



NTS

350 MERRYDALE ROAD

SAN RAFAEL, CALIFORNIA

September 20, 2019

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By Associated Lighting Representatives, Inc.

CIVIL

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PROJECT SUMMARY				
APN #	179-041-27&179-041-28			
Existing Zoning	PD (1594)			
Gross Site Area	± 2.28	AC	99,150	s.f.
MCFCDD 25'-wide Flood Control Easement	± 0.21	AC	9,148	s.f.
MCFCDD 15'-wide Maintenance Easement	± 0.11	AC	4,792	s.f.
City of San Rafael Roadway/Utility Easement	± 0.25	AC	10,890	s.f.
Overlap of Easements	± 0.03	AC	1,307	s.f.
Net Site Area	± 1.74	AC	75,794	s.f.
# of Homes	45	Homes		
Density (Units per Gross Site Area)	19.8	Homes/AC		
# of Trees Proposed for Removal	23			

ZONING CODE DEFINITIONS		
Parking	Code 14.16.030 - Affordable Housing Requirement	H.3.a.i - Parking Concessions: maximum parking standards* inclusive of handicapped and guest parking, shall apply to the entire project
Lot Coverage	Code: 14.03.030 - Definitions	"Lot coverage" means that portion of the lot covered by buildings, including stairways; covered walkways; covered patios; covered parking structures; covered decks or uncovered decks over thirty inches (30") in height; and detached recreational and storage
Open Space	Code: 14.03.030 - Definitions	"Usable outdoor area" means an area open to the sky with a slope less than ten percent (10%). The usable outdoor area shall be a well-defined coherent space that is an integral component of the project design. Usable outdoor area includes private yard areas and common areas suitable for passive and active recreation use. Such areas may be located on the ground, roof, balcony, patio or terrace; and excludes minor decorative landscaping, driveway areas, parking facilities, and utility or service area. Common usable outdoor area shall have a minimum dimension of twelve feet (12'). "Private yard area" means a usable outdoor area adjoining a unit and intended for the private enjoyment of the occupants of the unit. Private yard area shall be defined such that its boundaries are evident. Private yard area may include balconies, decks, patios or porches.
Building Height	Code: 14.03.030 - Definitions	"Height, non-hillside " means the vertical distance above a reference datum measured to 2) To the average height of the highest pitched roof. The reference datum shall be selected by either of the following, whichever yields a greater height of building: 1. The elevation of the highest adjoining sidewalk or ground surface within a 5-foot horizontal distance of the exterior wall (Figure 1) of the building when such sidewalk or ground surface is not more than ten (10) feet above the lowest adjoining sidewalk or ground surface within a 5-foot horizontal distance of the exterior of the building. 2. An elevation ten (10) feet higher than the lowest grade when the highest adjoining sidewalk or ground surface described in Item 1 above is more than ten (10) feet above lowest grade.

*See table "DEVELOPMENT STANDARDS"

BUILDING CODE	
REFERENCE	2016 California Code: CBC ; CRC
OCCUPANCY	California Building, Fire, Electrical, Mechanical, Plumbing Codes, CAL Green, and High R2 (BLDG4) ; R3 (All other buildings)
FIRE SPRINKLER SYSTEM	NFPA 13 system (R2); 13D (R3 Occupancy Buildings)
CONSTRUCTION TYPE	VB Non-Rated
ACCESSIBILITY	Per CBC Chapter 11A
OTHER NOTES	Meters for gas, electric, and telecommunications service will be ganged at the ends of each building, and service to the individual units will run through a soffit in the garages.

DEVELOPMENT STANDARDS				
	Required Standards per HR1	Proposed PD Standards		Comments
Lot Size				
Min. Lot Area (sq.ft)	6000	99,150	2.28 AC	Gross Site Area 2.5 AC min. per PD Zoning (Deviation)
Min. Lot Area/dwelling units (sq.ft.) (Max Residential Density)	1,000	2,203		Avg. Lot Size per Gross Site Area
Min. Lot Width (ft)	60	300		Frontage at Merrydale Rd
Yard Measurements				
Front (ft)	15 or equal to adjoining lot	15		Setback at Front Edge (Merrydale)
Side (ft)	10% of lot width, min.3, max.5	7.2 min. / 7.7 max.		Setback at South Edge
Street Side (ft)	10 min.	2.3 min.		Private Street A PAE/PUE to Building 9 (Deviation)
Side providing pedestrian access (ft)	12 min.	9.2 min.		Bldg 6 Ground Level to South Edge (Deviation)
Rear (ft)	5 min.	31.8 min.		BLDG3 to East Edge
Building Height (ft)	36 max.	33.5 max.		To mid point of roof per zoning definitions
Distance between Res. Structures				
No primary pedestrian access to structures (ft)	8	26 typ.		
Primary pedestrian access to structures (ft)	20	23		Ground Level BLDG 7&8 at Paseo
Site Coverage				
Lot Coverage (s.f. / %)	60% max.	34,209	34.5%	Based on Gross Site Area
Usable Outdoor Area	100 s.f./unit	166	s.f./unit	
Private Open Space (s.f.)		4,201		Including decks on the 2nd floor
Common Open Space (s.f.)		3,287		Including creek boardwalk
Streets / Alleys / Driveways				
Street Width	one-way street 20' Paved / 30' R.O.W	NA		
	two-way street 40' Paved / 60' R.O.W	20' min. Paved 30' PAE / PUE		Private Street 'A' Paved (Deviation) Private Street 'A' PAE / PUE (Deviation)
Private Alleys	20'	22' typ.		
Driveway Aprons		3.3' min.		BLDG 7
		4.6' max.		BLDG 5
Vehicle Parking Spaces *				
0-1 bedroom dwelling unit	1 on site parking space	NA		Total Required Parking: 94 Spaces
2-3 bedroom dwelling units	2 on site parking spaces	2		Total Provided Parking: 94 Spaces
4 or more bedroom dwelling units	2.5 on site parking spaces	2.5		1 Handicapped space included
Percentage of Affordable Housing Units **				
Project size > 21 Housing Units	20%	20%		9 BMR units out of 45 total units

Note

*Per Code 14.16.030 - Affordable Housing Requirement H.3.a.i - Parking Concessions: maximum parking standards, inclusive of handicapped and guest parking, shall apply to the entire project.

**Per Code 14.16.030 - Affordable Housing Requirement B.2. - Affordable Housing Units - Percentage Required

REQUIRED PARKING				
Unit Type	QTY	#OF Bdrm	Required Parking/Unit	Total Required Parking
PLAN 1	9	2	2.0	18
PLAN 2	12	2	2.0	24
PLAN 2X	10	3	2.0	20
PLAN 3	2	3	2.0	4
PLAN 3X	8	4	2.5	20
PLAN 4	1	2	2.0	2
PLAN 4X	1	2	2.0	2
PLAN 5	1	2	2.0	2
PLAN 5X	1	2	2.0	2
Total	45	-	-	94

PROVIDED PARKING					
Unit Type	QTY	Provided Garage Parking/Unit	Provided Garage Parking	Provided On-street Parking	Total Provided Parking
PLAN 1	9	2 *	18	0	18
PLAN 2	12	2	24	0	24
PLAN 2X	10	2	20	0	20
PLAN 3	2	2	4	0	4
PLAN 3X	8	2	16	4	20
PLAN 4	1	1	1	1	2
PLAN 4X	1	1	1	1	2
PLAN 5	1	1	1	1	2
PLAN 5X	1	2 *	2	0	2
Total	45	-	87	7	94

Note

* Tandem garages (deviation); 20 tandem garages provided in total

USABLE OUTDOOR AREA SUMMARY			
Usable Outdoor Area Required			
Total Required Usable Outdoor Area		100 s.f./du	
Total Required Usable Outdoor Area		4500 s.f.	
Usable Outdoor Area Provided			
Private Open Space Provided (s.f.)			
Unit Type	QTY	Private Open Space/Unit (s.f.)*	Total (s.f.)
PLAN 1	9	117	1,053
PLAN 2	12	82	984
PLAN 2X	10	82	820
PLAN 3	2	108	216
PLAN 3X	8	108	864
PLAN 4	1	0	0
PLAN 4X	1	132	132
PLAN 5	1	0	0
PLAN 5X	1	132	132
Provided Private Open Space		4,201	
Common Open Space Provided (s.f.)			
Common Open Space Provided (s.f.) **		3,287	
Total Provided Usable Outdoor Area (s.f.)		7,488	
Provided Usable Outdoor Area per Unit (s.f./Unit)		166	

Note

* Including decks on the 2nd floor

** Including creek boardwalk (see SP-2 Architectural Stie Plan)

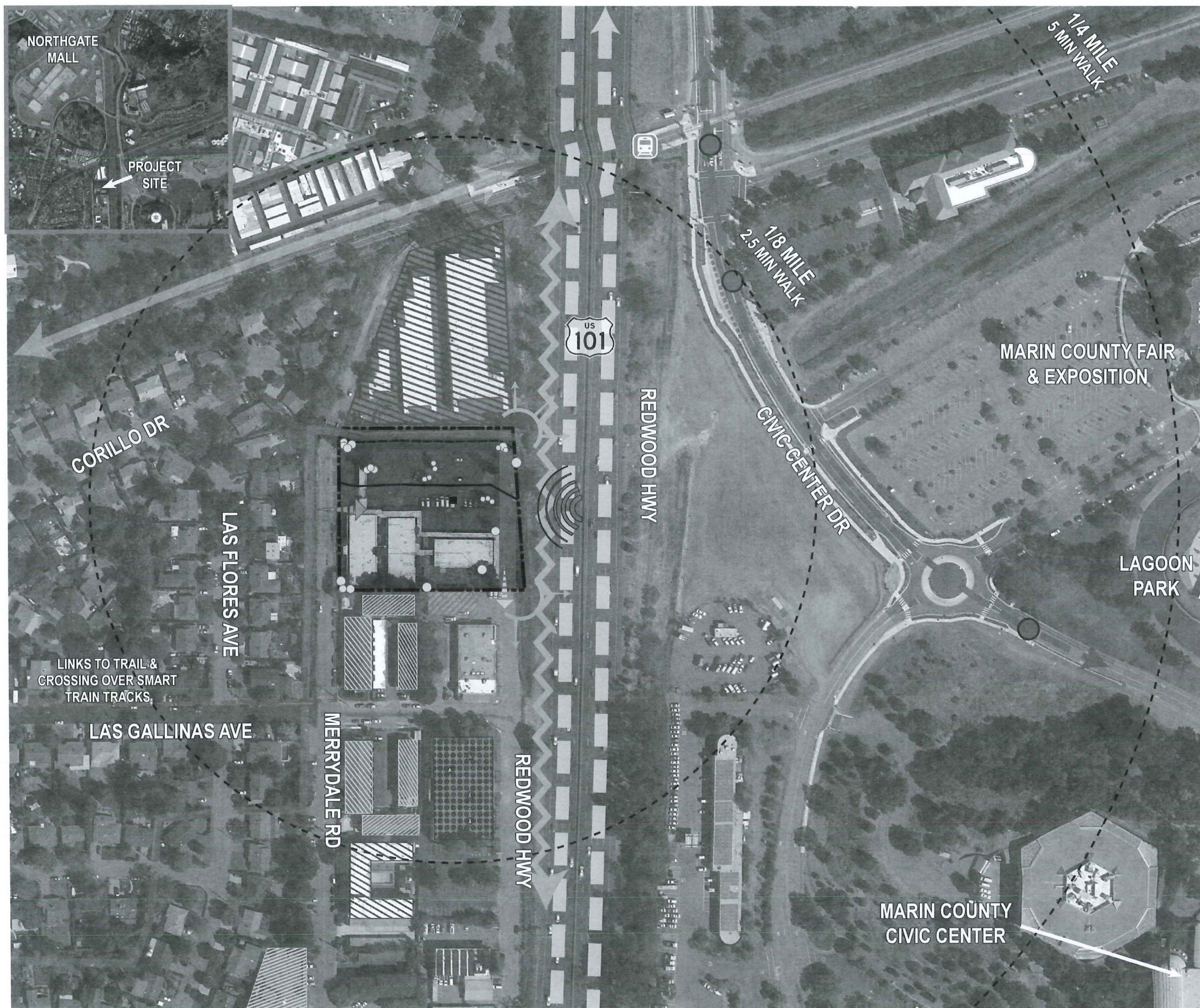
Lot Coverage			
Max. Lot Coverage Ratio Required		60% max.	
Building Type	QTY	Building Coverage per Building (s.f.)	Total Coverage (s.f.)
BLDG 1,2	2	4,754	9,508
BLDG 3	1	4,391	4,391
BLDG 4	1	4,754	4,754
BLDG 5-8	4	2,914	11,656
BLDG 9	1	3,900	3,900
Total	9	-	34,209
Gross Site Area (s.f.)		99,150	
Lot Coverage Ratio Proposed		34.5%	

UNIT SUMMARY									
Unit Type	QTY	# of Bedrooms /Unit	# of Bathroom/ Unit	Garage Parking/ Unit	Private Open Space/Unit (s.f.)	Private Open Space (s.f.)	Unit Area/Unit (s.f.)*	Unit Area (s.f.)	# of BMR Units*
PLAN 1	9	2	2.5	2	117	1,053	1285	11,565	2
PLAN 2	12	2	2.5	2	82	984	1,461	17,532	1
PLAN 2X	10	3	3.5	2	82	820	1,461	14,610	3
PLAN 3	2	3	2.5	2	108	216	2,119	4,238	1
PLAN 3X	8	4	3.5	2	108	864	2,119	16,952	0
PLAN 4	1	2	1	1	0	0	785	785	1
PLAN 4X	1	2	1	1	132	132	741	741	1
PLAN 5	1	2	2	1	0	0	836	836	0
PLAN 5X	1	2	2	2	132	132	836	836	0
Total	45	-	-	-	-	4,201	-	68,095	9

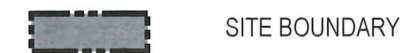
Note

* Measured from the exterior wall, exclude garage

** Units 4, 9, 18, 24 (2nd floor), 19 (second floor), 29, 30, 36 and 43 are BMR units.



SITE BOUNDARY



SITE BOUNDARY

SITE CONSTRAINTS



SITE OPPORTUNITIES



OPPORTUNITIES AND CONSTRAINTS MAP

350 MERRYDALE ROAD

SAN RAFAEL, CALIFORNIA

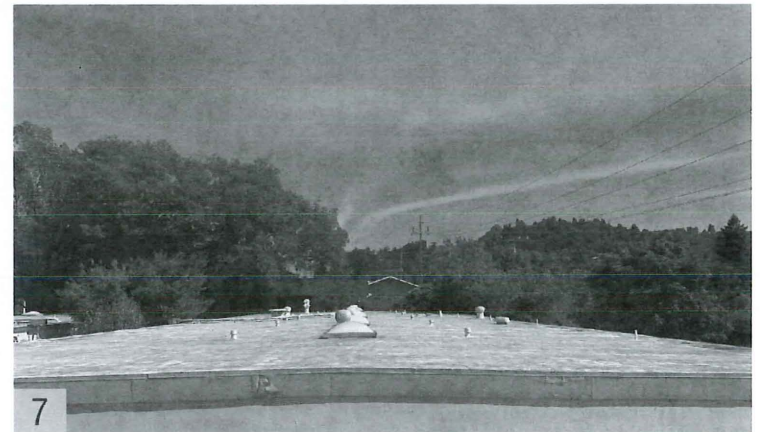
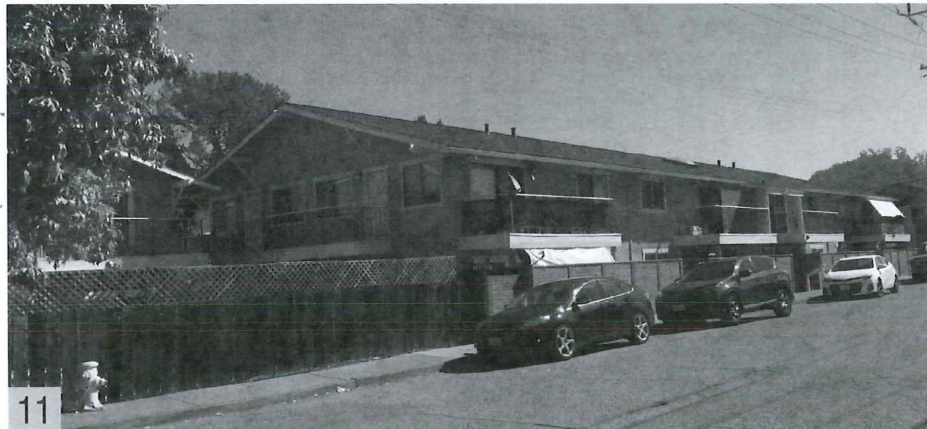
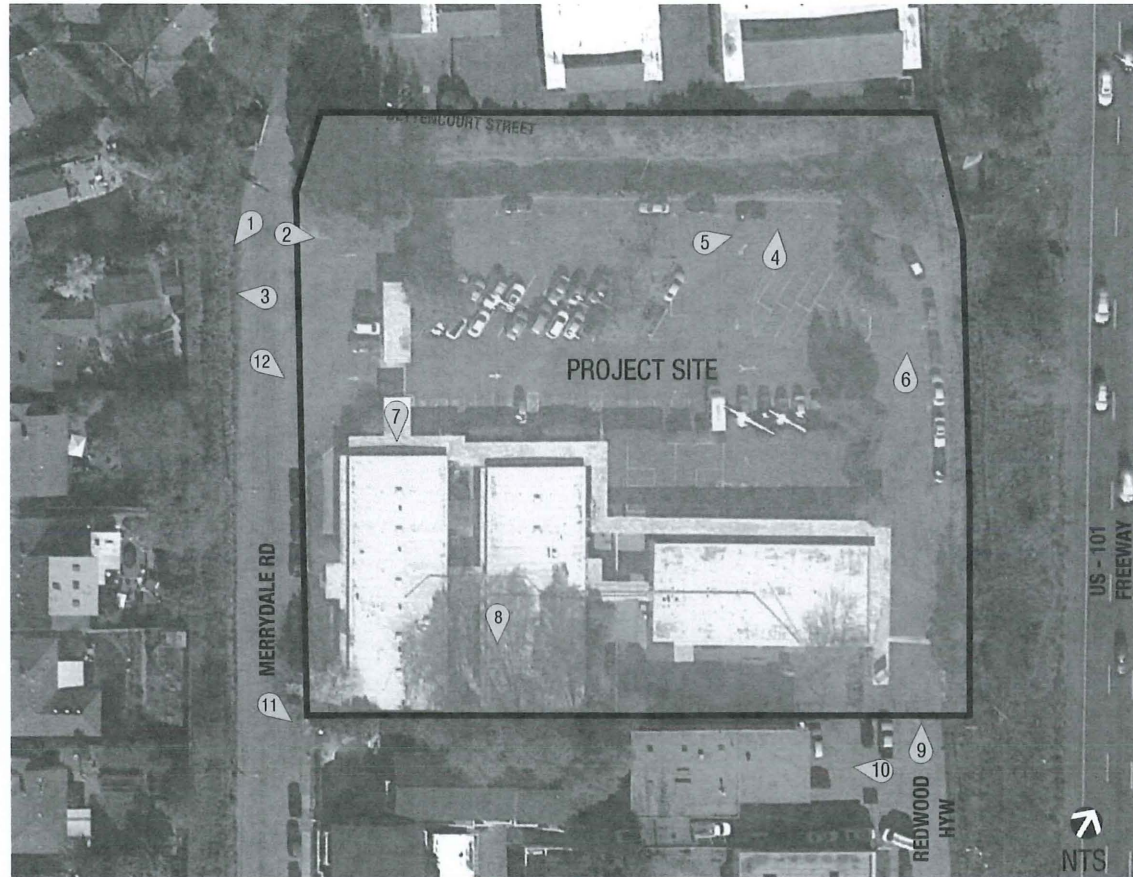
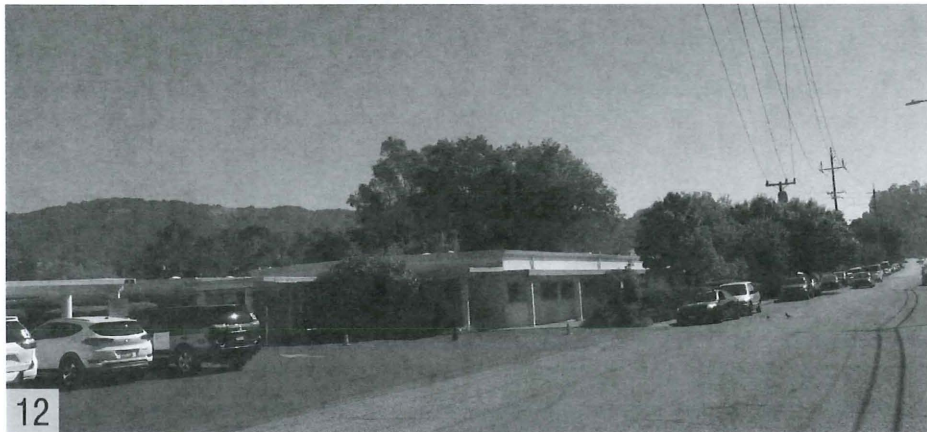
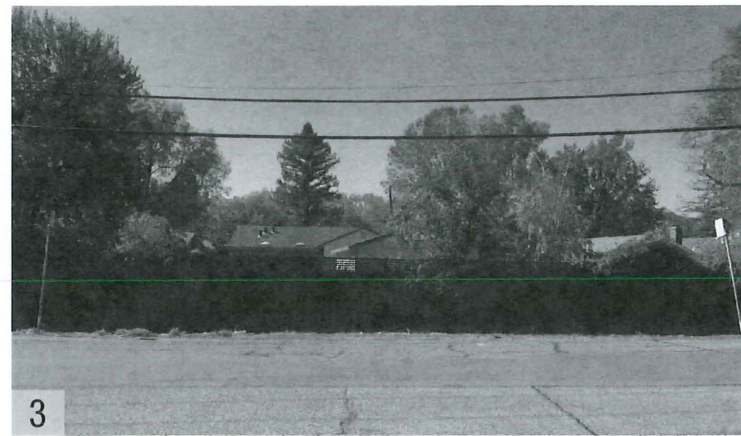
CAMPUS
PROPERTY GROUP



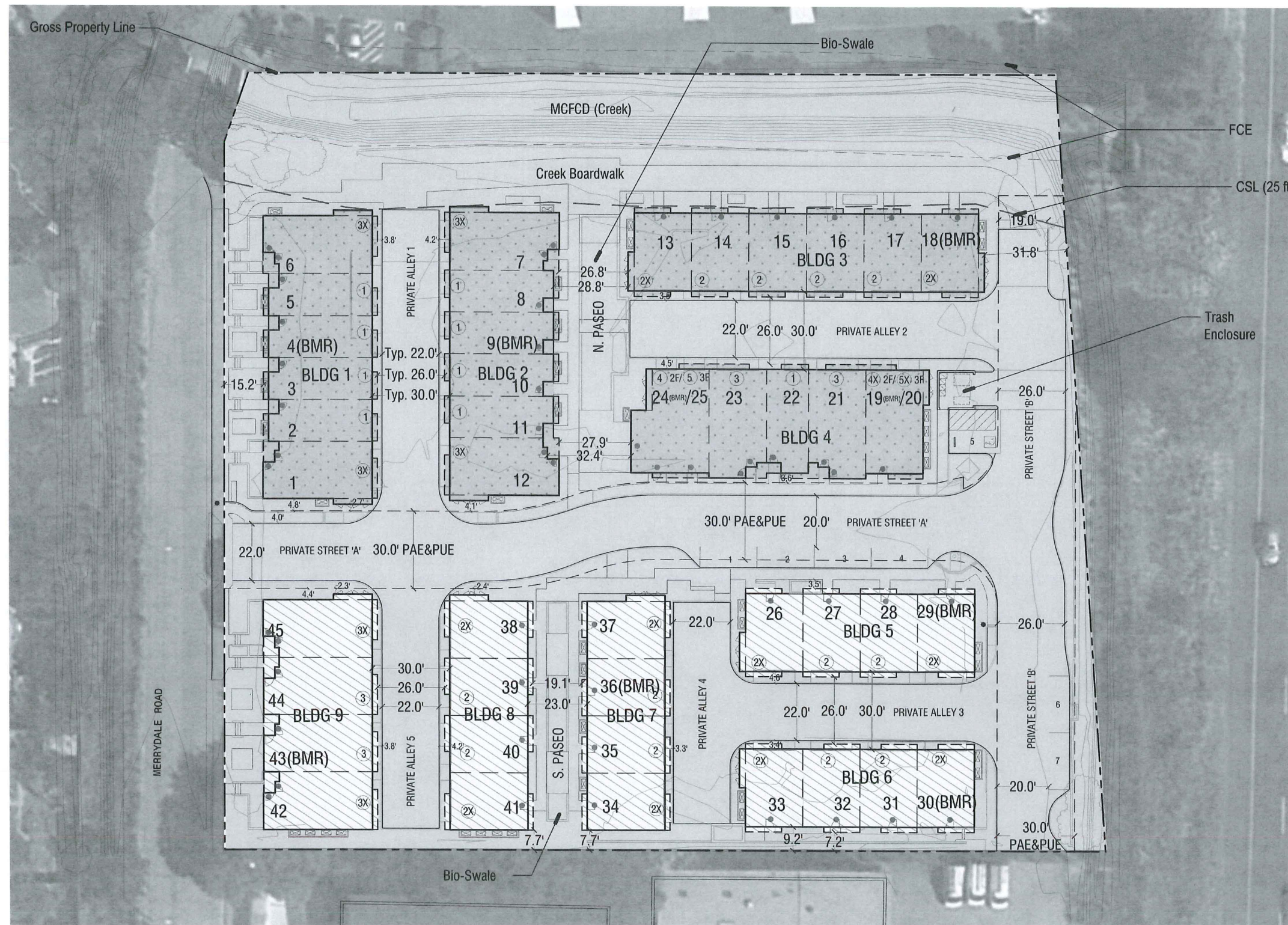
SP-3
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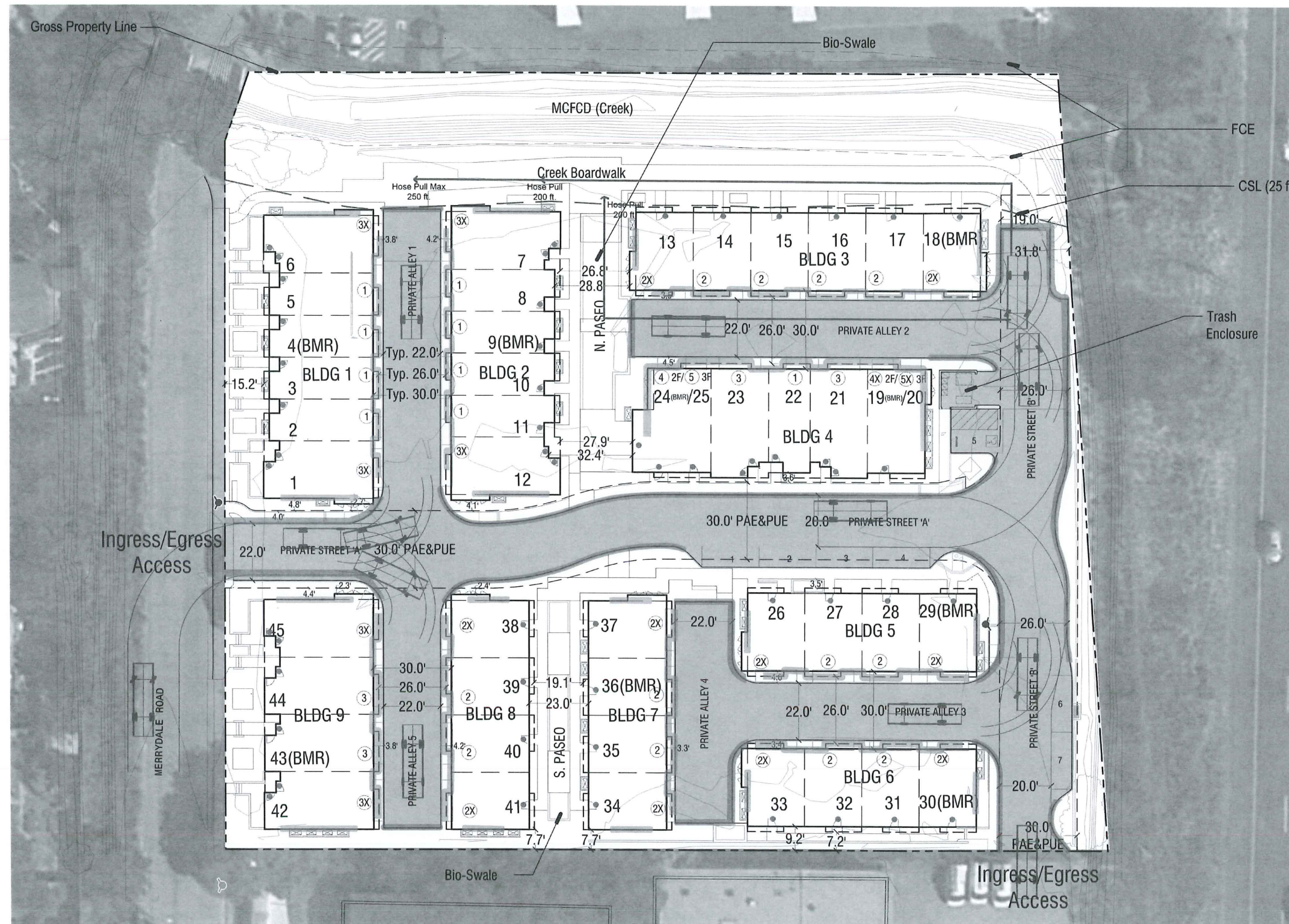


CONTEXT MAP
350 MERRYDALE ROAD
 SAN RAFAEL, CALIFORNIA

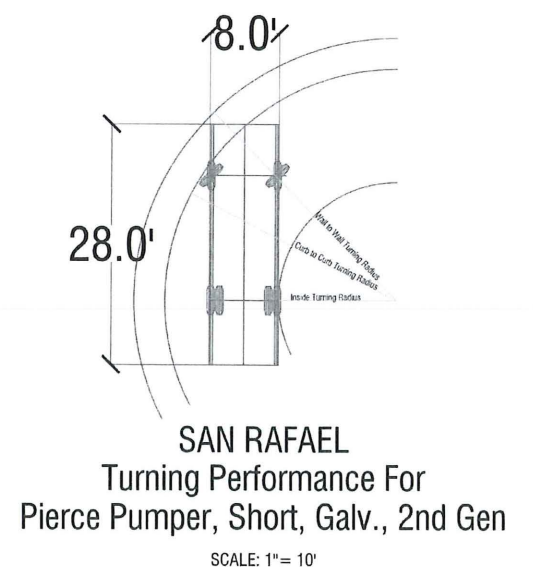
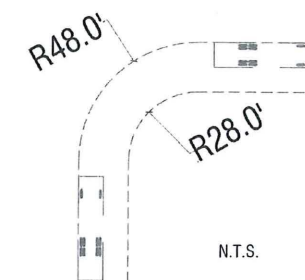


- PRE-PHASE
- BUILDING PHASE 1
- BUILDING PHASE 2

Note:
 -All grading, drainage, utilities and street paving (except final lift on Merrydale) to be completed in pre-phase.
 -Merrydale frontage to project site only to be resurfaced as part of pre-phase.



- PROPOSED PAVEMENT AREA
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- UNIT FRONT DOOR LOCATION
- HOSE PULL
- BUILDING HEIGHT UNDER 30 FT.
- RED CURB, NO PARKING (FIRE ZONE) AND NO PARKING IN PRIVATE ALLEYS



FIRE ENGINE AND TRASH TRUCK ACCESS PLAN

350 MERRYDALE ROAD

SAN RAFAEL, CALIFORNIA

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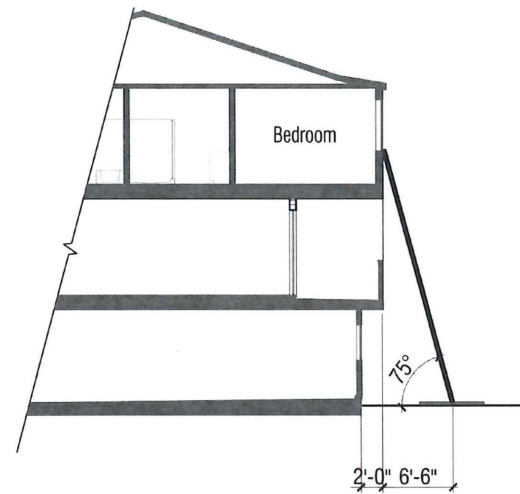
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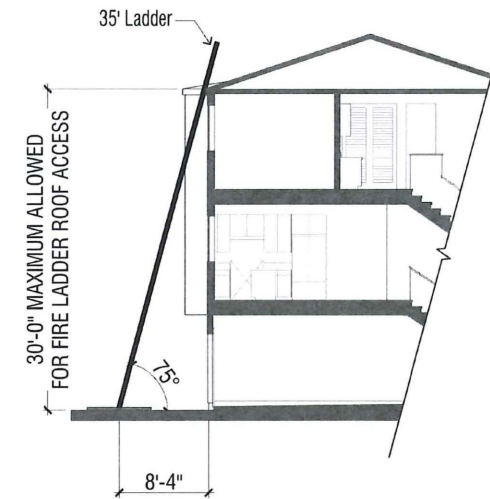
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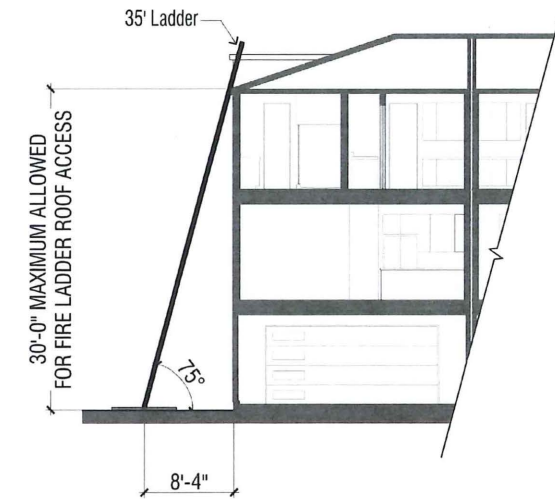
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FRONT
Egress



REAR



SIDE

Roof Access

FIRE EXHIBIT SECTIONS 350 MERRYDALE ROAD

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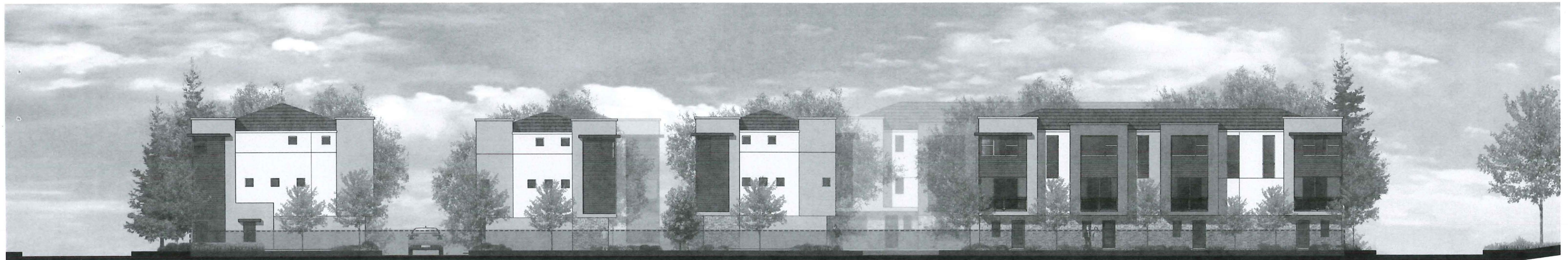
BUILDING 1
(6 PLEX)

PRIVATE STREET "A"

BUILDING 9
(4 PLEX)

EXISTING 2-STORY APARTMENT
(300 MERRYDALE ROAD)

WEST VIEW VIEW ALONG MERRYDALE ROAD



MERRYDALE
ROAD

BUILDING 9
(4 PLEX)

PRIVATE ALLEY #5

BUILDING 8
(4 PLEX)

S. PASEO

BUILDING 7
(4 PLEX)

PRIVATE ALLEY #4

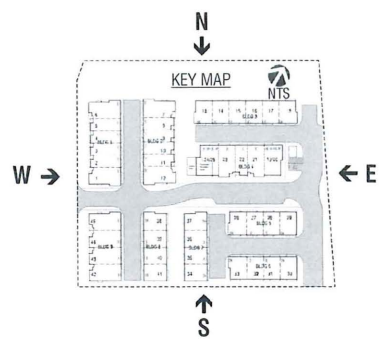
BUILDING 6
(4 PLEX)

PRIVATE STREET "B"

SOUTH VIEW VIEW ALONG SOUTH PROPERTY LINE

CONCEPTUAL STREET SCENES 350 MERRYDALE ROAD

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A-1
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BUILDING 6
(4 PLEX)

PRIVATE ALLEY #3

BUILDING 5
(4 PLEX)

PRIVATE STREET "A"

BUILDING 4
(7 PLEX)

PRIVATE ALLEY #2

BUILDING 3
(6 PLEX)

EAST VIEW VIEW ALONG REDWOOD HWY



PRIVATE
STREET "B"

N
↓

BUILDING 3
(6 PLEX)

N. PASEO

BUILDING 2
(6 PLEX)

PRIVATE ALLEY #1

BUILDING 1
(6 PLEX)

MERRYDALE
ROAD

NORTH VIEW VIEW ALONG CREEK SETBACK

CONCEPTUAL STREET SCENES 350 MERRYDALE ROAD

SAN RAFAEL, CALIFORNIA



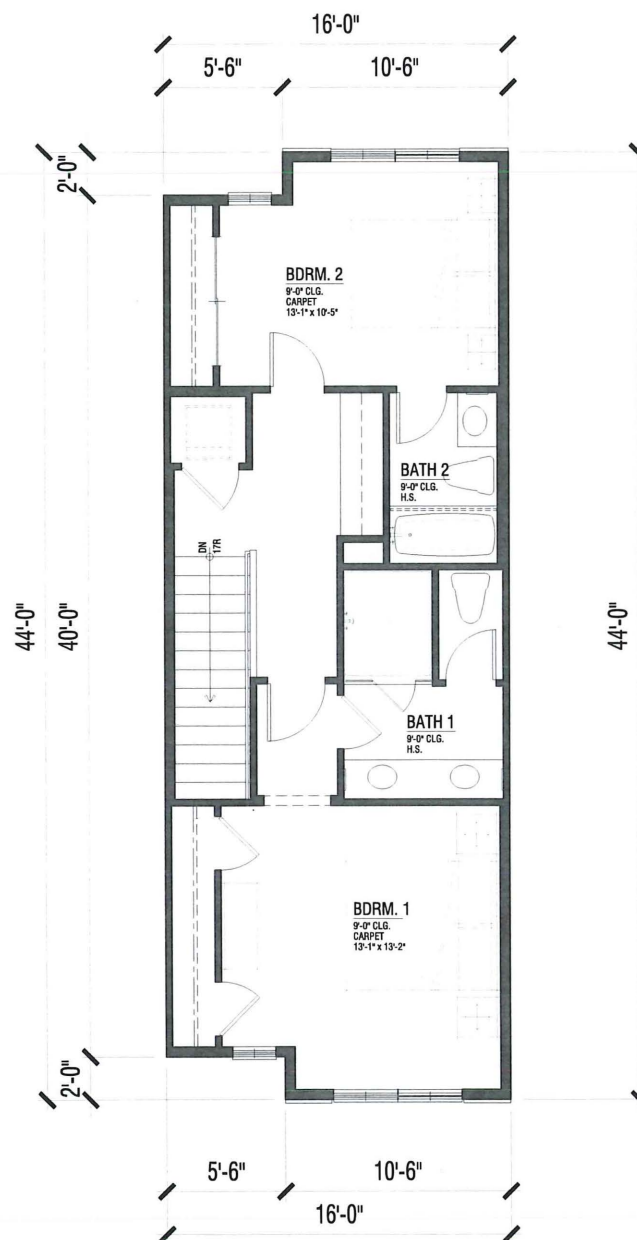
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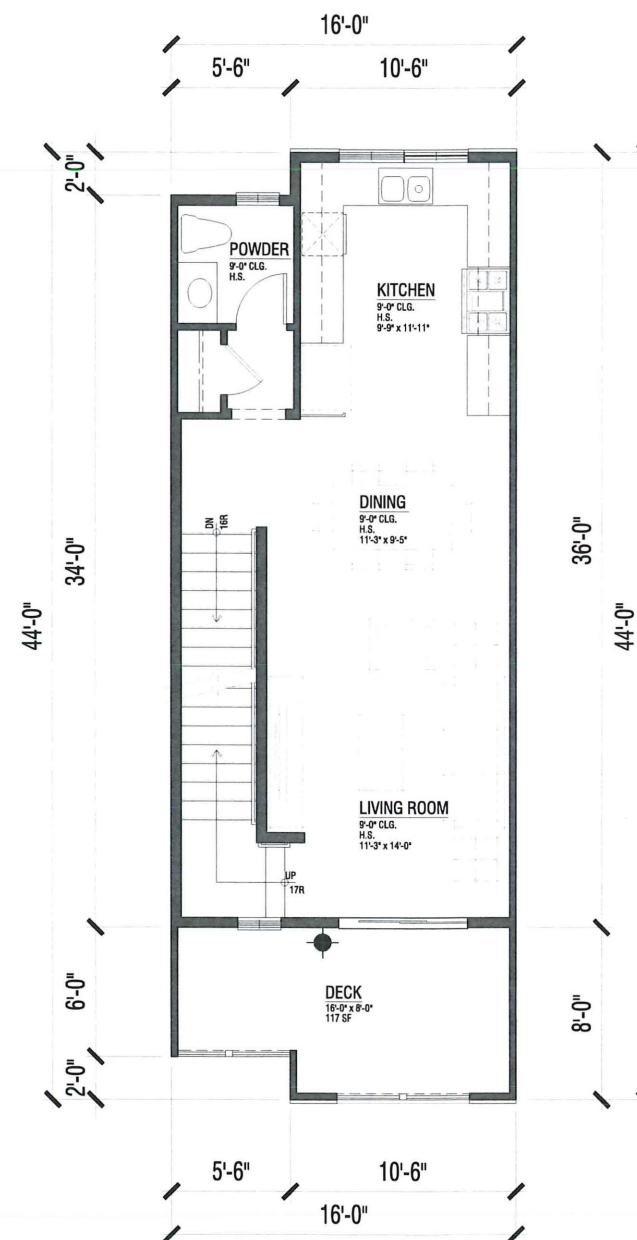
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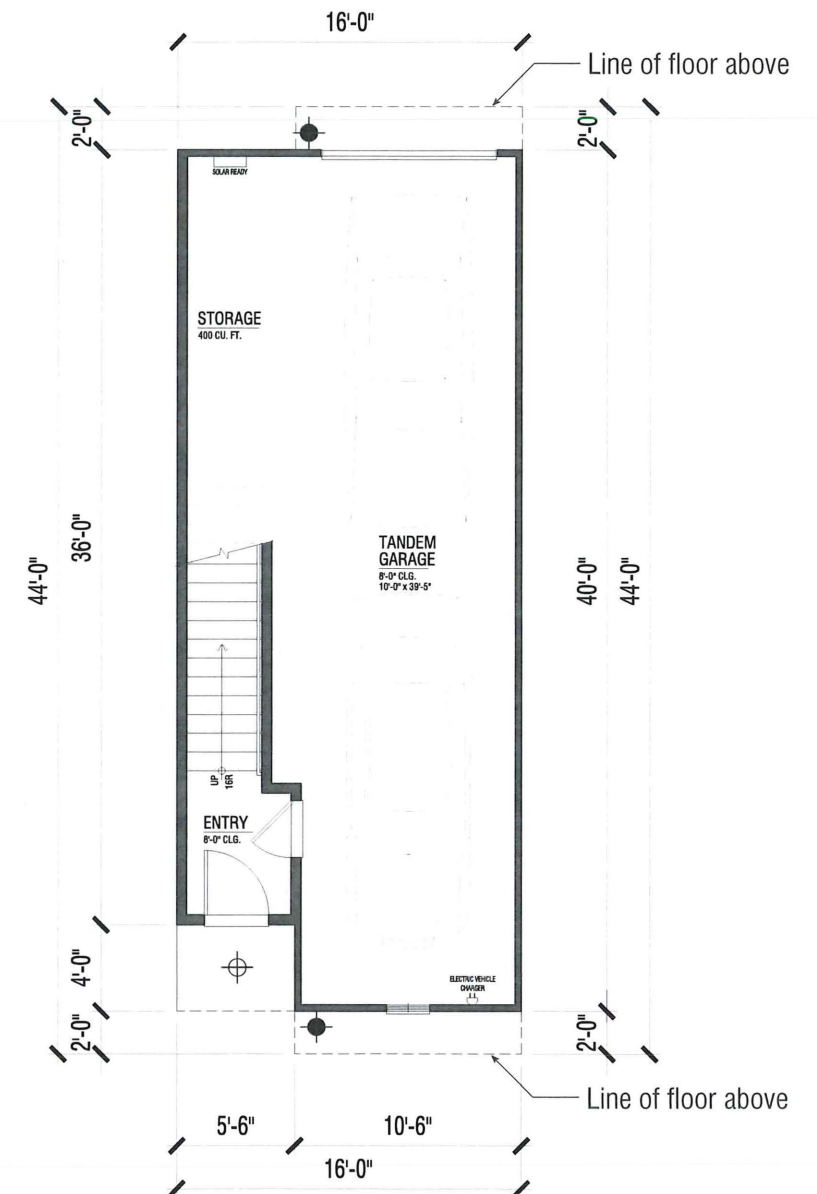
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Third Floor - 636 S.F.



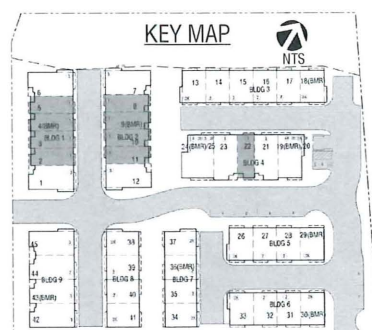
Second Floor - 565 S.F.

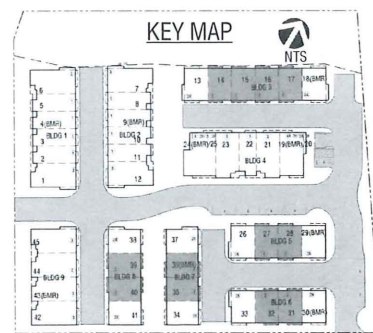
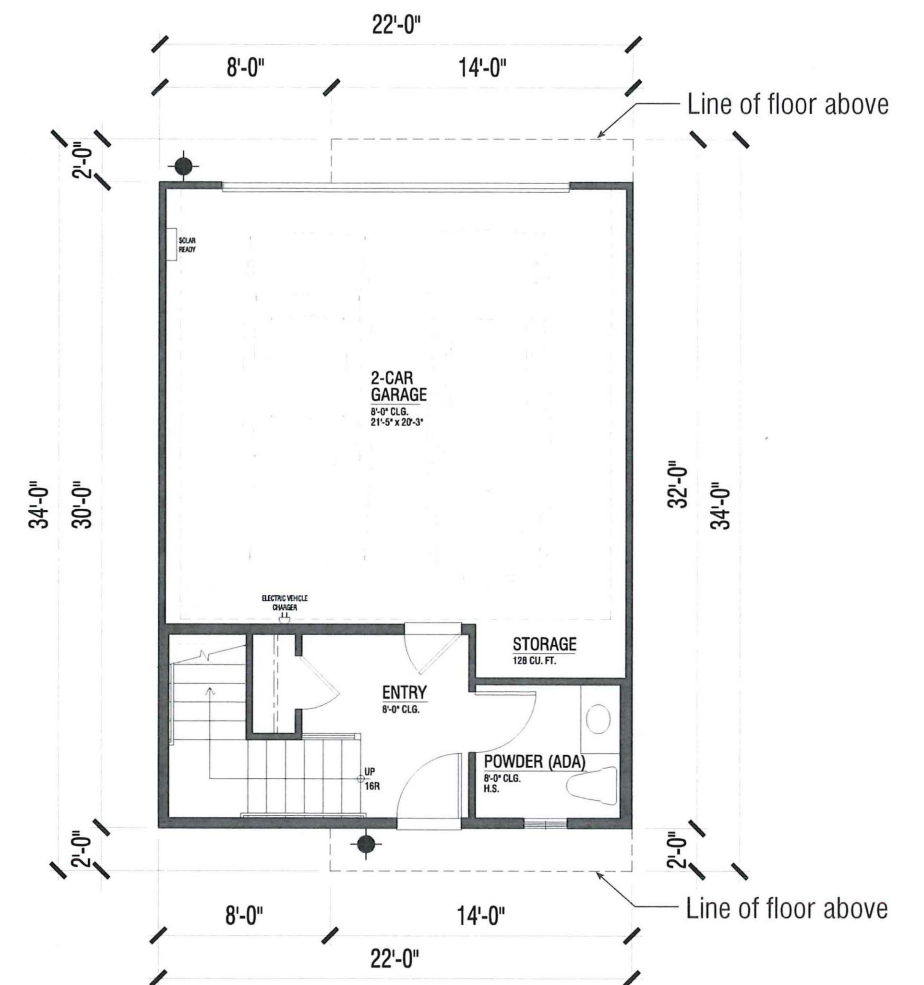
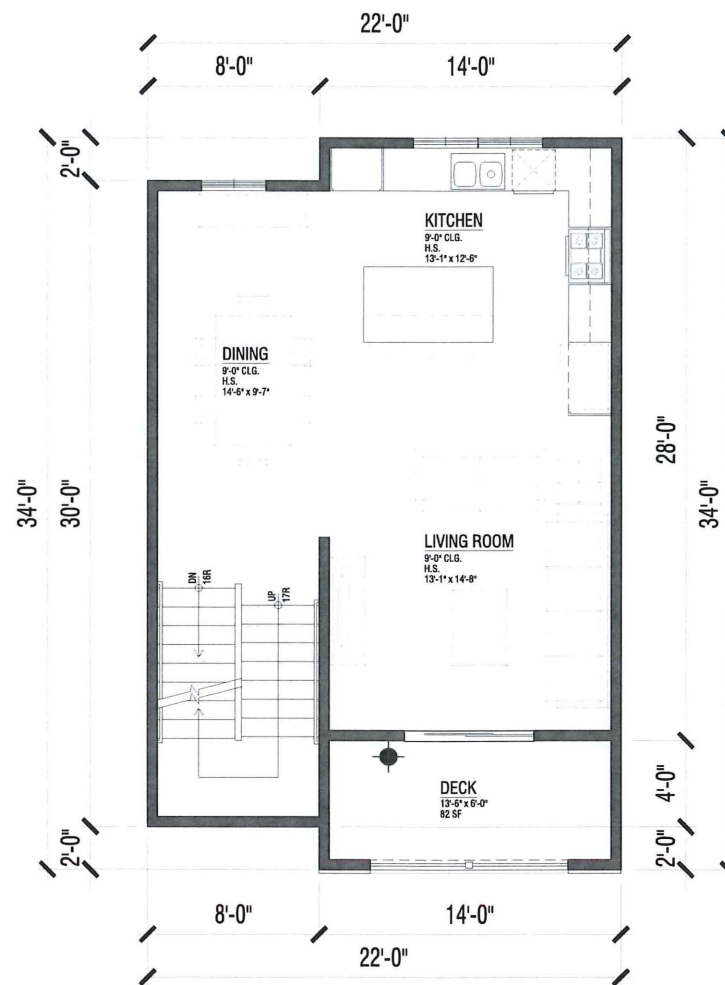
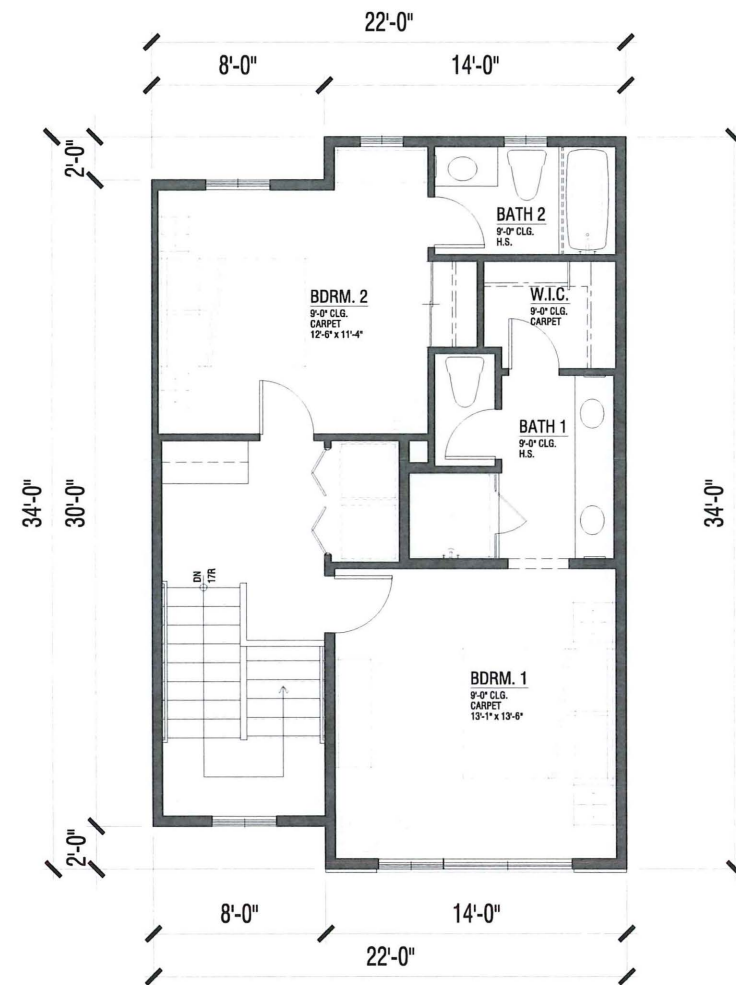


First Floor - 84 S.F.

PLAN 1 (P1)
(Interior Unit)
1,285 S.F.
2 Bdrm. / 2.5 Bath

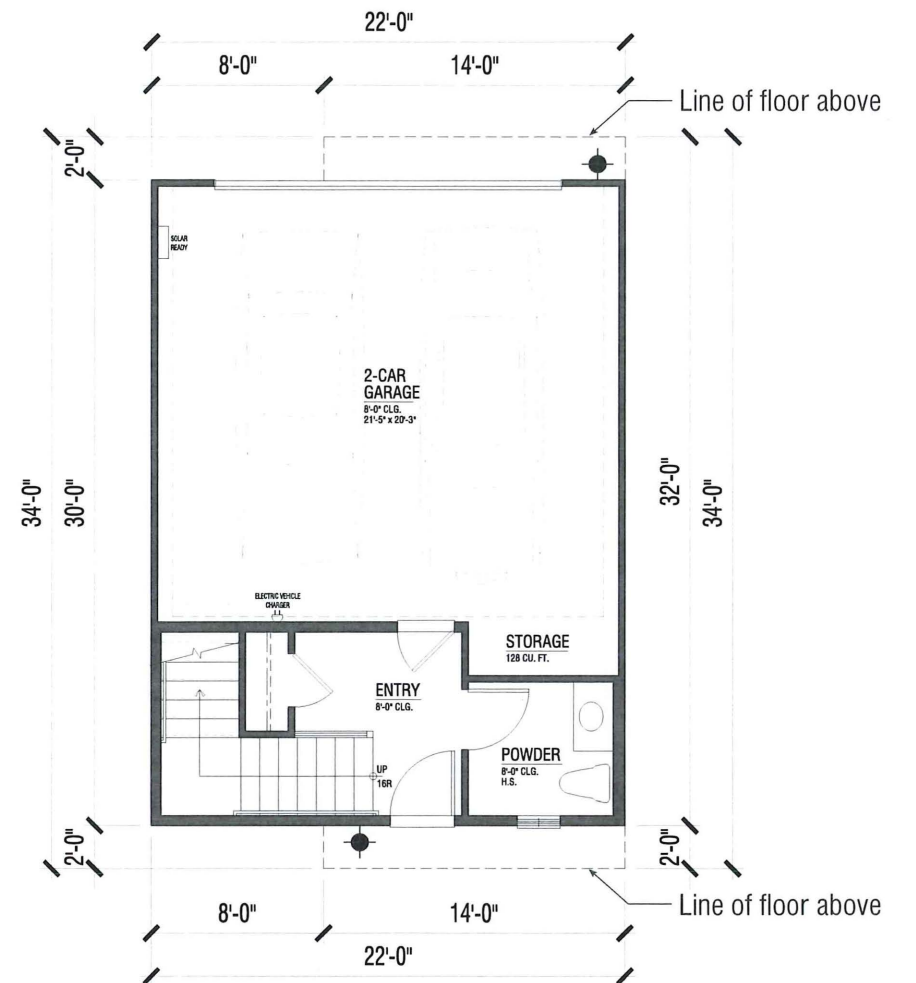
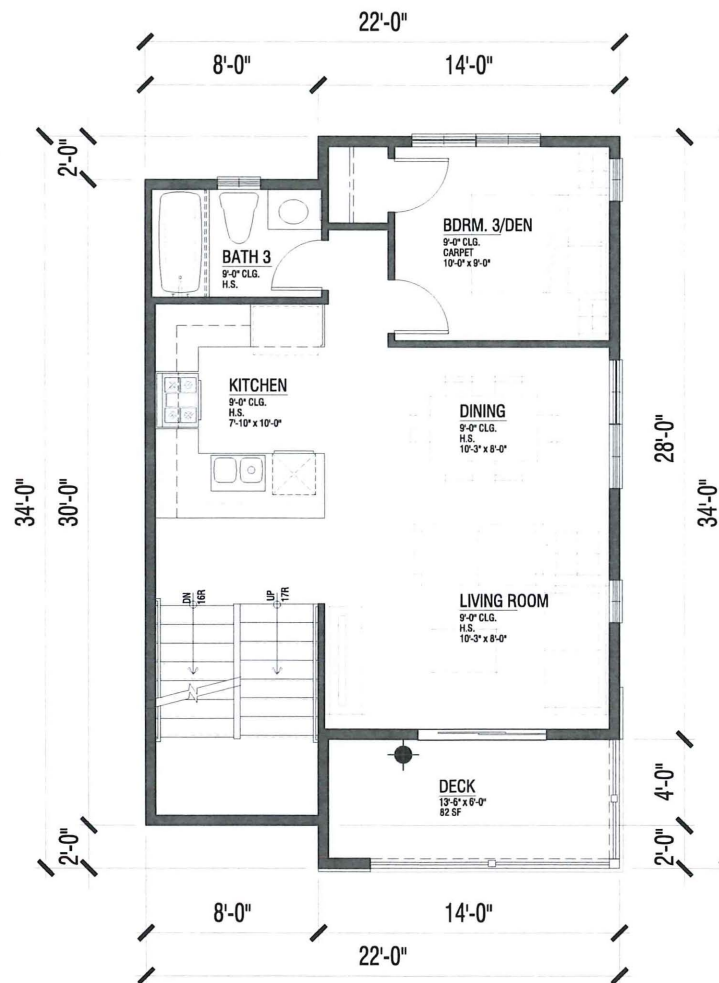
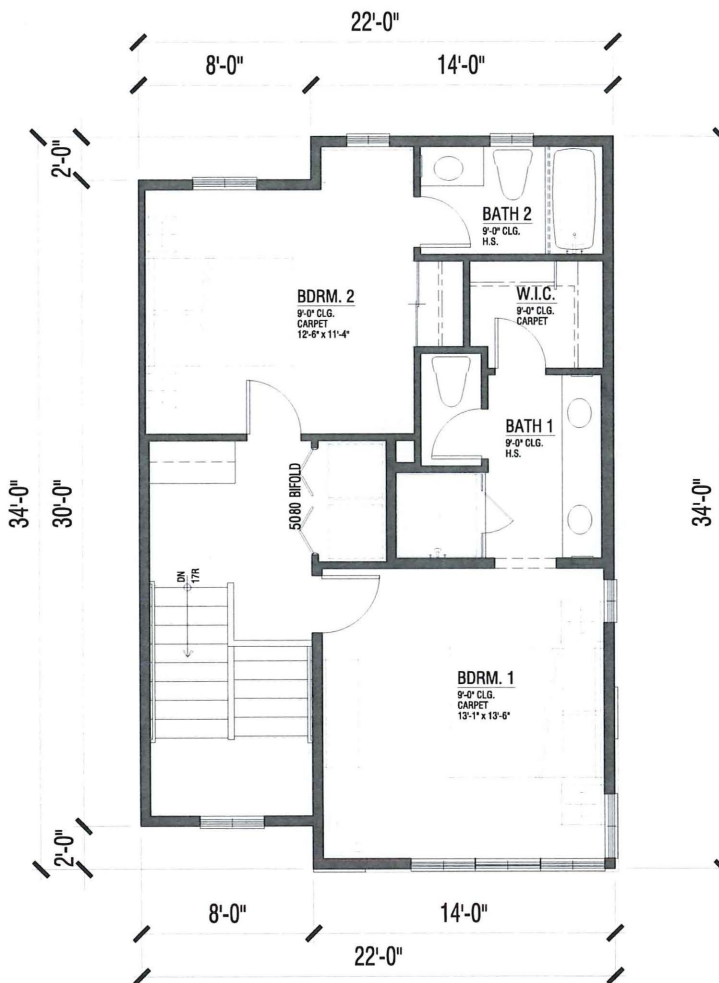
- Typical Exterior Lighting:
- ⊕ Recessed can light in soffit
 - Wall Light
- See Sheet A-33 for light specifications.





PLAN 2 (P2)
(Interior Unit)
1,461 S.F.
2 Bdrm. / 2.5 Bath

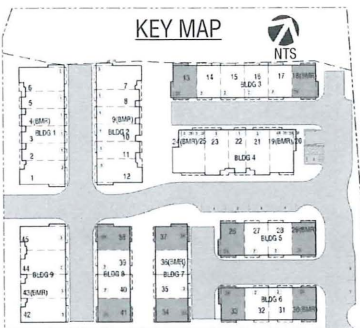
- Typical Exterior Lighting:
- ⊕ Recessed can light in soffit
 - Wall Light
- See Sheet A-33 for light specifications.



See south elevation at sheet A-28 and "South View Street-scene" at sheet A-1 for second and third floor windows and deck layout at Lots 34 and 41

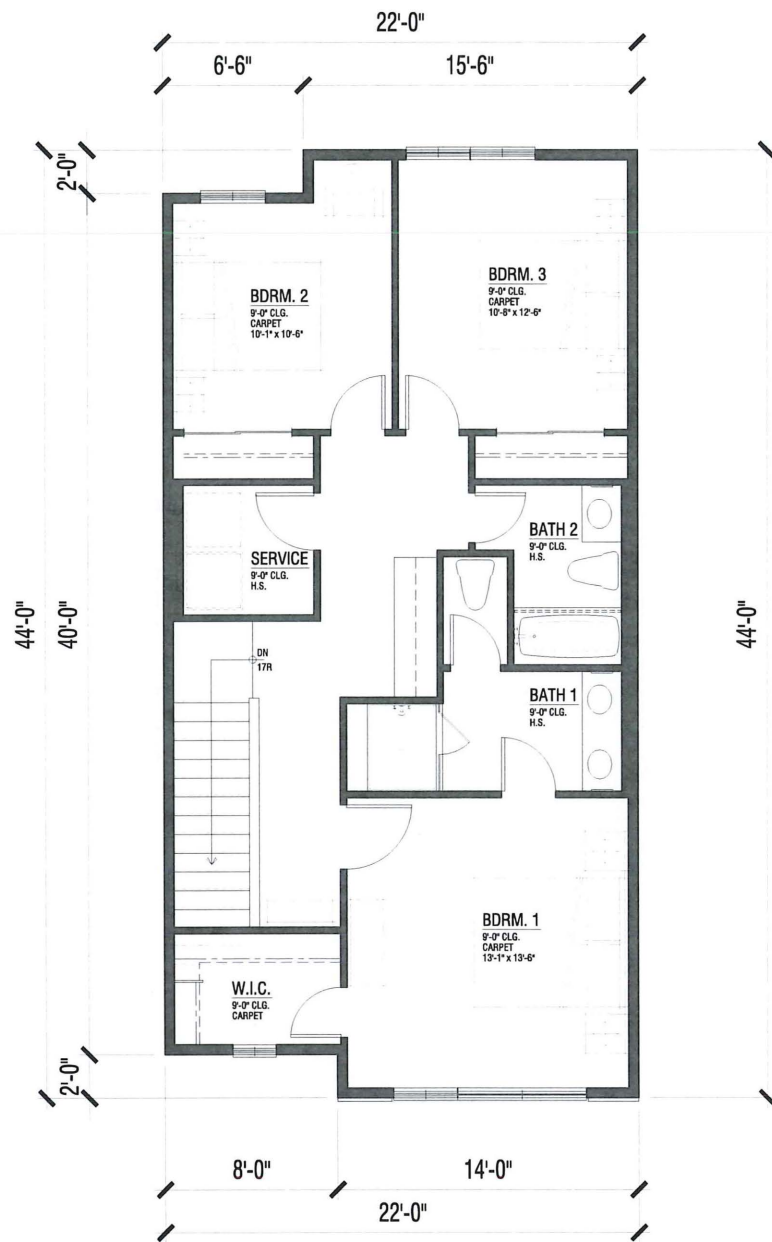
Second Floor - 634 S.F.

First Floor - 190 S.F.

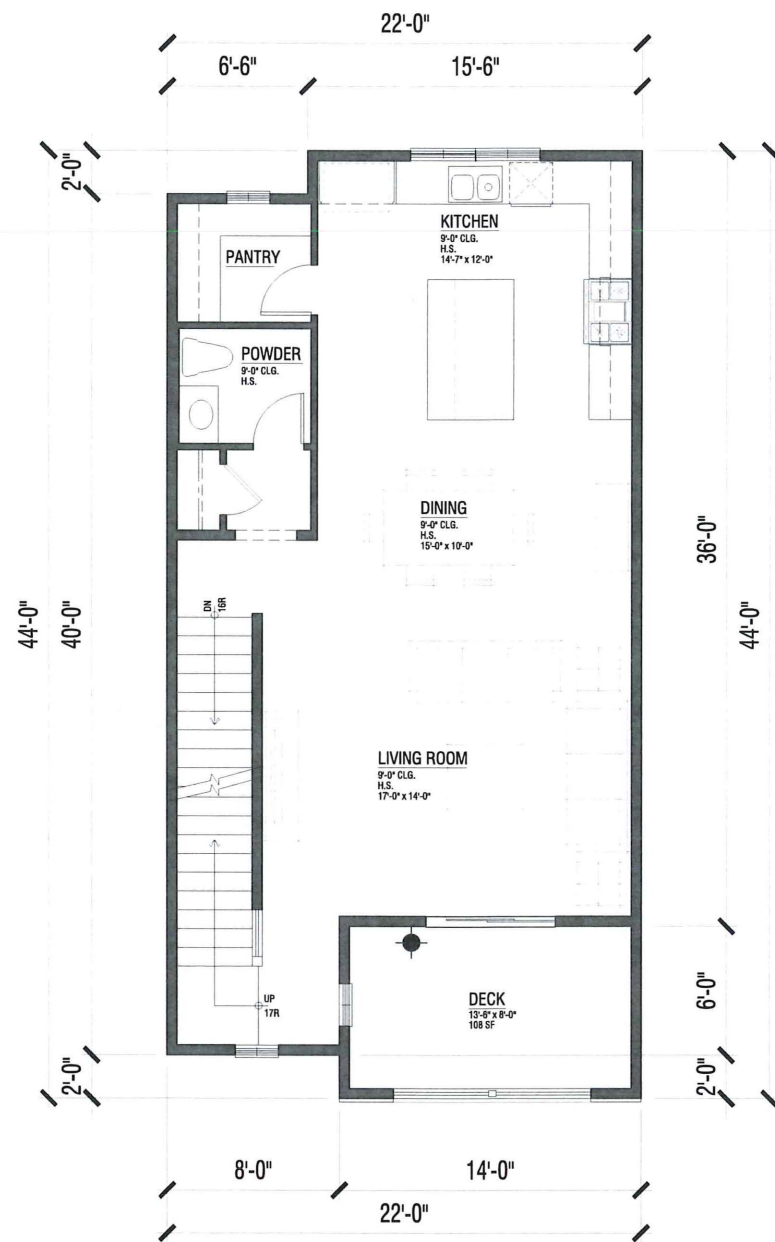


PLAN 2X (P2X)
(End Unit)
1,461 S.F.
3 Bdrm. / 3.5 Bath

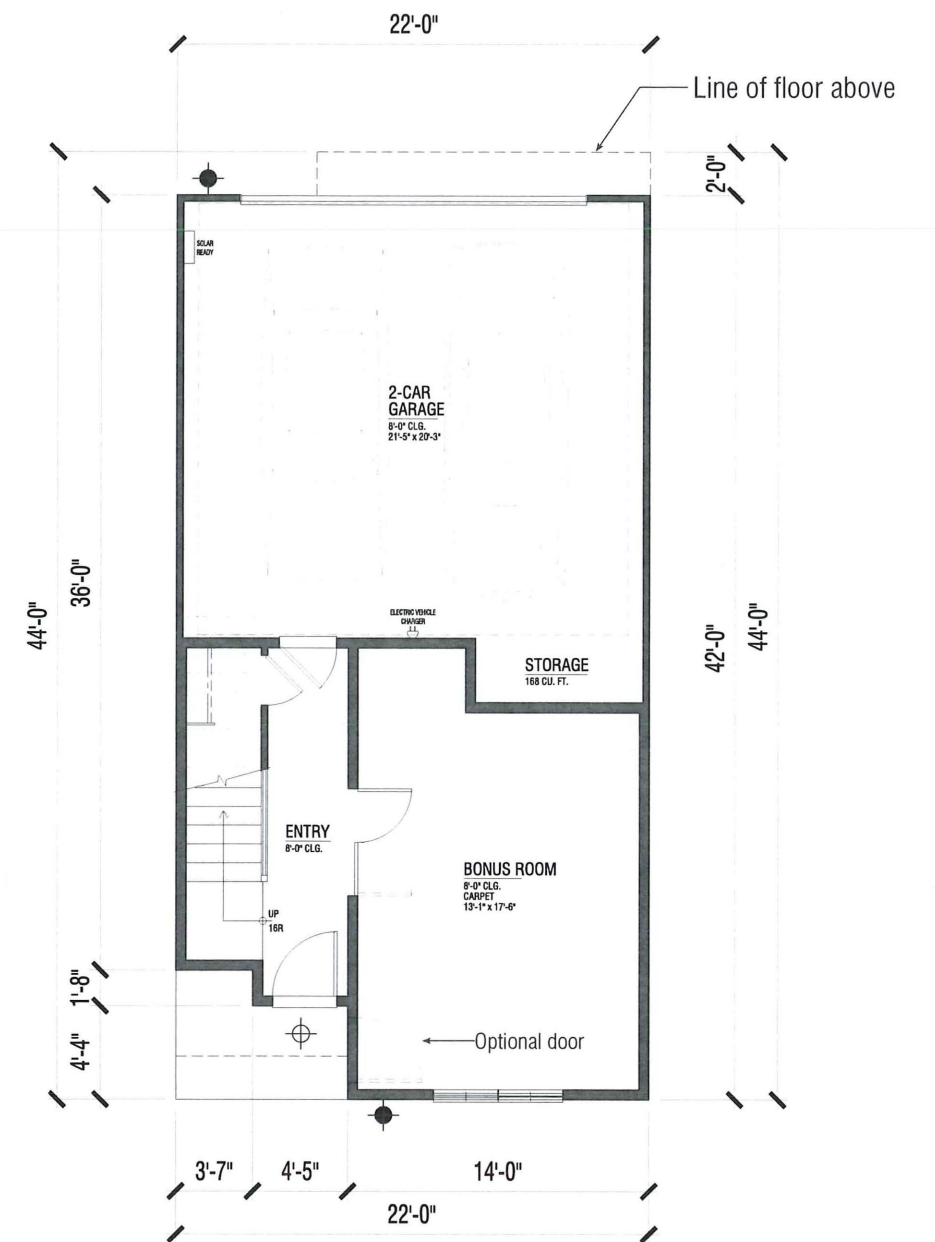
- Typical Exterior Lighting:
- ⊕ Recessed can light in soffit
 - Wall Light
- See Sheet A-33 for light specifications.



Third Floor - 882 S.F.



Second Floor - 830 S.F.

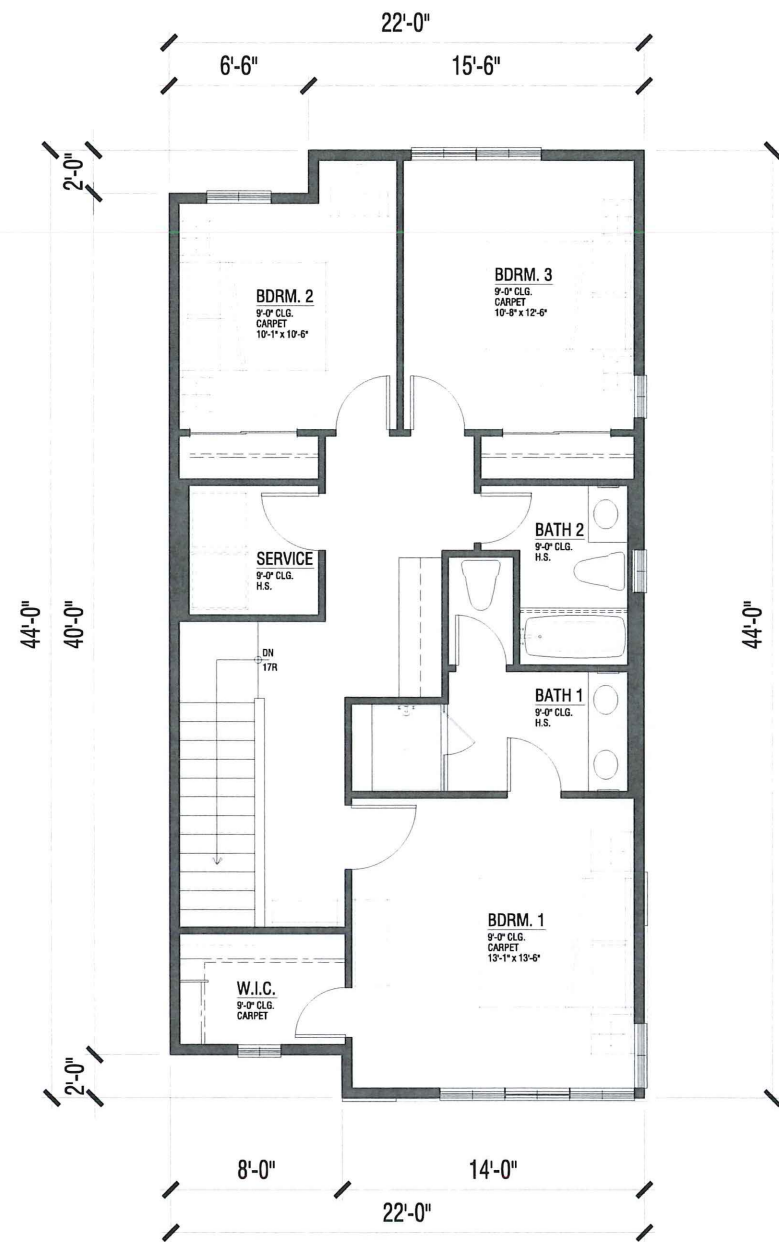


First Floor - 407 S.F.



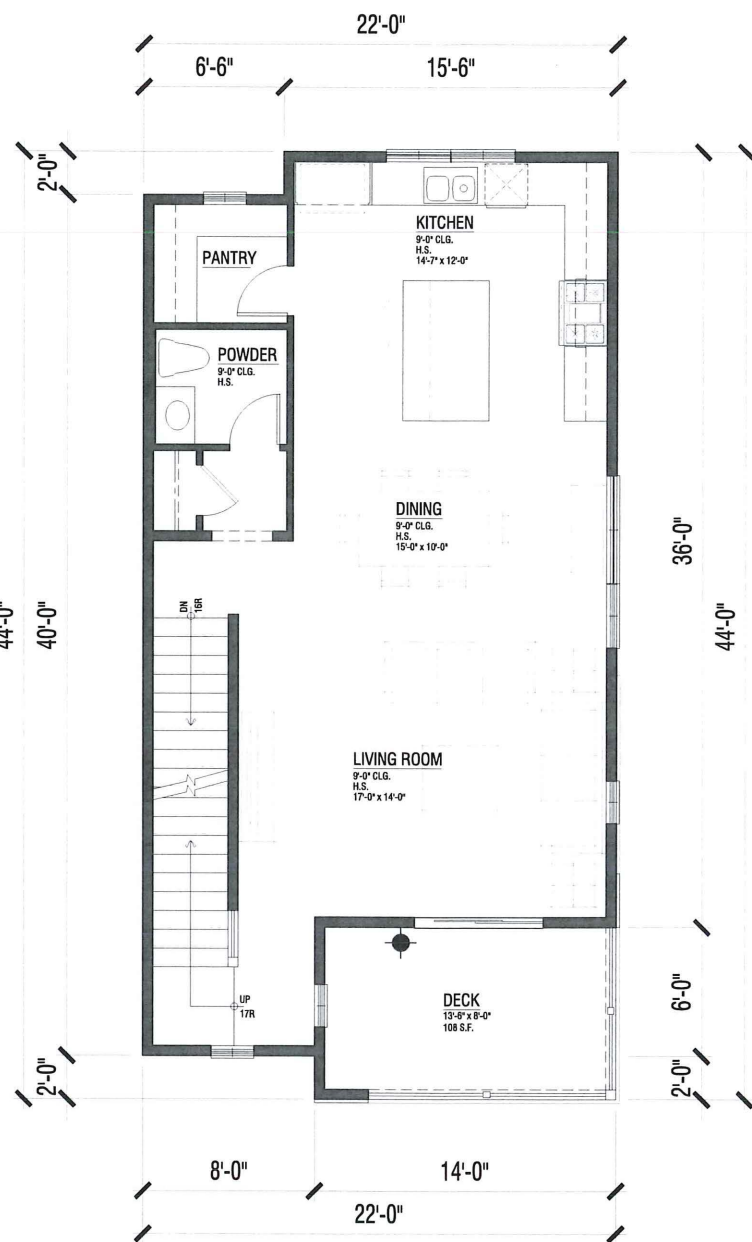
PLAN 3 (P3)
(Interior Unit)
2,119 S.F.
3 Bdrm. / 2.5 Bath

- Typical Exterior Lighting:
- ⊕ Recessed can light in soffit
 - Wall Light
- See Sheet A-33 for light specifications.



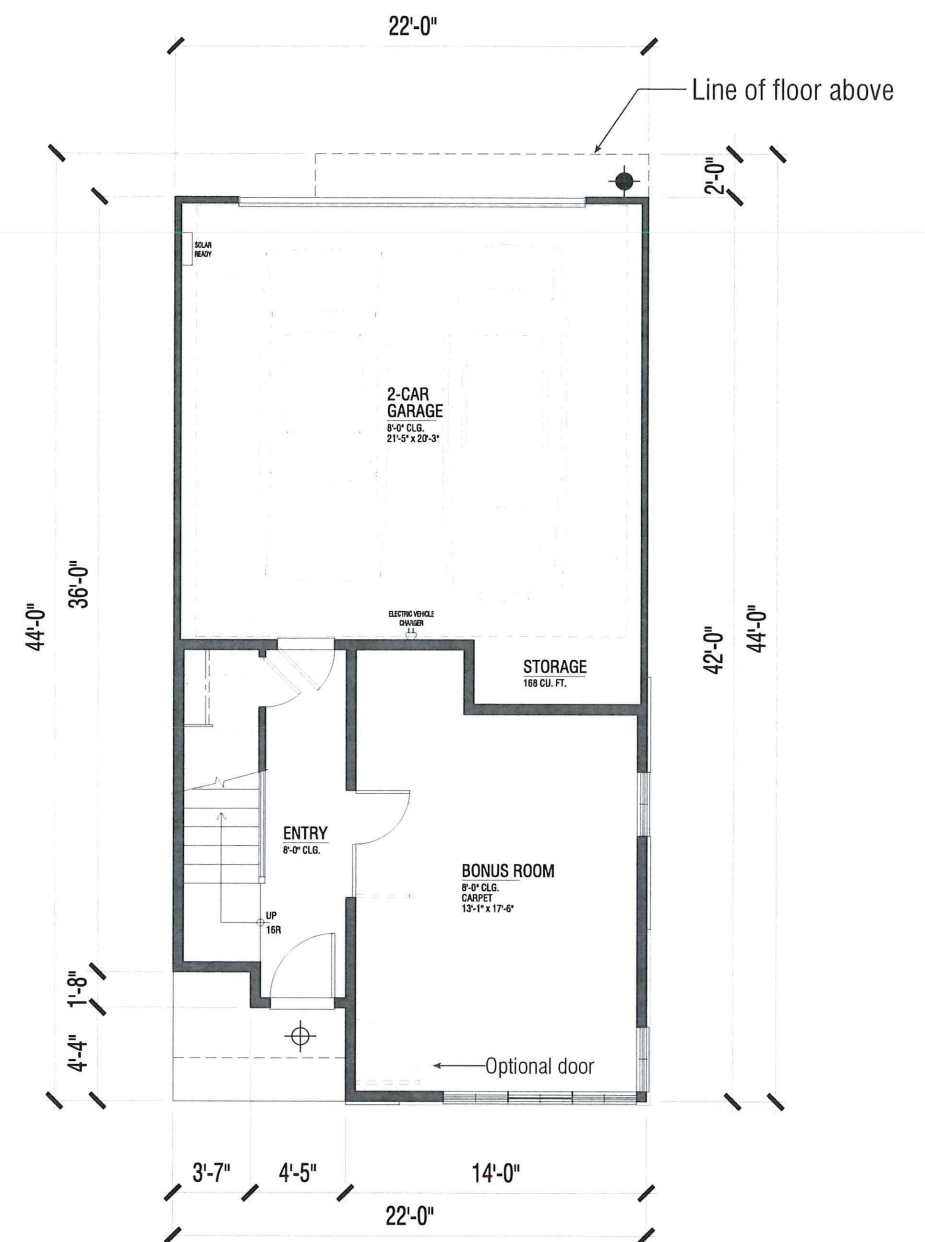
Third Floor - 882 S.F.

See south elevation at sheet A-19 and "South View Street-scene" at sheet A-1 for second and third floor windows and deck layout at Lot 42



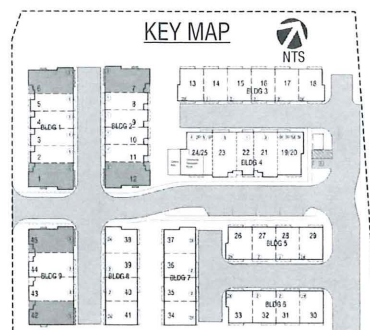
Second Floor - 830 S.F.

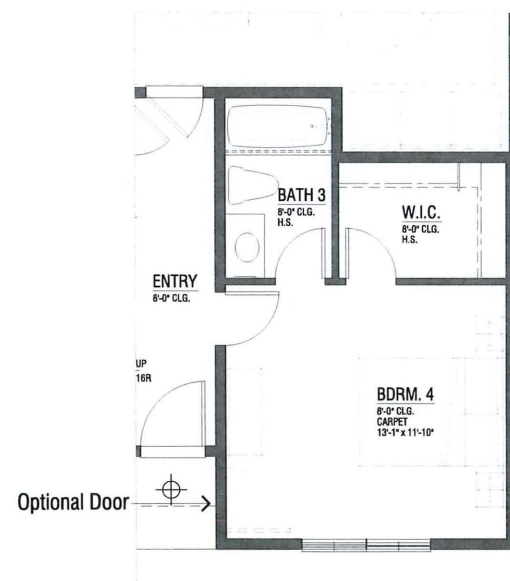
PLAN 3 (P3)
(End Unit)
2,119 S.F.
3 Bdrm. / 2.5 Bath



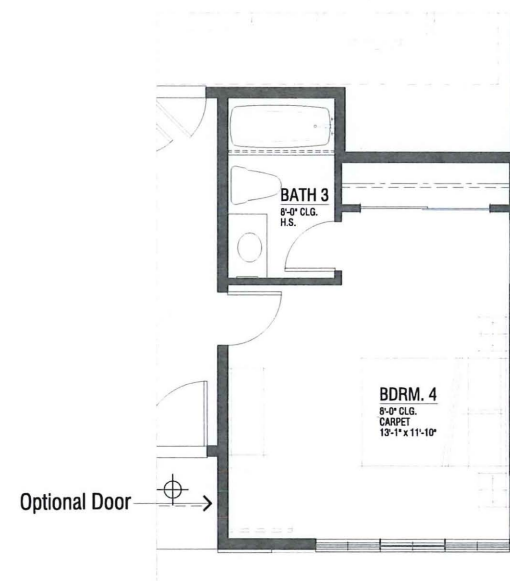
First Floor - 407 S.F.

- Typical Exterior Lighting:
- ⊕ Recessed can light in soffit
 - Wall Light
- See Sheet A-33 for light specifications.



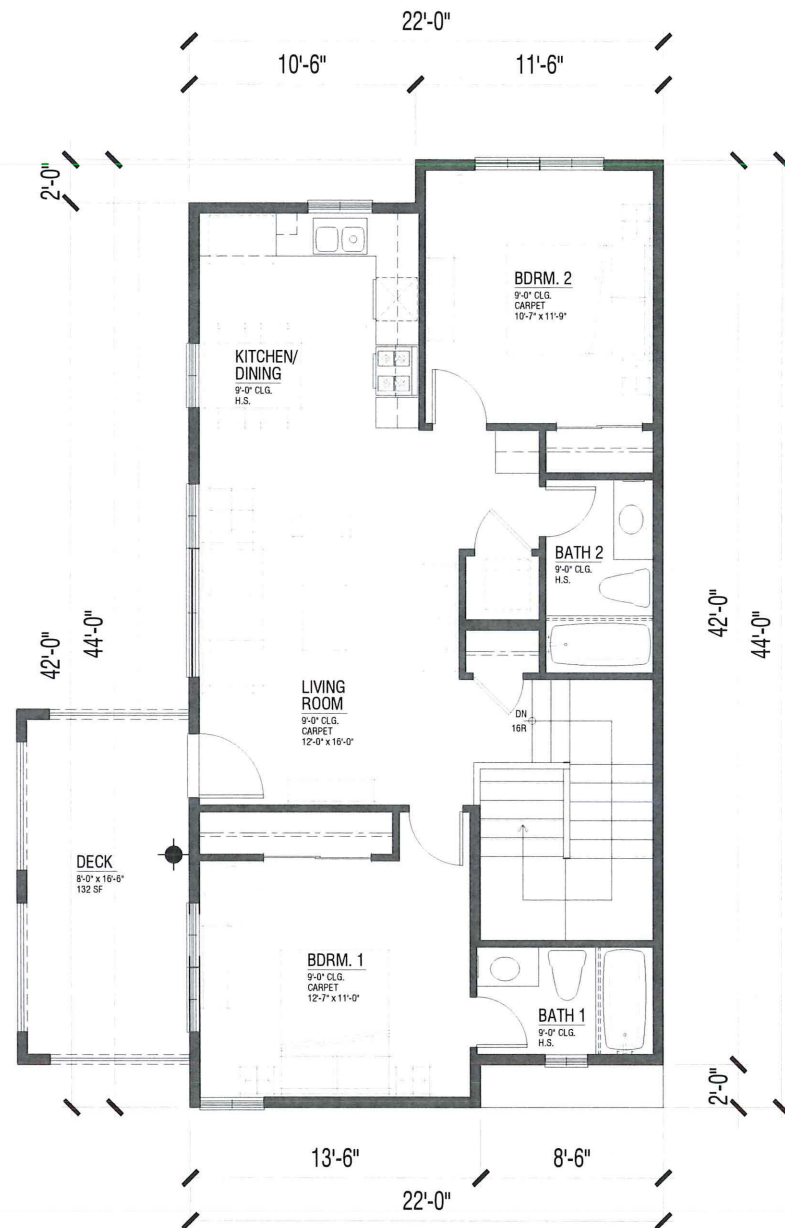


Interior Unit



End Unit

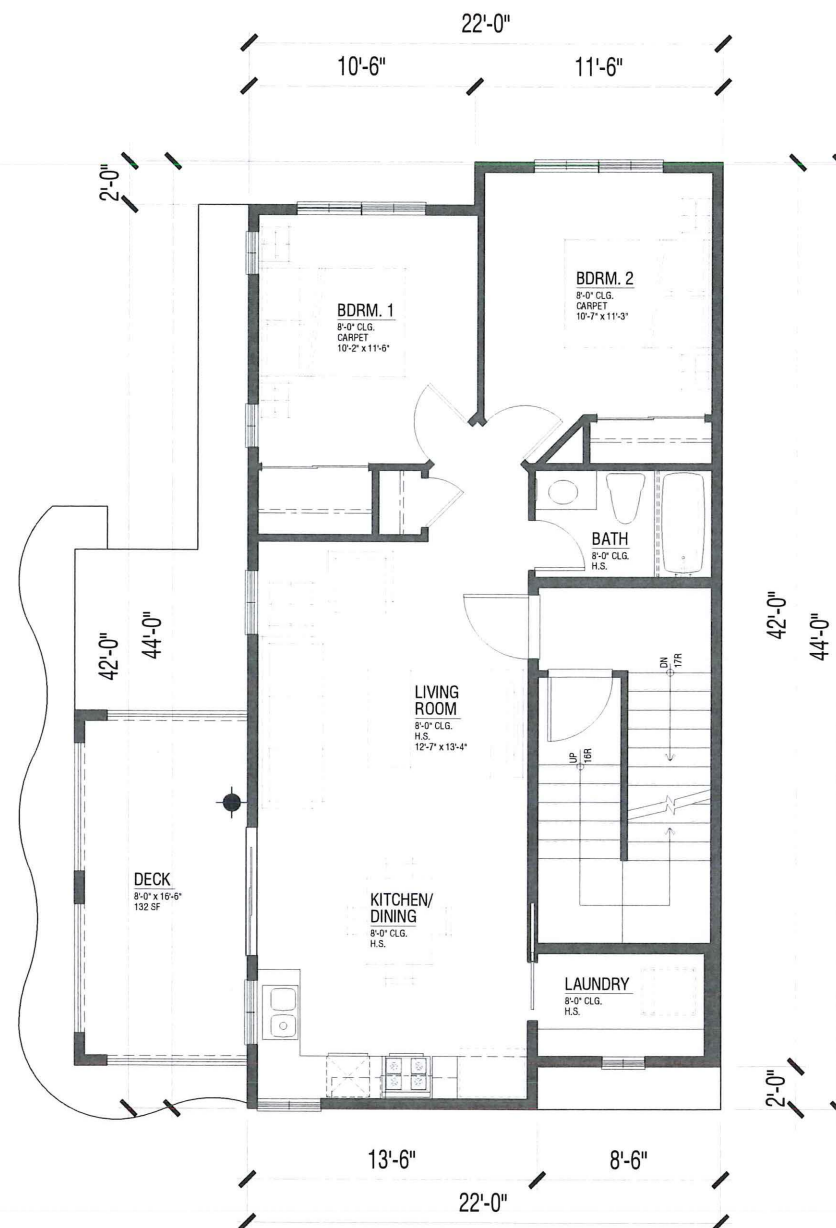
PLAN 3X (P3X)
Bdrm. 4/Bath 3 Option



Third Floor

PLAN 5

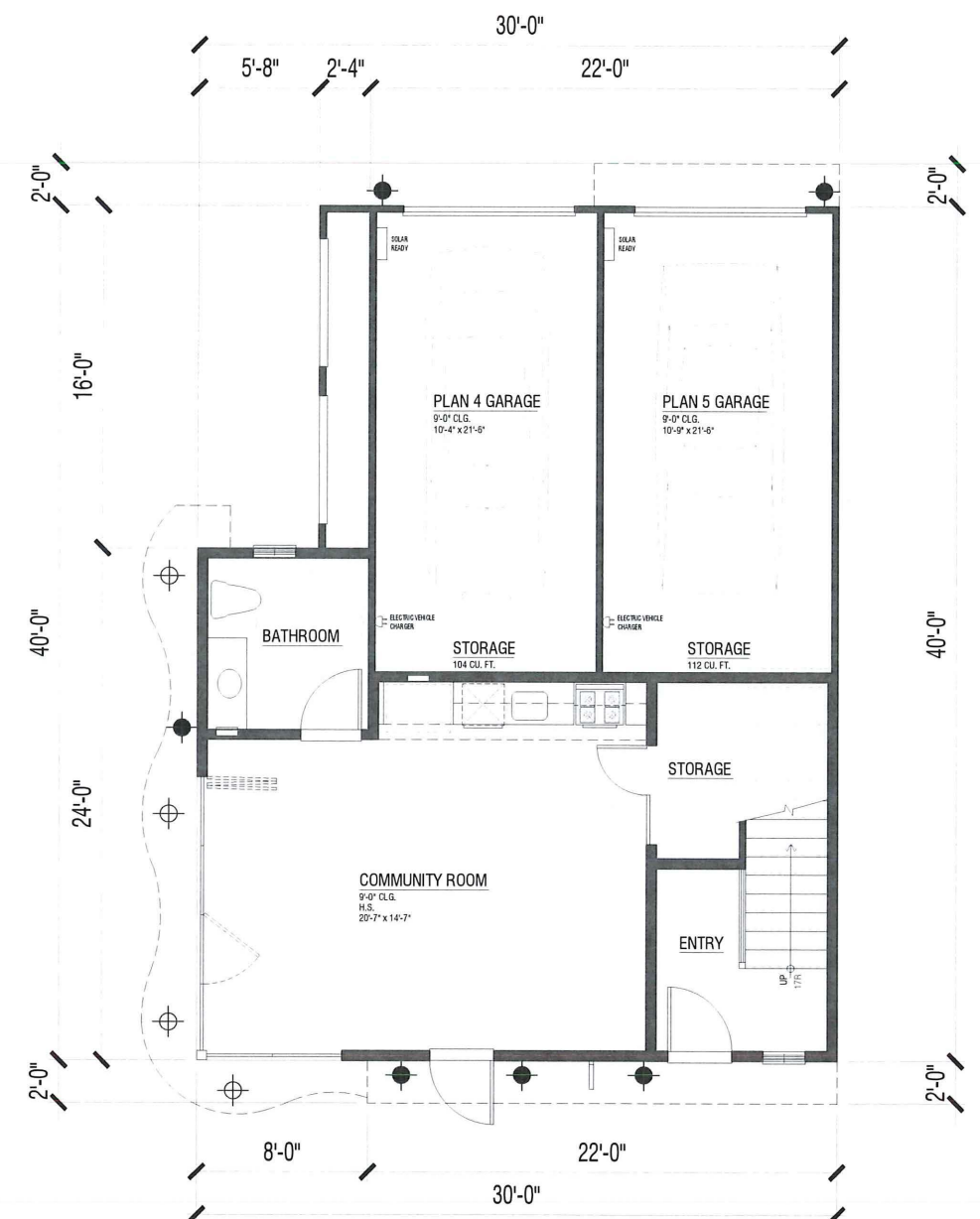
836 S.F.
2 Bdrm. / 2 Bath



Second Floor

PLAN 4

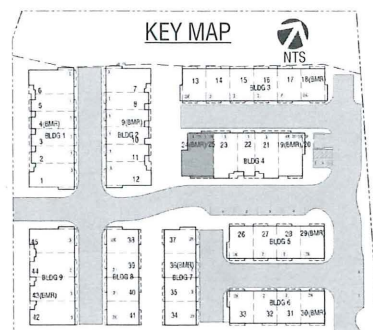
785 S.F.
2 Bdrm. / 1 Bath



First Floor

Entry, Garages, and Community Room

Community Room = 500 S.F.



BLDG. 4 - WEST END

350 MERRYDALE ROAD

SAN RAFAEL, CALIFORNIA

CAMPUS
PROPERTY GROUP

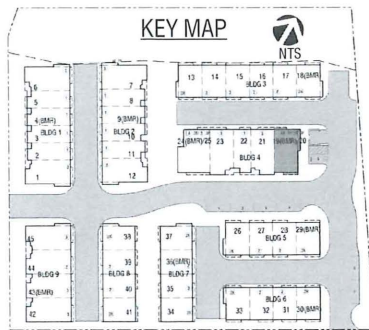
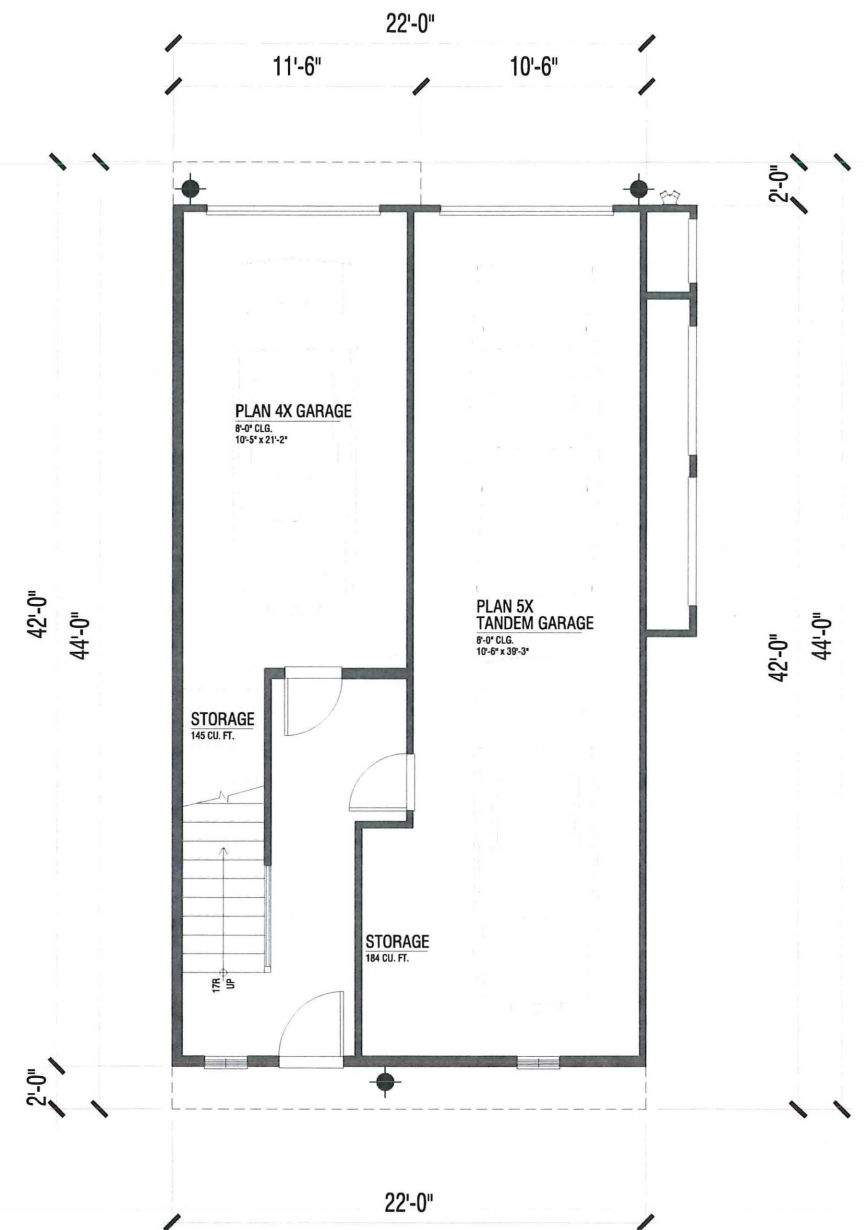
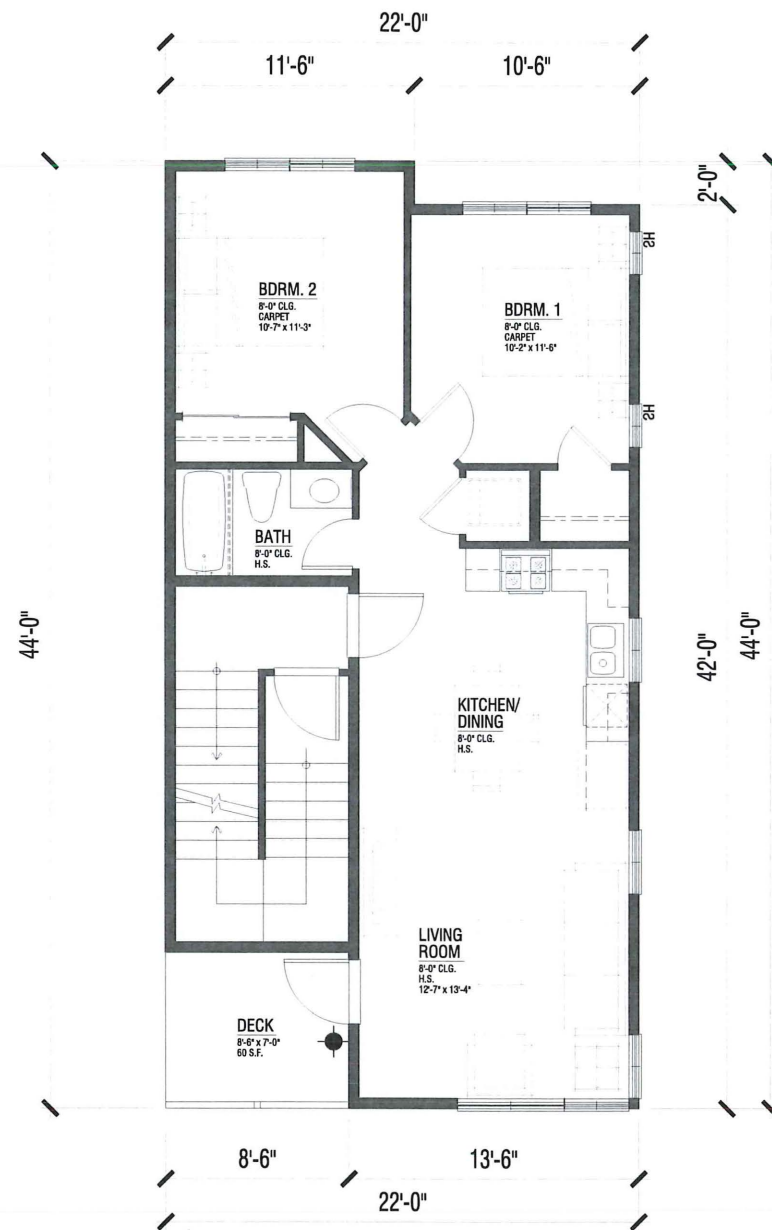
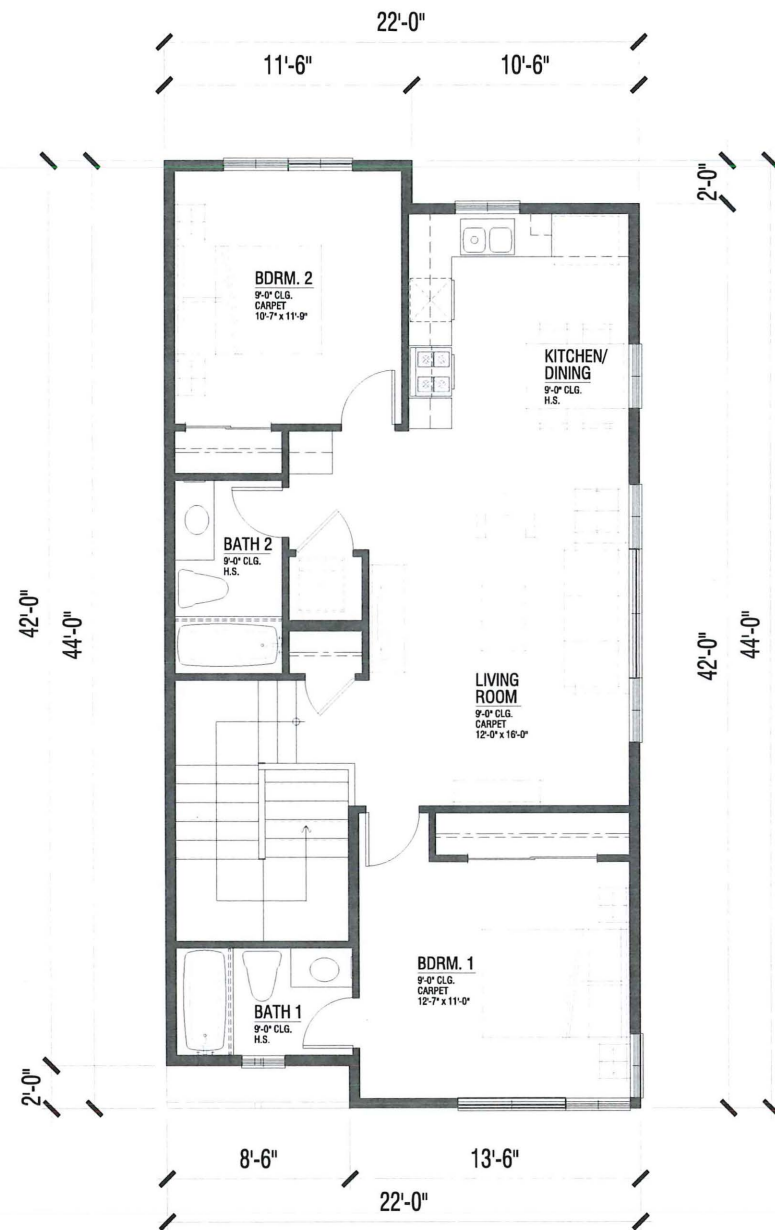
SCALE: 1' = 1/4" 0 2 4 8

CITY SUBMITTAL

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A-9



BLDG. 4 - EAST END

350 MERRYDALE ROAD
 SAN RAFAEL, CALIFORNIA

CAMPUS
 PROPERTY GROUP

SCALE: 1' = 1/4" 0 2 4 8
A-10
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Typical Exterior Lighting:
 ⊕ Recessed can light in soffit
 ● Wall Light
 See Sheet A-33 for light specifications.



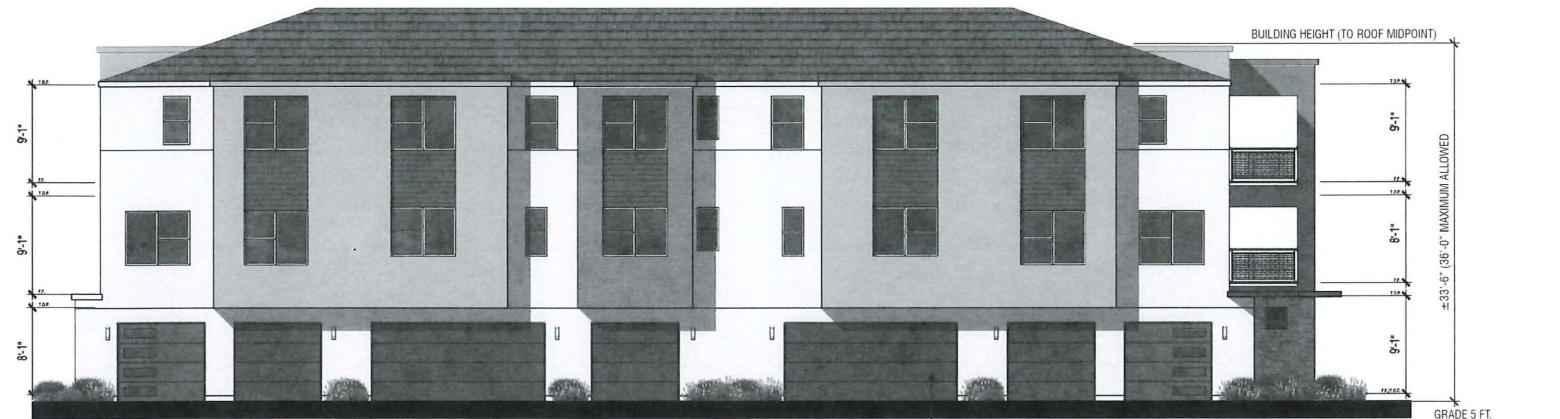
P5X o/
P4X o/
ENTRY AND GARAGES

EAST



P5 o/
P4 o/
ENTRY, GARAGES,
AND COMMUNITY ROOM

WEST



P5X o/
P4X o/
ENTRY AND TANDEM GARAGES

P3

P1

SOUTH

P3R

P5 o/
P4 o/
ENTRY, GARAGES,
AND COMMUNITY ROOM

P6



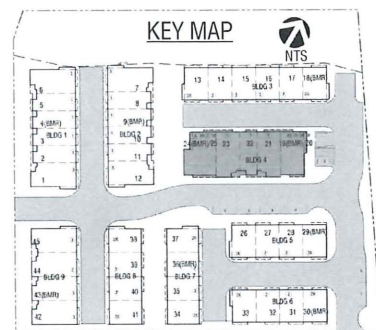
P5 o/
P4 o/
ENTRY, GARAGES,
AND COMMUNITY ROOM

P3R

P1
NORTH

P3

P5X o/
P4X o/
ENTRY AND GARAGES



Exterior Materials:

- 1 Composition shingle roofing
- 2 Stucco-smooth finish
- 3 Fiber cement siding
- 4 Manufactured stone veneer
- 5 Metal railing and mesh fence
- 6 Metal Awning
- 7 Insulated dual-glazed vinyl windows
- 8 Sectional roll-up garage door
- 9 Wall mounted light fixture, see Sheet A-33 for spec sheet

Building 4

(7 Plex)

Exterior Elevations

350 MERRYDALE ROAD

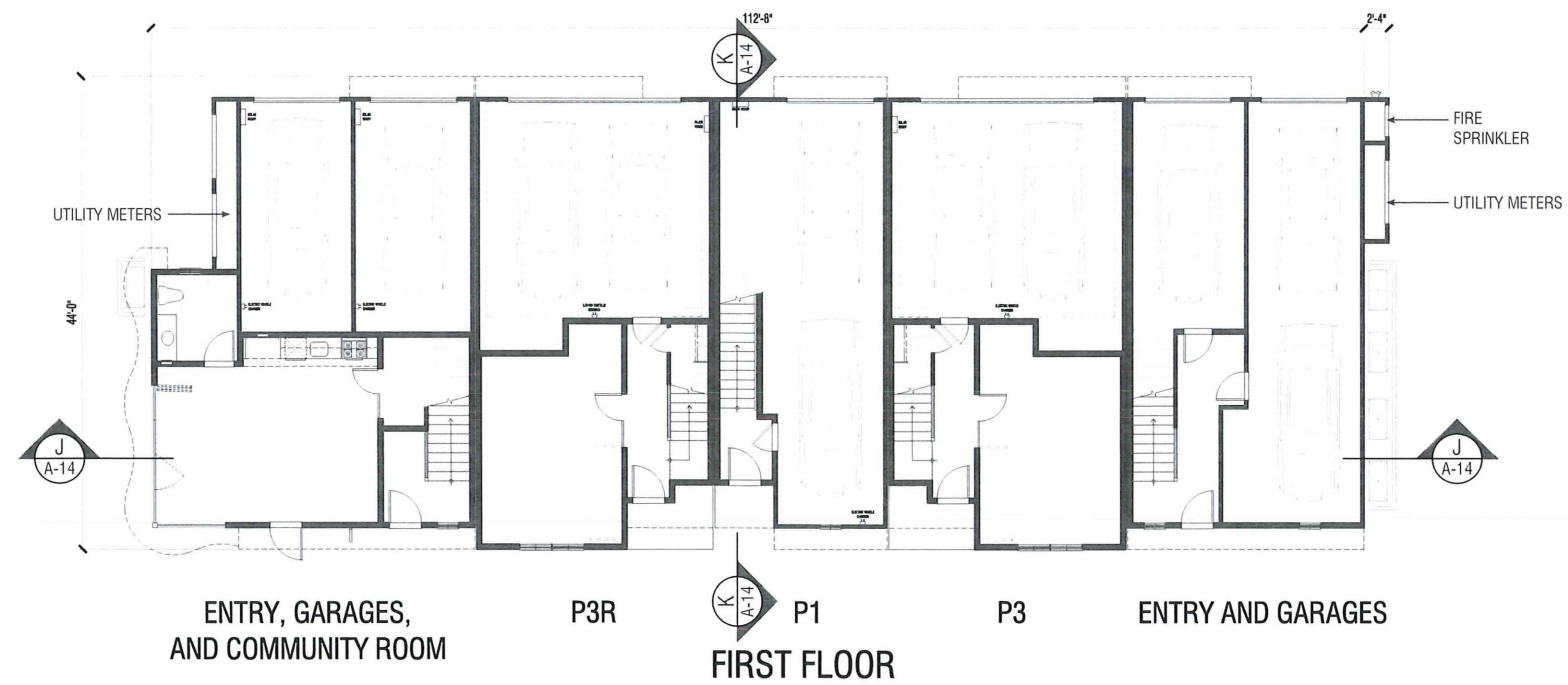
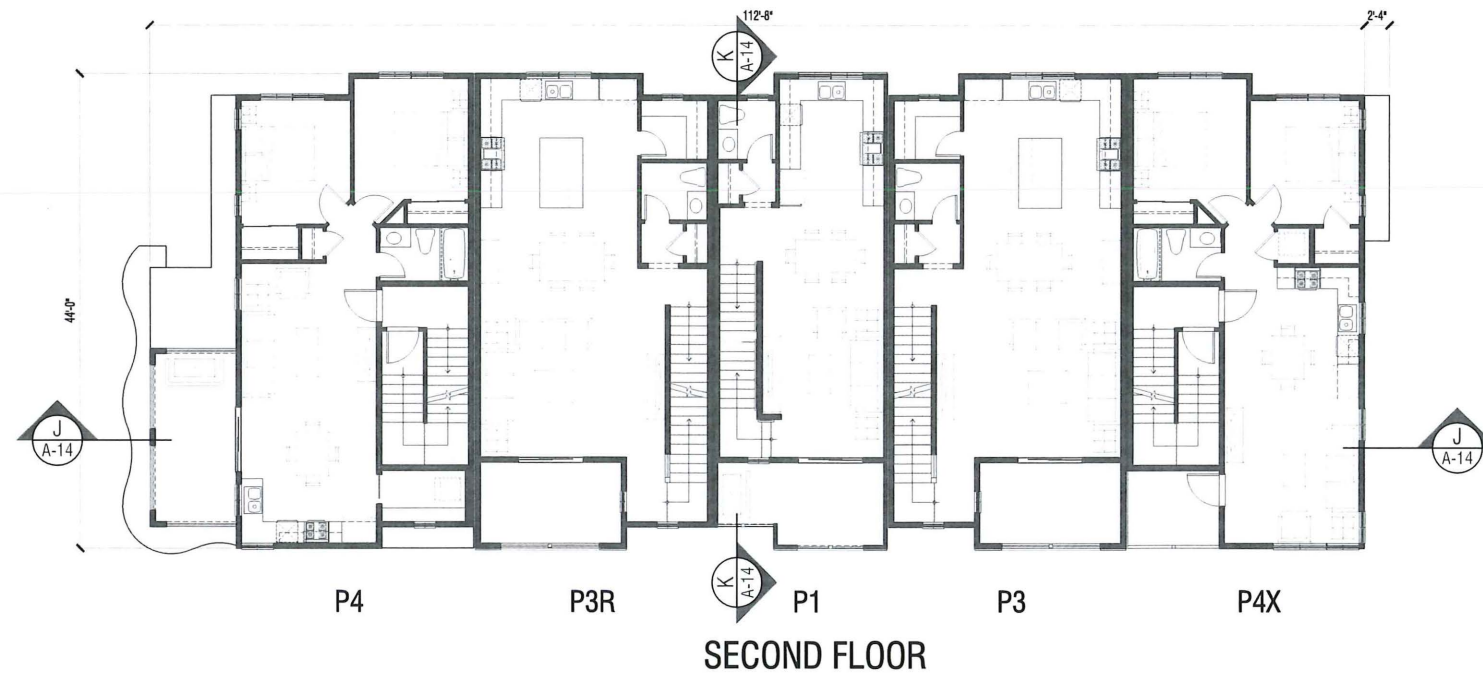
SAN RAFAEL, CALIFORNIA

CAMPUS
PROPERTY GROUP

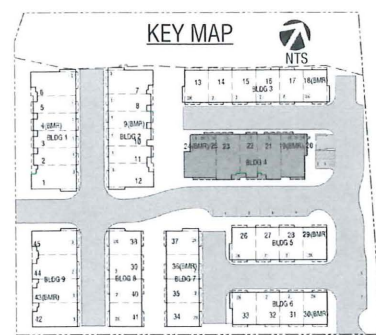
SCALE: 1' = 1/8" 0 4 8 16
A-11
CITY SUBMITTAL

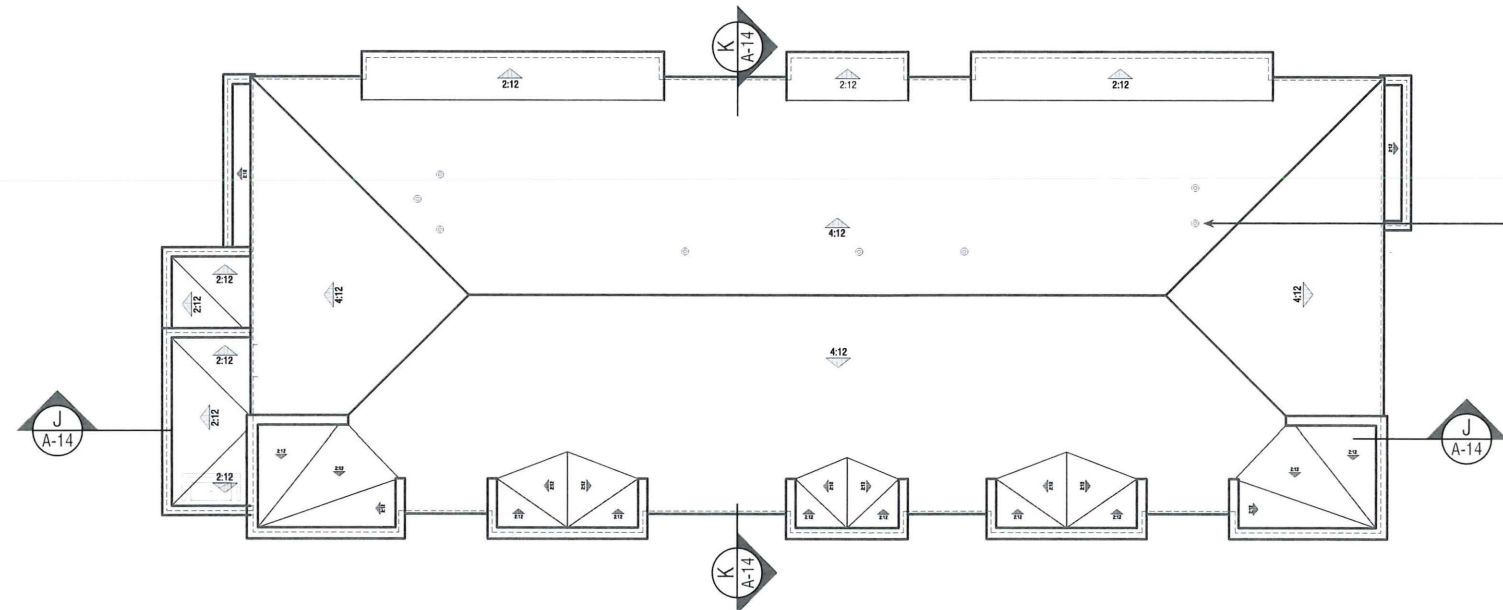
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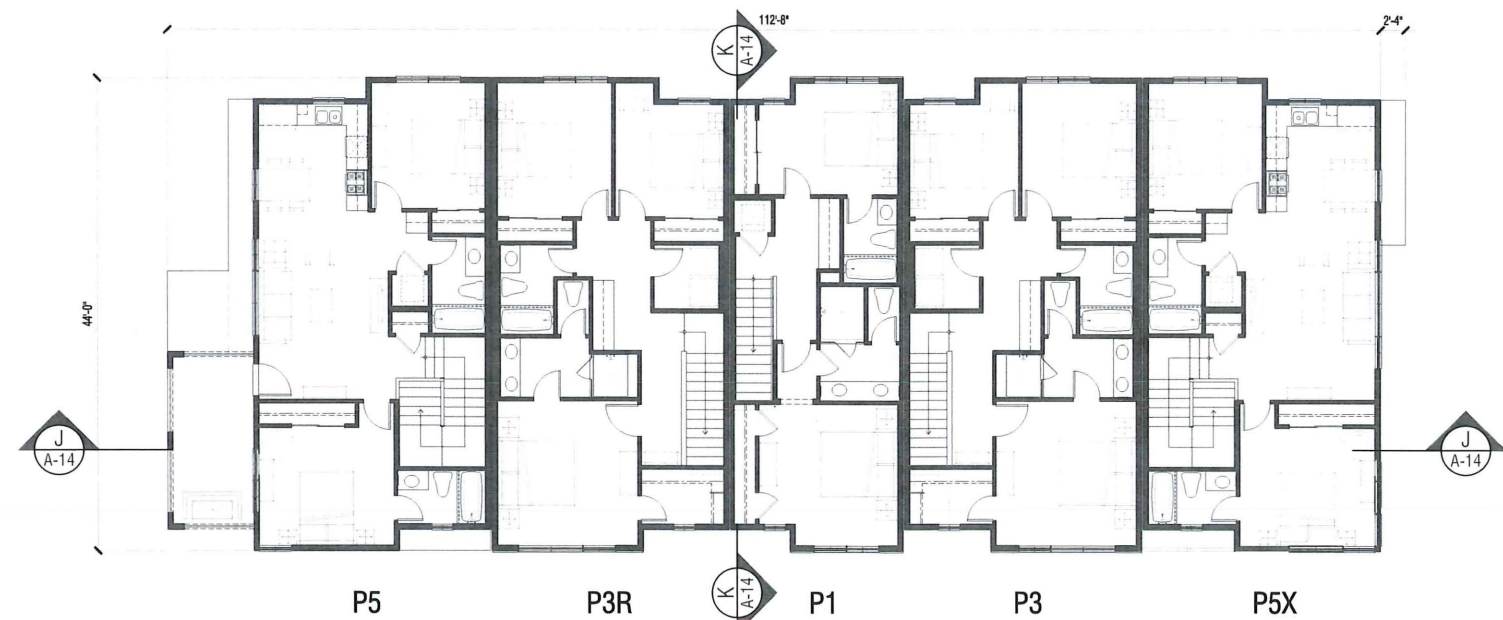
Building 4 (7 Plex) Floor Plans





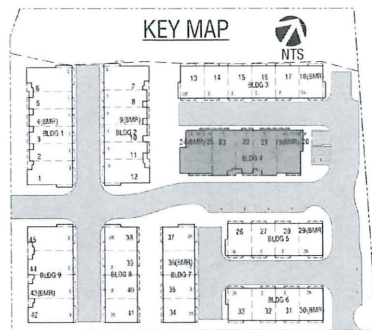
Vent pipes to be located at rear of building when possible.
Paint to match adjacent roof color.
Approximate location shown, verify in field

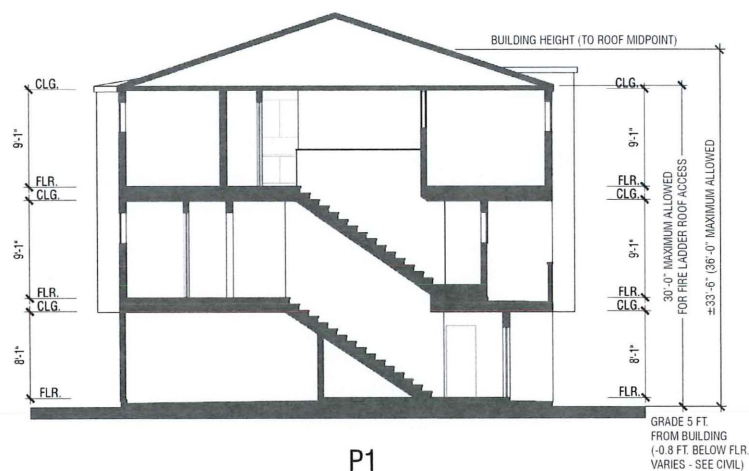
ROOF PLAN



THIRD FLOOR

Building 4
(7 Plex)
Floor Plans





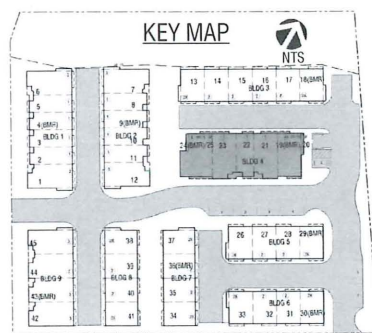
P1
SECTION K



P5 o/
P4 o/
ENTRY, GARAGES,
AND COMMUNITY ROOM
P3R
P1
P3
P5X o/
P4X o/
ENTRY AND GARAGES
SECTION J

Building 4

(7 Plex)
Building Sections

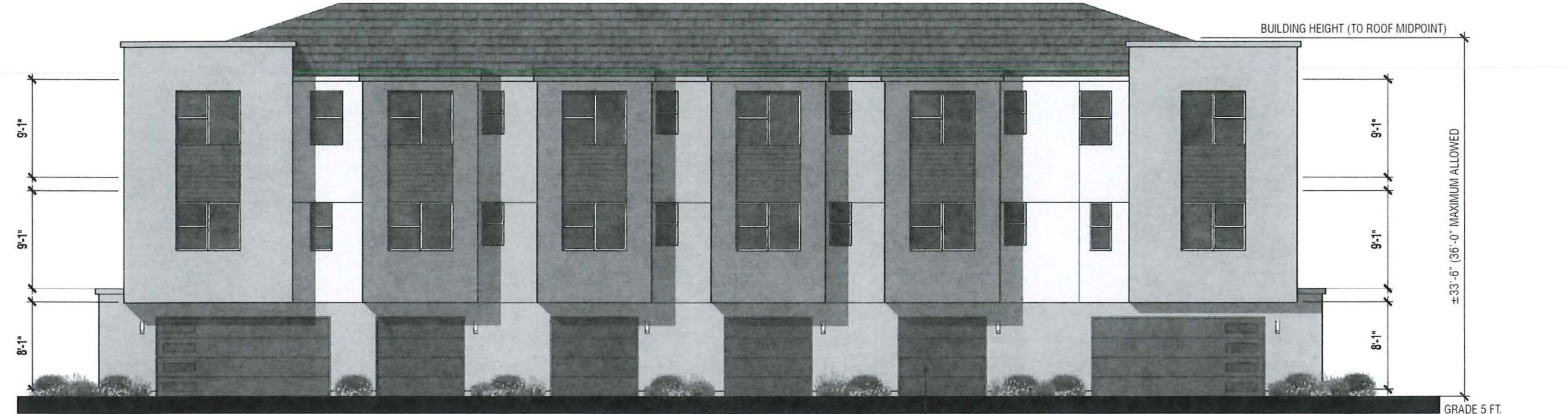




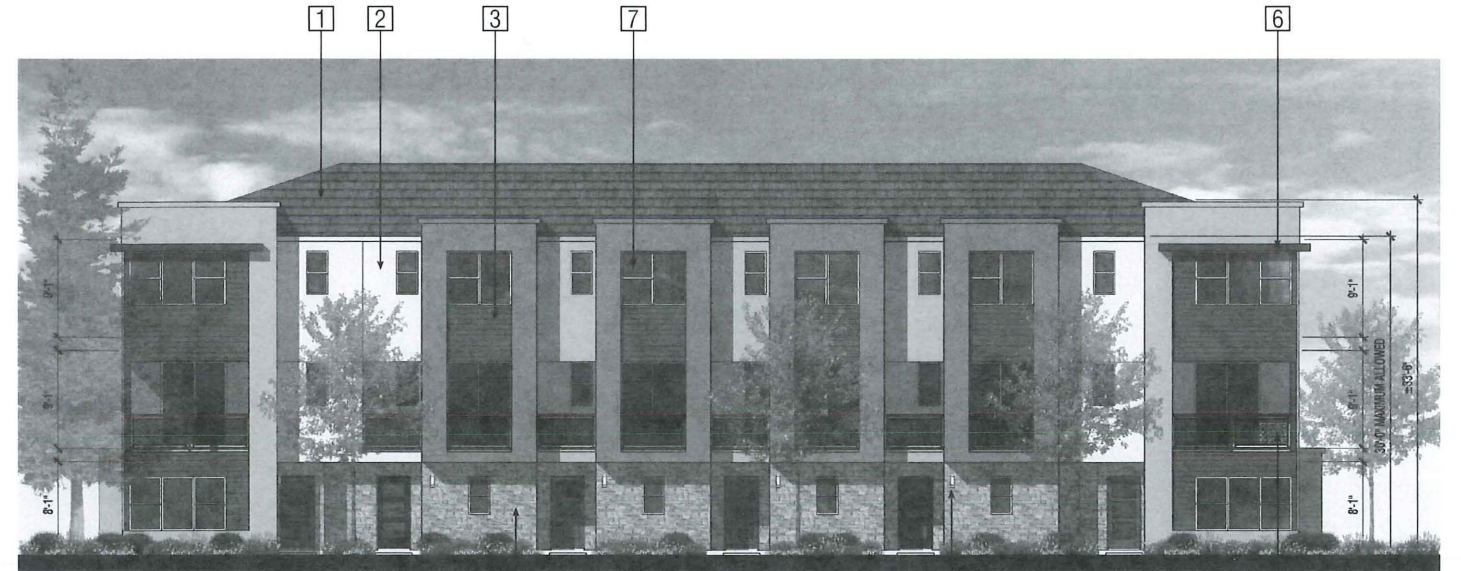
P3-END
SOUTH (BLDG. 1)
NORTH (BLDG. 2)



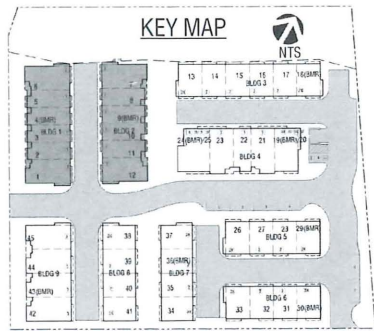
P3R-END
NORTH (BLDG. 1)
SOUTH (BLDG. 2)



P3-END P1 P1 P1 P1 P3R-END
EAST (BLDG. 1)
WEST (BLDG. 2)



P3R-END P1 P1 P1 P1 P3-END
WEST (BLDG. 1)
EAST (BLDG. 2)



Exterior Materials:

- 1 Composition shingle roofing
- 2 Stucco-smooth finish
- 3 Fiber cement siding
- 4 Manufactured stone veneer
- 5 Metal railing and mesh fence
- 6 Metal Awning
- 7 Insulated dual-glazed vinyl windows
- 8 Sectional roll-up garage door
- 9 Wall mounted light fixture, see Sheet A-33 for spec sheet

Building 1 and 2

(6 Plex)

Exterior Elevations

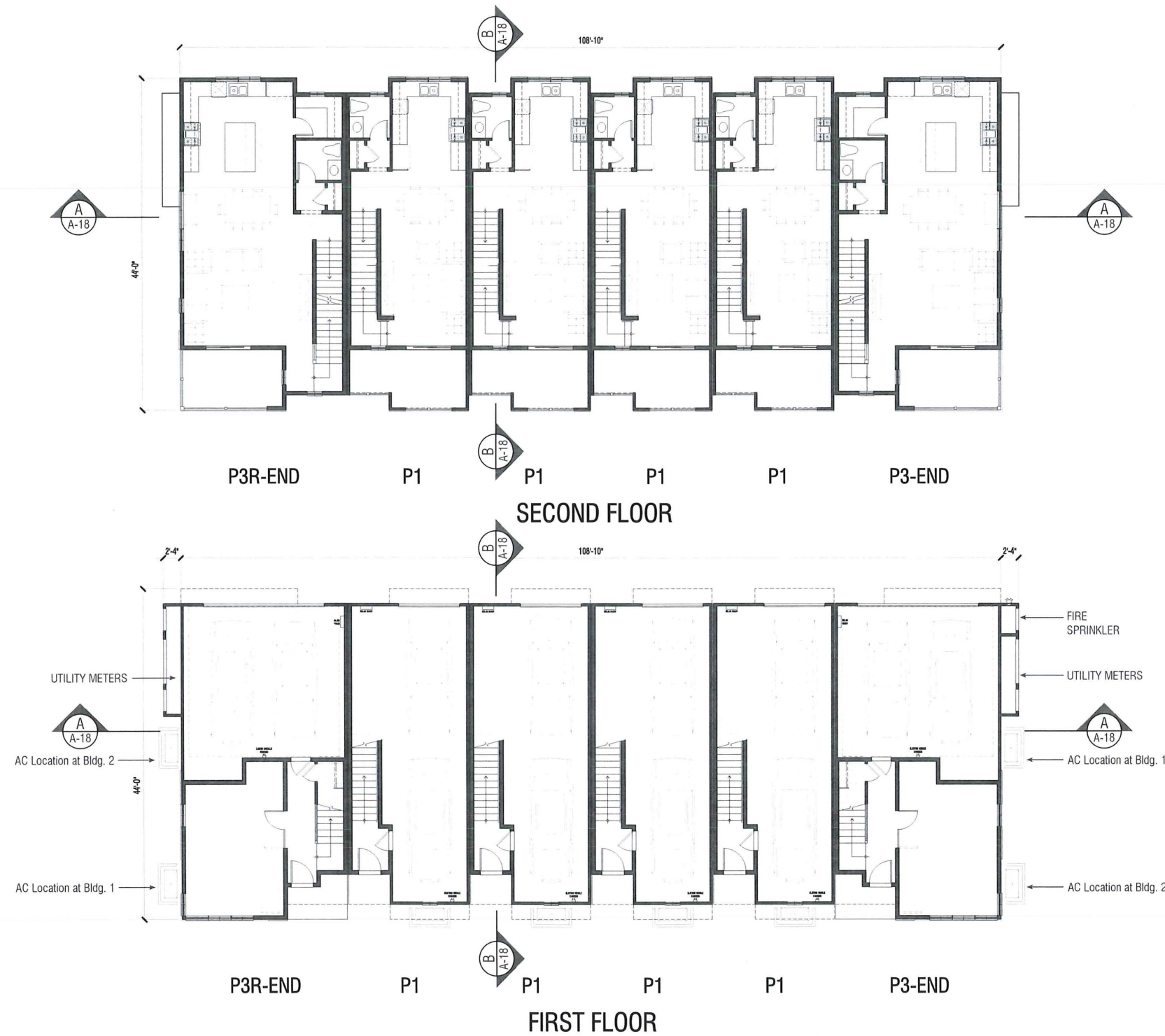
350 MERRYDALE ROAD
SAN RAFAEL, CALIFORNIA

CAMPUS
PROPERTY GROUP

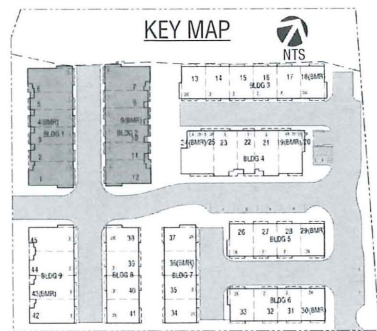
SCALE: 1' = 1/8" 0 4 8 16
A-15
CITY SUBMITTAL

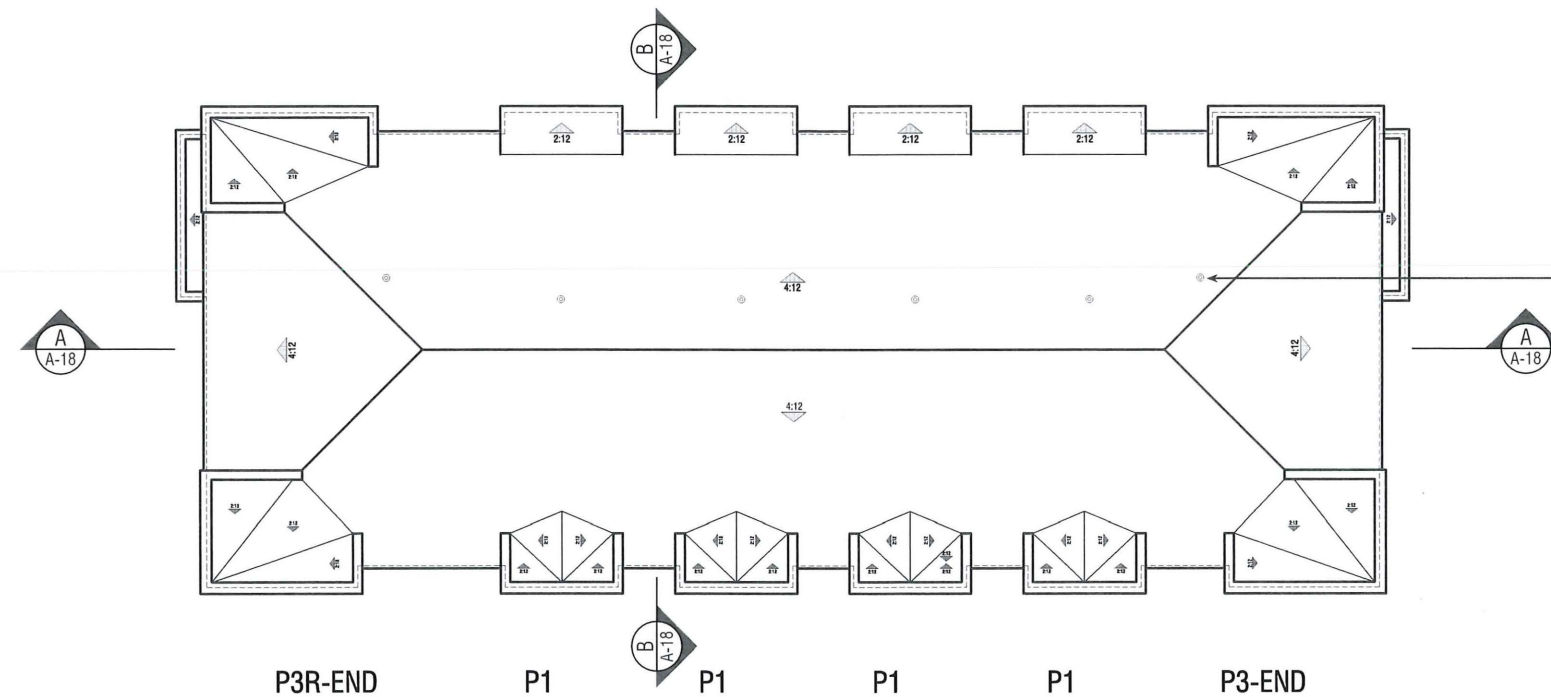
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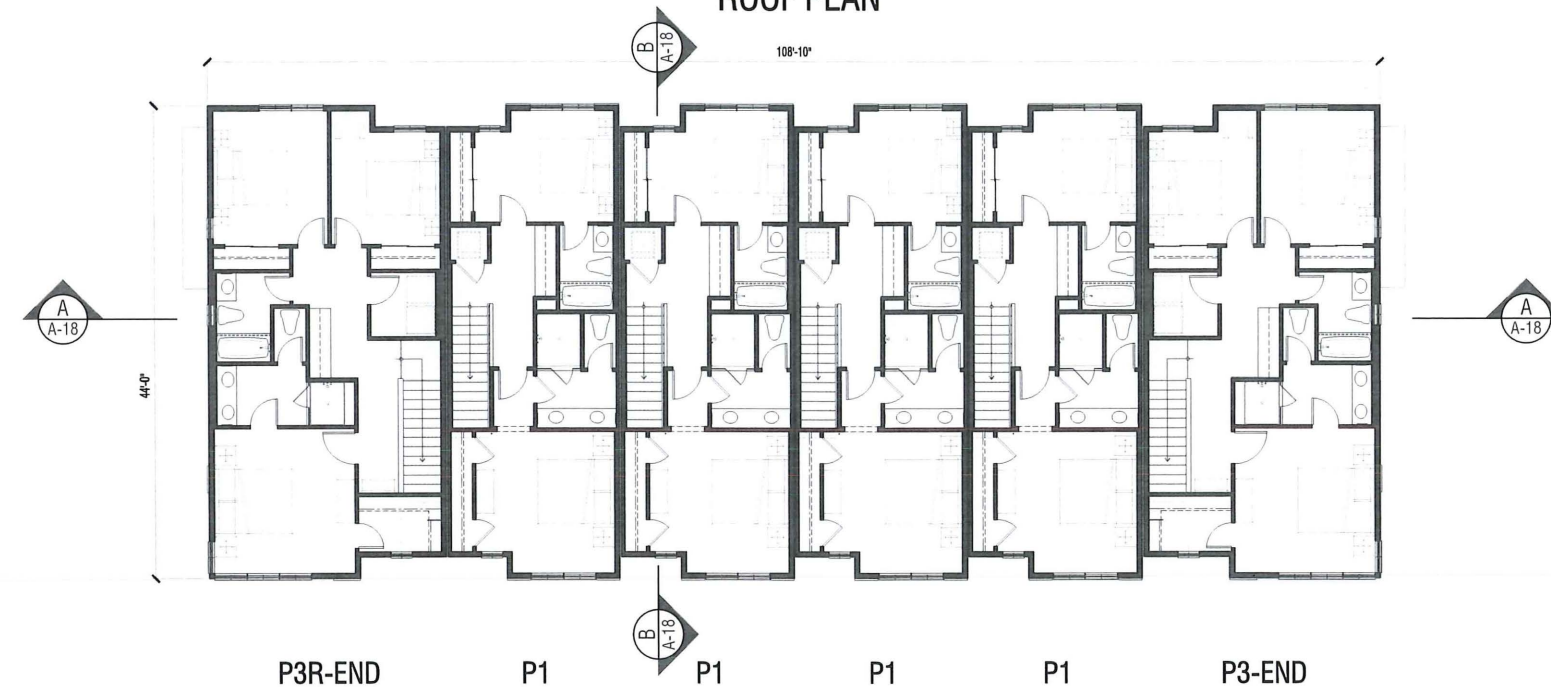
Building 1 and 2 (6 Plex) Floor Plans





Vent pipes to be located at rear of building when possible.
Paint to match adjacent roof color.
Approximate location shown, verify in field

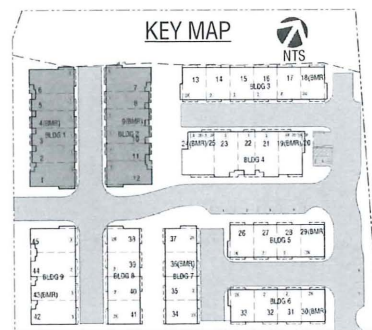
ROOF PLAN

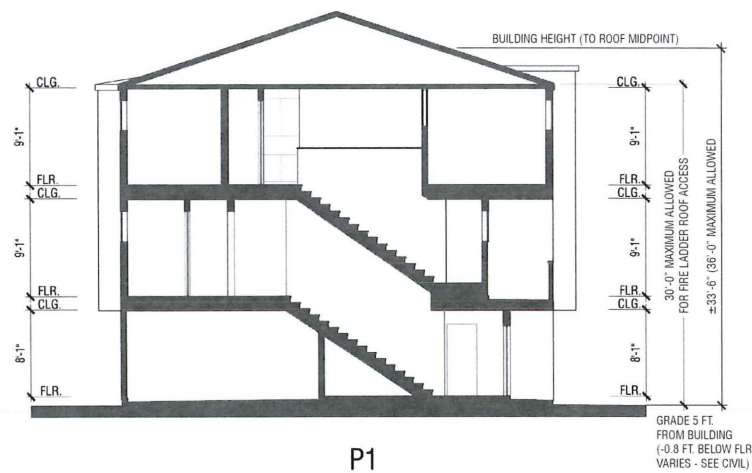


THIRD FLOOR

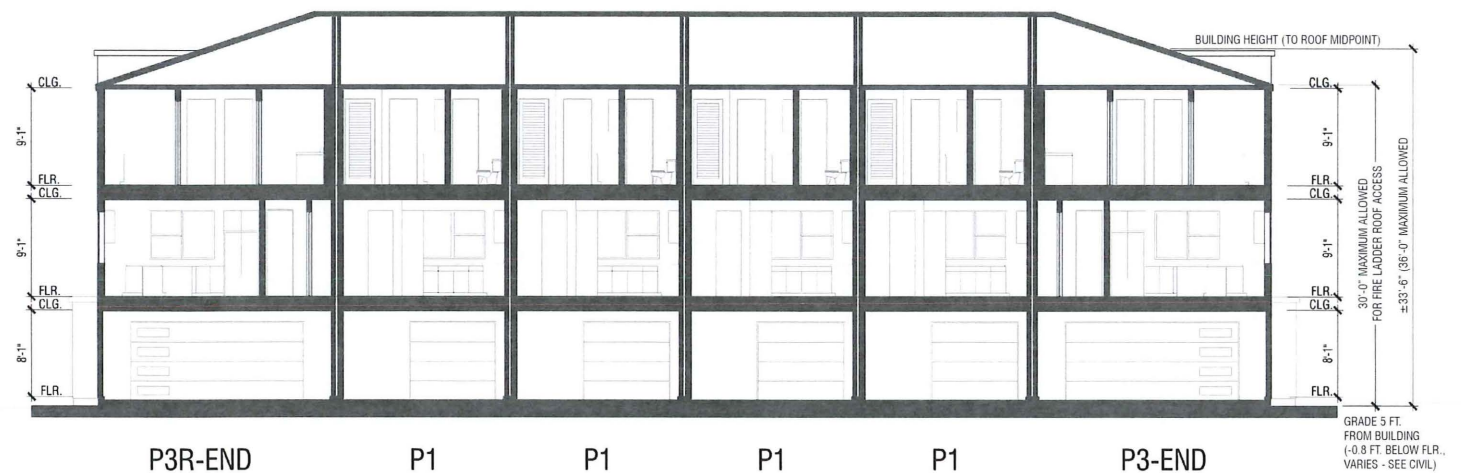
Building 1 and 2

(6 Plex)
Floor Plan and Roof Plan





SECTION B

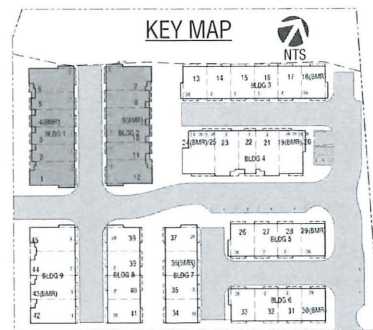


SECTION A

Building 1 and 2

(6 Plex)

Building Sections



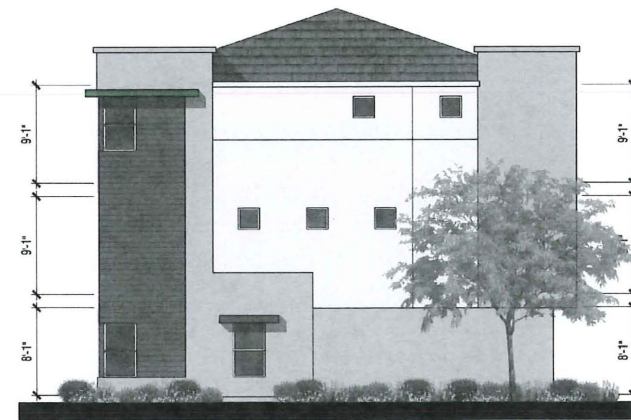
CAMPUS
PROPERTY GROUP

350 MERRYDALE ROAD
SAN RAFAEL, CALIFORNIA

SCALE: 1' = 1/8" 0 4 8 16
A-18
CITY SUBMITTAL

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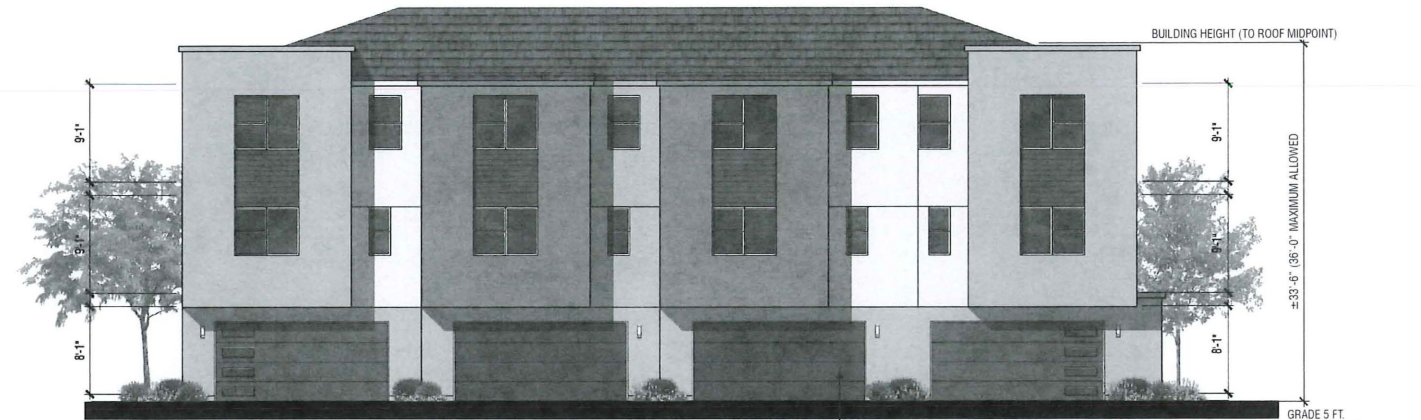
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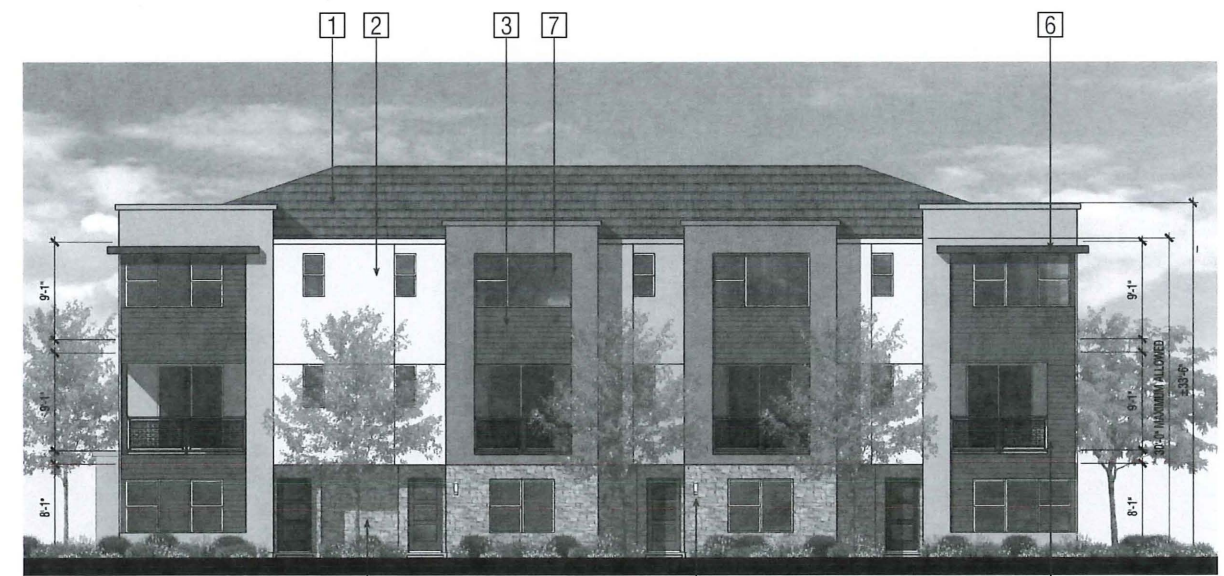
P3-END
SOUTH



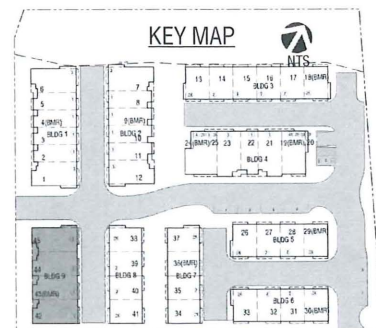
P3R-END
NORTH



P3-END P3 EAST P3 P3R-END



P3R-END P3 WEST P3 P3R-END



Exterior Materials:

- 1 Composition shingle roofing
- 2 Stucco-smooth finish
- 3 Fiber cement siding
- 4 Manufactured stone veneer
- 5 Metal railing and mesh fence
- 6 Metal Awning
- 7 Insulated dual-glazed vinyl windows
- 8 Sectional roll-up garage door
- 9 Wall mounted light fixture, see Sheet A-33 for spec sheet

Building 9 (4 Plex)

Exterior Elevations

350 MERRYDALE ROAD

SAN RAFAEL, CALIFORNIA

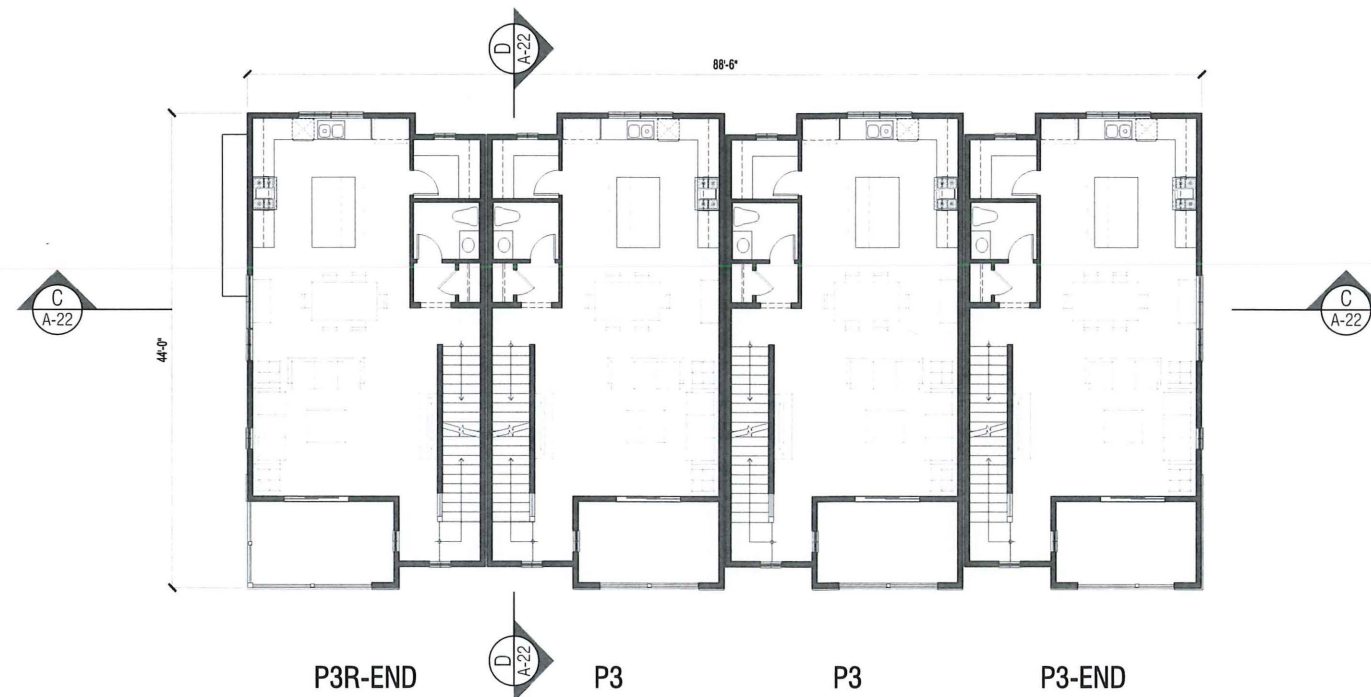
CAMPUS
PROPERTY GROUP

SCALE: 1' = 1/8" 0 4 8 16

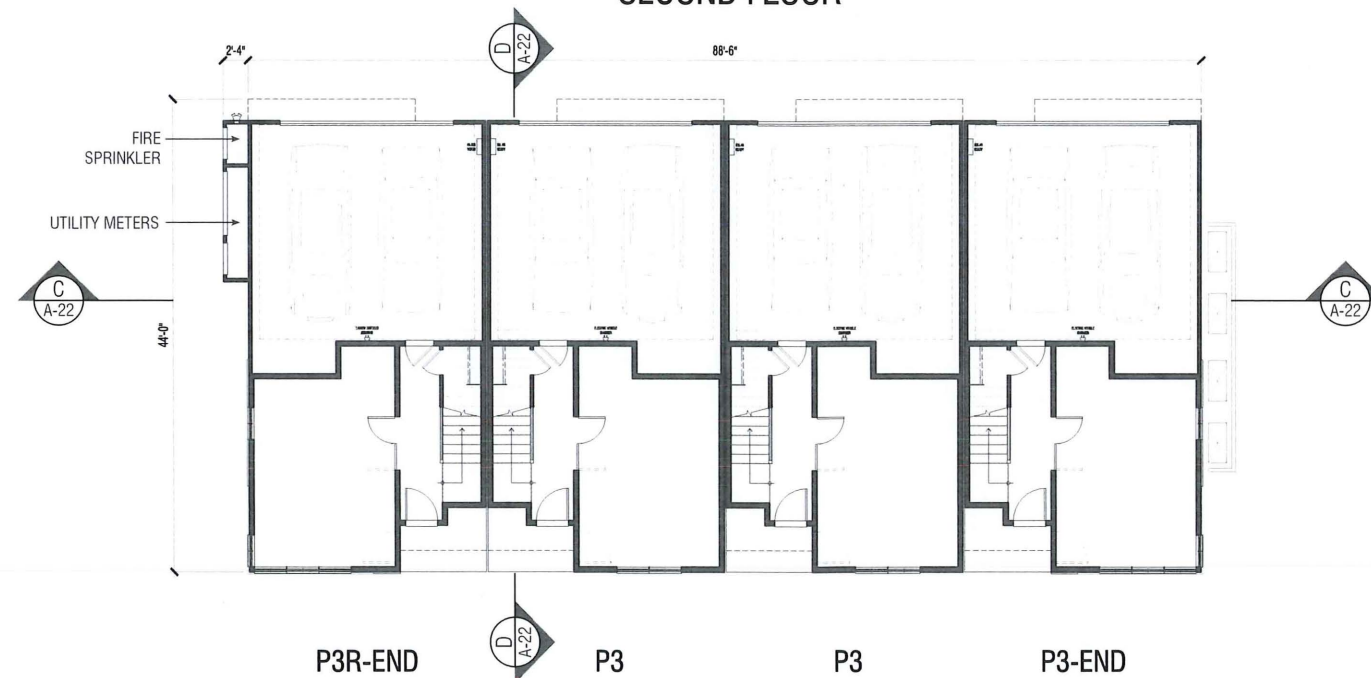
A-19
CITY SUBMITTAL

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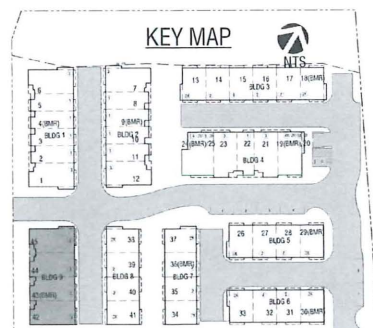


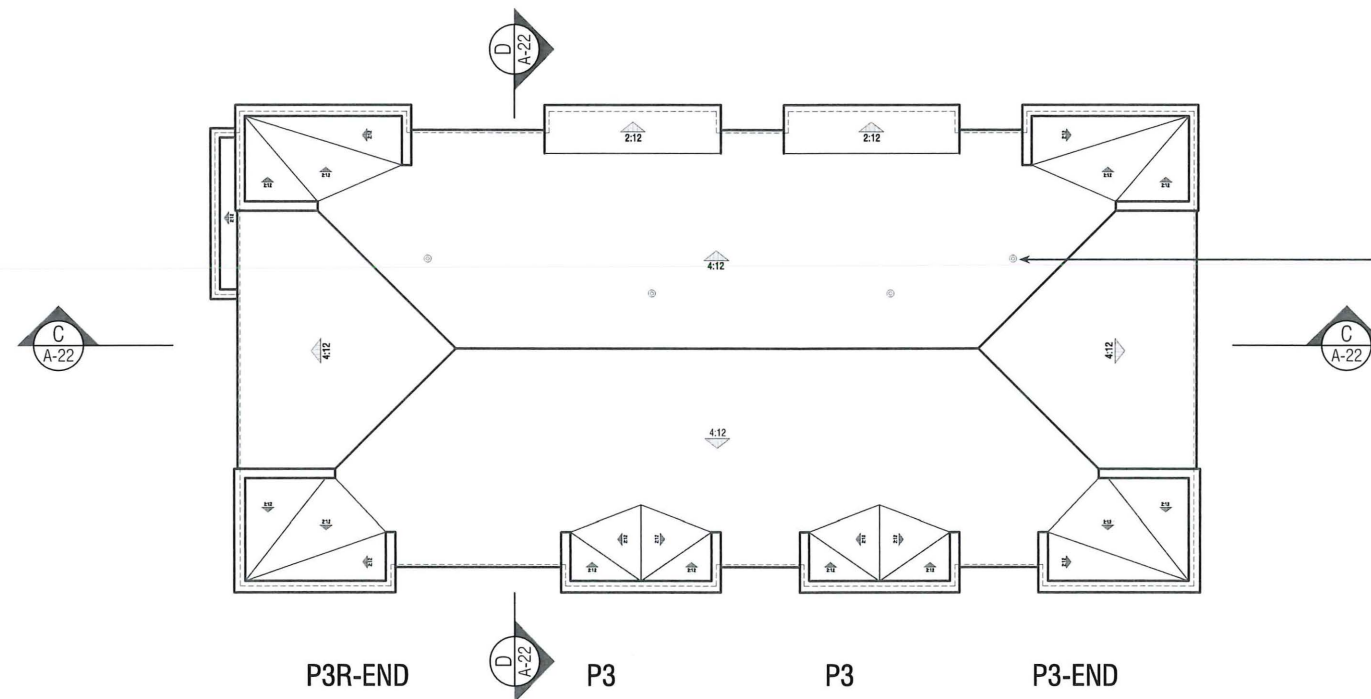
SECOND FLOOR



FIRST FLOOR

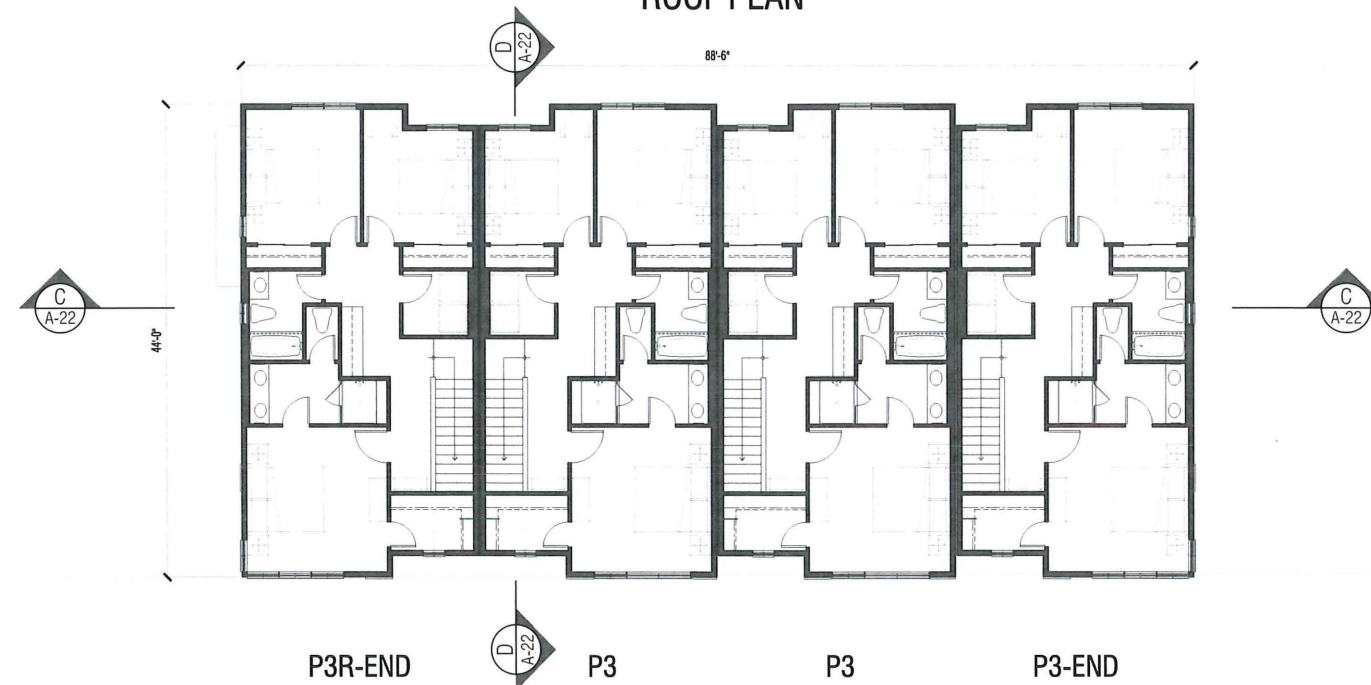
Building 9
(4 Plex)
Floor Plans





Vent pipes to be located at rear of building when possible.
Paint to match adjacent roof color.
Approximate location shown, verify in field

ROOF PLAN



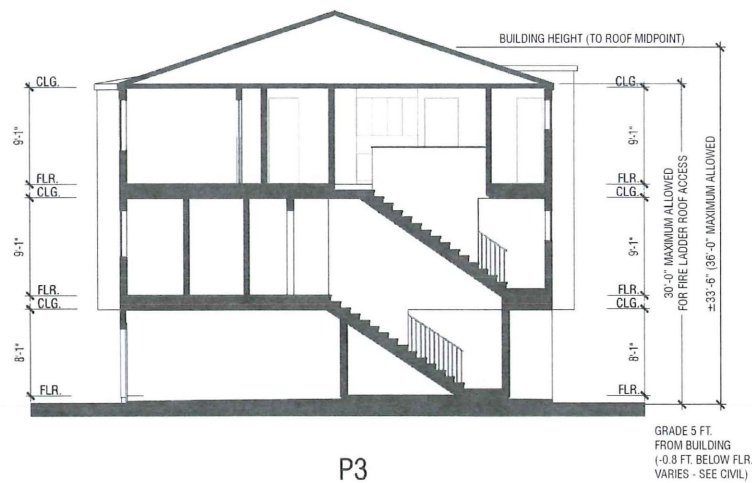
THIRD FLOOR

Building 9

(4 Plex)

Floor Plan and Roof Plan



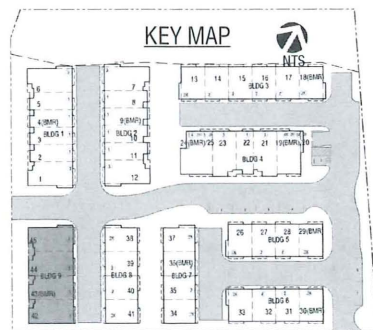


P3
SECTION D



P3R-END P3 P3 P3-END
SECTION C

Building 9 (4 Plex) Building Sections



CAMPUS
PROPERTY GROUP

350 MERRYDALE ROAD
SAN RAFAEL, CALIFORNIA

SCALE: 1' = 1/8" 0 4 8 16
A-22
CITY SUBMITTAL

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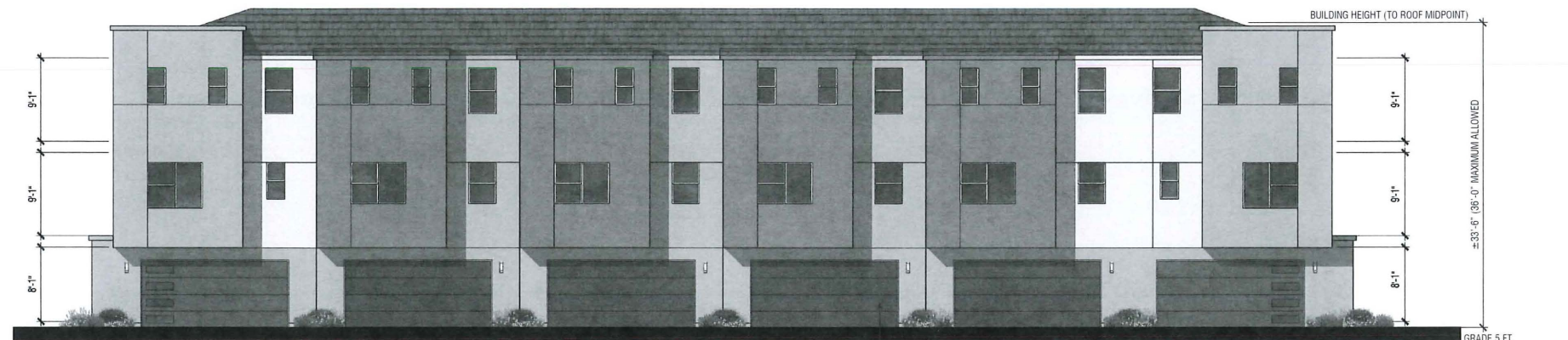
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P2X
WEST (BLDG. 3)
EAST (BLDG. 4)



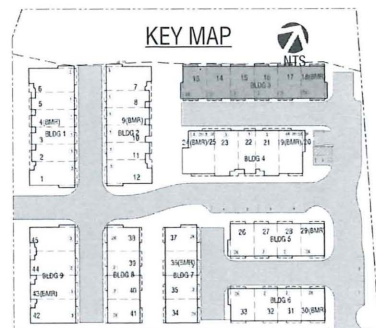
P2XR
EAST (BLDG. 3)
WEST (BLDG. 4)



P2X P2 P2 P2 P2 P2XR
SOUTH (BLDG. 3)
NORTH (BLDG. 4)



P2XR P2 P2 P2 P2 P2X
NORTH (BLDG. 3)
SOUTH (BLDG. 4)



Exterior Materials:

- 1 Composition shingle roofing
- 2 Stucco-smooth finish
- 3 Fiber cement siding
- 4 Manufactured stone veneer
- 5 Metal railing and mesh fence
- 6 Metal Awning
- 7 Insulated dual-glazed vinyl windows
- 8 Sectional roll-up garage door
- 9 Wall mounted light fixture, see Sheet A-33 for spec sheet

Building 3 (6 Plex)

Exterior Elevations

350 MERRYDALE ROAD

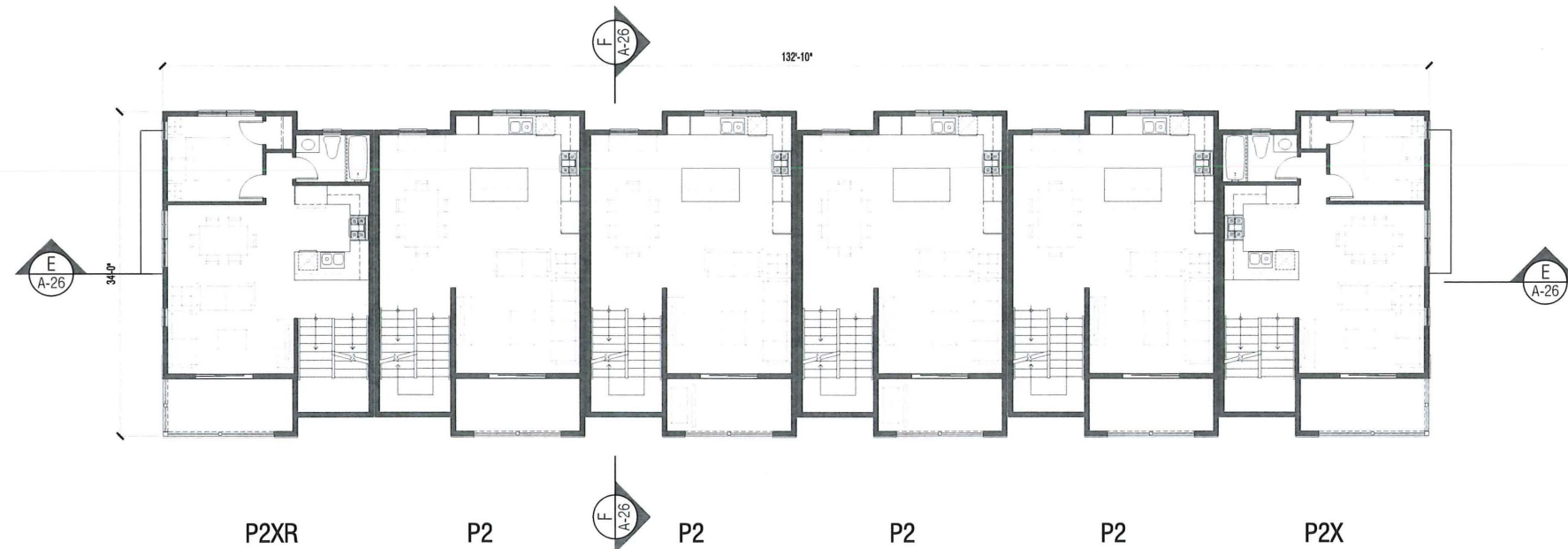
SAN RAFAEL, CALIFORNIA

CAMPUS
PROPERTY GROUP

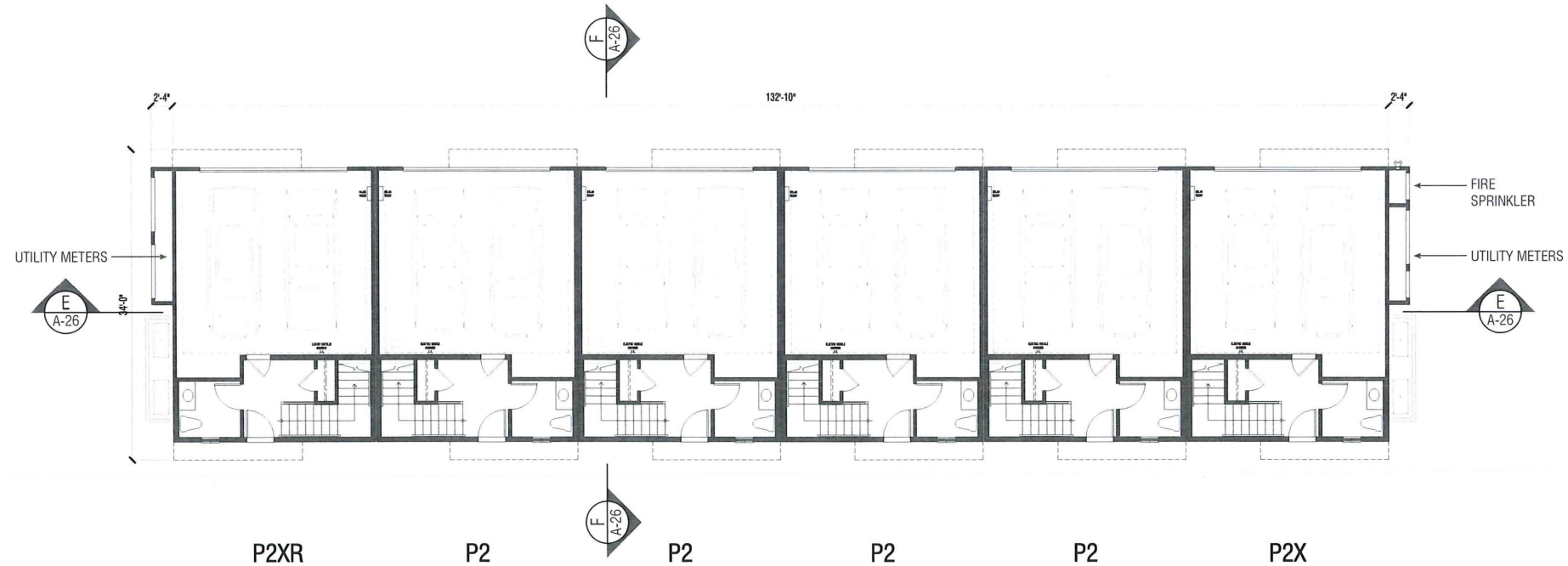
SCALE: 1' = 1/8" 0 4 8 16
A-23
CITY SUBMITTAL

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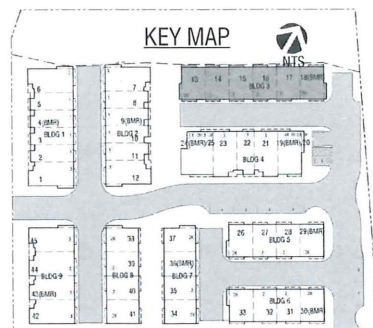


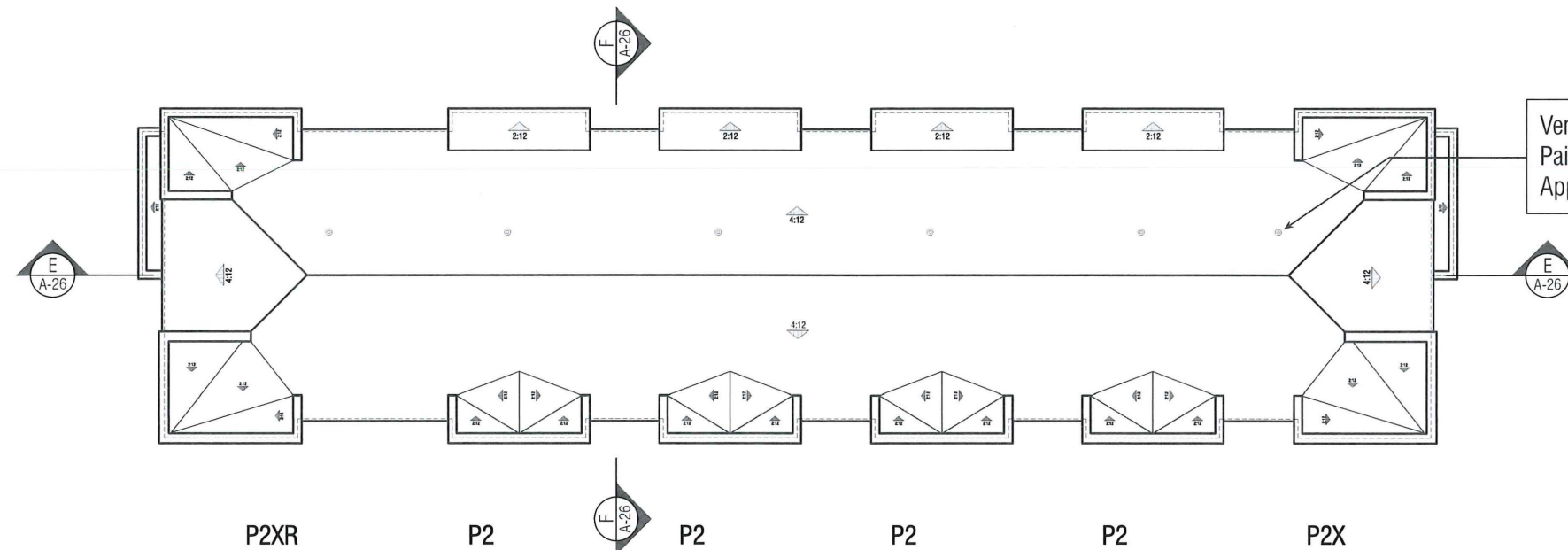
SECOND FLOOR



FIRST FLOOR

Building 3
(6 Plex)
Floor Plans





Vent pipes to be located at rear of building when possible.
Paint to match adjacent roof color.
Approximate location shown, verify in field

ROOF PLAN



THIRD FLOOR

Building 3
(6 Plex)
Floor Plan and Roof Plan

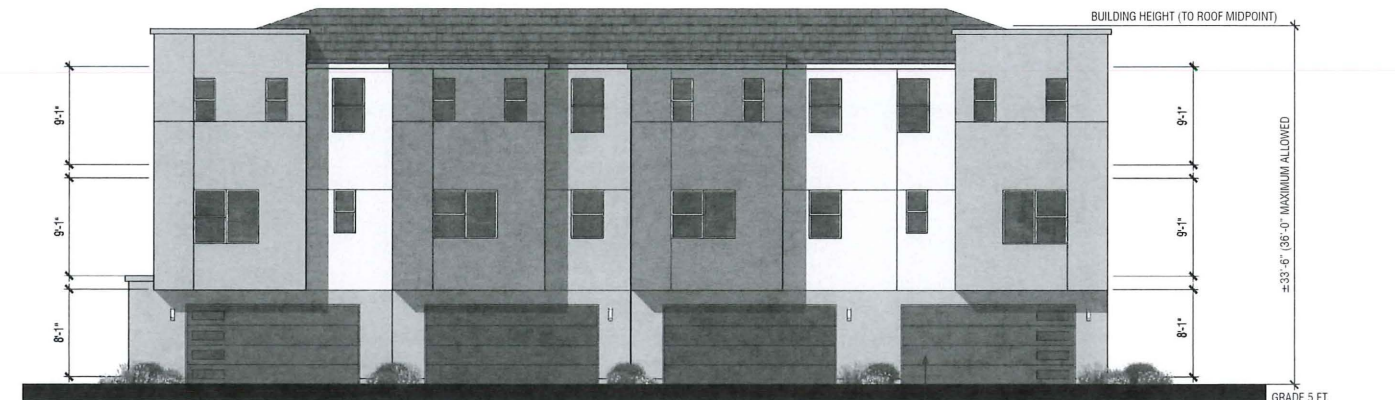




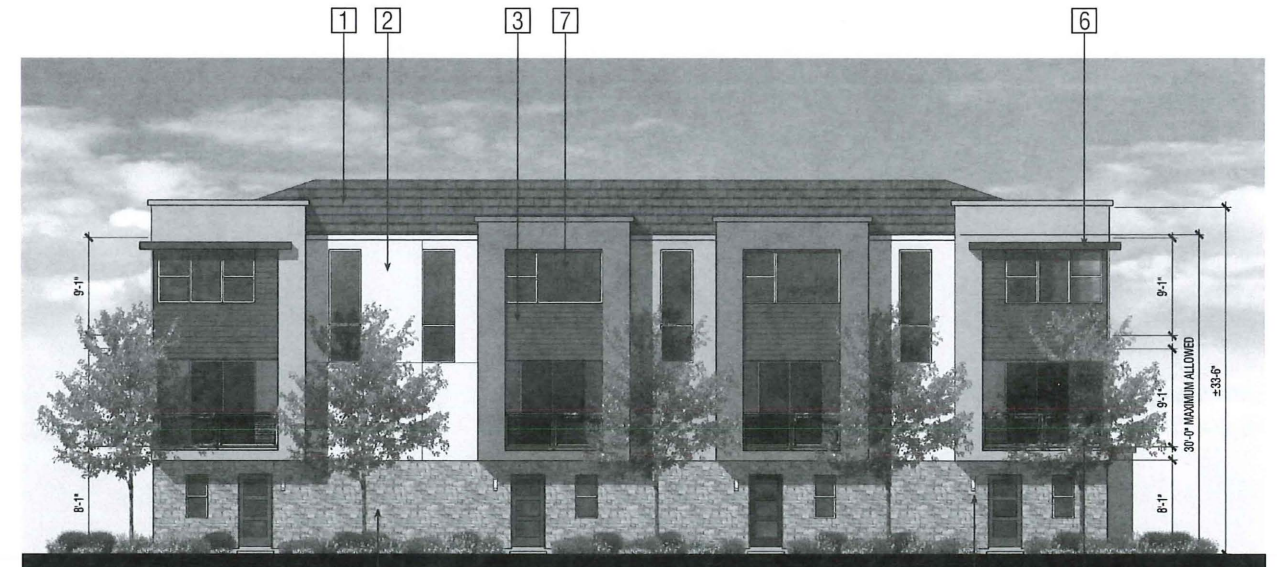
P2X
 WEST (BLDG. 5) NORTH (BLDG. 7)
 WEST (BLDG. 6) NORTH (BLDG. 8)



P2XR
 EAST (BLDG. 5) SOUTH (BLDG. 7)
 EAST (BLDG. 6) SOUTH (BLDG. 8)



P2X **P2** **P2** **P2XR**
 SOUTH (BLDG. 5) EAST (BLDG. 7)
 NORTH (BLDG. 6) WEST (BLDG. 8)



P2XR **P2** **P2** **P2X**
 NORTH (BLDG. 5) WEST (BLDG. 7)
 SOUTH (BLDG. 6) EAST (BLDG. 8)



See sheet A-28 for
 Lots 34 and 41

- Exterior Materials:**
- 1 Composition shingle roofing
 - 2 Stucco-smooth finish
 - 3 Fiber cement siding
 - 4 Manufactured stone veneer
 - 5 Metal railing and mesh fence
 - 6 Metal Awning
 - 7 Insulated dual-glazed vinyl windows
 - 8 Sectional roll-up garage door
 - 9 Wall mounted light fixture, see Sheet A-33 for spec sheet

Building 5 to 8 (4 Plex) Exterior Elevations

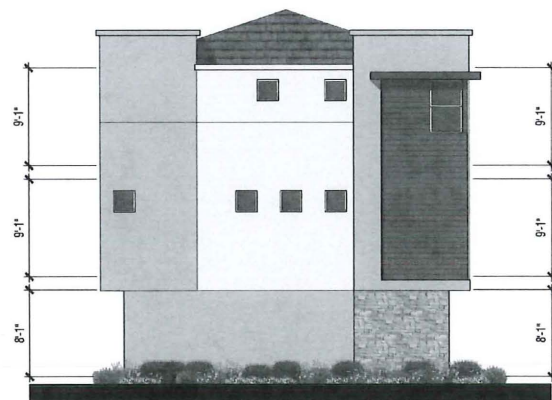
350 MERRYDALE ROAD
 SAN RAFAEL, CALIFORNIA

CAMPUS
 PROPERTY GROUP

A-27
 SCALE: 1' = 1/8" 0 4 8 16
CITY SUBMITTAL

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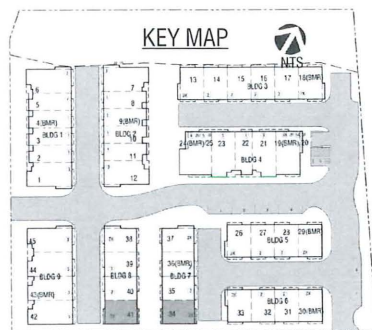


P2XR
SOUTH (BLDG. 7) Reversed
SOUTH (BLDG. 8) Shown



P2XR
WEST (BLDG. 7) Reversed
EAST (BLDG. 8) Shown

Lots 34 & 41
w/ privacy windows



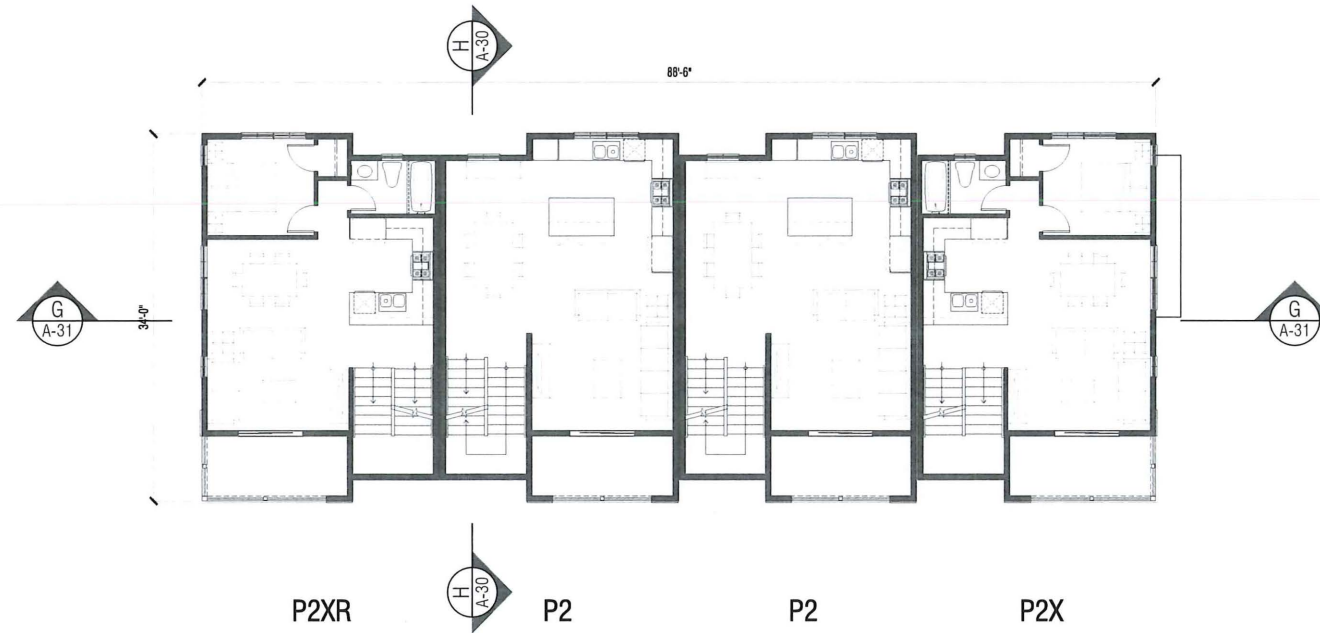
CAMPUS
PROPERTY GROUP

350 MERRYDALE ROAD
SAN RAFAEL, CALIFORNIA

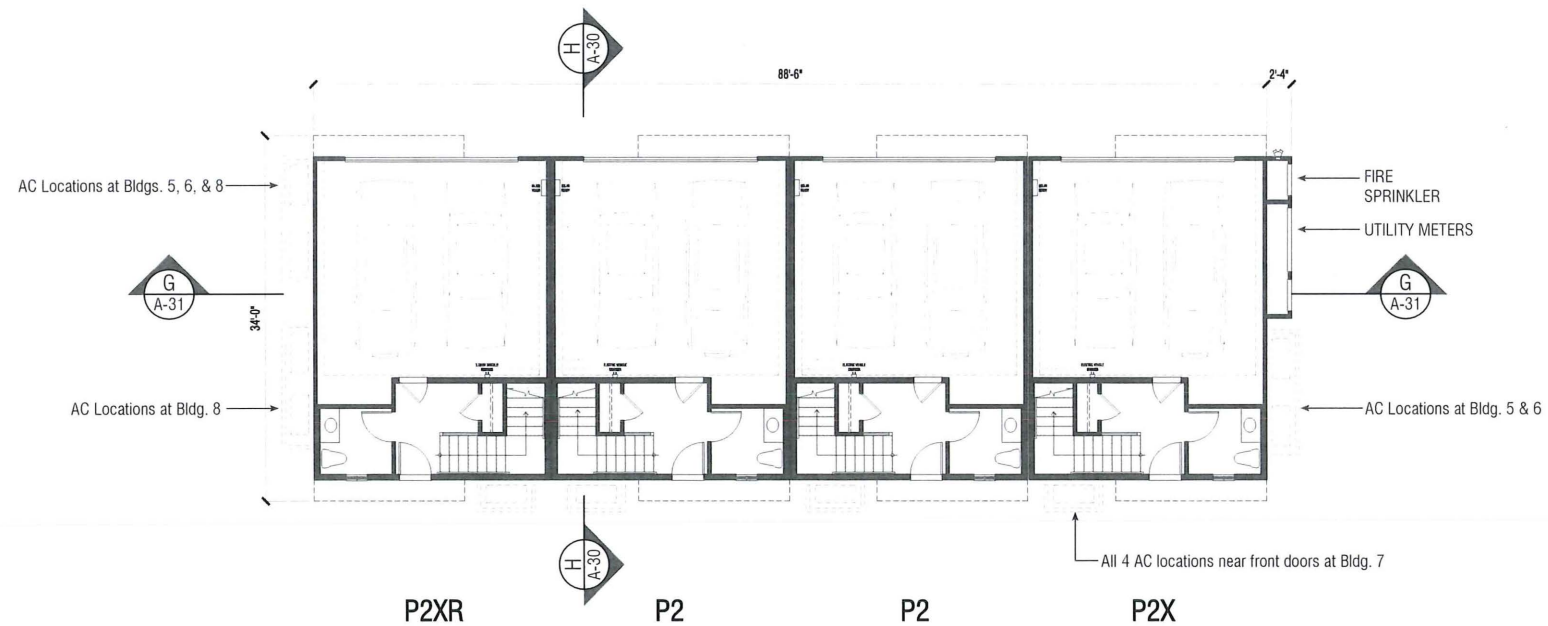
SCALE: 1' = 1/8" 0 4 8 16
A-28
CITY SUBMITTAL

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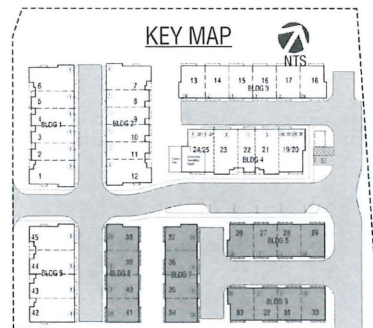


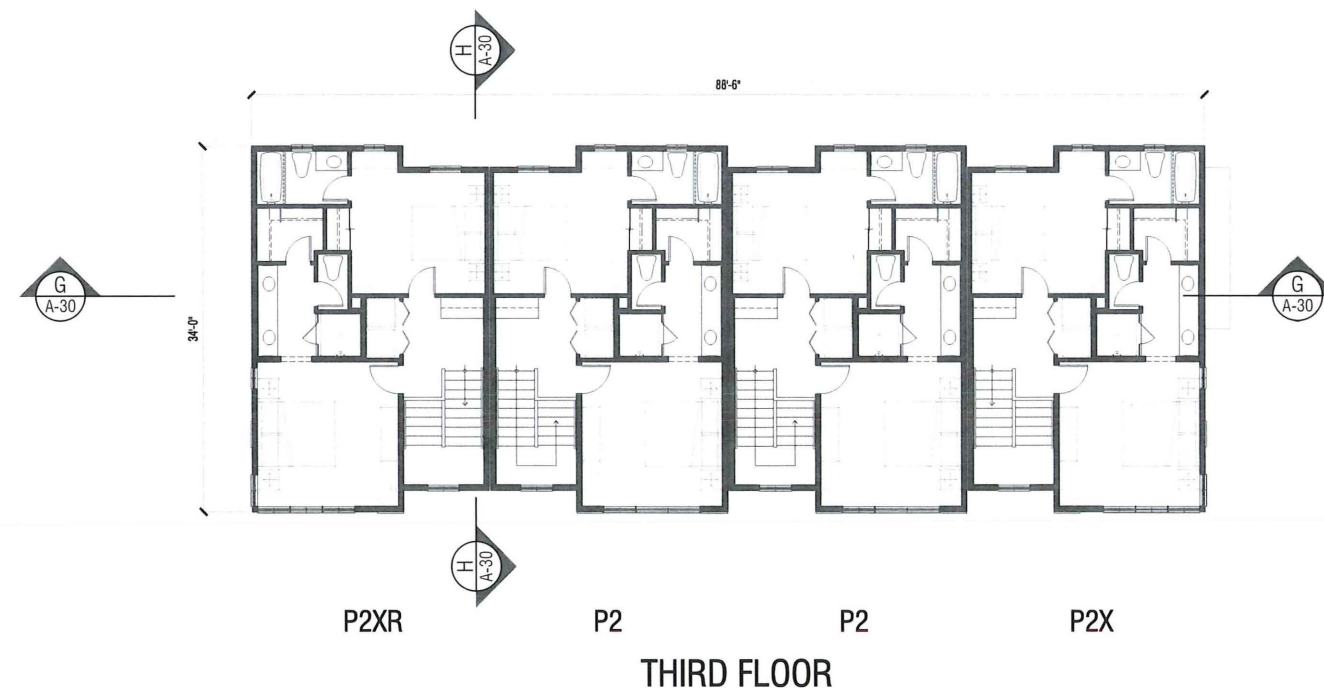
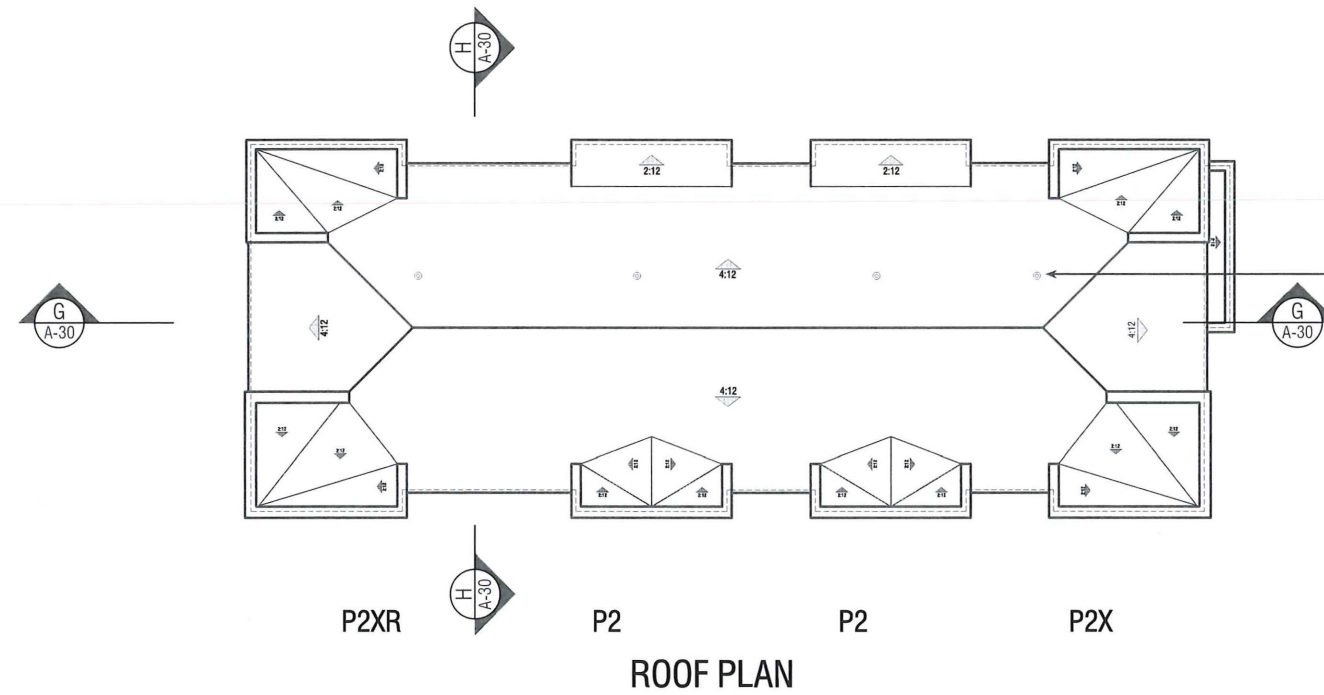
SECOND FLOOR



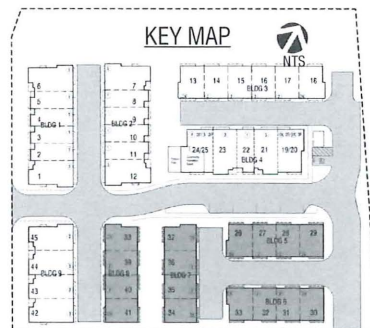
FIRST FLOOR

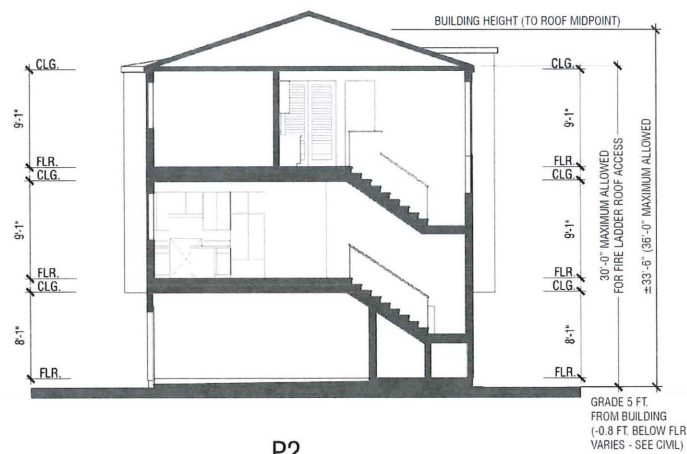
Building 5 to 8
(4 Plex)
Floor Plans





Building 5 to 8
(4 Plex)
Floor Plan and Roof Plan





P2

SECTION H



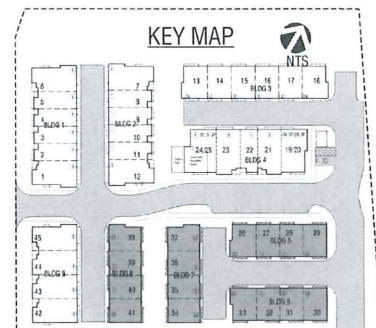
P2XR

P2

P2

P2X

SECTION G



Building 5 to 8 (4 Plex) Building Sections

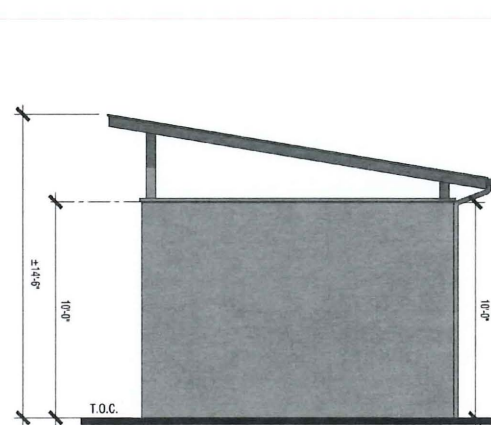
350 MERRYDALE ROAD
SAN RAFAEL, CALIFORNIA

CAMPUS
PROPERTY GROUP

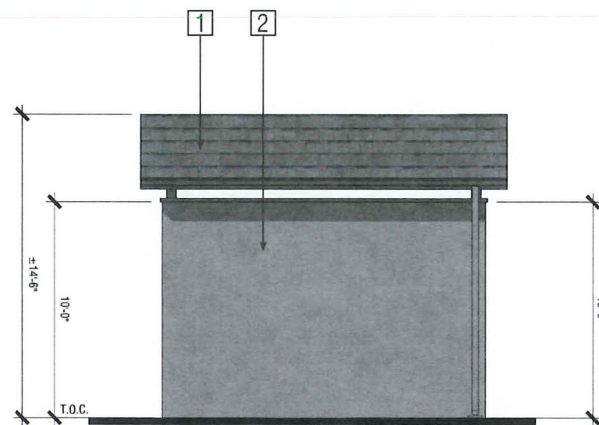
SCALE: 1' = 1/8" 0 4 8 16
A-31
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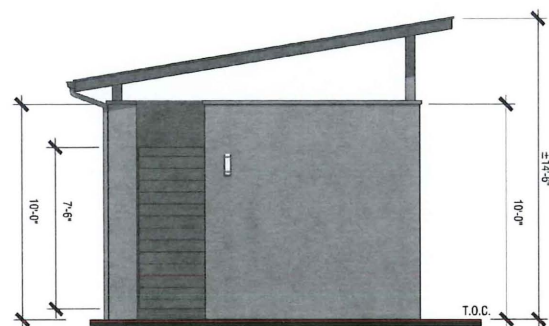
ARCHITECTS . PLANNERS . DESIGNERS
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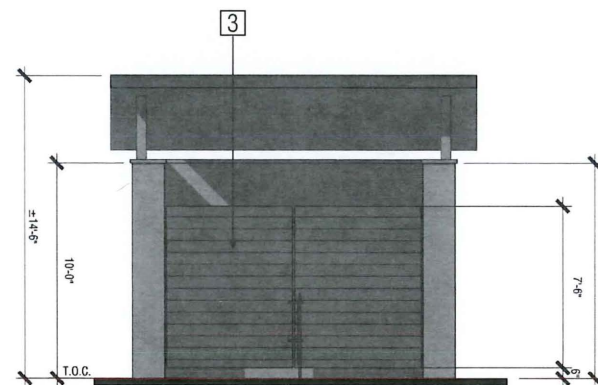
North



West

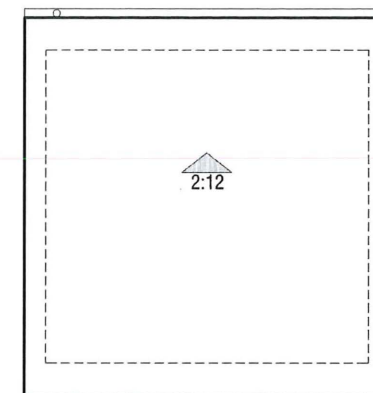


South

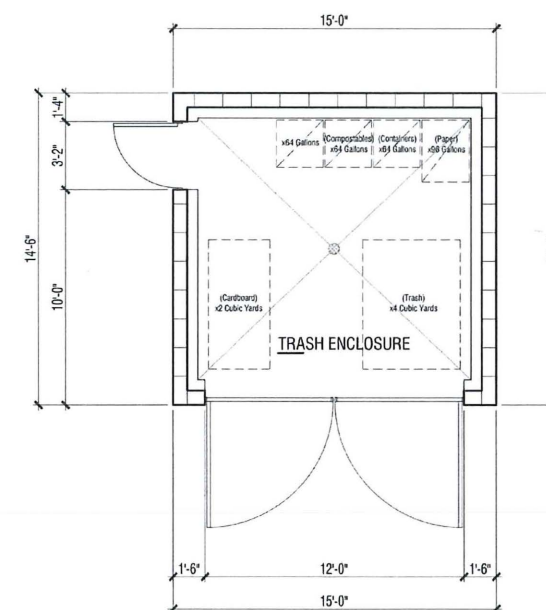


East

Exterior Elevations



Roof Plan



Floor Plan

Exterior Materials:

- 1 Composition shingle roofing
- 2 Stucco-smooth finish
- 3 Metal/wood garage doors
- 4 Wall mounted light fixture to match Buildings 1-9

TRASH ENCLOSURE

Visit our web site at www.SeaGullLighting.com
8520701-71 - page 1 of 1



8520701-71: Small One Light Outdoor Wall Lantern



Collection: Alban

UPC #: 785652071157

Finish: Antique Bronze (71)

Dimensions:

Width: 4 1/2" Extends: 4 1/8"
Height: 14" Wire: 6 1/2" (color/Back/White)
Weight: 3.3 lbs Mounting Proc.: Screws
Connection: Mounted To Box

Bulbs:

1 Medium T10 60w Max 120v - Not included
1 Medium A19 60w Max 120v - Not included

Features:

- Easily converts to LED with optional replacement lamp.
- Meets Title 24 energy efficiency standards.
- Title 24 compliant if used with Joint Appendix (JAB) approved light bulbs listed in the California Energy Commission Appliance database.

Material List:

1 Body - Aluminum - Antique Bronze

Safety Listing:

Safety Listed for Wet Locations

Instruction Sheets:

Trilingual (English, Spanish, and French)
(99028518301-8718301-8520701-8720701_4LB)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Filter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Shade	Glass	Etched Opal	1		2.75	2.75	1.2					

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	14	4 1/2	5/8		7	

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Color	Weight	Fit Class	UPS Ship
Individual	8520701-04	1	785652071157	18.5	7.25	7.25	0.563	3.3	125	Yes
12 Pack		120		48	48	74	82.232	532		No
120 Pack		120		48	48	74	82.232	532		No

RL56 SeleCCTable Series

600 Lumen
900 Lumen



1200 Lumen

- 600 Series: up to 712 lumens
900 Series: up to 900 lumens
1200 Series: up to 1272 lumens
 - 600 Series: use to replace 650V BR30 or 500V PAR30 lamp
900 Series: use to replace 75V PAR30 lamp
1200 Series: use to replace 90V BR40 lamp
 - 2700K, 3000K, 3500K, 4000K, 5000K CCT, all in one
 - 90 CRI
 - 600 Series: 76V, 120V
900 Series: 12 1/2V, 120V
1200 Series: 14V, 120V
 - L70-B 70,000 hrs
 - HALO matte white finish
 - Torsion springs pre-installed
- Optional Push-To-Test universal installation front piece clips
 - Compatible with most 5" and 6" standard and shallow recessed housings
 - Dimmable to 5% with select dimmers
 - Clamp and cut location listed (shopper rated)
 - Rated for IC, ICAT and may be used in ETL-AC housings
 - AIAA/ETL certified per ASTM E283
 - Diffusing, prismatic lens
 - Five-year limited warranty

RL56 Designer Trims (Order Separately)



RL56TRIMWB White 4 1/2" x 4 1/2"	RL56TRIMTB Black 4 1/2" x 4 1/2"	RL56TRIMSB Silver 4 1/2" x 4 1/2"
RL56TRIMWB White 4 1/2" x 4 1/2"	RL56TRIMTB Black 4 1/2" x 4 1/2"	RL56TRIMSB Silver 4 1/2" x 4 1/2"

OVER \$409 SAVINGS

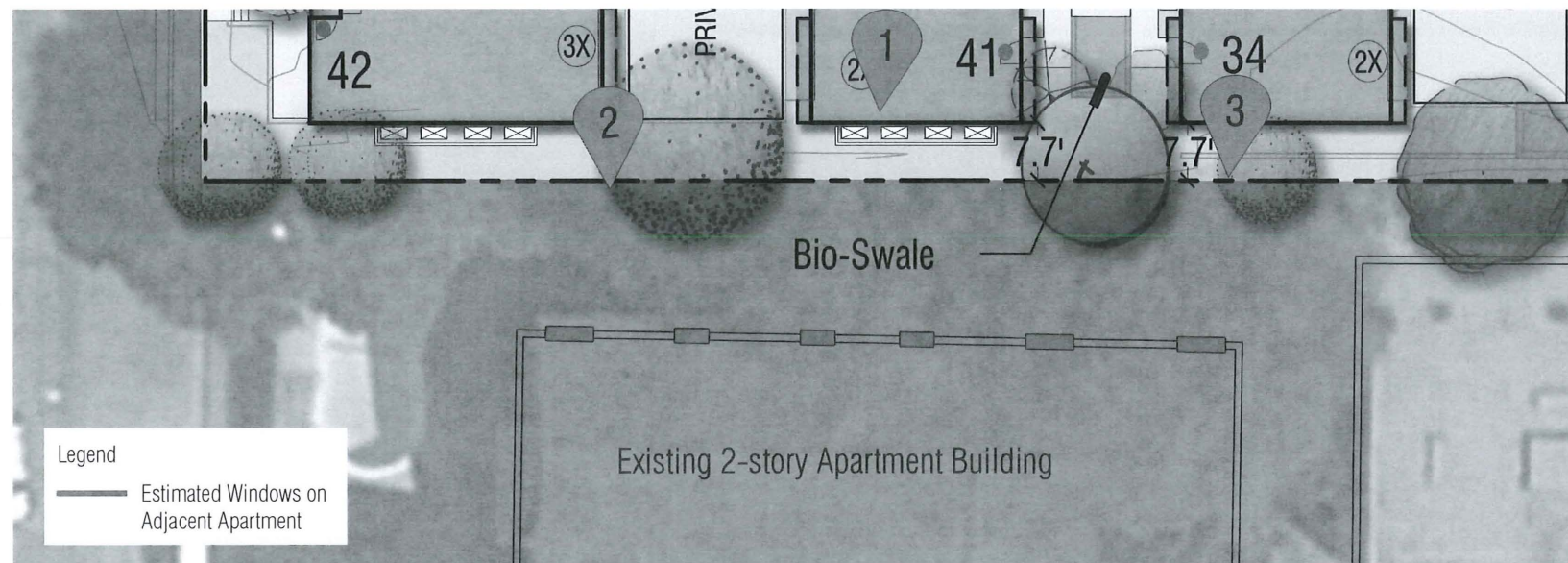
5

catco.com/lighting

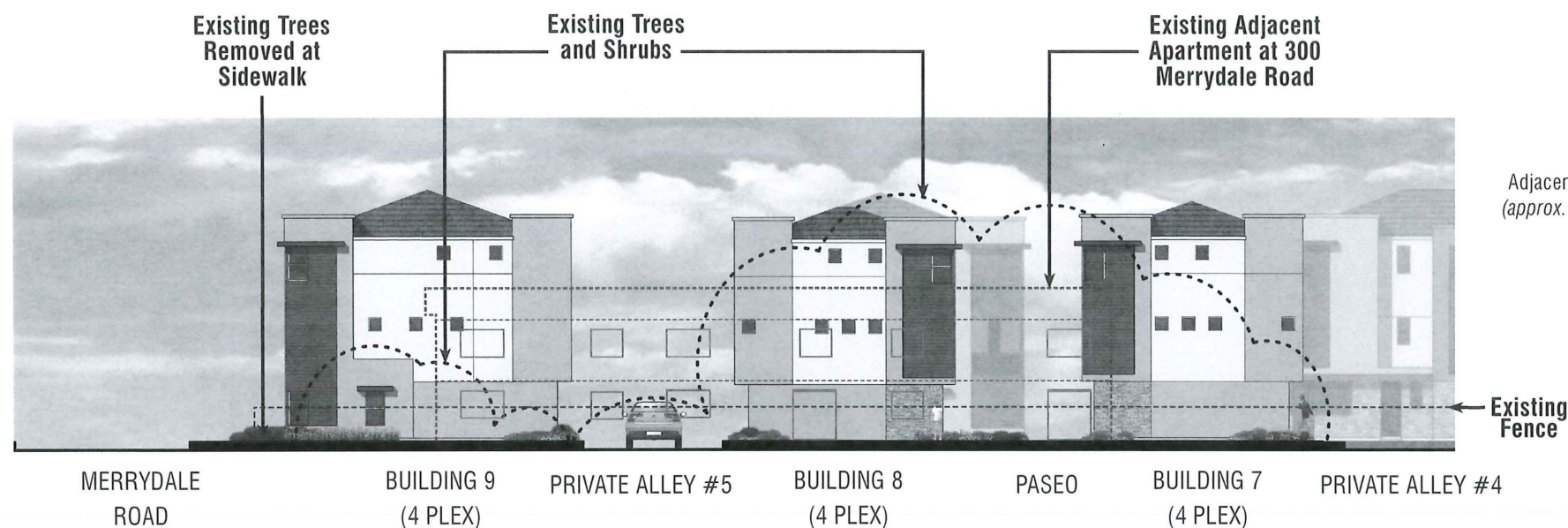
◆ Wall Mounted Light Fixtures

⊕ Outdoor Soffit Light Fixture

Lighting Specifications



Partial Site Plan: Estimated Window Location on Adjacent 2-story Apartment



South View - View Along South Property Line
(No New Landscaping Shown For Clarity)



CAMPUS
PROPERTY GROUP

Window Location Study

Adjacent Apartment at 300 Merrydale Road

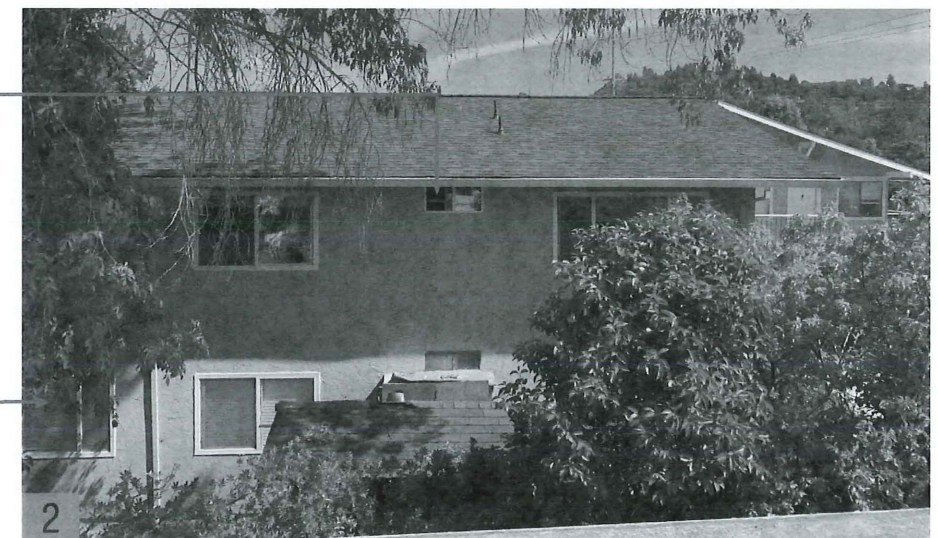
350 MERRYDALE ROAD

SAN RAFAEL, CALIFORNIA

Estimated Window Location
(approx. 4'x5' each)



Adjacent Windows
(approx. 1'x3' each)



Adjacent Windows
(approx. 6'x5' each)

Existing Fence

Adjacent Windows
(approx. 4'x5' each)

Adjacent Slider
(approx. 6'x8' each)



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