

# ALDERSLY RETIREMENT COMMUNITY

326 MISSION AVE, SAN RAFAEL, CA 94901

Owner:  
ALDERSLY RETIREMENT COMMUNITY

Development Consultant:  
GREENBRIER DEVELOPMENT

Architecture:  
PERKINS EASTMAN

Landscape:  
SWA GROUP

Civil / Site:  
CSW|STUBER-STROEH  
ENGINEERING GROUP

MEP:  
GLUMAC

326 MISSION AVE, SAN RAFAEL, CA 94901

3232 MCKINNEY AVE #1160  
DALLAS, TX 75204

100 MONTGOMERY STREET SUITE 2300  
SAN FRANCISCO, CA 94104

2200 BRIDGEWAY, SAUSALITO, CA 94965

45 LEVERONI CT, NOVATO, CA 94949

150 CALIFORNIA ST, 3RD FL.  
SAN FRANCISCO, CA 94111

## DRAWING INDEX

- G0.1 COVER & SHEET INDEX
- A1.1 EXISTING SITE PLAN
- A1.2-R LOT COVERAGE
- A2.1 PHASING DIAGRAM
- C1.0 PRELIMINARY GRADING AND DRAINAGE PLAN
- C1.1 CIVIL SITE PLAN
- C2.0 PRELIMINARY STORMWATER CONTROL PLAN
- C2.0-R PRELIMINARY STORMWATER CONTROL PLAN
- C3.0 DETAILS & SECTIONS
- C3.1 DETAILS & SECTIONS
- EC1.0 EROSION CONTROL PLAN
- EC2.0 NOTES & DETAILS
- L0.0 COVER SHEET AND INDEX
- L1.0 EXISTING TREE SCHEDULE
- L1.1 TREE INVENTORY PLAN
- L1.2 TREE PROTECTION, REMOVAL AND RELOCATION PLAN
- L2.0 PRELIMINARY PLANT LIST
- L2.1 PRELIMINARY LANDSCAPE PLAN
- L3.0 VEGETATION MANAGEMENT NOTES
- L3.1 VEGETATION MANAGEMENT PLAN
- L4.0 LIGHTING CUT SHEETS
- L4.1 LIGHTING PLAN
- E1.1 ELECTRICAL SITE PHOTOMETRICS
- L5.1 EXISTING AERIAL
- L5.2 PHASE 1 PRELIMINARY LANDSCAPE PLAN
- L5.3 ILLUSTRATIVE MASTER PLAN
- L6.0 CONCEPTUAL SECTIONS
- L6.1-R CONCEPTUAL SKETCHES
- A3.1 SITE PLAN @ EL. +16'-0"
- A3.2 SITE PLAN @ EL. +26'-0"
- A3.3 SITE PLAN @ EL. +36'-0"
- A3.4 SITE PLAN @ EL. +46'-0"
- A3.5 SITE PLAN @ EL. +56'-0"
- A4.1 PRELIMINARY FLOOR PLANS - MISSION AVE IL FIRST FLOOR
- A4.2 PRELIMINARY FLOOR PLANS - MISSION AVE IL SECOND FLOOR
- A4.3 PRELIMINARY FLOOR PLANS - MISSION AVE IL THIRD FLOOR
- A4.4 PRELIMINARY FLOOR PLANS - FREDERIKSBORG NEW WING
- A4.5 PRELIMINARY FLOOR PLANS - MISSION AVE IL
- A4.6 PRELIMINARY FLOOR PLANS - SERVICE BUILDING
- A4.7 PRELIMINARY FLOOR PLANS - WEST CAMPUS IL
- A4.8 PRELIMINARY FLOOR PLANS - WEST CAMPUS IL
- A5.0 EXISTING SITE PHOTOS
- A5.1 EXTERIOR ELEVATION - MISSION AVE IL
- A5.1-R EXTERIOR ELEVATION - MISSION AVE IL
- A5.1A-R SUMMARY OF ELEVATION DEVELOPMENT
- A5.2 EXTERIOR ELEVATION
- A5.3-R MATERIAL BOARD
- A5.4 PERSPECTIVE VIEWS
- A5.4-R PERSPECTIVE VIEWS
- A5.5 PERSPECTIVE VIEWS
- A5.5-R PERSPECTIVE VIEWS
- A5.6 PERSPECTIVE VIEWS
- A5.7 SITE SECTIONS

## PROJECT DATA

### PHASING DESCRIPTION

PHASE	BUILDINGS	COMMENTS
1	LISELUND / MARSELISBORG / GRAATEN / 308 MISSION	Demolish Existing Buildings (remove 12 units)
	NEW MISSION AVE IL	Add new 35-unit Independent Living Building, Redesign Site Entry & Parking (+8 spaces), expand community space, and improve central courtyard.
	FREDERICKSBORG	Renovate 4 existing units. Demo and rebuild the other 4 units (8 total units)
2	MINOR BUILDING	Demolish Existing Building (remove 8 units)
	NEW SERVICE BUILDING	Add new service building to link Rosenberg and Kronborg. Provide new trash room within the service building with access to Bell Avenue, and expand outdoor garden for memory care.
3	CHRISTIANSBORG	Renovate 2 existing units, expand 4 units (6 total units), improve outdoor space with landscaping to define a core active space for the residents.
4	AMALIENBORG / SORGENFRI	Demolish Existing Buildings (remove 14 units)
	NEW WESTERN BUILDING	Add new 15-unit Independent Living Building

### ON-GOING INTERIOR RENOVATION

BUILDINGS	COMMENTS
FREDENSBORG	Interior renovation only - remove 2 units, convert offices to resident amenity space
KRONBORG (SNF)	Interior renovation only
ROSENBOG (AL/MC)	Interior renovation only

### INDEPENDENT LIVING UNIT MIX

PHASE	BUILDINGS	EXISTING UNITS				NEW / RENOVATED UNITS				
		TOTAL	390 SF	450 SF	740 SF	TOTAL	EXST.	1 BR+ 810 SF	1 BR+ 1085 SF	2 BR 1200 SF
1	LISELUND / MARSELISBORG / GRAASTEN	12	-	6	6					
	NEW MISSION AVE IL					35	-	6	23	6
	FREDERICKSBORG	8	-	-	8	8	4	1	2	1
2	MINOR BUILDING	8	-	6	2					
	CHRISTIANSBORG	6	3	2	1	6	2	4	-	-
4	AMALIENBORG / SORGENFRI	14	8	1	5					
	NEW WESTERN BUILDING					15	-	3	6	6
<b>TOTAL</b>		<b>55</b>	<b>15</b>	<b>18</b>	<b>22</b>	<b>69</b>	<b>11</b>	<b>14</b>	<b>31</b>	<b>13</b>

AVERAGE UNIT SIZE 566 SF 955 SF

### BUILDING AREA BY LEVELS AT END OF PHASE 4 (SF)

	EL 16'-0"	EL 26'-0"	EL 36'-0"	EL 46'-0"	EL 56'-0"	TOTAL
NEW MISSION AVE IL	17,450	16,550	16,650	7,350		58,000
FREDERICKSBORG	2,580	4,320	1,530			8,430
CHRISTIANSBORG				2,730	2,730	5,460
NEW WESTERN BUILDING			5,000	10,600	6,250	21,850
NEW SERVICE BUILDING			2,500	2,500	2,400	7,400
<b>TOTAL</b>	<b>20,030</b>	<b>20,870</b>	<b>25,680</b>	<b>23,180</b>	<b>11,380</b>	<b>101,140</b>

\* THIS TABLE INCLUDES NEW OR EXPANDED BUILDINGS ONLY

### LOT AREA COVERAGE

BUILDINGS	FOOTPRINT AREA (SF)
(EXT.) FREDENSBORG	6,880
(EXT.) KRONBORG	8,280
(EXT.) ROSENBOG	13,000
(EXT.-N) CHRISTIANSBORG	2,730
(EXT.-N) FREDERICKSBORG	4,450
(N.) MISSION AVE IL	16,650
(N.) SERVICE BUILDING	11,450
(N.) WESTERN BUILDING	2,800
<b>TOTAL</b>	<b>66,240</b>

\* BUILDING FOOTPRINT AREAS INCLUDE BALCONY OVERHANG

SITE AREA: 125,420 SF (2.88 ACRES)  
LOT COVERAGE: 52.8%

### PARKING

EXISTING PARKING:	48
EXISTING PARKING TO BE REMOVED:	14
	18
EXISTING PARKING TO REMAIN:	30
NEW PARKING:	9
	26
TOTAL PARKING ON SITE:	56
TOTAL REQUIRED PARKING:	52
* REFER TO W-TRANS TRAFFIC AND PARKING STUDY FOR DETAILED PARKING ANALYSIS	

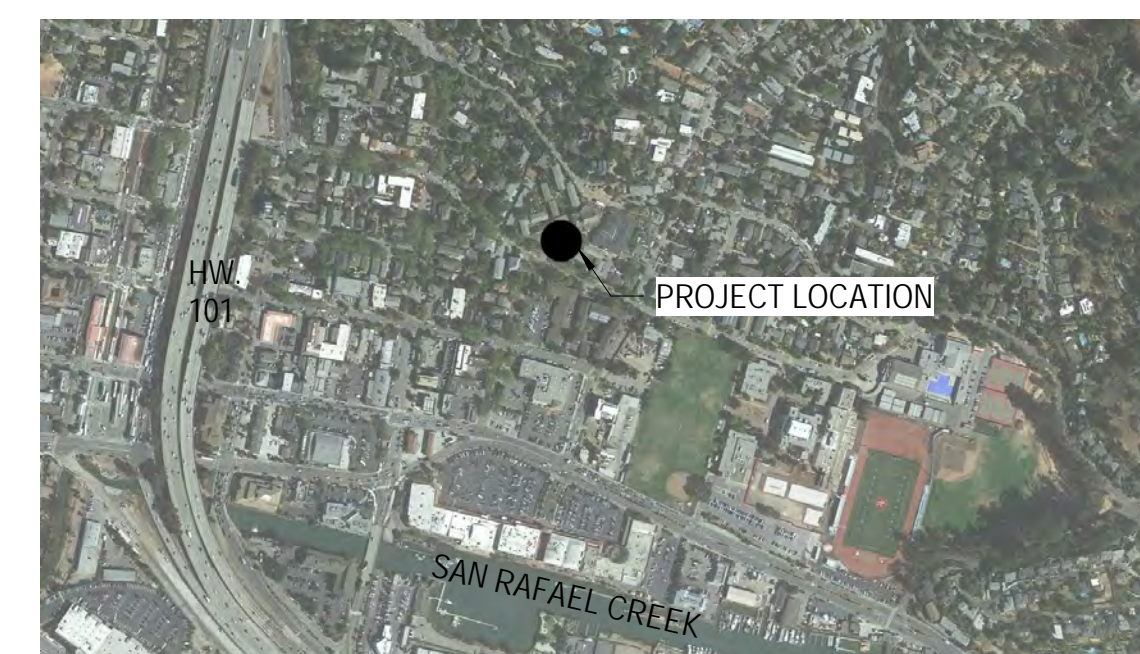
### TOTAL BUILDING AREA COMPARISON BY BUILDINGS (SF)

BUILDINGS	EXISTING	END OF PHASE 4
308 MISSION	1,060	
AMALIENBORG	4,800	
CHRISTIANSBORG	4,230	5,460
FREDERICKSBORG	7,020	8,430
GRAASTEN	3,300	
LISELUND	1,550	
MARSELISBORG	3,510	
MINOR BUILDING	7,700	
NEW MISSION AVE IL		58,000
NEW SERVICE BUILDING		7,400
NEW WESTERN BUILDING		21,850
SORGENFRI	3,350	

BUILDINGS (INTERIOR ONLY)	EXISTING	END OF PHASE 4
FREDENSBORG	12,940	12,940
KRONBORG	13,090	13,090
ROSENBOG	37,580	37,580
<b>TOTAL</b>	<b>100,130</b>	<b>164,750</b>



## VICINITY MAP



## AERIAL VIEW



### BUILDING HEIGHT\*

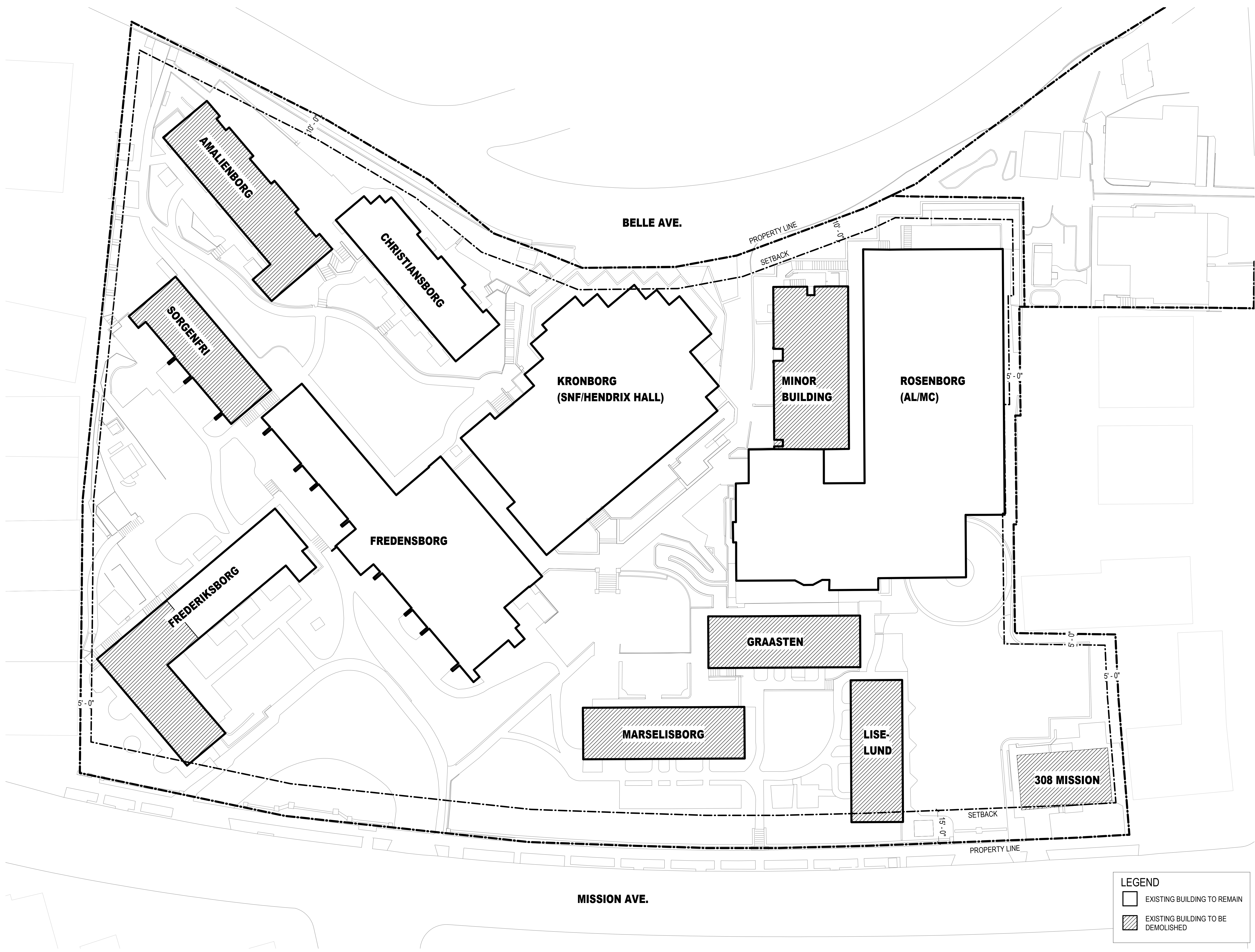
BUILDINGS	HEIGHT
NEW MISSION AVE IL	MAX 36'-0"
FREDERICKSBORG	22'-0"
CHRISTIANSBORG	20'-0"
NEW WESTERN BUILDING	24'-0"
FREDENSBORG	34'-6"

\* BUILDING HEIGHT DETERMINED BASED ON CITY OF SAN RAFAEL'S "MEASUREMENT OF HEIGHT" STANDARDS

### SITE SLOPE

NO CHANGE IN OVERALL SITE SLOPE

NO.	DATE	ISSUE
01	10/23/2020	PLANNING REVIEW SUBMITTAL
02	01/15/2021	PLANNING REVIEW COMPLETENESS



SEAL



**PERKINS EASTMAN**  
 100 Montgomery St., Suite 2300  
 San Francisco, CA 94104  
 T. +1 415 926 7900

Owner:  
**ALDERSLY RETIREMENT COMMUNITY**  
 326 MISSION AVE, SAN RAFAEL, CA 94901

Development Consultant:  
**GREENBRIER DEVELOPMENT**  
 3232 MCKINNEY AVE #1160, DALLAS, TX 75204

Landscape:  
**SWA GROUP**  
 2200 BRIDGEWAY, SAUSALITO, CA 94965

Civil / Site:  
**CSWISTUBER-STROEH ENGINEERING GROUP**  
 45 LEVERONI CT, NOVATO, CA 94949

MEP:  
**GLUMAC**  
 150 CALIFORNIA ST, 3RD FL, SAN FRANCISCO, CA 94111

PROJECT TITLE:  
**ALDERSLY RETIREMENT COMMUNITY**

326 MISSION AVE,  
 SAN RAFAEL, CA  
 94901

PROJECT No: 70762

DRAWING TITLE:  
**EXISTING SITE PLAN**



SCALE: 1" = 20'-0"

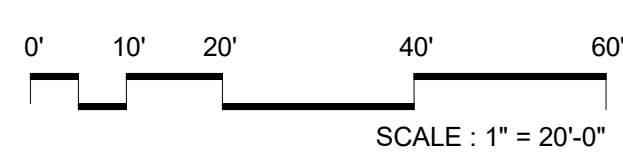
**A1.1**

PLANNING REVIEW SUBMITTAL

01/15/2021

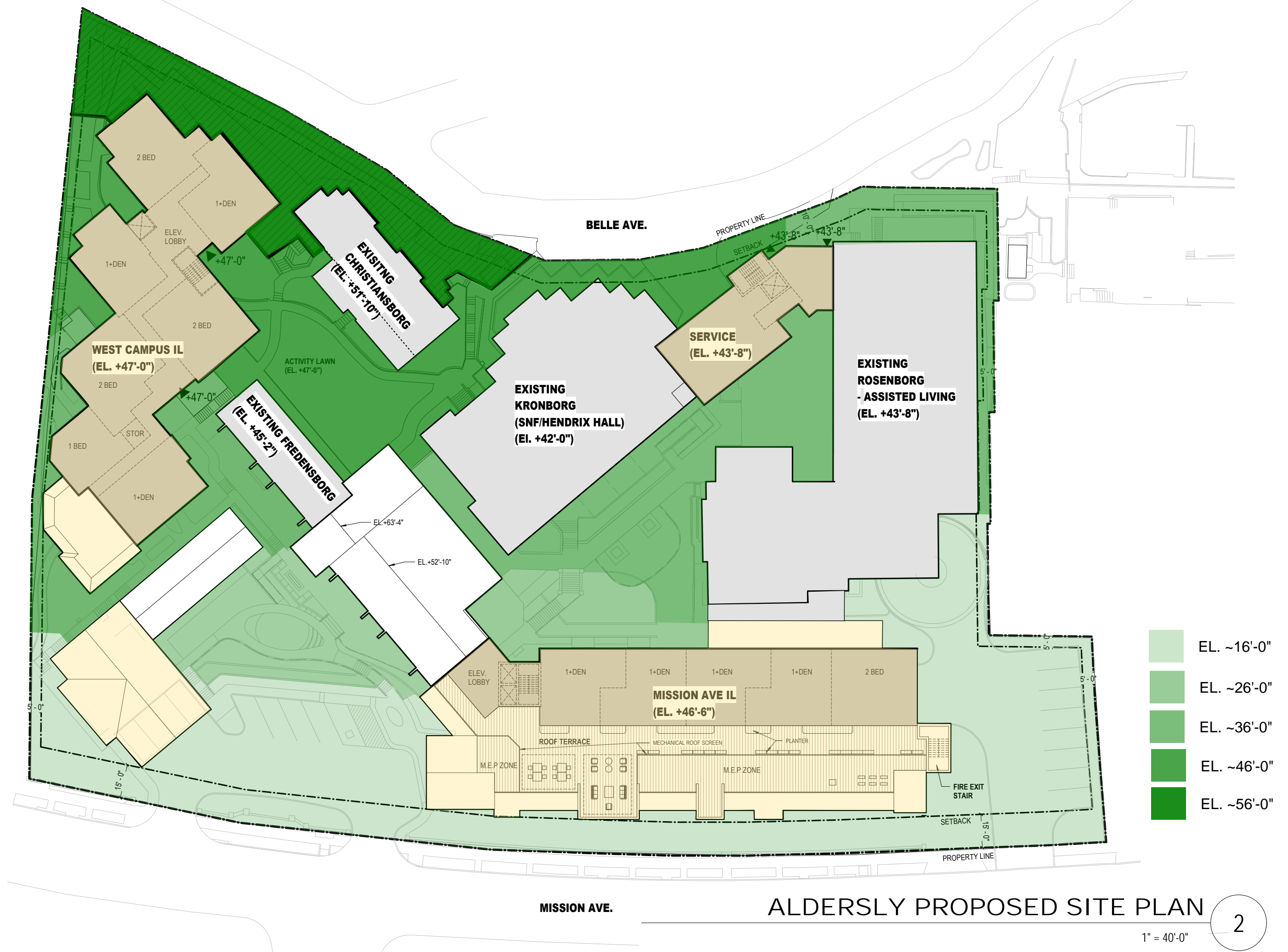
**LEGEND**

-  EXISTING BUILDING TO REMAIN
-  EXISTING BUILDING TO BE DEMOLISHED



C:\REVIT\_LOCAL\70762\_Aldersly\_MALL\_ARCH\_r\_zhuang.rvt  
 1/16/2021 2:35:34 PM

NO.	DATE	ISSUE
01	10/23/2020	PLANNING REVIEW SUBMITTAL
02	01/15/2021	PLANNING REVIEW COMPLETENESS
03	11/10/2021	DRB REVIEW RESUBMITTAL



	Existing	Proposed
308 Mission	1,060 SF	
Amalienborg	2,400 SF	
Christiansborg	2,115 SF	2,730 SF
Fredensborg	3,510 SF	4,450 SF
Kronborg	8,280 SF	8,280 SF
Rosenborg	13,000 SF	13,000 SF
Graasten	1,650 SF	
Liselund	1,550 SF	
Marselisborg	1,755 SF	
Minor Building	2,567 SF	
Sorgenfri	1,675 SF	
Mission Ave IL		16,650 SF
Western IL		11,450 SF
Service Building		2,800 SF
<b>Total Building Footprint</b>	<b>46,442 SF</b>	<b>66,240 SF</b>
Site Area	125,420 SF	125,420 SF
Lot Coverage	37.0%	52.8%
Allowed Lot Coverage	60.0%	

SEAL



**PERKINS EASTMAN**  
100 Montgomery St., Suite 2300  
San Francisco, CA 94104  
T. +1 415 926 7900

Owner:  
ALDERSLY RETIREMENT COMMUNITY  
326 MISSION AVE, SAN RAFAEL, CA 94901

Development Consultant:  
GREENBRIER DEVELOPMENT  
3232 MCKINNEY AVE #1160, DALLAS, TX 75204

Landscape:  
SWA GROUP  
2200 BRIDGEWAY, SAUSALITO, CA 94965

Civil / Site:  
CSW/STUBER-STROEH ENGINEERING  
GROUP  
45 LEVERONI CT, NOVATO, CA 94949

MEP:  
GLUMAC  
150 CALIFORNIA ST, 3RD FL, SAN FRANCISCO,  
CA 94111

PROJECT TITLE:  
**ALDERSLY  
RETIREMENT  
COMMUNITY**

326 MISSION AVE,  
SAN RAFAEL, CA  
94901

PROJECT No: 70762

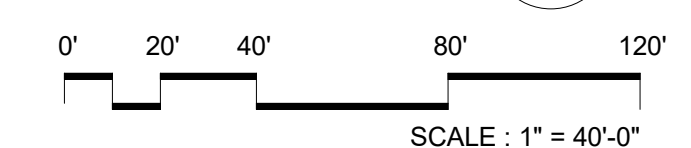
DRAWING TITLE:  
**LOT COVERAGE**

SCALE: 1" = 40'-0"

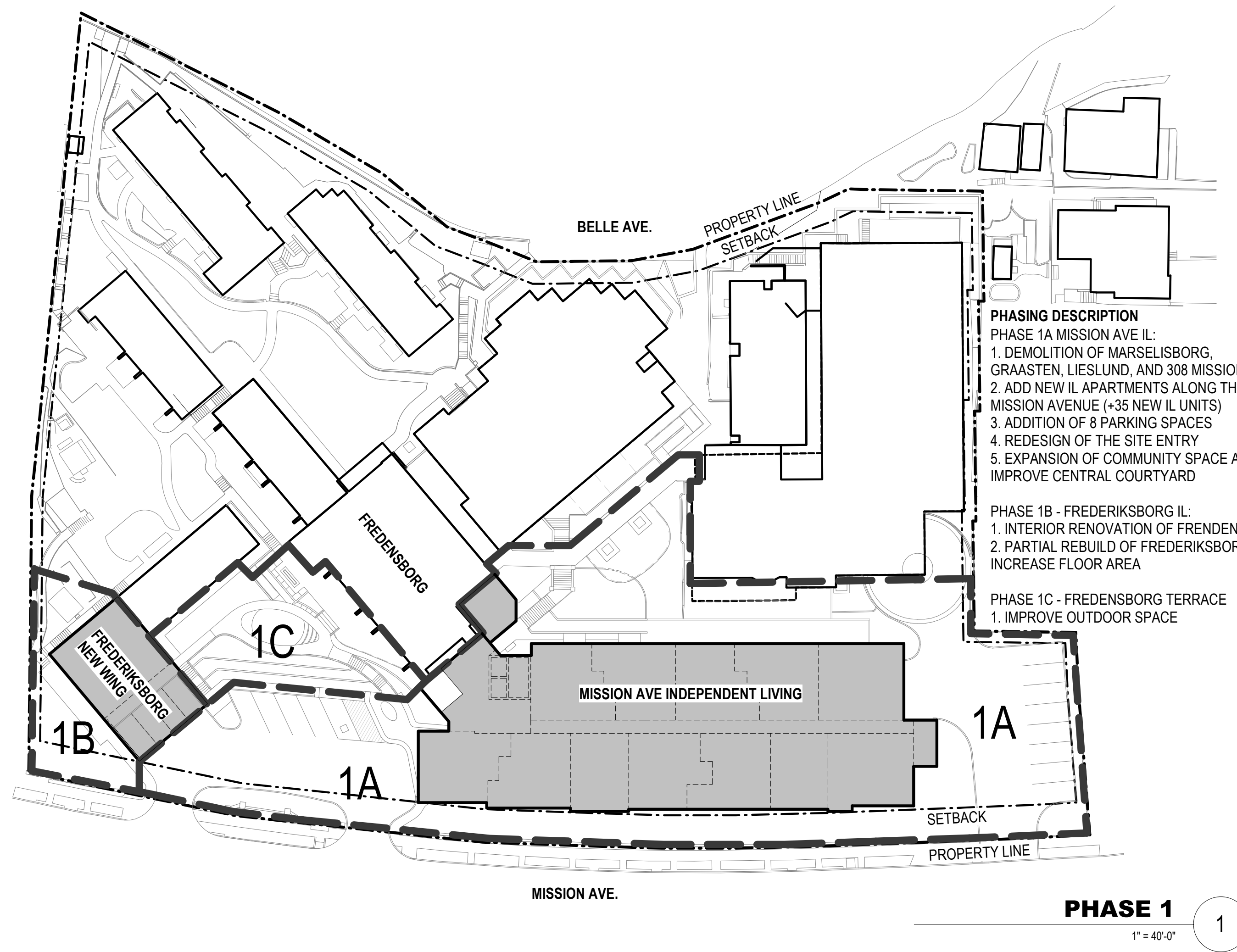
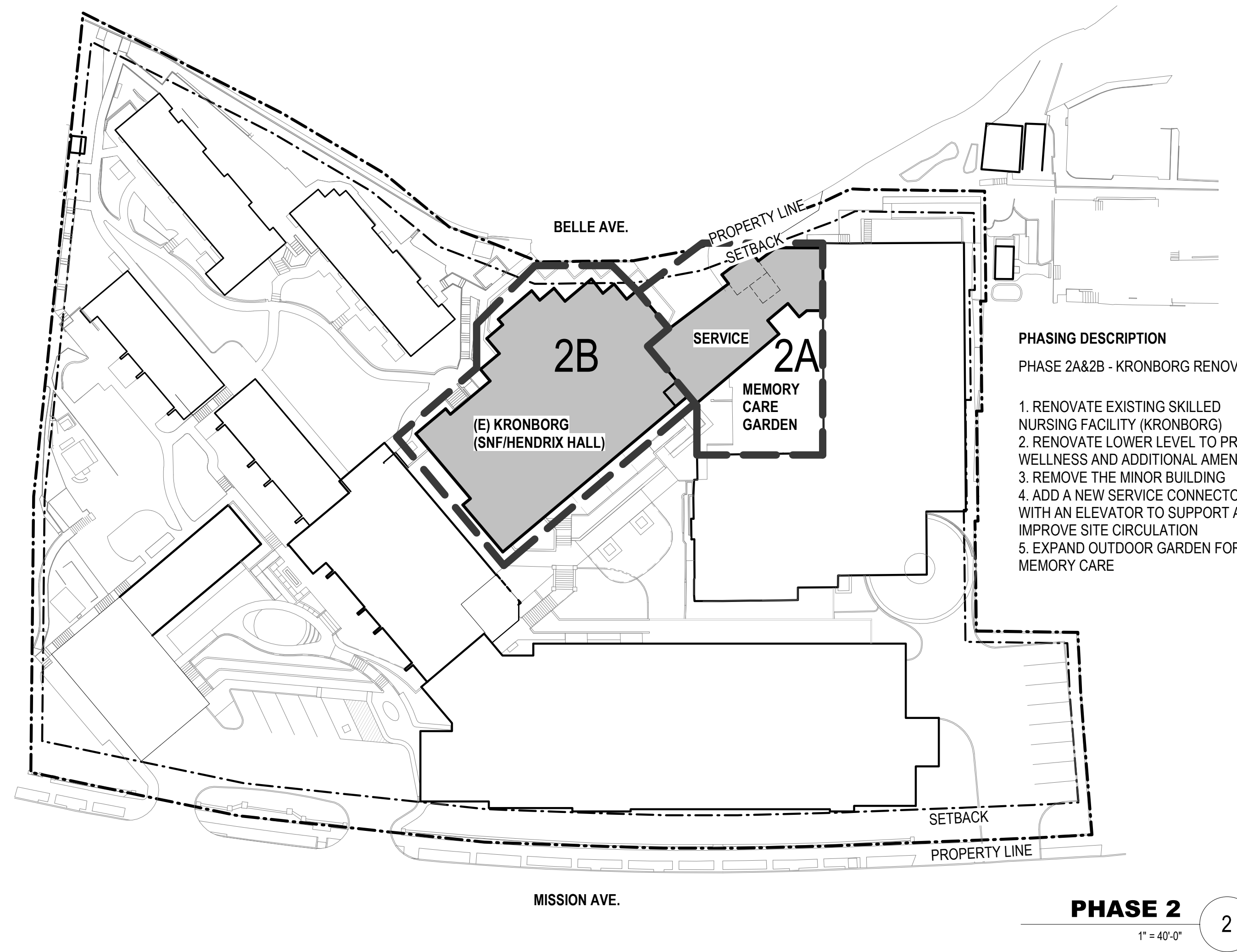
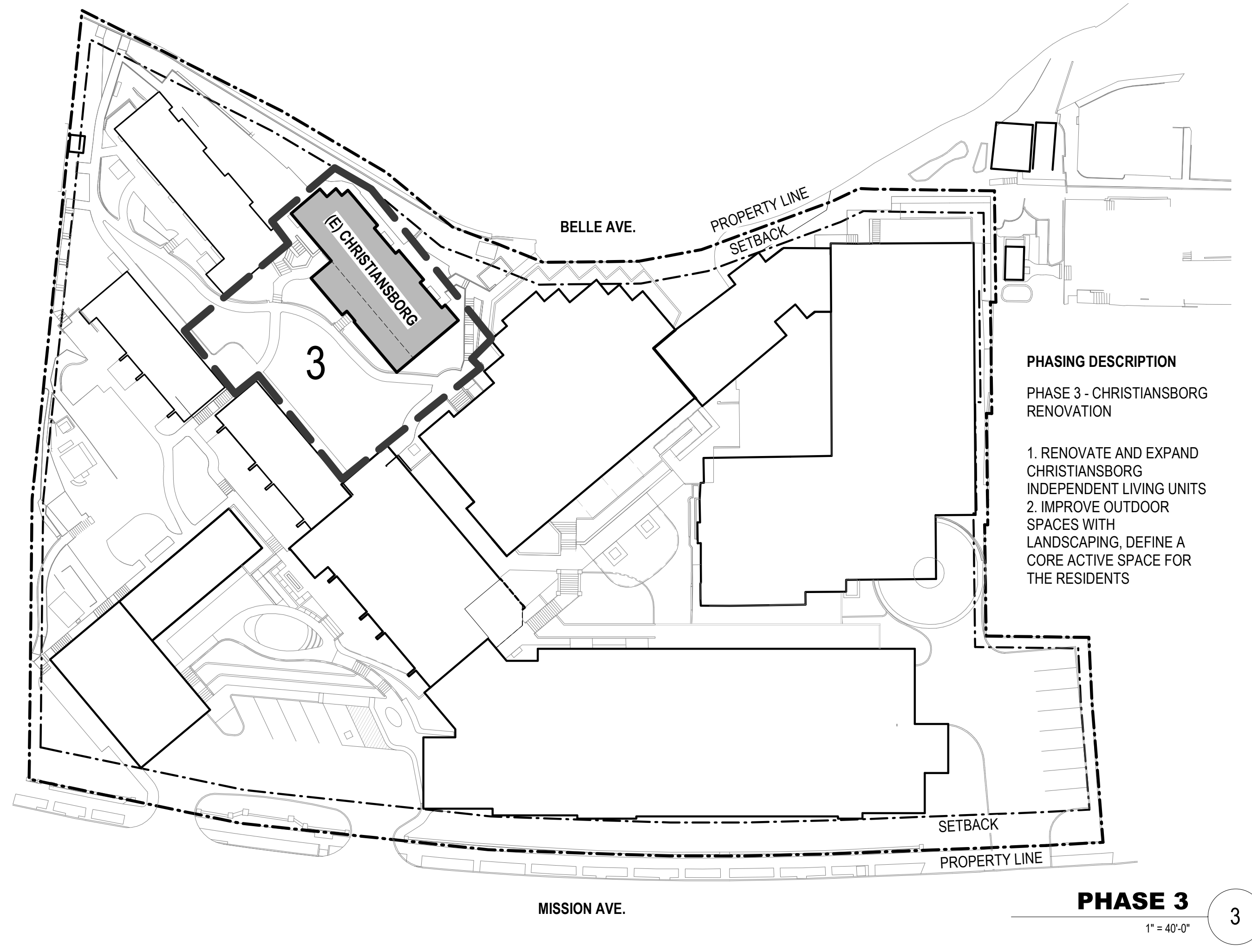
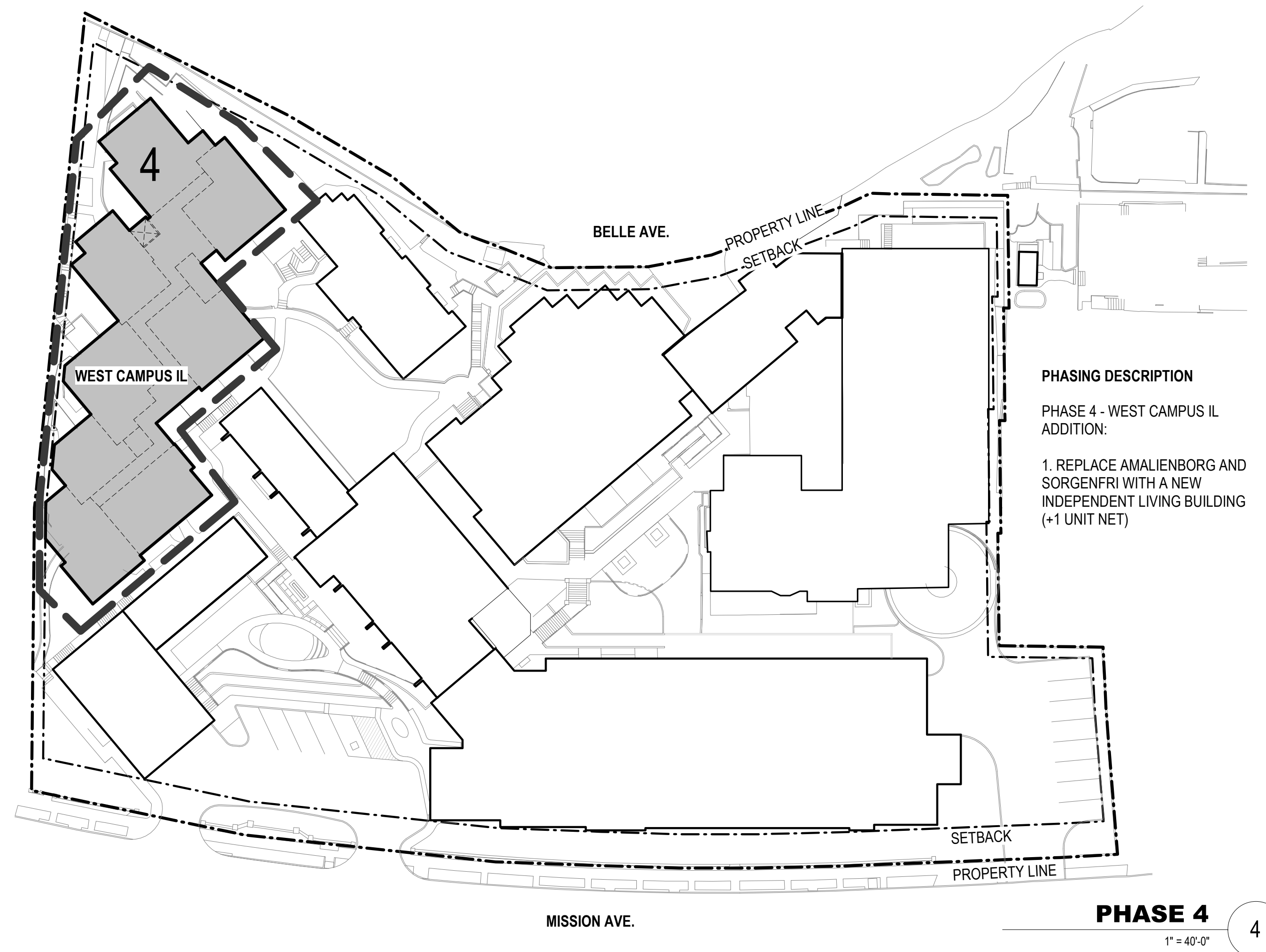
**A1.2-R**

DRB REVIEW RESUBMITTAL

11/10/2021



NO.	DATE	ISSUE
01	10/23/2020	PLANNING REVIEW SUBMITTAL
02	01/15/2021	PLANNING REVIEW COMPLETENESS



SEAL



**PERKINS EASTMAN**  
 100 Montgomery St., Suite 2300  
 San Francisco, CA 94104  
 T. +1 415 926 7900

Owner:  
**ALDERSLY RETIREMENT COMMUNITY**  
 326 MISSION AVE, SAN RAFAEL, CA 94901

Development Consultant:  
**GREENBRIER DEVELOPMENT**  
 3232 MCKINNEY AVE #1160, DALLAS, TX 75204

Landscape:  
**SWA GROUP**  
 2200 BRIDGEWAY, SAUSALITO, CA 94965

Civil / Site:  
**CSWISTUBER-STROEH ENGINEERING GROUP**  
 45 LEVERONI CT, NOVATO, CA 94949

MEP:  
**GLUMAC**  
 150 CALIFORNIA ST, 3RD FL, SAN FRANCISCO, CA 94111

PROJECT TITLE:  
**ALDERSLY RETIREMENT COMMUNITY**

326 MISSION AVE,  
 SAN RAFAEL, CA  
 94901

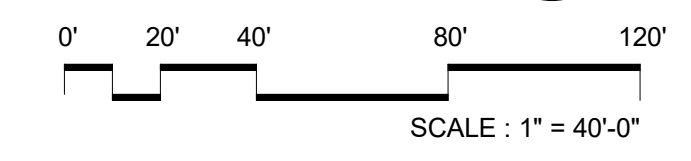
PROJECT No: 70762

DRAWING TITLE:  
**PHASING DIAGRAM**

SCALE: 1" = 40'-0"

**A2.1**  
 PLANNING REVIEW SUBMITTAL

01/15/2021



C:\REVIT\_LOCAL\170762\_Aldersly\_MAILL\_ARCH\_r\_zhuang.rvt  
 1/16/2021 2:35:35 PM

### LEGEND

	EXISTING		PROPOSED
	EXISTING		PROPOSED
	FENCE		PROPERTY / LOT LINE
	LIMIT OF WORK		RETAINING WALL
	STORM DRAIN		SANITARY SEWER
	TOE OF BANK		STORM DRAIN - DROP INLET
	TOP OF BANK		STORM DRAIN - MANHOLE
	WATER		ELECTRIC METER
	POWER POLE		GAS METER
	POWER POLE (WITH GUY)		GAS VALVE
	STORM DRAINAGE - AREA DRAIN		FIRE HYDRANT
	STORM DRAINAGE CLEANOUT		WATER VALVE
	STORM DRAINAGE - DROP INLET		BIORETENTION AREA
	STORM DRAINAGE - MANHOLE		LANDSCAPE AREA
	ELECTRIC METER		TRUNCATED DOMES
	GAS METER		DECKING
	GAS VALVE		PAVEMENT
	FIRE HYDRANT		
	WATER VALVE		
	BIORETENTION AREA		
	LANDSCAPE AREA		
	TRUNCATED DOMES		
	DECKING		
	PAVEMENT		

- ### KEYNOTES
- CONNECT TO EXISTING DRAINAGE INLET
  - DISCHARGE TO BIORETENTION AREA (DETAIL 1, SHEET C3.0)
  - TRENCH DRAIN
  - 18"x18" OVERFLOW INLET/DROP INLET
  - AREA DRAIN
  - TURNING STRUCTURE

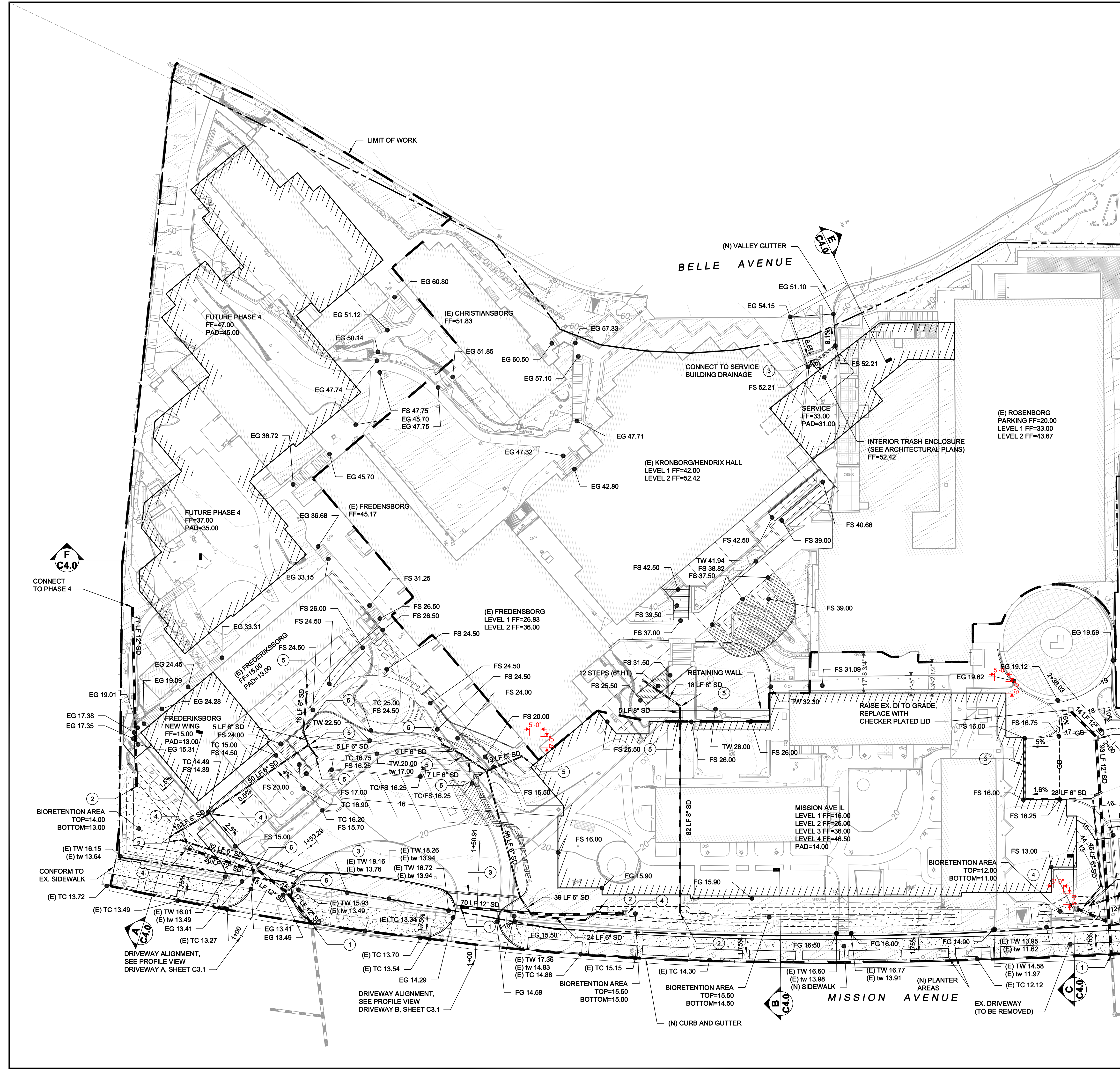
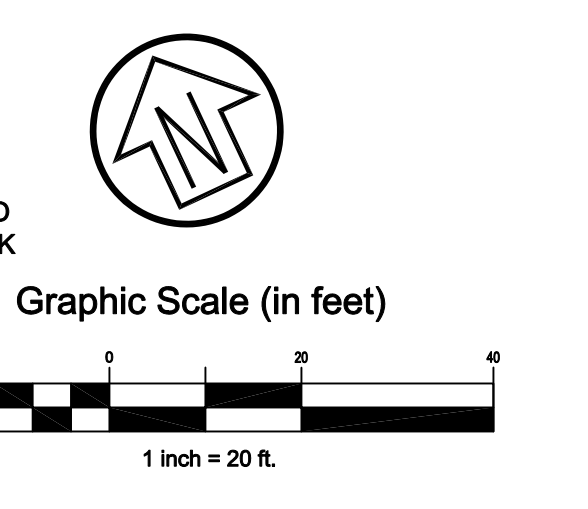
PRELIMINARY EARTHWORK QUANTITIES - PHASE 1		PRELIMINARY EARTHWORK QUANTITIES - PHASE 2	
CUT	4,957 CY	CUT	495 CY
FILL	4 CY	FILL	0 CY
NET	-4,953 CY <EXPORT>	NET	-495 CY <EXPORT>
TRUCK TRIPS	502	TRUCK TRIPS	51

PRELIMINARY EARTHWORK QUANTITIES - PHASE 3		PRELIMINARY EARTHWORK QUANTITIES - PHASE 4	
CUT	0 CY	CUT	1,326 CY
FILL	0 CY	FILL	454 CY
NET	0 CY <EXPORT>	NET	-872 CY <EXPORT>
TRUCK TRIPS	0	TRUCK TRIPS	89

### ABBREVIATIONS

DI	DROP INLET
EG	EXISTING GRADE
EX	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FS	FINISH SURFACE
GB	GRADE BREAK
LF	LINEAR FEET
SD	STORM DRAIN
GB	GRADE BREAK
SDCO	STORM DRAIN CLEANOUT
TC	TOP OF CURB
TW	TOP OF WALL
tw	TOE OF WALL

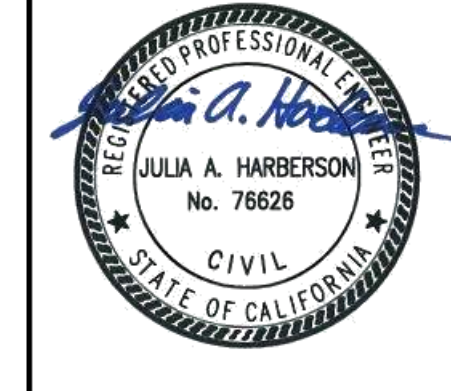


Rev	Date	Description	Designed	Drawn	Checked
1	01/15/21	RE-SUBMITTAL	JAH	MTM	JAH
2	09/30/20	SUBMITTAL	JAH	MTM	JAH

**ALDERSLY CONTINUING CARE  
 RETIREMENT COMMUNITY  
 PRELIMINARY GRADING AND  
 DRAINAGE PLAN  
 ALDERSLY, INC**

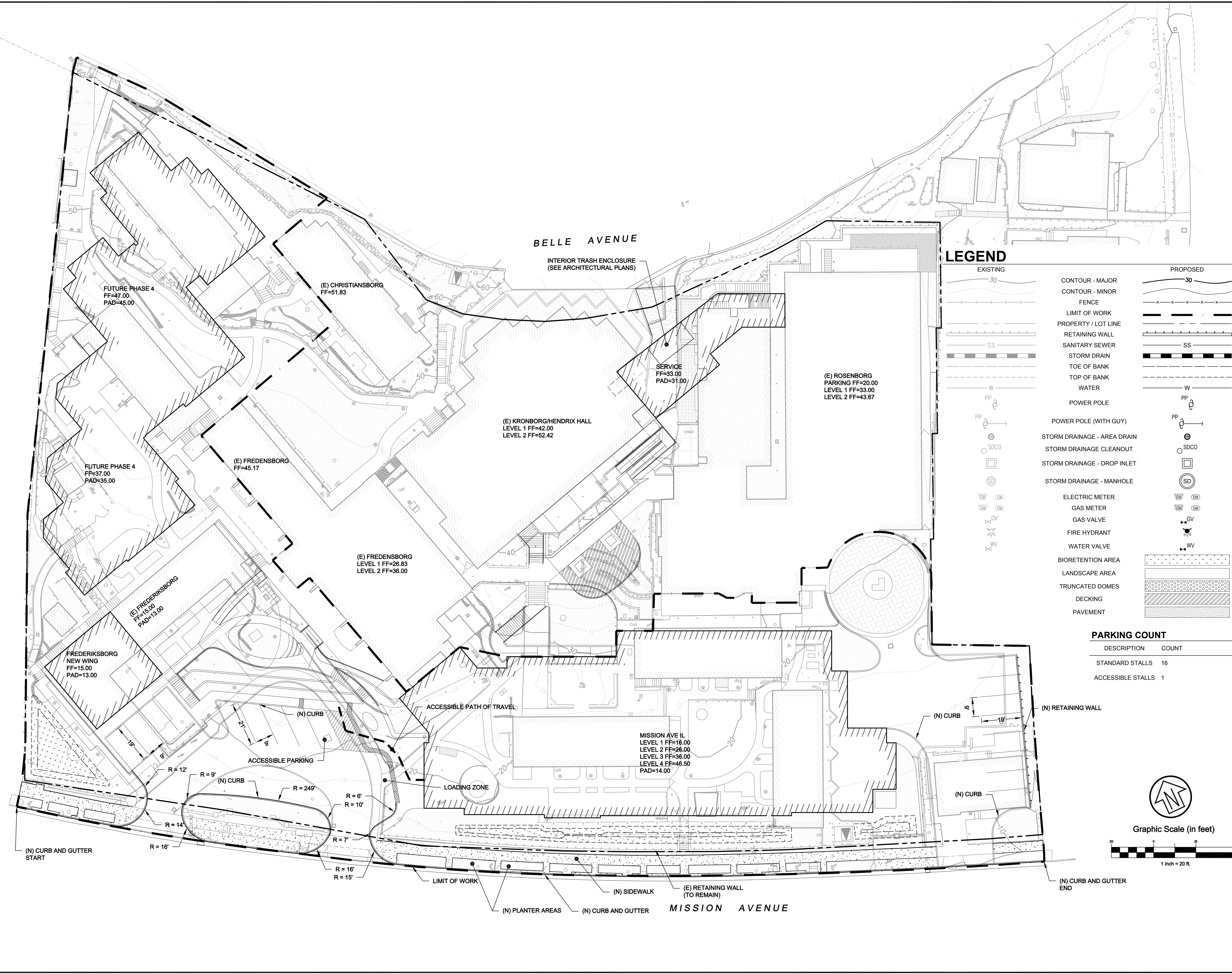
City Of  
**San Rafael**  
 County Of  
**Marin**  
 State Of  
**California**

Prepared Under the Direction of:



Sheet	<b>C1.0</b>
Scale:	1" = 20'
Date:	01/15/21
Project Number:	1910083
Plan File:	D-XXXX-XX

Rev	Date	Description	Designed	Drawn	Checked
01/15/21	09/30/20	RE-SUBMITTAL	JAH	MTM	JAH
		SUBMITTAL	JAH	MTM	JAH

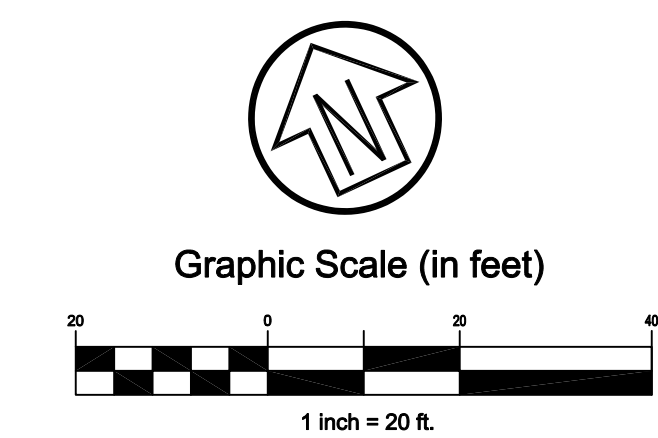


**LEGEND**

EXISTING	PROPOSED
30	30
CONTOUR - MAJOR	CONTOUR - MAJOR
CONTOUR - MINOR	CONTOUR - MINOR
FENCE	FENCE
LIMIT OF WORK	LIMIT OF WORK
PROPERTY / LOT LINE	PROPERTY / LOT LINE
RETAINING WALL	RETAINING WALL
SANITARY SEWER	SS
STORM DRAIN	SS
TOE OF BANK	TOE OF BANK
TOP OF BANK	TOP OF BANK
WATER	W
POWER POLE	PP
POWER POLE (WITH GUY)	PP
STORM DRAINAGE - AREA DRAIN	SDCO
STORM DRAINAGE CLEANOUT	SDCO
STORM DRAINAGE - DROP INLET	SD
STORM DRAINAGE - MANHOLE	SD
ELECTRIC METER	EM
GAS METER	GM
GAS VALVE	GV
FIRE HYDRANT	FV
WATER VALVE	WV
BIORETENTION AREA	
LANDSCAPE AREA	
TRUNCATED DOMES	
DECKING	
PAVEMENT	

**PARKING COUNT**

DESCRIPTION	COUNT
STANDARD STALLS	16
ACCESSIBLE STALLS	1



**ALDERSLY CONTINUING CARE  
 RETIREMENT COMMUNITY  
 CIVIL SITE PLAN  
 ALDERSLY, INC**

City Of  
**San Rafael**  
 County Of  
**Marin**  
 State Of  
**California**

Prepared Under the Direction of:  
  
**JULIA A. HARBERSTON**  
 No. 76626  
 CIVIL  
 STATE OF CALIFORNIA

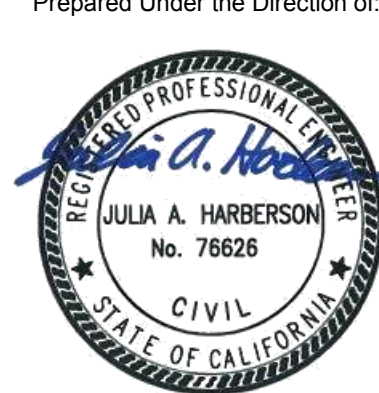
Sheet  
**C1.1**  
 Scale: 1" = 20'  
 Date: 01/15/21  
 Project Number: 1910083  
 Plan File: D-XXXX-XX

P:\Projects\1910083 Aldersly Continuing Care Retirement Community Phase 2\01-15-21\Drawings\C1.1 Civil Site Plan.dwg 01/15/21 12:52 PM mchamain.11

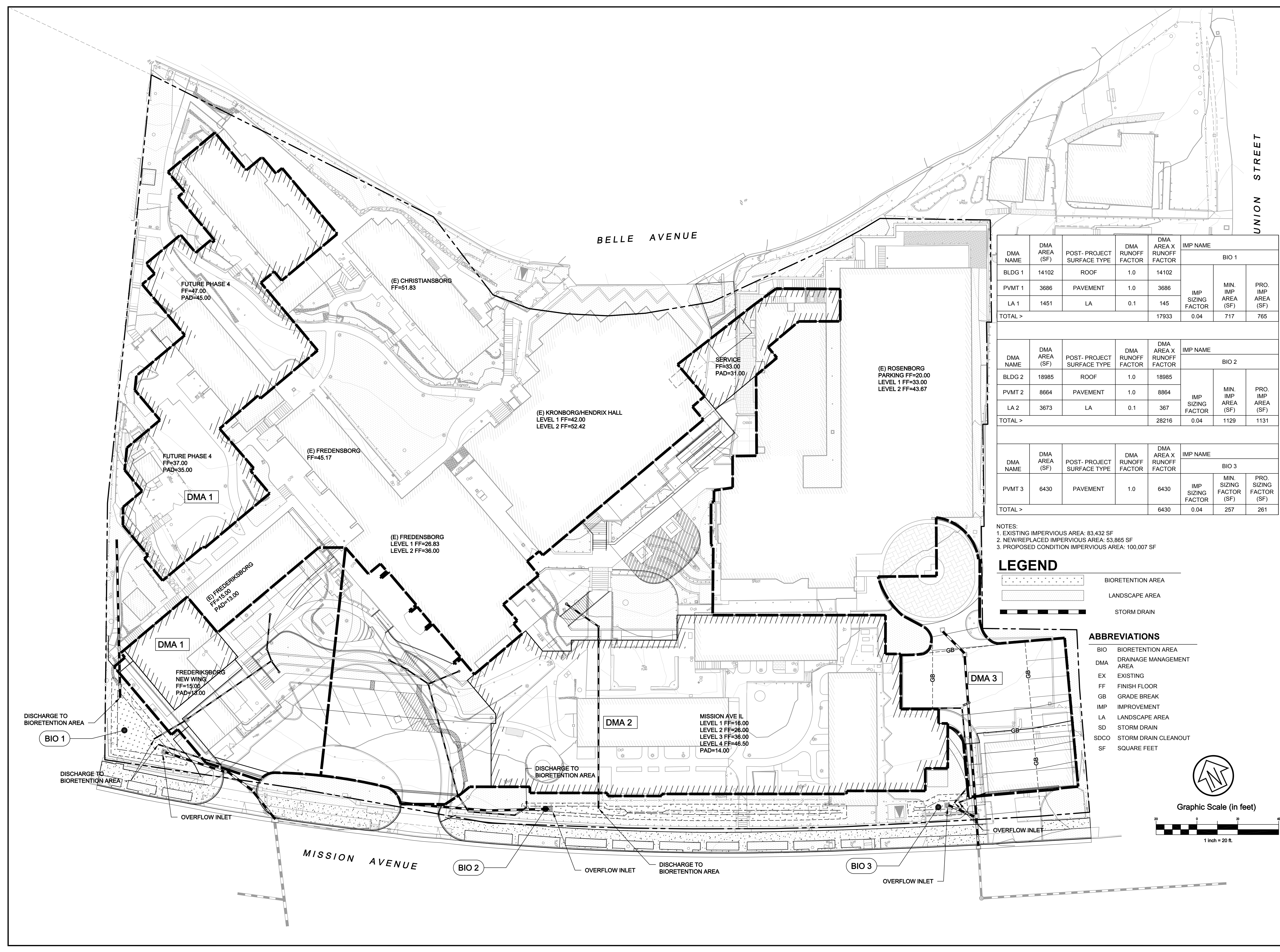
Rev	Date	Description	Designed	Drawn	Checked
01/19/21		RE-SUBMITTAL	JAH	MTM	JAH
09/30/20		SUBMITTAL	JAH	MTM	JAH

**ALDERSLY CONTINUING CARE  
 RETIREMENT COMMUNITY  
 PRELIMINARY STORMWATER  
 CONTROL PLAN  
 ALDERSLY, INC**

City Of  
**San Rafael**  
 County Of  
**Marin**  
 State Of  
**California**

Prepared Under the Direction of:  
  
**JULIA A. HARBERISON**  
 No. 76626  
 CIVIL  
 STATE OF CALIFORNIA

Sheet  
**C2.0**  
 Scale: 1" = 20'  
 Date: 8/16/22  
 Project Number: 1910083  
 Plan File: D-XXXX-XX



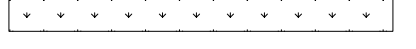
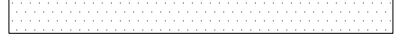

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME		
BLDG 1	14102	ROOF	1.0	14102	BIO 1		
PVMT 1	3686	PAVEMENT	1.0	3686	IMP SIZING FACTOR	MIN. IMP AREA (SF)	PRO. IMP AREA (SF)
LA 1	1451	LA	0.1	145			
TOTAL >				17933	0.04	717	765

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME		
BLDG 2	18985	ROOF	1.0	18985	BIO 2		
PVMT 2	8664	PAVEMENT	1.0	8664	IMP SIZING FACTOR	MIN. IMP AREA (SF)	PRO. IMP AREA (SF)
LA 2	3673	LA	0.1	367			
TOTAL >				28216	0.04	1129	1131

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME		
PVMT 3	6430	PAVEMENT	1.0	6430	BIO 3		
TOTAL >				6430	0.04	257	261

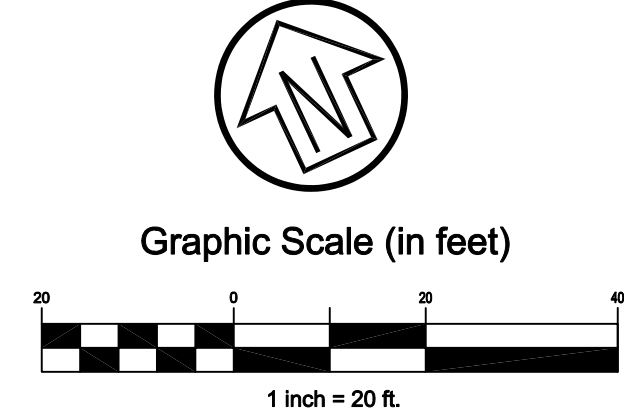
NOTES:  
 1. EXISTING IMPERVIOUS AREA: 83,432 SF  
 2. NEW/REPLACED IMPERVIOUS AREA: 53,865 SF  
 3. PROPOSED CONDITION IMPERVIOUS AREA: 100,007 SF

**LEGEND**

-  BIORETENTION AREA
-  LANDSCAPE AREA
-  STORM DRAIN

**ABBREVIATIONS**


- BIO BIORETENTION AREA
- DMA DRAINAGE MANAGEMENT AREA
- EX EXISTING
- FF FINISH FLOOR
- GB GRADE BREAK
- IMP IMPROVEMENT
- LA LANDSCAPE AREA
- SD STORM DRAIN
- SDCO STORM DRAIN CLEANOUT
- SF SQUARE FEET



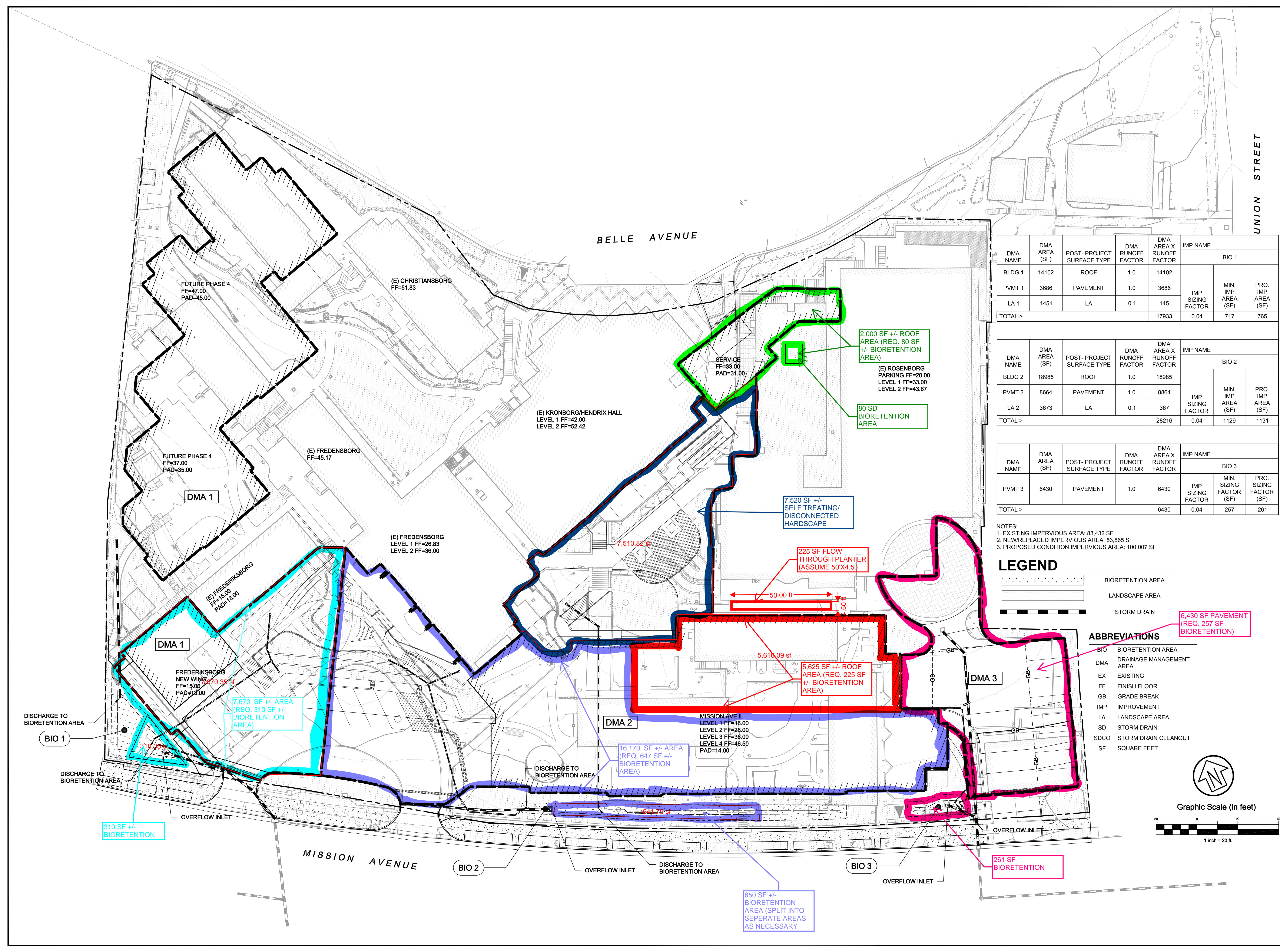
Rev	Date	Description
01/19/21		RE-SUBMITTAL
09/30/20		SUBMITTAL

**ALDERSLY CONTINUING CARE  
 RETIREMENT COMMUNITY  
 PRELIMINARY STORMWATER  
 CONTROL PLAN  
 ALDERSLY, INC**

City Of  
**San Rafael**  
 County Of  
**Marin**  
 State Of  
**California**

Prepared Under the Direction of:  
  
**JULIA A. HARBERISON**  
 No. 76626  
 CIVIL  
 STATE OF CALIFORNIA

Sheet  
**C2.0-R**  
 Scale: 1" = 20'  
 Date: 8/16/22  
 Project Number: 1910083  
 Plan File: D-XXXX-XX



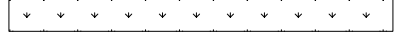
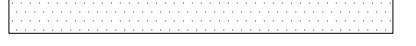

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME		
BLDG 1	14102	ROOF	1.0	14102	BIO 1		
PVMT 1	3686	PAVEMENT	1.0	3686	IMP SIZING FACTOR	MIN. IMP AREA (SF)	PRO. IMP AREA (SF)
LA 1	1451	LA	0.1	145			
TOTAL >				17933	0.04	717	765

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME		
BLDG 2	18985	ROOF	1.0	18985	BIO 2		
PVMT 2	8664	PAVEMENT	1.0	8664	IMP SIZING FACTOR	MIN. IMP AREA (SF)	PRO. IMP AREA (SF)
LA 2	3673	LA	0.1	367			
TOTAL >				28216	0.04	1129	1131

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME		
PVMT 3	6430	PAVEMENT	1.0	6430	BIO 3		
TOTAL >				6430	0.04	257	261

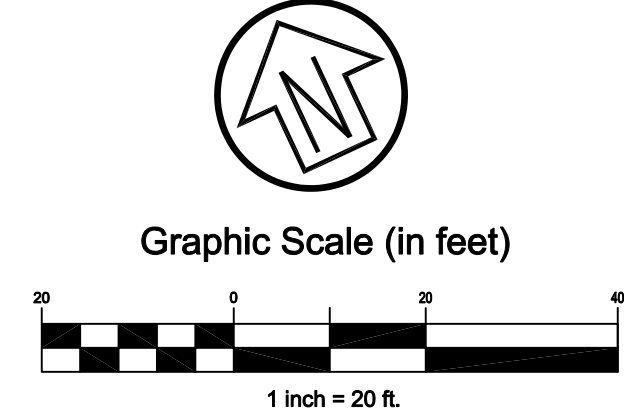
NOTES:  
 1. EXISTING IMPERVIOUS AREA: 83,432 SF  
 2. NEW/REPLACED IMPERVIOUS AREA: 53,865 SF  
 3. PROPOSED CONDITION IMPERVIOUS AREA: 100,007 SF

**LEGEND**

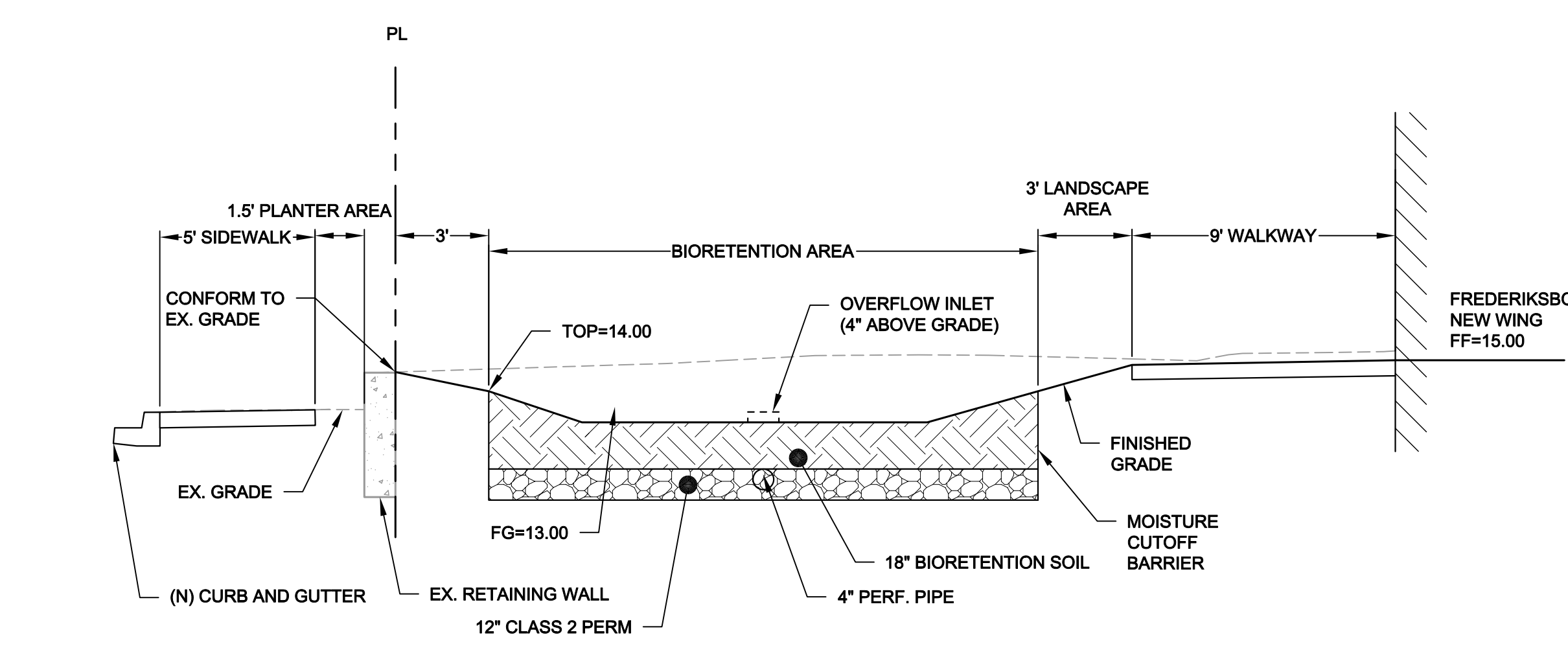
-  BIORETENTION AREA
-  LANDSCAPE AREA
-  STORM DRAIN

**ABBREVIATIONS**

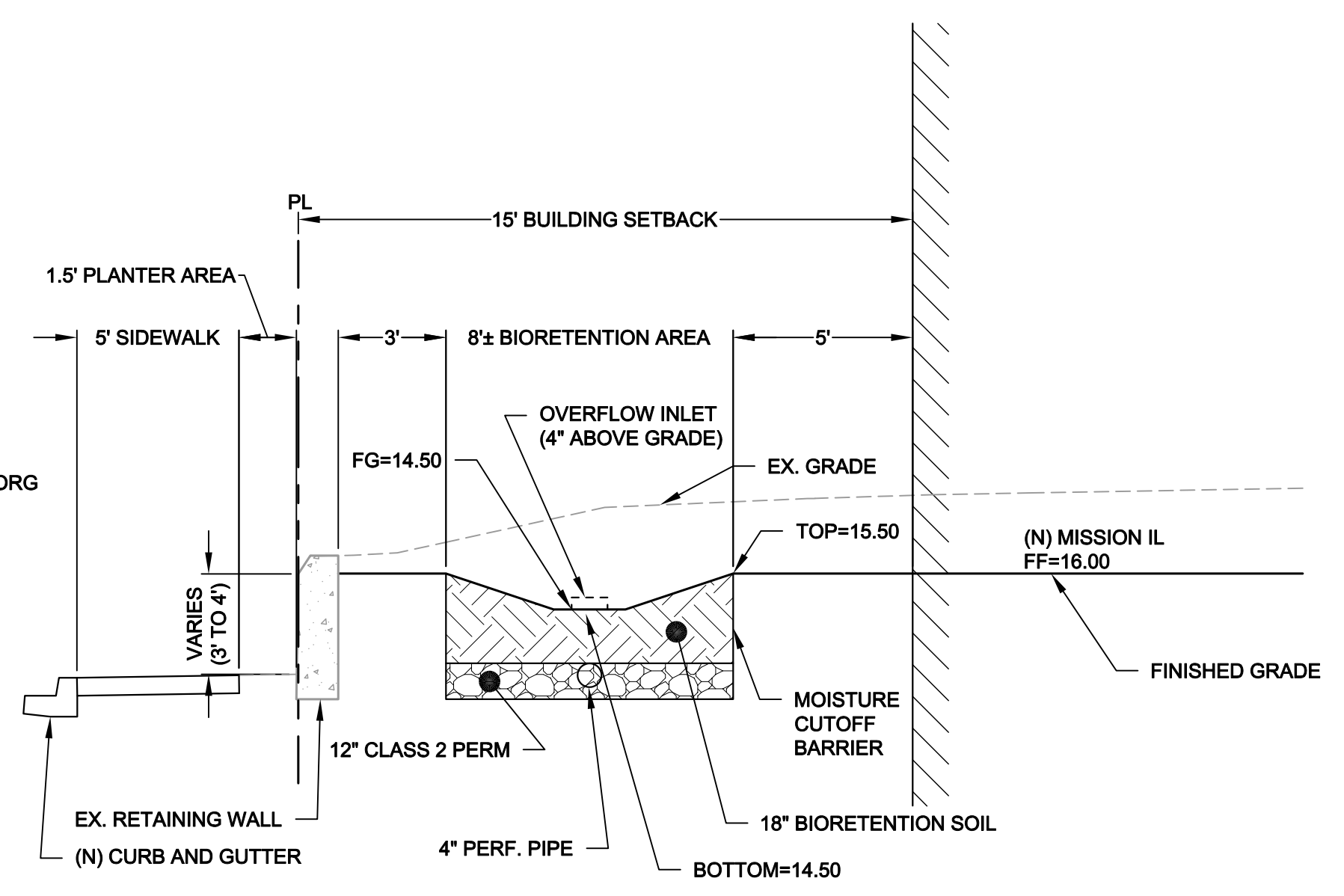
- BIO BIORETENTION AREA
- DMA DRAINAGE MANAGEMENT AREA
- EX EXISTING
- FF FINISH FLOOR
- GB GRADE BREAK
- IMP IMPROVEMENT
- LA LANDSCAPE AREA
- SD STORM DRAIN
- SDCO STORM DRAIN CLEANOUT
- SF SQUARE FEET



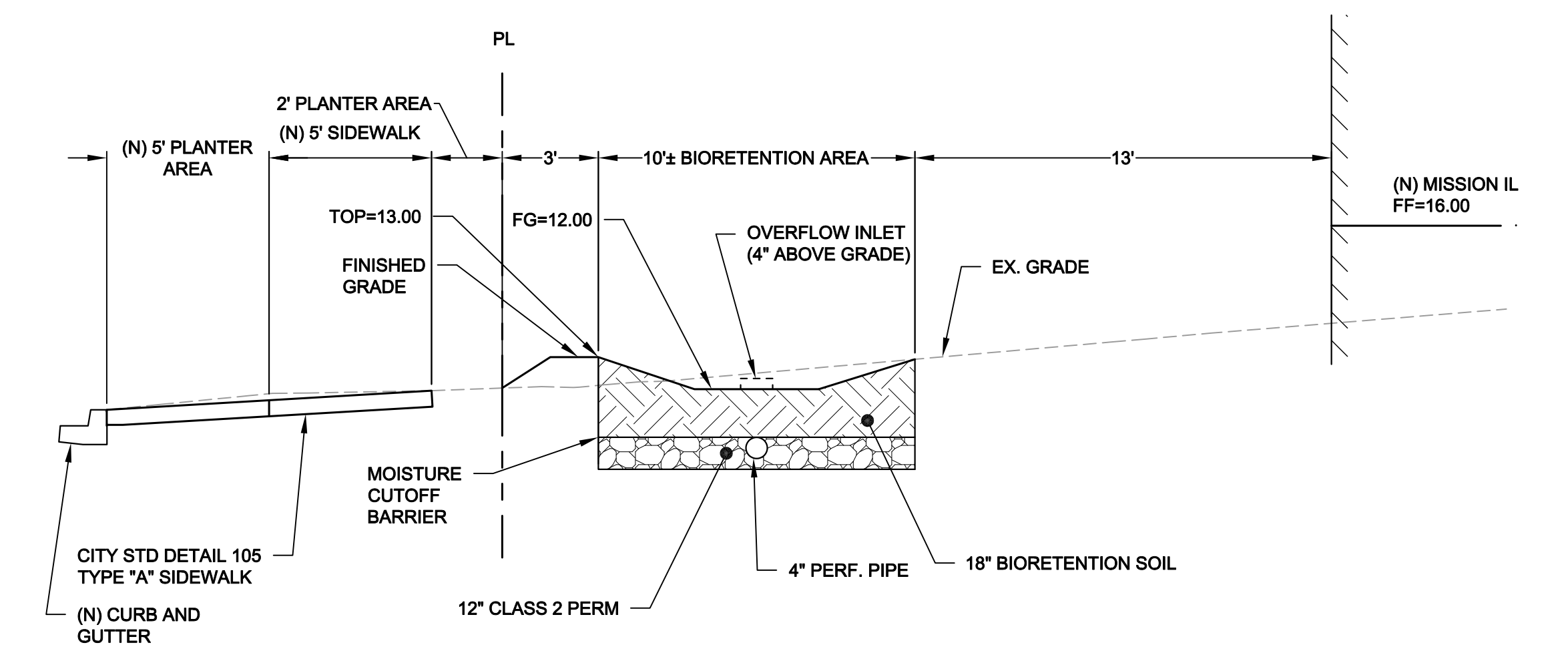




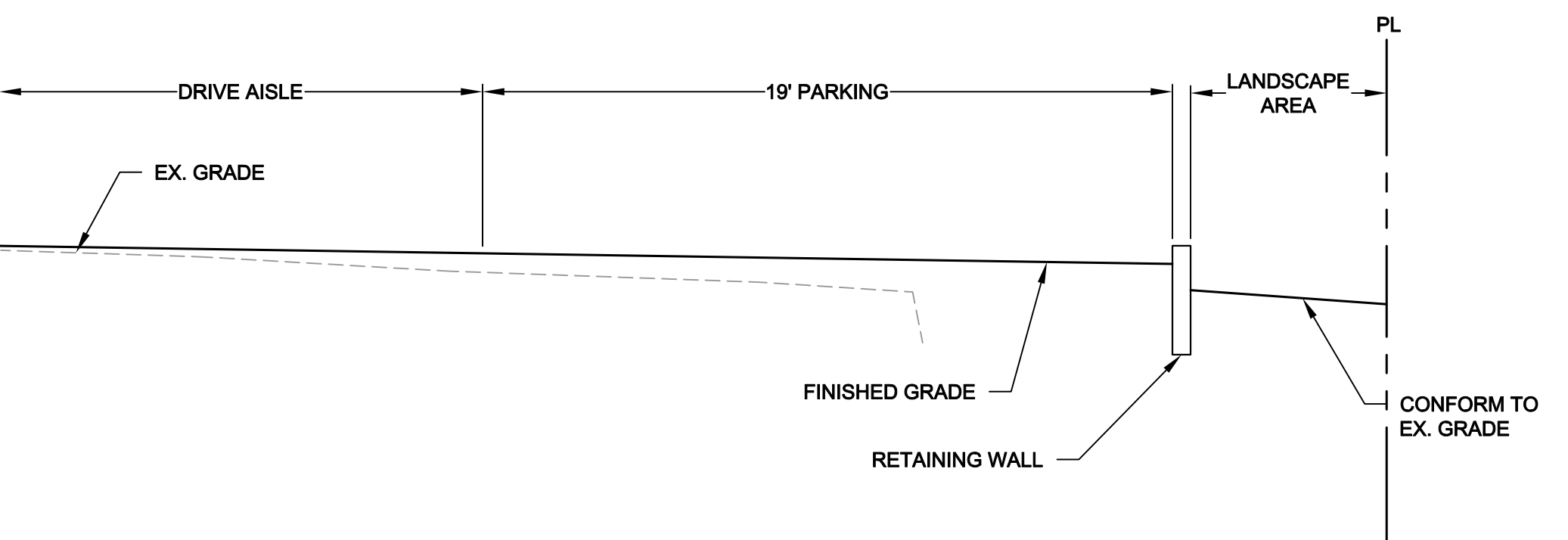
**A SECTION**  
 SCALE: 1" = 2'



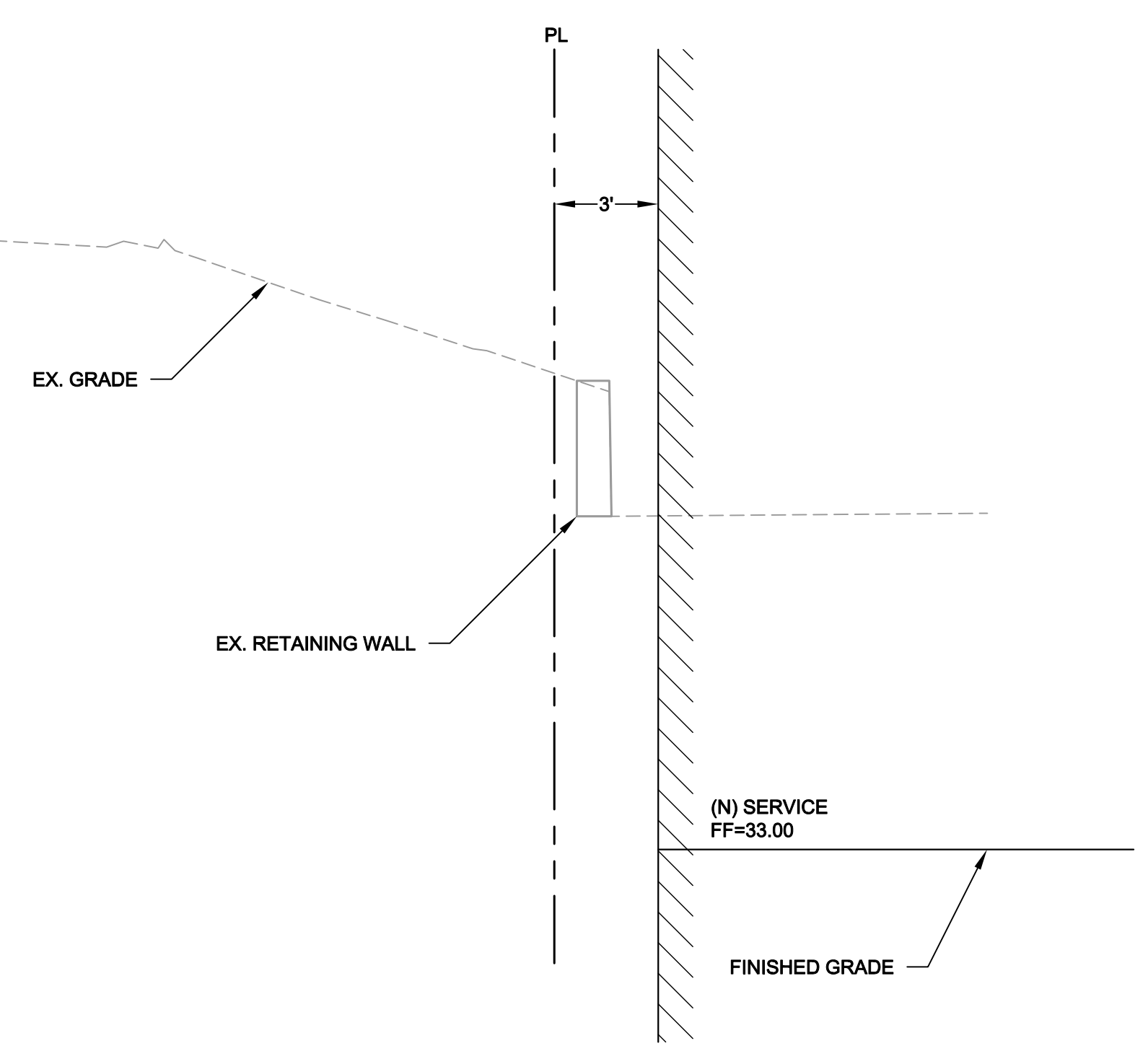
**B SECTION**  
 SCALE: 1" = 2'



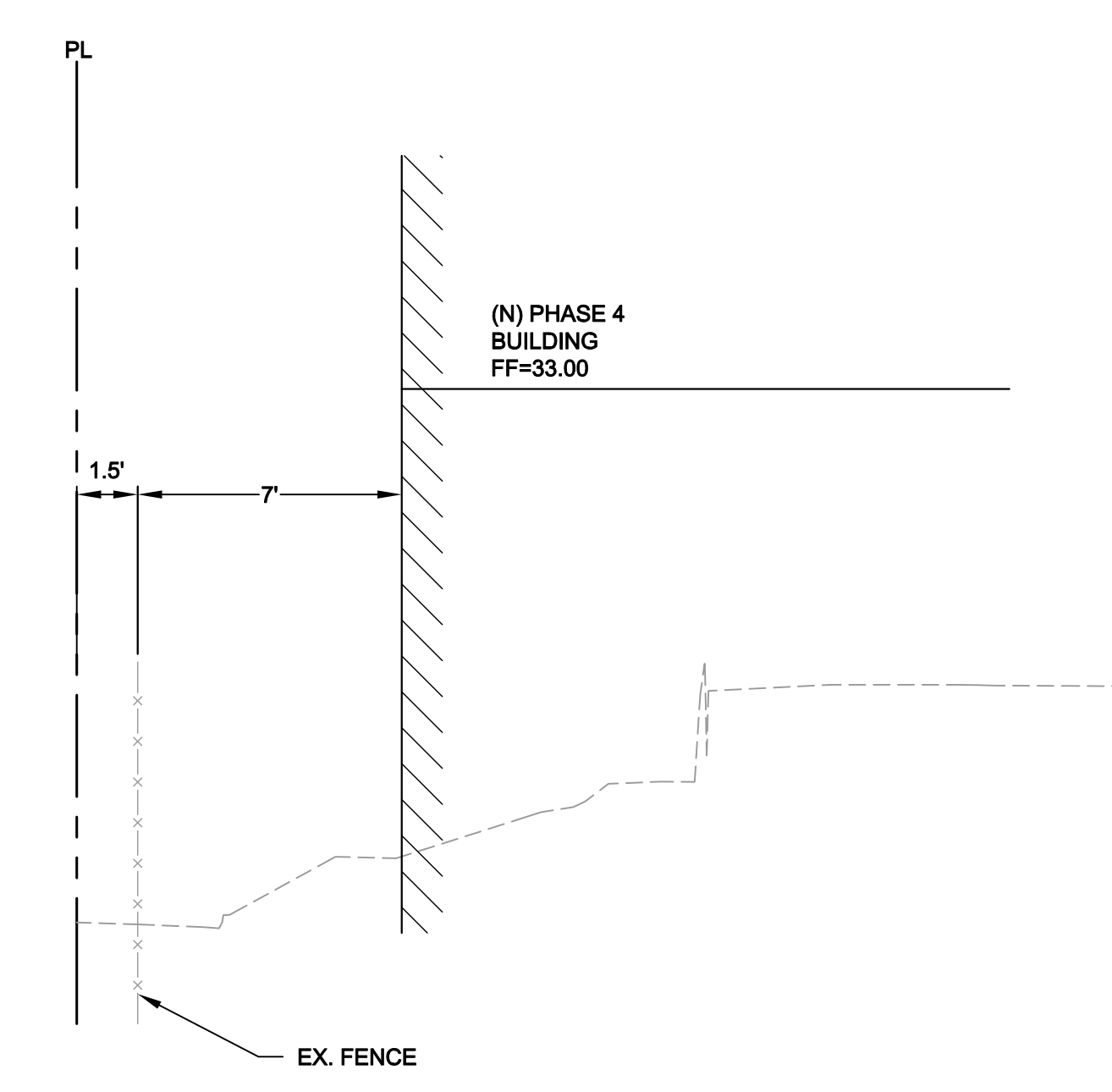
**C SECTION**  
 SCALE: 1" = 2'



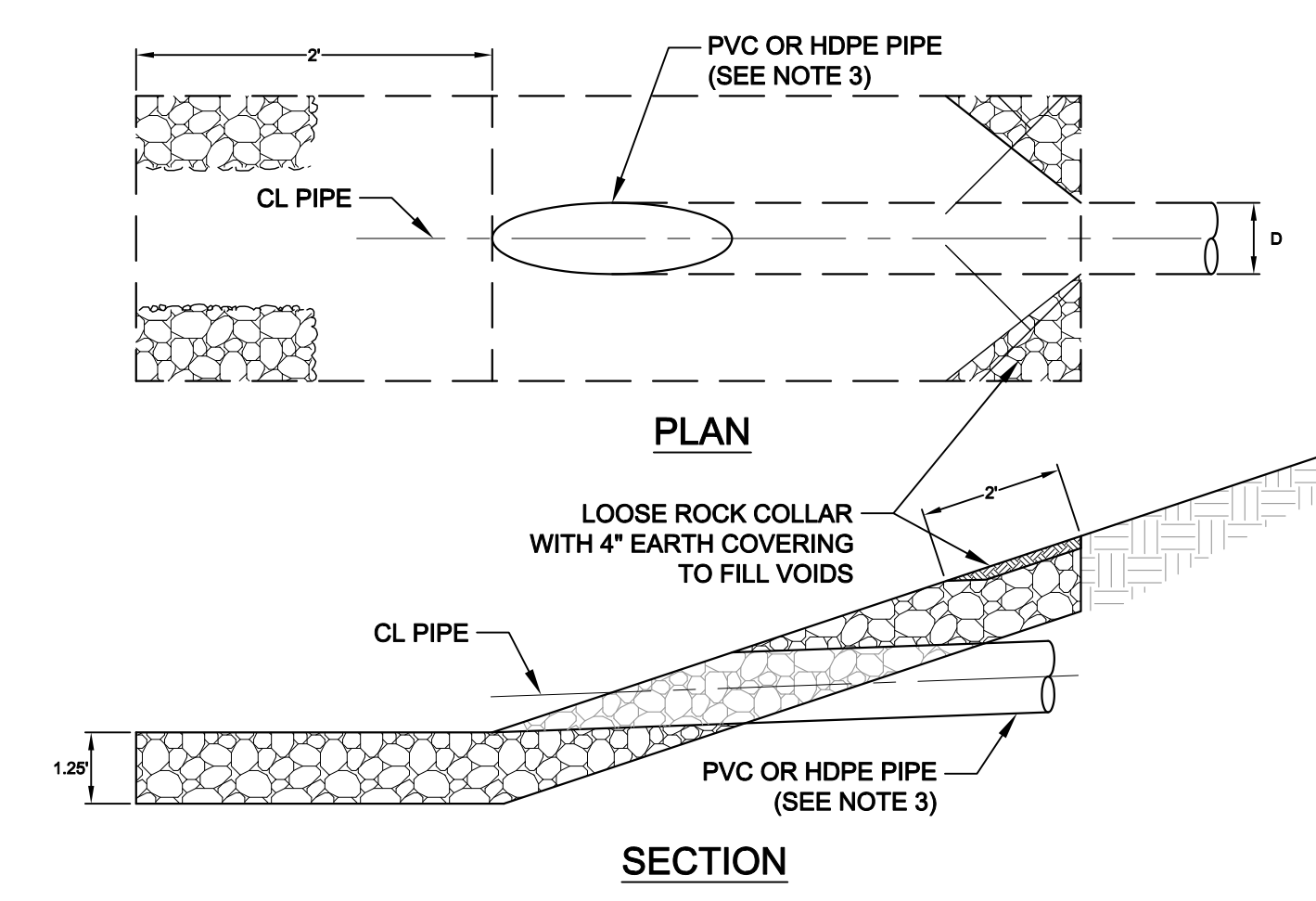
**D SECTION**  
 SCALE: 1" = 2'



**E SECTION**  
 SCALE: 1" = 2'



**F SECTION**  
 SCALE: 1" = 2'



- NOTES:**
- ROCK SLOPE PROTECTION SHALL BE CLASS LIGHT, METHOD B PER SECTION 72 OF STATE STANDARD SPECIFICATIONS. VELOCITIES IN EXCESS OF 10 FPS SHALL REQUIRE HYDRAULIC DESIGN BY A LICENSED ENGINEER.
  - SEE SECTION 84 OF THE CALTRANS SPECIFICATIONS FOR HDPE PIPE REQUIREMENTS.
  - ENCASE FINAL 3" OF PIPE IN CONCRETE.

**1 STORM DRAIN OUTLET ROCK SLOPE PROTECTION**  
 SCALE: N.T.S.

Rev	Date	Description	Designed	Drawn	Checked
	09/30/20	SUBMITTAL	JAH	MTM	JAH

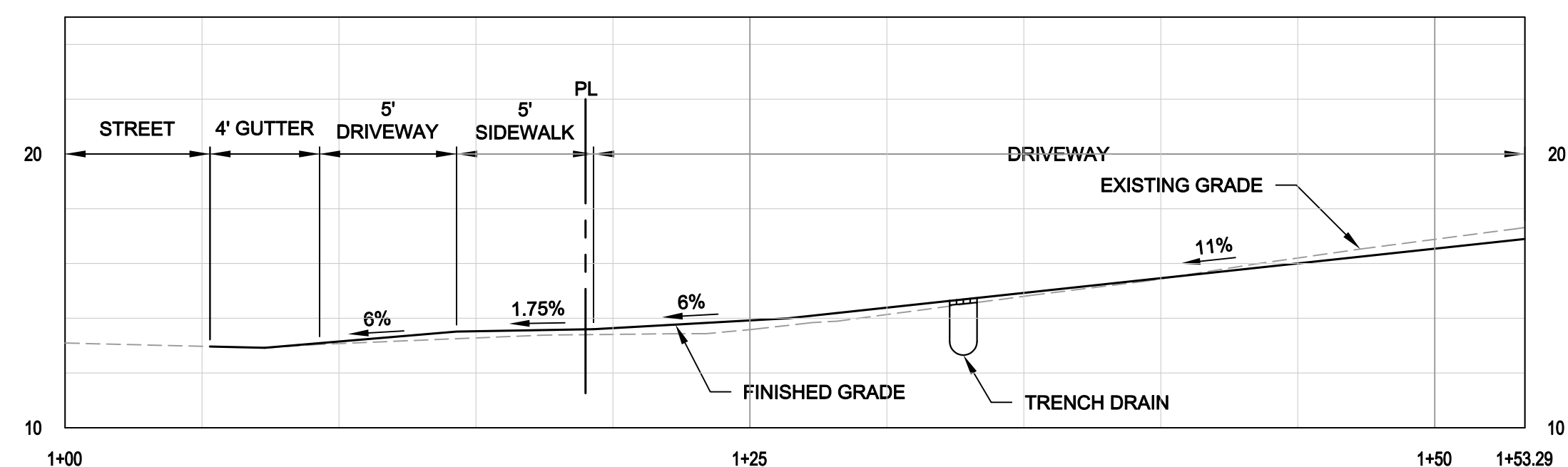
**ALDERSLY CONTINUING CARE  
 RETIREMENT COMMUNITY  
 DETAILS & SECTIONS  
 ALDERSLY, INC**

City Of  
**San Rafael**  
 County Of  
**Marin**  
 State Of  
**California**

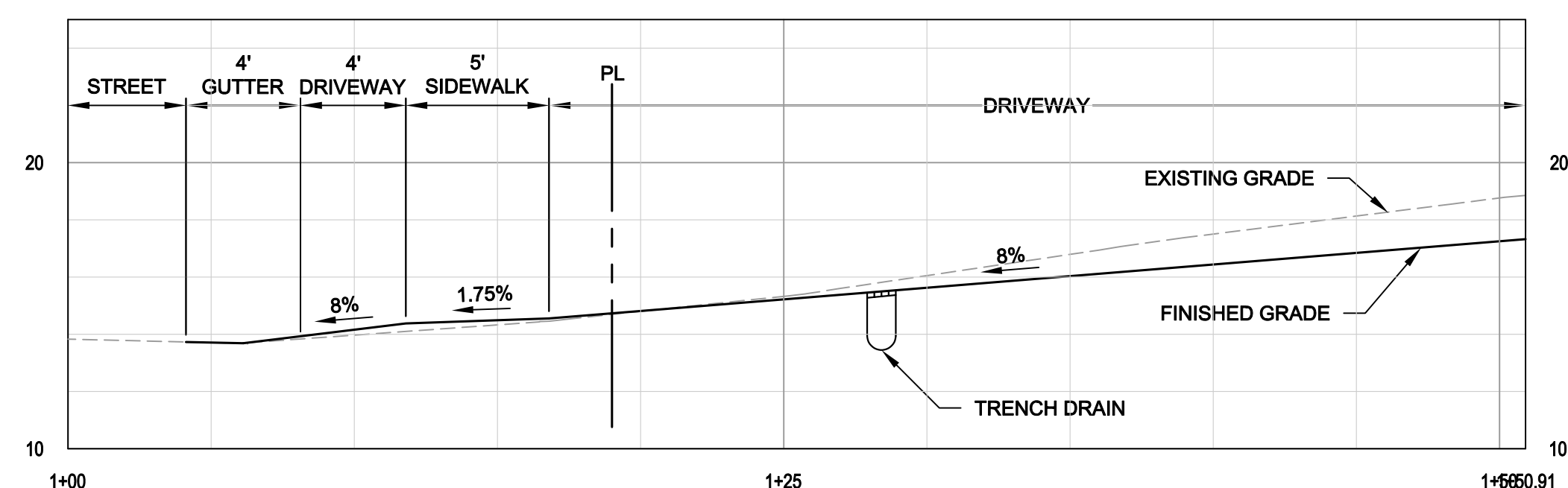
Prepared Under the Direction of:  
  
**JULIA A. HARBERISON**  
 No. 76626  
 CIVIL  
 STATE OF CALIFORNIA

Sheet  
**C3.0**  
 Scale: VARIES  
 Date: 08/22/2020  
 Project Number: 1910083  
 Plan File: D-XXXX-XX

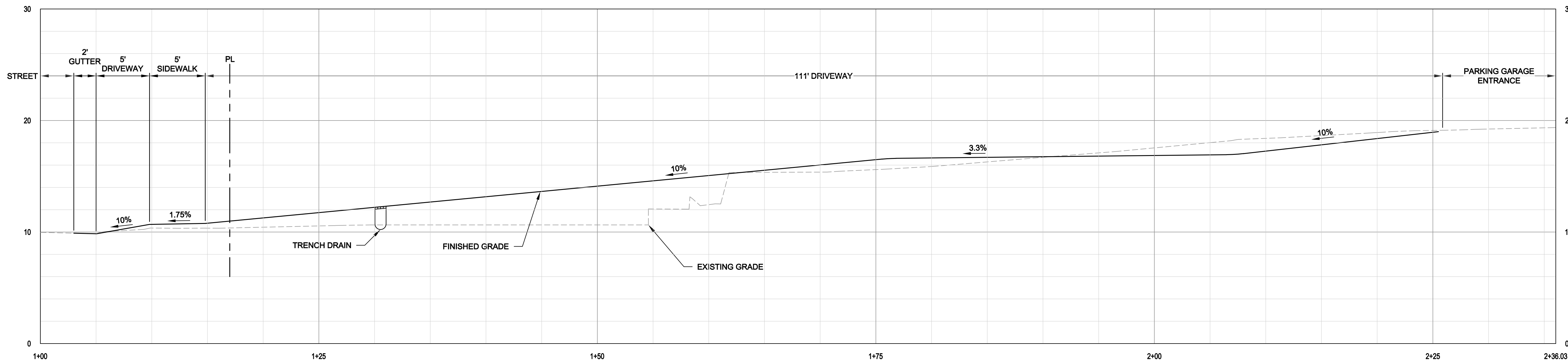
Rev	Date	Description	Designed	Drawn	Checked
	09/30/20	SUBMITTAL	JAH	MTM	JAH



**PROFILE VIEW - DRIVEWAY A - 1+00 TO 1+53.29**  
SCALE: HOR. 1" = 5' VERT. 1" = 5'



**PROFILE VIEW - DRIVEWAY B - STA 1+00 TO 1+50.91**  
SCALE: HOR. 1" = 5' VERT. 1" = 5'

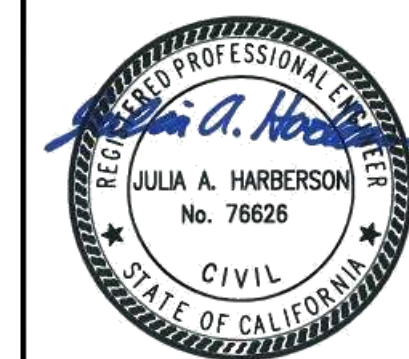


**PROFILE VIEW - DRIVEWAY C - STA 1+00 TO 2+36.03**  
SCALE: HOR. 1" = 5' VERT. 1" = 5'

**ALDERSLY CONTINUING CARE  
RETIREMENT COMMUNITY  
DETAILS & SECTIONS  
ALDERSLY, INC**

City Of  
**San Rafael**  
County Of  
**Marin**  
State Of  
**California**

Prepared Under the Direction of:



Sheet	<b>C3.1</b>
Scale:	VARIES
Date:	01/15/21
Project Number:	1910083
Plan File:	D-XXXX-XX



**POLLUTION CONTROL NOTES:**

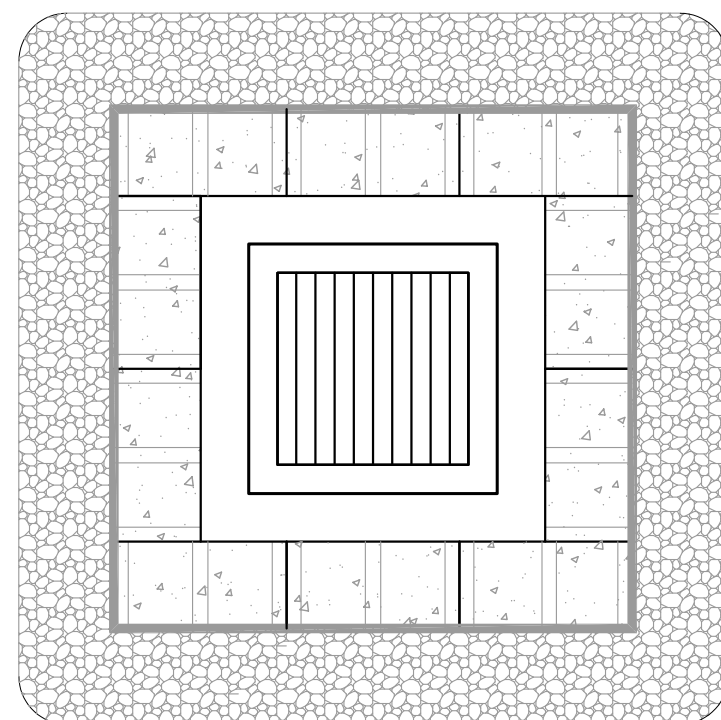
- NO EXPORT OF SOIL FROM THE SUBDIVISION IS ANTICIPATED.
- ALL LOTS WILL BE ROUGH GRADED IN ACCORDANCE WITH THE GRADING PLANS PREPARED BY CSW/ST2. FUTURE FINISH GRADING SHALL DIRECT ALL STORM WATER RUNOFF TO THE STREETS OR INLETS SHOWN ON THIS PLAN AND ULTIMATELY TO THE CITY-MAINTAINED STORM DRAIN SYSTEM. ALL STORM WATER FROM THIS SITE IS INTENDED TO BE DIRECTED TO THE CITY STORM DRAINS.
- IF SIGNIFICANT SEDIMENT OR OTHER VISUAL SYMPTOMS OF IMPURITIES ARE NOTICED IN THE STORM WATER, CONTACT THE CIVIL ENGINEER IMMEDIATELY.
- CONTRACTOR IS RESPONSIBLE FOR INSPECTION AND RESTORATION OF ALL ASPECTS OF THIS PLAN. SEDIMENT ON SIDEWALKS AND GUTTERS SHALL BE REMOVED BY SHOVEL OR BROOM AND PLACED IN REAR LOT OR OTHER STOCKPILES.
- CATCH BASIN TOPS SHALL BE STAMPED TO READ, "NO DUMPING - FLOWS TO BAY".
- ALL DUMPSTERS OR OTHER TRASH STORAGE ENCLOSURES SHALL BE UTILIZED SOLELY FOR NON-HAZARDOUS MATERIALS PER SWPPP SEC. 3.
- ALL EMPLOYEES, CONTRACTORS, AND SUBCONTRACTORS ARE RESPONSIBLE FOR CONFORMING TO THE ELEMENTS SHOWN ON THIS PLAN OR RELATED DOCUMENTS. ANY CONTRACTOR PLANNING TO DO WORK ON-SITE SHALL BE RESPONSIBLE FOR OBTAINING AND REVIEWING ALL SWPPP INFORMATION FROM OWNER PRIOR TO START OF WORK AND EDUCATING ALL OF THEIR EMPLOYEES OR SUBCONTRACTORS AS TO THE CONTENTS OF THIS SWPPP.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND FILING ALL PLANS WITH RELATED AGENCIES ASSOCIATED WITH THEIR WORK. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, PERMITS FOR STORAGE OF HAZARDOUS MATERIALS, BUSINESS PLANS, PERMITS FOR STORAGE OF FLAMMABLE LIQUIDS, GRADING PERMITS, OR OTHER PLANS OR PERMITS REQUIRED BY MARIN COUNTY, THE CITY OF XXXX, OR OTHER AGENCIES. ALL PROPERTY OWNERS, CONTRACTORS, OR SUBCONTRACTORS WORKING ON-SITE ARE INDIVIDUALLY RESPONSIBLE FOR OBTAINING AND SUBMITTING ANY BUSINESS PLANS OR PERMITS REQUIRED BY CITY, STATE OR LOCAL AGENCIES.
- CONTRACTOR MAY RELOCATE STORAGE, DELIVERY, OR WASH-OUT AREAS, TO SUIT THEIR OPERATIONS. RELOCATED LOCATION TO BE SHOWN ON PLANS MAINTAINED AT JOBSITE. CONTACT CIVIL ENGINEER FOR ANY PLAN REVISIONS. PLAN REVISIONS SHALL BE SUBMITTED TO CITY IF REQUESTED. CONTRACTOR TO MAINTAIN SECONDARY CONTAINMENT AS NECESSARY TO PROHIBIT POLLUTION AND TOXIC MATERIALS FROM ENTERING STORM DRAIN.
- AFTER COMPLETION OF THE CURB, GUTTER, AND PAVING, OR CONCRETE V-DITCHES THE SILT FILTERS SHALL BE MODIFIED TO BURLAP SACKS FILLED WITH 3/4" DRAIN ROCK OR OTHER ACCEPTED BMP POSITIONED SURROUNDING EACH CATCH BASIN.
- THIS PLAN TO BE USED IN CONJUNCTION WITH THE WRITTEN REPORT OF STORM WATER POLLUTION PREVENTION SUBMITTED BY XXXX.

**EROSION CONTROL NOTES:**

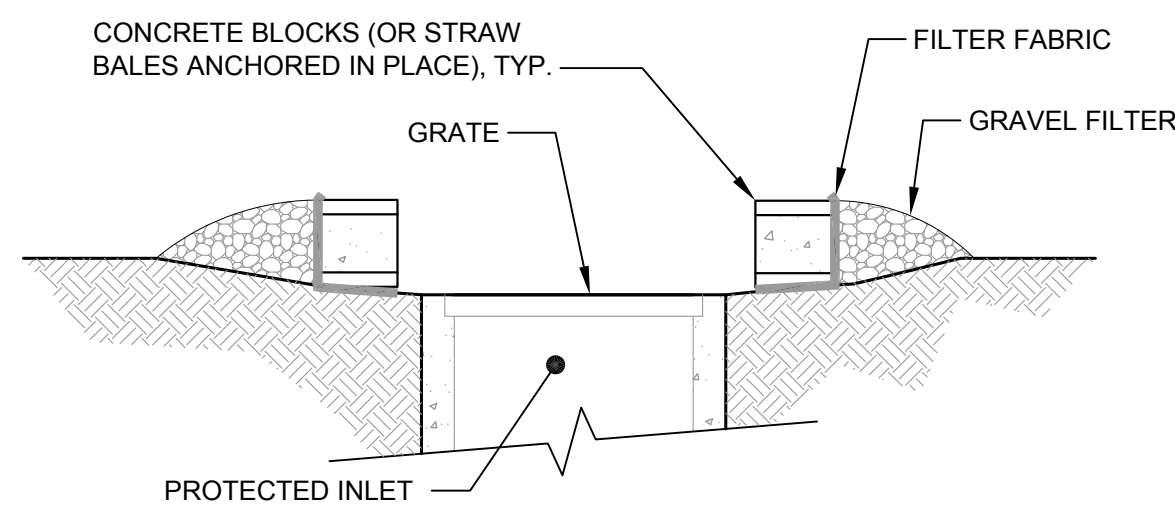
- NO VEHICLES SHALL BE ALLOWED TO TRACK OR SPREAD SOIL FROM THE CONSTRUCTION AREAS ONTO EXISTING PAVED PUBLIC STREETS. ANY VEHICLE OPERATING WITHIN THE PROJECT AREA AND OFF THE PAVED STREET SHALL CROSS A CONSTRUCTION ENTRANCE AS SHOWN HEREIN. THE ENTRANCE MAY BE MODIFIED BY THE CONTRACTOR TO FACILITATE HIS OPERATIONS.
- THE EROSION AND SEDIMENT CONTROL MEASURES WILL BE OPERABLE DURING THE RAINY SEASON, OCTOBER 1ST TO APRIL 15TH. NO GRADING WILL OCCUR BETWEEN OCTOBER 1ST AND APRIL 15TH, UNLESS AUTHORIZED BY THE DIRECTOR OF PUBLIC WORKS.
- CHANGES TO THIS STORM WATER POLLUTION PREVENTION PLAN TO MEET FIELD CONDITIONS WILL BE MADE ONLY WITH THE APPROVAL OF, OR AT THE DIRECTION OF THE OWNER. CHANGES MADE TO SUIT FIELD CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CIVIL ENGINEER AND THE CITY ENGINEER.
- DURING THE RAINY SEASON, ALL PAVED AREAS WILL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE WILL BE MAINTAINED SO THAT A MINIMUM OF SEDIMENT-LADEN RUNOFF ENTERS THE STORM DRAIN SYSTEM. THESE PLANS SHALL REMAIN IN EFFECT UNTIL THE TRACT IMPROVEMENTS ARE ACCEPTED BY THE CITY, AND ALL SLOPES ARE STABILIZED FROM EROSION.
- STRAW AND TACKIFIER WILL BE APPLIED BY OCTOBER 1ST TO ALL DISTURBED AREAS. ALL EXPOSED SLOPES ADJACENT TO PUBLIC RIGHTS OF WAY SHALL ALSO RECEIVE STRAW AND TACKIFIER. STRAW AND TACKIFIER TO BE APPLIED PER MANUFACTURER'S SPECIFICATIONS AND SHALL BE APPLIED AT A RATE OF 2 TONS PER ACRE MINIMUM.
- ROUGH GRADED DITCHES SHALL BE LINED WITH EROSION CONTROL BLANKETS AND THEN HYDROSEEDED.
- AFTER INSTALLATION OF CONCRETE IN DITCHES, INSTALL ONE SACKED ROCK FILTER DAM AT INLET UNTIL SLOPES ARE STABILIZED FROM EROSION.
- PRIOR TO START OF ANY CONSTRUCTION OR DEMOLITION, INSTALL PERIMETER FIBER ROLL.
- THIS PLAN ASSUMES THE COMPLETION OF GRADING AND STORM DRAIN FACILITIES. IF FACILITIES ARE NOT COMPLETED, CONTACT THE CIVIL ENGINEER FOR PLAN REVISIONS.
- ALL BANKS AND ALL GRADED AREAS SHALL BE HYDROSEEDED TO CONTROL EROSION BY OCTOBER 1ST.

**URBAN RUNOFF POLLUTION NOTES:**

- STABILIZE ALL DENUDED AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 1.
- REMOVE SPOILS PROMPTLY AND AVOID STOCKPILING OF FILL MATERIALS WHEN RAIN IS FORECAST. IF RAIN THREATENS, STOCK-PILED SOILS AND OTHER MATERIALS SHALL BE TARPED, AT THE REQUEST OF THE CITY ENGINEER.
- STORE, HANDLE AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES SO AS TO PREVENT THEIR ENTRY TO THE STORM DRAIN SYSTEM. CONTRACTOR MUST NOT ALLOW CONCRETE, WASHWATERS, SLURRIES, PAINT OR OTHER MATERIALS TO ENTER CATCH BASINS OR TO ENTER SITE RUNOFF.
- USE FILTRATION OR OTHER MEASURES TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.
- NO CLEANING, FUELING OR MAINTAINING VEHICLES ON SITE SHALL BE PERMITTED IN ANY MANNER THAT ALLOWS DELETERIOUS MATERIALS TO ENTER CATCH BASINS OR TO ENTER SITE RUNOFF.
- USE OF PESTICIDES AND/ OR FERTILIZERS SHALL BE APPLIED AND CONTROLLED TO PREVENT POLLUTION RUNOFF.
- IN THE EVENT GRADING OPERATIONS ARE SUSPENDED BY WEATHER CONDITIONS AND IF THE STORM DRAIN SYSTEM IS INCOMPLETE, INSTALL ADDITIONAL ROCK FILTERS AND OTHER FACILITIES AS DIRECTED BY CITY AND ENGINEER.
- CONTRACTOR TO RELOCATE CONCRETE WASHDOWN, VEHICLE STORAGE DELIVERY, AND NON HAZARDOUS WASTE AREAS AS NECESSARY TO FACILITATE THEIR OPERATION AND PROMOTE POLLUTION CONTROL.
- HYDROMULCH & TACKIFIER MAY BE ELIMINATED WITHIN BUILDING FOOT PRINT IF CONSTRUCTION IS IMMINENT.



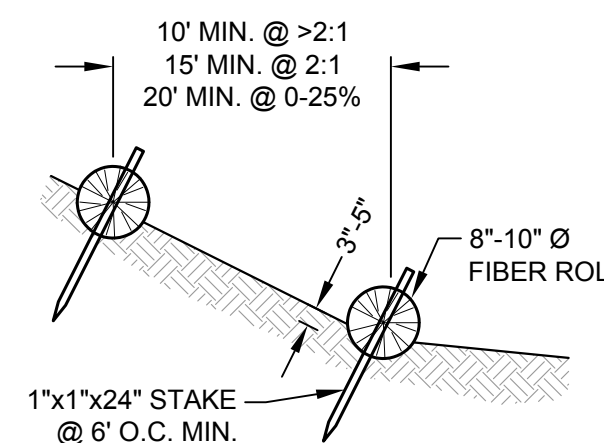
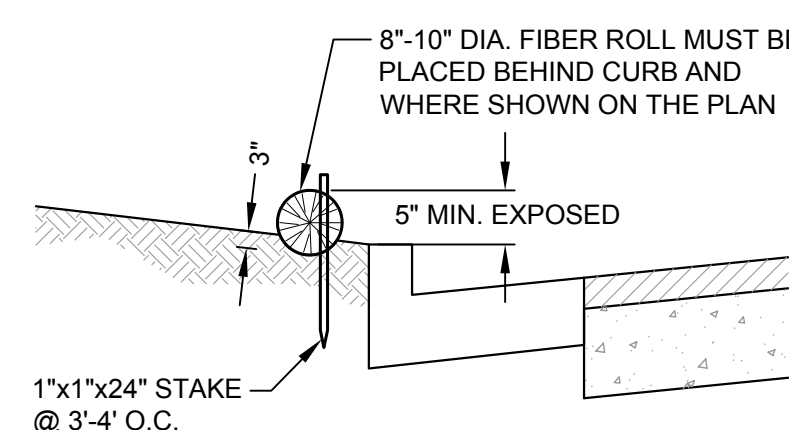
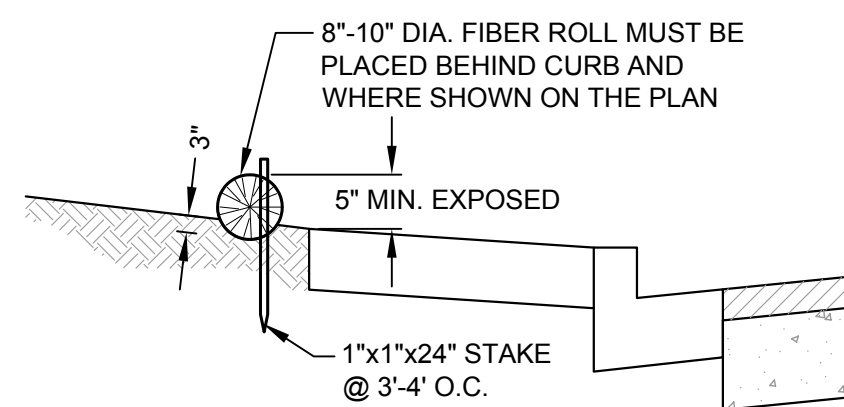
**TOP**



**SECTION**

**(X) INLET PROTECTION DETAIL**

SCALE: NTS

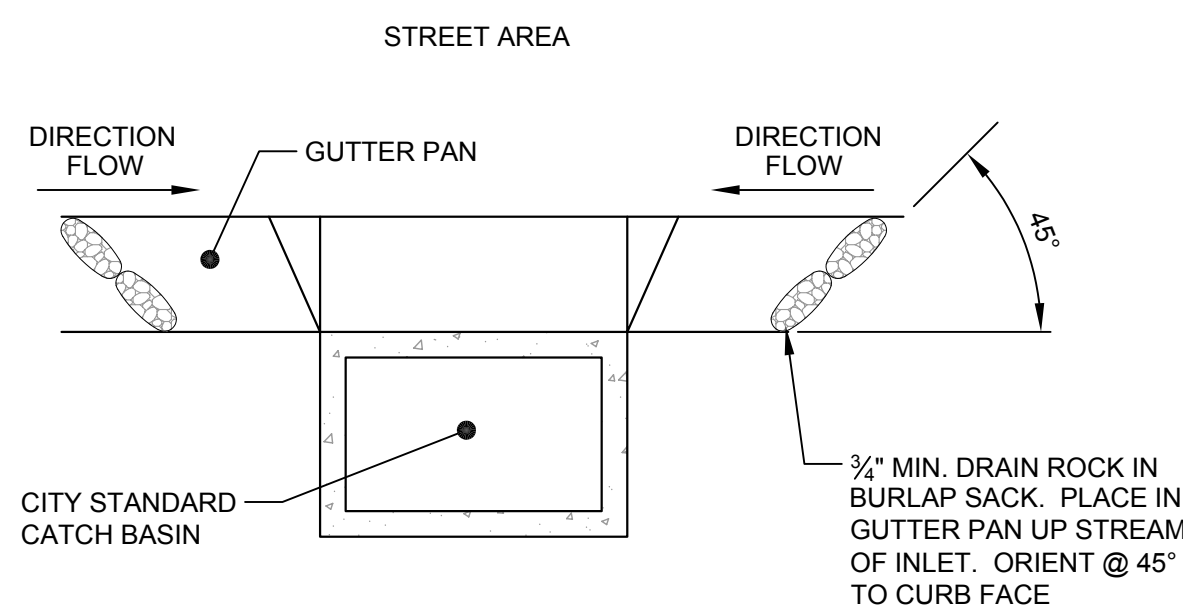


**NOTES**

- FIBER ROLLS TO BE LAID ALONG CONTOUR.

**(X) FIBER ROLL INSTALLATION DETAILS**

SCALE: NTS



**(X) GRAVEL BAG FILTER AT GUTTER IN TRAFFIC AREAS**

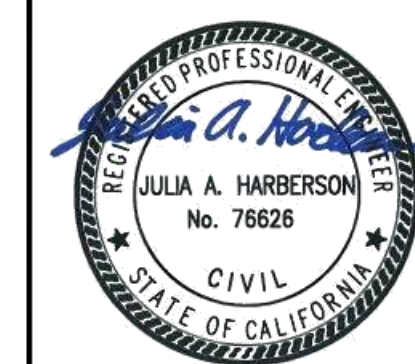
SCALE: NTS

Rev	Date	Description	Designed	Drawn	Checked
1	01/15/21	RE-SUBMITTAL	JAH	MTM	JAH
2	09/30/20	SUBMITTAL	JAH	MTM	JAH

**ALDERSLY CONTINUING CARE  
RETIREMENT COMMUNITY  
NOTES & DETAILS  
ALDERSLY, INC**

City Of  
**San Rafael**  
County Of  
**Marin**  
State Of  
**California**

Prepared Under the Direction of:



Sheet  
**EC2.0**

Scale: 1" = 20'  
Date: 01/15/21  
Project Number: 1910083  
Plan File: D-XXXX-XX

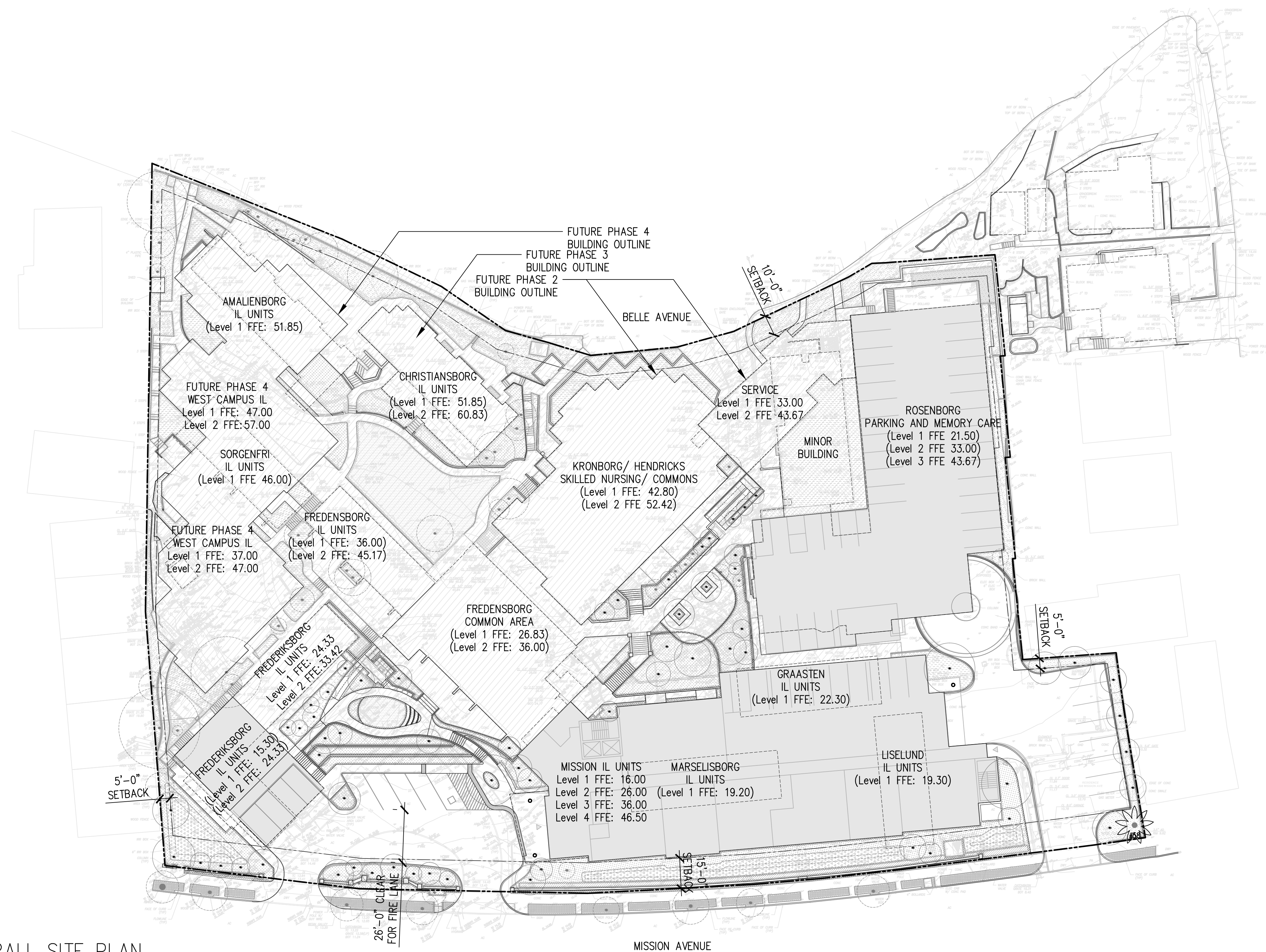
# ALDERSLY RETIREMENT COMMUNITY

326 Mission Ave,  
San Rafael, CA 94901

Landscape Architect

## swa

2200 Bridgeway  
Sausalito, California  
94965-1750  
United States  
www.swagroup.com  
+1.415.332.5100



## 00 OVERALL SITE PLAN

SCALE: 1" = 30'

### SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
L0.0	COVER SHEET AND INDEX
L1.0	EXISTING TREE SCHEDULE
L1.1	TREE INVENTORY PLAN
L1.2	TREE PROTECTION, REMOVAL AND RELOCATION PLAN
L2.0	PRELIMINARY PLANT LIST
L2.1	PRELIMINARY LANDSCAPE PLAN
L3.0	VEGETATION MANAGEMENT NOTES
L3.1	VEGETATION MANAGEMENT PLAN
L4.0	LIGHTING SCHEDULE
L4.1	LIGHTING PLAN
L5.1	EXISTING AERIAL
L5.2	PHASE 1 PRELIMINARY LANDSCAPE PLAN
L5.3	ILLUSTRATIVE MASTER PLAN
L6.0	CONCEPTUAL SECTIONS

### ABBREVIATIONS

SYMB.	DESCRIPTION
BLDG	BUILDING
BS	BOTTOM OF STAIR
CL	CENTER LINE
(E)	EXISTING ELEMENT
EJ	EXPANSION JOINT
EQ	EQUAL
(ER)	ORIGINAL LOCATION OF ELEMENT TO BE RELOCATED
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE (PLANTING)
FL	FLOW LINE
FS	FINISH SURFACE (HARDSCAPE)
HB	HOSE BIB
HDR	HEADER
IL	INDEPENDENT LIVING
L.O.W.	LIMIT OF WORK
(N)	NEW
N/A	NOT APPLICABLE
N.I.C.	NOT IN CONTRACT

SYMB.	DESCRIPTION
(NR)	LOCATION OF RELOCATED ELEMENT
O.C.	ON CENTER
P.A.	PLANTING AREA
P.O.B.	POINT OF BEGINNING
S.A.D.	SEE ARCHITECTURAL DRAWINGS
S.C.D.	SEE CIVIL DRAWINGS
S.I.D.D	SEE INTERIOR DESIGN DRAWINGS
S.L.D.	SEE LIGHTING DRAWINGS
S.P.D.	SEE PLUMBING DRAWINGS
S.S.	STAINLESS STEEL
S.S.D.	SEE STRUCTURAL DRAWINGS
TBD	TO BE DETERMINED
TF	TOP OF FENCE
TH	THRESHOLD
TS	TOP OF STAIR
TW	TOP OF WALL
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VB	VALVE BOX

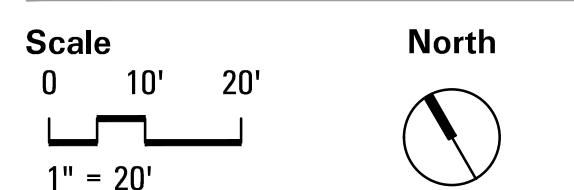
### GENERAL NOTES

- TAKE ALL DIMENSIONS PERPENDICULAR TO ANY REFERENCE LINE, WORK LINE, FACE OF BUILDING, FACE OF WALL, OR CENTERLINE, AS INFERRED ON DRAWINGS.
- ALL ANGLES TO BE 90 DEGREES UNLESS OTHERWISE NOTED. MAINTAIN HORIZONTAL ALIGNMENT OF ADJACENT ELEMENTS AS NOTED ON DRAWINGS.
- HOLD TOPS OF WALLS AND FENCES LEVEL UNLESS OTHERWISE NOTED.
- REFERENCE TO NORTH REFERS TO TRUE NORTH, REFERENCE TO SCALE IS FOR FULL-SIZED DRAWINGS ONLY. DO NOT SCALE FROM REDUCED DRAWINGS.
- DIMENSIONS TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS.
- NOTES AND DETAILS ON SPECIFIC DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
- DO NOT INSTALL ANY WORK ON STRUCTURE PRIOR TO REVIEW OF WATERPROOFING BY ARCHITECT.

### Revisions

- 
- 
- 
- 
- 

Date  
29 JANUARY 2021  
Phase  
CONCEPTUAL DESIGN PACKAGE  
Job Number  
ALYS901



Drawing Title  
COVER SHEET  
AND INDEX

Drawing Number

# L0.0

© 2019 SWA

EXISTING TREE SCHEDULE

Tree #	Species	Trunk Diameter @ 4.5' (inches)	# of Trunks	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Management		
							Protection	Removal	Relocation
1	Japanese maple (Acer palmatum)	5; 6.5	2	3.0	2.5	Moderate		1A/ 1B	
2	red maple (Acer rubrum)	9.5 (low)	1	3.0	2.5	Moderate		1A/ 1B	
3	Japanese maple 'Sango Kaku'	1.5; 2 (low)	2	3.0	2.5	Moderate to Good		1A/ 1B	
4	Japanese maple 'Sango Kaku'	2; 2; 2.5 (low)	3	3.0	2.5	Moderate to Good		1A/ 1B	
5	Japanese maple 'Sango Kaku'	1.5; 2; 2 (low)	3	3.0	2.5	Moderate to Good		1A/ 1B	
6	Japanese maple 'Sango Kaku'	1.75; 1.75 (low)	2	3.0	2.5	Moderate to Good		1A/ 1B	
7	Japanese maple	1	1	3.0	3.0	Moderate to Good			
8	Deodar cedar (Cedrus deodara)	26	1	3.0	2.5	Moderate to Good			
9	weeping willow (Salix babylonica)	18	1	2.0	2.0	Poor		4	
10	brush cherry (Syzygium paniculata)	3.5	1	2.5	2.0	Fair			
11	fruitless mulberry (Morus alba)	7	1	3.0	3.0	Moderate to Good			
12	fruitless mulberry	8.5	1	3.0	3.0	Moderate to Good		4	
13	peach (Prunus persica)	15.5 (low)	3 @ 4.5'	2.5	2.0	Fair		4	
14	apple (Malus domestica)	7; 8	2	3.0	3.0	Moderate		4	
15	Autumn blaze maple (Acer x freemanii)	11; 14	2	3.0	2.0	Fair		4	
16	Unidentified	2.5; 2.5; 2	3 @ 4.5'	3.0	2.0	Fair		4	
17	Autumn blaze maple	14	2	3.0	2.0	Fair		4	
18	fruiting mulberry (Morus sp.)	5; 6.5	2	2.5	2.0	Fair			
19	European beech (Fagus sylvatica)	2.5; 3.5	2	2.5	2.5	Fair		4	
20	Hollywood juniper (Juniperus chin. 'Torulosa')	5.5	1	3.0	3.0	Moderate			
21	Hollywood juniper	5.5	1	3.0	3.0	Moderate			
22	camphor tree (Cinnamomum camphora)	4; 4; 6; 7; 8; 11	6	3.0	2.5	Moderate		1A/ 1B	
23	Chinese pistache (Pistacia chinensis)	4.5	1	3.0	2.5	Moderate		1A/ 1B	
24	weeping fruitless mulberry	3.5	1	3.0	3.0	Moderate to Good		1A/ 1B	
25	Hollywood juniper	7; 7; 9; 11	4	3.0	3.0	Moderate		1A/ 1B	
26	Eastern redbud (Cercis occidentalis)	1.5; 2; 2.5	3 @ 4.5'	3.0	2.0	Fair		1A/ 1B	
27	fern pine (Podocarpus gracillior)	7	1	3.0	3.0	Moderate to Good			
28	fern pine	6.5	1	3.0	3.0	Moderate to Good			
29	crape myrtle (Lagerstroemia indica (possibly fauriei hyb.))	4.5; 5; 5 (low)	3	3.0	3.0	Moderate to Good		1A/ 1B	
30	Colorado spruce (Picea pungens)	5	1	2.5	3.0	Moderate		1A/ 1B	
31	Victorian box (Pittosporum undulatum)	4 (low)	1	3.0	3.0	Moderate to Good		1A/ 1B	
32	Eastern redbud	3; 4; 4; 4;	4	2.5	2.0	Fair		1A/ 1B	
33	strawberry tree (Arbutus unedo)	3 to 7 (low)	8	3.0	3.0	Moderate to Good		1A/ 1B	
34	citrus	4 (low)	1	3.0	3.0	Moderate to Good		1A/ 1B	
35	crape myrtle	1.25	1	2.5	3.0	Moderate		1A/ 1B	
36	fruitless mulberry	10	1	3.0	3.0	Moderate to Good		1A/ 1B	
37	crape myrtle	0.75	1	2.5	3.0	Moderate		1A/ 1B	
38	fruitless mulberry	7.25	1	3.0	3.0	Moderate to Good		1A/ 1B	
39	fruitless mulberry	8.5	1	2.0	2.0	Poor		1A/ 1B	
40	fruitless mulberry	7	1	2.0	2.5	Fair		1A/ 1B	
41	crape myrtle	0.75	1	2.5	3.0	Moderate		1A/ 1B	
42	fruitless mulberry	9	1	2.5	3.0	Moderate		1A/ 1B	
43	fruitless mulberry	3.5	1	2.0	2.5	Fair		1A/ 1B	
44	fruitless mulberry	7	1	2.5	3.0	Moderate		1A/ 1B	
45	fruitless mulberry	8	1	3.0	3.0	Moderate to Good		1A/ 1B	
46	English holly (Ilex aquifolium)	1.25; 2.5; 5	3	2.5	2.5	Moderate		1A/ 1B	
	Italian cypress (Cupressus sempervirens 'Stricta')					Moderate			

47	flowering plum (Prunus cerasifera)	12	1	2.5	2.5	Moderate		1A/ 1B	
48	flowering plum	6.5; 8.5	2	2.5	2.0	Fair		1A/ 1B	
49	fruiting mulberry (Morus sp.)	7 (low)	6 @ 4'	2.0	2.0	Poor		1A/ 1B	
50	flowering crabapple (Malus sp.)	3.5; 4.5	2	3.0	2.0	Fair		1A/ 1B	
51	flowering crabapple	2; 3.5	2	3.0	2.0	Fair		1A/ 1B	
52	flowering crabapple	4; 4; 4.5	3 @ 4.5'	3.0	2.5	Moderate		1A/ 1B	
53	St. Mary's southern magnolia (Magnolia grand. 'St Marys')	8.5 (low)	1	3.0	3.0	Good		1A/ 1B	
54	dracaena palm (Cordyline sp.)	2 to 8	20+	2.5	2.5	Moderate		1A/ 1B	
55	jacaranda (Jacaranda mimosifolia)	2.5	1	2.5	3.0	Moderate			
56	crape myrtle	1 to 4	7	3.0	3.0	Moderate to Good			
57	citrus	1 to 2.5	3	2.5	2.5	Moderate			
58	Canary Island date palm (Phoenix canariensis)	26	1	3.0	3.0	Good			1A/ 1B
59	crape myrtle	2.5 (low)	1	2.5	2.5	Moderate			
60	crape myrtle	2.5	1	2.5	2.5	Moderate			
61	crape myrtle	2	1	2.5	2.5	Moderate			
62	Monterey cypress (Hesperocyparis macrocarpa)	4 to 10	14	3.0	3.0	Moderate		1A/ 1B	
63	brush cherry	7.5	1	2.5	3.0	Moderate		1A/ 1B	
64	brush cherry	2; 3.5; 4.5	3	2.5	3.0	Moderate		1A/ 1B	
65	Deodar cedar	29	1	3.0	2.5	Moderate		1A/ 1B	
66	Deodar cedar	34.5	1	3.0	2.5	Moderate		1A/ 1B	
67	Japanese maple	1 to 2.5	7	3.0	3.0	Moderate to Good			
68	flowering cherry (Prunus serrulata)	5.5	1	2.0	2.0	Poor			
69	Colorado blue spruce (Picea pungens 'Glaucia')	3	1	3.0	3.0	Moderate to Good			
70	Japanese juniper	1; 1; 1.5	3	2.5	3.0	Moderate			
71	honeylocust (Gleditsia triacanthos)	4	1	2.5	2.5	Moderate			
72	honeylocust	2.5; 2.5	2	2.5	2.5	Moderate			
73	European white birch (Betula pendula)	3.5	1	1.0	2.5	Poor			
74	European white birch	2; 3.5	2	1.0	2.0	Poor			
75	European white birch	1; 1; 3	3	1.0	2.0	Poor			
76	honeylocust	3.5	1	2.5	2.5	Moderate			
77	weeping fig (Ficus benjamina)	6	1	3.0	2.5	Moderate		2	
78	Japanese maple	4.5 to 5.5	5	3.0	2.5	Moderate			
79	Japanese maple	2; 2.25	2	2.0	2.0	Poor			
80	Liquidambar (Liquidambar styraciflua)	17.5	1	3.0	2.5	Moderate			
81	Hollywood juniper	3.5; 7; 7.5; 9.5	4	3.0	2.5	Moderate			
82	European beech	3.5	1	3.0	2.5	Moderate			
83	Liquidambar	18	1	3.0	2.0	Fair			
84	Japanese maple	1 to 2	3	2.5	3.0	Moderate			
85	Douglas fir (Pseudotsuga menziesii)	14.5	1	3.0	2.0	Fair		3	
86	Douglas fir	10	1	2.5	2.0	Fair		3	
87	Liquidambar	9.5	1	3.0	2.0	Fair			
88	fern pine	3.4; 4.5	2	3.0	2.5	Moderate		4	
89	Victorian box	1 to 4	8	2.5	2.5	Moderate		4	
90	Victorian box	1 to 6	6	2.5	2.5	Moderate		4	
91	English holly	7	2 @ 4.5'	2.5	2.5	Moderate		4	
92	fruitless mulberry	9.5	1	3.0	3.0	Moderate to Good		4	
93	Hollywood juniper	5.5	1	3.0	3.0	Moderate to Good		4	
94	Hollywood juniper	6	1	3.0	3.0	Moderate to Good		4	
95	glossy privet (Ligustrum lucidum)	3 to 6	6 @ 4'	3.0	2.5	Moderate		4	
96	crape myrtle	2	1	3.0	3.0	Moderate to Good		4	
97	crape myrtle	1.75	1	3.0	3.0	Moderate to Good		4	
98	Chilean pepper (Schinus molle)	6.5	1	3.0	2.0	Fair			
99	glossy privet	4.4 to 7.5	6	2.0	2.5	Fair			

100	Mexican fan palm (Washingtonia robusta)	17.5	1	3.0	3.0	Moderate to Good			
101	silver dollar mountain gum (Eucalyptus pulverulenta)	15.5	1	3.0	2.0	Fair			
102	crape myrtle	1.5	1	3.0	3.0	Moderate to Good			
103	crape myrtle	1.5	1	3.0	3.0	Moderate to Good			
104	crape myrtle	3	1	3.0	3.0	Moderate to Good			
105	crape myrtle	2.5	1	3.0	3.0	Moderate to Good			
106	hawthorn (Crataegus x)	4	1	3.0	2.0	Fair			
107	bottle brush (Callistemon citrinus)	4; 4; 5; 7	4	3.0	2.5	Moderate			
108	Himalayan pine (Pinus wallichiana)	14	1	3.0	2.5	Moderate			
109	honeylocust	4	1	2.5	2.5	Moderate			
110	flowering crabapple	5; 6	2	3.0	2.0	Fair		2	
111	flowering crabapple	5.5; 5.5; 6	3 @ 4.5'	3.0	1.5	Poor		2	
112	European hornbeam (Carpinus betuloidea)	4	1	3.0	3.0	Moderate to Good		2	
113	European hornbeam	4	1	3.0	3.0	Moderate to Good		2	
114	European hornbeam	4	1	3.0	3.0	Moderate to Good		2	
115*	blackwood acacia (Acacia melanoxylon)	8	1	3.0	2.0	Fair			
116*	blackwood acacia	4	1	2.0	3.0	Poor			
117*	dracaena palm	4; 4; 5; 6; 7	5	3.0	2.0	Fair			
118*	dracaena palm	2; 3; 3; 3	4	2.5	2.0	Fair			
119*	dracaena palm	3; 4	2	2.5	2.0	Fair			
120*	blackwood acacia	5; 5; 5; 6	4	1.5	2.5	Poor			
121*	glossy privet	3; 4	2	2.0	2.5	Fair			
122*	queen palm	11.5	1	2.0	3.0	Fair			
123*	Monterey pine (Pinus radiata)	17.5	1	2.0	2.0	Poor			
124*	coast live oak (Quercus agrifolia)	15	1	3.0	2.5	Moderate			
125*	Monterey pine	8.5	1	1.0	1.0	Poor			
126*	Monterey pine	17	1	1.5	2.0	Poor			
127*	Monterey pine	8.5	1	1.5	2.0	Poor			
128*	Monterey pine	13.5; 25	1	1.5	2.0	Poor			
129*	Monterey pine	17.5	1	1.5	2.0	Poor			
130*	Monterey pine	23.5	1	2.0	2.0	Poor			
131*	Fig (Ficus edulis)	2.5	1	3.0	3.0	Moderate to Good			
132*	dracaena palm	4 to 8	6	3.0	2.0	Fair			
133*	coast live oak	3	1	3.0	3.0	Moderate to Good			
134*	citrus	3 (low)	3	3.0	3.0	Moderate			
135*	fern pine	7.5	1	3.0	3.0	Moderate			
136	peach	5 (low)	4	3.0	2.0	Fair			
137	citrus	4; 4	2	2.5	1.5	Poor			
138	peach ?	2 to 3	4	3.0	2.0	Fair			
139	fig	4; 4; 5; 6	4	3.0	3.0	Moderate			
140	apple	4; 4	2	2.0	2.5	Fair			
141	apple	5 (low)	1	3.0	3.0	Moderate			
142	red maple	9	1	3.0	2.5	Moderate		1A/ 1B	
143	red maple	8.5	1	3.0	2.5	Moderate		1A/ 1B	
144	carrotwood (Cupaniopsis anacardioides)	3.5; 7.5	2	3.0	3.0	Moderate		1A/ 1B	
145	carrotwood	1; 3	1	2.0	2.5	Fair			
146	flowering cherry	6.5 (low)	1	2.5	2.0	Poor		1A/ 1B	
147	Norway spruce (Picea abies)	10.5	1	3.0	2.0	Fair		1A/ 1B	
148	fern pine	4	1	3.0	2.5	Moderate		1A/ 1B	
149	fern pine	2; 3	2	3.0	2.5	Moderate		1A/ 1B	
150	Norway spruce	6.5	1	2.5	2.0	Fair		1A/ 1B	
151	Norway spruce	8.5	1	2.5	2.0	Fair			
152	coast live oak	15.5	1	3.0	2.0	Fair			
153	Norway spruce	7.5	1	2.5	2.0	Fair		1A/ 1B	
	mock orange (Pittosporum tobira)					Moderate			
154	red maple	5	1	3.0	2.5	Moderate			
155	crape myrtle	3.5	1	3.0	3.0	Moderate			
156	crape myrtle	2.5	1	2.5	3.0	Moderate			

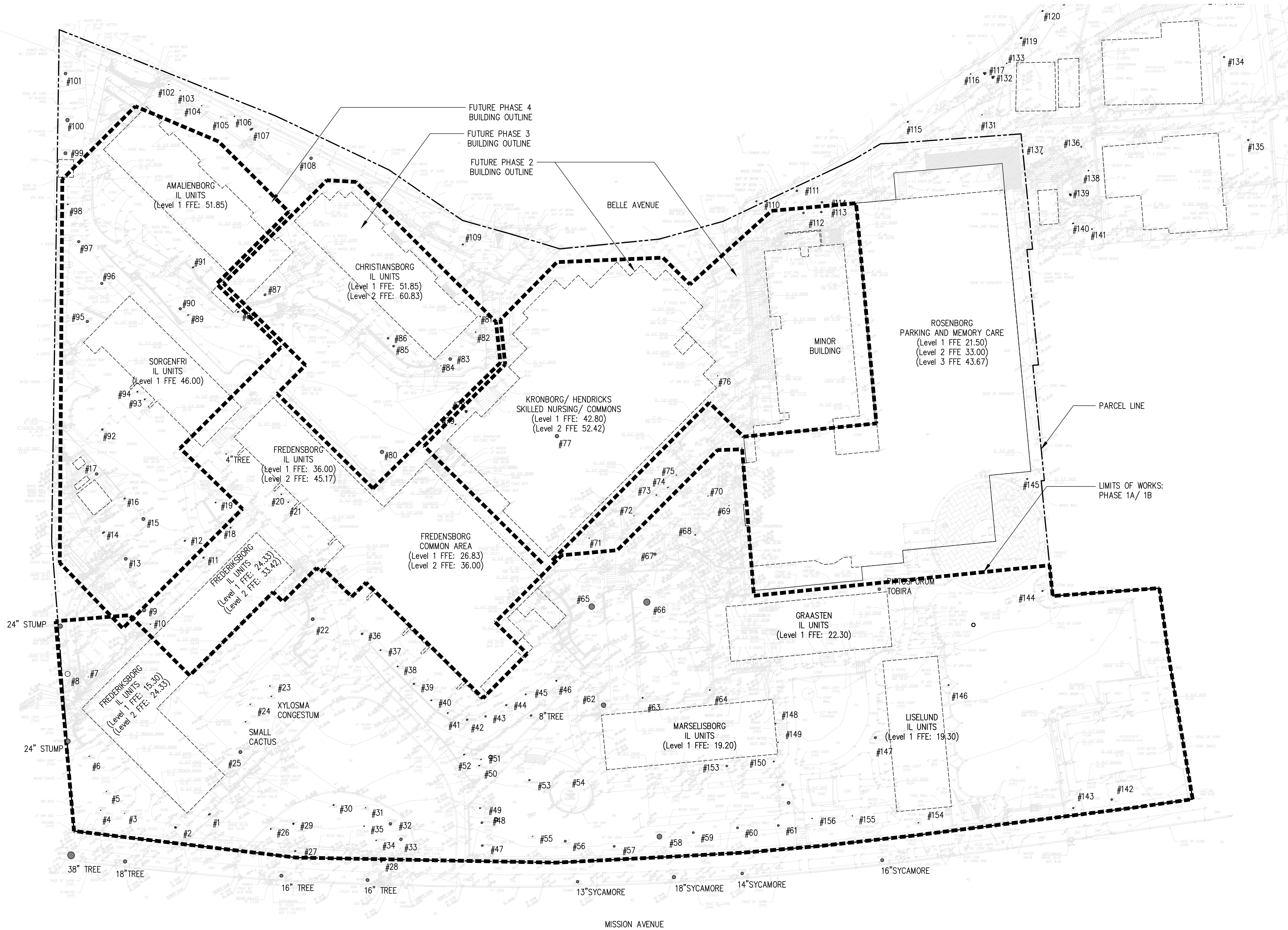
# ALDERSLY RETIREMENT COMMUNITY

326 Mission Ave,  
San Rafael, CA 94901

Landscape Architect

## swa

2200 Bridgeway  
Sausalito, California  
94965-1750  
United States  
www.swagroup.com  
+1.415.332.5100



### Revisions

- 1
- 2
- 3
- 4
- 5

### Date

29 JANUARY 2021

### Phase

CONCEPTUAL DESIGN PACKAGE

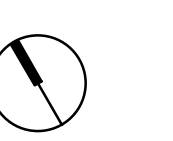
### Job Number

ALYS901

### Scale

0 10' 20'  
1" = 20'

### North



### Drawing Title

TREE INVENTORY PLAN

### Drawing Number

# L1.1

© 2019 SWA

### PLANTING LEGEND

- EXISTING TREE

### NOTES

- ALL EXISTING TREES REFER TO ALDERSLY RETIREMENT COMMUNITY: TREE INVENTORY AND CONDITION ASSESSMENT REPORT, JANUARY 17, 2018
- TREE NUMBERS AND INFORMATION SEE L1.0
- AN EXISTING TREE TO BE PROTECTED PER DETAIL

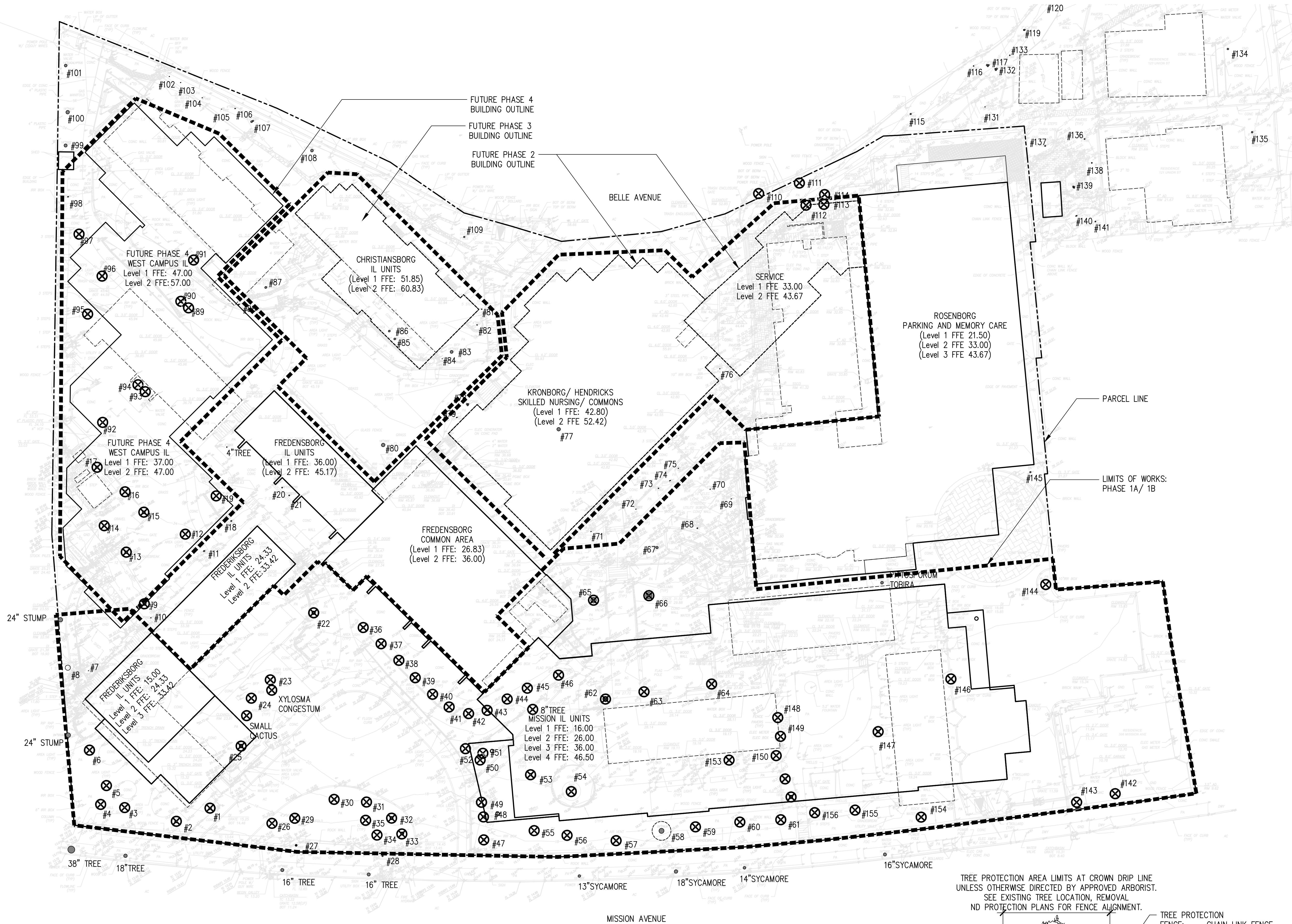
# ALDERSLY RETIREMENT COMMUNITY

326 Mission Ave,  
San Rafael, CA 94901

Landscape Architect

## swa

2200 Bridgeway  
Sausalito, California  
94965-1750  
United States  
www.swagroup.com  
+1.415.332.5100



### Revisions

- 1
- 2
- 3
- 4
- 5

### Date

29 JANUARY 2021

### Phase

CONCEPTUAL DESIGN PACKAGE

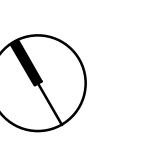
### Job Number

ALYS901

### Scale

0 10' 20'  
1" = 20'

### North



### Drawing Title

**TREE PROTECTION,  
REMOVAL AND  
RELOCATION PLAN**

### Drawing Number

# L1.2

© 2019 SWA

### PLANTING LEGEND

- EXISTING TREE TO REMAIN
- ⊗ EXISTING TREE TO REMOVE
- ⊙ EXISTING TREE TO RELOCATE

### NOTES

- ALL EXISTING TREES REFER TO ALDERSLY RETIREMENT COMMUNITY: TREE INVENTORY AND CONDITION ASSESSMENT REPORT, JANUARY 17, 2018
- TREE NUMBERS AND INFORMATION SEE L1.0
- AN EXISTING TREE TO BE PROTECTED PER DETAIL

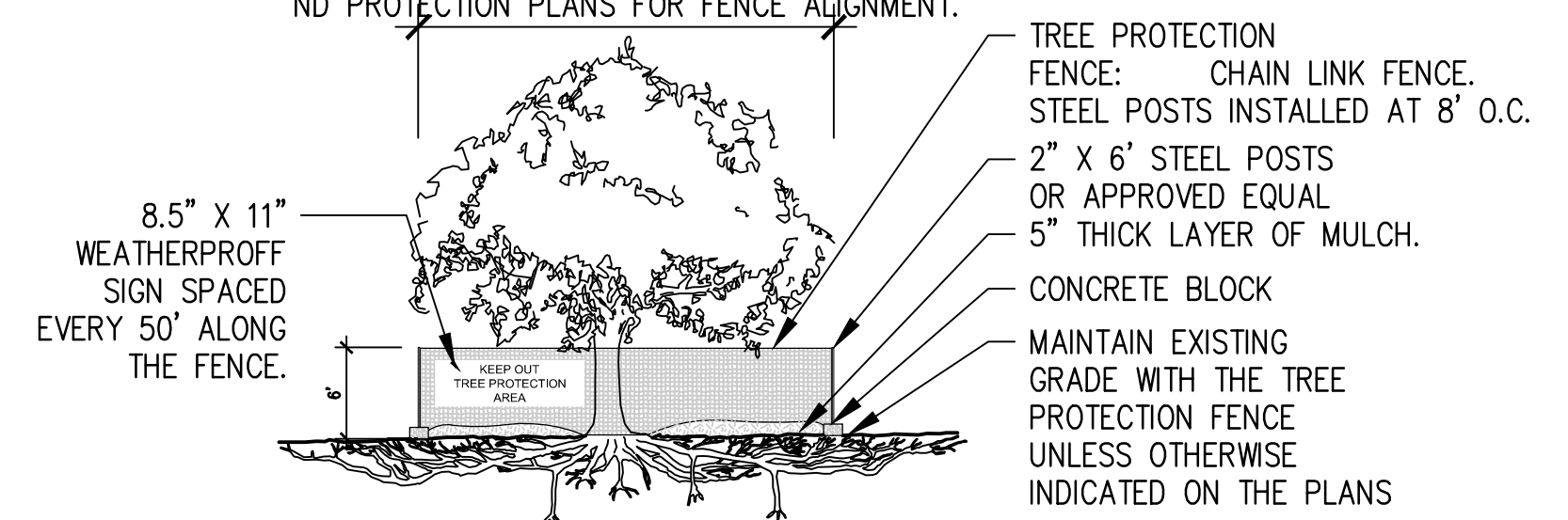
### NOTES:

1. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
2. FENCING MUST BE INSTALLED PRIOR TO THE ARRIVAL OF MATERIALS, VEHICLES, OR EQUIPMENT.
3. PROTECTIVE FENCING MUST NOT BE REMOVED, EVEN TEMPORARILY, AND MUST REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED, UNLESS APPROVED BY A CERTIFIED ARBORIST.
4. A CERTIFIED ARBORIST SHALL SUPERVISE ANY EXCAVATION ACTIVITIES WITHIN THE TREE PROTECTION ZONE OF THE EXISTING TREES.
5. NO MATERIALS, INCLUDING EXCAVATED SOILS, SHALL BE STORED, DUMPED, OR BURIED INSIDE THE DRIPLINE OF TREES TO BE PRESERVED. ALL TREE BRANCH AND ROOT PRUNING MUST BE DONE UNDER THE DIRECTION OF A CERTIFIED ARBORIST.
6. SEE SPECIFICATIONS FOR MORE INFORMATION REGARDING THESE REQUIREMENTS

### TREE PROTECTION DETAIL

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

TREE PROTECTION AREA LIMITS AT CROWN DRIP LINE UNLESS OTHERWISE DIRECTED BY APPROVED ARBORIST. SEE EXISTING TREE LOCATION, REMOVAL AND PROTECTION PLANS FOR FENCE ALIGNMENT.





# ALDERSLY RETIREMENT COMMUNITY

326 Mission Ave,  
San Rafael, CA 94901

Landscape Architect

# swa

2200 Bridgeway  
Sausalito, California  
94965-1750  
United States  
www.swagroup.com  
+1.415.332.5100

Revisions

1  
2  
3  
4  
5

Date

29 JANUARY 2021

Phase

CONCEPTUAL DESIGN PACKAGE

Job Number

ALYS901

Scale

North

Drawing Title

PRELIMINARY  
PLANT LIST

Drawing Number

# L2.0

© 2019 SWA

## PLANT LIST

LATIN NAME	COMMON NAME	EVERGREEN/DECIDUOUS	WUCOLS
<b>TREES</b>			
ACER RUBRUM 'OCOTBER GLORY'	RED MAPLE	DECIDUOUS	M
LAGERSTROEMIA INDICA 'NATCHEZ'	CRAPE MYRTLE	DECIDUOUS	L
PLATANUS RACEMOSA	CA SYCAMORE	DECIDUOUS	M
PISTACIA CHINENSIS	CHINESE PISTACHE	EVERGREEN	L
QUERCUS LOBATA	VALLEY OAK	DECIDUOUS	L
QUERCUS AGRIFOLIA	COAST LIVE OAK	EVERGREEN	L
QUERCUS SUBER	CORK OAK	EVERGREEN	L
OLEA EUROPAEA 'SWAN HILL'	OLIVE (FRUITLESS)	EVERGREEN	VL
<b>SMALL TREES AND SHRUBS</b>			
ABELIA X GRANDIFLORA 'PROSTRATA'	PROSTRATE WHITE ABELIA	EVERGREEN	M
ALOYSIA CITRIODORA	LEMON VERBENA	EVERGREEN	L
ARCTOSTAPHYLOS MANZANITA	COMMON MANZANITA	EVERGREEN	VL
BUXUS SEMPERVIRENS	BOXWOOD	EVERGREEN	M
CAMELLIA SASANQUA 'SETSUGEKKA'	SETSUGEKKA CAMELLIA	EVERGREEN	M
CHAENOMELES SPECIOSA 'DOUBLE TAKE'	DOUBLE TAKE SCARLET	DECIDUOUS	L
	STORM FLOWERING QUINCE		
	"LEMON, LIME, ORANGE, KUMQUAT"	EVERGREEN	M
CITRUS SPECIES	GRACE SMOKE BUSH	DECIDUOUS	L
COTINUS 'GRACE'	MAGICAL GREEN FOUNTAIN SMOKE BUSH	DECIDUOUS	L
COTINUS COGGYGRIA 'KOLKOTT'	CALIFORNIA LILAC	EVERGREEN	L
CEANOTHUS 'DARK STAR'	TOYON	EVERGREEN	L
HETEROMELES ARBUTIFOLIA	OAKLEAF HYDRANGEA	DECIDUOUS	M
HYDRANGEA QUERCIFOLIA 'PEE WEE'	LITTLE OLLIE OLIVE	EVERGREEN	VL
OLEA EUROPEA 'MONTRA'	SWEET OLIVE	EVERGREEN	M
OSMANTHUS FRAGRANS	KOHUHU	EVERGREEN	M
PITTOSPORUM TENUIFOLIUM	COFFEBERRY	EVERGREEN	L
RHAMNUS CALIFORNICA	ROSEMARY	EVERGREEN	L
ROSMARINUS OFFICINALIS 'COLLINGWOOD INGRAM'	LEMONADE BERRY	EVERGREEN	L
RHUS INTEGRIFOLIA	CLEAVLAND BLUE SAGE	EVERGREEN	L
SALVIA CLEVELANDII	SWEET BOX	EVERGREEN	L
SARCOCCOCA CONFUSSA	GERMANDER	EVERGREEN	L
TEUCHTRIUM CHAMAEDRYIS WALL	PRINCESS FLOWER	EVERGREEN	M
TIBOUCHINA URVILLEANA			
<b>LOW GROWING SHRUBS/GROUNDCOVERS</b>			
ARCTOSTAPHYLOS 'EMERALD CARPET'	CARPET MANZANITA	EVERGREEN	M
ARTEMESIA 'POWIS CASTLE'	WORMWOOD	EVERGREEN	L
CEANOTHUS G. H. 'DIAMOND HEIGHTS'	CEANOTHUS	EVERGREEN	L
ERIGERON KARSKAVINSKIANUS	SANTA BARBARA DAISY	EVERGREEN	L
ROSMARINUS OFFICINALIS 'PROSTRATUS'	TRAILING ROSEMARY	EVERGREEN	L
RUBUS CALYGINOIDES	CREeping BRAMBLE	EVERGREEN	M
SEDUM SPECIES	STONE CROP	EVERGREEN	L
THYMUS SERPHYLLUM 'ELPHIN'	ELPHIN THYME	EVERGREEN	L
<b>PERENNIALS</b>			
ACHILLEA 'MOONSHINE'	FERN LEAF YARROW		L
ACHEMILLA MOLLIS	LADY'S MANTLE		M
AGASTACHE HYBRIDS	HUMMINGBIRD MINT		L
ANIGOZANTHUS SPECIES	KANGAROO PAW		L
CERATOSTIGMA PLUMBAGINOIDES	DWARF PLUMBAGO		VL
ESCHOLZICA CALIFORNICA 'MARTIMA'	CA POPPY		L
EUPHORBIA CHARACIAS 'HUMPTY DUMPTY'	DWARF EUPHORBIA		L
GAURA LINDHEIMERI	WANDFLOWER		M
GERANIUM MACRORRHIZUM	CRANESBILL		M
'INGWERTSEN'S VARIETY'			
HEUCHERA SPECIES	CORAL BELLS		M
IRIS DOUGLASII	DOUGLAS IRIS		L
LANVANDULA X INTERMEDIA 'GROSSO'	LAVENDER		L
NEPETA X FASSENII 'SELECT BLUE'	CATMINT		L
PELARGONIUM TOMENTOSUM	PEPPERMINT SCENTED GERANIUM		M
PENSTEMON SPECIES	BEARD TONGUE		M
PEROVSKIA ATRIPLICIFOLIA	'BLUE STEEL OR LISSLET'RUSSIAN SAGE		L
SALVIA SONOMENSIS	CREeping SAGE		M/L
SALVIA SPATHACEA	HUMMINGBIRD SAGE		M/L
VERBENA BONARIENSIS	TALL VERBENA		VL
<b>GRASSES</b>			
CAREX DIVULSA	BERKELEY SEDGE		L
CAREX PANSA	CALIFORNIA MEADOW SEDGE		M
FESTUCA MAIERII	ATLAS FESCUE		L
LEYMUS CONDENSATUS 'CANYON PRINCE'	GIANT WILD RYE		L
MUHLENBERGIA RIGENS	DEER GRASS		L
MUHLENBERGIA CAPPILARIS	PINK MUHLY		L
PENNISETUM 'FAIRY TAILS'	FOUNTAIN GRASS		M
<b>VINES</b>			
AKEBIA QUINTATA	CHOCOLATE VINE	DECIDUOUS	M
DISTICHUS BUCCINATORIA	TRUMPET VINE	EVERGREEN	M
FICUS PUMILA	CREeping FIG	EVERGREEN	M
HARDENBERGIA VOILACEA	LILAC VINE	EVERGREEN	M
LONICERA SPECIES	HONEYSUCKLE VINE	DECIDUOUS	M/L
PARTHENOISSUS TRICUSPIDATA	BOSTON IVY	DECIDUOUS	L
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	EVERGREEN	M
VITIS CALIFORNICA 'RODGER'S RED'	CALIFORNIA GRAPE	DECIDUOUS	L

LATIN NAME	COMMON NAME
<b>BIORETENTION AREAS</b>	
<b>GRASSES</b>	
BOUTELOUA GRACILIS	BLUE GRAMA
CAREX DIVULSA	BERKELEY SEDGE
CAREX PANSA	CALIFORNIA MEADOW SEDGE
FESTUCA MAIERII	ATLAS FESCUE
JUNCUS EFFUSUS	COMMON RUSH
JUNCUS PATENS	BLUE RUSH
LEYMUS TRITICOIDES	CREeping WILD RYE
MUHLENBERGIA RIGENS	DEER GRASS
MUHLENBERGIA CAPPILARIS	PINK MUHLY
PENNISETUM 'FAIRY TAILS'	FOUTNAIN GRASS
<b>PERENNIAL AND GROUNDCOVER</b>	
ACHILLEA MILLEFOLIUM	COMMON YARROW
ARTEMISIA DOUGLASIANA	MUGWORT
EPILOBIUM CANUM	CALIFORNIA FUCHSIA
FRAGARIA CHILOENSIS	BEACH STRAWBERRY
HEUCHERA MICRANTHA	ALUM ROOT
IRIS DOUGLASIANA	DOUGLAS IRIS
<b>SHRUBS</b>	
CALYCANTHUS OCCIDENTALIS	WESTERN SPICEBUSH
CARPENTERIA CALIFORNICA	BUSH ANEMONE
CORNUS SERICERA	REDTWIG DOGWOOD
ERIGERON GLAUCUS	SEASIDE DAISY
PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK
RHAMNUS CALIFORNICA	CALIFORNIA COFFEEBERRY
RIBES SANGUINEUM	RED FLOWERING CURRANT
RIBES SPECIOSUM	FUCHSIA-FLOWERED GOOSEBERRY
ROSA CALIFORNICA	CALIFORNIA WILD ROSE
<b>FIRE RESISTANT PLANTS</b>	
<b>TREES</b>	
ACER SPP.	MAPLE
ARBUTUS UNEDO	STRAWBERRY TREE
CERATONIA	SILQUACAROB
CERCIS OCCIDENTALIS	WESTERN REDBUD
CERCOCARPUS BETULOIDES	MOUNTAIN IRONWOOD
CITRUS SPECIES	CITRUS
FAGUS SPP.	BEECH
FEIJOA SELLOWIANA	PINEAPPLE GUAVA
FRAXINUS SPP.	ASH
MACADAMIA HYBRIDS	MACADAMIA NUT
METROSIDEROS EXCELSUS	NEW ZEALAND CHRISTMAS
PISTACIA CHINENSIS	CHINESE PISTACHE
RHUS LANCEA	AFRICAN SUMAC
<b>SHRUBS</b>	
BERBERIS [MAHONIA] AQUIFOLIUM VAR. REPENS	CREeping MAHONIA
BRUGMANSIA SPP.	ANGEL'S TRUMPET
CARPENTERIA CALIFORNICA	BUSH ANEMONESHUB
COLEONEMA AKA "DIOSMA"	BREATH OF HEAVEN
CONVULVUS CNEORUM	BUSH MORNING GLORY
COREOPSIS SPP.	COREOPSIS
ESCALLONIA SPP.	ESCALLONIA
LANTANA MONTEVIDENSIS	LANTANA
LAVANDULA SPP.	LAVENDER
LAVATERA ASSURGENTIFLORA	MALVA ROSE (TREE MALLOW)
MIMULUS SPP.	MONKEY FLOWERPERENNIAL,
NOLINA SPP.	NOLINA (RELATED TO YUCCA)
PRUNUS LYONII	CATALINA CHERRY
PUNICA GRANATUM	POMEGRANATE
QUERCUS SPP.	OAKSTREE,
RHAPIOLEPIS SPP.	INDIA HAWTHORN
RHODODENDRON (AZALEA) SPP.	RHODODENDRONS AND AZALEAS
RHUS INTEGRIFOLIA	LEMONADE BERRY
SIMMONDSIA CHINENSIS	JOJOBA
SOLANUM XANTII	PURPLE NIGHTSHADE
STRELITZIA REGINAE	BIRD OF PARADISE
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE
YUCCA SPP.	YUCCA
<b>GROUNDCOVER</b>	
AJUAGA REPTANS	
ARMERIA MARITIMA	
CERASTIUM TOMENTOSUM	
COPROSMA KIRKII	
VACCINIUM CORYMBOSUM	
DELOSPERMA "ALBA"	
DROSANTHEMUM SP.	
EOUNYMUS FORTUNEI COLORATUS	
ERIGERON GLAUCUS	
FESTUCA RUBRA	
FRAGARIA CHILOENSIS	
FRAGARIA VESCA	
LAMPRANTHUS SPP.	
IBERIS SEMPERVIRENS	
LIRIOPE GIGANTEA	
PELARGONIUM PELTATUM	
PHYLA NODIFLORA	
POTENTILLA NEUMANNIANA	
SANTOLINA CHAMAECYPARISSUS	
SANTOLINA VIRENS	
SEDUM SP.	
SENECIO SERPENS, MANDRALISCE, VITALIS	
THYMUS PRAECOX ARCTICUS	
VERBENA PERUVIANA	
<b>VINES</b>	
LONICERA HISPIDULA	PINK HONEYSUCKLE
ROSA BANKSIAE	LADY BANKS' ROSE
SOLANUM JASMINOIDES	POTATO VINE
SYMPHORICARPOS MOLLIS	CREeping SNOWBERRY
TECOMARIA CAPENSIS	CAPE HONEYSUCKLE

LATIN NAME	COMMON NAME
<b>FIRE RESISTANT PLANTS</b>	
<b>PERENNIAL</b>	
ACHILLEA MILLEFOLIUM	YARROW
ACHILLEA TOMENTOSA	WOOLLY YARROW
AEONIUM SPP.	AEONIUM
AGAPANTHUS SPP.	LILY-OF-THE-NILE
AGAVE SPP.	AGAVE
ALOE SPP.	ALOE
AQUILEGIA FORMOSA	WESTERN COLUMBINEL
ASARUM CAUDATUM	WILD GINGER
BERGENIA SPP.	BERGENIA
DUSTA MILLER	DUSTY MILLER
YERBA BUENA	YERBA BUENA
COTYLEDON SPP.	COTYLEDON
CRASSULA SPP.	CRASSULA
WESTERN BLEEDING HEART	WESTERN BLEEDING HEART
AFRICAN IRIS	AFRICAN IRIS
FORTNIGHT LILY	FORTNIGHT LILY
DUDLEYA OR CLIFF LETTUCE	DUDLEYA OR CLIFF LETTUCE
HEN AND CHICKS	HEN AND CHICKS
WILD BUCKWHEAT	WILD BUCKWHEAT
GOLDEN YARRO	GOLDEN YARRO
LIZARDTAIL	LIZARDTAIL
FOOTHILL WALLFLOWER	FOOTHILL WALLFLOWER
WALLFLOWER	WALLFLOWER
CALIFORNIA POPPY	CALIFORNIA POPPY
COASTAL WILD GUM	COASTAL WILD GUM
DAYLILY	DAYLILY
RED YUCCA	RED YUCCA
ALUM ROOT	ALUM ROOT
CORAL BELLS	CORAL BELLS
DOUGLAS IRIS	DOUGLAS IRIS
GROUND IRIS	GROUND IRIS
IRIS SPP.	IRIS
RED HOT POKER (TORCH LILY)	RED HOT POKER (TORCH LILY)
LUPINUS SPP.	LUPINE
COYOTE MINT	COYOTE MINT
MEXICAN EVENING PRIMROSE	MEXICAN EVENING PRIMROSE
BEARD TONGUE	BEARD TONGUE
SWORD FERN	SWORD FERN
ELEPHANT'S FOOT	ELEPHANT'S FOOT
BUTTERCUP	BUTTERCUP
MATILIA POPPY	MATILIA POPPY
CHECKERBLOOM	CHECKERBLOOM
BLUE-EYED GRASS	BLUE-EYED GRASS
YELLOW-EYED GRASS	YELLOW-EYED GRASS
BLUE-EYED GRASSES	BLUE-EYED GRASSES
LAMB'S EARS	LAMB'S EARS
WILD ASTER	WILD ASTER
STAR LILY	STAR LILY
GRASS NUT	GRASS NUT
SOCIETY GARLIC	SOCIETY GARLIC
CALIFORNIA FUCHSIA	CALIFORNIA FUCHSIA
<b>GROUNDCOVER</b>	
AJUAGA REPTANS	
ARMERIA MARITIMA	
CERASTIUM TOMENTOSUM	
COPROSMA KIRKII	
VACCINIUM CORYMBOSUM	
DELOSPERMA "ALBA"	
DROSANTHEMUM SP.	
EOUNYMUS FORTUNEI COLORATUS	
ERIGERON GLAUCUS	
FESTUCA RUBRA	
FRAGARIA CHILOENSIS	
FRAGARIA VESCA	
LAMPRANTHUS SPP.	
IBERIS SEMPERVIRENS	
LIRIOPE GIGANTEA	
PELARGONIUM PELTATUM	
PHYLA NODIFLORA	
POTENTILLA NEUMANNIANA	
SANTOLINA CHAMAECYPARISSUS	
SANTOLINA VIRENS	
SEDUM SP.	
SENECIO SERPENS, MANDRALISCE, VITALIS	
THYMUS PRAECOX ARCTICUS	
VERBENA PERUVIANA	
<b>VINES</b>	
LONICERA HISPIDULA	PINK HONEYSUCKLE
ROSA BANKSIAE	LADY BANKS' ROSE
SOLANUM JASMINOIDES	POTATO VINE
SYMPHORICARPOS MOLLIS	CREeping SNOWBERRY
TECOMARIA CAPENSIS	CAPE HONEYSUCKLE

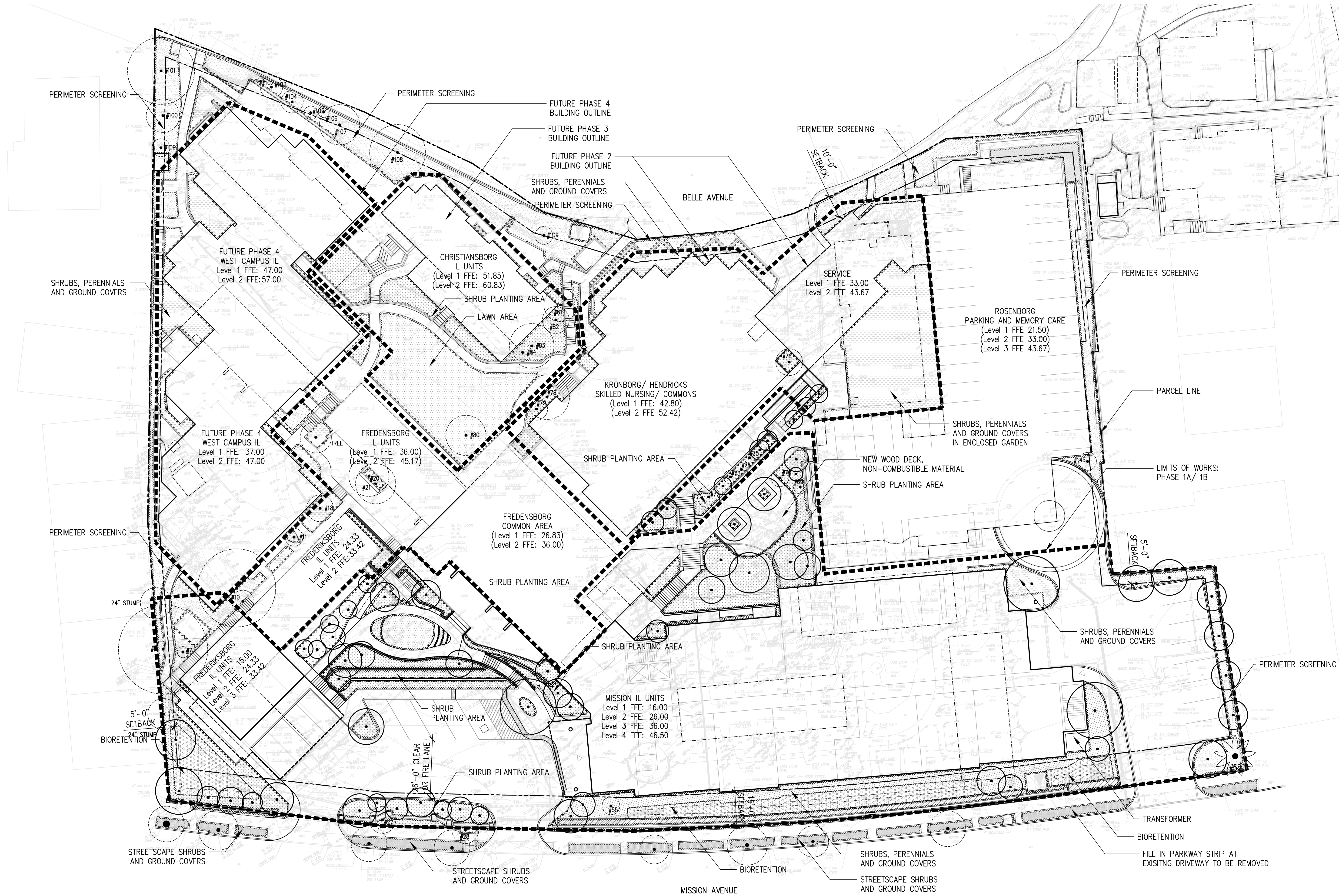
# ALDERSLY RETIREMENT COMMUNITY

326 Mission Ave.  
San Rafael, CA 94901

Landscape Architect

## swa

2200 Bridgeway  
Sausalito, California  
94965-1750  
United States  
www.swagroup.com  
+1.415.332.5100 o



### Revisions

- 1
- 2
- 3
- 4
- 5

### Date

29 JANUARY 2021

### Phase

CONCEPTUAL DESIGN PACKAGE

### Job Number

ALYS901

### Scale

0 10' 20'  
1" = 20'

### North



### Drawing Title

PRELIMINARY  
LANDSCAPE PLAN

### Drawing Number

# L2.1

© 2019 SWA

### PLANTING LEGEND

- |  |                                      |  |                                     |  |                         |
|--|--------------------------------------|--|-------------------------------------|--|-------------------------|
|  | LAWN AREA                            |  | STREETSCAPE SHRUBS AND GROUND COVER |  | EXISTING TREE TO REMAIN |
|  | SHRUB PLANTING AREA                  |  | HEDGES                              |  | PROPOSED TREE           |
|  | SHRUBS, PERENNIALS AND GROUND COVERS |  | BIORETENTION                        |  |                         |
|  | PERIMETER SCREENING                  |  |                                     |  |                         |

# ALDERSLY RETIREMENT COMMUNITY

326 Mission Ave,  
San Rafael, CA 94901

Landscape Architect

# swa

2200 Bridgeway  
Sausalito, California  
94965-1750  
United States  
www.swagroup.com  
+1.415.332.5100

## VEGETATION MANAGEMENT PLAN

THE ALDERSLY COMMUNITY PRIDES ITSELF ON ITS LANDSCAPE SPACES AND GARDENS, AND THIS WILL BE A KEY TENET OF THE REDEVELOPMENT PLAN. SOME OF THE EXISTING VEGETATION, SUCH AS ROSES AND A LARGE DATE PALM WILL BE PRESERVED AND REPLANTED IN THE NEW LANDSCAPE PLAN, SUPPLEMENTED WITH NEW TREES, SHRUBS, GROUNDCOVERS AND GRASSES. THE NEW MATERIAL WILL BE SELECTED FOR SUITABILITY AND COMPLIANCE WITH WELO, WHILE AVOIDING VEGETATION THAT IS INVASIVE AND PYROPHYTIC. THERE AREAS OF NEW LANDSCAPE WILL BE CONCENTRATED AROUND THE FOUR NEW BUILDINGS, WITH THE PERIMETER LANDSCAPING BEING RETAINED TO SCREEN ALONG PROPERTY LINES. DUE TO PROXIMITY TO THE MISSION AVENUE BUILDING, TWO LARGE EXISTING DEODAR CEDARS WILL BE REMOVED AND REPLACED WITH NEW, NON-PYROPHYTIC PLANT MATERIAL. THE REMOVAL OF JUNIPER THAT HAS BEEN WIDELY PLANTED WILL ALSO OCCUR, AND WOULD BE REPLANTED WITH MATERIAL ON THE PLANT LIST THAT IS NON-PYROPHYTIC AND COMPLIANT WITH FIRE SAFE STANDARDS. THE FIRE PRONE PLANTS REFERENCED IN THE VEGETATION STANDARD 100 WILL NOT BE USED FOR ANY NEW PLANTINGS. WE ENVISION USING MANY OF THE FIRE RESISTANT PLANTS THAT ARE ALSO MENTIONED IN THIS STANDARD.

## MAINTENANCE AGREEMENT

THE EXISTING LANDSCAPE OF ALDERSLY IS WELL MAINTAINED AND IRRIGATED WITH FULL TIME GROUNDS STAFF WORKING ON SITE. CARE IS TAKEN TO MAINTAIN THE SITE IN A WAY TO AVOID A FIRE LADDER ADJACENT TO BUILDINGS WITH LOW, DEAD BRANCHES BEING REMOVED AND TREES BEING LIMBED UP FROM THE GROUND, WITH THESE MATERIALS BEING REMOVED TO AVOID THE ACCUMULATION OF FUEL. IT IS ANTICIPATED THAT WORK WILL CONTINUE ANNUALLY, AS IT HAS BEEN, TO MAINTAIN ANNUALLY THE REQUIRED DEFENSIBLE SPACE AND VEGETATION. PART OF THIS WILL BE TO CONTINUE TO ENSURE THAT THE IRRIGATION SYSTEM IS OPERATIONAL AND FUNCTIONING, AND WHEN REQUIRED, REPAIRS ARE MADE TO ENSURE THE RESPONSIBLE USE OF WATER.

## HAZARD ASSESSMENT MATRIX

HARZARD ASSESSMENT MATRIX									
HARZARD POINTS	1	2	3	4	5	6	7	8	POINTS
ASPECT	NE, E	NW, N	SE, W	S	SW				2
SLOPE		0-10		11-20		21-30			4
FUEL 0-30	SPECIMENT GARDEN	HARDWOOD GRASS		MOSTLY GRASS	MOSTLY BUSH	PYROPHORIC HARDWOODS CHAPARRAL	CONIFER	CONIFER W/ BRUSH UNDER STORY	1
FUEL 31-100	GRASS, MOSTLY GRASS	MOSTLY BUSH		PYROPHORIC HARDWOODS CHAPARRAL	CONIFER W/ BRUSH UNDER STORY				3

**TOTAL HARZARD POINTS: 10**

1 2 3 4 5 6 7	8 9 <b>10</b> 11 12 13 14	15 16 17 18 19 20 21 22 23 24 25 >
30 X 30 X 30 ft.	30 X 30 X 50 ft.	30 X 30 X 30 ft.

## IRRIGATION GRAPHIC PLAN

AS MENTIONED ABOVE, ALL OF THE EXISTING PLANTING AREAS ON THE SITE ARE CURRENTLY MAINTAINED AND IRRIGATED, AND THAT SYSTEM WILL BE MAINTAINED TO THE EXTENT POSSIBLE. IRRIGATION PLANS AND WATER USE CALCULATIONS WILL BE PROVIDED WHEN SUBMITTING FOR BUILDING PERMIT PLANS, AND WILL COMPLY WITH THE WELO AS WELL AS MMWD REQUIREMENTS. DRIP IRRIGATION WILL BE USED EXTENSIVELY ALONG WITH A SMART IRRIGATION CONTROLLER THAT WILL ADJUST WATERING REQUIREMENTS BASED ON CLIMATE DATA.

## PLANT SPACING AND CROWN SEPARATION

- REGARDLESS OF PLANT SELECTION, SHRUBS SHOULD BE SPACED SO THAT NO CONTINUITY EXISTS BETWEEN THE GROUND FUELS AND TREE CROWNS, SUCH THAT A GROUND FIRE WILL NOT EXTEND INTO THE TREE CANOPY.
- TREES SHOULD BE PLANTED SUCH THAT WHEN MATURE, THEIR CROWNS WILL BE SEPARATED BY AT LEAST 10 FEET. ADD AN ADDITIONAL FIVE FEET FOR EVERY TEN (10%) PERCENT INCREASES IN SLOPE. EXISTING TREES MAY BE REQUIRED TO BE THINNED AND/OR REMOVED DEPENDING ON THEIR CONFIGURATION AND DISTANCE FROM THE STRUCTURE(S).
- SEPARATE INDIVIDUAL SHRUB CROWNS BY AT LEAST TWO TIMES THE HEIGHT OR CLUMP SHRUBS INTO ISLANDS OF NO GREATER THAN 18-FT. DIAMETER. SEPARATE THE ISLANDS BY A DISTANCE OF NO LESS THAN TWO TIMES THE CANOPY HEIGHT.

## ADJACENT TO ROADWAYS AND DRIVEWAYS

- TRIM AND MAINTAIN VEGETATION WITHIN 10 FEET OF ROADWAYS AS FOR DEFENSIBLE SPACE.
- TRIM TREES SO THEY DO NOT HANG LOWER THAN 15-FT. ABOVE THE ROADWAY.

## Revisions

- 
- 
- 
- 
- 

## Date

29 JANUARY 2021

## Phase

CONCEPTUAL DESIGN PACKAGE

## Job Number

ALYS901

## Scale

North

## Drawing Title

VEGETATION  
MANAGEMENT NOTES

## Drawing Number

# L3.0

© 2019 SWA

# ALDERSLY RETIREMENT COMMUNITY

326 Mission Ave,  
San Rafael, CA 94901

Landscape Architect

## swa

2200 Bridgeway  
Sausalito, California  
94965-1750  
United States  
www.swagroup.com  
+1.415.332.5100

### Revisions

- 1
- 2
- 3
- 4
- 5

Date  
29 JANUARY 2021  
Phase  
CONCEPTUAL DESIGN PACKAGE  
Job Number  
ALYS901

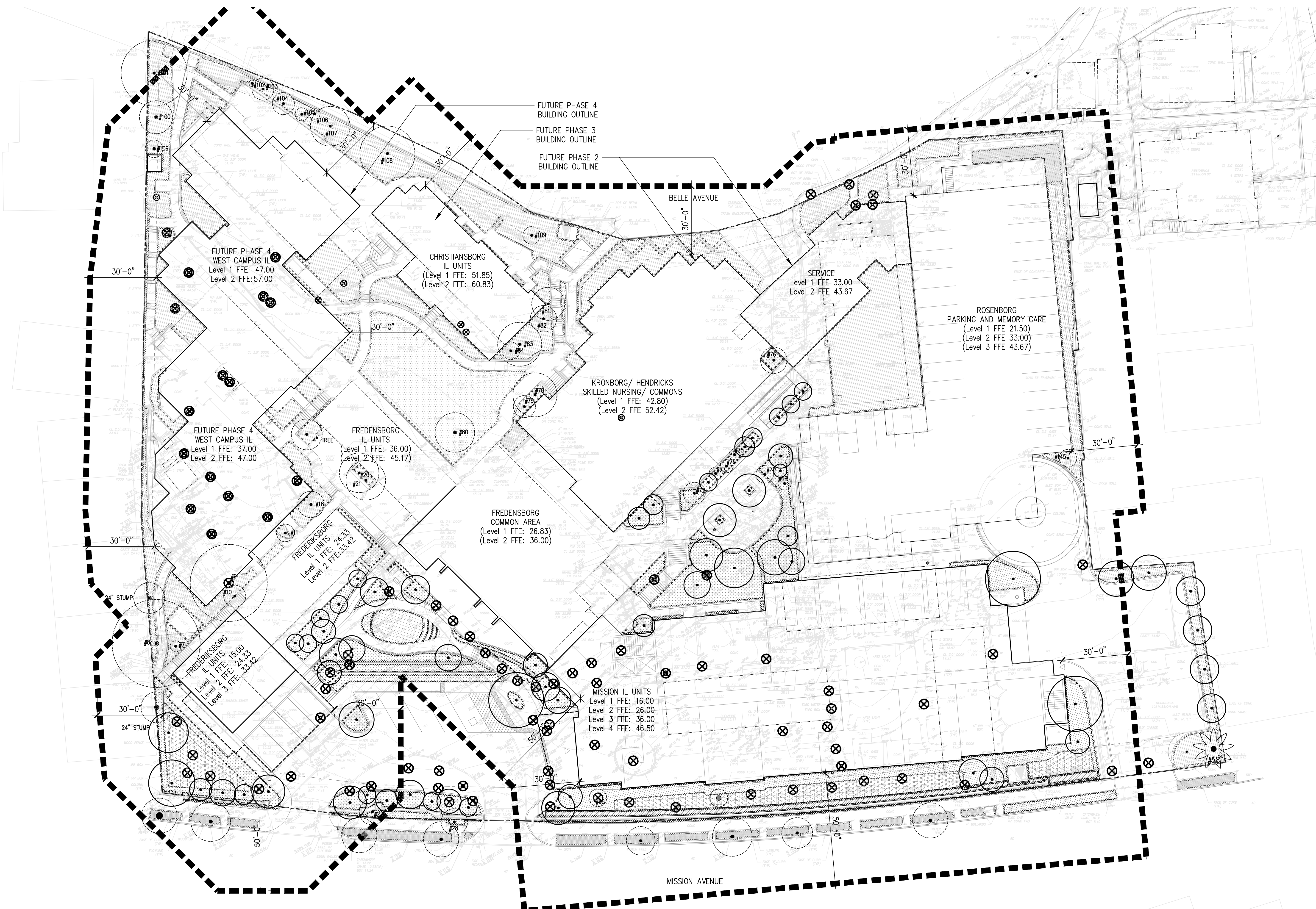
Scale  
0 10' 20'  
1" = 20'  
North

Drawing Title  
VEGETATION  
MANAGEMENT PLAN

Drawing Number

# L3.1

© 2019 SWA



### VEGETATION MANAGEMENT LEGEND

- |  |   |  |                         |
|--|---|--|-------------------------|
|  | EXISTING IRRIGATED LAWN AREA              |  | BIORETENTION AREA       |
|  | MAINTAIN EXISTING IRRIGATED PLANTING AREA |  | EXISTING TREE TO REMAIN |
|  | PROPOSED IRRIGATED LAWN AREA              |  | PROPOSED TREE           |
|  | PROPOSED IRRIGATED PLANTING AREA          |  |                         |



# ALDERSLY RETIREMENT COMMUNITY

326 Mission Ave,  
San Rafael, CA 94901

Landscape Architect

## swa

2200 Bridgeway  
Sausalito, California  
94965-1750  
United States  
www.swagroup.com  
+1.415.332.5100

### Revisions

- 1
- 2
- 3
- 4
- 5

### Date

29 JANUARY 2021

### Phase

CONCEPTUAL DESIGN PACKAGE

### Job Number

ALYS901

### Scale

0 10' 20'

1" = 20'

### North



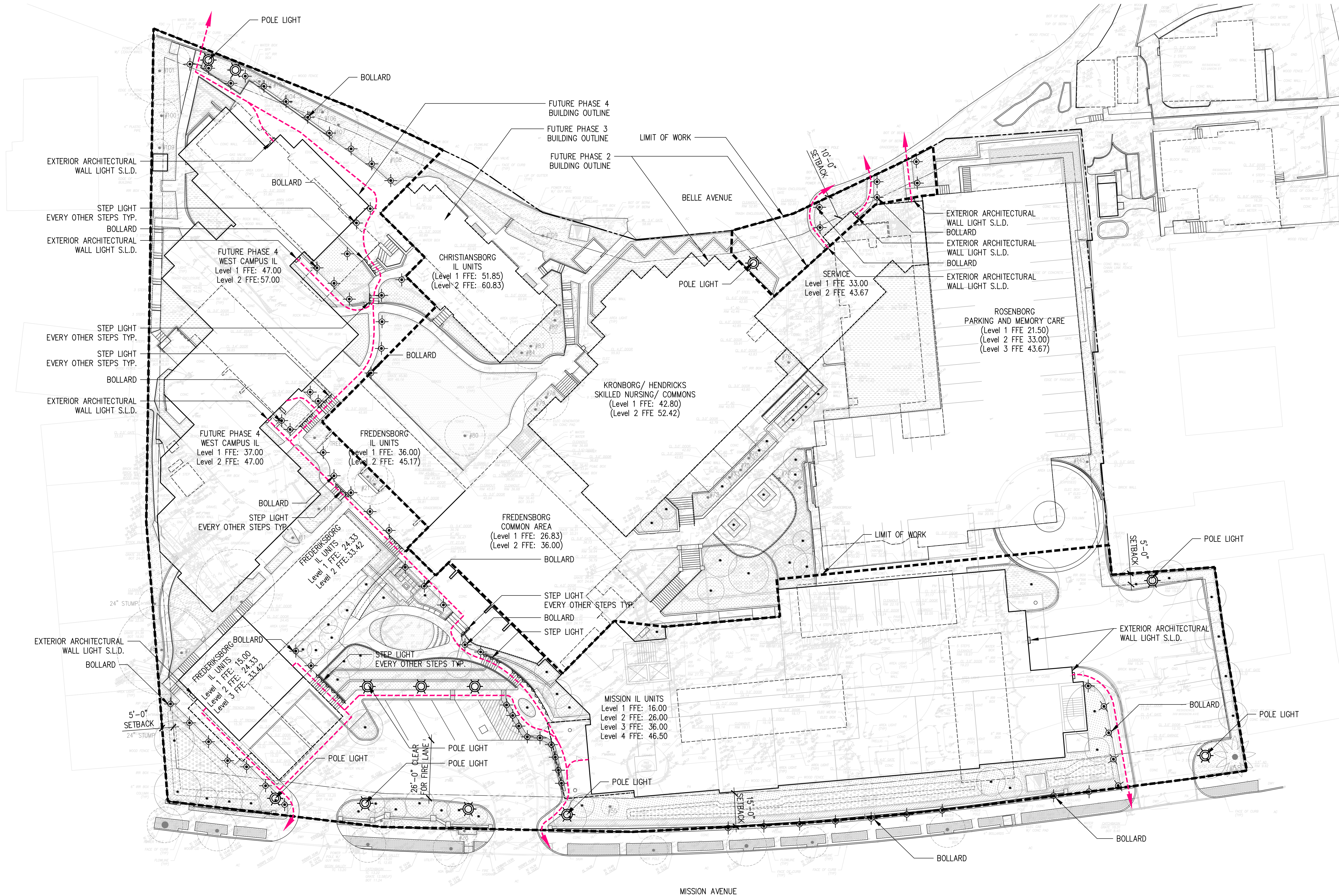
### Drawing Title

LIGHTING PLAN

Drawing Number

# L4.1

© 2019 SWA



### LIGHTING LEGEND

- BOLLARD AT 12' SPACING
- POLE LIGHT
- STEP LIGHT EVERY OTHER STEPS TYP.
- EXTERIOR ARCHITECTURAL WALL LIGHT S.L.D.
- EGRESS ROUTE; SEE ARCHITECTURAL DRAWING : ALL EGRESS ROUTE LIGHTING TO BE ON BACKUP POWER

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Tag	BUG Rating	Total Watts
□	37	LuxR V1	SINGLE	46.4	0.850	Step Light	A	B0-U1-G0	82.14
○	79	US Light Measurement FLINDT B	SINGLE	578	0.850	Bollard	B	B0-U2-G0	1185
⊖	12	US Light Measurement ALB_MIN	SINGLE	2764	0.850	Pole Light	C	B1-U2-G1	468
⌈	11	ARCI LED P3 30K	SINGLE	N.A.	0.850	ARCI LED P3 30K		B1-U0-G1	269.7717

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
EP - NE A	Illuminance	Fc	10.10	16.0	4.6	2.20	3.48
EP - NE B	Illuminance	Fc	11.57	14.1	8.6	1.35	1.64
EP - NE C	Illuminance	Fc	9.90	14.8	4.8	2.06	3.08
EP - SE J	Illuminance	Fc	4.94	11.2	2.5	1.98	4.48
EP - SW A	Illuminance	Fc	3.58	11.0	0.8	4.48	13.75
EP - SW B	Illuminance	Fc	3.61	8.3	1.0	3.61	8.30
EP - SW C	Illuminance	Fc	5.86	16.1	0.1	58.60	161.00
EP - SW D	Illuminance	Fc	3.17	7.7	0.7	4.53	11.00
EP - SW E	Illuminance	Fc	4.69	16.3	0.4	11.73	40.75
EP - SW F	Illuminance	Fc	3.15	12.1	0.2	15.75	60.50
EP - SW G	Illuminance	Fc	6.30	12.4	2.4	2.63	5.17
EP - SW H	Illuminance	Fc	4.97	15.6	0.0	N.A.	N.A.
EP - SW I	Illuminance	Fc	7.18	9.3	5.3	1.35	1.75
GROUND 1	Illuminance	Fc	0.36	10.2	0.0	N.A.	N.A.
GROUND 2	Illuminance	Fc	0.93	20.0	0.0	N.A.	N.A.
NW Parking	Illuminance	Fc	1.18	5.0	0.3	3.93	16.67
Property Line	Illuminance	Fc	0.56	15.3	0.0	N.A.	N.A.
SE Parking	Illuminance	Fc	0.68	2.8	0.1	6.80	28.00
test	Illuminance	Fc	0.07	21.5	0.0	N.A.	N.A.



Issue	Date	Description
	10/16/20	PHOTOMETRIC ENTITLEMENTS

FACILITY NAME:  
**ALDERSLEY**  
 326 MISSION AVE  
 SAN RAFAEL, CA 94901  
 (415) 877-6161

SHEET TITLE:  
**ELECTRICAL SITE PHOTOMETRICS**

SCALE: AS NOTED DATE: SHEET NUMBER:

# ALDERSLY RETIREMENT COMMUNITY

326 Mission Ave,  
San Rafael, CA 94901

Landscape Architect

## swa

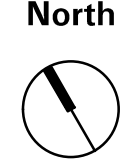
2200 Bridgeway  
Sausalito, California  
94965-1750  
United States  
www.swagroup.com  
+1.415.332.5100

### Revisions

- 1
- 2
- 3
- 4
- 5

Date  
29 JANUARY 2021  
Phase  
CONCEPTUAL DESIGN PACKAGE  
Job Number  
ALYS901

Scale  
0 10' 20'  
1" = 20'

North  


Drawing Title  
EXISTING AERIAL

Drawing Number

# L5.1

© 2019 SWA





# ALDERSLY RETIREMENT COMMUNITY

326 Mission Ave,  
San Rafael, CA 94901

Landscape Architect

## swa

2200 Bridgeway  
Sausalito, California  
94965-1750  
United States  
www.swagroup.com  
+1.415.332.5100

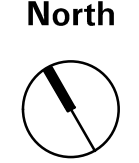
### Revisions

- 1
- 2
- 3
- 4
- 5

Date  
29 JANUARY 2021  
Phase  
CONCEPTUAL DESIGN PACKAGE  
Job Number  
ALYS901

Scale  
0 10' 20'  
1" = 20'

North



Drawing Title  
PHASE 1 PRELIMINARY  
LANDSCAPE PLAN

Drawing Number

# L5.2

© 2019 SWA



# ALDERSLY RETIREMENT COMMUNITY

326 Mission Ave,  
San Rafael, CA 94901

Landscape Architect

## swa

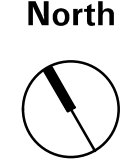
2200 Bridgeway  
Sausalito, California  
94965-1750  
United States  
www.swagroup.com  
+1.415.332.5100 o

### Revisions

- 1
- 2
- 3
- 4
- 5

Date  
29 JANUARY 2021  
Phase  
CONCEPTUAL DESIGN PACKAGE  
Job Number  
ALYS901

Scale  
0 10' 20'  
1" = 20'

North  


Drawing Title  
ILLUSTRATIVE  
MASTER PLAN

Drawing Number

# L5.3

© 2019 SWA



# ALDERSLY RETIREMENT COMMUNITY

326 Mission Ave,  
San Rafael, CA 94901

Landscape Architect

## swa

2200 Bridgeway  
Sausalito, California  
94965-1750  
United States  
www.swagroup.com  
+1.415.332.5100

### Revisions

- 1
- 2
- 3
- 4
- 5

### Date

29 JANUARY 2021

### Phase

CONCEPTUAL DESIGN PACKAGE

### Job Number

ALYS901

### Scale

North

AS INDICATED

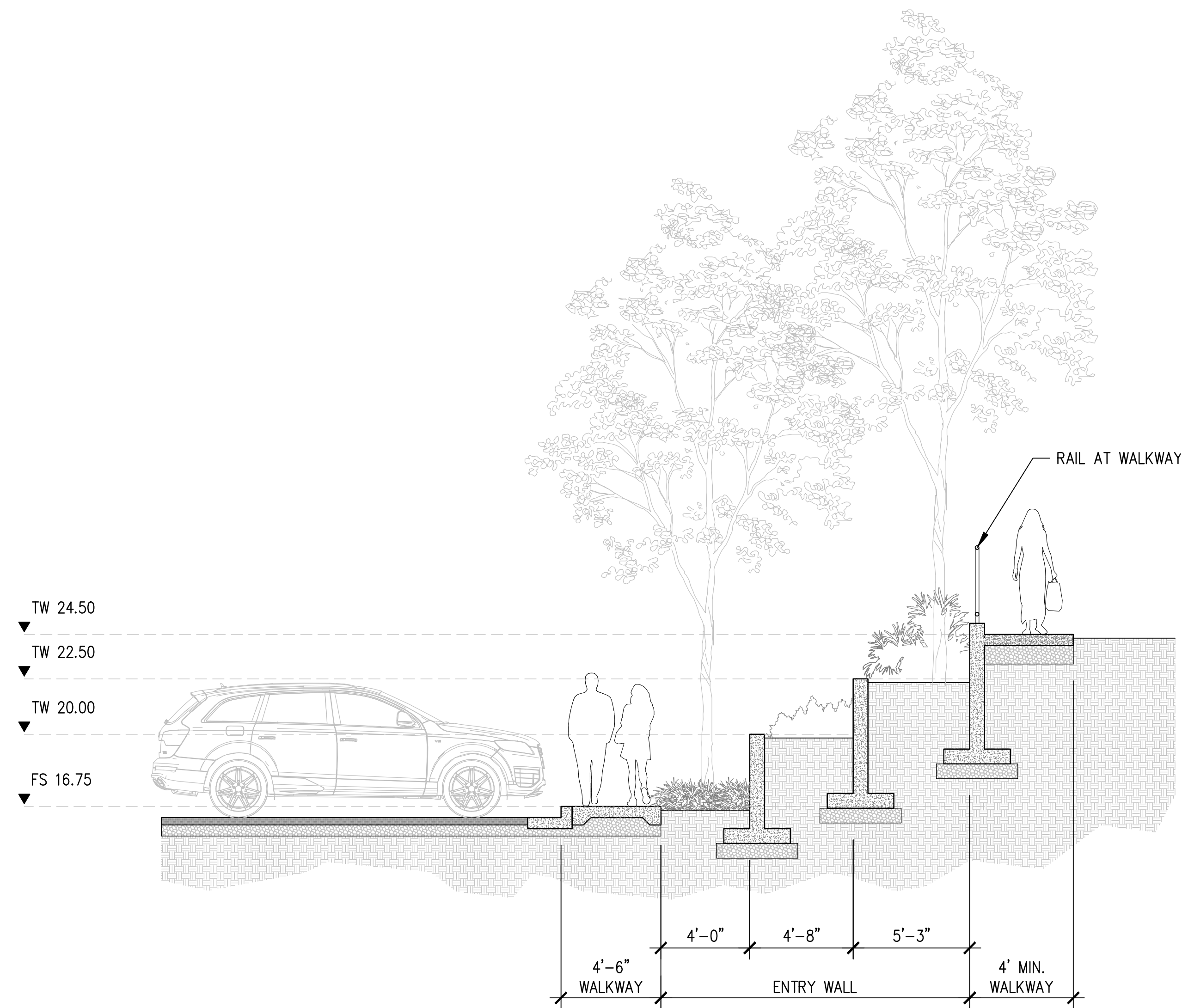
### Drawing Title

CONCEPTUAL SECTIONS

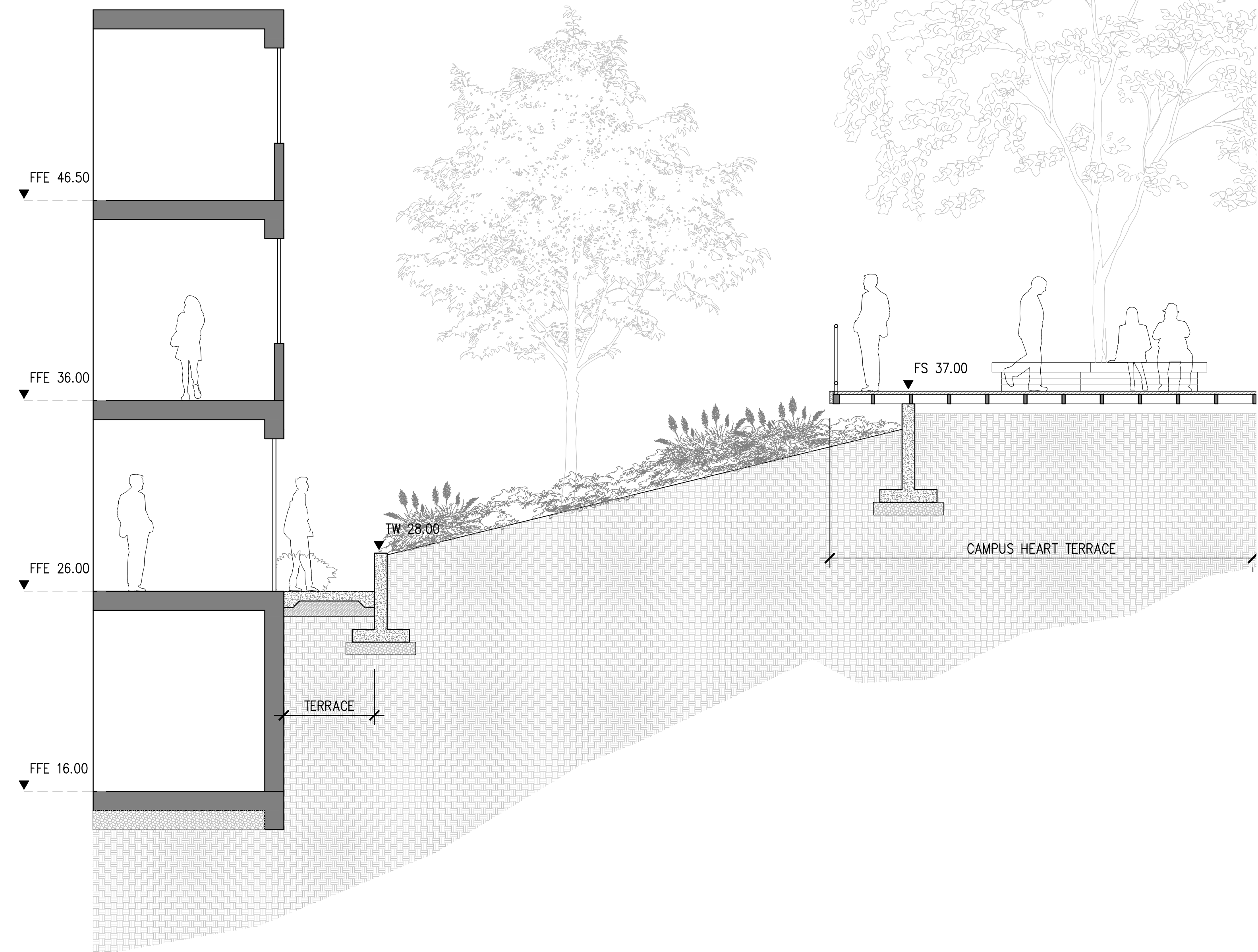
### Drawing Number

# L6.0

© 2019 SWA

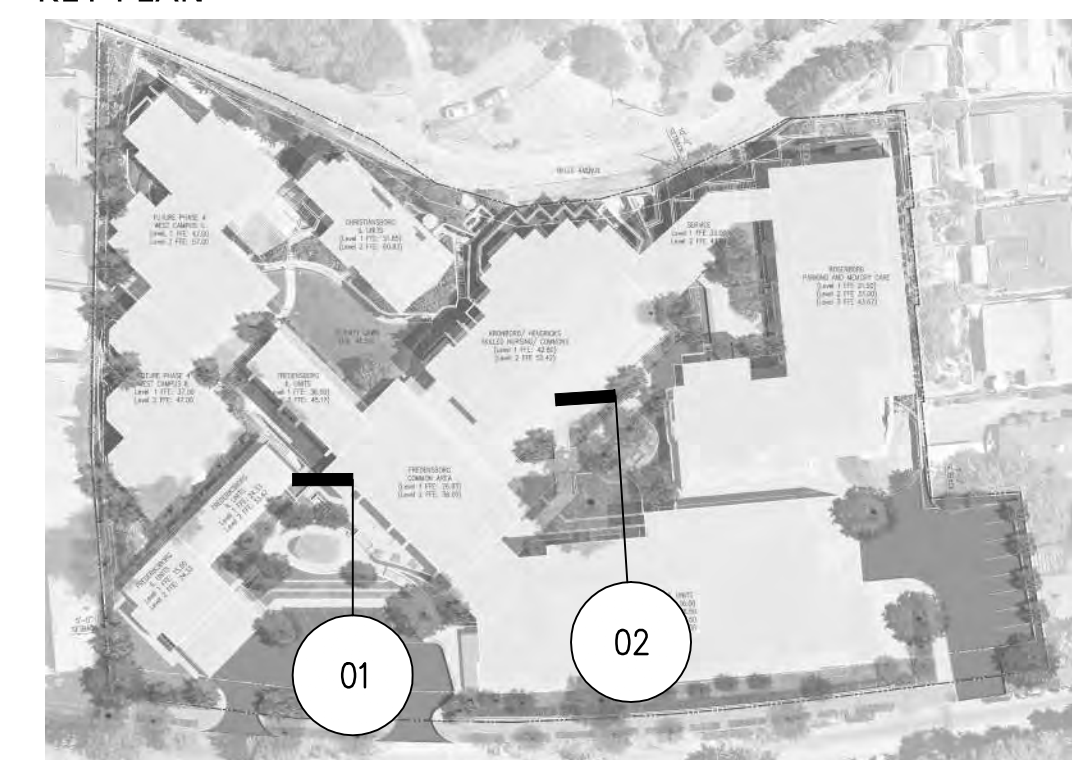


01 ENTRY WALL SECTION  
SCALE: 1/4" = 1'-0"



02 CAMPUS HEART WALL SECTION  
SCALE: 1/4" = 1'-0"

### KEY PLAN



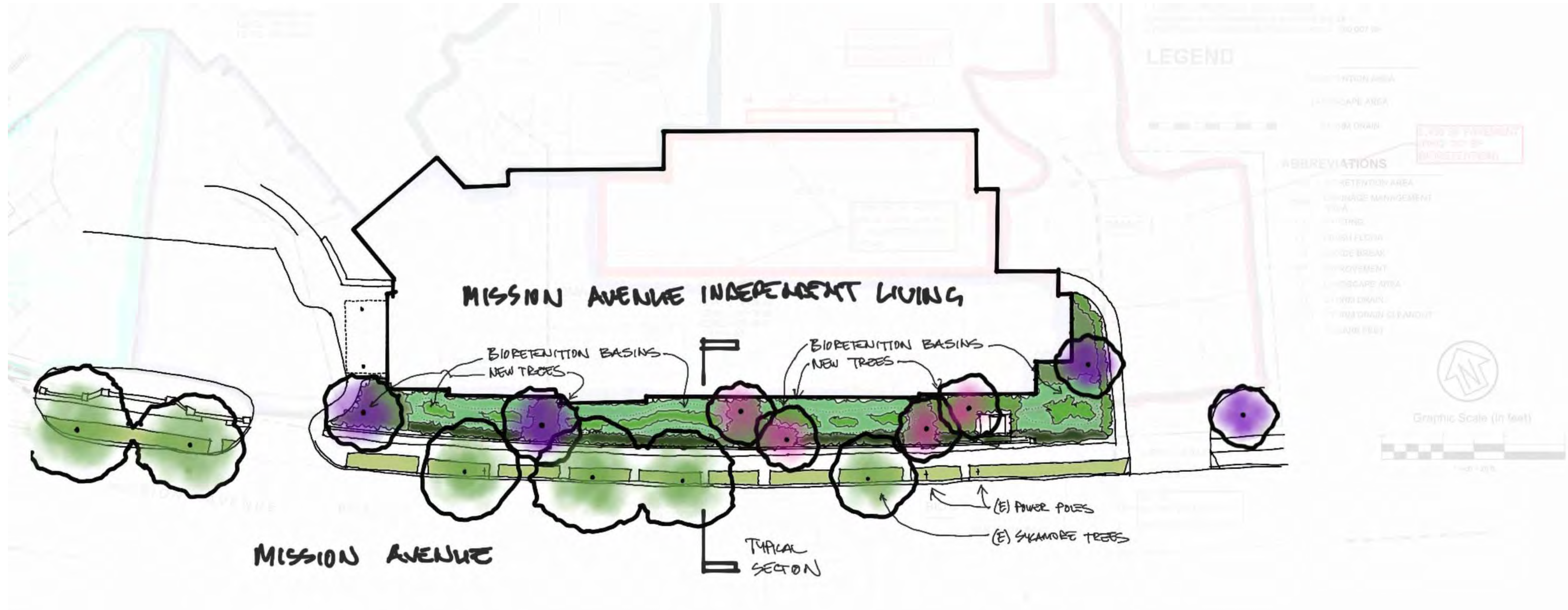
# ALDERSLY RETIREMENT COMMUNITY

326 Mission Ave,  
San Rafael, CA 94901

Landscape Architect

## swa

2200 Bridgeway  
Sausalito, California  
94965-1750  
United States  
www.swagroup.com  
+1.415.332.5100



### 01 MAIL STREETSCAPE AND BIORETENTION

SCALE: 1" = 10'-0"

Revisions

1	11/10/21 DRB REVIEW RESUBMITTAL
2	
3	
4	
5	

TREE OPTIONS AT MAIL BUILDING - SEE PLANT LIST FOR MORE INFO



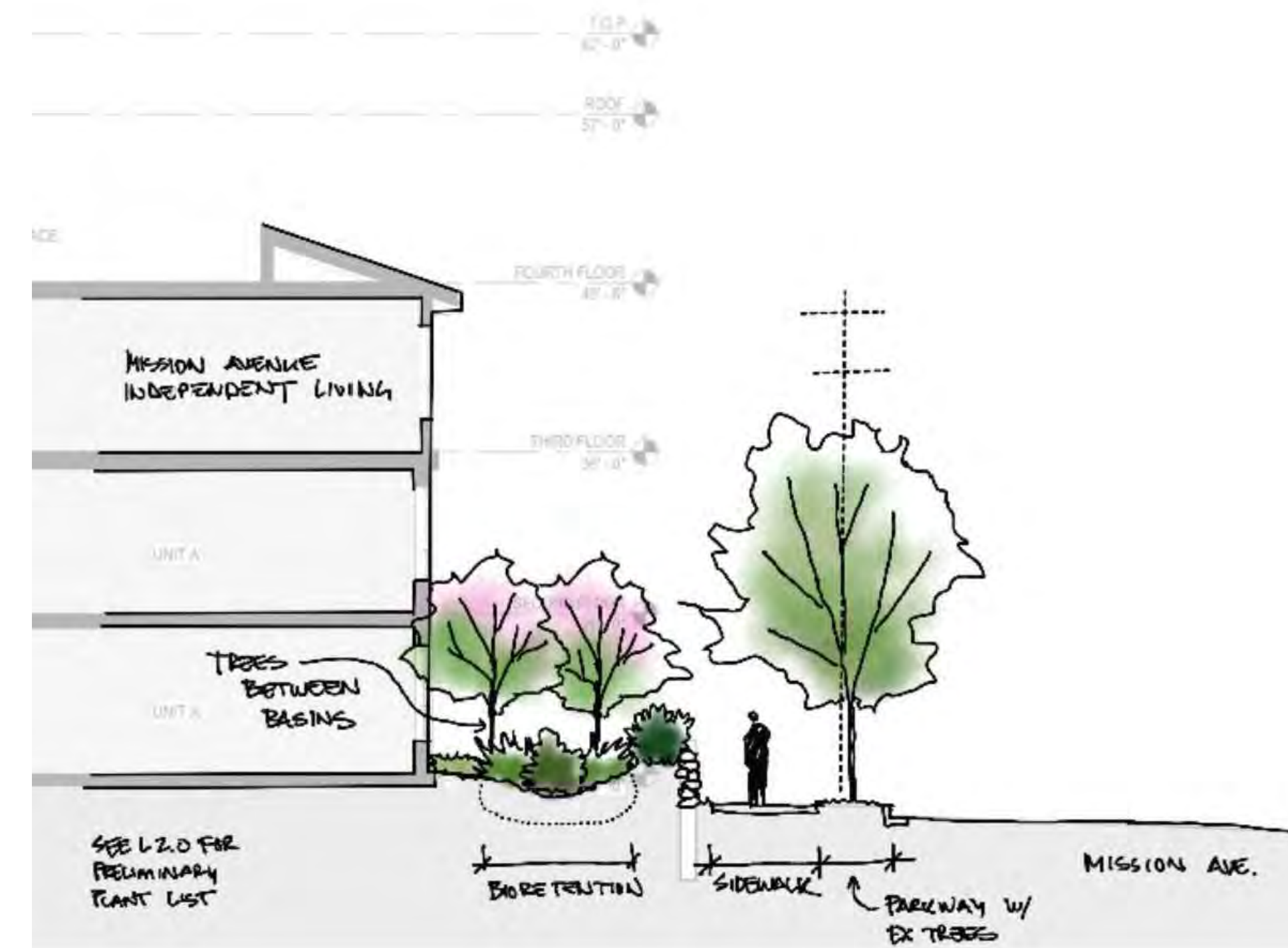
ARBUTUS UNEDO - STRAWBERRY TREE



LAGERSTROEMIA INDICA 'NATCHEZ' - CRAPE MYRTLE



PISTACIA CHINENSIS - CHINESE PISTACHE



### 02 SECTION AT MAIL BUILDING

SCALE: 1" = 8'-0"

Date  
29 JANUARY 2021  
Phase  
CONCEPTUAL DESIGN PACKAGE  
Job Number  
ALYS901

Scale North

AS INDICATED

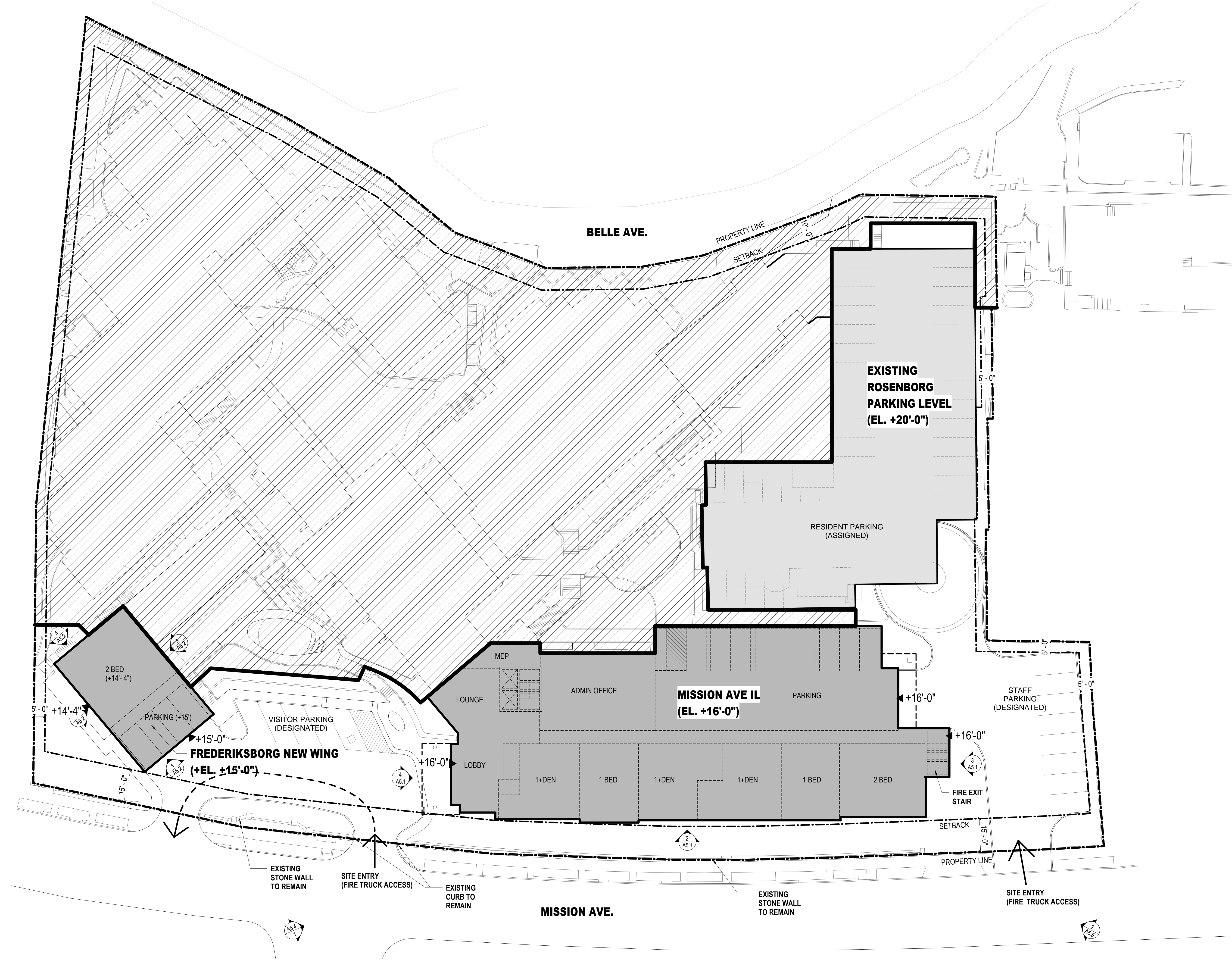
Drawing Title  
CONCEPTUAL SKETCHES

Drawing Number

# L6.1-R

© 2019 SWA

NO.	DATE	ISSUE
01	10/23/2020	PLANNING REVIEW SUBMITTAL
02	01/15/2021	PLANNING REVIEW COMPLETENESS



SEAL



**PERKINS EASTMAN**  
 100 Montgomery St., Suite 2300  
 San Francisco, CA 94104  
 T. +1 415 926 7900

Owner:  
**ALDERSLY RETIREMENT COMMUNITY**  
 326 MISSION AVE, SAN RAFAEL, CA 94901

Development Consultant:  
**GREENBRIER DEVELOPMENT**  
 3232 MCKINNEY AVE #1160, DALLAS, TX 75204

Landscape:  
**SWA GROUP**  
 2200 BRIDGEWAY, SAUSALITO, CA 94965

Civil / Site:  
**CSWISTUBER-STROEH ENGINEERING GROUP**  
 45 LEVERONI CT, NOVATO, CA 94949

MEP:  
**GLUMAC**  
 150 CALIFORNIA ST, 3RD FL, SAN FRANCISCO, CA 94111

PROJECT TITLE:  
**ALDERSLY RETIREMENT COMMUNITY**

326 MISSION AVE,  
 SAN RAFAEL, CA  
 94901

PROJECT No: 70762

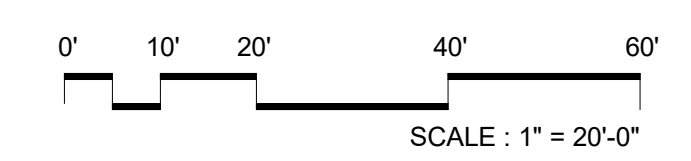
DRAWING TITLE:  
**SITE PLAN @ EL. +16'-0"**

SCALE: 1" = 20'-0"

**A3.1**

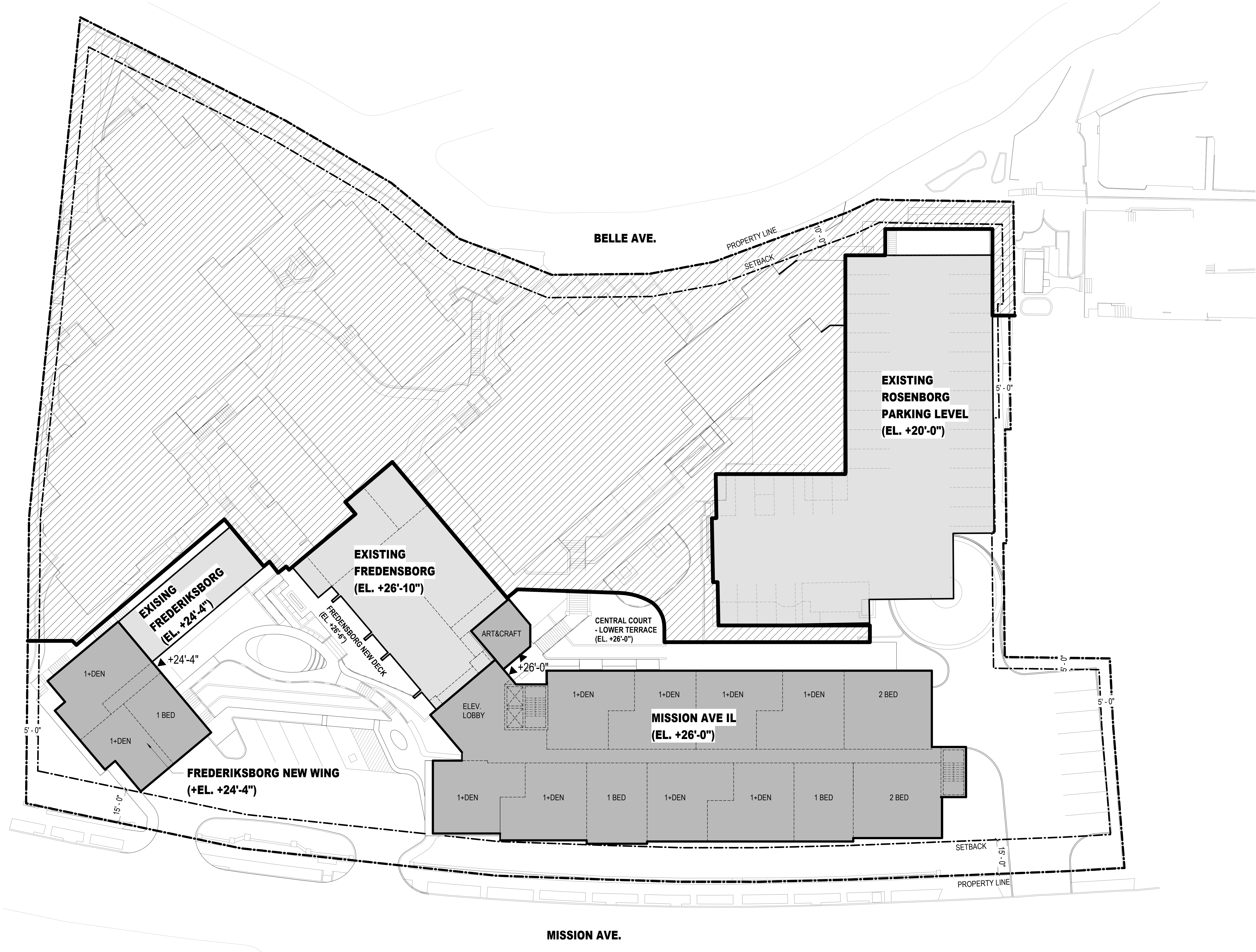
PLANNING REVIEW SUBMITTAL

01/15/2021



C:\REVIT\_LOCAL\70762\_Aldersly\_MAILL\_ARCH\_r\_zhuang.rvt  
 1/16/2021 2:35:37 PM

NO.	DATE	ISSUE
01	10/23/2020	PLANNING REVIEW SUBMITTAL
02	01/15/2021	PLANNING REVIEW COMPLETENESS



SEAL



**PERKINS EASTMAN**  
 100 Montgomery St., Suite 2300  
 San Francisco, CA 94104  
 T. +1 415 926 7900

Owner:  
**ALDERSLY RETIREMENT COMMUNITY**  
 326 MISSION AVE, SAN RAFAEL, CA 94901

Development Consultant:  
**GREENBRIER DEVELOPMENT**  
 3232 MCKINNEY AVE #1160, DALLAS, TX 75204

Landscape:  
**SWA GROUP**  
 2200 BRIDGEWAY, SAUSALITO, CA 94965

Civil / Site:  
**CSWISTUBER-STROEH ENGINEERING GROUP**  
 45 LEVERONI CT, NOVATO, CA 94949

MEP:  
**GLUMAC**  
 150 CALIFORNIA ST, 3RD FL, SAN FRANCISCO, CA 94111

PROJECT TITLE:  
**ALDERSLY RETIREMENT COMMUNITY**

326 MISSION AVE,  
 SAN RAFAEL, CA  
 94901

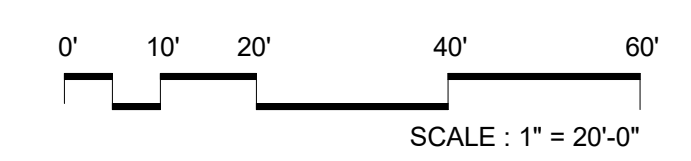
PROJECT No: 70762  
 DRAWING TITLE:  
**SITE PLAN @ EL. +26'-0"**

SCALE: 1" = 20'-0"

**A3.2**

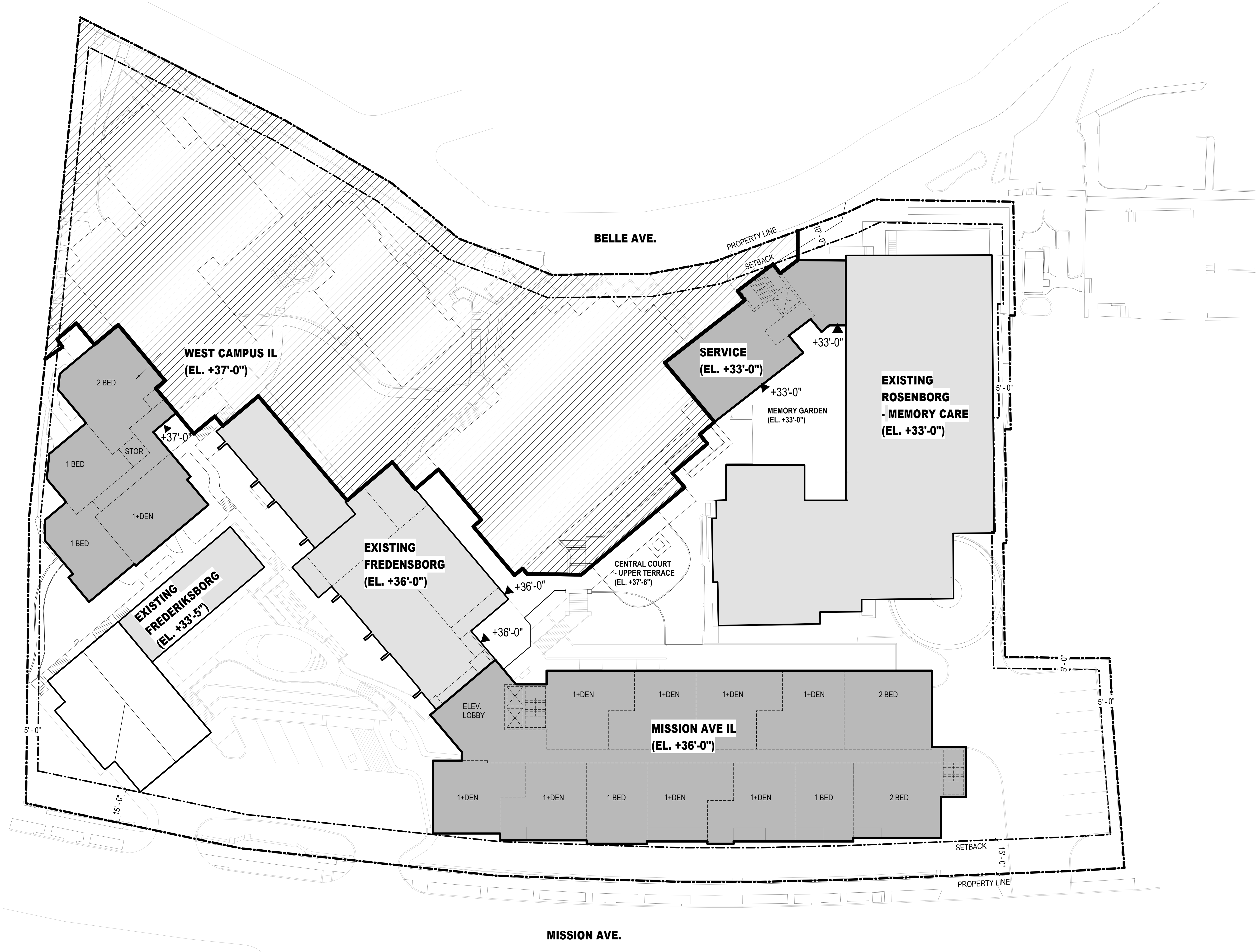
PLANNING REVIEW SUBMITTAL

01/15/2021



C:\REVIT\_LOCAL\170762\_Aldersly\_MAILL\_ARCH\_ARCH\_r\_zhuang.rvt  
 1/16/2021 2:35:38 PM

NO.	DATE	ISSUE
01	10/23/2020	PLANNING REVIEW SUBMITTAL
02	01/15/2021	PLANNING REVIEW COMPLETENESS



SEAL



**PERKINS EASTMAN**  
 100 Montgomery St., Suite 2300  
 San Francisco, CA 94104  
 T. +1 415 926 7900

Owner:  
**ALDERSLY RETIREMENT COMMUNITY**  
 326 MISSION AVE., SAN RAFAEL, CA 94901

Development Consultant:  
**GREENBRIER DEVELOPMENT**  
 3232 MCKINNEY AVE #1160, DALLAS, TX 75204

Landscape:  
**SWA GROUP**  
 2200 BRIDGEWAY, SAUSALITO, CA 94965

Civil / Site:  
**CSWISTUBER-STROEH ENGINEERING GROUP**  
 45 LEVERONI CT, NOVATO, CA 94949

MEP:  
**GLUMAC**  
 150 CALIFORNIA ST, 3RD FL, SAN FRANCISCO, CA 94111

PROJECT TITLE:  
**ALDERSLY RETIREMENT COMMUNITY**

326 MISSION AVE,  
 SAN RAFAEL, CA  
 94901

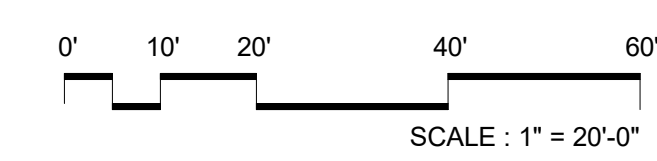
PROJECT No: 70762  
 DRAWING TITLE:  
**SITE PLAN @ EL. +36'-0"**

SCALE: 1" = 20'-0"

**A3.3**

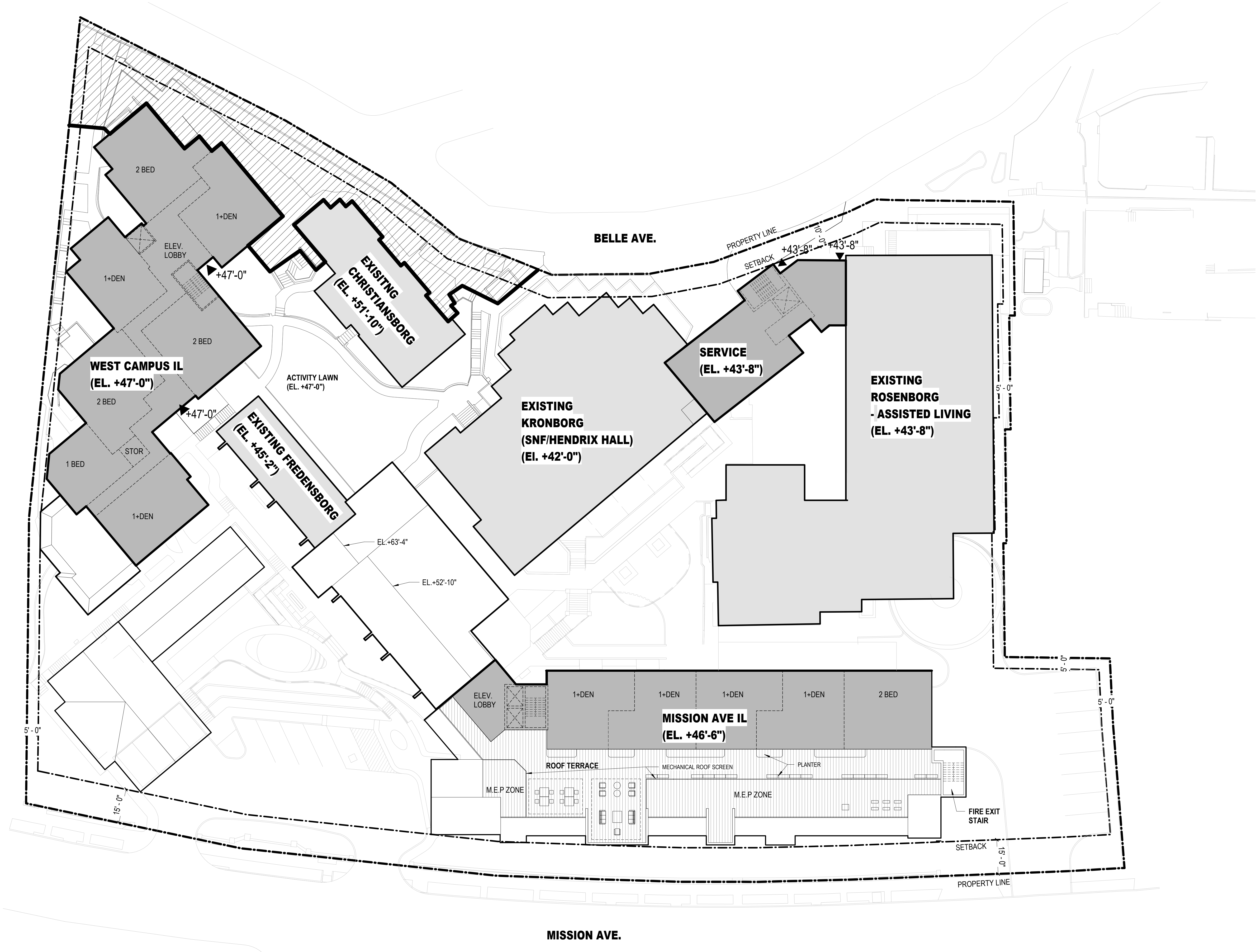
PLANNING REVIEW SUBMITTAL

01/15/2021



C:\REVIT\_LOCAL\170762\_Aldersly\_MAILL\_ARCH\_r\_zhuang.rvt  
 1/16/2021 2:35:39 PM

NO.	DATE	ISSUE
01	10/23/2020	PLANNING REVIEW SUBMITTAL
02	01/15/2021	PLANNING REVIEW COMPLETENESS



SEAL



**PERKINS EASTMAN**  
 100 Montgomery St., Suite 2300  
 San Francisco, CA 94104  
 T. +1 415 926 7900

Owner:  
**ALDERSLY RETIREMENT COMMUNITY**  
 326 MISSION AVE, SAN RAFAEL, CA 94901

Development Consultant:  
**GREENBRIER DEVELOPMENT**  
 3232 MCKINNEY AVE #1160, DALLAS, TX 75204

Landscape:  
**SWA GROUP**  
 2200 BRIDGEWAY, SAUSALITO, CA 94965

Civil / Site:  
**CSWISTUBER-STROEH ENGINEERING GROUP**  
 45 LEVERONI CT, NOVATO, CA 94949

MEP:  
**GLUMAC**  
 150 CALIFORNIA ST, 3RD FL, SAN FRANCISCO, CA 94111

PROJECT TITLE:  
**ALDERSLY RETIREMENT COMMUNITY**

326 MISSION AVE,  
 SAN RAFAEL, CA  
 94901

PROJECT No: 70762

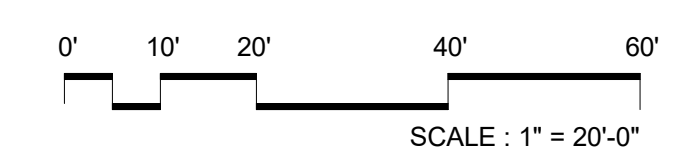
DRAWING TITLE:  
**SITE PLAN @ EL. +46'-0"**

SCALE: 1" = 20'-0"

**A3.4**

PLANNING REVIEW SUBMITTAL

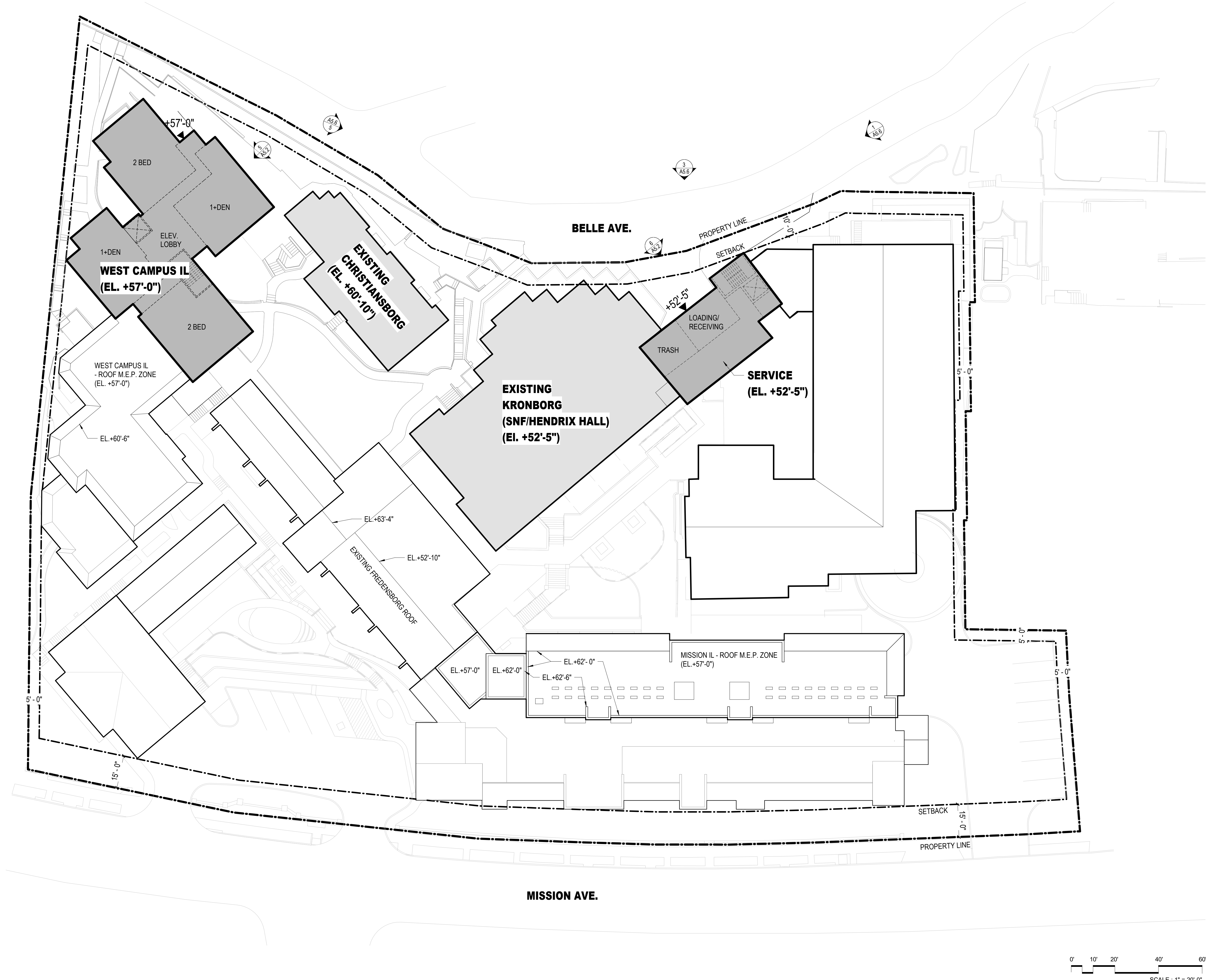
01/15/2021



C:\REVIT\_LOCAL\170762\_Aldersly\_MALL\_ARCH\_ARCH\_r.zhuang.rvt  
 1/16/2021 2:35:40 PM



NO.	DATE	ISSUE
01	10/23/2020	PLANNING REVIEW SUBMITTAL
02	01/15/2021	PLANNING REVIEW COMPLETENESS



SEAL



**PERKINS EASTMAN**  
 100 Montgomery St., Suite 2300  
 San Francisco, CA 94104  
 T. +1 415 926 7900

Owner:  
**ALDERSLY RETIREMENT COMMUNITY**  
 326 MISSION AVE, SAN RAFAEL, CA 94901

Development Consultant:  
**GREENBRIER DEVELOPMENT**  
 3232 MCKINNEY AVE #1160, DALLAS, TX 75204

Landscape:  
**SWA GROUP**  
 2200 BRIDGEWAY, SAUSALITO, CA 94965

Civil / Site:  
**CSWISTUBER-STROEH ENGINEERING GROUP**  
 45 LEVERONI CT, NOVATO, CA 94949

MEP:  
**GLUMAC**  
 150 CALIFORNIA ST, 3RD FL, SAN FRANCISCO, CA 94111

PROJECT TITLE:  
**ALDERSLY RETIREMENT COMMUNITY**

326 MISSION AVE,  
 SAN RAFAEL, CA  
 94901

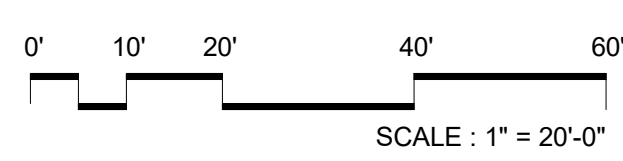
PROJECT No: 70762  
 DRAWING TITLE:  
**SITE PLAN @ EL. +56'-0"**

SCALE: 1" = 20'-0"

**A3.5**

PLANNING REVIEW SUBMITTAL

01/15/2021



C:\REVIT\_LOCAL\170762\_Aldersly\_MALL\_ARCH\_ARCH\_r\_zhuang.rvt  
 1/16/2021 2:35:42 PM

NO.	DATE	ISSUE
01	10/23/2020	PLANNING REVIEW SUBMITTAL
02	01/15/2021	PLANNING REVIEW COMPLETENESS

SEAL



100 Montgomery St., Suite 2300  
San Francisco, CA 94104  
T. +1 415 926 7900

Owner:  
**ALDERSLY RETIREMENT COMMUNITY**  
326 MISSION AVE, SAN RAFAEL, CA 94901

Development Consultant:  
**GREENBRIER DEVELOPMENT**  
3232 MCKINNEY AVE #1160, DALLAS, TX 75204

Landscape:  
**SWA GROUP**  
2200 BRIDGEWAY, SAUSALITO, CA 94965

Civil / Site:  
**CSWISTUBER-STROEH ENGINEERING GROUP**  
45 LEVERONI CT, NOVATO, CA 94949

MEP:  
**GLUMAC**  
150 CALIFORNIA ST, 3RD FL, SAN FRANCISCO, CA 94111

PROJECT TITLE:

**ALDERSLY  
RETIREMENT  
COMMUNITY**

326 MISSION AVE,  
SAN RAFAEL, CA  
94901

PROJECT No: 70762

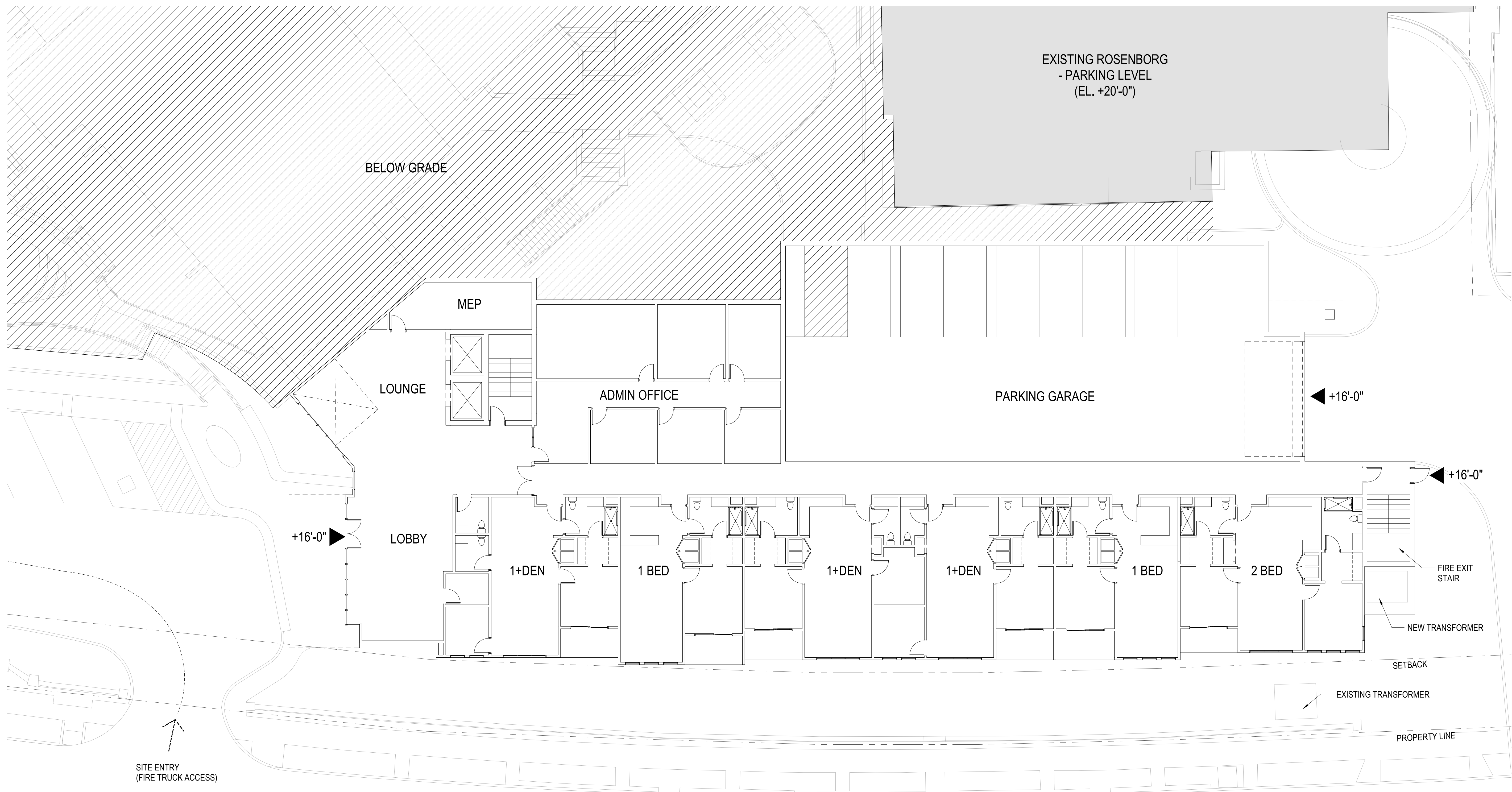
DRAWING TITLE:  
**PRELIMINARY  
FLOOR PLANS -  
MISSION AVE IL  
FIRST FLOOR**

SCALE: 3/32" = 1'-0"

**A4.1**

PLANNING REVIEW SUBMITTAL

01/15/2021



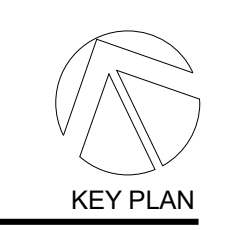
C:\REVIT\_LOCAL\70762\_Aldersly\_MAIL\_ARCH\_ARCH\_r.zhuang.rvt  
1/16/2021 2:35:43 PM





NO.	DATE	ISSUE
01	10/23/2020	PLANNING REVIEW SUBMITTAL
02	01/15/2021	PLANNING REVIEW COMPLETENESS

SEAL



**PERKINS EASTMAN**  
 100 Montgomery St., Suite 2300  
 San Francisco, CA 94104  
 T. +1 415 926 7900

Owner:  
**ALDERSLY RETIREMENT COMMUNITY**  
 326 MISSION AVE, SAN RAFAEL, CA 94901

Development Consultant:  
**GREENBRIER DEVELOPMENT**  
 3232 MCKINNEY AVE #1160, DALLAS, TX 75204

Landscape:  
**SWA GROUP**  
 2200 BRIDGEWAY, SAUSALITO, CA 94965

Civil / Site:  
**CSWISTUBER-STROEH ENGINEERING GROUP**  
 45 LEVERONI CT, NOVATO, CA 94949

MEP:  
**GLUMAC**  
 150 CALIFORNIA ST, 3RD FL, SAN FRANCISCO, CA 94111

PROJECT TITLE:  
**ALDERSLY RETIREMENT COMMUNITY**

326 MISSION AVE,  
 SAN RAFAEL, CA  
 94901

PROJECT No: 70762

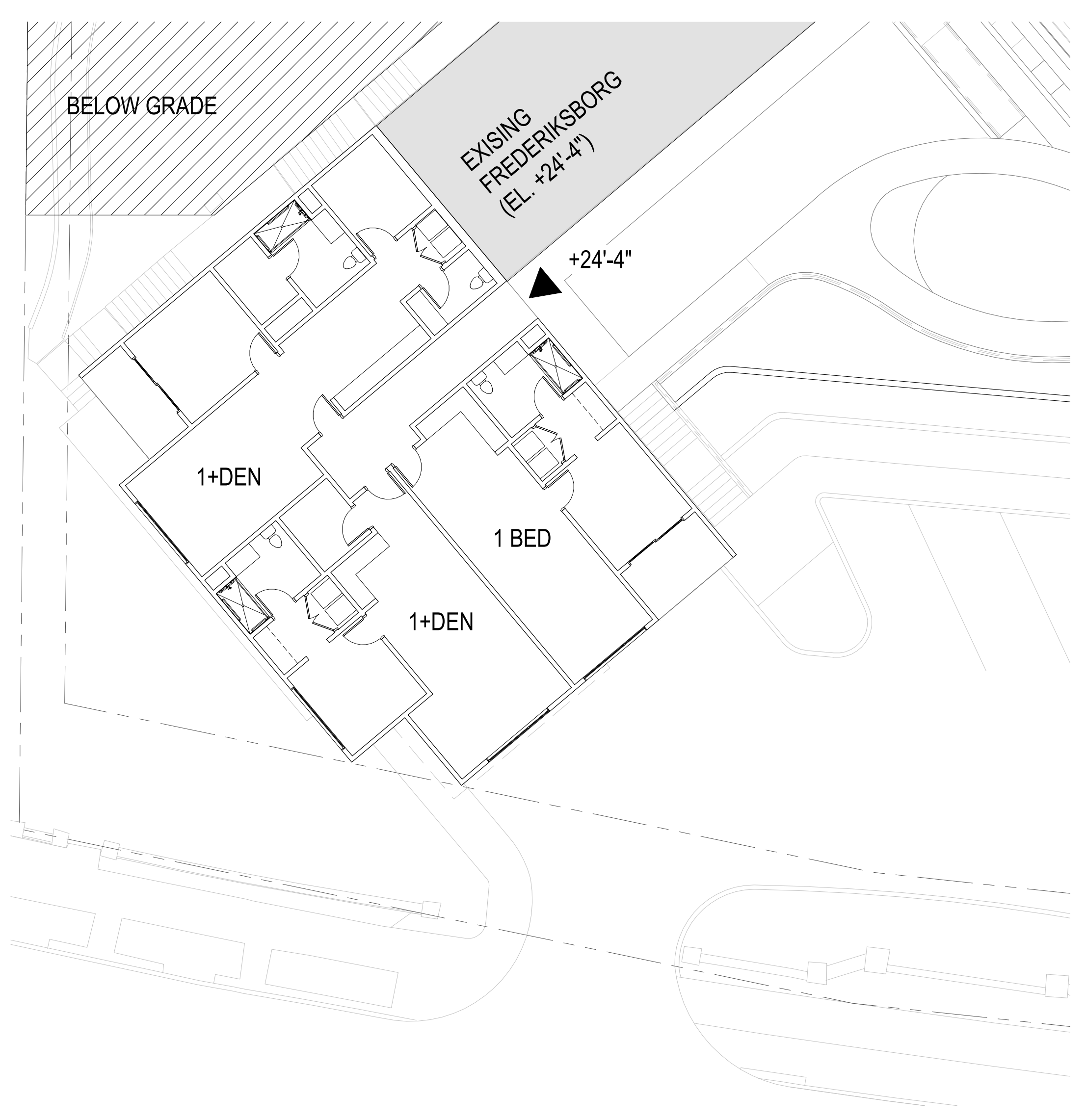
DRAWING TITLE:  
**PRELIMINARY FLOOR PLANS - FREDERIKSBORG NEW WING**

SCALE: 3/32" = 1'-0"

**A4.4**

PLANNING REVIEW SUBMITTAL

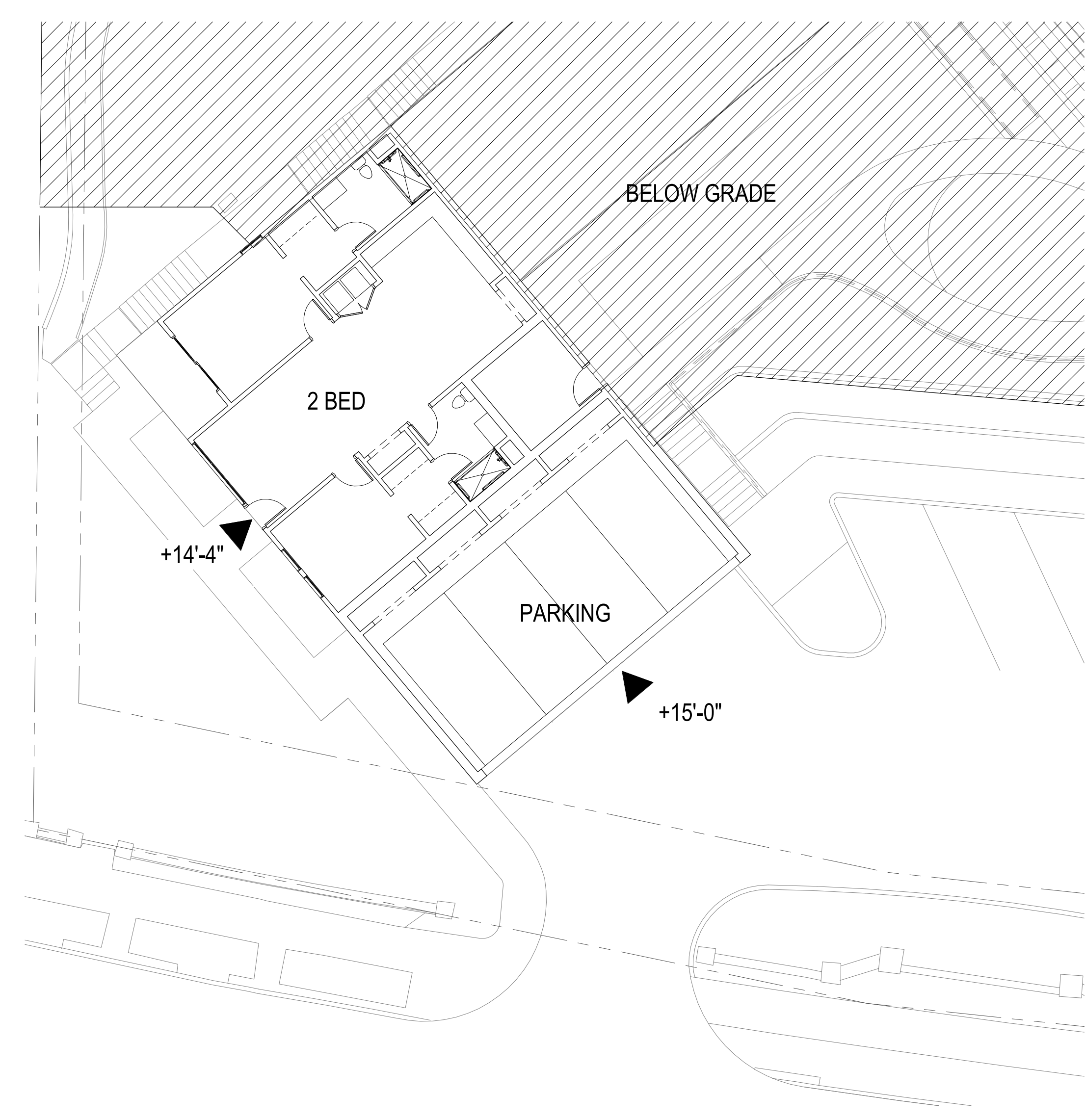
01/15/2021



**FREDERIKSBORG NEW WING - SECOND FLOOR**

3/32" = 1'-0"

2



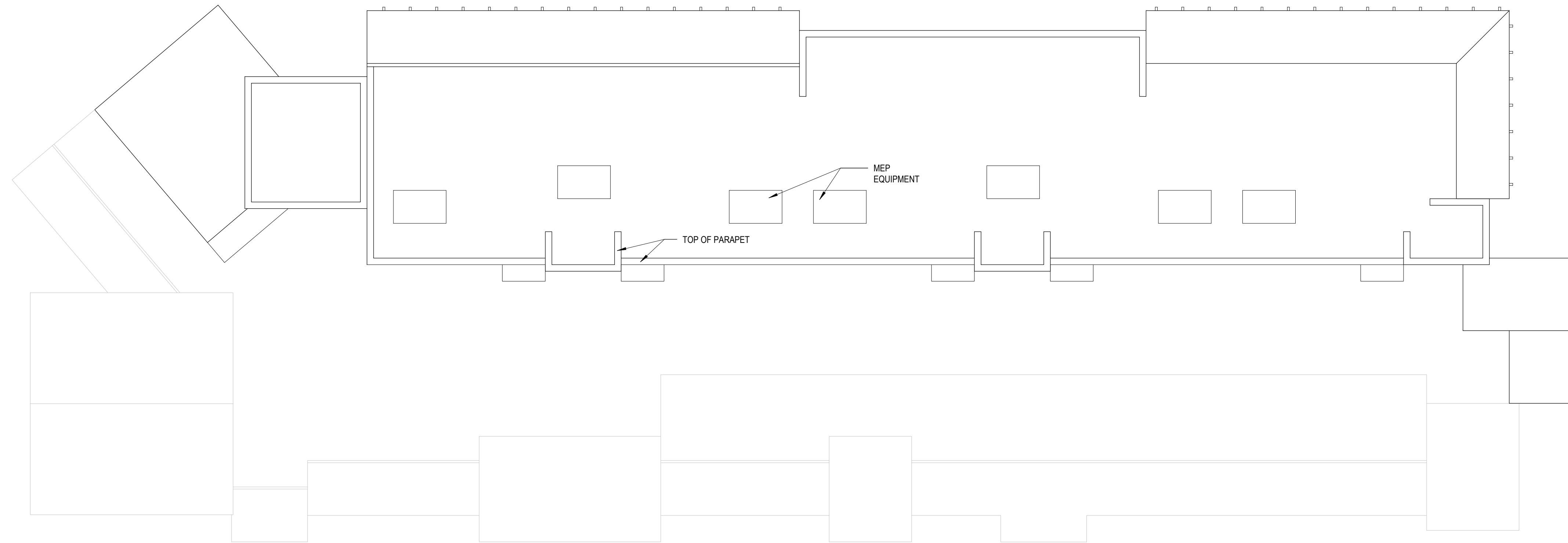
**FREDERIKSBORG NEW WING - FIRST FLOOR**

3/32" = 1'-0"

1

C:\REVIT\_LOCAL\70762\_Aldersly\_MAILL\_ARCH\_ARCH\_r.zhuang.rvt  
 1/16/2021 2:35:51 PM

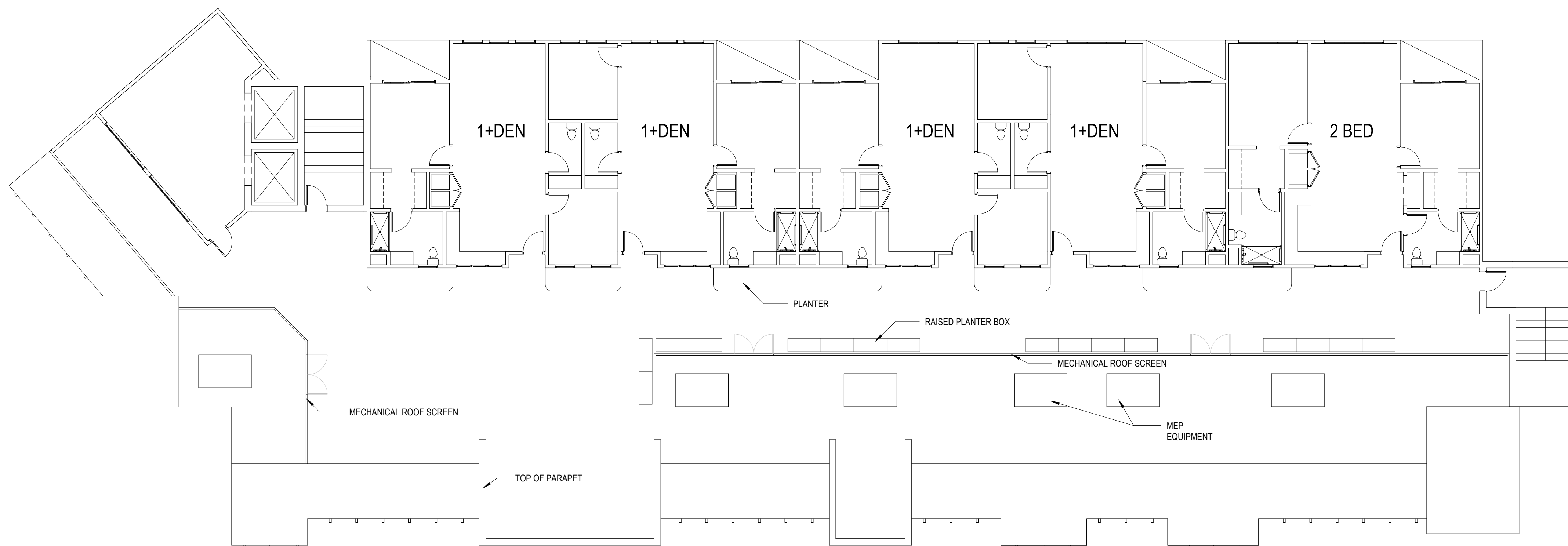
NO.	DATE	ISSUE
01	10/23/2020	PLANNING REVIEW SUBMITTAL
02	01/15/2021	PLANNING REVIEW COMPLETENESS



**MISSION AVE IL - ROOF**

3/32" = 1'-0"

2



**MISSION AVE IL - FOURTH FLOOR**

3/32" = 1'-0"

1

SEAL



**PERKINS EASTMAN**  
 100 Montgomery St., Suite 2300  
 San Francisco, CA 94104  
 T. +1 415 926 7900

Owner:  
**ALDERSLY RETIREMENT COMMUNITY**  
 326 MISSION AVE, SAN RAFAEL, CA 94901

Development Consultant:  
**GREENBRIER DEVELOPMENT**  
 3232 MCKINNEY AVE #1160, DALLAS, TX 75204

Landscape:  
**SWA GROUP**  
 2200 BRIDGEWAY, SAUSALITO, CA 94965

Civil / Site:  
**CSWISTUBER-STROEH ENGINEERING GROUP**  
 45 LEVERONI CT, NOVATO, CA 94949

MEP:  
**GLUMAC**  
 150 CALIFORNIA ST, 3RD FL, SAN FRANCISCO, CA 94111

PROJECT TITLE:

**ALDERSLY RETIREMENT COMMUNITY**

326 MISSION AVE,  
 SAN RAFAEL, CA  
 94901

PROJECT No: 70762

DRAWING TITLE:  
**PRELIMINARY FLOOR PLANS - MISSION AVE IL**

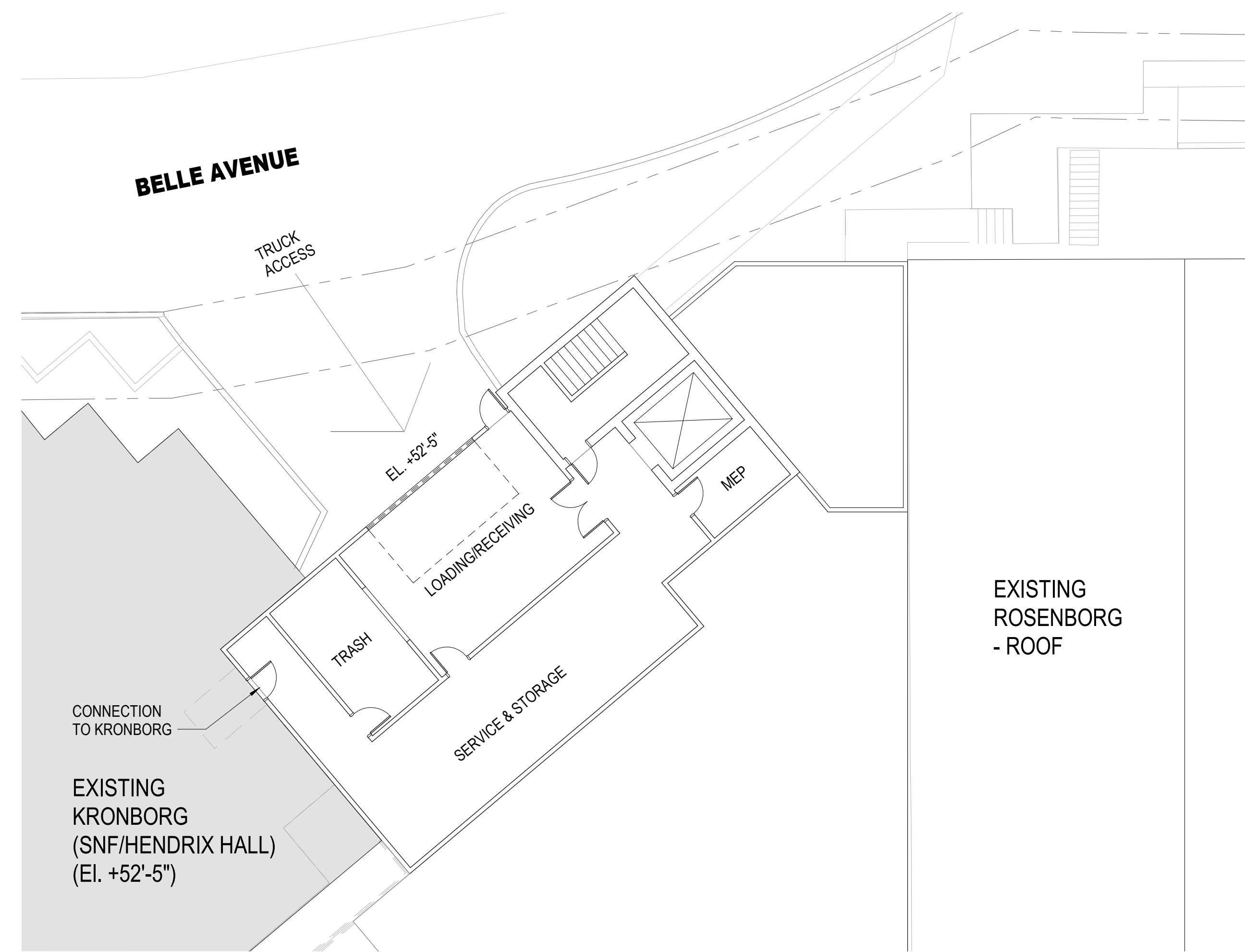
SCALE: 3/32" = 1'-0"

**A4.5**

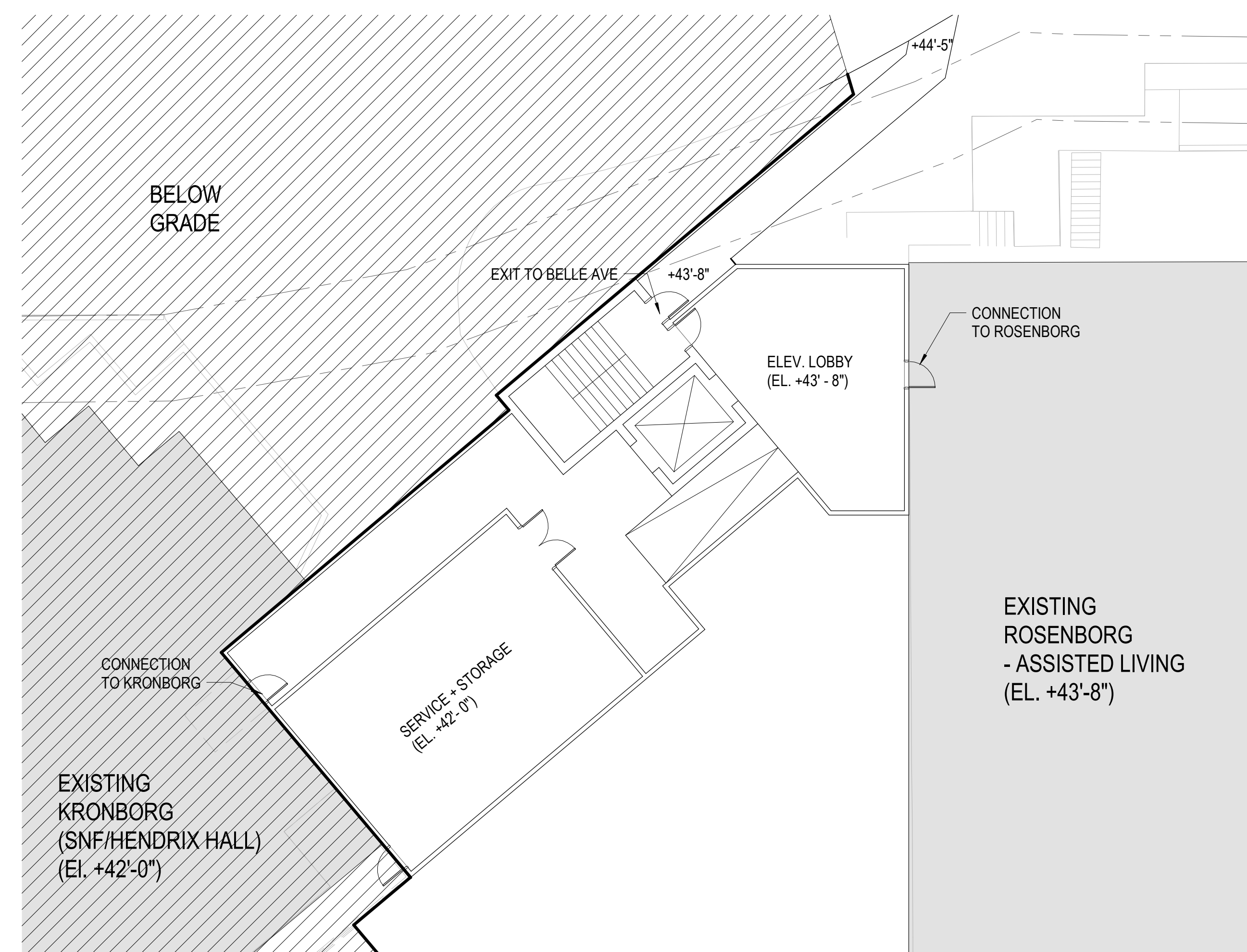
PLANNING REVIEW SUBMITTAL

01/15/2021

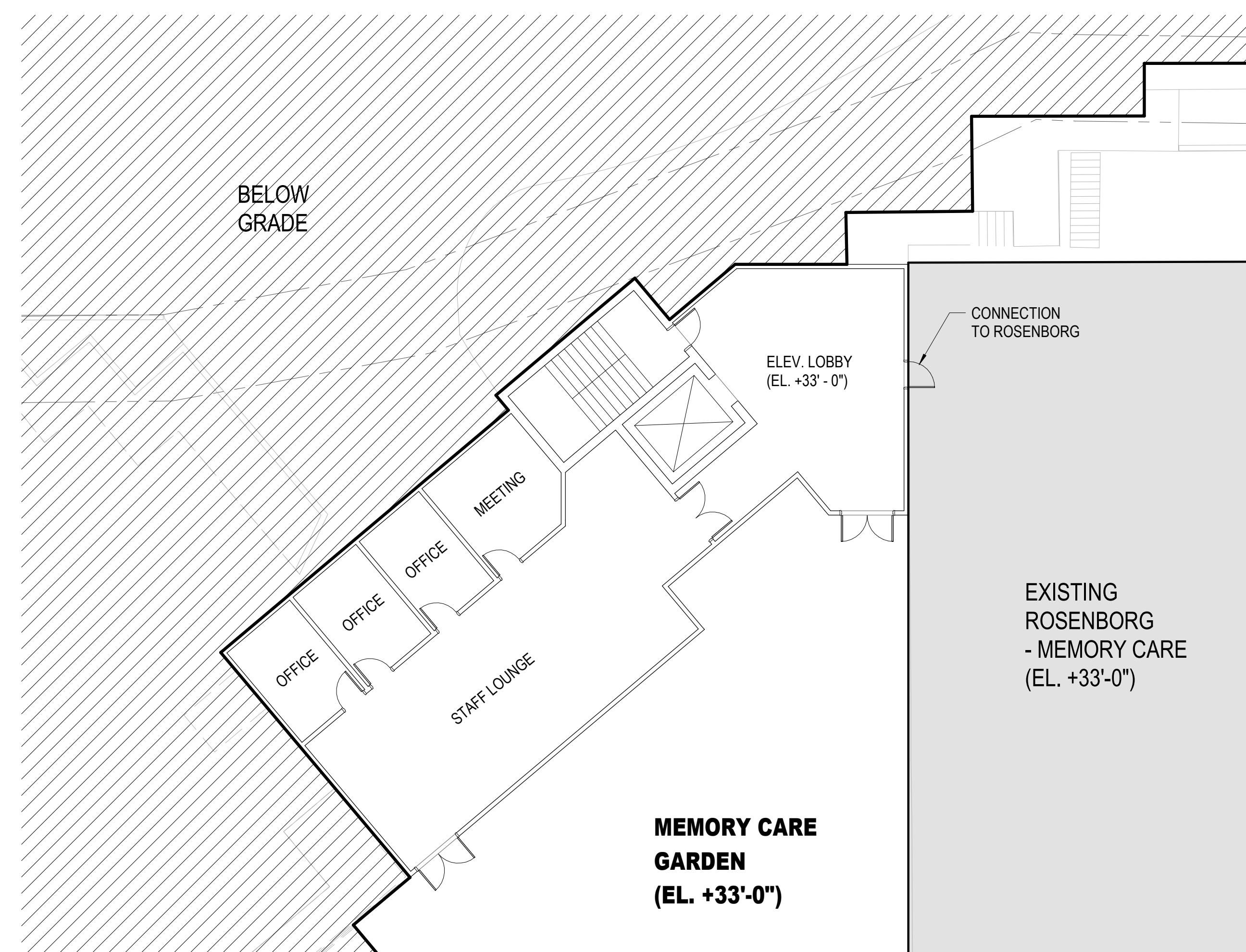
NO.	DATE	ISSUE
01	10/23/2020	PLANNING REVIEW SUBMITTAL
02	01/15/2021	PLANNING REVIEW COMPLETENESS



**SERVICE BUILDING THIRD FLOOR**  
3/32" = 1'-0" 3



**SERVICE BUILDING SECOND FLOOR**  
3/32" = 1'-0" 2



**SERVICE BUILDING FIRST FLOOR**  
3/32" = 1'-0" 1

SEAL



**PERKINS EASTMAN**  
100 Montgomery St., Suite 2300  
San Francisco, CA 94104  
T. +1 415 926 7900

Owner:  
**ALDERSLY RETIREMENT COMMUNITY**  
326 MISSION AVE, SAN RAFAEL, CA 94901

Development Consultant:  
**GREENBRIER DEVELOPMENT**  
3232 MCKINNEY AVE #1160, DALLAS, TX 75204

Landscape:  
**SWA GROUP**  
2200 BRIDGEWAY, SAUSALITO, CA 94965

Civil / Site:  
**CSWISTUBER-STROEH ENGINEERING GROUP**  
45 LEVERONI CT, NOVATO, CA 94949

MEP:  
**GLUMAC**  
150 CALIFORNIA ST, 3RD FL, SAN FRANCISCO, CA 94111

PROJECT TITLE:  
**ALDERSLY RETIREMENT COMMUNITY**

326 MISSION AVE,  
SAN RAFAEL, CA  
94901

PROJECT No: 70762

DRAWING TITLE:  
**PRELIMINARY FLOOR PLANS - SERVICE BUILDING**

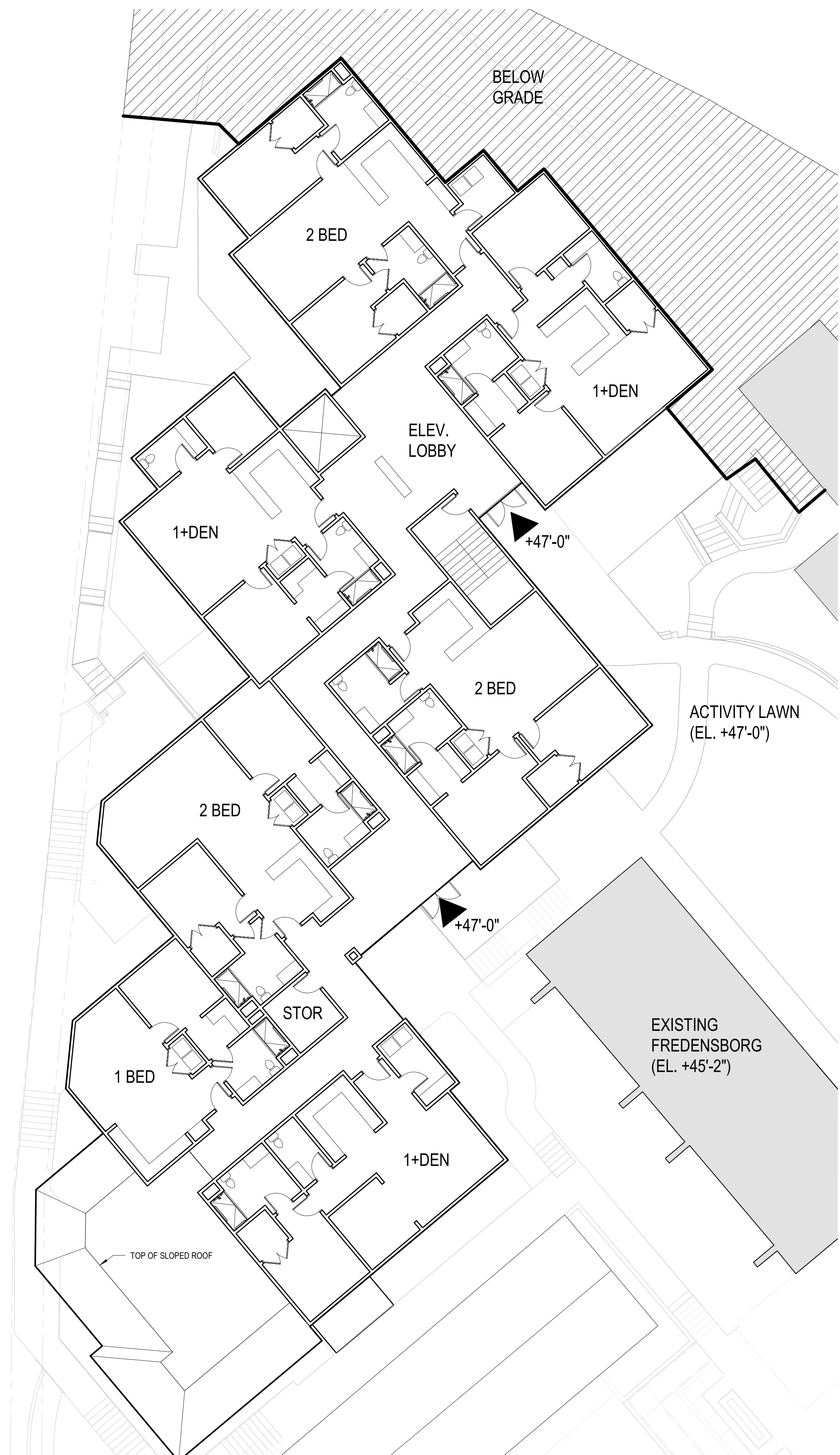
SCALE: 3/32" = 1'-0"

**A4.6**  
PLANNING REVIEW SUBMITTAL

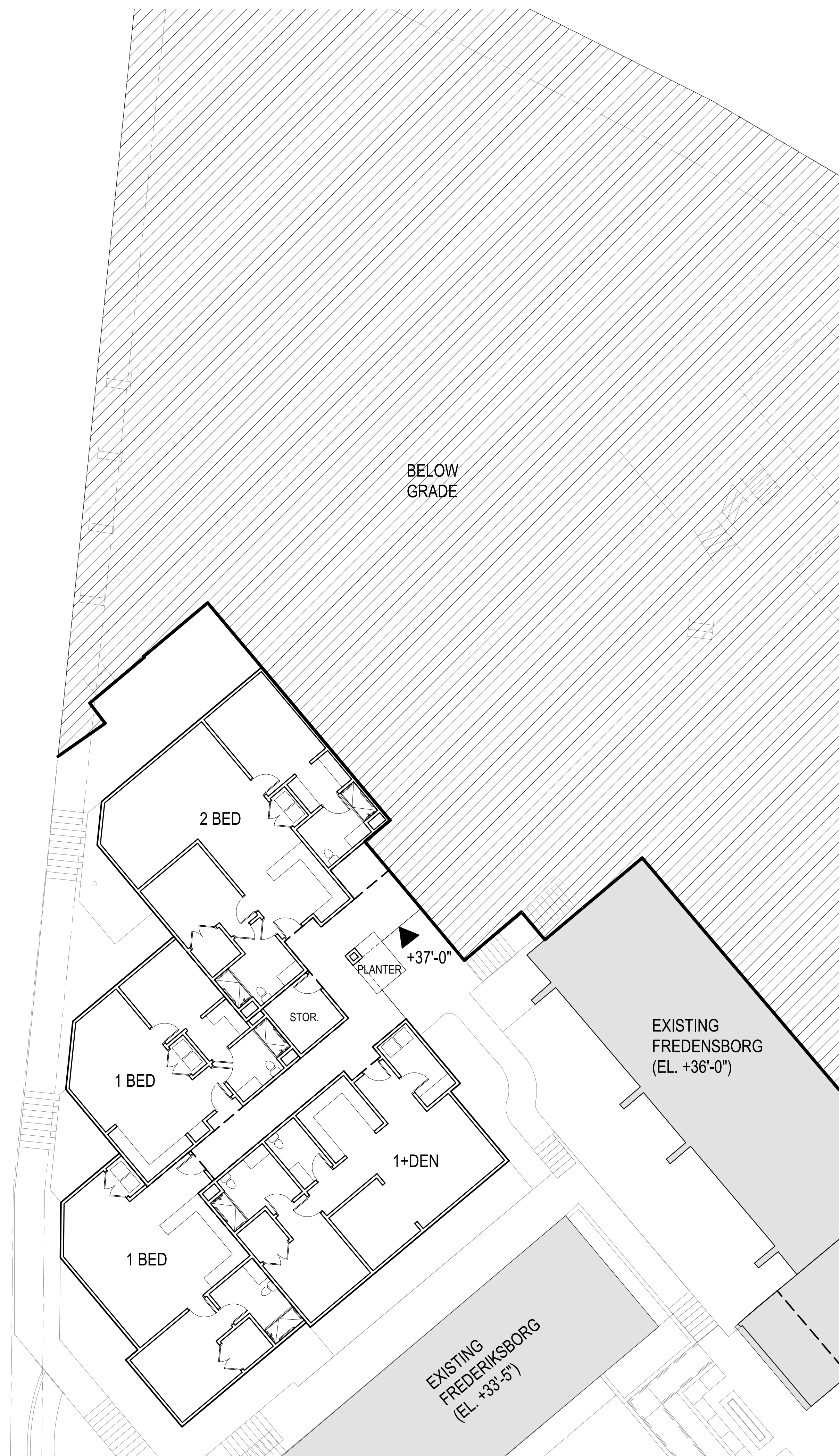
01/15/2021

C:\REVIT\_LOCAL\170762\_Aldersly\_MALL\_ARCH\_r.zhuang.rvt  
1/16/2021 2:35:54 PM

NO.	DATE	ISSUE
01	10/23/2020	PLANNING REVIEW SUBMITTAL
02	01/15/2021	PLANNING REVIEW COMPLETENESS



**WEST CAMPUS IL SECOND FLOOR** 3/32" = 1'-0" 2



**WEST CAMPUS IL FIRST FLOOR** 3/32" = 1'-0" 1

SEAL



**PERKINS EASTMAN**  
 100 Montgomery St., Suite 2300  
 San Francisco, CA 94104  
 T. +1 415 926 7900

Owner:  
**ALDERSLY RETIREMENT COMMUNITY**  
 326 MISSION AVE, SAN RAFAEL, CA 94901

Development Consultant:  
**GREENBRIER DEVELOPMENT**  
 3232 MCKINNEY AVE #1160, DALLAS, TX 75204

Landscape:  
**SWA GROUP**  
 2200 BRIDGEWAY, SAUSALITO, CA 94965

Civil / Site:  
**CSWISTUBER-STROEH ENGINEERING GROUP**  
 45 LEVERONI CT, NOVATO, CA 94949

MEP:  
**GLUMAC**  
 150 CALIFORNIA ST, 3RD FL, SAN FRANCISCO, CA 94111

PROJECT TITLE:  
**ALDERSLY RETIREMENT COMMUNITY**

326 MISSION AVE,  
 SAN RAFAEL, CA  
 94901

PROJECT No: 70762

DRAWING TITLE:  
**PRELIMINARY FLOOR PLANS - WEST CAMPUS IL**

SCALE: 3/32" = 1'-0"

**A4.7**

PLANNING REVIEW SUBMITTAL

01/15/2021

C:\REVIT\_LOCAL\70762\_Aldersly\_MAILL\_ARCH\_r\_zhuang.rvt  
 1/16/2021 2:35:55 PM



NO.	DATE	ISSUE
01	10/23/2020	PLANNING REVIEW SUBMITTAL
02	01/15/2021	PLANNING REVIEW COMPLETENESS



SEAL



**PERKINS EASTMAN**  
 100 Montgomery St., Suite 2300  
 San Francisco, CA 94104  
 T. +1 415 926 7900

Owner:  
**ALDERSLY RETIREMENT COMMUNITY**  
 326 MISSION AVE, SAN RAFAEL, CA 94901

Development Consultant:  
**GREENBRIER DEVELOPMENT**  
 3232 MCKINNEY AVE #1160, DALLAS, TX 75204

Landscape:  
**SWA GROUP**  
 2200 BRIDGEWAY, SAUSALITO, CA 94965

Civil / Site:  
**CSWISTUBER-STROEH ENGINEERING GROUP**  
 45 LEVERONI CT, NOVATO, CA 94949

MEP:  
**GLUMAC**  
 150 CALIFORNIA ST, 3RD FL, SAN FRANCISCO, CA 94111

PROJECT TITLE:

**ALDERSLY  
 RETIREMENT  
 COMMUNITY**

326 MISSION AVE,  
 SAN RAFAEL, CA  
 94901

PROJECT No: 70762

DRAWING TITLE:  
**PRELIMINARY  
 FLOOR PLANS -  
 WEST CAMPUS IL**

SCALE: 3/32" = 1'-0"

**A4.8**

PLANNING REVIEW SUBMITTAL

01/15/2021

**WEST CAMPUS IL THIRD FLOOR**

3/32" = 1'-0"

1

NO.	DATE	ISSUE
01	10/23/2020	PLANNING REVIEW SUBMITTAL
02	01/15/2021	PLANNING REVIEW COMPLETENESS

SEAL



**PERKINS EASTMAN**  
 100 Montgomery St., Suite 2300  
 San Francisco, CA 94104  
 T. +1 415 926 7900

Owner:  
**ALDERSLY RETIREMENT COMMUNITY**  
 326 MISSION AVE, SAN RAFAEL, CA 94901

Development Consultant:  
**GREENBRIER DEVELOPMENT**  
 3232 MCKINNEY AVE #1160, DALLAS, TX 75204

Landscape:  
**SWA GROUP**  
 2200 BRIDGEWAY, SAUSALITO, CA 94965

Civil / Site:  
**CSWISTUBER-STROEH ENGINEERING GROUP**  
 45 LEVERONI CT, NOVATO, CA 94949

MEP:  
**GLUMAC**  
 150 CALIFORNIA ST, 3RD FL, SAN FRANCISCO, CA 94111



overhanging eaves with wood-paneled soffits and exposed rafter tails

low-pitched, canted roofs

brick cladding with linear openings clad with wood siding



**EXISTING BUILDING CHARACTER-DEFINING ELEMENTS FROM HISTORIC RESOURCE EVALUATION**

NOT TO SCALE 2

PROJECT TITLE:

**ALDERSLY RETIREMENT COMMUNITY**

326 MISSION AVE,  
 SAN RAFAEL, CA  
 94901

PROJECT No: 70762

DRAWING TITLE:  
**EXISTING SITE PHOTOS**

SCALE:

**A5.0**

PLANNING REVIEW SUBMITTAL

01/15/2021

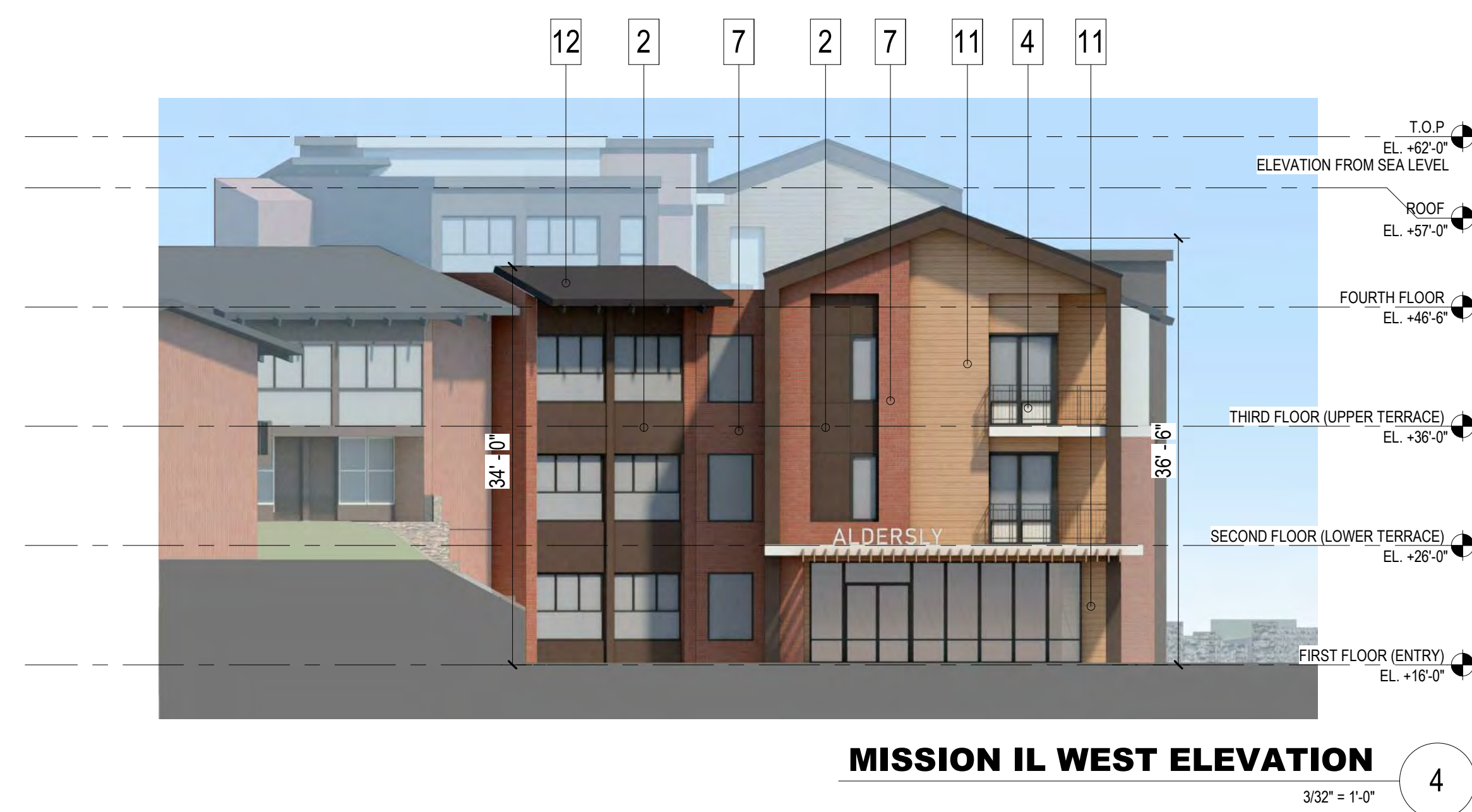


**EXISTING SITE PHOTO**

NOT TO SCALE 1

C:\REVIT\_LOCAL\170762\_Aldersly\_MAILL\_ARCH\_r\_zhuang.rvt  
 1/16/2021 2:38:52 PM

NO.	DATE	ISSUE
01	10/23/2020	PLANNING REVIEW SUBMITTAL
02	01/15/2021	PLANNING REVIEW COMPLETENESS



**MATERIAL LEGEND**

- 1 STUCCO COLOR 1
- 2 STUCCO COLOR 2
- 3 STUCCO COLOR 3
- 4 METAL BALCONY RAILING
- 5 WINDOW FRAME CLR1
- 6 WINDOW FRAME CLR2
- 7 BRICK
- 8 FIBER CEMENT LAP SIDING CLR 1
- 9 FIBER CEMENT LAP SIDING CLR 2
- 10 FIBER CEMENT LAP SIDING CLR 3
- 11 FIBER CEMENT LAP SIDING CLR 4
- 12 CONCRETE TILE ROOF
- 13 GARAGE DOOR



**PERKINS EASTMAN**  
100 Montgomery St., Suite 2300  
San Francisco, CA 94104  
T. +1 415 926 7900

Owner:  
**ALDERSLY RETIREMENT COMMUNITY**  
326 MISSION AVE, SAN RAFAEL, CA 94901

Development Consultant:  
**GREENBRIER DEVELOPMENT**  
3232 MCKINNEY AVE #1160, DALLAS, TX 75204

Landscape:  
**SWA GROUP**  
2200 BRIDGEWAY, SAUSALITO, CA 94965

Civil / Site:  
**CSWISTUBER-STROEH ENGINEERING GROUP**  
45 LEVERONI CT, NOVATO, CA 94949

MEP:  
**GLUMAC**  
150 CALIFORNIA ST, 3RD FL, SAN FRANCISCO, CA 94111

PROJECT TITLE:  
**ALDERSLY RETIREMENT COMMUNITY**

326 MISSION AVE,  
SAN RAFAEL, CA  
94901

PROJECT No: 70762

DRAWING TITLE:  
**EXTERIOR ELEVATION - MISSION AVE IL**

SCALE: 3/32" = 1'-0"

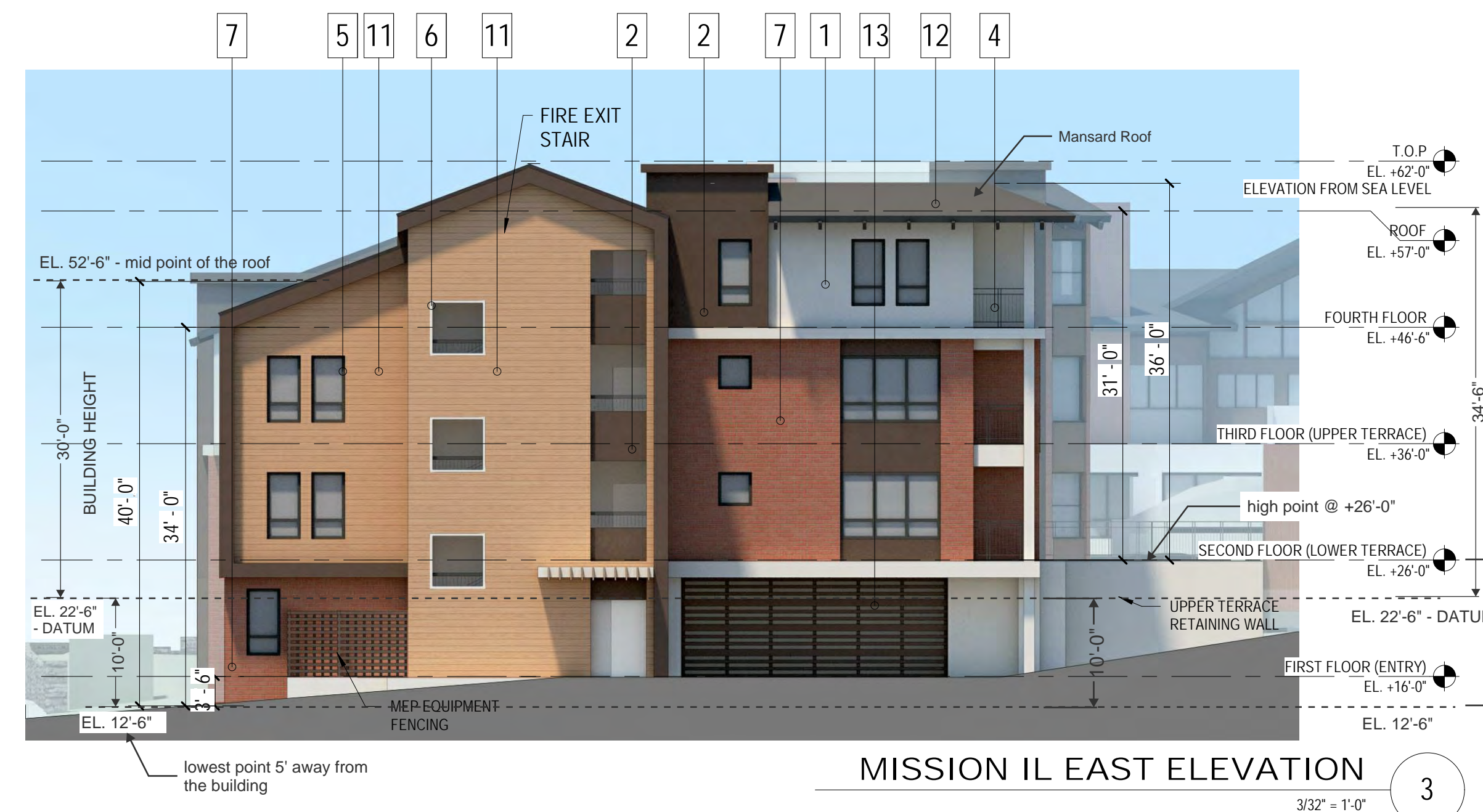
**A5.1**

PLANNING REVIEW SUBMITTAL

01/15/2021

C:\REVIT\_LOCAL\70762\_Aldersly\_MALL\_ARCH\_r.zhuang.rvt  
1/16/2021 2:38:54 PM

NO.	DATE	ISSUE
01	10/23/2020	PLANNING REVIEW SUBMITTAL
02	01/15/2021	PLANNING REVIEW COMPLETENESS
03	11/10/2021	DRB REVIEW RESUBMITTAL



MATERIAL LEGEND

- 1 STUCCO COLOR 1
- 2 STUCCO COLOR 2
- 3 STUCCO COLOR 3
- 3A STUCCO COLOR 4
- 4 METAL BALCONY RAILING
- 5 WINDOW FRAME CLR 1
- 6 WINDOW FRAME CLR 2
- 7 BRICK
- 8 FIBER CEMENT LAP SIDING CLR 1
- 9 FIBER CEMENT LAP SIDING CLR 2
- 10 FIBER CEMENT LAP SIDING CLR 3
- 11 FIBER CEMENT LAP SIDING CLR 4
- 12 CONCRETE TILE ROOF
- 13 GARAGE DOOR



**PERKINS EASTMAN**  
 100 Montgomery St., Suite 2300  
 San Francisco, CA 94104  
 T. +1 415 926 7900

Owner:  
 ALDERSLY RETIREMENT COMMUNITY  
 326 MISSION AVE, SAN RAFAEL, CA 94901

Development Consultant:  
 GREENBRIER DEVELOPMENT  
 3232 MCKINNEY AVE #1160, DALLAS, TX 75204

Landscape:  
 SWA GROUP  
 2200 BRIDGEWAY, SAUSALITO, CA 94965

Civil / Site:  
 CSW/STUBER-STROEH ENGINEERING GROUP  
 45 LEVERONI CT, NOVATO, CA 94949

MEP:  
 GLUMAC  
 150 CALIFORNIA ST, 3RD FL, SAN FRANCISCO, CA 94111

PROJECT TITLE:  
**ALDERSLY RETIREMENT COMMUNITY**

326 MISSION AVE,  
 SAN RAFAEL, CA  
 94901

PROJECT No: 70762

DRAWING TITLE:  
**EXTERIOR ELEVATION - MISSION AVE IL**

SCALE: 3/32" = 1'-0"

**A5.1-R**

DRB REVIEW RESUBMITTAL

11/10/2021

NO.	DATE	ISSUE
01	10/23/2020	PLANNING REVIEW SUBMITTAL
02	01/15/2021	PLANNING REVIEW COMPLETENESS
03	11/10/2021	DRB REVIEW RESUBMITTAL

**A. Concept Design Submittal - May 2020**  
(Planning Review Meeting Aug 2020)



**B. Planning Review Submittal - Oct 2020**  
(DRB Meeting October 2021)

- Utilize existing material and color from the existing campus to maintain consistency
- Utilize window design to match existing
- Recess the 3rd floor and lighten color to reduce height visually



**C. DRB Resubmittal - November 2021**  
(DRB Meeting December 2021)

- Utilize vertical elements to break the south façade
- Change of form and material to break the roof line
- Change of color and material in center portion to separate the building into east and west parts



MISSION AVE SOUTH ELEVATION ITERATIONS  
NOT TO SCALE

2

**PERKINS EASTMAN**  
100 Montgomery St., Suite 2300  
San Francisco, CA 94104  
T. +1 415 926 7900

Owner:  
ALDERSLY RETIREMENT COMMUNITY  
326 MISSION AVE, SAN RAFAEL, CA 94901

Development Consultant:  
GREENBRIER DEVELOPMENT  
3232 MCKINNEY AVE #1160, DALLAS, TX 75204

Landscape:  
SWA GROUP  
2200 BRIDGEWAY, SAUSALITO, CA 94965

Civil / Site:  
CSW/STUBER-STROEH ENGINEERING GROUP  
45 LEVERONI CT, NOVATO, CA 94949

MEP:  
GLUMAC  
150 CALIFORNIA ST, 3RD FL, SAN FRANCISCO, CA 94111

PROJECT TITLE:  
**ALDERSLY RETIREMENT COMMUNITY**

326 MISSION AVE,  
SAN RAFAEL, CA  
94901

PROJECT No: 70762

DRAWING TITLE:  
**SUMMARY OF ELEVATION DEVELOPMENT**

SCALE: 3/32" = 1'-0"

**A5.1A-R**

DRB REVIEW RESUBMITTAL

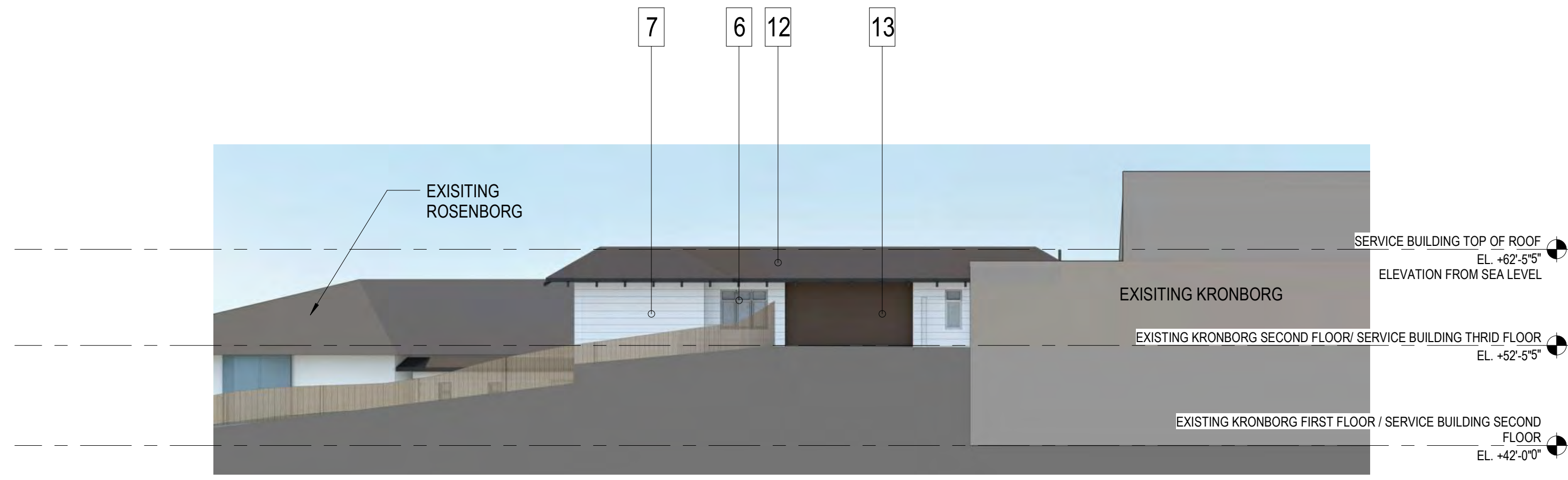
11/10/2021

MISSION AVE SOUTH ELEVATION  
3/32" = 1'-0"

1

P:\70762\Design\BIM\Modelis\70762\_ALDERSLY\_MAIL\_ARCH\_DRB.rvt  
11/10/2021 10:59:44 AM

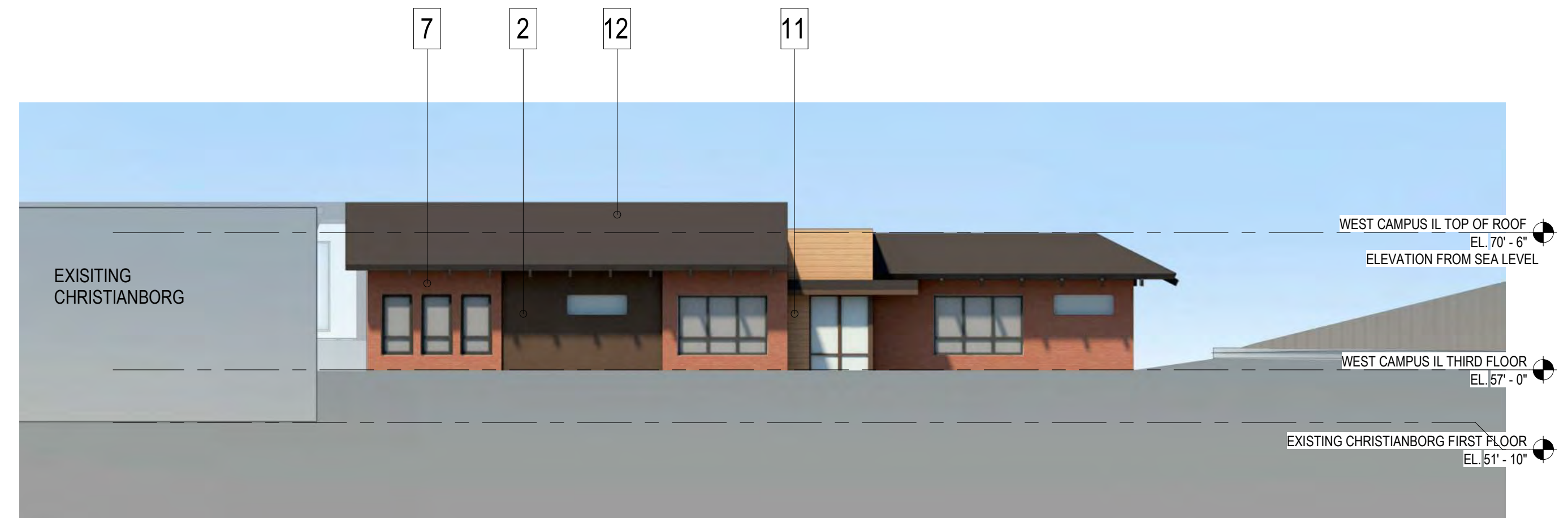
NO.	DATE	ISSUE
01	10/23/2020	PLANNING REVIEW SUBMITTAL
02	01/15/2021	PLANNING REVIEW COMPLETENESS



**ELEVATION VIEW FROM BELL AVE - SERVICE BUILDING**

3/32" = 1'-0"

6



**ELEVATION VIEW FROM BELL AVE - WEST CAMPUS IL**

3/32" = 1'-0"

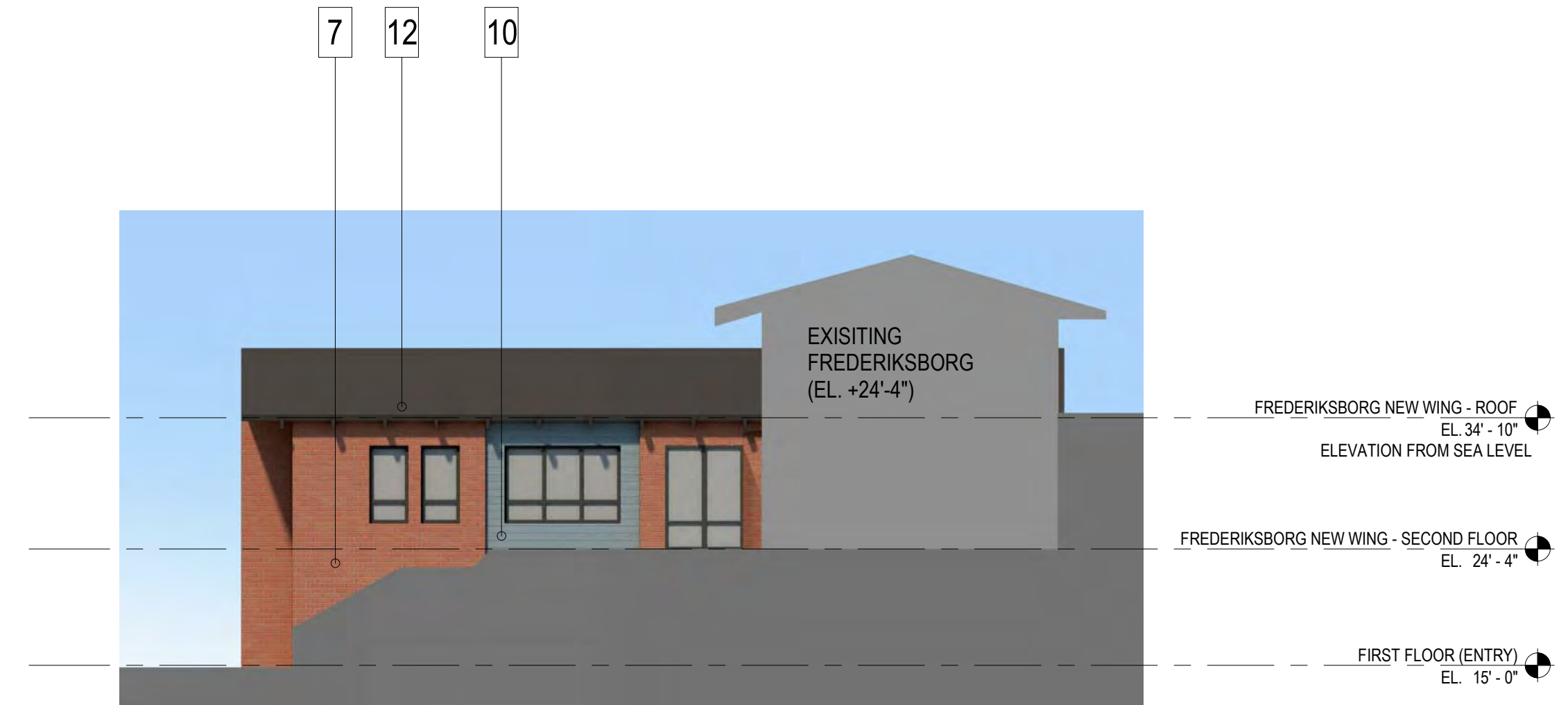
5



**FREDERIKSBORG NEW WING - EAST ELEVATION**

3/32" = 1'-0"

4



**FREDERIKSBORG NEW WING - NORTH ELEVATION**

3/32" = 1'-0"

3

**MATERIAL LEGEND**

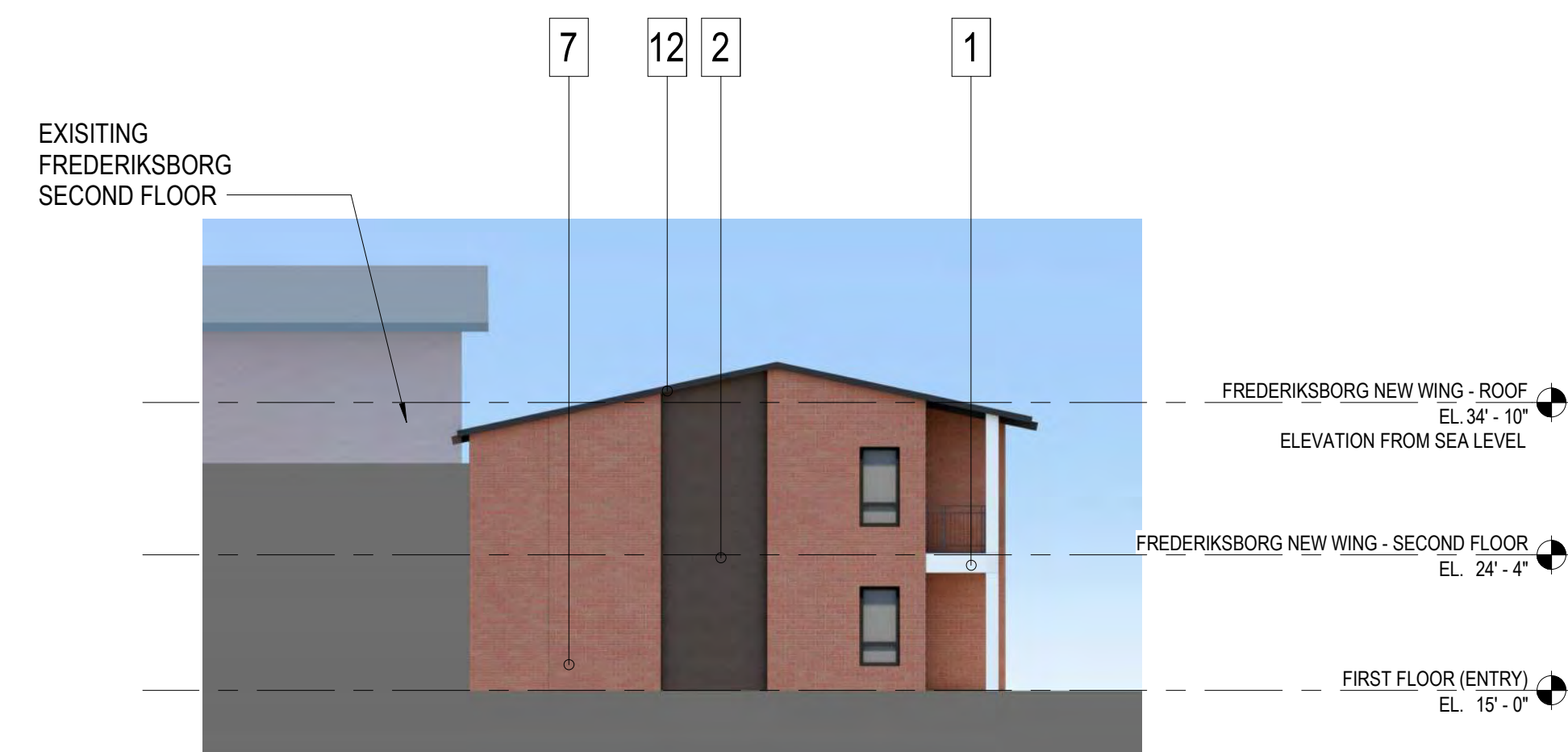
- 1 STUCCO COLOR 1
- 2 STUCCO COLOR 2
- 3 STUCCO COLOR 3
- 4 METAL BALCONY RAILING
- 5 WINDOW FRAME CLR1
- 6 WINDOW FRAME CLR2
- 7 BRICK
- 8 FIBER CEMENT LAP SIDING CLR 1
- 9 FIBER CEMENT LAP SIDING CLR 2
- 10 FIBER CEMENT LAP SIDING CLR 3
- 11 FIBER CEMENT LAP SIDING CLR 4
- 12 CONCRETE TILE ROOF
- 13 GARAGE DOOR



**FREDERIKSBORG NEW WING - SOUTH ELEVATION**

3/32" = 1'-0"

2



**FREDERIKSBORG NEW WING - WEST ELEVATION**

3/32" = 1'-0"

1



**PERKINS EASTMAN**  
100 Montgomery St., Suite 2300  
San Francisco, CA 94104  
T. +1 415 926 7900

Owner:  
**ALDERSLY RETIREMENT COMMUNITY**  
326 MISSION AVE, SAN RAFAEL, CA 94901

Development Consultant:  
**GREENBRIER DEVELOPMENT**  
3232 MCKINNEY AVE #1160, DALLAS, TX 75204

Landscape:  
**SWA GROUP**  
2200 BRIDGEWAY, SAUSALITO, CA 94965

Civil / Site:  
**CSWISTUBER-STROEH ENGINEERING GROUP**  
45 LEVERONI CT, NOVATO, CA 94949

MEP:  
**GLUMAC**  
150 CALIFORNIA ST, 3RD FL, SAN FRANCISCO, CA 94111

PROJECT TITLE:

**ALDERSLY RETIREMENT COMMUNITY**

326 MISSION AVE,  
SAN RAFAEL, CA  
94901

PROJECT No: 70762

DRAWING TITLE:  
**EXTERIOR ELEVATION**

SCALE: 3/32" = 1'-0"

**A5.2**

PLANNING REVIEW SUBMITTAL

01/15/2021

SEAL

NO.	DATE	ISSUE
01	10/23/2020	PLANNING REVIEW SUBMITTAL
02	01/15/2021	PLANNING REVIEW COMPLETENESS
03	11/10/2021	DRB REVIEW RESUBMITTAL

SEAL



**PERKINS EASTMAN**  
 100 Montgomery St., Suite 2300  
 San Francisco, CA 94104  
 T. +1 415 926 7900

Owner:  
 ALDERSLY RETIREMENT COMMUNITY  
 326 MISSION AVE, SAN RAFAEL, CA 94901

Development Consultant:  
 GREENBRIER DEVELOPMENT  
 3232 MCKINNEY AVE #1160, DALLAS, TX 75204

Landscape:  
 SWA GROUP  
 2200 BRIDGEWAY, SAUSALITO, CA 94965

Civil / Site:  
 CSW/STUBER-STROEH ENGINEERING  
 GROUP  
 45 LEVERONI CT, NOVATO, CA 94949

MEP:  
 GLUMAC  
 150 CALIFORNIA ST, 3RD FL, SAN FRANCISCO,  
 CA 94111

PROJECT TITLE:

**ALDERSLY  
 RETIREMENT  
 COMMUNITY**

326 MISSION AVE,  
 SAN RAFAEL, CA  
 94901

PROJECT No: 70762

DRAWING TITLE:  
**MATERIAL BOARD**

SCALE:

**A5.3-R**

DRB REVIEW RESUBMITTAL

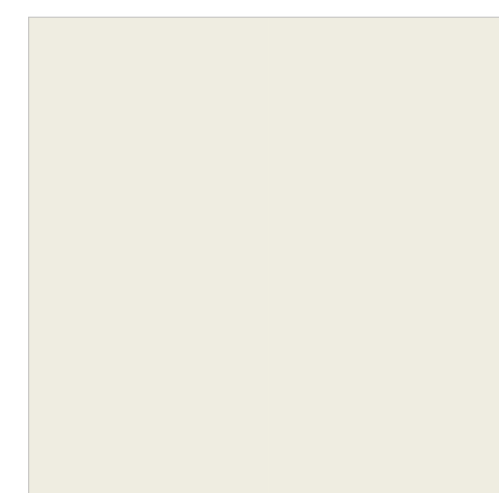
11/10/2021

**MATERIAL LEGEND**

- 1 STUCCO  
COLOR 1
- 2 STUCCO  
COLOR 2
- 3 STUCCO  
COLOR 3
- 3A STUCCO  
COLOR 4
- 4 METAL BALCONY  
RAILING
- 5 WINDOW FRAME  
CLR 1
- 6 WINDOW FRAME  
CLR2
- 7 BRICK
- 8 FIBER CEMENT LAP  
SIDING CLR 1
- 9 FIBER CEMENT LAP  
SIDING CLR 2
- 10 FIBER CEMENT LAP  
SIDING CLR 3
- 11 FIBER CEMENT LAP  
SIDING CLR 4
- 12 CONCRETE TILE  
ROOF
- 13 GARAGE  
DOOR



1 STUCCO  
OMEGA STUCCO  
FINE SAND FINISH



2 STUCCO COLOR 1  
SW7551 GREEK VILLA



3 STUCCO COLOR 2  
SW2808 ROOKWOOD DARK  
BROWN



3 STUCCO COLOR 3  
SW2803 ROOKWOOD  
TERRA COTTA



3A STUCCO COLOR 4  
SW6529 SCANDA



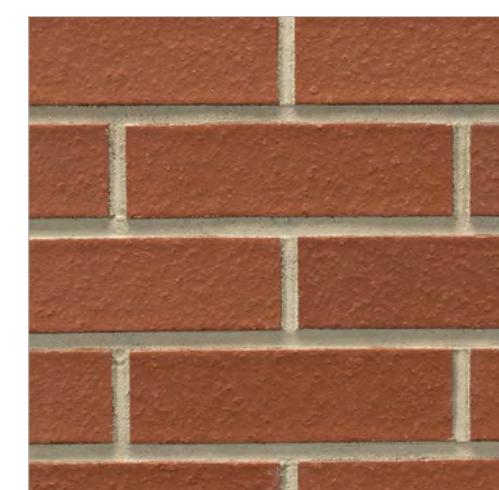
4 RAILING  
SW7069 IRON ORE



5 WINDOW FRAME  
VINYL WINDOW FRAME  
COLOR: IRON ORE



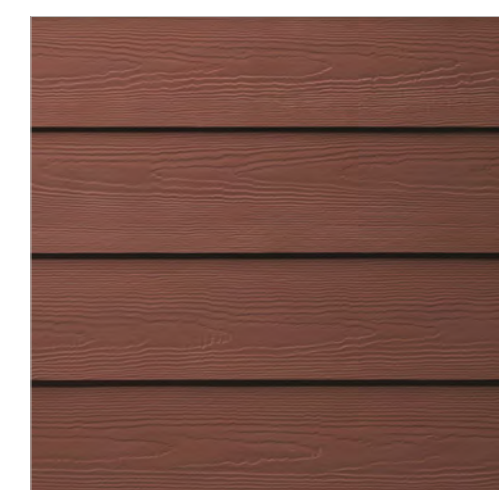
6 WINDOW FRAME  
VINYL WINDOW FRAME  
COLOR: CLASSIC WHITE



7 BRICK  
MODULAR BRICK  
TO MATCH WITH EXISTING  
BUILDINGS



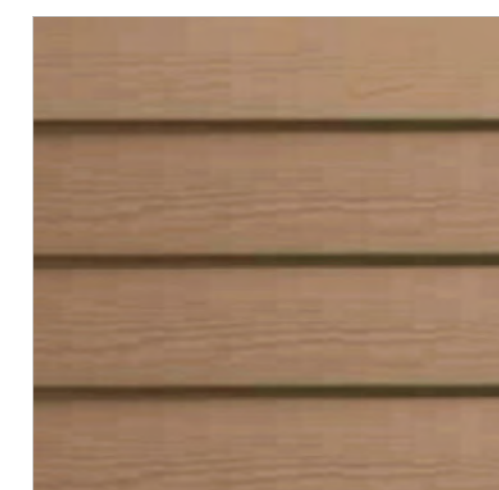
8 FIBER CEMENT  
LAP SIDING CLR1  
ARTIC WHITE



9 FIBER CEMENT  
LAP SIDING CLR2  
COUNTRYLANE RED



10 FIBER CEMENT  
LAP SIDING CLR3  
BOSTON BLUE



11 FIBER CEMENT  
LAP SIDING CLR4  
WOOD-LOOK

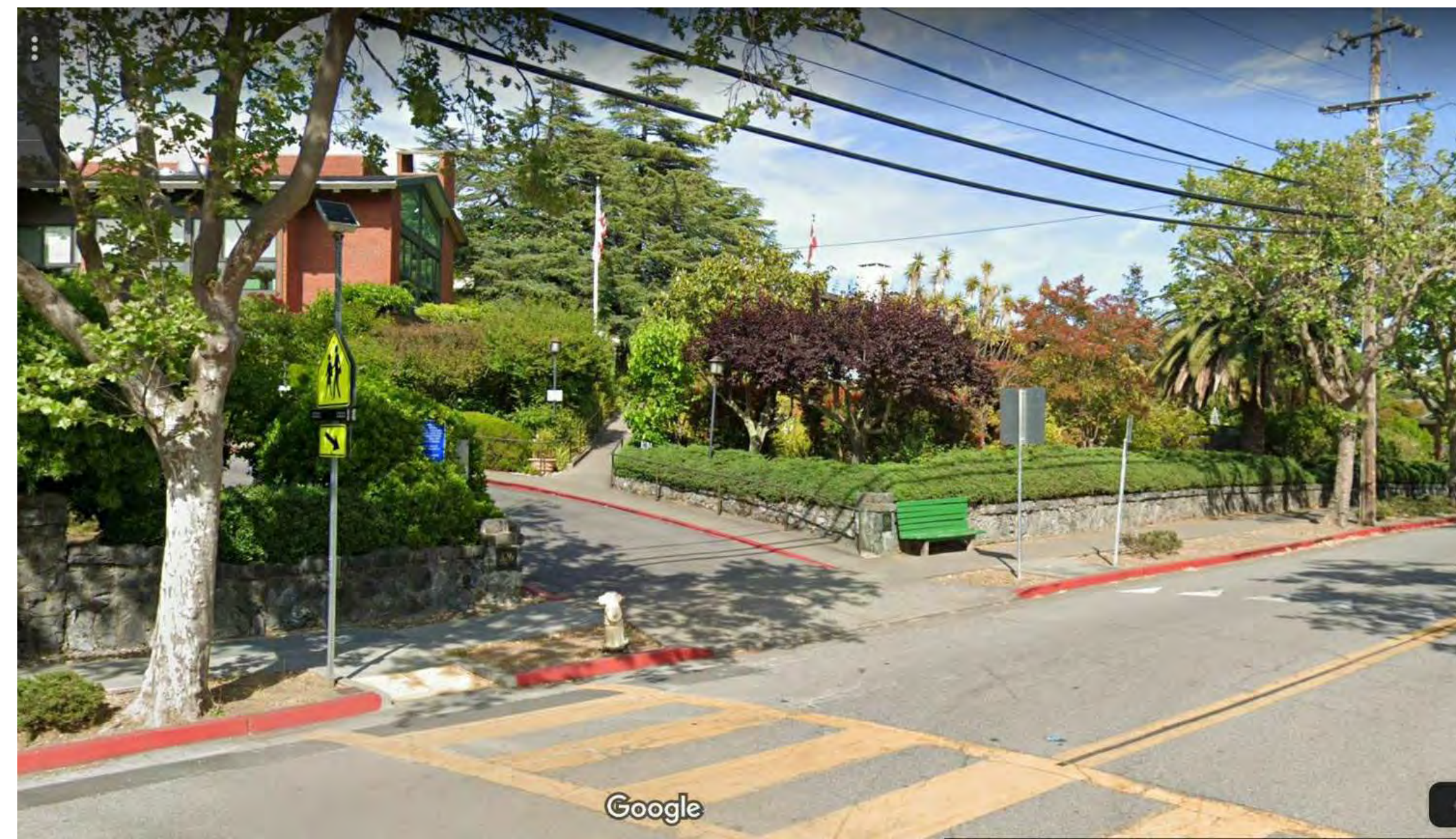
NO.	DATE	ISSUE
01	10/23/2020	PLANNING REVIEW SUBMITTAL
02	01/15/2021	PLANNING REVIEW COMPLETENESS



**EXISTING STREET VIEW** 4  
NOT TO SCALE



**PERSPECTIVE VIEW FROM MISSION AVE** 3  
NOT TO SCALE



**EXISTING STREET VIEW** 2  
NOT TO SCALE



**PERSPECTIVE VIEW FROM MISSION AVE** 1  
NOT TO SCALE

SEAL



**PERKINS EASTMAN**  
100 Montgomery St., Suite 2300  
San Francisco, CA 94104  
T. +1 415 926 7900

Owner:  
**ALDERSLY RETIREMENT COMMUNITY**  
326 MISSION AVE, SAN RAFAEL, CA 94901

Development Consultant:  
**GREENBRIER DEVELOPMENT**  
3232 MCKINNEY AVE #1160, DALLAS, TX 75204

Landscape:  
**SWA GROUP**  
2200 BRIDGEWAY, SAUSALITO, CA 94965

Civil / Site:  
**CSWISTUBER-STROEH ENGINEERING GROUP**  
45 LEVERONI CT, NOVATO, CA 94949

MEP:  
**GLUMAC**  
150 CALIFORNIA ST, 3RD FL, SAN FRANCISCO, CA 94111

PROJECT TITLE:  
**ALDERSLY RETIREMENT COMMUNITY**

326 MISSION AVE,  
SAN RAFAEL, CA  
94901

PROJECT No: 70762

DRAWING TITLE:  
**PERSPECTIVE VIEWS**

SCALE: 1" = 20'-0"

**A5.4**

PLANNING REVIEW SUBMITTAL

01/15/2021



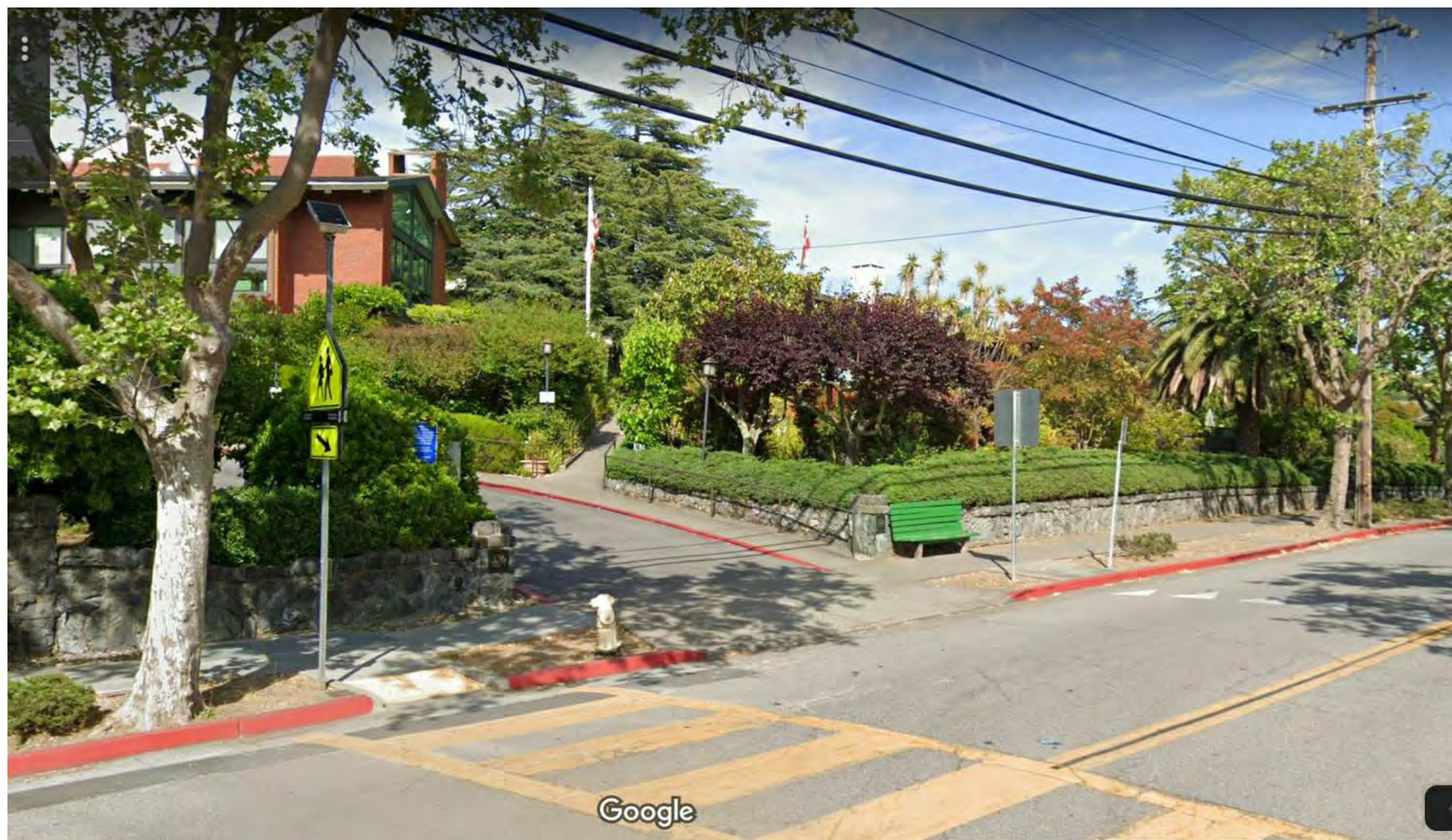
NO.	DATE	ISSUE
01	10/23/2020	PLANNING REVIEW SUBMITTAL
02	01/15/2021	PLANNING REVIEW COMPLETENESS
03	11/10/2021	DRB REVIEW RESUBMITTAL



EXISTING STREET VIEW  
NOT TO SCALE 4



PERSPECTIVE VIEW FROM MISSION AVE  
NOT TO SCALE 3



EXISTING STREET VIEW  
NOT TO SCALE 2



PERSPECTIVE VIEW FROM MISSION AVE  
NOT TO SCALE 1

SEAL



**PERKINS EASTMAN**  
100 Montgomery St., Suite 2300  
San Francisco, CA 94104  
T. +1 415 926 7900

Owner:  
ALDERSLY RETIREMENT COMMUNITY  
326 MISSION AVE, SAN RAFAEL, CA 94901

Development Consultant:  
GREENBRIER DEVELOPMENT  
3232 MCKINNEY AVE #1160, DALLAS, TX 75204

Landscape:  
SWA GROUP  
2200 BRIDGEWAY, SAUSALITO, CA 94965

Civil / Site:  
CSW/STUBER-STROEH ENGINEERING  
GROUP  
45 LEVERONI CT, NOVATO, CA 94949

MEP:  
GLUMAC  
150 CALIFORNIA ST, 3RD FL, SAN FRANCISCO,  
CA 94111

PROJECT TITLE:  
**ALDERSLY  
RETIREMENT  
COMMUNITY**

326 MISSION AVE,  
SAN RAFAEL, CA  
94901

PROJECT No: 70762

DRAWING TITLE:  
**PERSPECTIVE  
VIEWS**

SCALE: 1" = 20'-0"

**A5.4-R**

DRB REVIEW RESUBMITTAL

11/10/2021

NO.	DATE	ISSUE
01	10/23/2020	PLANNING REVIEW SUBMITTAL
02	01/15/2021	PLANNING REVIEW COMPLETENESS



**EXISTING STREET VIEW** 3  
NOT TO SCALE



**PERSPECTIVE VIEW FROM MISSION AVE** 2  
NOT TO SCALE



**MISSION AVE STREET VIEW - BEFORE & AFTER** 1  
NOT TO SCALE

SEAL



**PERKINS EASTMAN**  
100 Montgomery St., Suite 2300  
San Francisco, CA 94104  
T. +1 415 926 7900

Owner:  
**ALDERSLY RETIREMENT COMMUNITY**  
326 MISSION AVE, SAN RAFAEL, CA 94901

Development Consultant:  
**GREENBRIER DEVELOPMENT**  
3232 MCKINNEY AVE #1160, DALLAS, TX 75204

Landscape:  
**SWA GROUP**  
2200 BRIDGEWAY, SAUSALITO, CA 94965

Civil / Site:  
**CSWISTUBER-STROEH ENGINEERING GROUP**  
45 LEVERONI CT, NOVATO, CA 94949

MEP:  
**GLUMAC**  
150 CALIFORNIA ST, 3RD FL, SAN FRANCISCO, CA 94111

PROJECT TITLE:  
**ALDERSLY RETIREMENT COMMUNITY**

326 MISSION AVE,  
SAN RAFAEL, CA  
94901

PROJECT No: 70762

DRAWING TITLE:  
**PERSPECTIVE VIEWS**

SCALE: 1" = 20'-0"

**A5.5**

PLANNING REVIEW SUBMITTAL

01/15/2021

NO.	DATE	ISSUE
01	10/23/2020	PLANNING REVIEW SUBMITTAL
02	01/15/2021	PLANNING REVIEW COMPLETENESS
03	11/10/2021	DRB REVIEW RESUBMITTAL



EXISTING STREET VIEW 3  
NOT TO SCALE



PERSPECTIVE VIEW FROM MISSION AVE 2  
NOT TO SCALE



MISSION AVE STREET VIEW - BEFORE & AFTER 1  
NOT TO SCALE

SEAL



**PERKINS EASTMAN**  
100 Montgomery St., Suite 2300  
San Francisco, CA 94104  
T. +1 415 926 7900

Owner:  
ALDERSLY RETIREMENT COMMUNITY  
326 MISSION AVE, SAN RAFAEL, CA 94901

Development Consultant:  
GREENBRIER DEVELOPMENT  
3232 MCKINNEY AVE #1160, DALLAS, TX 75204

Landscape:  
SWA GROUP  
2200 BRIDGEWAY, SAUSALITO, CA 94965

Civil / Site:  
CSW/STUBER-STROEH ENGINEERING  
GROUP  
45 LEVERONI CT, NOVATO, CA 94949

MEP:  
GLUMAC  
150 CALIFORNIA ST, 3RD FL, SAN FRANCISCO,  
CA 94111

PROJECT TITLE:  
**ALDERSLY  
RETIREMENT  
COMMUNITY**

326 MISSION AVE,  
SAN RAFAEL, CA  
94901

PROJECT No: 70762

DRAWING TITLE:  
**PERSPECTIVE  
VIEWS**

SCALE: 1" = 20'-0"

**A5.5-R**

DRB REVIEW RESUBMITTAL

11/10/2021

NO.	DATE	ISSUE
01	10/23/2020	PLANNING REVIEW SUBMITTAL
02	01/15/2021	PLANNING REVIEW COMPLETENESS



**EXISTING STREET VIEW**  
NOT TO SCALE 6



**PERSPECTIVE VIEW FROM BELL AVE**  
NOT TO SCALE 5



**EXISTING STREET VIEW**  
NOT TO SCALE 4



**PERSPECTIVE VIEW FROM BELL AVE**  
NOT TO SCALE 3



**EXISTING STREET VIEW**  
NOT TO SCALE 2



**PERSPECTIVE VIEW FROM BELL AVE**  
NOT TO SCALE 1



KEY PLAN

**PERKINS EASTMAN**  
100 Montgomery St., Suite 2300  
San Francisco, CA 94104  
T. +1 415 926 7900

Owner:  
**ALDERSLY RETIREMENT COMMUNITY**  
326 MISSION AVE, SAN RAFAEL, CA 94901

Development Consultant:  
**GREENBRIER DEVELOPMENT**  
3232 MCKINNEY AVE #1160, DALLAS, TX 75204

Landscape:  
**SWA GROUP**  
2200 BRIDGEWAY, SAUSALITO, CA 94965

Civil / Site:  
**CSWISTUBER-STROEH ENGINEERING GROUP**  
45 LEVERONI CT, NOVATO, CA 94949

MEP:  
**GLUMAC**  
150 CALIFORNIA ST, 3RD FL, SAN FRANCISCO, CA 94111

PROJECT TITLE:  
**ALDERSLY RETIREMENT COMMUNITY**

326 MISSION AVE,  
SAN RAFAEL, CA  
94901

PROJECT No: 70762

DRAWING TITLE:  
**PERSPECTIVE VIEWS**

SCALE: As indicated

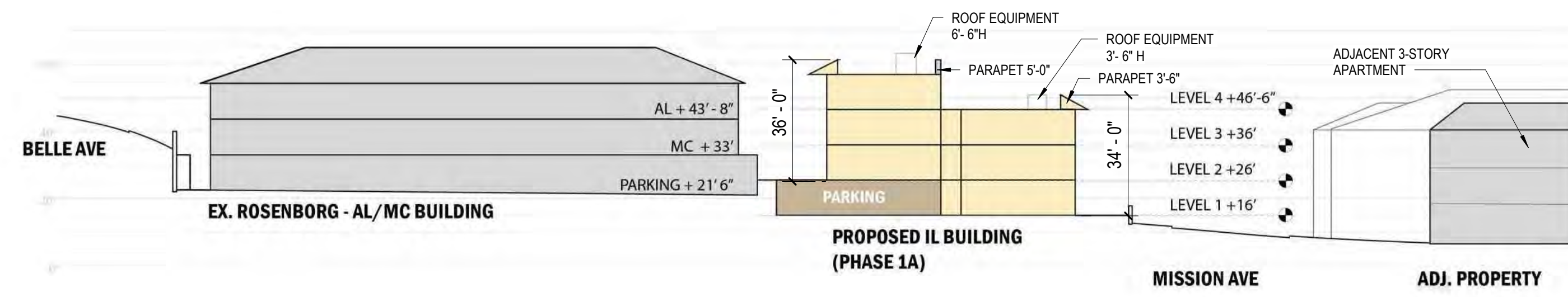
**A5.6**

PLANNING REVIEW SUBMITTAL

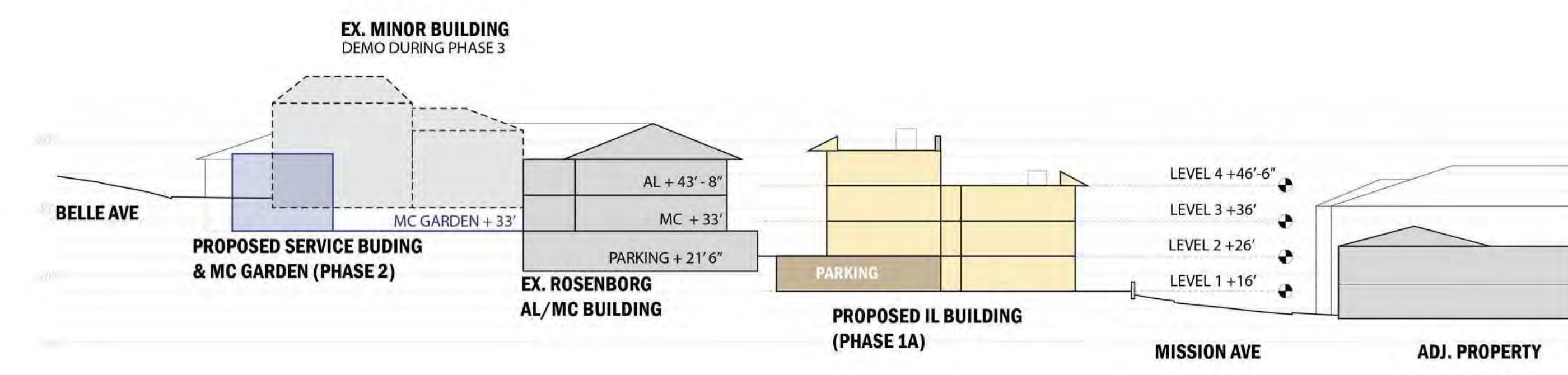
01/15/2021

SEAL

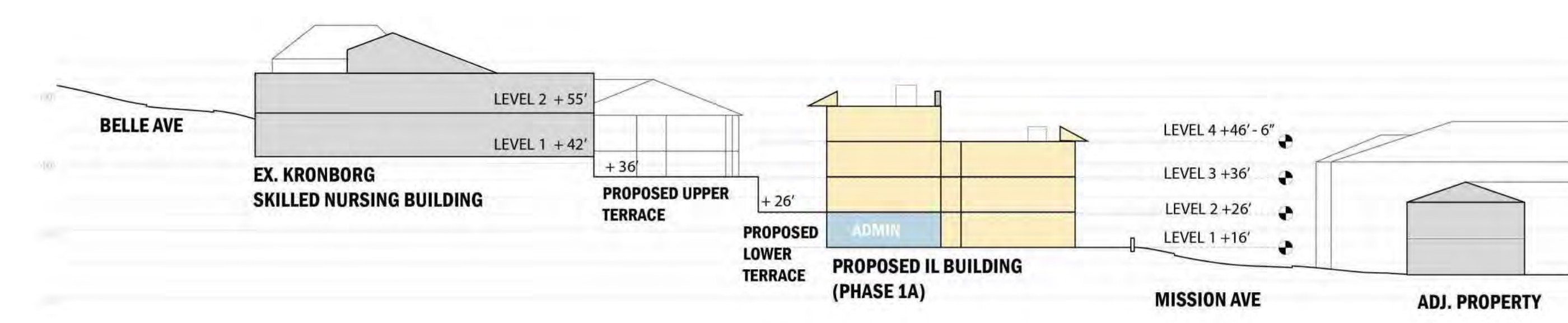
NO.	DATE	ISSUE
01	10/23/2020	PLANNING REVIEW SUBMITTAL
02	01/15/2021	PLANNING REVIEW COMPLETENESS



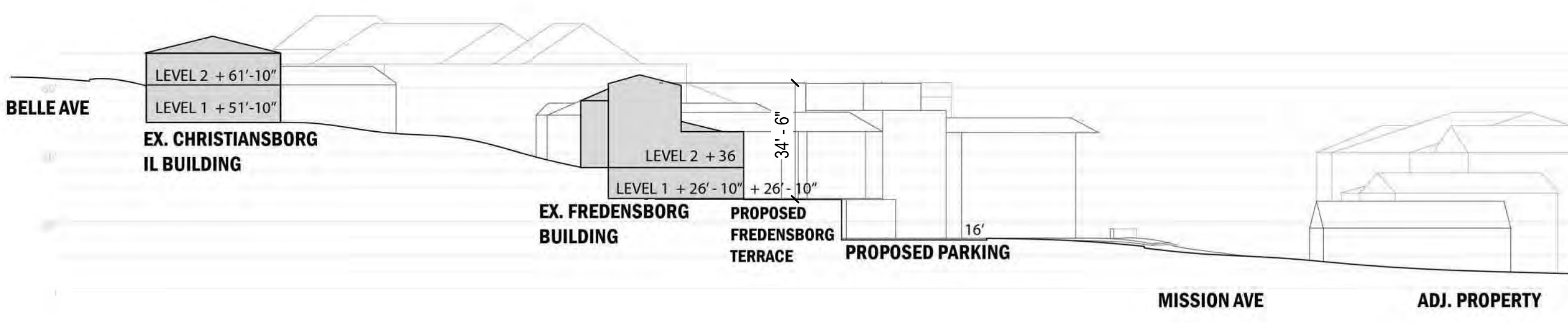
**SITE SECTION - AA**  
1/32" = 1'-0" 5



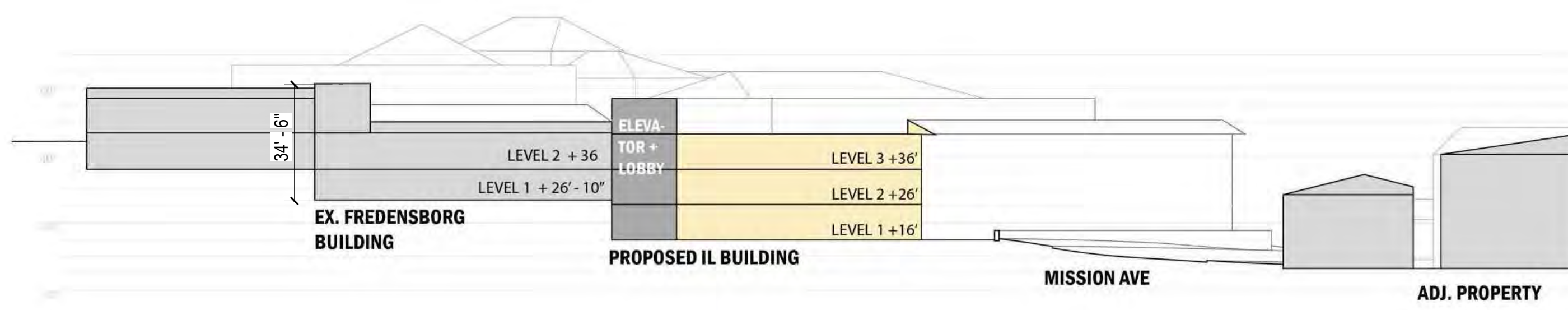
**SITE SECTION - BB**  
1/32" = 1'-0" 4



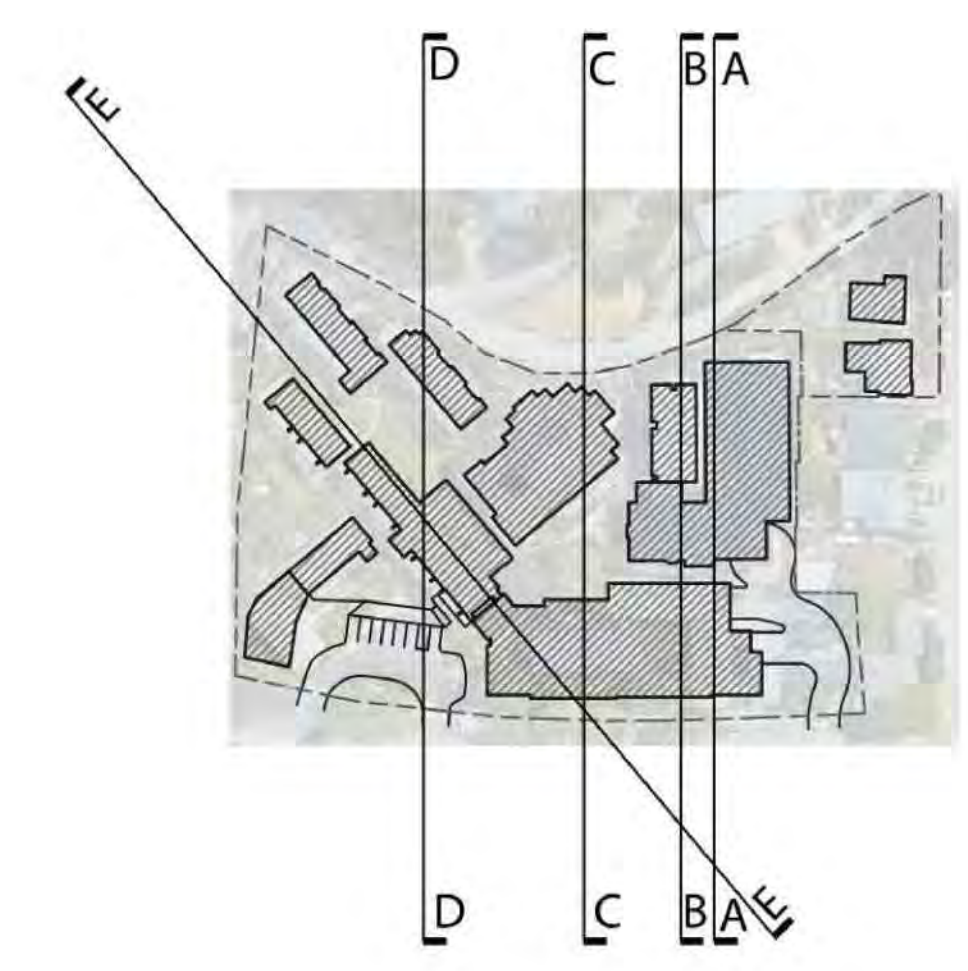
**SITE SECTION - CC**  
1/32" = 1'-0" 3



**SITE SECTION - DD**  
1/32" = 1'-0" 2

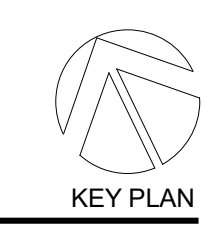


**SITE SECTION - EE**  
1/32" = 1'-0" 1



**KEY MAP**

SEAL



**PERKINS EASTMAN**  
100 Montgomery St., Suite 2300  
San Francisco, CA 94104  
T: +1 415 926 7900

Owner:  
**ALDERSLY RETIREMENT COMMUNITY**  
326 MISSION AVE, SAN RAFAEL, CA 94901

Development Consultant:  
**GREENBRIER DEVELOPMENT**  
3232 MCKINNEY AVE #1160, DALLAS, TX 75204

Landscape:  
**SWA GROUP**  
2200 BRIDGEWAY, SAUSALITO, CA 94965

Civil / Site:  
**CSWISTUBER-STROEH ENGINEERING GROUP**  
45 LEVERONI CT, NOVATO, CA 94949

MEP:  
**GLUMAC**  
150 CALIFORNIA ST, 3RD FL, SAN FRANCISCO, CA 94111

PROJECT TITLE:  
**ALDERSLY RETIREMENT COMMUNITY**

326 MISSION AVE,  
SAN RAFAEL, CA  
94901

PROJECT No: 70762

DRAWING TITLE:  
**SITE SECTIONS**

SCALE: 1/32" = 1'-0"

**A5.7**

PLANNING REVIEW SUBMITTAL

01/15/2021

C:\REVIT\_LOCAL\170762\_Aldersly\_MALL\_ARCH\_r\_zhuang.rvt  
1/15/2021 2:39:00 PM