



NOT FOR CONSTRUCTION



38 NORTHWEST DAVIS, SUITE 300
PORTLAND, OR 97209
503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
206.576.1600

1014 HOWARD STREET
SAN FRANCISCO, CA 94103
415.252.7063

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AEGIS SAN RAFAEL
800 MISSION AVENUE SAN RAFAEL CA 94901

ASC SAN RAFAEL LLC

PROJECT INFORMATION

GENERAL

ZONING: HR-1
MULTIFAMILY RESIDENTIAL
(HIGH DENSITY)
1,000 SF LAND PER DWELLING UNIT

MAX. BUILDING HEIGHT: 48'
PROPOSED BUILDING HEIGHT: 47'

MIN. USABLE OUTDOOR AREA: 100 SF
PROPOSED USABLE OUTDOOR AREA: 3,970 SF

AP NUMBERS: 11-184-09, -08

UNITS PROPOSED: 106

BEDS: 114

PROJECT DIRECTORY

GENERAL

APPLICANT

AEGIS SENIOR COMMUNITIES
415 118TH AVE SE
BELLEVUE, WA 98005
CONTACT: WALTER BRAUN
BRYON ZIEGLER
PHONE: (425) 861-9993
EMAIL: walter.braun@aegisliving.com
bryon.ziegler@aegisliving.com

ARCHITECT

ANKROM MOISAN ARCHITECTS
38 NEW DAVIS STREET, SUITE 300
PORTLAND, OR 97209
CONTACT: RYAN MIYAHIRA
LAURIE LINVILLE-GREGSTON
PHONE: (503)245-7100
EMAIL: ryanm@ankrommoisan.com
laurieg@ankrommoisan.com

DESIGN DESCRIPTION

PROPOSED OCCUPANCY: R2.1
MULTIFAMILY RESIDENTIAL
(HIGH DENSITY)

THE PROPOSED DESIGN IS AN 106 UNIT, FIVE STORY BUILDING WITH SUBTERRANEAN GARAGE. THE LOCATION IS AT THE CORNER OF MISSION AND LINCOLN IN SAN RAFAEL. IT IS WALKING DISTANCE TO DOWNTOWN, THE TRANSIT CENTER, AND FUTURE SMART RAIL STATION. THE FIRST AND SECOND FLOORS OF RESIDENTIAL LIVING, LOCATED ONE LEVEL ABOVE STREET, WILL HOUSE 54 UNITS DEDICATED TO MEMORY CARE RESIDENTS. THE UPPER TWO FLOORS WILL HOUSE 52 UNITS OF ASSISTED LIVING RESIDENTS. THE GROUND FLOOR PORT COCHERE WILL CONTAIN 2 ADA SPACES, 1 AEGIS VAN PARKING SPACE AND LOADING AREA. THERE ARE 2 STREET PULLOUTS PROPOSED FOR FIRE ACCESS AND LOADING. ONE AT MISSION AVE AND ONE AT LINCOLN AVE.

THE SUBTERRANEAN GARAGE WILL CONTAIN 32 SPACES TOTAL (INCLUDING 2 ADA SPACES). THE PARKING TOTAL FOR THE COMPLEX WILL INCLUDE 40 DEDICATED SPACES (INCLUDING THE 4 ADA SPACES). ENTRANCE AND EXIT TO SUBTERRANEAN GARAGE WILL BE LOCATED OFF MISSION. ENTRANCE AND EXIT TO GROUND LEVEL GARAGE WILL BE LOCATED OFF LINCOLN.

PROJECT CONTAINS A MIX OF 1 BEDROOM & STUDIO UNITS. FIRST AND SECOND LEVELS OF RESIDENTIAL (ONE LEVEL UP FROM STREET), WILL BE DESIGNATED FOR MEMORY CARE USE. THE UNITS ON THIS FLOOR WILL HAVE NON OPERATIONAL DOORS TO 'FALSE BALCONY'S'. THERE WILL BE ONE CONTROLLED ACCESS POINT FOR GARDENING PURPOSES ON THIS FLOOR. THE FORTH AND FIFTH RESIDENTIAL FLOORS (UPPER TWO) WILL BE DESIGNATED FOR ASSISTED LIVING AND WILL HAVE EXTERIOR BALCONY ACCESS FROM DESIGNATED UNITS ON THE MISSION AND LINCOLN SIDES.

THE ARCHITECTURAL GOALS OF THE GROUND LEVEL ARE TO CREATE A VERY AESTHETICALLY RICH, INVITING ENVIRONMENT WHILE SIMULTANEOUSLY RELATING TO THE EXISTING HISTORIC ARCHITECTURE OF SAN RAFAEL FROM THE STREET, A DEDICATED ENTRANCE FACADE, COUPLED WITH MULTI LEVEL, STAGGERED ROOFING ON EXTERIOR BALCONIES AND A FOCAL TOWER, WITH ARCHITECTURALLY SEPARATED BUILDING SECTIONS PROVIDES AN INTERESTING VIEW CONTAINING DESIRED CURB APPEAL. VISUAL DEPTH IS ACHIEVED THROUGH THE BALCONY'S, THE ROOF SEPARATIONS, AND THE BUILDING SEPARATIONS FROM VERTICAL MOVEMENT POINTS, SHADOWS AND DEPTH PREVENT MONOTONOUS WALLS AND BORING PLANES, OR BORING OVERALL MASSING IN GENERAL. THE SITE WILL BE LANDSCAPED TO PROVIDE SCREENING AND NATURAL APPEAL.

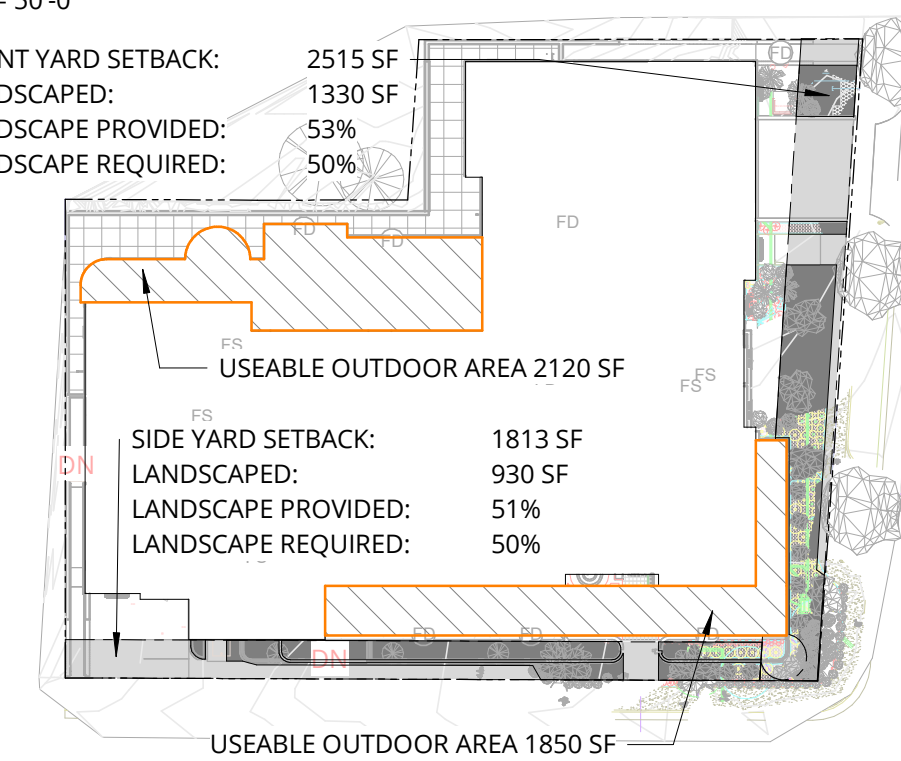
SETBACKS

THE SETBACKS OF THE ORIGINAL APPROVED DESIGN ARE MAINTAINED TO INCLUDE 5' SETBACKS ON THE REAR AND SIDES OF THE FOOTPRINT, AS WELL AS A 10' SETBACK FROM MISSION AND A 15' SETBACK FROM LINCOLN. PROPOSED BUILDING FACADES/ARTICULATIONS EMULATE APPROVED DESIGN.

LANDSCAPE DIAGRAM

1" = 50'-0"

FRONT YARD SETBACK: 2515 SF
LANDSCAPED: 1330 SF
LANDSCAPE PROVIDED: 53%
LANDSCAPE REQUIRED: 50%



SHEET INDEX

SHEET NUMBER	SHEET NAME
1	TITLE SHEET
2.1	LEVEL P1 FLOOR PLAN
3	MAIN LEVEL FLOOR PLAN
4.1	SECOND FLOOR - RESIDENTIAL PLAN
4.2	THIRD FLOOR PLAN
5.1	FOURTH FLOOR PLAN - FORMERLY L3
6.1	FIFTH FLOOR PLAN - FORMERLY L4
7.1	ROOF PLAN
8.1	EXTERIOR ELEVATIONS
8.2	EXTERIOR ELEVATIONS - DESIGN EVOLUTION
9.1	EXTERIOR ELEVATIONS
9.2	EXTERIOR ELEVATIONS - DESIGN EVOLUTION
10	SECTIONS
11	DETAILS
12	MAIN LEVEL - PLANTING PLAN
13	SECOND FLOOR LANDSCAPE PLAN
15	PLANT MATERIAL SCHEDULE
16	PLANT MATERIAL IMAGERY
17	SITE PLAN - LIGHTING
18	SECOND FLOOR PLAN - LIGHTING PLAN
19	OVERALL ROOF - LIGHTING PLAN

VICINITY MAP

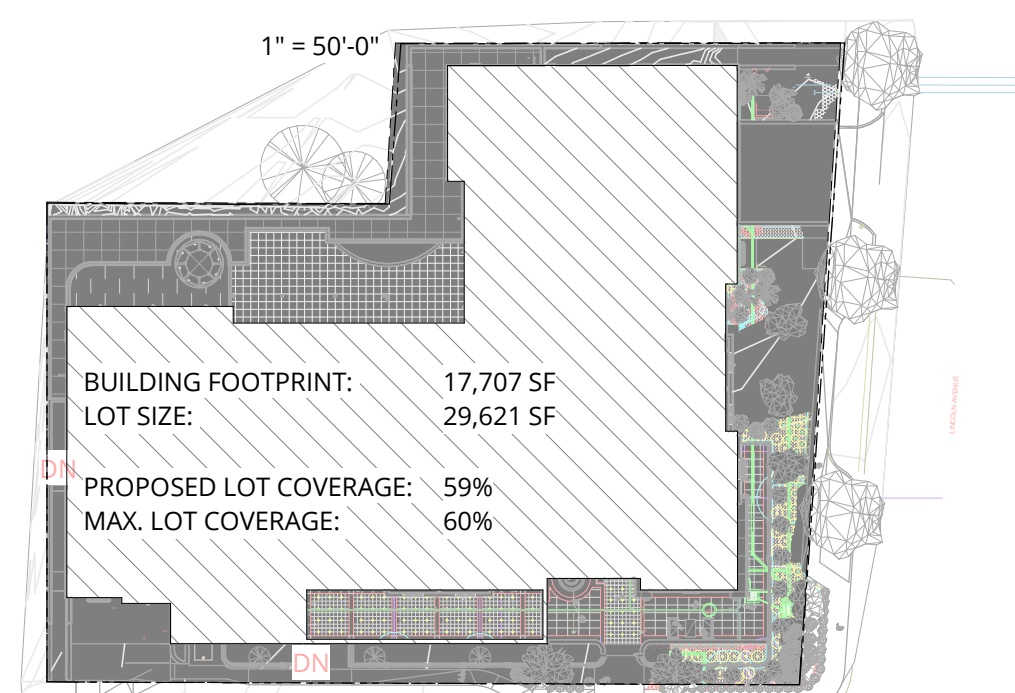


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THESE DOCUMENTS ARE INTENDED ONLY TO ILLUSTRATE GENERAL DESIGN ELEMENTS.

DEVIATIONS MAY EXIST BETWEEN THESE DOCUMENTS AND DOCUMENTS THAT HAVE BEEN REVIEWED AND APPROVED BY THE CITY OF SAN RAFAEL PLANNING AUTHORITIES.

LOT COVERAGE DIAGRAM

1" = 50'-0"



UNIT SCHEDULE

UNIT TYPE	COUNT	AREA TOTAL
LEVEL 5		
AL.1	3	2004
AL.S	24	8747
	27	10751
LEVEL 4		
AL.1	2	1388
AL.S	25	9652
	27	11040
LEVEL 3		
LN.S	26	8931
	26	8931
LEVEL 2		
LN.S	26	8969
	26	8969
Grand total	106	39691

REVISION	DATE	REASON FOR ISSUE

TITLE SHEET

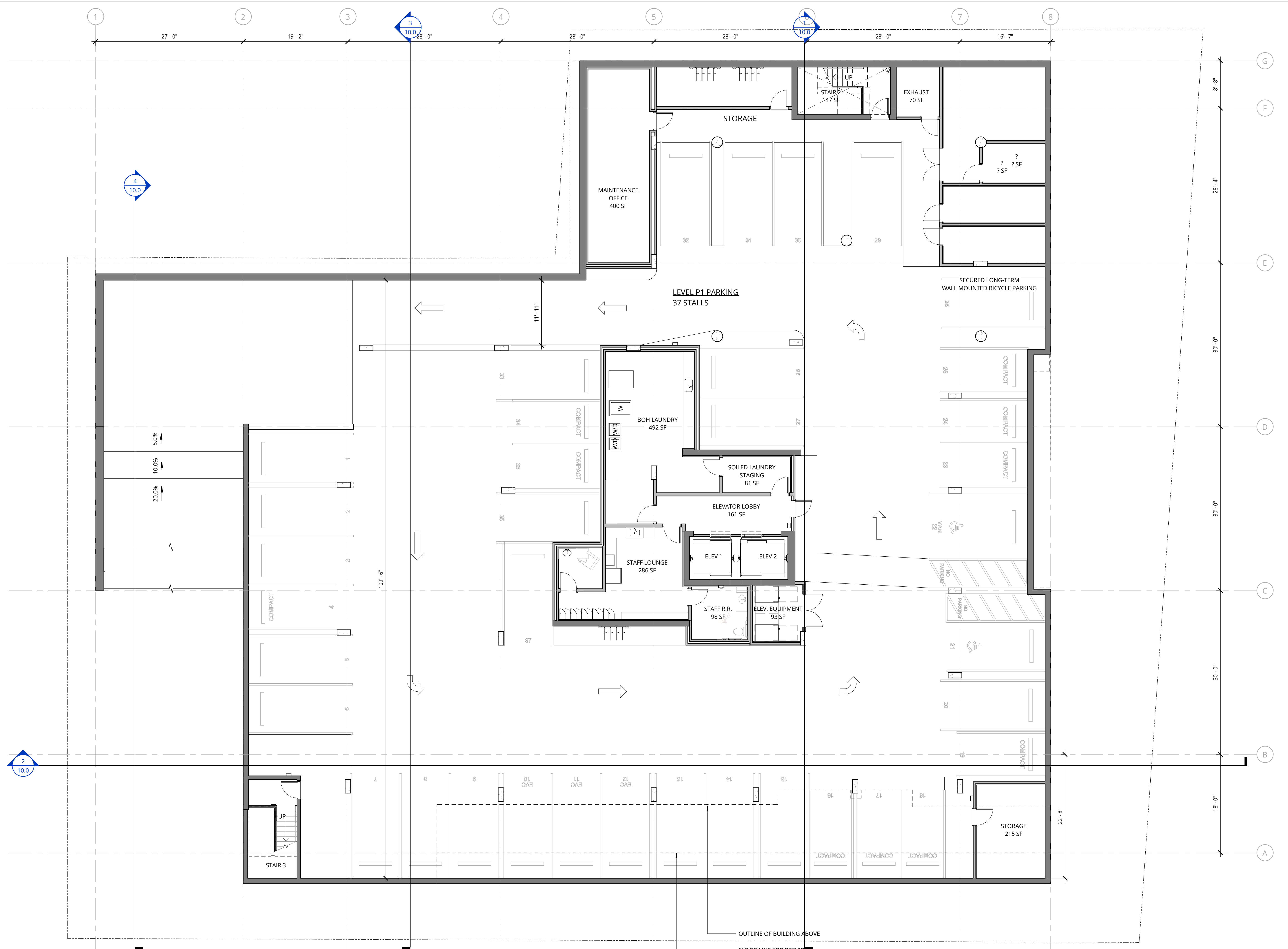
PLANNING

DATE MAR 3, 2021	PROJECT NUMBER 174170
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SHEET NUMBER
1

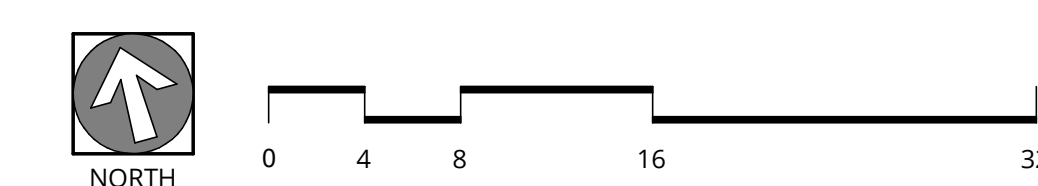
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1 LOWER GARAGE PLAN

1/8" = 1'-0"



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LOWER GARAGE PLAN

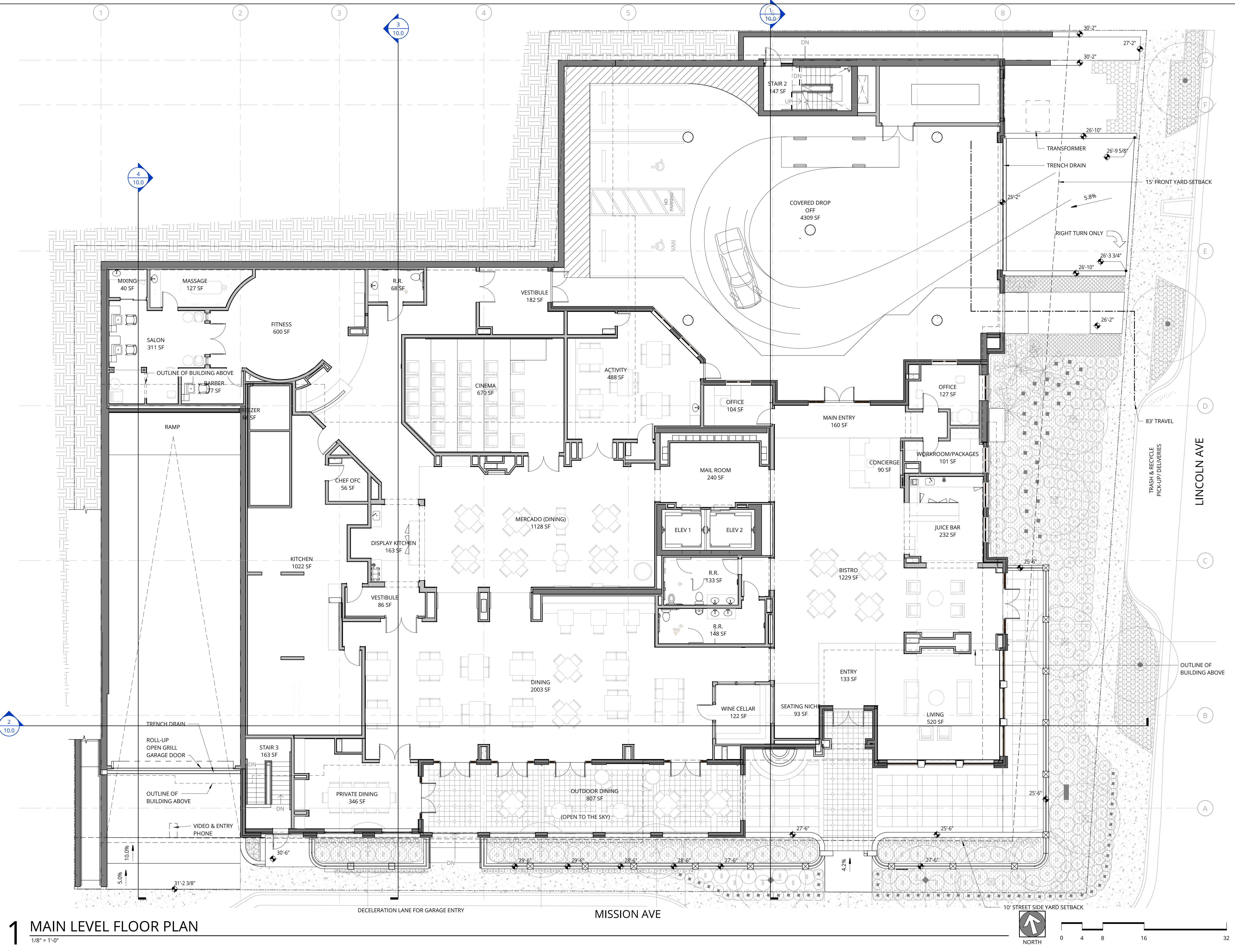
PLANNING

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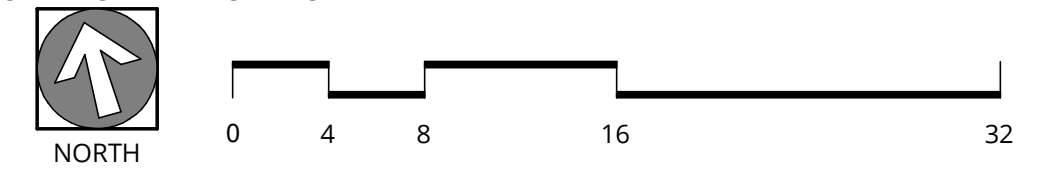
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1 MAIN LEVEL FLOOR PLAN
 1/8" = 1'-0"



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MAIN LEVEL FLOOR PLAN

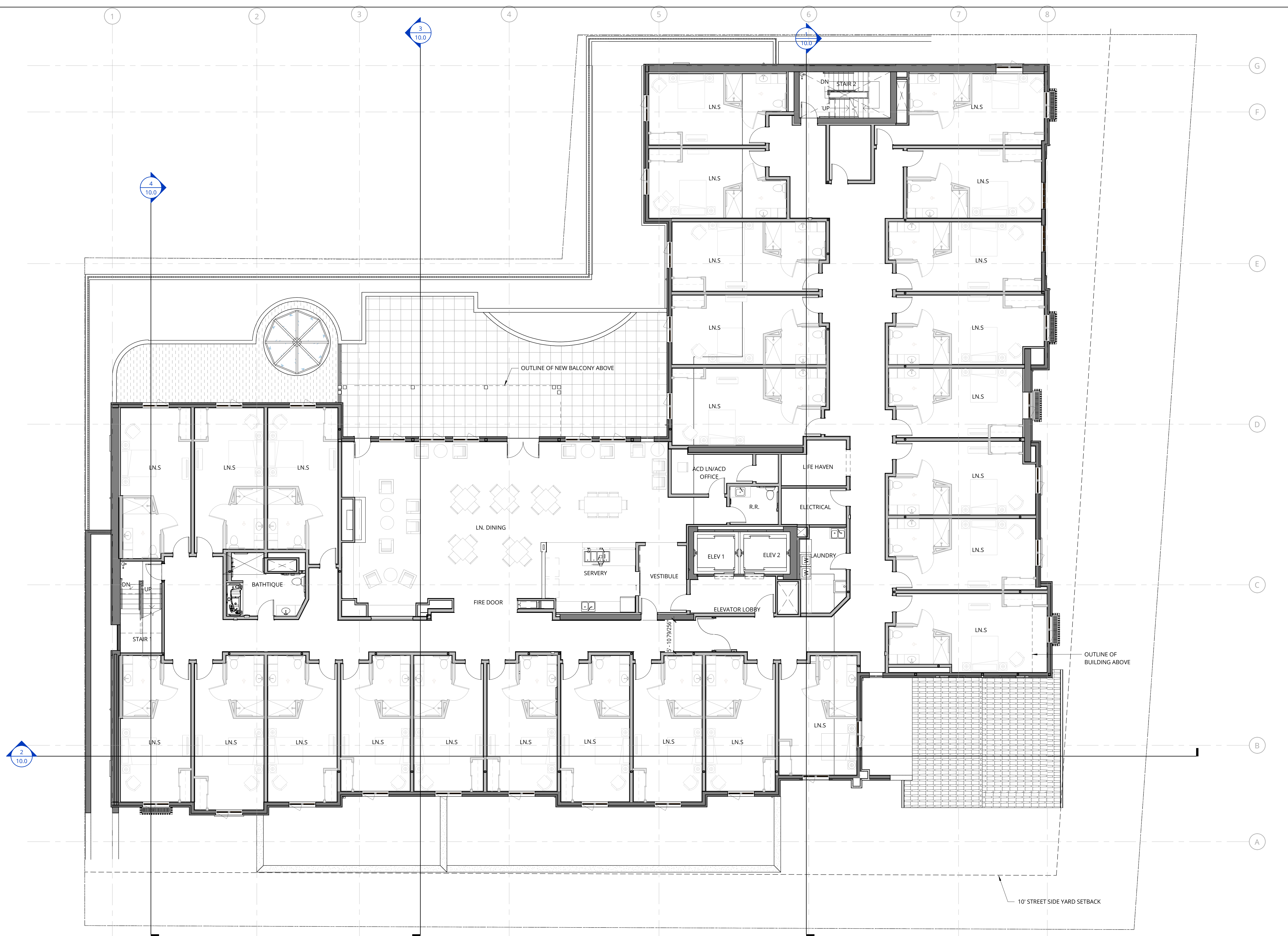
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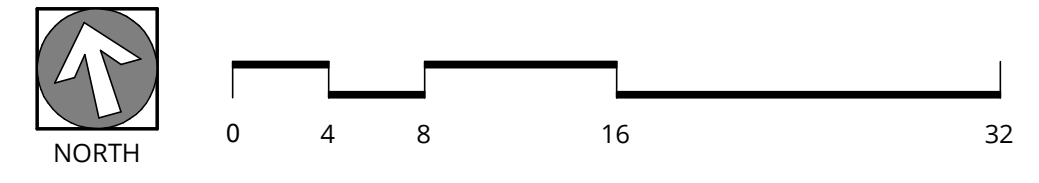
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1 SECOND FLOOR - RESIDENTIAL PLAN
1/8" = 1'-0"



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SECOND FLOOR - RESIDENTIAL PLAN

PLANNING

DATE MAR 3, 2021	PROJECT NUMBER 174170
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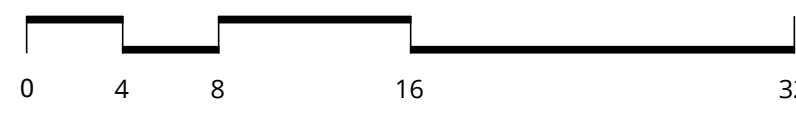
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1 L3 FLOOR PLAN
1/8" = 1'-0"



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L3 FLOOR PLAN

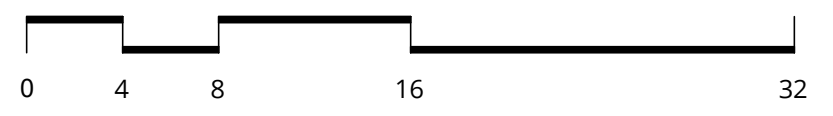
PLANNING

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SHEET NUMBER: **4.2**



1 L4 FLOOR PLAN
1/8" = 1'-0"



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L4 FLOOR PLAN

PLANNING

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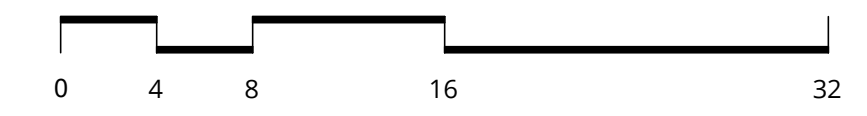
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1 L5 FLOOR PLAN
1/8" = 1'-0"



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L5 FLOOR PLAN

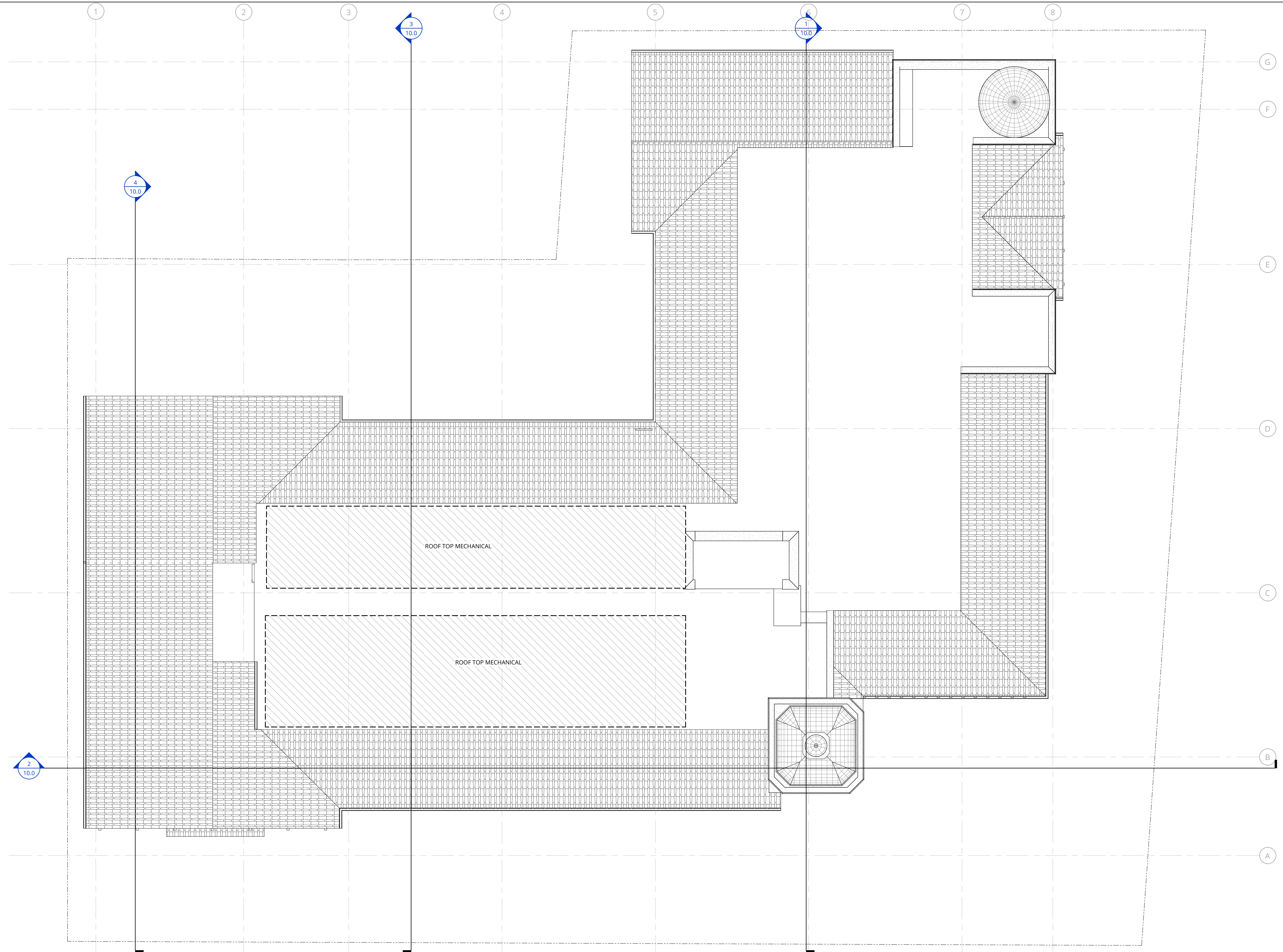
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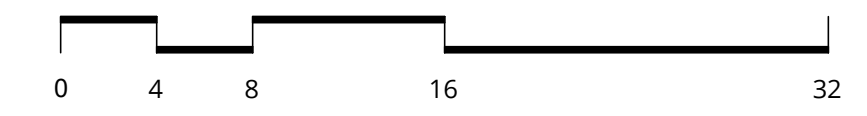
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1 ROOF PLAN
1/8" = 1'-0"



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ROOF PLAN

PLANNING

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EXTERIOR ELEVATIONS

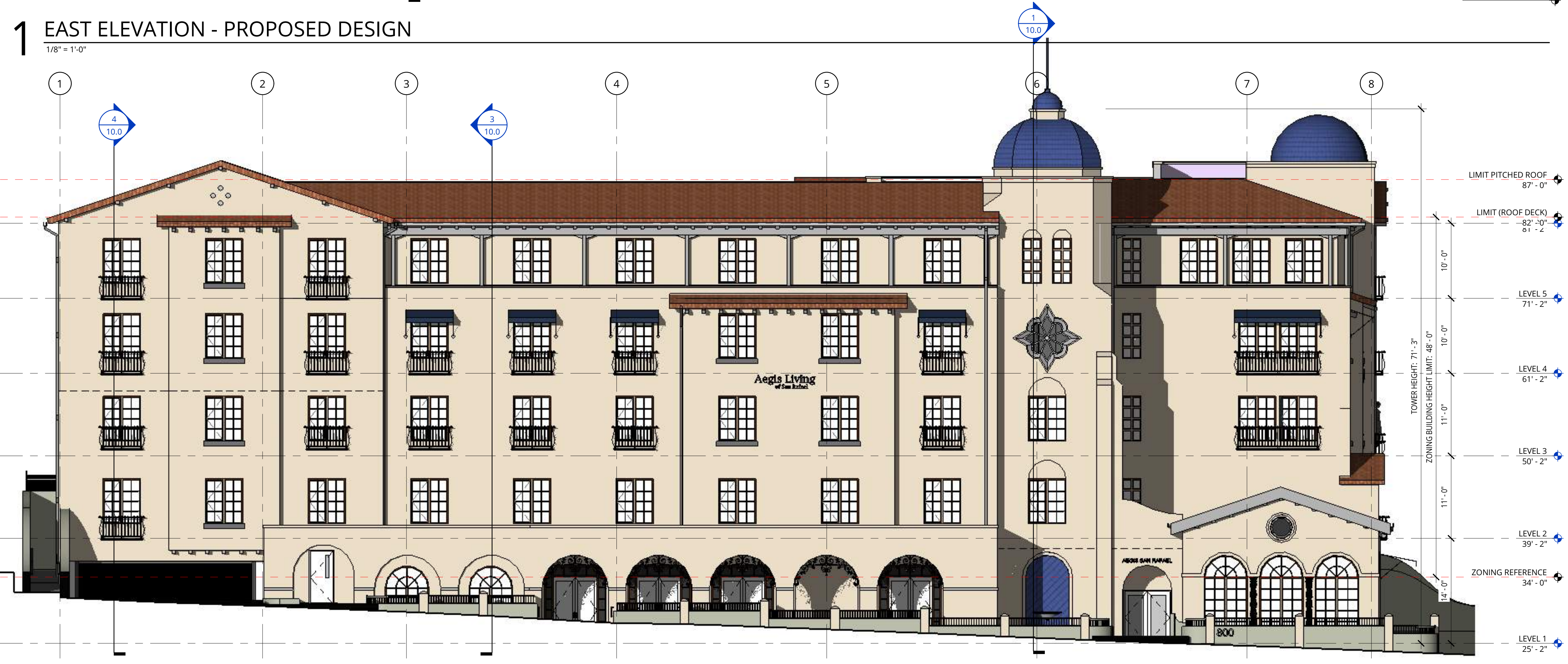
PLANNING

DATE: MAR 3, 2021 PROJECT NUMBER: 174170

SHEET NUMBER: 8.1



1 EAST ELEVATION - PROPOSED DESIGN
1/8" = 1'-0"

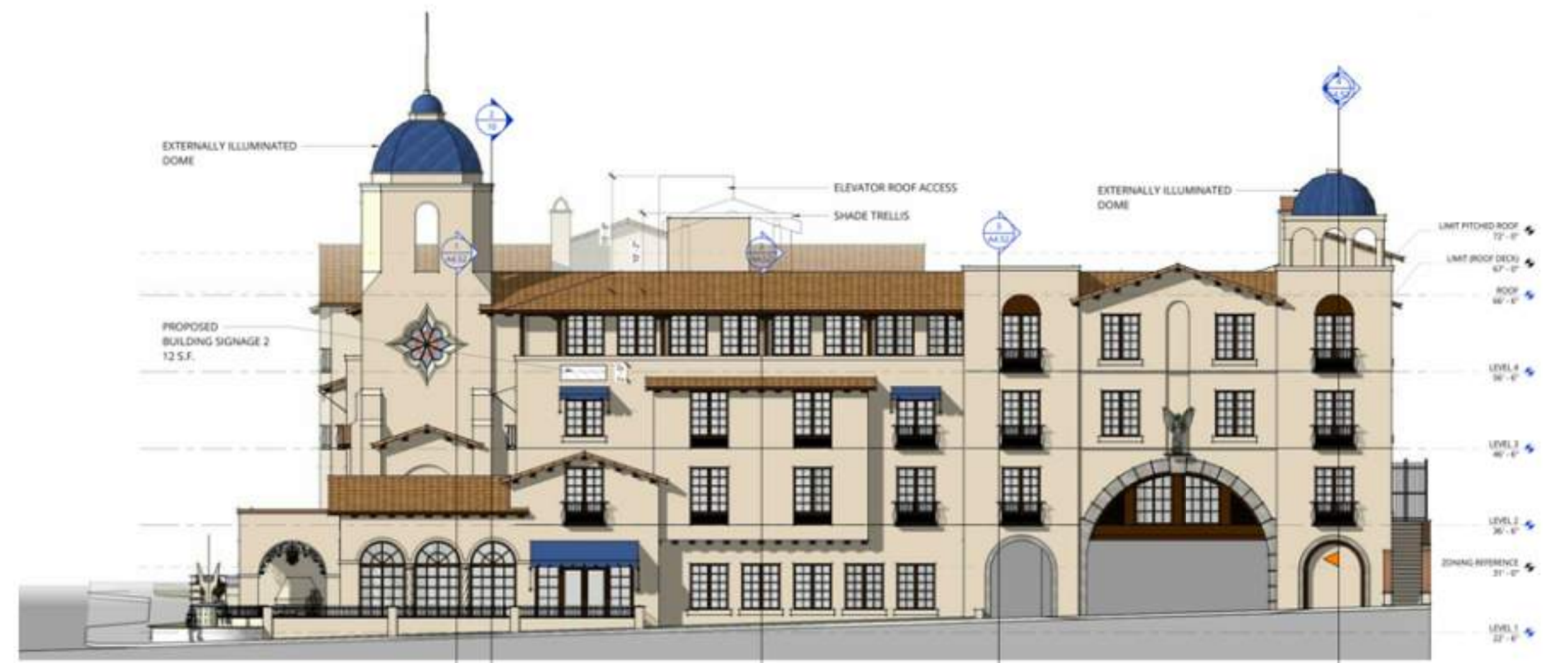


2 SOUTH ELEVATION - PROPOSED DESIGN
1/8" = 1'-0"

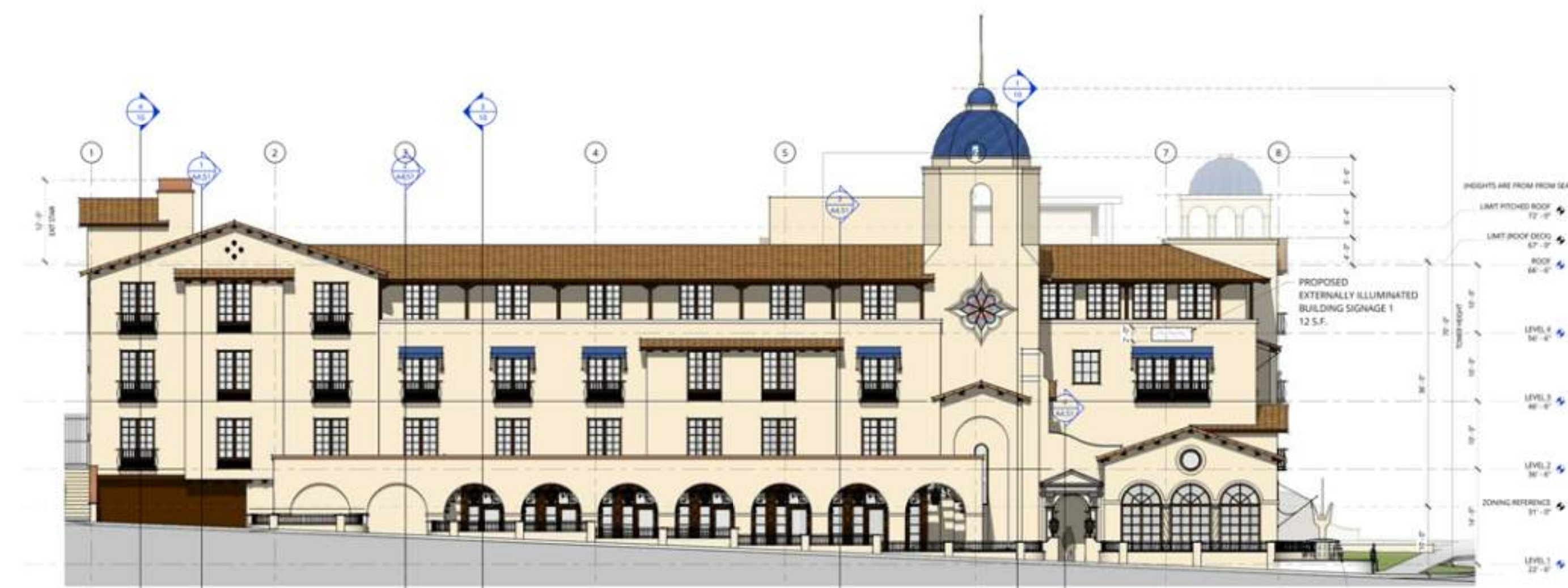


KEY MAP

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1 EAST ELEVATION - APPROVED BY DRB IN 2019
1/16"=1'-0"



SOUTH ELEVATION - APPROVED BY DRB IN 2019
1/16"=1'-0"



2 EAST ELEVATION - BUILDING PERMITTED IN 2020
1/16"=1'-0"



SOUTH ELEVATION - BUILDING PERMITTED IN 2020
1/16"=1'-0"



3 EAST ELEVATION - PROPOSED DRB DESIGN
1/16" = 1'-0"



SOUTH ELEVATION - PROPOSED DRB DESIGN
1/16" = 1'-0"

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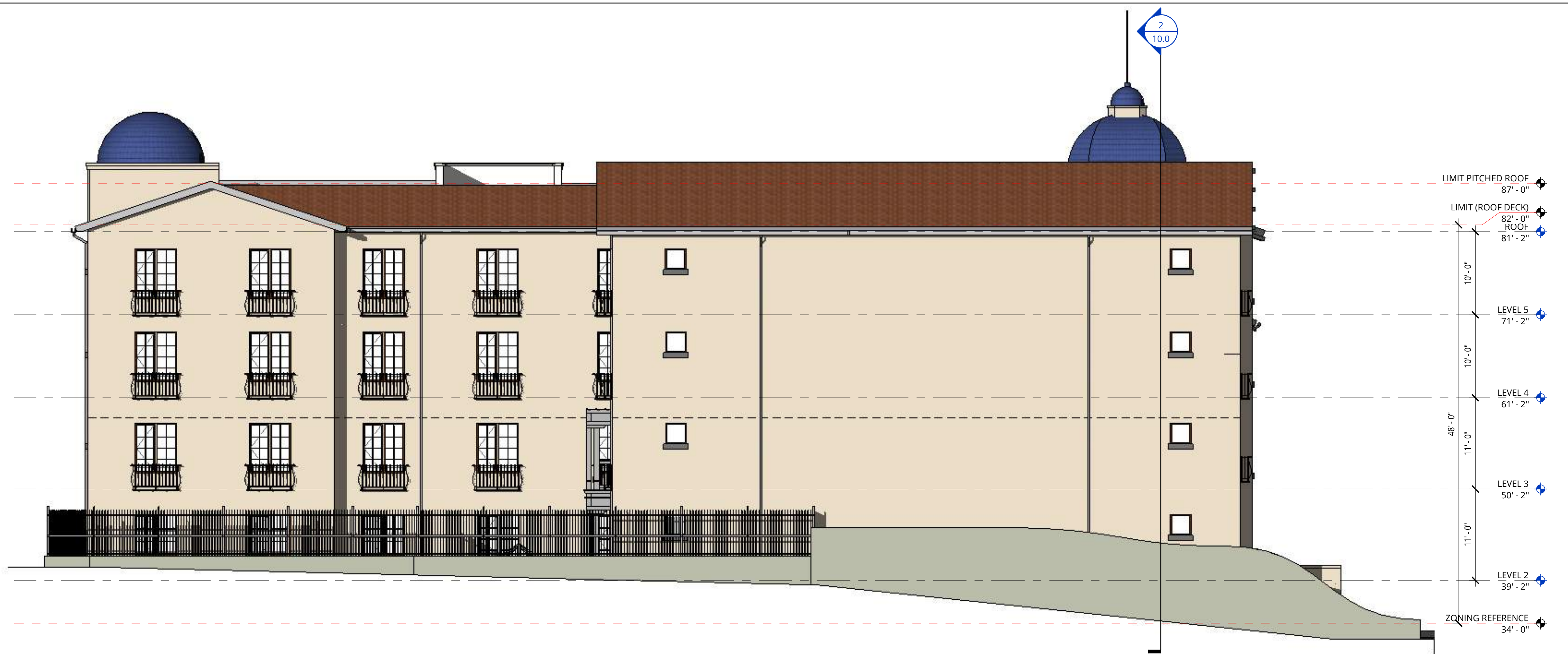
**EXTERIOR
ELEVATIONS -
DESIGN EVOLUTION
PLANNING**

DATE MAR 3, 2021	PROJECT NUMBER 174170
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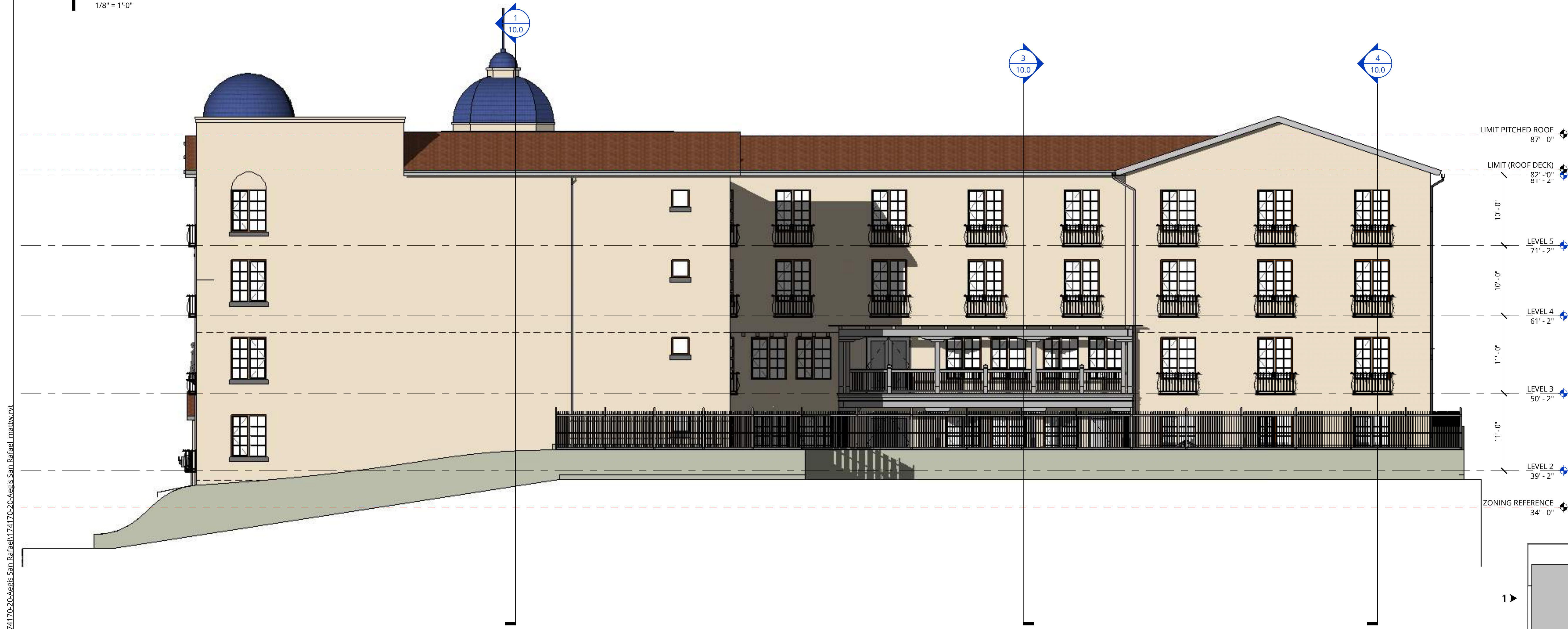
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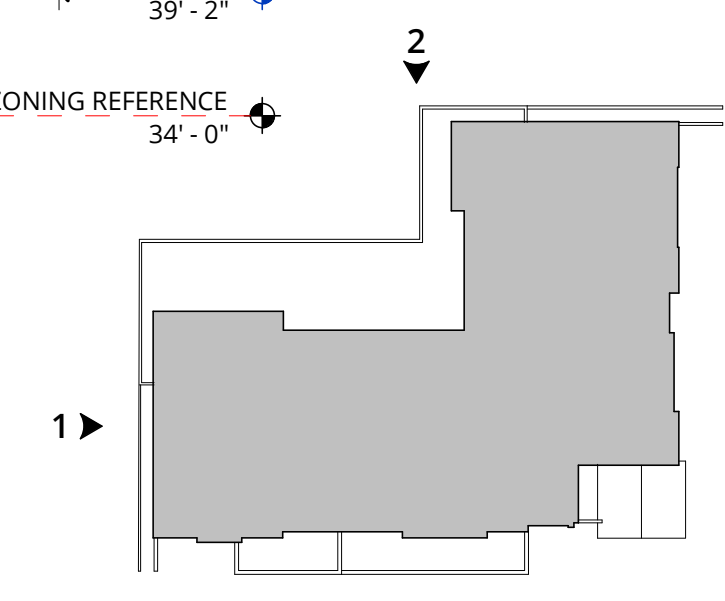
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1 WEST ELEVATION - PROPOSED
1/8" = 1'-0"



2 NORTH ELEVATION - PROPOSED
1/8" = 1'-0"



KEY MAP

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EXTERIOR ELEVATIONS

PLANNING

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9.1

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1 WEST ELEVATION - APPROVED BY DRB IN 2019

1/16"=1'-0"



4 NORTH ELEVATION - APPROVED BY DRB IN 2019

1/16"=1'-0"



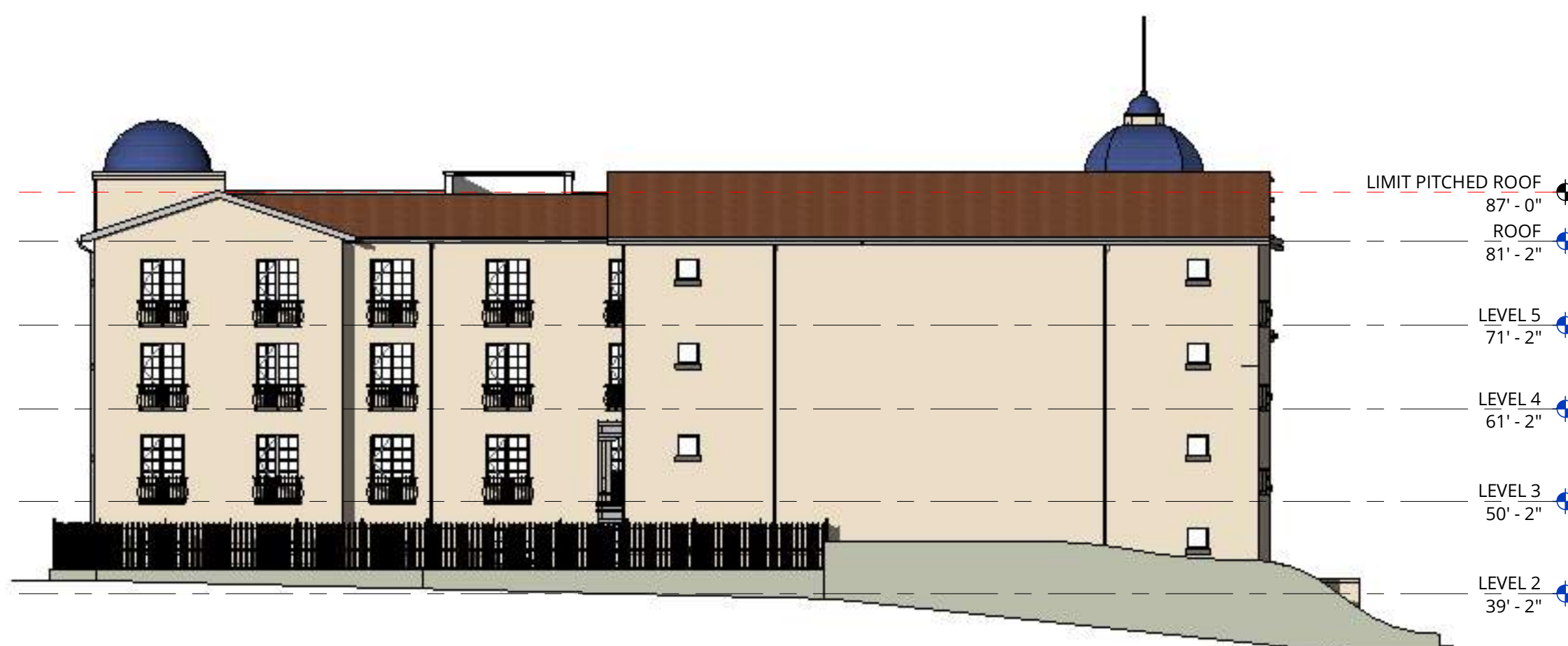
2 WEST ELEVATION - PERMITTED IN 2020

1/16"=1'-0"



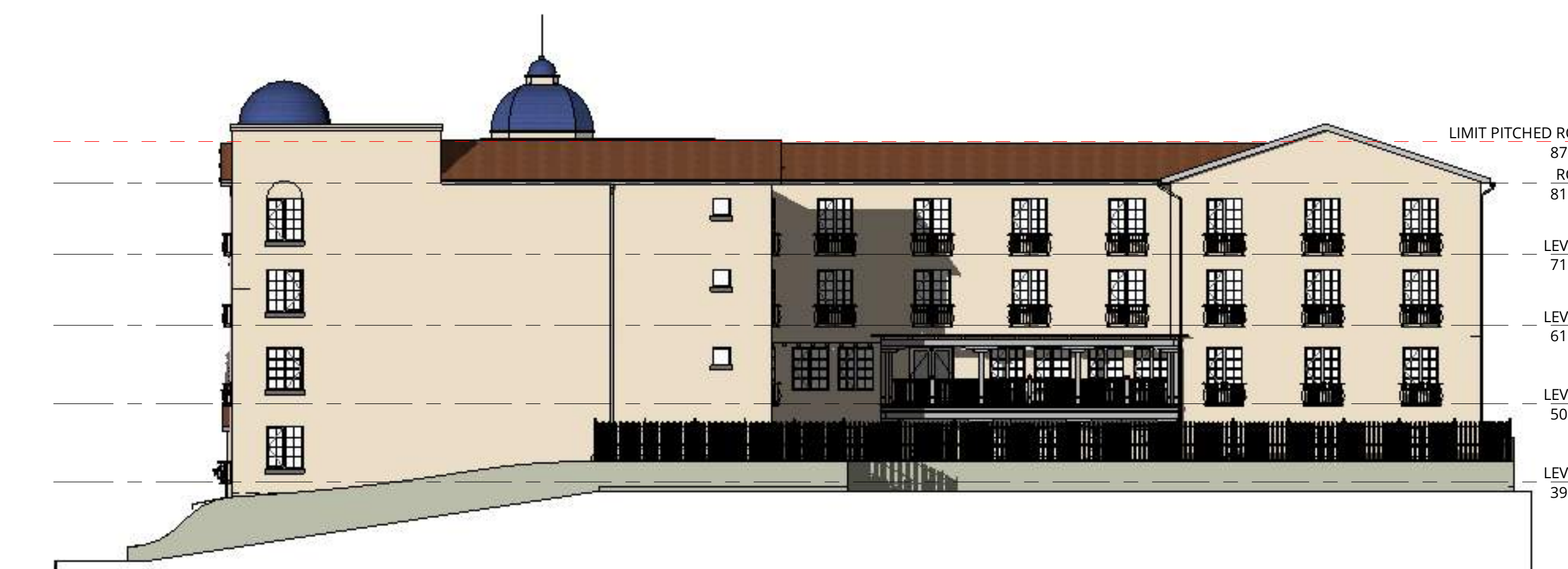
5 NORTH ELEVATION - PERMITTED IN 2020

1/16"=1'-0"



3 WEST ELEVATION - PROPOSED DRB DESIGN

1/16"=1'-0"



6 NORTH ELEVATION - PROPOSED DRB DESIGN

1/16"=1'-0"

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EXTERIOR ELEVATIONS - DESIGN EVOLUTION PLANNING

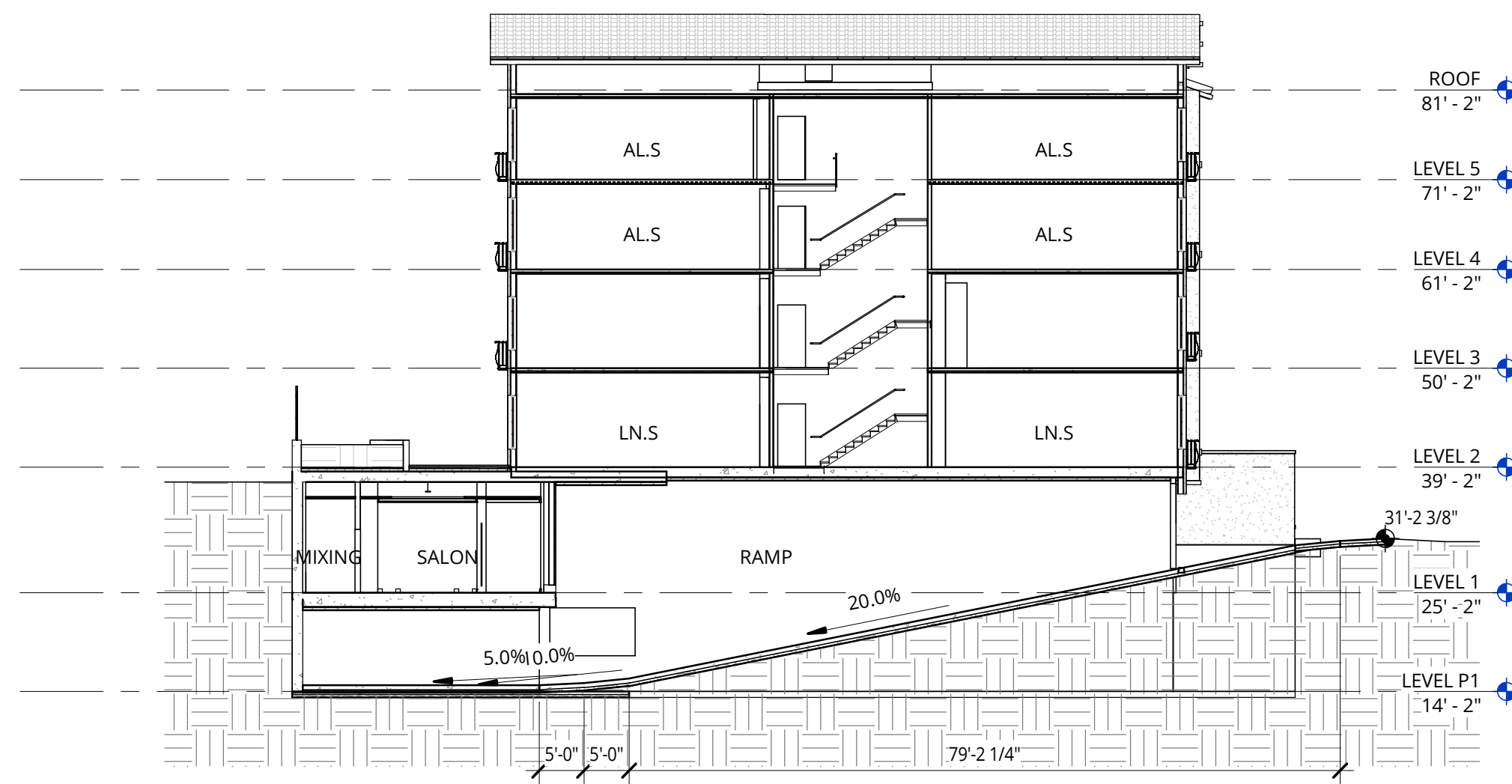
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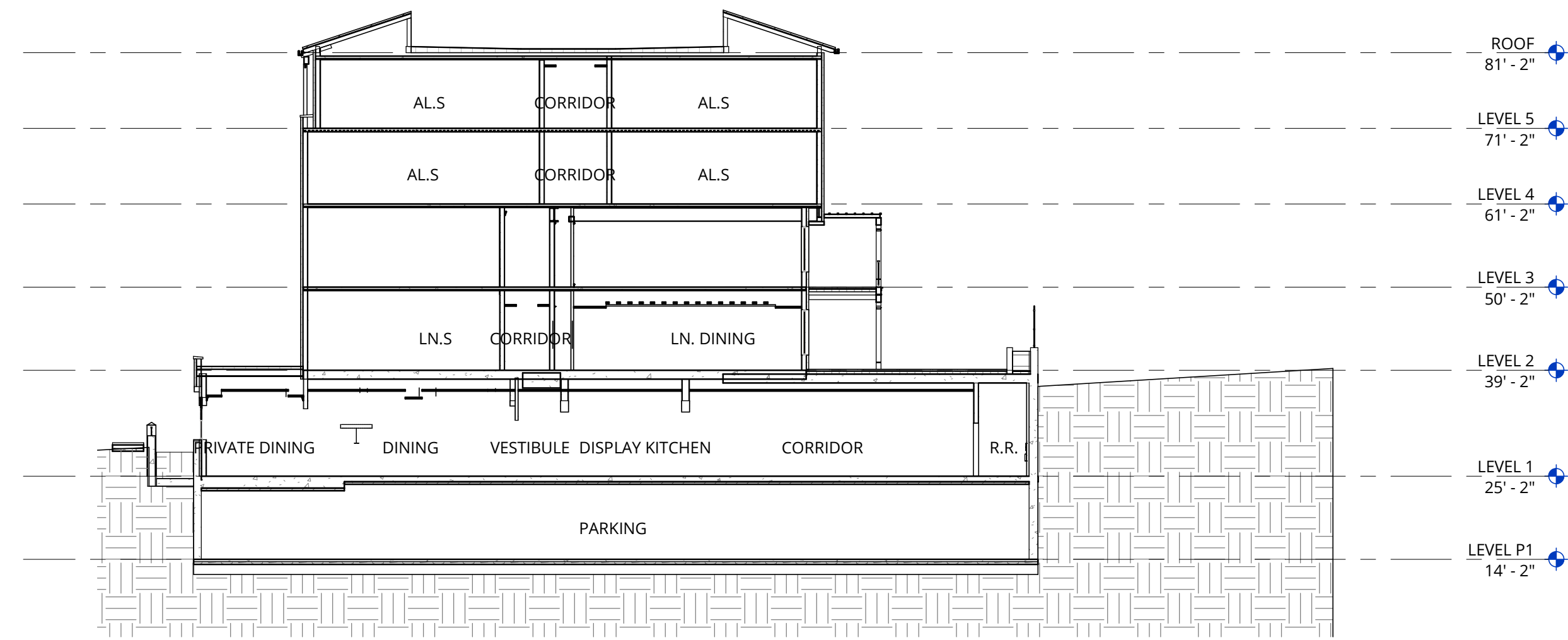
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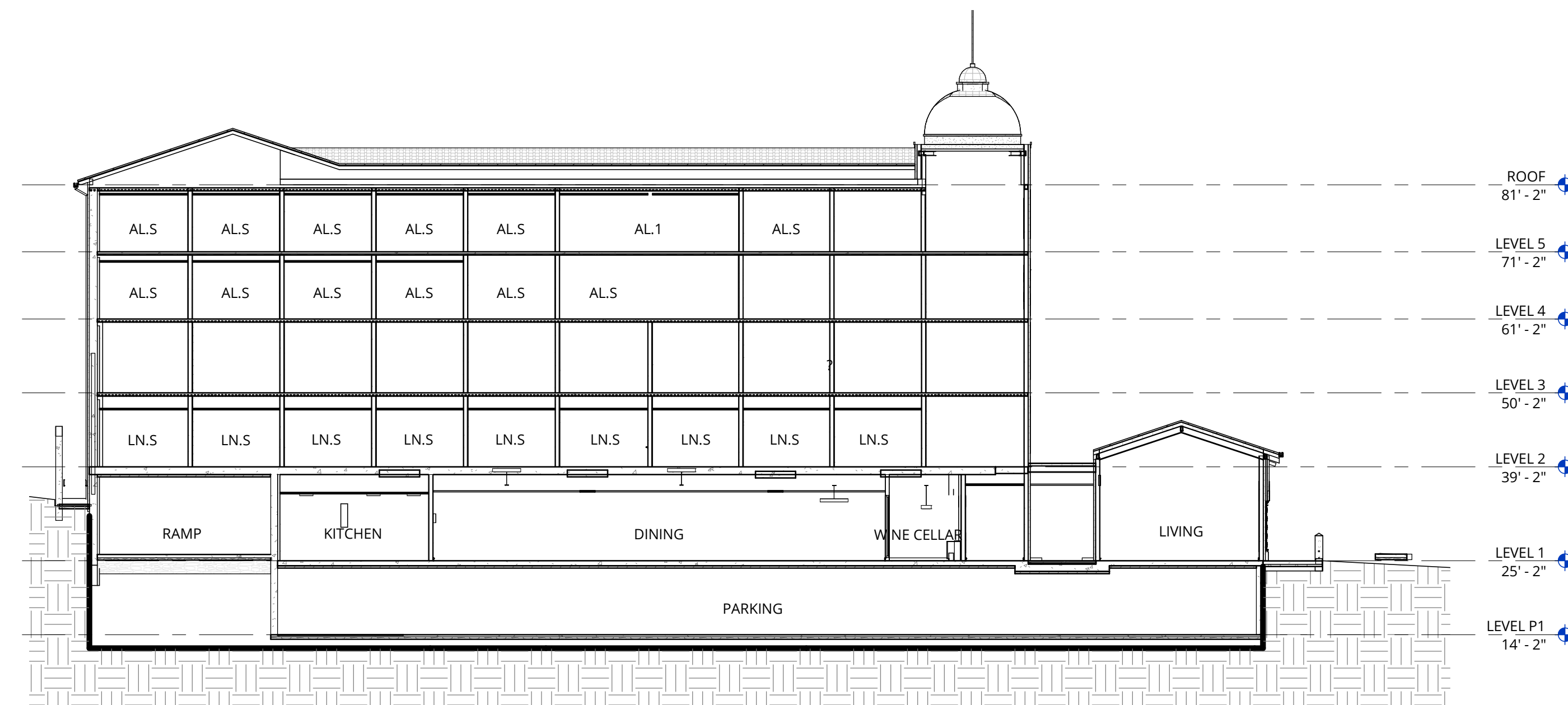
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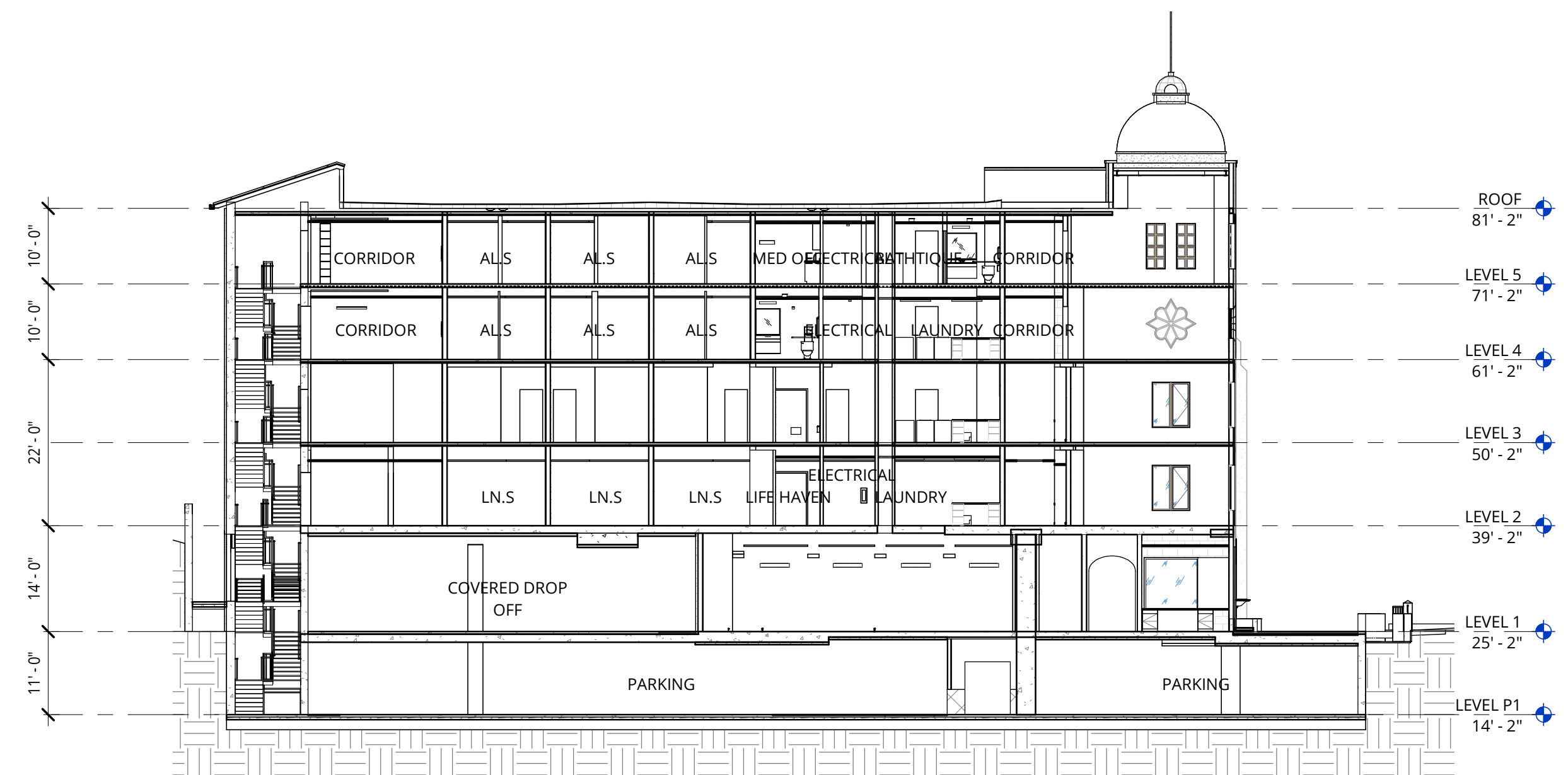
4 BUILDING SECTION AT PARKING RAMP
1/16" = 1'-0"



3 BUILDING SECTION 3
1/16" = 1'-0"



2 BUILDING SECTION 2
1/16" = 1'-0"



1 BUILDING SECTION 1
1/16" = 1'-0"

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SECTIONS

PLANNING

DATE
MAR 3, 2021

PROJECT NUMBER
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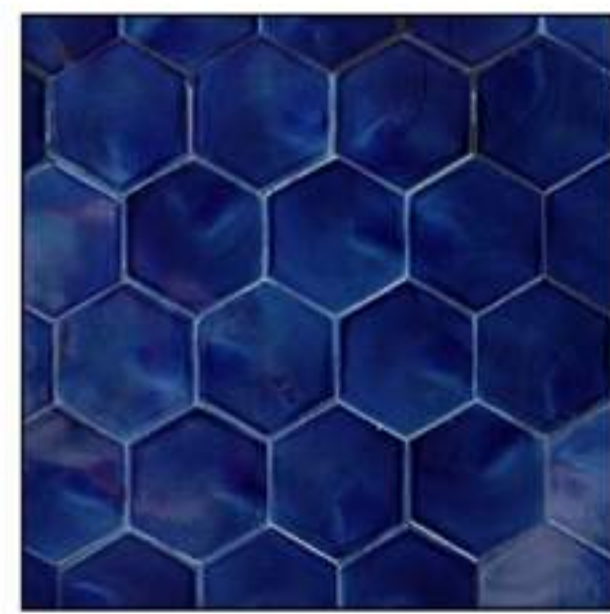
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1. TILE ROOF



2. BLUE ROOF TILE



3. TIMBER DETAILING



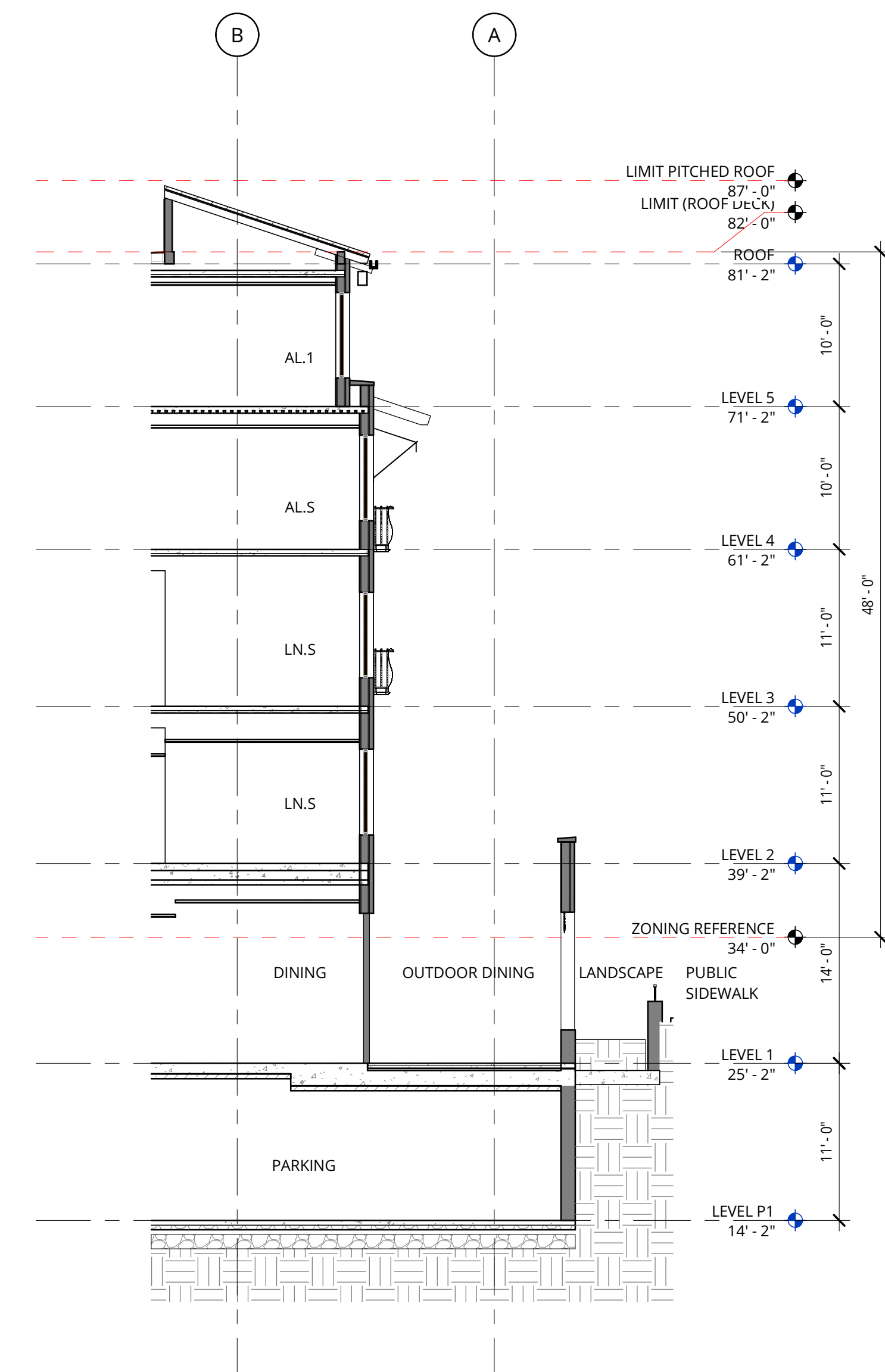
4. WROUGHT IRON



5. STUCCO



6. FABRIC AWNINGS



1 WALL SECTION
1/8" = 1'-0"

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DETAILS

PLANNING

DATE: MAR 3, 2021 PROJECT NUMBER: 174170

SHEET NUMBER

11.0

PLANT MATERIAL SCHEDULE

ABBREV	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	MATURE SIZE/ PLANT TYPE	WUCOLS RATING
TREES						
ACE APO	ACER SACCHARUM 'APOLLO'	APOLLO MAPLE	36" BOX	PER PLANS	30'/ DECIDUOUS	LOW
MUS BAS	MUSA BASJOO	JAPANESE BANANA	24" BOX	4' O.C.	12'/ HERBACEOUS	MEDIUM
OLE EUR	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE - TREE FORM	36" BOX	PER PLANS	25'+ / EVERGREEN	VERY LOW
PHO DAC	PHOENIX DACTYLIFERA	DATE PALM	12' BTH	30' O.C.	30'+ / EVERGREEN	LOW
PIS CHI	PISTACIA CHINENSIS	CHINESE PISTACHE	36" BOX	PER PLANS	30'/ DECIDUOUS	LOW
SHRUBS, GROUNDCOVERS & VINES						
BUX GRE	BUXUS M. VAR JAPONICA 'GREEN BEAUTY'	DWARF BOXWOOD	5 GAL	1'-0"	2'/ EVERGREEN	LOW
CAR DIV	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	1'-8"	12" / EVERGREEN	VERY LOW
DIA REV	DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	1 GAL	1'-6"	18" / EVERGREEN	LOW
GEL SEM	GELSEMIUM SEPERVIRENS 'MARGARITA'	CAROLINA JESSIMINE	1 GAL	PER PLANS	12" + / EVERGREEN	LOW
GER MAC	GERANIUM MACRORRHIZUM	BIG ROOT GERANIUM	1 GAL	1'-6"	8" / SEMI-EVERGREEN	MEDIUM
LAM WHI	LAMIUM MACULATUM 'WHITE NANCY'	WHITE NANCY DEADNETTLE	1 GAL	1'-6"	6" / SEMI-EVERGREEN	MEDIUM
LIR MUS	LIRIOPE MUSCARI	BLUE LILY TURF	1 GAL	1'-0"	12" / EVERGREEN	MEDIUM
LOM BRE	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	2'-6"	2' / EVERGREEN	LOW
LOM PLA	LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY'	VARIEGATED DWARF MAT RUSH	1 GAL	2'-6"	2' / EVERGREEN	LOW
LON JAP	LONICERA JAPONICA	JAPANESE HONEYSUCKLE	1 GAL	3'-0"	2' / EVERGREEN	MEDIUM
LOR CHI	LOROPETALUM CHINENSE	FRINGE FLOWER	5 GAL	4'-6"	3'-6" / EVERGREEN	LOW
PHI XAN	PHILODENDRON XANADU	PHILODENDRON	5 GAL	3'-0"	2' / EVERGREEN	MEDIUM
RHA CAL	RHAMNUS CALIFORNICA	COFFEEBERRY	5 GAL	PER PLANS	6'-8" / EVERGREEN	LOW
ROS SPP	ROSA SPECIES CARPET ROSE	GROUNDCOVER CARPET ROSE 'PINK'	1 GAL	3'-0"	18" TO 2' / SEMI-EVERGREEN	LOW
STR REG	STRELITZIA REGINAE	BIRD OF PARADISE	5 GAL	4'	4' TO 6' / EVEGREEN	LOW
BIOFILTRATION PLANTS						
ACE CIR	ACER CIRCINATUM	VINE MAPLE	15 GAL	PER PLANS	10'+ / DECIDUOUS	LOW
ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL	2'-0"	1'-6" / PERENNIAL	LOW
CAR DIV	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	1'-6"	12" / EVERGREEN	LOW
CHO TEC	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	1 GAL	2'-0"	2' / EVERGREEN	LOW
IRI DOU	IRIS DOUGLASIANA	DOUGLAS IRIS	1 GAL	2'-0"	2' / EVERGREEN	LOW
LOB CAR	LOBELIA CARDINALIS	CARDINAL FLOWER	1 GAL	2'-0"	3' / PERENNIAL	LOW
RHA CAL	RHAMNUS CALIFORNICA	COFFEEBERRY	5 GAL	PER PLANS	6'-8" / EVERGREEN	LOW

NOTE: PLANTER MATERIAL IN THE LEVEL 2 INDIVIDUAL PLANTER POTS WILL BE SEASONAL AND CONSIST MAINLY OF FLOWERING PLANTS. THIS PLANTING AREA HAS BEEN ADDED TO THE IRRIGATION AND IS PART OF THE WATER USE CALCS.

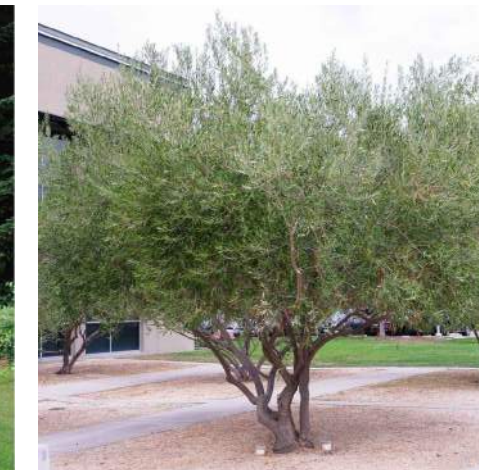
PLANT MATERIAL IMAGERY TREES



ACER SACCHARUM 'APOLLO'



MUSA BASJOO



OLEA EUROPAEA 'SWAN HILL'



PHOENIX DACTYLIFERA



PISTACIA CHINENSIS (Street Trees)

SHRUBS, GROUNDCOVERS & VINES



BUXUS M. VAR JAPONICA 'GREEN BEAUTY'



CAREX DIVULSA



DIANELLA REVOLUTA 'LITTLE REV'



GELSEMIUM SEMPERVIRENS 'MARGARITA'



GERANIUM MACRORRHIZUM



LAMIUM MACULATUM 'WHITE NANCY'



LIRIOPE MUSCARI



LOMANDRA LONGIFOLIA 'BREEZE'



LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY'



LONICERA JAPONICA



LOROPETALUM CHINENSE



PHILODENDRON XANADU



RHAMNUS CALIFORNICA



ROSA SPECIES



STRELITZIA REGINAE

BIOFILTRATION PLANTS



ACER CIRCINATUM



ACHILLEA MILLEFOLIUM



CAREX DIVULSA



CHONDROPETALUM TECTORUM



IRIS DOUGLASIANA



LOBELIA CARDINALIS



RHAMNUS CALIFORNICA



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REVISION	DATE	REASON FOR ISSUE

PLANT MATERIAL SCHEDULE & IMAGERY

PLANNING

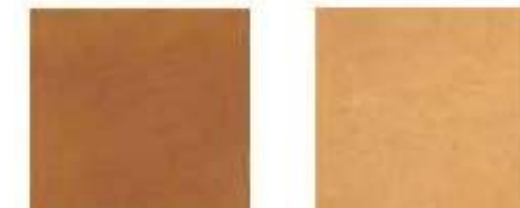
DATE
MAR 3, 2021

PROJECT NUMBER
174170

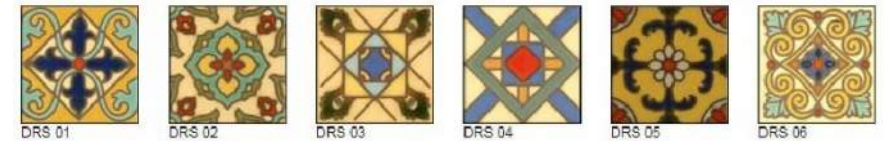
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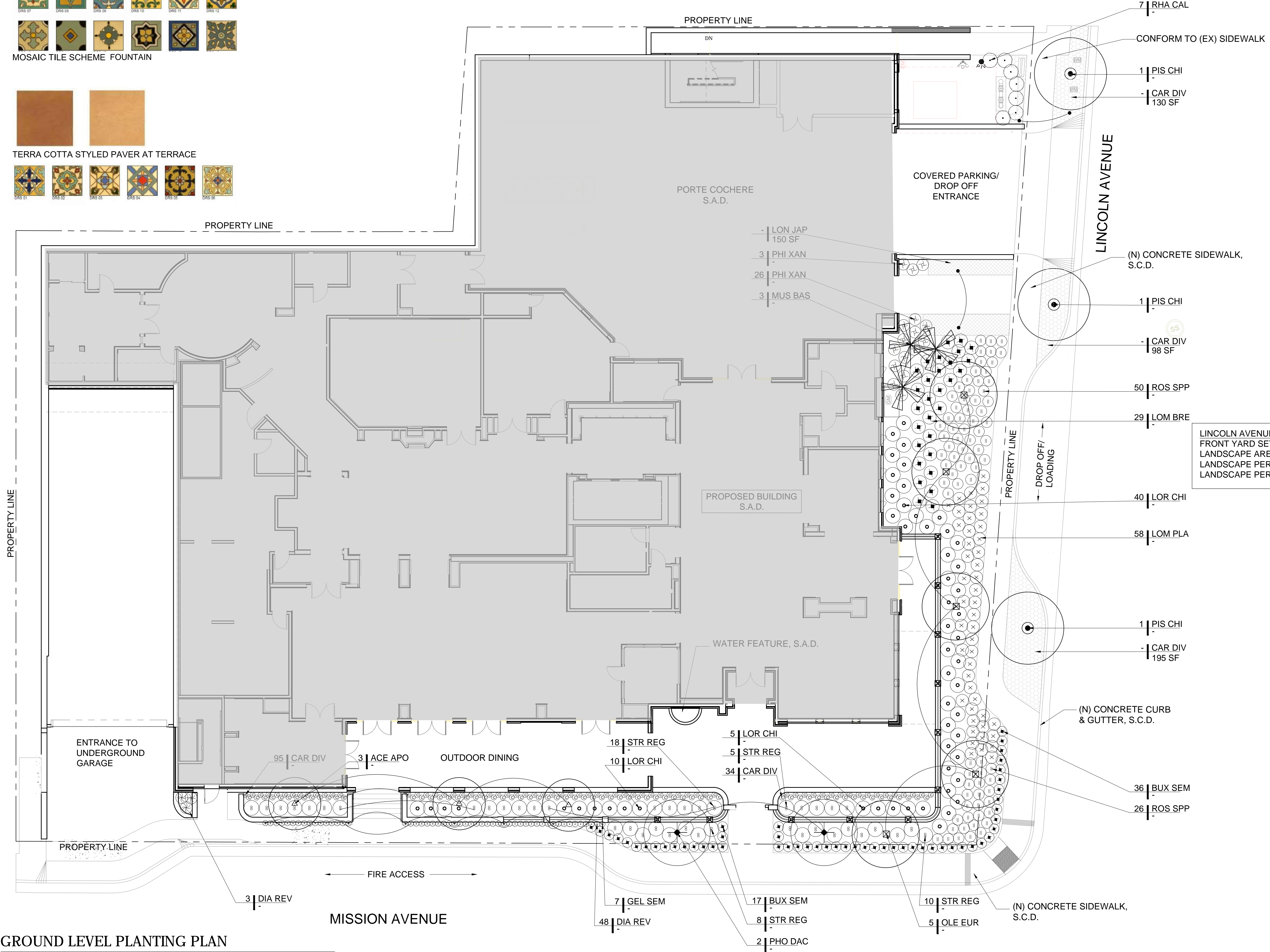
MOSAIC TILE SCHEME FOUNTAIN



TERRA COTTA STYLED PAVER AT TERRACE



PROPERTY LINE

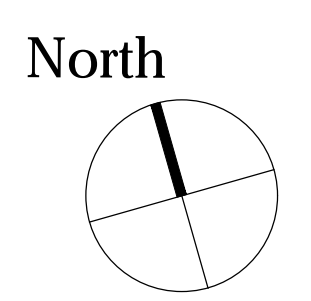
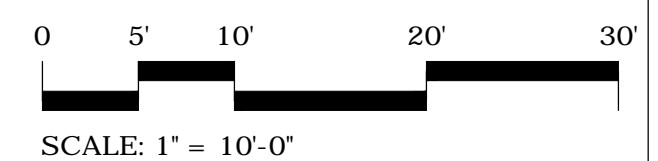


- 7 | RHA CAL
- CONFORM TO (EX) SIDEWALK
- 1 | PIS CHI
- CAR DIV 130 SF
- 1 | PIS CHI
- CAR DIV 98 SF
- 50 | ROS SPP
- 29 | LOM BRE
- 40 | LOR CHI
- 58 | LOM PLA
- 1 | PIS CHI
- CAR DIV 195 SF
- 36 | BUX SEM
- 26 | ROS SPP
- 17 | BUX SEM
- 8 | STR REG
- 2 | PHO DAC
- 10 | STR REG
- 5 | OLE EUR
- 5 | LOR CHI
- 5 | STR REG
- 34 | CAR DIV
- 18 | STR REG
- 10 | LOR CHI
- 95 | CAR DIV
- 3 | ACE APO
- 3 | DIA REV
- 7 | GEL SEM
- 48 | DIA REV

LINCOLN AVENUE LANDSCAPE:
 FRONT YARD SETBACK AREA: 2,515 SF
 LANDSCAPE AREA: 1,299 SF
 LANDSCAPE PERCENTAGE PROVIDED: 52%
 LANDSCAPE PERCENTAGE REQUIRED: 50%

MISSION AVENUE LANDSCAPE:
 SIDE YARD SETBACK AREA: 1,813 SF
 LANDSCAPE AREA: 910 SF
 LANDSCAPE PERCENTAGE PROVIDED: 50%
 LANDSCAPE PERCENTAGE REQUIRED: 50%

NOTE:
 1. SEE SHEET 16 FOR PLANT MATERIAL SCHEDULE & IMAGERY.



01 GROUND LEVEL PLANTING PLAN



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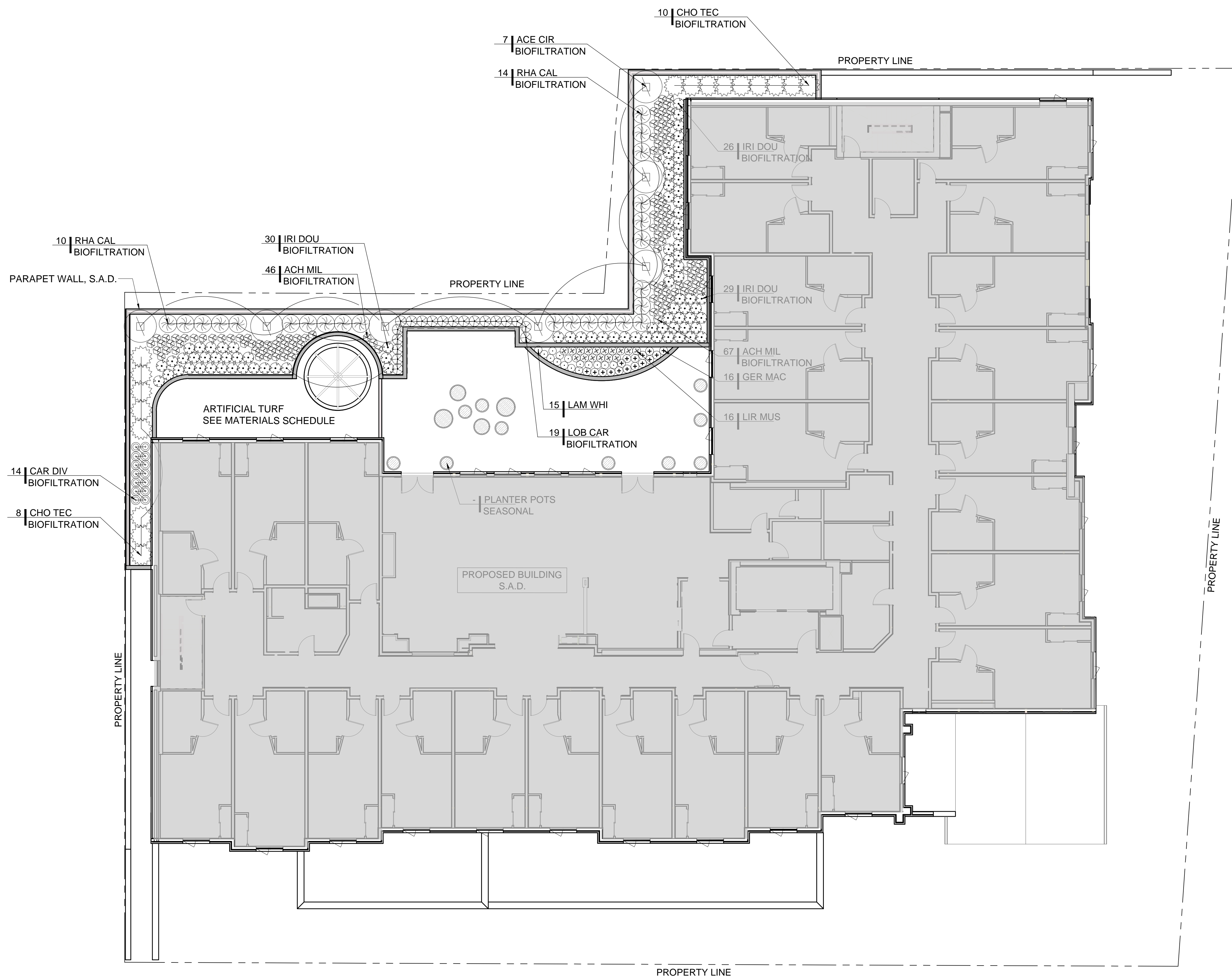
REVISION	DATE	REASON FOR ISSUE

GROUND LEVEL PLANTING PLAN

PLANNING

DATE: MAR 3, 2021
 PROJECT NUMBER: 174170

SHEET NUMBER: 12



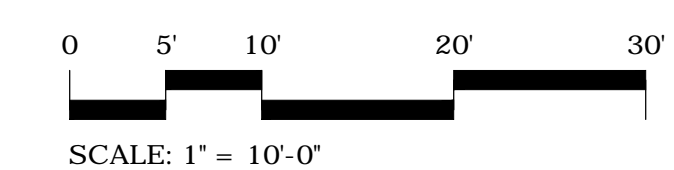
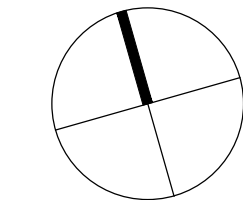
PEDESTAL PAVING SYSTEM- NEUTRAL COLORS TO COMPLIMENT THE MISSION STYLE OF THE ARCHITECTURE



WOOD TRELLIS WITH BRONZE HARDWARE

01 LEVEL 2 PLANTING PLAN

North



NOTE:
1. SEE SHEET 16 FOR PLANT MATERIAL SCHEDULE & IMAGERY.



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REVISION	DATE	REASON FOR ISSUE

**LEVEL 2
PLANTING PLAN**

PLANNING

DATE MAR 3, 2021	PROJECT NUMBER 174170
---------------------	--------------------------

SHEET NUMBER
13

PLANT MATERIAL SCHEDULE - AEGIS LIVING						
ABBREV	BOTANICAL	COMMON NAME	SIZE	SPACING	MATURE SIZE/ PLANT TYPE	WUCOLS RATING
TREES						
CAR BET	CARPINUS BETULUS 'FASTIGIATA'	AMERICAN HORNBEAM	24" BOX		"BLEACHED"/DECIDUOUS	MEDIUM
MUS BAS	MUSA BASJOO	JAPANESE BANANA	25 GAL	4' O.C.	12'/ HERBACEOUS	MEDIUM
OLE EUR	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE TREE	36" BOX		15'+/EVERGREEN	LOW
PHO DAC	PHOENIX DACTYLIFERA	DATE PALM	10' BROWN TRUNK	30' O.C.	30'+ /EVERGREEN	MEDIUM
PIS CHI	PISTACIA CHINENSIS	CHINESE PISTACHE	36" BOX	PER PLANS	30'/ DECIDUOUS	LOW
SHRUBS & GRASSES						
ALS SPP.	ALSTROEMERIA SPECIES	PERUVIAN LILY	1 GAL	1'		
ANG SPP.	ANIGOZANTHOS SPECIES	KANGAROO PAWS	1 GAL	2'-0"		
AST SPP.	ASTER SPECIES	ASTER	1 GAL	1'-0"		
BUX SEM	BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	DWARF BOXWOOD	1 GAL	1'-0"	2'/ EVERGREEN	MEDIUM
BUX TOP	BUXUS SEMPERVIRENS 'TOPIARY'	TOPAIRY BOXWOOD	15 GAL +	-		
CAR DIV	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	1'-8"	12'/ EVERGREEN	VERY LOW
DIA REV	DIANELLA REVOLUTA 'LITTLE REV'	LITTLE REV FLAX LILY	1 GAL	1'-6"	18" / EVERGREEN	LOW
ERY SPP.	ERYSIMUM 'BOWLES'S MAUVE'	WALLFLOWER	1 GAL	1'-6"		
IRI SPP.	IRIS SPECIES	BEARDED IRIS	1 GAL	1'-6"		
LIR GIG	LIRIOPE GIGANTEA	GIANT LILY TURF	1 GAL	1'-6"	18"/ EVERGREEN	MEDIUM
LIR MUS	LIRIOPE MUSCARI	BLUE LILY TURF	1 GAL	1'-0"	12'/ EVERGREEN	MEDIUM
LOM LON	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	2'-6"	2' / EVERGREEN	LOW
LON JAP	LONICERA JAPONICA	JAPANESE HONEYSUCKLE	1 GAL	3'-0"	2' / EVERGREEN	MEDIUM
LOR CHI	LOROPETALUM CHINENSE	FRINGE FLOWER	5 GAL	4'-6"	3'-6' / EVERGREEN	LOW
LYC COR	LYCHNIS CORONARIA	ROSE CAMPION	1 GAL	1'-0"		
NIC SPP.	NICOTIANA SPECIES	TOBACCO PLANT	1 GAL	1'-0"		
PAP BOL	PAPAVER ORIENTALE 'BOLERO'	ORIENTAL POPPY	1 GAL	1'-0"		
PAP BUR	PAPAVER ORIENTALE 'BURNING HAERT'	ORIENTAL POPPY	1 GAL	1'-0"		
PHI XAN	PHILODENDRON XANADU	PHILODENDRON	1 GAL	3'-0"	2' / EVERGREEN	MEDIUM
ROS SPP.	ROSA SPECIES	GROUNDCOVER CARPET ROSE 'PINK'	1 GAL	3'-0"	18" TO 2' / SEMI-EVERGREEN	MEDIUM
STR REG	STRELITZIA REGINAE	BIRD OF PARADISE	5 GAL	4'	4' TO 6' / EVEGREEN	MEDIUM
TEU LUC	TEUCRIUM X LUCIDRYS	GERMANDER	1 GAL	1'		
VINES						
GEL SEM	GELSEMIUM SEMPERVIRENS 'MARGARITA'	HARDY CAROLINA JASMINE	1 GAL	4'-0"	6'-8' TRAILING/EVERGREEN	MEDIUM

BIO-FILTRATION PLANT SCHEDULE - AEGIS LIVING						
ABBREV	BOTANICAL	COMMON NAME	SIZE	SPACING	MATURE SIZE/ PLANT TYPE	WUCOLS RATING
BIO-FILTRATION						
ACE CIR	ACER CIRCINATUM	VINE MAPLE	5 GAL	-	DECIDUOUS	MEDIUM
ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL	1'-0"	PERENNIAL	MEDIUM
CHO TEC	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	1 GAL	2'-0"	2' / EVERGREEN	LOW
CAR DIV	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	1'-6"	EVERGREEN	LOW
FRA CHI	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	1 GAL	1'	EVERGREEN PERENNIAL	MEDIUM
IRI CAN	IRIS DOUGLASIANA 'CANYON SNOW'	DOUGLAS IRIS	1 GAL	1'-0"	PERENNIAL	MEDIUM
IRI DOU	IRIS DOUGLASIANA	DOUGLAS IRIS	1 GAL	1'	PERENNIAL	MEDIUM
LOB CAR	LOBELIA CARDINALIS	CARDINAL FLOWER	1 GAL	1'-0"		MED
RHA CAL	RHAMNUS CALIFORNICA 'EVE CASE'	COFFEEBERRY	5 GAL	4'-0"	EVERGREEN	LOW
ROS CAL	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	1 GAL	1'	DECIDUOUS	MEDIUM

*PLANT LIST PER THE MARIN COUNTY STORMWATER POLLUTION PREVENTION PROGRAM , BIORETENTION FACILITY PLANT MATRIX, JUNE,2014

TYPICAL SEASONAL ANNUALS & PERENNIALS @ L2 & ROOF DECK PLANTERS						
ABBREV	BOTANICAL	COMMON NAME	SIZE	SPACING	MATURE SIZE/ PLANT TYPE	WUCOLS RATING
ALS SPP.	ALSTROEMERIA SPECIES	PERUVIAN LILY	1 GAL			
BAC SPP.	BACOPA SPECIES	BACOPA	1 GAL			
DIG SPP.	DIGITALIS SPECIES	COMMON FOXGLOVE	1 GAL			
LOB SPP.	LOBELIA SPECIES	LOBELIA	1 GAL			
PAP BOL	PAPAVER ORIENTALE 'BOLERO'	ORIENTAL POPPY	1 GAL			
PAP BUR	PAPAVER ORIENTALE 'BURNING HEART'	ORIENTAL POPPY	1 GAL			
PRI SPP.	PRIMULA SPECIES	PRIMROSE	1 GAL			
VIO SPP.	VOILA SPECIES	VIOLA	1 GAL			

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REVISION	DATE	REASON FOR ISSUE
	09.17.19	LANDSCAPE LIGHTING

PLANT MATERIAL SCHEDULE

SHEET TITLE

PLANNING

DATE 05.30.2018	PROJECT NUMBER 164890
--------------------	--------------------------

SHEET NUMBER

PLANT CHARACTER IMAGERY

TREES & PALMS



CARPINUS BETULUS 'FASTIGIATA'



MUSA BASJOO



PHOENIX DACTYLIFERA



PISTACIA CHINENSIS (STREET TREE ALONG LINCOLN)

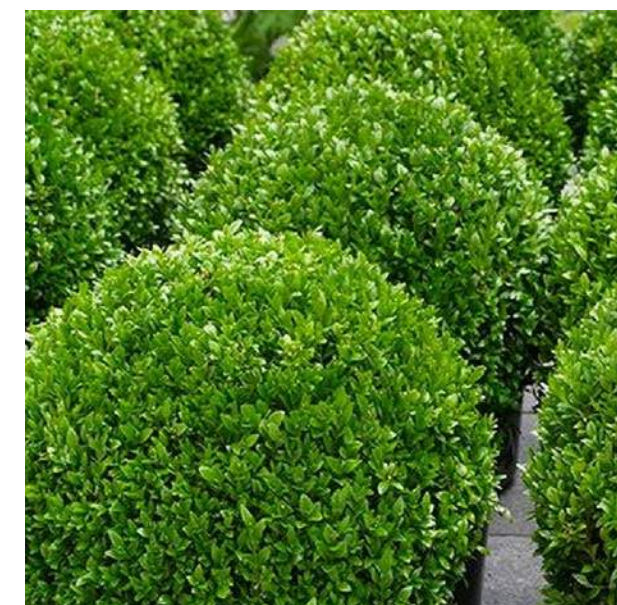


OLEA EUROPAEA

SHRUBS & GROUNDCOVER



BUXUS SEMPERVIRENS 'SUFFRUTICOSA'



BUXUS SEMPERVIRENS 'TOIARY'



CAREX DIVULSA



DIANELLA REVOLUTA 'LITTLE REV'



LIRIOPE GIGANTEA



LIRIOPE MUSCARI



LOMANDRA LONGIFOLIA 'BREEZE'



LONICERA JAPONICA



LOROPETALUM CHINENSE



PHILODENDRON XANADU



ROSA SPECIES



STRELITZIA REGINAE



TEUCRUM X LUCIDRYS



ALSTROEMERIA SPECIES



ANIGOZANTHOS SPECIES



ASTER SPECIES



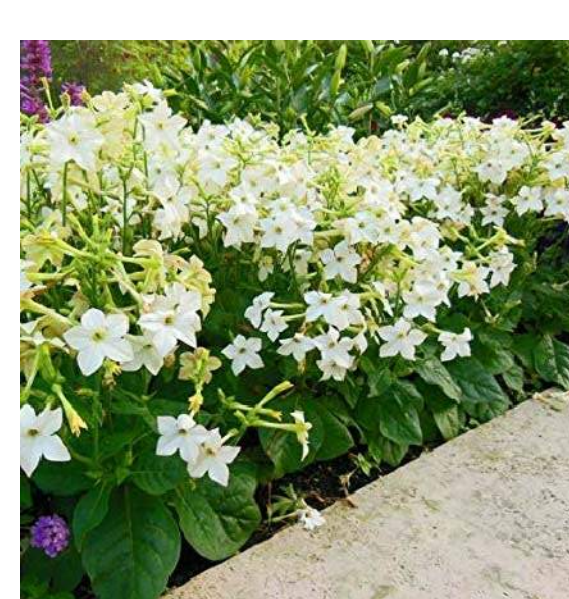
ERYSIMUM 'BOWLES'S MAUVE'



IRIS SPECIES



LYCHNIS CORONARIA



NICOTIANA SPECIES



PAPAVER ORIENTALE 'BOLERO'



PAPAVER ORIENTALE 'BURNING HAERT'

VINES



GELSEMIUM SEMPERVIRENS 'MARGARITA'



ACER CIRCINATUM



ACHILLEA MILLEFOLIUM



CHONDROPETALUM TECTORUM



CAREX DIVULSA



FRAGARIA CHILOENSIS



IRIS DOUGLASIANA 'CANYON SNOW'



IRIS DOUGLASIANA



LOBELIA CARDINALIS



RHAMNUS CALIFORNICA 'EVE CASE'



ROSA CALIFORNICA

BIO-FILTRATION PLANT MATERIAL

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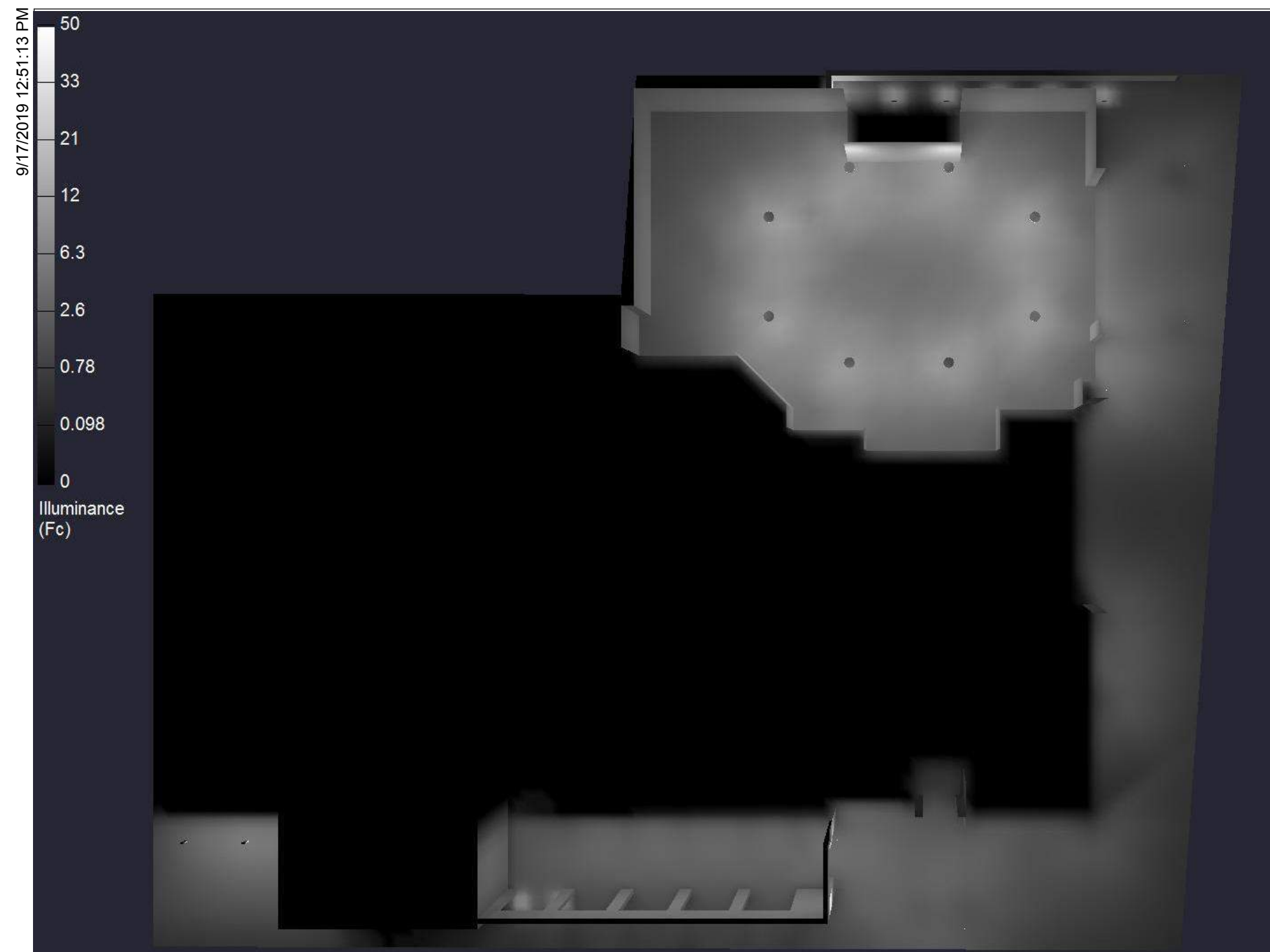
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	09.17.19	LANDSCAPE LIGHTING

PLANT MATERIAL IMAGERY

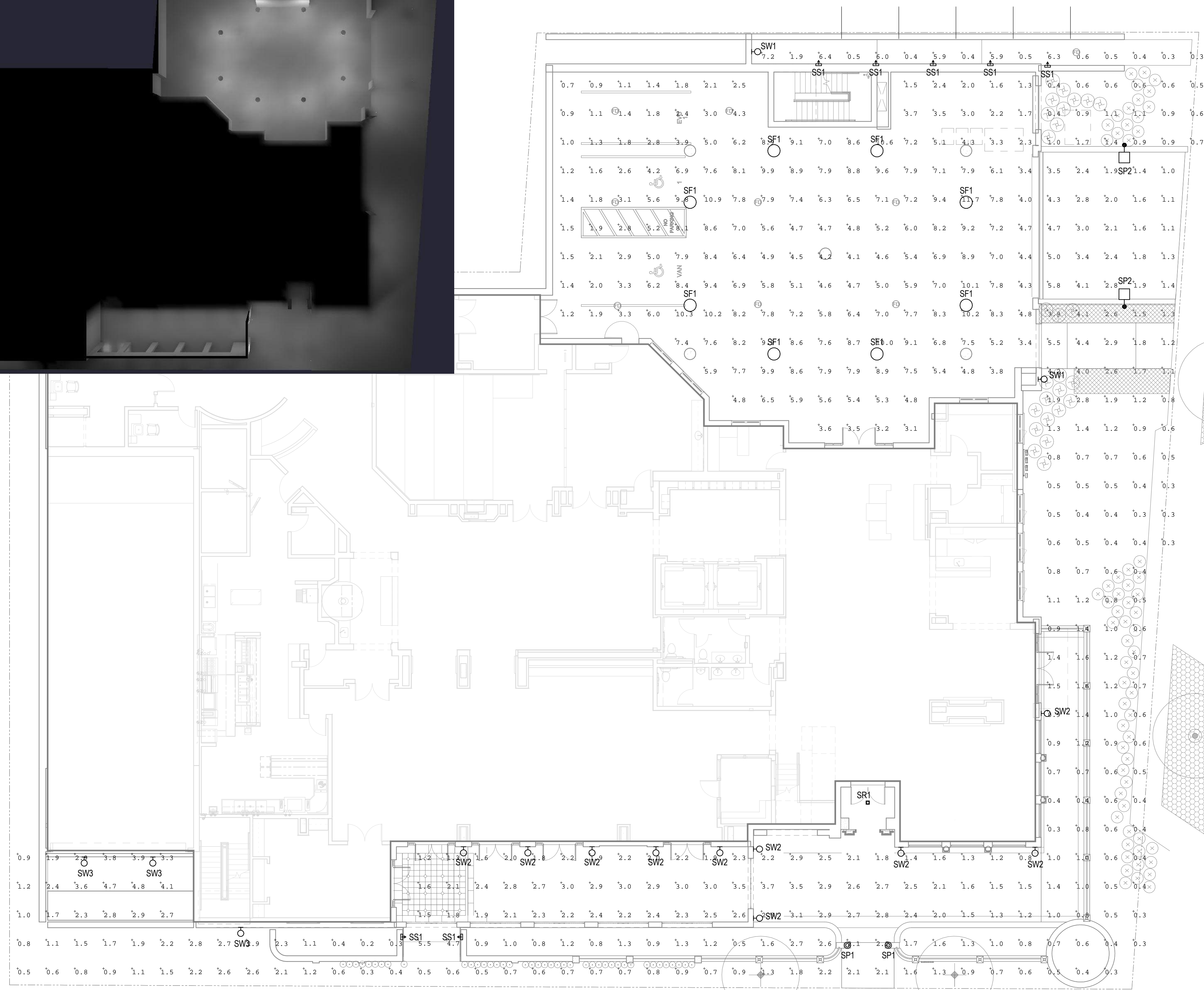
SHEET TITLE

PLANNING

DATE	PROJECT NUMBER
05.30.2018	164890
SHEET NUMBER	



BIM 360/05.19.00126 Aegis San Rafael MEP Narrative/174170-17-Aegis San Rafael MEP_v17.rvt



1 SITE PLAN - LIGHTING
SCALE: 1" = 10'-0"



SP1, SP2
30" AND 19" TALL DECORATIVE POLE-TOP LUMINAIRES WITH LED CANDELABRA BASE LAMPS IN WARM WHITE COLOR TEMPERATURE(2700K) AT MAIN ENTRY AND DRIVE ENTRY TO COVERED PARKING



SS1
RECESSED STEPLIGHT AT PATHWAYS



SW1, SW2
19" AND 30" TALL DECORATIVE WALL SCNCES WITH LED CANDELABRA BASE LAMPS IN WARM WHITE COLOR TEMPERATURE(2700K)



SF1
CEILING MOUNTED LIGHTING FOR COVERED PARKING AREA



SW3
WALL PACK FOR SECURITY AND EGRESS LIGHTING AT BUILDING EXITS

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engineers for a sustainable future

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Project Manager: Adam Leingang
Job No.: 05.19.00126

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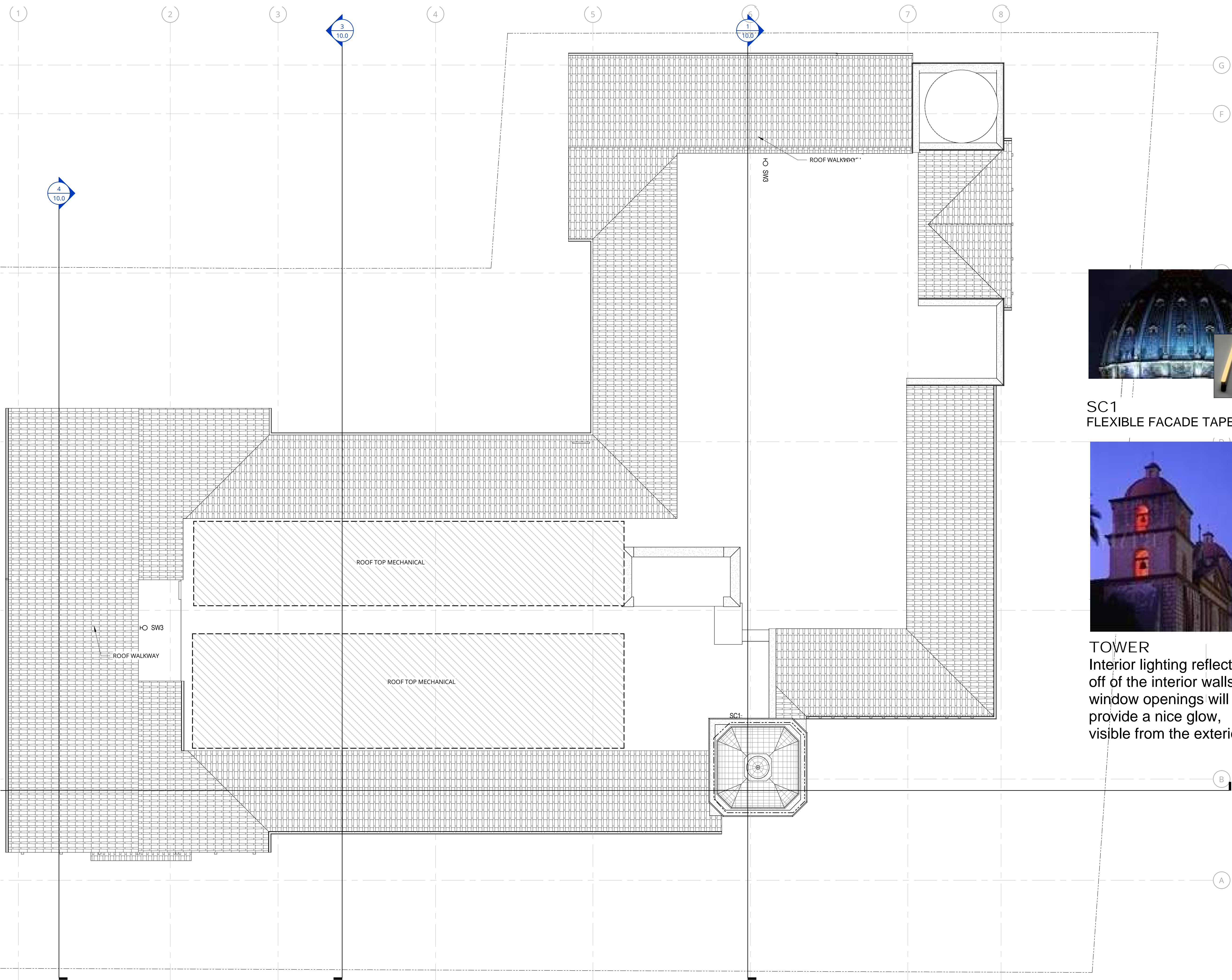
REVISION	DATE	REASON FOR ISSUE
	09.17.19	LANDSCAPE LIGHTING

SITE PLAN - LIGHTING

PLANNING

DATE 05.30.2018	PROJECT NUMBER 174170
--------------------	--------------------------

SHEET NUMBER
17



SC1
FLEXIBLE FACADE TAPELIGHT



TOWER
Interior lighting reflecting off of the interior walls and window openings will provide a nice glow, visible from the exterior.

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ASC SAN RAFAEL LLC

REVISION	DATE	REASON FOR ISSUE
	09.17.19	LANDSCAPE LIGHTING

OVERALL ROOF PLAN - LIGHTING PLAN

PLANNING

DATE 05.30.2018	PROJECT NUMBER 174170
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SHEET NUMBER



1 ROOF - FLOOR PLAN - LIGHTING
SCALE: 1/8" = 1'-0"