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# MODERA SAN RAFAEL

930 Irwin Street,  
San Rafael, CA

12.20.2023 SB-330 PRE-APP PLANS

06.13.2024 PLANNING SUBMITTAL



## VICINITY MAP



## PROJECT DIRECTORY

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1223 High Street  
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**LIGHTING:**  
Catherine Kise  
LITE RITE DESIGN  
562.430.6468  
www.literite.com

## PROJECT DESCRIPTION

**PROJECT ADDRESS:**  
930 IRWIN STREET  
SAN RAFAEL, CA 94901  
(APN: 014-123-27, 014-123-28 & 014-123-21)

**SCOPE OF WORK:**  
REMOVAL OF EXISTING COMMERCIAL STRUCTURES AND CONSTRUCTION OF A NEW 8-STORY RESIDENTIAL DEVELOPMENT WITH 213 DWELLING UNITS, GROUND LEVEL LOBBIES, AND PARKING GARAGE WITH STATE OF CALIFORNIA DENSITY BONUS.

### ZONING CODE SUMMARY

(BASED ON THE SAN RAFAEL MUNICIPAL ZONING CODE)

ZONING: T5N 50/70 & T4N 40/50

SEE SHEET A0.1 FOR COMPLETE ZONING DATA

## DRAWING LIST

ARCHITECTURAL	A3.2 ELEVATIONS	LANDSCAPE
A0.0 GENERAL INFORMATION	A3.3 ELEVATIONS	L1 LANDSCAPE CONCEPT PLANS
A0.1 ZONING DATA	A3.4 ELEVATIONS	L2 LANDSCAPE CONCEPT PLANS
A0.2 BASE PROJECT AND DATA	A3.5 CONCEPTUAL RENDERING	L3 LANDSCAPE CONCEPT PLANS
A0.3 OBJECTIVE STANDARDS COMPLIANCE	A3.6 CONCEPTUAL RENDERING	L4 LANDSCAPE NOTES & IMAGES
A0.4 OBJECTIVE STANDARDS COMPLIANCE	A3.7 CONCEPTUAL RENDERING	
A0.5 SITE CONTEXT PHOTOS	A3.8 CONCEPTUAL RENDERING	LIGHTING
A0.6 VICINITY MAP	MAT BUILDING MATERIAL	LT1.1 LIGHTING PLAN
A2.0A EXISTING SITE PLAN & DEMO		LT1.1A LIGHTING PLAN
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A2.0 FLOOR PLANS	1 ALTA SURVEY	
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A2.5 FLOOR PLANS	C-5.1 UTILITY PLANS	
A2.6 ROOF PLAN	C-5.2 UTILITY PLANS	
A2.7 UNIT PLANS	C-5.3 UTILITY PLANS	
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A3.1 ELEVATIONS	C-7.1 EROSION CONTROL PLAN	

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JOB: 2306

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GENERAL  
INFORMATION

# A0.0

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ZONING  
DATA

# A0.1



2 ZONING MAP

**PROPOSED PROJECT - ZONING INFORMATION**

ZONING	TSN 50/70 & T4N 40/50	
LOT AREA (SF)	40,200	
<b>DENSITY BONUS ELIGIBILITY TABLE:</b>		
BASE DENSITY	177	(961 SF AVG.)
LI PERCENTAGE OF BASE DENSITY	10%	
LI UNITS (ROUNDS UP)	18	
DENSITY BONUS	20%	
BONUS UNITS (ROUNDS UP)	36	
MAXIMUM PROJECT WITH BONUS UNITS	213	
PROPOSED PROJECT UNITS	213	(961 SF AVG.)

**DENSITY BONUS CONCESSIONS / INCENTIVES:**  
WHILE THE PROJECT IS ELIGIBLE FOR ONE CONCESSION/INCENTIVE, THE PROJECT IS NOT CURRENTLY REQUESTING ANY CONCESSIONS OR INCENTIVES.

**DENSITY BONUS WAIVERS**  
THE FOLLOWING WAIVERS ARE REQUESTED IN ORDER TO PHYSICALLY ACCOMMODATE THE DENSITY OF THE PROJECT AS PROPOSED: WAIVERS FOR HEIGHT, FRONT/SIDE/REAR SETBACKS, AND CIVIC SPACE SETBACKS

**ZONING STANDARDS**

**T5N 50/70**

	BASE ZONING	PROPOSED	COMPLIANCE
HEIGHT	50'	86'	COMPLIES W/ WAIVER
SETBACK - FRONT	0' MIN.; 15' MAX	0'	COMPLIES
SETBACK - SIDE STREET	0' MIN.; 15' MAX	0'	COMPLIES
SETBACK - SIDE	0' MIN.	0'-10'	COMPLIES
SETBACK - REAR	0' MIN.	0'-10'	COMPLIES
STEPBACKS - FRONT	10' MIN AT 35**	0'	COMPLIES W/ WAIVER
STEPBACKS - SIDE STREET	10' MIN AT 35**	0'	COMPLIES W/ WAIVER
STEPBACKS - REAR	10' MIN AT 35**	10'	COMPLIES
GROUND LEVEL CEILING	10' MIN.	12'-8"	COMPLIES

\*NOT REQUIRED FOR MANSARD ROOFS

**T4N 40/50**

	BASE ZONING	PROPOSED	COMPLIANCE
HEIGHT	40'	86'	COMPLIES W/ WAIVER
SETBACK - FRONT	7' MIN.; 15' MAX	0'	COMPLIES W/ WAIVER
SETBACK - SIDE STREET	7' MIN.; 15' MAX	0'	COMPLIES W/ WAIVER
SETBACK - SIDE	5' MIN	0'-10'	COMPLIES W/ WAIVER
SETBACK - REAR	15' MIN	0'-10'	COMPLIES W/ WAIVER
STEPBACKS - FRONT	10' MIN AT 35**	0'	COMPLIES W/ WAIVER
STEPBACKS - SIDE STREET	10' MIN AT 35**	0'	COMPLIES W/ WAIVER
STEPBACKS - REAR	10' MIN AT 35**	10'	COMPLIES
GROUND LEVEL CEILING	9' MIN.	12'-8"	COMPLIES

\*NOT REQUIRED FOR MANSARD ROOFS

**CIVIC SPACE**

	BASE ZONING	PROPOSED	COMPLIANCE
SETBACK TO CREATE CIVIC SPACE	1,000 SF	0	COMPLIES W/ WAIVER

**FLOOR AREA TABLE**

	RESIDENTIAL	PARKING / MEP	TOTAL
LEVEL 8	33,113	0	33,113
LEVEL 7	33,113	0	33,113
LEVEL 6	33,113	0	33,113
LEVEL 5	33,113	0	33,113
LEVEL 4	33,113	0	33,113
LEVEL 3	15,981	23,721	39,702
LEVEL 2	15,981	23,721	39,702
LEVEL 1	7,198	32,480	39,678
LOWER LEVEL 1	0	8,768	8,768
Total	204,725	88,690	293,415

NUMBER OF UNITS: 213  
AVERAGE UNIT SIZE: 961

**UNIT COUNT TABLE**

	STUDIO	1-BR	2-BR	3-BR	TOTAL
LEVEL 8	9	13	9	6	37
LEVEL 7	9	13	9	6	37
LEVEL 6	9	13	9	6	37
LEVEL 5	9	13	9	6	37
LEVEL 4	9	13	9	6	37
LEVEL 3		2	12		14
LEVEL 2		2	12		14
LEVEL 1					0
TOTAL	45	69	69	30	213

**BASE PROJECT - VEHICULAR PARKING (Per DSRPP)**

	UNITS	RATIO	TOTAL
STUDIO	45	0.75	34
1-BR UNITS	69	0.75	52
2-BR UNITS	69	1	69
3-BR UNITS	30	1.5	45
REQUIRED PARKING	213		200
PARKING PROVIDED	213	1.09	232
LEVEL 3			74
LEVEL 2			74
LEVEL 1			74
LOWER 1			10
ADA REQUIRED		2%	4.64
ADA PROVIDED			6

**BIKE PARKING (Per DSRPP)**

	UNITS	RATIO	TOTAL
STUDIOS	45	1	45
1-BR UNITS	69	1	69
2-BR UNITS	69	2	138
3-BR UNITS	30	3	90
TOTAL REQUIRED			342
PROVIDED			342

1 PROJECT DATA

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BASE  
PROJECT  
AND DATA

**A0.2**

**BASE PROJECT - ZONING INFORMATION**

ZONING	T5N 50/70 & T4N 40/50
LOT AREA (SF)	40,200

**T5N 50/70**

	BASE ZONING	PROPOSED	COMPLIANCE
HEIGHT	50'	50'	COMPLIES
SETBACK - FRONT	0' MIN.; 15' MAX	0'	COMPLIES
SETBACK - SIDE STREET	0' MIN.; 15' MAX	0'	COMPLIES
SETBACK - SIDE	0' MIN.	0'	COMPLIES
SETBACK - REAR	0' MIN.	0'	COMPLIES
STEPBACKS - FRONT	10' MIN AT 35°*	0'	COMPLIES
STEPBACKS - SIDE STREET	10' MIN AT 35°*	*	COMPLIES
STEPBACKS - REAR	10' MIN AT 35°*	*	COMPLIES
GROUND LEVEL CEILING	10' MIN.	10'-2"	COMPLIES

\*NOT REQUIRED FOR MANSARD ROOFS

**T4N 40/50**

	BASE ZONING	PROPOSED	COMPLIANCE
HEIGHT	40'	40'	COMPLIES
SETBACK - FRONT	7' MIN.; 15' MAX	13'-6"	COMPLIES
SETBACK - SIDE STREET	7' MIN.; 15' MAX	7'	COMPLIES
SETBACK - SIDE	5' MIN	5'	COMPLIES
SETBACK - REAR	15' MIN	15'	COMPLIES
STEPBACKS - FRONT	10' MIN AT 35°*	*	COMPLIES
STEPBACKS - SIDE STREET	10' MIN AT 35°*	*	COMPLIES
STEPBACKS - REAR	10' MIN AT 35°*	*	COMPLIES
GROUND LEVEL CEILING	9' MIN.	10'-2"	COMPLIES

\*NOT REQUIRED FOR MANSARD ROOFS

**BASE PROJECT - CIVIC SPACE**

	SITE WIDTH	RATIO	REQUIRED	PROVIDED
CIVIC AREA	235'-7"		1,000	1,000

**BASE PROJECT - FLOOR AREA TABLE**

	RESIDENTIAL	PARKING	TOTAL
LEVEL 5	25,974		25,974
LEVEL 4	36,313		36,313
LEVEL 3	36,313		36,313
LEVEL 2	36,313		36,313
LEVEL 1	35,105	908	36,013
BASEMENT PARKING 1		24,186	24,186
BASEMENT PARKING 2		22,793	22,793
BASEMENT PARKING 3		22,793	22,793
TOTAL	170,018	70,680	240,698

NUMBER OF UNITS	177
AVERAGE UNIT SIZE	961

**BASE PROJECT - UNIT TABLE**

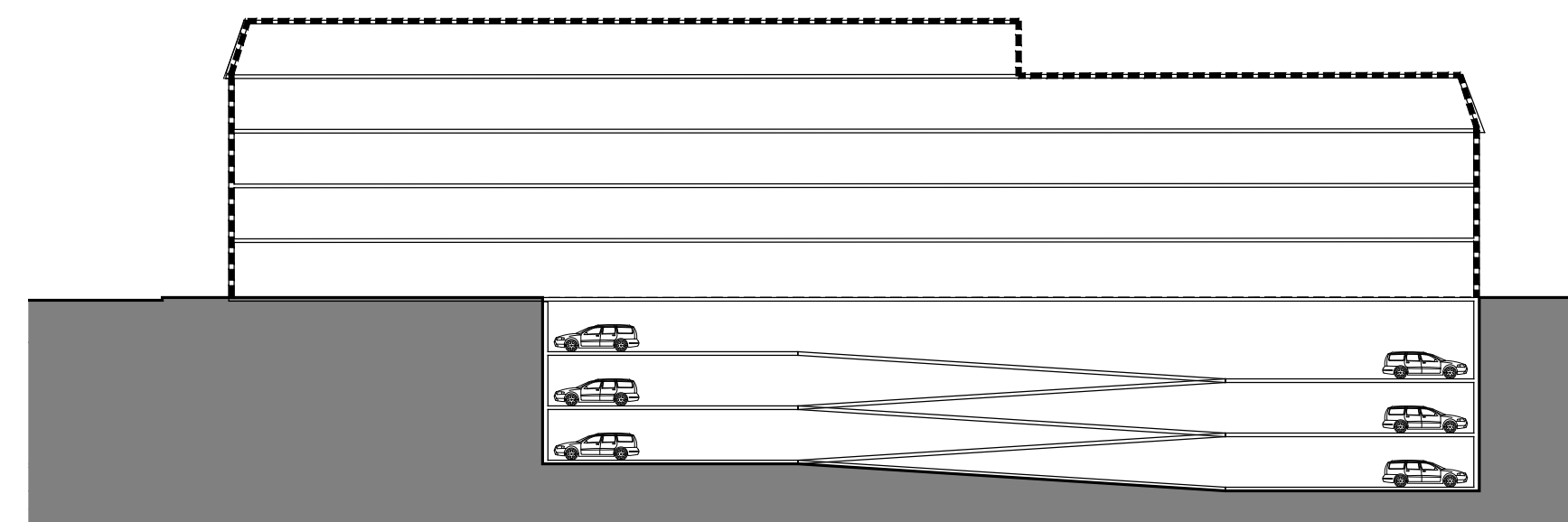
	STUDIO	1-BR	2-BR	3-BR	TOTAL
LEVEL 5	6	10	9	4	29
LEVEL 4	9	14	12	6	41
LEVEL 3	9	14	12	6	41
LEVEL 2	9	14	12	6	41
LEVEL 1	5	9	8	3	25
TOTAL	38	61	53	25	177

**BASE PROJECT - VEHICULAR PARKING (Per DSRPP)**

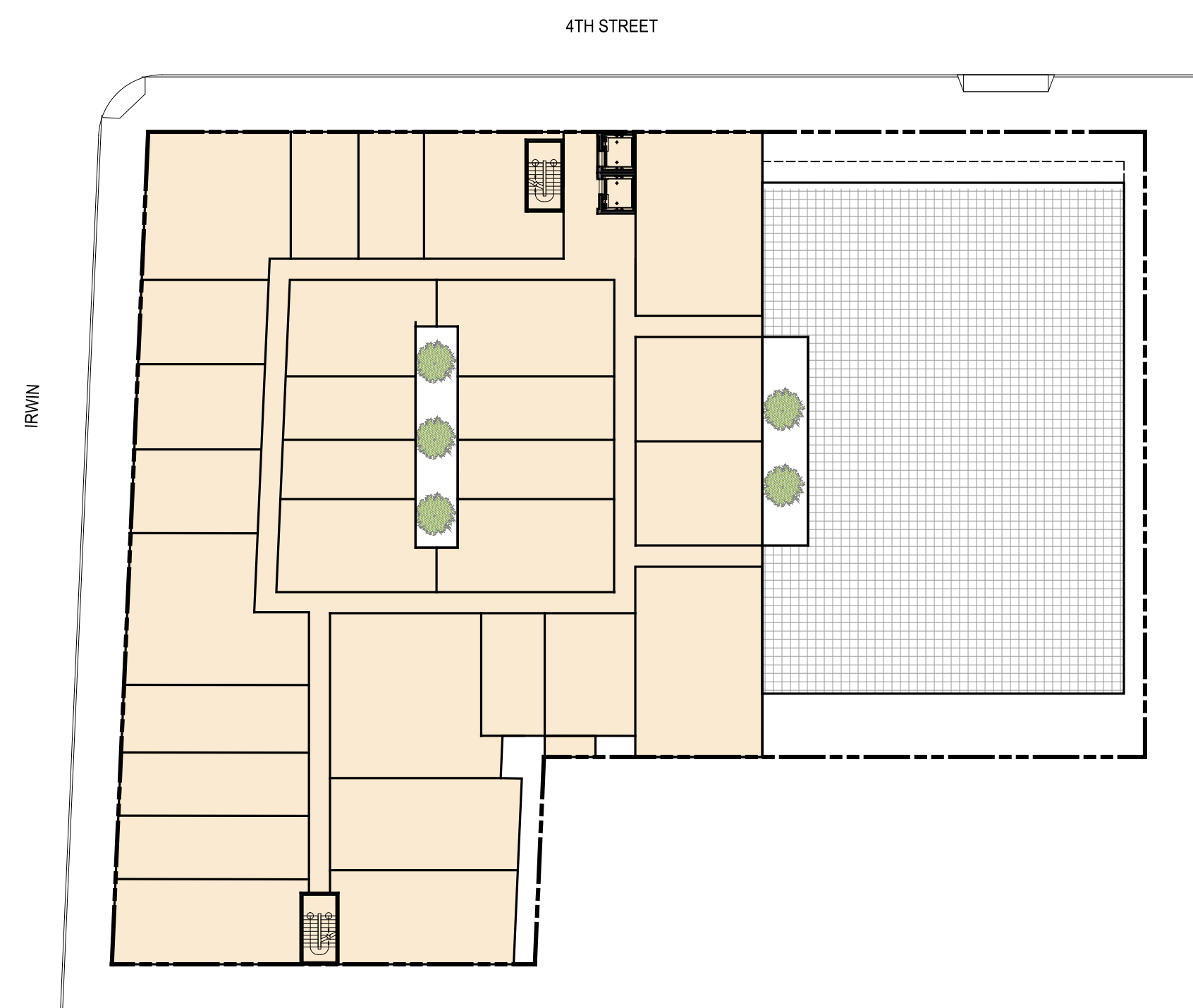
	UNITS	RATIO	TOTAL
STUDIO	38	0.75	29
1-BR UNITS	61	0.75	46
2-BR UNITS	53	1	53
3-BR UNITS	25	1.5	38
TOTAL REQUIRED	177		165
TOTAL PROVIDED			165

**BASE PROJECT - BIKE PARKING (Per DSRPP)**

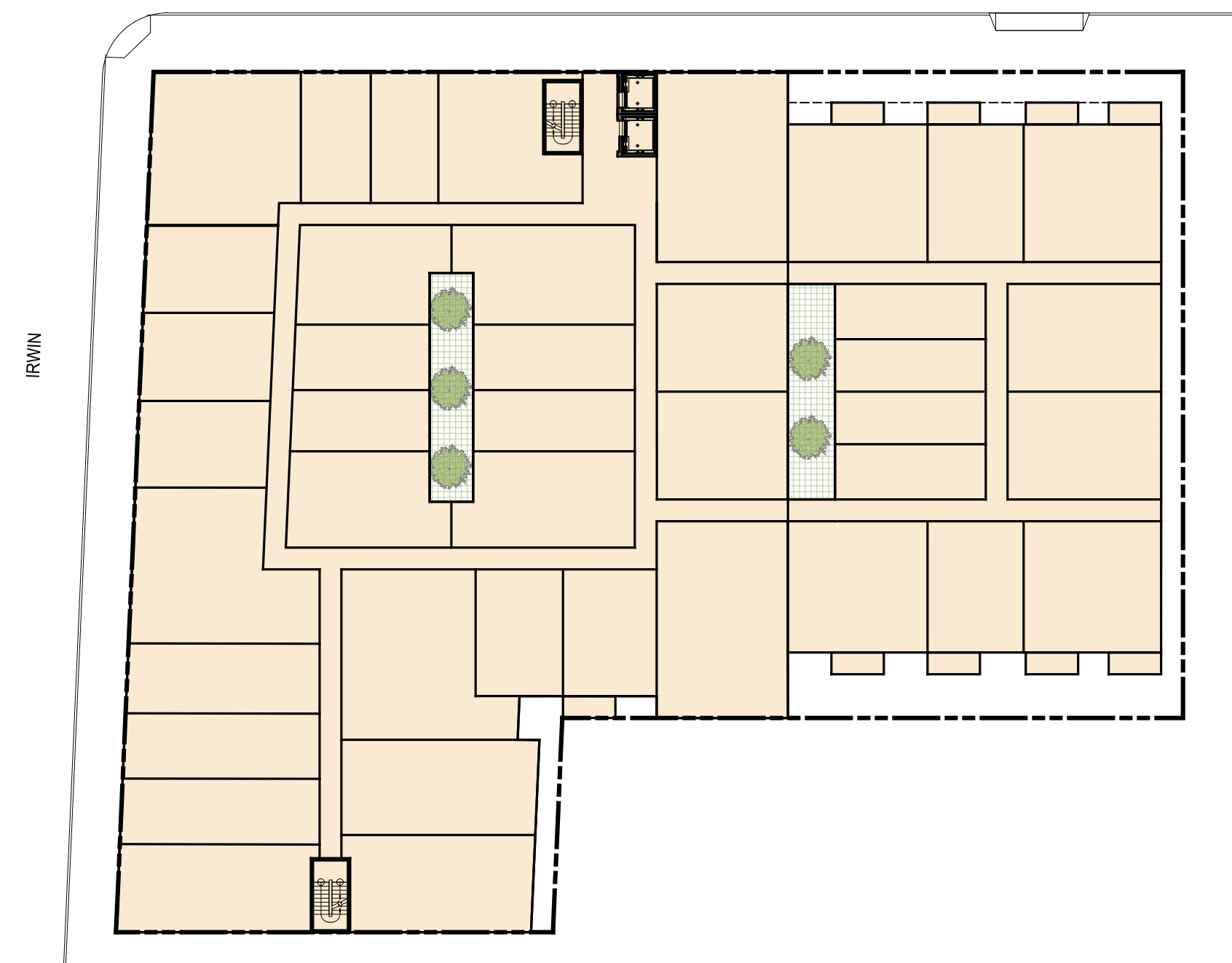
	UNITS	RATIO	TOTAL
STUDIO	38	1	38
1-BR UNITS	61	1	61
2-BR UNITS	53	2	106
3-BR UNITS	25	3	75
TOTAL REQUIRED			280
PROVIDED			280



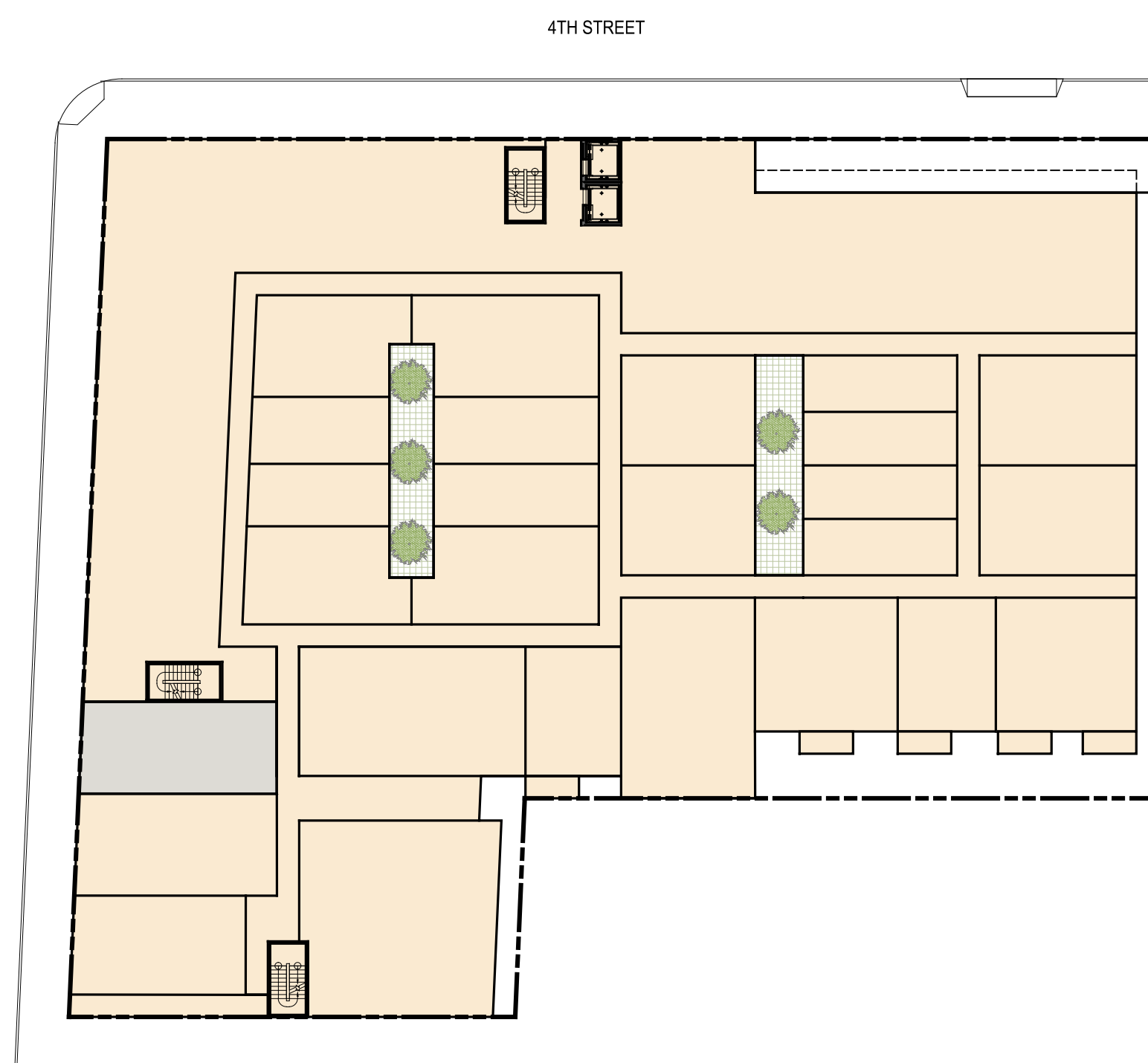
BASE PROJECT - HEIGHT DIAGRAM



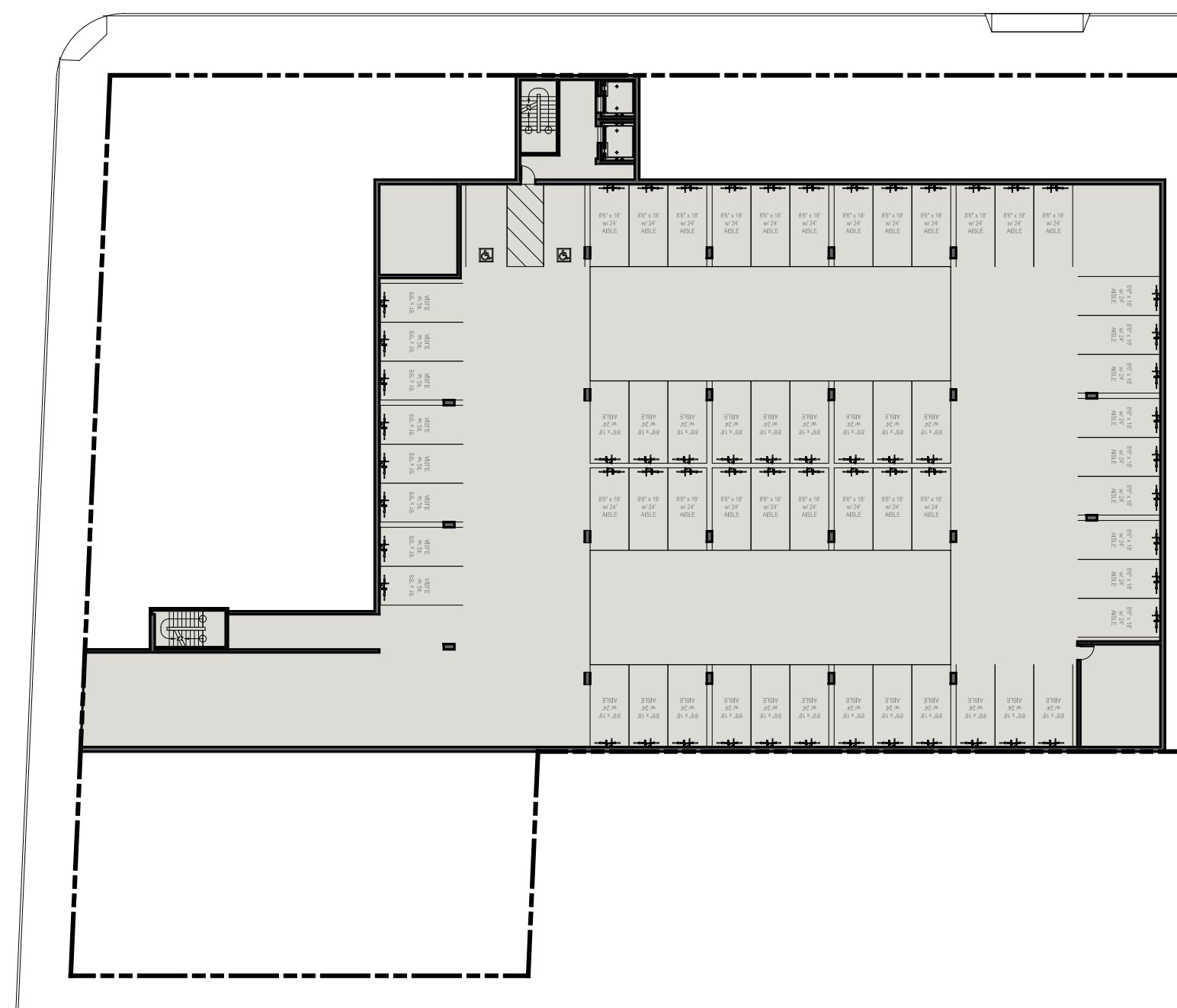
LEVEL 5 PLAN



LEVELS 2-4 PLAN



GROUND LEVEL PLAN



BASEMENT PLANS

**BASE PROJECT DATA**

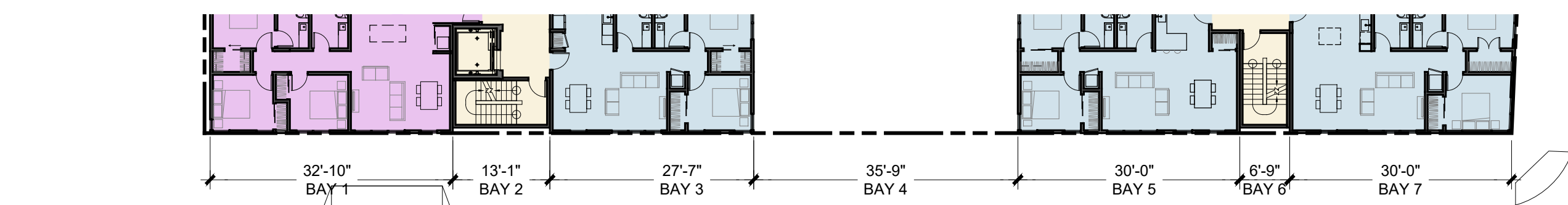
**BASE PROJECT - PLANS**

1/32" = 1'-0" @ 24X36

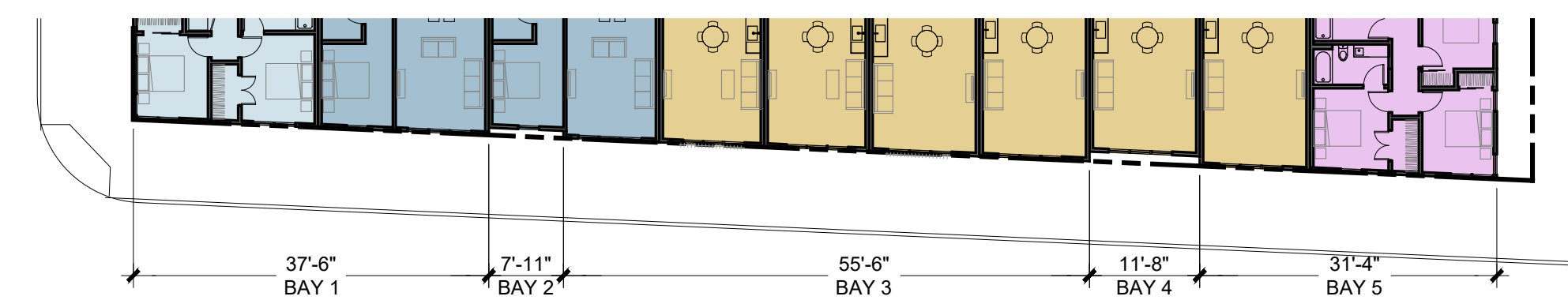
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FOURTH STREET (WITH 7 BAYS)



IRWIN STREET (WITH 5 BAYS)

<p><i>Division 3.2 Massing and Facade Articulation Standards</i></p> <p><b>A. Description</b> New facades and facade modifications along a street or civic space shall be designed to visually express a base, middle, and top.</p> <p><b>B. Applicability</b> New buildings and facade modifications over 75' in length along the adjacent street or civic space.</p> <p><b>C. Standards</b></p> <p>Ground Floor/ Distinct Base<sup>1</sup> <b>(A)</b></p> <p>Middle <b>(B)</b></p> <p>Top<sup>2</sup> <b>(C)</b></p> <p>Combinations of colors, materials, and massing may be used to visually express a base, middle, and top.</p> <p><sup>1</sup>The base may include multiple stories.</p> <p><sup>2</sup>The top may include multiple stories. Note that upper stories that are stepped back do not count as part of the "top". To articulate the top, count only stories that are not stepped back from the "base" and "middle" of the building facade.</p> <p><b>BASE - MIDDLE - TOP</b></p>	<p><i>Chapter 3 — Downtown Form-Based Code</i></p> <p><i>Division 3.2 Massing and Facade Articulation Standards</i></p> <p>Examples of 5, 7, 9 Bay Openings.</p> <p>Examples of Symmetrical Compositions.</p> <p>Examples of Asymmetrical Compositions.</p> <p>Elevation</p> <p>Plan</p> <p>Elevation</p> <p>Plan</p> <p>Adopted August 2021</p> <p>Downtown San Rafael Precise Plan 301</p> <p><b>OBJECTIVE STANDARD EXAMPLES (DSRPP PAGE 301)</b></p>	<p><b>A. Description</b> New facades and facade modifications along a street or civic space shall be designed to appear as multiple buildings no greater than 75' in length.</p> <p><b>B. Applicability</b> New buildings and facade modifications.</p> <p><b>C. Standards/ General Character</b> Building facades shall be arranged in an orderly composition of window bays/openings based on prevalent patterns of 5, 7 or 9 bays. <b>(A)</b></p> <p>Facades shall be designed in an orderly symmetrical or asymmetrical composition.</p> <p>Compositions (symmetrical) <b>(B)</b></p> <p>Compositions (asymmetrical) <b>(C)</b></p> <p>The pattern shall be visually expressed through the spacing of openings, physical recesses, projections or other techniques.</p> <p>The pattern may include the ground floor and its mezzanine.</p> <p><b>OBJECTIVE STANDARDS (DSRPP PAGE 300)</b></p>	<p>COMPLIES. THE FACADE MODIFICATIONS ALONG A STREET OR CIVIC SPACE ARE DESIGNED TO APPEAR AS MULTIPLE BUILDINGS NO GREATER THAN 75' IN LENGTH</p> <p>COMPLIES.</p> <p>COMPLIES. THE BUILDING FACADES ARE ARRANGED IN AN ORDERLY COMPOSITION OF BAYS BASED ON PREVALENT PATTERN OF 5, 7 OR 9 BAYS.</p> <p>COMPLIES.</p> <p>COMPLIES.</p> <p>COMPLIES.</p> <p><b>COMPLIANCE</b></p>
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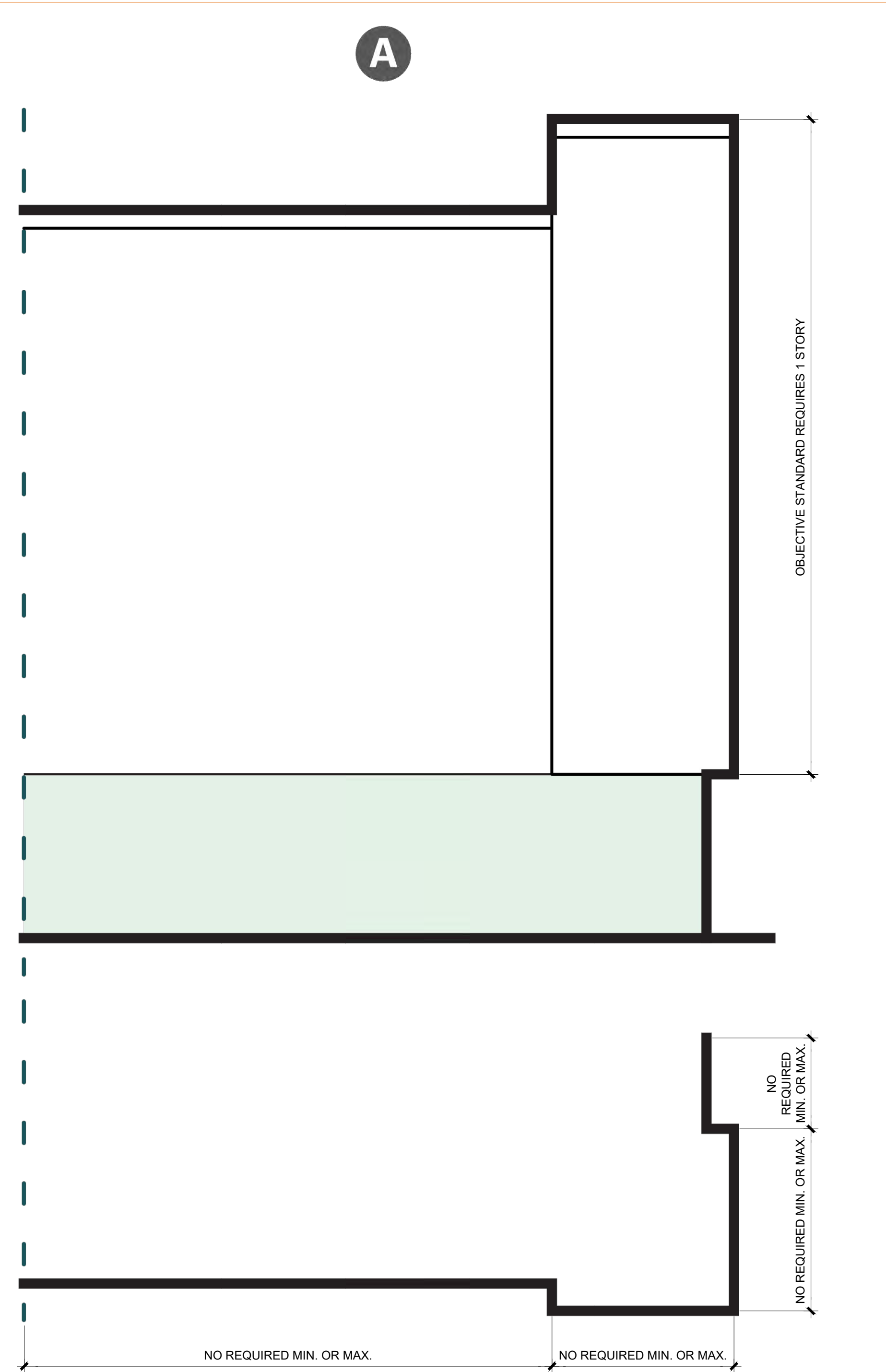
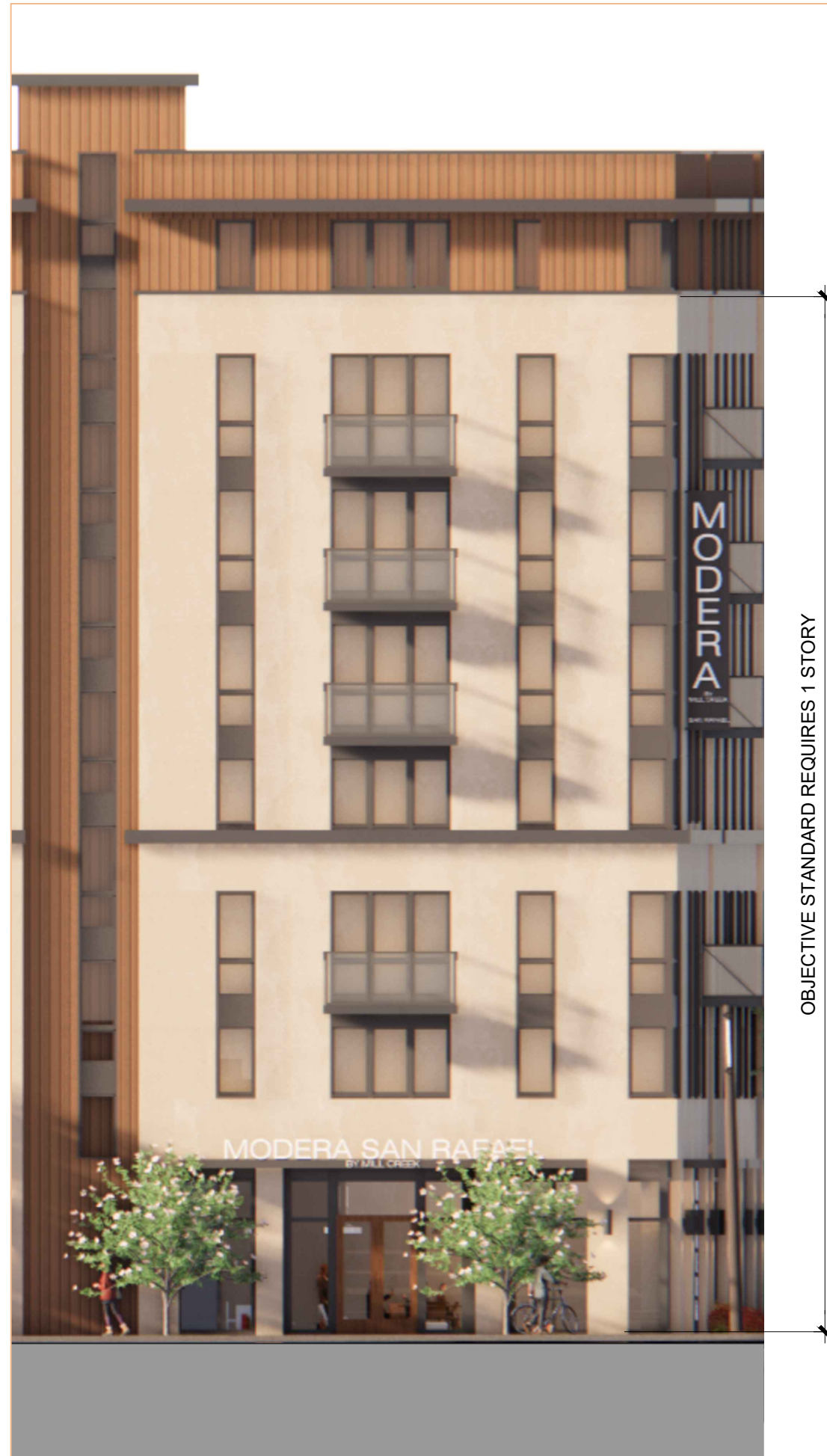
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SHEET:

**OBJECTIVE  
STANDARDS  
COMPLIANCE**

**A0.3**



Plan and elevation diagrams of Corner Elements.

**A. Description**  
 New facades and facade modifications shall be designed to include an orderly composition of window bays and openings.

**B. Applicability**  
 All new buildings and facade modifications.

**C. Standards/ General Character**  
 Buildings 100' or more in length along the street are required to include projected or recessed window bays, and shall be designed per Item A below. The recess may be achieved by a partial or complete window surround. Upto 3 bays may be grouped.

Allowed patterns for buildings at least 100' long:  
 Bay Windows: **A**  
 Square **a**  
 Chamfer **b**

Required setbacks may be replaced by mansard roof forms with windows as follows:  
 30' to 50' overall height Single Mansard **B**  
 50' to 90' overall height Single Mansard **B** or Double Mansard **C**

Mansard roof forms are exempt from setbacks.  
 Mansard roofs can include a maximum of 2 stories and must include the uppermost story.

All buildings facades shall be designed to include square or vertically - oriented windows and openings.  
 Windows may be grouped but the overall grouping shape is required to be square or vertical, except on shopfronts.  
 Facades within 1 block of a building with recessed windows and/or openings are required to include recessed windows with at least 4" of recess for at least 25% of the new or modified facade.

COMPLIES, THE FACADE IS DESIGNED TO INCLUDE AN ORDERLY COMPOSITION OF WINDOW BAYS AND OPENINGS.

COMPLIES.

COMPLIES, THE BUILDING INCLUDES SQUARE RECESSED WINDOW BAYS.

NOT APPLICABLE, THE PROJECT DOES NOT HAVE ANY MANSARD ROOFS.

COMPLIES.

COMPLIES.

**WINDOW COMPLIANCE**

**A. Description**  
 New facades and facade modifications shall be designed to include a corner element to give visual importance to the corner and enhance the public realm.

**B. Applicability**  
 New buildings and facade modifications where at least 1 facade along a street corner is over 150' in length.

**C. Standards/ General Character**  
 Square **A**  
 Octagonal **B**  
 Chamfer **C**

Only one corner element is required per eligible facade.  
 Corner elements shall incorporate at least 1 entire story within the composition and may extend from the ground floor through the top of the building.  
 Corner elements may exceed the maximum height allowed for the building by up to 10' for a horizontal area up to 20' x 20', only in cases where the top story is at the maximum allowed height.  
 Corner elements may be recessed or projected from the main facade by up to 4'. Projections over the right of way are allowed when at least 12' above the adjacent sidewalk. **D**

COMPLIES. THE PROJECT INCLUDES AT LEAST 1 CORNER ELEMENT THAT COMPLIES WITH THE REQUIRED OBJECTIVE STANDARDS.

COMPLIES. THE PROJECT INCLUDES AT LEAST 1 CORNER ELEMENT, BOTH STREET FACING FACADES ARE OVER 150' IN LENGTH.

COMPLIES. THE PROJECT INCLUDES AT LEAST 1 SQUARE CORNER ELEMENT.

COMPLIES. THE PROJECT INCLUDES AT LEAST 1 CORNER ELEMENT ON THE REQUIRED FACADE.  
 COMPLIES. THE CORNER ELEMENT INCORPORATES AT LEAST 1 ENTIRE STORY WITHIN THE COMPOSITION.

NOT APPLICABLE AS THIS IS AN OPTION NOT A REQUIREMENT.

COMPLIES. THE CORNER ELEMENT PROJECTS WITHIN THE 4' ALLOWANCE.

NOTE, THE OBJECTIVE STANDARDS DO NOT REQUIRE A MAXIMUM OR MINIMUM WIDTH OF THE CORNER ELEMENT.

**COMPLIANCE**

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**OBJECTIVE STANDARDS COMPLIANCE**

**A0.4**

PROPOSED COMPLIANT PROJECT

OBJECTIVE STANDARD DIAGRAM (DSRPP PAGE 303)

OBJECTIVE STANDARDS (DSRPP PAGE 302)

COMPLIANCE



MAP VIEW - ABOVE

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SHEET:

SITE  
PHOTOS

# A0.5

PROJECT SITE



1. VIEW FROM IRWIN ST. - FACING EAST

PROJECT SITE



2. VIEW FROM 4TH ST. - FACING SOUTH

1 PROJECT DATA

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SHEET:

VICINITY MAP

# A0.6



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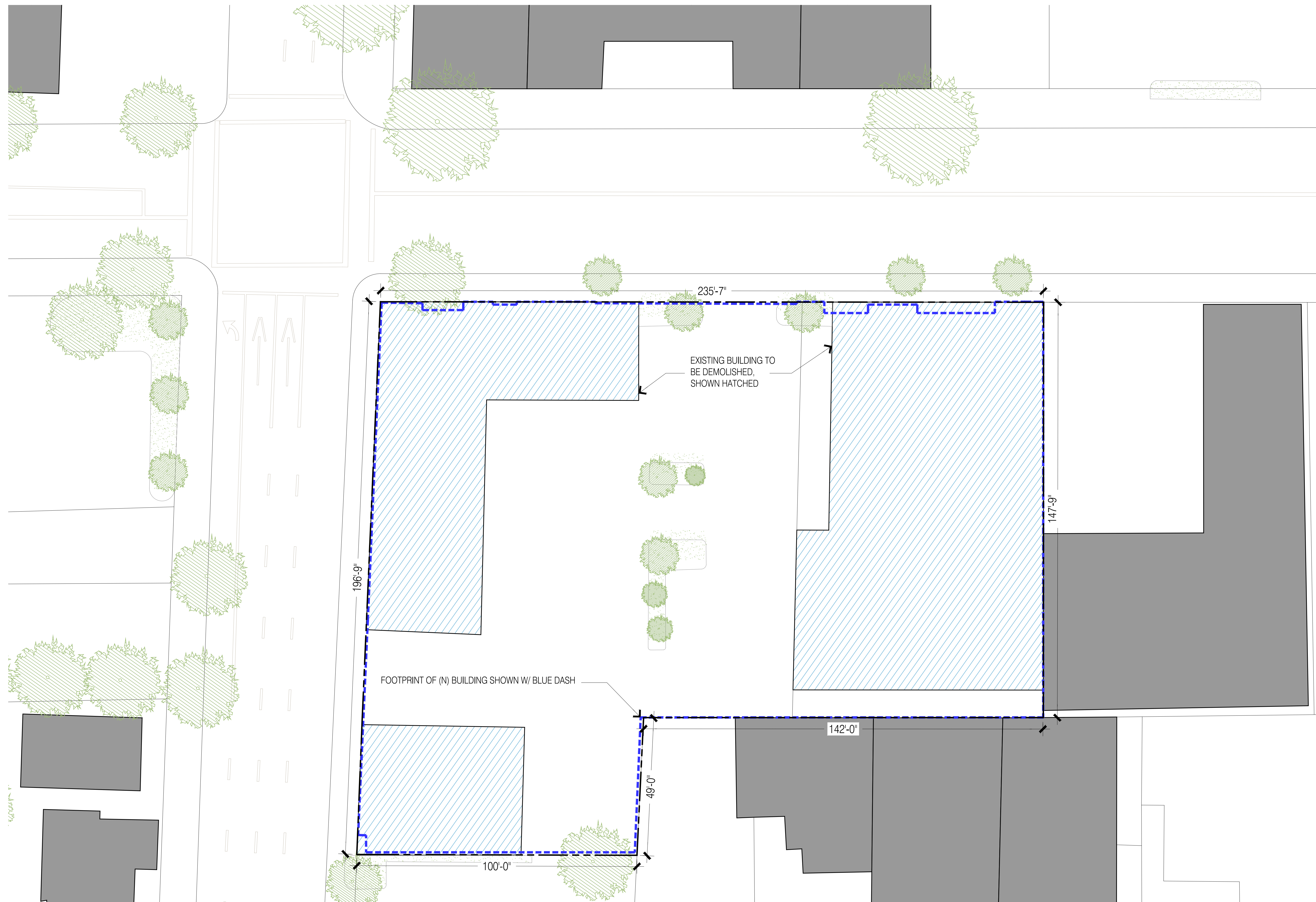
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JOB: 2306

SHEET:

EXISTING  
SITE & DEMO  
PLAN

## A2.0A



1 EXISTING SITE & DEMO PLAN  
A2.0 1/32"=1'-0" @ 11x17 1/16"=1'-0" @ 24x36

0 4 8 16 32





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12.20.2023 SB-330 PRE-APP PLANS  
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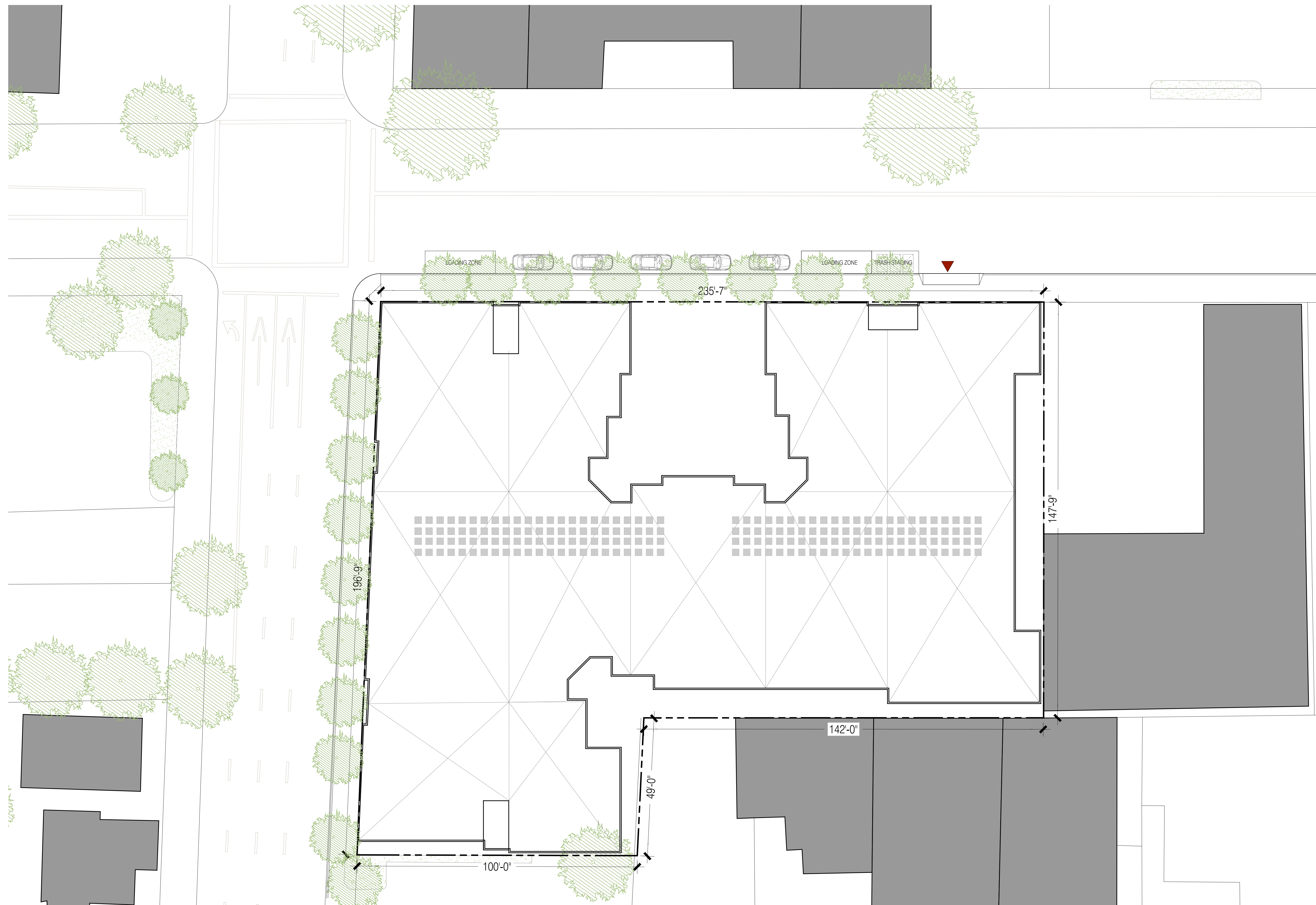
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JOB: 2306

SHEET:

SITE PLAN

## A2.0B



1 SITE PLAN  
A2.0 1/32"=1'-0" @ 11x17 1/16"=1'-0" @ 24x36

0 4 8 16 32

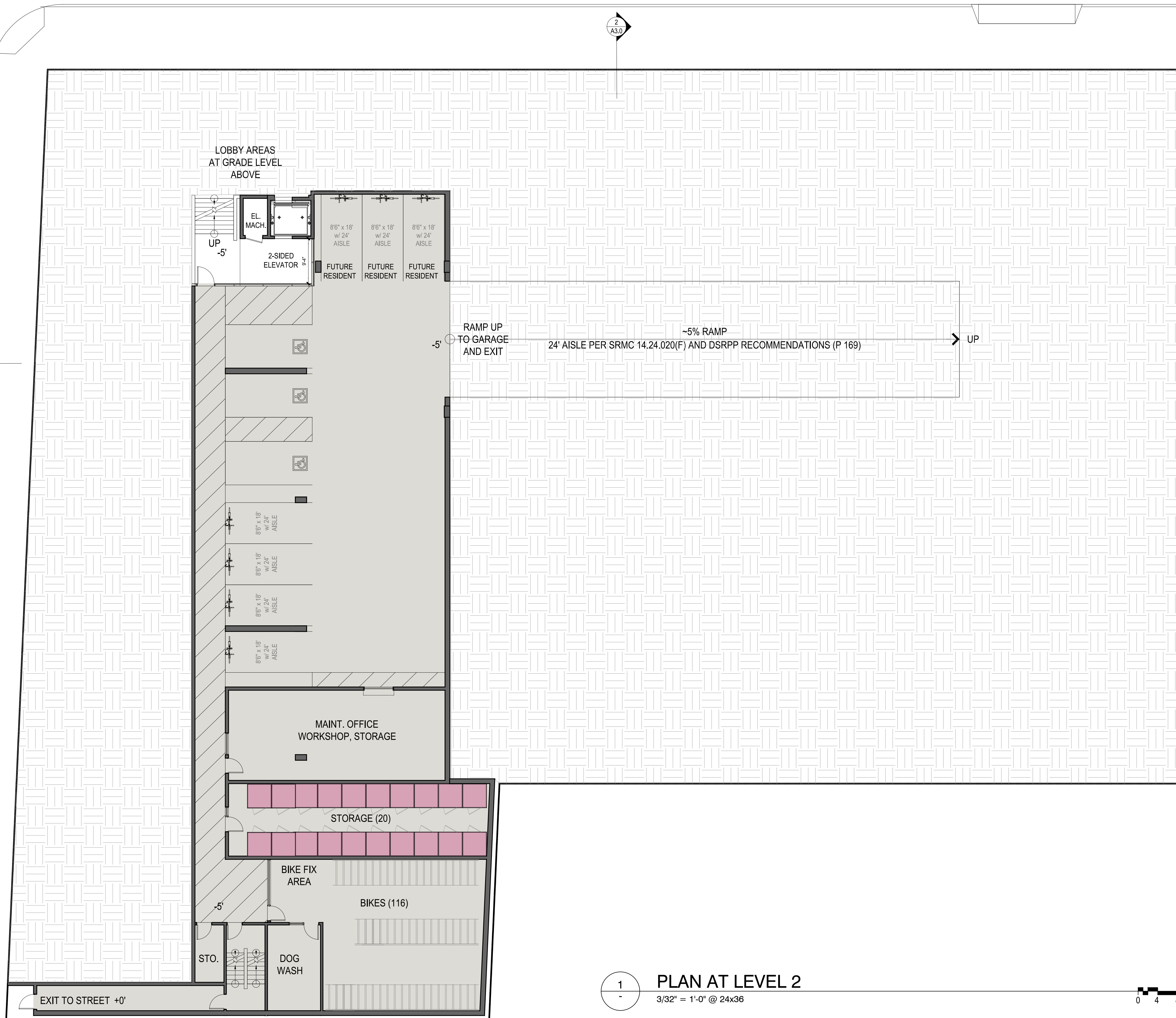


4TH STREET

TRACHTENBERG ARCHITECTS

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IRWIN



# MODERA SAN RAFAEL

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JOB: 2306

SHEET:

PLAN AT  
LOWER LEVEL 1

# A2.0

1 PLAN AT LEVEL 2  
3/32" = 1'-0" @ 24x36



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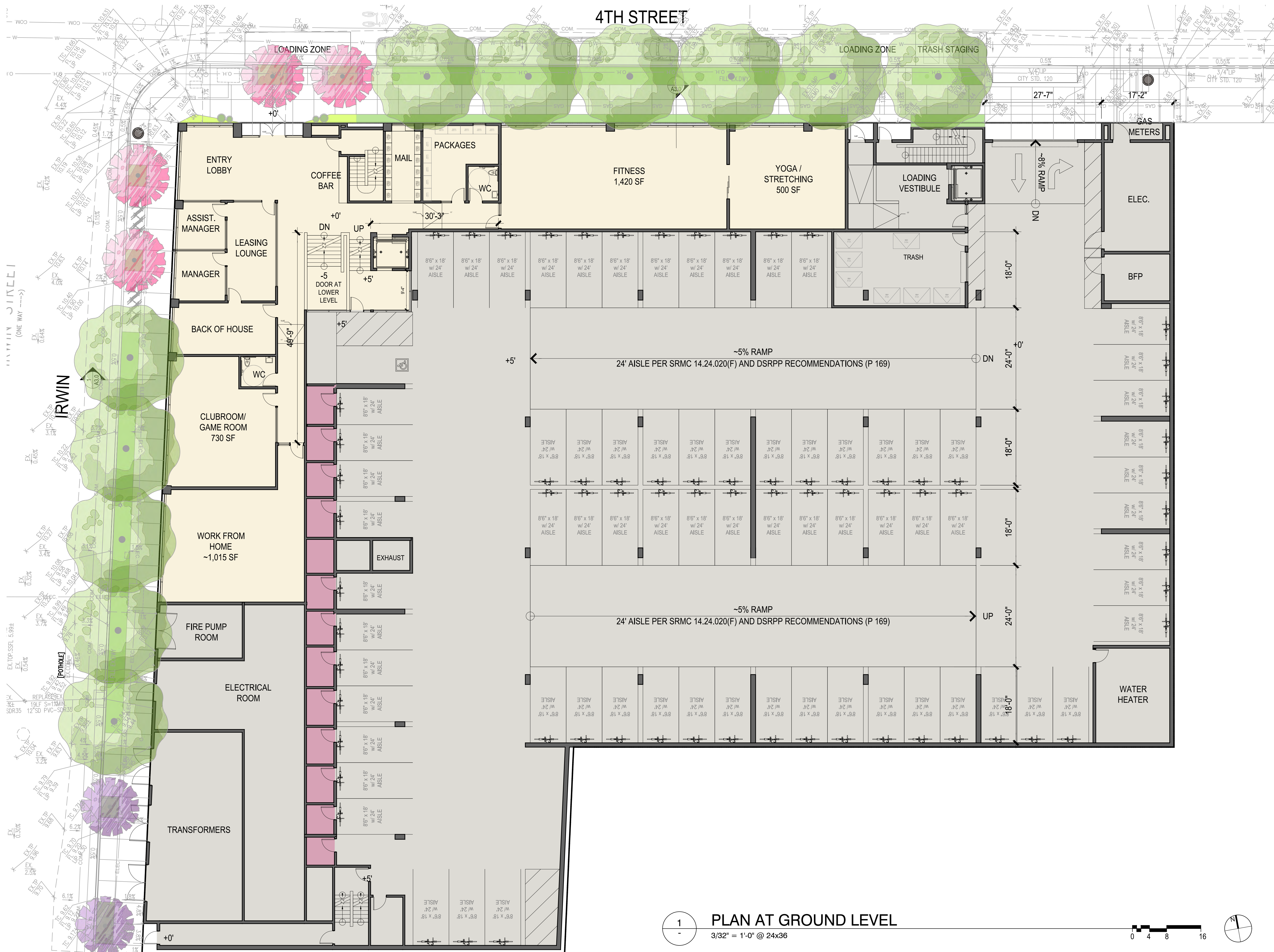
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JOB: 2306

SHEET:

PLANT AT  
GROUND LEVEL

# A2.1



1 PLAN AT GROUND LEVEL  
3/32" = 1'-0" @ 24x36

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JOB: 2306

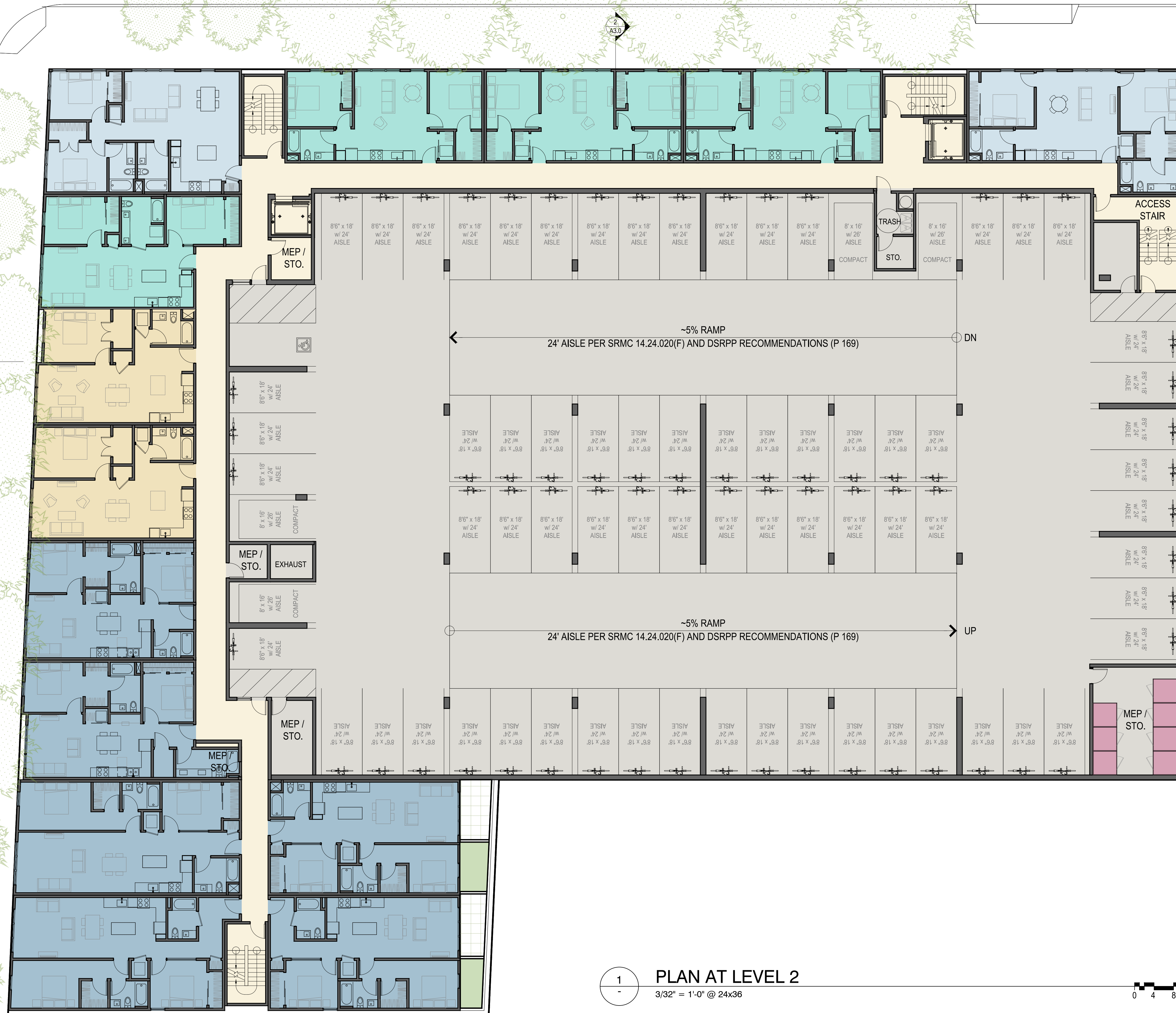
SHEET:

PLAN AT  
LEVEL 2

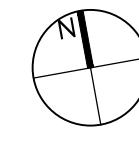
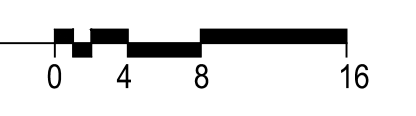
# A2.2

4TH STREET

IRWIN



1 PLAN AT LEVEL 2  
3/32" = 1'-0" @ 24x36



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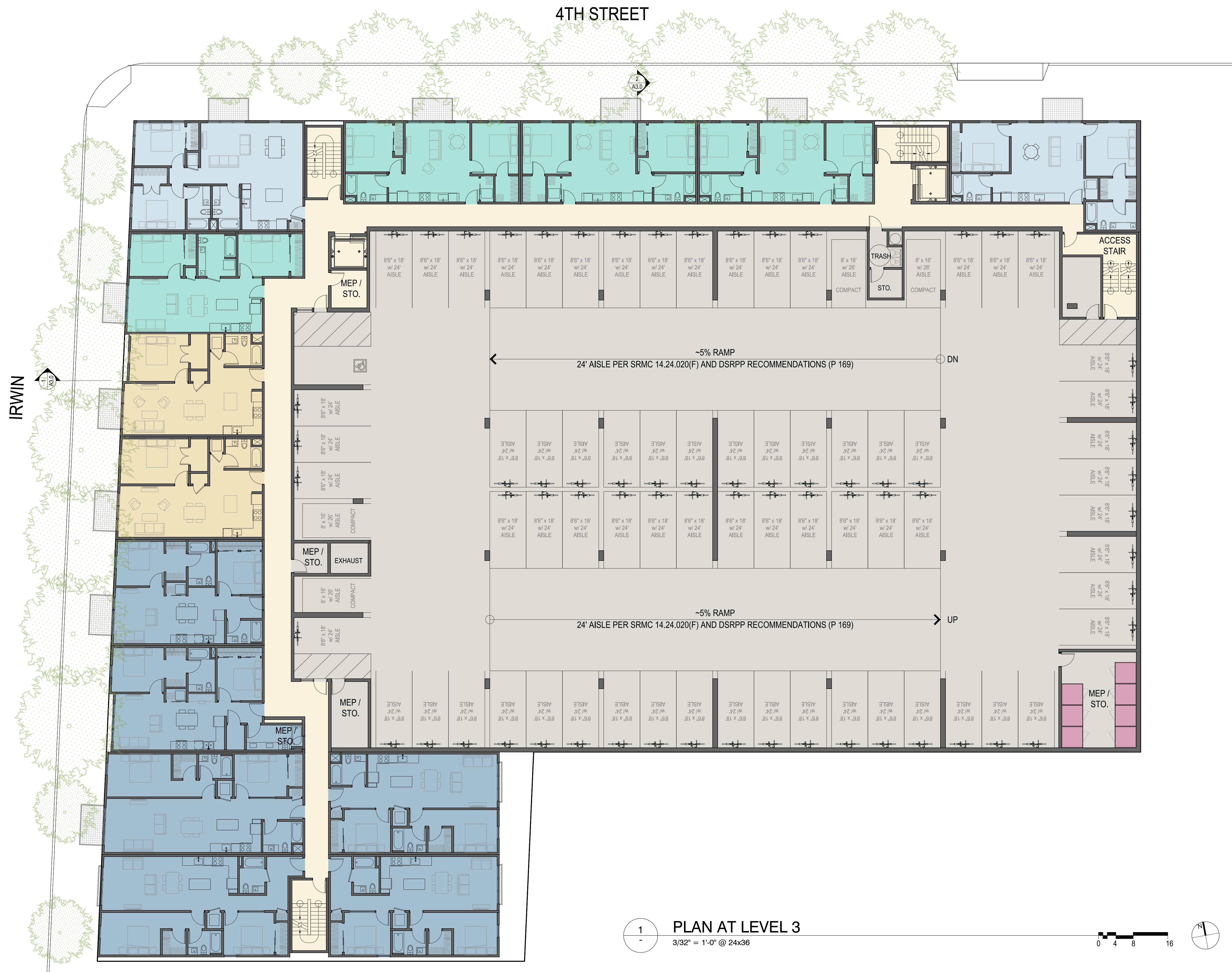
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JOB: 2306

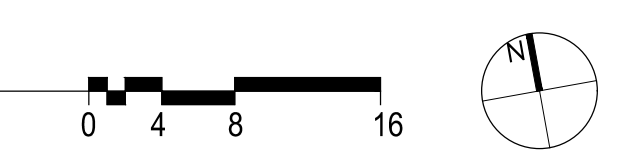
SHEET:

PLAN AT  
LEVEL 3

## A2.3



1 PLAN AT LEVEL 3  
3/32" = 1'-0" @ 24x36



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JOB: 2306

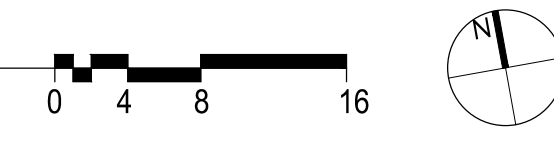
SHEET:

PLAN AT  
LEVEL 4  
PODIUM

## A2.4



1 PLAN AT LEVEL 4 PODIUM  
3/32" = 1'-0" @ 24x36



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JOB: 2306

SHEET:

PLAN AT  
LEVELS 5-8

# A2.5



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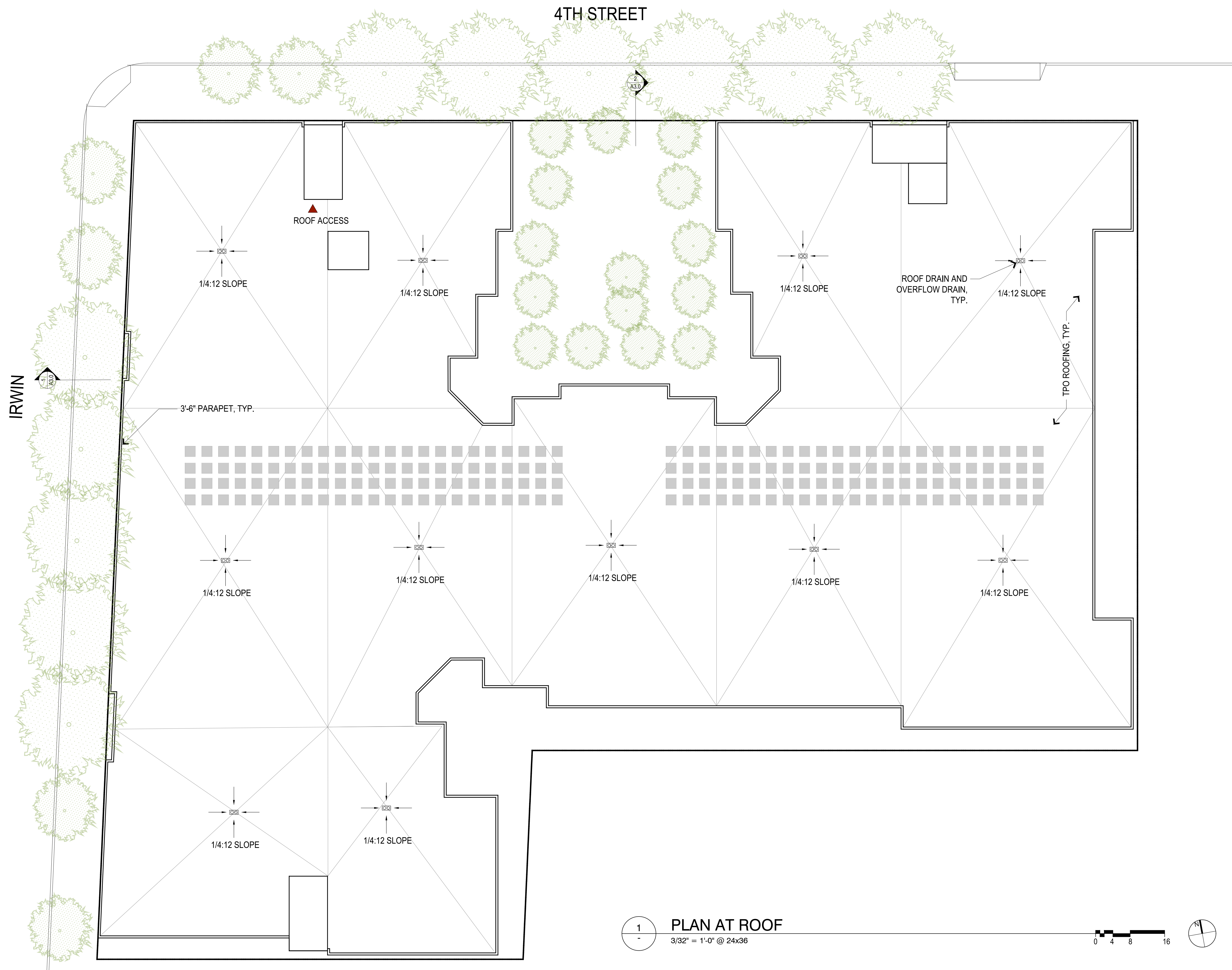
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JOB: 2306

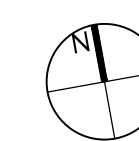
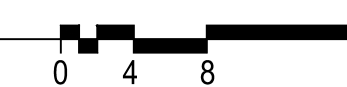
SHEET:

PLAN AT  
ROOF

## A2.6



1 PLAN AT ROOF  
3/32" = 1'-0" @ 24x36





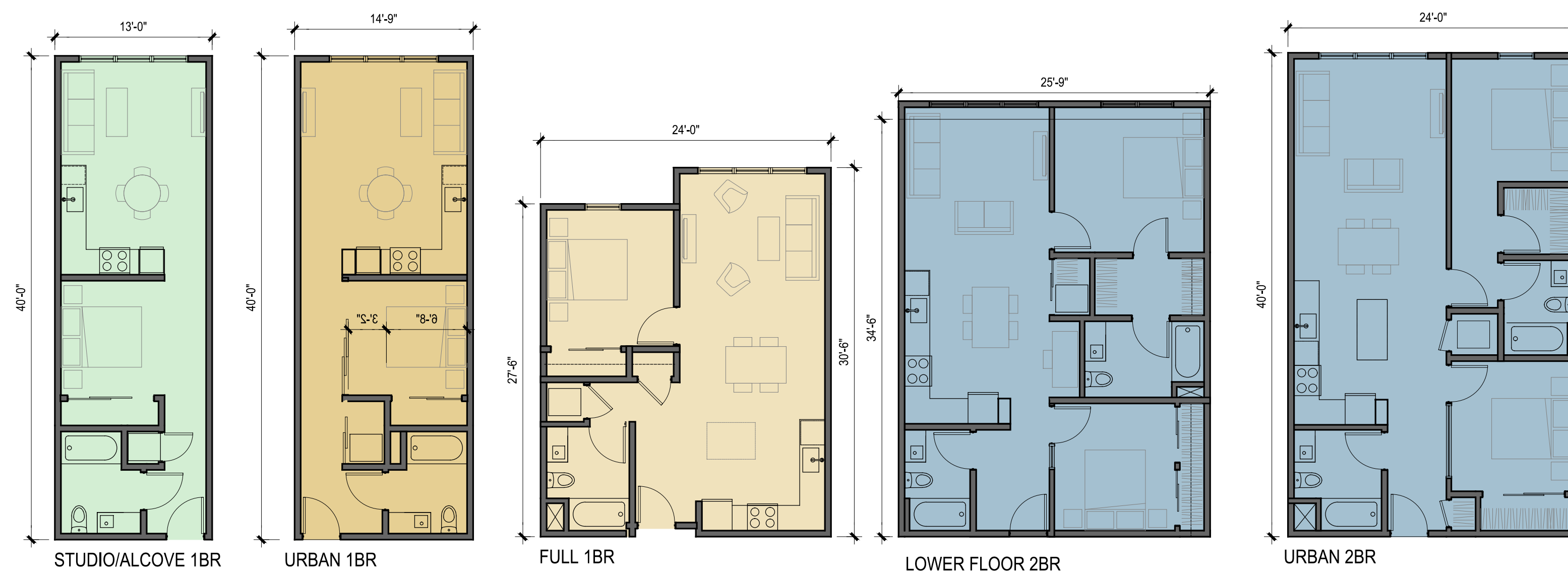
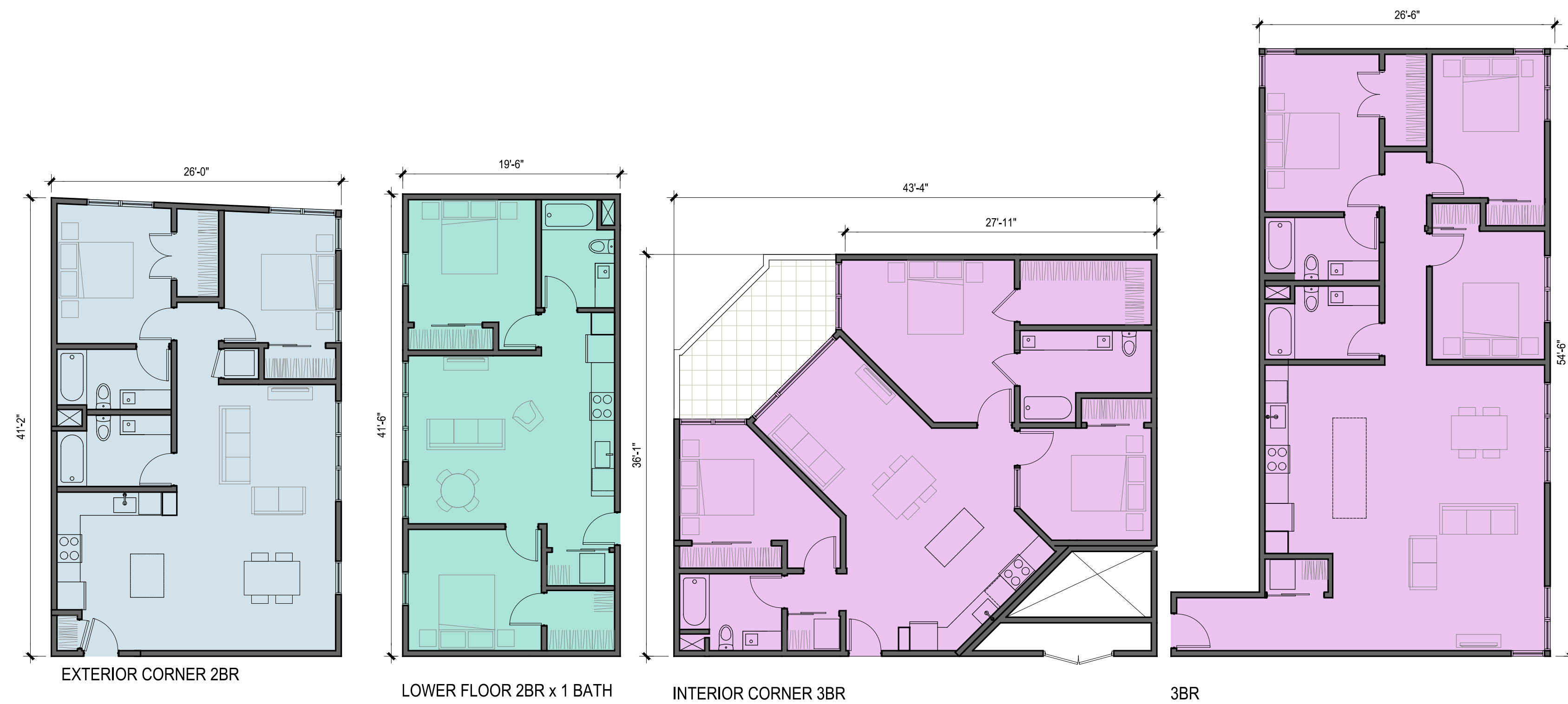
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JOB: 2306

SHEET:

UNIT PLANS

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**MODERA  
SAN RAFAEL**

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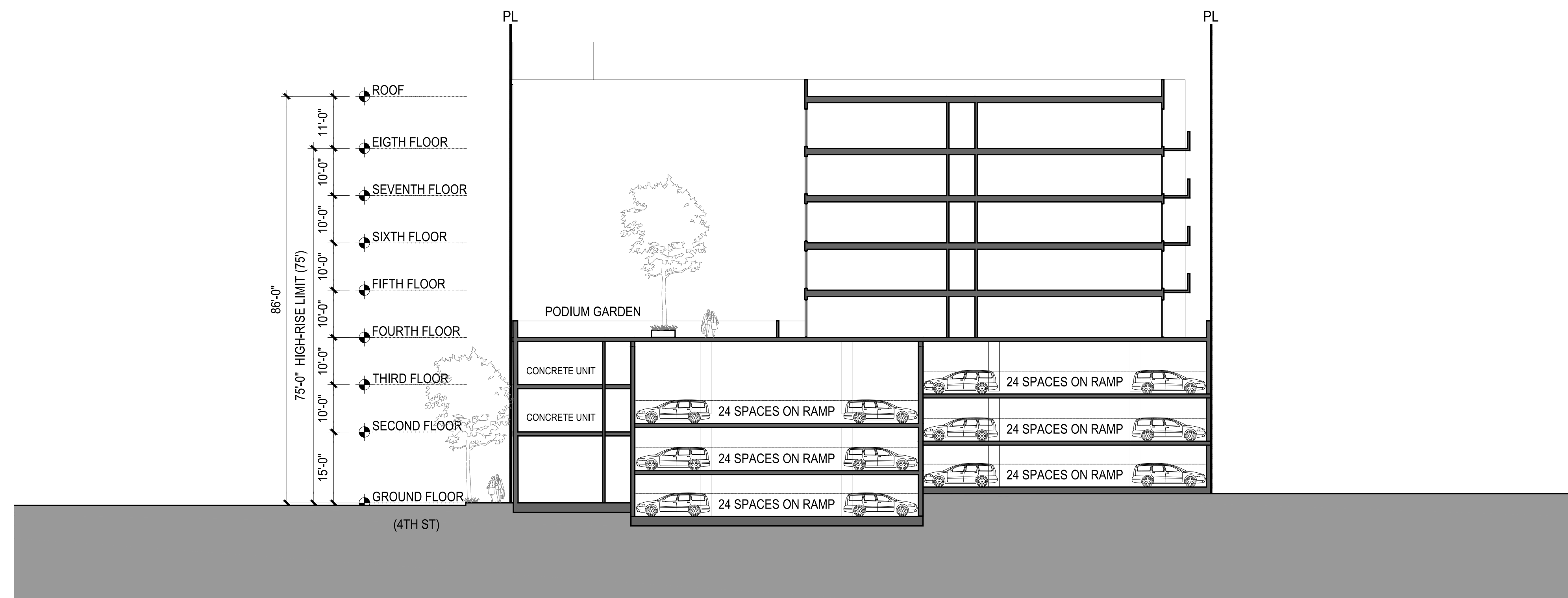
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JOB: 2306

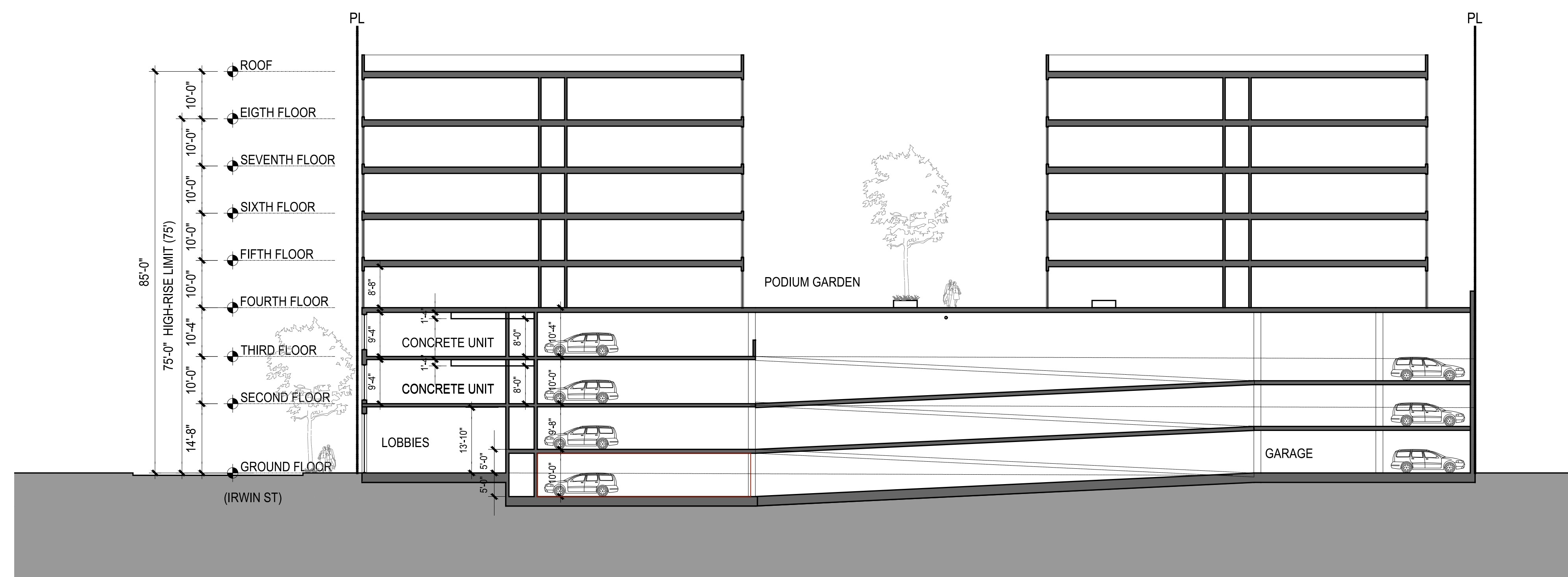
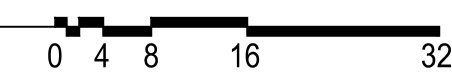
SHEET:

**BUILDING  
SECTIONS**

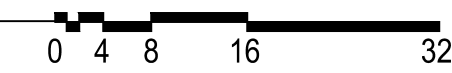
**A3.0**



**2 BUILDING SECTION -**  
1/16" = 1'-0" @ 24x36



**1 BUILDING SECTION - LOOKING NORTH**  
1/16" = 1'-0" @ 24x36



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JOB: 2306

SHEET:

BUILDING  
ELEVATIONS

**A3.1**



1 EAST ELEVATION  
A3.1

3/64" = 1'-0" @ 11X17 3/32" = 1'-0" @ 24X36



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JOB: 2306

SHEET:

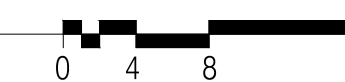
BUILDING  
ELEVATIONS

# A3.2



1 NORTH ELEVATION  
A3.2

3/64" = 1'-0" @ 11X17 3/32" = 1'-0" @ 24X36



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JOB: 2306

SHEET:

BUILDING  
ELEVATIONS

# A3.3



1  
A3.3

### WEST ELEVATION

3/64" = 1'-0" @ 11X17 3/32" = 1'-0" @ 24X36



**MODERA  
SAN RAFAEL**

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JOB: 2306

SHEET:

BUILDING  
ELEVATIONS

**A3.4**



1  
A3.4

**SOUTH ELEVATION**

3/64" = 1'-0" @ 11X17 3/32" = 1'-0" @ 24X36



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JOB: 2306

SHEET:

CONCEPTUAL  
RENDERING

# A3.5



1 PERSPECTIVE VIEW - 4TH STREET LOOKING EAST

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JOB: 2306

SHEET:

CONCEPTUAL  
RENDERING

# A3.6



1 PERSPECTIVE VIEW - IRWIN STREET LOOKING NORTH



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JOB: 2306

SHEET:

CONCEPTUAL  
RENDERING

# A3.7



1 PERSPECTIVE VIEW - IRWIN STREET LOOKING SOUTH

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SAN RAFAEL**

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JOB: 2306

SHEET:

CONCEPTUAL  
RENDERING

**A3.8**



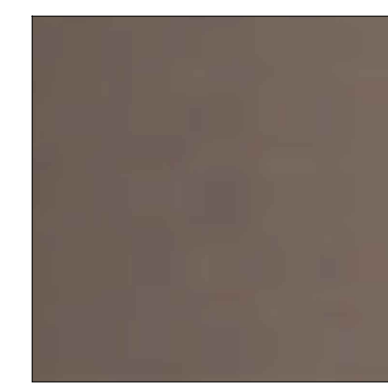
1 PERSPECTIVE VIEW - 4TH STREET LOOKING WEST



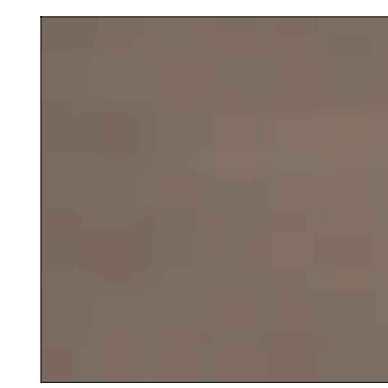
PAINTED SIDING



INTEGRAL COLOR  
STUCCO



VINYL WINDOWS



DARK GRAY STUCCO

PAINTED SIDING

VINYL  
WINDOWS

DARK GRAY STUCCO

INTEGRAL COLOR  
STUCCO

**MODERA  
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JOB: 2306

SHEET:

BUILDING  
MATERIALS

**MAT**



85'-0"  
15'-0"  
10'-0"  
10'-0"  
10'-0"  
10'-0"  
10'-0"  
10'-0"  
10'-0"  
10'-0"  
10'-0"  
10'-0"  
10'-0"  
10'-0"  
3'-6"

PARAPET  
ROOF  
EIGHTH FLOOR  
SEVENTH FLOOR  
SIXTH FLOOR  
FIFTH FLOOR  
FOURTH FLOOR  
THIRD FLOOR  
SECOND FLOOR  
GROUND FLOOR

ALUMINUM  
STOREFRONT  
WINDOWS

(IRWIN ST)

1

**EAST ELEVATION**

3/64"=1'-0" @ 11X17 3/32" = 1'-0" @ 24X36



**TITLE EXCEPTION NOTES**

- NOTE: THE FOLLOWING ITEMS CONTAINED IN SCHEDULE "B" OF THE HEREON REFERENCED PRELIMINARY TITLE REPORT ARE NOT A MATTER OF SURVEY: 1, 2, 3, 4, 6, 8, 9, 10, 12, 16-24.
- THE EFFECTS OF THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE MELLO-ROOS COMMUNITY FACILITIES DISTRICT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED ON AUGUST 28, 2015, AS INSTRUMENT NO. 2015-0041880, OFFICIAL RECORDS OF MARIN COUNTY.  
(THE LOCATION OF SAID AREA IS BLANKET IN NATURE AND THEREFORE HAS NOT PLOTTED HEREON.)  
REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR PARTICULARS.
  - THE EFFECTS OF AN EASEMENT FOR SEWER PURPOSES, AS DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED ON JUNE 18, 1924 IN BOOK 50, AT PAGE 198, DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED ON OCTOBER 2, 1924 IN BOOK 54, AT PAGE 403, DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED ON JULY 15, 1925 IN BOOK 73, AT PAGE 274, AND DESCRIBED IN THAT CERTAIN DOCUMENT RECORDED ON SEPTEMBER 18, 1925 IN BOOK 79, AT PAGE 31, ALL BEING OFFICIAL RECORDS OF MARIN COUNTY.  
(THE LOCATION OF SAID EASEMENT HAS BEEN PLOTTED HEREON.)  
REFERENCE IS MADE TO THE SUBJECT DOCUMENTS FOR PARTICULARS.
  - THE EFFECTS OF THOSE CERTAIN COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN THE DOCUMENT ENTITLED "RESTRICTIVE COVENANT MODIFICATION", RECORDED ON JUNE 17, 1925 IN BOOK 73, AT PAGE 65, AND DOCUMENT RECORDED ON JUNE 18, 1924, IN BOOK 50, AT PAGE 198, ALL BEING OFFICIAL RECORDS OF MARIN COUNTY.  
(THE LOCATION OF SAID RESTRICTION IS BLANKET IN NATURE AND THEREFORE HAS NOT PLOTTED HEREON.)  
REFERENCE IS MADE TO THE SUBJECT DOCUMENTS FOR PARTICULARS.
  - THE EFFECTS OF THE FOLLOWING EASEMENTS AS OFFERED FOR DEDICATION AND ACCEPTED ON THAT CERTAIN PARCEL MAP, FILED FOR RECORD ON AUGUST 24, 1979, IN BOOK 17 OF MAPS AT PAGE 1, OFFICIAL RECORDS OF MARIN COUNTY:
    - NON-EXCLUSIVE DRIVEWAY EASEMENT PURPOSES. (PLOTTED HEREON)
    - VEHICULAR PARKING EASEMENT PURPOSES. (PLOTTED HEREON)
    - SEWER EASEMENT PURPOSES. (PLOTTED HEREON)
  - THE EFFECTS OF AN EASEMENT FOR ELECTRICAL UNDERGROUND UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF PACIFIC GAS AND ELECTRIC, RECORDED MARCH 14, 1980 IN BOOK 3690, AT PAGE 165, OFFICIAL RECORDS OF MARIN COUNTY. (THE LOCATION OF SAID EASEMENT HAS BEEN PLOTTED HEREON.)  
REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR PARTICULARS.
  - THE EFFECTS OF AN EASEMENT FOR INGRESS AND EGRESS PURPOSES, AS DESCRIBED IN THAT CERTAIN DOCUMENT ENTITLED "GRANT DEED", RECORDED ON JUNE 26, 1984 AS INSTRUMENT NO. 84033843, OFFICIAL RECORDS OF MARIN COUNTY. (THE LOCATION OF SAID EASEMENT HAS BEEN PLOTTED HEREON.)  
REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR PARTICULARS.
  - THE EFFECTS OF AN EASEMENT FOR INGRESS AND EGRESS PURPOSES, AS DESCRIBED IN THAT CERTAIN DOCUMENT ENTITLED "GRANT DEED", RECORDED ON JULY 13, 1984 AS INSTRUMENT NO. 84033844, OFFICIAL RECORDS OF MARIN COUNTY. (THE LOCATION OF SAID EASEMENT HAS BEEN PLOTTED HEREON.)  
REFERENCE IS MADE TO THE SUBJECT DOCUMENT FOR PARTICULARS.

**GENERAL NOTES**

- ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- APR: 014-123-27, 014-123-28.
- THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY CHICAGO TITLE COMPANY DATED AS OF NOVEMBER 9, 2023, ORDER NUMBER 98208332-882-SK-JM, FURNISHED TO KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. BY MILL CREEK RESIDENTIAL ON JANUARY 18, 2024. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
- BASIS OF BEARINGS:**  
THE BEARING OF NORTH 81° 15' WEST TAKEN ON THE MIDDLE LINE OF THE MAP OF FOREST PARK AS SHOWN ON THAT CERTAIN PARCEL MAP, FILED FOR RECORD ON AUGUST 24, 1979, IN BOOK M OF MAPS AT PAGE 1, OFFICIAL RECORDS OF MARIN COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.

**PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. SUBSURFACE STRUCTURES IF ANY, ARE NOT SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, UTILITY VAULTS, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.**

**2021 ALTA/NSPS TABLE A OPTIONAL SURVEY ITEMS**

- THE SUBJECT PROPERTY ADDRESS IS KNOWN AS: 423 AND 543 FOURTH STREET, SAN RAFAEL, CA
- THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR MARIN COUNTY, CALIFORNIA, MAP NUMBER 0604100407E FOR COMMUNITY NUMBER 060773 (CITY OF SAN RAFAEL 065068), WITH AN EFFECTIVE DATE OF MARCH 16, 2016, AS BEING LOCATED IN FLOOD ZONE "AC".  
ACCORDING TO FEMA THE DEFINITION OF ZONE "AC" IS: WITH BASE FLOOD ELEVATION OF 10.0 FEET.  
INFORMATION WAS OBTAINED FROM THE FEMA WEBSITE, [HTTPS://MSC.FEMA.GOV/PORTAL/HOME](https://msc.fema.gov/PORTAL/HOME) ON JANUARY 25, 2024.
- GROSS LAND AREA: 35,310 ± SQUARE FEET OR 0.8106 ± ACRES
- ZONING NOTE:** THIS SURVEY MAKES NO EVALUATION AS TO COMPLIANCE WITH ZONING CODES AND/OR ORDINANCES OTHER THAN CURRENT MUNICIPAL BUILDING SETBACK LINE LOCATIONS.

THE SUBJECT PROPERTY IS CURRENTLY ZONED: TSN 50/70, T5 NEIGHBORHOOD

**SETBACKS:**  
FRONT: 0 FEET MIN., 15 FEET MAX  
SIDE: 0 FEET  
REAR: 0 FEET  
STREET SIDE: 0 FEET MIN., 15 FEET MAX

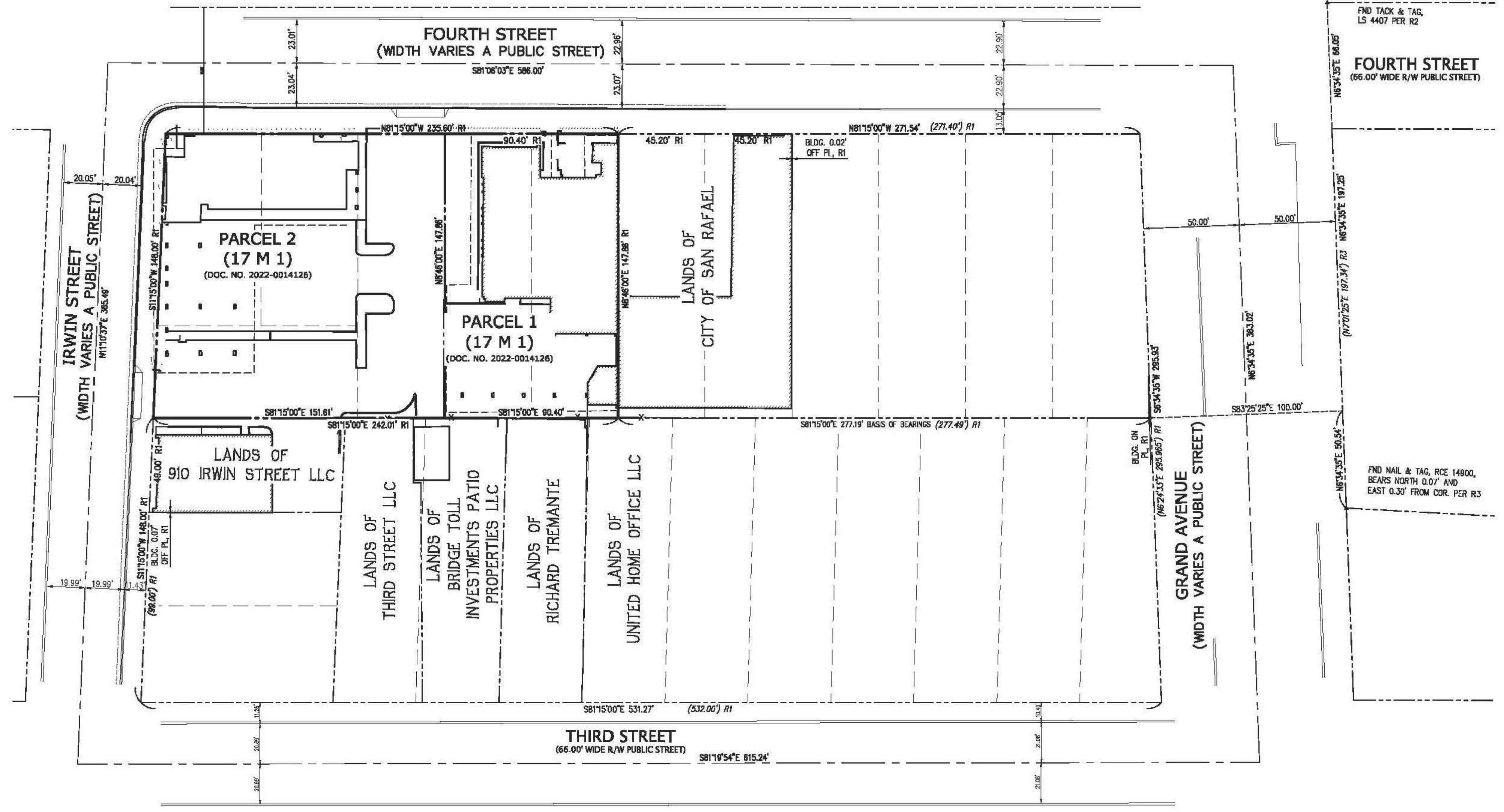
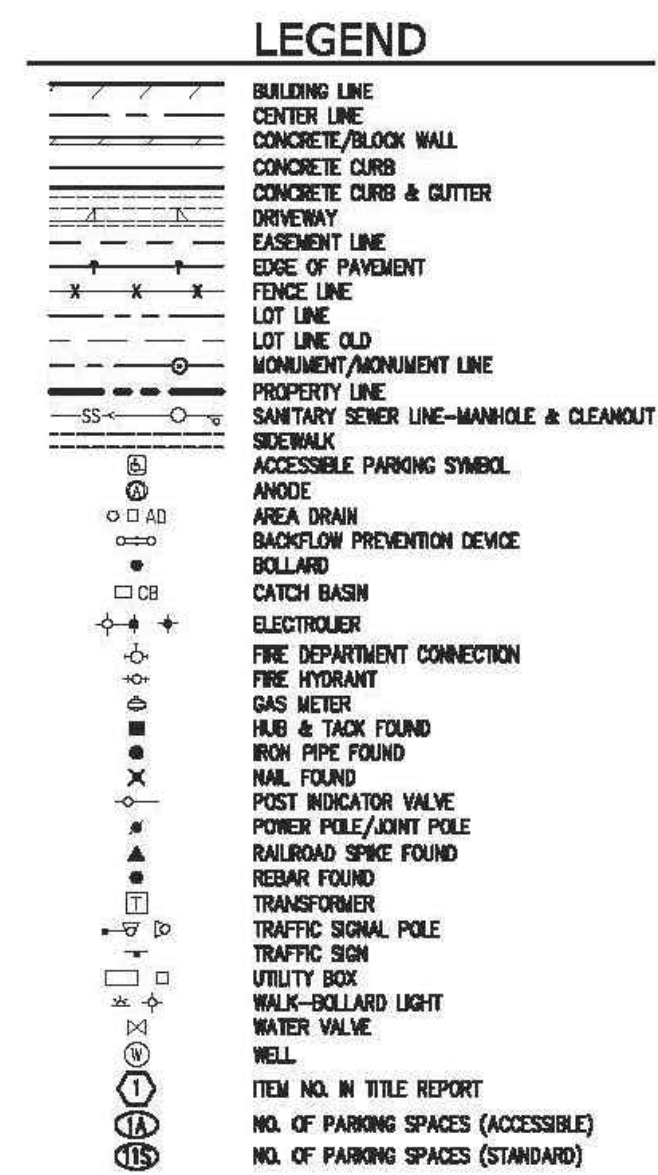
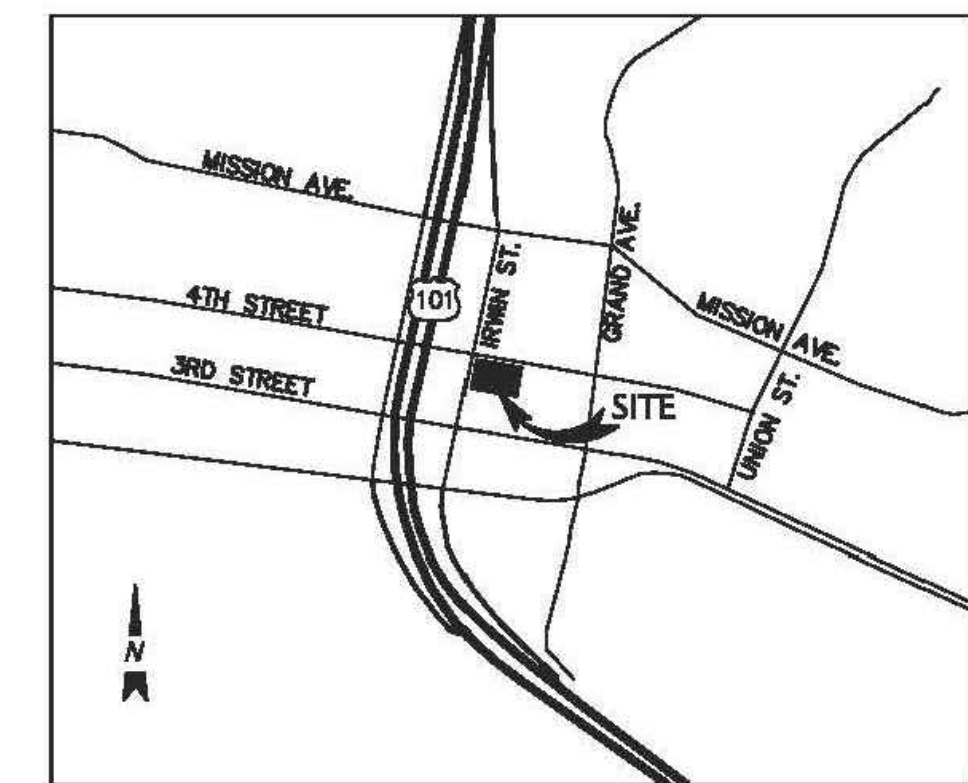
**MAXIMUM BUILDING HEIGHT:** 70 FEET  
**MAXIMUM NUMBER OF STORIES:** N/A  
**MAXIMUM AREA COVERAGE (BULK RESTRICTION):** N/A  
**FLOOR AREA RATIO:** N/A

**PARKING REQUIREMENTS:** USE CA CODE OF ORDINANCES 3.1.040.

INFORMATION WAS OBTAINED FROM THE CITY OF SAN RAFAEL, PLANNING DEPARTMENT ON JANUARY 24, 2024.
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY SUCH AS PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, ETC. SHOWN HEREON.
- PARKING SUMMARY:**  
STANDARD PARKING STALLS: 63  
ACCESSIBLE PARKING STALLS: 2  
TOTAL PARKING STALLS: 65
- NAMES OF ADJOINING OWNERS OF PLATTED LANDS ACCORDING TO CURRENT PUBLIC RECORDS. SHOWN HEREON.
- DISTANCE TO THE NEAREST INTERSECTING STREET AS SPECIFIED BY THE CLIENT. SHOWN HEREON.
- AS OF THE DATE OF THIS SURVEY, THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- AS OF THE DATE OF THIS SURVEY, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AS AVAILABLE FROM THE CONTROLLING JURISDICTION. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE ARE NO OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE SURVEYED PROPERTY THAT ARE DESCRIBED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR OR THAT WERE OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.

**ABBREVIATIONS**

AC	ASPHALTIC CONCRETE
AD	AREA DRAIN
AFF	AT FINISH FLOOR
BFP	BACK FLOW PREVENTER
BL	BUILDING
BLDG	BUILDING
BLRD	BOLLARD
BOL	BOLLARD
BS	BOTTOM OF STEP
BW	BACK OF WALK
CB	CATCH BASIN
CL	CENTERLINE
CONC	CONCRETE
ELEC	ELECTRICAL
EP	EDGE OF PAVEMENT
EV	ELECTRIC VAULT
EW	EDGE OF WALK
FC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FNC	FENCE
FW	FACE OF WALL
GM	GAS METER
GRN	GROUND
LIP	LIP OF GUTTER
LS	LANDSCAPE
LT	LIGHT
MW	MONITORING WELL
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PP	POWER POLE
S.S.E.	SANITARY SEWER EASEMENT
SSCO	SANITARY SEWER CLEAN OUT
SMH	SANITARY SEWER MANHOLE
TB	TELEPHONE BOX
TC	TOP OF CURB
TMH	TELEPHONE MANHOLE
TOP	TOP OF SLOPE
TRN	TRANSFORMER
TSB	TRAFFIC SIGNAL BOX
TW	TOP OF WALL
UB	UTILITY BOX
WB	WATER BOX
WD	WOOD
WM	WATER METER
WV	WATER VALVE



**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN RAFAEL, IN THE COUNTY OF MARIN, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:  
PARCELS 1 AND 2, AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED, "PARCEL MAP, HUT PROPERTIES LAND DIVISION AND LOT LINE ADJUSTMENT LOTS 7 TO 11 & 22 FOREST PARK 5 R.M. 31, SAN RAFAEL, CALIFORNIA", FILED AUGUST 24, 1979 IN VOLUME 17, PAGE 1 OF PARCEL MAPS, MARIN COUNTY RECORDS.

**SURVEYOR'S CERTIFICATE**

TO: MILL CREEK RESIDENTIAL  
AND: CHICAGO TITLE COMPANY  
AND: FIDELITY NATIONAL TITLE INSURANCE COMPANY, A CALIFORNIA COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 6(b), 6, 8, 13, 14, 16, 17, 18, 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 24, 2023.

KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.

*Kelly S. Johnson*  
KELLY S. JOHNSON  
KJOHNSON@KIERWRIGHT.COM

*Michelle S. Johnson*  
MICHILLE S. JOHNSON  
MSJOHNSON@KIERWRIGHT.COM

2-14-2024  
DATE



**KIER+WRIGHT**  
3320 South Boulevard, Building 22  
Santa Clara, California 95054  
Phone: (408) 777-6665  
www.kierwright.com

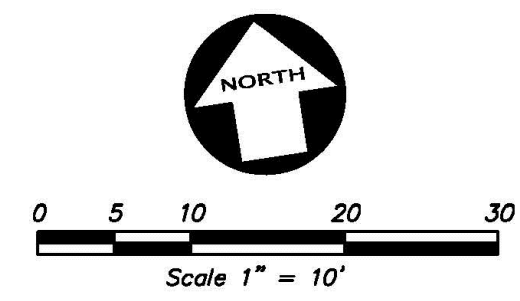
**ALTA/NSPS LAND TITLE SURVEY**  
OF  
523 AND 543 FOURTH STREET  
FOR  
MILL CREEK RESIDENTIAL

CALIFORNIA

SAN RAFAEL

BY	
REVISION	
NO.	
BY	
REVISION	
NO.	
BY	
REVISION	
NO.	
BY	
REVISION	
NO.	

DATE FEB., 2024  
SCALE 1"=30'  
SURVEYOR RA  
DRAWN BY DH  
JOB NO. A24030  
SHEET 1  
OF 2 SHEETS



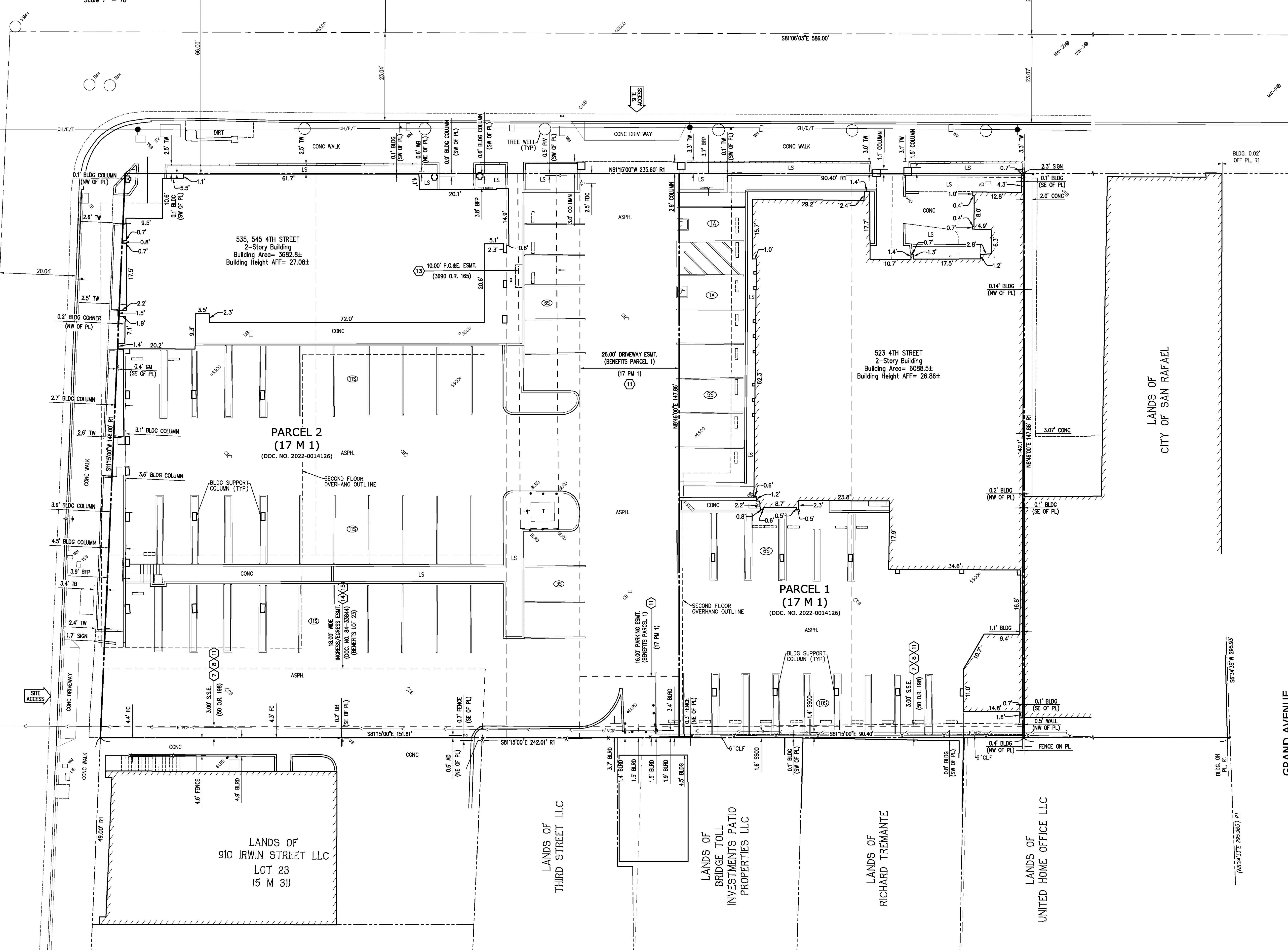
FOURTH STREET  
(WIDTH VARIES A PUBLIC STREET)

IRWIN STREET  
(WIDTH VARIES A PUBLIC STREET)

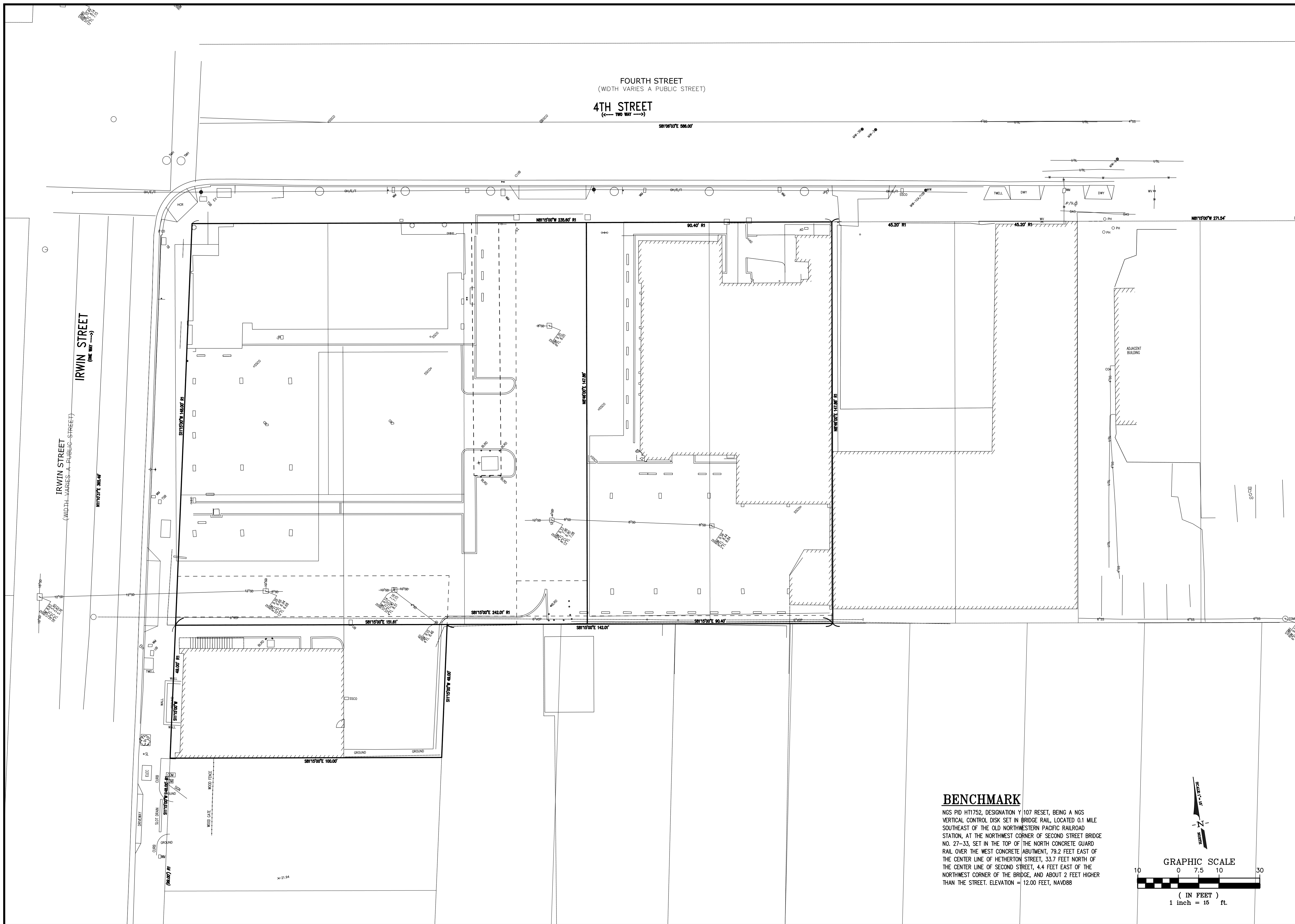
GRAND AVENUE  
(A PUBLIC STREET, WIDTH VARIES)

LANDS OF  
CITY OF SAN RAFAEL

Z:\2024\A24030\DWG\SUBJECT\ALTA\A24030-AS.dwg 4-03-24 04:12:23 PM kghmor



DATE		FEB., 2024	
SCALE		1"=10'	
SURVEYOR		RA	
DRAWN BY		DH	
JOB NO.		A24030	
SHEET		2	
OF		2 SHEETS	
ALTA/NSPS LAND TITLE SURVEY OF 523 AND 543 FOURTH STREET FOR MILL CREEK RESIDENTIAL			
SAN RAFAEL, CALIFORNIA			
KIER+WRIGHT		3150 Scott Boulevard, Building 22 Santa Clara, California 95054 Phone: (408) 727-6665 www.kierwright.com	
NO.	BY	NO.	REVISION



**MODERA - SAN RAFAEL**  
-----  
930 IRWIN STREET  
SAN RAFAEL, CA

**ISSUES:**

SB-330 PRE-APP PLANS	12/20/2023
PROGRESS SET	05/21/2024
PLANNING SUBMITTAL	06/13/2024

**REVISIONS**

NO.	DATE	DESCRIPTION
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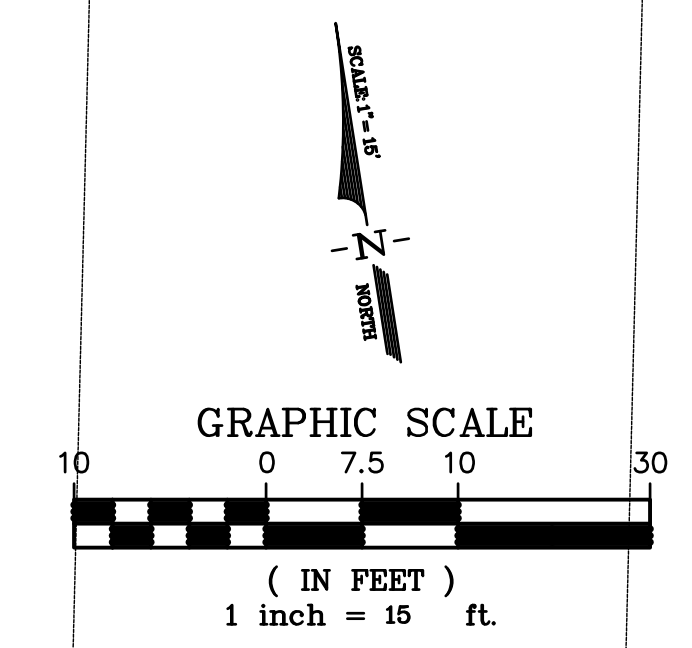
Title:  
**TOPOGRAPHIC SURVEY  
(ADDED LUK SCOPE)**

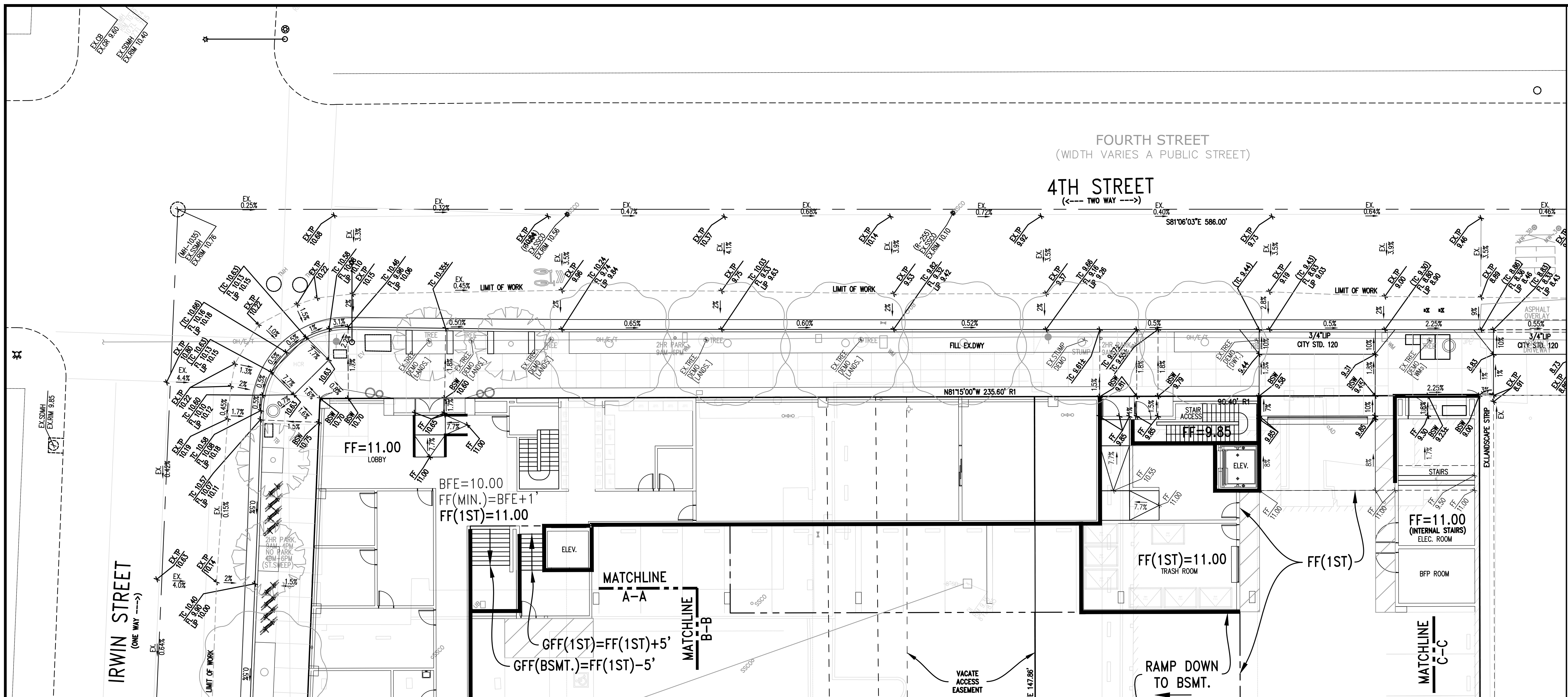
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Drawn By: C.W.  
Checked By: J.L.  
Job No.: 24105A10  
Drawing No.: MASTER-24105A10  
Plot Date: 2024-06-12  
Sheet No.:

**C-3.0.3**

**BENCHMARK**

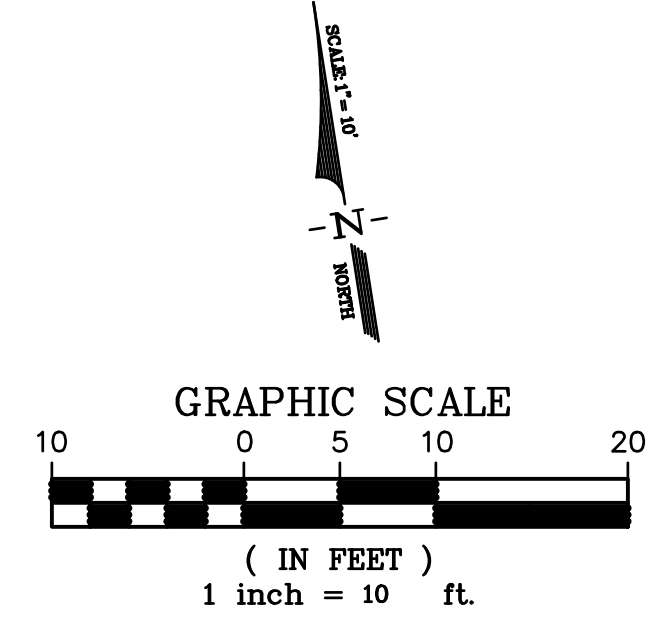
NGS PID H1752, DESIGNATION Y 107 RESET, BEING A NGS VERTICAL CONTROL DISK SET IN BRIDGE RAIL, LOCATED 0.1 MILE SOUTHEAST OF THE OLD NORTHWESTERN PACIFIC RAILROAD STATION, AT THE NORTHWEST CORNER OF SECOND STREET BRIDGE NO. 27-33, SET IN THE TOP OF THE NORTH CONCRETE GUARD RAIL OVER THE WEST CONCRETE ABUTMENT, 79.2 FEET EAST OF THE CENTER LINE OF HETHERTON STREET, 33.7 FEET NORTH OF THE CENTER LINE OF SECOND STREET, 4.4 FEET EAST OF THE NORTHWEST CORNER OF THE BRIDGE, AND ABOUT 2 FEET HIGHER THAN THE STREET. ELEVATION = 12.00 FEET, NAVD88





**BENCHMARK**

NGS PID H1752, DESIGNATION Y 107 RESET, BEING A NGS VERTICAL CONTROL DISK SET IN BRIDGE RAIL, LOCATED 0.1 MILE SOUTHEAST OF THE OLD NORTHWESTERN PACIFIC RAILROAD STATION, AT THE NORTHWEST CORNER OF SECOND STREET BRIDGE NO. 27-33, SET IN THE TOP OF THE NORTH CONCRETE GUARD RAIL OVER THE WEST CONCRETE ABUTMENT, 79.2 FEET EAST OF THE CENTER LINE OF HETHERTON STREET, 33.7 FEET NORTH OF THE CENTER LINE OF SECOND STREET, 4.4 FEET EAST OF THE NORTHWEST CORNER OF THE BRIDGE, AND ABOUT 2 FEET HIGHER THAN THE STREET. ELEVATION = 12.00 FEET, NAVD88



**MODERA - SAN RAFAEL**  
930 IRWIN STREET  
SAN RAFAEL, CA

**ISSUES:**

SB-330 PRE-APP PLANS	12/20/2023
PROGRESS SET	05/21/2024
PLANNING SUBMITTAL	06/13/2024

**REVISIONS**

NO.	DATE	DESCRIPTION
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**Title:**  
GRADING PLAN:  
ELEVATIONS

**Date:** JUNE 2024  
**Scale:** 1" = 10'  
**Drawn By:** C.W.  
**Checked By:** J.L.  
**Job No.:** 24105A10  
**Drawing No.:** MASTER-24105A10  
**Plot Date:** 2024-06-12  
**Sheet No.:**

Seal:



MODERA – SAN RAFAEL  
930 IRWIN STREET  
SAN RAFAEL, CA

ISSUES:

SB-300 PRE-APP PLANS	12/20/2023
PROGRESS SET	05/21/2024
PLANNING SUBMITTAL	06/13/2024

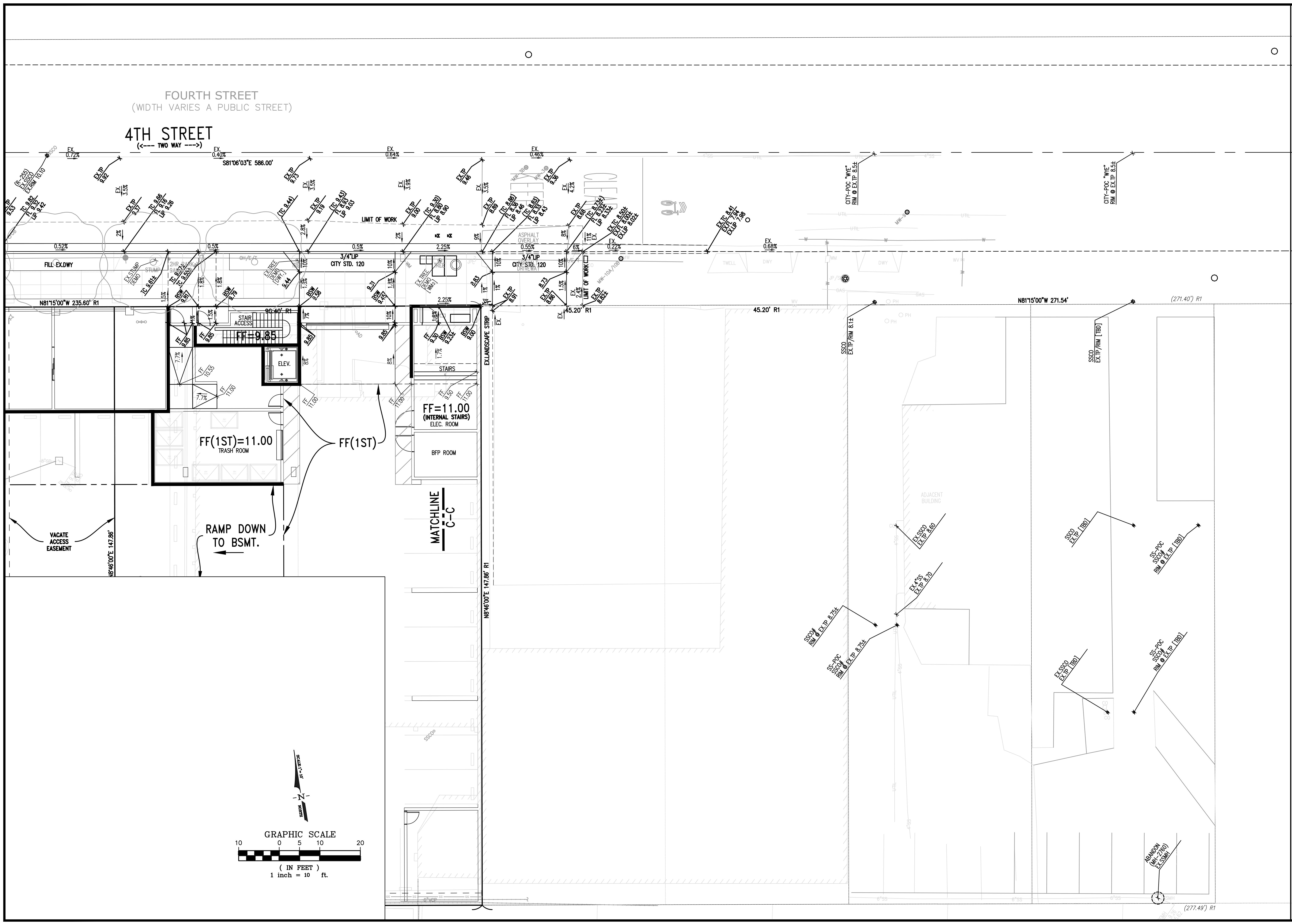
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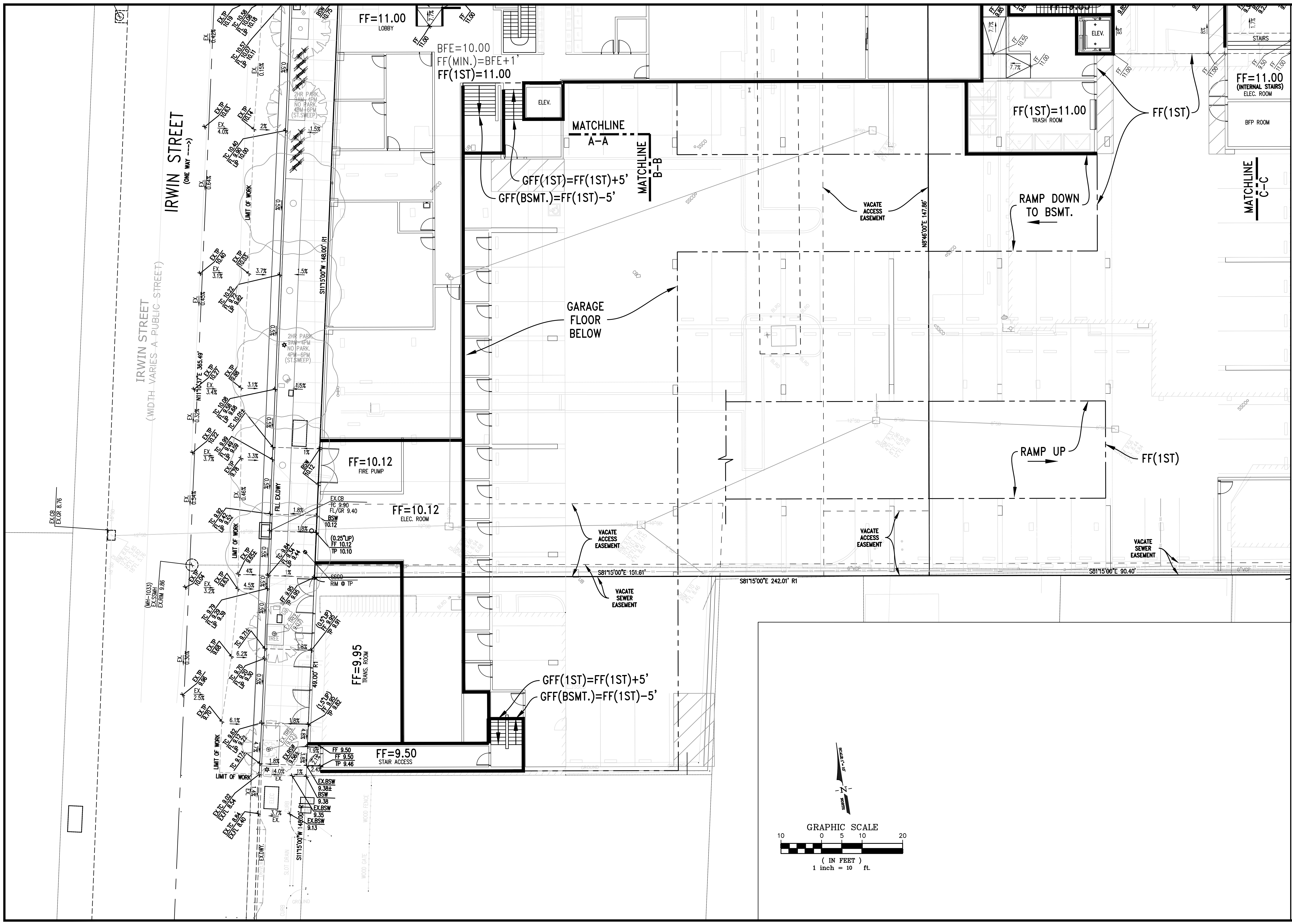
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GRADING PLAN:  
ELEVATIONS

Date: JUNE 2024  
Scale: 1" = 10'  
Drawn By: C.W.  
Checked By: J.L.  
Job No.: 24105A10  
Drawing No.: MASTER-24105A10  
Plot Date: 2024-06-12  
Sheet No.:

C-4.1.2







**TRACHTENBERG ARCHITECTS**  
 2421 Fourth Street  
 Berkeley, California 94710  
 510.649.1414  
 www.TrachtenbergArch.com

**Luk and Associates**  
 Civil Engineering  
 Land Planning  
 Land Surveying  
 738 Alfred Nobel Drive  
 Hercules, CA 94547  
 Phone (510) 724-3388  
 Fax (510) 724-3383



**MODERA - SAN RAFAEL**  
 930 IRWIN STREET  
 SAN RAFAEL, CA

**ISSUES:**

SB-330 PRE-APP PLANS	12/20/2023
PROGRESS SET	05/21/2024
PLANNING SUBMITTAL	06/13/2024

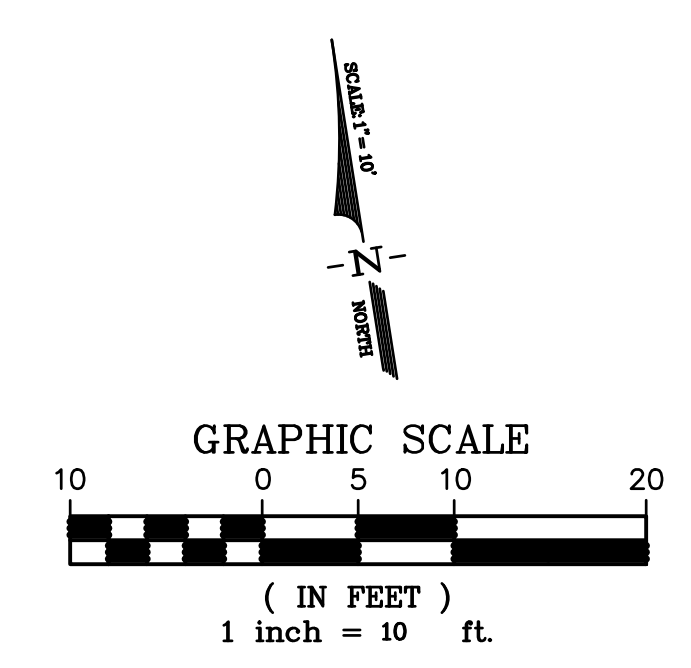
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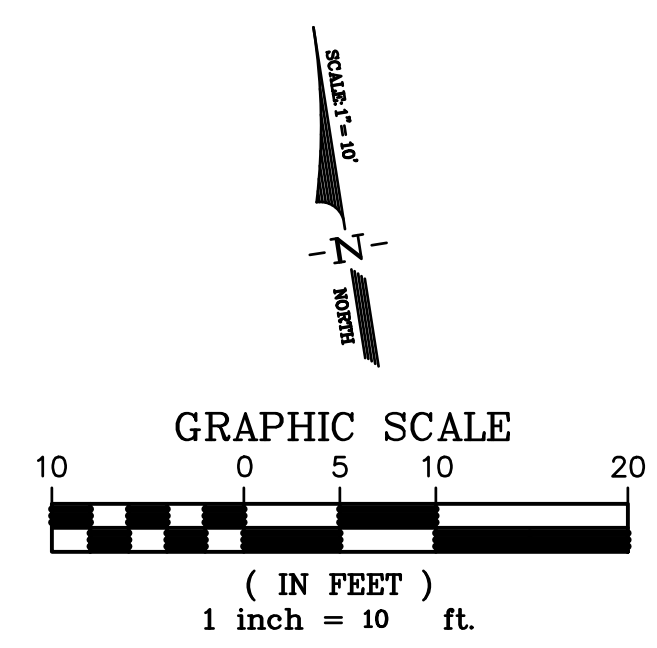
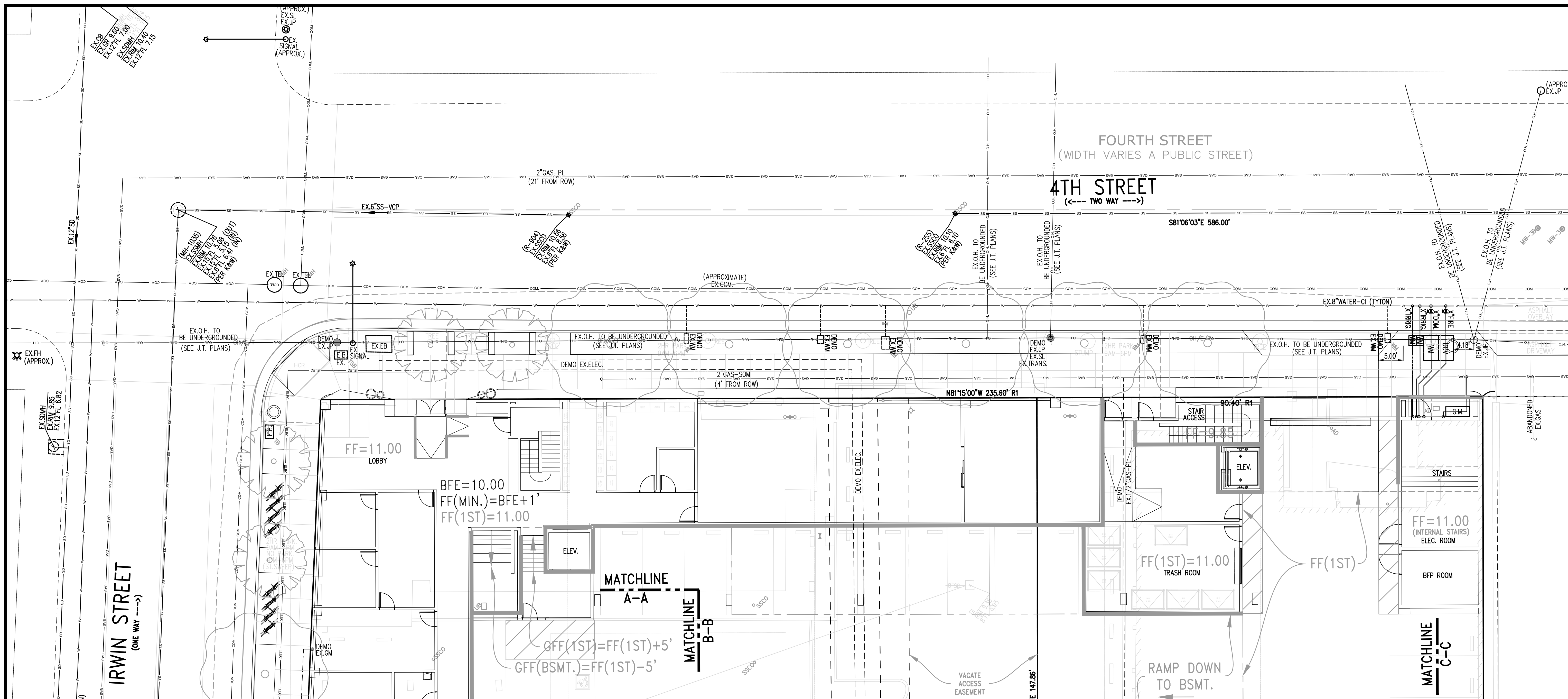
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Title: **GRADING PLAN: ELEVATIONS**

Date: JUNE 2024  
 Scale: 1" = 10'  
 Drawn By: C.W.  
 Checked By: J.L.  
 Job No.: 24105A10  
 Drawing No.: MASTER-24105A10  
 Plot Date: 2024-06-12  
 Sheet No.:

**C-4.1.3**





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**MODERA - SAN RAFAEL**  
930 IRWIN STREET  
SAN RAFAEL, CA

**ISSUES:**

SB-330 PRE-APP PLANS	12/20/2023
PROGRESS SET	05/21/2024
PLANNING SUBMITTAL	06/13/2024

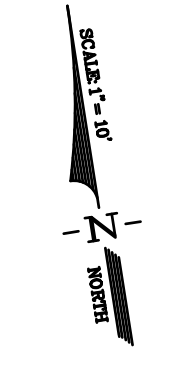
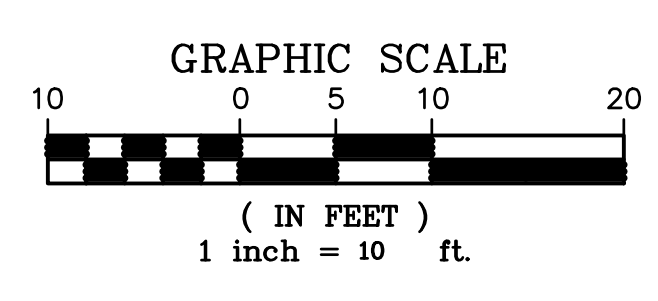
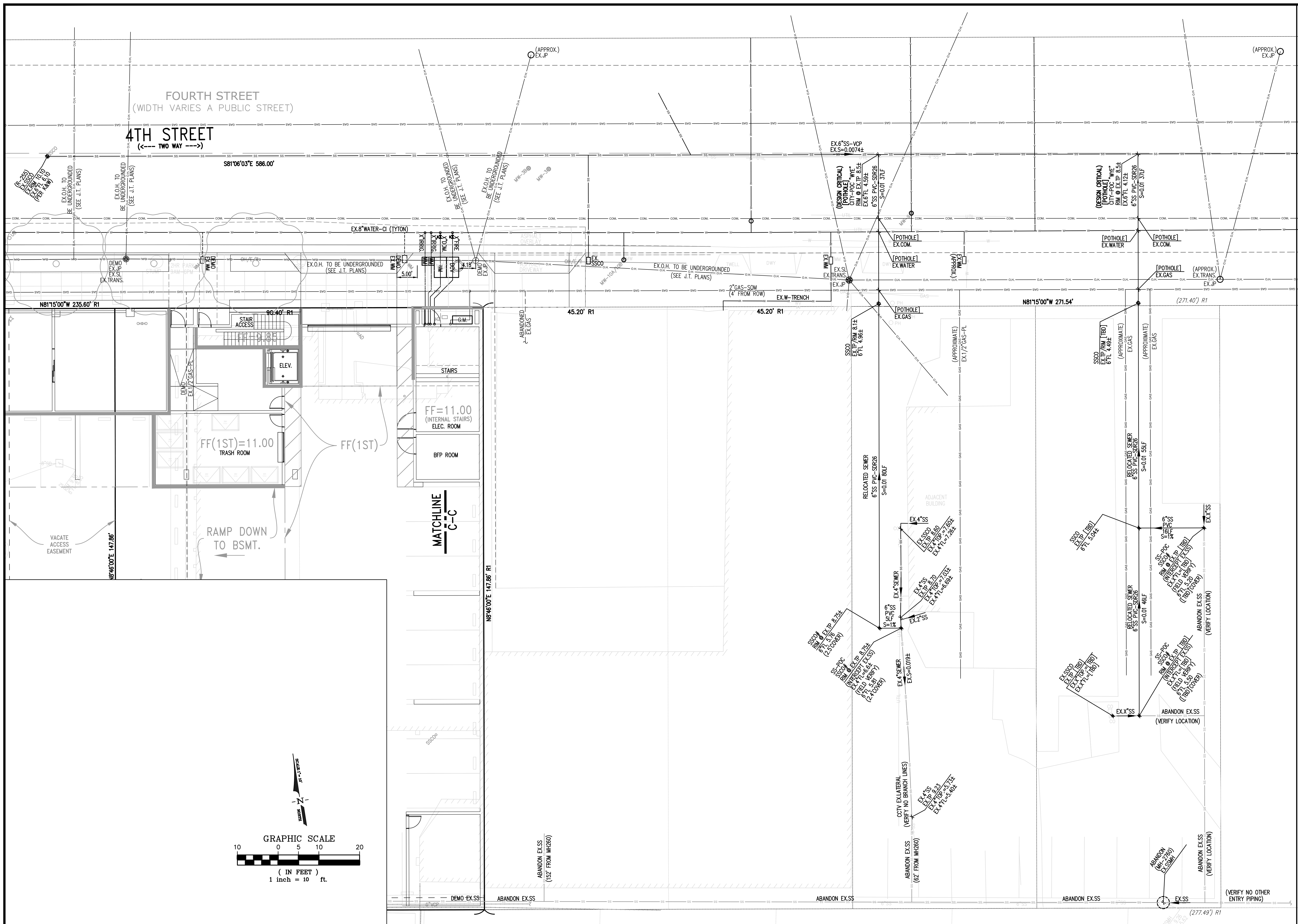
**REVISIONS**

NO.	DATE	DESCRIPTION
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Title:  
**UTILITY PLAN**

Date: JUNE 2024  
Scale: 1" = 10'  
Drawn By: C.W.  
Checked By: J.L.  
Job No.: 24105A10  
Drawing No.: MASTER-24105A10  
Plot Date: 2024-06-12  
Sheet No.:

**C-5.1**



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**MODERA - SAN RAFAEL**  
930 IRWIN STREET  
SAN RAFAEL, CA

ISSUES:

SB-300 PRE-APP PLANS	12/20/2023
PROGRESS SET	05/21/2024
PLANNING SUBMITTAL	06/13/2024

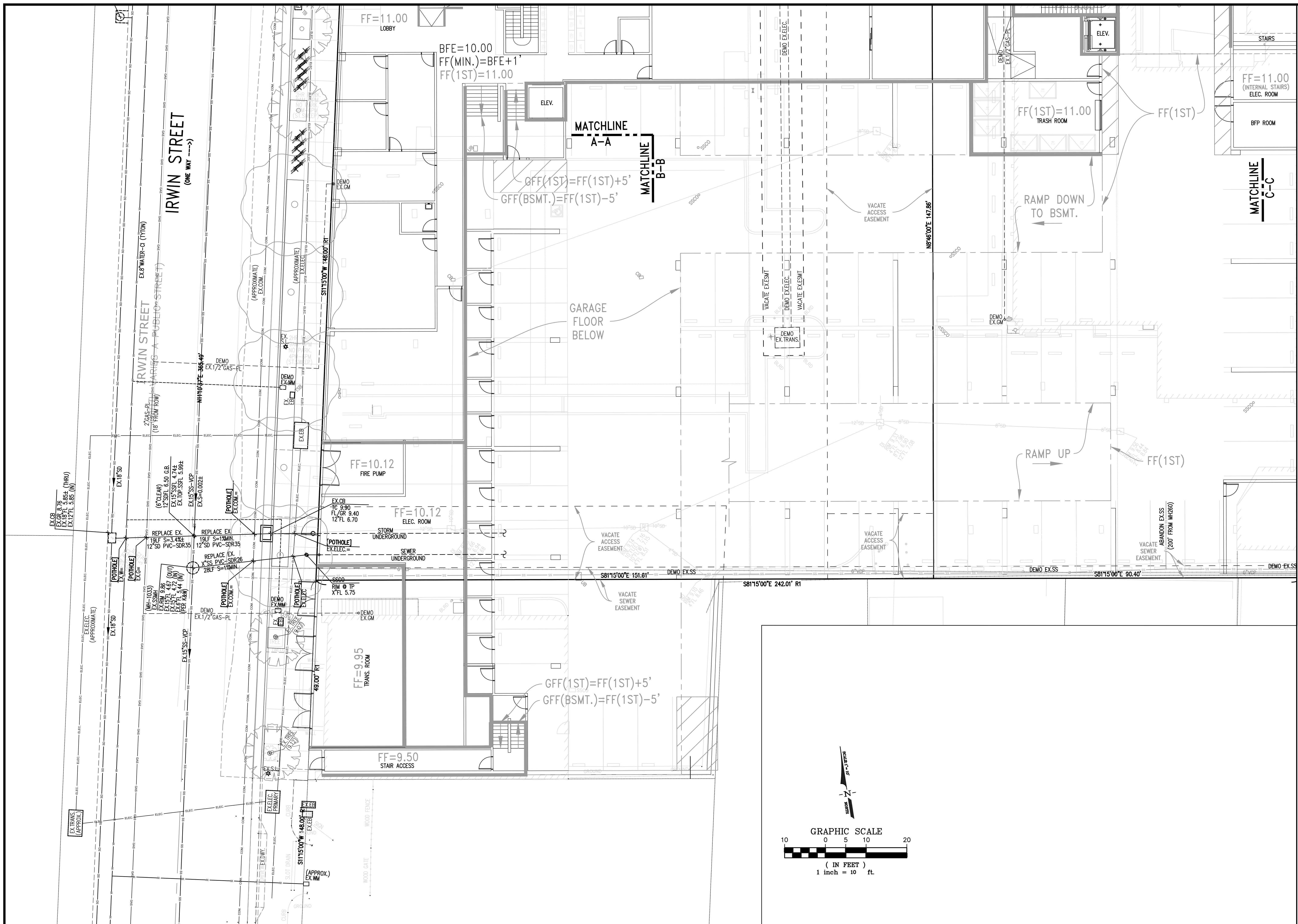
REVISIONS

NO.	DATE	DESCRIPTION
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Title:  
**UTILITY PLAN**

Date: JUNE 2024  
Scale: 1" = 10'  
Drawn By: C.W.  
Checked By: J.L.  
Job No.: 24105A10  
Drawing No.: MASTER-24105A10  
Plot Date: 2024-06-12  
Sheet No.:

**C-5.2**



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**MODERA – SAN RAFAEL**  
 930 IRWIN STREET  
 SAN RAFAEL, CA

**ISSUES:**

SB-300 PRE-APP PLANS	12/20/2023
PROGRESS SET	05/21/2024
PLANNING SUBMITTAL	06/13/2024

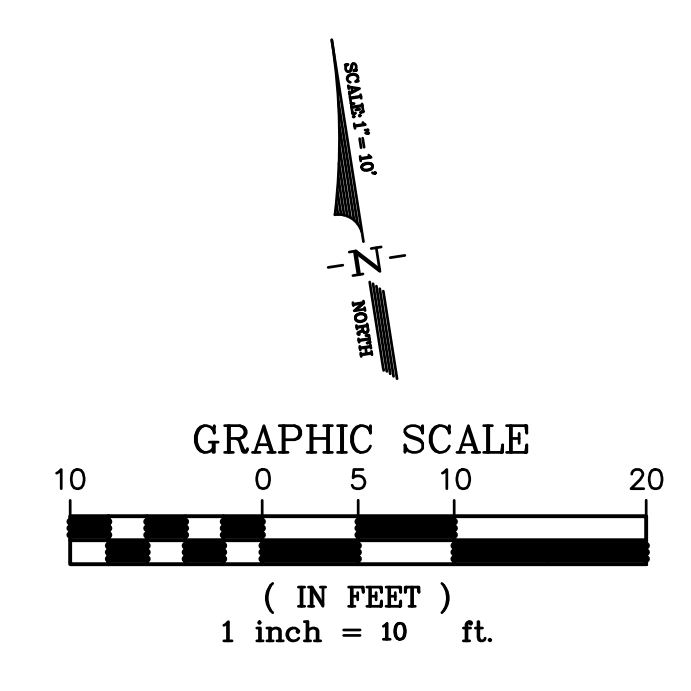
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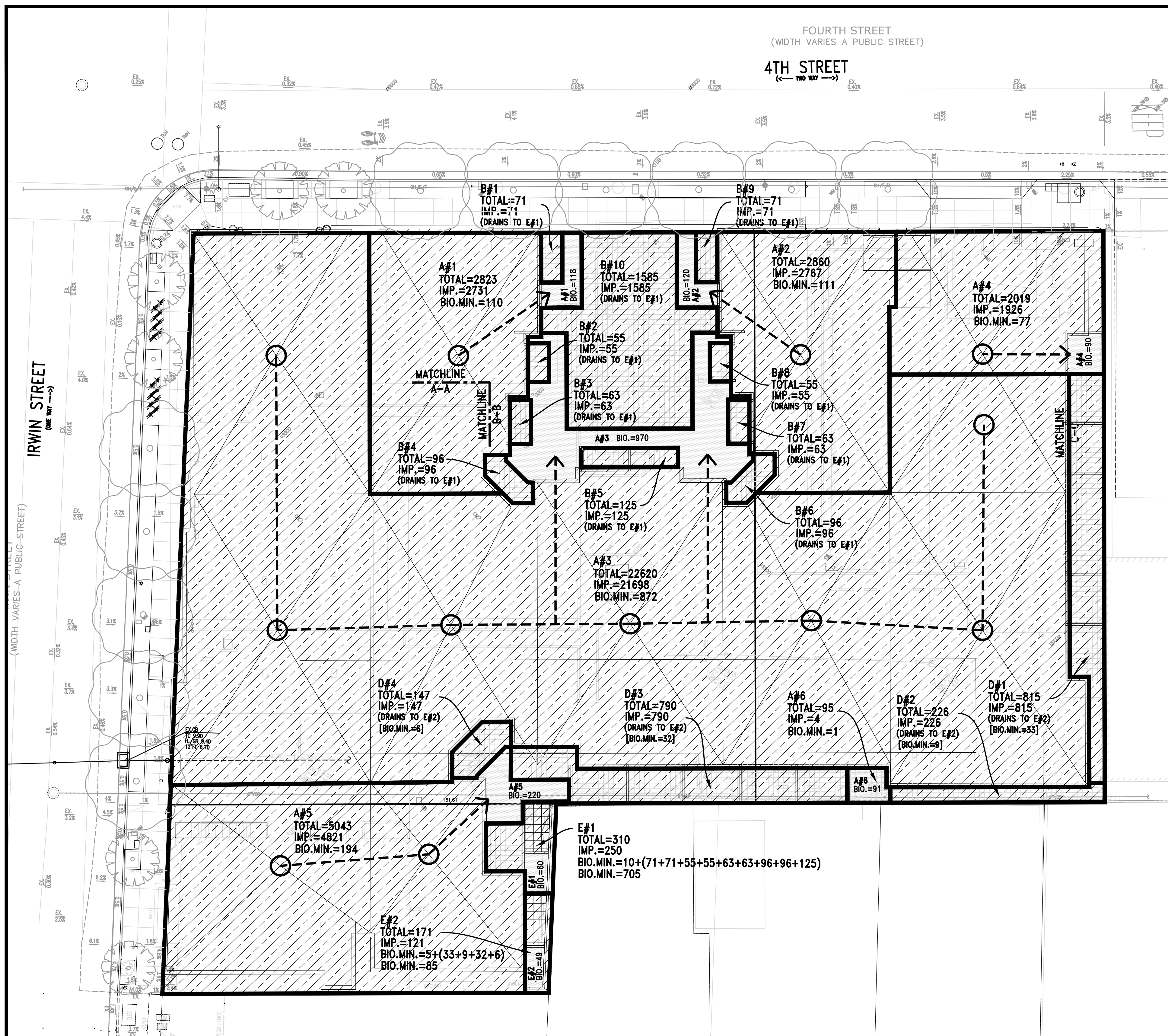
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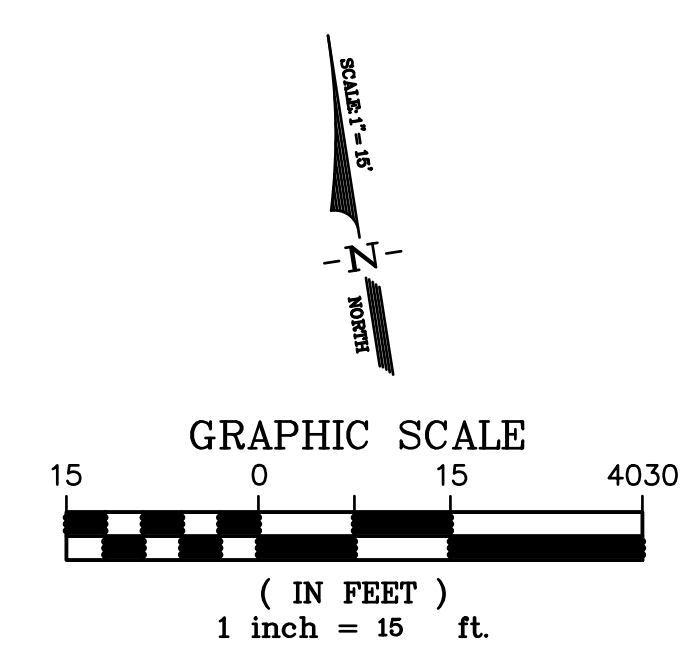
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 Scale: **1" = 10'**  
 Drawn By: **C.W.**  
 Checked By: **J.L.**  
 Job No.: **24105A10**  
 Drawing No.: **MASTER-24105A10**  
 Plot Date: **2024-06-12**  
 Sheet No.:

**C-5.3**



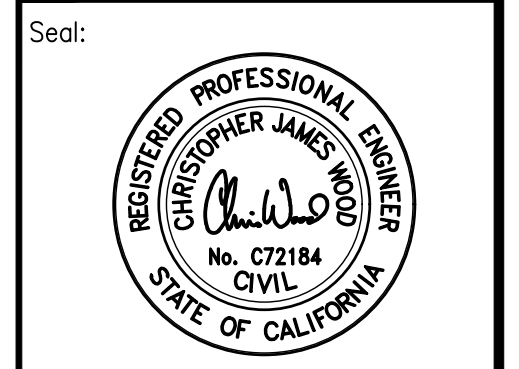


- LEGEND**
- IMPERVIOUS SURFACE
  - BIO.=100 BIO.RETENTION AREA
  - DRAINAGE MANAGEMENT AREA LIMIT
  - AREA# DRAINAGE MANAGEMENT AREA
  - TOTAL = TOTAL DRAINAGE AREA
  - IMP. = IMPERVIOUS AREA
  - BIO.MIN.= MINIMUM REQUIRED TREATMENT AREA
  - BIO.= PROVIDED TREATMENT AREA



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MODERA – SAN RAFAEL  
930 IRWIN STREET  
SAN RAFAEL, CA

**ISSUES:**

NO.	DATE	DESCRIPTION
SB-300 PRE-APP PLANS	12/20/2023	
PROGRESS SET	05/21/2024	
PLANNING SUBMITTAL	06/13/2024	

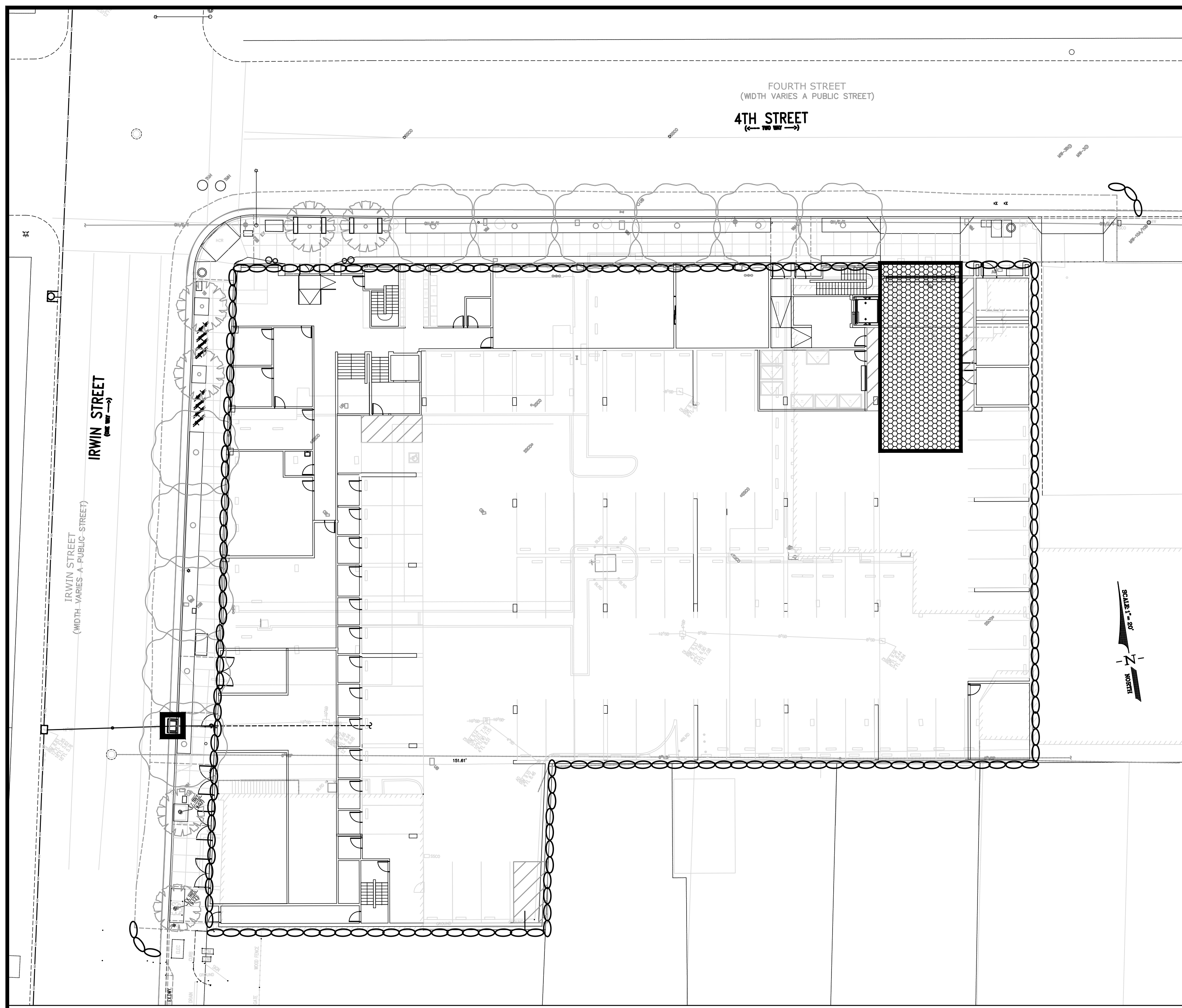
**REVISIONS**

NO.	DATE	DESCRIPTION

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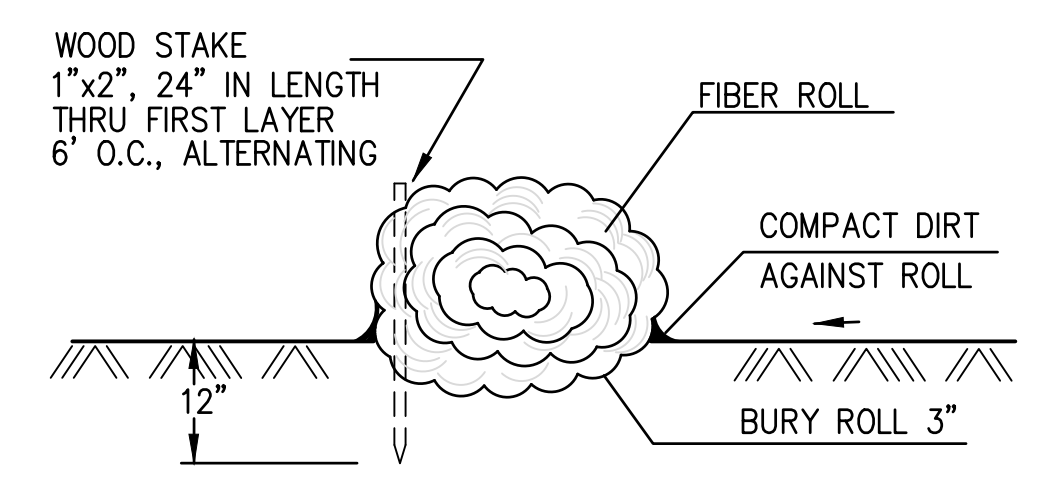
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Scale: 1" = 10'  
Drawn By: C.W.  
Checked By: J.L.  
Job No.: 24105A10  
Drawing No.: MASTER-24105A10  
Plot Date: 2024-06-12  
Sheet No.:

C-6.1

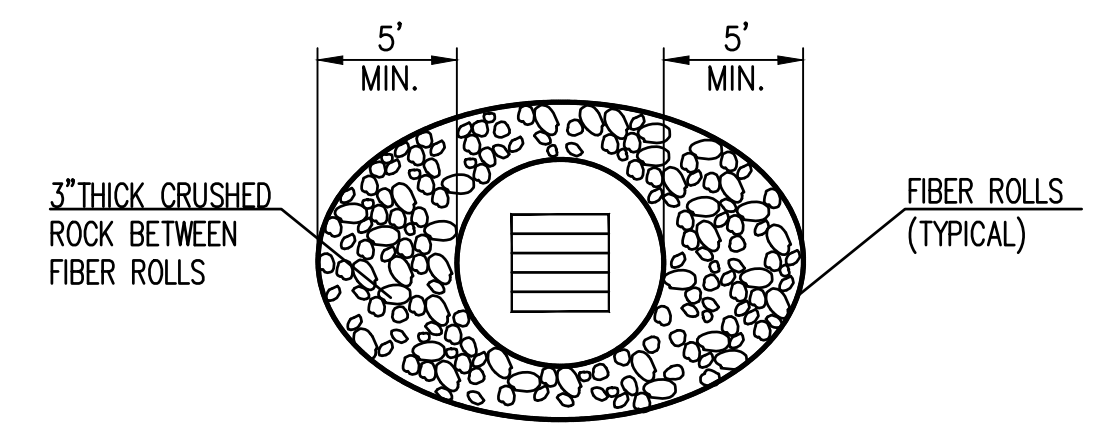


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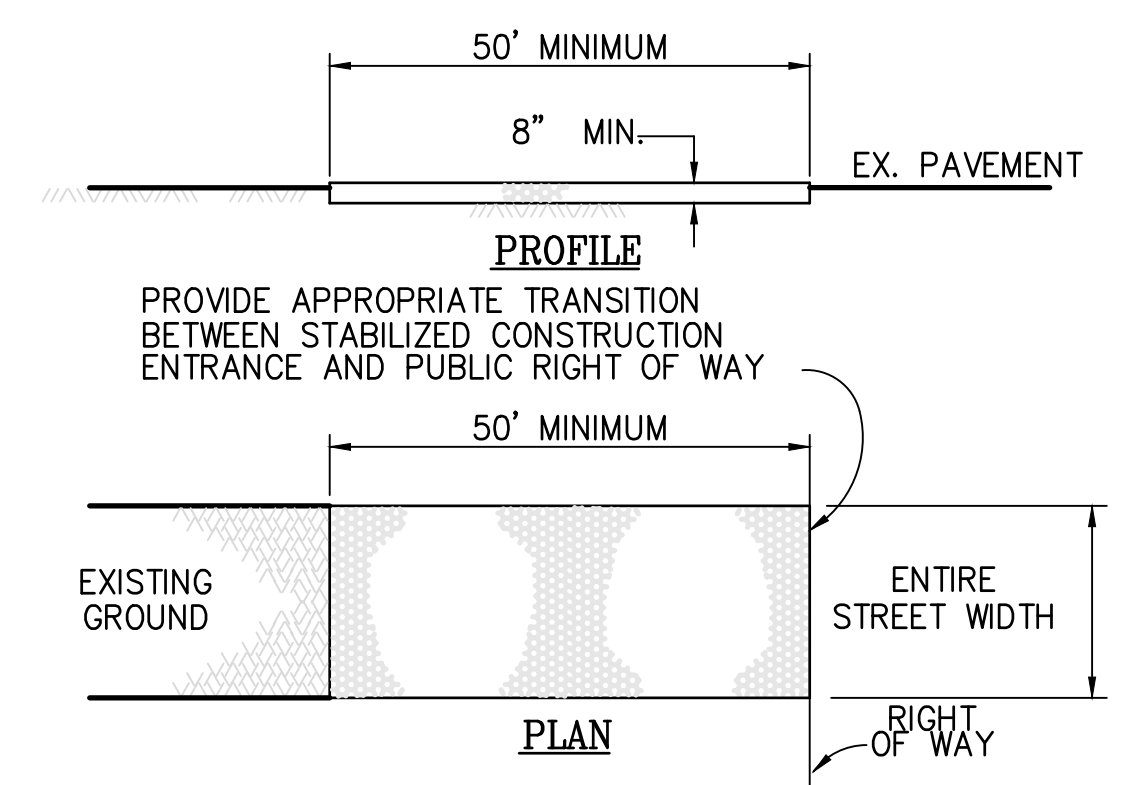
- FIBER ROLL
- INLET PROTECTION
- CONSTRUCTION ENTRANCE AND WASH AREA



**FIBER ROLL DETAIL**  
NOT TO SCALE



**INLET PROTECTION DETAIL  
(UNPAVED AREAS)**  
NOT TO SCALE



**CONSTRUCTION SPECIFICATIONS**

1. THE MATERIAL FOR CONSTRUCTION SHALL BE 2 TO 3 INCH ROCK
2. LENGTH - AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
3. THICKNESS - NOT LESS THAN EIGHT (8) INCHES.
4. WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
5. WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL BOARDS OR OTHER APPROVED METHODS.
6. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.

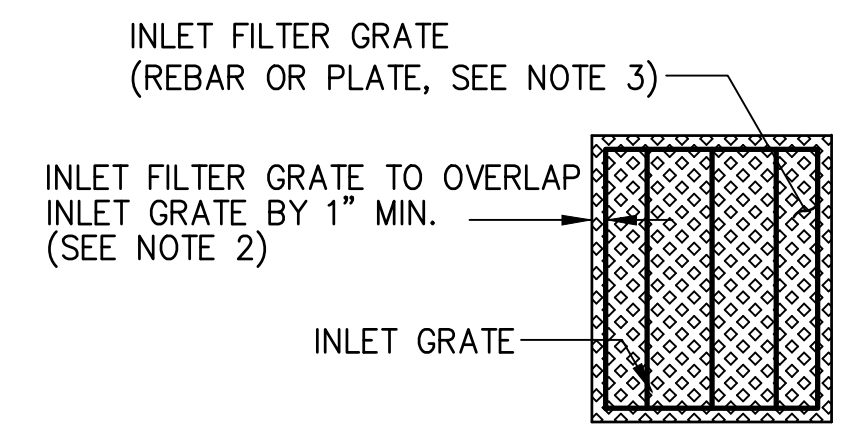
**CONSTRUCTION ENTRANCE DETAIL**  
NOT TO SCALE

**EROSION CONTROL NOTES:**

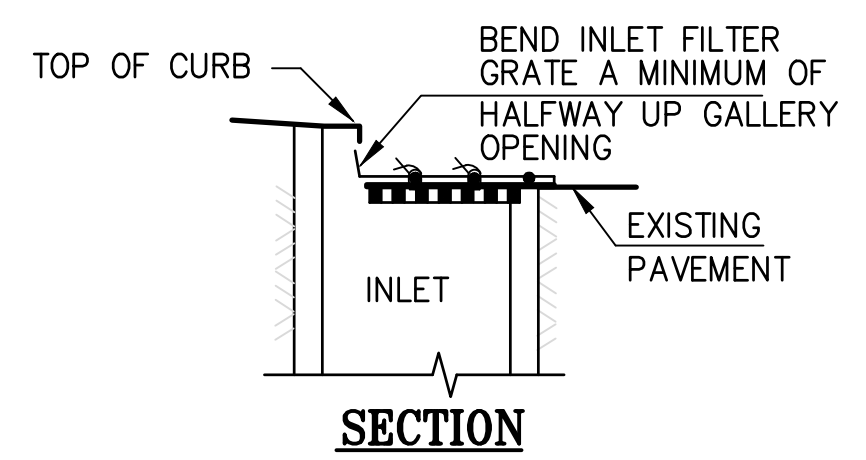
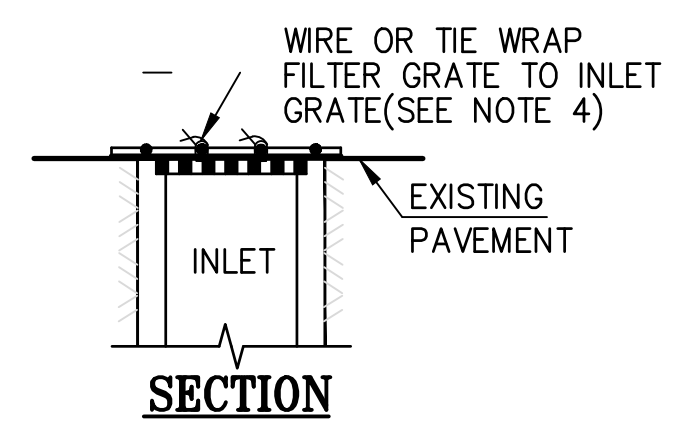
1. CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF "EROSION CONTROL" AND SHALL INSTALL AND MAINTAIN ANY DEVICES AND MEASURES NECESSARY TO THE SATISFACTION OF THE COUNTY ENGINEER DURING THE ENTIRE CONSTRUCTION PERIOD.
2. THE CONTRACTOR SHALL PLACE COARSE DRAIN ROCK AS A GRAVEL ROADWAY (8" MIN. THICK FOR THE FULL WIDTH AND 50' LONG) AT EACH ENTRANCE TO THE SITE. ANY MUD THAT IS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED THAT SAME DAY AND AS REQUIRED BY THE COUNTY INSPECTOR.
3. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE COUNTY ENGINEER.
4. DURING THE ENTIRE CONSTRUCTION PERIOD, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM.
5. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING. PLANS ARE TO BE RE-SUBMITTED FOR COUNTY APPROVAL PRIOR TO SEPTEMBER 1 OF EACH SUBSEQUENT YEAR UNTIL THE SITE IMPROVEMENTS ARE ACCEPTED BY THE COUNTY.
6. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY OR DAILY DURING THE ENTIRE CONSTRUCTION PERIOD.
7. ANY SEDIMENT BASINS SHALL BE CLEARED OUT WHENEVER SEDIMENT REACHES THE SEDIMENT CLEANOUT LEVEL INDICATED ON THE PLANS.
8. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE COUNTY ENGINEER.
9. ALL CUT AND FILL SLOPES ARE TO BE PROTECTED TO PREVENT OVERBACK FLOW.
10. THIS PLAN MAY NOT COVER ALL SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO ANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD, SUBJECT TO THE APPROVAL OF THE COUNTY.
11. HYDROSEED ALL CUT AND FILL SLOPES WHICH ARE STEEPER THAN 5% WITH THE FOLLOWING (VOLUMES SHOWN ARE PER ACRE OF SLOPE):  
  
 FERTILIZER: 500 LBS. 16-6-8  
  
 SEED (BAY AREA NATIVE SEED SPECIES):  
 16 LBS. CALIFORNIA BROME (BROMUS CARINATUS)  
 14 LBS. BLUE WILDRIE (ELYMUS GLAUCUS)  
 8 LBS. THREE WEEKS FESCUE (FESTUCA MICROSTACHYS)  
 3.5 LBS. MINIATURE LUPINE (LUPINUS BICOLOR)  
 2.5 LBS. TREE CLOVER (TRIFOLIUM CILIOLATUM)  
  
 CHEMICAL TACKIFIER: 2000 LBS. WOOD CELLULOSE  
 30 LBS. ORGANIC BINDER
12. TO CONTROL EROSION WITHIN THE STREET RIGHT-OF-WAY, FIBER ROLLS, SANDBAGS, EARTH BERMS OR OTHER SUITABLE MATERIALS SHALL BE PLACED WITHIN ALL UNPAVED STREETS DURING THE ENTIRE CONSTRUCTION PERIOD. THESE ROLLS OF FIBER SHALL BE PLACED AS SHOWN ON PLAN OR AS REQUIRED BY THE CITY ENGINEER (SEE FIBER ROLL DETAIL, THIS SHEET). THE ROLLS SHALL BE SECURELY ANCHORED IN PLACED BY STAKES OR REBARS DRIVEN THROUGH THE ROLLS WITH THE FIRST STAKE IN EACH ROLL ANGLED TOWARD THE PREVIOUSLY LAID ROLL TO FORCE THEM TOGETHER. THE ROLLS SHALL BE MAINTAINED IN GOOD CONDITION FOR THE ENTIRE CONSTRUCTION PERIOD UNTIL THE STREET IS PAVED. ROLLS OF FIBER OR OTHER SUITABLE MATERIALS SHALL BE USED TO PREVENT SEDIMENT LADEN RUNOFF FROM ENTERING ANY PARTIALLY COMPLETED STORM DRAIN SYSTEM.
13. TO MINIMIZE STORM WATER RUNOFF FROM THE SITE, FIBER ROLLS SHALL BE CONSTRUCTED ON EACH PAD AS IT IS GRADED. THE FIBER ROLLS SHALL BE 1-FOOT MINIMUM IN HEIGHT AND PLACED SO THE STORM WATER FALLING ONTO THE PAD AREA AND THE SURROUNDING UPHILL BANKS WILL BE TRAPPED ON THE PAD. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING AND REPAIRING THE ROLLS ON EACH PAD DURING THE ENTIRE CONSTRUCTION PERIOD AND MAINTAINING THEM IN GOOD CONDITION UNTIL THE BUILDING CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL ENSURE COMPLIANCE WITH THE REQUIREMENTS REGARDING PAD MOISTURE CONTENT, COMPACTION, AND ALL OTHER CONDITIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
14. WHEN TEMPORARY STRUCTURES HAVE SERVED THEIR INTENDED PURPOSE AND THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED, THE ENBANKMENT AND RESULTING SEDIMENT DEPOSITS ARE TO BE LEVELED OR OTHERWISE DISPOSED OF AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
15. CONTRACTOR IS RESPONSIBLE FOR ALL AGENCY EROSION CONTROL PLANS AND PAPERWORK AND IS RESPONSIBLE FOR ALL CLOSURES OF THESE FILINGS.
16. ALL GRADED OR DISTURBED AREAS THAT WILL BE IDLE DURING THE RAINY SEASON SHALL BE MULCHED AT THE MINIMUM RATE OF TWO TONS PER ACRE.
17. CONTRACTOR TO REFER TO STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR EROSION CONTROL MEASURES DURING CONSTRUCTION.

**NOTES:**

1. FILTER FABRIC SHALL MEET CAL-TRANS OR A.B.A.G. SPECIFICATIONS.
2. FILTER MATERIAL AND GRATE SHALL OVERLAP INLET ON ALL SIDES BY A MINIMUM OF 1".
3. INLET FILTER GRATE SHALL BE MADE OF #3 RE-BARS, CRISS CROSSED AT 6" (WELDED OR TIED TOGETHER WITH WIRE) OR A PLATE WITH A MINIMUM OF 75% OPEN AREA, BOTH OF SUFFICIENT STRENGTH TO PREVENT BENDING WHEN DRIVEN OVER BY A VEHICLE.
4. INLET FILTER GRATE SHALL BE SECURELY ATTACHED TO DRAIN INLET BY WIRE OR TIE-WRAP(S/BEND OVER).
5. FILTERS SHALL BE INSPECTED WEEKLY AND BEFORE AND AFTER EACH RAINFALL. REPAIRS, SEDIMENT/DEBRIS REMOVAL SHALL BE MADE TO ASSURE EFFICIENT FUNCTIONING OF FILTER SYSTEM.



**INLET PROTECTION DETAIL  
(ALL AREAS)**  
NOT TO SCALE



**INLET PROTECTION DETAIL  
(PAVED AREAS)**  
NOT TO SCALE



MODERA - SAN RAFAEL

930 IRWIN STREET  
SAN RAFAEL, CA

**ISSUES:**

SB-330 PRE-APP PLANS	12/20/2023
PROGRESS SET	05/21/2024
PLANNING SUBMITTAL	06/13/2024

**REVISIONS**

NO.	DATE	DESCRIPTION
△		
△		
△		
△		

Title: **EROSION CONTROL PLAN**

Date: JUNE 2024

Scale: 1" = 10'

Drawn By: C.W.

Checked By: J.L.

Job No.: 24105A10

Drawing No.: MASTER-24105A10

Plot Date: 2024-06-12

Sheet No.:



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LANDSCAPE DEVELOPMENT PLANS

**MODERA SAN RAFAEL**

930 IRWIN STREET  
SAN RAFAEL, CA

Client/Subconsultant

Project Mgr: TVZ

Drawn By: EJS

Scale: 1"=10'

Date: 6/13/24

File Name: MSF-PL

No.	Date	Revision
	06.13.2024	PLANNING SUBMITTAL

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Seal

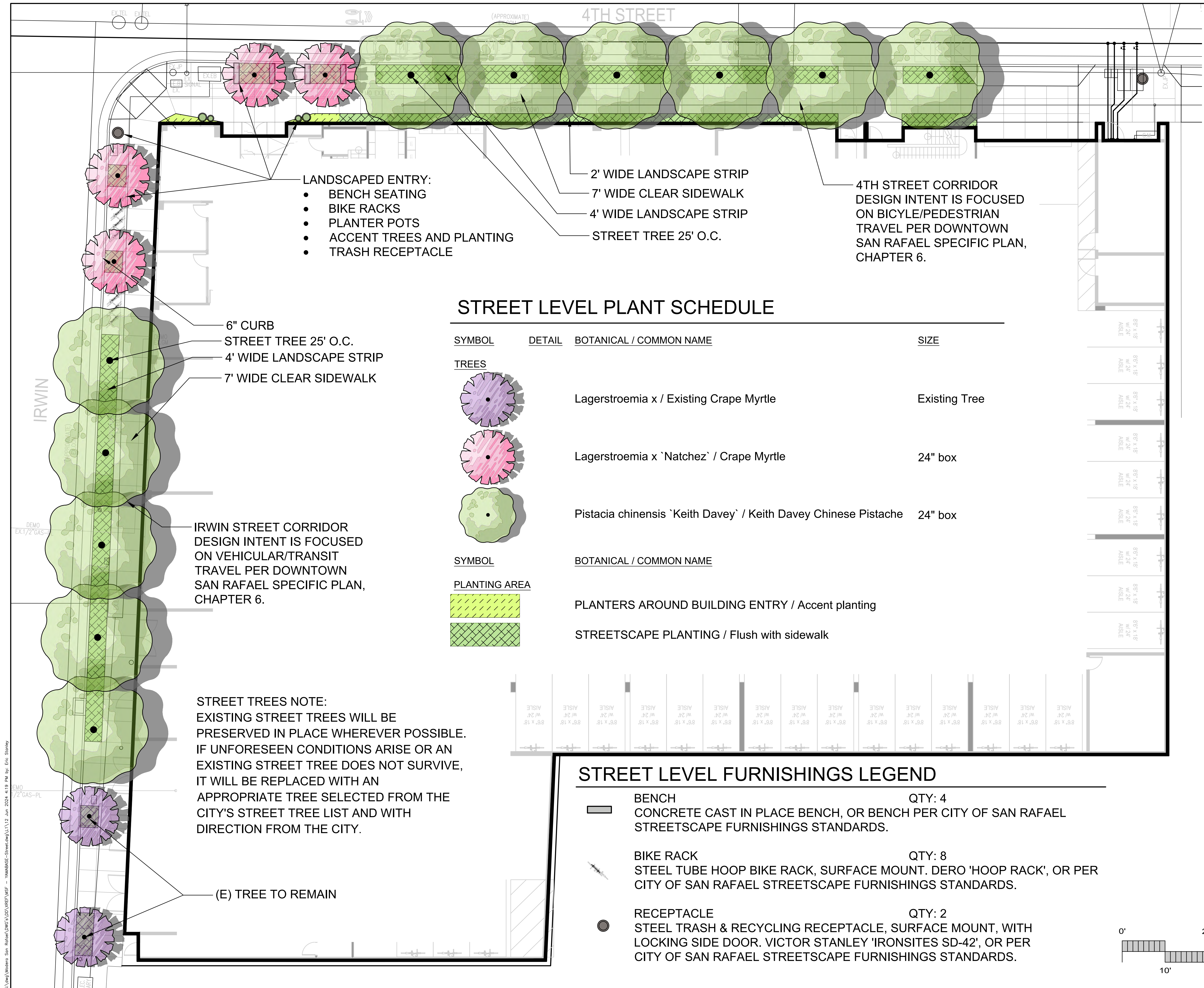


Sheet Title

**LANDSCAPE CONCEPT PLAN STREET LEVEL**

Sheet No

**L1**



- LANDSCAPED ENTRY:**
- BENCH SEATING
  - BIKE RACKS
  - PLANTER POTS
  - ACCENT TREES AND PLANTING
  - TRASH RECEPTACLE

- 2' WIDE LANDSCAPE STRIP
- 7' WIDE CLEAR SIDEWALK
- 4' WIDE LANDSCAPE STRIP
- STREET TREE 25' O.C.

4TH STREET CORRIDOR DESIGN INTENT IS FOCUSED ON BICYCLE/PEDESTRIAN TRAVEL PER DOWNTOWN SAN RAFAEL SPECIFIC PLAN, CHAPTER 6.

- 6" CURB
- STREET TREE 25' O.C.
- 4' WIDE LANDSCAPE STRIP
- 7' WIDE CLEAR SIDEWALK

IRWIN STREET CORRIDOR DESIGN INTENT IS FOCUSED ON VEHICULAR/TRANSIT TRAVEL PER DOWNTOWN SAN RAFAEL SPECIFIC PLAN, CHAPTER 6.

**STREET TREES NOTE:**  
EXISTING STREET TREES WILL BE PRESERVED IN PLACE WHEREVER POSSIBLE. IF UNFORESEEN CONDITIONS ARISE OR AN EXISTING STREET TREE DOES NOT SURVIVE, IT WILL BE REPLACED WITH AN APPROPRIATE TREE SELECTED FROM THE CITY'S STREET TREE LIST AND WITH DIRECTION FROM THE CITY.

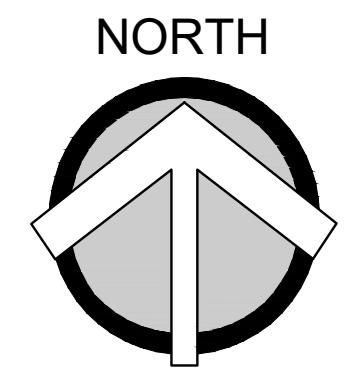
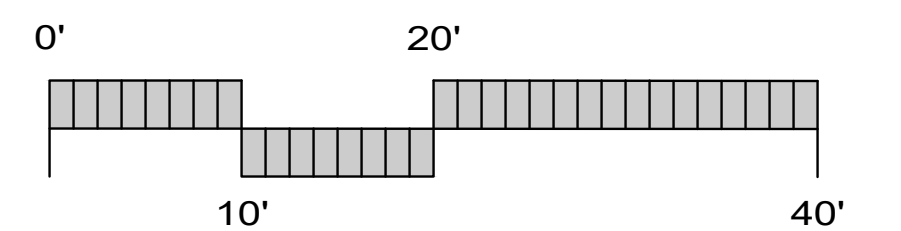
(E) TREE TO REMAIN

**STREET LEVEL PLANT SCHEDULE**

SYMBOL	DETAIL	BOTANICAL / COMMON NAME	SIZE
<b>TREES</b>			
		Lagerstroemia x / Existing Crape Myrtle	Existing Tree
		Lagerstroemia x 'Natchez' / Crape Myrtle	24" box
		Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache	24" box
<b>PLANTING AREA</b>			
		PLANTERS AROUND BUILDING ENTRY / Accent planting	
		STREETSCAPE PLANTING / Flush with sidewalk	

**STREET LEVEL FURNISHINGS LEGEND**

- BENCH** QTY: 4  
CONCRETE CAST IN PLACE BENCH, OR BENCH PER CITY OF SAN RAFAEL STREETSCAPE FURNISHINGS STANDARDS.
- BIKE RACK** QTY: 8  
STEEL TUBE HOOP BIKE RACK, SURFACE MOUNT. DERO 'HOOP RACK', OR PER CITY OF SAN RAFAEL STREETSCAPE FURNISHINGS STANDARDS.
- RECEPTACLE** QTY: 2  
STEEL TRASH & RECYCLING RECEPTACLE, SURFACE MOUNT, WITH LOCKING SIDE DOOR. VICTOR STANLEY 'IRONSITES SD-42', OR PER CITY OF SAN RAFAEL STREETSCAPE FURNISHINGS STANDARDS.



S:\06\Modera\_San\_Rafael\DWG\12724\_VL12\_061324\_418\_Plan by Eric Stoney



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LANDSCAPE DEVELOPMENT PLANS

**MODERA SAN RAFAEL**

930 IRWIN STREET  
SAN RAFAEL, CA

Client/Subconsultant

Project Mgr: TVZ

Drawn By: EJS

Scale: 1"=10'

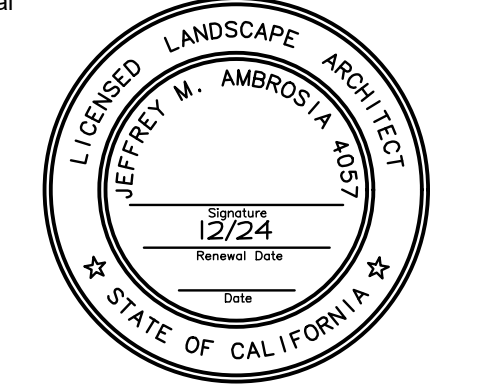
Date: 6/13/24

File Name: MSF-PL

No.	Date	Revision
	06.13.2024	PLANNING SUBMITTAL

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Seal



Sheet Title

**LANDSCAPE CONCEPT PLAN LEVEL 2**

Sheet No

**L2**

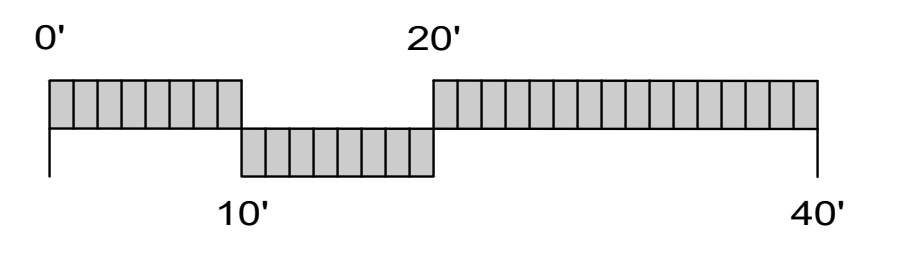
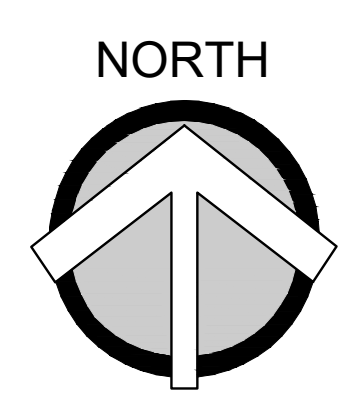
4TH STREET

IRWIN



**REFERENCE NOTES SCHEDULE LEVEL 2**

SYMBOL	DESCRIPTION
①	C3 FLOW THROUGH PLANTER, TYP.
②	PRIVATE PATIO, TYP.



LANDSCAPE CONCEPT PLAN -LEVEL 2

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LANDSCAPE DEVELOPMENT PLANS

**MODERA SAN RAFAEL**

930 IRWIN STREET  
SAN RAFAEL, CA

Client/Subconsultant

Project Mgr: TVZ

Drawn By: EJS

Scale: 1"=10'

Date: 6/13/24

File Name: MSF-PL

No.	Date	Revision
	06.13.2024	PLANNING SUBMITTAL

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Seal



Sheet Title

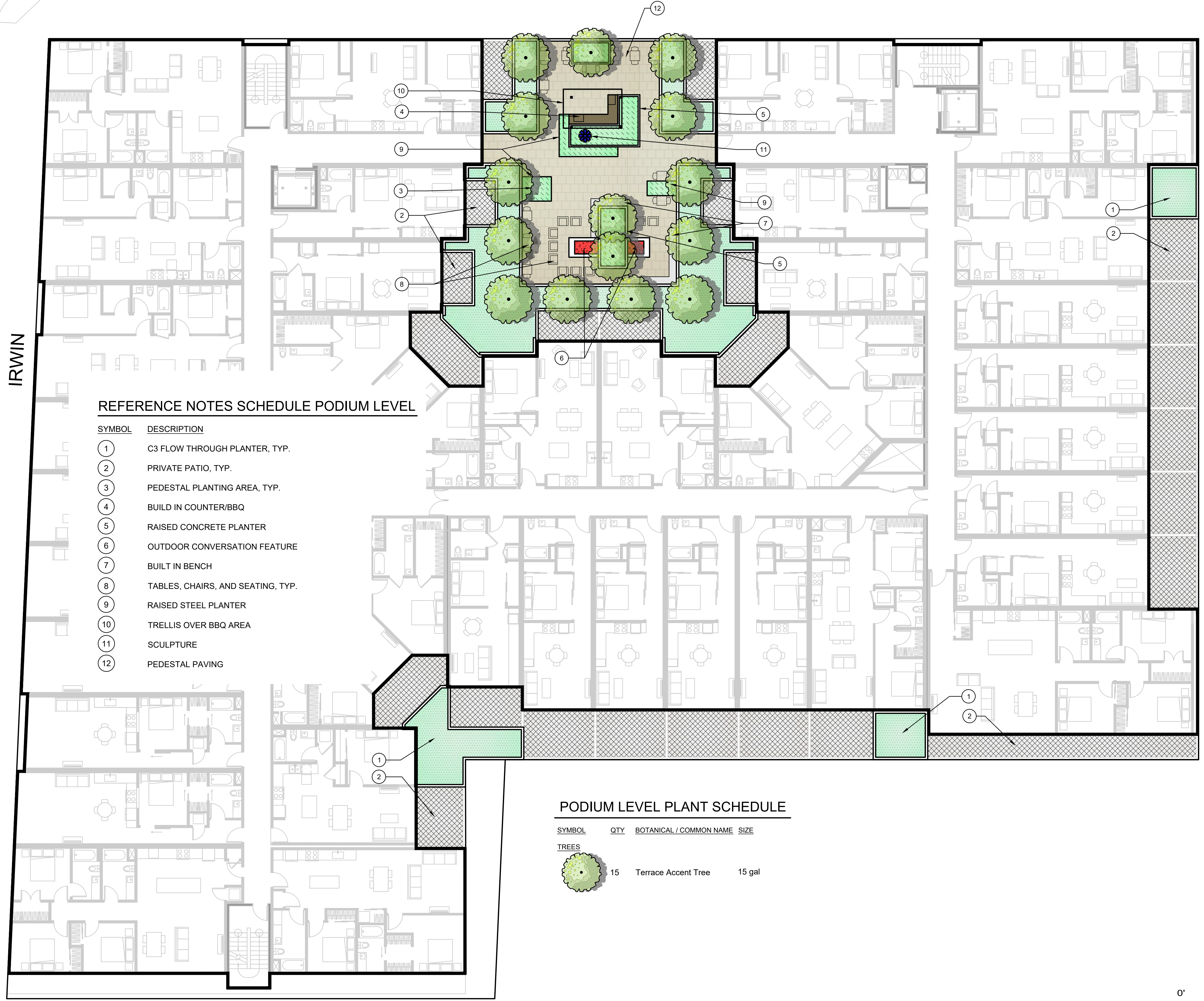
**LANDSCAPE CONCEPT PLAN PODIUM LEVEL**

Sheet No

**L3**

4TH STREET

IRWIN

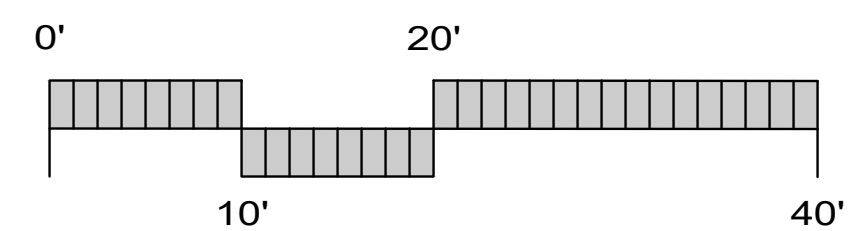
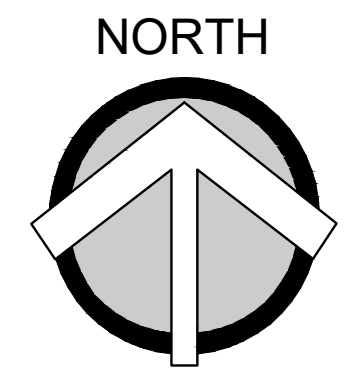


**REFERENCE NOTES SCHEDULE PODIUM LEVEL**

SYMBOL	DESCRIPTION
1	C3 FLOW THROUGH PLANTER, TYP.
2	PRIVATE PATIO, TYP.
3	PEDESTAL PLANTING AREA, TYP.
4	BUILD IN COUNTER/BBQ
5	RAISED CONCRETE PLANTER
6	OUTDOOR CONVERSATION FEATURE
7	BUILT IN BENCH
8	TABLES, CHAIRS, AND SEATING, TYP.
9	RAISED STEEL PLANTER
10	TRELLIS OVER BBQ AREA
11	SCULPTURE
12	PEDESTAL PAVING

**PODIUM LEVEL PLANT SCHEDULE**

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE
<b>TREES</b>			
	15	Terrace Accent Tree	15 gal



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## PODIUM LEVEL PLANT PALETTE

Anigozanthos hybrids / Kangaroo Paw  
 Arctostaphylos uva-ursi / Bearberry  
 Calamagrostis acutifolia 'Karl Foerster' / Feather Reed Grass  
 Elymus glaucus  
 Fragaria vesca / Wild Strawberry  
 Heuchera micrantha / Alum Root  
 Kniphofia uvaria hybrids / Dwarf Red-Hot Poker  
 Lantana montevidensis 'Alba' / Creeping Lantana  
 Lavandula angustifolia 'Blue Cushion' / English Lavender  
 Nepeta faassenii / Catmint  
 Pennisetum setaceum 'Fireworks' / Fountain Grass  
 Perovskia atriplicifolia / Russian Sage  
 Rosmarinus sp. / Rosemary  
 Salvia spathacea / Hummingbird Sage  
 Thymus sp. / Creeping Thyme

## STREET LEVEL PLANT PALETTE

Agave 'Blue Glow' / Agave  
 Aloe vera / Aloe  
 Berberis aquifolium 'repens' / Creeping Oregon Grape  
 Carex testacea / New Zealand Sedge  
 Dendromecon harfordii / Island Bush Poppy  
 Echeveria 'Domingo' / Echeveria  
 Eriogonum fasciculatum / California Buckwheat  
 Festuca californica / California Fescue  
 Festuca idahoensis / Blue Fescue  
 Mahonia 'Soft Caress' / Soft Caress Mahonia  
 Monardella villosa / Coyote Mint  
 Penstemon heterophyllus / Foothill Penstemon  
 Salvia sonomensis / Sonoma Sage

## C3 FLOW THROUGH PLANTER PLANT PALETTE

Achillea millefolium californica / Yarrow  
 Alnus rhombifolia / White Alder  
 Alnus rubra / Red Alder  
 Carex barbarae / Santa Barbara Sedge  
 Carex divulsa / Berkeley Sedge  
 Chondropetalum tectorum / Small Cape Rush  
 Cornus sericea / Creek Dogwood  
 Hordeum branchyantherum / Meadow Barley  
 Iris douglasiana / Douglas Iris  
 Juncus effusus / Soft Rush  
 Leymus condensatus 'Canyon Prince' / Wild Rye  
 Lobelia cardinalis / Cardinal Flower  
 Muhlenbergia rigens / Deer Grass  
 Polystichum munitum / Western Sword Fern  
 Sisyrinchium bellum / Blue-Eyed Grass

## PLANTERS AND FURNISHINGS IMAGES



## PLANTING STATEMENT

The landscape plant palette consists of low water use shrubs, perennials, trees, and ornamental grasses that are considered low maintenance, long lived, and hardy. Choice of plants is guided by considerations of solar exposure and climate conditions of the site.

Plant design varies in form, texture and color. Informal plant forms and textures balance the straight lines of the planters. Planting design takes ease of maintenance into consideration by minimizing the following: plant material that may attract pests/disease, that drop extreme amounts of litter, or with a mature size larger than the space provided for growth. Perennial plants that die back in winter months are limited to podium level planters.

All planted areas shall be properly amended, compacted and finish graded prior to planting. A pre-emergent herbicide will be installed in all shrub and groundcover planting areas to control weeds. All landscape areas will be top dressed with a 3-inch depth of shredded bark mulch (no shredded Redwood).

Shrubs and ground covers will be no less than 1-gallon size. Trees will be no less than 15 gallon size. Plant materials shall be spaced to provide substantial cover, but also to allow adequate room to mature into their natural form and ultimate size without required pruning.

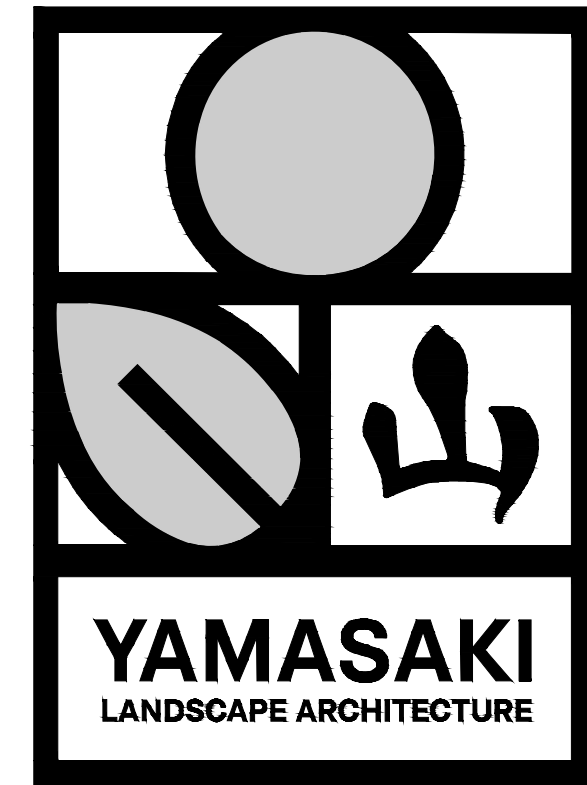
## IRRIGATION STATEMENT

The irrigation system for street-level landscape will be serviced by a new dedicated irrigation water meter and point of connection. Irrigation at the podium planters will be serviced by the domestic water service line and will incorporate backflow prevention equipment. The irrigation design will consist of low volume point source drip irrigation in planters and in streetscape planter areas; and surface bubblers at trees. The system will include a smart irrigation controller with weather sensing capabilities to automatically adjust duration of application based on current evapotranspiration data. Maximum water allowance will be determined by State MWEL code. Irrigation stations shall be separated by hydrozones - areas with similar watering needs and microclimates.

## REVIEW NOTES

- Proposed plantings and improvements located in the public right of way shall be reviewed by Public Works prior to issuance of any entitlement for the project.
- Landscape plan shall receive written approval from MMWD prior to issuance of a building permit.

## STREETSCAPE FURNISHINGS



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LANDSCAPE DEVELOPMENT PLANS

## MODERA SAN RAFAEL

930 IRWIN STREET  
 SAN RAFAEL, CA

Client/Subconsultant

Project Mgr: TVZ

Drawn By: EJS

Scale: NTS

Date: 6/13/24

File Name: MSF-PL

No.	Date	Revision
	06.13.2024	PLANNING SUBMITTAL

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Seal



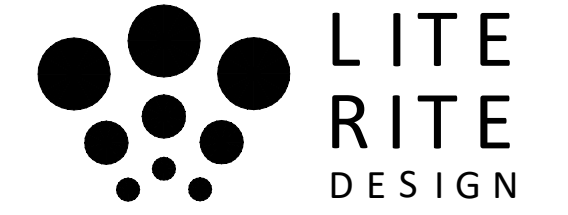
Sheet Title

LANDSCAPE NOTES  
 AND IMAGES

Sheet No

L4

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Berkeley, California 94710  
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562.430.6468

**MODERA  
SAN RAFAEL**

930 Irwin Street,  
San Rafael, CA

06.13.2024 PLANNING SUBMITTAL

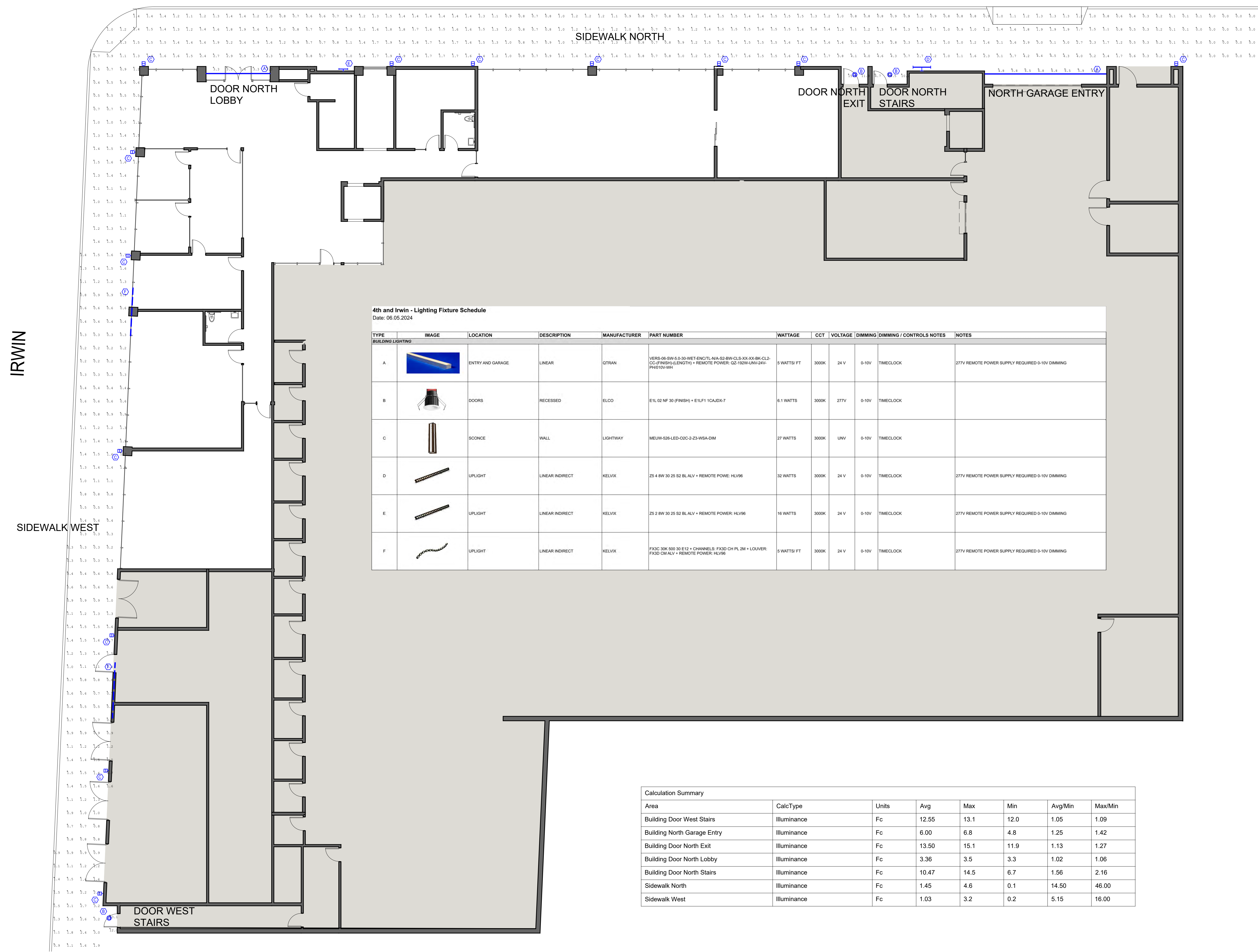
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED  
WORK OF THE ARCHITECT AND MAY NOT BE  
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN  
CONSENT OF TRACHTENBERG ARCHITECTS.

JOB: 2306 CK

SHEET:

**LIGHTING  
GROUND LEVEL**

**LT1.1**



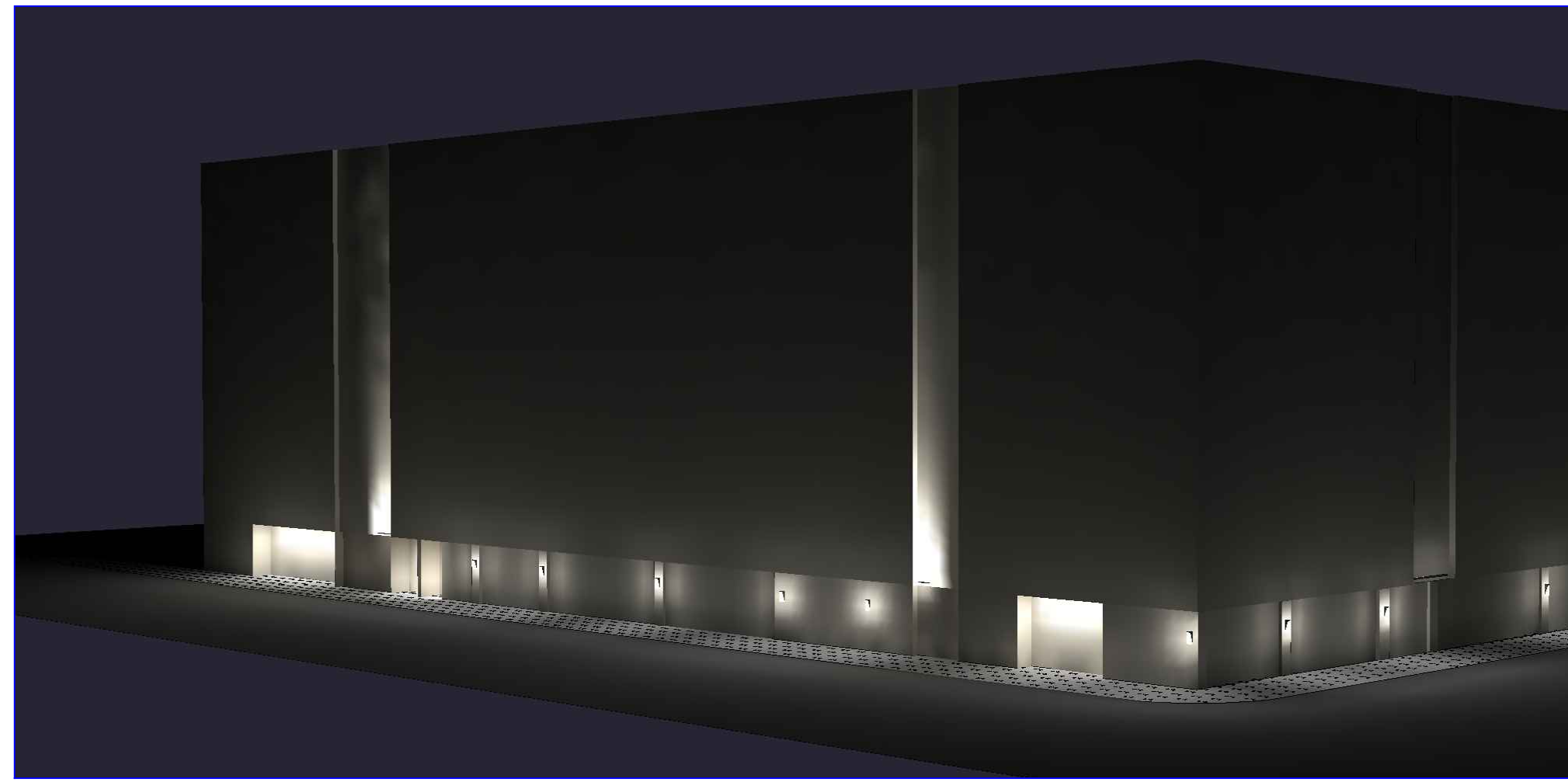
**4th and Irwin - Lighting Fixture Schedule**  
Date: 06.05.2024

TYPE	IMAGE	LOCATION	DESCRIPTION	MANUFACTURER	PART NUMBER	WATTAGE	CCT	VOLTAGE	DIMMING	DIMMING / CONTROLS	NOTES
A		ENTRY AND GARAGE	LINEAR	OTRAN	VTR8-08-BW-6.0-30-WET-ENCL-NA-S2-BW-CL3-XXX-XX-BK-CLD-CC-(FINISH+LENGTH) + REMOTE POWER: Q2-152W-UNV-24V-PR10V-WH	5 WATTS/ FT	3000K	24 V	0-10V	TIMECLOCK	277V REMOTE POWER SUPPLY REQUIRED 0-10V DIMMING
B		DOORS	RECESSED	ELCO	E1L Q2 NF 30 (FINISH) + E1LF1 1CAJDK7	6.1 WATTS	3000K	277V	0-10V	TIMECLOCK	
C		SCONCE	WALL	LIGHTWAY	MEUW-S26-LED-C2C-2-23-WSA-DIM	27 WATTS	3000K	UNV	0-10V	TIMECLOCK	
D		UPLIGHT	LINEAR INDIRECT	KELVIX	Z5 4 8W 30 25 S2 BL ALV + REMOTE POWER: HLVS6	32 WATTS	3000K	24 V	0-10V	TIMECLOCK	277V REMOTE POWER SUPPLY REQUIRED 0-10V DIMMING
E		UPLIGHT	LINEAR INDIRECT	KELVIX	Z5 2 8W 30 25 S2 BL ALV + REMOTE POWER: HLVS6	16 WATTS	3000K	24 V	0-10V	TIMECLOCK	277V REMOTE POWER SUPPLY REQUIRED 0-10V DIMMING
F		UPLIGHT	LINEAR INDIRECT	KELVIX	FX3C 30K 500 30 E12 + CHANNELS: FX3D CH PL 2M + LOUVER: FX3D CM ALV + REMOTE POWER: HLVS6	5 WATTS/ FT	3000K	24 V	0-10V	TIMECLOCK	277V REMOTE POWER SUPPLY REQUIRED 0-10V DIMMING

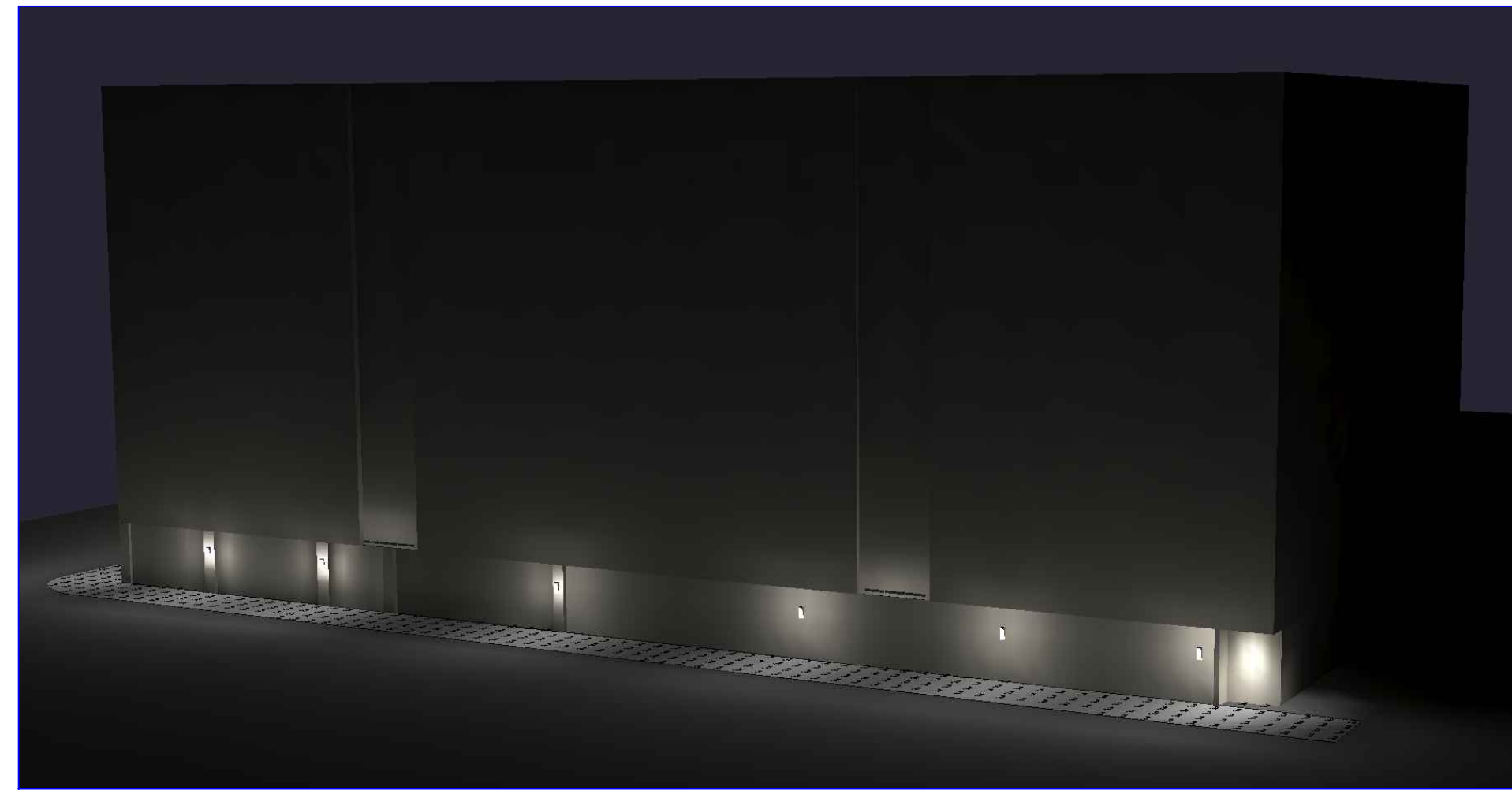
Calculation Summary

Area	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Building Door West Stairs	Illuminance	Fc	12.55	13.1	12.0	1.05	1.09
Building North Garage Entry	Illuminance	Fc	6.00	6.8	4.8	1.25	1.42
Building Door North Exit	Illuminance	Fc	13.50	15.1	11.9	1.13	1.27
Building Door North Lobby	Illuminance	Fc	3.36	3.5	3.3	1.02	1.06
Building Door North Stairs	Illuminance	Fc	10.47	14.5	6.7	1.56	2.16
Sidewalk North	Illuminance	Fc	1.45	4.6	0.1	14.50	46.00
Sidewalk West	Illuminance	Fc	1.03	3.2	0.2	5.15	16.00

VIEW NORTH ELEVATION



VIEW WEST ELEVATION



TYPE A

**VERS-ENCAPSULATED (06) STATIC WHITE**  
Linear Fixtures - Surface

1. PRODUCT - DIMENSIONS  
2. DELIVERED LUMENS  
3. DIODE VISIBILITY  
4. PHOTOMETRIC PERFORMANCE  
5. EXTERNAL LOUVER  
6. WIRE ROUT  
7. CONN. WIRE IN  
8. CONN. WIRE OUT  
9. END CAP IN  
10. END CAP OUT  
11. WIRE COLOR  
12. WIRE TYPE  
13. MOUNTING  
14. FINISH  
15. LENGTHS  
16. EXACT/OPTIMAL

TYPE A

**VERS-ENCAPSULATED (06) STATIC WHITE**  
Linear Fixtures - Surface

1. PRODUCT - DIMENSIONS  
2. DELIVERED LUMENS  
3. DIODE VISIBILITY  
4. PHOTOMETRIC PERFORMANCE  
5. EXTERNAL LOUVER  
6. WIRE ROUT  
7. CONN. WIRE IN  
8. CONN. WIRE OUT  
9. END CAP IN  
10. END CAP OUT  
11. WIRE COLOR  
12. WIRE TYPE  
13. MOUNTING  
14. FINISH  
15. LENGTHS  
16. EXACT/OPTIMAL

TYPE B

**ELCO Lighting**  
Project Name: \_\_\_\_\_  
Fixture Type: \_\_\_\_\_  
Date: \_\_\_\_\_

**1" Round Recessed Oak™ Downlight**

Features:  
• Requires 12V AC Transformer  
• 0.5W operating on transformer  
• 4.0W input for use with dimmer control  
• Adjustable beam angle  
• 30° Standard beam with optional 20° and 50°  
• Remote dimmer (not included)  
• 100% Dimmable  
• Wet Location Rated for Indoor and Outdoor Use  
• Life Span 50,000 Hours L70  
• Wet Location: 100%  
• Life Span: 50,000 Hours L70

Specifications:  
• Material: ALU  
• Lumen: 600-650 lm  
• Output: 22V AC  
• Color Temp: 2700K-3000K  
• Dimmable: Yes  
• Lens Type: Clear  
• Beam Angle: 30°-50°  
• Wet Location: 100%

Options:  
• White  
• Black  
• Bronze  
• Rose  
• All Back

Dimensions:  
• 2 1/2" H  
• 1 1/2" D

TYPE B

Example: EL02P218

**Product Number Builder**

1" Oak™ Downlight	Style	Beam Angle	Color Temperature	Finish
EL1	02 Round	30°	2700K	W All White
		30°	3000K	B Black with White Trim
		30°	3000K	BZ All Bronze
		30°	3000K	BR All Back
		30°	3000K	R Rose with White Trim
		30°	3000K	RB All Bronze
		30°	3000K	RR All Back

Notes:  
1. Max 5' fixture  
2. For RLS analysis, 3" of wire was used between fixtures.  
3. There will be an additional drop of ~1V if a dimmer is used.  
4. Recommended maximum voltage drop is to 10.5V.

TYPE C

**MEUW-LED**

Construction:  
• Steel Housing and chassis  
• Diffuser UV-stabilized, high impact resistant, DR acrylic

Light Source:  
• LED  
• Dimming to 10% Included

Notes:  
• Integral mounting plate Hardware include  
• Mounts on a Standard J-Box  
• Lens on all free sides  
• Optional battery backup available on fixtures 526 & larger  
• Optional photowell (P1) increases fixture depth 1/2"  
• UL and CUL listed WET location  
• Replacable Module  
• CRI > 90  
• Universal 120/277 volt standard  
• 5-Year Warranty on LED Components

ORDERING INFORMATION  
Example: MEUW-526-LED-02C-3-Z3-W5A

MEUW	LED	Beam	Color	Finish	Diffuser	Options
513-LED	OC	3	1100	0.5h	NO	
518-LED	OC	12	1600	0.5h	NO	
526-LED	OC	18	2420	0.5h	NO	
538-LED	OC	27	3600	0.5h	NO	
550-LED	OC	36	4840	0.5h	NO	

TYPE D

**Zolo™ 5**  
UL60 WASHABLE OUTDOOR LED WASHER/GRAZER

Description:  
Zolo 5 is our most popular indoor/outdoor washer/grazer. With its small form factor, great light output, and high customizability, it's sure to fit your project perfectly.

Features:  
• High Purity Tempered Glass  
• Extruded Aluminum Alloy Housing  
• Available in Titanium Gray, Black, or White Finish  
• Multiple Beam Options (Sold Separately)  
• Dainty Chain Multiple Fixtures  
• IP67 Outdoor Rated  
• Louver Options Available

Specifications:  
Input Voltage: 24V DC/Constant Voltage  
Watts per Foot: BW/Ft  
Lumen per Foot: 100 lm/ft  
Lumen per Foot: 800 lm/ft  
Beam Spread: 20°, 30°, 50°, 25°x40°, 30°x50°  
Max Run Length: 15 ft  
CRI: 80+  
Operating Temp: -40°F (-40°C) to 140°F (60°C)  
Storage Temp: -22°F (-30°C) to 140°F (60°C)

Product Code Builder

TYPE E

**FX3D**  
UL60 BENDABLE WALL WASHER

Description:  
FX3D is a dust bending linear light fixture with a variety of functional components and mounting options so you can use it in any situation.

Features:  
• Omnidirectional Beam  
• Multiple Beam Options  
• Field Adjustable Channel and Louvers  
• IP67

Series Spec:  
Series: FX3D  
Temp Colors: 2700K-3000K, Red, Green, Blue  
Dimming Protocol: Triac, ELV, 0-10V, DMX  
Input Voltage: 24V DC  
Indoor/Outdoor: Indoor & Outdoor  
Beam Spread: 30°, 60°, 15°x30°, 25°x40°, 30°x50°  
CRI: Ra 50+, R9 50+  
Beam: 2615  
Diode Pitch: 8 LEDs  
Bend Radius: 4.7" (120.0mm)  
Cut Intervals: 12.5" (317.5mm)  
Dimensions: 0.87" (22.0mm) x 4.47" (112.0mm)  
Operating Temp: -22°F (-30°C) to 122°F (50°C)  
Storage Temp: Temperature-Controlled Environment

Product Code Builder

MODERA SAN RAFAEL

930 Irwin Street,  
San Rafael, CA

06.13.2024 PLANNING SUBMITTAL

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JOB: 2306 CK

SHEET:

LIGHTING GROUND LEVEL

LT1.1A