

EMERALD ISLE

GULLANE DRIVE



BUILDING DATA

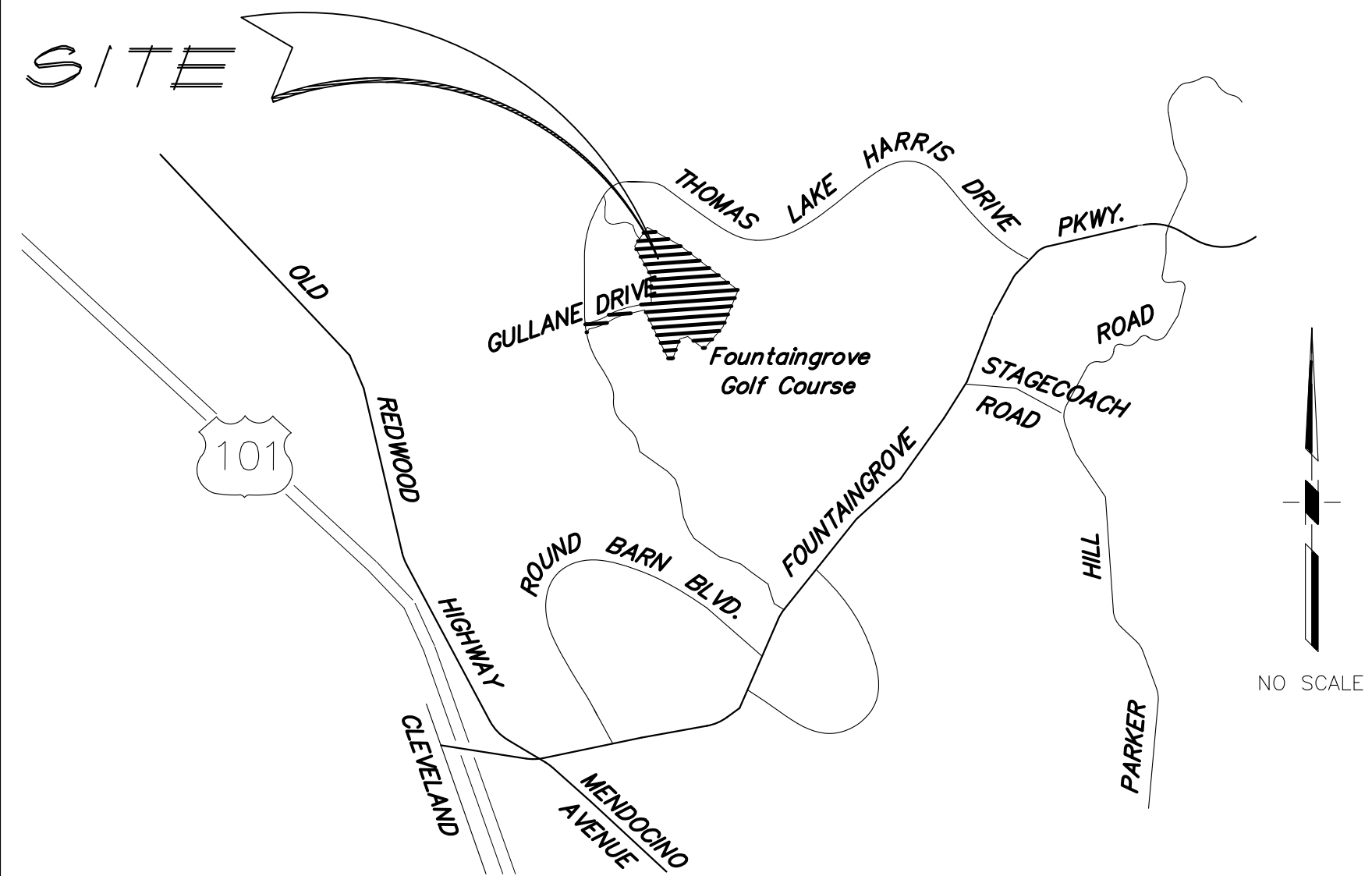
CONSTRUCTION TYPE = TYPE VA
SPRINKLERS = FULLY SPRINKLERED
BUILDING ADDRESS = GULLANE DRIVE, SANTA ROSA, CA

SPRINKLER SYSTEM = NFPA 13R
OCCUPANCY GROUPS = R-2, U & B
HEIGHT / NO. STORIES = VARIES (REFER TO EXTERIOR ELEVATIONS DRAWINGS) / VARIES (ONE STORY, TWO STORIES, THREE STORIES)
ZONING DESIGNATION = PD
PROPERTY SIZE = 12.57 ACRES
LEGAL DESCRIPTION = APN: 173-670-004 & 016

- A. THE 2016 EDITION OF THE CALIFORNIA BUILDING CODE (CBC)
-CHAPTER 11A FOR ACCESS & TITLE III FOR ADA
B. THE 2016 EDITION OF THE CALIFORNIA ELECTRICAL CODE (CEC)
C. THE 2016 EDITION OF THE CALIFORNIA MECHANICAL CODE (CMC)
D. THE 2016 EDITION OF THE CALIFORNIA PLUMBING CODE (CPC)
E. THE 2016 EDITION OF THE CALIFORNIA FIRE CODE (CFC)
F. THE 2016 EDITION OF THE CALIFORNIA ENERGY CODE
G. THE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE

PROJECT TO BE DESIGNED TO COMPLY WITH WILDLAND URBAN INTERFACE REQUIREMENTS

VICINITY MAP



CONSULTANTS

OWNER

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SITE LAYOUT

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ARBORIST

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PROJECT DATA

UNIT A (ONE BEDROOM-ONE BATH) = 833 SF 1 UNIT
UNIT B (TWO BEDROOM- TWO BATH) = 1199 SF 45 UNITS
UNIT C (TWO BEDROOM PLUS DEN- TWO BATH) = 1433 SF 36 UNITS
TOTAL UNITS = 82 UNITS

BUILDING 1 11930 SF
UNIT B = 10 UNITS

BUILDING 2 14330 SF
UNIT C = 10 UNITS

BUILDING 3 13234 SF
UNIT B = 4 UNITS
UNIT C = 6 UNITS

BUILDING 4 25320 SF
UNIT B = 10 UNITS
UNIT C = 10 UNITS

BUILDING 5 12360 SF
UNIT B = 5 UNITS
UNIT C = 5 UNITS

BUILDING 6 12360 SF
UNIT B = 5 UNITS
UNIT C = 5 UNITS

BUILDING 7 11930 SF
UNIT B = 10 UNITS

RECREATION BUILDING 6545 SF
RECREATION AREA = 2983 SF
LEASING OFFICE AREA = 1370 SF
UNIT A = 1 UNIT
UNIT B = 1 UNIT

GARAGES
GARAGE 1 = 2051 SF
GARAGE 2 = 809 SF
GARAGE 3 = 955 SF
GARAGE 4 = 688 SF
GARAGE 5 = 688 SF
*TRASH = 351 SF
GARAGE 6 = 955 SF
GARAGE 7 = 955 SF
GARAGE 8 = 1223 SF
*POOL EQUIPMENT = 420 SF
GARAGE 9 = 1613 SF
GARAGE 10 = 1643 SF
GARAGE 11 = 1491 SF
GARAGE 12 = 1223 SF
GARAGE 13 = 1345 SF

GARAGE 14 = 986 SF
GARAGE 15 = 1071 SF
GARAGE 16 = 1071 SF
GARAGE 17 = 840 SF
GARAGE 18 = 955 SF
*MAINTENANCE STORAGE = 474 SF
GARAGE 19 = 1162 SF
*TRASH = 285 SF
GARAGE 21 = 1071 SF

TRASH ENCLOSURE = 270 SF

LANAL & POOL = 324 SF

SHADE STRUCTURE & PET PARK = 144 SF

DRAWING INDEX

EMERALD ISLE

A00	TITLE SHEET	A34	BUILDING 13 ROOF PLAN & BUILDING SECTION
NC1	NEIGHBORHOOD CONTEXT MAP	A41C	BUILDING 14 COLORED EXTERIOR ELEVATIONS
NC2	SITE ANALYSIS MAP	A41	BUILDING 14 EXTERIOR ELEVATIONS
L-1	LANDSCAPE PLAN	A42	BUILDING 14 FLOOR PLANS
L-2	LANDSCAPE SECTIONS	A43	BUILDING 14 FLOOR PLANS
L-3	LANDSCAPE DETAILS	A44	BUILDING 14 ROOF PLAN & BUILDING SECTION
L-4	DEFENSIBLE SPACE LANDSCAPE PLAN	A51	BUILDING 15 EXTERIOR ELEVATIONS
C-1	SITE PLAN	A52	BUILDING 15 FLOOR PLANS
C-2	PRELIMINARY GRADING PLAN	A53	BUILDING 15 FLOOR PLANS
C-3	PRELIMINARY UTILITY PLAN	A54	BUILDING 15 ROOF PLAN & BUILDING SECTION
C-4	PRELIMINARY EVA GRADING & UTILITY PLAN	A61	BUILDING 16 EXTERIOR ELEVATIONS
C-5	TREE PROTECTION PLAN	A62	BUILDING 16 FLOOR PLANS
C-6	DIMENSIONAL SITE PLAN	A63	BUILDING 16 FLOOR PLANS
C-7	SITE SECTIONS	A64	BUILDING 16 ROOF PLAN & BUILDING SECTION
AR1C	RECREATION BUILDING COLORED EXTERIOR ELEVATIONS	A71	BUILDING 17 EXTERIOR ELEVATIONS
AR1	RECREATION BUILDING EXTERIOR ELEVATIONS	A72	BUILDING 17 FLOOR PLANS
AR2	RECREATION BUILDING FLOOR PLANS	A73	BUILDING 17 FLOOR PLANS
AR3	RECREATION BUILDING ROOF PLAN & BUILDING SECTION	A74	BUILDING 17 ROOF PLAN & BUILDING SECTION
A11C	BUILDING 11 COLORED EXTERIOR ELEVATIONS	AG1C	GARAGES COLORED EXTERIOR ELEVATIONS
A11	BUILDING 11 EXTERIOR ELEVATIONS	AG1	GARAGES G1-G3
A12	BUILDING 11 FLOOR PLANS	AG2	GARAGES G4-G6
A13	BUILDING 11 FLOOR PLANS	AG3	GARAGES G1-G5
A14	BUILDING 11 ROOF PLAN & BUILDING SECTION	AG4	GARAGES G10-G12
A21C	BUILDING 12 COLORED EXTERIOR ELEVATIONS	AG5	GARAGES G13-G15
A21	BUILDING 12 EXTERIOR ELEVATIONS	AG6	GARAGES G16-G18
A22	BUILDING 12 FLOOR PLANS	AG7	GARAGES G19-G21
A23	BUILDING 12 FLOOR PLANS		
A24	BUILDING 12 ROOF PLAN & BUILDING SECTION		
A31C	BUILDING 13 COLORED EXTERIOR ELEVATIONS	AS1	ACCESSORY STRUCTURES
A31	BUILDING 13 EXTERIOR ELEVATIONS		
A32	BUILDING 13 FLOOR PLANS		
A33	BUILDING 13 FLOOR PLANS		

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OAKMONT
Senior Living. *ISLE*

TITLE SHEET

EMERALD ISLE

GULLANE DRIVE, SANTA ROSA, CALIFORNIA

JOB NO:

SCALE:

DRAWN BY:

DATE:

COPYRIGHT

REVISIONS:

SHEET NO:

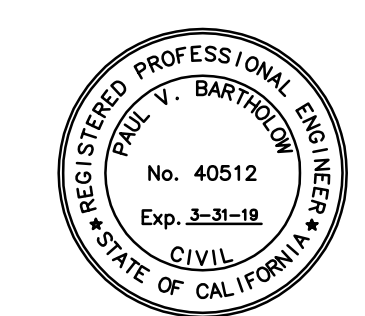
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EMERALD ISLE

NEIGHBORHOOD CONTEXT MAP

NOVEMBER 2018

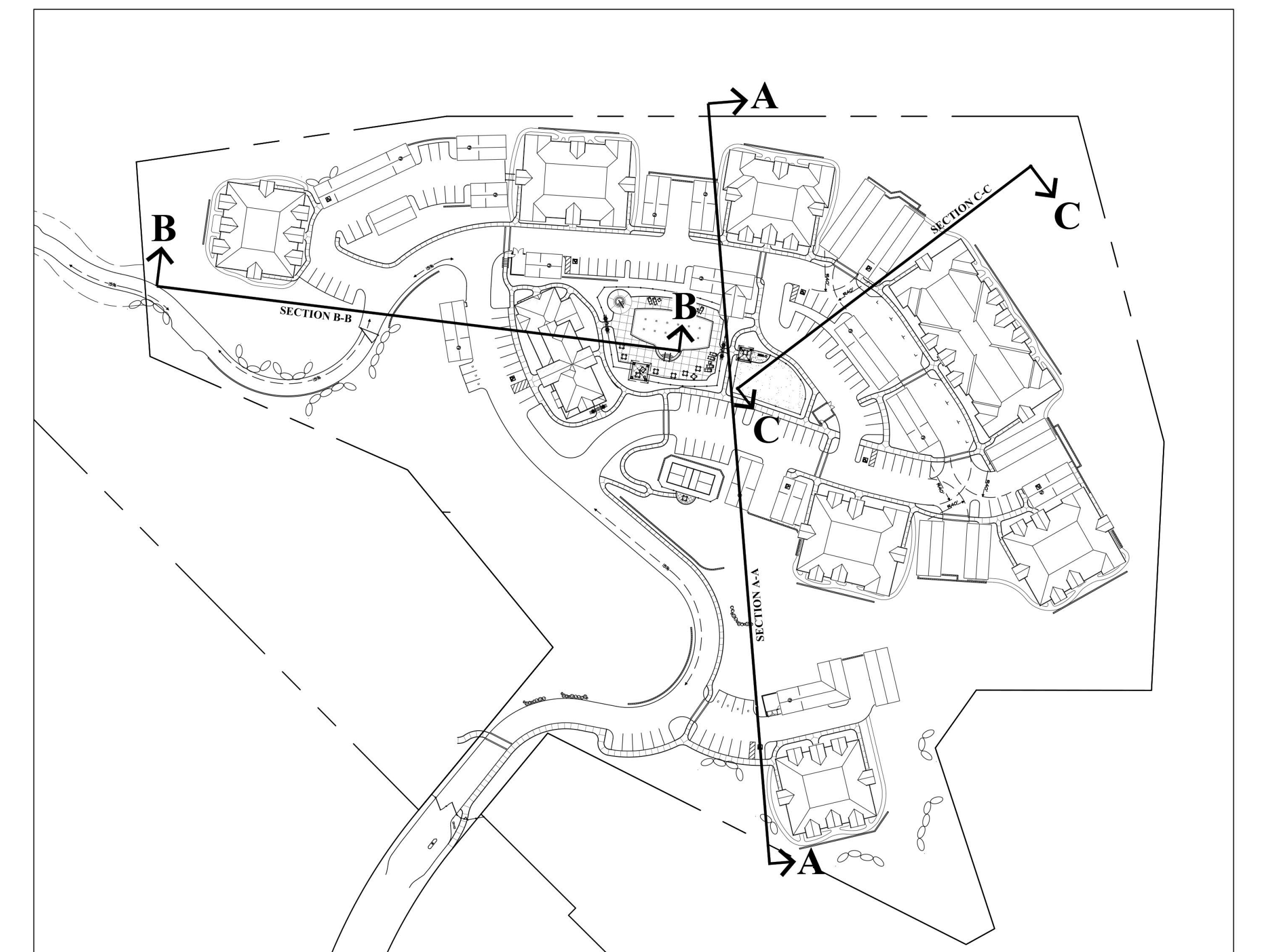
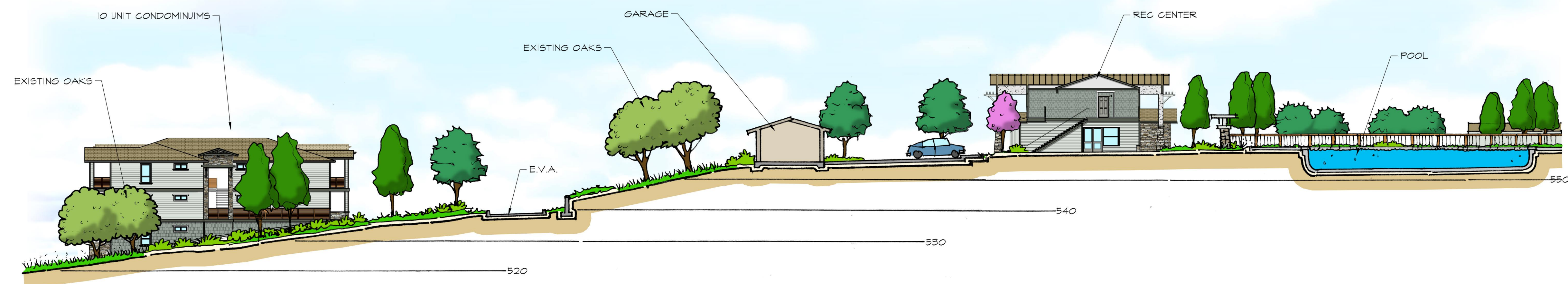


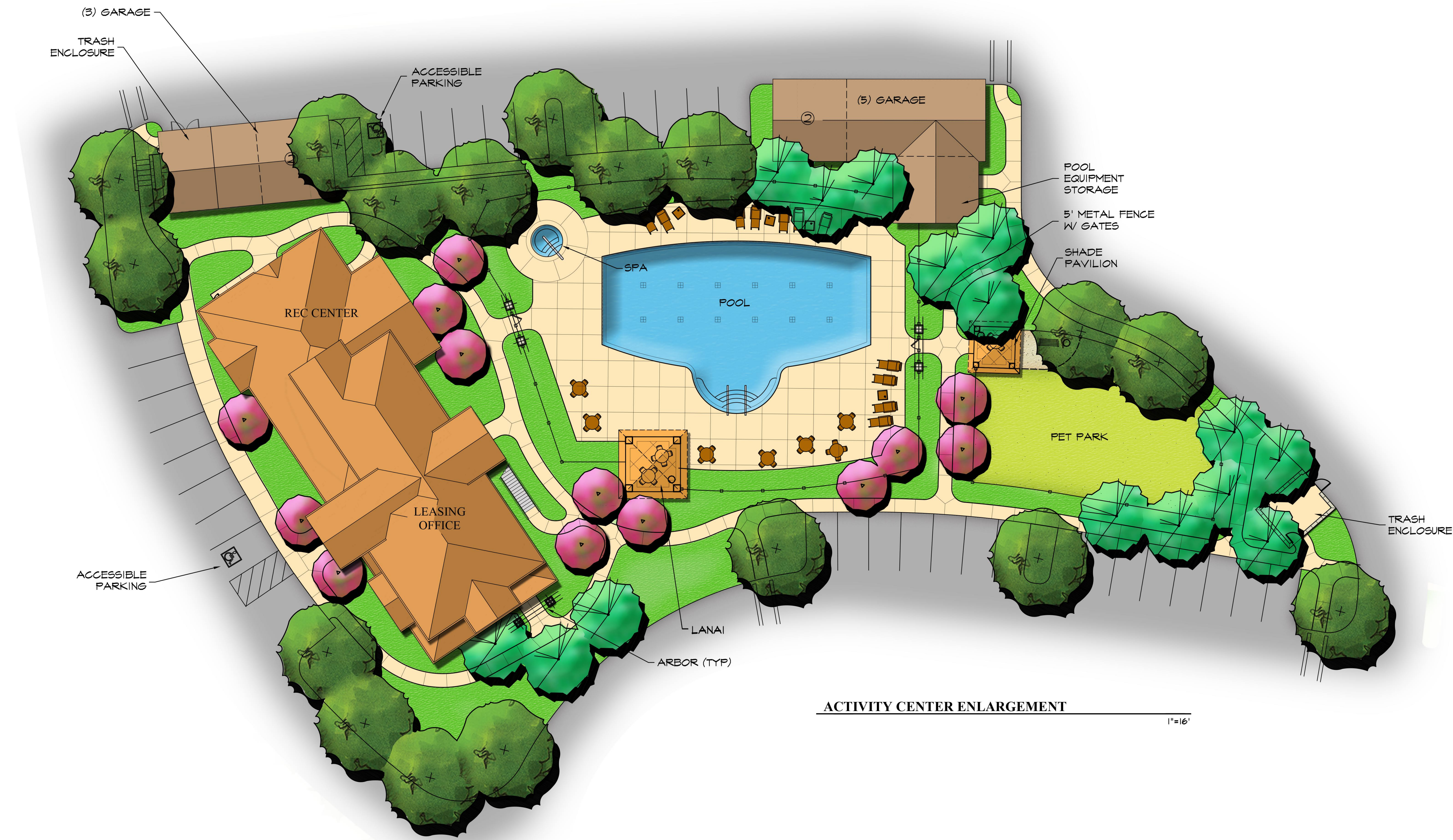
Brelje & Race
CONSULTING ENGINEERS
475 Aviation Blvd., Suite 1300 Santa Rosa, CA 95403 • 707.676.1302
www.brelje.com



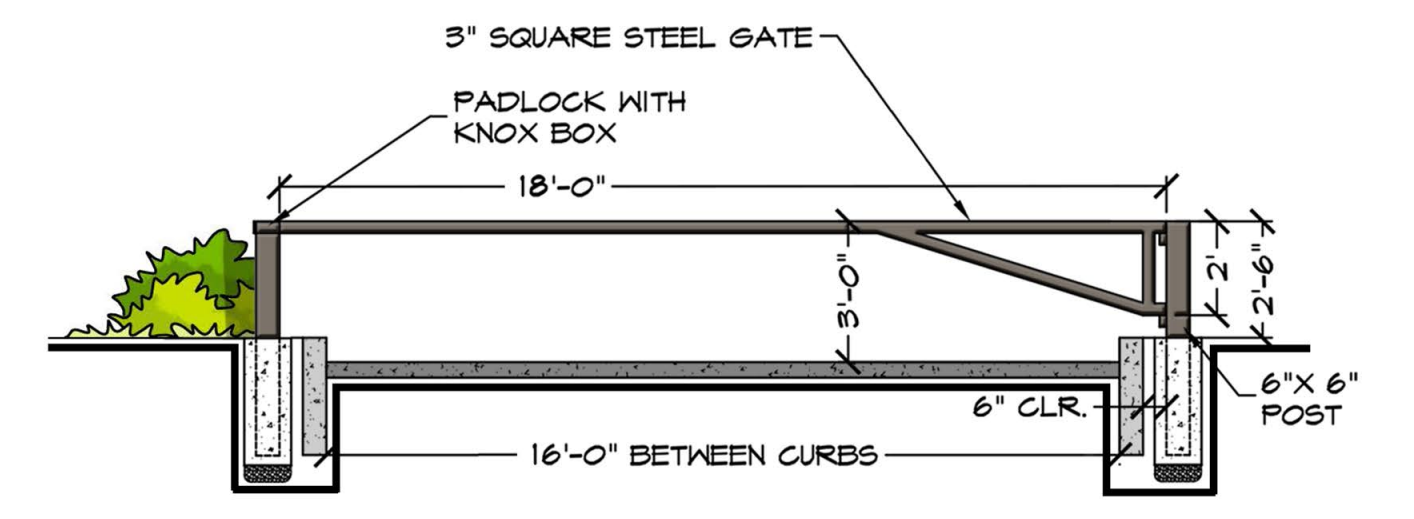
LANDSCAPE LEGEND

TREES		
BOTANICAL NAME	COMMON NAME	SIZE
ACER MACROPHYLLUM (N)	BIG LEAF MAPLE	36" BOX
PISTACIA CHINENSIS	CHINESE PISTACHE	36" BOX
LYONOTHAMNUS FLOR ASPLENIFOLIUS	SANTA CRUZ ISLAND IRONWOOD	36" BOX
ARBUTUS X 'MARINA' (NOT MULTI)	MARINA MADRONE	36" BOX
GINGKO BILOBA 'PRINCETON SENTRY'	COLUMNAR MAIDENHAIR TREE	36" BOX
ZELKOVA SERRATA	SAWLEAF ZELKOVA	36" BOX
LAGERSTREMA INDICA 'TUSCARORA'	CRAPE MYRTLE	36" BOX
PRUNUS CERASIFERA 'THUNDERCLOUD'	PURPLE LEAF PLUM	36" BOX
AESCULUS CALIFORNICA (N)	CALIFORNIA BUCKEYE	36" BOX
IRRIGATED LANDSCAPING (TYP.)		

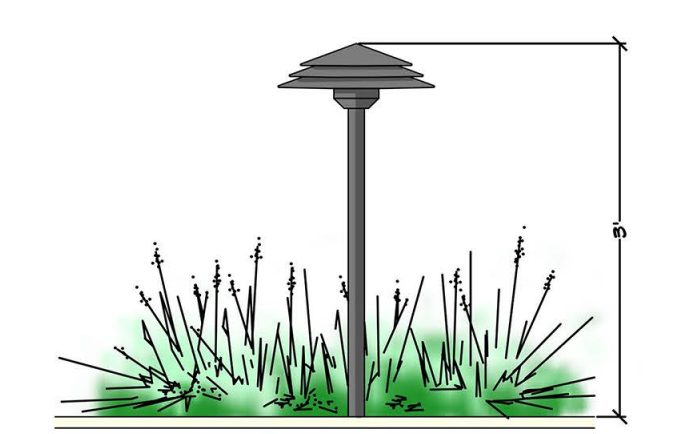




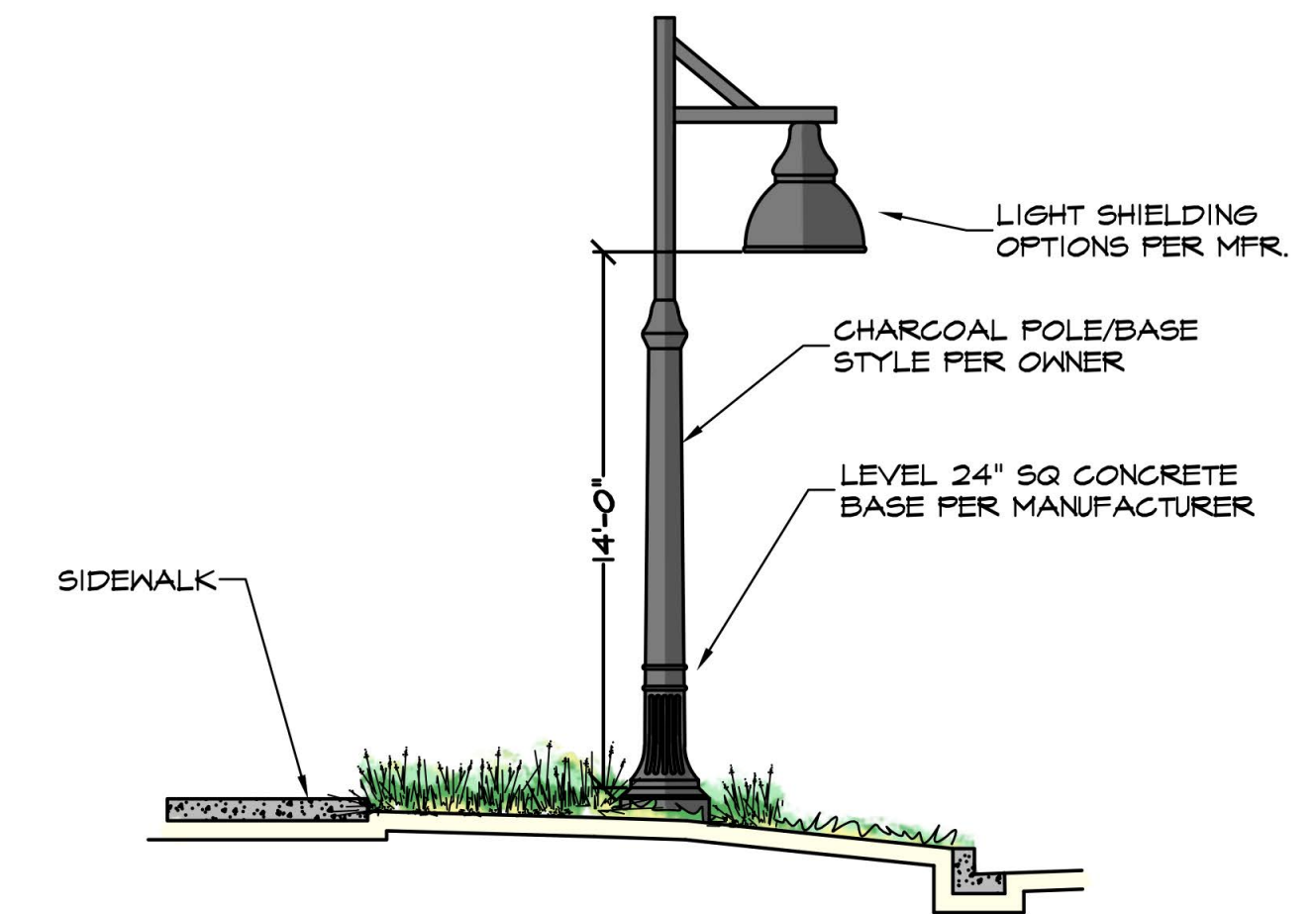
ACTIVITY CENTER ENLARGEMENT
1"=16'



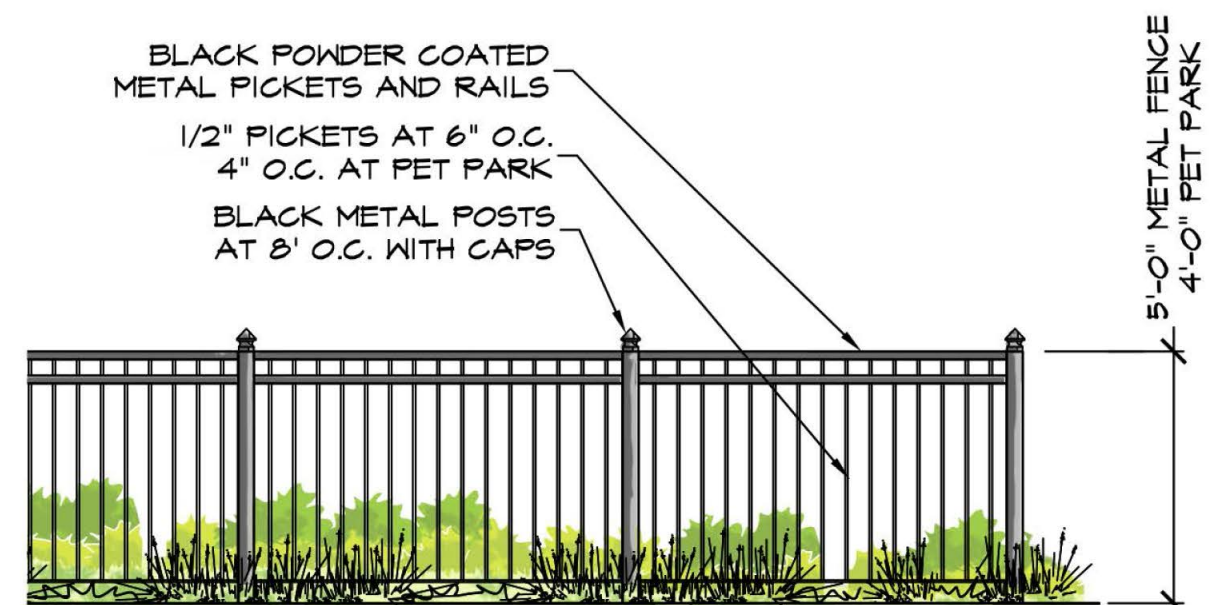
OPTI-COM GATE WITH KNOX BOX
NTS



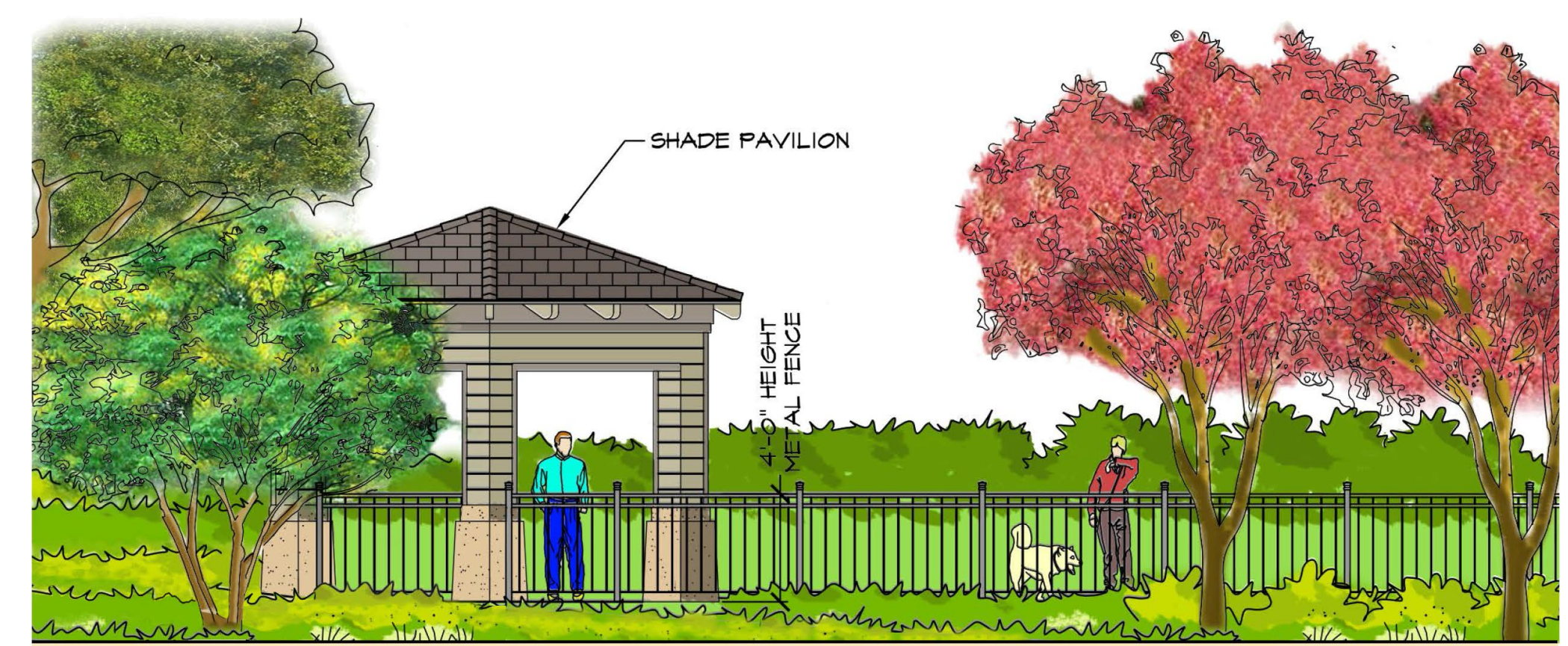
DETAIL - PATH LIGHT
NTS



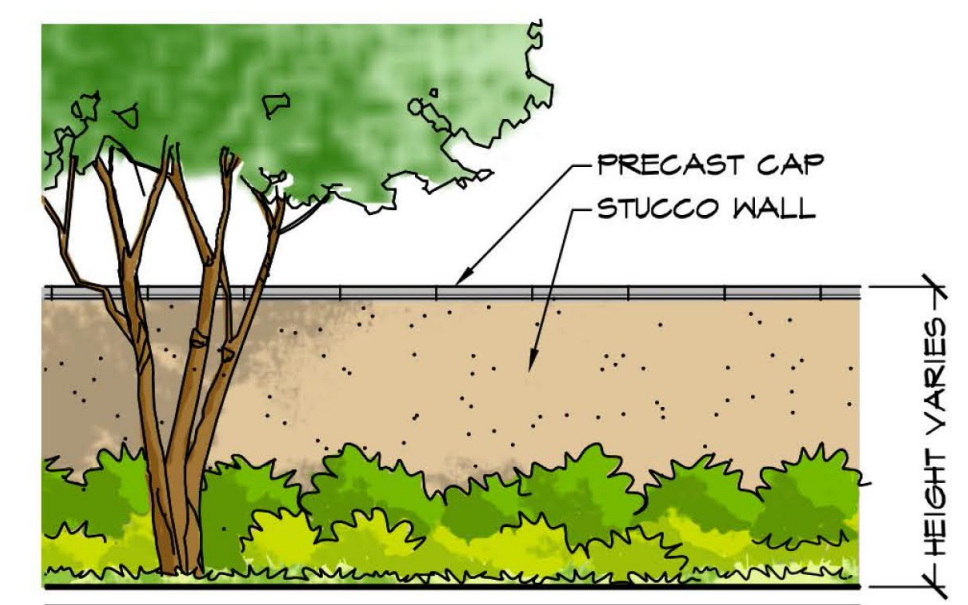
14' LIGHT STANDARD
NTS



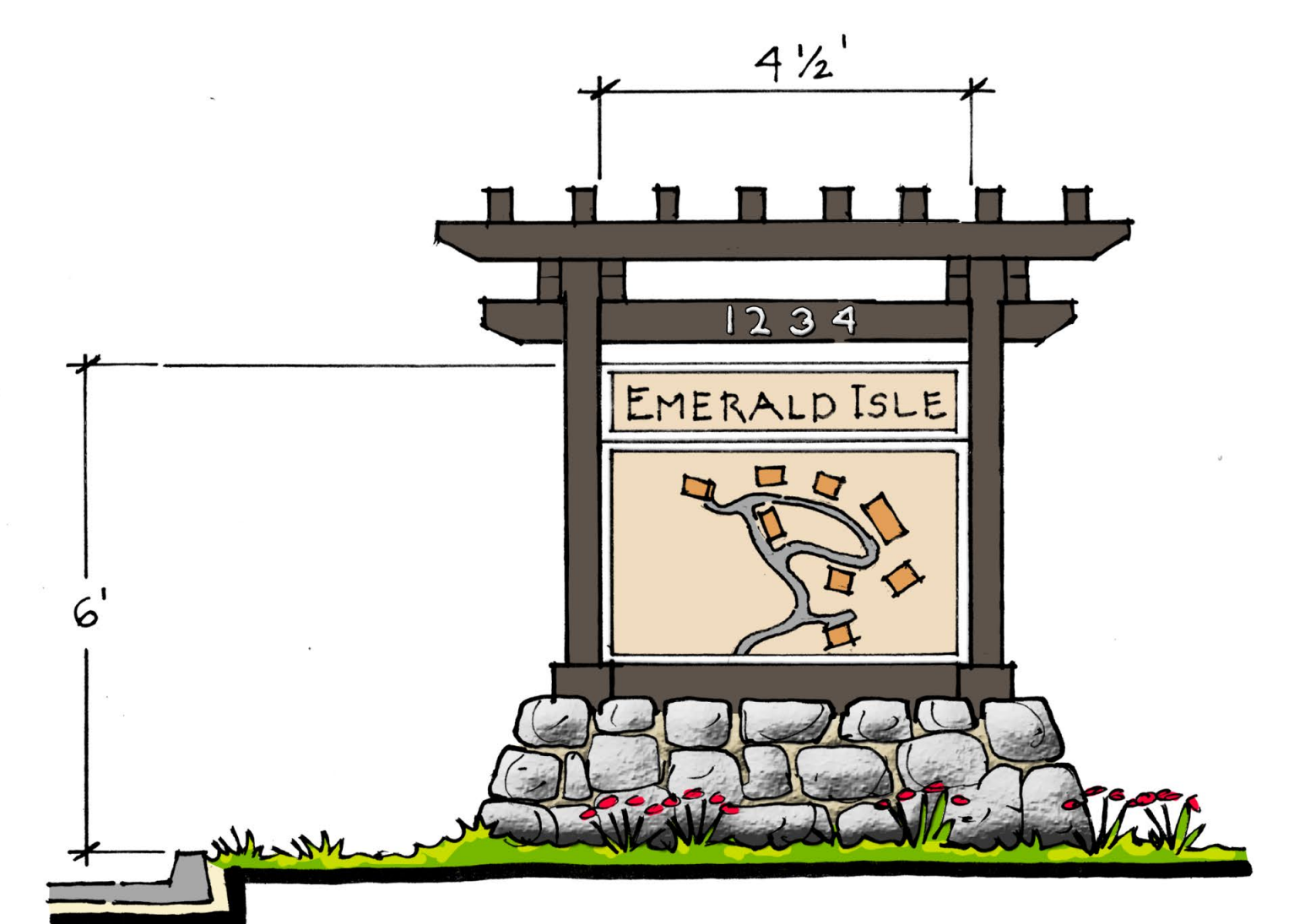
TYPICAL 5' METAL FENCE
1/4"=1'



ELEVATION AT PET PARK
3/16"=1'



TYP. STUCCO WALL W/ PRECAST CAP
1/4"=1'



MONUMENT SIGN AND SITE MAP
1/2"=1'