



SAN RAFAEL INN

BY 1580 LINCOLN, LLC

PROJECT DESCRIPTION

SAN RAFAEL INN & SUITES IS A BOUTIQUE HOTEL WITH 46 GUESTROOMS AND AMENITIES INCLUDING A FITNESS ROOM, BOARDROOM, SECOND FLOOR GUEST PATIO OVERLOOKING LINCOLN AVENUE, AND AN OUTDOOR PET AREA. A CAFE IS LOCATED AT THE FIRST FLOOR THAT WILL BE OPEN TO THE PUBLIC. LOCATED AT 1580 LINCOLN AVENUE AT THE INTERSECTION WITH GRAND AVENUE, THE SITE WAS PREVIOUSLY A GARDEN CENTER AND NURSERY WHICH IS NOW CLOSED.

A TRADITIONAL ARCHITECTURAL STYLE WAS CHOSEN TO BE COMPATIBLE WITH THE SURROUNDING NEIGHBORHOOD. THE BOUTIQUE HOTEL WILL BE FOUR STORIES CONSISTING OF THREE STORIES OF TYPE VA WOOD CONSTRUCTION OVER ONE-STORY TYPE IA CONCRETE PODIUM FIRST FLOOR. THE PROJECT WILL BE USING THE 12FT ALLOWED BONUS HEIGHT TO ACCOMMODATE THE FOUR STORIES. THE HOTEL LOBBY AND CAFE PORTIONS OF THE GROUND FLOOR PROJECT INTO THE SIDE YARD SETBACK ON LINCOLN AVENUE DUE TO GARAGE, STAIR, AND ELEVATOR MINIMUM DIMENSIONS AND KEEPING FUNCTIONAL LOBBY AND CAFE SPACES. THE REDUCED SETBACK FOR THE LOBBY AND CAFE ALSO PROVIDES A CLOSER VISUAL CONNECTION TO THE WIDE SIDEWALK ALONG LINCOLN AVENUE. THE UPPER FLOORS RESPECT THE SIDE SETBACKS AND HELP REDUCE THE MASSING ABOVE THE FIRST FLOOR. THE SOUTH END OF THE BUILDING STEPS DOWN FROM FOUR STORIES TO TWO STORIES AND PROVIDES ADDITIONAL REAR SETBACK FROM WHAT IS REQUIRED ON BROOKDALE AVENUE. THERE ARE MINIMAL WINDOWS ON THE SIDES OF THE BUILDING THAT FACE THE IMMEDIATE NEIGHBOR ON BROOKDALE TO RESPECT THE RESIDENTIAL NEIGHBOR'S PRIVACY.

THE VEHICULAR ENTRANCE IS ON GRAND AVENUE AND AVOIDS NEEDING DRIVEWAY ENTRANCES ON LINCOLN AVENUE OR BROOKDALE AVENUE. THE HOTEL WILL CONTAIN 38 PARKING STALLS IN AN ENCLOSED PARKING GARAGE INCLUDING 26 SPACES IN THREE LEVEL PARKING LIFTS WITH PITS. TWO ADDITIONAL PARKING STALLS ARE LOCATED IN THE GRAND AVENUE RIGHT-OF-WAY THAT CAN BE USED FOR PUBLIC PARKING.

TO PROVIDE THE REQUIRED MINIMUM DISTANCE FROM THE STREET CURB TO THE BUILDING FAÇADE FOR AN AERIAL FIRE APPARATUS ACCESS ROADWAY ON AT LEAST ONE SIDE OF THE BUILDING WITHOUT CONFLICTING WITH EXISTING OVERHEAD POWERLINES ON LINCOLN AVENUE, THE BUILDING IS AT THE PROPERTY LINE WITH NO SETBACK ON GRAND AVENUE. HOWEVER, THERE IS AN EXISTING VERY WIDE RIGHT OF WAY BETWEEN THE CURB ON GRAND AVENUE AND THE PROPERTY LINE THAT VISUALLY PROVIDES A GENEROUS FRONT SETBACK FROM GRAND AVENUE. THE PROJECT HAS ALSO TAKEN ADVANTAGE OF THE WIDE GRAND STREET RIGHT OF WAY TO PROVIDE ENHANCED PAVING AND LANDSCAPING. THE PROJECT HAS ALSO INCLUDED VERTICAL LANDSCAPING THROUGHOUT.

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TITLE SHEET

SAN RAFAEL INN

1580 LINCOLN, LLC

1580 LINCOLN AVE. SAN RAFAEL, CALIFORNIA

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

PLANNING RESPONSE 06-22-2021

20107

T1





PROJECT DIRECTORY

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CIVIL
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OBERKAMPER & ASSOCIATES CIVIL ENGINEERS, INC.
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LIGHTING
JARED THEISS, ASSOCIATE IALD, MIESNA
SILVERMAN & LIGHT
1201 PARK AVE, STE 100
EMERYVILLE, CA 94608
510.655.1200 OFFICE

A.P.N.: 011-075-13
ADDRESS: 1580 LINCOLN AVE
SAN RAFAEL, CA 94901
PROJECT DESCRIPTION: PROPOSED 4 STORY, 46
GUESTROOM HOTEL
EXISTING ZONE: HR-1 DISTRICT
TYPES OF OCCUPANCY: R-1 / B / A-2 / S-2
PROPOSED OF USE: BOUTIQUE HOTEL
NO. OF STORIES: 4 LEVELS ABOVE GRADE
CONSTRUCTION TYPE: TYPE I-A / V-A, SPRINKLER NFPA 13
PARKING PROVIDED: 8 STANDARD STALLS
26 STANDARD LIFT STALLS
_ CLEAN AIR VEHICLES
_ EV CAPABLE STALLS
1 EV CAPABLE ACCESSIBLE VAN
2 ACCESSIBLE STALLS
38 VEHICLE STALLS
1 PASSENGER DROP OFF
BICYCLE PARKING PROVIDED: 2 SHORT TERM
8 LONG TERM
ZONING VARIANCES:
1. REDUCTION OF THE FRONT AND SIDE YARD SETBACK.
2. EXCEEDING 60% LOT COVERAGE.
3. 48% FRONT AND SIDE YARD SETBACK LANDSCAPING.
4. REDUCED PARKING STALL DIMENSIONS AT PARKING LIFTS
PER MANUFACTURERS REQUIREMENTS.
SEPARATE APPLICATIONS:
1. MAJOR EXCEPTION FOR SIGNAGGE

SITE AREA PROPOSED:

AREA	S.F.	PERCENTAGE
LOT COVERAGE:	± 13,343 S.F.	72%
PAVED SURFACE:	± 353 S.F.	2%
LANDSCAPE:	± 4,697 S.F.	26%
TOTAL SITE AREA:	± 18,393 S.F.	100%

SITE AREA + GRAND AVE R.O.W. PROP.:

AREA	S.F.	PERCENTAGE
LOT COVERAGE:	± 13,343 S.F.	62%
PAVED SURFACE:	± 1,917 S.F.	9%
LANDSCAPE:	± 6,015 S.F.	29%
TOTAL SITE AREA:	± 21,061 S.F.	100%

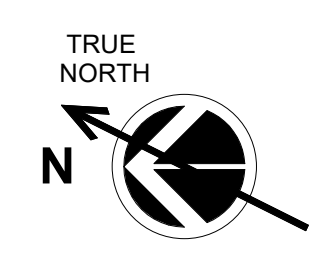
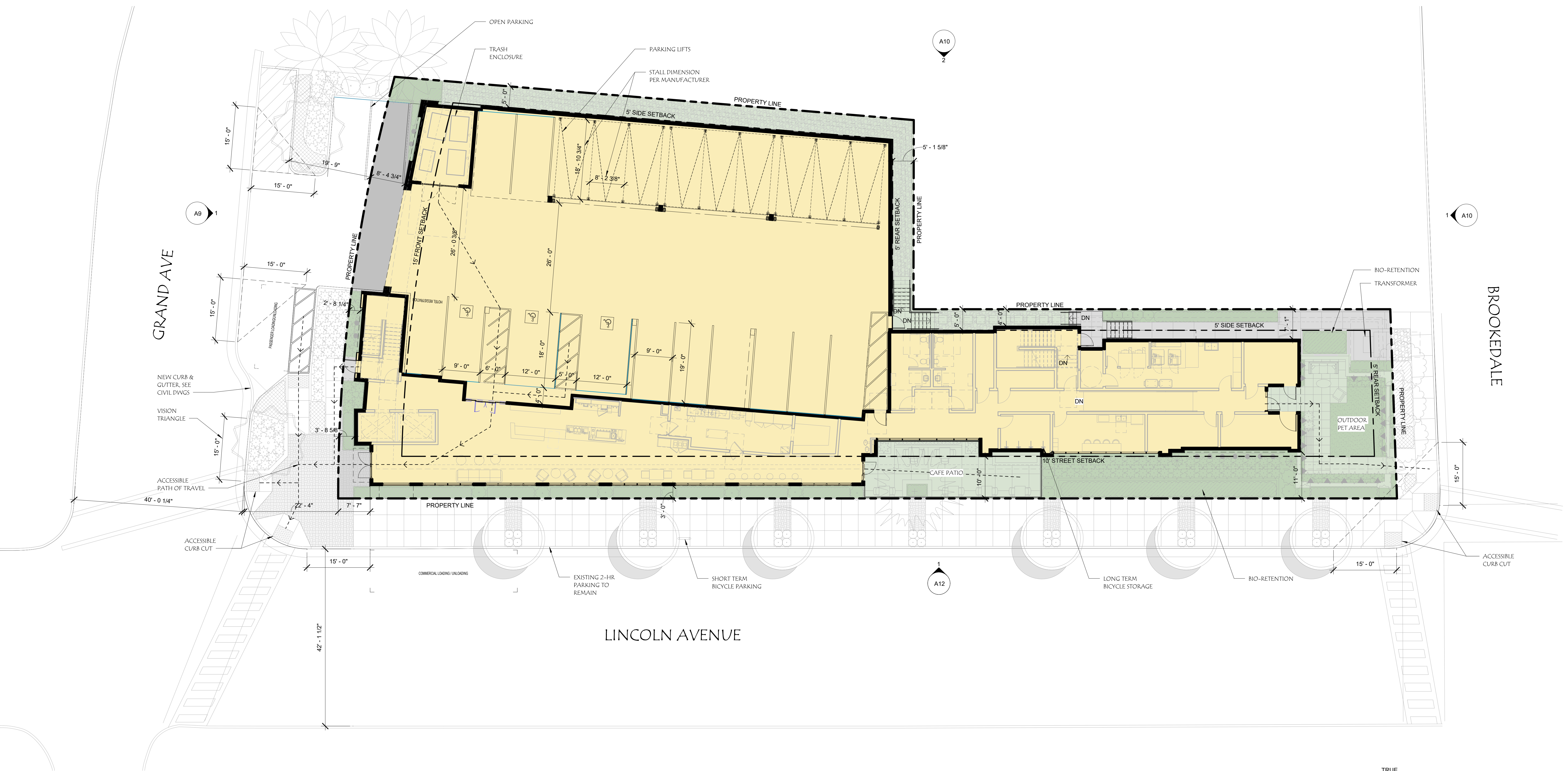
BUILDING AREA PROPOSED:

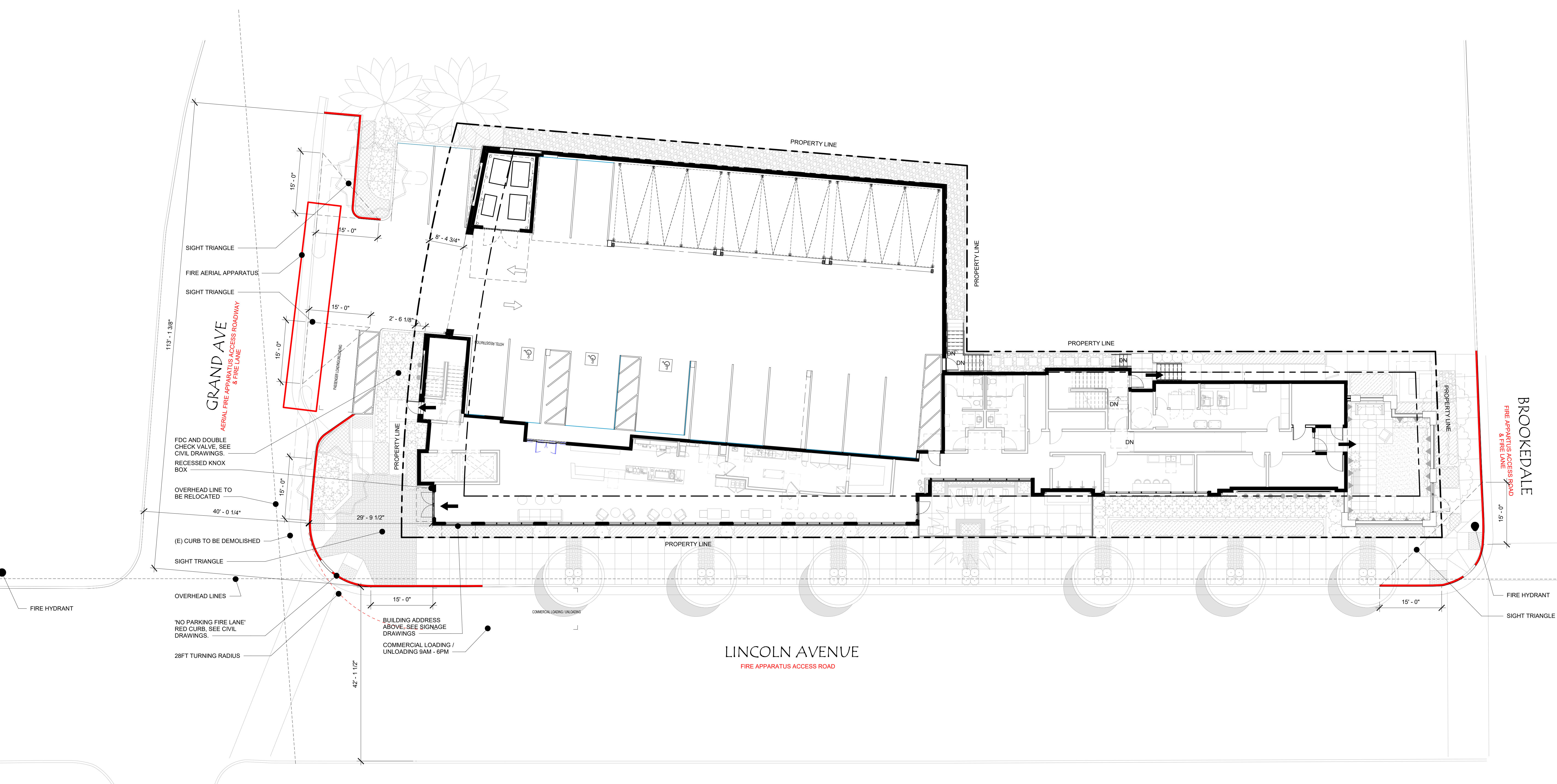
AREA	S.F.
FIRST FLOOR:	± 13,343 S.F.
SECOND FLOOR:	± 10,852 S.F.
THIRD FLOOR:	± 10,256 S.F.
FOURTH FLOOR:	± 10,034 S.F.
TOTAL BUILDING AREA:	± 44,485 S.F.

ROOM COUNT AND MIX

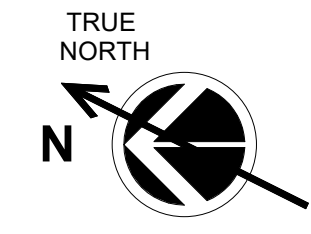
FLOOR	KING		DOUBLE QUEEN		SUITE		1-BDRM		TOTAL	
	KING	ACC & COMM	DOUBLE QUEEN	COMM	SUITE	COMM	ACC	1-BDRM		COMM
1ST FLOOR ROOM	-	-	-	-	-	-	-	-	-	-
2ND FLOOR ROOM	5	1 (214*)	3	1 (210)	-	2	-	1	-	1 (201)
3RD FLOOR ROOM	7	-	5	-	1	-	1 (318)	-	1 (301)	-
4TH FLOOR ROOM	8	-	5	-	1 (418)	1	-	1	-	-
TOTAL		21		15		6		4		46

* ACCESSIBLE ROOM WITH ROLL-IN SHOWER
ACCESSIBLE ROOM REQUIREMENTS PER CALIFORNIA BUILDING CODE 2019 FOR TOTAL NUMBER OF ROOMS BETWEEN 26 - 50 FROM CBC TABLE 11B-224.2
ACCESSIBLE ROOMS w/o ROLL-IN SHOWERS REQUIRED = 2
ACCESSIBLE ROOMS w/o ROLL-IN SHOWERS PROVIDED = 2
ACCESSIBLE ROOMS w/ ROLL-IN SHOWER REQUIRED = 1
ACCESSIBLE ROOMS w/ ROLL-IN SHOWER PROVIDED = 1
TOTAL ACCESSIBLE ROOMS REQUIRED = 3
TOTAL ACCESSIBLE ROOMS PROVIDED = 4
COMMUNICATION FEATURE ROOM REQUIREMENTS PER CALIFORNIA BUILDING CODE 2019 FOR TOTAL NUMBER OF ROOMS BETWEEN 26 - 50 FROM CBC TABLE 11B-224.4
COMMUNICATION FEATURE ROOMS REQUIRED = 4
COMMUNICATION FEATURE ROOMS PROVIDED = 4



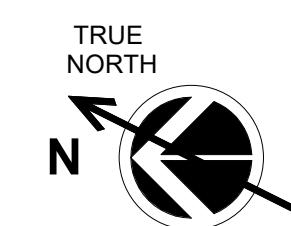
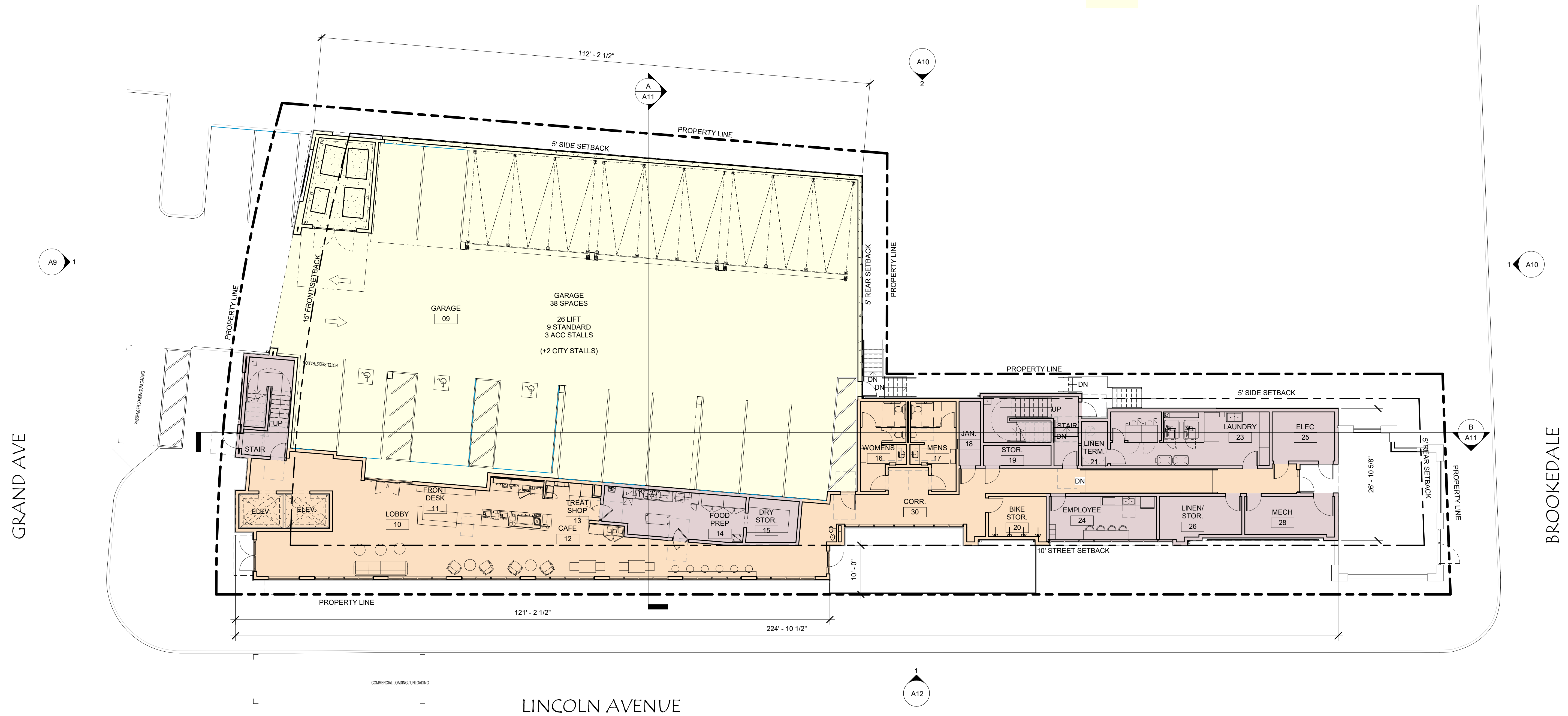


NOTES:
THE DESIGNATED FIRE APPARATUS ACCESS ROADS
AND FIRE HYDRANT SHALL BE INSTALLED AND
APPROVED BY THE FIRE PREVENTION BUREAU PRIOR
TO CONSTRUCTION OF THE BUILDING.



COLOR LEGEND

- PUBLIC SPACE
- BACK OF HOUSE
- COVERED PARKING

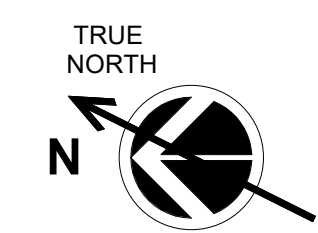


COLOR LEGEND

- GUESTROOM
- PUBLIC SPACE
- BACK OF HOUSE

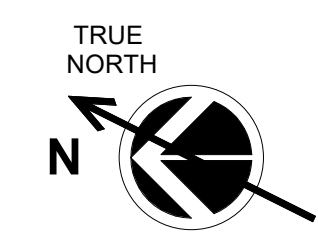


SECOND FLOOR PLAN



COLOR LEGEND

- BACK OF HOUSE
- GUESTROOM

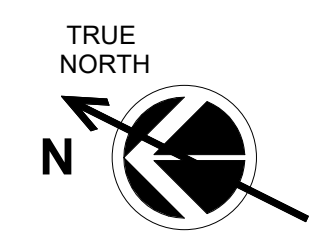


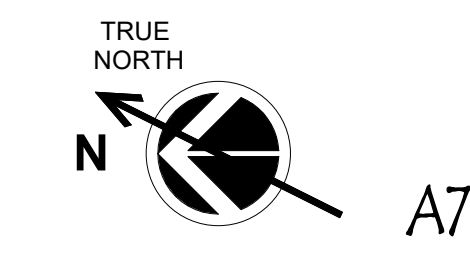
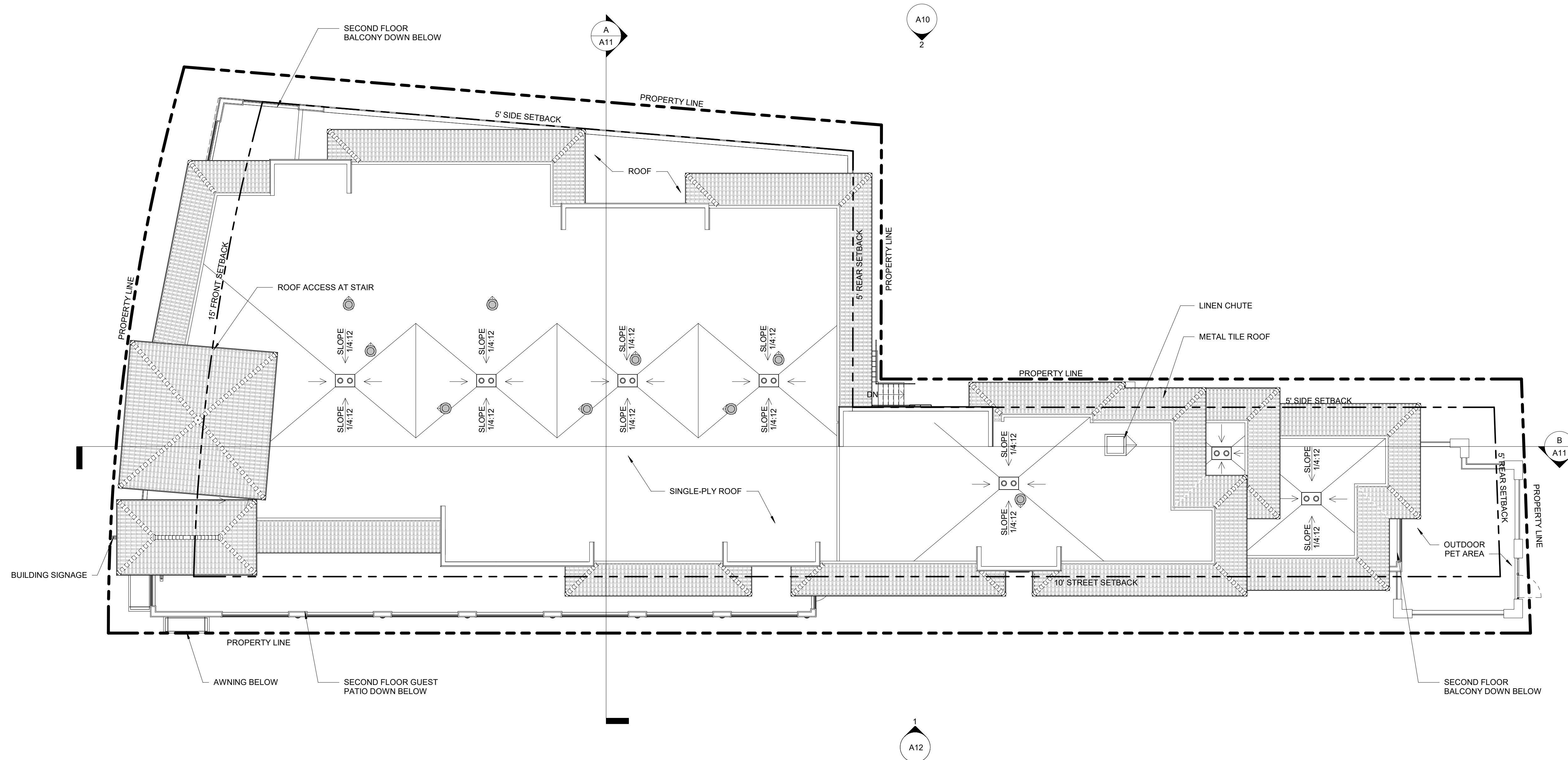
COLOR LEGEND

- BACK OF HOUSE
- GUESTROOM



FOURTH FLOOR PLAN





LOT COVERAGE COLOR LEGEND

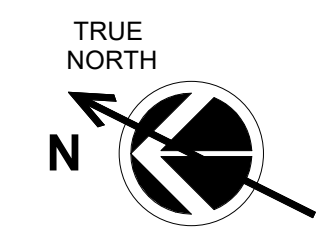
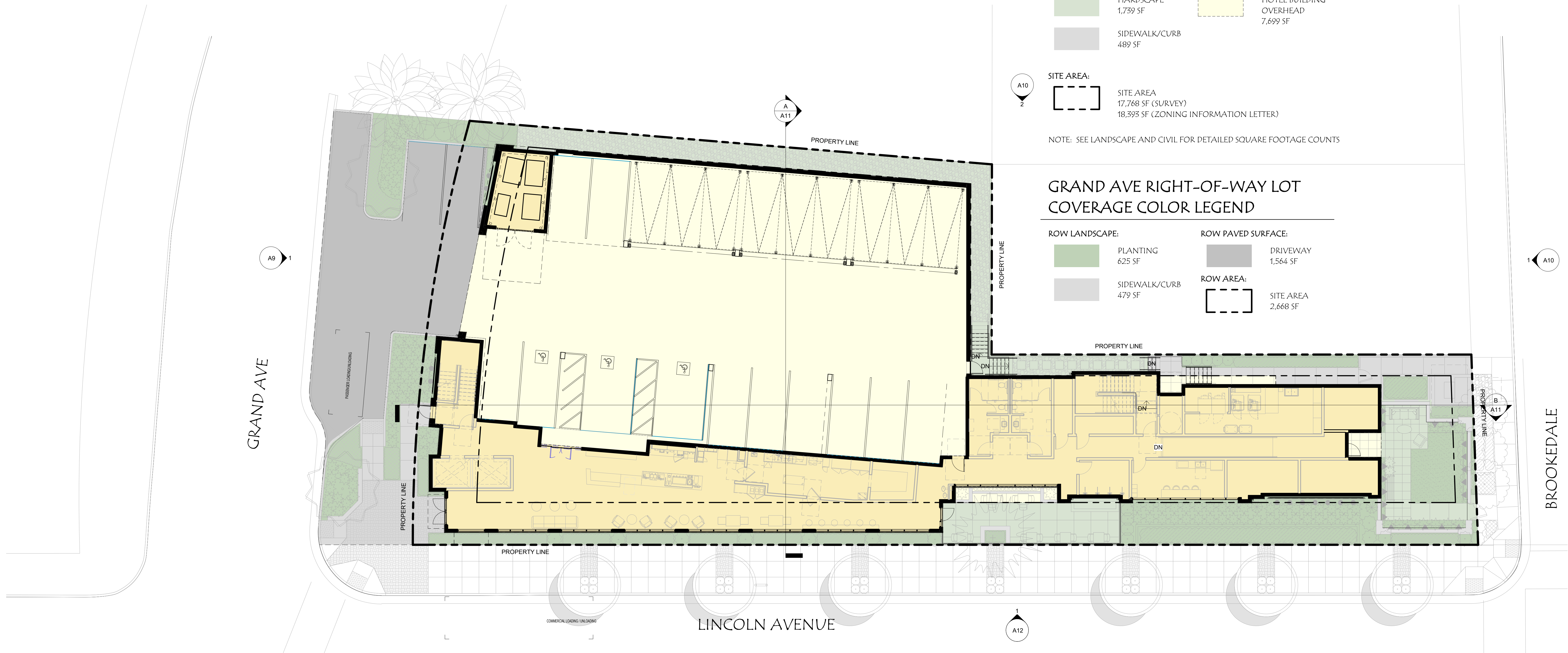
LANDSCAPE:	LOT COVERAGE:	PAVED SURFACE:
PLANTING 1,844 SF	HOTEL BUILDING 5,644 SF	DRIVEWAY 353 SF
HARDSCAPE 1,739 SF	HOTEL BUILDING OVERHEAD 7,699 SF	
SIDEWALK/CURB 489 SF		

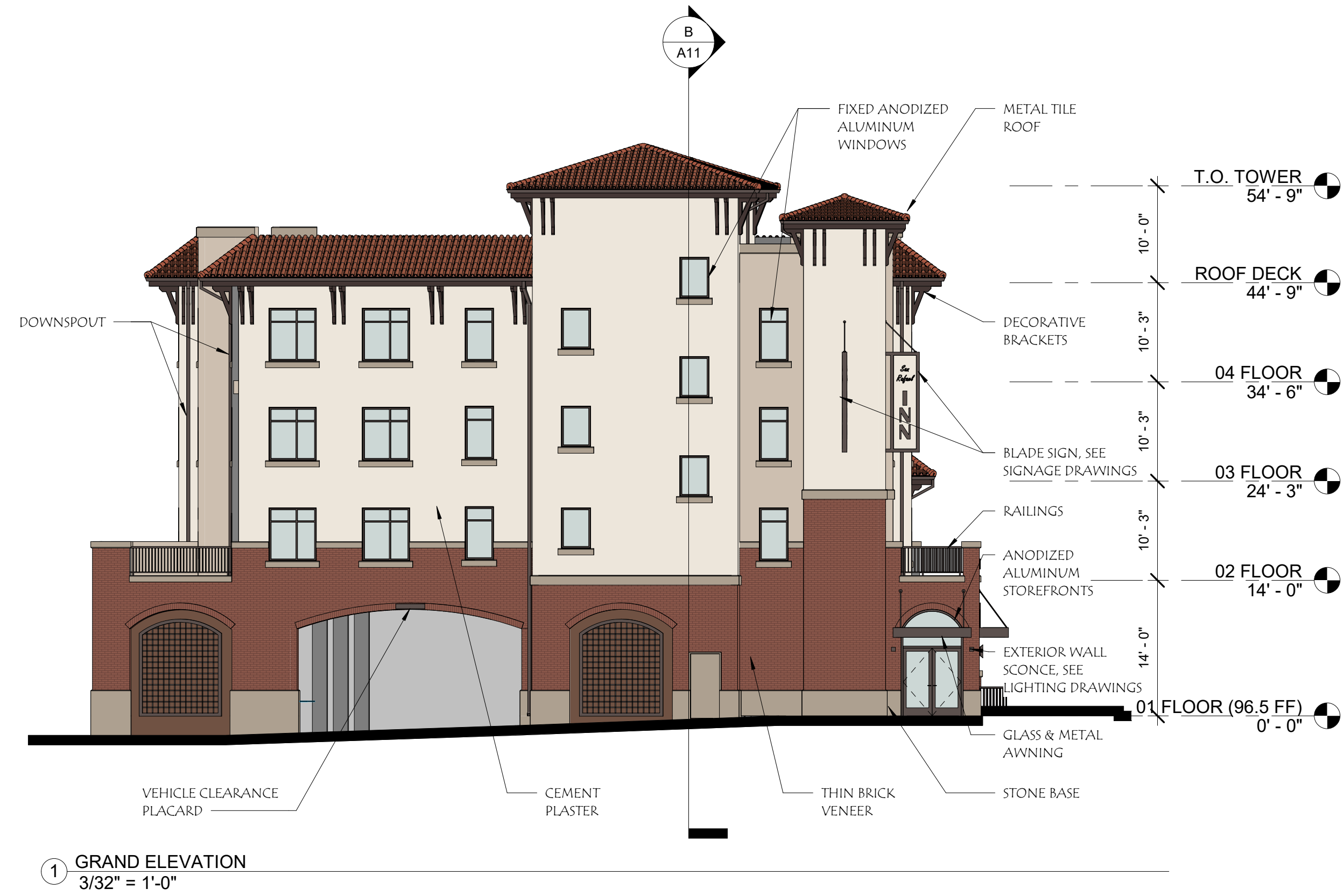
SITE AREA:	
	SITE AREA 17,768 SF (SURVEY) 18,393 SF (ZONING INFORMATION LETTER)

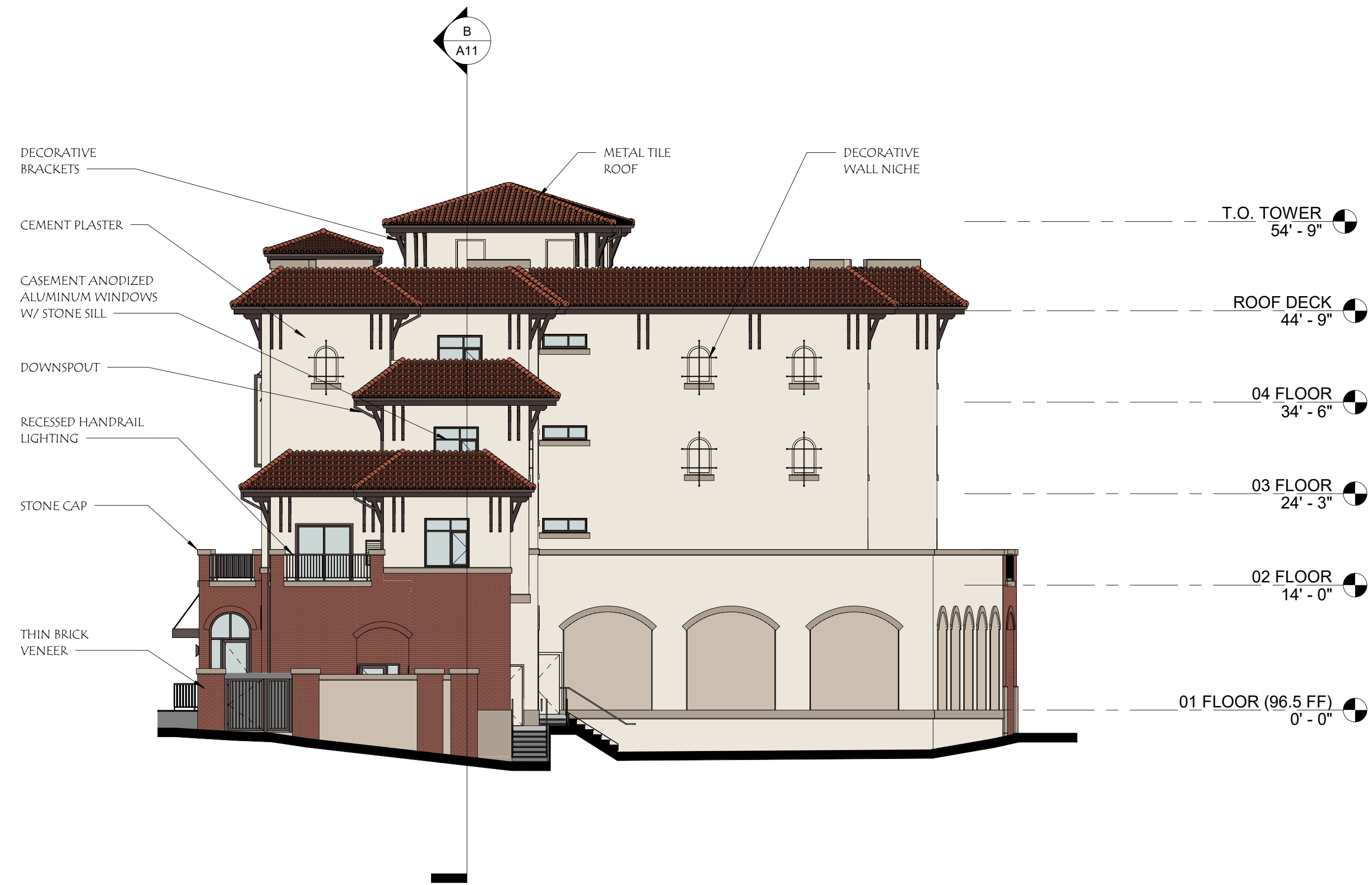
NOTE: SEE LANDSCAPE AND CIVIL FOR DETAILED SQUARE FOOTAGE COUNTS

GRAND AVE RIGHT-OF-WAY LOT COVERAGE COLOR LEGEND

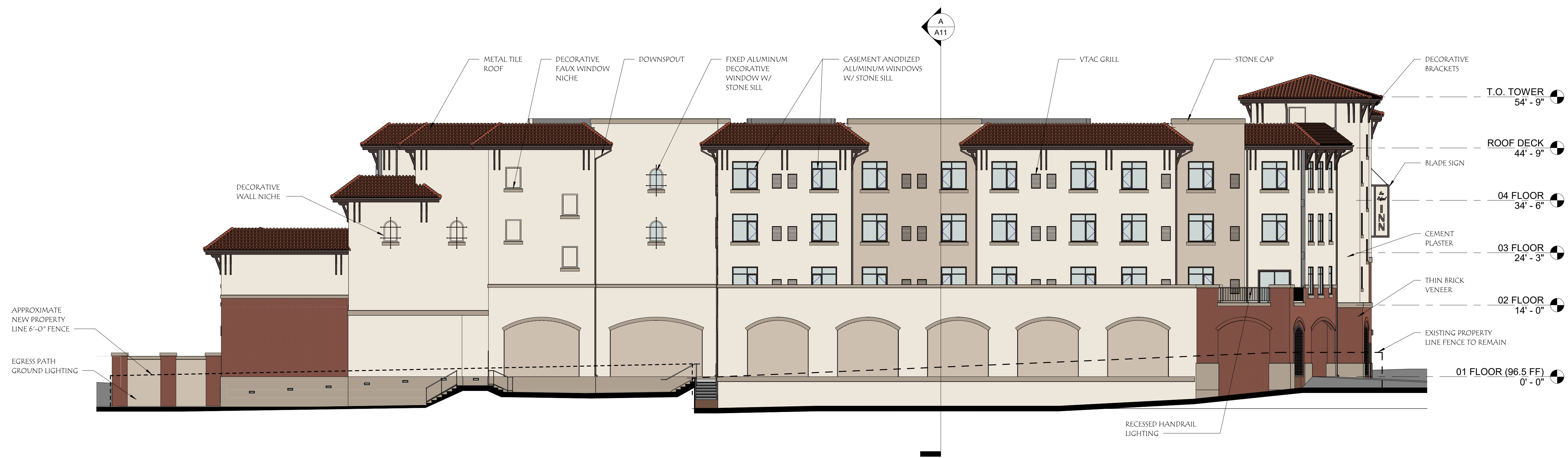
ROW LANDSCAPE:	ROW PAVED SURFACE:
PLANTING 625 SF	DRIVEWAY 1,564 SF
SIDEWALK/CURB 479 SF	ROW AREA:
	SITE AREA 2,668 SF



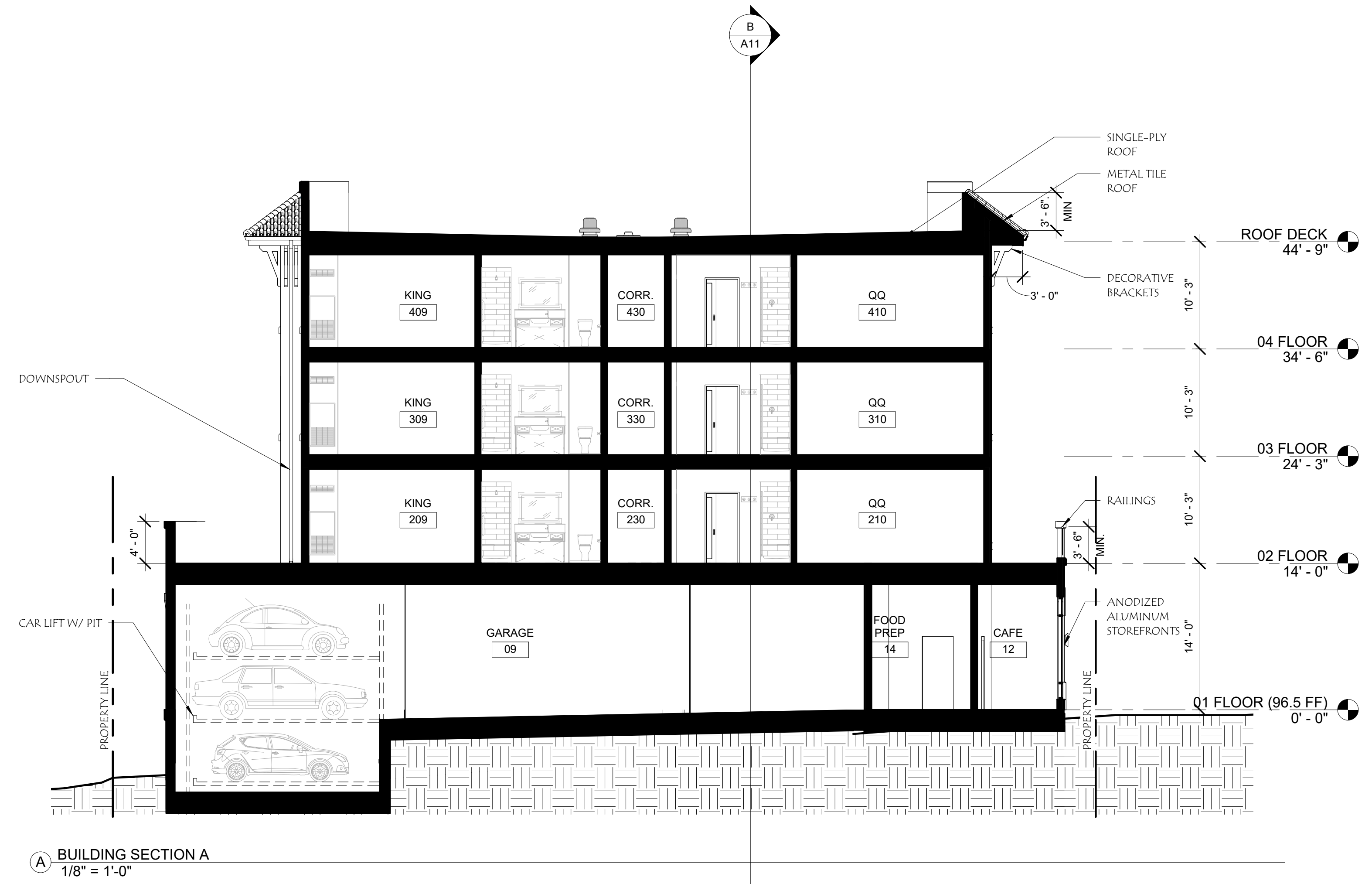




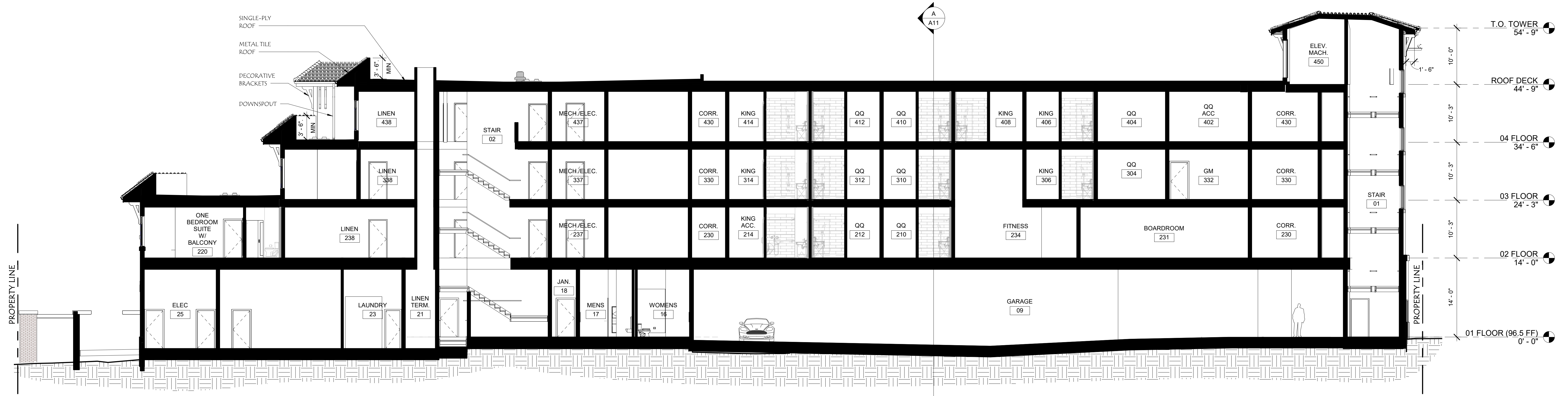
1 BROOKDALE ELEVATION
3/32" = 1'-0"



2 REAR ELEVATION
3/32" = 1'-0"



A BUILDING SECTION A
1/8" = 1'-0"



B BUILDING SECTION B
1/8" = 1'-0"



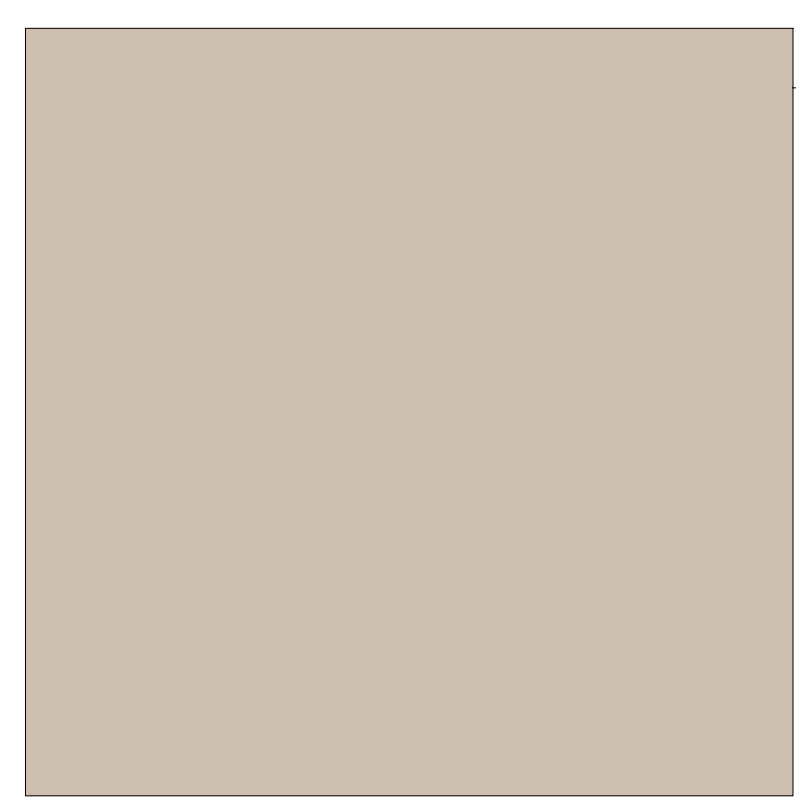
CEMENT PLASTER SOFFIT &
DECORATIVE BRACKETS
COLOR: SHERWIN-WILLIAMS
ROCKWEED SW 2735

ANODIZED ALUMINUM
COLOR: MEDIUM BRONZE

METAL TILE ROOF
COLOR: DECRA VILLA TILE
RUSTICO CLAY



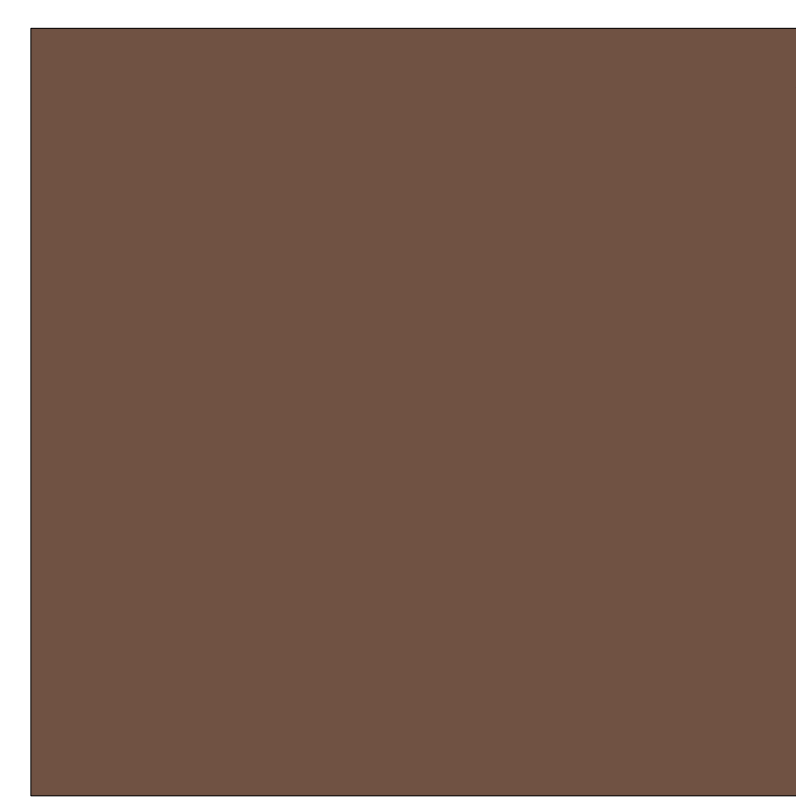
CEMENT PLASTER
COLOR: SHERWIN-WILLIAMS
FUTON SW 7101



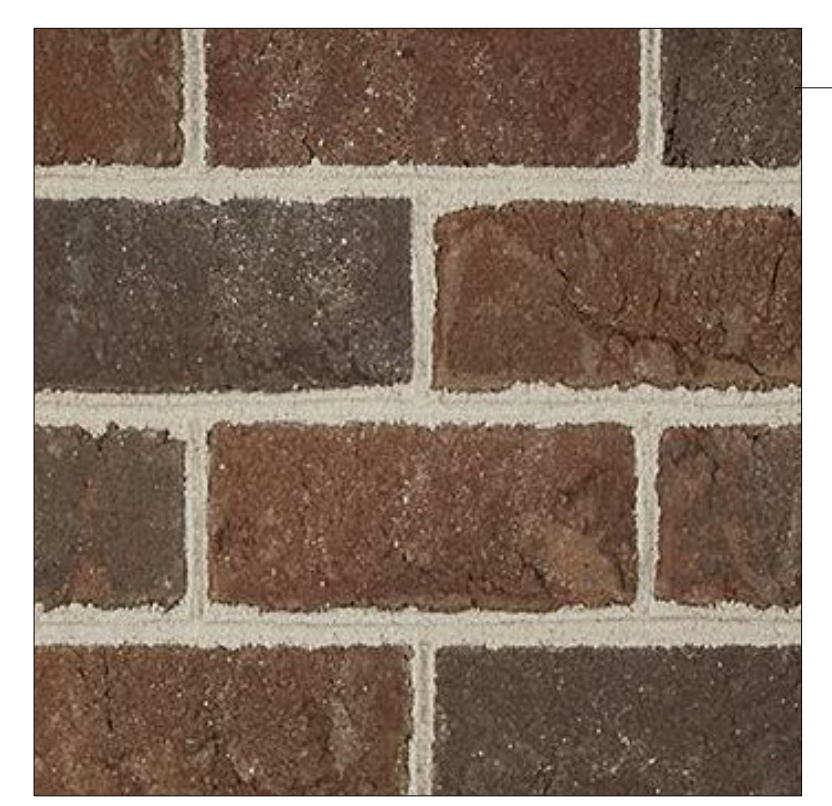
CEMENT PLASTER
COLOR: SHERWIN-WILLIAMS
BUNGALOW BEIGE SW 7511



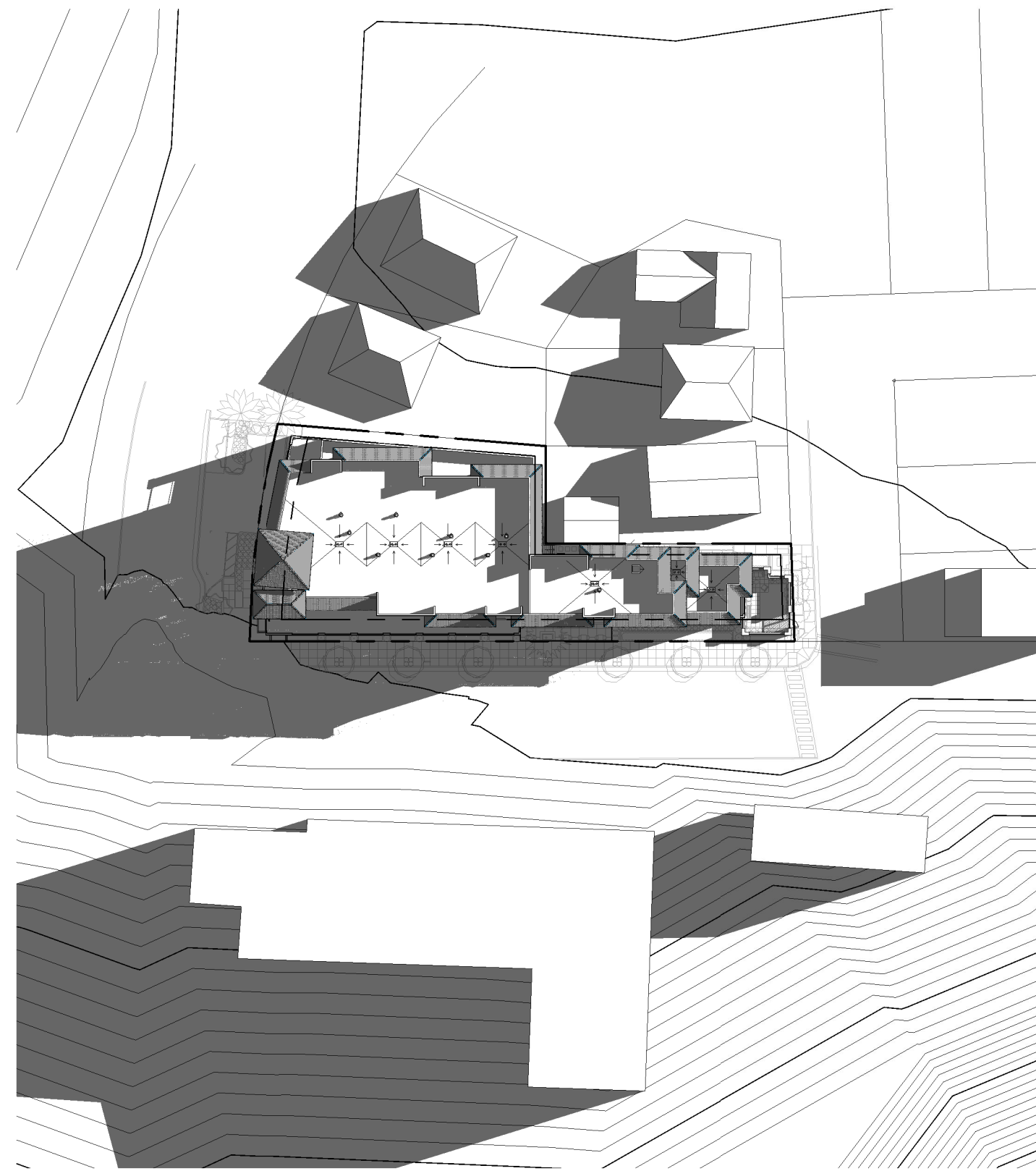
STONE TRIM/BASE
COLOR: SHERWIN-WILLIAMS
TAUPE TONE SW 7633



CEMENT PLASTER
COLOR: SHERWIN-WILLIAMS
BREVITY BROWN SW 6068



THIN BRICK VENEER
COLOR: BELDEN BRICK
BROWN BRICKS-GARNET BLEND



NORTH BOUND ON LINCOLN

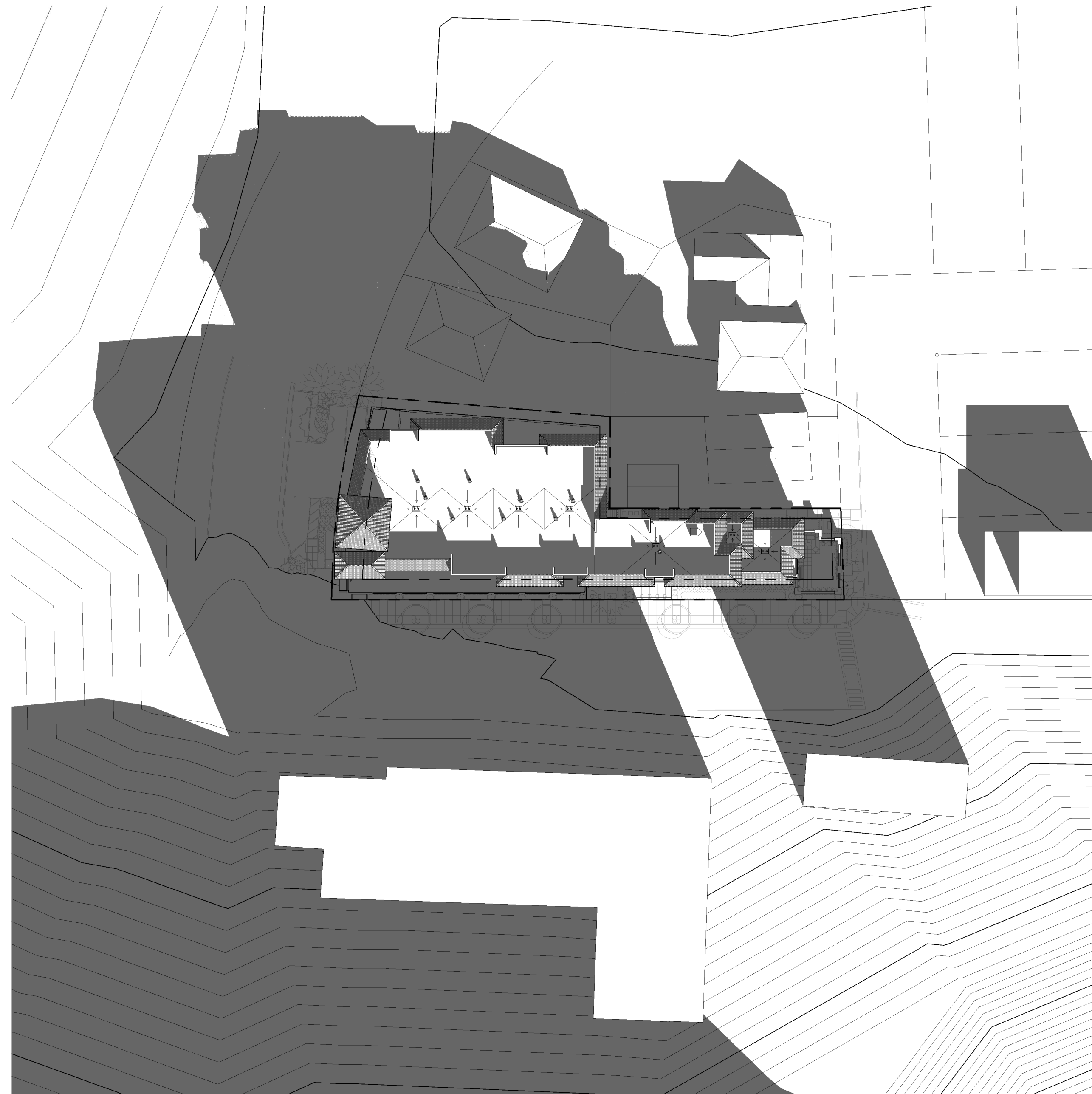


SOUTH BOUND ON LINCOLN



GRAND AVE

SHADOW STUDY WINTER SOLSTICE
9AM
1/64" = 1'-0"



NORTH BOUND ON LINCOLN



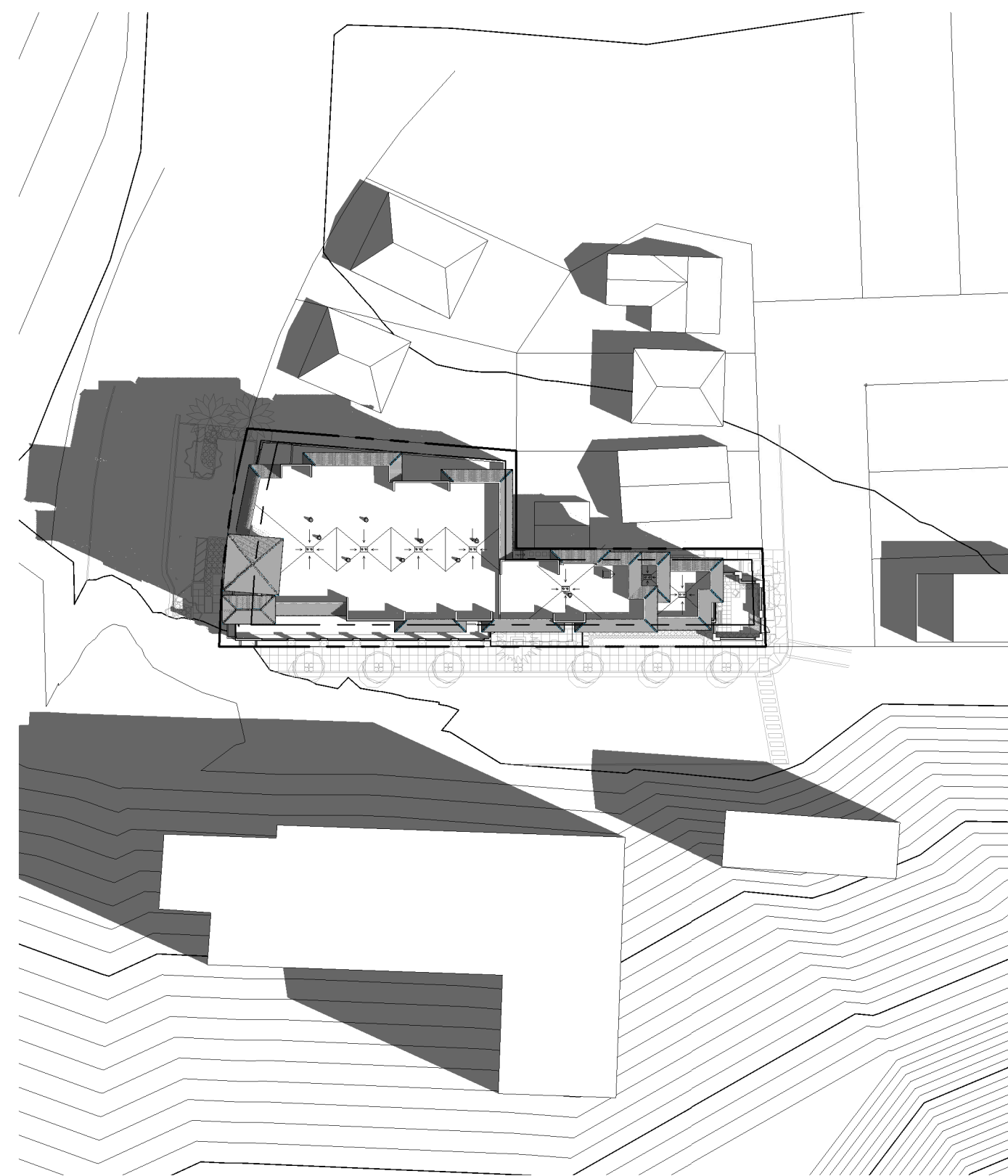
SOUTH BOUND ON LINCOLN



GRAND AVE



BROOKDALE NEIGHBOR



NORTH BOUND ON LINCOLN



SOUTH BOUND ON LINCOLN



GRAND AVE

SHADOW STUDY WINTER SOLSTICE
NOON
1/64" = 1'-0"



VIEW OF HILL & TREES ACROSS LINCOLN AVE



VIEW OF HILL & TREES ACROSS LINCOLN AVE



VIEW OF HILL ACROSS LINCOLN AVE



PHOTO OF SITE FACING SOUTH

SHADOW STUDY WINTER SOLSTICE
3PM
1" = 40'-0"

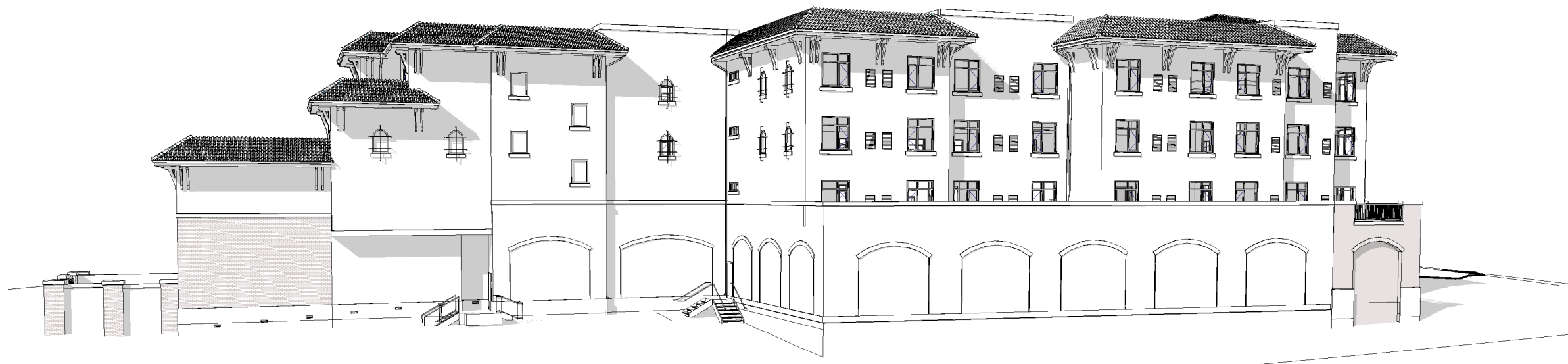
NOTE: SHADOW STUDIES DO NOT SHOW EXISTING VEGETATION



① GRAND & LINCOLN PERSPECTIVE



② MASSING AXONOMETRIC



③ REAR PRESPECTIVE



④ BROOKDALE & LINCOLN PERSPECTIVE



GRAND AVE & LINCOLN AVE VIEW



BROOKDALE AVE & LINCOLN AVE VIEW



MAIN ENTRY AT GRAND AVE & LINCOLN AVE



MAIN ENTRY AT GRAND AVE & LINCOLN AVE



PROPOSED NORTHBOUND FREEWAY VIEW



PROPOSED NORTHBOUND LICOLN AVE VIEW



EXISTING NORTHBOUND FREEWAY VIEW



EXISTING NORTHBOUND LICOLN AVE VIEW