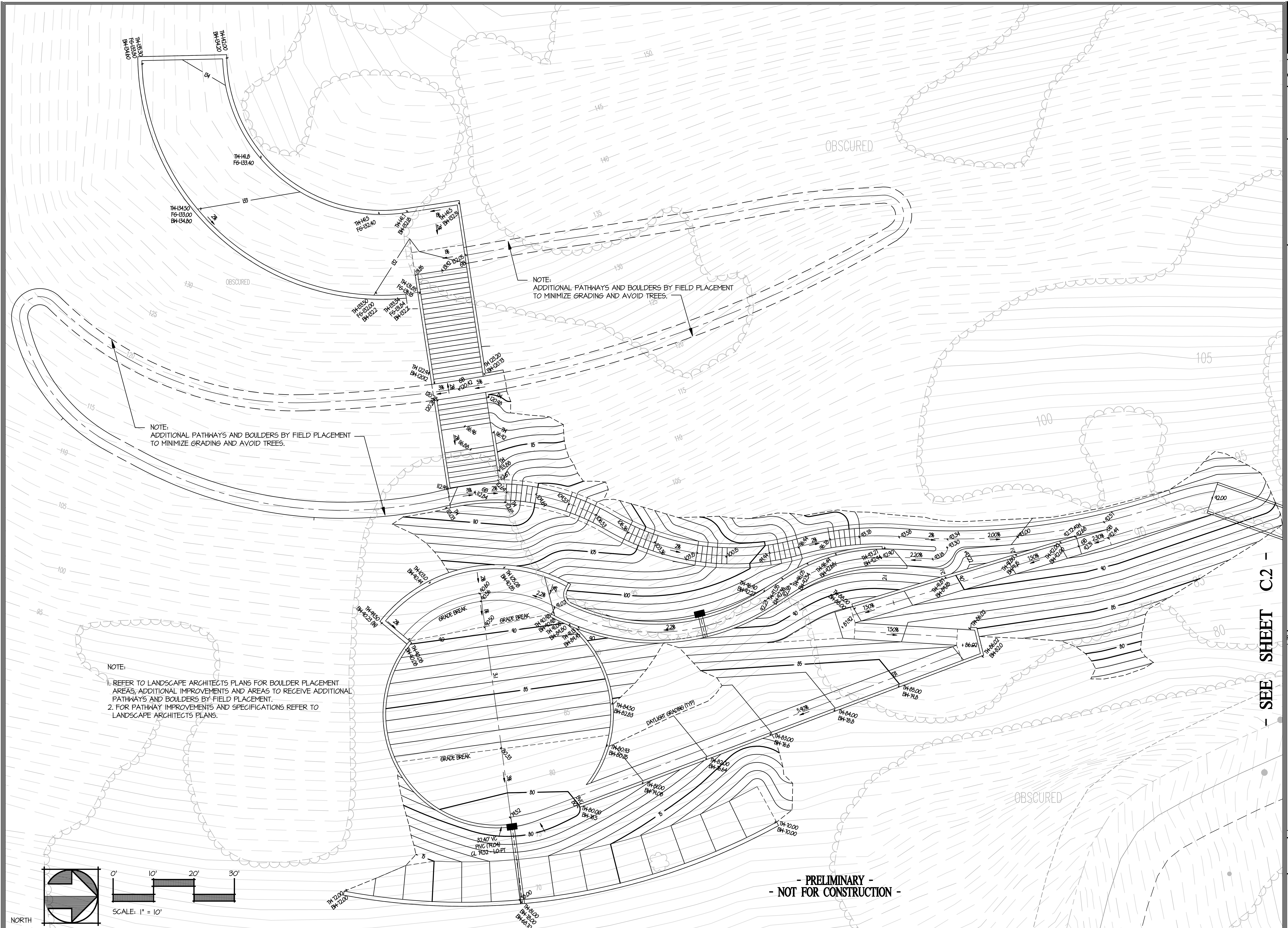

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THE NEIGHBORHOOD AT LOS GAMOS
SAN RAFAEL, CALIFORNIA
DESIGN REVIEW PLANS

SOUTH PARK GRADING PLAN

REVISION BLOCK

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PROJECT DATE	11/01/2020
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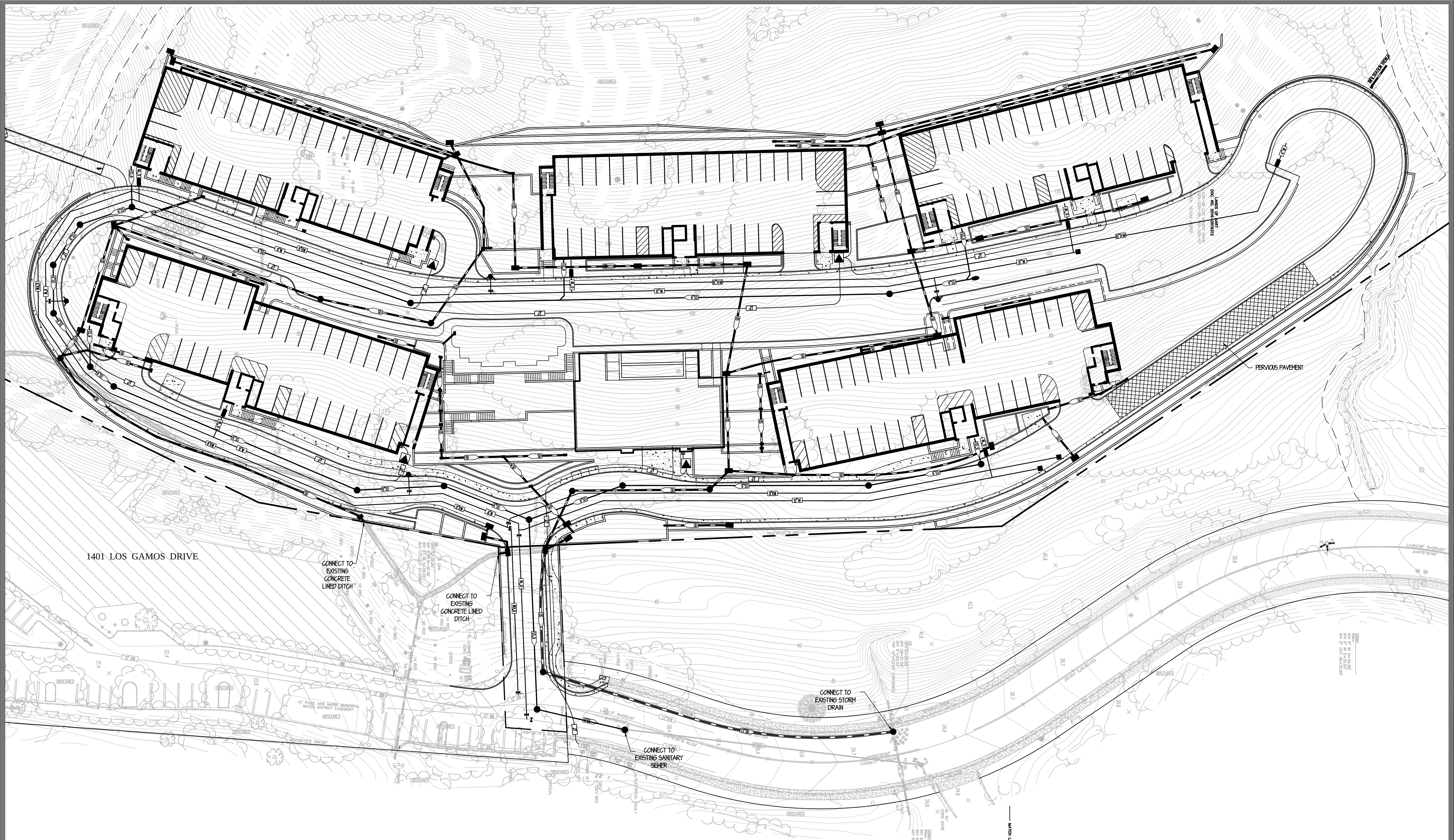

NORTH

0' 30' 60' 90'

SCALE: 1" = 30'

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THE NEIGHBORHOOD AT LOS GAMOS
SAN RAFAEL, CALIFORNIA
DESIGN REVIEW PLANS

UTILITY PLAN

REVISION BLOCK

No.	Date	Description
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PROJECT NO.	1819
PROJECT DATE	11/01/2020
REVIEWED BY	MLT

SHEET
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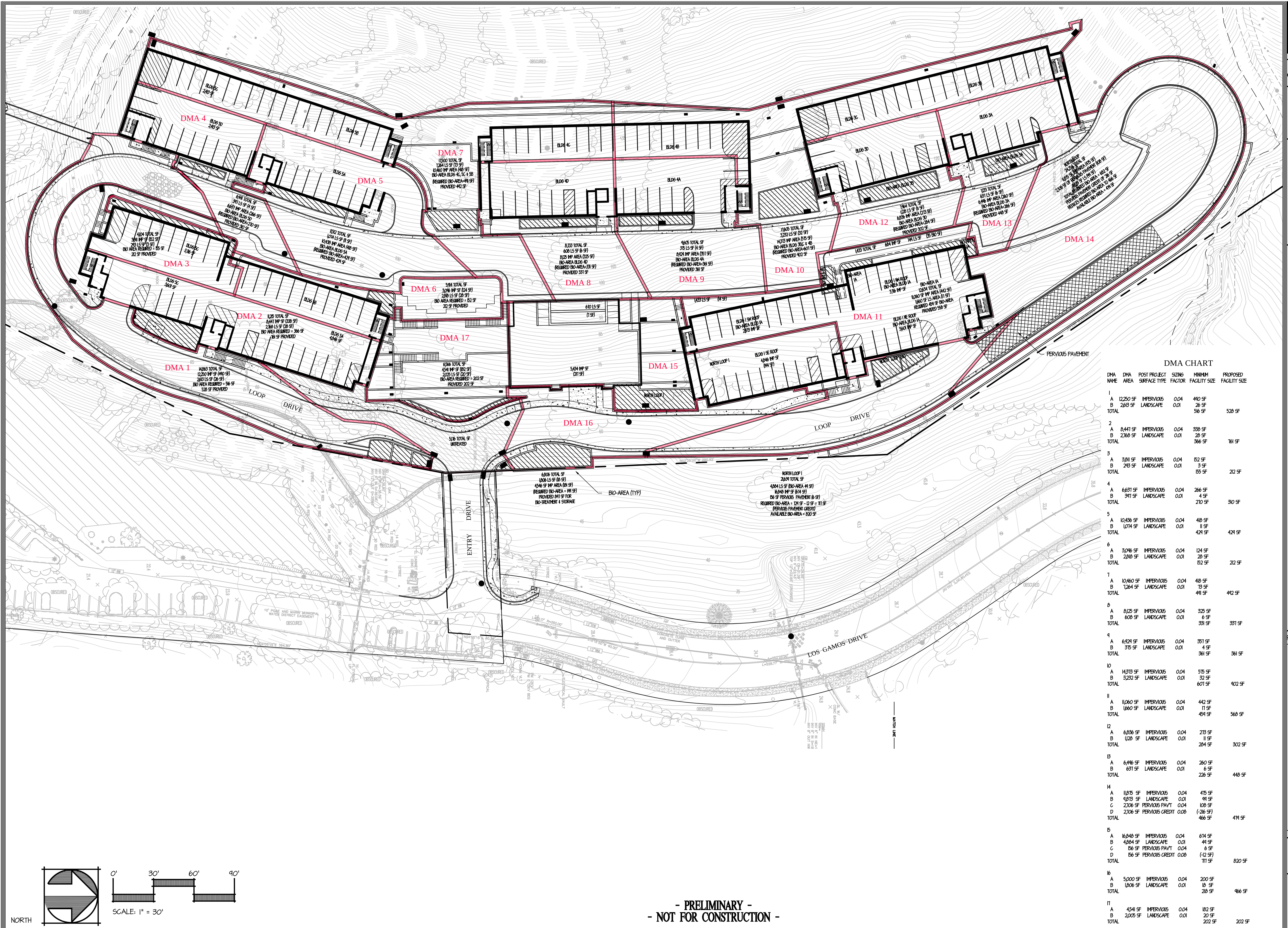
OF 11 SHEETS



DMA CHART

DMA NAME	DMA AREA	POST PROJECT SURFACE TYPE	SIZING FACTOR	MINIMUM FACILITY SIZE	PROPOSED FACILITY SIZE
1					
A	12,250 SF	IMPERVIOUS	0.04	490 SF	
B	2,613 SF	LANDSCAPE	0.01	26 SF	
TOTAL				516 SF	528 SF
2					
A	8,447 SF	IMPERVIOUS	0.04	338 SF	
B	2,768 SF	LANDSCAPE	0.01	28 SF	
TOTAL				366 SF	761 SF
3					
A	3,811 SF	IMPERVIOUS	0.04	152 SF	
B	293 SF	LANDSCAPE	0.01	3 SF	
TOTAL				155 SF	212 SF
4					
A	6,637 SF	IMPERVIOUS	0.04	266 SF	
B	397 SF	LANDSCAPE	0.01	4 SF	
TOTAL				270 SF	310 SF
5					
A	10,436 SF	IMPERVIOUS	0.04	418 SF	
B	1,074 SF	LANDSCAPE	0.01	11 SF	
TOTAL				429 SF	429 SF
6					
A	3,096 SF	IMPERVIOUS	0.04	124 SF	
B	2,818 SF	LANDSCAPE	0.01	28 SF	
TOTAL				152 SF	212 SF
7					
A	10,460 SF	IMPERVIOUS	0.04	418 SF	
B	7,264 SF	LANDSCAPE	0.01	73 SF	
TOTAL				491 SF	492 SF
8					
A	8,125 SF	IMPERVIOUS	0.04	325 SF	
B	608 SF	LANDSCAPE	0.01	6 SF	
TOTAL				331 SF	331 SF
9					
A	6,929 SF	IMPERVIOUS	0.04	357 SF	
B	375 SF	LANDSCAPE	0.01	4 SF	
TOTAL				361 SF	361 SF
10					
A	14,373 SF	IMPERVIOUS	0.04	575 SF	
B	3,232 SF	LANDSCAPE	0.01	32 SF	
TOTAL				607 SF	902 SF
11					
A	11,060 SF	IMPERVIOUS	0.04	442 SF	
B	1,660 SF	LANDSCAPE	0.01	17 SF	
TOTAL				459 SF	568 SF
12					
A	6,836 SF	IMPERVIOUS	0.04	273 SF	
B	1,128 SF	LANDSCAPE	0.01	11 SF	
TOTAL				284 SF	302 SF
13					
A	6,496 SF	IMPERVIOUS	0.04	260 SF	
B	637 SF	LANDSCAPE	0.01	6 SF	
TOTAL				226 SF	448 SF
14					
A	11,875 SF	IMPERVIOUS	0.04	475 SF	
B	9,873 SF	LANDSCAPE	0.01	99 SF	
C	2,706 SF	PERVIOUS PAV'T	0.04	108 SF	
D	2,706 SF	PERVIOUS CREDIT	0.08	(-216 SF)	
TOTAL				466 SF	479 SF
15					
A	16,848 SF	IMPERVIOUS	0.04	674 SF	
B	4,884 SF	LANDSCAPE	0.01	49 SF	
C	156 SF	PERVIOUS PAV'T	0.04	6 SF	
D	156 SF	PERVIOUS CREDIT	0.08	(-12 SF)	
TOTAL				717 SF	820 SF
16					
A	5,000 SF	IMPERVIOUS	0.04	200 SF	
B	1,806 SF	LANDSCAPE	0.01	18 SF	
TOTAL				218 SF	966 SF
17					
A	4,541 SF	IMPERVIOUS	0.04	182 SF	
B	2,005 SF	LANDSCAPE	0.01	20 SF	
TOTAL				202 SF	202 SF

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THE NEIGHBORHOOD AT LOS GAMOS
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DESIGN REVIEW PLANS

STORMWATER CONTROL PLAN

REVISION BLOCK

No.	Date	Description
1	02/08/2021	RESPONSE TO PLAN REVIEW COMMENTS

PROJECT NO. 1819
PROJECT DATE 11/01/2020
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SHEET
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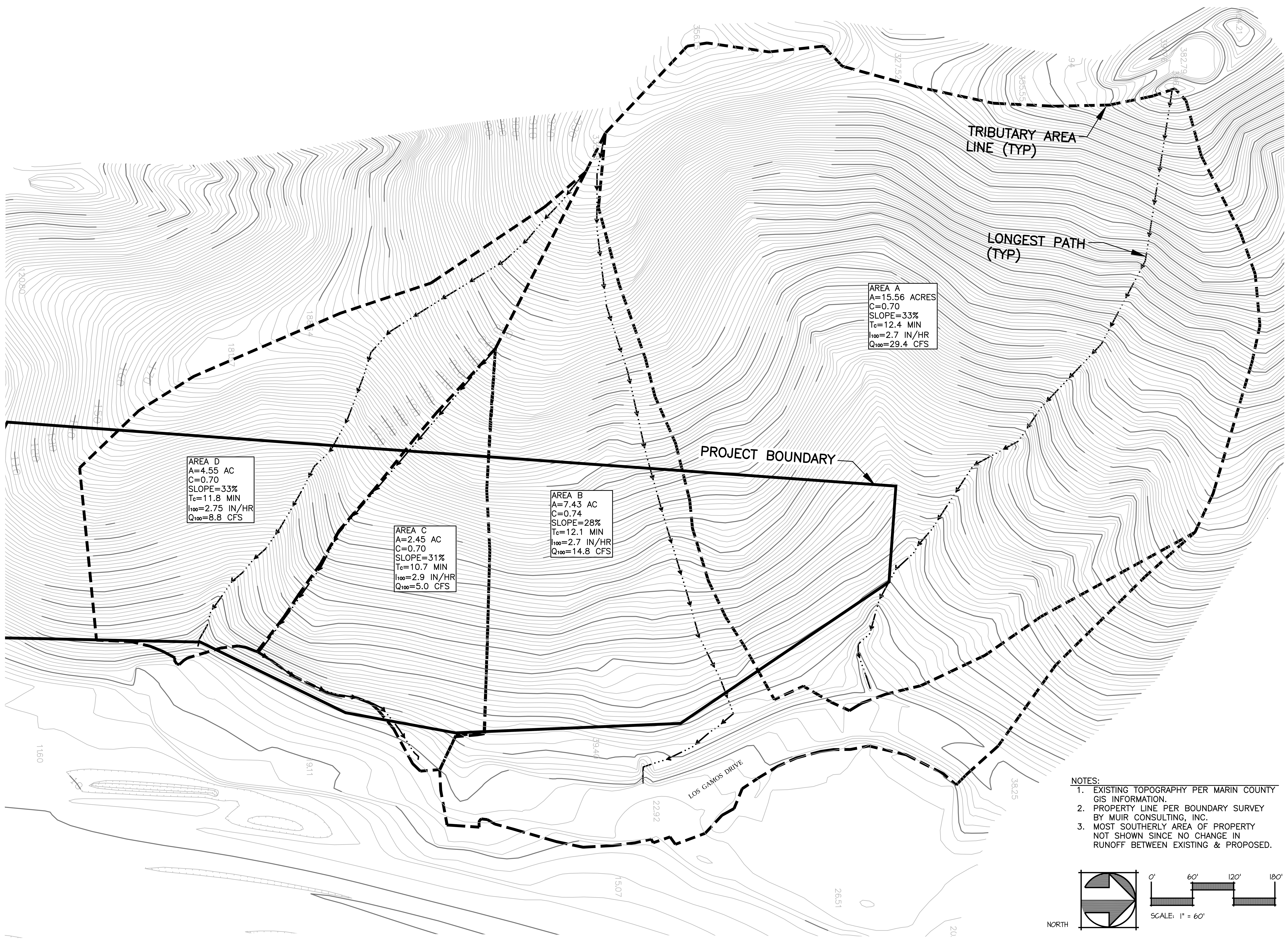

NOTES:
1. EXISTING TOPOGRAPHY PER MARIN COUNTY GIS INFORMATION.
2. PROPERTY LINE PER BOUNDARY SURVEY BY MUIR CONSULTING, INC.
3. MOST SOUTHERLY AREA OF PROPERTY NOT SHOWN SINCE NO CHANGE IN RUNOFF BETWEEN EXISTING & PROPOSED.

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THE NEIGHBORHOOD AT LOS GAMOS
SAN RAFAEL, CALIFORNIA
DESIGN REVIEW PLANS

HYDROLOGY - EXISTING

REVISION BLOCK

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PROJECT NO.	1819
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SHEET
C.7
OF 11 SHEETS

AREA B
DETENTION REQUIRED TO MAINTAIN EXISTING CONDITION PEAK FLOWS:
$\frac{1}{2}$x2.7xTcxQ = $\frac{1}{2}$ x 2.7 x 12.1 x (20.1−14.8) = 5,194 CF

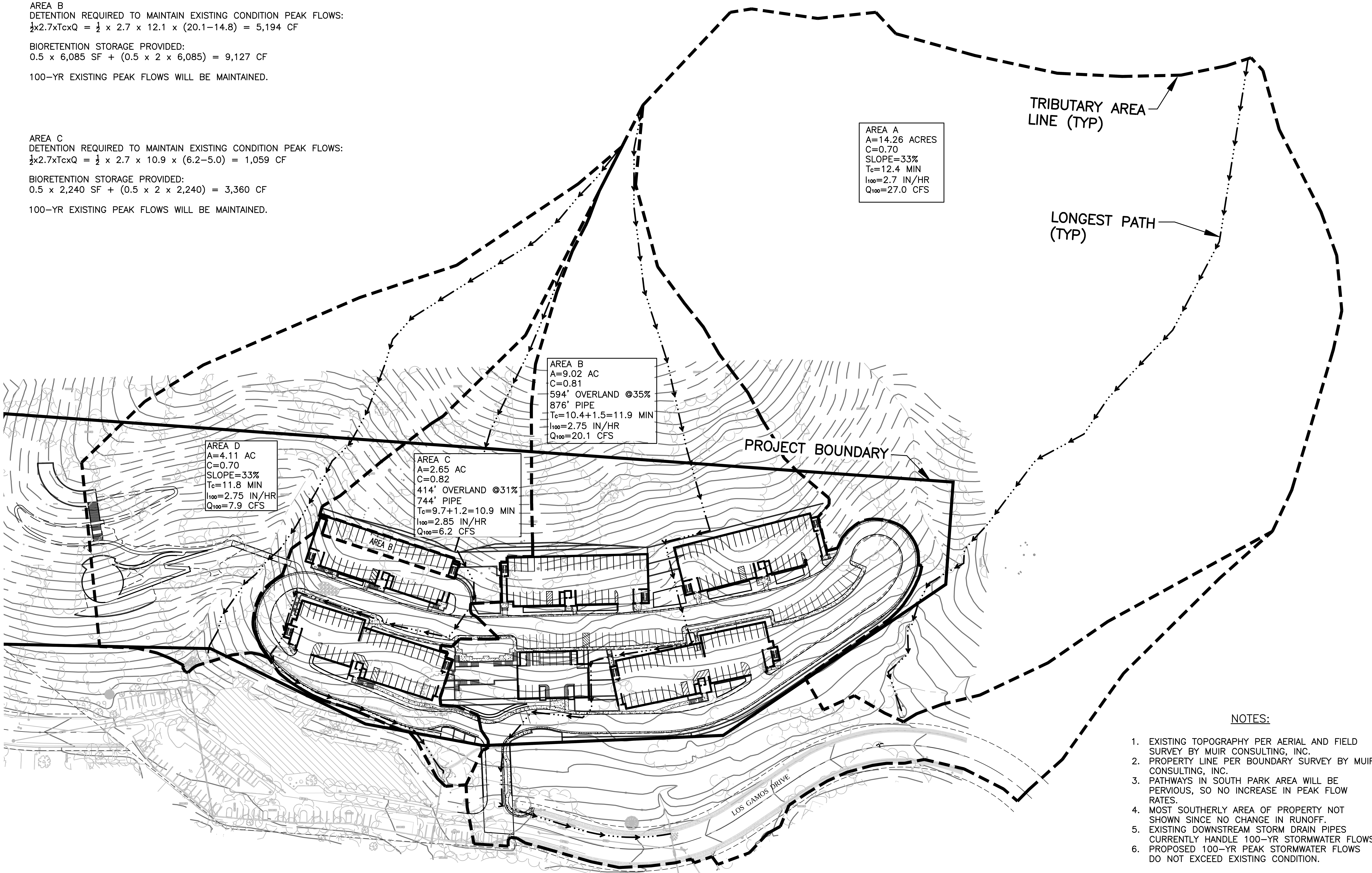
BIORETENTION STORAGE PROVIDED:
0.5 x 6,085 SF + (0.5 x 2 x 6,085) = 9,127 CF

100−YR EXISTING PEAK FLOWS WILL BE MAINTAINED.

AREA C
DETENTION REQUIRED TO MAINTAIN EXISTING CONDITION PEAK FLOWS:
$\frac{1}{2}$x2.7xTcxQ = $\frac{1}{2}$ x 2.7 x 10.9 x (6.2−5.0) = 1,059 CF

BIORETENTION STORAGE PROVIDED:
0.5 x 2,240 SF + (0.5 x 2 x 2,240) = 3,360 CF

100−YR EXISTING PEAK FLOWS WILL BE MAINTAINED.



NOTES:

1. EXISTING TOPOGRAPHY PER AERIAL AND FIELD SURVEY BY MUIR CONSULTING, INC.
2. PROPERTY LINE PER BOUNDARY SURVEY BY MUIR CONSULTING, INC.
3. PATHWAYS IN SOUTH PARK AREA WILL BE PERVIOUS, SO NO INCREASE IN PEAK FLOW RATES.
4. MOST SOUTHERLY AREA OF PROPERTY NOT SHOWN SINCE NO CHANGE IN RUNOFF.
5. EXISTING DOWNSTREAM STORM DRAIN PIPES CURRENTLY HANDLE 100−YR STORMWATER FLOWS
6. PROPOSED 100−YR PEAK STORMWATER FLOWS DO NOT EXCEED EXISTING CONDITION.

NORTH

0' 60' 120' 180'

SCALE: 1" = 60'

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THE NEIGHBORHOOD AT LOS GAMOS
SAN RAFAEL, CALIFORNIA
DESIGN REVIEW PLANS

HYDROLOGY - DEVELOPED

REVISION BLOCK

No.	Date	Description
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PROJECT NO.	1819
PROJECT DATE	11/01/2020
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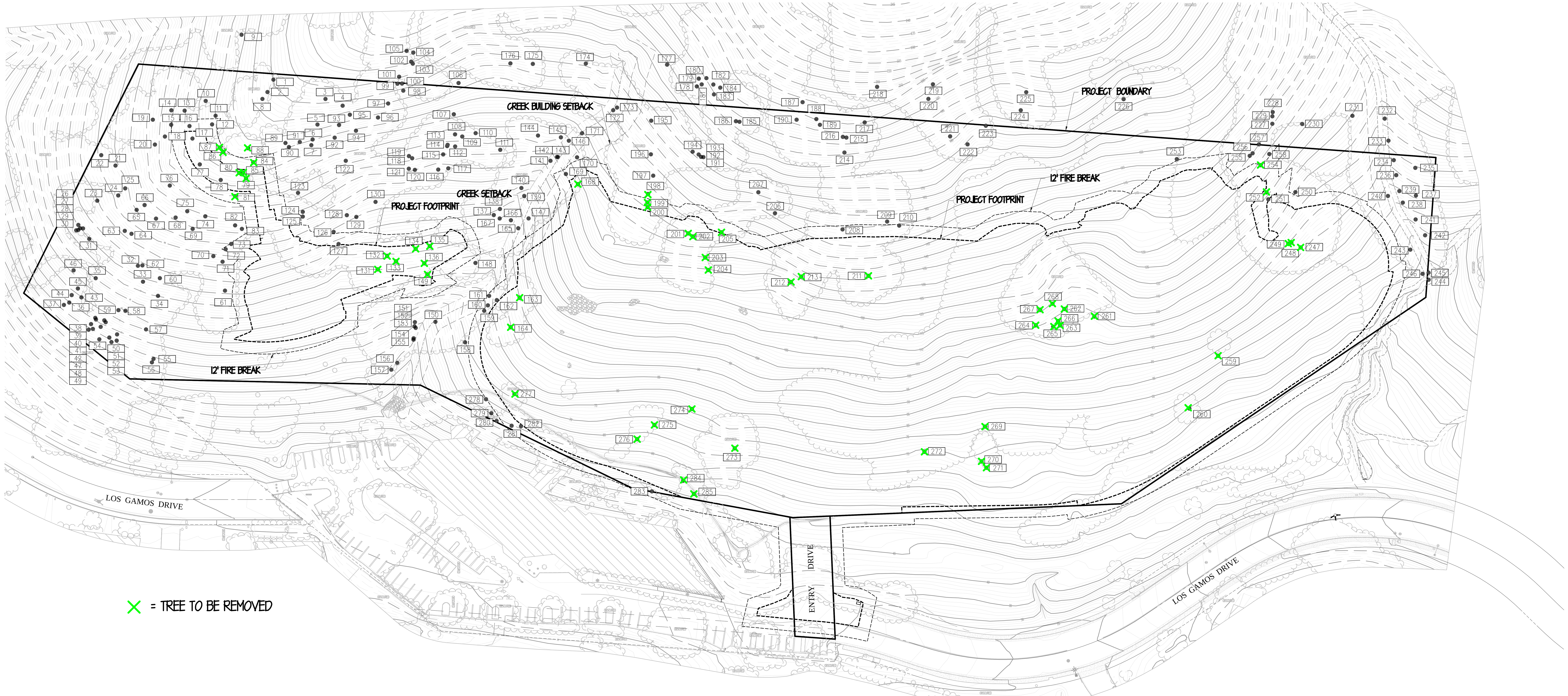
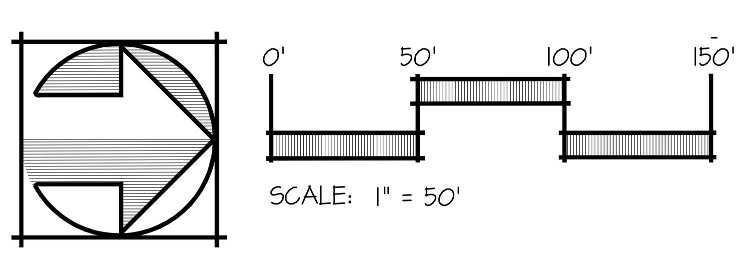
OF 11 SHEETS



= TREE TO BE REMOVED

NOTE: 55 TOTAL TREES TO BE REMOVED AND REPLACED WITH 55 TREES, SIZE 24" BOX CATHEDRAL LIVE OAK



ALL INFORMATION ON THIS PLAN IS PER KLEINFELDER ARBORIST REPORT DATED NOVEMBER 2020.

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THE NEIGHBORHOOD AT LOS GAMOS
SAN RAFAEL, CALIFORNIA
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TREE SURVEY

REVISION BLOCK

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SHEET
C.9
OF 11 SHEETS

TREE NUMBER	SCIENTIFIC NAME[1]	COMMON NAME	DIAMETER (DBH inches)	HEALTH[2]	LOCATION[3]	STATUS
1	*Quercus agrifolia*	Coast live oak	36	Fair	Parcel	Keep
2	*Quercus agrifolia*	Coast live oak	39	Fair	Parcel	Keep
3	*Quercus agrifolia*	Coast live oak	67	Good	Parcel	Keep
4	*Quercus agrifolia*	Coast live oak	45	Good	Parcel	Keep
5	*Quercus agrifolia*	Coast live oak	22	Good	Parcel	Keep
6	*Quercus kelloggii*	California black oak	11	Good	Parcel	Keep
7	*Quercus kelloggii*	California black oak	24	Good	Parcel	Keep
8	*Quercus lobata*	Valley oak	17	Fair	Parcel	Keep
9	*Quercus agrifolia*	Coast live oak	63	Fair	Parcel	Keep
10	*Quercus agrifolia*	Coast live oak	8	Fair	Parcel	Keep
11	*Quercus agrifolia*	Coast live oak	11	Fair	Parcel	Keep
12	*Quercus agrifolia*	Coast live oak	65	Good	Parcel	Keep
13	*Quercus agrifolia*	Coast live oak	91	Good	Parcel	Keep
14	*Quercus kelloggii*	California black oak	45	Fair	Parcel	Keep
15	*Quercus agrifolia*	Coast live oak	57	Good	Parcel	Keep
16	*Quercus agrifolia*	Coast live oak	55	Fair	Parcel	Keep
17	*Quercus agrifolia*	Coast live oak	17	Good	Footprint	Keep
18	*Quercus agrifolia*	Coast live oak	6	Poor	Parcel	Keep
19	*Quercus agrifolia*	Coast live oak	31	Fair	Parcel	Keep
20	*Quercus agrifolia*	Coast live oak	49	Good	Parcel	Keep
21	*Quercus agrifolia*	Coast live oak	34	Fair	Parcel	Keep
22	*Quercus agrifolia*	Coast live oak	29	Fair	Parcel	Keep
23	*Quercus kelloggii*	California black oak	13	Poor	Parcel	Keep
24	*Quercus agrifolia*	Coast live oak	29	Fair	Parcel	Keep
25	*Quercus kelloggii*	California black oak	24	Fair	Parcel	Keep
26	*Quercus kelloggii*	California black oak	12	Fair	Parcel	Keep
27	*Quercus kelloggii*	California black oak	12	Fair	Parcel	Keep
28	*Quercus kelloggii*	California black oak	22	Good	Parcel	Keep
29	*Quercus kelloggii*	California black oak	18	Fair	Parcel	Keep
30	*Quercus kelloggii*	California black oak	12	Good	Parcel	Keep
31	*Quercus lobata*	Valley oak	21	Fair	Parcel	Keep
32	*Quercus kelloggii*	California black oak	29	Good	Parcel	Keep
33	*Quercus agrifolia*	Coast live oak	24	Good	Parcel	Keep
34	*Quercus agrifolia*	Coast live oak	39	Good	Parcel	Keep
35	*Quercus lobata*	Valley oak	13	Good	Parcel	Keep
36	*Quercus agrifolia*	Coast live oak	40	Good	Parcel	Keep
37	*Quercus lobata*	Valley oak	12	Fair	Parcel	Keep
38	*Quercus kelloggii*	California black oak	12	Fair	Parcel	Keep
39	*Quercus kelloggii*	California black oak	14	Good	Parcel	Keep
40	*Quercus kelloggii*	California black oak	14	Fair	Parcel	Keep
41	*Quercus lobata*	Valley oak	11	Fair	Parcel	Keep
42	*Quercus lobata*	Valley oak	13	Good	Parcel	Keep
43	*Quercus lobata*	Valley oak	10	Fair	Parcel	Keep
44	*Quercus kelloggii*	California black oak	10	Fair	Parcel	Keep
45	*Quercus lobata*	Valley oak	13	Poor	Parcel	Keep
46	*Quercus lobata*	Valley oak	11	Fair	Parcel	Keep
47	*Quercus lobata*	Valley oak	13	Good	Parcel	Keep
48	*Quercus kelloggii*	California black oak	10	Fair	Parcel	Keep
49	*Quercus agrifolia*	Coast live oak	19	Good	Parcel	Keep
50	*Quercus lobata*	Valley oak	22	Good	Parcel	Keep
51	*Quercus lobata*	Valley oak	11	Good	Parcel	Keep
52	*Quercus kelloggii*	California black oak	15	Good	Parcel	Keep
53	*Quercus kelloggii*	California black oak	8	Fair	Parcel	Keep
54	*Quercus agrifolia*	Coast live oak	20	Good	Parcel	Keep
55	*Quercus kelloggii*	California black oak	23	Fair	Parcel	Keep
56	*Quercus kelloggii*	California black oak	27	Fair	Parcel	Keep
57	*Quercus lobata*	Valley oak	16	Fair	Parcel	Keep
58	*Quercus lobata*	Valley oak	12	Poor	Parcel	Keep
59	*Quercus lobata*	Valley oak	12	Fair	Parcel	Keep
60	*Quercus kelloggii*	California black oak	30	Fair	Parcel	Keep
61	*Quercus kelloggii*	California black oak	20	Good	Parcel	Keep
62	*Quercus agrifolia*	Coast live oak	20	Good	Parcel	Keep
63	*Quercus agrifolia*	Coast live oak	37	Good	Parcel	Keep
64	*Quercus kelloggii*	California black oak	24	Poor	Parcel	Keep
65	*Quercus kelloggii*	California black oak	25	Good	Parcel	Keep
66	*Quercus agrifolia*	Coast live oak	30	Good	Parcel	Keep
67	*Quercus kelloggii*	California black oak	23	Fair	Parcel	Keep
68	*Quercus kelloggii*	California black oak	25	Fair	Parcel	Keep
69	*Quercus agrifolia*	Coast live oak	20	Fair	Parcel	Keep
70	*Quercus kelloggii*	California black oak	20	Fair	Parcel	Keep
71	*Quercus kelloggii*	California black oak	23	Good	Parcel	Keep
72	*Quercus kelloggii*	California black oak	24	Good	Parcel	Keep
73	*Quercus kelloggii*	California black oak	14	Good	Parcel	Keep
74	*Quercus kelloggii*	California black oak	15	Good	Parcel	Keep
75	*Quercus kelloggii*	California black oak	31	Fair	Parcel	Keep
76	*Quercus kelloggii*	California black oak	53	Good	Parcel	Keep
77	*Quercus kelloggii*	California black oak	75	Good	Parcel	Keep
78	*Quercus kelloggii*	California black oak	40	Fair	Parcel	Keep
79	*Quercus agrifolia*	Coast live oak	8	Good	Footprint	Remove
80	*Quercus kelloggii*	California black oak	13	Fair	Footprint	Remove
81	*Quercus kelloggii*	California black oak	26	Good	Footprint	Remove
82	*Quercus kelloggii*	California black oak	21	Poor	Firebreak	Encroachment
83	*Quercus kelloggii*	California black oak	10	Fair	Firebreak	Encroachment
84	*Quercus kelloggii*	California black oak	27	Fair	Footprint	Remove
85	*Quercus agrifolia*	Coast live oak	8	Fair	Footprint	Remove
86	*Quercus kelloggii*	California black oak	9	Poor	Footprint	Remove
87	*Quercus agrifolia*	Coast live oak	32	Fair	Footprint	Remove
88	*Quercus agrifolia*	Coast live oak	39	Good	Footprint	Remove
89	*Quercus kelloggii*	California black oak	29	Fair	Parcel	Keep
90	*Quercus agrifolia*	Coast live oak	11	Good	Parcel	Keep
91	*Quercus agrifolia*	Coast live oak	17	Good	Parcel	Keep
92	*Quercus kelloggii*	California black oak	31	Fair	Parcel	Keep
93	*Quercus kelloggii*	California black oak	20	Fair	Parcel	Keep
94	*Quercus kelloggii*	California black oak	26	Fair	Parcel	Keep
95	*Quercus agrifolia*	Coast live oak	45	Good	Parcel	Keep
96	*Quercus agrifolia*	Coast live oak	54	Good	Parcel	Keep
97	*Quercus agrifolia*	Coast live oak	26	Fair	Parcel	Keep
98	*Quercus agrifolia*	Coast live oak	37	Good	Parcel	Keep
99	*Quercus agrifolia*	Coast live oak	12	Fair	Parcel	Keep
100	*Quercus agrifolia*	Coast live oak	21	Fair	Parcel	Keep
101	*Quercus agrifolia*	Coast live oak	21	Fair	Parcel	Keep
102	*Quercus agrifolia*	Coast live oak	21	Good	Parcel	Keep
103	*Quercus lobata*	Valley oak	17	Fair	Parcel	Keep
104	*Quercus agrifolia*	Coast live oak	27	Fair	Parcel	Keep
105	*Quercus agrifolia*	Coast live oak	12	Good	Parcel	Keep
106	*Quercus lobata*	Valley oak	23	Fair	Parcel	Keep
107	*Aesculus californica*	California buckeye	14	Good	Parcel	Keep
108	*Aesculus californica*	Buckeye	9	Fair	Parcel	Keep
109	*Aesculus californica*	Buckeye	41	Good	Parcel	Keep
110	*Quercus lobata*	Valley oak	18	Fair	Parcel	Keep
111	*Quercus lobata*	Valley oak	21	Fair	Parcel	Keep
112	*Aesculus californica*	Buckeye	14	Good	Parcel	Keep
113	*Quercus kelloggii*	California black oak	21	Good	Parcel	Keep
114	*Quercus kelloggii*	California black oak	14	Fair	Parcel	Keep
115	*Quercus kelloggii*	California black oak	14	Good	Parcel	Keep
116	*Quercus lobata*	Valley oak	12	Fair	Parcel	Keep
117	*Quercus lobata*	Valley oak	9	Fair	Parcel	Keep
118	*Quercus kelloggii*	California black oak	17	Fair	Parcel	Keep
119	*Quercus lobata*	Valley oak	9	Good	Parcel	Keep
120	*Quercus agrifolia*	Coast live oak	40	Good	Parcel	Keep
121	*Quercus kelloggii*	California black oak	22	Good	Parcel	Keep
122	*Quercus kelloggii*	California black oak	28	Good	Parcel	Keep
123	*Quercus kelloggii*	California black oak	36	Fair	Parcel	Keep
124	*Quercus kelloggii*	California black oak	34	Good	Parcel	Keep
125	*Quercus kelloggii*	California black oak	26	Good	Parcel	Keep
126	*Quercus agrifolia*	Coast live oak	16	Good	Parcel	Keep
127	*Quercus kelloggii*	California black oak	40	Good	Footprint	Keep
128	*Quercus lobata*	Valley oak	12	Good	Parcel	Keep
129	*Quercus agrifolia*	Coast live oak	36	Fair	Parcel	Keep
130	*Quercus agrifolia*	Coast live oak	38	Good	Parcel	Keep
131	*Quercus agrifolia*	Coast live oak	26	Good	Footprint	Remove
132	*Quercus agrifolia*	Coast live oak	39	Fair	Footprint	Remove
133	*Quercus lobata*	Valley oak	30	Good	Footprint	Remove
134	*Quercus agrifolia*	Coast live oak	17	Fair	Footprint	Remove
135	*Quercus agrifolia*	Coast live oak	37	Fair	Footprint	Remove
136	*Quercus kelloggii*	California black oak	29	Poor	Footprint	Remove
137	*Pinus pinea*	Stone pine	7	Good	Parcel	Keep
138	*Quercus agrifolia*	Coast live oak	24	Fair	Parcel	Keep
139	*Quercus lobata*	Valley oak	18	Good	Parcel	Keep
140	*Umbellularia californica*	California bay	72	Good	Parcel	Keep
141	*Quercus lobata*	Valley oak	15	Good	Parcel	Keep
142	*Quercus lobata*	Valley oak	11	Fair	Parcel	Keep
143	*Quercus kelloggii*	California black oak	21	Fair	Parcel	Keep
144	*Quercus lobata*	Valley oak	15	Good	Parcel	Keep
145	*Quercus lobata*	Valley oak	30	Fair	Parcel	Keep
146	*Quercus kelloggii*	California black oak	17	Fair	Parcel	Keep
147	*Quercus lobata*	Valley oak	18	Fair	Parcel	Keep
148	*Quercus lobata*	Valley oak	18	Fair	Parcel	Keep
149	*Quercus lobata*	Valley oak	23	Good	Footprint	Remove
150	*Quercus lobata*	Valley oak	21	Fair	Parcel	Keep
151	*Quercus lobata*	Valley oak	25	Good	Parcel	Keep
152	*Quercus lobata*	Valley oak	22	Fair	Parcel	Keep
153	*Quercus lobata*	Valley oak	36	Good	Parcel	Keep
154	*Quercus lobata*	Valley oak	12	Fair	Parcel	Keep
155	*Quercus lobata*	Valley oak	7	Fair	Parcel	Keep
156	*Pinus pinea*	Stone pine	10	Fair	Parcel	Keep
157	*Pinus pinea*	Stone pine	21	Fair	Parcel	Keep
158	*Pinus pinea*	Stone pine	6	Good	Parcel	Keep
159	*Quercus lobata*	Valley oak	17	Good	Parcel	Keep
160	*Quercus lobata*	Valley oak	17	Fair	Parcel	Keep
161	*Quercus agrifolia*	Coast live oak	28	Good	Parcel	Keep
162	*Quercus lobata*	Valley oak	14	Fair	Parcel	Keep
163	*Quercus lobata*	Valley oak	19	Good	Footprint	Remove
164	*Quercus lobata*	Valley oak	24	Fair	Footprint	Remove
165	*Quercus lobata*	Valley oak	14	Fair	Parcel	Keep
166	*Quercus lobata*	Valley oak	15	Good	Parcel	Keep
167	*Quercus lobata*	Valley oak	16	Good	Parcel	Keep
168	*Quercus lobata*	Valley oak	37	Good	Footprint	Remove
169	*Quercus lobata*	Valley oak	16	Good	Parcel	Keep
170	*Quercus lobata*	Valley oak	19	Good	Parcel	Keep
171	*Quercus lobata*	Valley oak	16	Good	Parcel	Keep
172	*Quercus agrifolia*	Coast live oak	40	Fair	Parcel	Keep
173	*Quercus kelloggii*	California black oak	24	Fair	Parcel	Keep
174	*Quercus lobata*	Valley oak	23	Fair	Parcel	Keep
175	*Quercus agrifolia*	Coast live oak	39	Good	Parcel	Keep
176	*Quercus agrifolia*	Coast live oak	44	Fair	Parcel	Keep
177	*Quercus agrifolia*	Coast live oak	9	Good	Parcel	Keep
178	*Quercus agrifolia*	Coast live oak	11	Good	Parcel	Keep
179	*Quercus agrifolia*	Coast live oak	8	Good	Parcel	Keep
180	*Quercus agrifolia*	Coast live oak	16	Good	Parcel	Keep
181	*Quercus agrifolia*	Coast live oak	10	Good	Parcel	Keep
182	*Quercus agrifolia*	Coast live oak	7	Fair	Parcel	Keep
183	*Quercus agrifolia*	Coast live oak	11	Good	Parcel	Keep
184	*Quercus agrifolia*	Coast live oak	9	Good	Parcel	Keep
185	*Quercus agrifolia*	Coast live oak	60	Fair	Parcel	Keep
186	*Heteromeles arbutifolia*	Toyon	20	Good	Parcel	Keep
187	*Quercus lobata*	Valley oak	16	Fair	Parcel	Keep
188	*Quercus lobata*	Valley oak	47	Good	Parcel	Keep
189	*Quercus agrifolia*	Coast live oak	36	Good	Parcel	Keep
190	*Umbellularia californica*	California bay	24	Good	Parcel	Keep
191	*Quercus lobata*	Valley oak	20	Good	Parcel	Keep
192	*Quercus lobata*	Valley oak	25	Good	Parcel	Keep
193	*Umbellularia californica*	California bay	12	Fair	Parcel	Keep
194	*Quercus agrifolia*	Coast live oak	81	Good	Parcel	Keep
195	*Quercus agrifolia*	Coast live oak	8	Good	Parcel	Keep
196	*Quercus agrifolia*	Coast live oak	92	Good	Parcel	Keep
197	*Quercus lobata*	Valley oak	19	Good	Parcel	Keep
198	*Quercus lobata*	Valley oak	19	Fair	Firebreak	Remove
199	*Quercus lobata*	Valley oak	16	Fair	Firebreak	Remove
200	*Quercus lobata*	Valley oak	25	Good	Footprint	Remove
201	*Quercus lobata*	Valley oak	16	Good	Footprint	Remove
202	*Quercus lobata*	Valley oak	23	Good	Footprint	Remove
203	*Quercus lobata*	Valley oak	20	Good	Footprint	Remove
204	*Quercus lobata*	Valley oak	20	Good	Footprint	Remove
205	*Quercus lobata*	Valley oak	30	Good	Footprint	Remove
206	*Quercus agrifolia*	Coast live oak	30	Good	Parcel	Keep
207	*Quercus agrifolia*	Coast live oak	24	Good	Parcel	Keep
208	*Quercus lobata*	Valley oak	111	Fair	Firebreak	Encroachment
209	*Umbellularia californica*	California bay	46	Good	Firebreak	Encroachment
210	*Quercus agrifolia*	Coast live oak	12	Fair	Firebreak	Encroachment
211	*Quercus agrifolia*	Coast live oak	120	Good	Footprint	Remove
212	*Quercus lobata*	Valley oak	26	Good	Footprint	Remove
213	*Quercus lobata*	Valley oak	27	Good	Footprint	Remove
214	*Quercus lobata*	Valley oak	13	Fair	Parcel	Keep
215	*Quercus kelloggii*	California black oak	30	Good	Parcel	Keep
216	*Quercus lobata*	Valley oak	35	Good	Parcel	Keep
217	*Quercus agrifolia*	Coast live oak	16	Fair	Parcel	Keep
218	*Quercus agrifolia*	Coast live oak	29	Fair	Parcel	Keep
219	*Quercus kelloggii*	California black oak	28	Good	Parcel	Keep
220	*Quercus agrifolia*	Coast live oak	27	Fair	Parcel	Keep
221	*Quercus agrifolia*	Coast live oak	38	Fair	Parcel	Keep
222	*Quercus agrifolia*	Coast live oak	16	Fair	Parcel	Keep
223	*Quercus agrifolia*	Coast live oak	11	Fair	Parcel	Keep
224	*Quercus agrifolia*	Coast live oak	36	Fair	Parcel	Keep
225	*Umbellularia*	California bay	26	Good	Parcel	Keep
226	*Quercus agrifolia*	Coast live oak	6	Poor	Parcel	Keep
227	*Umbellularia californica*	California bay	14	Good	Parcel	Keep
228	*Umbellularia californica*	California bay	24	Good	Parcel	Keep
229	*Umbellularia californica*	California bay	18	Fair	Parcel	Keep
230	*Quercus lobata*	Valley oak	24	Fair	Parcel	Keep
231	*Quercus lobata*	Valley oak	24	Fair	Parcel	Keep
232	*Umbellularia californica*	California bay	21	Fair	Parcel	Keep
233	*Umbellularia californica*	California bay	75	Good	Parcel	Keep
234	*Umbellularia californica*	California bay	55	Fair	Parcel	Keep
235	*Umbellularia californica*	California bay	36	Fair	Parcel	Keep
236	*Umbellularia californica*	California bay	20	Fair	Parcel	Keep
237	*Umbellularia californica*	California bay	70	Good	Parcel	Keep
238	*Umbellularia californica*	California bay	30	Fair	Parcel	Keep
239	*Umbellularia californica*	California bay	7	Fair	Parcel	Keep
240	*Quercus lobata*	Valley oak	16	Fair	Parcel	Keep
241	*Umbellularia californica*	California bay	57	Good	Parcel	Keep
242	*Quercus agrifolia*	Coast live oak	7	Fair	Parcel	Keep
243	*Quercus agrifolia*	Coast live oak	36	Good	Parcel	Keep
244	*Quercus lobata*	Valley oak	26	Fair	Parcel	Keep
245	*Umbellularia californica*	California bay	12	Fair	Parcel	Keep
246	*Quercus agrifolia*	Coast live oak	12	Fair	Parcel	Keep
247	*Quercus agrifolia*	Coast live oak	32	Good	Footprint	Remove
248	*Quercus agrifolia*	Coast live oak	38	Fair	Footprint	Remove
249	*Quercus agrifolia*	Coast live oak	36	Fair	Footprint	Remove
250	*Quercus agrifolia*	Coast live oak	12	Good	Parcel	Keep
251	*Quercus agrifolia*	Coast live oak	15	Fair	Firebreak	Encroachment
252	*Quercus agrifolia*	Coast live oak	6	Fair	Firebreak	Remove
253	*Quercus lobata*	Valley oak	38	Good	Parcel	Keep
254	*Umbellularia californica*	California bay	14	Good	Firebreak	Remove
255	*Quercus agrifolia*	Coast live oak	6	Fair	Parcel	Keep
256	*Quercus agrifolia*	Coast live oak	18	Good	Parcel	Keep
257	*Umbellularia californica*	California bay	18	Good	Parcel	Keep
258	*Umbellularia californica*	California bay	24	Good	Parcel	Keep
259	*Quercus agrifolia*	Coast live oak	16	Good	Footprint	Remove
260	*Pinus pinea*	Stone pine	12	Good	Footprint	Remove
261	*Quercus agrifolia*	Coast live oak	13	Fair	Footprint	Remove
262	*Quercus agrifolia*	Coast live oak	22	Good	Footprint	Remove
263	*Quercus agrifolia*	Coast live oak	12	Fair	Footprint	Remove
264	*Quercus agrifolia*	Coast live oak	60	Fair	Footprint	Remove
265	*Quercus agrifolia*	Coast live oak	29	Fair	Footprint	Remove
266	*Quercus agrifolia*	Coast live oak	8	Fair	Footprint	Remove
267	*Quercus agrifolia*	Coast live oak	8	Fair	Footprint	Remove
268	*Quercus agrifolia*	Coast live oak	7	Good	Footprint	Remove
269	*Quercus agrifolia*	Coast live oak	9	Good	Footprint	Remove
270	*Quercus agrifolia*	Coast live oak	10	Good	Footprint	Remove
271	*Quercus agrifolia*	Coast live oak	13	Fair	Footprint	Remove
272	*Quercus agrifolia*	Coast live oak	6	Fair	Footprint	Remove
273	*Quercus lobata*	Valley oak	40	Good	Footprint	Remove
274	*Quercus agrifolia*	Coast live oak	6	Good	Footprint	Remove
275	*Quercus agrifolia*	Coast live oak	13	Good	Footprint	Remove
276	*Quercus agrifolia*	Coast live oak	12	Good	Footprint	Remove
277	*Pinus pinea*	Stone pine	24	Good	Footprint	Remove
278	*Quercus agrifolia*	Coast live oak	9	Fair	Parcel	Keep
279	*Quercus agrifolia*	Coast live oak	10	Good	Parcel	Keep
280	*Quercus agrifolia*	Coast live oak	11	Good	Parcel	Keep
281	*Quercus agrifolia*	Coast live oak	24	Good	Parcel	Keep
282	*Quercus agrifolia*	Coast live oak	12	Good	Parcel	Keep
283	*Quercus agrifolia*	Coast live oak	14	Fair	Parcel	Keep
284	*Quercus agrifolia*	Coast live oak	7	Fair	Footprint	Remove
285	*Acacia melanoxylon*	Australian blackwood	28	Good	Footprint	Remove

[1]Scientific names are consistent with binomial nomenclature used in the *Jepson eFlora* (JFP 2020)

[2]Health is a qualitative assessment made by the botanist at the time of survey based on the overall condition of each tree, with each tree falling in to one of three categories:

Good: Trees showing vigor, no major dieback or discoloration of foliage, and no signs of insects, disease, decay, or significant structural defects
Fair: Trees with 10 to 30 percent foliar dieback, poor foliage coloration, dead wood, or showing some signs of disease and decay and minor structural defects.
Poor: Trees with more than 30 percent foliar dieback, dead wood, severe decay or insect activity or structural problems.

[3]Location categories of each tree unit with respect to the Project Footprint
Footprint: Tree is rooted within the Project Footprint.
Firebreak: Tree is rooted within the 12' firebreak surrounding the Project Footprint
Parcel: Tree is rooted within a project parcel, outside the Project Footprint and 12' firebreak

ALL INFORMATION ON THIS PLAN IS PER KLEINFELDER ARBORIST REPORT DATED NOVEMBER 2020.

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Michael L. Tarnoff
RCE 48596 Exp. 6/30/2022

THE NEIGHBORHOOD AT LOS GAMOS SAN RAFAEL, CALIFORNIA DESIGN REVIEW PLANS

TREE SURVEY SUMMARY

REVISION BLOCK

No.	Date	Description
1	02/08/2021	RESPONSE TO PLAN REVIEW COMMENTS

PROJECT NO.	1819
PROJECT DATE	11/01/2020
REVIEWED BY	MLT

SHEET
C.10
OF 11 SHEETS

VESTING TENTATIVE PARCEL MAP
FOR
THE LANDS OF HART

PROPOSED EASEMENTS SHEET

1 PARCEL

BEING A SUBDIVISION OF THE LANDS OF CHRISTOPHER K. HART AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED ON MAY 3, 2016 AS DOCUMENT NUMBER 2016-0019312 IN THE OFFICE OF THE RECORDER OF MARIN COUNTY.

APN: 165-220-06 & 165-220-07

10.24 ACRES±

CITY OF SAN RAFAEL | MARIN COUNTY | CALIFORNIA

DECEMBER 2020

MUIR CONSULTING, INC.
139 CHURCH AVENUE
OAKDALE, CA 95361
(209) 845-8630 FAX (209) 845-8639
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GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N67°10'45"W	4.11'
L2	S62°09'09"E	3.61'
L3	N05°54'37"E	10.11'
L4	N72°31'52"W	8.30'
L5	N72°31'52"W	3.03'
L6	S88°34'31"W	9.00'
L7	N81°40'40"E	14.02'
L8	N78°07'49"E	13.96'
L9	N22°49'15"E	14.16'
L10	S79°56'07"W	1.91'
L11	S19°37'00"W	13.58'
L12	S55°36'46"W	11.12'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	20.00'	45°34'09"	15.91'
C2	51.00'	3°39'52"	3.26'
C3	75.00'	11°59'36"	15.70'
C4	27.00'	30°15'51"	14.26'
C5	10.00'	76°11'30"	13.30'
C6	8.00'	114°57'14"	16.05'
C7	55.00'	13°11'24"	12.66'
C8	28.00'	46°49'35"	22.88'
C9	10.00'	62°10'55"	10.85'
C10	5.00'	62°10'55"	5.43'
C11	5.00'	54°02'57"	4.72'
C12	15.00'	51°09'59"	13.40'
C13	10.00'	90°00'00"	15.71'
C14	5.00'	89°38'39"	7.82'
C15	5.00'	90°00'00"	7.85'
C16	5.00'	86°25'00"	7.54'
C17	75.00'	6°36'36"	8.65'
C18	5.50'	99°27'30"	9.55'
C19	10.00'	66°07'07"	11.54'
C20	20.00'	69°39'40"	24.32'
C21	33.00'	37°51'30"	21.80'
C22	316.00'	5°03'47"	27.92'
C23	55.00'	25°13'39"	24.22'
C24	150.00'	11°41'50"	30.62'
C25	60.00'	29°16'31"	30.66'
C26	35.00'	39°27'38"	24.11'

LEGEND

DOC. NO.	DOCUMENT NUMBER
E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
S.D.E.	STORM DRAIN EASEMENT
	MANHOLE
	CATCH BASIN
	SUBJECT BOUNDARY LINE
	ADJOINING PROPERTY LINE
	CENTERLINE
	EASEMENT LINE
6"SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE
JT	JOINT TRENCH LINE
8"W	DOMESTIC WATER LINE
8"RW	RECLAIMED WATER LINE

STORM DRAIN EASEMENT NOTE

THE STORM DRAIN EASEMENTS SHOWN HEREON ARE 5' IN WIDTH, UNLESS OTHERWISE NOTED AND ARE CENTERED ON THE PROPOSED LOCATIONS OF THE STORM DRAIN LINES, ALLOWING A MINIMUM OF 2.5' ON EITHER SIDE OF THE SUBJECT STORM DRAIN LINE OR STORM DRAIN STRUCTURES. THE WIDTH AND EXTENT OF THESE EASEMENTS ARE APPROXIMATE ONLY, WITH FINAL WIDTHS, DIMENSIONS AND EXTENTS TO BE DETERMINED BEFORE THE INITIAL SUBMITTAL OF THE PARCEL MAP.

VESTING TENTATIVE PARCEL MAP
FOR
THE LANDS OF HART

EXISTING CONDITIONS AND BOUNDARY SHEET

1 PARCEL

BEING A SUBDIVISION OF THE LANDS OF CHRISTOPHER K. HART AS DESCRIBED IN THAT CERTAIN QUITCLAIM DEED RECORDED ON MAY 3, 2016 AS DOCUMENT NUMBER 2016-0019312 IN THE OFFICE OF THE RECORDER OF MARIN COUNTY.

APN: 165-220-06 & 165-220-07

10.24 ACRES±

CITY OF SAN RAFAEL   MARIN COUNTY   CALIFORNIA

DECEMBER 2020

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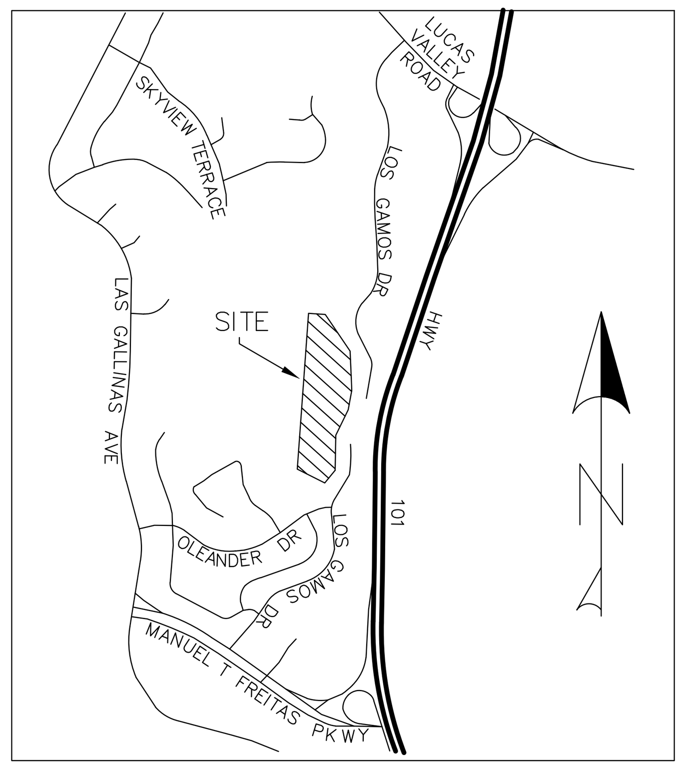


VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

OWNER:	CHRISTOPHER K. HART COUNTY STRATEGIC FUND I, LLC 1100 LARKSPUR LANDING CIRCLE, STE 290 SAN RAFAEL, CA 94903 PH: (415) 898-4802	CIVIL ENGINEER:	TARNOFF ENGINEERING CORP. 1442A WALNUT STREET #428 BERKELEY, CA 94709 PH: (415) 279-5996
SURVEYOR:	MUIR CONSULTING, INC. 139 CHURCH AVENUE OAKDALE, CA 95361 PH: (209) 845-8630	ARCHITECT:	RUSSELL ARCHITECTS 990 A STREET, SUITE 202 SAN RAFAEL, CA 94901

NOTES:

1. EXISTING ZONING: PD-H (PLANNED DEVELOPMENT – HILLSIDE DEVELOPMENT OVERLAY DISTRICT)
2. PROPOSED ZONING: PLANNED DEVELOPMENT DISTRICT (PD)
3. EXISTING USE: VACANT LAND
4. PROPOSED USE: RESIDENTIAL (APARTMENTS) AND PARK
5. PROPOSED IMPROVEMENTS: 5 MULTI-UNIT APARTMENT BUILDINGS WITH FIRST LEVEL PARKING, A COMMUNITY CENTER (INCLUDING A NEIGHBORHOOD MARKET), A PARK AREA AND A PAVED CIRCULAR ACCESS ROAD/DRIVEWAY WITH UTILITIES (SANITARY SEWER, STORM DRAINAGE, DOMESTIC WATER, RECLAIMED WATER, GAS, TELEPHONE, CABLE TELEVISION, INTERNET) THAT CONNECT TO PUBLIC UTILITY LINES LYING WITHIN LOS GAMOS DRIVE.
6. UTILITY PROVIDERS:
   SANITARY SEWER: LOS GALLINAS VALLEY SANITARY DISTRICT
   STORM DRAINAGE: CITY OF SAN RAFAEL & COUNTY OF MARIN
   WATER: MARIN MUNICIPAL WATER DISTRICT
   GAS/ELECTRIC: PACIFIC GAS & ELECTRIC
   TELEPHONE: AT&T
   CABLE TELEVISION: COMCAST

LEGEND

DOC. NO.	DOCUMENT NUMBER
APN	ASSESSORS PARCEL NUMBER
●	FOUND MONUMENT AS NOTED
◉	FOUND STREET MONUMENT PER 14 SURVEYS 18
	SUBJECT BOUNDARY LINE
	ADJOINING PROPERTY LINE
	CENTERLINE
	SURVEY TIE LINE

SURVEYOR'S STATEMENT:

THIS MAP AND SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

TROY J. ERICKSON, PLS 7735

PROFESSIONAL LAND SURVEYOR
TROY J. ERICKSON
NO. 7735
STATE OF CALIFORNIA

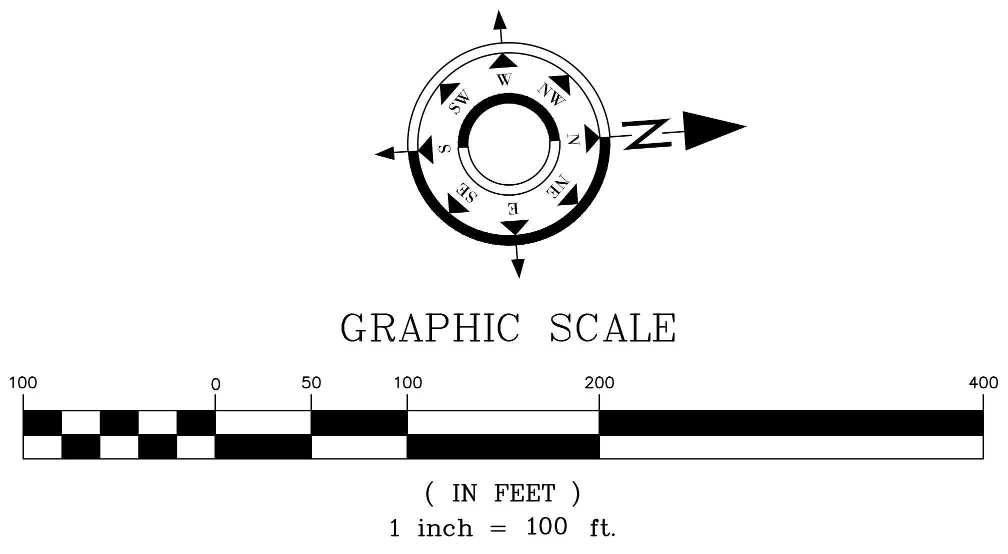
DATED

BASIS OF BEARINGS:

THE CALCULATED BEARING OF SOUTH 04°35'19" WEST BETWEEN THE FOUND MONUMENT AT THE NORTHERLY END OF THE LOS GAMOS CENTERLINE SEGMENT SHOWN AS "S5°24'49"E 576.076'" AND THE SOUTHERLY END OF THE LOS GAMOS CENTERLINE SEGMENT SHOWN AS "R=300' D=30°51'16"", ALL AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD ON JULY 19, 1977 IN BOOK 14 OF SURVEYS AT PAGE 18, IN THE OFFICE OF THE RECORDER OF MARIN COUNTY, WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN ON THIS MAP.

BENCHMARK:

ELEVATIONS WERE DERIVED FROM GPS OBSERVATIONS AND ARE BASED ON NAVD88.



LEGEND

DOC. NO.	DOCUMENT NUMBER
FD	FOUND
N.T.S.	NOT TO SCALE
R/W	RIGHT-OF-WAY
(C)	CALCULATED
( )	INDICATES RECORD REFERENCE
◉	FOUND PIN SET IN CONCRETE IN MONUMENT WELL PER 14 OS 18
●	FOUND IRON PIPE, REBAR OR T-BAR AS NOTED
■	FD HUB AS NOTED
	SUBJECT BOUNDARY LINE PER (1)
	ADJOINING LOT LINE / RIGHT-OF-WAY LINE
	SURVEY TIE LINE
	CENTERLINE

SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS' ACT AT THE REQUEST OF COUNTY STRATEGIC FUND I, LLC IN NOVEMBER, 2020.

TROY J. ERICKSON, P.L.S. #7735

PROFESSIONAL LAND SURVEYOR TROY J. ERICKSON NO. 7735 STATE OF CALIFORNIA

COUNTY SURVEYOR'S STATEMENT:

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS ______________ DAY OF ______________________ , 2021.

TRACY PARK, PLS 8176
COUNTY SURVEYOR

BY: DAVID O. KNELL, PLS 5301
DEPUTY COUNTY SURVEYOR

RECORDER'S STATEMENT:

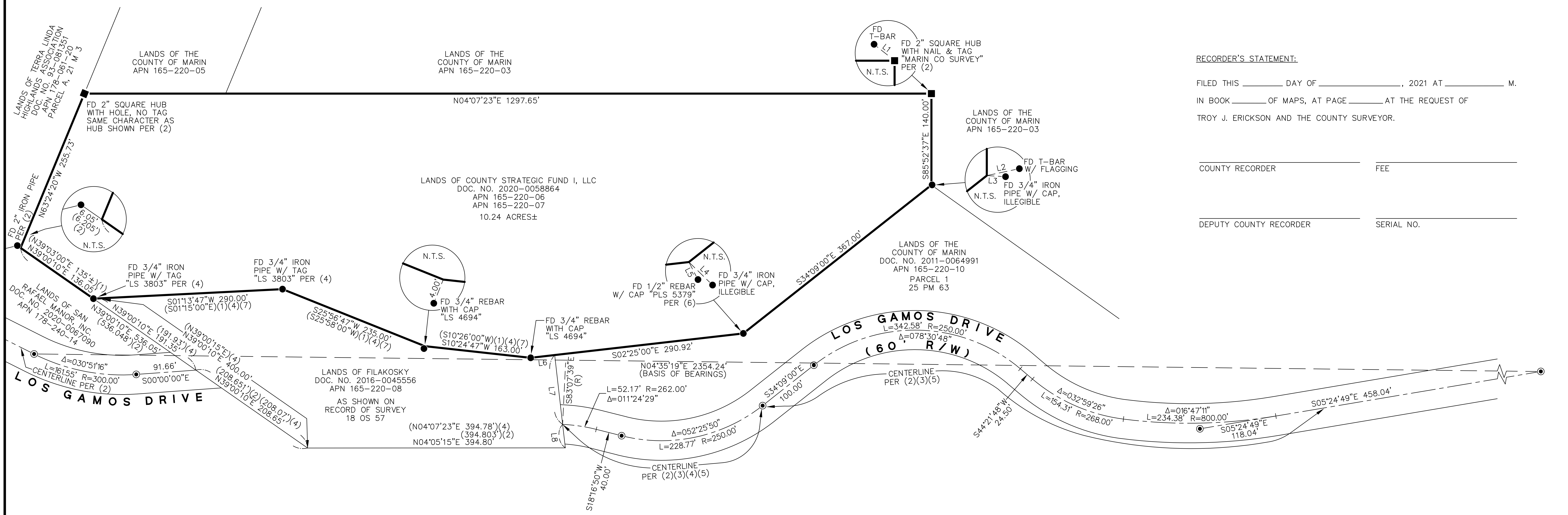
FILED THIS ________ DAY OF ________________, 2021 AT ___________ M.
IN BOOK ________ OF MAPS, AT PAGE ________ AT THE REQUEST OF
TROY J. ERICKSON AND THE COUNTY SURVEYOR.

COUNTY RECORDER

FEE

DEPUTY COUNTY RECORDER

SERIAL NO.



BASIS OF BEARINGS

THE CALCULATED BEARING OF NORTH 04°35'19" EAST BETWEEN THE FOUND MONUMENT AT THE NORTHERLY END OF THE LOS GAMOS DRIVE CENTERLINE SEGMENT SHOWN AS "S5°24'49"E 576.076'" AND THE FOUND MONUMENT AT THE SOUTHERLY END OF THE LOS GAMOS DRIVE CENTERLINE SEGMENT SHOWN AS "R=300' D=30°51'16"", ALL SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORDD ON JULY 19, 1977 IN BOOK 14 OF SURVEYS AT PAGE 18, IN THE OFFICE OF THE RECORDED OF MARIN COUNTY, WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN ON THIS MAP.

NOTES:

1. THIS SURVEY IS BEING FILED IN ACCORDANCE WITH SECTION 8762(b) OF THE PROFESSIONAL LAND SURVEYORS ACT.
2. ALL DISTANCES AND DIMENSIONS HEREON ARE IN FEET AND DECIMALS THEREOF.
3. DIMENSIONAL TIES TO IMPROVEMENTS ARE 90° TO THE PROPERTY LINES.
4. IN OR OUT AS SHOWN ON THIS SURVEY INDICATE THE DISTANCE INSIDE OR OUTSIDE THE SUBJECT PROPERTY.
5. MONUMENT TIE LINES ARE EXTENSIONS OF THE SIDE PROPERTY LINES.

RECORD REFERENCES

(1) DOC. NO. 2016-0019312
(2) RECORD OF SURVEY, 14 OS 18
(3) 6 OS 8
(4) 18 OS 57
(5) PM 25-63
(6) CORNER RECORD, APN 165-220-07
(7) DOC. NO. 2016-0045556

LINE TABLE

LINE	BEARING	DISTANCE
L1	S42°36'49"W	0.22'
L2	N07°51'37"W	1.01'
L3	N07°27'43"E	0.33'
L4	N53°17'20"E	1.26'
L5	N61°41'44"E	0.76'
L6	S02°26'13"E (S02°25'00"E)(4)(7)	37.09' (4)(7)
L7	N87°35'00"E	106.86'
L8	N87°35'00"E	36.22'

RECORD OF SURVEY

OF THE LANDS OF COUNTY STRATEGIC FUND I, LLC, AS SAID LANDS ARE DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED ON MAY 3, 2016 AS DOCUMENT NUMBER 2016-0019312, MARIN COUNTY RECORDS.

CITY OF SAN RAFAEL MARIN COUNTY CALIFORNIA

FEBRUARY 2021

MUIR CONSULTING, INC.
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SV0

JOB NO. 5883-01

APNS 165-220-06, & 165-220-07

SHEET 1 OF 1

LEGEND:

AC	ASPHALTIC CONCRETE
CATV	CABLE TELEVISION
CB	CATCH BASIN
COMM	COMMUNICATION
CONC	CONCRETE
EL	ELECTRIC
FL	FLOWLINE
GS	GROUNDSHOT
HP	HINGE POINT
H-P	HIGH POINT
SD	STORM DRAIN
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MAN HOLE
TC	TOP OF CURB
THDW	TOP OF HEADWALL
VLT	VAULT
WGV	WATER GATE VALVE
WTR	WATER
VG	VALLEY GUTTER
VLT	VAULT
YL	YARD LIGHT

X67.5 INDICATES GROUNDSHOT

12TREE INDICATES TREE SIZE AND TYPE
PINE — PINE
RED — REDWOOD

INDICATES FIRE HYDRANT

INDICATES YARD LIGHTS

INDICATES BOUNDARY LINE

INDICATES LOT LINE

INDICATES CENTERLINE OF ROAD

INDICATES EASEMENT LINES

INDICATES FLOWLINE

LEGEND(CONTINUED)

— E — E — E — INDICATES UNDERGROUND ELECTRIC LINE

— GAS — GAS — GAS — INDICATES UNDERGROUND GAS LINE

— UNK — UNK — UNK — INDICATES UNKNOWN UNDERGROUND LINE

— W — W — W — INDICATES UNDERGROUND RECLAIMED WATER LINE

— W — W — W — INDICATES UNDERGROUND WATER LINE

NOTES:

1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. THE DATE OF THE FIELD SURVEY WAS JUNE 23, 2020.
3. ONLY A SIGNATURE IN BLUE INK INDICATES A TRUE AND ORIGINAL COPY.
4. SEE SHEET 4 FOR PHOTOGRAMMETRY NOTES.
5. CONTOUR INTERVAL IS 1 FOOT.

BENCHMARK:

ELEVATIONS WERE DERIVED FROM GPS OBSERVATIONS AND ARE BASED ON NAVD88.

BASIS OF BEARINGS:

THE CALCULATED BEARING OF SOUTH 04°35'19" WEST BETWEEN THE FOUND MONUMENT AT THE NORTHERLY END OF THE LOS GAMOS CENTERLINE SEGMENT SHOWN AS "S5°24'49"E 576.076'" AND THE SOUTHERLY END OF THE LOS GAMOS CENTERLINE SEGMENT SHOWN AS "R=300' =30°51'16"", ALL AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD ON JULY 19, 1977 IN BOOK 14 OF SURVEYS AT PAGE 18, IN THE OFFICE OF THE RECORDER OF MARIN COUNTY, WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN ON THIS MAP.

TITLE REPORT NOTE:

OLD REPUBLIC TITLE COMPANY ORDER NO. 0436020972-DM, DATED DECEMBER 21, 2017
ALL EASEMENTS LISTED IN THE TITLE REPORT ARE SHOWN HEREON WITH THE EXCEPTION OF:
EX. #5 – EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES
(DOES NOT AFFECT PROPERTY)

UTILITY NOTE:

UTILITIES SHOWN ON THIS SURVEY ARE BASED ON SURFACE OBSERVATIONS. NO WARRANTIES ARE EXPRESSED OR IMPLIED CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OR ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL, OR PUBLIC OWNED.

CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION

TREE NOTE:

TREE TYPES, DRIP LINES, AND SIZE ARE FOR INFORMATIONAL PURPOSES ONLY. ACTUAL TYPE OF TREE, TREE SHAPE, AND GROVE CONFIGURATION MAY VARY FROM ACTUAL FIELD CONDITIONS. NO WARRANTIES ARE IMPLIED IN REGARD TO TREE INFORMATION.

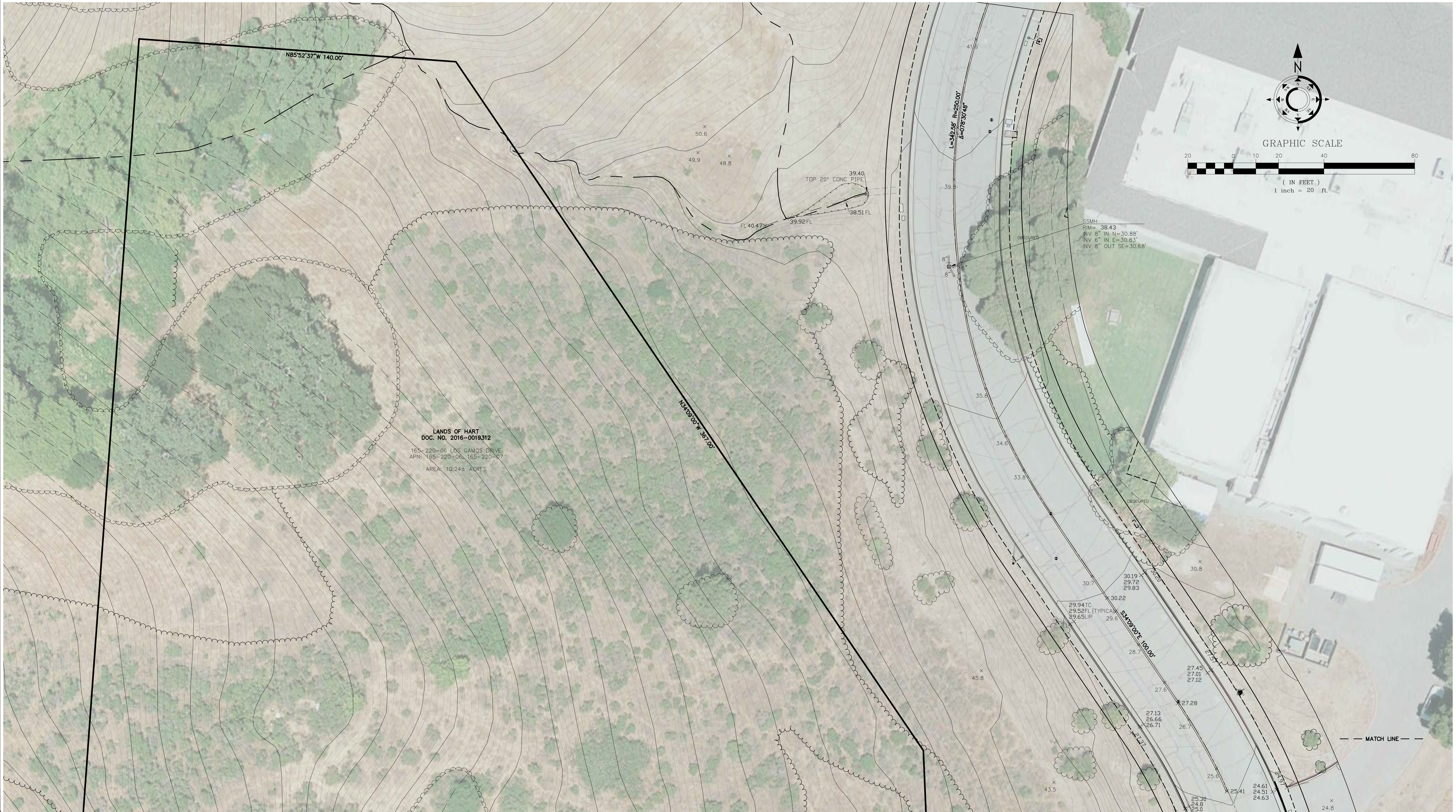
SURVEYOR'S STATEMENT

THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

JACK M. SMITH, P.L.S. #7539
LICENSE EXPIRES: 12-31-2021

LICENSED LAND SURVEYOR JACK M. SMITH L.S. 7539 STATE OF CALIFORNIA

DATE



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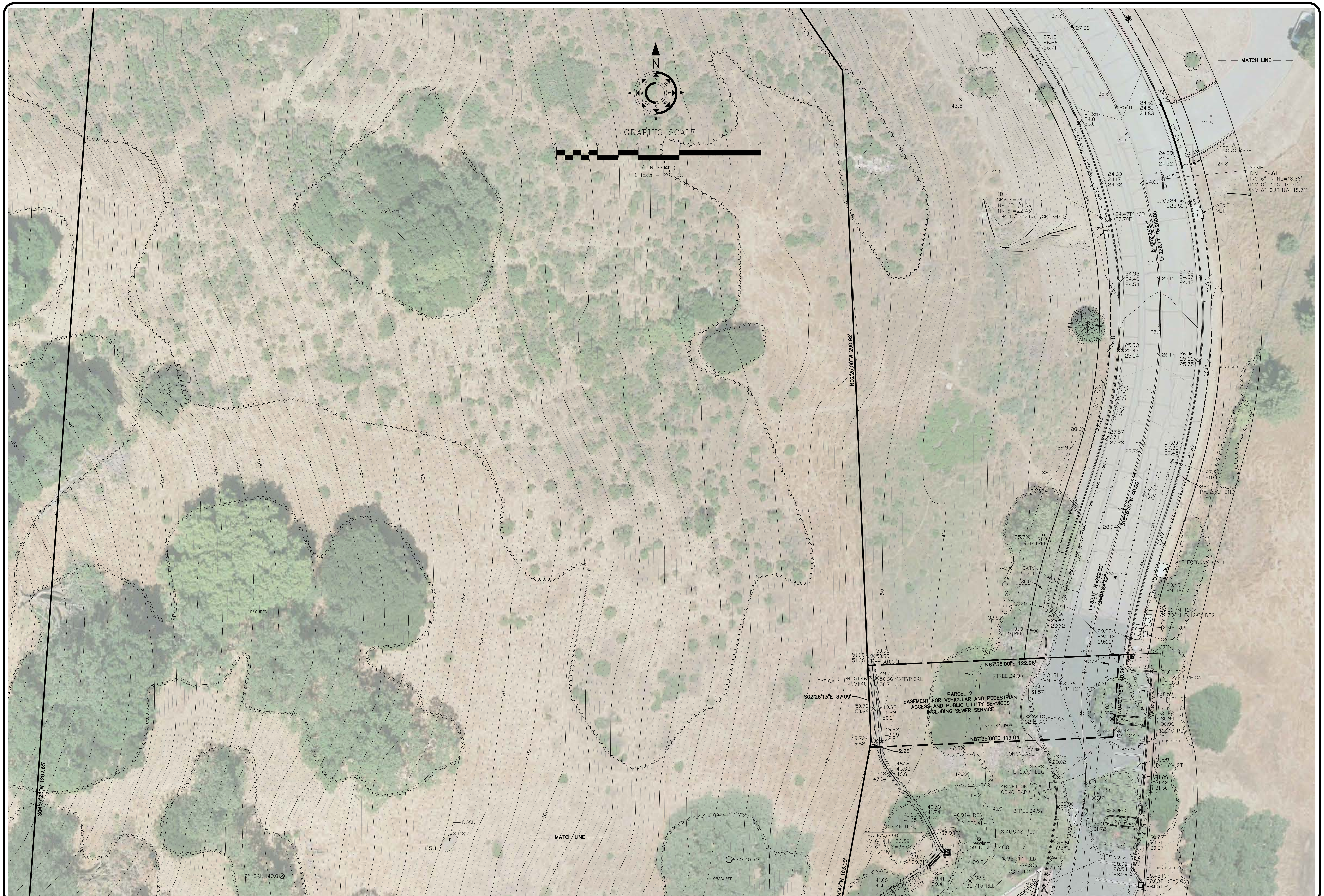
BOUNDARY & TOPOGRAPHIC SURVEY OF APN 165-220-06, LOS GAMOS DRIVE

SAN RAFAEL — MARIN COUNTY — CALIFORNIA

REVISIONS	
JOB NUMBER	5883-01
DRAWN BY	WCC
DRAWING NAME	5883-01BT.dwg
CHECKED BY	JMS, TJE
SHEET NO.	1 OF 4
DATE	6/26/2020



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BOUNDARY & TOPOGRAPHIC SURVEY
OF
APN 165-220-06, LOS GAMOS DRIVE

SAN RAFAEL MARIN COUNTY CALIFORNIA

REVISIONS	
JOB NUMBER 5883-01	
DRAWN BY WCC	DRAWING NAME 5883-01BT.dwg
CHECKED BY JMS, TJE	SHEET NO. 2 OF 4
DATE 6/26/2020	

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BOUNDARY & TOPOGRAPHIC SURVEY OF APN 165-220-06, LOS GAMOS DRIVE

SAN RAFAEL MARIN COUNTY CALIFORNIA

JOB NUMBER 5883-01	
DRAWN BY WCC	DRAWING NAME 5883-01BT.dwg
CHECKED BY JMS, TJE	SHEET NO. 3 OF 4
DATE 6/26/2020	
REVISIONS	

INDEX CONTOUR
INTERMEDIATE CONTOUR
INDEX DEPRESSION
INTERMEDIATE DEPRESSION
APPROXIMATE INDEX
APPROXIMATE INTERMEDIATE
APPROX. INDEX DEPRESSION
APPROX. INTERMEDIATE DEPRESSION
TOP BACK OF CURB
TOP FRONT OF CURB
CURB FLOWLINE
GUTTER (CONCRETE EDGE)
CONCRETE
EDGE OF PAVEMENT
DIRT ROAD
JEEP/FOOT TRAIL
CURB CUT
MISC/ROW LANDSCAPE CURBING
BRIDGE
HANDICAP RAMP
RETAINING WALL
FENCE ON RETAINING WALL
FENCE
APPROXIMATE FENCE
BLOCK WALL
MEDIAN WALL
STONE WALL
GUARD RAIL
HAND RAIL
WATER EDGE
INTERMITTENT DRAINAGE
MARSH
CULVERT HEADWALL
CULVERT PIPE
DRAINS
DRAIN INLETS
ABOVE GROUND PIPELINE
FLOODGATE
DAM/LEVEE
BRUSHLINE
TREELINE
TREES CONIFER/DECIDUOUS
PALM TREE/CACTUS
BUSH SYMBOL
RAILROAD UTILITY BOX/ VAULT
RAILROAD SIGNAL
RAILROAD SWITCH LEVER
RAILROAD TRACK
LIGHT POLE/ARM
LIGHT POLE
POWER POLES
POLE ANCHOR
TRAFFIC SIGNAL
CROSSWALK SIGNAL
TRANSMISSION TOWER
FIRE HYDRANT
VALVE COVER
MANHOLE
MAIL BOX
POST
BILLBOARD
SIGN/BUSINESS SIGN
UTIL. VAULT/BOX
SAT. DISH
BUILDING
TANKS / SILOS
COVERED AREA
TRAILER
SHED
BLDG. UNDER CONSTR.
FOUNDATION
DECK
STEPS
POOL
PLANTER
GOLF
MINING
PAINT STRIPING
MISCELLANEOUS
SPEED BUMP
CATTLE GUARD
PHOTO CONTROL
GROUND OBSCURED
CONTAINMENT LINE

NOTES

MAPPING OUTSIDE OF CONTROL PERIMETER MAY NOT MEET MAP ACCURACY STANDARDS.

DASHED LINES MAY NOT MEET MAP ACCURACY STANDARDS.

BUILDING OUTLINES INDICATE DRIP LINE MAY ALSO INCLUDE STAIRS AND ATTACHMENTS.

FEATURES IN SHADOW AND VEGETATION AREAS OR NEAR TALL OBJECTS MAY BE OBSCURED DUE TO PHOTOGRAPHIC ANGLE.

SMALL SHADOW AND OBSCURED AREAS NOT SHOWN FOR CLARITY.

THIS MAP HAS BEEN PREPARED BY PHOTOGRAMMETRIC METHODS AND CONFORMS TO THE STANDARDS ESTABLISHED BY THE AMERICAN SOCIETY FOR PHOTOGRAMMETRY AND REMOTE SENSING (ASPRS), AS WELL AS FEDERAL NATIONAL MAP ACCURACY STANDARDS (NMAS).

PROJECT LOS GAMOS	
CLIENT MUIR CONSULTING, INC.	
S.M. PROJECT NO.: 200509	
MAP SCALE: 1"=20'	CONTOUR INTERVAL: 1'
PHOTO SCALE: 1"=250'	PHOTO DATE: 6-2-2020
COMPILED BY: JH, TK	EDITED BY: TK

SYNERGY MAPPING
11027 S PIKES PEAK DR. #203
PARKER, COLORADO 80138
Phone: (303) 663-4483
SYNERGYMAPPING.COM

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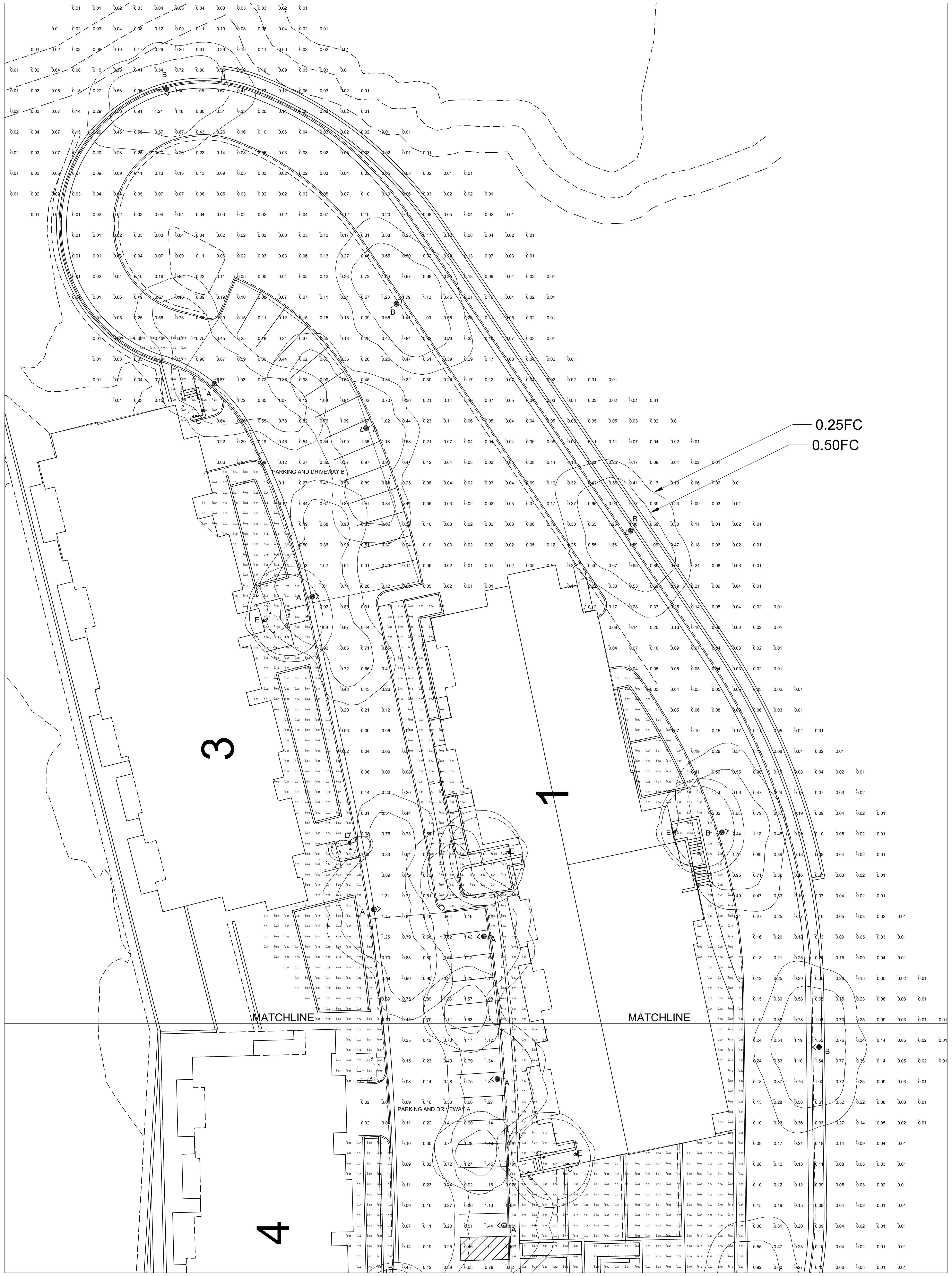
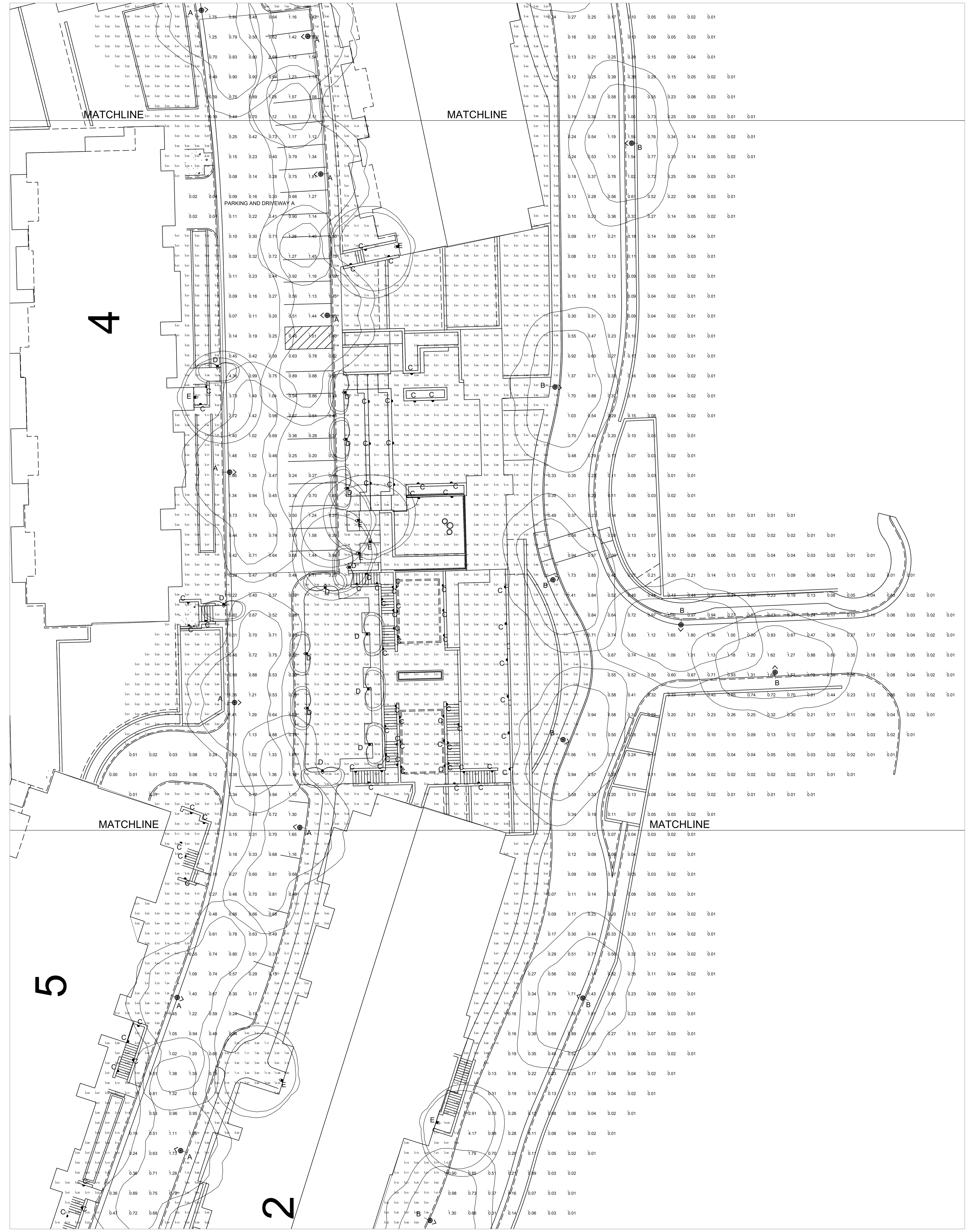
BOUNDARY & TOPOGRAPHIC SURVEY OF APN 165-220-06, LOS GAMOS DRIVE

SAN RAFAEL MARIN COUNTY CALIFORNIA

JOB NUMBER 5883-01
DRAWN BY WCC
DRAWING NAME 5883-01BT.dwg
CHECKED BY JMS, TJE
SHEET NO. 4 OF 4
DATE 6/26/2020
REVISIONS





LIGHTING LAYOUT VERIFICATION

ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE

* *

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP, RATINGS. FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL AND SITE CHARACTERISTICS.

* *

Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

Associated Lighting Representatives, Inc.

ASSOCIATED LIGHTING REPRESENTATIVES, INC
7777 PARDEE LANE
P.O. BOX 2265
OAKLAND, CA 94621
PHONE: (510) 638-3800 - FAX (510) 638-2908

REPORT FOR: STOEV DESIGN GROUP
BY: APPLICATIONS ENGINEERING; GILBERTO J. RODRIGUEZ
SALES REPRESENTATIVE: ALR; TIM HALEY

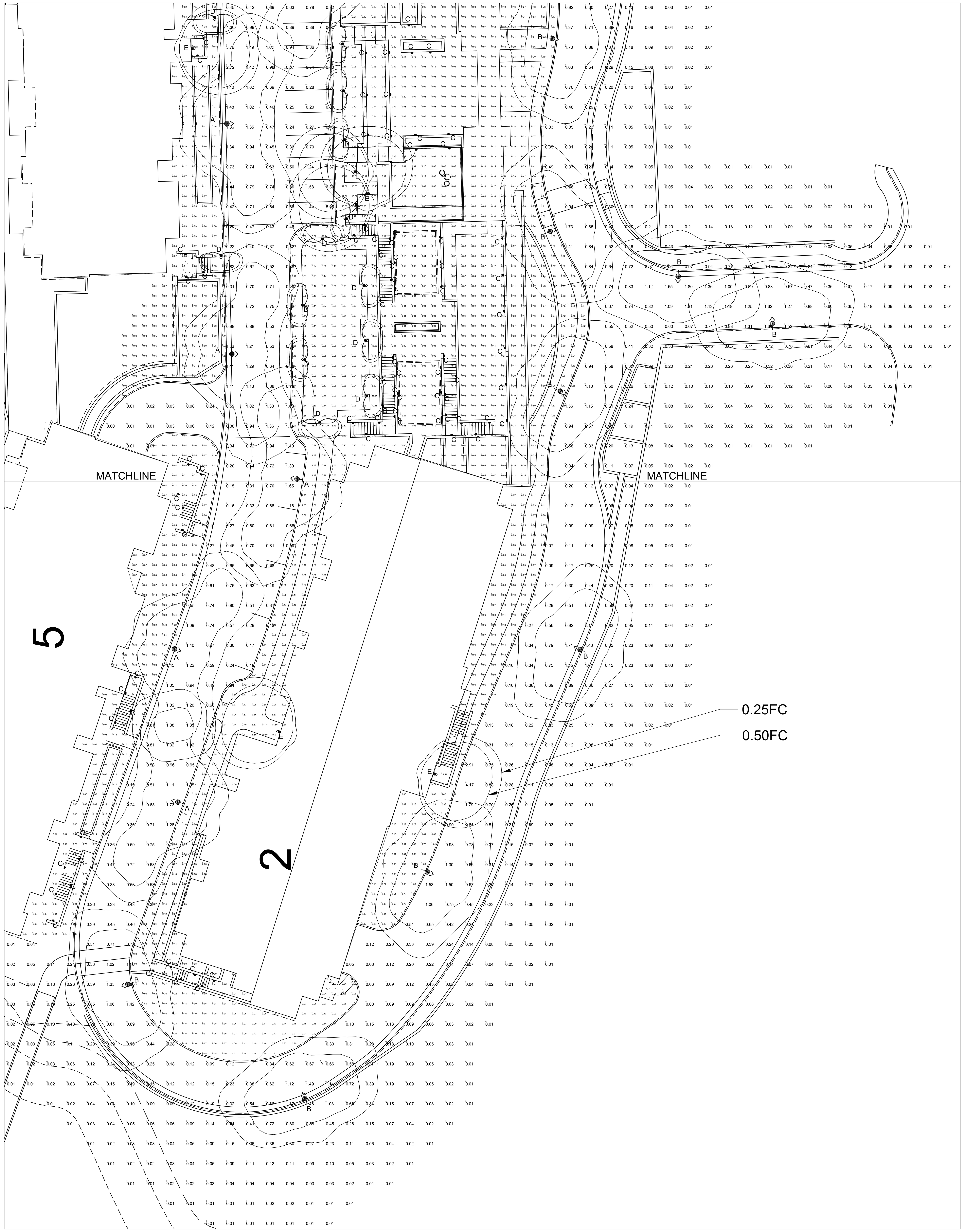
AGI32 VERSION 19.15
AGI (C) 1999-2020 LIGHTING ANALYSTS, INC.
10268 W. CENTENNIAL ROAD, SUITE 202
LITTLETON, CO 80127

PROJECT DESCRIPTION
LOS GAMOS - SITE
SAN RAFAEL, CA

PH-1

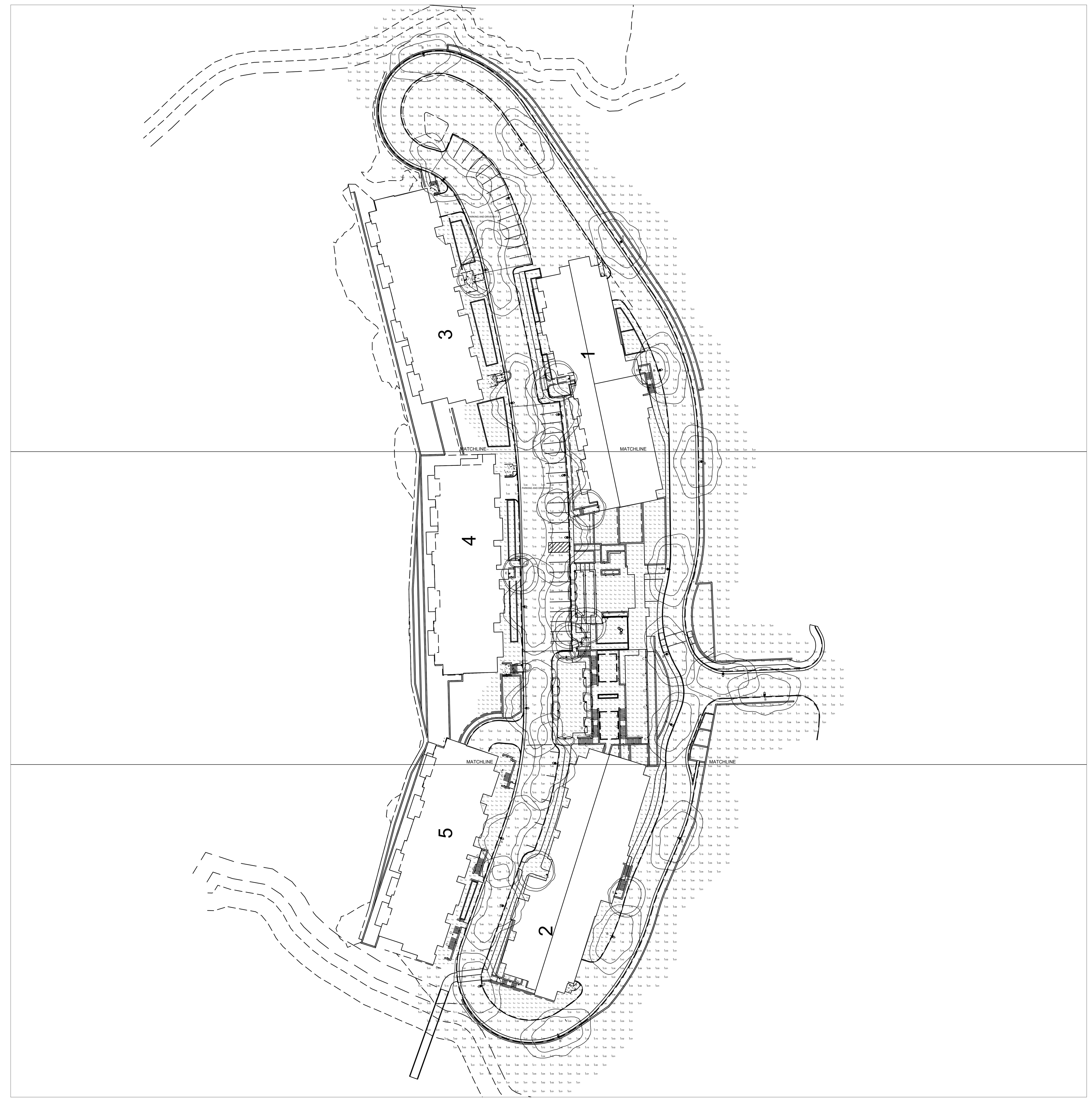
DRAWING NO. / INPUT FILE
18417HAL.DWG /.AGI

SCALE	SHEET	DATE	REV
1" = 20'	1 OF 2	10.19.2020	0



Luminaire Schedule										
Project: LOS GAMOS - SITE										
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	LDD	LLD	Description	Filename	Lum. Watts
	12	A	SINGLE	2548	0.850	0.900	0.944	BEGA 77 911 - 38.0W-KX - 16' L.C.	77911_BEGA_IES.IES	50
	14	B	SINGLE	2250	0.850	0.900	0.944	BEGA 77 910 - 15.8W-KX - 14' L.C.	77910_BEGA_IES.ies	19
	86	C	SINGLE	15	0.850	0.900	0.944	BEGA 22 136 - 6.7W-KX - 1.5' L.C.	22136_BEGA_IES.IES	8.2
	14	D	SINGLE	1361	0.850	0.900	0.944	BEGA 99 056 - 11.6W-KX - 1.6' L.C.	99056_BEGA_IES.ies	14
	10	E	SINGLE	2982	0.850	0.900	0.944	BEGA 22 434 - 50.6W-K27 - 9' L.C.	22434_BEGA_IES.IES	55.42

Calculation Summary								
Project: LOS GAMOS - SITE								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts
PATHWAYS	Illuminance	Fc	0.87	135.39	0.00	N.A.	N.A.	3147
PARKING AND DRIVEWAY A	Illuminance	Fc	0.91	6.30	0.07	13.00	90.00	161
PARKING AND DRIVEWAY B	Illuminance	Fc	0.65	1.87	0.08	8.13	23.38	81



N.T.S.

LIGHTING LAYOUT VERIFICATION

ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP, RATINGS. FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL AND SITE CHARACTERISTICS.

Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

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REPORT FOR: STOEV DESIGN GROUP
BY: APPLICATIONS ENGINEERING; GILBERTO J. RODRIGUEZ
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AGI32 VERSION 19.15
AGI (C) 1999-2020 LIGHTING ANALYSTS, INC.
10268 W. CENTENNIAL ROAD, SUITE 202
LITTLETON, CO 80127

PROJECT DESCRIPTION
LOS GAMOS - SITE
SAN RAFAEL, CA

PH-2

DRAWING NO. / INPUT FILE
18417HAL.DWG /.AGI

SCALE	SHEET	DATE	REV
1" = 20'	2 OF 2	10.19.2020	0