

Design Review Submittal Package

Revised December 2008

ART HOUSE

A Downtown Mixed-Use Building
for Artist's Housing, an Art Gallery and a Cafe
Santa Rosa, California



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ARCHITECTS

3883 Airway Drive
Suite 210
Santa Rosa, California
95403-1670
Phone 707 523 7010
Fax 707 542 2328

ART HOUSE
Santa Rosa, California
620 SEVENTH STREET LLC - HUGH FUTRELL CORPORATION
200 FOURTH STREET, SUITE 250, SANTA ROSA, CA 95404 (707) 568-3482
PROJECT ADDRESS:
620 SEVENTH STREET, SUITE 250, SANTA ROSA, CA 95404
APN 009-025-011

TITLE SHEET
VICINITY MAP
PROJECT INFO.
SHEET INDEX



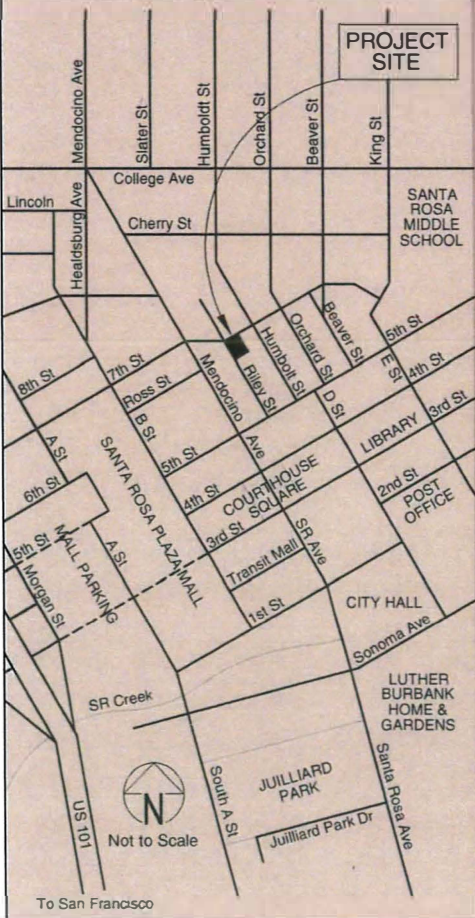
Revisions
07-04-04 1st schematic
07-04-16 2nd schematic
07-05-02 3rd schematic
07-06-14 Des Rev #1
07-12-03 Des Rev #2
08-12-01 Des Rev #3

Job Number
0701
Project Architect
PAUL GILGER

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PG & ZS
Date
JAN 2007
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AG.01
of -

VICINITY MAP



PROJECT TEAM

DEVELOPER
620 SEVENTH STREET, LLC
HUGH FUTRELL CORPORATION
200 FOURTH STREET, SUITE 250
SANTA ROSA, CA 95401
707-568-3482

ARCHITECT
HEDGPETH ARCHITECTS
PAUL GILGER, PROJECT ARCHITECT
3883 AIRWAY DRIVE, SUITE 210
SANTA ROSA, CA 95403
707-523-7010

CIVIL ENGINEER
RICH BEDFORD
BEDFORD & ASSOCIATES
320 COLLEGE AVENUE, SUITE 224
SANTA ROSA, CA 95401
707-579-9075

STRUCTURAL ENGINEER
BUD MALMANIS
MKM & ASSOCIATES
441 COLLEGE AVENUE
SANTA ROSA, CA 95401
707-578-8185

LANDSCAPE ARCHITECT
QUADRIGA LANDSCAPE ARCHITECTS
490 MENDOCINO AVENUE, SUITE 102
SANTA ROSA, CA 95401
707-546-3561

ALLOWABLE AREA ANALYSIS

OCCUPANCY/CONST. TYPE
First floor is considered a separate building because it meets the requirements of CBC 311.2.2.1 with Type I construction and 3-hour separation from the stories above.

BLDG #1 - 1st floor:
GARAGE:
Occupancy: S-3
Const. Type: Type I w/ sprinklers
Actual Area: 5025 square feet
Allowable Area: Unlimited

RETAIL:
Occupancy: B
Const. Type: Type I w/ sprinklers
Actual Area: 2709 square feet
Allowable Area: Unlimited

BLDG #2 - 2nd, 3rd & 4th floors:
RESIDENTIAL:
Occupancy: R-1
Const. Type: Type V 1-hr w/sprinklers
Actual Area: 24, 093sq ft
Allowable Area: 26,250 sq ft

Basic Allowable Area per CBC Table 5B:
10,500 sq ft

+ 25% increase (2625 sq ft) for separation
on 2 sides per CBC 505.1.1

= Subtotal 13, 125 sq ft

x 2 for multi-story per CBC 504.2

= Total 26,250 sq ft

PROJECT DATA

PROJECT ADDRESS
620 SEVENTH STREET
SANTA ROSA, CALIFORNIA 95404

ASSESSOR PARCEL #
APN 009-025-011

ZONING
CD-5 DOWNTOWN COMMERCIAL

GENERAL PLAN
RETAIL BUSINESS SERVICES
DOWNTOWN CORE

PROJECT PARCEL SIZE
+/- 8806 SQ FT (+/- .20 ACRES)

NUMBER OF UNITS
21 RESIDENTIAL UNITS
2 COMMERCIAL SPACES

OCCUPANCY
RESIDENTIAL UNITS: R1
COMMERCIAL & GARAGES: S3

BUILDING TYPE
RES. UNITS: TYPE V, SPRINKLERED
GARAGES: CONCRETE

PROJECT CALCULATIONS

BUILDING SIZE
GROUND FLOOR: 8054 SQ FT
SECOND FLOOR: 8031 SQ FT
THIRD FLOOR: 8031 SQ FT
FOURTH FLOOR: 8031 SQ FT
TOTAL: 32,147 SQ FT

RESIDENTIAL UNITS
TOTAL 21
3 UNIT A: 963 SQ FT, 2 BDR, 2 BATH
3 UNIT B: 1100 SQ FT, 2 BDR, 2 BATH
3 UNIT C: 1157 SQ FT, 2 BDR, 2 BATH
3 UNIT D: 1102 SQ FT, 2 BDR, 2 BATH
3 UNIT E: 647 SQ FT, STUDIO, 1 BATH
3 UNIT F: 647 SQ FT, STUDIO, 1 BATH
3 UNIT G: 1023 SQ FT, 2 BDR, 2 BATH

COMMERCIAL SPACES
TOTAL 2
RESTAURANT/RETAIL: 996 SQ FT
ART GALLERY: 1009 SQ FT

PARKING GARAGE
GARAGE: 4890 SQ FT
17 SPACES:
16 STANDARD SPACES, 8'X18'
1 ADA VAN SPACE, 9' X 18'
4 SPACES TO BE LOCATED OFFSITE;
REQUIRES PLANNING COMMISSION
APPROVAL

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City of Santa Rosa

MAY 09 2017

Planning & Economic
Development Department



NEIGHBORHOOD CONTEXT MAP

NOT TO SCALE



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ARCHITECTS

3883 Airway Drive
Suite 210
Santa Rosa, California
95403-1670
Phone 707 523 7010
Fax 707 542 2328

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Santa Rosa, California
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NEIGHBORHOOD CONTEXT MAP



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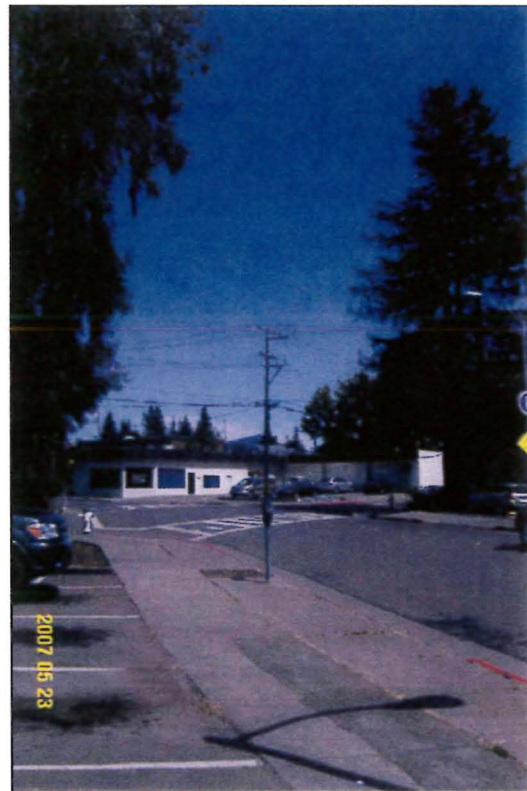
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1 VIEW TO SITE DOWN 7TH STREET TO THE EAST



2 VIEW FROM SITE TOWARDS MENDOCINO AVENUE



3 BUILDING ADJACENT TO THE SITE



SITE ANALYSIS MAP

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4 VIEW FROM SOUTHWEST



5 VIEW OF SITE TO THE SOUTH



6 VIEW FROM SITE TO THE NORTHEAST



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3883 Airway Drive
Suite 210
Santa Rosa, California
95403-1670
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Fax 707 542 2328

ART HOUSE
Santa Rosa, California
620 SEVENTH STREET LLC - HUGH FUTRELL CORPORATION
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SITE ANALYSIS MAP



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EXISTING VIEW FROM NORTHWEST

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620 SEVENTH STREET LLC - HUGH FUTRELL CORPORATION
200 FOURTH ST. SUITE 200, SANTA ROSA, CA 95404 (707) 528-3482
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EXISTING VIEW FROM NORTHWEST



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RENDERING FROM NORTHWEST

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620 SEVENTH STREET LLC - HUGH FUTRELL CORPORATION
220 FOURTH ST., SUITE 220, SANTA ROSA, CA 95404 (707) 598-3482
620 SEVENTH ST., SANTA ROSA, CA 95404

RENDERING FROM NORTHWEST



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EXISTING VIEW FROM NORTHEAST

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620 SEVENTH STREET LLC - HUGH FUTRELL CORPORATION
200 FOURTH ST, SUITE 200, SANTA ROSA, CA 95404 (707) 595-1482
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620 SEVENTH ST, SANTA ROSA, CA 95404

EXISTING VIEW FROM NORTHEAST



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Santa Rosa, California
620 SEVENTH STREET LLC - HUGH FUTRELL CORPORATION
200 FOURTH ST, SUITE 250, SANTA ROSA, CA 95404 (707) 546-3462
PROJECT ADDRESS: 620 SEVENTH ST, SANTA ROSA, CA 95404

RENDERING FROM NORTHEAST



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EXISTING VIEW FROM SOUTHWEST

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200 FOURTH ST, SUITE 300, SANTA ROSA, CA 95404 (707) 588-3482
PROJECT ADDRESS:
620 SEVENTH ST, SANTA ROSA, CA 95404

EXISTING VIEW FROM SOUTHWEST



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RENDERING FROM SOUTHWEST

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200 FOURTH ST., SUITE 200, SANTA ROSA, CA 95404 (707) 588-3482
PROJECT ADDRESS:
620 SEVENTH ST., SANTA ROSA, CA 95404

RENDERING FROM SOUTHWEST



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Santa Rosa, California
95403-1670
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SITE PLAN
PRELIMINARY DESIGN
SCALE: 1/8" = 1'-0"



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ADJACENT BUILDING

SEVENTH STREET

RILEY STREET

Art Gallery

Lobby

Restaurant / Retail

Parking
Garage

Mechanical

Balcony projections
per Fire Dept request
for non-code required
ladder access

Fire Service
Detector Check
Meters Alcove

Fire Exit

Janitor

Elev

Elev
Mech

Display Windows

Garage Entrance

Driveway Ramp

Recycle

Trash

Display Windows

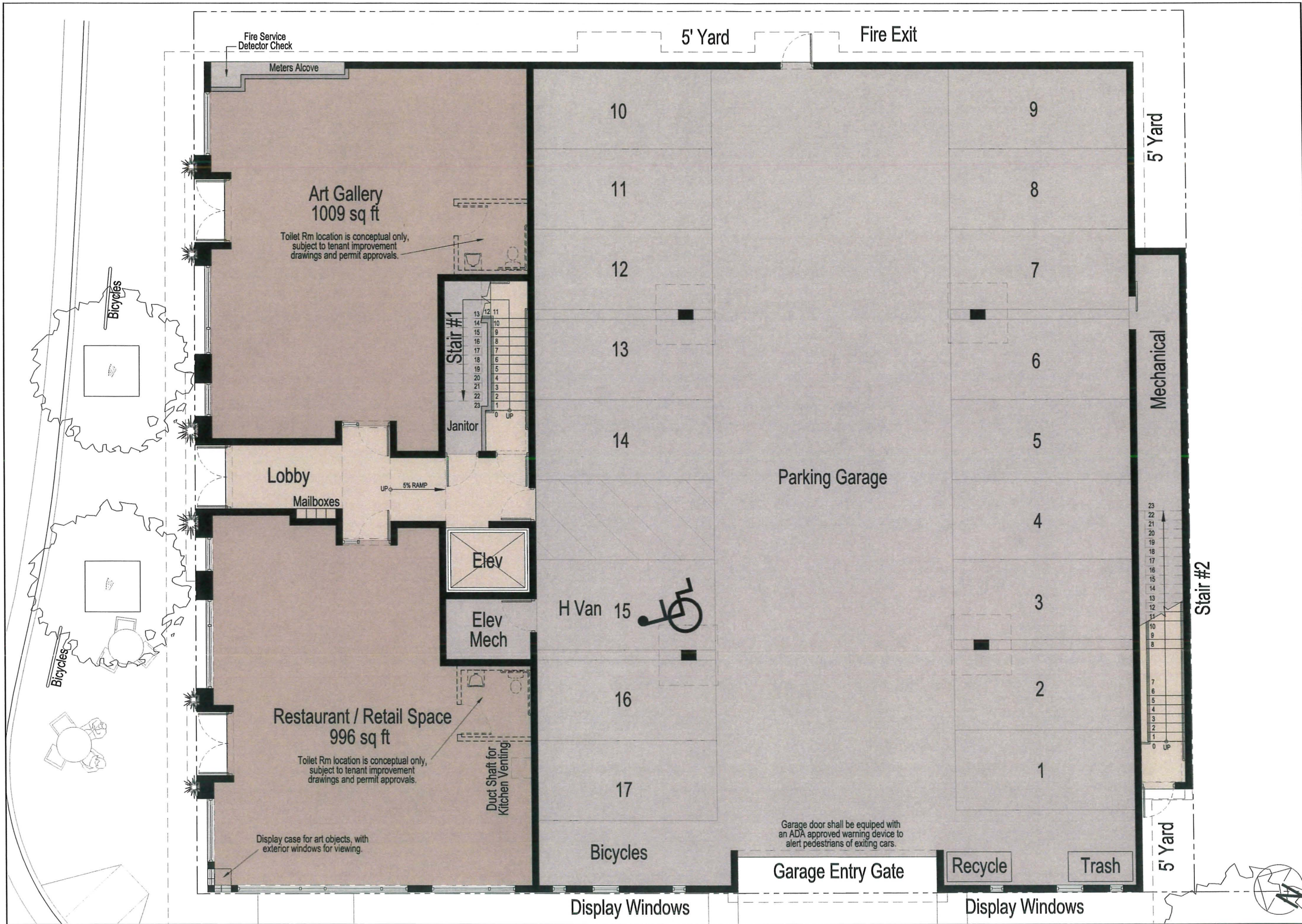
Building
projection
12' above
sidewalk

Building projection
12' above sidewalk

13'
13'
7' (TYP.)
CLEAR ZONE
(FOR FIRE)
9'-6 1/2'
TRAVEL LANE

1/8" = 1'-0" 0 8 16 24 32 40 80





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ARCHITECT

3883 Airway Drive
Suite 210
Santa Rosa, California
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Phone 707 523 7010
Fax 707 542 2328

ART HOUSE
Santa Rosa, California
620 SEVENTH STREET LLC - HUGH FUTRELL CORPORATION
200 FOURTH ST. SUITE 200, SANTA ROSA, CA 95404 (707) 544-3482
620 SEVENTH ST. SANTA ROSA, CA 95404

FIRST FLOOR PLAN
PRELIMINARY DESIGN
SCALE: 1/4" = 1'-0"



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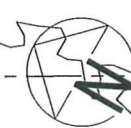
Project Architect
PAUL GILGER

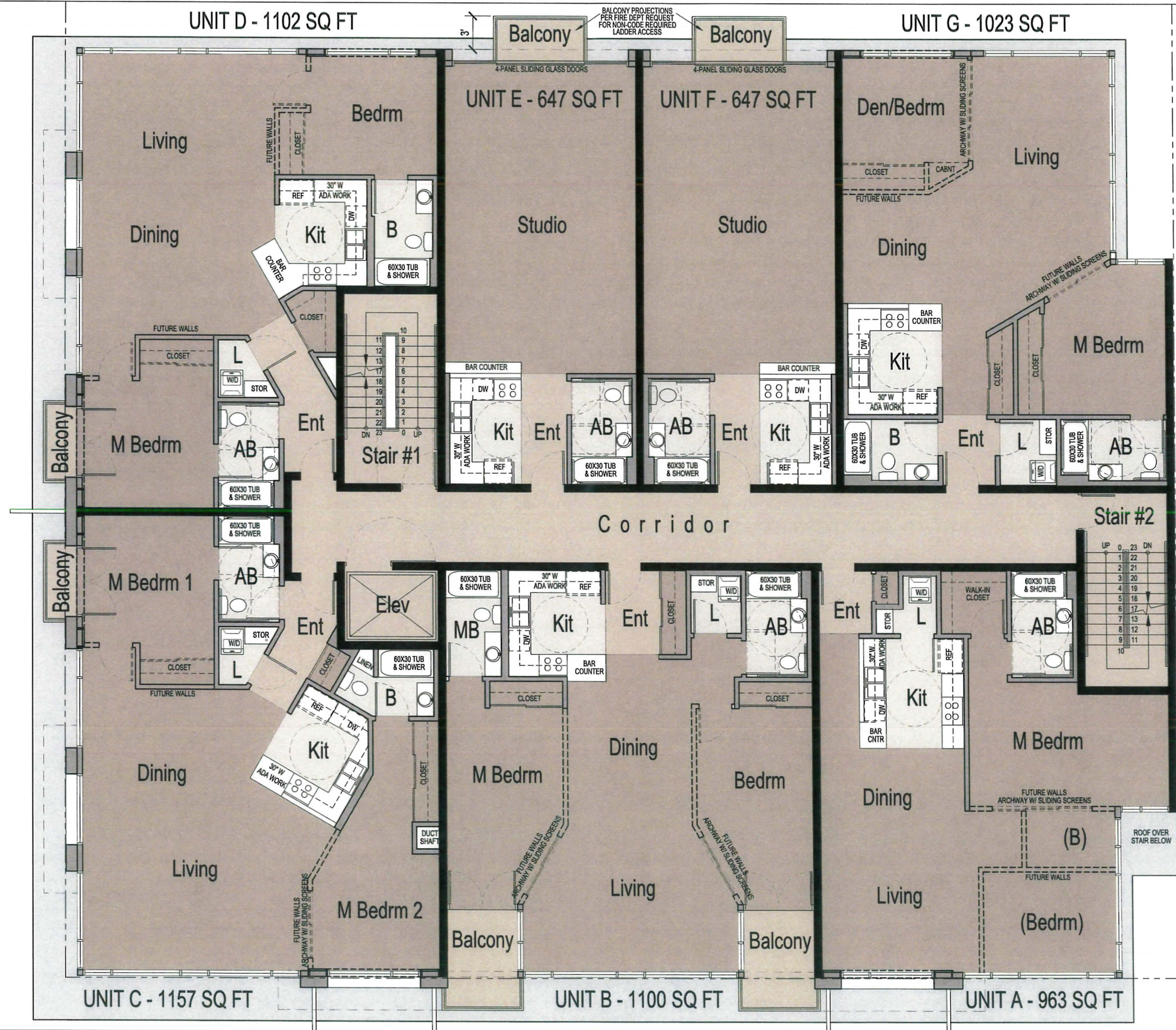
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Santa Rosa, California
95403-1670
Phone 707 523 7010
Fax 707 542 2328

ART HOUSE
Santa Rosa, California
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200 FOURTH ST., SUITE 200, SANTA ROSA, CA 95404 (707) 598-3482
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SECOND, THIRD & FOURTH FLOOR PLAN
PRELIMINARY DESIGN
SCALE: 1/4" = 1'-0"



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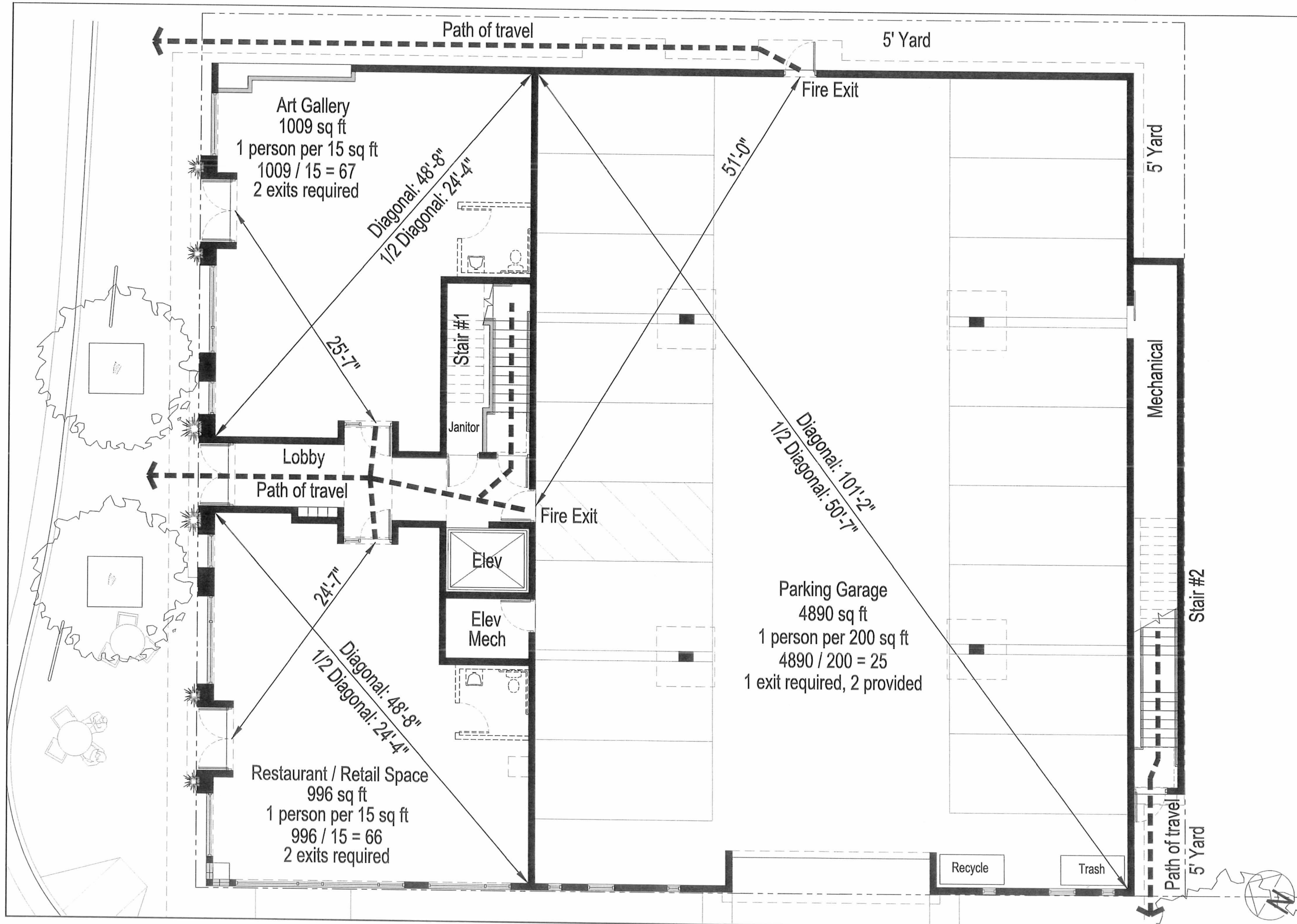
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620 SEVENTH STREET LLC - HUGH FUTRELL CORPORATION
200 FOURTH ST., SUITE 200, SANTA ROSA, CA 95404 (707) 544-3402
630 SEVENTH ST., SANTA ROSA, CA 95404

FIRST FLOOR FIRE EXITING PLAN
PRELIMINARY DESIGN
SCALE: 1/4" = 1'-0"

REGISTERED ARCHITECT
WARREN J. HEDGPETH
No. C 14601
REN. 10-02
STATE OF CALIFORNIA

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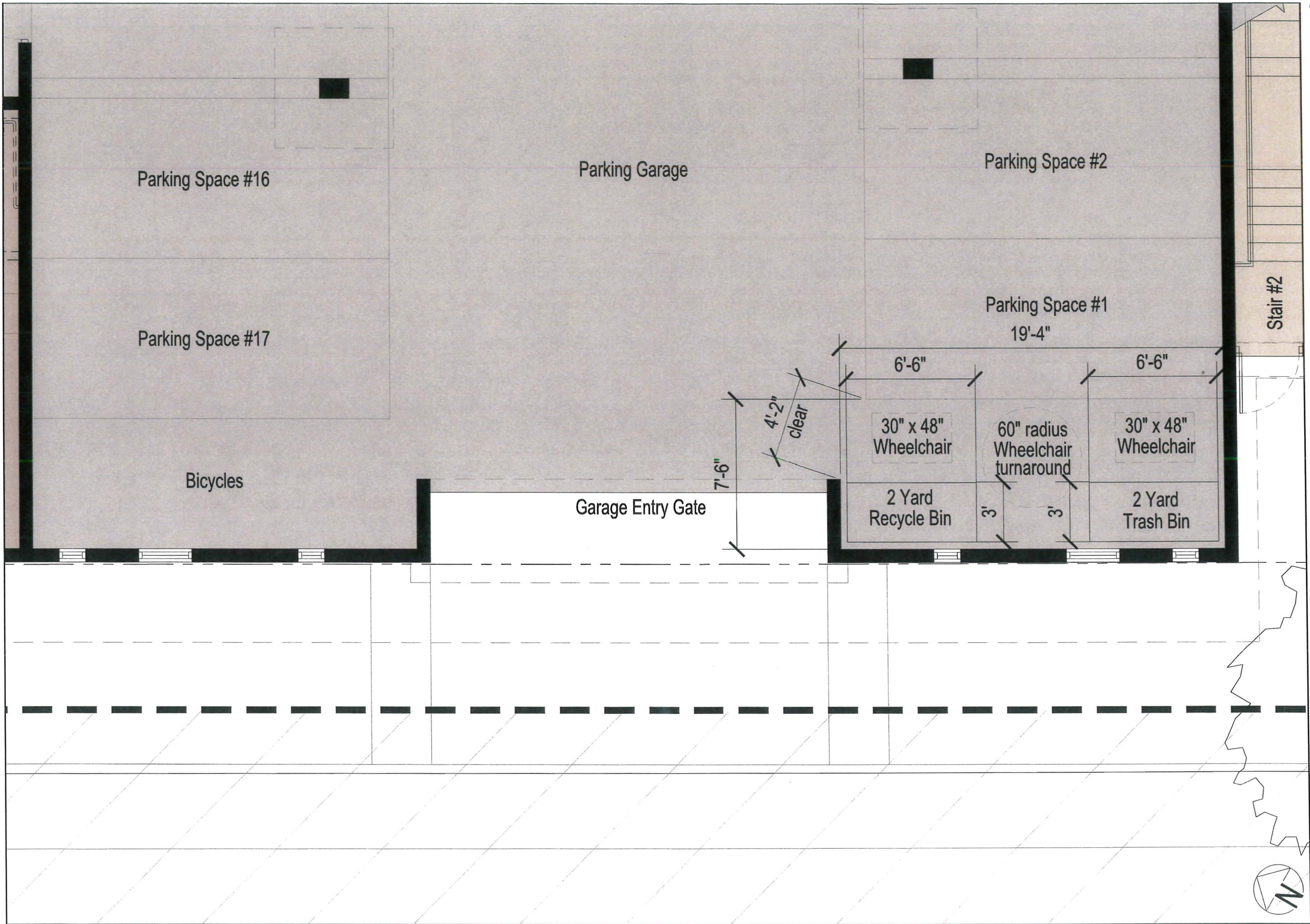
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TRASH AREA DETAIL PLAN
PRELIMINARY DESIGN
SCALE: 1/4" = 1'-0"



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3883 Airway Drive
Suite 210
Santa Rosa, California
95403-1670
Phone 707 523 7010
Fax 707 542 2328

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Santa Rosa, California
620 SEVENTH STREET LLC - HUGH FUTRELL CORPORATION
200 FOURTH STREET, SUITE 250, SANTA ROSA, CA 95404 (707) 546-3462
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EXTERIOR ELEVATIONS
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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EXTERIOR ELEVATIONS North Elevation - Seventh Street



Revisions

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A4.02



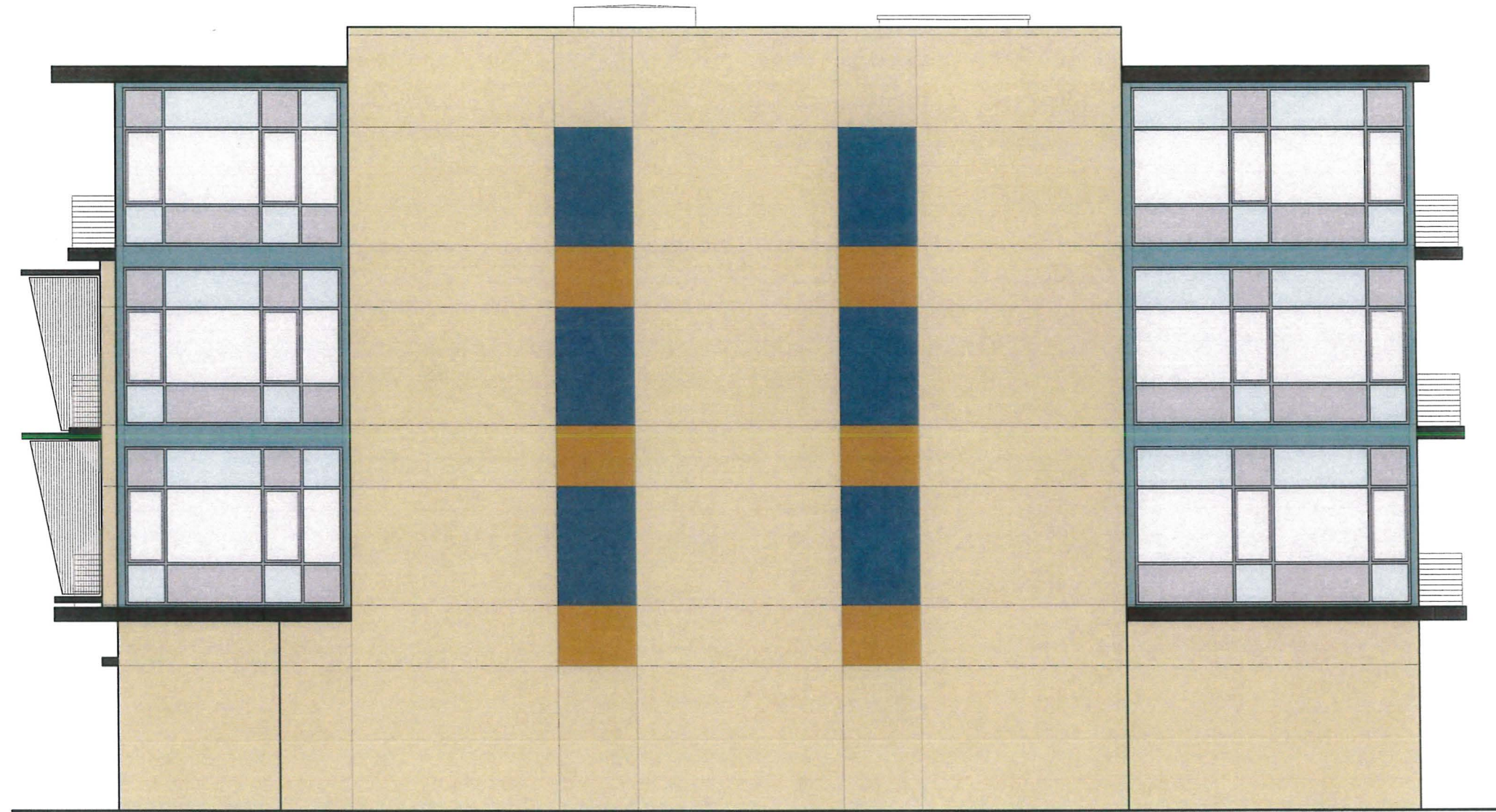
— SMALL VIEWING WINDOWS LOOKING INTO ARTWORK DISPLAY CASE IN CAFE

— SOLID ACCENT SLATS
— PERFORATED SLAT GARAGE DOOR

— DISPLAY WINDOWS FOR POSTER ART

EXTERIOR ELEVATIONS

West Elevation - Riley Street



EXTERIOR ELEVATIONS

South Elevation

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Santa Rosa, California
95403-1670
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200 FOURTH ST. SUITE 200 SANTA ROSA, CA 95404 (707) 566-3482
620 SEVENTH ST. SANTA ROSA, CA 95404

EXTERIOR ELEVATIONS
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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PAUL GILGER

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EXTERIOR ELEVATIONS

East Elevation



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3883 Airway Drive
Suite 210
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EXTERIOR LIGHTING SCHEME
PRELIMINARY DESIGN
SCALE: 1/8" = 1'-0"



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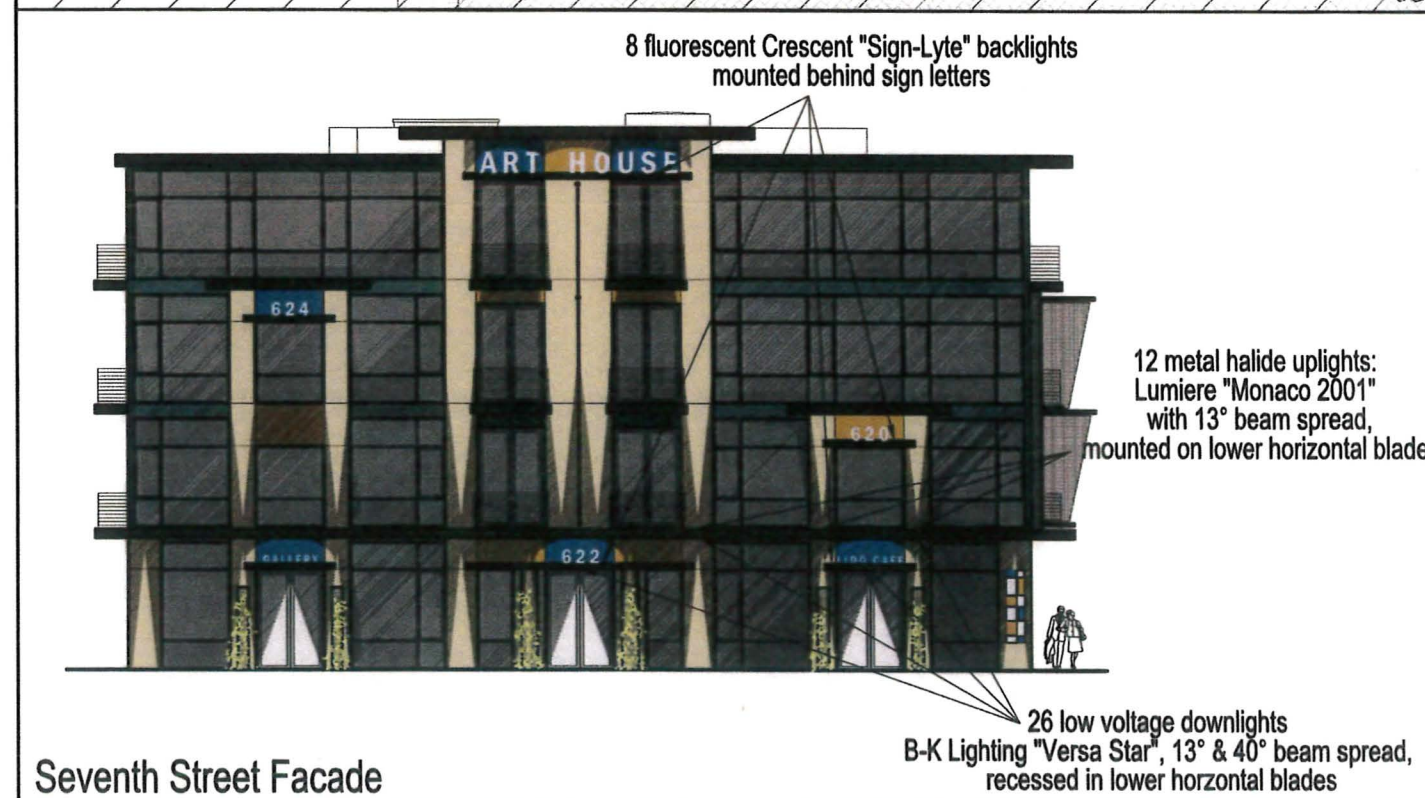
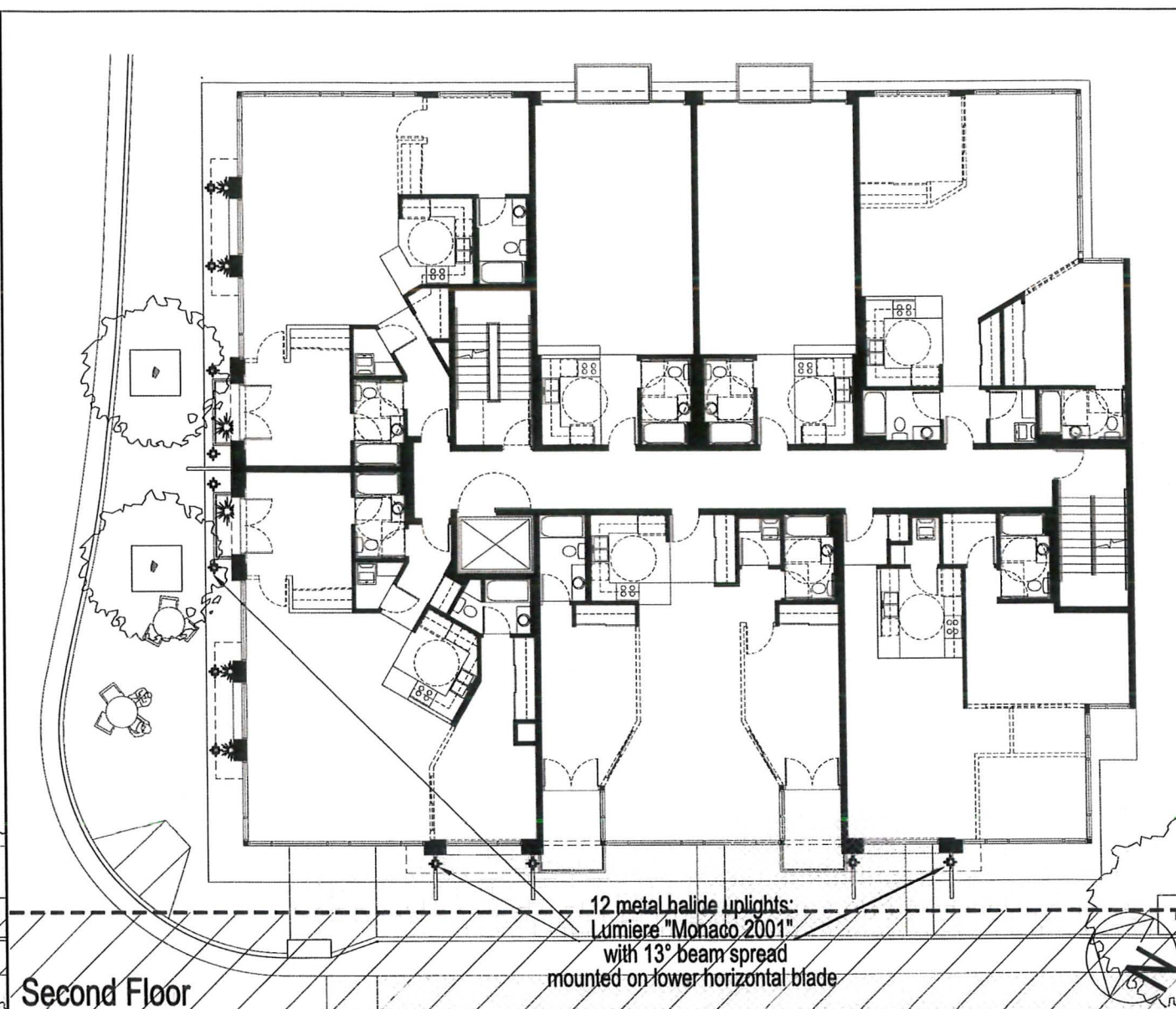
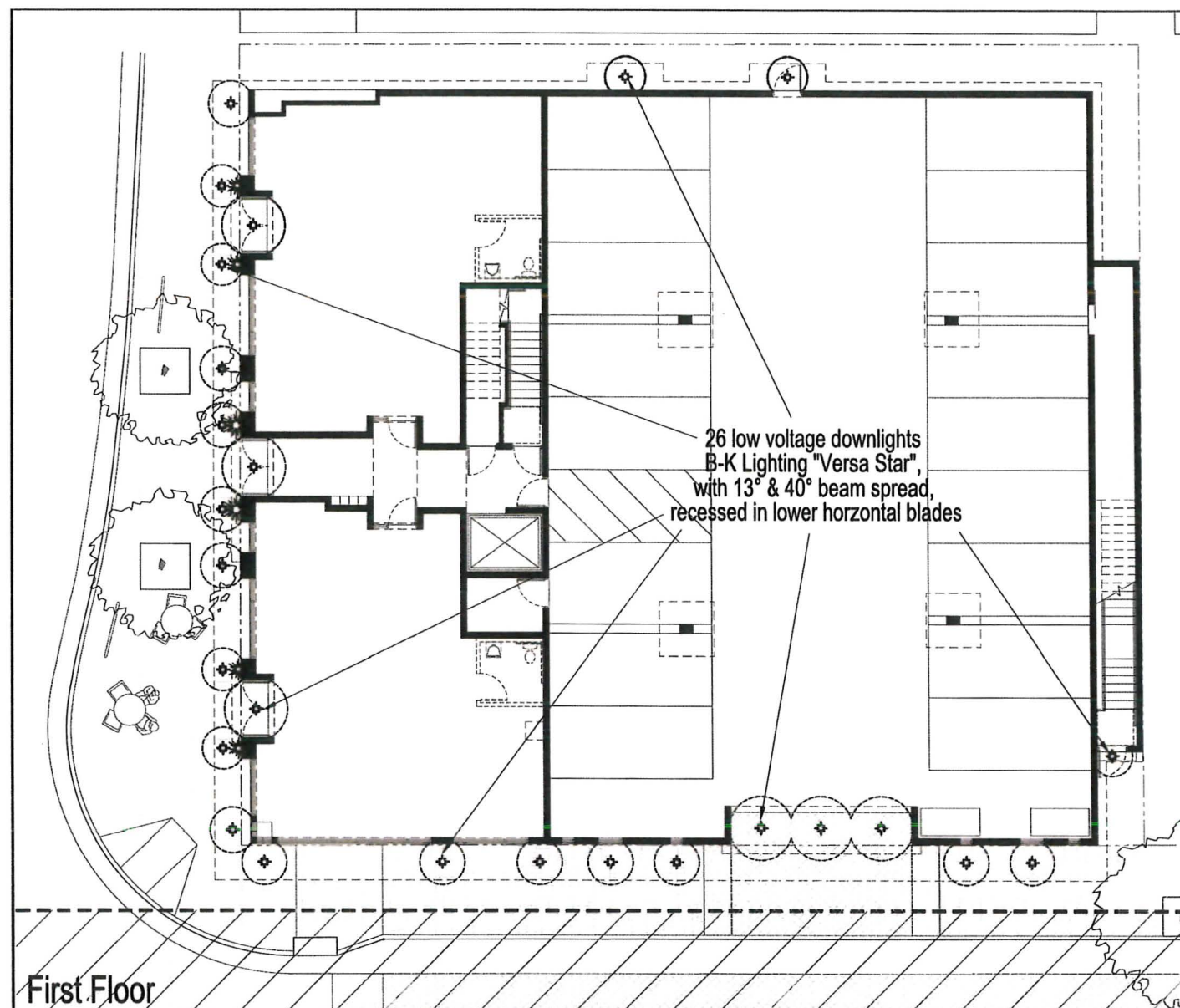
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PAUL GILGER

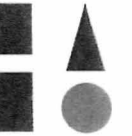
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ARCHITECT

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Suite 210
Santa Rosa, California
95403-1670
Phone 707 523 7010
Fax 707 542 2328

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Santa Rosa, California
620 SEVENTH STREET LLC - HUGH FUTRELL CORPORATION
200 FOURTH ST., SUITE 200, SANTA ROSA, CA 95404 (707) 569-3482
PROJECT ADDRESS: 620 SEVENTH ST. SANTA ROSA CA 95404

BUILDING SECTION A
PRELIMINARY DESIGN
SCALE: 1/4" = 1'-0"



Revisions
07-04-04 1st schematic
07-04-16 2nd schematic
07-05-02 3rd schematic
07-06-14 Des Rev #1
07-12-03 Des Rev #2
08-12-01 Des Rev #3

Job Number
0701

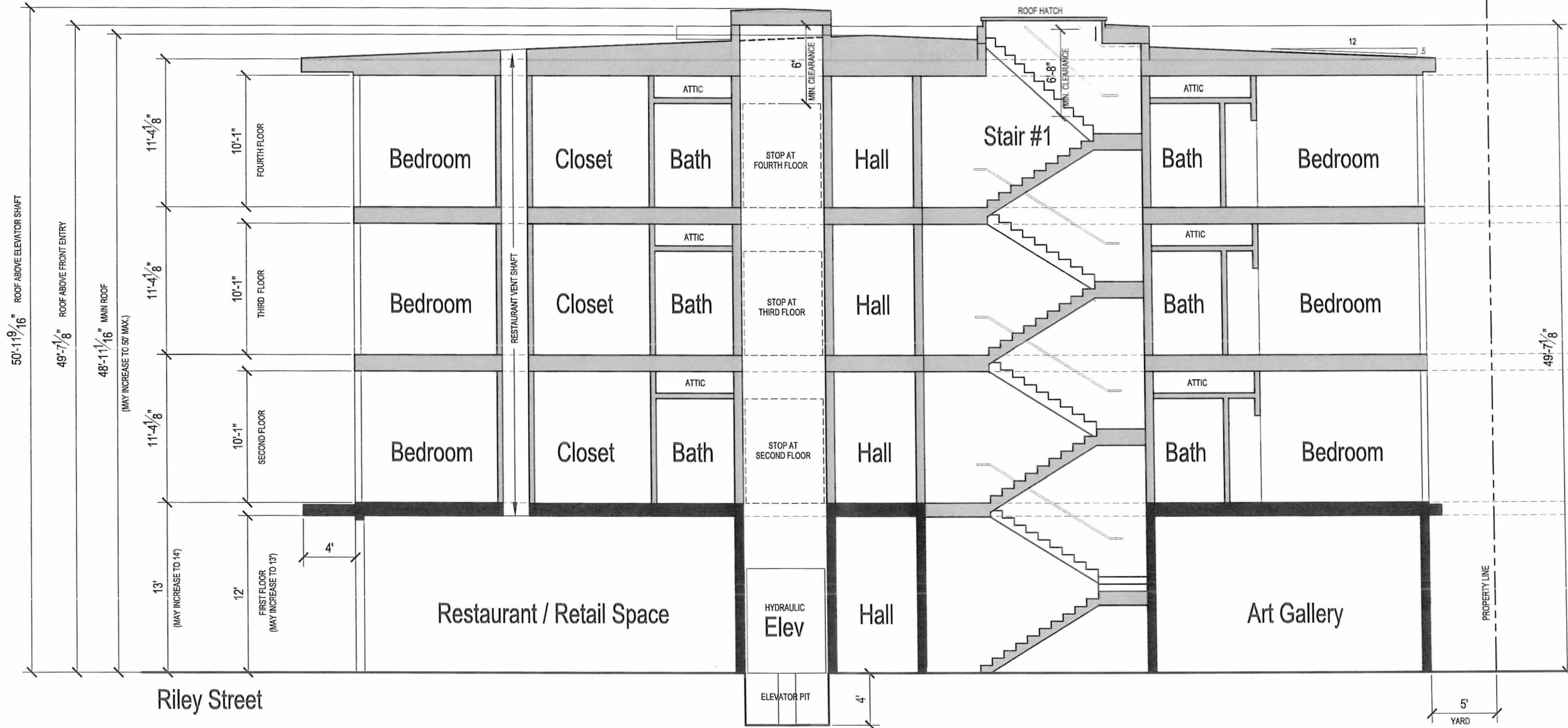
Project Architect
PAUL GILGER

Drawn By
PAUL GILGER

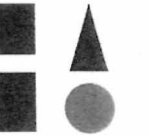
Date
JAN 2007

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BUILDING SECTION A THROUGH ELEVATOR AND STAIR #1



Hedgpeth
ARCHITECT

3883 Airway Drive
Suite 210
Santa Rosa, California
95403-1670
Phone 707 523 7010
Fax 707 542 2328

ART HOUSE
Santa Rosa, California
620 SEVENTH STREET LLC - HUGH FURELL CORPORATION
200 FOURTH ST, SUITE 250, SANTA ROSA, CA 95404 (707) 585-3482
620 SEVENTH ST, SANTA ROSA, CA 95404

BUILDING SECTION B
PRELIMINARY DESIGN
SCALE: 1/4" = 1'-0"



Revisions
07-04-04 1st schematic
07-04-16 2nd schematic
07-05-02 3rd schematic
07-06-14 Des Rev #1
07-12-03 Des Rev #2
08-12-01 Des Rev #3

Job Number
0701

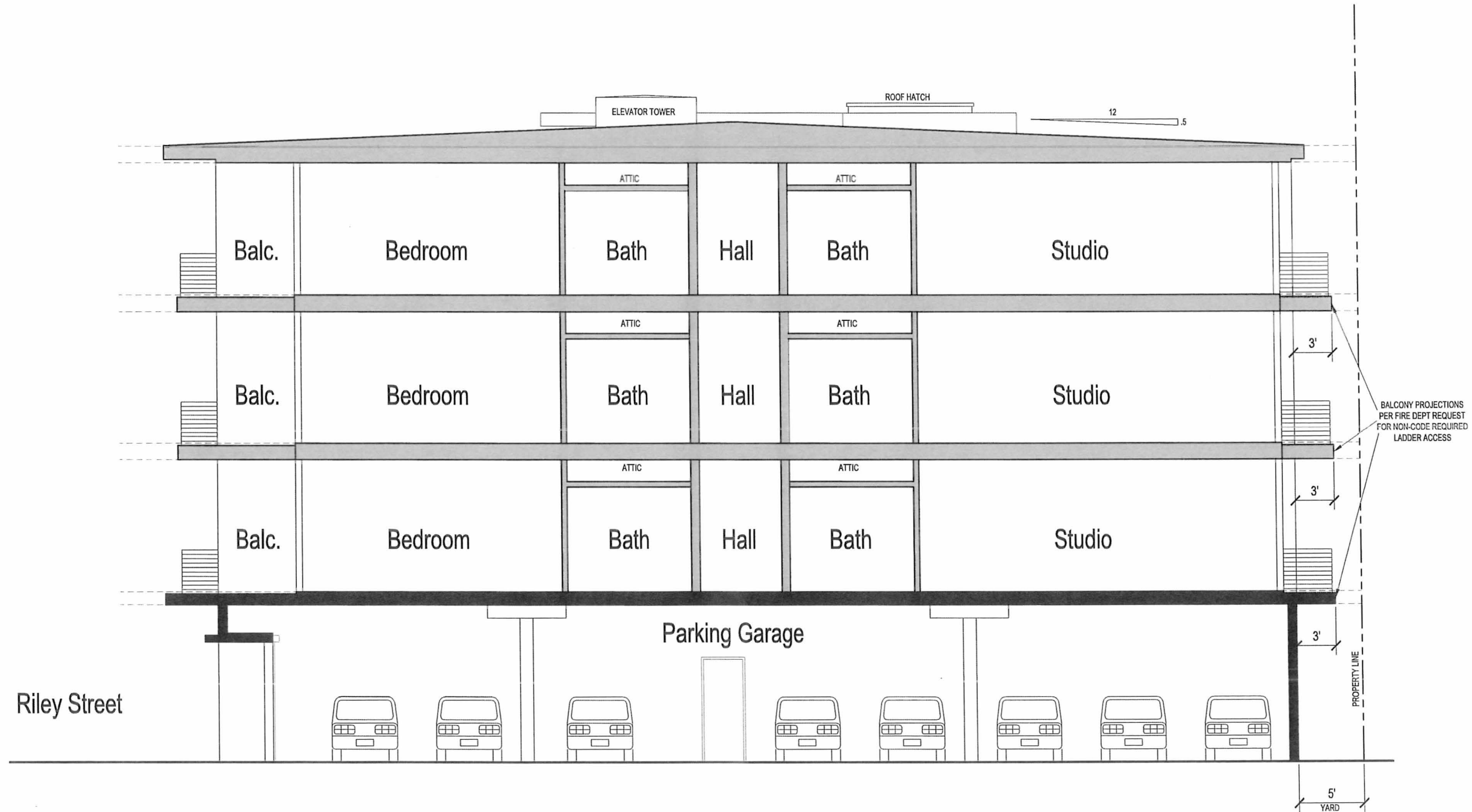
Project Architect
PAUL GILGER

Drawn By
PAUL GILGER

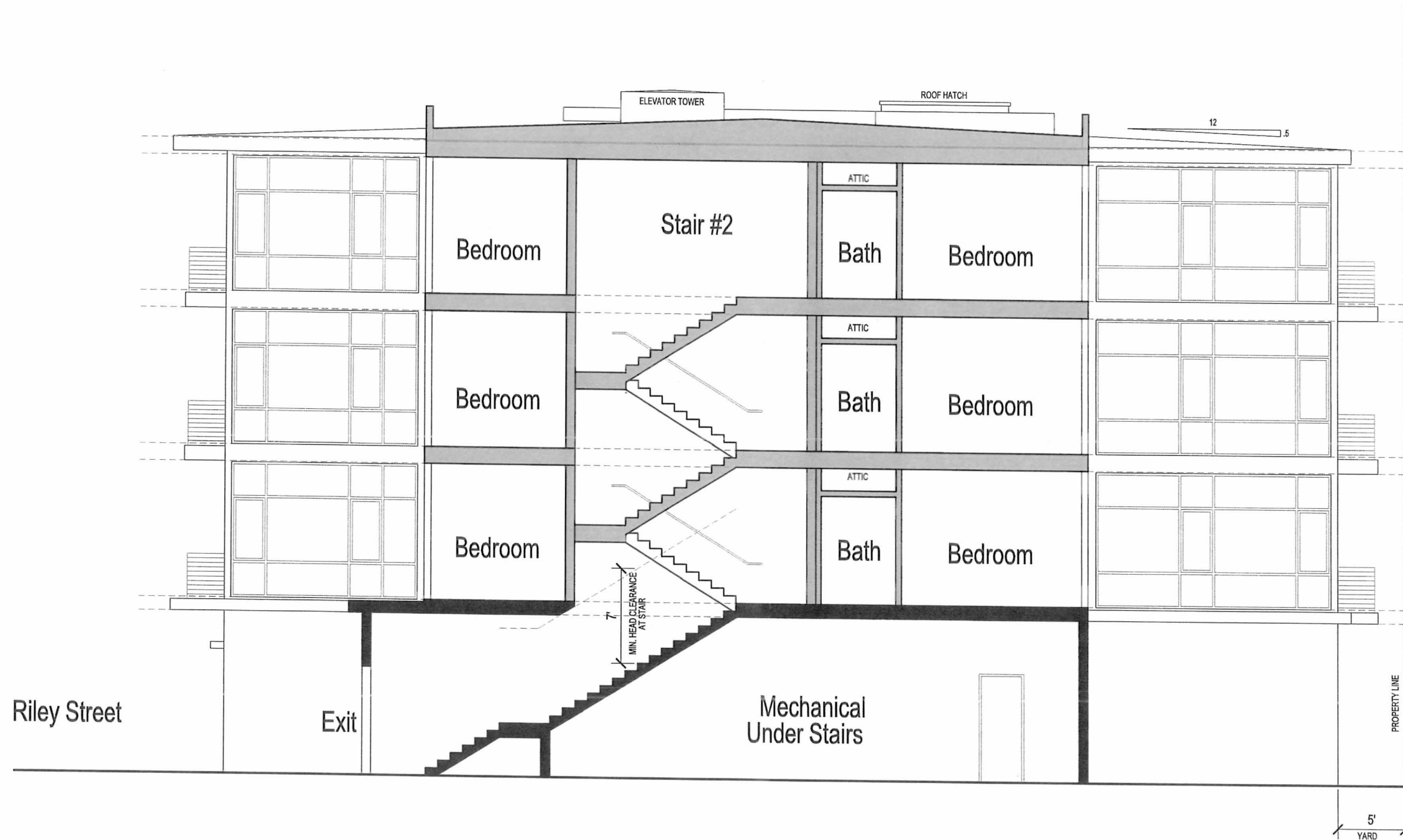
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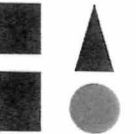
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BUILDING SECTION B THROUGH PARKING GARAGE AND STUDIOS



BUILDING SECTION C THROUGH STAIR #2



Art Banners
to be determined



- Metal Color
- Primary Color #2
- Window Frame Color
- Accent Color #1
- Accent Color #2
- Accent Glass
- Typical Glass
- Primary Color #1
- Poster Art to vary

STUCCO PRIMARY COLOR #2
Benjamin Moore "Majestic Blue"
2051-40

STUCCO ACCENT COLOR #2
Benjamin Moore "Corduroy"
2153-20

ACCENT GLASS
Pale Green Tint

METAL FASCIAS, RAILINGS,
& GARAGE DOOR COLOR
Benjamin Moore "Bittersweet Chocolate"
2114-10

STUCCO PRIMARY COLOR #1
Benjamin Moore "Light Khaki"
2148-40

STUCCO ACCENT COLOR #1
Benjamin Moore "Blue Danube"
2062-30

TYPICAL GLASS
Clear

WINDOW FRAME COLOR
Marvin Integrity Ultrex "Pebble Gray"



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ARCHITECT

3883 Airway Drive
Suite 210
Santa Rosa, California
95403-1670
Phone 707 523 7010
Fax 707 542 2328

ART HOUSE
Santa Rosa, California
620 SEVENTH STREET LLC - HUGH FURELL CORPORATION
200 FOURTH ST, SUITE 250, SANTA ROSA, CA 95404 (707) 542-3482
PROJECT ADDRESS: 620 SEVENTH ST, SANTA ROSA, CA 95404

COLOR SELECTIONS
PRELIMINARY DESIGN
SCALE: 1/4" = 1'-0"



Revisions
07-04-04 1st schematic
07-04-16 2nd schematic
07-05-02 3rd schematic
07-06-14 Des Rev #1
07-12-03 Des Rev #2
08-12-01 Des Rev #3

Job Number
0701

Project Architect
PAUL GILGER

Drawn By
PAUL GILGER

Date
JAN 2007

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of -

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Summer Solstice 4 PM



Summer Solstice 12 Noon



Summer Solstice 8 AM



Spring Equinox & Fall Equinox 4 PM



Spring Equinox & Fall Equinox 12 Noon



Spring Equinox & Fall Equinox 8 AM



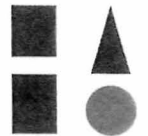
Winter Solstice 3 PM



Winter Solstice 12 Noon



Winter Solstice 9 AM



Hedgpeth
ARCHITECTS

3883 Airway Drive
Suite 210
Santa Rosa, California
95403-1670
Phone 707 523 7010
Fax 707 542 2328

ART HOUSE
Santa Rosa, California
620 SEVENTH STREET LLC - HUGH FUTRELL CORPORATION
200 FOURTH ST., SUITE 250, SANTA ROSA, CA 95404 (707) 598-3482
PROJECT ADDRESS:
620 SEVENTH ST. SANTA ROSA, CA 95404
APN: 009-025-011

SHADOW STUDIES



Revisions
07-04-04 1st schematic
07-04-16 2nd schematic
07-05-02 3rd schematic
07-06-14 Des Rev #1
07-12-03 Des Rev #2
08-12-01 Des Rev #3

Job Number
0701

Project Architect
PAUL GILGER

Drawn By
Gilger/Moyer

Date
JAN 2007

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