

May 18, 2018

City of Santa Rosa
Planning & Economic Development Department
100 Santa Rosa Avenue, Room 3
Santa Rosa, California 95404

Re: Design Review Application
Baggett Cottages
1084 and 1086 Dutton Ave
Design Concept Narrative

APN: 125-281-045

Dear Design Review Board:

The proposed Baggett Cottages provide superior design and a well thought out plan to develop and finish improvements at the NE corner of the intersection of Dutton Avenue and W. Barham. The development of the 1.06-acre site will incorporate 6-parcels with 7-Living Units. The proposed Architecture is comprised of 2-existing Single-Family Units, to be relocated on-site, one new Detached Garage, one new Accessory Dwelling Unit over a Garage and four Single-Family Attached Units. The design of the site is appropriate for its location and consistent in form, massing and materials to the surrounding area.

The design concept of the dwellings is to provide thoughtful, enduring Architecture, integrated into the existing surrounding neighborhood and community. A combination of 4" smooth lap siding and board & batten siding compliment the structure with composition shingle roofing. Roofing, siding and trim colors will be used to blend with the natural color palette of the environment and neighboring structures. Covered porches also help to create inviting entry and outdoor living areas for each living unit. Unit floor areas consist of 1,295 square feet for the new Attached Single Family and 504 square feet for the new ADU. Each plan will incorporate advanced energy efficiency through compliance with Title 24, and sustainable measures in compliance with CALGreen Building Standards plus Tier I elective measures.

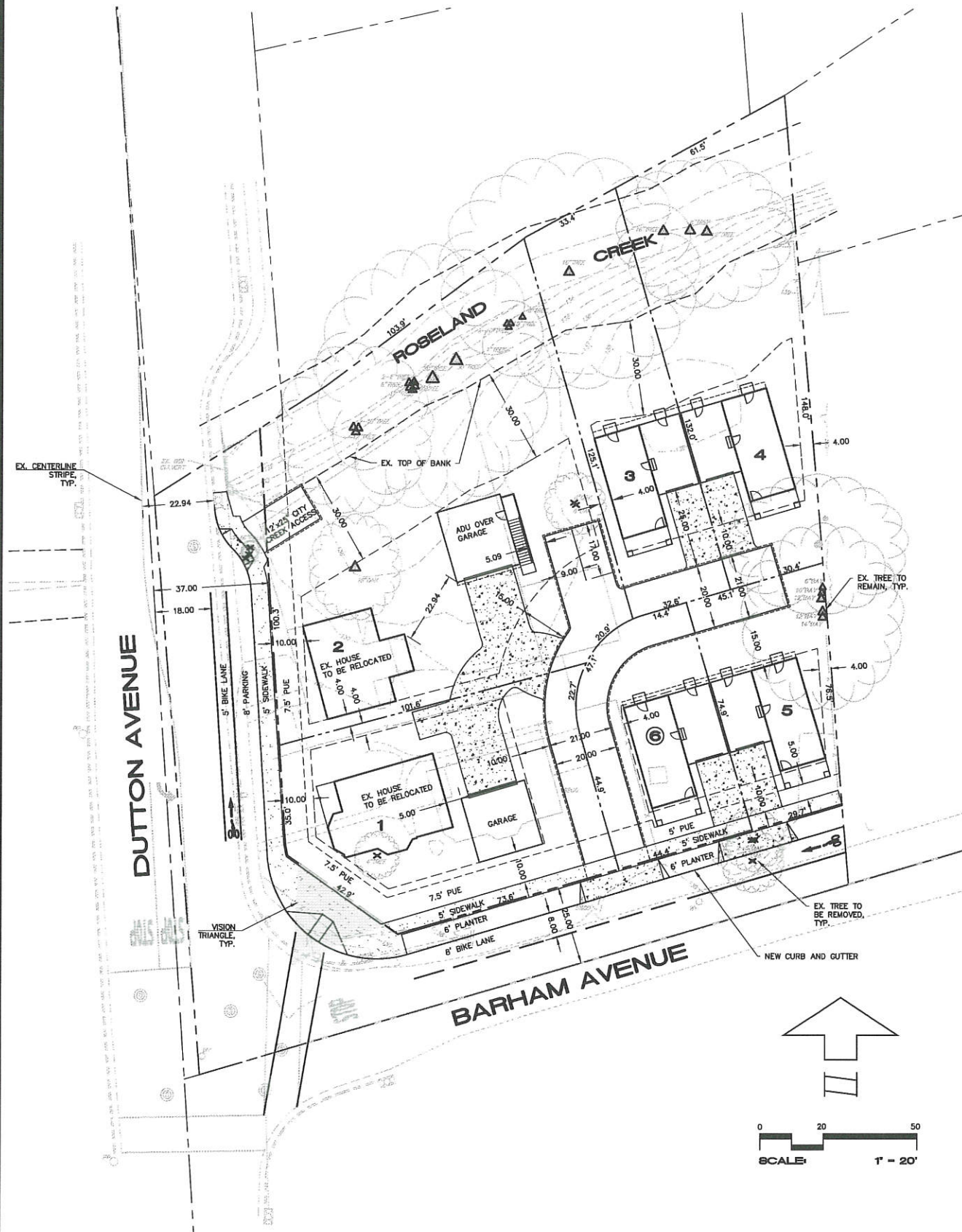
The site will include both on-site parking and off-site parking and the Site improvements and access to public transit will promote pedestrian connectivity. Decorative trees and landscape plantings for each parcel create aesthetic spaces to compliment the Architectural design, and low water use plantings encourage thoughtful use of our resources. Landscape and irrigation plans in conformance with Santa Rosa's Water Efficient Landscape Ordinance will be submitted with the building permit application.

We are proud to present this project, which conforms to the City of Santa Rosa's Design Guidelines for superior design. I am available to answer any questions regarding the materials submitted for this application.

Regards,



Brian Pruitt
Farrell-Faber & Associates, Inc.



PROJECT AND SITE DATA

OWNER/DEVELOPER

ROD BAGGETT
BAGGETT BUILDING ENTERPRISES
P.O. BOX 9338
SANTA ROSA, CA 95405
(707) 495-3477

ENGINEER

CIVIL DESIGN CONSULTANTS, INC.
2200 RANGE AVENUE, SUITE 204
SANTA ROSA, CA 95403
(707) 542-4820

SITE DATA

GROSS SITE AREA 1.06 ACRES
GROSS PROJECT DENSITY 6.6 UNITS/ACRE
GENERAL PLAN DESIGNATION LOW DENSITY
EXISTING ZONING PD 96-002
PROPOSED ZONING R-1-6 SMALL LOT

LOT DETAILS

SMALLEST LOT SIZE = 2,804 SQ. FT.
LARGEST LOT SIZE = 12,323 SQ. FT.
AVERAGE LOT SIZE = 5,804 SQ. FT.
SEE LOT AREA TABLE FOR INDIVIDUAL LOT SIZES

LOT AREAS

LOT NO.	LOT SIZE SQ. FT.	LOT COVERAGE
1	6,199	21.4%
2	12,323	11.1%
3	4,193	21.2%
4	6,174	14.4%
5	2,804	31.7%
6	3,132	28.4%

SETBACKS

BUILDING - FRONT 10 FT. SETBACKS MEASURED FROM
BUILDING - REAR 15 FT. BACK OF SIDEWALK, PROPERTY
BUILDING - SIDE 4 FT. LINE, OR TOP OF CREEK BANK
CREEK 30 FT.

PARKING

ATTACHED UNITS:
GARAGE SPACES 4
OFF-STREET PARKING SPACES 6
TOTAL PARKING SPACES 10
PARKING SPACES PER UNIT 2.50

ACCESSORY DWELLING UNIT:

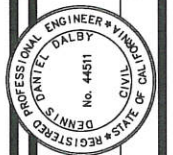
GARAGE SPACES 0
OFF-STREET PARKING SPACES 0
TOTAL PARKING SPACES 0 (ADU IS WITHIN 1/2 MILE
OF PUBLIC TRANSIT)

DETACHED UNITS:

GARAGE SPACES 4
OFF-STREET PARKING SPACES 4
TOTAL PARKING SPACES 8
PARKING SPACES PER UNIT 4.00

UNIT TYPES

SINGLE-FAMILY ATTACHED 4 UNITS
ACCESSORY DWELLING UNIT 1 UNIT
EX. SINGLE-FAMILY DETACHED 2 UNITS
7 UNITS



DATE

DENNIS D. DALBY
PCE 44611



CIVIL DESIGN CONSULTANTS, INC.

2200 Range Avenue, Suite 204
Santa Rosa, CA 95403
(707) 542-4820

PRELIMINARY LAYOUT
BAGGETT COTTAGES

1084 AND 1086 DUTTON AVENUE
SANTA ROSA, CALIFORNIA

APN 125-281-045

FEBRUARY 6, 2018

JOB NO.

17-116

SHEET NO.

1

OF 1 SHEETS

City of Santa Rosa

MAY 23 2018

Planning & Economic
Development Department



EXISTING ELEVATION LOT 1



EXISTING ELEVATION LOT 2

City of Santa Rosa

MAY 23 2018

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