



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
SP-2	Conceptual Fire Access Plan
SP-3	Conceptual Building Sections
PR-1	Aerial View
PR-2	Belvedere Street & Vivian Street
PR-3	Belvedere Street - Looking West
PR-4	Internal Drive - Looking South
PR-5	Vivian Street - Looking North
PR-6	Vivian Street - Main Entry
A1.1	Plan 1 Floor Plans
A1.2	Plan 2 Floor Plans
A1.3	Plan 3 Floor Plans
A1.4	Plan 4 Floor Plans
A1.5	Plan 5 Floor Plans
A1.6	Plan 6 Floor Plans
A1.7	Plan 7 Floor Plans
A1.8	Building 100 Composite Floor Plans

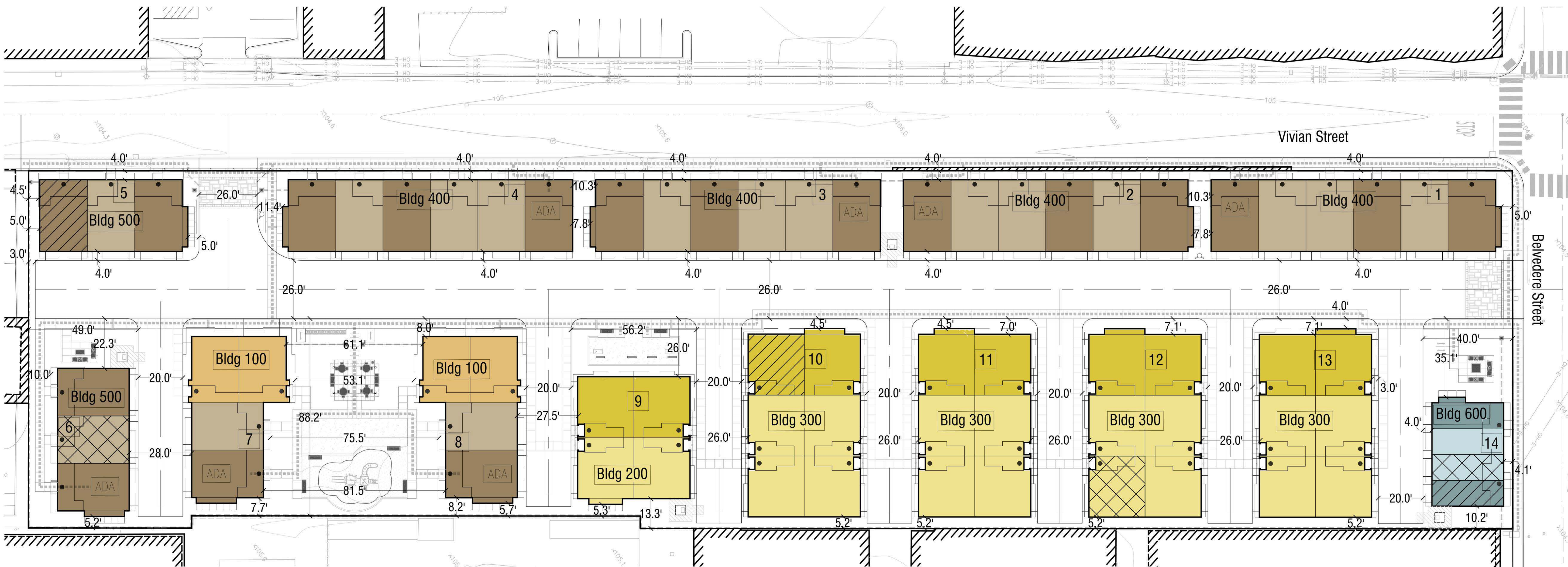
A1.9	Building 100 Composite Floor Plans / Roof Plan
A1.10	Building 100 Exterior Elevations
A1.11	Building 200 Composite Floor Plans
A1.12	Building 200 Composite Floor Plans / Roof Plan
A1.13	Building 200 Exterior Elevations
A1.14	Building 300 Composite Floor Plans
A1.15	Building 300 Composite Floor Plans / Roof Plan
A1.16	Building 300 Exterior Elevations
A1.17	Building 400 Composite Floor Plans
A1.18	Building 400 Composite Floor Plans / Roof Plan
A1.19	Building 400 Exterior Elevations
A1.20	Building 500 Composite Floor Plans / Roof Plan
A1.21	Building 500 Exterior Elevations
A1.22	Building 600 Composite Floor Plans / Roof Plan
A1.23	Building 600 Exterior Elevations
A1.24	Solar Study
CS	Color Schemes

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
- (18) Plan 1: ± 1,415 SF, 2 Bedroom, 2.5 Bath
 - (10) Plan 2: ± 1,450 SF, 3 Bedroom, 2.5 Bath
 - (4) Plan 3: ± 1,600 SF, 3 Bedroom, 2.5 Bath
 - (16) Plan 4: ± 1,496 SF, 2 Bedroom, 2.5 Bath
 - (18) Plan 5: ± 1,588 SF, 3 Bedroom, 2.5 Bath + ADA Bath
 - (2) Plan 6: ± 670 SF, 1 Bedroom, 1 Bath
 - (2) Plan 7: ± 850 SF, 1 Bedroom, 1 Bath, Office

Density: 29.04 Homes per Acre

Affordable Units

- ▨ Low-income level units (3 units - Plan 1, Plan 4, Plan 6)
- ▨ Moderate-income level units (3 units - Plan 2, Plan 5, Plan 7)

Parking:

- Required:** 136 Spaces (1.94 spaces per home)
- (4) 1 Bedroom x 1.0 Spaces = 4 Spaces
 - (66) 2-3 Bedroom x 2.0 Spaces = 132 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:** 136 Spaces (1.94 spaces per home)
- Garage: 136 Spaces

Useable Outdoor Area:

- Required:** NR
- Provided:** 9,021 SF Common Amenity Spaces

Landscape Area:

- Required:** 10% of site area
- Provided:** 20.4% (± 21,444 SF)

Lot Coverage: 52,732 SF (50.3% 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 Home 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:

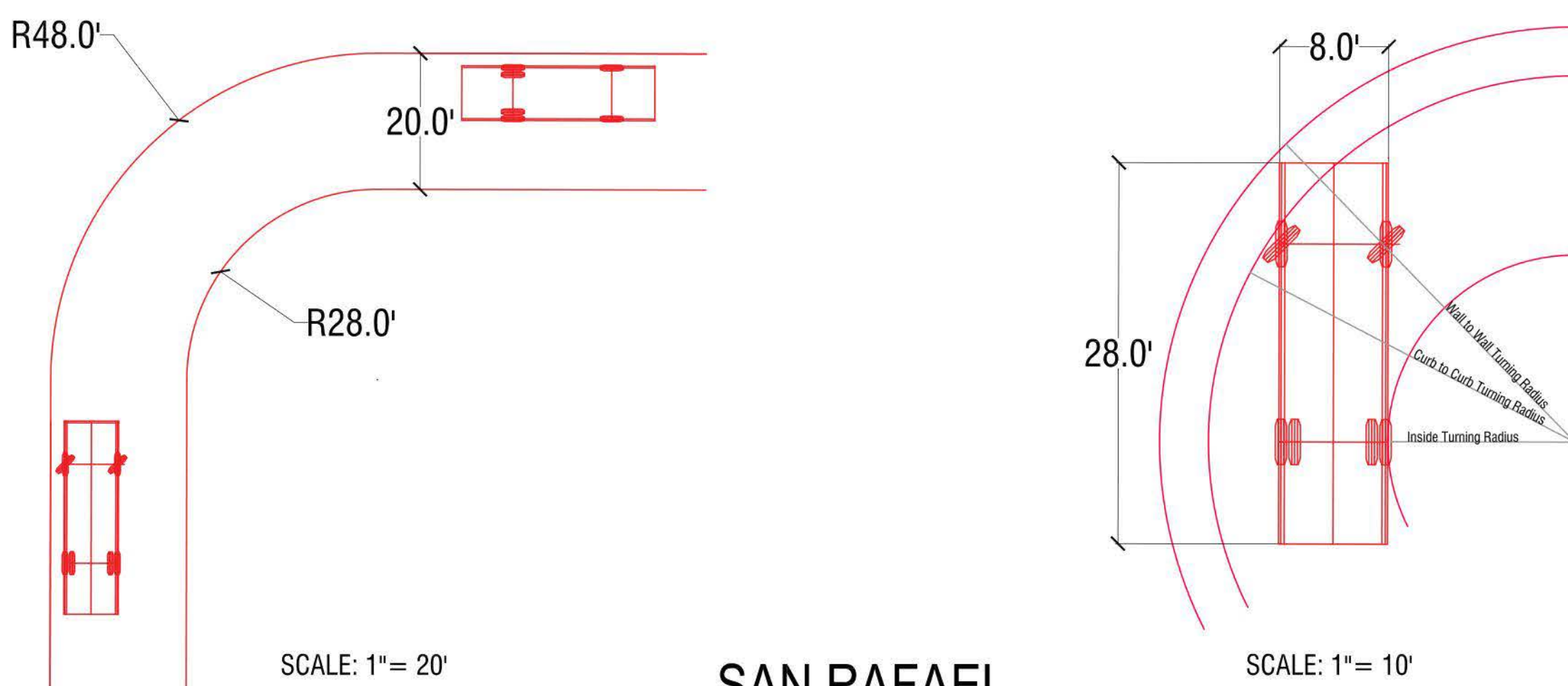
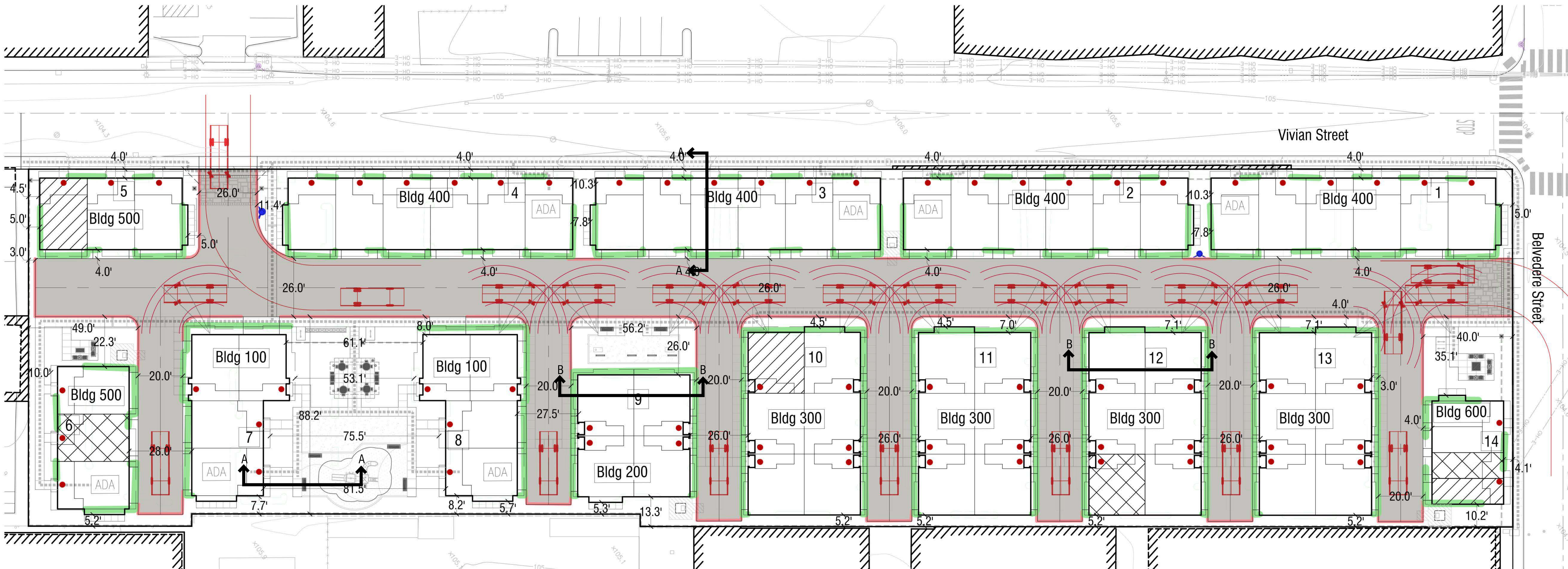
1. Site plan is for conceptual purposes only.
2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base information per civil engineer.
4. Civil engineer to verify all setbacks and grading information.
5. Building Footprints might change due to the final design 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



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

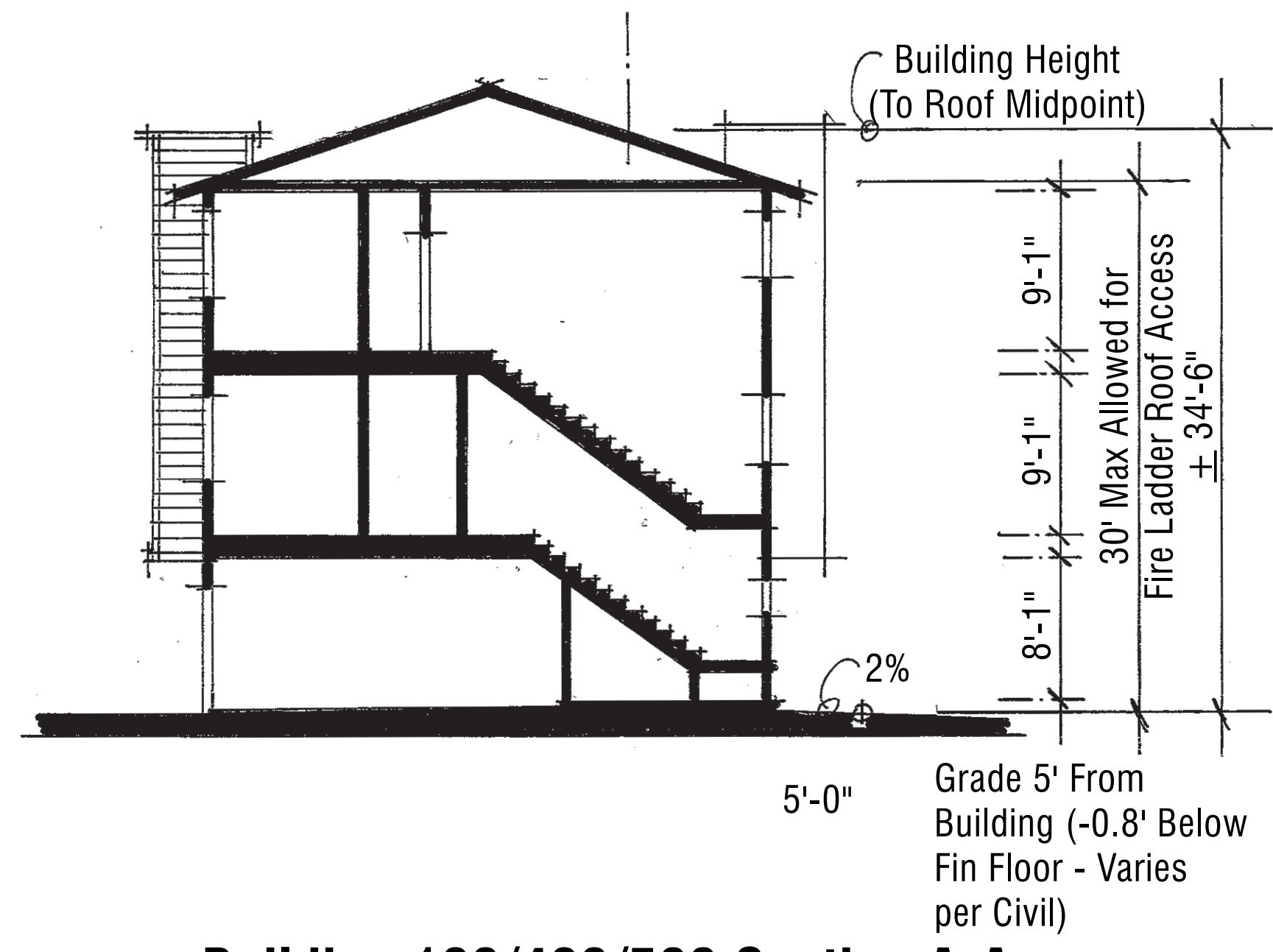
- Notes:**
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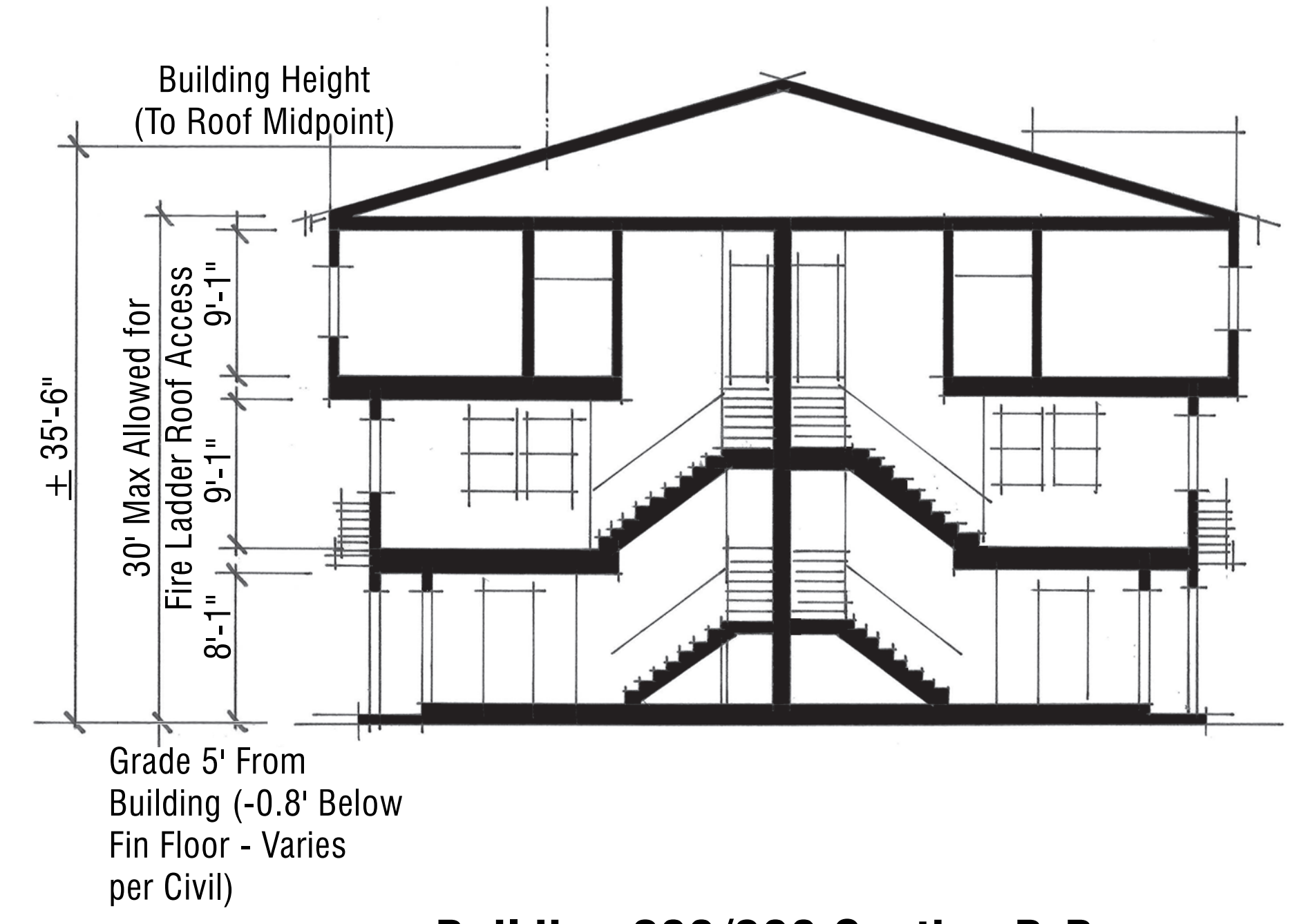
CONCEPTUAL FIRE ACCESS PLAN

88 VIVIAN STREET

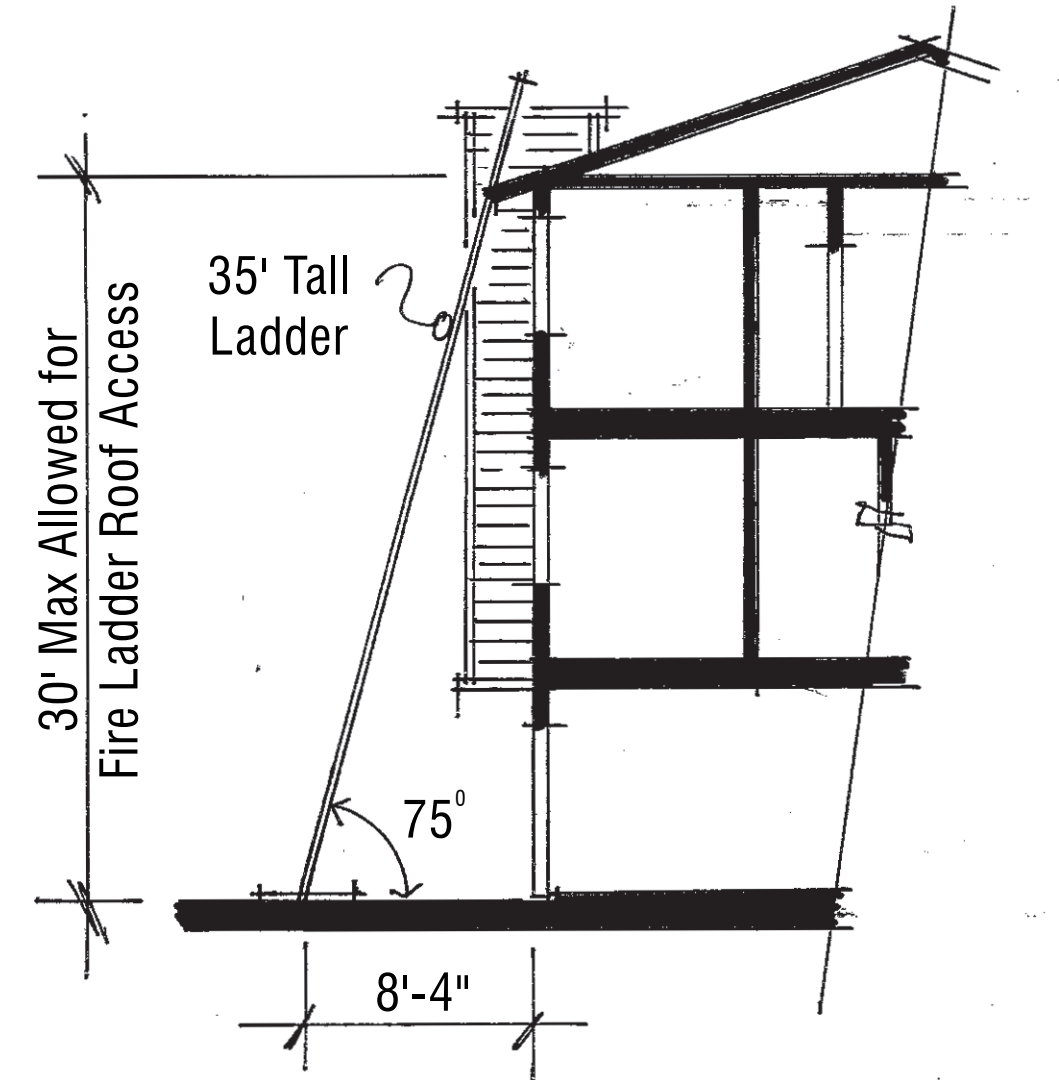
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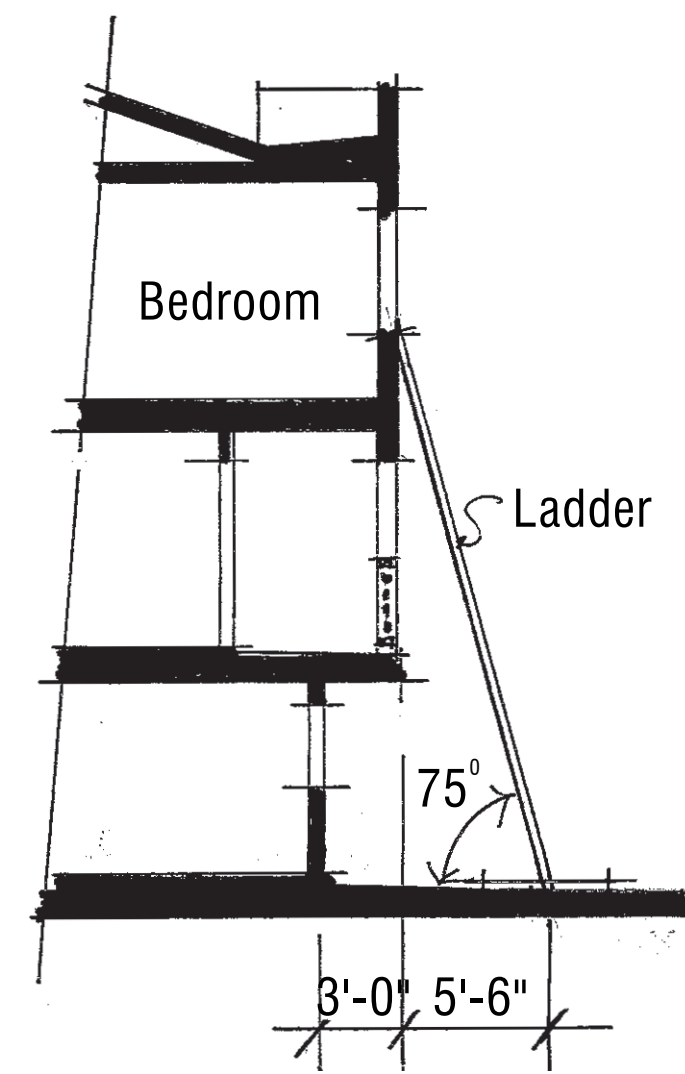
Building 100/400/500 Section A-A



Building 200/300 Section B-B



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



**Front
Egress**

Fire Exhibit Section

CONCEPTUAL BUILDING SECTIONS

88 VIVIAN STREET

SAN RAFAEL, CA



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

ASHTON 3

AERIAL VIEW
88 VIVIAN STREET
SAN RAFAEL, CA

0 4 8 16
PR-1
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BELVEDERE STREET & VIVIAN STREET

88 VIVIAN STREET

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ASHTON 3

0 4 8 16
PR-2
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BELVEDERE STREET - LOOKING WEST

88 VIVIAN STREET

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ASHTON 3

0 4 8 16
PR-3

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INTERNAL DRIVE - LOOKING SOUTH

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ASHTON 3

0 4 8 16
PR-4
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VIVIAN ST - LOOKING NORTH

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ASHTON 3

0 4 8 16
PR-5
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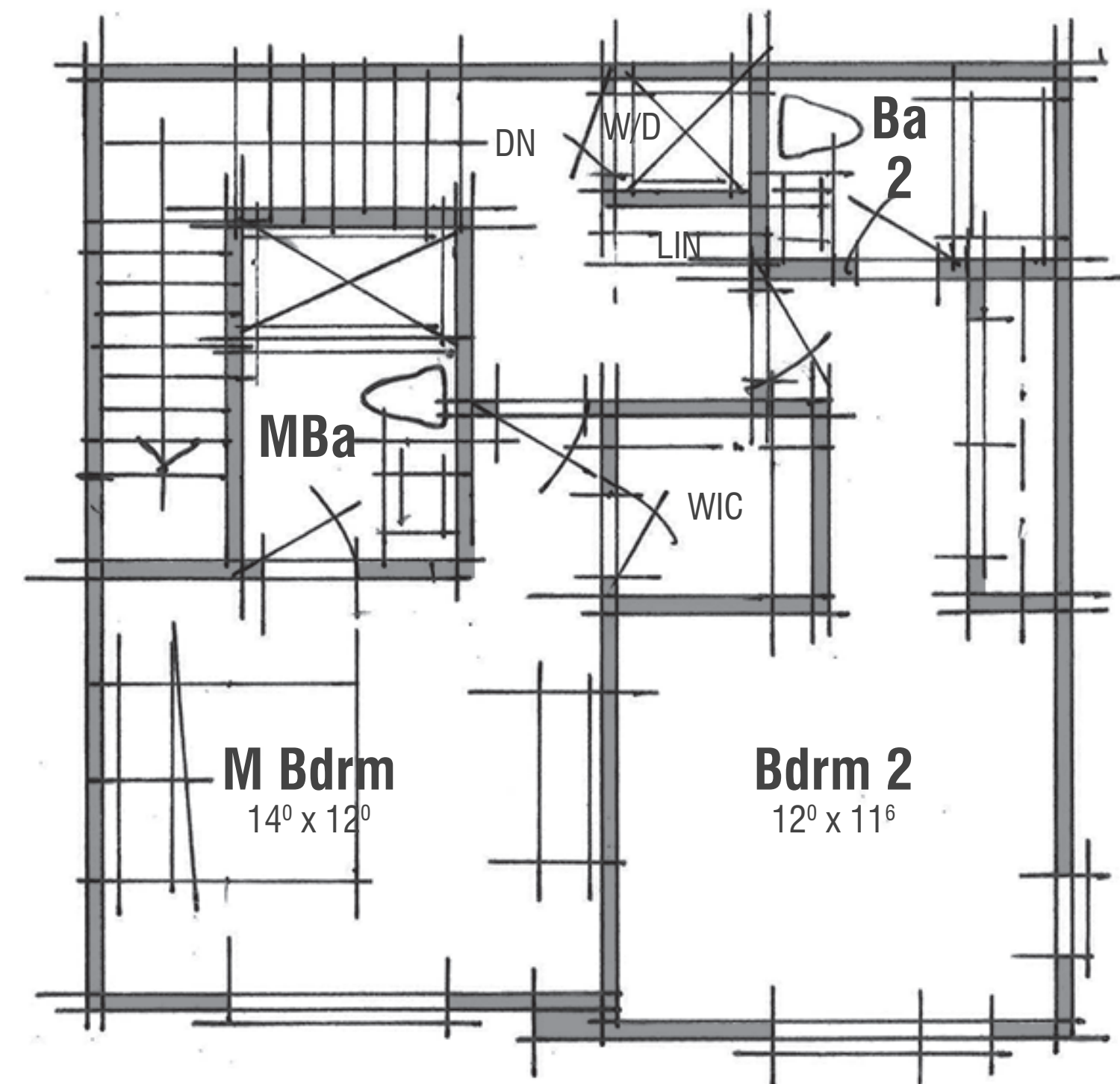
VIVIAN ST - MAIN ENTRY
88 VIVIAN STREET
SAN RAFAEL, CA

ASHTON 3

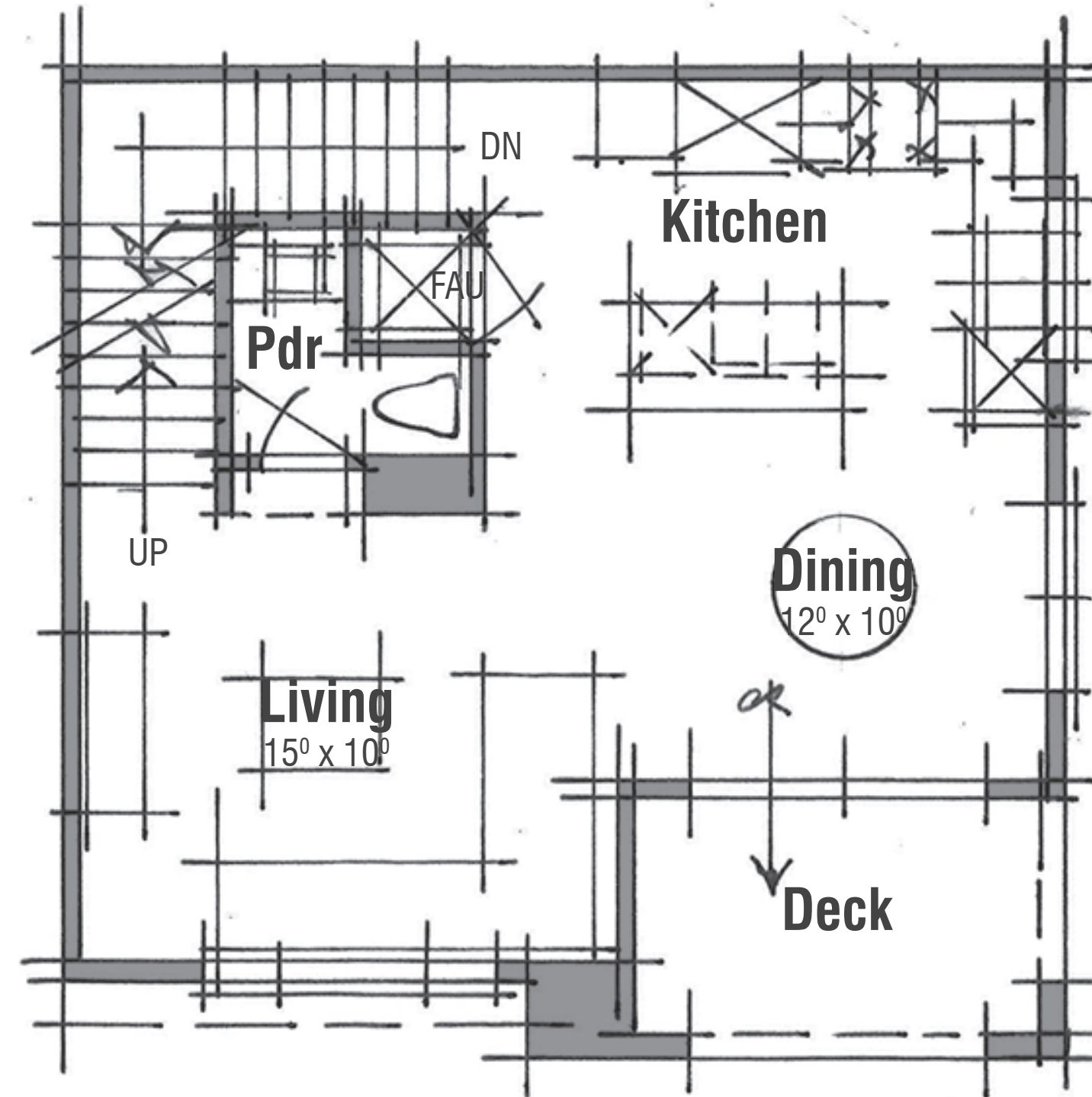
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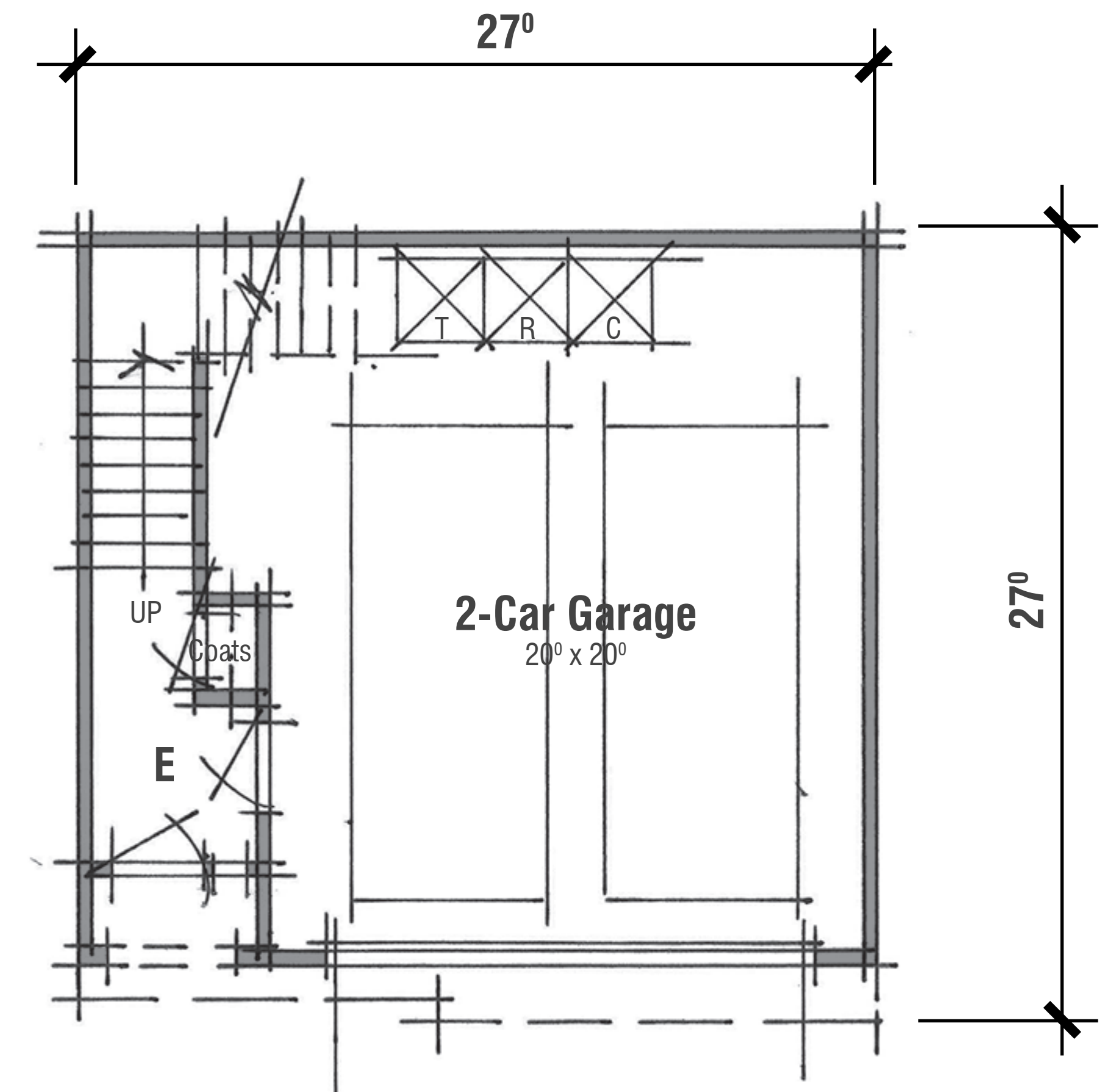
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Third Level



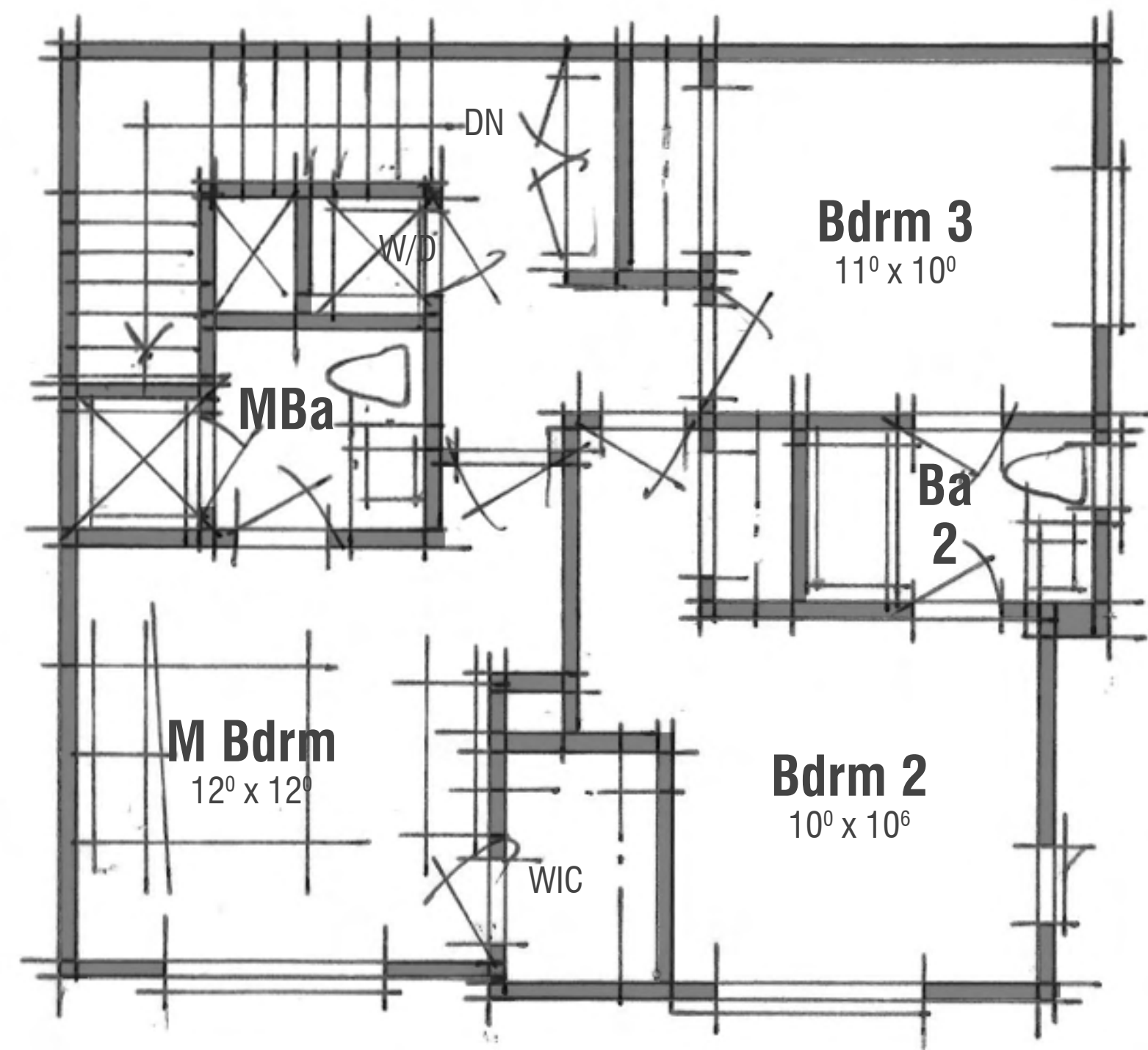
Second Level



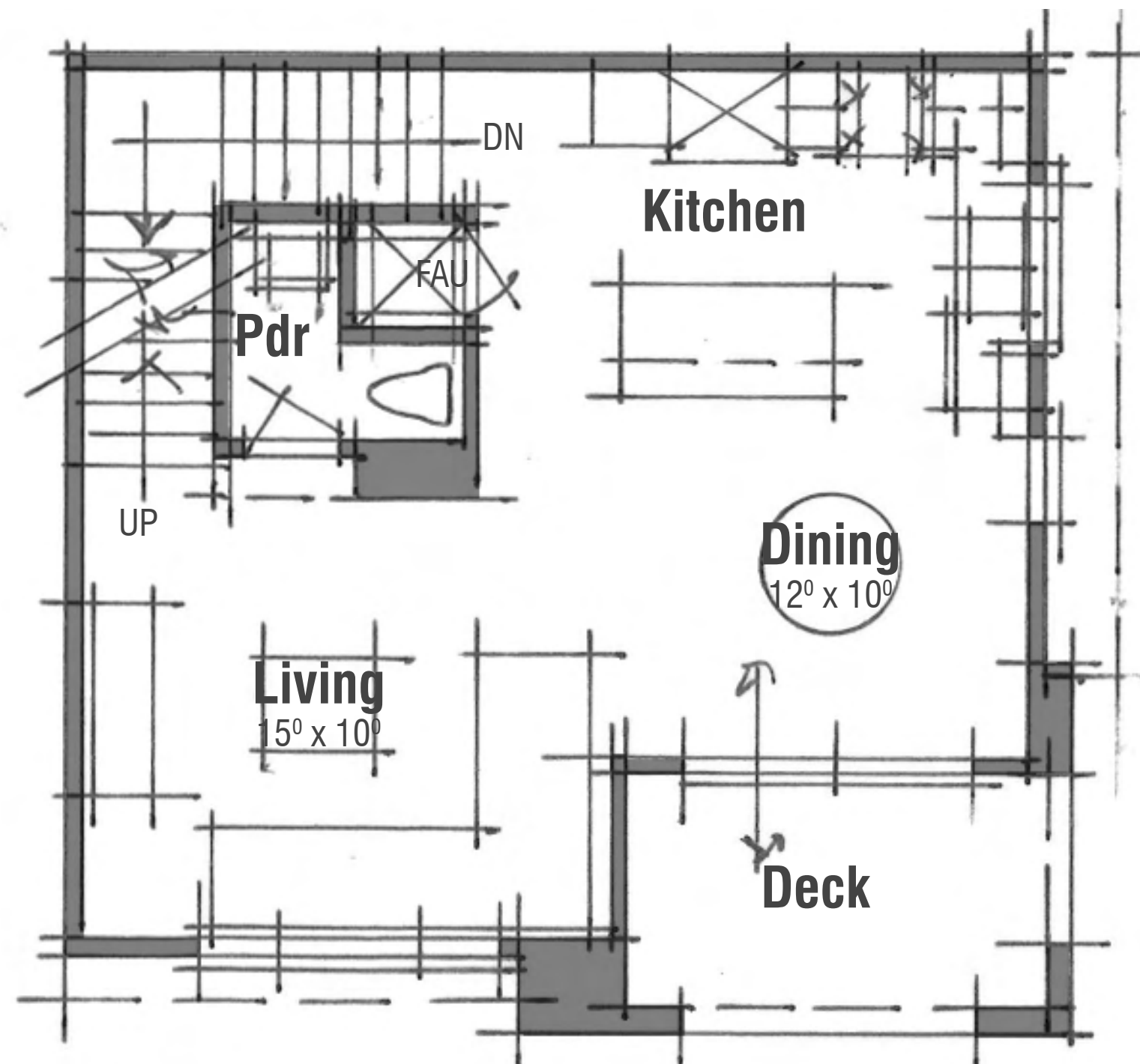
First Level

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

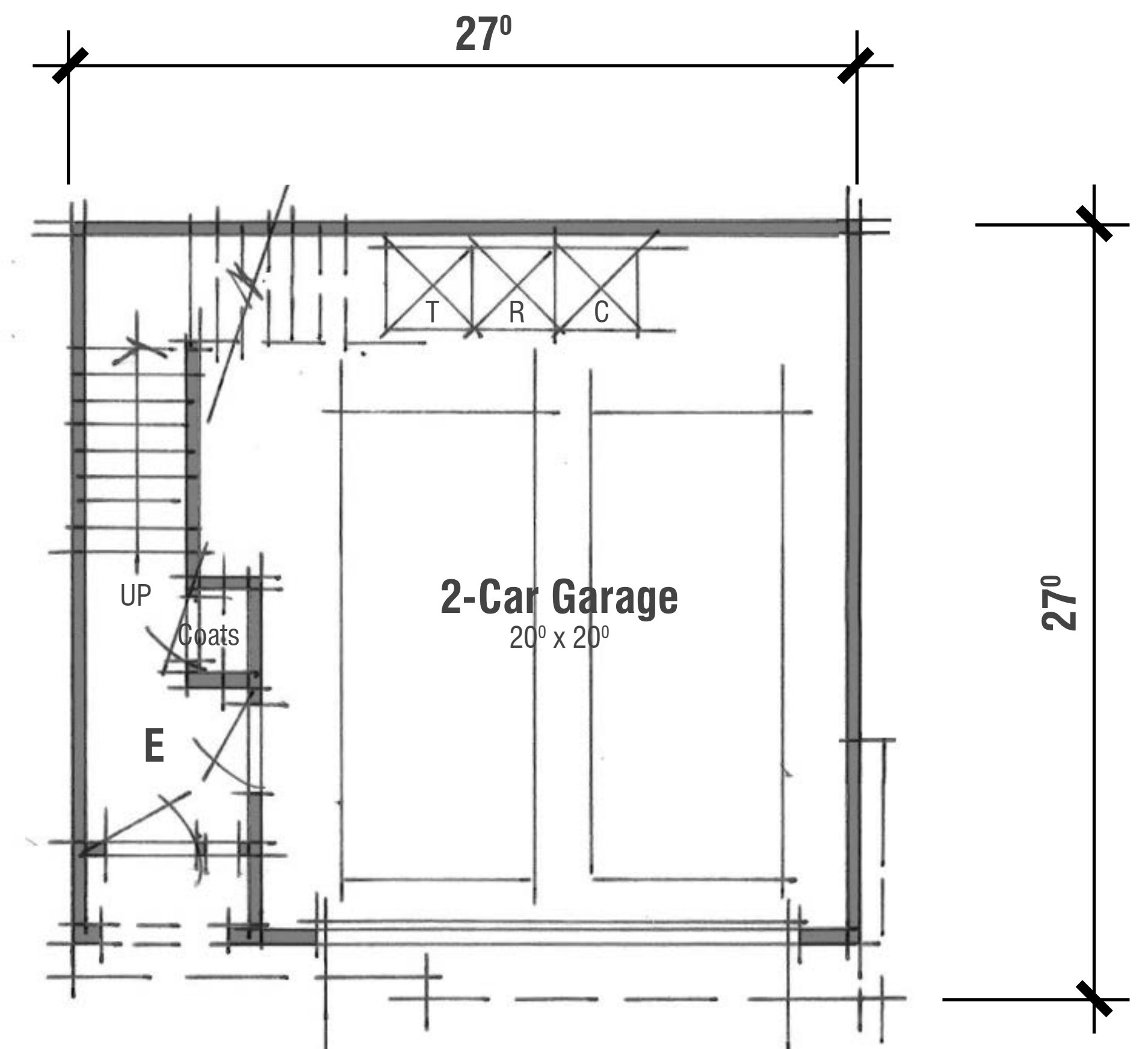
PLAN 1 | Floor Plans
88 VIVIAN STREET
 SAN RAFAEL, CA



Third Level



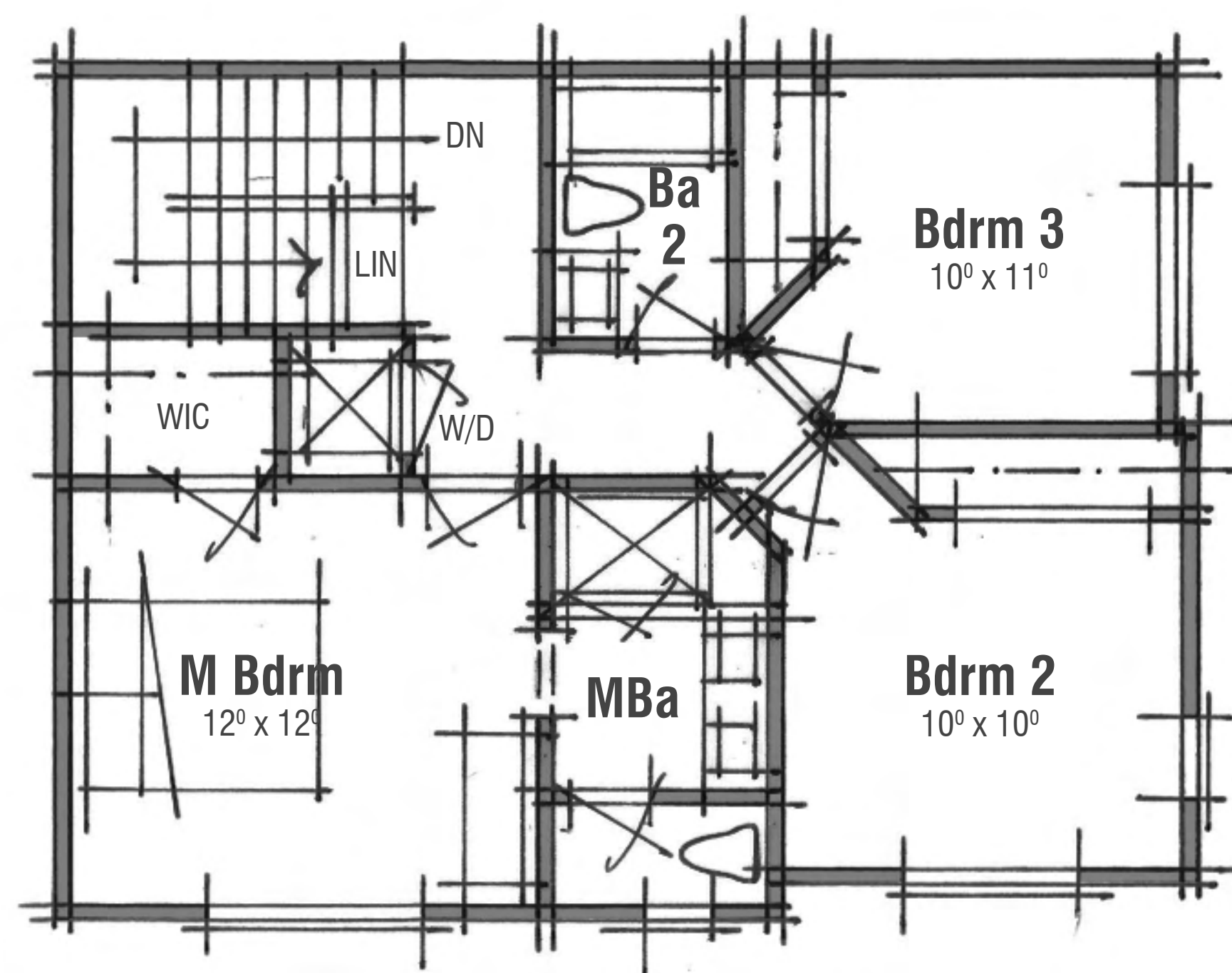
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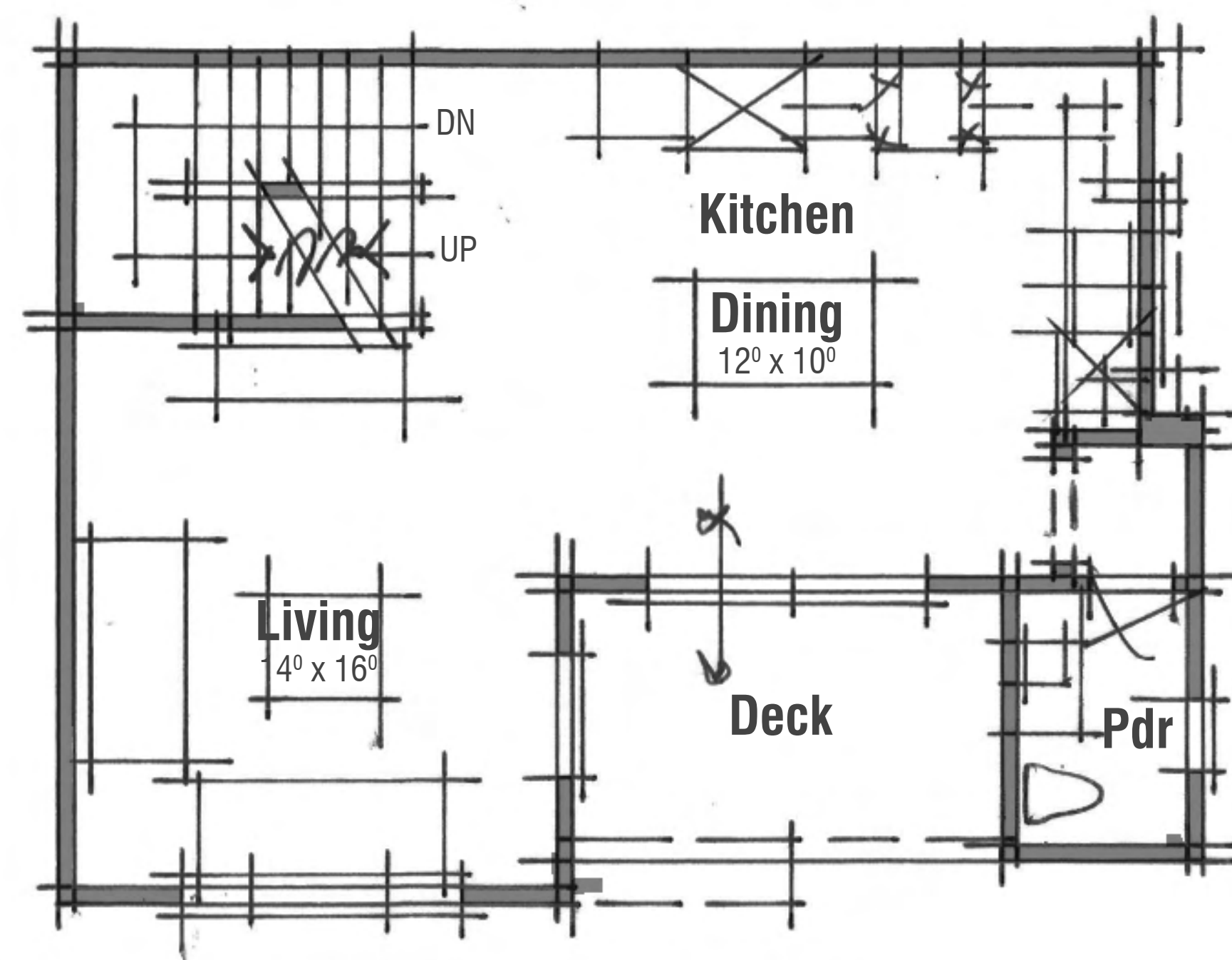
First Level

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

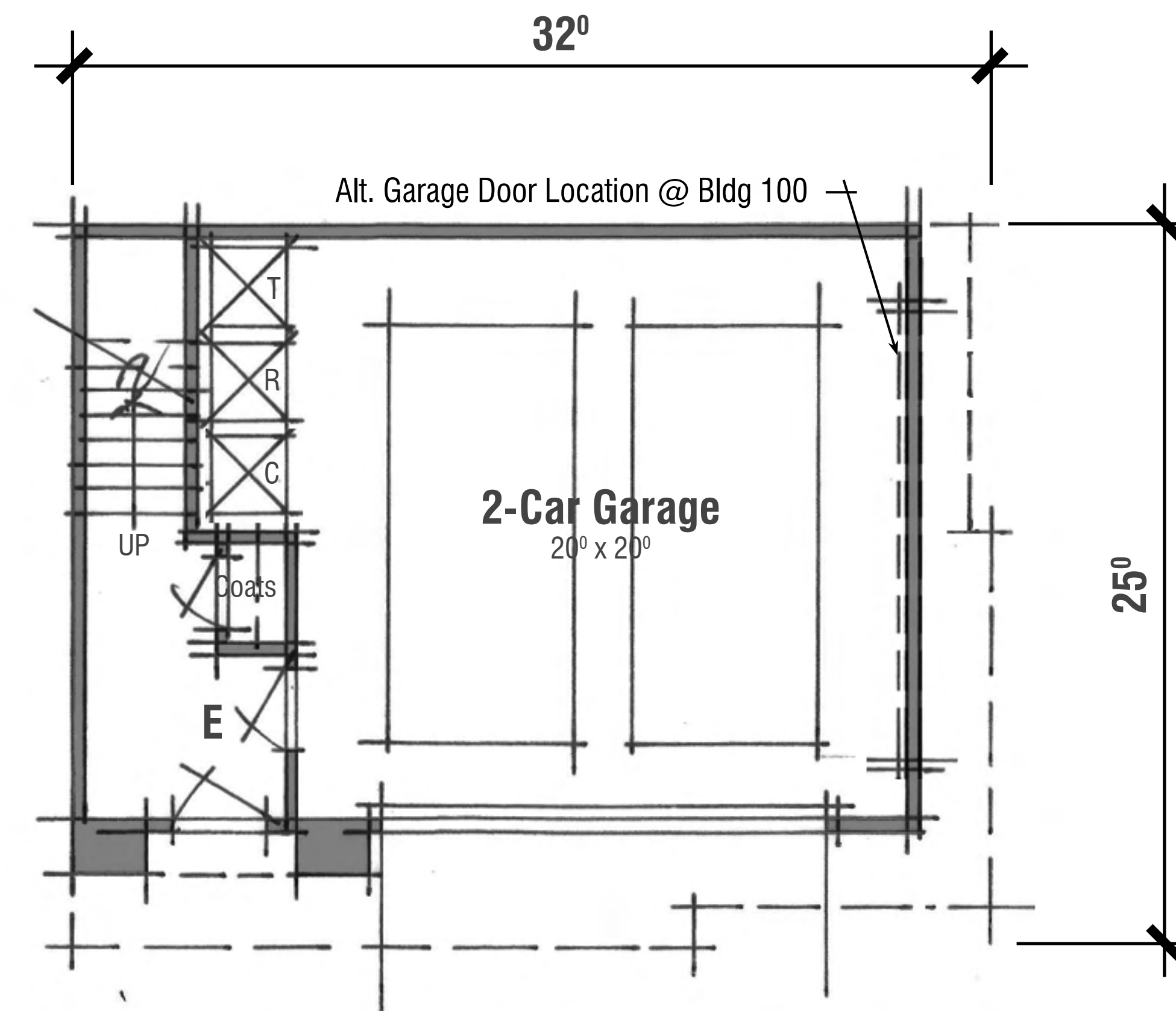
PLAN 2 | Floor Plans
88 VIVIAN STREET
 SAN RAFAEL, CA



Third Level



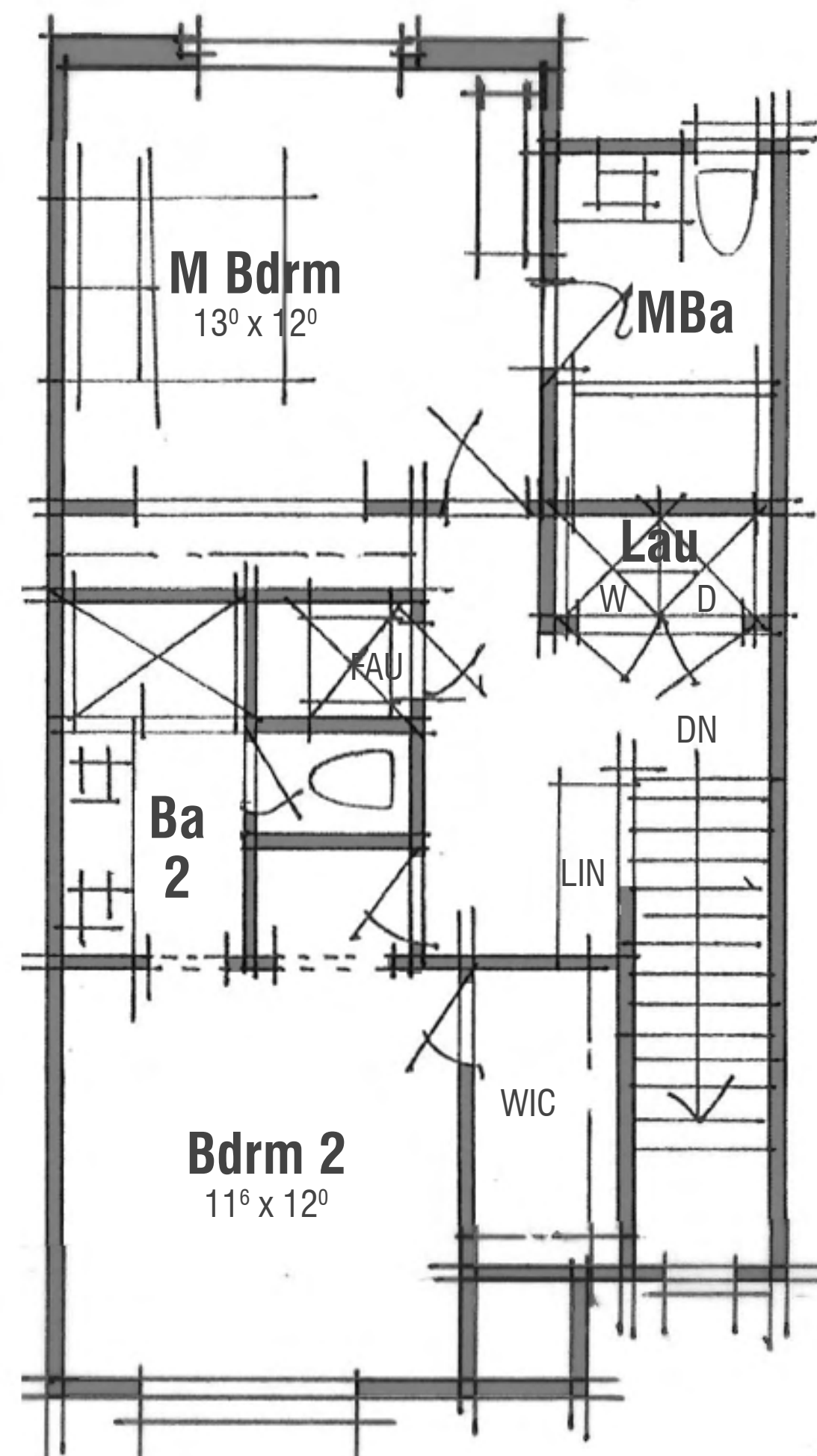
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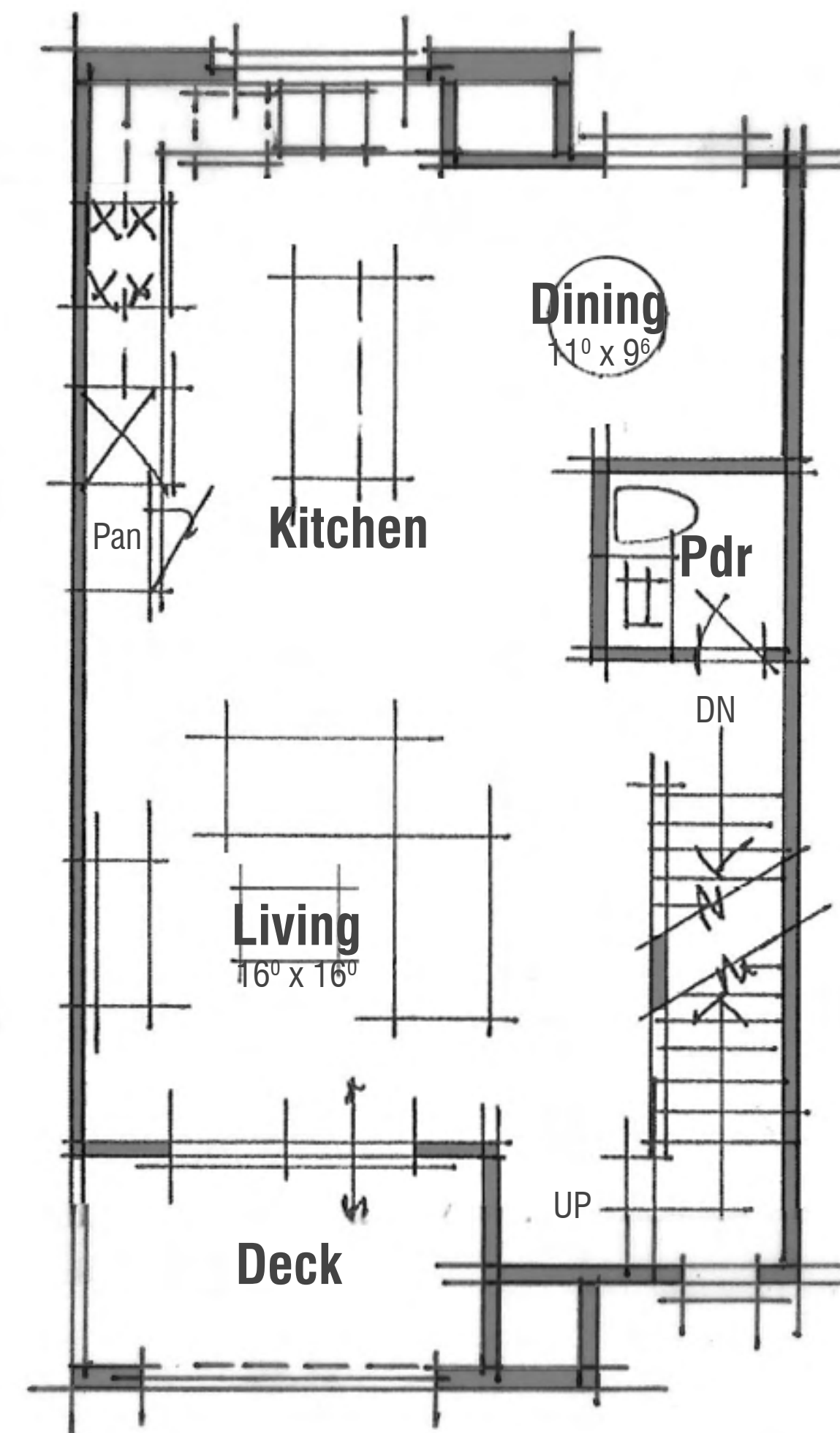
First Level

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

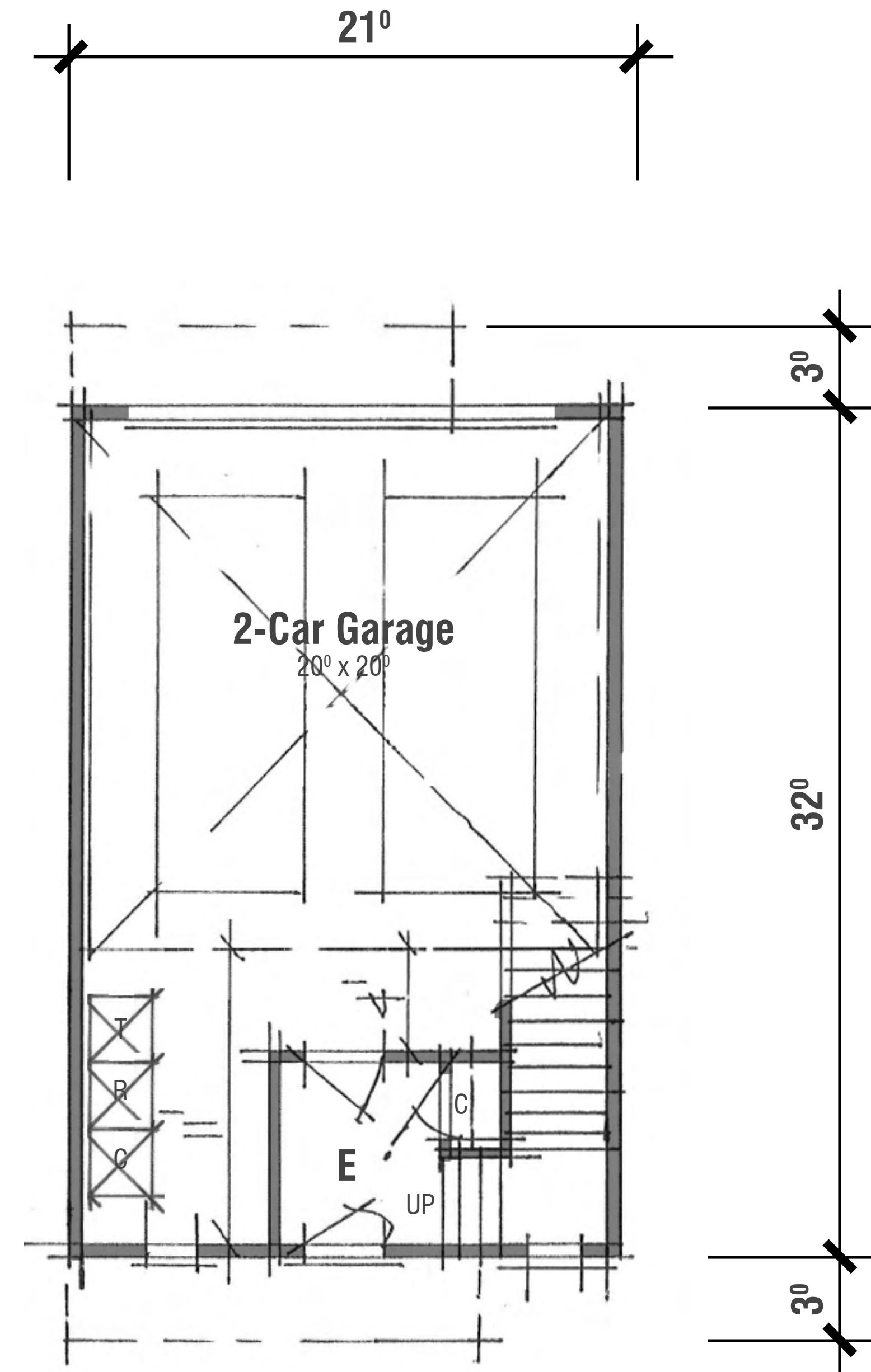
PLAN 3 | Floor Plans
88 VIVIAN STREET
 SAN RAFAEL, CA



Third Level



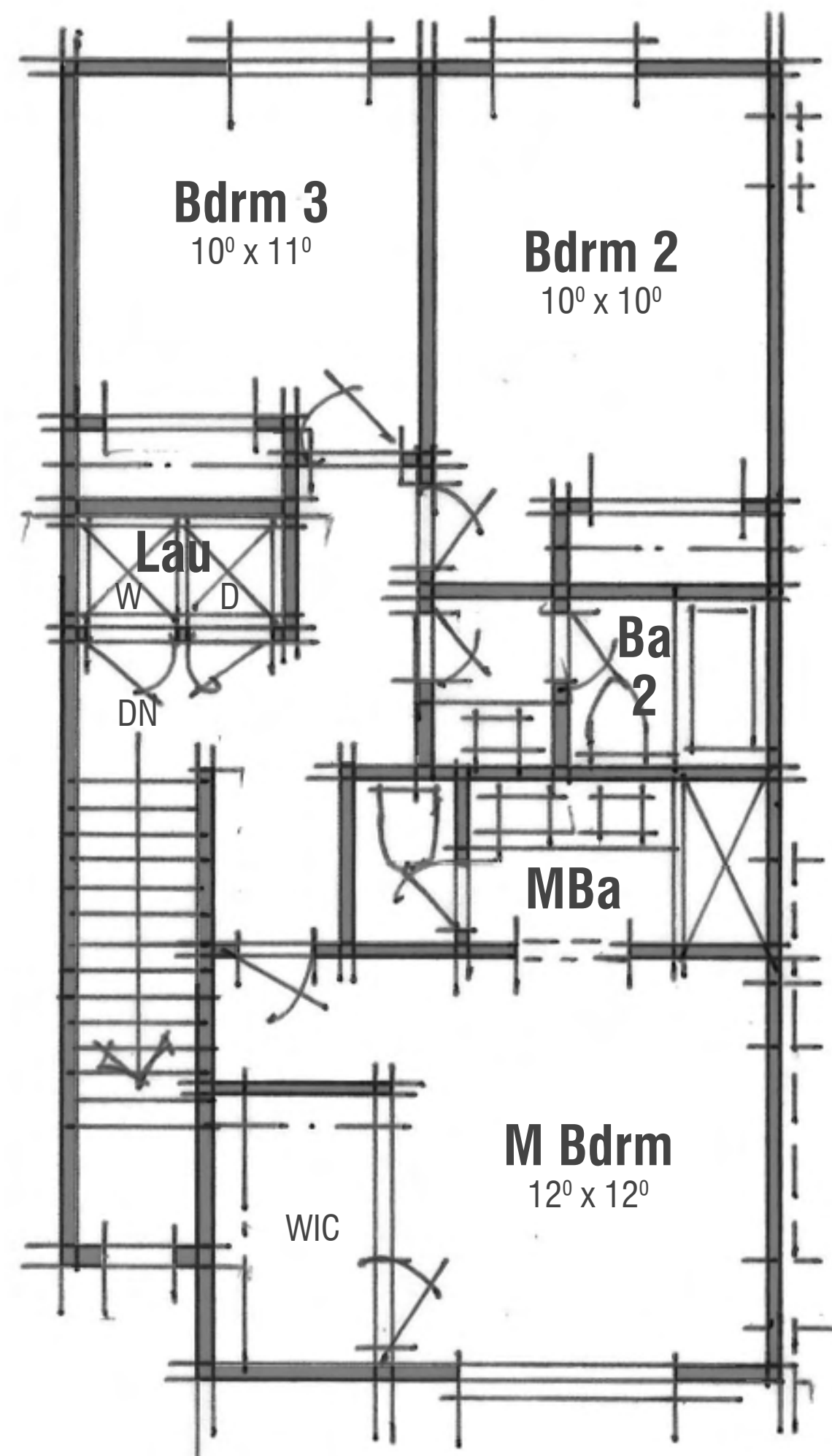
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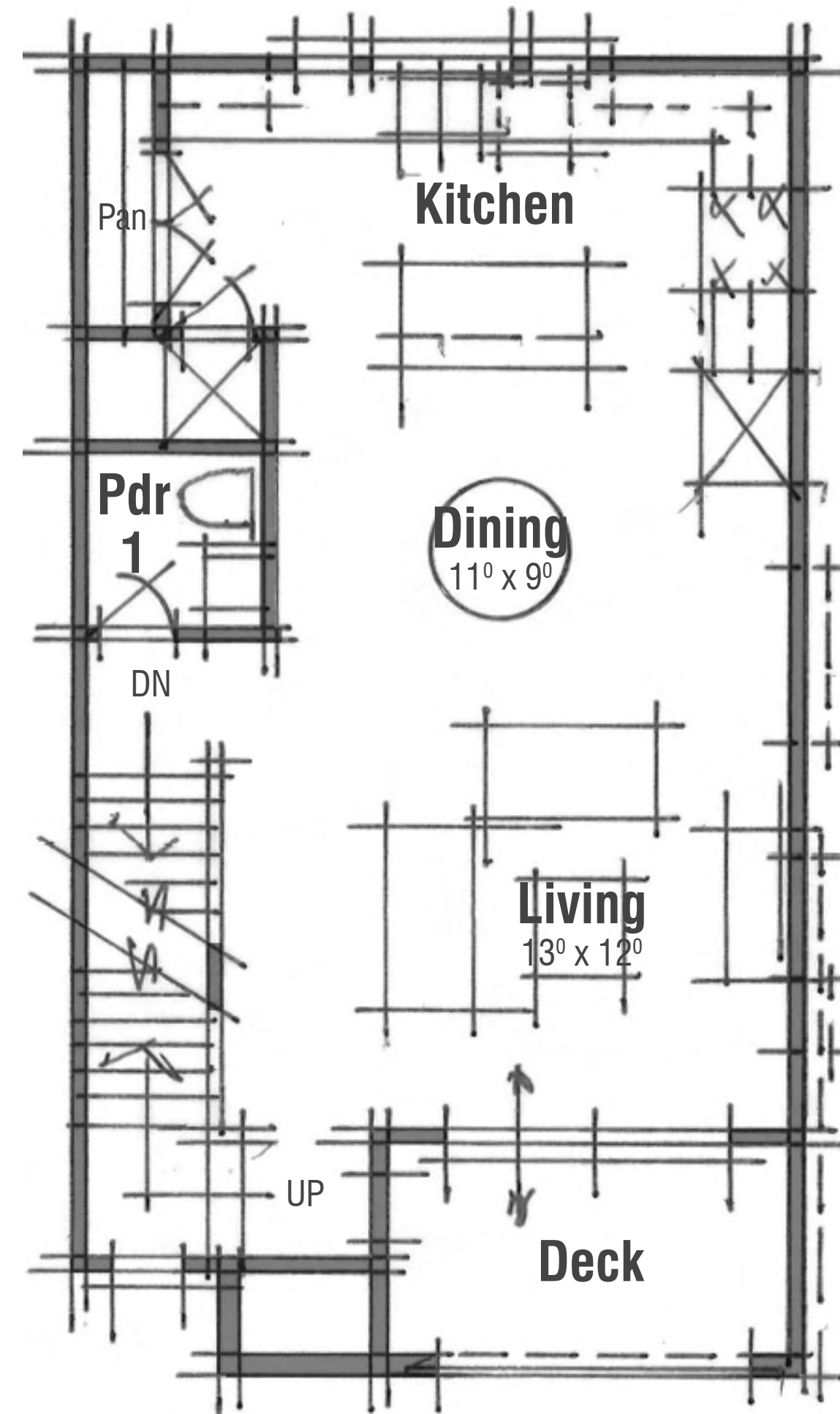
First Level

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

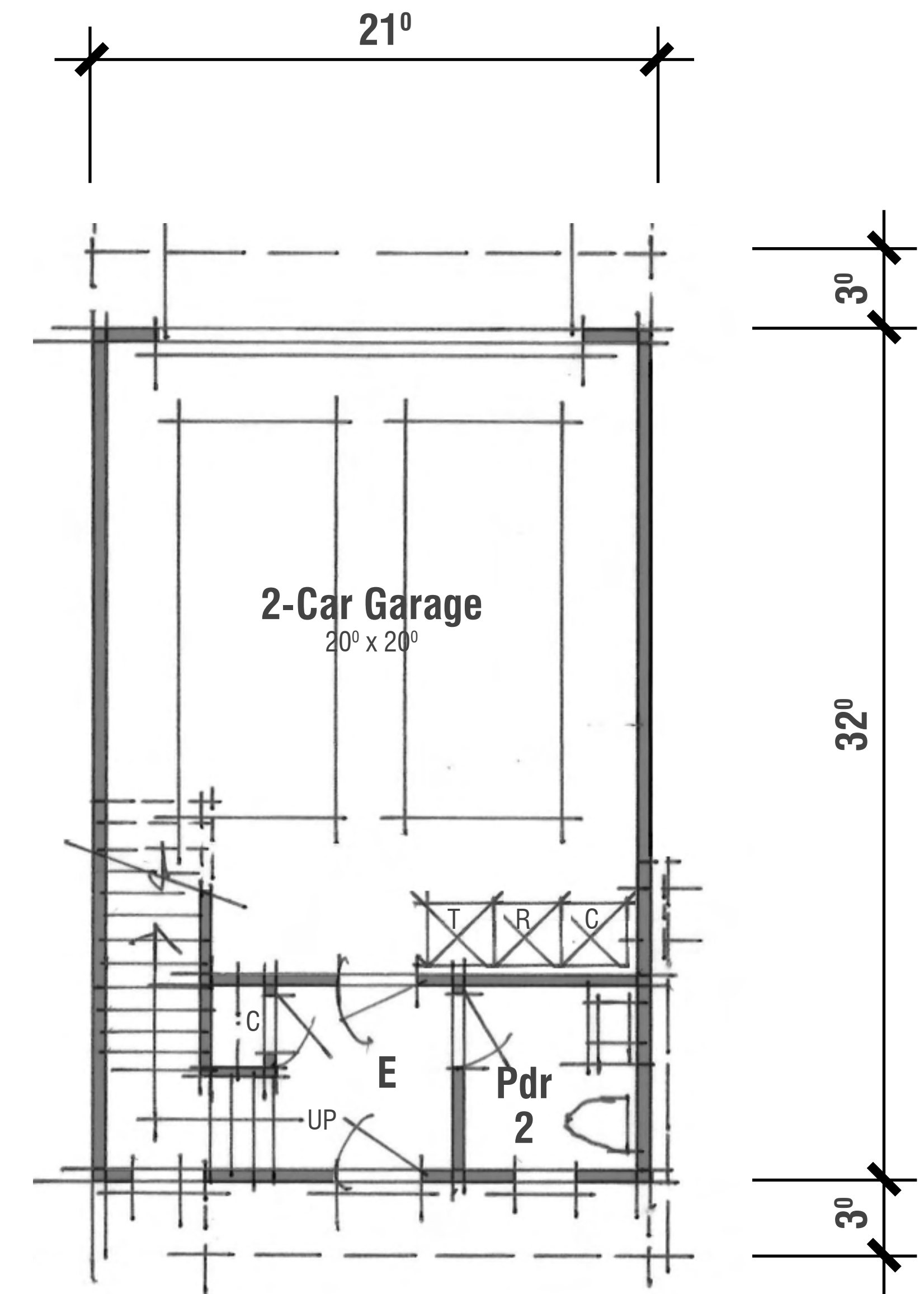
PLAN 4 | Floor Plans
88 VIVIAN STREET
 SAN RAFAEL, CA



Third Level



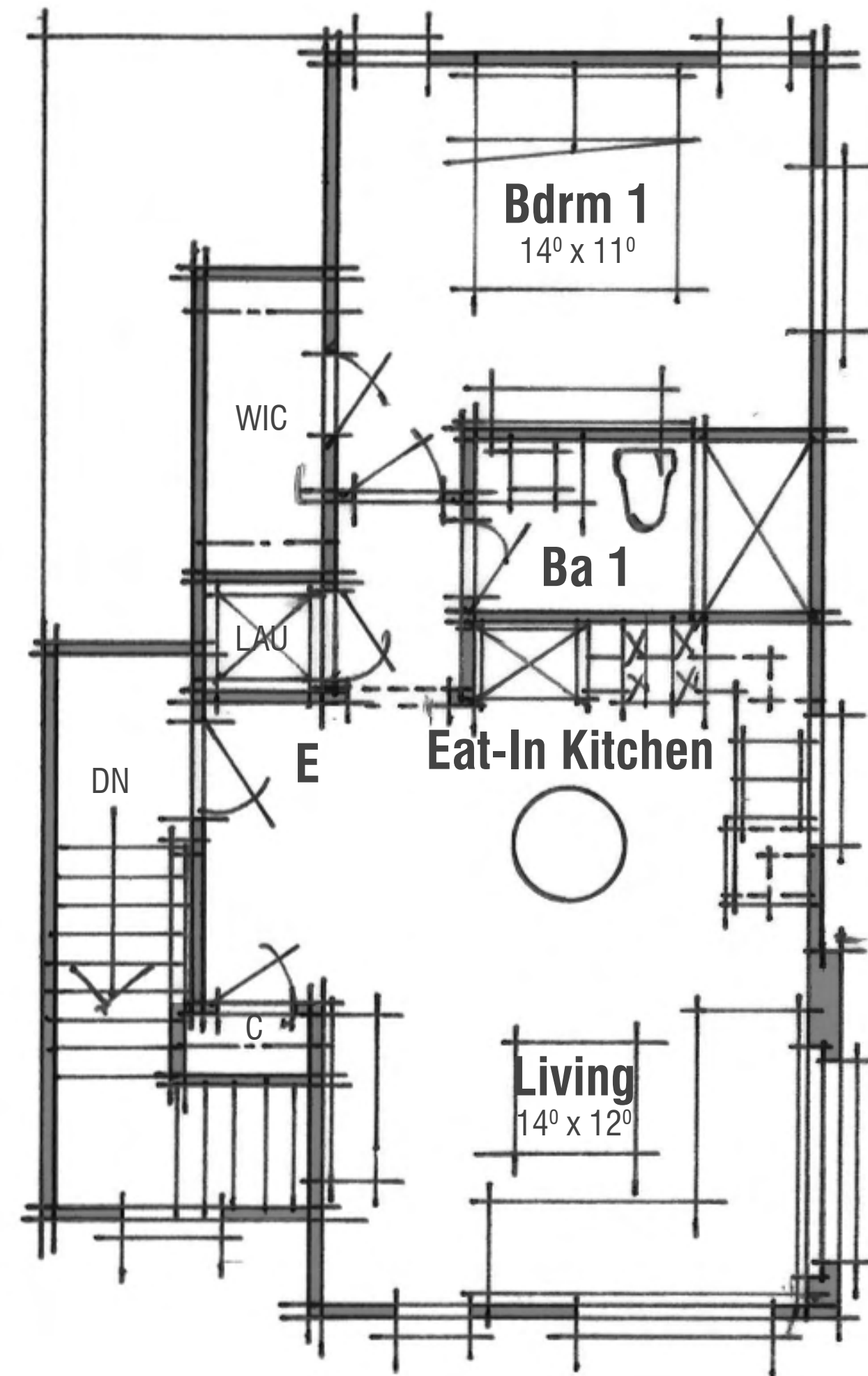
Second Level



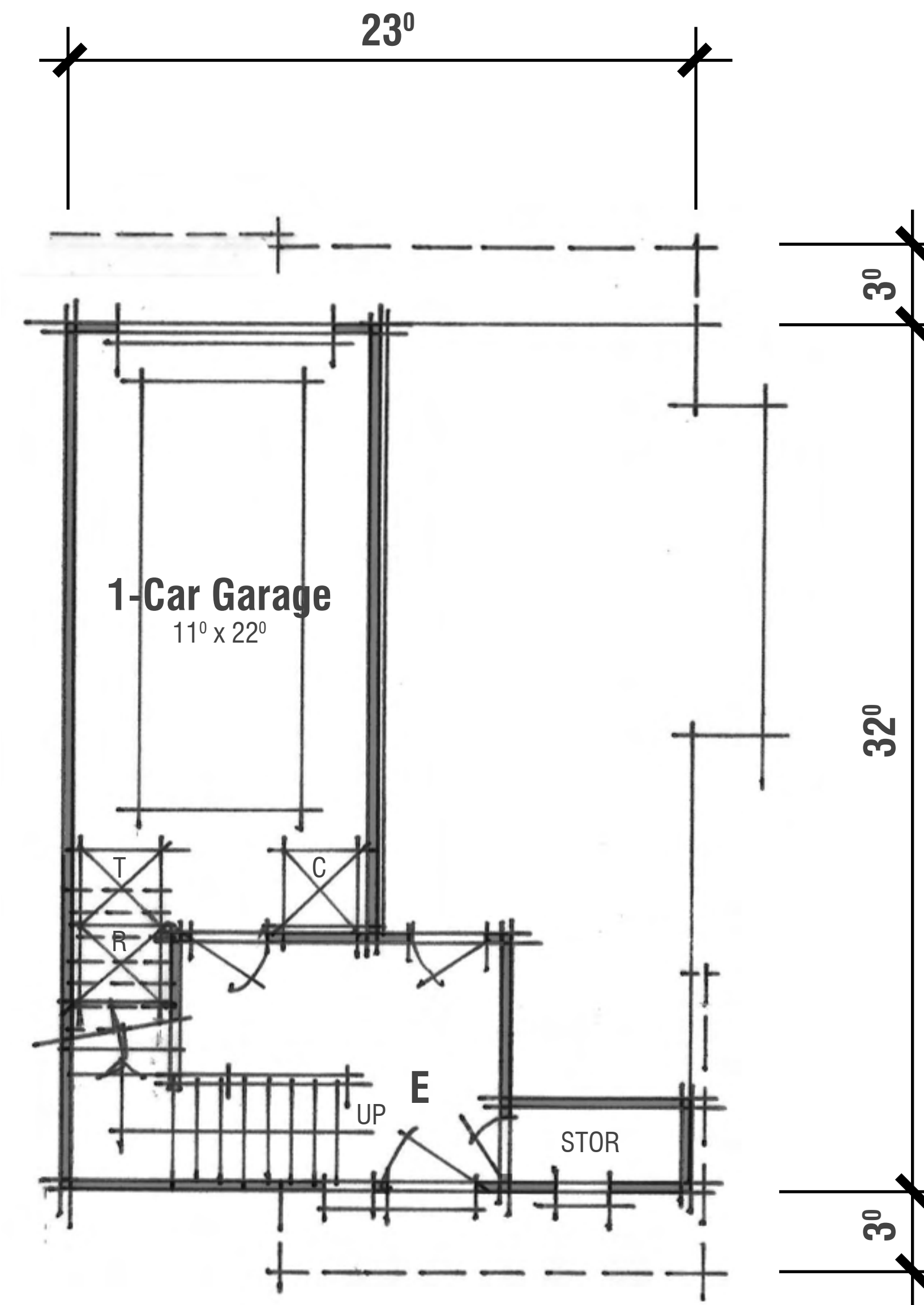
First Level

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

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



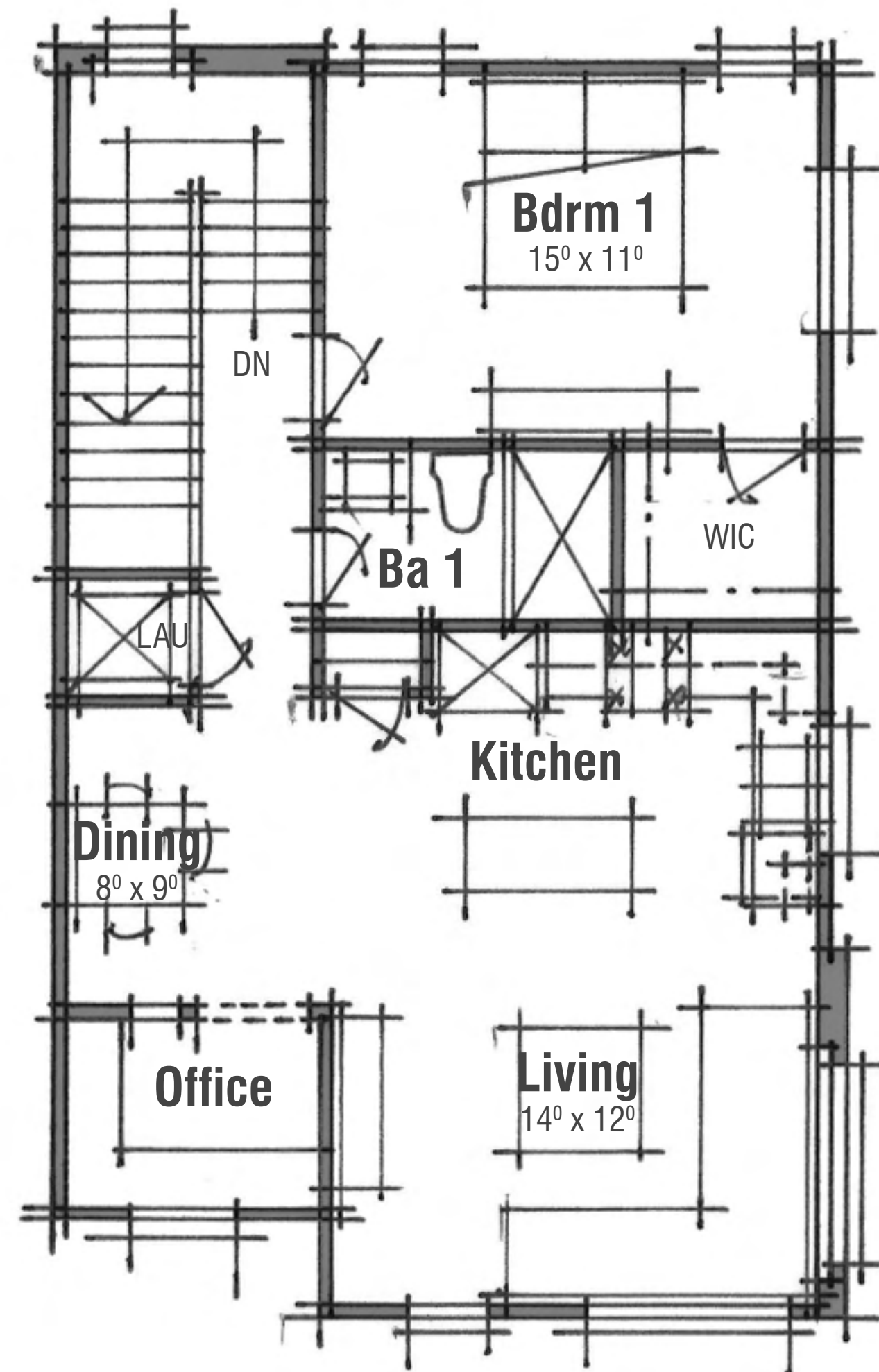
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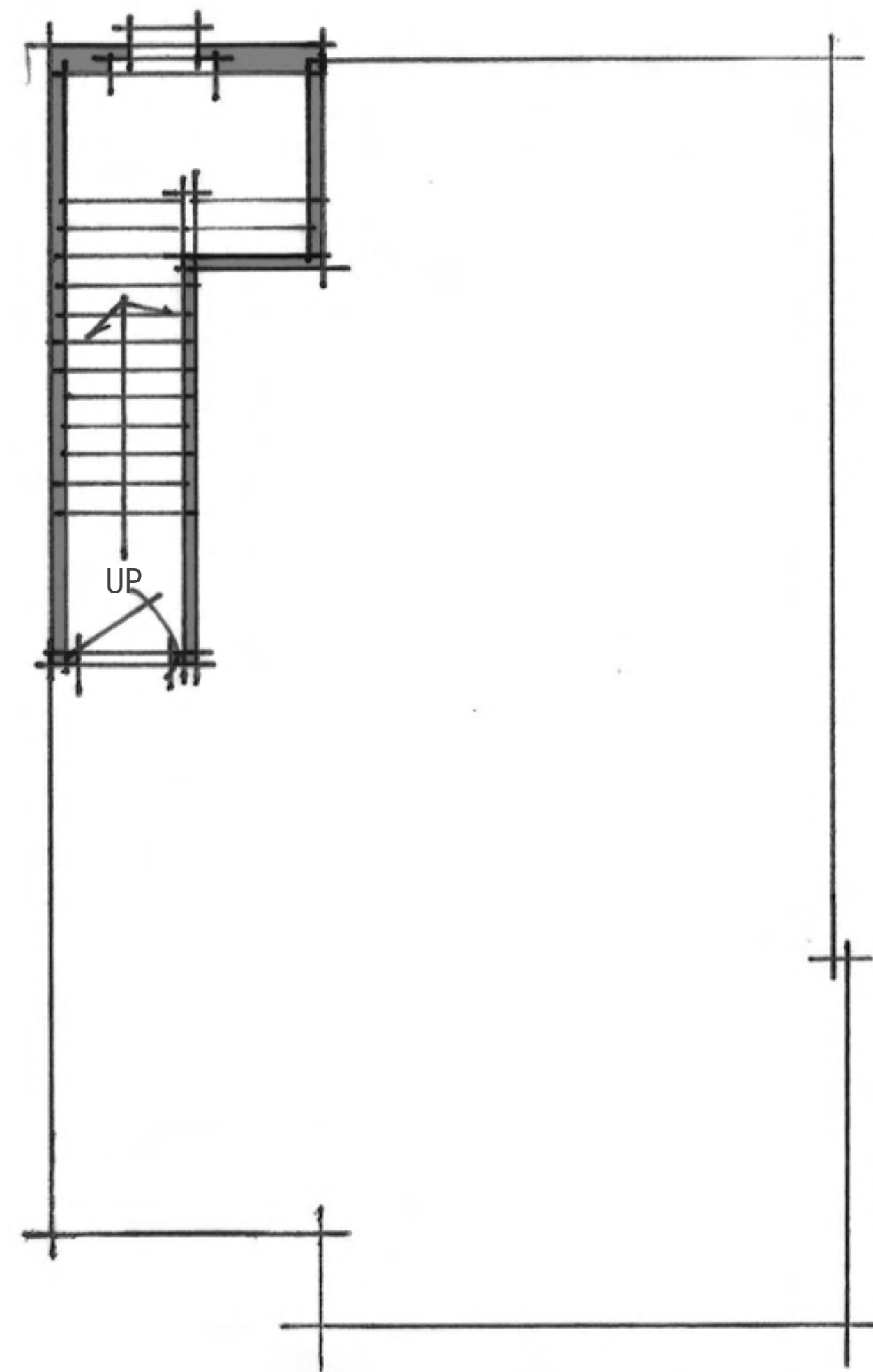
First Level

670 SF
 1 Bedroom | 1 Bath
 1-Car Garage

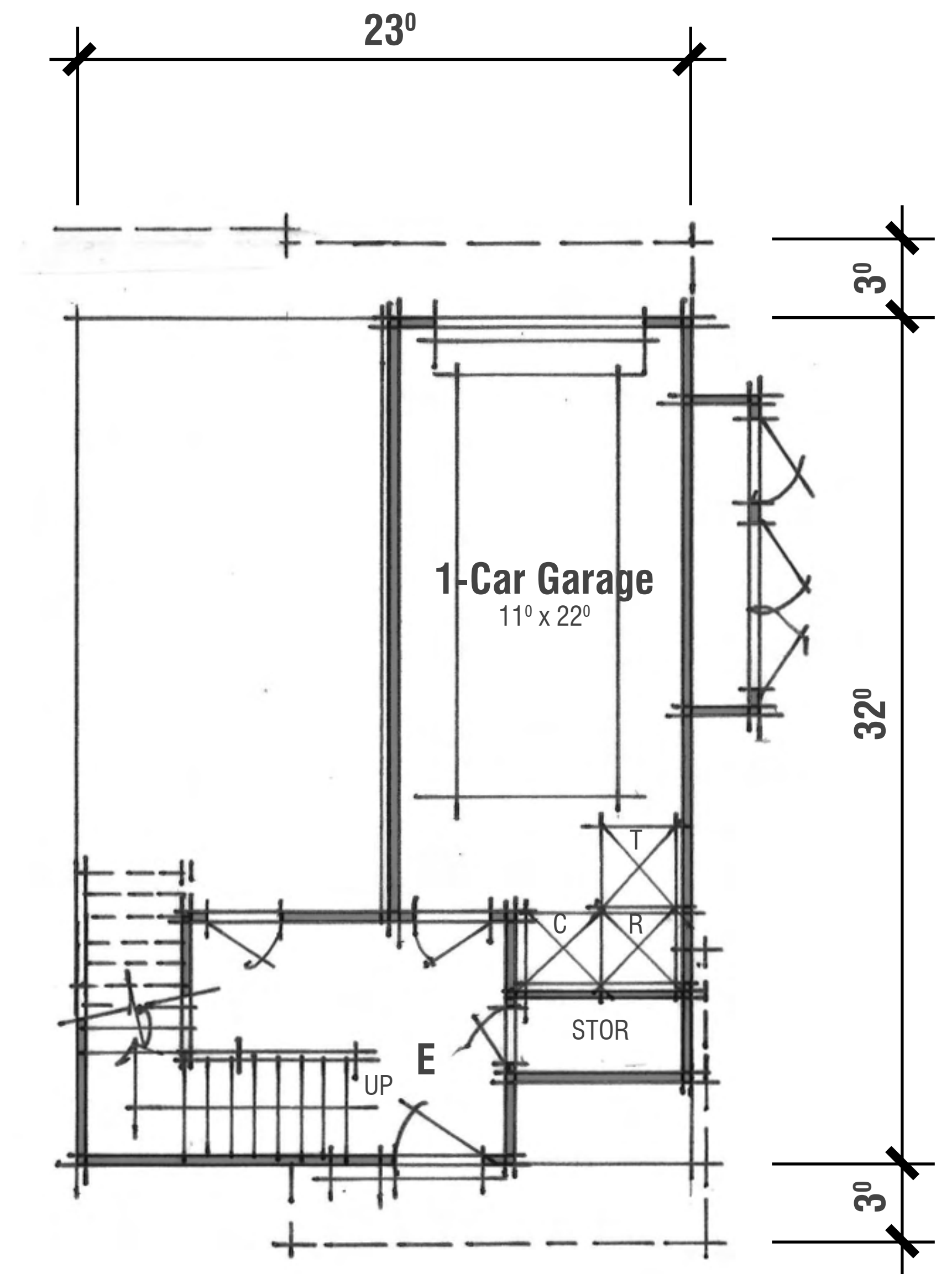
PLAN 6 | Floor Plans
88 VIVIAN STREET
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Third Level



Second Level

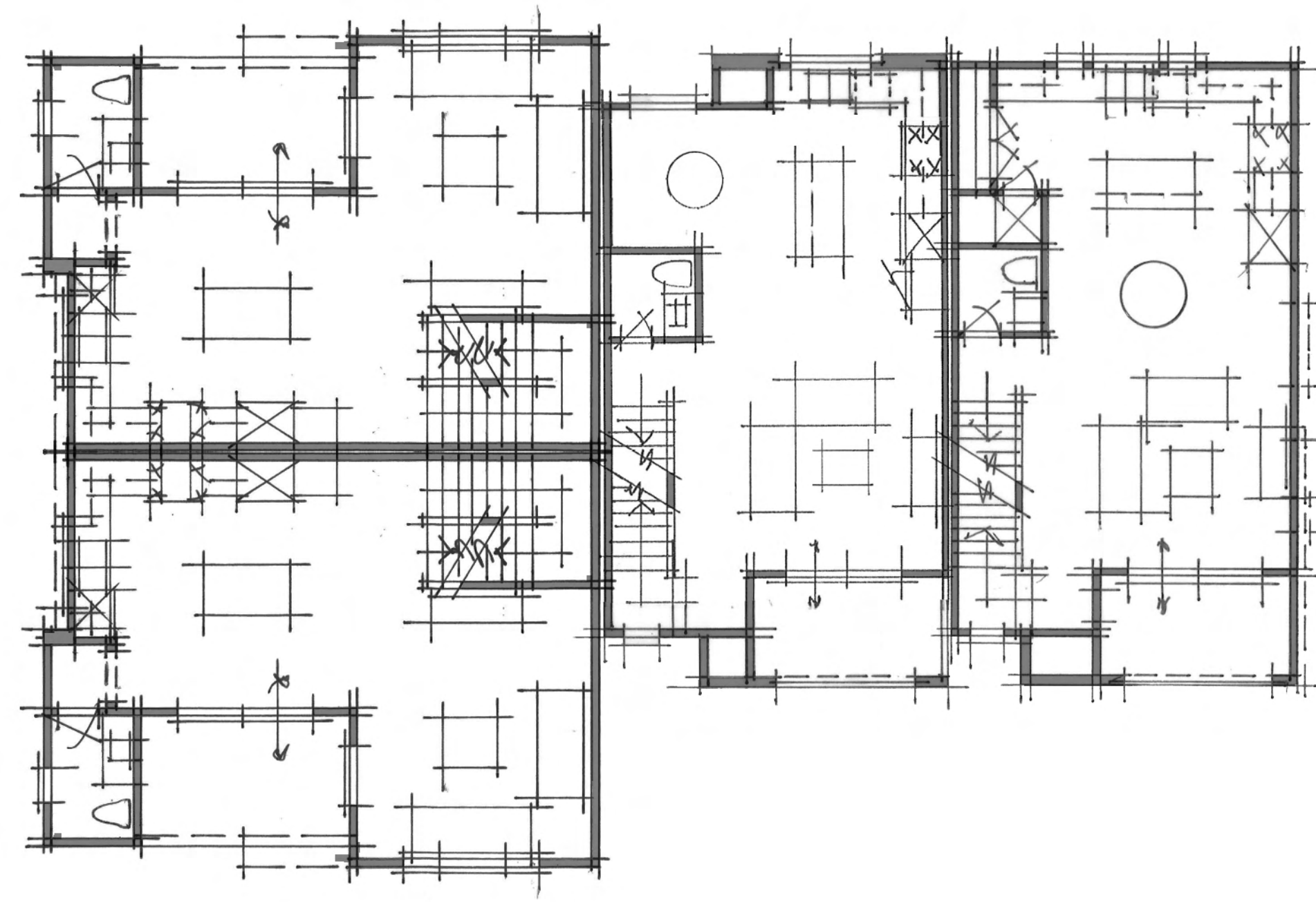


First Level

850 SF
 1 Bedroom | 1 Bath | Office
 1-Car Garage

PLAN 7 | Floor Plans
88 VIVIAN STREET
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PLAN 3



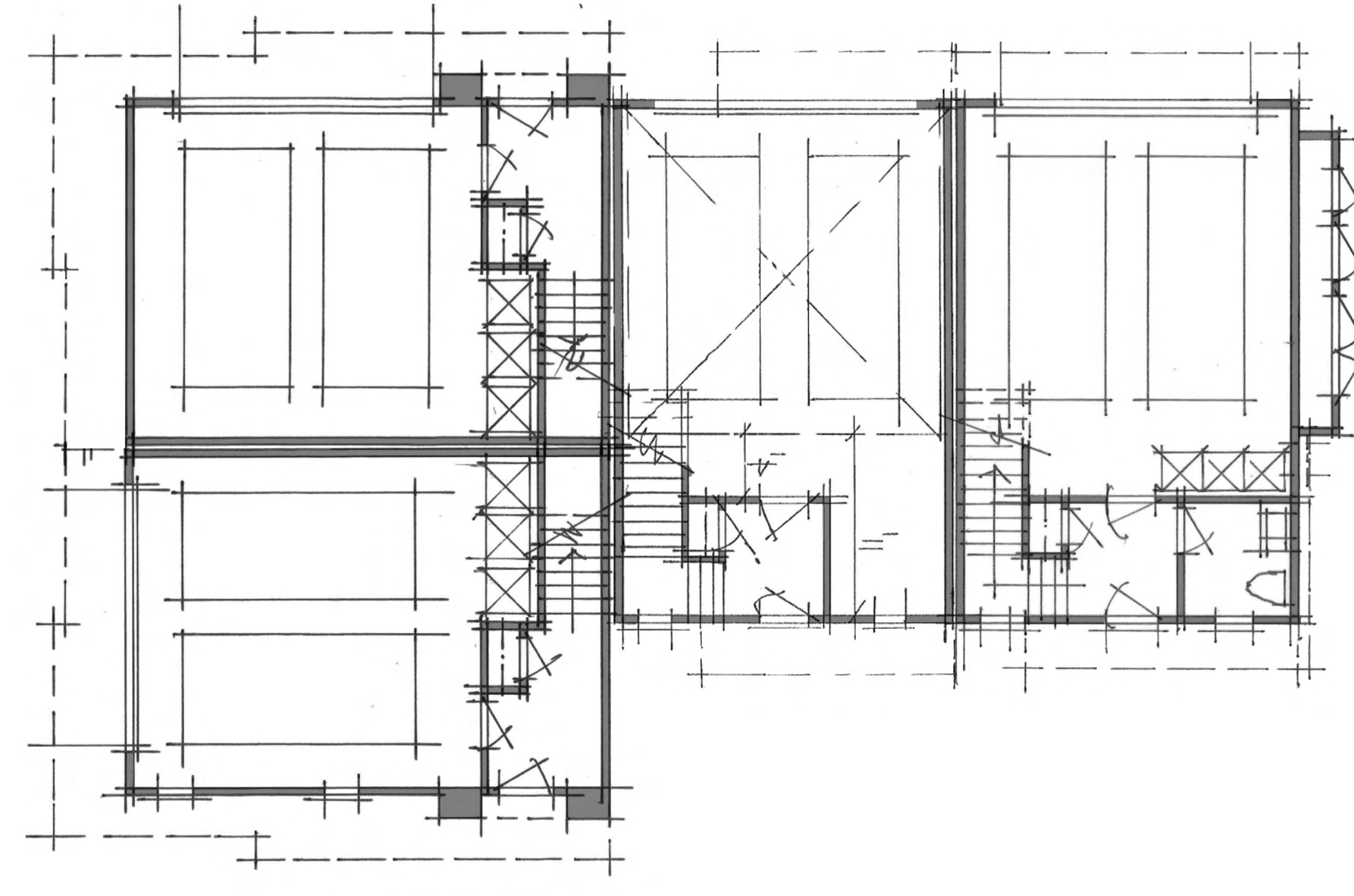
Second Level

PLAN 3

PLAN 4

PLAN 5

PLAN 3



First Level

PLAN 3

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

PLAN 4

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

PLAN 5

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

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

BUILDING 100 | Composite Floor Plans

88 VIVIAN STREET

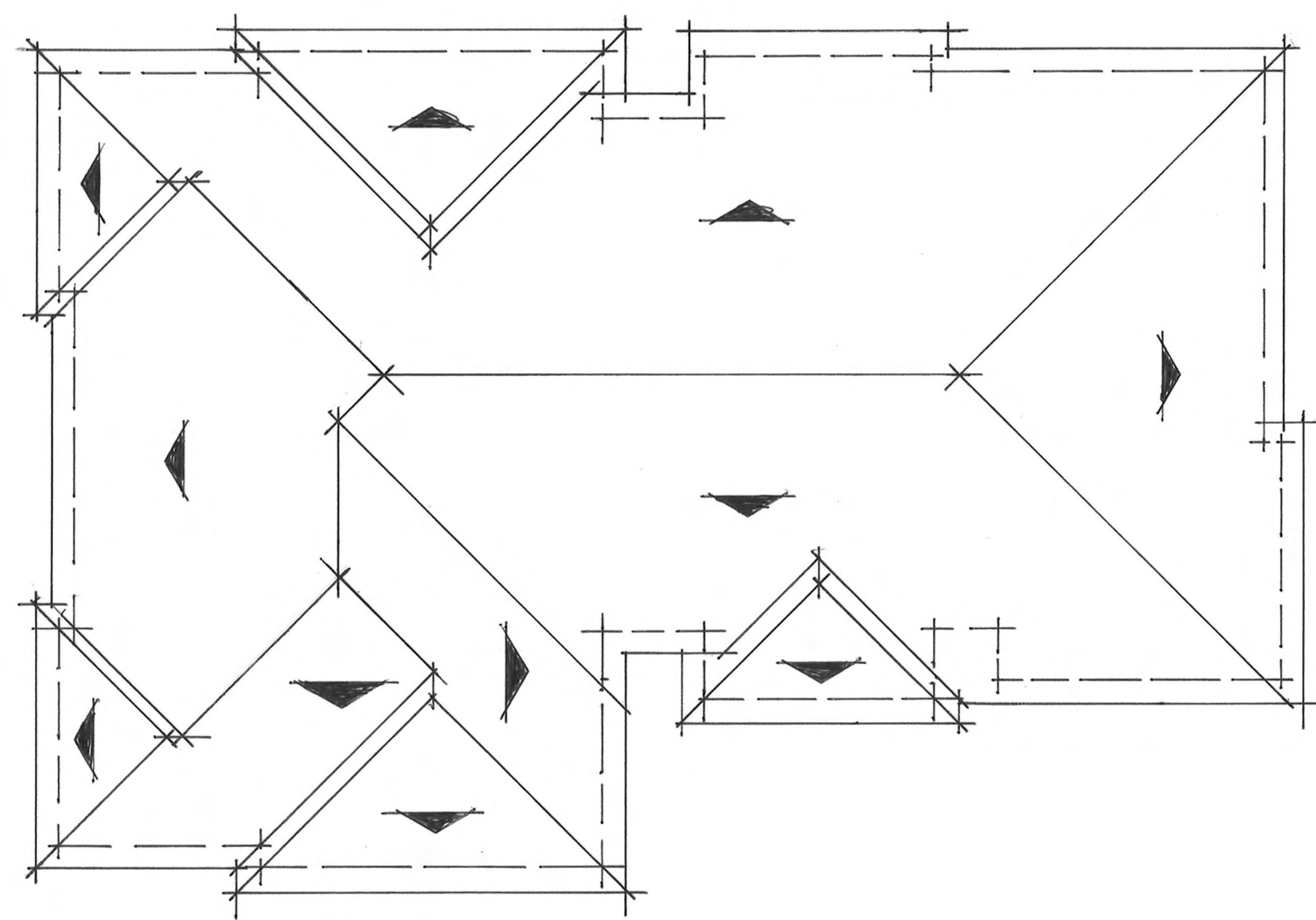
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ASHTON 3

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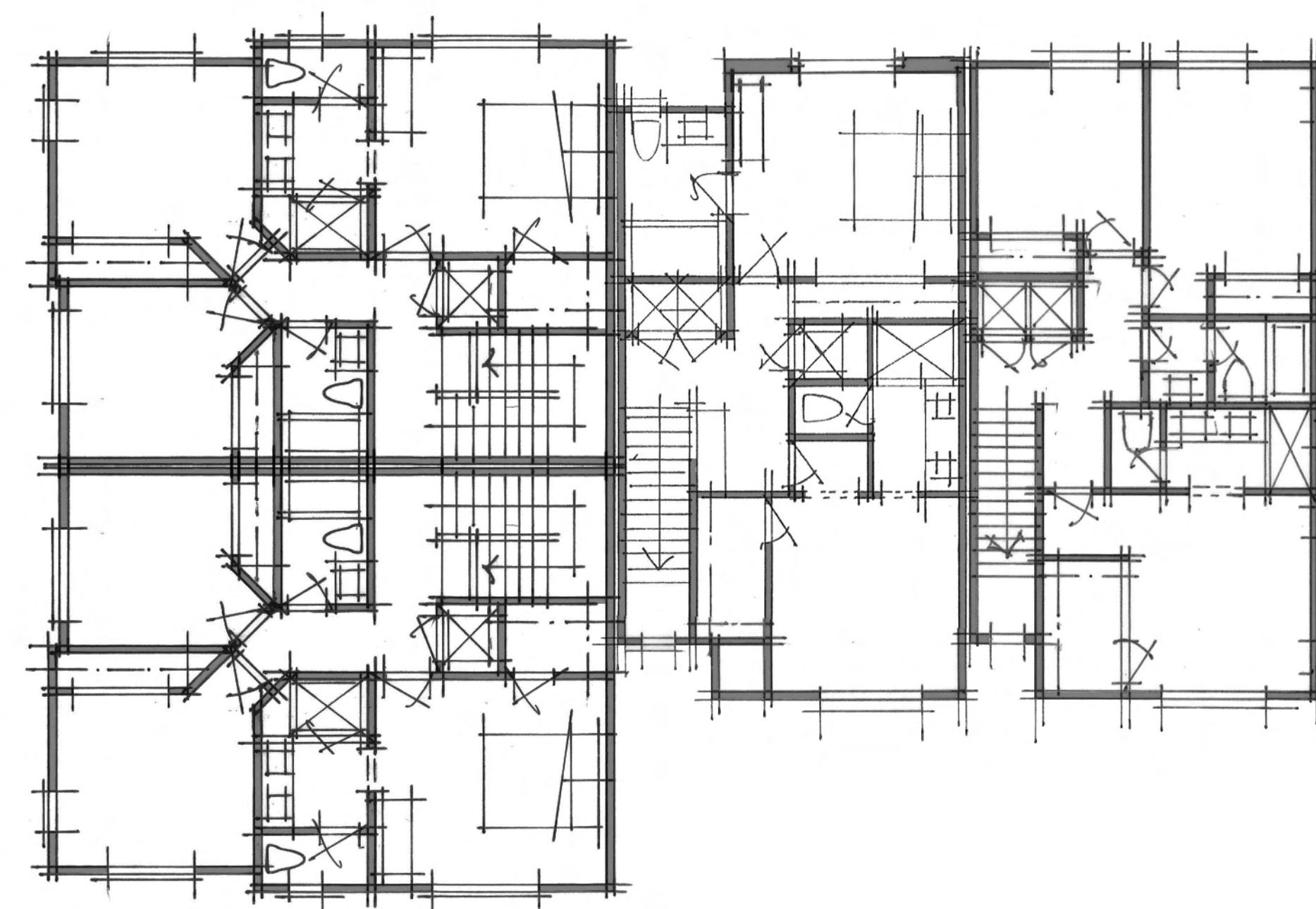
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Roof Plan

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

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ASHTON 3

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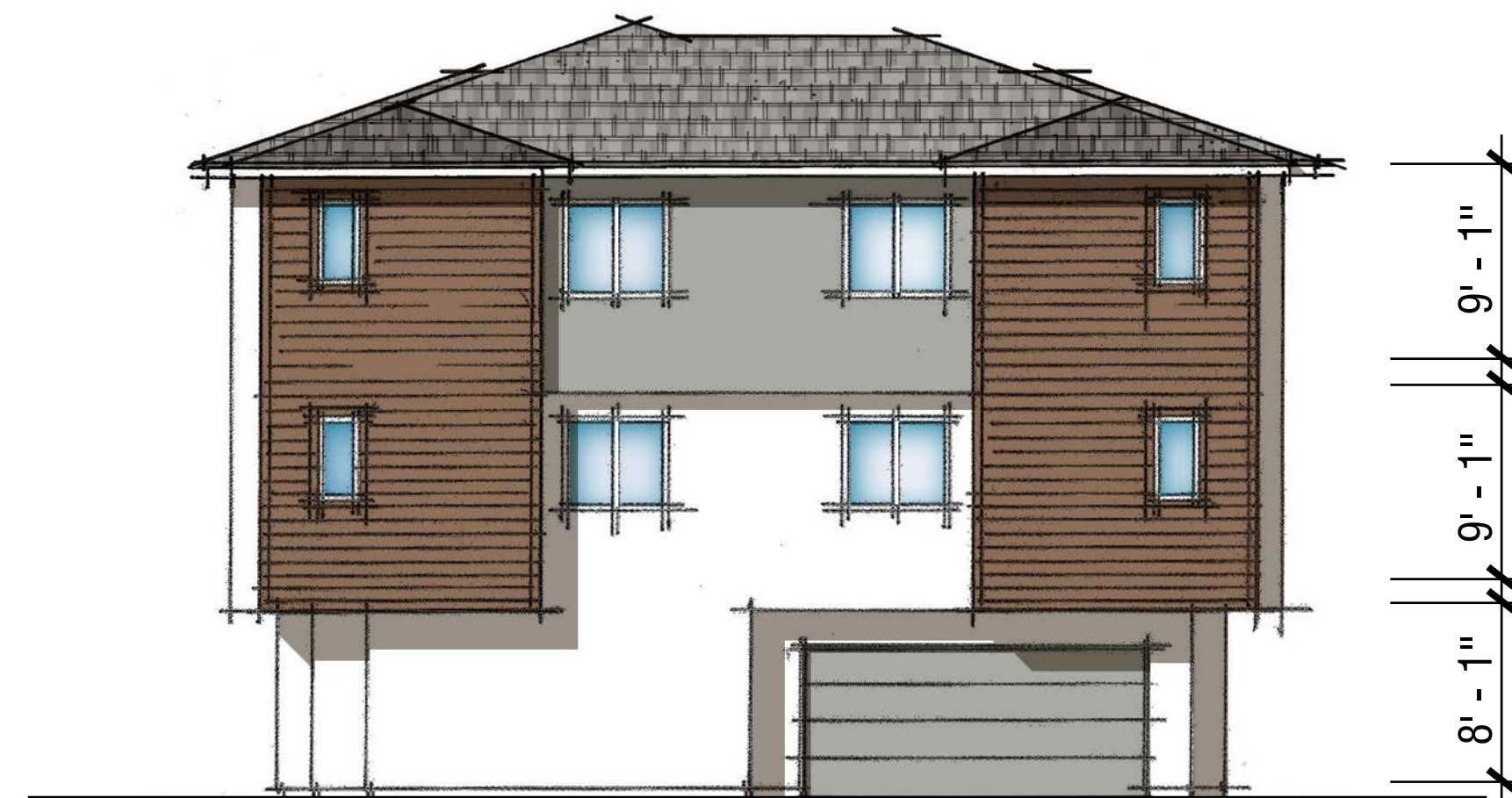
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Right



Rear



Left



SCHEME# 2

MATERIAL

Front

- Roof: Concrete Tile 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

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

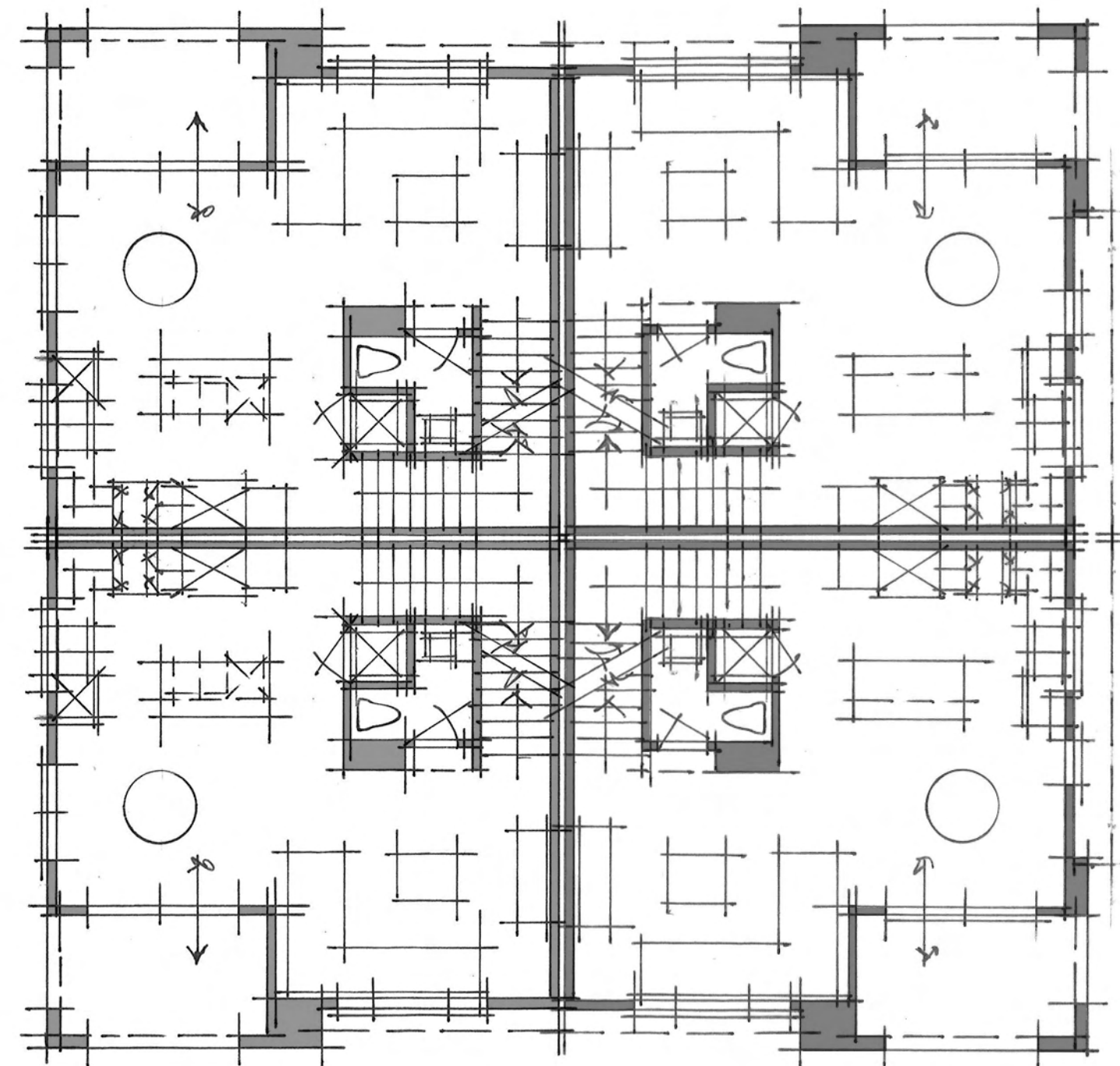
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PLAN 1

PLAN 2



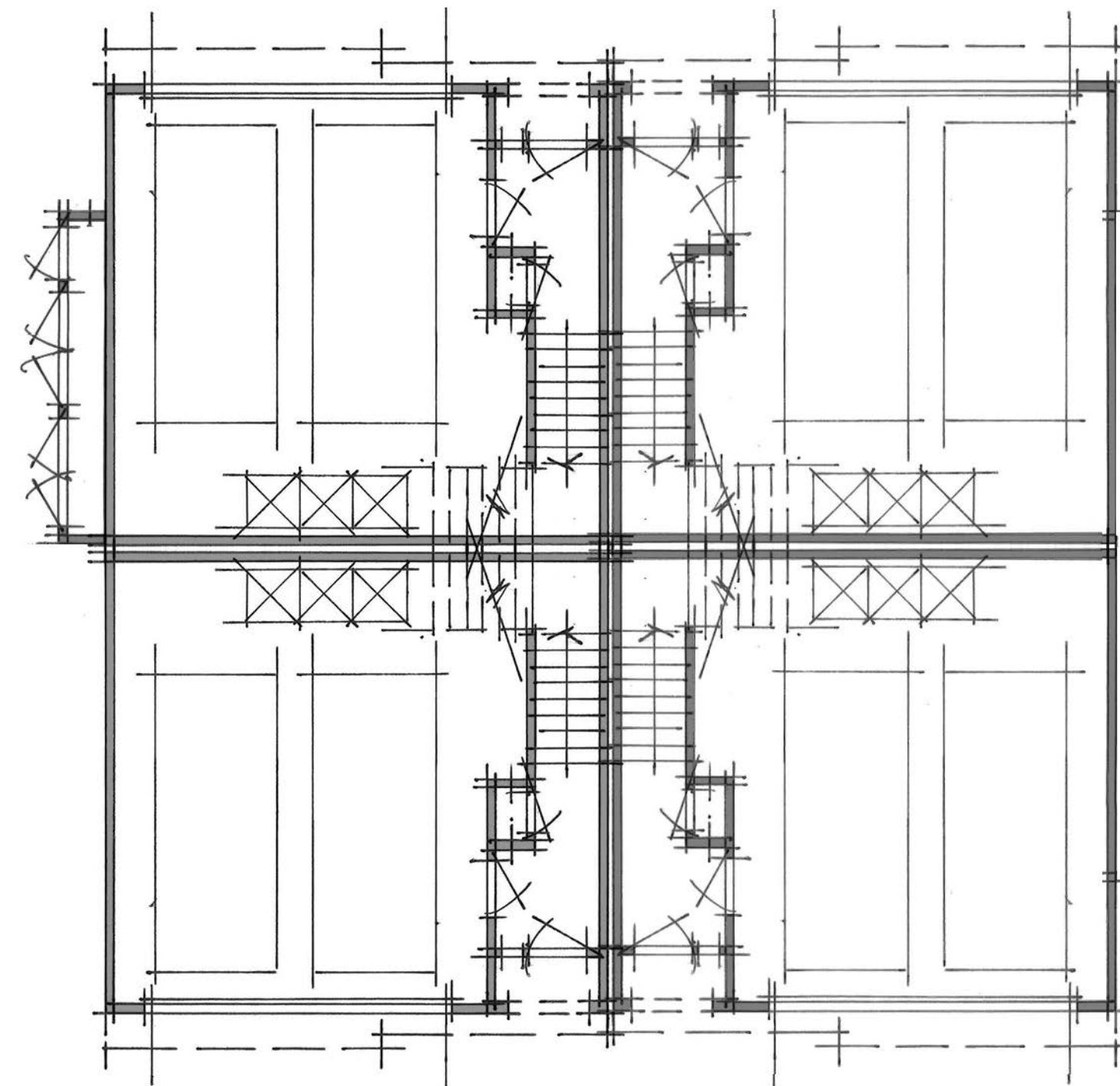
Second Level

PLAN 1

PLAN 2

PLAN 1

PLAN 2



First Level

PLAN 1

PLAN 2

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

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

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

BUILDING 200 | Composite Floor Plans

88 VIVIAN STREET

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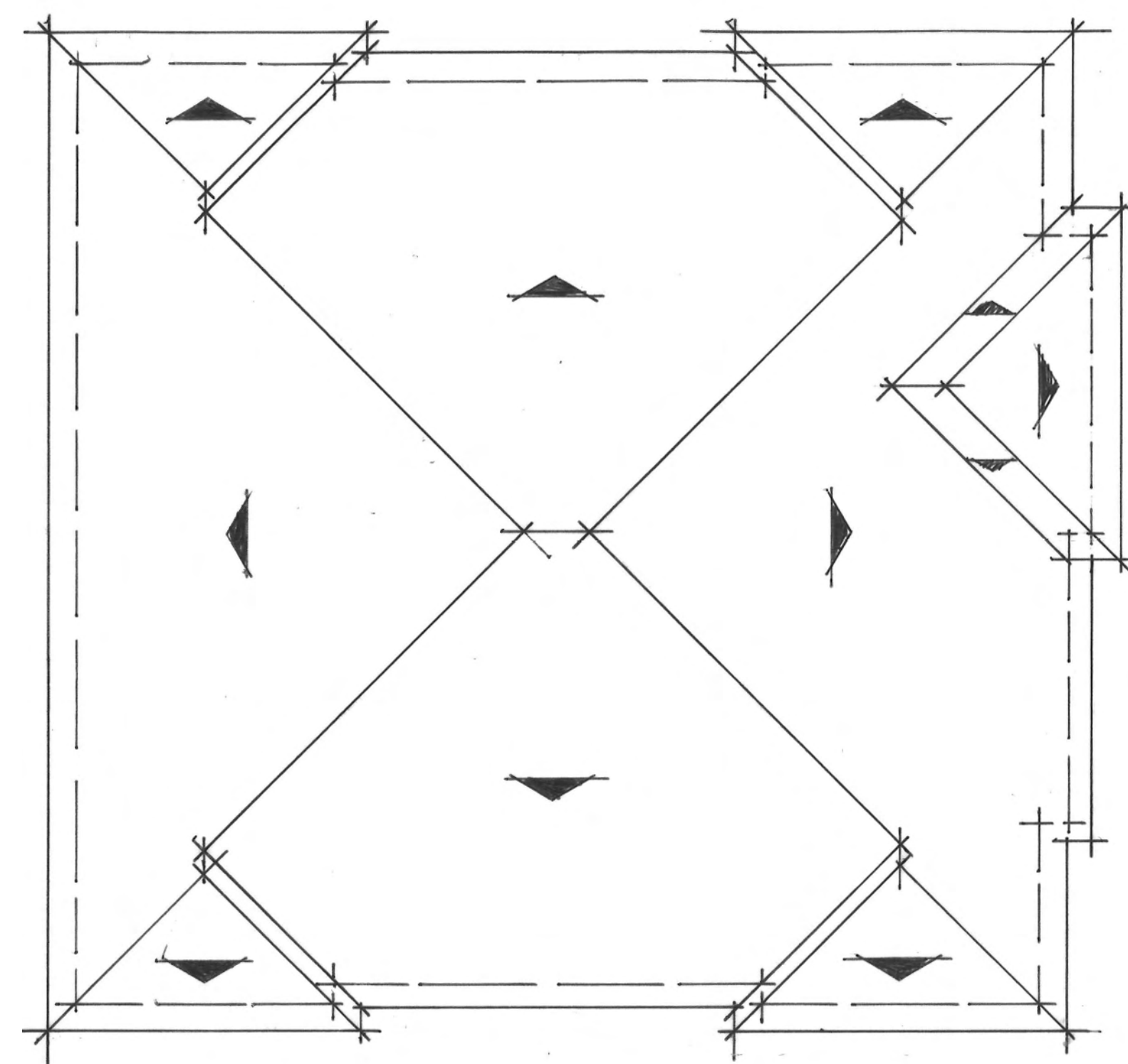
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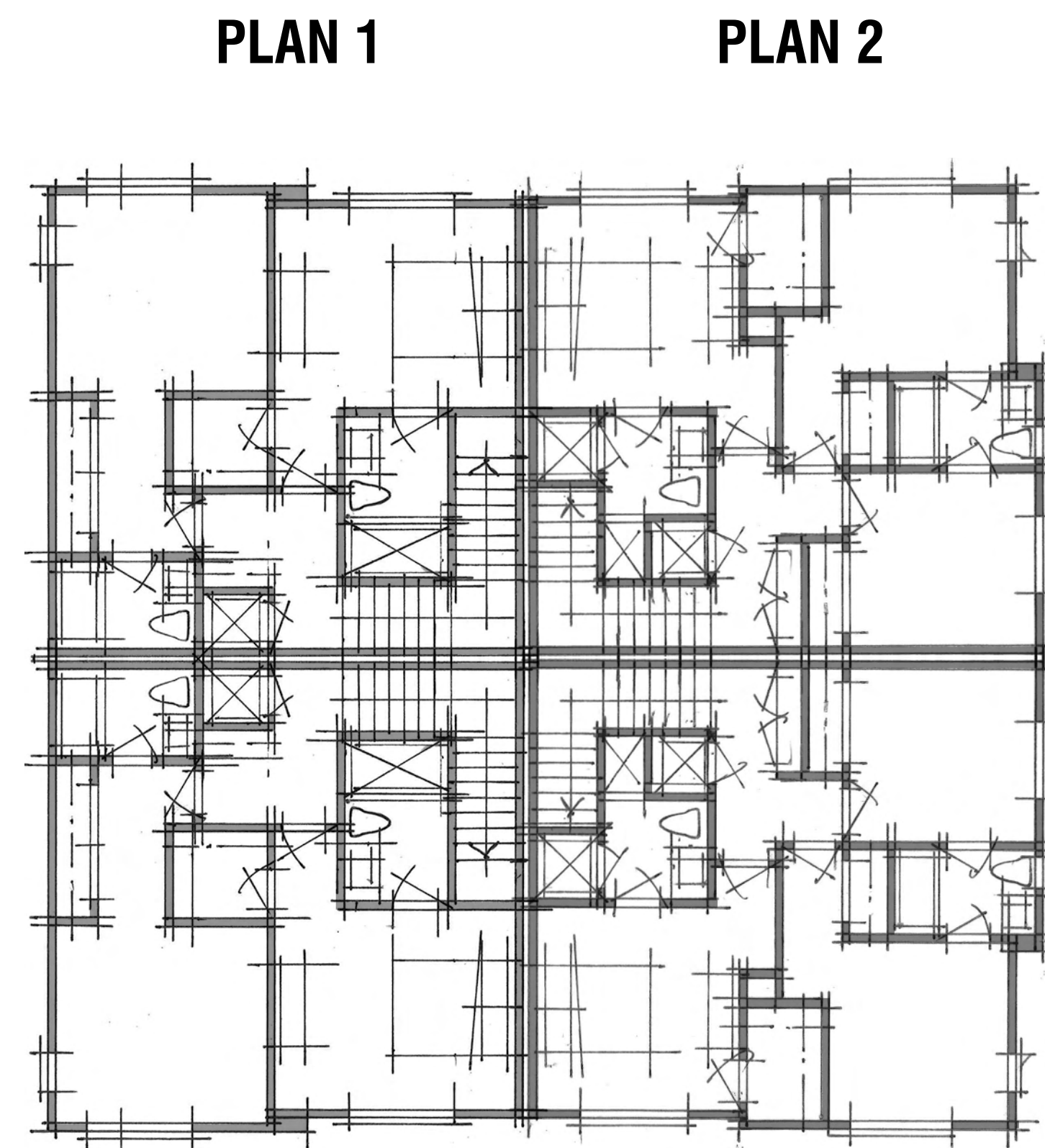
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Roof Plan



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

0 4 8 16
A1.12
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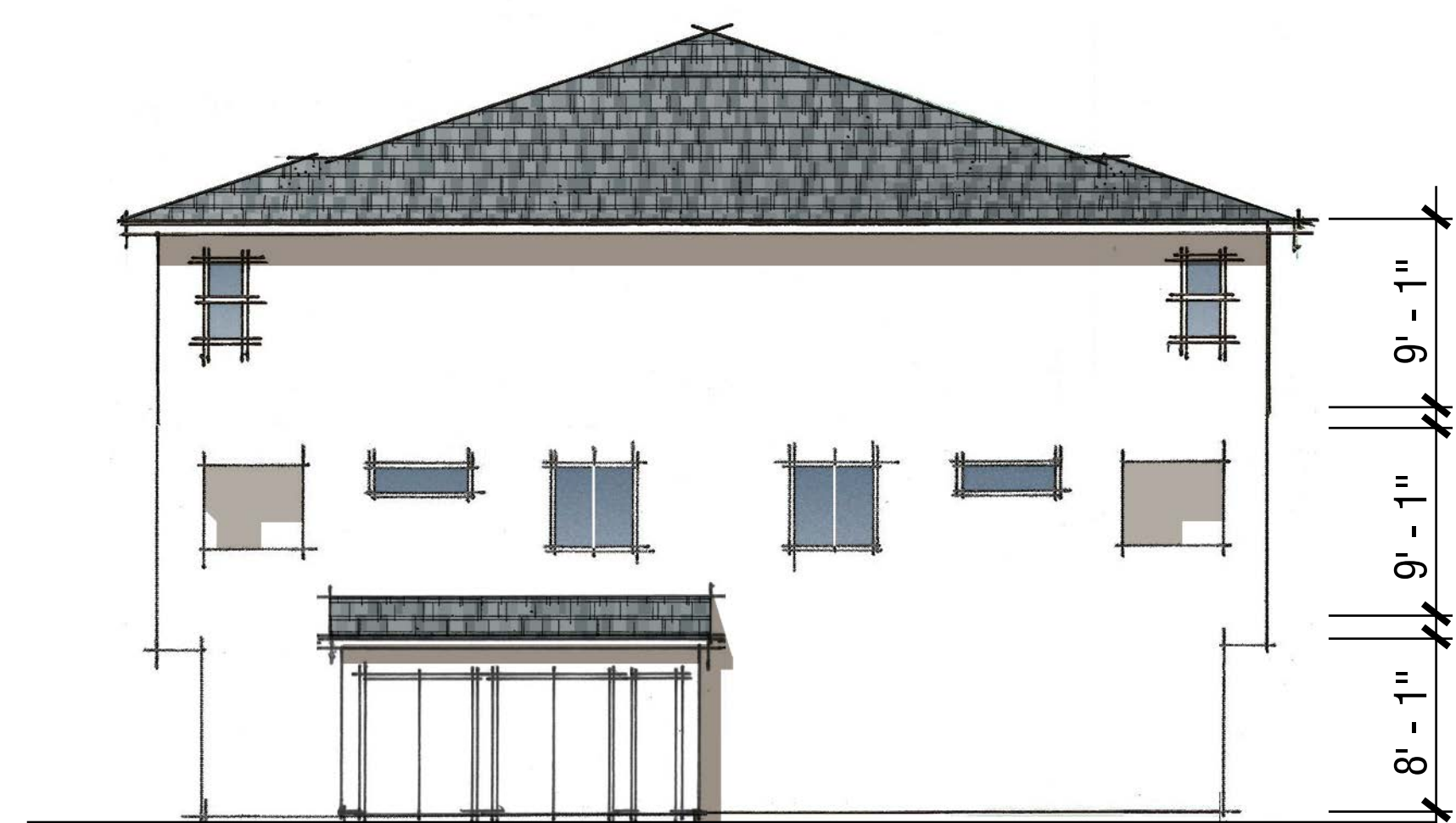
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Right



Rear



Left



SCHEME# 1

MATERIAL

Front

- Roof: Concrete Tile 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

SAN RAFAEL, CA

ASHTON 3

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

A1.13
0 4 8 16
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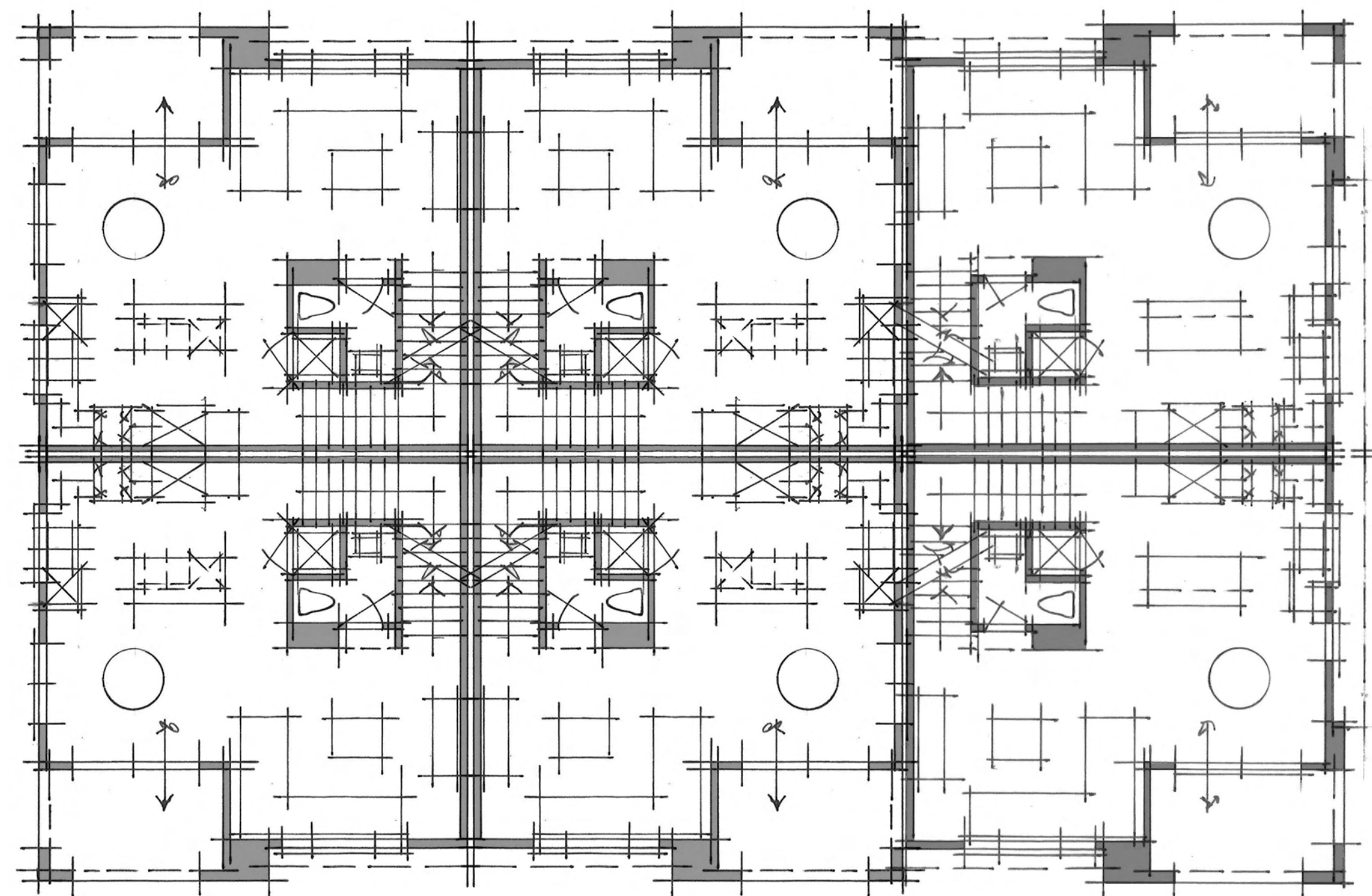
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PLAN 1

PLAN 1

PLAN 2



Second Level

PLAN 1

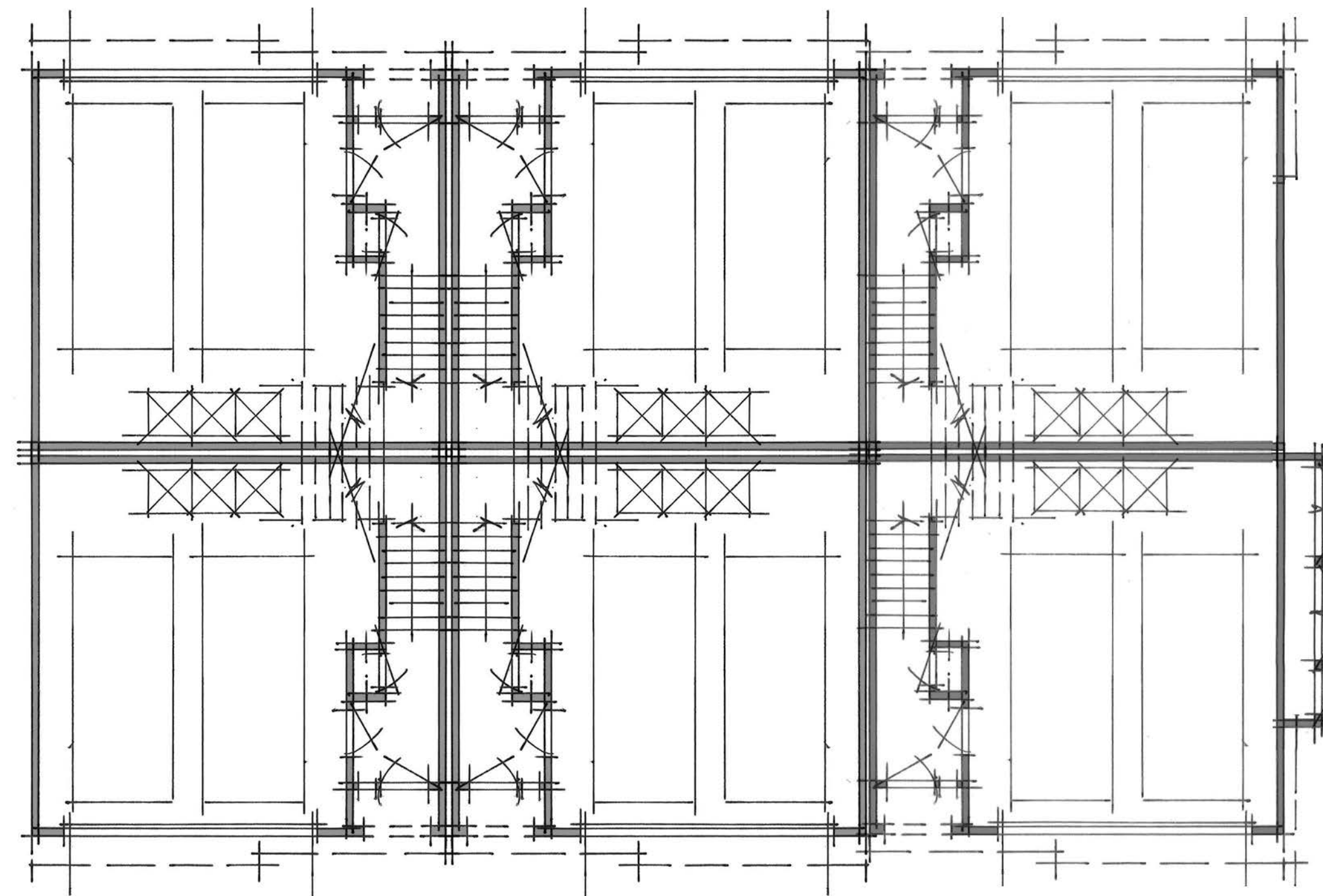
PLAN 1

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

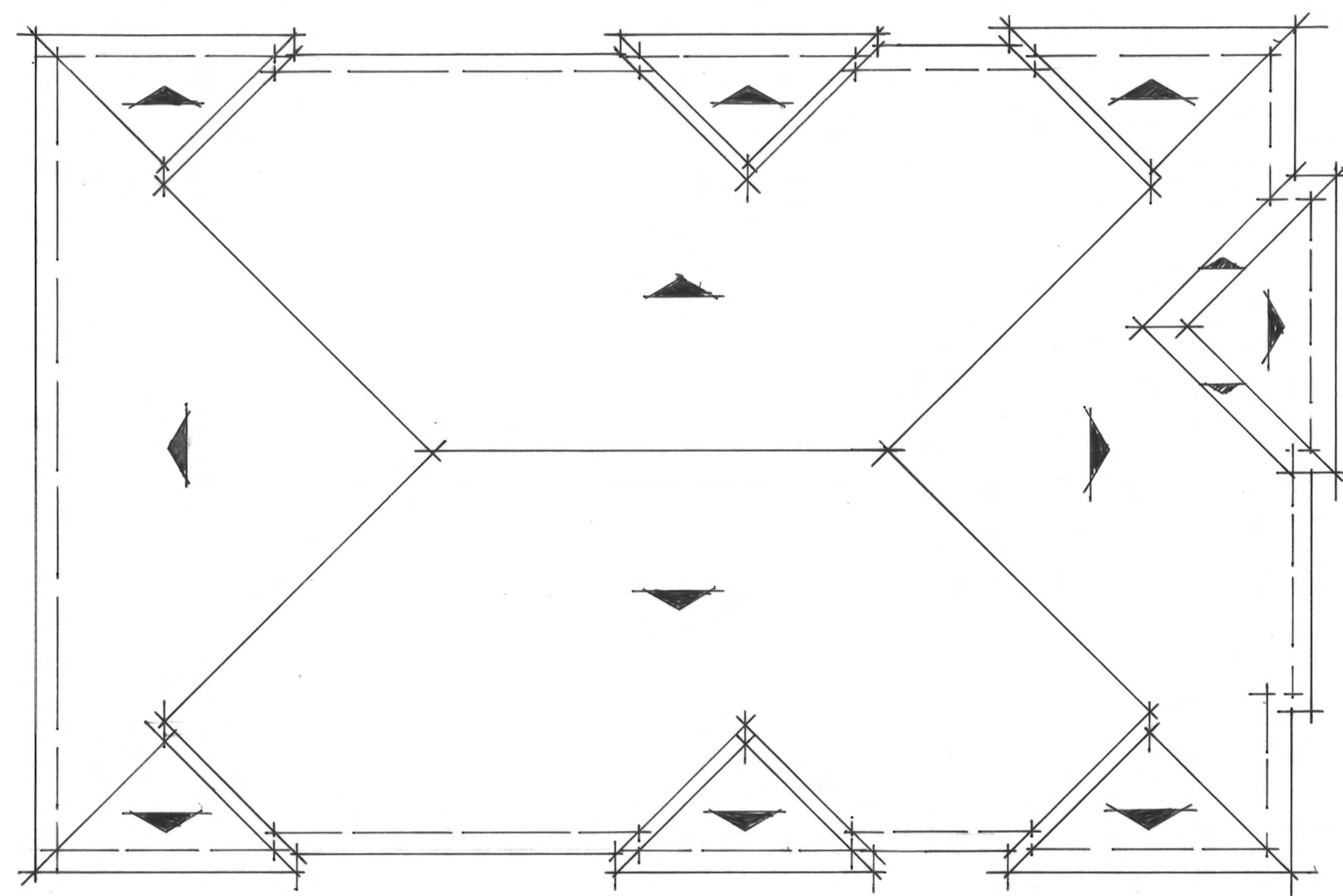
ASHTON 3

0 4 8 16
A1.14

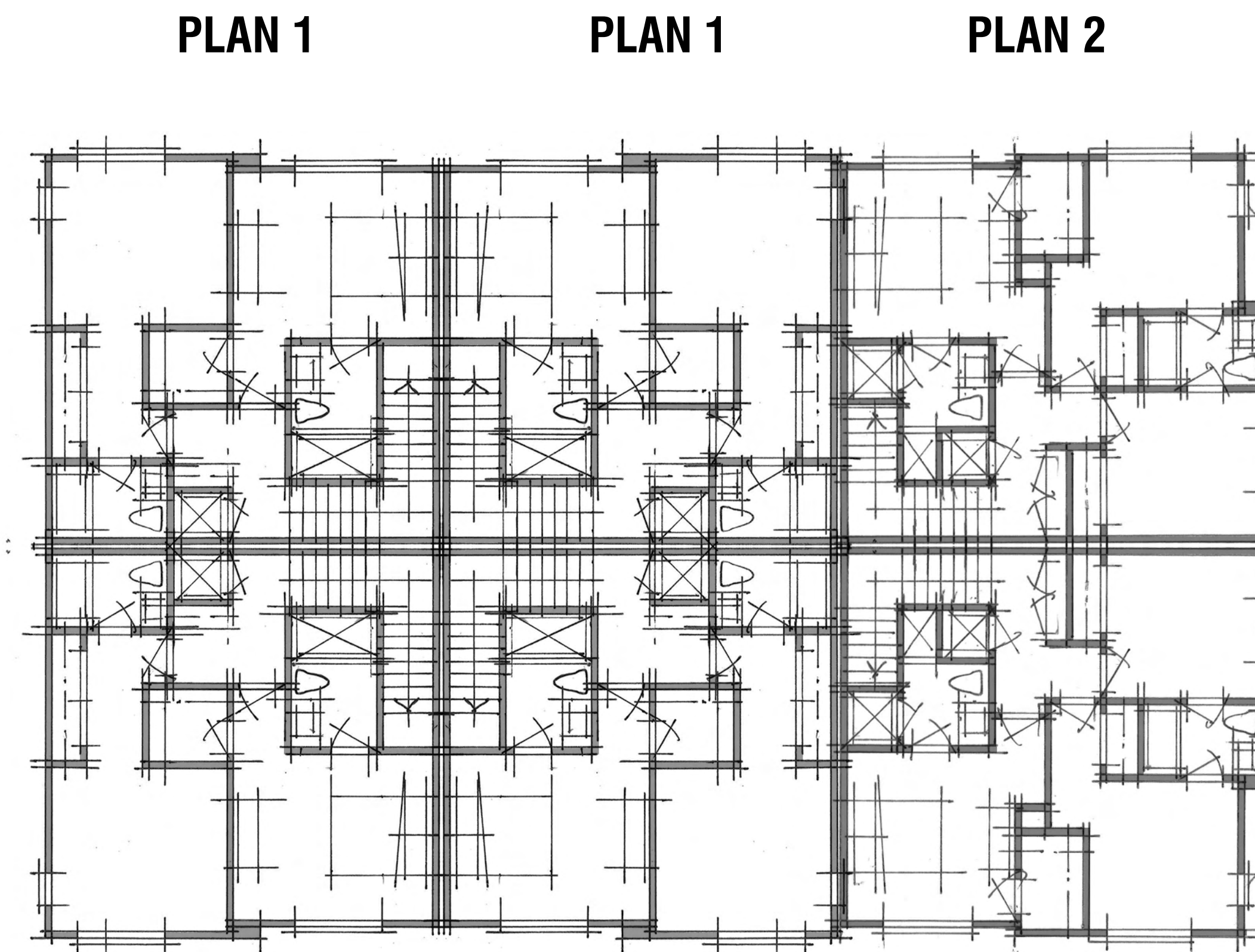
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WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA



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

0 4 8 16
A1.15
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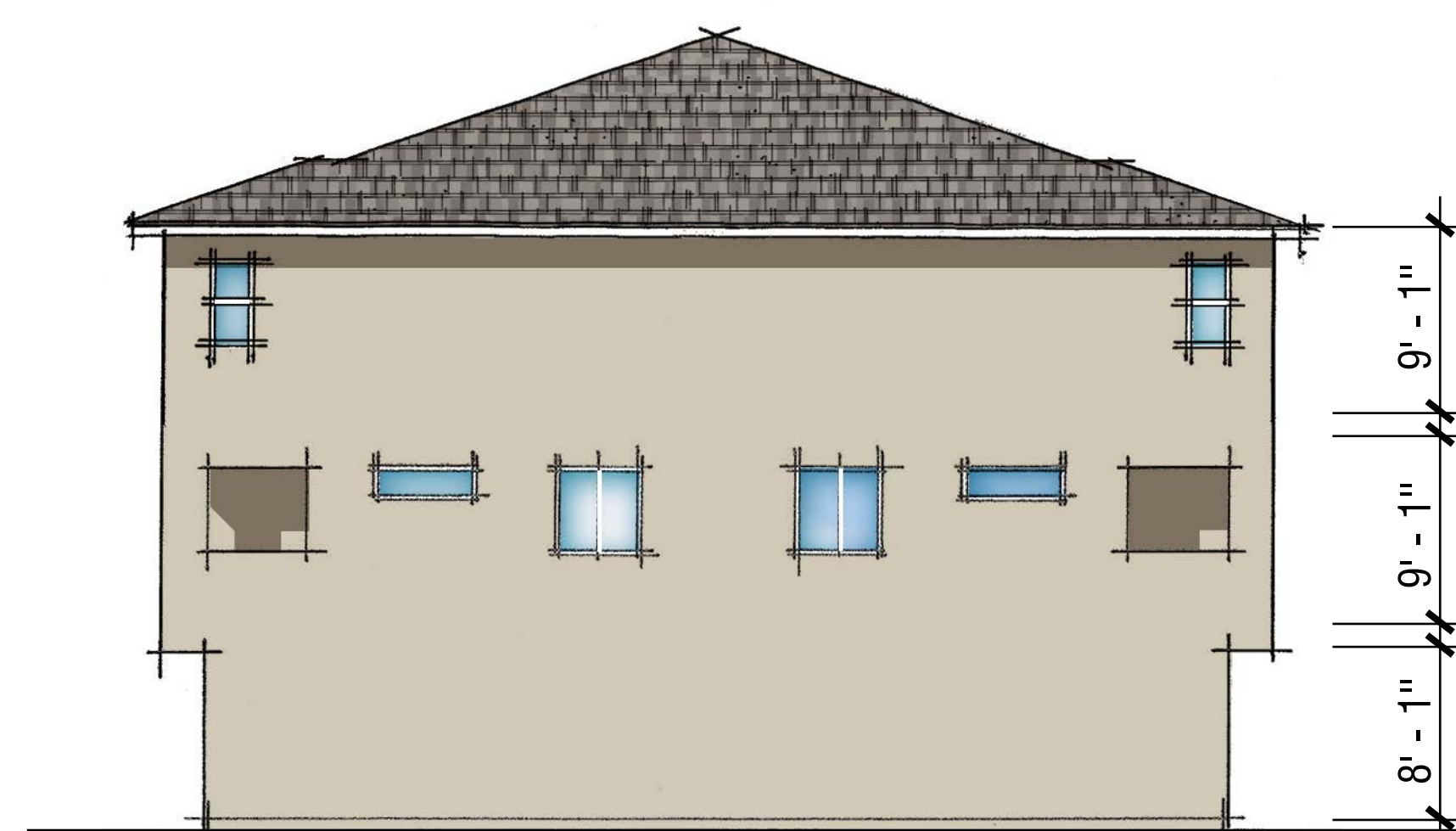
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WHA.
 ORANGE COUNTY . LOS ANGELES . BAY AREA



Right



Rear



Left



SCHEME# 2

Front

MATERIAL

- Roof: Concrete Tile 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

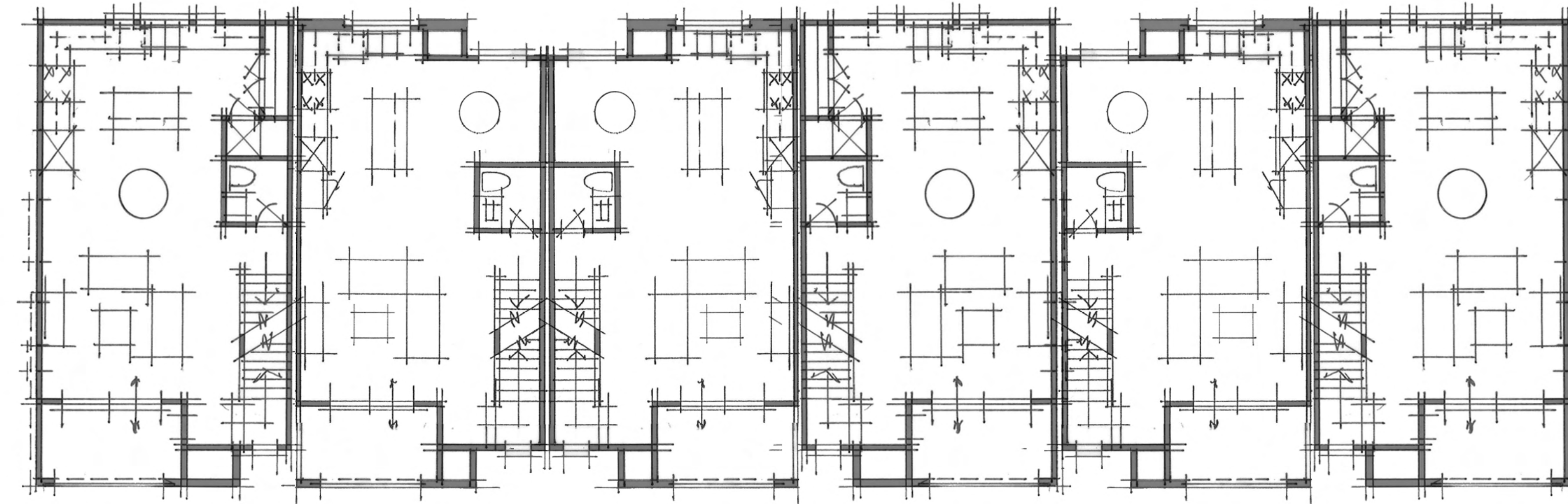
Note: Artist's Conception; Colors, Materials and Application May Vary.

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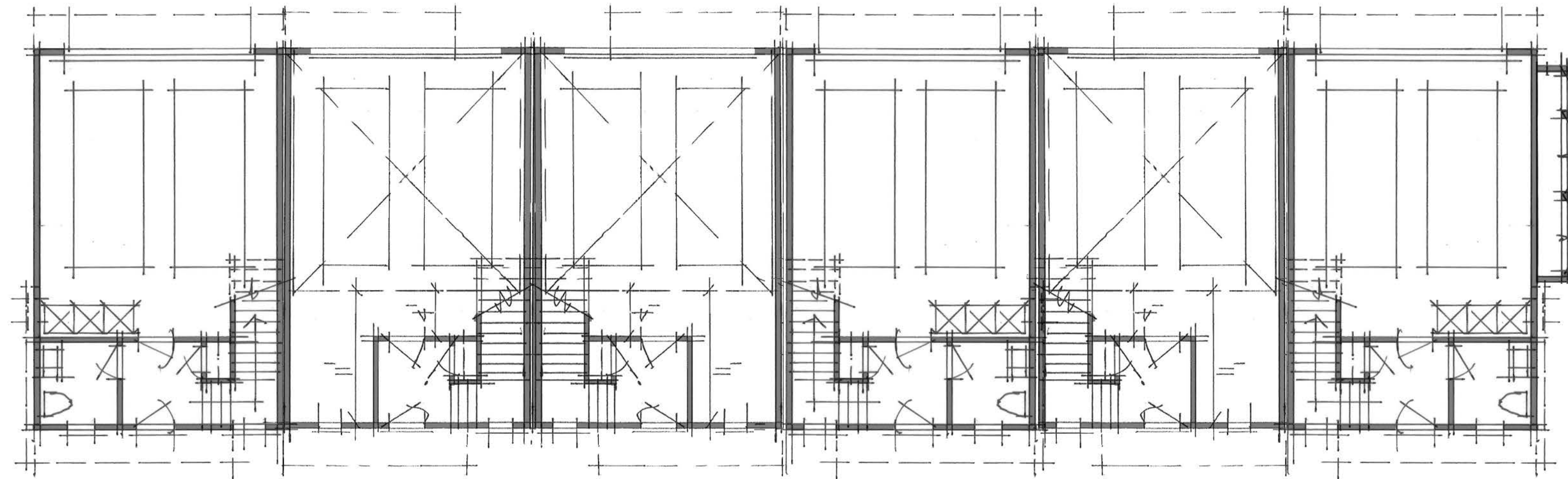
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Second Level



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

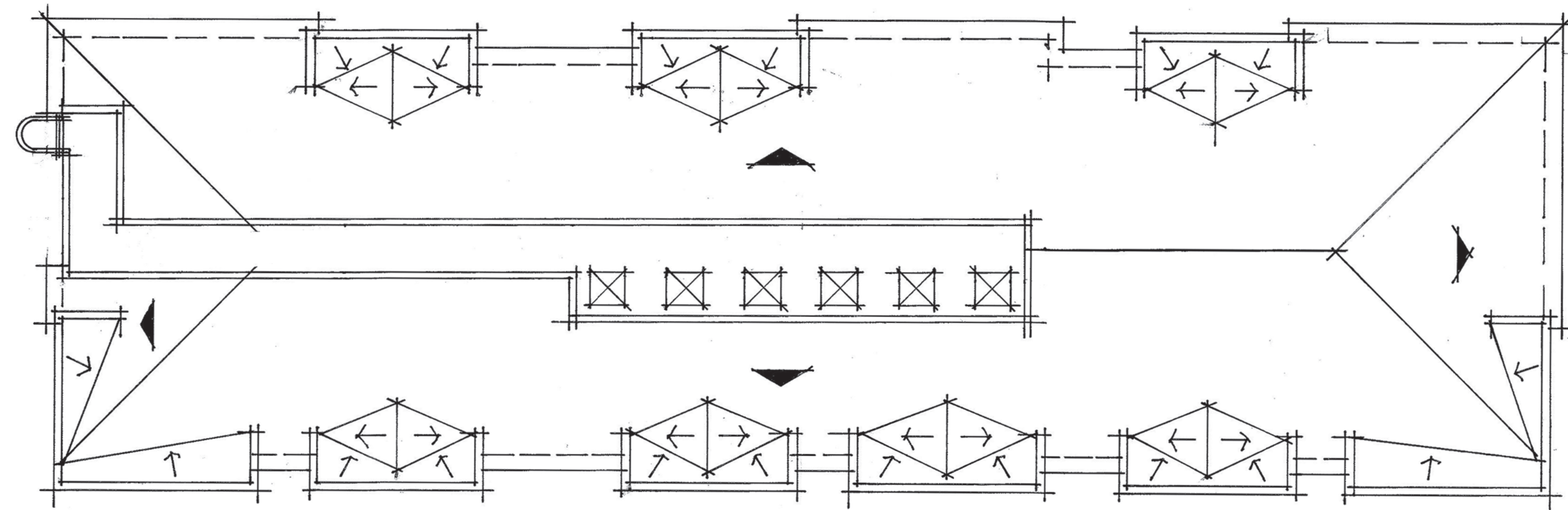
SAN RAFAEL, CA

ASHTON 3

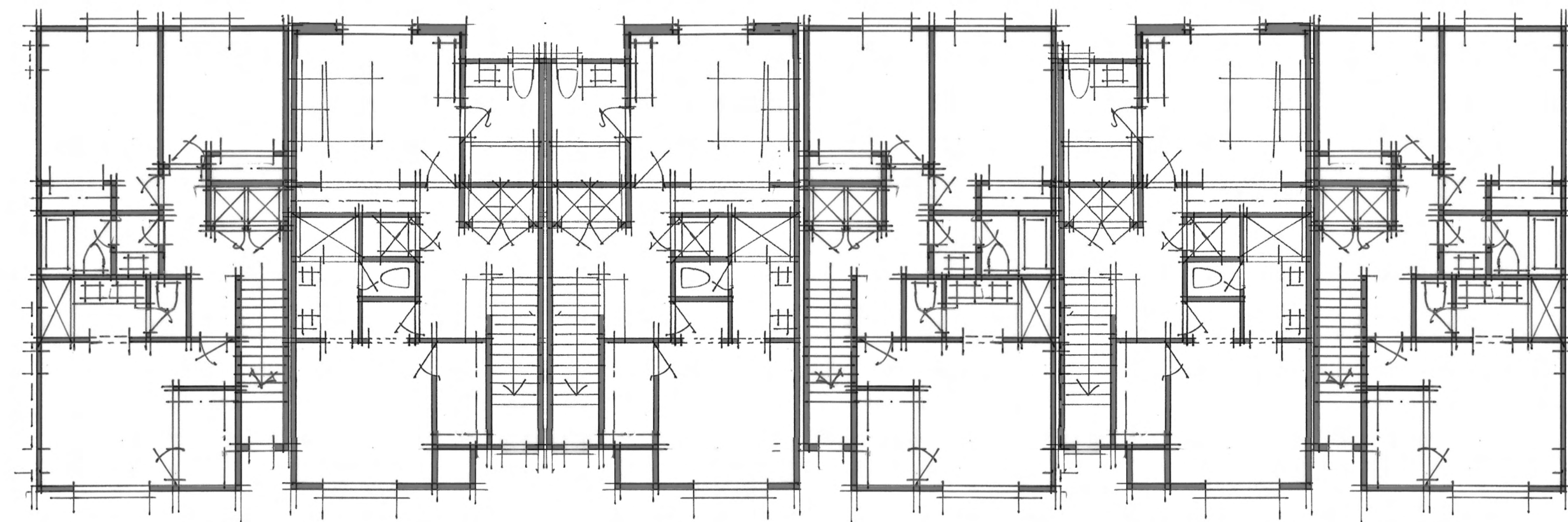
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Roof Plan



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

A1.18
0 4 8 16
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ORANGE COUNTY . LOS ANGELES . BAY AREA



Right



Rear



Left



SCHEME# 1

Front

MATERIAL

- Roof: Concrete Tile 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

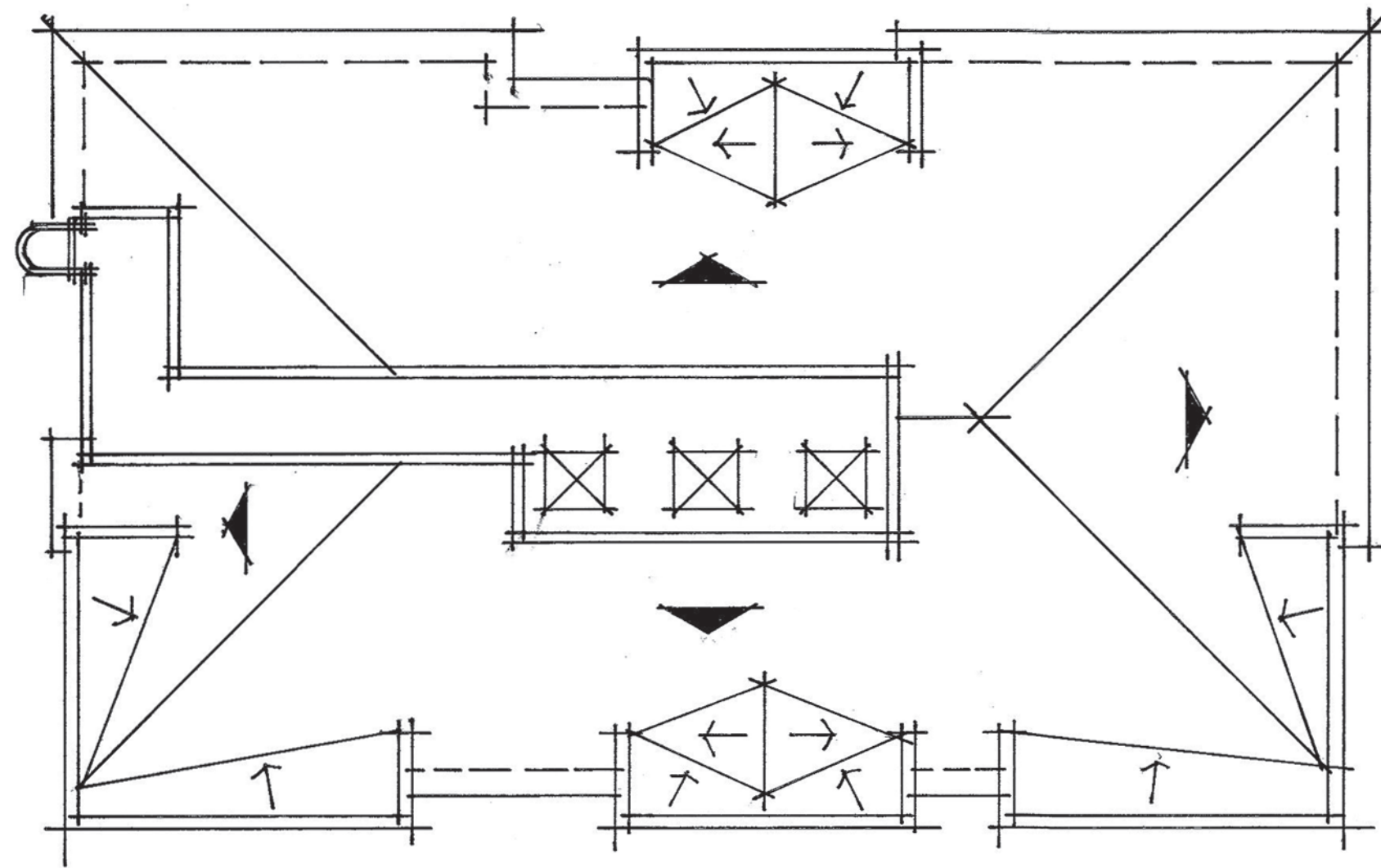
ASHTON 3

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

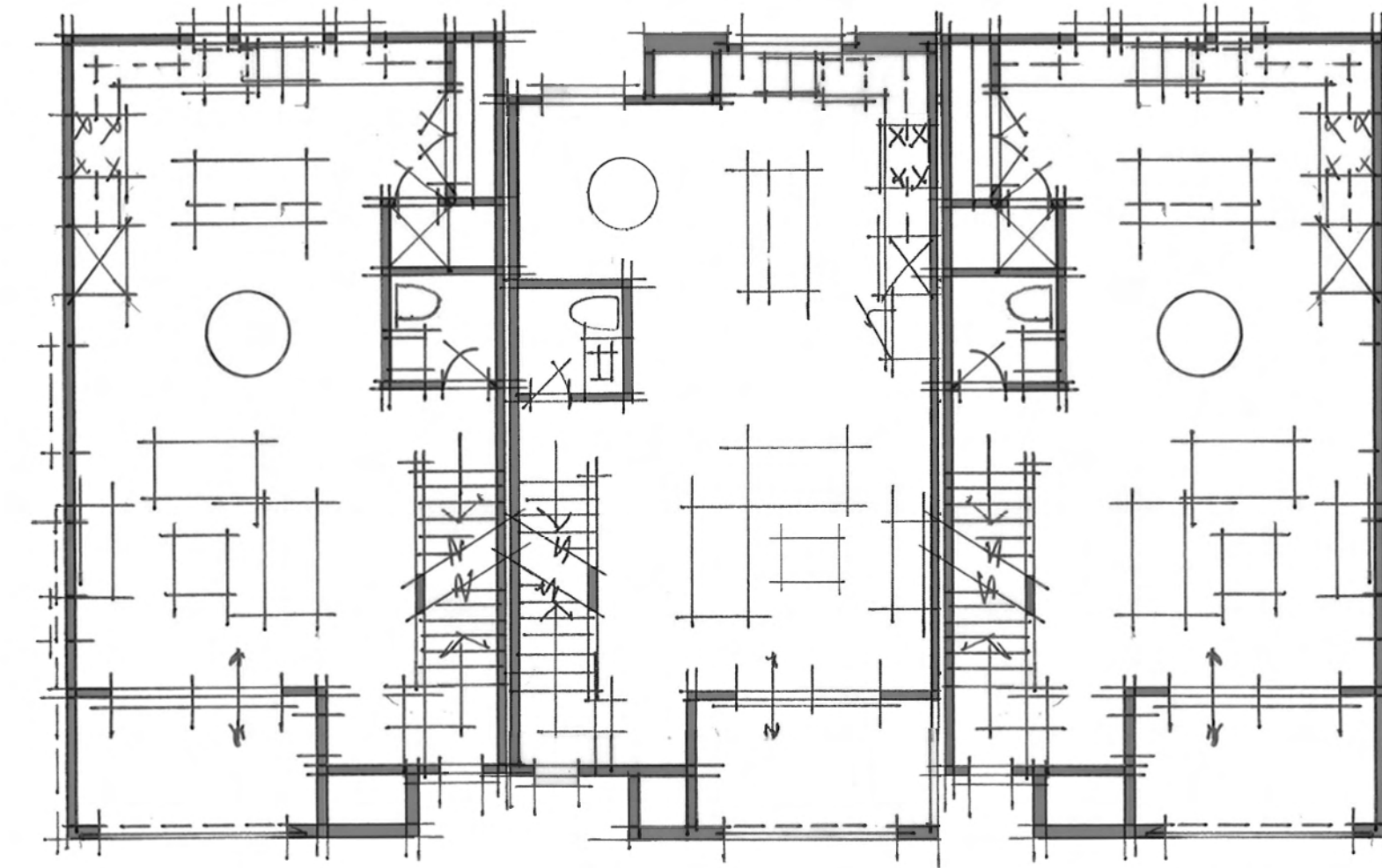
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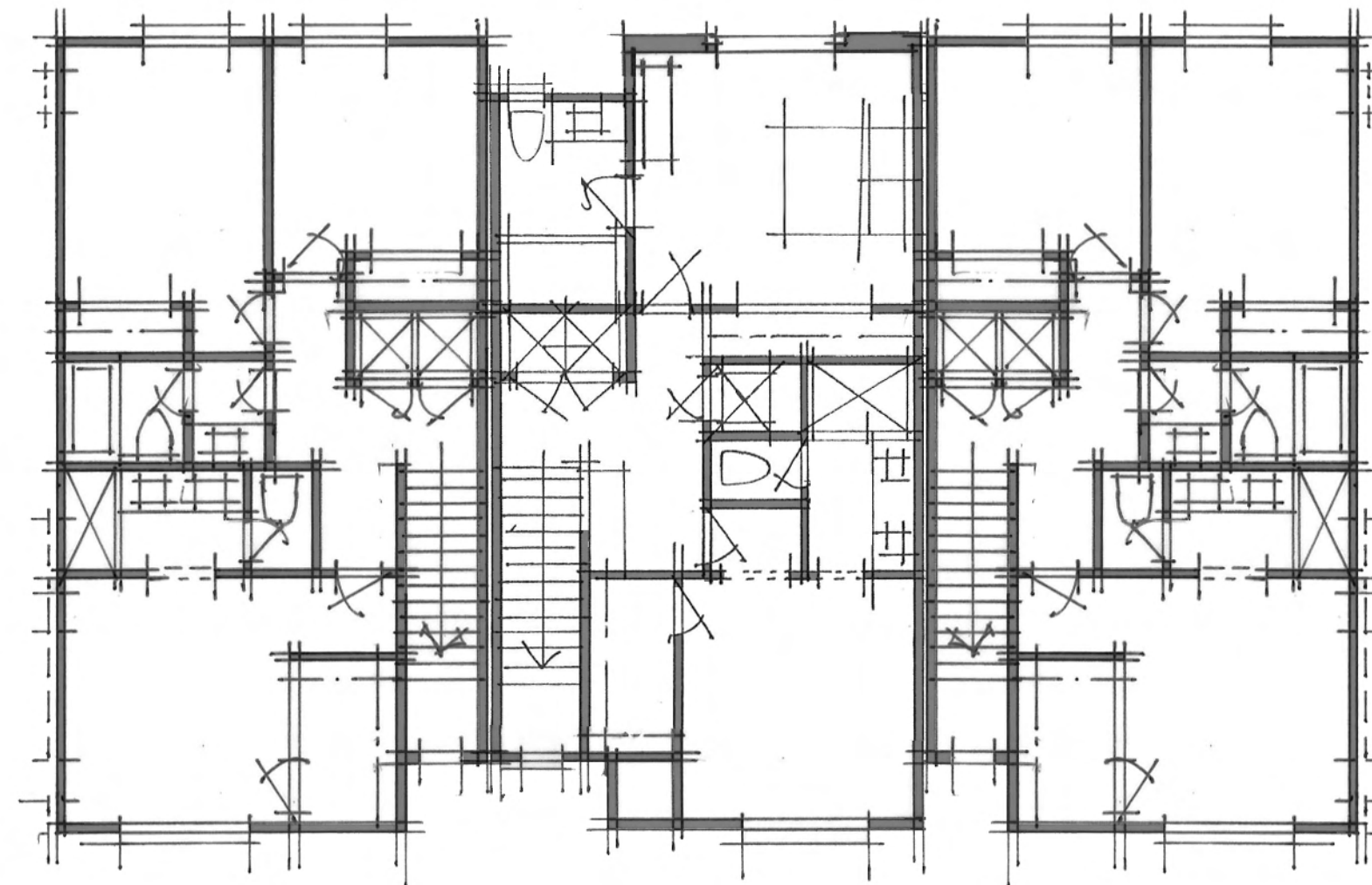
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ORANGE COUNTY . LOS ANGELES . BAY AREA



Roof Plan



Second Level

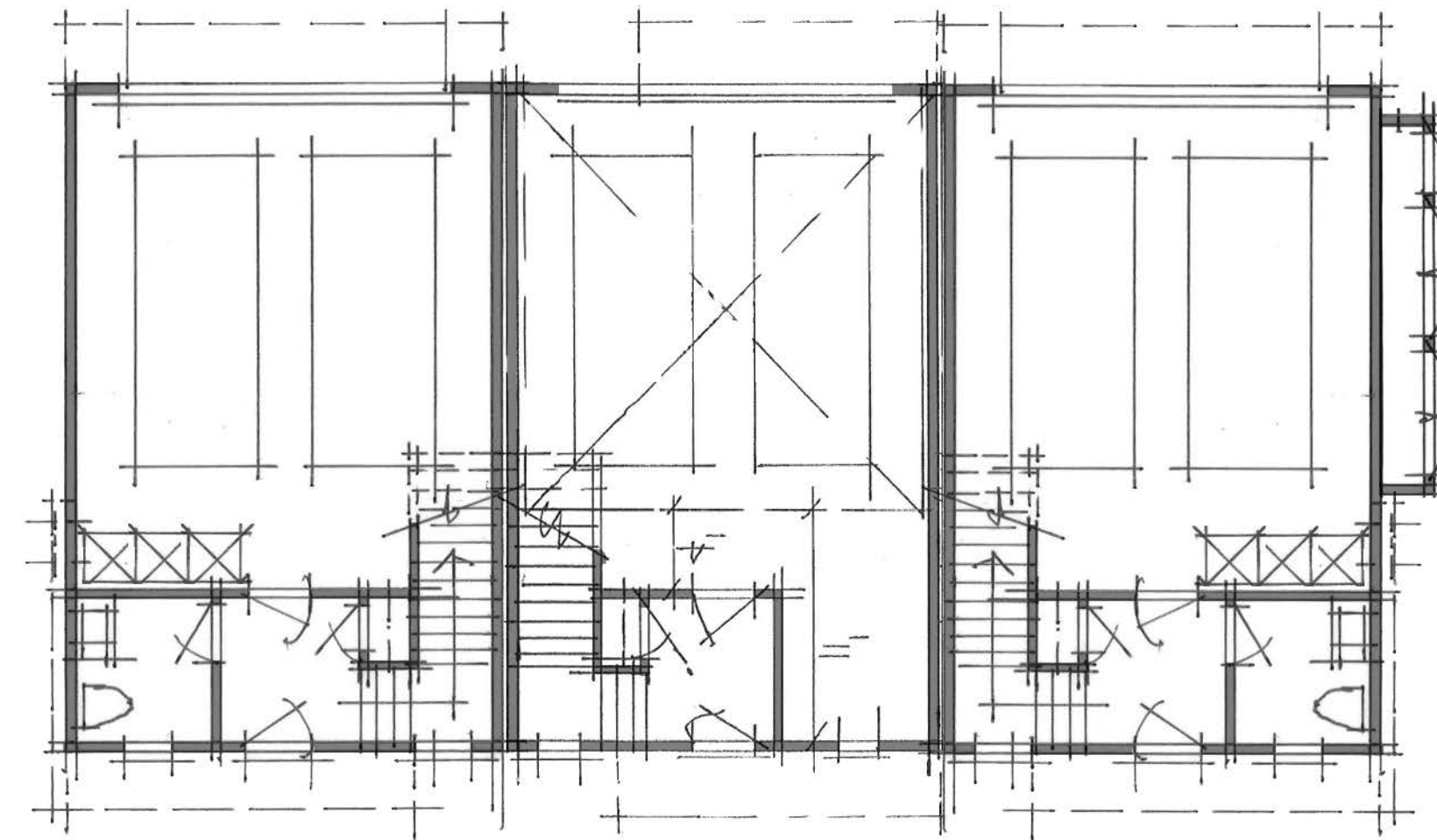


Third Level

PLAN 5

PLAN 4

PLAN 5



First Level

PLAN 5

PLAN 4

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

PLAN 5

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

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

BUILDING 500 | Composite Floor Plans / Roof Plan

88 VIVIAN STREET

SAN RAFAEL, CA

ASHTON 3

0 4 8 16
A1.20

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Right



Rear



Left



SCHEME# 1

Front

<u>MATERIAL</u>	
Roof:	Concrete Tile 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 500 | Exterior Elevations

88 VIVIAN STREET

SAN RAFAEL, CA

ASHTON 3

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

0 4 8 16
A1.21

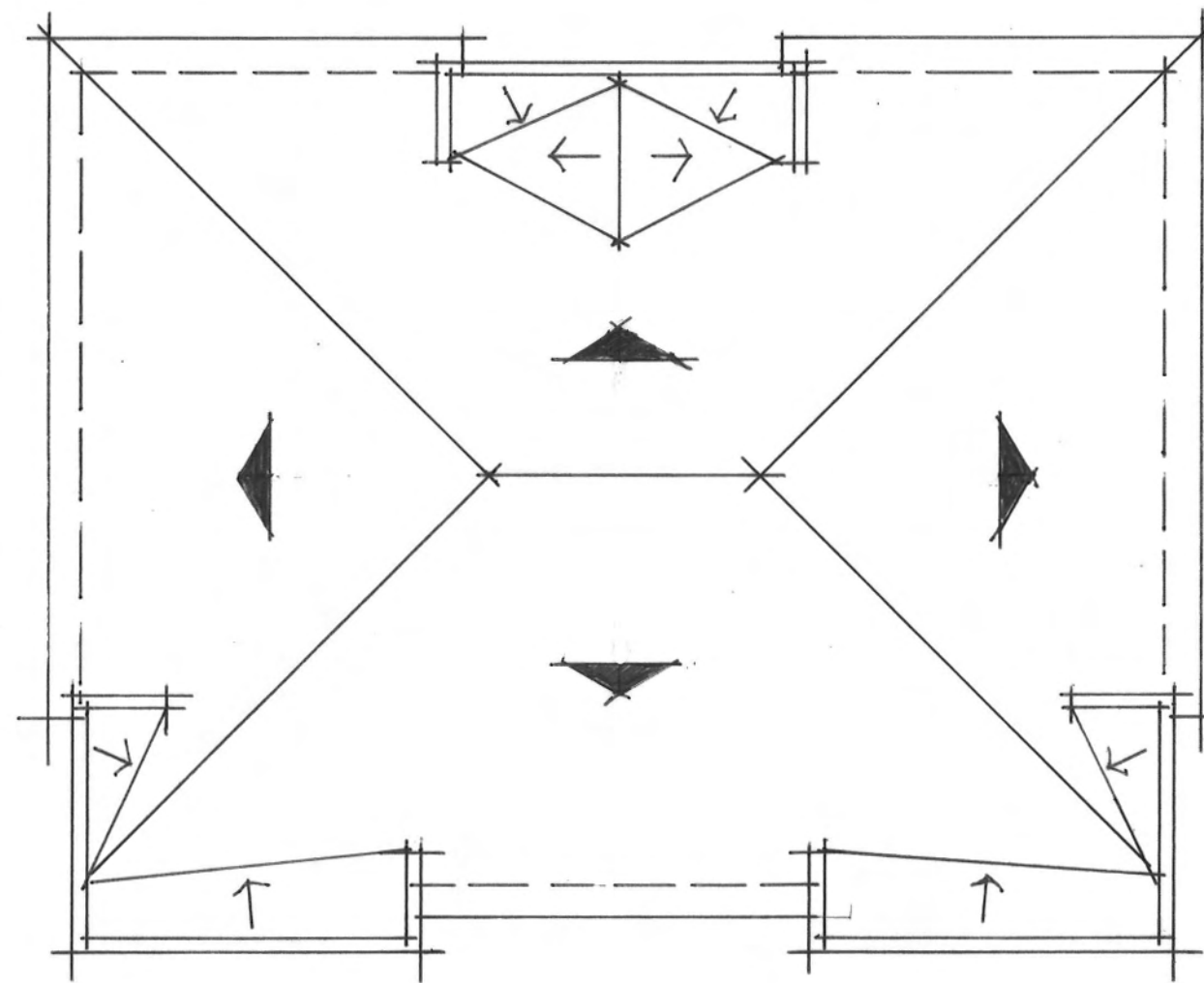
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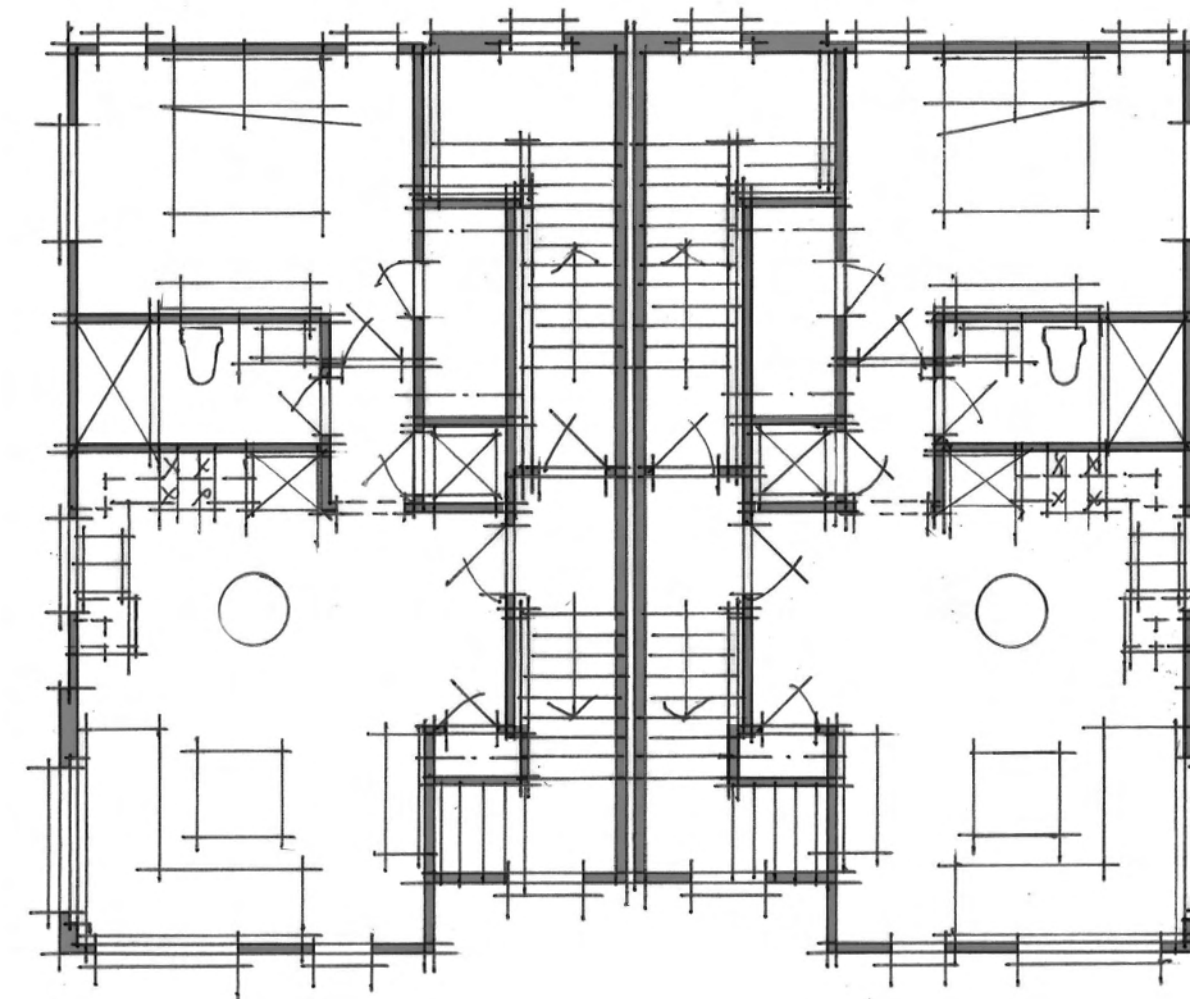
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WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA



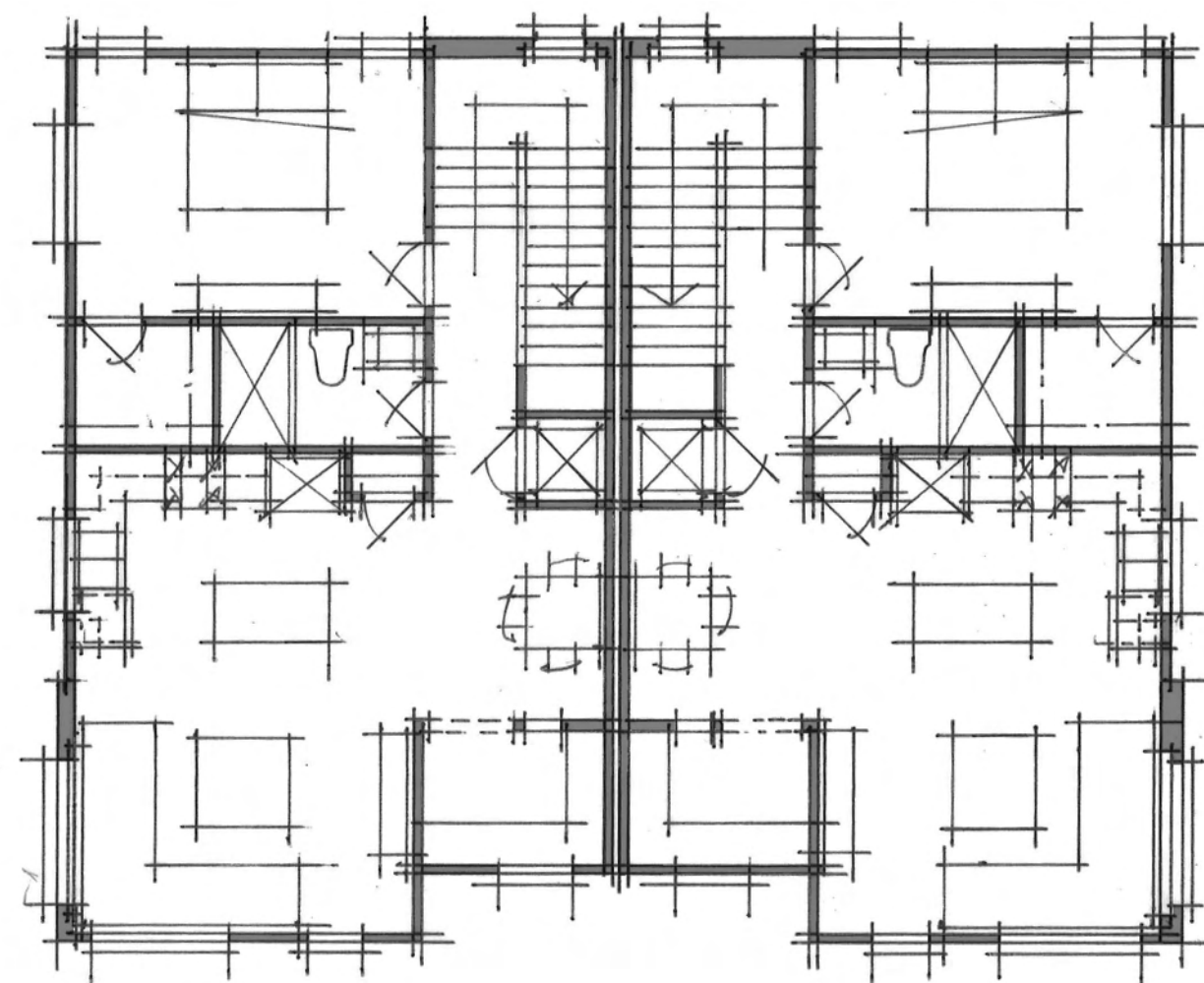
Roof Plan



Second Level

PLAN 6

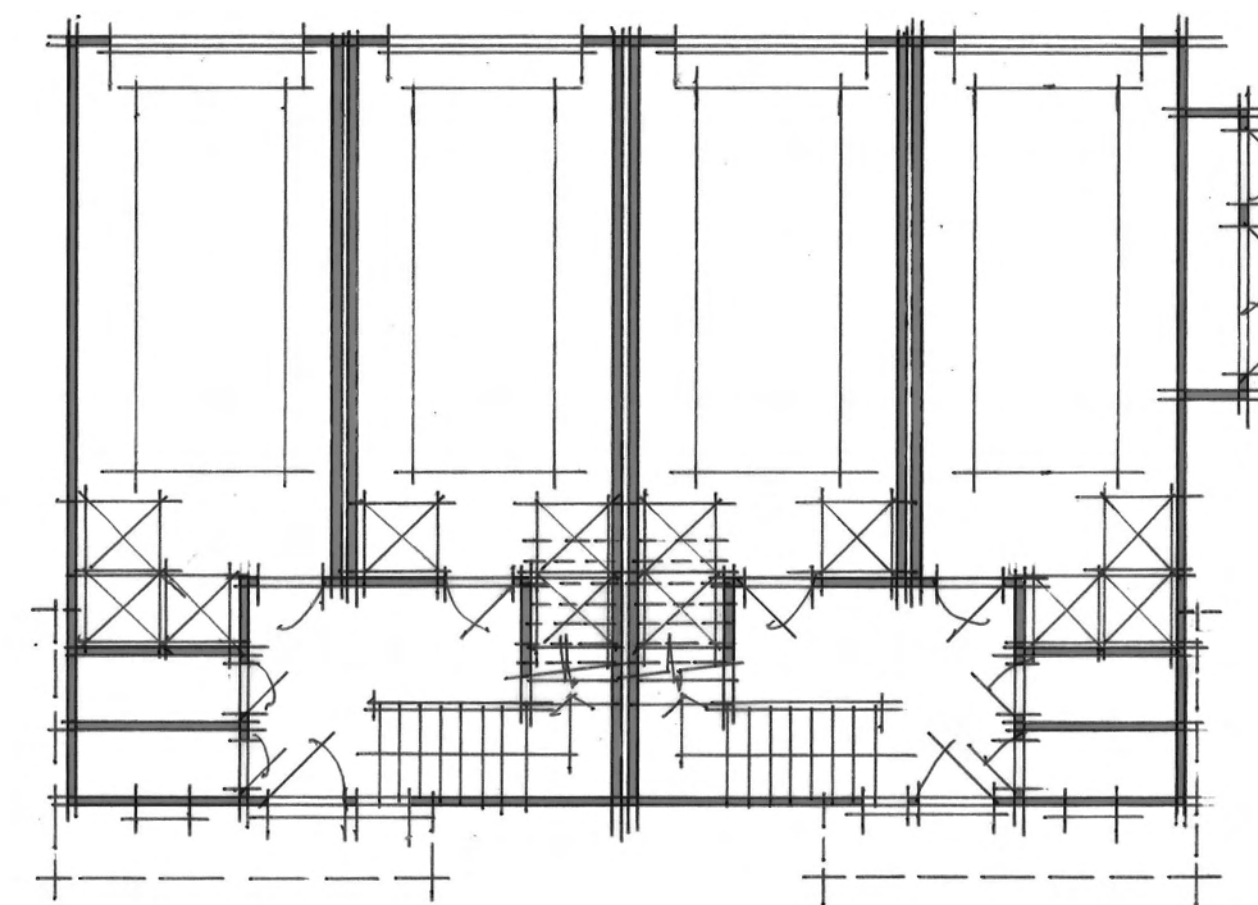
PLAN 6



Third Level

PLAN 7

PLAN 7



First Level

PLAN 7

PLAN 6

PLAN 6

PLAN 7

PLAN 6
851 SF
1 Bedroom | 1 Bath
1-Car Garage

PLAN 7
1,141 SF
1 Bedroom | 1 Bath | Office
1-Car Garage

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

BUILDING 600 | Composite Floor Plans / Roof Plan

88 VIVIAN STREET

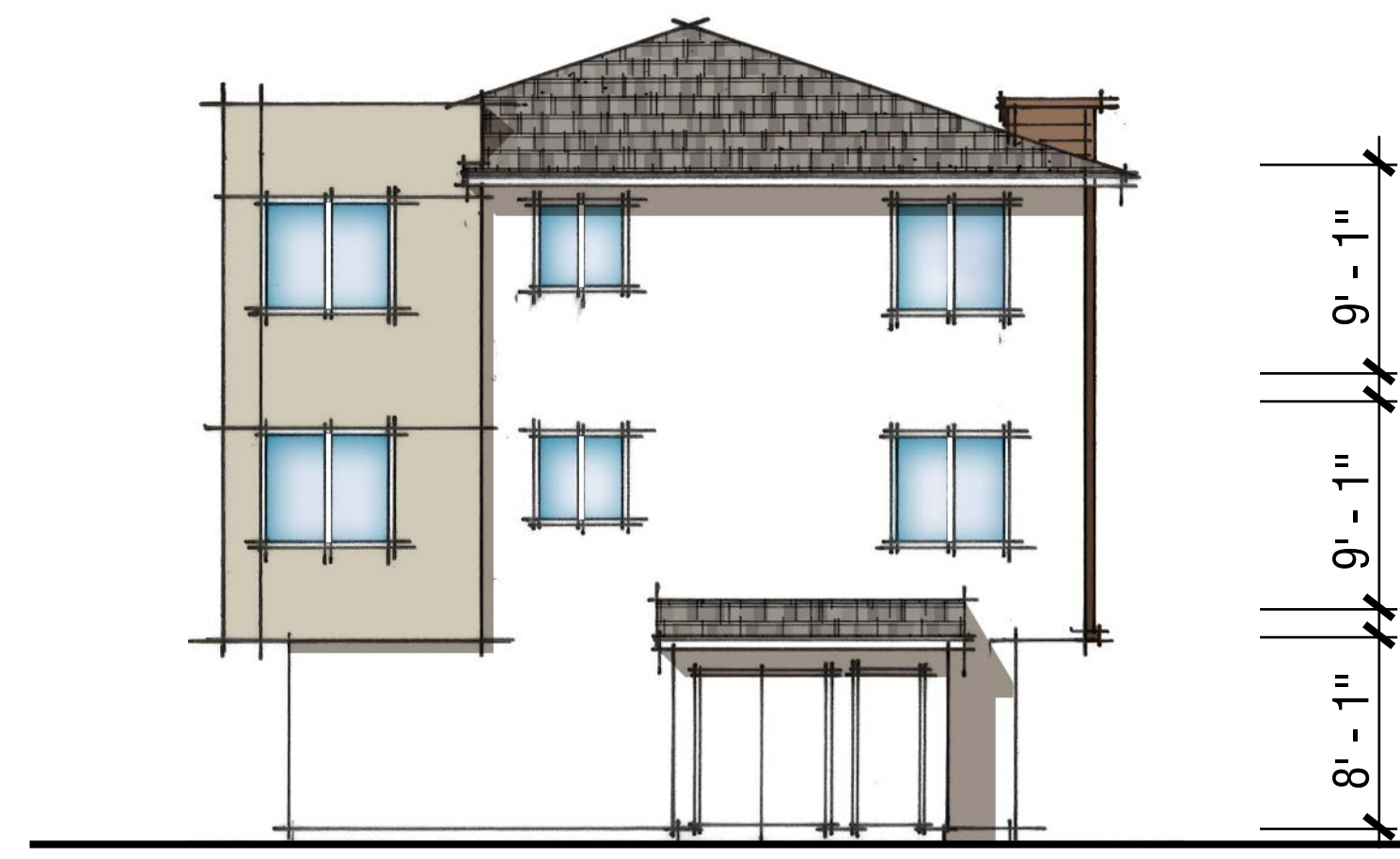
SAN RAFAEL, CA

ASHTON 3

0 4 8 16
A1.22
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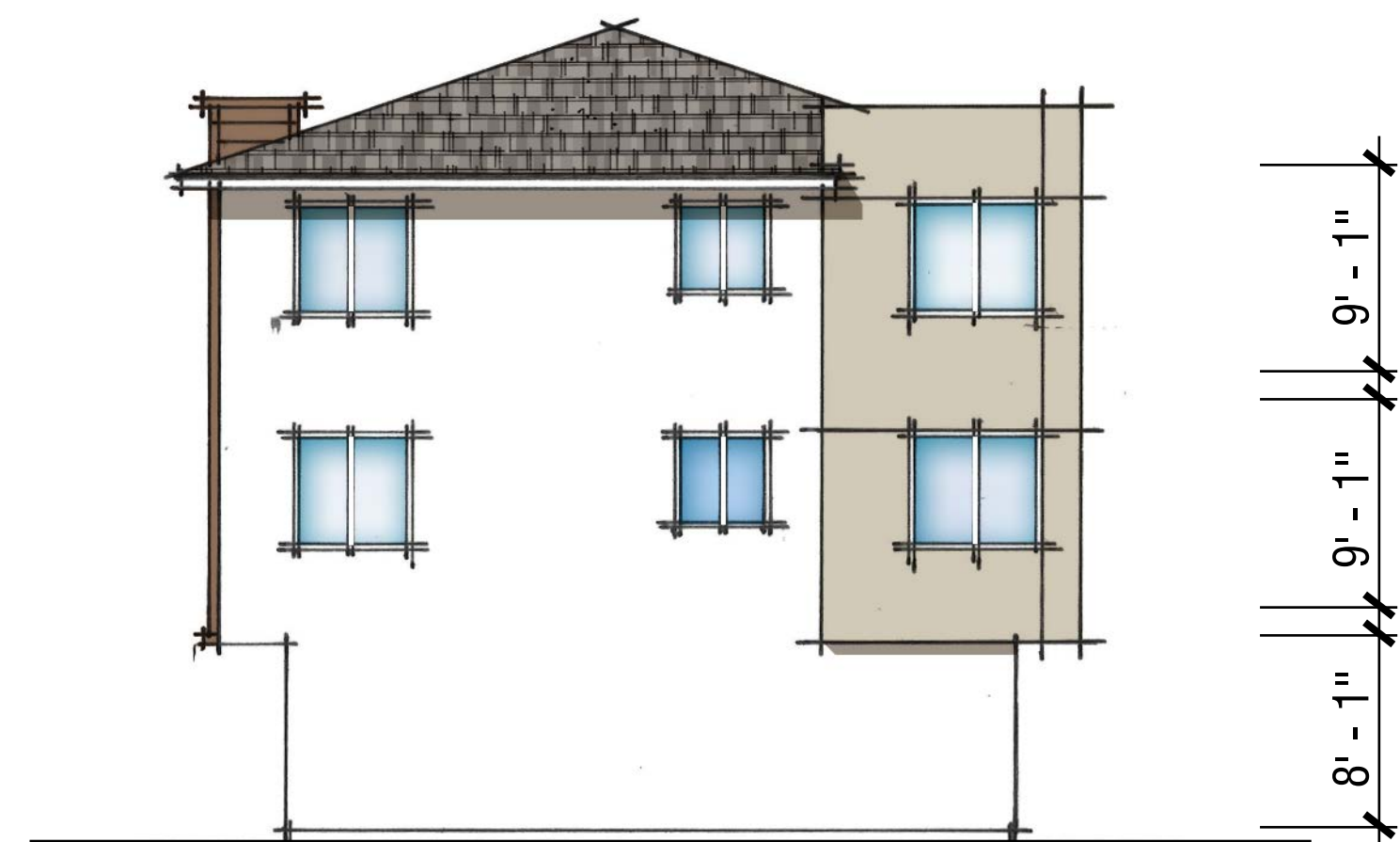
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WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA



Right



Rear



Left



SCHEME# 1

MATERIAL

Front

- Roof: Concrete Tile 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 600 | Exterior Elevations

88 VIVIAN STREET

SAN RAFAEL, CA

ASHTON 3

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

0 4 8 16
A1.23

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December 21 - 12:00PM



December 21 - 2:00PM



December 21 - 1:00PM

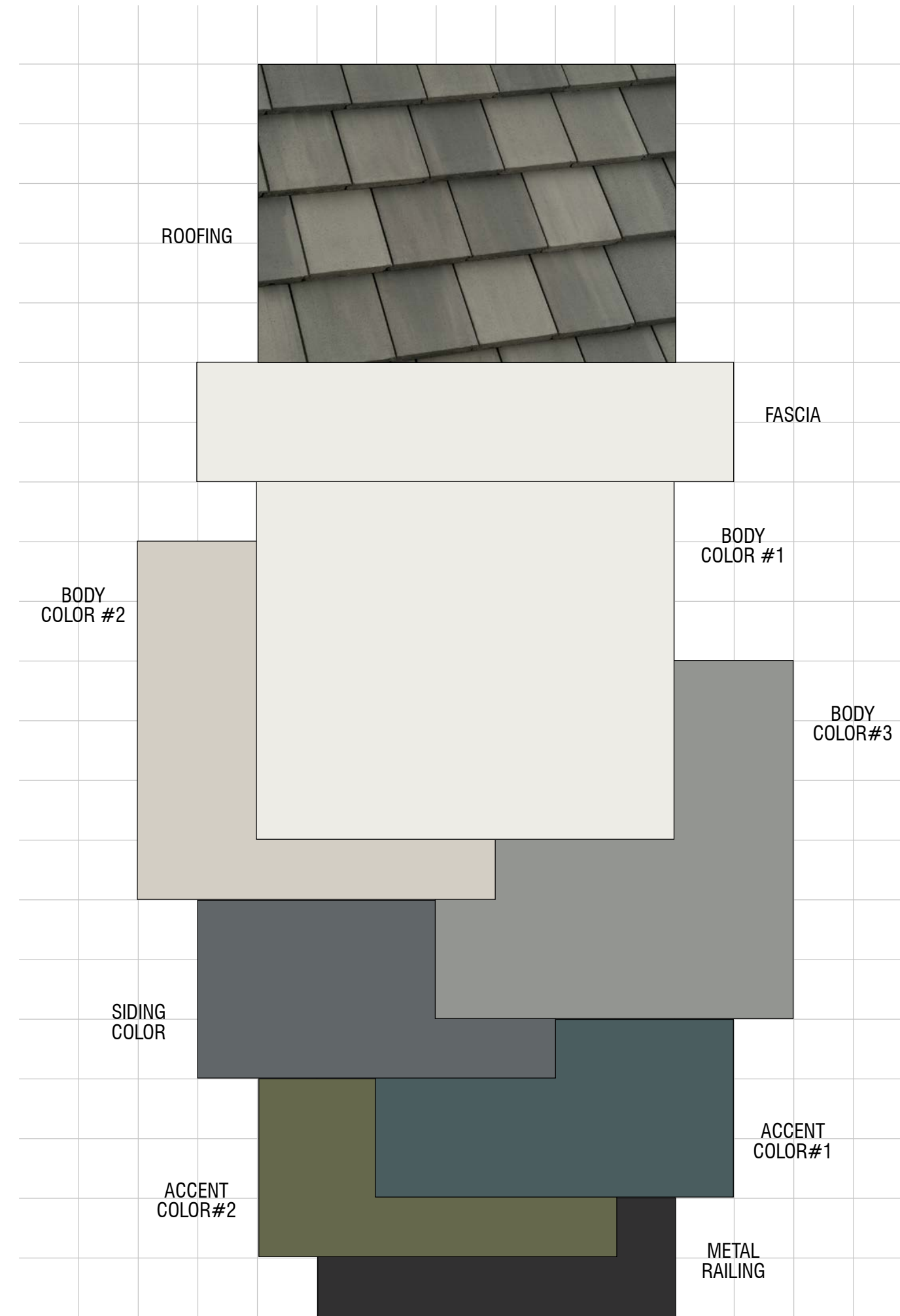


December 21 - 3:00PM

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

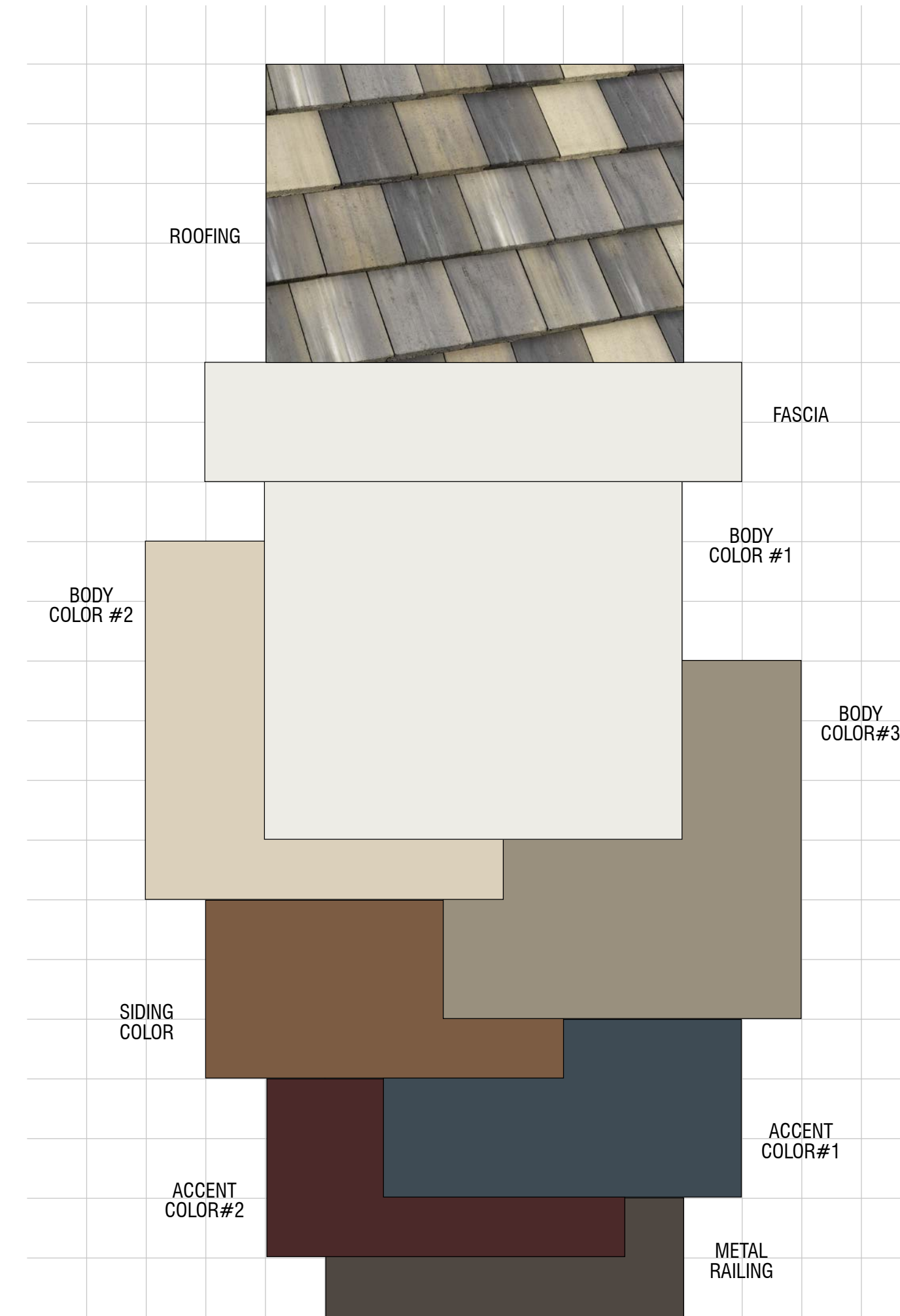
Exterior Color & Materials

PALETTE 1 BUILDINGS 100, 200, 300 & 400

Material	Color	Manufacturer
Roofing: Concrete Slate Tile	4697 Slate Range Ref. .15 Emi: .94 A.SRI: 16 CRRC: 0918-0046	Eagel
Vinyl Windows (factory finish)	TBD	TBD
Gutters & Downspouts (factory finish)	Match adjacent color	TBD
Body Color #1 (applied to): Eaves Fascia Stucco	SW 7006 Extra White	Sherwin Williams
Body Color #2 (applied to): Stucco	SW 9165 Gossamer Veil	Sherwin Williams
Body Color #3 (applied to): Stucco Accent Corner Boards Garage Doors Lap Siding Trim @ Siding	SW 9163 Tin Lizzie	Sherwin Williams
Siding (applied to): Corner Boards Lap Siding Trim @ Siding	SW 7075 Web Gray	Sherwin Williams
Accent Color #1 (applied to): Unit Doors	SW 6223 Still Water	Sherwin Williams
Accent Color #2 (applied to): Unit Doors	SW 6180 Oak Moss	Sherwin Williams
Metal Railing	SW 6990 Caviar	Sherwin Williams
Mechanical Doors	Match Adjacent Stucco Color	Sherwin Williams
Garage Door Weatherstrip (factory finish)	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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San Rafael, California
ASHTON 3
September 9, 2021 | 2020270
PAGE 2 OF 2

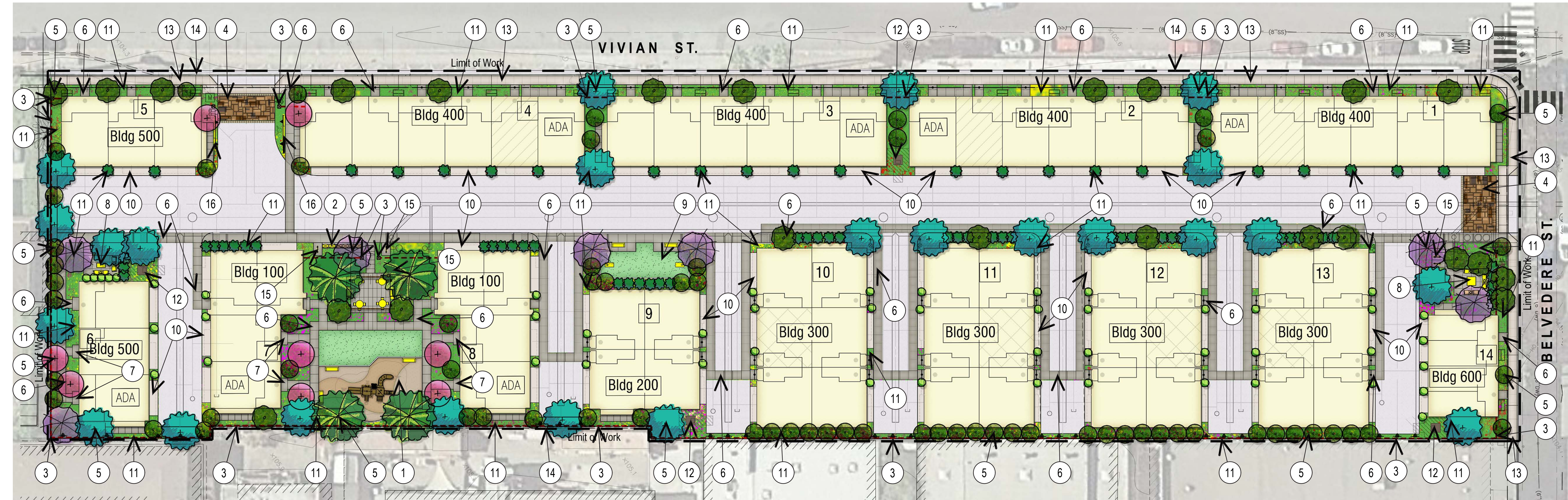
Exterior Color & Materials

PALETTE 2 BUILDINGS 100, 200, 300 & 400

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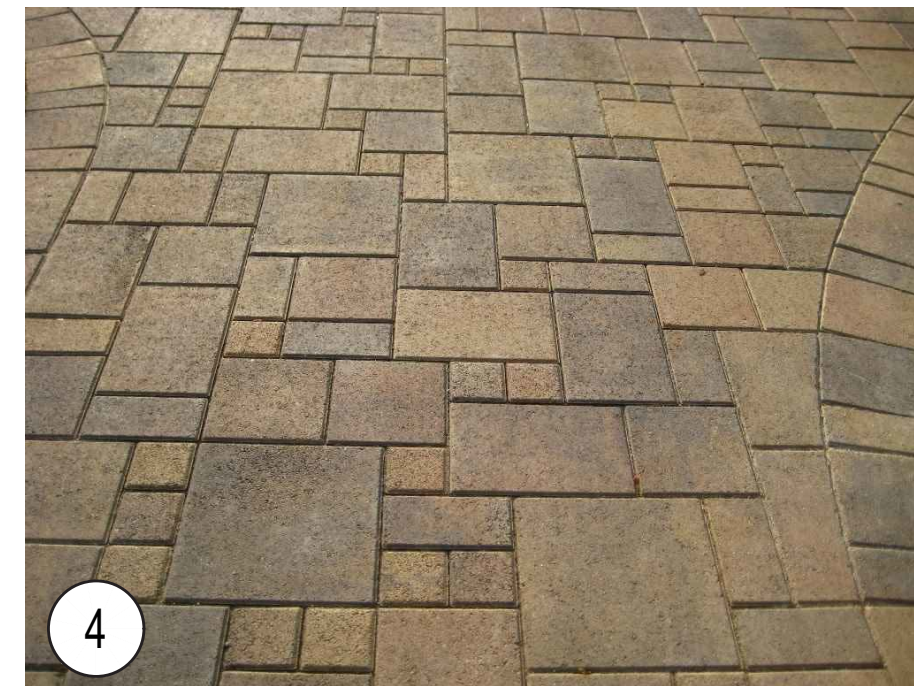


LEGEND

1. Central community open space area with tot-lot with rubberized play surface, tables and chairs, shade structure, BBQ, and lawn area 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. Reading nook, and Ride-share waiting area with seating and table. See Enlargement L2.
9. Play zone with corn hole on lawn and benches. See Enlargement L2.
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. Vine trellis in the entry.



2



4



5



5

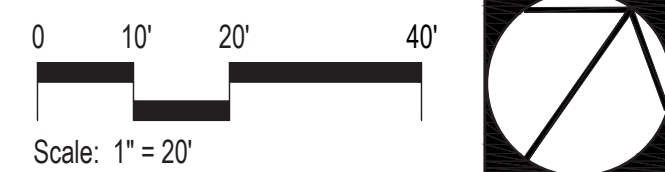


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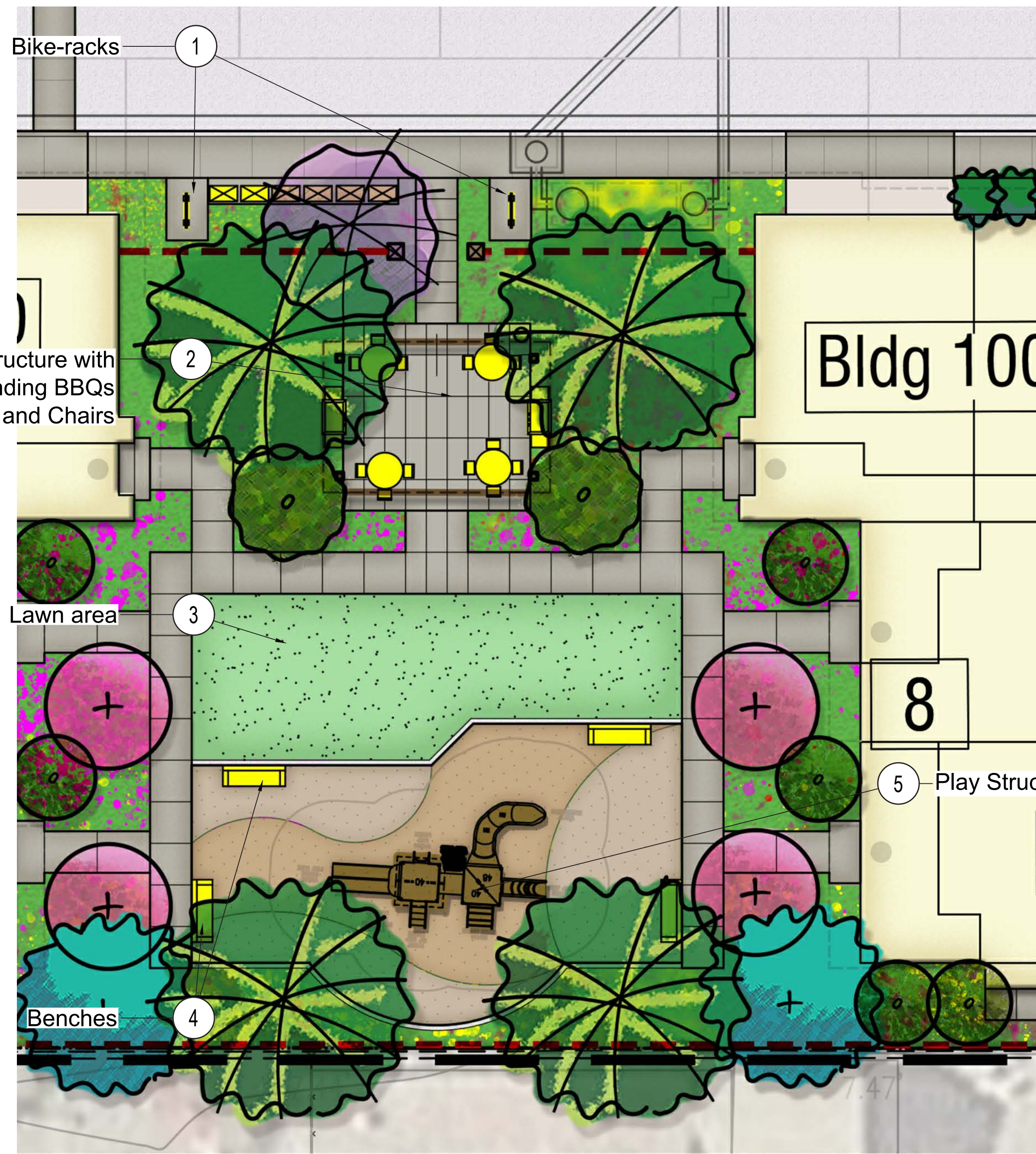


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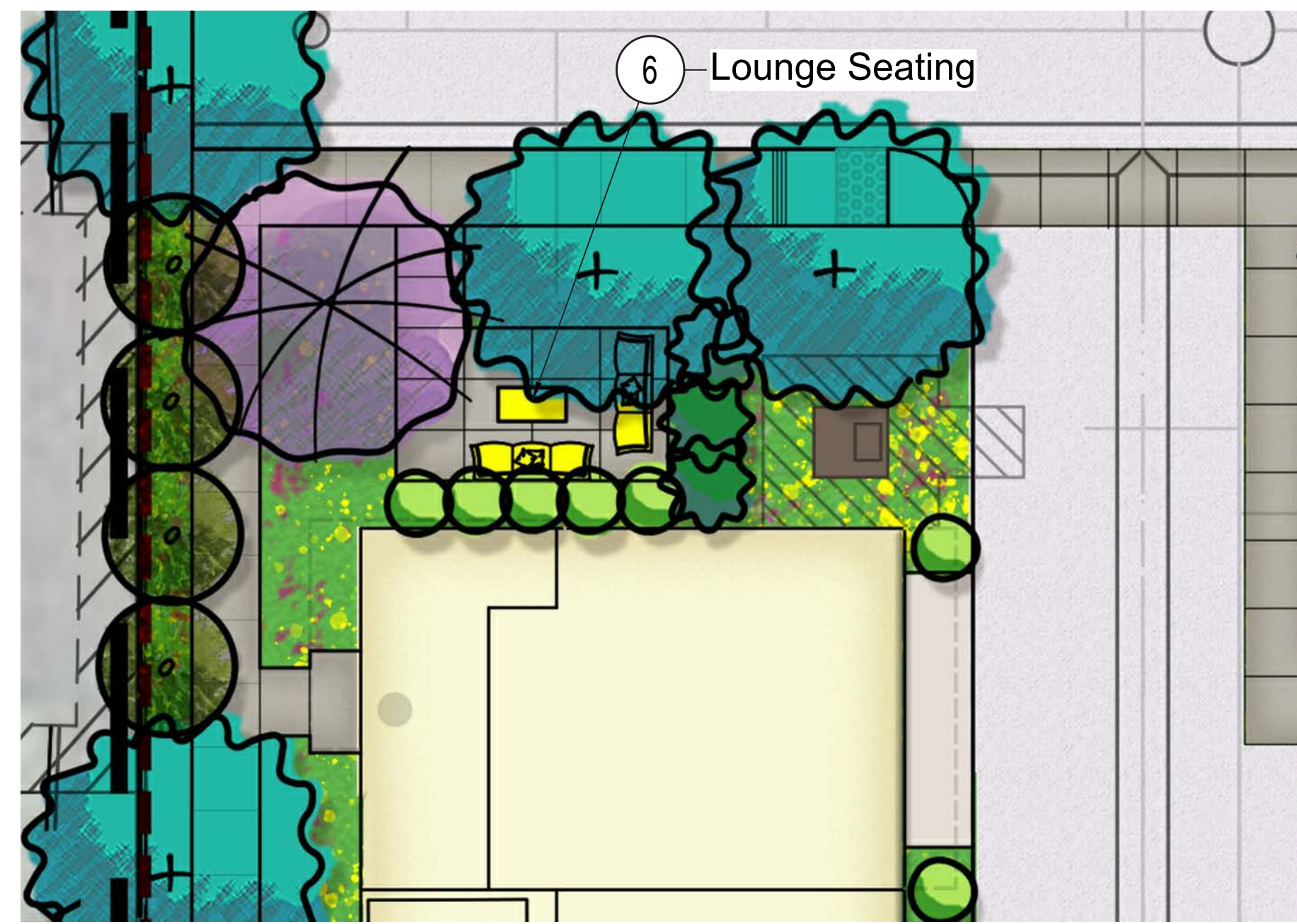
*Conceptual images (provided herein are conceptual and subject to change)



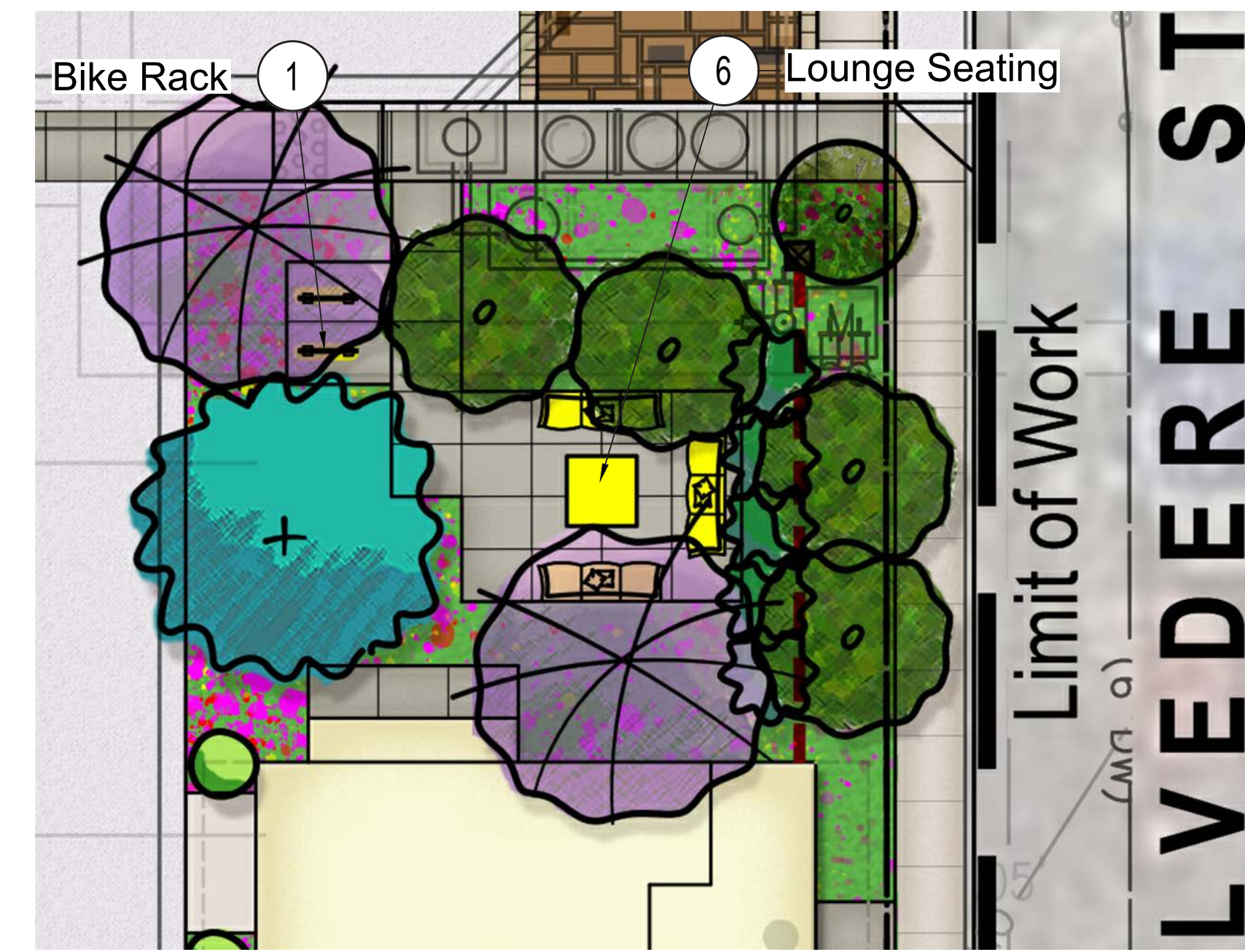
Schematic Landscape Plan



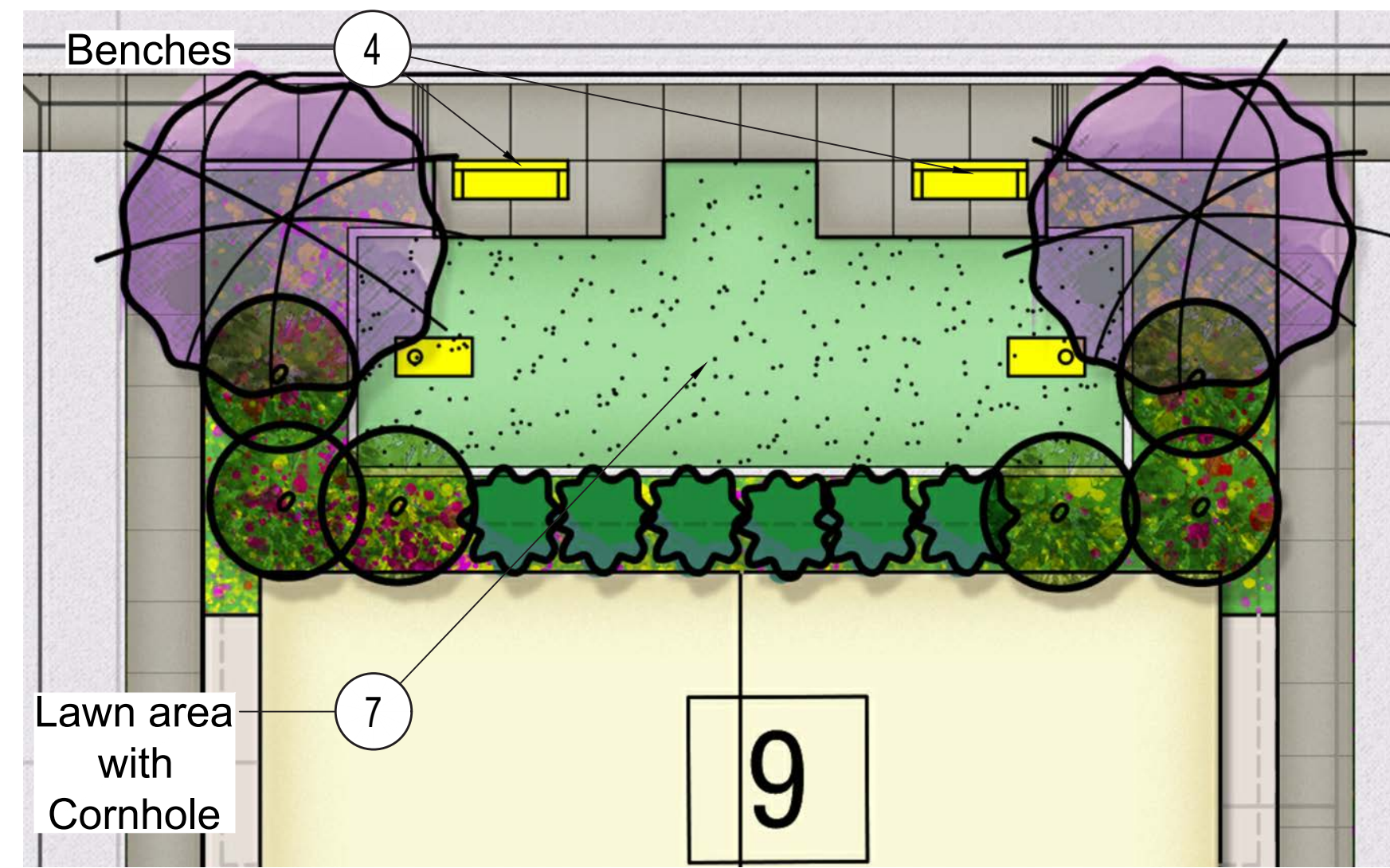
A: Central Park- Kids Zone
Scale: 1/8" = 1'-0"



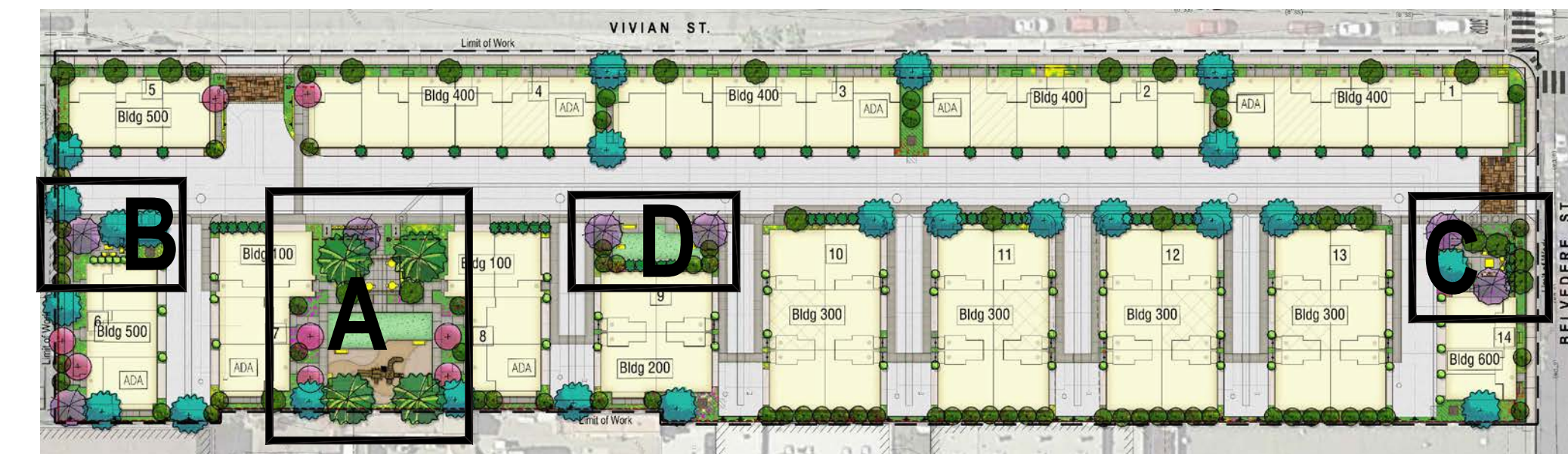
B: Reading Nook
Scale: 1/8" = 1'-0"



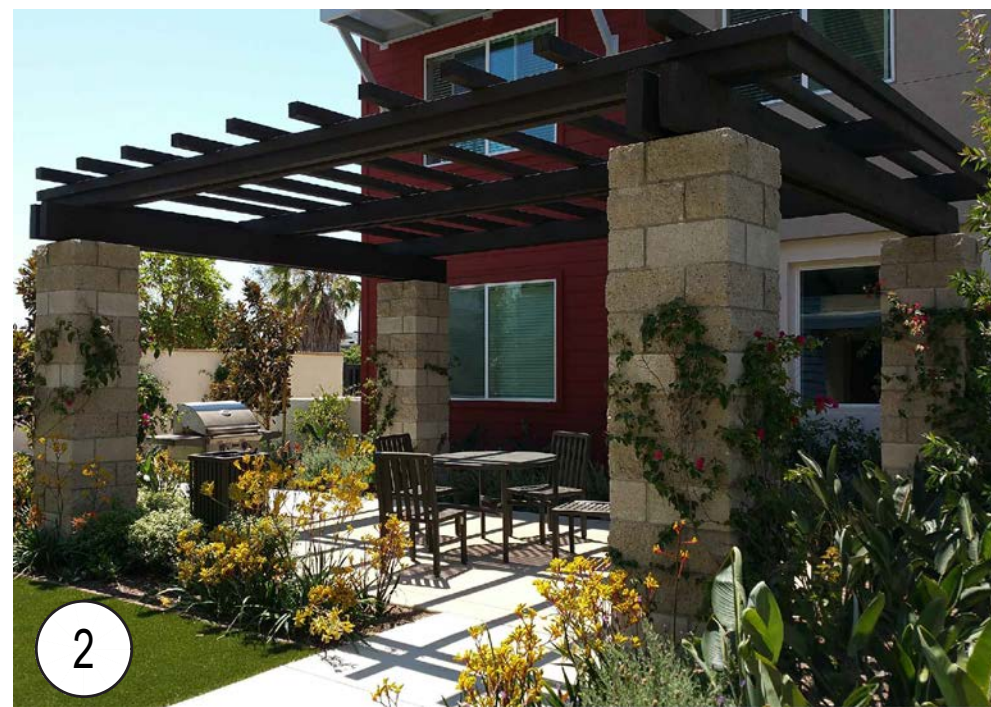
C: Ride Share Waiting Area
Scale: 1/8" = 1'-0"



D: Adult Play Zone
Scale: 1/8" = 1'-0"



Key map:
Scale: NTS



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

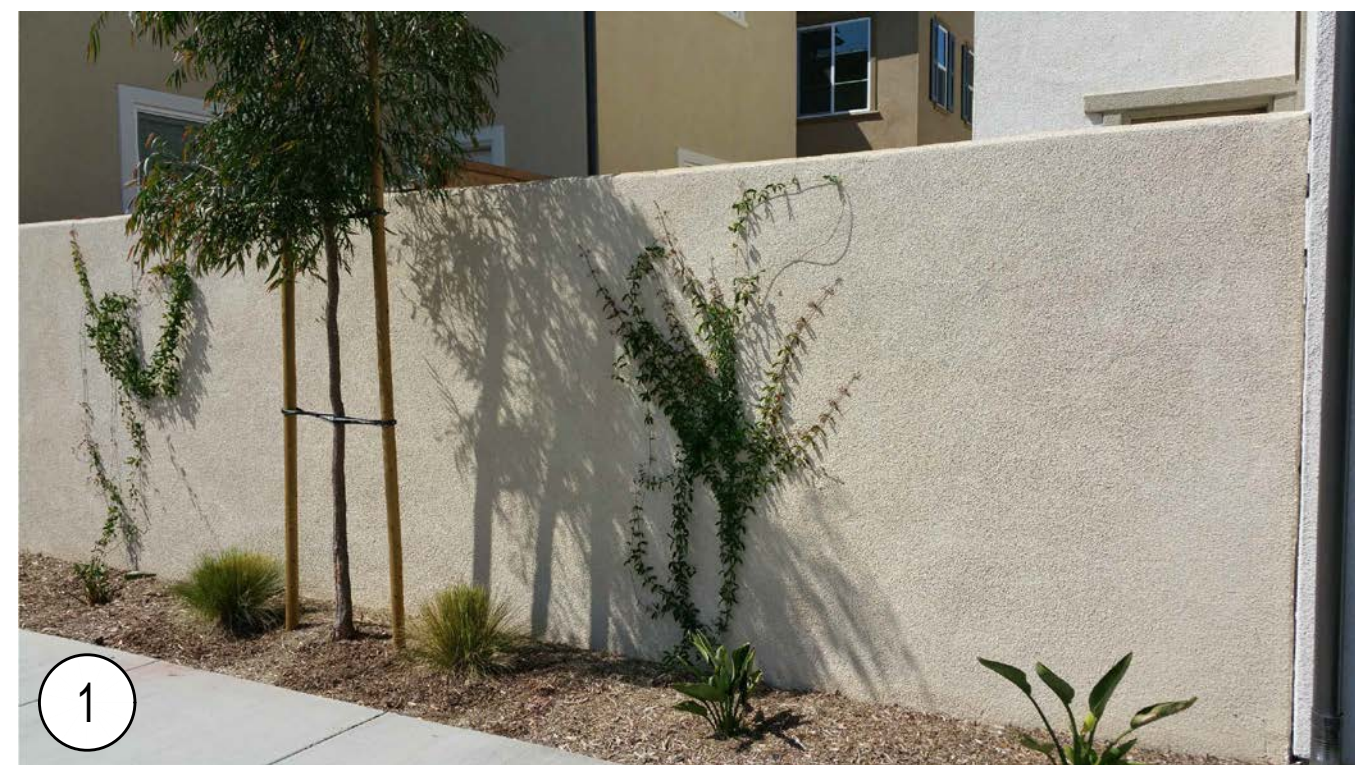
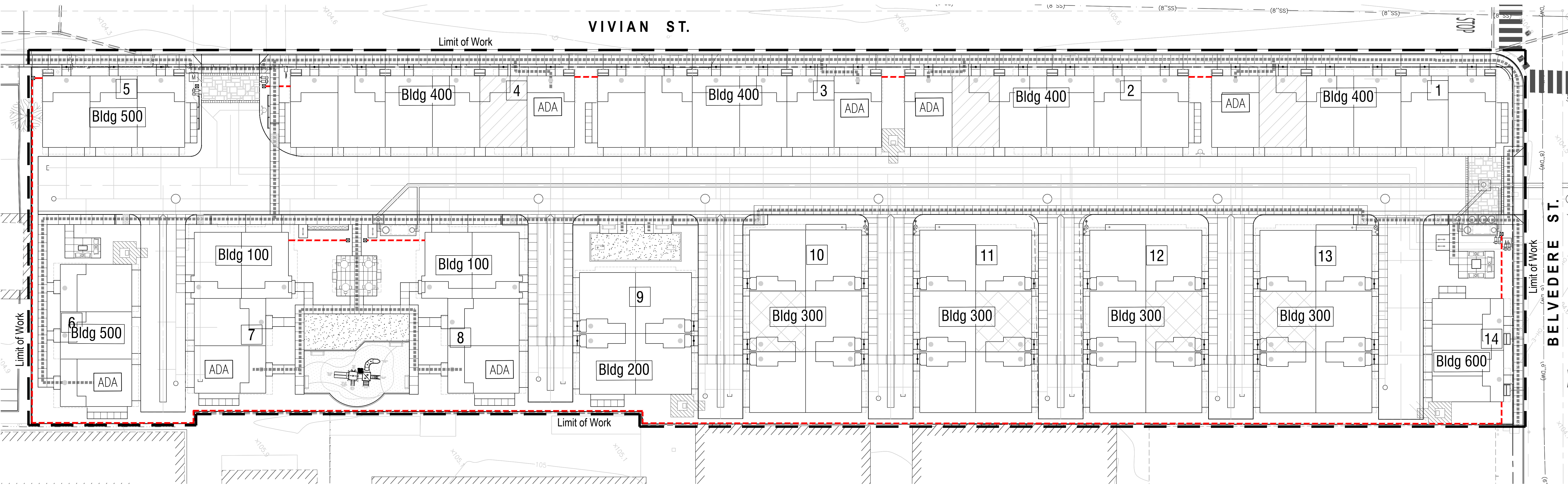


Schematic Open Space Enlargement Plan

Ashton 3

4th City Submittal | Project No.: A301
Date: Jan. 10, 2022

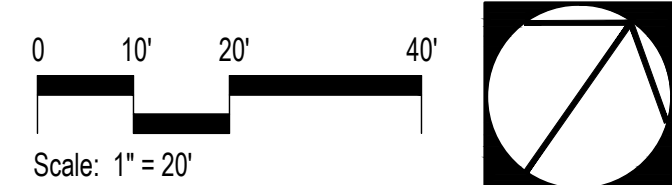
L-2



*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

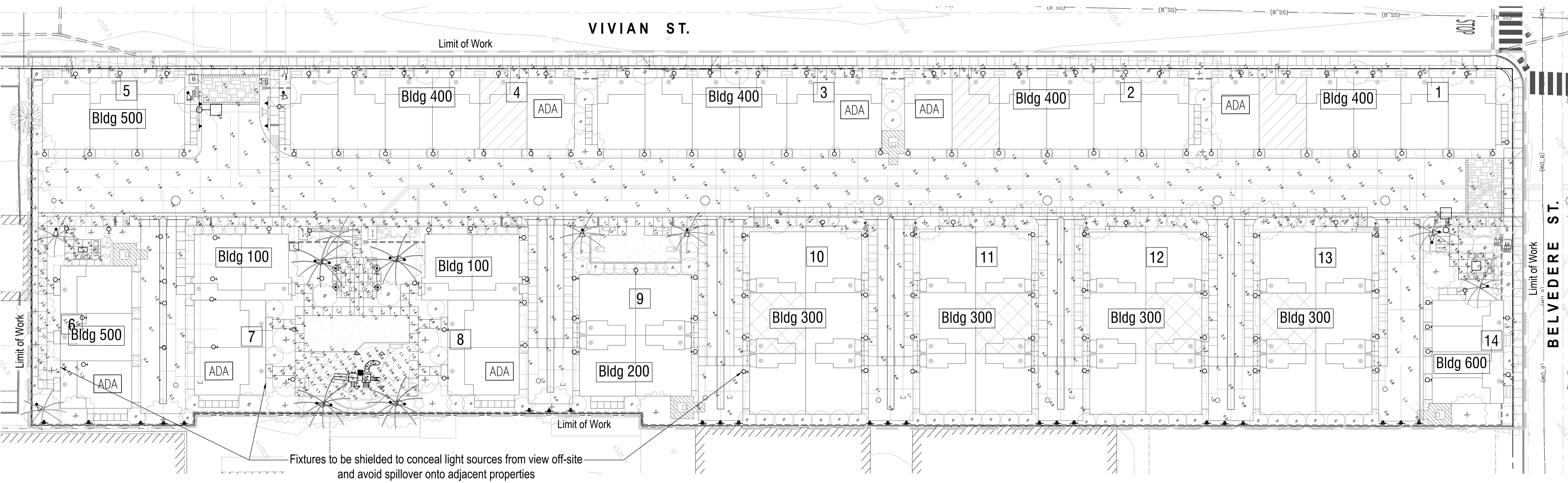
Ashton 3

4th City Submittal | Project No.: A301
Date: Jan. 10, 2022

L-3

San Rafael **studio** PAD

Landscape Architecture
22175 S. Pacific Ave. #100
Laguna Hills, CA 92653 | 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.

GENERAL PHOTOMETRIC SCHEDULE

AVERAGE FOOT-CANDLES	2.65
MAXIMUM FOOT-CANDLES	7.3
MINIMUM FOOT-CANDLES	0.3
MINIMUM TO MAXIMUM FC RATIO	0.04
MAXIMUM TO MINIMUM FC RATIO	24.25
AVERAGE TO MINIMUM FC RATIO	8.84

GENERAL PHOTOMETRIC SCHEDULE

AVERAGE FOOT-CANDLES	2.56
MAXIMUM FOOT-CANDLES	8.7
MINIMUM FOOT-CANDLES	0.4
MINIMUM TO MAXIMUM FC RATIO	0.04
MAXIMUM TO MINIMUM FC RATIO	24.74
AVERAGE TO MINIMUM FC RATIO	7.28

GENERAL LUMINAIRE SCHEDULE

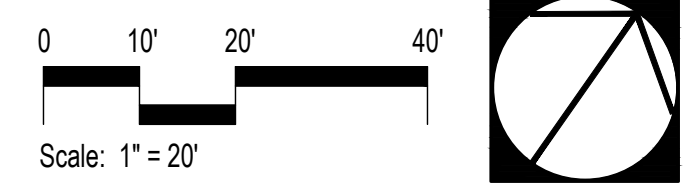
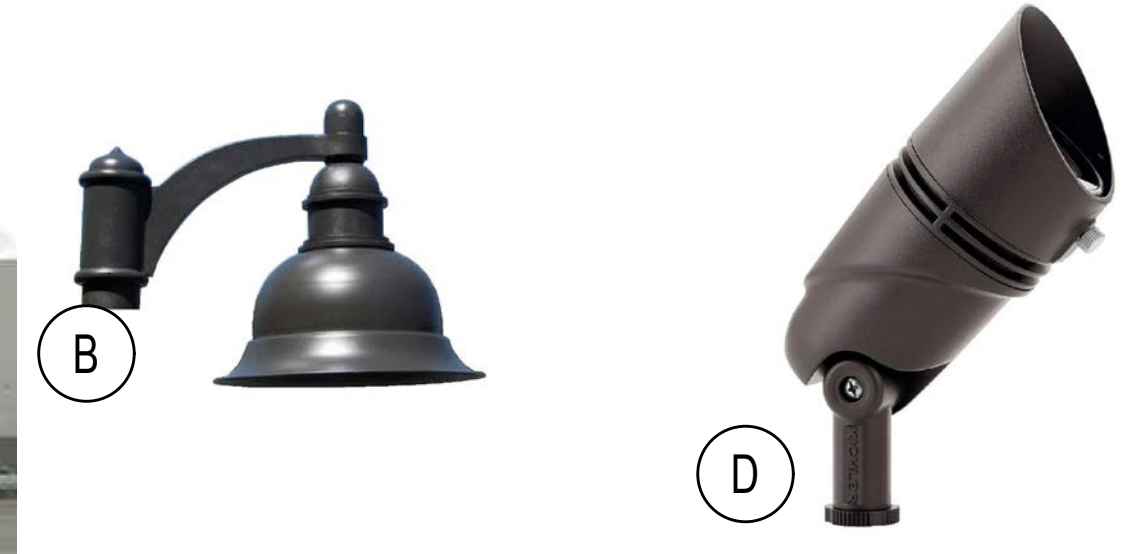
CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	NOTE 1	NOTE 2	QUANTITY
Down-SS (A)	◁	(1) COOL WHITE LED	2-3/8" DIA. X 9"H. DOWNLIGHT LUMINAIRE, 3 COOL WHITE LED, CUSTOM CHROME PLATED PARABOLIC REFLECTOR AND TEXTURED LENS/FLAT TEMPERED GLASS LENS.	ELECTRONIC	WALL/CEILING	FX LUMINAIRE, JB-3LED-BZ	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		138



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

LOW VOLTAGE (12V) LIGHTING SCHEDULE

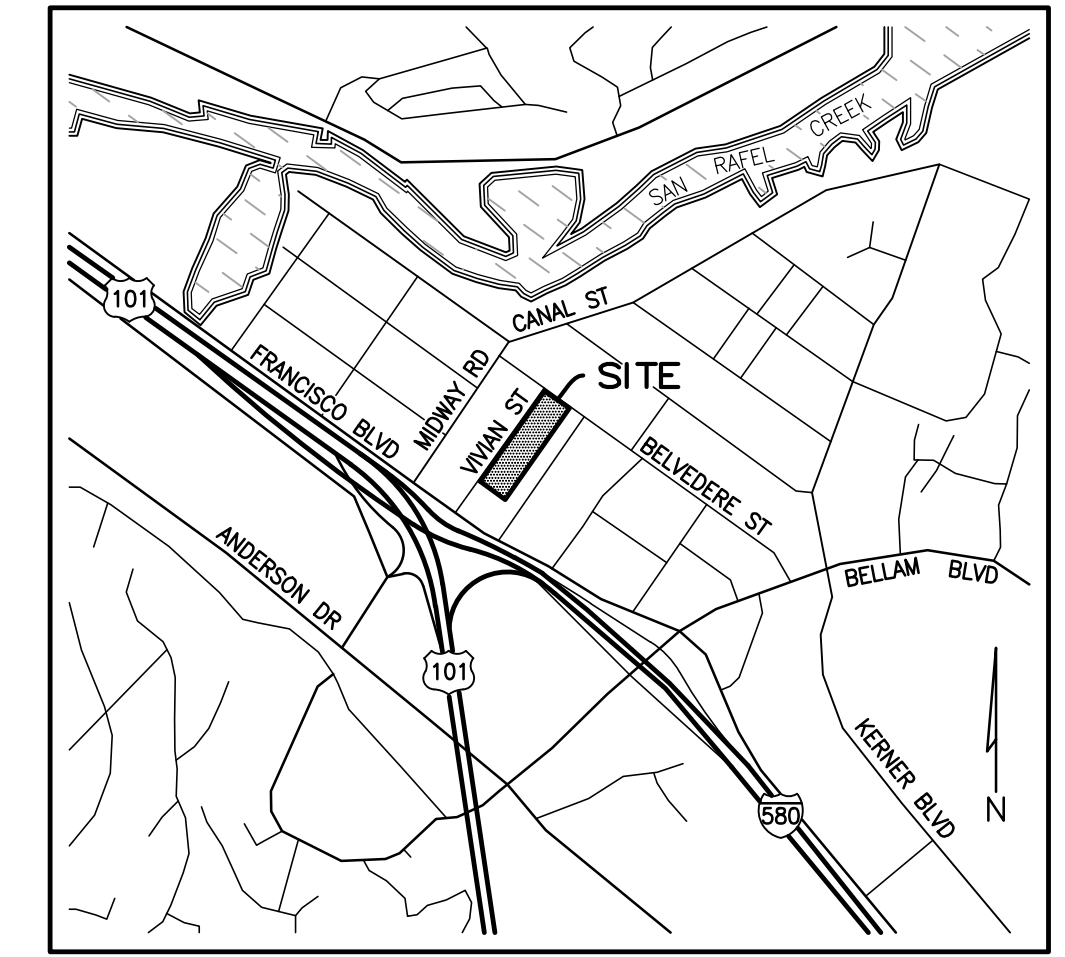
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
(D)	Shade Structure Downlight - Kichler model #16017AZT27 Cast Aluminum, Textured Architectural Bronze, Surface Mounted Bracket Lamp: LED, 5.25 W-12W, 2700K Warm White	4
▽	Tree upright, Staked - Kichler model VLO #16018-16020 Order #16019AZT27 (35Flood) Cast aluminum, Textured Architectural Bronze, Staked Lamp: LED, 5.25 W-12W, 2700K Warm White	17
□	Low-voltage transformer - Kichler model #15PR75 AZT Cast Aluminum, Textured Architectural Bronze, Wall 75	1



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)

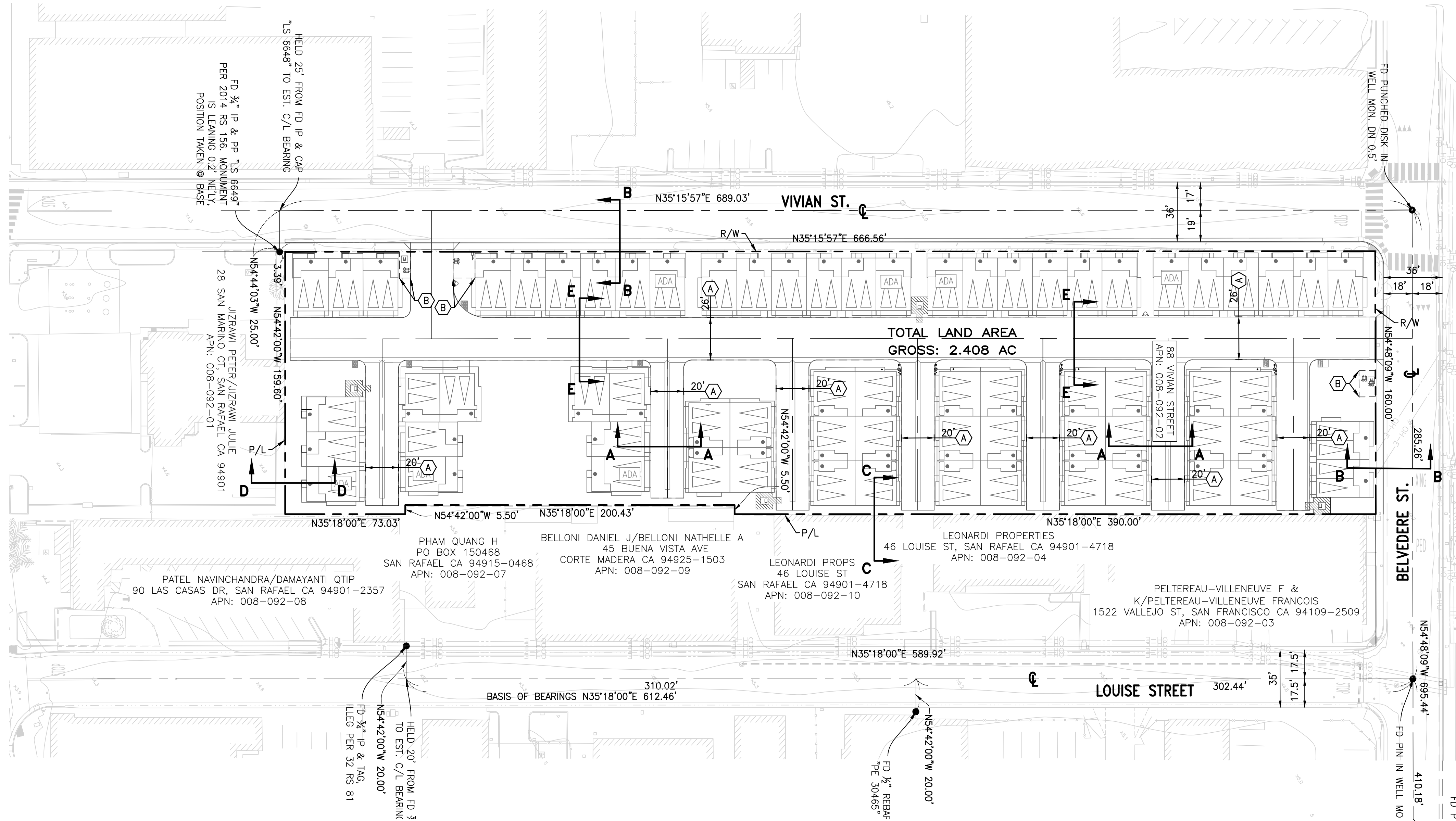
LEGAL DESCRIPTION:

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:

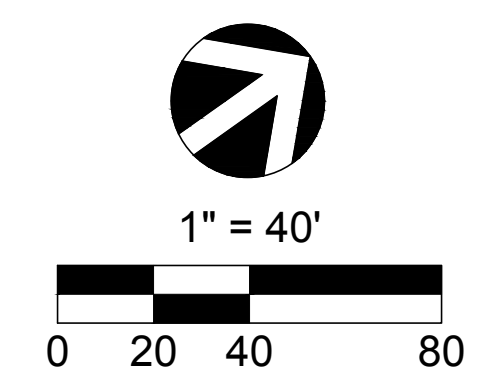
BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF LOT 6, IN BLOCK 10, AS SHOWN UPON THAT CERTAIN MAP ENTITLED "MAP OF EAST SAN RAFAEL, MARIN COUNTY, CALIFORNIA," FILED FOR RECORD JANUARY 21, 1908, IN MAP BOOK 2, PAGE 109, MARIN COUNTY RECORDS, SAID POINT BEING DISTANT THEREON SOUTH 54 DEGREES 42' EAST 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.



- ### ENVIRONMENTAL CLEARANCE NOTES:
- THE OWNER AND ENVIRONMENTAL CONSULTANT SHALL PREPARE AND CERTIFY A LETTER STATING THAT THE EXISTING LEVELS OF CHEMICAL IN SOILS AND GROUNDWATER ARE ACCEPTABLE FOR RESIDENTIAL USES PROPOSED AND COMPLY WITH ALL FEDERAL, STATE, AND LOCAL ENVIRONMENTAL REQUIREMENTS. NO DEED RESTRICTIONS ARE ANTICIPATED.
 - THE OWNER AND ENVIRONMENTAL CONSULTANT SHALL PREPARE AND CERTIFY A LETTER STATING THAT ALL IMPORTED AND EXPORTED SOILS SHALL BE TESTED AND CERTIFIED AS ACCEPTABLE FOR THE APPLICABLE END-USE.
 - THE OWNER AND ENVIRONMENTAL CONSULTANT SHALL PREPARE AND IMPLEMENT A HEALTH AND SAFETY WORK PLAN TO PROTECT WORKERS AND THE PUBLIC DURING SUBSURFACE WORK AT THE SITE.



DEVELOPER : REVISIONS					
NO.	DATE	INITIAL	DESCRIPTION	APP	DATE

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

SOILS ENGINEER :
GEOCON CONSULTANTS, INC.
6871 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
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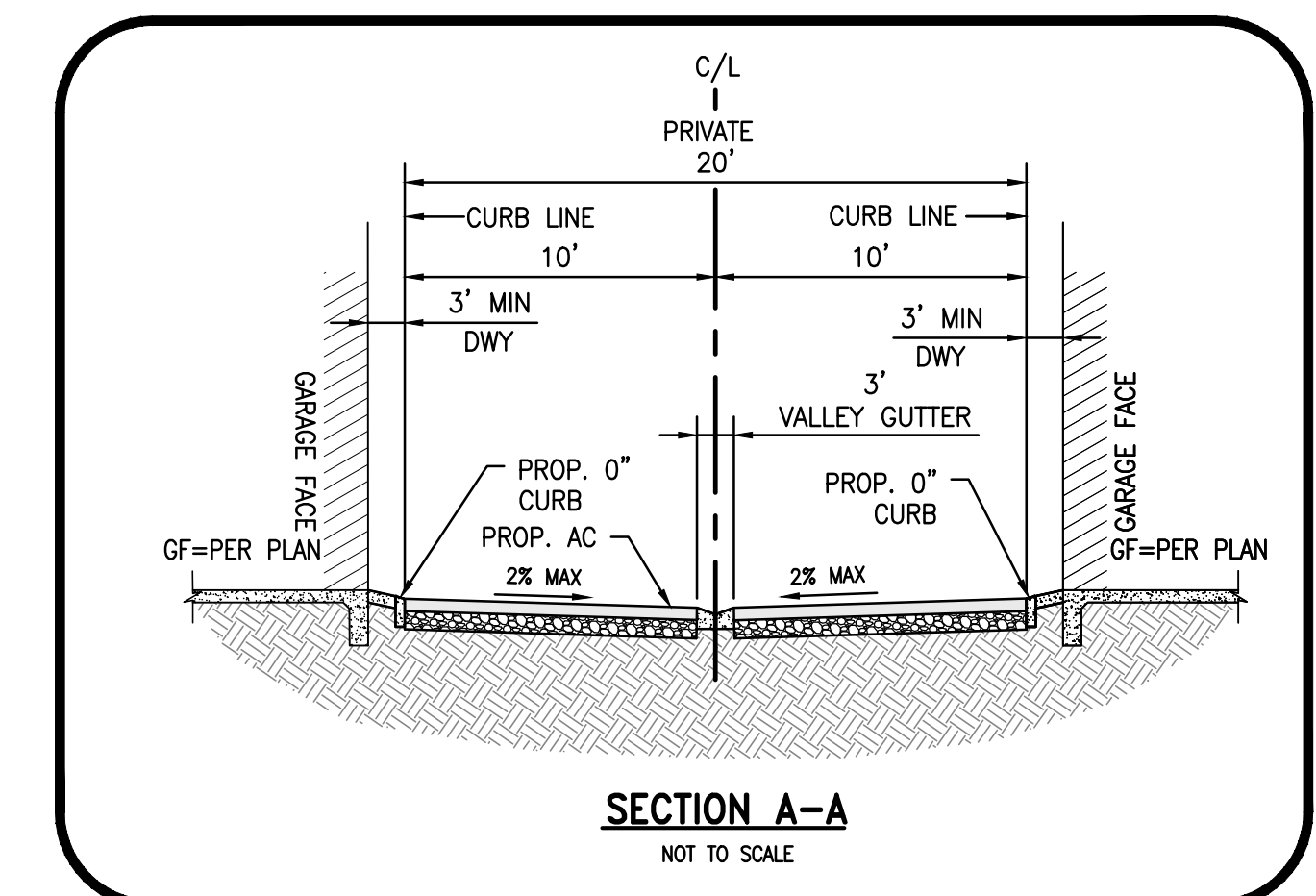
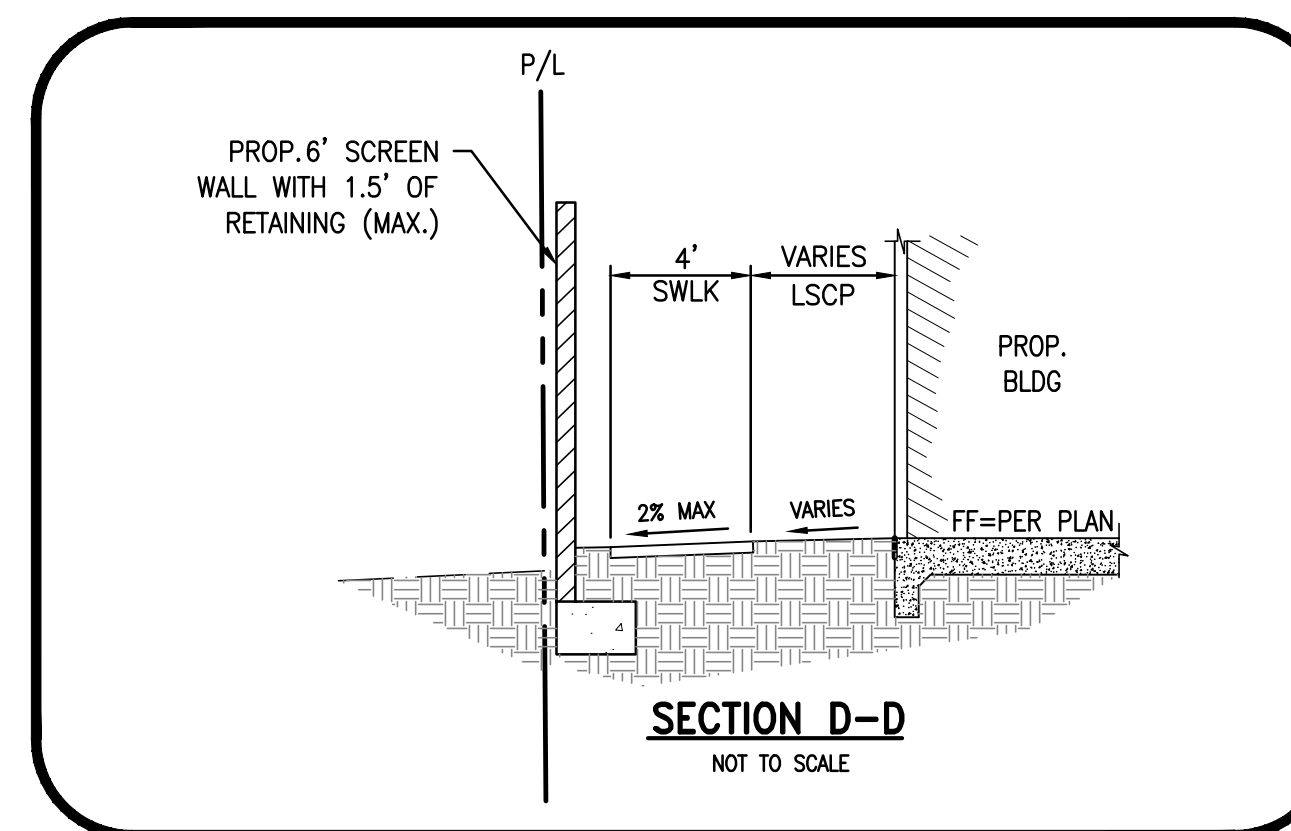
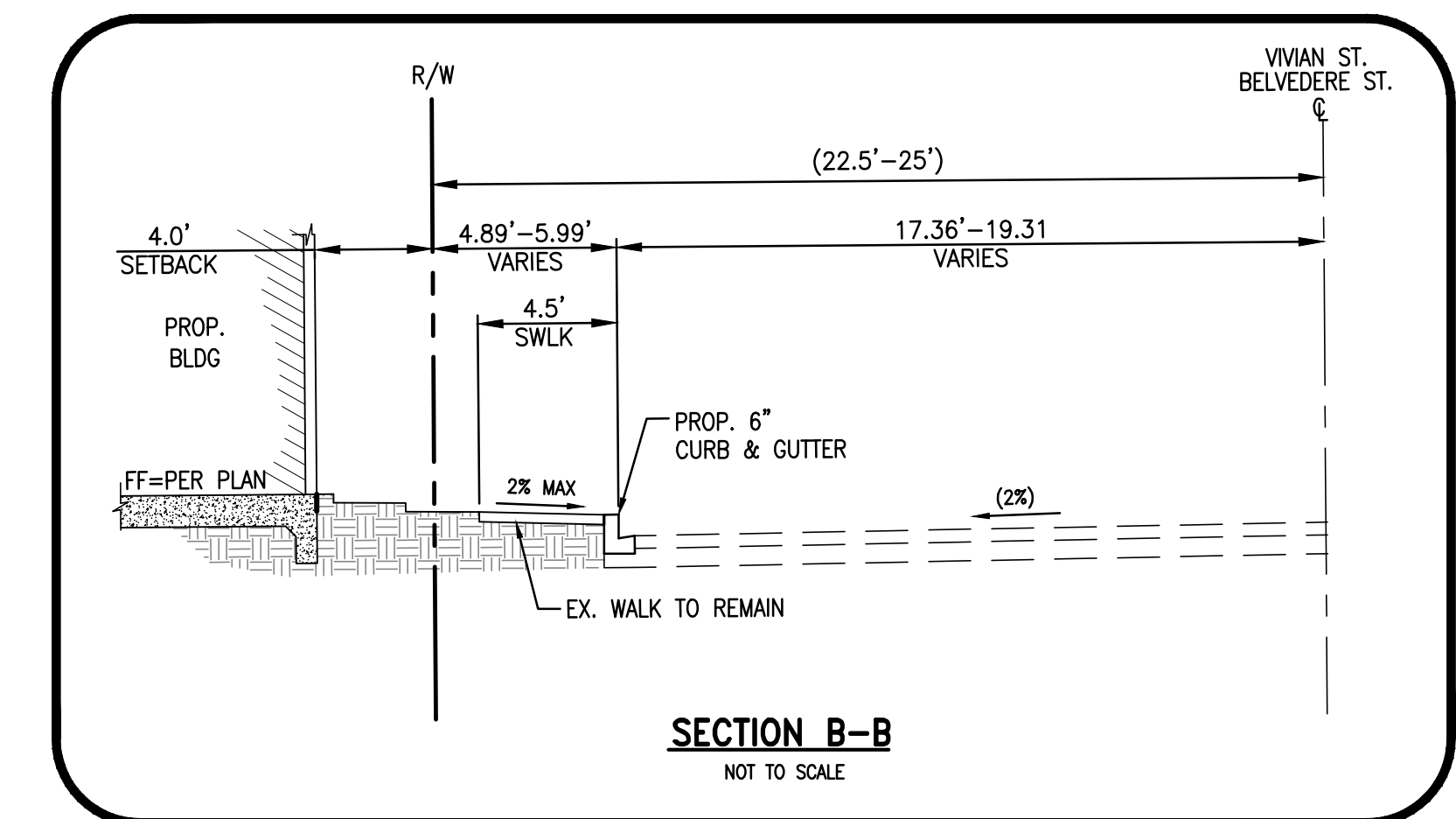
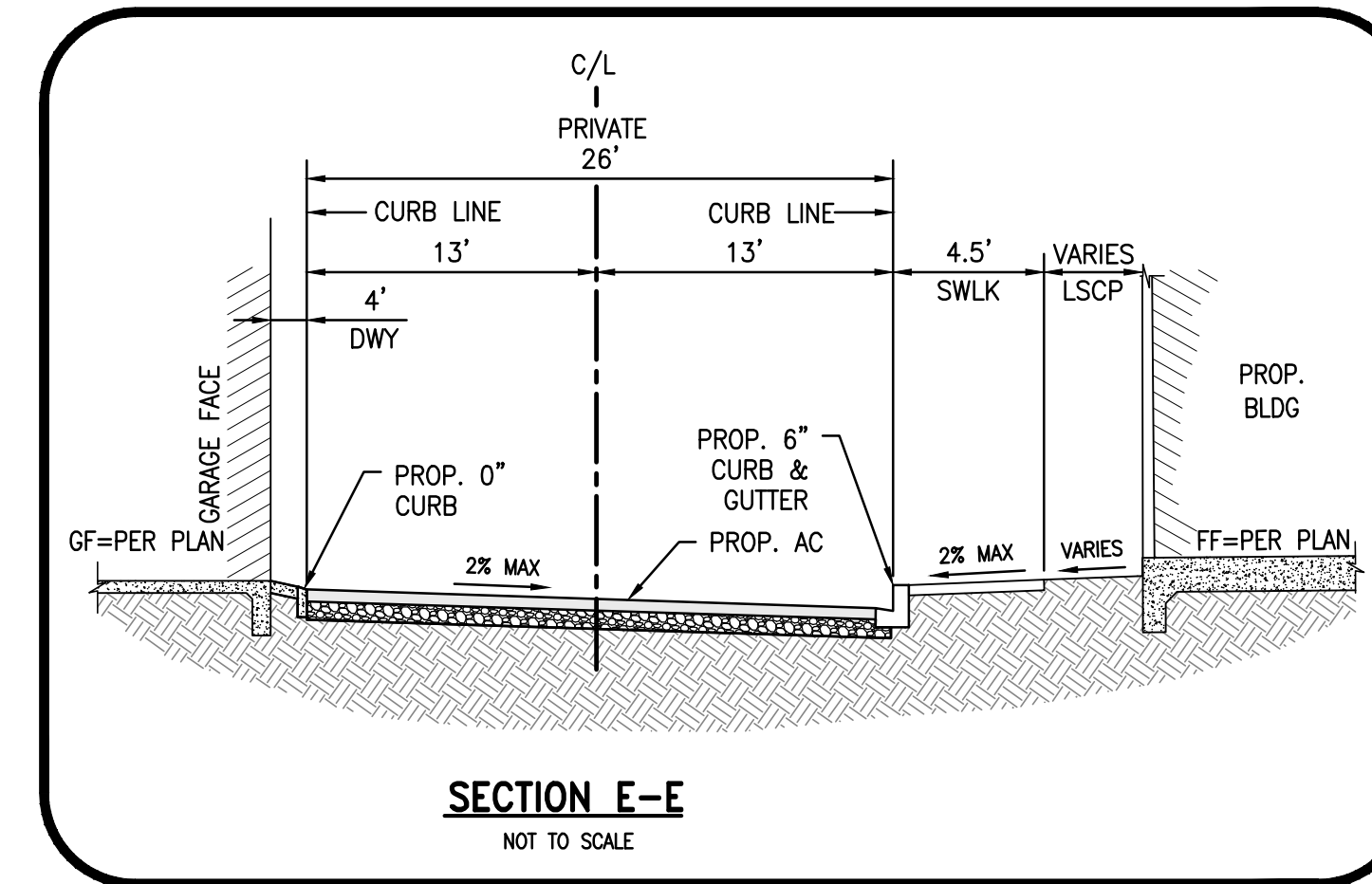
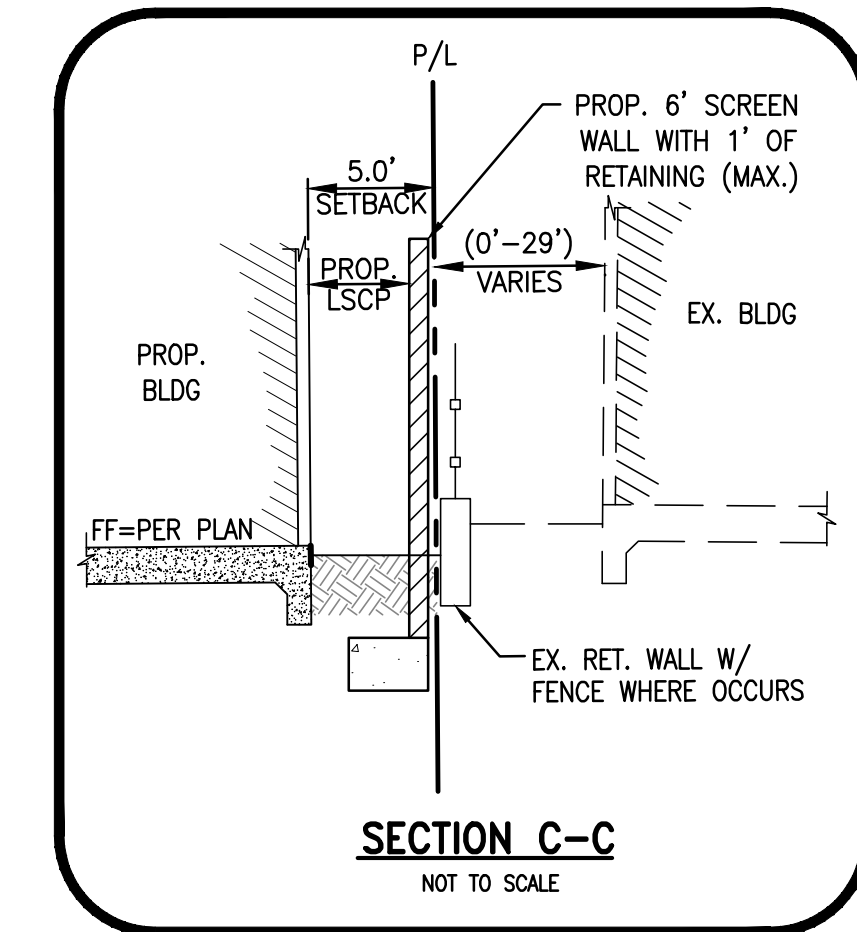
TENTATIVE TRACT MAP
88 VIVIAN STREET

DATE: 1/17/2022
SHEET 1 OF 8

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

CITY OF SAN RAFAEL

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REVISIONS					
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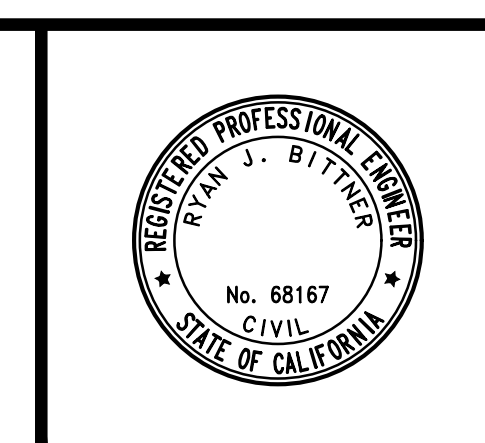
ASHTON 3, LLC
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TENTATIVE TRACT MAP
88 VIVIAN STREET
PRELIMINARY SECTIONS

DATE: 1/17/2022
 SHEET 2 OF 8

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

CITY OF SAN RAFAEL

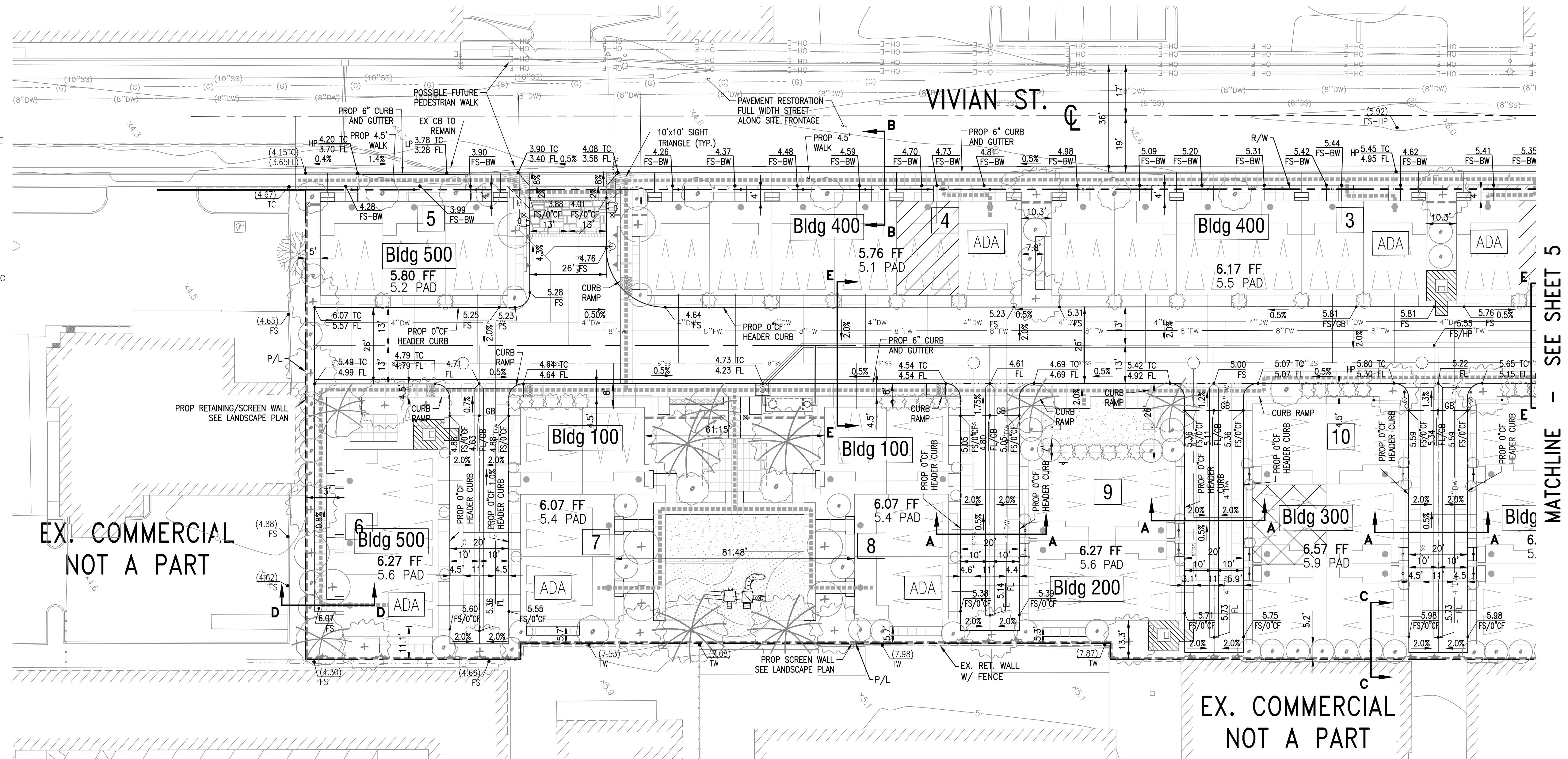
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PRELIMINARY GRADING PLAN

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

ABBREVIATIONS:

AB	AGGREGATE BASE	MISC	MISCELLANEOUS
AC	ASPHALTIC CONCRETE	MH	MANHOLE
BC	BEGIN CURVE	MWS	MODULAR WETLAND SYSTEM
BCR	BEGIN CURB RETURN	N.A.P.	NOT A PART
BLVD	BOULEVARD	N'LY	NORTHERLY
BW	BACK OF WALK	N	NORTH
CB	CATCH BASIN	NTS	NOT TO SCALE
C&G	CURB AND GUTTER	OC	ON CENTER
CF	CURB FACE	OD	OUTSIDE DIAMETER
CL	CENTER LINE	PA	PLANTER AREA
CO	CLEAN OUT	PCC	PORTLAND CEMENT CONCRETE
CY	CUBIC YARDS	PL	PROPERTY LINE
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY	PR	PROPOSED
DW	DOMESTIC WATER	PVC	POLY VINYL CHLORIDE PIPE
DWY	DRIVEWAY	R	RADIUS
EA	EACH	RCP	REINFORCED CONCRETE PIPE
EC	END CURVE	RET.	RETAINING
ECR	END CURB RETURN	RT	RIGHT
E'LY	EASTERLY	R/W	RIGHT OF WAY
EVA	EMERGENCY VEHICLE ACCESS	S	SOUTH
EX	EXISTING	SD	STORM DRAIN
FF	FINISHED FLOOR	SF	SQUARE FEET
FG	FINISHED GRADE	SPPWC	STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION
FH	FIRE HYDRANT	SS	SANITARY SEWER
FS	FINISHED SURFACE	ST	STREET
FG	FINISH GRADE	STLT	STREET LIGHT
FL	FLOW LINE	STA	STATION
FW	FIRE WATER	STD	STANDARD
GB	GRADE BREAK	SW	SIDEWALK
GFF	GARAGE FINISHED FLOOR	TC	TOP OF CURB
HP	HIGH POINT	TF	TOP OF FOOTING
ID	INSIDE DIAMETER	TG	TOP OF GRATE
INV	INVERT	TRW	TOP OF RETAINING WALL
IRR BFD	IRRIGATION BACKFLOW DEVICE	TSF	TOP OF SCREEN FENCE
JS	JUNCTION STRUCTURE	TSW	TOP OF SCREEN WALL
LACDPW	L.A. COUNTY DEPARTMENT OF PUBLIC WORKS	TW	TOP OF WALL
LAT	LATERAL	TYP	TYPICAL
LF	LINEAR FEET	W	WEST
LP	LOW POINT	WI	WROUGHT IRON
LS	LANDSCAPE	W'LY	WESTERLY
LT	LEFT	XFMR	TRANSFORMER
MAX	MAXIMUM		
MIN	MINIMUM		



NOTES:

- ALL CURB RAMPS SHALL BE IN COMPLIANCE WITH THE APPROPRIATE SECTION OF CALIFORNIA BUILDING CODE.
- CURB, GUTTER, AND SIDEWALK SHALL BE IN ACCORDANCE WITH MARIN COUNTY UNIFORM CONSTRUCTION STANDARDS

LEGEND:

STREET CENTER LINE	---	EXISTING WALL	---
PROPERTY LINE	---	PROPOSED WALL	---
EX. SEWER LINE	---	EXISTING SCREEN WALL	---
EX. WATER LINE	---	RUBBER TILT LOT (PER LS PLANS)	---
EX. OVERHEAD UTILITY	---	TURF (PER LS PLANS)	---
EX. GAS	---	STAMPED CONCRETE (PER LS PLANS)	---
EX. STORM DRAIN	---	MODULAR WETLAND PLANTER BOX	---
ADA PATH OF TRAVEL	---	STORM DRAIN JUNCTION STRUCTURE	---
FIRE HYDRANT	---	MODULAR WETLAND SYSTEM	---
STREET LIGHT	---	DCDA/BACKFLOW DEVICE	---
SEWER MANHOLE	---	CATCH BASIN	---
PR. DOMESTIC WATER LINE	---	WATER METER	---
PR. FIRE WATER LINE	---	EXISTING ELEVATION (100.00)	---
PR. STORM DRAIN LINE	---	PROPOSED ELEVATION 100.00	---
PR. SEWER LINE	---		

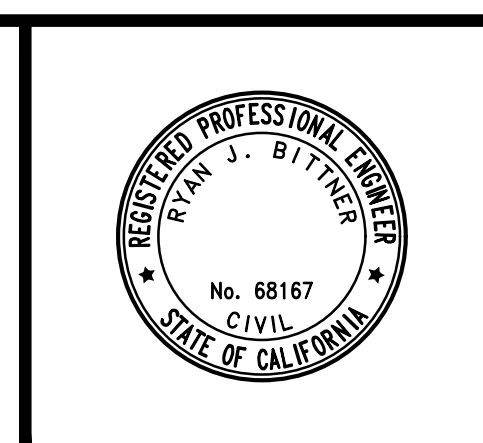
NO.	DATE	INITIAL	DESCRIPTION	APP	DATE

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

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

PREPARED BY :

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(949) 916-3800
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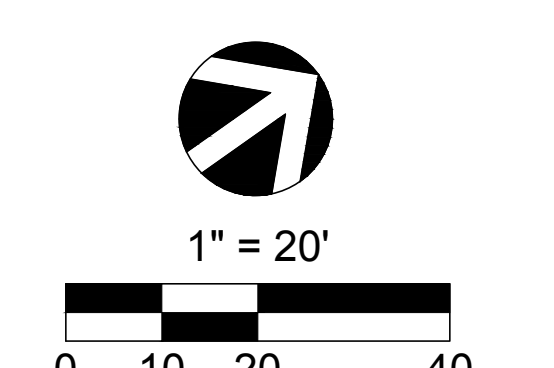


TENTATIVE TRACT MAP
88 VIVIAN STREET
PRELIMINARY GRADING PLAN

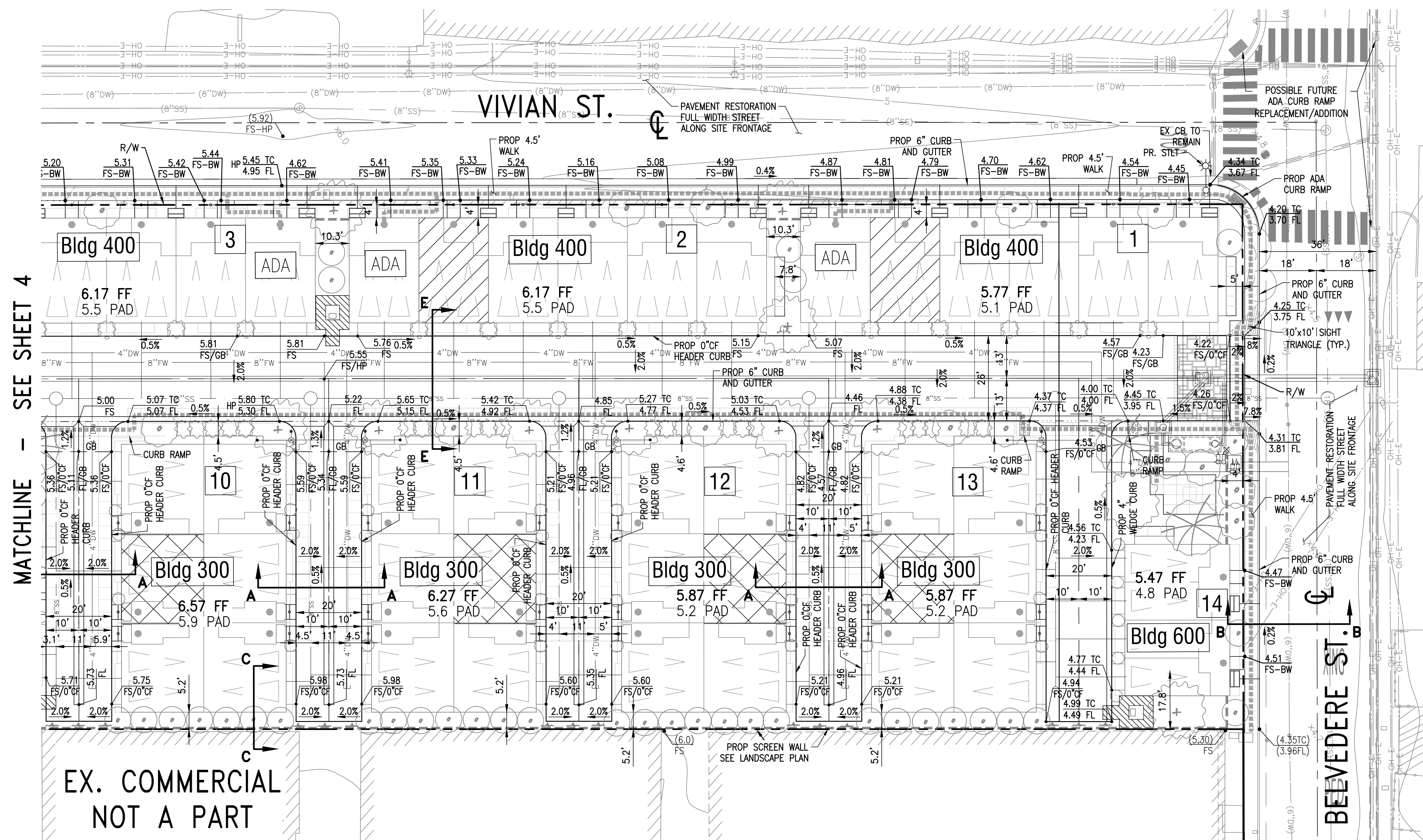
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SHEET 4 OF 8

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CITY OF SAN RAFAEL

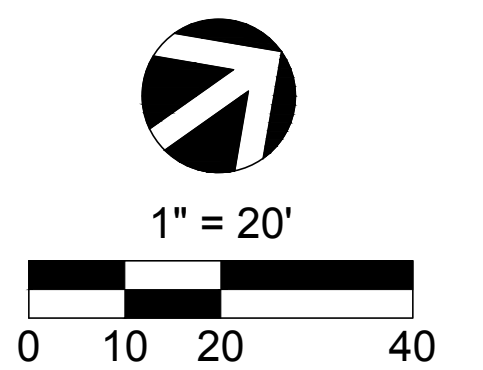


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MATCHLINE - SEE SHEET 4

EX. COMMERCIAL
NOT A PART



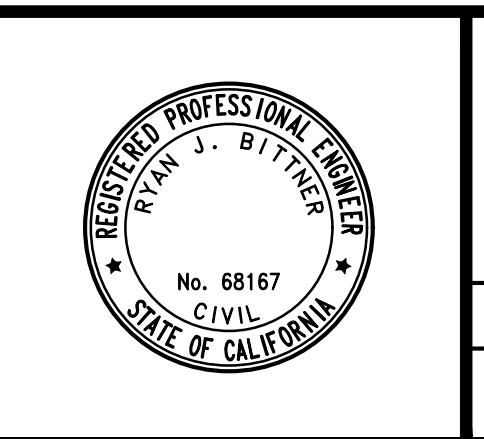
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NO.	DATE	INITIAL	DESCRIPTION	APP	DATE

ASHTON 3, LLC
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RANCHO SANTA MARGARITA, CA 92688

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TENTATIVE TRACT MAP
88 VIVIAN STREET
PRELIMINARY GRADING PLAN

DATE: 1/17/2022
SHEET 5 OF 8

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

CITY OF SAN RAFAEL

DATE: 1/17/2022
SHEET 5 OF 8
CHECKED BY: JC

PRELIMINARY UTILITY PLAN

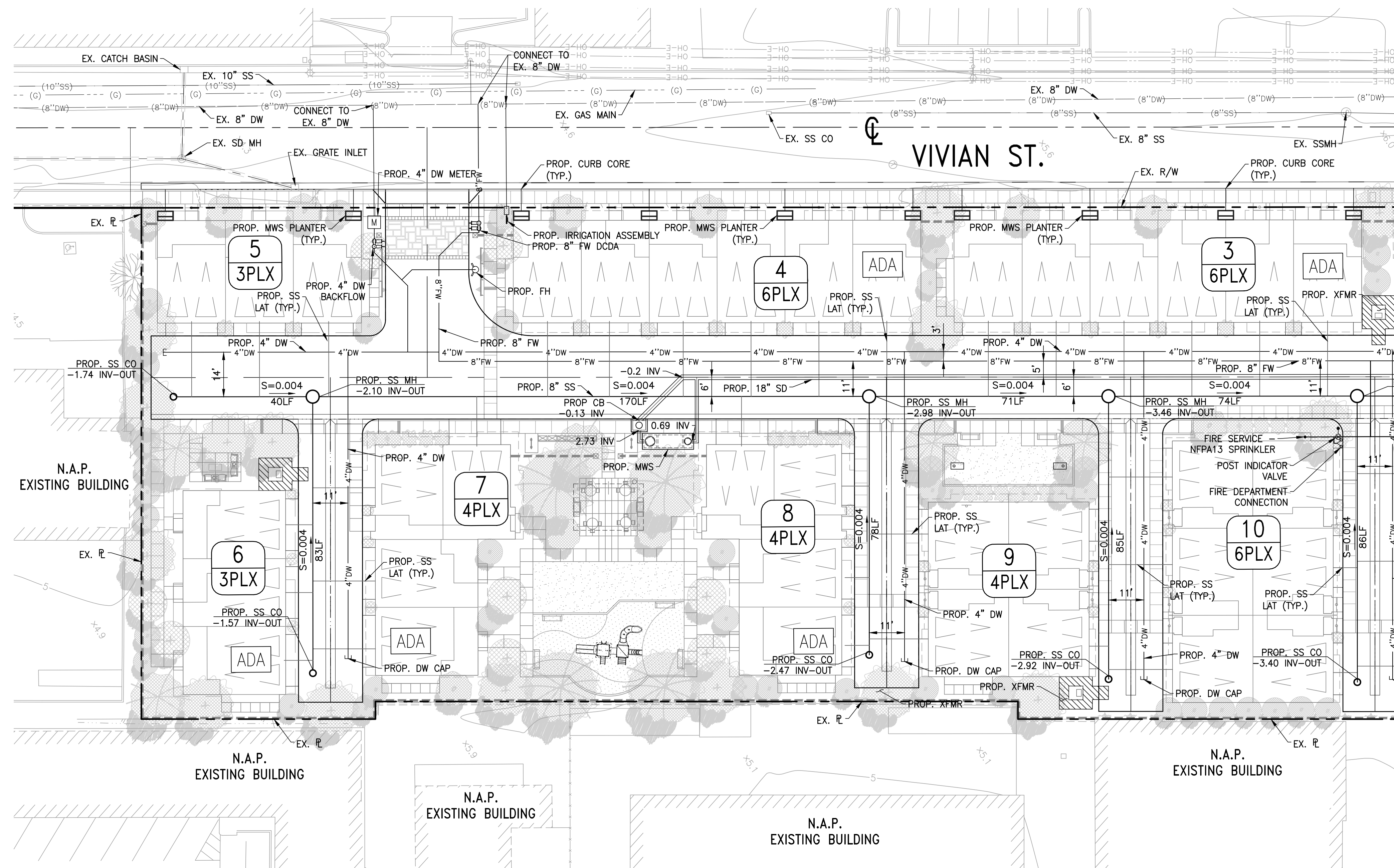
FOR CONDOMINIUM PURPOSES
CITY OF SAN RAFAEL, COUNTY OF MARIN,
STATE OF CALIFORNIA

ABBREVIATIONS:

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DCDA	DOUBLE CHECK DETECTOR ASSEMBLY	PR; PROP	PROPOSED
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E'LY	EASTERLY	R/W	RIGHT OF WAY
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LP	LOW POINT	W	WEST
LS	LANDSCAPE	WI	WROUGHT IRON
LT	LEFT	W'LY	WESTERLY
MAX	MAXIMUM	XFMR	TRANSFORMER
MIN	MINIMUM		

LEGEND:

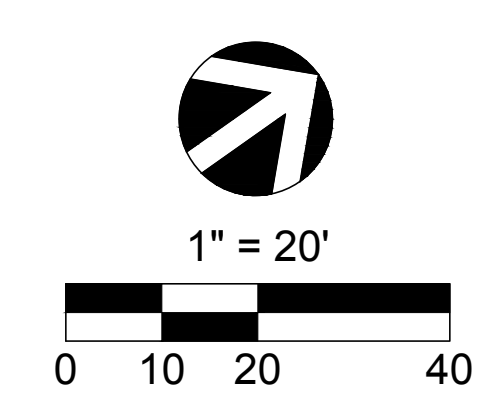
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PROPERTY LINE	---	PROPOSED WALL	---
EX. SEWER LINE	---	EXISTING SCREEN WALL	---
EX. WATER LINE	---	RUBBER TOT LOT (PER LS PLANS)	---
EX. OVERHEAD UTILITY	---	TURF (PER LS PLANS)	---
EX. GAS	---	STAMPED CONCRETE (PER LS PLANS)	---
EX. STORM DRAIN	---	MODULAR WETLAND PLANTER BOX	---
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FIRE HYDRANT	---	MODULAR WETLAND SYSTEM	---
STREET LIGHT	---	DCDA/BACKFLOW DEVICE	---
SEWER MANHOLE	---	CATCH BASIN	---
PR. DOMESTIC WATER LINE	---	WATER METER	---
PR. FIRE WATER LINE	---	EXISTING ELEVATION (100.00)	---
PR. STORM DRAIN LINE	---	PROPOSED ELEVATION 100.00	---
PR. SEWER LINE	---		



MATCHLINE - SEE SHEET 7

NOTES:

1. STORM DRAIN STRUCTURES SHALL BE IN ACCORDANCE WITH MARIN COUNTY UNIFORM CONSTRUCTION STANDARDS.



REVISIONS					
NO.	DATE	INITIAL	DESCRIPTION	APP	DATE

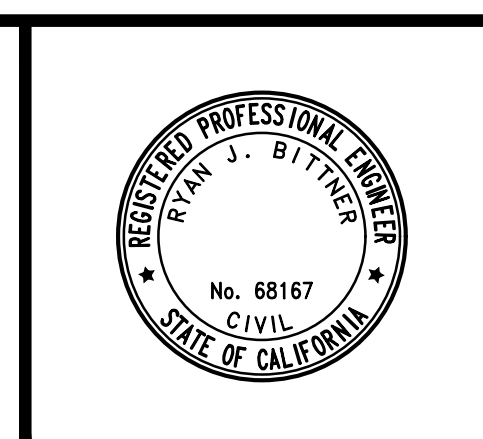
ASHTON 3, LLC
30 VIA LATIGO
RANCHO SANTA MARGARITA, CA 92688

SOILS ENGINEER:
GEOCON CONSULTANTS, INC.
6671 BRISA STREET
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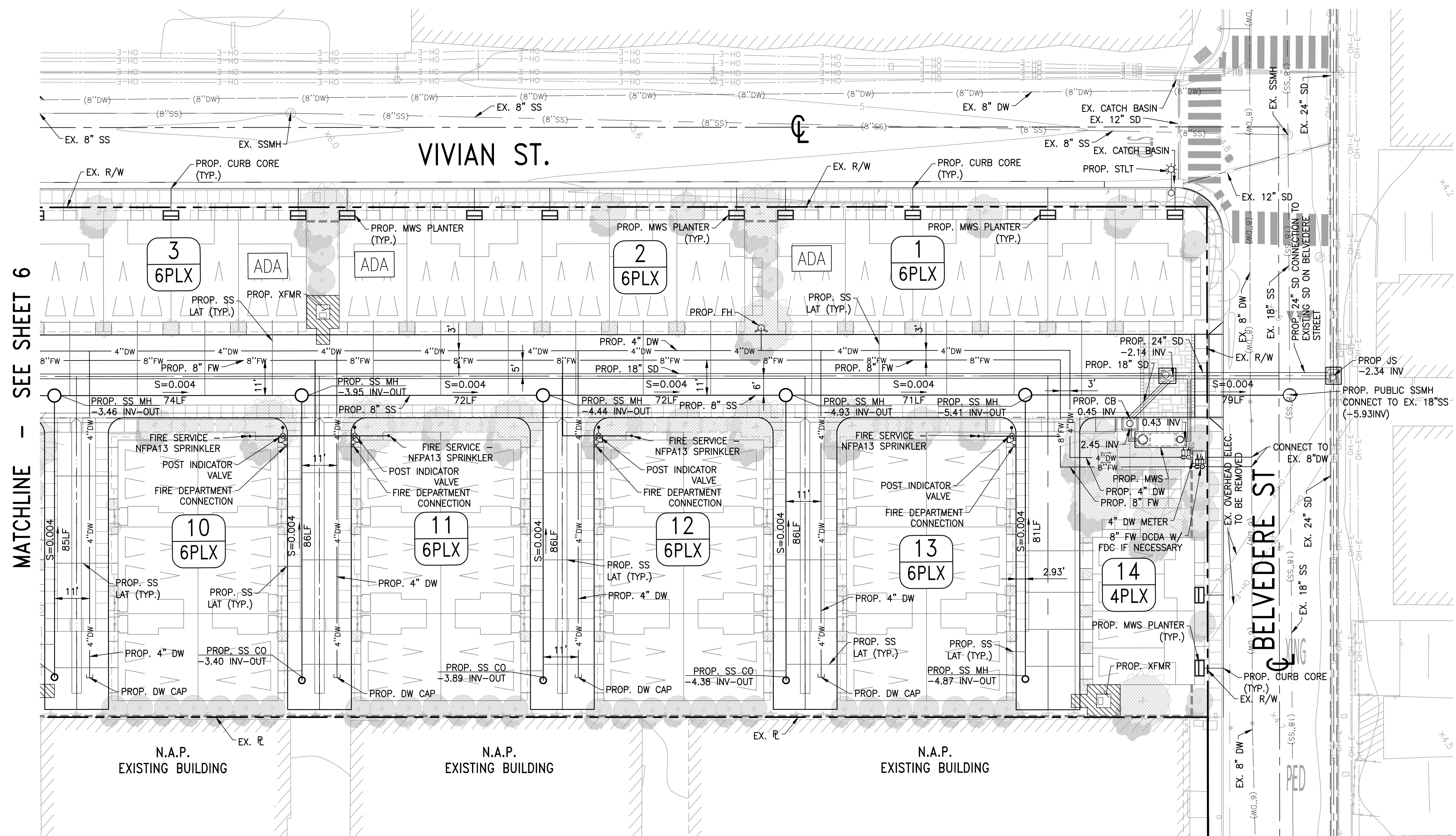
TENTATIVE TRACT MAP
88 VIVIAN STREET
PRELIMINARY UTILITY PLAN

DATE: 1/17/2022
SHEET 6 OF 8

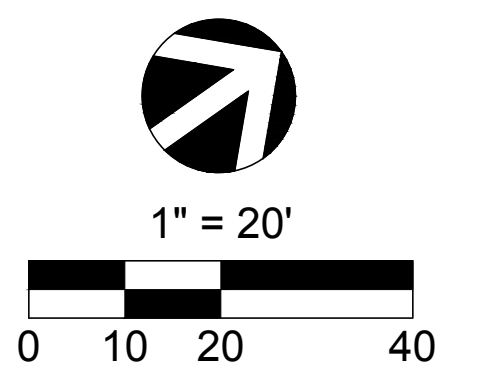
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CITY OF SAN RAFAEL

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MATCHLINE - SEE SHEET 6



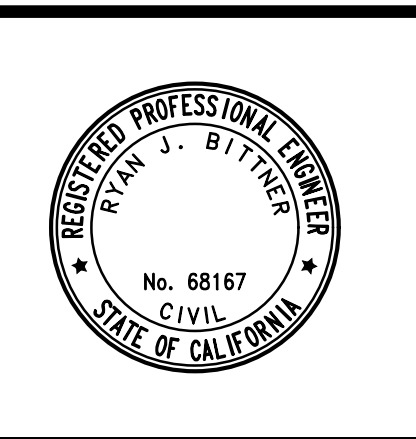
DEVELOPER : REVISIONS					
NO.	DATE	INITIAL	DESCRIPTION	APP	DATE

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 30 VIA LATIGO
 RANCHO SANTA MARGARITA, CA 92688

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TENTATIVE TRACT MAP
88 VIVIAN STREET
PRELIMINARY UTILITY PLAN

DATE: 1/17/2022
 SHEET 7 OF 8

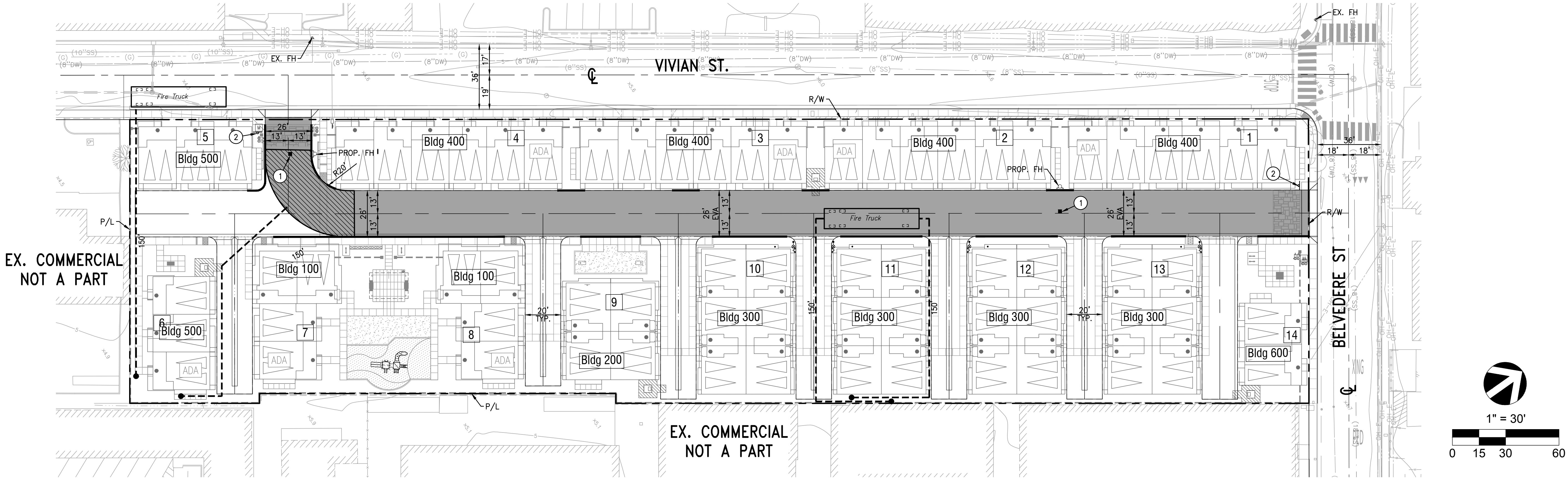
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CITY OF SAN RAFAEL


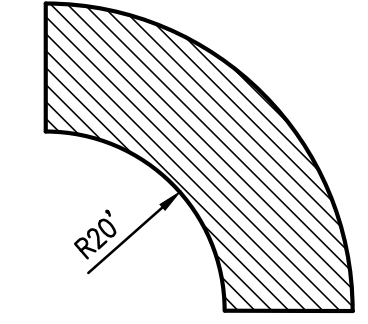
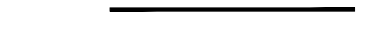


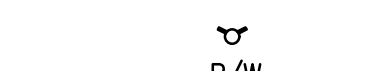



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FIRE ACCESS PLAN

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:**
- ALL BUILDINGS ARE 3-STORY UNLESS OTHERWISE NOTED.
 - OCCUPANCY IS R-2 ATTACHED DWELLING UNITS FOR BUILDINGS 9-12. OCCUPANCY IS R-3 TOWNHOMES FOR ALL OTHER BUILDINGS.
 - 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.
 - THE DESIGNATED FIRE APPARATUS ACCESS ROADS AND FIRE HYDRANTS SHALL BE INSTALLED AND APPROVED BY THE FIRE PREVENTION BUREAU PRIOR TO CONSTRUCTION OF BUILDINGS.

- BLUE HYDRANT REFLECTOR/MARKER PER CITY OF SAN RAFAEL FIRE DEPARTMENT SPECIFICATIONS AND REQUIREMENTS.
- 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

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GECON CONSULTANTS, INC.
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CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING



TENTATIVE TRACT MAP
88 VIVIAN STREET
FIRE ACCESS PLAN

DATE: 1/17/2022
SHEET 8 OF 8

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

CITY OF SAN RAFAEL