

PINER ROAD ASSISTED LIVING RESIDENCE

1980 PINER ROAD
SANTA ROSA, CALIFORNIA, 95403
APN: 036-011-053

Dated December 17, 2018

DEVELOPER

Fulcrum Real Estate & Development
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(415) 489-9301

ARCHITECT

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CIVIL ENGINEER

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Vacaville, CA 95688
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VICINITY MAP



PROJECT RESUME

ADDRESS: 1980 PINER ROAD, SANTA ROSA, CA, 95403

APN 036-011-053

• TWO STORY SENIOR CARE FACILITY

PARCEL AREA	2.02 ACRES
SITE COVERAGE	38.93%
FAR	0.788

• PARKING REQUIRED

1 PER 3 BEDS (98 BEDS / 3)	33 STALLS
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• PARKING PROVIDED

STANDARD / ACCESSIBLE / COMPACT	37 STALLS
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• BICYCLE PARKING REQUIRED / PROVIDED

1 PER 8 UNITS (66 ASSISTED LIVING UNITS / 8)	8 STALLS
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• BUILDING AREA

STREET LEVEL	34,254 GSF
SECOND LEVEL	35,109 GSF
TOTAL	69,363 GSF

• UNITS PROVIDED (70% ASSISTED LIVING & 30% MEMORY CARE)

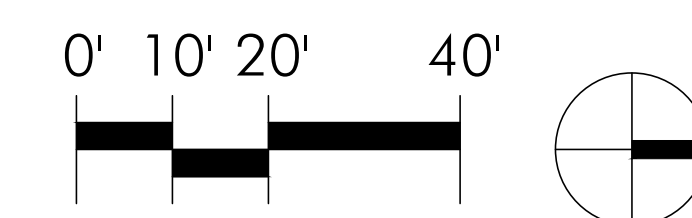
ASSISTED LIVING UNITS PROVIDED	
STUDIO - 1B & SIMILAR CUSTOM UNITS	32 UNITS
1 BEDROOM - 2A & SIMILAR CUSTOM UNITS	22 UNITS
1 BEDROOM - 2B	2 UNITS
1 BEDROOM - 2C	4 UNITS
2 BEDROOM - 3A & SIMILAR CUSTOM UNITS	4 UNITS
2 BEDROOM - 3B & SIMILAR CUSTOM UNITS	2 UNITS
TOTAL	66 UNITS

MEMORY CARE UNITS PROVIDED	
STUDIO - MC-1A & SIMILAR CUSTOM UNITS	11 UNITS
STUDIO - MC-1A-S (W/ SHARED SHOWER)	12 UNITS
STUDIO - MC-1B	3 UNITS
TOTAL	26 UNITS

SITE PLAN

PINER ROAD ASSISTED LIVING RESIDENCE
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DATED: 12/17/18
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STREET LEVEL FLOOR PLAN

PINER ROAD ASSISTED LIVING RESIDENCE
 1980 PINER ROAD
 SANTA ROSA, CALIFORNIA

DATED: 12/17/18
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292'-8"

147'-0"



SECOND LEVEL FLOOR PLAN

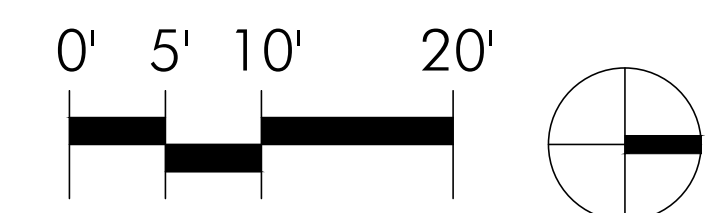
PINER ROAD ASSISTED LIVING RESIDENCE

1980 PINER ROAD
SANTA ROSA, CALIFORNIA

DATED: 12/17/18
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SHEET NO. **A2.2**

JOB NO. SRA-18004

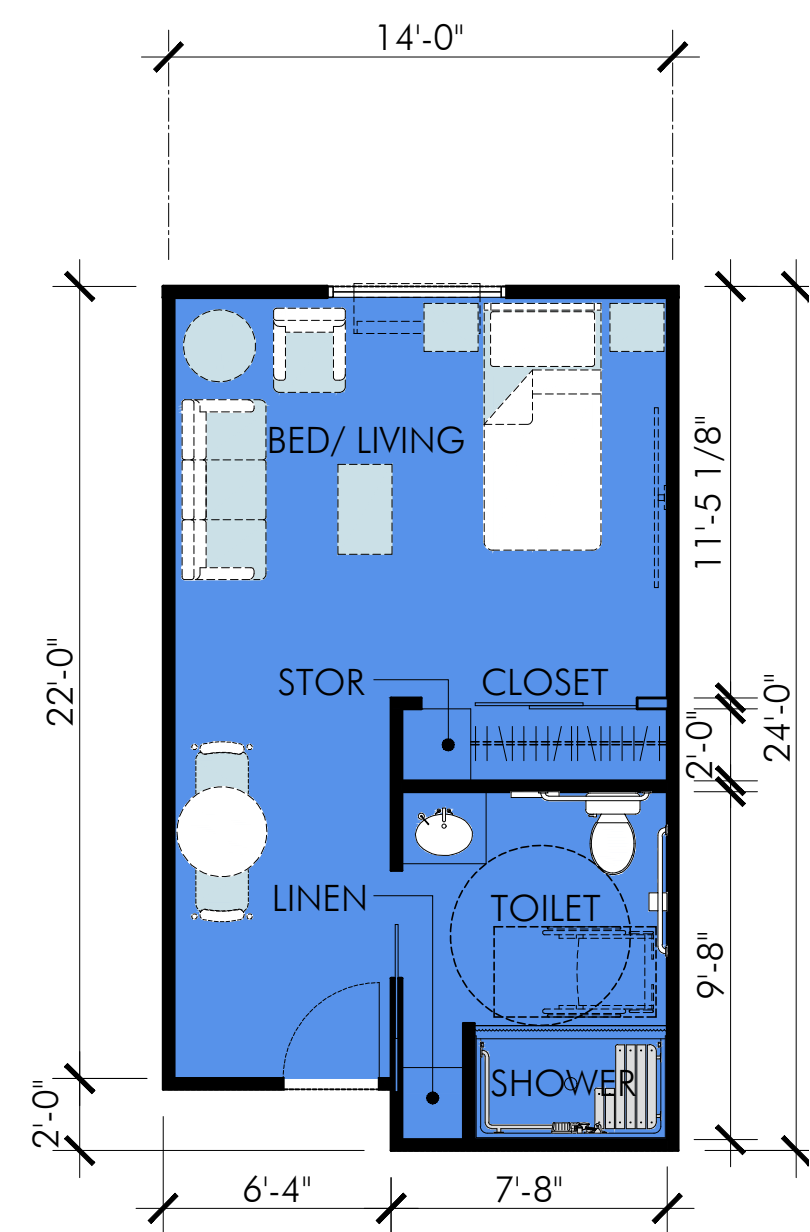




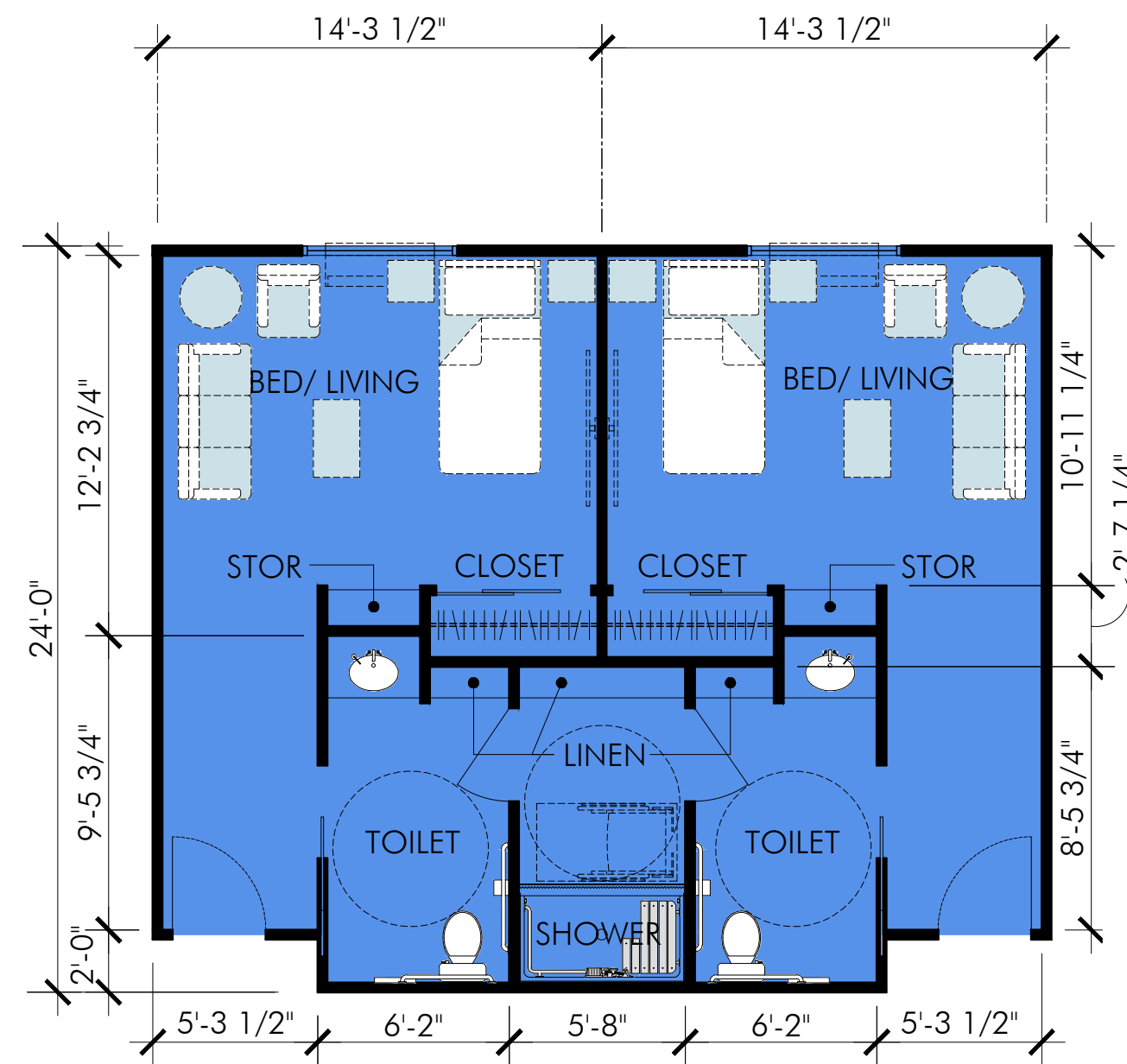
ROOF PLAN

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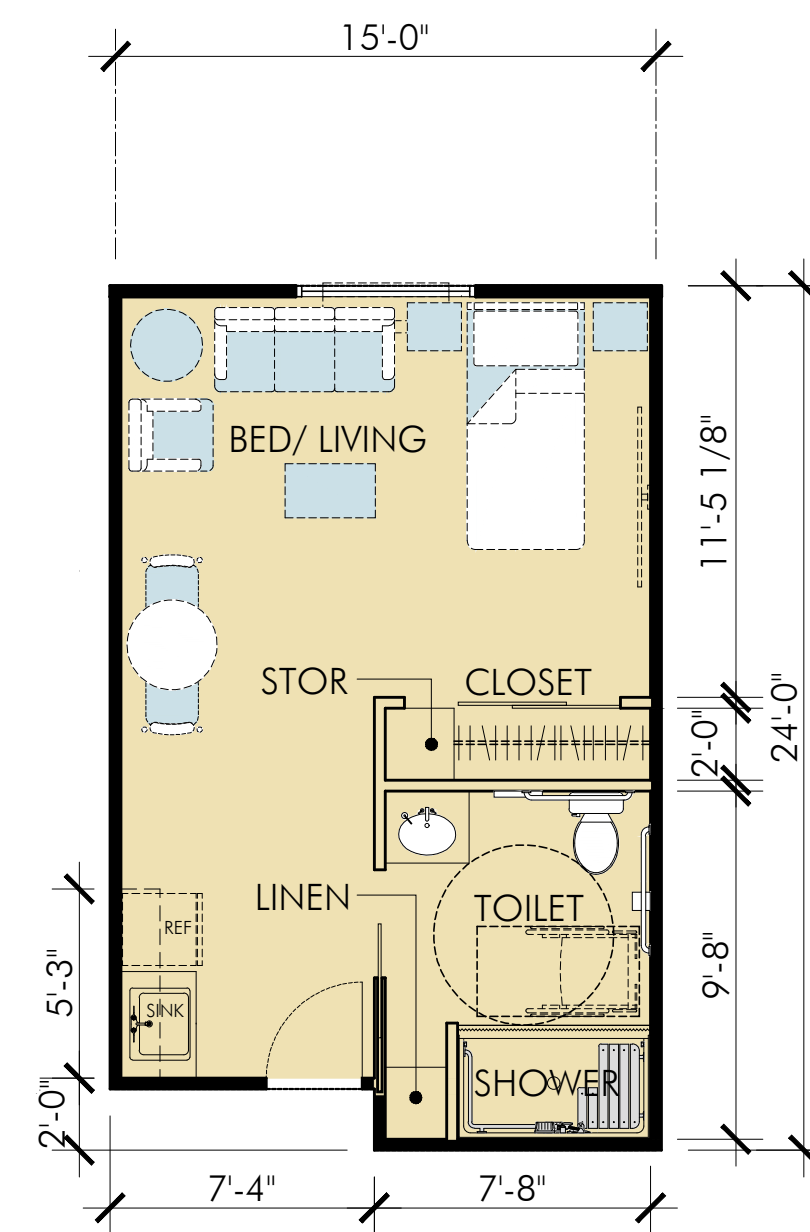
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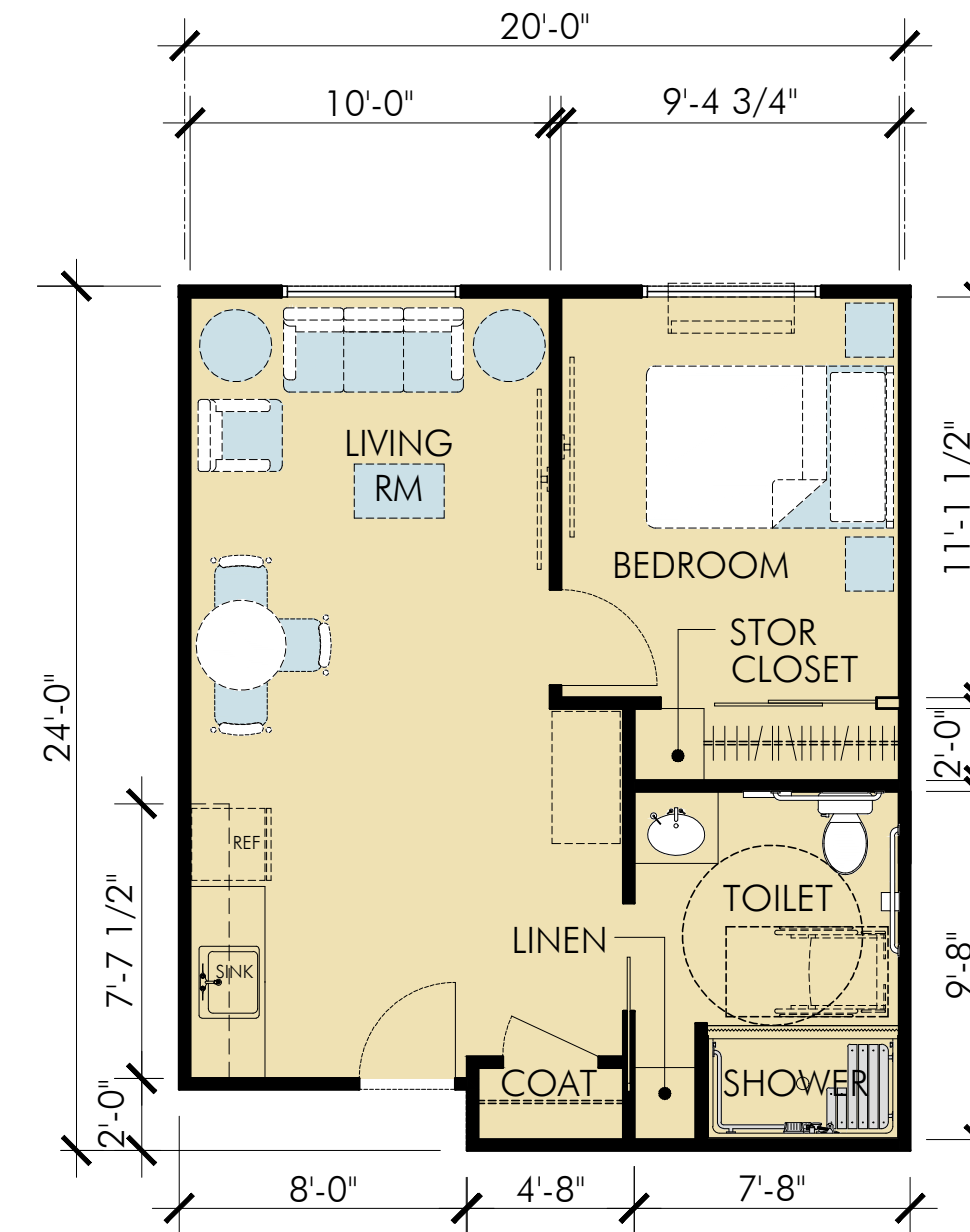
UNIT TYPE MC-1A: 14'-0" x 24'-0"
UNIT AREA: 323 SF
MEMORY CARE - STUDIO



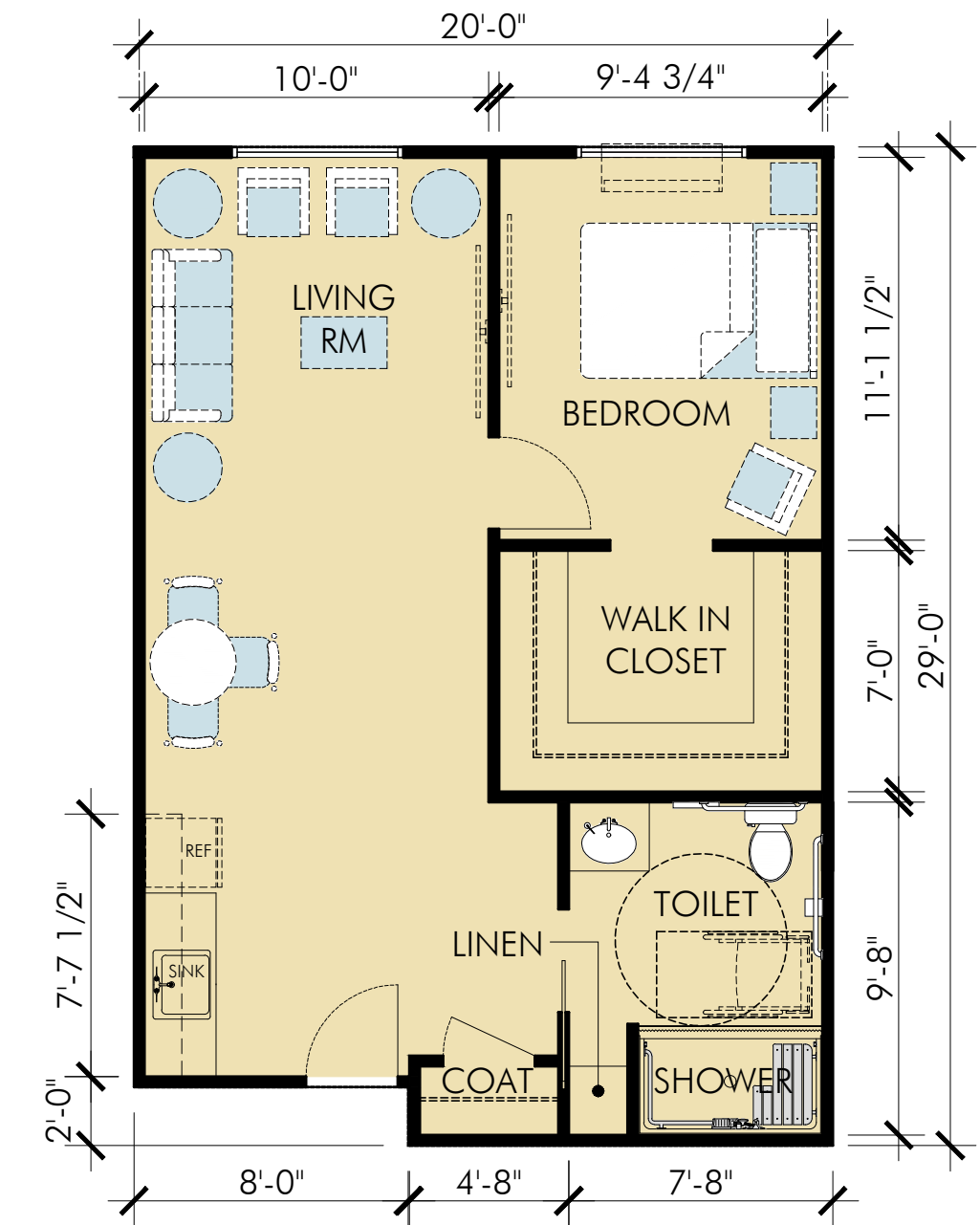
UNIT TYPE MC-1A-S: 14'-0" x 24'-0" (* SHARED SHOWER)
UNIT AREA: 664 SF / 2 = 332 SF
MEMORY CARE - STUDIO



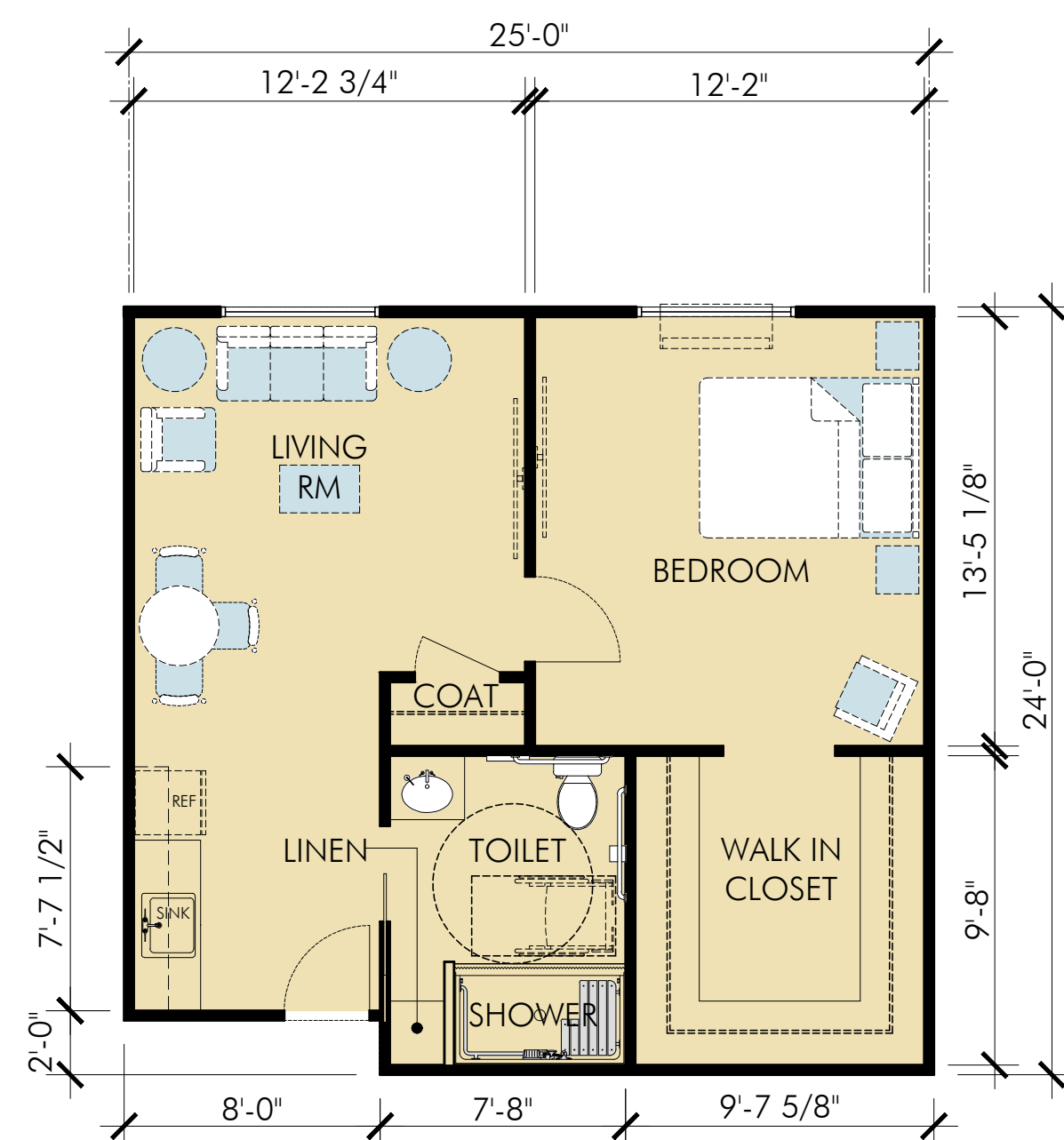
UNIT TYPE 1B: 15'-0" x 24'-0"
UNIT AREA: 345 SF
(1B) ASSISTED LIVING - STUDIO



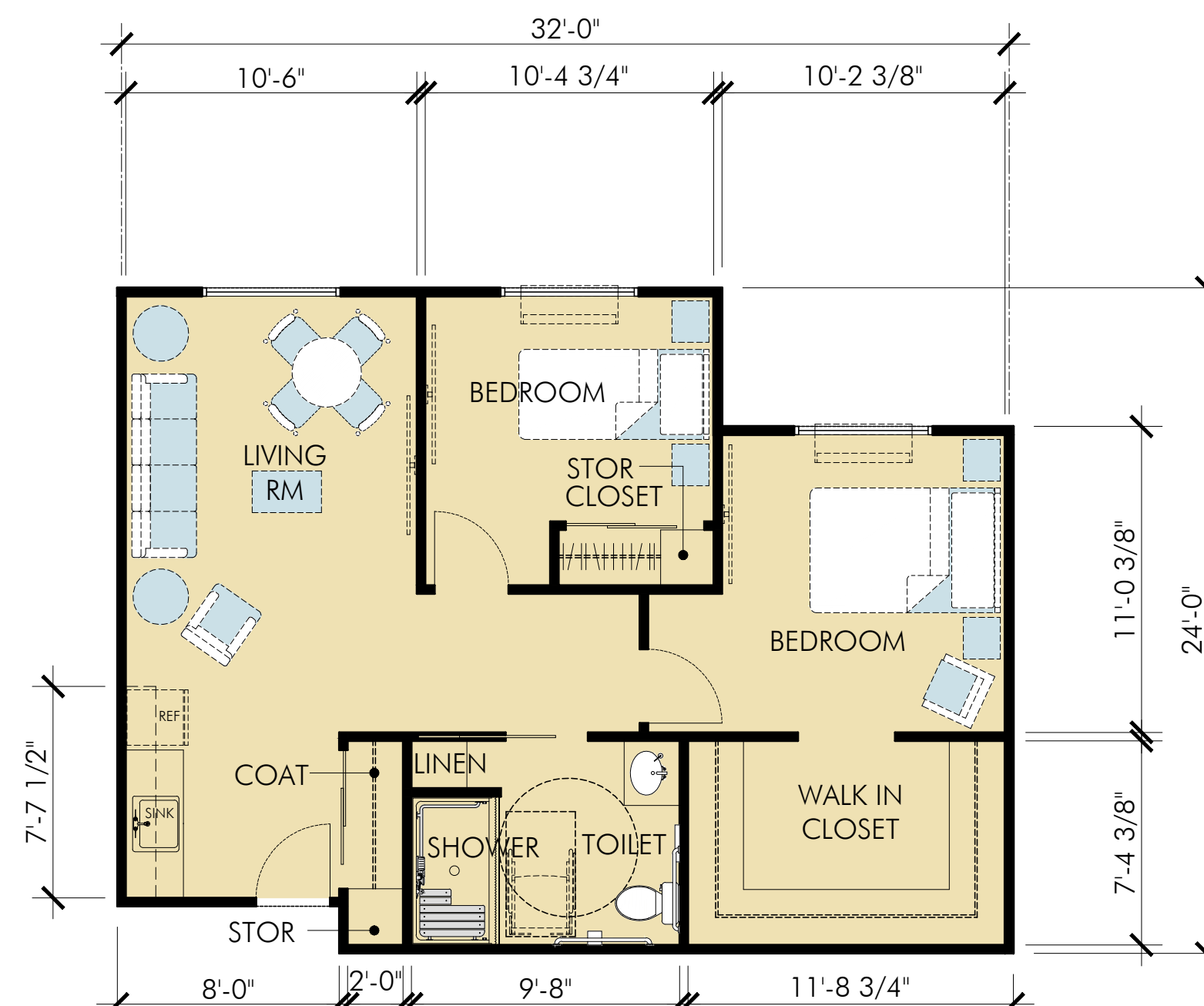
UNIT TYPE 2A: 20'-0" x 24'-0"
UNIT AREA: 463 SF
ASSISTED LIVING - 1 BEDROOM



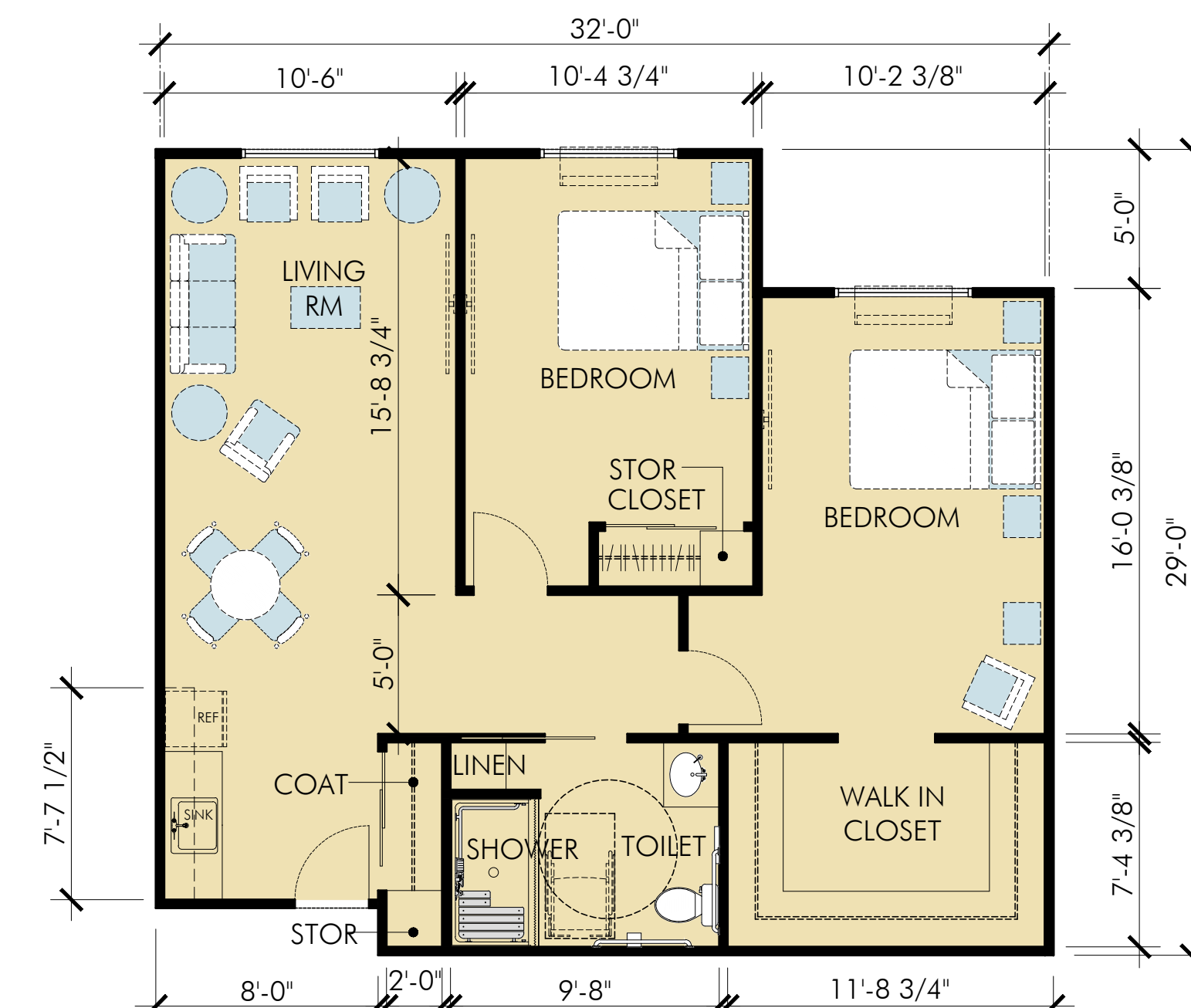
UNIT TYPE 2B: 20'-0" x 29'-0"
UNIT AREA: 563 SF
ASSISTED LIVING - 1 BEDROOM



UNIT TYPE 2C: 25'-0" x 24'-0"
UNIT AREA: 583 SF
ASSISTED LIVING - 1 BEDROOM



UNIT TYPE 3A: 32'-0" x 24'-0"
UNIT AREA: 698 SF
ASSISTED LIVING - 2 BEDROOMS



UNIT TYPE 3B: 32'-0" x 29'-0"
UNIT AREA: 858 SF
ASSISTED LIVING - 2 BEDROOMS

STANDARD UNITS

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