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DESIGN DESCRIPTION

THE PROPOSED DESIGN IS A 103-SUITE ASSISTED LIVING AND MEMORY CARE COMMUNITY TO BE DEVELOPED, OWNED AND OPERATED BY AEGIS LIVING. IT WILL PROVIDE ASSISTED LIVING (54 RESIDENT SUITES) AND MEMORY CARE (49 RESIDENT SUITES) SERVICES LICENSED BY THE STATE AS A RESIDENTIAL CARE FACILITY FOR THE ELDERLY. IT WILL EMPLOY APPROXIMATELY 100 PEOPLE OVER THREE SHIFTS, WITH THE MAXIMUM SHIFT HAVING APPROXIMATELY 35 STAFF. THE BUILDING WILL BE A FIVE-STORY STRUCTURE WITH PARKING IN A SUBTERRANEAN GARAGE TO BE LOCATED AT THE CORNER OF MISSION AND LINCOLN AVENUES AND IS WITHIN WALKING DISTANCE TO DOWNTOWN, THE RETAIL DISTRICT, THE TRANSIT CENTER AND THE SMART RAIL STATION.

THE LAYOUT OF THE BUILDING TAKES ADVANTAGE OF THE NATURAL SLOPE ACROSS THE SITE, GIVING STREET LEVEL ACCESS TO THE PUBLIC ENTRANCES AND COMMONS AMENITY SPACES PROVIDED FOR THE RESIDENTS. COMMONS SPACES ON THE GROUND LEVEL INCLUDE AMENITIES SUCH AS DINING VENUES, TERRACE, WELLNESS/FITNESS SUITE, AND CINEMA/AUDITORIUM. ADDITIONAL RESIDENT LOUNGES ARE LOCATED ON THE UPPER FLOORS OF THE BUILDING IN ADDITION TO A FIFTH FLOOR TERRACE.

THE BUILDING WILL HAVE A COMMERCIAL-GRADE KITCHEN THAT PROVIDES ALL RESIDENT MEALS IN THE DINING VENUES ON THE GROUND LEVEL. THE INDIVIDUAL RESIDENT SUITES HAVE A SMALL WET BAR AREA (CASEWORK, A BAR SINK AND A SMALL REFRIGERATOR), BUT THESE ARE NOT INTENDED FOR THE PRODUCTION OF MEALS.

THERE ARE TWO ENTRANCES AT THE STREET LEVEL: ONE PRIMARY PEDESTRIAN ENTRANCE FROM MISSION AND A COVERED VEHICULAR DROP OFF/LINCOLN. THE STREET LEVEL ALSO PROVIDES MISSION AVENUE ACCESS TO THE PARKING GARAGE CONTAINING 32 SPACES TOTAL (INCLUDING 2 ADA SPACES) AS WELL AS A TURNOUT LANE FOR FIRE ACCESS ON MISSION AVENUE AND ANOTHER ON LINCOLN AVE FOR LOADING. THIS CONFIGURATION HAS BEEN PREVIOUSLY REVIEWED AND APPROVED AS PART OF THE ORIGINAL BUILDING PERMIT APPROVALS.

MEMORY CARE WILL BE LOCATED ON LEVELS 2 AND 3 OF THE BUILDING AND CONTAINS THE NEEDED INFRASTRUCTURE TO PROVIDE A SAFE, COMFORTABLE AND CARING ENVIRONMENT FOR THE RESIDENTS. THE EXISTING SLOPE ON THE SITE ALLOWS FOR THE ENTIRE NORTH FACE FAÇADE OF THE MEMORY CARE COMMONS SPACES TO OPEN ONTO A PRIVATE AND SECURED OUTDOOR TERRACE DEDICATED TO THE MEMORY CARE RESIDENTS (AND SPECIFICALLY DESIGNED TO ACCOMMODATE THEIR NEEDS). COMMON SPACES DEDICATED TO MEMORY CARE INCLUDE DINING ROOM, ACTIVITY ROOM/MUSIC ROOM, BATHIQUE SPA, LOUNGES, AND A SERIES OF MEMORY-SKILL STATIONS.

THE FOURTH AND FIFTH RESIDENTIAL FLOORS (UPPER TWO) WILL BE DESIGNATED FOR ASSISTED LIVING, TOTALING 49 SUITES. THESE WILL HAVE EXTERIOR BALCONY ACCESS FROM DESIGNATED SUITES ON THE MISSION AND LINCOLN AVENUE SIDES. THERE WILL ALSO BE ACCESS TO THE CORNER TOWER ROOF DECK FROM THE ELEVATOR LOBBY ADJACENT THE MAIN TOWER FEATURE.

IN ADDITION TO PROVIDING EXCELLENT DIRECT CARE FOR THEIR RESIDENTS, AEGIS TAKES EXTRAORDINARY CARE TO CREATE COHESIVE DESIGNS THAT RESONATE WITH THE COMMUNITIES WITHIN WHICH THEY RESIDE, WHILE PROVIDING AN IMMERSIVE EXPERIENCE FOR THE OCCUPANTS OF THE BUILDING. THIS WORKS NOT ONLY TO CREATE A SENSE OF PLACE FOR THE RESIDENTS, BUT ALSO RESULTS IN EASILY IDENTIFIABLE BUILDINGS THAT ARE ANCHORS OR ICONS WITHIN THE COMMUNITY. AS EACH OF THEIR PROPERTIES ARE UNIQUE, DESIGN ALWAYS BEGINS WITH AN UNDERSTANDING OF THE HISTORY OF A PLACE.

THE SAN RAFAEL PROJECT EMPLOYS A CALIFORNIA MISSION REVIVAL ARCHITECTURAL STYLE FOUND IN THE NEARBY MISSION SAN RAFAEL. THIS BEGINS WITH SIMPLE MASSING, DEEP OPENINGS, OFFSETS AND SETBACKS TO BREAK DOWN THE SCALE. ENTRIES, THE ARCADES, THE BLUE TILED BUTTRESSED "BELL" TOWER, THE ARCHED COVERED DROP OFF (MAIN VEHICULAR ENTRY) ARE ARTICULATED WITH CORNICES, ACCENTS AND SIMPLE FORM CHANGES. THE ROOF OVERHANGS, WITH WOODEN BEAMS AND EAVES, ARE TOPPED WITH CONTRASTING CLAY TILE ROOFS.

THE DESIGN WAS REFINED FOR THIS SUBMITTAL TO REDUCE THE SENSE OF SCALE OF THE BUILDING, AS WELL AS CREATE A BETTER "HANDSHAKE" BETWEEN THE NEIGHBORING PROPERTIES. IN ESSENCE, THE PREVIOUS DESIGN PRESENTED IN MAY INSERTED A FLOOR BETWEEN LEVELS 2 AND 3 INTO THE HIGHLY REGARDED 2018 APPROVED DESIGN. WHILE THE APPROACH RETAINED MANY OF THE CHARACTERISTICS OF THE 2018 BUILDING, THE DRB FELT THE OVERALL RESULTING SCALE LOST THE GRANULARITY OF THE ORIGINAL SUBMITTAL AND, WITH IT, THE ESSENCE OF THE ORIGINAL DESIGN.

THIS SUBMITTAL REPRESENTS A FUNDAMENTAL CHANGE IN THE DESIGN APPROACH. INSTEAD OF INSERTING A FLOOR BETWEEN 2 AND 3, THE APPROACH WAS TO DELICATELY ADD SPACE TO THE TOP OF THE BUILDING. THE BUILDING NOW LARGELY READS LIKE THE ORIGINAL PROPOSAL, BUT THE ADDITIONAL RENTABLE SPACE NECESSARY TO MAKE THE PROJECT A REALITY IS CAREFULLY FIT ONTO THE TOP FLOOR. THE DRB LAMENTED THE LOSS OF THE ROOFTOP AREA, WHICH WAS IMPROVED IN THIS VERSION BY ADDING A WALK OUT ROOF TERRACE AT THE CORNER OF THE FIFTH LEVEL. THIS WILL BE MUCH MORE WELCOMING FOR RESIDENTS AND COALESCE AROUND THE TOWER ELEMENT. FURTHER, BY ERODING THE UNITS FROM AROUND THE TOWER AND REPLACING THEM WITH ROOF TERRACE, IT ALLOWS THE TOWER TO REGAIN ITS VISUAL PROMINENCE FROM THE GROUND LEVEL.

THE WALL PLANES ALONG MISSION AND LINCOLN WERE CAREFULLY REVIEWED, AND THE TOP FLOOR WAS DE-EMPHASIZED BY A SOFT CHANGE OF COLOR AND ADDED DETAIL TO THE AWNING AND BALCONY RAIL. THE GABLED ROOF AT THE WEST END OF THE BUILDING WAS BROUGHT BACK TO THE FOURTH LEVEL, AND THE CORNER UNITS WERE FITTED WITH BALCONIES ON THE CORNERS TO FURTHER REDUCE THE SENSE OF SCALE. THE EYE NOW NATURALLY RESTS ON THE TOP OF LEVEL FOUR RATHER THAN TAKING IN THE ENTIRE FIVE LEVELS AS THE PREVIOUS SUBMITTAL. FURTHER, THE VIEWS TO THE BUILDING FROM THE NORTH AND WEST WERE REDESIGNED TO DE-EMPHASIZE THE SENSE OF SCALE, AND TO CREATE SIMILAR PROPORTIONS TO THE ADJACENT BUILDINGS. USABLE UNIT SPACE WAS REPLACED WITH BALCONY SPACE TO ELIMINATE THE WALLS AT THE TOP FLOOR CORNERS. THIS RESULTS IN EFFECTIVE CHANGES IN SCALE TO BOTH HORIZONTAL AND VERTICAL PLANES. WE LOOK FORWARD TO DISCUSSING IN FURTHER DETAIL THE REVISED AEGIS SAN RAFAEL SUBMITTAL AT THE CONTINUANCE MEETING OF THE DRB.

PROJECT INFORMATION

GENERAL

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

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

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

AP NUMBERS: 11-184-09, -08

SETBACKS

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

SHEET INDEX

SHEET NUMBER	SHEET NAME
1	TITLE SHEET
2.1	LOWER GARAGE PLAN
3	MAIN LEVEL FLOOR PLAN
4.1	SECOND FLOOR - RESIDENTIAL PLAN
4.2	THIRD FLOOR PLAN
5.1	FOURTH FLOOR PLAN
6.1	FIFTH FLOOR PLAN
7.1	ROOF PLAN
8.0	EXTERIOR RENDERINGS
8.1	EXTERIOR ELEVATIONS
8.2	EXTERIOR ELEVATIONS - DESIGN EVOLUTION
9.0	EXTERIOR RENDERINGS
9.1	EXTERIOR ELEVATIONS
9.2	EXTERIOR ELEVATIONS - DESIGN EVOLUTION
10.0	SECTIONS
11.0	DETAILS
12	GROUND LEVEL - PLANTING PLAN
13	LEVEL 2 PLANTING PLAN
14	LEVEL 5 MATERIALS PLAN
15	PLANT MATERIAL SCHEDULE
16	PLANT MATERIAL IMAGERY
17	SITE PLAN - LIGHTING
18	LEVEL 2 FLOOR PLAN - LIGHTING PLAN
19	OVERALL ROOF PLAN - LIGHTING PLAN

PROJECT DIRECTORY

GENERAL

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

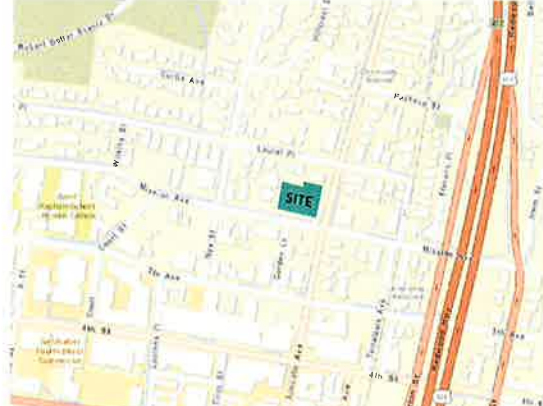
ARCHITECT

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

VICINITY IMAGE

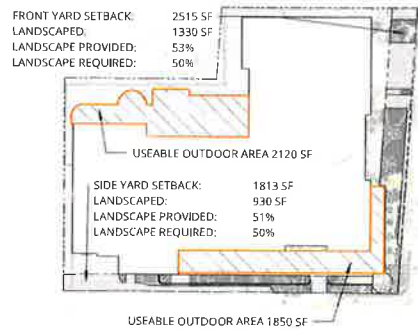


VICINITY MAP



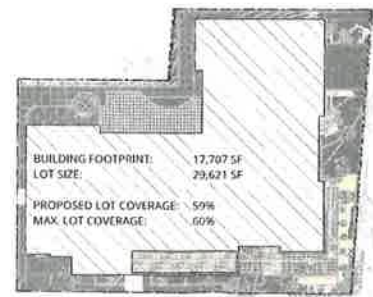
LANDSCAPE DIAGRAM

1" = 50'-0"



LOT COVERAGE DIAGRAM

1" = 50'-0"



PROJECT NORTH

UNIT SCHEDULE

UNIT TYPE	COUNT	AREA TOTAL
LEVEL 5		
AL-1	6	3547
AL-S	16	5785
	22	9332
LEVEL 4		
AL-1	2	1374
AL-S	25	9578
	27	10952
LEVEL 3		
LN-S	26	8935
	26	8935
LEVEL 2		
LN-S	26	8972
	26	8972
Grand total	101	38191

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File No: PLAN21-023

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PORTLAND, OR 97209
503.245.7100

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

1014 HOWARD STREET
SAN FRANCISCO, CA 94103
415.252.7063

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REVISION	DATE	REASON FOR ISSUE

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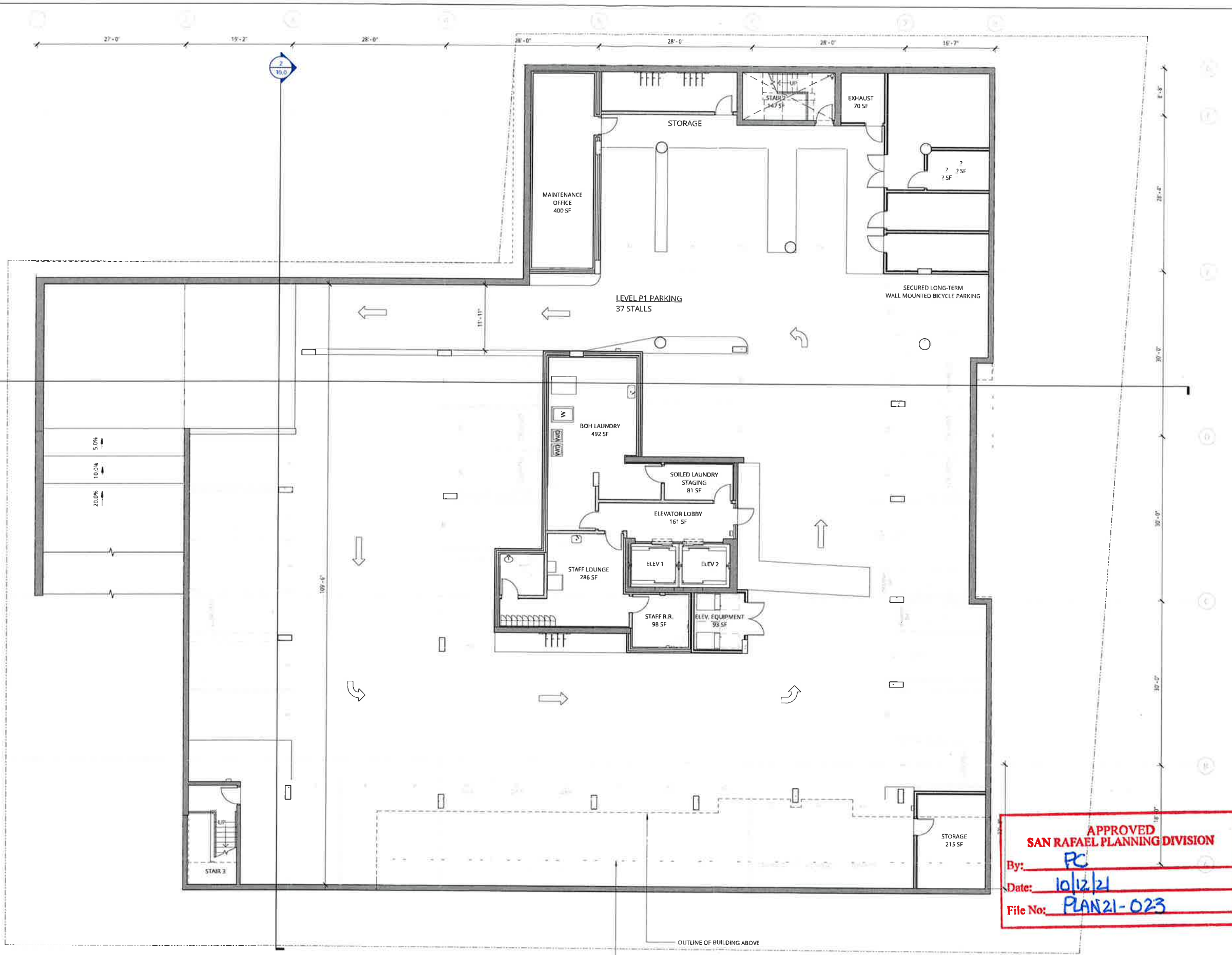
TITLE SHEET

DRB

DATE: SEPT. 1, 2021 PROJECT NUMBER: 174170

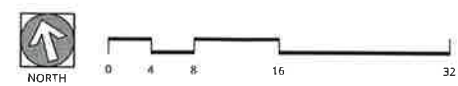
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1 LOWER GARAGE PLAN
 1/8" = 1'-0"

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 206.376.1600
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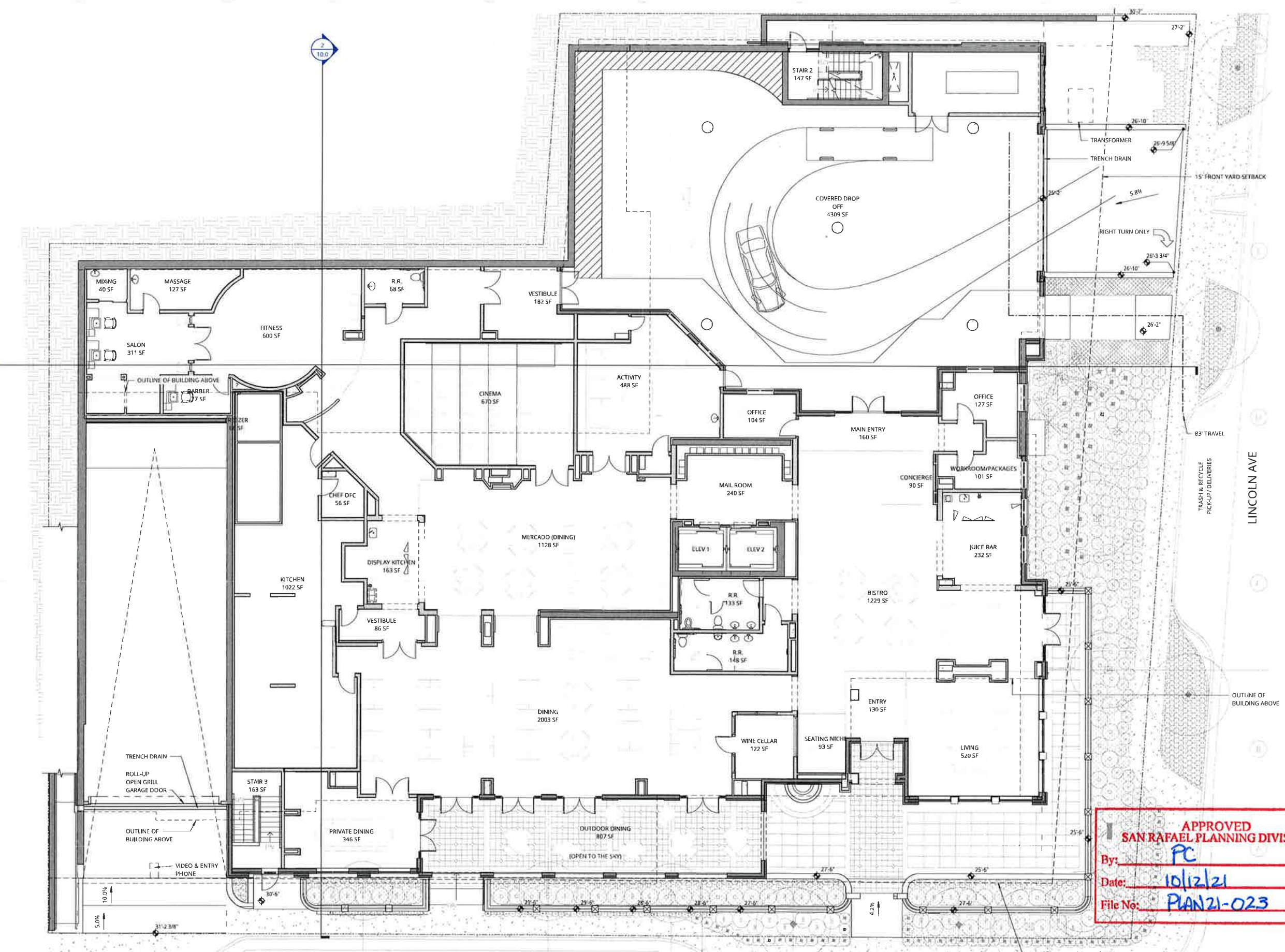
LOWER GARAGE PLAN

DRB

DATE SEPT. 1, 2021	PROJECT NUMBER 174170
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SHEET NUMBER
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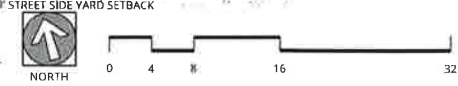
MAIN LEVEL FLOOR PLAN

DRB

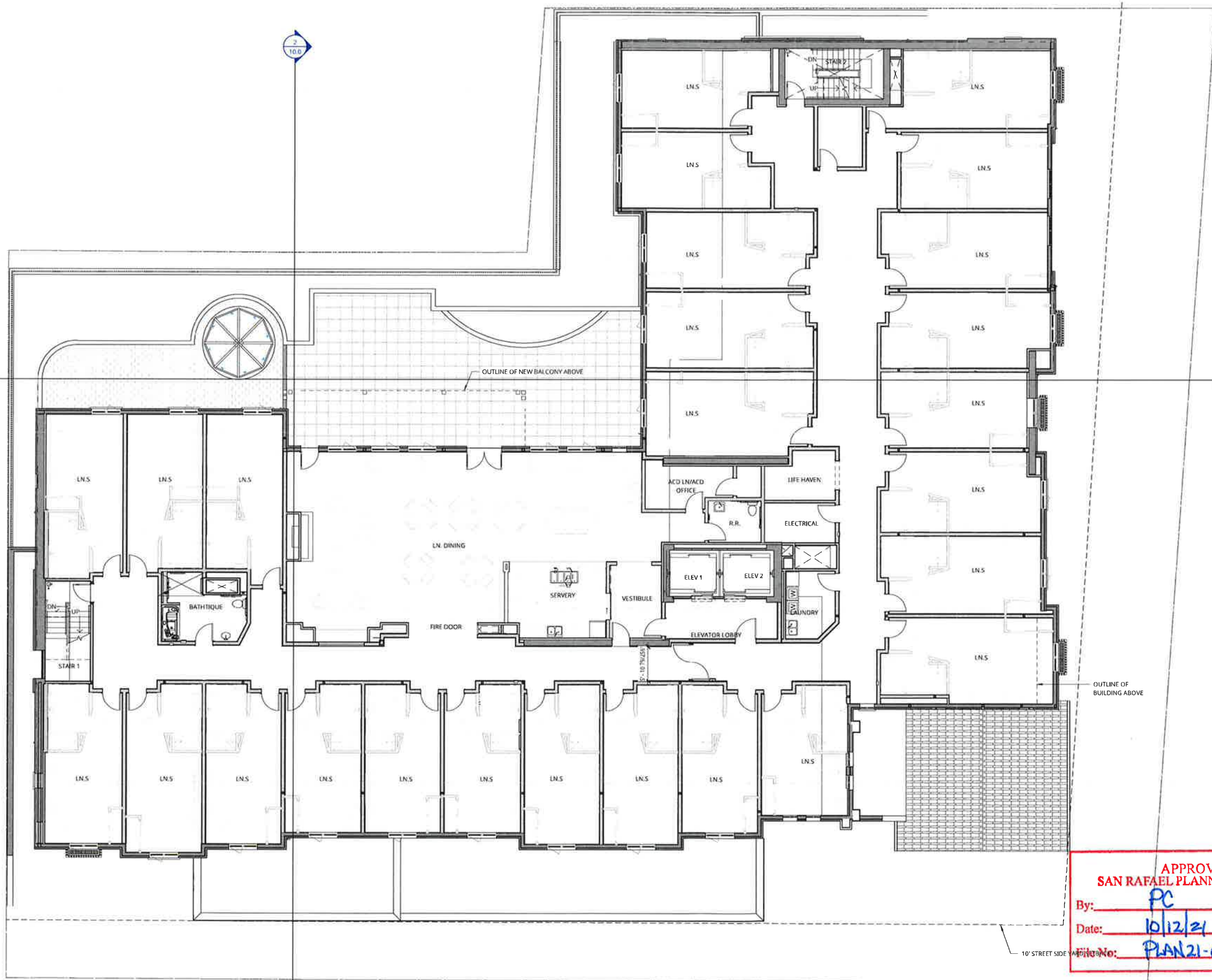
DATE: **SEPT. 1, 2021** PROJECT NUMBER: **174170**

SHEET NUMBER: **3.1**

1 MAIN LEVEL FLOOR PLAN
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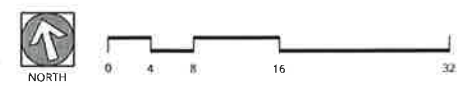


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1 SECOND FLOOR - RESIDENTIAL PLAN
1/8" = 1'-0"



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SECOND FLOOR - RESIDENTIAL PLAN

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4.1

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1
10.0

2
10.0

1 L3 FLOOR PLAN
1/8" = 1'-0"

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L3 FLOOR PLAN

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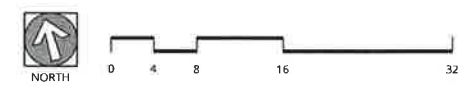
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1 L4 FLOOR PLAN
1/8" = 1'-0"



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L4 FLOOR PLAN

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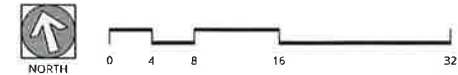
L5 FLOOR PLAN

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SHEET NUMBER
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1 L5 FLOOR PLAN
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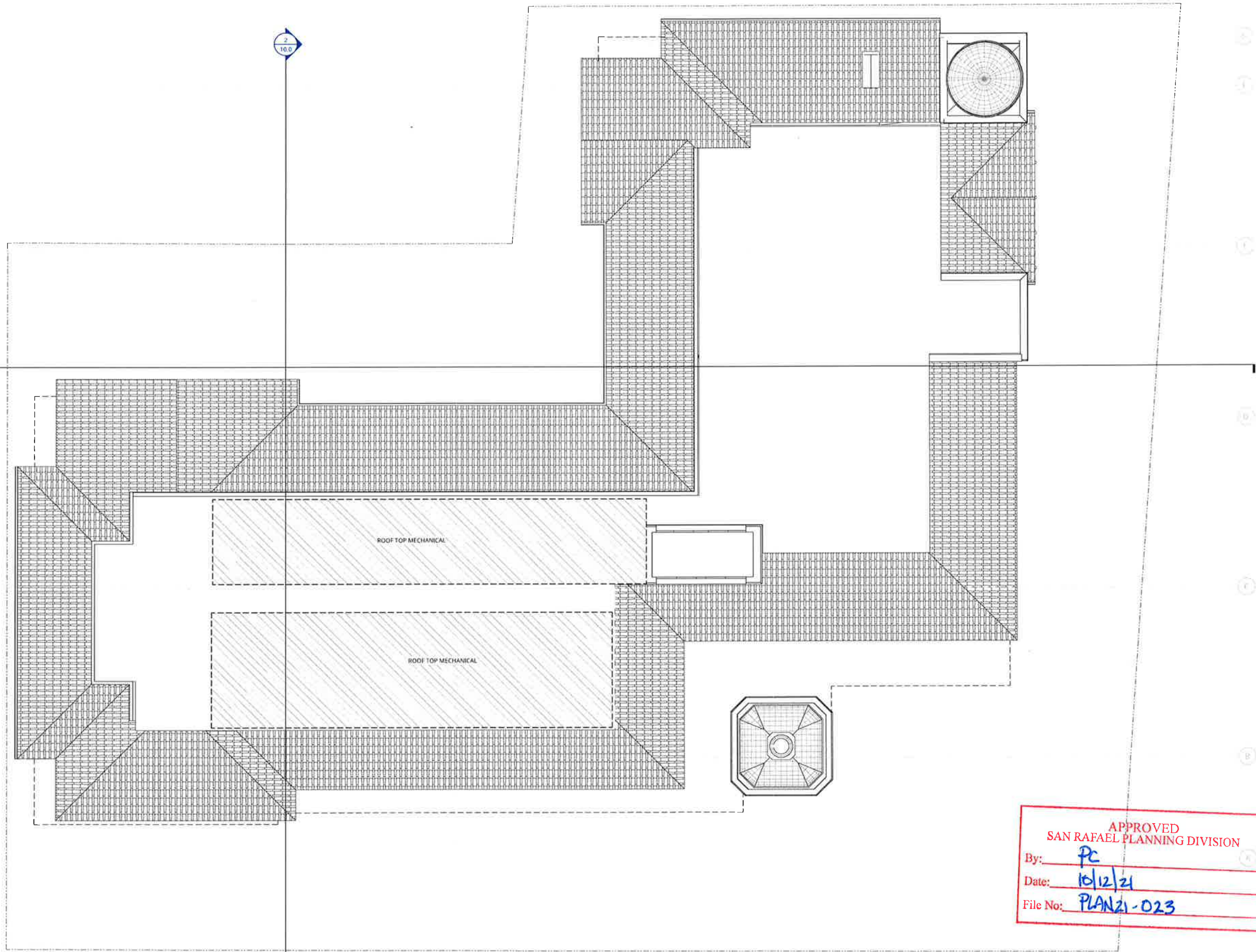


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1
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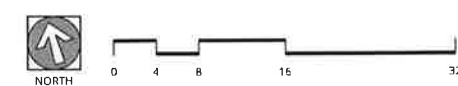
2
10.0



1 ROOF PLAN

1/8" = 1'-0"

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ROOF PLAN

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EXTERIOR RENDERINGS

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SHEET NUMBER



VIEW FROM INTERSECTION - MID DAY



VIEW FROM INTERSECTION - NIGHT TIME



VIEW FROM SOUTHWEST

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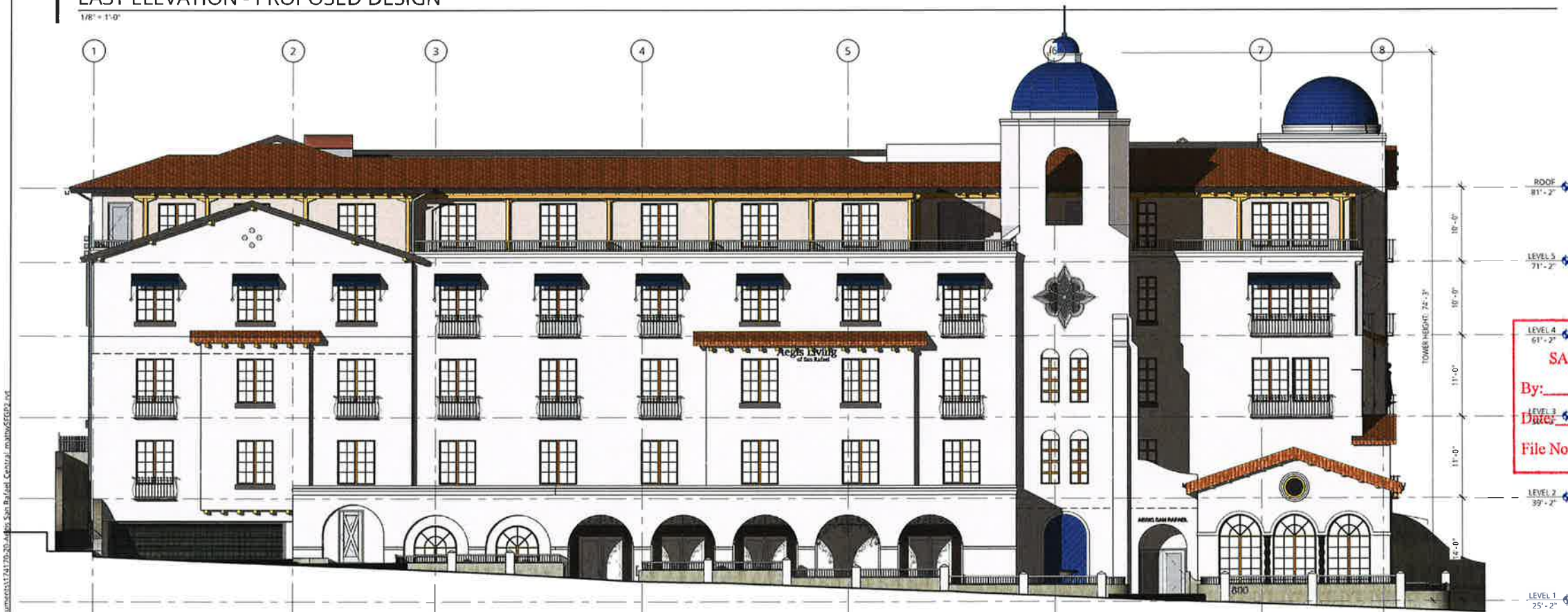
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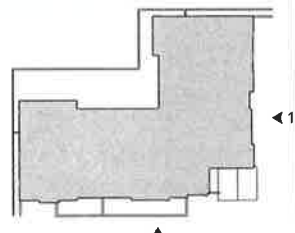


1 EAST ELEVATION - PROPOSED DESIGN
1/8" = 1'-0"



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

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KEY MAP

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EXTERIOR ELEVATIONS

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8.1

9/17/2021 5:26:33 PM



1 EAST ELEVATION - DRB IN MAY 2021
1/16" = 1'-0"



SOUTH ELEVATION - DRB IN MAY 2021
1/16" = 1'-0"



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



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

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503.245.7100

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SAN FRANCISCO, CA 94103
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EXTERIOR ELEVATIONS - DESIGN EVOLUTION
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8.2

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VIEW FROM SOUTHEAST



VIEW FROM NORTHEAST

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206.576.1600

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EXTERIOR
RENDERINGS

DRB

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By: PC

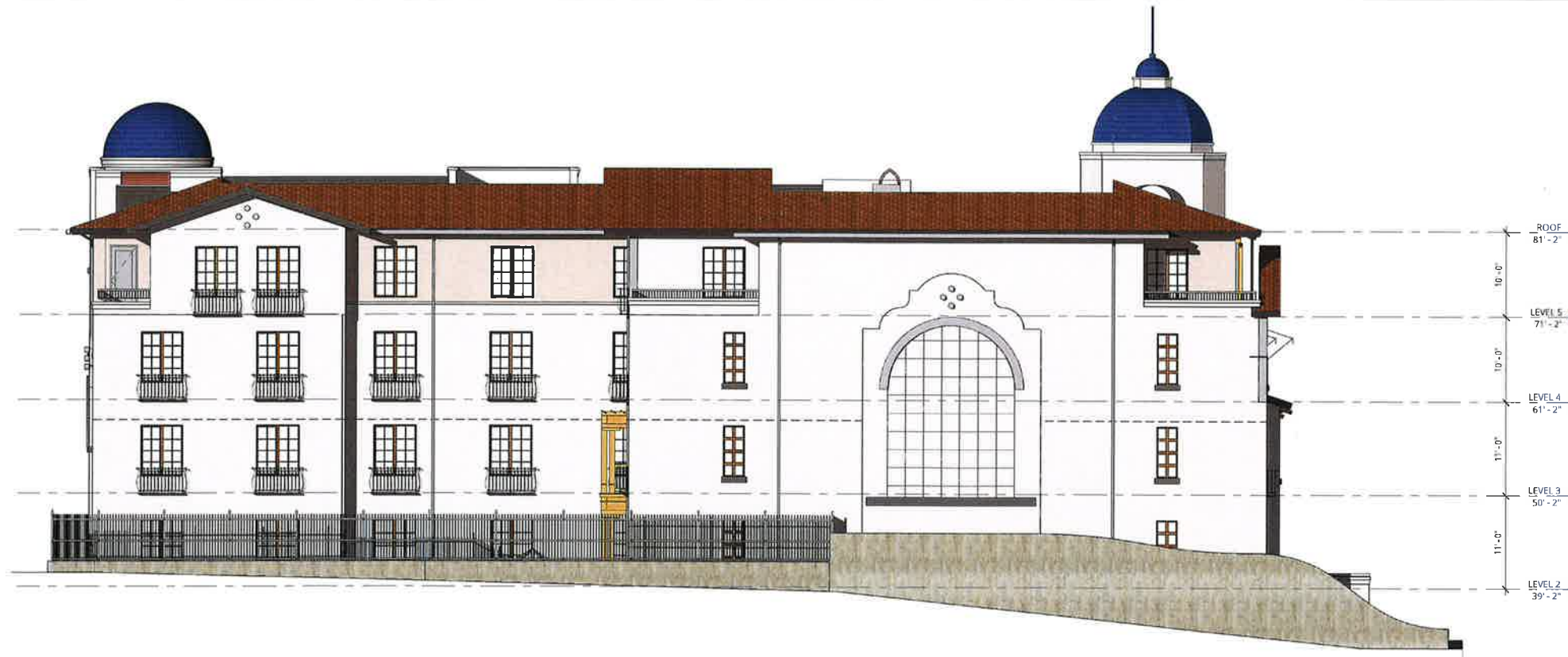
Date: 10/12/21

File No: PLAN21-023

DATE	PROJECT NUMBER
SEPT. 1, 2021	174170

SHEET NUMBER

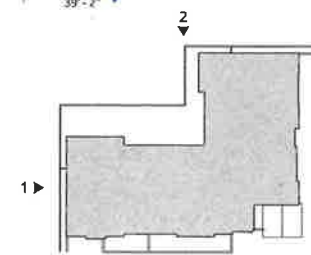
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1 WEST ELEVATION - PROPOSED
1/8" = 1'-0"



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



KEY MAP

**NOT FOR
CONSTRUCTION**



38 NORTHWEST DAVIS, SUITE 300
PORTLAND, OR 97209
503.245.7100

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

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SAN FRANCISCO, CA 94103
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REVISION	DATE	REASON FOR ISSUE

**APPROVED
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By: PC

Date: 10/12/21

File No: PLAN 21-023

EXTERIOR
ELEVATIONS

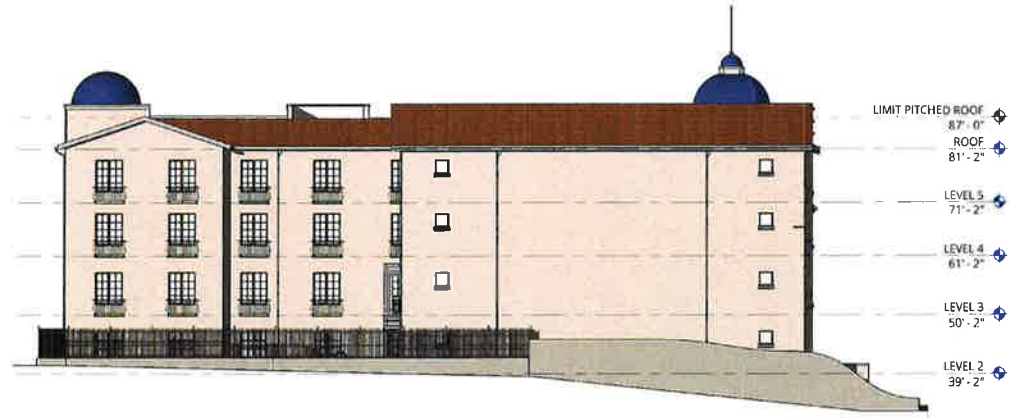
DRB

DATE: SEPT. 1, 2021 PROJECT NUMBER: 174170

SHEET NUMBER

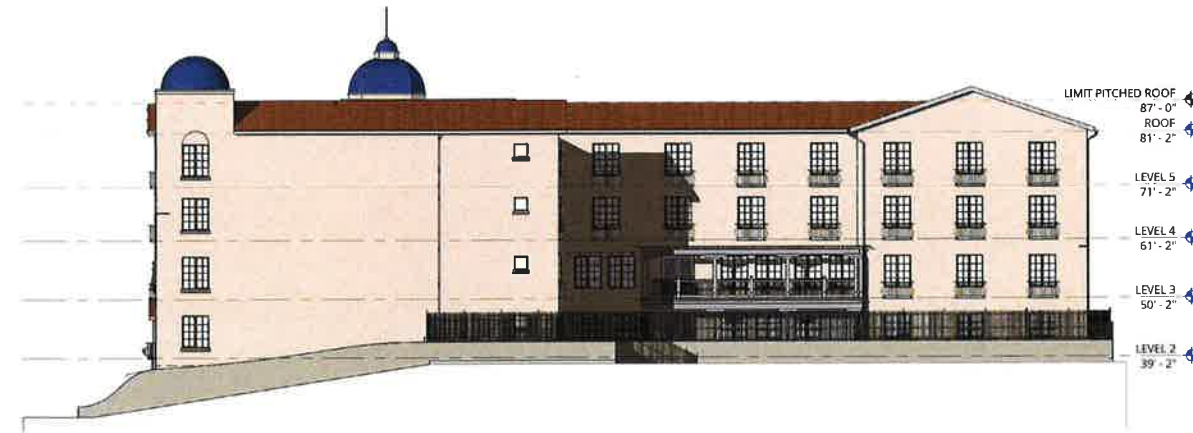
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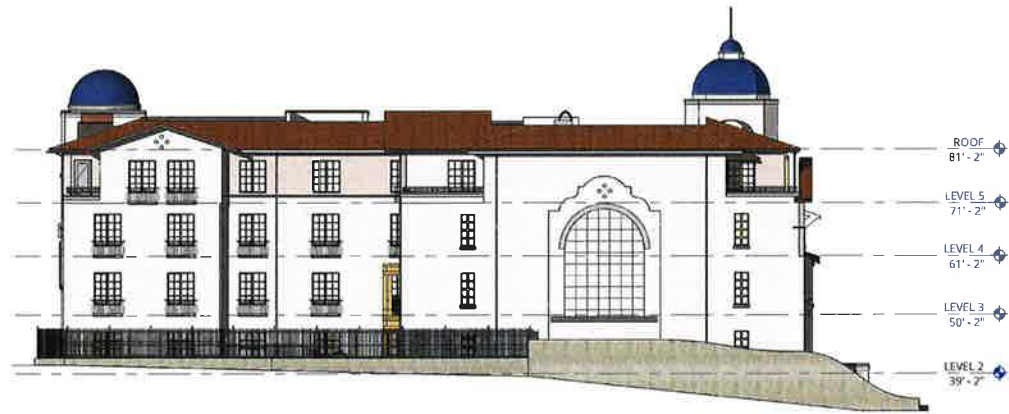
1 WEST ELEVATION - DRB IN MAY 2021

1/16" = 1'-0"



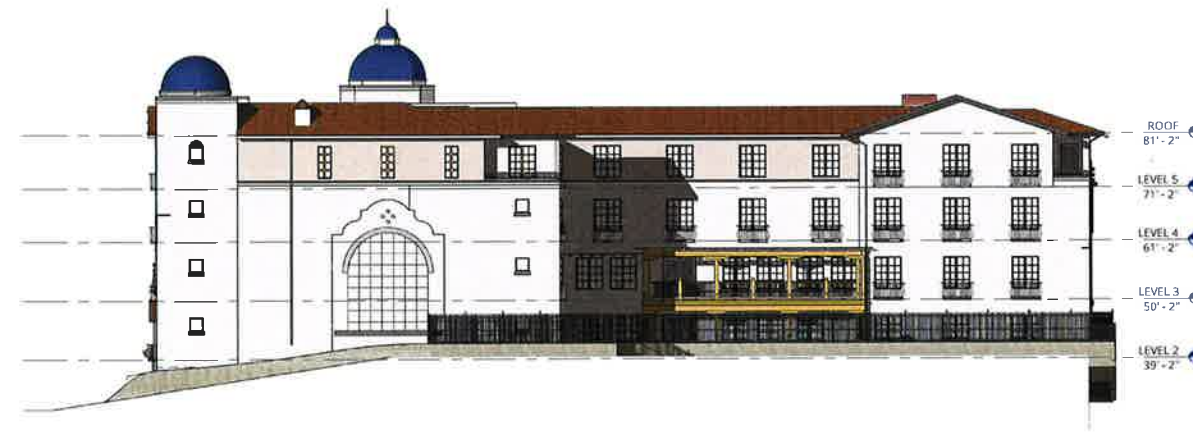
NORTH ELEVATION - DRB IN MAY 2021

1/16" = 1'-0"



2 WEST ELEVATION - PROPOSED DRB DESIGN

1/16" = 1'-0"



NORTH ELEVATION - PROPOSED DRB DESIGN

1/16" = 1'-0"

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PORTLAND, OR 97209
503.245.7100

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EXTERIOR ELEVATIONS - DESIGN EVOLUTION
DRB

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Date: 10/12/21

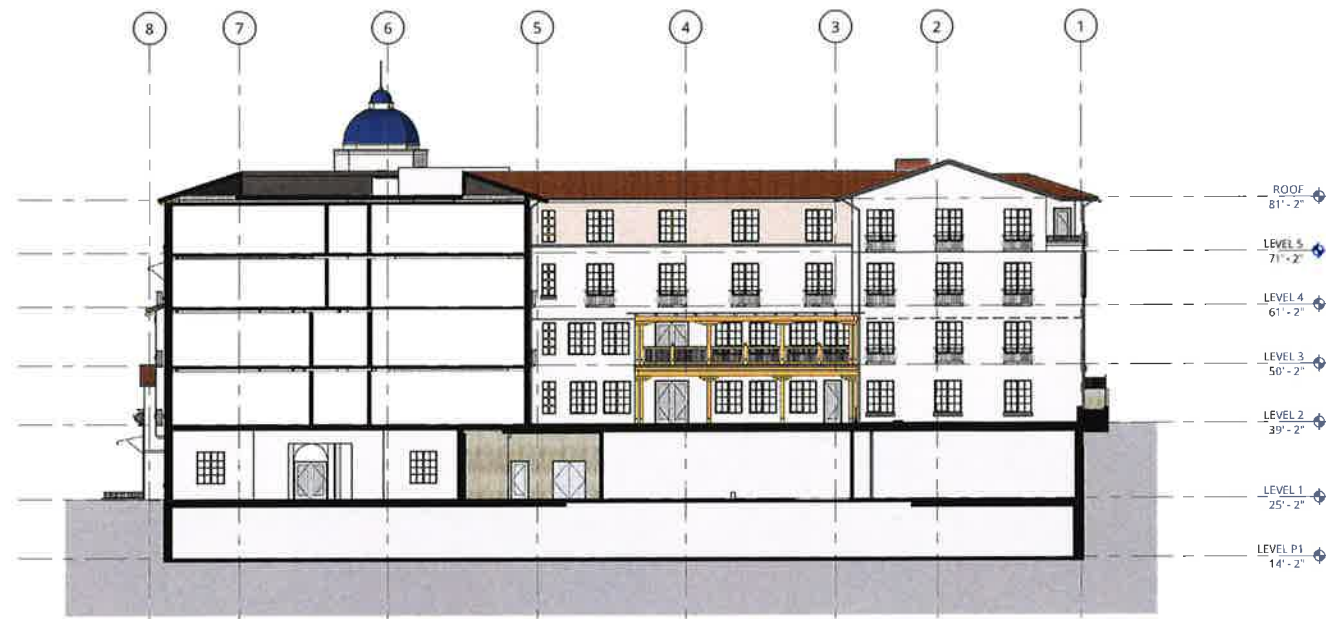
File No: PLAN 21-023

DATE SEPT. 1, 2021	PROJECT NUMBER 174170
SHEET NUMBER	

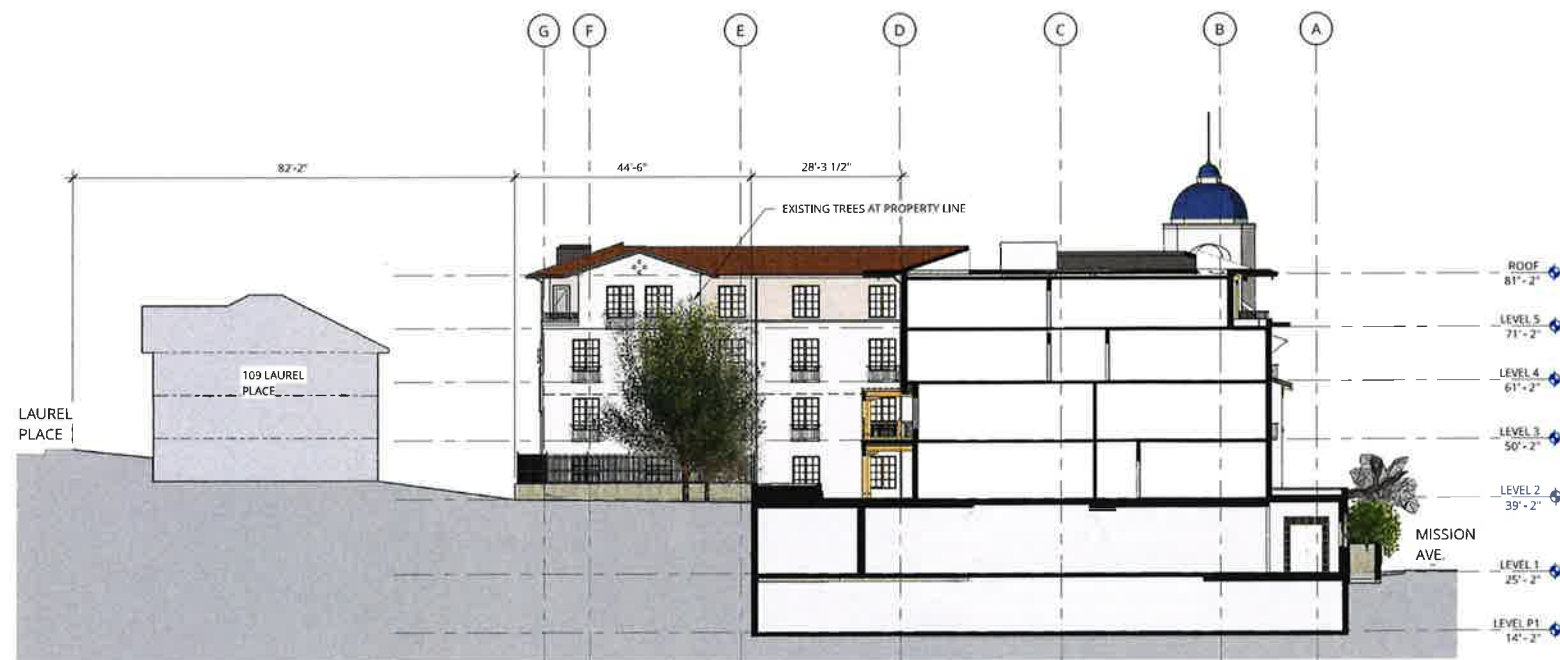
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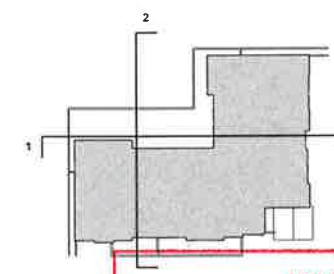
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1 BUILDING SECTION - WEST - EAST
1/16" = 1'-0"



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



KEY MAP
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503.245.7100

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SECTIONS

DRB

DATE	PROJECT NUMBER
SEPT. 2021	174170

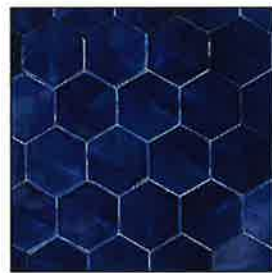
SHEET NUMBER

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1. TILE ROOF



2. BLUE ROOF TILE



3. TIMBER DETAILING



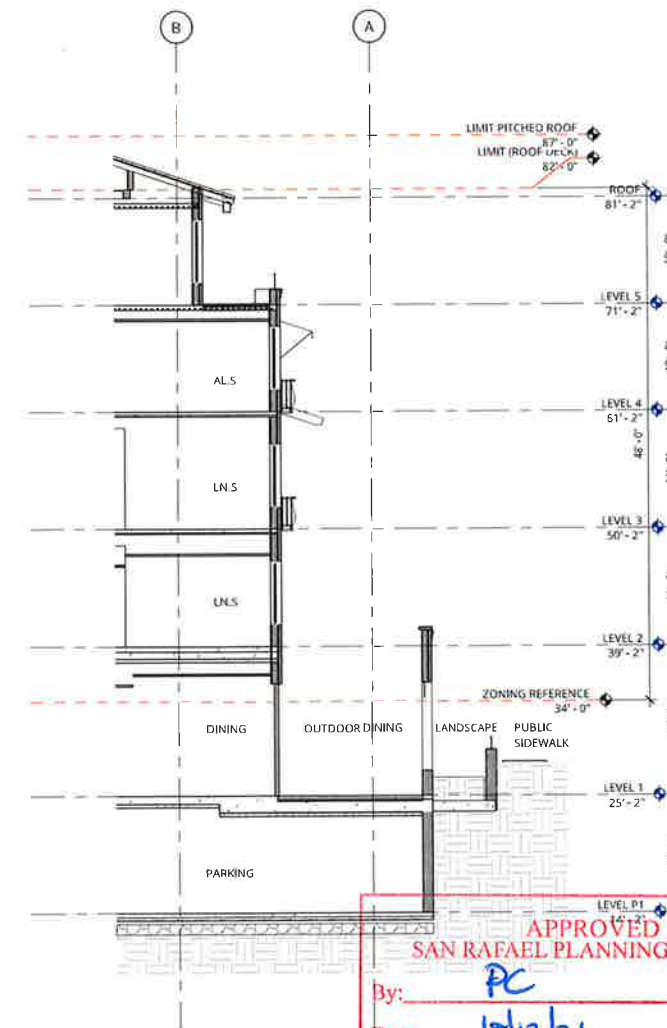
4. WROUGHT IRON



5. STUCCO



6. FABRIC AWNINGS



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

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PORTLAND, OR 97209
503.245.7100

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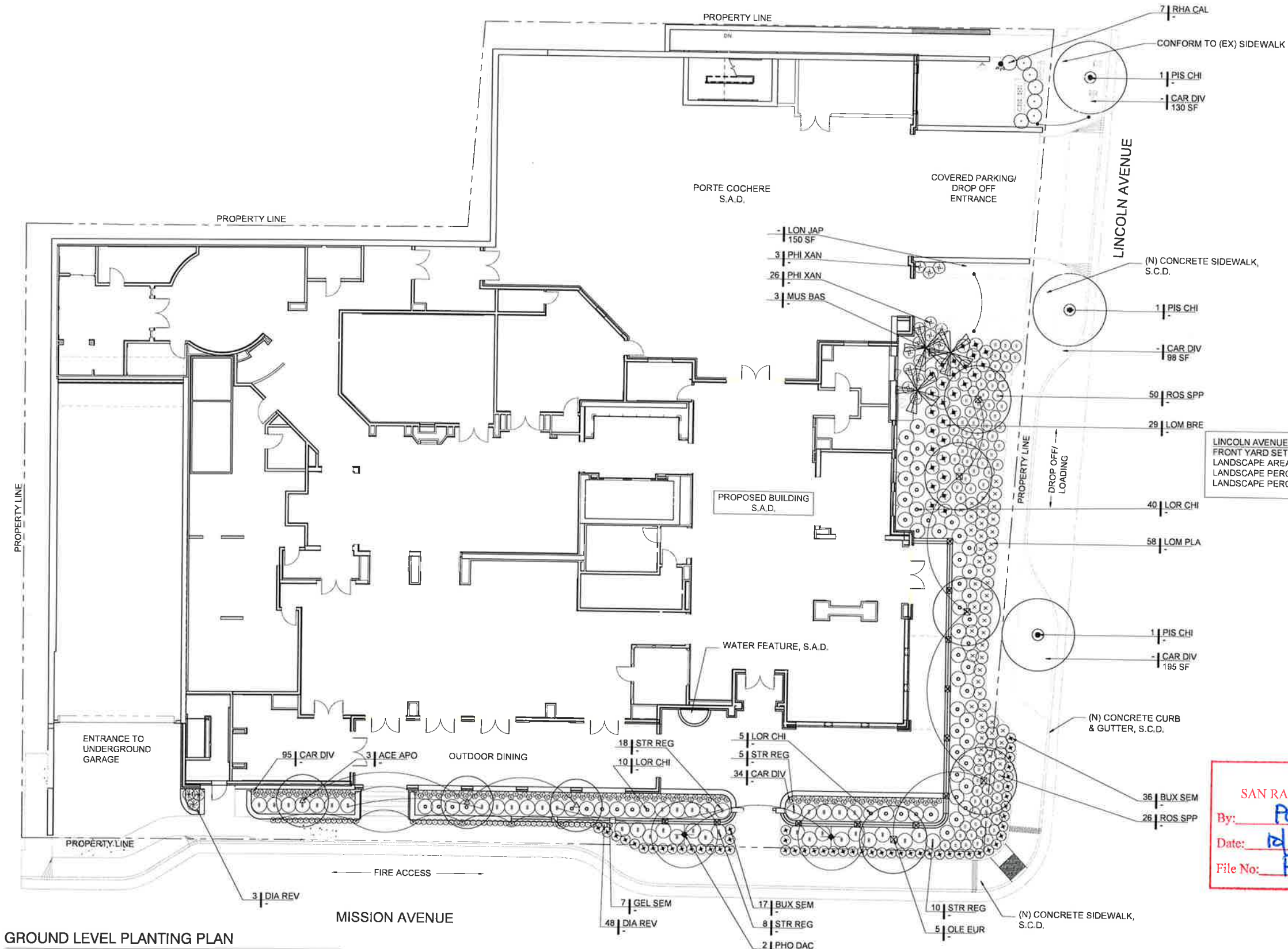
DETAILS

DATE	PROJECT NUMBER
SEPT. 1, 2021	174170
SHEET NUMBER	

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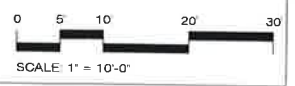
LINCOLN AVENUE LANDSCAPE:
 FRONT YARD SETBACK AREA: 2,515 SF
 LANDSCAPE AREA: 1,299 SF
 LANDSCAPE PERCENTAGE PROVIDED: 52%
 LANDSCAPE PERCENTAGE REQUIRED: 50%


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

APPROVED
 SAN RAFAEL PLANNING DIVISION
 By: **PC**
 Date: **12/21**
 File No: **PLAN21-023**

01 GROUND LEVEL PLANTING PLAN

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





Ankrom Moisan
 38 NORTHWEST DAVIS, SUITE 300
 PORTLAND, OR 97209
 503.245.7100
 1505 5TH AVE, SUITE 300
 SEATTLE, WA 98101
 206.576.1600
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 SAN FRANCISCO, CA 94103
 415.252.7063
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Landscape Architecture
 232 Sir Francis Drake Blvd.
 San Anselmo, CA 94960
 Phone: (415) 721-4905
 Fax: (415) 721-0910
 Email: info@studiogreen.com
 www.studiogreen.com

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GROUND LEVEL PLANTING PLAN

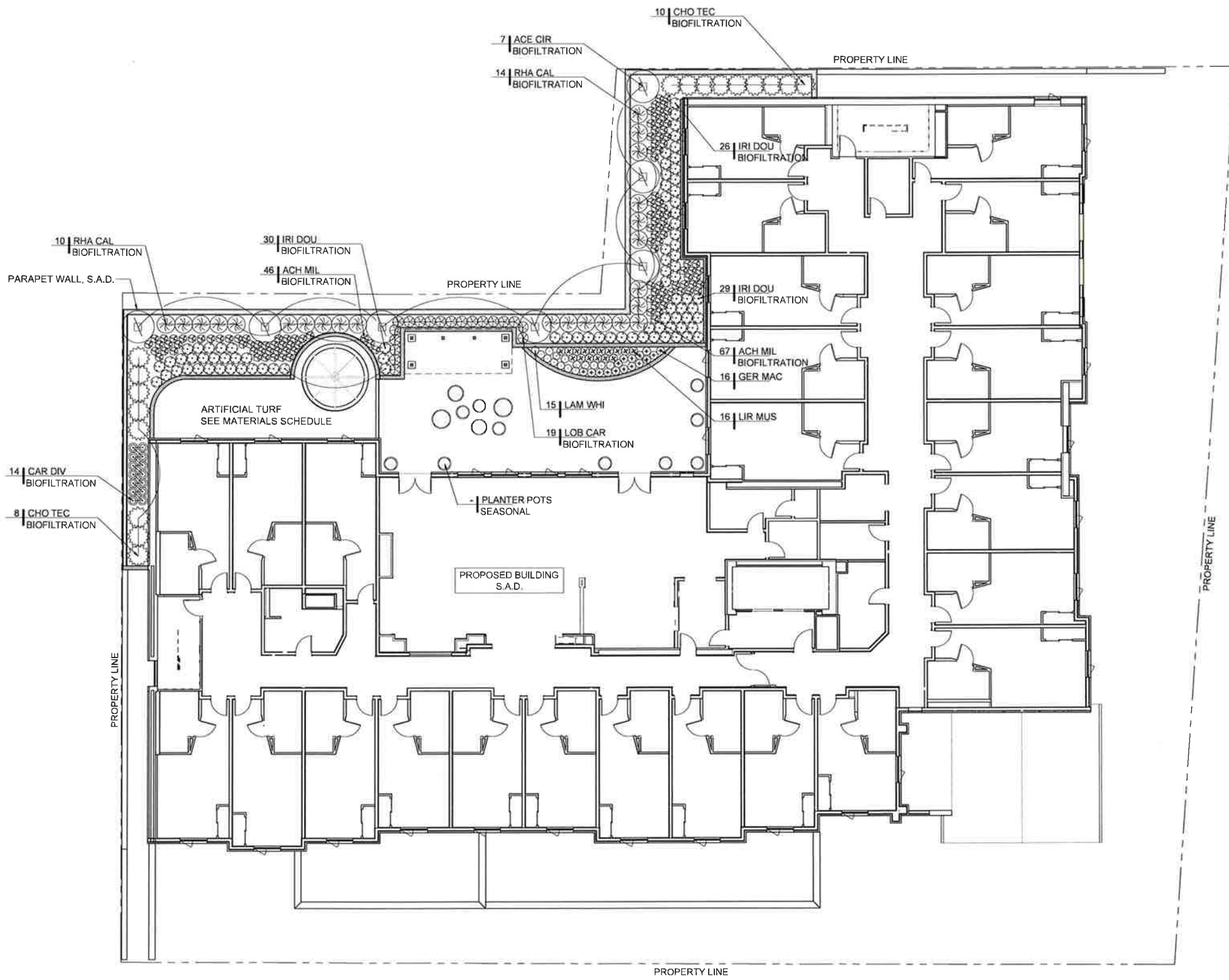
PLANNING

DATE MAR 3, 2021	PROJECT NUMBER 174170
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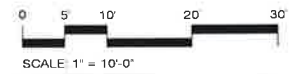
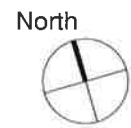


01 LEVEL 2 PLANTING PLAN

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

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38 NORTHWEST DAVIS, SUITE 300
PORTLAND, OR 97209
503.245.7100
1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
206.576.1600
1014 HOWARD STREET
SAN FRANCISCO, CA 94103
415.252.7063
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Landscaping Architecture
232 St Francis Drive Blvd
San Anselmo, CA 94960
Phone: (415) 721-0905
Fax: (415) 721-0910
Email: info@studogreen.com
www.studogreen.com

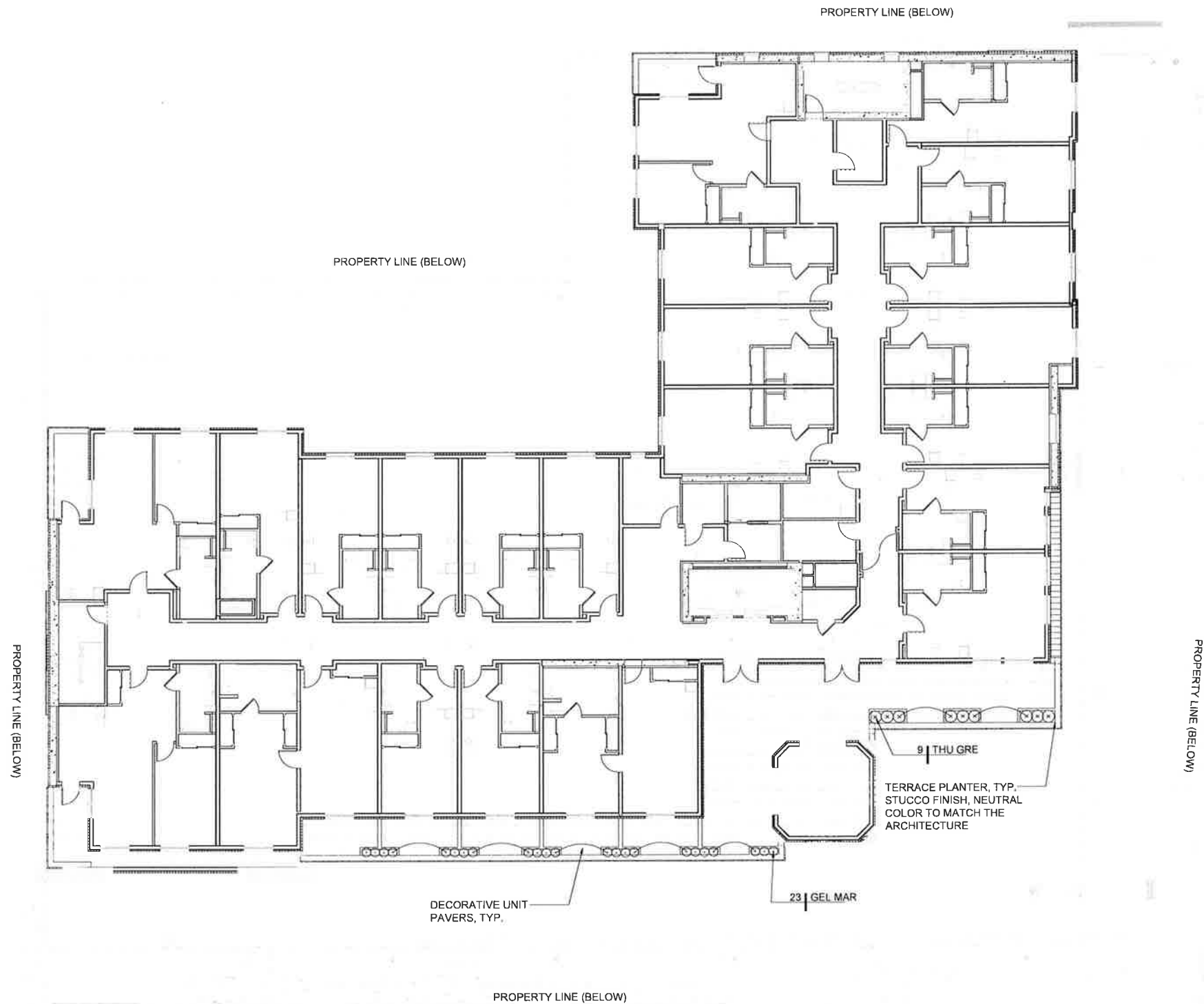
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LEVEL 2
PLANTING PLAN

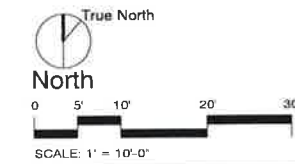
PLANNING

DATE MAR 3, 2021	PROJECT NUMBER 174170
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01 LEVEL 5 - PLANTING PLAN
1/8" = 1'-0"

NOTE:
1. SEE SHEET 15 FOR PLANTING SCHEDULE & PLANT IMAGERY.



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38 NORTHWEST DAVIS, SUITE 300
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503.245.7100
1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
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SAN FRANCISCO, CA 94103
415.252.7063
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Landscape Architecture
232 Sir Francis Drake Blvd.
San Anselmo, CA 94960
Phone: (415) 721-0905
Fax: (415) 721-0910
Email: info@studiogreen.com
www.studiogreen.com

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**LEVEL 5
PLANTING PLAN**

PLANNING

DATE MAR 3, 2021	PROJECT NUMBER 174170
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PLANT MATERIAL SCHEDULE

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

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

**PLANT MATERIAL IMAGERY
TREES**



SHRUBS, GROUNDCOVERS & VINES



BIOFILTRATION PLANTS



38 NORTHWEST DAVIS, SUITE 300
PORTLAND, OR 97209
503.245.7100

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

1014 HOWARD STREET
SAN FRANCISCO, CA 94103
415.252.7063

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Landscape Architecture
232 St. Francis Drake Blvd.
San Anselmo, CA 94960
Phone: (415) 721-0905
Fax: (415) 721-0910
Email: info@studiogreen.com
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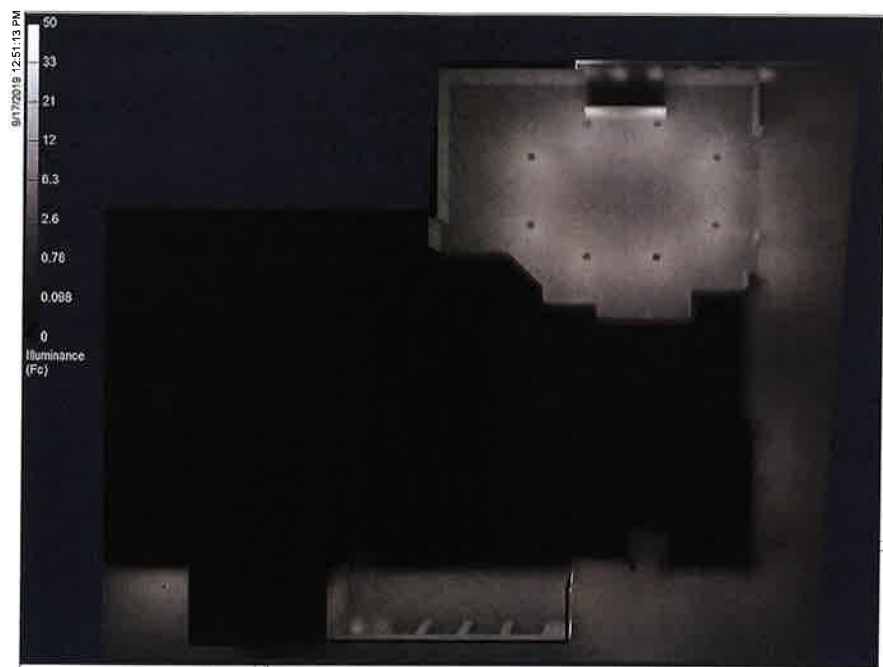
REVISION	DATE	REASON FOR ISSUE

**PLANT MATERIAL
SCHEDULE
& IMAGERY**

PLANNING

DATE: MAR 3, 2021 PROJECT NUMBER: 174170

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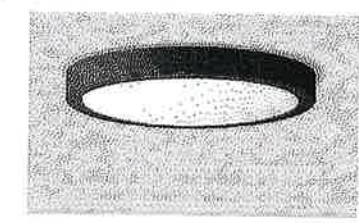
SP1, SP2
30" AND 19" TALL DECORATIVE
POLE-TOP LUMINAIRES WITH
LED CANDELABRA BASE
LAMP IN WARM WHITE
COLOR TEMPERATURE(2700K)
AT MAIN ENTRY AND DRIVE
ENTRY TO COVERED PARKING



SS1
RECESSED STEPLIGHT AT
PATHWAYS



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



SF1
CEILING MOUNTED LIGHTING
FOR COVERED PARKING AREA



SW3
WALL PACK FOR SECURITY AND
EGRESS LIGHTING AT BUILDING
EXITS

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PORTLAND, OR 97209
503.245.7100
1505 5TH AVE, SUITE 300
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SAN FRANCISCO, CA 94103
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1021 F 5th Ave. Suite 2210
Seattle, WA 98101
www.glumac.com
T: 206.262.1616 F: 206.262.0605
Project Manager: Adam Langford
Job No. 05.19.00126

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By: *PC*
Date: *01/22/21*
PLAN 21-023

SITE PLAN -
LIGHTING

PLANNING

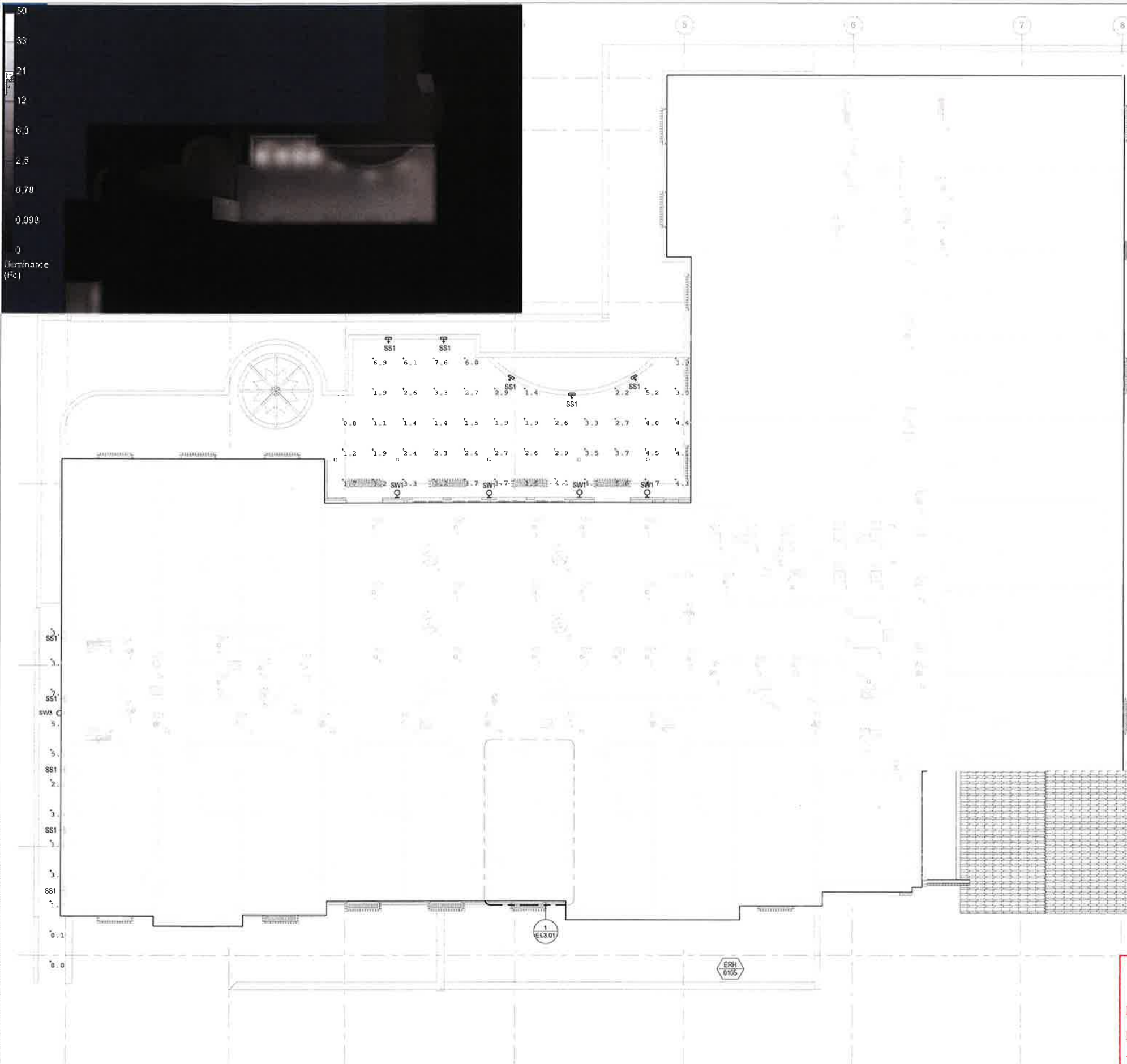
DATE
JULY 9, 2021
PROJECT NUMBER
174170

SHEET NUMBER

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

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1 LEVEL 2 - FLOOR PLAN - LIGHTING
SCALE: 1/8" = 1'-0"



SW4
TRELLIS-MOUNT DOWNLIGHT
SCONCE



SS1
RECESSED STEPLIGHT



SW1
19" TALL DECORATIVE WALL
SCONCES WITH LED
CANDELABRA BASE LAMPS IN
WARM WHITE COLOR
TEMPERATURE(2700K)

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503.245.7100

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

1014 HOWARD STREET
SAN FRANCISCO, CA 94103
415.252.7063

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engineers for a sustainable future
1821 Fifth Ave. Suite 2210
Seattle, WA 98101
www.glumac.com
T 206.263.1010 F 206.263.9855
Project Manager Adam Longang
Job No. 05 19 00125

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800 MISSION AVENUE SAN RAFAEL CA 94901

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**LEVEL 2 FLOOR
PLAN - LIGHTING
PLAN**

PLANNING

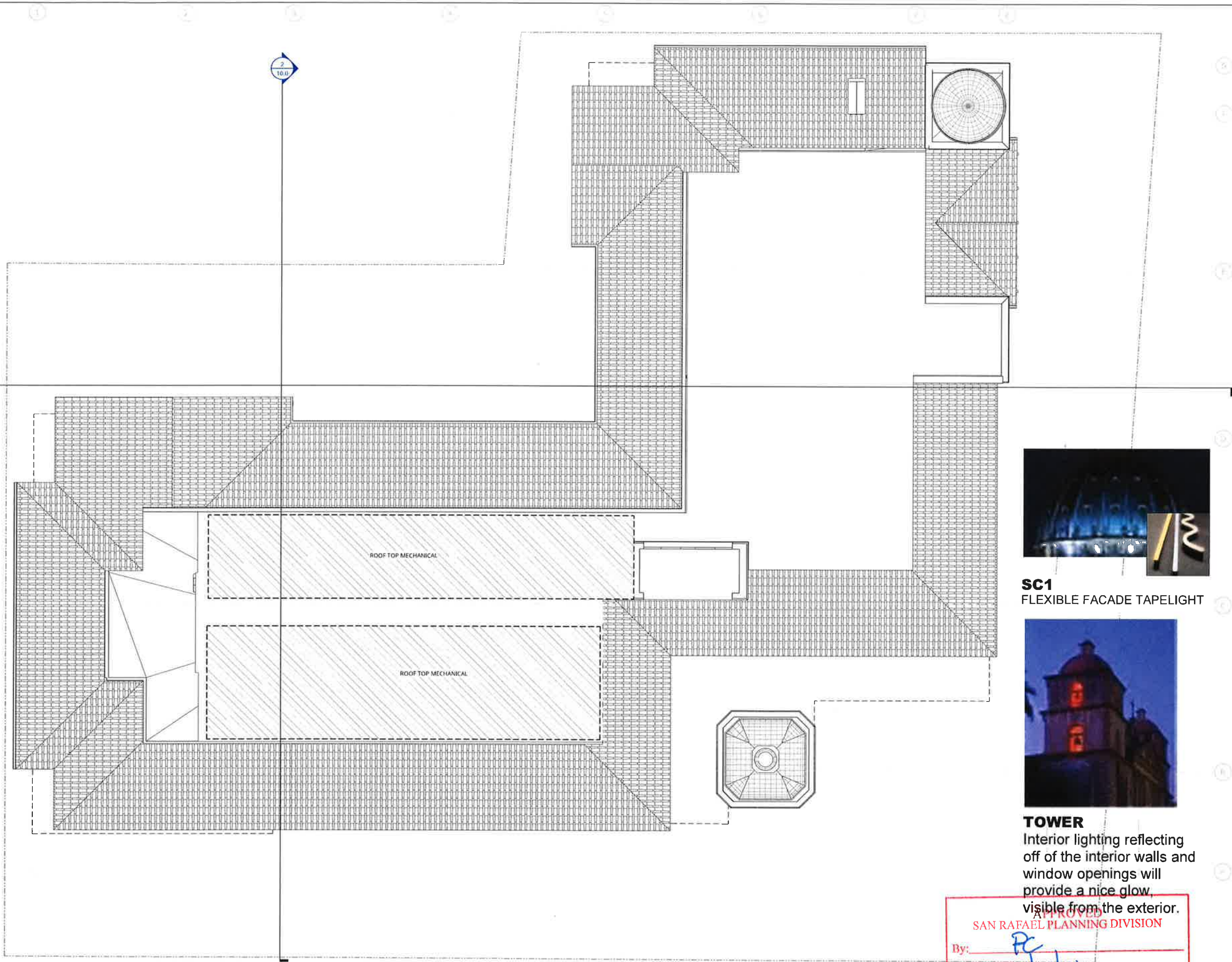
DATE: JULY 9, 2021 PROJECT NUMBER: 174170

SHEET NUMBER: 18



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SC1
FLEXIBLE FACADE TAPELIGHT



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

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

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PORTLAND, OR 97209
503.245.7100

1505 5TH AVE. SUITE 300
SEATTLE, WA 98101
206.578.1800

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SAN FRANCISCO, CA 94103
415.252.7063

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engineers for a sustainable future

1801 7th Ave. Suite 2210
Seattle, WA 98101
www.glumac.com
P: 206.282.1010 F: 206.282.9805
Project Manager: Adam Longenecker
Job. No. 05.13.00136

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REVISION	DATE	REASON FOR ISSUE

OVERALL ROOF PLAN - LIGHTING PLAN

PLANNING

DATE: JULY 9, 2021 PROJECT NUMBER: 174170

SHEET NUMBER: 19

