Emerald Isle
Condominiums
February 2019

Design Concept Narrative

Overall Design Concept
With the assistance from our arborist, civil engineers, landscape architect and building architect, the proposed project promotes Superior Design by respecting the natural features of the site by preserving trees and leaving a good portion of the site undisturbed. The developed portion incorporates two/three story buildings that step down the hillside. Landscaping is designed to provide a suitable and enhanced living environment with connectivity to the neighborhood.

Architecture
The exterior architectural style of the buildings draw from the "Bungalow", "Craftsman" or "Arts & Crafts" architectural style. This style incorporates oriental influences from the early twentieth century, which now has become a west coast architectural style, incorporating low pitched gable roofs with generous overhangs. Exterior walls use wood shingles, horizontal and vertical wood siding, stucco and natural stone facing. The building entrances combine heavy timber truss framing along with stone accents. Windows reflect the pane divisions normally found with this architectural style. Stucco colors are generally cool tones intended to compliment warm-tone wood framing and the natural surroundings.

Landscaping
The Landscape Design Concept for the Emerald Isle project is intended to seamlessly integrate the project into the surrounding hillsides by utilizing the native species found in the adjoining preserved oak woodlands surrounding the golf course and with the addition of native Oak and Fir plantings at the perimeter of the project.

Existing oaks preserved along the perimeter of the project, along with the planting of Valley Oaks and Big Leaf Maples as parking area trees will create a canopy of foliage in scale with the building architecture. Existing natural outcroppings of rock will be preserved in several areas of the site.

Placemaking / Livability
Within the project, the proposed landscaping helps to define courtyards, patios and walking paths surrounding the building. Landscaped courtyards, swimming/aerobics pool, sport courts, patios and walkways allow residents outdoor areas for exercise and relaxation, while maintaining the resident's views and visual connections with their neighbors.

Sustainability
Native boulders from the site will be utilized to enhance drainages and landscaping. Landscaping and the irrigation system will be designed using drought tolerant native and Mediterranean plant species with efficient irrigation systems utilizing weather-based controllers.

The buildings will comply with California's Title 24 energy code. High performance low E windows, optimum insulation levels and efficient HVAC and water heating systems will enhance energy savings and comfort. Plumbing fixtures will be low water use, with high performance low flow toilets, faucets and showerheads using less water than standard. Engineered floor and roof framing and fiber-cement siding reduce the need for solid wood lumber products and add durability to the building. Framing lumber will be tested for moisture content before enclosure to ensure avoidance of future problems.

Healthy indoor air quality is enhanced by the use of low VOC paints and adhesives. Carpeting and resilient flooring will be certified to Green Label Plus or FloorScore low-emitting standards. All air ducts will be sealed from installation to occupancy to protect them from construction dust and debris and will include high performance furnace filters to ensure clean indoor air during operation.

Addendum to Emerald Isle Condominiums Design Concept Narrative
April 2019

The proposed Emerald Isle Condominium project implements the Planning Division's Design Goals and Guidelines for Section 3.2 Multi-Family Residential development, as follows:

I. Goals

A. Provides "superior design" that is compatible and complimentary to existing adjacent single family homes, Fountaingrove Lodge senior care facility and Canyon Oaks apartments.

B. Provides a quality living environment with superior building design and materials and seamlessly integrates the project landscaping and open space into the surrounding hillsides.

C. Resident events will foster and encourage pride of ownership and sense of community.

D. Provides a safe environment within a gated community that maintains a defensible space plan, maintains and communicates an evacuation plan, and monitors the accessibility of an emergency vehicle access easement.

E. Provides a logical site layout with proper lighting and signage to assist residents, visitors and emergency personnel traversing the site.

G. Provides energy efficient design by use of eLow flow domestic water fixtures and drought resistant landscaping with low flow drip irrigation.

II. Site Development Guidelines **(Refer to Design Concept Narrative)**

A. Existing Conditions/Site Constraints
- Site Design incorporated 54% of existing trees and preserved existing natural outcroppings of rock.
- Provides continuity of design with adjacent properties.

B. Neighborhood and Street Pattern
- Provides pedestrian and bicycle circulation systems that extend to Gullane Drive, Thomas Lake Harris Drive and beyond.
- Oriented patios and balconies to face golf course and single family homes beyond.

C. Space Hierarchy
- Located common facilities to be clearly intended for the residents and are not public amenities.
- A gated community with gates to be closed at night time for security purposes.

D. Orientation
- Provides monument sign with site plan for visitor site navigation.
- Each building will be clearly identified for visitors and emergency personnel.

E. Security Through Design
- Provides parking close and convenient to dwellings.

- Provides visible entries to each dwelling from other dwellings.
- Common areas are easily viewed from other close-by dwellings on site.

F. Common Open Space
- Provides 46.30%, or 5.82 acres, of the site as natural open space.
- Provides 10.58%, or 1.33 acres, of the site as landscaped area.
- Provides 5.33%, or .67 acres, of the site as exterior flatwork for recreational amenities.

G. Semi-Private Space
- The units are each provided with either balconies or patios ranging from 98 to 138 sq. ft.

H. Pedestrian Circulation
- Sidewalks are located to respect the privacy of dwelling units, with landscape buffer where appropriate.
- Sidewalks are provided to all common facilities.

I. Landscaping and Site Furniture
- Low flow automatic drip irrigation is provided.
- Trees will be planted significantly less than 30 feet on center.
- No ivy will be planted on site.
- Shade trees and landscape strips will be planted throughout the parking area.

J. Parking
- Parking spaces in small quantities are situated throughout the site, close to the units.
- Shrubs and trees are placed so as not to provide hiding places.
- Parking spaces are positioned or screened so that headlights do not shine into living areas.

K. Lighting
- Exterior lighting is strategically located for safety and security purposes.
- Lights shall be shielded to prevent glare and a photometric plan will be provided prior to construction to insure sufficient lighting and prevent dark spots.
- Light standards shall not exceed 14 ft. in height.

L. Common Facilities & Amenities
- Gang Mailbox Units (GMUs) will be provided.
- GMUs will be located in the Rec Center to accommodate mail pickup during inclement weather and at night, and to foster a greater sense of community
- Each unit will have its own washer and dryer.
- Dumpsters for trash and recycling shall be shielded within an architecturally designed enclosure strategically located throughout the site for convenience of use, yet far enough away to minimize problems with odors.
- Adequate lighting shall be provided for nighttime security and use.
- Dumpster enclosures shall have a door for pedestrian access.

III. Building Design Guidelines (Refer to Design Concept Narrative)

A. Form and Materials
- To break up the mass of the buildings, multiple colors and materials are used.
- High quality materials are used on all sides of the building.

B. Entrances

- Entrance to each building is oriented to the internal street and common areas.
- Entries to each unit is protected from the elements and lit for safety and security.

C. Massing / Articulation
    - Balconies, patios, entries and accent materials are provided for articulation and interest.
    - To avoid massive buildings, the 82 units are divided among 8 buildings.
    - Doors and windows are provided with wood trim or stucco surrounds.

D. Personalization
    - Within their balcony or patio, residents are allowed to have furniture, rugs and potted plants.

E. Garages / Carports
    - Garage architectural design is derived from the architectural design of the main buildings in terms of materials, detailing, roof materials and colors.