

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

SCANDINAVIAN DESIGNS: SANTA ROSA

2835 SANTA ROSA AVENUE
SANTA ROSA, CA 95407
PROJECT #: 2021

ZA DESIGN REVIEW

ISSUE DATE: AUGUST 6TH, 2020



OWNER'S REPRESENTATIVE:

SCANDINAVIAN DESIGNS |
DANIA FURNITURE
390 E. PARKCENTER BLVD. SUITE. 250
BOISE, ID. 83706

P: 209.906.1695
EMAIL: SARAHF@INTERLINE.COM

CONTACT: SARAH FLYNN

ARCHITECT:

ROTH SHEPPARD ARCHITECTS, LLP
1900 WAZEE STREET, SUITE 100
DENVER, CO 80202

P: 303.534.7007

CONTACT: RACHEL CUSIMANO, AIA
EMAIL: RCUSIMANO@ROTHSHEPPARD.COM

ARCHITECT OF RECORD:
ADAM HARDING, AIA, LEED AP

STRUCTURAL ENGINEER:

WALLACE ENGINEERING
STRUCTURAL CONSULTANTS, INC.
9800 PYRAMID COURT, SUITE 350
ENGLEWOOD, COLORADO 80112

P: 303.350.1690

CONTACT: KEVIN FITZPATRICK, PE
EMAIL: KFITZPATRICK@WALLACESC.COM

ELECTRICAL ENGINEER:

AE DESIGN
1900 WAZEE STREET, SUITE 205
DENVER, CO 80202

P: 303.296.3034

CONTACT: BRYAN JASS
EMAIL: BJASS@AEDESIGN-INC.COM

SITE PLAN KEYNOTE LEGEND

- | | |
|---|---|
| 01 MAIN BUILDING ENTRANCE | 10 MAINTAIN (E) CONCRETE PAD AND LOADING DOCK, TYP |
| 02 REPLACE (E) BUILDING NUMBERS WITH BLACK ALUMINUM REVERSE CHANNEL TYPE | 11 (E) GAS METER |
| 03 MAINTAIN (E) KNOX BOX, GC CONFIRM LOCATION | 12 MAINTAIN (E) RETAINING WALL WITH CHAINLINK FENCE |
| 04 MAINTAIN (E) FIRE HYDRANT | 13 PARCEL LINE - #043-132-057 |
| 05 MAINTAIN (E) SITE ACCESSIBLE SIGNAGE, STRIPING, AND CURB RAMPS, TYP | 14 (E) ADJACENT TENANT LOADING DOCK |
| 06 MAINTAIN (E) PARKING LAYOUT, STRIPING, GRADING, TYP | 15 MAINTAIN (E) FIRE LANE |
| 07 MAINTAIN (E) LANDSCAPE AND STREET LIGHTS THROUGHOUT SITE, TYP | 16 MAINTAIN (E) CHAIN LINK FENCE |
| 08 MAINTAIN (E) SITE UTILITIES: GAS, POWER, WATER, STORM, SEWER, IRRIGATION | 17 MAINTAIN (E) WATER METER, GC CONFIRM LOCATION |
| 09 MAINTAIN (E) GENERATOR & TRANSFORMER | 18 MAINTAIN (E) ONE-WAY SIGNAGE |
| | 19 BUILDING CANOPY; RE: ELEVATIONS |
| | 20 ACCESSIBLE PEDESTRIAN CIRCULATION |

LOCATION MAP



PROJECT ADDRESS

2835 SANTA ROSA AVE.
SANTA ROSA, CA 95407

PROPERTY INFORMATION

PARCEL ID	043-132-057
RECORDING NUMBER	20028091698
COUNTY	SONOMA
JURISDICTION	SANTA ROSA
LOT SIZE	6.36 ACRES (NOTE: LOT SIZE BASED ON ASSESSOR PARCEL INFORMATION)
PROPERTY TYPE	CG (GENERAL COMMERCIAL)
FIRE DISTRICT	1
NEIGHBORHOOD CODE	5115
LAND USE	INDIV PCL WITHIN COMMUNITY CT
TAX AREA	004136
STORIES	1
BUILDING SQUARE FOOTAGE	26,686 CSF
LOT COVERAGE	SANTA ROSA CITY CODE 20-23.040 TABLE 2-7: (CG) ZONING DISTRICTS HAVE MAX ALLOWABLE LOT COVERAGE OF 100% PROVIDED (TO REMAIN): <35%
YEAR BUILT	1999

PROJECT GENERAL NOTES

BUILDING USE	(TO REMAIN) COMMERCIAL RETAIL
TYPE OF OCCUPANCY	(TO REMAIN) MERCANTILE - GROUP M ACCESSORY STORAGE, STOCK, SHIPPING AREAS - GROUP S-1 BUSINESS AREAS - GROUP B
CONSTRUCTION TYPE	(TO REMAIN) III-B

APPLICABLE CODES AND STANDARDS

JURISDICTIONS	CITY OF SANTA ROSA SONOMA COUNTY STATE OF CALIFORNIA CITY OF SANTA ROSA FIRE DEPARTMENT
APPLICABLE CODES	CALIFORNIA ADMINISTRATIVE CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA FIRE CODE 2019 CALIFORNIA ENERGY COMMISSION: 2019 NONRESIDENTIAL COMPLIANCE MANUAL
ACCESSIBILITY STANDARDS	CHAPTER 11B 'ACCESSIBILITY TO PUBLIC BUILDINGS, PUBLIC ACCOMMODATIONS, COMMERCIAL BUILDINGS AND PUBLIC HOUSING' WITHIN THE 2019 CALIFORNIA BUILDING CODE

PARKING TABULATION

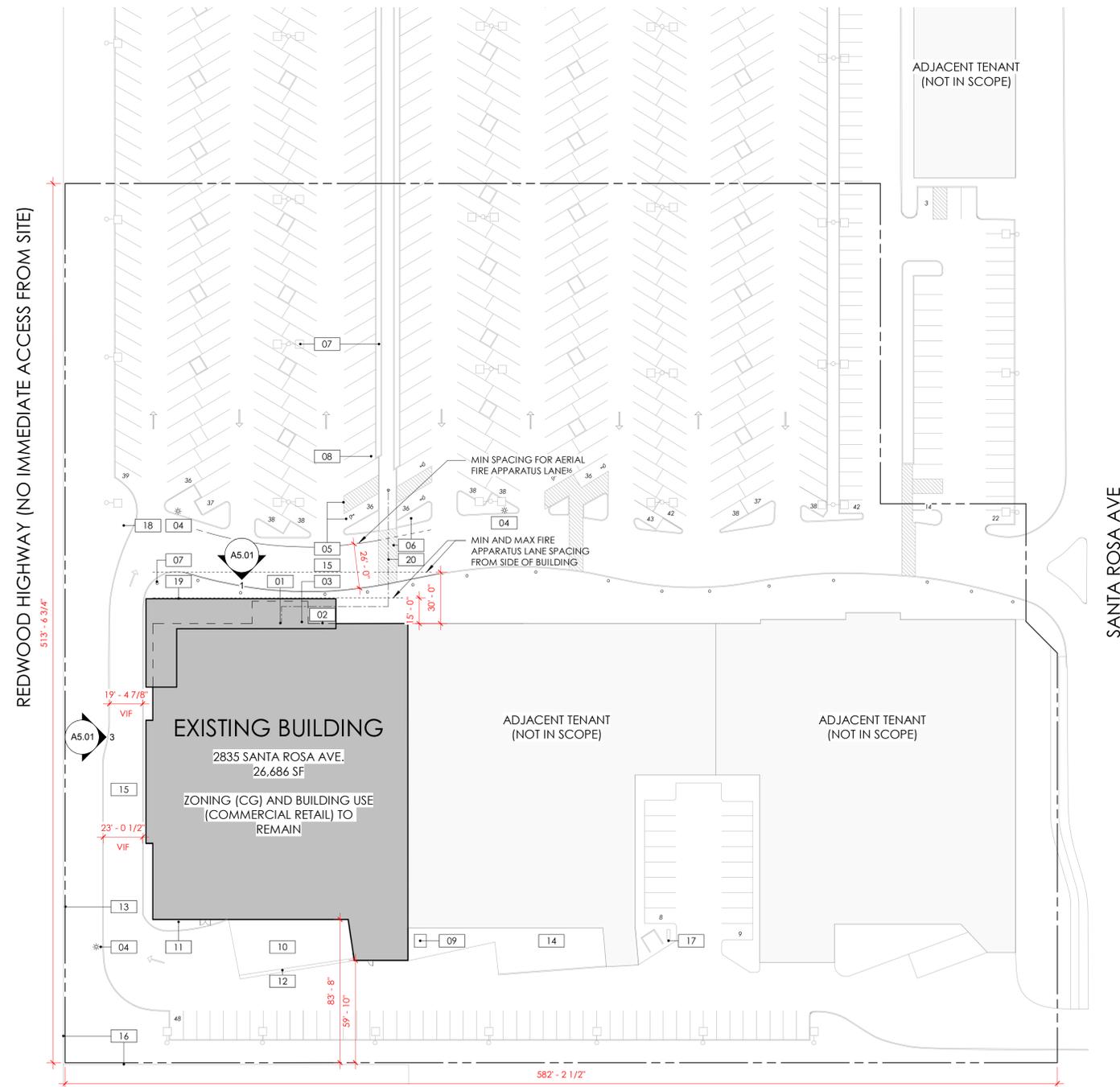
NUMBER OF PARKING SPACES ARE INDICATED NUMERICALLY AT EACH PARKING BAY; QUANTITIES LIST COUNTS FOR ENTIRE BAY
NOTE: EXISTING COMPLIANT SITE TO REMAIN

PER SANTA ROSA CITY CODE 20-36.040, TABLE 3-4: AREAS DESIGNATED AS 'SHOPPING CENTER' REQUIRE 1 SPACE FOR EACH 250 SF OF GROSS LEASABLE AREA
BUILDING SF: 26,686 SF
REQUIRED: 107 SPACES
PROVIDED: 153 SPACES

CONTEXT MAP



NOTE: PER SANTA ROSA CITY CODE 20-023.040 'COMMERCIAL DISTRICT GENERAL DEVELOPMENT STANDARDS', TABLE 2-7: CG(GENERAL COMMERCIAL) ZONING DISTRICTS DO NOT REQUIRE SETBACKS AT FRONT, SIDE-INTERIOR, SIDE-CORNER, OR REAR UNLESS THEY ARE ADJACENT TO RESIDENTIAL ZONES



1 SITE PLAN
SCALE: 1" = 40'-0"
NORTH

ARCHITECT:



CONSULTANT:

SCANDINAVIAN DESIGNS:
SANTA ROSA
2835 SANTA ROSA AVENUE
SANTA ROSA, CA 95407
PROJECT: 2016

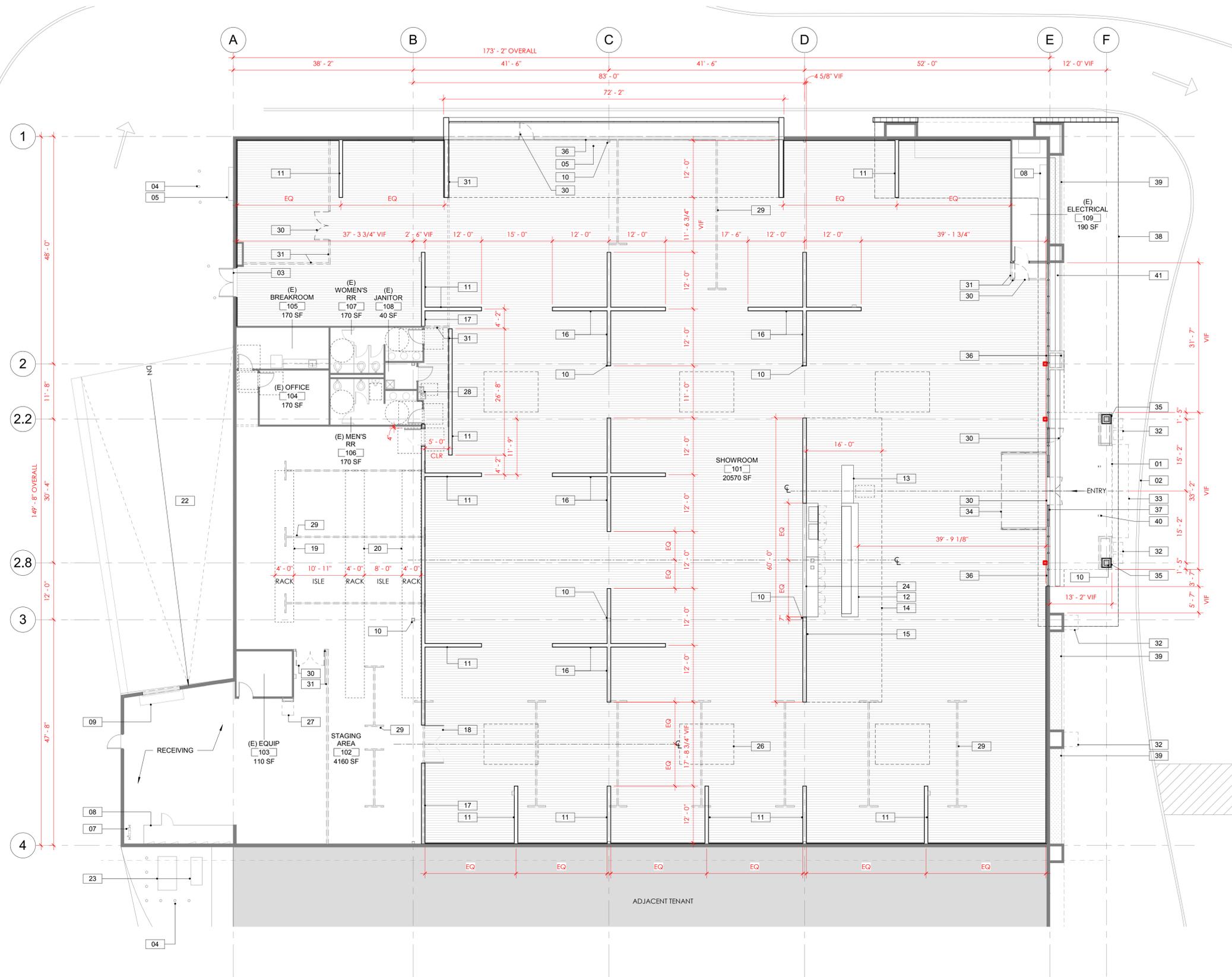
ISSUANCE: DATE:
ZA DESIGN REVIEW 20-0806

STAMP:

NOT FOR CONSTRUCTION FOR REFERENCE ONLY

DRAWING TITLE:
PROJECT SITE PLAN

SHEET NUMBER:
A1.01



PLAN LEGEND:

- ELEMENTS OVERHEAD
- EXISTING WALLS AND ELEMENTS TO REMAIN
- EXISTING WALL OPENING TO BE INFILLED AS NOTED
- NEW WALL
- EXISTING WALLS AND ELEMENTS TO BE DEMOLISHED
- WD-1

PLAN GENERAL NOTES:

- TYP INTERIOR DIMS:
 TAKEN FROM FACE OF FINISH (UON)
 TAKEN FROM CENTERLINE OF GRID (UON)
 TAKEN FROM CENTERLINE OF WALL (UON)
- DOOR OPENINGS NOT LOCATED BY DIMENSION SHALL BE LOCATED 4" FROM THE FINISHED WALL OR PARTITION TO OUTSIDE FACE OF FINISHED JAMB

PLAN KEYED NOTES LEGEND:

01	(E) TOWER ELEMENT OVERHEAD
02	(E) EDGE OF WALKWAY
03	(E) EMERGENCY EXIT
04	(E) SITE BOLLARDS, TYP
05	(E) GAS METER
06	RAISED DISPLAY PLATFORM @ BOX WINDOW
07	(E) SPRINKLER RISER
08	(E) ELECTRICAL PANELS
09	(E) OVERHEAD COILING DOOR
10	(E) STRUCTURAL COLUMNS TO REMAIN; GC TO VERIFY SIZE IN FIELD, TYP
11	12' HIGH PARTITION WALLS; GC TO VERIFY EXISTING STRUCTURAL COLUMNS FIT WITHIN WALL FRAMING, TYP.
12	CASH COUNTER; REFER TO A6 SERIES
13	ACCESSIBLE CASH COUNTER; REFER TO A6 SERIES
14	OUTLINE OF CASH COUNTER SUSPENDED CEILING ABOVE; REFER TO A6 SERIES
15	12' HIGH ENTRY PARTITION WALL
16	10' HIGH PARTITION WALLS; GC TO VERIFY EXISTING STRUCTURAL COLUMNS FIT WITHIN WALL FRAMING, TYP
17	FULL HEIGHT WALL; GC TO VERIFY STUD SIZE REQUIRED
18	NEW DOUBLE DOOR; RE: DOOR SCHEDULE
19	3-TIER PALLET RACK
20	4-TIER PALLET RACK
21	VERIFY LOCATION OF FIRE ALARM / ELECTRICAL PANELS; CONFIRM W/ OWNER NEW LOCATIONS
22	(E) LOADING DOCK
23	(E) TRANSFORMER / EQUIP
24	WALL OPENING AT ENTRY PARTITION; 6'-0" HIGH OPENING 4'-0" ABOVE FINISHED FLOOR
25	TYP ELECTRICAL POWER OUTLET CONFIGURATION @ STRUCT BAY PERIMETER FUR WALLS THROUGHOUT; MOUNTING HEIGHT TO BE 15" AFF TO CENTERLINE OF FIXTURE; RE: ELECTRICAL DWGS
26	OUTLINE OF SKYLIGHTS ABOVE; RE: ROOF PLAN FOR EXACT LOCATIONS, TYP
27	(E) ROOF ACCESS LADDER
28	(E) WATER FOUNTAINS
29	REMOVE (E) PARTIAL HEIGHT PARTITIONS, TYP
30	REMOVE (E) DOOR(S), DOOR FRAME & HARDWARE
31	REMOVE (E) FULL HEIGHT WALL(S), TYP
32	REMOVE (E) DECORATIVE PILASTERS AND CURB
33	REMOVE (E) AWNING ABOVE
34	REMOVE (E) VESTIBULE
35	REMOVE (E) COLUMN FINISH & CONC CURB. REPLACE W/ METAL PANEL FINISH, TYP RE: BUILDING ELEVATIONS
36	DEMOLISH (E) EXTERIOR WALL, PROVIDE 10'-0" HIGH OPENING; RE: STRUCTURAL DWGS & BUILDING ELEVATIONS
37	STOREFRONT; RE: EXTERIOR ELEVATIONS
38	OUTLINE OF CANOPY ABOVE; RE: EXTERIOR ELEVATIONS
39	(E) PLANTERS TO REMAIN
40	REMOVE (E) BOLLARDS @ ENTRANCE
41	INFILL CONCRETE SLAB @ (E) PLANTER

SCANDINAVIAN DESIGNS:
SANTA ROSA
 2835 SANTA ROSA AVENUE
 SANTA ROSA, CA 95407
 PROJECT: 2016

ISSUANCE: DATE:
 ZA DESIGN REVIEW 20-0806

STAMP:
NOT FOR CONSTRUCTION FOR REFERENCE ONLY

DRAWING TITLE:
OVERALL FLOOR PLAN

SHEET NUMBER:
A3.01

1 OVERALL FLOOR PLAN
 SCALE: 3/32" = 1'-0"



EXISTING ENTRANCE FACADE- FACING NORTH



PROPOSED ENTRANCE FACADE - FACING NORTH



EXISTING APPROACH FROM REDWOOD HIGHWAY - FACING WEST



PROPOSED APPROACH FROM REDWOOD HIGHWAY - FACING WEST

ARCHITECT:

ROTH SHEPPARD

ROTH SHEPPARD ARCHITECTS LLP
1900 WAZEE STREET, SUITE 100 | DENVER, COLORADO 80202
T.303.534.7007 F.303.534.7722 | www.rothsheppard.com

CONSULTANT:

**SCANDINAVIAN DESIGNS:
SANTA ROSA**

2835 SANTA ROSA AVENUE
SANTA ROSA, CA 95407

PROJECT: 2016

ISSUANCE:

ZA DESIGN REVIEW

DATE:

20-0806

STAMP:

**NOT FOR
CONSTRUCTION
FOR REFERENCE ONLY**

DRAWING TITLE:

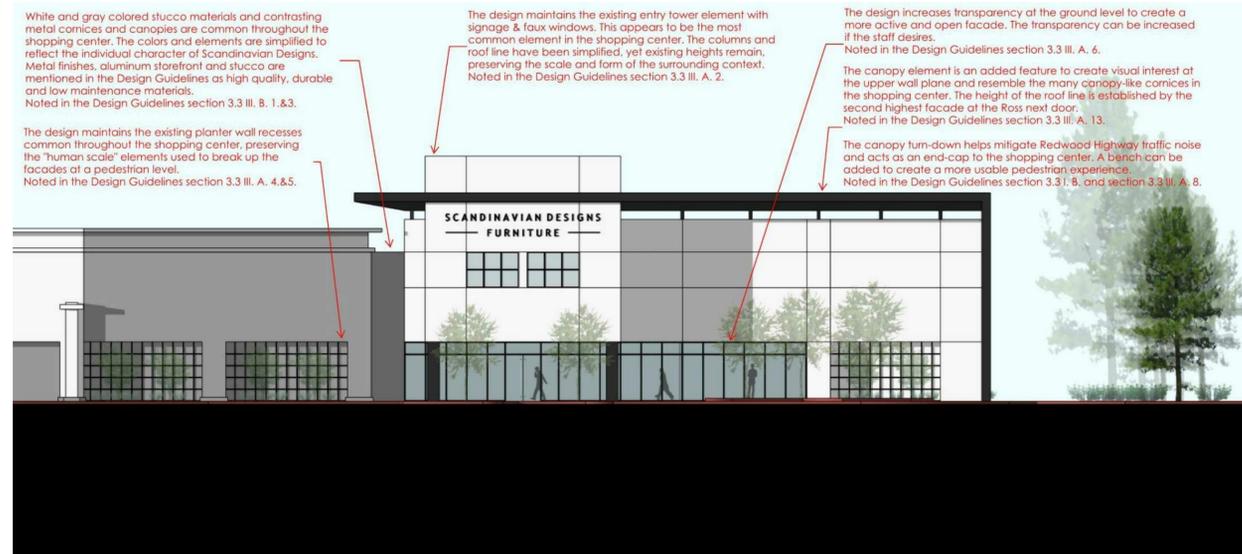
EXTERIOR PERSPECTIVES

SHEET NUMBER:

A5.11

DESIGN NARRATIVE

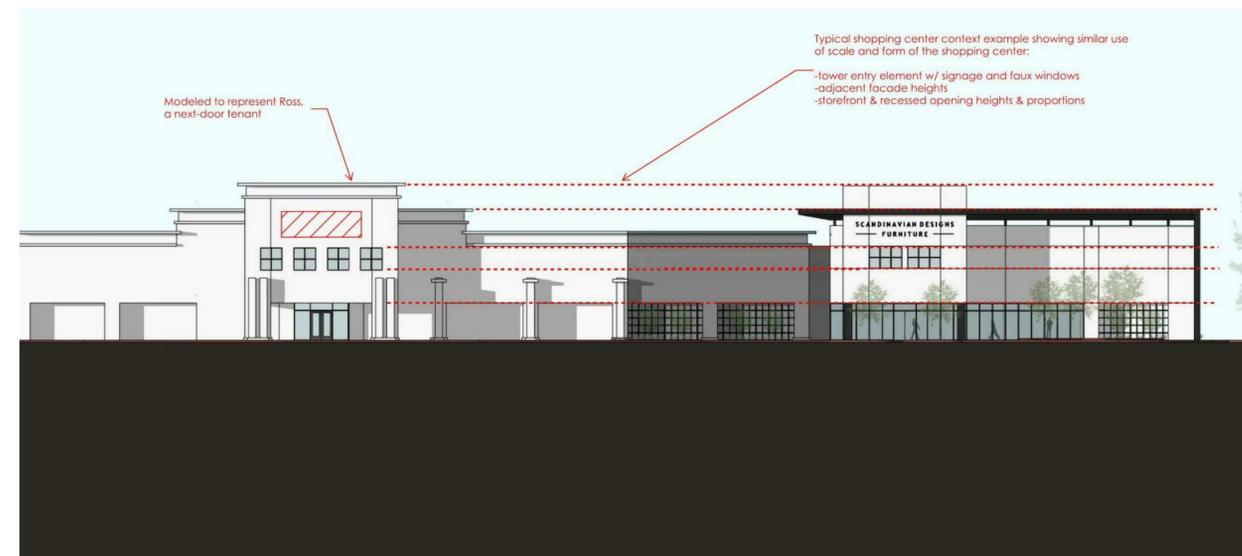
THE DESIGN MAINTAINS ENOUGH OF THE SHOPPING CENTER'S FEATURES TO EXHIBIT THE ORIGINAL CONCEPT, HOWEVER NOT DETAILED IN AN IDENTICAL MANNER. THE IDEA IS TO BRING THE MINIMALIST STYLE OF THE SCANDINAVIAN DESIGN MOVEMENT, WHILE STILL RESPONDING TO THE SHOPPING CENTER'S GENERAL FORMS, HEIGHTS AND MASSING. THE CANOPY ELEMENT IS A BIG MOVE, BUT IS PURPOSEFUL TO HELP BREAK UP THE ROOFLINE AND CREATE AN END-CAP FOR THE SHOPPING CENTER, REALLY GRASPING ONTO FIGURES 3.3.34 AND 3.3.35 OF THE DESIGN GUIDELINES WHERE VARIATION WITHIN THE CONTEXT CAN RESPONSIBLY BE INVOKED.



DESIGN CONCEPT - PROPOSED ENTRANCE ELEVATION - FACING NORTH



DESIGN CONCEPT - PROPOSED APPROACH FROM REDWOOD HIGHWAY - FACING WEST



NEIGHBORHOOD CONTEXT - PROPOSED ENTRANCE ELEVATION - FACING NORTH

ARCHITECT:



ROTH SHEPPARD ARCHITECTS LLP
1900 WAZEE STREET, SUITE 100 | DENVER, COLORADO 80202
T.303.534.7007 F.303.534.7722 | WWW.ROTHSHEPPARD.COM

CONSULTANT:

SCANDINAVIAN DESIGNS:
SANTA ROSA

2835 SANTA ROSA AVENUE
SANTA ROSA, CA 95407
PROJECT: 2016

ISSUANCE: DATE:
ZA DESIGN REVIEW 20-0806

STAMP:

NOT FOR
CONSTRUCTION
FOR REFERENCE ONLY

DRAWING TITLE:
DESIGN CONCEPT
NARRATIVE

SHEET NUMBER:
A5.21

Section 3.3 – Retail Centers & Commercial Districts

6. Buildings are to include active and open facades that interest those walking by and create an active pedestrian oriented streetscape at the public street and within the project. Ground level facades that face public streets and internal streets and driveways shall include arcades, display windows, entry areas, awnings, or other such features along the facade with no less than 60% transparency at the entry elevation of the ground floor. Transparent windows shall remain unobstructed.



Figure 3.3.32 Do not block windows into the store with shelves or merchandise such as in this example. Non-transparent screens or signs that similarly obstruct transparent windows shall be avoided.

7. Divide buildings into increments with columns or the like, to create a rhythm that breaks up the wall plane.

8. Incorporate special treatment which emphasizes the corner of buildings that occupy the corner of public streets and corners of private streets and driveways that occur within the project.



Figure 3.3.33 Create a vibrant shop front rhythm by dividing a building into smaller increments.

9. Design main entries to be prominent and easy to identify and that are distinguishable from the storefront.

10. Clearly identify entries to upper office, retail or residential floors.

11. Include features that articulate upper floor wall plane, such as windows, balconies, and awnings.

12. When parapets are used on flat roofs, the parapet is not to be used simply to increase the overall height and bulk of the building, or create artificial "sign" panels.



Figure 3.3.34 Parapets on flat roof buildings should be an active, interesting space and not used as a sign panel.

Design Guidelines

3.3-15

III. BUILDING DESIGN GUIDELINES

Retail Centers and buildings in commercial districts should exhibit "superior design" in terms of high quality building materials, well planned and proportioned structures, generous pedestrian amenities and sensitivity to the surrounding neighborhood.

A. GENERAL

1. Design buildings specifically for the sites they are intended to occupy. Designs should be unique to Santa Rosa. Reuse of stock plans is discouraged in Santa Rosa. Repetitive building designs used in other communities or other locations within Santa Rosa should not be used.



Figure 3.3.29 Stock designs used repeatedly are discouraged in Santa Rosa.

2. Design buildings to fit into the character and context of the surrounding area in terms of scale, style, use of materials, form, and so on. Buildings should not be stylized or ornamental in a garish and conspicuous manner. This is particularly important in historical districts.



Figure 3.3.30 The anchor retail building at Fountain Grove Village offers visual interest, articulation, color and texture, and at a human scale.

3. Discreet use of color and corporate features that are compatible with the surrounding neighborhood within the specific site is acceptable.

4. Design buildings to provide visual interest and articulate facades to reduce the massive scale and uniform impersonal appearance of large buildings. Interest can be created and scale reduced by including "human scale" elements which give one a sense of his or her relationship to a structure, details such as: balconies, awnings, canopies, recessed entries, arcades, wall insets, and reveals.



Figure 3.3.31 Break up facades of 50 feet or more with significant wall plane projections and/or recesses.

5. For facades greater than 50 feet in length incorporate significant wall plane projections or recesses to reduce the massive and uniform look typical of these types of projects.

Design Guidelines

3.3-14

Section 3.3 – Retail Centers & Commercial Districts

B. COLOR & MATERIALS

1. Use high quality, durable and low maintenance materials. This is particularly true of the first story, where heavy commercial use can damage materials and finishes. Preferred materials include: split faced concrete block, brick, metal siding with quality factory finishes (such as 40 yr. Kynar paint), powder coated aluminum storefront, or stucco. Residential quality materials such as plywood or composite panel siding and composite siding that require field painting need regular maintenance due to heavy commercial use and do not stand up well to the sun in our climate. When neglected, these materials become shabby.



Figure 3.3.37 Plywood siding, when not kept up, has a shabby appearance.

2. Select building colors to establish continuity and compatibility with the neighborhood. Colors should enhance the visual character of the environment of the proposed building (s). Building colors should not compete for attention. Building colors should not become "signing" of the building or site. Integral coloring (where the color is mixed into the material vs. applied as paint) of concrete, stucco, and similar materials is encouraged. Use color to articulate and reduce the scale of large buildings.



Figure 3.3.38 Use complementary colors, materials and textures throughout the retail center. Use durable and low maintenance materials.

3. Use complimentary buildings materials, colors, and textures within a retail center. Individual storefronts may vary to reflect the character of individual businesses or to develop variety, while respecting the concept of the center.

Design Guidelines

3.3-17

3.3 Retail Centers & Commercial Districts

I. GOALS

A. To encourage "superior design" in retail centers and new buildings in our commercial districts.

B. To ensure that retail centers of all types and commercial districts integrate with their neighborhood while protecting the neighborhood from negative environmental impacts such as noise, traffic and overspill of lighting.



Figure 3.3.1 Take advantage of existing site features such as mature trees by incorporating them into the site plan.

C. To ensure that when residences are incorporated within commercial districts or developments, they are compatible in terms of addressing pedestrian and vehicular circulation, noise odors, parking, site lighting, and other design issues.



Figure 3.3.2 Seat walks within retail centers create attractive and informal areas for pedestrians.

D. To encourage retail centers to take advantage of existing site features.

E. To promote buildings that are of an original design, specific for the site, and not repeated as a template or prototype.

F. To provide vehicular as well as a direct and safe pedestrian and bicycle access and within retail centers and to neighboring uses.

G. To provide site entries that are clear and understandable to customers and employees, minimizing confusion and facilitating easy and unobstructed, pedestrian, bicycle and vehicular access.

Design Guidelines

3.3-1

Section 3.3 – Retail Centers & Commercial Districts

13. Use variations in roof lines to add interest to, and reduce the massive scale of large buildings. Roof lines are to complement the character of adjoining buildings and neighborhoods.



Figure 3.3.35 Vary the roof lines to complement adjoining buildings such as demonstrated in this shopping center remodel on Cleveland Avenue.

14. Each phase of a phased development should attain a visual completeness. Temporary barriers/walls should be painted and trimmed to integrate with the permanent construction.

15. Develop a sense of architectural continuity, but all elevations need not be identical.

16. Design buildings in commercial centers to exhibit a consistent concept. Freestanding buildings should be architecturally compatible with other buildings in the center. This does not mean all buildings should be detailed in an identical manner, or that only one architectural style is used. However, the buildings need to be compatible.



Figure 3.3.36 Skylights naturally enliven interior space and can be incorporated into the building as an authentic architectural feature.

17. Buildings are to be designed to minimize energy consumption through the use of skylights, window shading, landscaping and other technologies and comply with applicable City of Santa Rosa energy/green building requirements.

Design Guidelines

3.3-16

ARCHITECT:



CONSULTANT:

SCANDINAVIAN DESIGNS:
SANTA ROSA
2835 SANTA ROSA AVENUE
SANTA ROSA, CA 95407
PROJECT: 2016

ISSUANCE: ZA DESIGN REVIEW DATE: 20-0806

STAMP:

DRAWING TITLE:
DESIGN CONCEPT
NARRATIVE

SHEET NUMBER:
A5.22

NOT FOR CONSTRUCTION FOR REFERENCE ONLY



ARCHITECT:

ROTH SHEPPARD

ROTH SHEPPARD ARCHITECTS
1900 WAZEE STREET, SUITE 100 | DENVER, COLORADO 80202
t.303.534.7007 f.303.534.7722 | www.rothsheppard.com

CONSULTANT:

SCANDINAVIAN DESIGNS:
SANTA ROSA

2835 SANTA ROSA AVENUE
SANTA ROSA, CA 95407
PROJECT: 2016

ISSUANCE: ZA DESIGN REVIEW DATE: 20-0806

STAMP:

NOT FOR
CONSTRUCTION
FOR REFERENCE ONLY

DRAWING TITLE:
MATERIAL BOARDS

SHEET NUMBER:
A5.31