



VIEW AT MAIN BUILDING ENTRY



VICINITY MAP

**PROJECT DESCRIPTION**

The building design of 703 Third Street takes cues from traditional urban buildings which might have been found in downtown many years ago and overlays a modern character based in historic design principles. The building is designed to make a gateway statement while also allowing for an elegant, well-proportioned background building, setting the tone of restraint for other new interventions into the downtown in the future. The building's central site necessitates quality materials and timeless architectural style, designed without a "back" anticipating that it will be viewed from all directions around downtown San Rafael.

The project site is .63 acres, combining a total of 4 parcels, bounded on the North by Third Street, West by Tamalpais, East by Lincoln Avenue and to the South by Marin Color Paint Service property which fronts Second Street. The development proposal includes 120 apartments including studios, one and two bedroom apartments. There will be nine BMR units; five very low and four low income homes. There will be 121 parking spaces including tandem 3-level stackers, 2 loading/drop-off spaces, 3 accessible spaces, 4 spaces prepared for electric vehicles charging, two visitor spaces and one car share space within the garage. The ground floor also includes a retail space fronting on Tamalpais of approximately 970 s.f. as well as a bike lounge which is being looked into as potentially being open to the public, and a lobby and management space for leasing, mail and meetings. If found that it is no longer needed, the management office space fronting Lincoln Avenue, would be considered for getting converted into a retail space. The building is 6 stories tall, including a concrete podium and 5 stories of wood frame residential construction above. The 6th floor is stepped back creating private roof decks and there is a large common roof deck above. In addition, the buildings is recessed and stepped back at various locations on all sides.

**PLANNING INFORMATION & ZONING SUMMARY**

PLANNING SUMMARY	
LOT AREA	27,367 SQ. FT.
DISTRICT ZONE	2/3 MUE
FAR (NON-RESIDENTIAL)	1.5
PERMITTED NON-RESIDENTIAL AREA	41,051 SQ. FT.
PROPOSED AREA	3,711 SQ. FT.
LOT AREA PER DWELLING UNIT	600 SQ. FT.
PROPOSED LOT AREA PER DWELLING UNIT	228 SQ. FT.
MAXIMUM PERMITTED DU	45 (45.6 UNITS)
WITH DENSITY BONUS	61 (45+16)
PROPOSED DWELLING UNITS	120
FRONT YARD SETBACK	5'
PROPOSED FRONT YARD SETBACK	0' CONCESSION UNDER THE STATE DENSITY BONUS LAW
SIDE/REAR YARD SETBACK	0'
MAXIMUM LOT COVERAGE	NO LIMIT
MINIMUM LANDSCAPING	10% 2,737 SQ. FT.
PROPOSED LANDSCAPING:	
GROUND LEVEL PLANTERS	147 SQ. FT.
2ND FLOOR COURTYARD & ROOF DECKS	4,528 SQ. FT.
3RD, 4TH & 5TH FLOOR BALCONIES	909 SQ. FT.
6TH FLOOR ROOF DECKS	1,654 SQ. FT.
ROOFTOP DECK	5,317 SQ. FT.
TOTAL PROPOSED LANDSCAPE	46% 12,555 SQ. FT.
MAXIMUM BUILDING HEIGHT	66' (54' +12' BONUS)
PROPOSED BUILDING HEIGHT	73'
REQUIRED PARKING	
REQUIRED RESIDENTS PARKING	82 .5/BEDROOM PER STATE MANDATE (163/2) = 81.5
REQUIRED GUEST PARKING	NONE
REQUIRED ACCESSIBLE PARKING	2 (INCL. 1 VAN) (PER CBC 1109A, 2% OF DEDICATED SPACES)
TOTAL EV READY PARKING REQUIRED	2 (3% OF 82 PER CAL GREEN 4.106.4.2)
TOTAL REQUIRED PARKING	86
PROPOSED PARKING	
PROPOSED DEDICATED RESIDENT PARKING	109 (DEDICATED LIFT SPACES)
PROPOSED LOADING SPACE	1 (TWO SPACES DEEP +/- 36')
PROPOSED ACCESSIBLE PARKING	3 (INCLUDES 1 VAN ACCESSIBLE SPACE)
PROPOSED EV READY PARKING	4 (1 GROUND SPACE & 3 LIFT SPACES)
PROPOSED RIDE SHARE DROP OFF	1 (TWO SPACES DEEP +/- 36')
PROPOSED CAR SHARE	1
PROPOSED VISITOR PARKING SPACES	2
TOTAL PROPOSED PARKING	121
PARKING SPACE SIZE	
REGULAR	8'-6" x 18'-0"
COMPACT	8'-0" x 16'-0" (MAXIMUM 30% OF TOTAL)
PROPOSED SPACE SIZE	8'-6" x 18'-0" (FOR ALL LIFT SPACES)
MINIMUM REQUIRED AISLE WIDTH	26'-0"
PROPOSED MINIMUM AISLE WIDTH	26'-0"
BIKE PARKING PER SECTION 14.18.090 (APPLIES TO NON-RESIDENTIAL PROJECTS ONLY)	
PROPOSED LONG TERM	24 (AT 1ST FLOOR BIKE LOUNGE)
REQUIRED SHORT TERM	1 (5% OF COMMERCIAL PARKING)
PROPOSED SHORT TERM	8 (BIKE RACKS AT STREET)

PLANNING NOTES
- PER 14.16.190, 12'-0" HEIGHT BONUS PERMITTED FOR AFFORDABLE HOUSING
- PER 14.16.030, AFFORDABLE HOUSING REQUIRED: 45 UNITS PER RIGHT 9 BMR UNITS (20% OF 45 = 9)
- AFFORDABLE HOUSING PROPOSED: 9 BMR UNITS (5 VERY LOW INCOME UNITS & 4 LOW INCOME UNITS)
- PER STATE DENSITY BONUS: 5% VERY LOW INCOME = 35% BONUS = 16 (35% OF 45) 61 UNITS PERMITTED WITH STATE DENSITY BONUS (45+16 = 61)
- PER 14.16.190, SUB-SECTION H(2) CITY MAY GRANT DENSITY BONUS EXCEEDING STATE MINIMUM & ADDITIONAL DENSITY SHALL BE CONSIDERED A CONCESSION
- CONCESSIONS / INCENTIVES ALLOWED: 1. INCREASE IN DENSITY TO 120 TOTAL UNITS FOR ECONOMIC ACCOMMODATION/FEASIBILITY. 2. WAIVING OF 5' SETBACK REQUIRED ON 3RD STREET. 3. HEIGHT INCREASE TO 73' FROM 66'.
- INCREASE IN DENSITY PROPOSED DUE TO: 1. DOWNTOWN STATION AREA PLAN RECOMMENDS 86 DU/ACRE WHICH IS HIGHER THAN PERMITTED DENSITY 2. FULL NON-RESIDENTIAL FAR IS NOT BEING FULLY UTILIZED 3. PROXIMITY TO TRANSIT 4. PUBLIC BENEFITS: • RETAIL AT 3RD ST. & TAMALPAIS AVE. INTERSECTION • SECURED BIKE PARKING AVAILABLE TO NON-RESIDENTS
- DOWNTOWN STATION AREA PLAN RECOMMENDS 1 PARKING SPACE PER UNIT
- PER CA GOV. CODE (TITLE 7, DIVISION 1, CHAPTER 4.3, SECTION 65915) 0.5 PARKING SPACES ARE REQUIRED PER BEDROOM WHEN WITHIN 1/2 MILE OF UNIMPEDED ACCESS TO MAJOR TRANSIT FACILITY TOTAL BEDROOMS PROPOSED: 163 MAXIMUM PARKING REQUIRED: 82 (163 x 0.5 = 81.5) TOTAL PARKING PROPOSED: 121 EXCESS PARKING PROPOSED: 39

SHEET INDEX	
SHEET	SHEET NAME
A0.0	COVER SHEET
A0.1	VIEW AT THIRD STREET & LINCOLN AVENUE
A0.2	VIEW AT TAMALPAIS AVENUE & 3RD STREET
A0.3	VIEW AT TAMALPAIS AVENUE & 2ND STREET
A0.4	VIEW AT LINCOLN AVENUE & RITTER STREET/2ND STREET
A0.5	EXISTING CONDITIONS SITE VIEWS
A0.6	URBAN DESIGN DIAGRAM 1
A0.7	URBAN DESIGN DIAGRAM 2
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C.2	LOT CONSOLIDATION PLAN
C.3	PRELIMINARY IMPROVEMENT PLAN
C.4	PRELIMINARY GRADING & DRAINAGE PLAN
C.5	PRELIMINARY UTILITY DIAGRAM
C.6	PRELIMINARY STORM WATER TREATMENT PLAN
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L-2	2ND FLOOR PODIUM LANDSCAPE PLAN
L-3	ROOF LANDSCAPE PLAN
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A2.0	1ST FLOOR PLAN
A3.0	2ND & 3RD FLOOR PLAN
A4.0	4TH & 5TH FLOOR PLAN
A5.0	6TH & ROOF PLAN
A6.0	TYPICAL UNIT LAYOUTS
A6.5	TYPICAL EXTERIOR DETAILS
A7.0	EXITING DIAGRAMS
A8.0	SOUTH SIDE OPENINGS PROTECTION DIAGRAM
A9.0	NORTH AND SOUTH ELEVATIONS
A10.0	EAST AND WEST ELEVATIONS
A11.0	BUILDING SECTIONS
A12.0	DETAIL SECTIONS
A12.1	DETAIL SECTIONS
A13.0	VIEWS BEFORE
A14.1	VIEW 1 - FROM LINCOLN AVENUE
A14.2	VIEW 2 - DOWN 3RD STREET FROM TRANSIT STATION
A14.3	VIEW 3 - FROM LINCOLN AVENUE LOOKING TOWARD 2ND STREET
A14.4	VIEW 4 - FROM 2ND STREET & LINCOLN AVENUE
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A14.6	VIEW 6 - FROM ELEVATED HWY 101
A14.7	VIEW 7 - FROM THIRD STREET & TAMALPAIS AVENUE

**PROJECT DIRECTORY**

**DEVELOPER:**  
703 THIRD STREET ASSOC. LLC  
980 FIFTH AVENUE  
SAN RAFAEL, CA 94901  
TEL: (415) 455-0300  
CONTACT: WILLIS K. POLITE, PRESIDENT  
EMAIL: WICK@SEAGATEPROP.COM

**ARCHITECT:**  
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333 BRYANT STREET, SUITE 300  
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CONTACT: RICK WILLIAMS, PRINCIPAL  
EMAIL: RICK@VMWP.COM

**CIVIL ENGINEER:**  
OBERKAMPER & ASSOCIATES  
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NOVATO, CA 94945  
TEL: (415) 897-2800  
CONTACT: LEE OBERKAMPER  
EMAIL: LEE@OBERKAMPER.COM

**LANDSCAPE ARCHITECT:**  
JETT LANDSCAPE ARCHITECTURE + DESIGN  
2 THEATRE SQUARE, SUITE 218  
ORINDA, CA 94563  
TEL: (925) 254-5422  
CONTACT: BRUCE JETT, PRINCIPAL  
EMAIL: BRUCEJ@JETT.LAND

A0.0



**703 3RD STREET | VIEW AT THIRD STREET & LINCOLN AVENUE**

SAN RAFAEL, CA | 8/15/2019 | 703 THIRD STREET ASSOC. LLC

AO.1

**VAN METER  
WILLIAMS  
POLLACK** LLP



A0.2

**703 3RD STREET | VIEW AT TAMALPAIS AVENUE & 3RD STREET**

SAN RAFAEL, CA | 8/15/2019 | 703 THIRD STREET ASSOC. LLC

**VAN METER  
WILLIAMS  
POLLACK<sup>LLP</sup>**



**703 3RD STREET | VIEW AT TAMALPAIS AVENUE & 2ND STREET**

SAN RAFAEL, CA | 8/15/2019 | 703 THIRD STREET ASSOC. LLC

A0.3

**VAN METER  
WILLIAMS  
POLLACK<sup>LLP</sup>**



**703 3RD STREET | VIEW AT LINCOLN AVENUE & RITTER STREET/2ND STREET**

SAN RAFAEL, CA | 8/15/2019 | 703 THIRD STREET ASSOC. LLC

A0.4

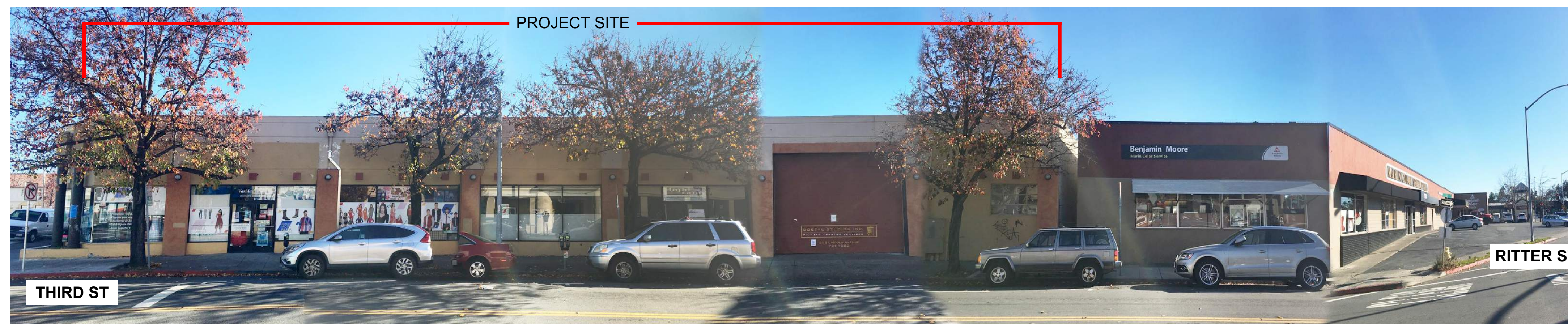
**VAN METER  
WILLIAMS  
POLLACK<sup>LLP</sup>**



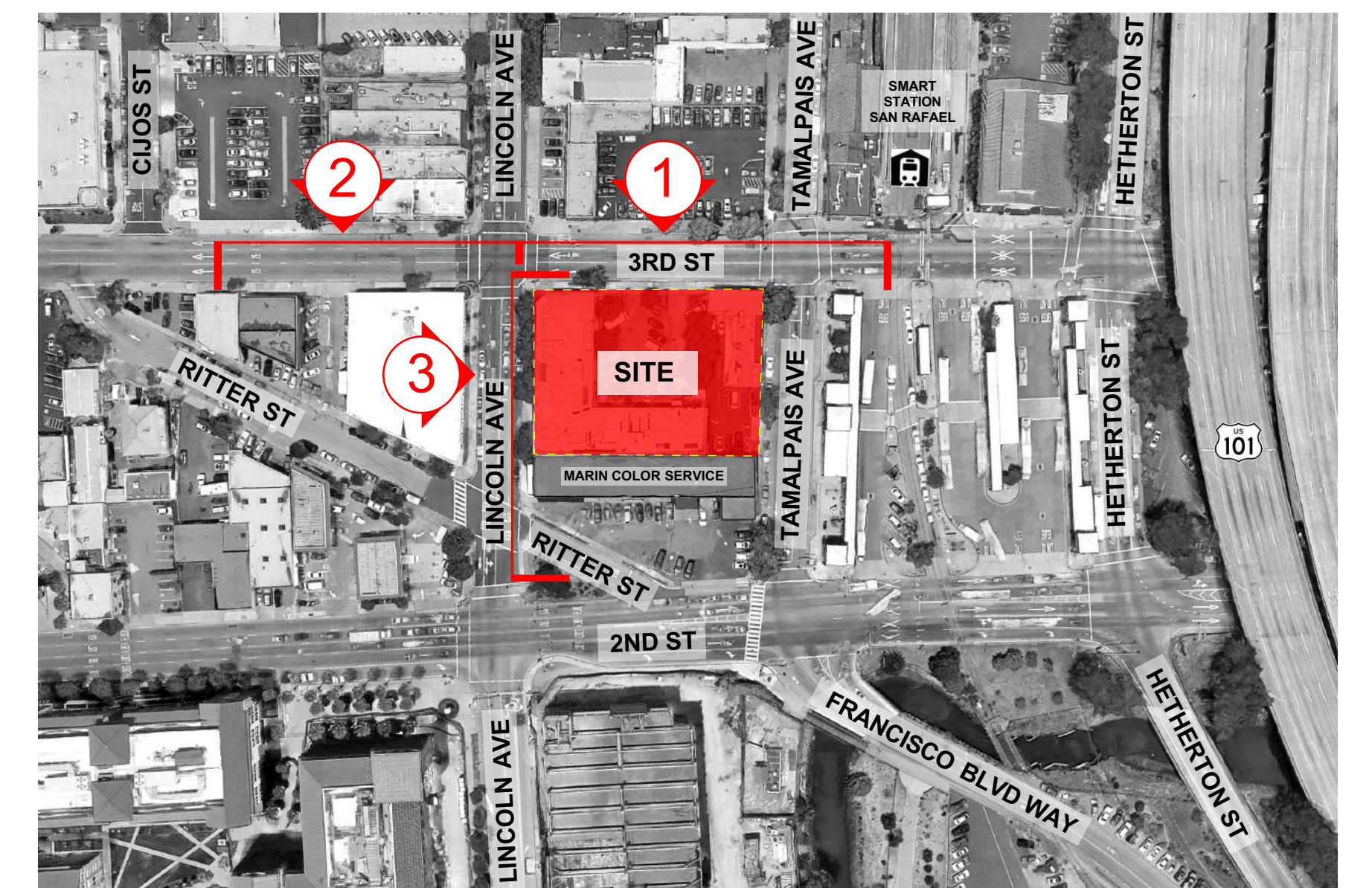
1 VIEW FROM 3RD STREET – SOUTH FACING



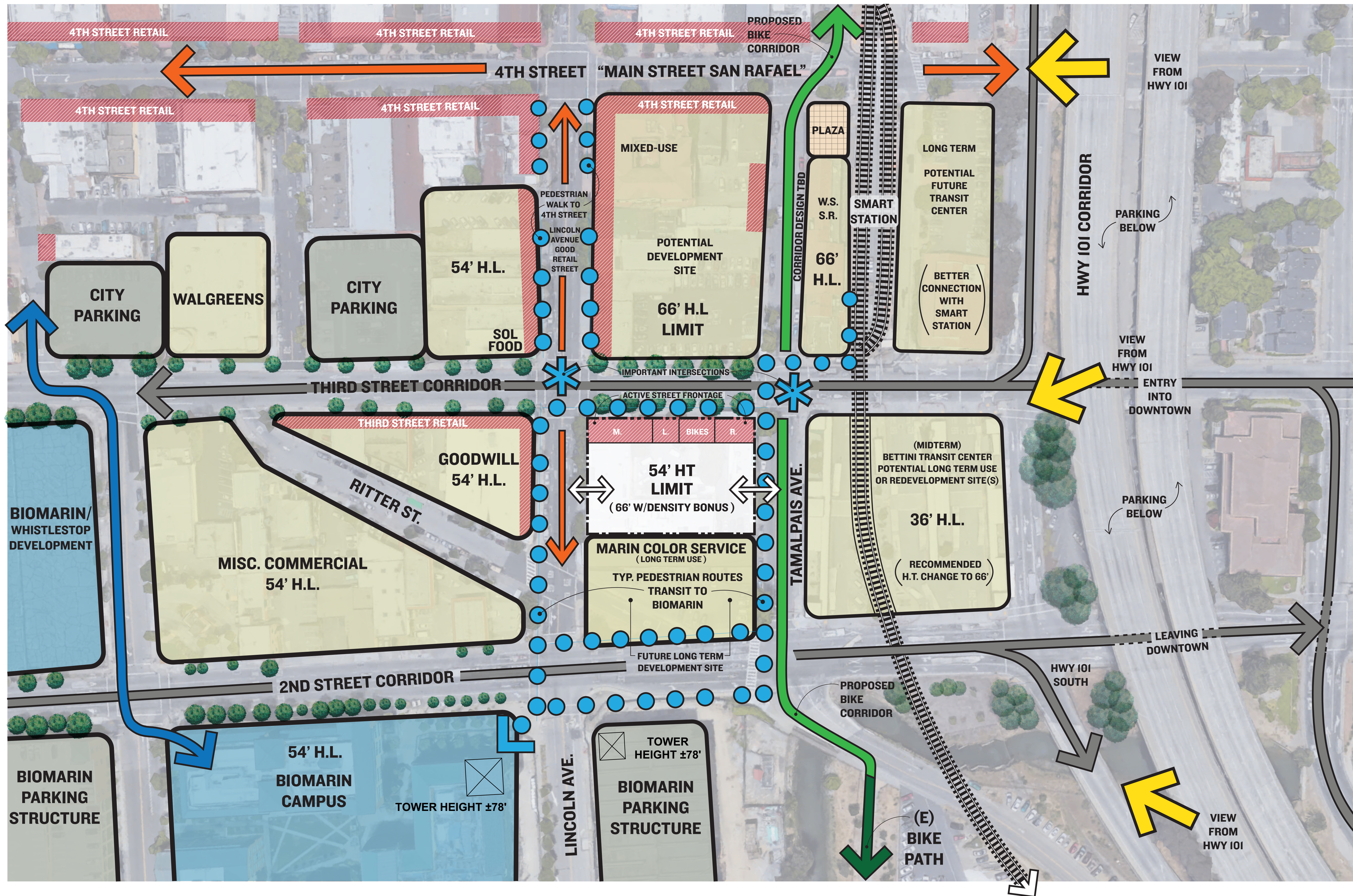
2 VIEW OF ADJACENT BLOCK OF 3RD STREET – SOUTH FACING



3 VIEW FROM LINCOLN AVENUE – EAST FACING



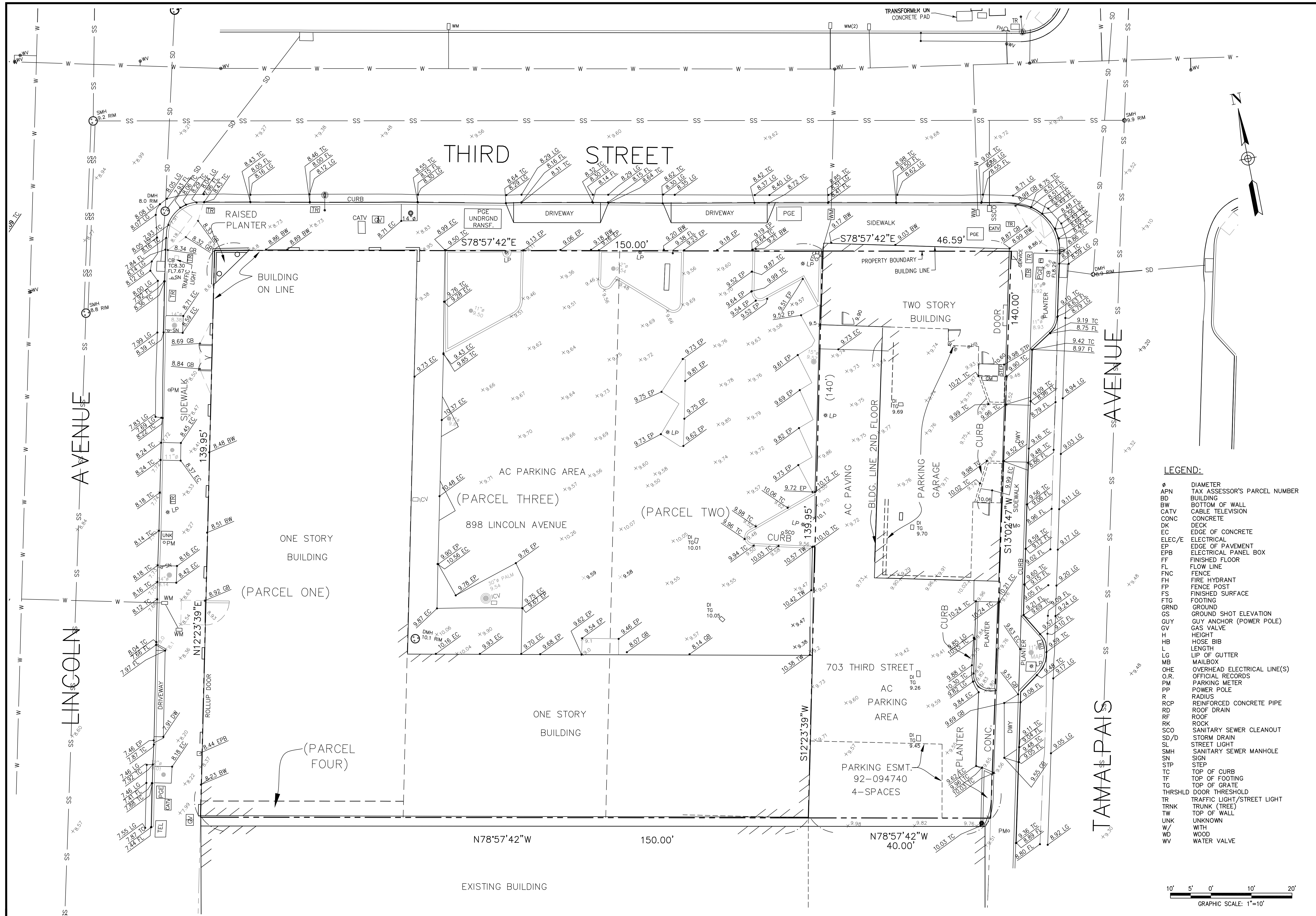
SITE PLAN



- LEGEND**
- VIEWS FROM HWY 101
  - 4TH STREET CORRIDOR "MAIN STREET SAN RAFAEL"
  - PROPOSED BIKE CORRIDOR
  - EXISTING BIKE CORRIDOR
  - TYP. PEDESTRIAN ROUTES TRANSIT TO BIOMARIN
  - ROUTE FROM CITY PARKING TO BIOMARIN
  - VEHICULAR TRAFFIC DIRECTION
  - GARAGE ENTRANCE/EXIT TO SITE
  - RETAIL/ACTIVE FRONTAGE
  - IMPORTANT INTERSECTIONS
  - SITE
  - HEIGHT LIMIT (H.L.)/ ADJACENT DEVELOPMENT
  - BIOMARIN/WHISTLESTOP DEVELOPMENT & BIOMARIN CAMPUS
  - PARKING
  - WHISTLESTOP PLAZA
  - RAILROAD TRACKS







- LEGEND:**
- Ø DIAMETER
  - APN TAX ASSESSOR'S PARCEL NUMBER
  - BD BUILDING
  - BW BOTTOM OF WALL
  - CATV CABLE TELEVISION
  - CONC CONCRETE
  - DK DECK
  - EC EDGE OF CONCRETE
  - ELEC/E ELECTRICAL
  - EP EDGE OF PAVEMENT
  - EPB ELECTRICAL PANEL BOX
  - FF FINISHED FLOOR
  - FL FLOW LINE
  - FNC FENCE
  - FH FIRE HYDRANT
  - FP FENCE POST
  - FS FINISHED SURFACE
  - FTG FOOTING
  - GRND GROUND
  - GS GROUND SHOT ELEVATION
  - GUY GUY ANCHOR (POWER POLE)
  - GV GAS VALVE
  - H HEIGHT
  - HB HOSE BIB
  - L LENGTH
  - LG LIP OF GUTTER
  - MB MAILBOX
  - OHE OVERHEAD ELECTRICAL LINE(S)
  - O.R. OFFICIAL RECORDS
  - PM PARKING METER
  - PP POWER POLE
  - R RADIUS
  - RCP REINFORCED CONCRETE PIPE
  - RD ROOF DRAIN
  - RF ROOF
  - RK ROCK
  - SCO SANITARY SEWER CLEANOUT
  - SD/D STORM DRAIN
  - SL STREET LIGHT
  - SMH SANITARY SEWER MANHOLE
  - SN SIGN
  - STP STEP
  - TC TOP OF CURB
  - TF TOP OF FOOTING
  - TG TOP OF GRATE
  - THRSHLD DOOR THRESHOLD
  - TR TRAFFIC LIGHT/STREET LIGHT
  - TRNK TRUNK (TREE)
  - TW TOP OF WALL
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  - W WITH
  - WD WOOD
  - WV WATER VALVE

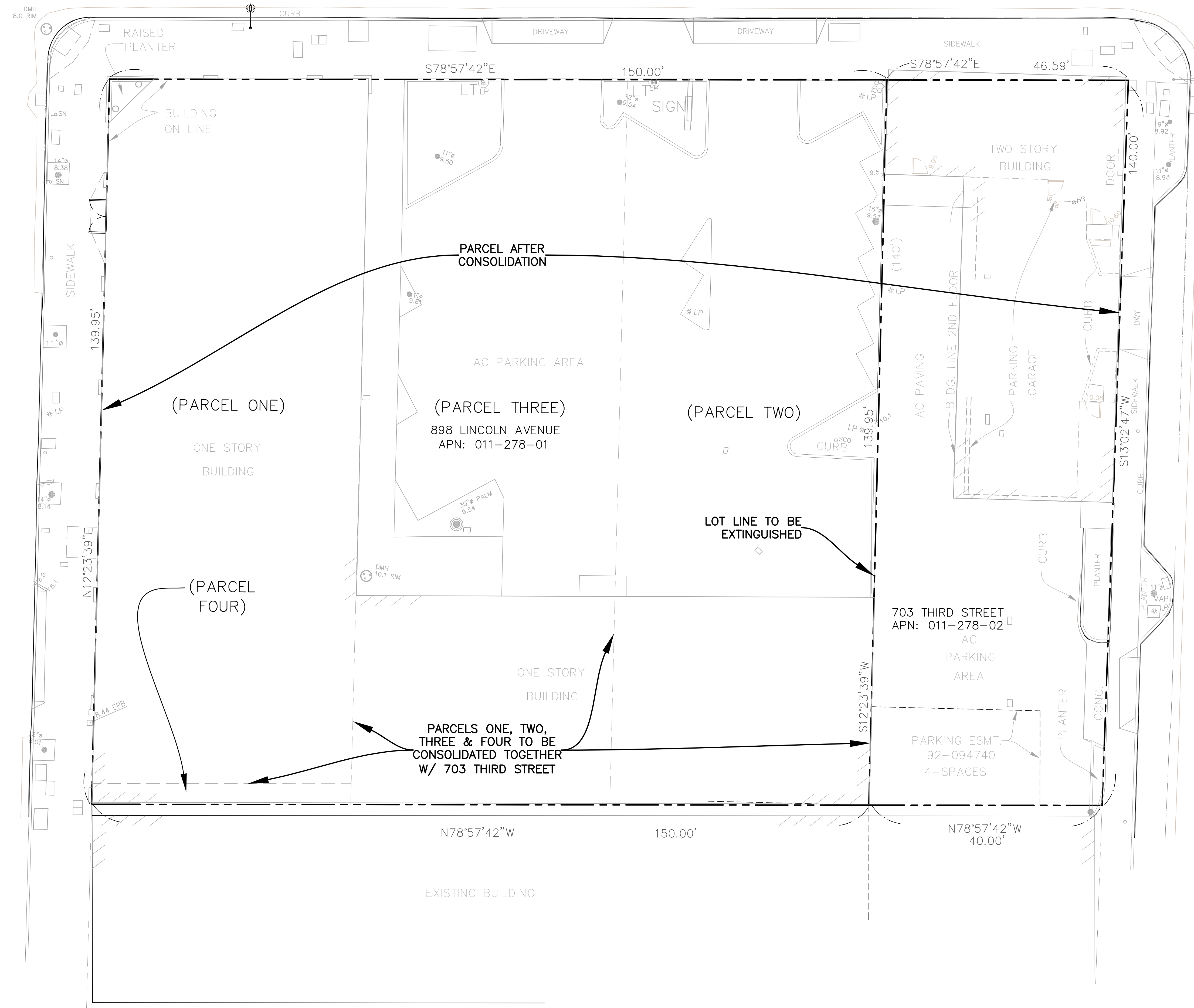


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<b>OBERKAMPER &amp; ASSOCIATES</b> <b>CIVIL ENGINEERS, INC.</b> 7200 REDWOOD BLVD, SUITE 300, NOVATO, CA 94945 PHONE: (415) 897-2800 WWW.OBERKAMPER.COM				
CALIFORNIA				
<b>EXISTING CONDITIONS PLAN</b> <b>703 THIRD STREET</b>				
CITY OF SAN RAFAEL				
Scale: 1"=10' Drawn by: PAB Field Crew: JA/JH Checked by: DE Date: MARCH 2018				
<b>SHEET</b> <b>C1</b>				
18-106				

LINCOLN AVENUE

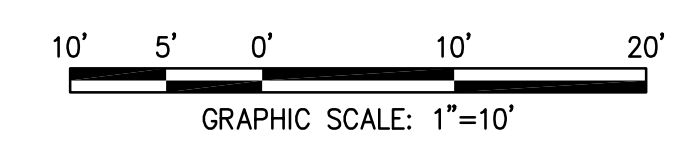
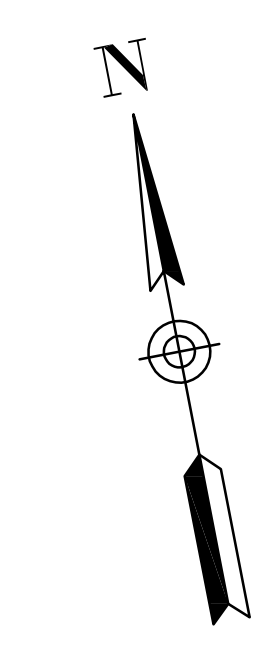
THIRD STREET

TAMALPAIS AVENUE



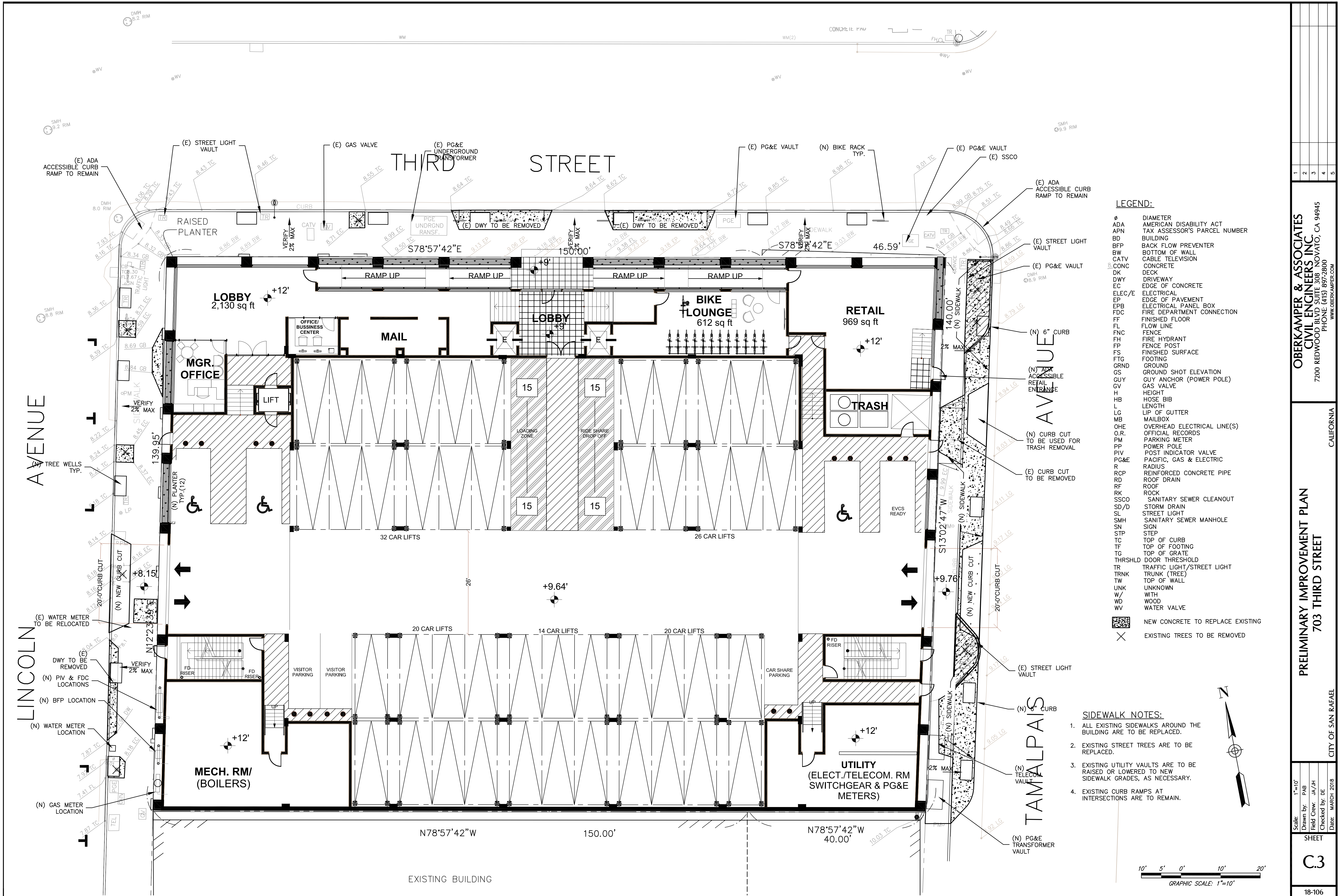
**LEGEND:**

∅	DIAMETER
APN	TAX ASSESSOR'S PARCEL NUMBER
BD	BUILDING
BW	BOTTOM OF WALL
CATV	CABLE TELEVISION
CONC	CONCRETE
DK	DECK
EC	EDGE OF CONCRETE
ELEC/E	ELECTRICAL
EP	EDGE OF PAVEMENT
EPB	ELECTRICAL PANEL BOX
FF	FINISHED FLOOR
FL	FLOW LINE
FNC	FENCE
FH	FIRE HYDRANT
FP	FENCE POST
FS	FINISHED SURFACE
FTG	FOOTING
GRND	GROUND
GS	GROUND SHOT ELEVATION
GUY	GUY ANCHOR (POWER POLE)
GV	GAS VALVE
H	HEIGHT
HB	HOSE BIB
L	LENGTH
LG	LIP OF GUTTER
MB	MAILBOX
OHE	OVERHEAD ELECTRICAL LINE(S)
O.R.	OFFICIAL RECORDS
PM	PARKING METER
PP	POWER POLE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
RF	ROOF
RK	ROCK
SCO	SANITARY SEWER CLEANOUT
SD/D	STORM DRAIN
SL	STREET LIGHT
SMH	SANITARY SEWER MANHOLE
SN	SIGN
STP	STEP
TC	TOP OF CURB
TF	TOP OF FOOTING
TG	TOP OF GRATE
THRSHLD	DOOR THRESHOLD
TR	TRAFFIC LIGHT/STREET LIGHT
TRNK	TRUNK (TREE)
TW	TOP OF WALL
UNK	UNKNOWN
W	WOOD
WV	WATER VALVE



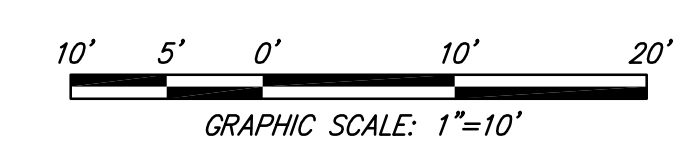
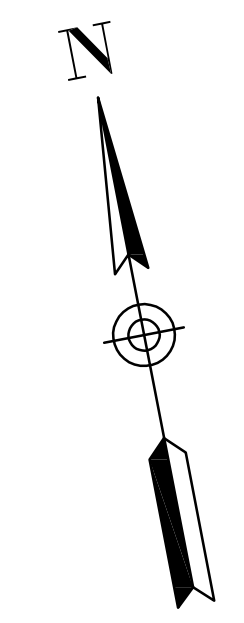
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<p><b>OBERKAMPER &amp; ASSOCIATES</b>  <b>CIVIL ENGINEERS INC.</b>          7200 REDWOOD BLVD, SUITE 300, NOVATO, CA 94945          PHONE: (415) 897-2800          WWW.OBERKAMPER.COM</p>				
<p><b>LOT CONSOLIDATION PLAN</b>          703 THIRD STREET</p>				<p>CALIFORNIA</p>
<p>Scale: 1"=10'          Drawn by: PAB          Field Crew: JA/AH          Checked by: DE          Date: MARCH 2018</p>				
<p>SHEET</p>				
<p><b>C.2</b></p>				
<p>18-106</p>				



- LEGEND:**
- Ø DIAMETER
  - ADA AMERICAN DISABILITY ACT
  - APN TAX ASSESSOR'S PARCEL NUMBER
  - BD BUILDING
  - BFP BACK FLOW PREVENTER
  - BW BOTTOM OF WALL
  - CATV CABLE TELEVISION
  - CONC CONCRETE
  - DK DECK
  - DWY DRIVEWAY
  - EC EDGE OF CONCRETE
  - ELEC/E ELECTRICAL
  - EP EDGE OF PAVEMENT
  - EPB ELECTRICAL PANEL BOX
  - FDC FIRE DEPARTMENT CONNECTION
  - FF FINISHED FLOOR
  - FL FLOW LINE
  - FNC FENCE
  - FH FIRE HYDRANT
  - FP FENCE POST
  - FS FINISHED SURFACE
  - FTG FOOTING
  - GRND GROUND
  - GS GROUND SHOT ELEVATION
  - GUY GUY ANCHOR (POWER POLE)
  - GV GAS VALVE
  - H HEIGHT
  - HB HOSE BIB
  - L LENGTH
  - LG LIP OF GUTTER
  - MB MAILBOX
  - OHE OVERHEAD ELECTRICAL LINE(S)
  - O.R. OFFICIAL RECORDS
  - PM PARKING METER
  - PP POWER POLE
  - PIV POST INDICATOR VALVE
  - PG&E PACIFIC, GAS & ELECTRIC
  - R RADIUS
  - RCP REINFORCED CONCRETE PIPE
  - RD ROOF DRAIN
  - RF ROOF
  - RK ROCK
  - SSCO SANITARY SEWER CLEANOUT
  - SD/D STORM DRAIN
  - SL STREET LIGHT
  - SMH SANITARY SEWER MANHOLE
  - SN SIGN
  - STP STEP
  - TC TOP OF CURB
  - TF TOP OF FOOTING
  - TG TOP OF GRATE
  - THRSHLD DOOR THRESHOLD
  - TR TRAFFIC LIGHT/STREET LIGHT
  - TRNK TRUNK (TREE)
  - TW TOP OF WALL
  - UNK UNKNOWN
  - W/ WITH
  - WD WOOD
  - WV WATER VALVE
- [Pattern] NEW CONCRETE TO REPLACE EXISTING
  - [X] EXISTING TREES TO BE REMOVED

- SIDEWALK NOTES:**
1. ALL EXISTING SIDEWALKS AROUND THE BUILDING ARE TO BE REPLACED.
  2. EXISTING STREET TREES ARE TO BE REPLACED.
  3. EXISTING UTILITY VAULTS ARE TO BE RAISED OR LOWERED TO NEW SIDEWALK GRADES, AS NECESSARY.
  4. EXISTING CURB RAMPS AT INTERSECTIONS ARE TO REMAIN.



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CALIFORNIA

**PRELIMINARY IMPROVEMENT PLAN  
703 THIRD STREET**

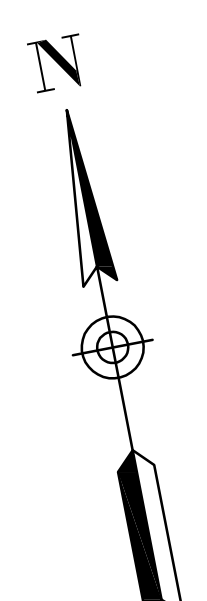
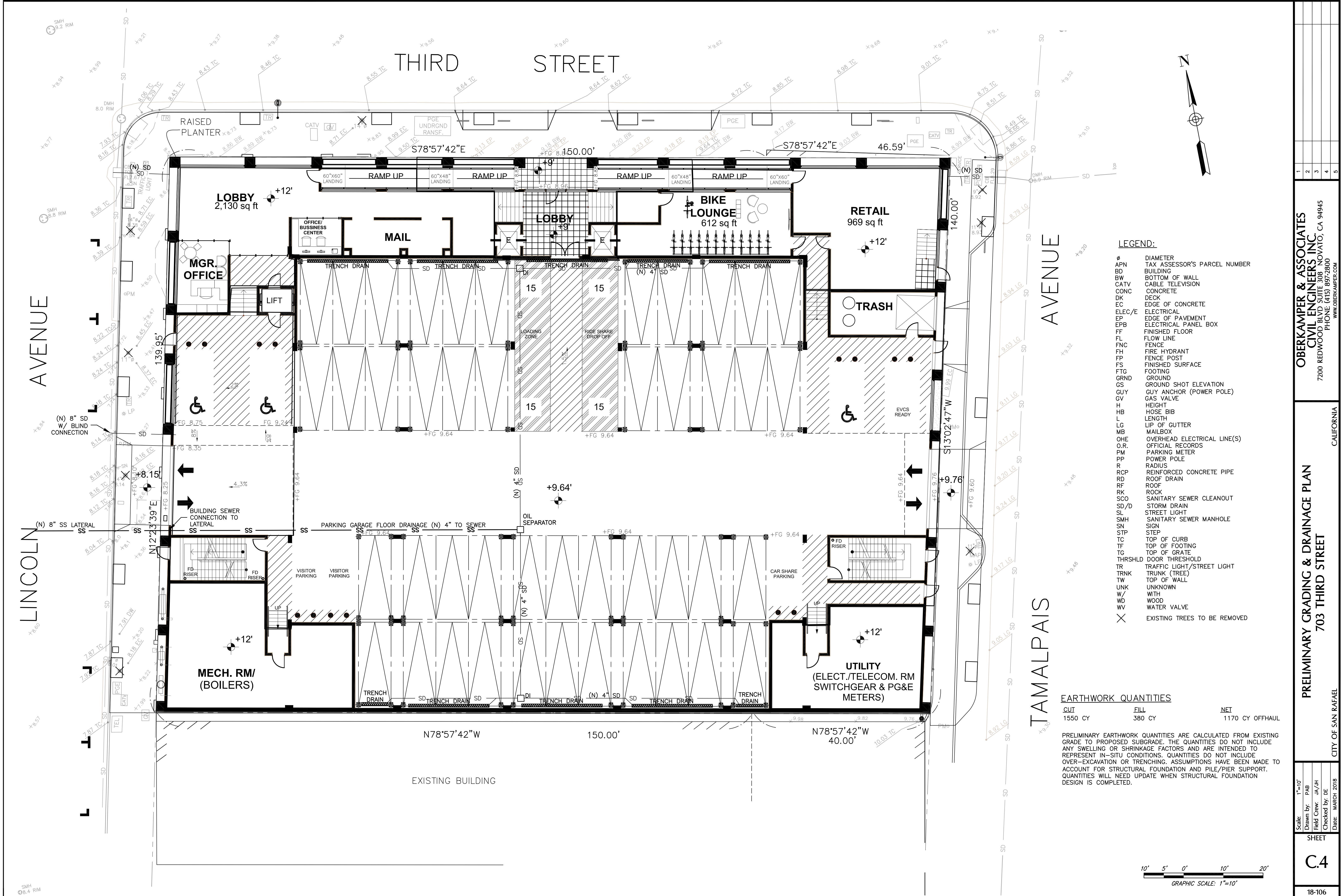
CITY OF SAN RAFAEL

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Field Crew: JA/JH  
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Date: MARCH 2018

SHEET

**C3**

18-106

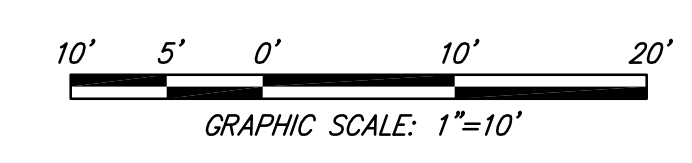


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  - TR TRAFFIC LIGHT/STREET LIGHT
  - TRNK TRUNK (TREE)
  - TW TOP OF WALL
  - UNK UNKNOWN
  - W/ WITH
  - WD WOOD
  - WV WATER VALVE
  - ✕ EXISTING TREES TO BE REMOVED

**EARTHWORK QUANTITIES**

CUT	FILL	NET
1550 CY	380 CY	1170 CY OFFHAUL

PRELIMINARY EARTHWORK QUANTITIES ARE CALCULATED FROM EXISTING GRADE TO PROPOSED SUBGRADE. THE QUANTITIES DO NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND ARE INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION OR TRENCHING. ASSUMPTIONS HAVE BEEN MADE TO ACCOUNT FOR STRUCTURAL FOUNDATION AND PILE/PIER SUPPORT. QUANTITIES WILL NEED UPDATE WHEN STRUCTURAL FOUNDATION DESIGN IS COMPLETED.



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WWW.OBERKAMPER.COM

CALIFORNIA

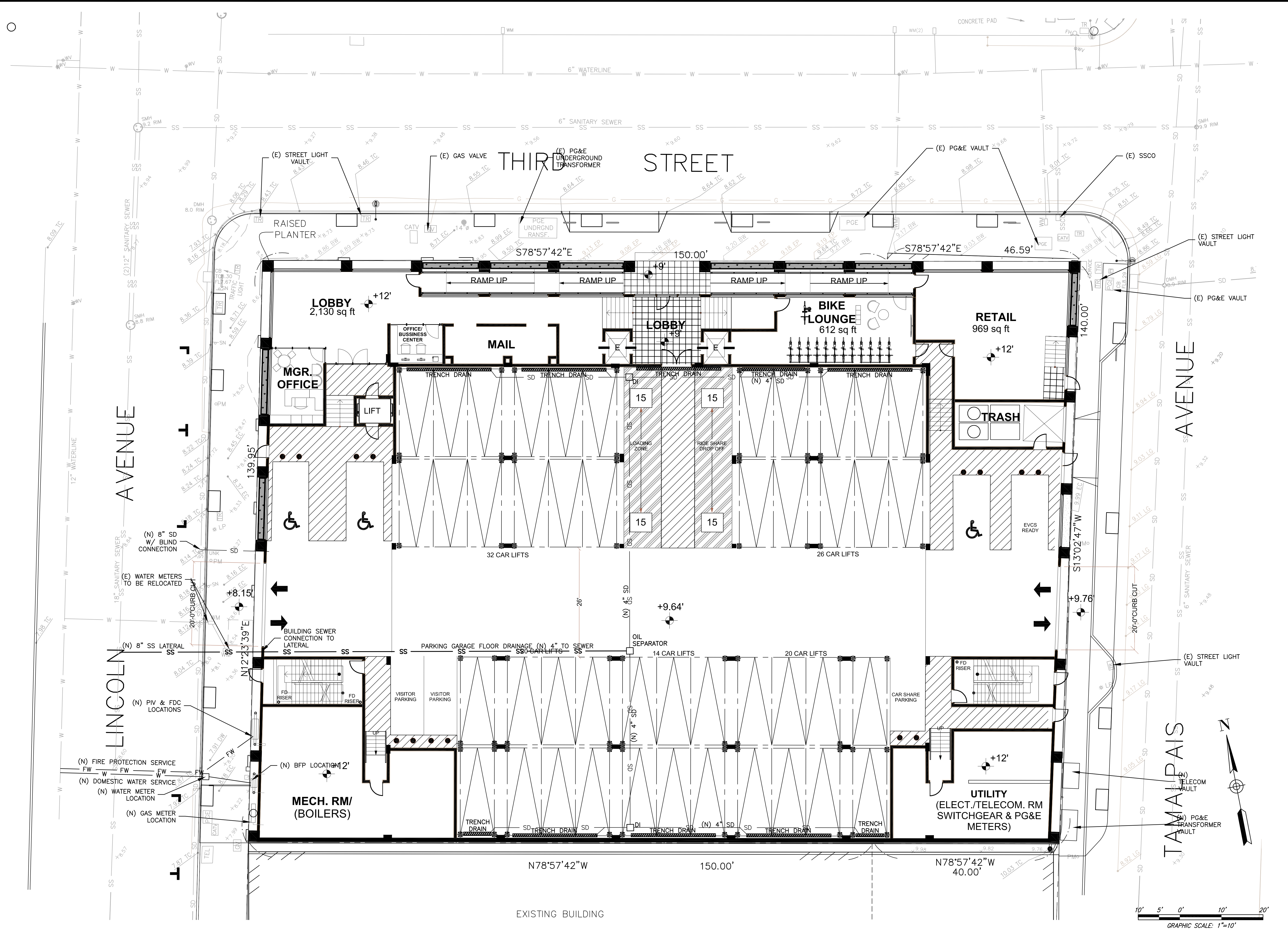
**PRELIMINARY GRADING & DRAINAGE PLAN**  
703 THIRD STREET

CITY OF SAN RAFAEL

Scale: 1"=10'  
Drawn by: PAB  
Field Crew: JAV/JH  
Checked by: DE  
Date: MARCH 2018

SHEET  
**C.4**

18-106



OBERKAMPER & ASSOCIATES  
 CIVIL ENGINEERS INC.  
 7200 REDWOOD BLVD SUITE 308 NOVATO, CA 94945  
 PHONE: (415) 897-2800  
 WWW.OBERKAMPER.COM

CALIFORNIA

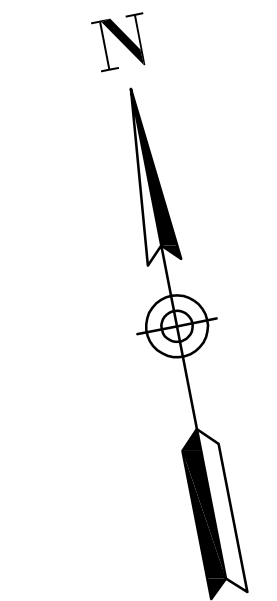
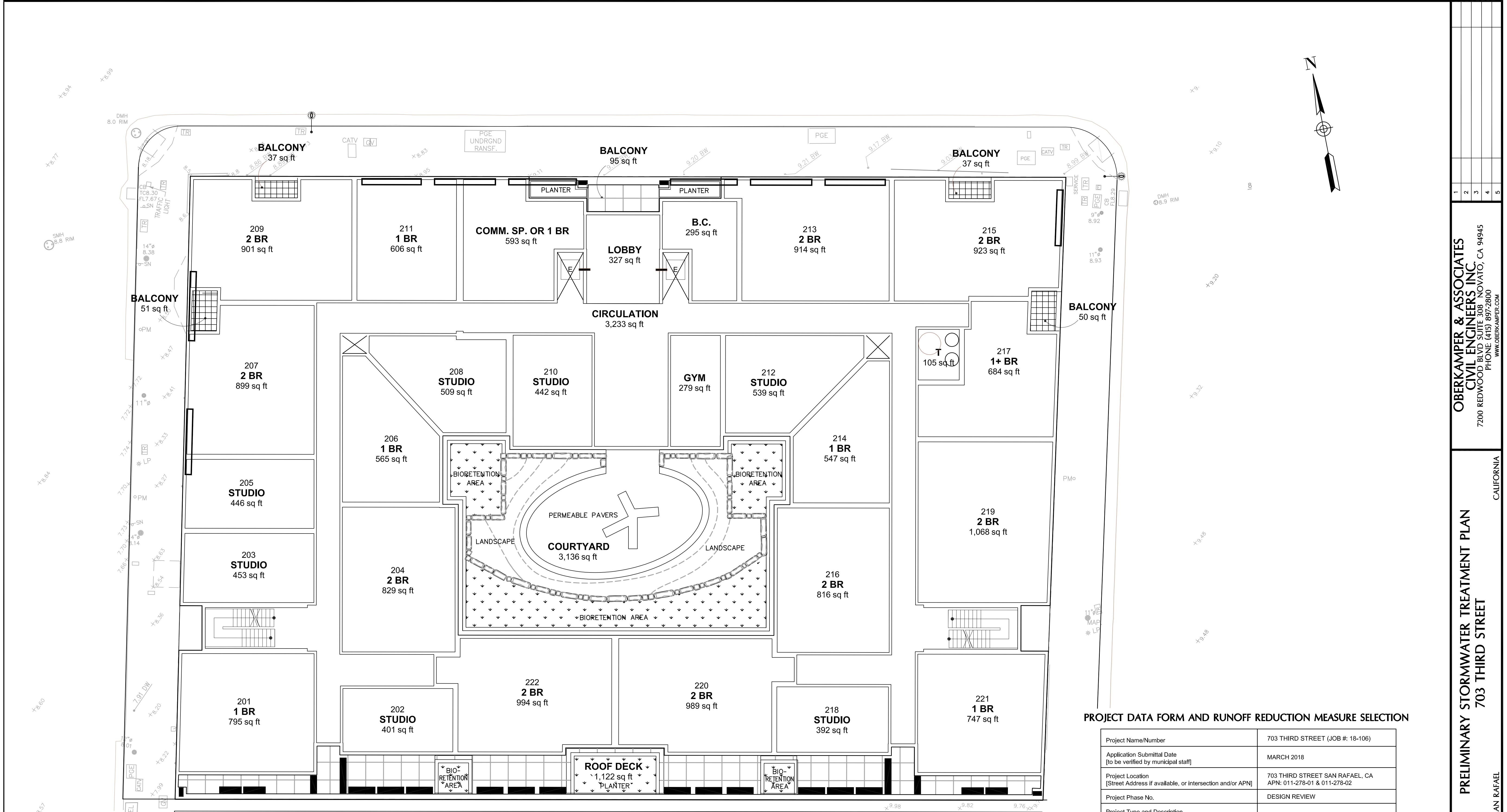
PRELIMINARY UTILITY PLAN  
 703 THIRD STREET

CITY OF SAN RAFAEL

Scale: 1"=10'  
 Drawn by: PAB  
 Field Crew: JAV/JH  
 Checked by: DE  
 Date: MARCH 2018

SHEET  
 C.5

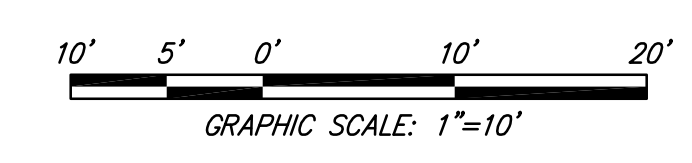
18-106



POST-PROJECT							
DRAINAGE MAINTENANCE AREA NAME	AREA (SQUARE FEET)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	DRAINAGE RECEIVING FACILITY NAME		
BUILDING ROOF	24646	ROOFS & HARDSCAPE	1.0	24646	BIORETENTION AREA		
COURTYARD	752	PERMEABLE PAVERS	0.1	75			
PLANTERS	238	LANDSCAPE	0.1	24			
BIORETENTION AREA	1022	LANDSCAPE	0.1	102			
LANDSCAPE	743	LANDSCAPE	0.1	74	SIZING FACTOR	MINIMUM FACILITY AREA (SF)	PROPOSED FACILITY AREA (SF)
TOTAL >	27401			24921	.04	997	1022

**PROJECT DATA FORM AND RUNOFF REDUCTION MEASURE SELECTION**

Project Name/Number	703 THIRD STREET (JOB #: 18-106)
Application Submittal Date (to be verified by municipal staff)	MARCH 2018
Project Location (Street Address if available, or intersection and/or APN)	703 THIRD STREET SAN RAFAEL, CA APN: 011-278-01 & 011-278-02
Project Phase No.	DESIGN REVIEW
Project Type and Description (Examples: "Single Family Residence," "Parking Lot Addition," "Retail and Parking")	MIXED USE RESIDENTIAL DEVELOPMENT
Total Project Site Area (acres)	0.629
Total New or Replaced Impervious Surface Area (square feet) (Sum of impervious area that will be constructed as part of the project)	27,401 SF
Total Pre-Project Impervious Surface Area	26,059 SF
Total Post-Project Impervious Surface Area	25,479 SF
Runoff Reduction Measures Selected (Check one or more)	<input type="checkbox"/> Disperse runoff to vegetated area <input checked="" type="checkbox"/> Permeable pavement <input type="checkbox"/> Cisterns or Rain Barrels <input checked="" type="checkbox"/> Bioretention Facility or Planter Box



V:\MSD\Drawings\18-106\18-106-01-01.dwg, 3/15/18, 10:00 AM, M:\Users\pdp\pdp.ctb

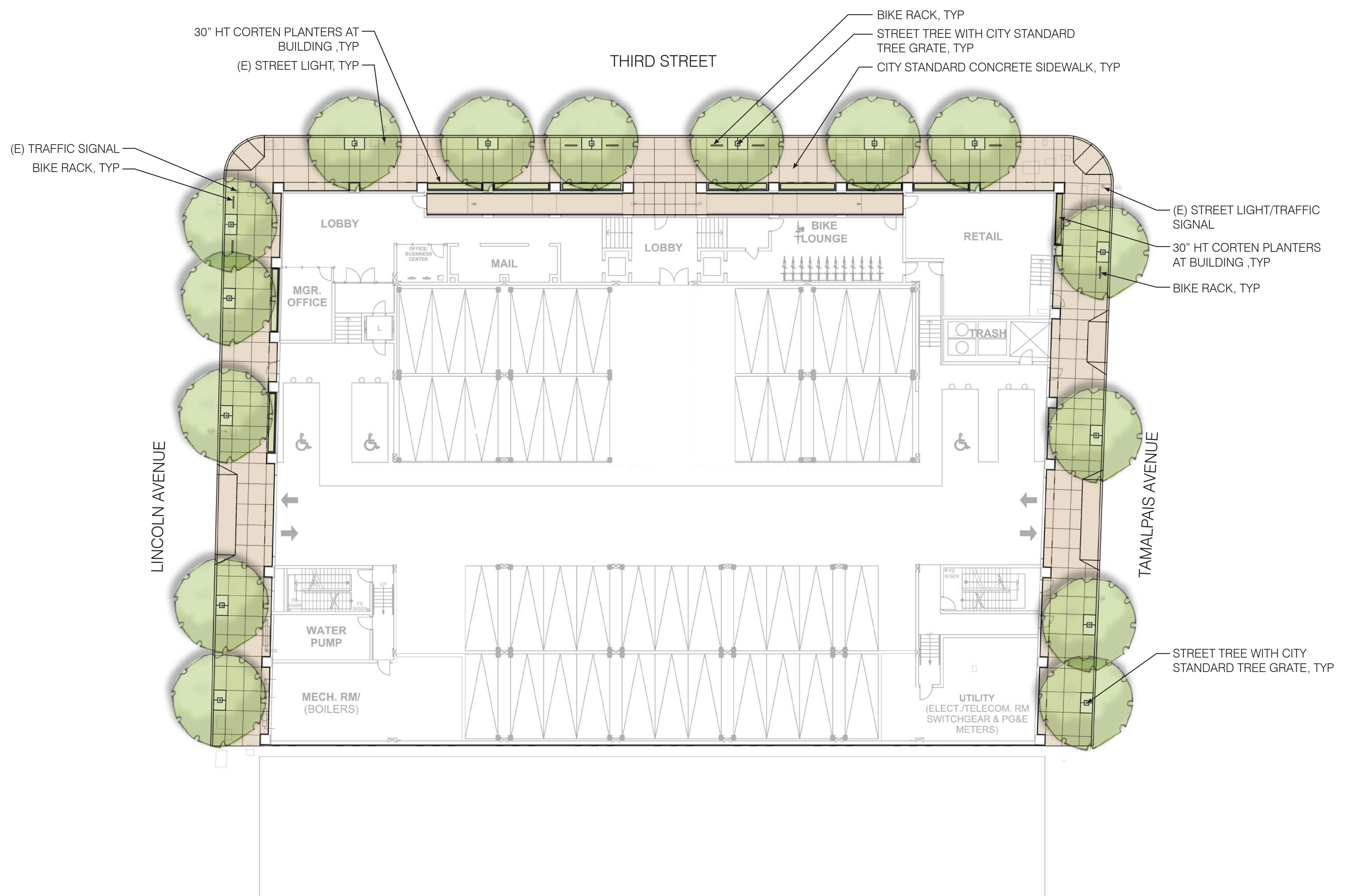
**OBERKAMPER & ASSOCIATES**  
 CIVIL ENGINEERS INC.  
 7200 REDWOOD BLVD SUITE 308 NOVATO, CA 94945  
 PHONE: (415) 897-2800  
 WWW.OBERKAMPER.COM

**PRELIMINARY STORMWATER TREATMENT PLAN**  
 703 THIRD STREET  
 CALIFORNIA

CITY OF SAN RAFAEL

Scale: 1"=10'  
 Drawn by: PAB  
 Field Crew: JA/JH  
 Checked by: DE  
 Date: MARCH 2018

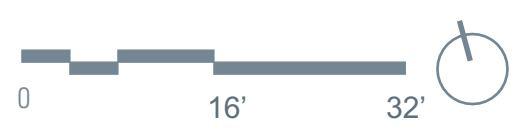
SHEET  
**C.6**  
 18-106



PRECEDENT IMAGERY

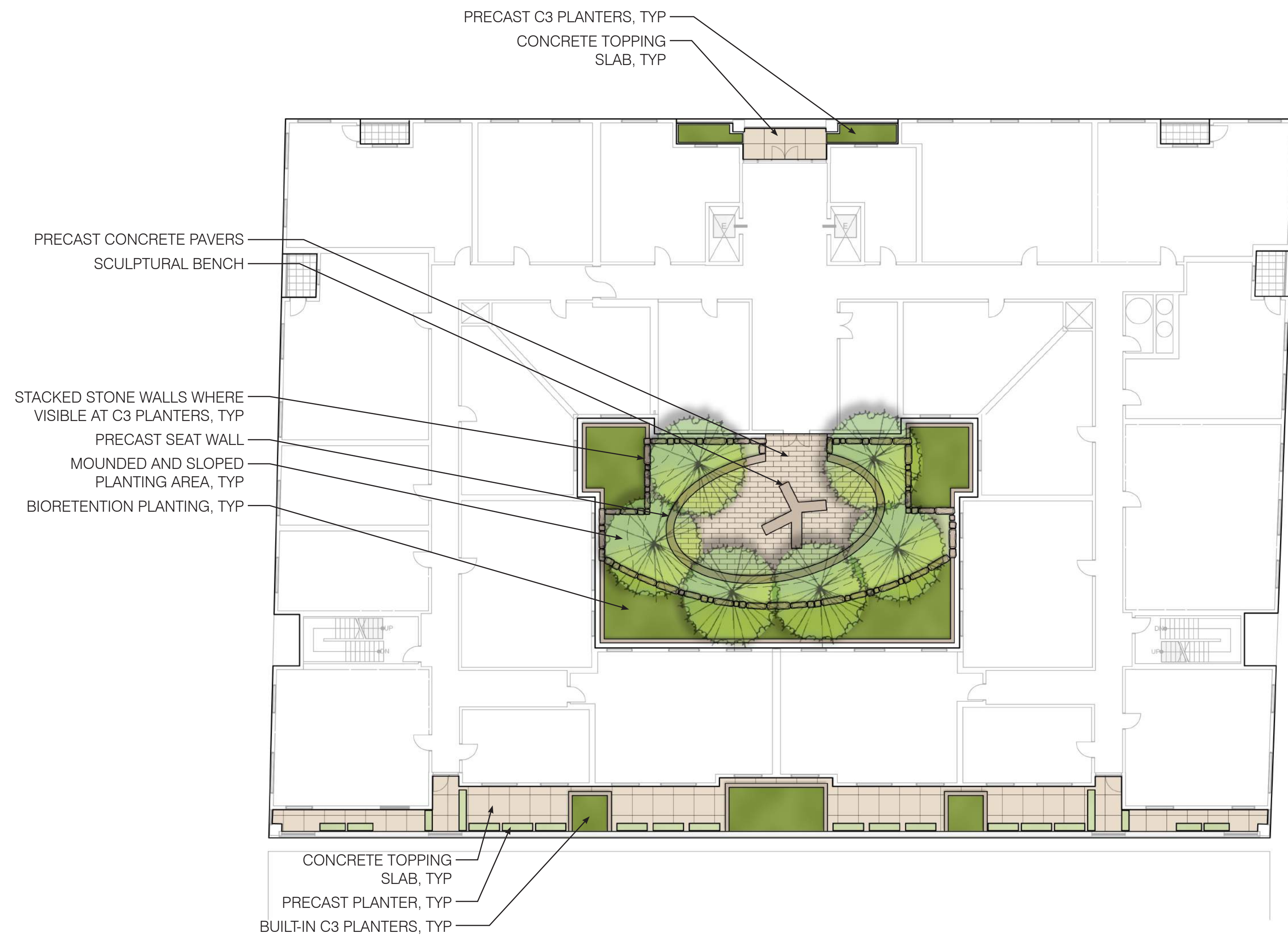


PRELIMINARY PLANT PALETTE



# 703 THIRD STREET | GROUND FLOOR LANDSCAPE PLAN

SAN RAFAEL, CA | MARCH 14, 2018 | 703 THIRD STREET ASSOC, LLC



PRECEDENT IMAGERY



STACKED STONE WALL

PRECAST CONCRETE PAVERS

SEAT WALL

MOUNDED AND SLOPED PLANTING AREA

SCULPTURAL BENCH OPTIONS

PRELIMINARY PLANT PALETTE

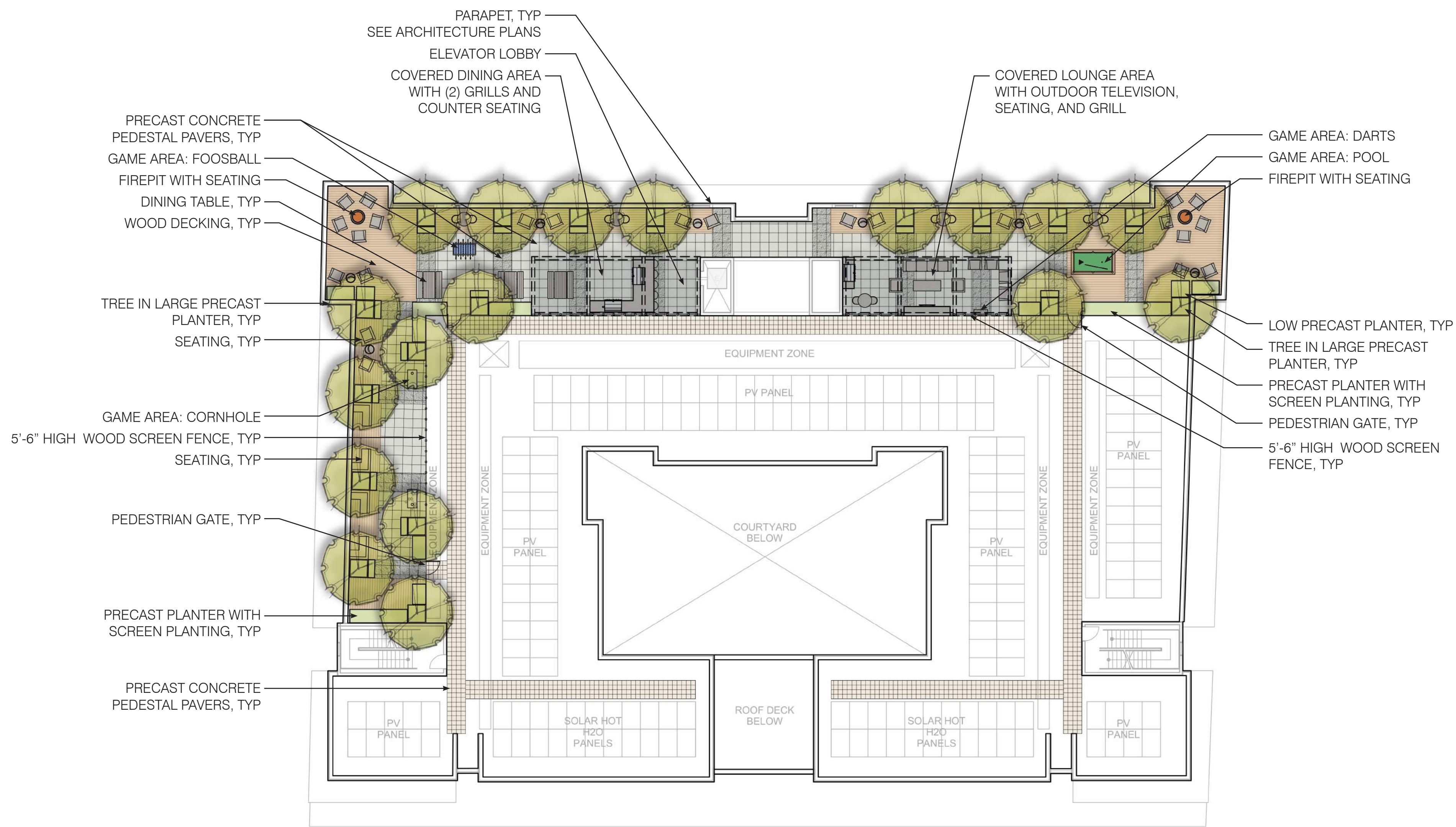


# 703 THIRD STREET | 2ND FLOOR PODIUM LANDSCAPE PLAN

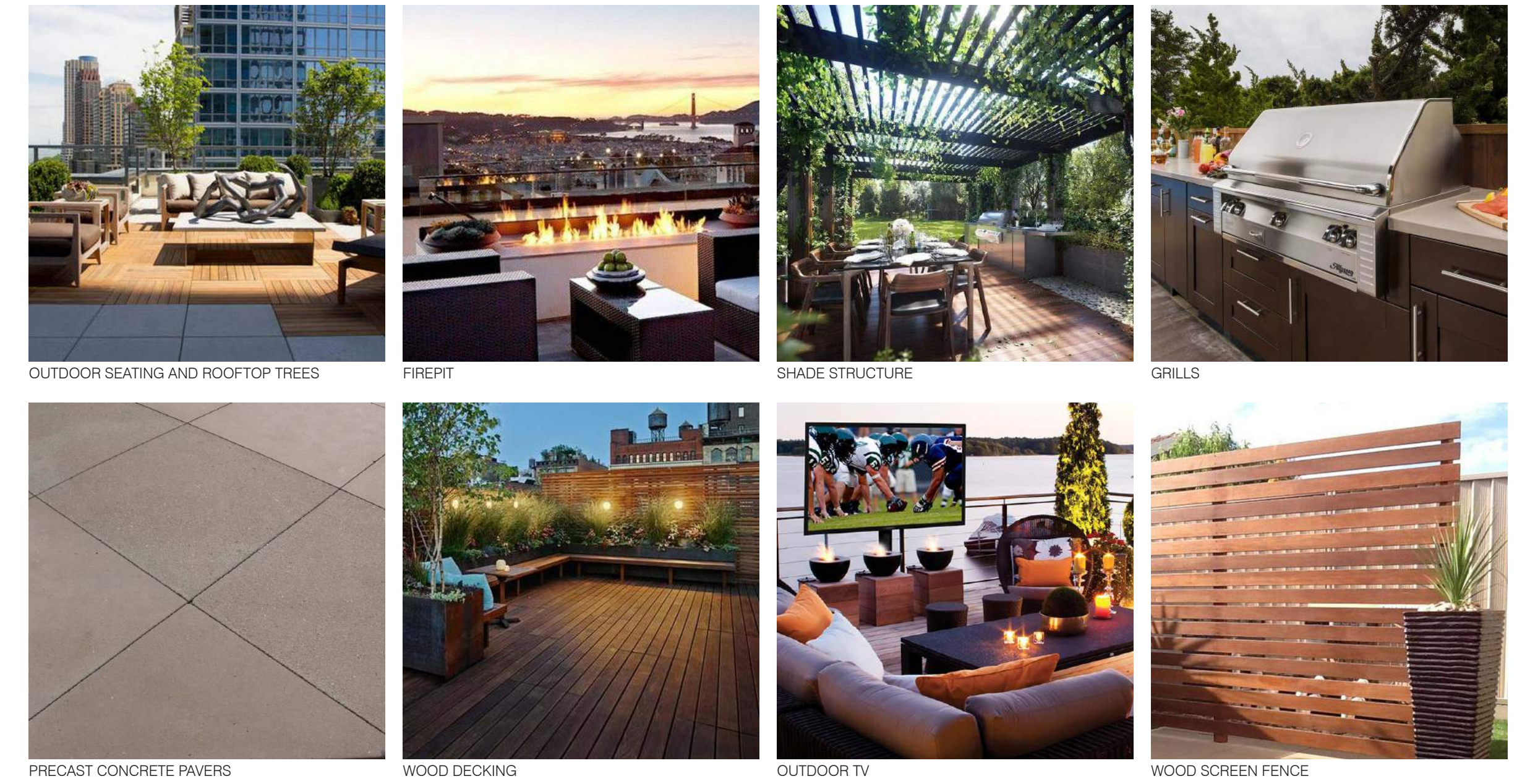
SAN RAFAEL, CA | MARCH 14, 2018 | 703 THIRD STREET ASSOC, LLC

L-2

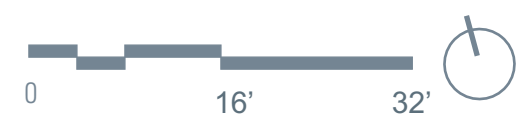




PRECEDENT IMAGERY



PRELIMINARY PLANT PALETTE



**703 THIRD STREET | ROOF LANDSCAPE PLAN**

SAN RAFAEL, CA | MARCH 14, 2018 | 703 THIRD STREET ASSOC, LLC



**SITE PLAN**  
SCALE: 1" = 20'

**SHEET NOTES**

- 1 NEW VEHICULAR CURB CUT PER CITY OF SAN RAFAEL STANDARDS
- 2 REMOVAL OF (E) STREET TREE PLANTER, BULB OUT
- 3 BIKE RACK
- 4 LONG TERM BICYCLE PARKING (RESIDENTS)
- 5 VEHICULAR OVERHEAD GATE (SEE ELEVATIONS)
- 6 NEW PG&E TRANSFORMER VAULT TO SERVE BUILDING
- 7 POST INDICATOR VALVE (PIV)
- 8 WALL MOUNTED FIRE DEPARTMENT CONNECTION (FDC)
- 9 POTENTIAL STORM WATER VAULT FOR FILTRATION MEDIA UNITS, IF NEEDED, SEE CIVIL DRAWINGS
- 10 DOMESTIC WATER BACK FLOW PREVENTER (BFP)
- 11 DOMESTIC WATER METER LOCATION
- 12 PLANTER, SEE LANDSCAPE DRAWINGS
- 13 (E) ACCESSIBLE CURB RAMP
- 14 GAS METER LOCATION
- 15 POTENTIAL LOADING ZONE
- 16 (E) TRAFFIC SIGNAL
- 17 (E) STREET LIGHT, TYP.
- 18 TELECOM VAULT
- 19 PACIFIC GAS & ELECTRIC
- 20 SANITARY SEWER CLEANOUT
- 21 GAS VALVE
- 22 SIGN
- 23 PARKING METER, (E) OR RELOCATED
- 24 RETAIL ENTRY FROM SIDEWALK
- 25 CURBCUT FOR TRASH REMOVAL
- 26 (E) TRAFFIC/STREET LIGHT VAULT

**GENERAL NOTES**

- 1) FEMA BASE FLOOD ELEVATION: 11'-0"  
FINISHED FLOOR ELEVATION: 12'-0"  
(PER CITY OF SAN RAFAEL, A MINIMUM OF 1 FOOT ABOVE FLOOD ELEVATION IS REQUIRED FOR ALL CRITICAL FACILITY SPACES.)
- 2) FINISHED FLOOR ELEVATIONS OF ALL INTERIOR AREAS EXCLUDING THE GARAGE & TRASH ROOMS ARE 12'-0" ABOVE SEA LEVEL AS REQUIRED BY CITY OF SAN RAFAEL AND FEMA BULLETINS.

**SYMBOLS**

NEW TREE, SEE LANDSCAPE DRAWINGS

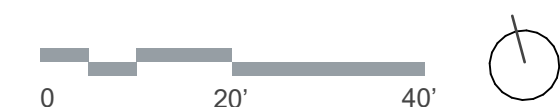
**OVERALL BUILDING AREA**

GROUND FLOOR		LOBBY	RETAIL	BIKE ROOM	PARKING GARAGE	UTILITY & CIRCULATION	TOTAL
GROUND FLOOR	GARAGE, BIKE ROOM, RETAIL, LOBBY & UTILITY SPACES CONSTRUCTION TYPE 1-A	2,130	969	612	18,028	3,017	24,756

**SECOND, THIRD, FOURTH, FIFTH & SIXTH FLOORS: RESIDENTIAL, CONSTRUCTION TYPE 3-A**

FLOOR	NUMBER OF UNITS PER TYPE			AREA IN SQUARE FEET								
	STUDIO UNITS	1 BEDROOM UNITS	2 BEDROOM UNITS	RESIDENTIAL SF	LOBBY AREA	GYM	COMMUNITY SPACE	BUSINESS CENTER	UTILITY	CIRCULATION	COURTYARD/ ROOF DECKS/ BALCONIES	TOTAL INCLUDING ROOF DECKS
SECOND FLOOR	7	6	9	15,459	327	279	593	295	104	3,233	4,528	24,818
THIRD FLOOR	6	11	8	17,033	327				104	2,759	175	20,398
FOURTH FLOOR	6	11	8	17,033	327				104	2,757	175	20,396
FIFTH FLOOR	6	9	10	16,581	327				104	2,757	559	20,328
SIXTH FLOOR	8	7	8	15,336	327				104	2,758	1,654	20,179
ROOFTOP											5,317	5,317
SUBTOTAL	33	44	43									
<b>TOTAL</b>		<b>120</b>		<b>81,442</b>	<b>1,635</b>	<b>279</b>	<b>593</b>	<b>295</b>	<b>520</b>	<b>14,264</b>	<b>12,408</b>	<b>111,436</b>

	TOTAL RESIDENTIAL (FLOORS 2,3,4,5,6)	TOTAL RETAIL	TOTAL GARAGE & UTILITY AREAS (GROUND FLOOR)	BUILDING TOTAL
<b>TOTAL:</b>	<b>111,436</b>	<b>969</b>	<b>23,787</b>	<b>136,192</b>



**703 THIRD STREET | SITE PLAN**

SAN RAFAEL, CA | 8/15/2019 | 703 THIRD STREET ASSOC. LLC

AI.O

**VAN METER  
WILLIAMS  
POLLACK** LP



**SHEET NOTES**

- 1 NEW VEHICULAR CURB CUT PER CITY OF SAN RAFAEL STANDARDS
- 2 REMOVAL OF (E) STREET TREE PLANTER, BULB OUT
- 3 BIKE RACK
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- 16 (E) TRAFFIC SIGNAL
- 17 (E) STREET LIGHT, TYP.
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**GENERAL NOTES**

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- 2) FINISHED FLOOR ELEVATIONS OF ALL INTERIOR AREAS EXCLUDING THE GARAGE & TRASH ROOMS ARE 12'-0" ABOVE SEA LEVEL AS REQUIRED BY CITY OF SAN RAFAEL AND FEMA BULLETINS.

**SYMBOLS**

- NEW TREE, SEE LANDSCAPE DRAWINGS

SCALE: 3/32" = 1'-0"

# 703 THIRD STREET | 1ST FLOOR PLAN

SAN RAFAEL, CA | 8/15/2019 | 703 THIRD STREET ASSOC. LLC

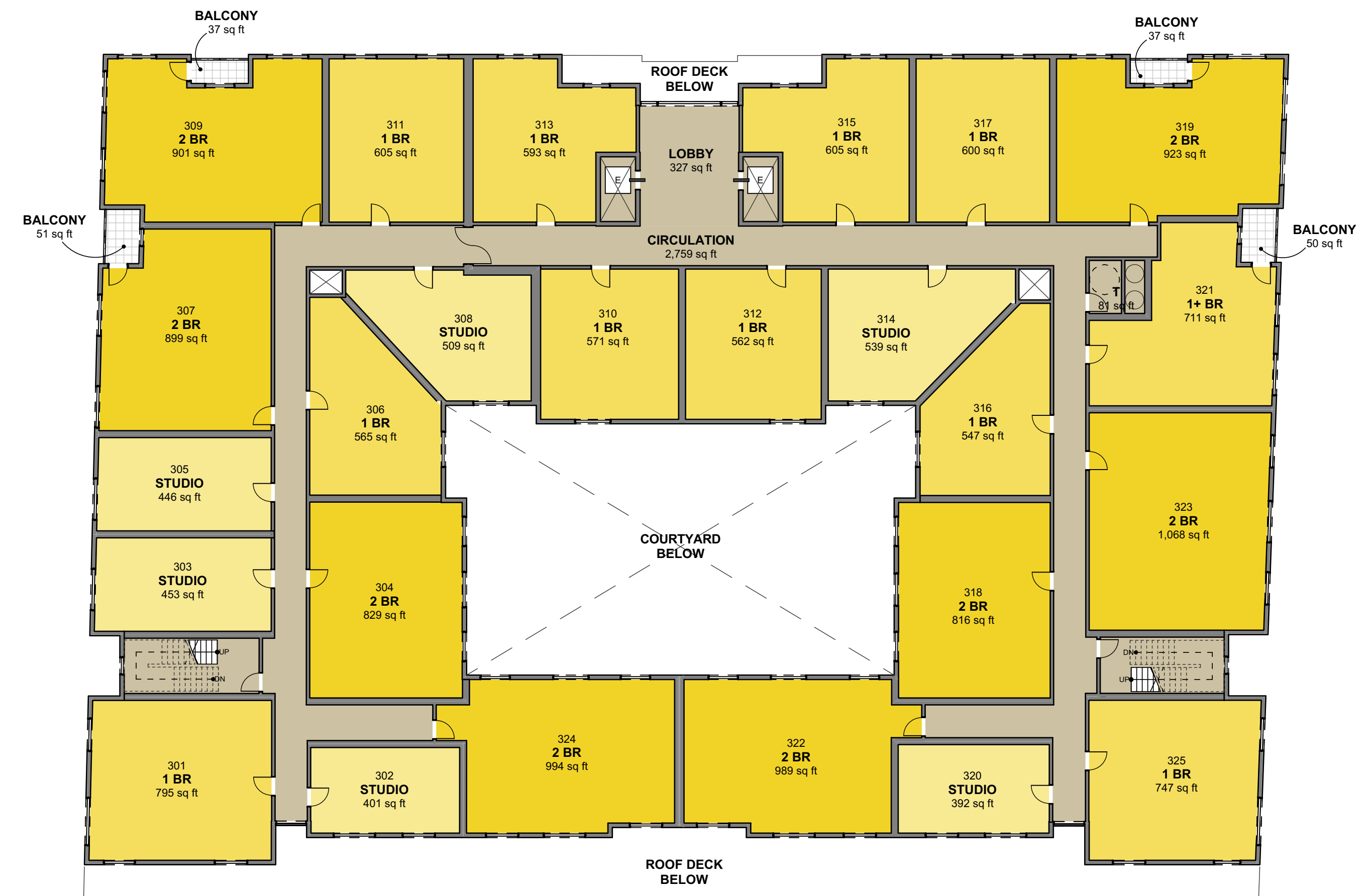
A2.0

**VAN METER  
WILLIAMS  
POLLACK** LLP



2ND FLOOR PLAN

SCALE: 1/16" = 1'-0"



3RD FLOOR PLAN

SCALE: 1/16" = 1'-0"



# 703 THIRD STREET | 2ND & 3RD FLOOR PLAN

SAN RAFAEL, CA | 8/15/2019 | 703 THIRD STREET ASSOC. LLC



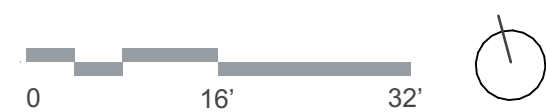
**4TH FLOOR PLAN**

SCALE: 1/16" = 1'-0"



**5TH FLOOR PLAN**

SCALE: 1/16" = 1'-0"

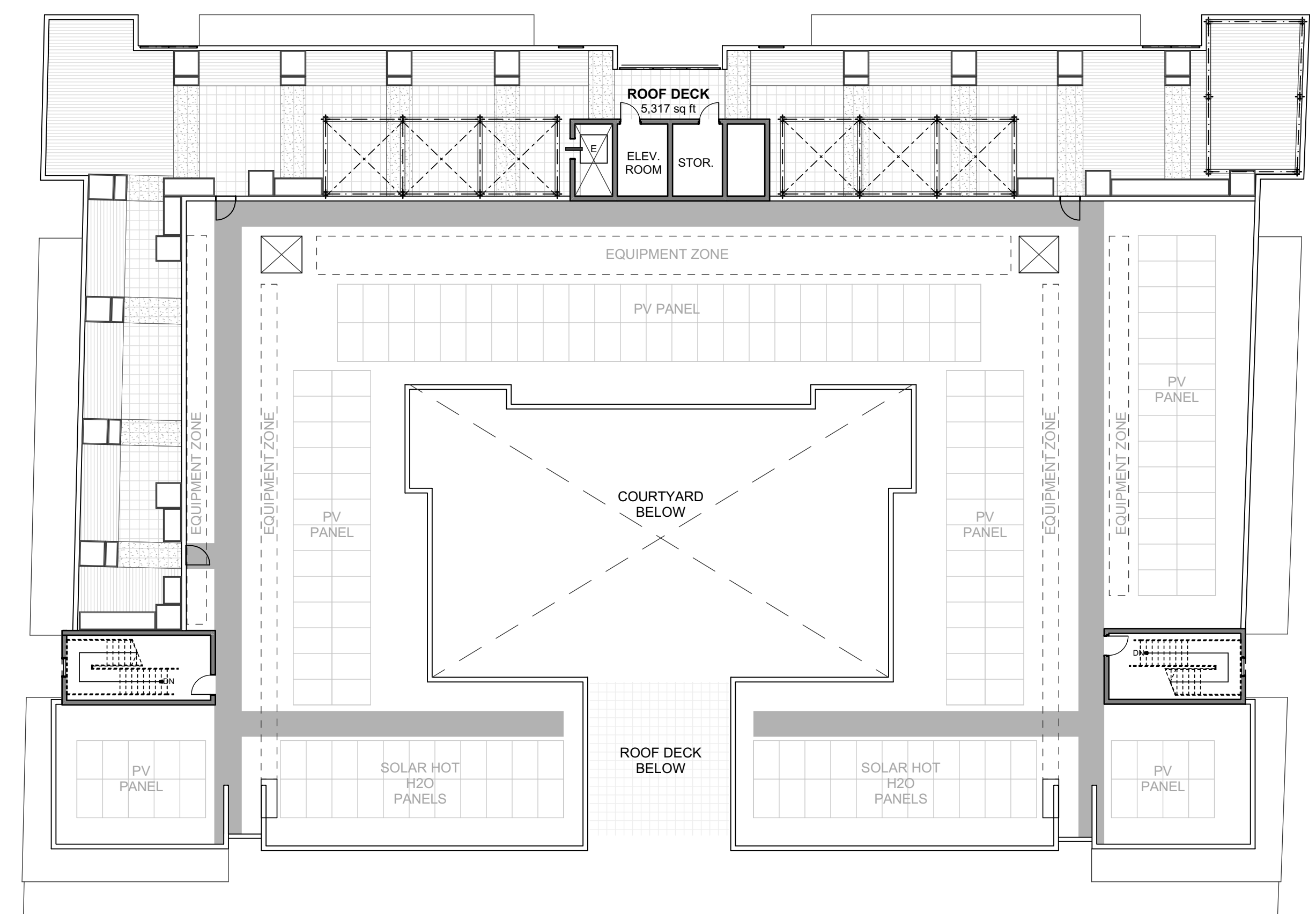




**6TH FLOOR PLAN**

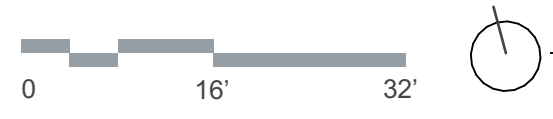
SCALE: 1/16" = 1'-0"

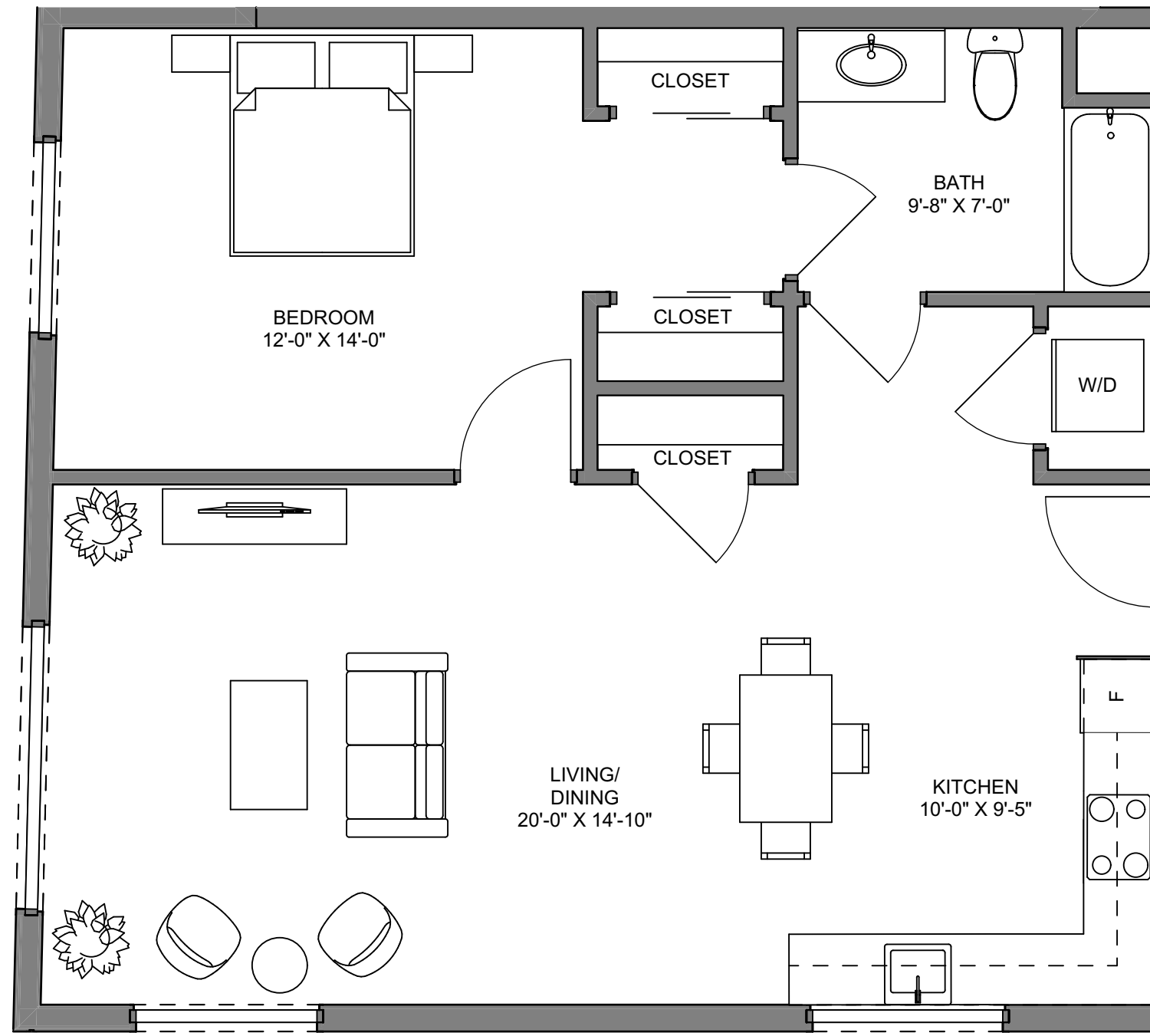
**EXAMPLES OF ROOF DECK IMAGES**



**ROOF PLAN**

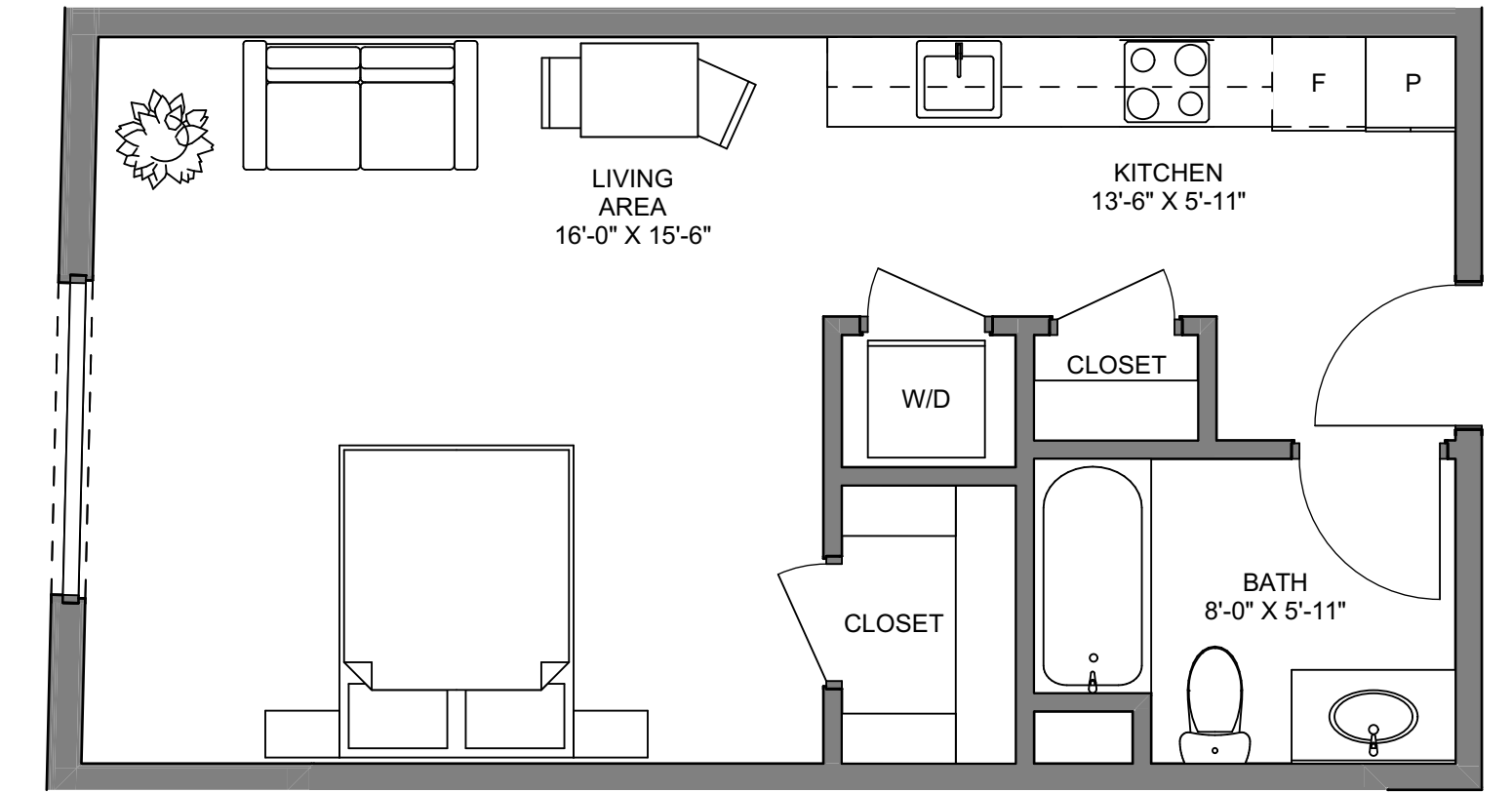
SCALE: 1/16" = 1'-0"





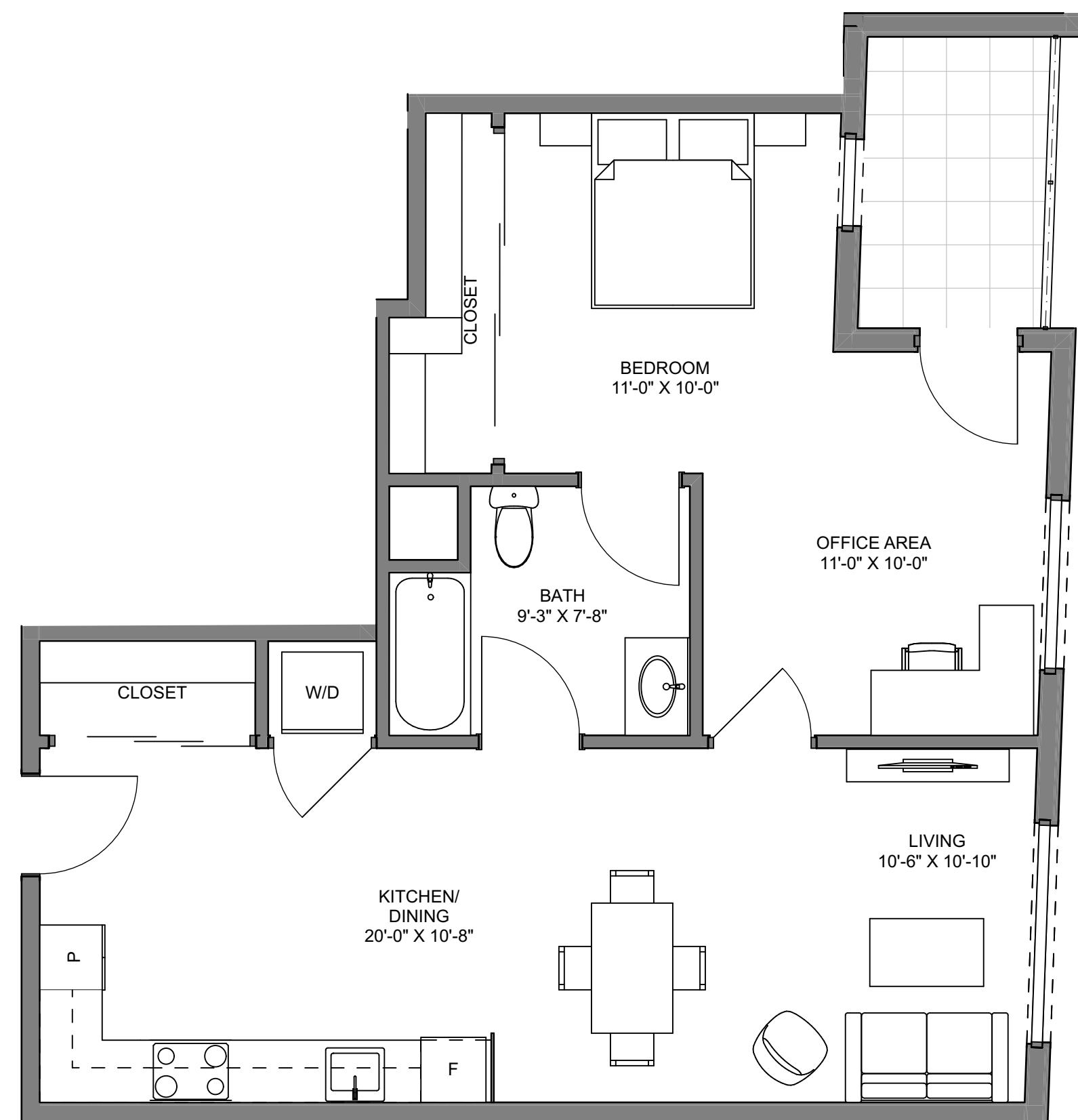
**TYP. I BEDROOM: 796 SF**

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



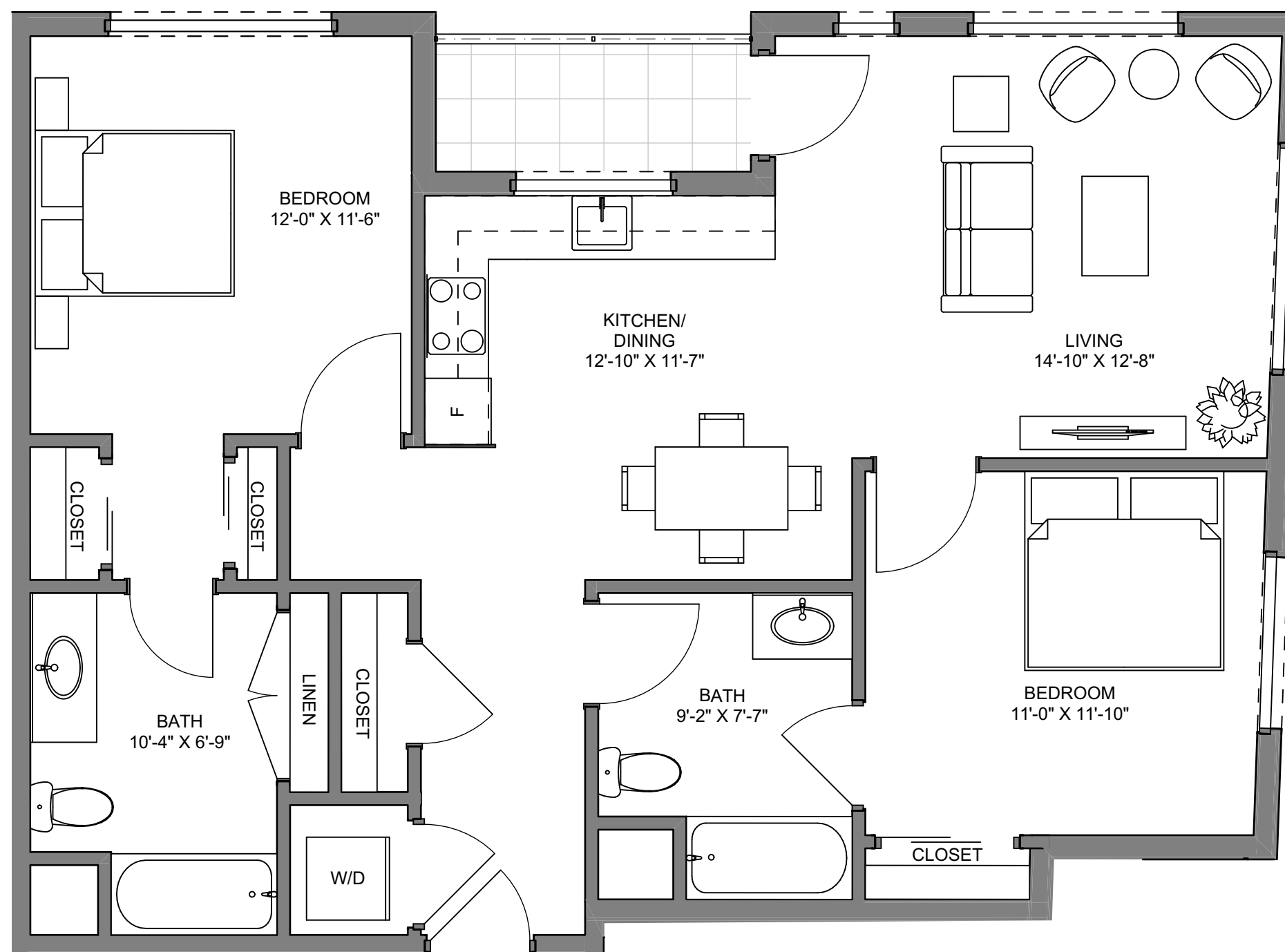
**TYP. STUDIO: 452 SF**

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



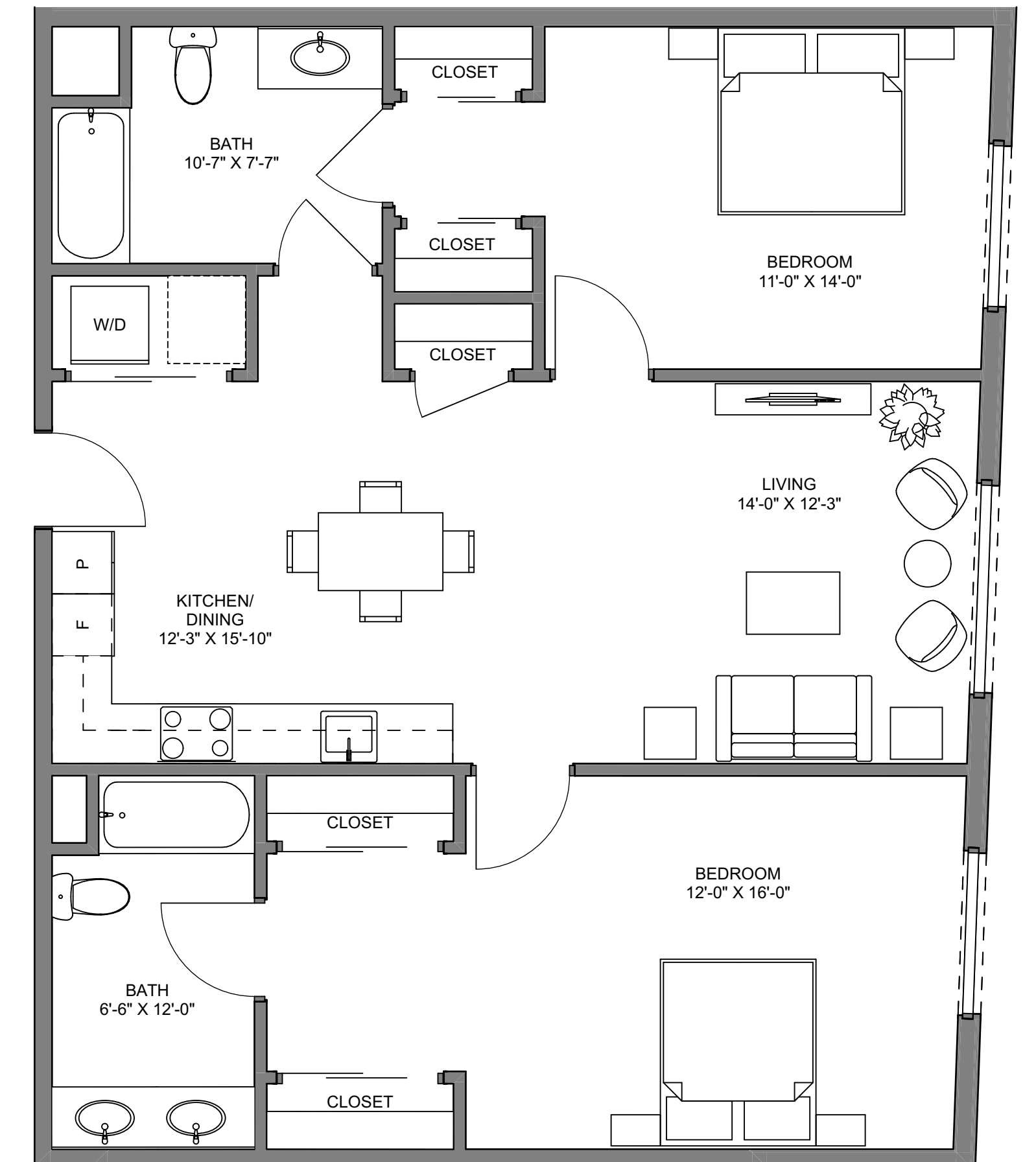
**TYP. I+ BEDROOM: 711 SF**

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



**TYP. 2 BEDROOM WITH BALCONY: 923 SF**

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



**TYP. 2 BEDROOM: 1,068 SF**

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



**LBL**  
7400 Linden Avenue  
San Jose, CA 95127  
T 408 298 8000  
F 408 250 8000  
www.lblighting.com

**outdoor**  
**uptown large outdoor**

**DESCRIPTION**  
Vertical metal slats of varying widths create visual intrigue and depth. Includes (1) replaceable 10 watt 3000K LED module. 120v.

**WEIGHT**  
8.24lb / 3.74kg ±



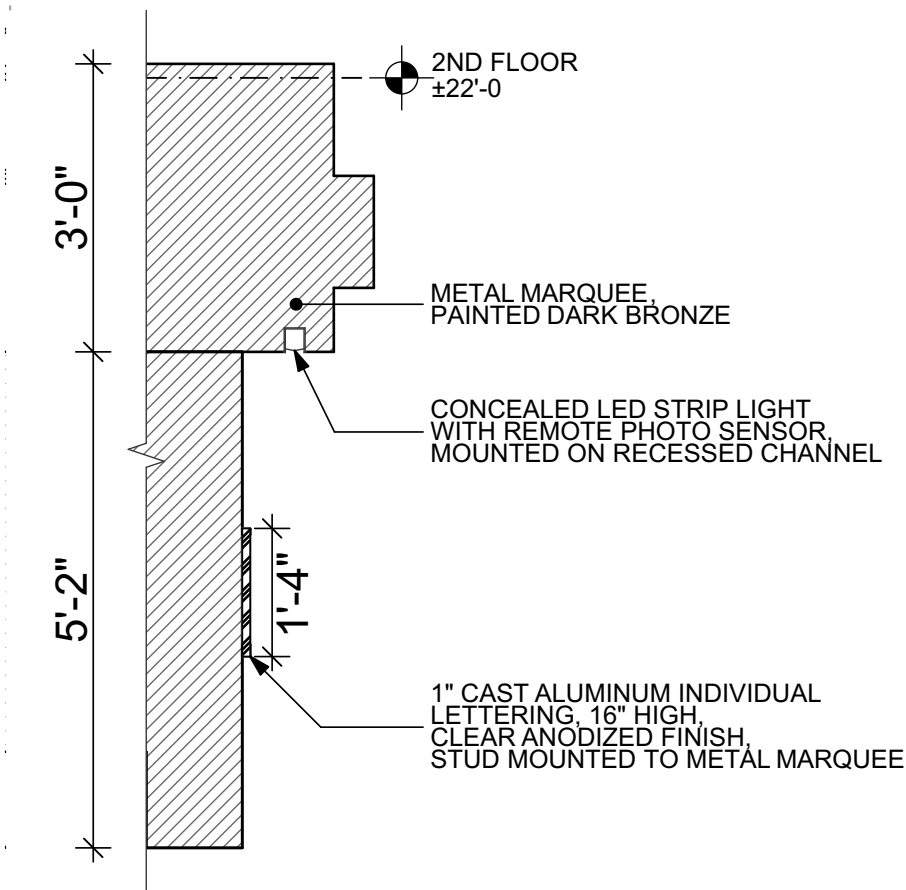
17.7" / 449 mm  
6.3" / 175 mm  
wall projection 4.3" / 125 mm



**ORDERING INFORMATION**

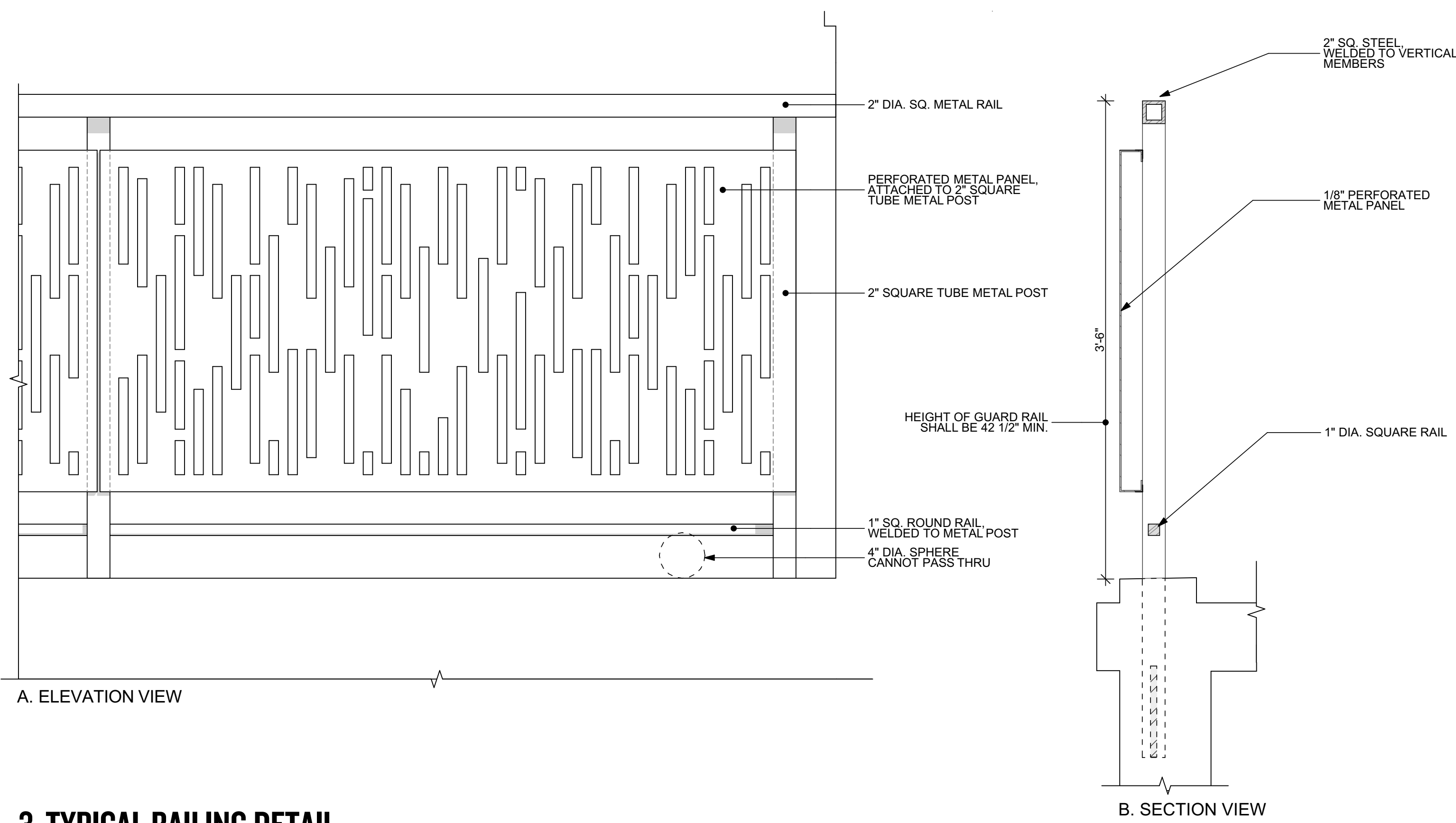
type	model	finish	lamp	well location
LW LED	641	BL black BR bronze SI silver	LED LED Module 10w 3000K 120v	W well location

**5. EXTERIOR LIGHT FIXTURE**



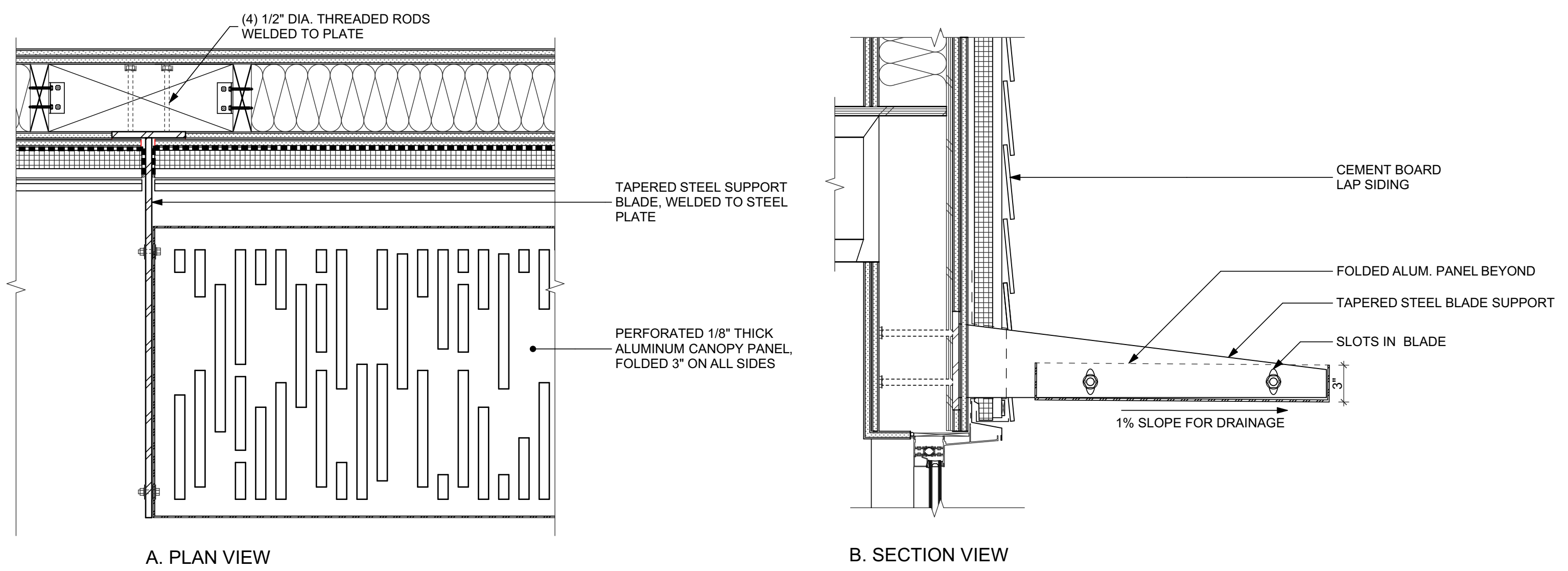
**4. BUILDING SIGNAGE SECTION**

SCALE: 1/2" = 1'-0"



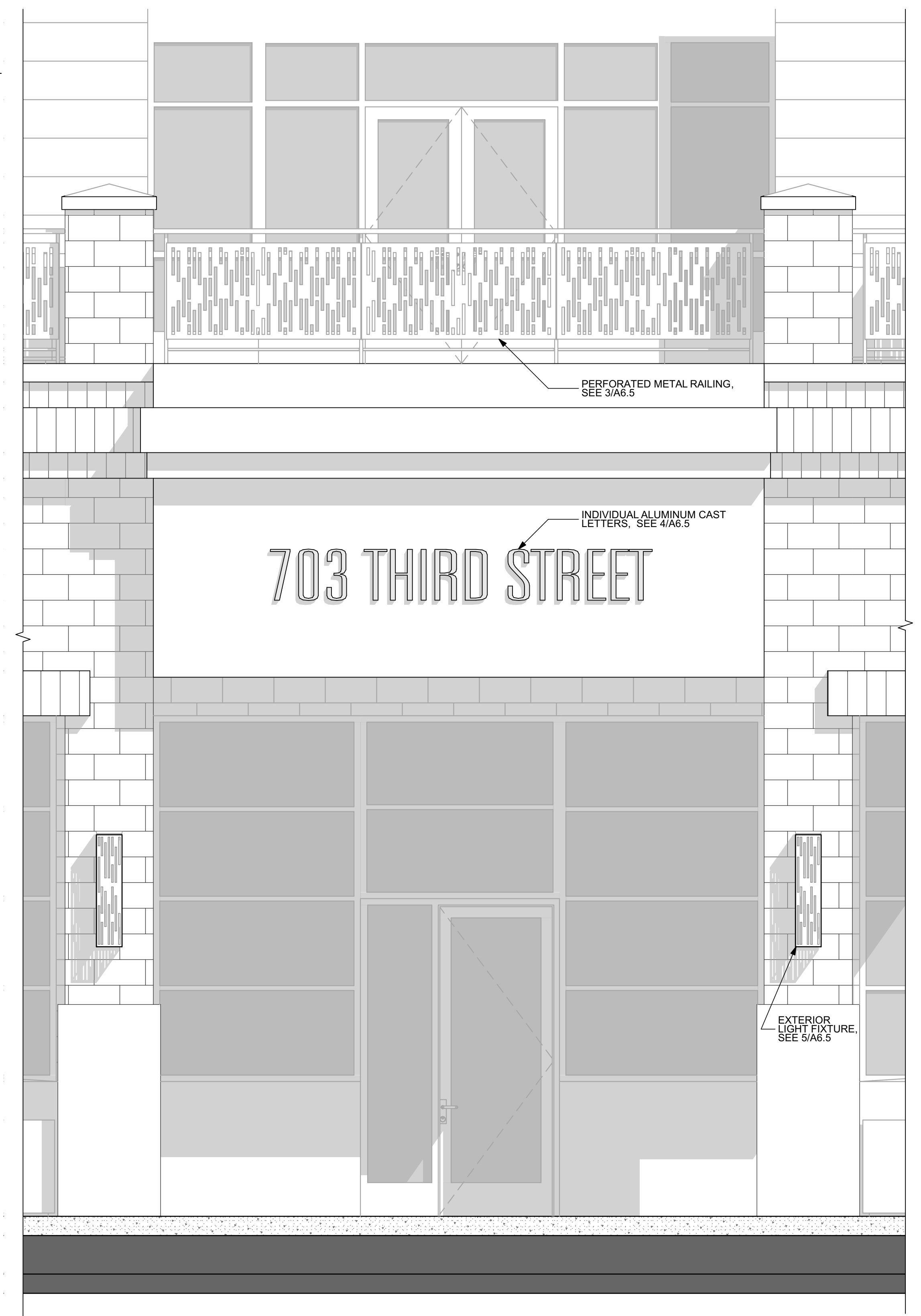
**3. TYPICAL RAILING DETAIL**

SCALE: 1 1/2" = 1'-0"



**2. TYPICAL SUNSHADE DETAIL**

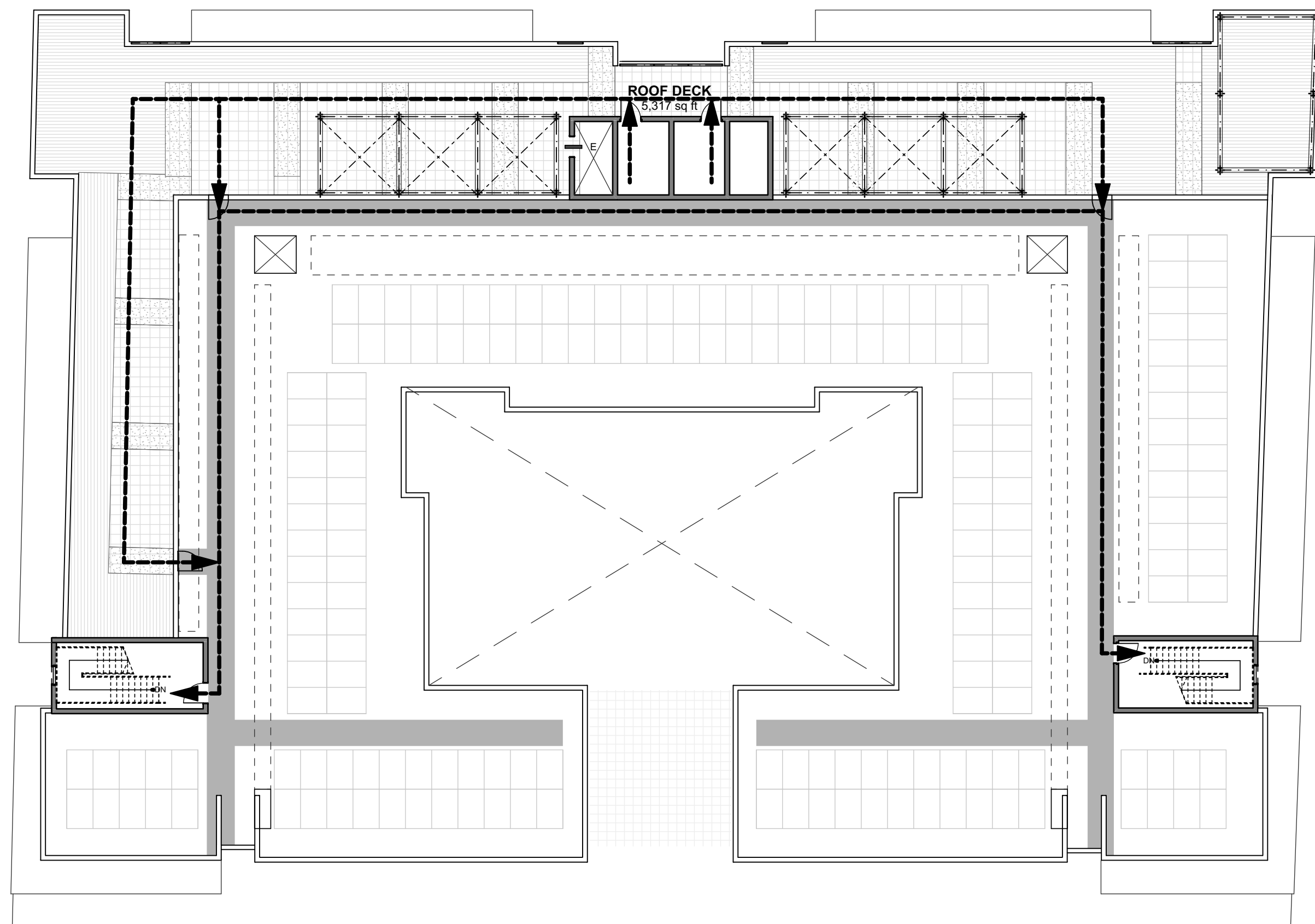
SCALE: 1 1/2" = 1'-0"



**1. MAIN BUILDING ENTRY**

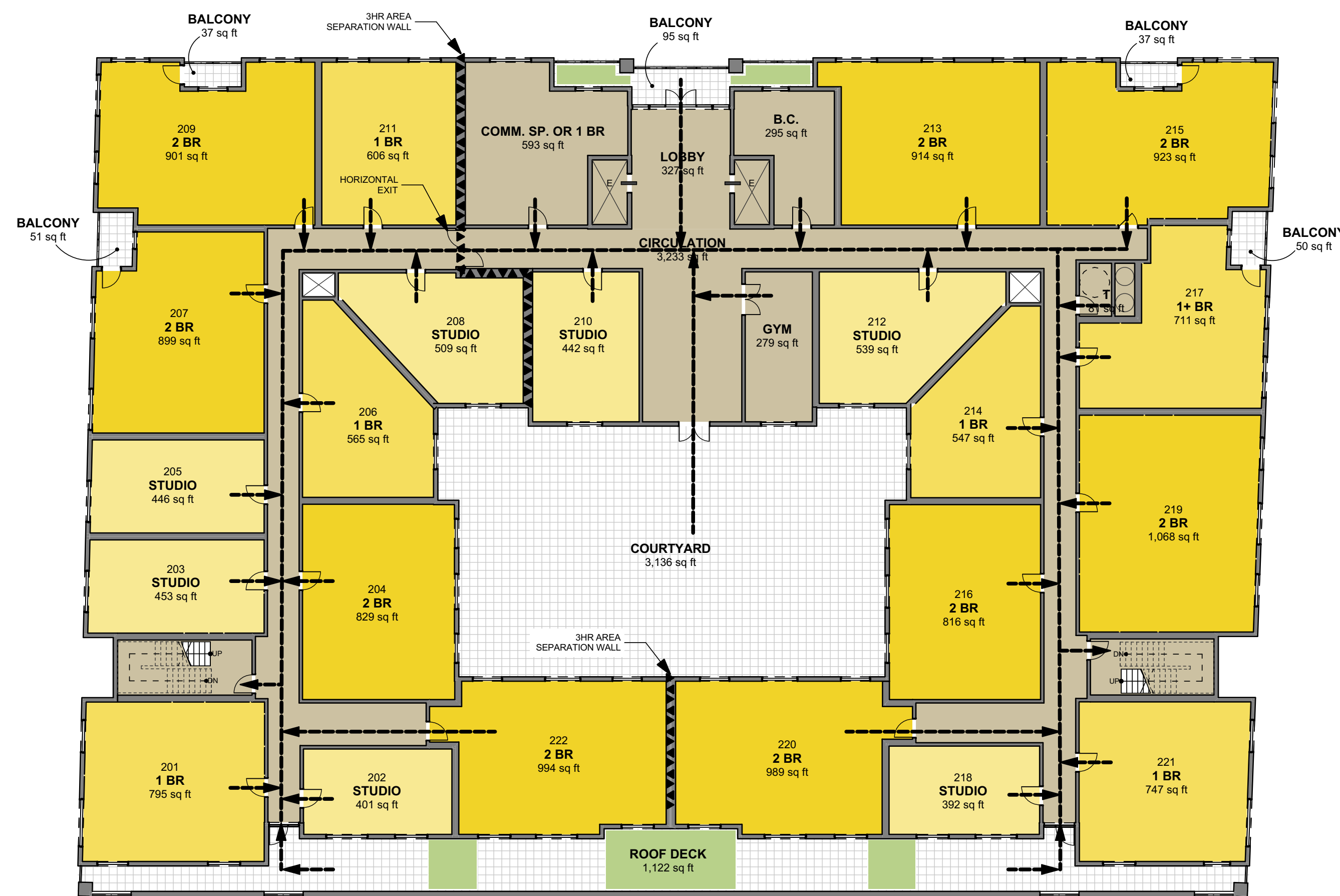
SCALE: 1/2" = 1'-0"





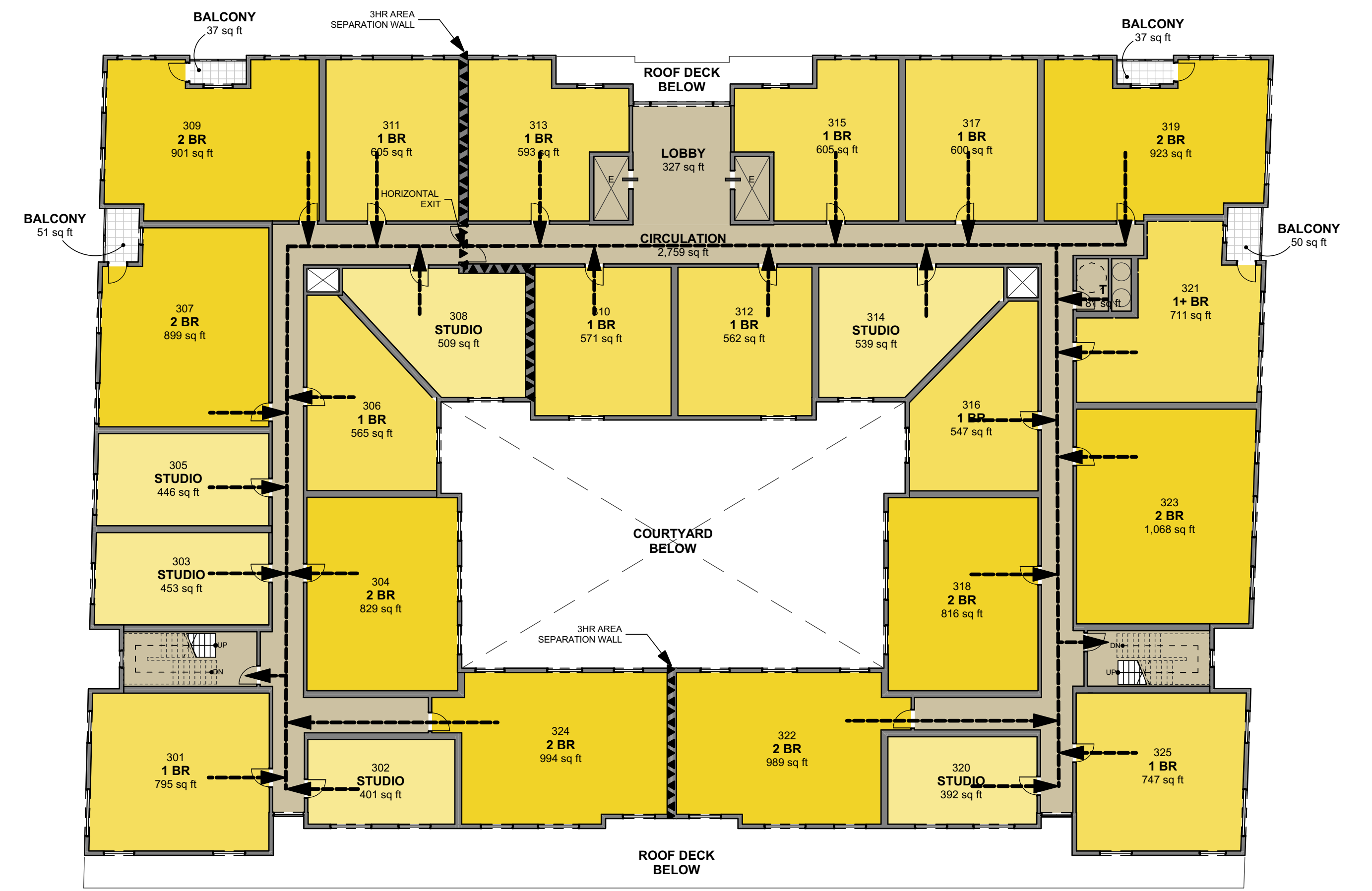
**ROOF LEVEL EXITING**

SCALE: 1/16" = 1'-0"



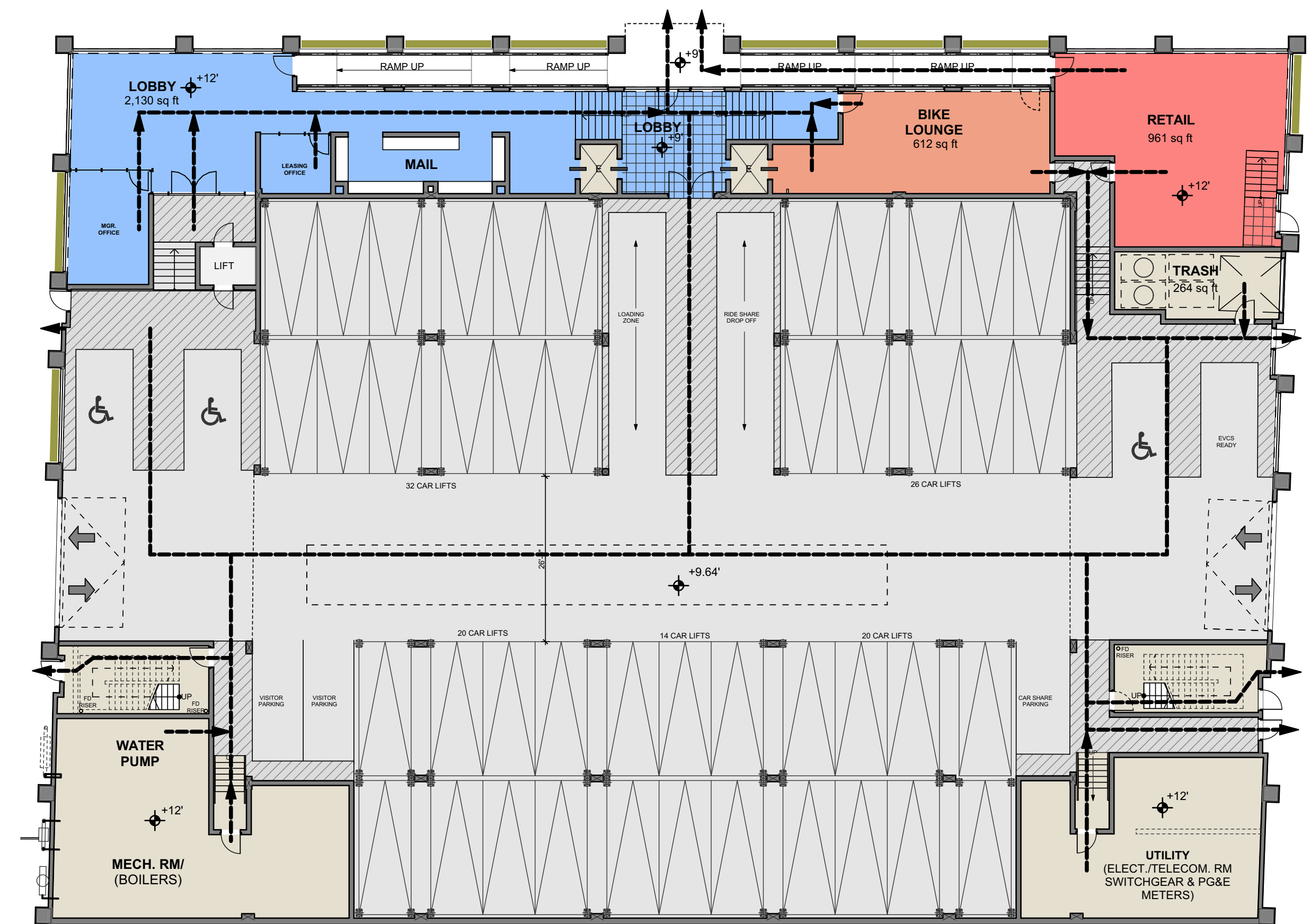
**2ND FLOOR EXITING**

SCALE: 1/16" = 1'-0"



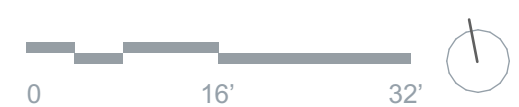
**3RD FLOOR EXITING, 4TH-6TH SIM.**

SCALE: 1/16" = 1'-0"



**1ST FLOOR EXITING**

SCALE: 1/16" = 1'-0"



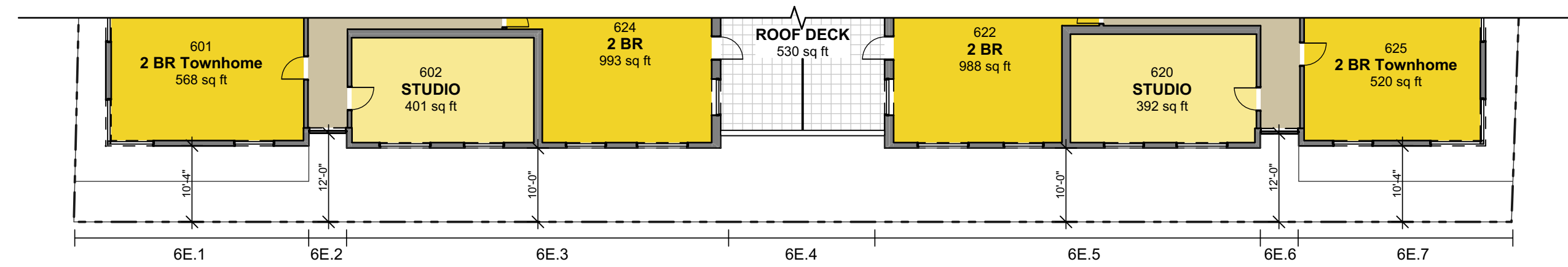


**SOUTH ELEVATION**

SCALE: 1/16" = 1'-0"

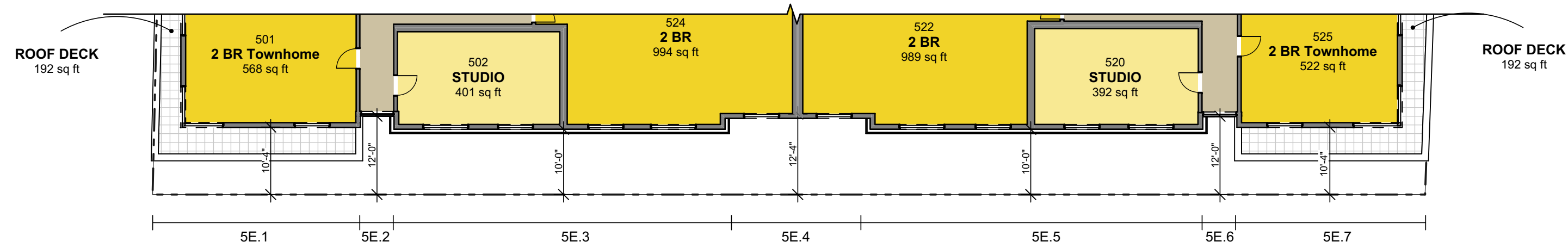
**6TH FLOOR**

SCALE: 1/16" = 1'-0"



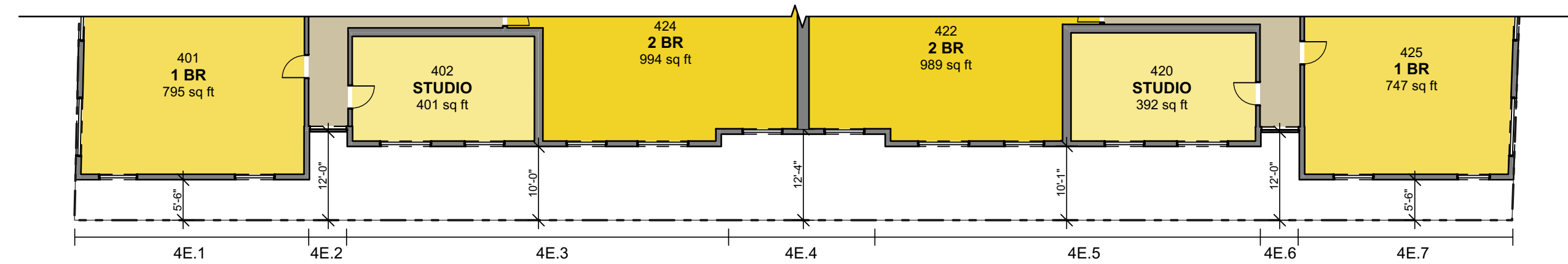
**5TH FLOOR**

SCALE: 1/16" = 1'-0"



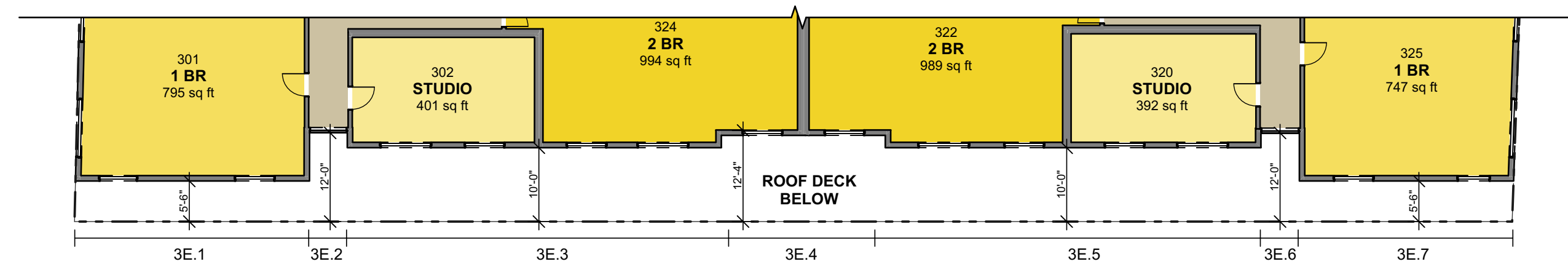
**4TH FLOOR**

SCALE: 1/16" = 1'-0"



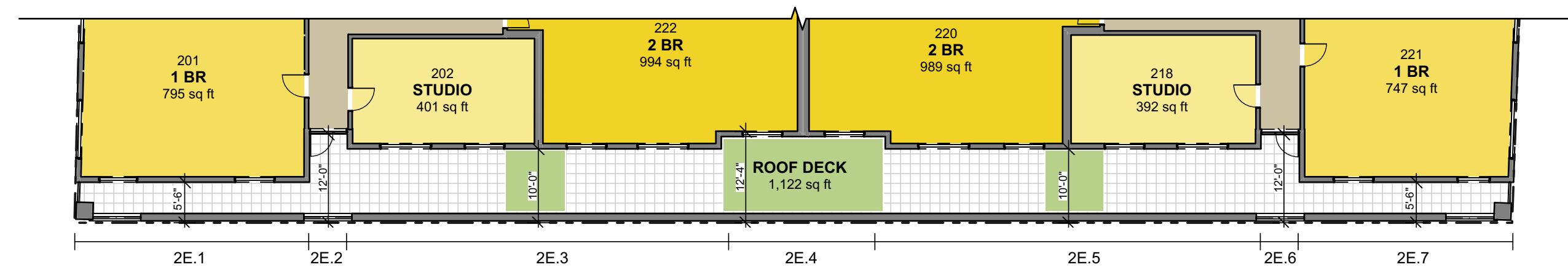
**3RD FLOOR**

SCALE: 1/16" = 1'-0"



**2ND FLOOR**

SCALE: 1/16" = 1'-0"



**EXTERIOR WALL OPENINGS  
SOUTH ELEVATION (AGAINST MARIN COLOR)**

FLOOR	BLDG. WING DESIGNATION PER DIAGRAM	DISTANCE FROM PROPERTY LINE	ALLOWABLE AREA OF UNPROTECTED OPENINGS PER CBC TABLE 705.8	EXTERIOR WALL AREA	OPENINGS AREA	PERCENTAGE OF UNPROTECTED WALL OPENINGS
GROUND FLOOR	-	0'	0%		NO OPENINGS	0%
SECOND FLOOR	2E.1	5'-6"	25%	317.5 SQFT	79.0 SQFT	25%
	2E.2	12'-0"	45%	50 SQFT	21.0 SQFT	42%
	2E.3	10'-0"	45%	517.5 SQFT	162.6 SQFT	31%
	2E.4	12'-0"	45%	197.5 SQFT	71.5 SQFT	36%
	2E.5	10'-0"	45%	522.5 SQFT	162.6 SQFT	31%
	2E.6	12'-0"	45%	50 SQFT	21.0 SQFT	42%
	2E.7	5'-6"	25%	290 SQFT	72.6 SQFT	25%
THIRD FLOOR	3E.1	5'-6"	25%	317.5 SQFT	79.0 SQFT	25%
	3E.2	12'-0"	45%	50 SQFT	0 SQFT	0%
	3E.3	10'-0"	45%	517.5 SQFT	162.6 SQFT	31%
	3E.4	12'-0"	45%	197.5 SQFT	71.5 SQFT	36%
	3E.5	10'-0"	45%	522.5 SQFT	162.6 SQFT	31%
	3E.6	12'-0"	45%	50 SQFT	0 SQFT	0%
	3E.7	5'-6"	25%	290 SQFT	72.6 SQFT	25%
FOURTH FLOOR	4E.1	5'-6"	25%	317.5 SQFT	79.0 SQFT	25%
	4E.2	12'-0"	45%	50 SQFT	0 SQFT	0%
	4E.3	10'-0"	45%	517.5 SQFT	162.6 SQFT	31%
	4E.4	12'-0"	45%	197.5 SQFT	71.5 SQFT	36%
	4E.5	10'-0"	45%	522.5 SQFT	162.6 SQFT	31%
	4E.6	12'-0"	45%	50 SQFT	0 SQFT	0%
	4E.7	5'-6"	25%	290 SQFT	72.6 SQFT	25%
FIFTH FLOOR	5E.1	10'-3"	45%	275 SQFT	81.6 SQFT	30%
	5E.2	12'-0"	45%	50 SQFT	0 SQFT	0%
	5E.3	10'-3"	45%	517.5 SQFT	148.0 SQFT	29%
	5E.4	12'-4"	45%	197.5 SQFT	71.5 SQFT	36%
	5E.5	10'-3"	45%	522.5 SQFT	148.0 SQFT	28%
	5E.6	12'-0"	45%	50 SQFT	0 SQFT	0%
	5E.7	10'-3"	45%	253.3 SQFT	88.3 SQFT	35%
SIXTH FLOOR	6E.1	10'-3"	45%	302.5 SQFT	55.9 SQFT	18%
	6E.2	12'-0"	45%	55 SQFT	0 SQFT	0%
	6E.3	10'-0"	45%	569.3 SQFT	173.3 SQFT	30%
	6E.4	>30'-0"	NO LIMIT	- SQFT	- SQFT	-
	6E.5	10'-0"	45%	574.8 SQFT	173.3 SQFT	30%
	6E.6	12'-0"	45%	55 SQFT	0 SQFT	0%
	6E.7	10'-3"	45%	279.6 SQFT	104.3 SQFT	37%

0 16' 32'



**NORTH ELEVATION**

SCALE: 1/16" = 1'-0"



**MATERIALS & SYSTEMS**

- 1 STUCCO – PAINTED
- 2 ALUMINUM STOREFRONT/WINDOWS OR VINYL WINDOWS
- 3 BRICK VENEER
- 4 CONCRETE BASE
- 5 METAL PANEL
- 6 METAL RAILING PAINTED
- 7 SIDING - HORIZONTAL & VERTICAL
- 8 STEEL TRELIS – PAINTED
- 9 METAL COPING
- 10 BIKE RACK
- 11 PLANTER CORTEN
- 12 CONCRETE OR STUCCO – PAINTED
- 13 METAL SUNSHADE
- 14 CORTEN METAL PANELS

**COLORS**

- A KM5787 – PARISIAN CASHMERE
- B KM4562 – OYSTER HAZE
- C PAINTED METAL – BRONZE

**GENERAL NOTES**

1. FEMA BASE FLOOD ELEVATION: 11'-0"  
FINISHED FLOOR ELEVATION: 12'-0"  
(PER CITY OF SAN RAFAEL, A MINIMUM OF 1 FOOT ABOVE FLOOD ELEVATION IS REQUIRED FOR ALL CRITICAL FACILITY SPACES.)
2. FINISHED FLOOR ELEVATION OF ALL INTERIOR AREAS EXCLUDING THE GARAGE, TRASH ROOM IS 1'- 0" ABOVE SEA LEVEL AS REQUIRED BY CITY OF SAN RAFAEL.
3. ROOFTOP MECHANICAL EQUIPMENT CONCEALED AND NOT VISIBLE FROM STREET LEVEL.



**SOUTH ELEVATION**

SCALE: 1/16" = 1'-0"





**EAST ELEVATION – TAMALPAIS AVE**

SCALE: 1/16" = 1'-0"



**MATERIALS & SYSTEMS**

- 1 STUCCO – PAINTED
- 2 ALUMINUM STOREFRONT/WINDOWS OR VINYL WINDOWS
- 3 BRICK VENEER
- 4 CONCRETE BASE
- 5 METAL PANEL
- 6 METAL RAILING PAINTED
- 7 SIDING - HORIZONTAL & VERTICAL
- 8 STEEL TRELLIS – PAINTED
- 9 METAL COPING
- 10 BIKE RACK
- 11 PLANTER CORTEN
- 12 CONCRETE OR STUCCO – PAINTED
- 13 METAL SUNSHADE

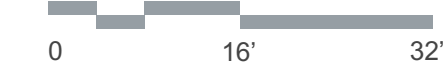
**COLORS**

- A KM5787 – PARISIAN CASHMERE
- B KM4562 – OYSTER HAZE
- C PAINTED METAL – BRONZE



**WEST ELEVATION – LINCOLN AVE**

SCALE: 1/16" = 1'-0"



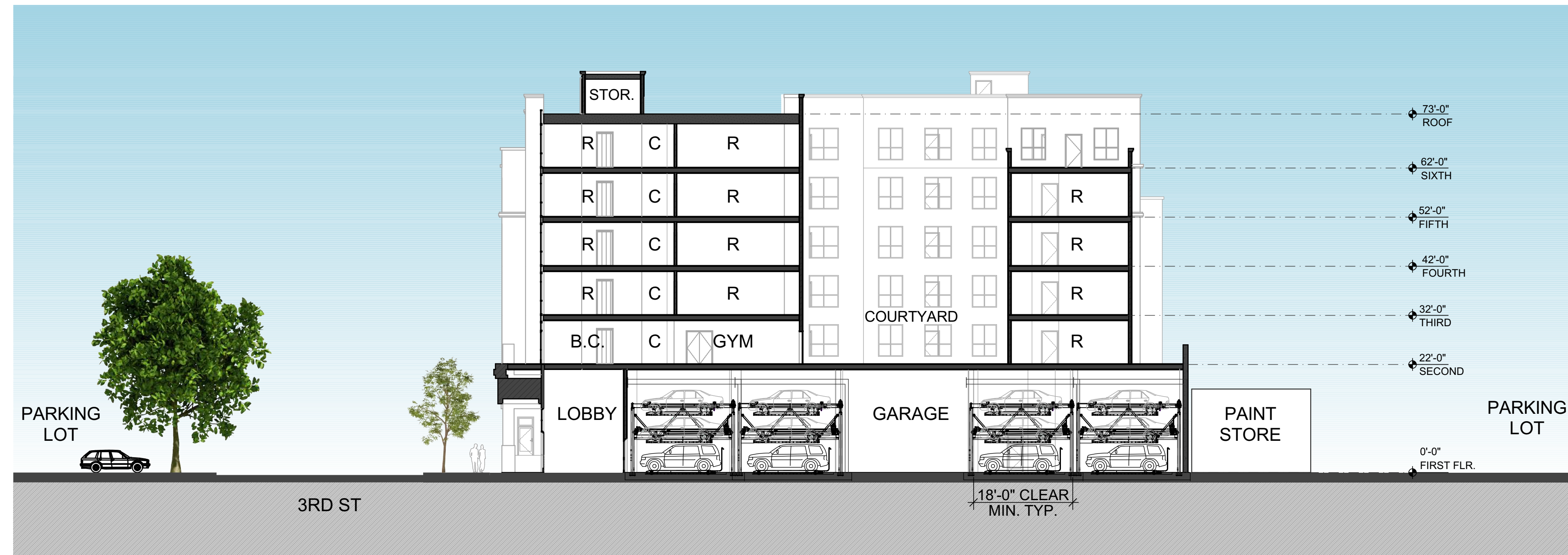
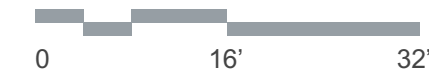
**GENERAL NOTES**

1. FEMA BASE FLOOD ELEVATION: 11'-0"  
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2. FINISHED FLOOR ELEVATION OF ALL INTERIOR AREAS EXCLUDING THE GARAGE, TRASH ROOM IS 1'- 0" ABOVE SEA LEVEL AS REQUIRED BY CITY OF SAN RAFAEL.
3. ROOFTOP MECHANICAL EQUIPMENT CONCEALED AND NOT VISIBLE FROM STREET LEVEL.



**BUILDING SECTION - 3RD ST**

SCALE: 1/16" = 1'-0"



**BUILDING SECTION - TAMALPAIS AVE**

SCALE: 1/16" = 1'-0"





- METAL PANEL AND METAL COPING TO MATCH STOREFRONT – BRONZE
- ALUMINUM THERMAL BREAK WINDOWS OR VINYL WINDOWS WITH SIMULATED METAL FINISH
- METAL PANEL TO MATCH STOREFRONT FINISH AT EACH FLOOR LEVEL
- HORIZONTAL CEMENT SIDING, PAINTED
- METAL COPING
- METAL PANEL AT MARQUEE ENTRY
- METAL LETTERING WITH ACCENT LIGHTING
- LOBBY STOREFRONT FACADE ALUMINUM STOREFRONT – BRONZE

**DETAIL SECTION 3: THROUGH ENTRY LOBBY**



- METAL PANEL AND METAL COPING TO MATCH STOREFRONT
- ALUMINUM THERMAL BREAK WINDOWS OR VINYL WITH SIMULATED METAL FINISH
- STUCCO BODY – LIGHT
- STUCCO BODY – DARK
- METAL EMBOSSED PANEL BETWEEN WINDOWS TO MATCH WINDOW FINISH
- METAL COPING
- ALUMINUM STOREFRONT – BRONZE
- LIGHT FIXTURE: LAZER CUT OR PERFORATED METAL TO MATCH RAILING PATTERN
- CONCRETE BASE (POTENTIAL EXTERIOR STUCCO COAT)

**DETAIL SECTION 2: THROUGH BALCONY**



- STEEL FRAME ROOF DECK SPACE
- METAL COPING
- HORIZONTAL SIDING, PAINTED
- METAL SUNSHADE
- ALUMINUM OR VINYL WINDOW SYSTEM
- METAL OR PRECAST CAP/TRIM
- METAL RAIL: LASER CUT PATTERN, PAINTED
- STUCCO BODY – LIGHT
- METAL COPING
- METAL EMBOSSED PANEL BETWEEN WINDOWS TO MATCH WINDOW FINISH
- STUCCO BODY – DARK
- ALUMINUM THERMAL BREAK WINDOWS OR VINYL WITH SIMULATED METAL FINISH
- METAL COPING
- BRICK VENEER ON CONCRETE & METAL FRAMING
- LIGHT FIXTURE: LAZER CUT OR PERFORATED METAL TO MATCH RAILING PATTERN
- ALUMINUM STOREFRONT – BRONZE
- CONCRETE BASE (POTENTIAL EXTERIOR STUCCO COAT)

**DETAIL SECTION 1: THROUGH CORNER**

**A12.0**



- HORIZONTAL CEMENT SIDING, PAINTED
- METAL SUNSHADE, PAINTED
- ALUMINUM OR VINYL WINDOW SYSTEM
- METAL COPING
- STUCCO BODY – LIGHT
- METAL COPING
- STUCCO BODY – DARK
- METAL EMBOSSED PANEL BETWEEN WINDOWS TO MATCH WINDOW FINISH
- PRECAST CAP OR METAL COPING
- PLANTERS
- CONCRETE WALL, PAINTED OR STUCCO
- ADJACENT BUILDING

**DETAIL SECTION 5: THROUGH REAR FACADE**



- METAL TRELLIS
- METAL COPING
- VERTICAL CEMENT SIDING, PAINTED
- METAL SUNSHADE
- ALUMINUM OR VINYL WINDOW SYSTEM
- HORIZONTAL SIDING, PAINTED
- ALUMINUM LOUVER
- METAL COPING
- METAL EMBOSSED PANEL BETWEEN WINDOWS TO MATCH WINDOW FINISH
- STUCCO BODY – DARK
- ALUMINUM WINDOWS OR VINYL WITH SIMULATED METAL FINISH
- PRECAST CAP
- METAL RAIL: LASER CUT PATTERN, PAINTED
- CONCRETE WALL, PAINTED OR STUCCO
- ADJACENT BUILDING

**DETAIL SECTION 4: THROUGH REAR CORNER**

**A12.1**



1 VIEW FROM LINCOLN AVENUE



4 VIEW FROM 2ND STREET & LINCOLN AVENUE



2 VIEW DOWN 3RD STREET FROM TRANSIT CENTER



5 VIEW FROM 3RD STREET LOOKING EAST TOWARDS FREEWAY



3 VIEW FROM LINCOLN AVENUE LOOKING TOWARDS 2ND STREET



6 VIEW FROM ELEVATED HWY 101



SITE PLAN



7 VIEW FROM 3RD STREET & TAMALPAIS AVENUE





**703 3RD STREET | VIEW I – FROM LINCOLN AVENUE**

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A14.1

**VAN METER  
WILLIAMS  
POLLACK** LLP



A14.2

**703 3RD STREET | VIEW 2 – DOWN 3RD STREET FROM TRANSIT STATION**

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**VAN METER  
WILLIAMS  
POLLACK** LLP



A14.3

**703 3RD STREET | VIEW 3 – FROM LINCOLN AVENUE LOOKING TOWARD 2ND STREET**

SAN RAFAEL, CA | 8/15/2019 | 703 THIRD STREET ASSOC. LLC

**VAN METER  
WILLIAMS  
POLLACK <sup>LLP</sup>**



A14.4

**703 3RD STREET | VIEW 4 – FROM 2ND STREET & LINCOLN AVENUE**

SAN RAFAEL, CA | 8/15/2019 | 703 THIRD STREET ASSOC. LLC

**VAN METER  
WILLIAMS  
POLLACK** LLP



**703 3RD STREET | VIEW 5 – FROM 3RD STREET LOOKING EAST TOWARDS FREEWAY**

SAN RAFAEL, CA | 8/15/2019 | 703 THIRD STREET ASSOC. LLC

A14.5

**VAN METER  
WILLIAMS  
POLLACK** LLP



A14.6

**703 3RD STREET | VIEW 6 – FROM ELEVATED HWY 101**

SAN RAFAEL, CA | 8/15/2019 | 703 THIRD STREET ASSOC. LLC

**VAN METER  
WILLIAMS  
POLLACK<sup>LLP</sup>**



**703 3RD STREET | VIEW 7 – FROM THIRD STREET & TAMALPAIS AVENUE**

SAN RAFAEL, CA | 8/15/2019 | 703 THIRD STREET ASSOC. LLC

A14.7

**VAN METER  
WILLIAMS  
POLLACK** LLP