



Drawing List - Architectural	
Sheet Number	Sheet Name
A000	Cover Sheet
A002	Area Calculations
A003	Survey
A100	Site Plan
A201	Garage Floor Plan
A202	Floor Plans Levels 2 & 3
A203	Floor Plans Levels 4 & 5
A204	Level 6 and Roof Plan
A500	Elevations
A501	Elevations

Drawing List-Base Density Project	
Sheet Number	Sheet Name
A002-BD	Area Calculations
A100-BD	Site Plan
A201-BD	Garage Floor Plan
A202-BD	Floor Plans Levels 2 & 3
A203-BD	Floor Plans Levels 4 & 5
A204-BD	Roof Plan
A500-BD	Elevations
A501-BD	Elevations

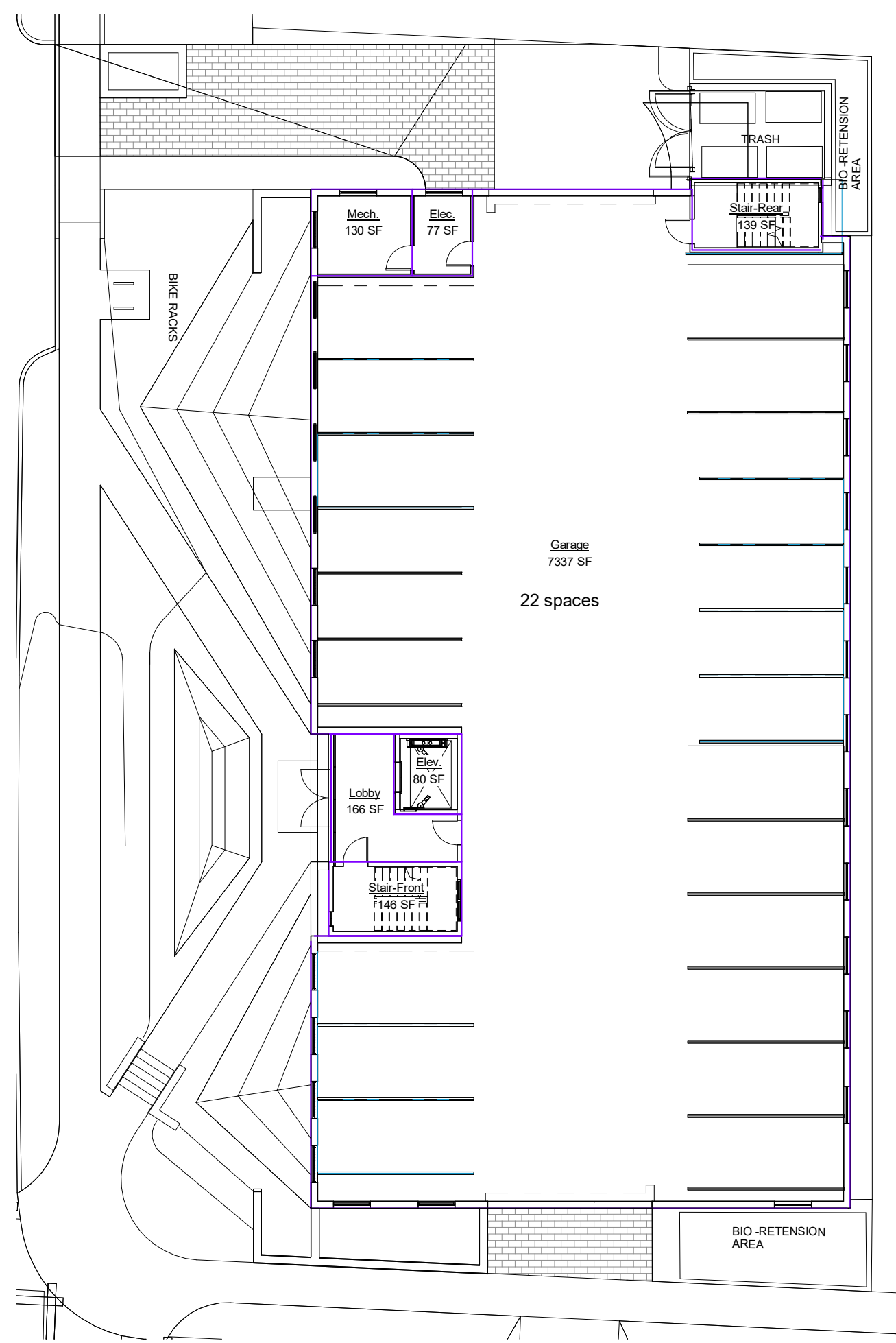
Drawing List - Landscape	
Sheet Number	Sheet Name
L1	Streetscape View
L2	Street Level Plan
L3	Roof Level Plan
L4	Roof Terrace



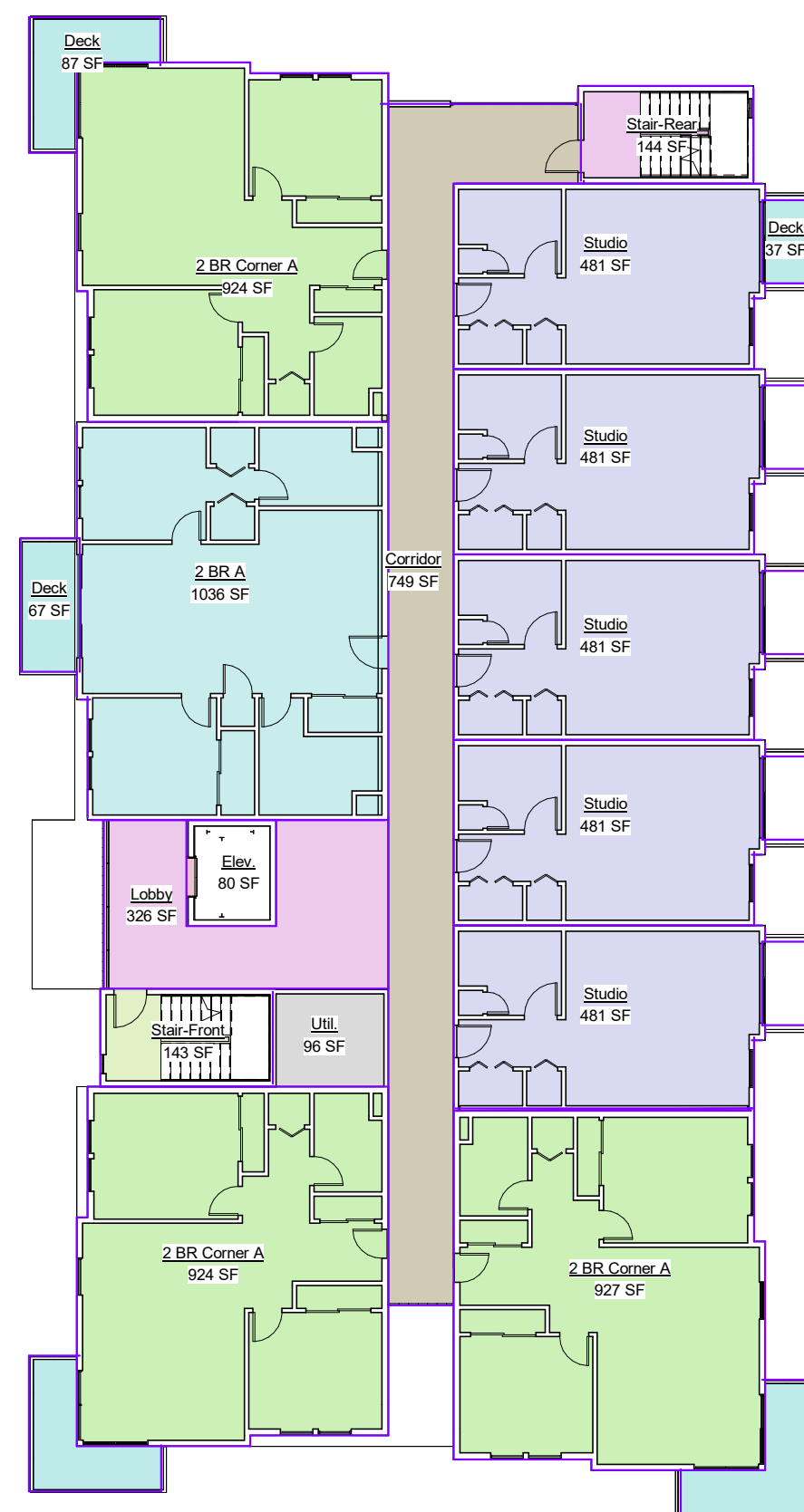
Residences at 4th and Grand
Cover Sheet

Project Number: 221003
 Date: 6/10/22
 Drawn by: CR
 Checked by: CR Scale:

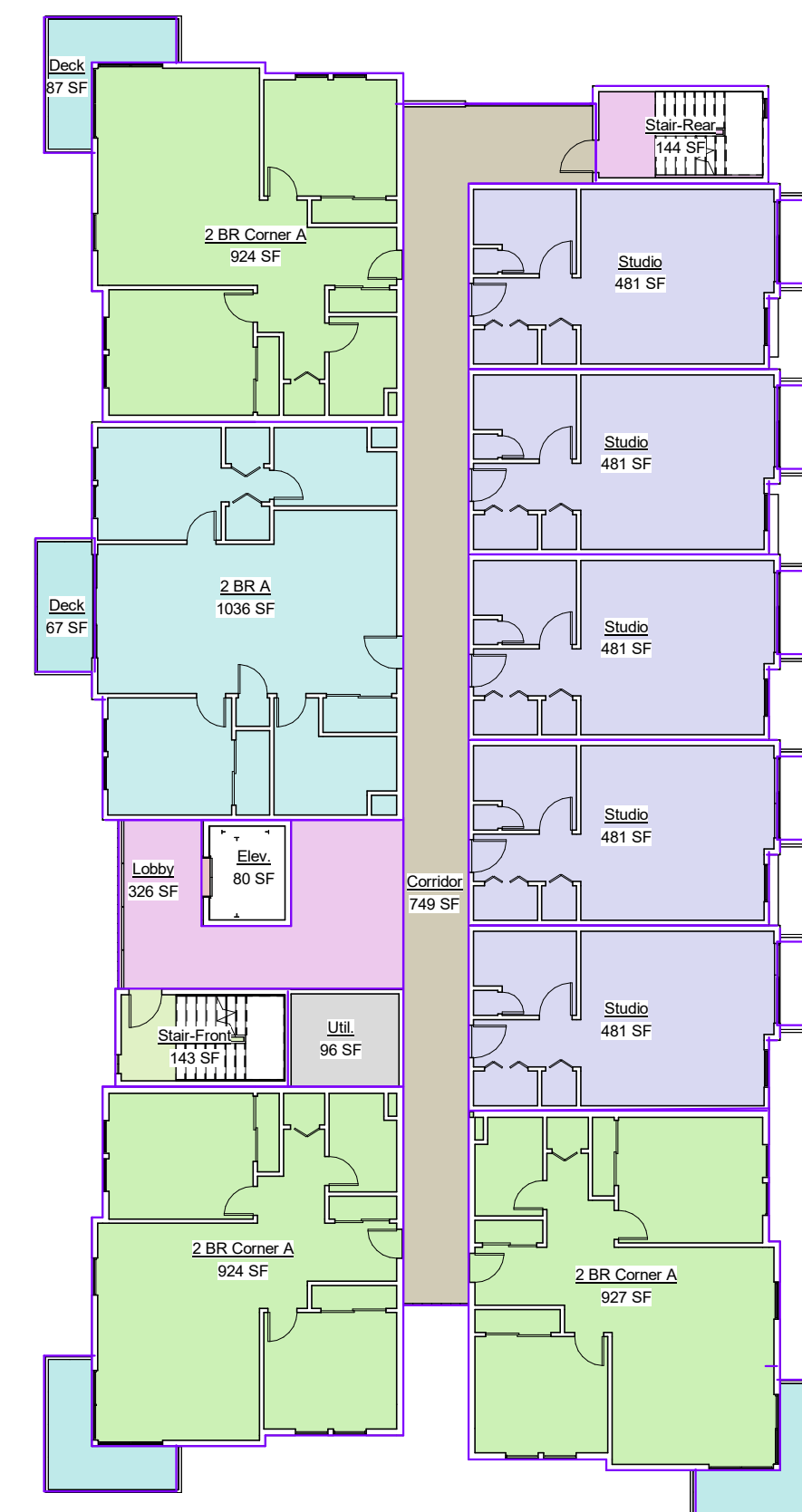
A000



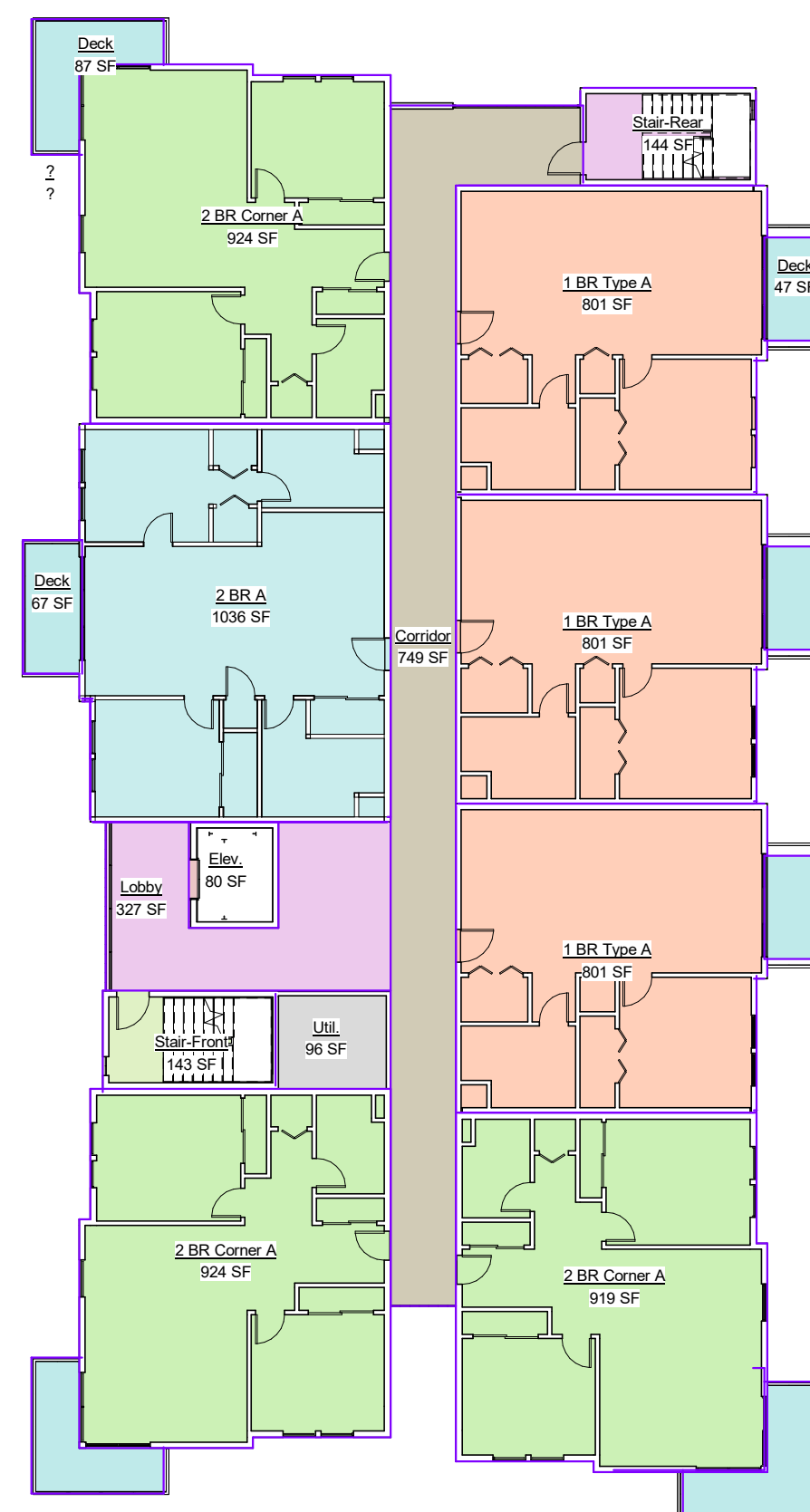
1 Level 1 Garage
1/16" = 1'-0"



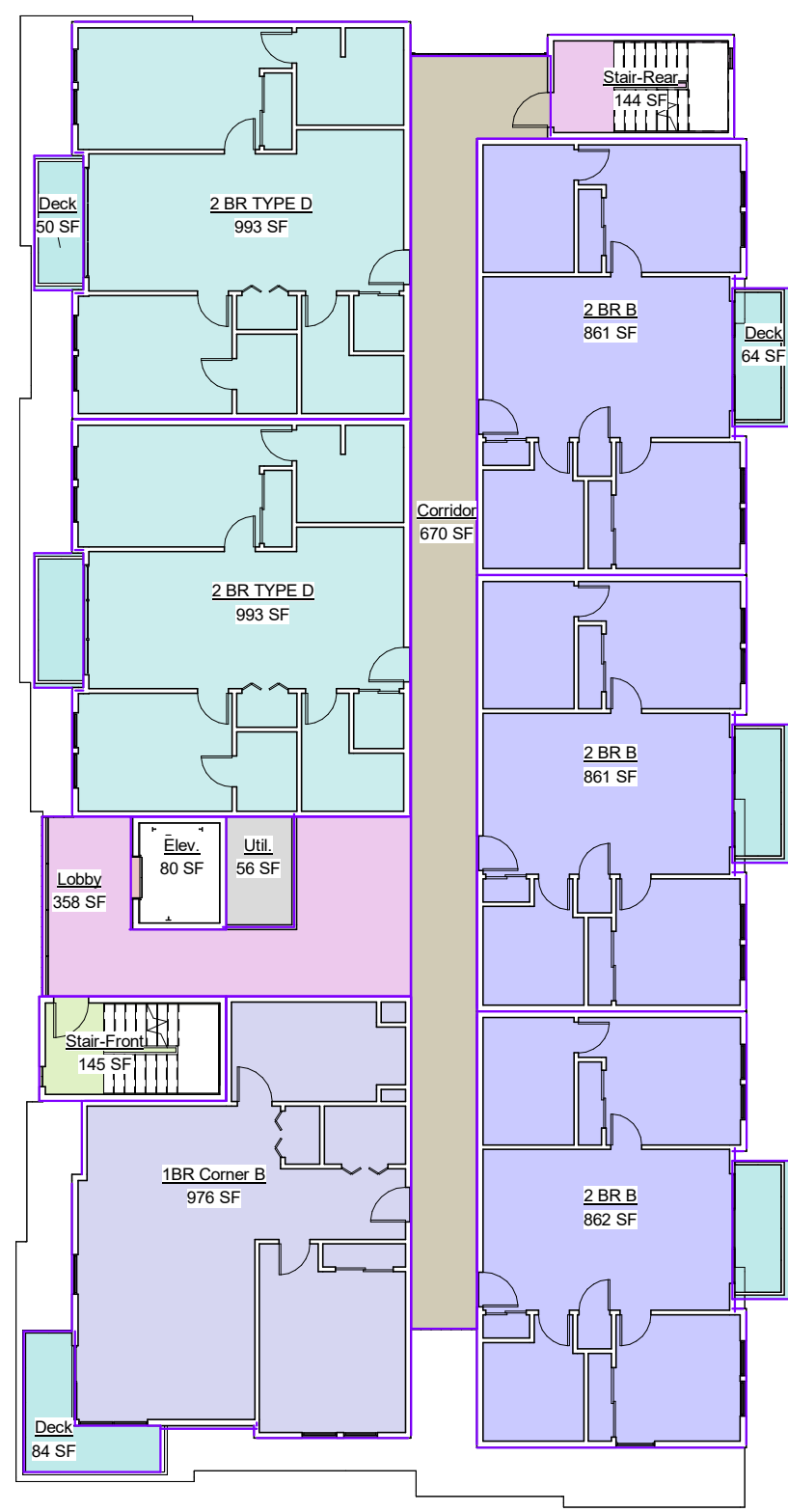
2 Level 2
1/16" = 1'-0"



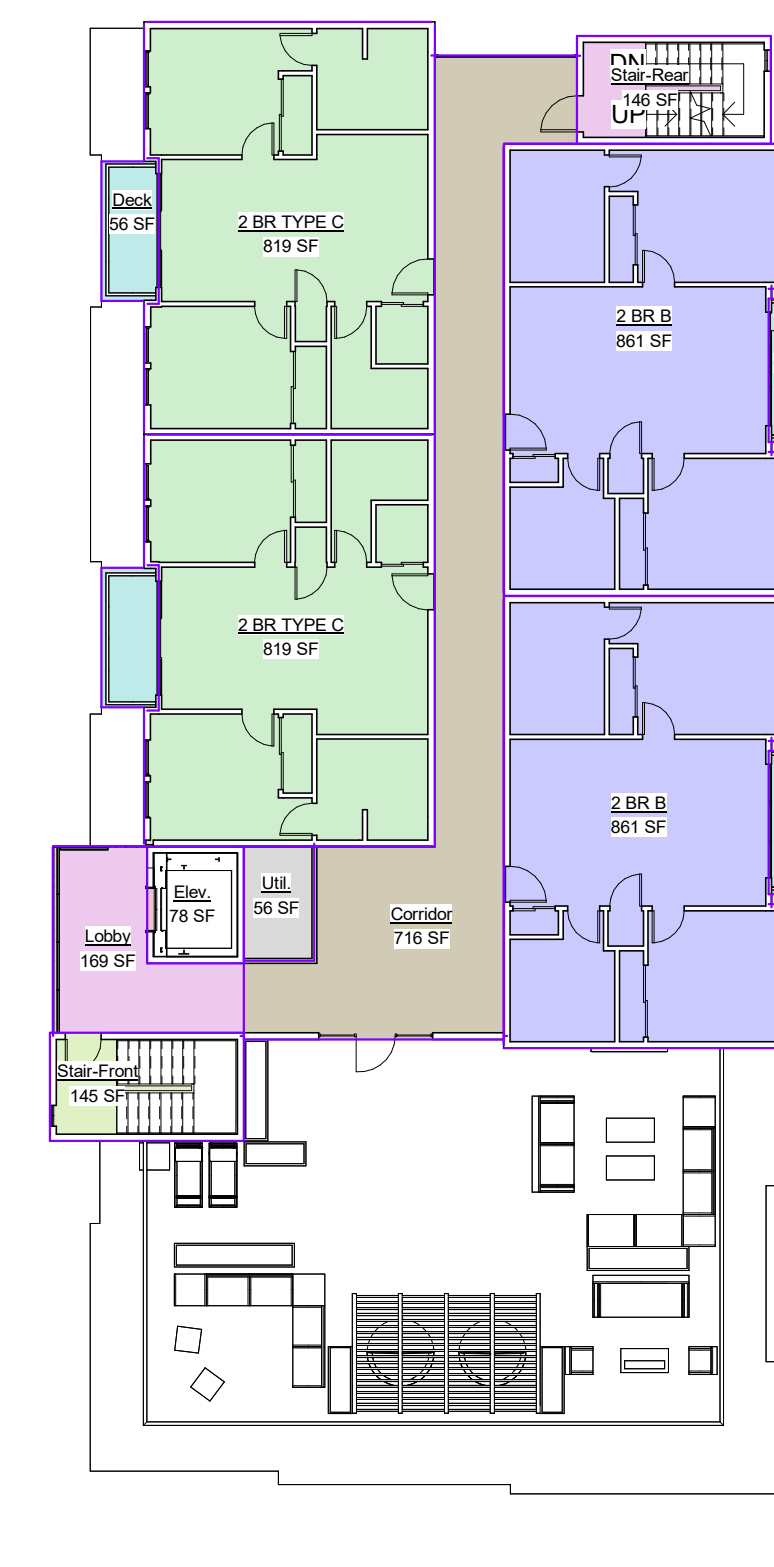
3 Level 3
1/16" = 1'-0"



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



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



6 Level 6
1/16" = 1'-0"

UNIT AND DECKS AREAS	SUBMITTAL SET	UNIT AREA	DECK AREA
Studio		481 SF	37 SF
1 BR TYPE A		801 SF	47 SF
1 BR TYPE B		924 SF	84 SF
2 BR Corner A		924 SF	87 SF
2 BR TYPE A		1,036 SF	67 SF
2 BR TYPE B		861 SF	64 SF
2 BR TYPE C		819 SF	56 SF
2 BR Type D		993 SF	50 SF

FLOOR AREA TOTALS BY FLOOR AND TOTAL BUILDING AREAS

BUILDING: 4 STORIES + GARAGE

LEVEL 1	Quantity	Unit Area	Tot. Units	Deck Area	Tot.Decks
Garage			7,342		
Lobby			166		
Elevator			80		
Stairs			285		
Mechanical			130		
Electrical			77		
Total Floor Area This Level			8,080		

LEVEL 2	Quantity	Unit Area	Tot. Units	Deck Area	Tot.Decks
1 BR TYPE A	0	801	-	47	-
2 BR Corner A	3	924	2,772	87	261
2 BR TYPE A	1	1,036	1,036	67	67
2 BR TYPE B	0	861	-	64	-
2 BR TYPE D	0	993	-	50	-
Studio Units	5	481	2,405	37	185
Totals	9		6,213		513

Circulation			1,538		
Total Floor Area This Level			7,751		

LEVEL 3	Quantity	Unit Area	Tot. Units	Deck Area	Tot.Decks
1 BR TYPE A	0	801	-	47	-
2 BR Corner A	3	924	2,772	87	261
2 BR TYPE A	1	1,036	1,036	67	67
2 BR TYPE B	0	861	-	64	-
2 BR TYPE D	0	993	-	50	-
Studio Units	5	481	2,405	37	185
Totals	9		6,213		513

Circulation			1,538		
Total Floor Area This Level			7,751		

LEVEL 4	Quantity	Unit Area	Tot. Units	Deck Area	Tot.Decks
1 BR TYPE A	3	801	2,403	47	141
2 BR Corner A	3	924	2,772	87	261
2 BR TYPE A	1	1,036	1,036	67	67
2 BR TYPE B	0	801	-	64	-
2 BR TYPE D	0	993	-	50	-
Studio Units	0	481	-	37	-
Totals	7		6,211		469

Circulation			1,539		
Total Floor Area This Level			7,750		

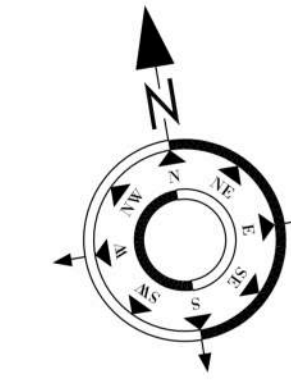
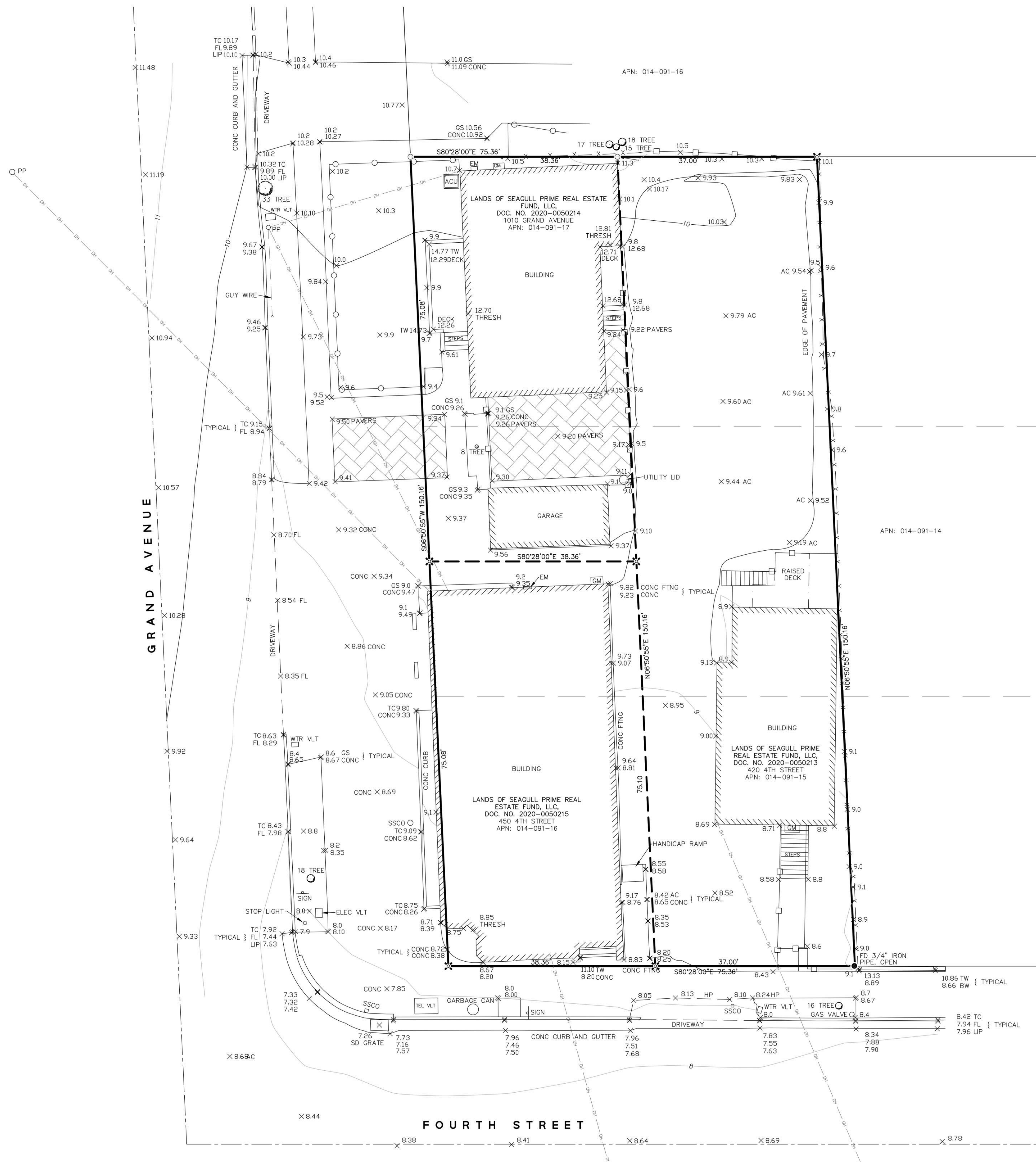
LEVEL 5	Quantity	Unit Area	Tot. Units	Deck Area	Tot.Decks
1 BR CORNER B	1	861	861	47	47
2 BR Corner A	0	924	-	87	-
2 BR TYPE A	0	1,036	-	67	-
2 BR TYPE B	3	861	2,583	64	192
2 BR TYPE D	2	993	1,986	50	100
Studio Units	0	481	-	37	-
Totals	6		5,430		339

Circulation			1,453		
Total Floor Area This Level			6,883		

LEVEL 6	Quantity	Unit Area	Tot. Units	Deck Area	Tot.Decks
1 BR TYPE A	0	801	-	47	-
2 BR Corner A	0	924	-	84	-
2 BR TYPE A	0	1,036	-	87	-
2 BR TYPE B	2	861	1,722	64	128
2 BR TYPE C	2	819	1,638	56	112
Studio Units	0	481	-	37	-
Totals	4		3,360		240

Circulation			1,310		
Total Floor Area This Level			4,670		

Grand Totals	35		42,885		2,074
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GRAPHIC SCALE



LEGEND:

- AC ASPHALTIC CONCRETE
- ACU AIR CONDITIONING UNIT
- BW BOTTOM OF WALL
- CONC CONCRETE
- EM ELECTRIC METER
- FL FLOW LINE
- FTNG FOOTING
- GM GAS METER
- GS GROUNDSHOT
- HP HINGE POINT
- PP POWER POLE
- SD SANITARY DRAIN
- SSCO SANITARY SEWER CLEAN OUT
- TC TOP OF CURB
- TEL TELEPHONE
- TW TOP OF WALL
- VL VLT VAULT
- WTR WATER
- X10.3 INDICATES GROUNDSHOT
- O 12TREE INDICATES TREE SIZE AND TYPE
- CED CEDAR
- EUC EUCALYPTUS
- PINE PINE
- RED REDWOOD

- INDICATES SUBJECT BOUNDARY LINE
- INDICATES LOT LINE
- INDICATES MAJOR CONTOUR
- INDICATES MINOR CONTOUR
- - - - - INDICATES OVERHEAD LINE
- - - - - INDICATES INTERIOR SUBJECT BOUNDARY LINE
- INDICATES WOOD FENCE
- X - X - X - INDICATES CHAIN LINK FENCE
- INDICATES WROUGHT IRON FENCE
- - - - - INDICATES LOT LINE PER 1 MAPS 29
- [Hatched Box] INDICATES PAVERS

- NOTES:
- ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 - THE DATE OF THE FIELD SURVEY WAS JULY 12 & 13, 2021.
 - ONLY A SIGNATURE IN BLUE INK INDICATES A TRUE AND ORIGINAL COPY.
 - TOPOGRAPHIC DATA DERIVED FROM HD SCAN
 - CONTOURS ARE SET AT 1 FOOT INTERVALS

- BENCHMARK:
- ⊕ ELEVATIONS WERE DERIVED FROM GPS OBSERVATIONS AND ARE BASED ON NAVD83.

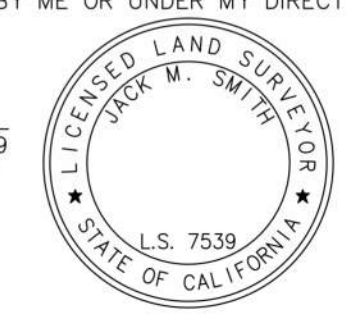
UTILITY NOTE:
 UTILITIES SHOWN ON THIS SURVEY ARE BASED ON SURFACE OBSERVATIONS. NO WARRANTIES ARE EXPRESSED OR IMPLIED CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OR ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL, OR PUBLIC OWNED.
 CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION

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

BASIS OF BEARINGS:
 THE BEARINGS NORTH 80°28'00" WEST OF THE NORTHERLY LINE OF FOURTH STREET, ESTABLISHED FROM FOUND PIPES ON THE RIGHT-OF-WAY LINE AS SAID RIGHT-OF-WAY LINE IS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD ON AUGUST 19, 1966 IN BOOK 6 OF SURVEYS AT PAGE 12, IN THE OFFICE OF THE RECORDER OF MARIN COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

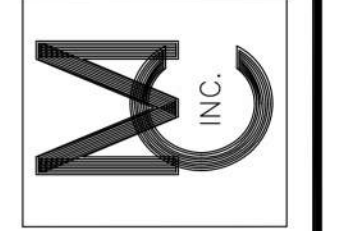
SURVEYOR'S STATEMENT
 THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

Jack M. Smith
 JACK M. SMITH, P.S., #7539
 LICENSE EXPIRES 02-31-2021



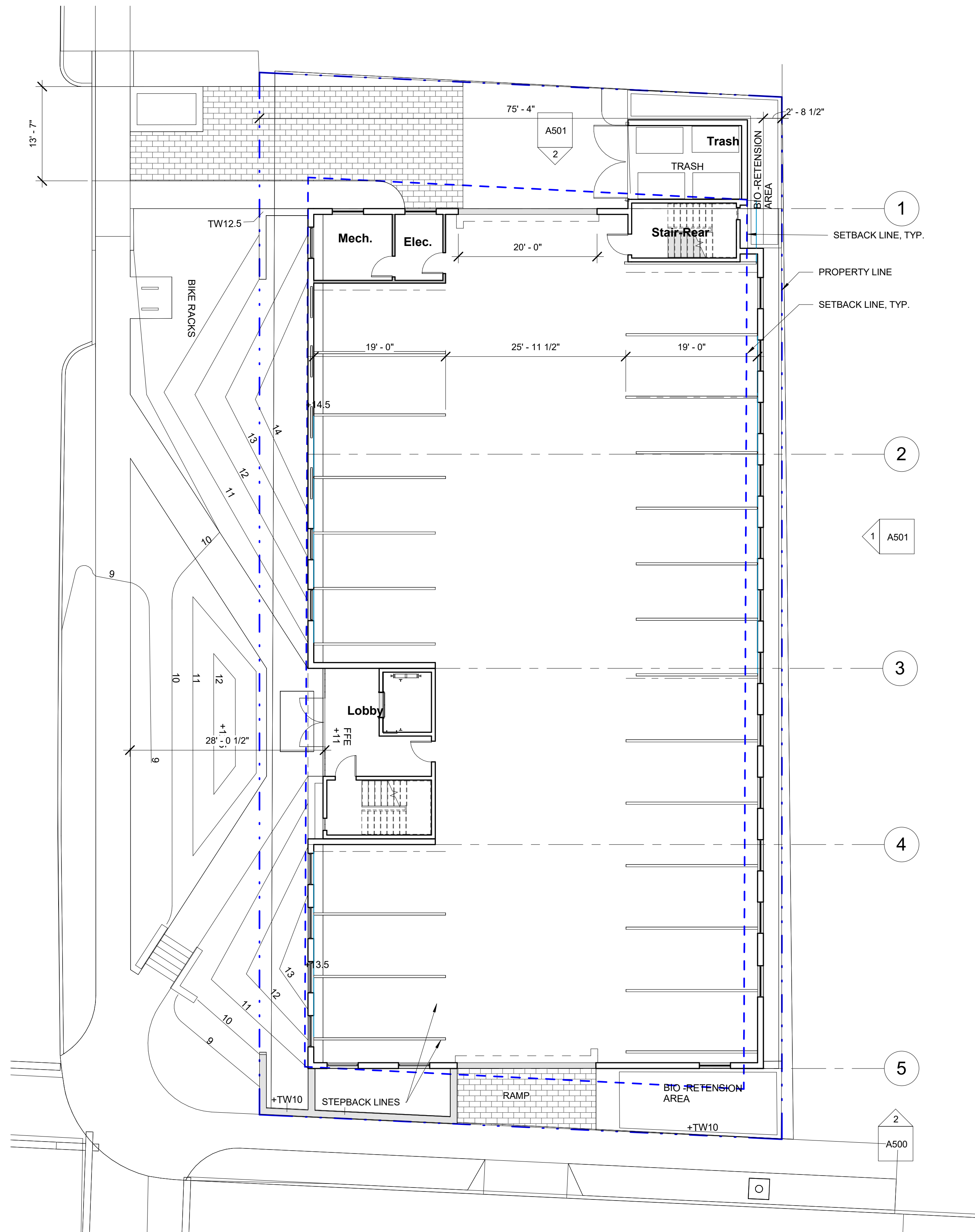
DATE _____

MUIR CONSULTING, INC.
 139 CHURCH AVENUE
 OAKDALE, CA 95361
 (209) 845-8630 FAX (209) 845-8639
 SURVEYING • HD SCANNING • GPS • UAV
 www.muirconsulting.com



TOPOGRAPHIC AND BOUNDARY SURVEY
OF
420/450 4TH STREET/1010 GRAND AVENUE
SAN RAFAEL
 MARIN COUNTY CALIFORNIA

REVISIONS	JOB NUMBER	6152-02
	DRAWN BY	6152-02TOPO.dwg
	WCC, MWS	6152-02TOPO.dwg
	CHECKED BY	SHEET NO.
	MCC, JMS	1 OF 1
	DATE	07/22/21



1 Site Plan

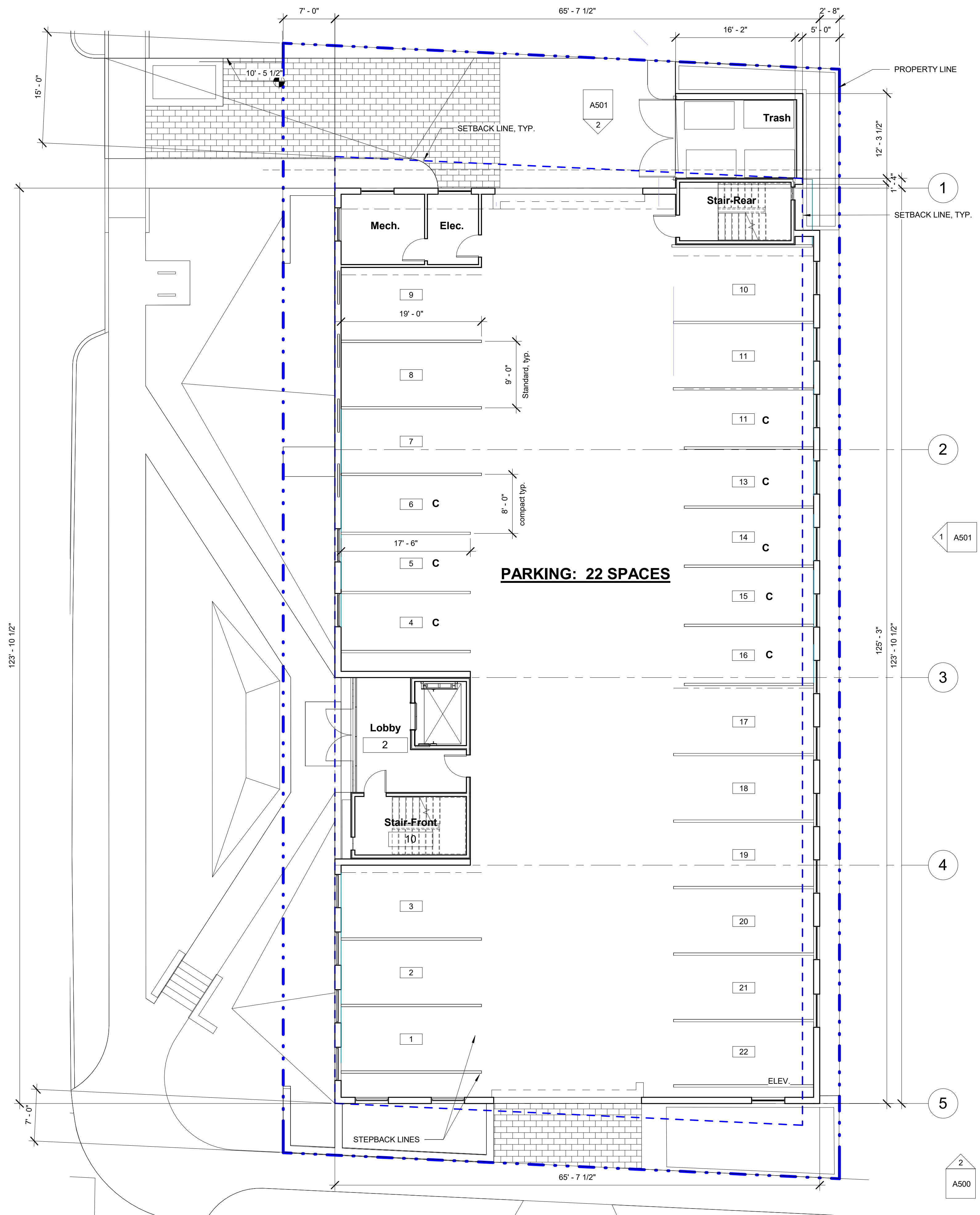
1" = 10'-0"



Residences at 4th and Grand
Site Plan

Project Number: 221003
 Date: 6/10/22
 Drawn by: Author
 Checked by: Checker Scale: 1" = 10'-0"

A100



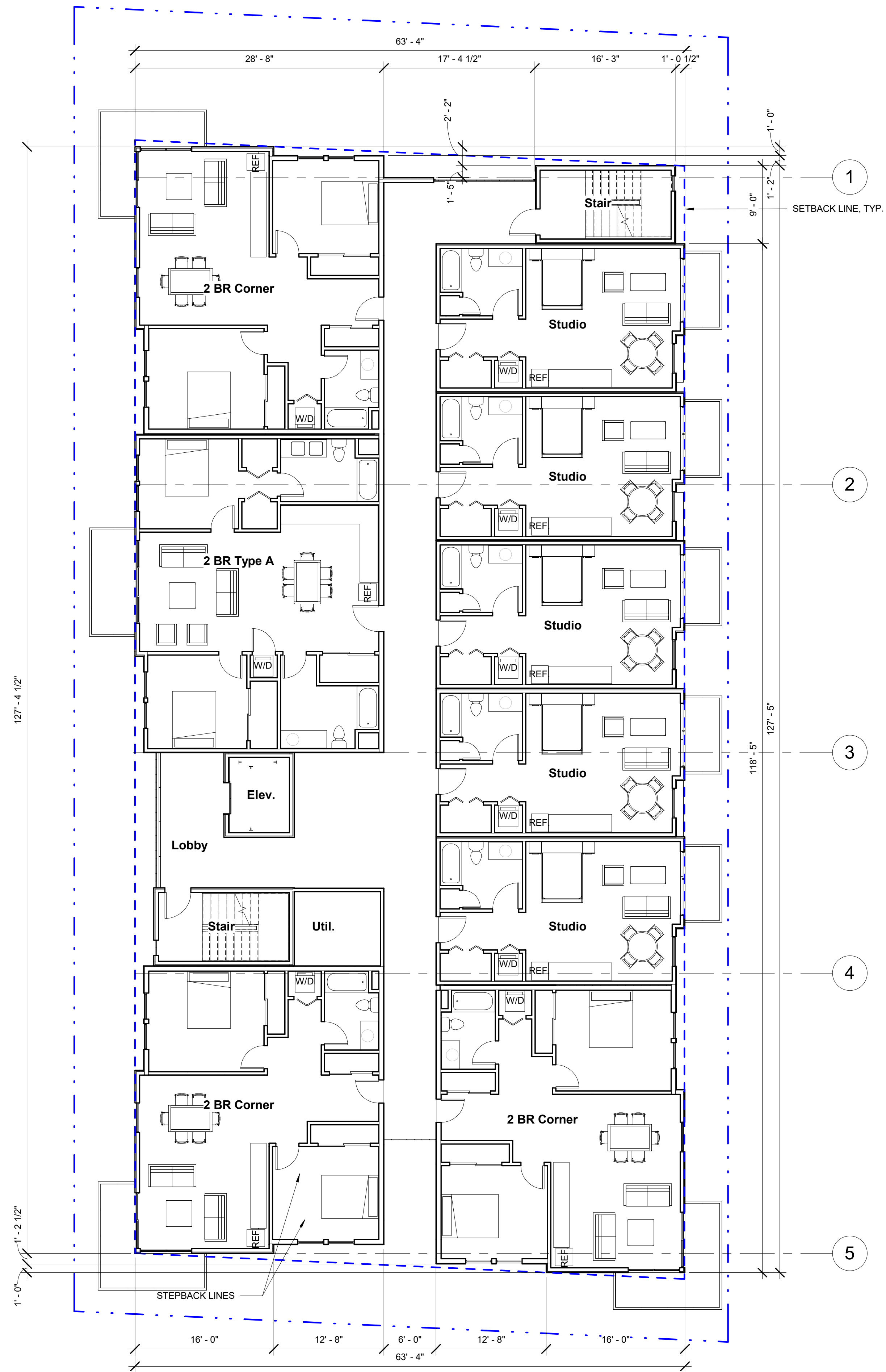
1 Level 1 Garage

1/8" = 1'-0"



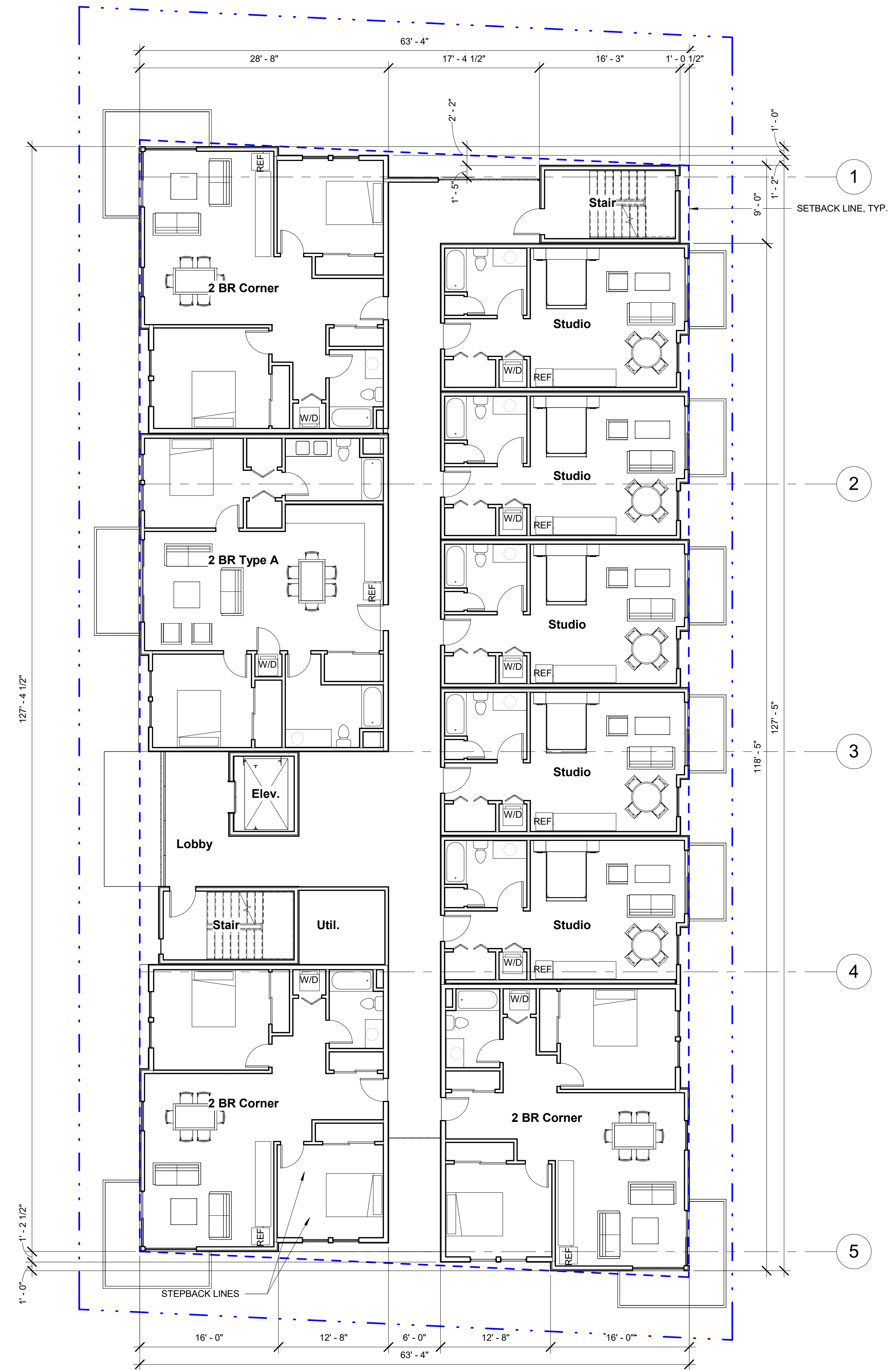
Residences at 4th and Grand
Garage Floor Plan

Project Number: 221003
 Date: 6/10/22
 Drawn by: Author
 Checked by: Checker Scale: 1/8" = 1'-0"



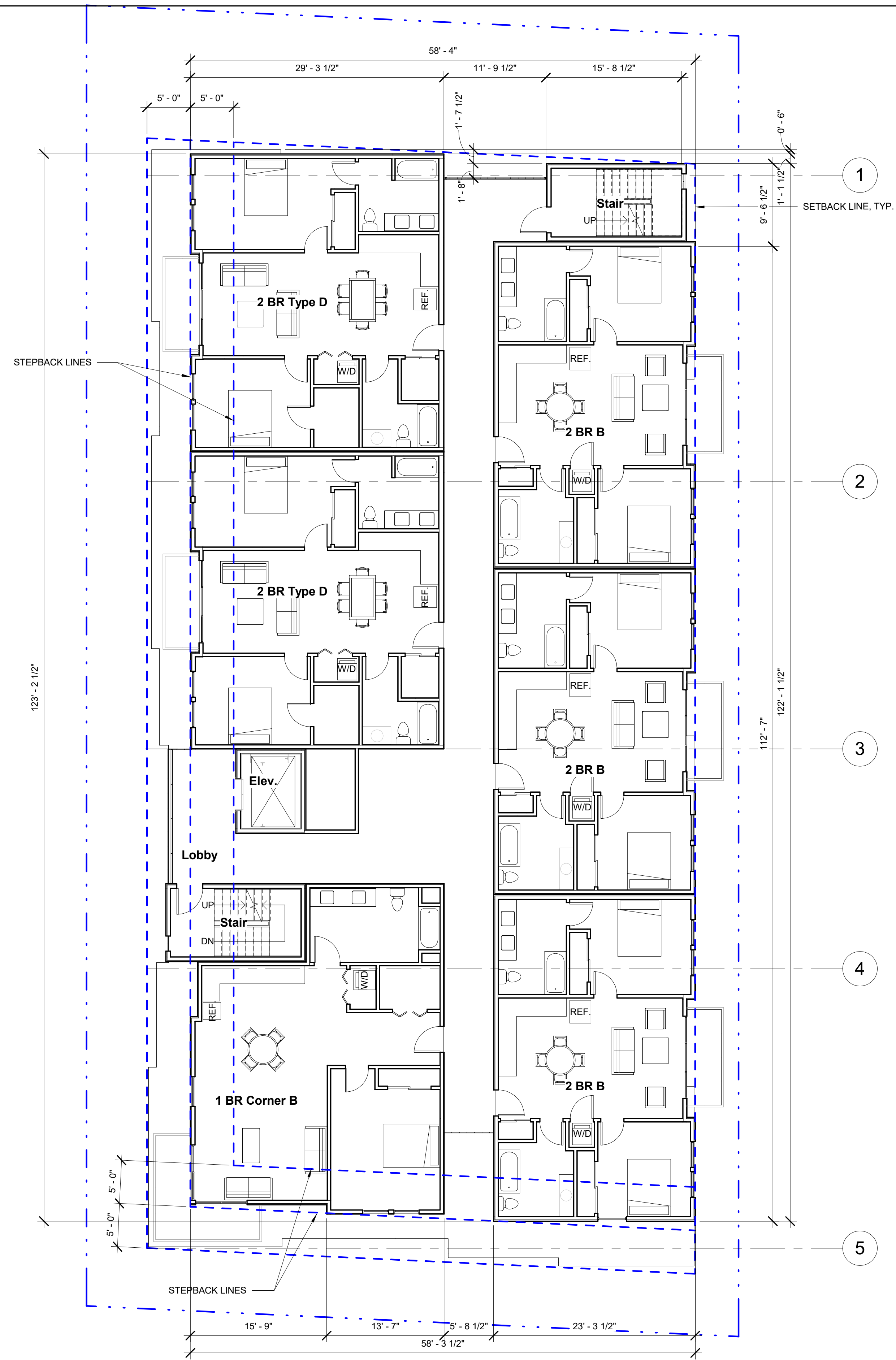
2 Level 3

1/8" = 1'-0"



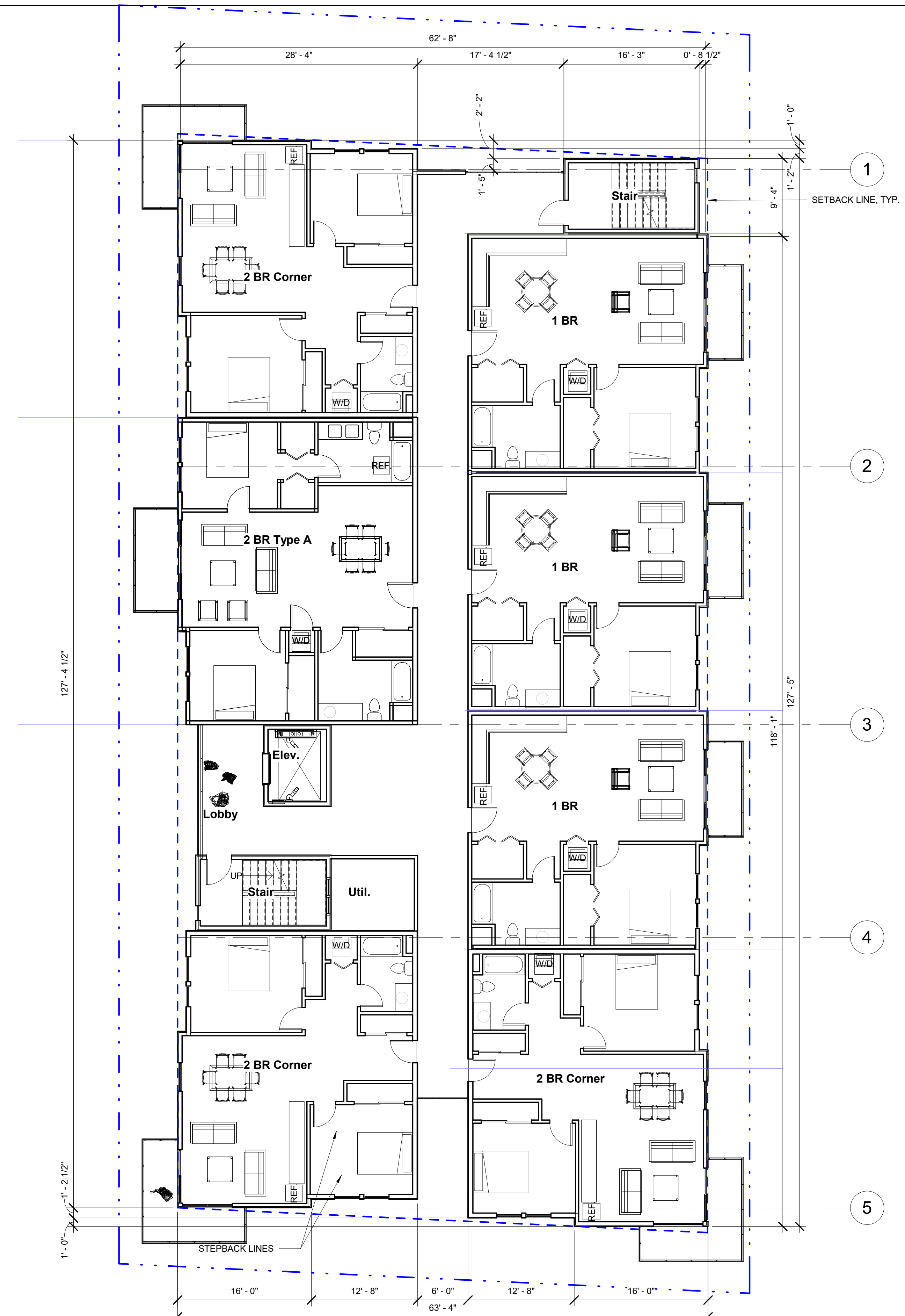
1 Level 2

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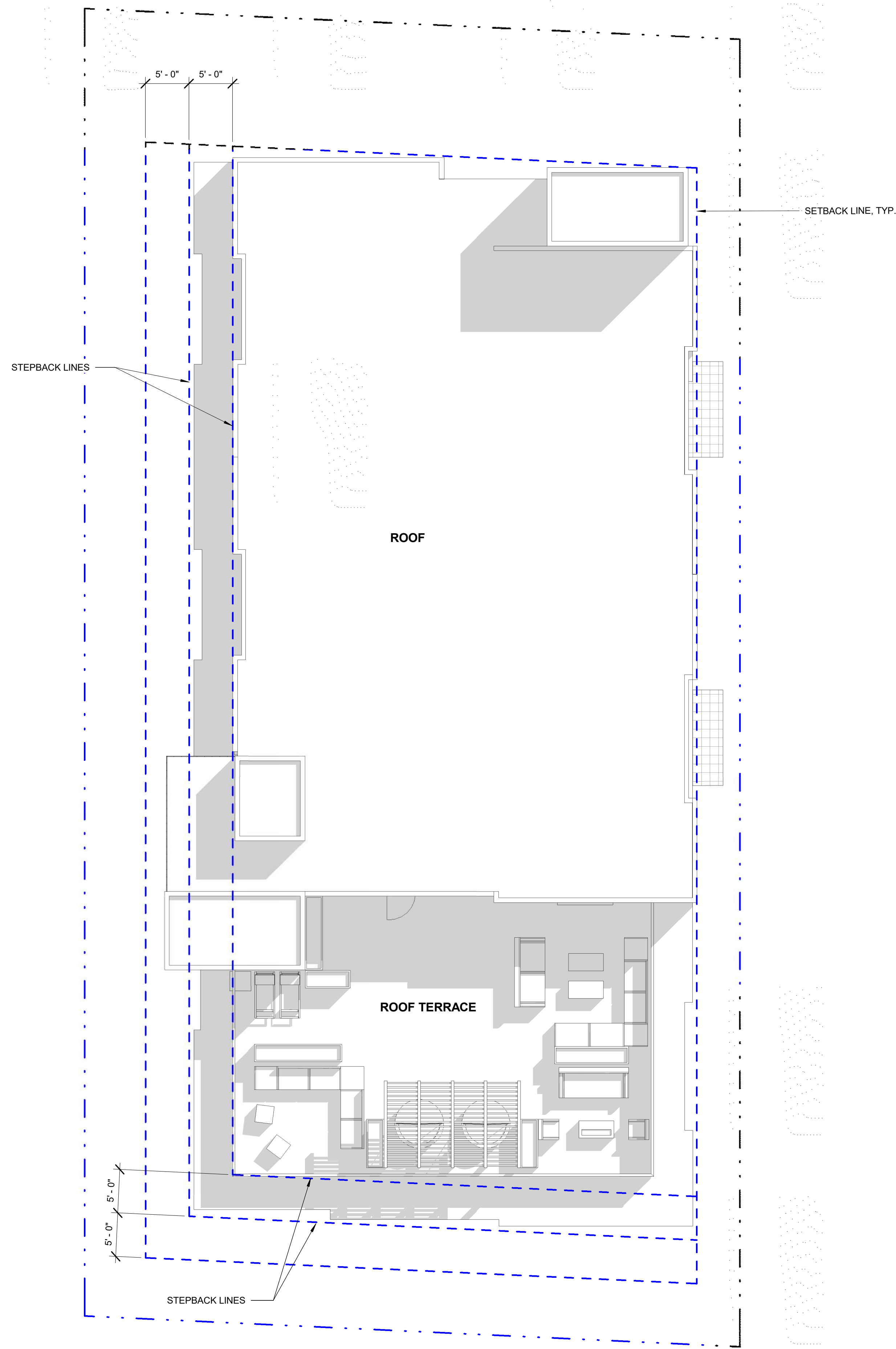
2 Level 5

1/8" = 1'-0"

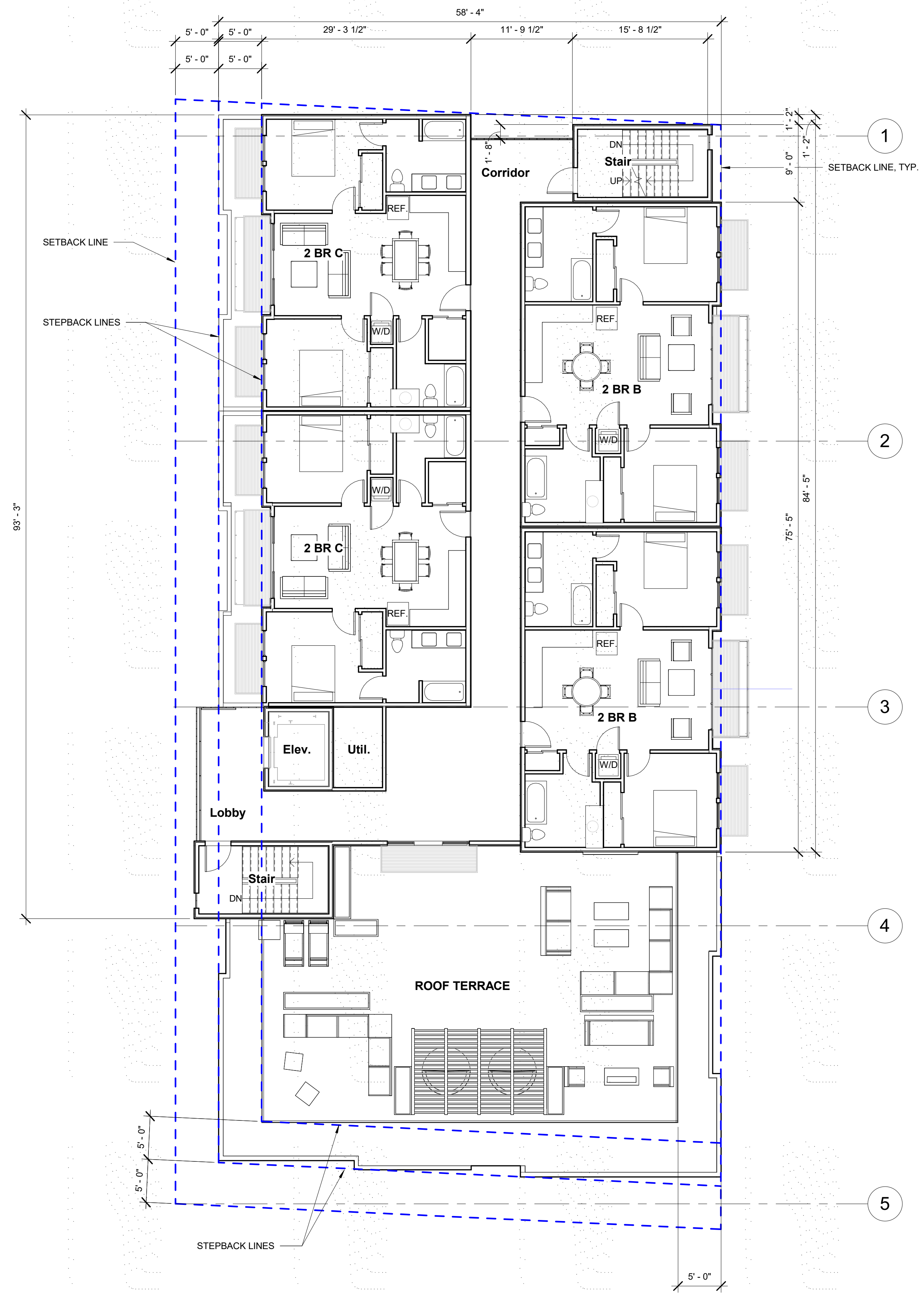


1 Level 4

1/8" = 1'-0"



2 Roof 1/8" = 1'-0"



1 Level 6 1/8" = 1'-0"



Roof
71' - 0"

Level 6
61' - 0"

Level 5
51' - 0"

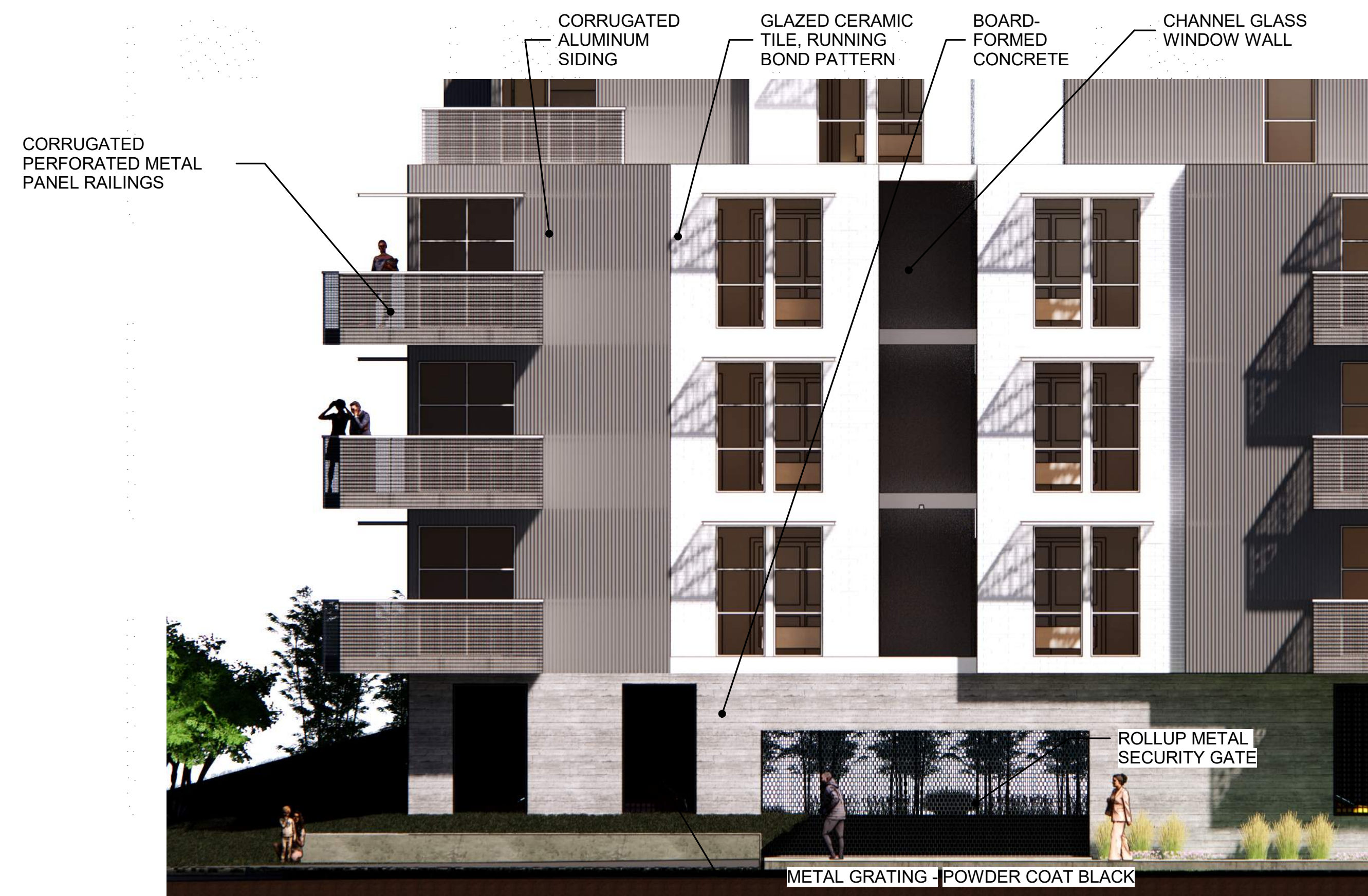
Level 4
41' - 0"

Level 3
31' - 0"

Level 2
21' - 0"

Level 1 Garage
11' - 0"

1 West 1/8" = 1'-0"



3 Key to Materials 1 1/2" = 1'-0"



Roof
71' - 0"

Level 6
61' - 0"

Level 5
51' - 0"

Level 4
41' - 0"

Level 3
31' - 0"

Level 2
21' - 0"

Level 1 Garage
11' - 0"

2 South 1/8" = 1'-0"



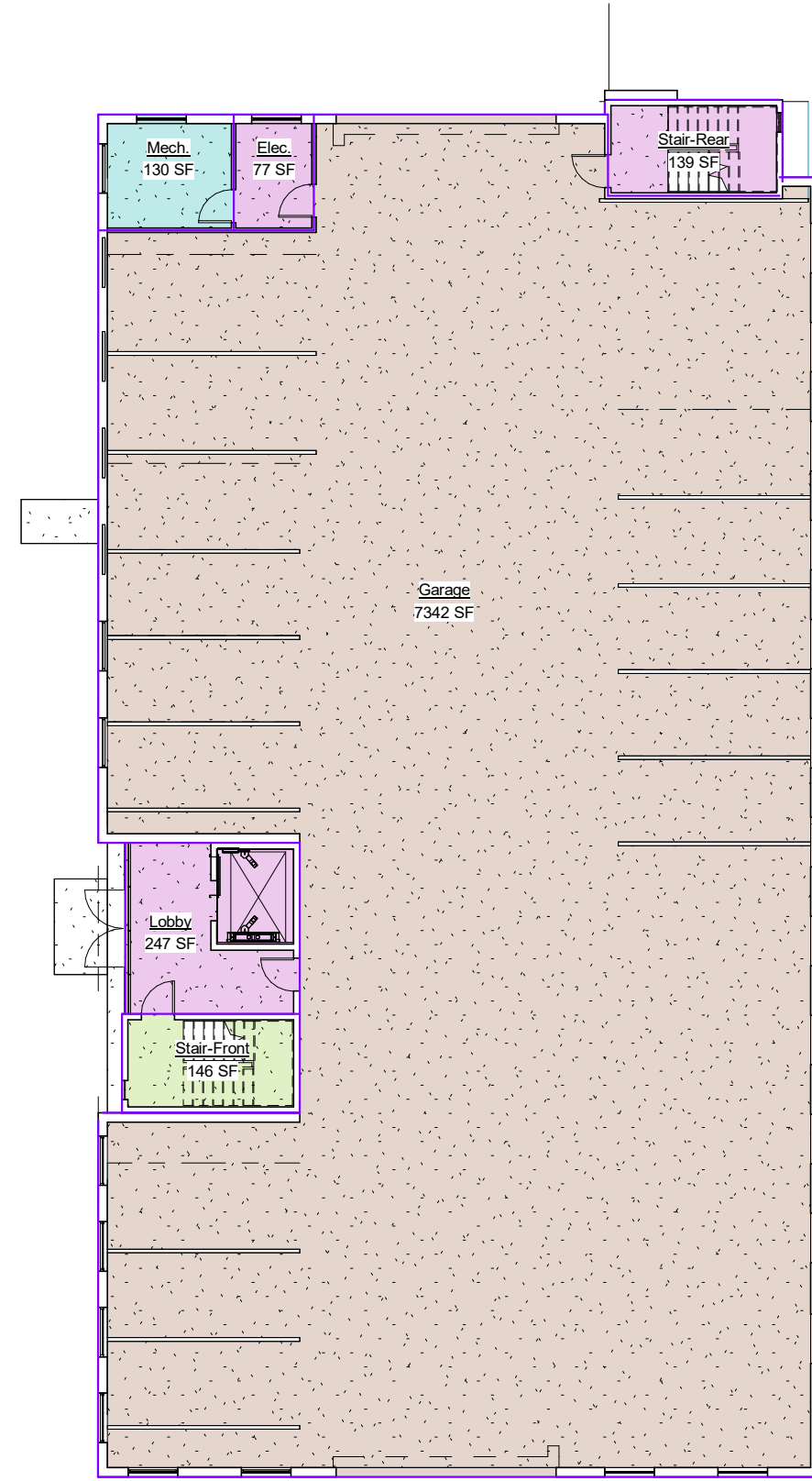
1 East

1/8" = 1'-0"

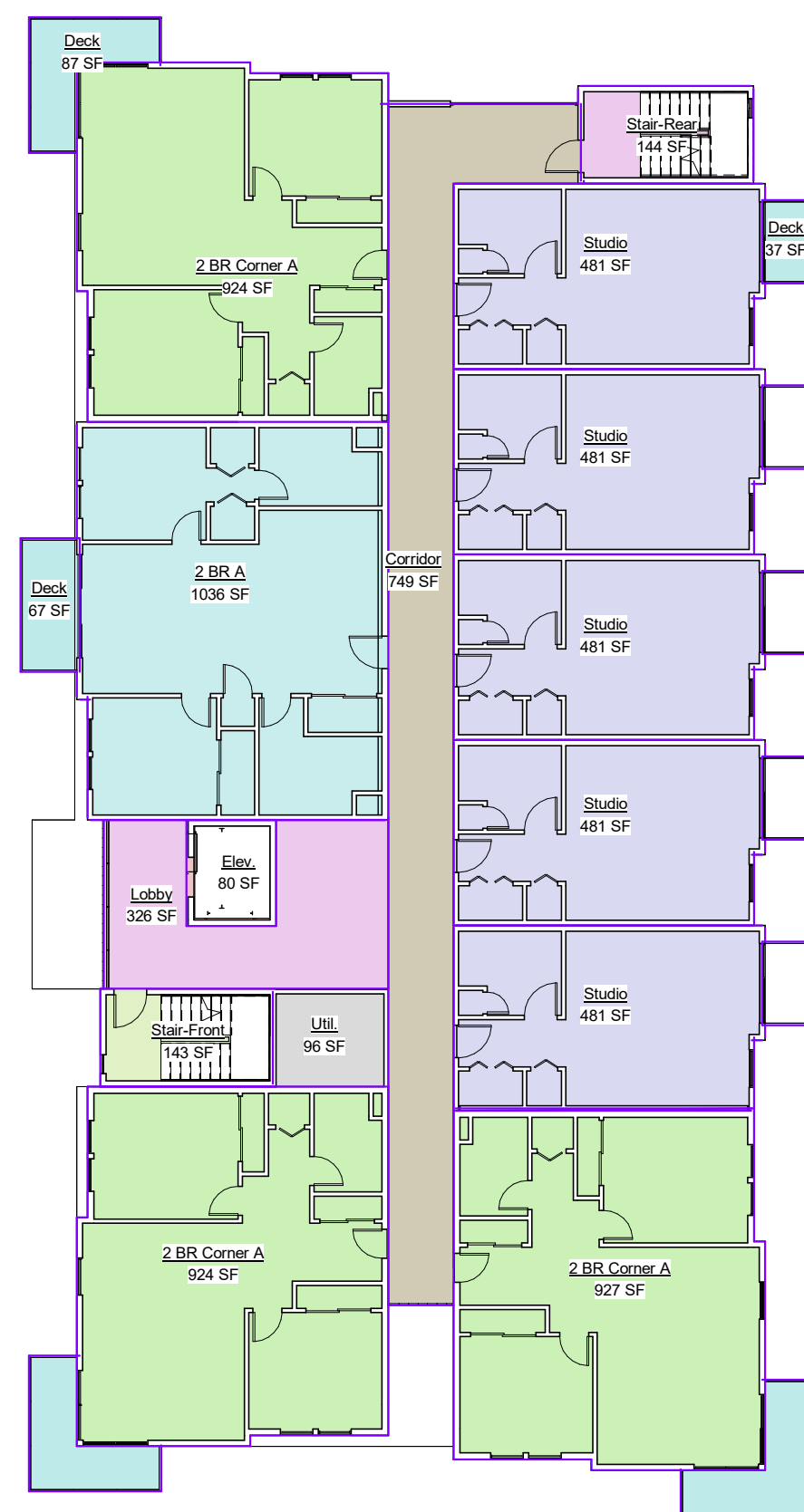


2 North

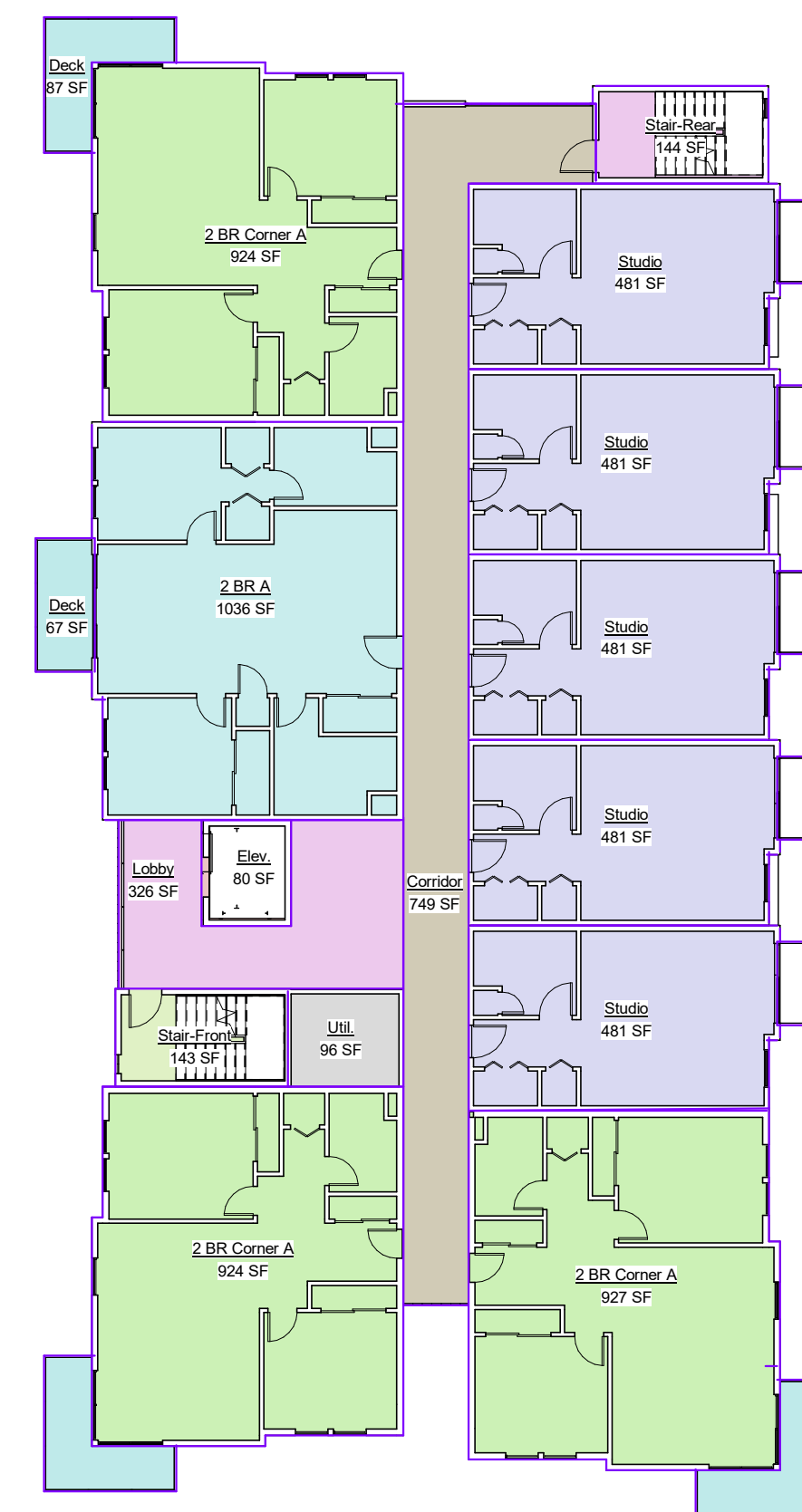
1/8" = 1'-0"



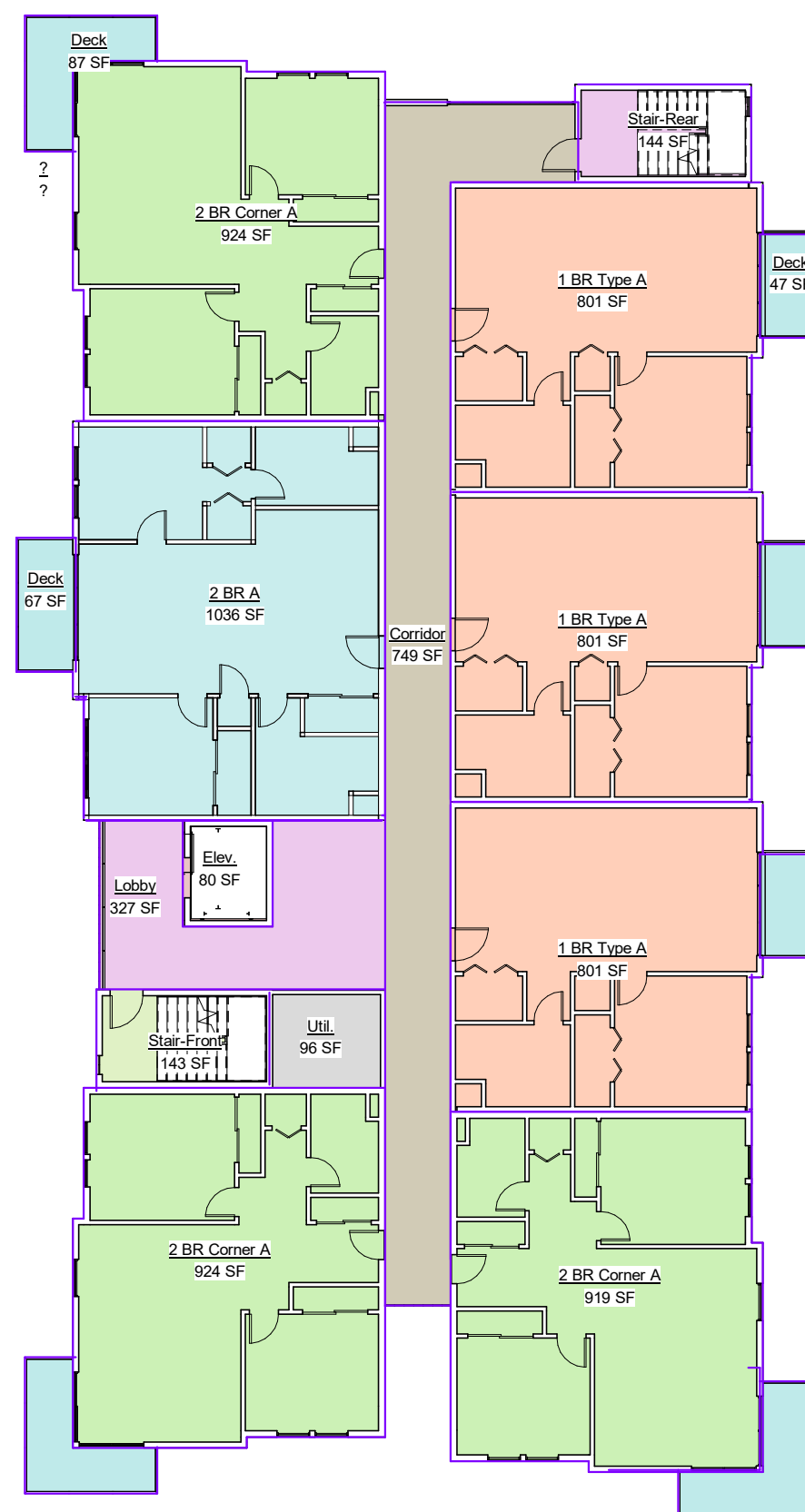
1 Level 1 Garage
1/16" = 1'-0"



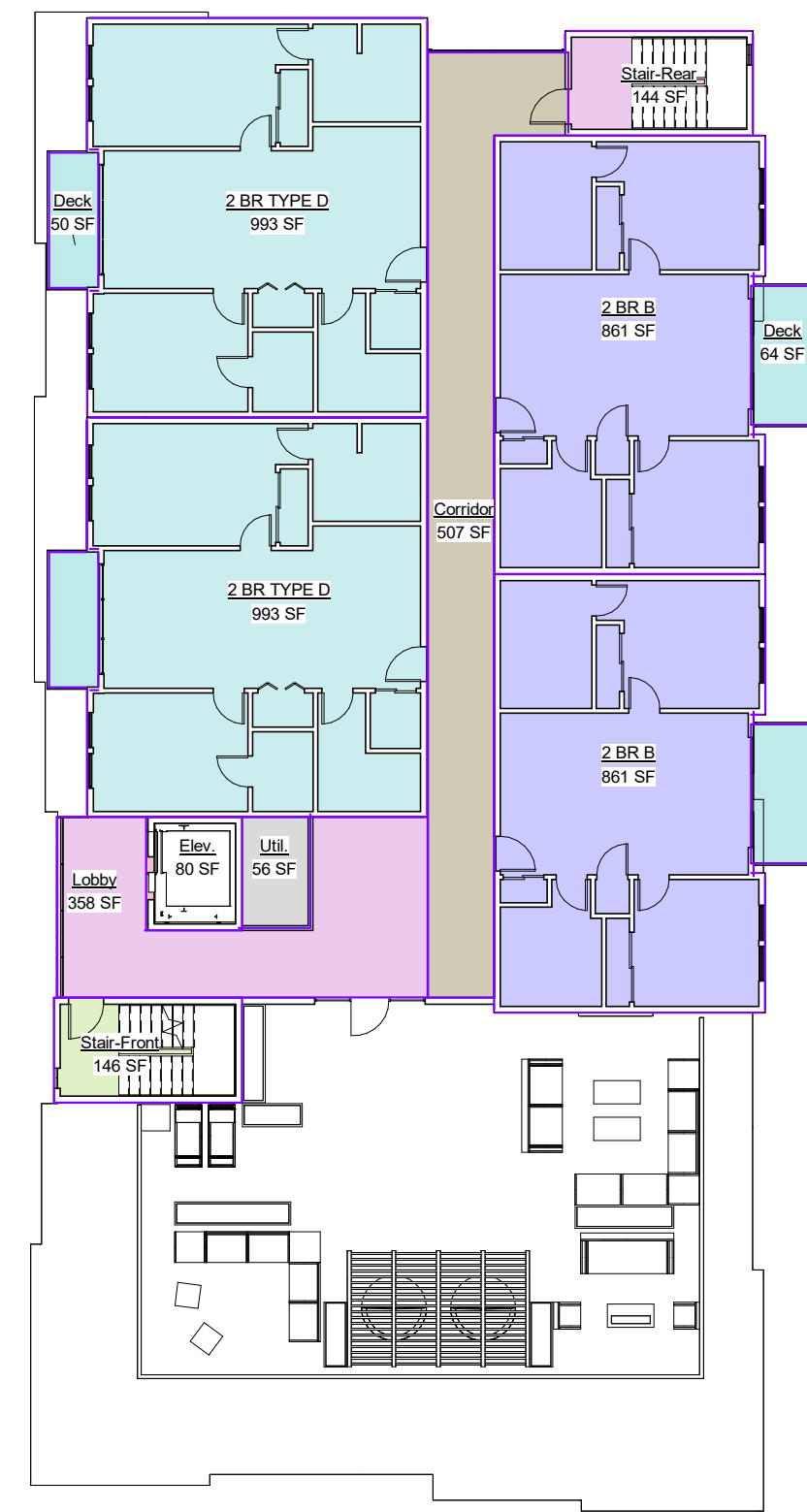
2 Level 2
1/16" = 1'-0"



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



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



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

UNIT AND DECKS AREAS	BASE DENSITY COMPLIANT	
	UNIT AREA	DECK AREA
Studio	481 SF	37 SF
1 BR TYPE A	801 SF	47 SF
2 BR Corner A	924 SF	87 SF
2 BR TYPE A	1,036 SF	67 SF
2 BR TYPE B	861 SF	64 SF
2 BR Type D	993 SF	50 SF

FLOOR AREA TOTALS BY FLOOR AND TOTAL BUILDING AREAS

BUILDING: 4 STORIES + GARAGE

LEVEL 0

Garage	7,342
Elevator + Lobby	247
Stairs	285
Mechanical	130
Electrical	77
Total Floor Area This Level	8,081

Level 1

	Quantity	Unit Area	Tot. Units	Deck Area	Tot.Decks
1 BR TYPE A Units	0	801	-	47	-
2 BR Corner A	3	924	2,772	87	261
2 BR TYPE A	1	1,036	1,036	67	67
2 BR TYPE B	0	861	-	64	-
2 BR TYPE D	0	993	-	50	-
Studio Units	5	481	2,405	37	185
Totals	9		6,213		513

Circulation 1,538

Total Floor Area This Level 7,751

Level 2

	Quantity	Unit Area	Tot. Units	Deck Area	Tot.Decks
1 BR TYPE A Units	0	801	-	47	-
2 BR Corner A	3	924	2,772	87	261
2 BR TYPE A	1	1,036	1,036	67	67
2 BR TYPE B	0	861	-	64	-
2 BR TYPE D	0	993	-	50	-
Studio Units	5	481	2,405	37	185
Totals	9		6,213		513

Circulation 1,538

Total Floor Area This Level 7,751

Level 3

	Quantity	Unit Area	Tot. Units	Deck Area	Tot.Decks
1 BR TYPE A Units	3	801	2,403	47	141
2 BR Corner A	3	924	2,772	87	261
2 BR TYPE A	1	1,036	1,036	67	67
2 BR TYPE B	0	801	-	64	-
2 BR TYPE D	0	993	-	50	-
Studio Units	0	481	-	37	-
Totals	7		6,211		469

Circulation 1,539

Total Floor Area This Level 7,750

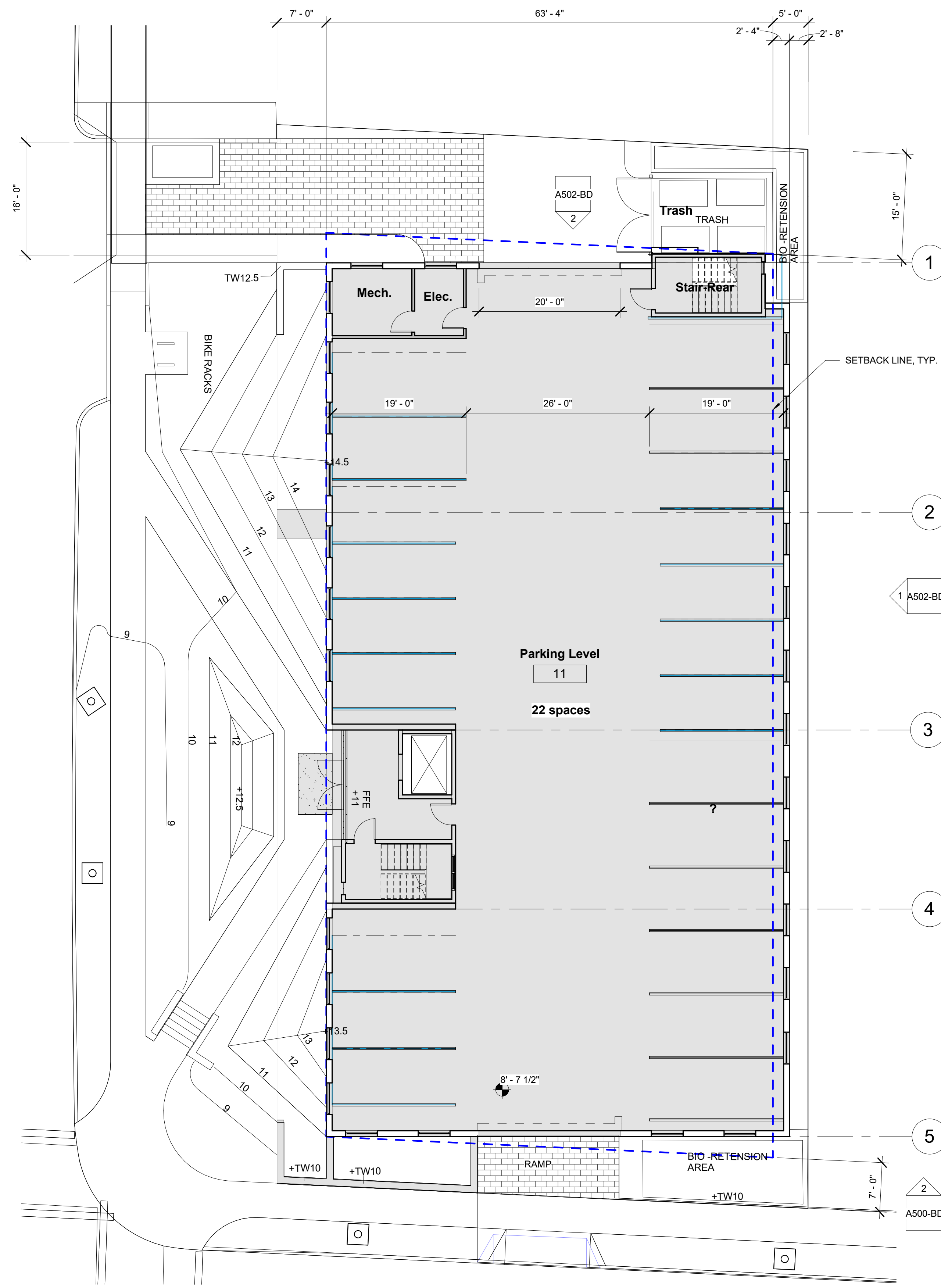
Level 4

	Quantity	Unit Area	Tot. Units	Deck Area	Tot.Decks
1 BR TYPE A Units	0	801	-	47	-
2 BR Corner A	0	924	-	87	-
2 BR TYPE A	0	1,036	-	67	-
2 BR TYPE B	2	861	1,722	64	128
2 BR TYPE D	2	993	1,986	50	100
Studio Units	0	481	-	37	-
Totals	4		3,708		228

Circulation 1,291

Total Floor Area This Level 4,999

Grand Totals 29 36,332 1,723



1 Site Plan

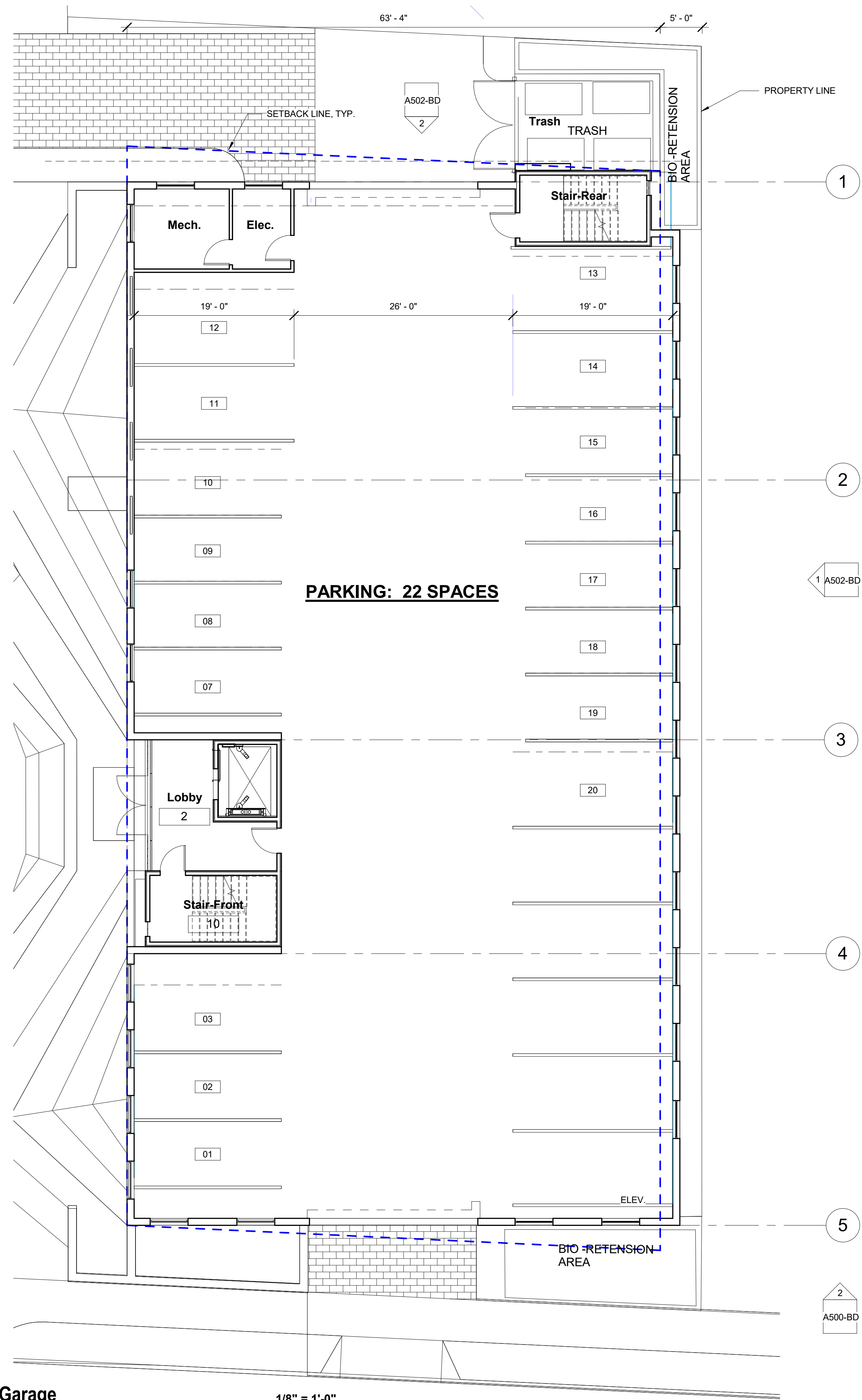
1" = 10'-0"



Residences at 4th and Grand - BASE DENSITY COMPLIANT
Site Plan

Project Number: 221003
Date: 6/10/22
Drawn by: Author
Checked by: Checker Scale: 1" = 10'-0"

A100-BD



1 Level 1 Garage

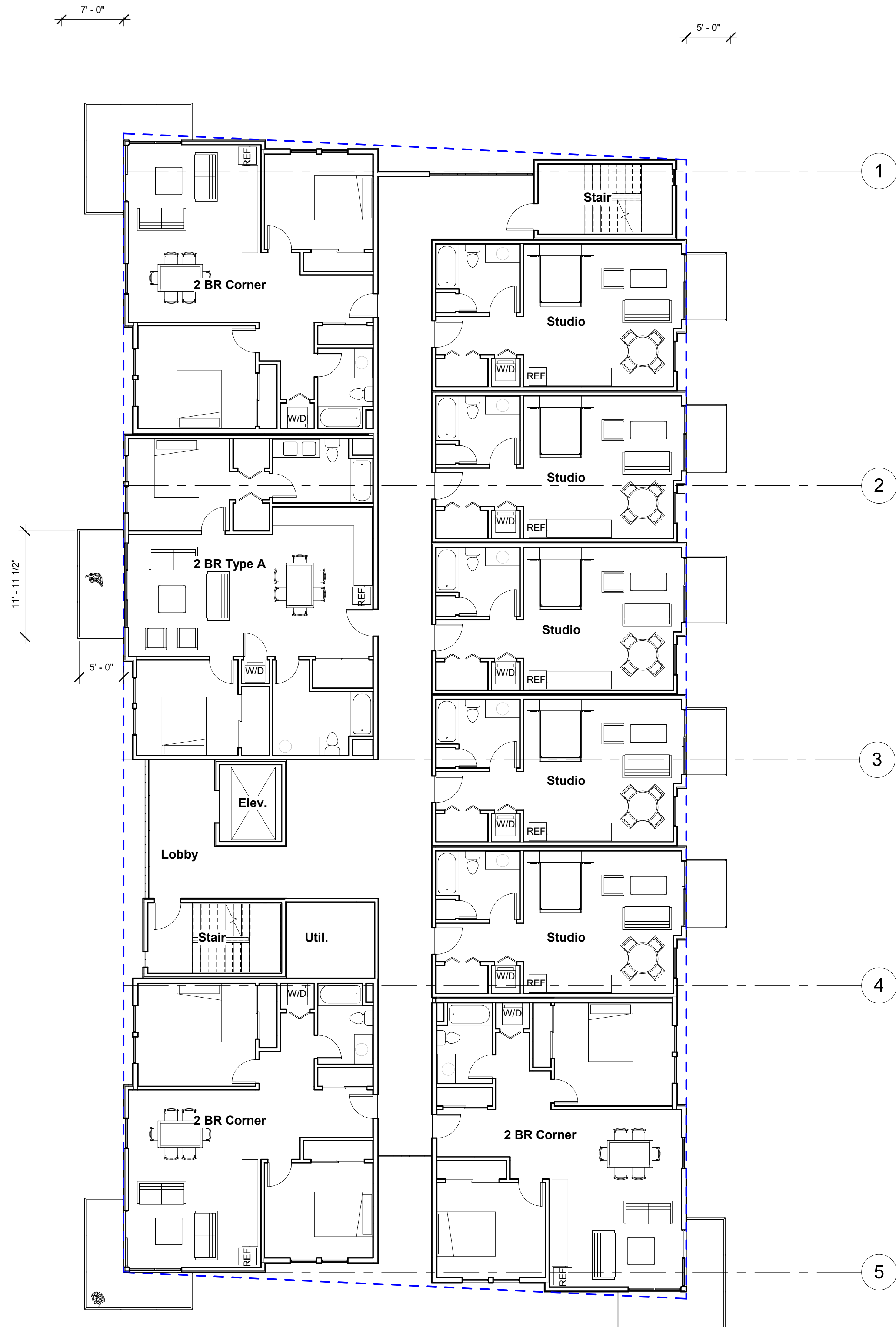
1/8" = 1'-0"



Residences at 4th and Grand - BASE DENSITY COMPLIANT
Garage Floor Plan

Project Number: 221003
Date: 6/10/22
Drawn by: Author
Checked by: Checker Scale: 1/8" = 1'-0"

A201-BD



2 Level 3

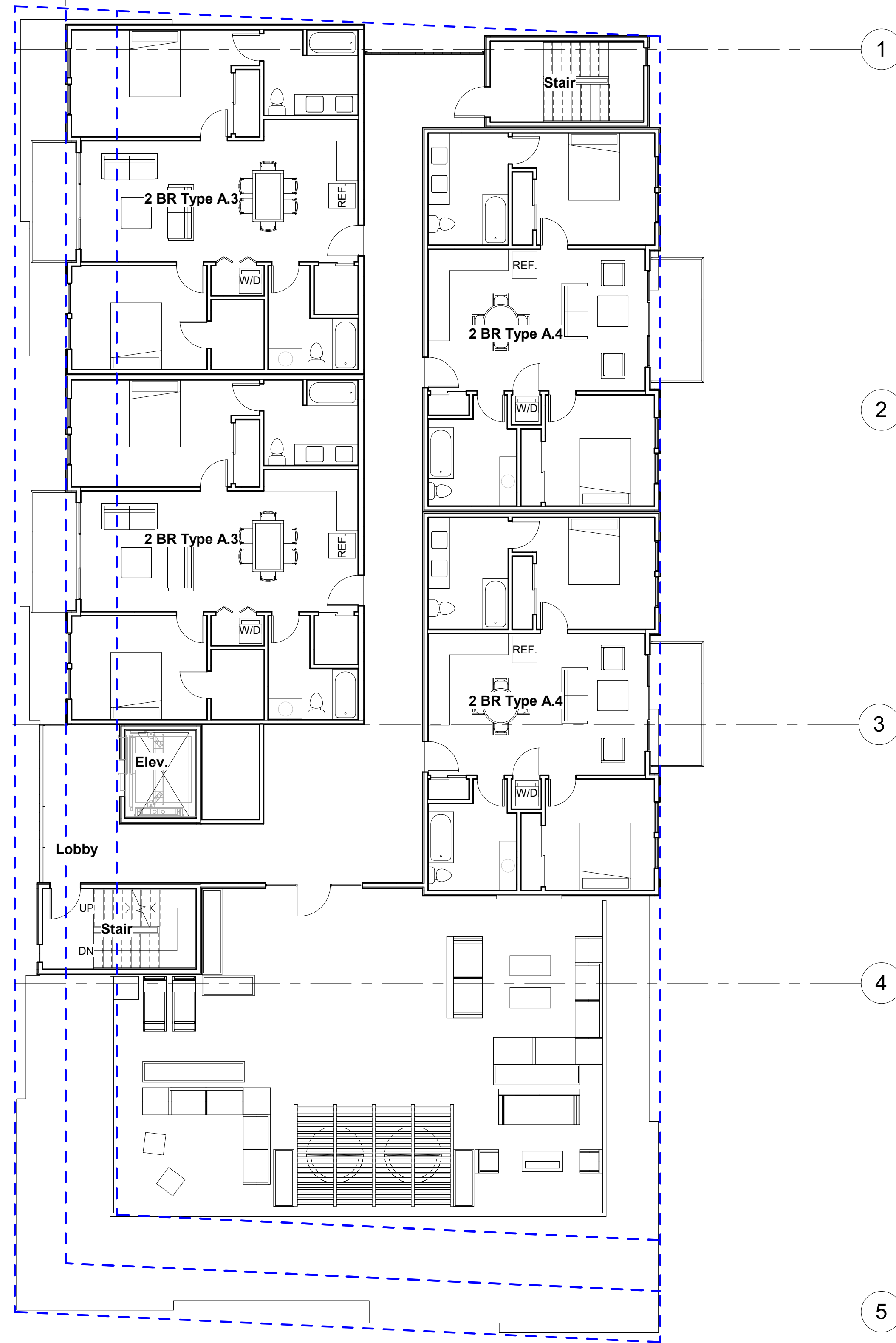
1/8" = 1'-0"



1 Level 2

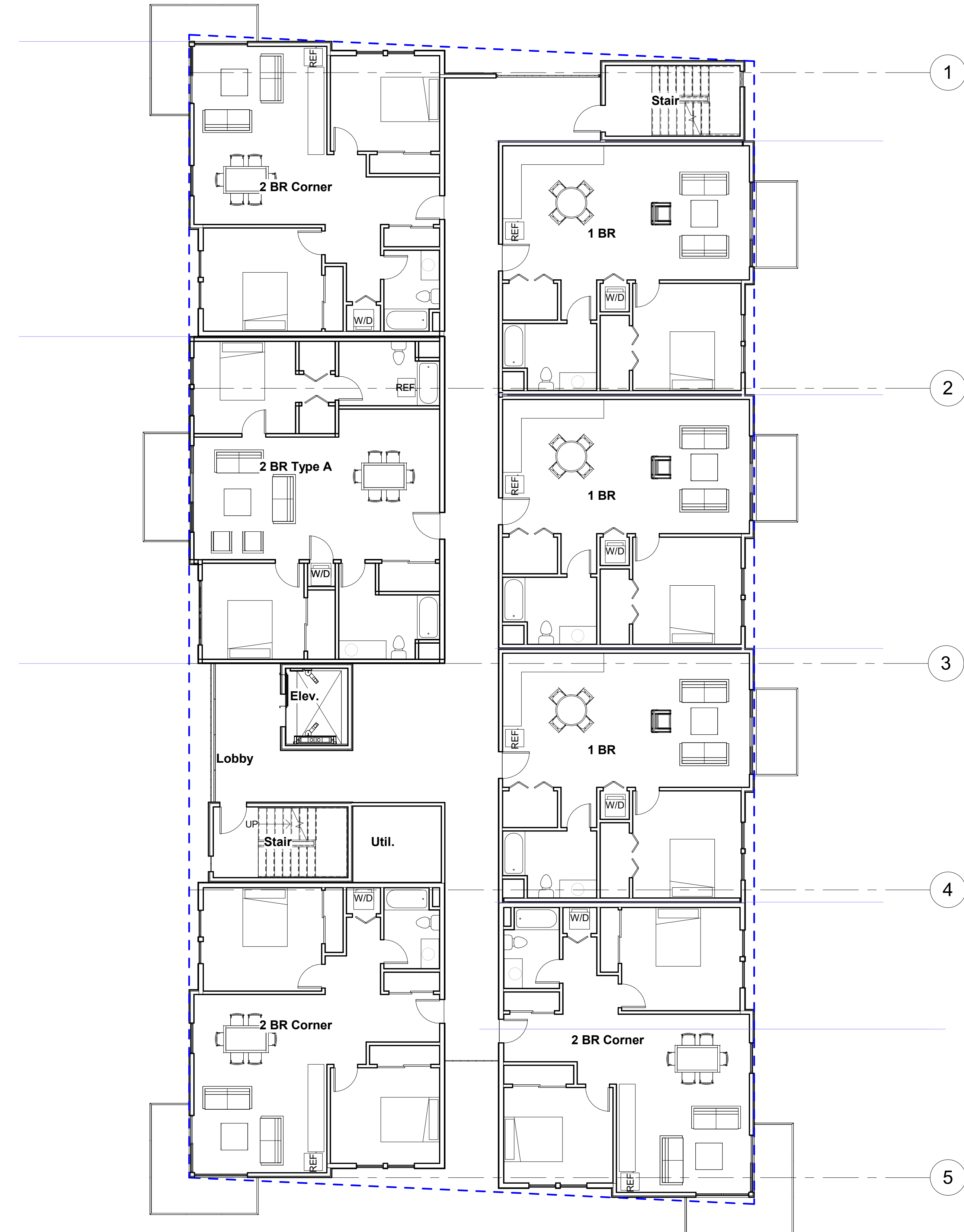
1/8" = 1'-0"

7'-0" 5'-0" 5'-0"



2 Level 5

1/8" = 1'-0"



1 Level 4

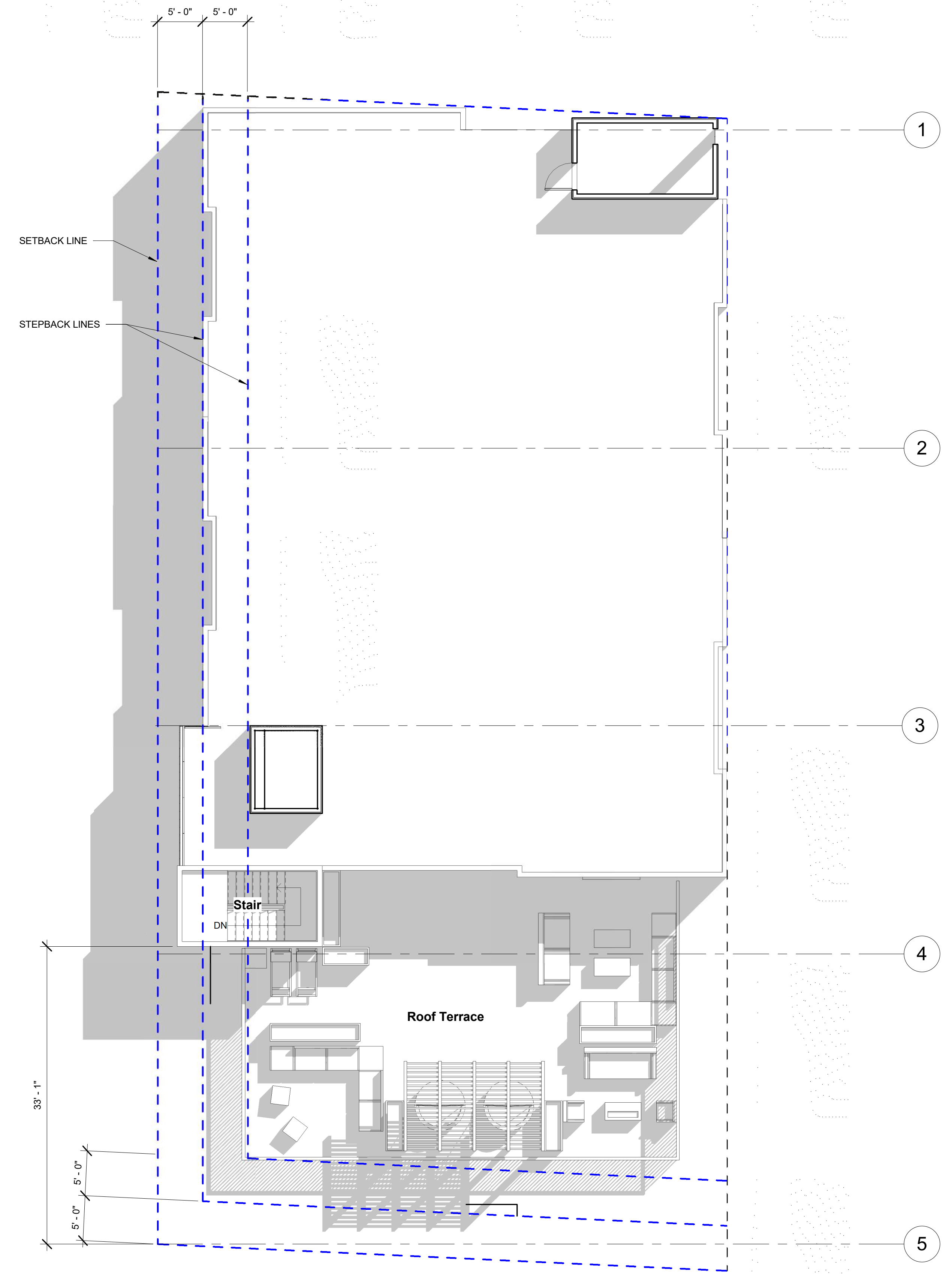
1/8" = 1'-0"



Residences at 4th and Grand - BASE DENSITY COMPLIANT
 Floor Plans Levels 4 & 5

Project Number: 221003
 Date: 6/10/22
 Drawn by: Author
 Checked by: Checker Scale: 1/8" = 1'-0"

A203-BD



1 Roof

1/8" = 1'-0"



1 West

1/8" = 1'-0"



2 South

1/8" = 1'-0"



1 East

1/8" = 1'-0"



2 North

1/8" = 1'-0"

PROJECT: 20220610-RESIDENCES AT 4TH & GRAND AVE - SAN RAFAEL, CA - 06/2022

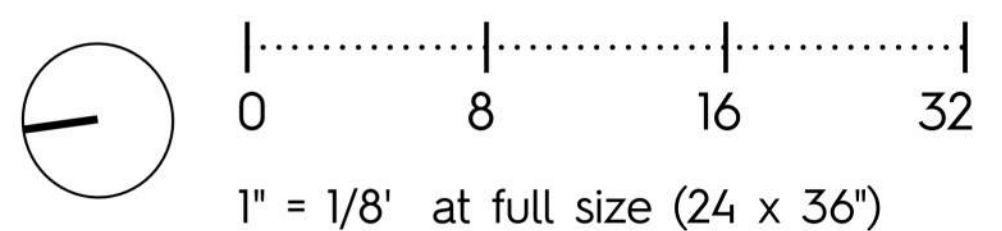


P:\2022\SanRafael\Residences at 4th & Grand\Site\Concept\SitePlan\0222022\Concept\SitePlan.rvt



LEGEND

- 1 VEHICULAR ENTRY
- 2 DROP-OFF
- 3 BIKE RACK
- 4 GRASS MOUNDS FOR PLAYFUL SEATING
- 5 SIDEWALK
- 6 PEDESTRIAN PATH
- 7 BIO RETENTION AREA
- 8 VEHICULAR EXIT
- 9 STREET TREES
- 10 TREES ON LAWN MOUNDS FOR SHADE
- 11 TRASH ENCLOSURE



P:\2022\Projects\4th & Grand\4th & Grand - Roof Level Plan.dwg



LEGEND

- 1 ENTRY TO ROOF TERRACE
- 2 PLANTER TYP.
- 3 SEATING AREA
- 4 SEATING AREA WITH TV MOUNTED ON A WALL
- 5 TRELLIS STRUCTURE WITH HANGING DAYBEDS
- 6 CHAISES

