City of Santa Rosa
Planning & Economic
Development Department
Apr 20, 2021
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ROWELL BROKAW

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February 22, 2021

Santa Rosa Building Department
100 Santa Rosa Ave
Santa Rosa, CA 95404
Attn: Jesse Oswald, Chief Building Official
Via email: permitsubmittal@srcity.org

Project: Sage Commons – R2 Permanent Supportive Housing Project
CCE#:12-2713 Permit #: B20-0540, -0541 & -0549
APN: 010-121-020, 024, 025

Dear Jesse,

Attached is an updated set of documents for the above project that we are submitting as an amendment to the previously approved permit submission. This update includes changes to the footprint which were due to a 10' field layout error by the general contractor. Overall, this adjustment did not affect zoning, egress or unit count. There are other items which have been substituted or modified which are also included in this comprehensive set of amended drawings. These changes have been "bubbled" and tagged as "AMD-1" on the sheets.

The revisions include the following:

1. Changes to structural, architectural and MEP due to 10' extension of the building toward the south as indicated. The units were shifted to coordinate to the modification. Floor area was only added to the exterior walkway.
2. The Bike Shelter structure was relocated on the site plan due to the field layout error. The structure was moved to comply with the 10' required min. distance to an adjacent structure. Structurally, the Bike Shelter is identical to the approved design.
3. (3) courtyard planters were relocated due to new Bike Shelter location. No changes were made to the biofiltration planter area.
4. All exterior insulation was upgraded to mineral fiber in lieu of standard batt insulation for increased acoustic performance.
5. A standby generator was added to the scope to power limited circuits including elevator operation. This has been coordinated and approved with PGE to provide a gas line/meter per the approved civil public improvement drawings.
6. Underground sanitary piping was modified to connect to College Avenue instead of from Cleveland Avenue as approved by Public Works.
7. The owner has substituted more energy efficient PTHPs for all the residential units which reduce the need for large exterior framed openings below the windows. It also provides fresh air with MERV8 filtration. There are energy and acoustic advantages with this unique product that benefit the project immensely.

8. The previously fixed unit windows have been modified to have operability for fresh air. The windows comply with the required STC rating.
9. Window Type 04 at Unit B Kitchens was omitted due to cabinet configuration.
10. An IT closet (Room 104) was added to the ground floor. A mini-split was added to this room.
11. Relocated the door location to Bath 122 and Decontamination Room 121. The bath layout was adjusted.
12. A mini-split was added to the Elevator Machine Room.
13. Due to field framing coordination, locations of the PTHP intake/exhaust vents at the Laundry Rooms were modified.
14. Hose bibs were added to the ground and roof level.
15. The walkway railing brackets were modified for field welded connections in lieu of bolted connections.
16. Unit A and B Kitchen layouts were adjusted for buildability of 30" removable base cabinets after field dimensions were verified.

If you have any questions, please contact me directly.

Sincerely,

Frank Visconti, AIA
Architect, Rowell Brokaw

SAGE COMMONS

PERMANENT SUPPORTIVE HOUSING

PERMIT AMENDMENT SET 2021.02.22

OWNER

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MACNAIR LANDSCAPE ARCHITECTURE
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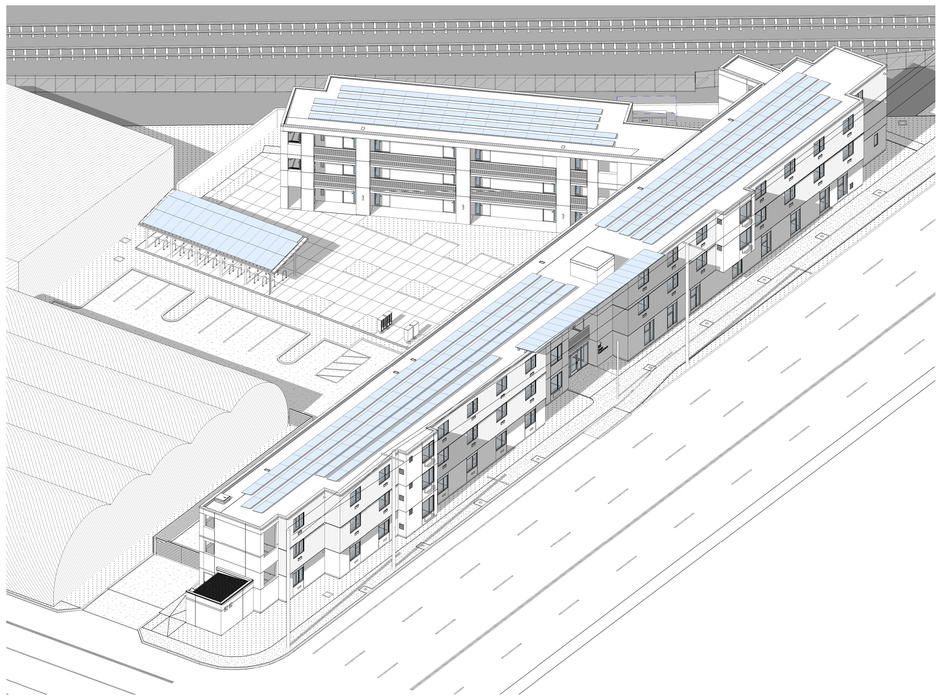
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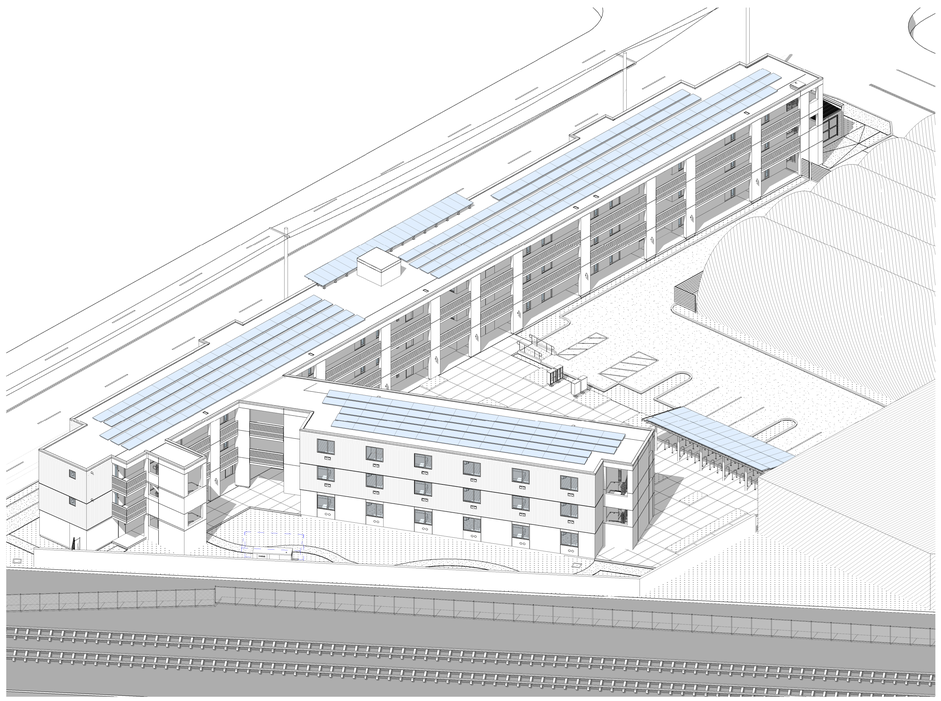
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ISO VIEW TO WEST



ISO VIEW TO EAST



VICINITY MAP

PROJECT DESCRIPTION:

THE PROPOSED PROJECT IS FOR A NEW 3-STORY BUILDING THAT INCLUDES (54) DWELLING UNITS AND SUPPORTIVE SERVICES ON A DOWNTOWN URBAN SITE.

THERE ARE (53) STUDIO UNITS FOR FORMERLY HOMELESS TENANTS AS PART OF A PERMANENT SUPPORTIVE HOUSING PROGRAM. THERE WILL ALSO BE (1) ONE BEDROOM ON-SITE MANAGER'S DWELLING UNIT. THE FACILITY WILL BE 100% ACCESSIBLE ("UNIVERSAL DESIGN").

IN ADDITION TO THE UNITS, THERE WILL BE OFFICES, MEETING AND THERAPY ROOMS FOR AN ON-SITE SERVICE PROVIDER. ADDITIONALLY, THERE WILL BE COMMON LAUNDRY ROOMS, GYMS AND LOUNGES AVAILABLE FOR TENANTS.

THERE WILL BE ONE ELEVATOR AND THREE EGRESS STAIRS ORGANIZED OFF AN OPEN EGRESS BALCONY OVERLOOKING A PRIVATE SOUTH FACING COURTYARD.

SITE DEVELOPMENT INCLUDES REPLACEMENT OF SIDEWALKS AND A NEW ACCESS DRIVEWAY WITH PARKING FOR 10 CARS. A COVERED BIKE SHELTER IS PROPOSED AS WELL AS A COVERED TRASH AND RECYCLING ENCLOSURE. THE COURTYARD WILL INCLUDE GARDENING BEDS, LANDSCAPING, AND STORMWATER TREATMENT.

FUNDING FOR THIS PROJECT HAS BEEN PROVIDED BY:

TCAC TAX CREDIT
CONSTRUCTION TO PERMANENT LOAN
DEVELOPER NOE
NO PLACE LIKE HOME FUNDS – HCD
PHP – PARTNERSHIP HEALTH PLAN CALIFORNIA

GENERAL CODE REQUIREMENTS:

COMPLY WITH ALL PROVISIONS OF THE LATEST ADOPTED CODES AS APPLICABLE PER THE AHJ UPON BUILDING PERMIT APPROVAL:

2019 CA BUILDING CODE, TITLE 24, PART 2
2019 CA RESIDENTIAL CODE, TITLE 24, PART 2.5
2019 CA ELECTRICAL CODE, TITLE 24, PART 3
2019 CA MECHANICAL CODE, TITLE 24, PART 4
2019 CA PLUMBING CODE, TITLE 24, PART 5
2019 CA ENERGY CODE, TITLE 24, PART 6
2019 CA FIRE CODE, TITLE 24, PART 9
2019 CA GREEN BUILDING STANDARDS CODE, TITLE 24, PART 11
2019 CA REFERENCED STANDARDS CODE, TITLE 24, PART 12

APPLICABLE CODES AND REGULATIONS OF THE CITY OF SANTA ROSA

CONSTRUCTION TYPE: TYPE VA

OCCUPANCY TYPE:
MIXED USE SEPARATED OCCUPANCY:
APARTMENTS: GROUP R2
OFFICES: GROUP B
COMMON AREAS: R2 (UNDER 50 OCCUPANTS)
ASSEMBLY: A3 (OVER 50 OCCUPANTS)

ALLOWABLE AREA PER R2 OCCUPANCY:
ALLOWABLE STORIES: 4
ALLOWABLE AREA/FL: 36,000 (WITH SPRINKLER SYSTEM PER 903.3.1.1. (R2/VA)

ALLOWABLE AREA PER MIXED USE OCCUPANCY: (PER CBC 508.4.2/EQUATION 5-3):

FIRST FLOOR:
1. The factor of the B occupancies is actual SF 1908 / calculated SF 54,000 = 0.035
2. The factor of the A3 occupancies is actual SF 819 / calculated SF 34,500 = 0.024
3. The factor of the R2 occupancies is actual SF 10,271 / calculated SF 36,000 = 0.285
4. The sum of the factors is 0.035 + 0.024 + 0.285 = 0.344 which is less than 1 and therefore complies.

SECOND+THIRD FLOORS
1. The factor of the R2 occupancies (common areas are less than 10% of the floor area and therefore part of R2) is actual SF 12,505 SF / calculated SF 36,000 = 0.347 which is less than 1 and 12,477 SF / 36,000 SF = 0.346 which is less than 1.
b. The aggregate sum of the ratios for the building shall not exceed 2. CBC 506.2.4. (1st floor = 0.344 + 2nd floor = 0.347 + 3rd floor = 0.346 = 1.621 which is less than 2 and therefore complies.

STRUCTURAL SYSTEMS: CONCRETE SLAB-ON-GRADE, WOOD LIGHT FRAME, WITH STRUCTURAL STEEL SECTIONS, PREMANUFACTURED TRUSSES AND/OR TRUSS JOIST

GEOTECHNICAL REPORT:
ENGINEERING GEOLOGIC FOUNDATION AND SOILS REPORT APPLICABLE TO THIS PROJECT MUST BE FURNISHED BY OWNER. THE RECOMMENDATIONS INCLUDED IN THAT REPORT MUST BE ADHERED TO, WITH SPECIAL ATTENTION TO LISTED LIMITATIONS AND FOR FOUNDATION DESIGN, TESTING AND INSPECTION SERVICES.

AUTOMATIC FIRE SPRINKLERS:
INCLUDED FOR ENTIRE BUILDING (DESIGN BY OTHERS) IN ACCORDANCE WITH CBC 903.3.1.1 NFPA 13 AS AMENDED IN CBC CH. 35.

SMOKE ALARMS:
PROVIDE UL & CA SFM LISTED SMOKE DETECTION & NOTIFICATION SYSTEM PER NFPA 72. SMOKE ALARMS SHALL HAVE PRIMARY POWER FROM PERMANENT BUILDING WIRING AND EQUIPPED WITH A 10 YEAR LIFETIME BATTERY BACKUP. THE ALARM DEVICES SHALL BE INTERCONNECTED SO ACTUATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN THAT DWELLING UNIT. INSTALL ALARMS IN THE FOLLOWING LOCATIONS PER MANUFACTURER'S WRITTEN INSTRUCTIONS:
1). IN EACH SLEEPING ROOM.
2). OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY.
3. ON EACH ADDITIONAL STORY OF THE DWELLING
AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACES OR UNINHABITABLE ATTICS.

CARBON MONOXIDE ALARMS:
PROVIDE CARBON MONOXIDE ALARMS PER OFFICE OF THE STATE FIRE MARSHALL. THESE MAY BE IN THE FORM OF COMBINATION WITH SMOKE ALARMS OR AS SEPARATE UNITS. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

PARCEL/ZONING INFORMATION:

PROJECT TITLE:
SANTA ROSA HOUSING FIRST

PROJECT ADDRESS:
80 COLLEGE AVENUE, SANTA ROSA CALIFORNIA

APN: 010-121-020, 024, 025

TOTAL PARCEL AREA: 0.983 ACRES (42,850 SF)

JURISDICTION: CITY SANTA ROSA

FIRE DISTRICT: CITY OF SANTA ROSA

ZONING: CG (GENERAL COMMERCIAL) - SA (STATION AREA)

HOUSING CODE: IN ACCORDANCE WITH CA GOV. CODE 65915, SB35 AND 2009-002)

DWELLING UNITS: 53 STUDIO UNITS, 1 ONE-BEDROOM UNIT (FOR RESIDENT MANAGER)

DENSITY (GROSS): 30 UNITS PER ACRE

LOT COVERAGE: 46% INCLUDING COURTYARD

DENSITY BONUS REVIEW:
TOTAL COMBINED LOT AREA = 42,850 SF

-CG ZONE ALLOWS 30 UNITS/ACRE

-SA ZONE/SUPPLEMENTAL DENSITY BONUS ALLOWS FOR 80% DENSITY BONUS TO 54 UNITS/ACRE (PER 2009-002) 53 UNITS FOR FORMERLY HOMELESS INDIVIDUALS, 1 MANAGER'S UNIT

-REQUESTING PARKING CONCESSION FOR 10 SPACES (18 REQUIRED IN STATION AREA PER CODE @ .3/UNIT) SECTION 65654 EXEMPTS ALL PARKING REQUIREMENTS FOR SUPPORTIVE HOUSING WITHIN ONE-HALF MILE OF PUBLIC TRANSIT STOP.

MAX ZONING HEIGHT: CG - 55 FEET
PROPOSED HEIGHT: 30 FEET
PROPOSED STORIES: 3 STORIES

PROPOSED GROSS AREA (SF):
1ST FLOOR: 9,075 + 3,425 COVERED AREA
2ND FLOOR: 9,143 + 3,523 COVERED AREA
3RD FLOOR: 9,175 + 3,516 COVERED AREA
TOTAL: **27,393** + 10,464 COVERED WALKWAY = **37,855 SF**

SPECIAL ZONE DESIGNATIONS:
COASTAL ZONE: NO
100 YR FLOOD ZONE: NO
TIGER SALAMANDER ZONE: NO
SRA / HIGH FIRE ZONE: NO
WETLANDS WPCZ: NO
URBAN SERVICES: YES

A NOISE STUDY WAS COMPLETED AND IS INCLUDED WITH THE PERMIT SUBMISSION DOCUMENTS. WINDOW FABRICATION SUBMITTAL REQUIRED TO COMPLY WITH STC REQUIREMENTS PER ACOUSTIC ENGINEER'S REPORT.

DEFERRED SUBMITTALS:
1. ELEVATOR (BY OTIS ELEVATOR)
2. SOLAR PANELS (BY INSTALLER)
3. FIRE SPRINKLER SYSTEM (BY INSTALLER)
4. FIRE ALARM (BY INSTALLER)
5. EMERGENCY RESPONDER RADIO COVERAGE. (CFC 105.7.6, 510.1)
5. PRIVATE FIRE UNDERGROUND AND HYDRANTS. (CFC SEC. 105.7.19, 507.2.1)

REACH CODE:
THIS PROJECT IS SUBJECT TO THE SANTA ROSA ADOPTED "REACH" CODES REQUIRING AN "ALL ELECTRIC BUILDING/DESIGN USING PERMANENT SUPPLY OF ELECTRICITY AS THE SOURCE OF ENERGY FOR ALL SPACE HEATING, WATER HEATING, COOKING APPLIANCES AND CLOTHES DRYING APPLIANCES, AND HAVE NO NATURAL OR PROPANE PLUMBING INSTALLED IN THE BUILDING" PER SANTA ROSA ORDINANCE NO. ORD-2019-019.

BEFORE VERTICAL CONSTRUCTION BEGINS:
1. ON-SITE FIRE HYDRANT LOCATIONS SHALL BE APPROVED BY THE FIRE DEPARTMENT AND IN SERVICE.

2. ASPHALT OR CONCRETE FIRE ACCESS ROADS SHALL BE INSTALLED.

3. TEMPORARY ADDRESS SIGNAGE SHALL BE CLEARLY VISIBLE FROM THE STREET.

LOT LINE ADJUSTMENT HAS BEEN APPROVED AND RECORDED BY SRC.

100% OF THE DWELLING UNITS ARE DESIGNED TO MEET BOTH CBC 2019 11A AND 11B MOBILITY REQUIREMENTS.

MULTIPURPOSE ROOM 117 AND MEETING ROOM 120 ARE NOT FOR THE GENERAL PUBLIC AND ONLY INTENDED FOR THE TENANTS AND, PER CBC §311EB.1 Exception 2, NO PUBLIC BATHROOMS ARE PROVIDED.

A MAN-DOOR IS NOT PROVIDED AT THE TRASH ENCLOSURE TO FACILITATE CART REMOVAL. UPON REQUEST OF AN EMPLOYEE, THE MANAGEMENT SHALL PROVIDE EQUAL FACILITATION FOR ACCESS TO THE TRASH ENCLOSURE. CBC 11B-208.2.8.

DRAWING SHEET INDEX

SHEET NUMBER	SHEET NAME	SHEET ISSUE DATE:	REVISION:	REVISION DATE:
ASI-10	Unnamed	01/06/21		
REV-2	Unnamed	12/29/20		
GENERAL				
G-001	COVER	2020-01-27	AMD-1	2021.02.07
G-003	CODE PLAN DIAGRAMS	2020-01-27	AMD-1	2021.02.07
G-004	ADA-MOUNTING HT DIAGRAMS	2020-01-27	PCC-2	2020.05.15
CIVIL				
C1	COVER SHEET	2020-01-27		
_G2	GENERAL NOTES AND LEGENDS	2020-01-27		
C1	EXISTING CONDITIONS	2020-01-27		
C2	CALCULATED SITE PLAN	2020-01-27		
C3	GRADING AND DRAINAGE PLAN	2020-01-27		
C4	WATER AND SEWER PLAN	2020-01-27		
C5	MARKING PLAN	2020-01-27		
C6	MARKING PLAN	2020-06-05		
C7	BIKE PATH CONTINUATION PLAN	2020-06-05		
C8	TEMPORARY TRAFFIC CONTROL PLAN	2020-06-05		
D1	DETAILS	2020-01-27		
D2	STANDARD DETAILS	2020-01-27		
D3	STANDARD DETAILS	2020-06-05		
D4	CMU WALL DETAILS AND NOTES	2020-06-05		
W1	WATER POLLUTION CONTROL DRAWING	2020-01-27		
LANDSCAPE				
L-1	IRRIGATION PLAN	2020-01-27		
L-2	PLANTING PLAN	2020-01-27		
L-3	LANDSCAPE DETAILS	2020-01-27		
L-4	LANDSCAPE SPECIFICATIONS	2020-01-27		
ARCHITECTURAL				
A-001	LEGENDS - NOTES - ABBREVIATIONS	2020-01-27		
A-002	ASSEMBLIES	2020-01-27	ADD-2	2020.06.15
A-003	ASSEMBLIES - PARTITIONS	2020-01-27	PCC-1	2020.04.06
A-100	ARCHITECTURAL SITE PLAN	2020-01-27	AMD-1	2021.02.07
A-110	SLAB PLAN	2020-01-27	AMD-1	2021.02.07
A-111	1ST FLOOR PLAN	2020-01-27	AMD-1	2021.02.07
A-112	2ND FLOOR PLAN	2020-01-27	AMD-1	2021.02.07
A-113	3RD FLOOR PLAN	2020-01-27	AMD-1	2021.02.07
A-114	ROOF PLAN	2020-01-27	AMD-1	2021.02.07
A-115	PV LAYOUT DIAGRAM	2020-01-27	AMD-1	2021.02.07
A-131	1ST FLOOR RCP	2020-01-27	AMD-1	2021.02.07
A-132	2ND FLOOR RCP	2020-01-27	AMD-1	2021.02.07
A-133	3RD FLOOR RCP	2020-01-27	AMD-1	2021.02.07
A-140	ENLARGED UNIT PLANS AND ELEVATIONS - UNIT A - 1ST FLOOR	2020-01-27	ASI-11	2021.02.18
A-141	ENLARGED UNIT PLANS AND ELEVATIONS - UNIT B - 1ST FLOOR	2020-01-27	ASI-11	2021.02.18
A-142	ENLARGED UNIT PLANS AND ELEVATIONS - UNIT A - 2ND/3RD FL	2020-01-27	ASI-11	2021.02.18
A-143	ENLARGED UNIT PLANS AND ELEVATIONS - UNIT B - 2ND/3RD FL	2020-01-27	ASI-11	2021.02.18
A-144	ENLARGED UNIT PLANS AND ELEVATIONS - MGR APARTMENT	2020-01-27	AMD-1	2021.02.07
A-146	ENLARGED PLANS AND ELEVATIONS - 1ST FLOOR - OFFICES	2020-01-27	REV-1	2020.08.24
A-147	ENLARGED PLANS AND ELEVATIONS - 1ST FLOOR - DIRECTOR'S OFFICE AND LAUNDRY	2020-01-27	ASI-8	2021.02.08
A-148	ENLARGED PLANS AND ELEVATIONS - 1ST FLOOR - MULTIPURP ROOM	2020-01-27	PCC-2	2020.05.15
A-149	ENLARGED PLANS AND ELEVATIONS - GYM, LOUNGE & LAUNDRY 2ND / 3RD FL	2020-01-27	PCC-1	2020.04.06
A-151	SITE DETAILS - BIKE SHELTER	2020-01-27	AMD-1	2021.02.07
A-152	SITE DETAILS - TRASH ENCLOSURE, MAILBOXES, GATES	2020-01-27	REV-1	2020.08.24
A-200	BUILDING ELEVATIONS	2020-01-27	AMD-1	2021.02.07
A-201	BUILDING ELEVATIONS	2020-01-27	AMD-1	2021.02.07
A-210	BUILDING SECTIONS	2020-01-27	PCC-1	2020.04.06
A-301	WALL SECTIONS	2020-01-27	AMD-1	2021.02.07
A-310	EXTERIOR DETAILS	2020-01-27	ASI-10	2021.02.17
A-311	EXTERIOR DETAILS - LOBBY	2020-01-27	ADD-2	2020.06.15
A-313	EXTERIOR DETAILS - WALKWAY AND RAILINGS	2020-01-27	AMD-1	2021.02.07
A-314	EXTERIOR DETAILS - RAILINGS	2020-04-20	AMD-1	2021.02.07
A-321	EXTERIOR DETAILS - ROOF	2020-01-27	REV-1	2020.08.24
A-400	STAIRS A AND B - PLANS AND SECTIONS	2020-01-27	REV-1	2020.08.24
A-401	STAIR C - PLANS AND SECTIONS	2020-01-27	REV-1	2020.08.24
A-410	ELEVATOR PLANS AND SECTIONS	2020-01-27	ASI-9	2021.02.16
A-501	DOOR SCHEDULE - DOOR TYPES	2020-01-27	REV-1	2020.08.24
A-502	WINDOW AND STOREFRONT SCHEDULE AND TYP DETAILS	2020-01-27	ASI-12	2021.01.28
A-503	INNOVA PTHP DETAILS	2020-04-20	ADD-2	2020.06.15
A-601	INTERIOR ELEVATIONS - KITCHENS	2020-01-27	ASI-11	2021.02.18
A-620	INTERIOR DETAILS - CASEWORK	2020-04-06	REV-1	2020.08.24
A-622	INTERIOR DETAILS	2020-01-27	PCC-3	2020.06.05
A-701	INTERIOR FINISH PLAN 1ST FLOOR	2020-01-27	REV-1	2020.08.24
A-702	INTERIOR FINISH PLAN 2ND FLOOR	2020-01-27		
A-703	INTERIOR FINISH PLAN 3RD FLOOR	2020-01-27		
A-801	1ST FLOOR SIGNAGE PLAN	2020-04-06	PCC-1	2020.04.06
A-802	2ND FLOOR SIGNAGE PLAN	2020-04-06	PCC-1	2020.04.06
A-803	3RD FLOOR SIGNAGE PLAN	2020-04-06	PCC-1	2020.04.06
STRUCTURAL				
S-001	STRUCTURAL GENERAL NOTES	2020-01-27		
S-002	SPECIAL INSPECTION AND TESTING NOTES	2020-01-27		
S-111	FOUNDATION PLAN	2020-01-27		
S-112	LEVEL 2 FRAMING PLAN	2020-01-27		
S-113	LEVEL 3 FRAMING PLAN	2020-01-27		
S-114	ROOF FRAMING PLAN	2020-01-27		
S-501	TYPICAL FOUNDATION DETAILS	2020-01-27		
S-502	TYPICAL FOUNDATION DETAILS	2020-01-27		
S-601	TYPICAL CMU DETAILS	2020-01-27		
S-701	TYPICAL STEEL DETAILS	2020-01-27		
S-702	TYPICAL STEEL DETAILS	2020-01-27		
S-801	TYPICAL WOOD FRAMING DETAILS	2020-01-27		
S-802	TYPICAL WOOD FRAMING DETAILS	2020-01-27		
S-803	WOOD FRAMING DETAILS	2020-01-27		
S-804	WOOD FRAMING DETAILS	2020-01-27		
S-805	EARTHBOUND SEISMIC HOLDOWN SYSTEM	2020-01-27		
S-806	EARTHBOUND SEISMIC HOLDOWN SYSTEM	2020-01-27		
MECHANICAL				
M-001	LEGENDS, SYMBOLS AND ABBREVIATIONS - MECHANICAL	2020-01-27		
M-002	EQUIPMENT SCHEDULES - MECHANICAL	2020-01-27		
M-003	EQUIPMENT SCHEDULES - MECHANICAL	2020-01-27		
M-111	MECHANICAL 1ST FLOOR PLAN AND TYPICAL UNITS A & B	2020-01-27		
M-112	MECHANICAL 2ND FLOOR PLAN	2020-01-27		
M-113	MECHANICAL 3RD FLOOR PLAN AND UNIT MGR APT.	2020-01-27		
M-114	MECHANICAL ROOF PLAN	2020-01-27		
M-140	MECHANICAL ENLARGED PLANS	2020-01-27		
M-501	DETAILS - MECHANICAL	2020-01-27		
PLUMBING				
P-001	LEGENDS, SYMBOLS AND ABBREVIATIONS - PLUMBING	2020-01-27		
P-002	EQUIPMENT SCHEDULES - PLUMBING	2020-01-27		
P-110	PLUMBING UNDERGROUND PLAN	2020-01-27		
P-111	PLUMBING 1ST FLOOR PLAN AND TYPICAL UNITS A & B	2020-01-27		
P-112	PLUMBING 2ND FLOOR PLAN	2020-01-27		
P-113	PLUMBING 3RD FLOOR PLAN AND UNIT MGR APT.	2020-01-27		
P-114	PLUMBING ROOF PLAN	2020-01-27		
P-140	PLUMBING ENLARGED PLANS	2020-01-27		
P-501	DETAILS - PLUMBING	2020-01-27		
P-601	RISER DIAGRAMS - PLUMBING	2020-01-27		
P-602	RISER DIAGRAMS - PLUMBING	2020-01-27		
ELECTRICAL				
E-001	LEGENDS, SYMBOLS AND ABBREVIATIONS - ELECTRICAL	2020-01-27		
E-002	EQUIPMENT SCHEDULES - ELECTRICAL	2020-01-27		
E-003	LUMINAIRE SCHEDULE - LIGHTING	2020-01-27		
E-004	TITLE 24 VOLTAGE DROP TABLES - ELECTRICAL	2020-01-27		
E-100	ELECTRICAL SITE PLAN	2020-01-27		
E-111	ELECTRICAL 1ST FLOOR PLAN AND TYPICAL UNITS A & B	2020-01-27		
E-112	ELECTRICAL 2ND FLOOR PLAN	2020-01-27		
E-113	ELECTRICAL 3RD FLOOR PLAN AND UNIT MGR APT.	2020-01-27		
E-114	ELECTRICAL ROOF PLAN	2020-01-27		
E-501	DETAILS - ELECTRICAL	2020-01-27		
E-601	PARTIAL ONE LINE DIAGRAMS - ELECTRICAL	2020-01-27		
E-602	PARTIAL ONE LINE DIAGRAMS - ELECTRICAL	2020-01-27		
E-701	PANEL SCHEDULES - ELECTRICAL	2020-01-27		
E-702	PANEL SCHEDULES - ELECTRICAL	2020-01-27		
EL-131	LIGHTING 1ST FLOOR RCP AND TYP UNITS A & B/MULTIPURPOSE ROOM	2020-01-27		
EL-132	LIGHTING 2ND FLOOR RCP	2020-01-27		
EL-133	LIGHTING 3RD FLOOR RCP AND UNIT MGR APT.	2020-01-27		
TECHNOLOGY				
T-001	LEGENDS, SYMBOLS AND ABBREVIATIONS - TECHNOLOGY	2020-01-27		
T-100	TECHNOLOGY SITE PLAN	2020-01-27		
T-111	TECHNOLOGY 1ST FLOOR PLAN AND TYPICAL UNITS A & B	2020-01-27		
T-112	TECHNOLOGY 2ND FLOOR PLAN	2020-01-27		
T-113	TECHNOLOGY 3RD FLOOR PLAN AND UNIT MGR APT.	2020-01-27		
T-501	DETAILS - TECHNOLOGY	2020-01-27		
T-502	DETAILS - TECHNOLOGY	2020-01-27		
T-602	DIAGRAMS - TECHNOLOGY	2020-01-27		
FIRE PROTECTION				
FP-001	LEGENDS, SYMBOLS AND ABBREVIATIONS - FIRE PROTECTION	2020-01-27		
FP-111	1ST FLOOR PLAN - FIRE PROTECTION	2020-01-27		
FP-112	2ND FLOOR PLAN - FIRE PROTECTION	2020-01-27		
FP-113	3RD FLOOR PLAN - FIRE PROTECTION	2020-01-27		
FP-602	RISER DIAGRAMS - FIRE PROTECTION	2020-01-27		
TITLE 24				
EN-1.0	ENERGY FORMS	2020-01-27		
EN-1.1	ENERGY FORMS	2020-01-27		
EN-1.2	ENERGY FORMS	2020-01-27		
EN-2.0	ENERGY FORMS	2020-01-27		
PRESENTATION				
MAT-1	EXTERIOR MATERIALS	2020-01-27		
MAT-2	EXTERIOR MATERIALS	2020-01-27		

REVISIONS TO THIS SHEET

REV.	DATE
AMD-1	2021.02.07
PCC-2	2020.05.15
PCC-1	2020.04.06

SHEET ISSUE DATE

2020-01-27 PERMIT SET

PROJECT TRACKING

RBA #: 1843

P.I.C: JOHN ROWELL
PM / PA: FRANK VISCONTI

Owner

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Project Name

SAGE COMMONS

Project Address

80 COLLEGE AVENUE SANTA ROSA, CA

COVER

G-001

2/22/2021 2:11:38 PM

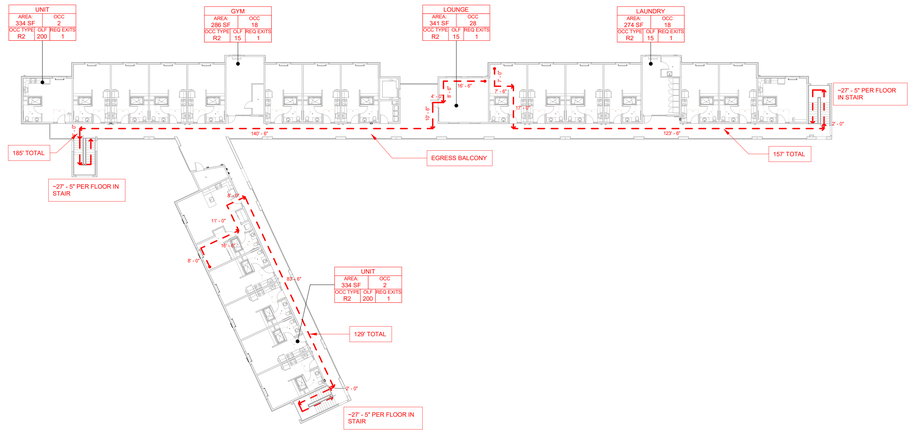


AREA SCHEDULE (GROSS BUILDING)

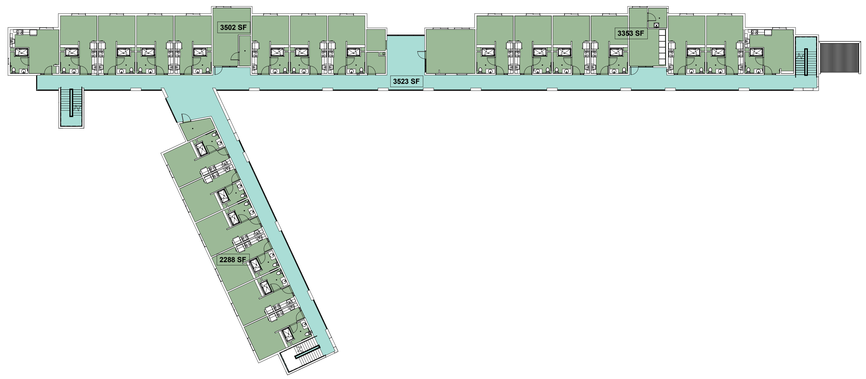
Level	Area	Area Type
1ST FLOOR		
1ST FLOOR	3425 SF	Exterior Area
1ST FLOOR	9075 SF	Gross Building Area
1ST FLOOR	12499 SF	
2ND FLOOR		
2ND FLOOR	3523 SF	Exterior Area
2ND FLOOR	9433 SF	Gross Building Area
2ND FLOOR	12956 SF	
3RD FLOOR		
3RD FLOOR	3516 SF	Exterior Area
3RD FLOOR	9174 SF	Gross Building Area
3RD FLOOR	12690 SF	
GRAND TOTAL	37855 SF	

AMD-1

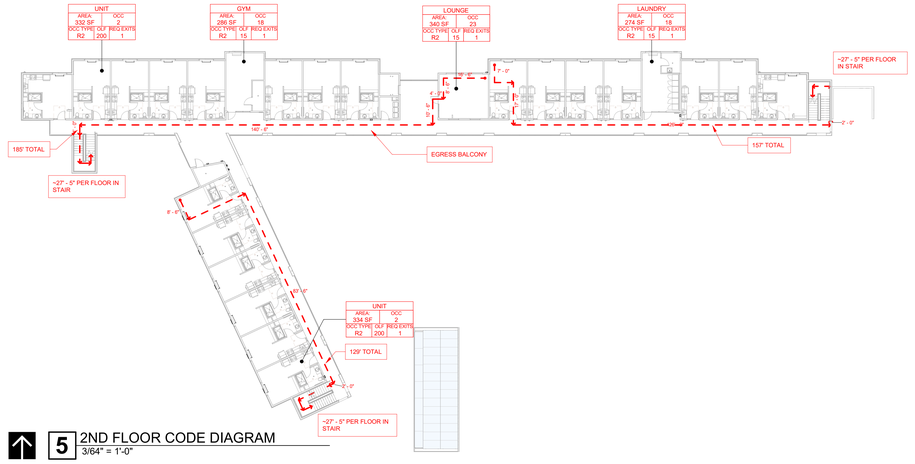
3 3RD FLOOR-GROSS AREA
3/64" = 1'-0"



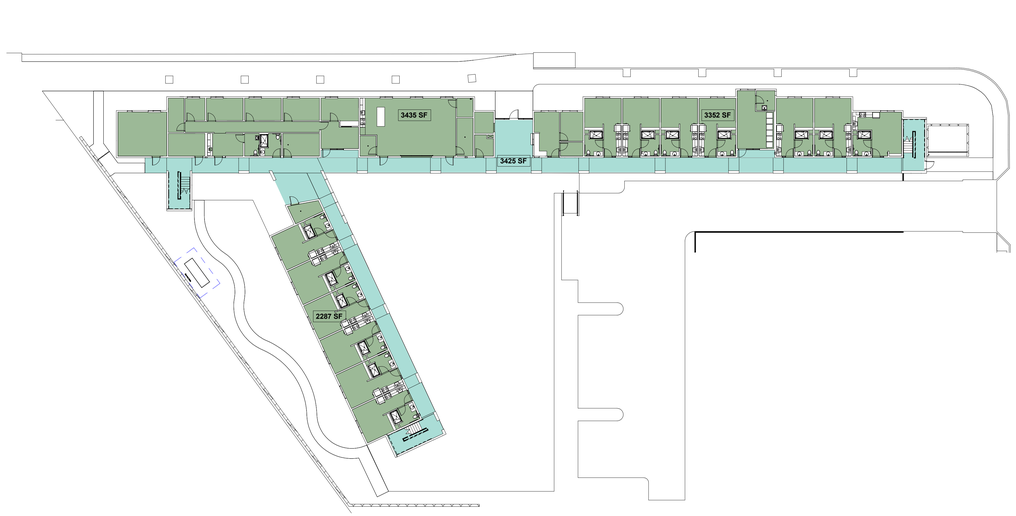
6 3RD FLOOR CODE DIAGRAM
3/64" = 1'-0"



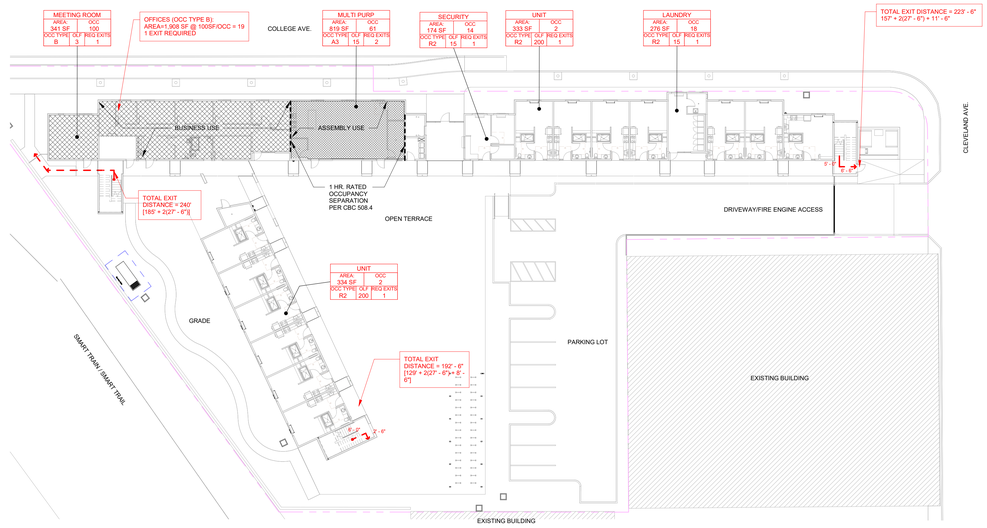
2 2ND FLOOR-GROSS AREA
3/64" = 1'-0"



5 2ND FLOOR CODE DIAGRAM
3/64" = 1'-0"



1 1ST FLOOR-GROSS AREA
3/64" = 1'-0"



4 1ST FLOOR CODE DIAGRAM
3/64" = 1'-0"

EGRESS CODE (CBC 2019) NOTES:

1. OCCUPANCY LOAD: 12,261 SF X 200SF/PERSON (RESIDENTIAL OCCUPANCY) = 61 PEOPLE
2. MIN. STAIR WIDTH (WITH 13R SPRINKLER SYSTEM): 61 PEOPLE X .3"/PERSON < REQ. 44" WIDTH
3. MAX TRAVEL DISTANCE WITH SPRINKLER SYSTEM: 250' (+ 100' EXTERIOR EGRESS BALCONY INCREASE) = 350'

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REVISIONS TO THIS SHEET

REV.	DATE
AMD-1	2021.02.07
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PCC-1	2020.04.06

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Owner

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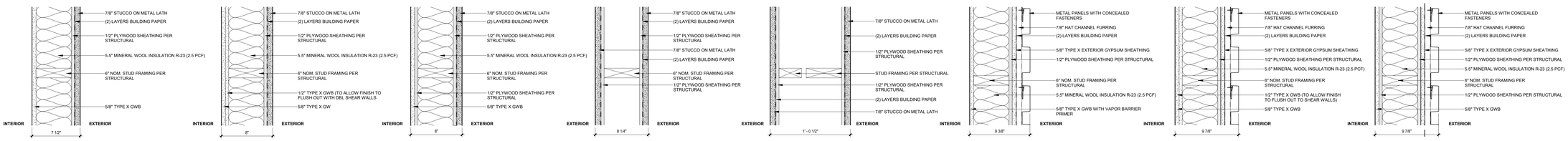
Project Address

80 COLLEGE AVENUE
SANTA ROSA, CA

CODE PLAN DIAGRAMS

G-003

2/22/2021 2:11:51 PM



EW1

STUCCO EXTERIOR / GWB INTERIOR

1HR RATED
CBC 721.1(2)15-1.3 / UL V333

STUCCO EXTERIOR / GWB INTERIOR

1HR RATED
CBC 721.1(2)15-1.3 / UL V333

ARCHITECTURAL DRAWINGS TO NOT SHOW SHEAR WALL LOCATIONS ON PLANS--REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS

STUCCO EXTERIOR / GWB INTERIOR - DOUBLE SHEAR

1HR RATED
CBC 721.1(2)15-1.3 / UL V333

ARCHITECTURAL DRAWINGS TO NOT SHOW SHEAR WALL LOCATIONS ON PLANS--REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS

EW2

STUCCO EXTERIOR ALL SIDES

1HR RATED
CBC 721.1(2)15-1.3

EW3

STUCCO EXTERIOR ALL SIDES

1HR RATED
CBC 721.1(2)15-1.3

EW4

METAL PANEL EXTERIOR / GWB INTERIOR

1HR RATED
GA 8105

METAL PANEL EXTERIOR / GWB INTERIOR

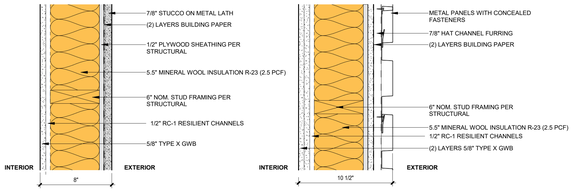
1HR RATED
GA 8105

ARCHITECTURAL DRAWINGS TO NOT SHOW SHEAR WALL LOCATIONS ON PLANS--REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS

METAL PANEL EXTERIOR / GWB INTERIOR - DBL SHEAR

1HR RATED
GA 8105

ARCHITECTURAL DRAWINGS TO NOT SHOW SHEAR WALL LOCATIONS ON PLANS--REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS



EW1X

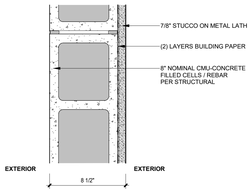
STUCCO EXTERIOR / GWB INTERIOR

1HR RATED
CBC 721.1(2)15-1.3 / UL V333
STC: 55-60 (BASED ON ARUP ENGINEERING REPORT)
ACOUSTIC ASSEMBLY INDICATED IN ORANGE ON PLANS

EW4X

METAL PANEL EXTERIOR / GWB INTERIOR

1HR RATED
GA 8105
STC: 55-60 (BASED ON ARUP ENGINEERING REPORT)
ACOUSTIC ASSEMBLY INDICATED IN ORANGE ON PLANS

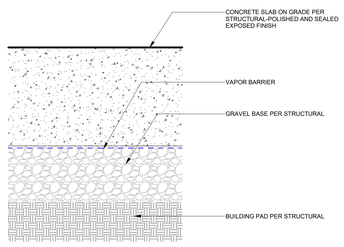


EW5

STUCCO / CMU EXTERIOR

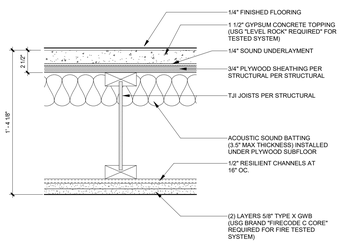
1 WALL TYPES - EXTERIOR

1 : 6



F1

CONCRETE SLAB ON GRADE

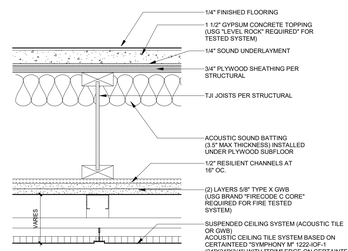


F2

TYPICAL WOOD FLOOR SYSTEM

1HR RATED
GA FC 5011 (PROPRIETARY)

SOUND RATING:
60-64 STC (RAL OT03-05)

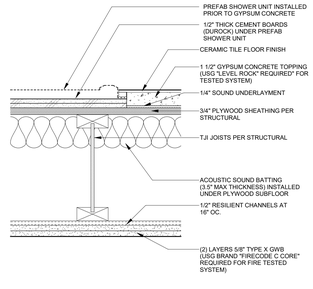


F2-A

TYPICAL WOOD FLOOR SYSTEM

1HR RATED
GA FC 5011 (PROPRIETARY)

SUSPENDED ACOUSTIC CEILING TILE PER SEISMIC ZONE "E" ASSEMBLY REQUIREMENTS BY MANUFACTURER SEISMIC BRACING NOT REQUIRED FOR CEILINGS UNDER 1000 SF PER ASTM E580 REF 5.2.8.1.

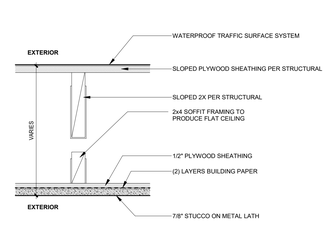


F2-B

TYPICAL WOOD FLOOR SYSTEM-UNDER PREFAB SHOWERS

1HR RATED
GA FC 5011 (PROPRIETARY) UNDER CERAMIC TILE FINISH

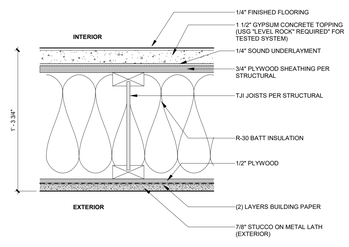
GA FC 5241 (GENERIC) UNDER PREFAB SHOWER UNIT.
NOTE: THIS ASSEMBLY DOES NOT REQUIRE GYPSUM CONCRETE TOPPING FOR 1-HOUR RATING.



F3

EXTERIOR WALKWAY FLOOR SYSTEM

1 HR RATED
GA RC 2601 AND CBC 721.1(2)15-1.3 FOR STUCCO LAYER



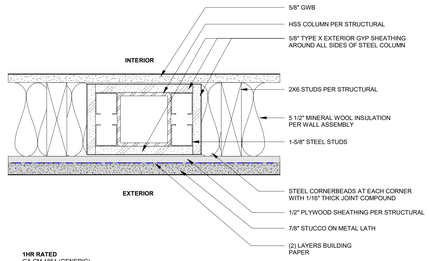
F4

CANTILEVERED WOOD FLOOR SYSTEM (EXTERIOR SOFFIT)

1HR RATED
GA FC 5011 (PROPRIETARY) AND CBC 721.1(2)15-1.3 FOR STUCCO LAYER

2 FLOOR TYPES

1 : 6

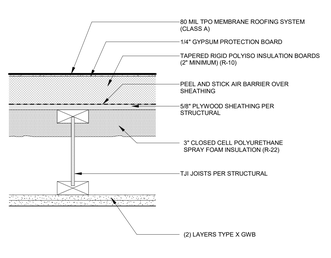


1HR RATED
GA CM 1851 (GENERIC)

REQUIRED FOR ALL PRIMARY STRUCTURAL STEEL COLUMNS LOCATED WITHIN FRAMED WALL ASSEMBLY. THE ENCASEMENT ASSEMBLY MUST BE INTALLED PRIOR TO GWB INSTALLATION

4 TYPICAL STEEL COLUMN ENCASEMENT DETAIL

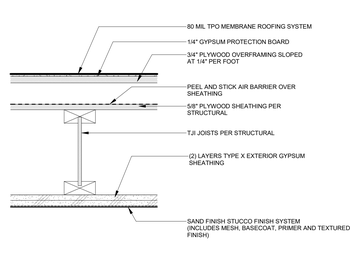
3" = 1'-0"



R1

TYPICAL ROOF SYSTEM

1HR RATED
CBC TABLE 721.1 (3) FLOOR OR ROOF #21



R2

TYPICAL ROOF SYSTEM

1HR RATED
CBC TABLE 721.1 (3) FLOOR OR ROOF #21

3 ROOF TYPES

1 : 6

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REVISIONS TO THIS SHEET

REV.	DATE
ADD-2	2020.06.15
PCC-3	2020.06.05
PCC-2	2020.05.15
PCC-1	2020.04.06

SHEET ISSUE DATE
2020-01-27 PERMIT SET

PROJECT TRACKING
RBA #: 1843

P.I.C: JOHN ROWELL
PM / PA: FRANK VISCONTI

Owner
DANCO

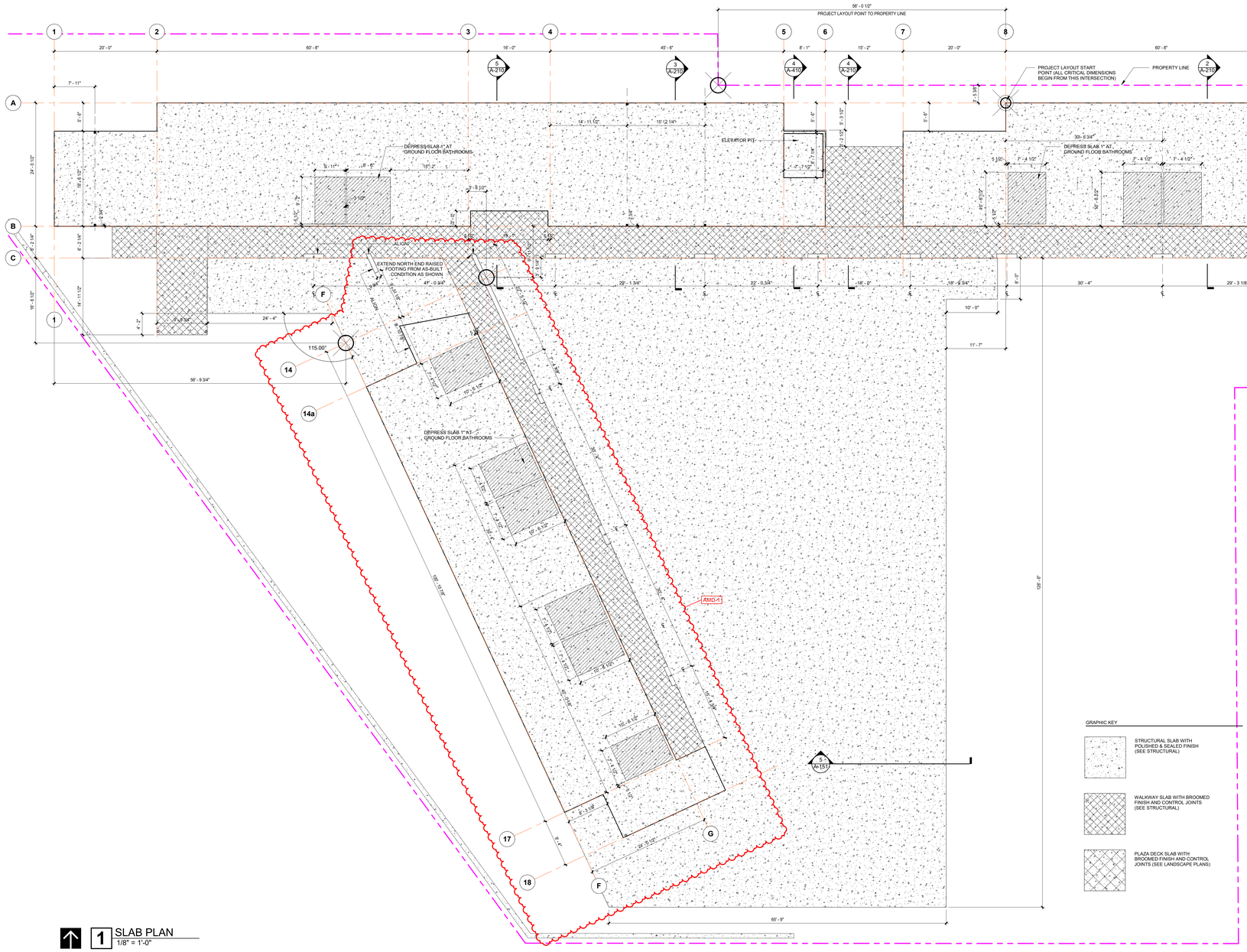
Project Name
SAGE COMMONS

Project Address
80 COLLEGE AVENUE
SANTA ROSA, CA

ASSEMBLIES

A-002

2/22/2021 2:10:43 PM



1 SLAB PLAN
1/8" = 1'-0"

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LICENSED ARCHITECT
JOHN ROWELL
C28507
12-31-2021
Renewal Date
STATE OF CALIFORNIA

REVISIONS TO THIS SHEET

REV.	DATE
AMD-1	2021.02.07

SHEET ISSUE DATE

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PROJECT TRACKING

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PM / PA: FRANK VISCONTI

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Project Name
SAGE COMMONS

Project Address
80 COLLEGE AVENUE
SANTA ROSA, CA

SLAB PLAN

A-110

2/22/2021 2:10:45 PM

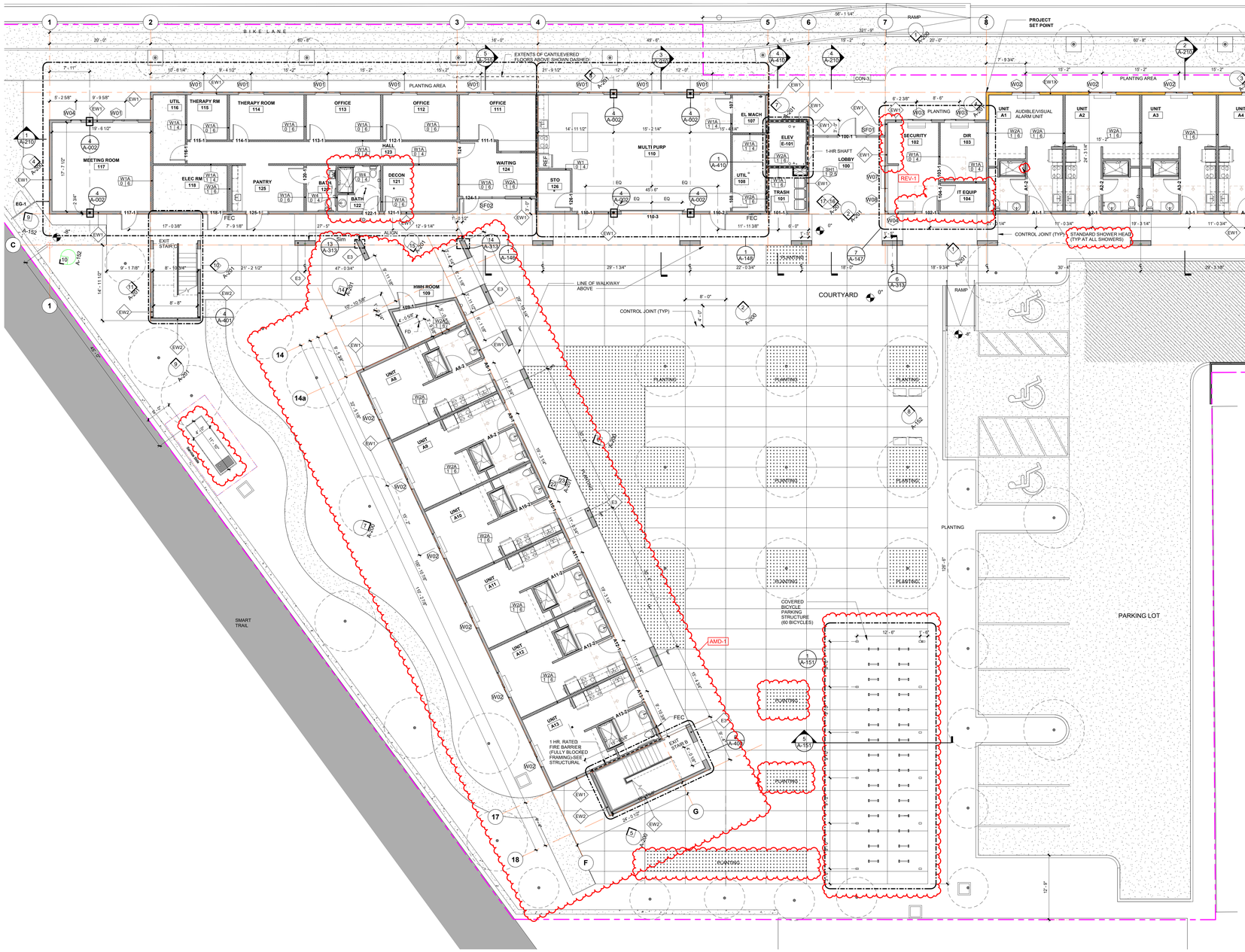
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1 1ST FLOOR
1/8" = 1'-0"

REVISIONS TO THIS SHEET

REV.	DATE
AMD-1	2021.02.07
REV-1	2020.08.24
ADD-2	2020.06.15
PCC-3	2020.06.05
PCC-2	2020.05.15
ADD-1	2020.04.27
PCC-1	2020.04.06

SHEET ISSUE DATE

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PROJECT TRACKING

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Owner

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Project Name

SAGE COMMONS

Project Address

80 COLLEGE AVENUE
SANTA ROSA, CA

GENERAL NOTES: FLOOR PLANS

- SEE ENLARGED UNIT PLANS FOR ALL DWELLING UNIT INTERIOR DIMENSIONS.
- SEE FLOOR PLANS FOR UNIT DEMISING WALLS. DEMISING WALL DIMENSIONS ARE TO CENTER OF WALL PLATE U.N.O.
- COORDINATE EXTERIOR WALL DIMENSIONS WITH DIMENSIONED STOREFRONT ELEVATIONS FOR WALL AND ROUGH OPEN LAYOUTS
- RATED WALL ASSEMBLIES TO BE CONTINUOUS AT INTERSECTIONS WITH NON-RATED WALLS. TYP.
- COORDINATE WITH REFLECTED CEILING PLANS FOR SOFFITS.
- SHEAR WALL PANELS ARE NOT SHOWN ON ARCHITECTURAL PLANS--REFER TO STRUCTURAL.
- WHERE SHEAR WALL SHEATHING OR OTHER FRAMING OFFSETS OCCUR, PROVIDE CONTINUOUS FLUSH INTERIOR WALL FINISH TO THE NEAREST PERPENDICULAR WALL INTERSECTION. FURR FACE OF FRAMING OR PROVIDE ADDITIONAL GWB TO MAINTAIN CONTINUOUS FLAT FINISH WALL SURFACE.

WALL TYPES:

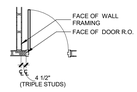
SEE WALL ASSEMBLIES SHEET A-002 FOR:
- EXTERIOR WALL TYPES
- INTERIOR PARTITION TYPES

EXTERIOR WALL TYPES:
SEE WALL TYPE TAGS ON FLOOR PLANS. EW1

INTERIOR PARTITIONS:
SEE PARTITION TAGS ON FLOOR PLANS AND UNIT PLANS. XXX 1 XXX

FIRE RATING: INTERIOR WALLS
- FIRE RATING PER TAG CALL OUT.
- RATED WALLS TO BE FIRE PARTITION CONSTRUCTION U.N.O.
- FIRE BARRIER CONSTRUCTION AT DASHED LOCATIONS.

TYPICAL DOOR FRAMING:



UNLESS NOTED OTHERWISE, DOORS TO BE FRAMED SO THAT THE OUTSIDE FACE OF THE DOOR R.O. IS 4 1/2" OFF ADJACENT WALL.

ENLARGED UNIT PLANS:

SEE UNIT PLANS FOR ALL UNIT INFORMATION INCLUDING:
- PARTITION DIMENSIONS
- PARTITION, DOOR AND CASEWORK CALLOUTS
- INTERIOR ELEVATIONS CALLOUTS
- ENLARGED PLAN CALL OUTS

UNIT PLAN CALL OUT TAG: 1 A-XXX — DRAWING # / SHEET #

1ST FLOOR PLAN

A-111

2/22/2021 2:10:50 PM

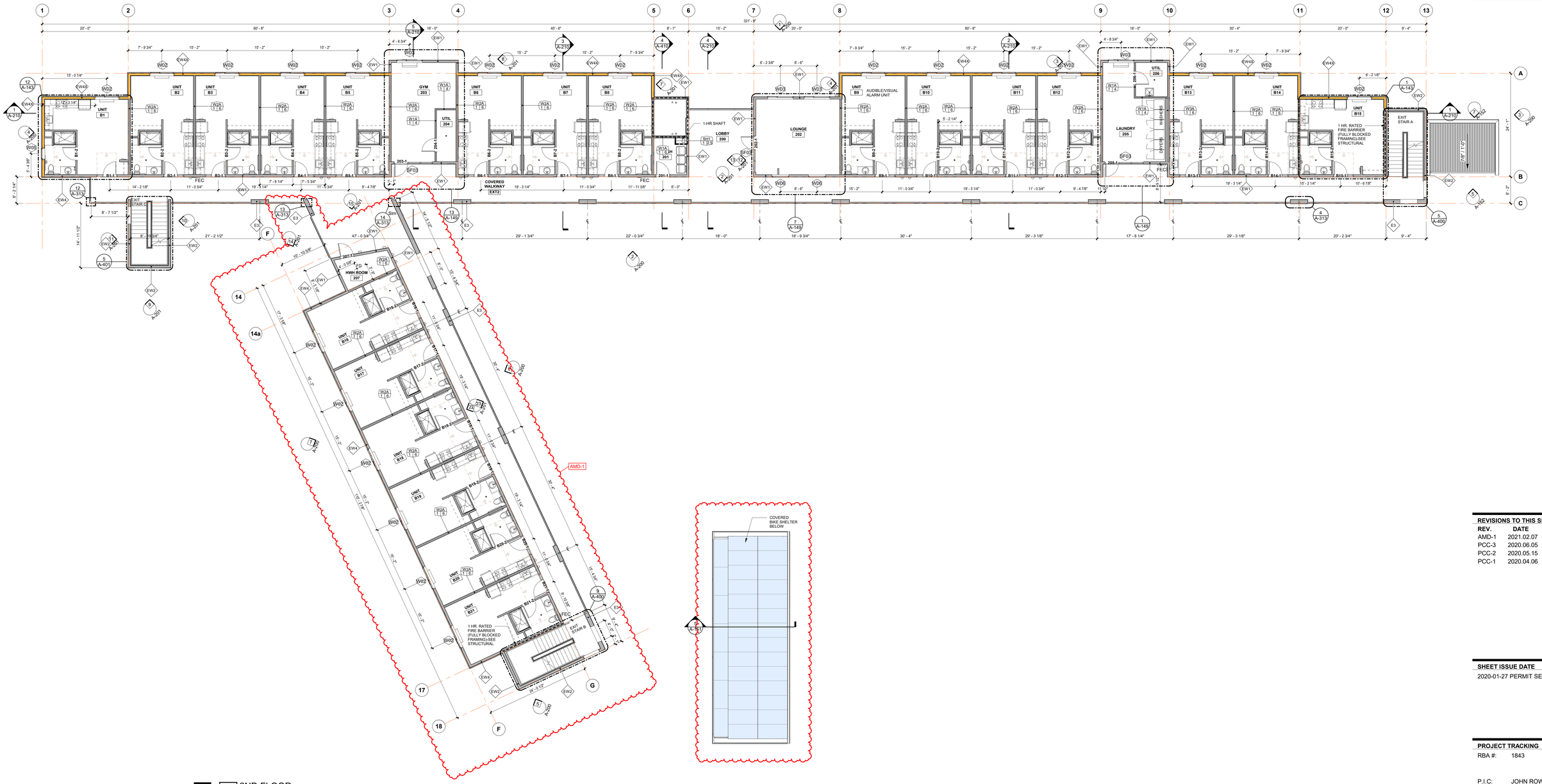
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1 2ND FLOOR
1/8" = 1'-0"

GENERAL NOTES: FLOOR PLANS

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WALL TYPES:

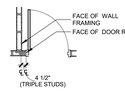
SEE WALL ASSEMBLIES SHEET A-002 FOR:
- EXTERIOR WALL TYPES
- INTERIOR PARTITION TYPES

EXTERIOR WALL TYPES:
SEE WALL TYPE TAGS ON FLOOR PLANS.

INTERIOR PARTITIONS:
SEE PARTITION TAGS ON FLOOR PLANS AND UNIT PLANS.

FIRE RATING: INTERIOR WALLS
- FIRE RATING PER TAG CALL OUT.
- RATED WALLS TO BE FIRE PARTITION CONSTRUCTION U.N.O.
- FIRE BARRIER CONSTRUCTION AT DASHED LOCATIONS.

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ENLARGED UNIT PLANS:

SEE UNIT PLANS FOR ALL UNIT INFORMATION INCLUDING:
- PARTITION DIMENSIONS
- PARTITION, DOOR AND CASEWORK CALLOUTS
- INTERIOR ELEVATIONS CALLOUTS
- ENLARGED PLAN CALL OUTS

UNIT PLAN CALL OUT TAG: 1 A-XXX — DRAWING # / SHEET #

REVISIONS TO THIS SHEET

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SAGE COMMONS

Project Address

80 COLLEGE AVENUE
SANTA ROSA, CA

2ND FLOOR PLAN

A-112

2/22/2021 2:10:53 PM

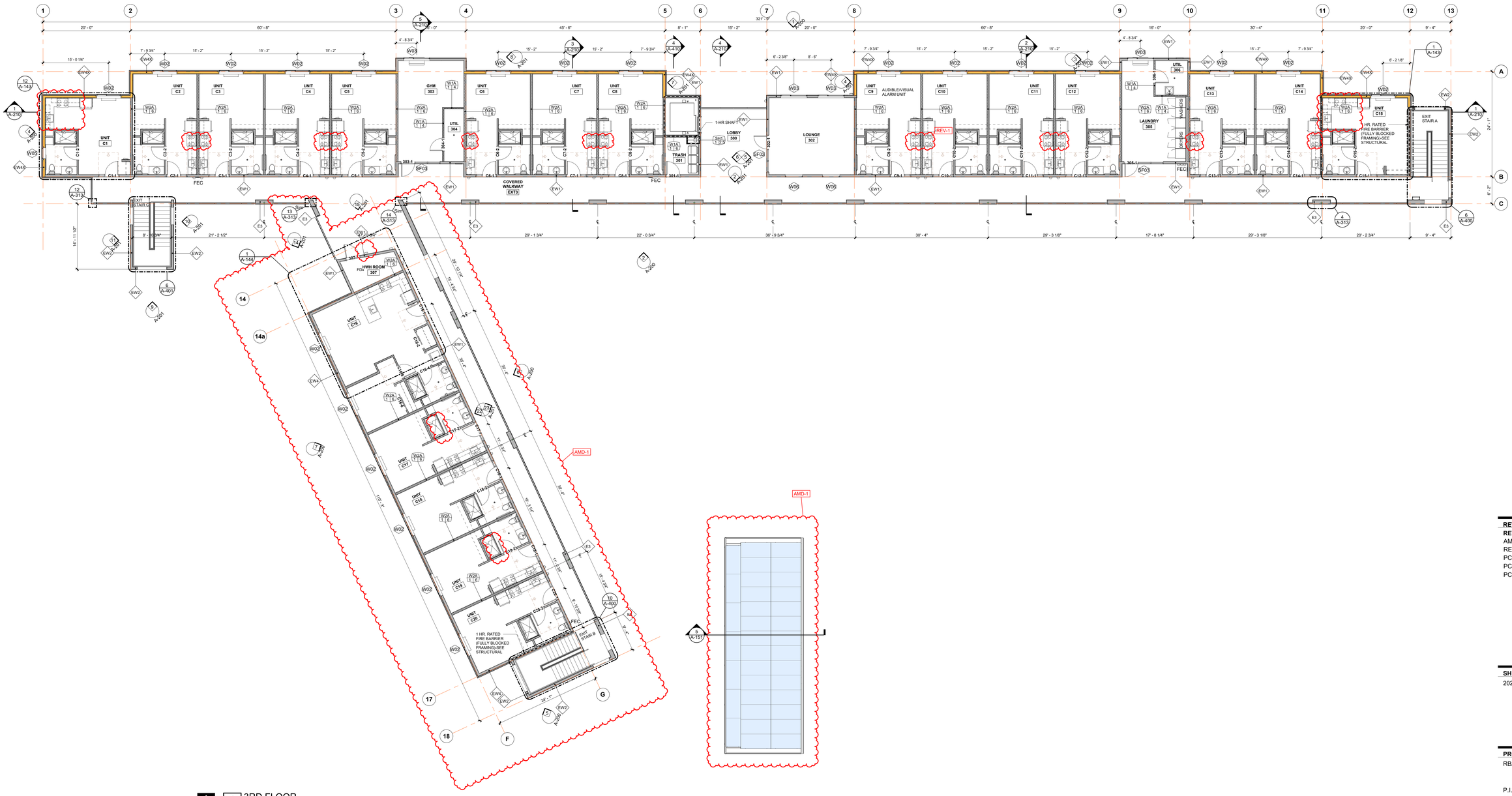
ROWELL BROKAW

1203 Willamette Street
Suite 210
Eugene, Oregon 97401
541 485 1003
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STAMP





1 3RD FLOOR
1/8" = 1'-0"

GENERAL NOTES: FLOOR PLANS

- SEE ENLARGED UNIT PLANS FOR ALL DWELLING UNIT INTERIOR DIMENSIONS.
- SEE FLOOR PLANS FOR UNIT DEMISING WALLS. DEMISING WALL DIMENSIONS ARE TO CENTER OF WALL PLATE U.N.O.
- COORDINATE EXTERIOR WALL DIMENSIONS WITH DIMENSIONED STOREFRONT ELEVATIONS FOR WALL AND ROUGH OPEN LAYOUTS
- RATED WALL ASSEMBLIES TO BE CONTINUOUS AT INTERSECTIONS WITH NON-RATED WALLS. TYP.
- COORDINATE WITH REFLECTED CEILING PLANS FOR SOFFITS.
- SHEAR WALL PANELS ARE NOT SHOWN ON ARCHITECTURAL PLANS--REFER TO STRUCTURAL.
- WHERE SHEAR WALL SHEATHING OR OTHER FRAMING OFFSETS OCCUR, PROVIDE CONTINUOUS FLUSH INTERIOR WALL FINISH TO THE NEAREST PERPENDICULAR WALL INTERSECTION. FURR FACE OF FRAMING OR PROVIDE ADDITIONAL GWB TO MAINTAIN CONTINUOUS FLAT FINISH WALL SURFACE.

WALL TYPES:

SEE WALL ASSEMBLIES SHEET A-002 FOR:
- EXTERIOR WALL TYPES
- INTERIOR PARTITION TYPES

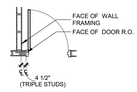
EXTERIOR WALL TYPES:
SEE WALL TYPE TAGS ON FLOOR PLANS.

INTERIOR PARTITIONS:
SEE PARTITION TAGS ON FLOOR PLANS AND UNIT PLANS.

EW1 / XXX 1 XX

FIRE RATING: INTERIOR WALLS
- FIRE RATING PER TAG CALL OUT.
- RATED WALLS TO BE FIRE PARTITION CONSTRUCTION U.N.O.
- FIRE BARRIER CONSTRUCTION AT DASHED LOCATIONS.

TYPICAL DOOR FRAMING:



UNLESS NOTED OTHERWISE, DOORS TO BE FRAMED SO THAT THE OUTSIDE FACE OF THE DOOR R.O. IS 4 1/2" OFF ADJACENT WALL.

ENLARGED UNIT PLANS:

SEE UNIT PLANS FOR ALL UNIT INFORMATION INCLUDING:
- PARTITION DIMENSIONS
- PARTITION, DOOR AND CASEWORK CALLOUTS
- INTERIOR ELEVATIONS CALLOUTS
- ENLARGED PLAN CALL OUTS

UNIT PLAN CALL OUT TAG: 1 / A-XXX — DRAWING # / SHEET #

REVISIONS TO THIS SHEET

REV.	DATE
AMD-1	2021.02.07
REV-1	2020.08.24
PCC-3	2020.06.05
PCC-2	2020.05.15
PCC-1	2020.04.06

SHEET ISSUE DATE

2020-01-27 PERMIT SET

PROJECT TRACKING

RBA #: 1843

P.I.C: JOHN ROWELL
PM / PA: FRANK VISCONTI

Owner
DANCO

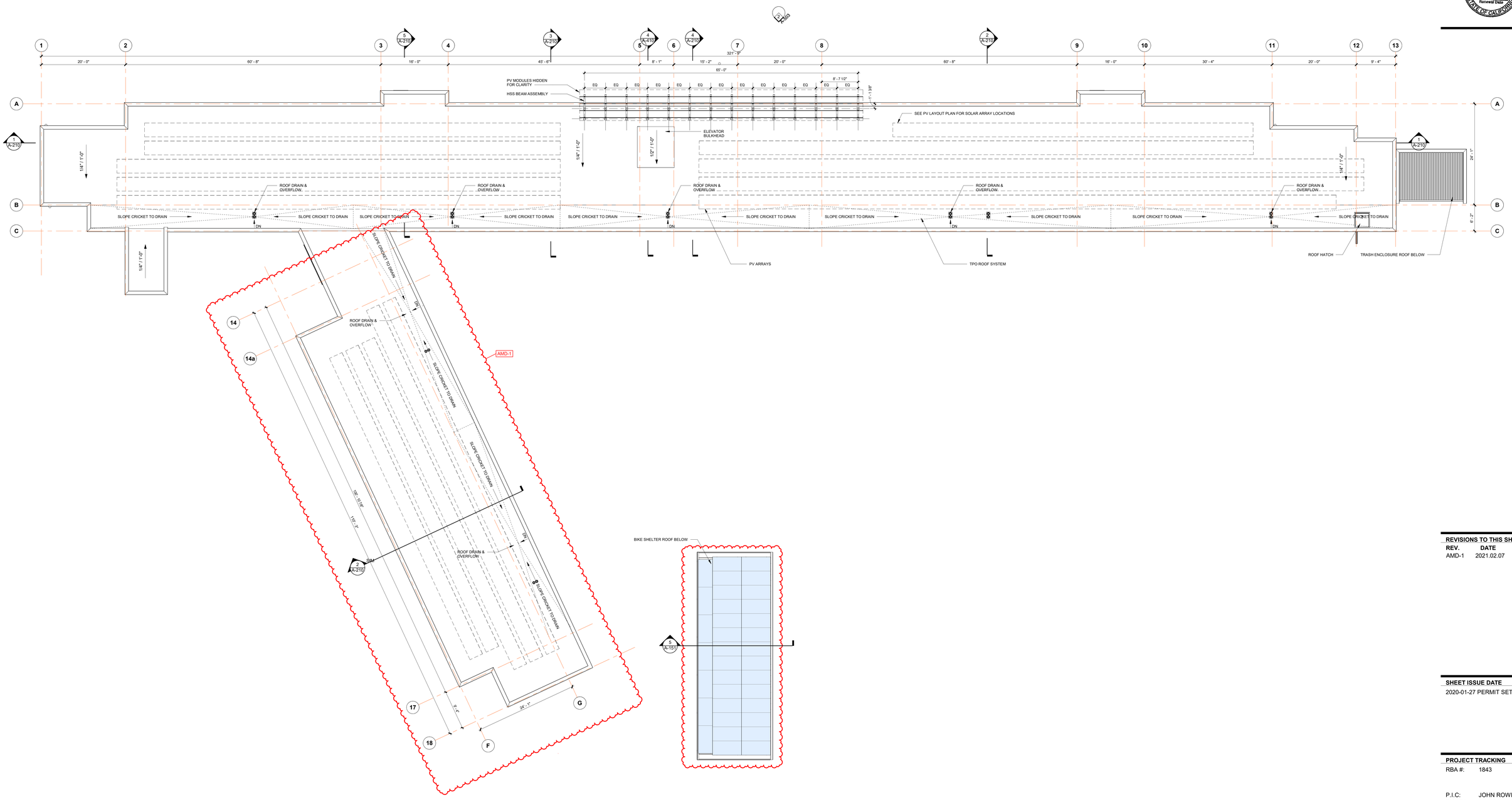
Project Name
SAGE COMMONS

Project Address
80 COLLEGE AVENUE
SANTA ROSA, CA

3RD FLOOR PLAN

A-113

2/22/2021 2:10:59 PM



1 ROOF
1/8" = 1'-0"

GENERAL NOTES: FLOOR PLANS

- SEE ENLARGED UNIT PLANS FOR ALL DWELLING UNIT INTERIOR DIMENSIONS.
- SEE FLOOR PLANS FOR UNIT DEMISING WALLS. DEMISING WALL DIMENSIONS ARE TO CENTER OF WALL PLATE U.N.O.
- COORDINATE EXTERIOR WALL DIMENSIONS WITH DIMENSIONED STOREFRONT ELEVATIONS FOR WALL AND ROUGH OPEN LAYOUTS
- RATED WALL ASSEMBLIES TO BE CONTINUOUS AT INTERSECTIONS WITH NON-RATED WALLS. TYP.
- COORDINATE WITH REFLECTED CEILING PLANS FOR SOFFITS.
- SHEAR WALL PANELS ARE NOT SHOWN ON ARCHITECTURAL PLANS--REFER TO STRUCTURAL.
- WHERE SHEAR WALL SHEATHING OR OTHER FRAMING OFFSETS OCCUR, PROVIDE CONTINUOUS FLUSH INTERIOR WALL FINISH TO THE NEAREST PERPENDICULAR WALL INTERSECTION. FURR FACE OF FRAMING OR PROVIDE ADDITIONAL GWB TO MAINTAIN CONTINUOUS FLAT FINISH WALL SURFACE.

WALL TYPES:

SEE WALL ASSEMBLIES SHEET A-002 FOR:
- EXTERIOR WALL TYPES
- INTERIOR PARTITION TYPES

EXTERIOR WALL TYPES:
SEE WALL TYPE TAGS ON FLOOR PLANS.

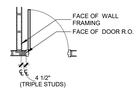
INTERIOR PARTITIONS:
SEE PARTITION TAGS ON FLOOR PLANS AND UNIT PLANS.

EW1

XXX
1 XX

FIRE RATING: INTERIOR WALLS
- FIRE RATING PER TAG CALL OUT.
- RATED WALLS TO BE FIRE PARTITION CONSTRUCTION U.N.O.
- FIRE BARRIER CONSTRUCTION AT DASHED LOCATIONS.

TYPICAL DOOR FRAMING:



UNLESS NOTED OTHERWISE, DOORS TO BE FRAMED SO THAT THE OUTSIDE FACE OF THE DOOR R.O. IS 4 1/2" OFF ADJACENT WALL.

ENLARGED UNIT PLANS:

SEE UNIT PLANS FOR ALL UNIT INFORMATION INCLUDING:
- PARTITION DIMENSIONS
- PARTITION, DOOR AND CASEWORK CALLOUTS
- INTERIOR ELEVATIONS CALLOUTS
- ENLARGED PLAN CALL OUTS

UNIT PLAN CALL OUT TAG:

1 A-XXX — DRAWING #, SHEET #

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LICENSED ARCHITECT — JOHN ROWELL — C28507 — 12-31-2021 Renewal Date — STATE OF CALIFORNIA

REVISIONS TO THIS SHEET

REV.	DATE
AMD-1	2021.02.07

SHEET ISSUE DATE
2020-01-27 PERMIT SET

PROJECT TRACKING
RBA #: 1843

P.I.C: JOHN ROWELL
PM / PA: FRANK VISCONTI

Owner
DANCO

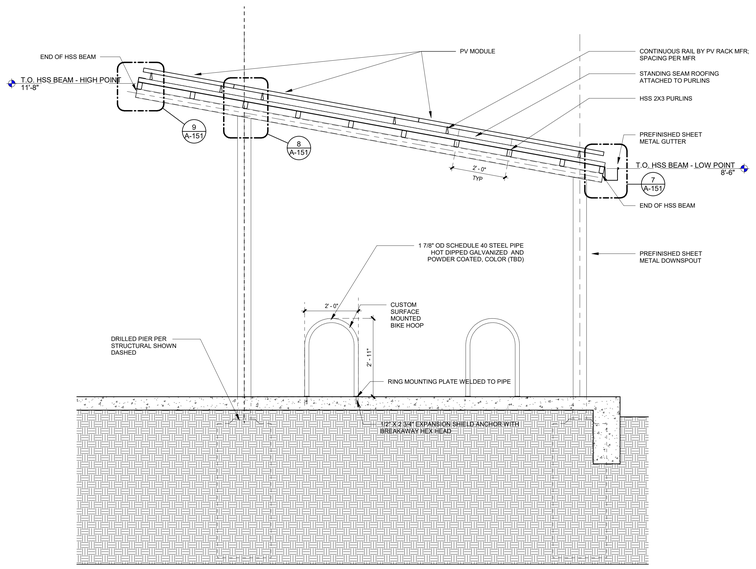
Project Name
SAGE COMMONS

Project Address
80 COLLEGE AVENUE
SANTA ROSA, CA

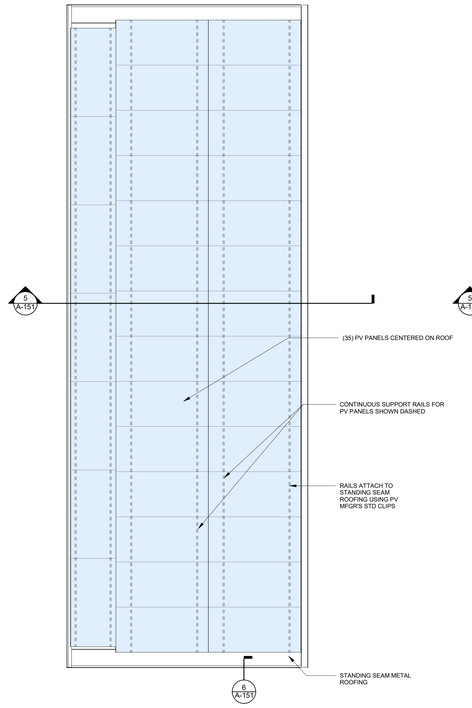
ROOF PLAN

A-114

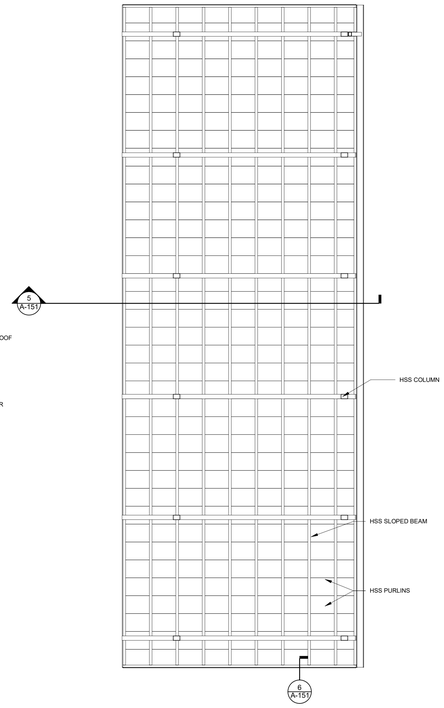
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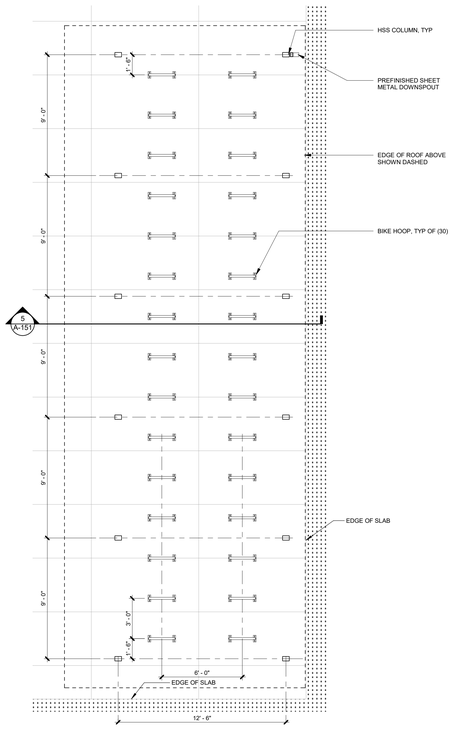
5 SECTION - BIKE SHELTER
1/2" = 1'-0"



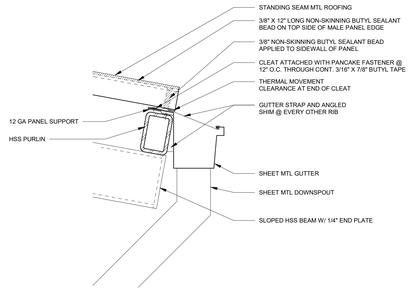
3 ROOF PLAN - BIKE SHELTER
1/4" = 1'-0"



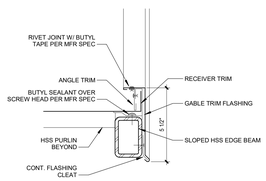
2 RCP - BIKE SHELTER
1/4" = 1'-0"



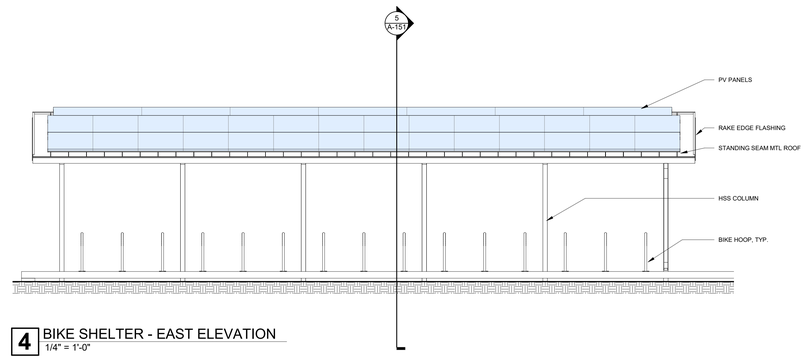
1 PLAN - BIKE SHELTER
1/4" = 1'-0"



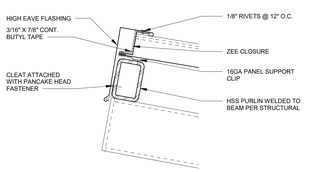
7 METAL ROOF - BOTTOM EDGE
3" = 1'-0"



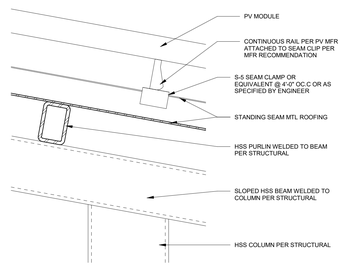
6 METAL ROOF - RAKE EDGE
3" = 1'-0"



4 BIKE SHELTER - EAST ELEVATION
1/4" = 1'-0"



9 METAL ROOF - TOP EDGE
3" = 1'-0"



8 TOP OF COLUMN CONNECTION - SIDE
3" = 1'-0"

NOTE: ORIENTATION OF THE BIKE SHELTER HAS BEEN MODIFIED ON SITE PLAN TO FACE EAST/WEST FROM ITS ORIGINAL NORTH SOUTH ORIENTATION. ALL DETAILS REMAIN THE SAME.

AMD-1

ROWELL BROKAW

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REGISTERED ARCHITECT JOHN ROWELL C28587 12-31-2021 Renewal Date STATE OF CALIFORNIA

REVISIONS TO THIS SHEET

REV.	DATE
AMD-1	2021.02.07
PCC-1	2020.04.06

SHEET ISSUE DATE
2020-01-27 PERMIT SET

PROJECT TRACKING
RBA #: 1843

P.I.C.: JOHN ROWELL
PM / PA: FRANK VISCONTI

Owner
DANCO

Project Name
SAGE COMMONS

Project Address
80 COLLEGE AVENUE SANTA ROSA, CA

SITE DETAILS - BIKE SHELTER

A-151

2/22/2021 2:11:03 PM

EXTERIOR MATERIALS KEY		
ID	**MATERIAL**	**DESCRIPTION**
CN-1	CONCRETE	EXPOSED CONCRETE
FL-1	FLASHING AND TRIM	PRE-FINISHED GALVANIZED STEEL TO MATCH METAL PANELS
MP-1	METAL PANELING	VERTICAL METAL PANEL. 22 GAUGE CONCEALED FASTENER 2"-4"-2"-4" PATTERN. COOL ZACTIQUE COLOR. (SIM TO AEP SPAN FLEX SERIES)
RL-1	PLANK RAILING	SYNTHETIC WOOD BOARDS FASTENED TO GALVANIZED STEEL FRAME
ST-1	STUCCO	WHITE
ST-2	STUCCO	ACCENT COLOR
VN-1	VINYL WINDOW FRAME	WHITE VINYL

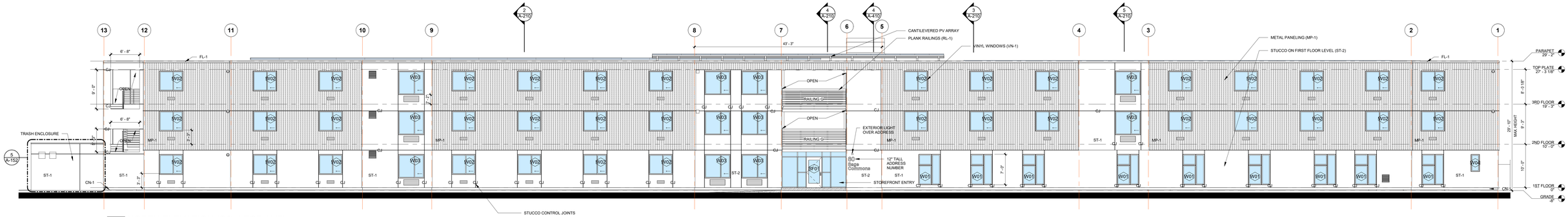
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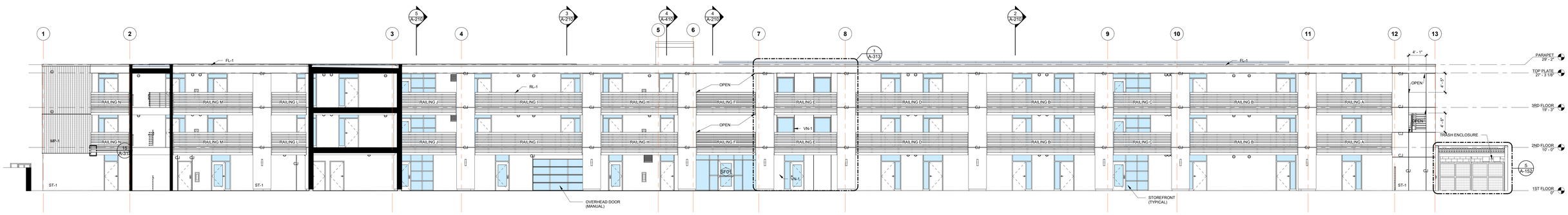
Architecture. Design. Strategy.

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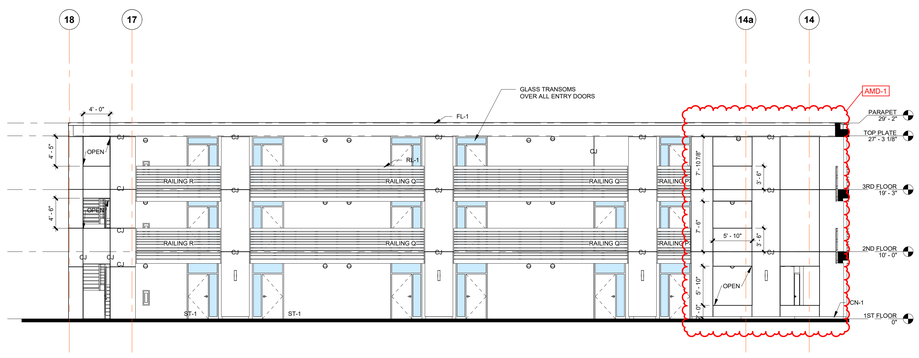




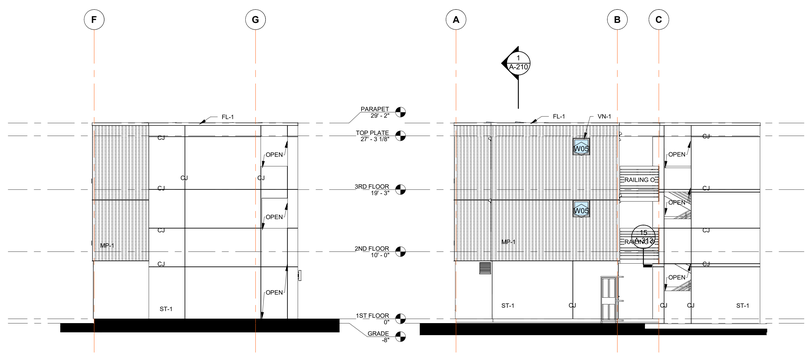
1 NORTH ELEVATION (COLLEGE AVE)
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"

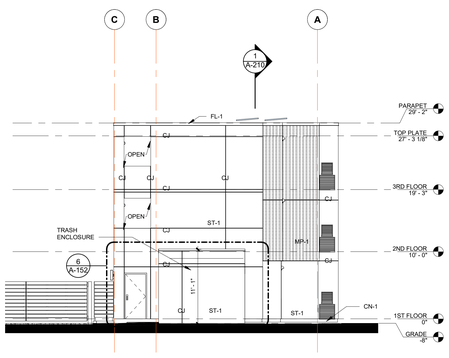


6 EAST ELEVATION - WING
1/8" = 1'-0"

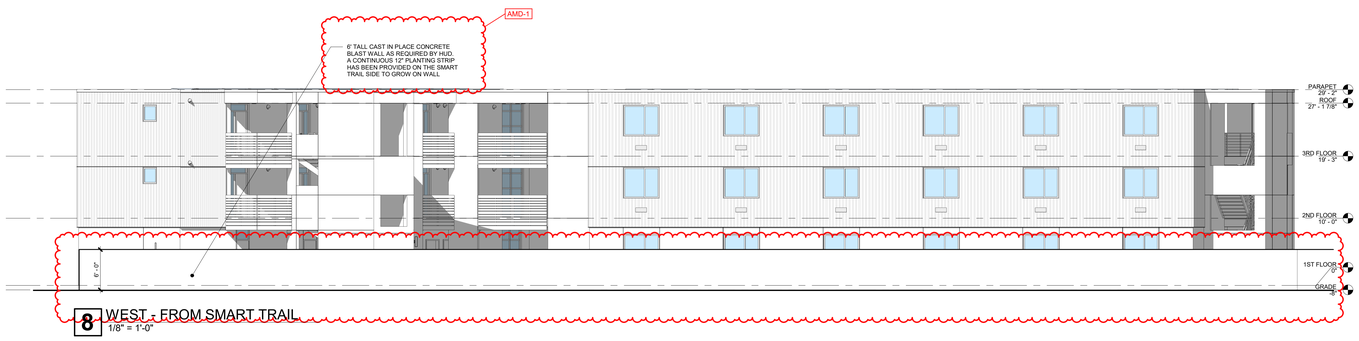


5 SOUTH ELEVATION - WING
1/8" = 1'-0"

4 WEST ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION (CLEVELAND AVE)
1/8" = 1'-0"



8 WEST - FROM SMART TRAIL
1/8" = 1'-0"



7 WEST ELEVATION - WING
1/8" = 1'-0"

REVISIONS TO THIS SHEET

REV.	DATE
AMD-1	2021.02.07
ASI-7	2021.01.13
REV-1	2020.08.24
ADD-2	2020.06.15
PCC-2	2020.05.15
ADD-1	2020.04.27
PCC-1	2020.04.06

SHEET ISSUE DATE

2020-01-27 PERMIT SET

PROJECT TRACKING

RBA #: 1843

P.I.C: JOHN ROWELL
PM / PA: FRANK VISCONTI

Owner

DANCO

Project Name

SAGE COMMONS

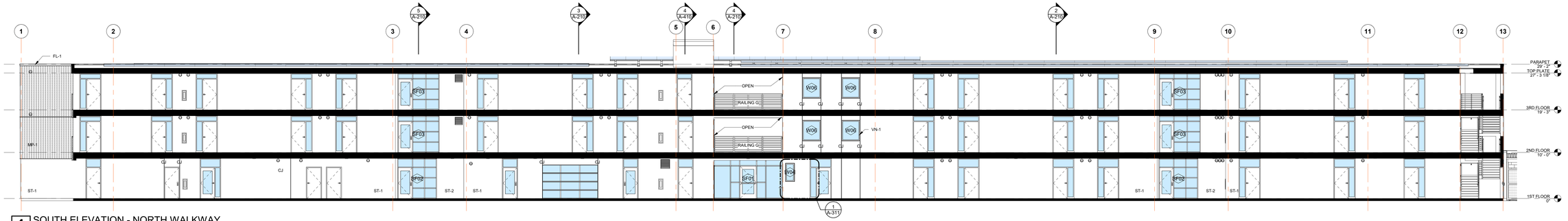
Project Address

**80 COLLEGE AVENUE
SANTA ROSA, CA**

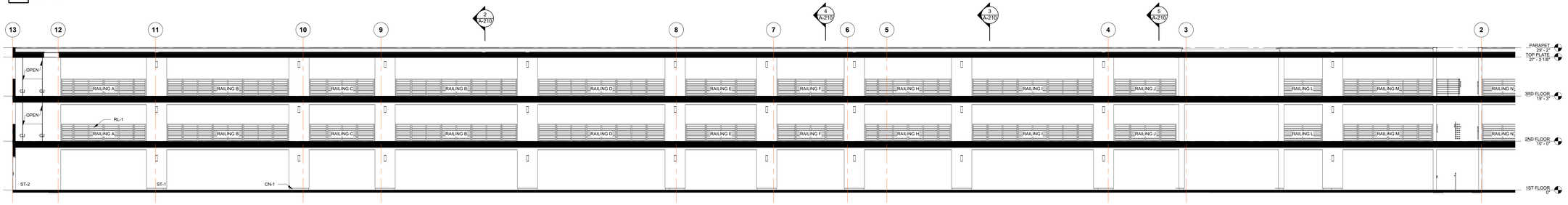
BUILDING ELEVATIONS

A-200

4/19/2021 3:54:49 PM

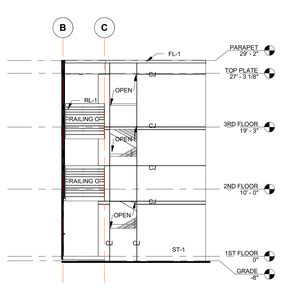


1 SOUTH ELEVATION - NORTH WALKWAY
1/8" = 1'-0"

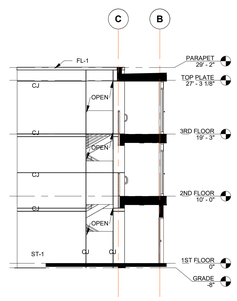


2 NORTH ELEVATION - NORTH WALKWAY
1/8" = 1'-0"

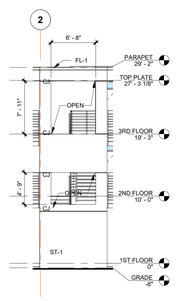
KEYNOTE LEGEND



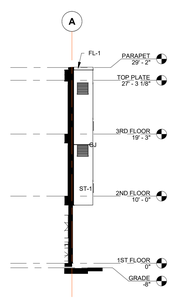
11 WEST - WEST STAIR
1/8" = 1'-0"



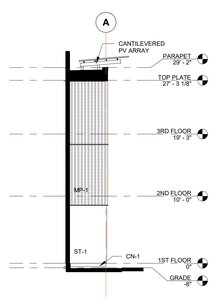
10 EAST - WEST STAIR
1/8" = 1'-0"



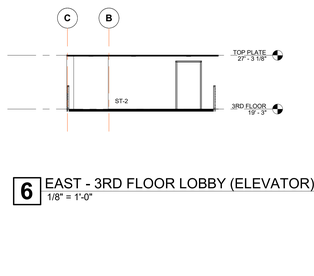
9 SOUTH - WEST STAIR
1/8" = 1'-0"



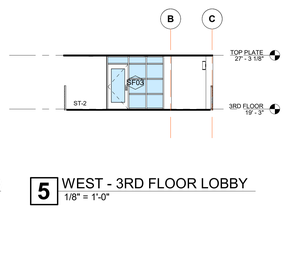
8 EAST - WEST PROJECTION
1/8" = 1'-0"



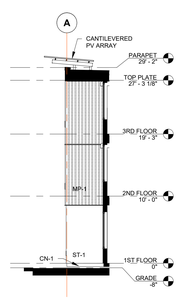
7 EAST - LOBBY INSET
1/8" = 1'-0"



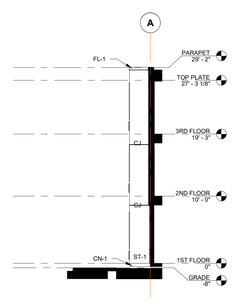
6 EAST - 3RD FLOOR LOBBY (ELEVATOR)
1/8" = 1'-0"



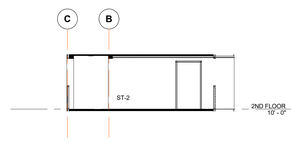
5 WEST - 3RD FLOOR LOBBY
1/8" = 1'-0"



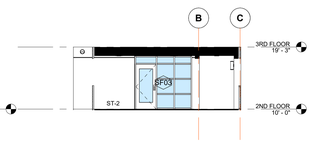
4 WEST - LOBBY INSET
1/8" = 1'-0"



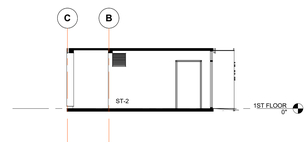
3 WEST - EAST PROJECTION
1/8" = 1'-0"



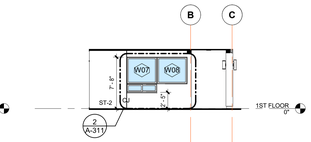
13 EAST - 2ND FLOOR LOBBY (ELEVATOR)
1/8" = 1'-0"



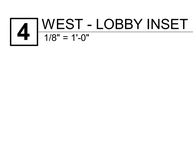
12 WEST - 2ND FLOOR LOBBY
1/8" = 1'-0"



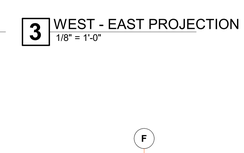
17 EAST - 1ST FLOOR LOBBY (ELEVATOR)
1/8" = 1'-0"



16 WEST - 1ST FLOOR LOBBY
1/8" = 1'-0"

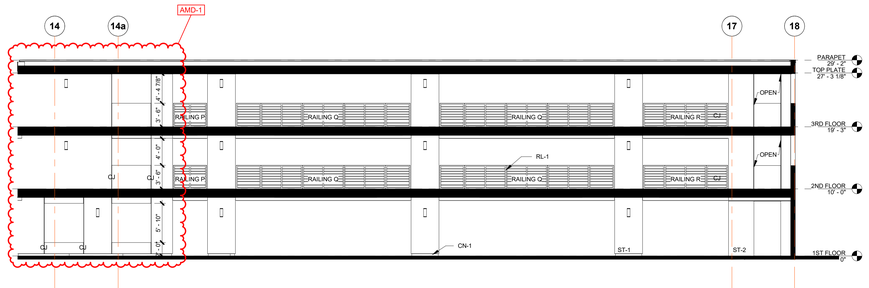


15 NORTH - WING - HWH RM
1/8" = 1'-0"

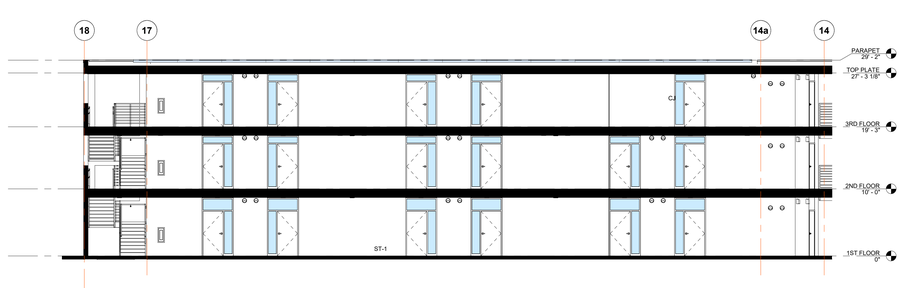


14 NORTH - WING
1/8" = 1'-0"

EXTERIOR MATERIALS KEY		
ID	**MATERIAL**	**DESCRIPTION**
CN-1	**CONCRETE**	**EXPOSED CONCRETE**
FL-1	**FLASHING AND TRIM**	**PRE-FINISHED GALVANIZED STEEL TO MATCH METAL PANELS**
MP-1	**METAL PANELING**	**VERTICAL METAL PANEL. 22 GAUGE CONCEALED FASTENER 2"-4"-2"-4" PATTERN. COOL ZACTIQUE COLOR. (SIM TO AEP SPAN FLEX SERIES)**
RL-1	**PLANK RAILING**	**SYNTHETIC WOOD BOARDS FASTENED TO GALVANIZED STEEL FRAME**
ST-1	**STUCCO**	**WHITE**
ST-2	**STUCCO**	**ACCENT COLOR**
VN-1	**VINYL WINDOW FRAME**	**WHITE VINYL**



23 WEST ELEVATION - SOUTH WALKWAY
1/8" = 1'-0"



22 EAST ELEVATION - SOUTH WALKWAY
1/8" = 1'-0"

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LICENSED ARCHITECT
JOHN ROWELL
C28507
12-31-2021
Renewal Date
STATE OF CALIFORNIA

REVISIONS TO THIS SHEET

REV.	DATE
AMD-1	2021.02.07
ADD-2	2020.06.15
PCC-1	2020.04.06

SHEET ISSUE DATE
2020-01-27 PERMIT SET

PROJECT TRACKING
RBA #: 1843

P.I.C: JOHN ROWELL
PM / PA: FRANK VISCONTI

Owner
DANCO

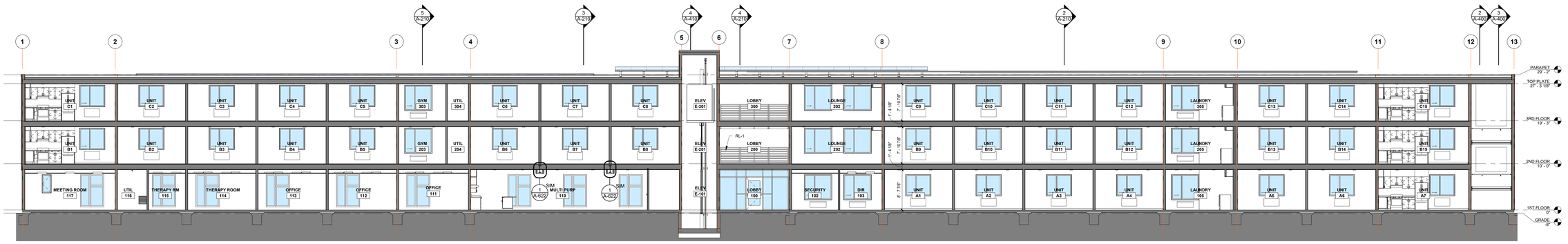
Project Name
SAGE COMMONS

Project Address
80 COLLEGE AVENUE
SANTA ROSA, CA

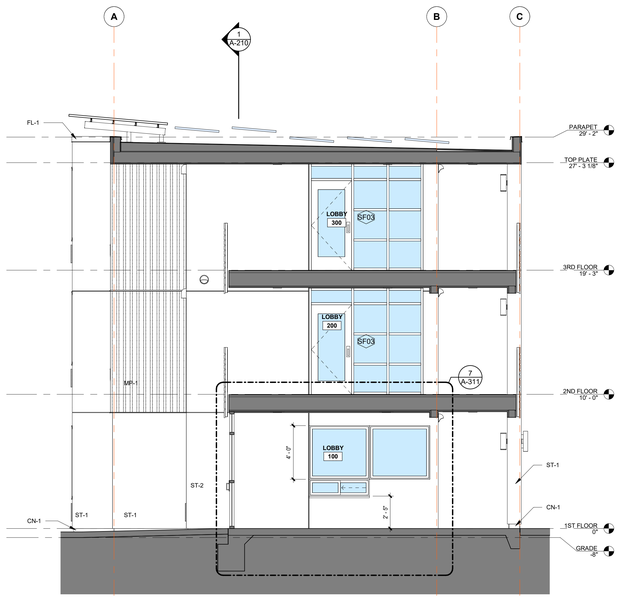
BUILDING ELEVATIONS

A-201

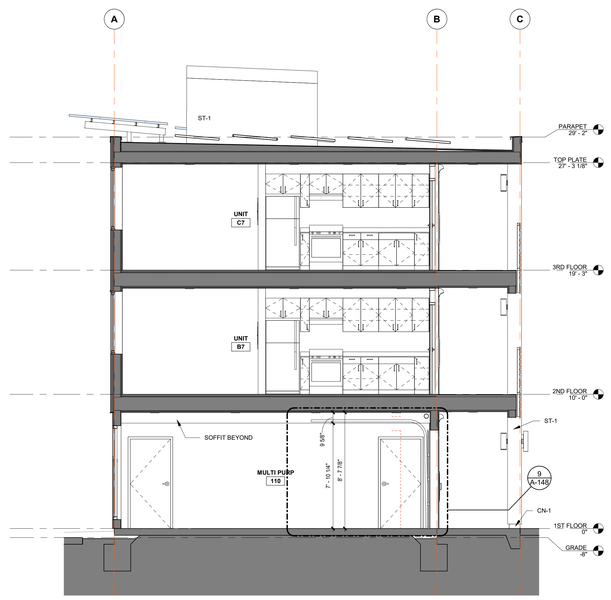
2/22/2021 2:11:11 PM



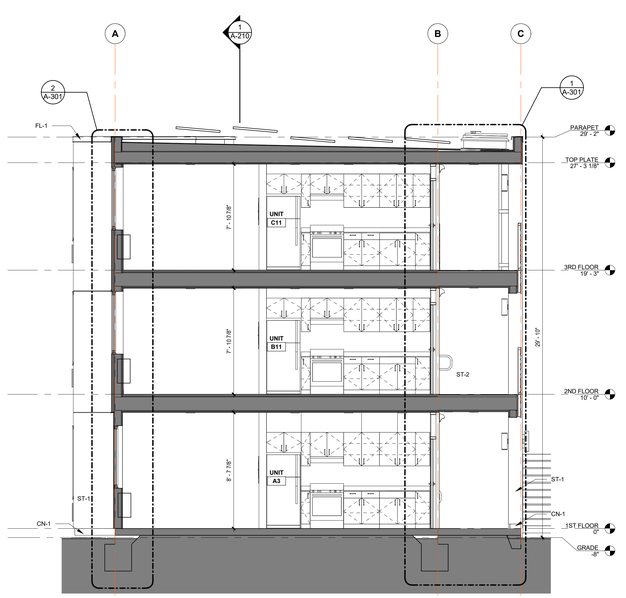
1 EAST WEST LONGITUDINAL SECTION A
1/8" = 1'-0"



4 NORTH SOUTH SECTION D - LOBBY
1/4" = 1'-0"

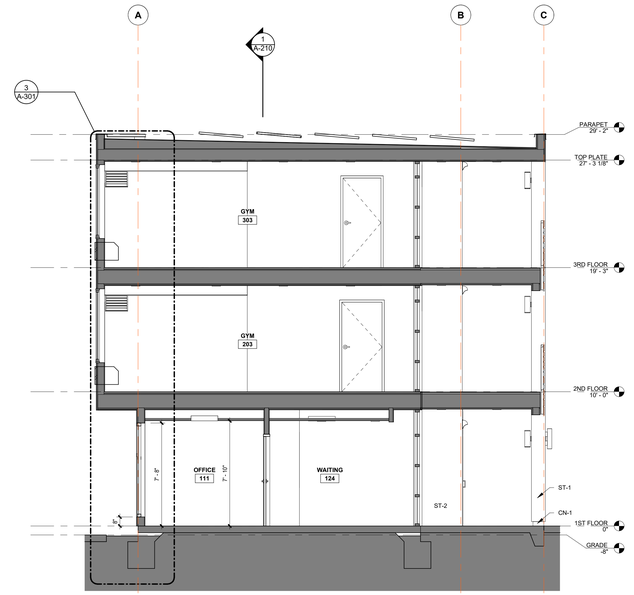


3 NORTH SOUTH SECTION F
1/4" = 1'-0"



2 NORTH SOUTH SECTION A
1/4" = 1'-0"

EXTERIOR MATERIALS KEY		
ID	MATERIAL	DESCRIPTION
CN-1	CONCRETE	EXPOSED CONCRETE
FL-1	FLASHING AND TRIM	PRE-FINISHED GALVANIZED STEEL TO MATCH METAL PANELS
MP-1	METAL PANELING	VERTICAL METAL PANEL. 22 GAUGE CONCEALED FASTENER 2"-4"-2"-4" PATTERN. COOL ZACTIQUE COLOR. (SIM TO AEP SPAN FLEX SERIES)
RL-1	PLANK RAILING	SYNTHETIC WOOD BOARDS FASTENED TO GALVANIZED STEEL FRAME
ST-1	STUCCO	WHITE
ST-2	STUCCO	ACCENT COLOR
VN-1	VINYL WINDOW FRAME	WHITE VINYL



5 NORTH SOUTH SECTION G
1/4" = 1'-0"

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LICENSED ARCHITECT
JOHN ROWELL
C28587
12-31-2021
Renewal Date
STATE OF CALIFORNIA

REVISIONS TO THIS SHEET

REV.	DATE
PCC-1	2020.04.06

SHEET ISSUE DATE
2020-01-27 PERMIT SET

PROJECT TRACKING
RBA #: 1843

P.I.C: JOHN ROWELL
PM / PA: FRANK VISCONTI

Owner
DANCO

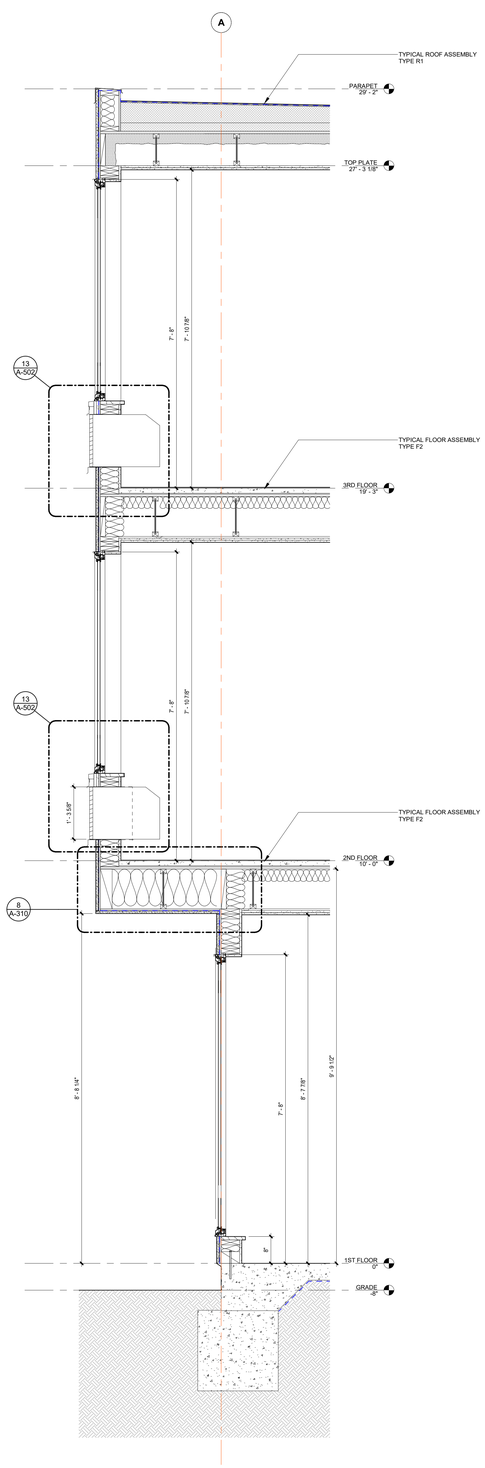
Project Name
SAGE COMMONS

Project Address
80 COLLEGE AVENUE
SANTA ROSA, CA

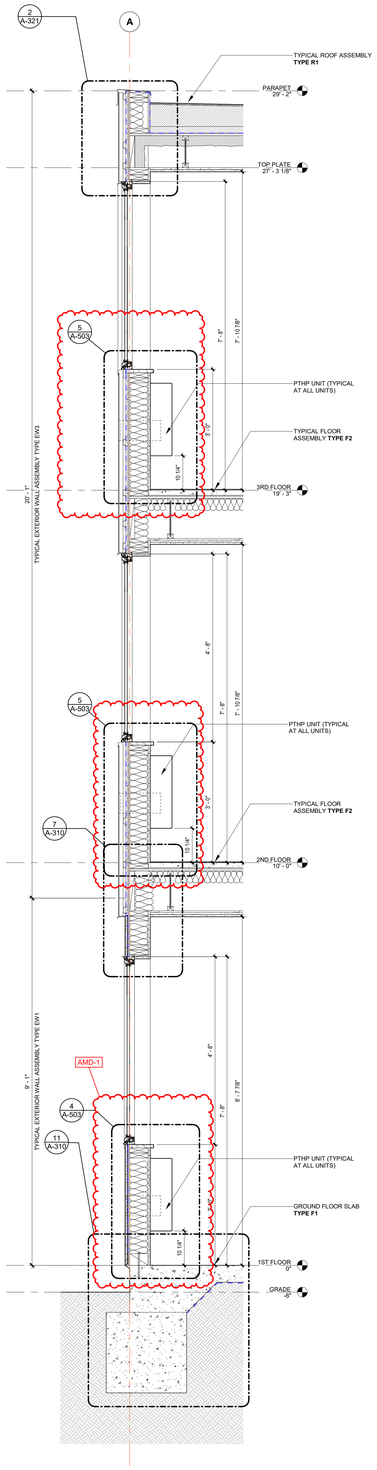
BUILDING SECTIONS

A-210

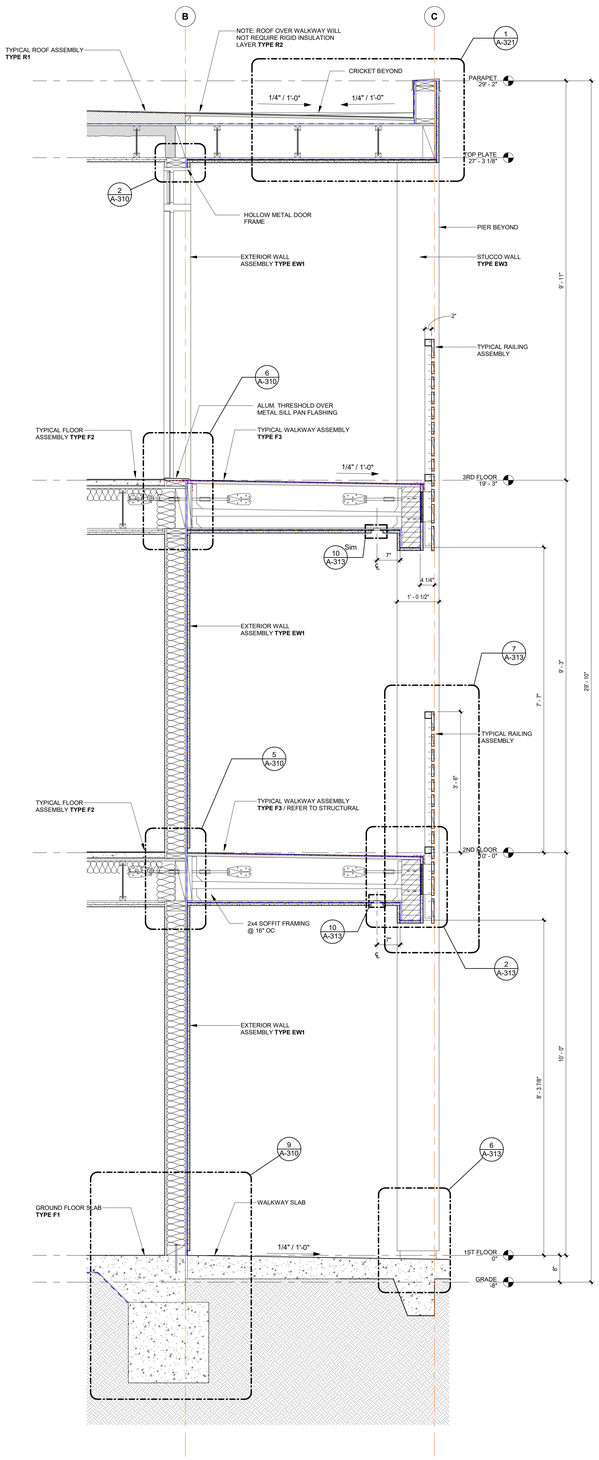
2/2/2021 2:11:13 PM



3 WALL SECTION AT CANTILEVER
3/4" = 1'-0"



2 TYPICAL WALL SECTION
3/4" = 1'-0"



1 WALL SECTION AT TYP WALKWAY
3/4" = 1'-0"

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REGISTERED ARCHITECT JOHN ROWELL C28507 12-31-2021 Renewal Date STATE OF CALIFORNIA

REVISIONS TO THIS SHEET

REV.	DATE
AMD-1	2021.02.07
PCC-1	2020.04.06

SHEET ISSUE DATE

2020-01-27 PERMIT SET

PROJECT TRACKING

RBA #: 1843

P.I.C: JOHN ROWELL
PM / PA: FRANK VISCONTI

Owner

DANCO

Project Name

SAGE COMMONS

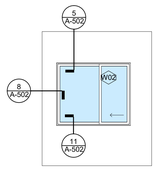
Project Address

80 COLLEGE AVENUE
SANTA ROSA, CA

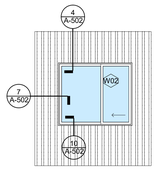
WALL SECTIONS

A-301

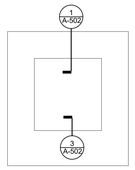
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STUCCO

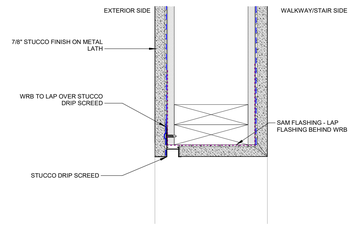


METAL PANEL

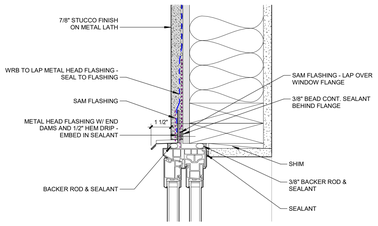


STUCCO EXT. OPENING AT STAIRS

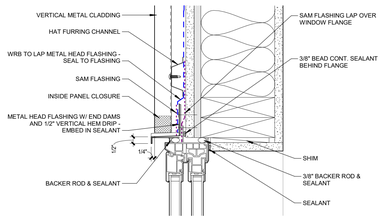
2 TYP. WDW & DOOR DETAILS PER CLADDING TYPE
1/4" = 1'-0"



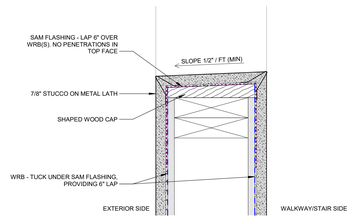
1 OPENING HEAD @ STUCCO EXT. WALL
3" = 1'-0"



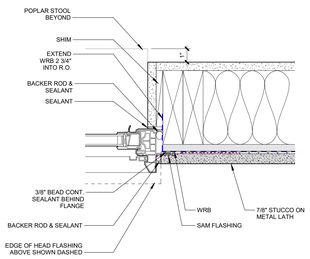
5 WDW HEAD @ STUCCO
3" = 1'-0"



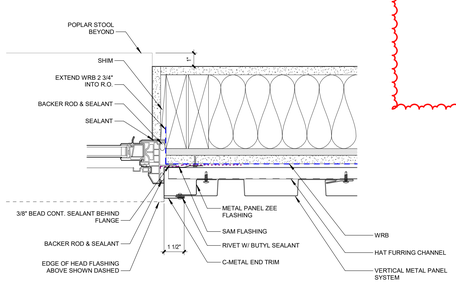
4 WDW HEAD @ METAL PANEL
3" = 1'-0"



3 OPENING SILL @ STUCCO EXT. WALL
3" = 1'-0"

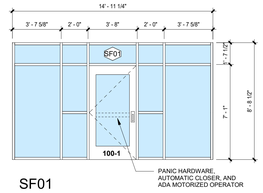


8 WDW JAMB @ STUCCO
3" = 1'-0"

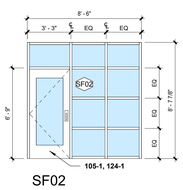


7 WDW JAMB @ METAL PANEL
3" = 1'-0"

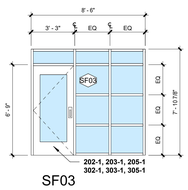
ASI-12



SF01

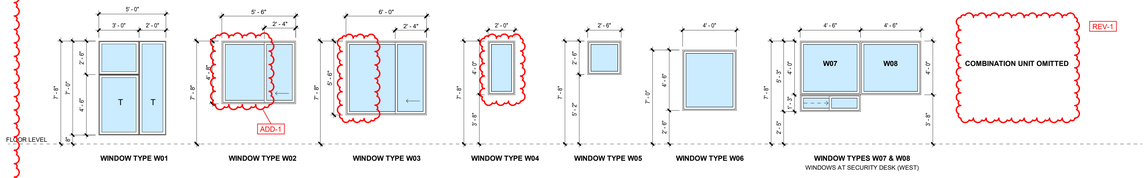


SF02

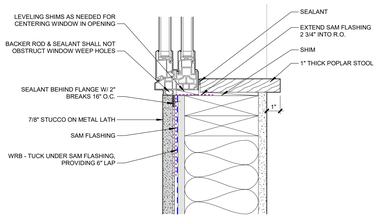


SF03

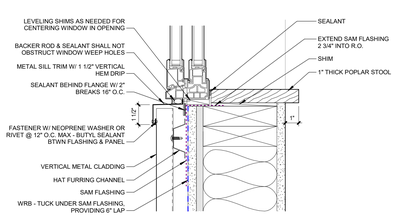
6 STOREFRONT INDEX
1/4" = 1'-0"



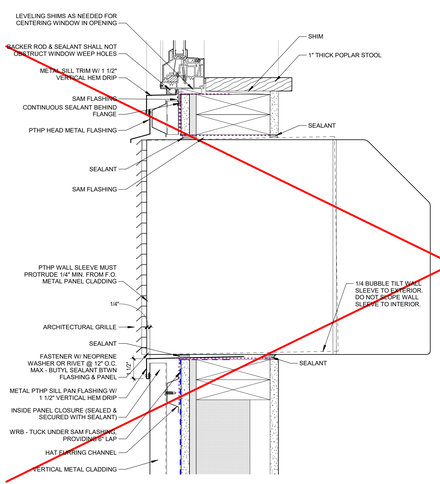
9 WINDOW INDEX
1/4" = 1'-0"



11 WDW SILL @ STUCCO
3" = 1'-0"

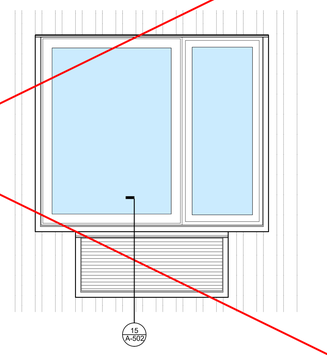


10 WDW SILL @ METAL PANEL
3" = 1'-0"

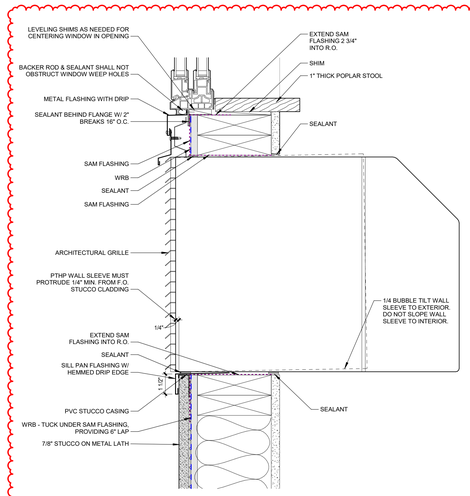


15 WDW SILL W/ PTHP @ METAL PANEL
3" = 1'-0"

OMITTED

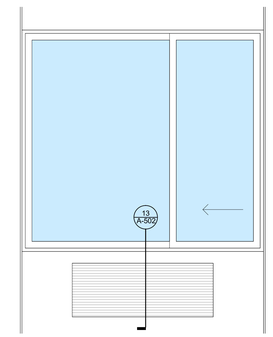


14 WINDOW DETAIL ELEVATION W/ PTHP - METAL
3/4" = 1'-0"



ASI-12

13 WDW SILL W/ PTHP @ STUCCO
3" = 1'-0"



12 STANDARD PTHP ELEVATION
3/4" = 1'-0"

WINDOW SCHEDULE

TYPE / LOCATION	OPERATION	R.O. WIDTH	R.O. HEIGHT	SILL HEIGHT	NOTES
W01					
110a	FIXED/MULLED	5' - 0"	7' - 0"	8"	
110b	FIXED/MULLED	5' - 0"	7' - 0"	8"	
110c	FIXED/MULLED	5' - 0"	7' - 0"	8"	
111	FIXED/MULLED	5' - 0"	7' - 0"	8"	
112	FIXED/MULLED	5' - 0"	7' - 0"	8"	
113	FIXED/MULLED	5' - 0"	7' - 0"	8"	
114	FIXED/MULLED	5' - 0"	7' - 0"	8"	
115	FIXED/MULLED	5' - 0"	7' - 0"	8"	
117c	FIXED/MULLED	5' - 0"	7' - 0"	8"	
W01: 9					
W02					ADD-1
A1	SLIDING	5' - 6"	4' - 8"	3' - 0"	
A2	SLIDING	5' - 6"	4' - 8"	3' - 0"	
A3	SLIDING	5' - 6"	4' - 8"	3' - 0"	
A4	SLIDING	5' - 6"	4' - 8"	3' - 0"	
A5	SLIDING	5' - 6"	4' - 8"	3' - 0"	
A6	SLIDING	5' - 6"	4' - 8"	3' - 0"	
A7b	SLIDING	5' - 6"	4' - 8"	3' - 0"	
A8	SLIDING	5' - 6"	4' - 8"	3' - 0"	
A9	SLIDING	5' - 6"	4' - 8"	3' - 0"	
A10	SLIDING	5' - 6"	4' - 8"	3' - 0"	
A11	SLIDING	5' - 6"	4' - 8"	3' - 0"	
A12	SLIDING	5' - 6"	4' - 8"	3' - 0"	
A13	SLIDING	5' - 6"	4' - 8"	3' - 0"	
B1c	SLIDING	5' - 6"	4' - 8"	3' - 0"	PROVIDE ADDITIONAL CITIQUIET WINDOW UNIT
B2	SLIDING	5' - 6"	4' - 8"	3' - 0"	PROVIDE ADDITIONAL CITIQUIET WINDOW UNIT
B3	SLIDING	5' - 6"	4' - 8"	3' - 0"	PROVIDE ADDITIONAL CITIQUIET WINDOW UNIT
B4	SLIDING	5' - 6"	4' - 8"	3' - 0"	PROVIDE ADDITIONAL CITIQUIET WINDOW UNIT
B5	SLIDING	5' - 6"	4' - 8"	3' - 0"	PROVIDE ADDITIONAL CITIQUIET WINDOW UNIT
B6	SLIDING	5' - 6"	4' - 8"	3' - 0"	PROVIDE ADDITIONAL CITIQUIET WINDOW UNIT
B7	SLIDING	5' - 6"	4' - 8"	3' - 0"	PROVIDE ADDITIONAL CITIQUIET WINDOW UNIT
B8	SLIDING	5' - 6"	4' - 8"	3' - 0"	PROVIDE ADDITIONAL CITIQUIET WINDOW UNIT
B9	SLIDING	5' - 6"	4' - 8"	3' - 0"	
B10	SLIDING	5' - 6"	4' - 8"	3' - 0"	
B11	SLIDING	5' - 6"	4' - 8"	3' - 0"	
B12	SLIDING	5' - 6"	4' - 8"	3' - 0"	
B13	SLIDING	5' - 6"	4' - 8"	3' - 0"	
B14	SLIDING	5' - 6"	4' - 8"	3' - 0"	
B15b	SLIDING	5' - 6"	4' - 8"	3' - 0"	
B16	SLIDING	5' - 6"	4' - 8"	3' - 0"	
B17	SLIDING	5' - 6"	4' - 8"	3' - 0"	
B18	SLIDING	5' - 6"	4' - 8"	3' - 0"	
B19	SLIDING	5' - 6"	4' - 8"	3' - 0"	
B20	SLIDING	5' - 6"	4' - 8"	3' - 0"	
B21	SLIDING	5' - 6"	4' - 8"	3' - 0"	
C1c	SLIDING	5' - 6"	4' - 8"	3' - 0"	PROVIDE ADDITIONAL CITIQUIET WINDOW UNIT
C2	SLIDING	5' - 6"	4' - 8"	3' - 0"	PROVIDE ADDITIONAL CITIQUIET WINDOW UNIT
C3	SLIDING	5' - 6"	4' - 8"	3' - 0"	PROVIDE ADDITIONAL CITIQUIET WINDOW UNIT
C4	SLIDING	5' - 6"	4' - 8"	3' - 0"	PROVIDE ADDITIONAL CITIQUIET WINDOW UNIT
C5	SLIDING	5' - 6"	4' - 8"	3' - 0"	PROVIDE ADDITIONAL CITIQUIET WINDOW UNIT
C6	SLIDING	5' - 6"	4' - 8"	3' - 0"	PROVIDE ADDITIONAL CITIQUIET WINDOW UNIT
C7	SLIDING	5' - 6"	4' - 8"	3' - 0"	PROVIDE ADDITIONAL CITIQUIET WINDOW UNIT
C8	SLIDING	5' - 6"	4' - 8"	3' - 0"	PROVIDE ADDITIONAL CITIQUIET WINDOW UNIT
C9	SLIDING	5' - 6"	4' - 8"	3' - 0"	
C10	SLIDING	5' - 6"	4' - 8"	3' - 0"	

WINDOW SCHEDULE

TYPE / LOCATION	OPERATION	R.O. WIDTH	R.O. HEIGHT	SILL HEIGHT	NOTES
C11	SLIDING	5' - 6"	4' - 8"	3' - 0"	
C12	SLIDING	5' - 6"	4' - 8"	3' - 0"	
C13	SLIDING	5' - 6"	4' - 8"	3' - 0"	
C14	SLIDING	5' - 6"	4' - 8"	3' - 0"	
C15b	SLIDING	5' - 6"	4' - 8"	3' - 0"	
C16a	SLIDING	5' - 6"	4' - 8"	3' - 0"	
C16b	SLIDING	5' - 6"	4' - 8"	3' - 0"	
C17	SLIDING	5' - 6"	4' - 8"	3' - 0"	
C18	SLIDING	5' - 6"	4' - 8"	3' - 0"	
C19	SLIDING	5' - 6"	4' - 8"	3' - 0"	
C20	SLIDING	5' - 6"	4' - 8"	3' - 0"	
W02: 55					
W03					
102a	SLIDING	6' - 0"	5' - 6"	2' - 2"	
103	SLIDING	6' - 0"	5' - 6"	2' - 2"	
105	SLIDING	6' - 0"	5' - 6"	2' - 2"	
202a	SLIDING	6' - 0"	5' - 6"	2' - 2"	
202b	SLIDING	6' - 0"	5' - 6"	2' - 2"	
203	SLIDING	6' - 0"	5' - 6"	2' - 2"	
205	SLIDING	6' - 0"	5' - 6"	2' - 2"	
302a	SLIDING	6' - 0"	5' - 6"	2' - 2"	
302b	SLIDING	6' - 0"	5' - 6"	2' - 2"	
303	SLIDING	6' - 0"	5' - 6"	2' - 2"	
305	SLIDING	6' - 0"	5' - 6"	2' - 2"	
W03: 11					
W04					
102c	FIXED	2' - 0"	4' - 0"	3' - 8"	
117b	FIXED	2' - 0"	4' - 0"	3' - 8"	
W04: 2					REV-1
W05					
B1a	FIXED	2' - 6"	2' - 6"	5' - 2"	PROVIDE ADDITIONAL CITIQUIET WINDOW UNIT
C1a	FIXED	2' - 6"	2' - 6"	5' - 2"	PROVIDE ADDITIONAL CITIQUIET WINDOW UNIT
W05: 2					
W06					
202c	FIXED	4' - 0"	4' - 6"	2' - 6"	
202d	FIXED	4' - 0"	4' - 6"	2' - 6"	
302c	FIXED	4' - 0"	4' - 6"	2' - 6"	
302d	FIXED	4' - 0"	4' - 6"	2' - 6"	
W06: 4					
W07					
102e	FIXED/SLIDING/MULLED	4' - 6"	5' - 3"	2' - 5"	
W07: 1					
W08					
102d	FIXED	4' - 6"	4' - 0"	3' - 8"	
W08: 1					

GENERAL NOTES: WINDOWS

1. NOTED DIMENSIONS ARE WINDOW ROUGH OPENINGS.
2. REFER TO GLAZING TYPE / STC RATING REQUIREMENTS FROM ACOUSTIC ENGINEERING REPORT. PROVIDE TESTED STC DATA IN SUBMITTAL PRIOR TO FABRICATION. ALL WINDOWS ARE REQUIRED TO MEET STC 35.
3. SEE STOREFRONT ELEVATIONS SHEETS FOR ALL STOREFRONT TYPES.
4. PROVIDE SAFETY GLASS PER CBC REQUIREMENTS. TEMPERED SAFETY GLASS INDICATED WITH LETTER "T" ON VINYL WINDOW INDEX.
5. PROVIDE WINDOW COVERINGS AT WINDOWS AND EXTERIOR IN RESIDENTIAL UNITS PER GENERAL NOTE ON UNIT PLAN SHEETS.
6. WINDOW SILL HEIGHTS VARY, REFER TO ELEVATIONS

CITIQUIET WINDOW UNITS

1. FOR ADDITIONAL ACOUSTIC MITIGATION IT IS RECOMMENDED TO PROVIDE INTERIOR WINDOW UNITS. WHERE INDICATED IN THE WINDOW SCHEDULE. THESE INTERIOR MOUNTED UNITS ARE TO BE INSTALLED POST CONSTRUCTION AS "RETROFIT" UNITS SIZED TO THE FINISHED OPENING AND COORDINATED WITH THE OPERATION OF THE EXTERIOR WINDOWS.
2. CONTACT CITIQUIET AT 323-656-7028
   Location: 7769 Santa Monica Blvd
   West Hollywood, California 90046
3. UNITS TO MATCH SLIDING FUNCTIONALITY AT SLIDER AND FIXED AT FIXED LOCATION.
4. INSTALL UNITS TO PROVIDE 2.5" CLEAR SPACE TO THE EXTERIOR WINDOW UNITS.
5. SEAL PER MANUFACTURER'S SPECIFICATIONS.

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REVISIONS TO THIS SHEET

REV.	DATE
ASI-12	2021.01.28
REV-1	2020.08.24
ADD-2	2020.06.15
ADD-1	2020.04.27

SHEET ISSUE DATE
2020-01-27 PERMIT SET

PROJECT TRACKING
RBA #: 1843

P.I.C.: JOHN ROWELL
PM / PA: FRANK VISCONTI

Owner
DANCO

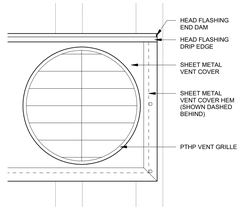
Project Name
SAGE COMMONS

Project Address
80 COLLEGE AVENUE
SANTA ROSA, CA

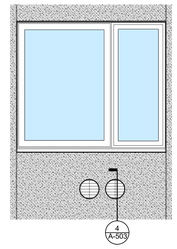
WINDOW AND STOREFRONT SCHEDULE AND TYP DETAILS

A-502

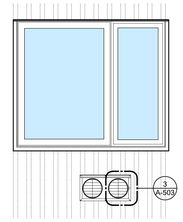
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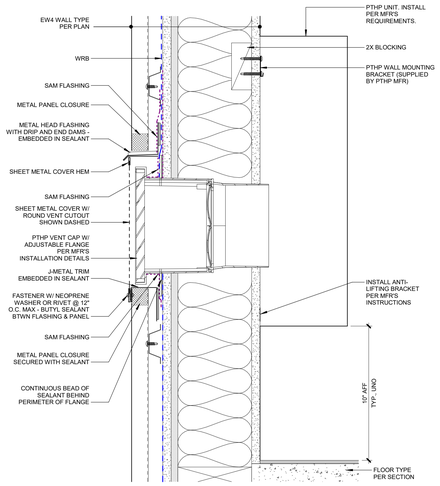
3 VENT ELEVATION DETAIL - MTL PANEL
3" = 1'-0"



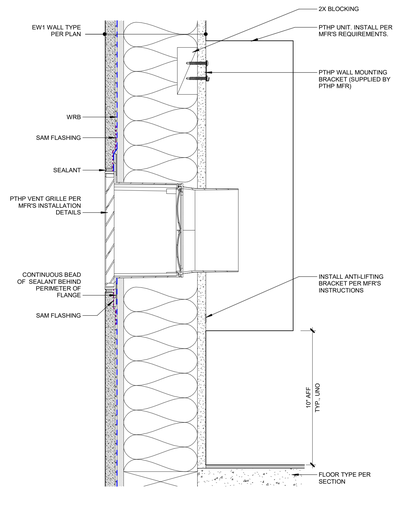
2 VENT ELEVATION - STUCCO
1/2" = 1'-0"



1 VENT ELEVATION - MTL PANEL
1/2" = 1'-0"



5 VENT SECTION - MTL PANEL
3" = 1'-0"



ADD-1

4 VENT SECTION - STUCCO
3" = 1'-0"

2/22/2021 2:11:17 PM

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REVISIONS TO THIS SHEET

REV.	DATE
ADD-2	2020.06.15
ADD-1	2020.04.27

SHEET ISSUE DATE

2020-04-27 ADD-1

PROJECT TRACKING

RBA #: 1843

P.I.C: JOHN ROWELL
PM / PA: FRANK VISCONTI

Owner

DANCO

Project Name

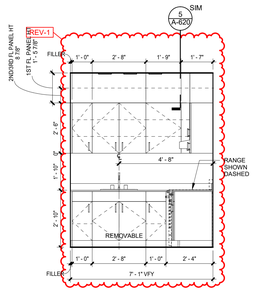
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Project Address

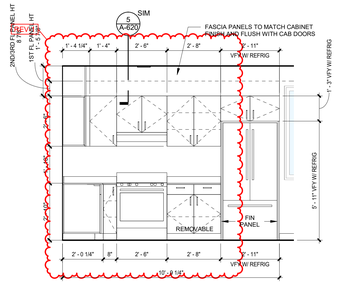
80 COLLEGE AVENUE
SANTA ROSA, CA

INNOVA PTHP DETAILS

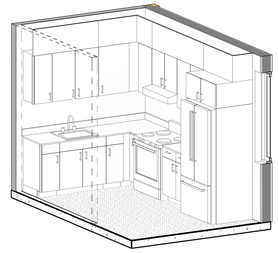
A-503



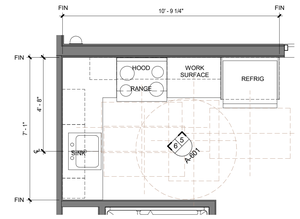
6 UNIT B - KITCHEN - LEFT
3/8" = 1'-0"



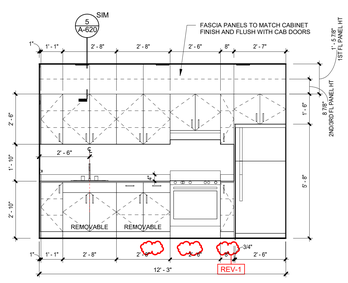
5 UNIT B - KITCHEN - FRONT
3/8" = 1'-0"



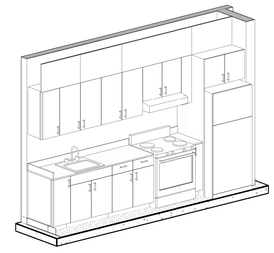
7 UNIT B - KITCHEN CASEWORK ISO



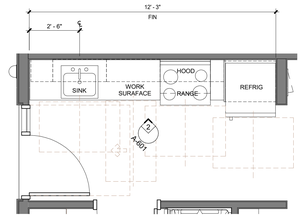
4 UNIT B KITCHEN PLAN
3/8" = 1'-0"



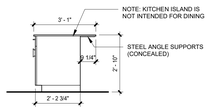
2 UNIT A - KITCHEN
3/8" = 1'-0"



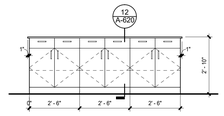
3 UNIT A - KITCHEN CASEWORK ISO



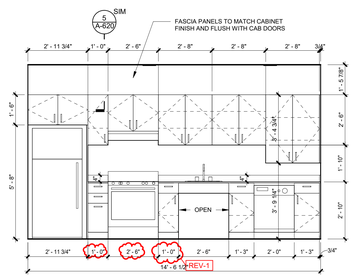
1 UNIT A KITCHEN PLAN
3/8" = 1'-0"



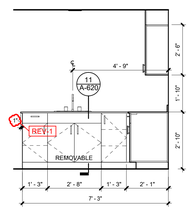
16 MULTIPURP RM - KITCHEN ISLAND - SIDE
3/8" = 1'-0"



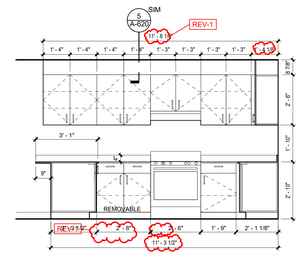
15 MULTIPURP RM - KITCHEN - ISLAND - FRONT
3/8" = 1'-0"



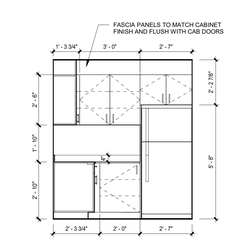
14 MULTIPURP RM - KITCHEN
3/8" = 1'-0"



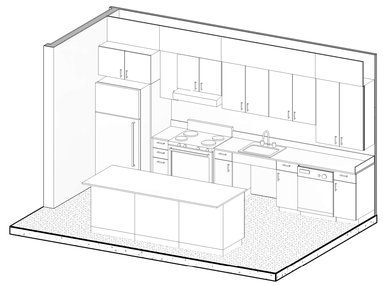
11 UNIT MGR - KITCHEN - FRONT (PENINSULA)
3/8" = 1'-0"



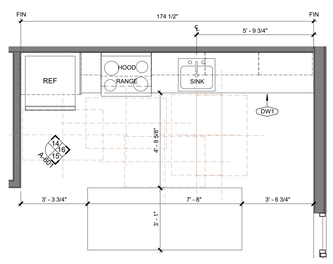
10 UNIT MGR - KITCHEN - RIGHT (RANGE)
3/8" = 1'-0"



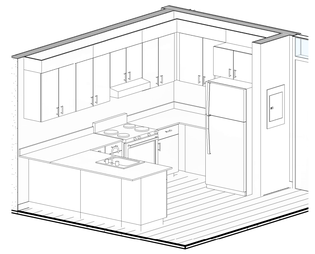
9 UNIT MGR - KITCHEN - REAR
3/8" = 1'-0"



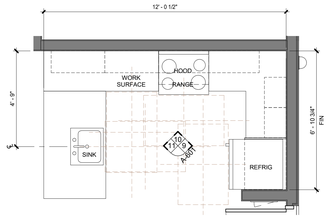
17 MULTIPURP RM - KITCHEN CASEWORK ISO



13 MULTIPURP RM KITCHEN PLAN
3/8" = 1'-0"



12 UNIT MGR - KITCHEN CASEWORK ISO



8 UNIT MGR KITCHEN PLAN
3/8" = 1'-0"

ASI-11

2/22/2021 2:11:23 PM

GENERAL NOTES: INTERIOR ELEVATIONS

1. SEE FLOOR PLANS AND ENLARGED PLANS FOR INTERIOR ELEVATION TAG LOCATIONS.

2. PROVIDE GWB AT ALL WALLS AND SOFFIT FACES. SEE WALL ASSEMBLY TYPES FOR LOCATIONS WITH MORE THAN (1) LAYER OF GWB. NOTE THAT GWB WILL BE SUBSTRATE FOR ALL OF THE FINISH MATERIALS.

3. ALL COUNTERS AND CABINETRY TO COMPLY WITH 2019 CBC CHAPTER 11B REQUIREMENTS

4. SEE FINISH SCHEDULES FOR ADDITIONAL INFORMATION ON FINISH MATERIAL LOCATIONS.

KEY

XX1 — PRODUCT CALLOUT. SEE PRODUCT KEY ON SHEET A10.01

? — KEYNOTE. SEE KEYNOTE LEGEND THIS SHEET

RM. # / I.D. — INTERIOR STOREFRONT TAG

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LICENSED ARCHITECT
JOHN ROWELL
C28587
12-31-2021
Renewal Date
STATE OF CALIFORNIA

REVISIONS TO THIS SHEET

REV.	DATE
ASI-11	2021.02.18
REV-1	2020.08.24
PCC-2	2020.05.15
PCC-1	2020.04.06

SHEET ISSUE DATE
2020-01-27 PERMIT SET

PROJECT TRACKING
RBA #: 1843

P.I.C: JOHN ROWELL
PM / PA: FRANK VISCONTI

Owner
DANCO

Project Name
SAGE COMMONS

Project Address
80 COLLEGE AVENUE SANTA ROSA, CA

INTERIOR ELEVATIONS - KITCHENS

A-601