

MARINWOOD APARTMENTS

Marin County, CA

ENTITLEMENT PACKAGE

PROJECT NO. 1445-0002

September 9, 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, 2 car share and 63 commercial spaces. Shared parking is anticipated in accordance with the form-based code's mixed-use shared parking factor. Additionally, 29 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.

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

Owner:

Impact Residential Development, LLC
404 Galleria Parkway, Suite 1450
Atlanta, GA 30339

Attn: Alex Waterbury
Tel: (415) 810-1496
Email: awaterbury@impactresidential.com

Applicant:

Tableau Development Company
407 Riviera Drive
San Rafael, CA 94901

Attn: Jack Robertson
Tel: (415) 519-7574
Email: jack@tableaudev.com

Architect:

LPAS, Inc.
723 S Street
Sacramento, CA 95811

Attn: Chris Kelly
Tel: (916) 443-0335
Email: ckelly@lpas.com

Landscape Architect:

Carlile Macy
15 3rd Street
Santa Rosa, CA 95401

Attn: Briana Morrison
Tel: (707) 535-1541
Email: bmorrison@carlilemacy.com

Civil Engineer:

Carlile Macy
15 3rd Street
Santa Rosa, CA 95401

Attn: Alan Furste
Tel: (707) 757-5601
Email: afurste@carlilemacy.com

SHEET INDEX

GENERAL

A.01	PROJECT TEAM & SHEET INDEX
A.02	PROJECT DATA
A.03	FORM-BASED CODE STANDARD
A.04	FORM-BASED CODE STANDARD
A.05	FORM-BASED CODE STANDARD
A.06	WALKABLE NEIGHBORHOOD PLAN DESIGN
A.07	EXTERIOR RENDERING
A.08	EXTERIOR RENDERING
A.09	BUILDING A - FLOOR PLANS
A.10	BUILDING A - FLOOR AND ROOF PLANS
A.11	BUILDING B - FLOOR PLANS
A.12	BUILDING B - FLOOR AND ROOF PLANS
A.13	BUILDING C - FLOOR PLANS
A.14	BUILDING C - FLOOR PLANS
A.15	BUILDING C - FLOOR PLANS
A.16	BUILDING C - ROOF PLAN
A.17	BUILDING D - FLOOR PLANS
A.18	BUILDING D - FLOOR PLANS
A.19	BUILDING D - FLOOR PLANS
A.20	BUILDING D - ROOF PLAN
A.21	BUILDING SECTION
A.22	BUILDING A - EXTERIOR ELEVATIONS
A.23	BUILDING A - EXTERIOR ELEVATIONS
A.24	BUILDING B - EXTERIOR ELEVATIONS
A.25	BUILDING B - EXTERIOR ELEVATIONS
A.26	BUILDING C - EXTERIOR ELEVATIONS
A.27	BUILDING C - EXTERIOR ELEVATIONS
A.28	BUILDING D - EXTERIOR ELEVATIONS
A.29	BUILDING D - EXTERIOR ELEVATIONS
A.30	BUILDING D - EXTERIOR ELEVATIONS
A.31	SITE DETAILS

LANDSCAPE

L.01	TREE MITIGATION PLAN
L.02	PRELIMINARY LANDSCAPE PLAN
L.03	ENLARGEMENTS AND SECTIONS
L.04	ENLARGEMENTS
L.05	PLANTS AND SITE AMENITIES

CIVIL

C.01	OVERALL TOPOGRAPHIC MAP
C.02	TOPOGRAPHIC MAP - NORTH
C.03	TOPOGRAPHIC MAP - SOUTH
C.04	OVERALL LAYOUT PLAN
C.05	PRELIMINARY LAYOUT PLAN - NORTH
C.06	PRELIMINARY LAYOUT PLAN - SOUTH
C.07	PRELIMINARY STAKING PLAN - NORTH
C.08	PRELIMINARY STAKING PLAN - SOUTH
C.09	PRELIMINARY GRADING AND DRAINAGE PLAN - NORTH
C.10	PRELIMINARY GRADING AND DRAINAGE PLAN - SOUTH
C.11	PRELIMINARY UTILITY PLAN - NORTH
C.12	PRELIMINARY UTILITY PLAN - SOUTH
C.13	ROOF ELEVATION PLAN
C.14	EVACUATION MAP
C.15	EMERGENCY ACCESS

MARINWOOD PROJECT DATA							9/9/2024		LPAS		
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 (Form-Based Code):			(T5-CMS ZONE)								
1 BDR			0.75 SPACES / UNIT				34 SPACES				
2 BDR			1.25 SPACES / UNIT				60 SPACES				
3 BDR			1.25 SPACES / UNIT				40 SPACES				
			1.07 SPACES / UNIT				134 SPACES				
RETAIL VEHICULAR PARKING REQUIRED (Marin County):											
EXISTING MARKET (County Code - Chapter 24.04)			15,000 SF		1.00 SPACE PER		200 SF		75 SPACES		
NEW RETAIL (Form-Based Code):					1.50 SPACE PER		1000 SF		- SPACES		
					(After First 5,000 SF)						
TOTAL PARKING REQUIRED:							209 SPACES				
MIXED-USE SHARED PARKING REDUCTION FACTOR (Form-Based Code):			1.20								
REDUCED RESIDENTIAL PARKING:							112 SPACES				
CARSHARE SPACES REQUIRED:							2 SPACES				
REDUCED RETAIL PARKING:							62 SPACES (If Shared Parking Applicable)				
CARSHARE SPACES REQUIRED:							- SPACES				
TOTAL REDUCED SHARED PARKING REQUIRED:							176 SPACES				
PARKING PROVIDED:											
ON-SITE SURFACE PARKING:							189 SPACES				
STREET PARKING- East Side of Marinwood Ave:							29 SPACES				
							5 additional on-street parking spaces exist on west side of Marinwood Avenue but are excluded from total parking provided.				
TOTAL PARKING PROVIDED:			RESIDENTIAL PARKING:		124 SPACES (On-Site)		218 SPACES				
			RETAIL PARKING:		63 SPACES (On-Site)						
			CAR SHARE:		2 SPACES (On-Site)						
			STREET PARKING:		29 SPACES				5 additional on-street parking spaces exist on west side of Marinwood Avenue but are excluded from total parking provided.		
RESIDENTIAL PARKING DETAIL (On-Site):											
STANDARD SPACES:			56 SPACES								
ACCESSIBLE SPACES:			5 SPACES								
EV SPACES:			10% CHARGERS		13 SPACES						
			40% READY (OUTLETS)		50 SPACES						
CAR SHARE			2 SPACES								
			126 SPACES				The number of accessible parking spaces has been calculated before any reduction in the number of overall spaces to be provided in the project.				
RETAIL PARKING DETAIL (On-Site):											
STANDARD SPACES:			44 SPACES								
ACCESSIBLE SPACES:			3 SPACES								
EV SPACES:			(Table 5.106.5.3.1) CHARGERS		3 SPACES						
			READY (OUTLETS)		13 SPACES						
			63 SPACES				The number of accessible parking spaces has been calculated before any reduction in the number of overall spaces to be provided in the project.				
ACCESSIBLE, EVCS, EV READY AND STANDARD PARKING DETAIL (On Site):											
			RESIDENTIAL		RETAIL		TOTAL				
STANDARD			56		44		100 SPACES				
ACCESSIBLE - STANDARD			4		2		6 SPACES				
ACCESSIBLE - VAN			1		1		2 SPACES				
STANDARD EVCS			11		2		13 SPACES				
ACCESSIBLE VAN - EVCS			1		1		2 SPACES				
ACCESSIBLE - EVCS			1		-		1 SPACES				
AMBULATORY - EVCS			-		-		- SPACES				
STANDARD EV READY			47		11		58 SPACES				
ACCESSIBLE VAN - EV READY			1		1		2 SPACES				
ACCESSIBLE - EV READY			1		1		2 SPACES				
AMBULATORY - EV READY			1		-		1 SPACES				
Total w/o Carshare			124		63		187 SPACES				
CARSHARE			2		-		2 SPACES				
TOTAL			126		63		189 SPACES				
BICYCLE PARKING SUMMARY:											
RESIDENTIAL BICYCLE PARKING REQUIRED (Form-Based Code):											
1 BDR			1.00 SPACES / UNIT				45 SPACES				
2 BDR			2.00 SPACES / UNIT				96 SPACES				
3 BDR			2.00 SPACES / UNIT				64 SPACES				
TOTAL RESIDENTIAL BICYCLE PARKING REQUIRED:			1.64 SPACES / UNIT				205 SPACES				
TOTAL RESIDENTIAL BICYCLE PARKING PROVIDED:											
INDOOR:			125 SPACES				177 SPACES				
OUTDOOR:			52 SPACES								

MARIN COUNTY FORM-BASED CODE REQUIREMENTS	PROPOSED PROJECT	COMPLIANCE NOTES
SUMMARY		
TRANSECT: T5 - CMS CORE MAIN STREET		
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 Site include new 1,800 sf approx, civic plaza spilling out from retail cafe, although size is less than prescribed in Form-based Code. However, retention of the existing 15,000 sf Marinwood Market maintains a long-time community market which also include civic gathering spots both inside and out. We are not proposing new streets because this is impractical given the narrow configuration of the site, it is already well-accessed from Marinwood Avenue, Miller Creek Road and Highway 101, and the retention of the market and its parking inhibit the efficient creation of a new street grid. For the preceding reasons, there would be virtually little remaining developable land onsite if new public streets were constructed on-site.
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 T5 anticipates ground floor commercial in many cases; however, we are proposing a predominantly residential development and floor heights for ground floor residential will be +/- 9'-0". The new retail ceiling height will be +/- 16'-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
10 Ft. (Max)	9 Ft.	Varies
Side Street (Façade Zone): 0 Ft. (Min)		
10 Ft. (Max)	30 Ft.	Varies
Side: 0 Ft. (Min)	70 Ft.	Varies
Rear: 10 Ft. (Min)	104 Ft.	Varies
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, In order to provide significant building articulation, the building mass does not support 90% or 80% façade at the front and side street.
PARKING		
RESIDENTIAL USES:		
Studio or 1 Bedroom	VEHICLE (Spaces/Unit) 0.75	BICYCLE (Spaces/Unit) 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		Complies
ALLOWED PUBLIC FRONTAGE TYPE		
Main Street		
Assembly 16 Ft.		Waiver Existing Right-of-Way and public improvements allows for approx. 8'-6" in width
Curb Raised		
Walkway 12 Ft. Min.		Complies Existing sidewalk configurations will be maintained with a walkway width of 5 ft.
Planter Width 4 Ft. Min.		Waiver Existing sidewalk configurations will be maintained with planters behind the back of walk.

GENERAL DESIGN SITE STANDARDS	PROPOSED PROJECT	COMPLIANCE NOTES
SCREENING		
Fences		
Front and Side Streets Not Allowed		Waiver 6ft. Fence at Miller Creek Road. See comment below.
Side and Rear Yards 6 Ft. (Max)	6 Ft.	Complies
Free Standing Walls		
Front and Side Streets Not Allowed	NA	Complies
Side and Rear Yards 6 Ft. (Max)	6 Ft.	Complies
Landscape		
Front and Side Streets 3 Ft. (Max)	6 Ft.	Complies
Side and Rear Yards No Max		Complies
Courtyard Screening		
Max Height of Fence 5 Ft. (Max)	6 Ft.	Waiver. 6ft. Fence at Miller Creek Road. We are requesting a waiver to allow the installation of a 6-foot fence along Miller Creek Road. This section of the road marks the beginning of the freeway onramp and lacks a sidewalk for pedestrian use. The 6-foot fence will provide enhanced privacy and security for the community's tenants.
Setback		
Screening on Retaining Walls 10 Ft. (Min)	6 Ft.	Complies
Mechanical Equipment Screening 6 Ft. (Max)	6 Ft.	Complies
New Buildings: Parapet higher than any equipment	4'-7" approx.	Complies
Existing Buildings: Requires a mechanical screen		Waiver No work is being done to the existing grocery store building
Plumbing and Mech. Roof Vents Screened from street or civic spaces		Waiver The building has a sloped roof and may have some vents as required by code
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	Complies
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	Complies
PARKING AND LOADING		
SHARED PARKING FOR MIXED USE DEVELOPMENT		
Parking Reduction for Residential/Retail 1.2		Complies
Carshare Parking Spaces 2 Spaces	2 Spaces	Complies
VEHICULAR PARKING		
Reduced Residential Parking 112 Spaces	124 Spaces	Complies
Reduced Retail Parking 62 Spaces	63 Spaces	Complies
EV PARKING - Form-Based Code		
RESIDENTIAL EV SPACES		
Level 2 EV Chargers (10% parking spaces) 13 Spaces	13 Spaces	Complies
Low Power Level 2 EV Ready (40% parking spaces) 50 Spaces	50 Spaces	Complies
RETAIL EV SPACES		
Level 2 EV Chargers (Table 5.106.5.3.1) 3 Spaces	3 Spaces	Complies
Low Power Level 2 EV Ready (Table 5.106.5.3.1) 13 Spaces	13 Spaces	Complies
EV PARKING - RESIDENTIAL (Title 19 - Marin County Building Code)		
Level 2 EV Chargers (15% parking spaces) 19 Spaces	13 Spaces (10% parking spaces)	Concession
Low Power Level 2 EV Ready (85% parking spaces) 105 Spaces	50 Spaces (40% parking spaces)	Concession
Exception 1.2: The additional local utility requirements, directly related to the implementation of Section 4.106.4, adversely impact construction costs. However, the project will comply with the 2022 California Green Building Standards Code.		
BIKE PARKING		
Residential Bicycle Parking 205 Spaces	177 Spaces	Waiver Increasing the number of proposed bike parking spaces would reduce the number of residential units.
LOADING		
Loading Spaces 1 Small Spaces (12'x25') 1 Large Spaces (12'x45')	Pre-existing Pre-existing	Not Applicable
LOCATION		
Parking shall be separated from buildings by 12 Ft. Min.	<12 Ft	Waiver The street is curved so the setback on some buildings vary beyond the max setback
LANDSCAPING		
Percent of Landscaping 10% OF Gross Parking Area		Complies
Minimum Planters 5 Ft. Min between every 5 spaces		Waiver This would displace excessive amount of parking. To hypothetically satisfy the requirement of a planter island every 5 parking spaces, this adjustment would result in the loss of 12 on-site parking spaces from the overall parking count.
Required Quantity Parking Lots (Over 10,000 SF) 1 Tree per every 10 spaces		Complies
Separate with landscape Areas 15 Ft. Min Width	17 Ft	Complies
SLOPE STANDARDS		
NOT APPLICABLE		Not Applicable
PUBLIC FRONTAGE STANDARDS		
MAIN STREET FRONTAGE (Only Required in TS CMS Zone)		
Total Width 16 Ft. (Min)	8.5 Ft.	Waiver Existing Sidewalks will be repaired and/or replaced to match existing sidewalks
Walkway (Pedestrian Zone) 12 Ft. (Min)	5 Ft.	Waiver Increasing the sidewalk width would reduce density and parking count, potentially having negative impacts on the number of affordable units provided. The existing sidewalks will be repaired and/or replaced to match existing sidewalks.
Planters 4 Ft. (Min) - Tree Wells	3.5 Ft. Setback Area	Waiver Existing landscape planter will match existing planters behind the back of walk
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 In order to achieve the maximum density with the required unit mix stipulated by the California Tax Credit Allocation Committee (TCAC), some Building B and C will exceed the maximum length of 200 Ft listed in the Form-Based Code. A modest increase in the building's width enables the project to achieve the site density allowed in the County Housing Element without adding additional residential floors. Retaining the market also limits the amount of developable land, making it more challenging to achieve the allowable density without extending the building's length. We have carefully incorporated varied building modulation, as well as diverse color and material schemes, to break down the building mass.
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	Varies from 21 Ft to 13 Ft Complies
Main Body Width:	See Building Type	
Wall Length:	40 Ft. (Max)	Waiver The proposed generally complies with this requirements. It includes articulation to break up the building mass into increments of less than 40 ft. This articulation typically includes changes in wall plane that extend from the foundation to the roof. In some cases, the articulation is provided with bay windows that occur on the 2nd and 3rd floor only. In three of these instances, the ground floor plane which extends beneath the bay window exceeds 40 ft (+/- 46 ft).
Wings:		
Number of Bays:	Not Required	Complies

PRIVATE FRONTAGE TYPES: STOOP	PROPOSED PROJECT	COMPLIANCE NOTES
SIZE		
Width, Clear	4 Ft. (Min)	6'-3"
Depth, Clear	3 Ft. (Min)	3'-0"
Height, Clear	8 Ft. (Min)	9'-3"
Stories	1 Story (Max)	1 Story
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 Stori (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"
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. The code requires a minimum clear area for emergency egress and minimum sill heights for fall protection.
Upper Floor:	1.75 (Min)	1.667 Waiver Requirements are not building code compliant. The code requires a minimum clear area for emergency egress and minimum sill heights for fall protection.
Shape:	Square	Complies
Operation:	Single Hung	Complies
WINDOW		
Glazing Dividers	6 Over 1 4 Over 1 10 Over 1	6 Over 1 4 Over 1 NA Complies
Frame Width		
At Rail	2.5 in. (Min)	TBD Waiver This is a function of the manufacturer and not in the applicant's discretion. It is unknown if a waiver is needed at this point.
At Sill	2.5 in. (Min)	TBD Waiver This is a function of the manufacturer and not in the applicant's discretion. It is unknown if a waiver is needed at this point.
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)	TBD Waiver This is a function of the manufacturer and not in the applicant's discretion. It is unknown if a waiver is needed at this point.
Sill Depth	3 in. (Min)	TBD Waiver This is a function of the manufacturer and not in the applicant's discretion. It is unknown if a waiver is needed at this point.
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. The storefront doors are located at the entries of the retail and community spaces. There are very few storefront doors because this is primarily a residential project.
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. This is also a detail often found in Craftsman-style architecture, but not listed in the FBC.
Base Width:	1'-10" (Min)	Complies
Spacing:	9'-6" (Min), 12' (Max) on Center	8'-1" (Min), 12'-7" (Max) Waiver Porches are provided to articulate common building entries rather than individual units. The column spacing to support the porch roof is dependent on the building mass beyond and may vary from the specific criteria listed in the FBC. The centerline of columns at porches are currently shown between 8'-5" and 13'-8" depending on their location.
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 Storefront stops at change of building material which is less than 13 ft.
Head Height:	10 Ft. (Min)	8'-0", 9'-1"	Waiver Varies, and depends on ceiling height in the rooms beyond
Cornice:	10 In. (Min)	12 In.	Complies
Signage Band:	1'-6" (Min)	2'-8"	Complies
Base:	1'-0" (Min), 2'-0" (Max)	-	Complies
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. We have selectively added stone veneer at the new commercial and storefront windows to differentiate these areas from the adjacent residential design. We believe this approach fosters a harmonious look for the overall architectural design.
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 Complies at visible roof but not at mechanical roof wells
Rake and Eave	Composite wood, wood		Complies
Cornice	Composite wood, wood, fiberglass		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 are proposed to be vinyl
Glazing	Clearglass, shall not be tinted, mirrored, or colored	Low E Coating on Glazing	Waiver Windows will have a Low E Coating to meet Building Code Requirements. 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 The typical porch columns feature a stone veneer finish at the base with a tan-colored double column on top. This design enhances the overall aesthetic and provides a cohesive look to the architectural style.
Storefront Base	Wood panels, brick, stone, tile, fiber cement	Stone Veneer and Cement Plaster may be used	Waiver We have selectively added stone veneer at the new commercial and storefront windows to differentiate these areas from the adjacent residential design. We believe this approach fosters a harmonious look for the overall architectural design.

LARGE SITE REQUIREMENTS	PROPOSED PROJECT	COMPLIANCE NOTES
BLOCK SIZE		
Maximum Length	400 Ft.	Waiver Subdividing parcel would reduce density. Retention of the existing market and its parking area gives the appearance of a subdivided development while providing flexibility in the parking layout for both residential and retail spaces. This approach allows for the strategic placement of buildings and ensures that the allowable density approved under the County Housing Element can be achieved without adding residential floors to the buildings.
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. Site include new 1,800 sf approx, civic plaza spilling out from retail cafe, although size is less than prescribed in Form-based Code. However, retention of the existing 15,000 sf Marinwood Market maintains a long-time community market which also include civic gathering spots both inside and out. We are not proposing new streets because this is impractical given the narrow configuration of the site. It is already well-accessed from Marinwood Avenue, Miller Creek Road and Highway 101, and the retention of the market and its parking inhibit the efficient creation of a new street grid. For the preceding reasons, there would be virtually little remaining developable land onsite if new public streets were constructed on-site.
CIVIC SPACES		
Area Required:	10% of the total development area	Waiver Providing 10% public open space would reduce density. : Uniquely, our retention of Marinwood Market and its parking allocates approximately 21% of the site to this use, which is a de facto civic space for the neighborhood, and this alone greatly exceeds the 10% public open space prescribed in the Form-based Code. In addition to the Market, we are building a 1,800 sf public plaza adjacent to the new retail cafe. Combined, we believe our proposed project achieves the objective for public enjoyment and access to the site. In addition, the project will have a community room that can be made occasionally available for meetings for neighborhood organizations. Residents of the project will additionally enjoy playgrounds, a community garden, BBQ areas and private open space. Requiring a designation of an additional 10% of civic space for the project would severely limit the site's developability and economic viability while substantially reducing the number of units (without having to resort to a design with much higher building heights.
Types of Allowed Spaces		
Plaza	50' x 50' Min Size	40' x 45'
Playground	40' x 60' Min Size	40' x 48' 56' x 30'
Community Garden	No Minimum Size	Not provided
Passage	20' Min Clear Width	Not provided
DESIGN SITES		
Subdivide blocks into compliant design sites		Waiver The retention of the market, existing easements, and overall parcel configuration would greatly reduce the building density if the site had to be subdivided.
Utilize a minimum of 2 building types in each block.		Two color schemes provided Concession Our architectural design objective is to create a harmonious design that is pleasant and not oppressive. The market breaks up the center of the site, and we have added varied color and material schemes to achieve variety and interest in the elevations. 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 types 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 We have added varied color and material schemes to achieve variety and interest in the elevations. Creating multiple building types would increase costs and potentially reduce density.



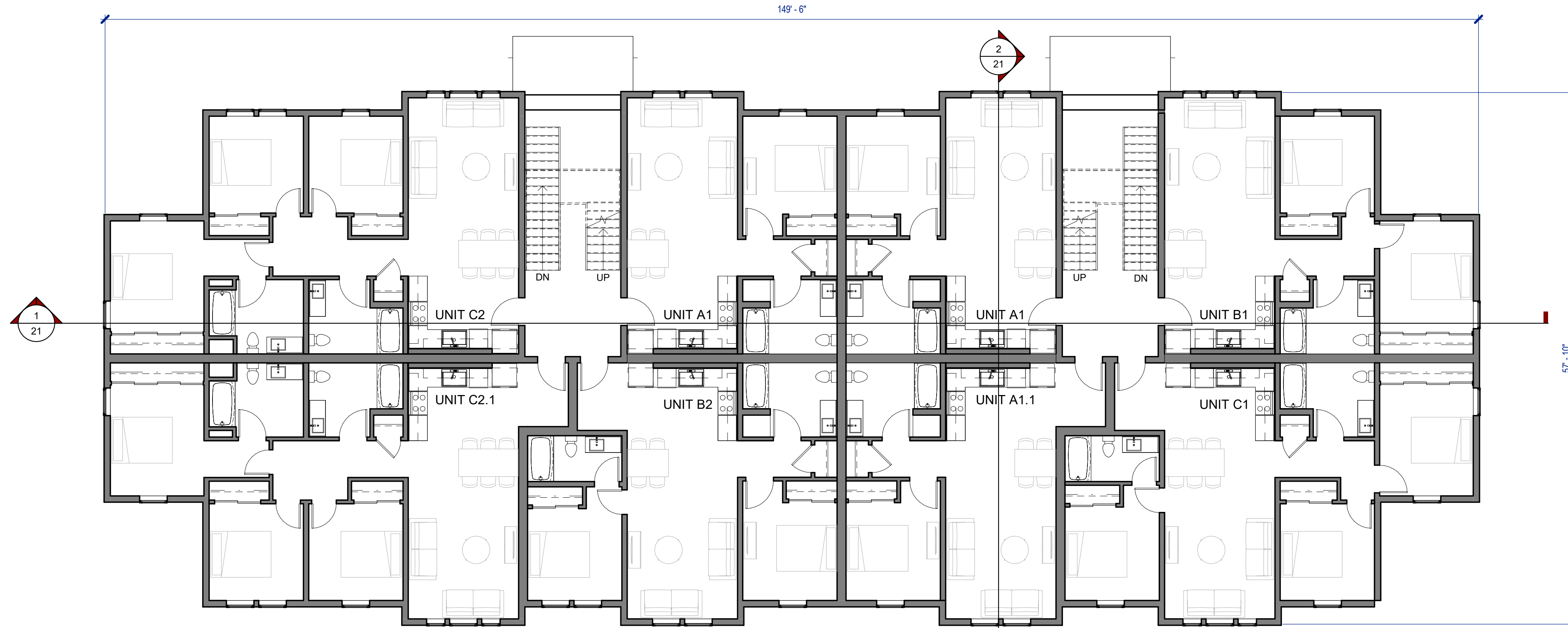
TRANSECT: FORM BASED CODE DESIGNATION
 [T5] CORE MAINSTREET
 BUILDING TYPE: MAIN STREET
 STYLE: CRAFTSMAN



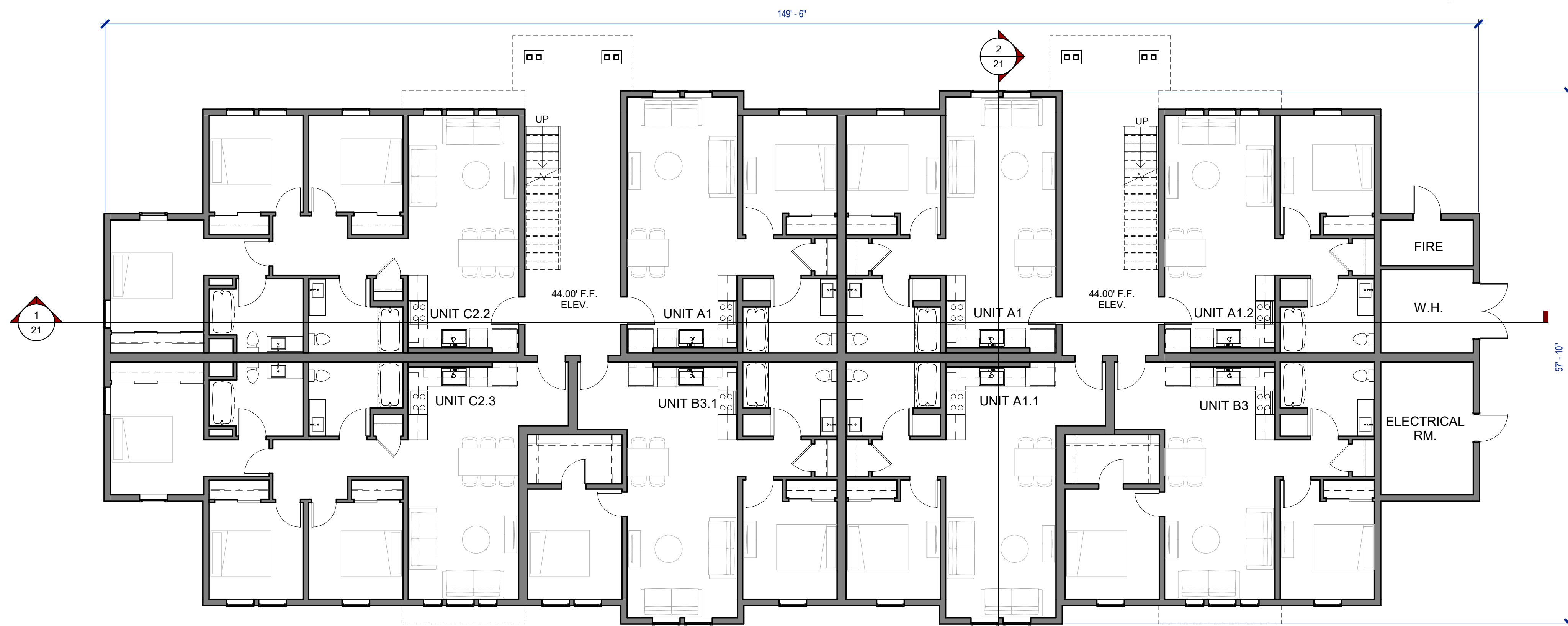
1000 ft



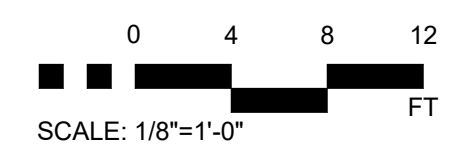


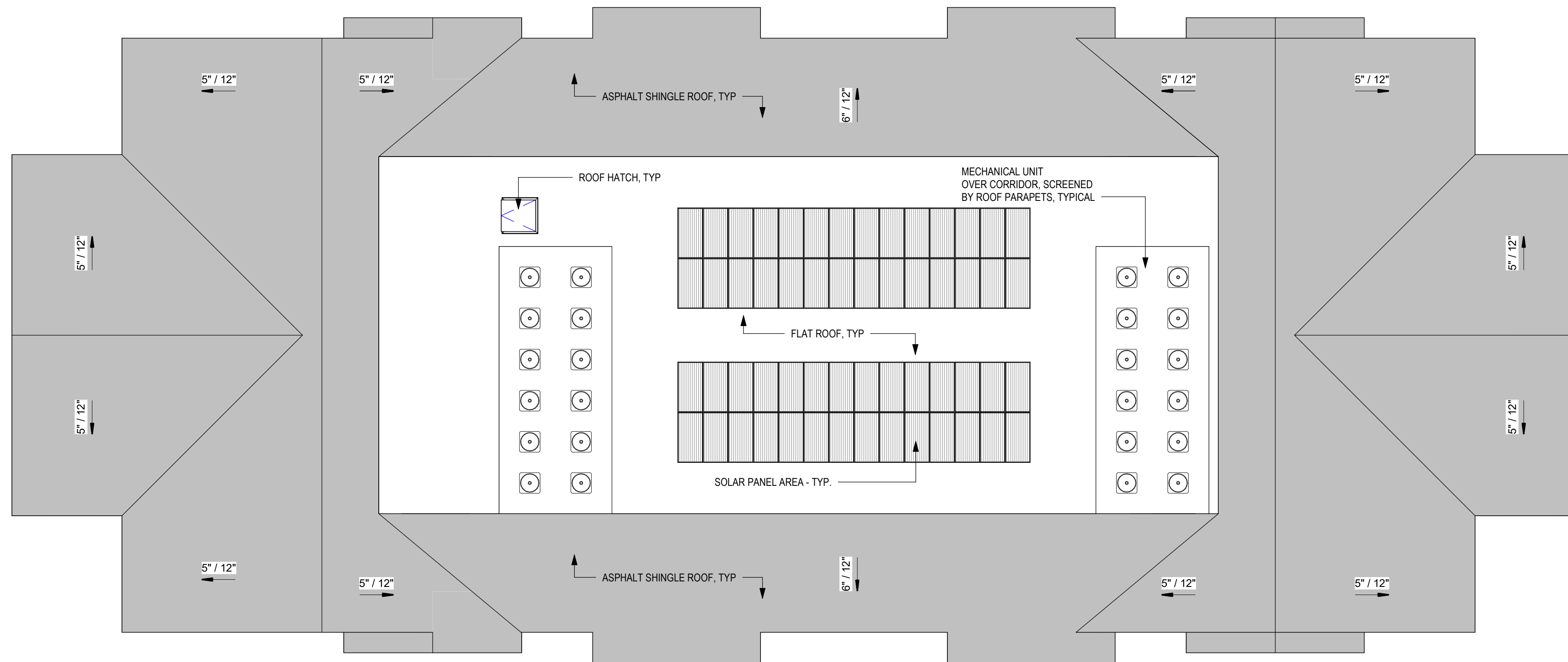


BUILDING A - SECOND FLOOR PLAN
1/8" = 1'-0" 2

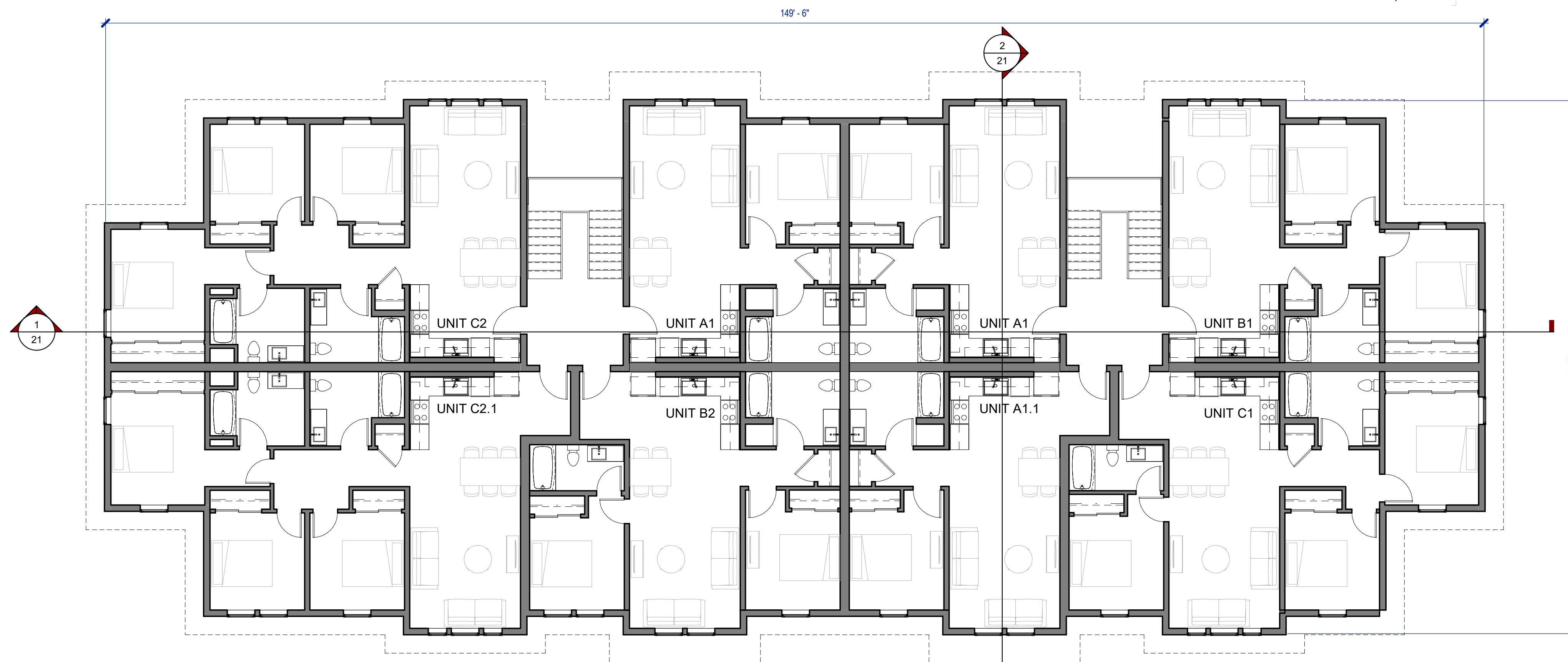


BUILDING A - FIRST FLOOR PLAN
1/8" = 1'-0" 1

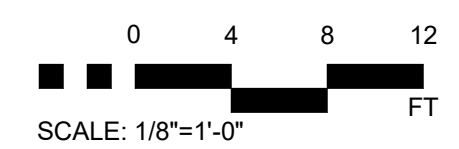


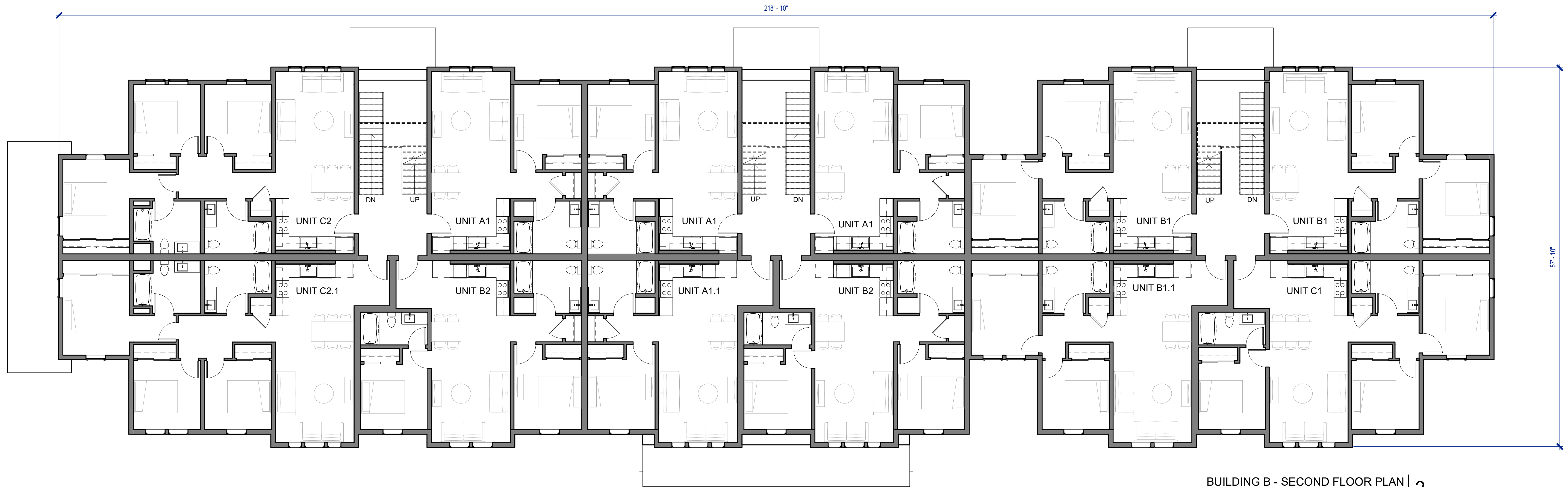


BUILDING A - ROOF PLAN | 2
1/8" = 1'-0"

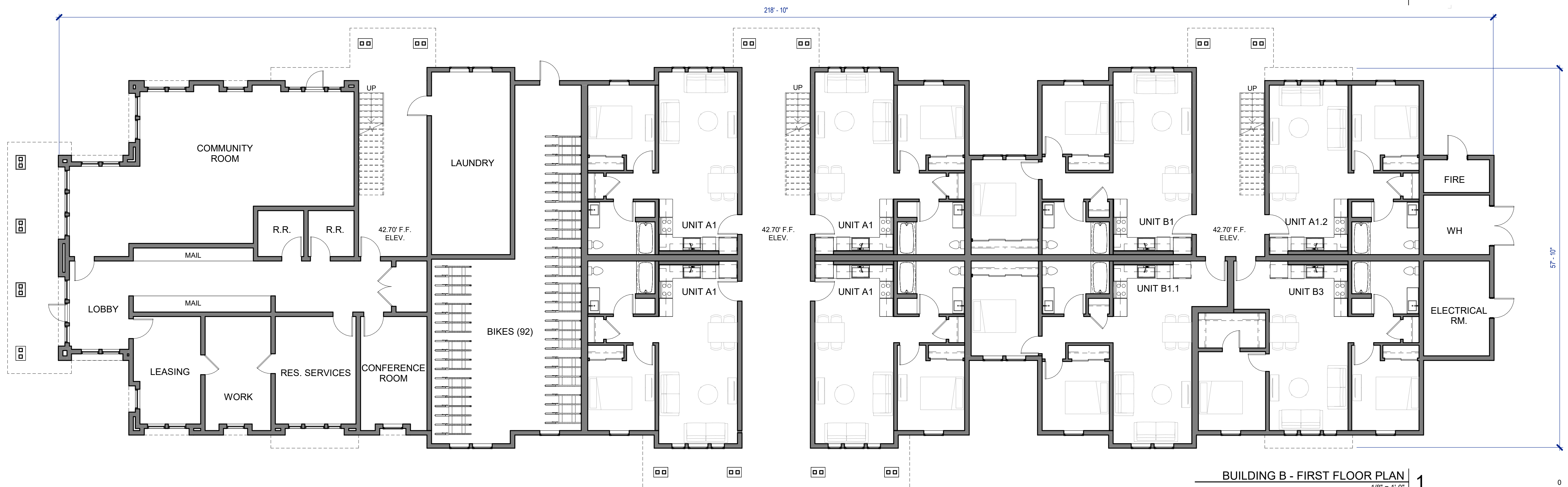


BUILDING A - THIRD FLOOR PLAN | 1
1/8" = 1'-0"

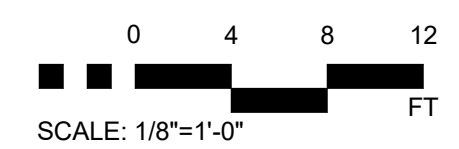


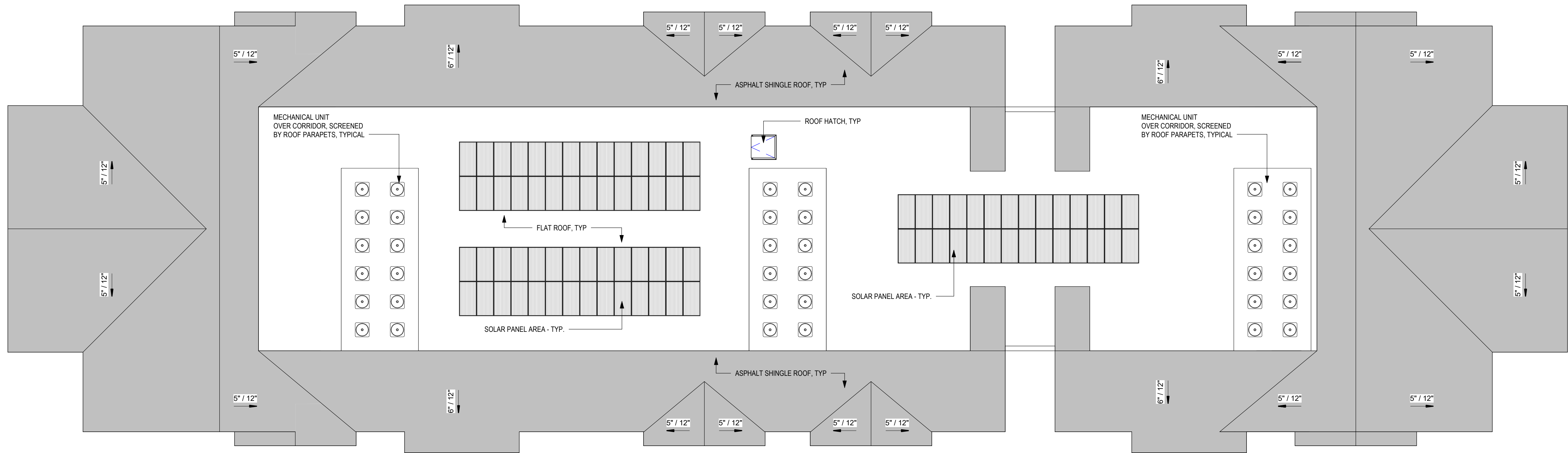


BUILDING B - SECOND FLOOR PLAN | 2
1/8" = 1'-0"

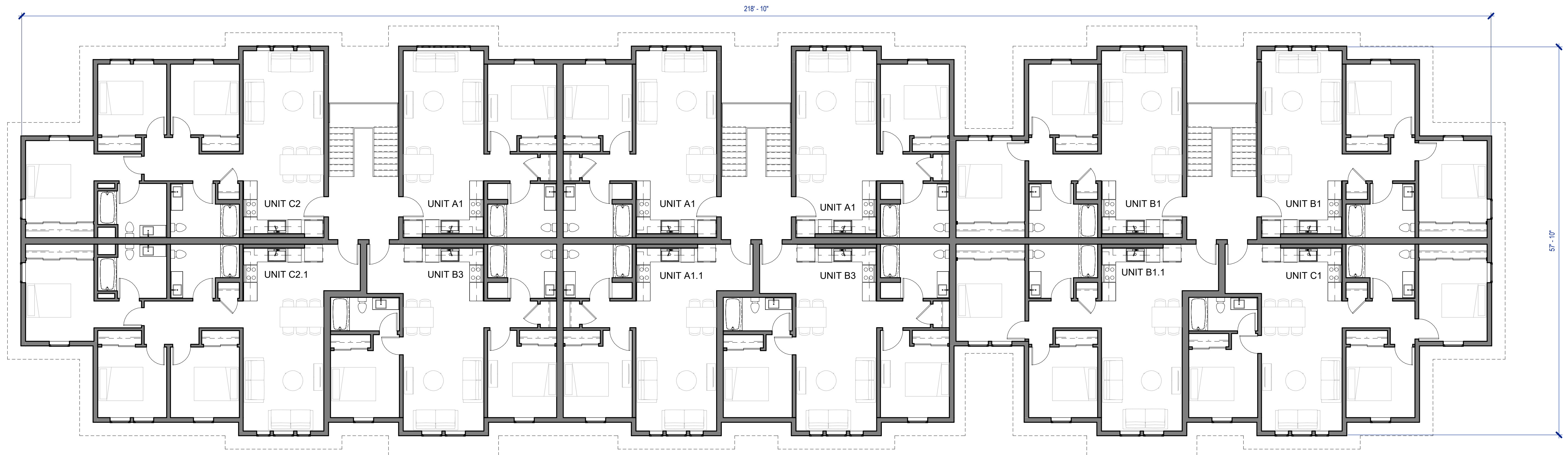


BUILDING B - FIRST FLOOR PLAN | 1
1/8" = 1'-0"

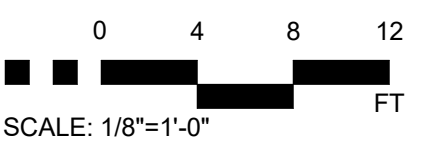


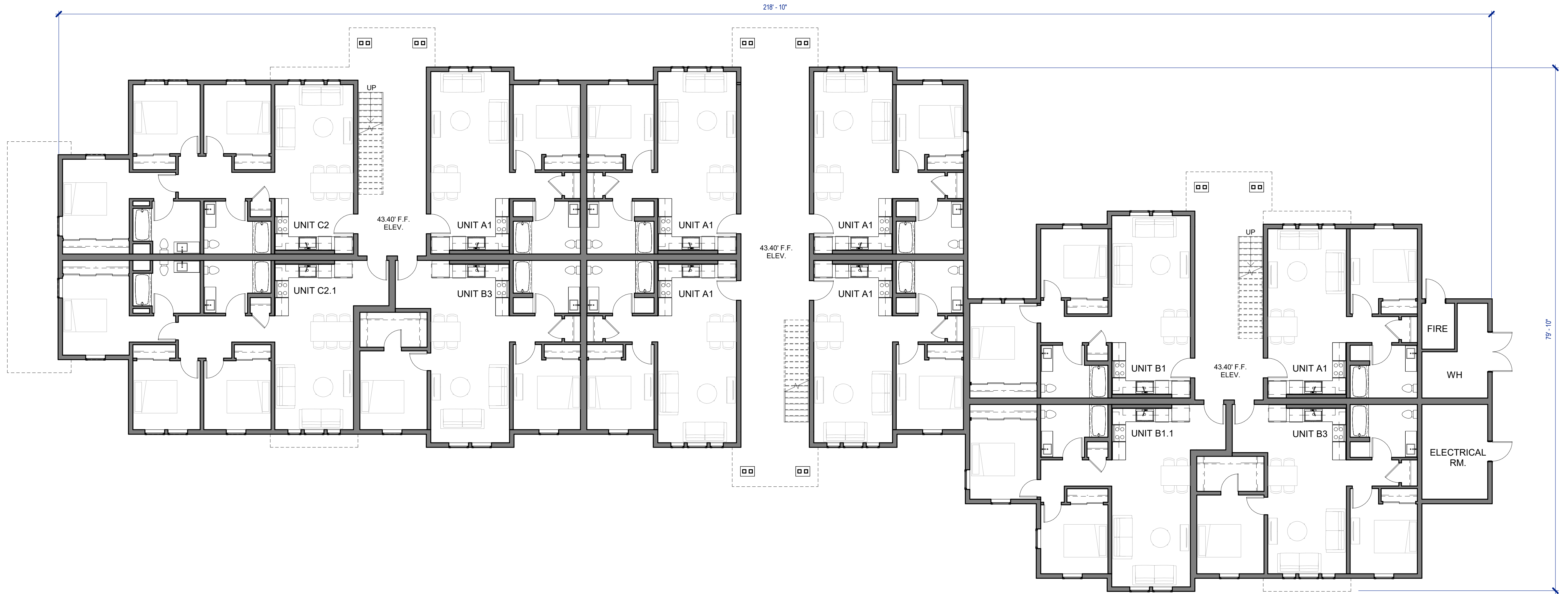


BUILDING B - ROOF PLAN | 2
1/8" = 1'-0"

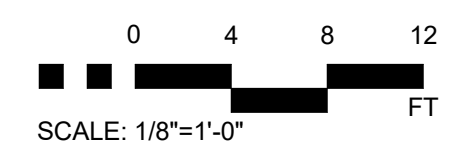


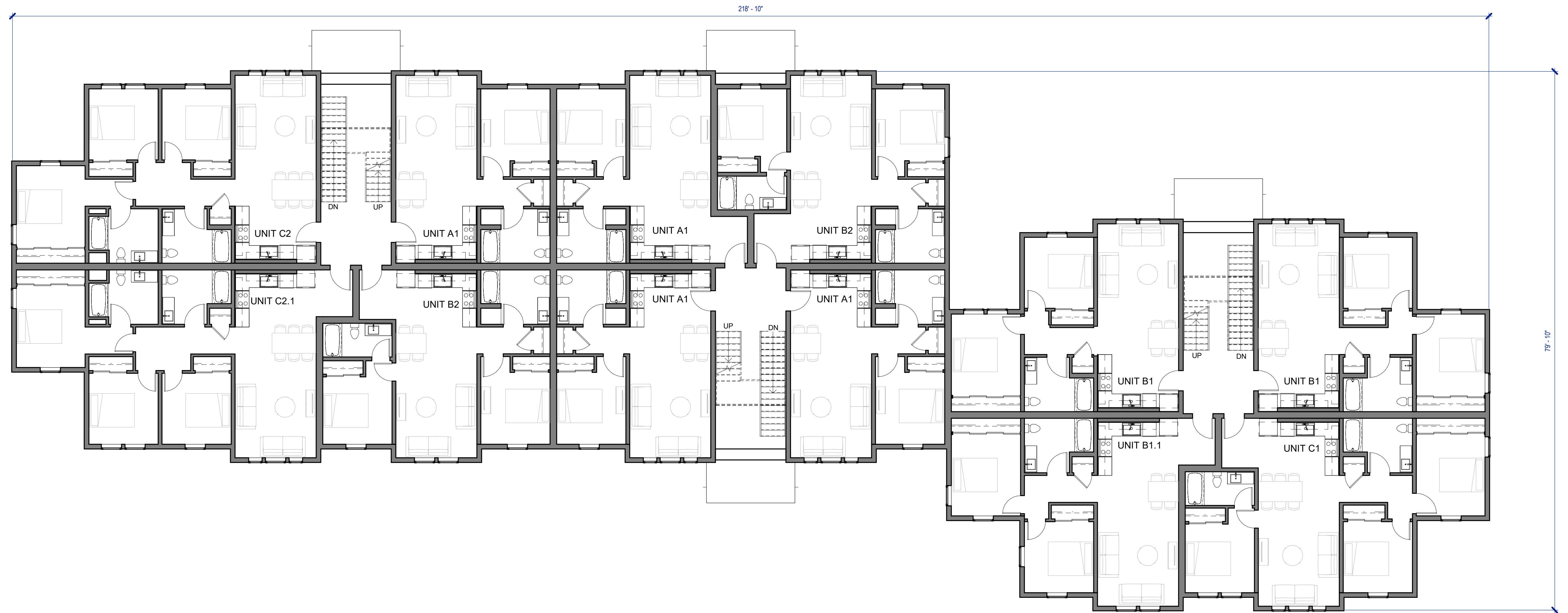
BUILDING B - THIRD FLOOR PLAN | 1
1/8" = 1'-0"



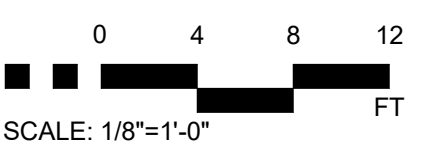


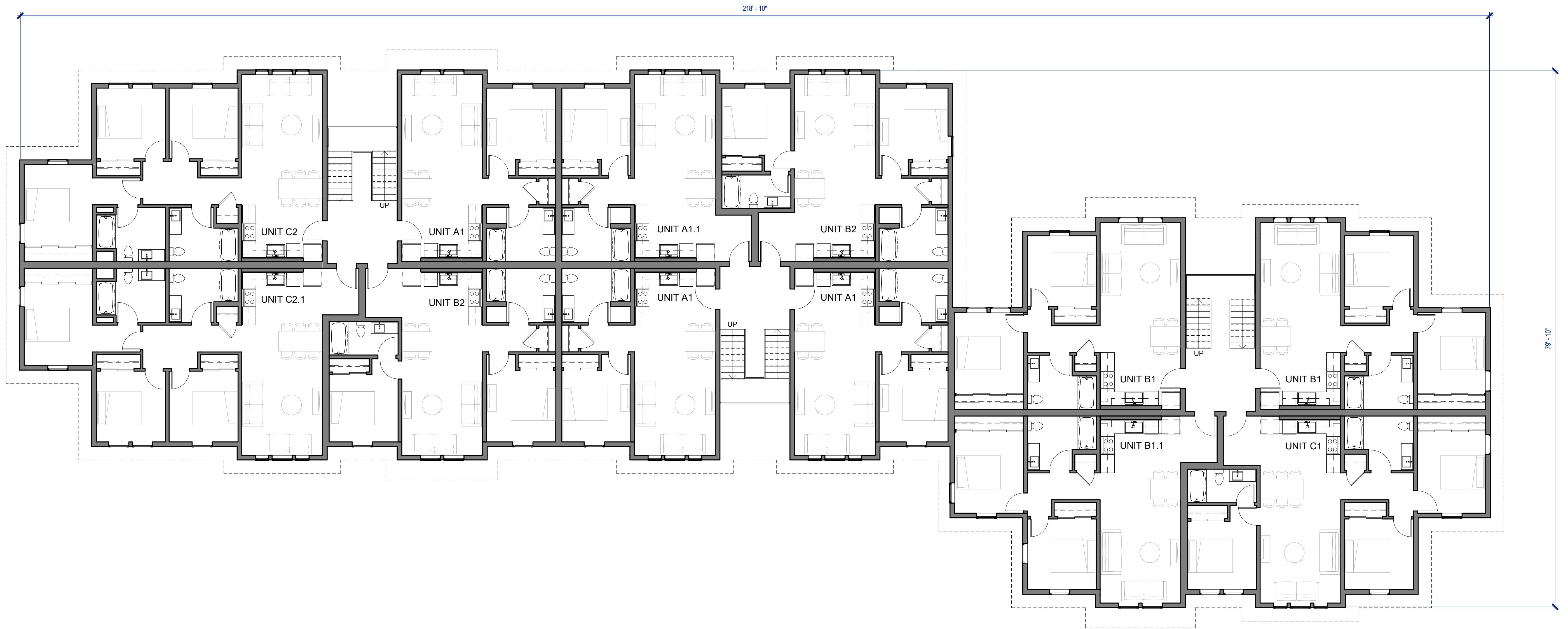
BUILDING C - FIRST FLOOR PLAN | 1
1/8" = 1'-0"



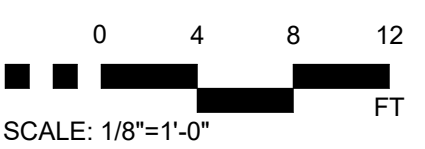


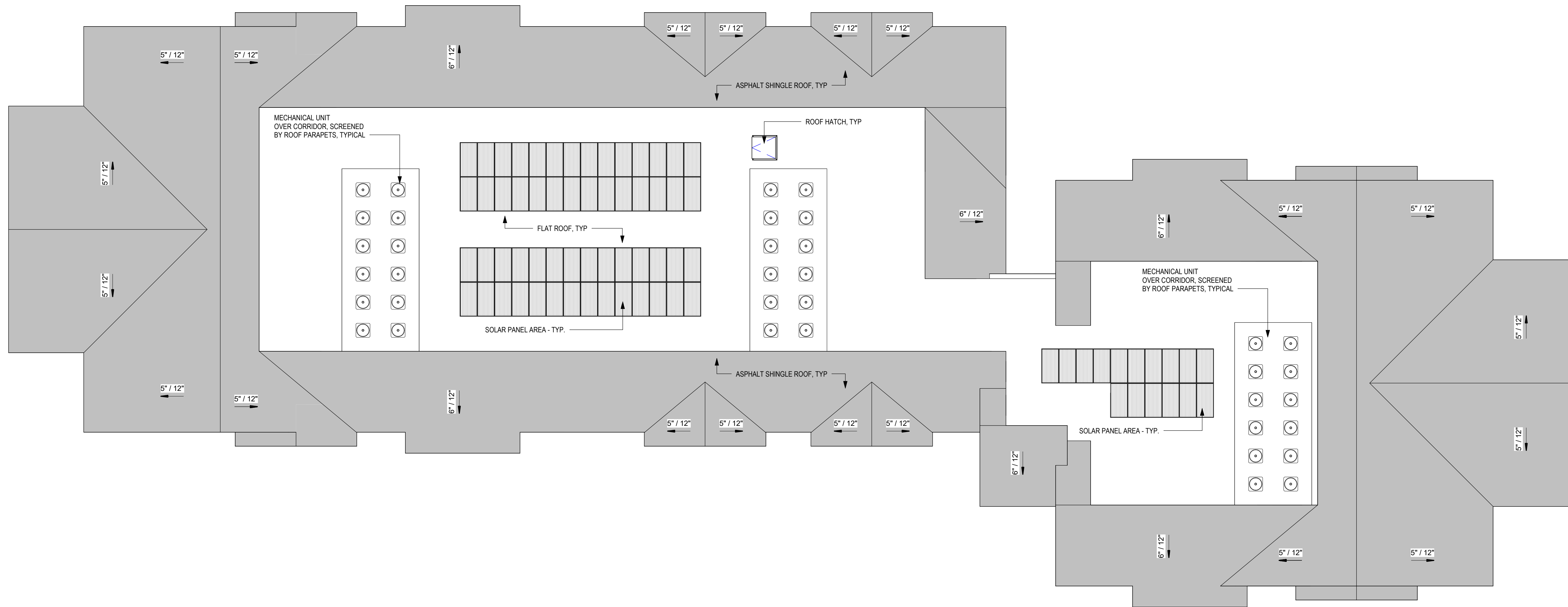
BUILDING C - SECOND FLOOR PLAN | 1
1/8" = 1'-0"



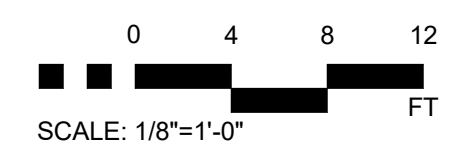


BUILDING C - THIRD FLOOR PLAN | 1
1/8" = 1'-0"



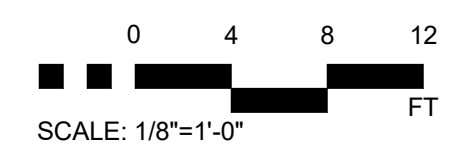


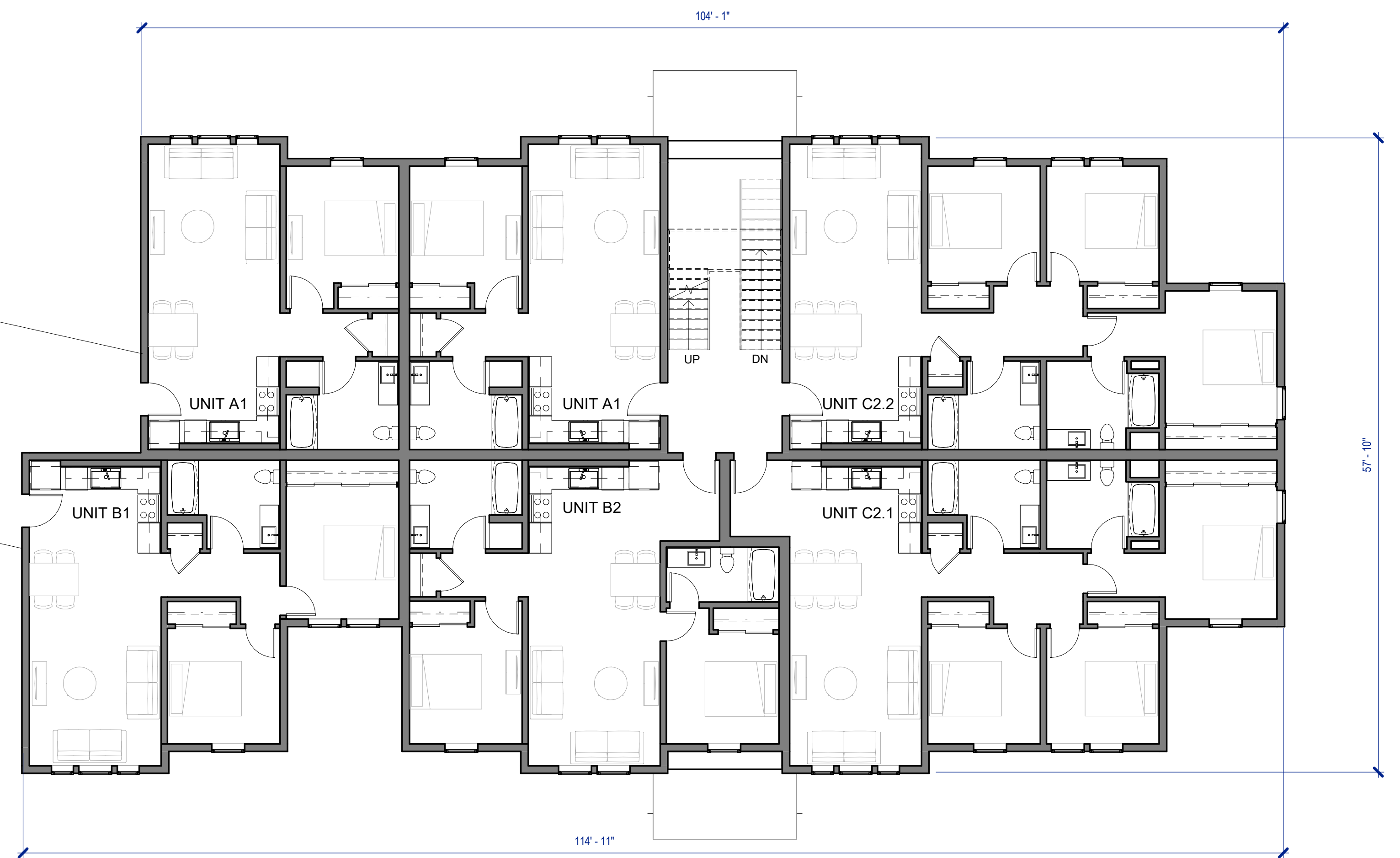
BUILDING C - ROOF PLAN | 1
1/8" = 1'-0"



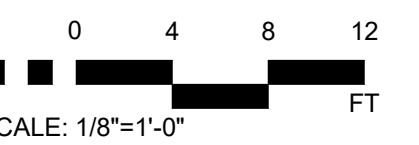


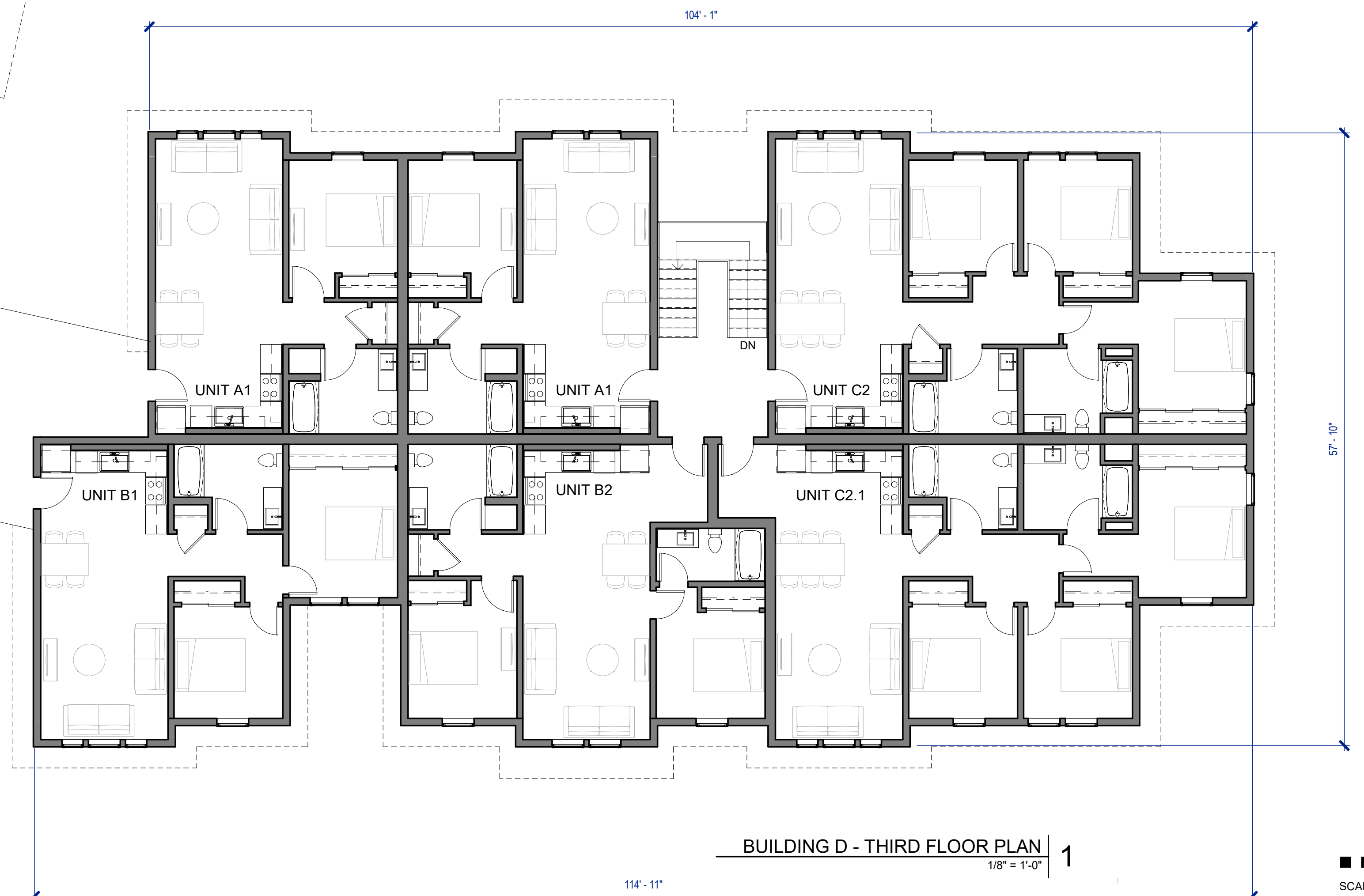
BUILDING D - FIRST FLOOR PLAN | 1
1/8" = 1'-0"



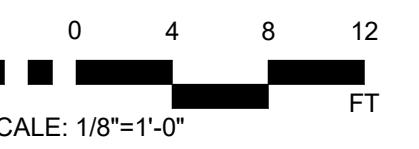


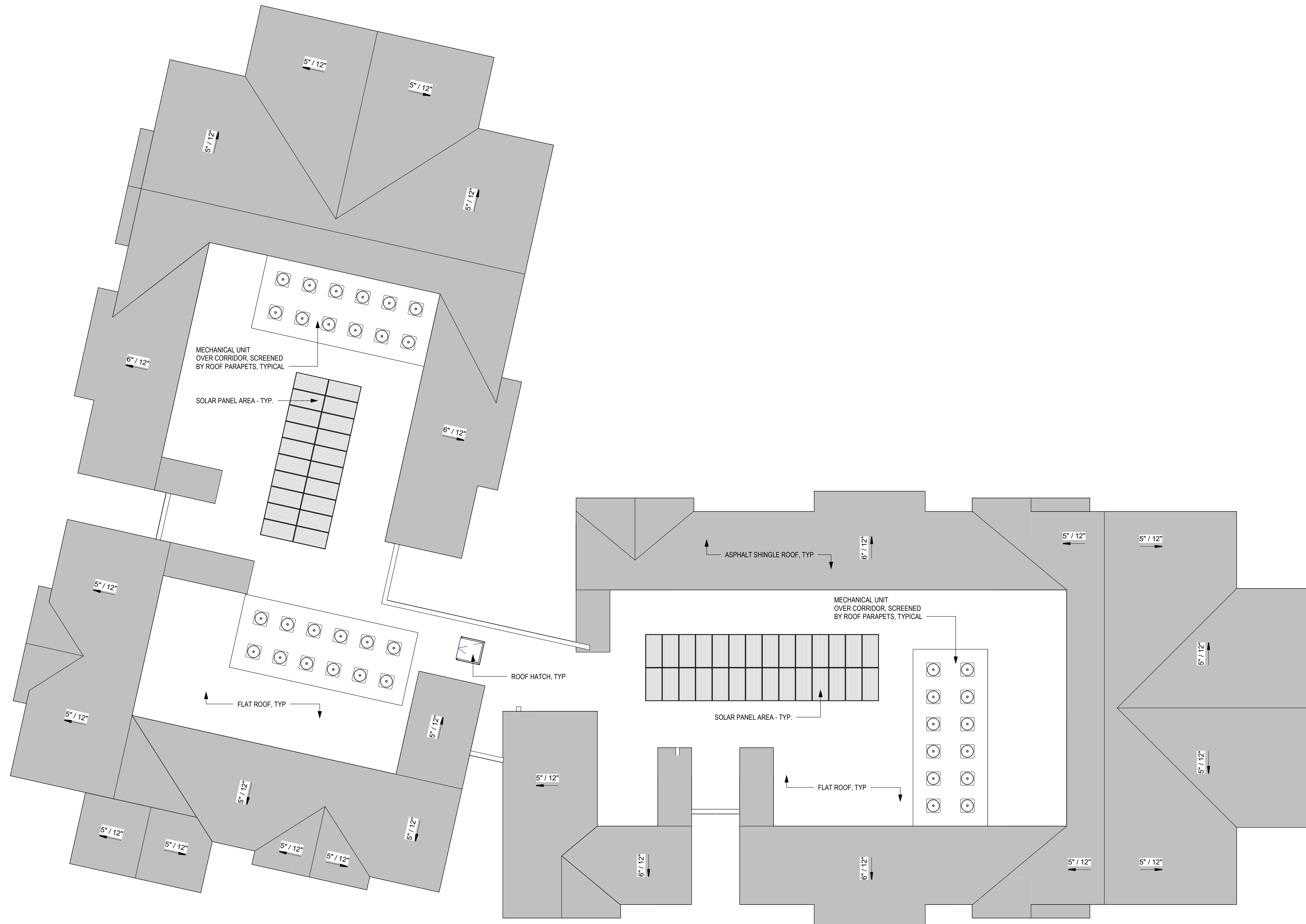
BUILDING D - SECOND FLOOR PLANS | 1
1/8" = 1'-0"



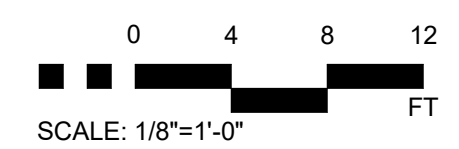


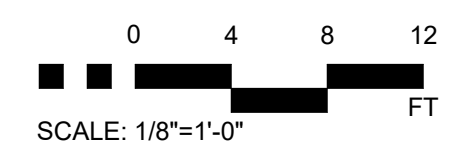
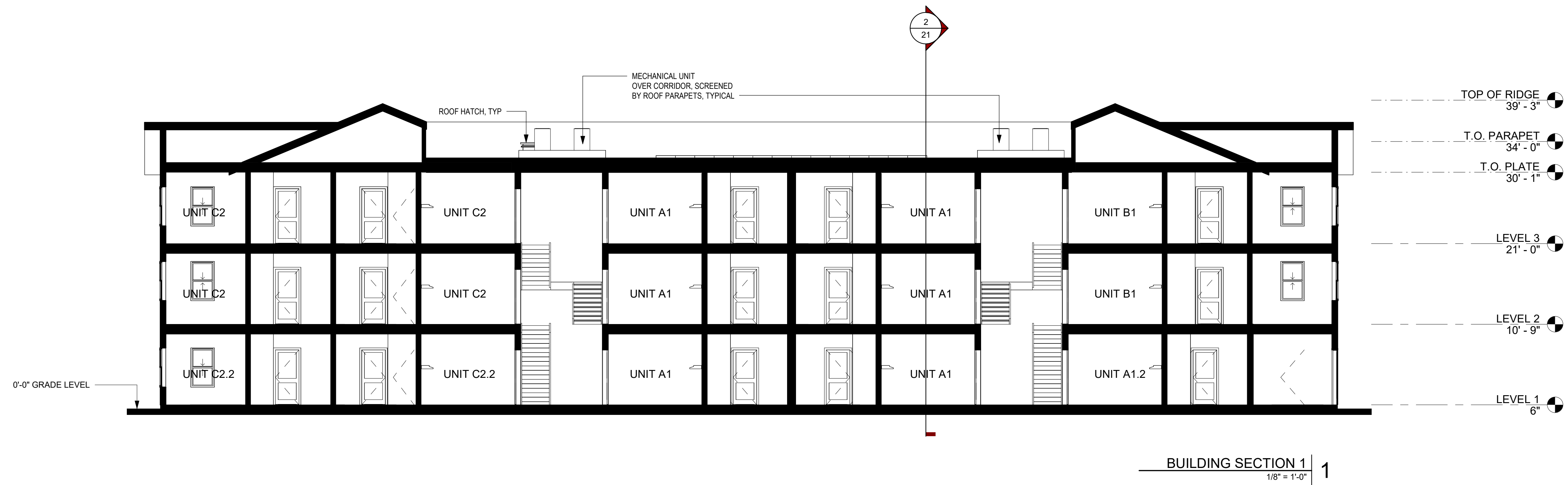
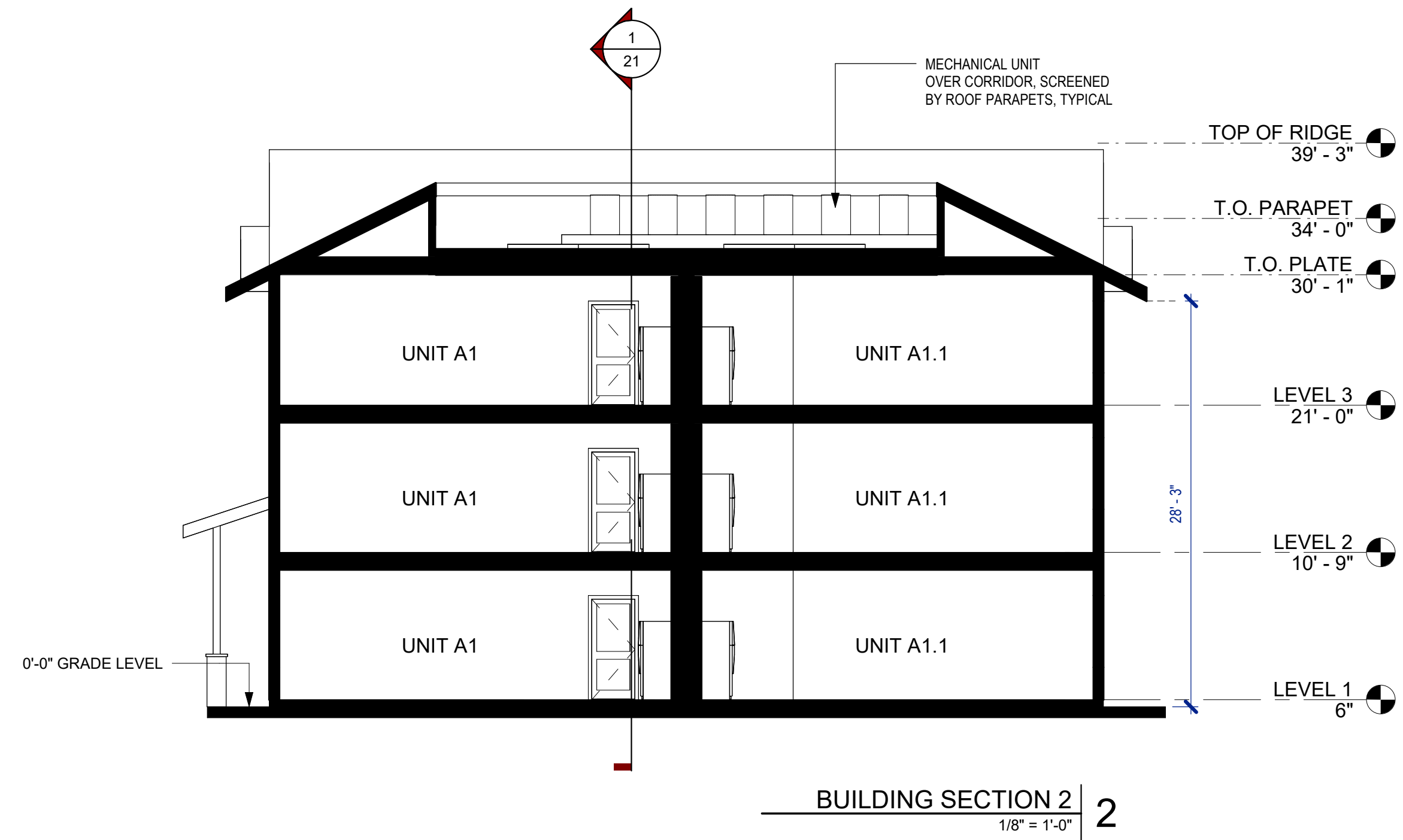
BUILDING D - THIRD FLOOR PLAN | 1
1/8" = 1'-0"

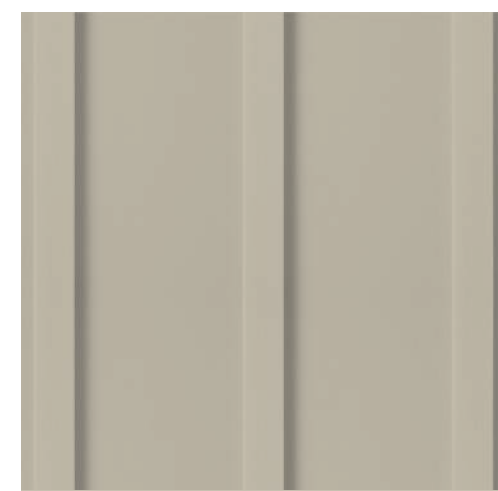




BUILDING D - ROOF PLAN | 1
1/8" = 1'-0"



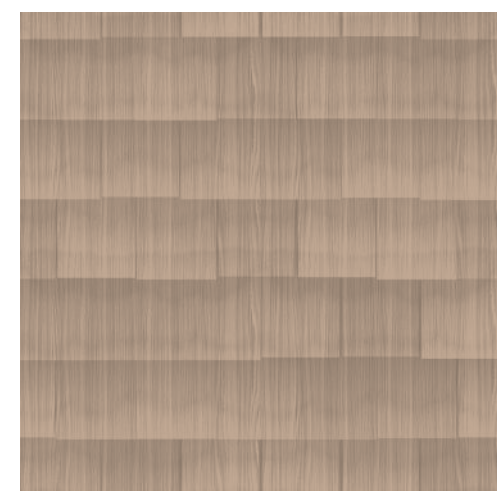




1. BOARD & BATTEN
- SW 6198
SENSIBLE HUE



2. CEMENT PLASTER
- SW 7645
THUNDER GRAY



3. CEMENT SHINGLE
SIDING
LIGHT BROWN



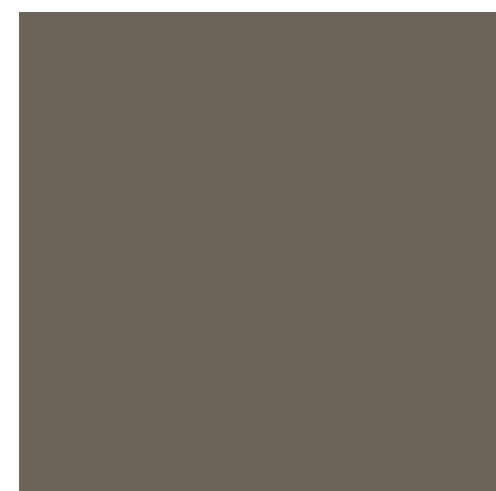
4. STONE VENEER
- SAND STONE



5. COLOR ACCENT
SW 6127
IVOIRE



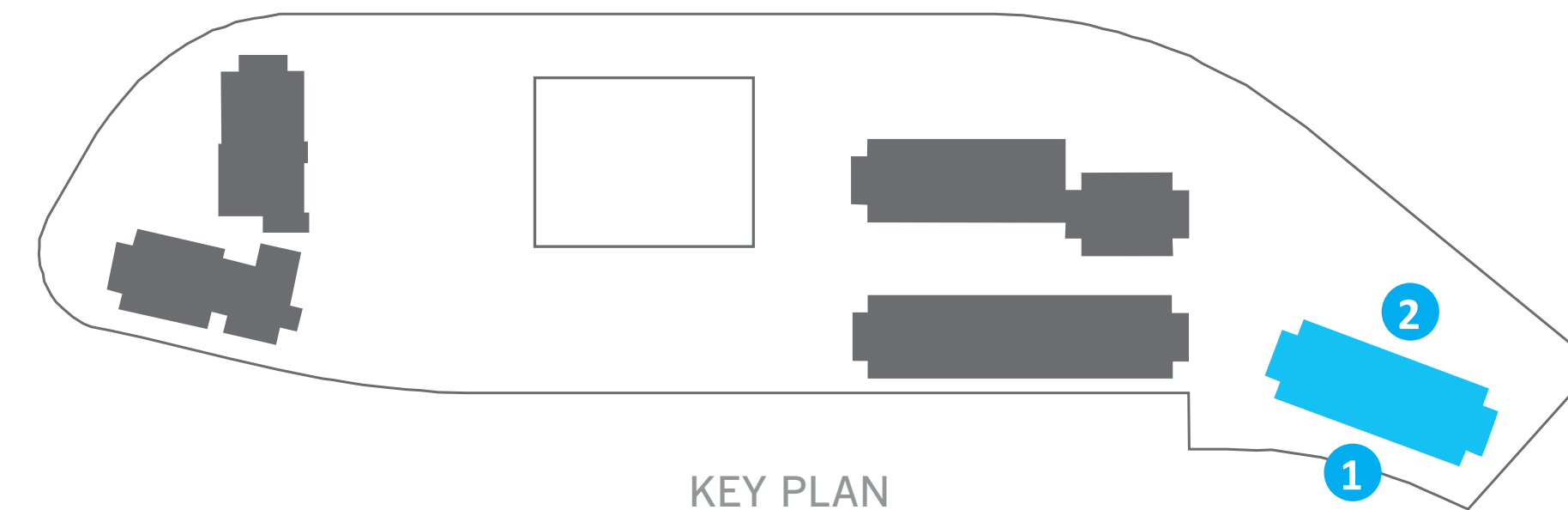
6. TRIMS & DETAILS
- SW 6005
FOLKSTONE



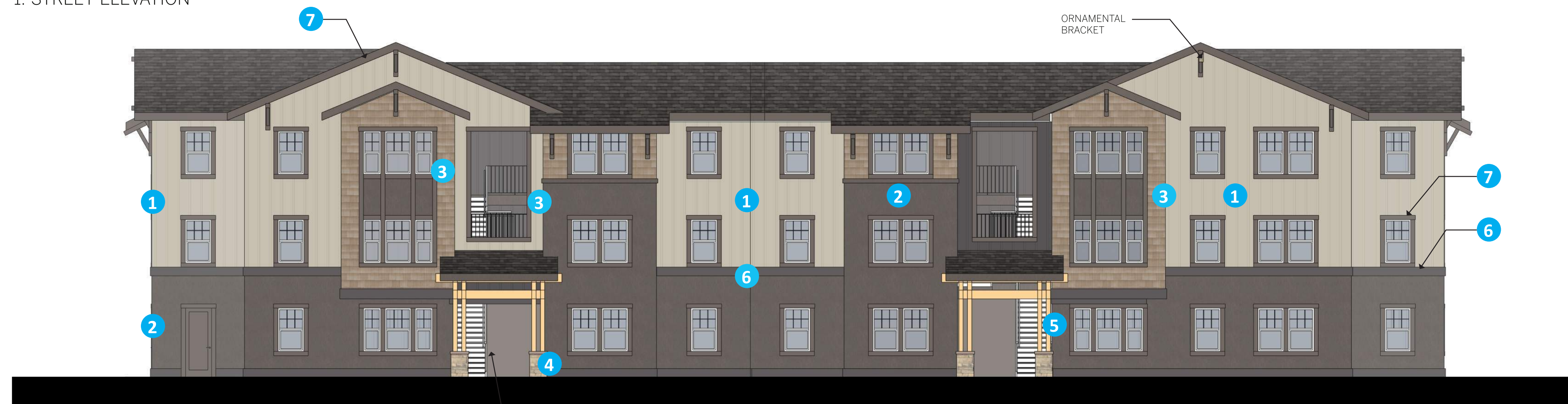
7. WINDOWS TRIMS
FASCIA
SW 7047
PORPOISE



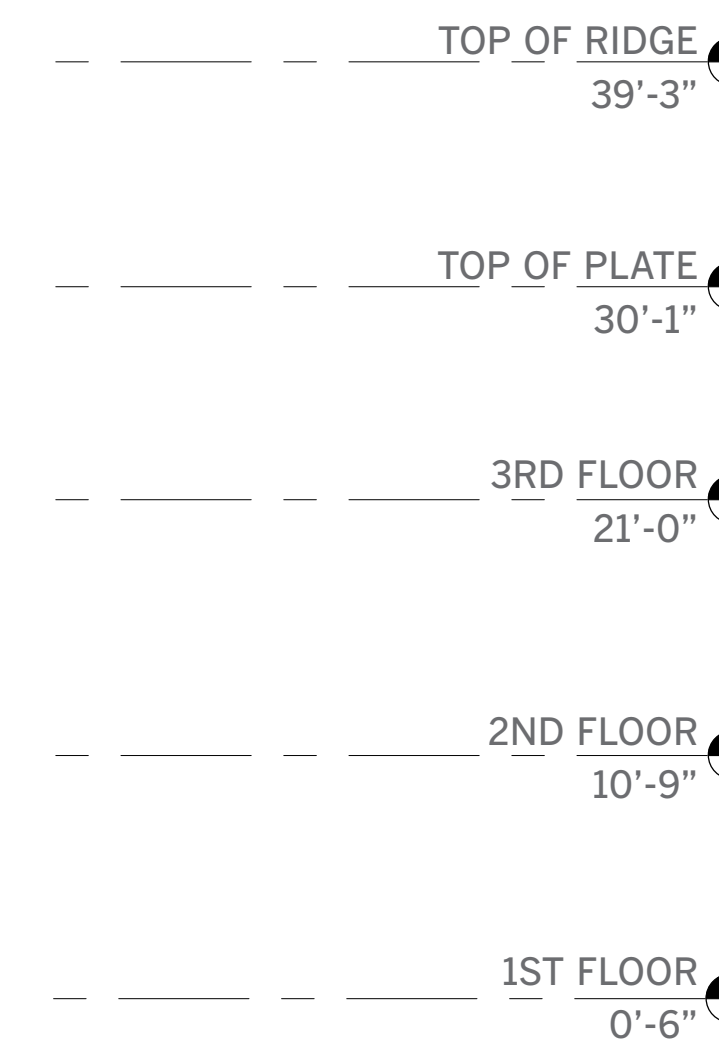
8. WHITE VINYL
WINDOWS



1. STREET ELEVATION



2. BACK ELEVATION



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

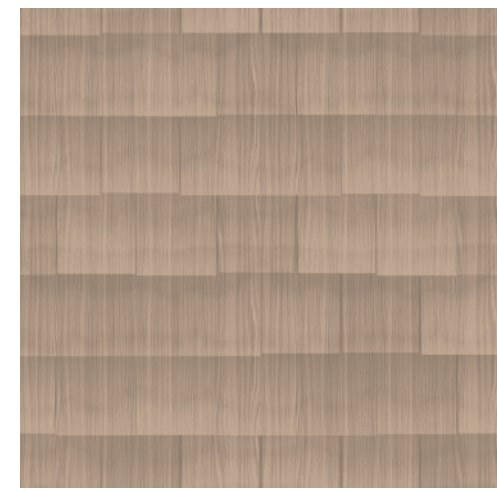




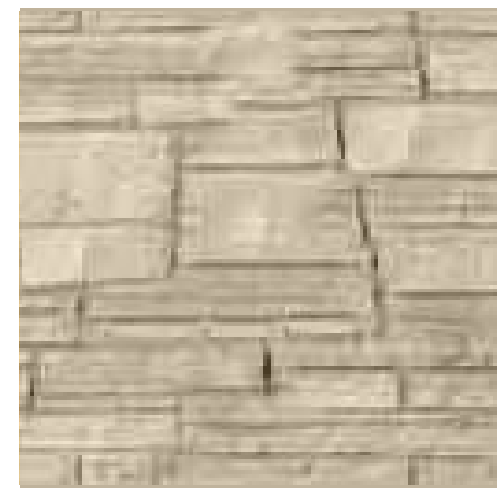
1. BOARD & BATTEN
- SW 6198
SENSIBLE HUE



2. CEMENT PLASTER
- SW 7645
THUNDER GRAY



3. CEMENT SHINGLE
SIDING
LIGHT BROWN



4. STONE VENEER
- SAND STONE



5. COLOR ACCENT
SW 6127
IVOIRE



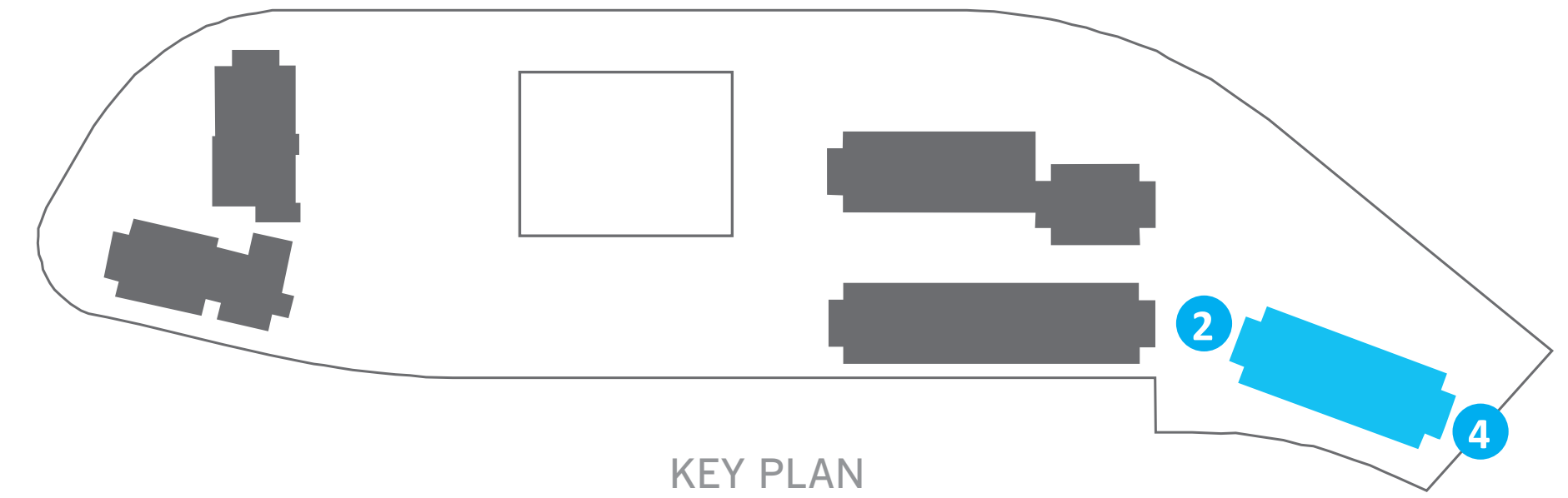
6. TRIMS & DETAILS
- SW 6005
FOLKSTONE



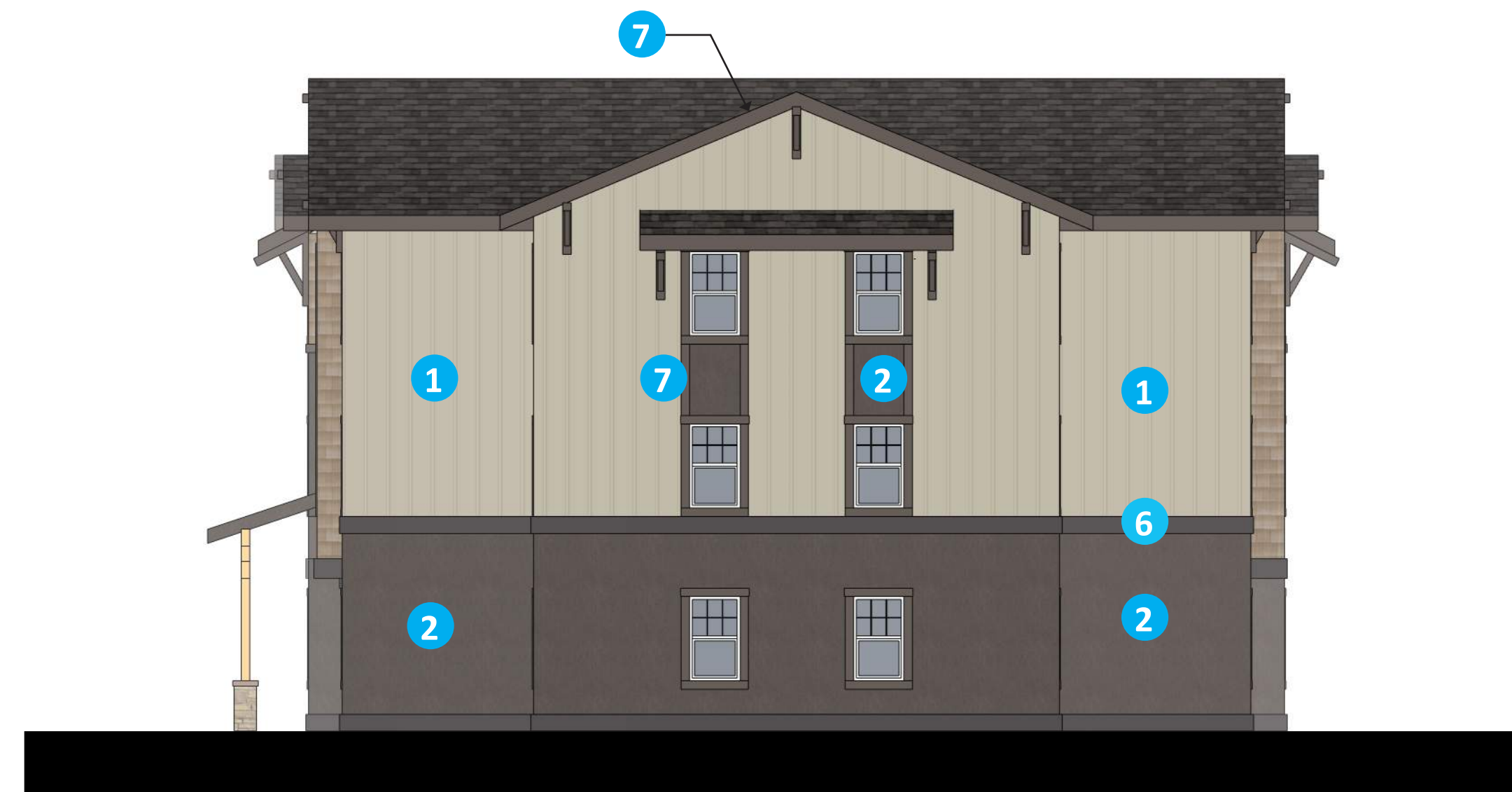
7. WINDOWS TRIMS
FASCIA
SW 7047
PORPOISE



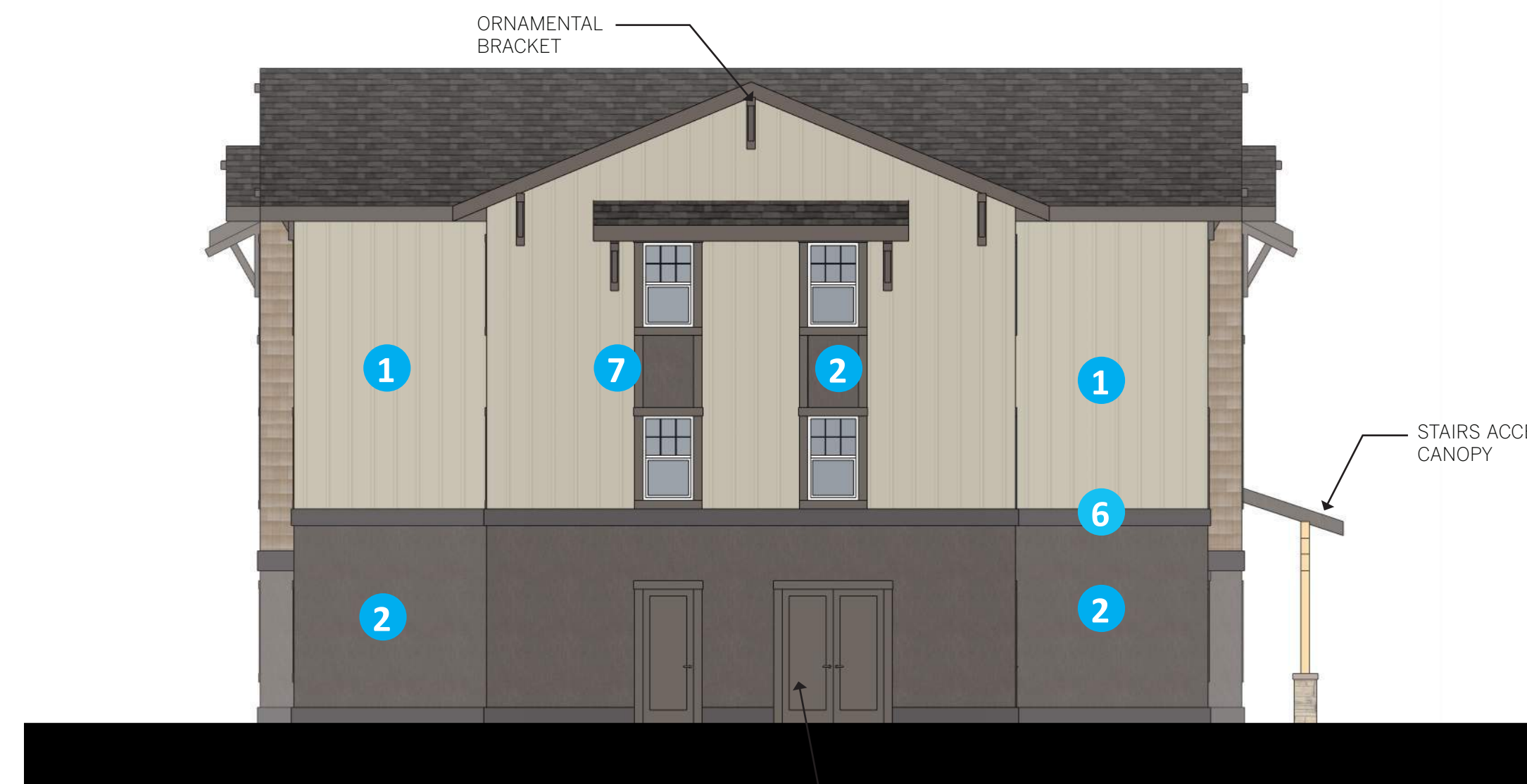
8. WHITE VINYL
WINDOWS



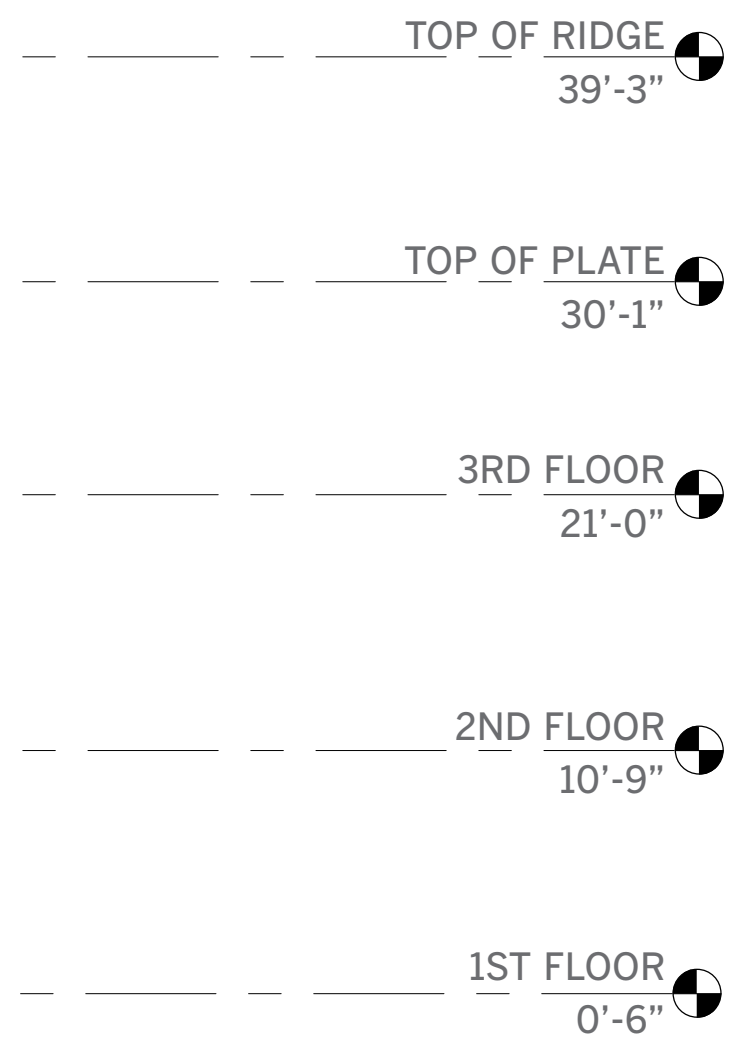
KEY PLAN

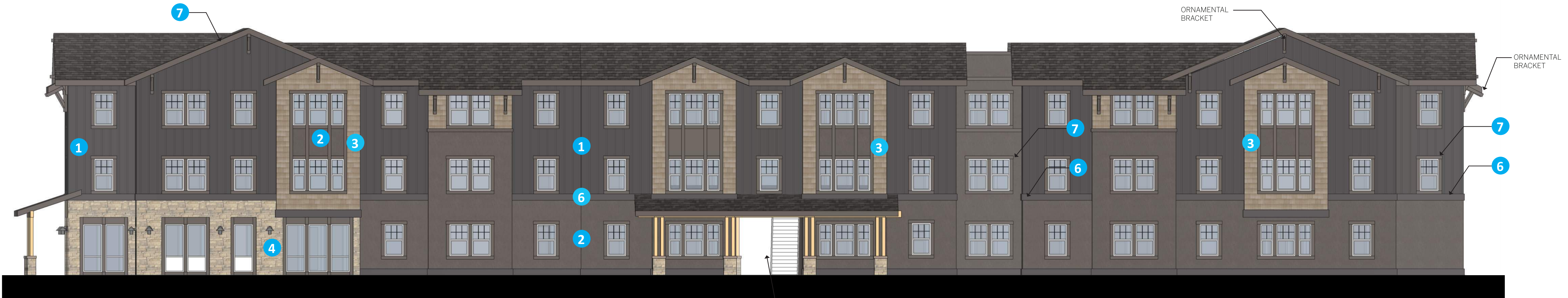
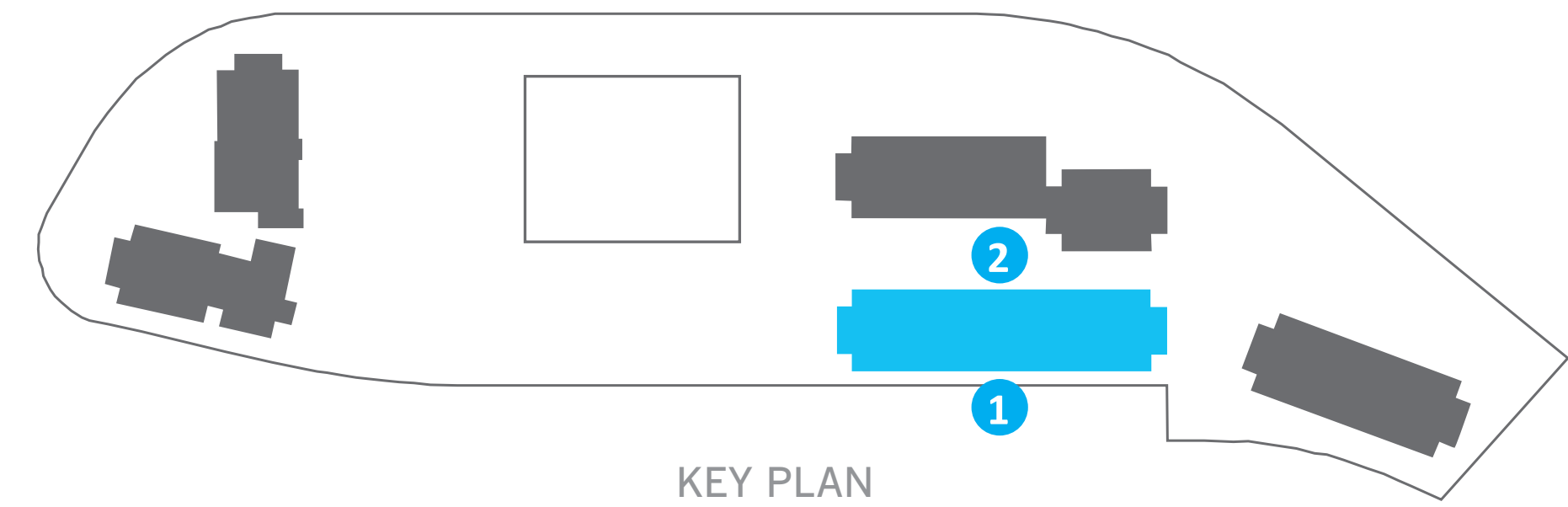


3. SIDE ELEVATION

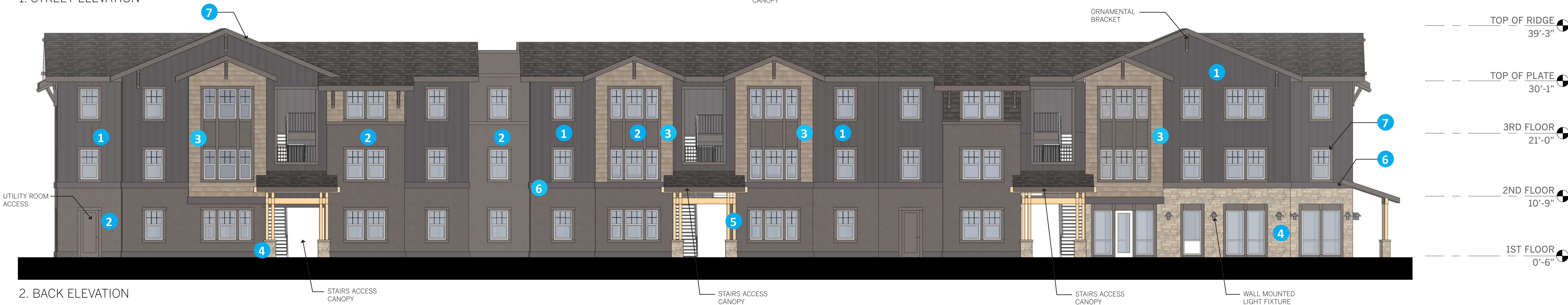


4. SIDE ELEVATION





1. STREET ELEVATION



2. BACK ELEVATION

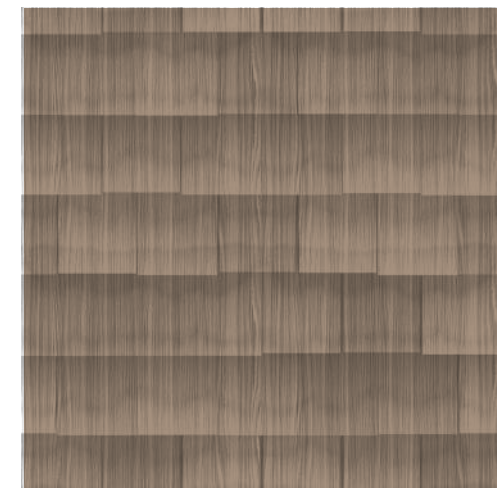




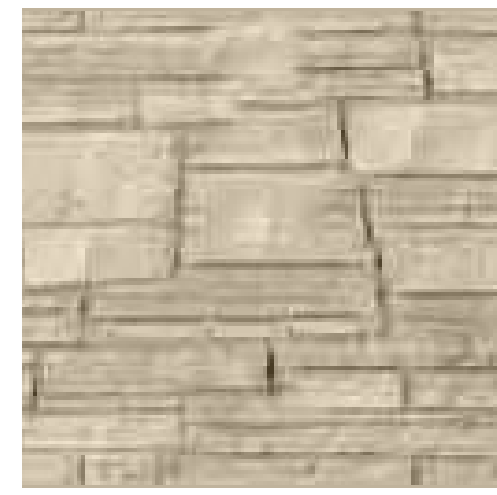
1. BOARD & BATTEN
SW 6005
FOLKSTONE



2. CEMENT PLASTER
SW 7645
THUNDER GRAY



3. CEMENT SHINGLE
SIDING
BROWN



4. STONE VENEER
SAND STONE



5. COLOR ACCENT
SW 6127
IVOIRE



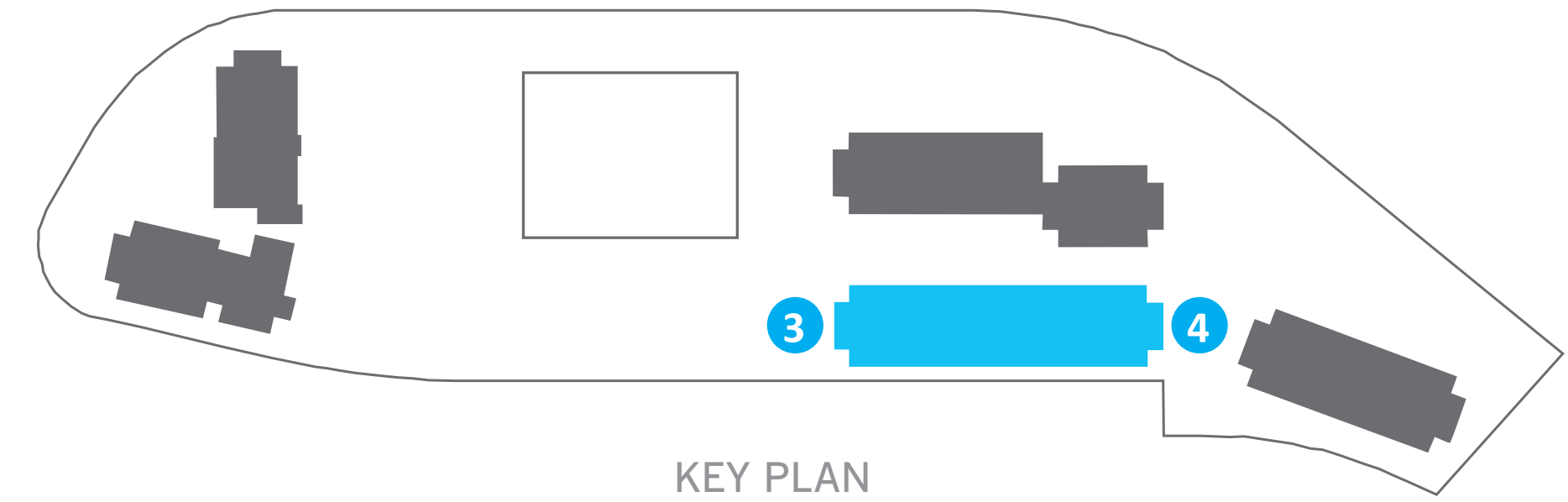
6. TRIMS & DETAILS
SW 6005
FOLKSTONE



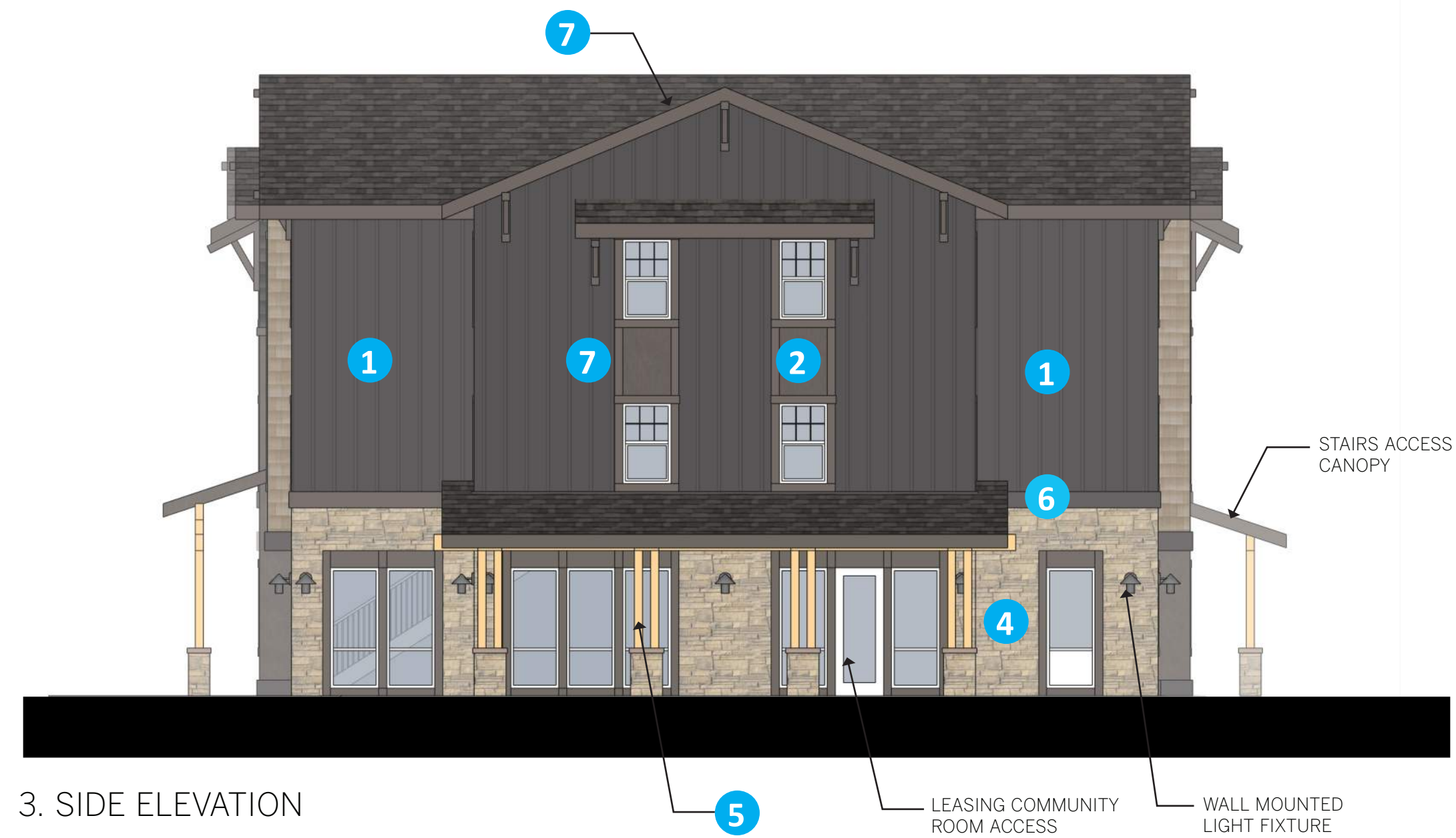
7. WINDOWS TRIMS
FASCIA
SW 7047
PORPOISE



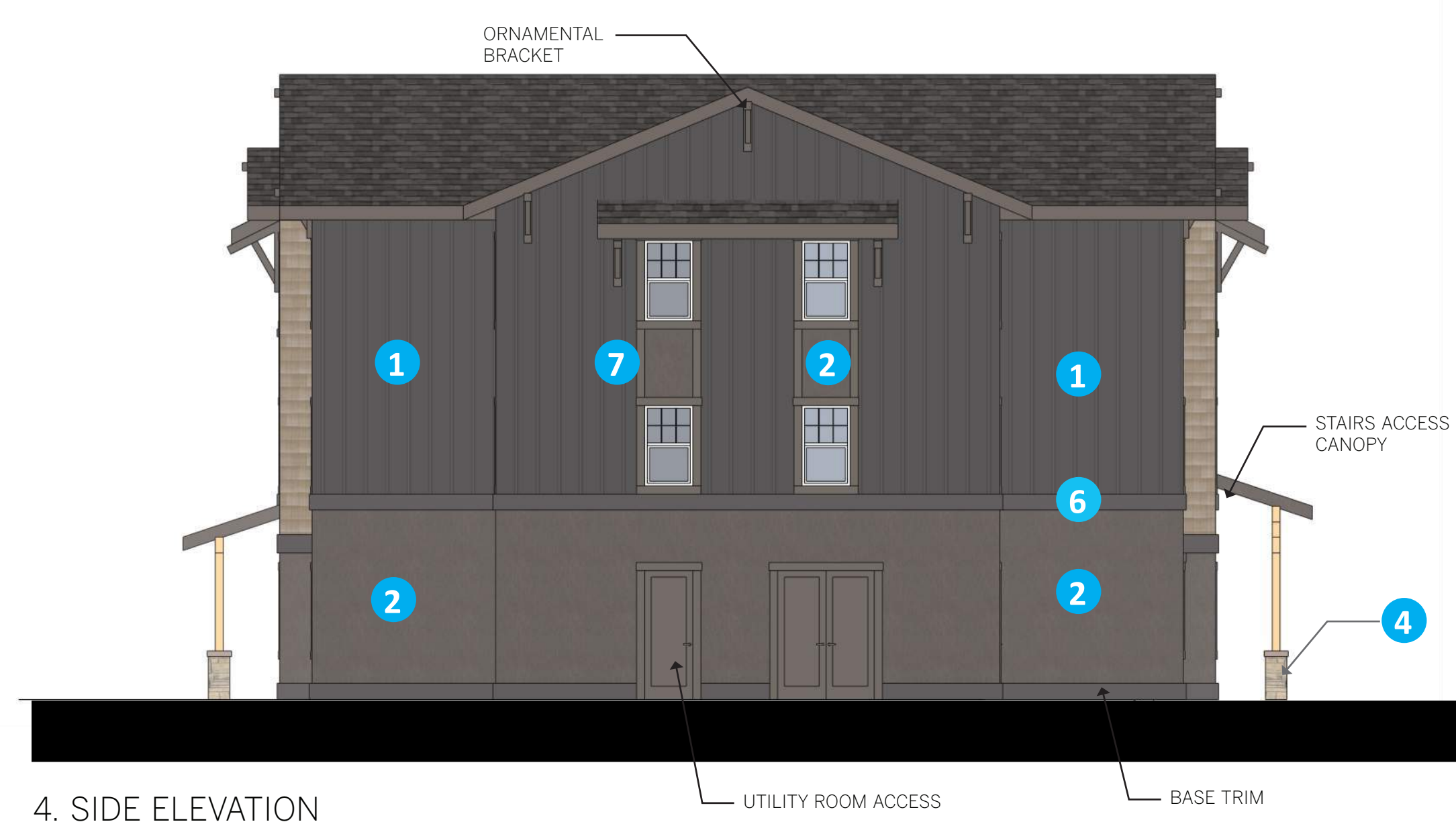
8. WHITE VINYL
WINDOWS



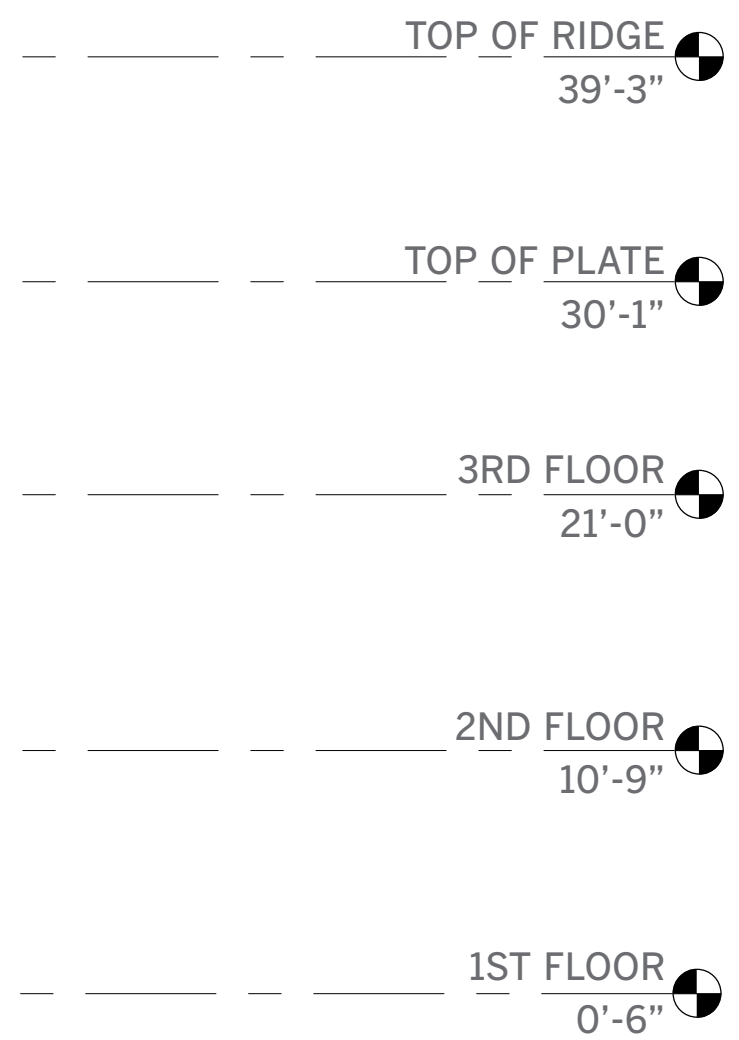
KEY PLAN



3. SIDE ELEVATION

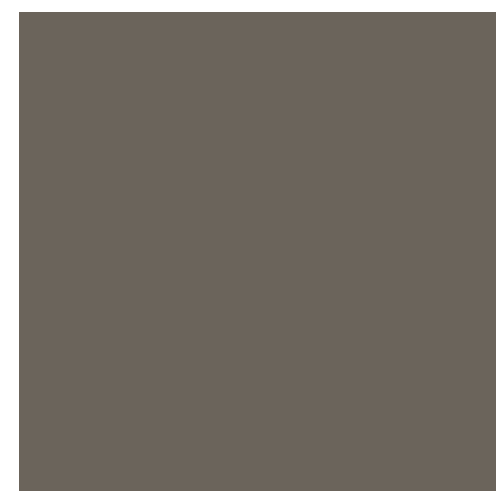
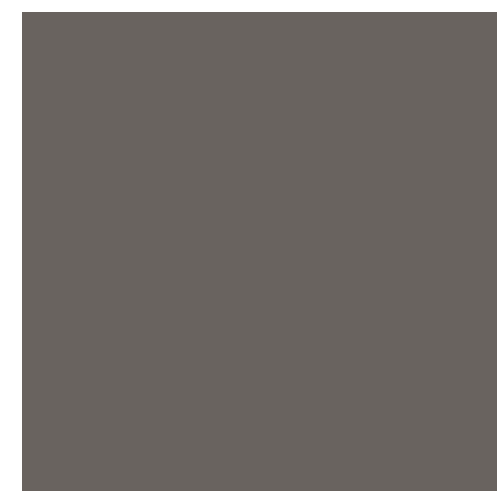


4. SIDE ELEVATION



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





1. BOARD & BATTEN
- SW 6198
SENSIBLE HUE

2. CEMENT PLASTER
- SW 7645
THUNDER GRAY

3. CEMENT SHINGLE
SIDING
LIGHT BROWN

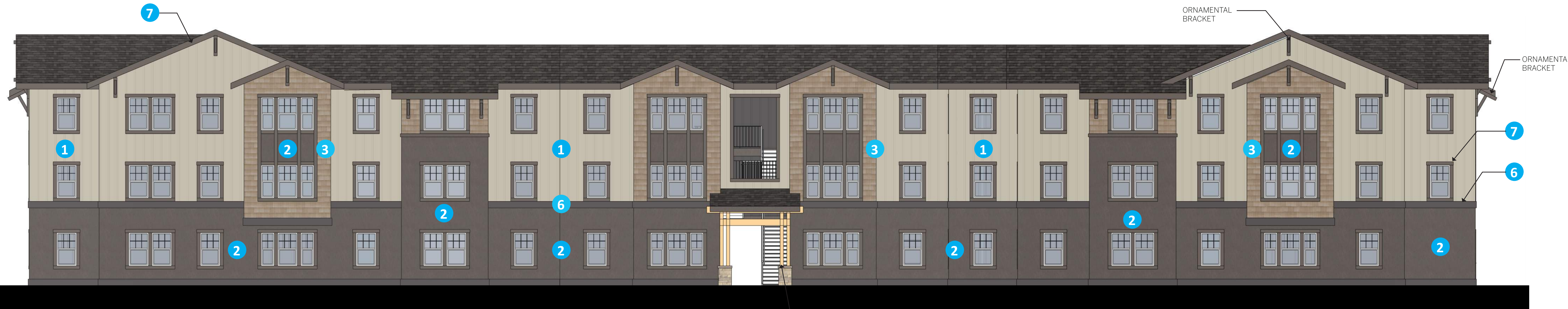
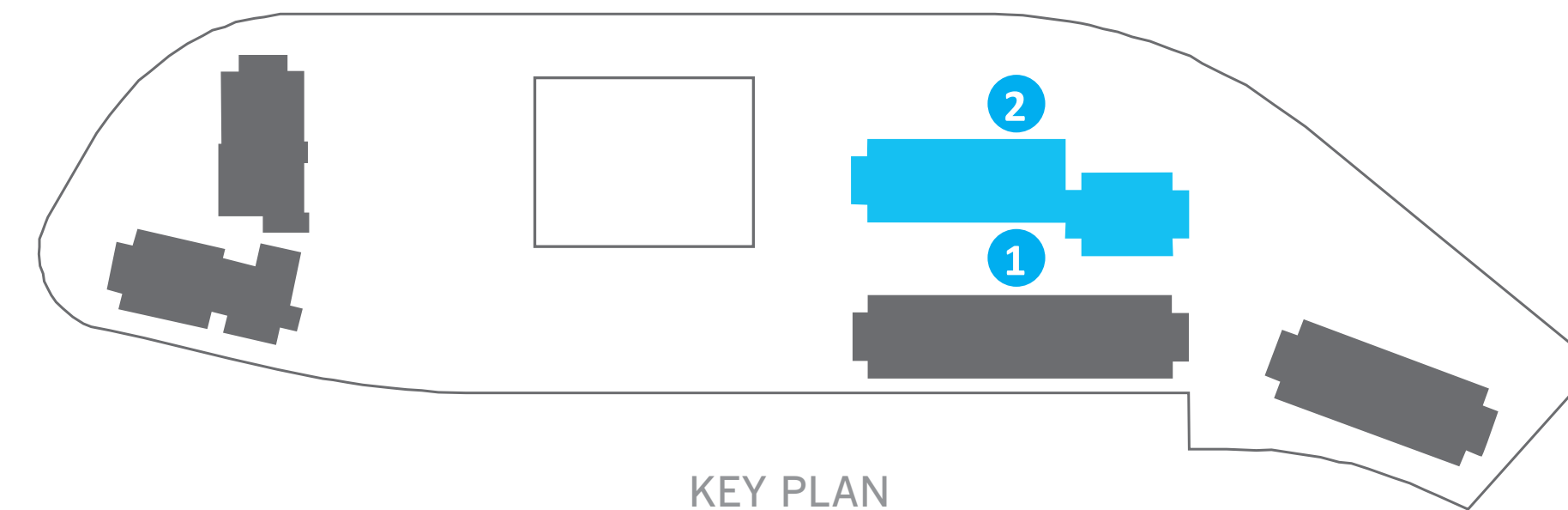
4. STONE VENEER
- SAND STONE

5. COLOR ACCENT
SW 6127
IVOIRE

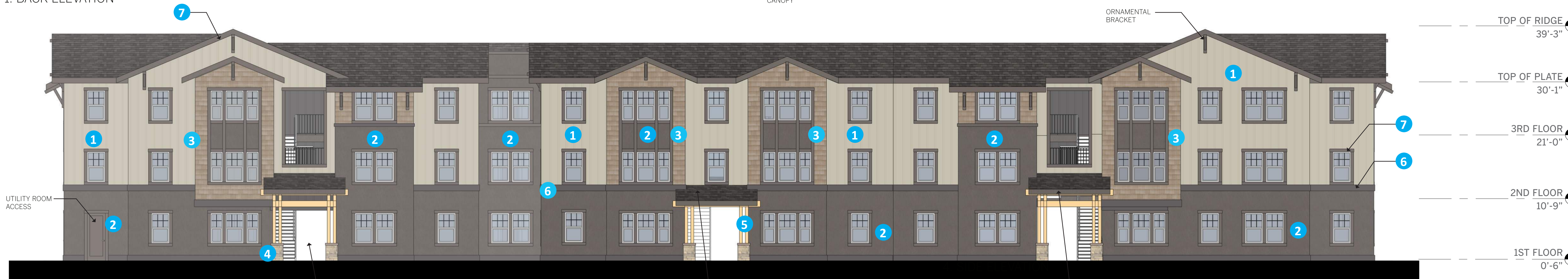
6. TRIMS & DETAILS
- SW 6005
FOLKSTONE

7. WINDOWS TRIMS
FASCIA
SW 7047
PORPOISE

8. WHITE VINYL
WINDOWS



1. BACK ELEVATION



2. DRIVEWAY ELEVATION

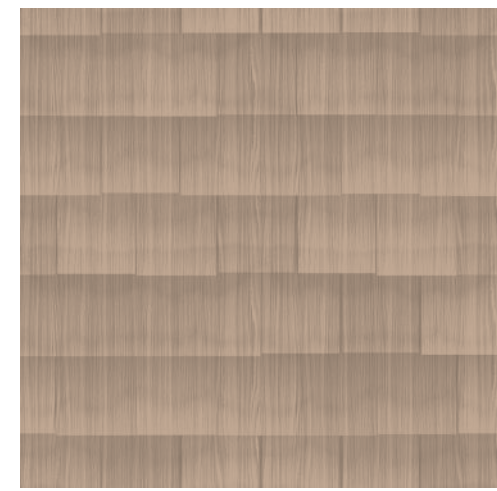




1. BOARD & BATTEN
- SW 6198
SENSIBLE HUE



2. CEMENT PLASTER
- SW 7645
THUNDER GRAY



3. CEMENT SHINGLE
SIDING
LIGHT BROWN



4. STONE VENEER
- SAND STONE



5. COLOR ACCENT
SW 6127
IVOIRE



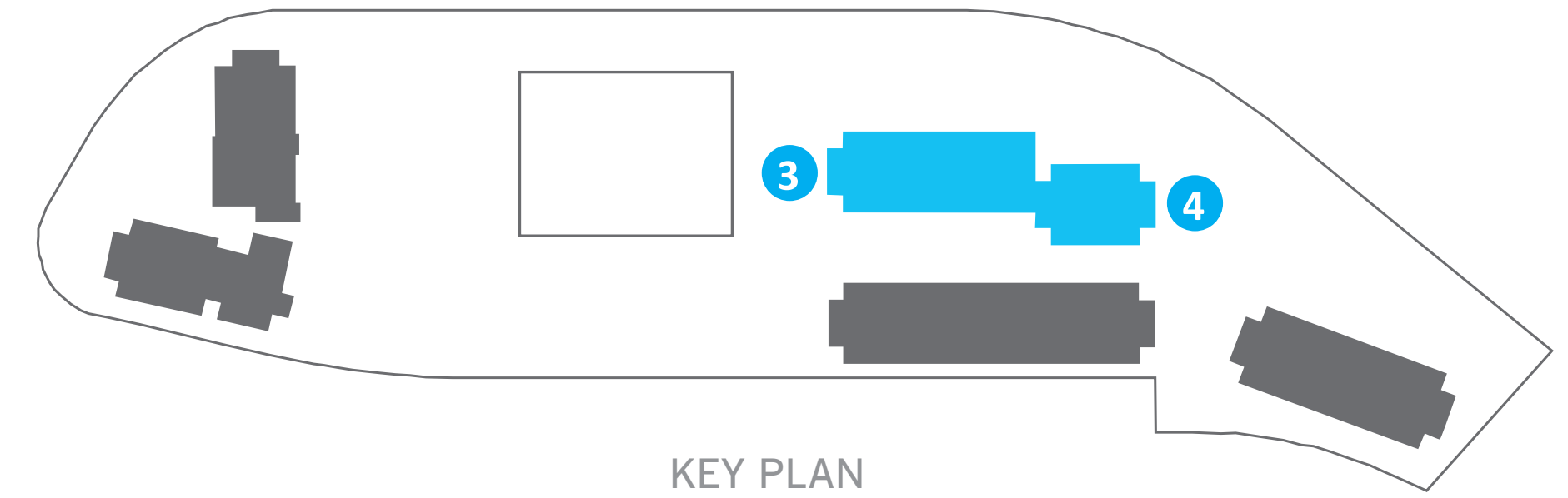
6. TRIMS & DETAILS
- SW 6005
FOLKSTONE



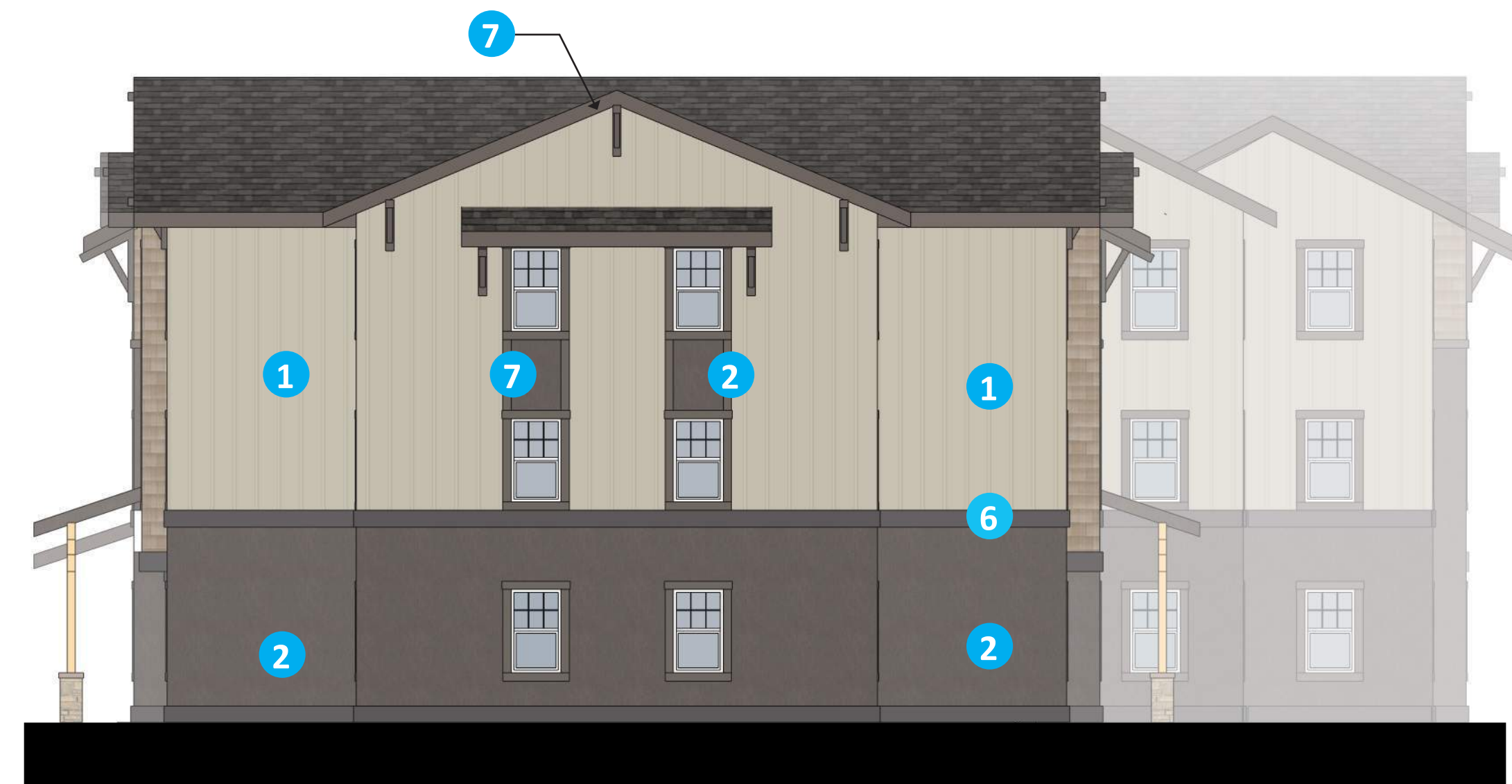
7. WINDOWS TRIMS
FASCIA
SW 7047
PORPOISE



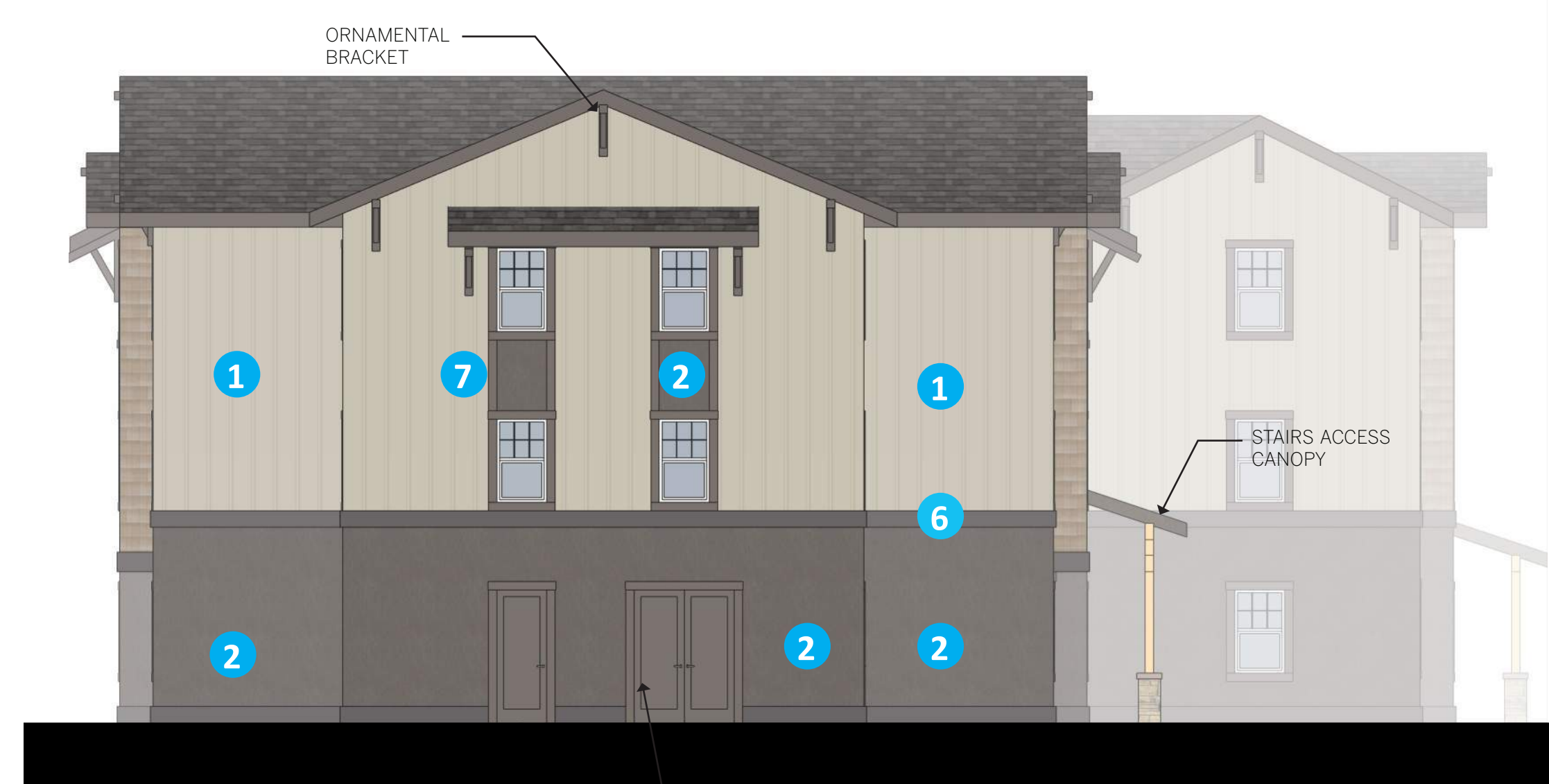
8. WHITE VINYL
WINDOWS



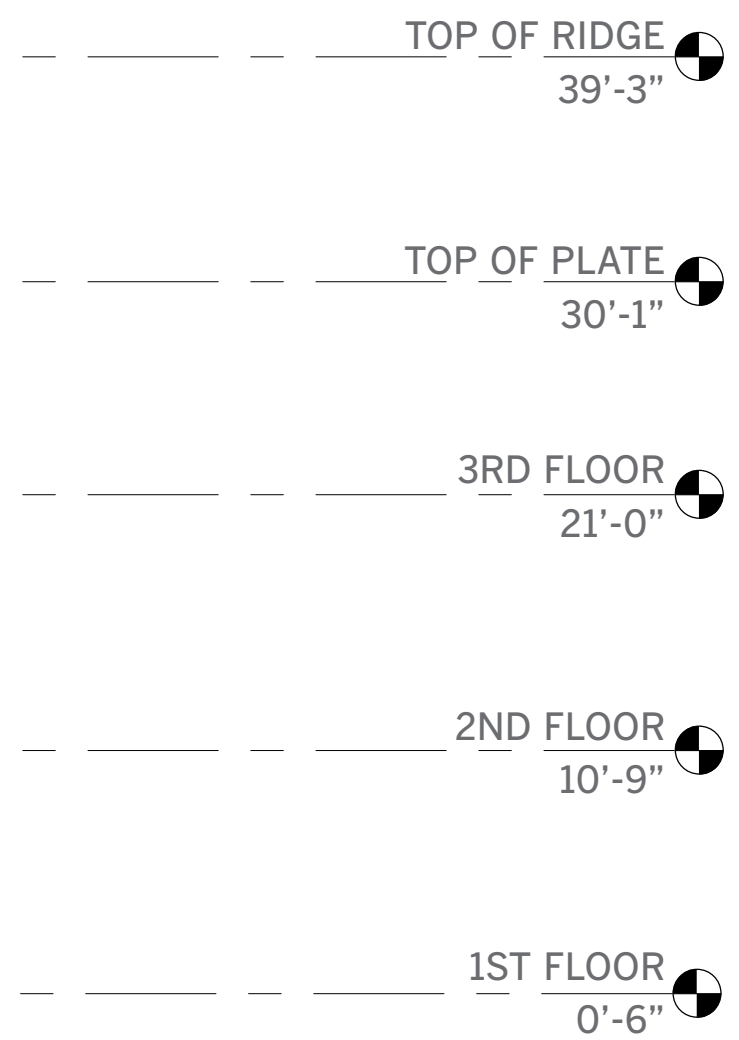
KEY PLAN

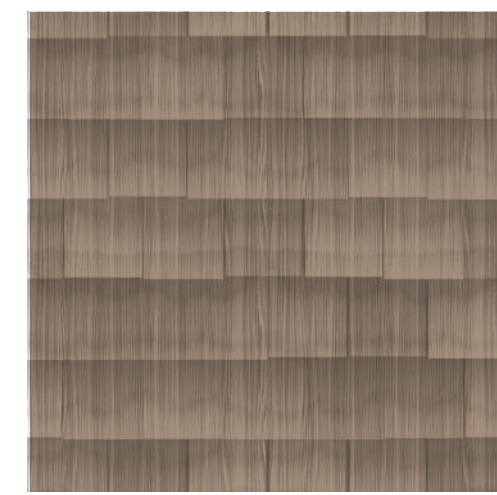


3. SIDE ELEVATION



4. SIDE ELEVATION





1. BOARD & BATTEN
SW 6005
FOLKSTONE

2. CEMENT PLASTER
SW 7645
THUNDER GRAY

3. CEMENT SHINGLE
SIDING
BROWN

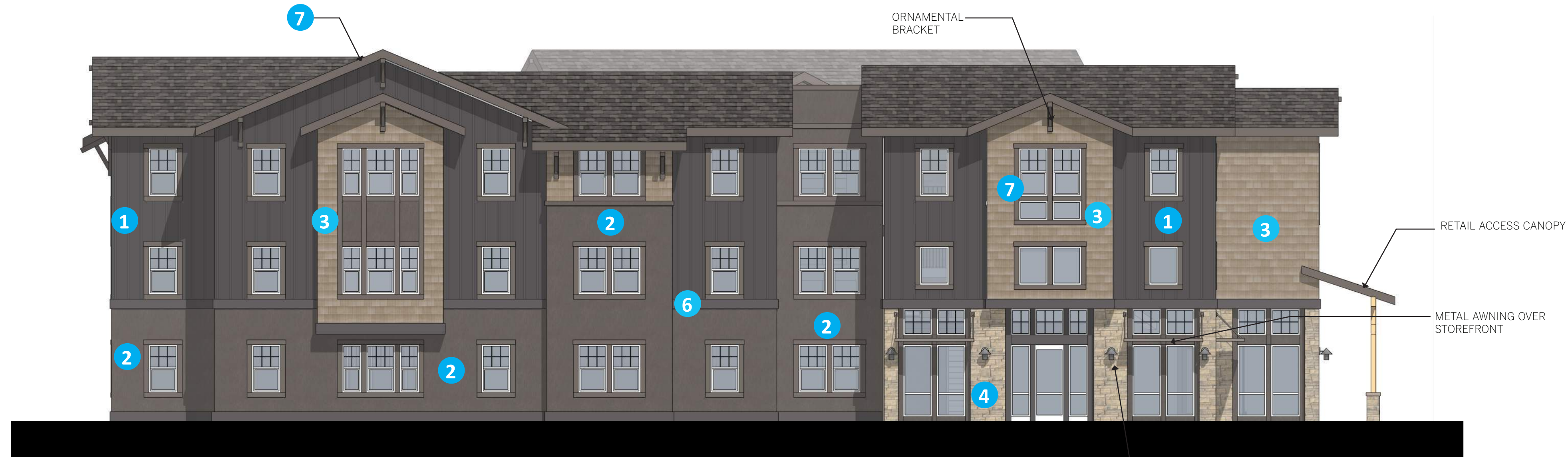
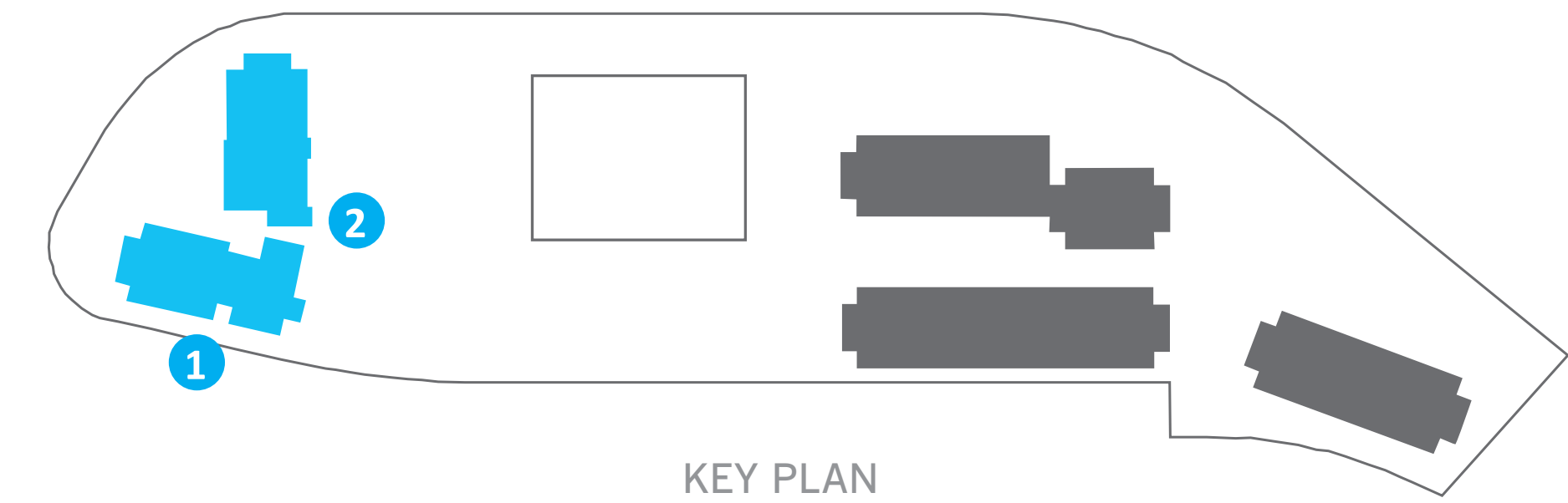
4. STONE VENEER
SAND STONE

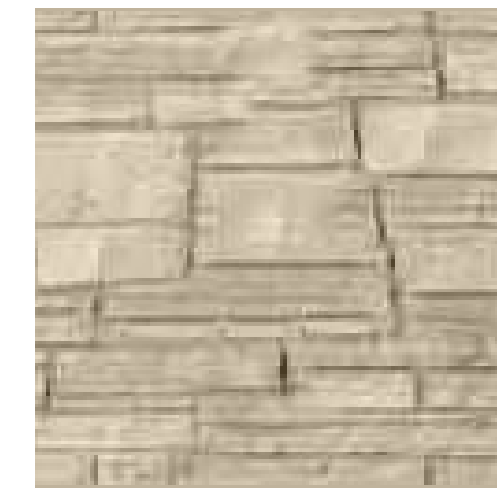
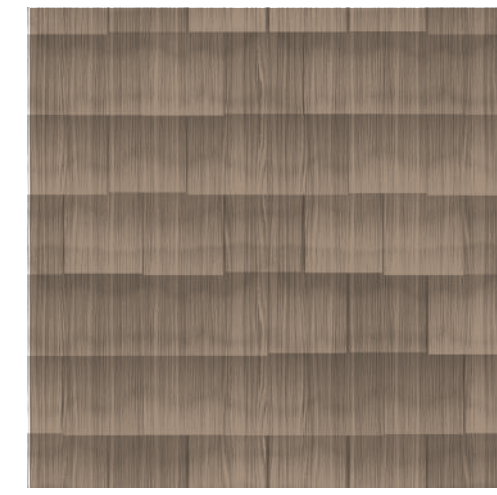
5. COLOR ACCENT
SW 6127
IVOIRE

6. TRIMS & DETAILS
SW 6005
FOLKSTONE

7. WINDOWS TRIMS
FASCIA
SW 7047
PORPOISE

8. WHITE VINYL
WINDOWS





1. BOARD & BATTEN
SW 6005
FOLKSTONE

2. CEMENT PLASTER
SW 7645
THUNDER GRAY

3. CEMENT SHINGLE
SIDING
BROWN

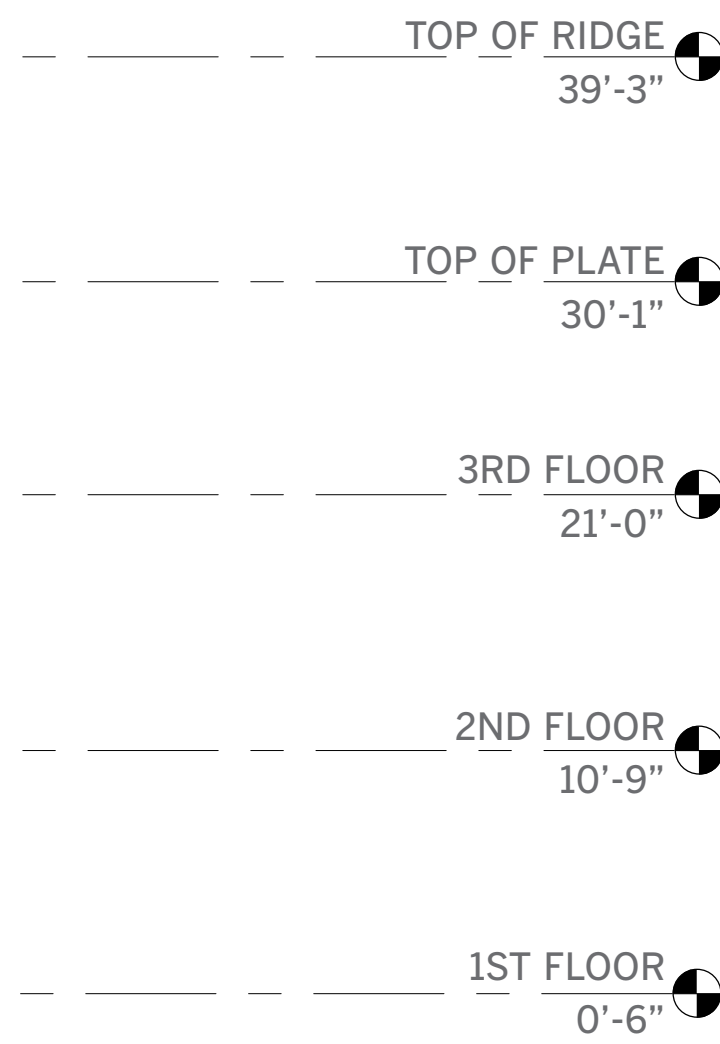
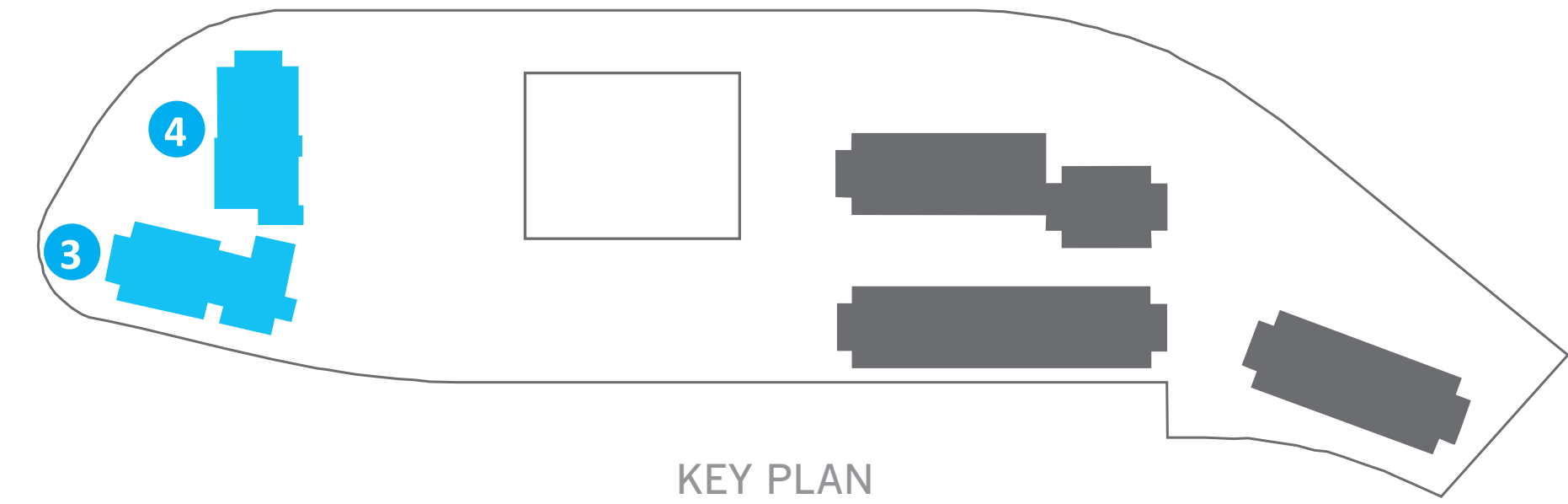
4. STONE VENEER
SAND STONE

5. COLOR ACCENT
SW 6127
IVOIRE

6. TRIMS & DETAILS
SW 6005
FOLKSTONE

7. WINDOWS TRIMS
FASCIA
SW 7047
PORPOISE

8. WHITE VINYL
WINDOWS

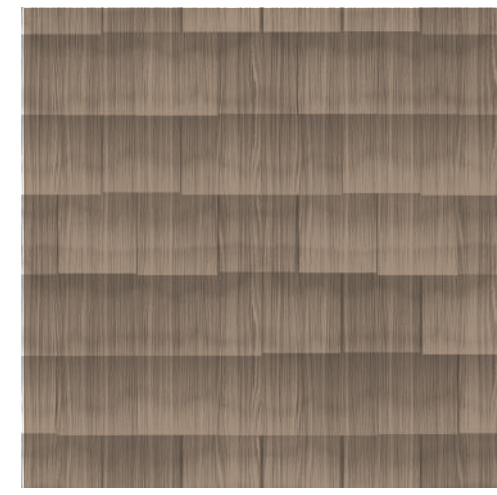




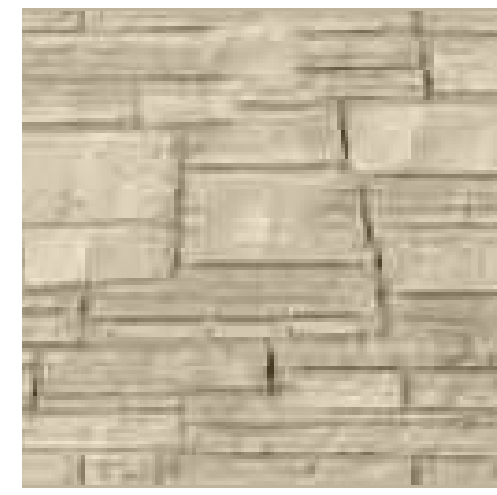
1. BOARD & BATTEN
SW 6005
FOLKSTONE



2. CEMENT PLASTER
SW 7645
THUNDER GRAY



3. CEMENT SHINGLE
SIDING
BROWN



4. STONE VENEER
SAND STONE



5. COLOR ACCENT
SW 6127
IVOIRE



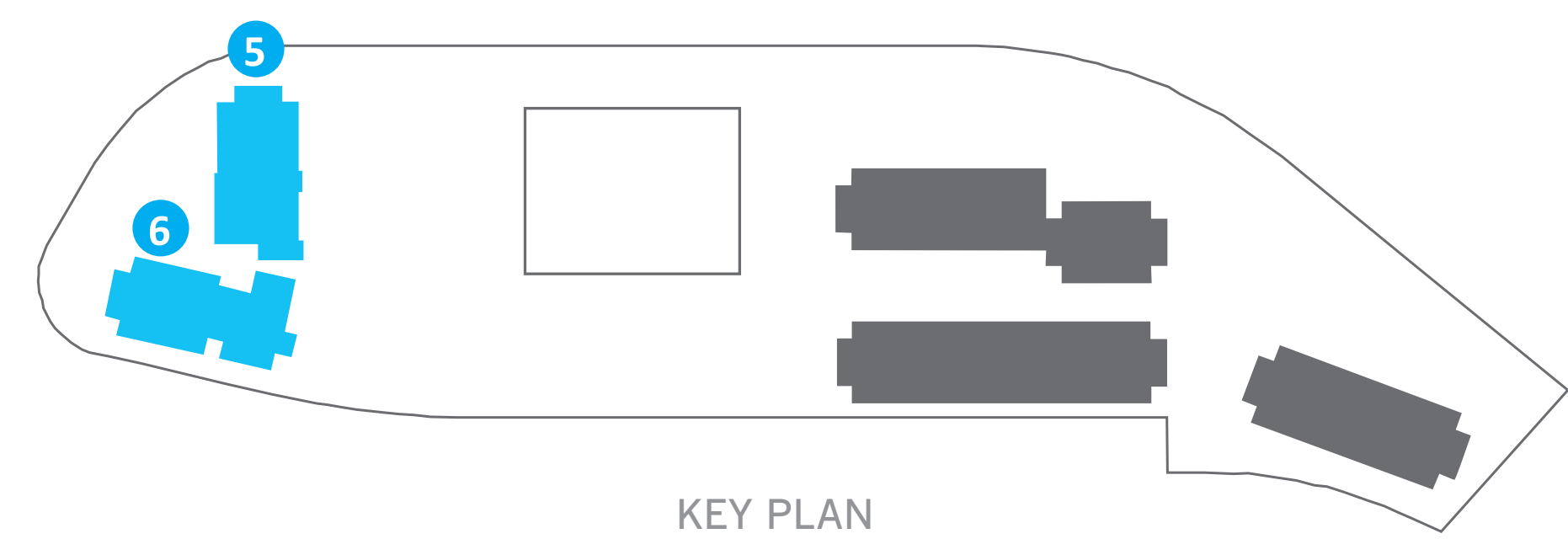
6. TRIMS & DETAILS
SW 6005
FOLKSTONE



7. WINDOWS TRIMS
FASCIA
SW 7047



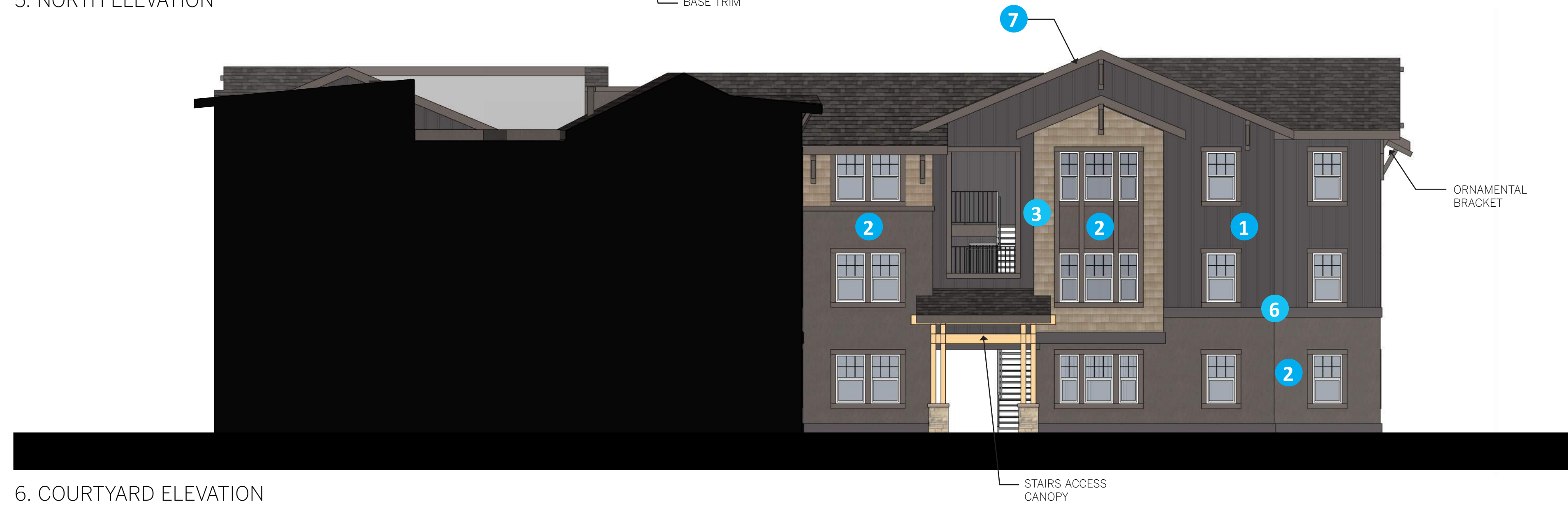
8. WHITE VINYL
WINDOWS



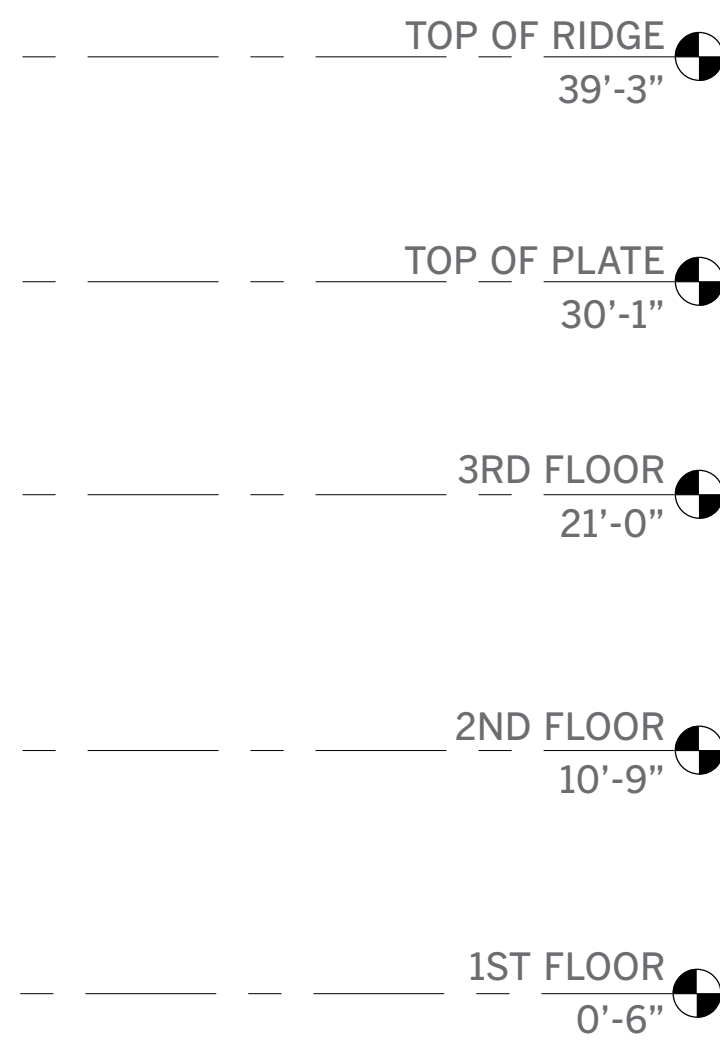
KEY PLAN



5. NORTH ELEVATION



6. COURTYARD ELEVATION





Gardco PureForm LED bollard PBL integrates a sleek, low profile design, extraordinary light output, and energy savings into an innovative pedestrian scale luminaire. PureForm bollard features a high performance optical system designed to achieve wide spacings and full cutoff performance. Three heights available for a customized look. IP66 optics ensure dust or moisture will never interfere with performance.



Ordering guide

Luminaire	Shaft Height	Number of LEDs	Drive Current	LED Color - generation	Distribution	Emergency	Voltage
PBL	14L	14L	100	WW-G2	Type 3	Leave blank for no battery	120
PBL PureForm bollard	36 Standard Shaft 36"	14 LEDs (full ring)	100 100mA	WW-G2 Warm White 3000K, 80CRI Generation 2	Type 3	Leave blank for no battery	120 120V
	42 Standard Shaft 42"		200 200mA	NW-G2 Neutral White 4000K, 80CRI Generation 2	Type 3	EBP Emergency battery ^{11,12}	208 208V
	60 Standard Shaft 60"		350 350mA	CW-G2 Cool White 5000K, 80CRI Generation 2	Type 5		240 240V
			450 450mA				277 277V
			600 600mA				347 347V
			800 800mA				480 480V
			1050 1050mA				UNV 120-277V (50/60Hz)

Options		Motion Sensing		Photo-sensing		Electrical		Finish	
DD	0-10V External dimming (by others) ^{1,4}	IMRI	Integral Infrared ¹¹	PCB	Photocontrol button ^{11,12}	F1	Single (120, 277, 347VAC) ¹	BK	Black
FAWS	Field Adjustable ^{1,4}					F2	Double (208, 240, 480VAC) ¹	WH	White
LLC	Wireless controls without PIR sensor ^{1,4}					F3	Canadian Double Full (208, 240, 480VAC) ¹	BZ	Brass
BL	Bi-level functionality with motion sensor ^{1,4}							MDY	Dark Gray
								MDV	Medium Gray
									Customer Specified
DynaDimmer: Automatic Profile Dimming ^{1,4}						SP2	Increased 20KA	RAL	Special optional color or RAL (ex. RAL7024)
CS50	Security 50% dimming, 7 hours					GFCI	Ground Fault Interrupt Outlet ⁸	CC	Custom color (must supply color chip for required factory quote)
CM50	Median 50% dimming, 8 hours								
CS30	Security 30% dimming, 7 hours								
CM30	Median 30% dimming, 8 hours								

- Extended lead times apply. Contact factory for details.
- Not available in 100, 200 or 350mA.
- Not available with other control options.
- Not available with motion sensor.
- Not available with photocontrol.
- Available only with BL dimming control.
- Not available with LLC and CS/CM.
- Must specify input voltage.
- Available in 120V only.
- Not available in 347 or 480V.
- Not available in 100, 200, and 1050mA.
- Not available with LLC.

Service	12NC	Description
	(4) 3/8x8x1.5 A/B 2N-2W-LW + (1) Template	
For shipment with the bollard (order 1 per bollard)	912401538601	KIT, PBL ANCHOR BOLTS & TEMPL

LIGHT BOLLARD NTS C

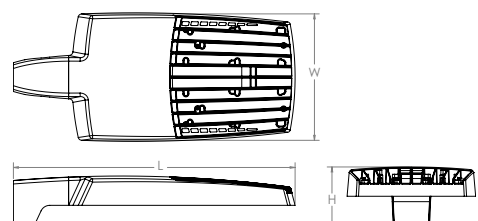


RSX2 LED Area Luminaire



Specifications

EPA (ft²@0°): 0.69 ft² (0.06 m²)
 Length: 29.3" (74.4 cm) (SPA mount)
 Width: 13.4" (34.0 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.2" (18.3 cm) Arm
 Weight: (SPA mount) 30.0 lbs (13.6 kg)



Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX2 delivers 11,000 to 31,000 lumens allowing it to replace 250W to 1000W HID luminaires. The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfilter and other mounting configurations are available.

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.aaculbrands.com/designselect. *See ordering tree for details.

Design Select options indicated by this color background.

Ordering Information

EXAMPLE: RSX2 LED P6 40K R3 MVOLT SPA DDBXD

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX2 LED	P1 30K 3000K	R2 40K 4000K	R3 50K 5000K	MVOLT (120V-277V) ¹ HVOLT (347V-480V) ¹ XVOLT (277V-480V) ¹ (use specific voltage for options as noted) 120 ¹ 277 ¹ 208 ¹ 347 ¹ 240 ¹ 480 ¹	SPA Square pole mounting (3.0" min. 50 pole for 1 at 90°, 3.5" min. 50 pole for 2, 3, 4 at 90°) RPA Round pole mounting (3.2" min. dia. RND pole for 1 at 90°, 3 at 180°, 3 at 120°) MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon) IS Adjustable slipfilter (fits 2-3/8" OD tenon) ⁸ WBA Wall bracket ¹ WBASC Wall bracket with surface conduit box AASP Adjustable tilt arm square pole mounting ¹ ASBP Adjustable tilt arm round pole mounting ¹ ANWB Adjustable tilt arm with wall bracket ¹ ANWSC Adjustable tilt arm wall bracket and surface conduit box ¹

AREA LIGHT FIXTURE NTS B

Gus LED Outdoor Sconce GUSW Series



Features

This outdoor LED light is ideal for security and general lighting. For outdoor or indoor residential, commercial, and hospitality applications. Fixture mounts to a standard junction box (not included).

Construction

Metal construction. Standard mounting holes and hardware are included. Power supply connections must be made inside a junction box (not included).

Finish

Two-tone metal finish. Black exterior and Copper interior.

Electrical

Input 120 VAC / 60 Hz.
 Minimum starting temp -4° F / -20°C.

LED

Integrated LED modules capable of producing:
 12W = 630 delivered lumens
 20W = 950 delivered lumens
 Adjustable CCT - 3000K/4000K/5000K
 Rated for 50,000 Hrs., 90 CRI.

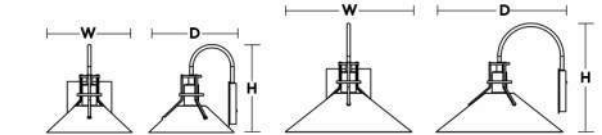
Certification

All fixtures are CE-TLUS listed for wet locations. Title 24/JAB Compliant (outdoor only).

Warranty

Limited warranty: This fixture is free from defects in materials and workmanship for a period of 5 years from date of purchase.

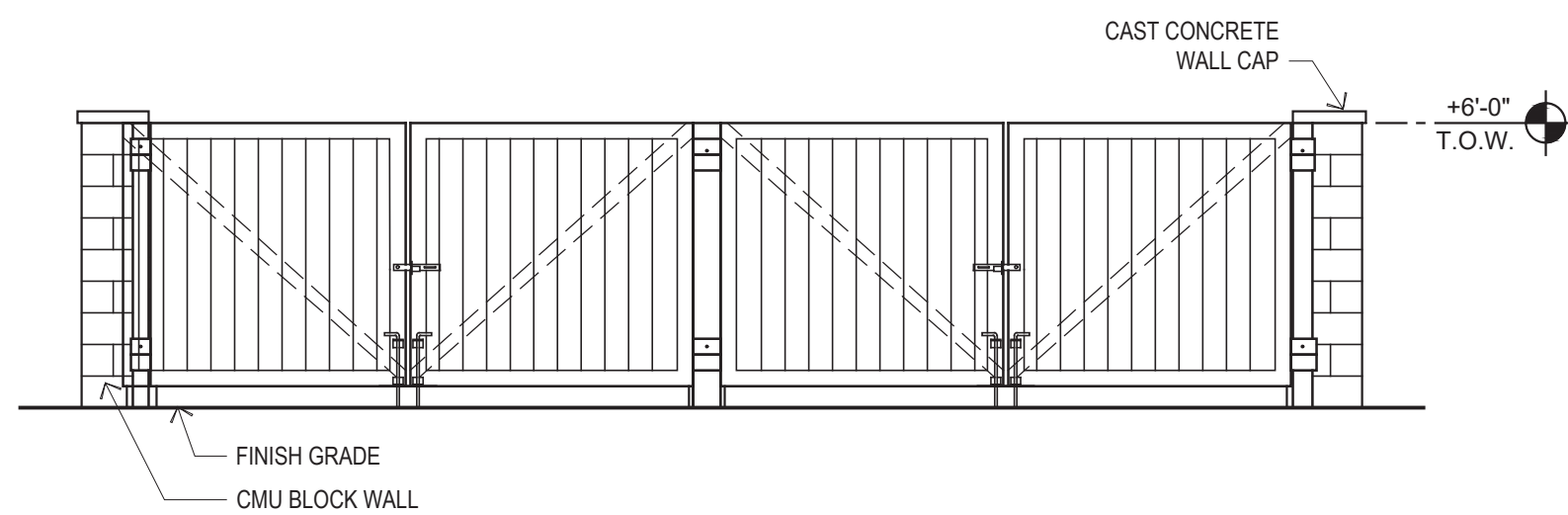
Specifications and dimensions subject to change without notice.



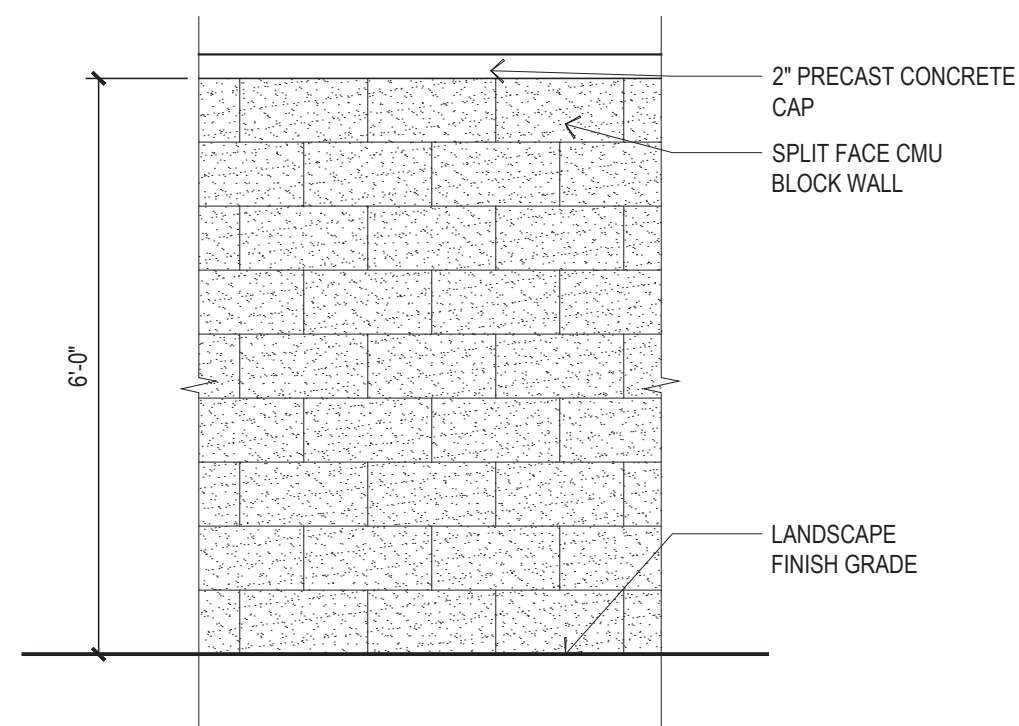
Ordering Information:

Black	Delivered Lumens	Adjustable CCT	H	W	D
GUSW1010LAJENBK	12W 630	3000K/4000K/5000K	9-5/4"	9-1/2"	9-3/4"
GUSW1414LAJENBK	20W 950	3000K/4000K/5000K	12"	14"	14-1/2"

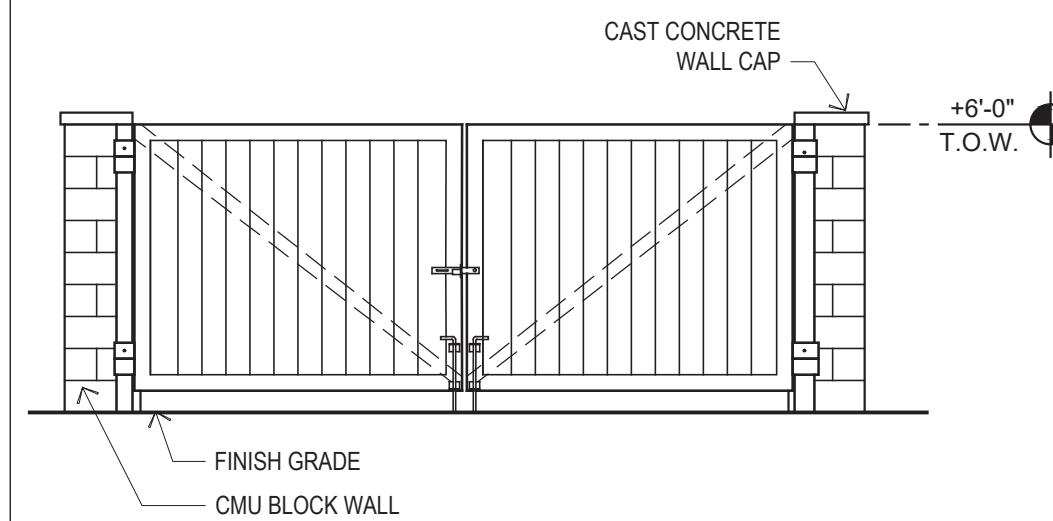
WALL MOUNTED LIGHT FIXTURE NTS A



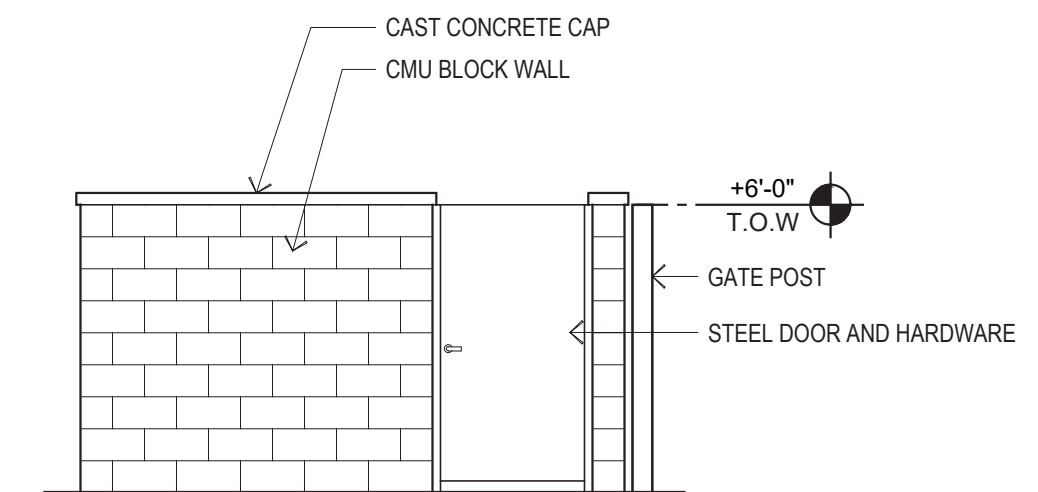
DOUBLE TRASH ENCLOSURE FRONT ELEVATION 21445-0002_DET SCALE: 1/4" = 1'-0" G



6' HIGH CMU WALL ELEVATION 21445-0002_DET 1/2" = 1'-0" F

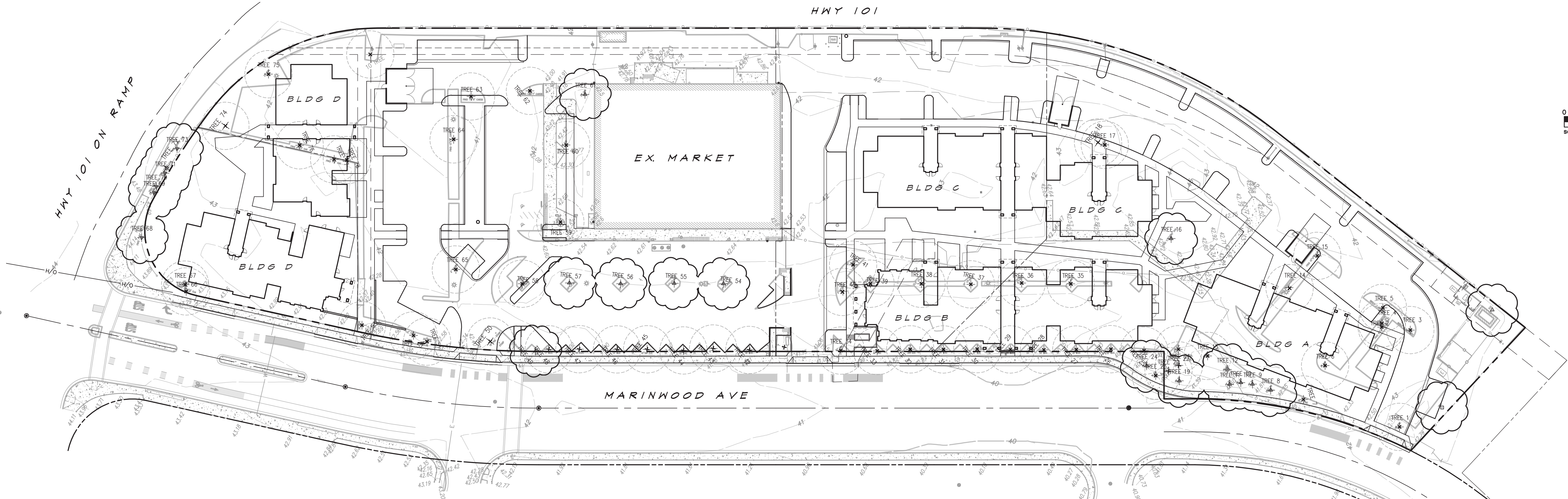
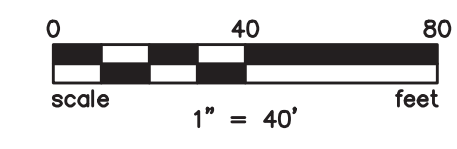


TRASH ENCLOSURE FRONT ELEVATION 21445-0002_DET SCALE: 1/4" = 1'-0" E



NOTE:
 ALL METAL TO BE PAINTED W/ TWO COATS PRIMER AND TWO COATS OF FINISH. ALL METAL FASTENERS TO BE GALVANIZED.

TRASH ENCLOSURE SIDE ELEVATION 21445-0002_DET SCALE: 1/4" = 1'-0" D



EXISTING TREE SUMMARY

QTY.	SYMBOL	BOTANICAL / COMMON NAME
19	# ▲	EXISTING TREES TO REMAIN AND BE PROTECTED
1	# ⊕	EXISTING TREES WHICH MAY BE REMOVED (DETERMINED DURING CONSTRUCTION)
50	# ✕	EXISTING TREES TO BE REMOVED - (7) REGULATED TREES, SEE SUMMARY AT RIGHT - (51) EXEMPT TREES, SEE ARBORIST'S REPORT

REFER TO PROJECT ARBORIST'S REPORT "MARINWOOD PLAZA TREE INVENTORY" DATED FEBRUARY 8, 2024 FOR ADDITIONAL INFORMATION INCLUDING COMMON NAME, SCIENTIFIC NAME, AND D.B.H. OF ALL EXISTING TREES (EXEMPT AND REGULATED) ON SITE OVER 6".

REGULATED TREES SUMMARY

Tree Number	Common Name	Scientific Name	Trunk Diameter (in.)	Protected Status	Status
6	Coast live oak	<i>Quercus agrifolia</i>	8	Protected	Removed
8	Coast Redwood	<i>Sequoia sempervirens</i>	26.5	Protected	Protected
9	Coast Redwood	<i>Sequoia sempervirens</i>	14	Protected	Protected
10	Coast Redwood	<i>Sequoia sempervirens</i>	23	Protected	Protected
11	Coast Redwood	<i>Sequoia sempervirens</i>	17	Protected	Protected
12	Coast Redwood	<i>Sequoia sempervirens</i>	19	Protected	Protected
13	Coast Redwood	<i>Sequoia sempervirens</i>	~24	Protected	Removed
16	Coast live oak	<i>Quercus agrifolia</i>	11.5, 10, 10	Protected	Protected
19	Coast Redwood	<i>Sequoia sempervirens</i>	24, 10	Protected	Protected
20	Coast Redwood	<i>Sequoia sempervirens</i>	19	Protected	Removed
21	Coast Redwood	<i>Sequoia sempervirens</i>	19	Protected	Removed
24	Coast Redwood	<i>Sequoia sempervirens</i>	16	Protected	Protected
49	Coast live oak	<i>Quercus agrifolia</i>	7	Protected	Protected
61	Coast live oak	<i>Quercus agrifolia</i>	30	Heritage	Protected
69	Valley oak	<i>Quercus lobata</i>	22	Heritage	Protected
70	Coast live oak	<i>Quercus agrifolia</i>	7.5, 6	Protected	Protected
71	Valley oak	<i>Quercus lobata</i>	13, 10, 9	Protected	Protected
72	Coast live oak	<i>Quercus agrifolia</i>	7	Protected	Protected
73	Valley oak	<i>Quercus lobata</i>	13, 10, 8	Protected	Protected
76	Coast live oak	<i>Quercus agrifolia</i>	6, 6, 5	Protected	Removed
77	Coast live oak	<i>Quercus agrifolia</i>	7, 6	Protected	Removed
78	Coast live oak	<i>Quercus agrifolia</i>	6	Protected	Removed

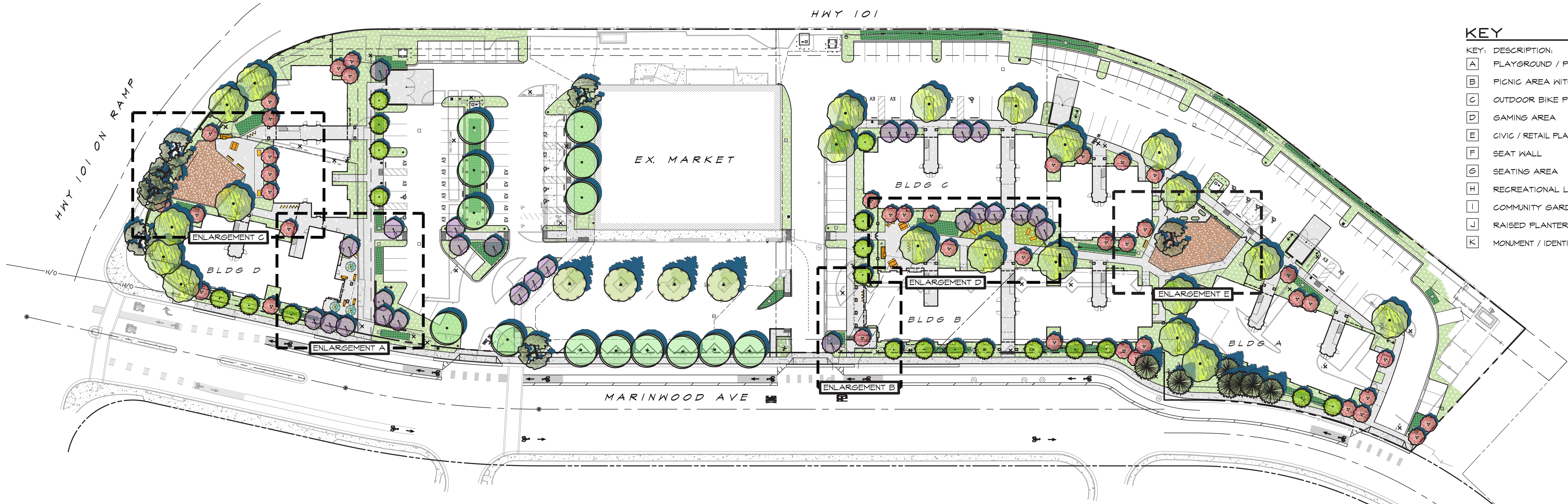
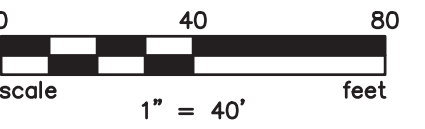
Total Regulated Trees Removed 7
Total Regulated Mitigation Trees 7
per Marin County Development Code Section 22.62.020

MITIGATION TREES

Size	Botanical Name / Common Name	Quantity
24" box	Deciduous / Flowering ornamental trees	69
24" box	Columnar deciduous trees	21
24" box	Canopy / Shade street	22
24" box	Street trees	16
Total Replacement Trees		128

TREE PROTECTION MEASURES

- PLASTIC OR CHAIN LINK TREE PROTECTION FENCING SHALL BE INSTALLED AT THE DRIPLINES OF TREES TO REMAIN (OR THE OUTER EDGE OF THE DRIPLINE OF GROUPS OF TREES). IF IT MUST BE REMOVED DURING CONSTRUCTION FOR ACCESS, IT SHALL BE REPLACED IMMEDIATELY AFTER WORK IS COMPLETED.
- PRUNING SHALL BE THE MINIMUM NECESSARY FOR HAZARD REDUCTION OR NECESSARY ACCESS (I.E. THE REMOVAL OF DEADWOOD 2" AND LARGER, ETC., CLEARANCE, AND CROWN RESTORATION). IT SHOULD BE DONE BY TRAINED, QUALIFIED TREE WORKERS ACCORDING TO ISA PRUNING GUIDELINES, PRIOR TO CONSTRUCTION ACTIVITY AND FENCING.
- WHERE TRENCHING, EXCAVATION, OR OTHER CONSTRUCTION MUST OCCUR WITHIN THE DRIPLINES OF PROTECTED TREES TO REMAIN, A MONITORING ARBORIST SHALL BE NOTIFIED AHEAD OF THE WORK (24-48 HOURS) TO BE PRESENT DURING THE WORK. IF ANY ROOTS LARGER THAN 1" ARE ENCOUNTERED THAT CANNOT BE PRESERVED, THEY SHALL BE CUT CLEANLY ACROSS THE FACE OF THE ROOT WITH A SHARP SAW. IF REQUIRED REMOVAL OF ROOTS MAY DESTABILIZE EXISTING TREES NEAR ROAD IMPROVEMENTS, MONITORING ARBORIST MAY REQUEST REMOVAL OF TREES TO REDUCE HAZARD. IF SUCH REMOVALS OCCUR, THEY SHALL BE DOCUMENTED AND MITIGATED AS PER ORDINANCE.
- WHERE DRAINAGE SWALES OR UTILITIES MUST PASS WITHIN TREE DRIPLINES, THEY SHALL BE HAND DUG OR EXCAVATED UNDER THE SUPERVISION OF AN ARBORIST. ROOTS 2" SHALL BE PRESERVED WHERE POSSIBLE.
- WOOD CHIP MULCH GENERATED FROM PRUNING SHALL BE SPREAD UNDER PROTECTED TREES TO SERVE AS A PERMANENT TOP DRESSING AND MULCH. IT SHALL BE AUGMENTED TO PROVIDE A 4" LAYER OF MULCH WITHIN THE DRIPLINES OF ALL TREES TO REMAIN WITHIN THE LIMITS OF CONSTRUCTION.
- NO PARKING, STORAGE, OR DISPOSAL OF MATERIALS (SUCH AS CONCRETE SLURRY, PAINT, ETC.), OR OTHER CONSTRUCTION ACTIVITY SHALL OCCUR WITHIN DRIPLINES OF PROTECTED TREES TO REMAIN.



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] SEAT WALL
 - [G] SEATING AREA
 - [H] RECREATIONAL LAWN / PET RELIEF AREA
 - [I] COMMUNITY GARDEN
 - [J] RAISED PLANTER AT ENTRY STAIRS / RAMP
 - [K] MONUMENT / IDENTIFICATION SIGNAGE

CONCEPTUAL DESIGN NOTES

1. ALL UN-PAVED AREAS AND LANDSCAPE AREAS, EXCEPT GROUNDCOVER AREAS, SHALL BE TOP-DRESSED WITH A MINIMUM 3" LAYER OF ORGANIC MULCH.
2. ALL TREES PLANTED WITHIN 4' OF BUILDINGS, WALL, CURBS, OR PAVEMENTS SHALL BE INSTALLED WITH ROOT BARRIERS.
3. ALL TREES SHALL BE PLANTED FROM MINIMUM 15 GALLON CONTAINERS.
4. LANDSCAPE SHALL COMPLY WITH THE COUNTY'S WATER EFFICIENT LANDSCAPE ORDINANCE.
5. 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

1. 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.
2. IRRIGATION SYSTEM SHALL BE DIVIDED INTO DISTINCT "HYDROZONES" BASED ON PLANT WATER USE REQUIREMENTS, SOLAR EXPOSURES, AND APPLICATION TYPE.
3. TREES IRRIGATION SHALL BE CONTROLLED BY A DEDICATED VALVE, SEPARATE FROM SHRUBS AND GROUND COVERS.
4. TREES SHALL BE IRRIGATED WITH POINT-SOURCE, BUBBLER DISTRIBUTION DEVICES.
5. 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
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 G. 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA	15 GAL. MIN, MODERATE, NO
	AGONIS FLEXUOSA / PEPPERMINT TREE	15 GAL. MIN, LOW, NO
	ACER RUBRUM 'BOWHALL' / BOWHALL 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

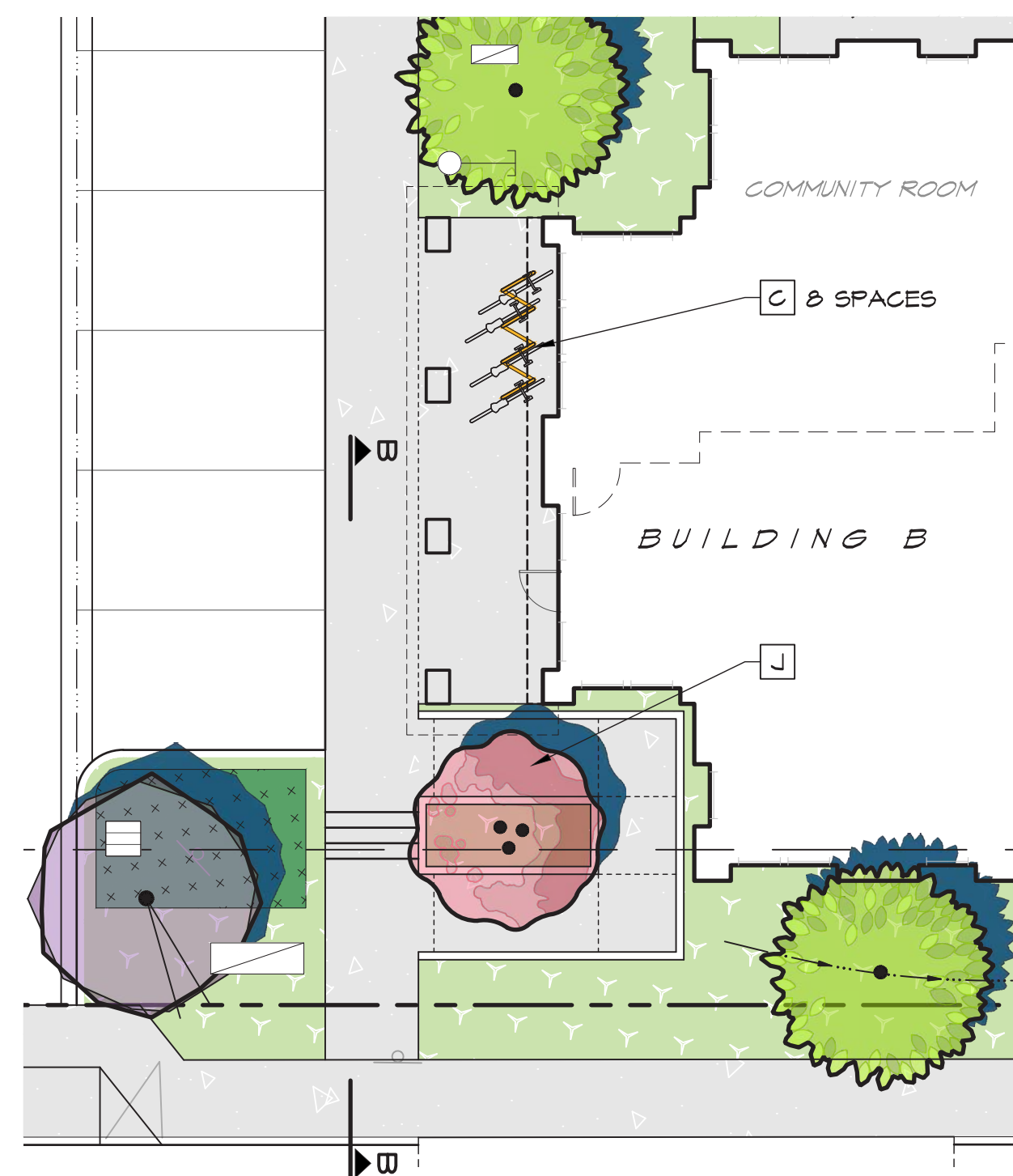
SYMBOL:	LATIN NAME / COMMON NAME:	SIZE, WATER USE, SPACING, NATIVE:
SHRUBS AND ACCENT PLANTS		
	ACACIA COGNATA / RIVER WATTLE	5 GAL., LOW, 5' O.C., NO
	ARCTOSTAPHYLOS X 'GREENSPHERE' / GREENSPHERE MANZANITA	5 GAL., LOW, 25' O.C., YES
	ASPIDISTRA ELATIOR / CAST IRON PLANT	5 GAL., LOW, 3' O.C., NO
	COPROSMA 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
	NESTRINGIA 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		
	CHONDROFETALUM 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
BIORETENTION AREAS		
	PLANTINGS LIMITED TO THE APPROVED BASMAA PLANT LIST	1 GAL., LOW, 3' O.C., YES
	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:
- -
 -
 -
 -
 -
 -
 -
 -
 -
 -
 -
 -
 -
 -
 -



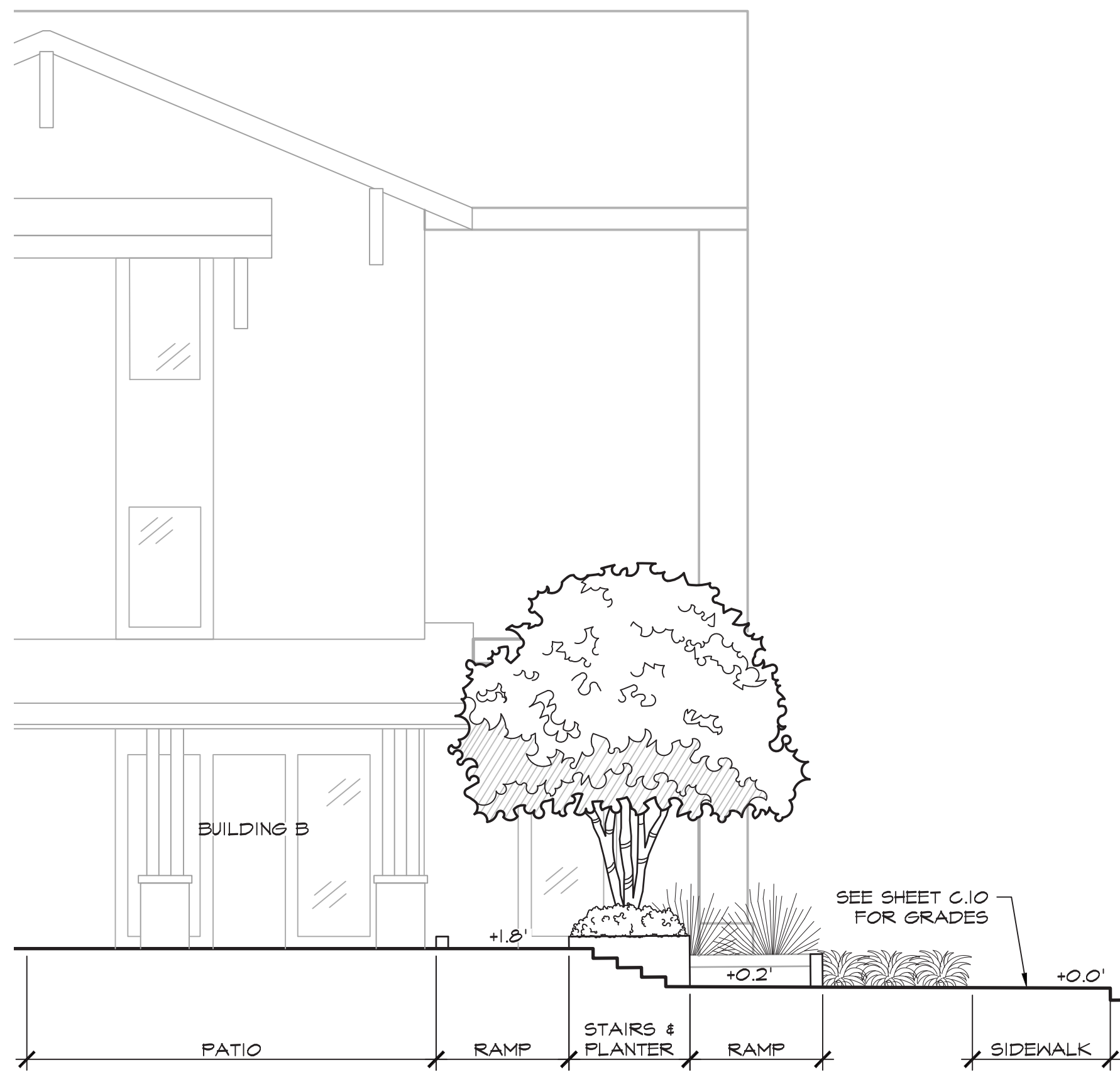
A: RETAIL / CIVIC PLAZA
1"=10'



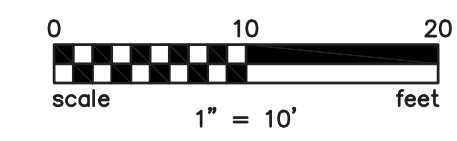
B: COMMUNITY BUILDING ENTRANCE
1"=10'



SECTION A: RETAIL / CIVIC PLAZA
1"=5'



SECTION B: COMMUNITY BUILDING ENTRANCE
1"=5'

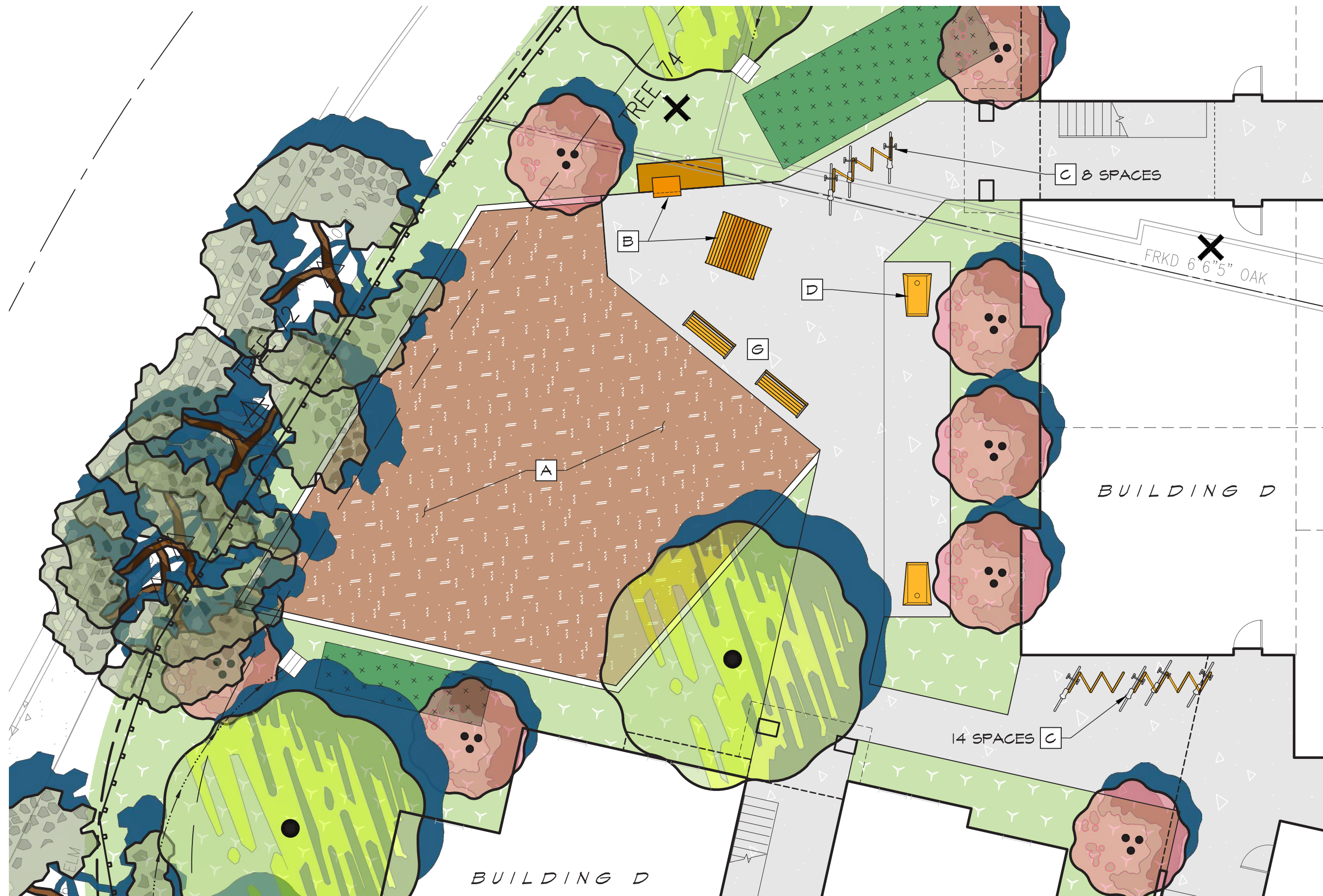
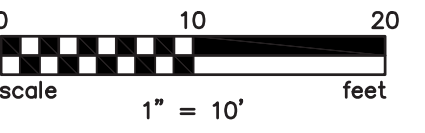


KEY

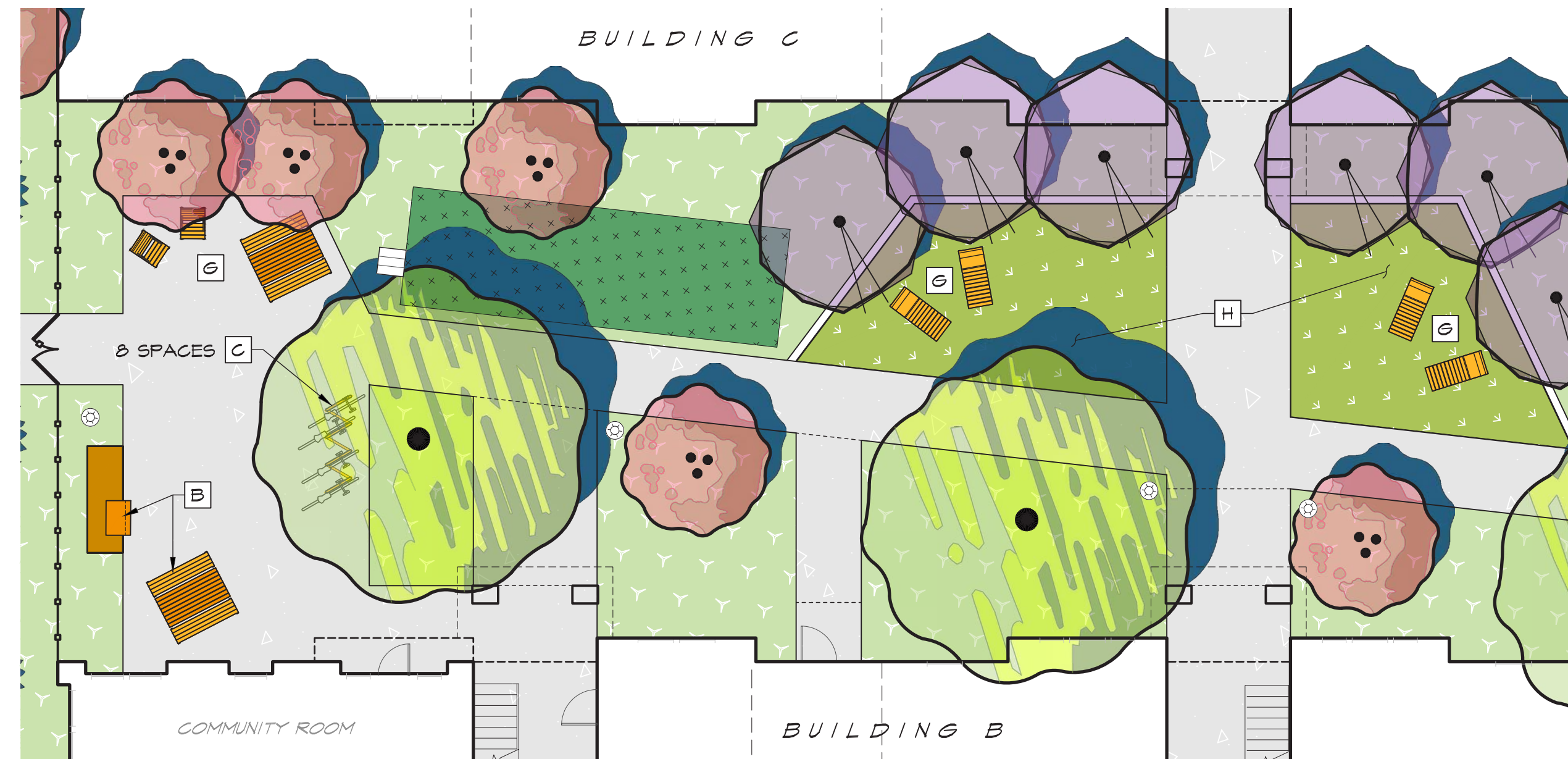
- KEY: DESCRIPTION:
- [A] PLAYGROUND / PLAY AREA
 - [B] PICNIC AREA WITH BUILT-IN BBQ
 - [C] OUTDOOR BIKE PARKING
 - [D] GAMING AREA
 - [E] CIVIC / RETAIL PLAZA
 - [F] SEAT WALL
 - [G] SEATING AREA
 - [H] RECREATIONAL LAWN / PET RELIEF AREA
 - [I] COMMUNITY GARDEN
 - [J] RAISED PLANTER AT ENTRY STAIRS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

SITE LEGEND

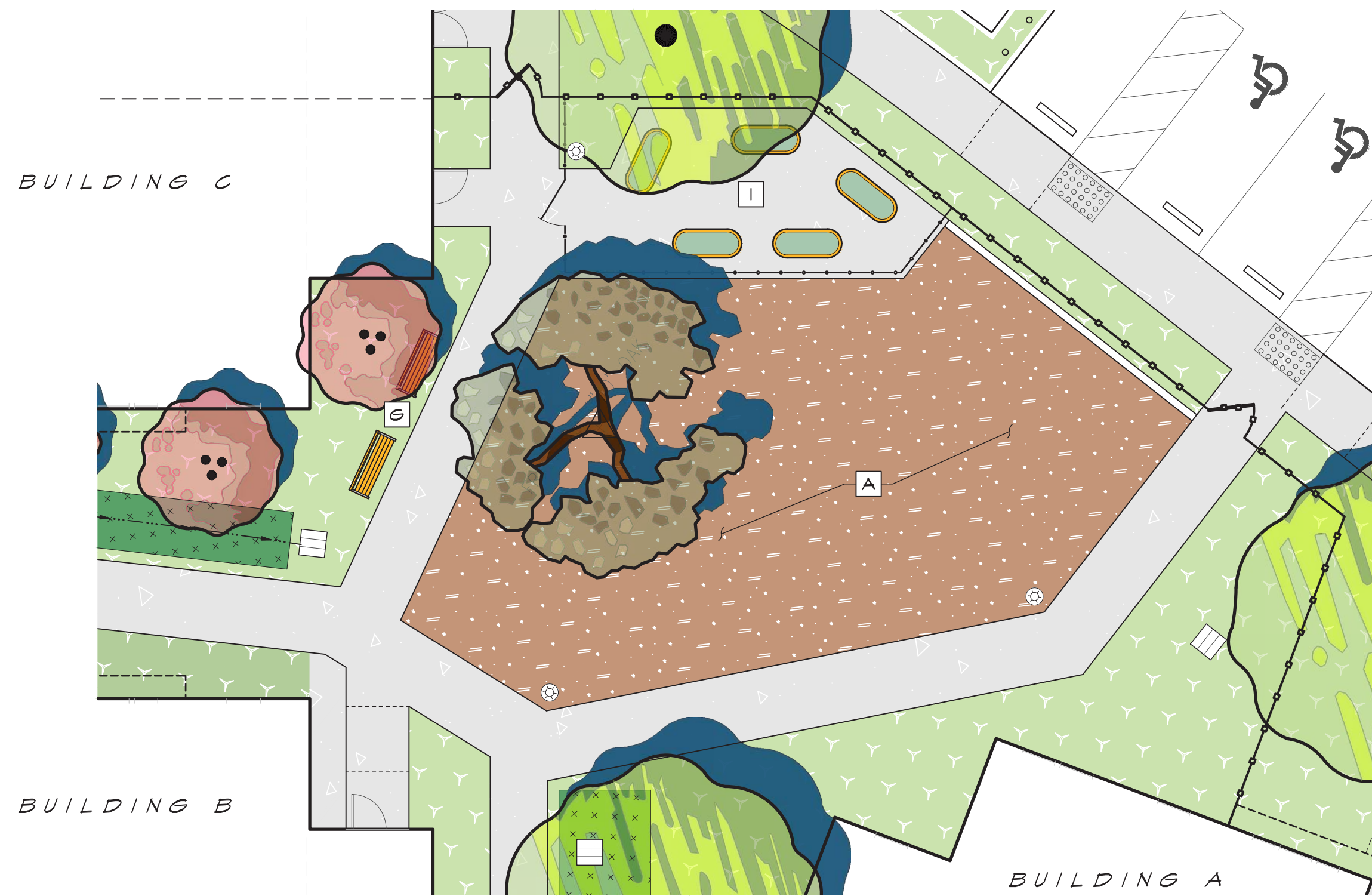
- | SYMBOL: | DESCRIPTION: |
|---------|--|
| | CONCRETE PAVEMENTS, PLAIN |
| | PLAY AREA |
| | RECREATIONAL LAWN |
| | BIORETENTION AREAS |
| | LOW, STONE WALL |
| | BUILT-IN BARBECUE GRILLS |
| | PICNIC TABLES |
| | OUTDOOR FURNITURE |
| | BENCHES |
| | OUTDOOR BIKE PARKING (52 SPACES TOTAL) |
| | RAISED PLANTERS |
| | CORNHOLE SET |
| | CAFE SEATING WITH SHADE UMBRELLAS |
| | BOLLARD PEDESTRIAN LIGHTS, PER ARCHITECT |
| | 4' GARDEN FENCE AND ACCESS GATES |
| | 6' METAL FENCE AND PEDESTRIAN GATES |
| | 6' WOOD PRIVACY FENCE |



C: NORTH OPEN SPACE AMENITIES
1"=10'



D: CENTRAL OPEN SPACE AMENITIES
1"=10'



E: SOUTHERN 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] SEAT WALL
 - [G] SEATING AREA
 - [H] RECREATIONAL LAWN / PET RELIEF AREA
 - [I] COMMUNITY GARDEN
 - [J] RAISED PLANTER AT ENTRY STAIRS / RAMP
 - [K] MONUMENT / IDENTIFICATION SIGNAGE

SITE LEGEND

- | SYMBOL: | DESCRIPTION: |
|---------|--|
| | CONCRETE PAVEMENTS, PLAIN |
| | PLAY AREA |
| | RECREATIONAL LAWN |
| | BIORETENTION AREAS |
| | LOW, STONE WALL |
| | BUILT-IN BARBECUE GRILLS |
| | PICNIC TABLES |
| | OUTDOOR FURNITURE |
| | BENCHES |
| | OUTDOOR BIKE PARKING (52 SPACES TOTAL) |
| | RAISED PLANTERS |
| | CORNHOLE SET |
| | CAFE SEATING WITH SHADE UMBRELLAS |
| | BOLLARD PEDESTRIAN LIGHTS, PER ARCHITECT |
| | 4' GARDEN FENCE AND ACCESS GATES |
| | 6' METAL FENCE AND PEDESTRIAN GATES |
| | 6' WOOD PRIVACY FENCE |

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 PILLULARIS / COYOTE BUSH



VARIOUS SEDUMS AND SUCULENTS

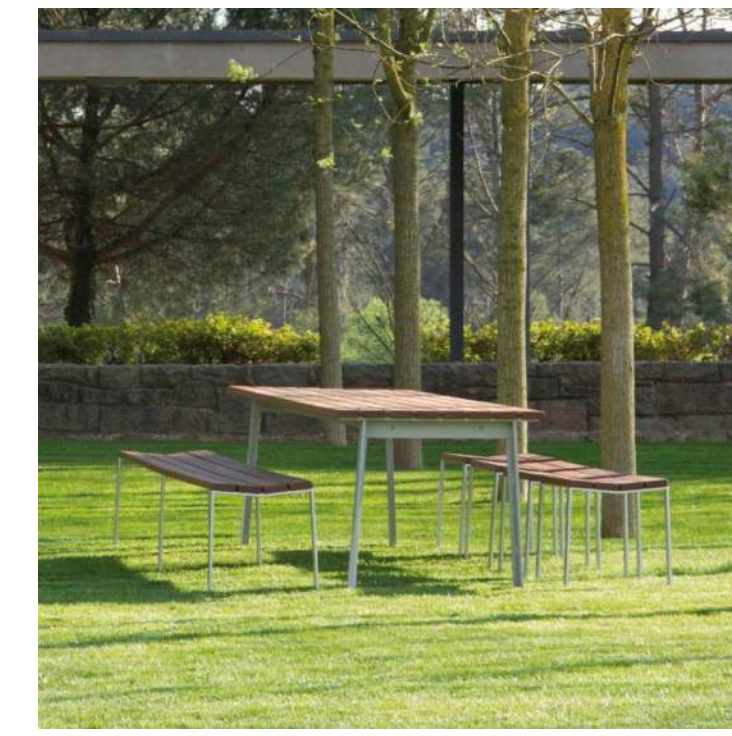
SITE FURNISHINGS NOTE: REPRESENTATIVE AND INSPIRATION IMAGES. FINAL OUTDOOR FURNISHING MODELS WILL BE SELECTED IN COORDINATION WITH DESIGN TEAM.



LOUNGE CHAIRS, WOOD & POWDERCOATED STEEL



BENCHES, WOOD & POWDERCOATED STEEL



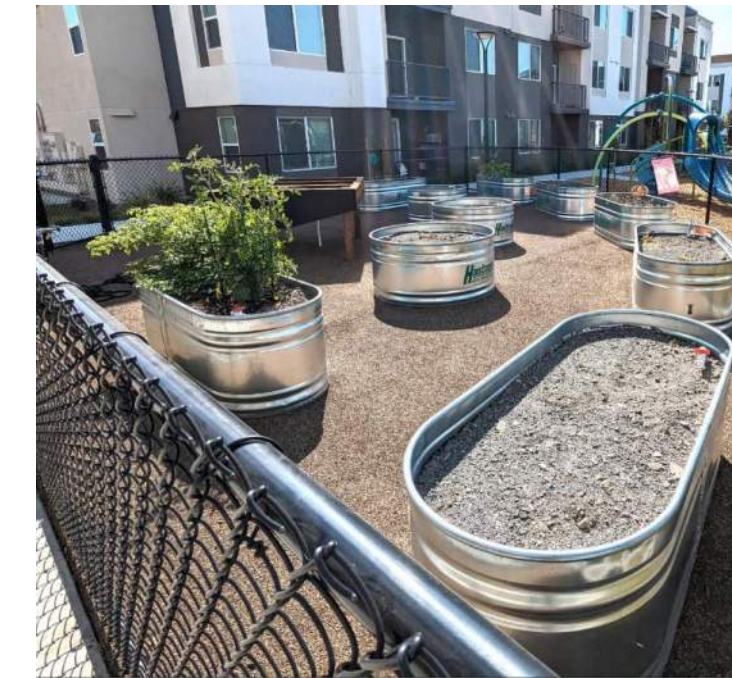
PICNIC TABLES, WOOD & POWDERCOATED STEEL



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

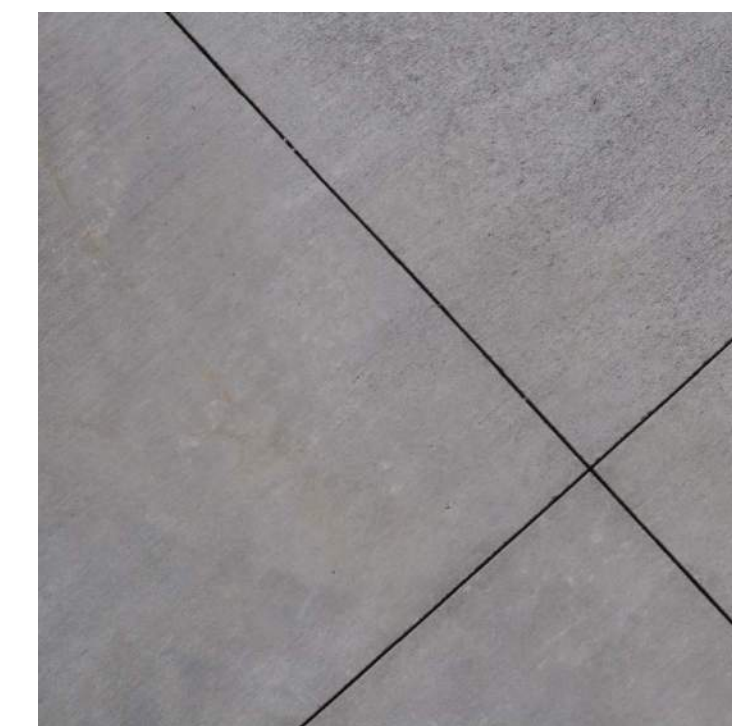
SITE MATERIALS NOTE: REPRESENTATIVE IMAGES. FINAL MATERIAL DETAILS WILL BE COORDINATED WITH DESIGN TEAM.



6' WOOD PRIVACY FENCE



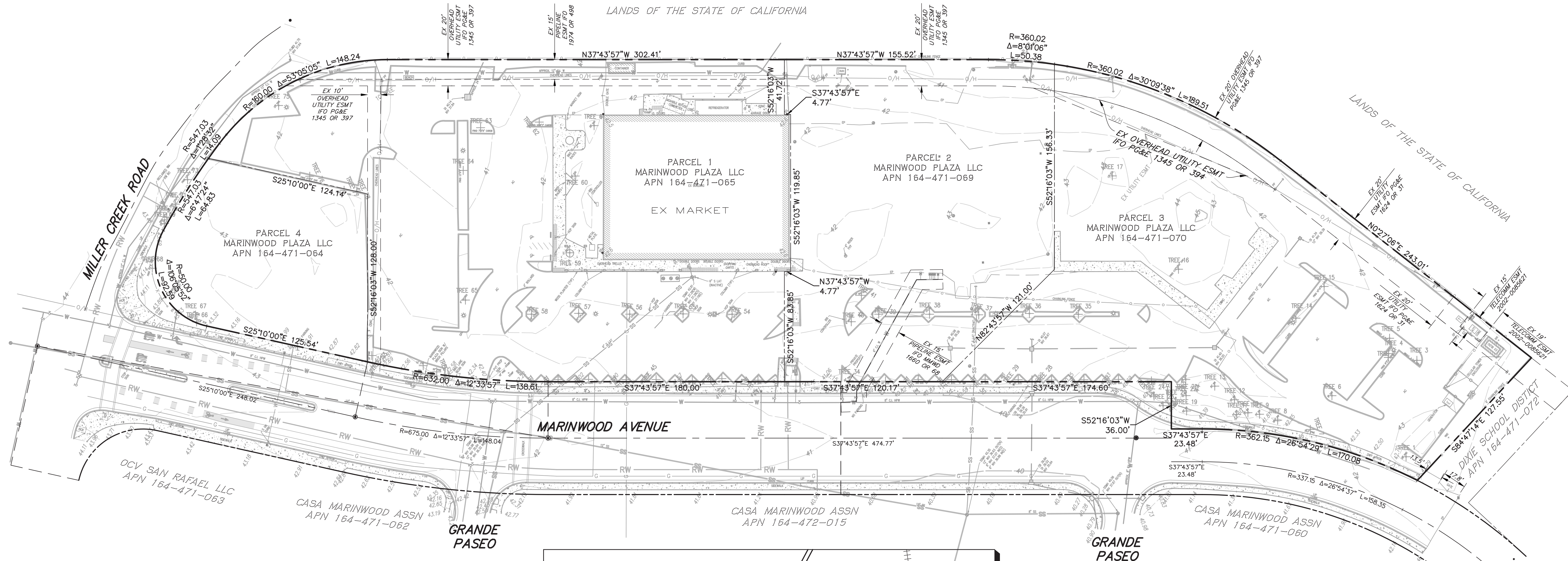
6' METAL PERIMETER FENCE WITH GATES



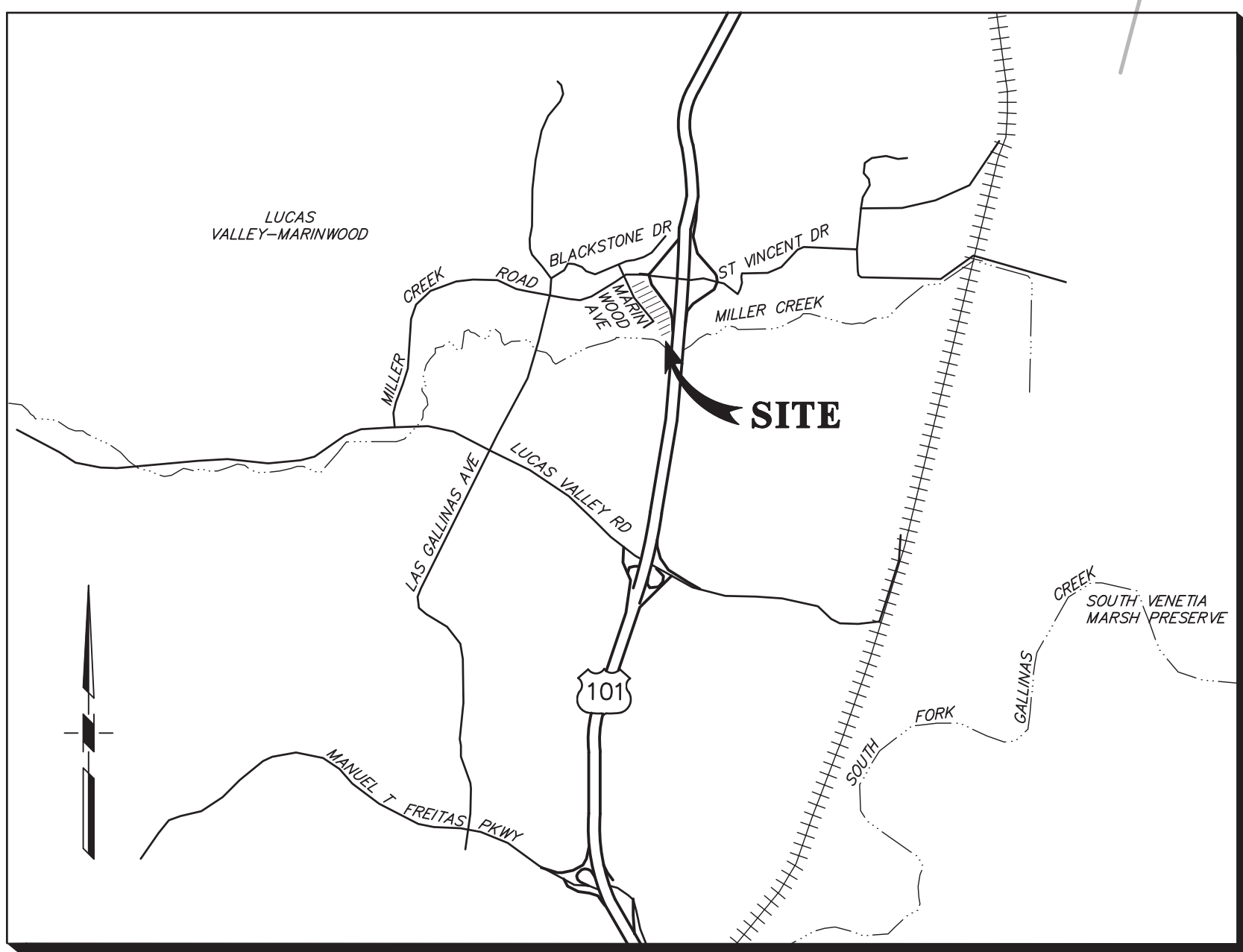
CONCRETE, BROOM FINISH, SAWCUT JOINTS



SEAT WALL TO MATCH ARCHITECTURE



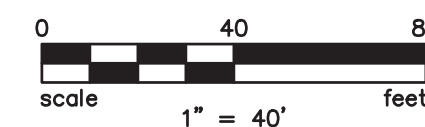
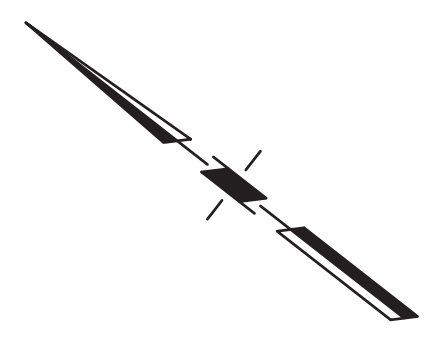
BENCHMARK INFORMATION:
 VERTICAL DATUM OF CONTOURS AS SHOWN ON THIS MAP IS NAVD 88,
 NGS BENCHMARK PID J19551, ELEVATION 43.43



LOCATION MAP
 NO SCALE

SHEET INDEX

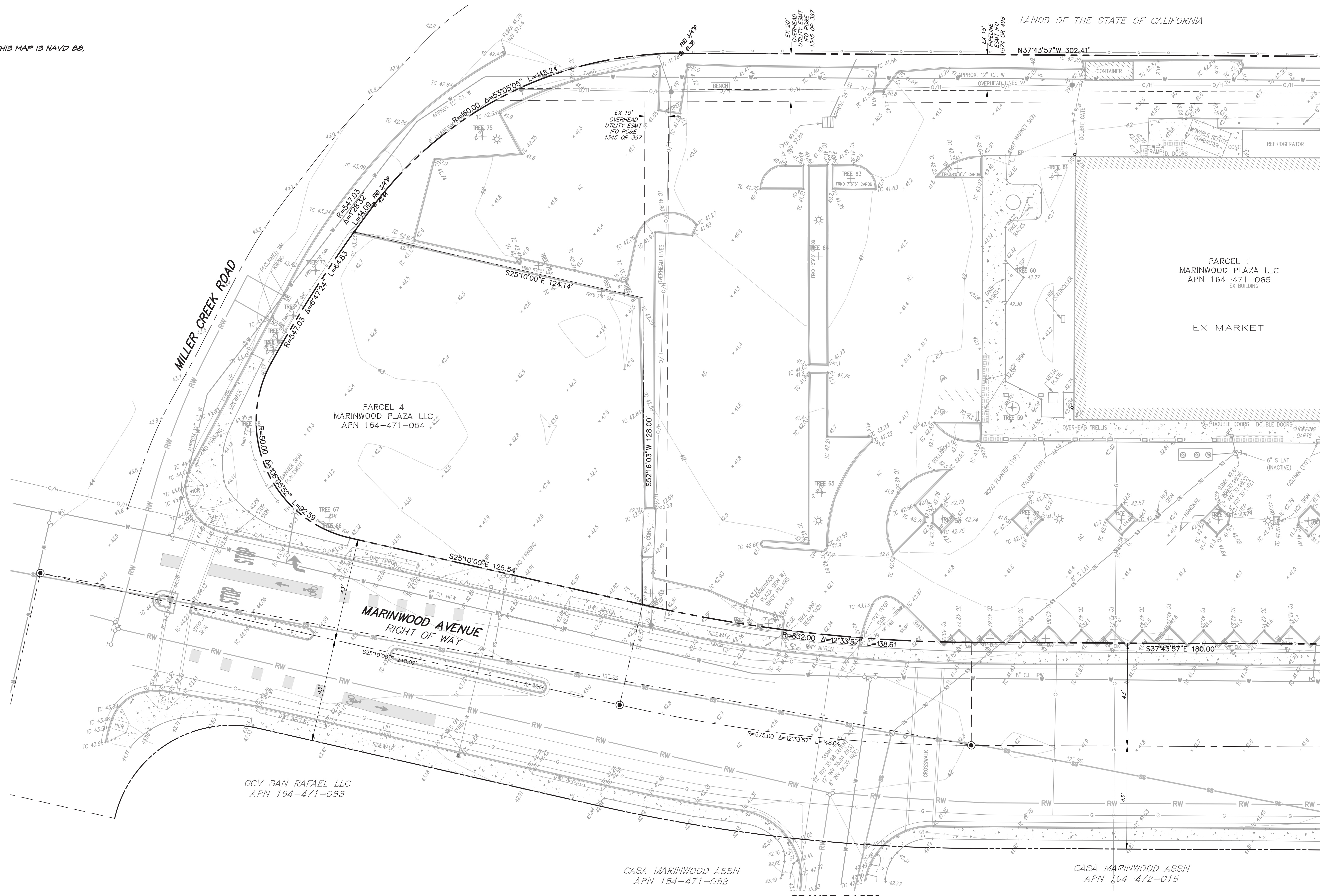
SHEET NO.	SHEET TITLE
C.01	OVERALL TOPOGRAPHIC MAP
C.02	TOPOGRAPHIC MAP - NORTH
C.03	TOPOGRAPHIC MAP - SOUTH
C.04	OVERALL LAYOUT PLAN
C.05	PRELIMINARY LAYOUT PLAN - NORTH
C.06	PRELIMINARY LAYOUT PLAN - SOUTH
C.07	PRELIMINARY STAKING PLAN - NORTH
C.08	PRELIMINARY STAKING PLAN - SOUTH
C.09	PRELIMINARY GRADING AND DRAINAGE PLAN - NORTH
C.10	PRELIMINARY GRADING AND DRAINAGE PLAN - SOUTH
C.11	PRELIMINARY UTILITY PLAN - NORTH
C.12	PRELIMINARY UTILITY PLAN - SOUTH
C.13	ROOF ELEVATION PLAN
C.14	EVACUATION MAP
C.15	EMERGENCY ACCESS
L.01	TREE MITIGATION PLAN
L.02	PRELIMINARY LANDSCAPE AND IRRIGATION PLAN
L.03	ENLARGEMENTS & SECTIONS
L.04	ENLARGEMENTS
L.05	PLANTS AND SITE AMENITIES



BENCHMARK INFORMATION:
VERTICAL DATUM OF CONTOURS AS SHOWN ON THIS MAP IS NAVD 88,
N85 BENCHMARK PID JT9591, ELEVATION 43.43

LANDS OF THE STATE OF CALIFORNIA

N37°43'57"W 302.41'



PARCEL 1
MARINWOOD PLAZA LLC
APN 164-471-065
EX BUILDING
EX MARKET

PARCEL 4
MARINWOOD PLAZA LLC
APN 164-471-064

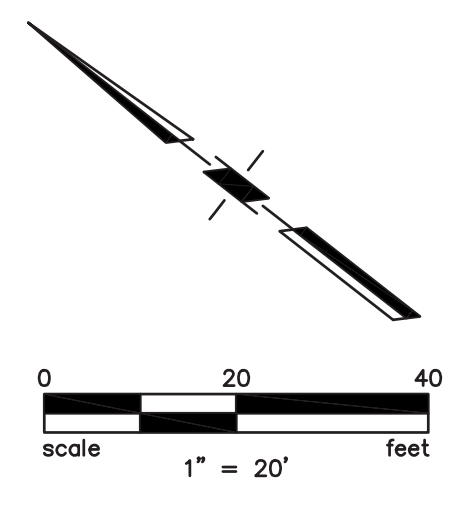
MARINWOOD AVENUE
RIGHT OF WAY

OCV SAN RAFAEL LLC
APN 164-471-063

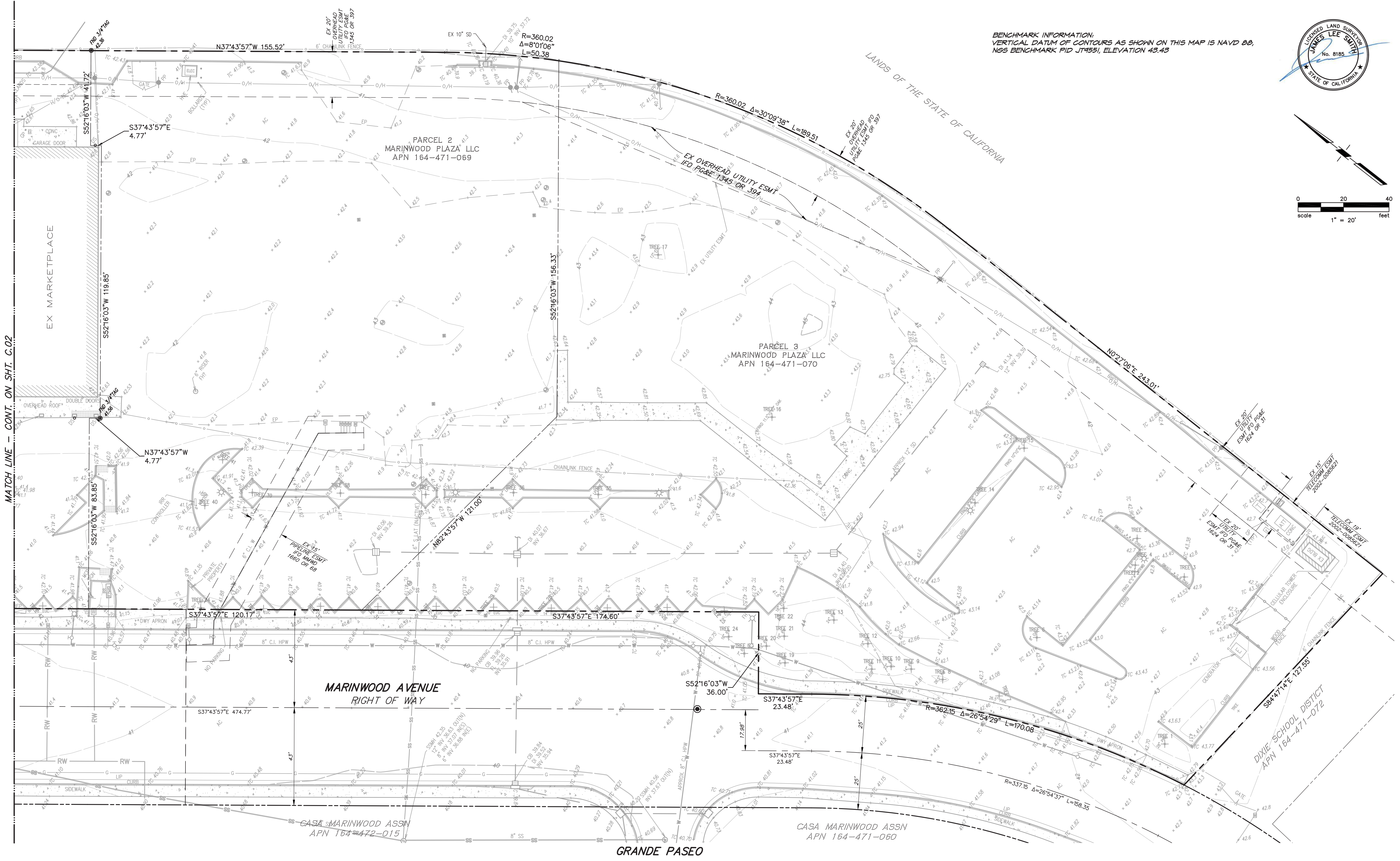
CASA MARINWOOD ASSN
APN 164-471-062

CASA MARINWOOD ASSN
APN 164-472-015

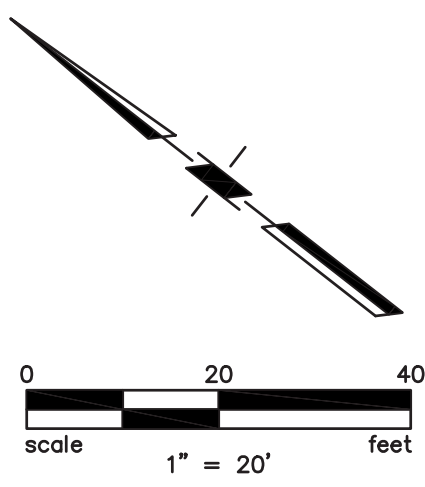
GRANDE PASEO



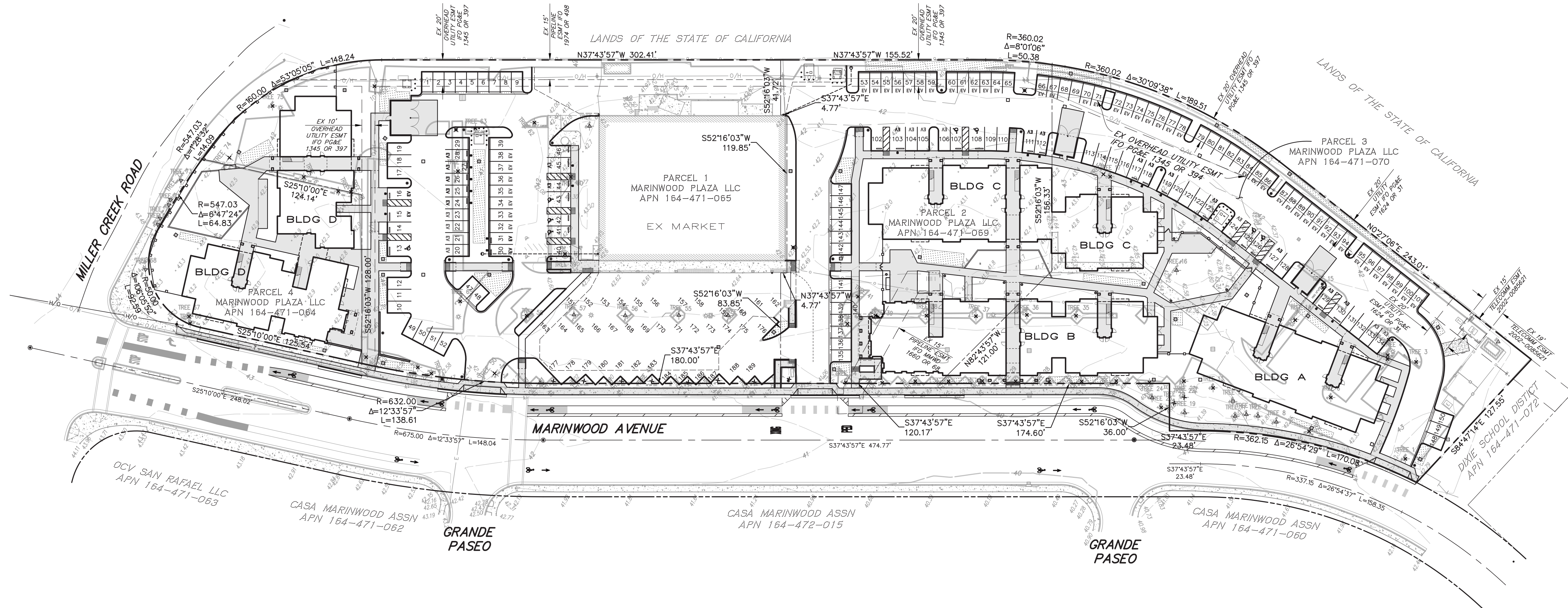
MATCH LINE - CONT. ON SHT. C.03



BENCHMARK INFORMATION:
 VERTICAL DATUM OF CONTOURS AS SHOWN ON THIS MAP IS NAVD 88,
 NGS BENCHMARK PID JT9551, ELEVATION 43.43



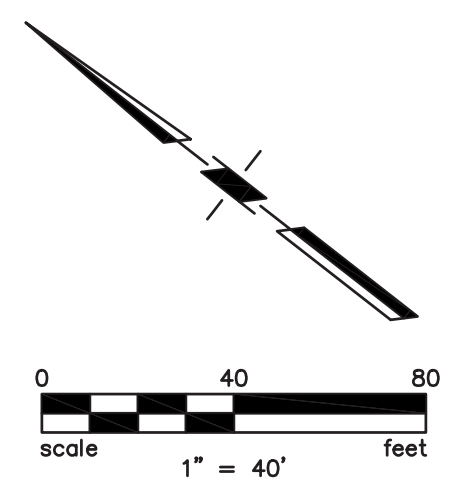
MATCH LINE - CONT. ON SHT. C.02

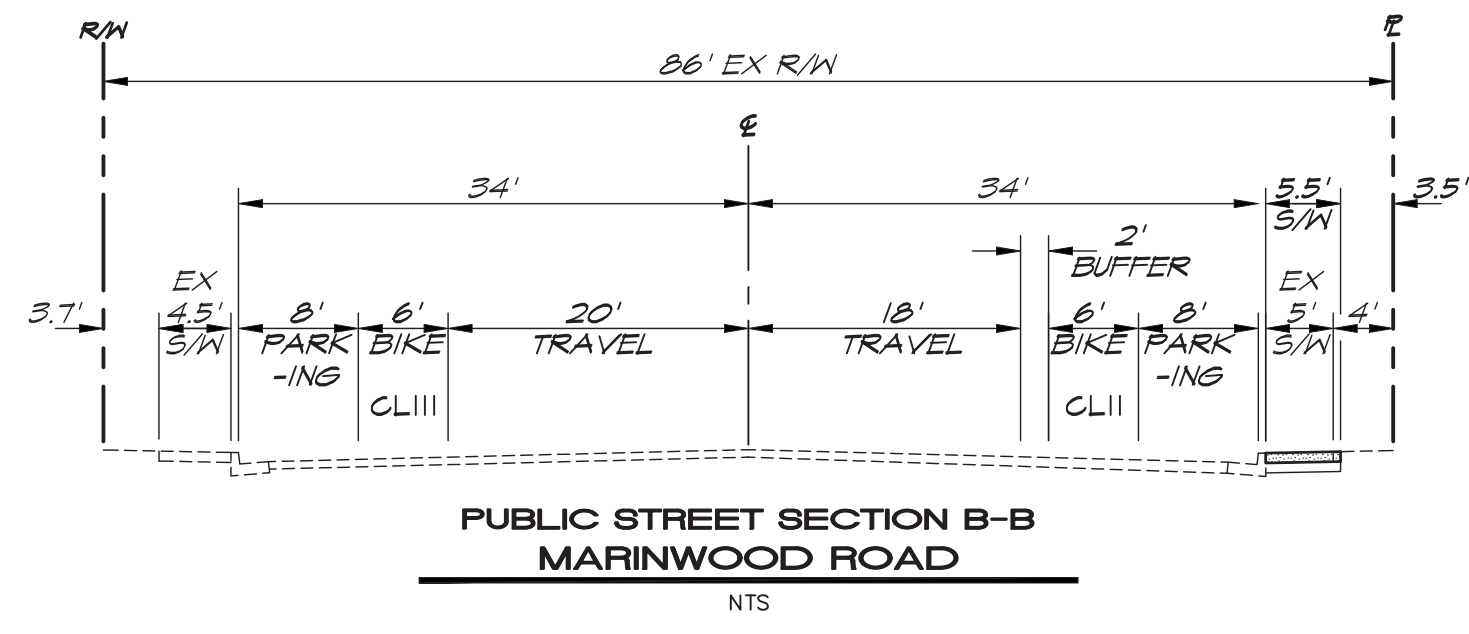
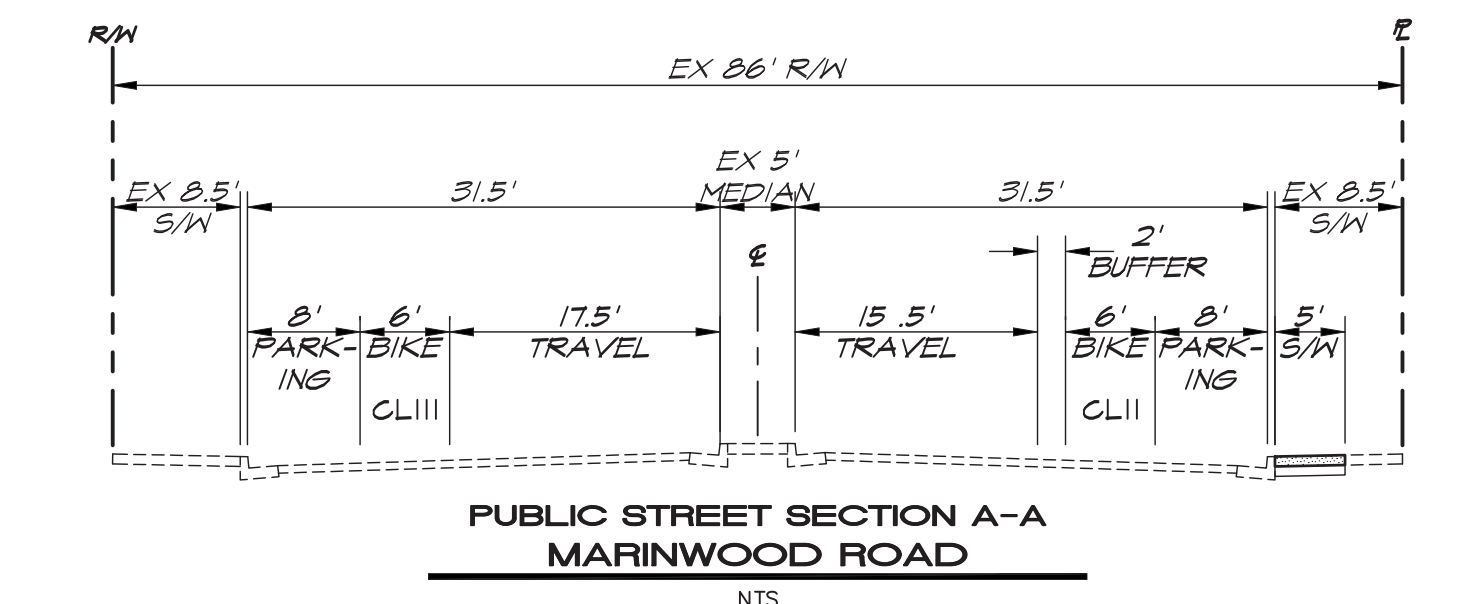


SEE ARCHITECTURAL PLANS FOR
PARKING REQUIREMENT AND
ALLOCATION CALCULATIONS.

PARKING SCHEDULE

TYPE	COUNT	TYPE	COUNT
ON-SITE UNCOVERED		OFF-SITE PUBLIC STREET	
ACCESSIBLE - STANDARD	6	STANDARD	24
ACCESSIBLE - VAN	2	OFF-SITE TOTAL	
ACCESSIBLE - EV	3		29
ACCESSIBLE - EV - VAN	5		
STANDARD	100		
STANDARD CAR SHARE	2		
STANDARD EV-READY	50		
STANDARD EV-INSTALL	13		
ON-SITE TOTAL	189		





ABBREVIATIONS:

- BW BOTTOM OF WALL
- 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
- OH OVERHEAD
- 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
- TW TOP OF WALL
- ♿ ACCESSIBLE PARKING STALL
- EV EVCS PARKING STALL
- EV EV READY PARKING STALL

SEE ARCHITECTURAL PLANS FOR PARKING REQUIREMENT AND ALLOCATION CALCULATIONS.

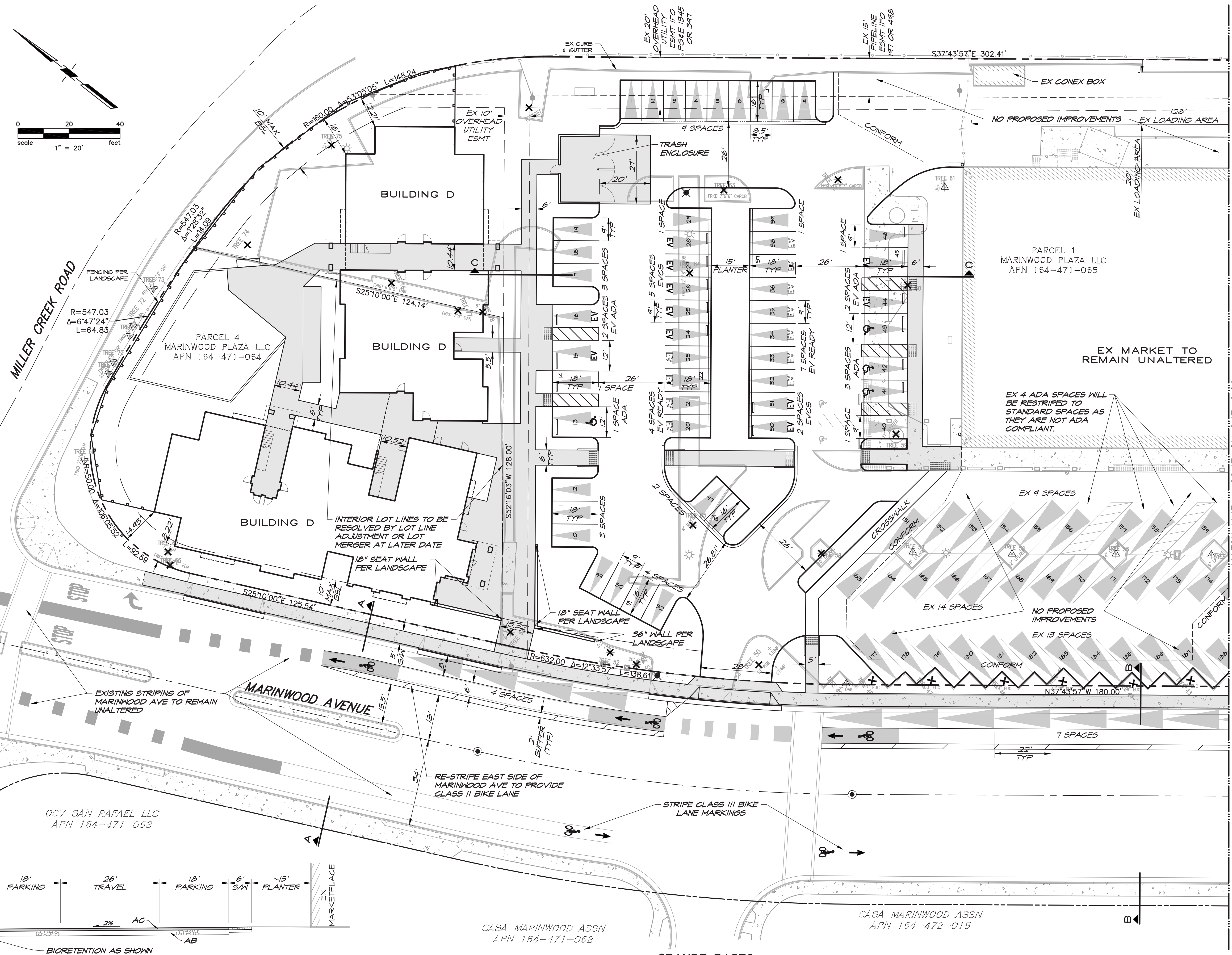
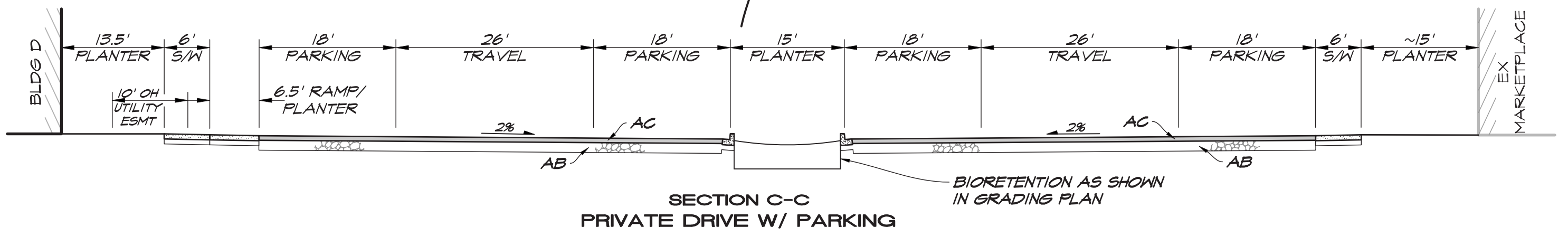
NORTH PARKING

TYPE	COUNT
ACCESSIBLE - STANDARD	3
ACCESSIBLE - VAN	1
ACCESSIBLE - EV - STANDARD	2
ACCESSIBLE - EV - VAN	2
STANDARD	62
STANDARD EVCS	7
STANDARD EV-READY	11
NORTH ON-SITE TOTAL	88

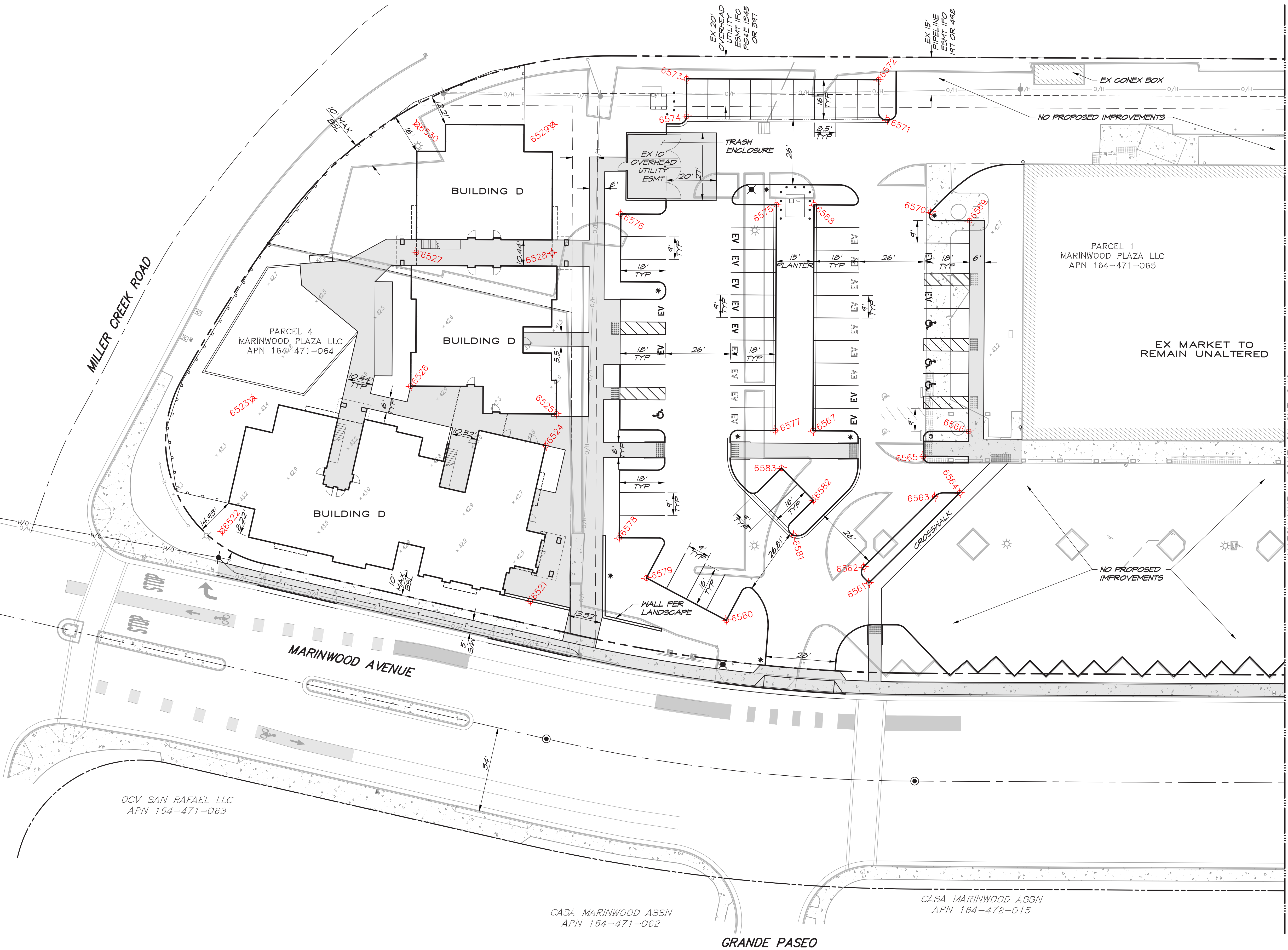
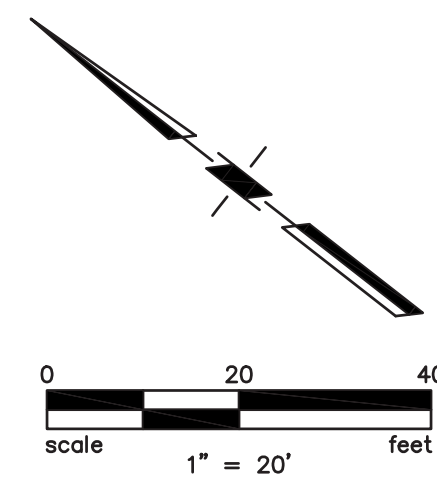
NORTH OFF-SITE PUBLIC STREET PARKING

TYPE	COUNT
STANDARD	11
NORTH OFF-SITE TOTAL	11

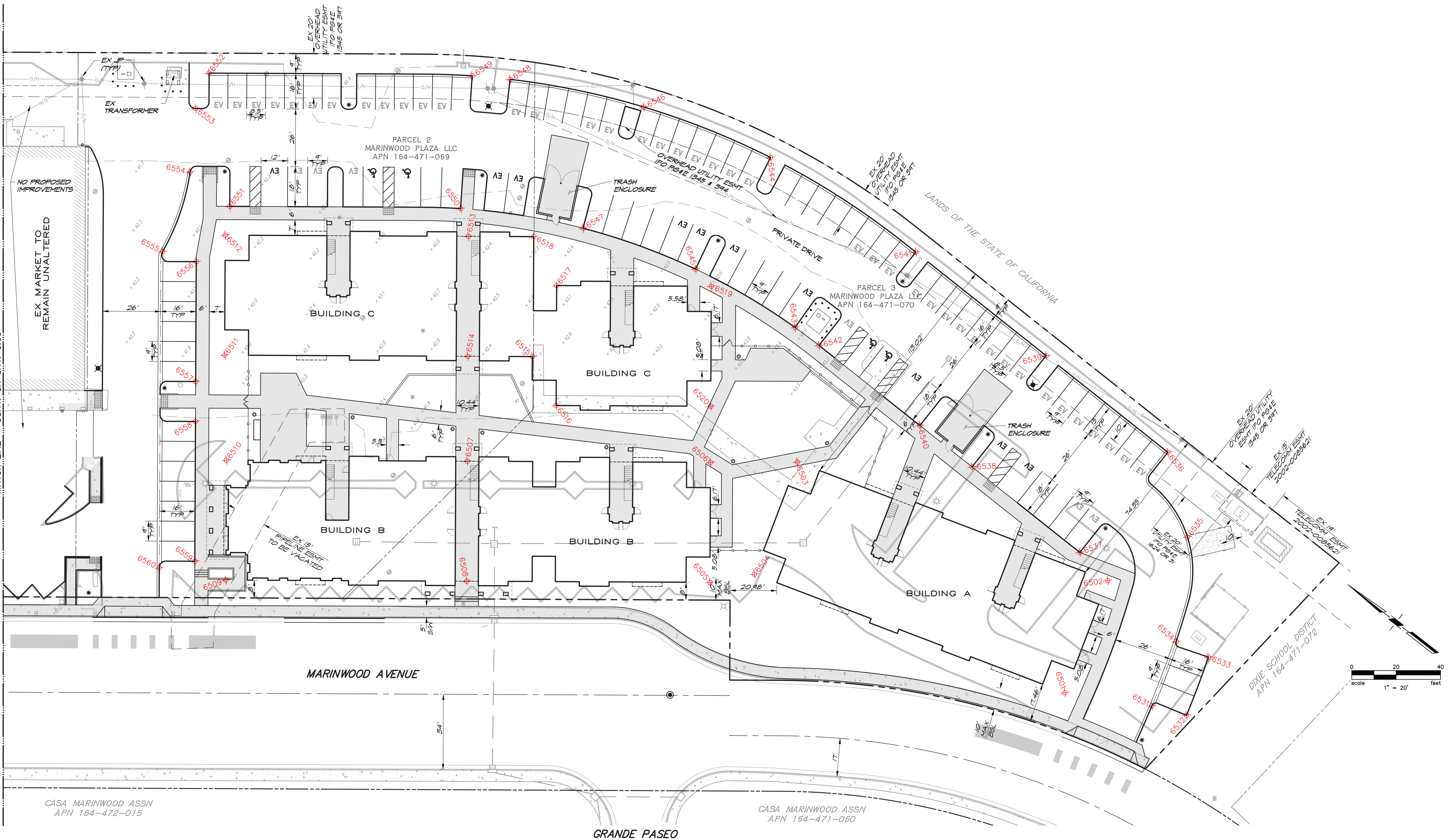
NOTE: ALL PUBLIC AND PRIVATE CURB, GUTTER AND SIDEWALK SHALL BE CONSTRUCTED PER COUNTY OF MARIN UNIFORM CONSTRUCTION STANDARDS.



MATCH LINE - CONT. ON SH. C.06



MATCH LINE - CONT. ON SHT. C.09



CASA MARINWOOD ASSN
APN 164-472-015

CASA MARINWOOD ASSN
APN 164-471-060

GRANDE PASEO



PRELIMINARY STACKING PLAN - SOUTH

MARINWOOD APTS. | MARIN COUNTY, CA C.08

PROJECT NO. 1445-0002

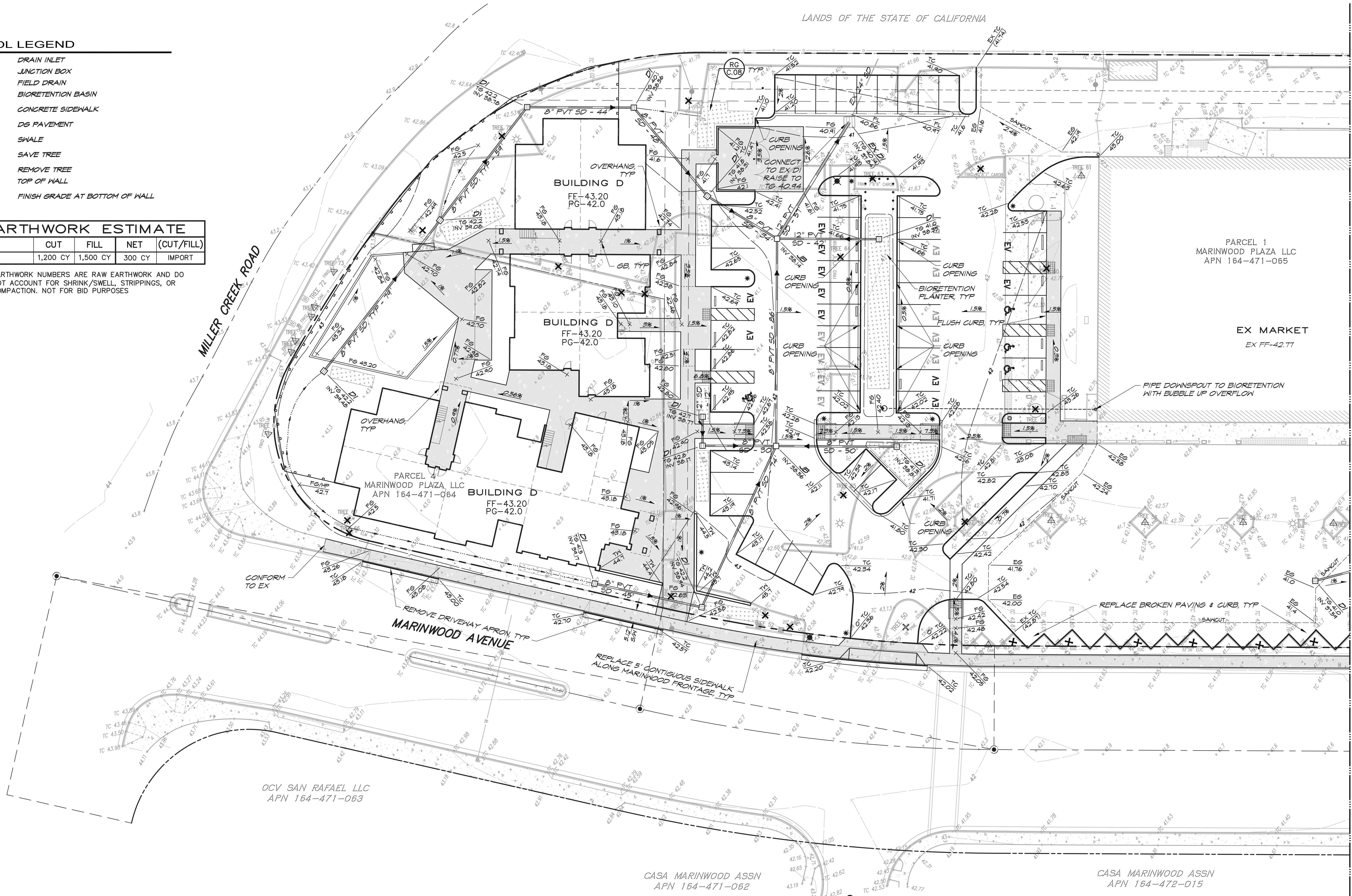
September 9, 2024

SYMBOL LEGEND

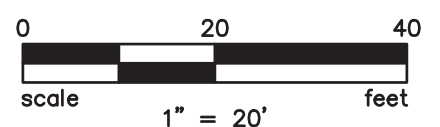
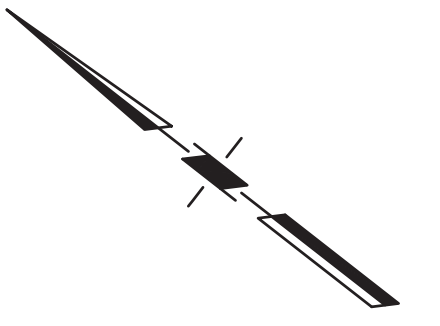
- DRAIN INLET
- JUNCTION BOX
- FIELD DRAIN
- BIORETENTION BASIN
- CONCRETE SIDEWALK
- DG PAVEMENT
- SWALE
- SAVE TREE
- REMOVE TREE
- TOP OF WALL
- FINISH GRADE AT BOTTOM OF WALL

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

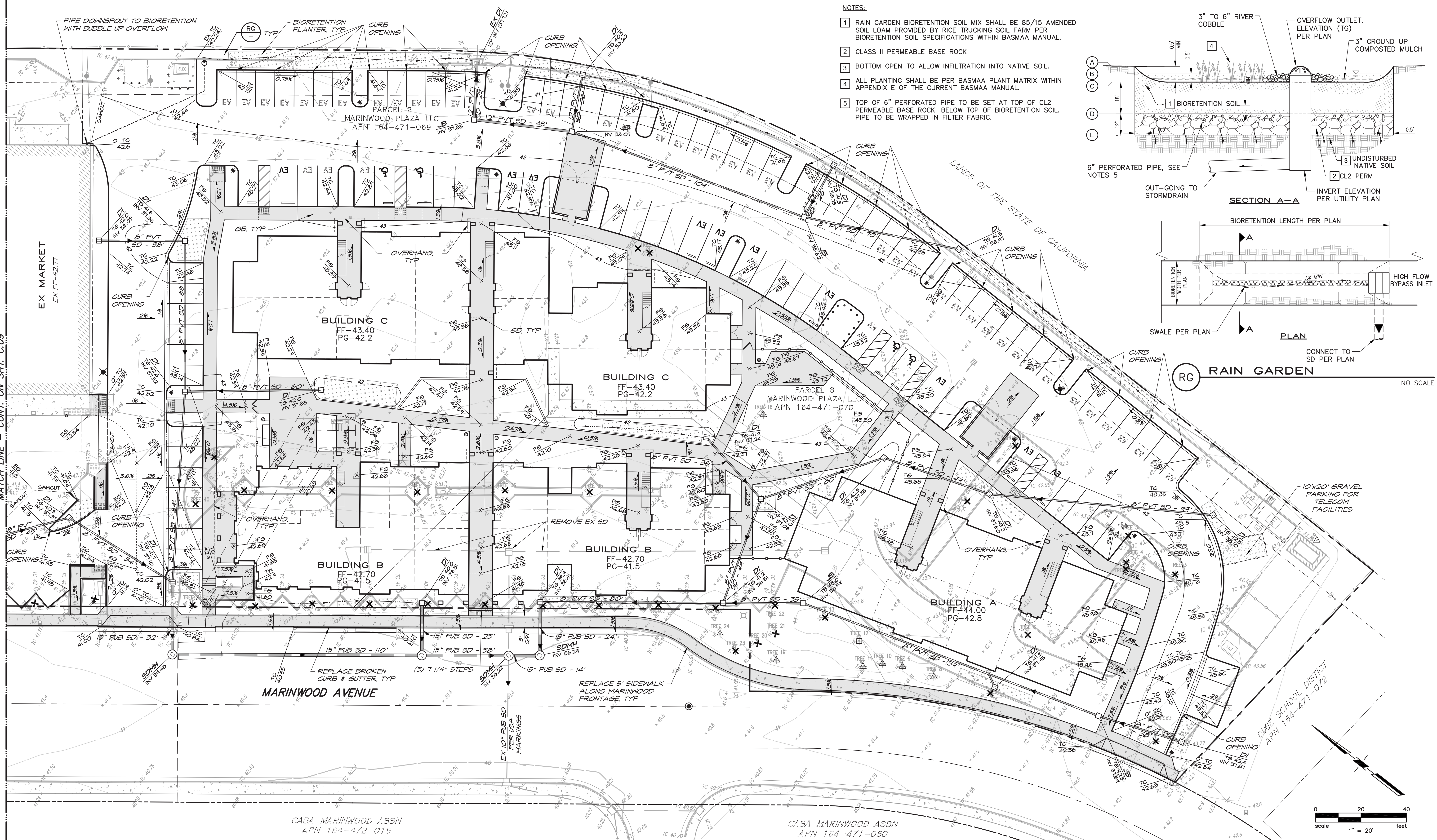
NOTE: EARTHWORK NUMBERS ARE RAW EARTHWORK AND DO NOT ACCOUNT FOR SHRINK/SWELL, STRIPPINGS, OR COMPACTION. NOT FOR BID PURPOSES



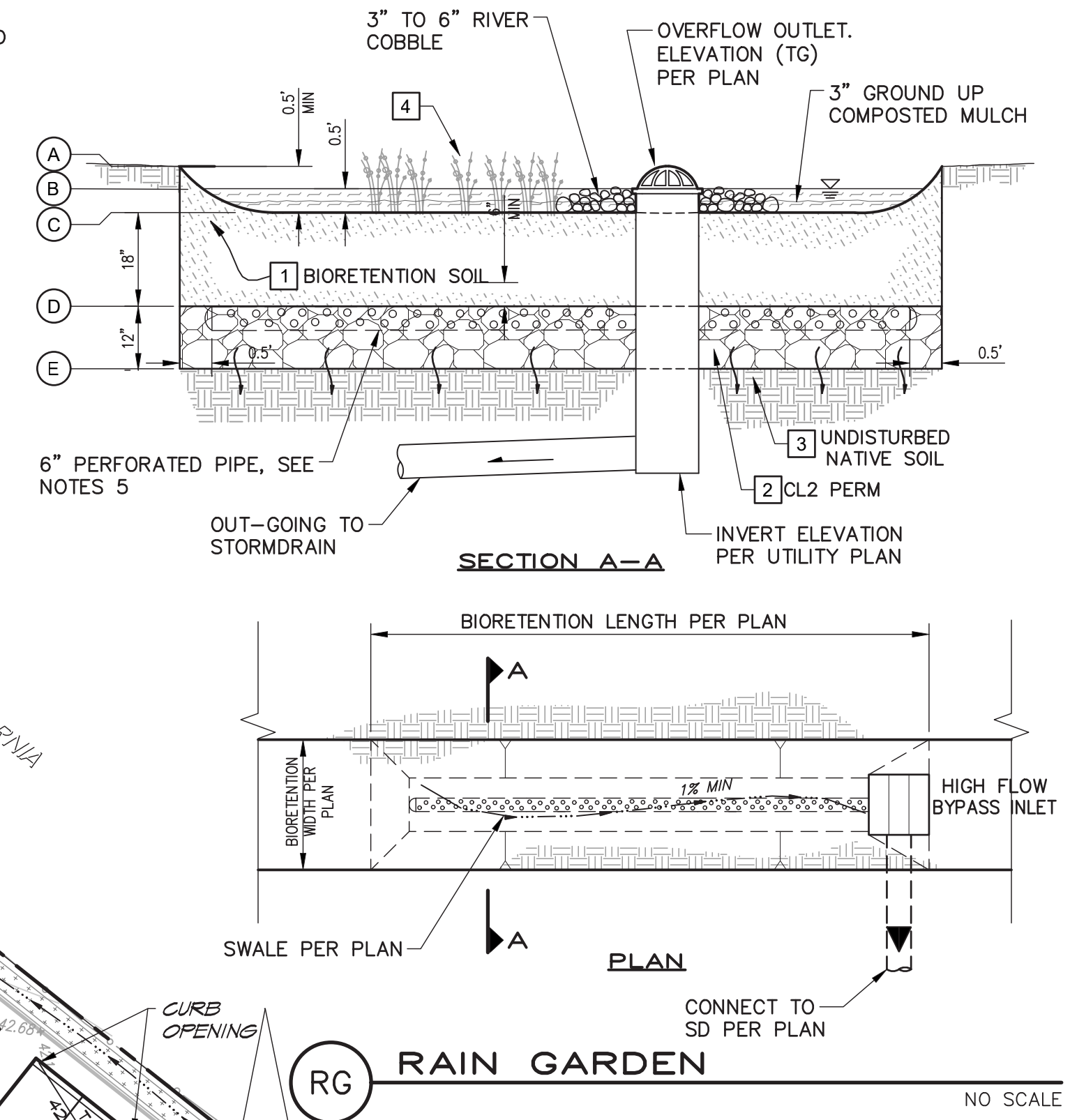
MATCH LINE - CONT. ON SHT. C-10



MATCH LINE - CONT. ON SHT. C.09

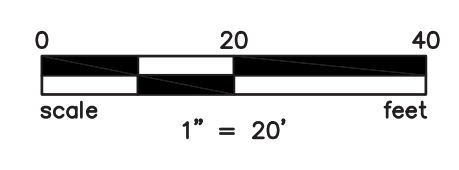


- NOTES:
- 1 RAIN GARDEN BIORETENTION SOIL MIX SHALL BE 85/15 AMENDED SOIL LOAM PROVIDED BY RICE TRUCKING SOIL FARM PER BIORETENTION SOIL SPECIFICATIONS WITHIN BASMAA MANUAL.
 - 2 CLASS II PERMEABLE BASE ROCK
 - 3 BOTTOM OPEN TO ALLOW INFILTRATION INTO NATIVE SOIL.
 - 4 ALL PLANTING SHALL BE PER BASMAA PLANT MATRIX WITHIN APPENDIX E OF THE CURRENT BASMAA MANUAL.
 - 5 TOP OF 6" PERFORATED PIPE TO BE SET AT TOP OF CL2 PERMEABLE BASE ROCK. BELOW TOP OF BIORETENTION SOIL. PIPE TO BE WRAPPED IN FILTER FABRIC.



CASA MARINWOOD ASSN
APN 164-472-015

CASA MARINWOOD ASSN
APN 164-471-060

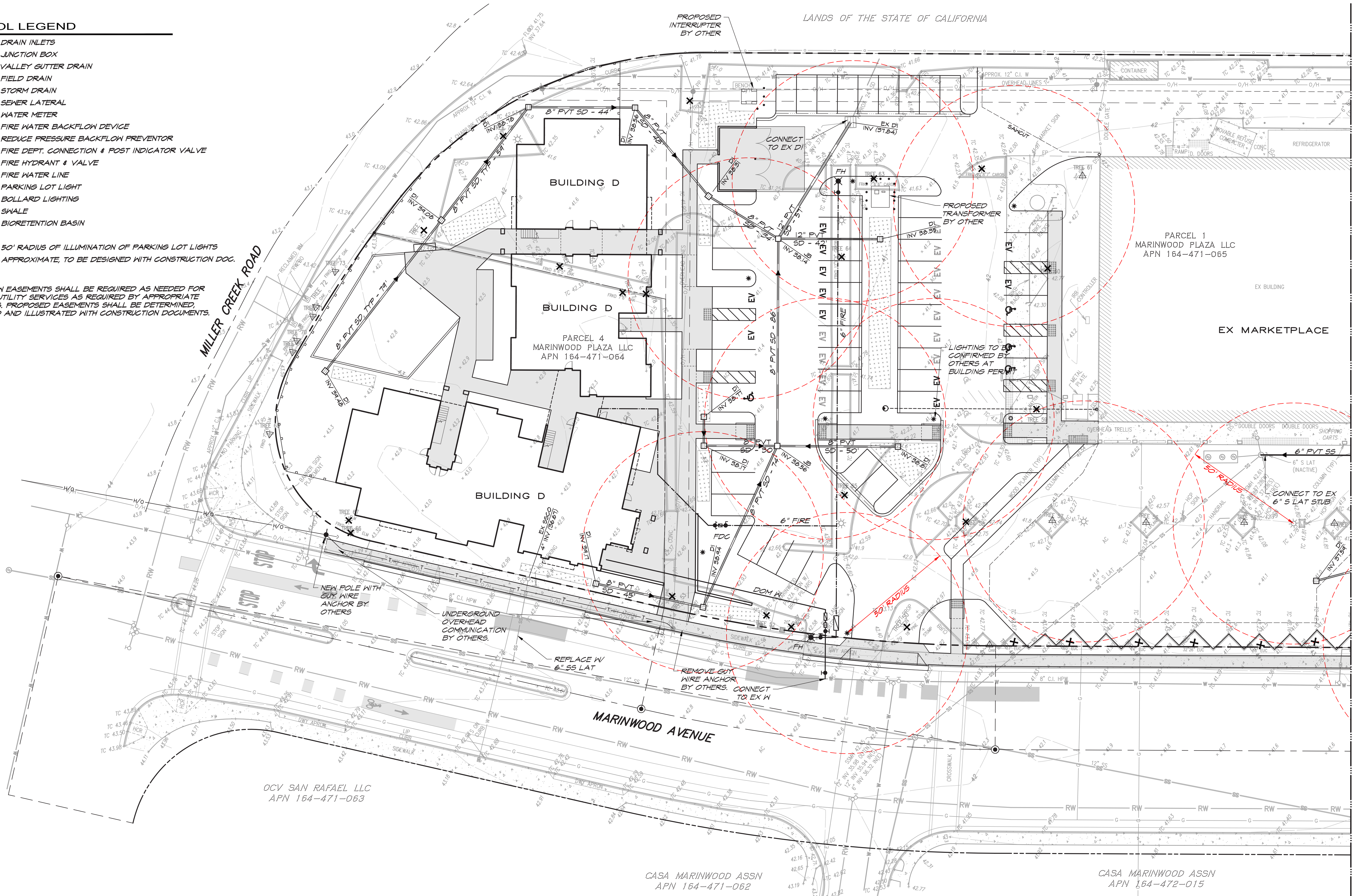


SYMBOL LEGEND

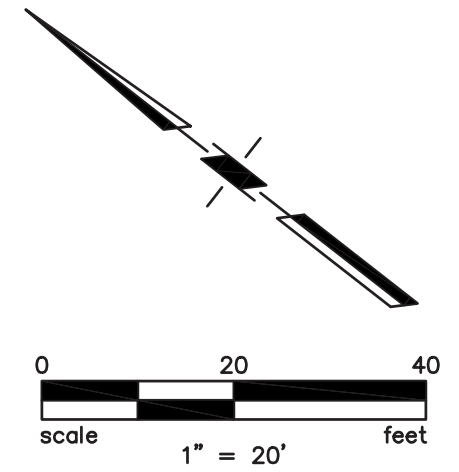
- ○ DRAIN INLETS
 - JUNCTION BOX
 - VALLEY GUTTER DRAIN
 - FIELD DRAIN
 - STORM DRAIN
 - SEWER LATERAL
 - WATER METER
 - ▭ FIRE WATER BACKFLOW DEVICE
 - ▭ REDUCE PRESSURE BACKFLOW PREVENTOR
 - FIRE DEPT. CONNECTION & POST INDICATOR VALVE
 - FIRE HYDRANT & VALVE
 - FIRE WATER LINE
 - ★ PARKING LOT LIGHT
 - BOLLARD LIGHTING
 - SWALE
 - ▨ BIORETENTION BASIN
- 50' RADIUS OF ILLUMINATION OF PARKING LOT LIGHTS
APPROXIMATE, TO BE DESIGNED WITH CONSTRUCTION DOC.

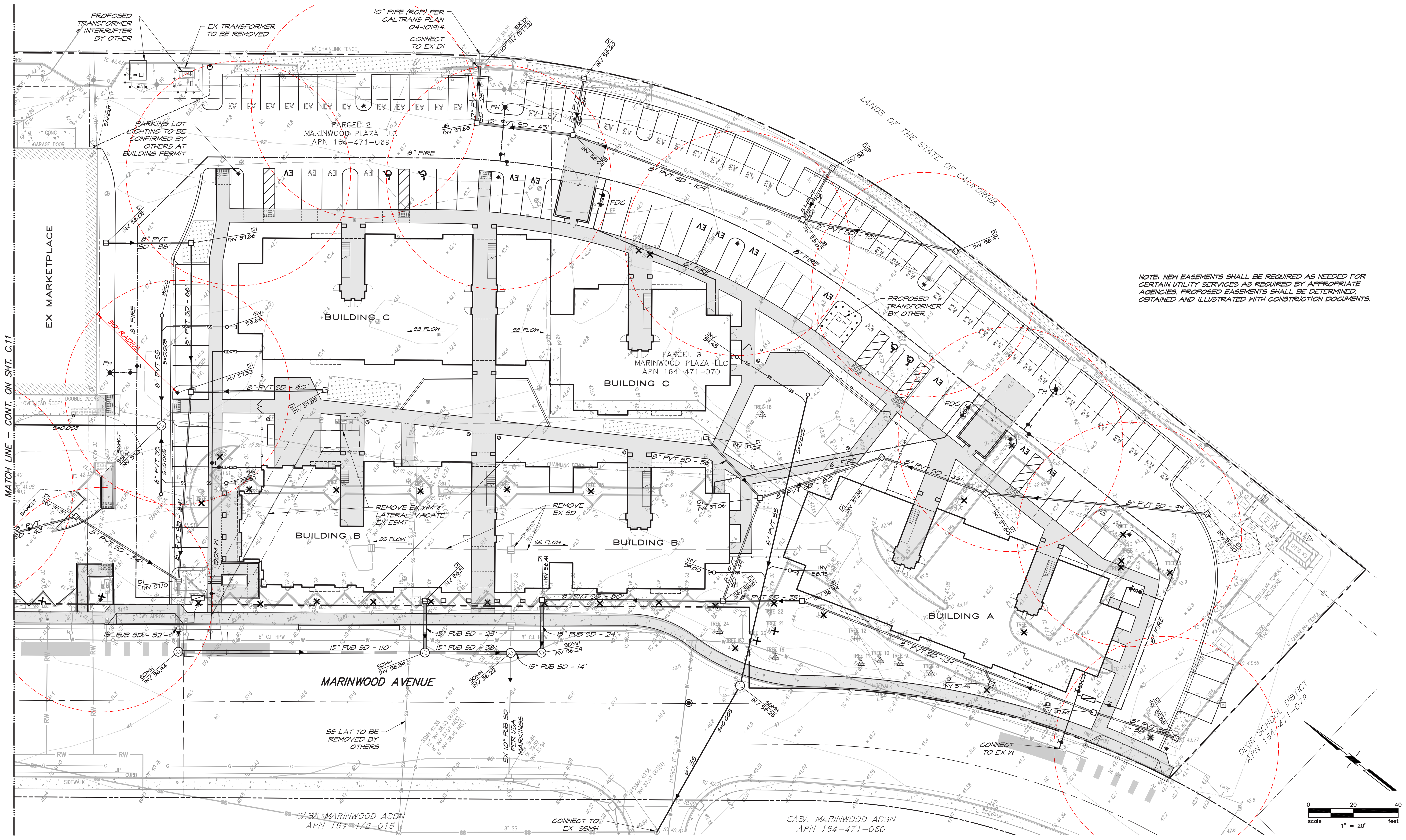
NOTE: NEW EASEMENTS SHALL BE REQUIRED AS NEEDED FOR CERTAIN UTILITY SERVICES AS REQUIRED BY APPROPRIATE AGENCIES. PROPOSED EASEMENTS SHALL BE DETERMINED, OBTAINED AND ILLUSTRATED WITH CONSTRUCTION DOCUMENTS.

LANDS OF THE STATE OF CALIFORNIA



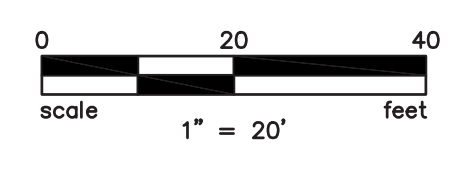
MATCH LINE - CONT. ON SHIT. C.12

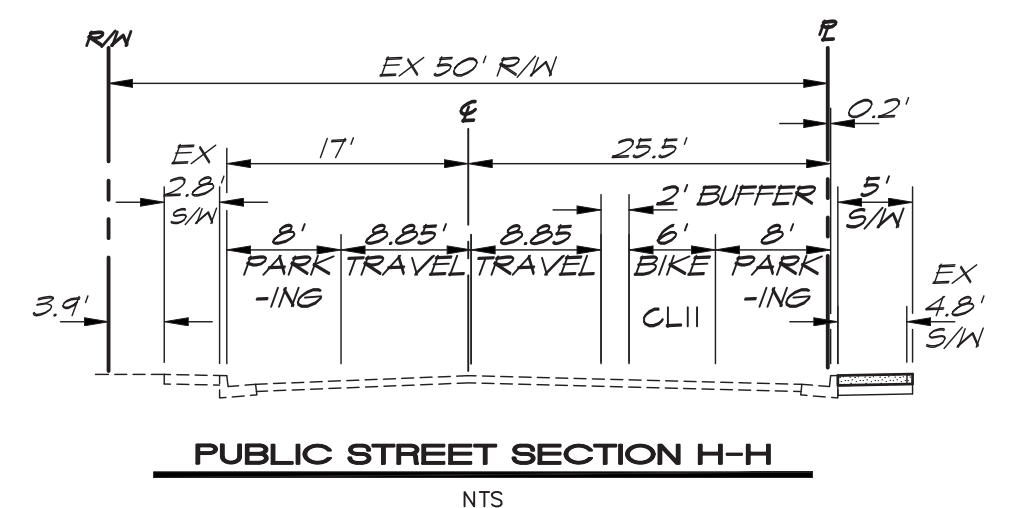
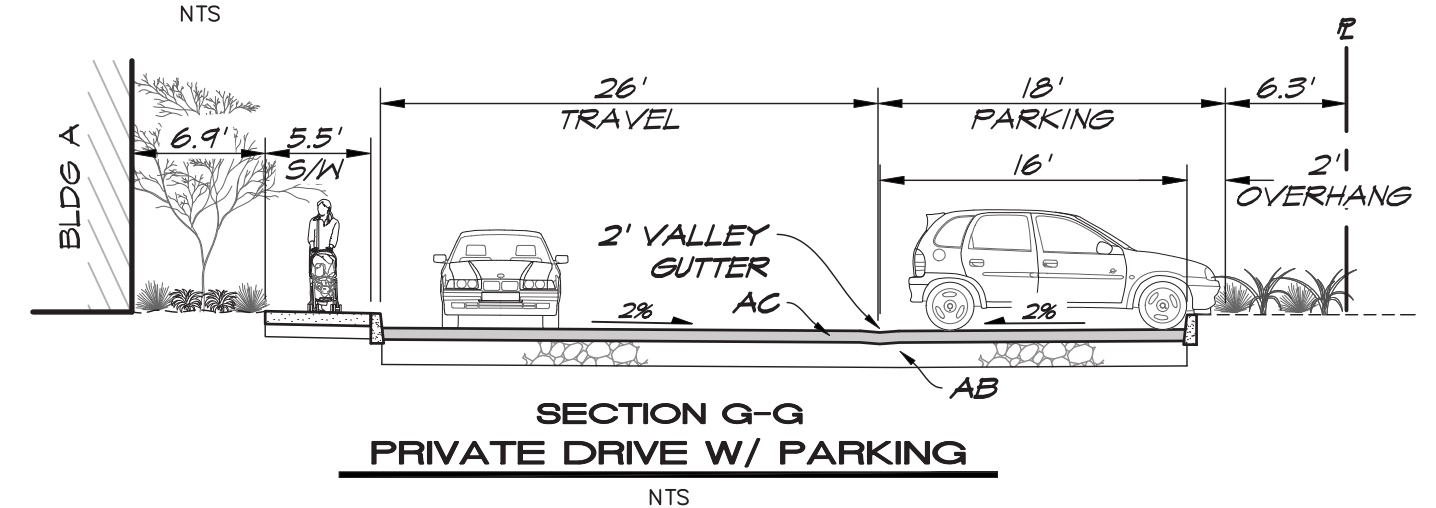
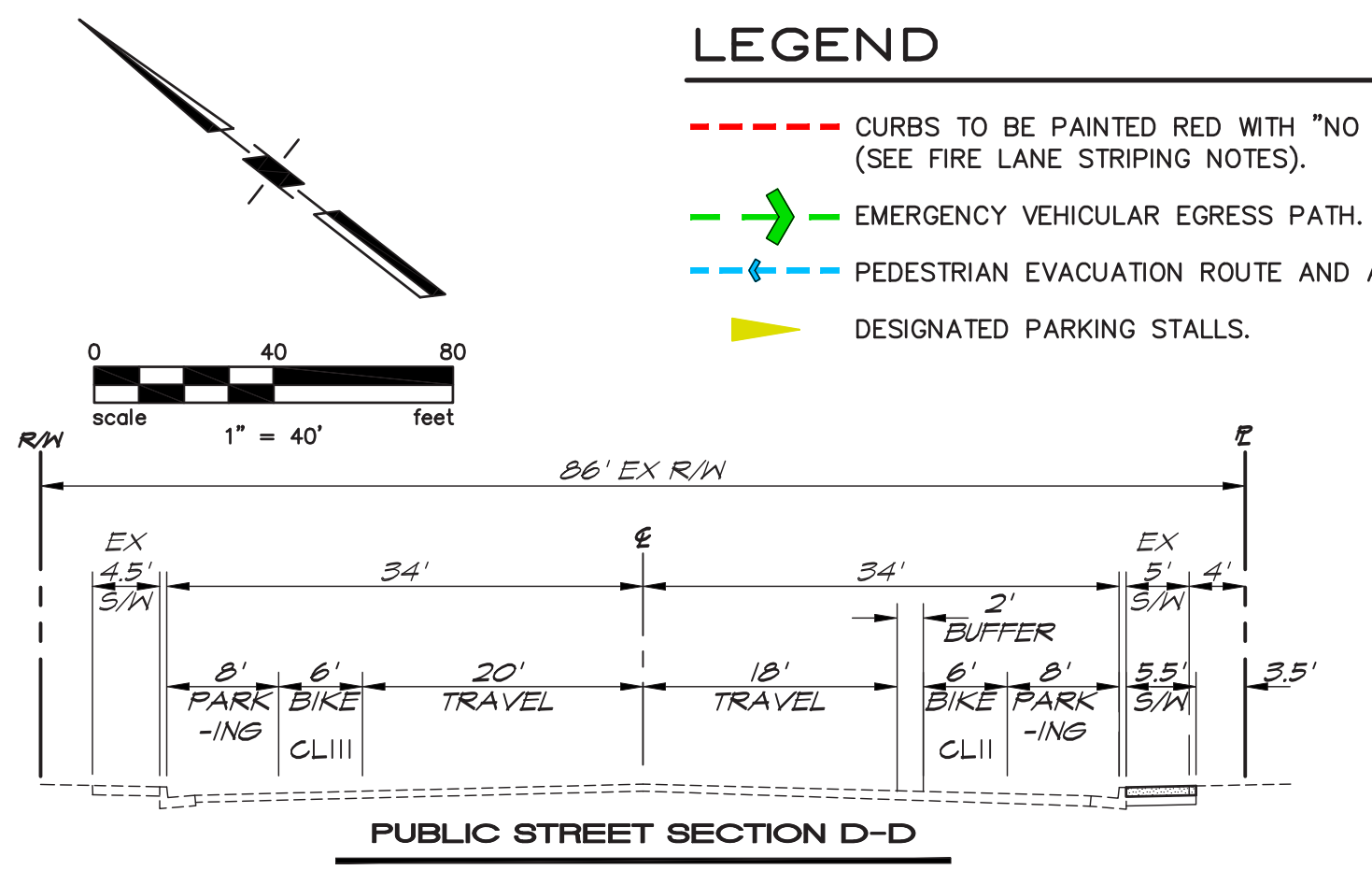
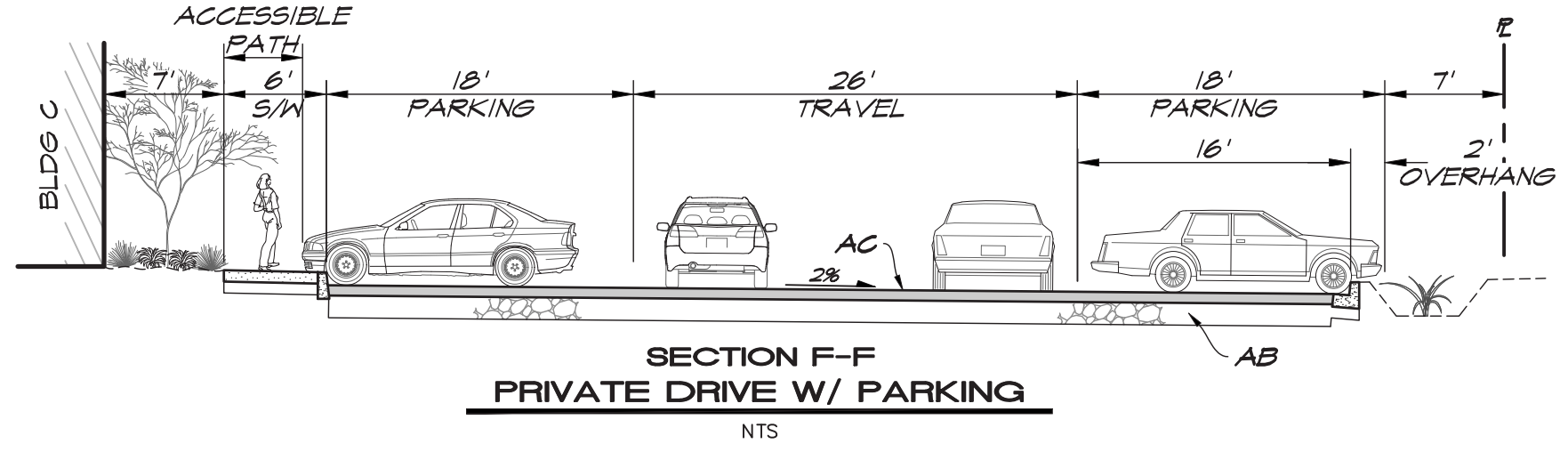
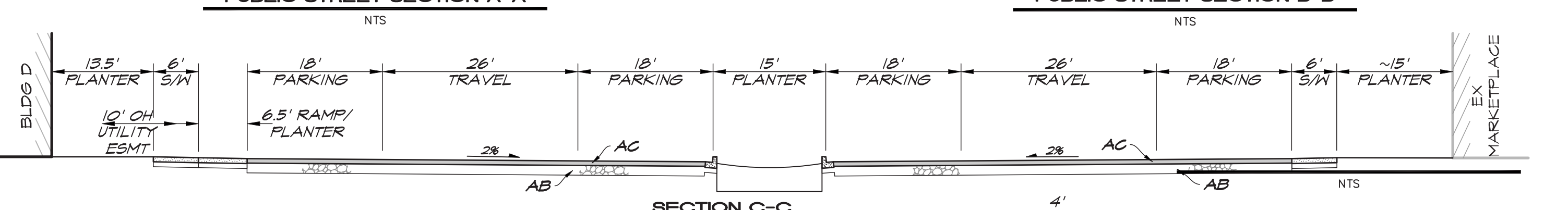
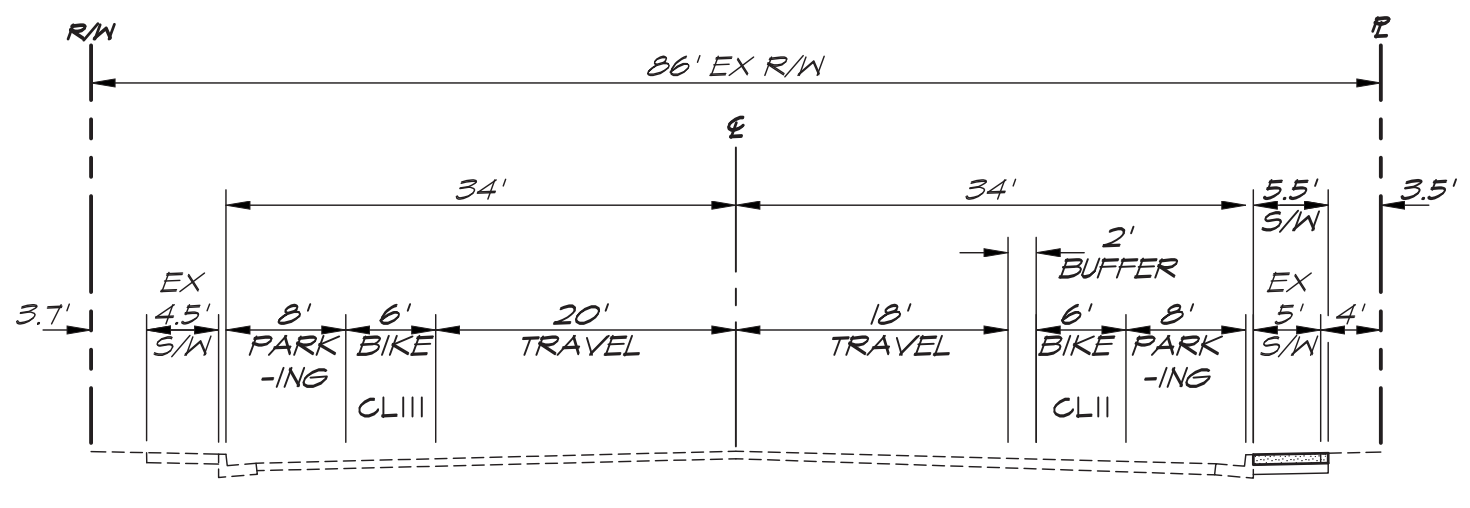
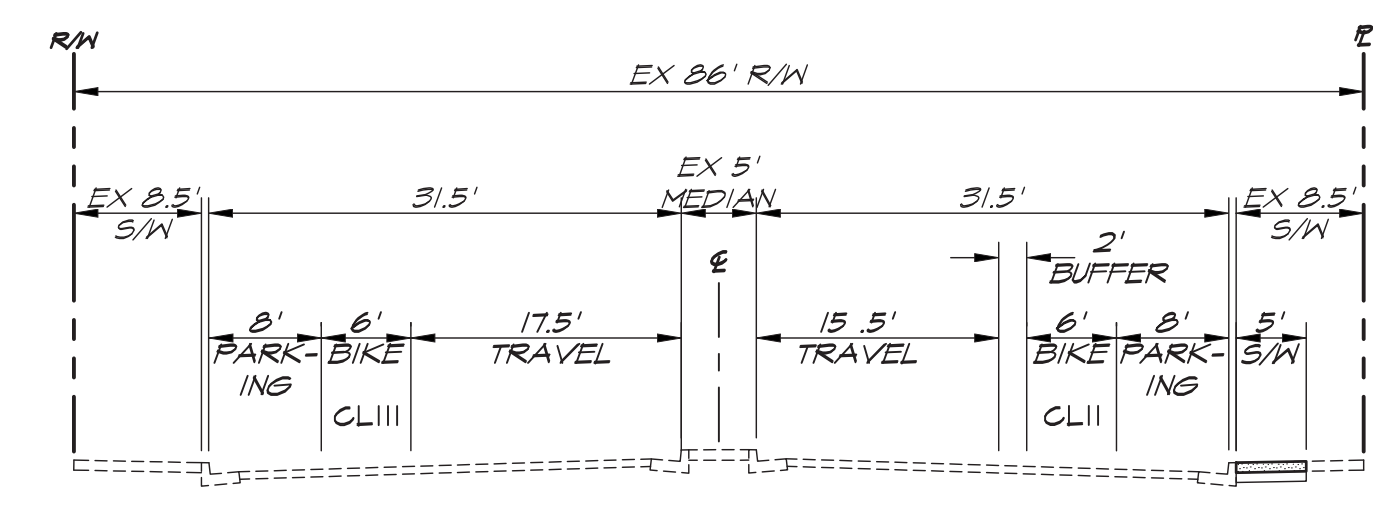
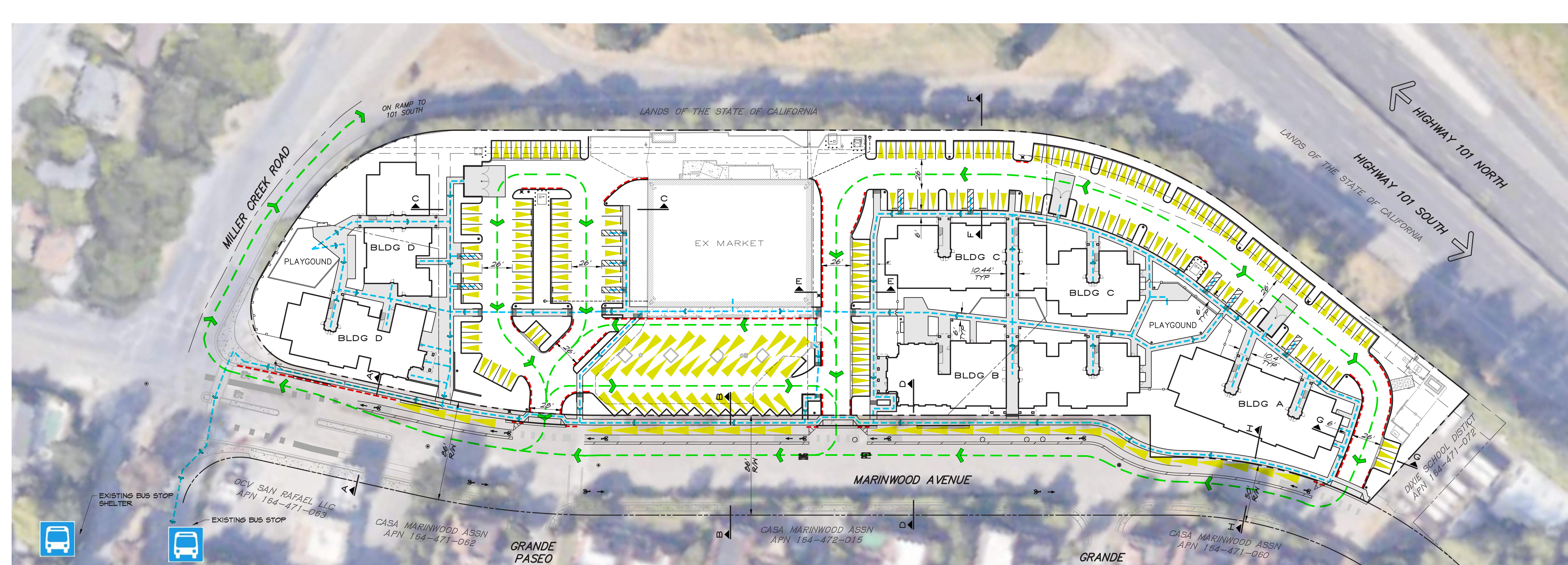




NOTE: NEW EASEMENTS SHALL BE REQUIRED AS NEEDED FOR CERTAIN UTILITY SERVICES AS REQUIRED BY APPROPRIATE AGENCIES. PROPOSED EASEMENTS SHALL BE DETERMINED, OBTAINED AND ILLUSTRATED WITH CONSTRUCTION DOCUMENTS.

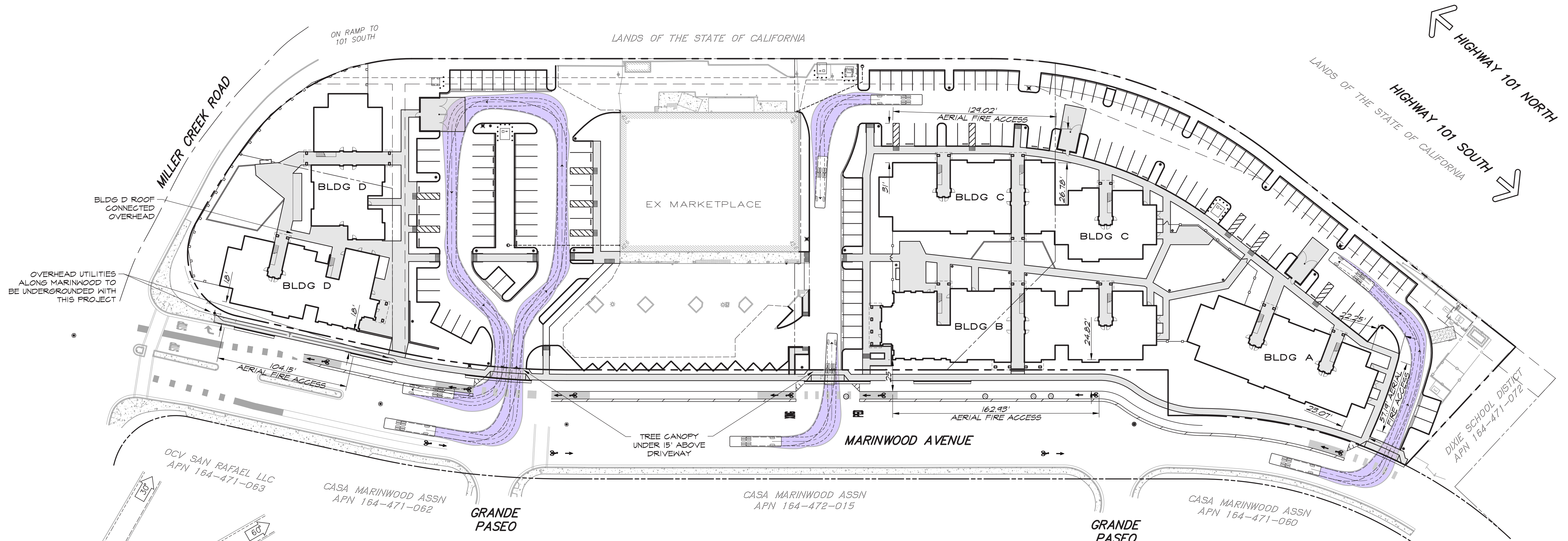
MATCH LINE - CONT. ON SHT. C.11





- LEGEND**
- CURBS TO BE PAINTED RED WITH "NO PARKING FIRE LANE" (SEE FIRE LANE STRIPING NOTES).
 - EMERGENCY VEHICULAR EGRESS PATH.
 - PEDESTRIAN EVACUATION ROUTE AND ADA PATH OF TRAVEL.
 - DESIGNATED PARKING STALLS.

- FIRE LANE STRIPING NOTES:**
- ALL CURBS ADJOINING FIRE LANES OR POSTED AREAS SHALL BE PAINTED RED WITH ACCEPTABLE RED CURB PAINT. CURBS SHALL BE LABELED "NO PARKING FIRE LANE" WITH 3" HIGH, WHITE LETTERS WITH 3/4" STROKE AT MAXIMUM INTERVAL OF 30 FEET.
 - ALL STRIPING FOR FIRE LANES SHALL BE IN CONFORMANCE WITH THE COUNTY OF MARIN UNIFORM CONSTRUCTION STANDARDS AND MARINWOOD COMMUNITY SERVICES DISTRICT FIRE CODE.



OCV SAN RAFAEL LLC
APN 164-471-053

CASA MARINWOOD ASSN
APN 164-471-062

CASA MARINWOOD ASSN
APN 164-472-015

CASA MARINWOOD ASSN
APN 164-471-060

DIXIE SCHOOL DISTRICT
APN 164-471-072

