ALDERSLY RETIREMENT COMMUNITY

326 MISSION AVE, SAN RAFAEL, CA 94901

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

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

Architecture:
PERKINS EASTMAN
100 MONTGOMERY STREET SUITE 2300
SAN FRANCISCO, CA 94104

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

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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 Rosenborg 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
KRONBROG (SNF)	Interior renovation only
ROSENBORG (AL/MC)	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	6	4	2	-	-
3	AMALIENBORG / SORGENFRI	14	8	1	5					
	NEW WESTERN BUILDING					15	-	3	6	6
	FREDERICKSBORG	8	-	-	8	8	4	1	2	1
	Total	**55**	15	17	23	**69**	13	12	31	13
	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
TOTAL	**20,100**	**21,400**	**25,550**	**22,615**	**11,115**	**100,780**

** THIS TABLE INCLUDES NEW OR EXPANDED BUIDLINGS ONLY*

LOT AREA COVERAGE

BUILDINGS	FOORPTINT AREA
(E)FREDENSBORG	6,880 SF
(E)KRONBORG	8,280 SF
(E)ROSENBORG	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
TOTAL	67,005 SF

** BUILDING FOOTPRINT AREAS INCLUDE BALCONY OVERHANG*

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

PARKING

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

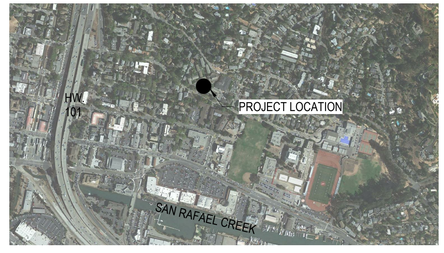
* REFER TO W-TRANS TRAFFIC AND PARKING STUDY FOR DETAILED PARKING ANALYSIS

TOTAL BUILDING AREA COMPARISON BY BUILDINGS (SF)

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
ROSENBORG	37,580 SF	37,580 SF
TOTAL	**100,150 SF**	**164,410 SF**

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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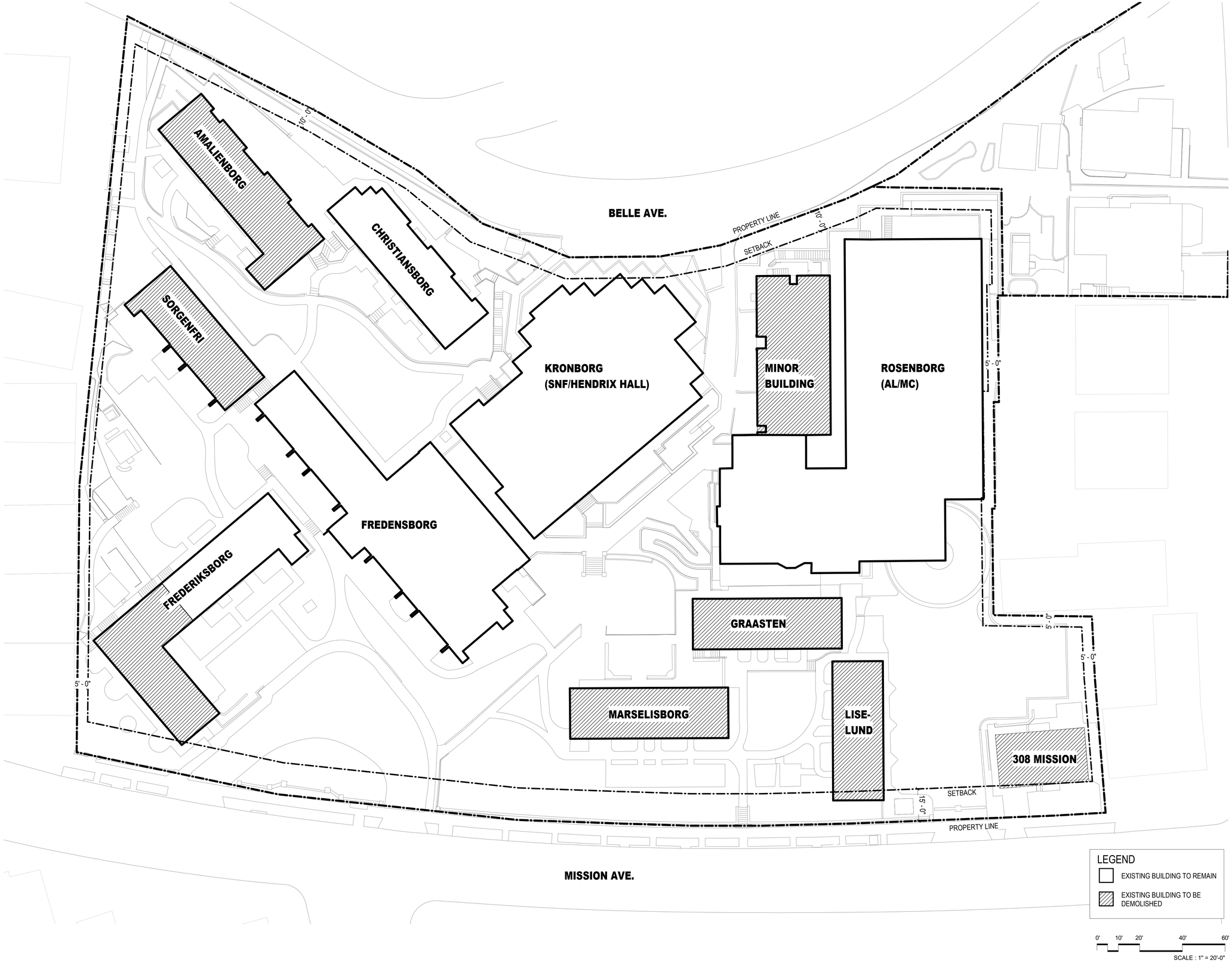
PLANNING REVIEW SUBMITTAL

PROJECT No. 70762

01/15/21 (REVISED 3/24/2022)



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02	01/15/2021	PLANNING REVIEW COMPLETENESS

SEAL

KEY PLAN

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Owner:
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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

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01/15/2021

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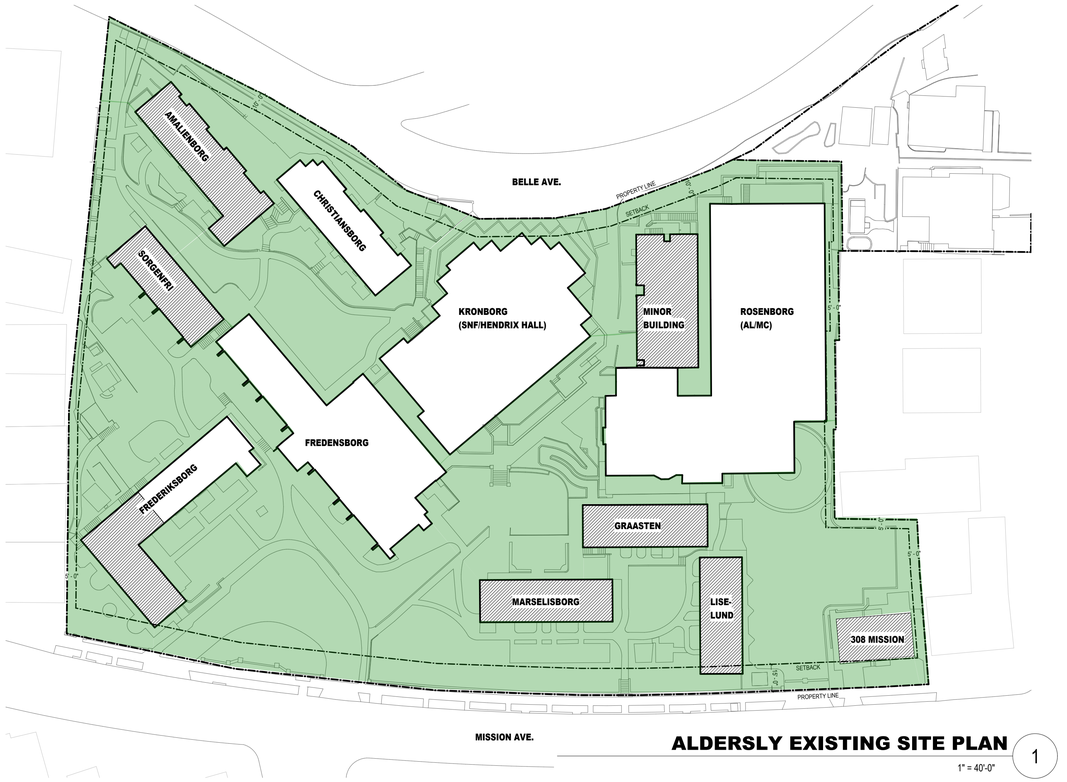
	Existing	Proposed
308 Mission	1,060 SF	
Amalienborg	2,400 SF	
Christiansborg	2,115 SF	2,730 SF
Fredericksborg	3,510 SF	4,450 SF
Fredensborg	6,880 SF	6,880 SF
Kronborg	8,280 SF	8,280 SF
Rosenborg	13,000 SF	13,000 SF
Graasten	1,650 SF	
Liselund	1,550 SF	
Marselisborg	1,755 SF	
Minor Building	2,567 SF	
Sorgenfri	1,675 SF	
Mission Ave IL		16,650 SF
Western IL		11,450 SF
Service Building		2,800 SF
Total Building Footprint	46,442 SF	66,240 SF
Site Area	125,420 SF	125,420 SF
Lot Coverage	37.0%	52.8%
Allowed Lot Coverage	60.0%	

MISSION AVE.

ALDERSLY PROPOSED SITE PLAN 2

1" = 40'-0"



MISSION AVE.

ALDERSLY EXISTING SITE PLAN 1

1" = 40'-0"

0' 20' 40' 80' 120'

SCALE : 1" = 40'-0"

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03	11/10/2021	DRB REVIEW RESUBMITTAL

SEAL

KEY PLAN

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326 MISSION AVE, SAN RAFAEL, CA 94901

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MEP:
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PROJECT TITLE:

ALDERSLY RETIREMENT COMMUNITY

326 MISSION AVE,
SAN RAFAEL, CA
94901

PROJECT No: 70762

DRAWING TITLE:

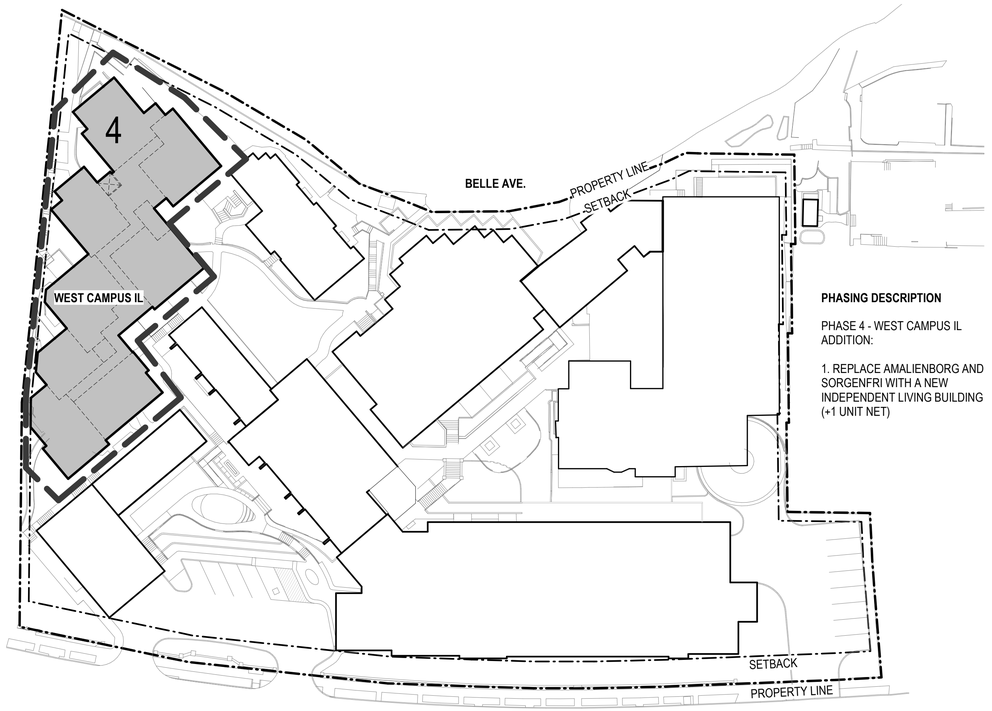
LOT COVERAGE

SCALE: 1" = 40'-0"

A1.2-R

DRB REVIEW RESUBMITTAL

11/10/2021



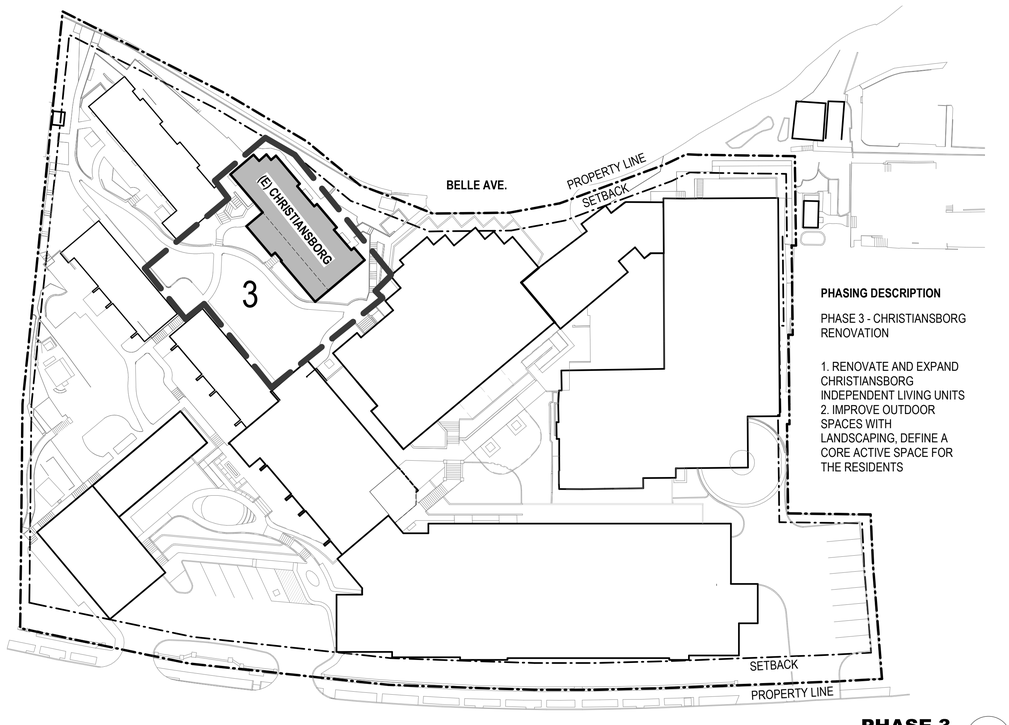
PHASING DESCRIPTION

PHASE 4 - WEST CAMPUS IL ADDITION:

1. REPLACE AMALIENBORG AND SORGENFRI WITH A NEW INDEPENDENT LIVING BUILDING (+1 UNIT NET)

PHASE 4 4

1" = 40'-0"



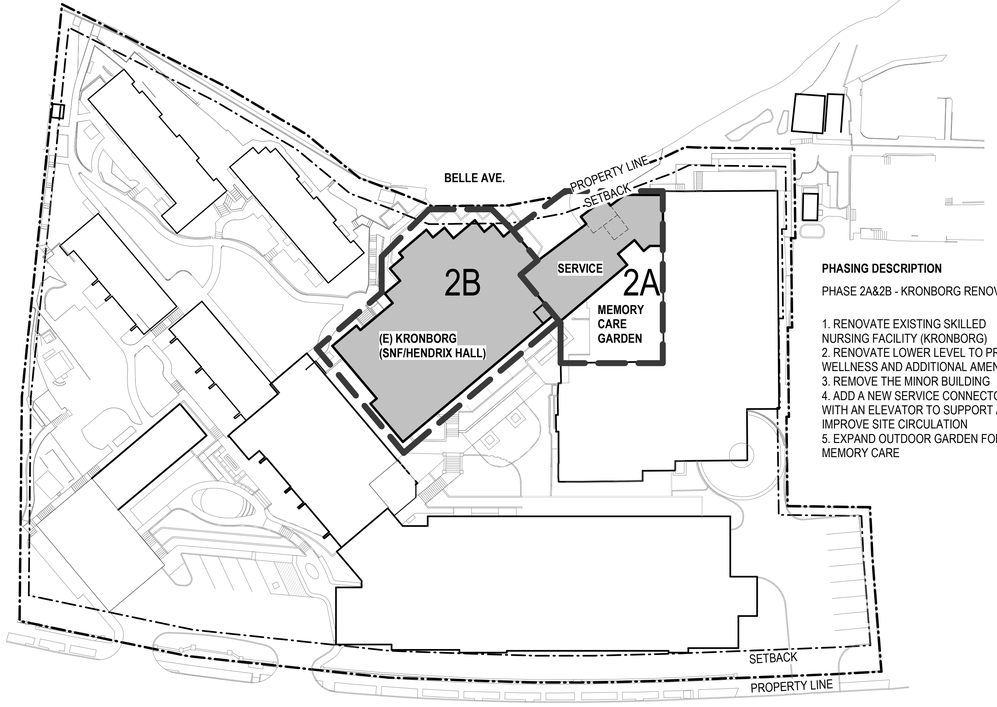
PHASING DESCRIPTION

PHASE 3 - CHRISTIANSBORG RENOVATION

1. RENOVATE AND EXPAND CHRISTIANSBORG INDEPENDENT LIVING UNITS
2. IMPROVE OUTDOOR SPACES WITH LANDSCAPING, DEFINE A CORE ACTIVE SPACE FOR THE RESIDENTS

PHASE 3 3

1" = 40'-0"



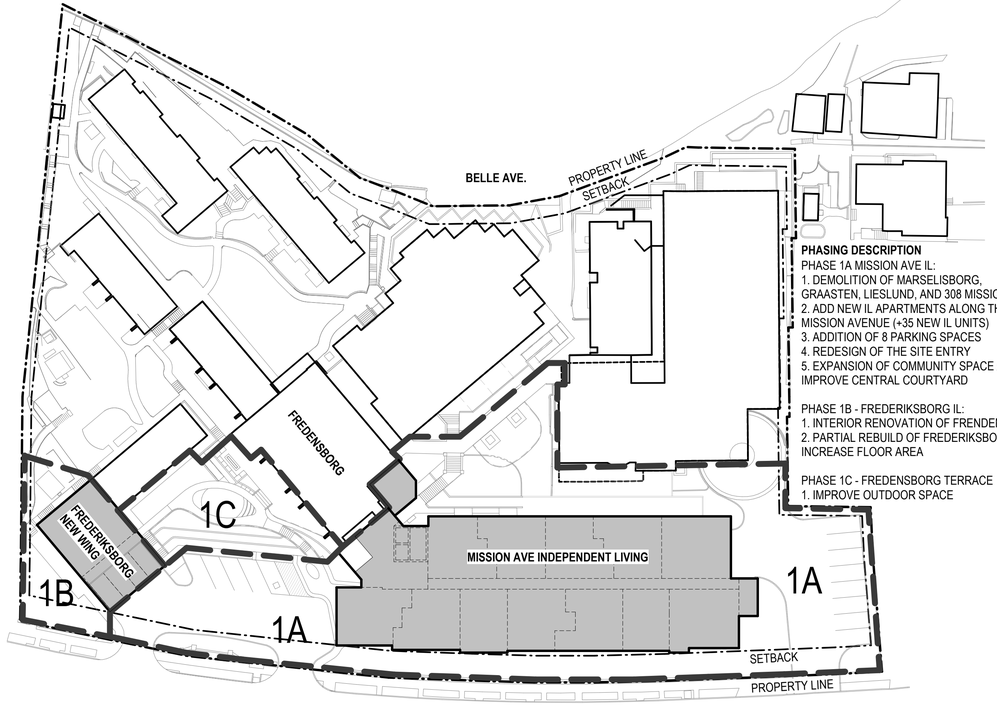
PHASING DESCRIPTION

PHASE 2A&2B - KRONBORG RENOVATION

1. RENOVATE EXISTING SKILLED NURSING FACILITY (KRONBORG)
2. RENOVATE LOWER LEVEL TO PROVIDE WELLNESS AND ADDITIONAL AMENITIES
3. REMOVE THE MINOR BUILDING
4. ADD A NEW SERVICE CONNECTOR WITH AN ELEVATOR TO SUPPORT AND IMPROVE SITE CIRCULATION
5. EXPAND OUTDOOR GARDEN FOR MEMORY CARE

PHASE 2 2

1" = 40'-0"



PHASING DESCRIPTION

PHASE 1A MISSION AVE IL:
1. DEMOLITION OF MARSELISBORG, GRAASTEN, LIESLUND, AND 308 MISSION AVE
2. ADD NEW IL APARTMENTS ALONG THE MISSION AVENUE (+35 NEW IL UNITS)
3. ADDITION OF 8 PARKING SPACES
4. REDESIGN OF THE SITE ENTRY
5. EXPANSION OF COMMUNITY SPACE AND IMPROVE CENTRAL COURTYARD

PHASE 1B - FREDERIKSBORG IL:
1. INTERIOR RENOVATION OF FRENDENSBORG
2. PARTIAL REBUILD OF FREDERIKSBORG TO INCREASE FLOOR AREA

PHASE 1C - FREDENSBORG TERRACE
1. IMPROVE OUTDOOR SPACE

PHASE 1 1

1" = 40'-0"

0' 20' 40' 80' 120'

SCALE : 1" = 40'-0"

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

SEAL

KEY PLAN

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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:
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MEP:
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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

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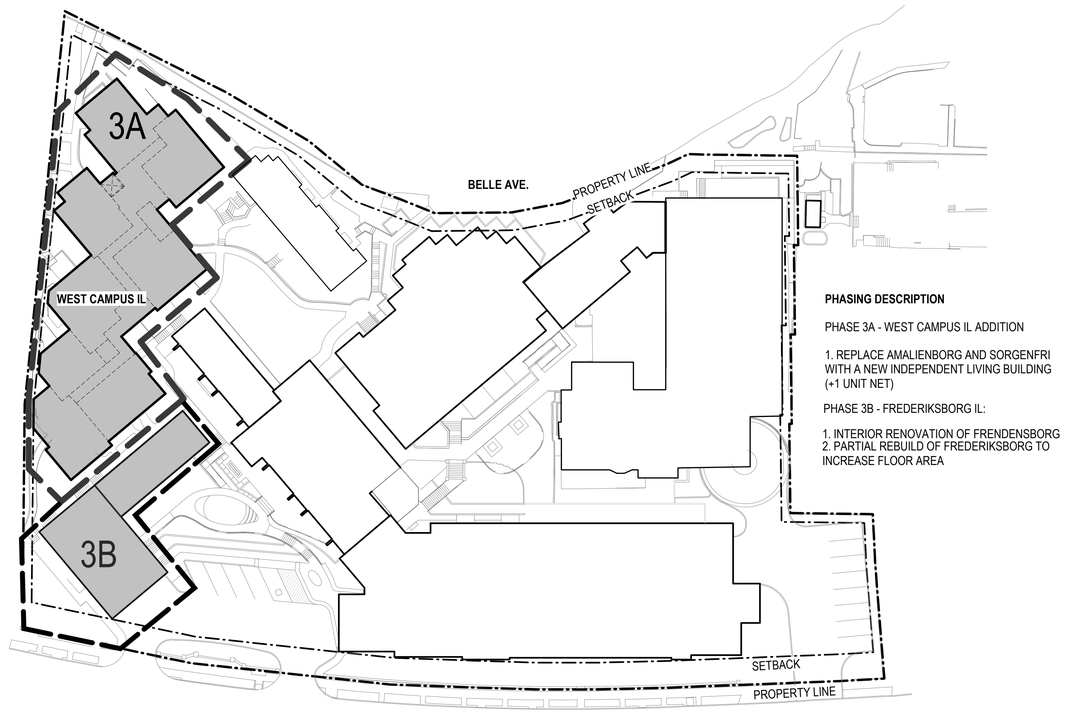


PHASING DESCRIPTION

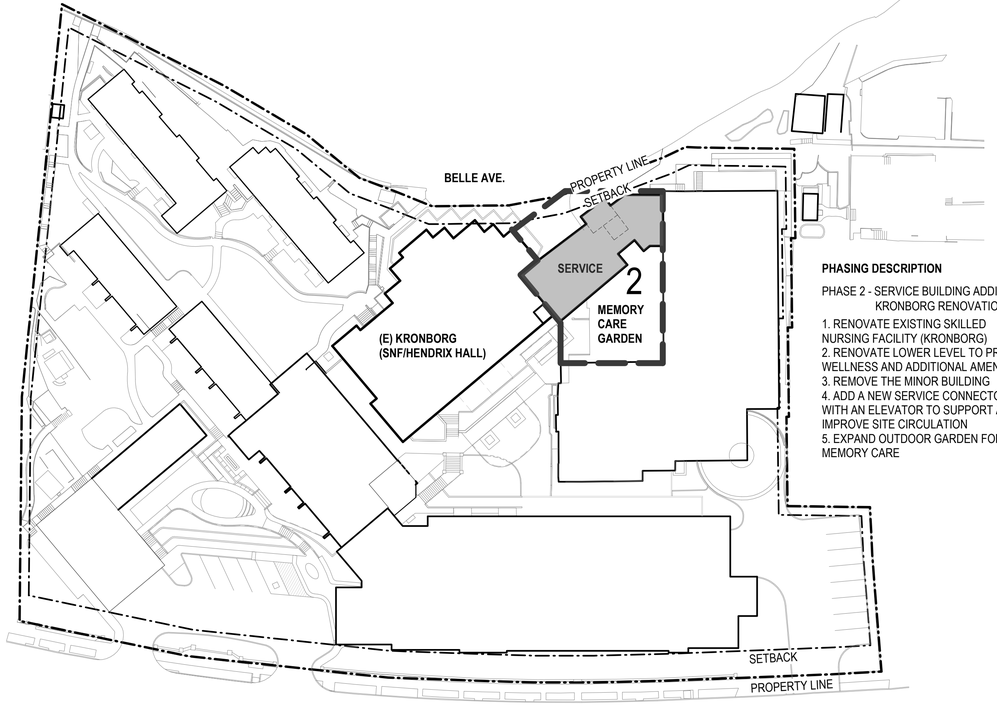
PHASE 3A - WEST CAMPUS IL ADDITION

1. REPLACE AMALIENBORG AND SORGENFRI WITH A NEW INDEPENDENT LIVING BUILDING (+1 UNIT NET)

PHASE 3B - FREDERIKSBORG IL:

1. INTERIOR RENOVATION OF FRENDENSBORG
2. PARTIAL REBUILD OF FREDERIKSBORG TO INCREASE FLOOR AREA

PHASE 3
1" = 40'-0"
3

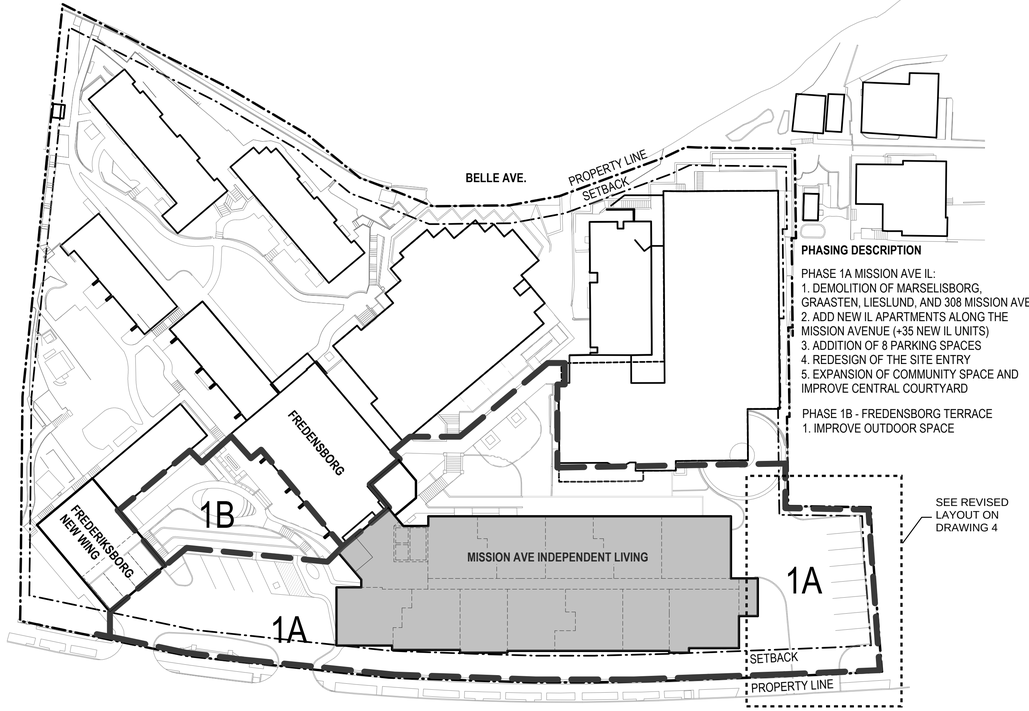


PHASING DESCRIPTION

PHASE 2 - SERVICE BUILDING ADDITION & KRONBORG RENOVATION

1. RENOVATE EXISTING SKILLED NURSING FACILITY (KRONBORG)
2. RENOVATE LOWER LEVEL TO PROVIDE WELLNESS AND ADDITIONAL AMENITIES
3. REMOVE THE MINOR BUILDING
4. ADD A NEW SERVICE CONNECTOR WITH AN ELEVATOR TO SUPPORT AND IMPROVE SITE CIRCULATION
5. EXPAND OUTDOOR GARDEN FOR MEMORY CARE

PHASE 2
1" = 40'-0"
2



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3. ADDITION OF 8 PARKING SPACES
4. REDESIGN OF THE SITE ENTRY
5. EXPANSION OF COMMUNITY SPACE AND IMPROVE CENTRAL COURTYARD

PHASE 1B - FREDENSBORG TERRACE
1. IMPROVE OUTDOOR SPACE

PHASE 1
1" = 40'-0"
1

0' 20' 40' 80' 120'
SCALE : 1" = 40'-0"

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03	03/22/2022	PHASING REVISION

SEAL

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94901

PROJECT No: 70762

DRAWING TITLE:

PHASING DIAGRAM

SCALE: 1" = 40'-0"

A2.1-R

PLANNING REVIEW SUBMITTAL

01/15/2021

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LEGEND

- CONSTRUCTION ZONE
- SITE FENCING
- ALDERSLY ACCESS (OPEN DURING CONSTRUCTION)
- ALDERSLY TEMP DROP OFF / LOADING ZONE

PHASING DESCRIPTION

PHASE 3A - WEST CAMPUS IL ADDITION

1. REPLACE AMALIENBORG AND SORGENFRI WITH A NEW INDEPENDENT LIVING BUILDING (+1 UNIT NET)

PHASE 3B - FREDERIKSBORG IL:

1. INTERIOR RENOVATION OF FRENDENSBORG
2. PARTIAL REBUILD OF FREDERIKSBORG TO INCREASE FLOOR AREA

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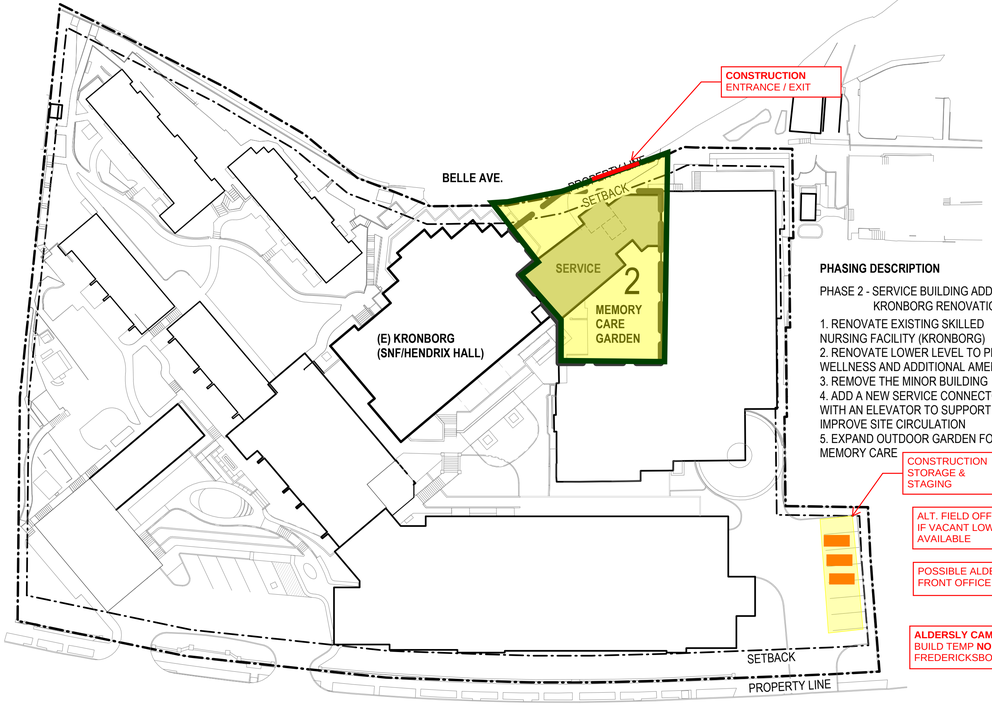
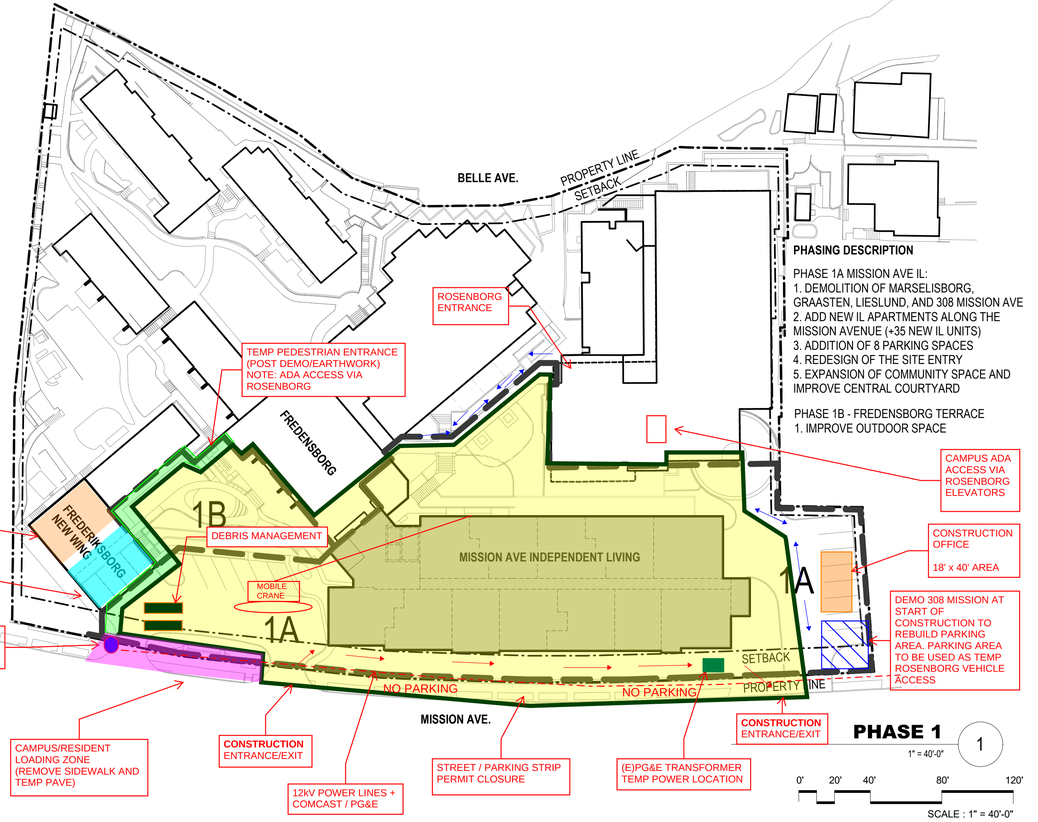


PHASING DESCRIPTION

PHASE 2 - SERVICE BUILDING ADDITION & KRONBORG RENOVATION

1. RENOVATE EXISTING SKILLED NURSING FACILITY (KRONBORG)
2. RENOVATE LOWER LEVEL TO PROVIDE WELLNESS AND ADDITIONAL AMENITIES
3. REMOVE THE MINOR BUILDING
4. ADD A NEW SERVICE CONNECTOR WITH AN ELEVATOR TO SUPPORT AND IMPROVE SITE CIRCULATION
5. EXPAND OUTDOOR GARDEN FOR MEMORY CARE



PHASING DESCRIPTION

PHASE 1A MISSION AVE IL:

1. DEMOLITION OF MARSELISBORG, GRAASTEN, LIESLUND, AND 308 MISSION AVE
2. ADD NEW IL APARTMENTS ALONG THE MISSION AVENUE (+35 NEW IL UNITS)
3. ADDITION OF 8 PARKING SPACES
4. REDESIGN OF THE SITE ENTRY
5. EXPANSION OF COMMUNITY SPACE AND IMPROVE CENTRAL COURTYARD

PHASE 1B - FREDENSBORG TERRACE

1. IMPROVE OUTDOOR SPACE

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:

PRELIMINARY CONSTRUCTION STAGING & MANAGEMENT PLAN

SCALE: 1" = 40'-0"

A2.1A

PLANNING REVIEW SUBMITTAL

01/15/2021

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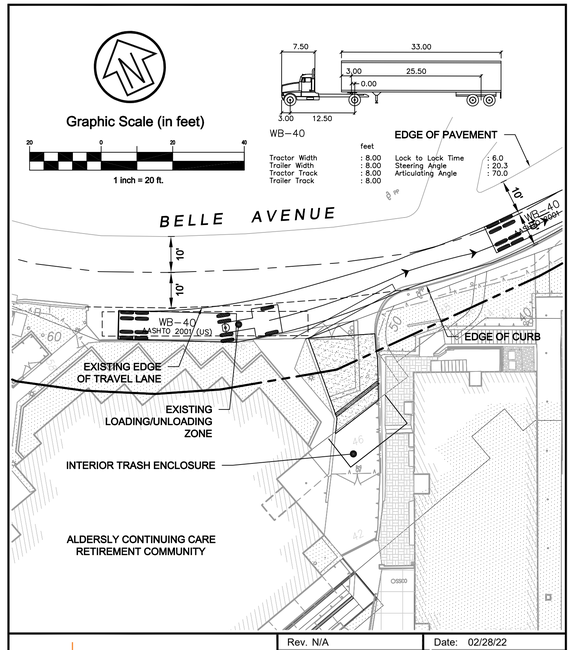

CSW/Stuber-Stroeh Engineering Group, Inc.	Rev. N/A
Civil & Structural Engineers | Surveying & Mapping | Environmental Planning | Land Planning | Construction Management	Job No. 1910083
45 Leveroni Court, Novato, CA 94949	Date: 02/28/22
tel: 415.883.9850 fax: 415.883.9835	Scale: 1" = 20'
http://www.cswst2.com © 2013	ALDERSLY CONTINUING CARE RETIREMENT COMMUNITY
	TRUCK TURNING EXHIBIT B
	WEST TO EAST - PULL OUT
	SAN RAFAEL MARIN CALIFORNIA

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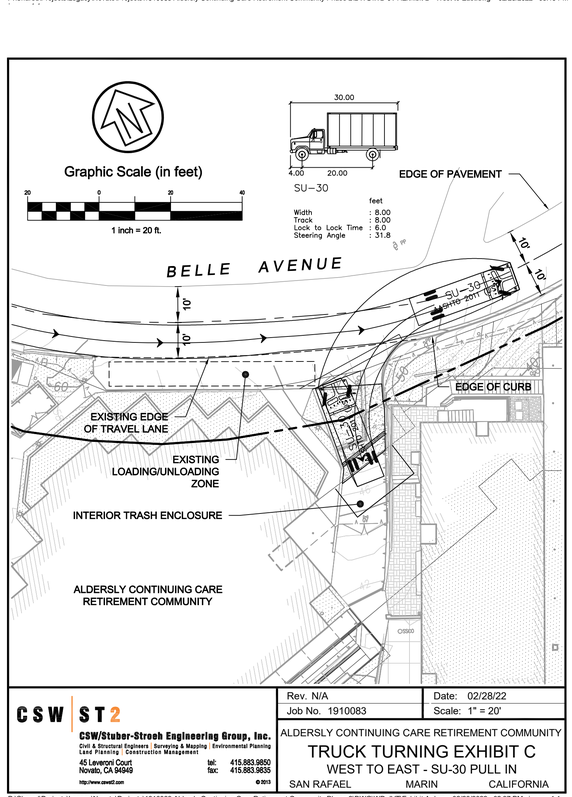

CSW/Stuber-Stroeh Engineering Group, Inc.	Rev. N/A
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45 Leveroni Court, Novato, CA 94949	Date: 02/28/22
tel: 415.883.9850 fax: 415.883.9835	Scale: 1" = 20'
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	TRUCK TURNING EXHIBIT C
	WEST TO EAST - SU-30 PULL IN
	SAN RAFAEL MARIN CALIFORNIA

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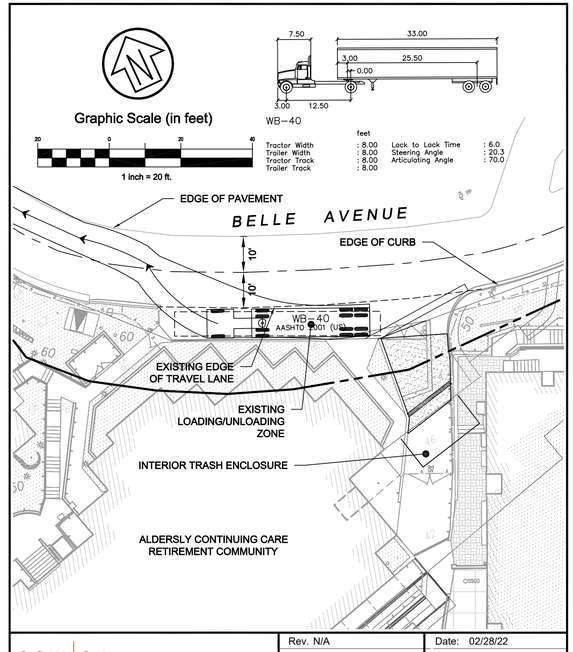

CSW/Stuber-Stroeh Engineering Group, Inc.	Rev. N/A
Civil & Structural Engineers | Surveying & Mapping | Environmental Planning | Land Planning | Construction Management	Job No. 1910083
45 Leveroni Court, Novato, CA 94949	Date: 02/28/22
tel: 415.883.9850 fax: 415.883.9835	Scale: 1" = 20'
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	TRUCK TURNING EXHIBIT A
	EAST TO WEST - PULL OUT
	SAN RAFAEL MARIN CALIFORNIA

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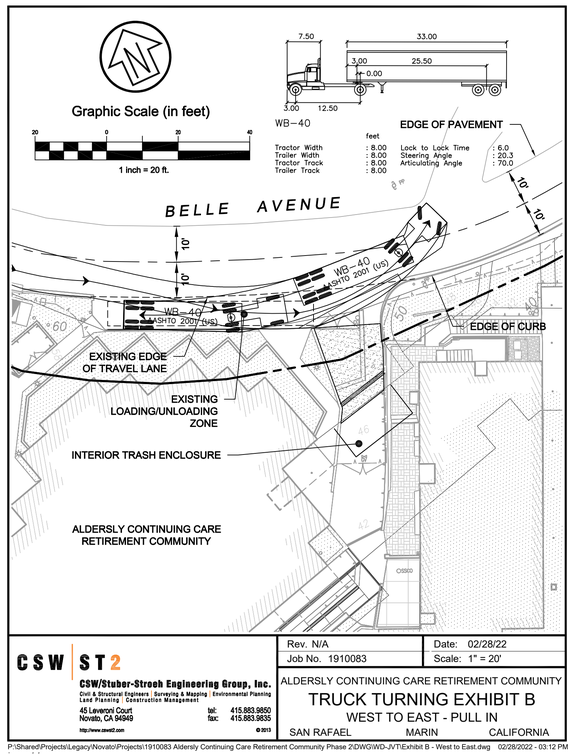

CSW/Stuber-Stroeh Engineering Group, Inc.	Rev. N/A
Civil & Structural Engineers | Surveying & Mapping | Environmental Planning | Land Planning | Construction Management	Job No. 1910083
45 Leveroni Court, Novato, CA 94949	Date: 02/28/22
tel: 415.883.9850 fax: 415.883.9835	Scale: 1" = 20'
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	TRUCK TURNING EXHIBIT B
	WEST TO EAST - PULL IN
	SAN RAFAEL MARIN CALIFORNIA

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1/18/2021 2:35:35 PM

NO.	DATE	ISSUE

SEAL

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:
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:

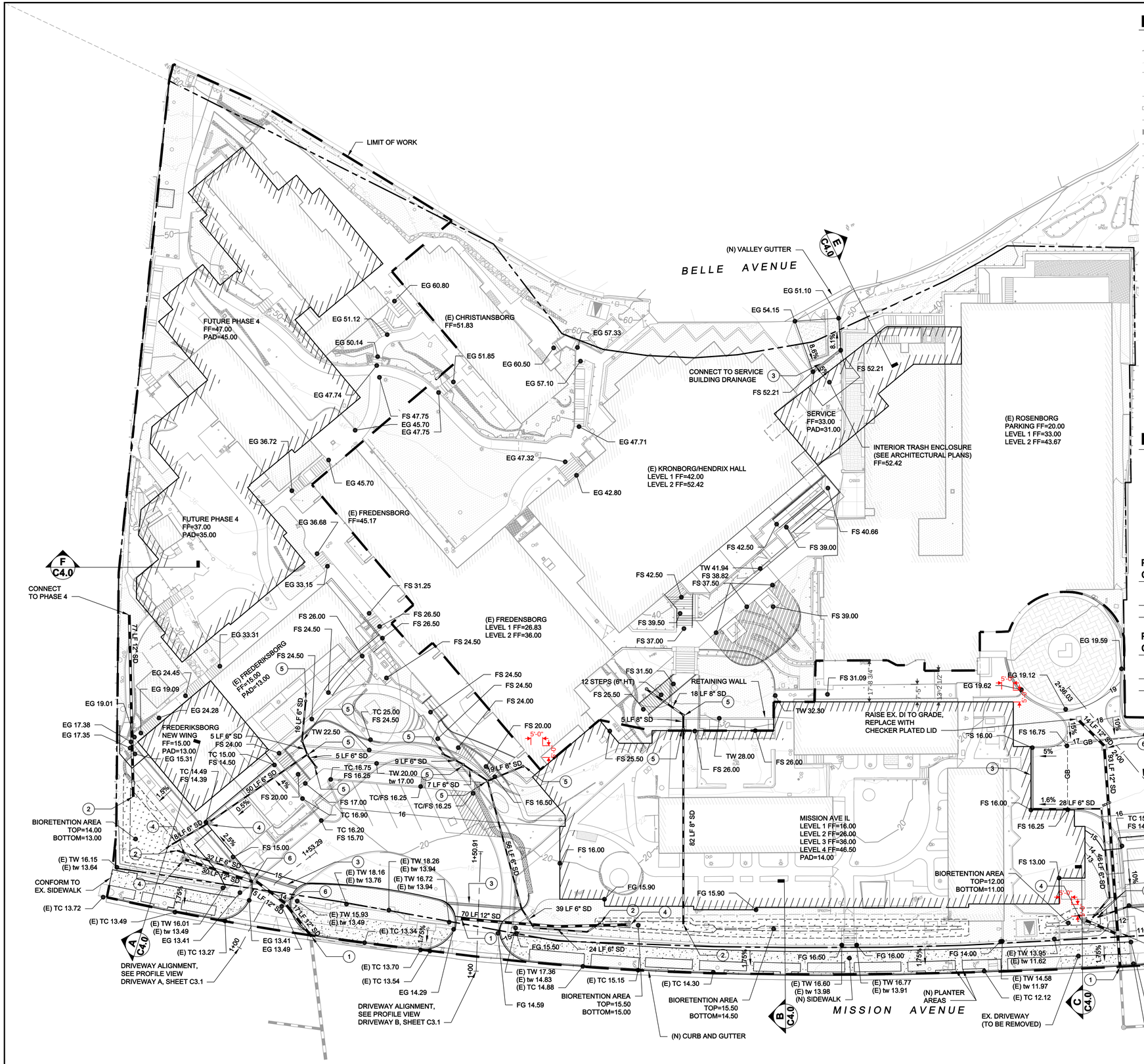
BELLE AVENUE TRUCK TURNING RADIUS

SCALE: 1" = 40'-0"

A2.1B

PLANNING REVIEW SUBMITTAL

2/28/22



LEGEND

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

KEYNOTES

1. CONNECT TO EXISTING DRAINAGE INLET
2. DISCHARGE TO BIORETENTION AREA (DETAIL 1, SHEET C3.0)
3. TRENCH DRAIN
4. 18"X18" OVERFLOW INLET/DROP INLET
5. AREA DRAIN
6. TURNING STRUCTURE

PRELIMINARY EARTHWORK QUANITITES - PHASE 1

CUT	4,957 CY
FILL	4 CY
NET	-4,953 CY <EXPORT>
TRUCK TRIPS	502

PRELIMINARY EARTHWORK QUANITITES - PHASE 2

CUT	495 CY
FILL	0 CY
NET	-495 CY <EXPORT>
TRUCK TRIPS	51

PRELIMINARY EARTHWORK QUANITITES - PHASE 3

CUT	0 CY
FILL	0 CY
NET	0 CY <EXPORT>
TRUCK TRIPS	0

PRELIMINARY EARTHWORK QUANITITES - PHASE 4

CUT	1,326 CY
FILL	454 CY
NET	-872 CY <EXPORT>
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
SDCO	STORM DRAIN CLEANOUT
TC	TOP OF CURB
TW	TOP OF WALL
tw	TOE OF WALL

Graphic Scale (in feet)

20 0 20 40

1 inch = 20 ft.

CSW | ST2

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45 Leveroni Court tel: 415.883.9850
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-	01/15/21	RE-SUBMITTAL	JAH	MTM	JAH
-	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

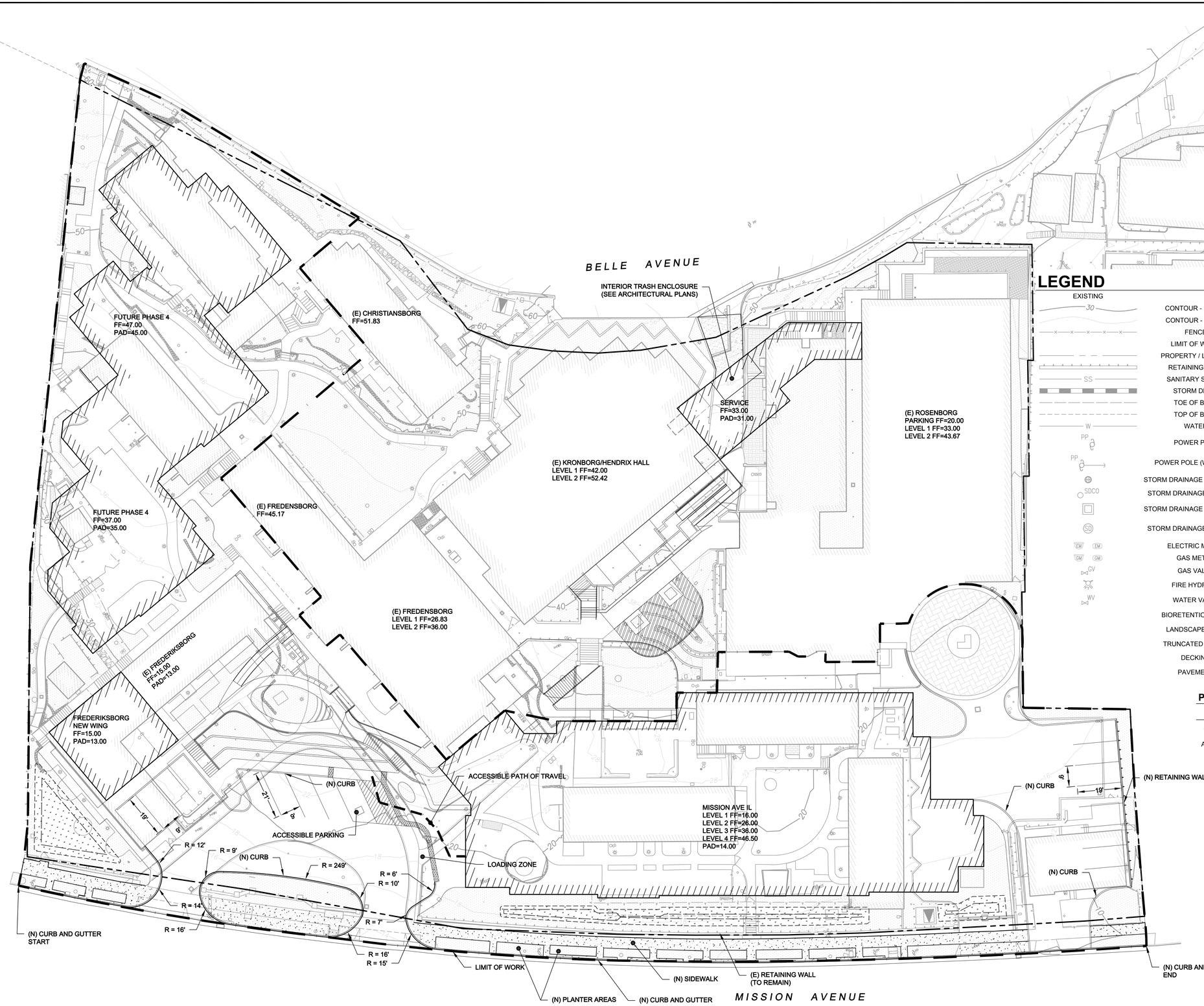
State Of
California

Prepared Under the Direction of:

REGISTERED PROFESSIONAL ENGINEER
JULIA A. HARBERSON
No. 76626
CIVIL
STATE OF CALIFORNIA

Sheet
C1.0

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



LEGEND

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

PARKING COUNT

DESCRIPTION	COUNT
STANDARD STALLS	16
ACCESSIBLE STALLS	1

Graphic Scale (in feet)

20 0 20 40

1 inch = 20 ft.

CSW | ST2

CSW/Stuber-Stroeh Engineering Group, Inc.

45 Leveroni Court
Novato, CA 94949

tel: 415.883.9850
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Civil & Structural Engineers
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-	09/30/20	SUBMITTAL	JAH	MTM	JAH

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. HARBERSON
No. 76626
CIVIL
STATE OF CALIFORNIA
REGISTERED PROFESSIONAL ENGINEER

Sheet
C1.1

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

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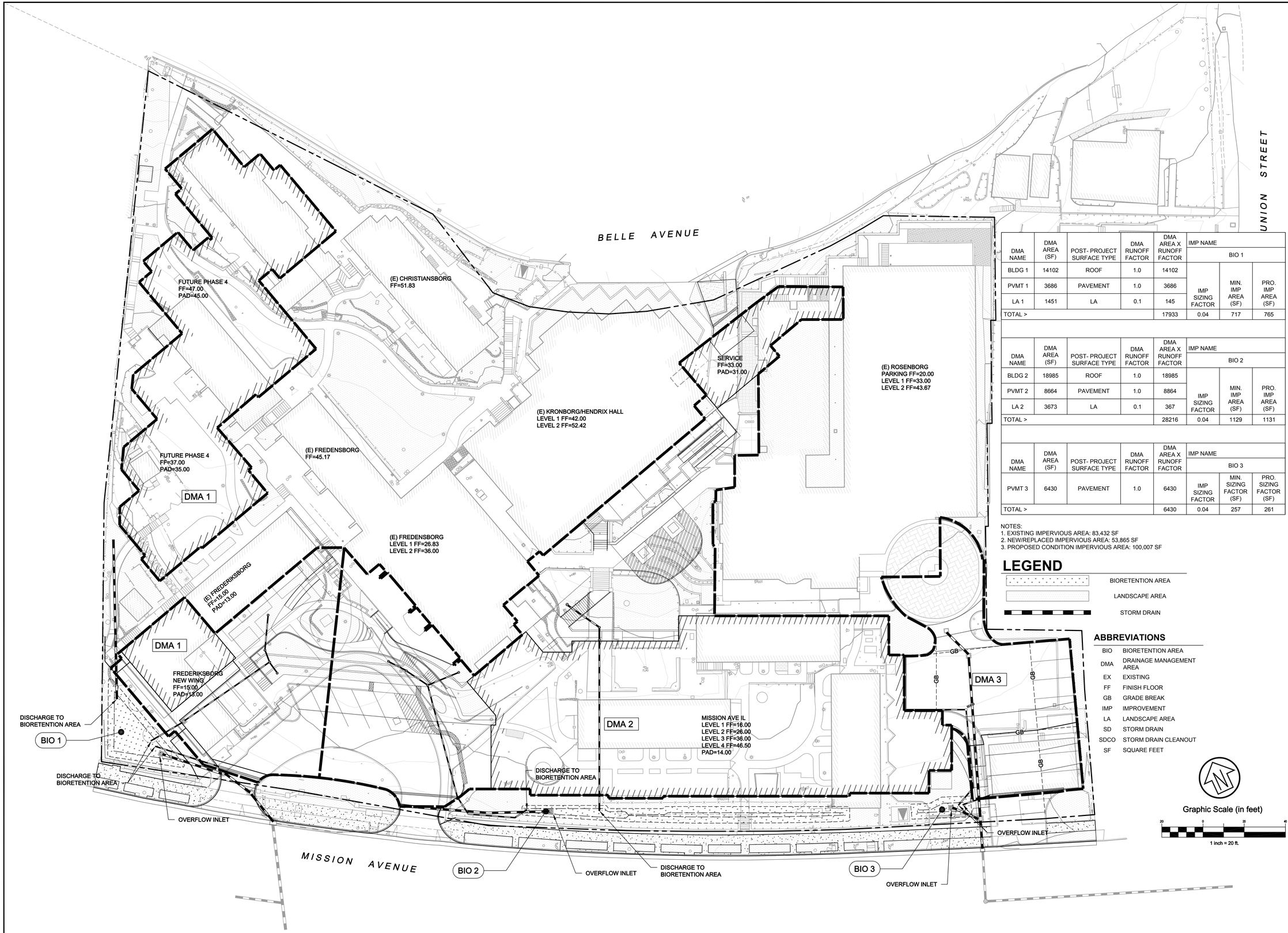

DMA NAME	DMA AREA (SF)	POST- PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME		
					BIO 1		
BLDG 1	14102	ROOF	1.0	14102	IMP SIZING FACTOR	MIN. IMP AREA (SF)	PRO. IMP AREA (SF)
PVMT 1	3686	PAVEMENT	1.0	3686			
LA 1	1451	LA	0.1	145			
TOTAL >				17933	0.04	717	765

DMA NAME	DMA AREA (SF)	POST- PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME		
					BIO 2		
BLDG 2	18985	ROOF	1.0	18985	IMP SIZING FACTOR	MIN. IMP AREA (SF)	PRO. IMP AREA (SF)
PVMT 2	8664	PAVEMENT	1.0	8864			
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		
					BIO 3		
PVMT 3	6430	PAVEMENT	1.0	6430	IMP SIZING FACTOR	MIN. SIZING FACTOR (SF)	PRO. SIZING FACTOR (SF)
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

Graphic Scale (in feet)

20 0 20 40

1 inch = 20 ft.

CSW | ST2

CSW/Stuber-Stroeh Engineering Group, Inc.

45 Leveroni Court tel: 415.883.9850
Novato, CA 94949 fax: 415.883.9835

Civil & Structural Engineers
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-	01/15/21	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:

REGISTERED PROFESSIONAL ENGINEER
JULIA A. HARBERSON
No. 76626
CIVIL
STATE OF CALIFORNIA

Sheet
C2.0

Scale:	1" = 20'
Date:	01/15/2021
Project Number:	1910083
Plan File:	D-XXXX-XX

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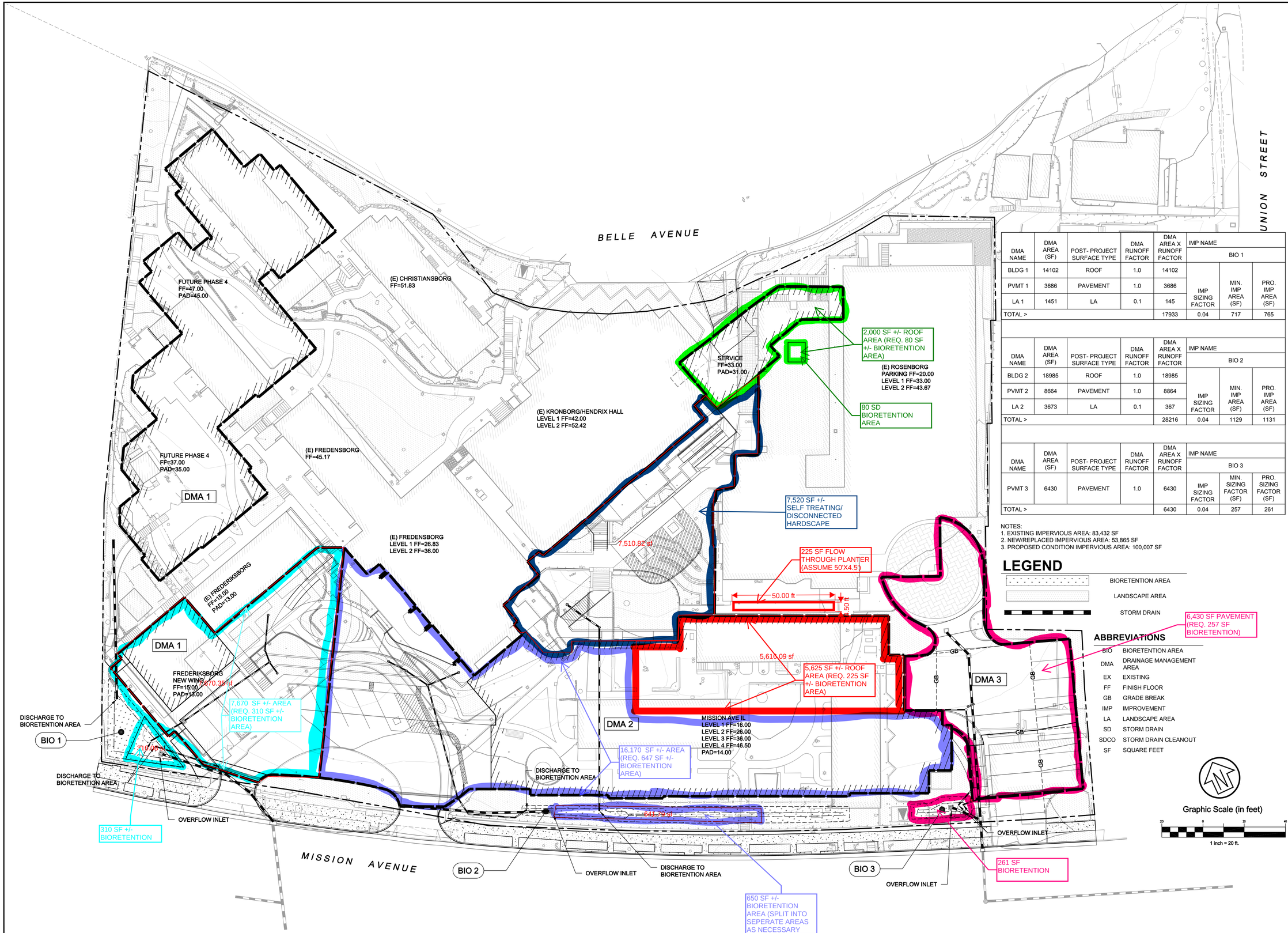

DMA NAME	DMA AREA (SF)	POST- PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME		
					BIO 1		
BLDG 1	14102	ROOF	1.0	14102	IMP SIZING FACTOR	MIN. IMP AREA (SF)	PRO. IMP AREA (SF)
PVMT 1	3686	PAVEMENT	1.0	3686			
LA 1	1451	LA	0.1	145			
TOTAL >				17933	0.04	717	765

DMA NAME	DMA AREA (SF)	POST- PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME		
					BIO 2		
BLDG 2	18985	ROOF	1.0	18985	IMP SIZING FACTOR	MIN. IMP AREA (SF)	PRO. IMP AREA (SF)
PVMT 2	8664	PAVEMENT	1.0	8864			
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		
					BIO 3		
PVMT 3	6430	PAVEMENT	1.0	6430	IMP SIZING FACTOR	MIN. SIZING FACTOR (SF)	PRO. SIZING FACTOR (SF)
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

Graphic Scale (in feet)

20 0 20 40

1 inch = 20 ft.

CSW | ST2

CSW/Stuber-Stroeh Engineering Group, Inc.

45 Leveroni Court tel: 415.883.9850
Novato, CA 94949 fax: 415.883.9835

Civil & Structural Engineers
Surveying & Mapping
Environmental Planning
Land Planning
Construction Management

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-	01/15/21	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:

REGISTERED PROFESSIONAL ENGINEER
JULIA A. HARBERSON
No. 76626
CIVIL
STATE OF CALIFORNIA

Sheet
C2.0-R

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

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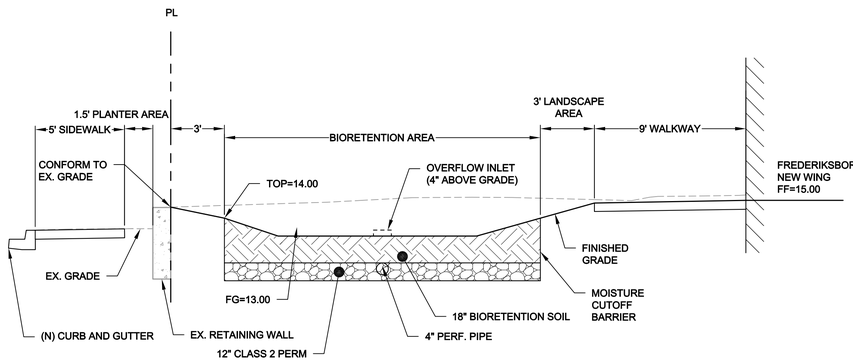

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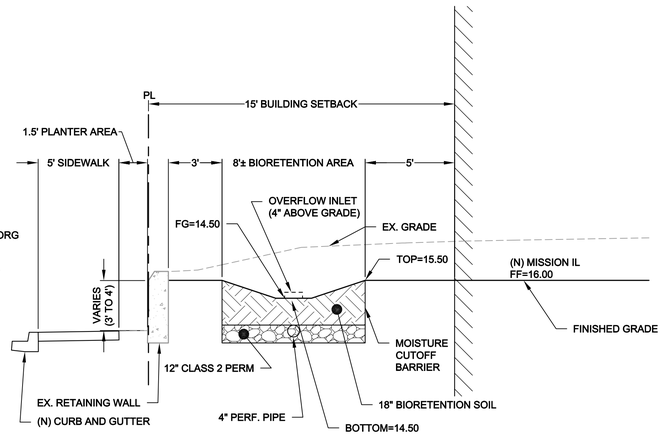

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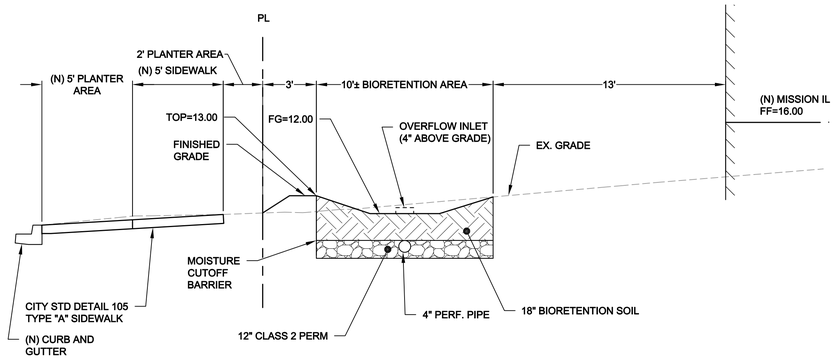

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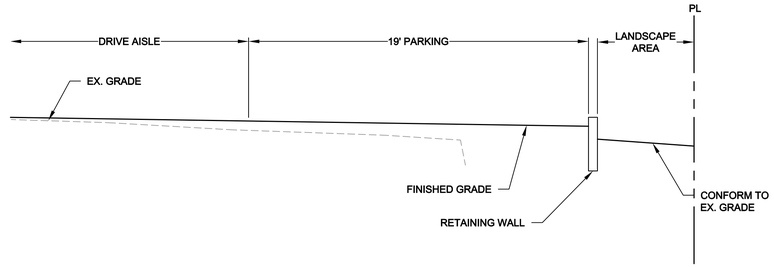

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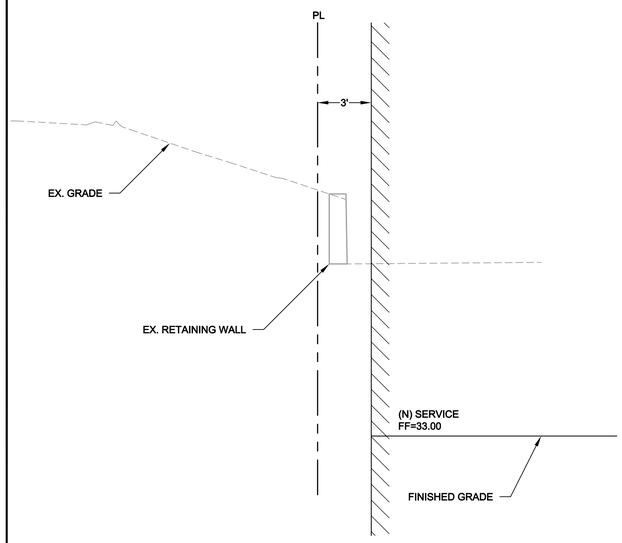

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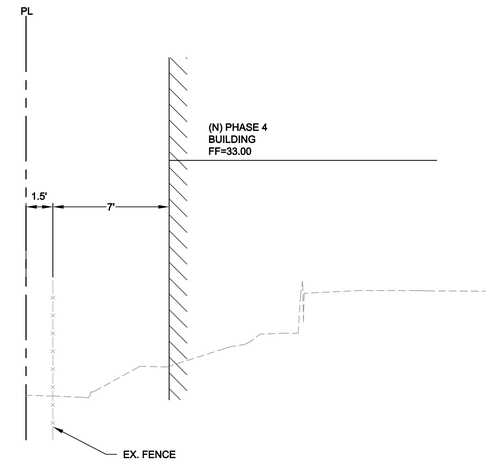

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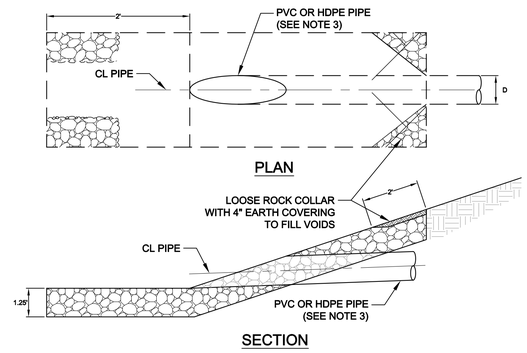

NOTES:
1. ROCK SLOPE PROTECTION SHALL BE CLASS LIGHT, METHOD B PER SECTION 72 OF STATE STANDARD SPECIFICATIONS. VELOCITIES IN EXCESS OF 10 FPS SHALL REQUIRE HYDRAULIC DESIGN BY A LICENSED ENGINEER.
2. SEE SECTION 64 OF THE CALTRANS SPECIFICATIONS FOR HDPE PIPE REQUIREMENTS.
3. ENCASE FINAL 3' OF PIPE IN CONCRETE.

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

CSW/Stuber-Stroeh Engineering Group, Inc.
45 Leveroni Court tel: 415.883.9850
Novato, CA 94949 fax: 415.883.9835
Civil & Structural Engineers
Surveying & Mapping
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Land Planning
Construction Management
http://www.cswst2.com

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:
REGISTERED PROFESSIONAL ENGINEER
JULIA A. HARBERSON
No. 76626
CIVIL
STATE OF CALIFORNIA

Sheet C3.0

Scale:	VARIES
Date:	XX/XX/XXXX
Project Number:	1910083
Plan File:	D-XXXX-XX

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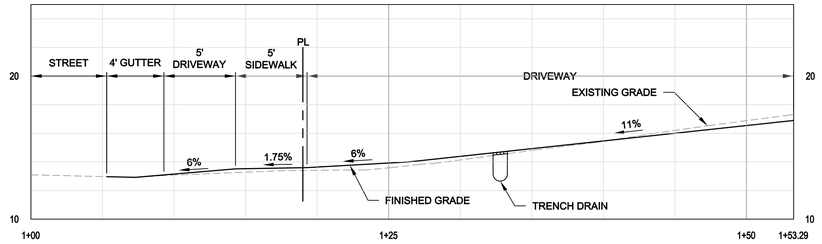
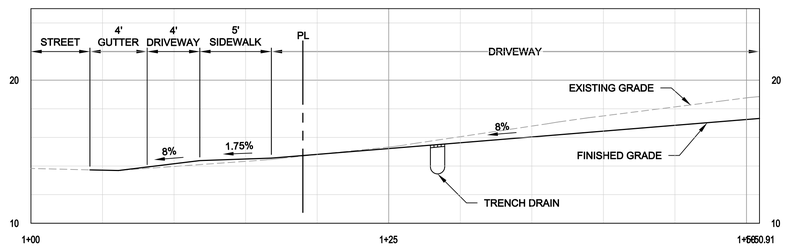


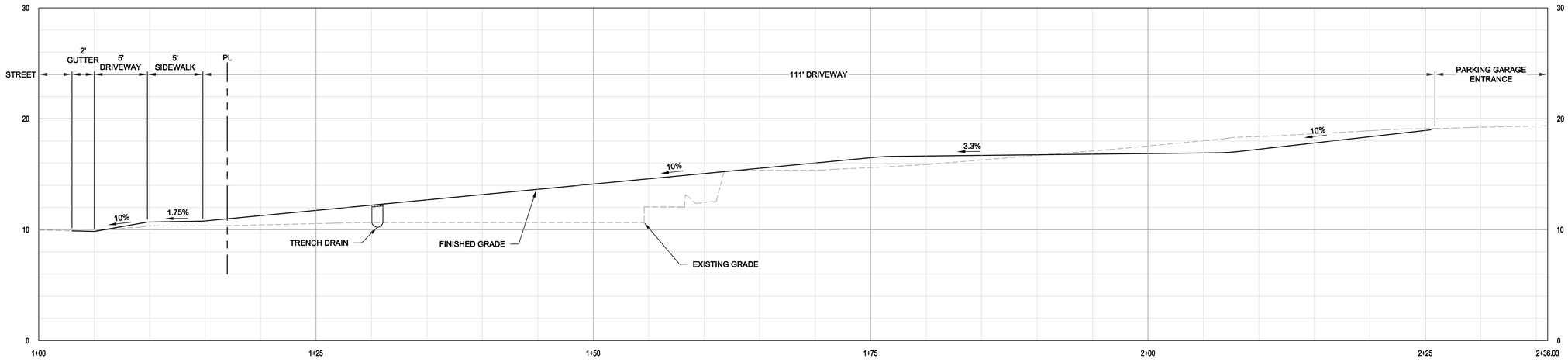
PROFILE VIEW - DRIVEWAY A - 1+00 TO 1+53.29

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'

CSW | ST2

CSW/Stuber-Stroeh Engineering Group, Inc.

45 Leveroni Court tel: 415.883.9850
Novato, CA 94949 fax: 415.883.9835

Civil & Structural Engineers
Surveying & Mapping
Environmental Planning
Land Planning
Construction Management

http://www.cswst2.com

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:

REGISTERED PROFESSIONAL ENGINEER
JULIA A. HARBERSON
No. 76626
CIVIL
STATE OF CALIFORNIA

Sheet
C3.1

Scale:	VARIES
Date:	01/15/21
Project Number:	1910083
Plan File:	D-XXXX-XX

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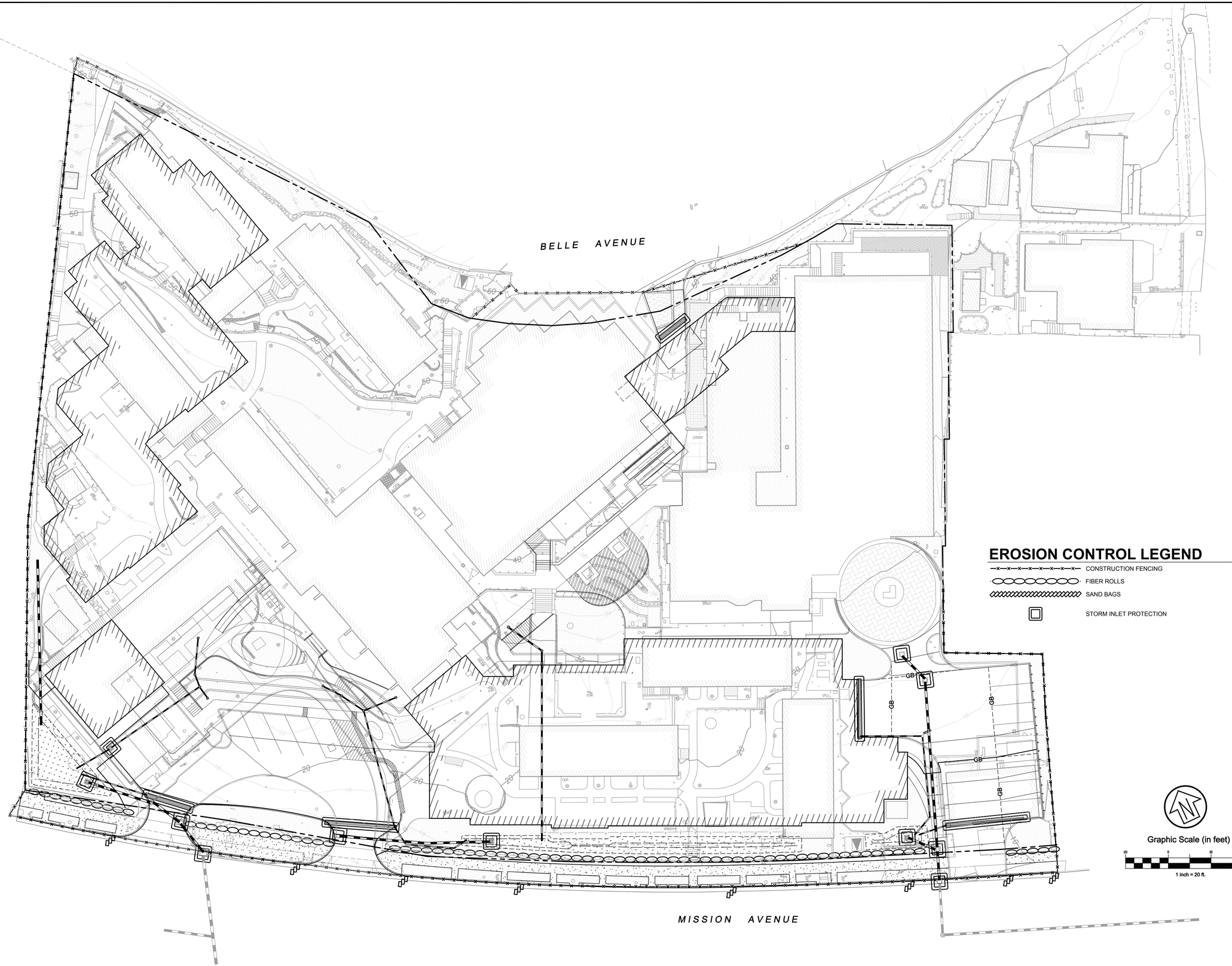

EROSION CONTROL LEGEND

- CONSTRUCTION FENCING
- FIBER ROLLS
- SAND BAGS
- STORM INLET PROTECTION

Graphic Scale (in feet)

20 0 20 40

1 inch = 20 ft.

CSW/Stuber-Stroeh Engineering Group, Inc.

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-	01/15/21	RE-SUBMITTAL	JAH	MTM	JAH
-	09/30/20	SUBMITTAL	JAH	MTM	JAH

ALDERSLY CONTINUING CARE RETIREMENT COMMUNITY

EROSION CONTROL PLAN

ALDERSLY, INC

City Of
San Rafael

County Of
Marin

State Of
California

Prepared Under the Direction of:

REGISTERED PROFESSIONAL ENGINEER
JULIA A. HARBERSON
No. 76626
CIVIL
STATE OF CALIFORNIA

Sheet
EC1.0

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

P:\Projects\1910083 Alderly Continuing Care Retirement Community Phase 2\cad\Sheets\EC1.0 EROSION CONTROL PLAN.dwg 01/15/2021 - 12:54 PM mstoehr 1:1

POLLUTION CONTROL NOTES:

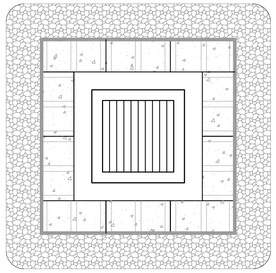
1. NO EXPORT OF SOIL FROM THE SUBDIVISION IS ANTICIPATED.
2. ALL LOTS WILL BE ROUGH GRADED IN ACCORDANCE WITH THE GRADING PLANS PREPARED BY CSW/ST2. FUTURE FINISH GRADING SHALL DIRECT ALL STORM WATER RUNOFF TO THE STREETS OR INLETS SHOWN ON THIS PLAN AND ULTIMATELY TO THE CITY-MAINTAINED STORM DRAIN SYSTEM. ALL STORM WATER FROM THIS SITE IS INTENDED TO BE DIRECTED TO THE CITY STORM DRAINS.
3. IF SIGNIFICANT SEDIMENT OR OTHER VISUAL SYMPTOMS OF IMPURITIES ARE NOTICED IN THE STORM WATER, CONTACT THE CIVIL ENGINEER IMMEDIATELY.
4. 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.
5. CATCH BASIN TOPS SHALL BE STAMPED TO READ, "NO DUMPING - FLOWS TO BAY".
6. ALL DUMPSTERS OR OTHER TRASH STORAGE ENCLOSURES SHALL BE UTILIZED SOLELY FOR NON-HAZARDOUS MATERIALS PER SWPPP SEC. 3.
7. 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.
8. 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.
9. 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.
10. 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.
11. THIS PLAN TO BE USED IN CONJUNCTION WITH THE WRITTEN REPORT OF STORM WATER POLLUTION PREVENTION SUBMITTED BY XXXXX.

EROSION CONTROL NOTES:

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. ROUGH GRADED DITCHES SHALL BE LINED WITH EROSION CONTROL BLANKETS AND THEN HYDROSEEDED.
7. AFTER INSTALLATION OF CONCRETE IN DITCHES, INSTALL ONE SACKED ROCK FILTER DAM AT INLET UNTIL SLOPES ARE STABILIZED FROM EROSION.
8. PRIOR TO START OF ANY CONSTRUCTION OR DEMOLITION, INSTALL PERIMETER FIBER ROLL.
9. THIS PLAN ASSUMES THE COMPLETION OF GRADING AND STORM DRAIN FACILITIES. IF FACILITIES ARE NOT COMPLETED, CONTACT THE CIVIL ENGINEER FOR PLAN REVISIONS.
10. ALL BANKS AND ALL GRADED AREAS SHALL BE HYDROSEEDED TO CONTROL EROSION BY OCTOBER 1ST.

URBAN RUNOFF POLLUTION NOTES:

1. STABILIZE ALL DENUDED AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 1.
2. 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.
3. 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.
4. USE FILTRATION OR OTHER MEASURES TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.
5. 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.
6. USE OF PESTICIDES AND/ OR FERTILIZERS SHALL BE APPLIED AND CONTROLLED TO PREVENT POLLUTION RUNOFF.
7. 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.
8. CONTRACTOR TO RELOCATE CONCRETE WASHDOWN, VEHICLE STORAGE DELIVERY, AND NON HAZARDOUS WASTE AREAS AS NECESSARY TO FACILITATE THEIR OPERATION AND PROMOTE POLLUTION CONTROL.
9. HYDROMULCH & TACKIFIER MAY BE ELIMINATED WITHIN BUILDING FOOT PRINT IF CONSTRUCTION IS IMMINENT.



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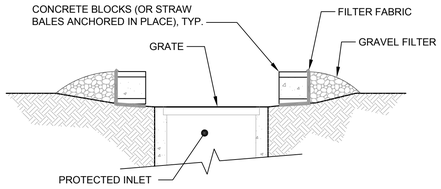
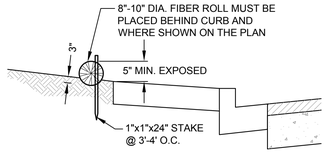
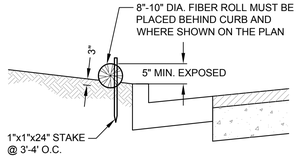
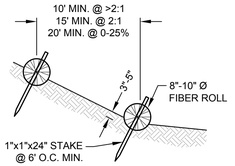


SECTION

X INLET PROTECTION DETAIL
SCALE: NTS





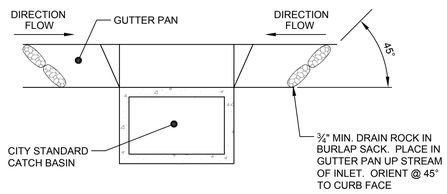


NOTES

1. FIBER ROLLS TO BE LAID ALONG CONTOUR.

X FIBER ROLL INSTALLATION DETAILS
SCALE: NTS

STREET AREA



X GRAVEL BAG FILTER AT GUTTER IN TRAFFIC AREAS
SCALE: NTS

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-	01/15/21	RE-SUBMITTAL	JAH	MTM	JAH
-	09/30/20	SUBMITTAL	JAH	MTM	JAH

ALDERSLY CONTINUING CARE RETIREMENT COMMUNITY
NOTES & DETAILS
ALDERSLY, INC

City Of
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Prepared Under the Direction of:

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Sheet
EC2.0

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

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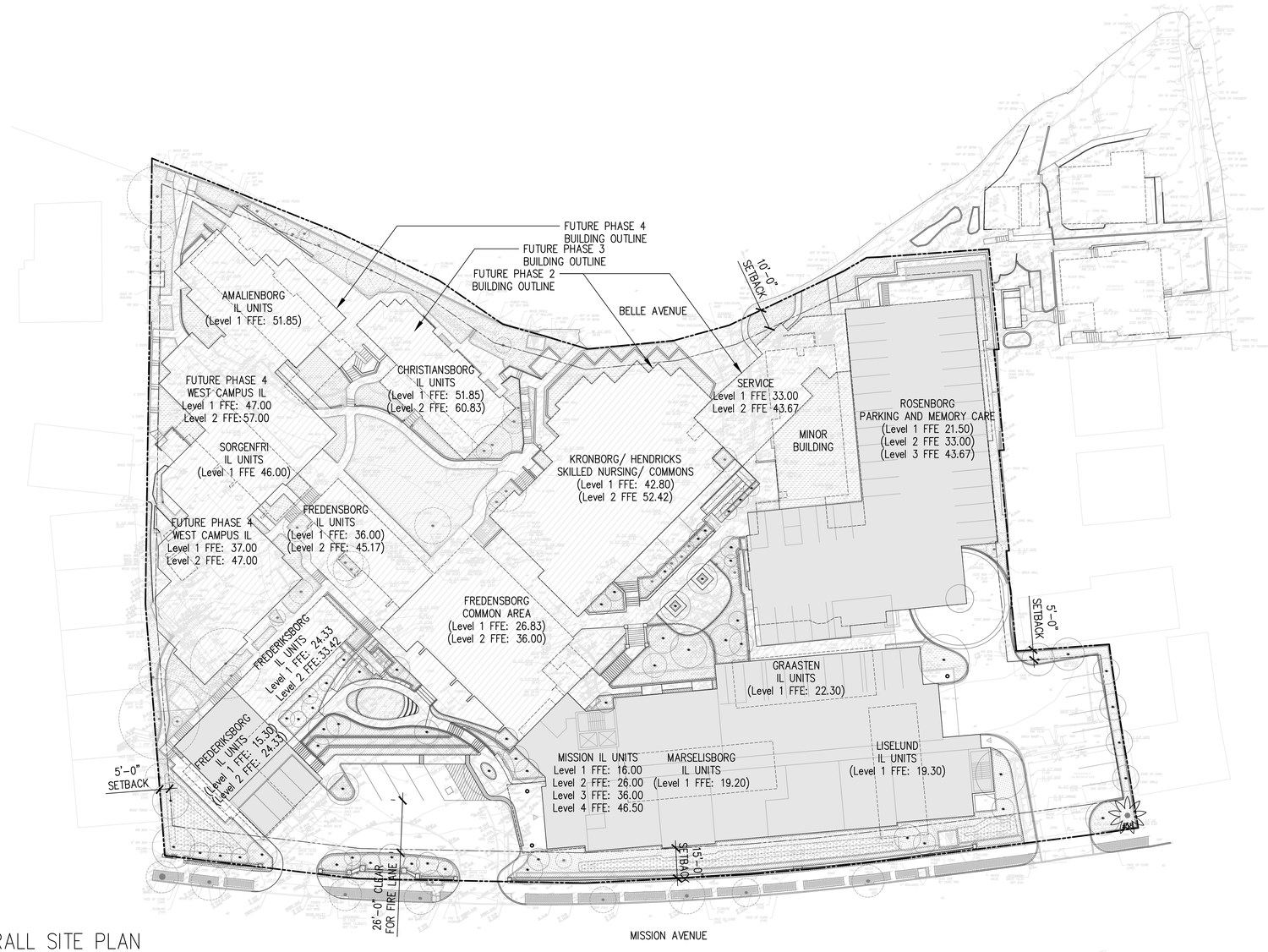

00 OVERALL SITE PLAN

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

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

ALDERSLY RETIREMENT COMMUNITY

326 Mission Ave,
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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
COVER SHEET
AND INDEX

Drawing Number

L0.0

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 gracilior)	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 'Glauca'	3	1	3.0	3.0	Moderate to Good			
70	Japanese maple	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 (Pseudostuga 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 betuloides)	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	OUTSIDE THE LIMIT OF WORK OF THE PROJECT		
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; 5.5; 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 anacardiodes)	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			

NOTES: * THE TREES OUTSIDE THE LIMIT OF WORK OF THE PROOJECT

ALDERSLY RETIREMENT COMMUNITY

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Revisions

1
2
3
4
5

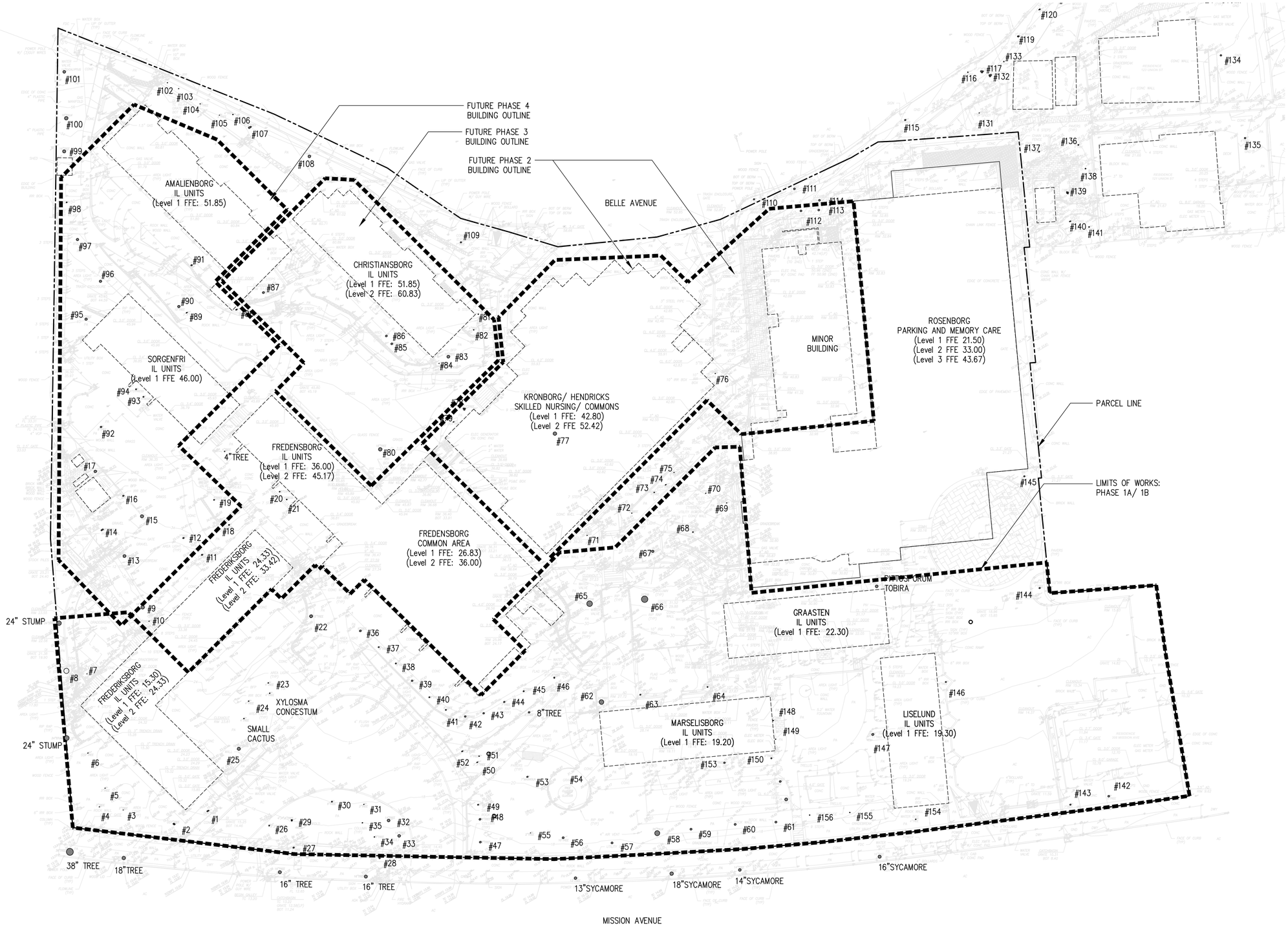
Date
29 JANUARY 2021
Phase
CONCEPTUAL DESIGN PACKAGE
Job Number
ALYS901

Scale **North**

Drawing Title
EXISTING TREE SCHEDULE

Drawing Number

L1.0



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

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Revisions

1
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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