THE PROJECT

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 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 34 four 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 square feet 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 4th 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.
1. View from 3rd Street – South Facing

2. View of adjacent block of 3rd Street – South Facing

3. View from Lincoln Avenue – East Facing

**703 Third Street**

**Existing Conditions Site Views**

**San Rafael, CA | 8/15/2019 | 703 Third Street Assoc. LLC**
**Urban Design Diagram 2**

**Highlights:**
- **Corner Element:** Change of materials & vertical proportions
- **Recess & Material Change to Break Up Mass**
- **Transparent Storefront at Ground Floor for Pedestrian Visual Interest**

**Labels:**
- **Mass 1**
- **Central Recess Material Change**
- **Mass 2**
- **Mass 3**
- **Mass 4**
- **Mass 5**
- **Mass 6**
- **Top**
- **Lighter Body**
- **Middle/Body**
- **Base**
- **Highlight Main Entry W/ Material Change & Marquee Element**
- **Stepback at Top Two Floors**

**Notes:**
- **View at 3rd St. & Lincoln Ave.**

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**San Rafael, CA | 8/15/2019 | 703 Third Street Assoc. LLC**
GROUND FLOOR LANDSCAPE PLAN

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

- BIKE RACK, TYP
- STREET TREE WITH CITY STANDARD TREE GRATE, TYP
- CITY STANDARD CONCRETE SIDEWALK, TYP
- 30' HT CORTEN PLANTERS AT BUILDING, TYP
- (E) STREET LIGHT, TYP

- STREET TREE WITH CITY STANDARD TREE GRATE, TYP
- CITY STANDARD CONCRETE SIDEWALK, TYP
- 30' HT CORTEN PLANTERS AT BUILDING, TYP
- BIKE RACK, TYP

- PRECEDENT IMAGERY
- PRELIMINARY PLANT PALETTE

- LINCOLN AVENUE
- TAMALPAIS AVENUE
- THIRD STREET
- 703 THIRD STREET
- SAN RAFAEL, CA
- MARCH 14, 2018
- 703 THIRD STREET ASSOC, LLC

- PLATANUS ACERIFOLIA 'COLUMBIA', LONDON PLANE TREE
- ASPIDISTRA ELATIOR, CAST IRON PLANT
- EQUisetum Hyemale, Horsetails
- LIRIOPE MUSCARI 'MAJESTIC', MAJESTIC LILYTURF
- PHORMIUM 'TINY TIGER', DWARF FLAX
- LOMANDRA 'PLATINUM BEAUTY', AAVARIEGATED DWARF MAT RUSH
- LIRIOPE SPICATA 'SILVER DRAGON', SILVER DRAGON LILYTURF

- WATER PUMP
- MECH. RM SHOULDERED
- TAVULAS AVENUE
- LINCOLN AVENUE

- (E) TRAFFIC SIGNAL
- BIKE RACK, TYP
- 30' HT CORTEN PLANTERS AT BUILDING, TYP

- TAVULAS AVENUE
- 703 THIRD STREET
- SAN RAFAEL, CA
- MARCH 14, 2018
- 703 THIRD STREET ASSOC, LLC
- PRECEDENT IMAGERY
- PRELIMINARY PLANT PALETTE

- 0 8' 16'
- 703 THIRD STREET
- SAN RAFAEL, CA
- MARCH 14, 2018
- 703 THIRD STREET ASSOC, LLC

- WATER PUMP
- MECH. RM SHOULDERED
- TAVULAS AVENUE
- LINCOLN AVENUE

- (E) TRAFFIC SIGNAL
- BIKE RACK, TYP
- 30' HT CORTEN PLANTERS AT BUILDING, TYP

- TAVULAS AVENUE
- 703 THIRD STREET
- SAN RAFAEL, CA
- MARCH 14, 2018
- 703 THIRD STREET ASSOC, LLC
- PRECEDENT IMAGERY
- PRELIMINARY PLANT PALETTE
STACKED STONE WALLS WHERE VISIBLE AT C3 PLANTERS, TYP
PRECAST SEAT WALL
MOUNDED AND SLOPED PLANTING AREA, TYP
BIORETENTION PLANTING, TYP

PRECAST C3 PLANTERS, TYP
CONCRETE TOPPING SLAB, TYP

PRECAST CONCRETE PAVERS SCULPTURAL BENCH

MOUNDED AND SLOPED PLANTING AREA, TYP

CONCRETE TOPPING SLAB, TYP
PRECAST PLANTER, TYP
BUILT IN C3 PLANTERS, TYP

PRECAST CONCRETE PAVERS SCULPTURAL BENCH

MOUNDED AND SLOPED PLANTING AREA, TYP

CONCRETE TOPPING SLAB, TYP
PRECAST PLANTER, TYP
BUILT IN C3 PLANTERS, TYP

CONCRETE TOPPING SLAB, TYP
PRECAST PLANTER, TYP
BUILT IN C3 PLANTERS, TYP

PRELIMINARY PLANT PALETTE

LOMANDRA 'PLATINUM BEAUTY', VARIEGATED DWARF MAT RUSH

BETULA PENDULA, EUROPEAN WHITE BIRCH

ACACIA COGNATA 'COUSIN ITT', LITTLE RIVER WATTLE

HEUCHERA MAXIMA, ISLAND ALUM ROOT

POLYSTICHUM MUNITUM, WESTERN SWORD FERN

SARCOCOCCA HOOKERIANA VAR HUMILIS, SWEET BOX

LOROPETALUM 'SHANG WHITE', EMERALD SNOW FRINGE FLOWER
5. EXTERIOR LIGHT FIXTURE

3. TYPICAL RAILING DETAIL
SCALE: 1/12" = 1'-0"

4. BUILDING SIGNAGE SECTION
SCALE: 1/12" = 1'-0"

2. TYPICAL SUNSHADE DETAIL
SCALE: 1/12" = 1'-0"

1. MAIN BUILDING ENTRY
SCALE: 1/12" = 1'-0"
MATERIALS & SYSTEMS
- STUCCO – PAINTED
- ALUMINUM STOREFRONT WINDOWS OR VINYL WINDOWS
- BRICK VENEER
- CONCRETE BASE
- METAL PANEL
- METAL RAILING PAINTED
- SIDING – HORIZONTAL & VERTICAL
- STEEL TRELLIS – PAINTED
- METAL COPING
- EAVE RACK
- PLANTER CORTEN
- CONCRETE OR STUCCO – PAINTED
- METAL SUNSHADE
- CORTEN METAL PANELS

COLORS
- PARISIAN CASHMERE
- OYSTER HAZE
- BRONZE
- PAINTED METAL

GENERAL NOTES
1. FEMA BASE FLOOD ELEVATION: 11'-0"
2. FINISHED FLOOR ELEVATION: 12'-0"

3. ROOFTOP MECHANICAL EQUIPMENT CONCEALED AND NOT VISIBLE FROM STREET LEVEL

NORTH ELEVATION
SCALE 1/8" = 1'-0"

SOUTH ELEVATION
SCALE 1/8" = 1'-0"

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

NORTH AND SOUTH ELEVATIONS
EAST ELEVATION – TAMALPAIS AVE

- **Materials & Systems**
  - Stucco – Painted
  - Aluminum storefront windows or vinyl windows
  - Rock Veneer
  - Concrete base
  - Metal panel
  - Metal railing painted
  - Siding – Horizontal & vertical
  - Steel trellis – Painted
  - Metal coping
  - Bike rack
  - Planter Corten
  - Concrete or stucco – Painted
  - Metal sunshade

- **General Notes**
  1. From base flood elevation: 11'-0"
  2. Finished floor elevation: 12'-0"
  3. (Per City of San Rafael, minimum of 1 foot above flood elevation is required for all critical facility spaces)
  4. Painted metal – bronze

WEST ELEVATION – LINCOLN AVE

- **Materials & Systems**
  - Stucco – Painted
  - Aluminum storefront windows or vinyl windows
  - Rock Veneer
  - Concrete base
  - Metal panel
  - Metal railing painted
  - Siding – Horizontal & vertical
  - Steel trellis – Painted
  - Metal coping
  - Bike rack
  - Planter Corten
  - Concrete or stucco – Painted
  - Metal sunshade

- **General Notes**
  1. From base flood elevation: 11'-0"
  2. Finished floor elevation: 12'-0"
  3. (Per City of San Rafael, minimum of 1 foot above flood elevation is required for all critical facility spaces)
  4. Painted metal – bronze
**Detail Section 1: Through Corner**

- **Steel Frame Roof Deck Space**
- **Metal Coping**
- **Horizontal Siding, Painted**
- **Metal Sunshade**
- **Aluminum or Vinyl Window System**
- **Metal Rail: Laser Cut Pattern, Painted**
- **Stucco Body – Light**
- **Stucco Body – Dark**

**Detail Section 2: Through Balcony**

- **Metal Panel and Metal Coping to Match Storefront**
- **Aluminum Thermal Break Windows or Vinyl with Simulated Metal Finish**
- **Metal Embossed Panel Between Windows to Match Window Finish**
- **Metal Coping**
- **Metal Embossed Panel Between Windows to Match Window Finish**
- **Stucco Body – Light**
- **Stucco Body – Dark**

**Detail Section 3: Through Entry Lobby**

- **Metal Panel and Metal Coping to Match Storefront**
- **Aluminum Thermal Break Windows or Vinyl with Simulated Metal Finish**
- **Metal Embossed Panel Between Windows to Match Window Finish**
- **Metal Coping**
- **Metal Panel at Marquee Entry**
- **Metal Lettering**
- **Metal Lettering with Accent Lighting**
- **Lobby Storefront Facade**
- **Aluminum Storefront – Bronze**
- **Light Fixture: Laser Cut or Perforated Metal to Match Railing Pattern**
- **Concrete Base (Potential Exterior Stucco Coat)**

**General Notes:**

- **Horizontal Cement Siding, Painted**
- **Metal Siding**
- **Metal Embossed Panel Between Windows to Match Window Finish**
- **Stucco Body – Light**
- **Metal Embossed Panel Between Windows to Match Window Finish**
- **Stucco Body – Dark**
- **All Aluminum Thermal Break Windows or Vinyl with Simulated Metal Finish**
- **Metal Panel to Match Storefront Finish at Each Floor Level**
- **Metal Coping**
- **Metal Panel and Metal Coping to Match Storefront – Bronze**
- **Metal Panel and Metal Coping to Match Storefront**

**Building Details:**

- **703 Third Street**
- **Van Meter Williams Pollack**
- **San Rafael, CA**
- **8/15/2019**
- **703 Third Street Assoc LLC**
- **VMWP Projects 1741 - SEAGATE 703 12__ ACAD & DWGS 1741 MODELS 190326_1741_703_Third_Option-1 AC 22-pln-8/15/2019-4:43 PM - elitzu A 12.0**
VIEW 3 – FROM LINCOLN AVENUE LOOKING TOWARD 2ND STREET

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