

SECOND AND B STREET: NEW SAN RAFAEL HOUSING

2ND AND B STREET SAN RAFAEL HOUSING

815 B STREET
SAN RAFAEL, CA 94901

F | M | E

FEE MUNSON EBERT ARCHITECTURE + DESIGN
500 MONTGOMERY STREET SAN FRANCISCO CA 94111-2579
415-434-0320 FX 415-434-2409 WWW.FME-ARCH.COM



8
4
2
0 1' 2'
SCALE
1/4" = 1'-0"
16
8
4
0 2' 4'
SCALE
1/8" = 1'-0"
32
16
8
0 4' 8'
SCALE
1/16" = 1'-0"

PROPERTY DESCRIPTION	DESIGN DESCRIPTION	PROJECT DESCRIPTION	SHEET INDEX																																															
<p>815 B STREET NORTHWEST CORNER 2ND AND B STREETS IN SAN RAFAEL, CA</p> <p>23,614 SF OF LAND ON 4 PARCELS 188'-3" OF FRONTAGE ALONG 2ND STREET 150'-0" OF FRONTAGE ALONG B STREET</p> <table border="1"> <tr> <td>011-256-12</td> <td>809 B STREET</td> <td>CSMU</td> <td>COMMERCIAL</td> </tr> <tr> <td>011-256-32</td> <td></td> <td>CSMU+2/3MUW</td> <td>PARKING LOT</td> </tr> <tr> <td>011-256-15</td> <td>1214 2ND STREET</td> <td>2/3MUW</td> <td>RESIDENTIAL</td> </tr> <tr> <td>011-256-14</td> <td>1212 2ND STREET</td> <td>2/3MUW</td> <td>RESIDENTIAL</td> </tr> </table>	011-256-12	809 B STREET	CSMU	COMMERCIAL	011-256-32		CSMU+2/3MUW	PARKING LOT	011-256-15	1214 2ND STREET	2/3MUW	RESIDENTIAL	011-256-14	1212 2ND STREET	2/3MUW	RESIDENTIAL	<p>PROPOSED OCCUPANCY: R-2, S-2, M PROPOSED CONSTRUCTION TYPE: 3 FLOORS VA OVER IA, FULLY SPRINKLED</p> <p>THE PROPOSED DESIGN IS A THREE STORY RESIDENTIAL PROJECT OVER A PODIUM WITH PARKING AND RETAIL BELOW. THE LOCATION IS AT THE CORNER OF 2ND AND B STREETS IN SAN RAFAEL. THE THREE UPPER FLOORS OF THE COMPLEX HOUSE 41 FOR RENT APARTMENT UNITS ABOVE THE PRIVATE GARAGE WITH 48 ASSIGNED PARKING SPACES. THE GROUND FLOOR CONTAINS RETAIL FACING B STREET AND AN ENTRY TO THE PARKING GARAGE FOR THE RESIDENTIAL UNITS ABOVE. THE RESIDENTIAL UNITS ALSO ENTER OFF OF B STREET. THE ARCHITECTURAL GOALS OF THE GROUND LEVEL ARE TO CREATE A PEDESTRIAN FRIENDLY ENVIRONMENT AS WELL AS RELATE TO THE EXISTING HISTORIC RETAIL ARCHITECTURE OF B STREET. AN ENTRY CANOPY MIMICS THE EXISTING CANOPIES ACROSS THE STREET.</p> <p>THERE ARE TWO TYPES OF RESIDENTIAL UNITS: 30 ONE BEDROOM, 1 BATHROOM UNITS (APPROXIMATELY 890SF EACH) AND 11 TWO BEDROOMS, 2 BATHROOM UNITS (RANGING FROM 973SF TO 1263SF). THE PROJECT ALSO INCLUDES A MANAGER'S OFFICE AND OUTDOOR COMMUNITY SPACE ON THE 2ND FLOOR. IN ADDITION TO THE LANDSCAPED OUTDOOR COMMUNITY SPACE, ALMOST EVERY UNIT HAS THEIR OWN PRIVATE BALCONY. THE BAY WINDOW PROJECTIONS GIVE THE BUILDING'S FACADE A GREATER PHYSICAL AND VISUAL DEPTH; THIS PREVENTS THE BUILDING FROM APPEARING AS A CONTINUOUS WALL AND PROVIDES A CONTRAST OF LIGHT AND SHADOW. AT THE GROUND LEVEL, THE SITE IS LANDSCAPED TO PROVIDE GREENERY AND A SCREEN FOR THE PARKING GARAGE.</p> <p>AFFORDABLE HOUSING 20% AFFORDABLE OF MAXIMUM ALLOWABLE DENSITY (30 UNITS) = 6 UNITS 50% REQUIRED TO BE LOW INCOME = 3 UNITS 50% REQUIRED TO BE VERY LOW INCOME = 3 UNITS</p> <p>DENSITY BONUS 35% DENSITY BONUS OF MAXIMUM ALLOWABLE DENSITY (30 UNITS) = 11 ADDITIONAL MARKET RATE UNITS + 3 CONCESSIONS/INCENTIVES</p> <p>CONCESSIONS 1) (5) TANDEM PARKING STALLS 2) OUTDOOR SPACE REQUIREMENTS (SEE A2-0)</p> <p>VARIANCES 1) ENCROACHMENT INTO RIGHT OF WAY ALONG B STREET FOR RESIDENTIAL ENTRY CANOPY - HISTORICAL PRECEDENCE IN AREA.</p> <p>PARKING MODIFICATIONS 1) NO OFF-STREET LOADING ZONE DUE TO GARAGE CEILING AND HEIGHT RESTRICTIONS. PROPOSE MOVING SPACE TO CURB AS DENSITY CONCESSION.</p>	<p>ALLOWABLE DENSITY 2/3MUW = 13,774 SF / 1000SF/UNIT = 13.8 UNITS CSMU = 9,840 SF / 600SF/UNIT = 16.4 UNITS BLENDED DENSITY FOR THE SPLIT ZONED SITE = 30 UNITS DENSITY BONUS = 35% = ADDITIONAL 11 UNITS MAXIMUM ALLOWABLE DENSITY = 41 UNITS DENSITY PROPOSED = 41 UNITS</p> <p>MAXIMUM BUILDING HEIGHT = 42'-0" PROPOSED BUILDING HEIGHT = 42'-0"</p> <p>SETBACKS 5' SETBACK REQUIRED AT SECOND STREET 5' SETBACK PROVIDED AT 1ST FLOOR AND MAIN BUILDING LINE.</p> <p>USABLE OUTDOOR AREA SEE CALCULATIONS ON SHEET A2.0</p> <p>SQUARE FOOTAGE: RETAIL (M) = 1,999 SF GARAGE (S-2) = 20,000 SF RESIDENTIAL (R-2) = 47,775 SF GROSS (37,566 SF NET) TOTAL = 68,774 SF</p> <p>NON-RESIDENTIAL FAR ALLOWABLE AREA (1.5 FAR) = 35,421 SF PROPOSED AREA = 1,974 NON-RESIDENTIAL SF</p> <p>PARKING REQUIREMENT (24) 1-BED @ (847 SF - 892 SF) X 1 = 24 (11) 2-BED @ (973 SF - 1263 SF) X 1.5 = 17 (6) BMR @ (517 SF - 803 SF) X 1 = 6</p> <p>41 UNITS 47 PARKING SPACES REQ 48 PROVIDED</p> <p>SITE LIGHTING: ALL SITE LIGHTING WILL MEET CITY OF SAN RAFAEL MINIMUM ILLUMINATION STANDARDS OF 1 (MIN) FOOTCANDLE AT GROUND LEVEL OVERLAP FOR ALL EXTERIOR DOORWAYS AND PARKING AREAS, AND 1/2 (MIN) FOOTCANDLE AT GROUND LEVEL OVERLAP FOR ALL WALKWAYS.</p>	<p>A0-0 COVER SHEET A0-1 EXISTING SITE</p> <p>ARCHITECTURAL A1-0 SITE PLAN A1-1 FIRE APPARATUS PLAN A2-0 PROPOSED PLANS A2-1 ENLARGED PLANS A3-0 PROPOSED ELEVATIONS - 2ND ST AND B ST A3-1 PROPOSED ELEVATIONS - NORTH AND WEST A3-2 PROPOSED SECTIONS A3-3 ENLARGED ELEVATIONS AND SIGNAGE A4-0 MASSING AVONOMETRIC A5-0 PROPOSED PERSPECTIVES A5-1 PHOTO SIMULATIONS A5-2 PHOTO SIMULATIONS A8-0 EXTERIOR DETAILS</p> <table border="1"> <thead> <tr> <th>DELTA #</th> <th>SHEET ISSUE</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>CONCEPTUAL DESIGN REVIEW</td> <td>04/19/11</td> </tr> <tr> <td>2</td> <td>CONCEPTUAL DESIGN REVIEW</td> <td>03/12/12</td> </tr> <tr> <td>3</td> <td>FORMAL SUBMITTAL</td> <td>08/31/12</td> </tr> <tr> <td>4</td> <td>FORMAL SUBMITTAL</td> <td>11/30/12</td> </tr> <tr> <td>5</td> <td>FORMAL SUBMITTAL</td> <td>01/04/13</td> </tr> <tr> <td>6</td> <td>FORMAL SUBMITTAL</td> <td>04/09/14</td> </tr> </tbody> </table> <p>CLIENT APPROVAL: SIGNATURE _____ DATE _____</p> <p>COVER SHEET</p> <p>PLANNING SUBMITTAL</p> <table border="1"> <tr> <td>Project No.</td> <td>201088-XX</td> </tr> <tr> <td>Project Path</td> <td>C:\Users\j_e\Documents\201088 - 2nd and B - 14 0220_L.rvt</td> </tr> <tr> <td>Scale</td> <td>12" = 1'-0"</td> </tr> <tr> <td>Drawn By</td> <td>Author</td> </tr> <tr> <td>Checked By</td> <td>Checker</td> </tr> </table> <p>Sheet No. SD A0-0</p> <p>Produced on Revit 2011 Fee Munson Ebert © 2010</p>	DELTA #	SHEET ISSUE	DATE	1	CONCEPTUAL DESIGN REVIEW	04/19/11	2	CONCEPTUAL DESIGN REVIEW	03/12/12	3	FORMAL SUBMITTAL	08/31/12	4	FORMAL SUBMITTAL	11/30/12	5	FORMAL SUBMITTAL	01/04/13	6	FORMAL SUBMITTAL	04/09/14	Project No.	201088-XX	Project Path	C:\Users\j_e\Documents\201088 - 2nd and B - 14 0220_L.rvt	Scale	12" = 1'-0"	Drawn By	Author	Checked By	Checker
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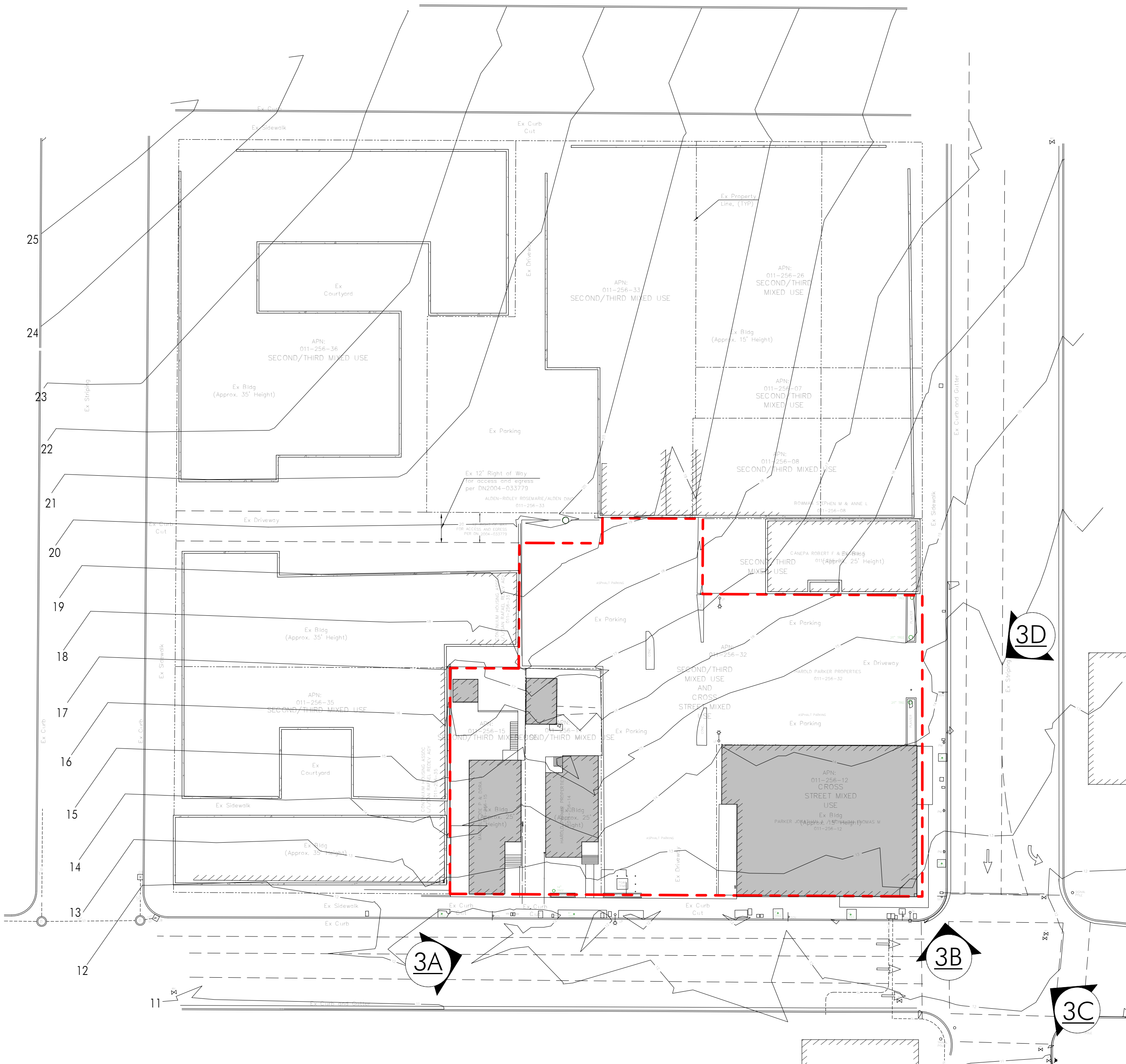


2ND AND B STREET

SAN RAFAEL HOUSING

815 B STREET
SAN RAFAEL, CA 94901

3 EXISTING SITE PHOTOS
6" = 1'-0"



0 1' 2' 4' 8' FEET
SCALE
1/4" = 1'-0"

0 2' 4' 8' FEET
SCALE
1/8" = 1'-0"

0 4' 8' 16' 32' FEET
SCALE
1/16" = 1'-0"

2 SITE PLAN - EXISTING CONDITIONS
1" = 30'-0"

0 15' 30' 60' FEET
SCALE
1:30



PHOTOGRAPHS OF SURROUNDING BUILDINGS

HOUSING #1: CENTERTOWN

4th Street

GARAGE:

3rd Street

HOUSING #2: CONTINUUM HOUSING ASSOCIATION

2nd Street

HOUSING #3: LOFTS at ALBERTS PARK

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6	FORMAL SUBMITTAL	04/09/14

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EXISTING SITE

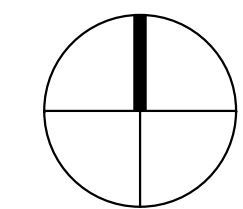
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1 SITE MAP AND CONTEXT PHOTOS
12" = 1'-0"



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SITE PLAN

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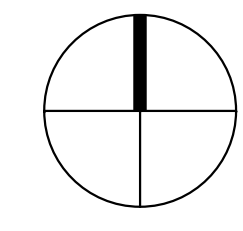
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1 1ST FLOOR GARAGE/GRADE LEVEL PLAN
1/8" = 1'-0"

1/8" = 1'-0" SCALE FEET





FIRE APPARATUS PLAN

1	DESIGNATED AERIAL FIRE APPARATUS ROADWAY. NO OVERHEAD ELECTRICAL WIRES.
2	RED CURB "NO PARKING FIRE LANE"
4	KNOX BOX
6	STREET ADDRESS SIGN
7	FIRE DEPARTMENT CONNECTION (FDC)
8	NEW FIRE HYDRANT, CLOW MODEL 960
10	KNOX SWITCH FOR GARAGE GATE

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FIRE APPARATUS PLAN

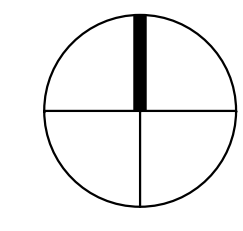
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1 FIRE APPARATUS PLAN
1" = 10'-0"



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BUILDING SUMMARY

PARKING REQUIREMENT

(24) 1-BED @ (847 SF - 892 SF)	X 1	= 24
(11) 2-BED @ (973 SF - 1263 SF)	X 1.5	= 17
(6) BMR @ (517 SF - 803 SF)	X 1	= 6

41 UNITS 47 PARKING SPACES REQ
48 PROVIDED

SQUARE FOOTAGE:

RETAIL	= 1,999 SF
GARAGE	= 20,000 SF
RESIDENTIAL	= 46,775 SF GROSS (37,566 SF NET)
TOTAL	= 68,774 SF

RESIDENTIAL AREA BREAKDOWN:

	NET (UNITS)	GROSS (+ COMMON)
1ST FLOOR		1,999 SF
2ND FLOOR	14,444 SF	17,839 SF
3RD FLOOR	14,444 SF	17,839 SF
4TH FLOOR	8,628 SF	11,027 SF
TOTAL	37,566 SF	48,774 SF

PLUMBING FIXTURE COUNT

FIXTURE TYPE	EXISTING	PROPOSED
RESIDENTIAL		
WATER CLOSET	3	52
SHOWER	2	52
WASHER / DRYER	-	41
DISHWASHER	-	41
BATHROOM SINK	3	52
KITCHEN SINK	2	41
LAUNDRY DRAIN	-	41
TRASH ROOM DRAIN	-	1
COMMERCIAL		
WATER CLOSET/URINAL	7	2
BATHROOM SINK	4	2
KITCHEN SINK	3	-
TOTAL	24	325

MINIMUM USABLE OUTDOOR AREA

REQUIREMENT 100 SF MINIMUM OF COMMON OR PRIVATE OUTDOOR AREA PER UNIT. IN HIGH DENSITY RESIDENTIAL PROJECTS, COMMON INDOOR AREA MAY COUNTED AS WELL.

REQUIRED	100 SF x 41 UNITS =	4,100 SF
COMMON OUTDOOR AREA PROVIDED	REAR 2ND FLR PATIO =	953 SF
PRIVATE OUTDOOR AREA PROVIDED	TOTAL =	4,426 SF
	14 UNITS x 36 SF = 504 SF	
	2 UNITS x 82 SF = 164 SF	
	4 UNITS x 363 SF = 1,452 SF	
	7 UNITS x 244 SF = 1,708 SF	
	2 UNITS x 115 SF = 230 SF	
	2 UNITS x 184 SF = 368 SF	
	10 UNITS x 0 SF = 0 SF	
TOTAL OUTDOOR AREA PROVIDED	COMMON + PRIVATE =	5,379 SF

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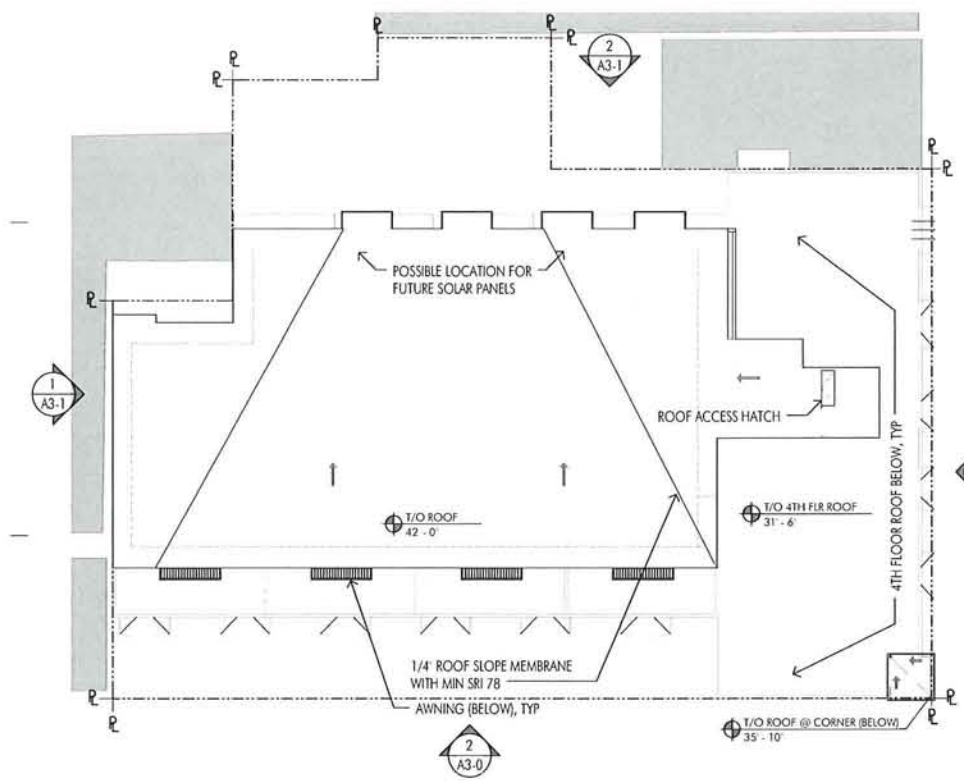
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PROPOSED PLANS

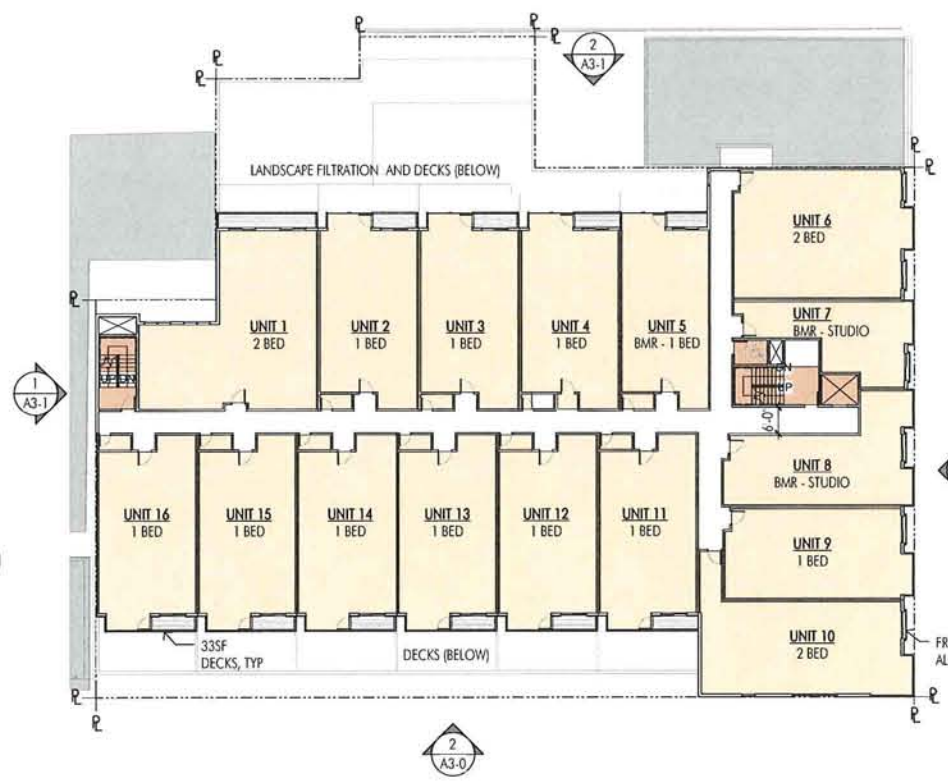
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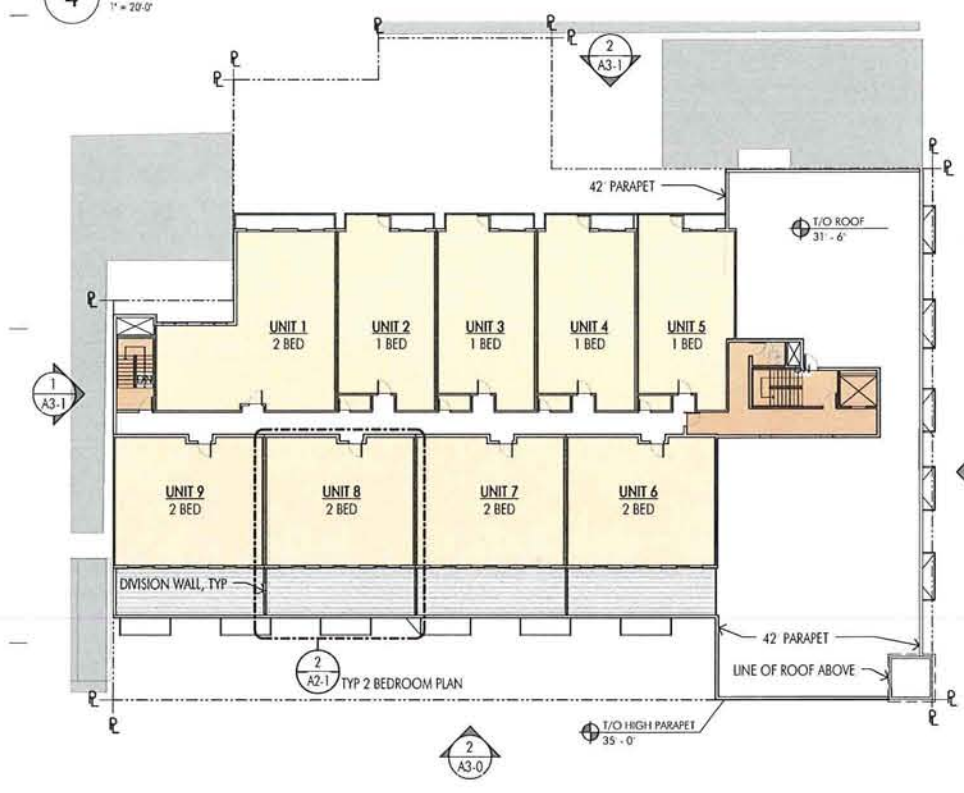
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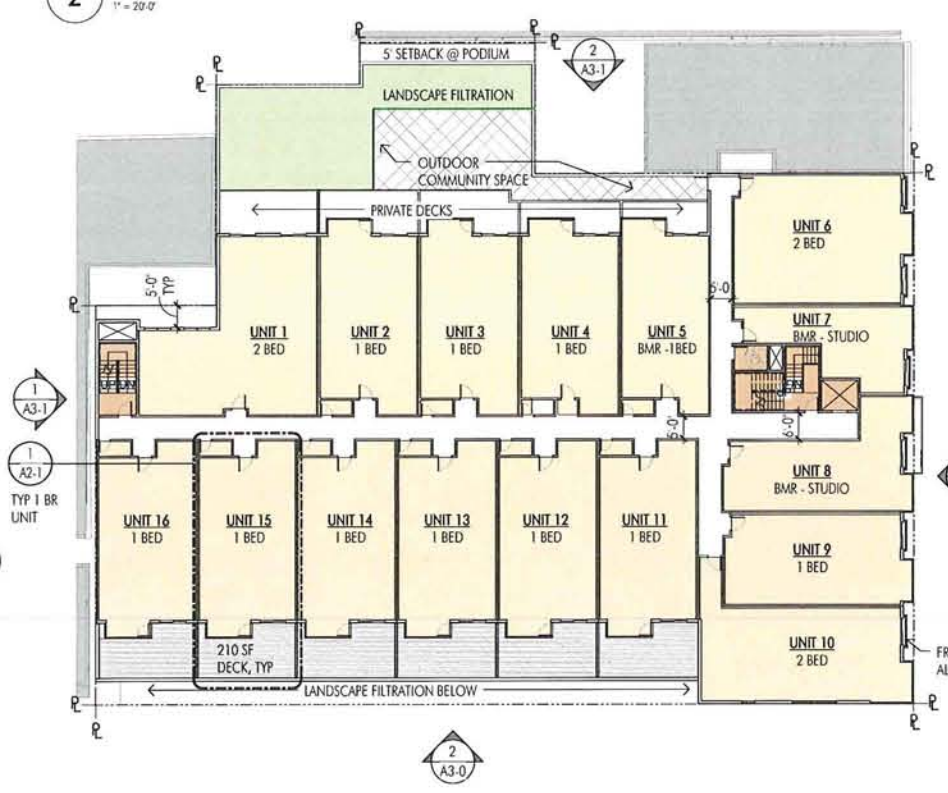
4 T/O ROOF
1" = 20'-0"



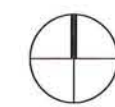
2 3RD FLOOR - RESIDENTIAL PLAN - 16 UNITS
1" = 20'-0"



3 4TH FLOOR - RESIDENTIAL PLAN - 9 UNITS
1" = 20'-0"



1 2ND FLOOR - RESIDENTIAL PLAN - 16 UNITS
1" = 20'-0"



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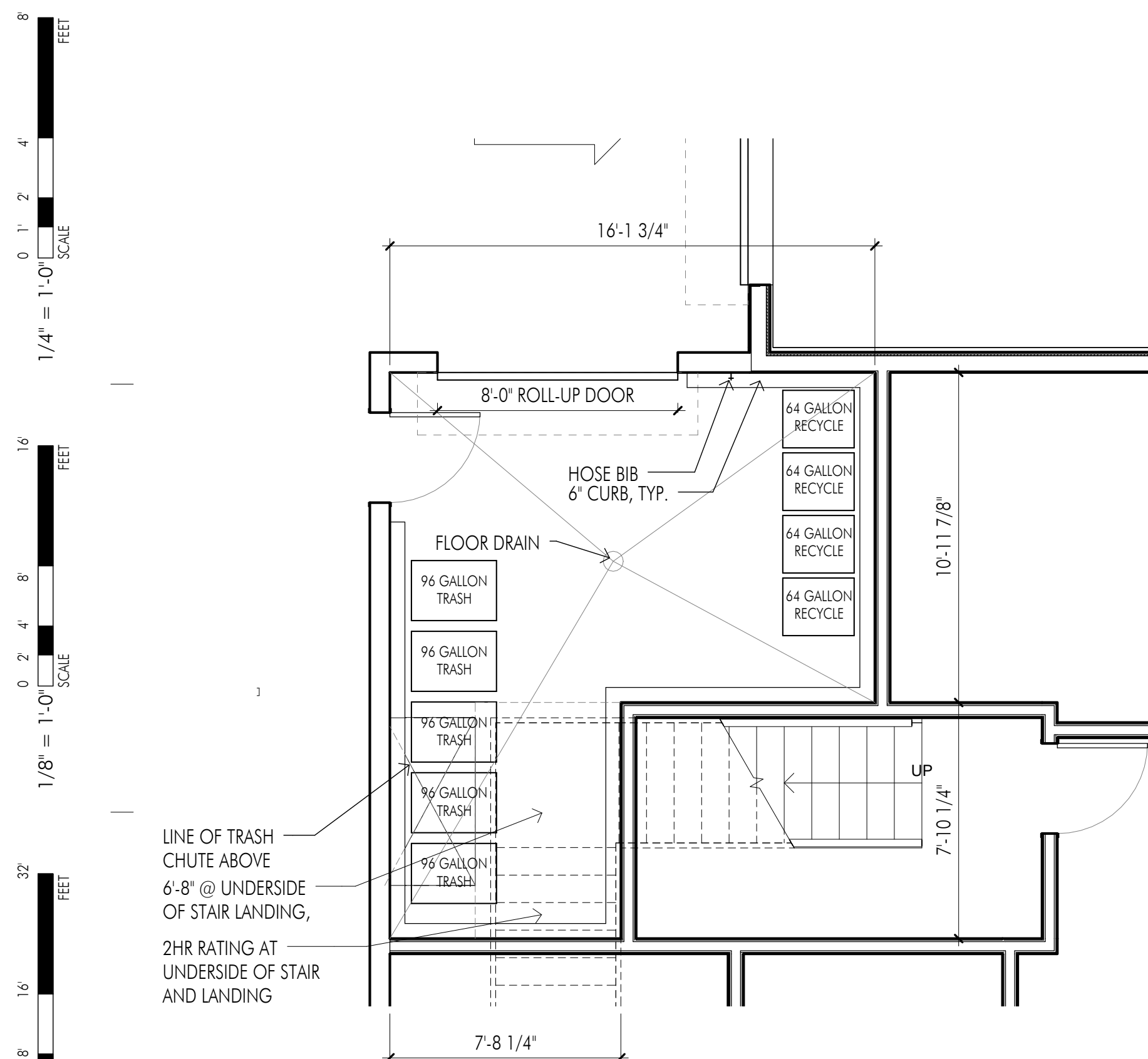
ENLARGED PLANS

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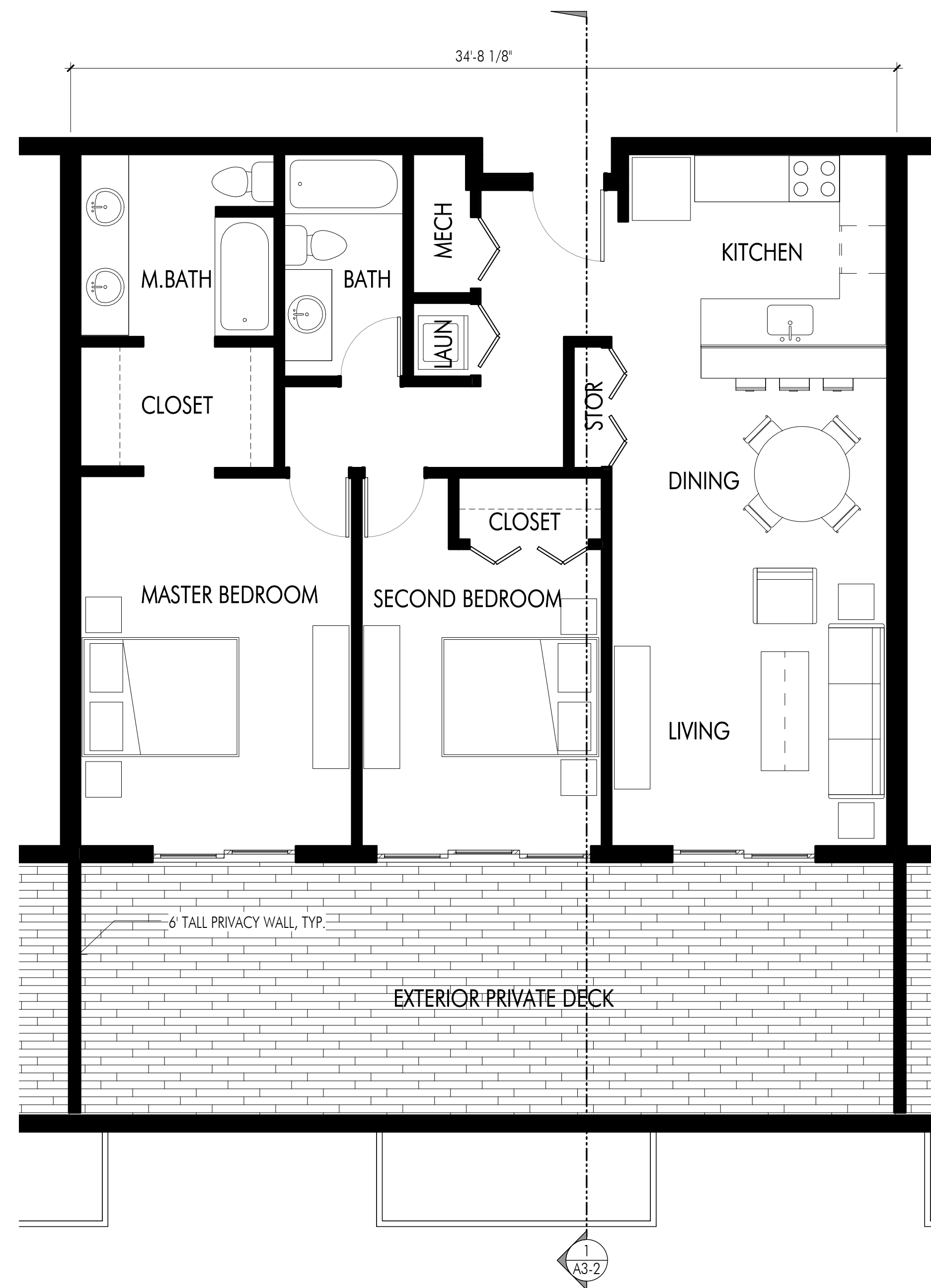
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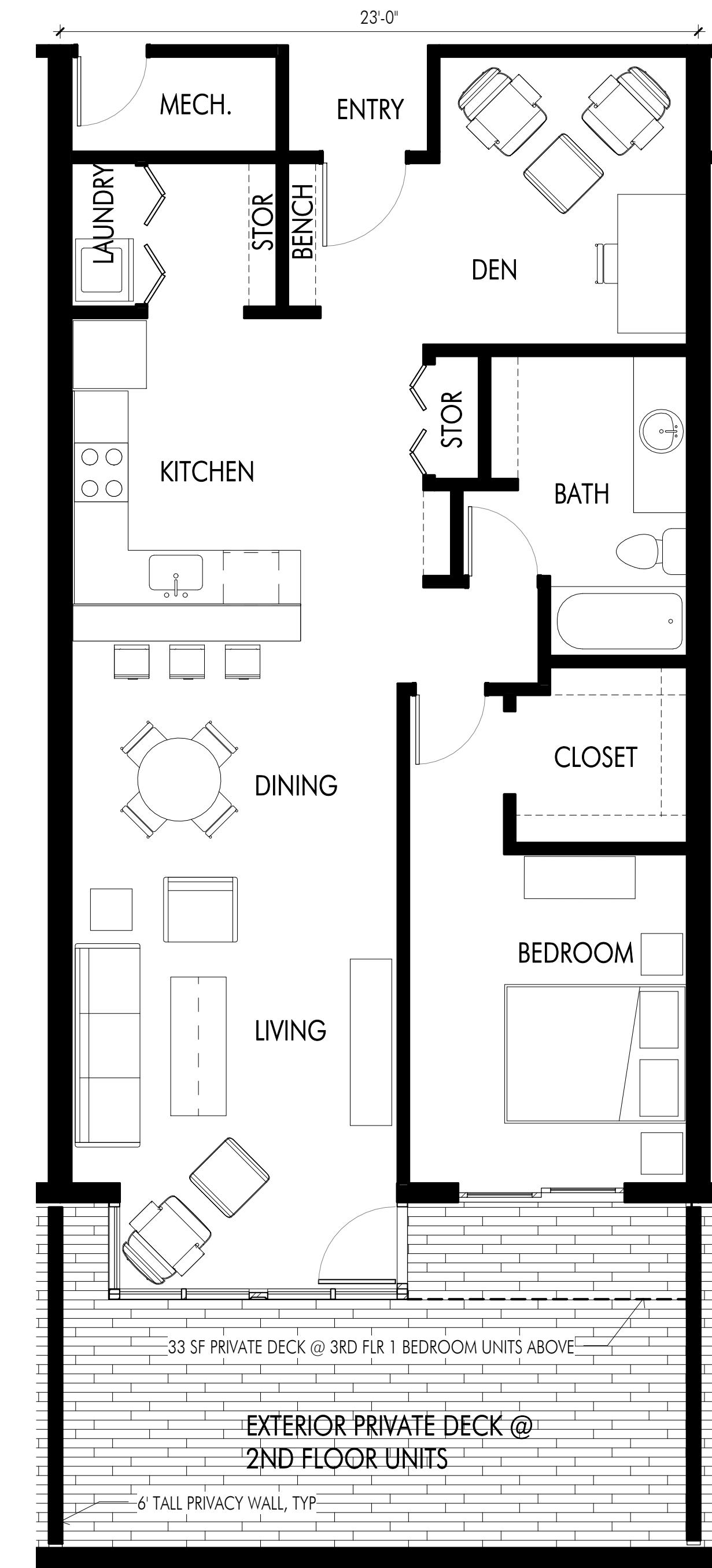
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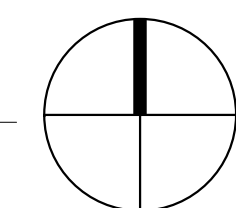
3 ENLARGED PLAN - TRASH ROOM
1/4" = 1'-0"



2 ENLARGED PLAN - 2BR - 973SF
1/4" = 1'-0"



1 ENLARGED PLAN - 1 BR @ 892SF
1/4" = 1'-0"



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PROPOSED ELEVATIONS

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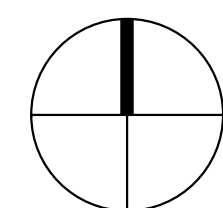
2 SOUTH ELEVATION - 2ND STREET

1/8" = 1'-0"



1 EAST ELEVATION

1/8" = 1'-0"



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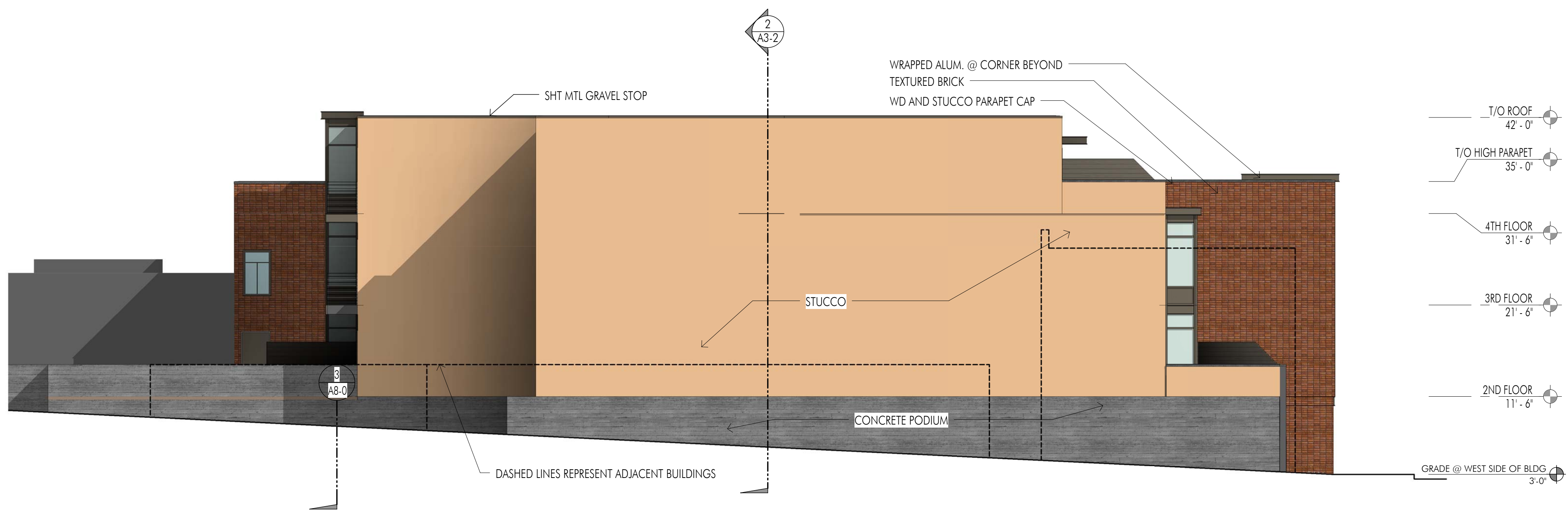
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Sheet No.
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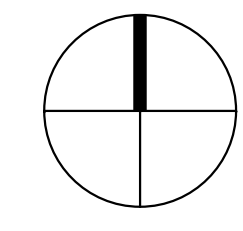
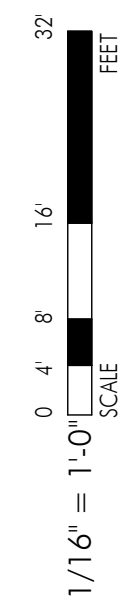
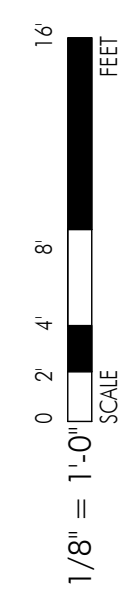
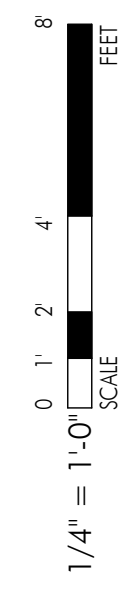
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2 NORTH ELEVATION
1/8" = 1'-0"



1 WEST ELEVATION
1/8" = 1'-0"



2ND AND B STREET

SAN RAFAEL HOUSING

815 B STREET
SAN RAFAEL, CA 94901

F | M | E

FEE MUNSON EBERT ARCHITECTURE + DESIGN
500 MONTGOMERY STREET SAN FRANCISCO CA 94111-2579
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5	FORMAL SUBMITTAL	01/04/13
6	FORMAL SUBMITTAL	04/09/14

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PROPOSED SECTIONS

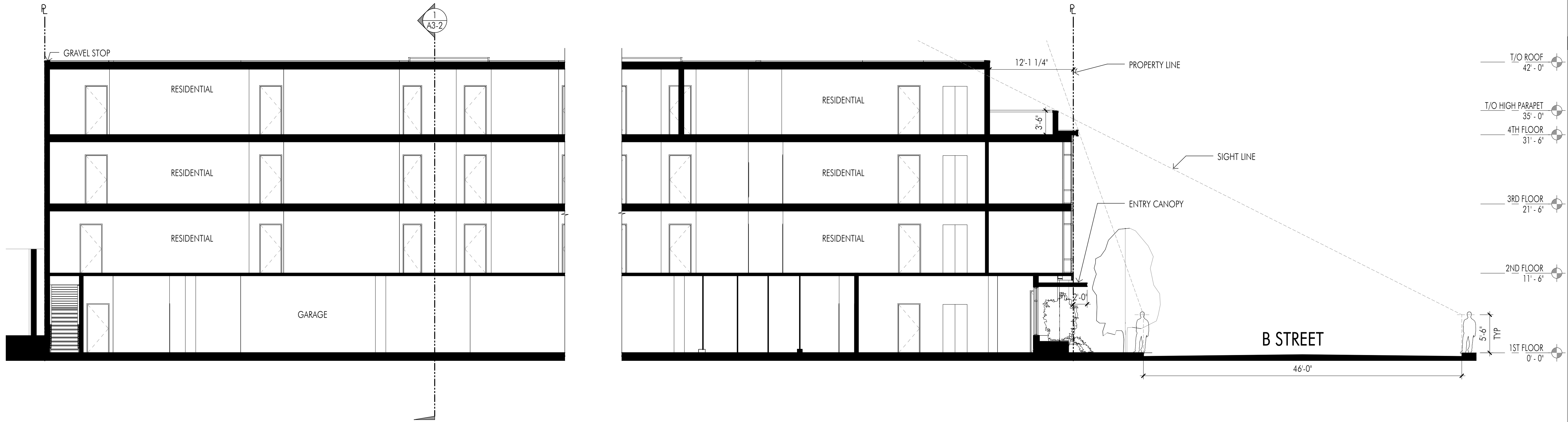
PLANNING SUBMITTAL

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Project Path	C:\Users\j_e\Documents\201088 - 2nd and B - 14 0220_L.rvt
Scale	1/8" = 1'-0"
Drawn By	Author
Checked By	Checker

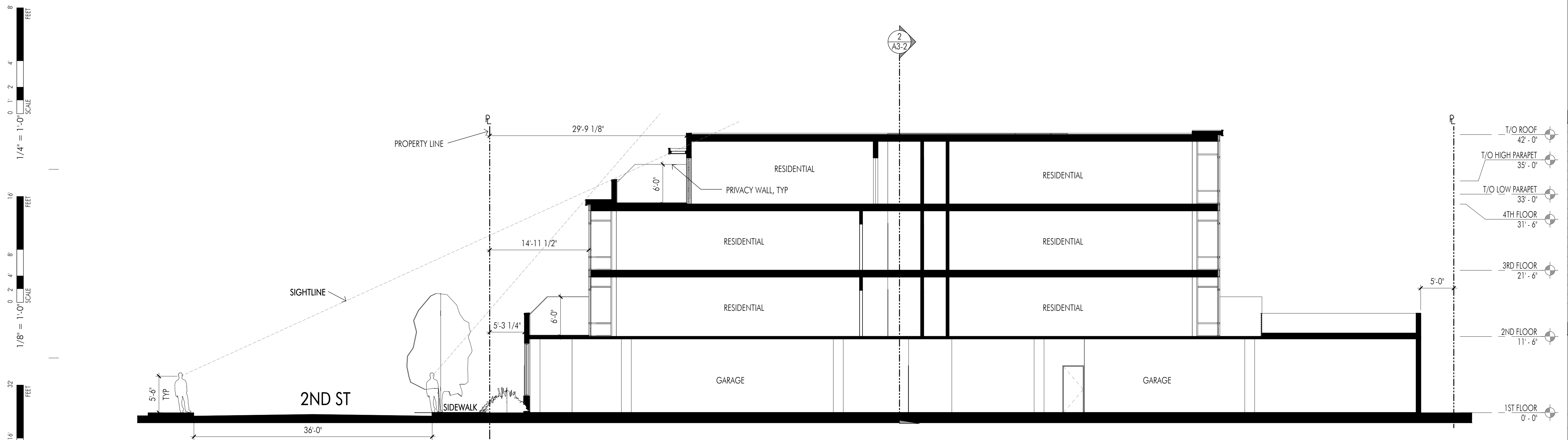
Sheet No.

SD A3-2

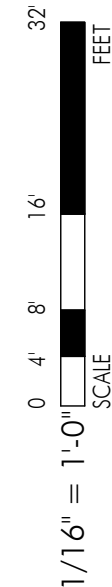
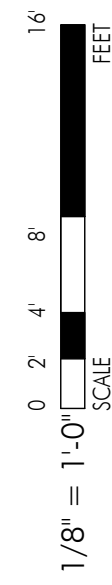
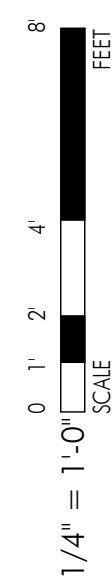
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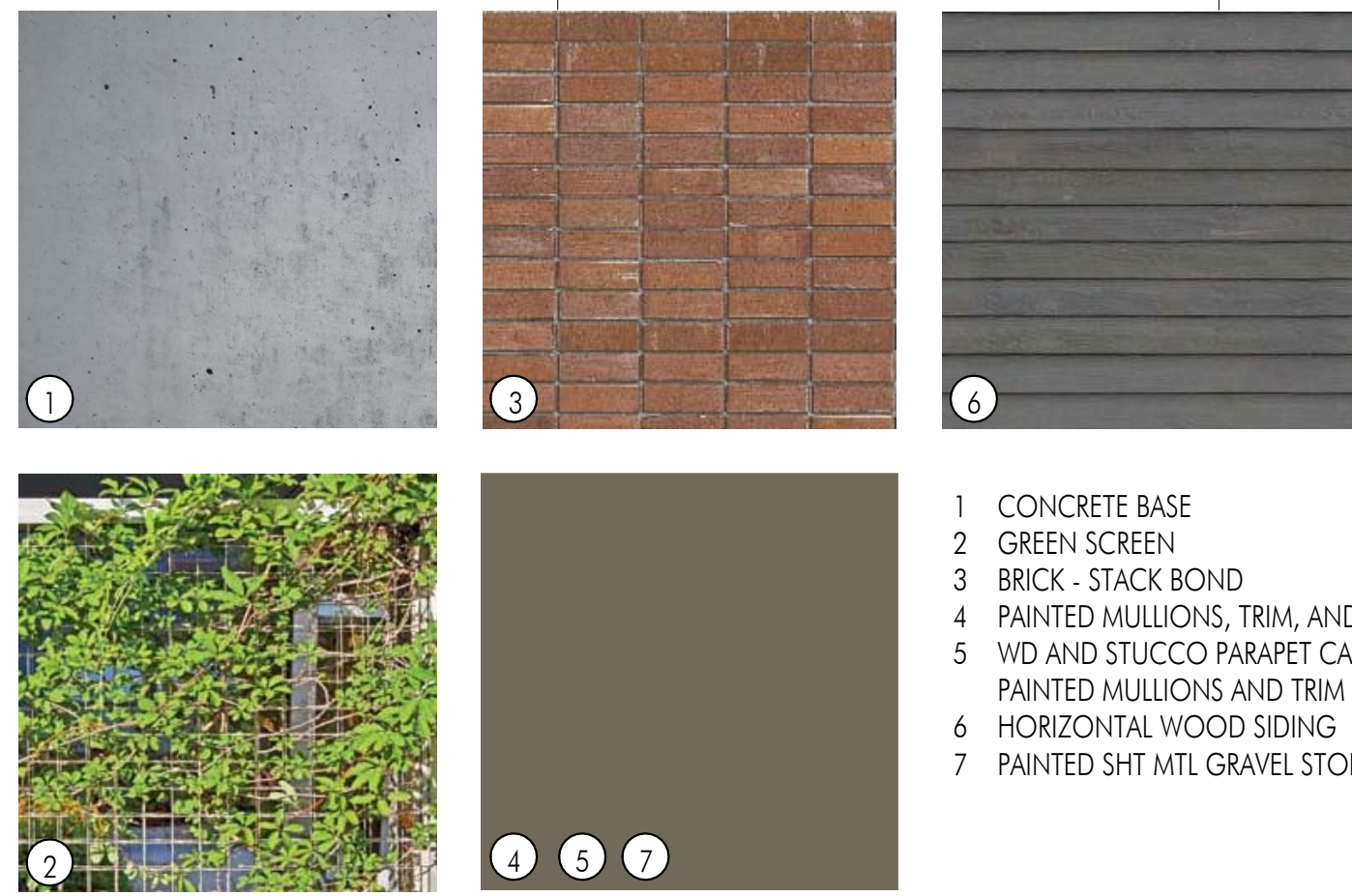


2 SIGHT LINE SECTION at B STREET
1/8" = 1'-0"

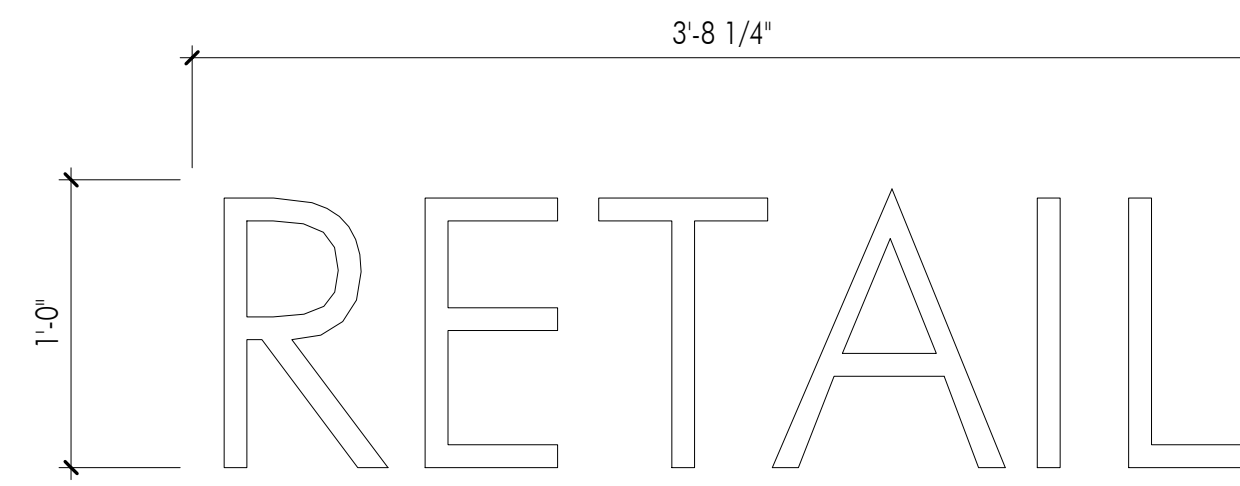


1 SIGHT LINE SECTION at 2ND STREET
1/8" = 1'-0"





- 1 CONCRETE BASE
- 2 GREEN SCREEN
- 3 BRICK - STACK BOND
- 4 PAINTED MULLIONS, TRIM, AND RAILINGS
- 5 WD AND STUCCO PARAPET CAP, COLOR TO MATCH PAINTED MULLIONS AND TRIM
- 6 HORIZONTAL WOOD SIDING
- 7 PAINTED SHT MTL GRAVEL STOP



COMMERCIAL MULTI-TENANT

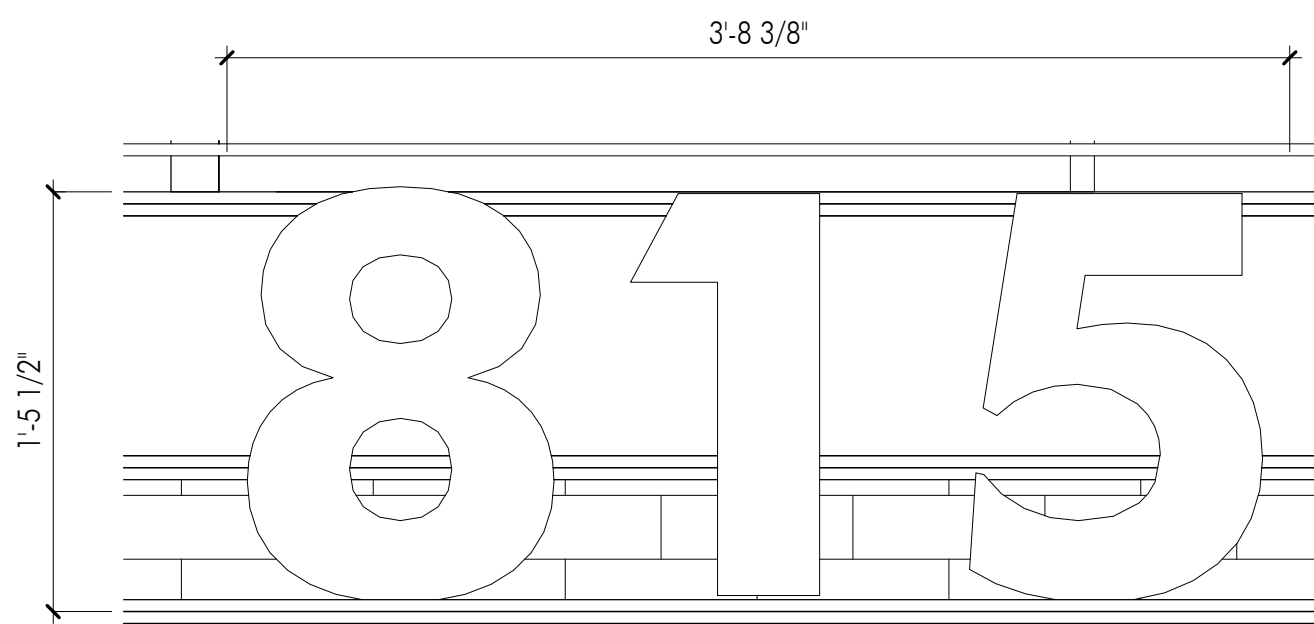
ALLOWABLE
1.5F PER LINEAR FOOT OF FRONTAGE
MIN 25 SF
EXTERNAL ILLUMINATION ONLY

26'-2" FRONTAGE = 26 SF
26'-7" FRONTAGE = 26 SF

PROPOSED
12"X2" ALLUMINIUM LETTERS, PAINT FINISH, AGAINST METAL TRANSOM PANEL
FONT AND TEXT TBD
26 SF MAX

4 ENLARGED RETAIL SIGNAGE

1 1/2" = 1'-0"



MIXED USE RESIDENTIAL SIGNAGE

ALLOWABLE
2 SIGNS AT 20SF EACH
EXTERNAL ILLUMINATION

PROPOSED
1 SIGN AT 7.8 SF
BACK LIT EXTERNAL ILLUMINATION
18" X 2" ALLUMINIUM LETTERS
FONT TBD

3 ENLARGED ADDRESS SIGNAGE

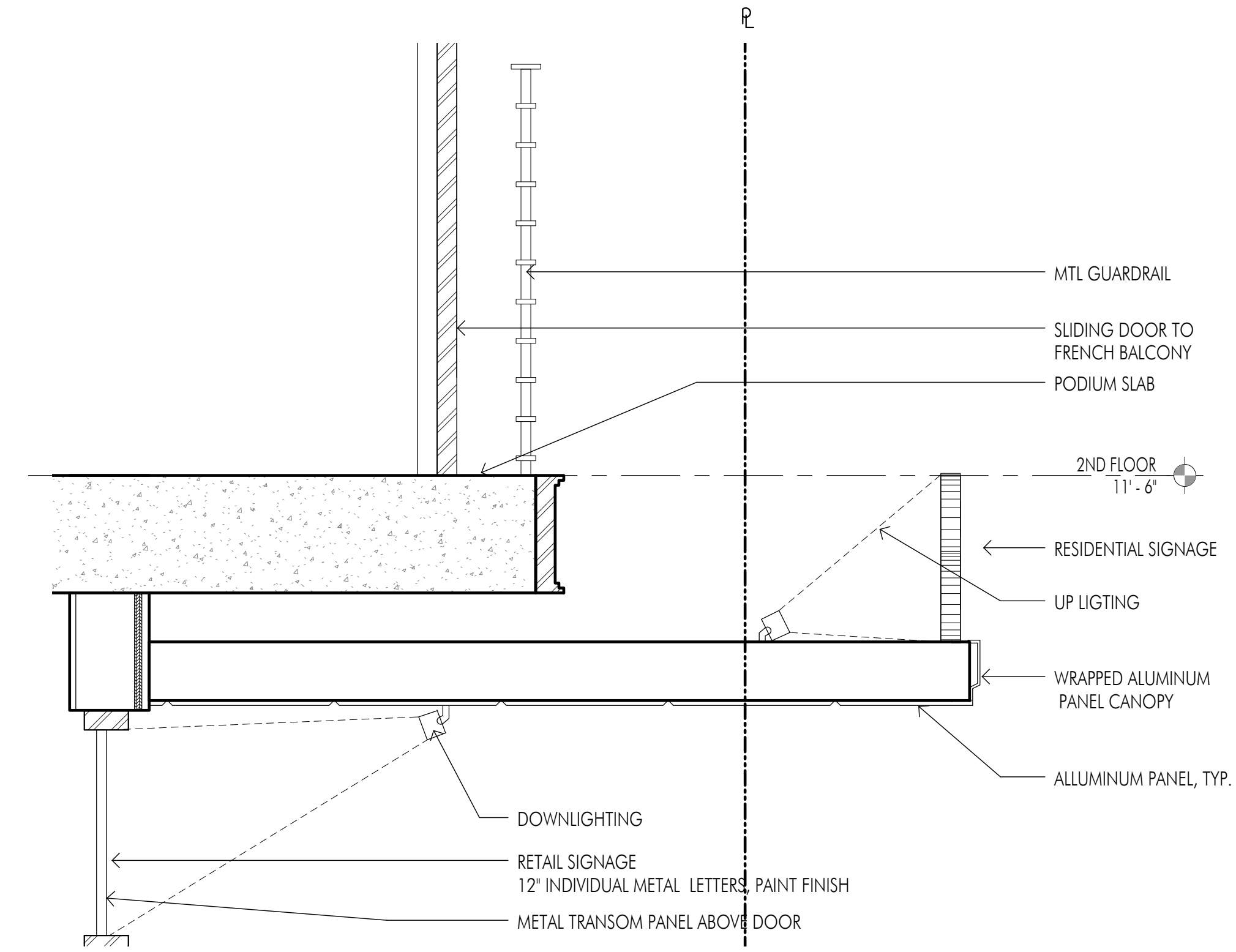
1 1/2" = 1'-0"



CONCRETE BASE, TYP @ ENTRY LEVEL

1 EAST ELEVATION - ENTRY SIGNAGE

1/2" = 1'-0"



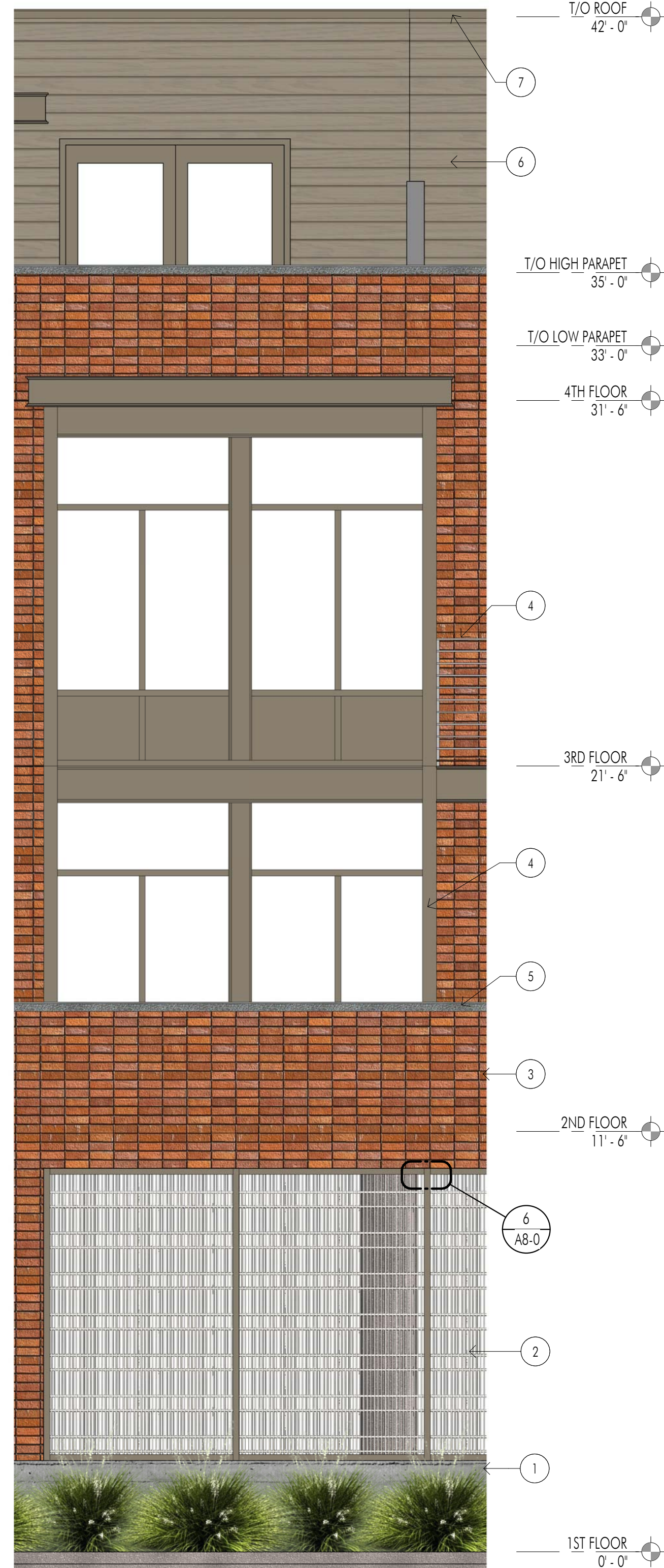
2 SIGNAGE LIGHTING

1" = 1'-0"



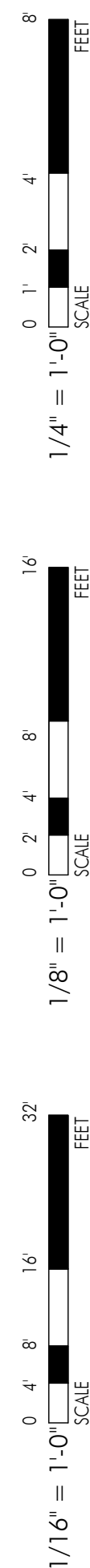
STOREFRONT, TYP @ ENTRY LEVEL

CONCRETE PLANTERS @ RESIDENTIAL ENTRY



5 ENLARGED FACADE ELEVATION

3/8" = 1'-0"



2ND AND B STREET

SAN RAFAEL HOUSING

815 B STREET
SAN RAFAEL, CA 94901



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PROPOSED ELEVATIONS AND SIGNAGE

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2ND AND B STREET

SAN RAFAEL HOUSING

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MASSING AXONOMETRIC

PLANNING SUBMITTAL

Project No.	201088_XX
Project Path	\\fme-601\drawings\FRCJ_2010\Projects\2010088_2nd & B Street\Drawings\1-SD\MASBL\2010088 - 2nd and B - 14-0220.rvt
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GREY REPRESENTS BUILDING MASS OF PREVIOUS DESIGN ITERATION

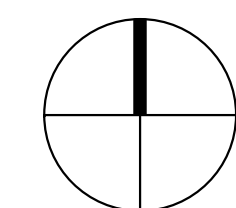


2 MASSING OVERLAY - CORNER OF 2ND AND B STREET

GREY REPRESENTS BUILDING MASS OF PREVIOUS DESIGN ITERATION



1 MASSING OVERLAY - LOOKING DOWN 2ND STREET



2ND AND B STREET

SAN RAFAEL HOUSING

815 B STREET
SAN RAFAEL, CA 94901



4 2nd and B Perspective

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PERSPECTIVES

PLANNING SUBMITTAL

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1 B Street Perspective



3 2nd Street Perspective

0 1' 2' 4' 8' FEET
SCALE
1/4" = 1'-0"

0 2' 4' 8' 16' FEET
SCALE
1/8" = 1'-0"

0 4' 8' 16' 32' FEET
SCALE
1/16" = 1'-0"

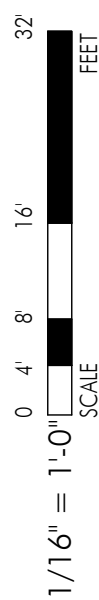
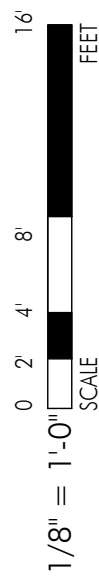
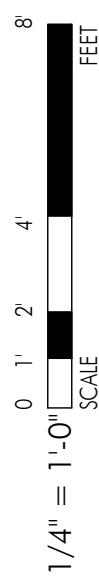
EXISTING



PROPOSED

VIEW 1:

EASTBOUND 2ND STREET AT THE D STREET INTERSECTION, LOOKING EAST TOWARD THE PROJECT AREA.



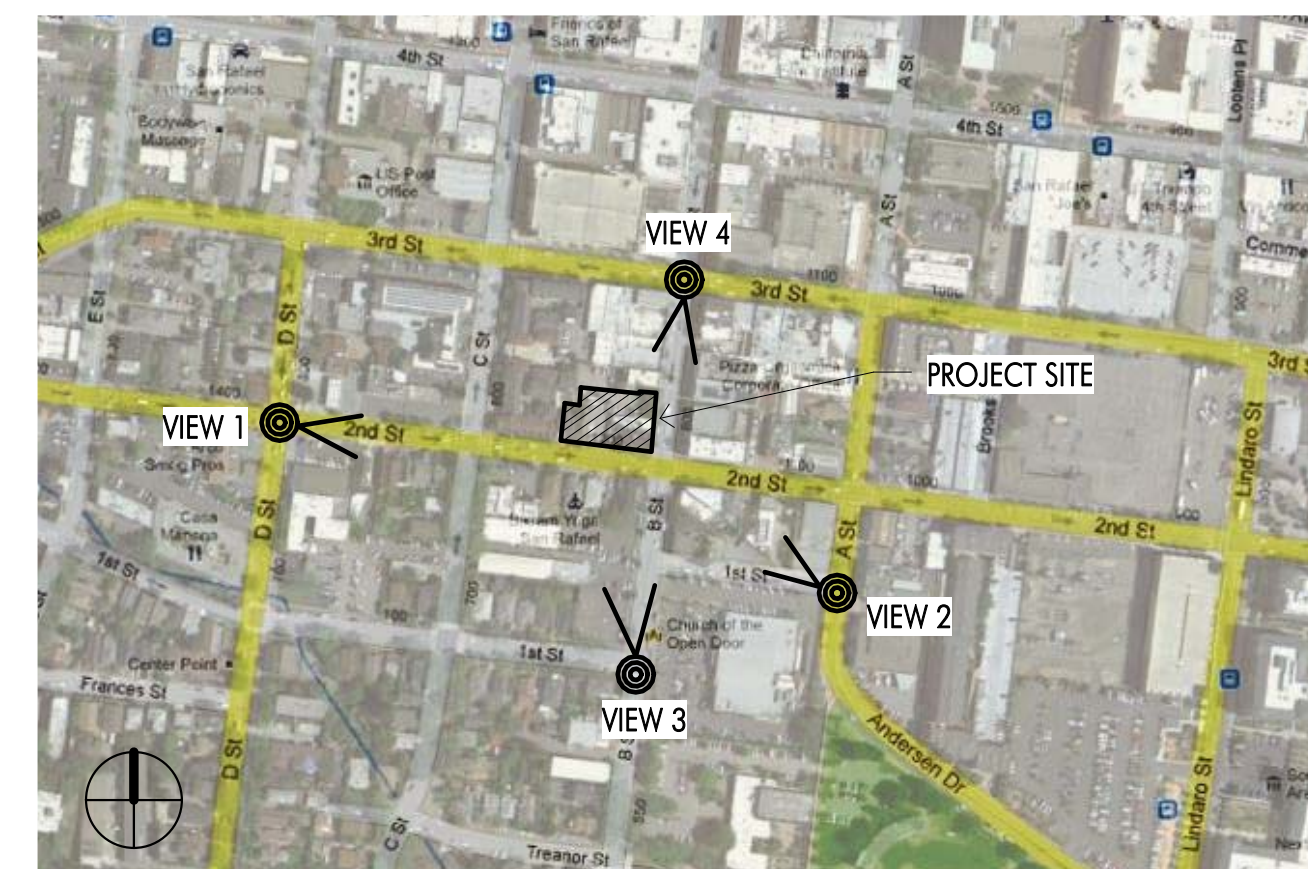
EXISTING



PROPOSED

VIEW 2:

WESTBOUND ANDERSON DRIVE AT THE 1ST STREET INTERSECTION, LOOKING NORTHWEST TOWARDS THE PROJECT AREA.



2 PHOTO SIMULATION KEY

12" = 1'-0"

2ND AND B STREET

SAN RAFAEL HOUSING

815 B STREET
SAN RAFAEL, CA 94901

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PHOTO SIMULATIONS

PLANNING SUBMITTAL

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Scale	12" = 1'-0"
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SD A5-1

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EXISTING



PROPOSED

VIEW 3:

NORTHBOUND B STREET AT THE FIRST STREET INTERSECTION (BETWEEN THE 600 AND 700 BLOCK OF B STREET) LOOKING NORTH TOWARDS THE PROJECT AREA.

0 1' 2' 4' 8' FEET
SCALE
1/4" = 1'-0"

0 2' 4' 8' 16' FEET
SCALE
1/8" = 1'-0"

0 4' 8' 16' 32' FEET
SCALE
1/16" = 1'-0"

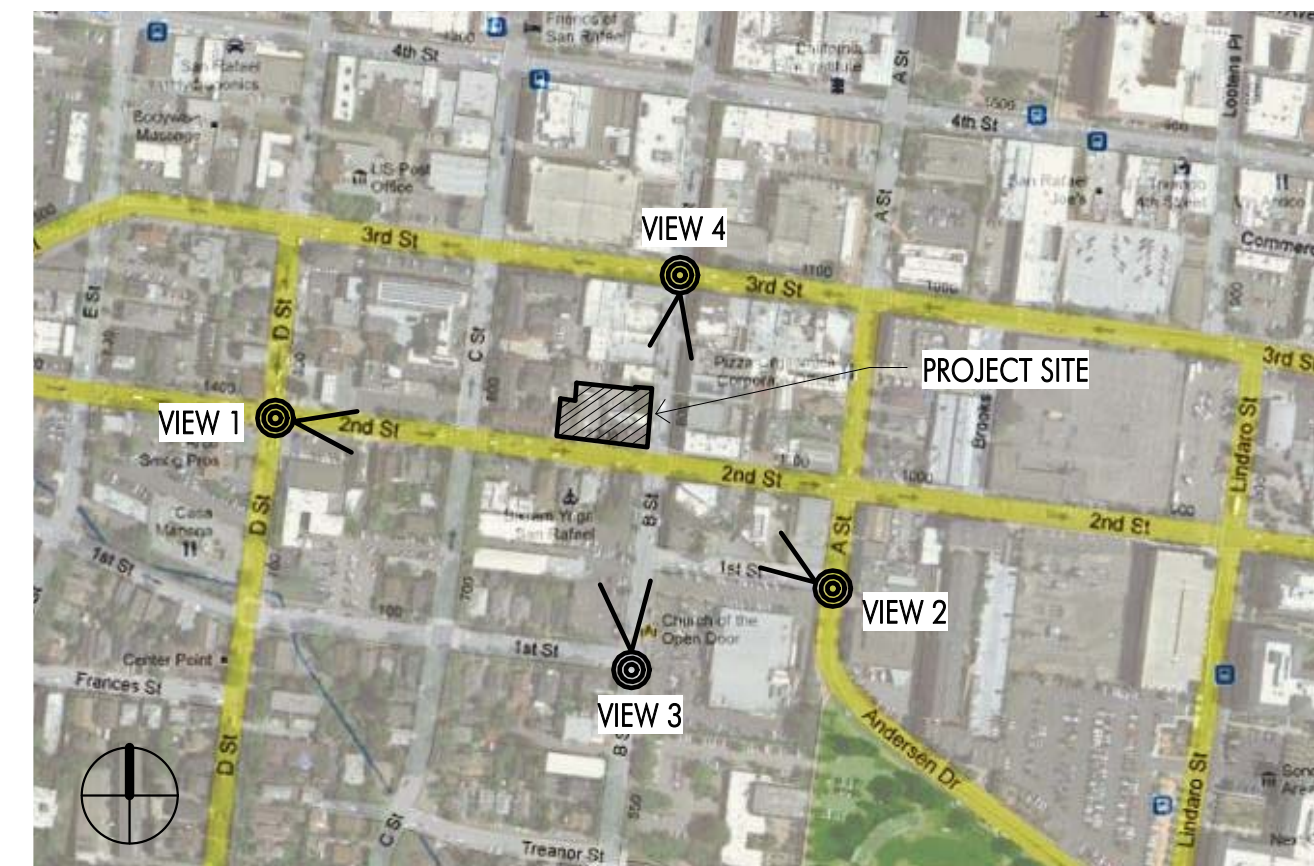
EXISTING



PROPOSED

VIEW 4:

SOUTHBOUND B STREET AT THE 3RD STREET INTERSECTION, LOOKING SOUTH TOWARDS THE PROJECT AREA.



1 PHOTO SIMULATION KEY
12" = 1'-0"

2ND AND B STREET

SAN RAFAEL HOUSING

815 B STREET
SAN RAFAEL, CA 94901

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PHOTO SIMULATIONS

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Scale	12" = 1'-0"
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2ND AND B STREET SAN RAFAEL HOUSING

815 B STREET
SAN RAFAEL, CA 94901

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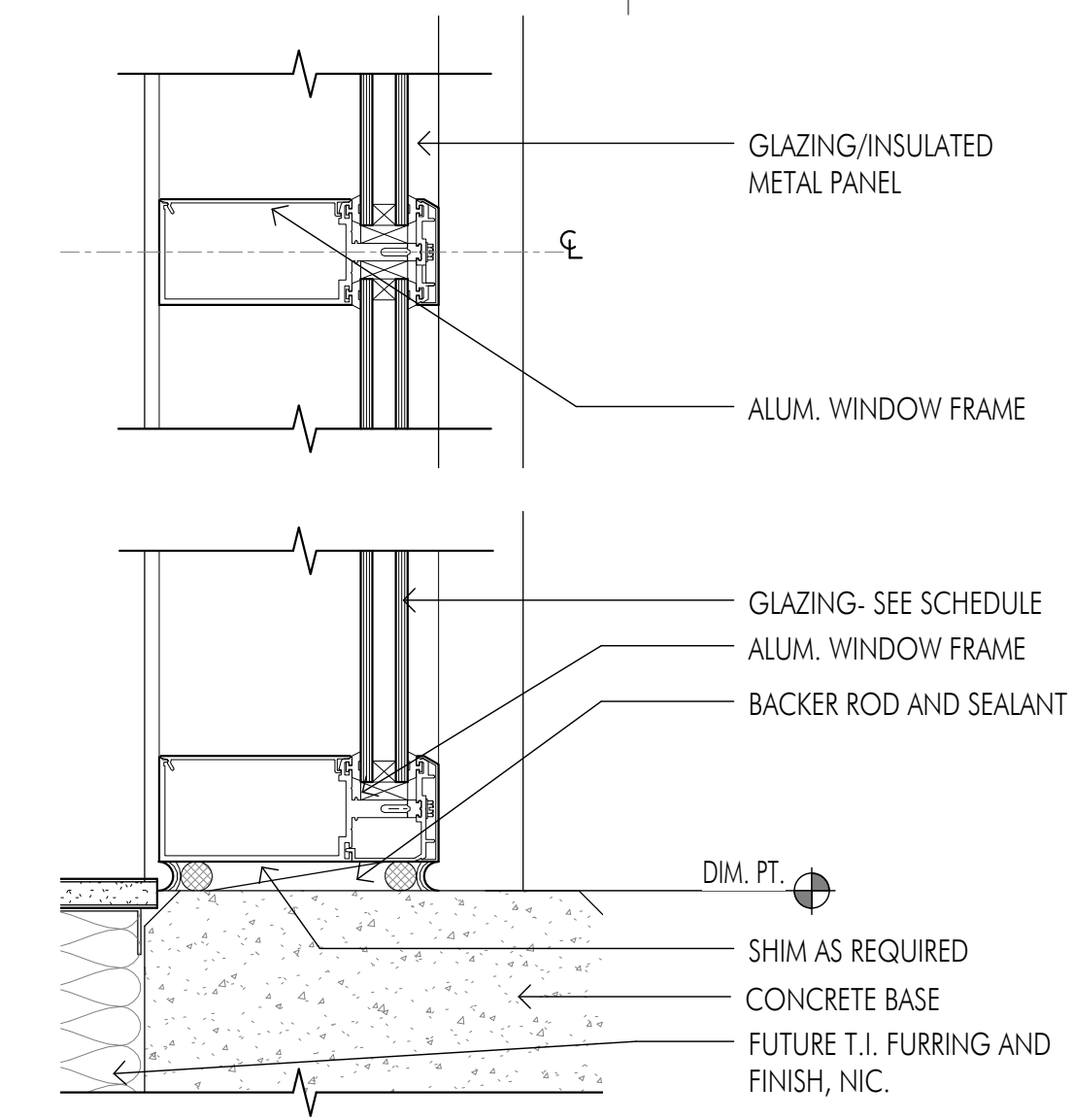
EXTERIOR DETAILS

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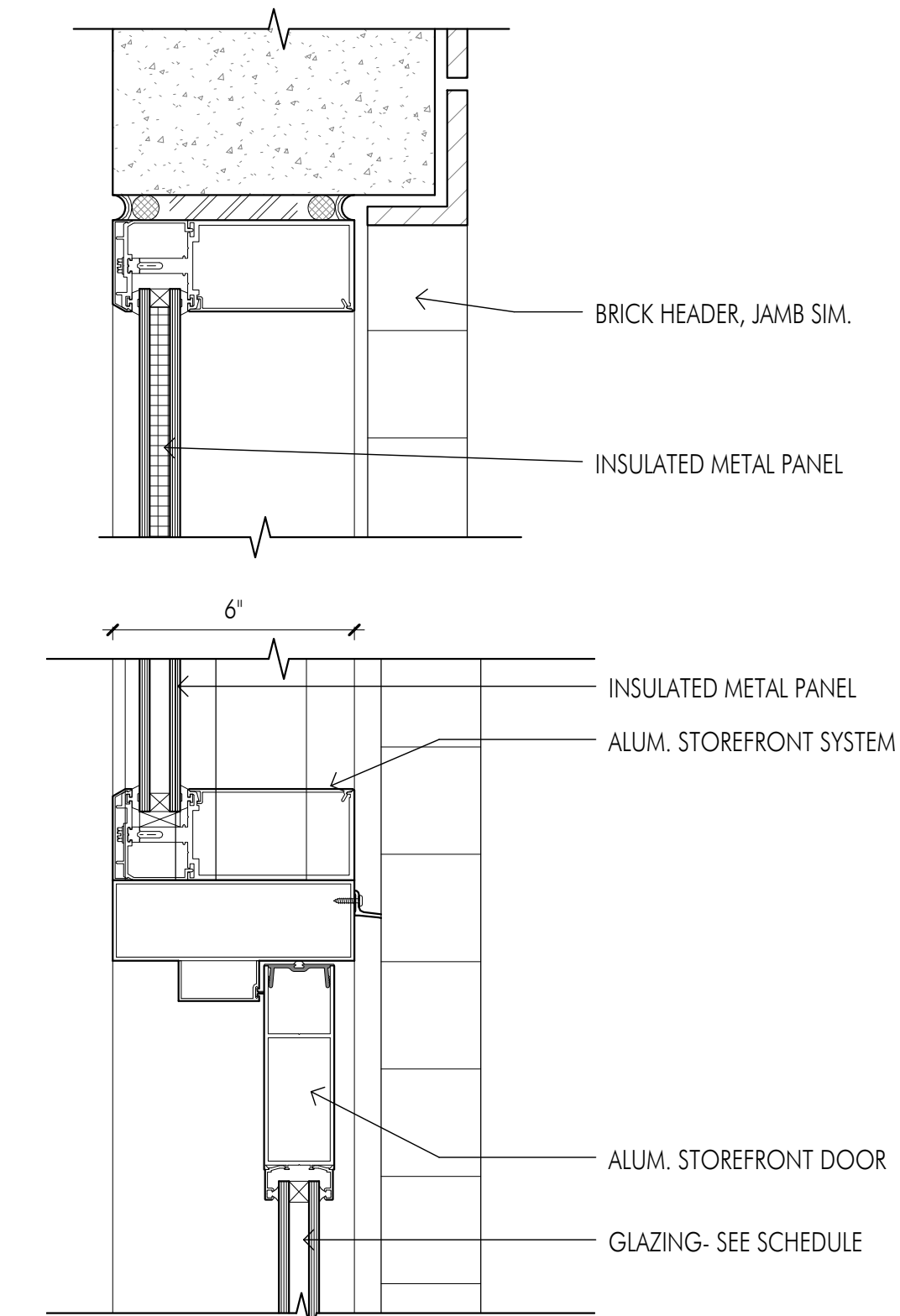
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2 STOREFRONT - SILL AND MULLION DETAIL
3" = 1'-0"

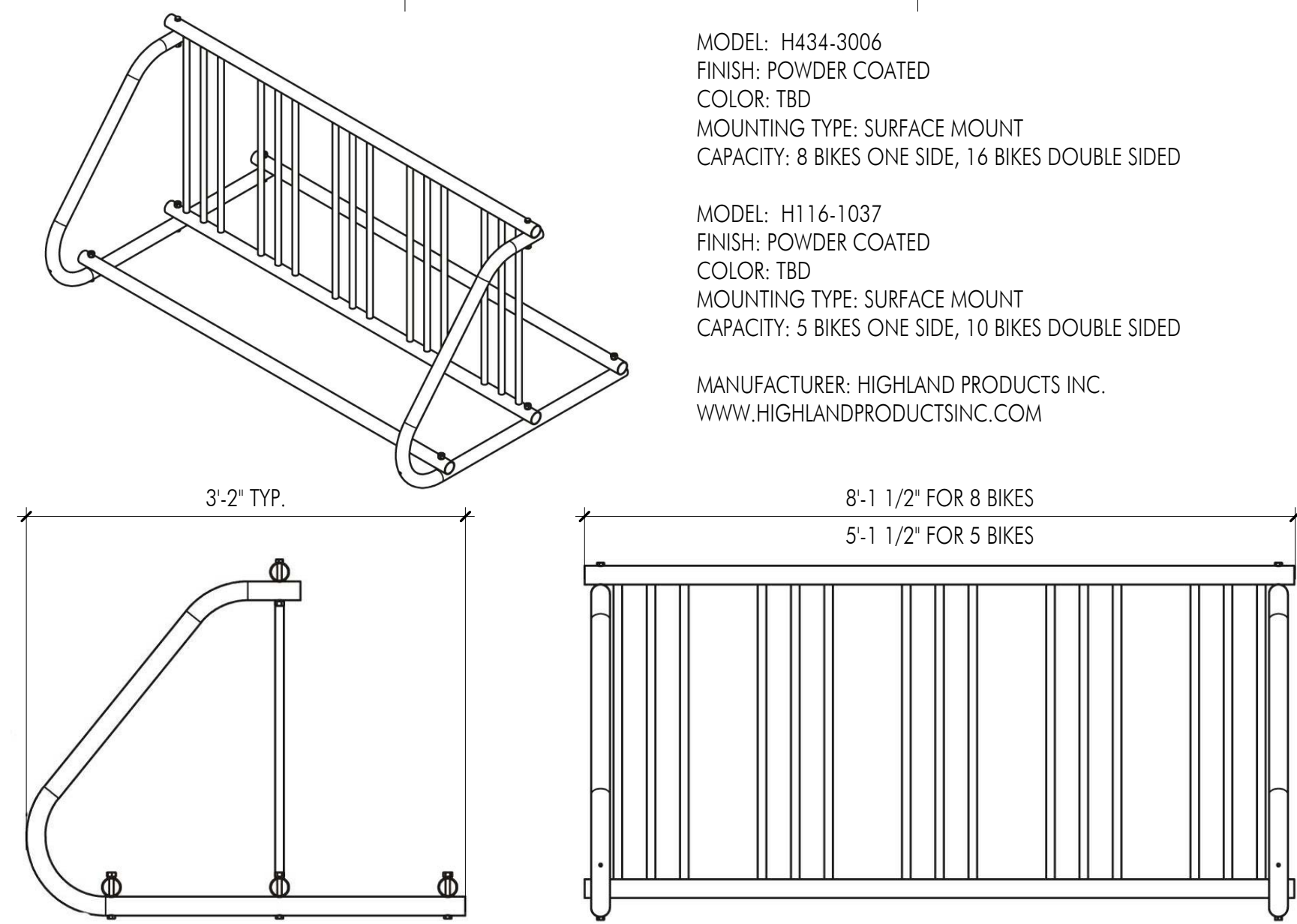


1 STOREFRONT DOOR - SILL AND HEAD DETAIL
3" = 1'-0"

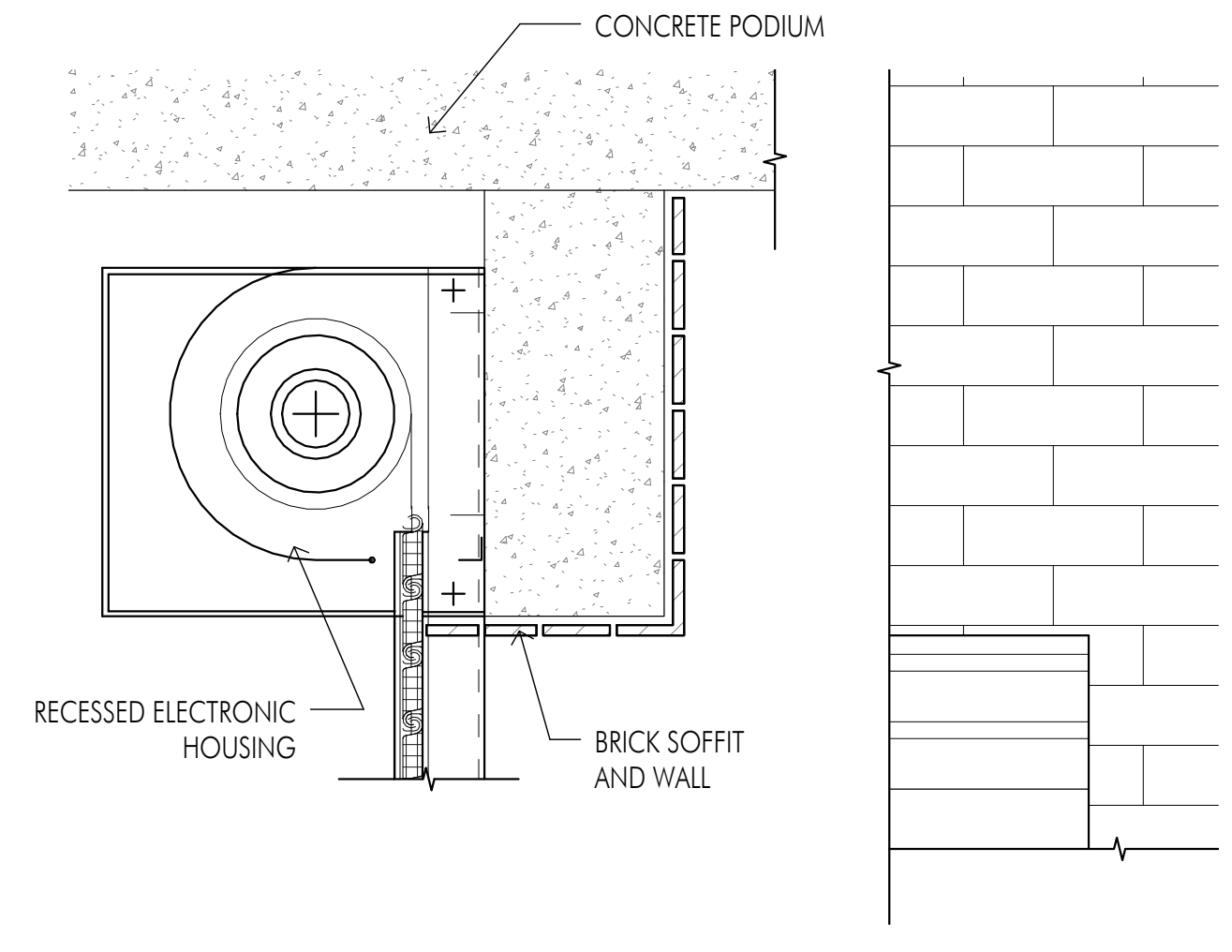
MODEL: H434-3006
FINISH: POWDER COATED
COLOR: TBD
MOUNTING TYPE: SURFACE MOUNT
CAPACITY: 8 BIKES ONE SIDE, 16 BIKES DOUBLE SIDED

MODEL: H116-1037
FINISH: POWDER COATED
COLOR: TBD
MOUNTING TYPE: SURFACE MOUNT
CAPACITY: 5 BIKES ONE SIDE, 10 BIKES DOUBLE SIDED

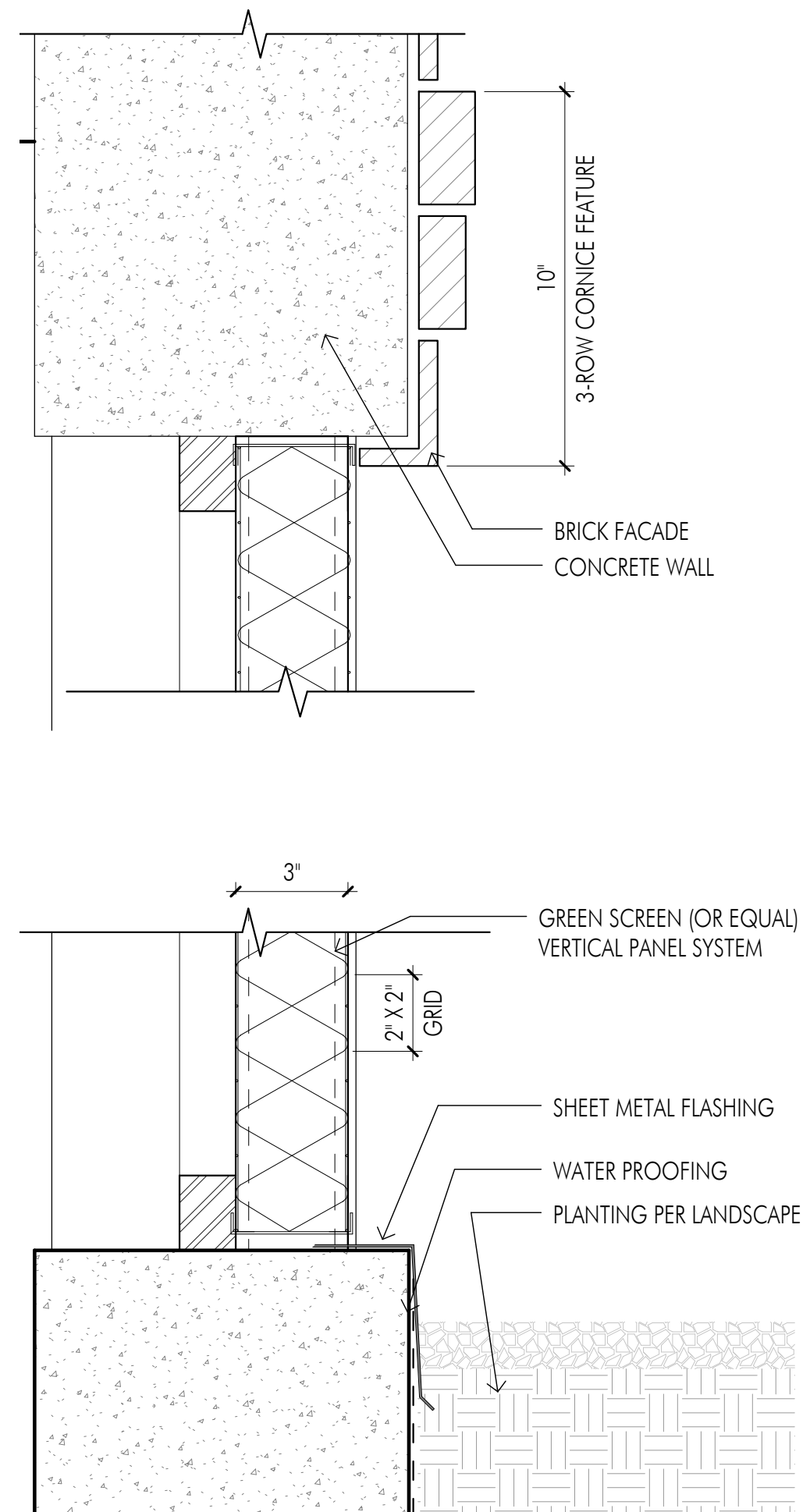
MANUFACTURER: HIGHLAND PRODUCTS INC.
WWW.HIGHLANDPRODUCTSINC.COM



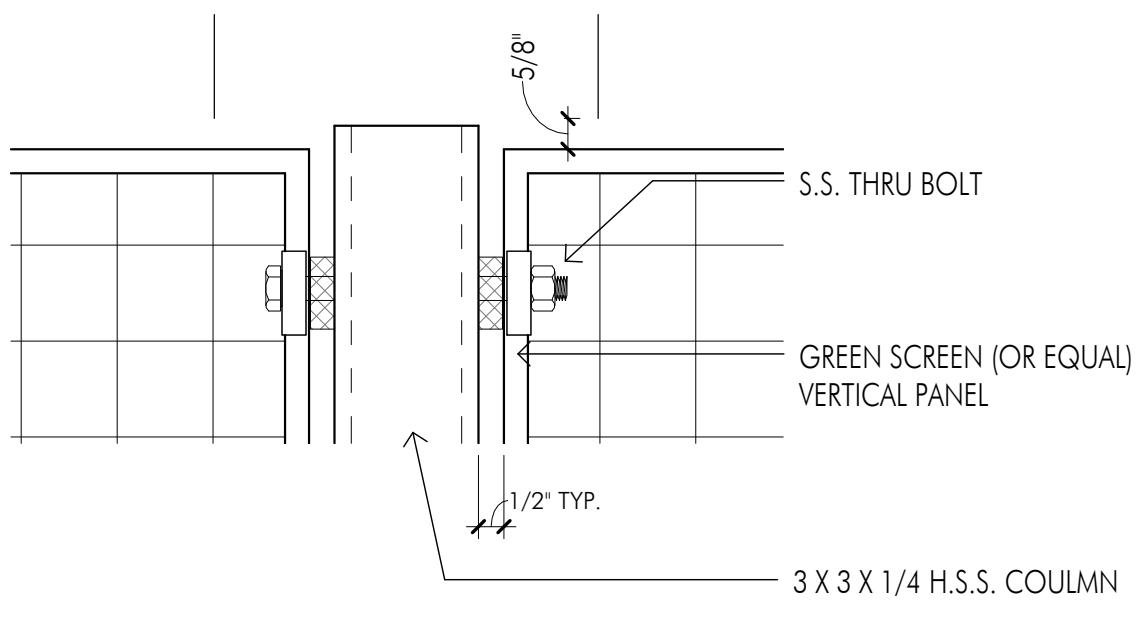
7 DETAIL - TYP BIKE RACKS
1 1/2" = 1'-0"



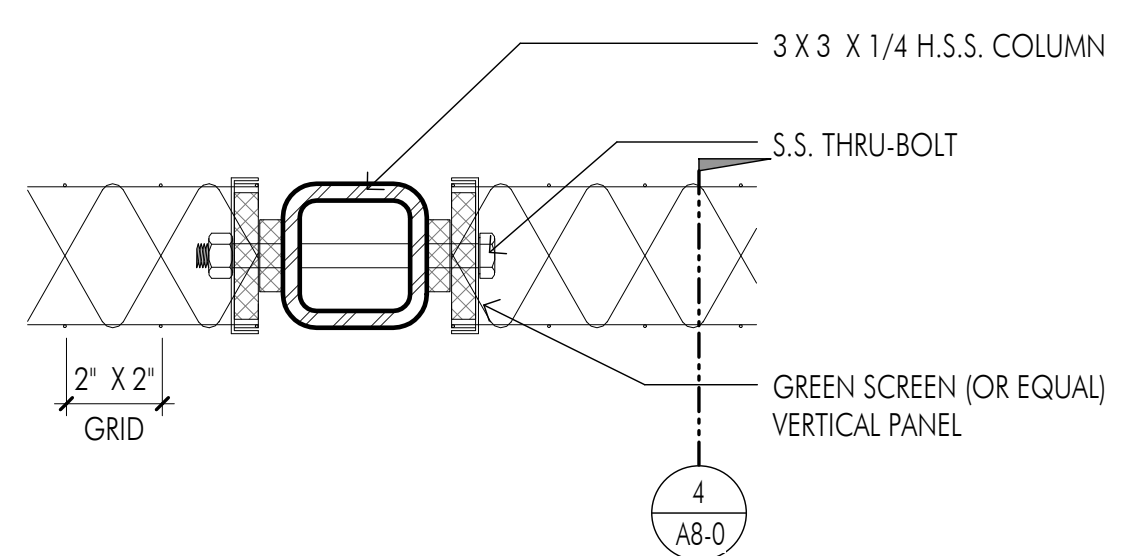
3 GARAGE DOOR
1 1/2" = 1'-0"



4 GREEN SCREEN WALL SECTION AT 2ND STREET
3" = 1'-0"



6 GREENSCREEN - COLUMN ELEVATION
3" = 1'-0"



5 GREENSCREEN - COLUMN PLAN
1 1/6" = 1'-0"

