

**CANINE COMPANIONS CEDC**  
**DESIGN CONCEPT NARRATIVE**  
**CONCEPT DESIGN REVIEW**  
**CITY OF SANTA ROSA**

LAFRANCHI ARCHITECTURE AND DEVELOPMENT

12.22.20

**DESIGN GOAL AND CONCEPT:**

***TO PROMOTE SUPERIOR DESIGN WITH A THOUGHTFUL AND INTEGRATED PROJECT,  
CONSISTENT WITH THE DESIGN GUIDELINES OF THE CITY OF SANTA ROSA.***

**PROJECT SPECIFICS:**

**PROJECT TITLE:** CANINE COMPANIONS CEDC  
**ADDRESS:** 2965 DUTTON AVENUE, SANTA ROSA, CA 95407  
**APN:** 043-135-031  
**SITE AREA:** 12.87 ACRES  
**PROJECT AREA:** 2.98 ACRES (PORTION OF 12.87 ACRES)  
**ZONING:** LIGHT INDUSTRIAL  
**LAND USE:** MEDICAL SERVICE FOR VETERINARY CLINIC, ANIMAL  
HOSPITAL AND KENNEL, ANIMAL BOARDING, NOT OPEN TO THE  
PUBLIC

**DESIGN SPECIFICS:**

THE NEW CANINE EARLY DEVELOPMENT CENTER (CEDC) PROJECT CONSISTS OF THE ADDITION OF TWO NEW BUILDINGS AND A PLAZA AREA, WITH ASSOCIATE DRIVE AISLES AND PARKING TO THE EXISTING CANINE COMPANIONS SITE ON DUTTON AVENUE IN SANTA ROSA. THE SITE IS FLAT, OPEN, AND ADJACENT TO A PUBLIC STREET (DUTTON AVENUE) AND BACKS UP TO AN EXISTING CREEK SPILLWAY. THE PROPERTY WILL BE COMPLETELY FENCED WITH A STEEL PICKET SECURITY FENCE WITH ELECTRIC SLIDING ENTRY GATES AT BOTH THE EXISTING AND NEW SECONDARY ENTRANCES OFF OF DUTTON AVENUE. SITE LIGHTING WILL BE DOWNLIT AND PROVIDE ADDITION SECURITY. EXTENSIVE LANDSCAPE WITH LARGE LAWN AREAS, A DECORATIVE PLAZA, WATER FEATURE, AND DRIVEWAY ENTRY ARBOR WITH 68 NEW PARKING STALLS WILL BE PROVIDED.

THE PROJECT DESIGN MAINTAINS DESIGN CHARACTERISTICS OF THE EXISTING ONE STORY STUCCO BUILDINGS, AND ENHANCES THE CAMPUS WITH UPDATED DESIGN THEMES. THE NEW PHASE CONSISTS OF SMOOTH ACRYLIC FINISH STUCCO WALLS WITH PARAPETS, EXPOSED REGLET SCORE LINES, CONCRETE TILE ROOFING ACCENTS, UPDATED SHADE DEVICES, AND A GREAT REDUCTION IN THE HEAVY ROOF ELEMENTS CURRENTLY PRESENT ON THE SITE.

THE NEW CEDC BUILDING IS A 21,991 SF, ONE STORY WOOD FRAME STRUCTURE WITH A STUCCO ACRYLIC FINISH. PARAPET WALLS WILL SCREEN THE ROOFTOP MECHANICAL

EQUIPMENT. A 6'8" TALL MASONRY AND GLASS WALL WITH ORNAMENTAL STEEL GATES ENCLOSING OUTDOOR DOG PLAY AREAS ADJACENT TO THE MAIN STRUCTURE.

THE NEW VETERINARIAN (VET) BUILDING IS ALSO A ONE STORY WOOD FRAME, STUCCO STRUCTURE WITH PARAPETS HIDING ROOFTOP MECHANICAL EQUIPMENT, EXTENSIVE OFFICE AND LOBBY GLAZING, AND STEEL WINDOW SHADE AWNINGS

OUR GOAL IS TO PROVIDE AN ATTRACTIVE AND USEFUL COMPLETION TO THE EXISTING CAMPUS FOR CANINE COMPANIONS FOR INDEPENDENCE THAT MEETS ALL CRITERIA OF THE CITY OF SANTA ROSA DESIGN REVIEW STANDARDS.