SITE PHOTOS

1554 LINCOLN AVE — 1552 LINCOLN AVE (PROJECT PROPERTY) — 1550 LINCOLN AVE

VIEW FROM LINCOLN AVE TOWARD EAST

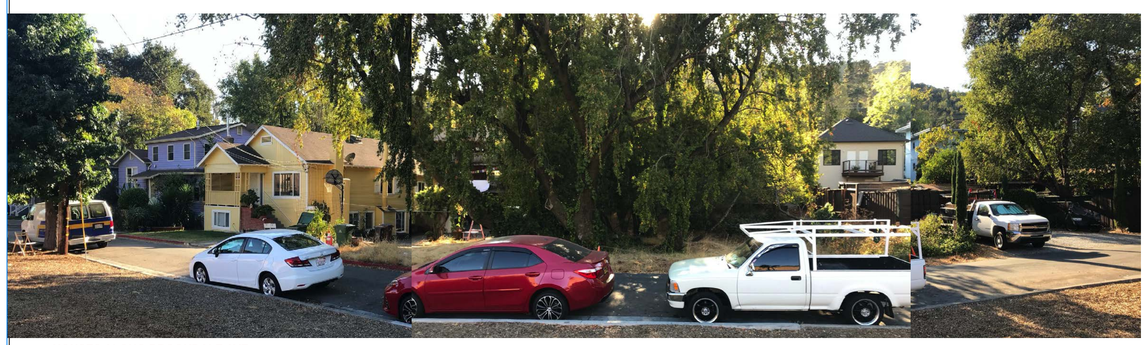
REAR VIEW OF APT BLDG @ 1550 LINCOLN AVE — 1552 LINCOLN AVE (PROJECT PROPERTY)

VIEW FROM PROPERTY WEST UP TOWARD LINCOLN & SOUTH

REAR VIEW OF 1554 LINCOLN AVE

VIEW FROM PROPERTY NORTH

1550 LINCOLN AVE (FRONT VIEW OF APT BLDG



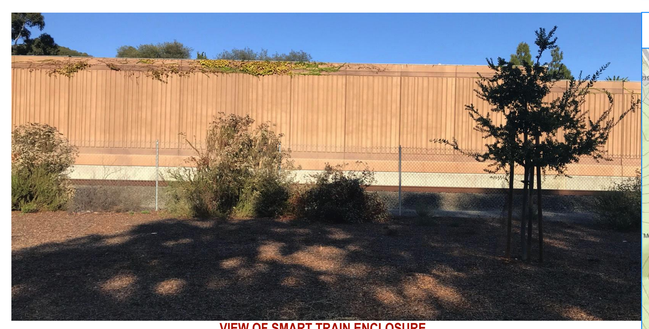
HOUSES ALONG BROOKDALE AVE — 1552 LINCOLN AVE (PROJECT PROPERTY) — REAR VIEW OF 1554 LINCOLN AVE

VIEW FROM BROOKDALE AVE TOWARD WEST

VIEW OF END OF BROOKDALE AVE TOWARD NORTH

1539 LINCOLN AVE (PROJECT PROPERTY) — 1553 LINCOLN AVE (PROJECT PROPERTY)

VIEW ACROSS LINCOLN AVE FROM PROPERTY



VIEW OF SMART TRAIN ENCLOSURE

VIEW ACROSS BROOKDALE AVE FROM PROPERTY TOWARD EAST

PROJECT TEAM

OWNER — 55 BROOKDALE LLC
Tel: 415-596-3655
Contact: Mike Folk
E: mike@truenorthconstruction.com

ARCHITECT — Polsky Perlstein Architects
469B Magnolia Avenue
Larkspur CA 94939
Tel: 415-927-1156
Contact:Jared Polsky/Kathleen Heimerman
E: jared@polskyarchitects.com
E: kathleen@polskyarchitects.com

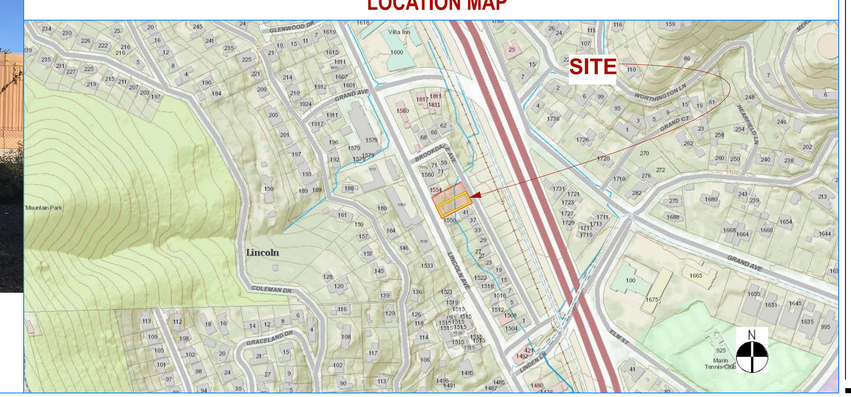
GENERAL CONTRACTOR — True North Construction / Steve Crutchfield
102 Acacia Avenue
Larkspur CA 94939
Tel: (415) 850-3405
License #
E: steve@truenorthconstruction.com

SURVEYOR: — DMG Engineering / Dylan Gonsalvez
30 Oakvue Court
Pleasant Hill, CA 94523
Tel: 925.787.0463
E: dylan@dmgbayarea.com

CIVIL — LTD Engineering, Inc / Glenn Dearth
1050 Northgate Drive, Suite 315
San Rafael CA 94903
Tel. (415) 446-7400
E: gdearth@LTDengineering.com

LANDSCAPE ARCHITECT — Meg Rushing Coffee Landscape Architecture & Design
Tel. (310) 387-5891
E: meg@mrcladesign.com

LOCATION MAP



SCOPE OF WORK

NEW 10-UNIT MULTI-FAMILY DEVELOPMENT : **All units to be 'for rent' apartments and not 'for sale' condominium units.**
NOTE: SAN RAFAEL DESIGN REVIEW BOARD SUBCOMMITEE HAS DIRECTED/ APPROVED ADDING A 10TH UNIT (1 BDRM) W/NO PARKING SPACE.

PROJECT DATA

(6/26/2021)

Address:	1552 Lincoln Avenue - Lots 1 & 2
Zoning Designation:	HR1 - Multifamily Residential District
Latitude:	37° 58' N
Longitude:	122° 31' W
Occupancy:	R-2
Construction type:	V-B (sprinklered)
Assessor's Parcel No.:	011-074-04/05
Min Allowable Site Area (SF):	6,000
Min Lot Width :	60
Gross Site Area (SF):	11,394

	Zoning Requirement	Proposed Project
Min Lot Area/Dwelling Unit:	1000 sf/unit	1139 sf/unit
Yards:		
Front (East)	15'-0"	21'-6"
Side (North) *4	5'-0"	4'-0"-5'-0"
Side (South) *4	5'-0"	4'-0"-5'-0"
Rear (West) *1	5'-0"	5'-0"
Building Height (Max)	36'-0"	34'-4"
Building Coverage *2		
BUILDING #1		1,787
BUILDING #2		1,512
BUILDING #3		1,257
Covered Storage Units		256
Covered Entrys/Patios		375
Stairs on Structure		265
TOTAL AREA COVERED (SF)		5,452
% of parcel	60%	48.1%
Building Area (SF)		
BUILDING #1		
UNIT 1 (2 BDRM)		
1ST FLOOR		598
2ND FLOOR		575
TOTAL		1,173
UNIT 2 (2 BDRM)		
1ST FLOOR		591
2ND FLOOR		561
TOTAL		1,152
UNIT 3 (2 BDRM)		
1ST FLOOR		598
2ND FLOOR		573
TOTAL		1,171
TOTAL BUILDING #1		3,496
BUILDING #2		
UNIT 4 (2 BDRM AFFORDABLE)		
1ST FLOOR		731.5
TOTAL		731.5
UNIT 5 (1 BDRM)		
1ST FLOOR		780.5
TOTAL		780.5
UNIT 7 (2 BDRM)		
2ND FLOOR		604.6
3RD FLOOR		599.9
TOTAL		1204.5
UNIT 8 (2 BDRM)		
2ND FLOOR		604.6
3RD FLOOR		603.9
TOTAL		1208.5
TOTAL BUILDING #2		3925
BUILDING #3		
UNIT 9 (2 BDRM ACCESSIBLE)		
1ST FLOOR		1257
TOTAL		1257
UNIT 6 (2 BDRM)		
2ND FLOOR		582.6
3RD FLOOR		553
TOTAL		1135.6
UNIT 10 (2 BDRM)		
2ND FLOOR		592.6
3RD FLOOR		562.8
TOTAL		1155.4
TOTAL BUILDING #3		3548
TOTAL LIVING AREA	N/A FAR:	96.3% 10,969
Non-Living Area		
Storage Units		256
Total Non-Living Area		256
Parking Spaces (Off-street) *3		18
Landscaping		
	50% Front	(East) 9%
	50% Street	(Lincoln Ave) 72%

Min Usable Outdoor Area	100 sf/unit	(Private/Common)	Common /	Private
BUILDING #1				
UNIT 1				124.5 SF
UNIT 2				102 SF
UNIT 3				120 SF
BUILDING #2				
UNITS 4-8 (EA)				100 SF
BUILDING #3				
UNIT 6				100 SF
UNIT 9			100 SF	
UNIT 10			100 SF	

Distance Between Residential Structures		
BUILDING #1 - #3 *5	20' Primary Access	12'-7"
BUILDING #2 - #3 *6	8'	9'-2"

Notes:
*1 Rear Yard
*2 Building Coverage includes all buildings including stairways, covered walkways covered patios, covered parking structures, covered decks over 30" in height
Does not include uncovered recreational areas, uncovered parking and driveway areas
*3 San Rafael Zoning Code 14.15.030 Section H(3)(d) Parking Concessions: 2 spaces provided for ea living unit
*4 San Rafael Zoning Code 14.15.030 Section H(3)(b) Parking space provided per Planning Subcommittee approval
*4 San Rafael Zoning Code 14.15.030 Section H(3)(b)1/20% deviation from side yard setback requirements
5' to 4' on western % of North/South Property Lines
*5 Only one unit has a primary entrance between Bldgs #1 and #3 approx 15' of sidewalk exists between bldgs to Unit #6. All other units' primary entrances occur off of Lincoln Ave or the courtyard
*6 Stairway between Bldgs #2-#3 provides secondary access to units. Primary access to ea unit is off of Lincoln Ave and Brookdale Ave

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A1.3 PROPOSED THIRD FLOOR PLAN
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SURVEY

POLSKY PERLSTEIN ARCHITECTS
469B Magnolia Avenue
Larkspur CA 94939
Phone 415 927 1156
Fax 415 927 1164
www.polskyarchitects.com

BROOKDALE APARTMENTS

1552 Lincoln Avenue
San Rafael CA
AP# 011-074-04/05

LICENSED ARCHITECT — JARED LEWIS POLSKY — C 14125 — REN. 7-31-23 — STATE OF CALIFORNIA

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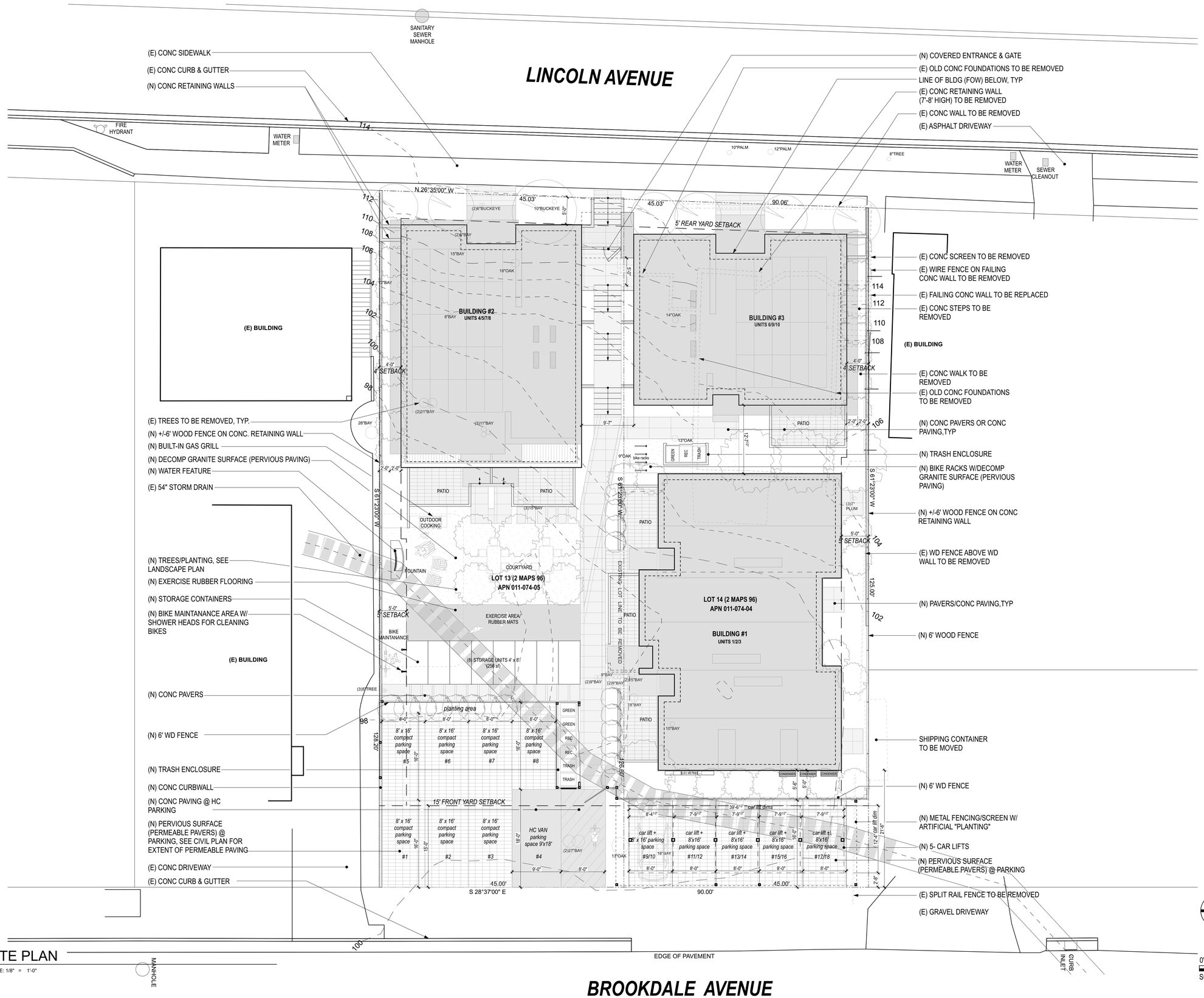
JOB #	2026
SCALE	NOTED

PROJECT INFORMATION

SHEET

A0.1



1 A1.0 SITE PLAN

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

POLSKY PERLSTEIN ARCHITECTS
4698 Magnolia Avenue
Larkspur, CA 94939
Phone 415 927 1135
Fax 415 927 1667
www.polskyarchitects.com

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San Rafael CA
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JAMES ALFRED LEWIS POLSKY
C 14125
REN. 7-31-21
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SITE PLAN

SHEET

A1.0

1 A1.1 PROPOSED FIRST FLOOR PLAN

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

REFERENCE NORTH

TRUE NORTH

0' 8' 16'

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

POLSKY PERLSTEIN ARCHITECTS

4698 Magnolia Avenue
Larkspur, CA 94939
Phone 415 927 1355
Fax 415 927 1867
www.polskyarchitects.com

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San Rafael CA
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JAMES LEWIS POLSKY
LIC. NO. C 14125
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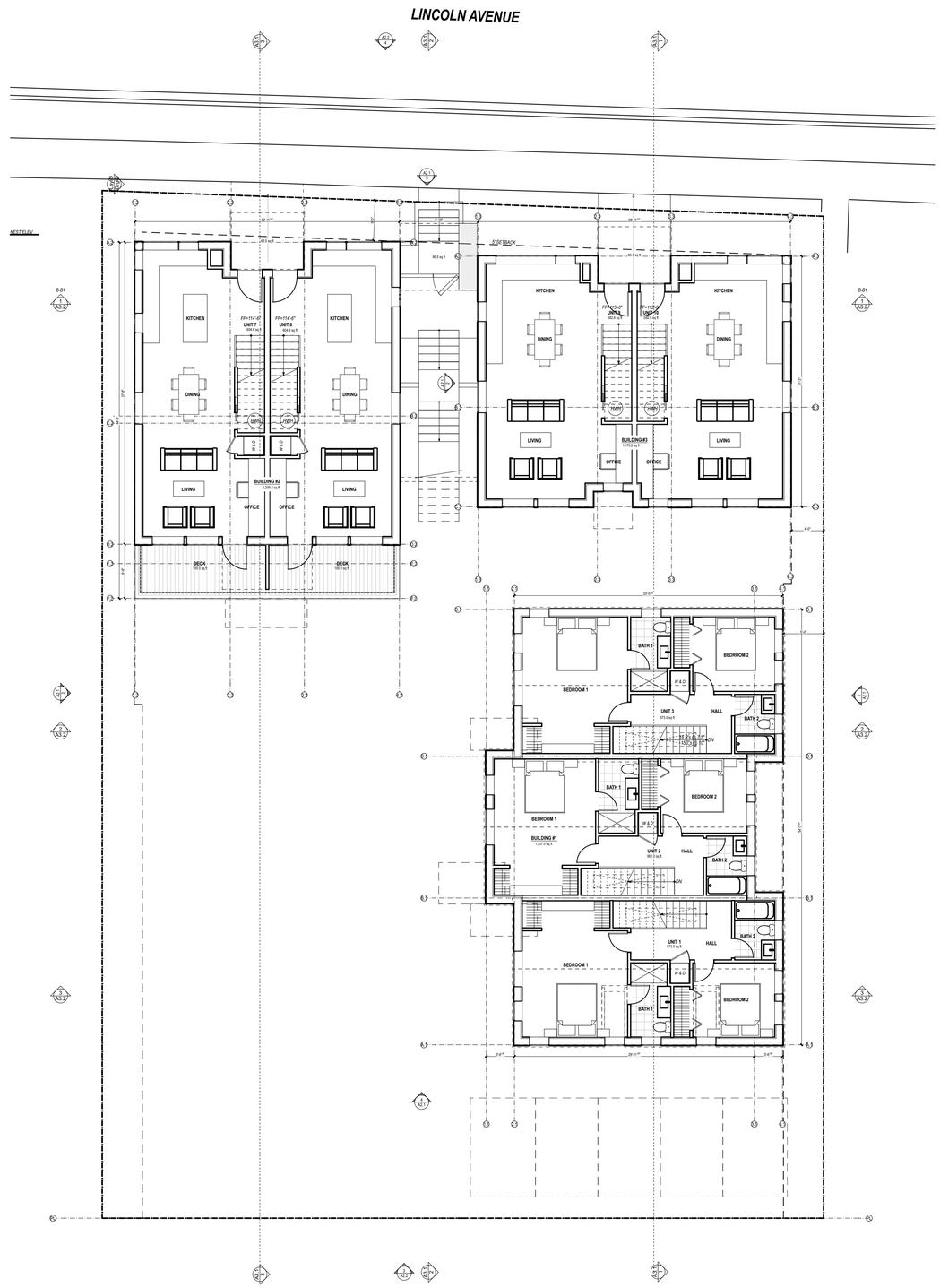
PROPOSED FIRST FLOOR PLAN

SHEET

A1.1



1 A1.2 PROPOSED SECOND FLOOR PLAN

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

REFERENCE NORTH

TRUE NORTH

0' 8' 16'

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

POLSKY PERLSTEIN ARCHITECTS
4698 Magnolia Avenue
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Fax 415 927 1667
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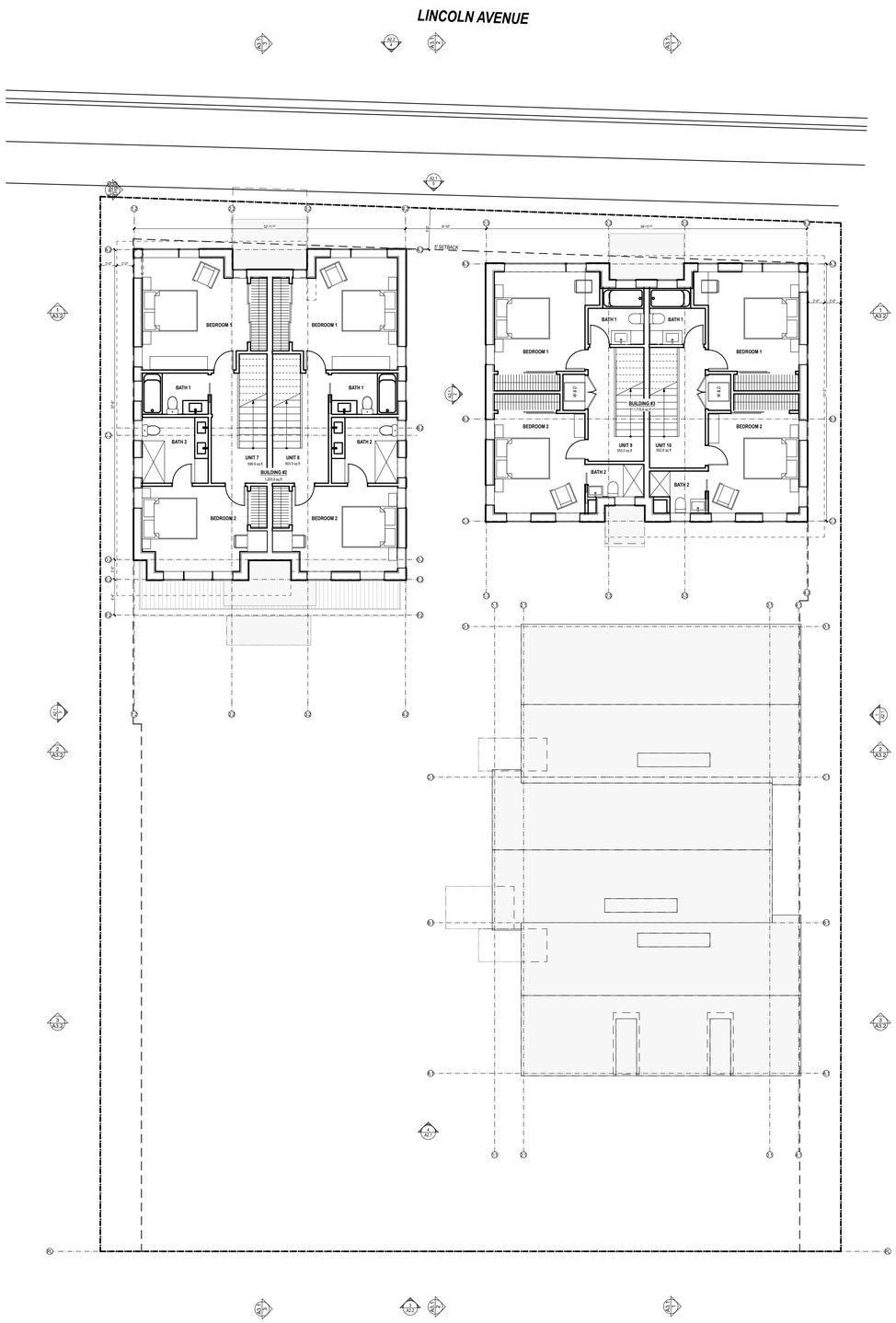
PROPOSED SECOND FLOOR PLAN

SHEET

A1.2



1
A1.3

PROPOSED THIRD FLOOR PLAN

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

REFERENCE NORTH
TRUE NORTH

0' 8' 16'
SCALE: 1/8"=1'-0"

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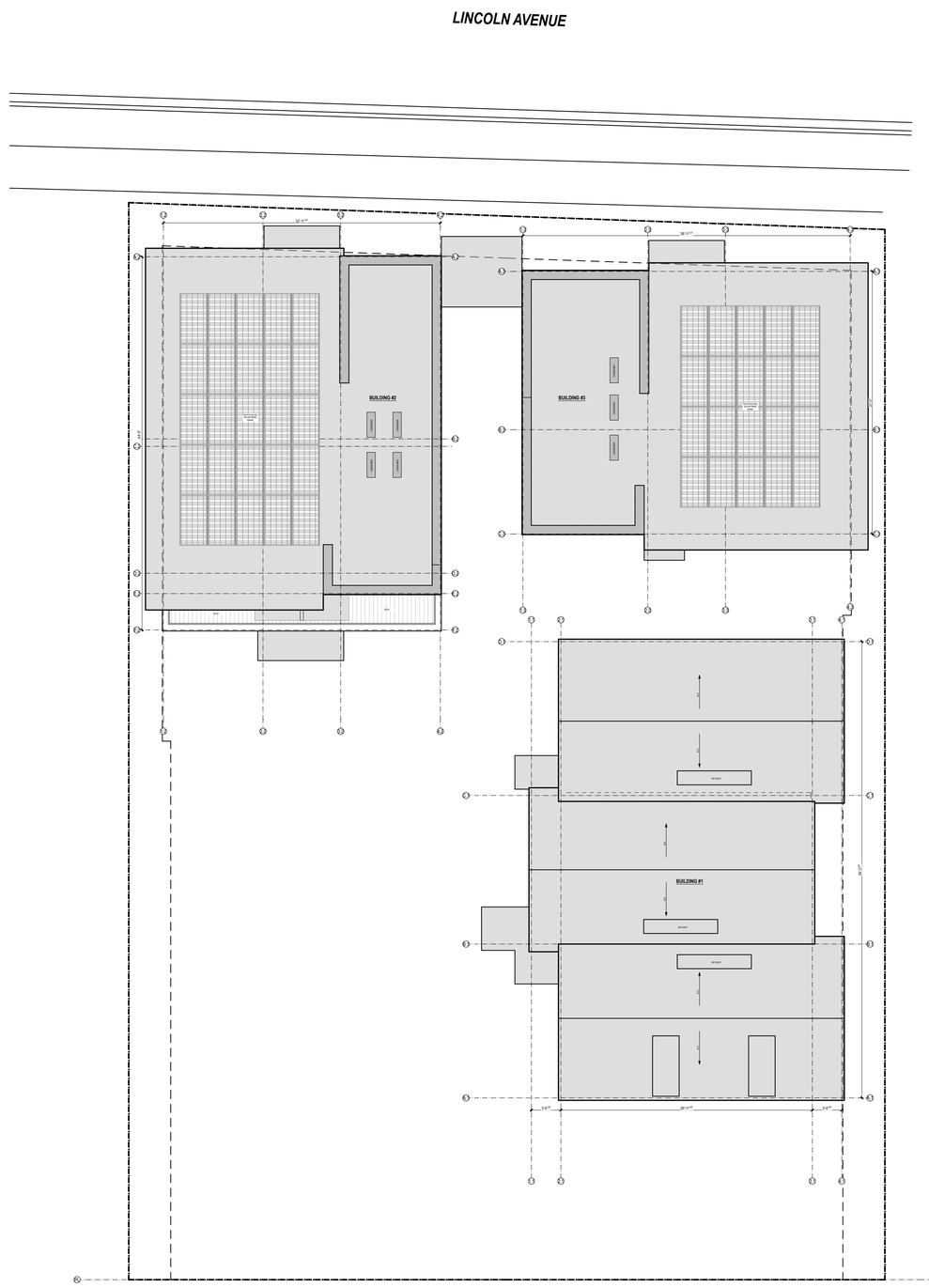
PROPOSED THIRD FLOOR PLAN

SHEET
A1.3



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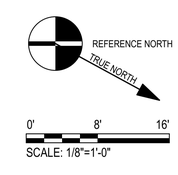
A1.4

PROPOSED ROOF PLAN

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



0' 8' 16'

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

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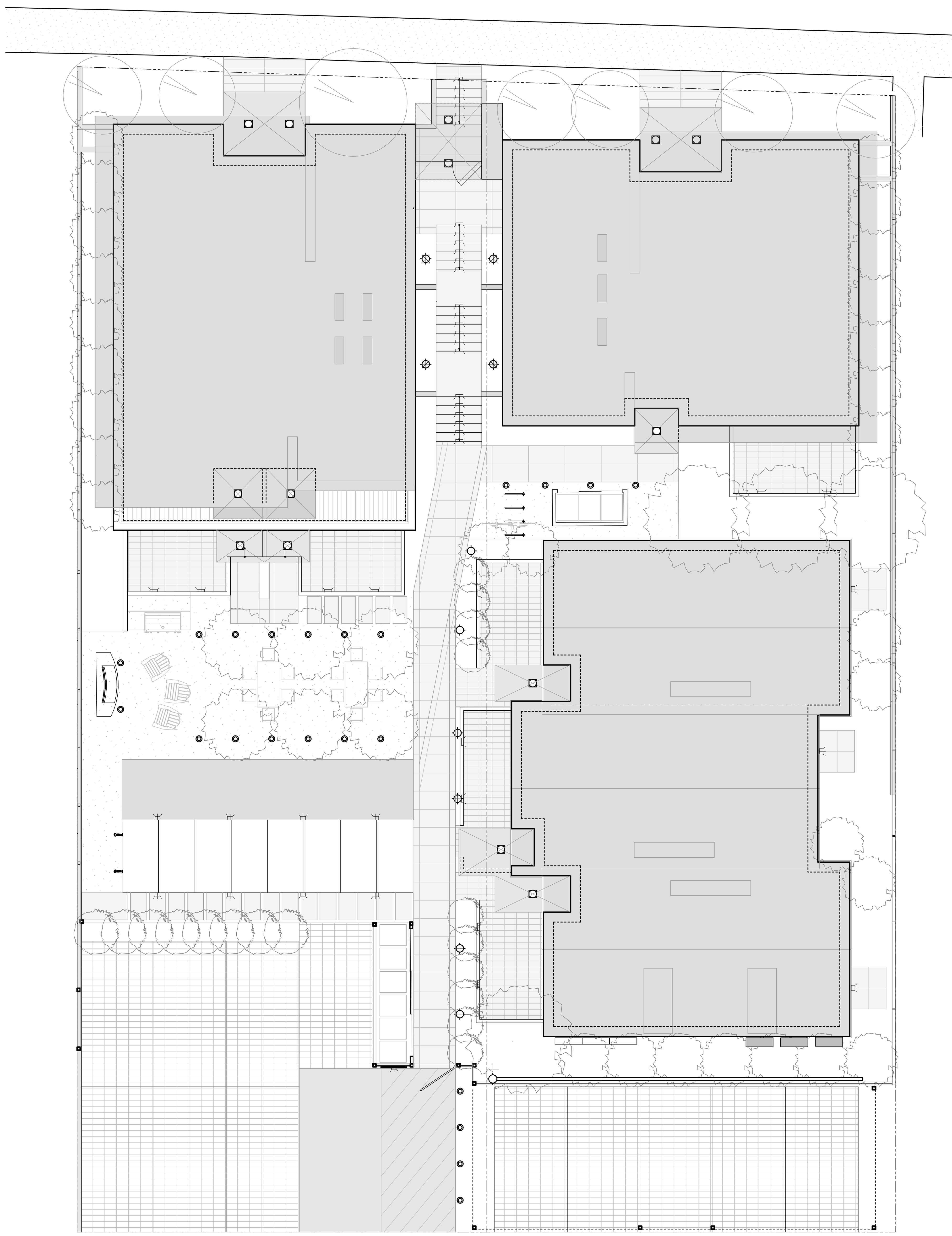
PROPOSED ROOF PLAN

SHEET

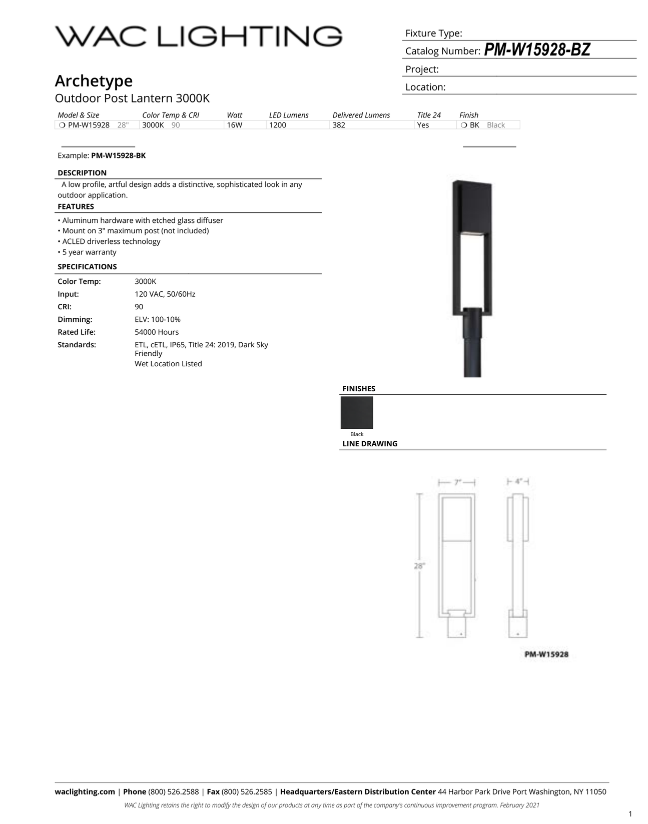
A1.4



LIGHTING LEGEND/SCHEDULE

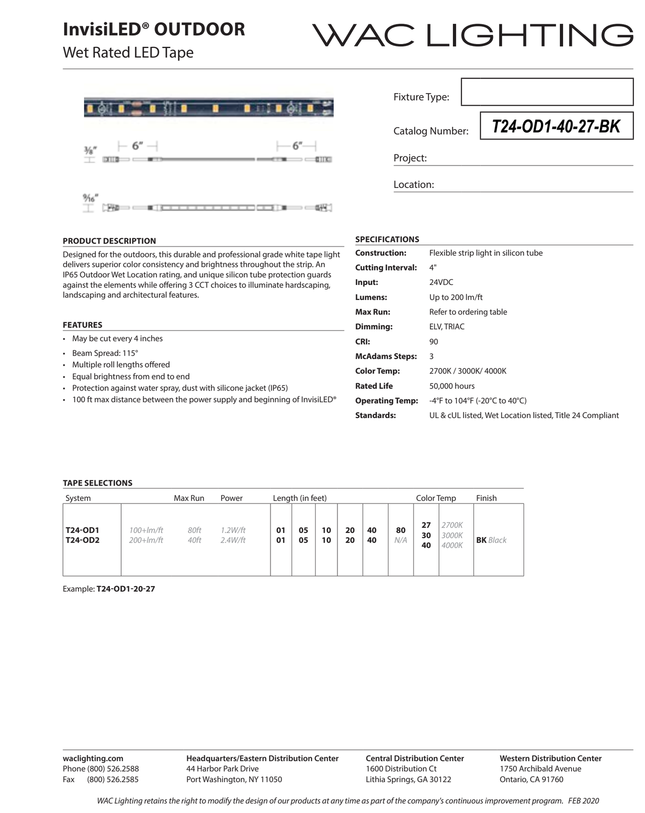
- **DECORATIVE PATH LIGHT:** WAC OUTDOOR POST LANTERN MODEL #*PM—W15928-BZ*
- **STEP/WALL LIGHT:** WAC STEP AND WALL LIGHT WL-LED140 MODEL #*W-4091-140-BZ*
- **EXTERIOR SOFFIT DOWNLIGHT/RECESSED CAN** HALO LED H4 4" DOWNLIGHT MODEL #*EL406930* TRIM MODEL #*TLS408TBZBB*
- **WALL WASHER:** ZEALOUS OUTDOOR LED WALL SCONCE MODEL #*WS-W53610-BZ*
- **INGROUND LIGHT:** WAC 2" INGROUND QUAD-DIRECTIONAL MODEL #*2101-27-BS*
- **LED STRIP LIGHT (IN FENCE):** WAC INVISILED OUTDOOR WET RATED LED TAPE MODEL #*T24-OD1-40-BK*
- **PATH LIGHT:** BK MINI MICRO STAFF STAR PATH LIGHT STYLE L MODEL #*SF-24-MM-LED-E70-SP-BZP-12-11-A*

3 / A1.5 LANDSCAPE LIGHTING PLAN
SCALE: 1/8" = 1'-0"



1 DECORATIVE PATH LIGHT
SCALE: 1/8" = 1'-0"

4 WALL WASHER
SCALE: 1/8" = 1'-0"



6 LED STRIP LIGHT
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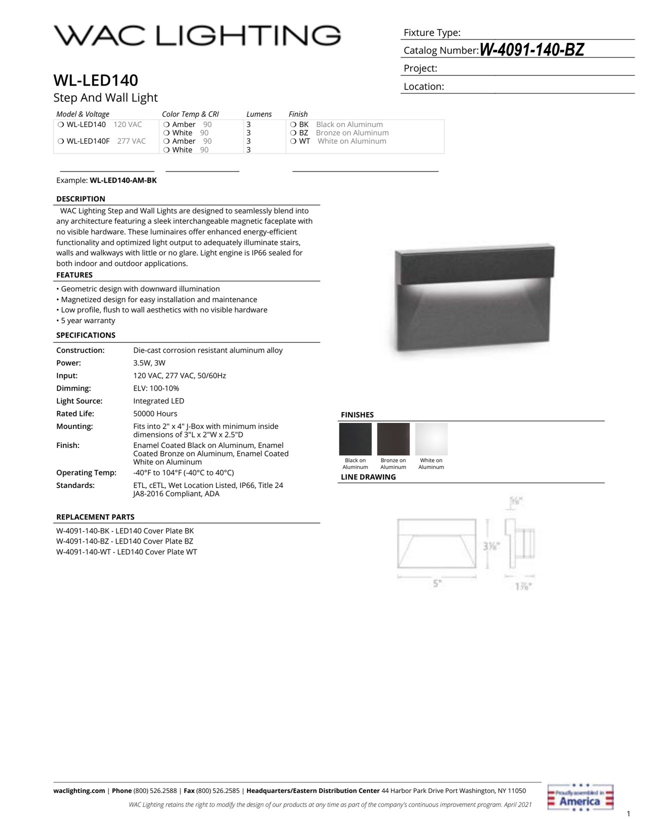
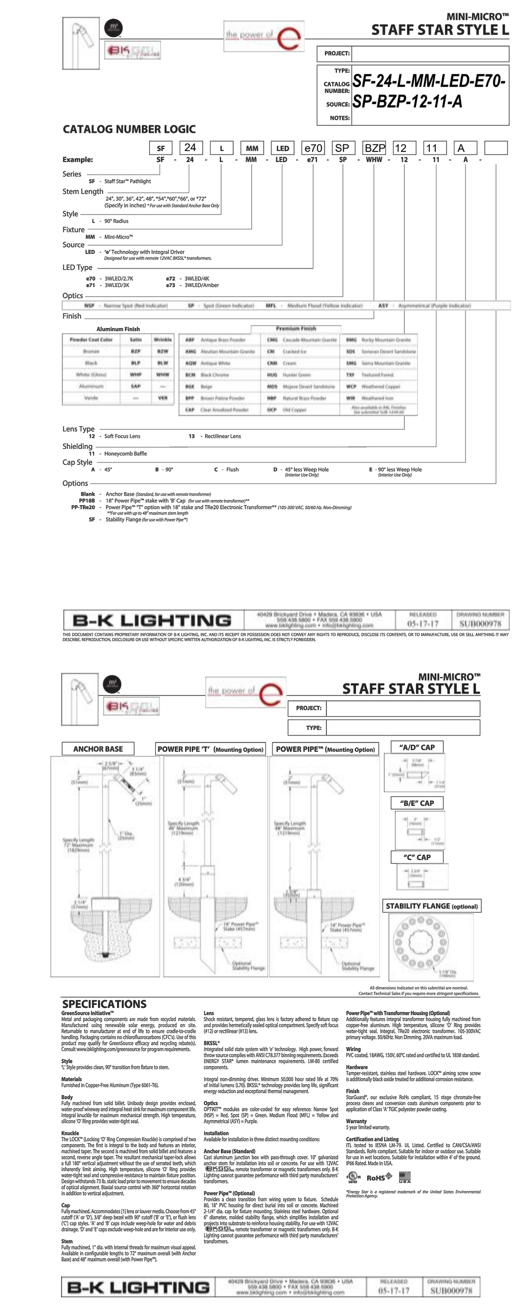
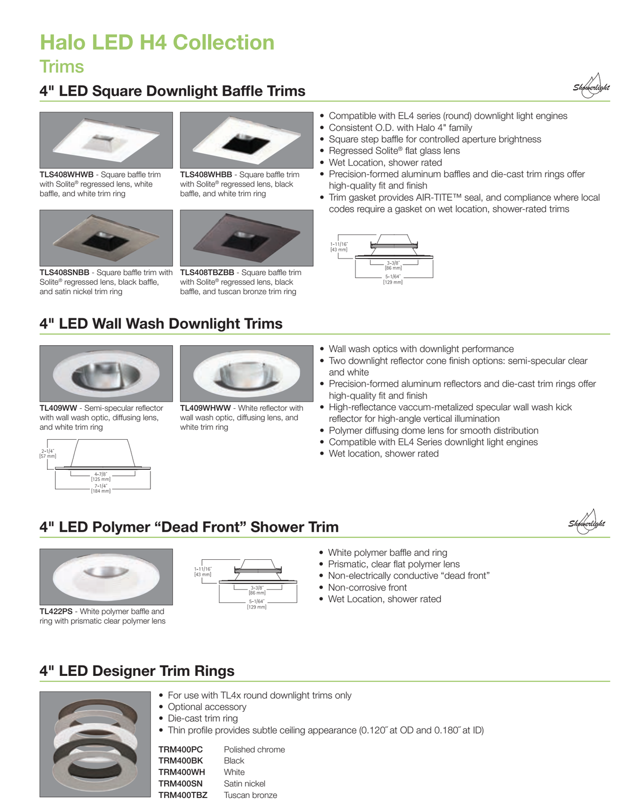


2 STEP/WALL LIGHT
SCALE: 1/8" = 1'-0"

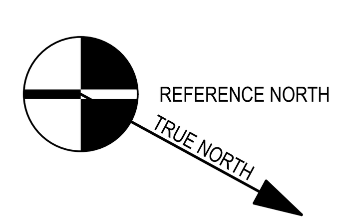
5 INGROUND LIGHT
SCALE: 1/8" = 1'-0"



7 PATH LIGHT
SCALE: 1/8" = 1'-0"



3 EXT SOFFIT RECESSED CAN
SCALE: 1/8" = 1'-0"



0' 8' 16'
SCALE: 1/8"=1'-0"

POLSKY PERLSTEIN ARCHITECTS
469B Magnolia Avenue
Larkspur, CA 94939
Phone 415 927 1156
Fax 415 927 0847
www.polskyarchitects.com

BROOKDALE APARTMENTS

1552 Lincoln Avenue
San Rafael CA
AP# 011-074-04/05

LICENSED ARCHITECT JARED LEWIS POLSKY No. C 14125 REN. 7-31-23 STATE OF CALIFORNIA

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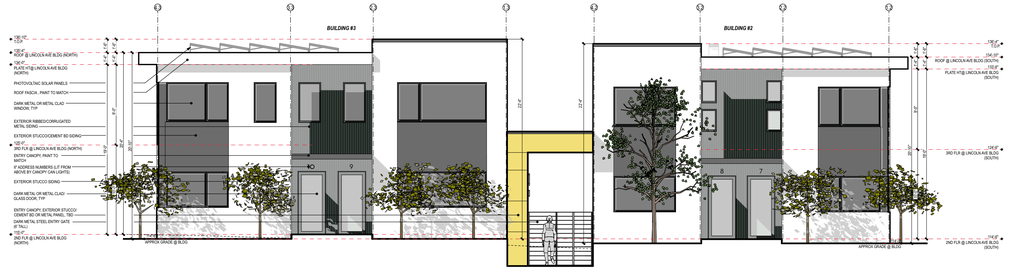
LANDSCAPE LIGHTING PLAN

SHEET
A1.5

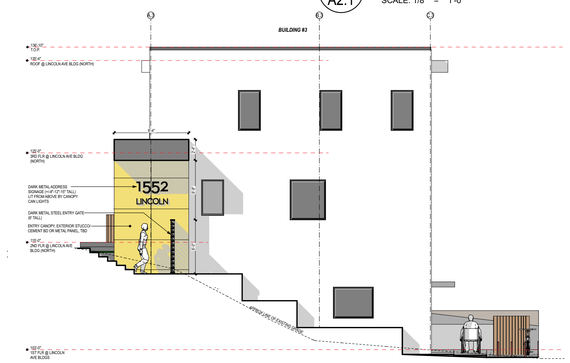


5 A2.1 WEST ELEVATION

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

4 A2.1 EAST ELEVATION

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



2 A2.1 SOUTH ELEVATION BLDG #3/ENTRY GATE

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

3 A2.1 SOUTH ELEVATION

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

1 A2.1 NORTH ELEVATION

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

0' 8' 16'

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

POLSKY PERLSTEIN ARCHITECTS

4698 Magnolia Avenue
Larkspur, CA 94939
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Fax 415 927 1356
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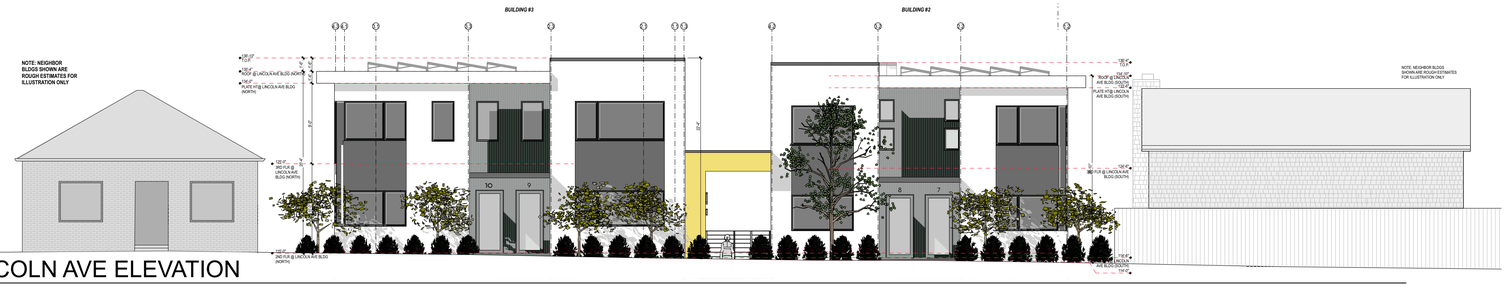
SCALE	NOTED

EXTERIOR ELEVATIONS

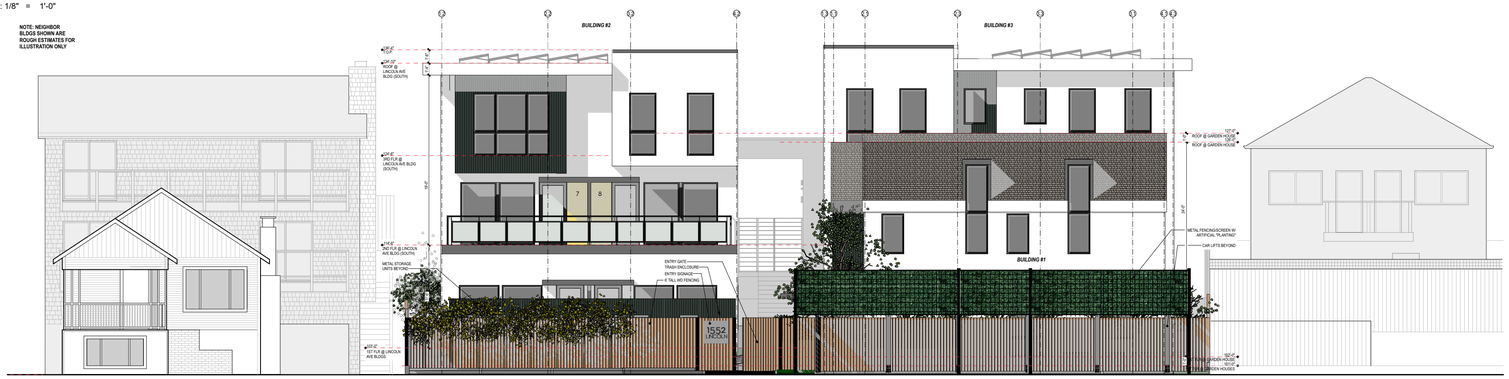
SHEET

A2.1



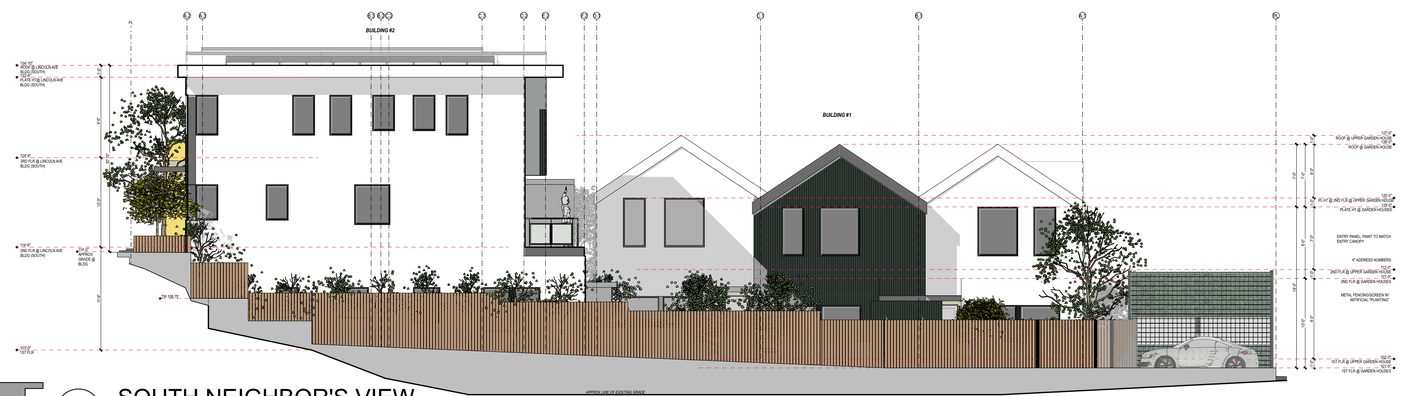
4 A2.2 LINCOLN AVE ELEVATION

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



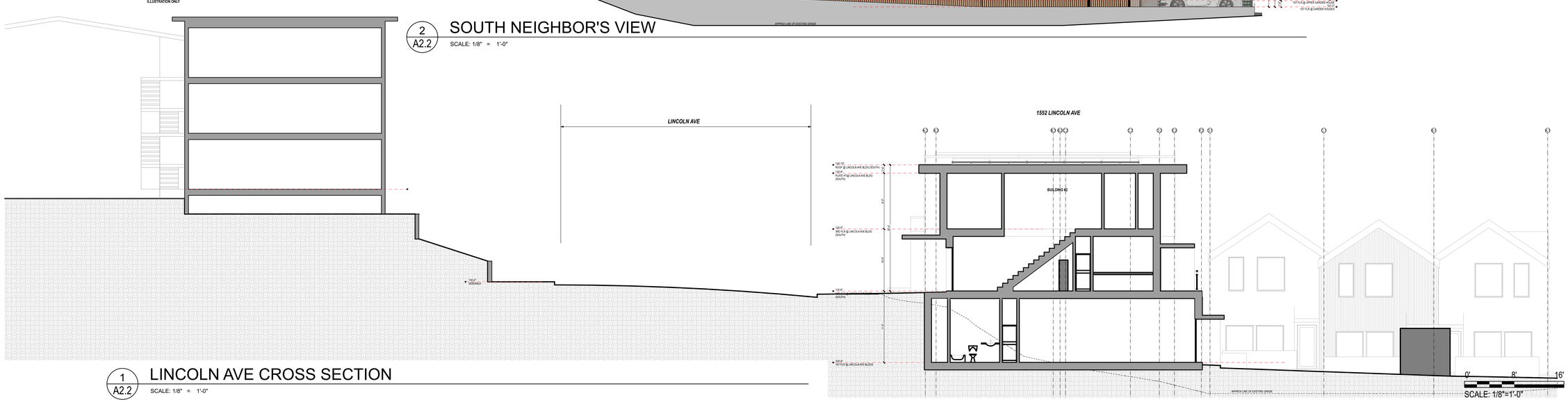
3 A2.2 BROOKDALE ELEVATION

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



2 A2.2 SOUTH NEIGHBOR'S VIEW

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



1 A2.2 LINCOLN AVE CROSS SECTION

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

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4698 Magnolia Avenue
Larkspur, CA 94939
Phone 415 927 1155
Fax 415 927 1667
www.polskyarchitects.com

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STATE OF CALIFORNIA LICENSED ARCHITECT JAMES LEWIS POLSKY C 14125 REN. 7-31-23

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SHEET

A2.2

1 LINCOLN AVENUE STREET VIEW

SCALE: 1" = 1'-0"

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EXTERIOR VIEWS

SHEET

A2.3

1 COURTYARD VIEW 1
SCALE: 1" = 1'-0"

2 COURTYARD VIEW 2
SCALE: 1" = 1'-0"

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Phone 415 927 1135
Fax 415 927 1667
www.polskyarchitects.com

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EXTERIOR VIEWS

SHEET
A2.4

1 COURTYARD VIEW 3
SCALE: 1" = 1'-0"

2 BROOKDALE AVENUE STREET VIEW
SCALE: 1" = 1'-0"

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Larkspur, CA 94939
Phone 415 927 1135
Fax 415 927 1667
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EXTERIOR VIEWS

SHEET
A2.5

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EXTERIOR VIEWS

SHEET

A2.6

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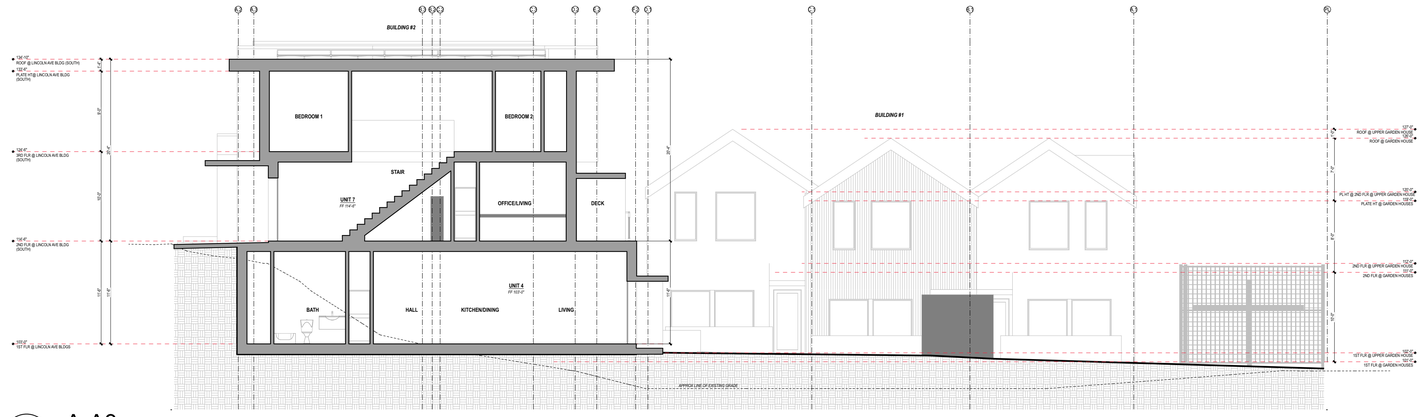
EXTERIOR VIEWS

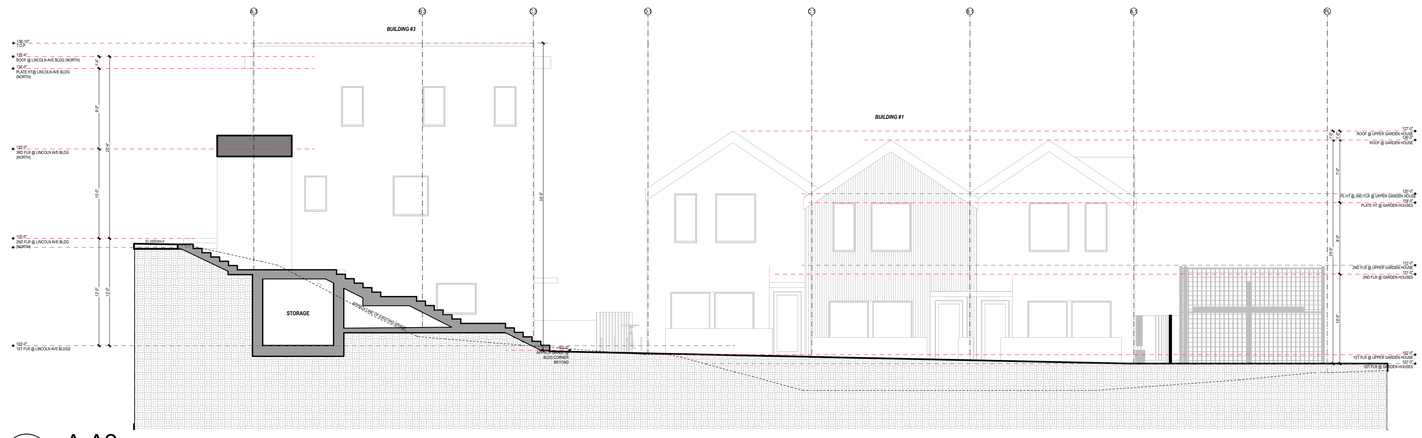
SHEET

A2.7



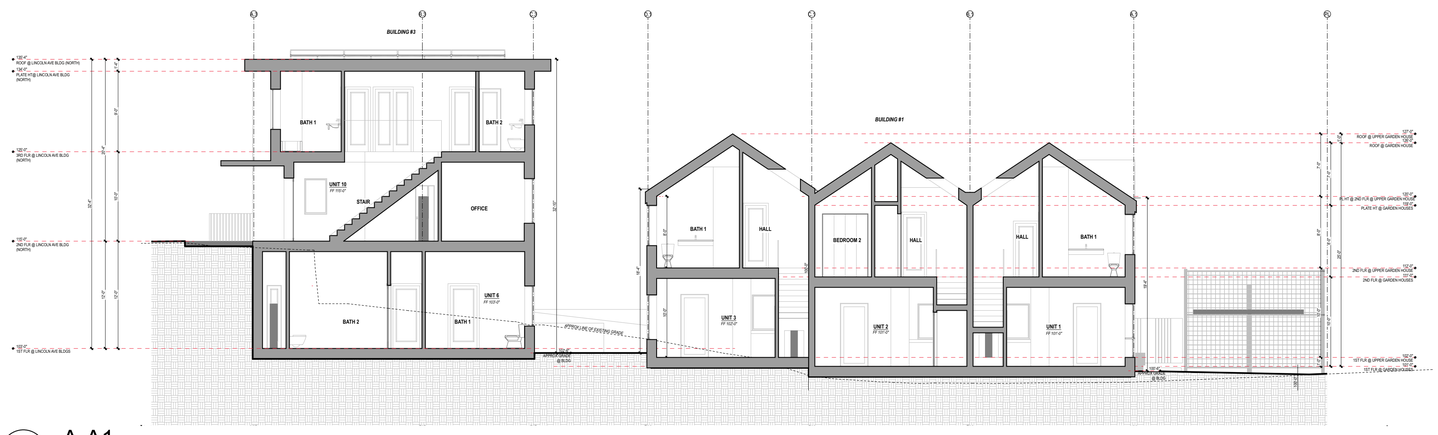
3 A3.1 **A-A3**

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



2 A3.1 **A-A2**

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



1 A3.1 **A-A1**

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

0' 8' 16'

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

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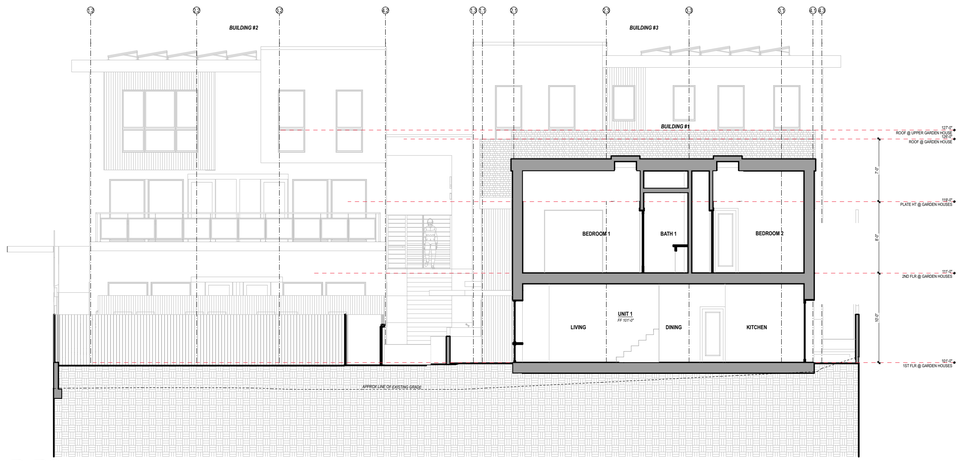
BUILDING SECTIONS

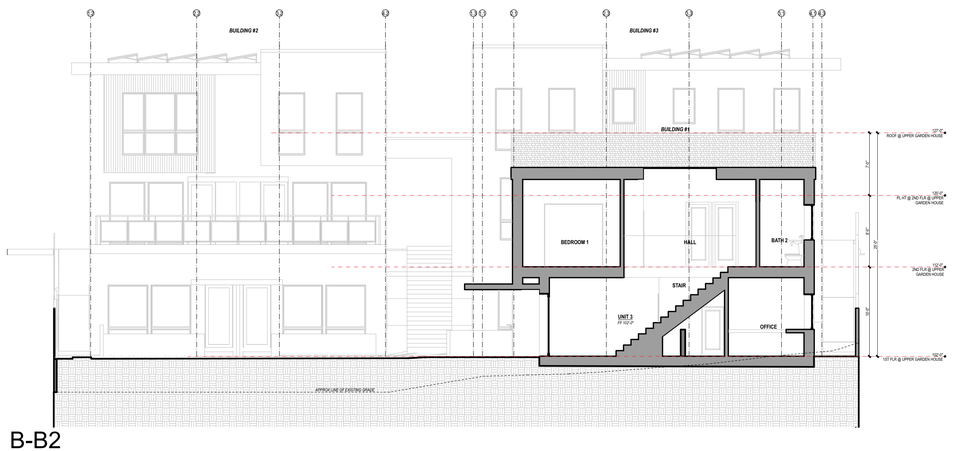
SHEET

A3.1



3 A3.2 B-B3

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



2 A3.2 B-B2

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

1 A3.2 B-B1

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

0' 8' 16'

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

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SHEET

A3.2