

MEMORANDUM from HUGH FUTRELL

To: Susie Murray, City of Santa Rosa  
From: Hugh Futrell  
Re: Description – Art House, Use Permit

**Received**

**11/14/2024**

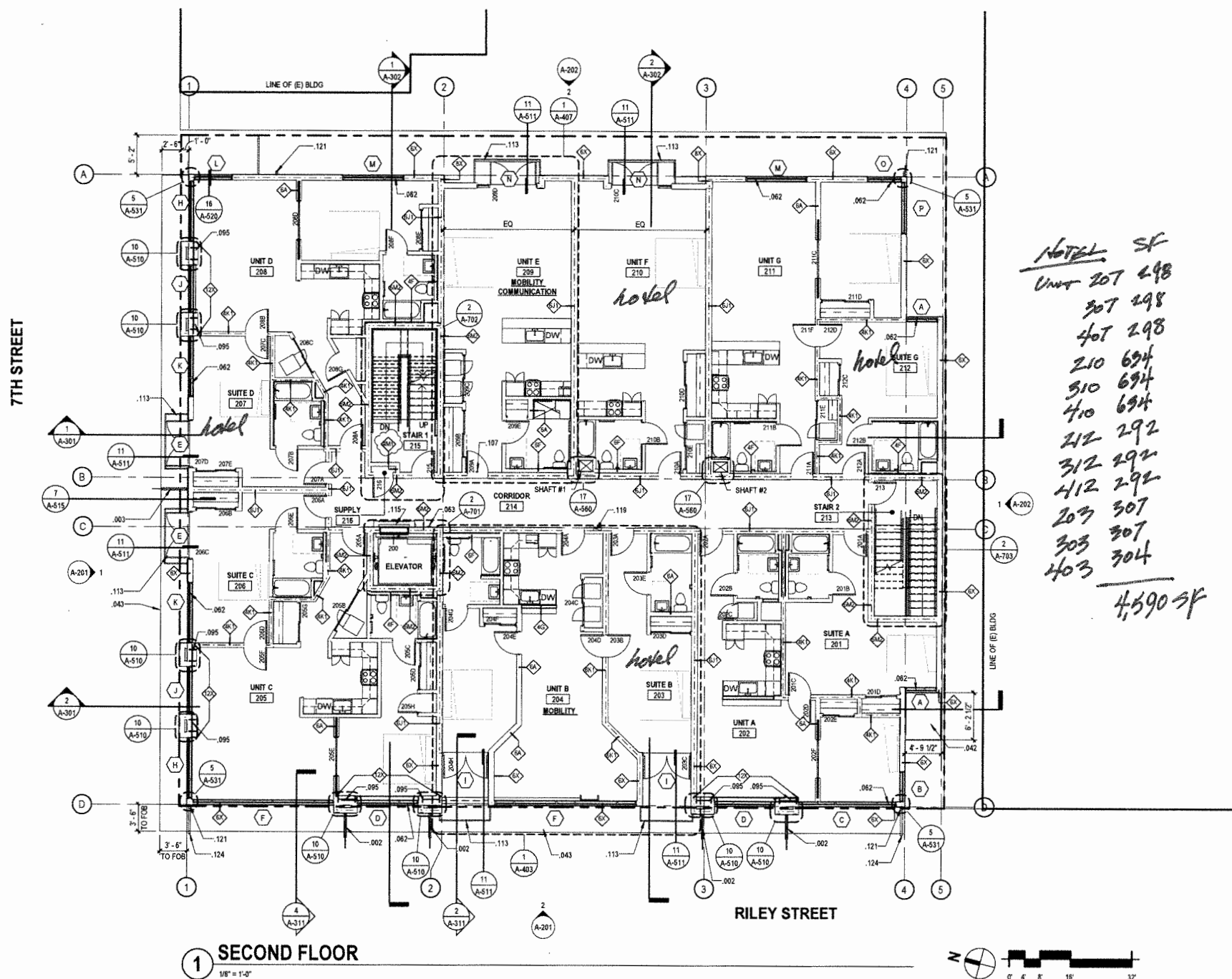
The purpose of this memo is to provide the following description:

The Art House project was issued a building permit meeting occupancy requirements under the building code for apartment or hotel uses.

The asset was operated as a hotel (short term unit occupancies) under prior city approvals from completion through the end of 2023 after which time it was operated only as rental apartments.

The applicant desires to operate the building as long-term rentals (ten apartments, as designated on the attached map) and hotel uses (twelve hospitality suites, also as designated). Square footage uses designated for hotel purposes are 4,590 square feet, calculated from the permitted plans and shown on the map attached. (The map is the second floor plan with hotel uses indicated; all floors are identical.

Note that the project has already paid impact fees for twenty-one residential units.



## GENERAL FLOOR PLAN NOTES

- A. FOR INTERIOR PARTITION LEGEND, DETAILS SEE SHEET A-511  
 B. FURNITURE IS NOT IN CONTRACT AND IS SHOWN FOR REFERENCE ONLY  
 C. SEE SHEET A-131 AND A-132 FOR DIMENSIONS FOR DIMENSION PLANS  
 D. ALL AREAS ON THE GROUND FLOOR SHALL COMPLY WITH PROVISIONS OF CBC CHAPTER 11B AS THEY ARE OPEN TO THE PUBLIC. REFER TO SHEETS A-501 AND A-502 FOR TYPICAL ACCESSIBILITY DETAILS IN COMPLIANCE WITH CBC 11B.  
 E. RESIDENTIAL UNITS AND COMMON AREAS ABOVE THE GROUND LEVEL SHALL COMPLY WITH THE PROVISIONS OF CBC CHAPTER 11B FOR TRANSIENT LODGING.  
 F. PROVIDE DOORBELL AT EACH UNIT ENTRY DOOR, POSITIONED SO THAT THE ACTIVATING MECHANISM SHALL BE MOUNTED A MAXIMUM OF 48" ABOVE THE FLOOR. PROVIDE VISUAL NOTIFICATION DEVICE FOR DOORBELLS AT UNITS WITH COMMUNICATIONS FEATURES AS REQUIRED BY CBC 11B-406.3.2

## DRAWING NOTES

- 002 PERFORATED PANEL SCREEN, SEE 2/A-515  
 003 CANVAS ART BANNER, SEE 1/A-515  
 042 ROOF OVER STAIR ENCLOSURE BELOW  
 043 EDGE OF FLOOR CANTILEVER  
 062 BEDROOM EGRESS WINDOW  
 063 TWO-WAY COMMUNICATION SYSTEM, SEE DETAIL 1/A-560 AND SED  
 095 STRUCTURAL STEEL MOMENT FRAME, SSD WITH SPRAY-APPLIED FIRE-RESISTIVE MATERIAL PER DETAIL 3/A-552 EMBEDDED WITHIN FURRED EXTERIOR WALL  
 107 KROWN DOOR KNOCKER 125 LOCATED ABOVE DOOR FOR VISUAL NOTIFICATION OF DOOR KNOCK  
 113 METAL GUARDRAIL, SEE 1/A-511  
 115 SMOKEGUARD M-200 ELEVATOR DOOR SMOKE CONTAINMENT SYSTEM  
 119 SEMI-RECESSED FIRE EXTINGUISHER CABINET, SEE DETAIL 2/A-560  
 121 MANUFACTURED METAL DOWNSPOUT  
 124 DOWNSPOUT JOG AROUND ROOF OVERHANG

## ACCESSIBILITY LEGEND

- NUMBER OF GUEST ROOMS: 36  
 REQUIRED GUEST ROOMS WITH MOBILITY FEATURES: 2 TOTAL FOR 36-50 GUEST ROOMS PER TABLE 11B-224.2  
 1 W/ ROLL-IN SHOWER  
 1 W/ ROLL-IN SHOWER  
 MOBILITY ROOMS PROVIDED: 2  
 1 W/ ROLL-IN SHOWER  
 1 W/ ROLL-IN SHOWER  
 REQUIRED GUEST ROOMS WITH COMMUNICATION FEATURES: 4 FOR 26-50 GUEST ROOMS PER TABLE 11B-224.4  
 PROVIDED GUEST ROOMS WITH COMMUNICATION FEATURES: 4  
 DISPERSION REQUIREMENTS: ROOMS DISPERSED IN THE FOLLOWING PRIORITY PER CBC 11B-224.5 GUEST ROOM TYPE, NUMBER OF BEDS, AMENITIES

- UNIT X  
 XXX GUEST ROOM WITH MOBILITY FEATURES PER CBC 11B-224.2  
 MOBILITY  
 UNIT X  
 XXX GUEST ROOM WITH COMMUNICATION FEATURES PER CBC 11B-224.4, SEE NOTES 1-4 BELOW  
 COMMUNICATION  
 UNIT X  
 XXX ALL OTHER GUEST ROOMS SHALL COMPLY WITH 2016 CBC 11B-224.1.2 AND 11B-224.1.4

- NOTES:  
 1. FIRE ALARMS IN GUEST ROOMS WITH COMMUNICATIONS FEATURES SHALL HAVE PERMANENTLY INSTALLED AUDIBLE AND VISIBLE ALARMS PER 11B-406.3.1 AND 11B-702 AND CARBON MONOXIDE ALARMS SHALL COMPLY WITH CBC 915. FIRE ALARMS ARE A DEFERRED SUBMITTAL.  
 2. VISIBLE NOTIFICATION DEVICES SHALL BE PROVIDED TO ALERT ROOM OCCUPANTS OF INCOMING TELEPHONE CALLS AND A DOOR KNOCK OR BELL.  
 3. PROVIDE DOOR KNOCK NOTIFICATION PER KEYNOTE, 107  
 4. PROVIDE TELEPHONE CALL NOTIFICATION BY PROVIDING KROWN PHONE FLASHER AT EACH TELEPHONE WITHIN GUEST ROOMS WITH COMMUNICATION FEATURES.  
 5. TELEPHONES IN GUEST ROOMS WITH COMMUNICATION FEATURES SHALL HAVE VOLUME CONTROLS COMPATIBLE WITH THE TELEPHONE SYSTEM AND SHALL COMPLY WITH CBC 11B-704.3. TELEPHONES ARE NOT IN CONTRACT.  
 6. OUTLETS SERVING TELEPHONES IN GUEST ROOMS WITH COMMUNICATIONS FEATURES SHALL COMPLY WITH CBC 11B-309

## WALL TYPE LEGEND

- WALL TAG  
 1. INDICATES STUD DEPTH - SEE "STUD DEPTH SCHEDULE" BELOW  
 2. INDICATES INTERIOR PARTITION OR WALL TYPE - (SEE A-550 "INTERIOR PARTITION DETAILS") (SEE A-510 "EXTERIOR WALL DETAILS")  
 3. INDICATES ASSEMBLY FIRE RATING IN HOURS (NON-RATED WHEN NO NUMBER IS INDICATED)

## STUD DEPTH SCHEDULE

INDICATOR	STUD DEPTH
2	1 1/2"
3	2 1/2"
4	3 1/2"
6	5 1/2"
8	7 1/4"
10	9 1/4"
12	11 1/4"
14	14"

## PLAN GRAPHICS:

NON-RATED
ONE HOUR FIRE-RATED
TWO HOUR FIRE-RATED

## NOTES:

1. TYPICAL INTERIOR PARTITION TYPE = 4A, U.O.N.  
 2. TYPE "M" = FIRE BARRIER, TYP.  
 3. TYPE "N" = FIRE PARTITION, TYP.  
 4. TYPE "X" = 1-HOUR FIRE RATED EXTERIOR WALL  
 5. TYPICAL EXTERIOR WALLS = TYPE 6X 6" WOOD STUDS, U.O.N. SEE 1/A-510  
 6. STUDS ARE AT 16" O.C., U.O.N.  
 7. PROVIDE (2) 2X6 STUDS WITH 3" GAP FOR 14" THICK 14X WALLS

TLC DARCHITECTURE

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 tcd.com



CONSTRUCTION DOCUMENTS

ART HOUSE  
 620 7TH STREET  
 SANTA ROSA, CA 95404

ART HOUSE QOZ LP

PROJECT NUMBER  
 17708  
 DATE  
 10/15/19  
 DRAWN BY  
 DB  
 CHECKED BY  
 DLS  
 REVISIONS

## DRAWING SET ISSUANCE:

NO.	DESCRIPTION	DATE
1	PERMIT SUBMITTAL	06-04-18
2	PLAN CHECK RESPONSE #1	08-23-18
3	PLAN CHECK RESPONSE #2	11-09-18
4	PLAN CHECK RESPONSE #3	01-10-19
5	PLAN CHECK RESPONSE #4	01-25-19
6	PLAN CHECK RESPONSE #5	02-08-19
7	COA RESPONSE #6	03-08-19
8	CLT REVISION	04-15-19
9	BULLETIN #1	8-28-19
10	BULLETIN #1 RESPONSE	10-15-19

SECOND FLOOR PLAN

A-122