



MARINWOOD APARTMENTS

Marin County, CA

ENTITLEMENT PACKAGE

PROJECT NO. 1455-0002

April 12 2024

PROJECT DESCRIPTION

This mixed-use apartment project, comprising 125 units, occupies four parcels totaling approximately 5.06 acres (220,321 square feet) situated at the corner of Marinwood Ave. and Miller Creek Rd. in the unincorporated area of San Rafael County, California. Notably, the site currently features a 15,000 square foot market, which will be retained as part of the development.

The property falls under the designation of GC-HOD (General Commercial/Mixed Use with Housing Overall District) according to the Countywide Plan, and is zoned CP-HOD (Planned Commercial/Housing Overall Designation). Situated within transect zones T4 and T5 as outlined by the Form-Based Code, the project benefits from its location outside of the Urban Wildland Interface zone.

The project contains four three-story buildings, constructed using Type VA wood-frame construction, with a top-of-ridge height reaching 39 feet and 3 inches. These buildings will offer a mix of one, two, and three-bedroom units, totaling 124 affordable units alongside 1 market-rate unit designated for the manager. Additionally, there's a proposed 1,040 square foot retail space within one of the buildings, strategically positioned closer to the corner of Marinwood Ave. and Miller Creek Rd.

Access to the site will be facilitated by three car entrances from Marinwood Ave., with the primary access point located near the market, and community room, a secondary entrance situated at the southern portion of the site close to the property line and a third one located at the northern portion of the site. The project will provide approximately 189 parking spaces, comprising 124 residential and 65 commercial spaces. Shared parking is anticipated in accordance with the form-based code's mixed-use shared parking factor. Additionally, 34 off-site parking spaces will be available adjacent to the site. Furthermore, long-term and short-term bike parking facilities will be strategically distributed throughout the site, aligning with the specifications laid out in the Form-Based and Cal-Green Codes.

Community amenities include 4,521 square feet of common areas distributed at the ground floor of buildings throughout the site, with the main amenity space located at the ground floor of building B near the main entry. Outdoor amenities feature two playgrounds, a picnic area with built-in barbecue, gaming area, pet relief zone, and an outdoor patio with seating. The synergy between the retail space, civic plaza, existing market, and community room adds vitality to Marinwood Ave at street level, creating an engaging pedestrian experience.

The architectural design is based on the Californian Craftsman style, incorporating sloped roofs and bay windows to create a harmonious and interconnected aesthetic. Two complementary color schemes are used to enhance the facade's visual appeal, while materials such as cement plaster, board and batten, wall shingles, and stone veneer provide texture and vibrancy.

In summary, Marinwood plaza's architecture blends traditional elements with contemporary colors, creating a structure that seamlessly integrates into its surroundings through careful consideration of massing, openings, materials, and details.

PROJECT TEAM

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MARINWOOD PROJECT DATA							4/8/2024			LPAS			
MARIN COUNTY, CA													
GROSS SITE AREA:							5.06 ACRES		220,321 SF				
GROSS DENSITY:							24.71 DU/ACRE						
NUMBER MIX:							BUILDING TYPE AND NUMBER:				PROJECT TOTALS		
UNIT TYPE AND SIZE:		Gross Rentable	Net Rentable	BLDG. A	BLDG. B	BLDG. C	BLDG. D	TOTAL	%	TOTAL GROSS RENTABLE SF			
1 BDR	675 SF			10	13	14	8	45 UNITS	36.0%	30,375 SF			
2 BDR	881 SF			6	13	14	15	48 UNITS	38.4%	42,270 SF			
3 BDR	1,125 SF			8	6	8	10	32 UNITS	20.8%	35,995 SF			
TOTAL UNITS:		869 AVE SF		24	32	36	33	125 UNITS	95%	108,640 SF			
GROSS RENTABLE AREA:				21,150	26,955	30,790	29,745	108,640 SF					
CIRCULATION:				1,450	2,465	2,465	3,515	9,895 SF					
SUPPORT:				340	340	340	365	1,385 SF					
AMENITY AREAS:				-	3,681	-	840	4,521 SF					
RETAIL:				-	-	-	1,040	1,040 SF					
TOTAL GROSS RESIDENTIAL BUILDING AREA:				22,940	33,441	33,595	35,505	124,441 SF					
TOTAL GROSS BUILDING AREA:								125,481 SF					
EFFICIENCY:				92%	81%	92%	87%	88%					
EXISTING GROCERY STORE:								15,000 SF					

VEHICULAR PARKING SUMMARY:			
RESIDENTIAL VEHICLE PARKING REQUIRED (Marin County):			
1 BDR		1.00 SPACES / UNIT	45 SPACES
2 BDR		1.25 SPACES / UNIT	60 SPACES
3 BDR		1.25 SPACES / UNIT	40 SPACES
		1.24 SPACES / UNIT	156 SPACES
RETAIL VEHICULAR PARKING REQUIRED (Marin County):			
EXISTING MARKET (County Development Code)		1.00 SPACE PER 200 SF	75 SPACES
NEW RETAIL (Form-Based Code):		1.00 SPACE PER 1000 SF (After First 1,000 SF)	- SPACES
TOTAL PARKING REQUIRED:			231 SPACES
MIXED-USE SHARED PARKING REDUCTION FACTOR (Form-Based Code): 1.20			
REDUCED RESIDENTIAL PARKING:			130 SPACE
REDUCED RETAIL PARKING:			63 SPACES
TOTAL REDUCED SHARED PARKING REQUIRED:			192 SPACES
PARKING PROVIDED:			
ON-SITE SURFACE PARKING:			189 SPACES
STREET PARKING:			34 SPACES
TOTAL PARKING PROVIDED:		RESIDENTIAL PARKING: 124 SPACES (On-Site) RETAIL PARKING: 65 SPACES (On-Site) STREET PARKING: 34 SPACES	223 SPACES
RESIDENTIAL PARKING DETAIL (On-Site):			
STANDARD SPACES:			56 SPACES
ACCESSIBLE SPACES:			5 SPACES
EV SPACES:		10% CHARGERS	13 SPACES
		40% READY (OUTLETS)	50 SPACES
			63 SPACES
RETAIL PARKING DETAIL (On-Site):			
STANDARD SPACES:			46 SPACES
ACCESSIBLE SPACES:			3 SPACES
EV SPACES:		CHARGERS	3 SPACES
		READY (OUTLETS)	13 SPACES

MARIN COUNTY FORM-BASED CODE REQUIREMENTS	PROPOSED PROJECT	COMPLIANCE NOTES
SUMMARY		
TRANSECT: T5 - CMS CORE MAIN STREET		Complies with Waivers
BUILDING TYPE: Main Street Building		Complies with Waivers
FRONTAGE TYPE: Stoop		Complies with Waivers
ARCHITECTURAL CHARACTER: Craftsman		Complies with Waivers

TRANSECT REQUIREMENTS: T5 - CMS CORE MAIN STREET	PROPOSED PROJECT	COMPLIANCE NOTES
BUILDING TYPES AND DESIGN SITE SIZE		
BLOCK SCALE:		
Width: 25 Ft. (Min)	1000 Ft.	Complies
Depth: 100 Ft. (Min)	246 Ft.	Complies
Note: Sites over 3 Acres or 700 ft long shall include civic space and new streets.		Waiver
BUILDING FORM		
BUILDING HEIGHT:		
Stories: 5 Stories (Max)	3 Stories	Complies
Height to Eave/Parapet: 60 Ft. (Max)	29'-0" (Eave) 35'-1" Parapet	Complies
Height Overall: 65 Ft. (Max)	40'-0" Top of Ridge	Complies
Stepbacks: 10 Ft. (Above 4th story)	NA	Not Applicable
Ground Floor Finish Level:		
Residential: 6 In. (Min)	6"	Complies
Non-Residential: 6 In. (Max)	6"	Complies
Ground Floor Ceiling: 16 Ft. (Min)	9 Ft.	Waiver Residential ceiling height heights will be +/- 9'-0"
BUILDING FOOTPRINT:		
Design Site Coverage: No Max	NA	Complies
Ground Floor Depth: 30 Ft. Min.	54	Complies
BUILDING PLACEMENT		
SETBACK:		
Front (Façade Zone): 0 Ft. (Min)	6 Ft. Varies	Complies
10 Ft. (Max)	9 Ft. Varies	Waiver The street is curved so the setback on some buildings vary beyond the max setback
Side Street (Façade Zone): 0 Ft. (Min)		Complies
10 Ft. (Max)	30 Ft. Varies	Waiver The street is curved so the setback on some buildings vary beyond the max setback
Side: 0 Ft. (Min)	70 Ft. Varies	Complies
Rear: 10 Ft. (Min)	104 Ft. Varies	Complies
BUILDING FAÇADE:		
Front Street 90% Min	55% approx.	Waiver The street is curved so the setback on some buildings vary beyond the max setback
Side Street 80% Min	48% approx.	Waiver The street is curved so the setback on some buildings vary beyond the max setback, Building mass does not support this.
PARKING		
RESIDENTIAL USES:	VEHICLE (Spaces/Unit)	BICYCLE (Spaces/Unit)
Studio or 1 Bedroom	0.75	1
2 or More Bedrooms	1.25	2
NON-RESIDENTIAL USES		
Less than 5,000 SF	0	Per 1,000 SF
More than 5,000 SF	1.5	Per 1,000 SF
PARKING SETBACK		
Front 40 Ft. (Min)	0 Ft.	Waiver Proposed parking ties into existing parking lot which is setback less than 40'
Side Street 30 Ft. (Min)	130 Ft.	Complies
Side 0 Ft. (Min)	3 Ft.	Complies
Rear 5 Ft. (Min)	9 Ft.	Complies
DRIVEWAY		
Curb Cut Width:		
Residential: 28 Ft.	26 Ft.	Waiver Some driveways are existing, and all need to meet Fire Code which is greater than 18'
Non-Residential: 18 Ft.	26 Ft.	Waiver Some driveways are existing, and all need to meet Fire Code which is greater than 18'
FRONTAGES		
ALLOWED PRIVATE FRONTAGE TYPE		
Stoop		
ALLOWED PUBLIC FRONTAGE TYPE		
Avenue / Boulevard		
Main Street		

GENERAL DESIGN SITE STANDARDS	PROPOSED PROJECT	COMPLIANCE NOTES
SCREENING		
Fences		
Front and Side Streets	Not Allowed	No fence
Side and Rear Yards	6 Ft. (Max)	6 Ft.
Free Standing Walls		
Front and Side Streets	Not Allowed	NA
Side and Rear Yards	6 Ft. (Max)	6 Ft.
Landscape		
Front and Side Streets	3 Ft. (Max)	6 Ft.
Side and Rear Yards	No Max	
Courtyard Screening		
Max Height of Fence	5 Ft. (Max)	6 Ft.
Setback	10 Ft. (Min)	
Screening on Retaining Walls	6 Ft. (Max)	6 Ft.
Mechanical Equipment Screening		
New Buildings:	Parapet higher than any equipment	4'-7" approx.
Existing Buildings:	Requires a mechanical screen	
Plumbing and Mech. Roof Vents	Screened from street or civic spaces	
Wall and Ground-Mounted Equipment		
Not Allowed in Street Setback		Complies
LANDSCAPING AND LIGHTING		
SPECIES		
Landscape Selection shall include 70% Native Plants		>70% Native Plants
RECYCLING / REFUSE ENCLOSURES		
Storage areas within multi-family residential developments shall be located within 250 feet of the dwellings which they are intended to serve.		< 250 ft
PARKING AND LOADING		
SHARED PARKING FOR MIXED USE DEVELOPMENT		
Parking Reduction for Residential/Retail	1.2	
Carshare Parking Spaces	2 Spaces	2 Spaces
LOCATION		
Parking shall be separated from buildings by 12 Ft. Min.		<12 Ft.
LANDSCAPING		
Percent of Landscaping	10% Of Gross Parking Area	
Minimum Planters	5 Ft. Min between every 5 spaces	
Required Quantity	1 Tree per every 10 spaces	
Parking Lots (Over 10,000 SF)		
Separate wih landscape Areas	15 Ft. Min Width	17 Ft.
SLOPE STANDARDS		
NOT APPLICABLE		Not Applicable
PUBLIC FRONTAGE STANDARDS		
MAIN STREET FRONTAGE (Only Required in T5 CMS Zone)		
Total Width	16 Ft. (Min)	Waiver Existing Sidewalks will be repaired and/or replaced to match existing sidewalks
Walkway (Pedestrian Zone)	12 Ft. (Min)	Waiver Existing Sidewalks will be repaired and/or replaced to match existing sidewalks
Planters	4 Ft. (Min) - Tree Wells	Waiver Existing landscape planter will match existing planters
PRIVACY STANDARDS		
NOT APPLICABLE		Not Applicable
ENVIRONMENTAL PROTECTION STANDARDS		
Development Site is Eligible to use the Form Based Code		Complies

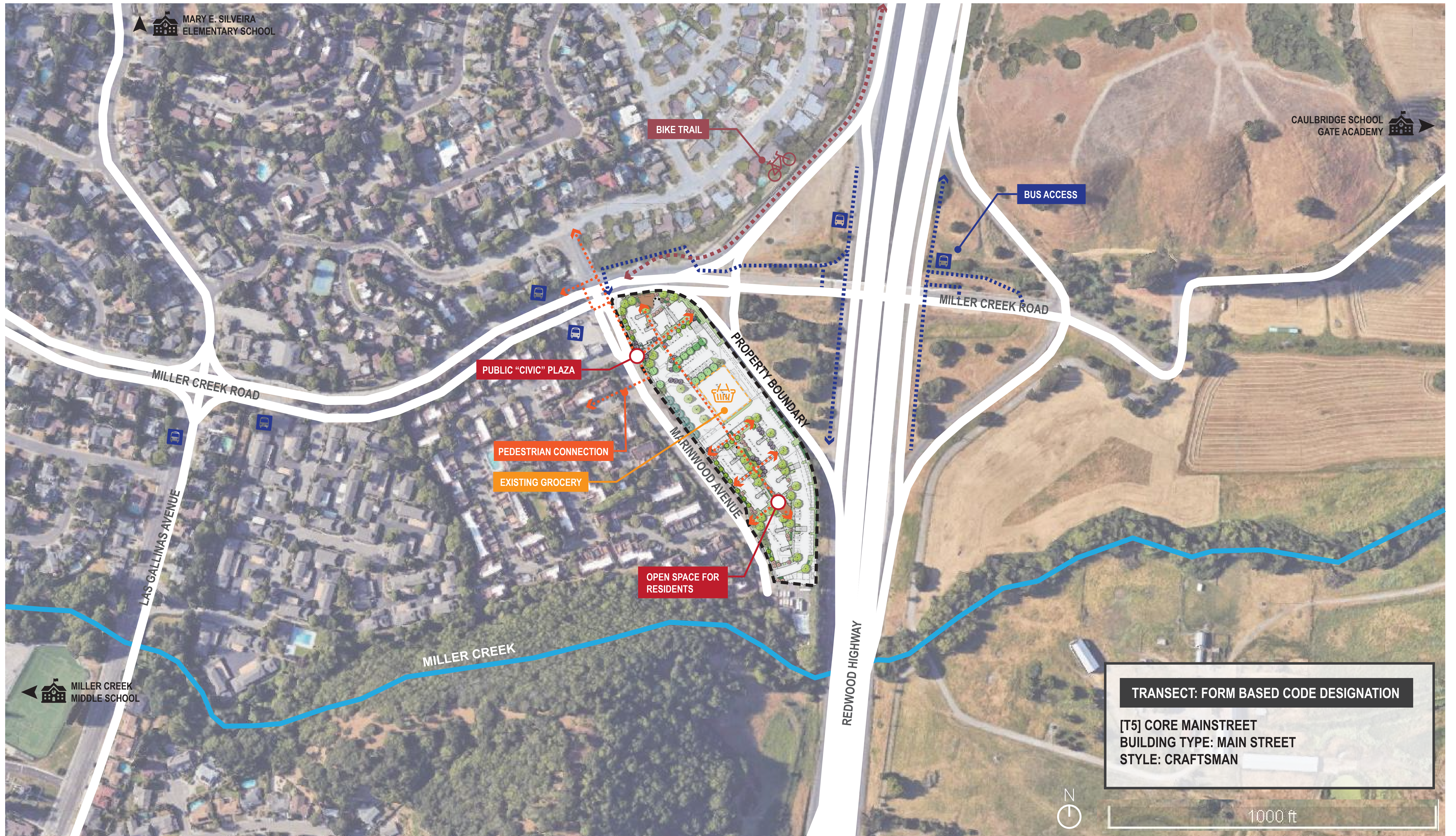
BUILDING TYPES: MAIN STREET BUILDING	PROPOSED PROJECT	COMPLIANCE NOTES
NUMBER OF UNITS		
Units per Building: Unrestricted		Complies
Buildings per Design Site: 1 Max	4 (N) Buildings + 1 (E) Building	Waiver All buildings (new and existing) are on a single design site
BUILDING SIZE AND MASSING		
HEIGHT:		
Stories: 5 Max.	3 Stories	Complies
MAIN BODY:		
Width: 200 Ft. (Max)	219 Ft	Waiver Some buildings exceed the maximum building length
Depth: 280 Ft. (Max)	58 Ft	Complies
WINGS:		
Not Allowed		Complies
PEDESTRIAN ACCESS		
Distance btwn Entries to Ground Floor Shops: 50 Ft. (Max)	28 Ft	Complies
VEHICLE ACCESS AND PARKING		
See Driveway and Parking Requirements		
OPEN SPACE		
None Required		Complies
MAIN BODY MASSING COMPOSITION		
FLAT BAR		
Main Body: Number of Bays: Flexible Main Body Width: See Building Type	Varies from 21 Ft to 13 Ft	Complies
Wall Length: 40 Ft. (Max)		Waiver Building walls exceed 40'
Wings: Number of Bays: Not Required		Complies

PRIVATE FRONTAGE TYPES: STOOP	PROPOSED PROJECT	COMPLIANCE NOTES
SIZE		
Width, Clear: 4 Ft. (Min)	6'-3"	Complies
Depth, Clear: 3 Ft. (Min)	3'-0"	Complies
Height, Clear: 8 Ft. (Min)	9'-3"	Complies
Stories: 1 Story (Max)	1 Story	Complies
Finish Level above Sidewalk: 12 In. (Min)		Waiver Most stoops need to be accessible and will be at sidewalk level
Depth of Recessed Entries: 8 Ft. (Max)	0 Ft	Complies

ARCHITECTURAL DESIGN: CRAFTSMAN	PROPOSED PROJECT	COMPLIANCE NOTES
WALL AND BASE TRIM		
Wall Trim Size: 4 In. (Min)	6 In.	Complies
Base Trim Size: 1 Ft. (Min), 1/2 Stort (Max)	1 ft	Complies
BUILDING ROOF: RAKE		
HEIGHT		
Bracket Bracing Member: 4 In. (Min)	6 In.	Complies
HORIZONTAL PROJECTION		
Projection to Fascia: 1'-8" (Min), 3'-0" (Max)	2'-0"	Complies
Bracket Projection Beyond Fascia: 1' (Max)	4 In.	Complies
BUILDING ROOF: EAVE		
ALLOWED TYPES		
Eave Types: Open	Open	Complies
HEIGHT		
Fascia: 10 In. (Min)	10 In.	Complies
HORIZONTAL PROJECTION		
Overall: 2'-6" (Min)	2'-6" Including Gutter	Complies
PARAPET		
CANOPY		
Eave Height: 6 Ft. (Min)	10 In.	Complies
Horizontal Projection: 3 Ft. (Min)	3'-0"	Complies
Required Support Elements: Brackets		Complies
Bracket Width: 4 In. (Min)	6 In.	Complies
Roof Pitch: 3:12 (Min)	6:12	Complies
WINDOWS		
OPENING		
Height to Width Ratio:		
Ground Floor: 2.00 (Min)	1.667	Waiver Requirements are not building code compliant
Upper Floor: 1.75 (Min)	1.667	Waiver Requirements are not building code compliant
Shape: Square		Complies
Operation: Single Hung		Complies
WINDOW		
Glazing Dividers: 6 Over 1	6 Over 1	Complies
4 Over 1	4 Over 1	Complies
10 Over 1	NA	Complies
Frame Width:		
At Rail: 2.5 In. (Min)	-	Waiver This is a function of the manufacturer and not in the applicant's discretion
At Stile: 2.5 In. (Min)	-	Waiver This is a function of the manufacturer and not in the applicant's discretion
Trim Widths:		
Head: 6 In. (Min)	6 In.	Complies
Jamb: 6 In. (Min)	6 In.	Complies
Apron: 3 In. (Min)	6 In.	Complies
Window Frame Recess: 2 In. (Min)	-	Waiver This is a function of the manufacturer and not in the applicant's discretion
Sill Depth: 3 In. (Min)	-	Waiver This is a function of the manufacturer and not in the applicant's discretion
BAY WINDOWS		
FORM / SHAPE		
Shape: Square	Square	Complies
SIZE		
Height: 2 Stories (Max)	2 Stories	Complies
CORNICE TYPES		
Bay returns into building eave	-	Complies
ADDITIONAL STANDARDS		
Bay depth not allowed to extend past eave	-	Complies
Multi-story window form shall be vertically continuous	-	Complies
Continuous horizontal articulation on building shall wrap bay form	-	Waiver Bay windows break horizontal trim on main bldg wall to reduce building mass
DORMERS		
NOT APPLICABLE	-	Not Applicable
ENTRY DOORS		
DOOR		
Number of Panels: 2 (Min)	1 Panel	Waiver Storefront doors are a single panel glass door
SURROUND		
Head Width: 6 In. (Min)	6 In.	Complies
Jamb Width: 4 In. (Min)	6 In.	Complies
BALCONIES		
SIZE		
Overall Balcony Width: 10 Ft. (Max)	6 Ft.	Complies
Width Between Posts: 3 In. (Min)	-	Complies
PORCHES		
COLUMNS		
Shape: Square-tapered	Square	Waiver Proposed columns are double posted rather than tapered
Base Width: 1'-10" (Min)		Complies
Spacing: 9'-6" (Min), 12' (Max) on Center	8'-1" (Min), 12'-7" (Max)	Waiver Spacing is dictated by the building mass. Some are slightly greater tha 12'
ENTABLATURE		
Overall: 10 In. (Min)	12 In.	Complies

STOREFRONTS			
WIDTH			
Storefront Module:	10'-0" (Min), 15'-0" (Max)	Varies	Waiver "Storefront" glazing varies and is coordinated with location of windows above.
Display Window:	3'-0" (Min), 4'-0" (Max)	3'-0"	Complies
Distance Between Storefront Modules:	1'-0" (Min), 2'-0" (Max)	6 Ft.	Waiver "Storefront" glazing varies and is coordinated with location of windows above.
HEIGHT			
Overall:	13 Ft. (Min)	11'-9"	Waiver Wall height to change in materials
Head Height:	10 Ft. (Min)	8'-0" , 9'-1"	Waiver Varies, and depends on ceiling height
Cornice:	10 in. (Min)	12 in.	Complies
Signage Band:	1'-6" (Min)	2'-8"	Complies
Base:	1'-0" (Min), 2'-0" (Max)	-	Complies No base is proposed at Storefront
HORIZONTAL RECESS			
Depth:	1'-0" (Min), 2'-0" (Max)	1'-0"	Complies
MATERIALS			
ALLOWED MATERIALS			
Wall			
Wall Cladding:	Shingle and lap siding, composite wood, wood, fiber cement, and stucco	Composite wood and shingle siding and stucco	Complies
Base			
Base or Foundation:	Stone, cast stone, painted concrete		Waiver Wall base matches wall material
Roofing and Roof Elements			
Roofing and Roof Elements	Asphalt shingles, wood shingles, standing seam metal	Asphalt shingles and singl ply (in roof well)	Complies Complies at visible roof but not at mechanical roof wells
Rake and Eave	Composite wood, wood		Complies
Cornice	Composite wood, wood		Complies
Brackets	Composite wood, wood, fiberglass		Complies
Gutter	Metal half-round		Complies
Windows, Bay Windows, Entry Doors			
Trim or surround	Composite wood, wood, fiber cement		Complies
Entry Door	Wood, aluminum, fiberglass, composite		Complies
Window Frames	Wood, aluminum-clad wood, aluminum, fiberglass	Vinyl Windows	Waiver Windows will have a Low E Coating to meet Building Code Requirements
Glazing	Clearglass, shall not be tinted, mirrored, or colored	Low E Coating on Glazing	Waiver These coatings often have a slight tint.
Balconies			
Post, Baluster, Handrail, Fascia	Metal, wood, composite wood		Complies
Porches			
Columns	Composite wood, wood, metal		Complies
Railing	Composite wood, wood, metal		Complies
Storefronts			
Columns	Composite wood, wood, fiberglass, metal	Cement Plaster and Stone Veneer	Waiver
Storefront Base	Wood panels, brick, stone, tile, fiber cement	Stone Veneer and Cement Plaster may be used	Waiver

LARGE SITE REQUIREMENTS	PROPOSED PROJECT	COMPLIANCE NOTES
BLOCK SIZE		
Maximum Length	400 Ft.	Waiver Subdividing parcel would reduce density
Maximum Perimeter Length	1,600 Ft.	Waiver Subdividing parcel would reduce density
STREETS		
New public streets are required to separate blocks in compliance with max block sizes		Waiver Subdividing parcel would reduce density
CIVIC SPACES		
Area Required:	10% of the total development area	Waiver Providing 10% public open space would reduce density
Types of Allowed Spaces		
Plaza	50' x 50' Min Size	Waiver 40' x 45'
Playground	40' x 60' Min Size	Waiver 40' x 48'
Community Garden	No Minimum Size	Waiver Not provided
Passage	20' Min Clear Width	Waiver Not provided
DESIGN SITES		
Subdivide blocks into compliant design sites		Waiver Subdividing parcel would reduce density
Utilize a minimum of 2 building types in each block	Two color schemes provided	Concession Creating multiple building types would increase costs and potentially reduce density
ZONES (TRANSECTS)		
A Minimum of 2 Zones are Required on sites greater than 3 acres	Used of only one Transec zone	Waiver There are no building tpes in the Form Base Code that comply with our building type
REQUIRED MIX OF BUILDING TYPES, STYLES, AND FRON		
Two different architectural styles are required	Two color schemes provided	Concession Creating multiple building types would increase costs and potentially reduce density



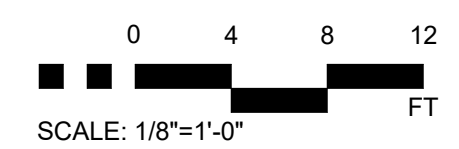
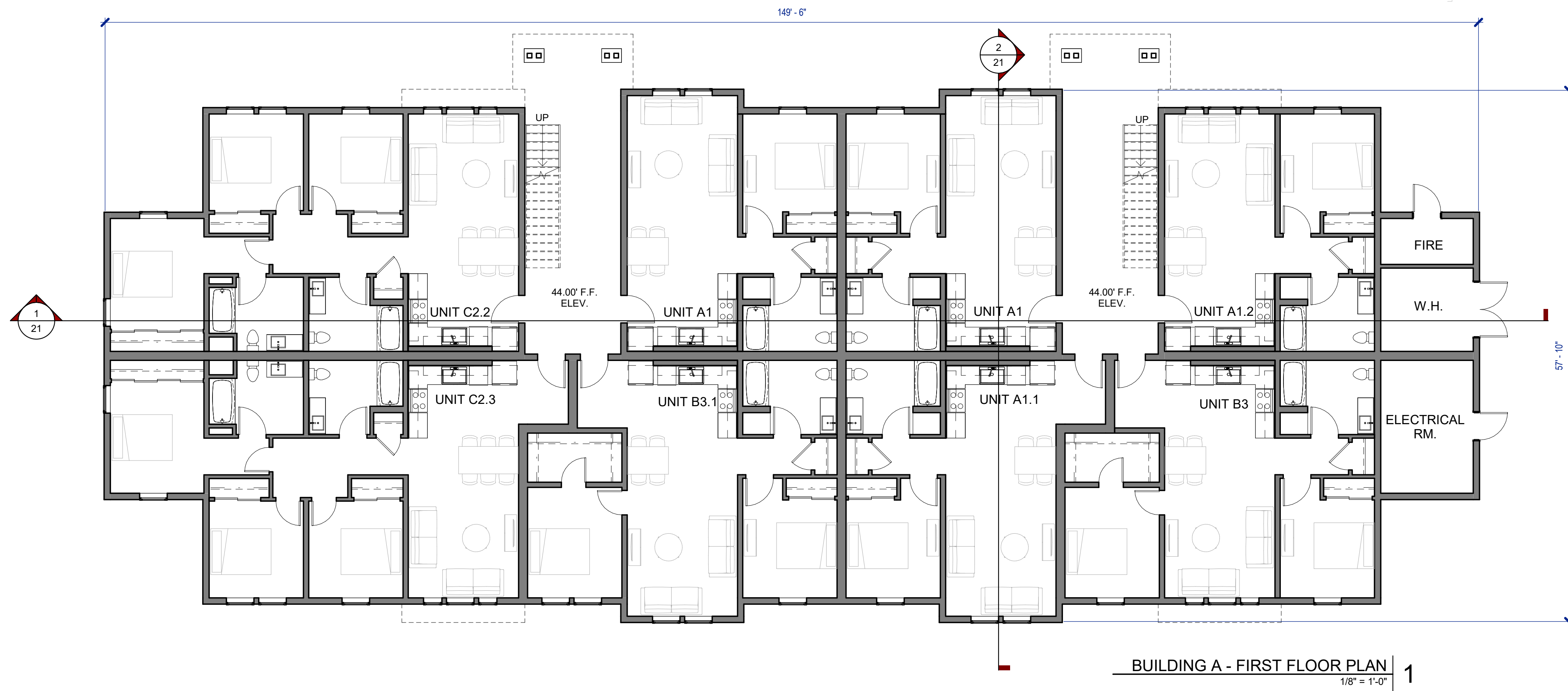
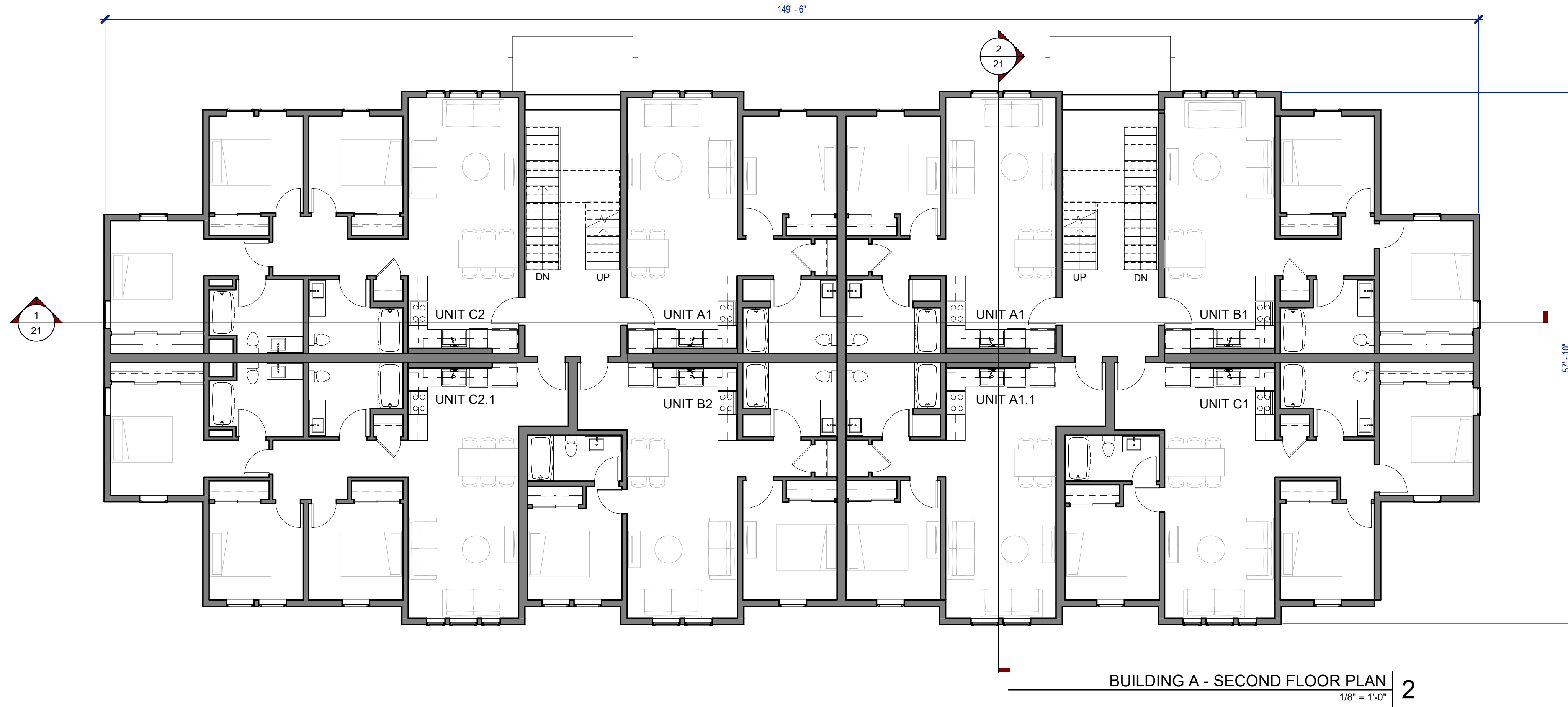
TRANSECT: FORM BASED CODE DESIGNATION
 [T5] CORE MAINSTREET
 BUILDING TYPE: MAIN STREET
 STYLE: CRAFTSMAN

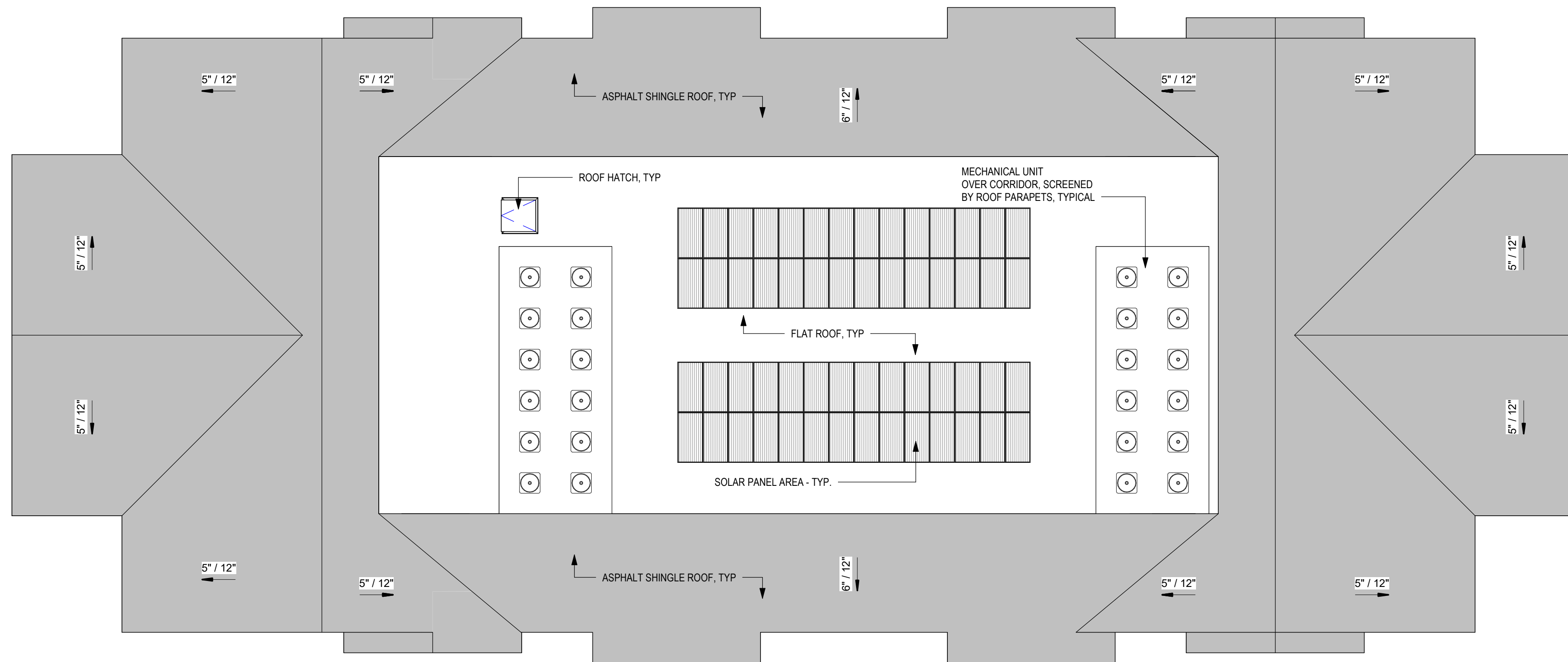


1000 ft

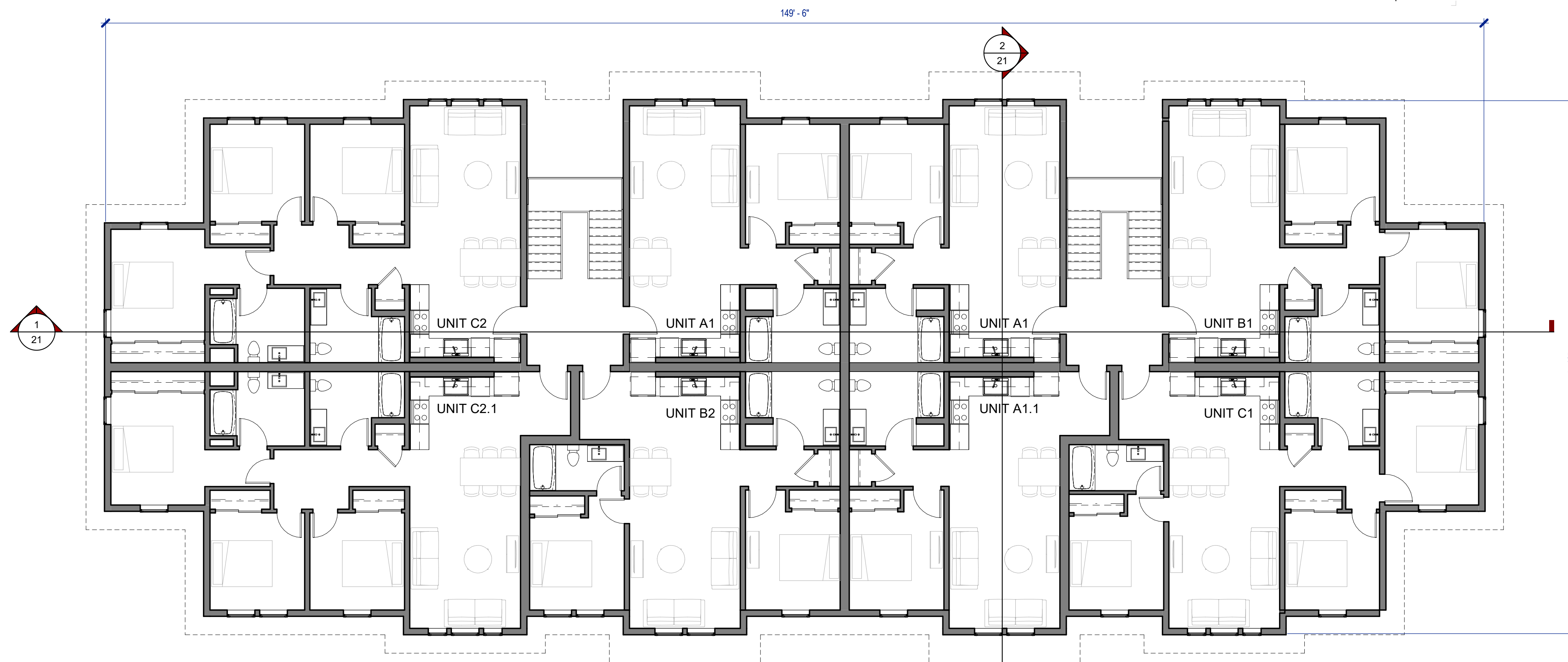




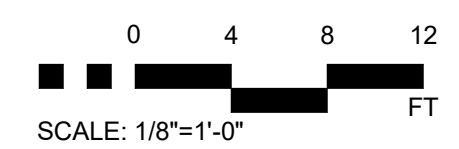


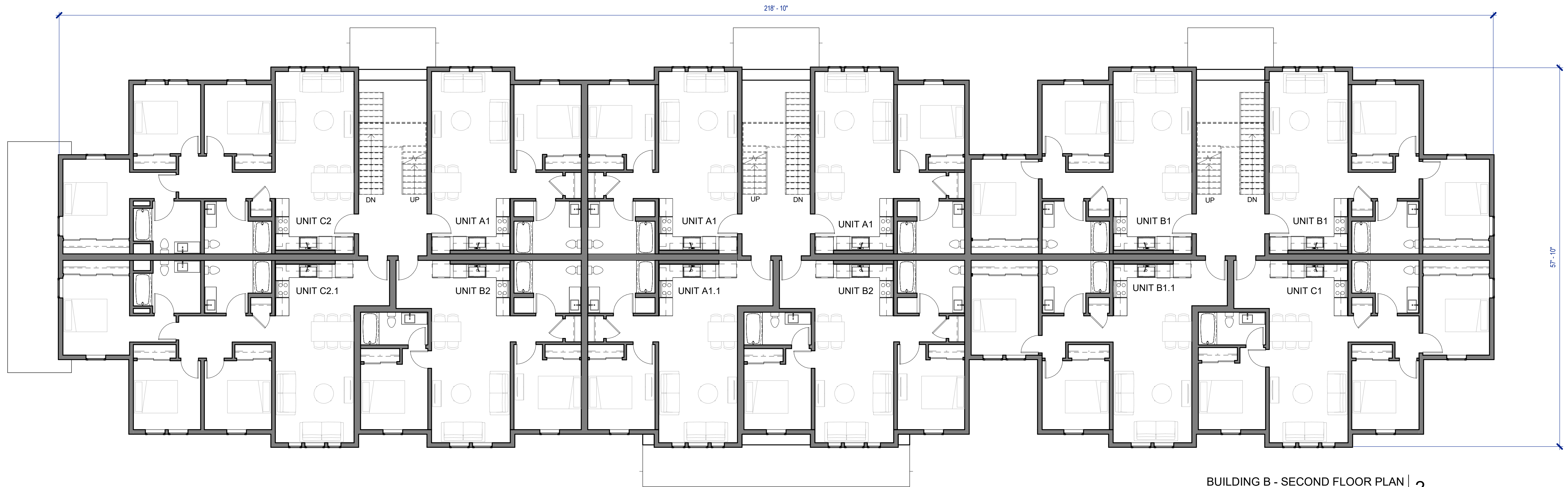


BUILDING A - ROOF PLAN | 2
1/8" = 1'-0"

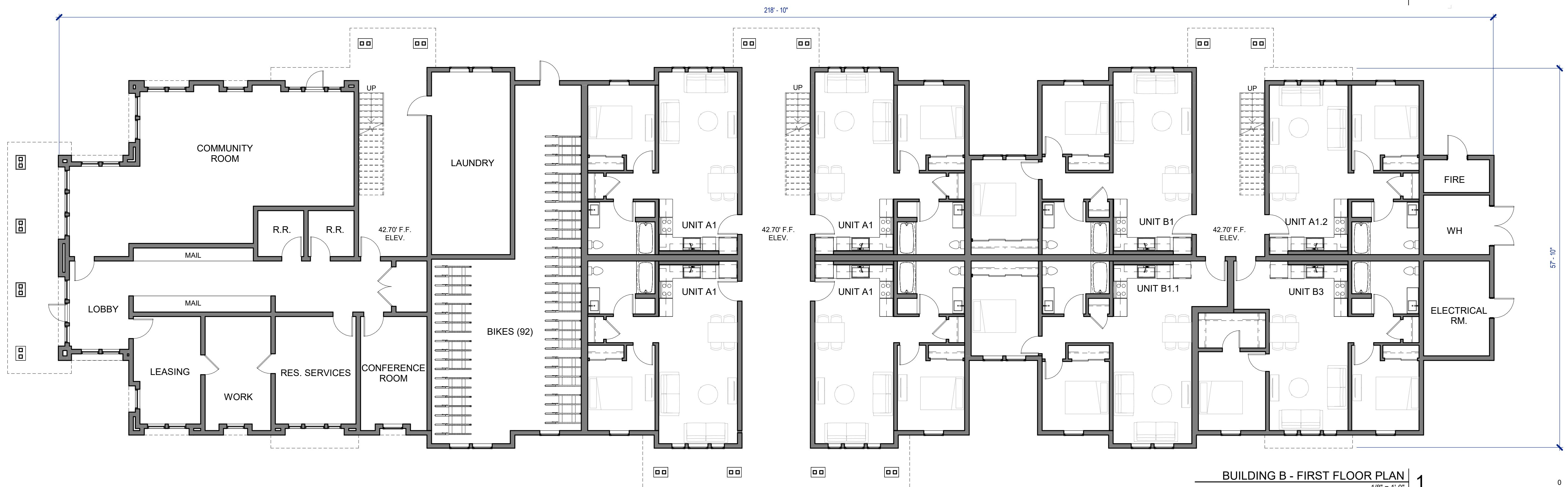


BUILDING A - THIRD FLOOR PLAN | 1
1/8" = 1'-0"

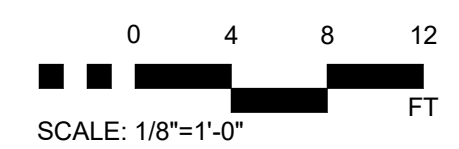


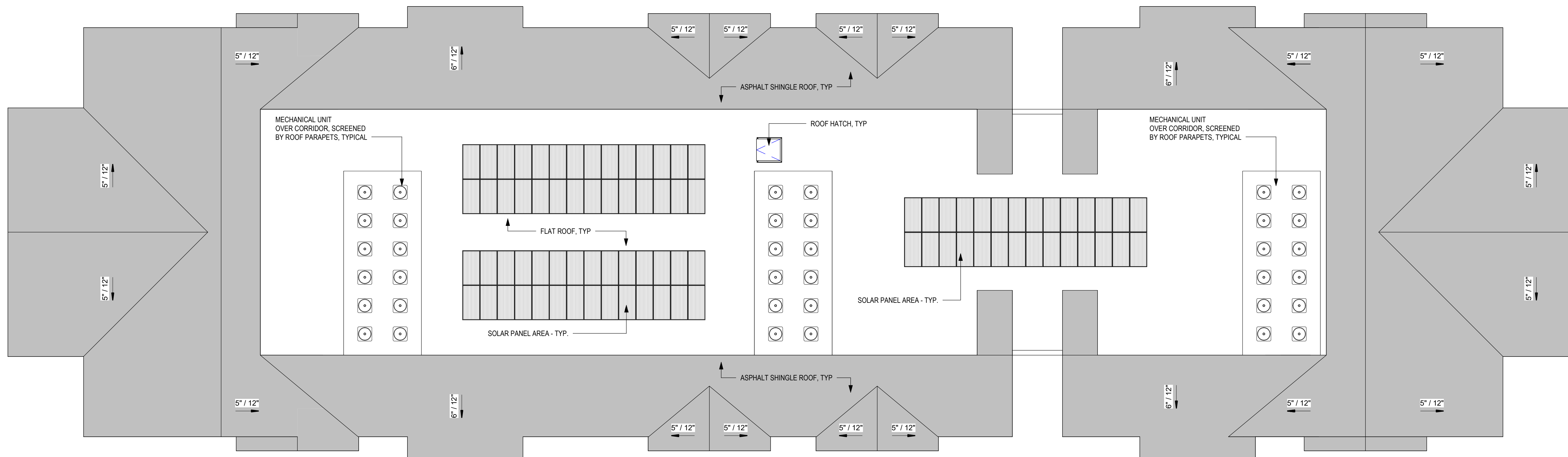


BUILDING B - SECOND FLOOR PLAN | 2
1/8" = 1'-0"

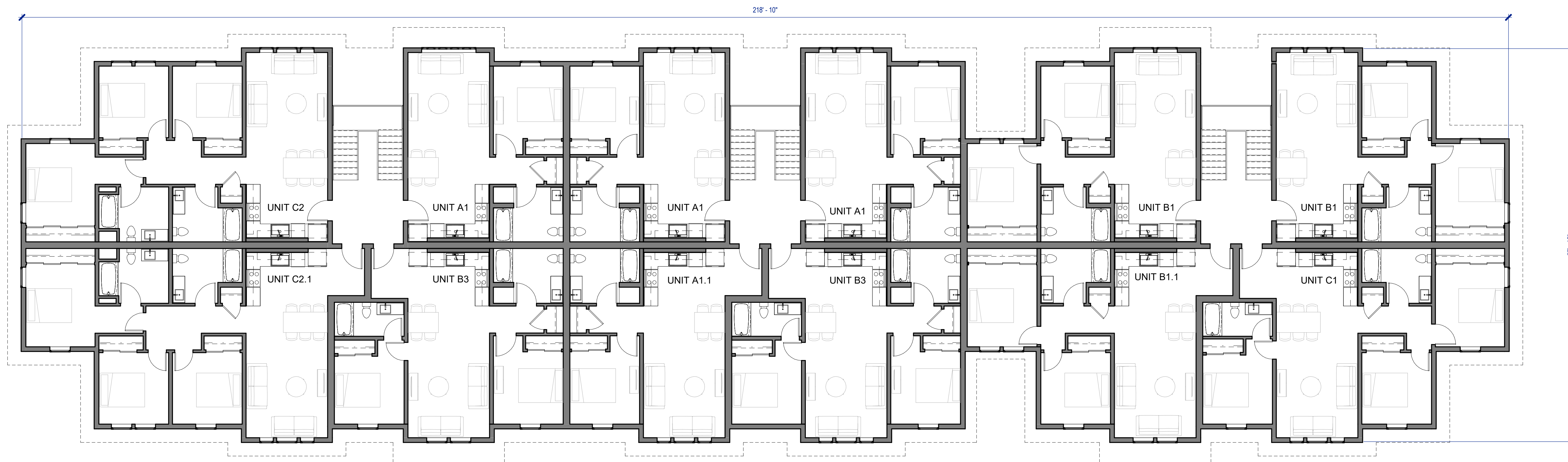


BUILDING B - FIRST FLOOR PLAN | 1
1/8" = 1'-0"

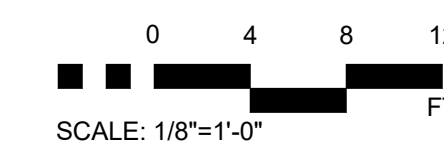


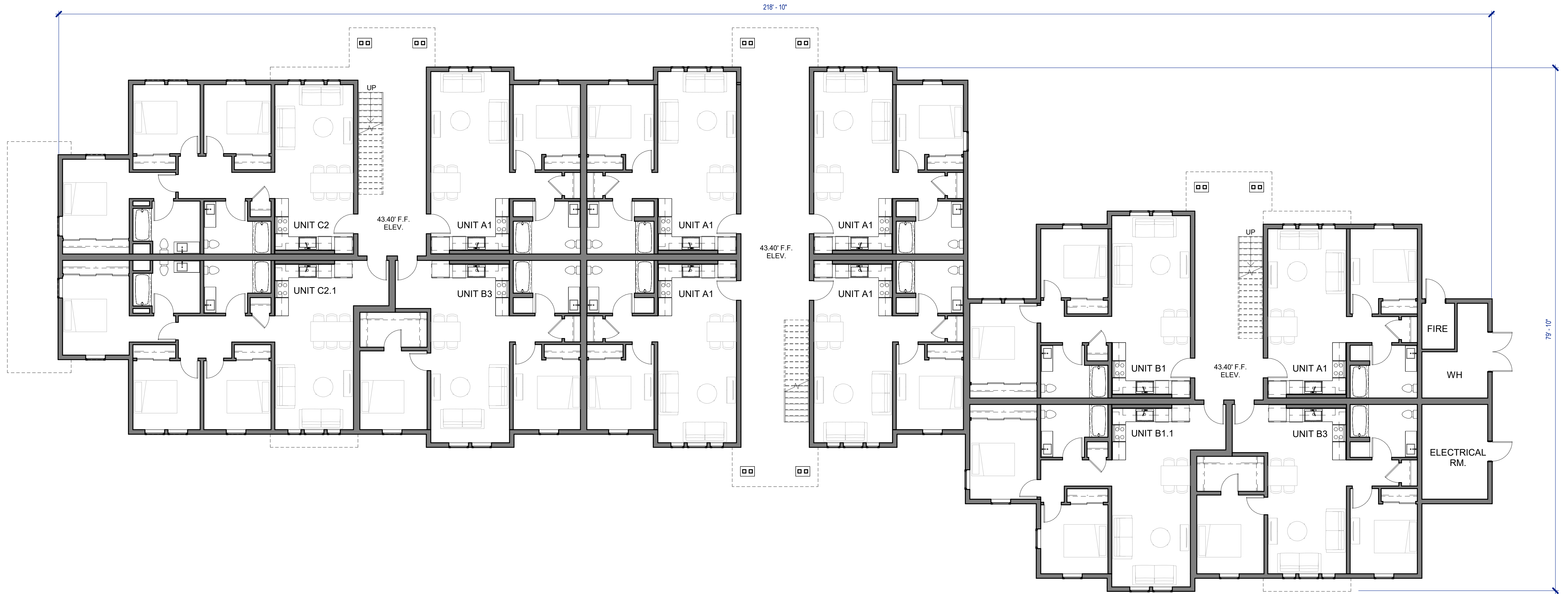


BUILDING B - ROOF PLAN | 2
1/8" = 1'-0"

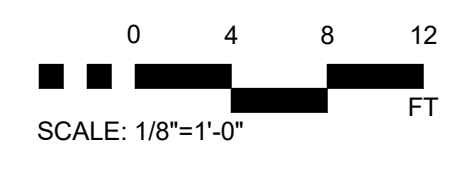


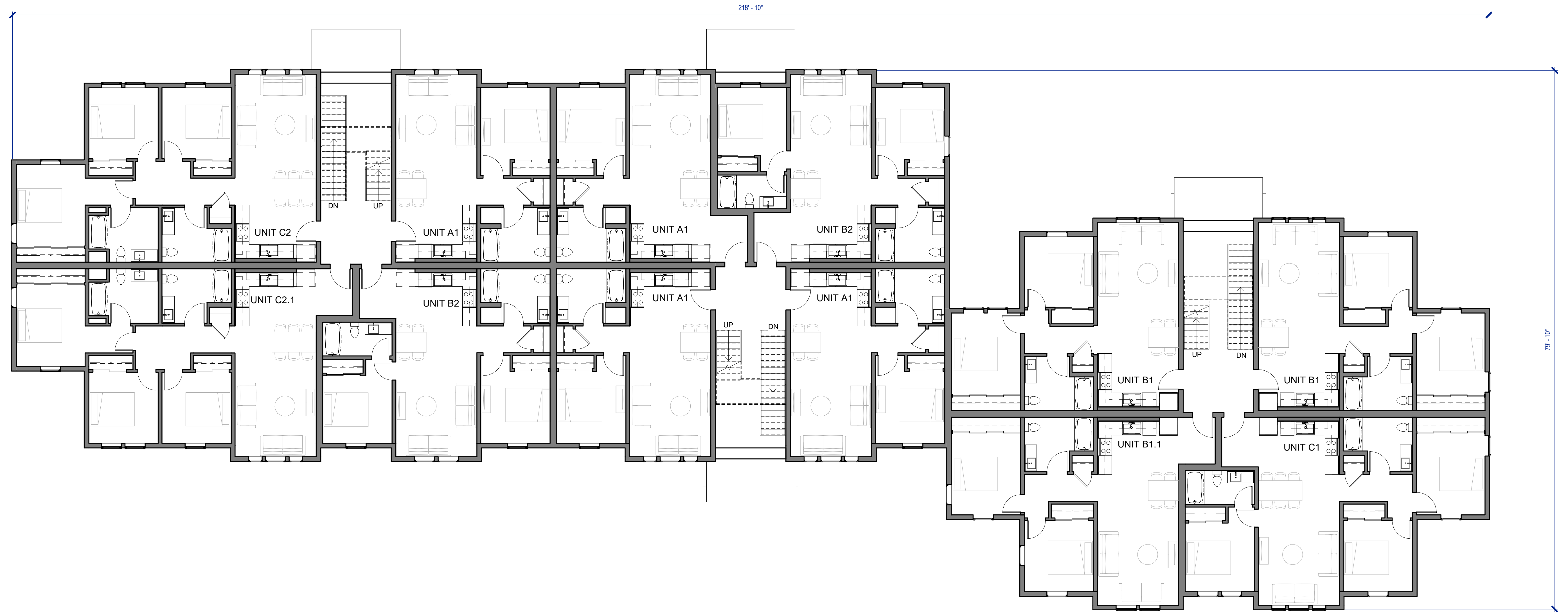
BUILDING B - THIRD FLOOR PLAN | 1
1/8" = 1'-0"



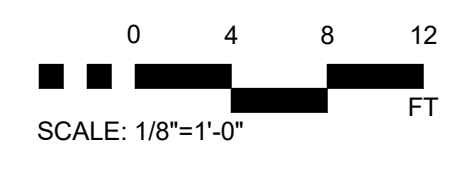


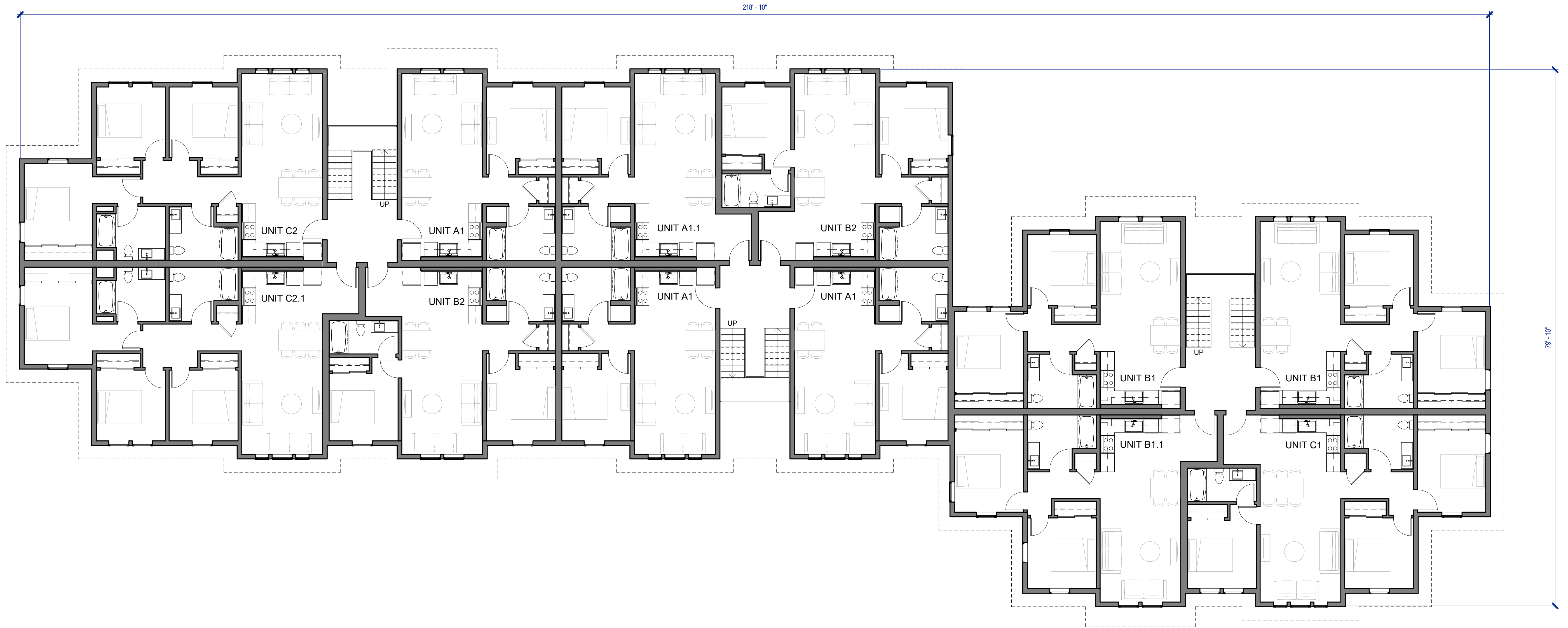
BUILDING C - FIRST FLOOR PLAN | 1
 1/8" = 1'-0"



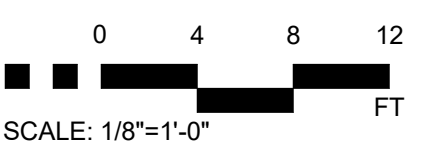


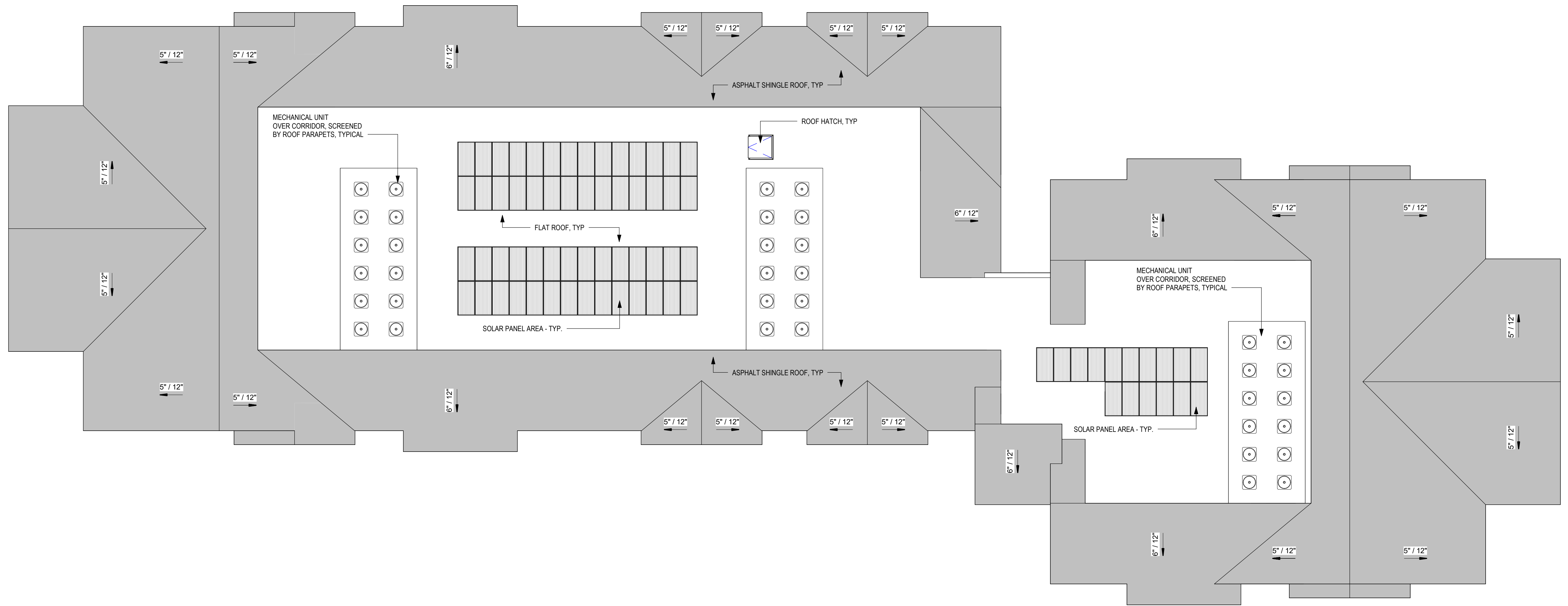
BUILDING C - SECOND FLOOR PLAN | 1
1/8" = 1'-0"



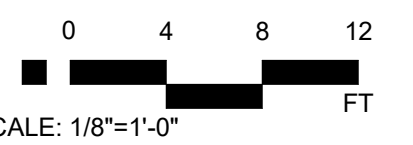


BUILDING C - THIRD FLOOR PLAN | 1
1/8" = 1'-0"



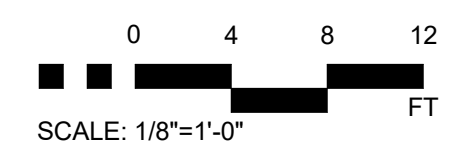


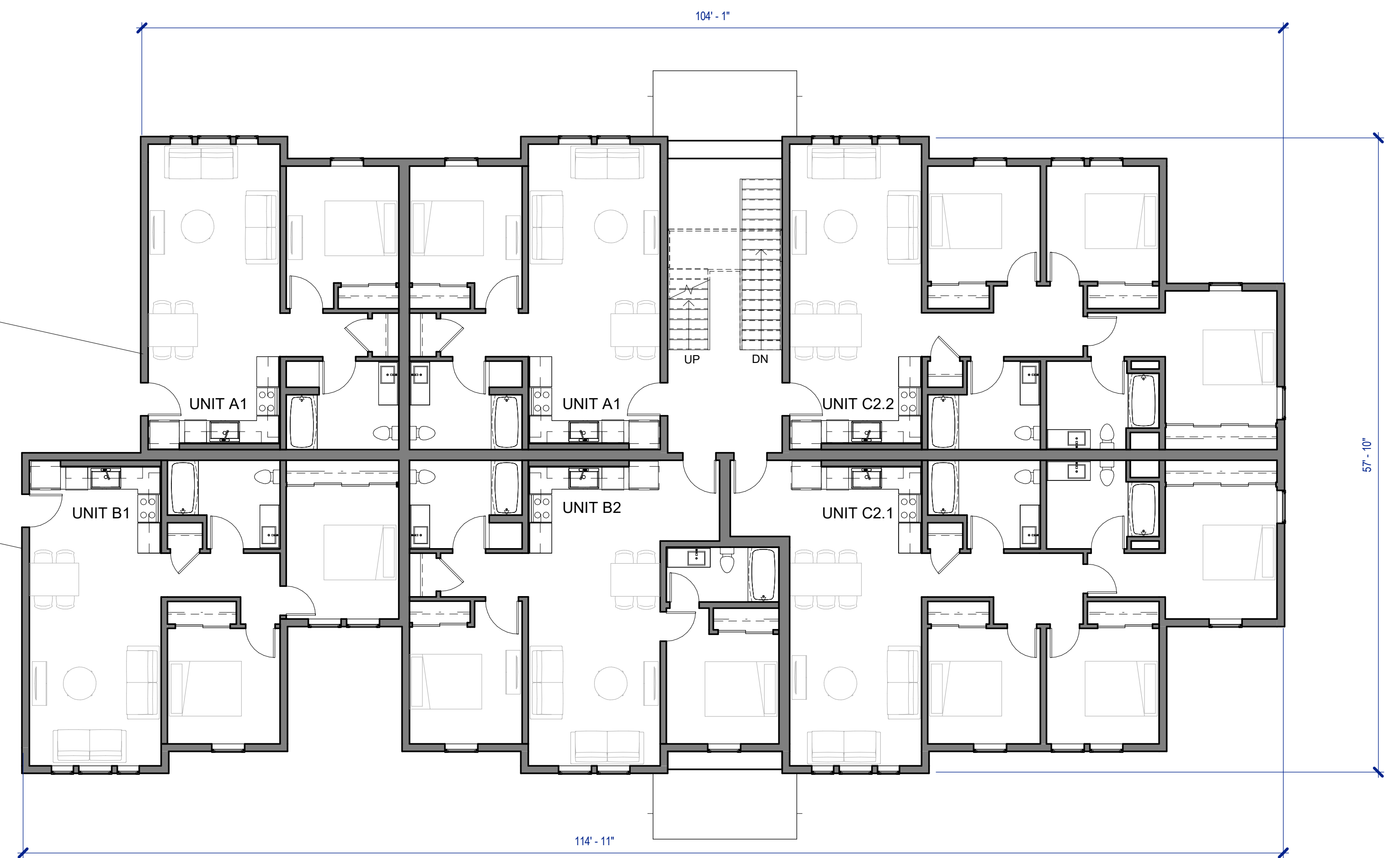
BUILDING C - ROOF PLAN | 1
1/8" = 1'-0"



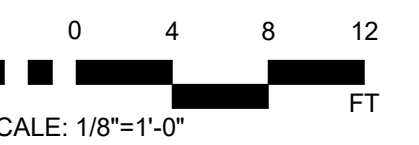


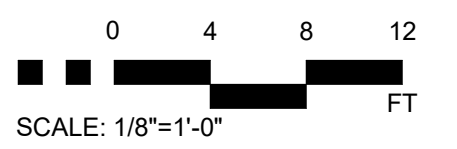
BUILDING D - FIRST FLOOR PLAN | 1
1/8" = 1'-0"

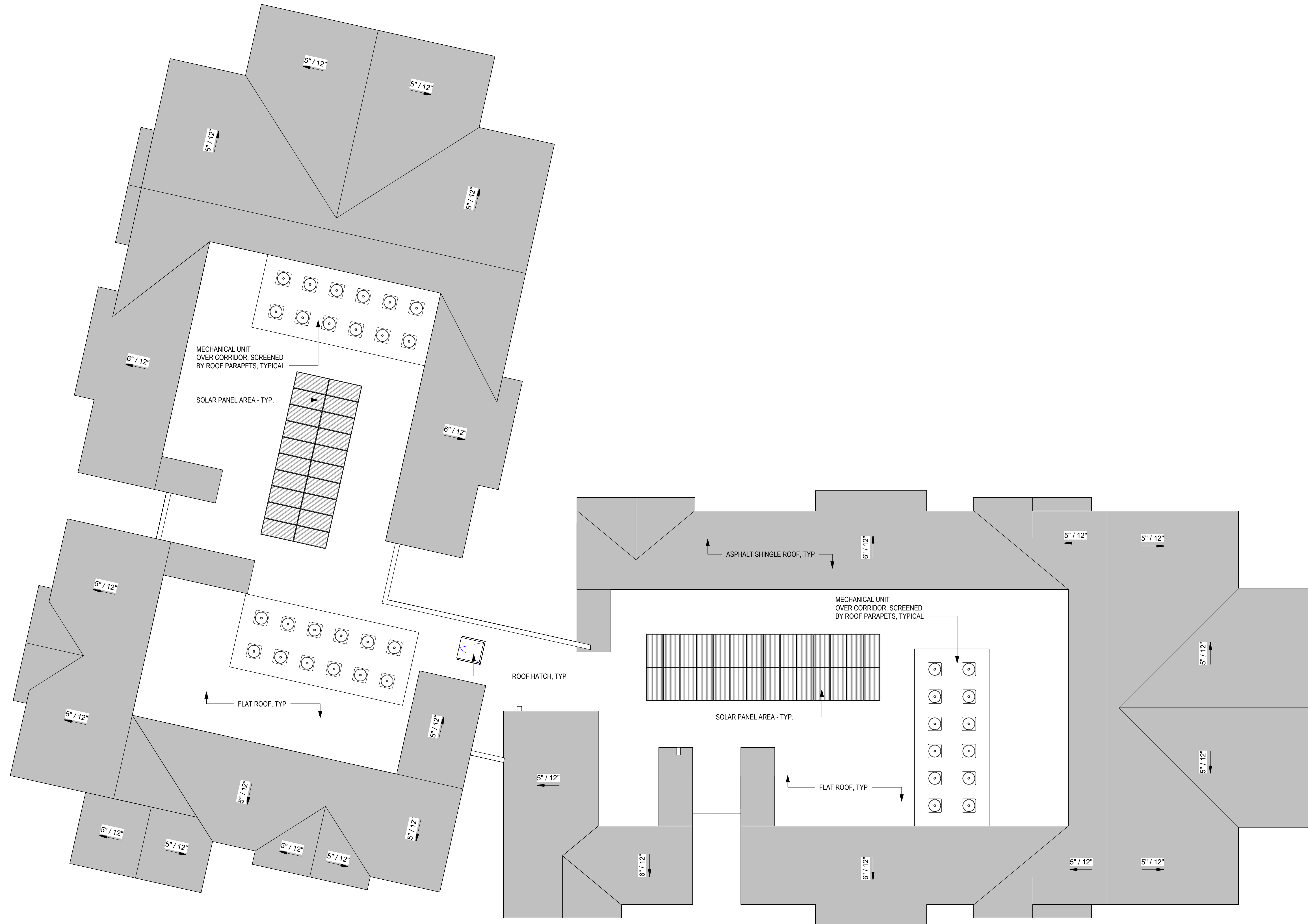




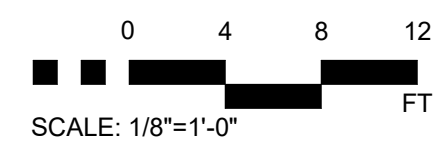
BUILDING D - SECOND FLOOR PLANS | 1
1/8" = 1'-0"

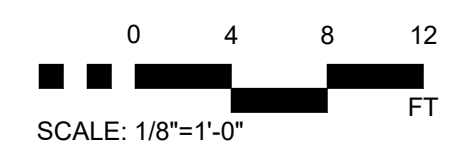
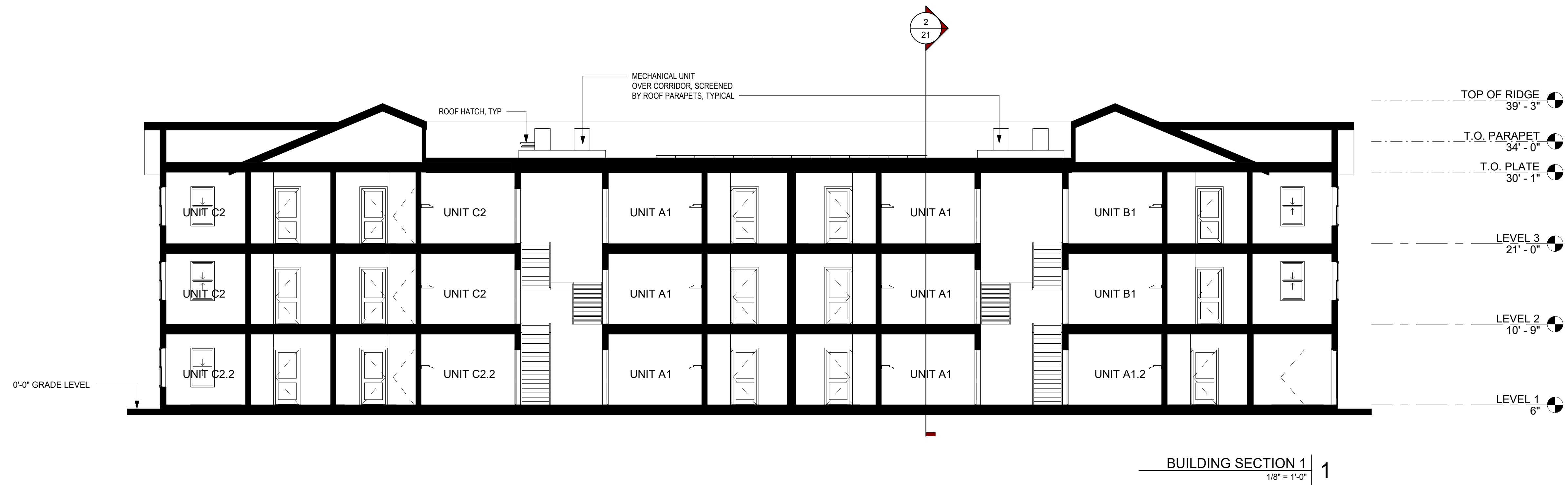
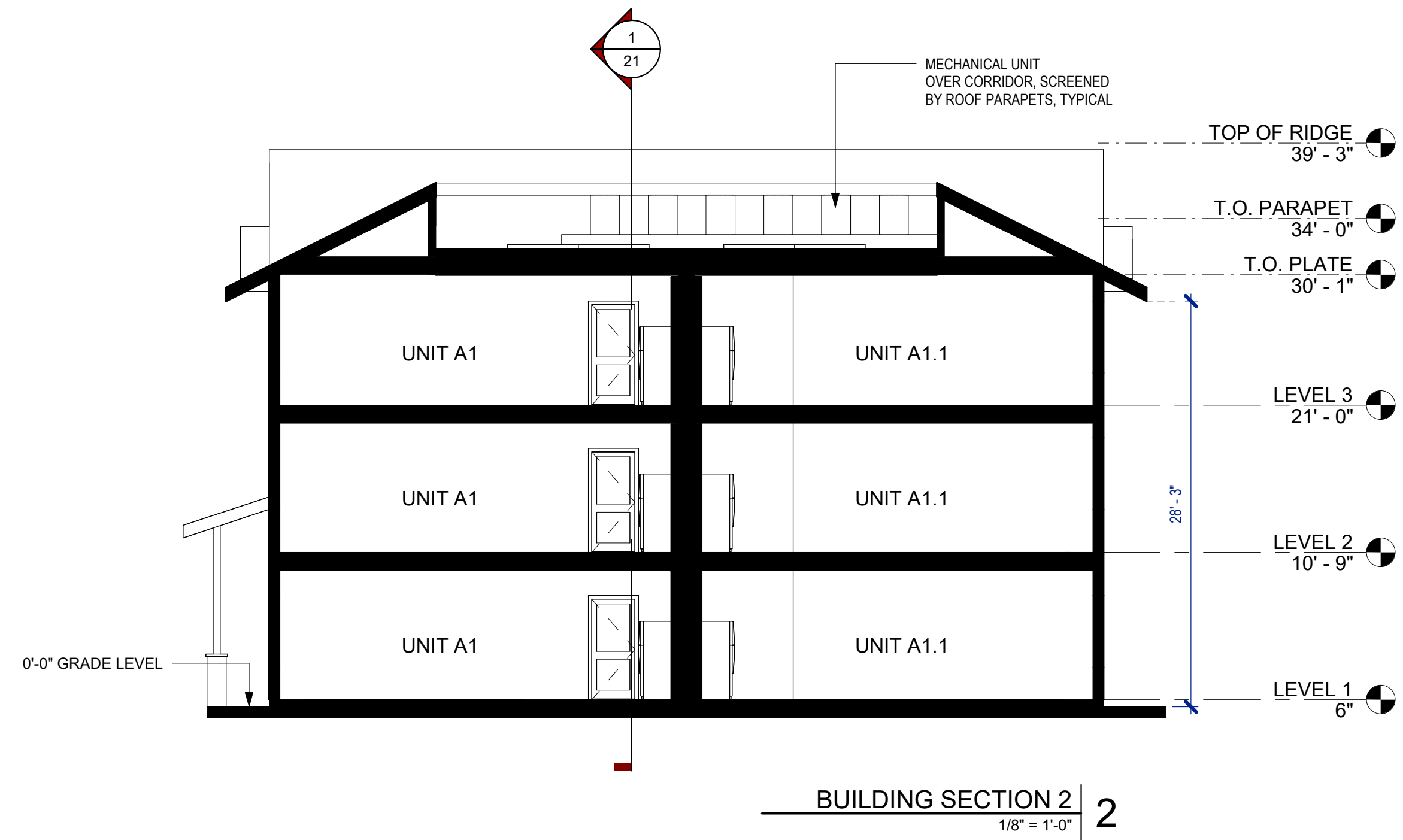






BUILDING D - ROOF PLAN | 1
1/8" = 1'-0"







1. BOARD & BATTEN
- SW 6198
SENSIBLE HUE



2. CEMENT PLASTER
- SW 7645
THUNDER GRAY



3. CEMENT SHINGLE
SIDING
LIGHT BROWN



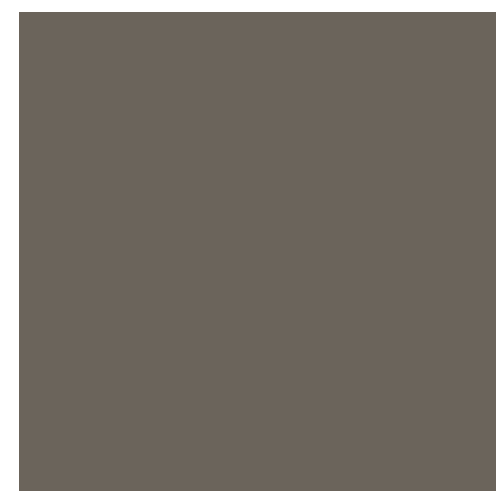
4. STONE VENEER
- SAND STONE



5. COLOR ACCENT
SW 6127
IVOIRE



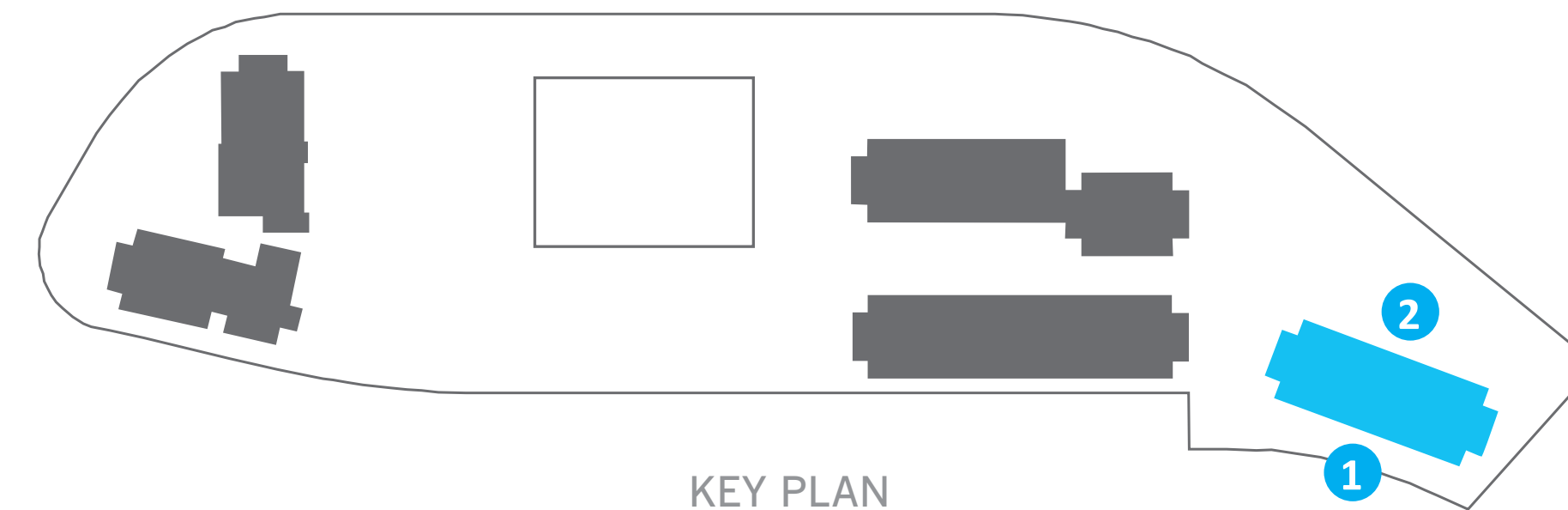
6. TRIMS & DETAILS
- SW 6005
FOLKSTONE



7. WINDOWS TRIMS
FASCIA
SW 7047
PORPOISE



8. WHITE VINYL
WINDOWS



KEY PLAN



1. STREET ELEVATION



2. BACK ELEVATION

TOP OF RIDGE	39'-3"
TOP OF PLATE	30'-1"
3RD FLOOR	21'-0"
2ND FLOOR	10'-9"
1ST FLOOR	0'-6"

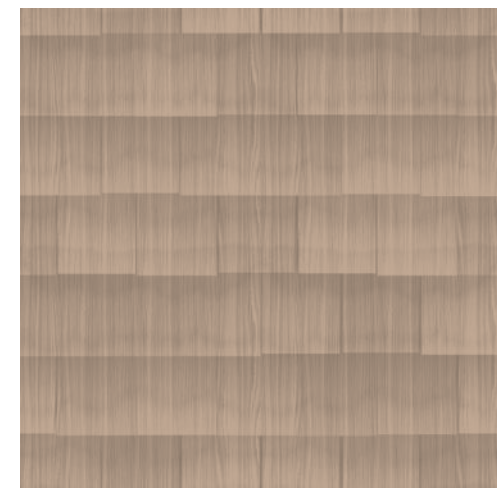




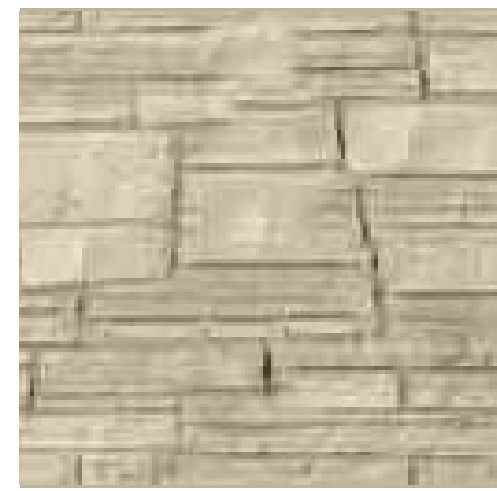
1. BOARD & BATTEN
- SW 6198
SENSIBLE HUE



2. CEMENT PLASTER
- SW 7645
THUNDER GRAY



3. CEMENT SHINGLE
SIDING
LIGHT BROWN



4. STONE VENEER
- SAND STONE



5. COLOR ACCENT
SW 6127
IVOIRE



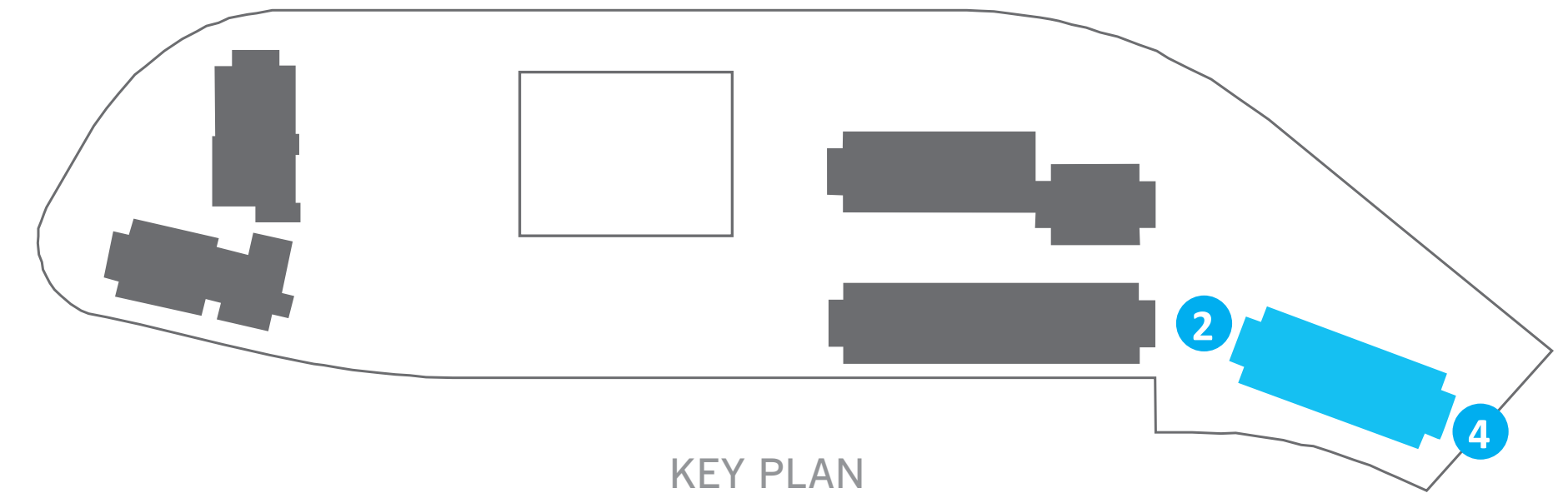
6. TRIMS & DETAILS
- SW 6005
FOLKSTONE



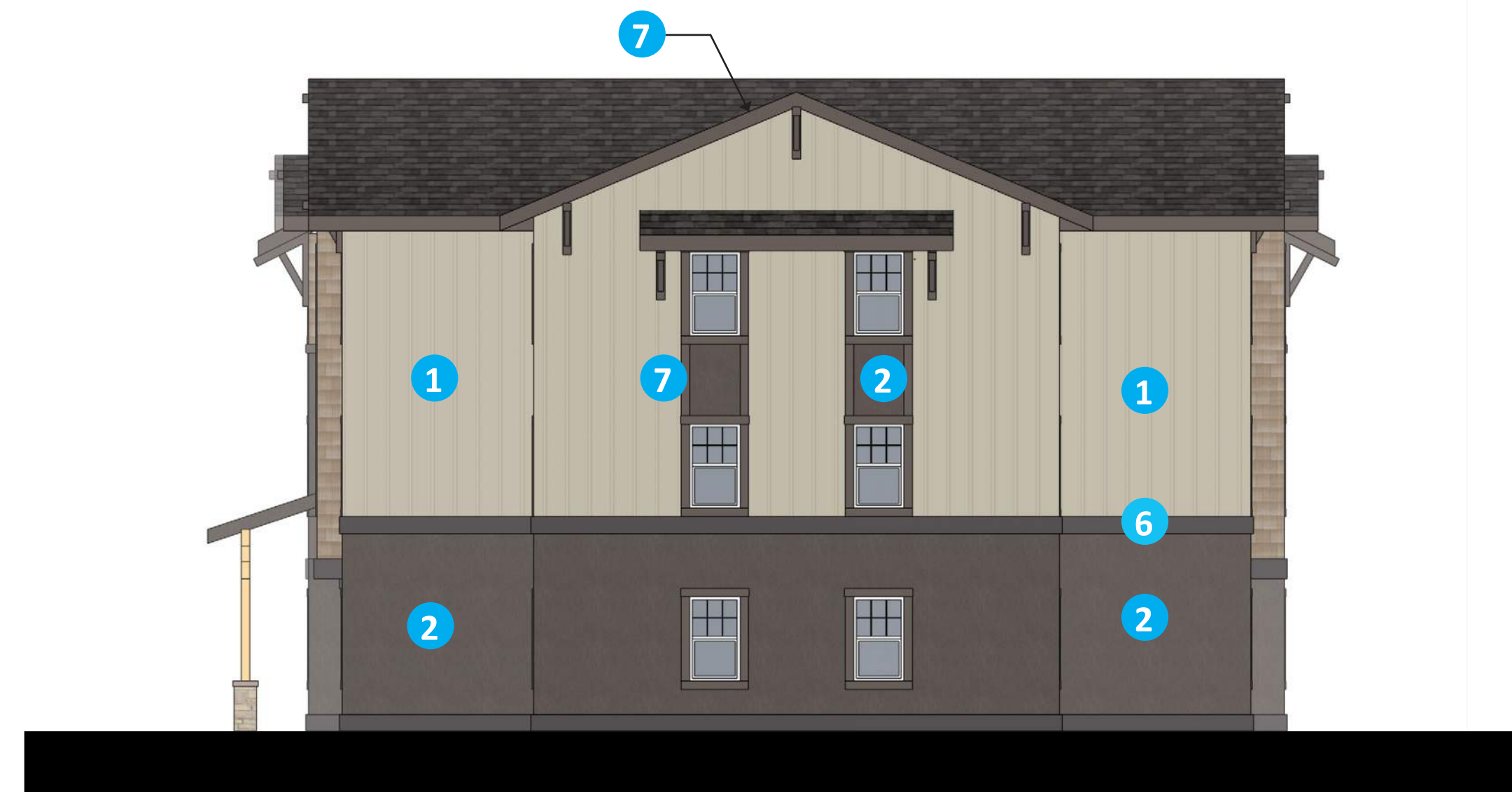
7. WINDOWS TRIMS
FASCIA
SW 7047
PORPOISE



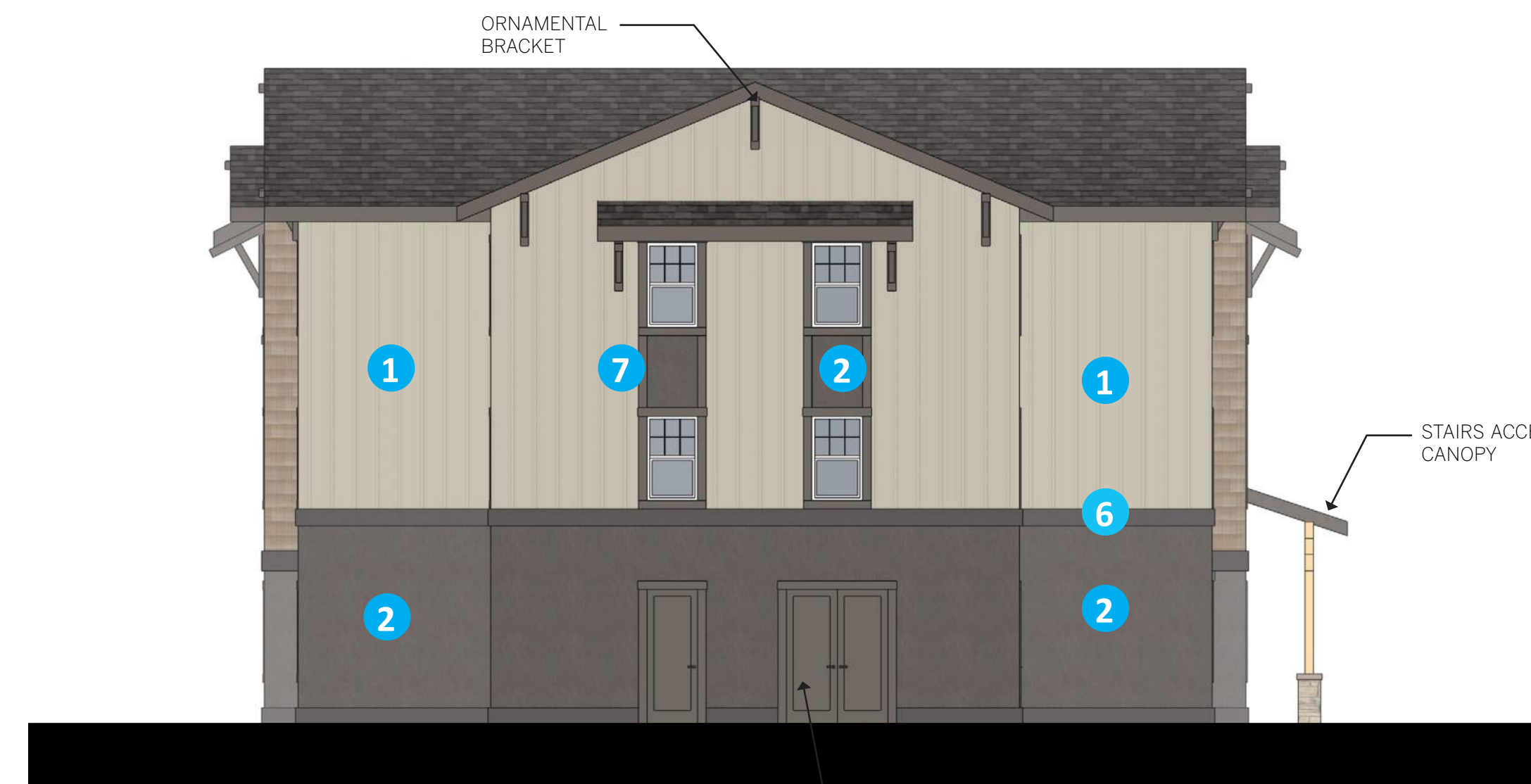
8. WHITE VINYL
WINDOWS



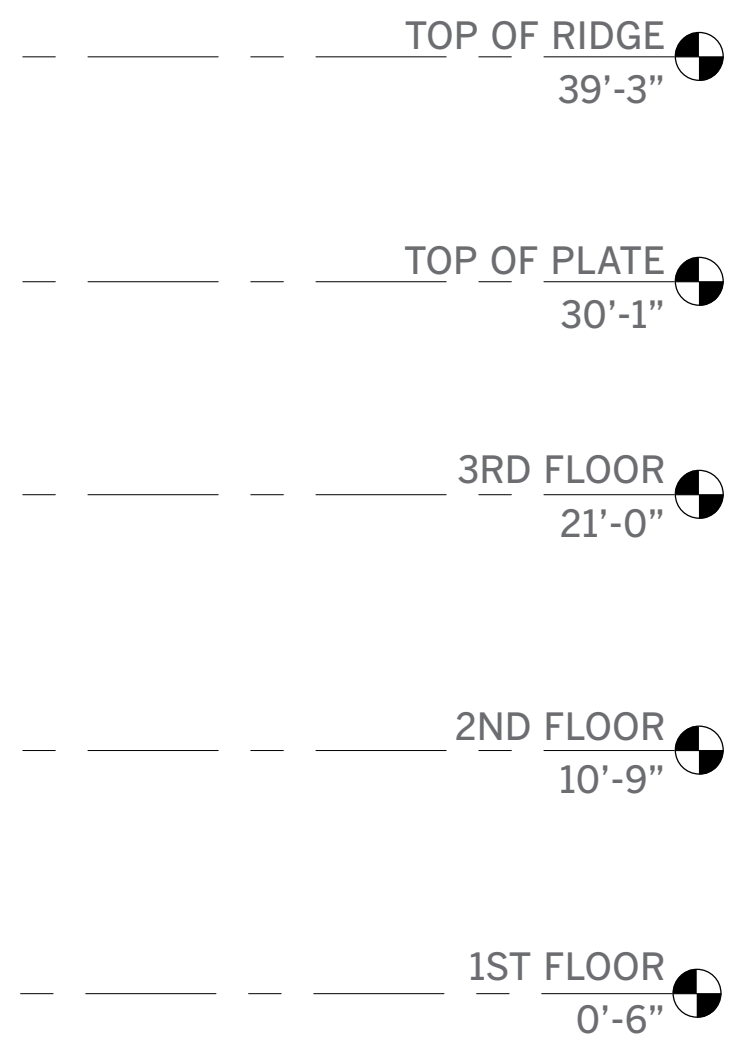
KEY PLAN

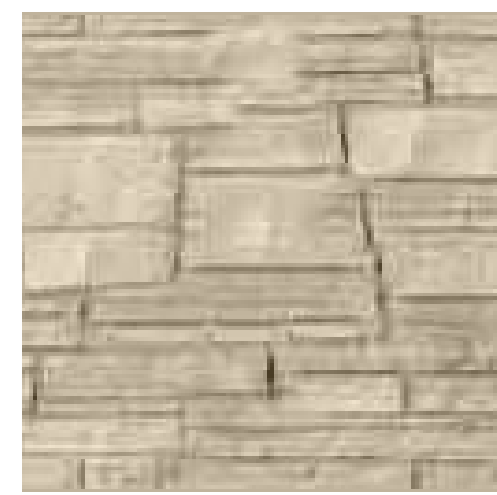
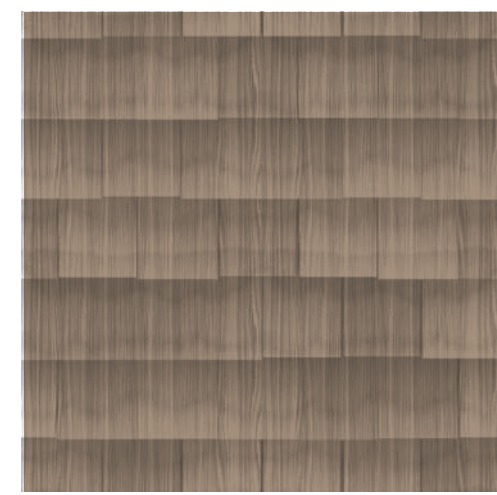


3. SIDE ELEVATION



4. SIDE ELEVATION





1. BOARD & BATTEN
SW 6005
FOLKSTONE

2. CEMENT PLASTER
SW 7645
THUNDER GRAY

3. CEMENT SHINGLE
SIDING
BROWN

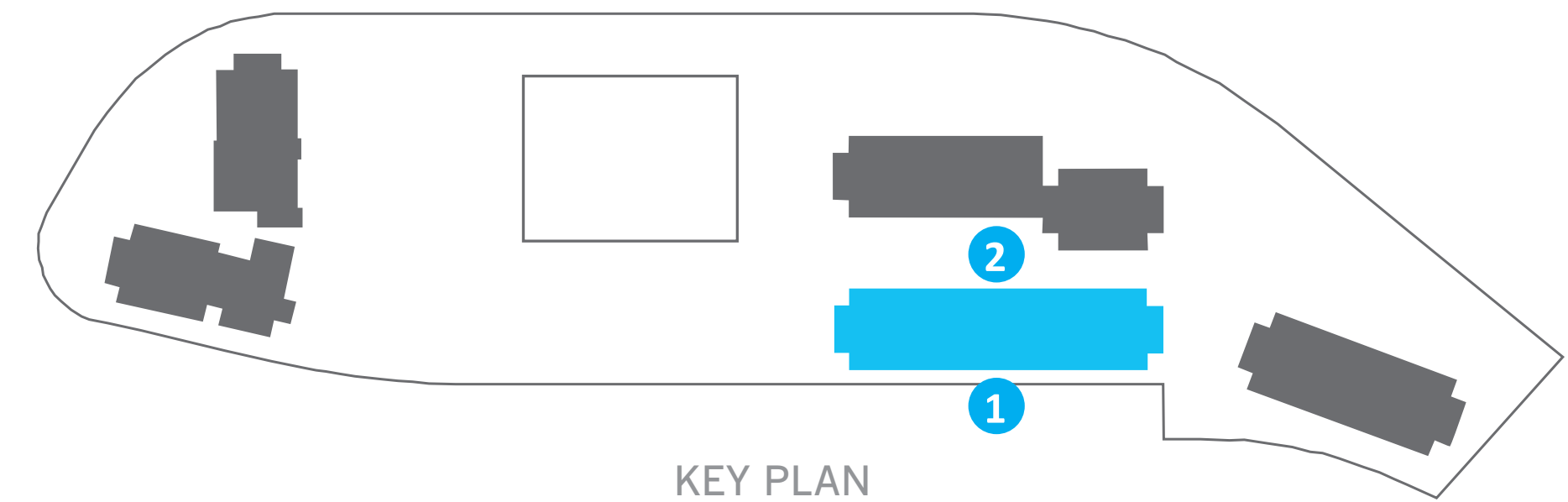
4. STONE VENEER
SAND STONE

5. COLOR ACCENT
SW 6127
IVOIRE

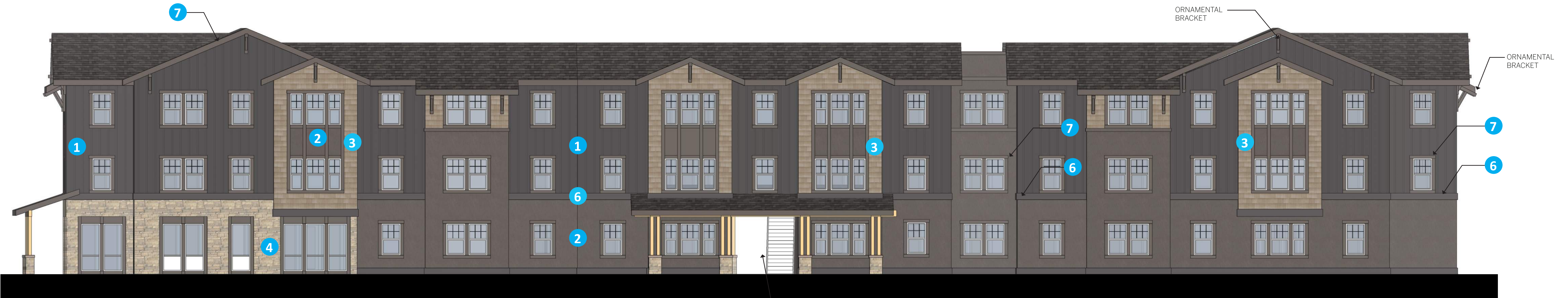
6. TRIMS & DETAILS
SW 6005
FOLKSTONE

7. WINDOWS TRIMS
FASCIA
SW 7047
DORRISSE

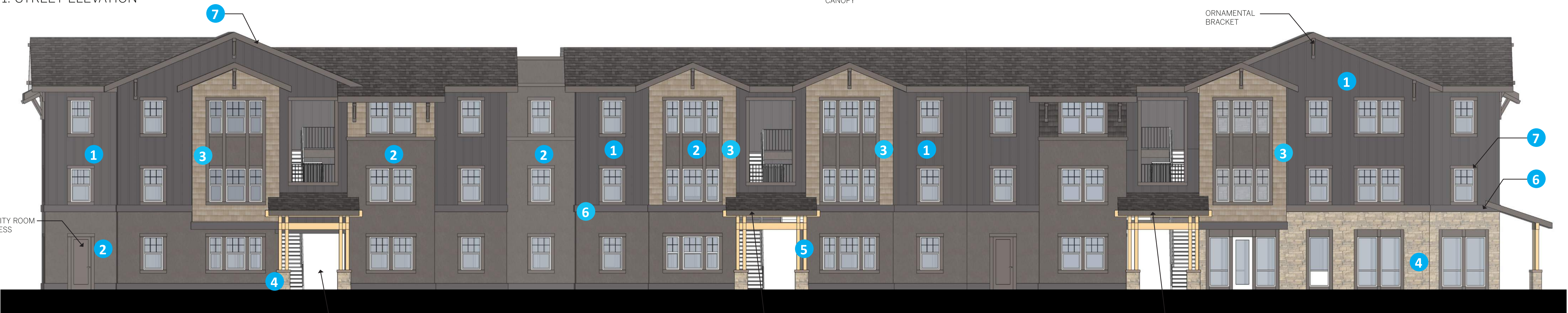
8. WHITE VINYL
WINDOWS



KEY PLAN



1. STREET ELEVATION



2. BACK ELEVATION

TOP OF RIDGE	39'-3"
TOP OF PLATE	30'-1"
3RD FLOOR	21'-0"
2ND FLOOR	10'-9"
1ST FLOOR	0'-6"

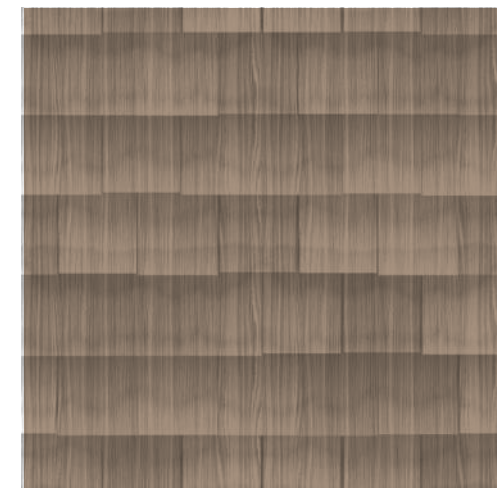




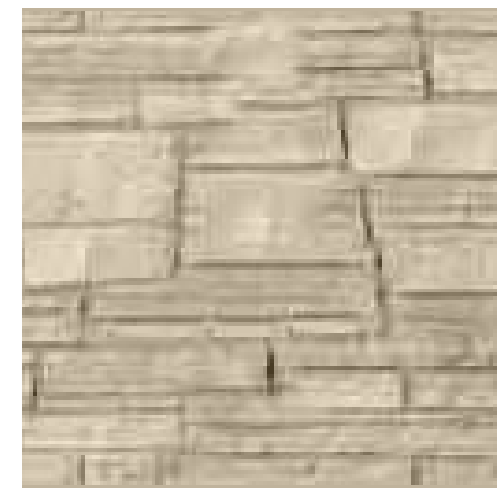
1. BOARD & BATTEN
SW 6005
FOLKSTONE



2. CEMENT PLASTER
SW 7645
THUNDER GRAY



3. CEMENT SHINGLE
SIDING
BROWN



4. STONE VENEER
SAND STONE



5. COLOR ACCENT
SW 6127
IVOIRE



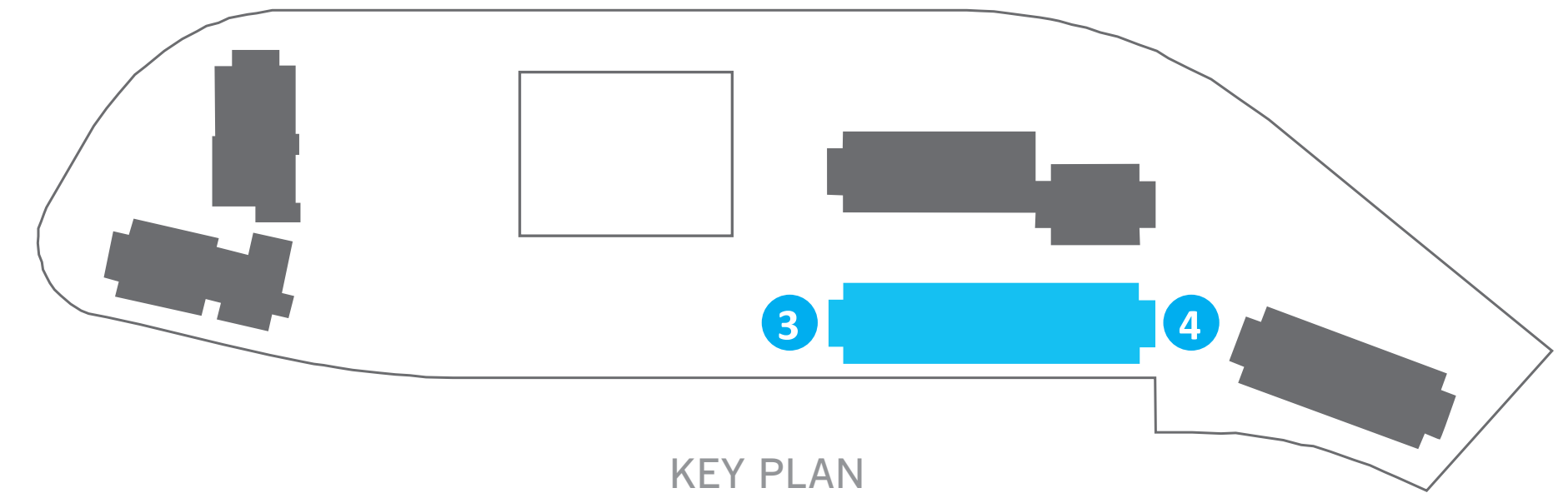
6. TRIMS & DETAILS
SW 6005
FOLKSTONE



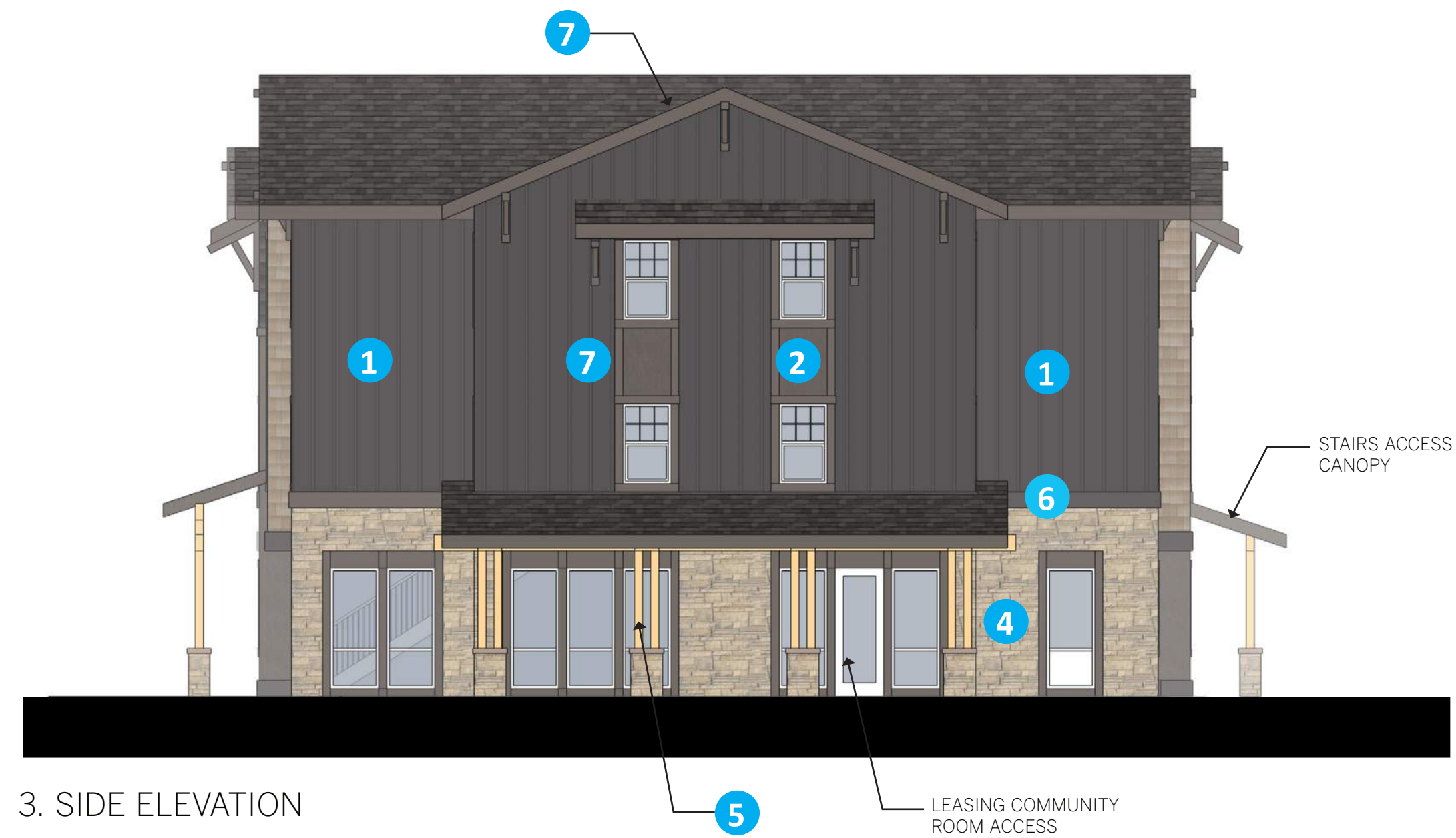
7. WINDOWS TRIMS
FASCIA
SW 7047
PORPOISE



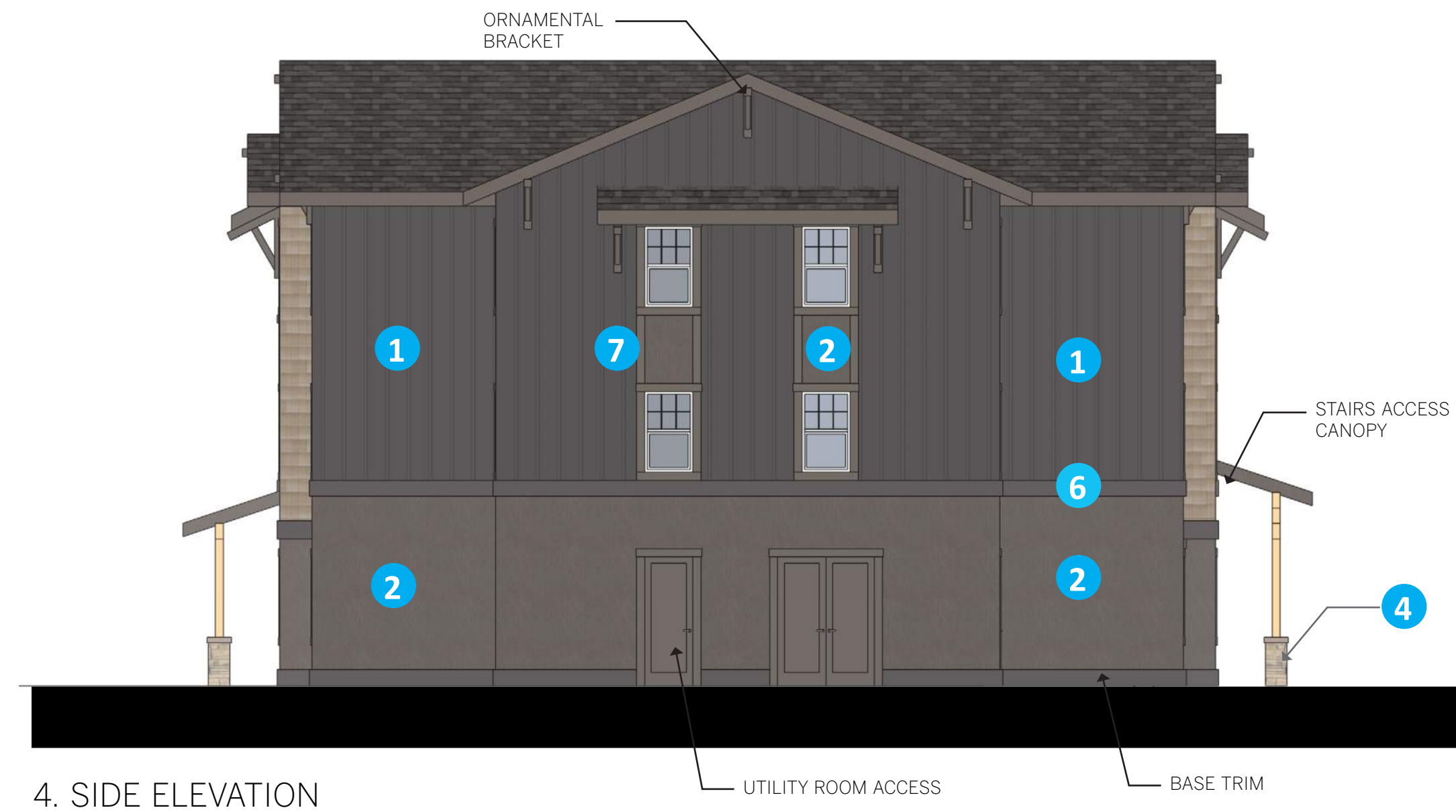
8. WHITE VINYL
WINDOWS



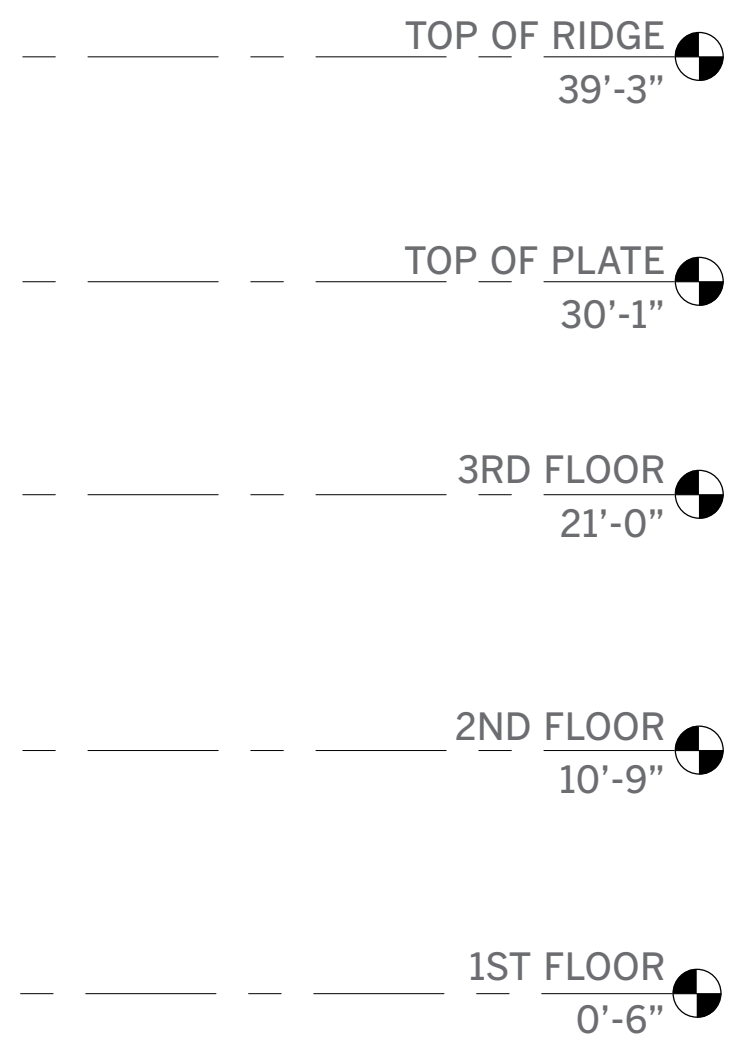
KEY PLAN



3. SIDE ELEVATION



4. SIDE ELEVATION





1. BOARD & BATTEN
- SW 6198
SENSIBLE HUE

2. CEMENT PLASTER
- SW 7645
THUNDER GRAY

3. CEMENT SHINGLE
SIDING
LIGHT BROWN

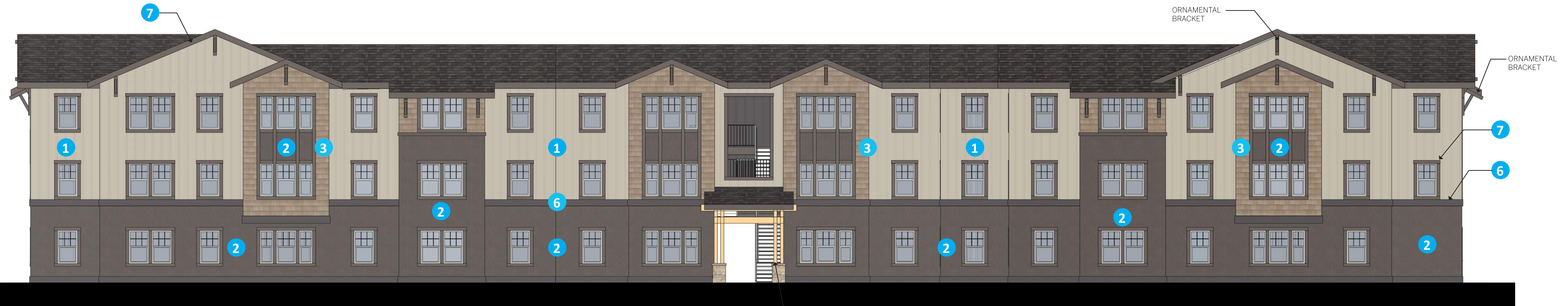
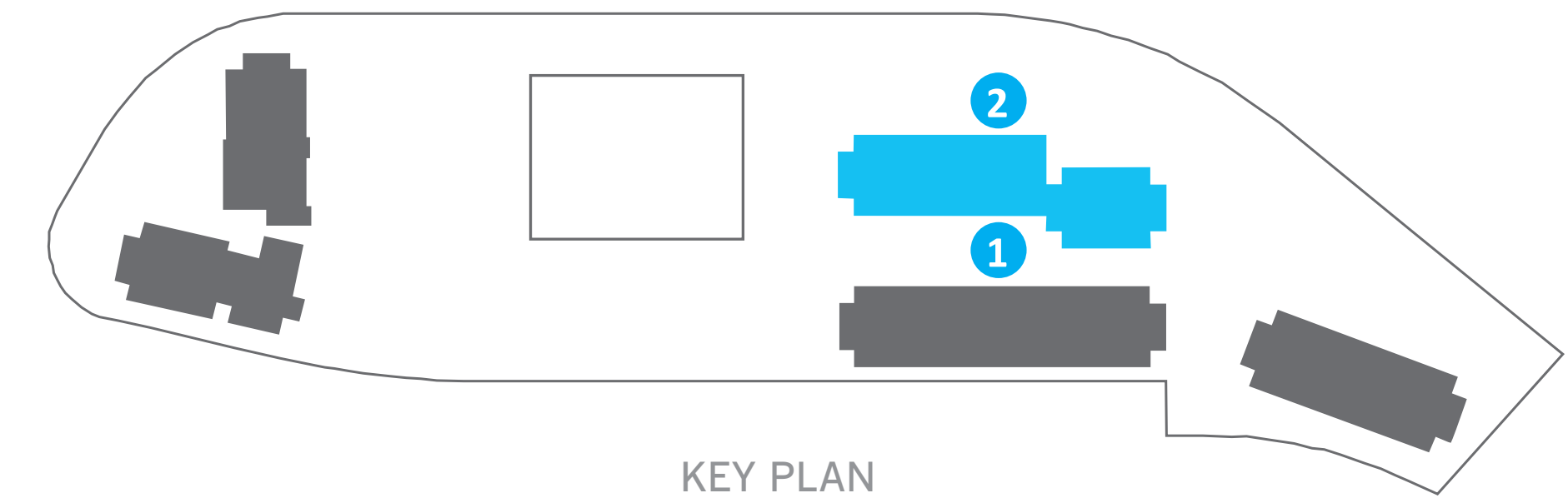
4. STONE VENEER
- SAND STONE

5. COLOR ACCENT
SW 6127
IVOIRE

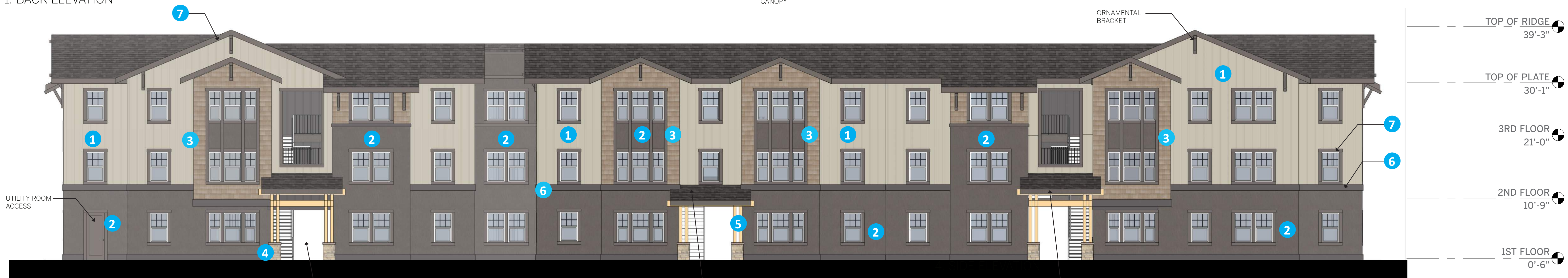
6. TRIMS & DETAILS
- SW 6005
FOLKSTONE

7. WINDOWS TRIMS
FASCIA
SW 7047
PORPOISE

8. WHITE VINYL
WINDOWS



1. BACK ELEVATION



2. DRIVEWAY ELEVATION

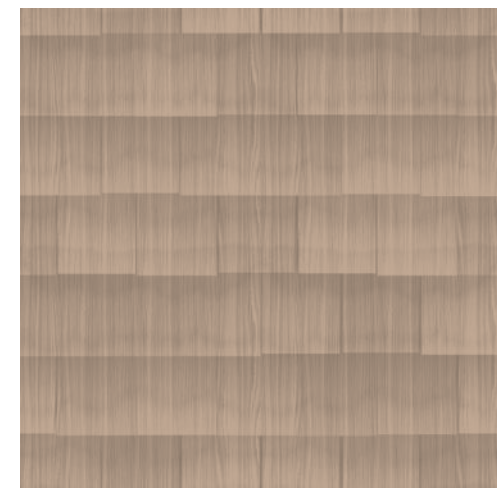




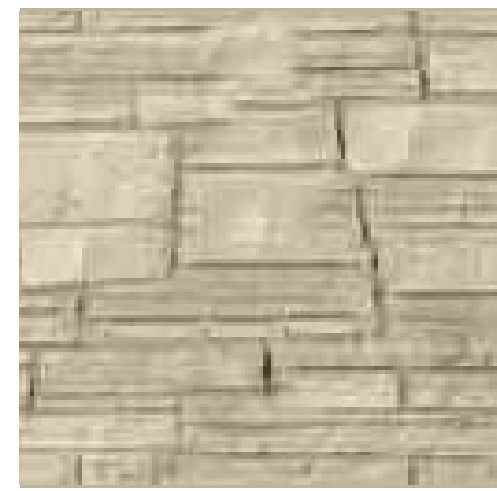
1. BOARD & BATTEN
- SW 6198
SENSIBLE HUE



2. CEMENT PLASTER
- SW 7645
THUNDER GRAY



3. CEMENT SHINGLE
SIDING
LIGHT BROWN



4. STONE VENEER
- SAND STONE



5. COLOR ACCENT
SW 6127
IVOIRE



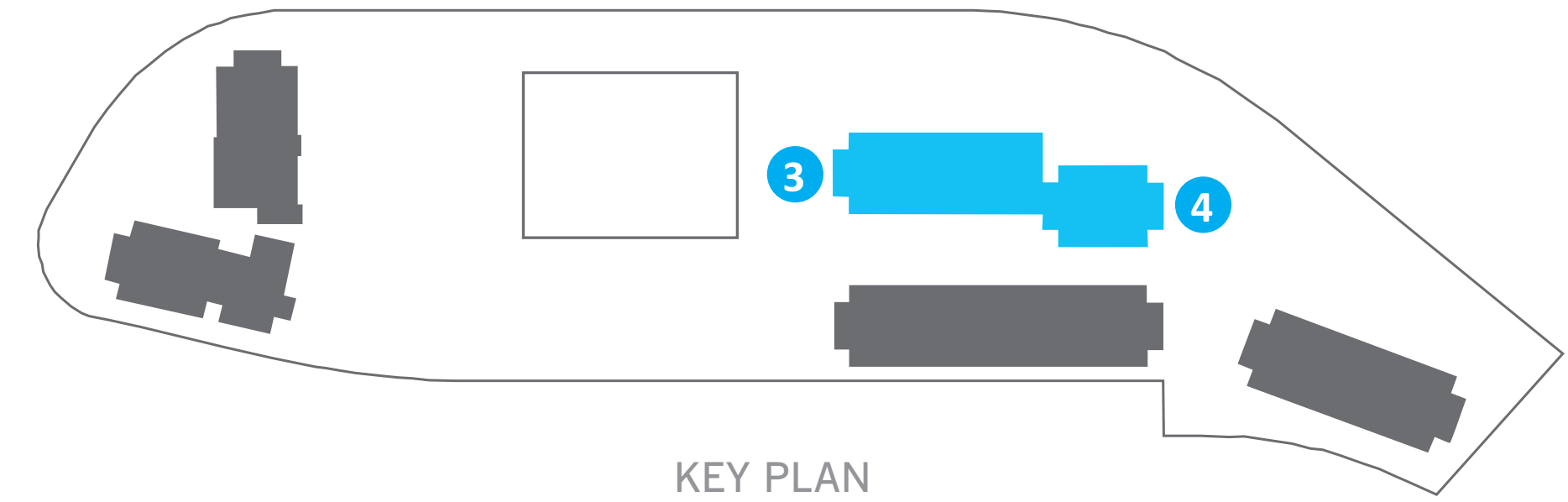
6. TRIMS & DETAILS
- SW 6005
FOLKSTONE



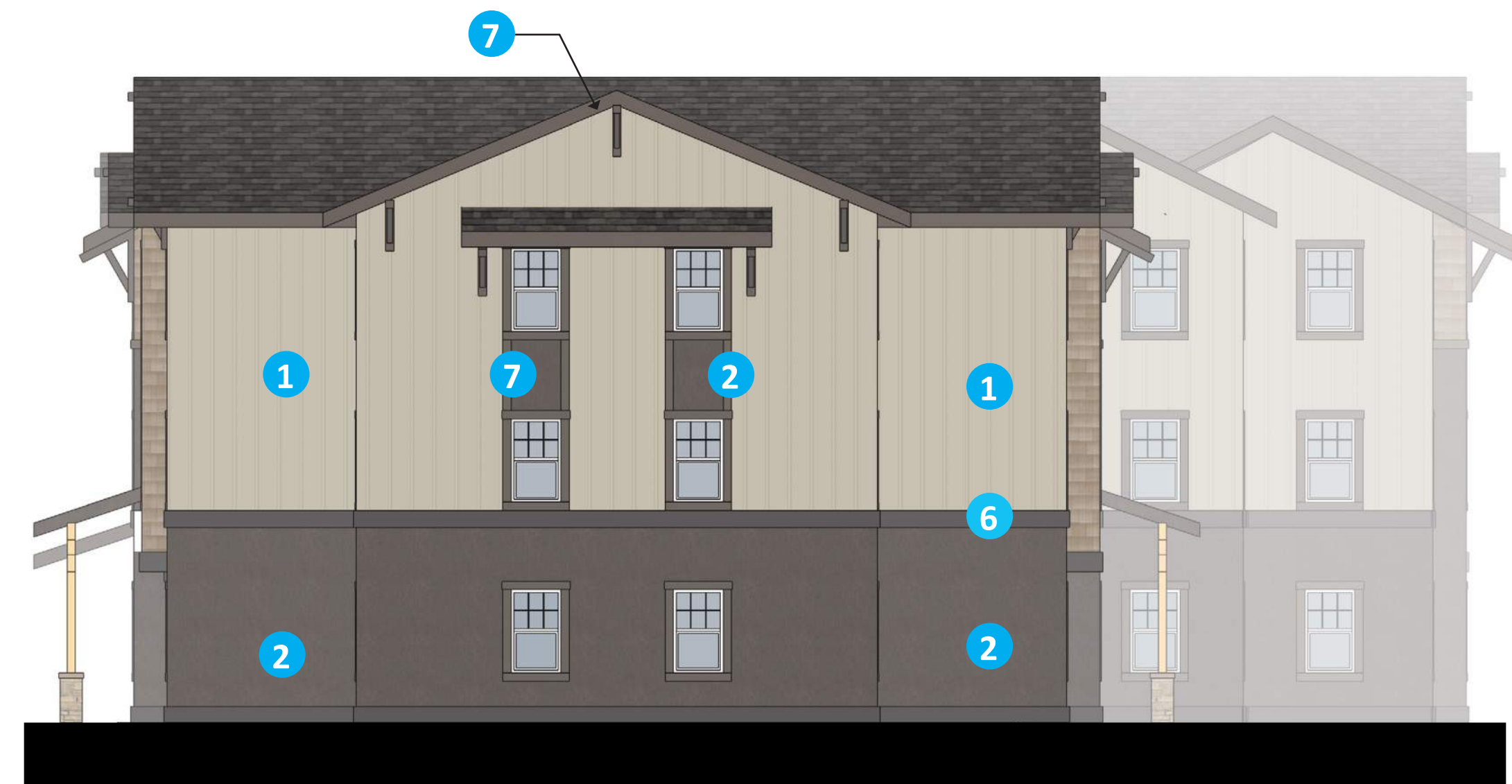
7. WINDOWS TRIMS
FASCIA
SW 7047
PORPOISE



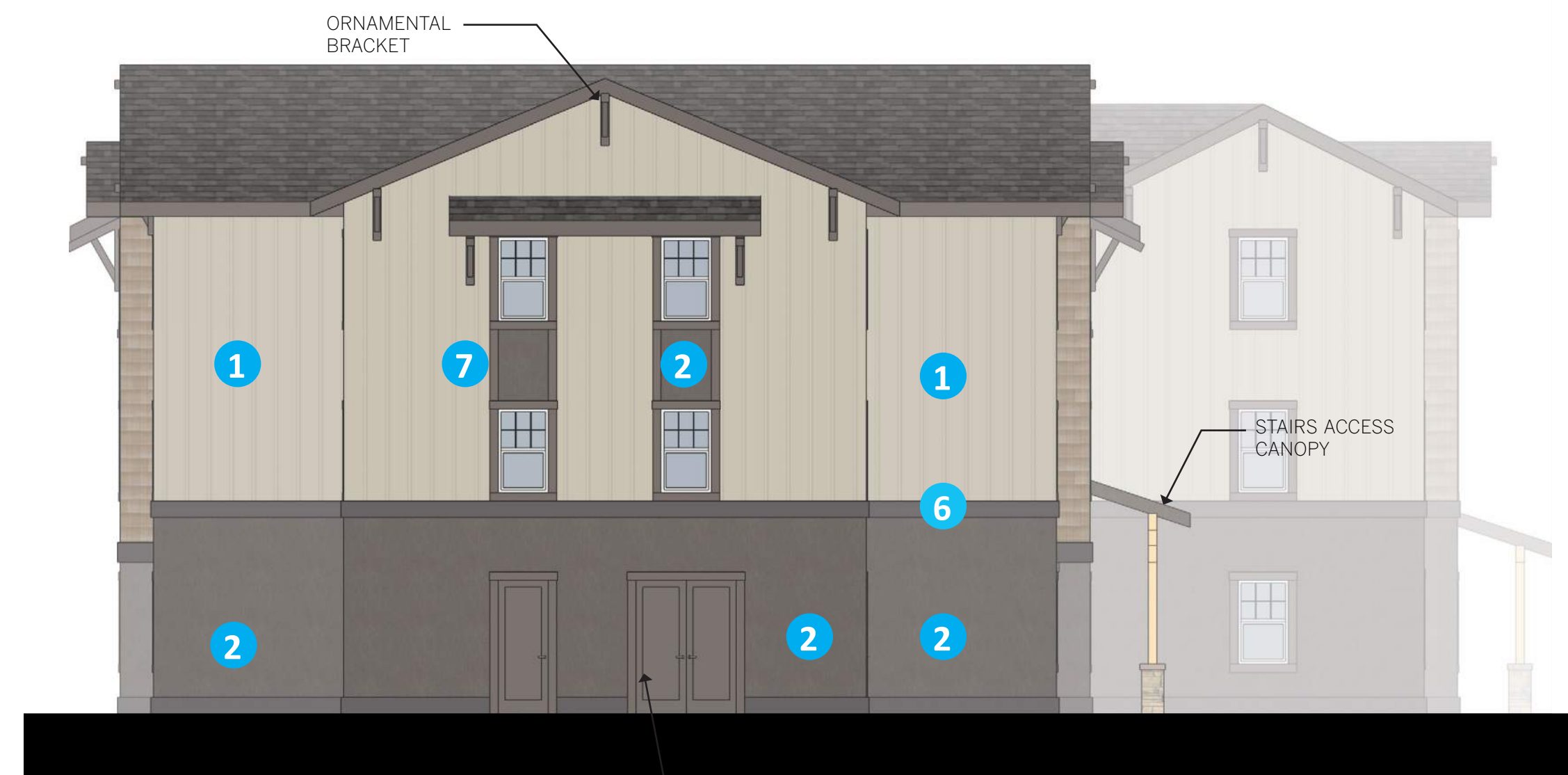
8. WHITE VINYL
WINDOWS



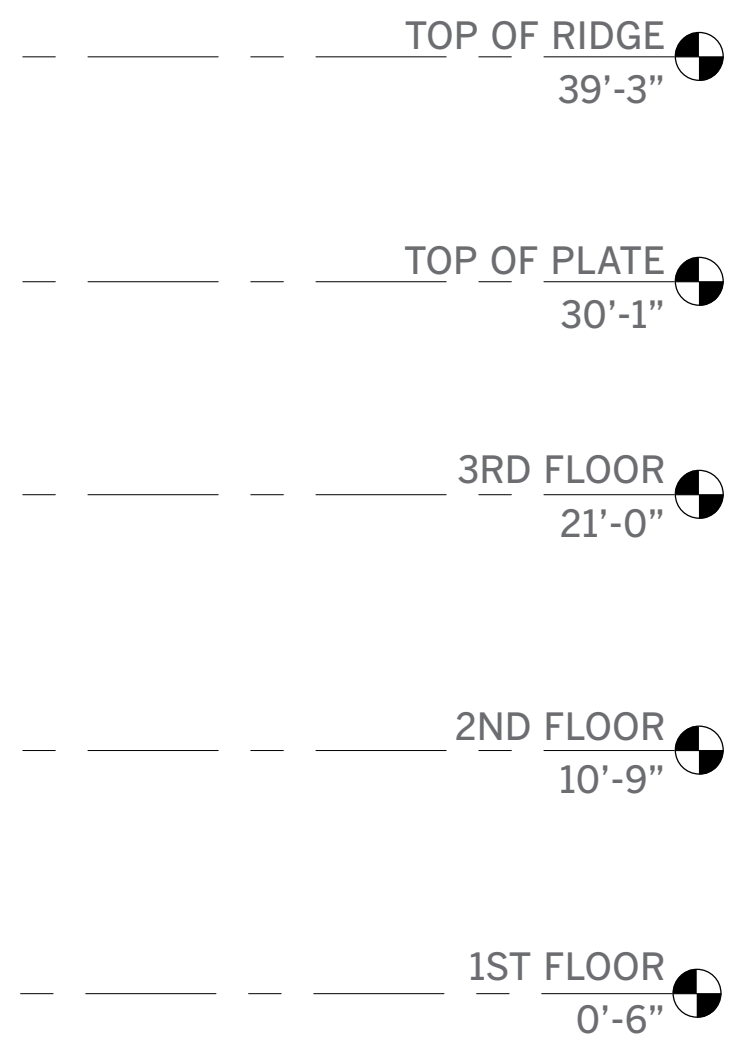
KEY PLAN



3. SIDE ELEVATION



4. SIDE ELEVATION

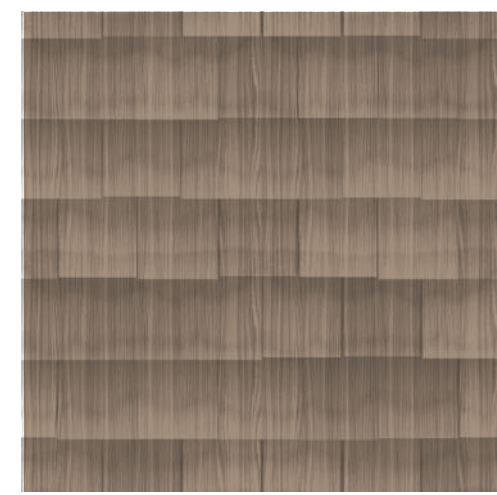




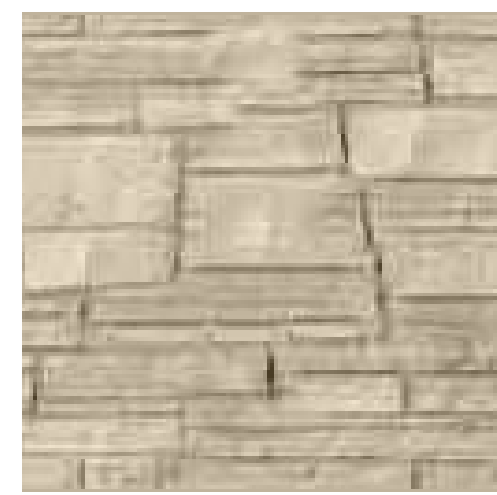
1. BOARD & BATTEN
SW 6005
FOLKSTONE



2. CEMENT PLASTER
SW 7645
THUNDER GRAY



3. CEMENT SHINGLE
SIDING
BROWN



4. STONE VENEER
SAND STONE



5. COLOR ACCENT
SW 6127
IVOIRE



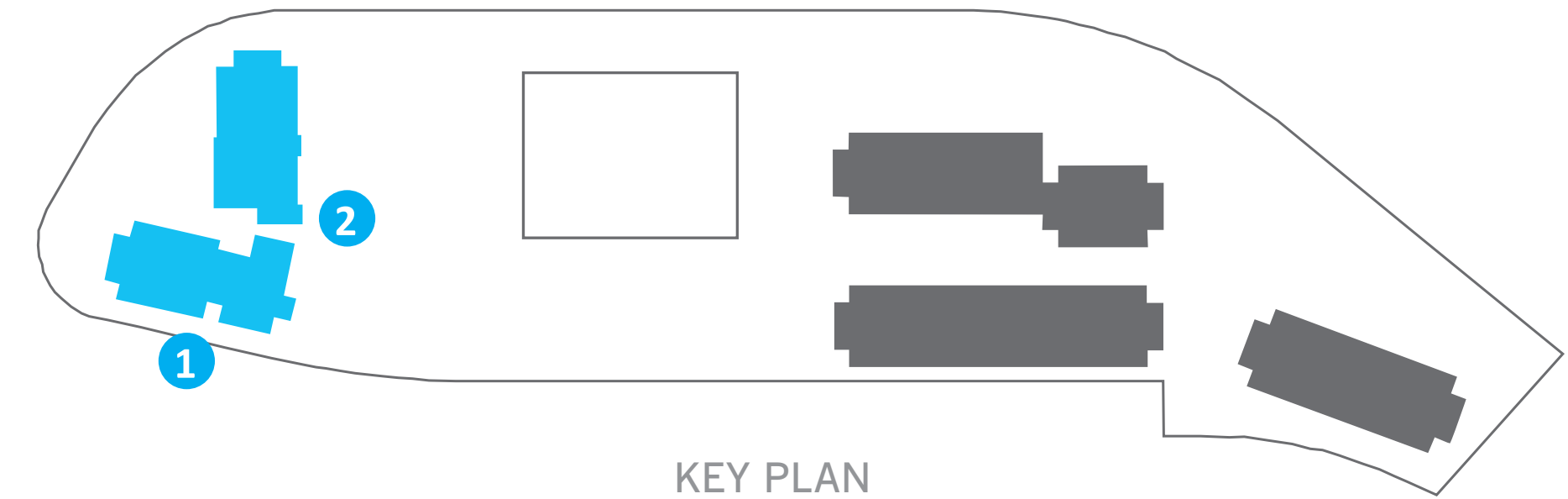
6. TRIMS & DETAILS
SW 6005
FOLKSTONE



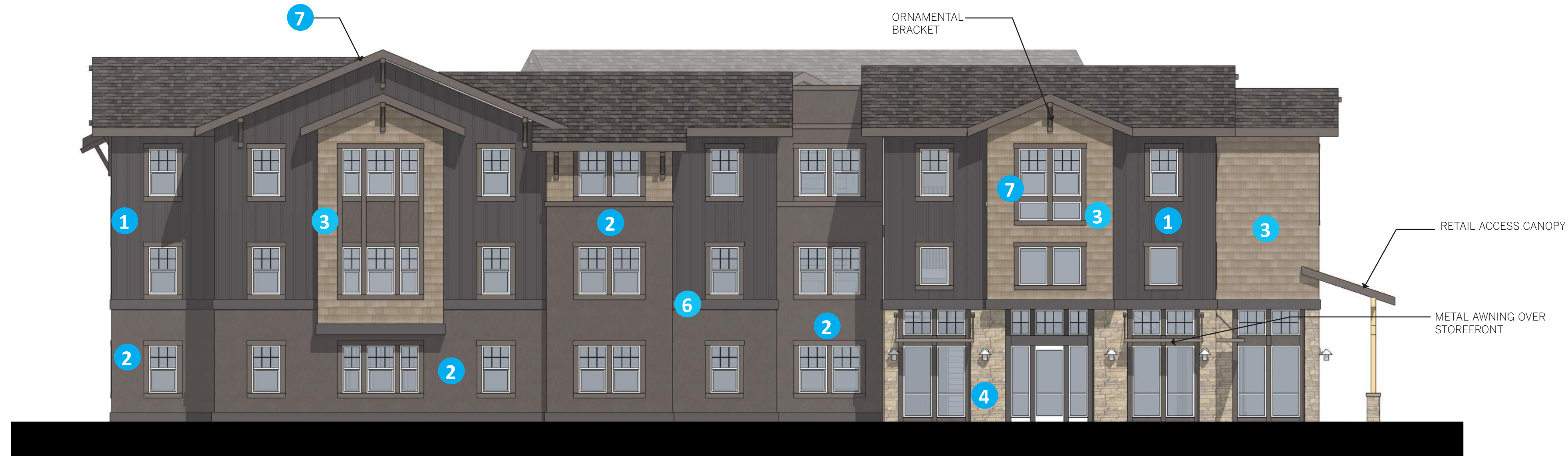
7. WINDOWS TRIMS
FASCIA
SW 7047
PORPOISE



8. WHITE VINYL
WINDOWS



KEY PLAN



1. STREET ELEVATION



2. EAST ELEVATION

TOP OF RIDGE	39'-3"
TOP OF PLATE	30'-1"
3RD FLOOR	21'-0"
2ND FLOOR	10'-9"
1ST FLOOR	0'-6"



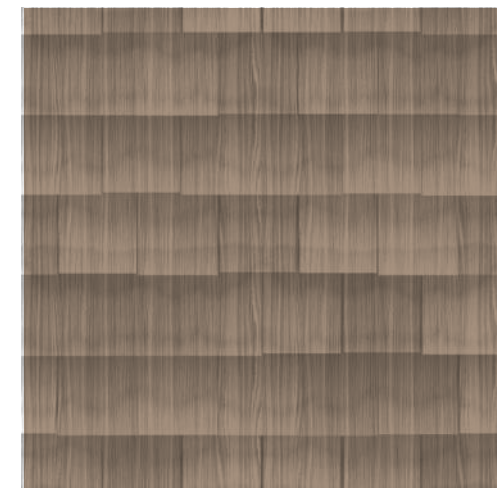
Scale: 1/8" = 1'-0"



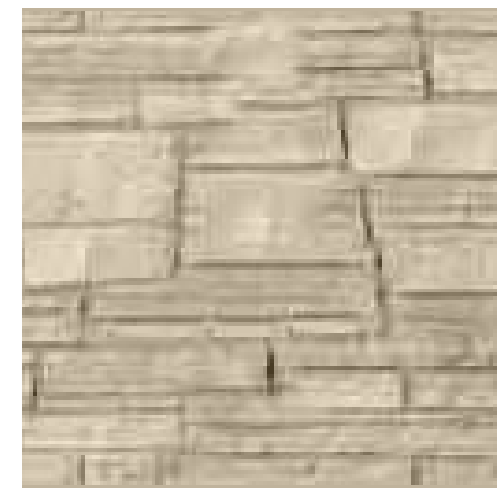
1. BOARD & BATTEN
SW 6005
FOLKSTONE



2. CEMENT PLASTER
SW 7645
THUNDER GRAY



3. CEMENT SHINGLE
SIDING
BROWN



4. STONE VENEER
SAND STONE



5. COLOR ACCENT
SW 6127
IVOIRE



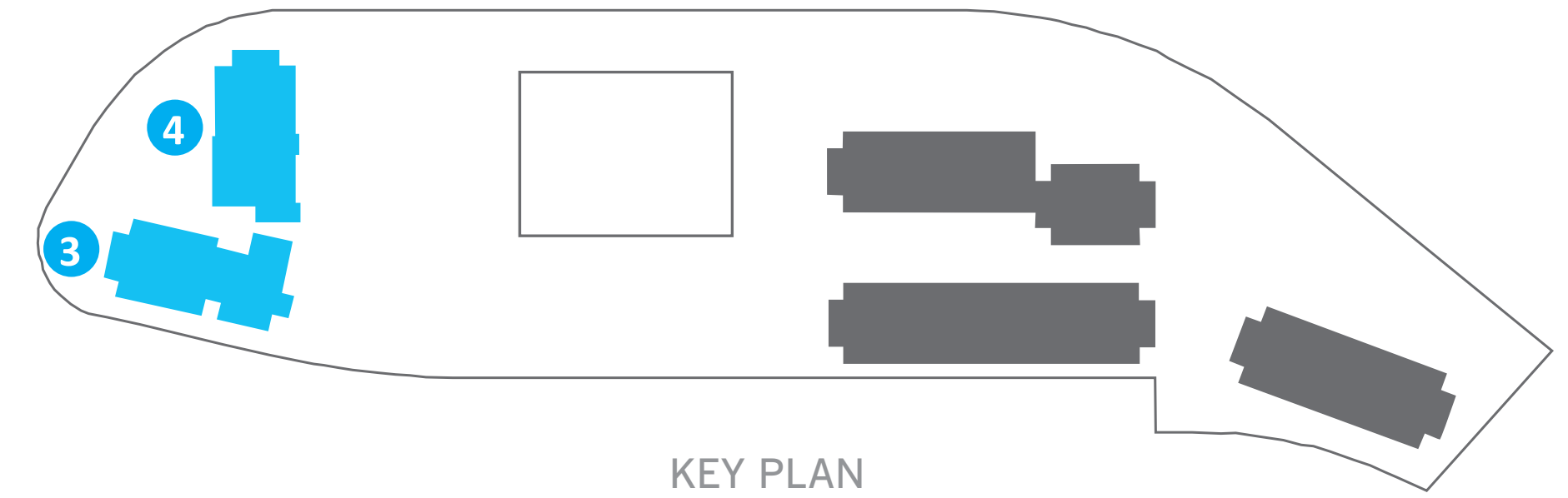
6. TRIMS & DETAILS
SW 6005
FOLKSTONE



7. WINDOWS TRIMS
FASCIA
SW 7047
PORPOISE



8. WHITE VINYL
WINDOWS



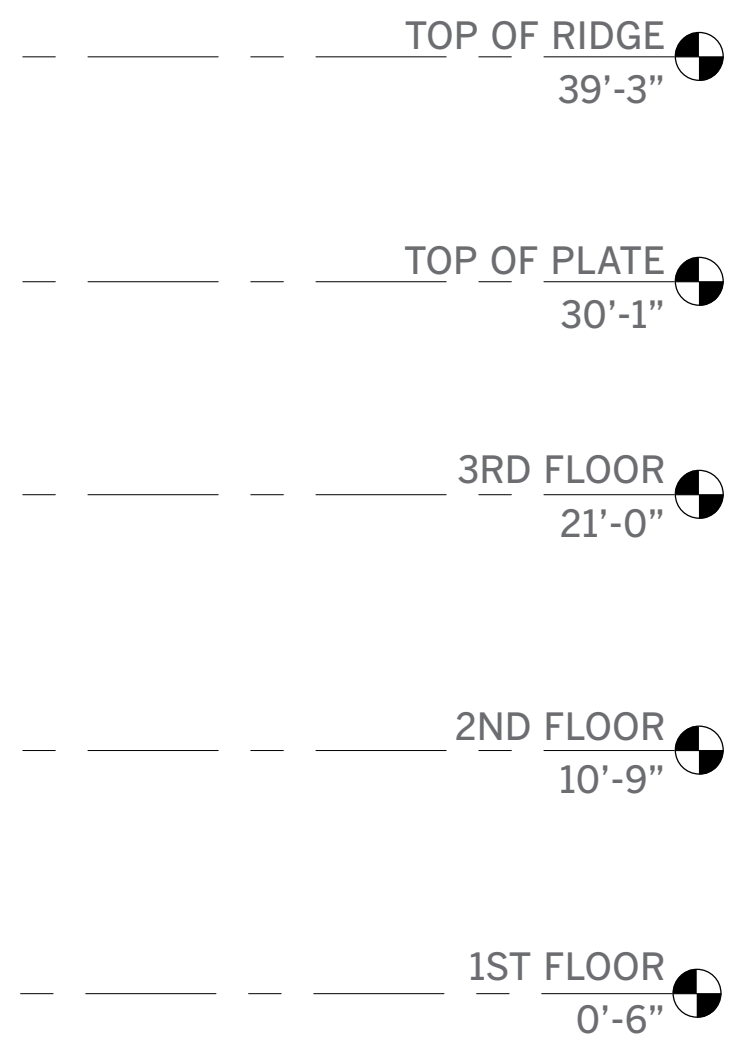
KEY PLAN



1. BACK ELEVATION



4. COURTYARD ELEVATION

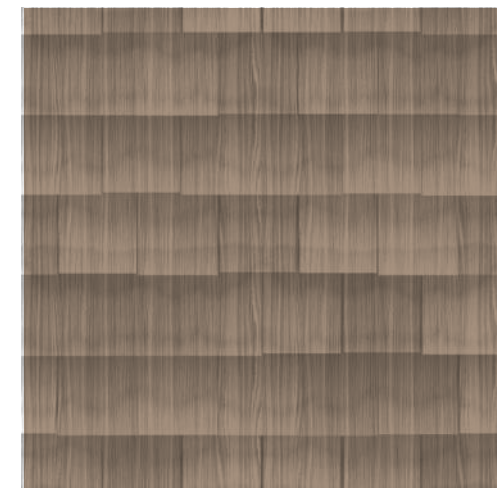




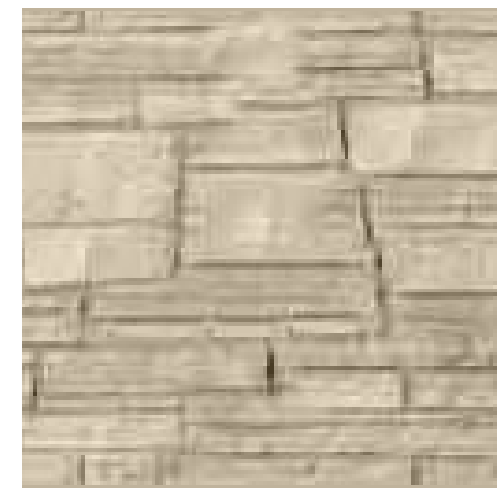
1. BOARD & BATTEN
SW 6005
FOLKSTONE



2. CEMENT PLASTER
SW 7645
THUNDER GRAY



3. CEMENT SHINGLE
SIDING
BROWN



4. STONE VENEER
SAND STONE



5. COLOR ACCENT
SW 6127
IVOIRE



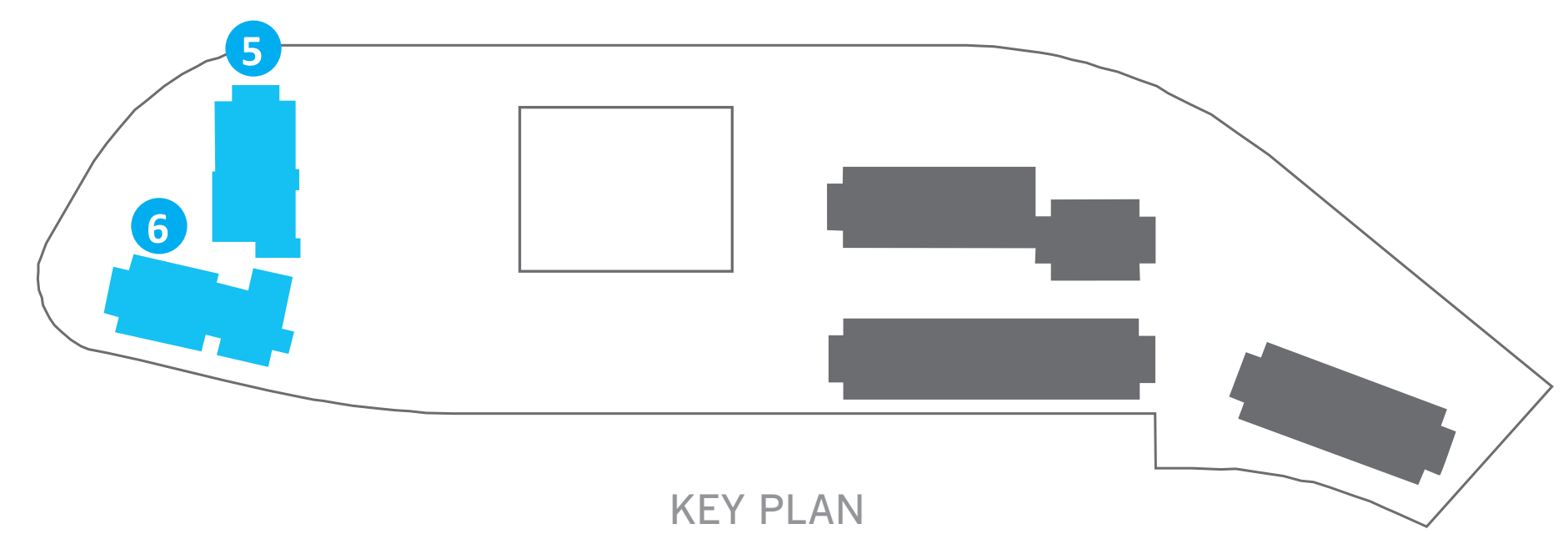
6. TRIMS & DETAILS
SW 6005
FOLKSTONE



7. WINDOWS TRIMS
FASCIA
SW 7047



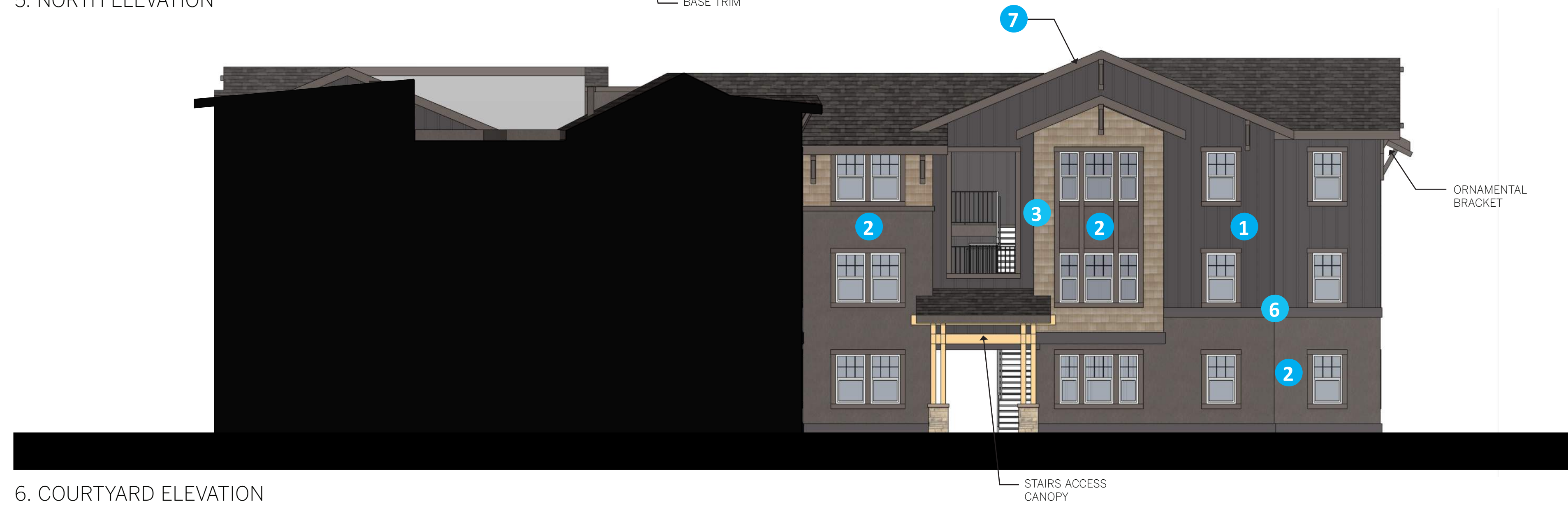
8. WHITE VINYL
WINDOWS



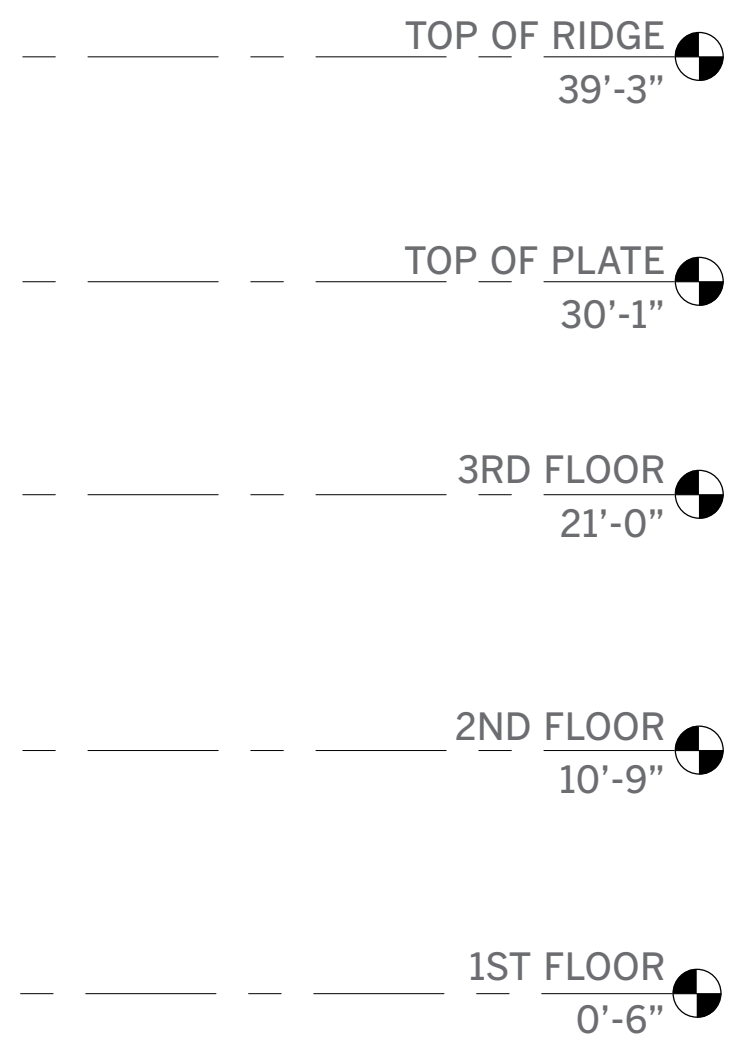
KEY PLAN



5. NORTH ELEVATION



6. COURTYARD ELEVATION



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



TREE REMOVALS & REPLACEMENTS

EXISTING PROTECTED & HERITAGE TREES:

- (14) PROTECTED TREES
- (2) HERITAGE TREES
- (2) TOTAL

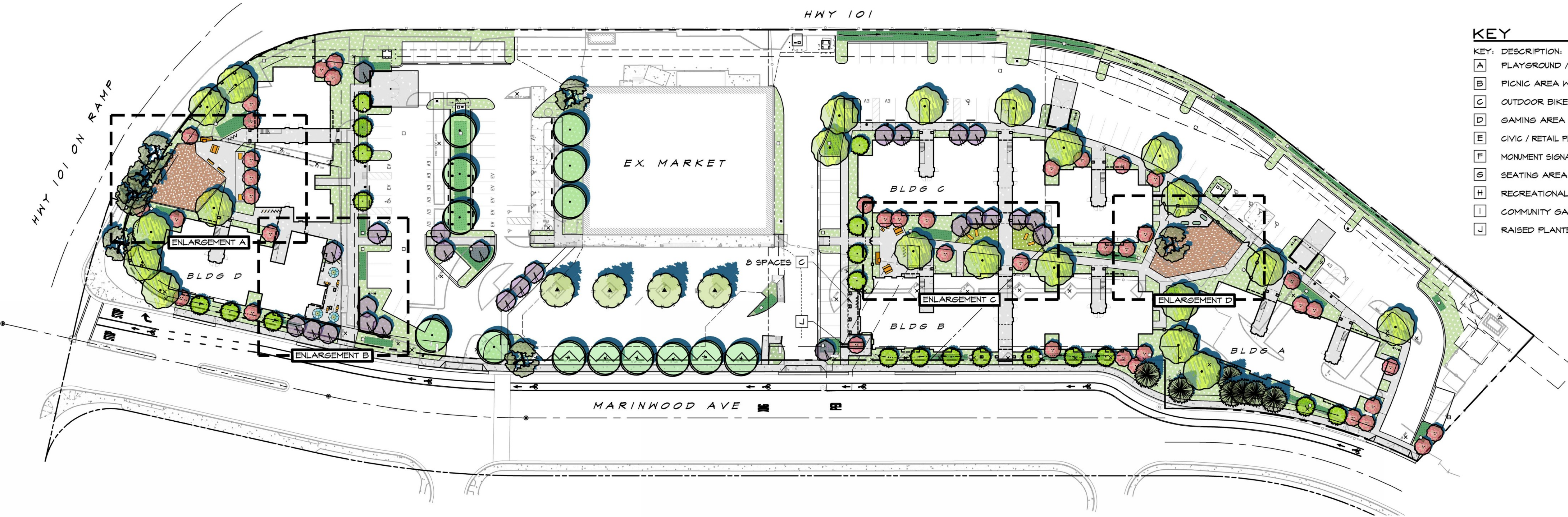
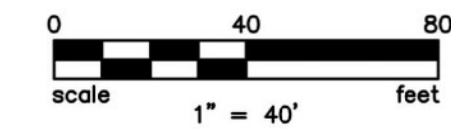
PROTECTED & HERITAGE TREES TO BE REMOVED:

- (9*) PROTECTED TREES
- (0) HERITAGE TREES
- (9*) TOTAL

*THIS COUNT INCLUDES (1) TREE WHICH WILL BE SAVED IF CONSTRUCTION ALLOWS

REPLACEMENT TREES:

- (69) SMALL DECIDUOUS / FLOWERING ORNAMENTAL TREES
- (2) COLUMNAR DECIDUOUS TREES
- (22) CANOPY / SHADE TREES
- (16) STREET TREES
- (128) TOTAL



KEY

- KEY: DESCRIPTION:
- A PLAYGROUND / PLAY AREA
 - B PICNIC AREA WITH BUILT-IN BBQ
 - C OUTDOOR BIKE PARKING
 - D GAMING AREA
 - E CIVIC / RETAIL PLAZA
 - F MONUMENT SIGNAGE ON LOW WALL
 - G SEATING AREA
 - H RECREATIONAL LAWN / PET RELIEF AREA
 - I COMMUNITY GARDEN
 - J RAISED PLANTER AT ENTRY STAIRS / RAMP

CONCEPTUAL DESIGN NOTES

- ALL UN-PAVED AREAS AND LANDSCAPE AREAS, EXCEPT GROUNDCOVER AREAS, SHALL BE TOP-DRESSED WITH A MINIMUM 3" LAYER OF ORGANIC MULCH.
- ALL TREES PLANTED WITHIN 4' OF BUILDINGS, WALL, CURBS, OR PAVEMENTS SHALL BE INSTALLED WITH ROOT BARRIERS.
- ALL TREES SHALL BE PLANTED FROM MINIMUM 15 GALLON CONTAINERS.
- LANDSCAPE SHALL COMPLY WITH THE COUNTY'S WATER EFFICIENT LANDSCAPE ORDINANCE.
- A MINIMUM OF ONE FOOT DEPTH OF NON-MECHANICALLY COMPACTED SOIL SHALL BE AVAILABLE FOR WATER ABSORPTION AND ROOT GROWTH IN PLANTED AREAS. RIP AND / OR ROTOTILL AS NEEDED.

IRRIGATION CONCEPT STATEMENT

- ALL PLANTINGS SHALL BE IRRIGATED BY AN AUTOMATIC, WATER CONSERVING IRRIGATION SYSTEM, DESIGNED AND INSTALLED TO MEET THE REQUIREMENTS OF THE COUNTY'S WATER EFFICIENT LANDSCAPE ORDINANCE.
- IRRIGATION SYSTEM SHALL BE DIVIDED INTO DISTINCT "HYDROZONES" BASED ON PLANT WATER USE REQUIREMENTS, SOLAR EXPOSURES, AND APPLICATION TYPE.
- TREES IRRIGATION SHALL BE CONTROLLED BY A DEDICATED VALVE, SEPARATE FROM SHRUBS AND GROUND COVERS.
- TREES SHALL BE IRRIGATED WITH POINT-SOURCE, BUBBLER DISTRIBUTION DEVICES.
- SHRUBS AND GROUND COVER PLANTINGS SHALL BE IRRIGATED BY POINT-SOURCE, DRIP DISTRIBUTION DEVICES.

PLANT PALETTE PLANTINGS WILL BE COMPRISED OF AT LEAST 10% LOCAL NATIVES

SYMBOL:	LATIN NAME / COMMON NAME:	SIZE, WATER USE, NATIVE:
	EXISTING TREES	
	SEQUOIA SEMPERVIRENS / COASTAL REDWOOD	N/A
	QUERCUS SPP. / OAKS & ULMUS PARVIFOLIA / ELM	N/A
	PLATANUS X. ACERIFOLIA / LONDON PLANE TREES	N/A
	SMALL DECIDUOUS / FLOWERING ORNAMENTAL TREES	
	ARBUTUS VAR. / DWARF STRAWBERRY TREE	15 GAL. MIN, LOW, NO
	CERCIS OCCIDENTALIS / WESTERN REDBUD	15 GAL. MIN, VERY LOW, YES
	ACCA SELLOWIANA / PINEAPPLE GUAVA	15 GAL. MIN, MODERATE, NO
	ACER PALMATUM VAR. / JAPANESE MAPLE SPECIES	15 GAL. MIN, MODERATE, NO
	CORNUS FLORIDA / FLOWERING DOGWOOD	15 GAL. MIN, MODERATE, NO
	CHITALPA TASHKENTENSIS / CHITALPA	15 GAL. MIN, LOW, NO
	COLUMNAR DECIDUOUS TREES	
	MAGNOLIA S. 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA	15 GAL. MIN, MODERATE, NO
	AGONIS FLEXUOSA / PEPPERMINT TREE	15 GAL. MIN, LOW, NO
	ACER RUBRUM 'BONHALL' / BONHALL MAPLE	15 GAL. MIN, MODERATE, NO
	GINKGO BILOBA 'PRINCETON SENTRY'	115 GAL. MIN, MODERATE, NO
	QUERCUS ROBAR 'FASTIGATA' UPRIGHT ENGLISH OAK	115 GAL. MIN, MODERATE, NO
	CANOPY / SHADE TREES	
	QUERCUS AGRIFOLIA / COAST LIVE OAK	15 GAL. MIN, VERY LOW, YES
	QUERCUS ENGELMANNII / ENGELMANN OAK	15 GAL. MIN, LOW, YES
	QUERCUS KELLOGGII / BLACK OAK	15 GAL. MIN, LOW, YES
	QUERCUS LOBATA / VALLEY OAK	15 GAL. MIN, LOW, YES
	STREET TREES	
	PLATANUS ACERIFOLIA SPP. / LONDON PLANE TREES	15 GAL. MIN, MODERATE, NO
	ULMUS PARVIFOLIA / CHINESE ELM	15 GAL. MIN, LOW, NO

SYMBOL:	LATIN NAME / COMMON NAME:	SIZE, WATER USE, SPACING, NATIVE:
	SHRUBS AND ACCENT PLANTS	
	ACACIA COGNATA / RIVER WATTLE	5 GAL., LOW, 5' O.C., NO
	ARCTOSTAPHYLOS X 'GREENSPHERE' / GREENSPHERE MANZANITA	5 GAL., LOW, 25' O.C., YES
	ASPIDISTRA ELATIOR / CAST IRON PLANT	5 GAL., LOW, 3' O.C., NO
	COPROSMA REPENS 'MARBLE QUEEN' / MARBLE QUEEN MIRROR PLANT	5 GAL., MODERATE, 3' O.C., NO
	HELLEBORUS ARGUTIFOLIUS 'SILVER LACE' / SILVER LACE HELLEBORE	5 GAL., LOW, 15' O.C., NO
	RIBES AUREUM, SANGUINEUM, ETC. / CURRANT VARIETIES	5 GAL., LOW, 15' O.C., YES
	NESTINGIA FRUTICOSA / COASTAL ROSEMARY	5 GAL., LOW, 3' O.C., NO
	CEANOTHUS 'CENTENNIAL', JULIA PHELPS, ETC. / CALIFORNIA LILAC VAR.	5 GAL., LOW, 6' O.C., YES
	GRASSES, PERENNIALS, AND GROUNDCOVERS	
	CHONDROPETALUM TECTORUM / SMALL CAPE RUSH	1 GAL., LOW, 3' O.C., YES
	LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE MAT RUSH	1 GAL., LOW, 3' O.C., YES
	MUHLENBERGIA CAPILLARIS 'PINK CLOUD' / PINK CLOUD PINK MUHLY GRASS	1 GAL., LOW, 4' O.C., YES
	FESTUCA MAIREI, CALIFORNICA, RUBRA, ETC. / FESTUCA VARIETIES	1 GAL., LOW, 3' O.C., YES
	CAREX TUMICOLA / FOOTHILL SEDGE	1 GAL., LOW, 3' O.C., YES
	HEUCHERA MAXIMA / ISLAND ALUM ROOT	1 GAL., LOW, 2' O.C., YES
	IRIS DOUGLASSIANA / DOUGLAS IRIS	1 GAL., LOW, 15' O.C., YES
	MIMULUS SPP. / NATIVE AND HYBRID MONKEYFLOWER VARIETIES	1 GAL., LOW, 2' O.C., YES
	SMALL SUCCULENTS (AEONIUM, DUDLEYA, ECHEVERIA, SEDUM, ETC.)	1 GAL., LOW, 3' O.C., YES
	BULBINE FRUTESCENS / BULBINE	1 GAL., LOW, 15' O.C., YES
	SALVIA 'BEE'S BLISS', 'POZO BLUE', SONOMENSIS, ETC. / SALVIA VARIETIES	1 GAL., LOW, 3' O.C., YES
	BACCHARIS PILULARIS 'PIGEON POINT' / COYOTE BUSH	5 GAL., LOW, 3' O.C., YES
	EPILOBIUM CANUM SPP. / CALIFORNIA FUSCHIA VARIETIES	1 GAL., LOW, 15' O.C., YES
	STORMWATER TREATMENT	
	PLANTINGS LIMITED TO THE APPROVED L.I.D. PLANT LIST	
	CAREX TUMULICOLA / FOOTHILL SEDGE	1 GAL., LOW, 3' O.C., YES
	FESTUCA RUBRA 'MOLATE' / MOLATE RED FESCUE	1 GAL., LOW, 3' O.C., YES

SITE LEGEND

- SYMBOL: DESCRIPTION:
- CONCRETE PAVEMENTS, PLAIN
 - PLAY AREA
 - RECREATIONAL LAWN
 - STORMWATER TREATMENT AREAS
 - LOW, STONE WALL
 - BUILT-IN BARBECUE GRILLS
 - PICNIC TABLES
 - OUTDOOR FURNITURE
 - BENCHES
 - BIKE RACKS
 - RAISED PLANTERS
 - CORNHOLE SET
 - CAFE SEATING WITH SHADE UMBRELLAS
 - 4' GARDEN FENCE AND ACCESS GATES
 - 6' METAL FENCE AND PEDESTRIAN GATES
 - 6' WOOD PRIVACY FENCE



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PRELIMINARY LANDSCAPE PLAN

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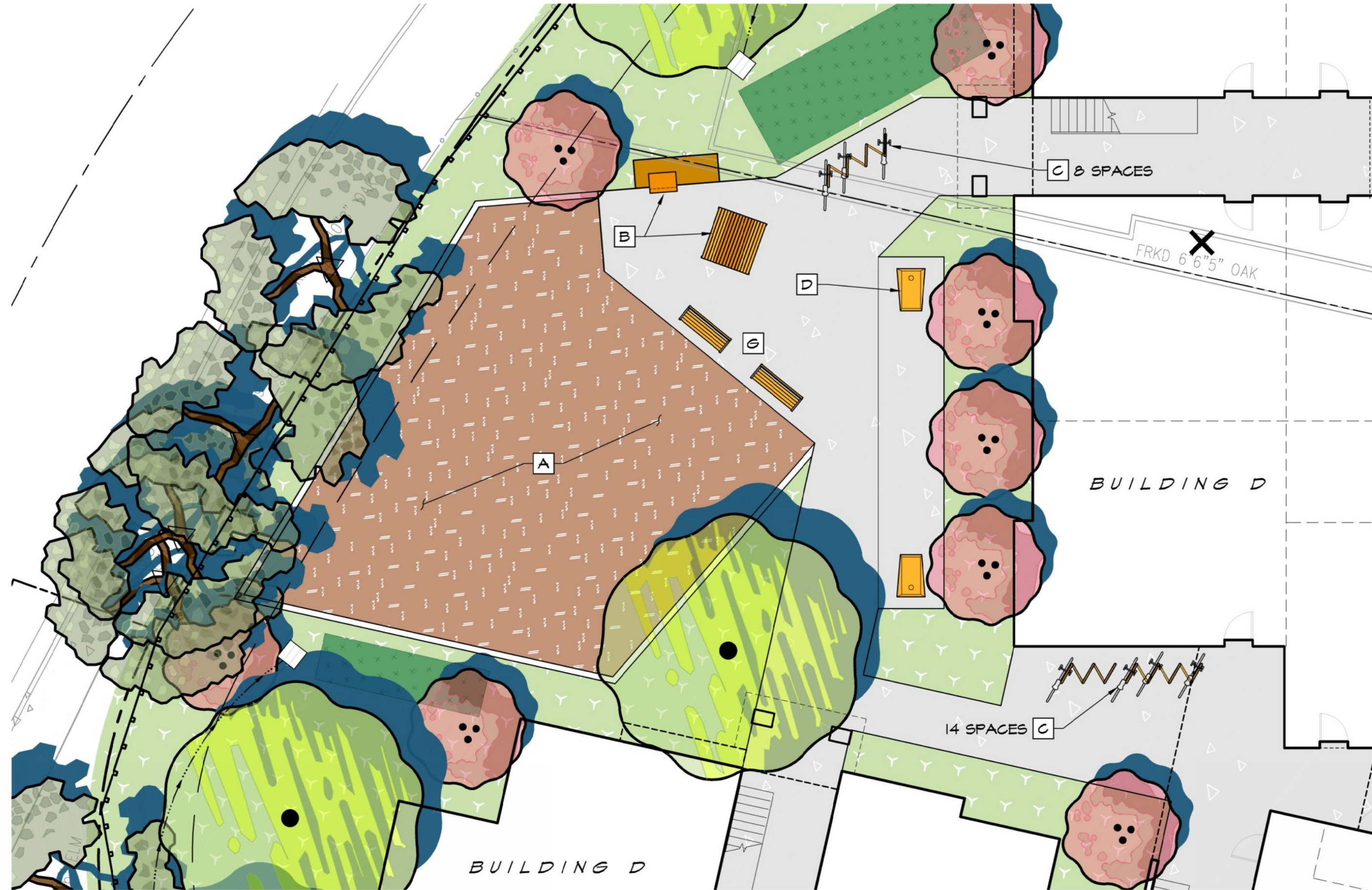
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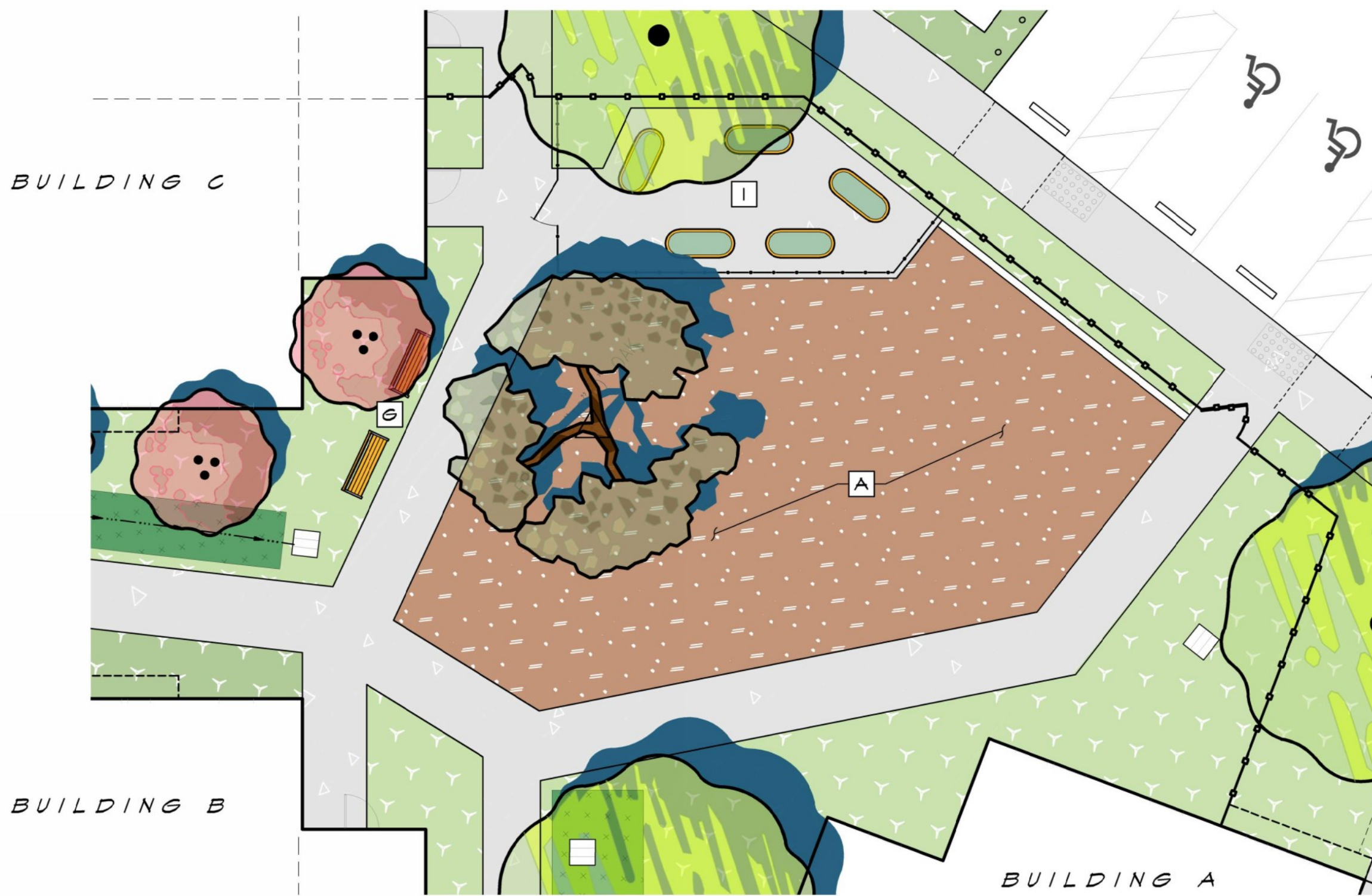
A: NORTH OPEN SPACE AMENITIES

1"=10'



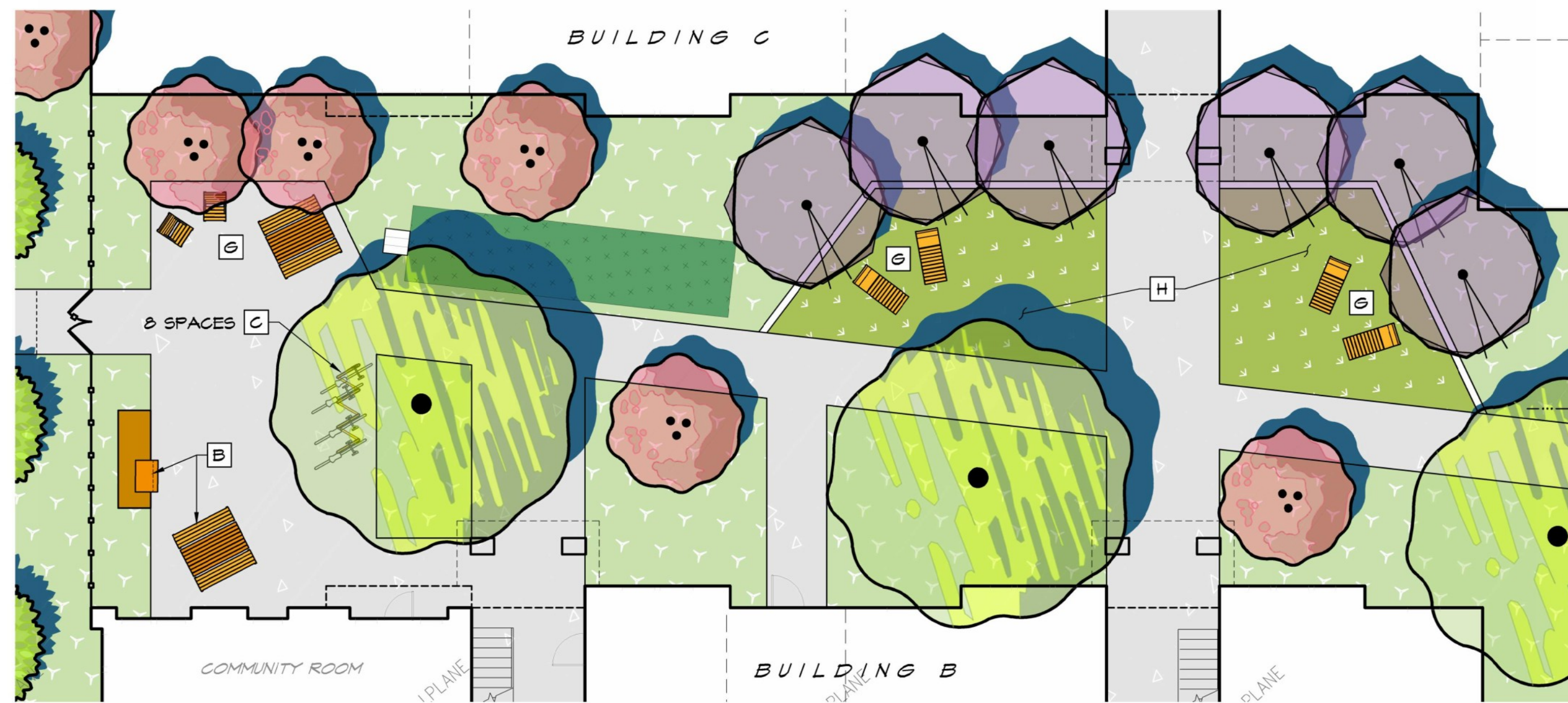
B: RETAIL / CIVIL PLAZA

1"=10'



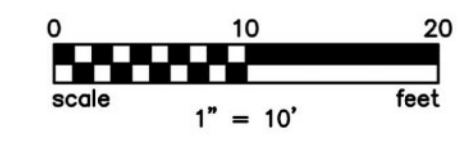
C: SOUTHERN OPEN SPACE AMENITIES

1"=10'



D: CENTRAL OPEN SPACE AMENITIES

1"=10'



KEY

- KEY: DESCRIPTION:
- [A] PLAYGROUND / PLAY AREA
 - [B] PICNIC AREA WITH BUILT-IN BBQ
 - [C] OUTDOOR BIKE PARKING
 - [D] GAMING AREA
 - [E] CIVIC / RETAIL PLAZA
 - [F] MONUMENT SIGNAGE ON LOW WALL
 - [G] SEATING AREA
 - [H] RECREATIONAL LAWN / PET RELIEF AREA
 - [I] COMMUNITY GARDEN
 - [J] RAISED PLANTER AT ENTRY STAIRS / RAMP

SITE LEGEND

- | SYMBOL: | DESCRIPTION: |
|------------------|-------------------------------------|
| [Grey Box] | CONCRETE PAVEMENTS, PLAIN |
| [Brown Box] | PLAY AREA |
| [Green Box] | RECREATIONAL LAWN |
| [Dark Green Box] | STORMWATER TREATMENT AREAS |
| [Brown Line] | LOW, STONE WALL |
| [Orange Box] | BUILT-IN BARBECUE GRILLS |
| [Brown Box] | PICNIC TABLES |
| [Brown Box] | OUTDOOR FURNITURE |
| [Brown Box] | BENCHES |
| [Zigzag Line] | BIKE RACKS |
| [Oval] | RAISED PLANTERS |
| [Orange Box] | CORNHOLE SET |
| [Blue/Green Box] | CAFE SEATING WITH SHADE UMBRELLAS |
| [Dashed Line] | 4' GARDEN FENCE AND ACCESS GATES |
| [Solid Line] | 6' METAL FENCE AND PEDESTRIAN GATES |
| [Wavy Line] | 6' WOOD PRIVACY FENCE |



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ENLARGEMENTS

MARINWOOD APTS. | MARIN COUNTY, CA

L.02

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PLANT PALETTE NOTE: REPRESENTATIVE IMAGES. FINAL PLANTING DESIGN MAY INCLUDE ADDITIONAL PLANTINGS.



QUERCUS LOBATA / VALLEY OAK



ARBUTUS SPP. / DWARF STRAWBERRY TREE



CERCIS OCCIDENTALIS / WESTERN REDBUD



ACER RUBRUM 'ARMSTRONG' / MAPLE



CAREX TUMICOLA / FOOTHILL SEDGE



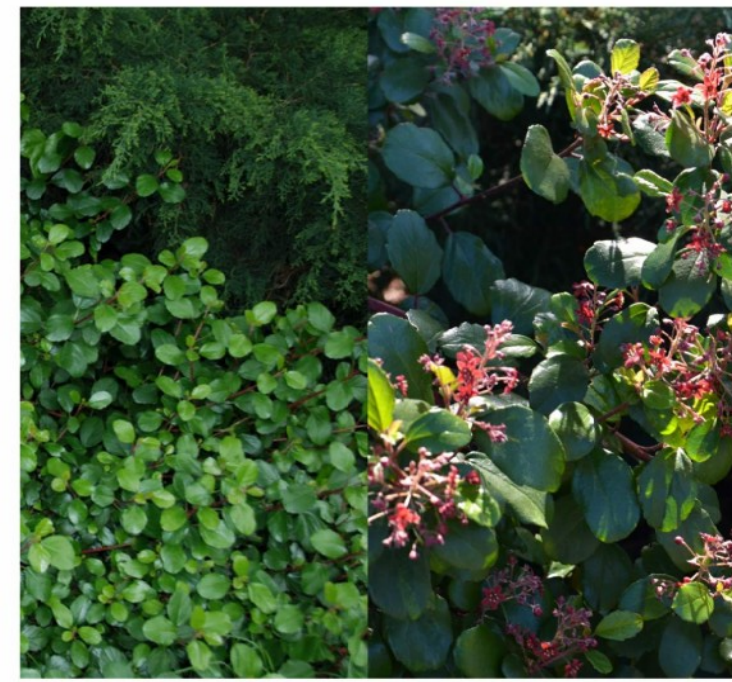
LOMANDRA L. 'BREEZE' / DWARF MAT RUSH



MIMULUS SPP. / STICKY MONKEY FLOWER



EPILOBIUM 'CANUM' / CALIFORNIA FUSCHIA



RIBES SPP. / CURRANT VARIETIES



CEANOTHUS SPP. / CALIFORNIA LILAC



BACCHARIS PILULARIS / COYOTE BUSH



VARIOUS SEDUMS AND SUCCULENTS

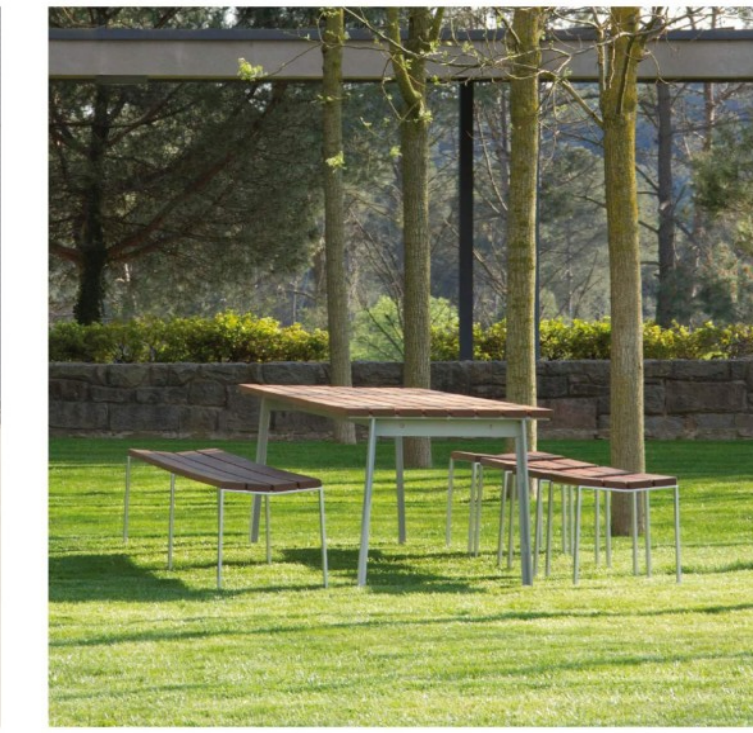
SITE FURNISHINGS NOTE: REPRESENTATIVE AND INSPIRATION IMAGES. FINAL OUTDOOR FURNISHING MODELS WILL BE SELECTED IN COORDINATION WITH DESIGN TEAM.



LOUNGE CHAIRS, WOOD & POWDERCOATED STEEL



BENCHES, WOOD & POWDERCOATED STEEL



PICNIC TABLES, WOOD & POWDERCOATED STEEL



BIKE RACKS, POWDERCOATED METAL



MOVABLE CAFE SEATING WITH SHADE UMBRELLAS



FENCED COMMUNITY GARDEN WITH METAL RAISED PLANTERS



PLAY EQUIPMENT NOTE: REPRESENTATIVE AND INSPIRATION IMAGES. FINAL PLAY EQUIPMENT WILL BE SELECTED IN COORDINATION WITH DESIGN TEAM.



NATURE PLAY FOR USER GROUPS 2-5 YEARS OLD AND 5-12 YEARS OLD

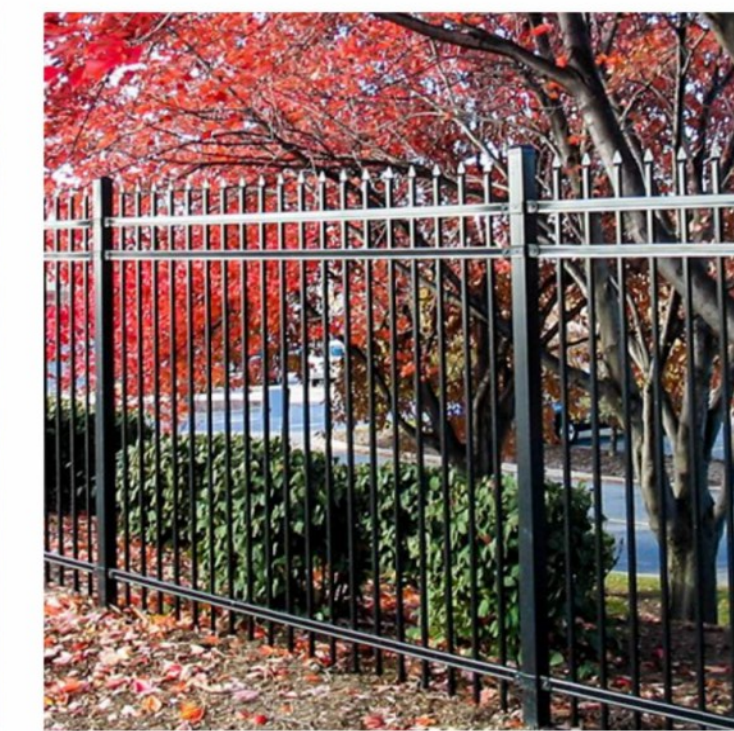


ACCESSIBLE SAFETY PLAY SURFACING

SITE MATERIALS NOTE: REPRESENTATIVE IMAGES. FINAL MATERIAL DETAILS WILL BE COORDINATED WITH DESIGN TEAM.



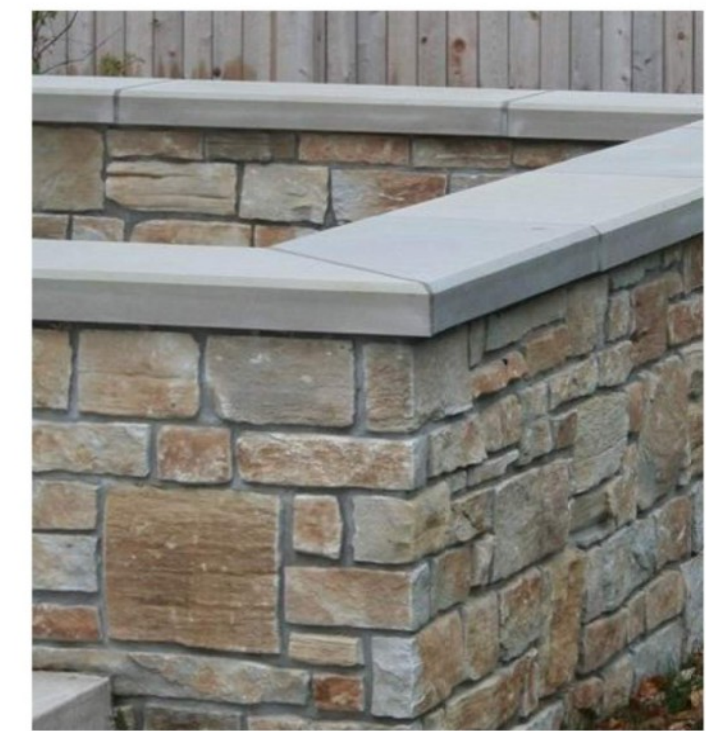
6' WOOD PRIVACY FENCE



6' METAL PERIMETER FENCE WITH GATES



CONCRETE, BROOM FINISH, SAWCUT JOINTS



SEAT WALL TO MATCH ARCHITECTURE



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PLANTS AND SITE AMENITIES

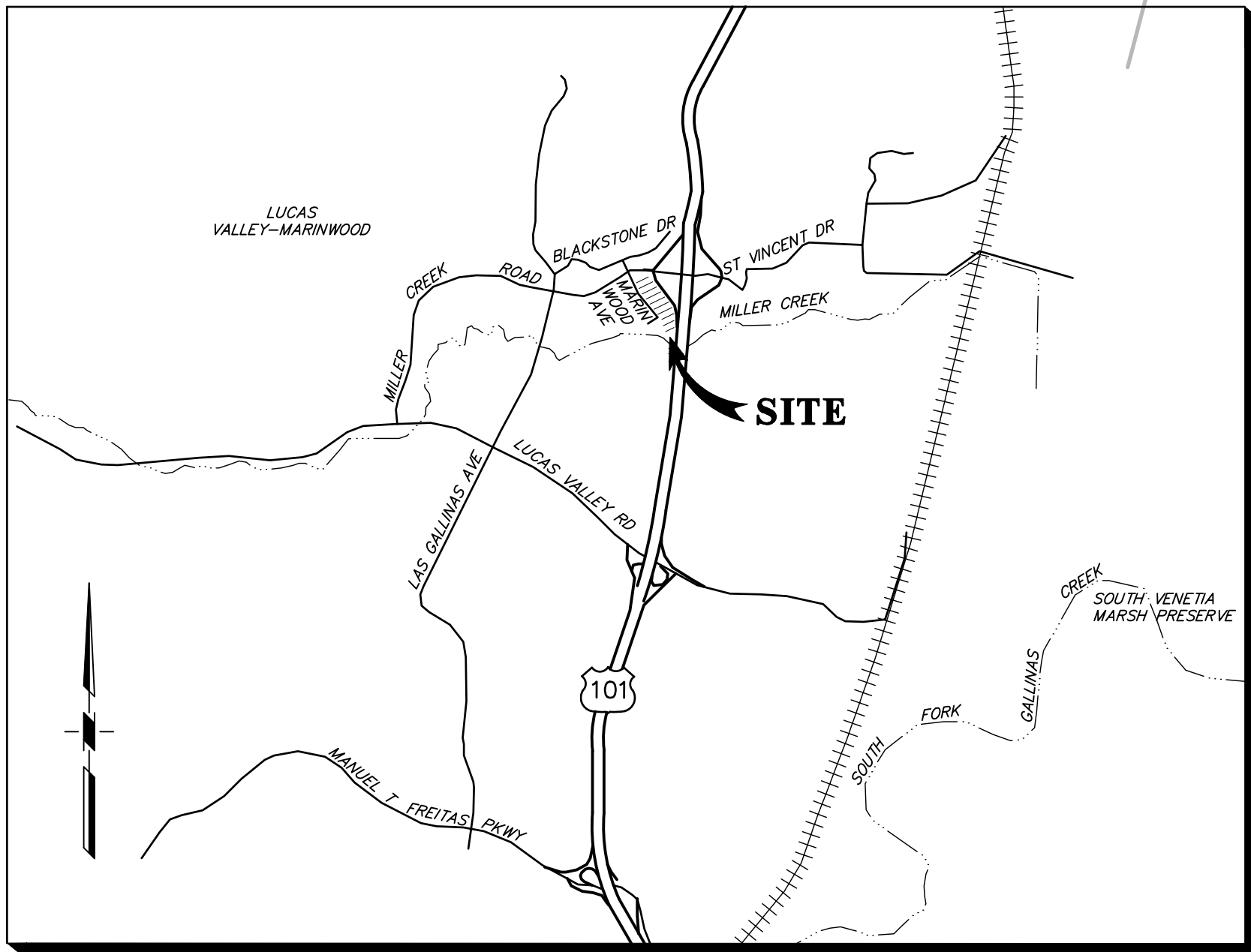
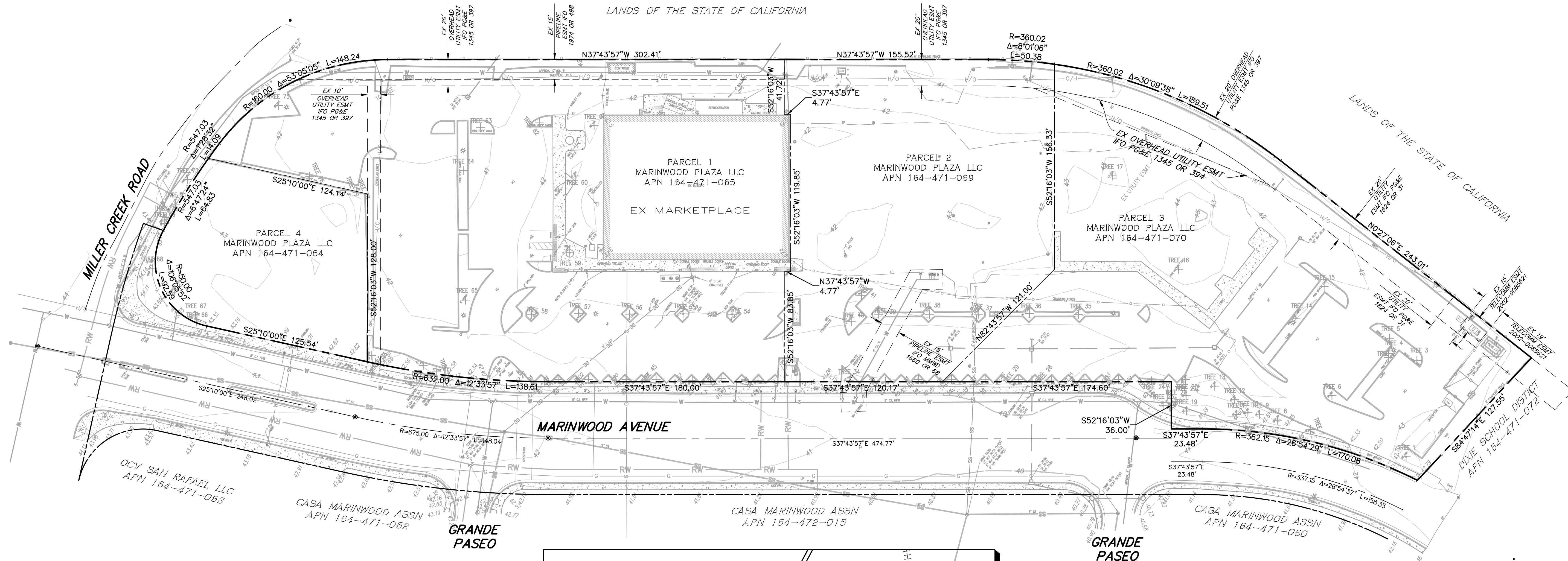
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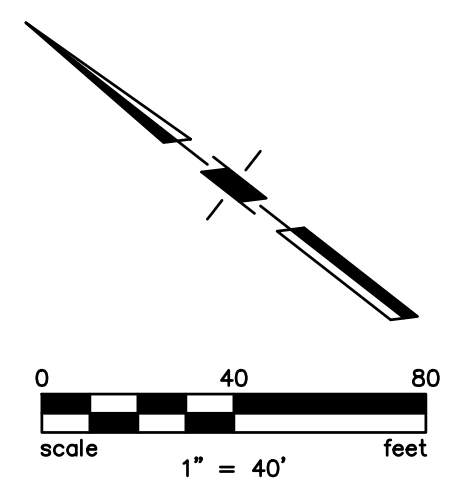
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LOCATION MAP
NO SCALE

SHEET INDEX

SHEET NO.	SHEET TITLE
C0.1	OVERALL TOPOGRAPHIC MAP
C0.2	TOPOGRAPHIC MAP - NORTH
C0.3	TOPOGRAPHIC MAP - SOUTH
C0.4	OVERALL LAYOUT PLAN
C0.5	PRELIMINARY LAYOUT PLAN - NORTH
C0.6	PRELIMINARY LAYOUT PLAN - SOUTH
C0.7	PRELIMINARY GRADING PLAN - NORTH
C0.8	PRELIMINARY GRADING PLAN - SOUTH
C0.9	PRELIMINARY UTILITY PLAN - NORTH
C0.10	PRELIMINARY UTILITY PLAN - SOUTH



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OVERALL TOPOGRAPHIC MAP

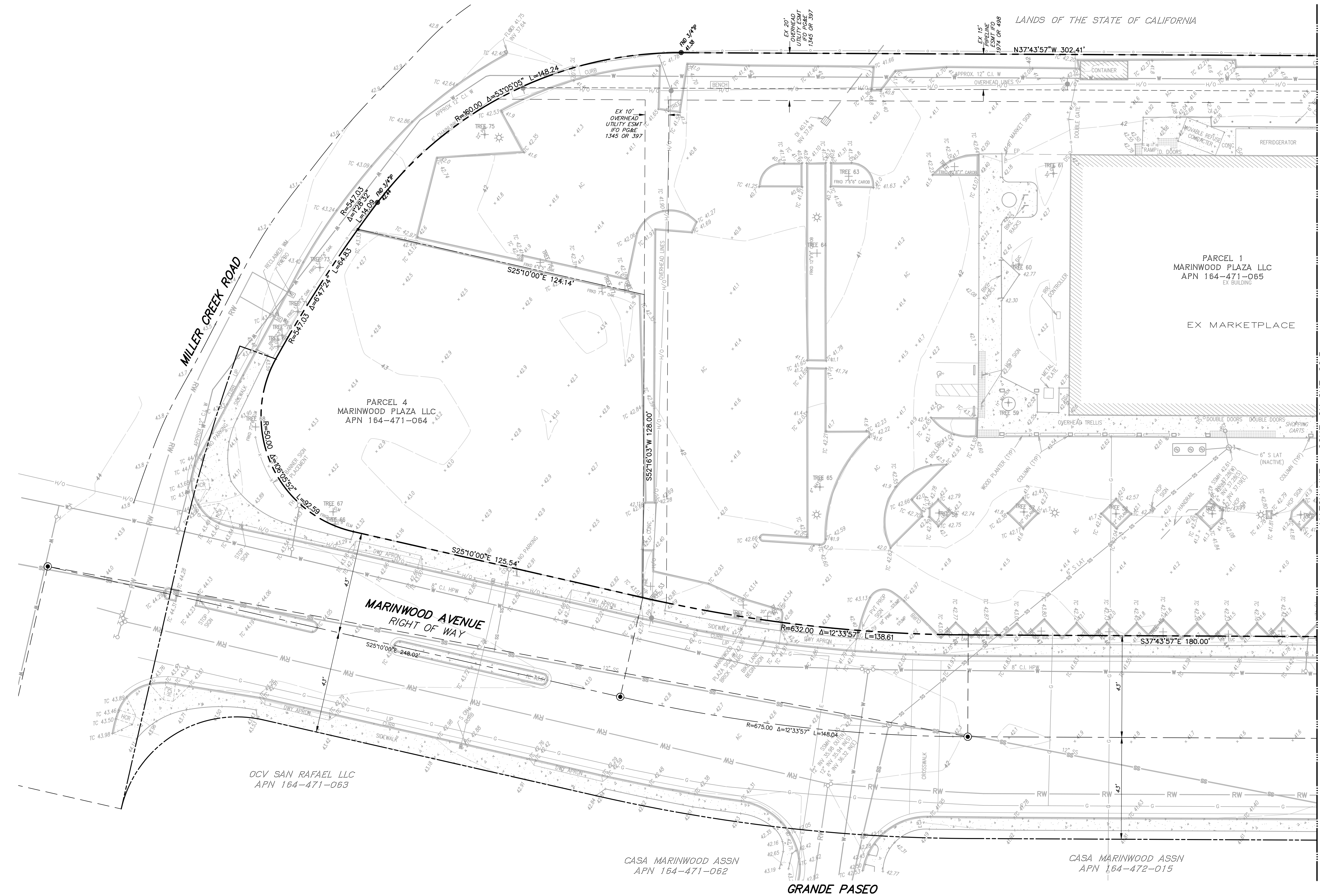
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C0.1

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N37°43'57"W 302.41'



MATCH LINE - CONT. ON SHT. CO.3



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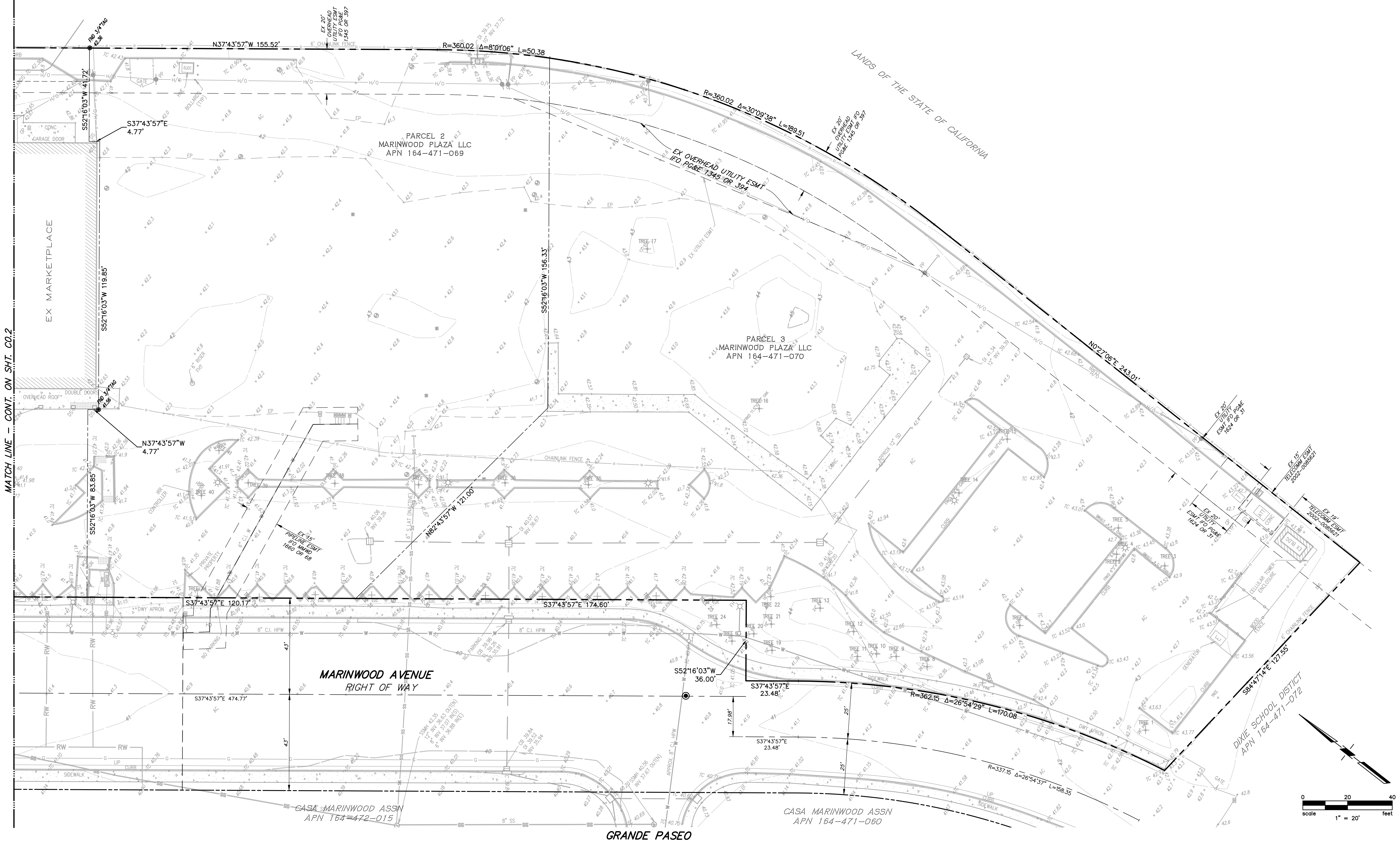
TOPOGRAPHIC MAP - NORTH

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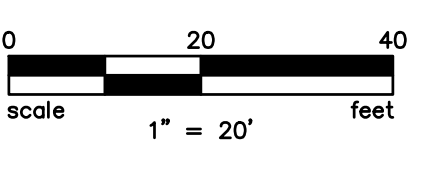
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MATCH LINE - CONT. ON SHT. CO.2



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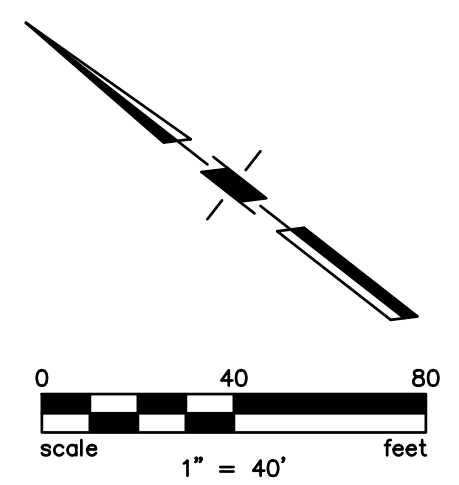
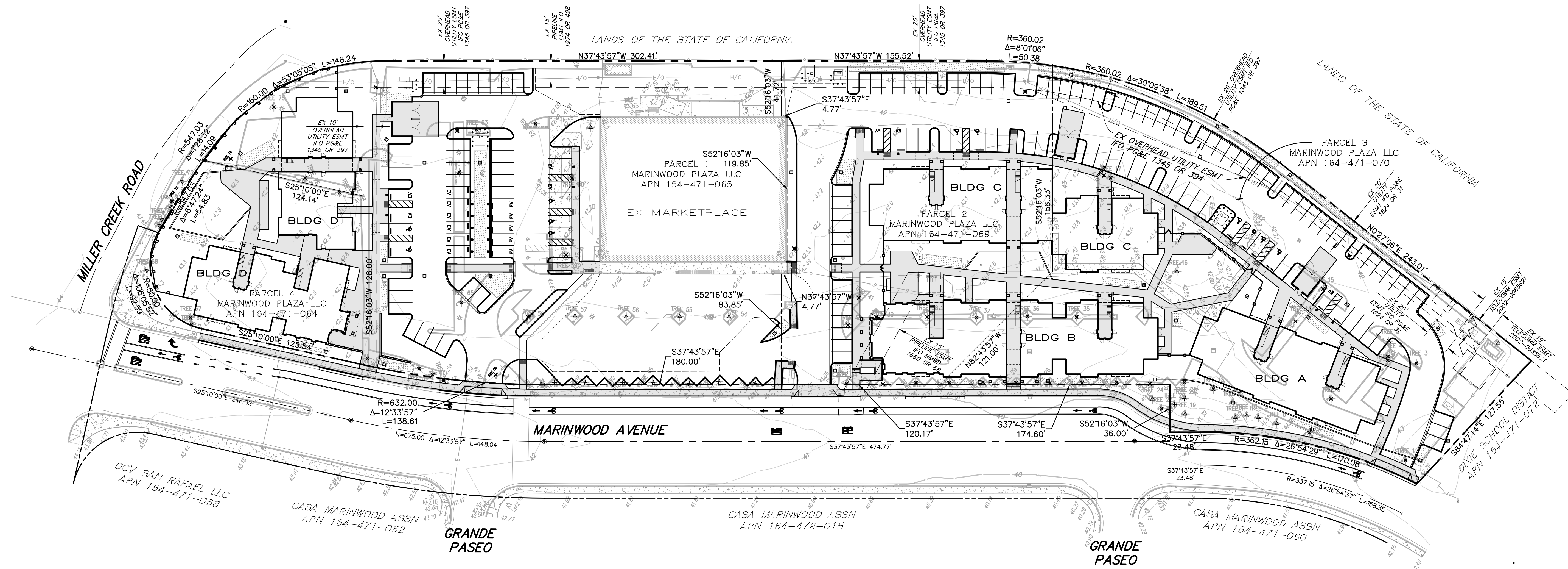
TOPOGRAPHIC MAP - SOUTH

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CO.3

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OVERALL LAYOUT PLAN

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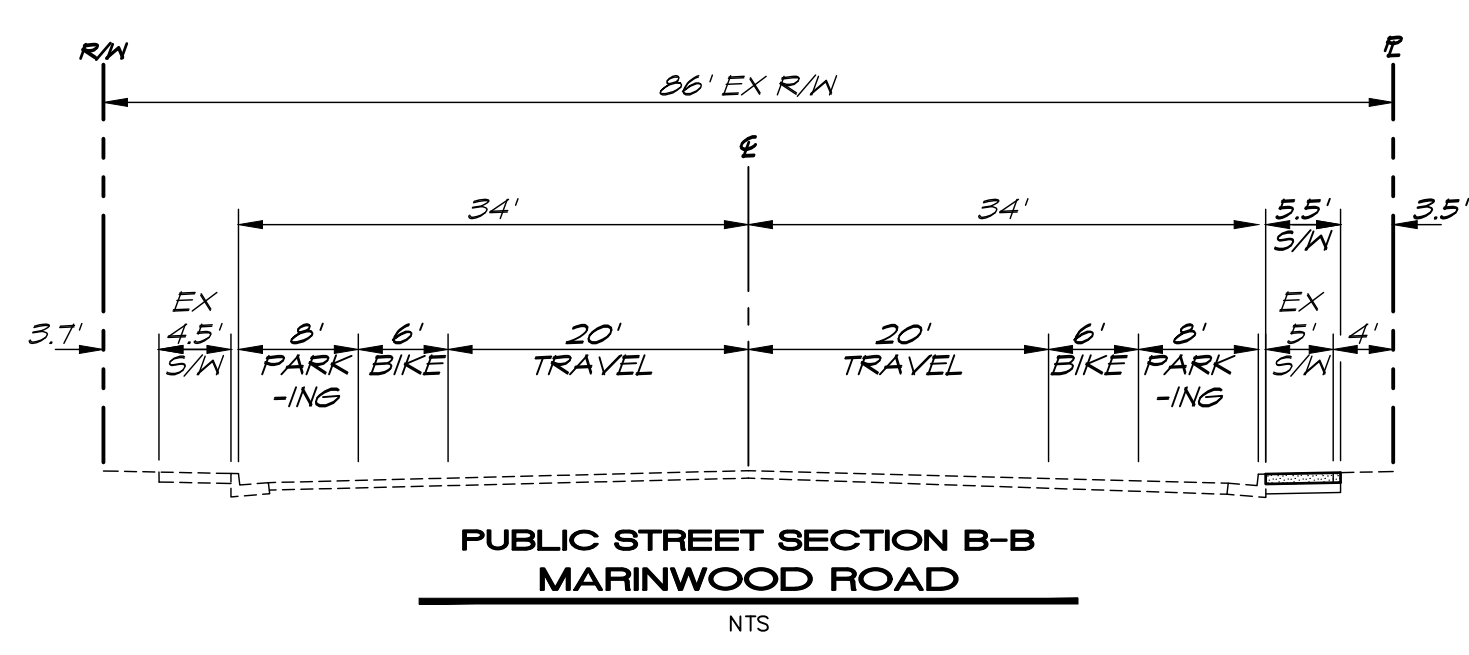
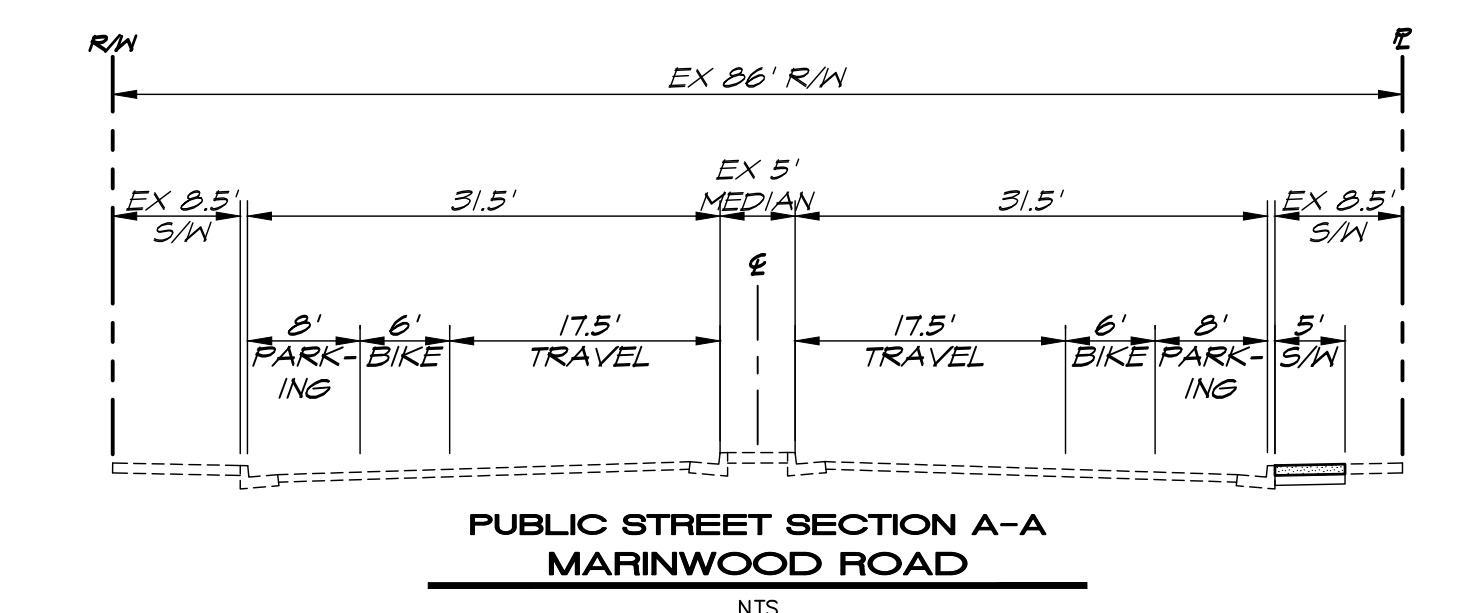
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PROJECT No. 2023014.00

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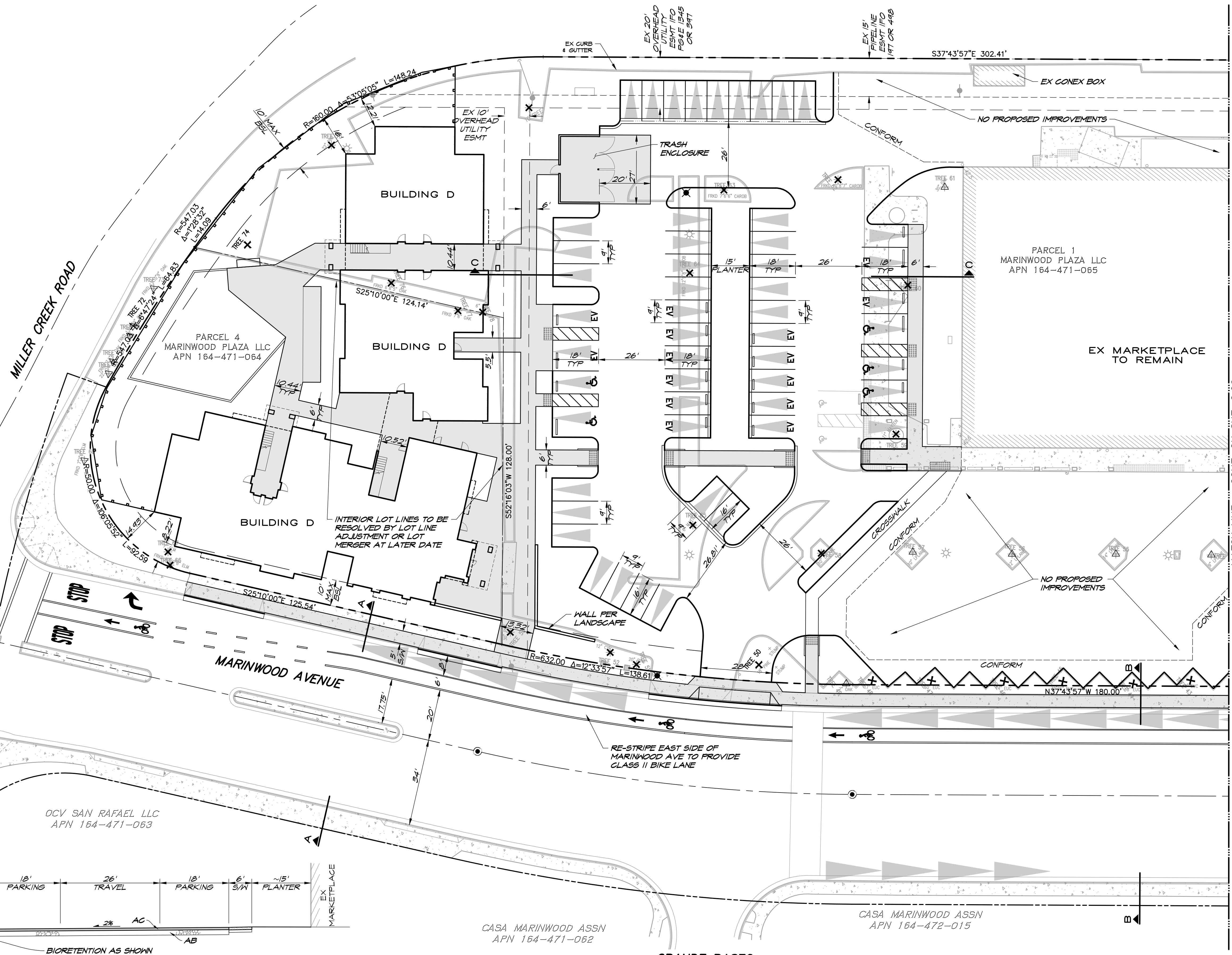
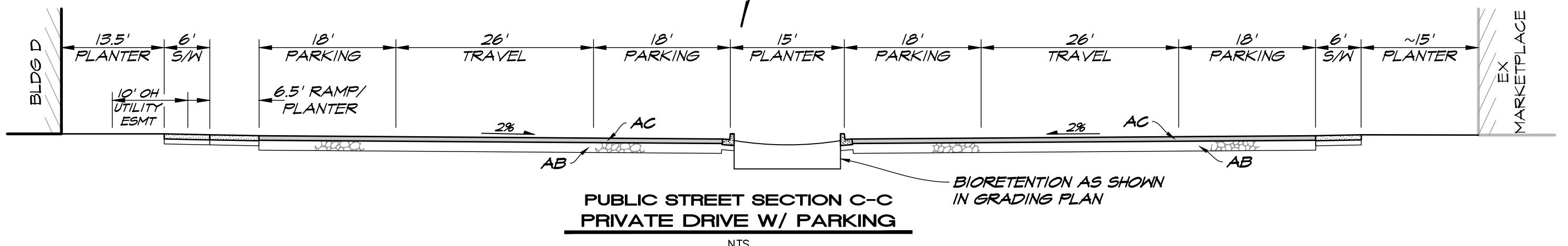
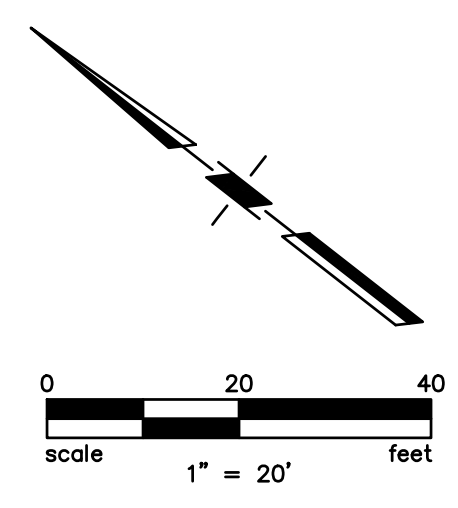
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ABBREVIATIONS:

DN	DOCUMENT NUMBER, OFFICIAL RECORDS OF MARIN COUNTY
DWY	DRIVEWAY
ESMT	EASEMENT
EVA	EMERGENCY VEHICLE ACCESS EASEMENT
FL	FLOW LINE
IFO	IN FAVOR OF
INV	INVERT
IRR	IRRIGATION
LLA	LOT LINE ADJUSTMENT
PCL	PARCEL
PUE	PUBLIC UTILITY EASEMENT
PVT	PRIVATE
PF AE	PRIVATE FIRE ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSS	PRIVATE SANITARY SEWER EASEMENT
PVAE	PRIVATE ACCESS EASEMENT
PVAUE	PRIVATE ACCESS AND UTILITY EASEMENT
RW	RECLAIMED WATER
SDE	PUBLIC STORM DRAIN EASEMENT
SS	SANITARY SEWER
TC	TOP OF CURB



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PRELIMINARY LAYOUT PLAN - NORTH

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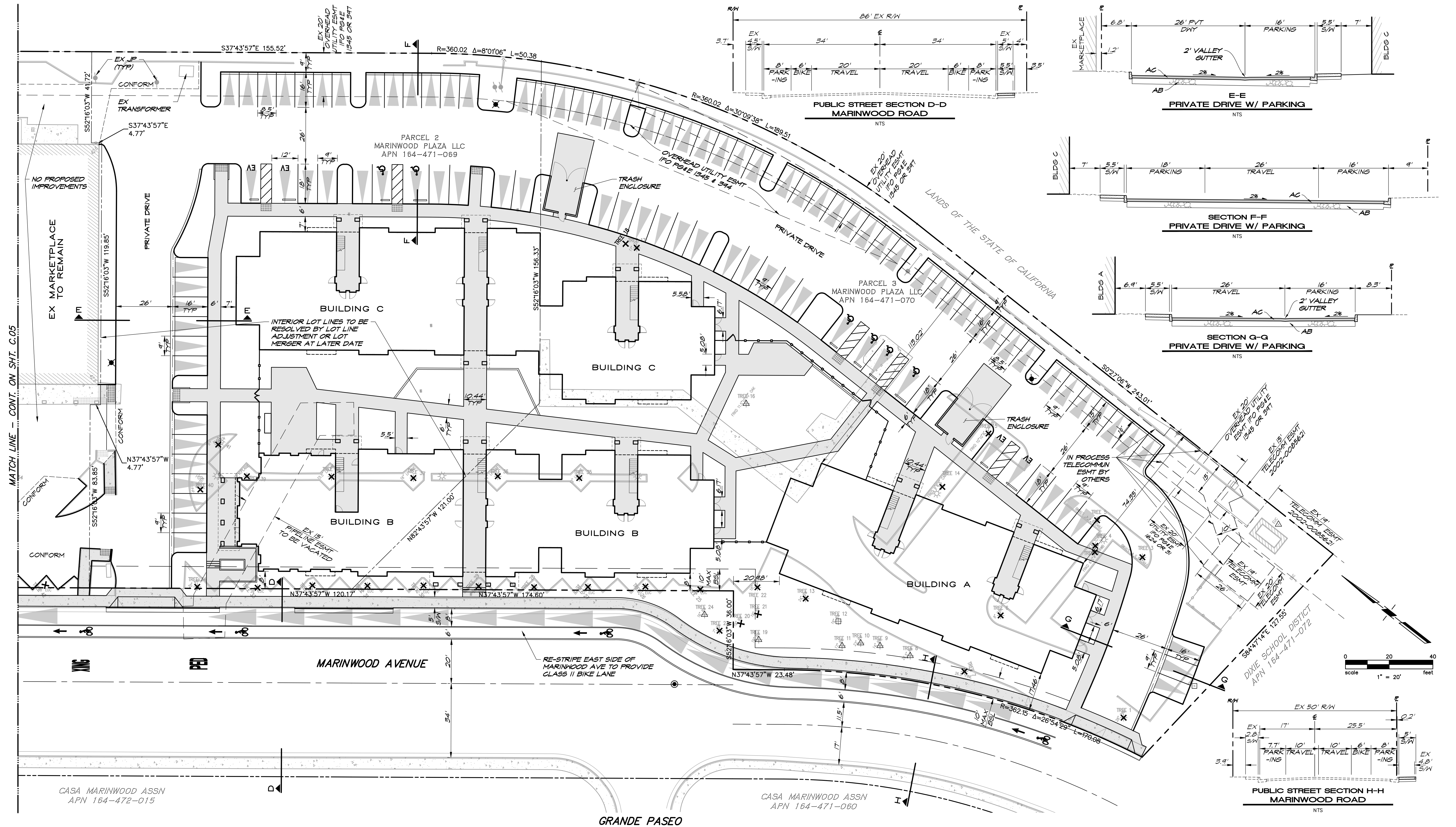
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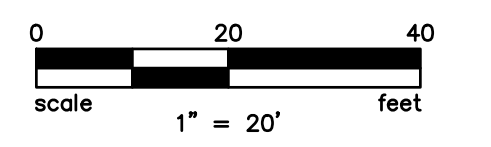
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MATCH LINE - CONT. ON SHT. C.05



PRELIMINARY LAYOUT PLAN - SOUTH MARINWOOD APTS. | MARIN COUNTY, CA C.06

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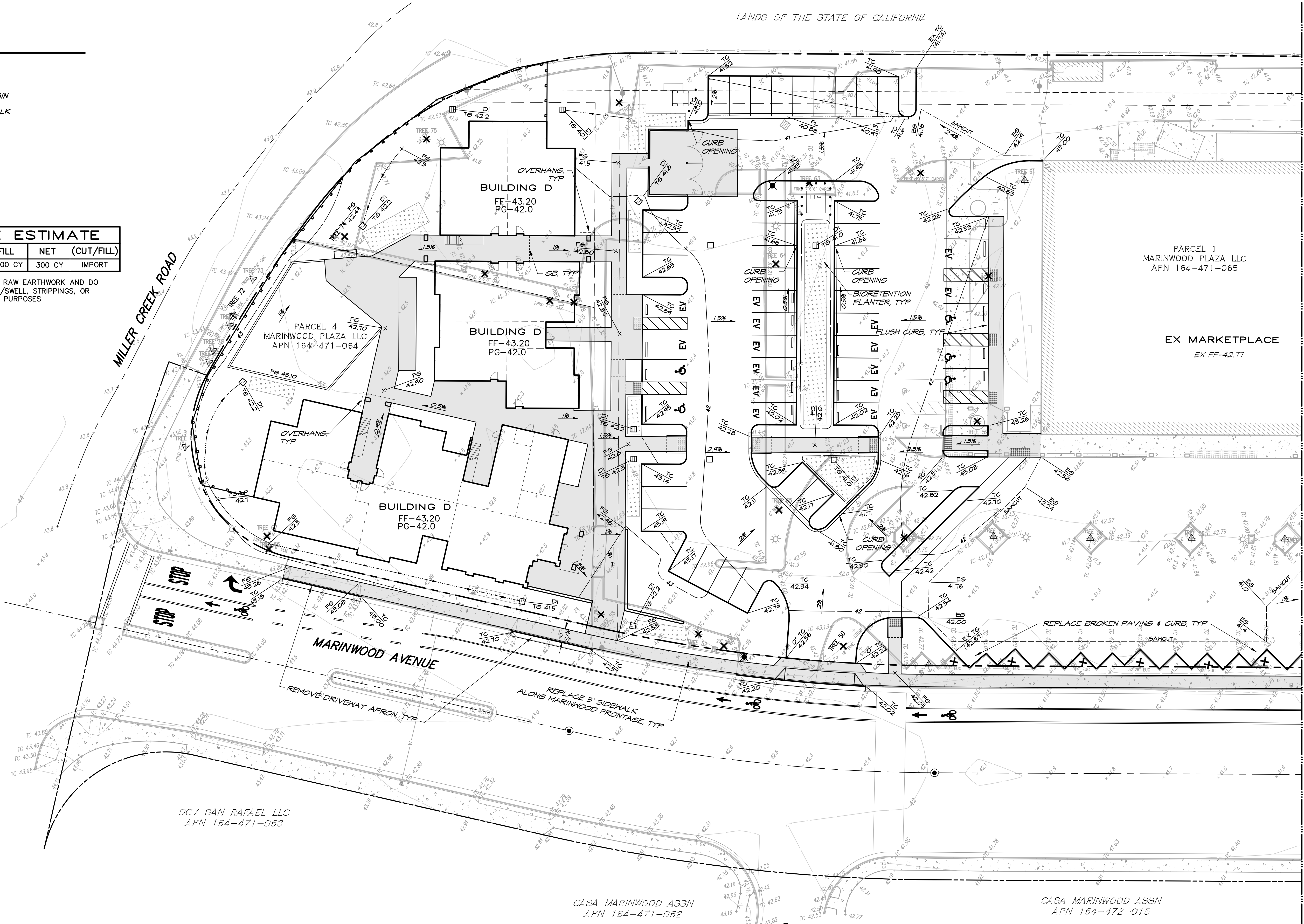
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SYMBOL LEGEND

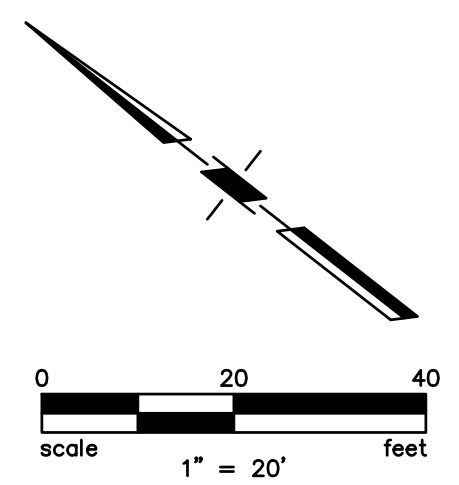
- ○ DRAIN INLET
- JUNCTION BOX
- FIELD DRAIN
- ▨ BIORETENTION BASIN
- ▨ CONCRETE SIDEWALK
- ▨ DG PAVEMENT
- SWALE
- △ SAVE TREE
- × REMOVE TREE

EARTHWORK ESTIMATE				
	CUT	FILL	NET	(CUT/FILL)
OVERALL	1,200 CY	1,500 CY	300 CY	IMPORT

NOTE: EARTHWORK NUMBERS ARE RAW EARTHWORK AND DO NOT ACCOUNT FOR SHRINK/SWELL, STRIPPINGS, OR COMPACTION. NOT FOR BID PURPOSES



MATCH LINE - CONT. ON SHT. C.08



PRELIMINARY GRADING PLAN - NORTH

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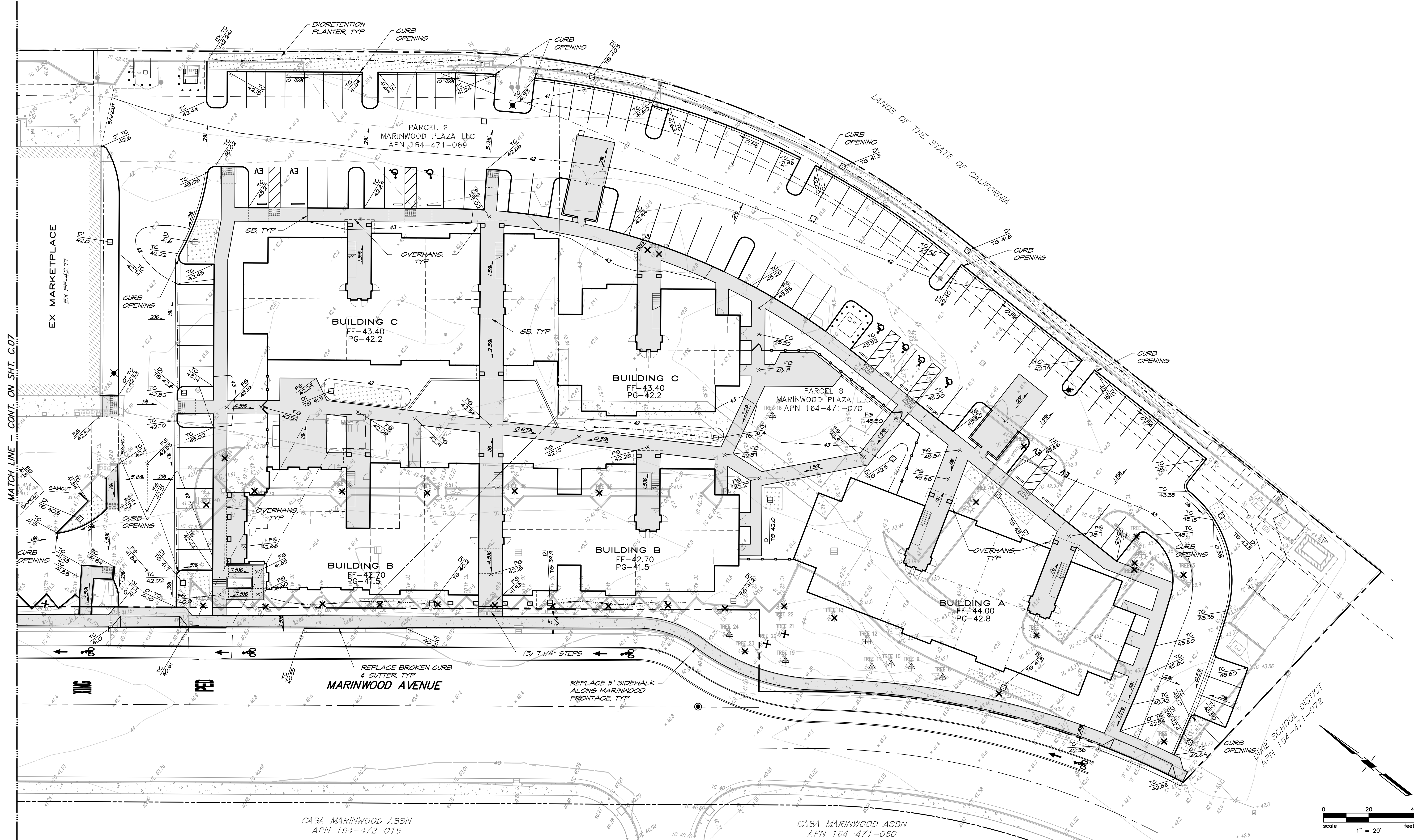
C.07

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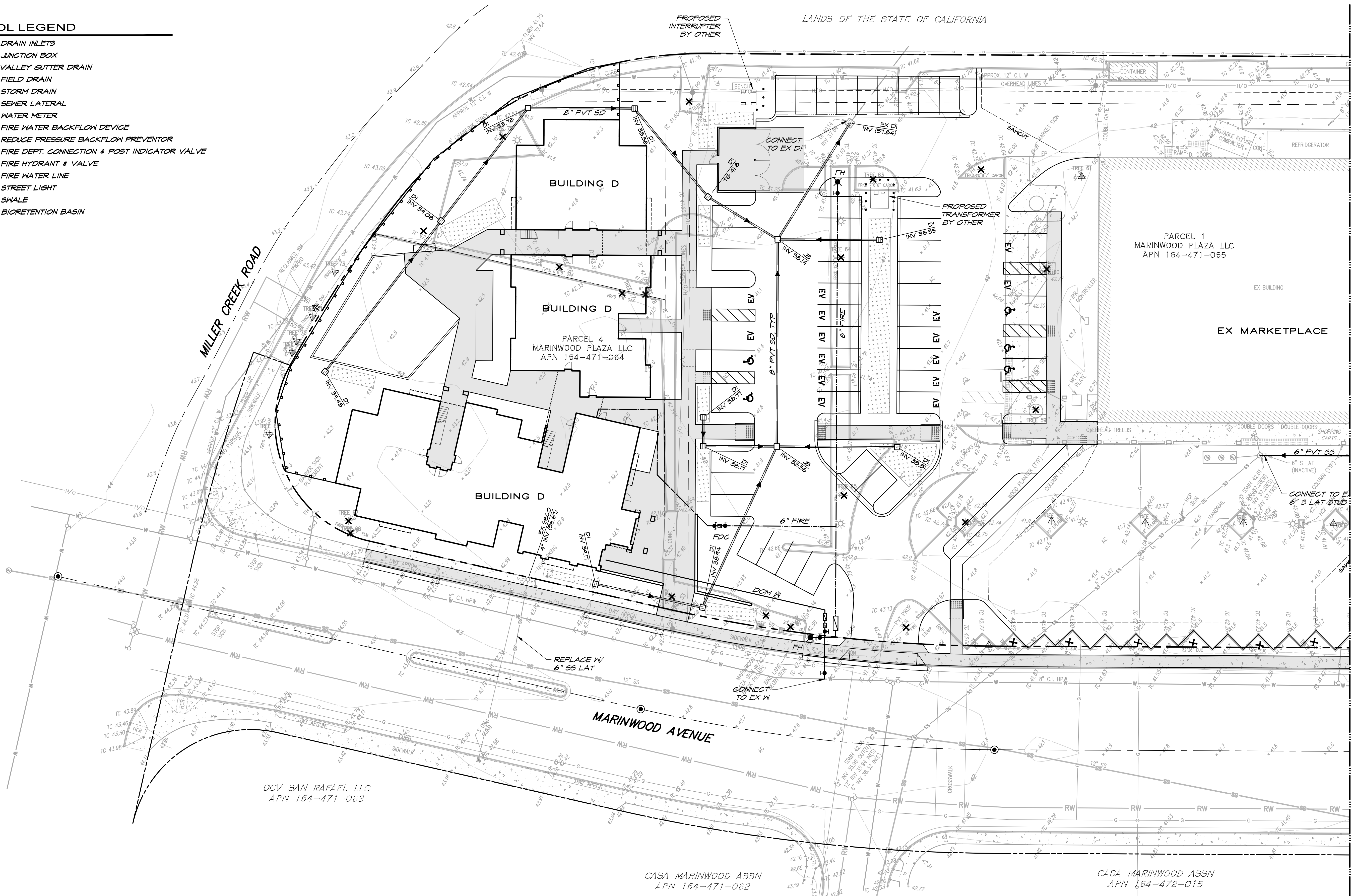


MATCH LINE - CONT. ON SHT. C.07

SYMBOL LEGEND

- ○ DRAIN INLETS
- JUNCTION BOX
- VALLEY GUTTER DRAIN
- FIELD DRAIN
- STORM DRAIN
- SEWER LATERAL
- WATER METER
- ▭ FIRE WATER BACKFLOW DEVICE
- ▭ REDUCE PRESSURE BACKFLOW PREVENTOR
- FIRE DEPT. CONNECTION & POST INDICATOR VALVE
- FIRE HYDRANT & VALVE
- FIRE WATER LINE
- ★ STREET LIGHT
- SWALE
- ▨ BIORETENTION BASIN

LANDS OF THE STATE OF CALIFORNIA



MATCH LINE - CONT. ON SHT. C-10

OCV SAN RAFAEL LLC
APN 164-471-063

CASA MARINWOOD ASSN
APN 164-471-062

CASA MARINWOOD ASSN
APN 164-472-015



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PRELIMINARY UTILITY PLAN - NORTH

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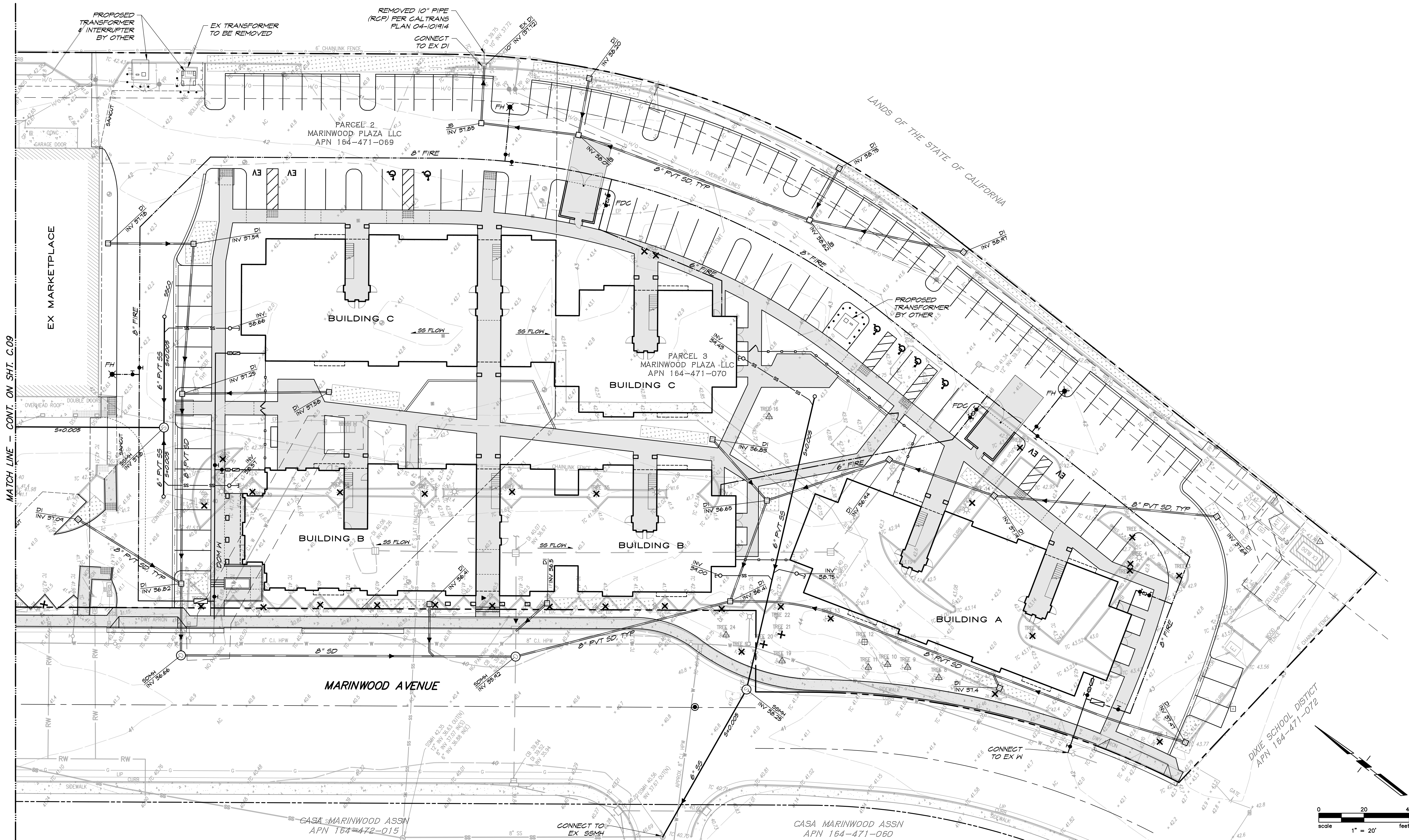
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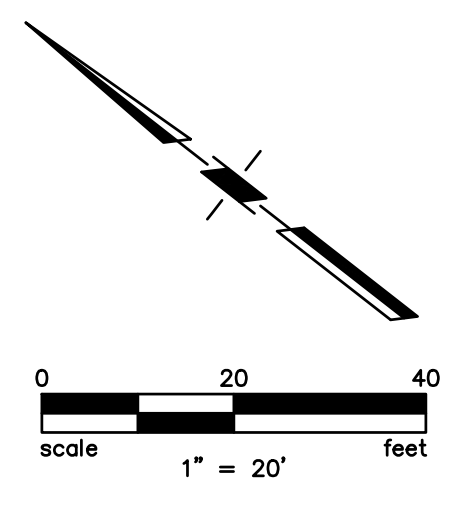
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