

Canine Companions Canine Early Development Center

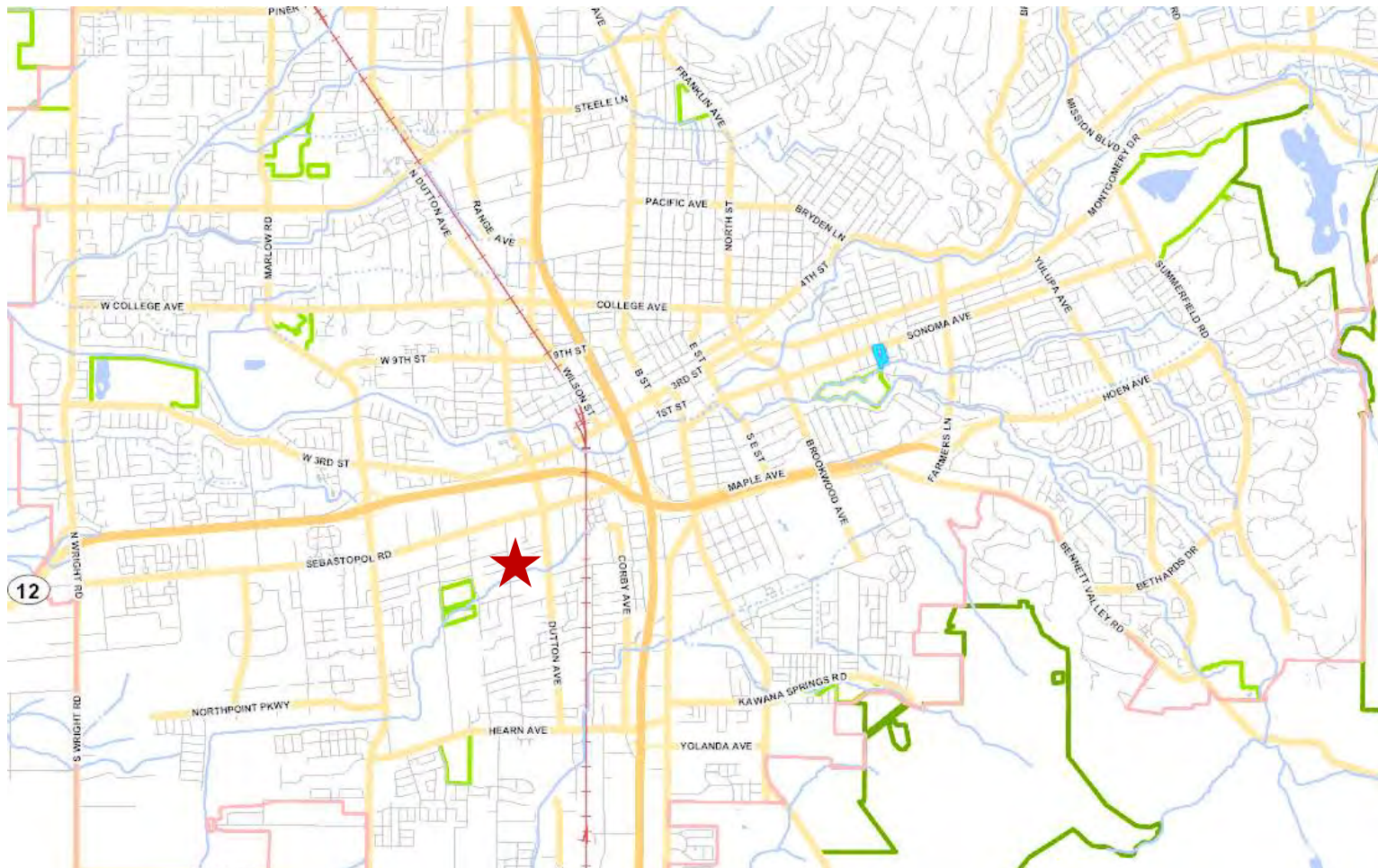
2965 DUTTON AVE

February 4, 2021

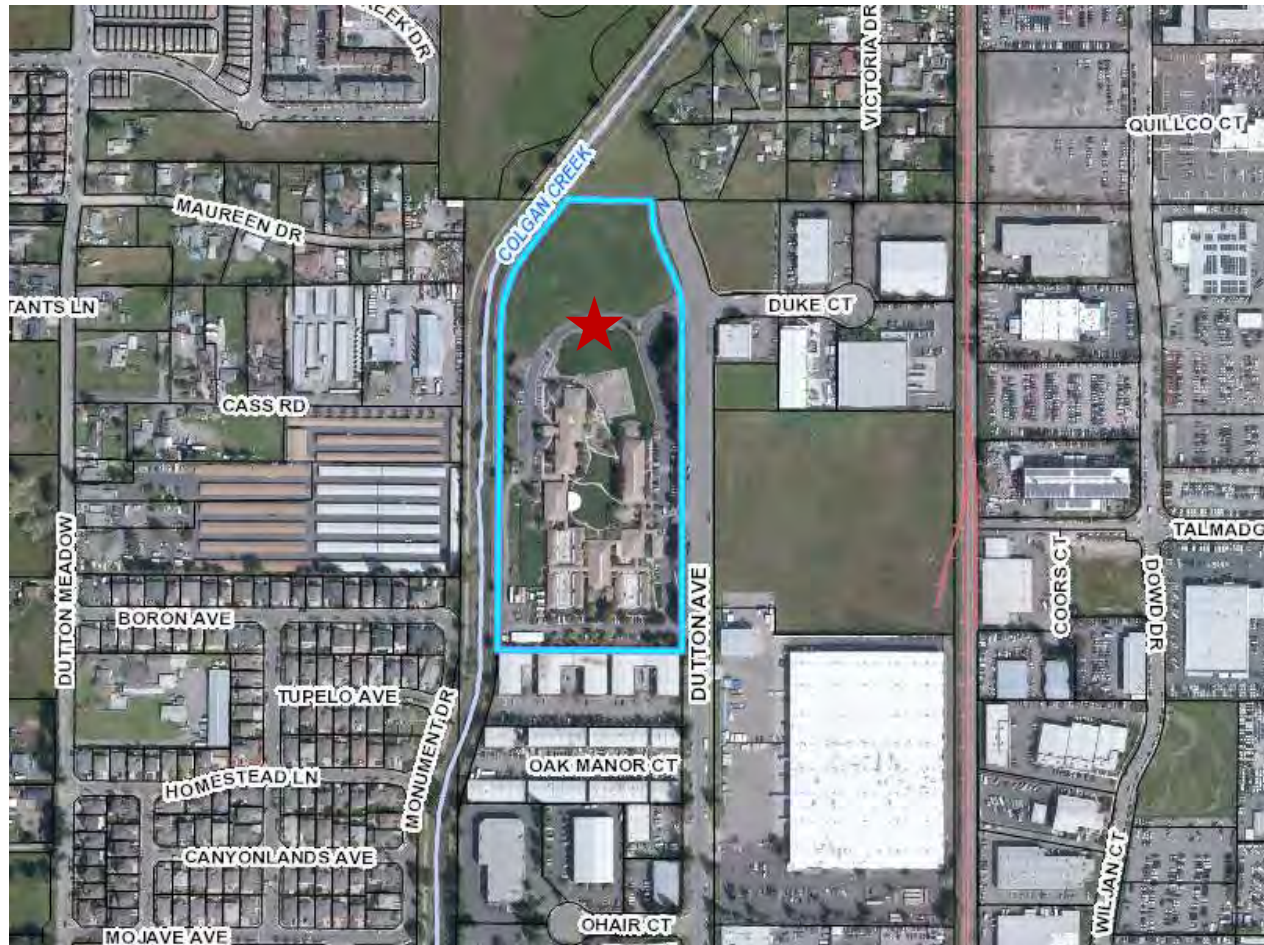
Kristinae Toomians
Senior Planner
Planning and Economic Development

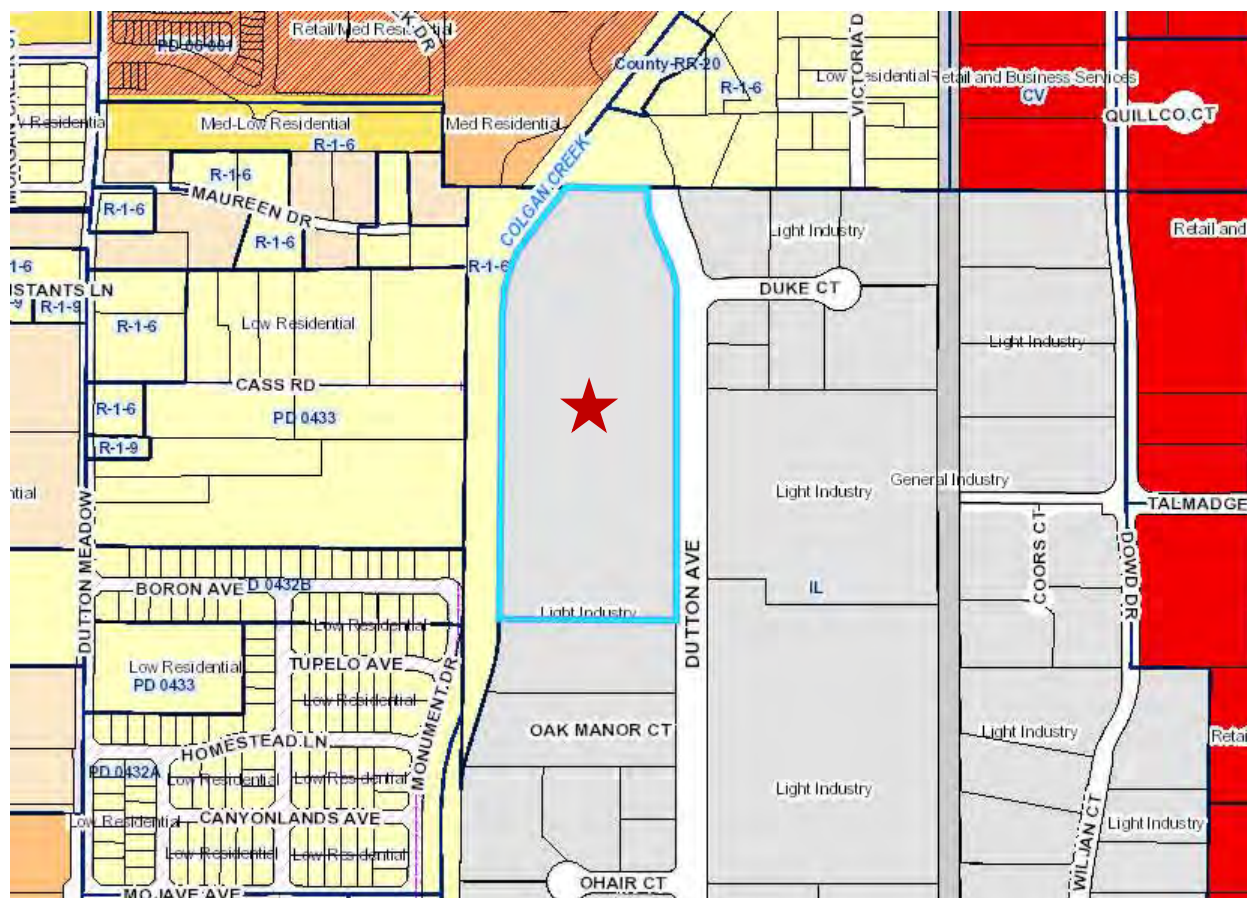
The applicant proposes to construct a one-story, 27,791-square-foot Canine Early Development Center, and a one-story 4,927-square-foot Veterinary Clinic and Animal Hospital at the existing Canine Companions facility.

Project Location



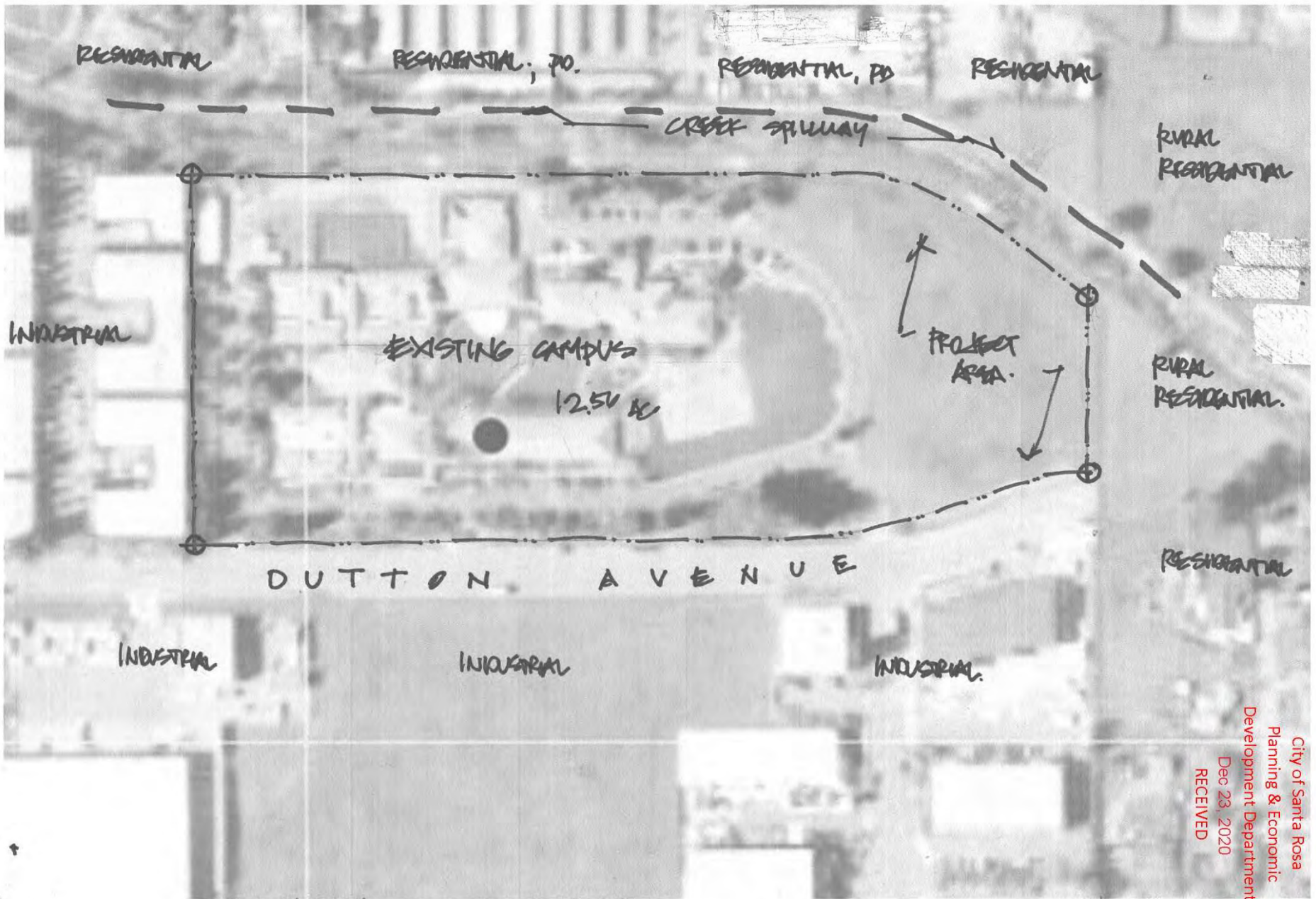
Project Location 2965 Dutton Ave.





Kristinae Toomians
Senior Planner
Planning and Economic Development
KToomians@srcity.org
(707) 543-4692





City of Santa Rosa
Planning & Economic
Development Department
Dec 23, 2020
RECEIVED

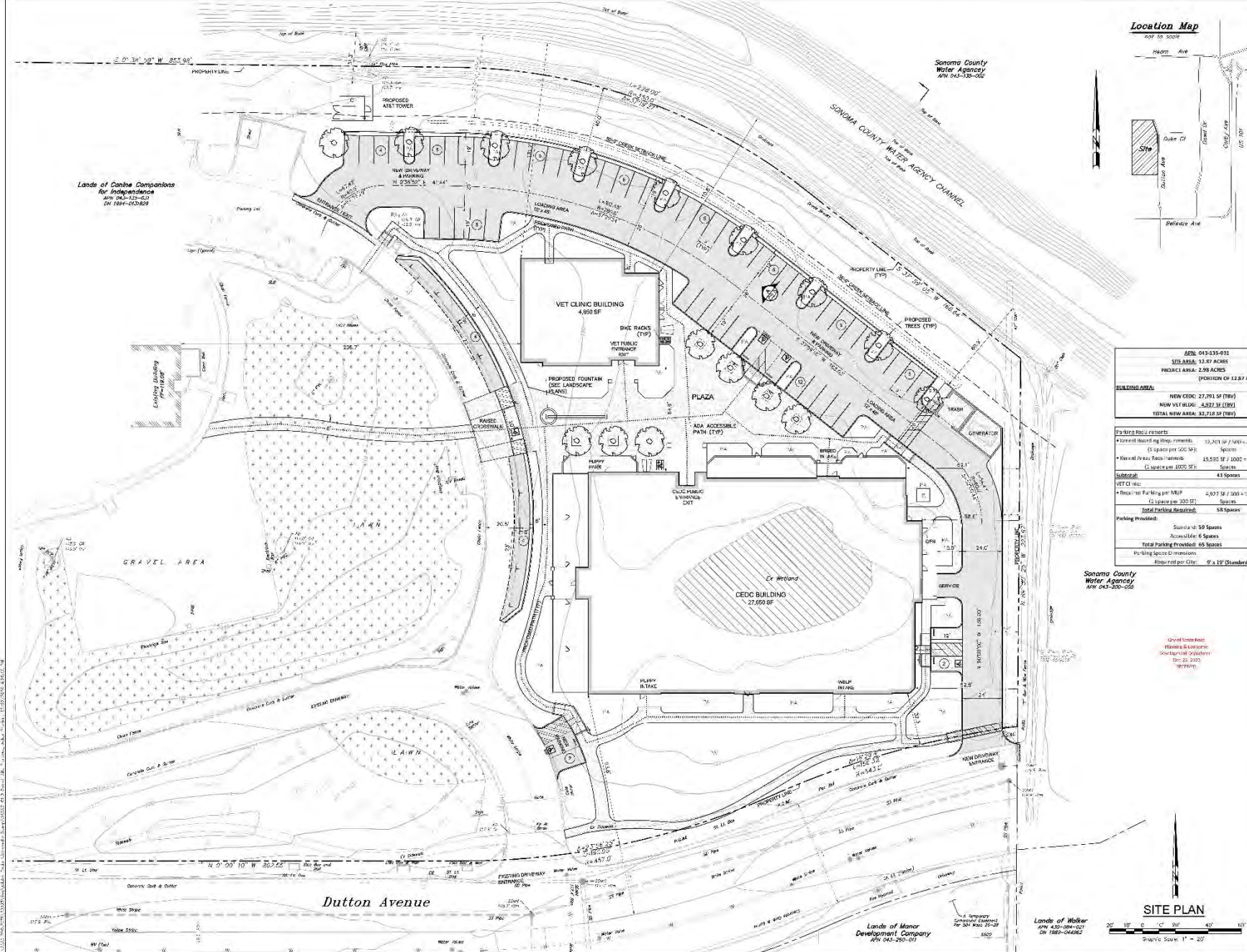
NEIGHBORHOOD CONTEXT MAP

H.T.S.

NORTH

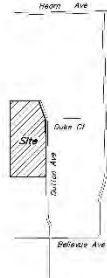
CANINE COMPANIONS FOR INDEPENDENCE CEDC.
2965 DUTTON AVENUE, S.R. APN. 043. 135. 024

LAFRANCHI ARCHITECTURE 12.22.20.



Location Map

100' TO SCALE



GENERAL INFORMATION GENL: 043-335-031 SITE AREA: 13.87 ACRES PROJECT AREA: 2.98 ACRES (PORTION OF 13.87 AC)	
BUILDING AREA: NEW CLINIC: 27,690 SF (TYP) NEW VET BUILD: 4,650 SF (TYP) TOTAL NEW AREA: 32,340 SF (TYP)	
TRAFFIC ANALYSIS REPORT • Annual average daily traffic: 13,301 (at 1/4 mile) (A) (1 space per 500 SF) • Annual average daily traffic: 15,500 SF / 1000 = 15 (1 space per 2000 SF) • Total parking required: 43 Spaces	
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SITE PLAN

20' 10' 0' 10' 0' 10' 0' 10' 0'

Graphic Scale: 1" = 20'

Canine Companions Expansion
Site Plan
 2955 Dutton Avenue
 Santa Rosa, California 95407
 APN: 043-335-031

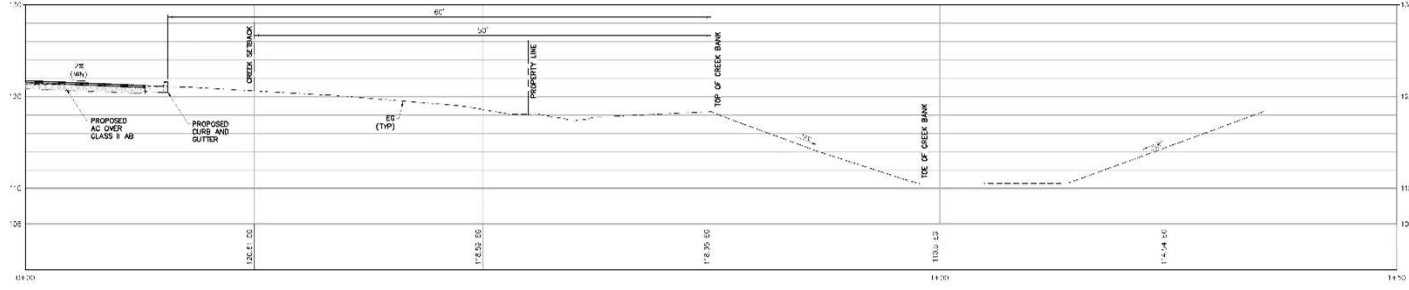
Lafranchi
 ARCHITECT & ENGINEER
 2700 Dutton Ave., Suite 200
 Santa Rosa, CA 95407
 Tel: 530.523.3333
 Fax: 530.523.3333
 www.lafranchi.com

acbe associates, inc.
 civil engineering, land surveying, watermaster
 2700 Dutton Ave., Suite 200
 Santa Rosa, CA 95407
 Tel: 530.523.3333
 Fax: 530.523.3333
 www.acbe.com

SONOMA COUNTY WATER AGENCY
 1000 Dutton Ave., Suite 200
 Santa Rosa, CA 95407
 Tel: 530.523.3333
 Fax: 530.523.3333
 www.sonomawater.org

CONCEPT DESIGN REVIEW

C1.0



(A) TYPICAL CREEK SECTION

0' 2' 4' 6' 8' 10' 12'

Graphic Scale 1" = 5' 1 1/2"

<p>Canine Companions Expansion Creek Section 2965 Dutton Avenue Santa Rosa, California 95407 APN: 043-135-031</p>	<p>DATE: 06/20/2023 BY: [Signature]</p>	<p>adobe associates, inc. 12345 Main Street, Suite 100, CA 95404 Tel: (530) 555-1234 Web: www.adobe.com</p>	<p>Lafranchi JULIETTE A. LAFRANCHI Professional Engineer No. 00000000000000000000 Exp. 12/31/2025</p>	<p>Sheet No. 001 of 001</p>
	<p>Project: Canine Companions Expansion Creek Section</p>	<p>Scale: 1" = 5' 1 1/2"</p>	<p>Drawn: [Signature]</p>	<p>Check: [Signature]</p>

C2.0

Concept Design Review

2965 Dutton Avenue
Santa Rosa, California 95407
APN 043-135-031

Parking Space Dimensions
Required per City: 9' x 19' (Standard)

Lafranchi
ARCHITECTURE & DESIGN
1001 - Avenue, Suite 200
Riverside, CA 92504
Phone: (951) 512-0123
Fax: (951) 512-8873
lafranchi@lafranchi.com

11. The following are the steps in the process of a company's strategic planning process:

Concept Design Review

Canine Companions CEDC
2965 Dutton Avenue
Santa Rosa, California 95407
APN 043-135-031

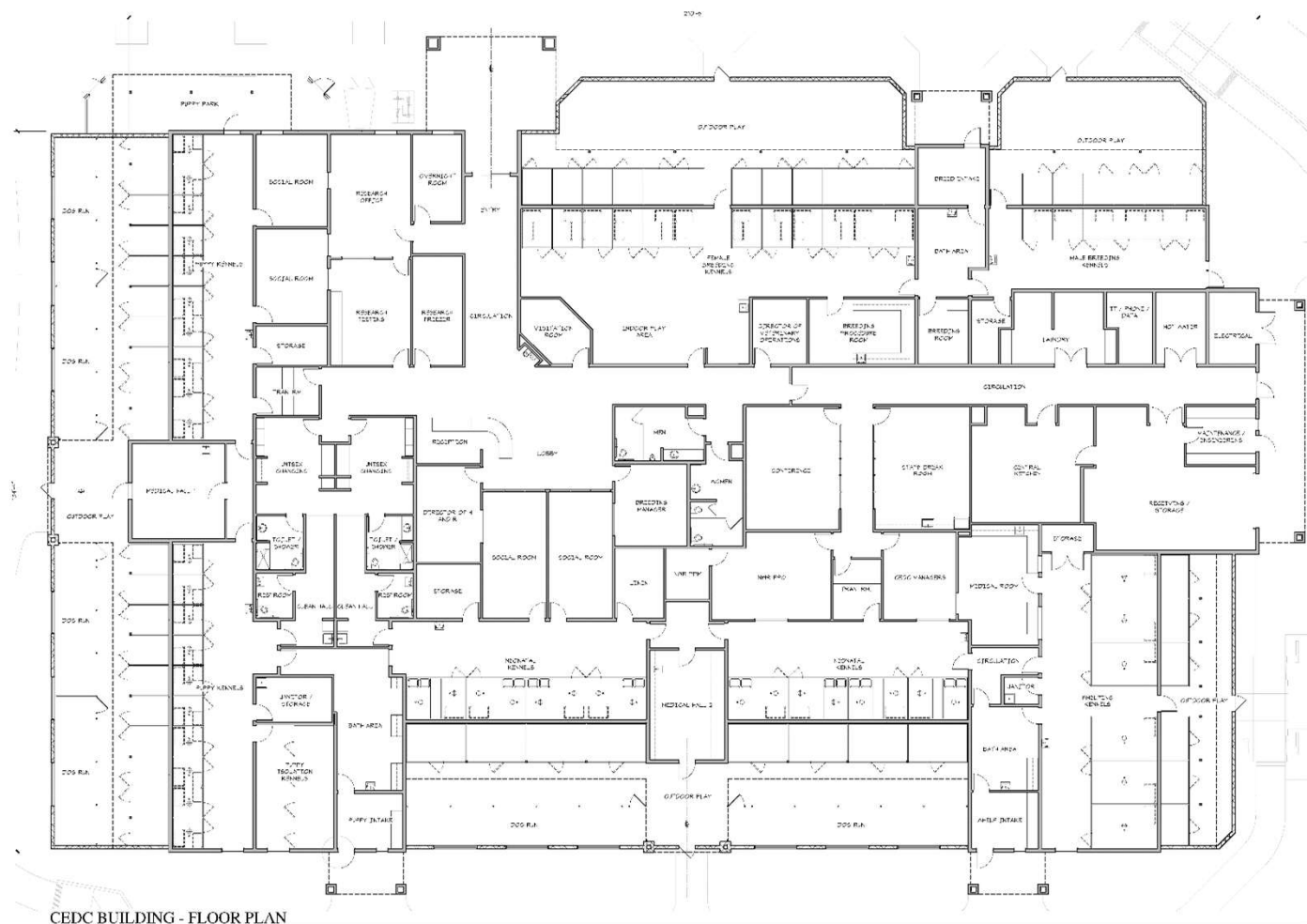
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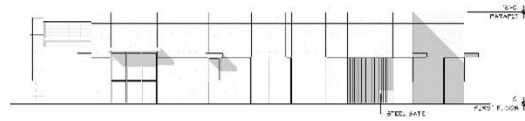
Side

26 No	22-22
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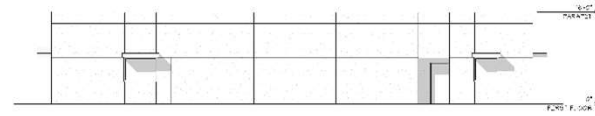
Page 10 of 10

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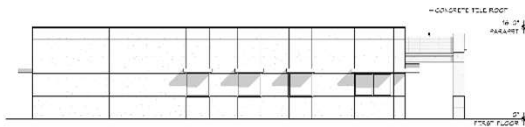




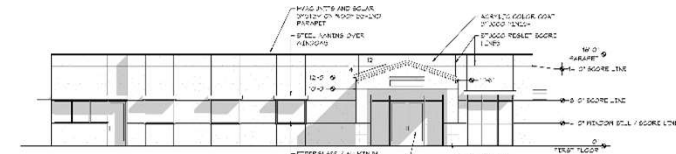
NORTH
1/8" = 1'-0"



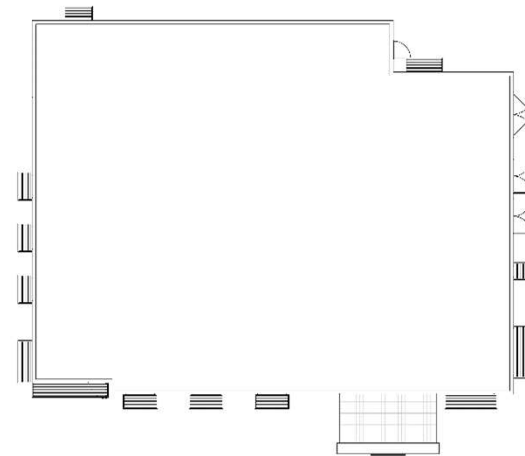
WEST
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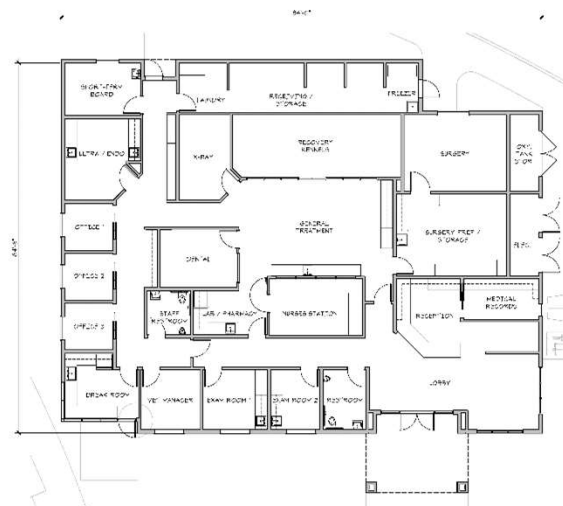
SOUTH
1/8" = 1'-0"



EAST
1/8" = 1'-0"



VET BUILDING - ROOF PLAN
1/8" = 1'-0"



VET BUILDING - FLOOR PLAN
1/8" = 1'-0"

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Latranchi
ARCHITECTS AND ENGINEERS
10000 E. 15th Avenue, Suite 100
Denver, Colorado 80231
Tel: 303.755.1000
Fax: 303.755.1001
www.latranchi.com

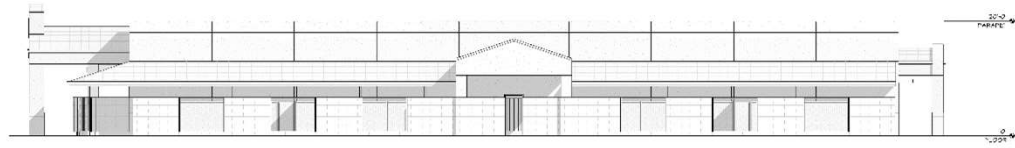


VET Building - Plans & Elevations

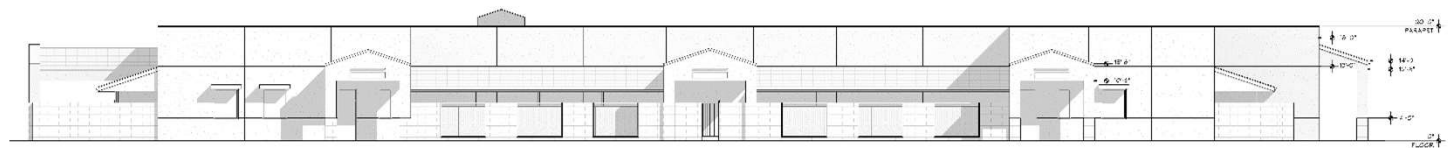
Canine Companions CEDC
2045 Dallas Avenue
Santa Rosa, California 95407
APN 015-135-031

REV.	10/27/08
NO.	1/1 - 1/2
DATE	20-22

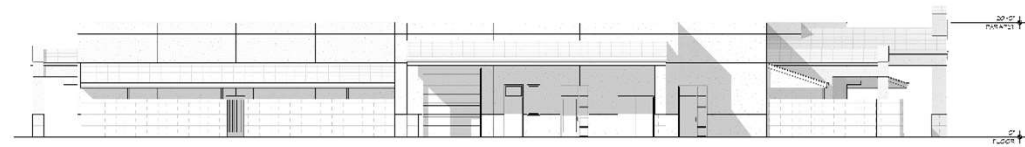
A2.2



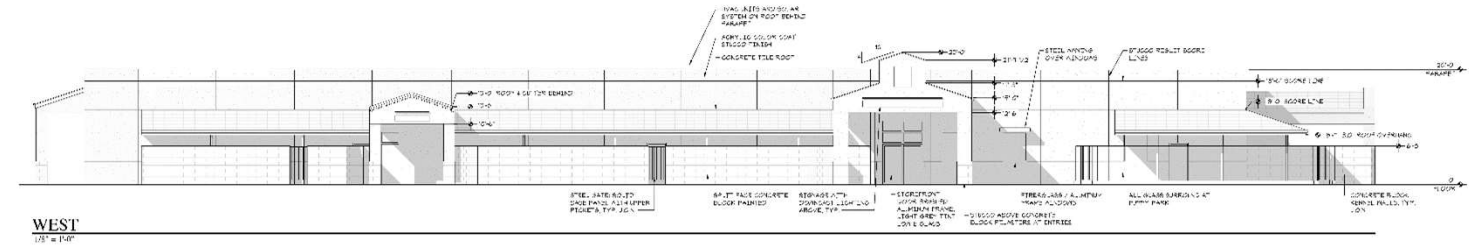
SOUTH
1/8" = 1'-0"



EAST
1/8" = 1'-0"



NORTH
1/8" = 1'-0"



WEST
1/8" = 1'-0"

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Lafranchi
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1000 PASEO DEL MAR, SUITE 100
SAN DIEGO, CALIFORNIA 92109
TEL: 619.594.1000
WWW.LAFRANCHIARCHITECTS.COM



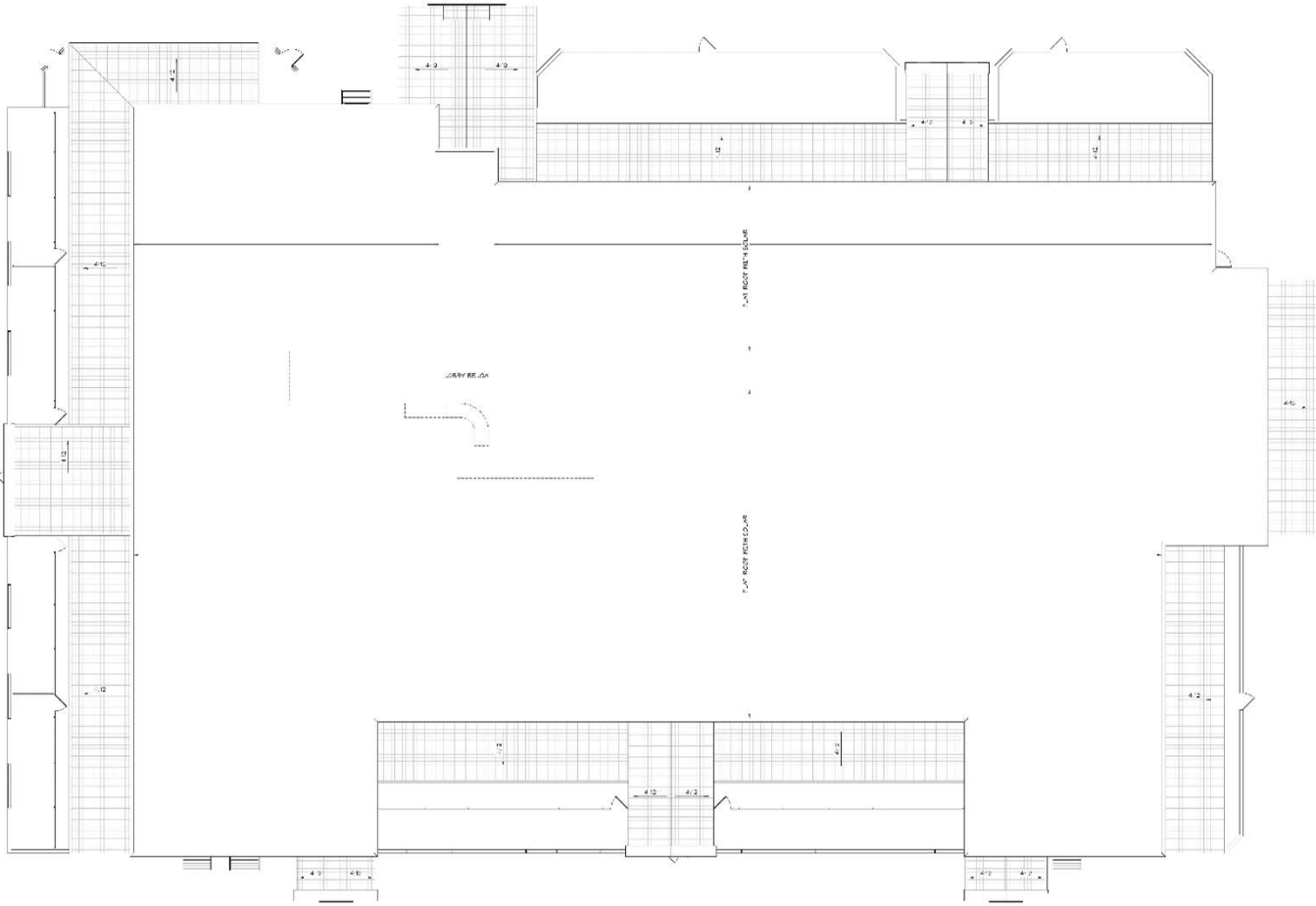
1000 PASEO DEL MAR, SUITE 100
SAN DIEGO, CALIFORNIA 92109
TEL: 619.594.1000
WWW.LAFRANCHIARCHITECTS.COM

CEDC Building - Exterior Elevations

Canine Companions CEDC
20455 Camino A
San Diego, CA 92128
APN 013-135-031

REV	10/27/2018
DATE	10/27/2018
BY	10/27/2018
APP	10/27/2018

A3.1



PROPOSED ROOF PLAN
1/8" = 1' 0"

1/2" = 1' 0"

NO.	DATE	REVISION
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Lafranchi
ARCHITECTS & DESIGNERS
1000 S. GATEWAY AVENUE, SUITE 100
SAN JOSE, CALIFORNIA 95128
408.954.0000
www.lafranchi.com



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CEDC Building - Roof Plan

Canine Companions CEDC
2065 Dutton Avenue
Santa Rosa, California 95407
APN: 043-155-031

Date	2/23/20
Scale	1/8" = 1' 0"
Sheet	30 of 30

Sheet
A4.1



ILLUSTRATIVE CONCEPT LANDSCAPE

1" = 20'

City of Santa Rosa
Planning & Landmark
Development Supervisor
December 10, 2013
REVISED



LANDSCAPE DESIGN INTENT

THE DESIGN INTENT OF THIS PROJECT IS TO PROVIDE AN ATTRACTIVE, DURABLE, LOW MAINTENANCE AND LOW WATER CONSUMING LANDSCAPE WHICH PROVIDES INTEREST AND A DIVERSE LEVEL OF PLANTING SELECTIONS.

PLANTING SHALL INCLUDE A MIXTURE OF HORTICULTURALLY APPROPRIATE TREE, SHRUB AND GROUND COVER PLANTINGS. SHRUBS AND GROUND COVER PLANTINGS SHALL CONSIST OF MEDIUM, LOW WATER USE PLANTS (AS DEFINED BY THE 2014 EDITION AGCOLD V). THE PLANT PALETTE SHALL CONSIST OF PLANTINGS NON-TOXIC TO DOGS.

STREET TREE SHALL BE CITY APPROVED AND USED AS PARKWAY STRIP TREES. SMALL, DECIDUOUS AND EVERGREEN ACCENT TREES ARE PROPOSED FOR THE INTERIOR PLAZA FOR INTEREST AND CHARACTER. LARGE DECIDUOUS SHADE SHALL PROVIDE CANOPY SHADE WITH AN EMPHASIS ON TREES INDIGENOUS TO THE LOCAL ENVIRONMENT.

IRRIGATION DESIGN INTENT

ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM WITH WEATHER SENSOR OVERRIDE. SENSOR SHALL BE CAPABLE OF CALCULATING EVAPOTRANSPIRATION AND SHALL ADJUST FOR LOCAL WEATHER. THE ENTIRE IRRIGATION SYSTEM SHALL BE ON AN AUTOMATICALLY CONTROLLED SYSTEM WITH SEPARATE PROGRAMS CAPABLE OF IRRIGATING EACH HYDROZONE INDEPENDENTLY.

THE PROPOSED TREE SHALL BE IRRIGATED VIA SEPARATE, DEDICATED BUBBLER CIRCUIT. ALL OTHER LANDSCAPE AREAS SHALL BE IRRIGATED VIA AN IN-LINE DRIP EMITTER IRRIGATION SYSTEM. THE INTENT OF THE LANDSCAPE AND WATER DELIVERY SYSTEMS IS TO MEET ALL ASPECTS OF THE MOST CURRENT CITY OF SANTA ROSA WATER EFFICIENCY LANDSCAPE ORDINANCE (2010).

NO.	REVISION
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PROJECT: CHOC BUILDING
LOCATION: 2065 DALLAS AVENUE
SANTA ROSA, CALIFORNIA 95407
DATE: 12/10/13
DRAWN: J. L. LAFRANCHI
CHECKED: J. L. LAFRANCHI
APPROVED: J. L. LAFRANCHI

ILLUSTRATIVE CONCEPT LANDSCAPE

Canine Companions CEDC

2065 Dallas Avenue
Santa Rosa, California 95407
APN 043-135-031

Date: 12/10/13
Scale: 1" = 20'-0"
Sheet: 20-29



Rev: L1.0