

COMSTOCK COMMONS

Live - Work Community

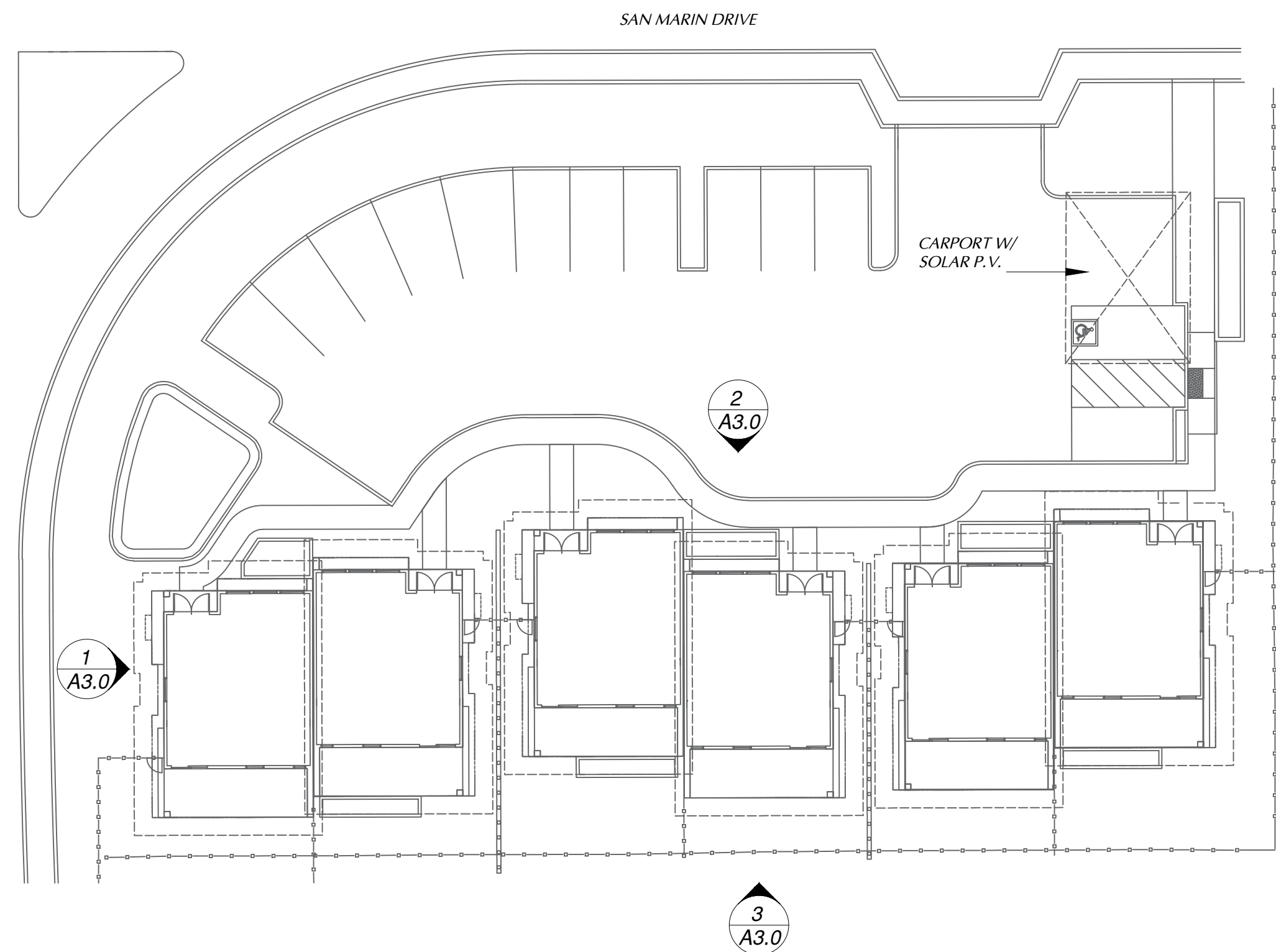
200 San Marin Drive

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 1,712 SF = 10,272 SF PROPOSED

2 BEDROOM LIVE/WORK UNITS

GROUND FLOOR
 STUDIO 715 SF
 SECOND FLOOR
 LIVING 997 SF
 TOTAL LIVING + WORK 1,712 SF

LIVE/WORK AREA RATIO

STUDIO / TOTAL = 715 / 1,712 = 41.76%
 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

DANIEL MACDONALD
 AIA ARCHITECTS, INC.

1595 Grant Avenue, Suite 200
 Novato, CA 94945
 PH: (415) 899-0050
 FX: (415) 899-0055
 CONTACT: Tony Garza
 Tgarza@dmaia.com

CIVIL ENGINEER

CSWIST2
 CSW/STRUBER-STROEH
 ENGINEERING GROUP, INC

45 Leveroni Ct.

Novato, CA 94945
 PH: (415) 883-9850
 FX: (415) 883-9835
 CONTACT: Wayne Leach
 waynel@csweist.com

LANDSCAPE ARCHITECT

WILSON & ASSOCIATES

815 SAN DIEGO RD,
 BERKELEY, CA 94707
 PHONE: (510) 644-9602
 FAX: (510) 664-9604
 CONTACT: Charles Wilson
 cwilson815@gmail.com

LIST OF DRAWINGS

ARCHITECTURAL

- A1.0 COVER SHEET
- A2.0 PROPOSED PLANS
- A3.0 PROPOSED EXTERIOR ELEVATIONS - TYPICAL BUILDING UNIT
- R1.0 PERSPECTIVE RENDERINGS

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

LANDSCAPE

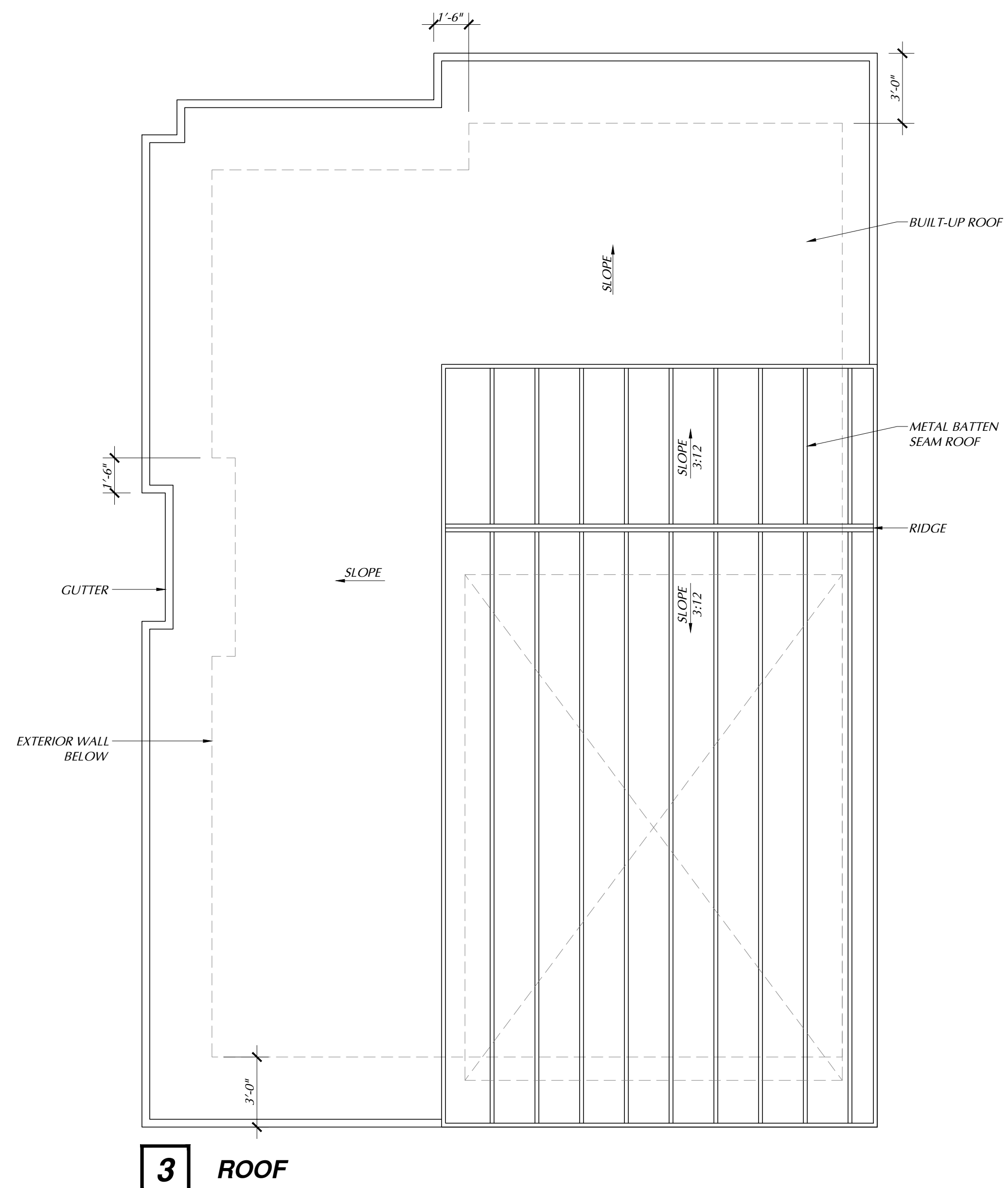
- PL-1 PRELIMINARY LANDSCAPE PLAN

MARCH 16, 2020

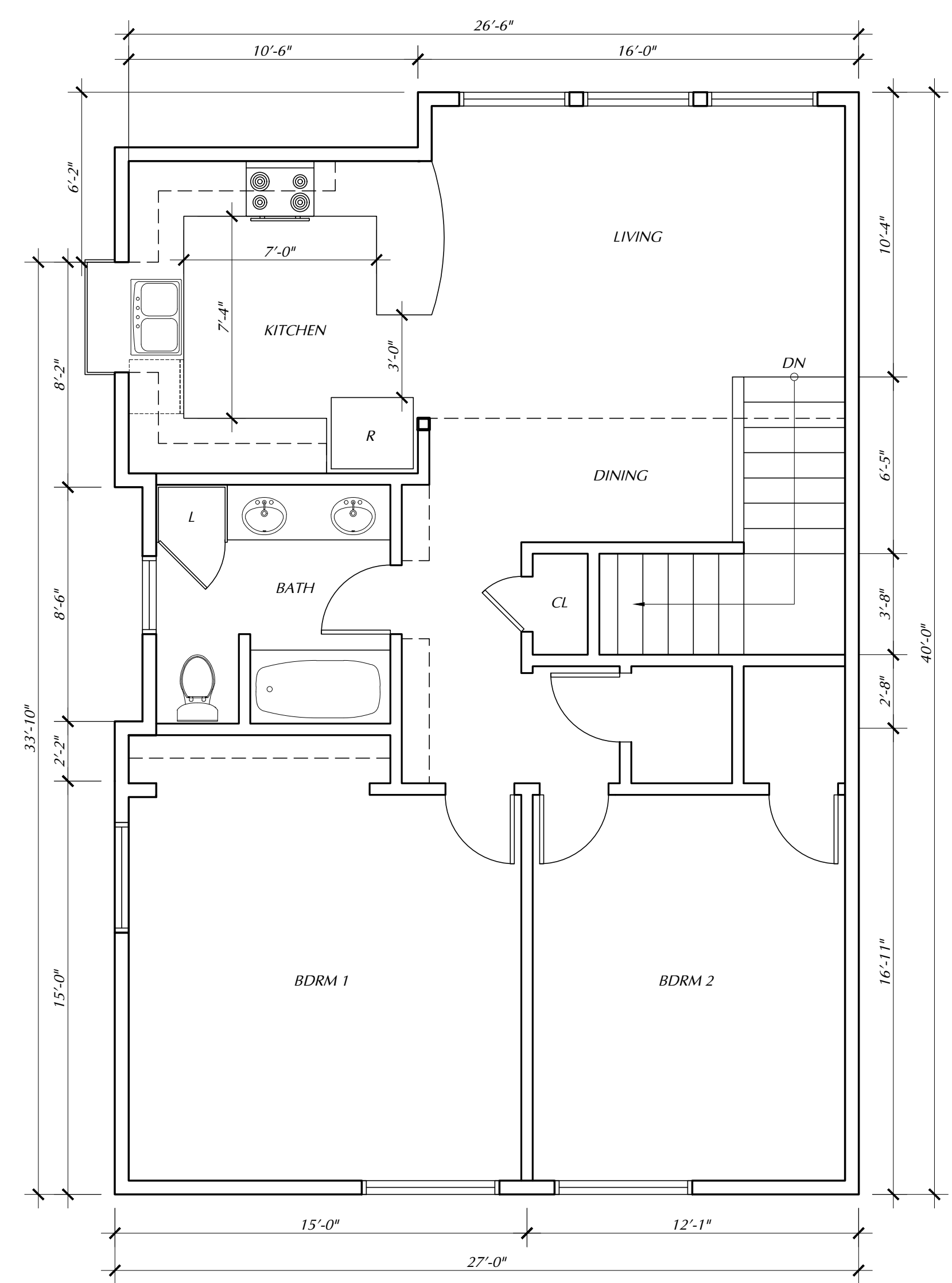
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Daniel Macdonald AIA Architects, Inc.

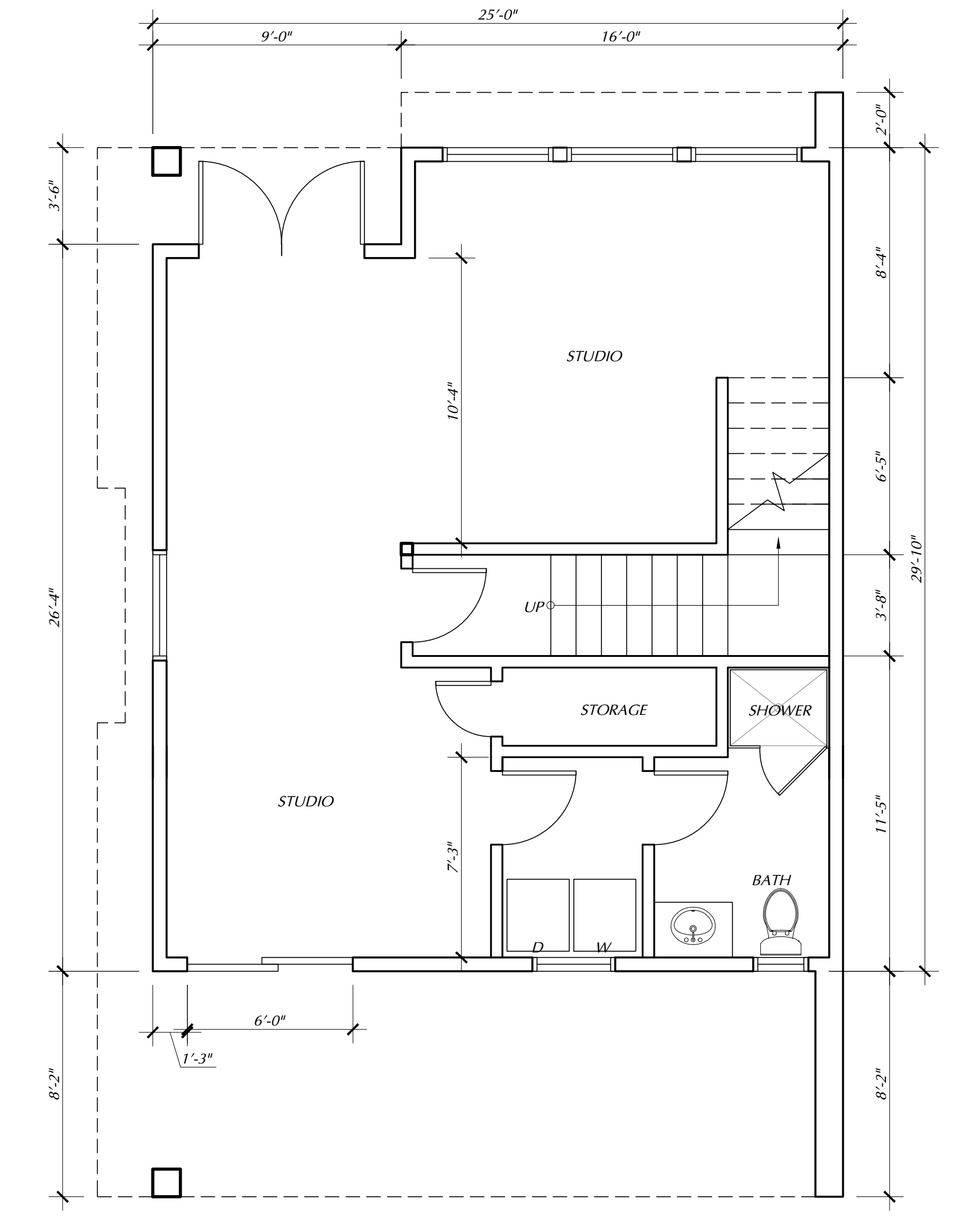
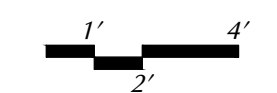
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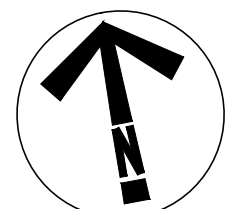
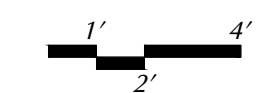
3 ROOF

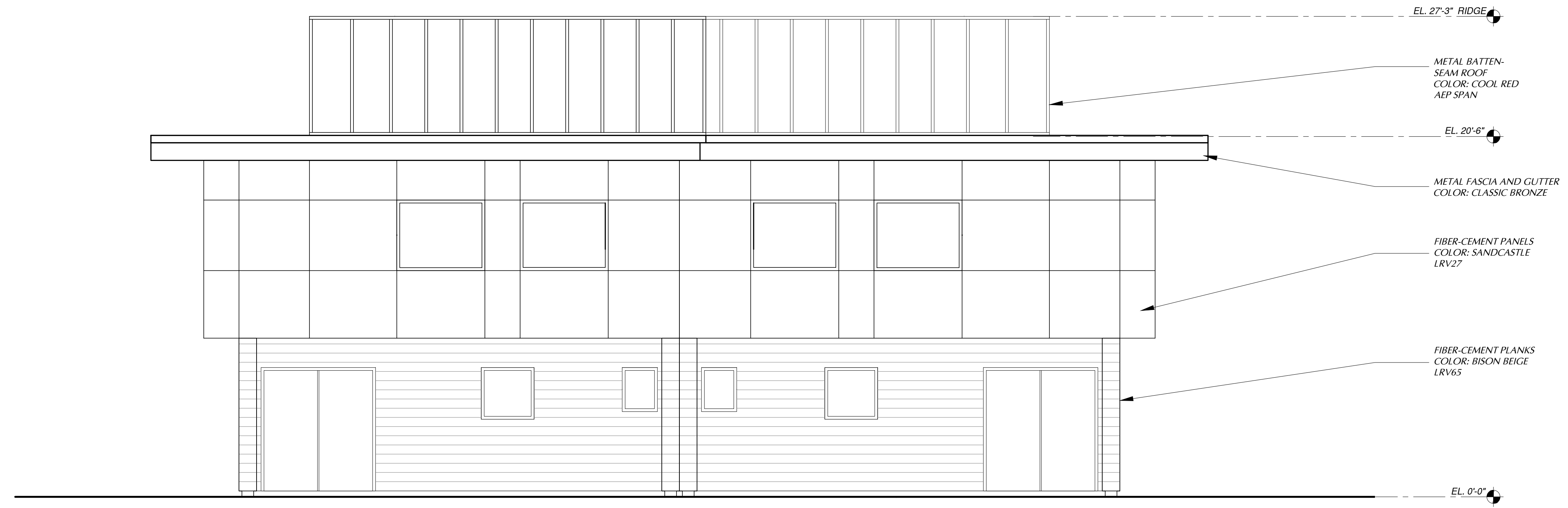


2 SECOND FLOOR (997 S.F.)



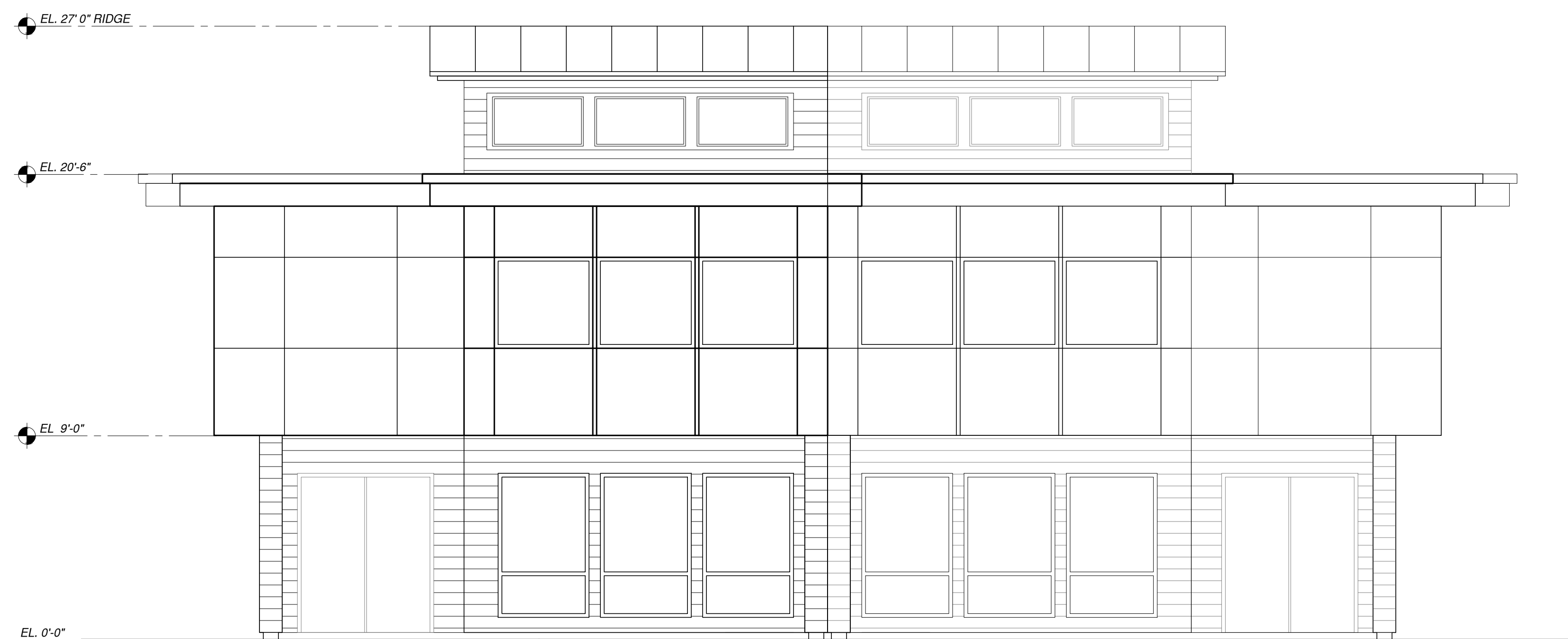
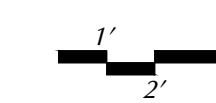
1 FIRST FLOOR (715 S.F.)





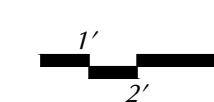
3 SOUTH ELEVATION

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



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

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



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

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

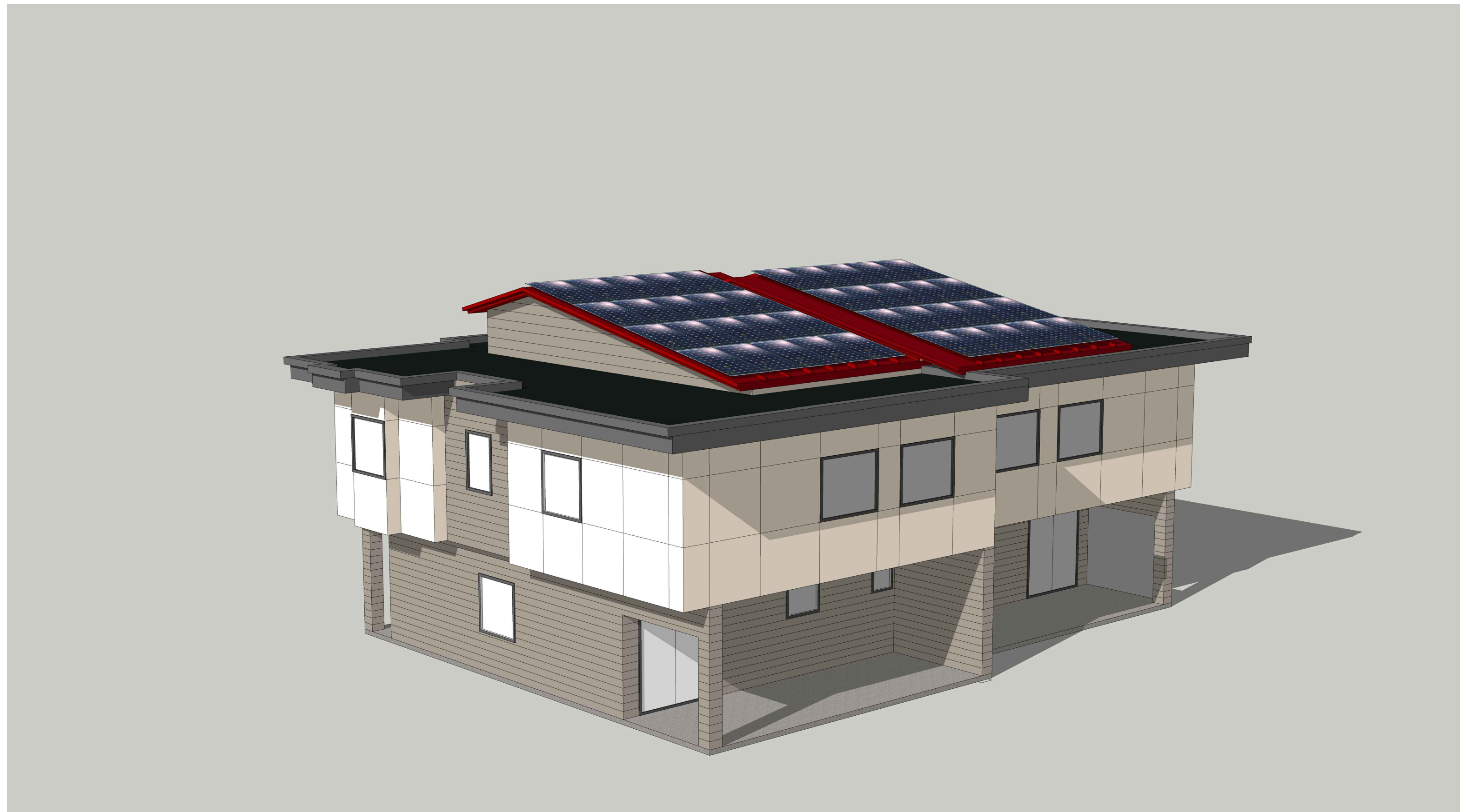


COMSTOCK COMMONS
200 SAN MARIN DRIVE, NOVATO, CA 94945

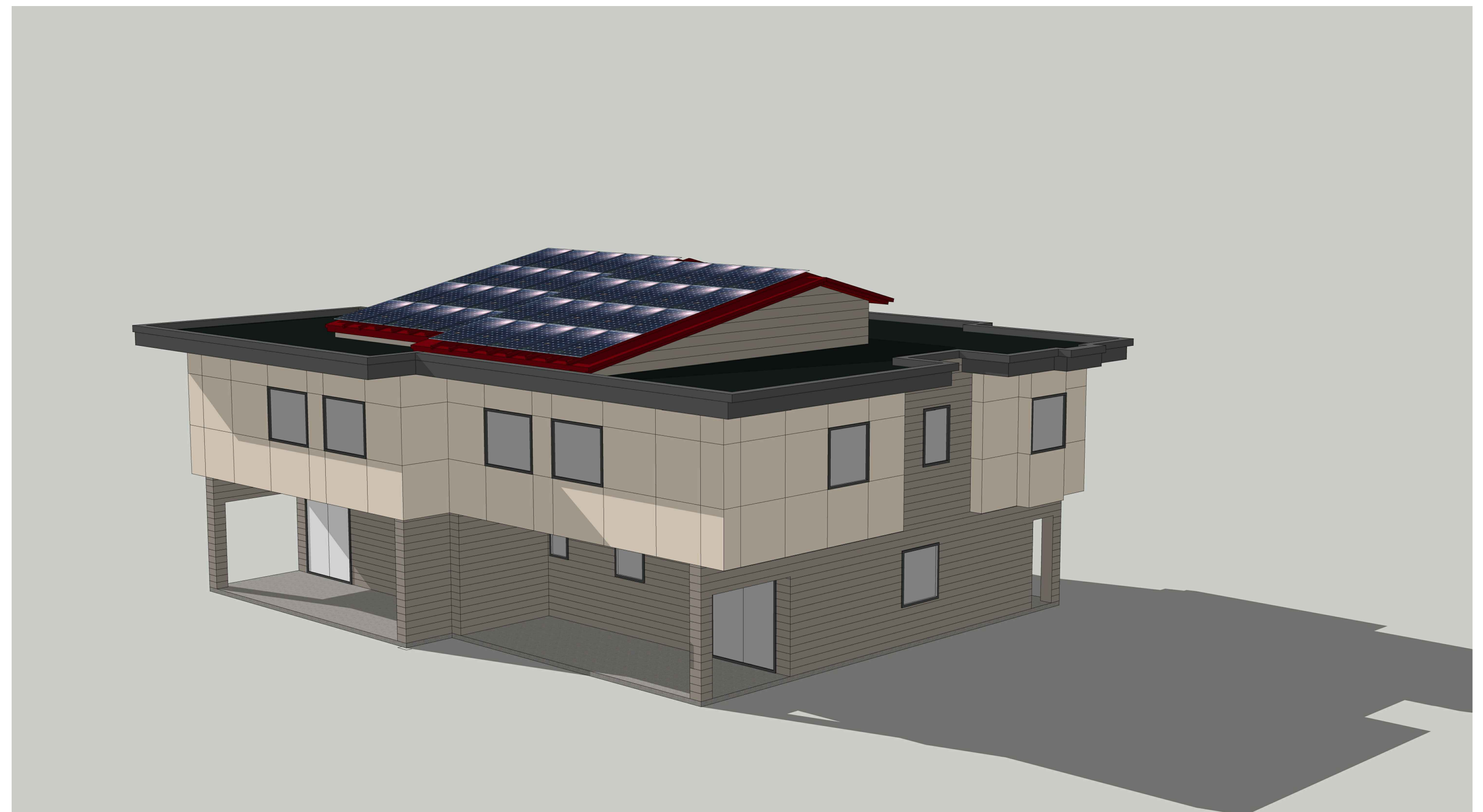
MARCH 16, 2020

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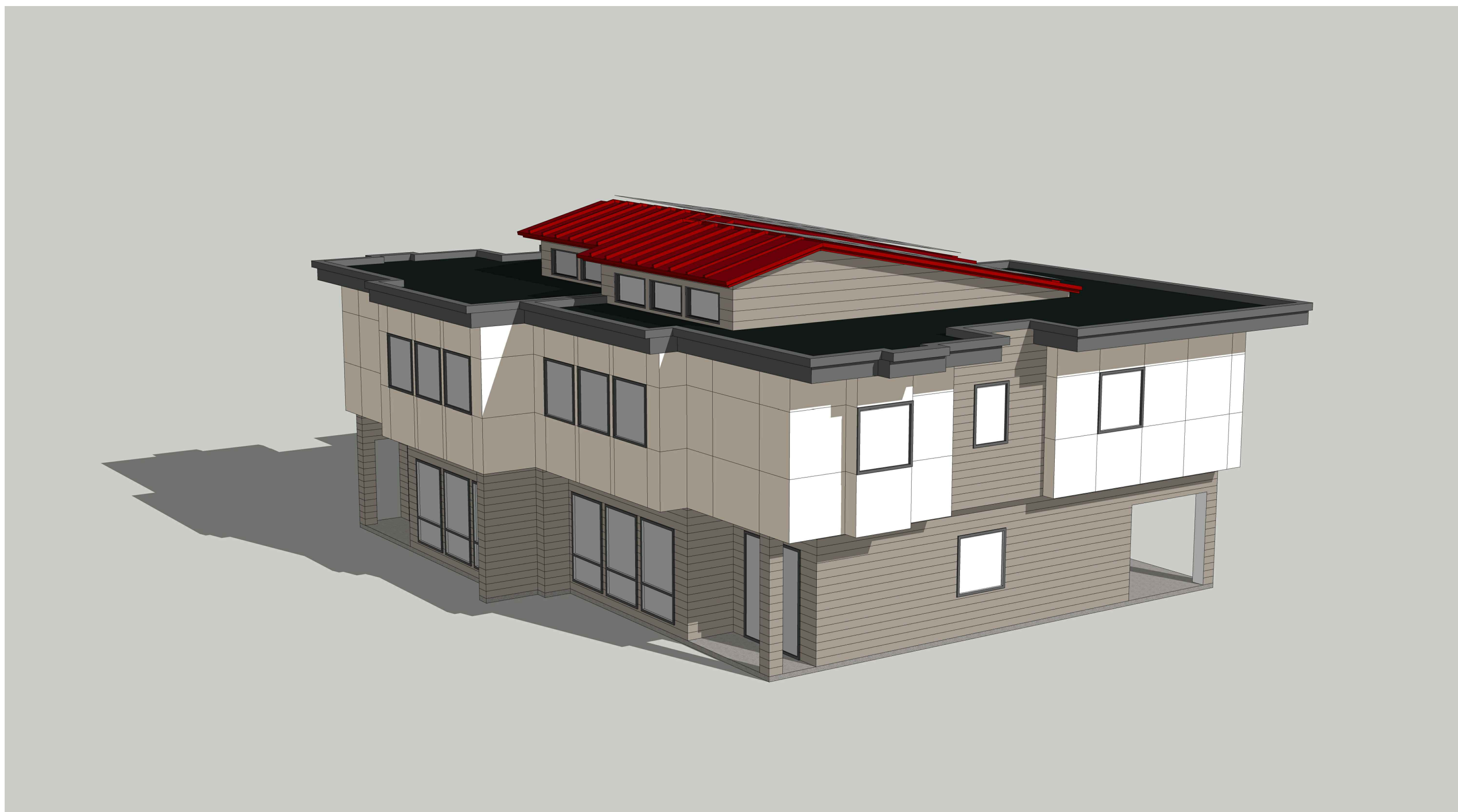
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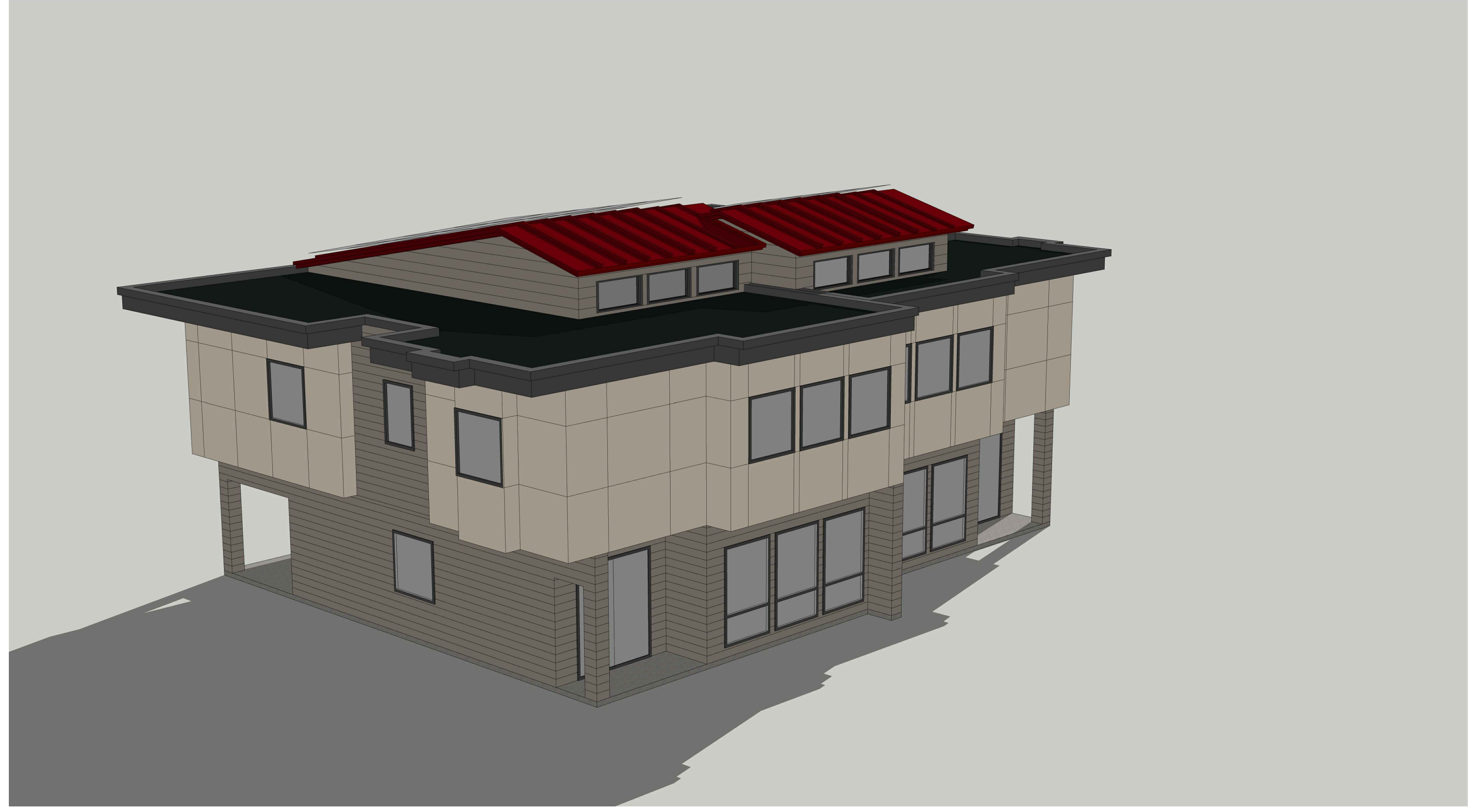
4 VIEW LOOKING NORTHEAST



2 VIEW LOOKING NORTHWEST



3 VIEW LOOKING SOUTHEAST



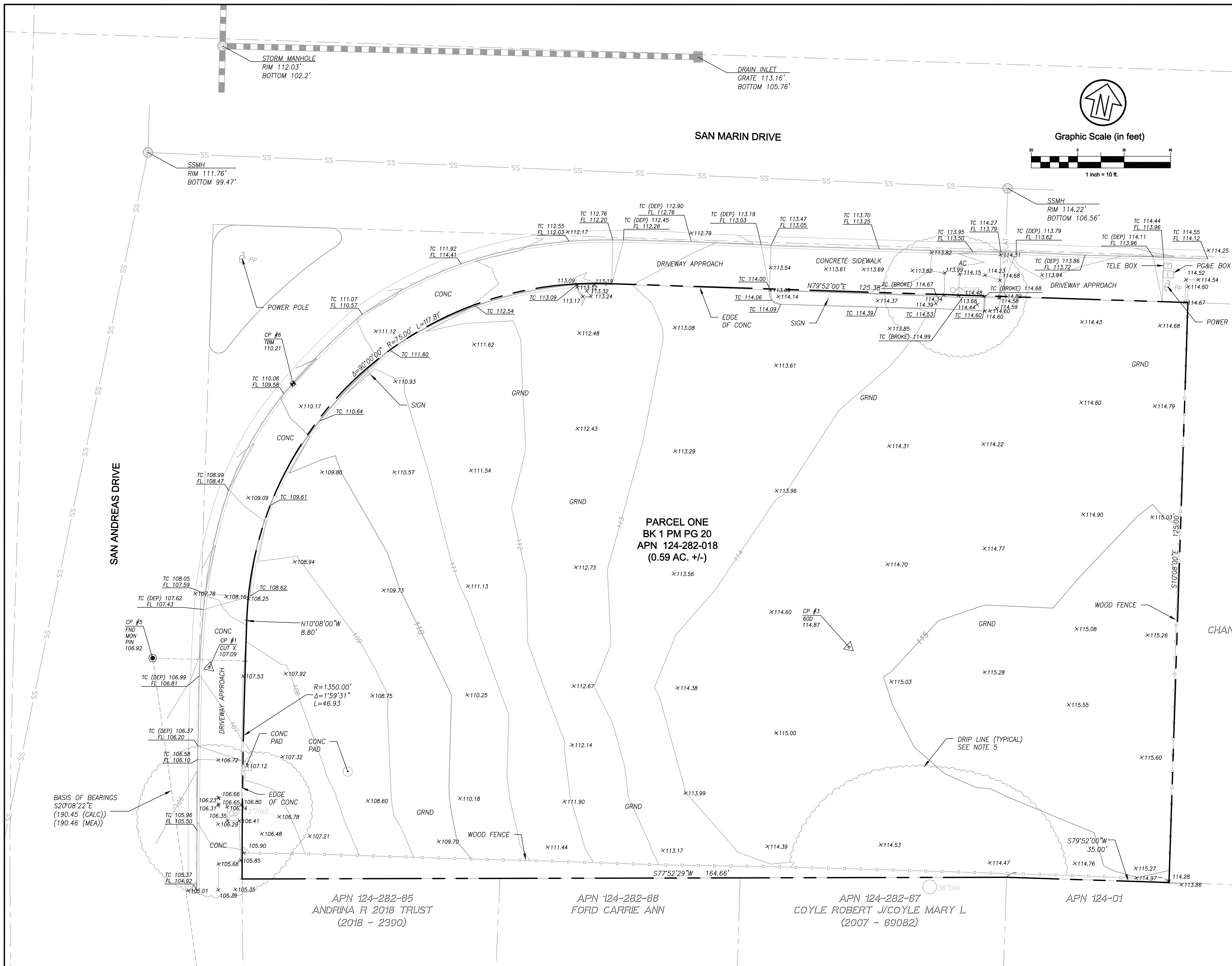
1 VIEW LOOKING SOUTHWEST

COMSTOCK COMMONS
200 SAN MARIN DRIVE, NOVATO, CA 94945

MARCH 16, 2020

R1.0

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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.

**PARCEL ONE
 BK 1 PM PG 20
 APN 124-282-018
 (0.59 AC. +/-)**

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

PRELIMINARY

Rev	Date	Description	Designed	Drawn	Checked
03/10/2020		AMENDED BUILDING AND SITE PLAN			
10/12/18		SUBMITTED TO CLIENT FOR AGENCY REVIEW			

CSW | ST 2
CSW/Stuber-Stroeh Engineering Group, Inc.
 Civil & Structural Engineers | Surveying & Mapping | Environmental Planning
 Land Planning | Construction Management
 45 Leveroni Court
 Novato, CA 94949
 tel: 415.883.9850
 fax: 415.883.9835
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City	Novato
County	Marin
State	California

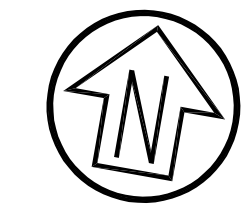
**COMSTOCK COMMONS
 EXISTING CONDITION PLAN
 COMSTOCK COMMONS, LLC**

Prepared Under the Direction of:

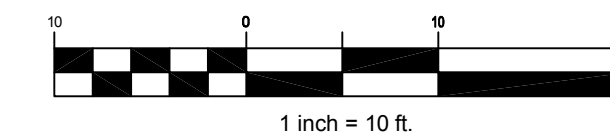
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Date:	06/21/18
Project Number:	5.1530.00
Plan File:	D-XXXX

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SAN MARIN DRIVE



Graphic Scale (in feet)



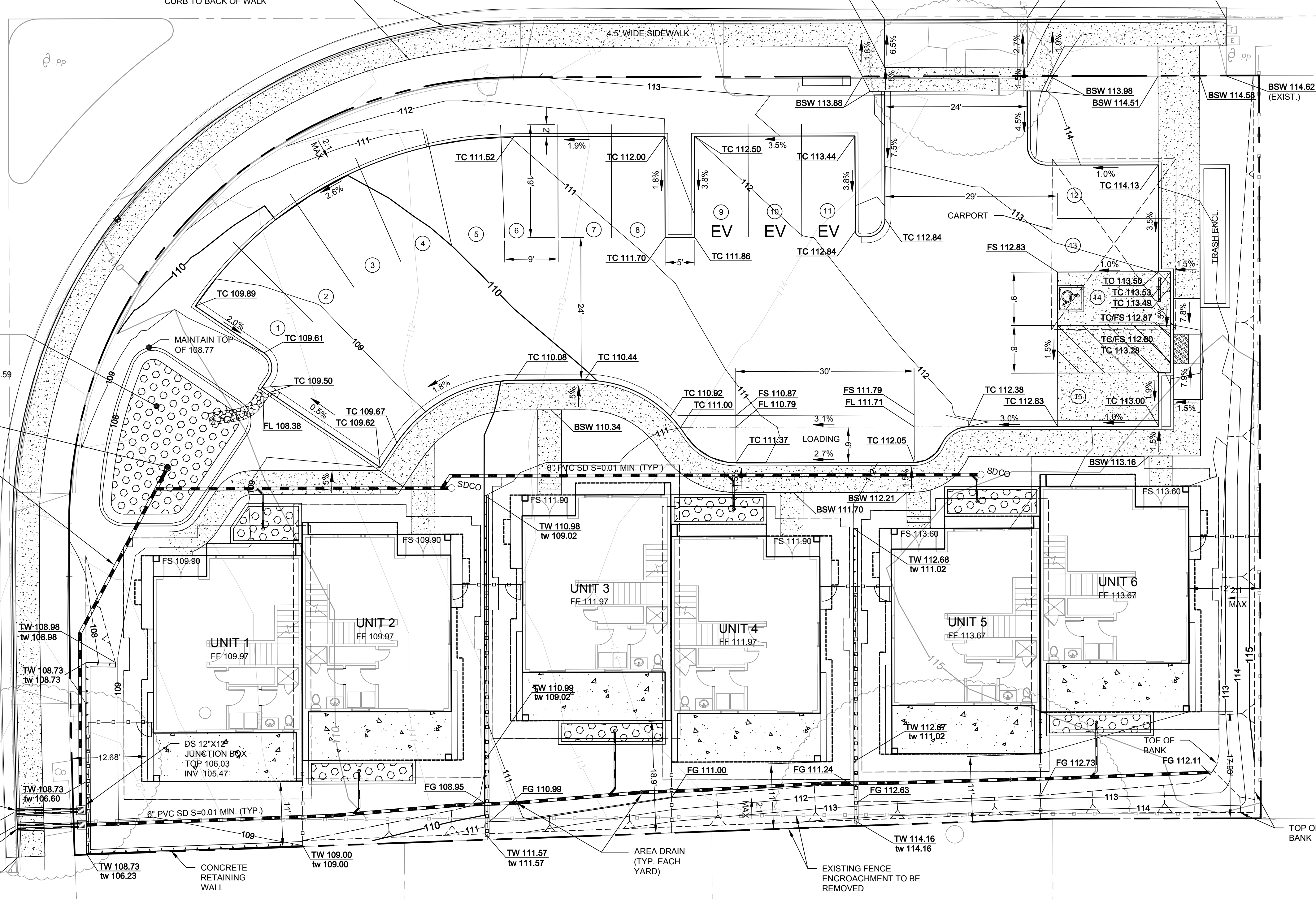
REMOVE EXISTING CURB GUTTER AND SIDEWALK AND DRIVEWAYS. PROPOSED CURB, GUTTER AND SIDEWALK (4.5' FROM FACE OF CURB TO BACK OF WALK)

4.5' WIDE SIDEWALK

STORMWATER TREATMENT BASIN
TOP 108.77 MIN
TOP SOIL LAYER (TSL) 108.09
TOP GRAVEL LAYER (TGL) 106.59

OVERFLOW DRAIN
TOP 108.77
6" INV. 106.09
62LF 6" PVC SD S=0.01

SAN ANDREAS DRIVE



GRADING QUANTITIES

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

- 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:
 - 12" THICK PAVEMENT SECTION
 - 12" THICK FOUNDATION SECTION
- THE EARTHWORK QUANTITIES ABOVE HAVE NOT BEEN ADJUSTED TO ACCOUNT FOR:
 - TRENCH SPOILS
 - CLEARING AND GRUBBING INCLUDING REMOVAL OF EXISTING PAVEMENT SECTIONS OR UNACCEPTABLE SOILS
 - BULKING OR SHRINKAGE
 - OVER-EXCAVATION AND RE-COMPACTION
- THE EARTHWORK QUANTITIES ABOVE ARE FOR PLANNING PURPOSES ONLY.

PRELIMINARY

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03/10/2020		AMENDED BUILDING AND SITE PLAN			
10/12/18		SUBMITTED TO CLIENT FOR AGENCY REVIEW			

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 County: Marin
 State: California

COMSTOCK COMMONS
 PRELIMINARY GRADING & DRAINAGE PLAN
 COMSTOCK COMMONS, LLC

Prepared Under the Direction of:

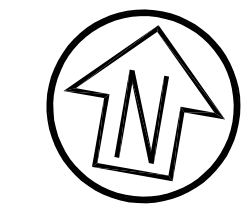
 WAYNE F. LEACH
 No. 54306
 CIVIL
 STATE OF CALIFORNIA

Sheet **C1.0**

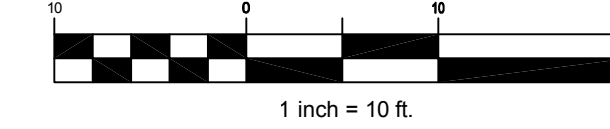
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 Project Number: 5.1530.00
 Plan File: D-XXXX-XX

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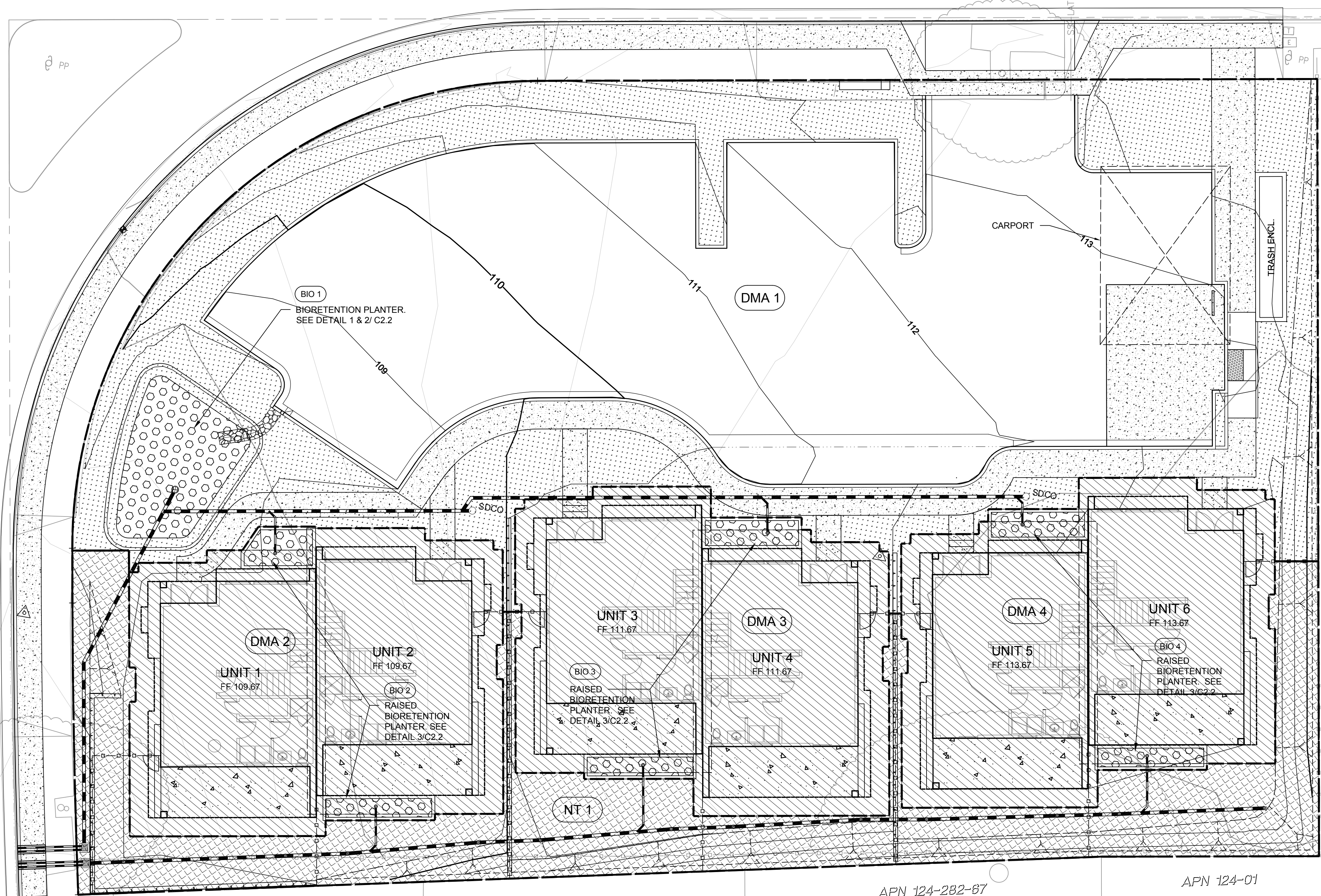
SAN MARIN DRIVE



Graphic Scale (in feet)



SAN ANDREAS DRIVE



APN 124-282-47
CHANG YU-DER/CHANG HELEN
(2009 - 26796)

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME		
DMA 1	0	ROOF	1.0	0	BIO AREA 1		
	8979	PAVEMENT	1.0	8979	IMP SIZING FACTOR	MIN. IMP SIZE (SF)	PRO. IMP SIZE (SF)
	3684	LANDSCAPE	0.1	368			
TOTAL >				9347	0.04	374	368

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME		
DMA 2	2709	ROOF	1.0	2709	BIO AREA 2		
	0	PAVEMENT	1.0	0	IMP SIZING FACTOR	MIN. IMP SIZE (SF)	PRO. IMP SIZE (SF)
	0	LANDSCAPE	0.1	0			
TOTAL >				2709	0.04	108	110

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME		
DMA 3	2719	ROOF	1.0	2719	BIO AREA 3		
	0	PAVEMENT	1.0	0	IMP SIZING FACTOR	MIN. IMP SIZE (SF)	PRO. IMP SIZE (SF)
	0	LANDSCAPE	0.1	0			
TOTAL >				2719	0.04	109	111

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME		
DMA 4	2719	ROOF	1.0	2719	BIO AREA 4		
	0	PAVEMENT	1.0	0	IMP SIZING FACTOR	MIN. IMP SIZE (SF)	PRO. IMP SIZE (SF)
	0	LANDSCAPE	0.1	0			
TOTAL >				2719	0.04	109	111

SELF TREATING	
SELF TREATING NAME	SELF TREATING AREA (SF)
ST 1	N/A

NOT TREATING	
NOT TREATING NAME	NOT TREATING AREA (SF)
NT 1	2980

LEGEND

- BIORETENTION AREA
- SELF-TREATING AREA
- NOT TREATED AREA
- IMPERVIOUS AREA (PAVEMENT / HARDSCAPE)
- IMPERVIOUS AREA (ROOF)
- PERVIOUS AREA (LANDSCAPE)
- DRAINAGE MANAGEMENT AREA
- BMP IDENTIFICATION
- WATER SHED IDENTIFICATION

BEST MANAGEMENT PRACTICES PRELIMINARY

Rev	Date	Description	Designed	Drawn	Checked
03/10/2020		AMENDED BUILDING AND SITE PLAN			
10/12/18		SUBMITTED TO CLIENT FOR AGENCY REVIEW			

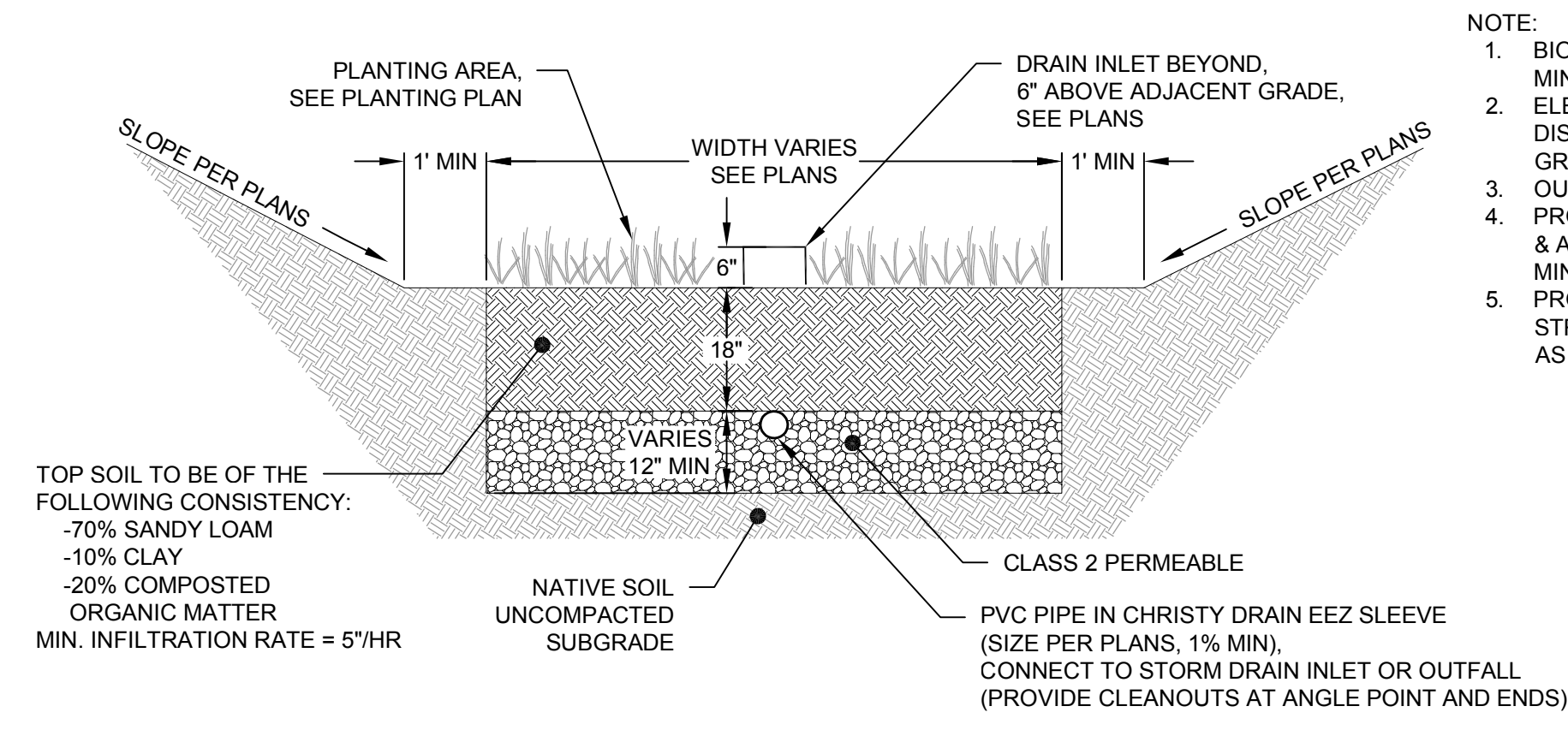
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City: Novato
 County: Marin
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COMSTOCK COMMONS
PRELIMINARY STORMWATER TREATMENT PLAN
COMSTOCK COMMONS, LLC

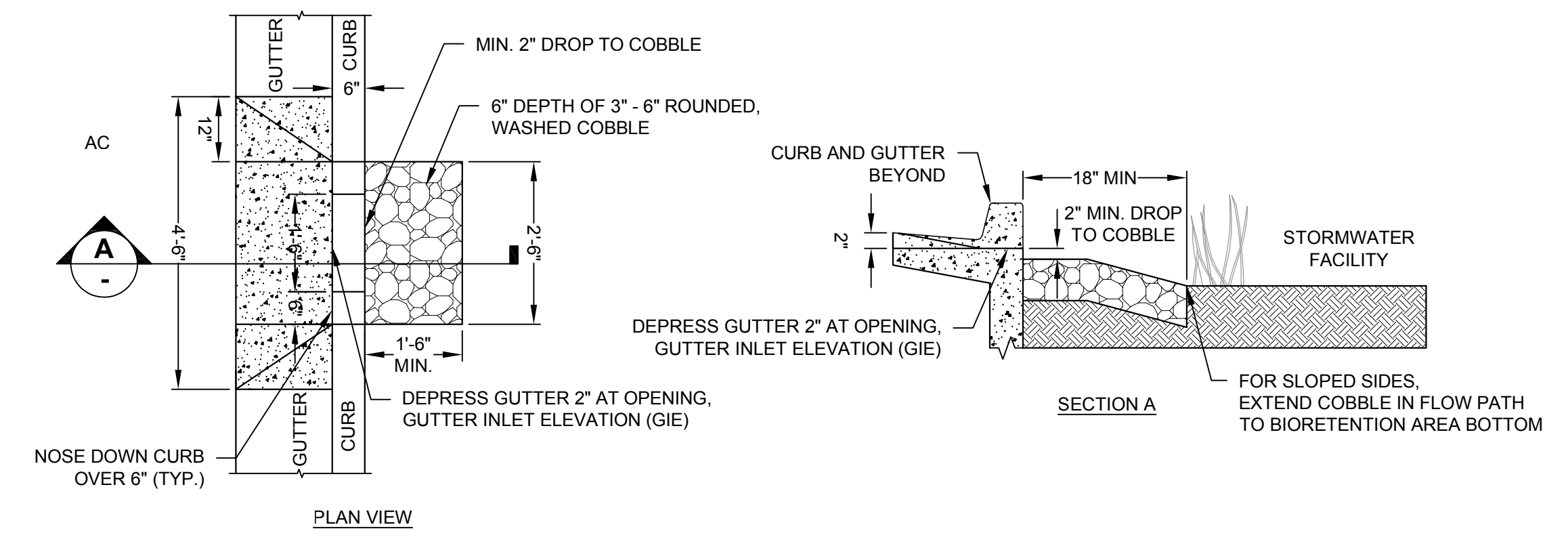
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 REGISTERED PROFESSIONAL ENGINEER
 No. 54306
 CIVIL
 STATE OF CALIFORNIA

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 Date: 06/21/18
 Project Number: 5.1530.00
 Plan File: D-XXXX-XX

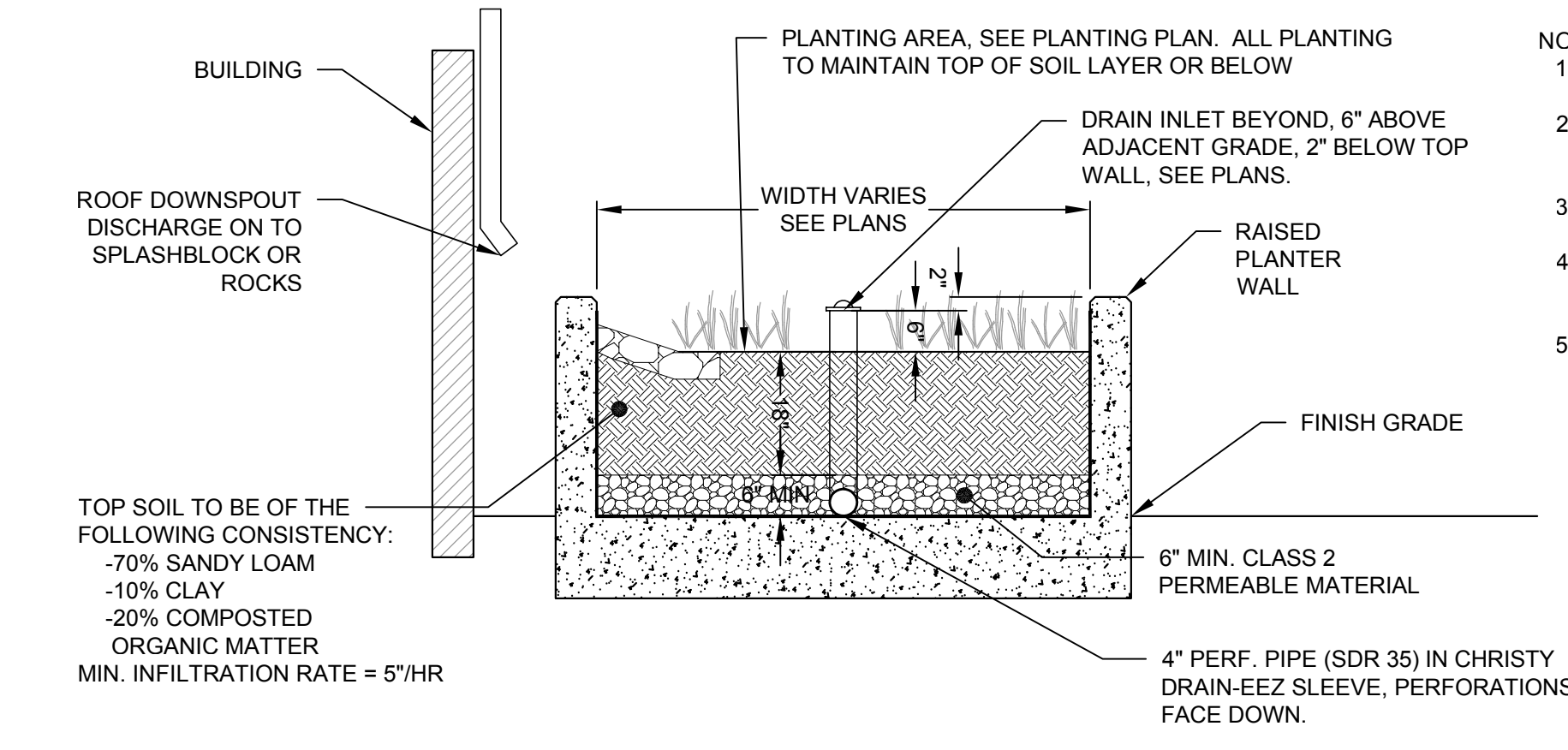


- NOTE:
1. BIORETENTION AREAS HAVE A MINIMUM DEPTH OF 6".
 2. ELEVATION OF UNDERDRAIN DISCHARGE IS AT TOP OF GRAVEL LAYER.
 3. OUTLET THRU CURB.
 4. PROVIDE CLEANOUTS AT ENDS & ANGLE POINTS WITH TOP 2" MIN. ABOVE OVERFLOW LEVEL.
 5. PROVIDE BUILDING AND STRUCTURE WATERPROOFING AS NECESSARY.

1 BIORETENTION AREA DETAIL
SCALE: 1" = 1'



2 CURB CUT INLET WITH GRAVEL ENERGY DISSIPATION
SCALE: 1" = 1'



- NOTE:
1. BIORETENTION AREAS HAVE A MINIMUM DEPTH OF 6".
 2. ELEVATION OF UNDERDRAIN DISCHARGE IS AT TOP OF GRAVEL LAYER.
 3. CONNECT TO STORMDRAIN INLET OR OUTFALL.
 4. PROVIDE CLEANOUTS AT ENDS & ANGLE POINTS WITH TOP 2" MIN. ABOVE OVERFLOW LEVEL.
 5. PROVIDE BUILDING AND STRUCTURE WATERPROOFING AS NECESSARY.

3 RAISED BIORETENTION PLANTER
SCALE: 1" = 1'

PRELIMINARY

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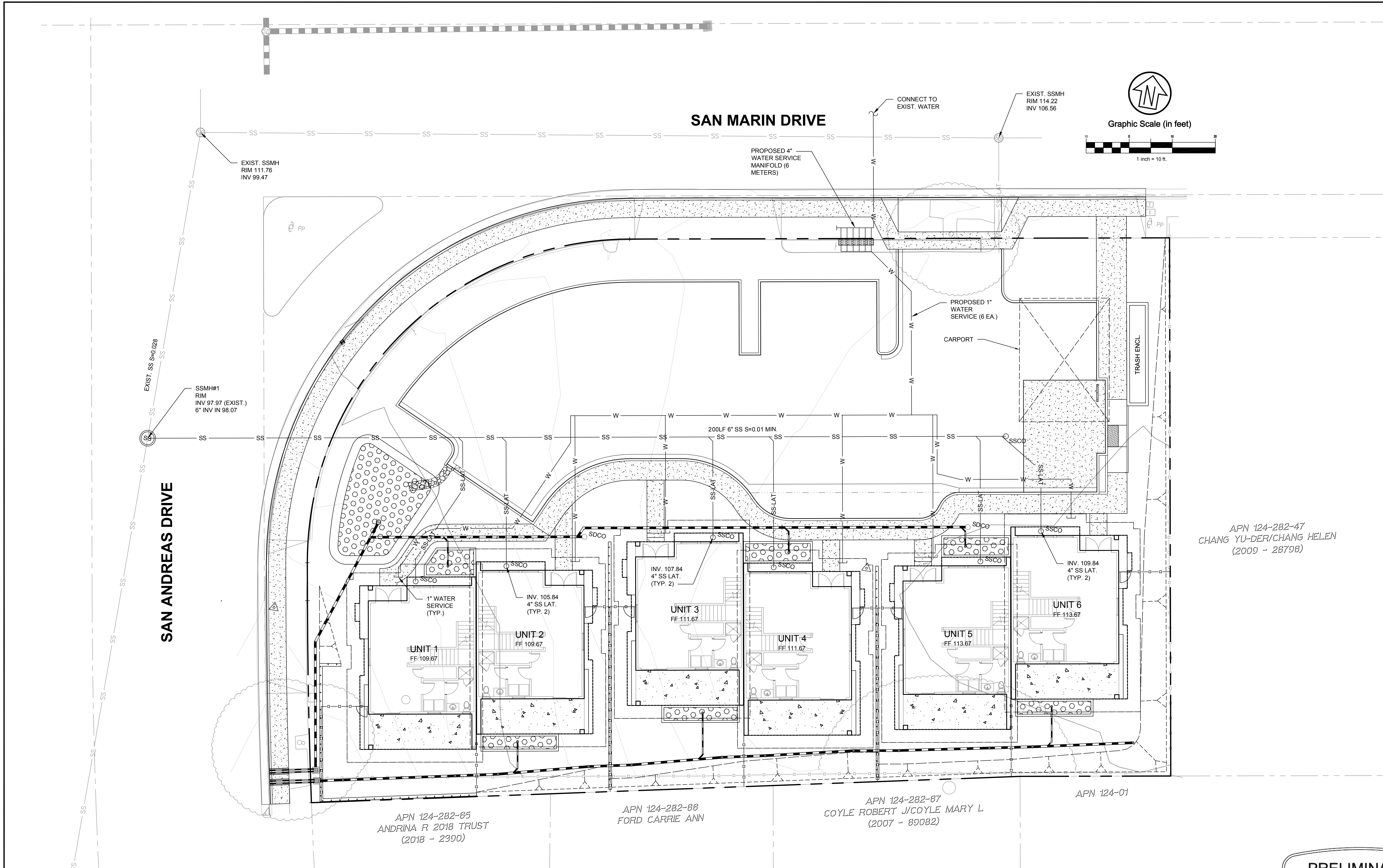
City	Novato
County	Marin
State	California

COMSTOCK COMMONS
 PRELIMINARY STORMWATER TREATMENT DETAILS
 COMSTOCK COMMONS, LLC

Prepared Under the Direction of: **Wayne F. Leach**
 REGISTERED PROFESSIONAL ENGINEER
 No. 54306
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Sheet **C2.1**
 Scale: AS SHOWN
 Date: 06/21/18
 Project Number: 5.1530.00
 Plan File: D-XXXX-

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

APN 124-282-85
 ANDRINA R 2018 TRUST
 (2018 - 2390)

APN 124-282-86
 FORD CARRIE ANN

APN 124-282-87
 COYLE ROBERT J/COYLE MARY L
 (2007 - 89082)

APN 124-01

PRELIMINARY

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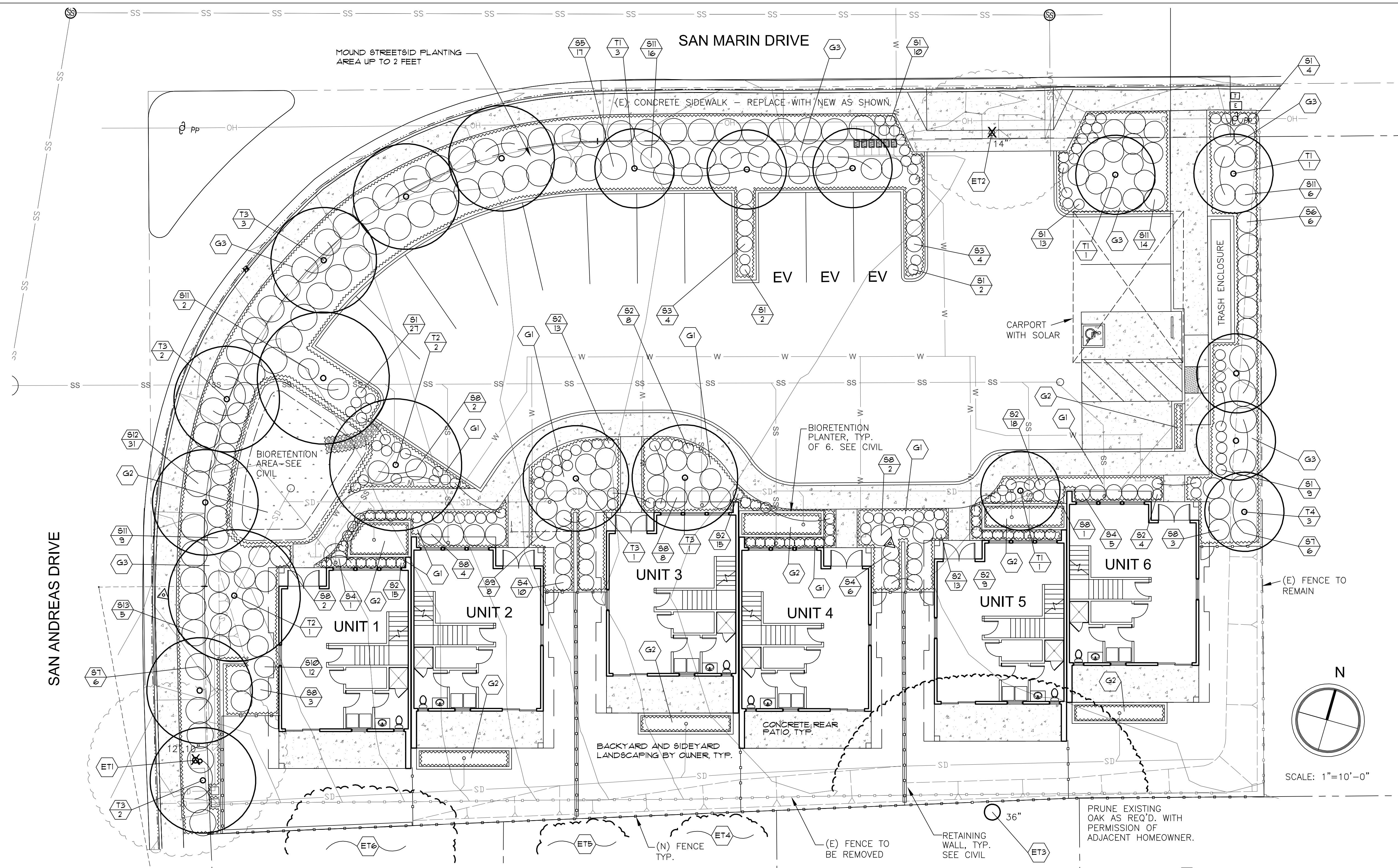
COMSTOCK COMMONS
 PRELIMINARY UTILITY PLAN
 COMSTOCK COMMONS, LLC

Prepared Under the Direction of:

 WAYNE F. LEACH
 No. 54306
 CIVIL
 STATE OF CALIFORNIA

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

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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

(ET1) INDICATES EXISTING TREE KEY

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

(S1) INDICATES PLANT KEY
(3) INDICATES PLANT QUANTITY

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.	3	
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	FRUNUS LAUROCERASUS 'ZABELIANA' — ZABEL LAUREL	5 G.C.	-	
S8	PITTOSPORUM TOBIRA 'VARIEGATA' — 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.	-	
S12	COTONEASTER D. 'LOWFAST' — BEARBERRY	5 G.C.	-	
S13	SALVIA LEUCANTHA 'MIDNIGHT' — MEXICAN BUSH SAGE	5 G.C.	-	
GROUNDCOVERS				
G1	FRAGARIA CHILOENSIS — BEACH STRAWBERRY	FLATS	AS REQ.	SPACE TRI. @ 12" O.C.
G2	DELTA BLUEGRASS BIOFILTRATION 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
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PRELIMINARY
LANDSCAPE PLAN

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

PL-1

SHT. ___ OF ___
REVISIONS

NO.	DATE	REVISIONS
1	02-20-20	MISC.