

THE LODGE AT PINER ROAD

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

JULY 16, 2019

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LANDSCAPE ARCHITECT

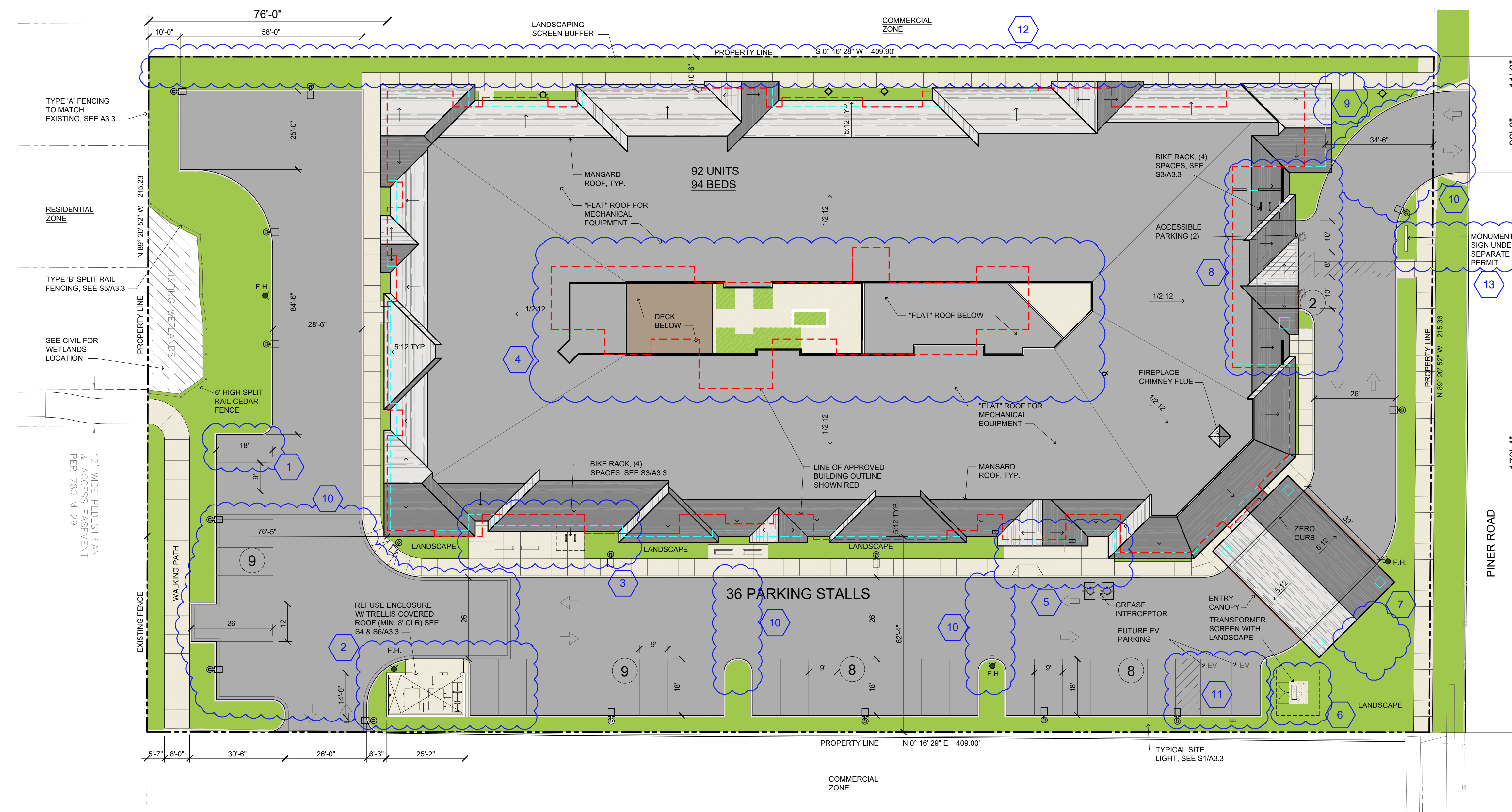
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PROPOSED SITE CHANGES FROM APPROVED

- 1

ADDED 2 PARKING STALLS TO ROW
- 2

ADJUSTED TRASH ENCLOSURE; CHANGED ORIENTATION OF COLLECTION ACCESS; ADJUSTED CURB RADIUS TO ALLOW FOR FIRE APPARATUS TURNING MIN. 20'
- 3

RELOCATED TRELLIS AND SEATING TO NEW EXTERIOR DOOR LOCATION; RELOCATED 4 BICYCLE PARKING STALLS TO THIS LOCATION
- 4

ADJUSTED INTERIOR COURTYARD (SEE FLOOR PLANS)
- 5

RELOCATED TRELLIS TO NEW EXTERIOR DOOR LOCATION; REMOVED SERVICE AISLE & GARAGE DOOR
- 6

ADDED TRANSFORMER WITH LANDSCAPE SCREENING
- 7

REMOVED FOUNTAIN AND MONUMENT SIGN TO AVOID UTILITY CONFLICTS
- 8

ADJUSTED COVERED ACCESSIBLE PARKING TO WORK WITH COLUMN LOCATIONS; ADDED LANDSCAPING
- 9

RELOCATED HALF (4) BICYCLE PARKING STALLS TO EAST SIDE OF BUILDING. OTHER HALF ADJACENT TO COVERED PARKING
- 10

REMOVED STAMPED COLORED ASPHALT ACROSS DRIVE AISLE
- 11

ADDED EV READY PARKING STALLS
- 12

REPLACED PROPERTY LINE BLOCK WALL WITH LANDSCAPE BUFFER
- 13

RELOCATED NEW MONUMENT SIGN FOR BETTER VISIBILITY.

VICINITY MAP



PROJECT RESUME

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

• TWO STORY SENIOR CARE FACILITY		
▪ PARCEL AREA	(87,991 SF)	PROPOSED 2.02 ACRES
▪ SITE COVERAGE		41.35%
▪ FAR		0.824
• PARKING REQUIRED		
▪ 1 PER 3 BEDS (98 BEDS / 3)	PROPOSED = 94 BEDS/3	32 STALLS
• PARKING PROVIDED		
▪ STANDARD / ACCESSIBLE / COMPACT		36 STALLS
• BICYCLE PARKING REQUIRED / PROVIDED		
▪ 1 PER 8 UNITS (66 ASSISTED LIVING UNITS / 8)	PROPOSED = 66 AL UNITS	8 STALLS
• BUILDING AREA		
▪ STREET LEVEL		36,388 GSF
▪ SECOND LEVEL		36,223 GSF
TOTAL		72,611 GSF
• UNITS PROVIDED (72% ASSISTED LIVING & 28% MEMORY CARE)		92 UNITS
▪ ASSISTED LIVING UNITS PROVIDED		
▪ STUDIO - 1B & SIMILAR CUSTOM UNITS (LENITY A)		30 UNITS
▪ 1 BEDROOM - 2A & SIMILAR CUSTOM UNITS (LENITY B-1)		15 UNITS
▪ 1 BEDROOM - 2B (LENITY B-2)		9 UNITS
▪ 1 BEDROOM - 2C (LENITY B-3)		12 UNITS
▪ 2 BEDROOM - 3A & SIMILAR CUSTOM UNITS (LENITY C-1)		1 UNITS
▪ 2 BEDROOM - 3B & SIMILAR CUSTOM UNITS (LENITY C-2)		1 UNITS
▪ TOTAL		66 UNITS
▪ MEMORY CARE UNITS PROVIDED		
▪ STUDIO - MC-1A & SIMILAR CUSTOM UNITS (LENITY MC)		6 UNITS
▪ STUDIO - MC-1A-S (W/ SHARED SHOWER) (LENITY MCS)		20 UNITS
▪ STUDIO - MC-1B (LENITY N/A)		0 UNITS
▪ TOTAL		26 UNITS

SITE PLAN

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SANTA ROSA, CALIFORNIA

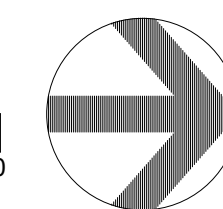
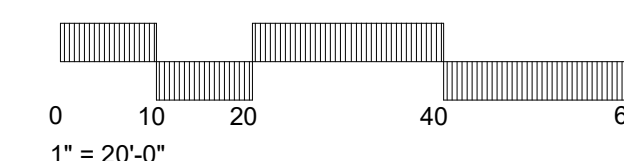
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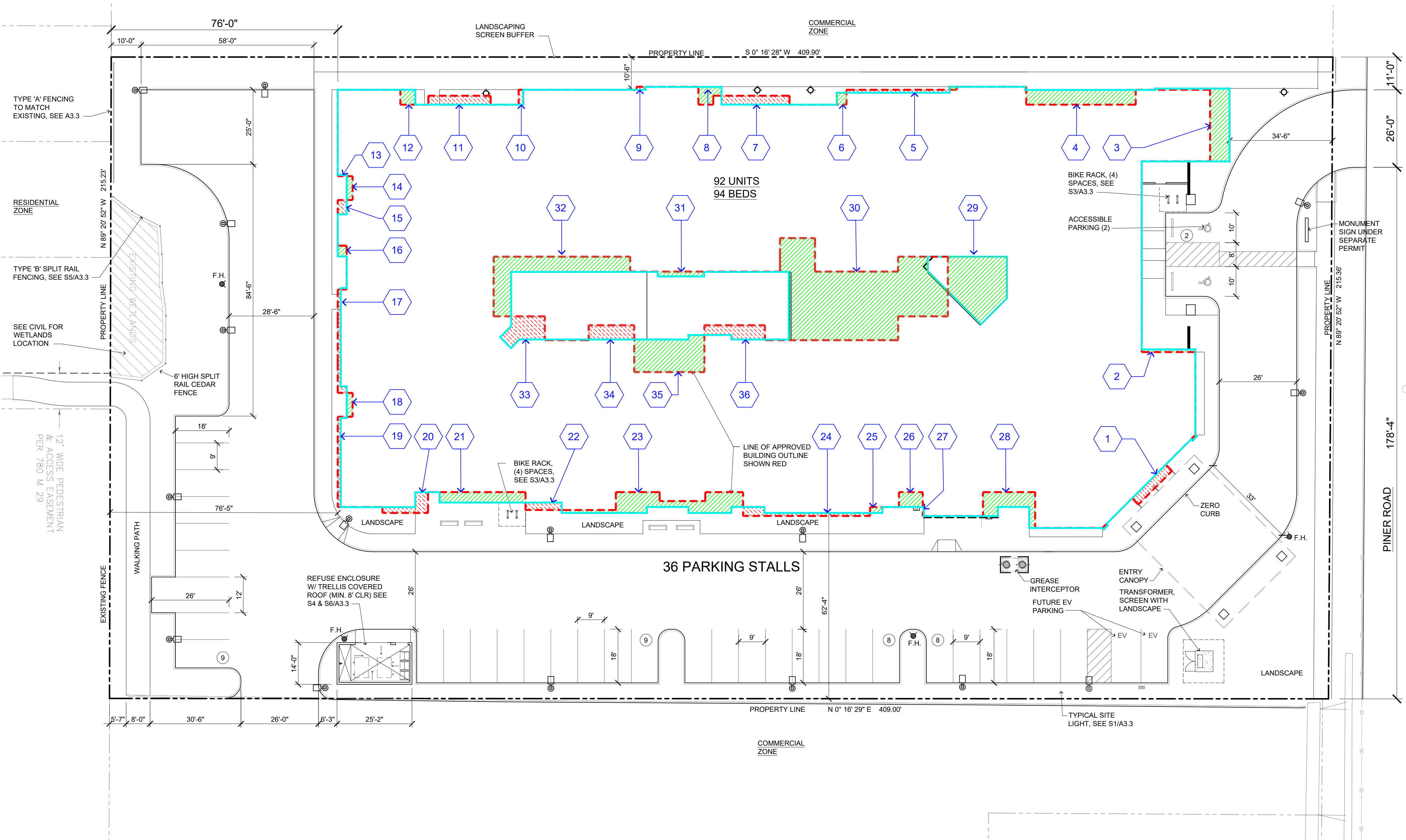
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Blue Mountain
Construction Services



LEGEND

FOOTPRINT OF APPROVED PLAN (34,254 SF)

FOOTPRINT OF PROPOSED PLAN (36,320 SF)

PROJECT RESUME

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

TWO STORY SENIOR CARE FACILITY

	APPROVED	PROPOSED
PARCEL AREA	(87,991 SF) 2.02 ACRES	2.02 ACRES
SITE COVERAGE	38.93%	41.35%
FAR	0.788	0.824

PARKING REQUIRED

1 PER 3 BEDS (98 BEDS / 3)

PROPOSED = 94 BEDS/3

33 STALLS

32 STALLS

PARKING PROVIDED

STANDARD / ACCESSIBLE / COMPACT

37 STALLS

36 STALLS

BICYCLE PARKING REQUIRED / PROVIDED

1 PER 8 UNITS (66 ASSISTED LIVING UNITS / 8)

PROPOSED = 66 AL UNITS

8 STALLS

8 STALLS

BUILDING AREA

STREET LEVEL	34,254 GSF	36,388 GSF
SECOND LEVEL	35,109 GSF	36,223 GSF
TOTAL	69,363 GSF	72,611 GSF

UNITS PROVIDED (72% ASSISTED LIVING & 28% MEMORY CARE)

ASSISTED LIVING UNITS PROVIDED	92 UNITS	92 UNITS
STUDIO - 1B & SIMILAR CUSTOM UNITS (LENITY A)	32 UNITS	30 UNITS
1 BEDROOM - 2A & SIMILAR CUSTOM UNITS (LENITY B-1)	22 UNITS	15 UNITS
1 BEDROOM - 2B (LENITY B-2)	2 UNITS	9 UNITS
1 BEDROOM - 2C (LENITY B-3)	4 UNITS	12 UNITS
2 BEDROOM - 3A & SIMILAR CUSTOM UNITS (LENITY C-1)	4 UNITS	1 UNITS
2 BEDROOM - 3B & SIMILAR CUSTOM UNITS (LENITY C-2)	2 UNITS	1 UNITS
TOTAL	66 UNITS	66 UNITS
MEMORY CARE UNITS PROVIDED		
STUDIO - MC-1A & SIMILAR CUSTOM UNITS (LENITY MC)	11 UNITS	6 UNITS
STUDIO - MC-1A-S (W/ SHARED SHOWER) (LENITY MCS)	12 UNITS	20 UNITS
STUDIO - MC-1B (LENITY N/A)	3 UNITS	0 UNITS
TOTAL	26 UNITS	26 UNITS

PROPOSED FOOTPRINT CHANGES FROM APPROVED					
1 MINUS 48.1 SF; REMOVED PROTRUDING ENTRY DOORS	7 MINUS 67.5 SF; ADJUSTED SUITES	15 MINUS 14.2 SF; ADJUSTED SUITES	23 ADD 232.6 SF; ADJUSTED SUITES	29 ADD 349.2 SF, CREATED SECOND COURTYARD OFF DINING	34 MINUS 73.3 SF, SIMPLIFIED COURTYARD
2 ADD 15.9 SF; ADJUSTED FOR EXIT STAIRS	8 ADD 38.1 SF; ADJUSTED SUITES	16 ADD 10.7 SF; ADJUSTED SUITES	24 MINUS 58.8 SF; ADJUSTED SUITES	30 ADDED 1255.4 SF, CREATED LARGER CENTRALIZED DINING AREA	35 ADD 264.7 SF, INFILLED COURTYARD WITH SUITES
3 ADD 183.4 SF; CHANGED FROM STAFF TO ACTIVITY ROOM	9 MINUS 2.9 SF; ADJUSTED SUITES	17 MINUS 39.0 SF; ADJUSTED SUITES	25 ADD 8.1 SF; ADJUSTED FOR EXIT STAIR	31 ADDED 25.3 SF, ARTICULATION AT FIREWALL	36 MINUS 83.6 SF, SIMPLIFIED COURTYARD
4 ADD 192.4 SF; ADJUSTED SUITES	10 MINUS 7.7 SF; ADJUSTED SUITES	18 ADD 16.0 SF; ADJUSTED SUITES	26 ADD 39.6 SF; ADJUSTED UTILITY SPACE	32 ADD 321.5 SF, INFILLED COMMON AREAS WITH RESIDENTIAL AREAS	
5 MINUS 68.7 SF; ADJUSTED SUITES	11 MINUS 61.8 SF; ADJUSTED SUITES	19 MINUS 31.2 SF; ADJUSTED SUITES	27 MINUS 1.2 SF; ADJUSTED BUSINESS AREA	33 MINUS 105.8 SF, SIMPLIFIED COURTYARD	
6 ADDED 12.8 SF; ADJUSTED SUITES	12 ADD 24.8 SF; ADJUSTED SUITES	20 MINUS 52.1 SF; ADJUSTED SUITES	28 ADD 116.0 SF; ADJUSTED BUSINESS AREA		
	13 MINUS 1.4 SF; ADJUSTED SUITES	21 ADD 99.6 SF; ADJUSTED SUITES			
	14 ADD 16 SF; ADJUSTED SUITES	22 MINUS 30.9 SF; ADJUSTED SUITES			



RESTING POINTS WITH BENCHES



STAMPED CONCRETE ACCENTS



TRELLIS



COURTYARD WITH PLANTERS



STREET TREES



LANDSCAPE BUFFER SCREEN



PLANTING SCHEDULE						
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS IV	REMARKS
DECIDUOUS SHADE TREES						
Note- tree symbol reduced in scale						
	10	Platanus acerifolia 'Columbia'	Columbia London Plane Tree	15 gal. cont.	Moderate	Standard form- limbed at 7 ft.
CONIFEROUS / EVERGREEN TREES						
ORNAMENTAL TREES						
Note- tree symbol reduced in scale						
	11	Lagerstroemia 'Muskogee'	Lavender Crape Myrtle	15 gal. cont.	Low	Standard form- limbed at 7 ft.
SHRUBS						
	12	Arctostaphylos 'Howard McMill'	Manzanita	5 gal. cont.	Low	Tall screening shrub
	31	Callistemon viminalis 'Little John'	Newport Dwarf Escallonia	5 gal. cont.	Low	-
	6	Philomis fruticosa	Jerusalem Sage	5 gal. cont.	Low	-
	15	Pittosporum tobira 'Dwarf Variegata'	Variegated Dwarf Tobira	5 gal. cont.	Low	-
	65	Rhaphiolepis indica 'Jack Evans'	India Hawthorn	5 gal. cont.	Low	Medium screening shrub
	36	Rosa 'Sea Foam'	Sea Foam Landscape Rose	5 gal. cont.	Moderate	-
	45	Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary	5 gal. cont.	Low	Medium screening shrub
	40	Santolina chamaecyparissus	Lavender Cotton	5 gal. cont.	Low	-
	29	Tecomaria capensis	Cape Honeysuckle	5 gal. cont.	Moderate	Maintain as Tall / Tight Screen

PLANTING SCHEDULE						
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS IV	REMARKS
GRASSES / PERENNIALS						
	51	Agapanthus africanus 'Peter Pan'	Dwarf Lily-of-the-Nile	1 gal. cont.	Moderate	-
	2	Phormium 'Maori Queen'	Maori Queen Hybrid Flax	5 gal. cont.	Low	-
	140	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	1 gal. cont.	Low	-
WATER QUALITY PLANTS						
	140	Chondropetalum tectorum	Cape Rush	1 gal. cont.	Low	-
	90	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	1 gal. cont.	Low	-
GROUND COVERS						
		Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	1 gal. cont. @ 36" o.c.	Moderate	Triangular Spacing
		Erodium reichardii	Cranesbill	Rooted cuttings from flats @ 12" o.c.	Low	Triangular Spacing

Notes-
1. All shrub/ground cover beds to receive a 3" layer of ground bark mulch.
2. All landscape areas shall be irrigated with a permanent automated irrigation system utilizing SMART Technology in conformance with State WELO, Sonoma County Water Agency Water Efficient Landscape Guidelines and City of Santa Rosa Water Efficient Landscape Policies.

LANDSCAPE PLAN

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