

# 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

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## PROJECT DATA

### PHASING DESCRIPTION

PHASE	BUILDINGS	COMMENTS
1	LISELUND / MARSELISBORG / GRAASTEN	Demolish Existing Buildings (remove 12 units)
	NEW MISSION AVE IL (MARSELISBORG)	Add new 35-unit Independent Living Building, Redesign Site Entry & Parking (+8 spaces), expand community space, and improve central courtyard.
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.
	CHRISTIANSBORG	Renovate 4 existing units into 2 larger units, and renovate 2 existing units in its current footprint (4 total units)
3	AMALIENBORG / SORGENFRI	Demolish Existing Buildings (remove 14 units)
	NEW WESTERN BUILDING	Add new 15-unit Independent Living Building
	FREDERICKSBORG	Renovate 4 existing units. Demo and rebuild the other 4 units (8 total units)

### ON-GOING INTERIOR RENOVATION

BUILDINGS	COMMENTS
FREDENSBORG	Interior renovation only - remove 2 units, convert offices to resident amenity space
KRONBORG (SNF)	Interior renovation only
ROSENBERG (ALIMC)	Interior renovation only
Christiansborg	Interior renovation only

### INDEPENDENT LIVING UNIT MIX

PHASE	BUILDINGS	EXISTING UNITS				NEW/RENOVATED UNITS				
		TOTAL	390 SF	450 SF	740 SF	TOTAL	EXST	1BR 850 SF	1 BR+ 1085 SF	2 BR 1200 SF
1	LISELUND / MARSELISBORG / GRAASTEN	12	-	6	6					
	NEW MISSION AVE IL (MARSELISBORG)					35	-	6	23	6
	FREDENSBORG	7	4	3	-	5	5	-	-	-
2	MINOR BUILDING	8	-	6	2					
	CHRISTIANSBORG	6	3	1	2	4	2	2	-	-
3	AMALIENBORG / SORGENFRI	14	8	1	5			3	6	6
	NEW WESTERN BUILDING					15	-			
	FREDERICKSBORG	8	-	-	8	8	4	1	2	1
	<b>Total</b>	<b>55</b>	<b>15</b>	<b>17</b>	<b>23</b>	<b>67</b>	<b>11</b>	<b>12</b>	<b>31</b>	<b>13</b>

AVERAGE UNIT SIZE 566 SF 955 SF

### BUILDING AREA BY LEVEL AT END OF PHASE 3 (SF)

	EL 16'-0"	EL 26'-0"	EL 36'-0"	EL 46'-0"	EL 56'-0"	TOTAL
NEW MISSION AVE IL (NEW MARSELISBORG)	17,500	17,000	16,500	7,000		58,000
FREDERICKSBORG	2,600	4,400	1,550			8,550
CHRISTIANSBORG				2,115	2,115	4,230
NEW WESERN BUILDING			5,000	11,000	6,500	22,500
NEW SERVICE BUILDING			2,500	2,500	2,500	7,500
<b>TOTAL</b>	<b>20,100</b>	<b>21,400</b>	<b>25,550</b>	<b>22,615</b>	<b>11,115</b>	<b>100,780</b>

\* THIS TABLE INCLUDES NEW OR EXPANDED BUILDINGS ONLY

### LOT AREA COVERAGE

BUILDINGS	FOORPRINT AREA
(E)FREDENSBORG	6,880 SF
(E)KRONBORG	8,280 SF
(E)ROSENBERG	13,000 SF
(E)CHRISTIANSBORG	2,115 SF
(E-N)FREDERIKSBORG	4,400 SF
(N)MISSION AVE IL (NEW MARSELISBORG)	18,130 SF
(N)NEW SERVICE BUILDING	2,680 SF
(N)NEW WESTERN BUILDING	11,520 SF
<b>TOTAL</b>	<b>67,005 SF</b>

\* BUILDING FOOTPRINT AREAS INCLUDE BALCONY OVERHANG

SITE AREA	125,420 SF
LOT COVERAGE (60% MAX ALLOWED)	53.4%

### PARKING

EXISTING PARKING:	48
EXISTING PARKING MAIN ENTRANCE	4
TO BE REMOVED: DRIVEWAY TO ROSENBERG	14
<b>TOTAL</b>	<b>18</b>
EXISTING PARKING TO REMAIN: ROSENBERG PARKING	30
NEW PARKING:	
MAIN ENTRANCE	5
FREDERIKSBORG NEW WING	4
DRIVEWAY TO ROSENBERG	8
MISSION AVE IL FIRST FLOOR	9
<b>TOTAL</b>	<b>26</b>
<b>TOTAL PARKING ON SITE:</b>	<b>56</b>
<b>TOTAL REQUIRED PARKING:</b>	<b>52</b>

\* REFER TO W-TRANS TRAFFIC AND PARKING STUDY FOR DETAILED PARKING ANALYSIS

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

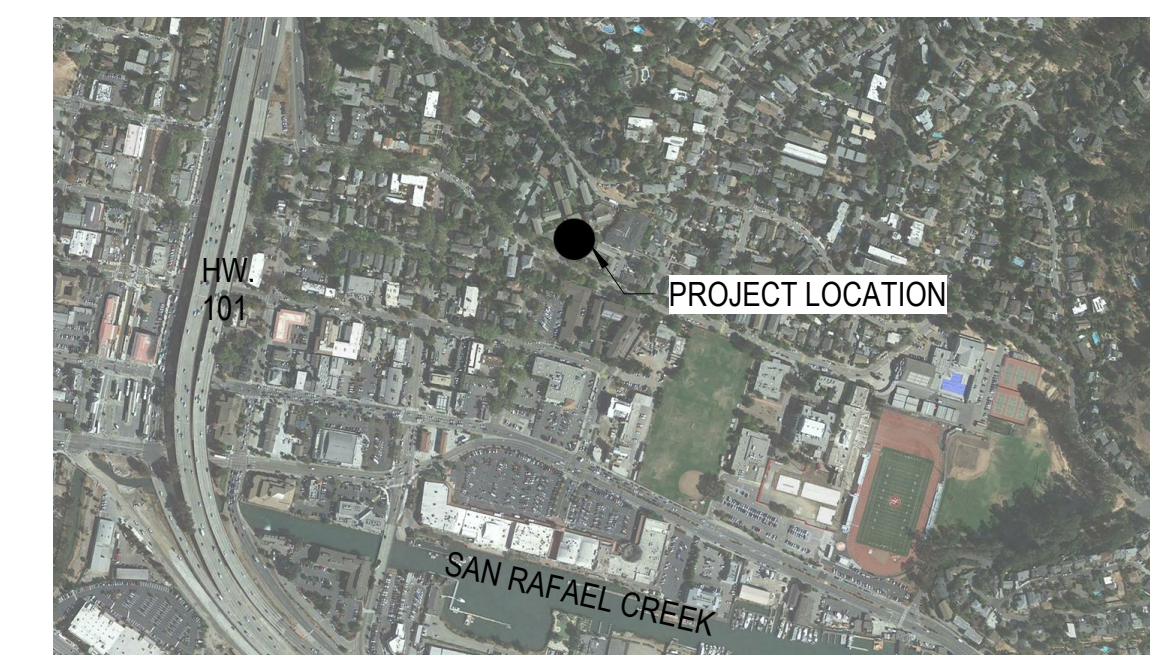
NEW & DEMOLISHED BUILDINGS	EXISTING	END OF PHASE 3
308 MISSION	1,060 SF	
AMALIENBORG	4,800 SF	
FREDERIKSBORG	7,020 SF	8,550 SF
GRAASTEN	3,300 SF	
LISELUND	1,550 SF	
MARSELISBORG	3,510 SF	
MINOR BUILDING	7,700 SF	
MISSION AVE IL (NEW MARSELISBORG)		58,000 SF
NEW SERVICE BUILDING		7,500 SF
NEW WESTERN BUILDING		22,500 SF
SORGENFRI	3,350 SF	

INTERIOR RENOVATION ONLY	EXISTING	END OF PHASE 3
CHRISTIANSBORG	4,250 SF	4,250 SF
FREDENSBORG	12,940 SF	12,940 SF
KRONBORG	13,090 SF	13,090 SF
ROSENBERG	37,580 SF	37,580 SF
<b>TOTAL</b>	<b>100,150 SF</b>	<b>164,410 SF</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



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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

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## 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.
	AMALIENBORG / SORGENFRI	Demolish Existing Buildings (remove 14 units)
4	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
ROSENBERG (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 850 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	FREDENSBORG	7	4	3	-	5	5	-	-	-
	MINOR BUILDING	8	-	6	2					
3	CHRISTIANSBORG	6	3	2	1	6	2	4	-	-
	AMALIENBORG / SORGENFRI	14	8	1	5					
4	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 (EXISTING), 965 SF (NEW)

### 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	17,110	16,780	16,290	6,990		57,170
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>19,690</b>	<b>21,100</b>	<b>25,320</b>	<b>22,820</b>	<b>11,380</b>	<b>100,310</b>

\* THIS TABLE INCLUDES NEW OR EXPANDED BUILDINGS ONLY

### LOT AREA COVERAGE

#### BUILDING FOOTPRINT AREA:

BUILDINGS	FOOTPRINT AREA...
(EXT.) FREDENSBORG	6,880
(EXT.) KRONBORG	8,280
(EXT.) ROSENBERG	13,000
(EXT.-N) CHRISTIANSBORG	2,730
(EXT.-N)...	4,450
(N.) MISSION AVE IL	16,390
(N.) SERVICE BUILDING	2,680
(N.) WESTERN BUILDING	11,520
<b>TOTAL</b>	<b>65,930</b>

\* BUILDING FOOTPRINT AREAS INCLUDE BALCONY OVERHANG

SITE AREA: 125,420 SF (2.88 ACRES)  
LOT COVERAGE: 52.6%

### PARKING

EXISTING PARKING:	48
EXISTING PARKING MAIN ENTRANCE	4
TO BE REMOVED: DRIVEWAY TO ROSENBERG	14
<b>TOTAL</b>	<b>18</b>
EXISTING PARKING TO REMAIN: ROSENBERG PARKING	30
NEW PARKING: MAIN ENTRANCE	5
FREDERICKSBORG NEW WING	4
DRIVEWAY TO ROSENBERG	8
MISSION AVE IL FIRST FLOOR	9
<b>TOTAL</b>	<b>26</b>

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)

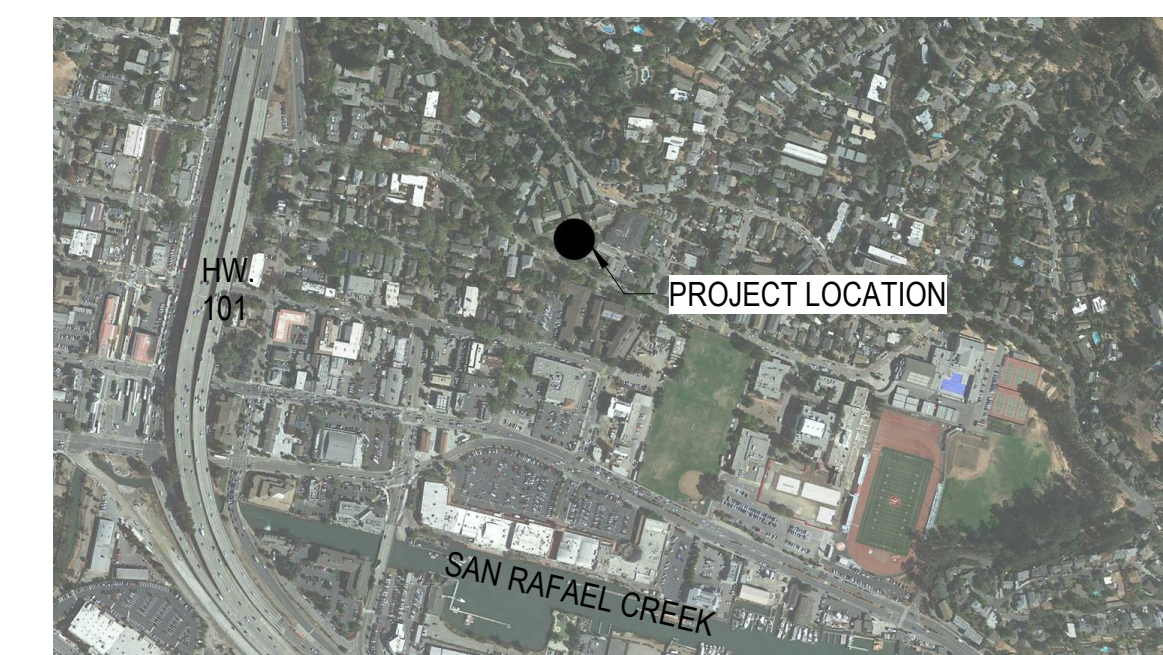
BUILDINGS	EXISTING	END OF PHASE 4
308 MISSION	1,060	
AMALIENBORG	4,800	
CHRISTIANSBORG	4,230	5,460
FREDERICKSBORG	7,020	8,430
GRAASTEN	3,300	
LISELUND	1,550	
MARSELISBORG	3,510	
MINOR BUILDING	7,700	
NEW MISSION AVE IL		57,170
NEW SERVICE BUILDING		7,400
NEW WESTERN BUILDING		21,850
SORGENFRI	3,350	

BUILDINGS (INTERIOR ONLY)	EXISTING	END OF PHASE 4
FREDENSBORG	12,940	12,940
KRONBORG	13,090	13,090
ROSENBERG	37,580	37,580

<b>TOTAL</b>	<b>100,130</b>	<b>163,920</b>
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## 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