

1 ARCHITECTURAL SITE PLAN  
1/16" = 1'-0"

# ROWELL BROKAW

1203 Willamette Street  
Suite 210  
Eugene, Oregon 97401  
541 485 1003  
rowellbrokaw.com

Architecture. Design. Strategy.



FOR DESIGN REVIEW-  
NOT FOR CONSTRUCTION

REVISIONS TO THIS SHEET	
REV.	DATE

SHEET ISSUE DATE	
05/13/2019	50% SCHEMATIC DESIGN

PROJECT TRACKING	
RBA #:	1843
P.I.C.:	JOHN ROWELL
PM / PA:	FRANK VISCONTI

Owner  
**DANCO**

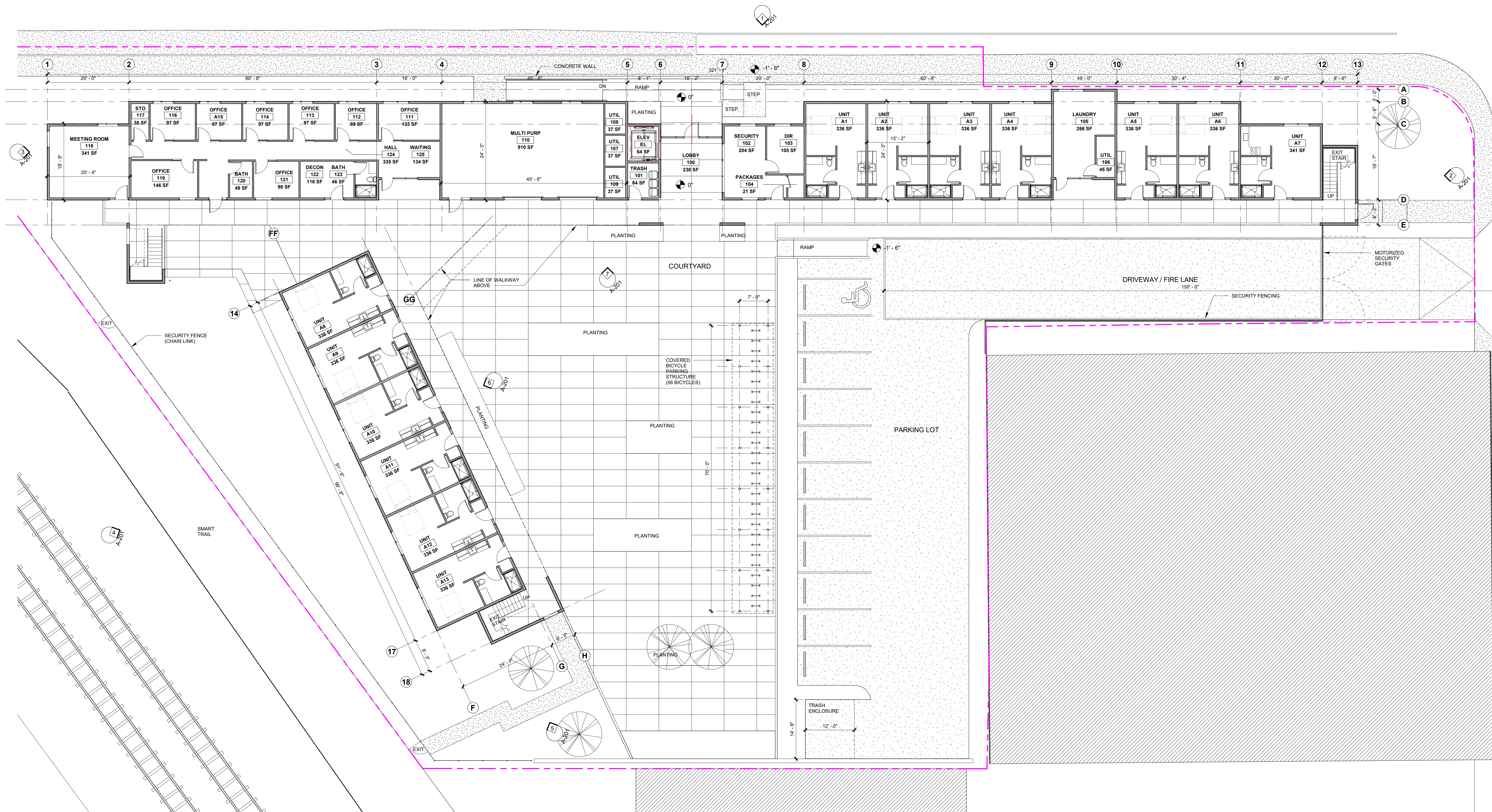
Project Name  
**HOUSING FIRST | SANTA ROSA**

Project Address  
80 COLLEGE AVENUE  
SANTA ROSA, CA

ARCHITECTURAL  
SITE PLAN

A-100





**1** 1ST FLOOR  
3/32" = 1'-0"





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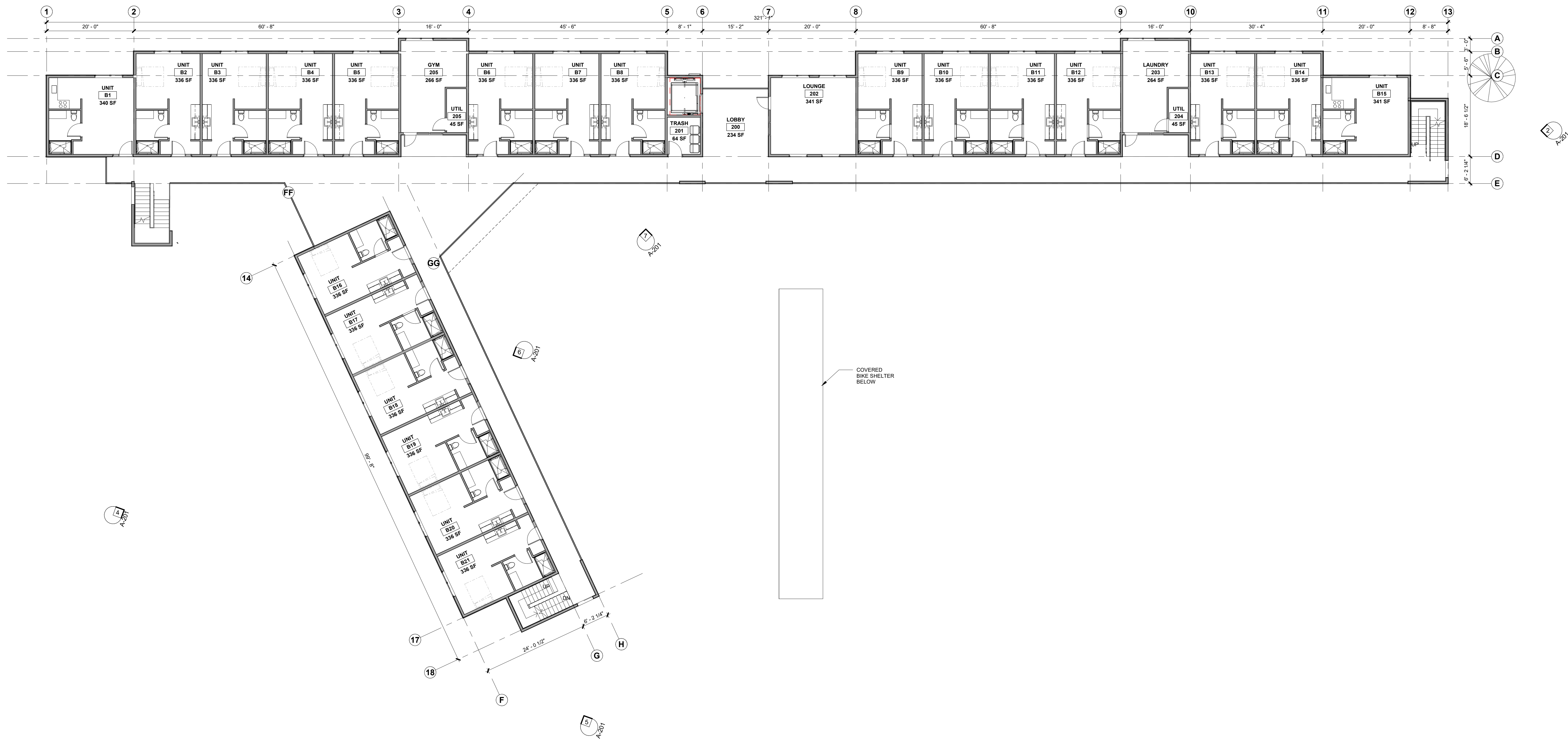
**DANCO**

Project Name  
**HOUSING FIRST | SANTA  
ROSA**

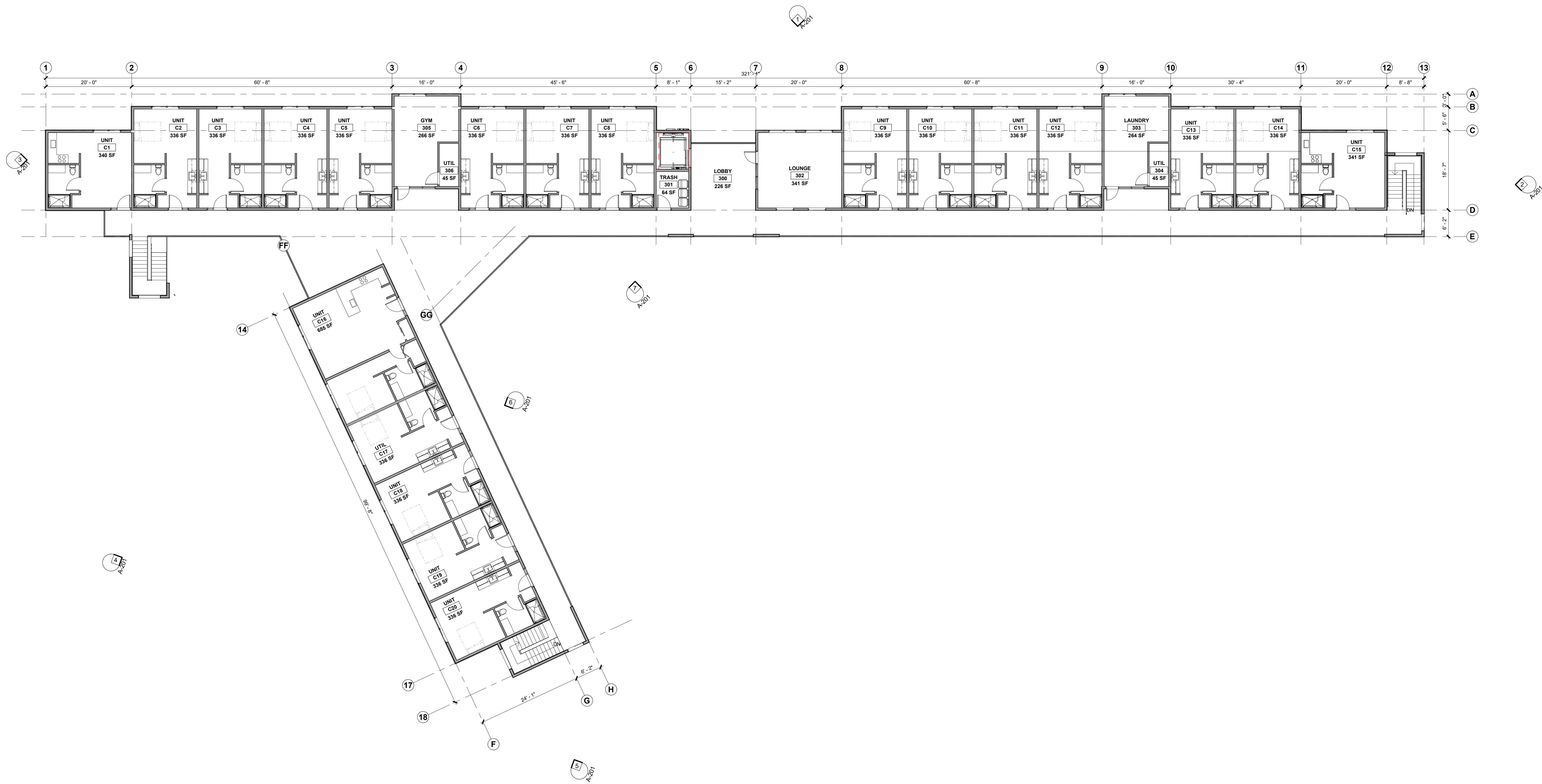
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2ND FLOOR PLAN

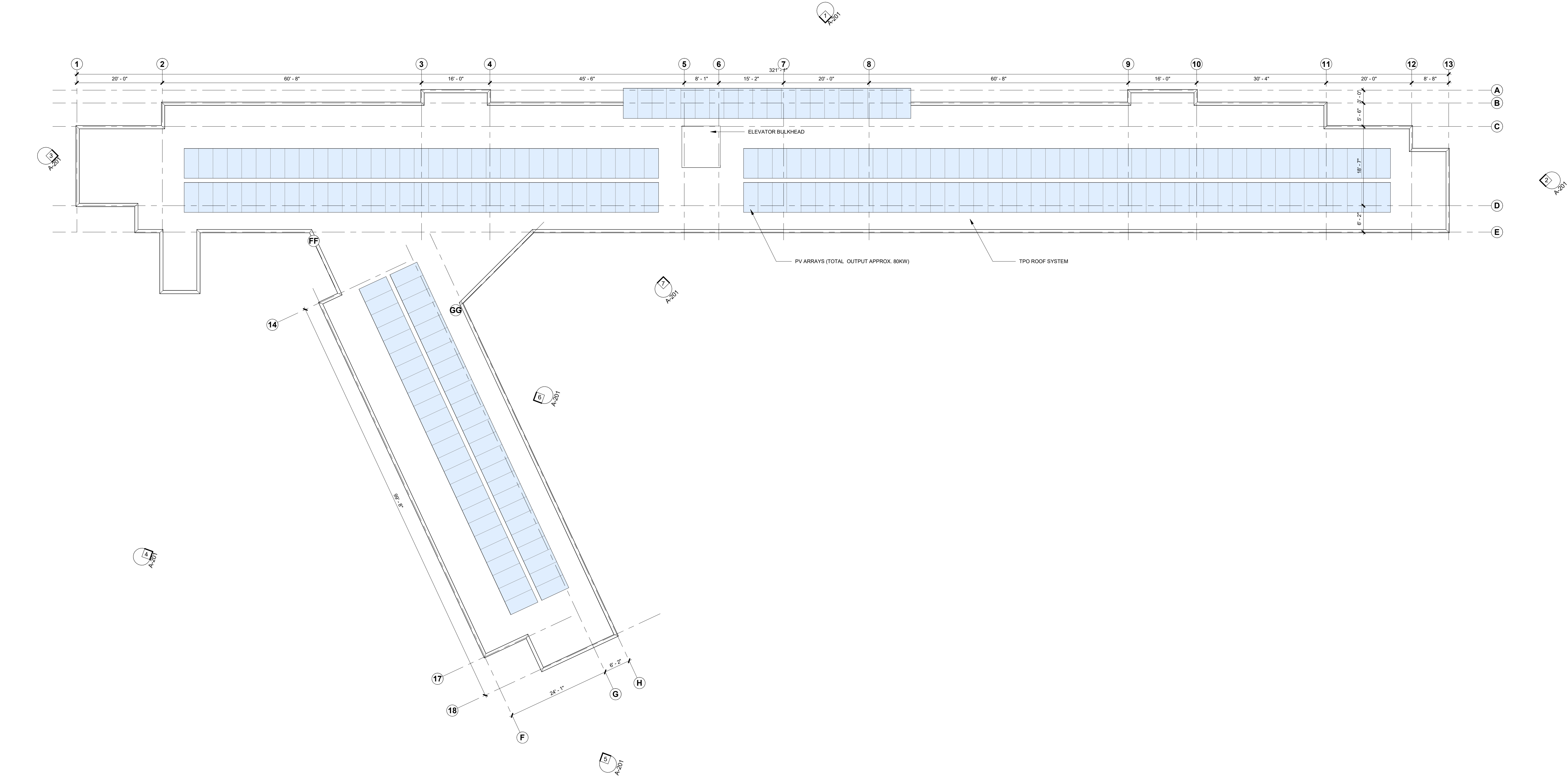
A-112



1 2ND FLOOR  
3/32" = 1'-0"







**1** ROOF  
3/32" = 1'-0"

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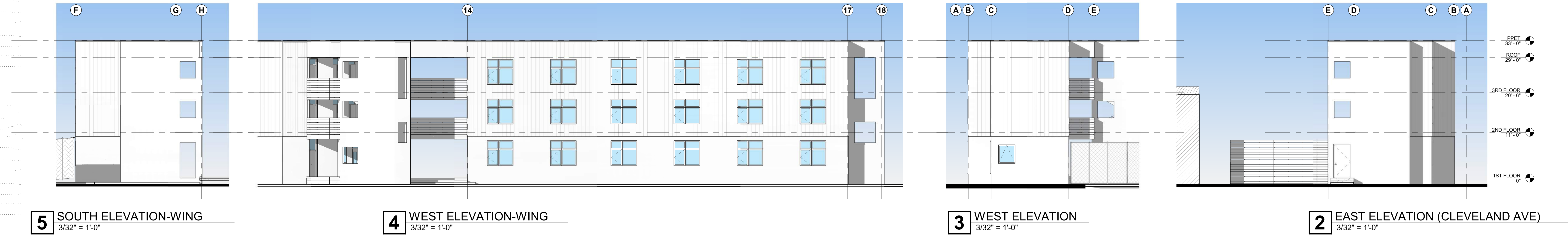
ROOF PLAN

**A-114**





1 NORTH ELEVATION (COLLEGE AVE)  
3/32" = 1'-0"

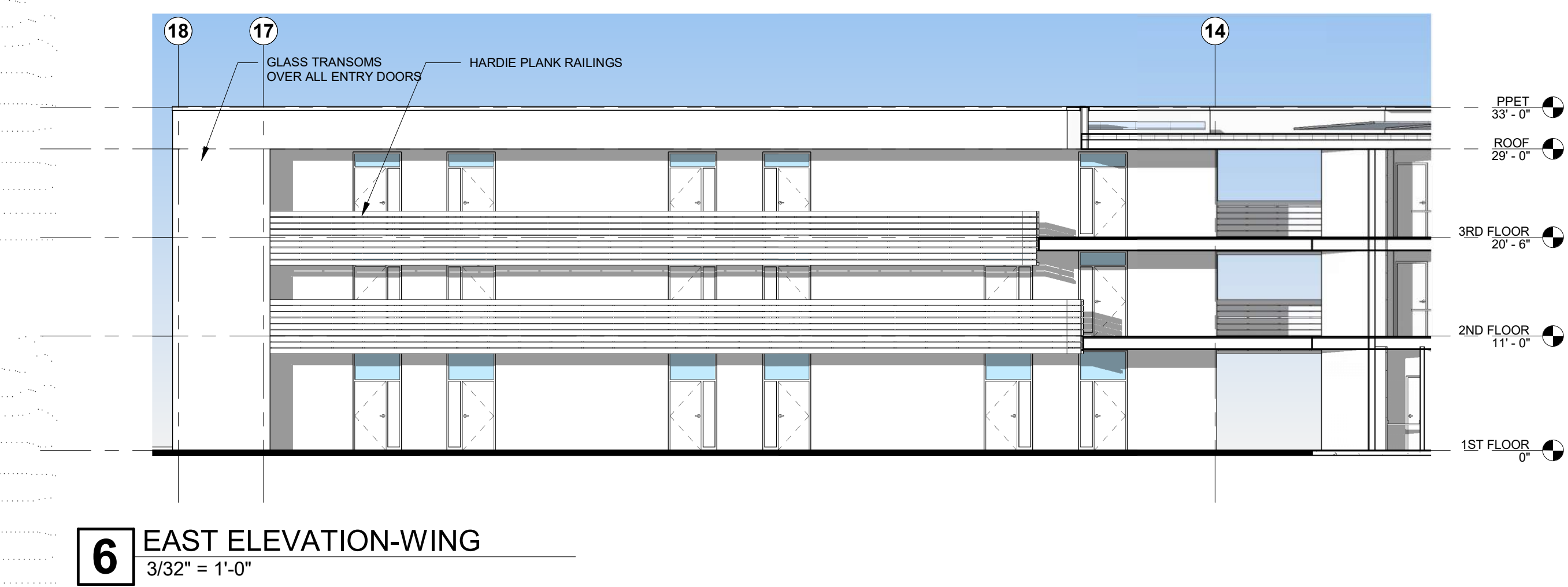


5 SOUTH ELEVATION-WING  
3/32" = 1'-0"

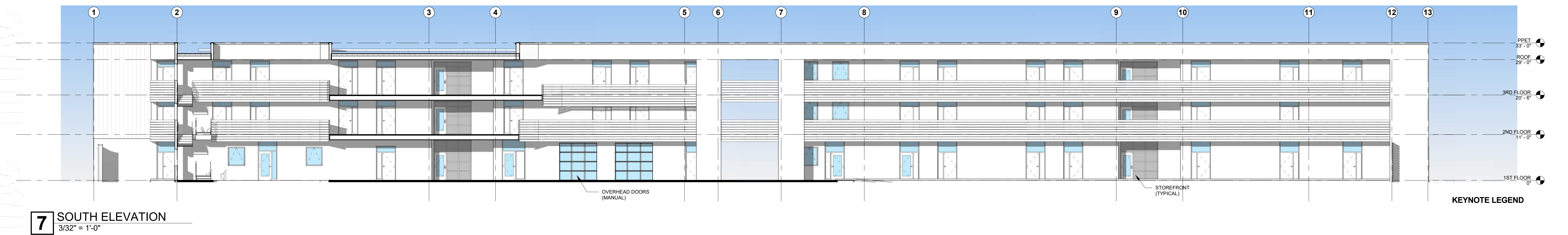
4 WEST ELEVATION-WING  
3/32" = 1'-0"

3 WEST ELEVATION  
3/32" = 1'-0"

2 EAST ELEVATION (CLEVELAND AVE)  
3/32" = 1'-0"



6 EAST ELEVATION-WING  
3/32" = 1'-0"



7 SOUTH ELEVATION  
3/32" = 1'-0"



ROWELL  
BROKAW

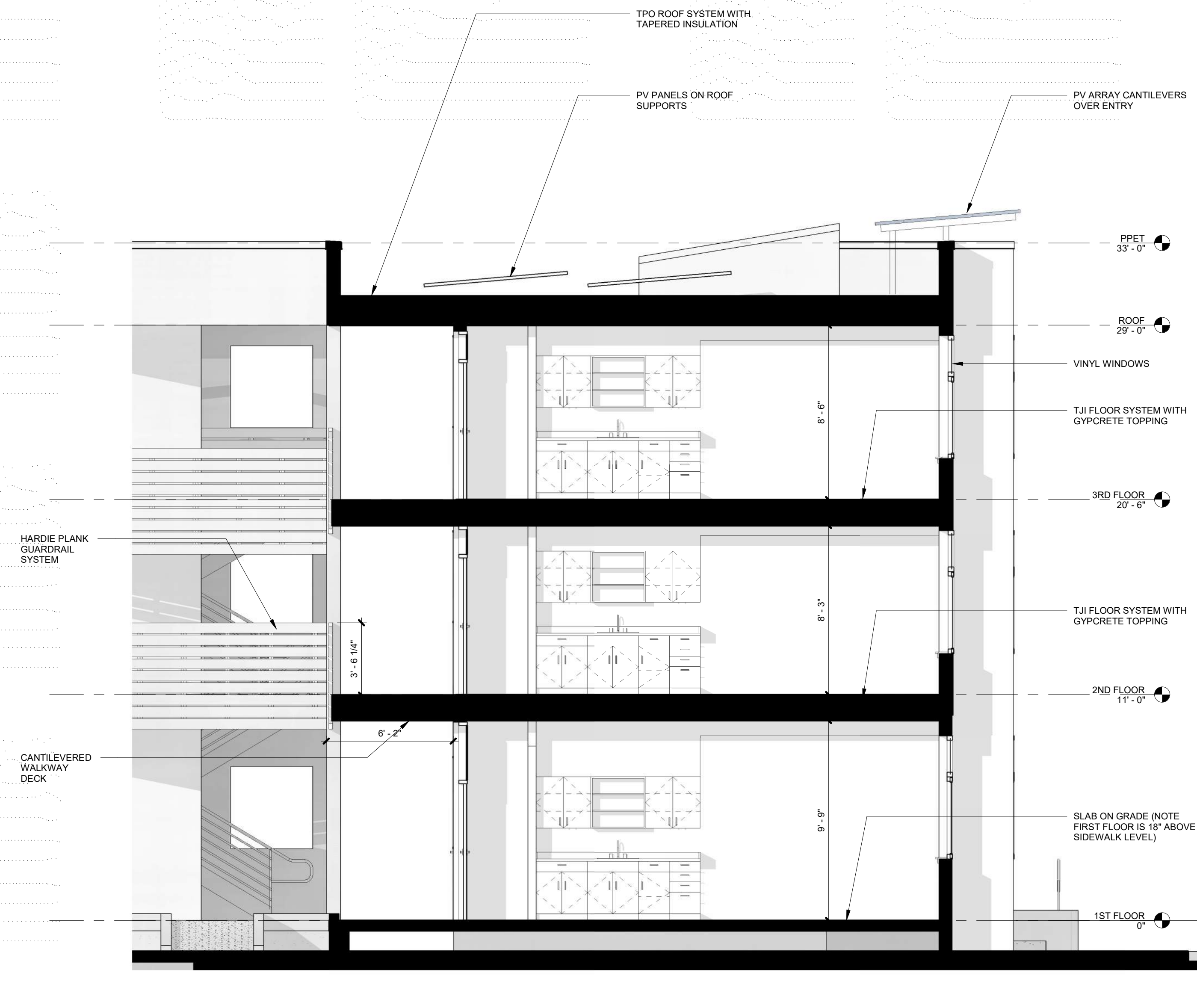
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**1** TYPICAL CROSS SECTION  
1/4" = 1'-0"

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Project Address  
80 COLLEGE AVENUE  
SANTA ROSA, CA

BUILDING SECTIONS

A-211



# SANTA ROSA HOUSING FIRST

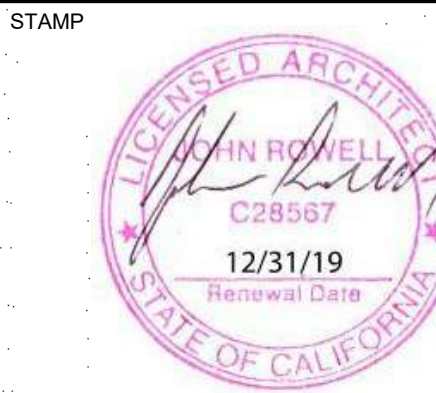
ISSUED FOR 50% SCHEMATIC DESIGN / CONCEPT DESIGN REVIEW- 2019-05-31

<b>OWNER</b> DANCO COMMUNITIES / DANCO BUILDERS 5251 ERICSON WAY ARCATA, CA 95532 TEL: 707-826-1531  CONTACTS: CHRIS DART, PRESIDENT CDART@DANCO.COM MCKENZIE DIBBLE, ASSET MANAGER MDIBBLE@DANCO.COM	<b>GENERAL CONTRACTOR</b> DANCO COMMUNITIES / DANCO BUILDERS 5251 ERICSON WAY ARCATA, CA 95532 TEL: 707-826-1531  CONTACTS: CHUCK BARNHART, SENIOR VP CBARNHART@DANCO-GROUP.COM	<b>ARCHITECT</b> ROWELL BROKAW ARCHITECTS 1203 WILLAMETTE STREET, SUITE 210 EUGENE, OR, 97401 PH: 541-465-1003  CONTACTS: JOHN ROWELL, AIA, PRINCIPAL JOHN@ROWELLBROKAW.COM FRANK VISCONTI, AIA - ARCHITECT FRANK@ROWELLBROKAW.COM	<b>STRUCTURAL ENGINEER</b> TBD	<b>CIVIL ENGINEER</b> TBD	<b>MEP, SECURITY, ALARM, FIRE SPRINKLER ENGINEER</b> TBD
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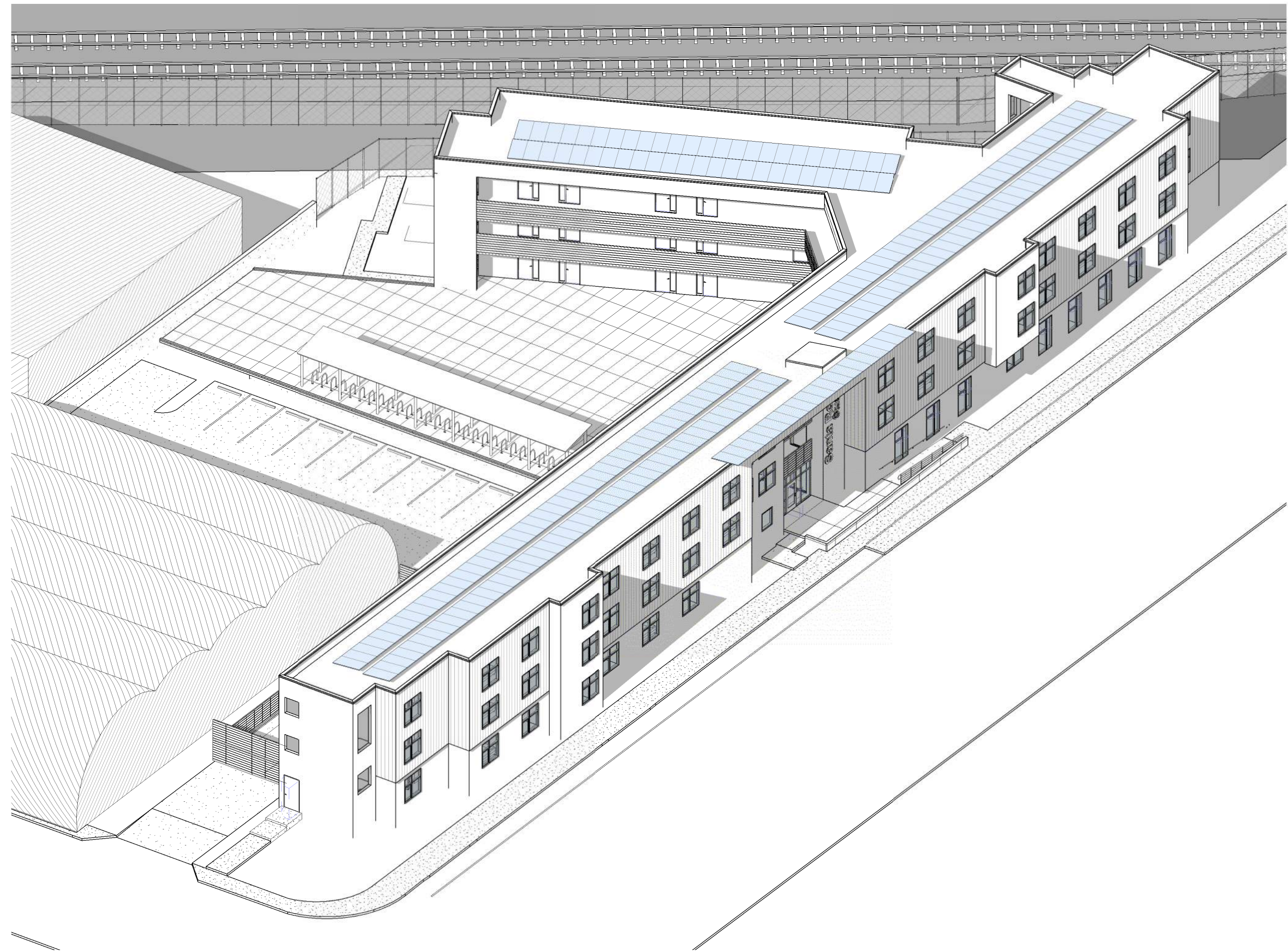
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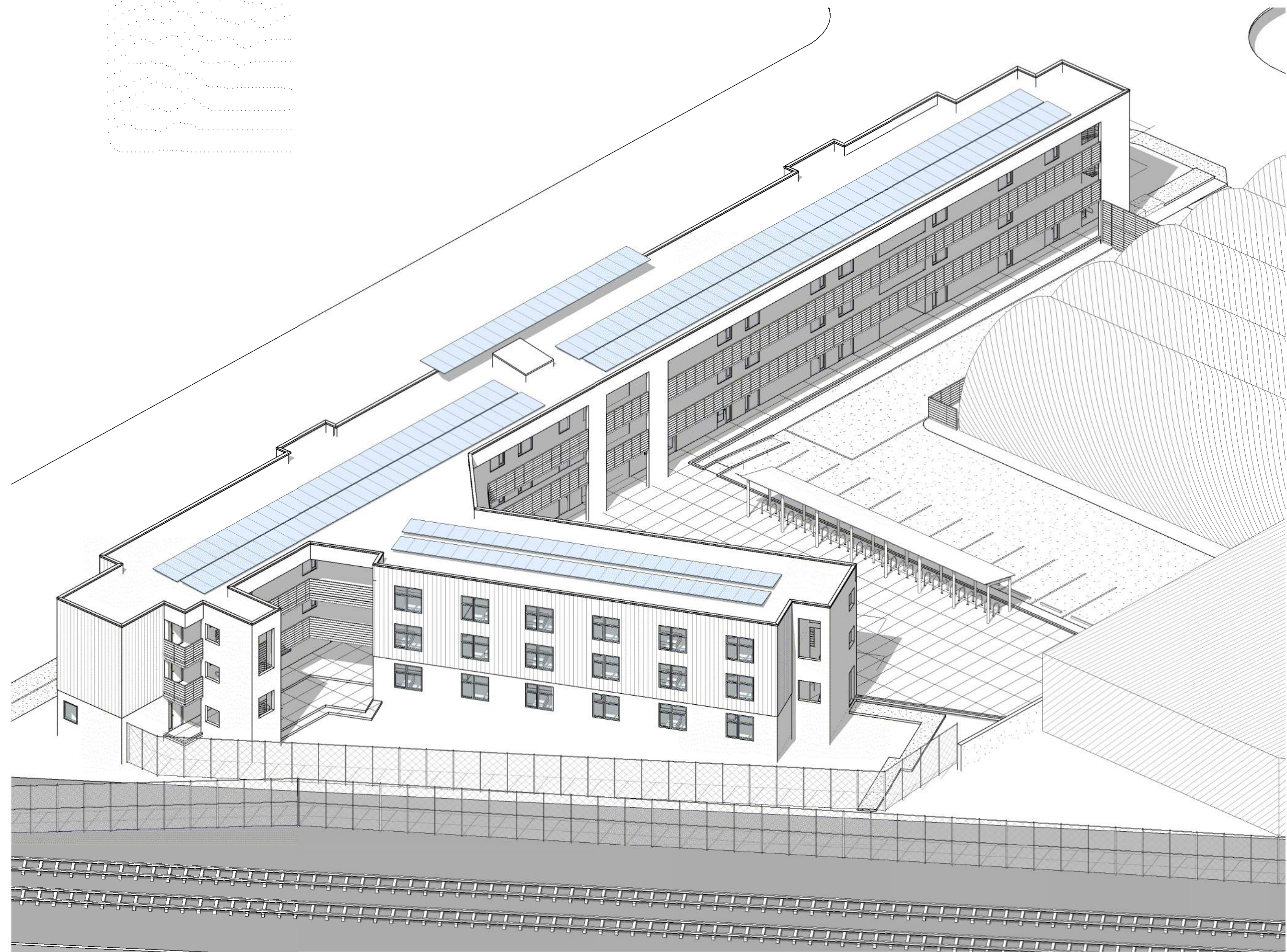
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ISO VIEW TO WEST



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. AT EACH LEVEL THERE WILL BE A COMMON LAUNDRY ROOM, GYM AND LOUNGE AVAILABLE FOR TENANTS.

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

SITE DEVELOPMENT INCLUDES REPLACEMENT OF SIDEWALKS AND A NEW ACCESS DRIVEWAY WITH PARKING FOR 11 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.

### GENERAL CODE REQUIREMENTS:

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

2016 CA BUILDING CODE, TITLE 24, PART 2  
2016 CA RESIDENTIAL CODE, TITLE 24, PART 2.5  
2016 CA ELECTRICAL CODE, TITLE 24, PART 3  
2016 CA MECHANICAL CODE, TITLE 24, PART 4  
2016 CA PLUMBING CODE, TITLE 24, PART 5  
2016 CA ENERGY CODE, TITLE 24, PART 6  
2016 CA FIRE CODE, TITLE 24, PART 9  
2016 CA GREEN BUILDING STANDARDS CODE, TITLE 24, PART 11  
2016 CA REFERENCED STANDARDS CODE, TITLE 24, PART 12

APPLICABLE CODES AND REGULATIONS OF THE CITY OF SANTA ROSA

CONSTRUCTION TYPE: TYPE V-A  
OCCUPANCY TYPE: APARTMENTS - GROUP R-2  
BUSINESS COMMON AREAS - GROUP B AND A3

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 903.3.1.2, NFPA 13R 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)

-REQUESTING PARKING CONCESSION FOR 11 SPACES (18 REQUIRED IN STATION AREA PER CODE @ 3/UNIT)

MAX ZONING HEIGHT: CG - 55 FEET  
PROPOSED HEIGHT: 33 FEET (CONTINGENT ON UNDERGROUNDING HIGH VOLTAGE OVERHEAD CABLES AND ELIMINATING UTILITY POLES ON COLLEGE AVENUE)  
PROPOSED STORIES: 3 STORIES

PROPOSED GROSS AREA (SF):  
1ST FLOOR: 8,750 + 3,520 COVERED AREA  
2ND FLOOR: 8,780 + 3,480 COVERED AREA  
3RD FLOOR: 8,800 + 3,575 COVERED AREA  
TOTAL: 26,330 + 10,585 COVERED WALKWAY = 36,915 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

### DEFERRED SUBMITTALS:

1. ELEVATOR (BY OTIS ELEVATOR)  
2. SOLAR PANELS (BY ROGER SOLAR)  
3. TRANSFORMER (BY PG&E)

DRAWING INDEX			
SHEET NUMBER	SHEET NAME	SHEET ISSUE DATE:	CURRENT REVISION ISSUED:
GENERAL			
G-001	COVER	05/31/2019	No
ARCHITECTURAL			
A-100	ARCHITECTURAL SITE PLAN	05/13/2019	No
A-111	1ST FLOOR PLAN	05/31/2019	No
A-112	2ND FLOOR PLAN	05/31/2019	No
A-113	3RD FLOOR PLAN	05/13/2019	No
A-114	ROOF PLAN	05/31/2019	No
A-201	BUILDING ELEVATIONS	05/31/2019	No
A-211	BUILDING SECTIONS	05/31/2019	No

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COVER

G-001