

COMSTOCK COMMONS

Live - Work Community

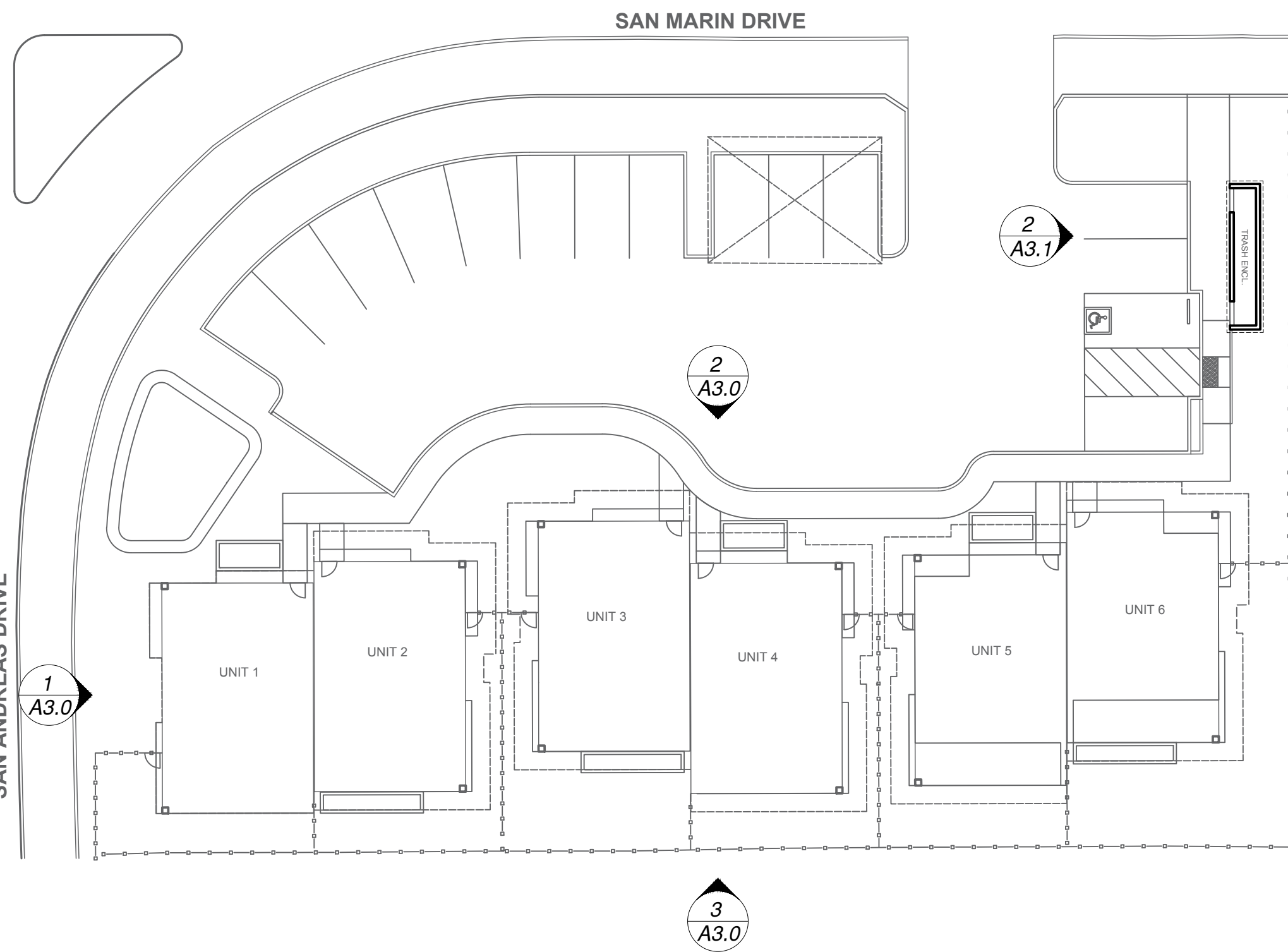
200 San Marin Drive

Novato, CA 94945

VICINITY MAP



KEY PLAN



Project Information

PROJECT SCOPE:

- 1) New (6) 2-bedroom, Live/Work units.
- 2) New Site and landscape improvements, including on-site accessible parking.

SITE

APN: 124-282-18
ZONING: PD, PLANNED DISTRICT
COUNTYWIDE PLAN DESIGNATION: CG, GENERAL COMMERCIAL

Preliminary Design Calculations

Site: 25,700 SF
Allowable FAR 40%: 10,280 SF Allowable
6 units x 1,713 SF = 10,278 SF Proposed

2 Bedroom Live/Work Units

Ground Floor	
Studio	743 SF
Second Floor	
Living	970 SF
Total Living + Work	1,713 SF

Live/Work Area Ratio

Studio / Total 743 / 1,713 = 43.4%
Required = 30% minimum

Parking

Required:
Scenario One: Live/Work requires minimum 2 spaces per unit: 2 x 6 units = 12 spaces

Scenario Two: 2-bedroom Multi-Family requires: 2 x 6 units = 12 spaces
Guest spaces 1 space / 3 units = 2. spaces
Total required: 14 spaces

Parking provided:

Accessible: 1
Standard: 13
Total Provided: 14 spaces

Project Team

OWNER

Roy Nee dba Comstock Commons LLC.
38 Miller Avenue, Ste 18
Mill Valley, CA 94941
PH: (415) 613-2242
Roynee@gmail.com

ARCHITECT

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AIA ARCHITECTS, INC.
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Tgarza@dmaia.com

CIVIL ENGINEER

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CSW/STRUBER-STROEH
ENGINEERING GROUP, INC.
45 Leveroni Ct,
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CONTACT: Wayne Leach

LANDSCAPE ARCHITECT

WILSON & ASSOCIATES
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BERKELEY, CA 94707
PHONE: (510) 644-9602
FAX: (510) 664-9604
CONTACT: Charles Wilson
cwilson815@gmail.com

List of Drawings

ARCHITECTURAL

- | | |
|------|--|
| T1 | COVER SHEET |
| A2.0 | PROPOSED PLANS |
| A3.0 | PROPOSED EXTERIOR ELEVATIONS - TYPICAL BUILDING UNIT |
| A3.1 | PROPOSED BUILDING SECTION AND TRASH ENCLOSURE |
| R1.0 | PERSPECTIVE RENDERINGS |

CIVIL

- | | |
|------|--|
| C0 | EXISTING CONDITION |
| C1 | PRELIMINARY GRADING & DRAINAGE PLAN |
| C2.1 | PRELIMINARY STORMWATER TREATMENT PLAN |
| C2.2 | PRELIMINARY STORMWATER TREATMENT DETAILS |
| C3.0 | PRELIMINARY UTILITY PLAN |

LANDSCAPE

- | | |
|-----|----------------------------|
| PL1 | PRELIMINARY LANDSCAPE PLAN |
|-----|----------------------------|

COMSTOCK COMMONS

200 San Marin, Novato, CA 94945

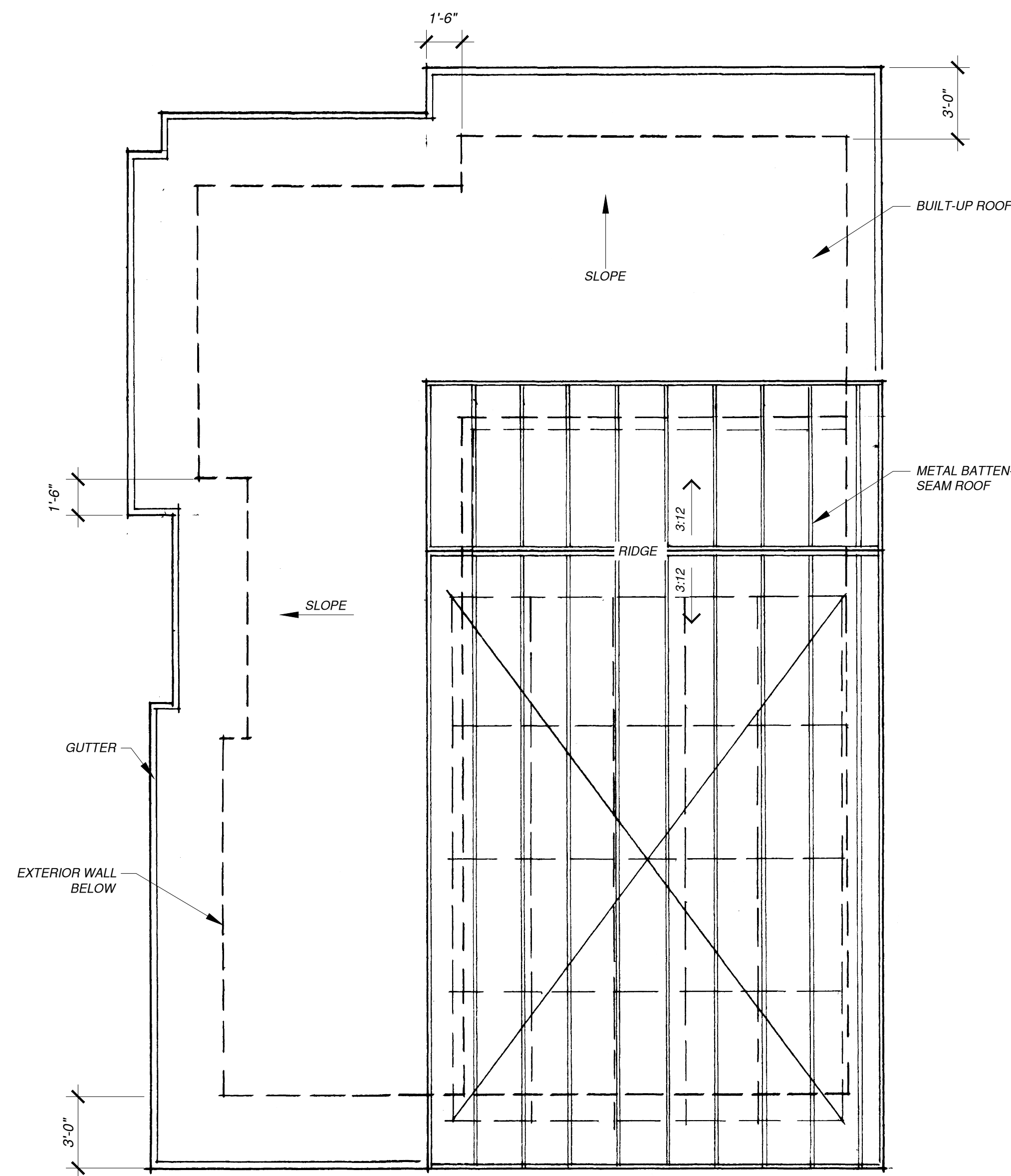
December 03, 2018

PROJECT #: 18006

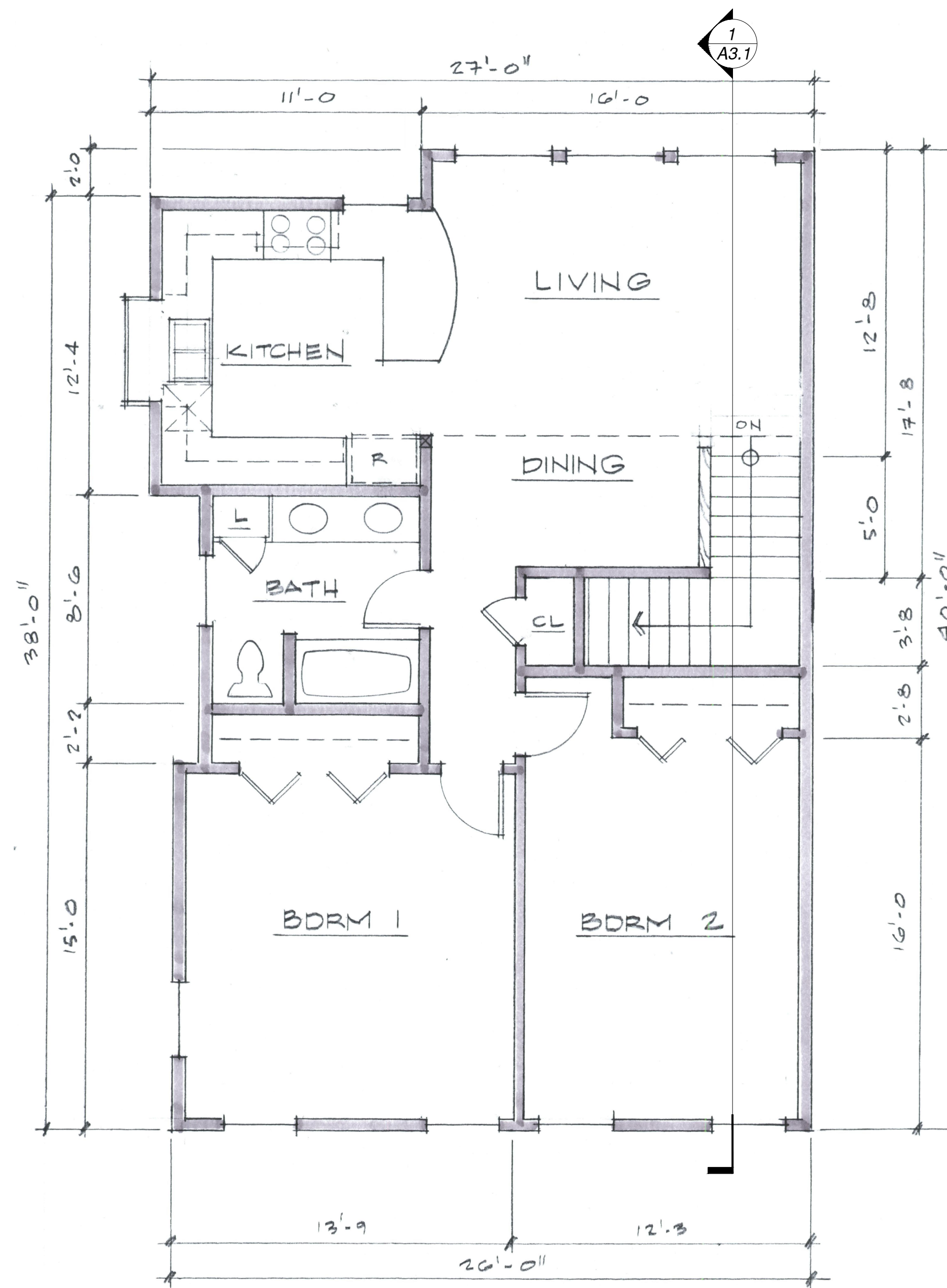
Daniel Macdonald AIA Architects, Inc.

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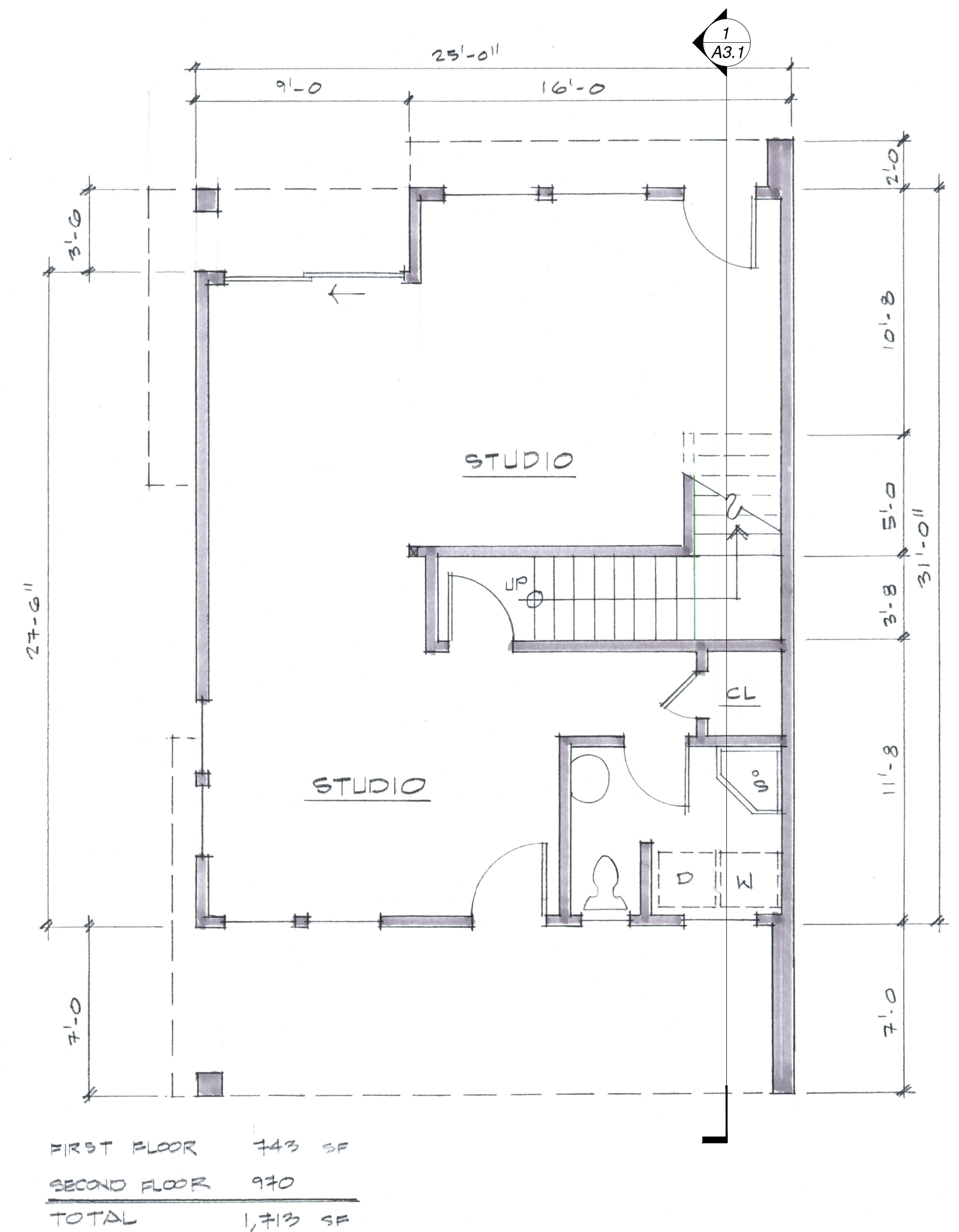
T1



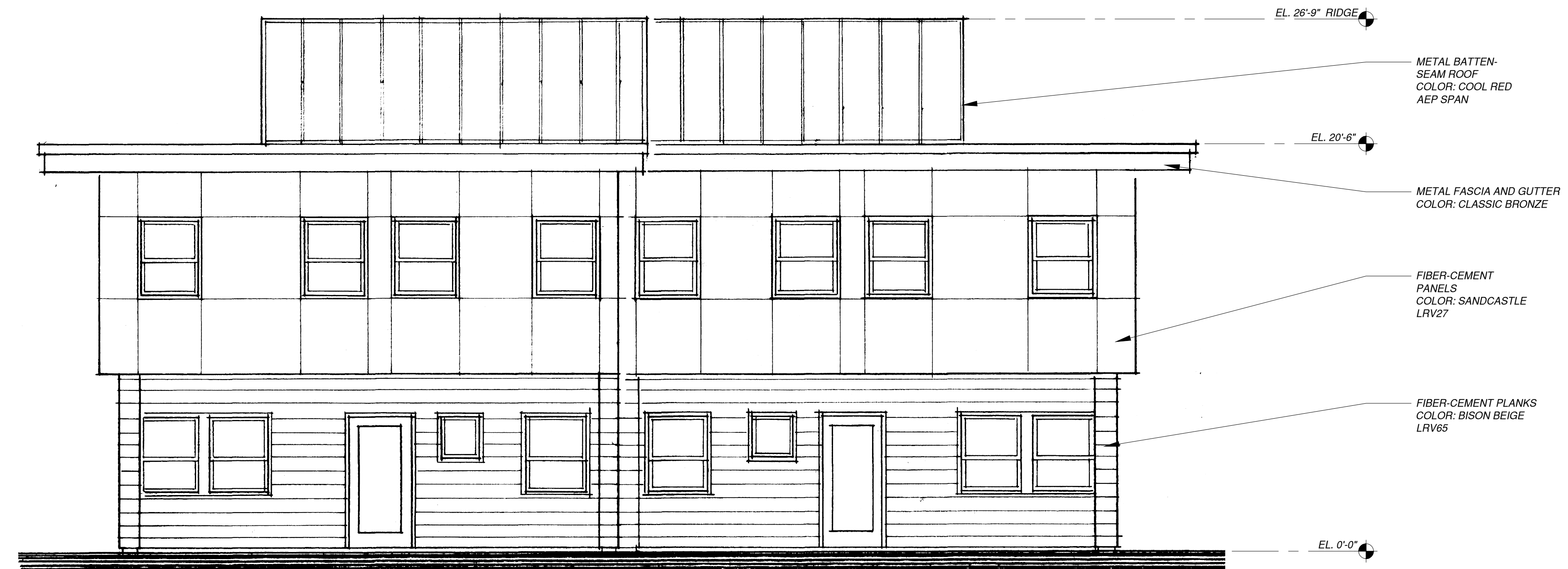
3 PROPOSED UNIT ROOF PLAN SCALE: 1/4"=1'-0"



2 PROPOSED UNIT SECOND FLOOR PLAN SCALE: 1/4"=1'-0"

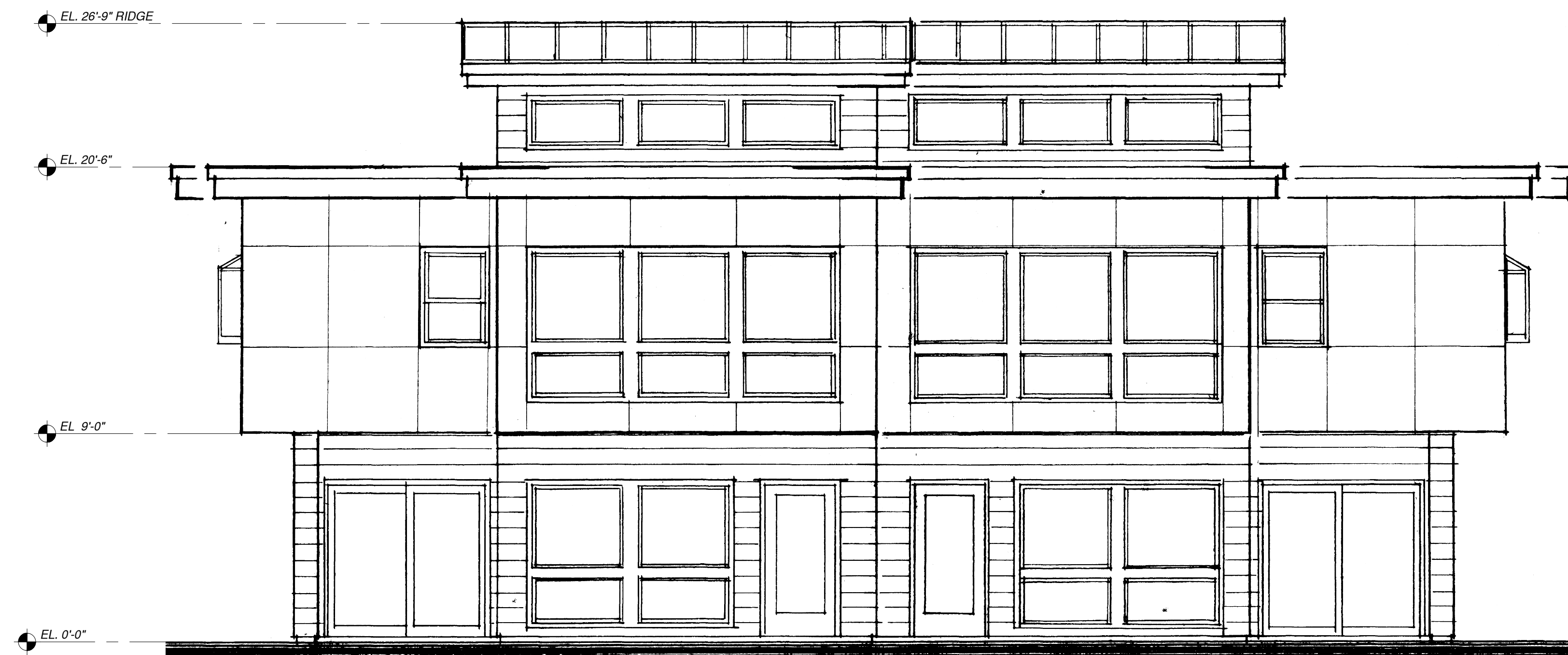


1 PROPOSED UNIT FIRST FLOOR PLAN SCALE: 1/4"=1'-0"



3 SOUTH ELEVATION

SCALE: 1/4"=1'-0"



2 NORTH ELEVATION (FAC. S. MARIN DR.)

SCALE: 1/4"=1'-0"



1 WEST ELEVATION (FAC. S. ANDREAS DR.)

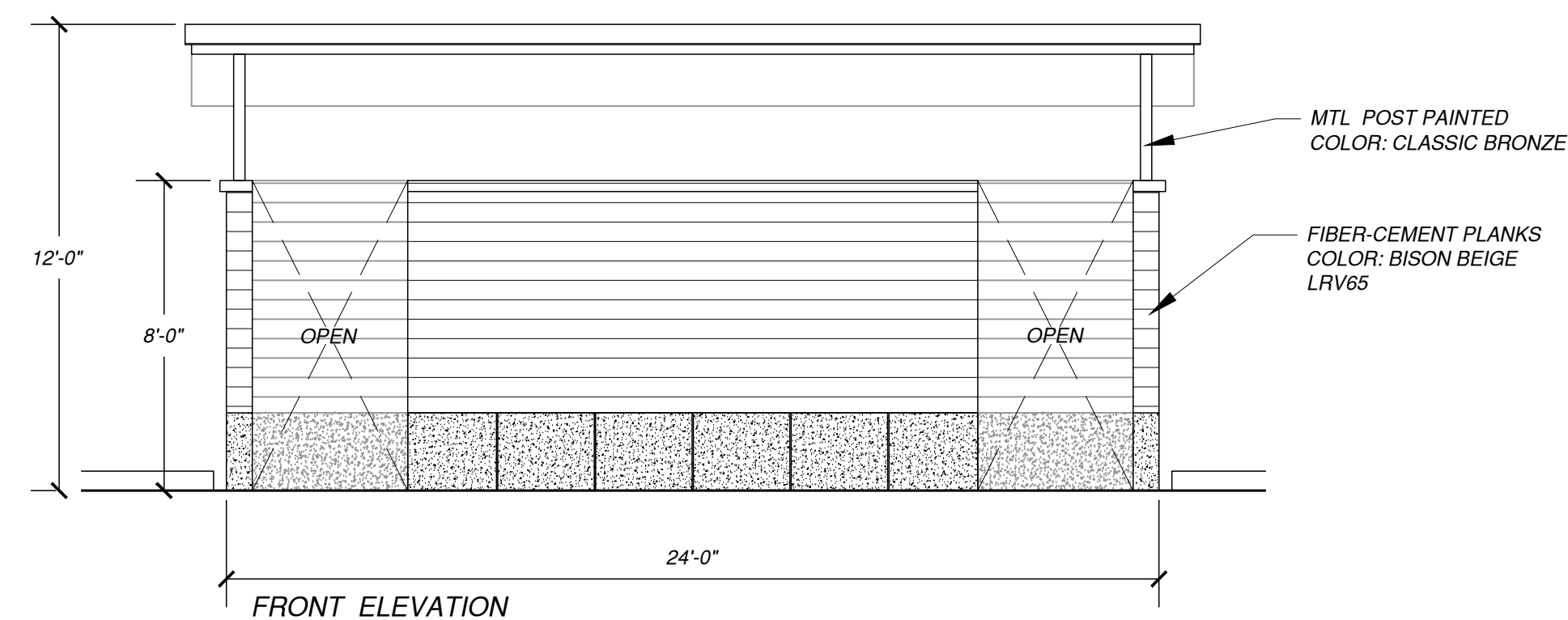
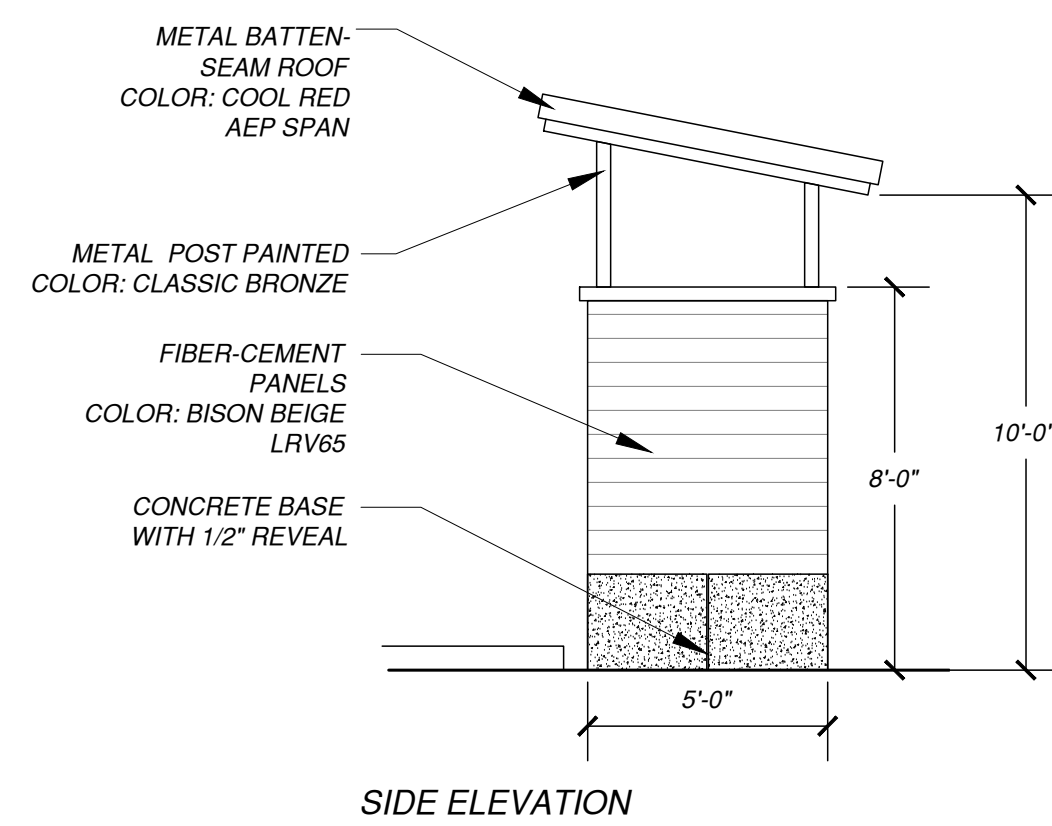
SCALE: 1/4"=1'-0"

COMSTOCK COMMONS - PROPOSED EXTERIOR ELEVATIONS - TYPICAL BUILDING UNIT
200 San Marin, Novato, CA 94945

December 03, 2018
PROJECT #: 18006

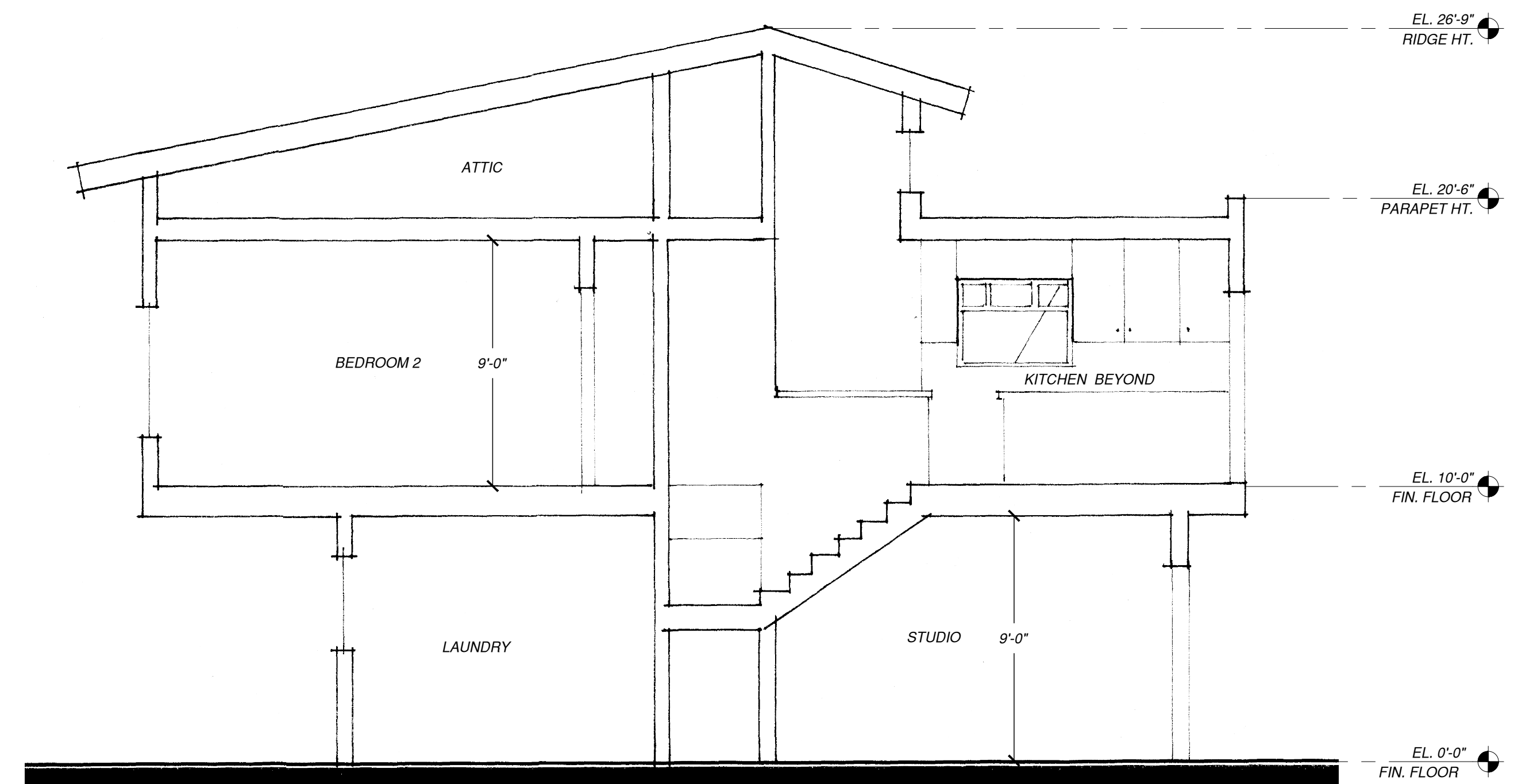
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A3.0



2 TRASH ENCLOSURE

SCALE: 1/4"=1'-0"



1 BUILDING SECTION

SCALE: 1/4"=1'-0"

COMSTOCK COMMONS PROPOSED BUILDING SECTION AND TRASH ENCLOSURE
200 San Marin, Novato, CA 94945

December 03, 2018
PROJECT #: 18006

Daniel Macdonald AIA Architects, Inc.
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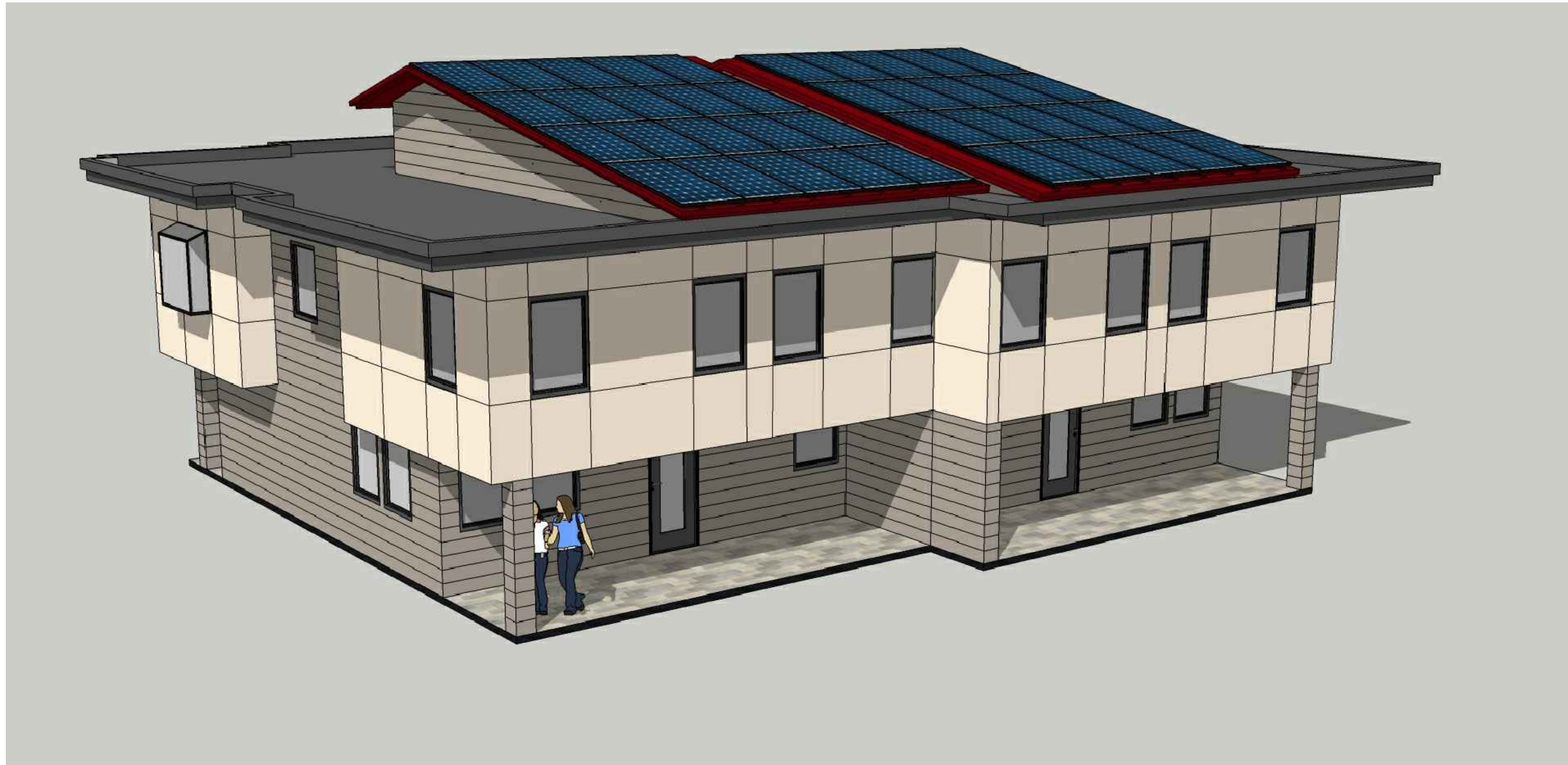
A3.1



4 VIEW LOOKING NORTHWEST



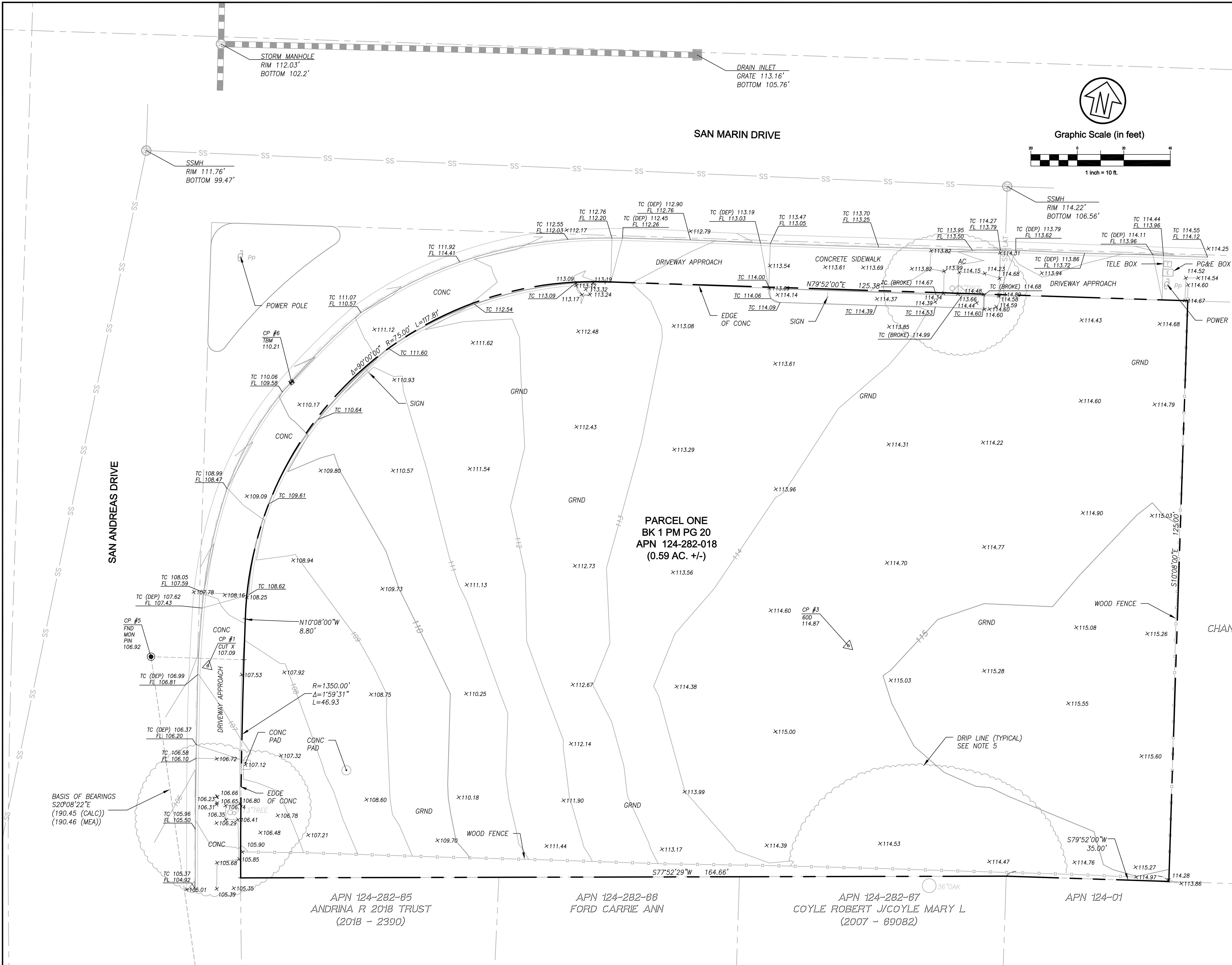
2 VIEW LOOKING SOUTHEAST



3 VIEW LOOKING NORTHEAST



1 VIEW LOOKING SOUTHWEST



LEGEND

- 100 CONTOUR MAJOR (5' INTERVAL)
- 99 CONTOUR MINOR (1' INTERVAL)
- WOOD FENCE
- DRIP LINE
- GRADE BREAK LINE
- PROPERTY BOUNDARY

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	HYD	HYDRANT
BFP	BACK FLOW PREVENTER	IRR	IRRIGATION
CL	CENTER LINE	L	LIGHTING CONDUIT
CONC	CONCRETE	SD	STORM DRAIN
DEP	DEPRESSED	SL	STREET LIGHT
E	ELECTRIC	SS	SANITARY SEWER
ELEC	ELECTRICAL	TC	TOP OF CURB
FDC	FIRE DEPARTMENT CONNECTION	TELE	TELEPHONE
FH	FIRE HYDRANT	TYP	TYPICAL
FL	FLOW LINE	TW	TOP OF WALL
G	GAS	W	WATER
GV	GAS VALVE	WV	WATER VALVE
HV	HIGH VOLTAGE		

PROPERTY INFORMATION:
APN: 124-281-18
ADDRESS: 200 SAN MARIN DR
DOCUMENT NO.: 2012-134663

NAME & ADDRESS OF DEVELOPER:
COMSTOCK COMMONS, LLC
Mr. ROY NEE
12615 SIR FRANCIS DRAKE BLVD.
INVERNESS, CA 94937

- NOTES**
- DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
 - THIS BASIS OF BEARING FOR THIS SURVEY IS A CALCULATED BEARING OF S2°08'22"E BETWEEN STREET MONUMENT AND A 3/4" IRON PIPE (OPEN) AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF SAN ANDREAS PLACE" RECORDED IN BOOK 16 OF MAPS, PAGE 42, MARIN COUNTY RECORDS.
 - VERTICAL DATUM IS NAVD 88 PER GPS OPUS SOLUTION ON FILE IN THIS OFFICE.
 - TOPOGRAPHY SHOWN WAS PERFORMED BY FIELD SURVEY ON APRIL 5, 2018.
 - DRIP LINES SHOWN HEREON ARE APPROXIMATE. DATA COLLECTED ON DATE OF SURVEY MENTIONED IN NOTE 4 ABOVE. EXACT ROUTE AND LOCATION OF DRIP LINES MAY VARY.

APN 124-282-47
CHANG YU-DER/CHANG HELEN
(2009 - 28798)

Rev	Date	Description	Designed	Drawn	Checked
-	10/12/18	SUBMITTED TO CLIENT FOR AGENCY REVIEW	XXX	XXX	WFL

CSW | ST2

CSW/Stuber-Stroeh Engineering Group, Inc.
Civil & Structural Engineers | Surveying & Mapping | Environmental Planning
Land Planning | Construction Management

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Novato, CA 94949
tel: 415.883.9850
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City	Novato
County	Marin
State	California

COMSTOCK COMMONS SAN MARIN
EXISTING CONDITION
COMSTOCK COMMONS, LLC - APN 124-282-18

Prepared Under the Direction of:

WAYNE H. LEACH
No. 54306
CIVIL
STATE OF CALIFORNIA

Sheet **C0**

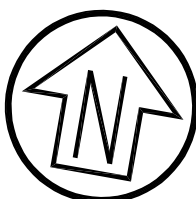
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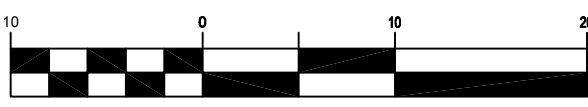
Project Number: 5.1530.00

Plan File: D-5484

SAN MARIN DRIVE



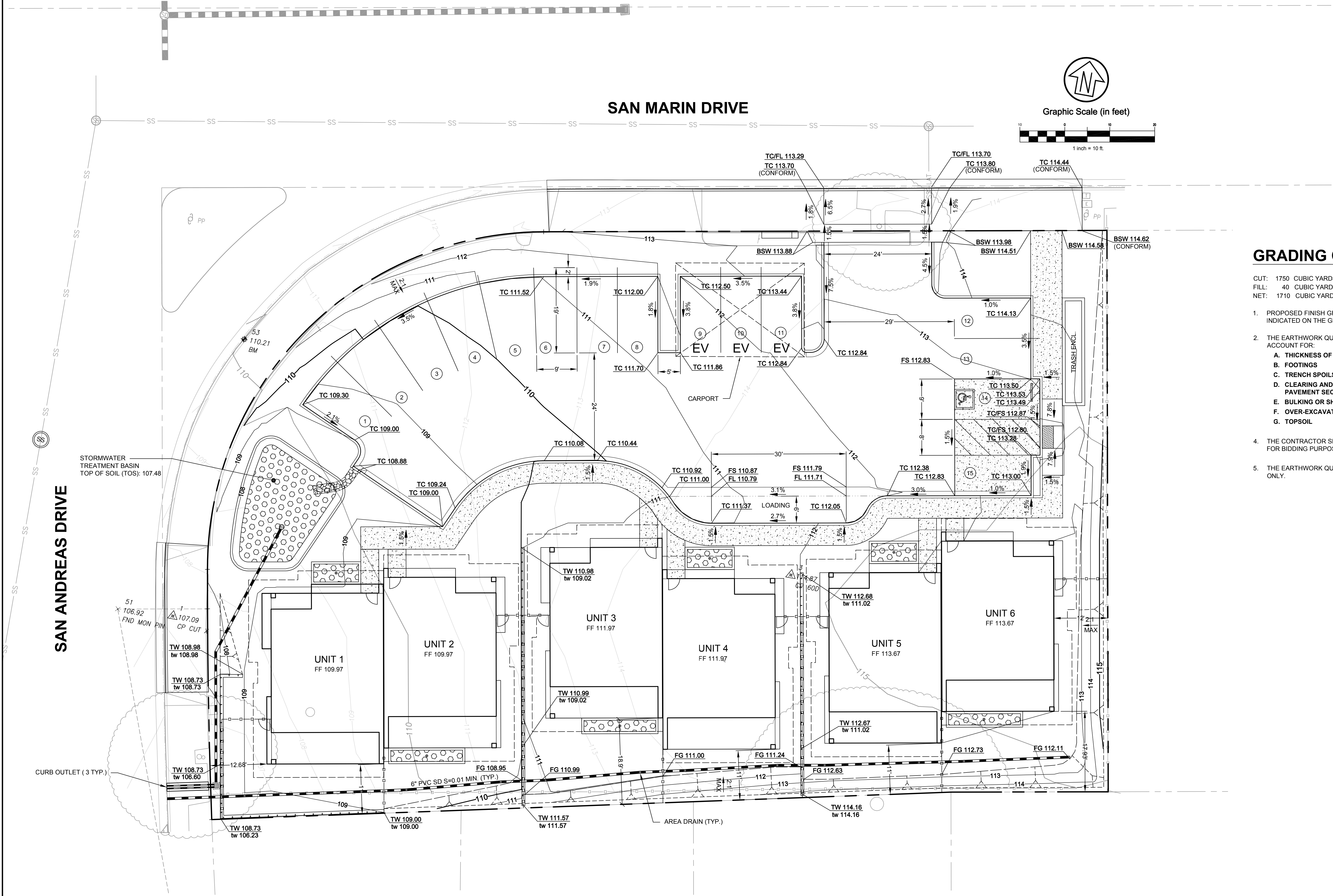
Graphic Scale (in feet)



GRADING QUANTITIES

CUT: 1750 CUBIC YARDS
FILL: 40 CUBIC YARDS
NET: 1710 CUBIC YARDS (CUT)

- PROPOSED FINISH GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLAN.
- THE EARTHWORK QUANTITIES ABOVE HAVE BEEN ADJUSTED TO ACCOUNT FOR:
 - THICKNESS OF THE PAVEMENT SECTION
 - FOOTINGS
 - TRENCH SPOILS
 - CLEARING AND GRUBBING INCLUDING REMOVAL OF EXISTING PAVEMENT SECTIONS OR UNACCEPTABLE SOILS
 - BULKING OR SHRINKAGE
 - OVER-EXCAVATION AND RE-COMPACTION
 - TOPSOIL
- THE CONTRACTOR SHALL RELY ON THEIR EARTHWORK ESTIMATES FOR BIDDING PURPOSES.
- THE EARTHWORK QUANTITIES ABOVE ARE FOR PERMIT PURPOSES ONLY.



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COMSTOCK COMMONS
PRELIMINARY GRADING & DRAINAGE PLAN
COMSTOCK COMMONS, LLC

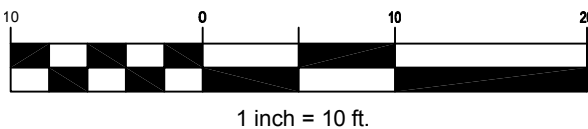
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Scale:	1" = 10'
Date:	06/21/18
Project Number:	5.1530.00
Plan File:	D-XXXX-XX

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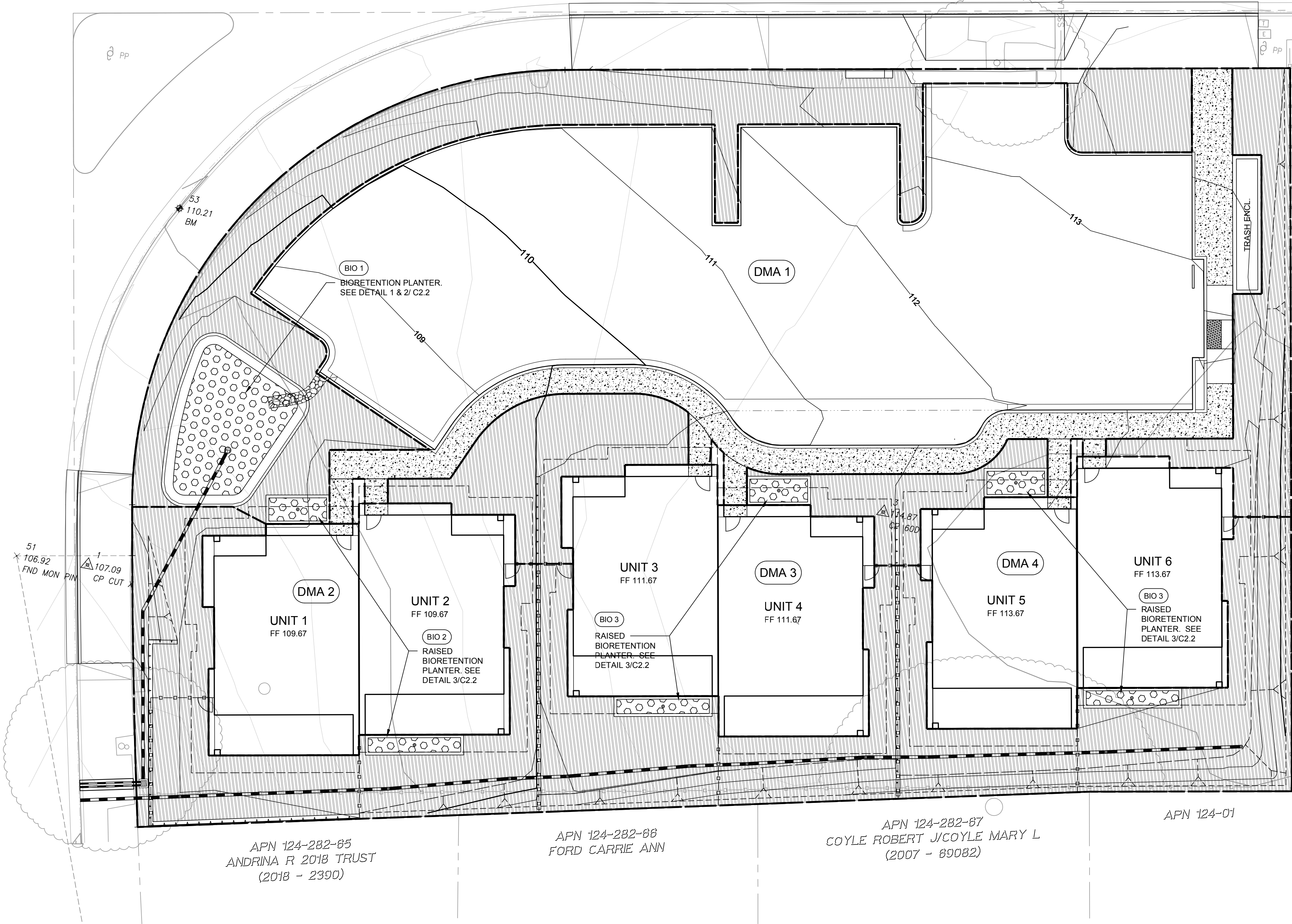
SAN MARIN DRIVE



Graphic Scale (in feet)



SAN ANDREAS DRIVE



DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME		
					BIO AREA 2		
DMA 2	2046	ROOF	1.0	2046	IMP SIZING FACTOR	MIN. IMP SIZE (SF)	PRO. IMP SIZE (SF)
	0	PAVEMENT	1.0	0			
	0	LANDSCAPE	0.1	0			
TOTAL >				2046	0.04	82	82

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME		
					BIO AREA 3		
DMA 3	2046	ROOF	1.0	2046	IMP SIZING FACTOR	MIN. IMP SIZE (SF)	PRO. IMP SIZE (SF)
	0	PAVEMENT	1.0	0			
	0	LANDSCAPE	0.1	0			
TOTAL >				2046	0.04	82	82

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME		
					BIO AREA 4		
DMA 4	2046	ROOF	1.0	2046	IMP SIZING FACTOR	MIN. IMP SIZE (SF)	PRO. IMP SIZE (SF)
	0	PAVEMENT	1.0	0			
	0	LANDSCAPE	0.1	0			
TOTAL >				2046	0.04	82	82

SELF TREATING	
SELF TREATING NAME	SELF TREATING AREA (SF)
ST 1	4375

NOT TREATING	
NOT TREATING NAME	NOT TREATING AREA (SF)
NT 1	N/A

LEGEND

- BIORETENTION AREA
- SELF-TREATING AREA
- PERVIOUS AREA
- BMP IDENTIFICATION
- WATER SHED IDENTIFICATION
- WATERSHED AREA
- BMP
- BEST MANAGEMENT PRACTICES

Rev	Date	Description	Designed	Drawn	Checked
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COMSTOCK COMMONS
PRELIMINARY STORMWATER TREATMENT PLAN
COMSTOCK COMMONS, LLC

Prepared Under the Direction of:

Sheet

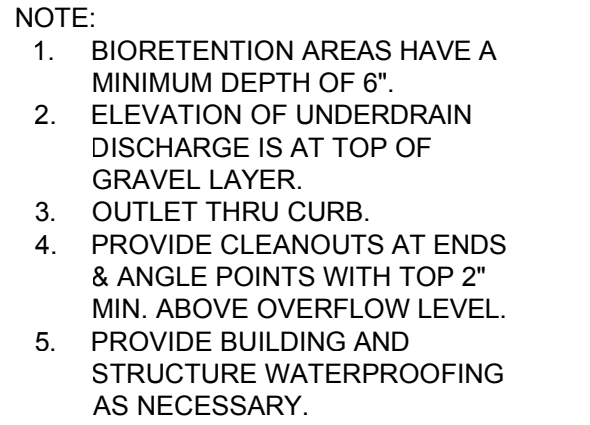
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Date: 06/21/18

Project Number: 5.1530.00

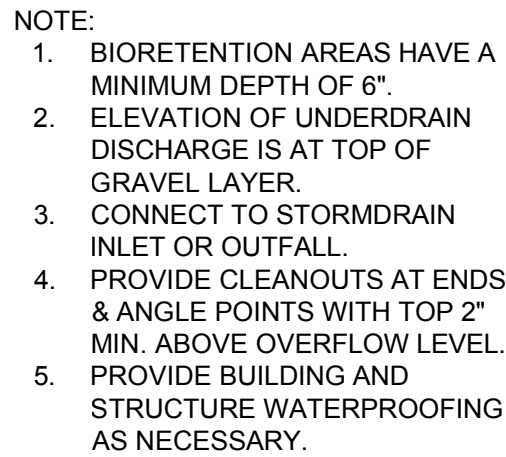
Plan File: D-XXXX-XX



SCALE: 1" = 1'



SCALE: 1" = 1'



SCALE: 1" = 1'

The legend consists of six rows, each with a symbol on the left and a label on the right:

- BIORETENTION AREA:** Represented by a rectangle with a dense, irregular stippled pattern.
- SELF-TREATING AREA:** Represented by a rectangle with a grid of diagonal lines.
- PERVIOUS AREA:** Represented by a rectangle with vertical lines.
- BMP IDENTIFICATION:** Represented by an oval containing the text "BIO #".
- WATER SHED IDENTIFICATION:** Represented by an oval containing the text "DMA #".
- WATERSHED AREA:** Represented by a dashed rectangular border.

At the bottom of the legend, the text "BMP" is aligned under the "BMP IDENTIFICATION" symbol, and "BEST MANAGEMENT PRACTICES" is aligned under the "WATERSHED AREA" symbol.

C S W S T 2

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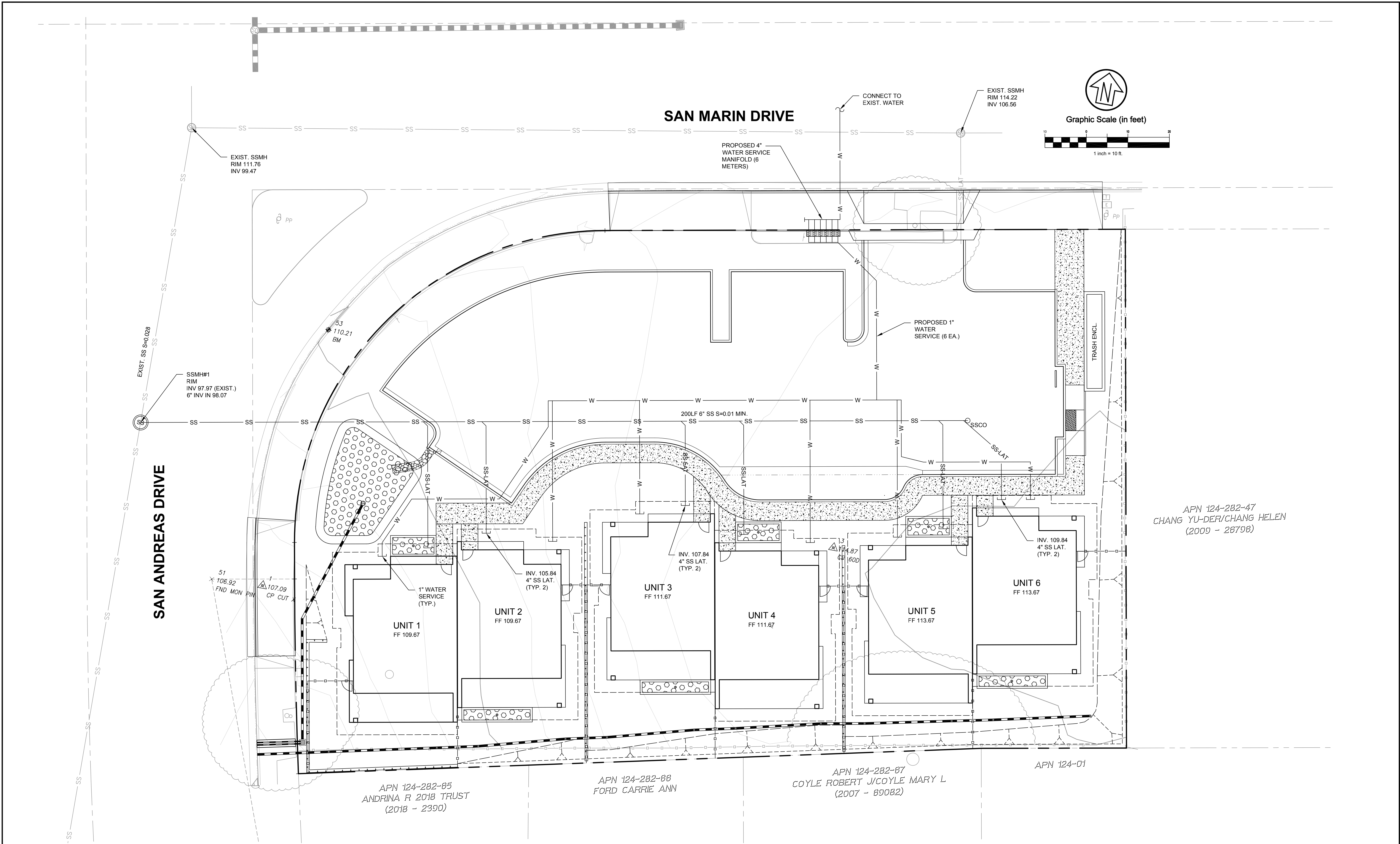
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COMSTOCK COMMONS
PRELIMINARY STORMWATER TREATMENT DETAILS
COMSTOCK COMMONS, LLC

C2.2

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Project Number:	5.1530.00
Plan File:	D-XXXX-XX



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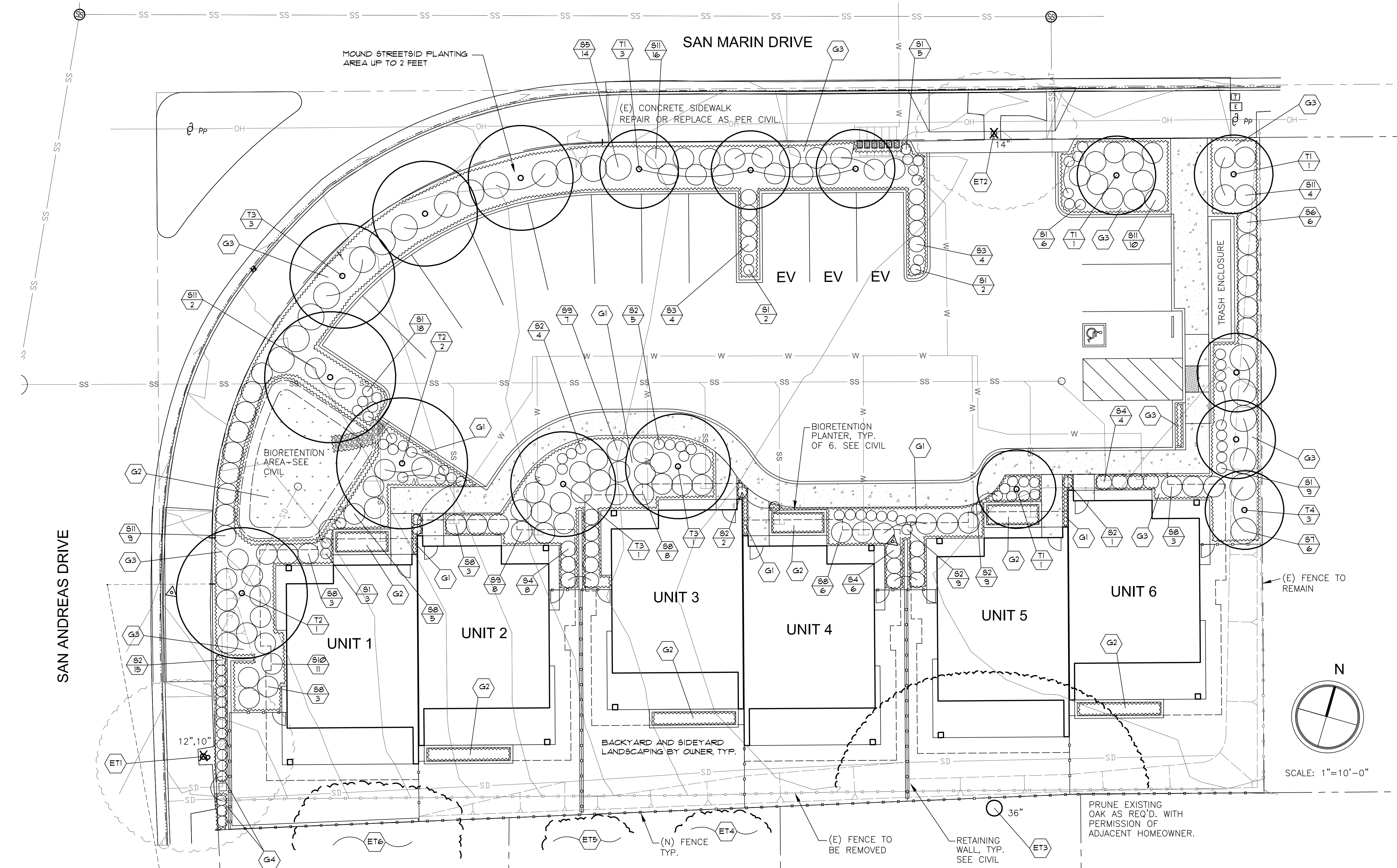
City	Novato
County	Marin
State	California

COMSTOCK COMMONS
PRELIMINARY UTILITES PLAN
COMSTOCK COMMONS, LLC

Prepared Under the Direction of:

WAYNE F. LEACH
No. 54306
CIVIL
STATE OF CALIFORNIA

Sheet	C3.0
Scale:	1" = 10'
Date:	06/21/18
Project Number:	5.1530.00
Plan File:	D-XXXX-XX



EXISTING TREE LEGEND

KEY	BOTANICAL/COMMON NAME	CALIPER	CONDITION	DISPOSITION
EXISTING TREES				
ET1	LIQUIDAMBER STYRACIFLUA ————— SWEET GUM —————	12", 10"	GOOD	TO BE REMOVED
ET2	LIQUIDAMBER STYRACIFLUA ————— SWEET GUM —————	14"	FAIR TO GOOD	TO BE REMOVED
ET3	QUERCUS AGRIFOLIA ————— COAST LIVE OAK —————	36"	GOOD	ON ADJACENT PARCEL
ET4	EUCALYPTUS GLOBULUS 'COMPACTA' ————— DWARF BLUE GUM —————	MULTI	POOR	ON ADJACENT PARCEL
ET5	EUCALYPTUS GLOBULUS 'COMPACTA' ————— DWARF BLUE GUM —————	MULTI	POOR	ON ADJACENT PARCEL
ET6	EUCALYPTUS GLOBULUS ————— BLUE GUM —————	MULTI	POOR	ON ADJACENT PARCEL

NOTES

1. A WATER CONSERVING AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL LANDSCAPE AREAS CONFORMING WITH ALL STATE AND LOCAL "WEO" STANDARDS.
2. BARK MULCH WILL BE PROVIDED IN ALL LANDSCAPE AREAS.

PLANT LEGEND

KEY	BOTANICAL/COMMON NAME	SIZE	QTY.	REMARKS
TREES				
T1	LAGERSTROEMIA X 'MUSKOGEE' _____ CRAPE MYRTLE _____	24' BOX	6	STANDARD FORM
T2	PLATANUS ACERIFOLIA 'COLUMBIA' _____ LONDON PLANE TREE _____	15 G.C.	3	
T3	PISTACHIA CHINENSIS _____ CHINESE PISTACHE _____	15 G.C.	5	
T4	PINUS CANARIENSIS _____ CANARY ISLAND PINE _____	24' BOX	3	
SHRUBS, GRASSES AND PERENNIALS				
S1	HEMEROCALLIS VAR'S. _____ DAYLILY _____	1 G.C.	-	MIXED EVERGRN VAR'S.
S2	NANDINA DOMESTICA 'FIRE POWER' _____ DWARF HEAVENLY BAMBOO _____	5 G.C.	-	
S3	STIPA ARUNDINACEA _____ PHEASANT'S-TAIL GRASS _____	5 G.C.	-	
S4	EUONYMUS F. 'MOONSHADOW' _____ N.C.N. _____	5 G.C.	-	
S5	XYLOSMA CONGESTUM _____ N.C.N. _____	5 G.C.	-	
S6	LIGUSTRUM J. 'TEXANUM' _____ TEXAS PRIVET _____	5 G.C.	-	
S7	PRUNUS LAUROCERASUS 'ZABELIANA' _____ ZABEL LAUREL _____	5 G.C.	-	
S8	PITTOSPORUM TOBIRA 'VAREGATA' _____ N.C.N. _____	5 G.C.	-	
S9	CAMELLIA HIEMALIS 'SHISHI-GASHIRA' _____ CAMELLIA _____	5 G.C.	-	
S10	VIBURNUM TINUS 'SPRING BOUQUET' _____ LAURUSTINUS _____	5 G.C.	-	
S11	MUHLENBERGIA CAPILLARIS _____ PINK MUHLY _____	5 G.C.	-	
GROUNDCOVERS				
G1	FRAGARIA CHILOENSIS _____ BEACH STRAWBERRY _____	FLATS	AS REQ.	SPACE TRI. @ 12" O.C.
G2	DELTA BLUEGRASS BIOFILTRATION SOD _____	SOD	AS REQ.	AS REQ.
G3	DYMONDIA MARGARETAE _____ N.C.N. _____	FLATS	AS REQ.	SPACE TRI. @ 12" O.C.
G4	BARK MULCH ONLY, MEDIUM GRIND 'WALK-ON' BARK _____	-	AS REQ.	2" DEPTH

COMSTOCK COMMONS

200 SAN MARIN DRIVE
NOVATO, CA 94945

WILSON & ASSOCIATES

LANDSCAPE ARCHITECTURE
815 SAN DIEGO ROAD • BERKELEY, CA 94707
PH: 510-644-9602 • E: cwilson@15@gmail.com

PRELIMINARY
LANDSCAPE PLAN

BY: CW
JOB:
DATE: 11-13-18

PL-1

SHT. ____ OF ____
REVISIONS