



Note: Artist's Conception; Colors, Materials and Application May Vary.

## OUR TEAM

### Ashton 3

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## SHEET INDEX:

### ARCHITECTURE

SP-1	Conceptual Site Plan	A1.8	Building 100   Exterior Elevations
SP-2	Conceptual Fire Access Plan	A1.9	Building 200   Composite Floor Plans
SP-3	Conceptual Building Sections	A1.10	Building 200   Composite Floor Plans / Roof Plan
PR-1	Aerial View	A1.11	Building 200   Exterior Elevations
PR-2	Belvedere Street & Vivian Street	A1.12	Building 300   Composite Floor Plans
PR-3	Belvedere Street - Looking West	A1.13	Building 300   Composite Floor Plans / Roof Plan
PR-4	Vivian Street - Main Entry	A1.14	Building 300   Exterior Elevations
PR-5	Vivian Street - Secondary Entry	A1.15	Building 400   Composite Floor Plans
A1.1	Plan 1   Floor Plans	A1.16	Building 400   Composite Floor Plans / Roof Plan
A1.2	Plan 2   Floor Plans	A1.17	Building 400   Exterior Elevations
A1.3	Plan 3   Floor Plans	A1.18	Solar Study
A1.4	Plan 4   Floor Plans	CS	Color Schemes
A1.5	Plan 5   Floor Plans		
A1.6	Building 100   Composite Floor Plans		
A1.7	Building 100   Composite Floor Plans / Roof Plan		

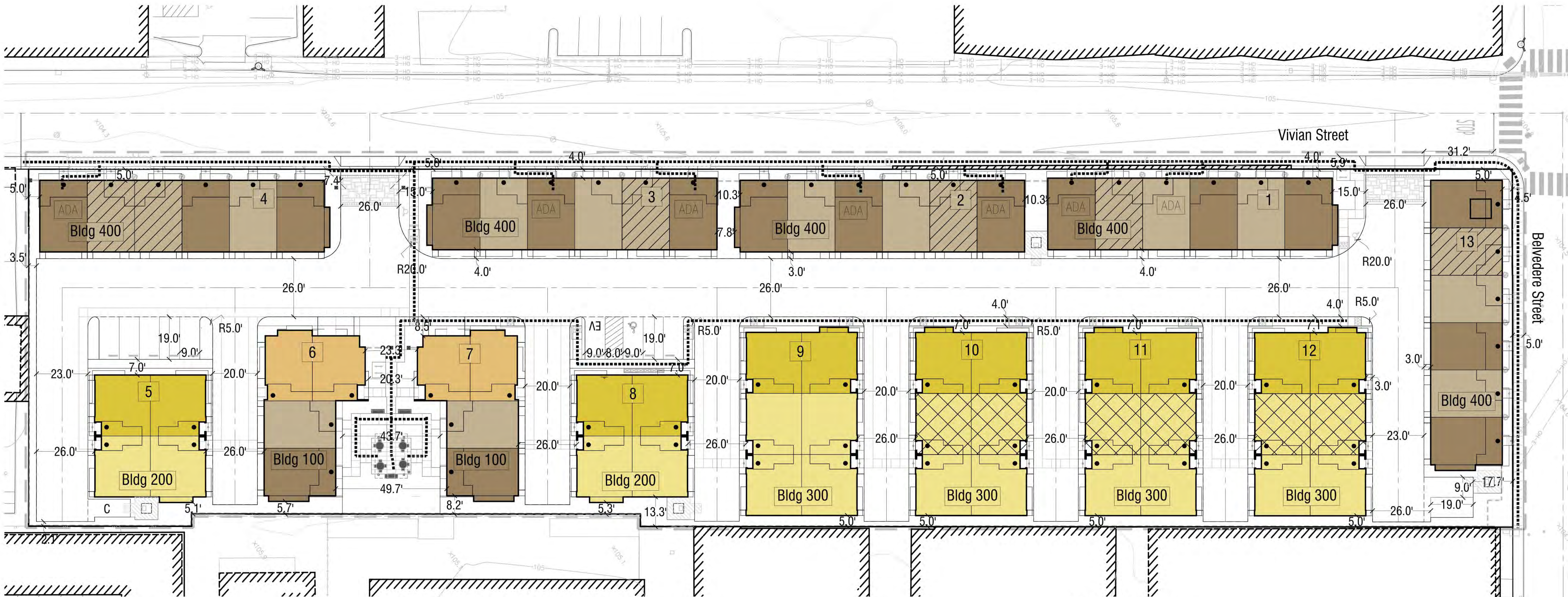
### LANDSCAPE

L-1	Schematic Landscape Plan
L-2	Schematic Open Space Enlargement Plan
L-3	Schematic Wall and Fence Plan
L-4	Schematic Planting Plan
L-5	Schematic Lighting & Photometrics Plan

### CIVIL

C-1	Tentative Tract Map
C-2	Preliminary Sections
C-3	Existing Conditions Plan
C-4	Preliminary Grading Plan
C-5	Preliminary Grading Plan
C-6	Preliminary Utility Plan
C-7	Preliminary Utility Plan
C-8	Fire Access Plan





**Project Summary**

Total Site Area: ± 2.41 Acres (± 104,897 SF)

- Total Units:** 70 Homes
- (20) Plan 1: ± 1,415 SF, 2 Bedroom, 2.5 Bath
  - (12) Plan 2: ± 1,450 SF, 3 Bedroom, 2.5 Bath
  - (4) Plan 3: ± 1,600 SF, 3 Bedroom, 2.5 Bath
  - (17) Plan 4: ± 1,496 SF, 2 Bedroom, 2.5 Bath
  - (17) Plan 5: ± 1,588 SF, 3 Bedroom, 2.5 Bath + ADA Bath

**Density:** 29.04 Homes per Acre

**Affordable Units**

- Low-income level units (6 - Plan 1 units)
- Moderate-income level units (6 - Plan 4 units)

**Parking:**

- Required:** 140 Spaces (2.0 spaces per home)
- (70) 2-3 Bedroom x 2.0 Spaces = 140 Spaces
  - Assumes parking standards based on affordable housing/ state density bonus standards parking standards per San Rafael Municipal Code Section 14.16.030.H.3.a.i.
- Provided:** 152 Spaces (2.17 spaces per home)
- Garage: 140 Spaces
  - Head In: 11 Spaces (9' x 19')
  - Compact: 1 Spaces (8' x 16')
  - "EV": Future EVCS

**Useable Outdoor Area:**

- Required:** NR
- Provided:** 3,000 SF Common Courtyard Amenity

**Landscape Area:**

- Required:** 10% of site area
- Provided:** 12.5% (± 13,103 SF)

**Lot Coverage:** 53,220 SF (50.7% of site)

**Zoning Summary**

Existing General Plan: Neighborhood Commercial  
Proposed General Plan: Neighborhood Commercial

Existing Zoning: NC - Neighborhood Commercial  
Proposed Zoning: NC - Neighborhood Commercial

Max. Density: 1 Homes per 1,800 SF

Building Setbacks: Front Yard: NR  
Interior Side Yard: NR  
Street Side Yard: NR  
Rear Yard: NR

Max. Building Height: 36' / 30' for residential-only building

Max. Lot Coverage: NR

**Notes:**

1. Site plan is for conceptual purposes only.
2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base information per civil engineer.
4. Civil engineer to verify all setbacks and grading information.
5. Building Footprints might change due to the final design elevation style.
6. Open space area is subject to change due to the balcony design of the elevation.
7. Building setbacks are measured from property lines to building foundation lines.



**CONCEPTUAL SITE PLAN**

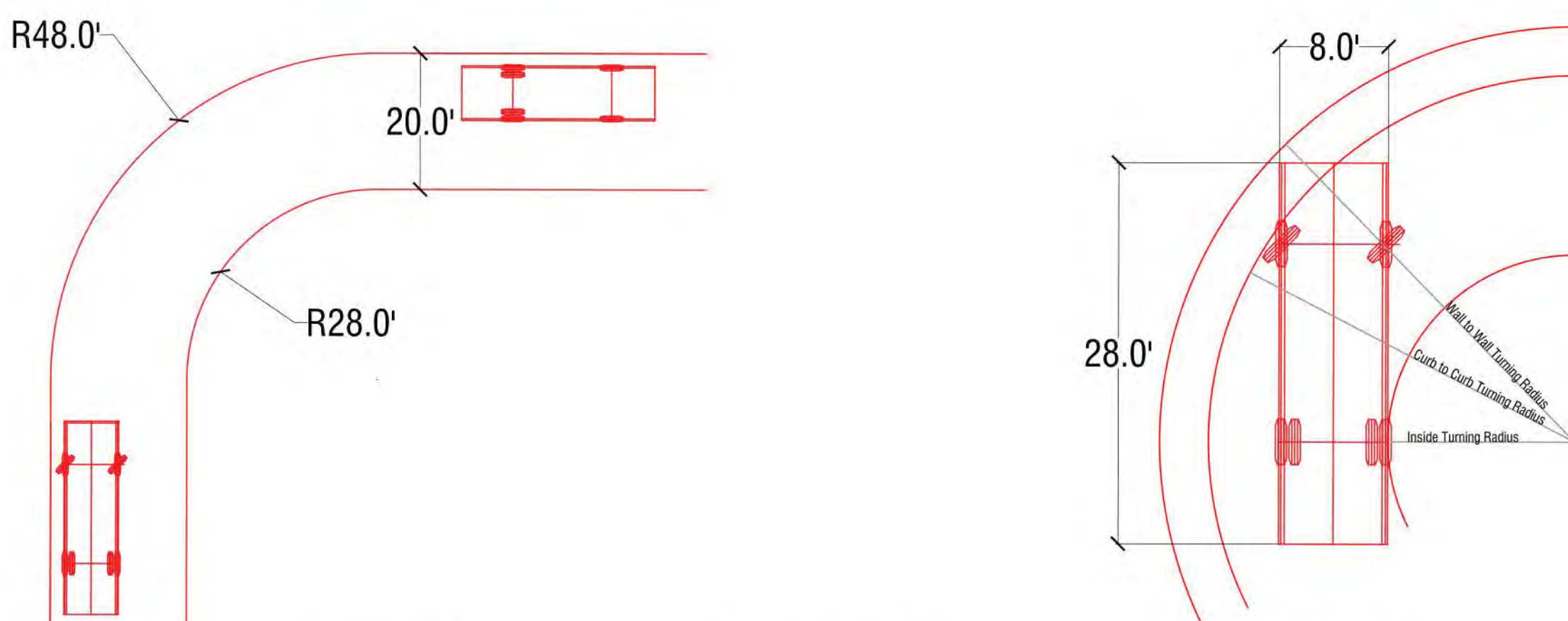
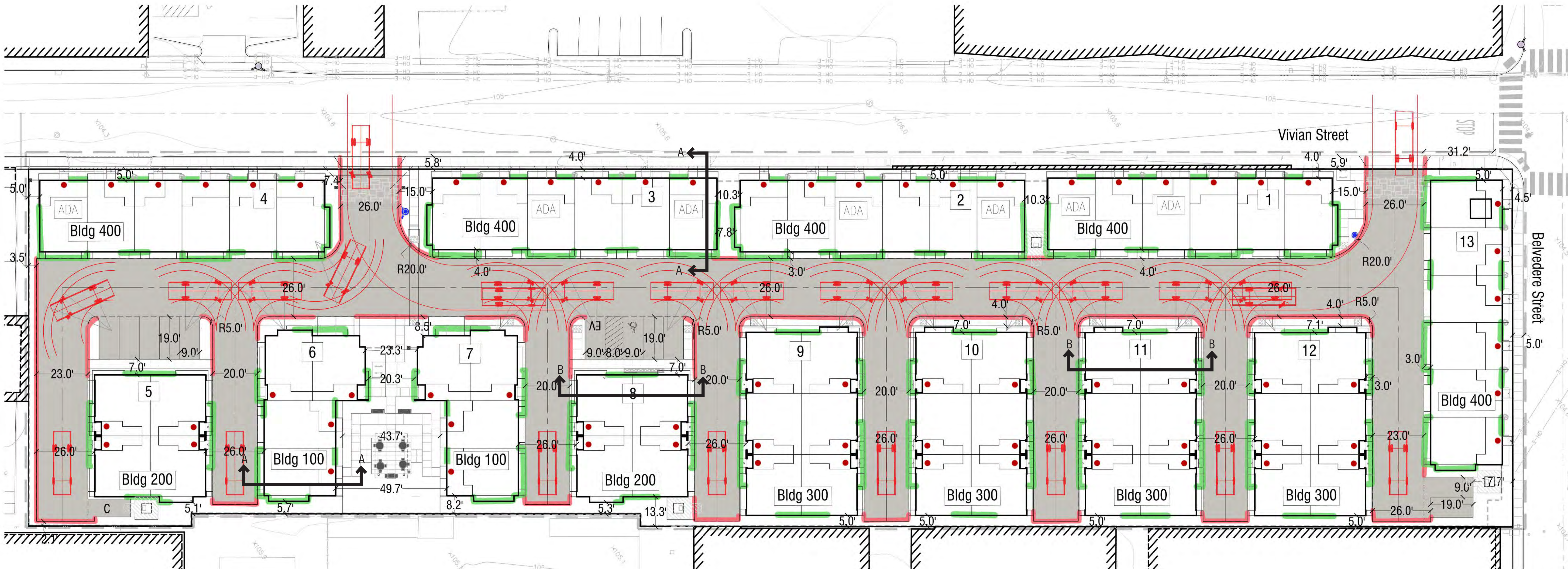
**88 VIVIAN STREET**

SAN RAFAEL, CA

**ASHTON 3**

SP-1  
CITY SUBMITTAL





SCALE: 1" = 20'  
**SAN RAFAEL**  
 Turning Performance for Pierce Pumper, Short, Galv., 2nd Gen.

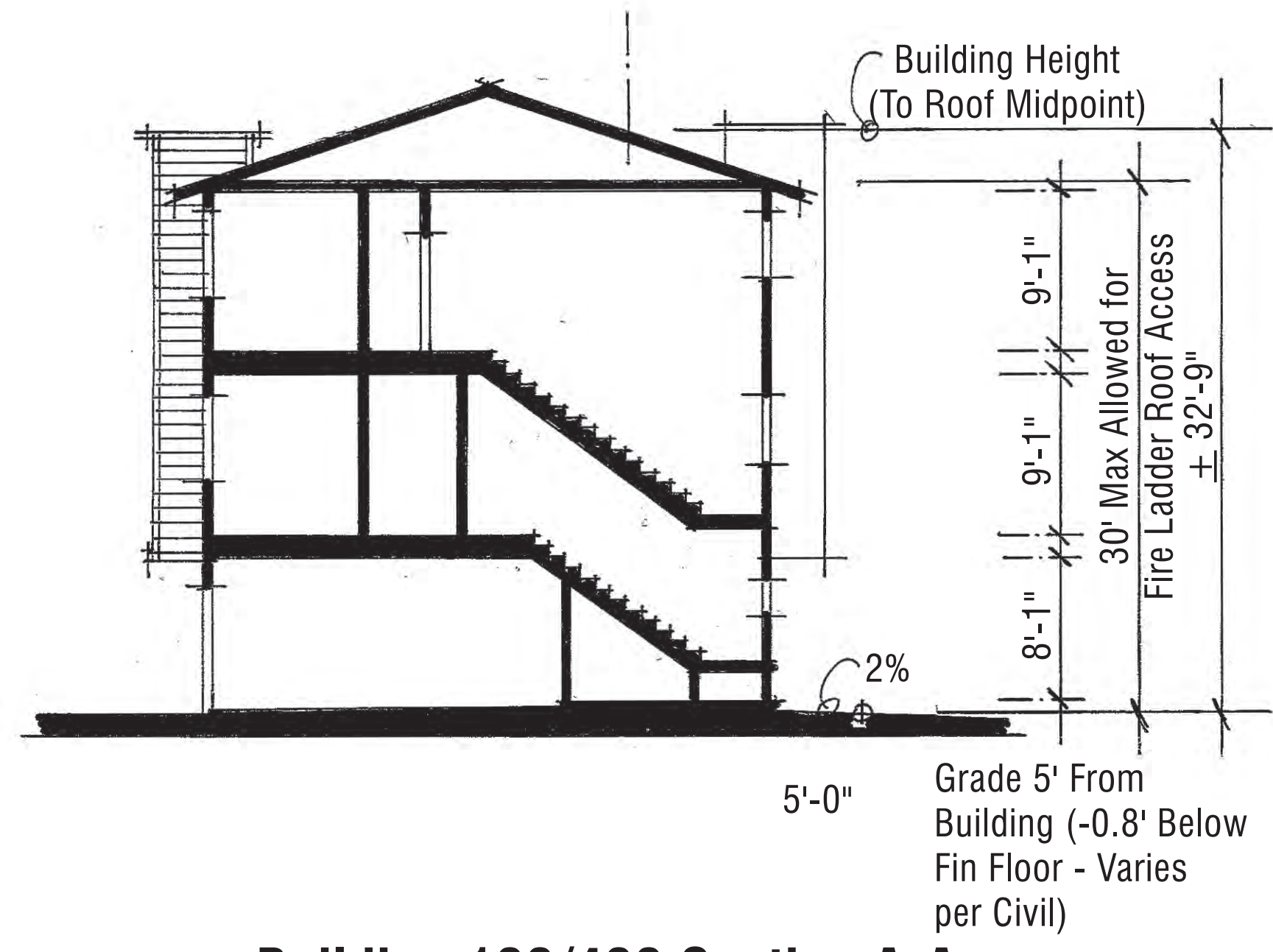
- Proposed Pavement Area
- Proposed Fire Hydrant
- Existing Fire Hydrant
- Unit Front Door Location
- Building Height Under 30 Ft. per Section D105 of CA Fire Code
- Red Curb, No Parking (Fire Zone) and No Parking In Private Alleys

- Notes:**
1. Site plan is for conceptual purposes only.
  2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
  3. Base information per civil engineer.
  4. Civil engineer to verify all setbacks and grading information.
  5. Building Footprints might change due to the final design elevation style.
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  7. Building setbacks are measured from property lines to building foundation lines.

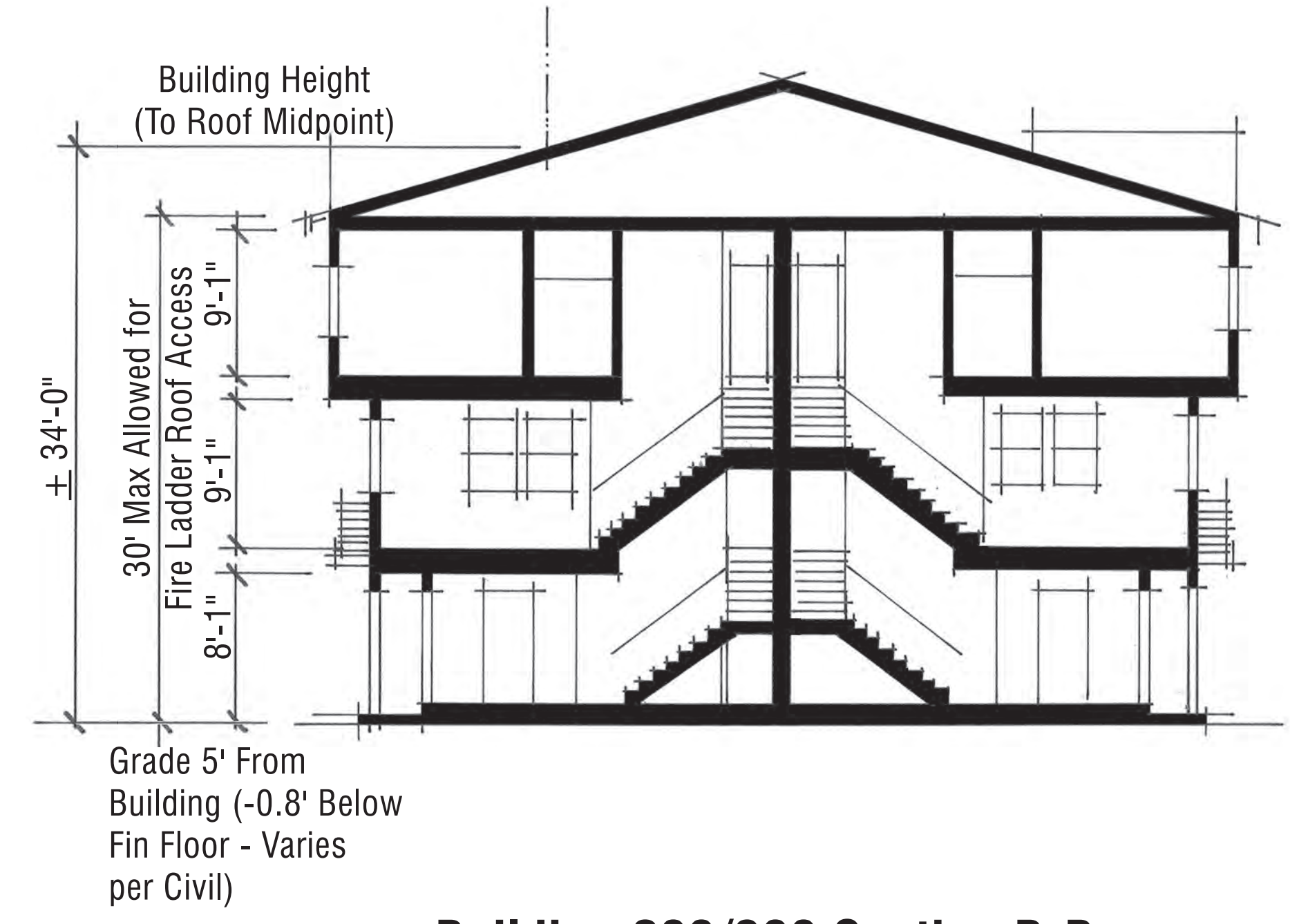


**CONCEPTUAL FIRE ACCESS PLAN**  
**88 VIVIAN STREET**  
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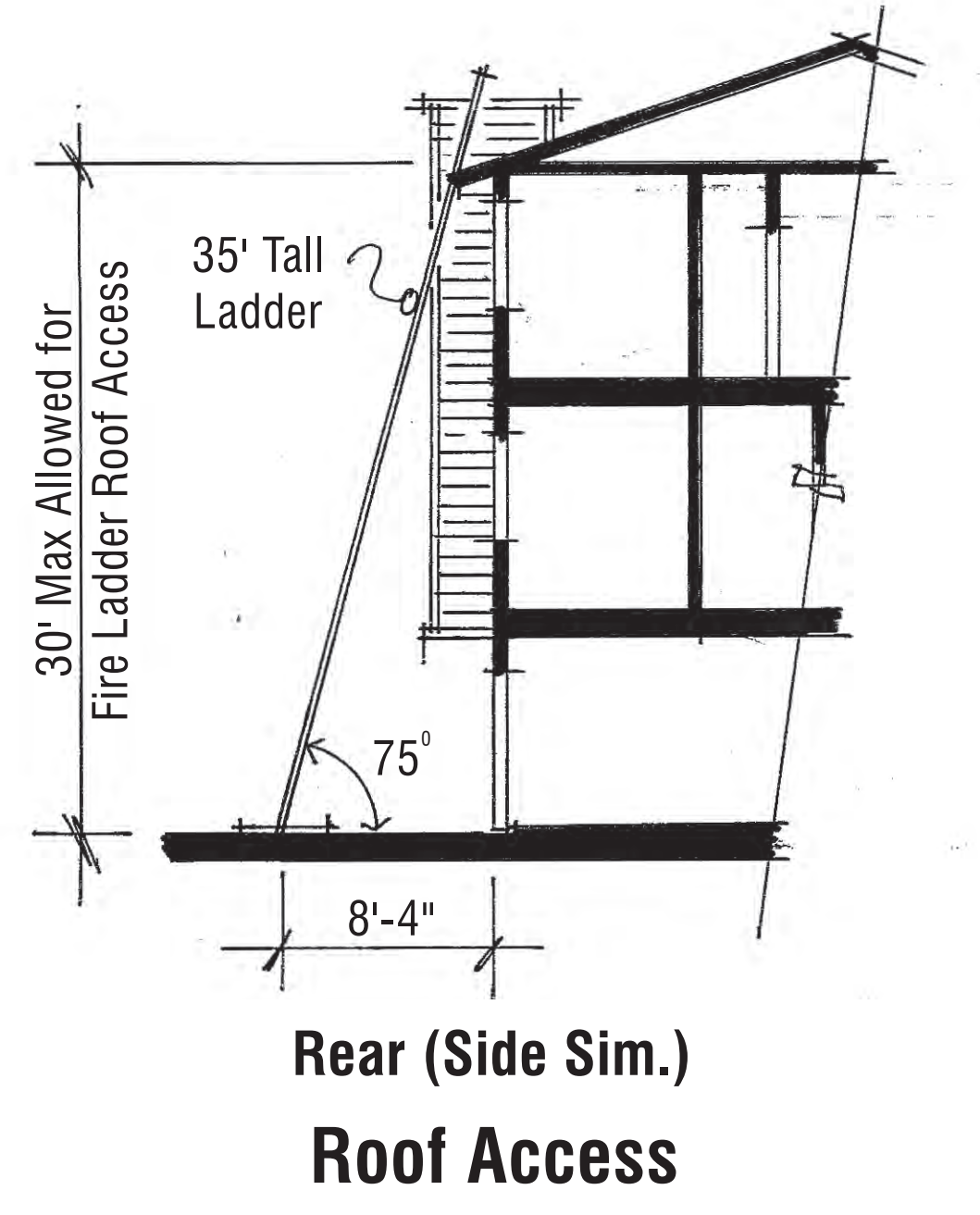




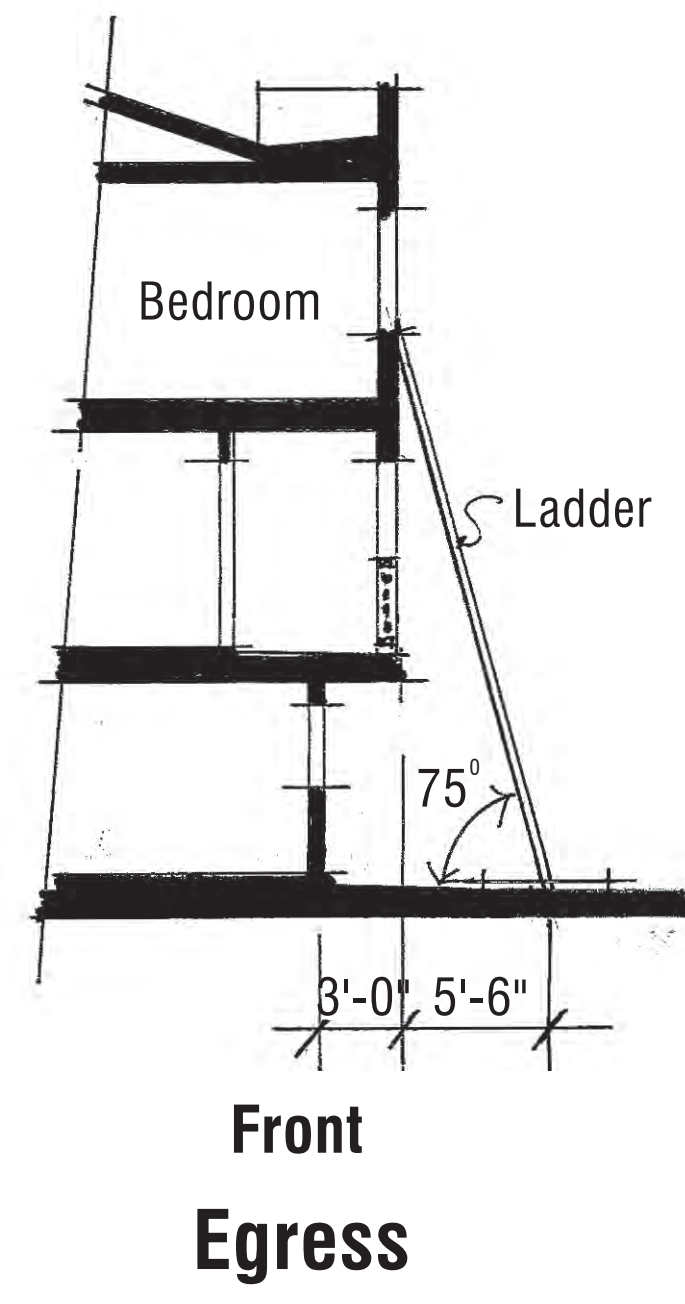
**Building 100/400 Section A-A**



**Building 200/300 Section B-B**



**Rear (Side Sim.)  
Roof Access**



**Front  
Egress**

**Fire Exhibit Section**

**CONCEPTUAL BUILDING SECTIONS**

**88 VIVIAN STREET**

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Note: Artist's Conception; Colors, Materials and Application May Vary.

**ASHTON 3**

**AERIAL VIEW**  
**88 VIVIAN STREET**  
SAN RAFAEL, CA

PR-1

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Note: Artist's Conception; Colors, Materials and Application May Vary.

## BELVEDERE STREET & VIVIAN STREET

### 88 VIVIAN STREET

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# ASHTON 3

PR-2

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## BELVEDERE STREET - LOOKING WEST

### 88 VIVIAN STREET

SAN RAFAEL, CA

# ASHTON 3

PR-3

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**VIVIAN ST - MAIN ENTRY**  
**88 VIVIAN STREET**  
SAN RAFAEL, CA

**ASHTON 3**

PR-4

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## VIVIAN ST - SECONDARY ENTRY

### 88 VIVIAN STREET

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# ASHTON 3

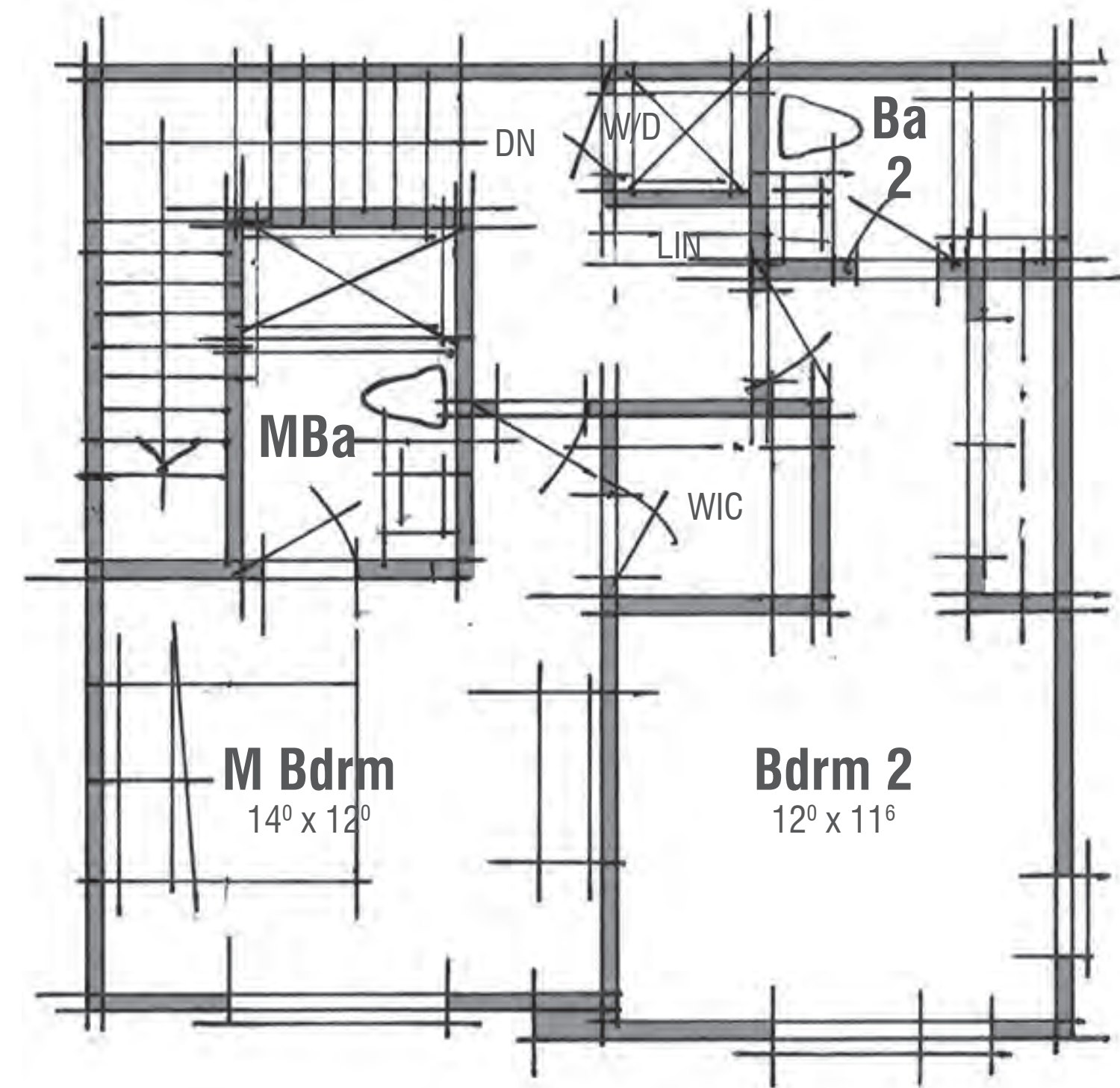
PR-5

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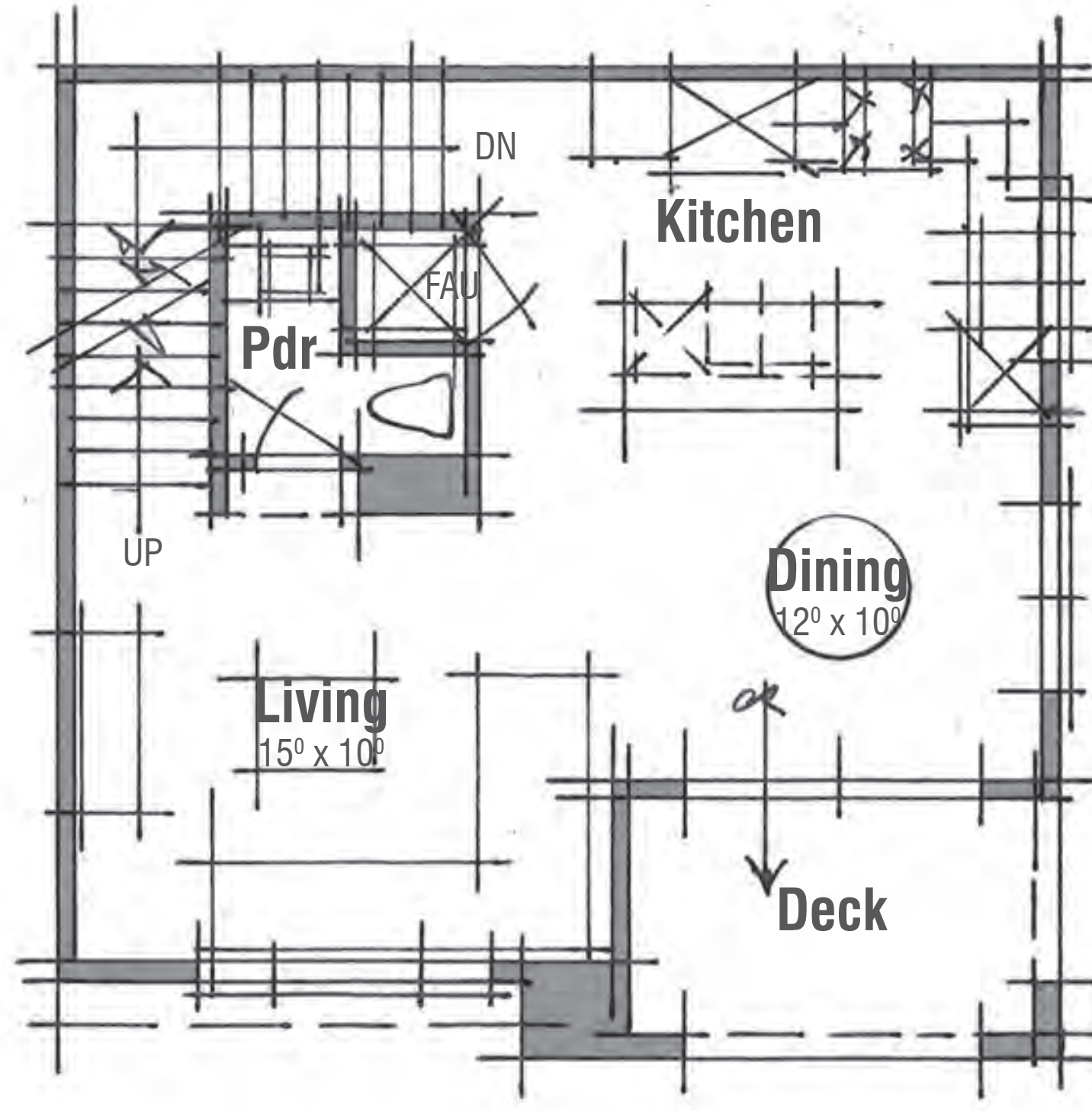
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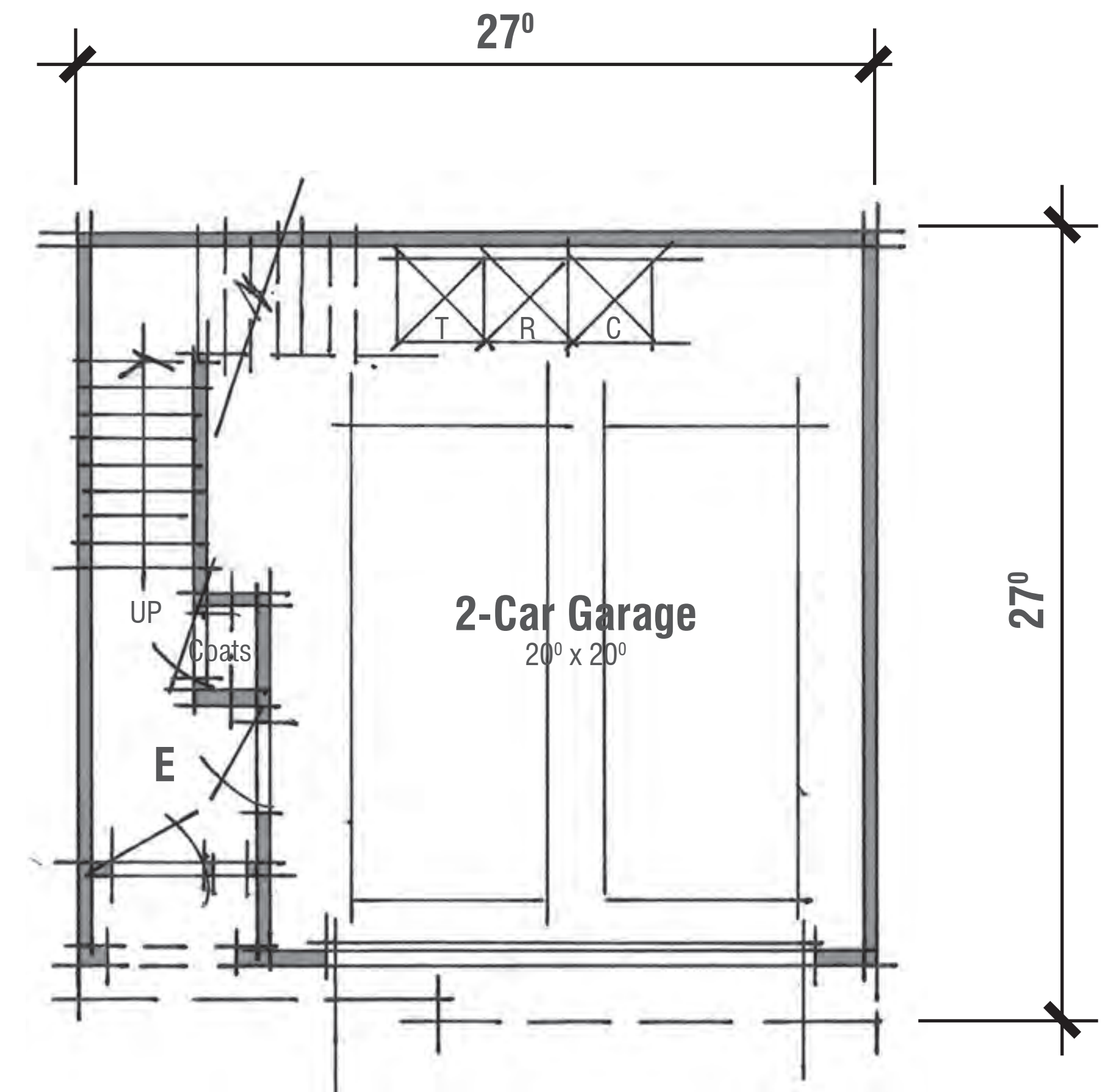




Third Level



Second Level

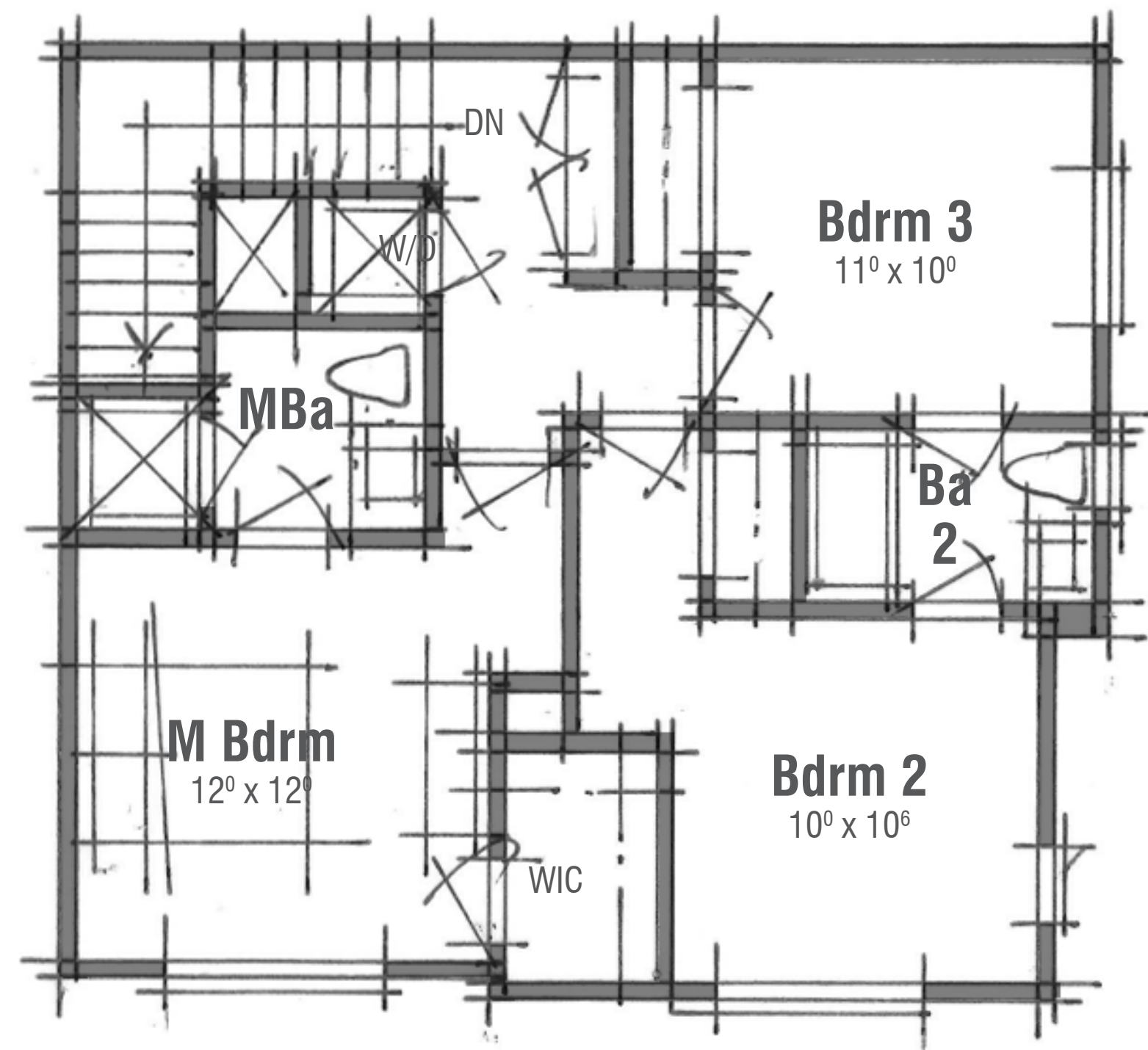


First Level

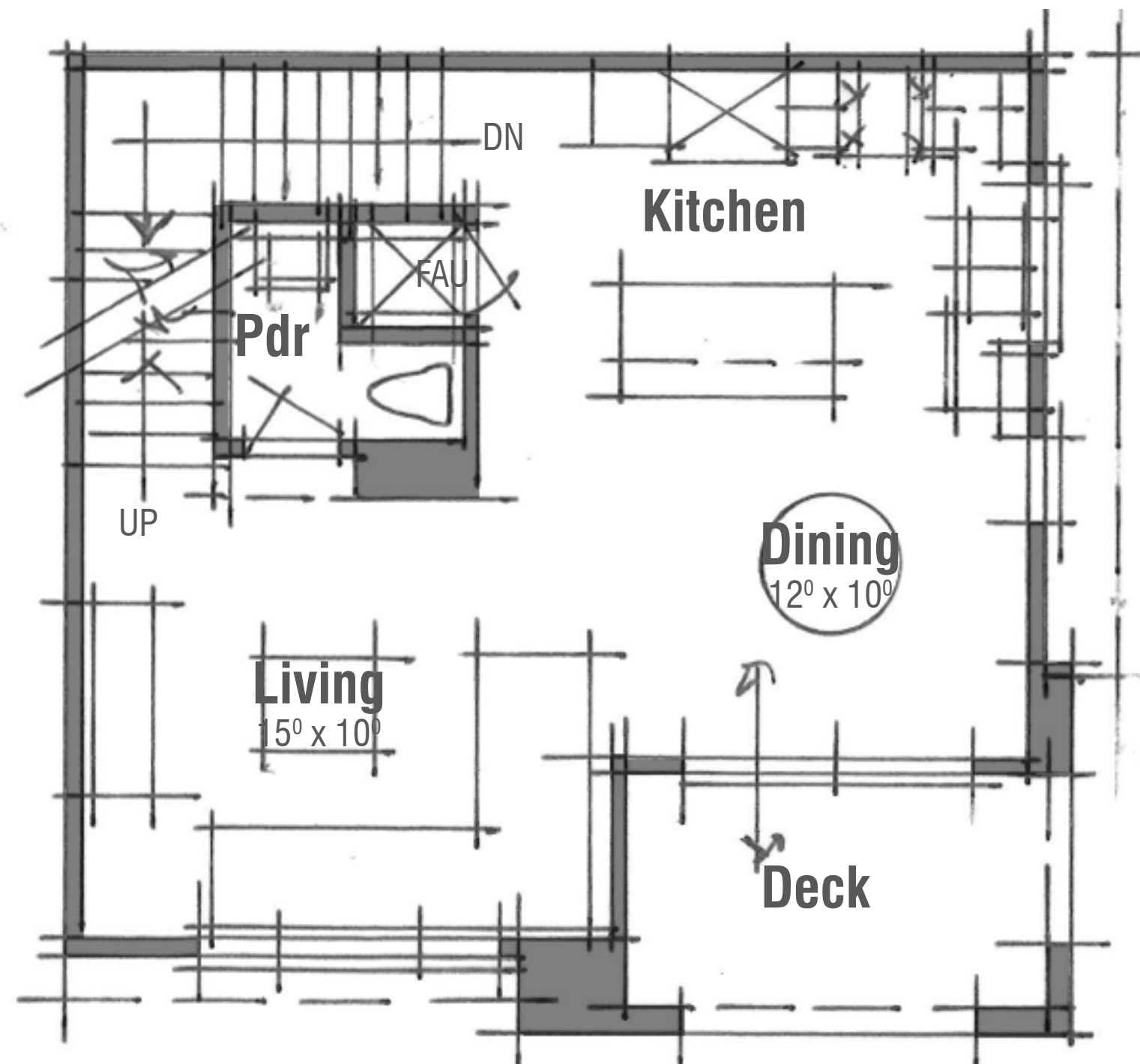
1,415 SF  
 2 Bedroom | 2.5 Bath  
 2-Car Garage

**PLAN 1 | Floor Plans**  
**88 VIVIAN STREET**  
 SAN RAFAEL, CA

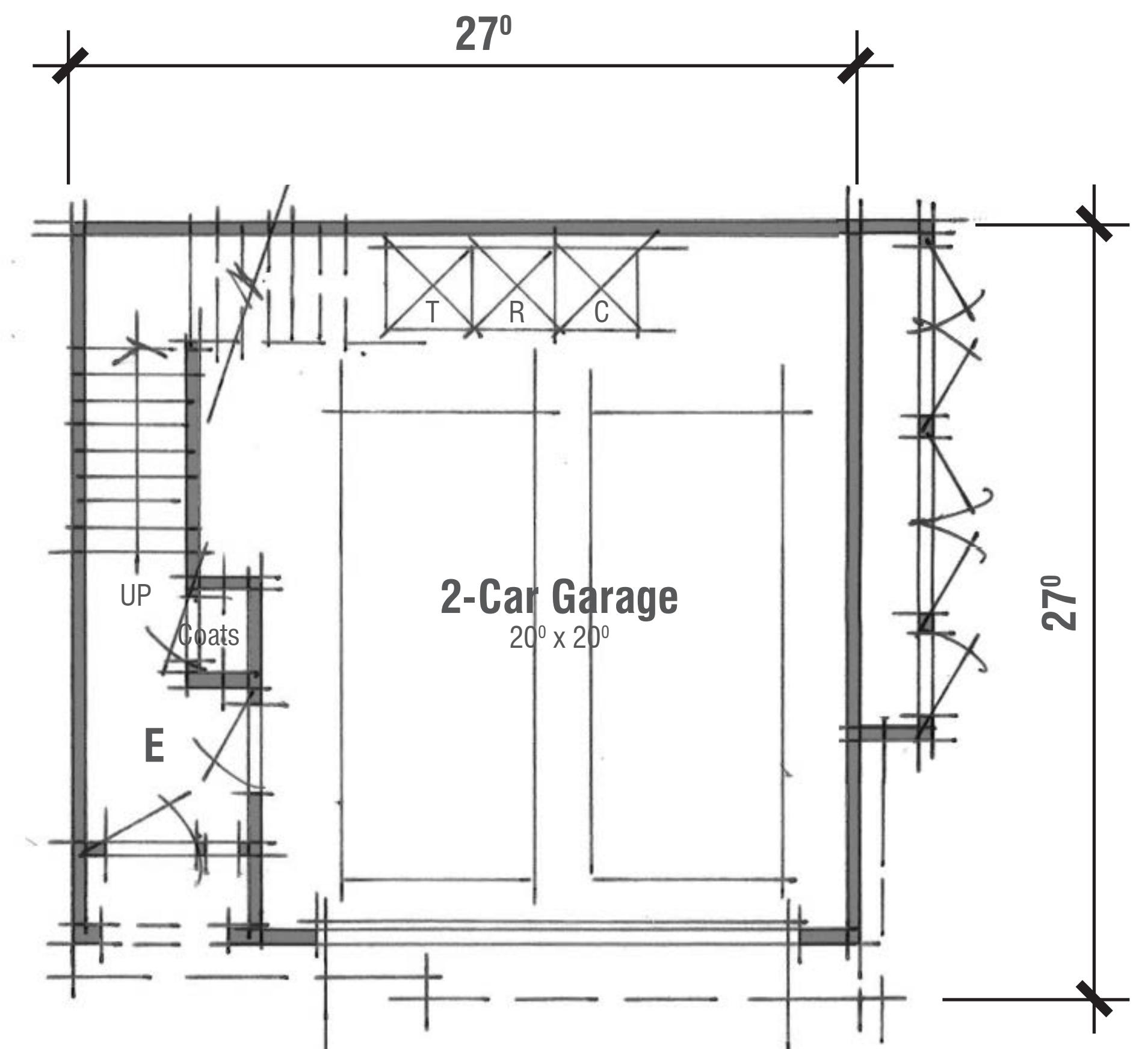




Third Level



Second Level

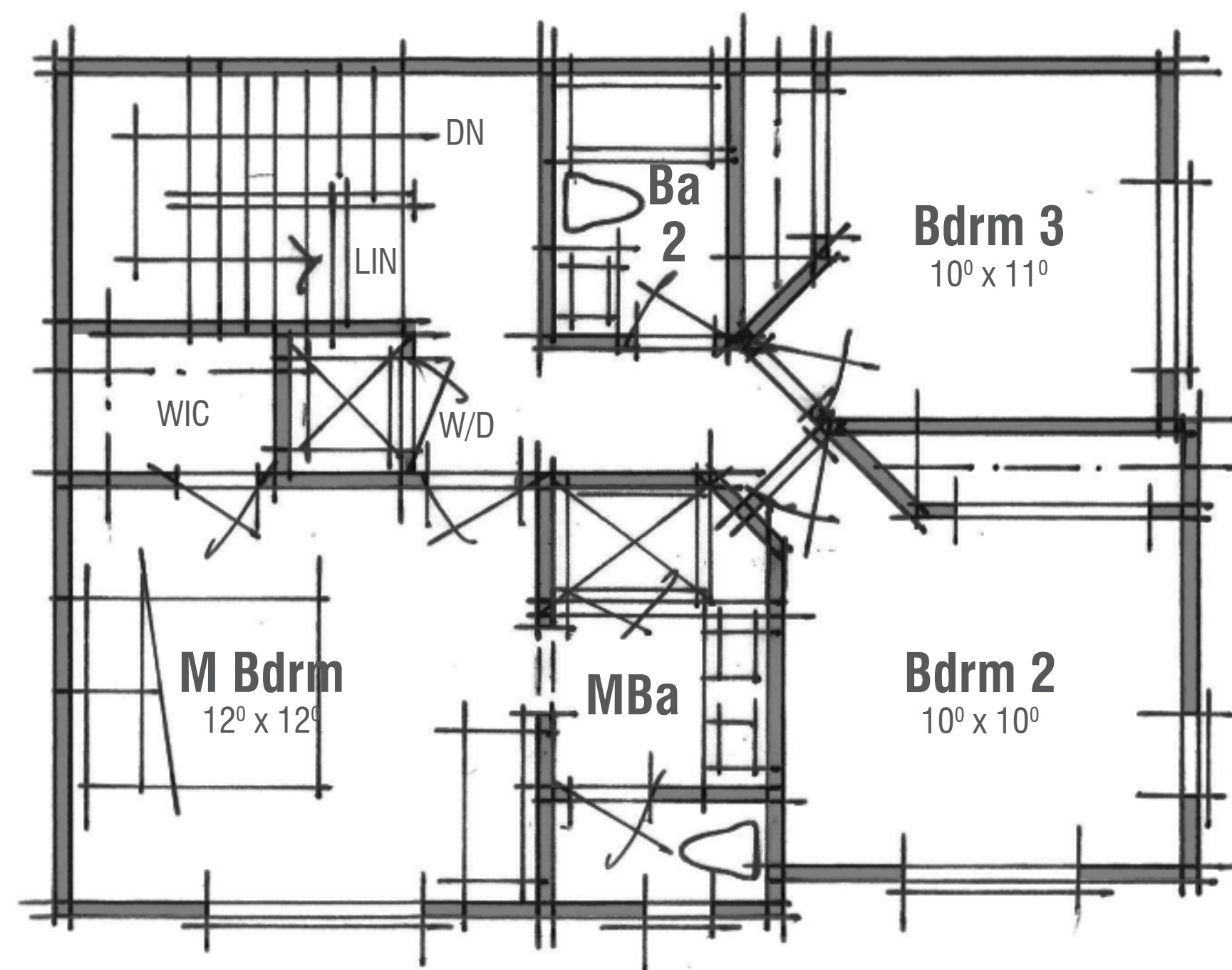


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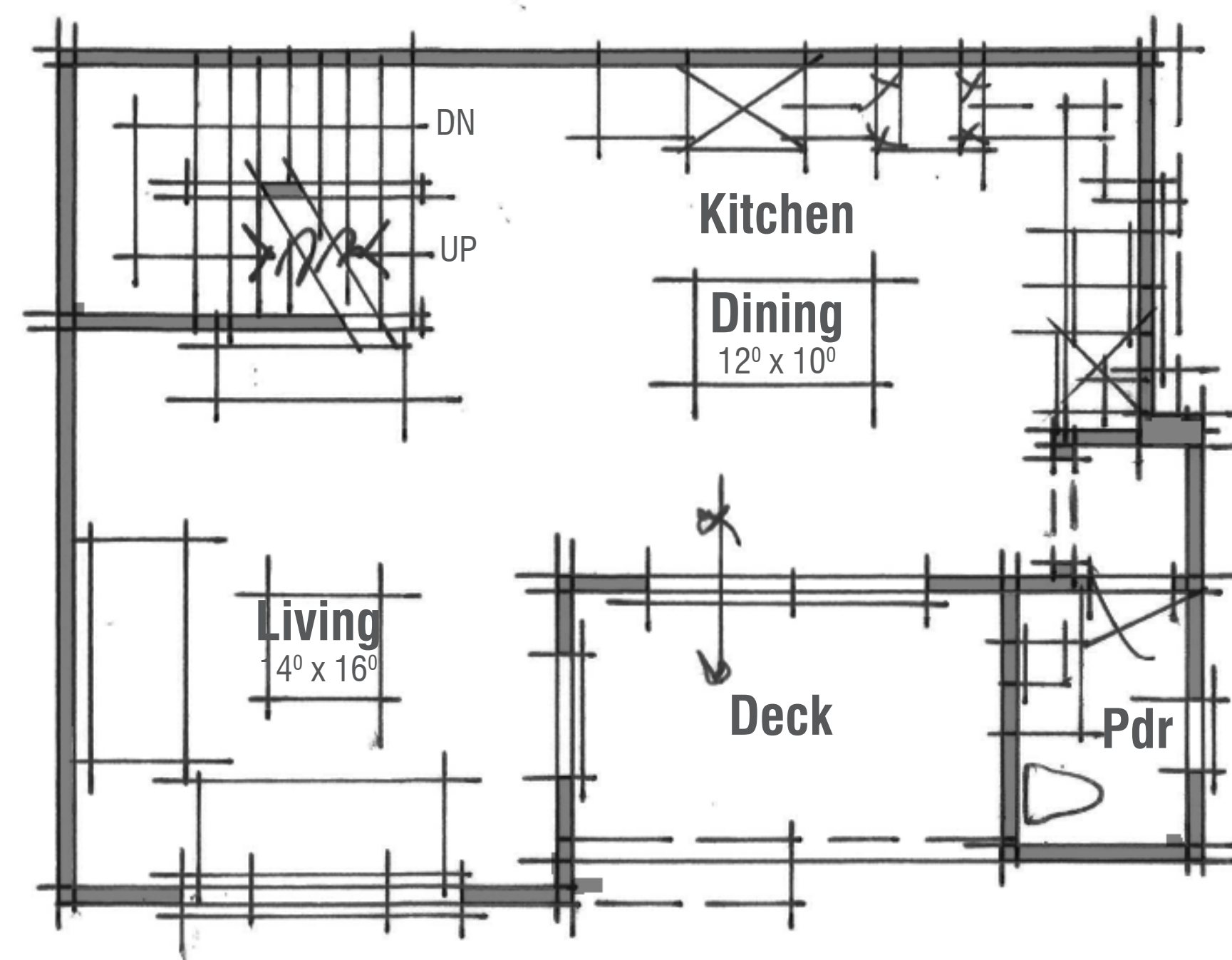
1,450 SF  
 3 Bedroom | 2.5 Bath  
 2-Car Garage

**PLAN 2 | Floor Plans**  
**88 VIVIAN STREET**  
 SAN RAFAEL, CA

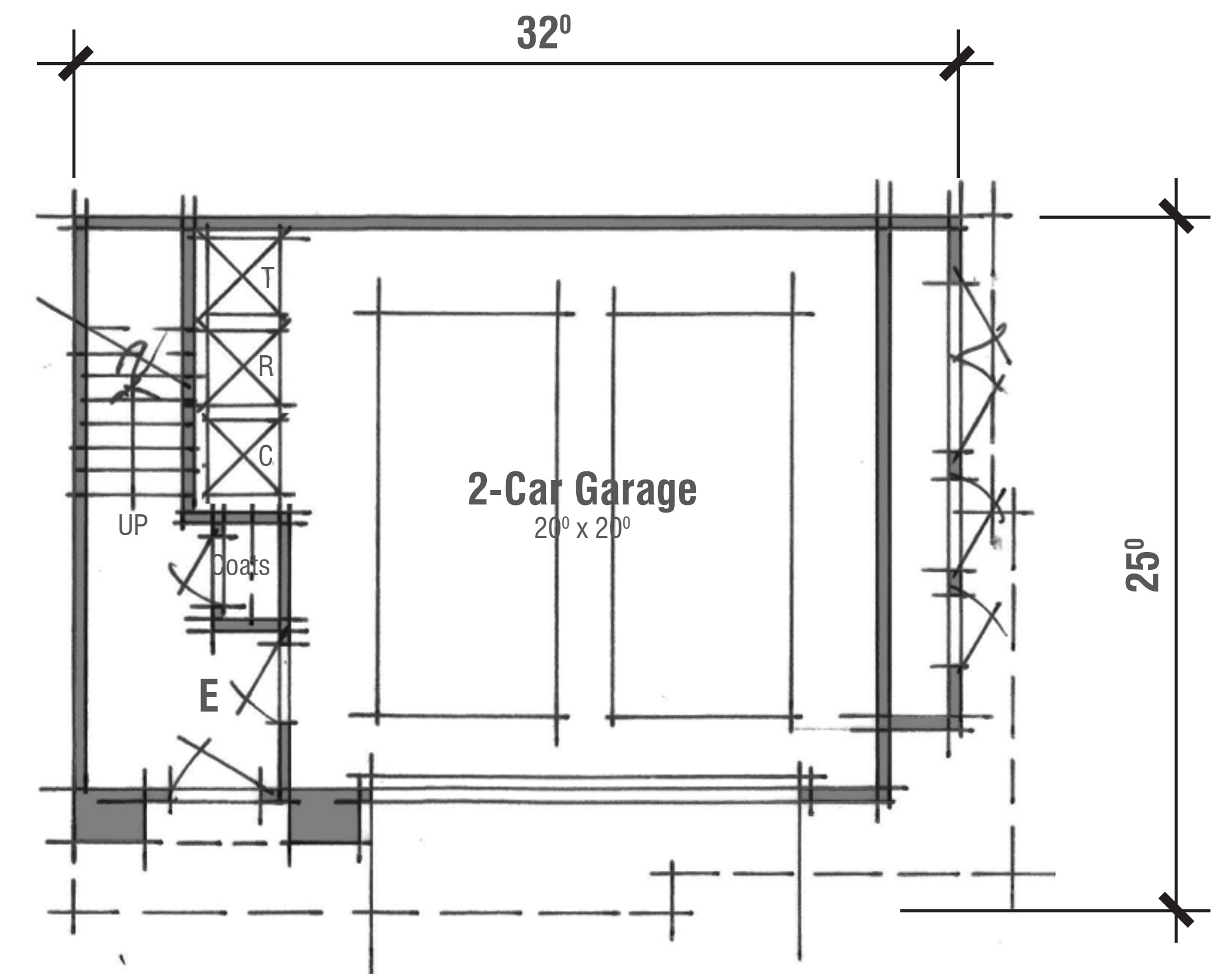




Third Level



Second Level

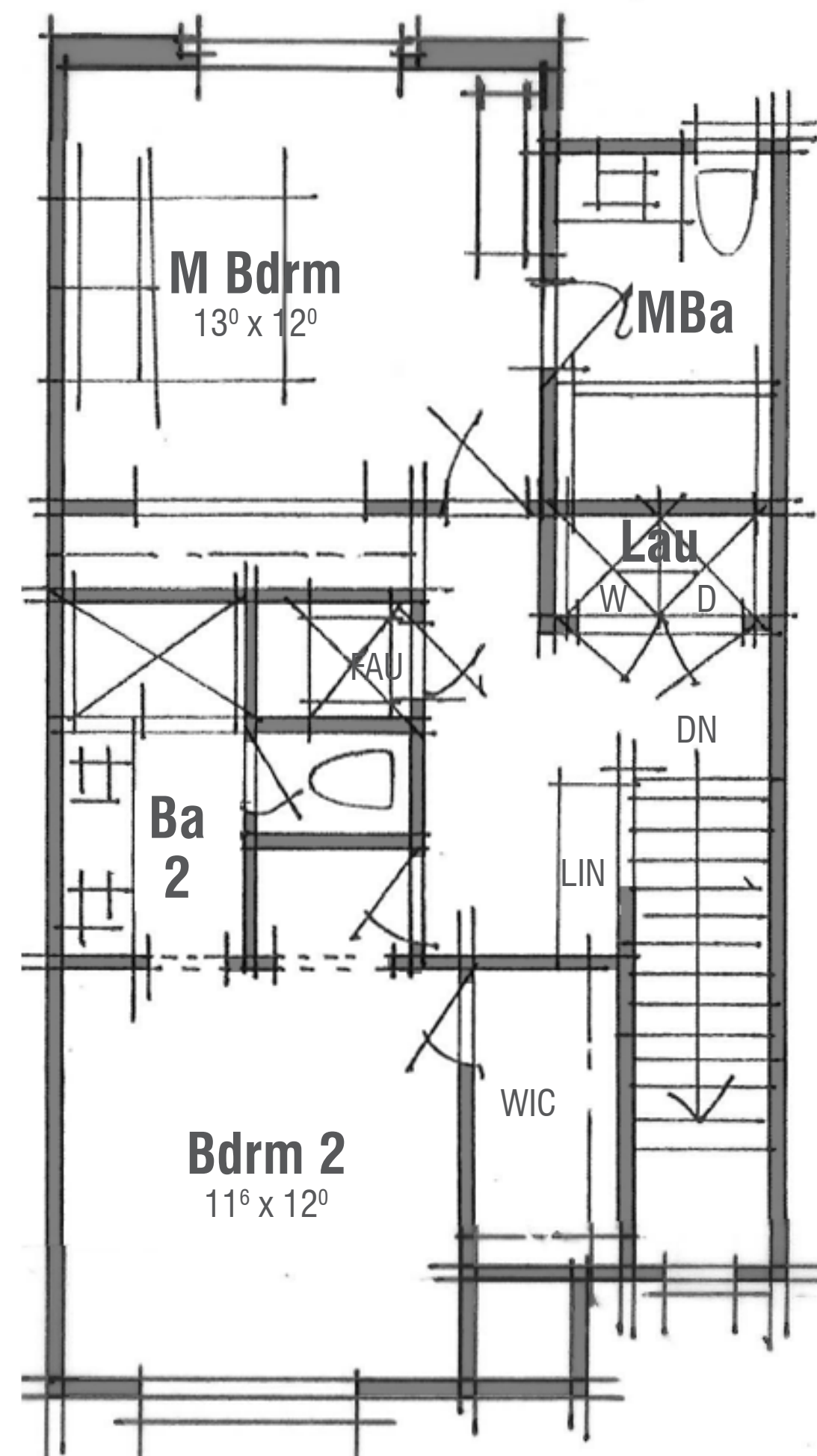


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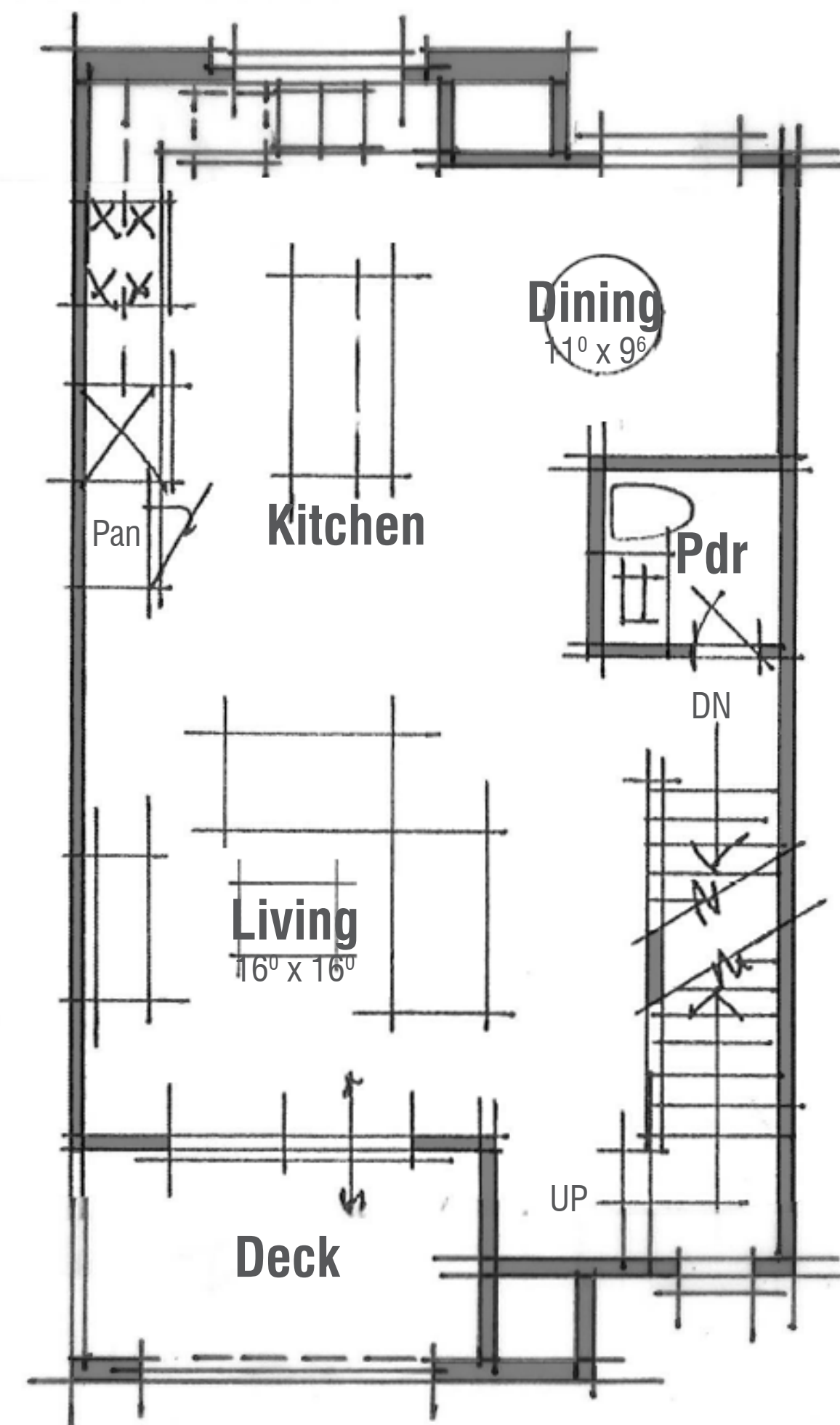
1,600 SF  
 3 Bedroom | 2.5 Bath  
 2-Car Garage

**PLAN 3 | Floor Plans**  
**88 VIVIAN STREET**  
 SAN RAFAEL, CA

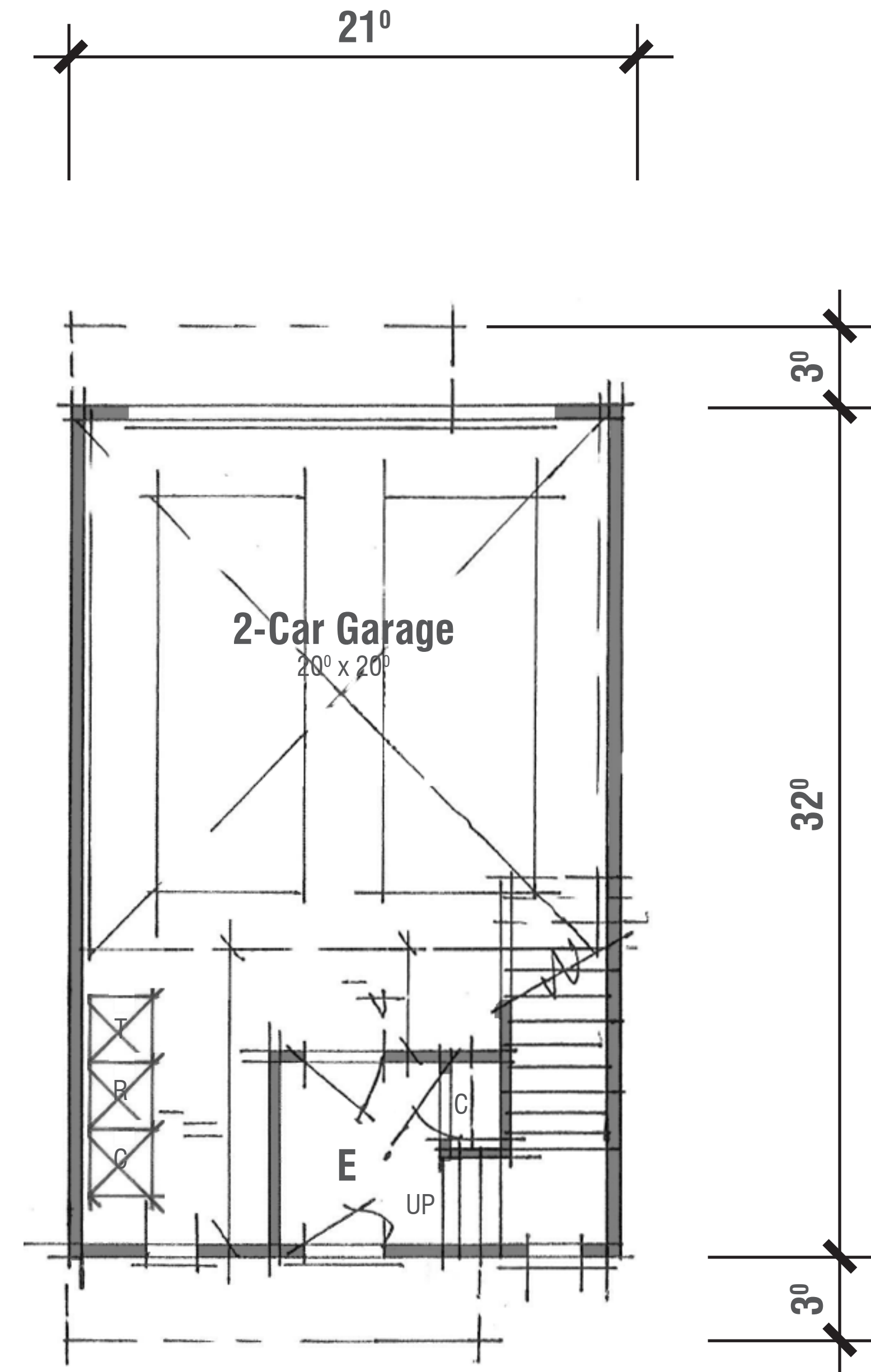




Third Level



Second Level

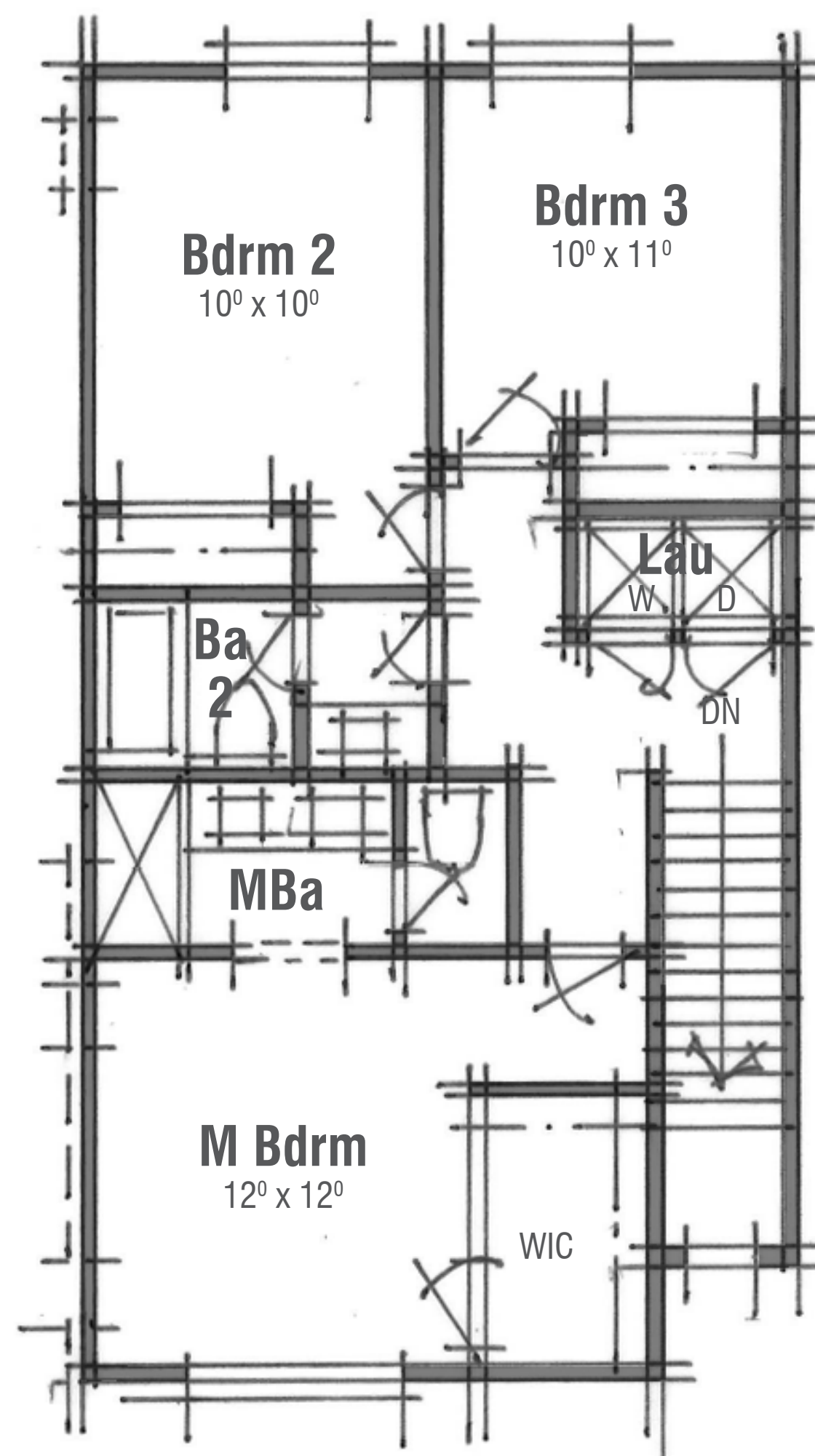


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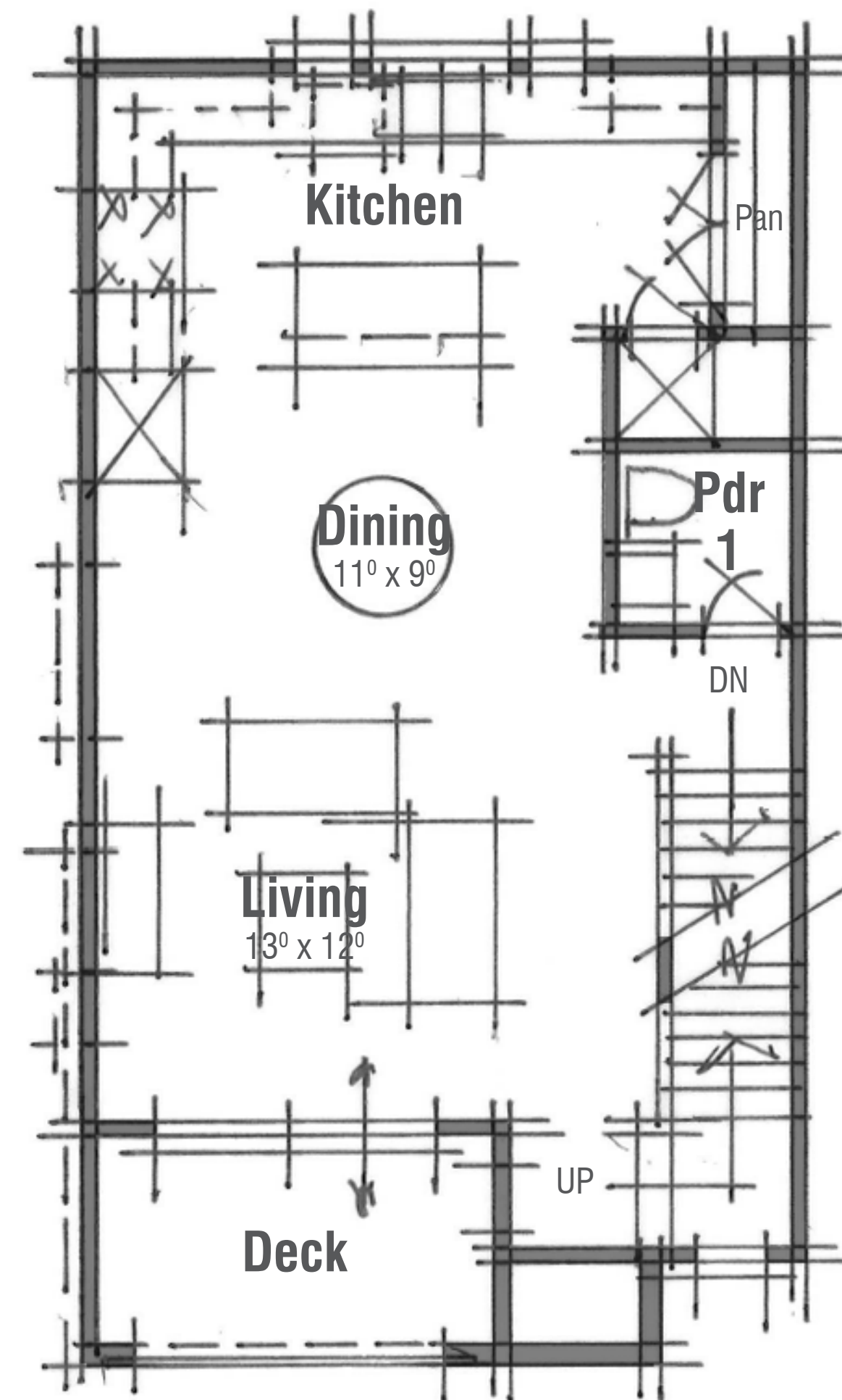
1,496 SF  
 2 Bedroom | 2.5 Bath  
 2-Car Garage

**PLAN 4 | Floor Plans**  
**88 VIVIAN STREET**  
 SAN RAFAEL, CA

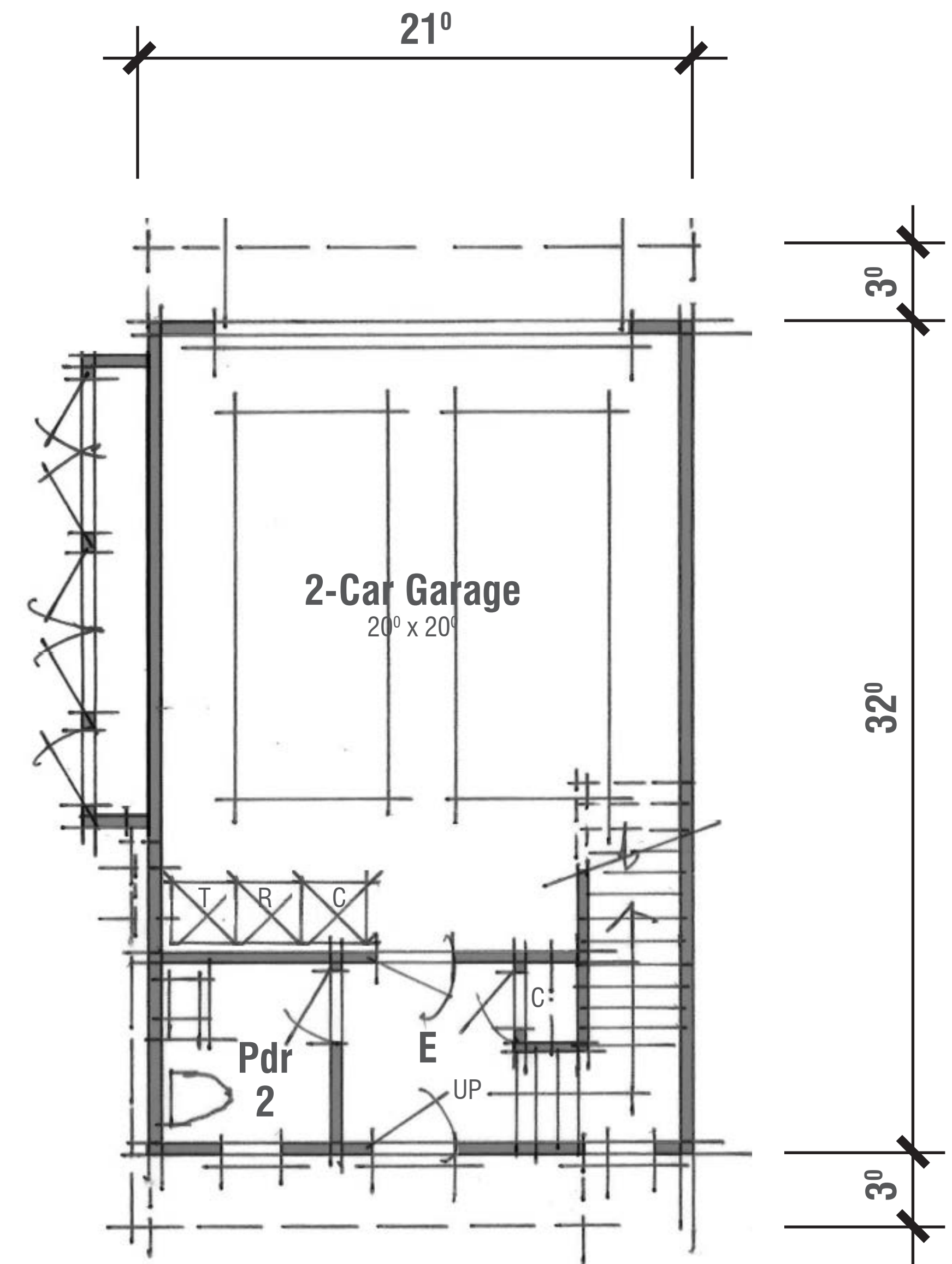




Third Level



Second Level



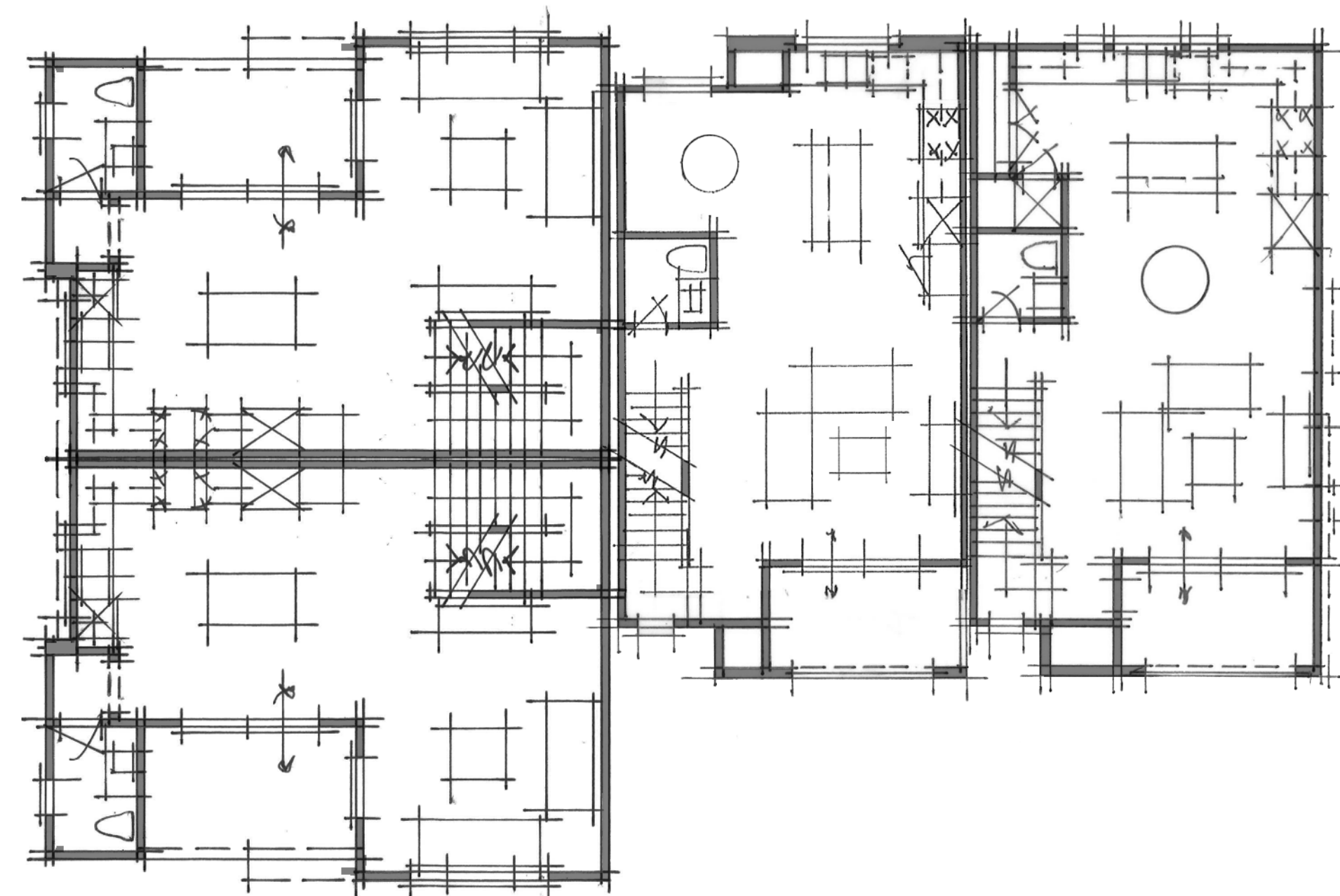
First Level

1,588 SF  
 3 Bedroom | 2 Bath | 2 Pwdr.  
 2-Car Garage

**PLAN 5 | Floor Plans**  
**88 VIVIAN STREET**  
 SAN RAFAEL, CA



**PLAN 3**



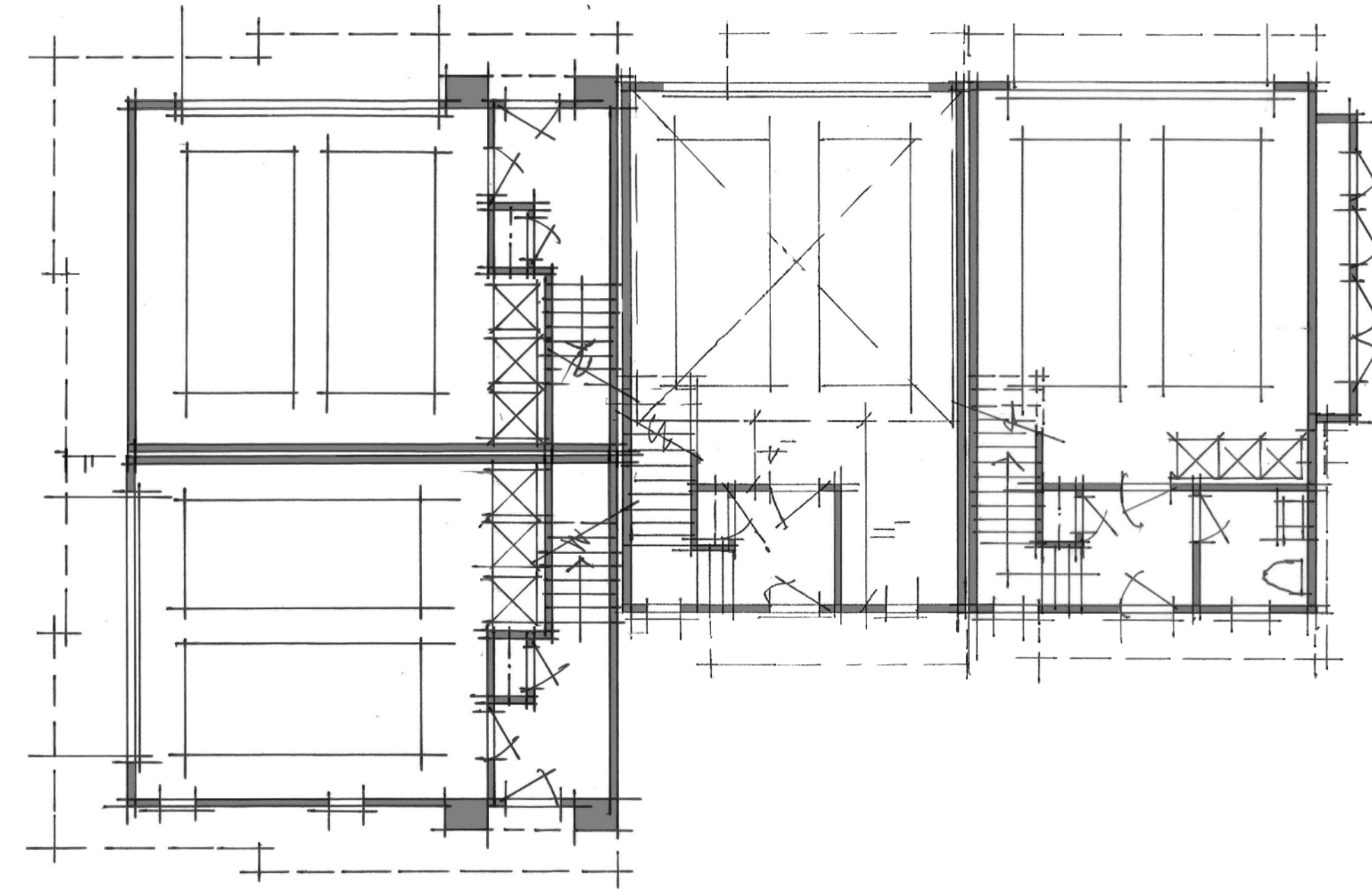
**Second Level**

**PLAN 3**

**PLAN 4**

**PLAN 5**

**PLAN 3**



**First Level**

**PLAN 3**

**PLAN 4**

**PLAN 5**

1,600 SF  
3 Bedroom | 2.5 Bath  
2-Car Garage

1,496 SF  
2 Bedroom | 2.5 Bath  
2-Car Garage

1,588 SF  
3 Bedroom | 2 Bath  
2 Pwdr.  
2-Car Garage

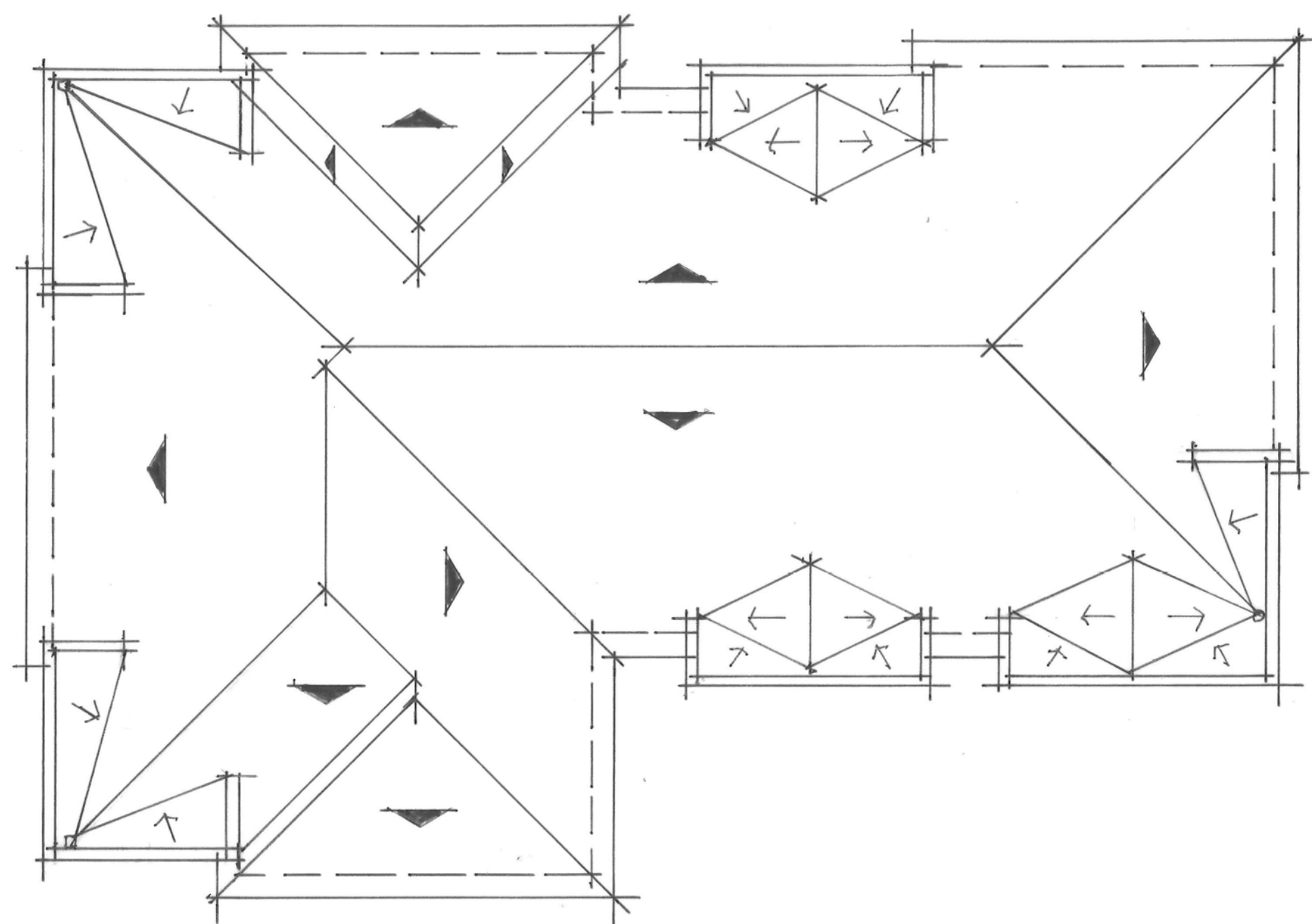
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Consturction: VB  
Sprinkler System: NFPA 13D

**BUILDING 100 | Composite Floor Plans**

**88 VIVIAN STREET**

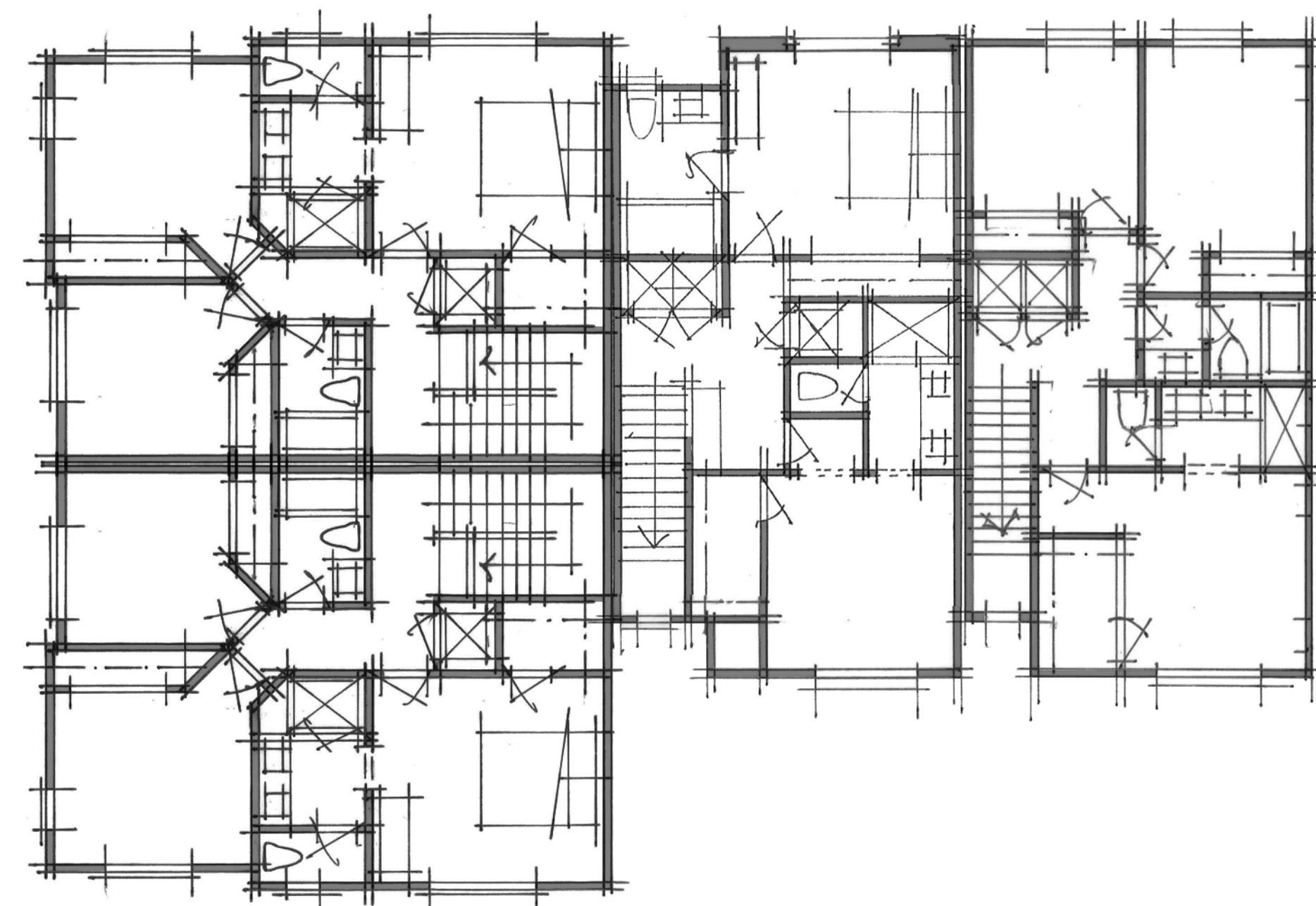
SAN RAFAEL, CA





**Roof Plan**

**PLAN 3**



**Third Level**

**PLAN 3**

**PLAN 4**

**PLAN 5**

Occupancy: R3/U  
 Consturction: VB  
 Sprinkler System: NFPA 13D

**BUILDING 100 | Composite Floor Plans / Roof Plan**

**88 VIVIAN STREET**

SAN RAFAEL, CA

**ASHTON 3**

0 4 8 16  
**A1.7**  
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Right



Rear



Left



Front

<b>MATERIAL</b>	
Roof:	Metal Roof
Fascia:	2X Wood
Exterior:	Stucco with Lap Siding
Window & Door Trim:	Foam and Wood Trim
Entry Door:	Decorative Front Entry Door
Garage Door:	Metal Roll-Up Garage Door

**BUILDING 100 | Exterior Elevations**

**88 VIVIAN STREET**

SAN RAFAEL, CA

**ASHTON 3**

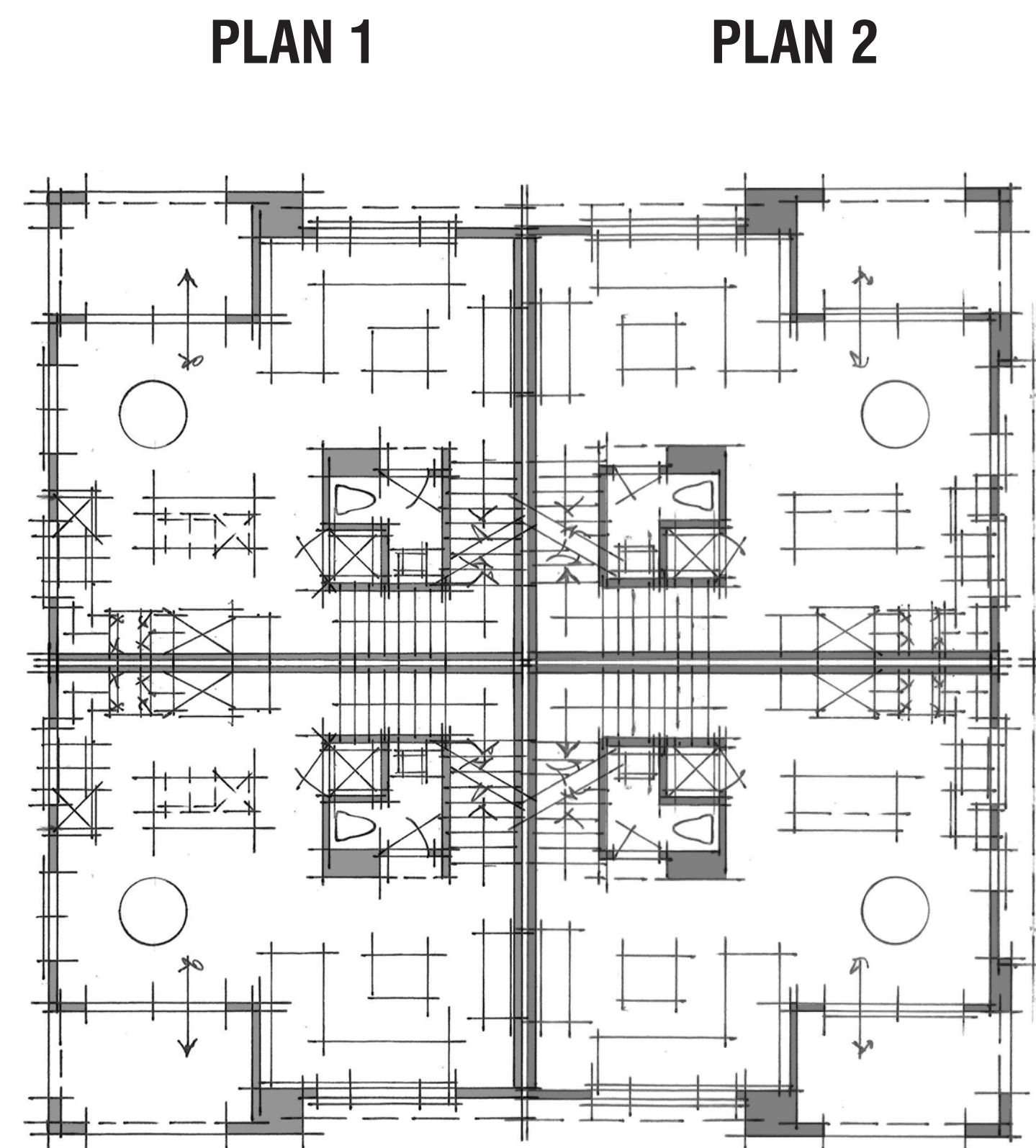
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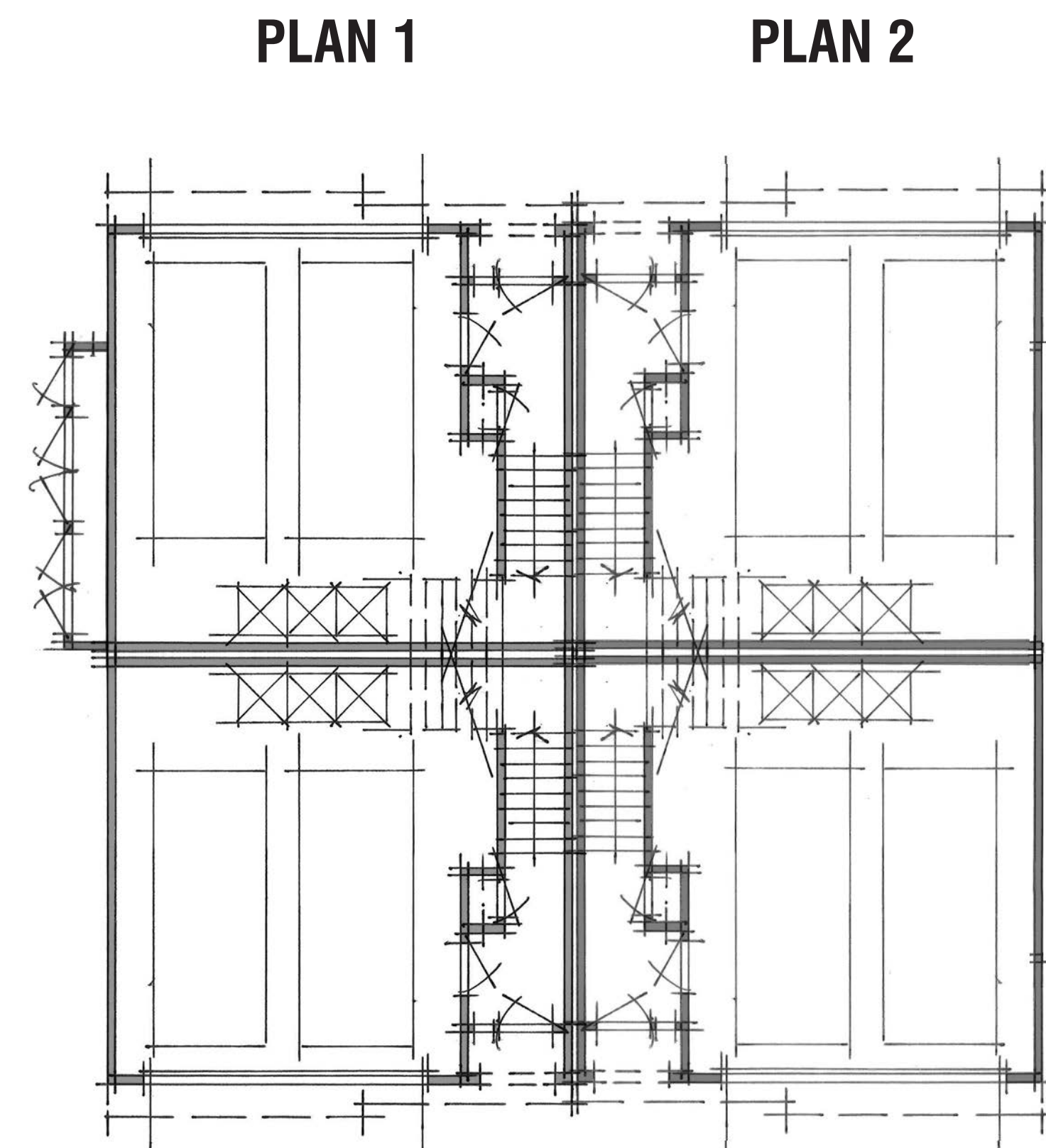
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**Second Level**

**PLAN 1      PLAN 2**



**First Level**

**PLAN 1      PLAN 2**  
 1,415 SF      1,450 SF  
 2 Bedroom | 2.5 Bath      3 Bedroom | 2.5 Bath  
 2-Car Garage      2-Car Garage

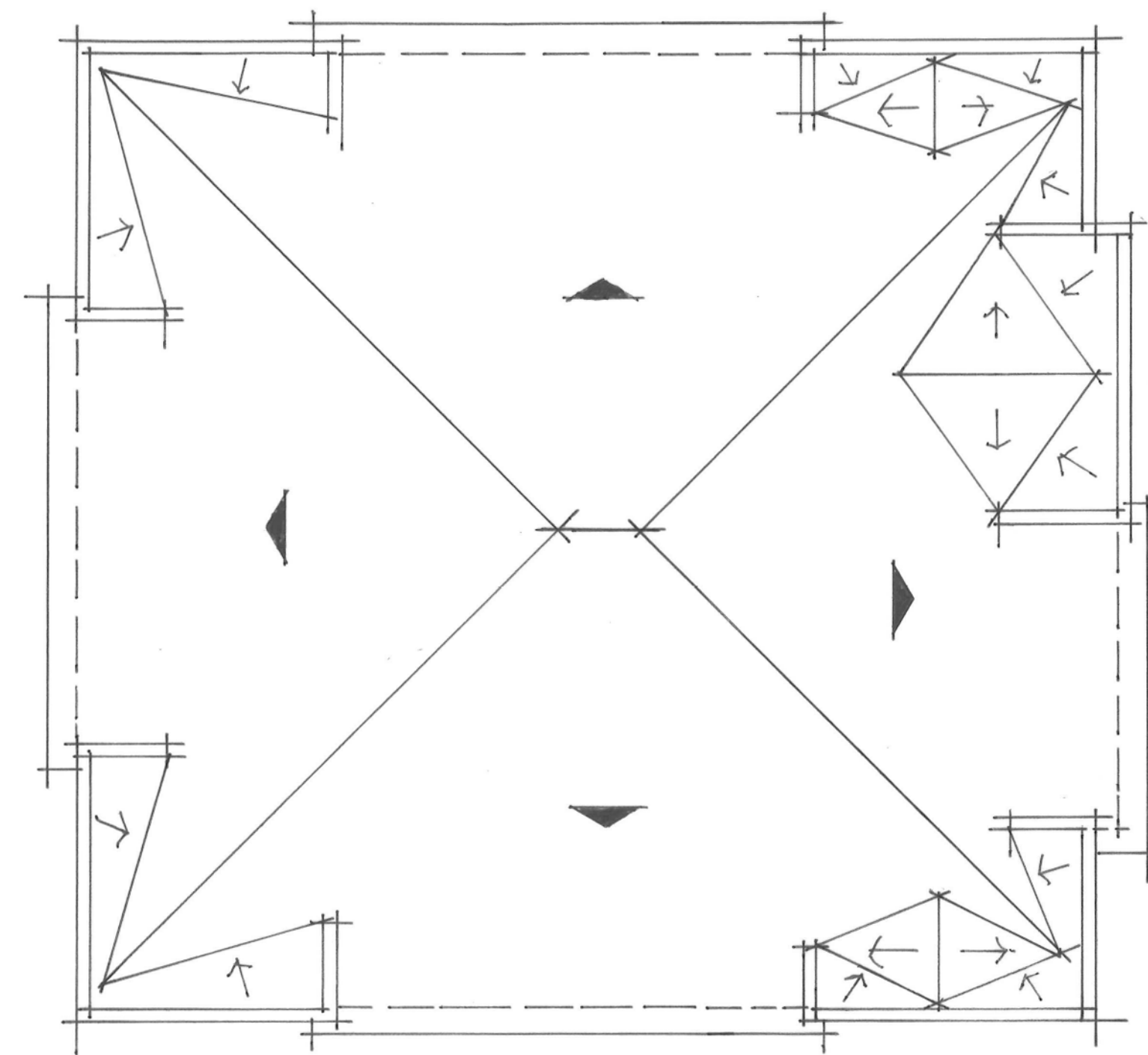
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 Consturction: VB  
 Sprinkler System: NFPA 13D

**BUILDING 200 | Composite Floor Plans**

**88 VIVIAN STREET**

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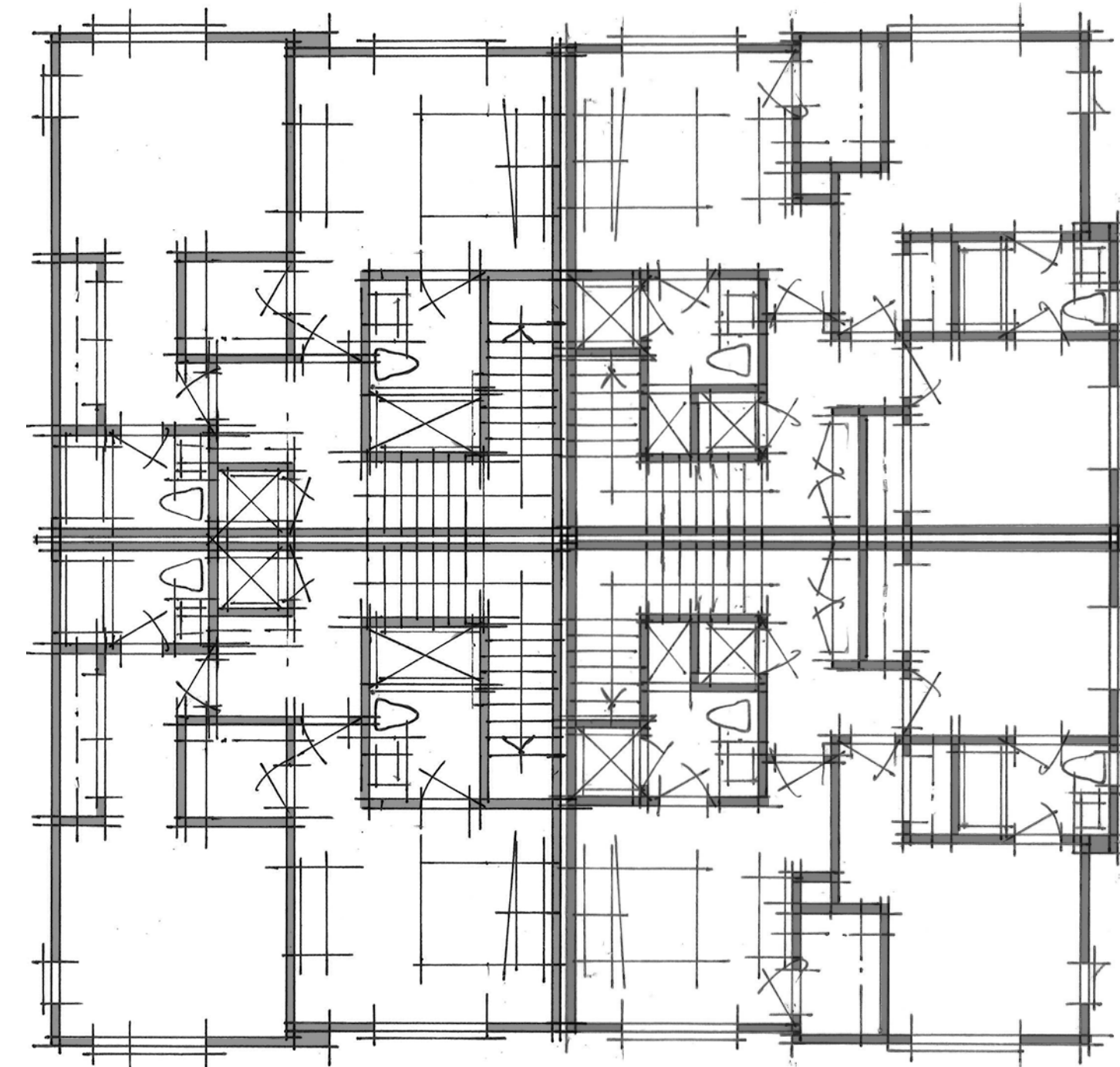




Roof Plan

PLAN 1

PLAN 2



Third Level

PLAN 1

PLAN 2

Occupancy: R3/U  
 Consturction: VB  
 Sprinkler System: NFPA 13D

**BUILDING 200 | Composite Floor Plans / Roof Plan**

**88 VIVIAN STREET**

SAN RAFAEL, CA

**ASHTON 3**

A1.10  
 0 4 8 16  
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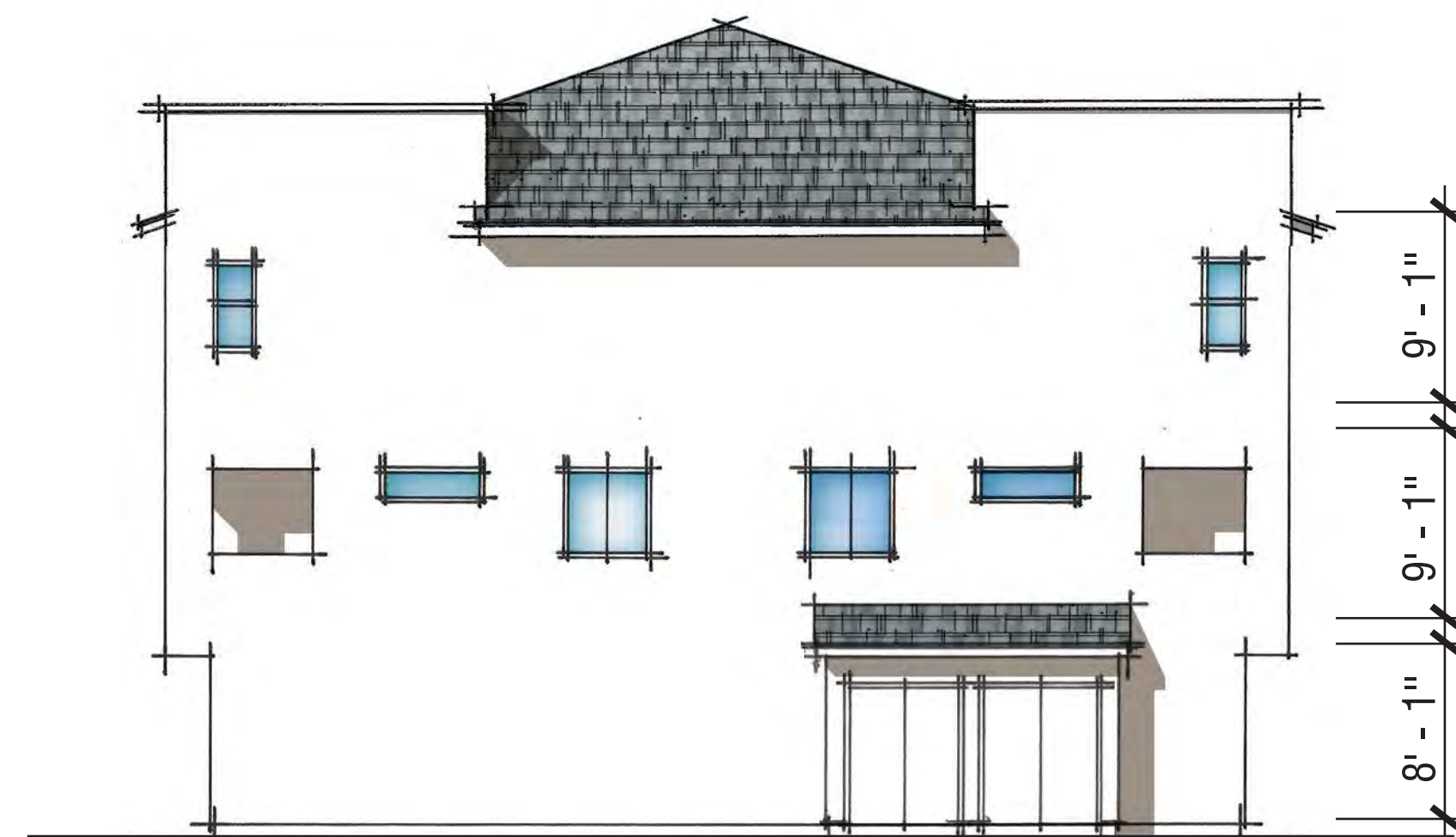




Right



Rear



Left



Front

<u>MATERIAL</u>	
Roof:	Metal Roof
Fascia:	2X Wood
Exterior:	Stucco with Lap Siding
Window & Door Trim:	Foam and Wood Trim
Entry Door:	Decorative Front Entry Door
Garage Door:	Metal Roll-Up Garage Door

**BUILDING 200 | Exterior Elevations**

**88 VIVIAN STREET**

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**ASHTON 3**

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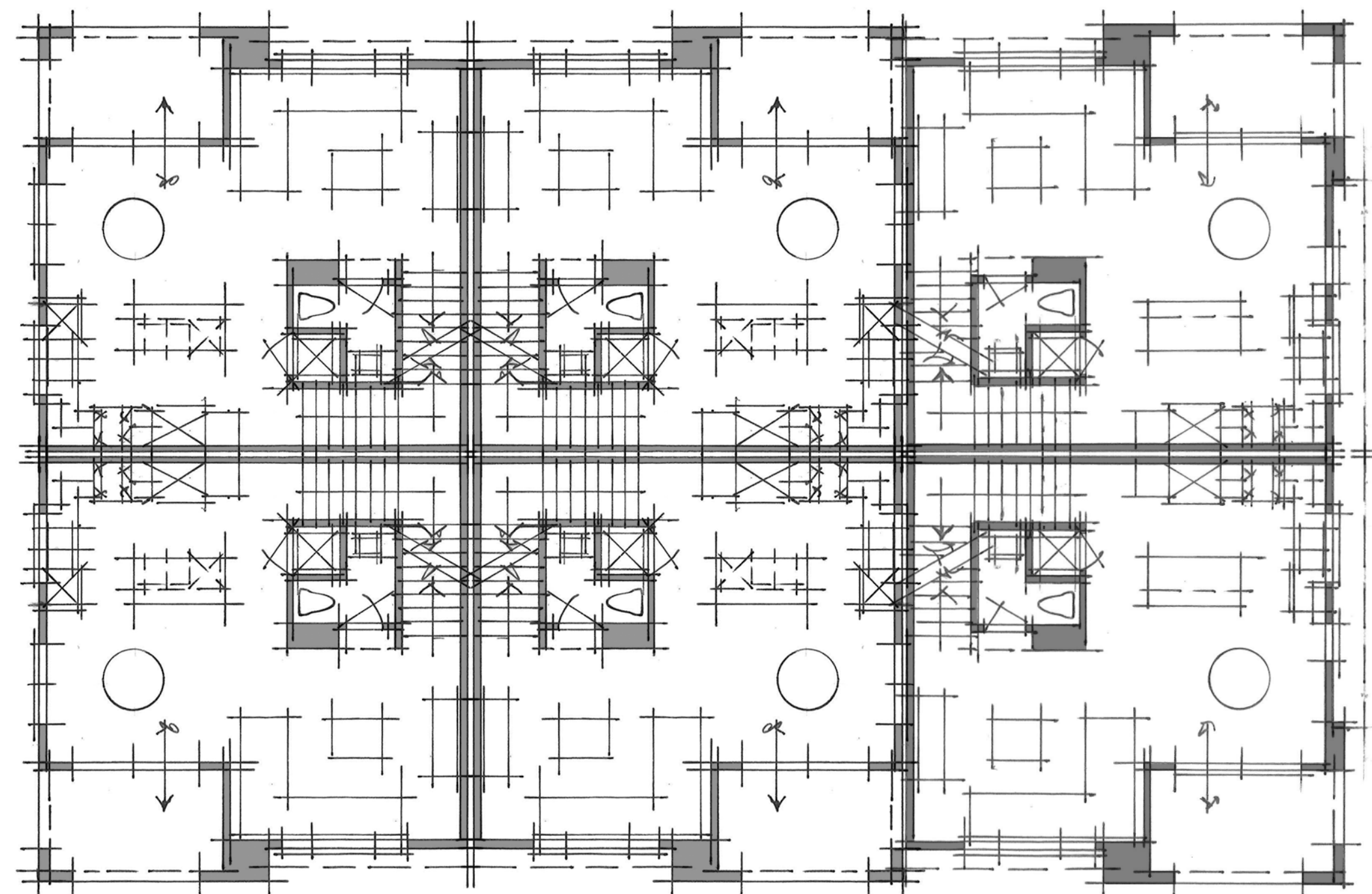
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PLAN 1

PLAN 1

PLAN 2



Second Level

PLAN 1

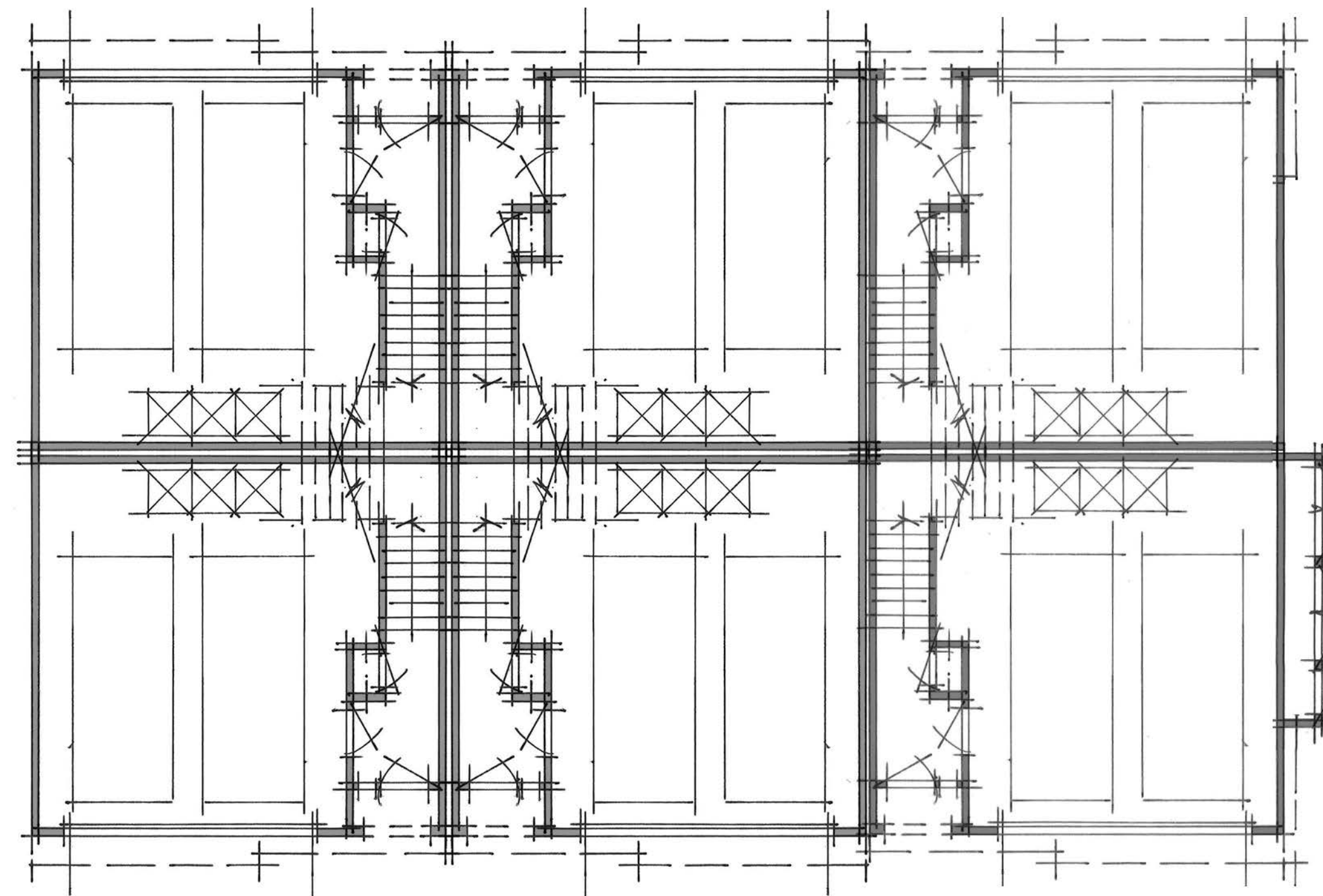
PLAN 1

PLAN 2

PLAN 1

PLAN 1

PLAN 2



First Level

PLAN 1

1,415 SF  
2 Bedroom | 2.5 Bath  
2-Car Garage

PLAN 1

PLAN 2

1,450 SF  
3 Bedroom | 2.5 Bath  
2-Car Garage

Occupancy: R2/U  
Consturction: VB  
Sprinkler System: NFPA 13

### BUILDING 300 | Composite Floor Plans

## 88 VIVIAN STREET

SAN RAFAEL, CA

# ASHTON 3

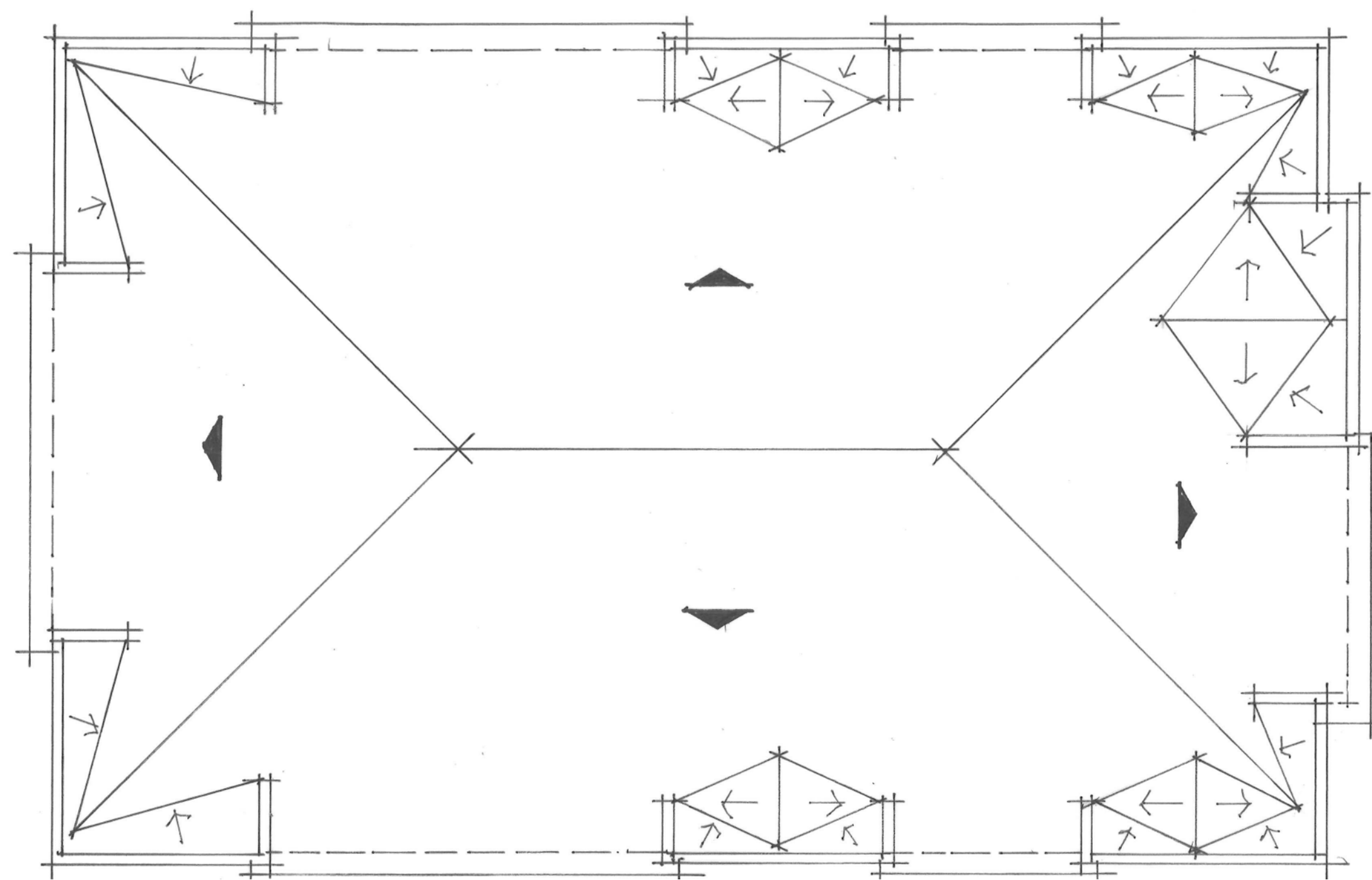
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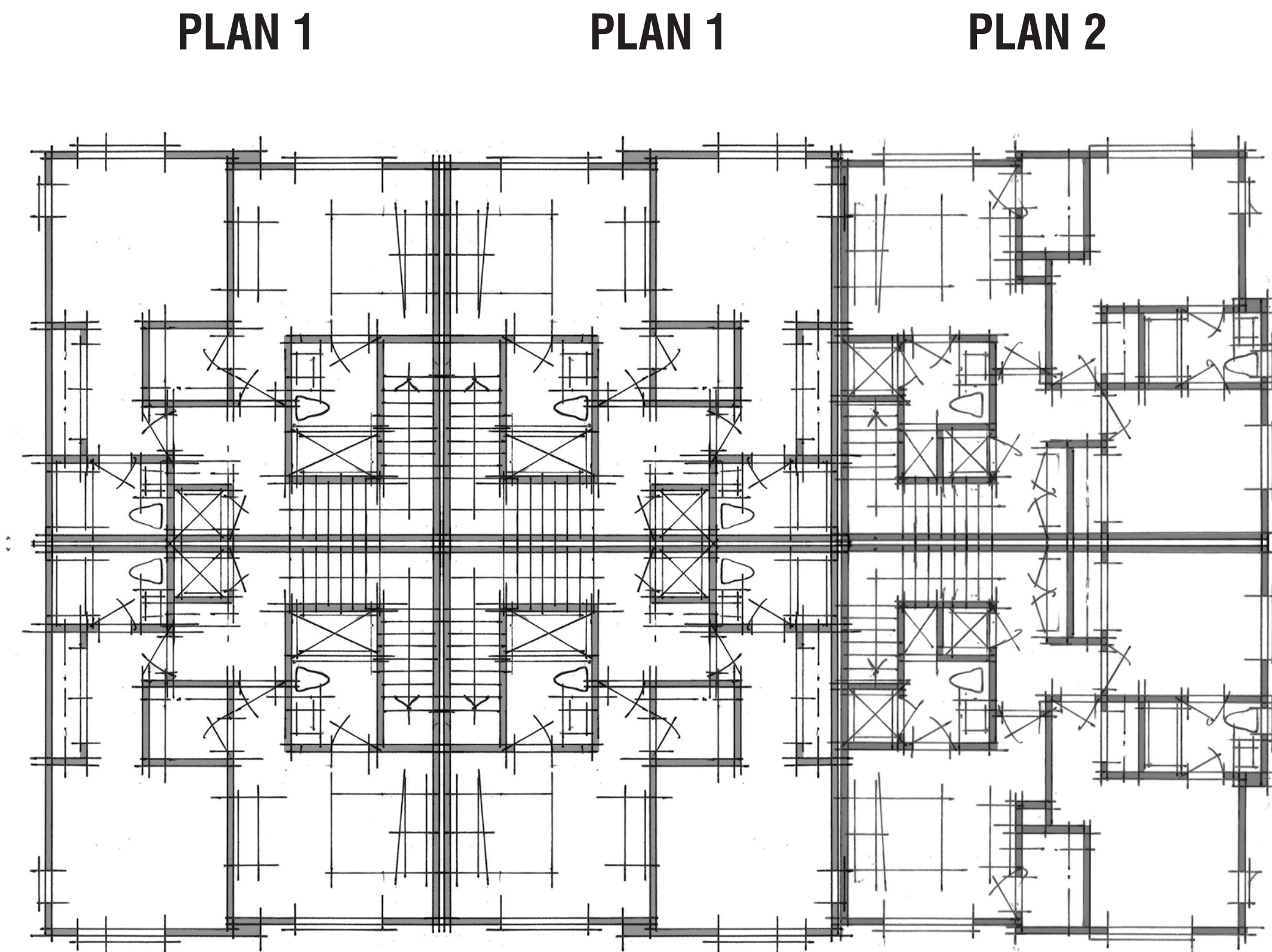
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**Roof Plan**



**PLAN 1**

**PLAN 1**

**PLAN 2**

**Third Level**

**PLAN 1**

**PLAN 1**

**PLAN 2**

Occupancy: R2/U  
 Consturction: VB  
 Sprinkler System: NFPA 13

**BUILDING 300 | Composite Floor Plans / Roof Plan**

**88 VIVIAN STREET**

SAN RAFAEL, CA

**ASHTON 3**

A1.13  
 0 4 8 16  
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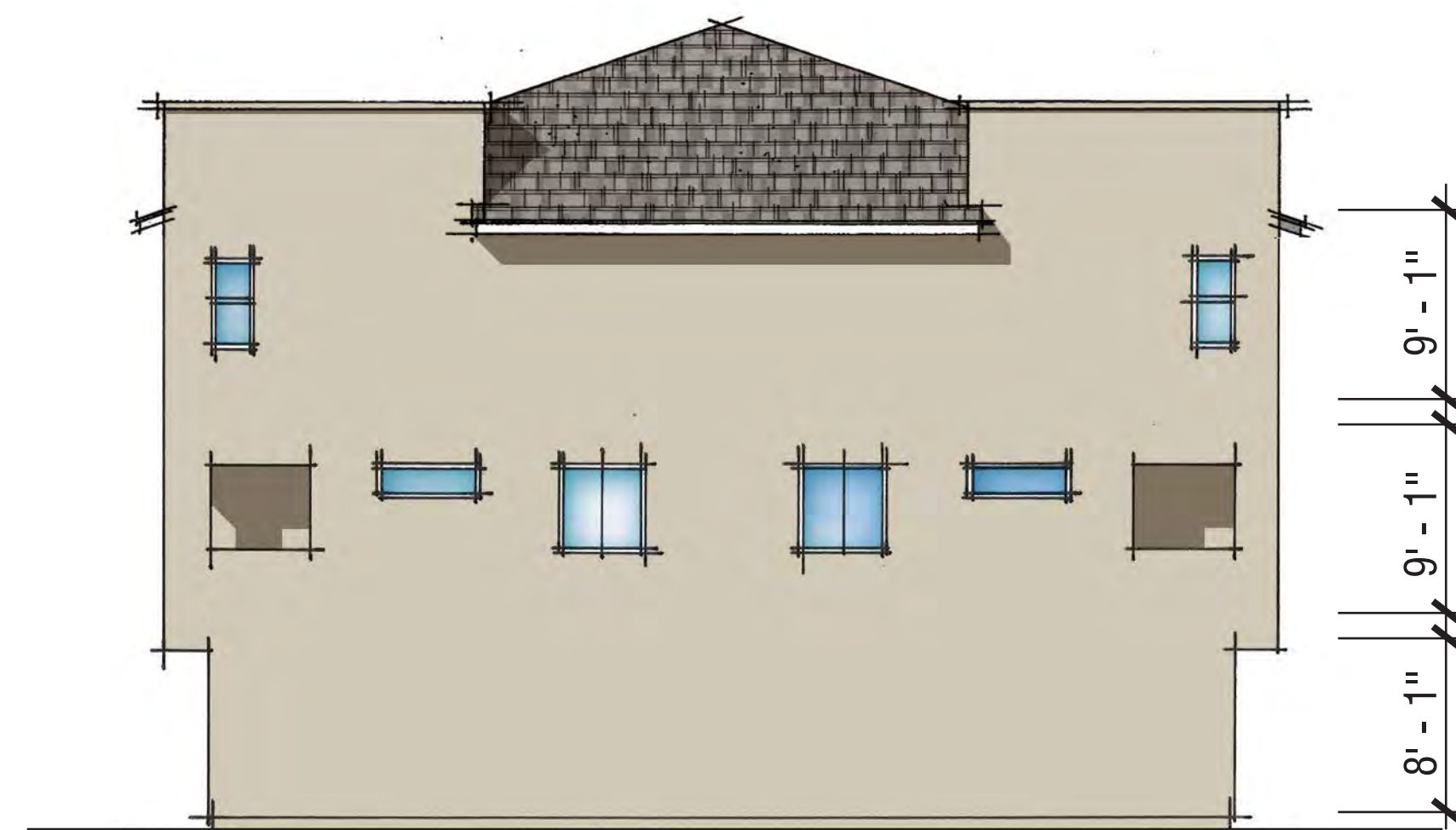




Right



Rear



Left



Front

**MATERIAL**

Roof:	Metal Roof
Fascia:	2X Wood
Exterior:	Stucco with Lap Siding
Window & Door Trim:	Foam and Wood Trim
Entry Door:	Decorative Front Entry Door
Garage Door:	Metal Roll-Up Garage Door

**BUILDING 300 | Exterior Elevations**

**88 VIVIAN STREET**

SAN RAFAEL, CA

**ASHTON 3**

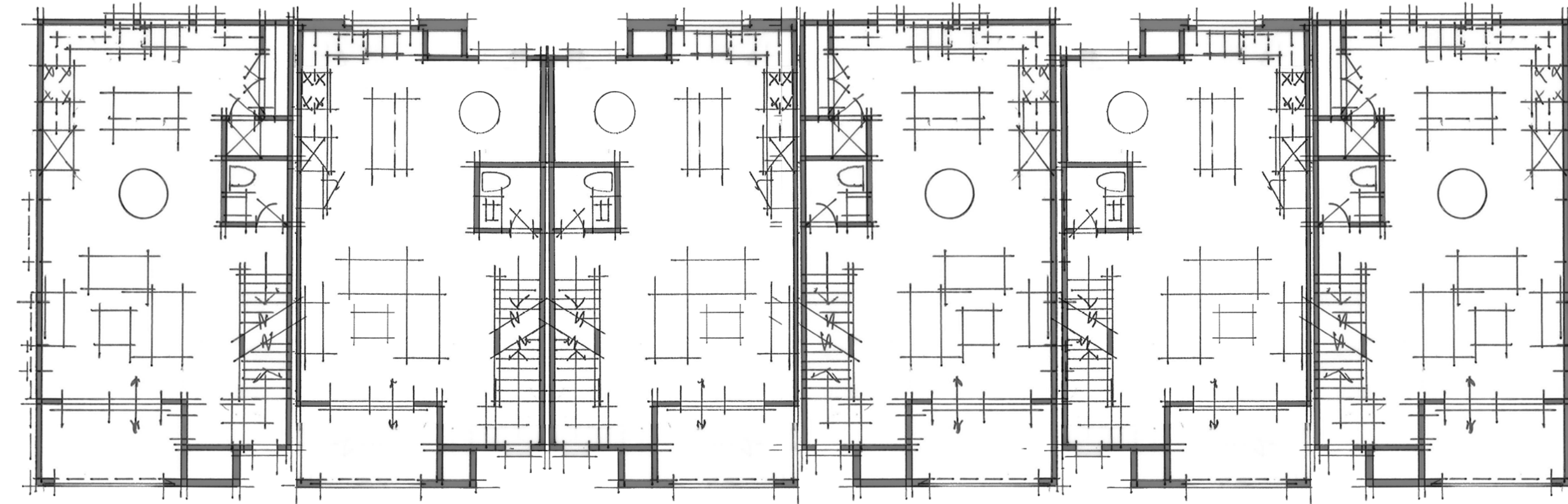
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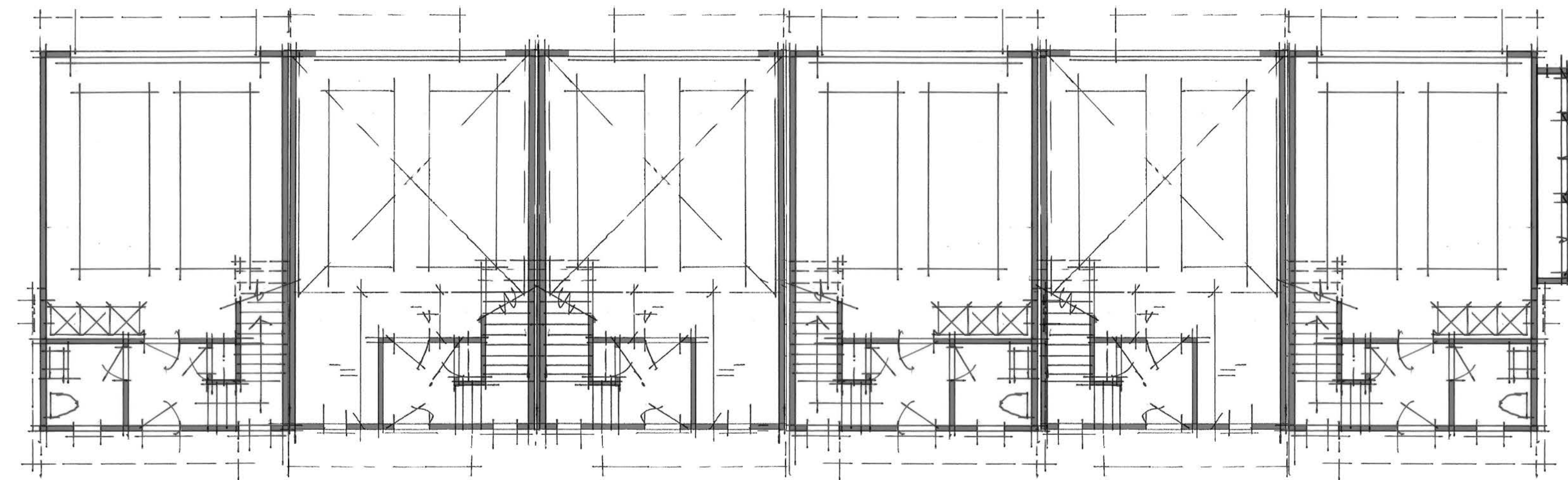
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**Second Level**



**First Level**

**PLAN 5**

**PLAN 4**

**PLAN 4**

**PLAN 5**

**PLAN 4**

**PLAN 5**

1,496 SF  
2 Bedroom | 2.5 Bath  
2-Car Garage

1,588 SF  
3 Bedroom | 2 Bath  
2 Pwdr.  
2-Car Garage

Occupancy: R3/U  
Consturction: VB  
Sprinkler System: NFPA 13D

**BUILDING 400 | Composite Floor Plans**

**88 VIVIAN STREET**

SAN RAFAEL, CA

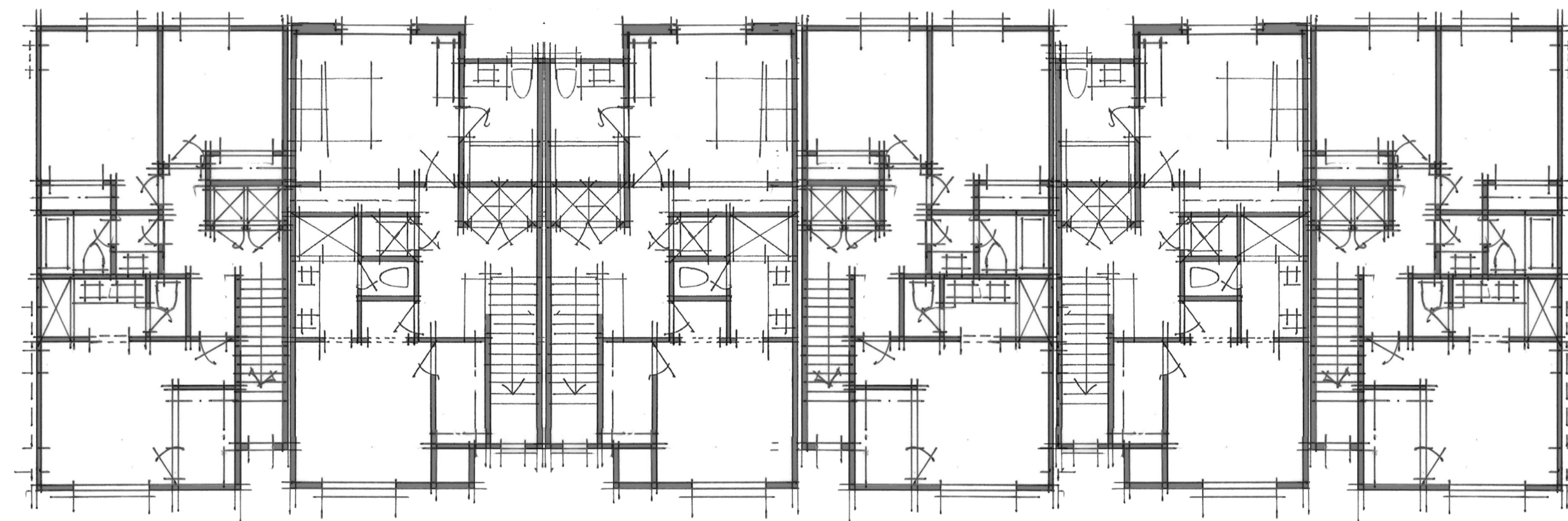
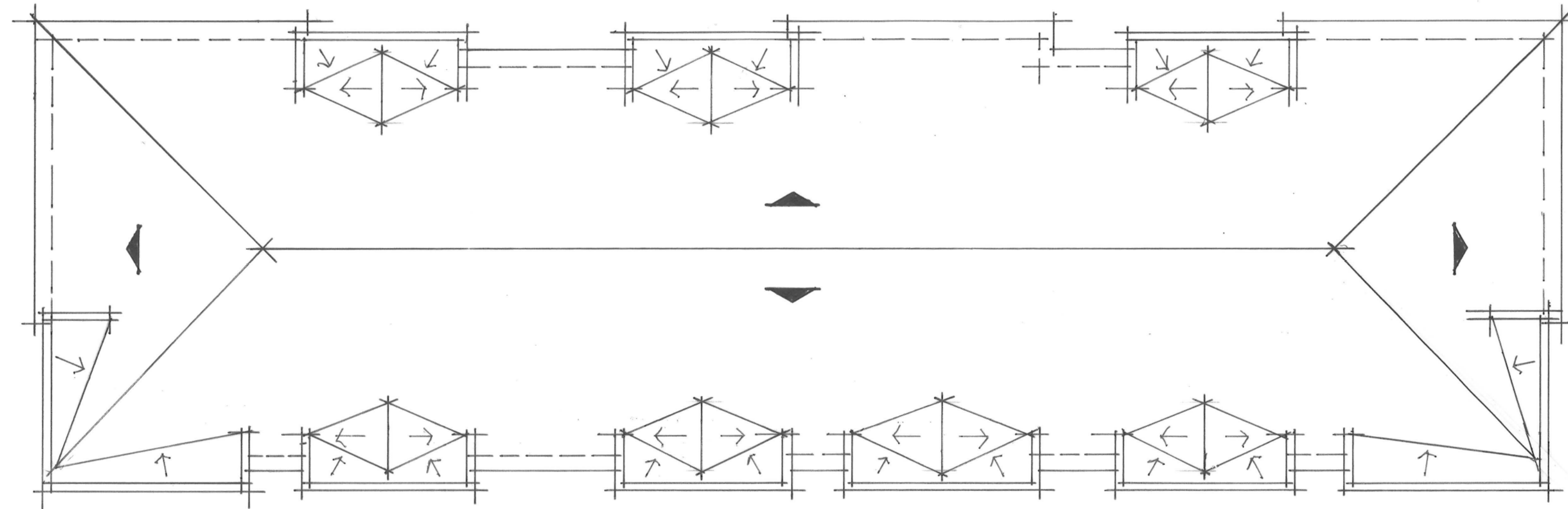
**ASHTON 3**

0 4 8 16  
**A1.15**  
CITY SUBMITTAL

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ARCHITECTS . PLANNERS . DESIGNERS  
**WHA.**  
ORANGE COUNTY . LOS ANGELES . BAY AREA





**Third Level**

**PLAN 5**

**PLAN 4**

**PLAN 4**

**PLAN 5**

**PLAN 4**

**PLAN 5**

1,496 SF  
2 Bedroom | 2.5 Bath  
2-Car Garage

1,588 SF  
3 Bedroom | 2 Bath  
2 Pwdr.  
2-Car Garage

Occupancy: R3/U  
Consturction: VB  
Sprinkler System: NFPA 13D

**BUILDING 400 | Composite Floor Plans / Roof Plan**

**88 VIVIAN STREET**

SAN RAFAEL, CA

**ASHTON 3**

A1.16  
0 4 8 16  
CITY SUBMITTAL

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**WHA.**  
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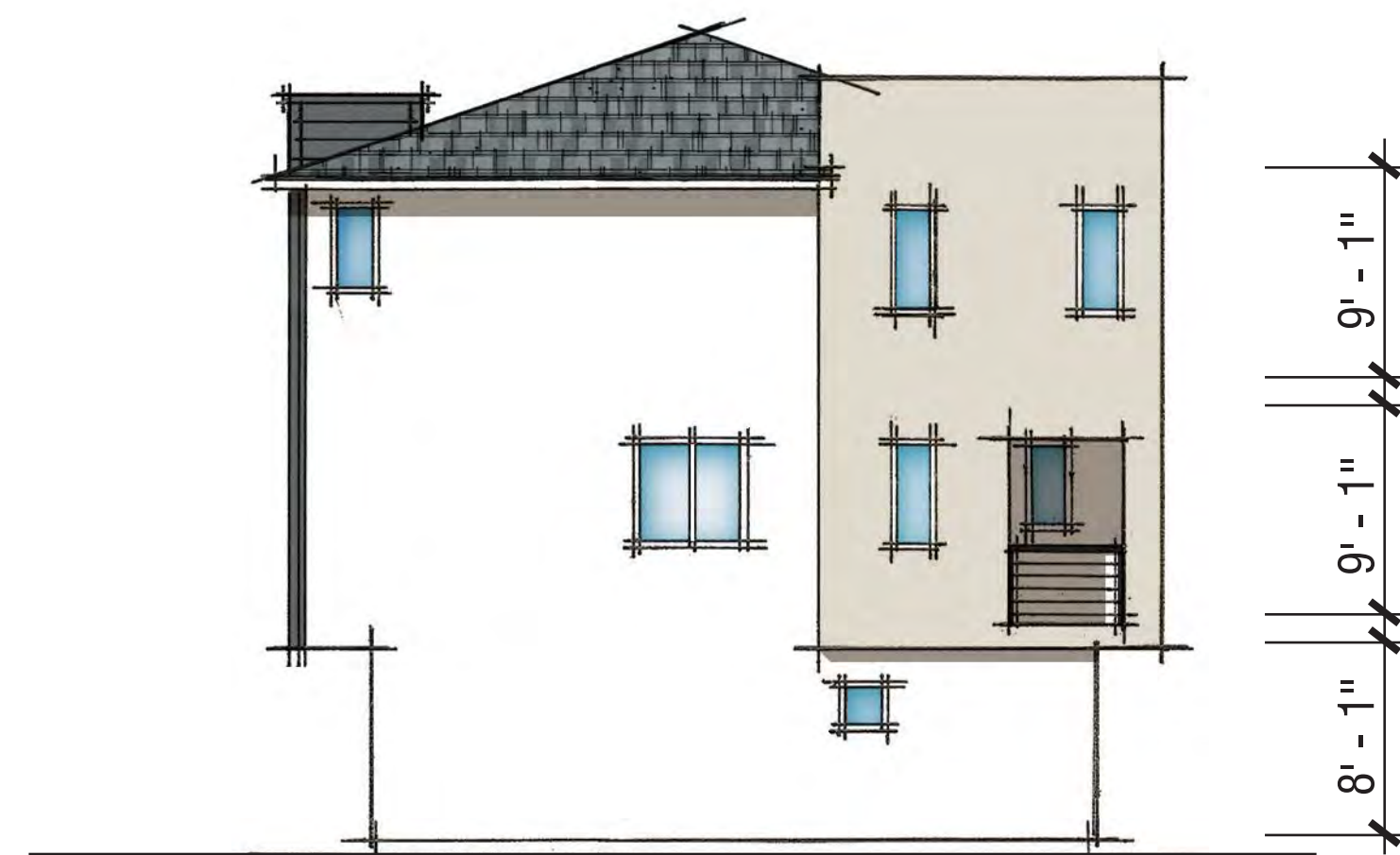




Right



Rear



Left



Front

MATERIAL	SCHEME# 1
Roof:	Composition Shingle Metal Roof
Fascia:	2X Wood
Exterior:	Stucco with Lap Siding
Window & Door Trim:	Foam and Wood Trim
Entry Door:	Decorative Front Entry Door
Garage Door:	Metal Roll-Up Garage Door

## BUILDING 400 | Exterior Elevations

88 VIVIAN STREET

SAN RAFAEL, CA

ASHTON 3

Note: Artist's Conception; Colors, Materials and Application May Vary.

A1.17  
0 4 8 16  
CITY SUBMITTAL

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**WHA.**  
ORANGE COUNTY . LOS ANGELES . BAY AREA





December 21 - 12:00PM



December 21 - 2:00PM



December 21 - 1:00PM



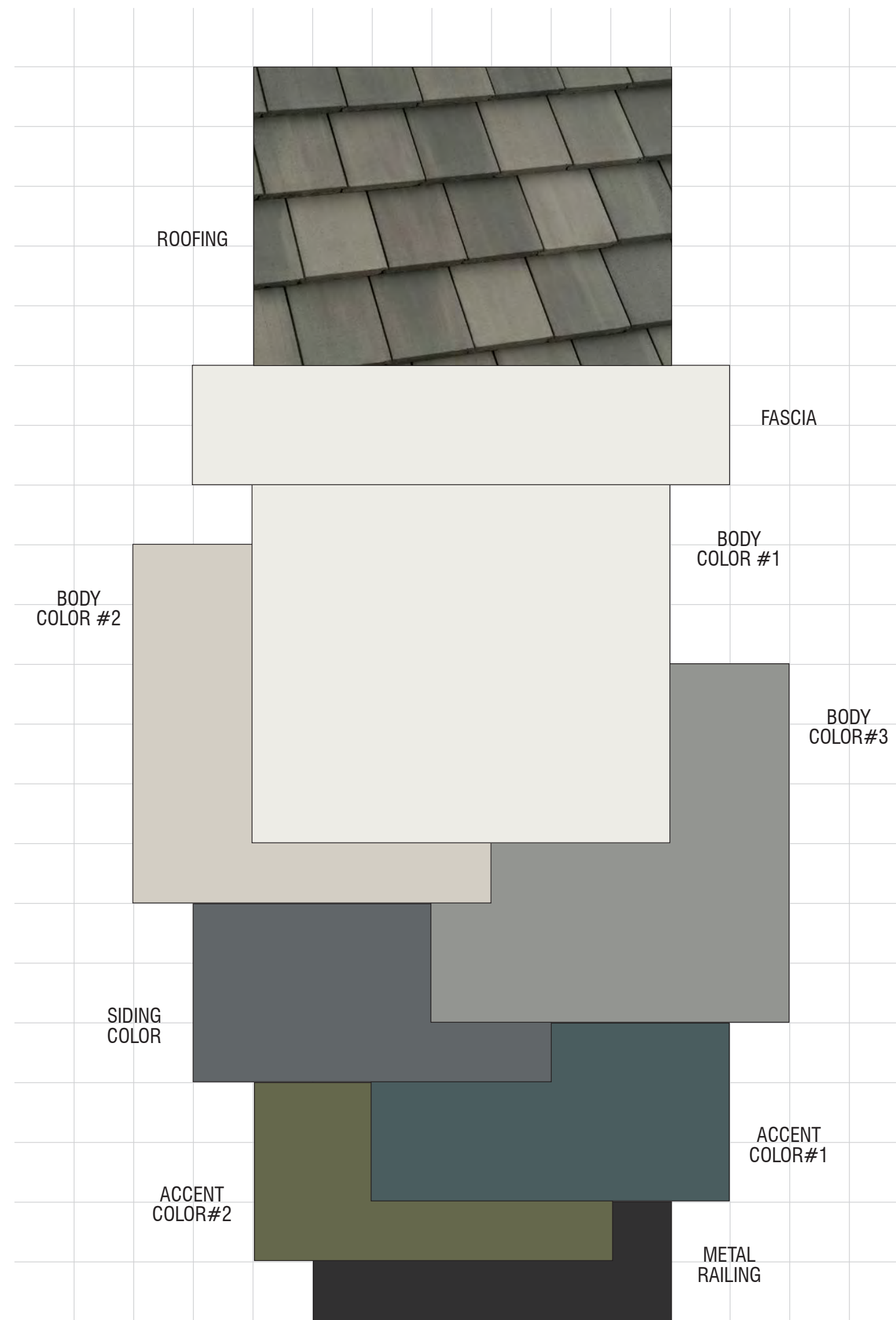
December 21 - 3:00PM

**SOLAR STUDY**

**88 VIVIAN STREET**

SAN RAFAEL, CA





**88 VIVIAN STREET**  
 San Rafael, California  
 ASHTON 3  
 September 3, 2021 | 2020270

**PALETTE 1**  
 Buildings 100, 200, 300 & 400

For exact color refer to manufacturer actual samples.  
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**88 VIVIAN STREET**

San Rafael, California  
 ASHTON 3  
 September 9, 2021 | 2020270  
 PAGE 1 OF 2

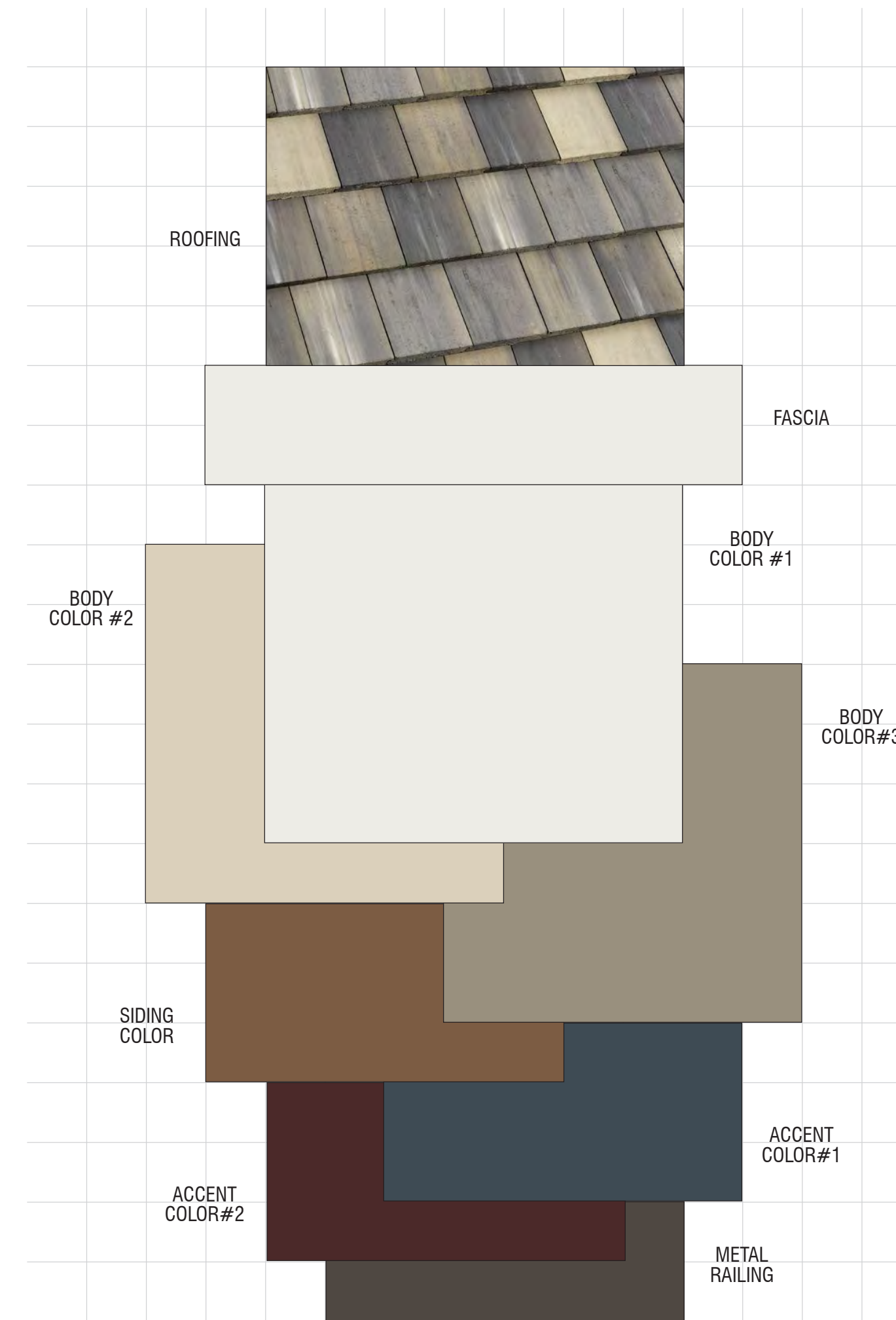
**Exterior Color & Materials**

PALETTE 1 BUILDINGS 100, 200, 300 & 400

Material	Color	Manufacturer
<b>Roofing:</b> Concrete Slate Tile	4697 Slate Range Ref. .15 Emi: .94 A.SRI: 16 CRRC: 0918-0046	Eagel
<b>Vinyl Windows (factory finish)</b>	TBD	TBD
<b>Gutters &amp; Downspouts (factory finish)</b>	Match adjacent color	TBD
<b>Body Color #1 (applied to):</b> Eaves Fascia Stucco	SW 7006 Extra White	Sherwin Williams
<b>Body Color #2 (applied to):</b> Stucco	SW 9165 Gossamer Veil	Sherwin Williams
<b>Body Color #3 (applied to):</b> Stucco Accent Corner Boards Garage Doors Lap Siding Trim @ Siding	SW 9163 Tin Lizzie	Sherwin Williams
<b>Siding (applied to):</b> Corner Boards Lap Siding Trim @ Siding	SW 7075 Web Gray	Sherwin Williams
<b>Accent Color #1 (applied to):</b> Unit Doors	SW 6223 Still Water	Sherwin Williams
<b>Accent Color #2 (applied to):</b> Unit Doors	SW 6180 Oak Moss	Sherwin Williams
<b>Metal Railing</b>	SW 6990 Caviar	Sherwin Williams
<b>Mechanical Doors</b>	Match Adjacent Stucco Color	Sherwin Williams
<b>Garage Door Weatherstrip (factory finish)</b>	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.  
 Contact Judith Martinez (949) 250-0607

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**88 VIVIAN STREET**  
 San Rafael, California  
 ASHTON 3  
 September 3, 2021 | 2020270

**PALETTE 2**  
 Buildings 100, 200, 300 & 400

For exact color refer to manufacturer actual samples.  
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**88 VIVIAN STREET**

San Rafael, California  
 ASHTON 3  
 September 9, 2021 | 2020270  
 PAGE 2 OF 2

**Exterior Color & Materials**

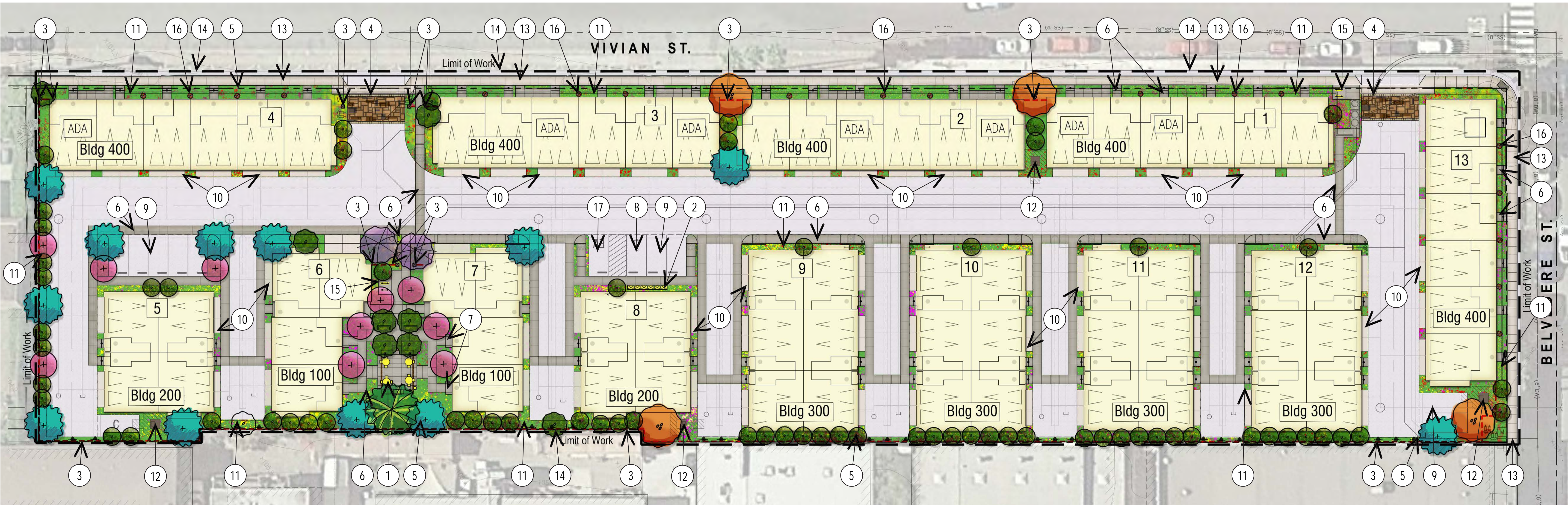
PALETTE 2 BUILDINGS 100, 200, 300 & 400

Material	Color	Manufacturer
<b>Roofing:</b> Concrete Slate Tile	SCB 8827 Tacoma Blend Ref. .15 Emi: .91 A.SRI: 17 CRRC: 0918-0047	Eagel
<b>Vinyl Windows (factory finish)</b>	TBD	TBD
<b>Gutters &amp; Downspouts (factory finish)</b>	Match adjacent color	TBD
<b>Body Color #1 (applied to):</b> Eaves Fascia Stucco	SW 7005 Pure White	Sherwin Williams
<b>Body Color #2 (applied to):</b> Stucco	SW 7565 Oyster Bar	Sherwin Williams
<b>Body Color #3 (applied to):</b> Stucco Accent Corner Boards Garage Doors Lap Siding Trim @ Siding	SW 7744 Zeus	Sherwin Williams
<b>Siding (applied to):</b> Corner Boards Lap Siding Trim @ Siding	SW 7523 Burnished Brandy	Sherwin Williams
<b>Accent Color #1 (applied to):</b> Unit Doors	SW 7615 Sea Serpent	Sherwin Williams
<b>Accent Color #2 (applied to):</b> Unit Doors	SW 2801 Rookwood Dark Red	Sherwin Williams
<b>Metal Railing</b>	SW 7020 Black Fox	Sherwin Williams
<b>Mechanical Doors</b>	Match Adjacent Stucco Color	Sherwin Williams
<b>Garage Door Weatherstrip (factory finish)</b>	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase.  
 Contact Judith Martinez (949) 250-0607

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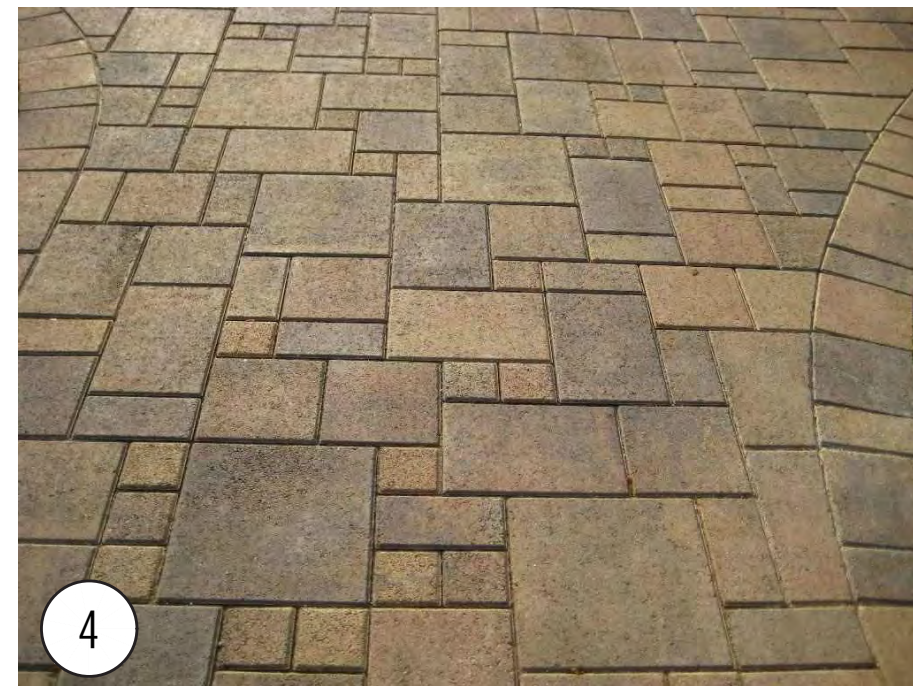
**LEGEND**

1. Central community open space area with tables and chairs, shade structure and BBQ for small social events and group gatherings. See Enlargement L2.
2. Six community cluster mailboxes, per USPS review and approval.
3. Proposed wall, pilaster, gate or fence, per Wall & Fence Plan.
4. Enhanced paving at main project entry.
5. Proposed tree, per Planting Plan.
6. 4' wide community natural colored concrete sidewalk, with light top-cast finish and saw-cut joints.
7. 6' wide unit entry natural colored concrete walk, with light top-cast finish and saw-cut joints.
8. Accessible parking stall and striping, per Civil plans.
9. Guest parking stall.
10. Natural colored concrete driveway, with light broom finish and tooled joints.
11. Common area landscape, builder installed and HOA maintained.
12. Transformer to be screened with landscape, quantity and final locations to be determined.
13. Proposed public street sidewalk, per Civil plans.
14. Property line.
15. 4 bike racks to accommodate 8 short-term bike parking stalls.
16. Decorative Pot to be placed in Landscape.
17. EV parking stall.



2

\*Conceptual images (provided herein are conceptual and subject to change)



4



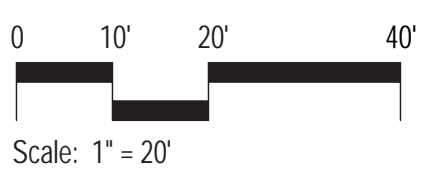
5



5



16



# Schematic Landscape Plan

Ashton 3

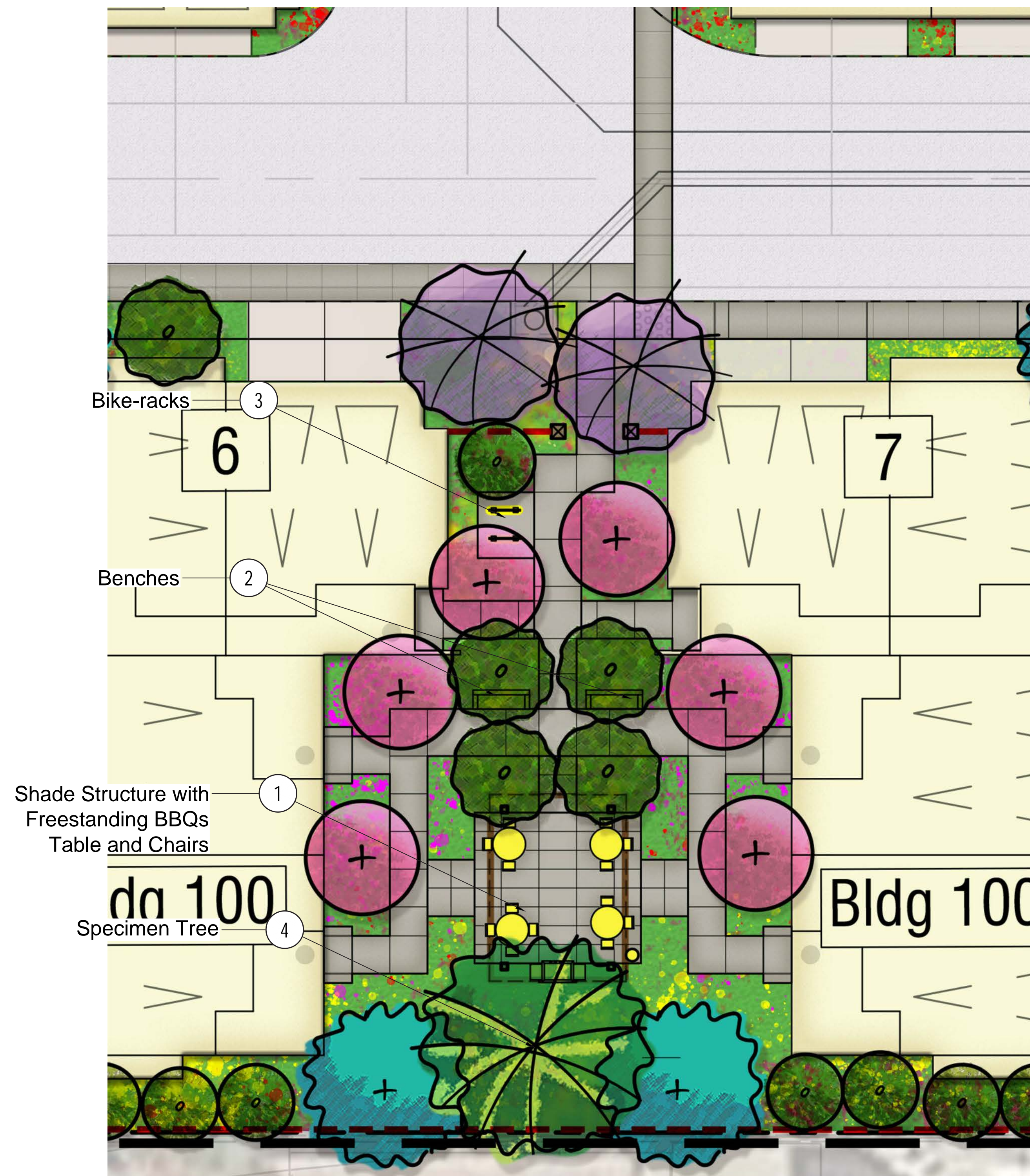
2nd City Submittal | Project No.: A301  
Date: Sept. 03, 2021

**L-1**

# San Rafael studio PAD

Landscape Architecture  
22175 N. Pacific Coast Highway, 100  
Laguna Hills, CA 92653 | www.studiopad.com

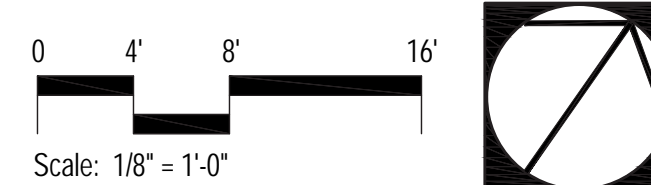




**Plan View**  
Scale: 1/8" = 1'-0"



\*Conceptual images (provided herein are conceptual and subject to change)



## Schematic Open Space Enlargement Plan

Ashton 3

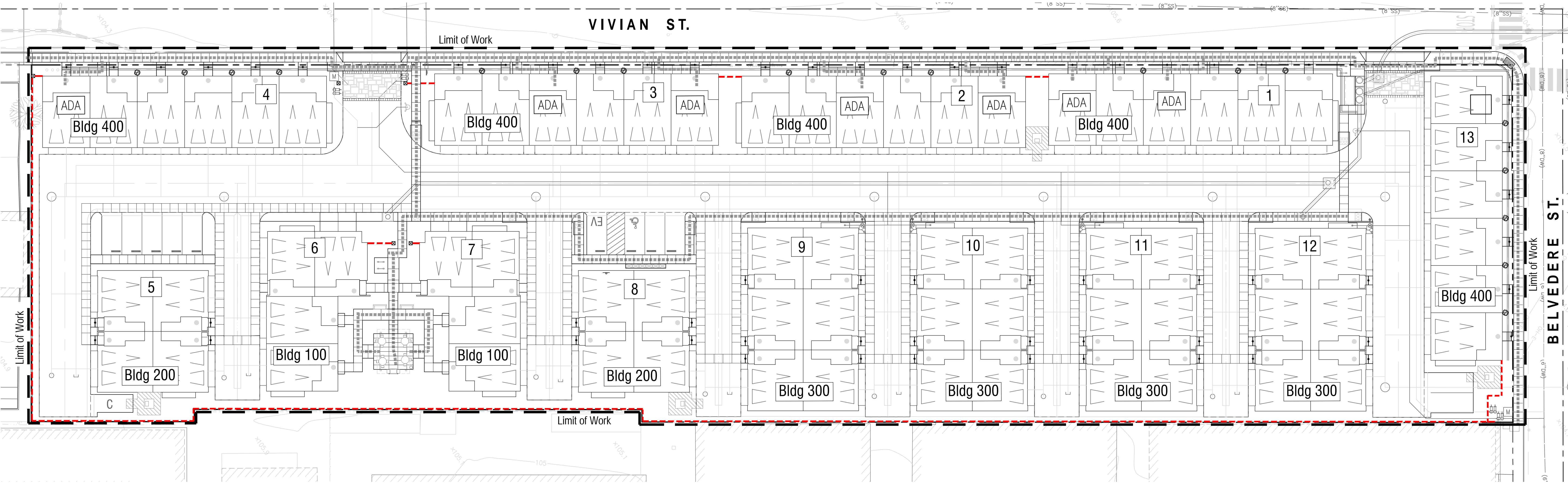
2nd City Submittal | Project No.: A301  
Date: Sept. 03, 2021

**L-2**

# San Rafael **studio** PAD

Landscape Architecture  
22175 S. Pacific Avenue, 103  
Laguna Hills, CA 92653 | www.studiopad.com

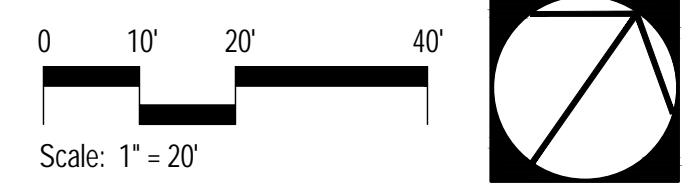




\*Conceptual images (provided herein are conceptual and subject to change)

**WALL LEGEND**

- ① 6'-0" High stucco over CMU wall, with flat stucco cap.
- ② 6'-6" High (18" sq.) stucco over CMU pilaster, with stucco cap.
- ADA Path of Travel



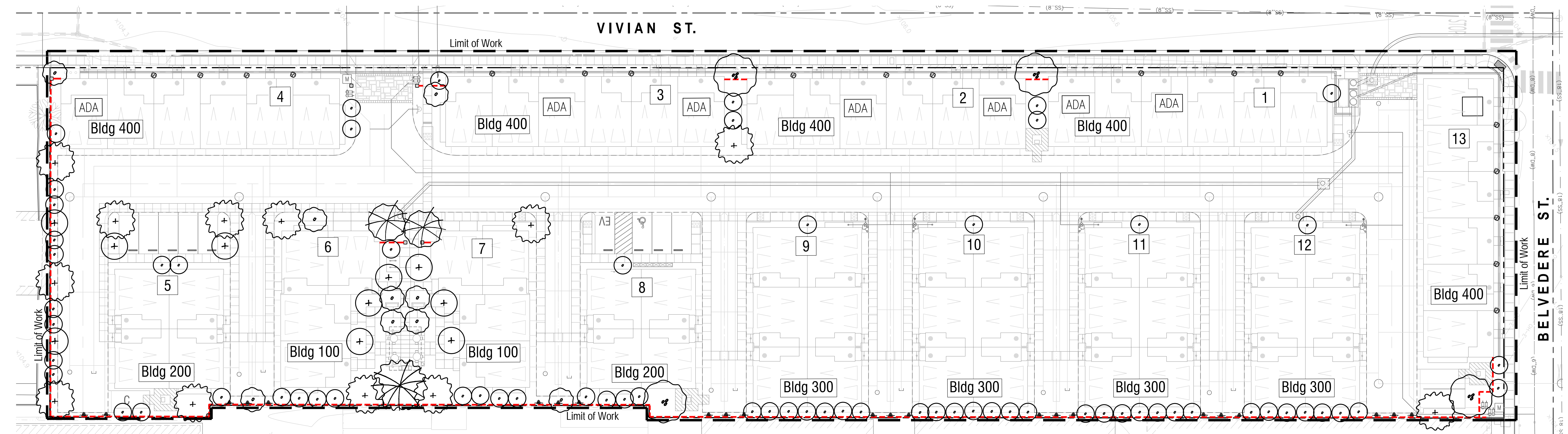
Schematic Wall & Fence Plan

Ashton 3

2nd City Submittal | Project No.: A301  
Date: Sept. 03, 2021

**L-3**





#### SHRUBS and GROUND COVER

Anigozanthos	Kangaroo Paw	Low
Agave sp.	Agave	Low
Aloe sp.	Aloe	Low
Bougainvillea sp.	Bougainvillea	Low
Callistemon citrinus 'Little John'	Dwarf Bottlebrush	Low
Carex divulsa	Berkeley Sedges	Low
Carissa m. 'Green Carpet'	Dwarf Natal Plum	Low
Chamaerops humilis	Mediterranean Fan Palm	Low
Cordylone 'Pink Passion'	Pink Passion Dracaena Palm	Low
Dasyllirion longissimum	Mexican Grass Tree	Low
Delosperma cooperi	Trailing Ice Plant	Low
Dianella revoluta 'Little Rev'	Little Rev™ Flax Lily	Low
Iris sp.	Iris	Low
Kalanchoe thyrsiflora	Flapjack Paddle Plant	Low
Lavandula stoechas 'Larkman Hazel'	Hazel™ Spanish Lavender	Low
Nassella pulchra	Purple Needlegrass	Low
Muhlenbergia rigens	Deer Grass	Low
Rhaphiolepis indica 'Clara'	India Hawthorn	Low
Rosmarinus p. 'Huntington Carpet'	Groundcover Rosemary	Low
Trachelospermum jasminoides	Star Jasmine	Low
Westringia sp.	Westringia	Low
Xylosma congestum 'Compact'	Compact Xylosma	Low
Yucca gloriosa	Spanish Dagger	Low

#### WUCOLS (R3)

#### VINES & ESPALIERS

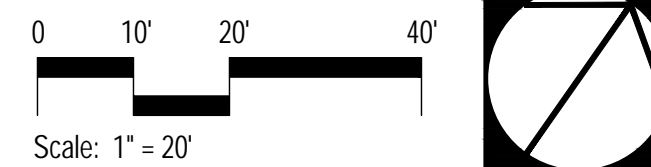
Macfadyena unguis-cati	Cat's Claw Vine
Pandorea jasminoides 'Lady Di'	White Bower Vine

#### PLANTING NOTES:

1. Irrigation (including spray and/or drip) will be provided, in the Construction Document phase, and to be installed per local California water regulations (AB1881).
2. Transformers, back-flow preventers & other above-ground utilities to be screened with landscape as permitted per local codes & regulations.
3. The plant palette listed provides a list of plant material to select from when preparing final landscape construction documents for this project. However, substitutions may be required due to availability, soils tests, or other conditions.
4. All trees within 5' of hardscape to be installed with deep root barriers.

#### PLANTING LEGEND

Symbol	Type/Form	Suggestions	Trunk	Size	WUCOLS (R1)	Qty.
<b>TREES</b>						
	Specimen	Botanical Name (Common Name)				
		Ulmus p. 'True Green' (Chinese Elm)	Single	36" Box	Mod.	1
	Focal	Acacia stenophylla (Shoestring Acacia)	Single	36" Box	Mod. Mod.	2
	Canopy Deciduous	Koelreuteria paniculata (Golden Rain Tree)	Single	24" Box	Mod. Mod.	4
	Deciduous Flowering	Cercis canadensis (Eastern Redbud)	Single	15 Gal	Low	10
	Multi	Lagerstroemia x 'Natchez' (White Crape Myrtle)			Low	
	Evergreen Flowering	Arbutus u. 'Marina' (Marina Strawberry Tree)	Single	24" Box	Low	9
	Street Screen	Tristania conferta (Brisbane Box)	Single	24" Box	Mod.	12
	Vertical Evergreen	Podocarpus macrophyllus (Yew Pine)	Single	15 Gal	Mod.	70
		Prunus caroliniana (Bright 'N Tight Carolina Laurel)				
						Total= 108
	Vine	Macfadyena unguis-cati (Cat's Claw Vine)	Single	5 Gal	Low	23
						Total= 23



## Schematic Planting Plan

Ashton 3

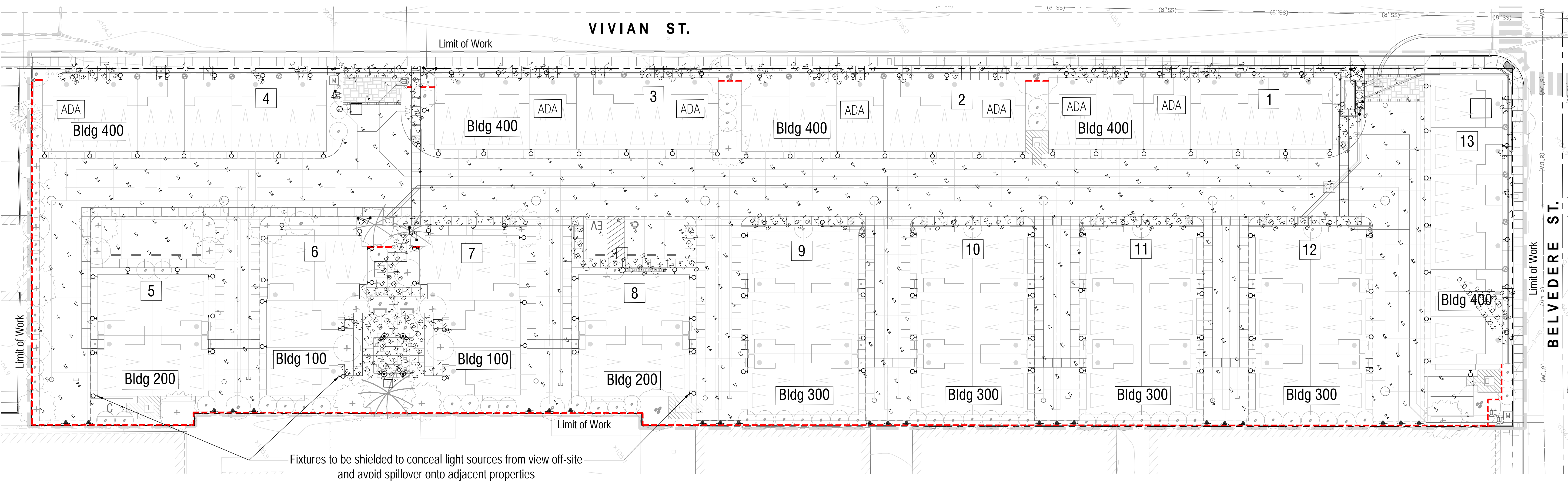
2nd City Submittal | Project No.: A301  
Date: Sept. 03, 2021

L4

San Rafael studio PAD

Landscape Architecture  
32121 N. Pacific Avenue, 103  
Sagehen Hills, CA 94965 | www.studiopad.com





- LIGHTING NOTES:**  
Per SRMC - 14.16.227 - Light and glare.  
Colors, materials and lighting shall be designed to avoid creating undue off-site light and glare impacts. New or amended building or site colors, materials and lighting shall comply with the following standards, subject to review and recommendation by the police department, public works department, and community development department:
- A. Glossy finishes and reflective glass such as glazed or mirrored surfaces are discouraged, and prohibited where it would create an adverse impact on pedestrian or automotive traffic or on adjacent structures; particularly within the downtown environs and in commercial, industrial and hillside areas.
  - B. Lighting fixtures shall be appropriately designed and/or shielded to conceal light sources from view off-site and avoid spillover onto adjacent properties.
  - C. The foot-candle intensity of lighting should be the minimum amount necessary to provide a sense of security at building entryways, walkways and parking lots. In general terms, acceptable lighting levels would provide one (1) foot-candle ground level overlap at doorways, one-half (1/2) foot-candle overlap at walkways and parking lots, and fall below one (1) foot-candle at the property line.
  - D. Lighting shall be reviewed for compatibility with on-site and off-site light sources. This shall include review of lighting intensity, overlap and type of illumination (e.g., high-pressure sodium, LED, etc.). This may include a review by the city to assure that lighting installed on private property would not cause conflicts with public street lighting.
  - E. Installation of new lighting fixtures or changes in lighting intensity on mixed use and non-residential properties shall be subject to environmental and design review permit review as required by Chapter 14.25 (Design Review).
  - F. Maximum wattage of lamps shall be specified on the plans submitted for electrical permits.
  - G. All new lighting shall be subject to a 90-day post installation inspection to allow for adjustment and assure compliance with this section.

PRIVATE STREETS & PARKING SCHEDULE	
AVERAGE FOOT-CANDLES	2.52
MAXIMUM FOOT-CANDLES	7.9
MINIMUM FOOT-CANDLES	0.1
MINIMUM TO MAXIMUM FC RATIO	0.01
MAXIMUM TO MINIMUM FC RATIO	91.58
AVERAGE TO MINIMUM FC RATIO	29.36

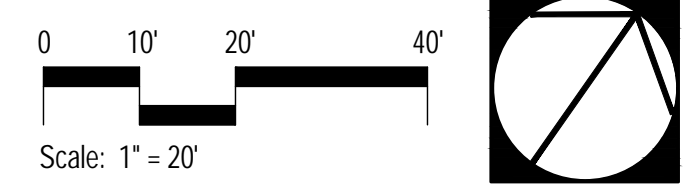
GENERAL PHOTOMETRIC SCHEDULE	
AVERAGE FOOT-CANDLES	2.09
MAXIMUM FOOT-CANDLES	9.5
MINIMUM FOOT-CANDLES	0.2
MINIMUM TO MAXIMUM FC RATIO	0.02
MAXIMUM TO MINIMUM FC RATIO	54.11
AVERAGE TO MINIMUM FC RATIO	11.89



\*Conceptual images (provided herein are conceptual and subject to change)

LUMINAIRE SCHEDULE										
CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	NOTE 1	NOTE 2	QUANTITY
Down-SS (A)	◁	(1) COOL WHITE LED	2-3/8" DIA. X 9"H. DOWNLIGHT LUMINAIRE, 3 COOL WHITE LED, CUSTOM CHROME PLATED PARABOLIC REFLECTOR AND TEXTURED LENS/FLAT TEMPERED GLASS LENS.	ELECTRONIC	WALL/CEILING	FX LUMINAIRE, JB-3LED-BZ	120V 1P 2W	12V, Low Voltage		4
Pole (B)	○-□	(80) 80 WHITE LIGHT EMITTING DIODES (LEDS).	FABRICATED METAL HOUSING, VPA LED MODULE CONSISTING OF:	ELECTRONIC	POLE	US Architectural Lighting, DSCR28-LED-VPA-III-80LED-350mA-CW	120V 1P 2W	Arm: 'XWB'	Pole: 14ft, RTA-1964-188.	2
Wall-Mount (C)	○	(1) (2) ALTA PN110B-11" LED BOARDS, 3500K LED	'LAKESHORE' WALL SERIES, WHITE HR ACRYLIC LENS	ELECTRONIC	WALL	EVERGREEN LIGHTING, LA-16-24LED	120V 1P 2W	(1) 700mA LED DRIVERS, LED DRIVER		140

LOW VOLTAGE (12V) LIGHTING SCHEDULE				
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL	
(D)	Shade Structure Downlight - Kichler model #16017AZT27 Cast Aluminum, Textured Architectural Bronze, Surface Mounted Bracket Lamp: LED, 5.25 W-12W, 2700K Warm White	4		
	Tree upright, Slaked - Kichler model VLO #16018-16020 Order #16019AZT27 (35Flood) Cast aluminum, Textured Architectural Bronze, Slaked	11		

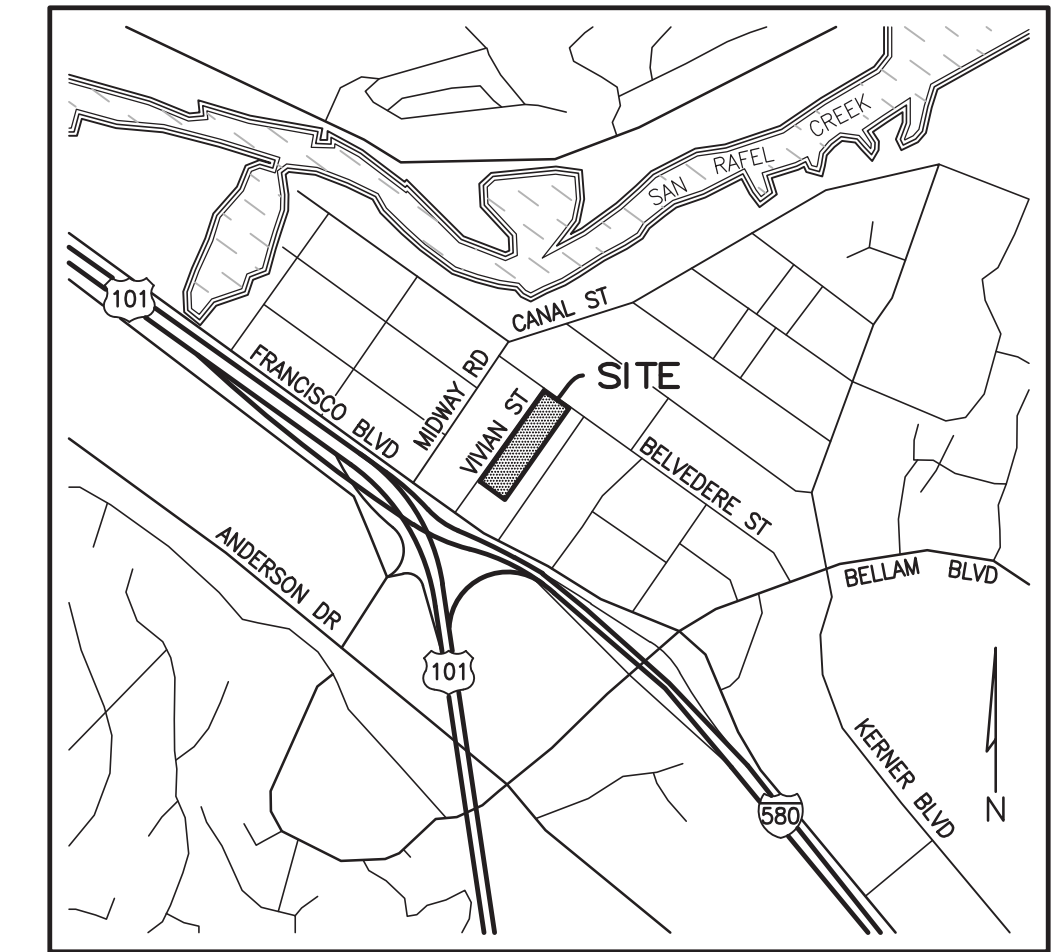


## Schematic Lighting & Photometrics Plan



# TENTATIVE TRACT MAP

FOR CONDOMINIUM PURPOSES  
CITY OF SAN RAFAEL, COUNTY OF MARIN,  
STATE OF CALIFORNIA



### SHEET INDEX

- 1 TITLE SHEET
- 2 PRELIMINARY SECTIONS
- 3 EXISTING CONDITIONS PLAN
- 4 PRELIMINARY GRADING PLAN
- 5 PRELIMINARY GRADING PLAN
- 6 PRELIMINARY UTILITY PLAN
- 7 PRELIMINARY UTILITY PLAN
- 8 FIRE ACCESS PLAN

**DEVELOPER/OWNER INFORMATION**  
ASHTON 3, LLC  
30 VIA LATIGO  
RANCHO SANTA MARGARITA, CA 92688  
CONTACT: TAYLOR ASHTON

**ADDRESS:**  
88 VIVIAN STREET  
SAN RAFAEL, CA 94901

### ENGINEER INFORMATION

C&V CONSULTING  
9830 IRVINE CENTER DRIVE  
IRVINE, CA 92618  
PHONE: (949) 916-3800  
CONTACT: DANE MCDUGALL

### PROPOSED LOTS

LOT 1

**LAND AREA:**  
GROSS: 2.41 ACRES

### BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE BEARING OF LOUISE STREET BEING NORTH 35°18'00" EAST AS SHOWN ON RECORD SURVEY 54233 FILED IN BOOK 14, PAGE 44 OF MAPS, IN THE OFFICE OF THE MARIN COUNTY RECORDER.

### BENCHMARK STATEMENT:

NATIONAL GEODETIC SURVEY STATION HT1752  
ELEV: 12.00 FT NAVD 88

DESCRIBED AS: BRASS DISK STAMPED "Y 107 RESET 1975" 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 GUARDRAIL OVER THE WEST CONCRETE ABUTMENT, 79.2 FEET EAST OF THE CENTER LINE OF HETHERTON STREET, 33.7 FEET NORTH OF THE CENTERLINE OF SECOND STREET, 4.4 FEET EAST OF THE NORTHWEST CORNER OF THE BRIDGE, AND ABOUT 2 FEET HIGHER THAN THE STREET.

### FLOOD NOTE:

THE SUBJECT PROPERTY FALLS WITHIN "ZONE AE," THE FLOOD INSURANCE RATE ZONE THAT CORRESPONDS TO THE 1-PERCENT ANNUAL CHANCE FLOODPLAINS THAT ARE DETERMINED IN THE FIS BY DETAILED METHODS. IN MOST INSTANCES, WHOLE-FOOT BASE FLOOD ELEVATIONS DERIVED FROM THE DETAILED HYDRAULIC ANALYSES ARE SHOWN AT SELECTED INTERVALS WITHIN THIS ZONE." PER FEMA MAP NO. 06041C0459F, A PRINTED PANEL, EFFECTIVE MARCH 16, 2019 (TABLE A-3) AND THE MARIN COUNTY, CALIFORNIA FIS REPORT (VOLUME 1 OF 3), LAST REVISED AUGUST 15, 2017.

### TOPOGRAPHY NOTE:

TOPOGRAPHY AND CONTOURS SHOWN HEREON ARE BASED ON 1' CONTOUR INTERVALS FROM AERIAL PHOTOGRAMMETRY FLOWN BY C&V CONSULTING INC. ON 10/29/2020. THE RELATIVE POSITIONAL ACCURACY OF CALLED OUT IMPROVEMENTS SHOWN ON THE SURVEY IS WITHIN 0.1' +/- OF THEIR ACTUAL LOCATIONS. (TABLE A-8 & 15)

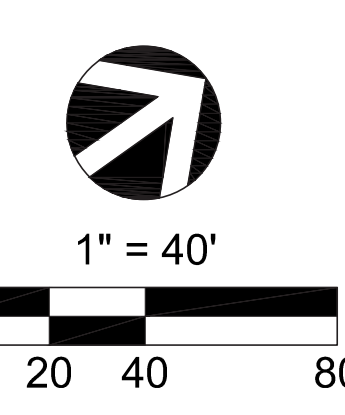
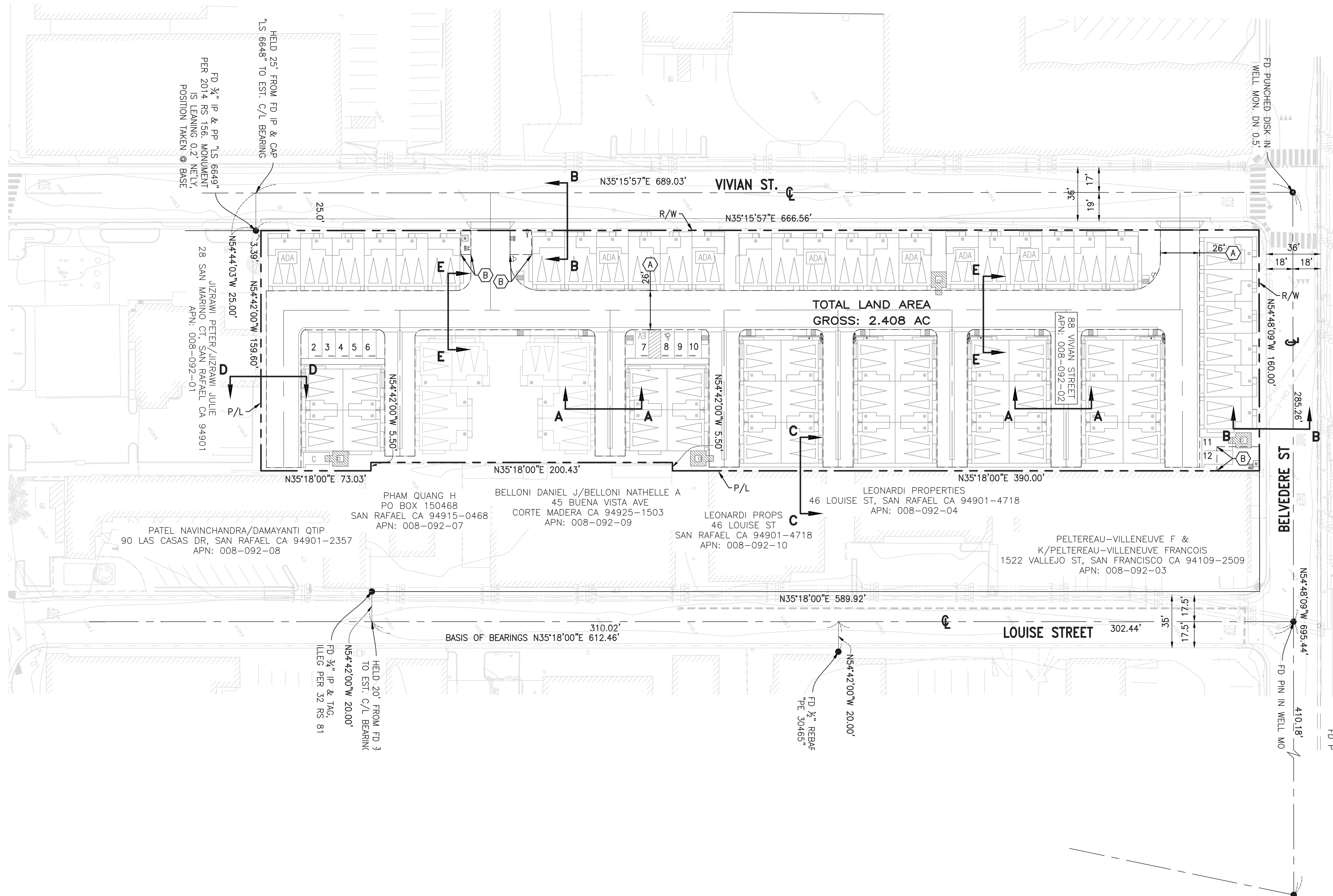
### LEGAL DESCRIPTION:

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:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF LOT 6, IN BLOCK 10, AS SHOWN UPON THAT CERTAIN MAP ENTITLED "MAP OF EAST SAN RAFAEL, MARIN COUNTY, CALIFORNIA," FILED FOR RECORD JANUARY 21, 1908, IN MAP BOOK 2, PAGE 109, MARIN COUNTY RECORDS, SAID POINT BEING DISTANT THEREON SOUTH 54 DEGREES 42' EAST 240 FEET FROM THE MOST NORTHERLY CORNER OF SAID LOT 6; RUNNING THENCE ALONG SAID NORTHEASTERLY LINE OF LOT 6, SOUTH 54 DEGREES 42' EAST 160 FEET; THENCE LEAVING SAID LINE AND RUNNING SOUTH 35 DEGREES 18' WEST 390 FEET; THENCE NORTH 54 DEGREES 42' WEST 5.5 FEET; THENCE SOUTH 35 DEGREES 18' WEST 200.43 FEET; THENCE SOUTH 54 DEGREES 42' EAST 5.5 FEET; THENCE SOUTH 35 DEGREES 18' WEST 73.03 FEET; THENCE NORTH 54 DEGREES 42' WEST 160 FEET TO A POINT ON THE EASTERLY LINE OF VIVIAN STREET; THENCE NORTH 35 DEGREES 18' EAST 663.46 FEET ALONG SAID EASTERLY LINE TO THE POINT OF BEGINNING.

### PROPOSED EASEMENTS

- (A) EASEMENT FOR EMERGENCY AND SOLID WASTE COLLECTION SERVICE PURPOSED INCLUDING INGRESS AND EGRESS RIGHTS FOR ACCESS PURPOSES.
- (B) AN EASEMENT FOR PUBLIC UTILITY, INSTALLATION AND MAINTENANCE OF WATER FACILITIES AND INCIDENTAL PURPOSES.



<b>TENTATIVE TRACT MAP</b>		<b>88 VIVIAN STREET</b>	
DATE: 9/3/2021		SHEET 1 OF 8	
SCALE: AS SHOWN	DRAWN BY: AV	CHECKED BY: JC	
<b>CITY OF SAN RAFAEL</b>			

REVISIONS				
NO.	DATE	INITIAL	DESCRIPTION	APP

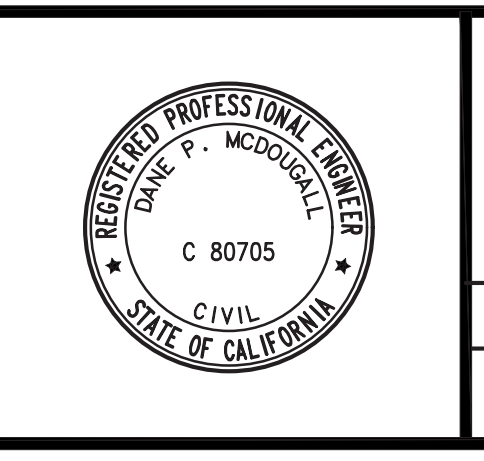
**ASHTON 3, LLC**  
30 VIA LATIGO  
RANCHO SANTA MARGARITA, CA 92688

SOILS ENGINEER:  
**GEOCOON CONSULTANTS, INC.**  
6671 BRISA STREET  
LIVERMORE, CA 94559  
PHONE (925) 371-5900

PREPARED BY:

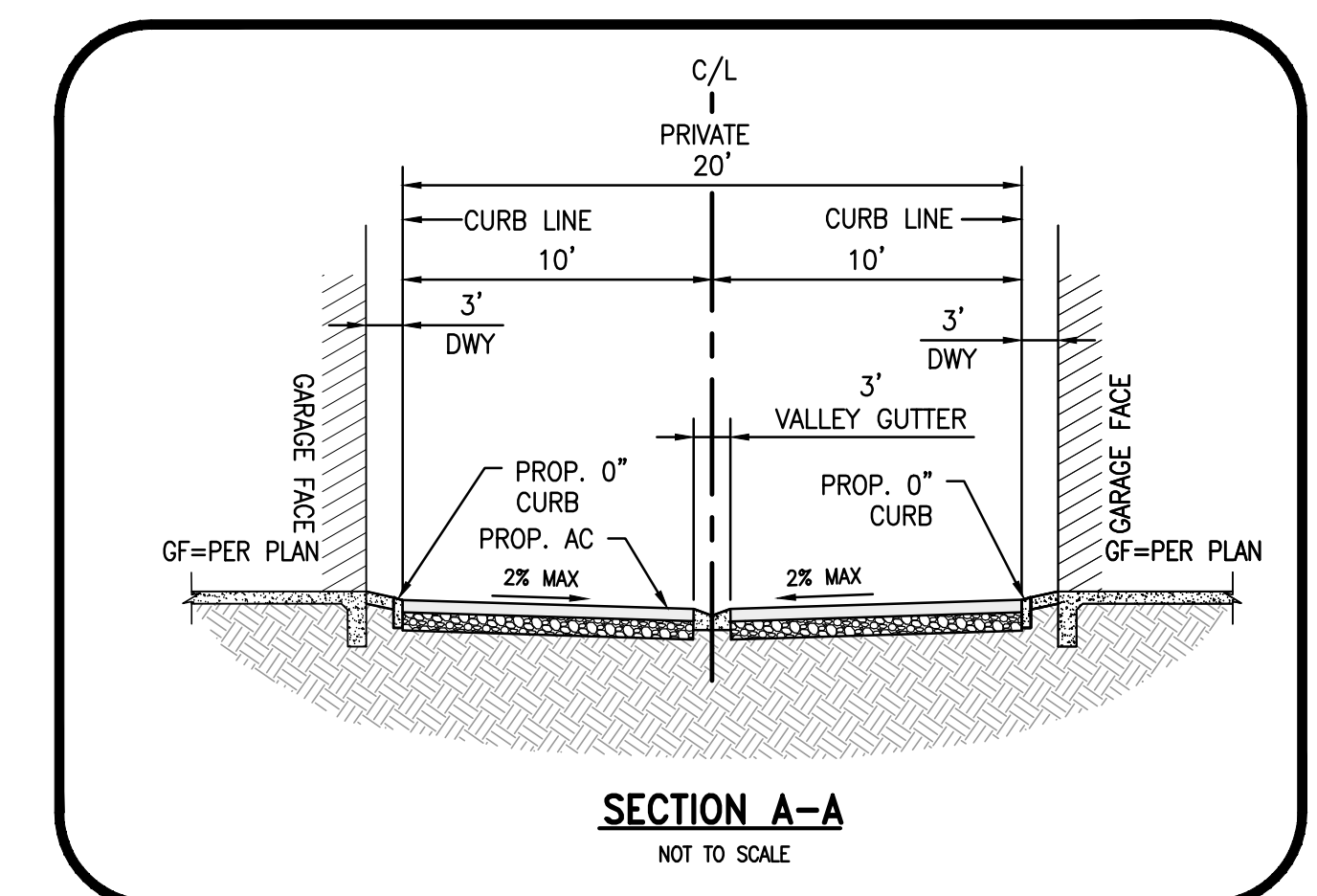
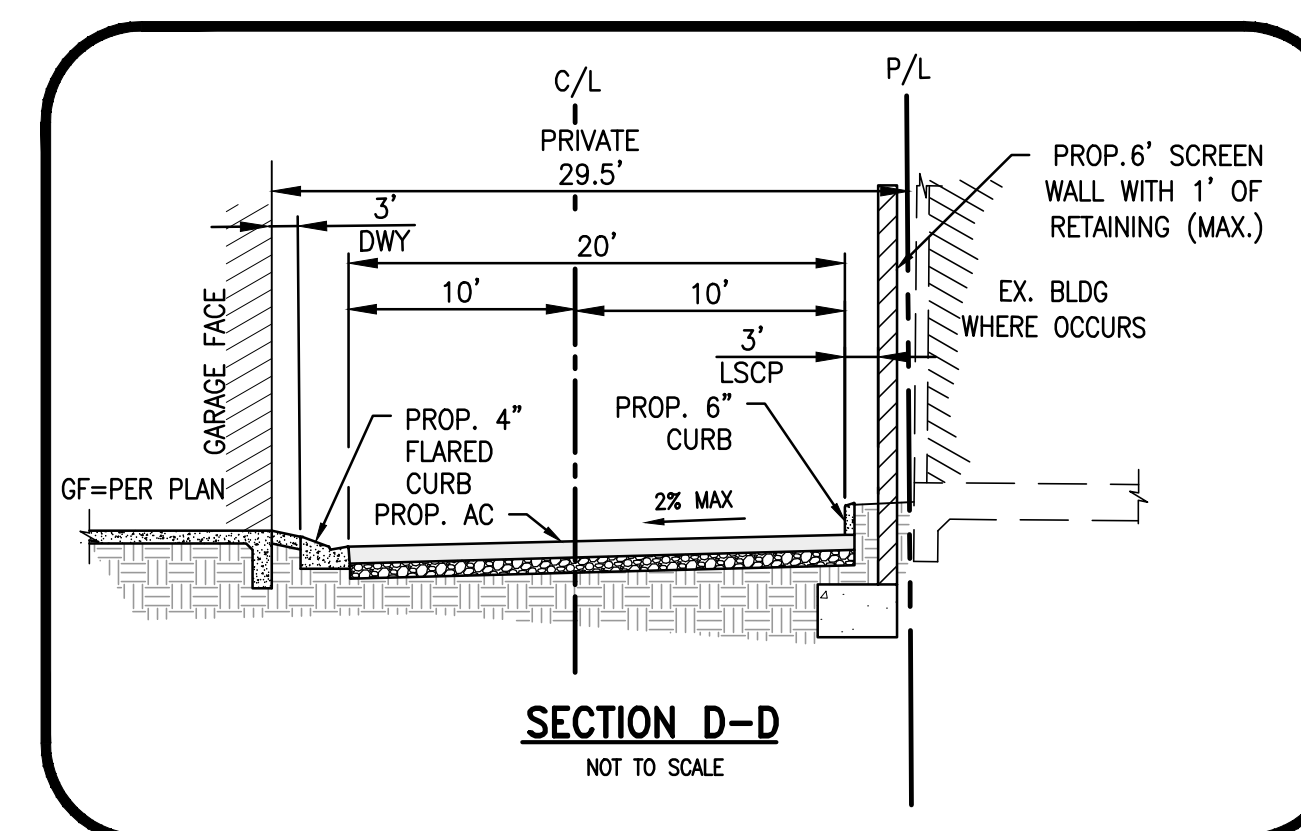
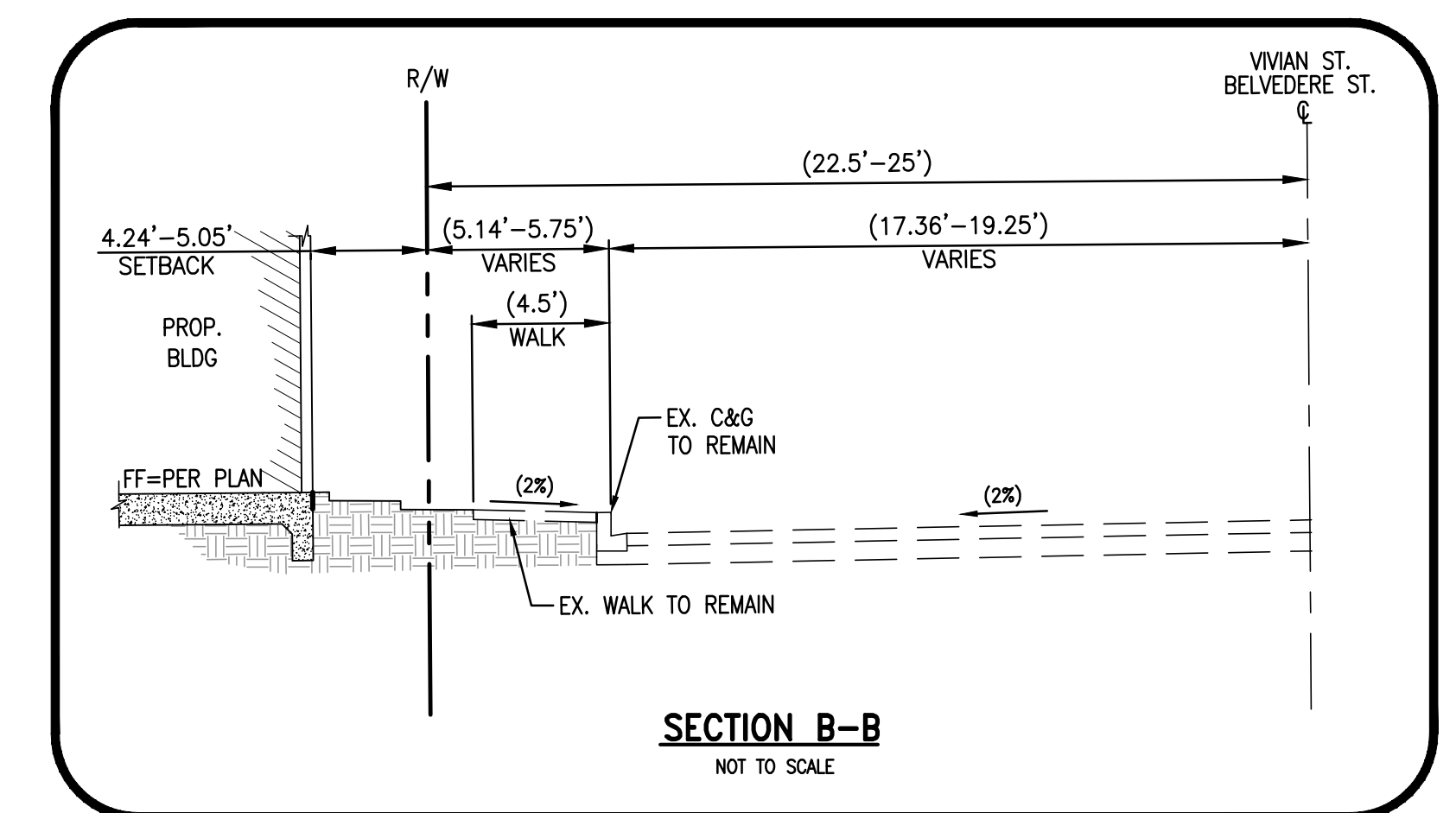
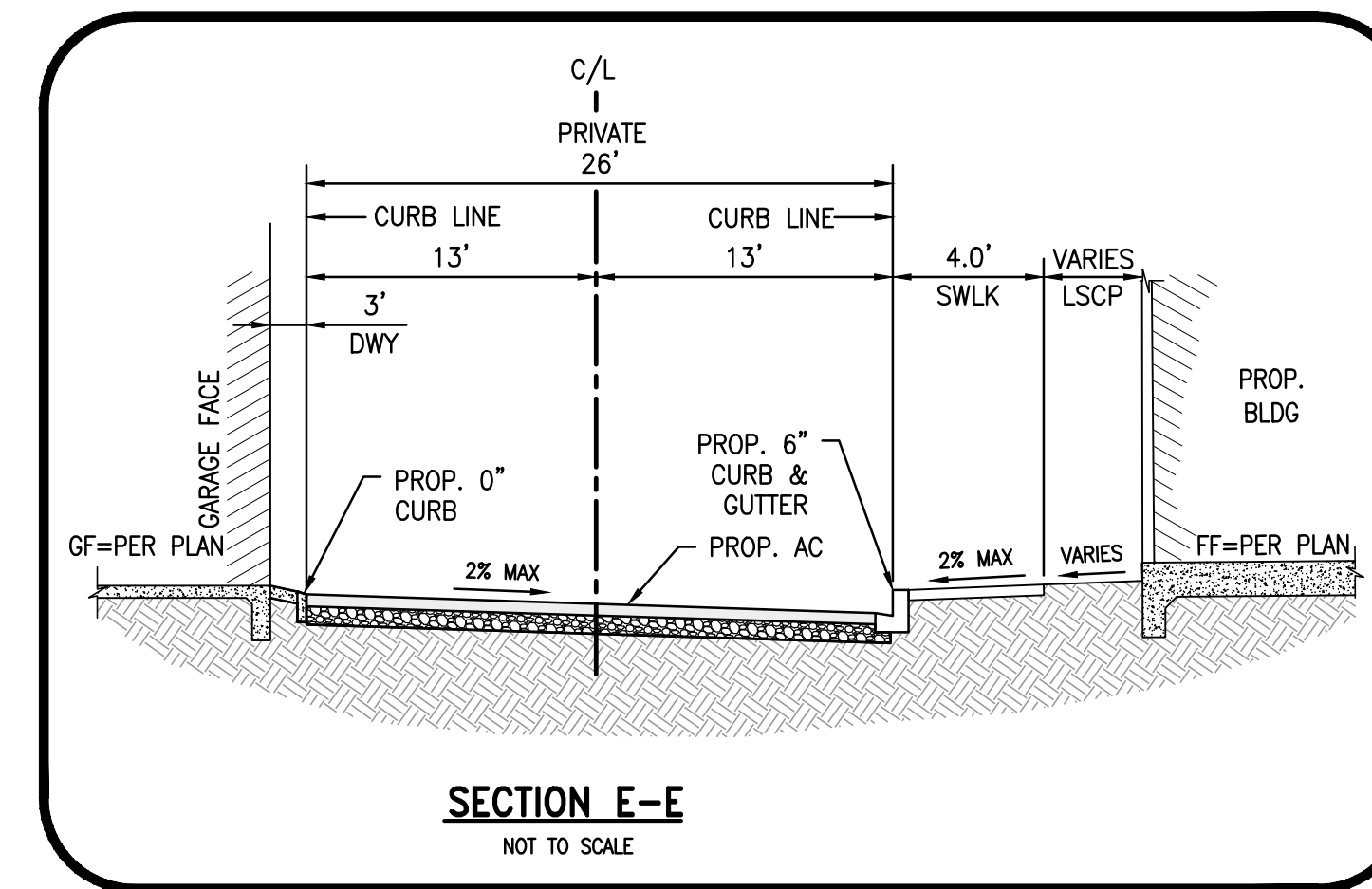
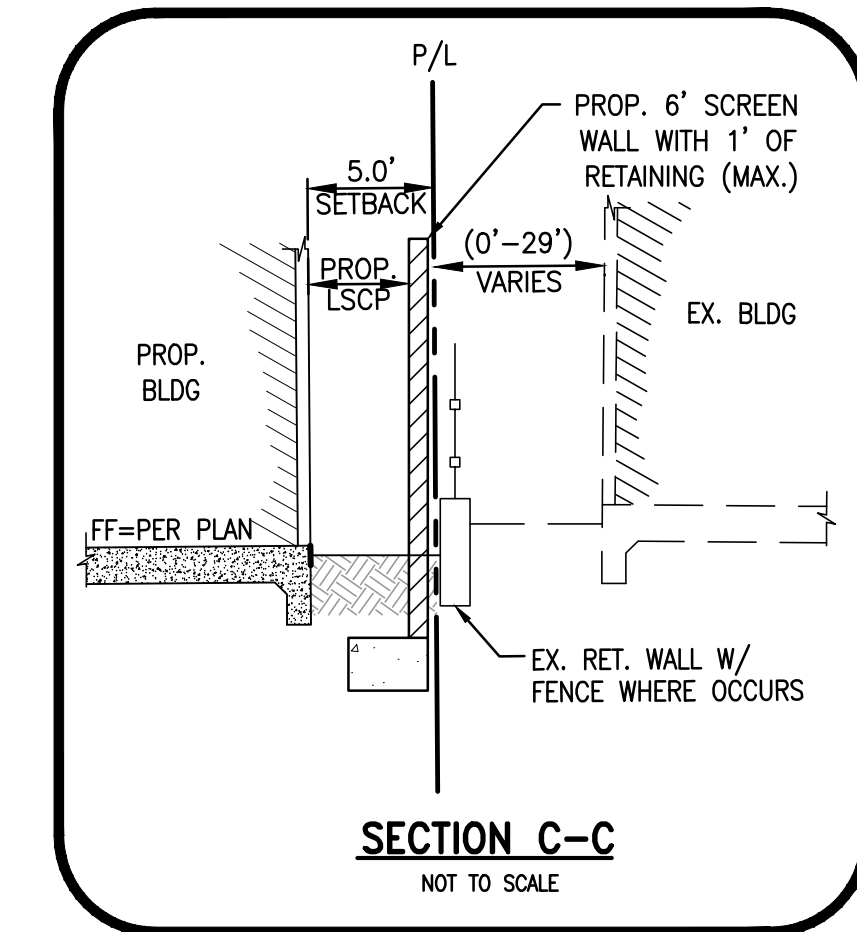
9830 IRVINE CENTER DRIVE  
IRVINE, CALIFORNIA 92618

(949) 916-3800  
INFO@CVC-INC.NET  
WWW.CVC-INC.NET



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DEVELOPER :					
REVISIONS					
NO.	DATE	INITIAL	DESCRIPTION	APP	DATE

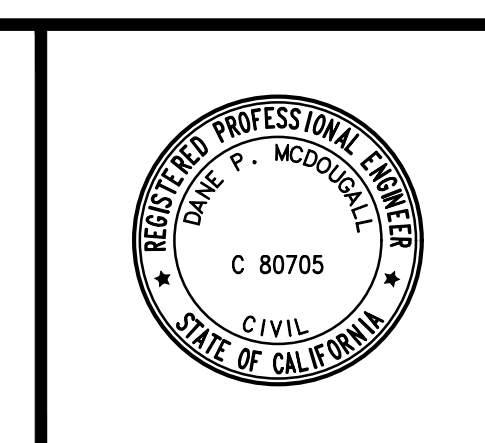
**ASHTON 3, LLC**  
 30 VIA LATIGO  
 RANCHO SANTA MARGARITA, CA 92688

SOILS ENGINEER :  
**GECON CONSULTANTS, INC.**  
 6871 BRISA STREET  
 LICHTENWALD, CA 94559  
 PHONE (925) 371-5900

PREPARED BY :

**C&V**  
 CONSULTING, INC.  
 CIVIL ENGINEERING  
 LAND PLANNING & SURVEYING

9830 IRVINE CENTER DRIVE  
 IRVINE, CALIFORNIA 92618  
 (949) 916-3800  
 INFO@CVC-INC.NET  
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**TENTATIVE TRACT MAP**  
**88 VIVIAN STREET**  
**PRELIMINARY SECTIONS**

DATE: 9/3/2021  
 SHEET 2 OF 8

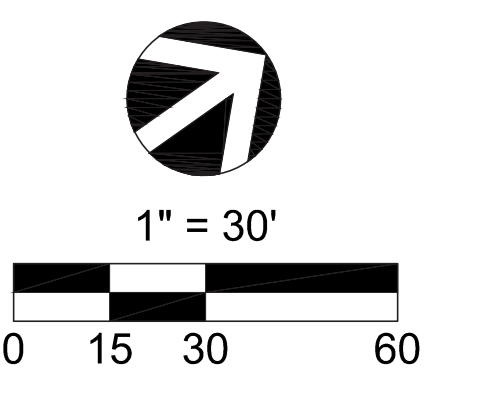
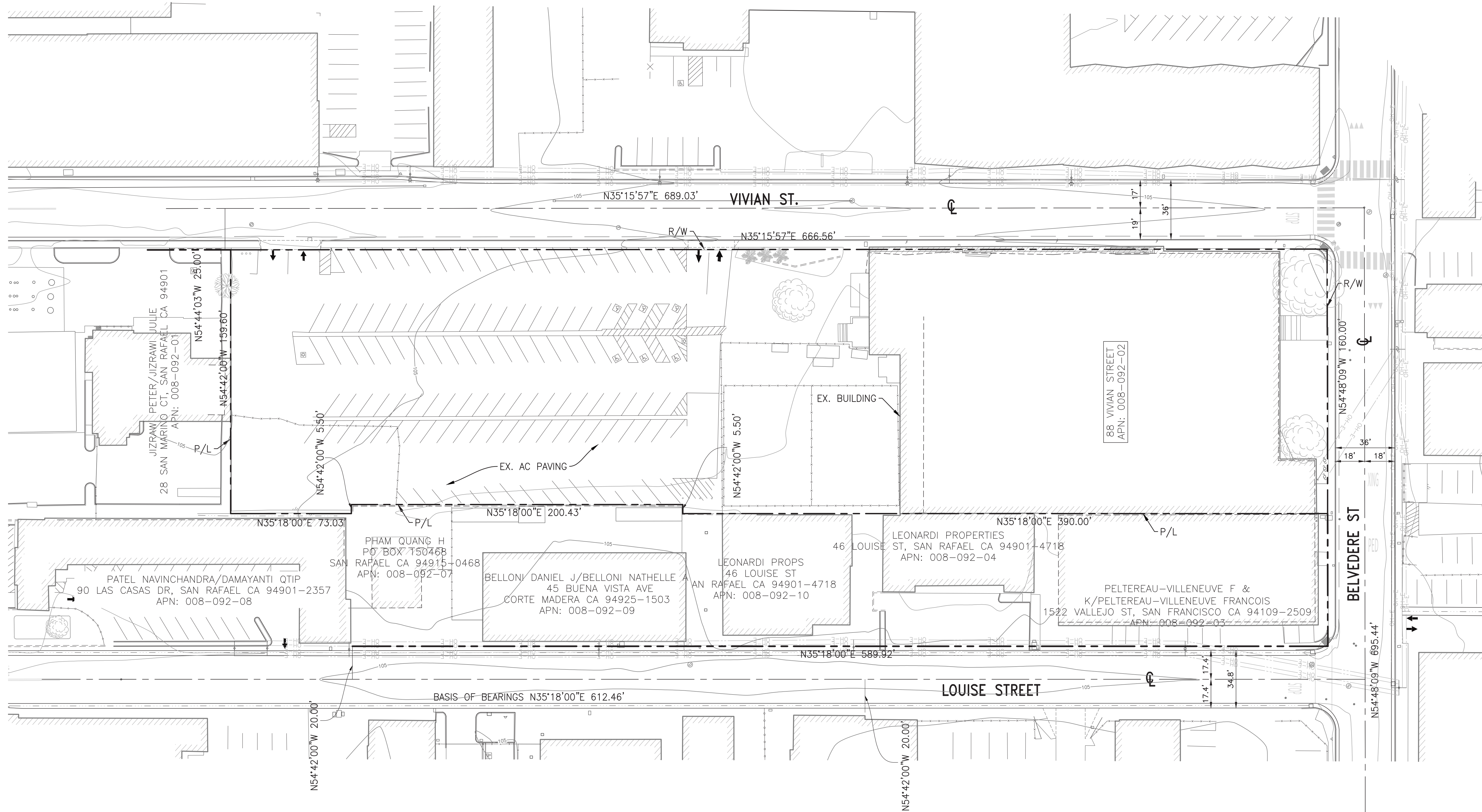
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**CITY OF SAN RAFAEL**



# EXISTING CONDITIONS PLAN

FOR CONDOMINIUM PURPOSES  
CITY OF SAN RAFAEL, COUNTY OF MARIN,  
STATE OF CALIFORNIA



DEVELOPER :					
REVISIONS					
NO.	DATE	INITIAL	DESCRIPTION	APP	DATE

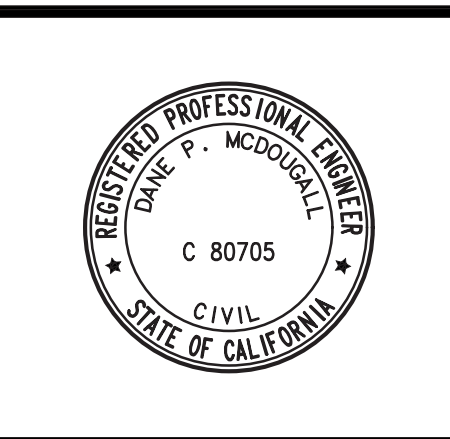
**ASHTON 3, LLC**  
30 VIA LATIGO  
RANCHO SANTA MARGARITA, CA 92688

SOILS ENGINEER :  
**GECON CONSULTANTS, INC.**  
6871 BRISA STREET  
LIVERMORE, CA 94559  
PHONE (925) 371-5900

PREPARED BY :

**C&V CONSULTING, INC.**  
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9830 IRVINE CENTER DRIVE  
IRVINE, CALIFORNIA 92618  
(949) 916-3800  
INFO@CVC-INC.NET  
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**TENTATIVE TRACT MAP**  
**88 VIVIAN STREET**  
**EXISTING CONDITIONS**

SCALE: AS SHOWN    DRAWN BY: AV    CHECKED BY: JC

**CITY OF SAN RAFAEL**

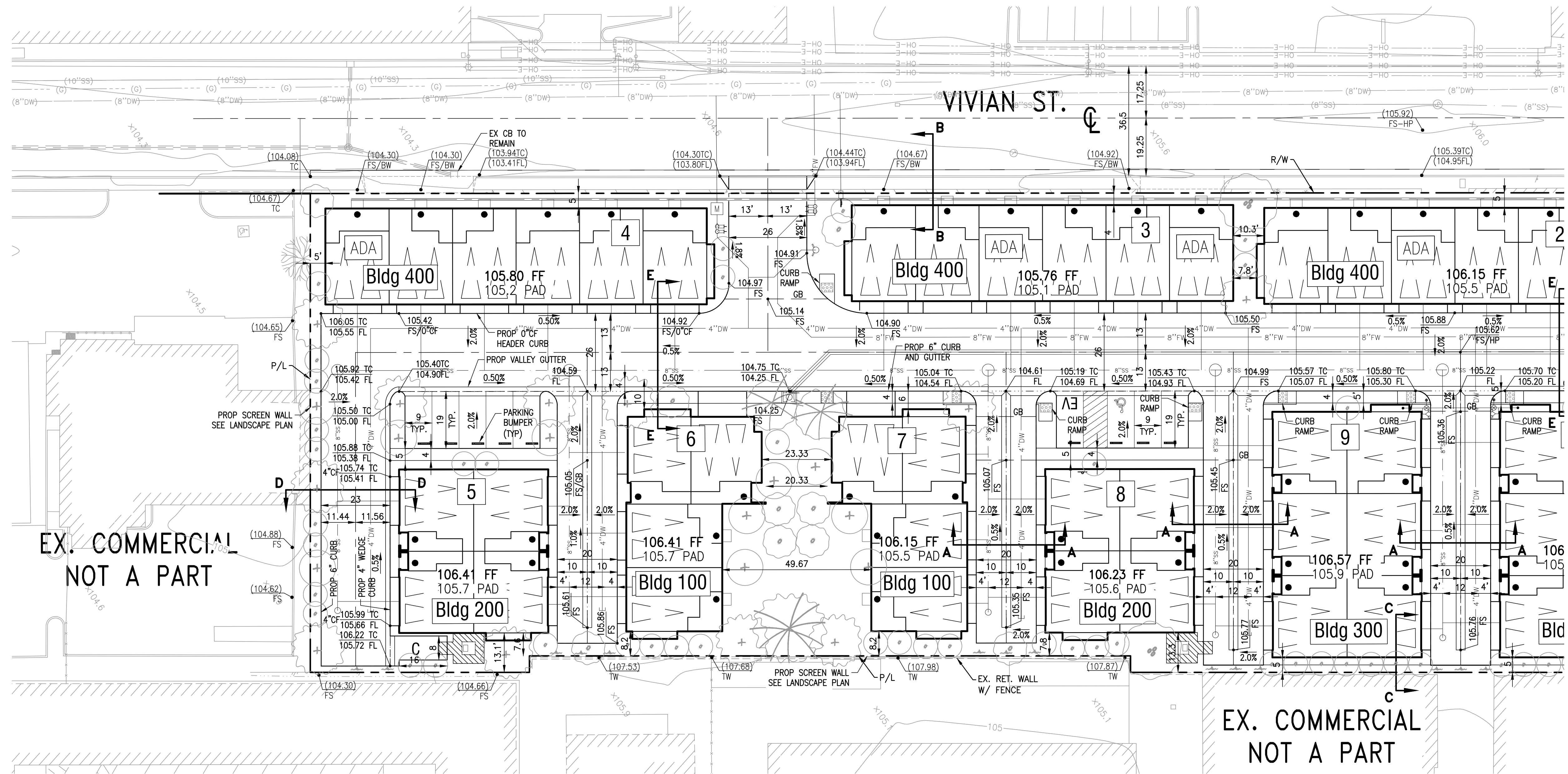
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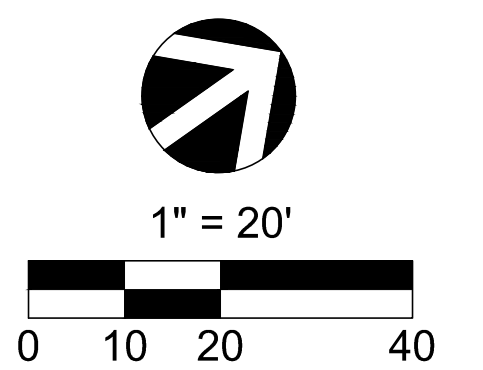


# PRELIMINARY GRADING PLAN

FOR CONDOMINIUM PURPOSES  
CITY OF SAN RAFAEL, COUNTY OF MARIN,  
STATE OF CALIFORNIA



MATCHLINE - SEE SHEET 5



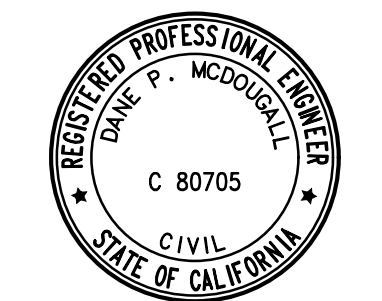
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NO.	DATE	INITIAL	DESCRIPTION	APP	DATE

**ASHTON 3, LLC**  
30 VIA LATIGO  
RANCHO SANTA MARGARITA, CA 92688

SOILS ENGINEER :  
**GEOCOON CONSULTANTS, INC.**  
6671 BRISA STREET  
LIVERMORE, CA 94559  
PHONE (925) 371-5900

PREPARED BY :

**C&V CONSULTING, INC.**  
6930 IRVINE CENTER DRIVE  
IRVINE, CALIFORNIA 92618  
(949) 916-3800  
INFO@CVC-INC.NET  
WWW.CVC-INC.NET



**TENTATIVE TRACT MAP**  
88 VIVIAN STREET  
PRELIMINARY GRADING PLAN

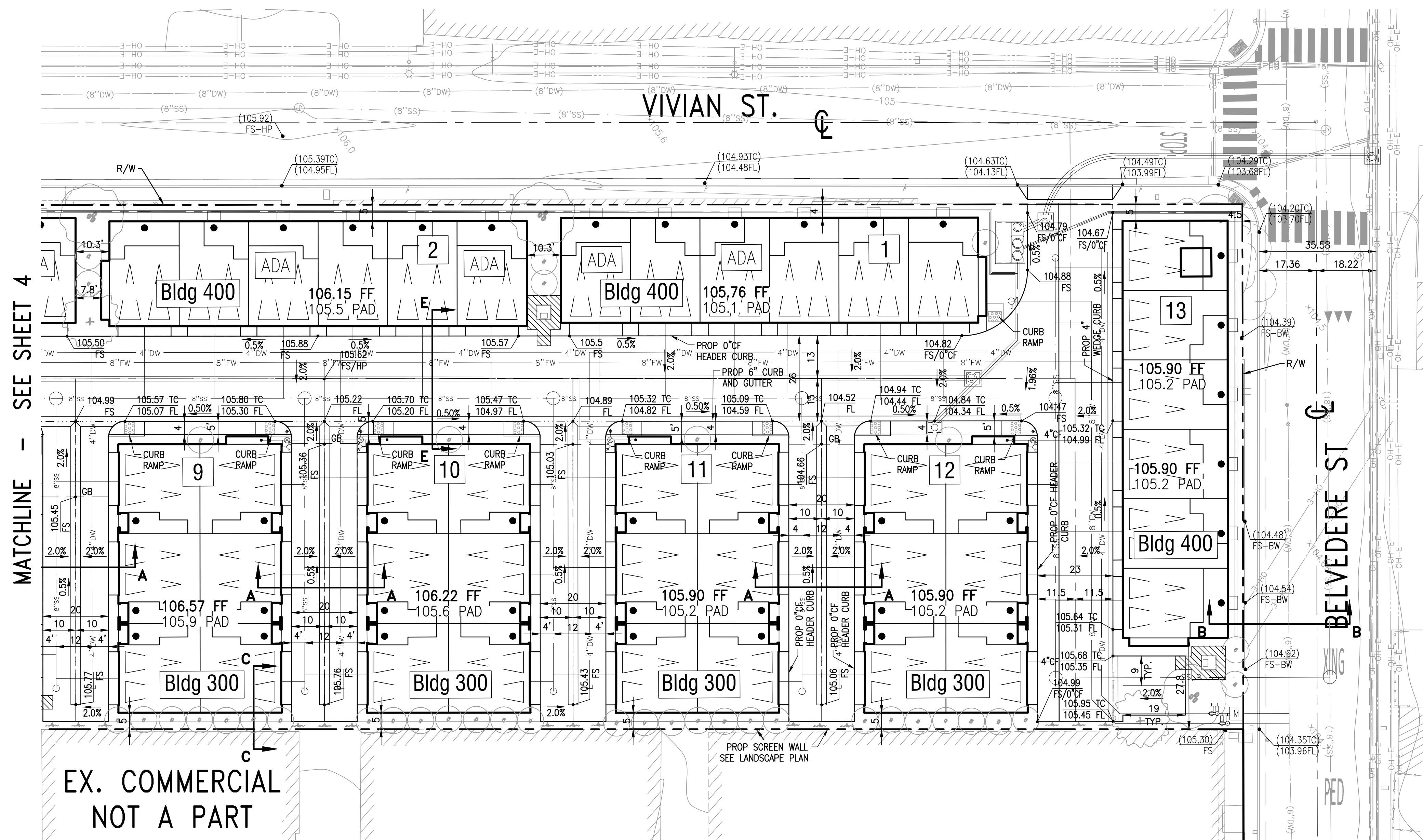
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SHEET 4 OF 8

SCALE: AS SHOWN    DRAWN BY: AV    CHECKED BY: JC

**CITY OF SAN RAFAEL**

PROJ: ASHT-001  
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DEVELOPER :		REVISIONS			
NO.	DATE	INITIAL	DESCRIPTION	APP	DATE

**ASHTON 3, LLC**  
 30 VIA LATIGO  
 RANCHO SANTA MARGARITA, CA 92688

SOILS ENGINEER :  
**GECON CONSULTANTS, INC.**  
 6671 BRISA STREET  
 LIVERMORE, CA 94559  
 PHONE (925) 371-5900

PREPARED BY :

**C&V CONSULTING, INC.**  
 9830 IRVINE CENTER DRIVE  
 IRVINE, CALIFORNIA 92618  
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 INFO@CVC-INC.NET  
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**TENTATIVE TRACT MAP**  
**88 VIVIAN STREET**  
**PRELIMINARY GRADING PLAN**

DATE: 9/3/2021  
 SHEET 5 OF 8

SCALE: AS SHOWN    DRAWN BY: AV    CHECKED BY: JC

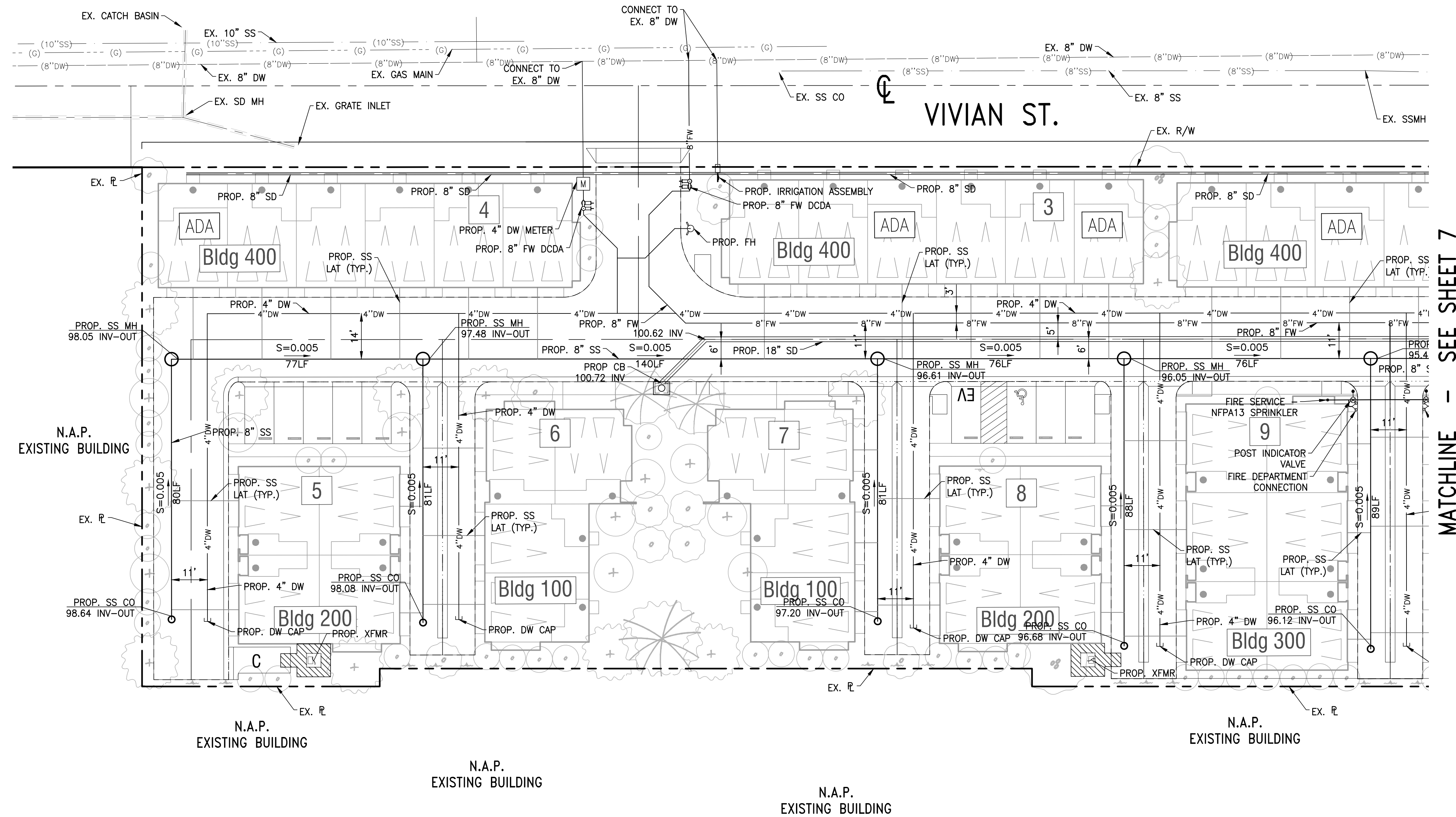
**CITY OF SAN RAFAEL**

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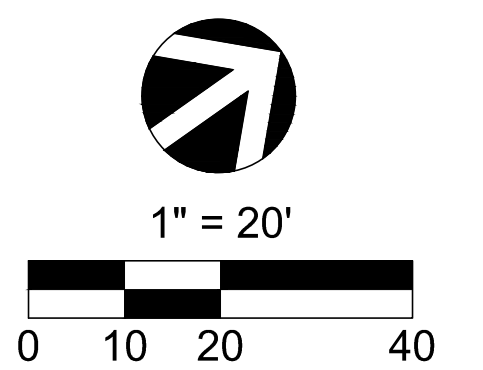


# PRELIMINARY UTILITY PLAN

FOR CONDOMINIUM PURPOSES  
 CITY OF SAN RAFAEL, COUNTY OF MARIN,  
 STATE OF CALIFORNIA



MATCHLINE - SEE SHEET 7



REVISIONS					
NO.	DATE	INITIAL	DESCRIPTION	APP	DATE

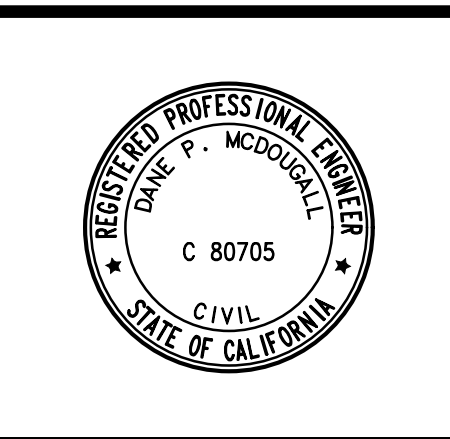
**DEVELOPER :** ASHTON 3, LLC  
 30 VIA LATIGO  
 RANCHO SANTA MARGARITA, CA 92688

**SOILS ENGINEER :** GEOCON CONSULTANTS, INC.  
 6671 BRISA STREET  
 LIVERMORE, CA 94559  
 PHONE (925) 371-5900

**PREPARED BY :**

**C&V CONSULTING, INC.**  
 CIVIL ENGINEERING  
 LAND PLANNING & SURVEYING

9830 IRVINE CENTER DRIVE  
 IRVINE, CALIFORNIA 92618  
 (949) 916-3800  
 INFO@CVC-INC.NET  
 WWW.CVC-INC.NET



**TENTATIVE TRACT MAP**  
**88 VIVIAN STREET**  
**PRELIMINARY UTILITY PLAN**

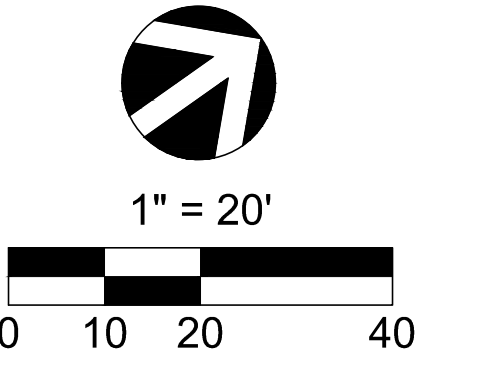
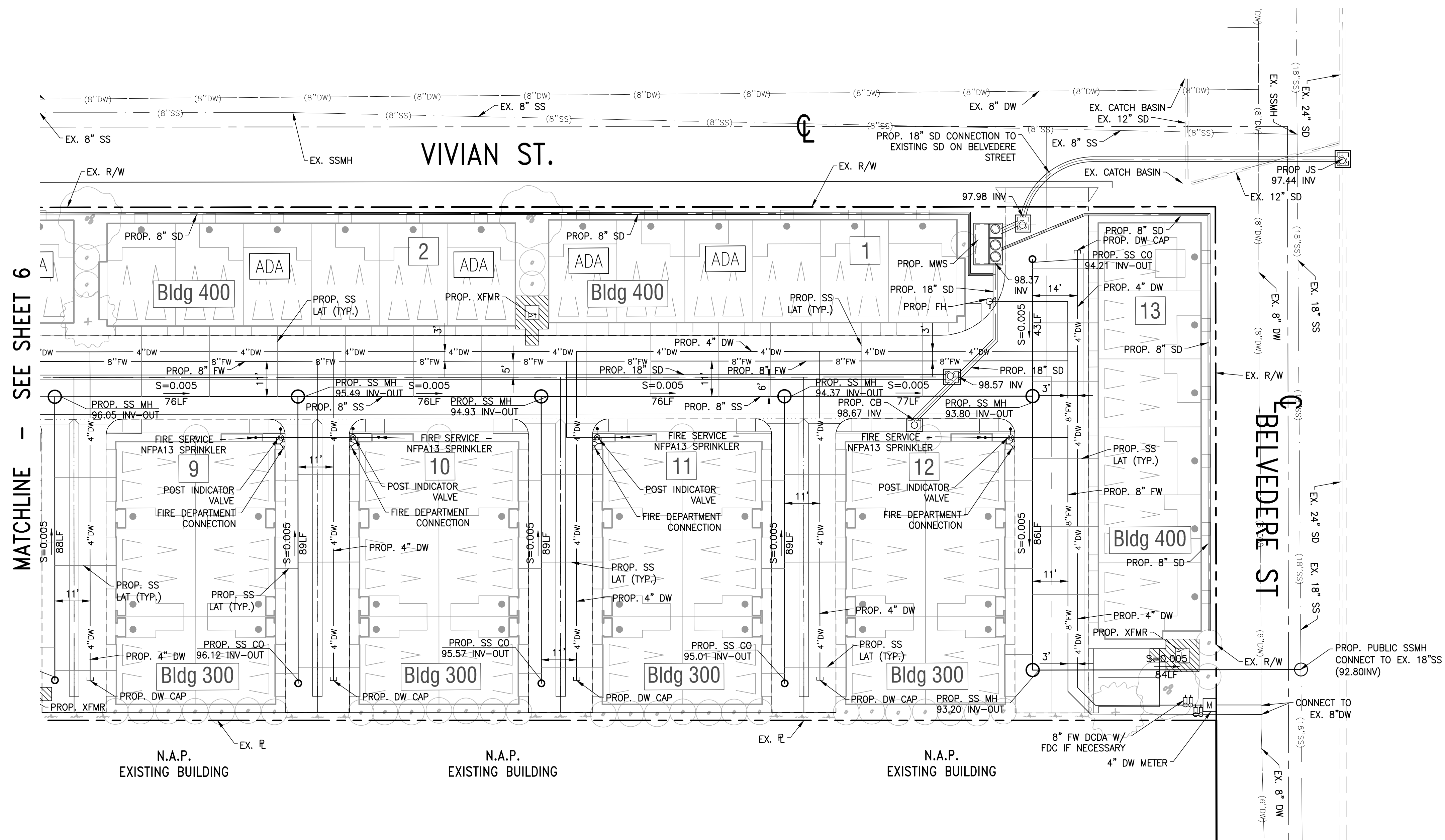
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 SHEET 6 OF 8

SCALE: AS SHOWN | DRAWN BY: AV | CHECKED BY: JC

**CITY OF SAN RAFAEL**

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 BY: Inesha\_Sep\_03\_2021\_3:55:00pm





DEVELOPER : REVISIONS					
NO.	DATE	INITIAL	DESCRIPTION	APP	DATE

**ASHTON 3, LLC**  
 30 VIA LATIGO  
 RANCHO SANTA MARGARITA, CA 92688

SOILS ENGINEER :  
**GEOCON CONSULTANTS, INC.**  
 6671 BRISA STREET  
 LIVERMORE, CA 94559  
 PHONE (925) 371-5900

PREPARED BY :

**C&V CONSULTING, INC.**  
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**TENTATIVE TRACT MAP**  
**88 VIVIAN STREET**  
**PRELIMINARY UTILITY PLAN**

DATE: 9/3/2021  
 SHEET 7 OF 8

SCALE: AS SHOWN    DRAWN BY: AV    CHECKED BY: JC

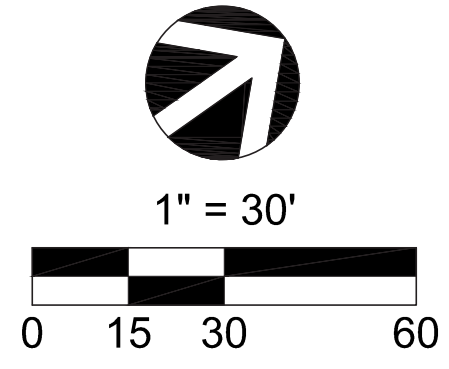
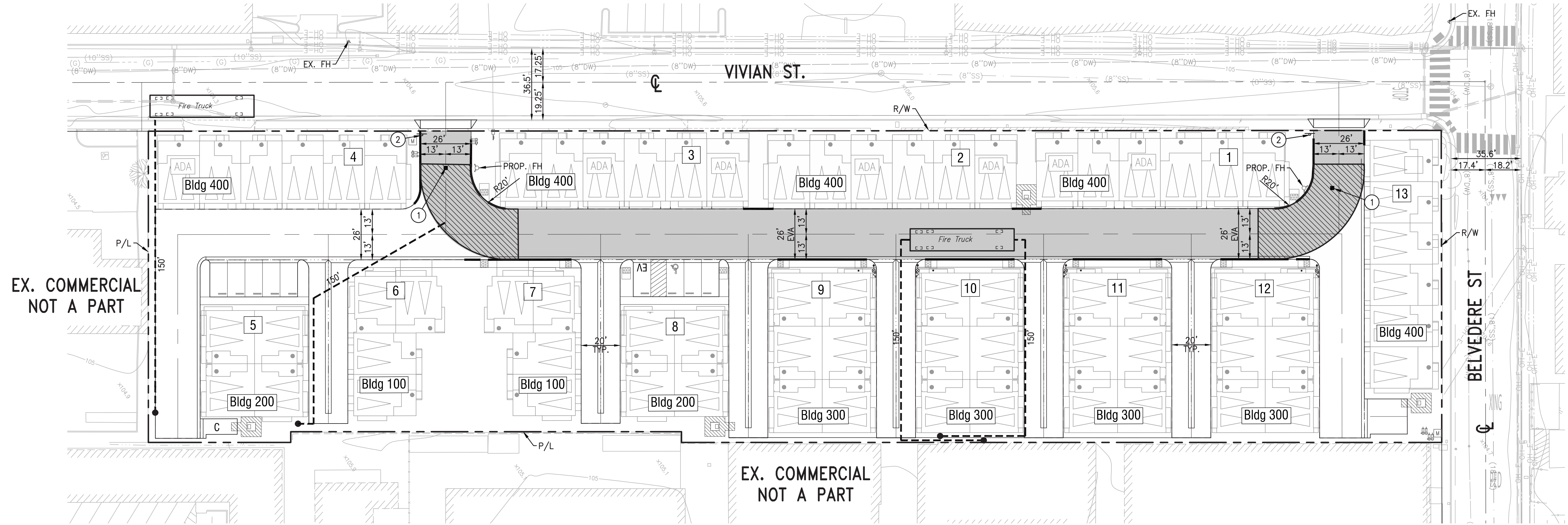
**CITY OF SAN RAFAEL**

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 BY: Iradaa Sep 03, 2021 - 3:51:03pm


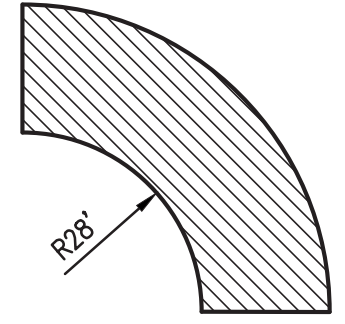









# FIRE ACCESS PLAN

FOR CONDOMINIUM PURPOSES  
CITY OF SAN RAFAEL, COUNTY OF MARIN,  
STATE OF CALIFORNIA



**LEGEND:**

-  INDICATES FIRE ACCESS LANE (20' MIN)
-  SAN RAFAEL FIRE TURNING RADIUS
-  PROPOSED RED CURB (NO PARKING)
-  FIRE HOSE (PULL 150' MAX)
-  FIRE TRUCK
-  FIRE HYDRANT
-  R/W
-  PROP.
-  EX.

- NOTES:**
- 1) ALL BUILDINGS ARE 3-STORY UNLESS OTHERWISE NOTED.
  - 2) OCCUPANCY IS R-2 ATTACHED DWELLING UNITS FOR BUILDINGS 9-12. OCCUPANCY IS R-3 TOWNHOMES FOR ALL OTHER BUILDINGS.
  - 3) ALL BUILDINGS ARE EQUIPPED WITH AUTOMATIC FIRE SPRINKLER SYSTEMS. BUILDINGS 9-12 ASSUMED TO BE NFPA 13 SYSTEMS. ALL OTHER BUILDING ASSUMED TO BE NFPA 13D SYSTEMS.
  - 3) THE DESIGNATED FIRE APPARATUS ACCESS ROADS AND FIRE HYDRANTS SHALL BE INSTALLED AND APPROVED BY THE FIRE PREVENTION BUREAU PRIOR TO CONSTRUCTION OF BUILDINGS.

- ① — BLUE HYDRANT REFLECTOR/MARKER PER CITY OF SAN RAFAEL FIRE DEPARTMENT SPECIFICATIONS AND REQUIREMENTS.
- ② — INSTALL ALTERNATE FIRE LANE SIGN - "NO PARKING BEYOND THIS POINT EXCEPT IN DESIGNATED STALLS" PER DETAIL HEREON.



Additional verbiage shall be 1" bold, condensed red lettering on white reflective background. Where parking stalls are not present, sign may omit "except in designated stalls" and sign height may be reduced to 18".

Specifications for the rest of the sign shall match those of standard fire lane no parking signs.

② NO PARKING SIGN

DEVELOPER : REVISIONS					
NO.	DATE	INITIAL	DESCRIPTION	APP	DATE

**ASHTON 3, LLC**  
30 VIA LATIGO  
RANCHO SANTA MARGARITA, CA 92688

SOILS ENGINEER :  
**GECON CONSULTANTS, INC.**  
6671 BRISA STREET  
LIVERMORE, CA 94559  
PHONE (925) 371-5900

PREPARED BY :

**C&V**  
CONSULTING, INC.  
CIVIL ENGINEERING  
LAND PLANNING & SURVEYING

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IRVINE, CALIFORNIA 92618  
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WWW.CVC-INC.NET



TENTATIVE TRACT MAP  
88 VIVIAN STREET  
FIRE ACCESS PLAN

DATE: 9/3/2021  
SHEET 8 OF 8

SCALE: AS SHOWN    DRAWN BY: AV    CHECKED BY: JC

CITY OF SAN RAFAEL

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