

ROGER'S GARAGE

NEW AFFORDABLE HOUSING COMMUNITY
1622 & 1632 OLD ARCATA ROAD
ARCATA, CALIFORNIA 95524

ASSESSOR PARCEL NUMBER: 500-191-002 & -020



PROJECT DESCRIPTION

THE PROPOSED ROGERS GARAGE PROJECT IS A (45) DWELLING UNIT MIXED-USE AFFORDABLE HOUSING PROJECT LOCATED WITHIN THE CITY OF ARCATA ON PARCELS (APN) 500-151-002 & 020 AT 1622 AND 1632 OLD ARCATA ROAD, ARCATA, CA 95521.

THE SITE IS CURRENTLY OCCUPIED BY EXISTING STRUCTURES TO BE REMOVED. SITE REMEDIATION AND TESTING WORK TO BE COMPLETED PER THE AUTHORITIES HAVING JURISDICTION.

THE PROJECT INCLUDES NEW CONSTRUCTION OF (4) BUILDINGS, INCLUDING (1) MIXED-USE BUILDING AT THE FRONTAGE ON OLD ARCATA ROAD, TOWARD THE SOUTHWEST FRONT PROPERTY LINE. THAT BUILDING IS IDENTIFIED AS "BLDG A" AND WILL INCLUDE THE COMMON AREAS, COMMON LAUNDRY, A TENANT SPACE WHICH MAY BE USED AS A GYMNASIUM / FITNESS CENTER, AND (1) ACCESSIBLE DWELLING UNIT. EACH OF THE TWO FLOOR LEVELS ABOVE INCLUDE (4) DWELLING UNITS PER LEVEL. THERE ARE THREE BUILDINGS OF "TYPE B" EACH WHICH INCLUDE (3) STORIES WITH (4) DWELLING UNITS PER FLOOR LEVEL. EE THE UNIT MIX AND FLOOR AREA WORKSHEETS THIS PAGE FOR COMPLETE BREAKDOWN. ONE DWELLING UNIT WILL BE RESERVED FOR ON-SITE STAFF. THE AFFORDABLE UNITS WOULD BE RESERVED FOR TENANTS PER CA TAX CREDIT ALLOCATION COMMITTEE REGULATIONS.

SEE PLANNING AND ZONING CODE REVIEW ON SHEET A1.2.

BUILDINGS ARE DESIGNED TO BE WALK-UP TYPE UNITS WITH SHARED EXTERIOR STAIRS EACH SERVING ONLY TWO DWELLING UNITS PER FLOOR LEVEL. THERE ARE NO ELEVATORS. ALL GROUND FLOOR DWELLING UNITS ARE TO BE ADAPTABLE.

THE SITE INCLUDES A PLAYGROUND, BASKETBALL COURT, AND (43) PARKING SPACES, INCLUDING ALL REQUIRED ACCESSIBLE PARKING SPACES AS INDICATED ON SITE PLAN.

THE SITE INCLUDES BICYCLE RACKS FOR STORAGE OF (30) BICYCLES (UNCOVERED). EACH DWELLING UNIT INCLUDES INDOOR SPACE WHICH MAY BE USED TO STORE BICYCLES, AS WELL AS A PRIVATE OUTDOOR BALCONY/PATIO SPACE WHICH MAY BE USED TO STORE BICYCLES.

IN ADDITION THE SITE IMPROVEMENTS INCLUDE NEW CONCRETE WALKWAYS, UTILITY EXTENSIONS, OUTDOOR LIGHTING, STORMWATER MANAGEMENT FEATURES, RECREATION IMPROVEMENTS, TRAFFIC CALMING IMPROVEMENTS, OPEN SPACE, LANDSCAPING, AND SIGNAGE.

PARKING & ELECTRIC VEHICLES

TOTAL PARKING SPACES = **43**
INCL. ACCESSIBLE AND ELECTRIC VEHICLE SPACES.
ACCESSIBLE PARKING PER CBC CH.11B.

43 SPACES / 45 UNITS = **0.95** PARKING SPACES PER UNIT.

2022 CAL-GREEN 4.106.4.2.2 EV-PARKING QUANTITIES:

TYPE: _____ % REQ'D. MIN. REQ'D.
1. EV CAPABLE: (10%) 5 SPACES
2. EV READY RECEPTACLES: (25%) 11 SPACES
3. EV CHARGERS INSTALLED: (5%) 3 SPACES

VICINITY MAP



APPLICANT:
DANCO COMMUNITIES
5251 ERICSON WAY
ARCATA, CA 95521
707.822.9000



PROJECT INFO

PROJECT DESCRIPTION

CONSTRUCTION OF A NEW 45 UNIT AFFORDABLE FAMILY HOUSING COMMUNITY IN ARCATA, CA. THE PROPOSED PROJECT IS DESIGNED WITH AN EMPHASIS ON PROVIDING QUALITY FAMILY HOUSING THAT IS MORE DENSE, YET STILL COMPATIBLE WITH THE SURROUNDING NEIGHBORHOOD. THE PROJECT IS MIXED-USE WITH GROUND FLOOR TENANT SPACE PLANNED TO BE USED AS A FITNESS GYM.

PARCEL INFO

PROJECT LOCATION: 1622 & 1632 OLD ARCATA RD.
APN: 500-191-002 & 020
PARCELS TO BE MERGED.

TOTAL PROPOSED PARCEL AREA: **1.2 ACRES + 0.48 = 1.68 ACRES**

JURISDICTION: CITY OF ARCATA
FIRE DISTRICT: ARCATA FIRE PROTECTION DISTRICT

SEE SHEET A1.2 FOR ADDITIONAL SITE INFO.

AMENITIES

SITE INCLUDES, PLAYGROUND, BASKETBALL, NATIVE LANDSCAPING, AND CONNECTION TO EXISTING SIDEWALKS FOR COMMUNITY CONNECTIVITY.

THE SITE FRONTAGE IS DESIGNED TO ALLOW FOR A FUTURE BUS STOP WHICH MAY BE SERVED BY LOCAL TRANSIT AUTHORITY.

CONSTRUCTION TYPE

3-STORY WOOD FRAME, TYPE V-A, 1-HR RATED BETWEEN UNITS & COMMON AREAS, CONCRETE FOUNDATION SYSTEM PER STRUCTURAL ENGINEERING AND GEOTECH.

PLANNING PROCESS

THE PROJECT IS SUBJECT TO THE CITY OF ARCATA MUNICIPAL CODE. THE PROJECT IS PRINCIPALLY PERMITTED AND REQUIRES DESIGN REVIEW APPROVAL AND APPROVAL OF PLANNING CONCESSIONS, IF NECESSARY.

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UNIT MIX

Unit Mix by Floor Level - TOTAL PROJECT

	1-Bedrm	2-Bedrm*	3-Bedrm	Total/Flr	
1st Flr	3	7	3	13	
2nd Flr	4	8	4	16	
3rd Flr	4	8	4	16	
Total	11	23	11	45	
Total Affordable Units:	11	22	11	44	Total Dwelling Units Affordable Units
Unit Mix % of Affordable Units:	25.0%	50.0%	25.0%	100.0%	

*One 2-Bedrm unit is market rate for on-site staff.

Unit Mix by Floor Level - BLDG TYPE A

	1-Bedrm	2-Bedrm	3-Bedrm	Total/Flr	
1st Flr	0	1	0	1	
2nd Flr	1	2	1	4	
3rd Flr	1	2	1	4	
Total	2	5	2	9	# of Bldgs Type A: 1

Unit Mix by Floor Level - BLDG TYPE B

	1-Bedrm	2-Bedrm	3-Bedrm	Total/Flr	
1st Flr	1	2	1	4	
2nd Flr	1	2	1	4	
3rd Flr	1	2	1	4	
Total	3	6	3	12	# of Bldgs Type B: 3

BUILDING AREAS

Building Areas Summary - TOTAL PROJECT, ALL BLDGS

Bldg #	Bldgs	Living Area (SF)	Landing / Balcony / Patio (SF)	Common Room & Laundry (SF)	Gymnasium Tenant Space (SF)	Total Gross Bldg Area (SF)
1st Floor	All (4) Bldgs	13,284	1,254	1,325	2,954	18,817
2nd Floor	All (4) Bldgs	16,304	1,672	-	-	17,976
3rd Floor	All (4) Bldgs	16,304	1,672	-	-	17,976
Total Areas, ALL BLDGS:		45,892	4,598	1,325	2,954	54,769

Building Areas Summary - BLDG TYPE A

Bldg #	Bldg Type	Living Area (SF)	Landing / Balcony / Patio (SF)	Common Room & Laundry (SF)	Gymnasium Tenant Space (SF)	Total Gross Bldg Area (SF)
1st Floor	Type A	1,056	-	1,325	2,954	5,335
2nd Floor	Type A	4,076	418	-	-	4,494
3rd Floor	Type A	4,076	418	-	-	4,494
Total Areas, BLDG TYPE A:		9,208	836	1,325	2,954	14,323

Building Areas Summary - BLDG TYPE B

Bldg #	Bldg Type	Living Area (SF)	Landing / Balcony / Patio (SF)	Common Room & Laundry (SF)	Gymnasium Tenant Space (SF)	Total Gross Bldg Area (SF)
1st Floor	Type B	4,076	418	-	-	4,494
2nd Floor	Type B	4,076	418	-	-	4,494
3rd Floor	Type B	4,076	418	-	-	4,494
Total Areas, BLDG TYPE A:		12,228	1,254	-	-	13,482

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TITLE SHEET

Drawing Status:

PRELIMINARY

Issue Date:

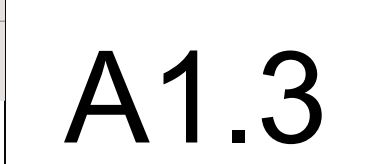
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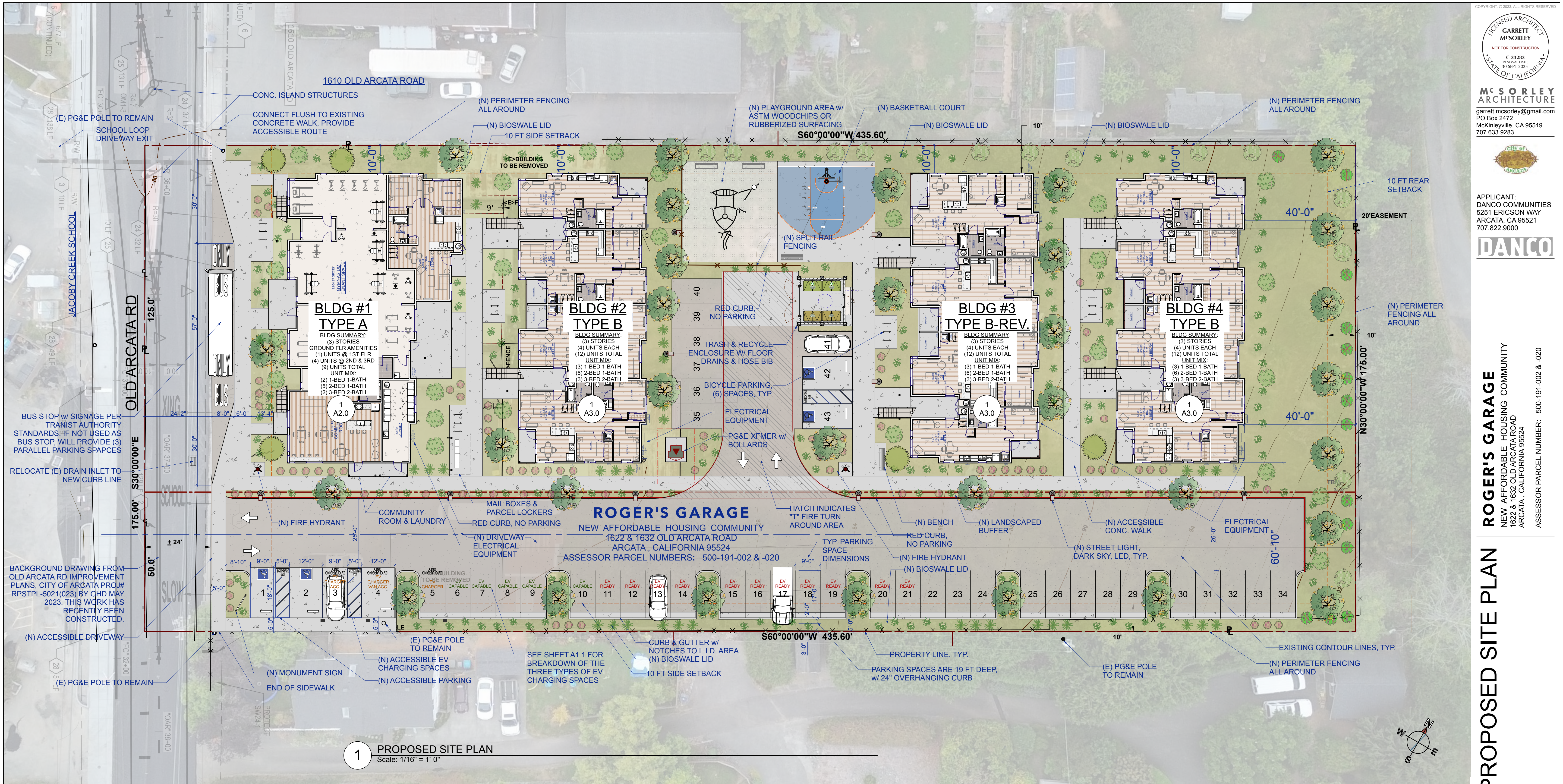
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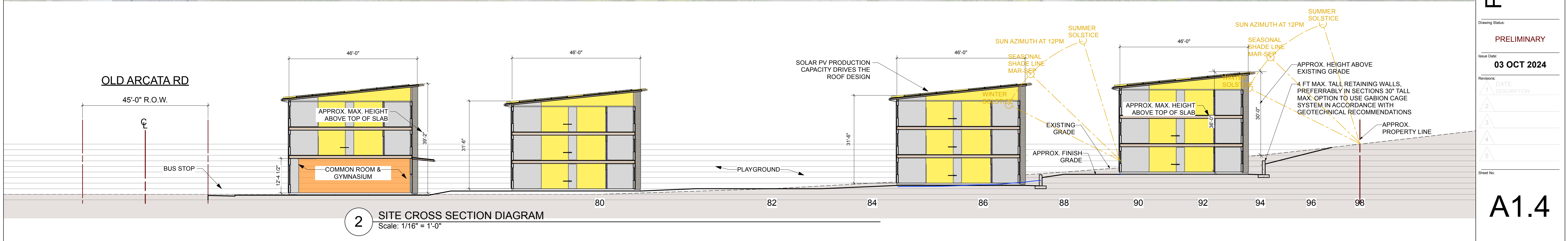
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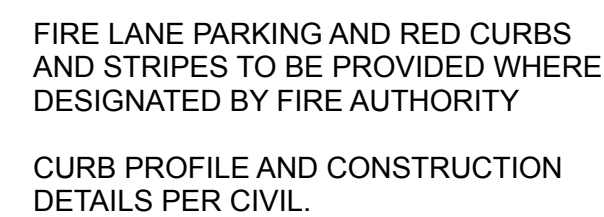




1 PROPOSED SITE PLAN
Scale: 1/16" = 1'-0"



2 SITE CROSS SECTION DIAGRAM
Scale: 1/16" = 1'-0"



2 RED CURB PAINT & STRIPING

SITE FIRE ACCESS PLAN

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ASSESSOR PARCEL NUMBER: 500-191-002 & -020

SITE FIRM
PL

Drawing Status

PRELIMINARY

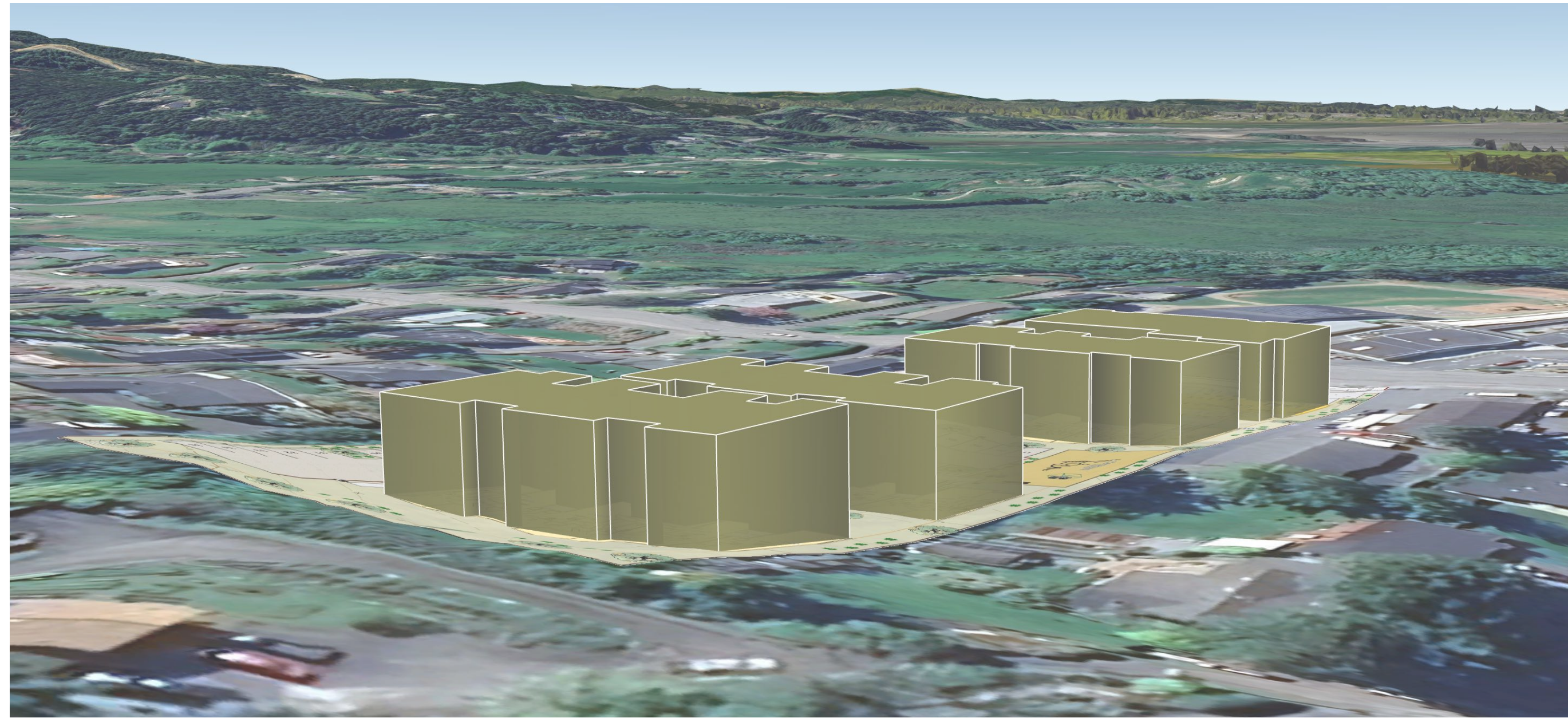
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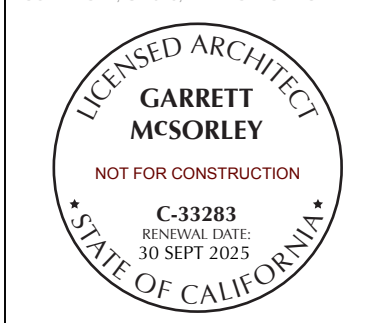
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MASSING MODEL

Drawing Status:

PRELIMINARY

Issue Date:

03 OCT 2024

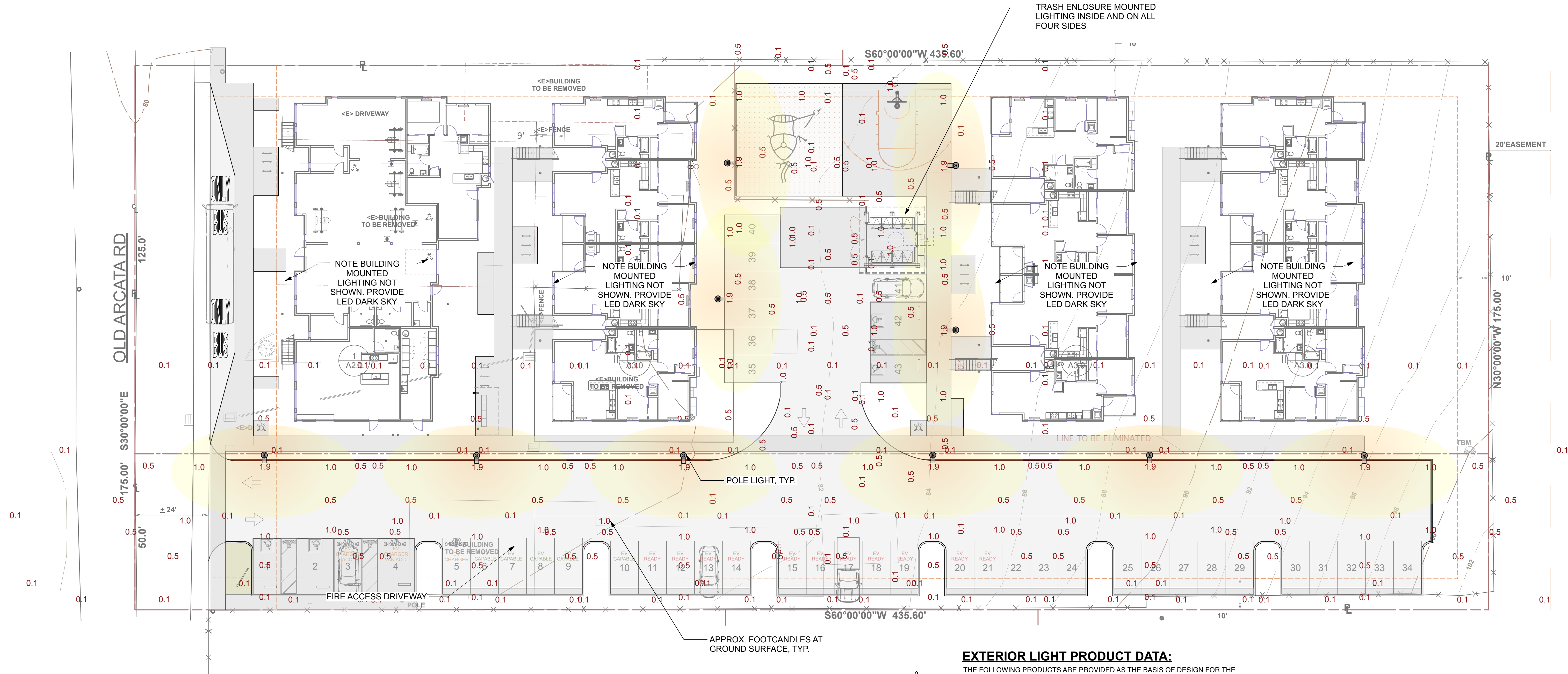
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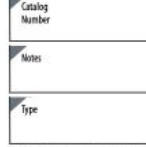
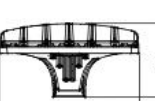
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1 SITE LIGHTING PLAN
Scale: 1/16" = 1'-0"



EXTERIOR LIGHT PRODUCT DATA:

THE FOLLOWING PRODUCTS ARE PROVIDED AS THE BASIS OF DESIGN FOR THE DESIGN REVIEW PROCESS. FINAL LIGHTING DESIGN TO BE PROVIDED AT TIME OF CONSTRUCTION DOCUMENTS SUBMITTED FOR BUILDING PERMIT.

		D-Series Size 0 Legacy LED Area Luminaire					
Specifications		LITHONIA DSX0 LED P6 40K T3M MVOLT SPA NLTR2R PIRHN DDBXD G1		Introduction			
EPA: Q195 (6)				The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficiency, long-life luminaire.			
Length: 26.0"				The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.			
Width: 13.0"							
Height: 3.0"							
Height: 7.0"							
Weight (max): 16.5 lbs							



SITE RENDERINGS

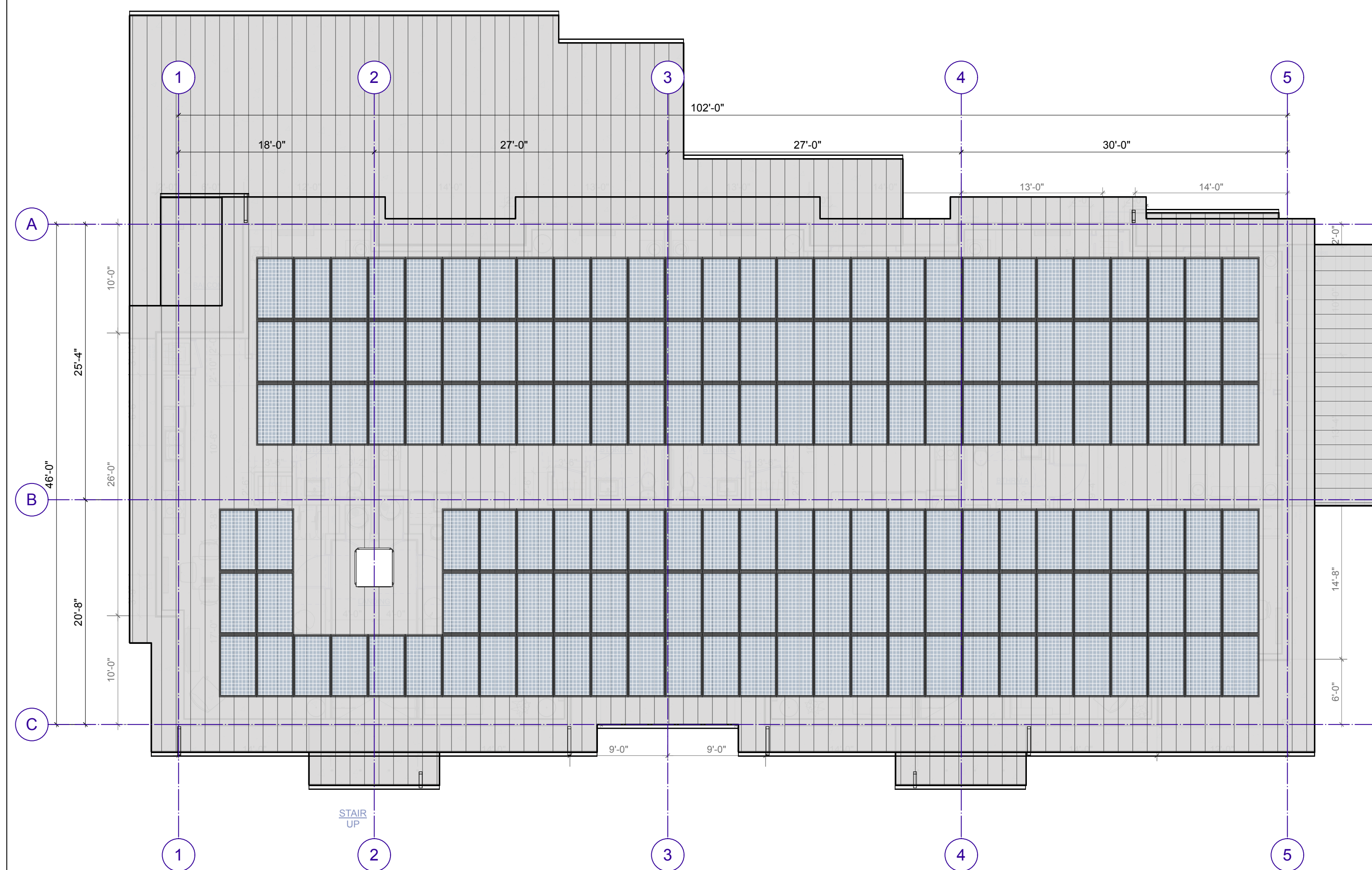
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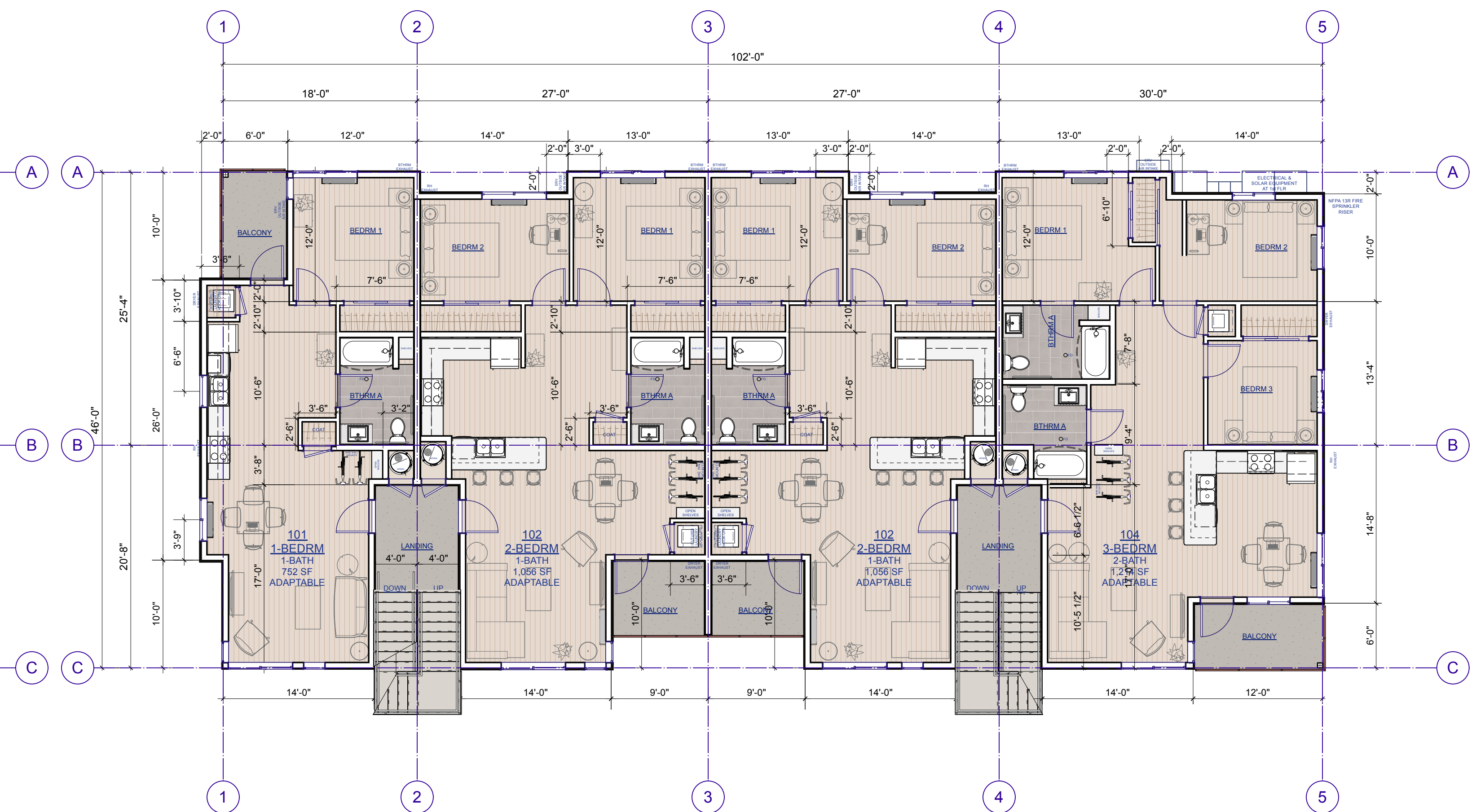
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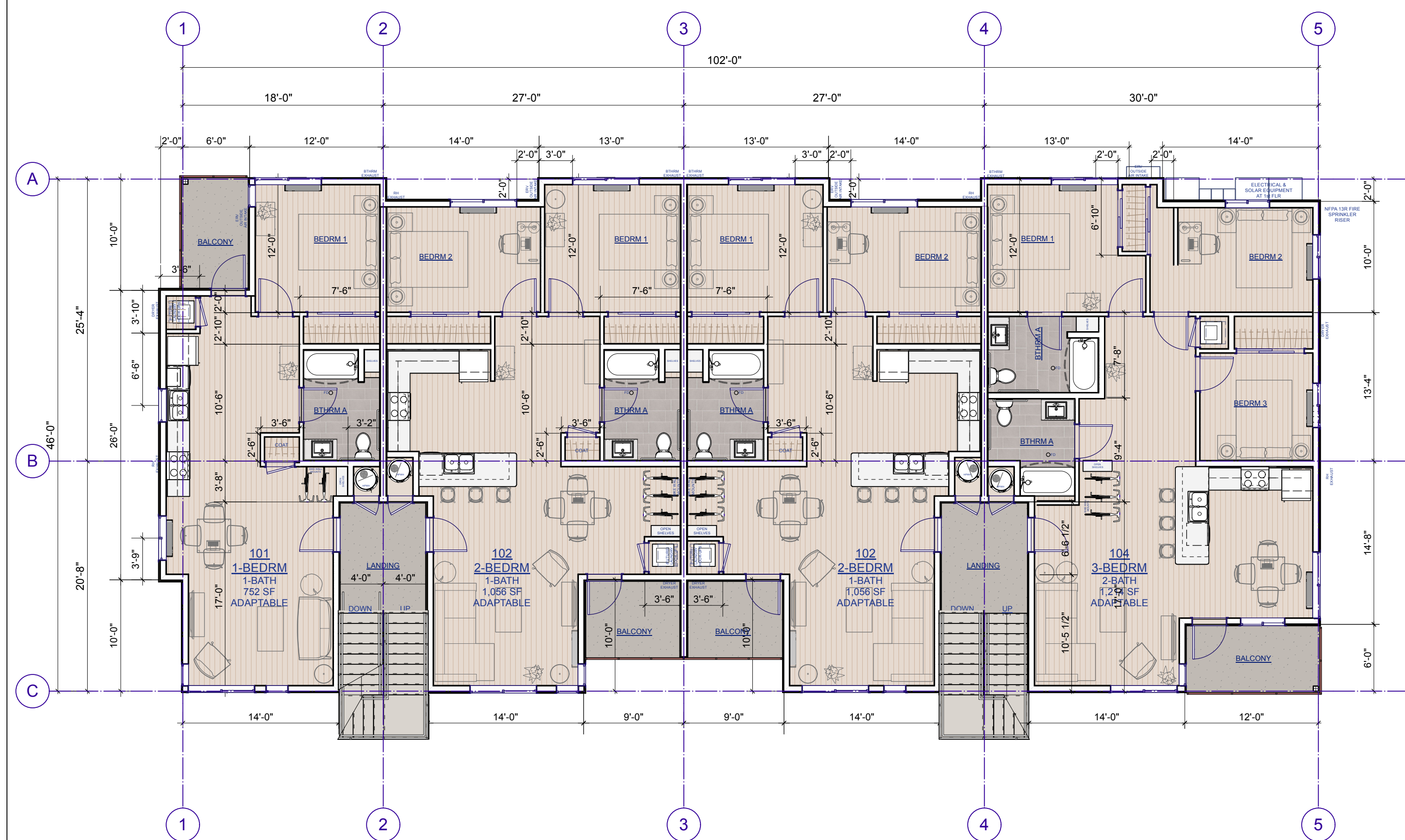
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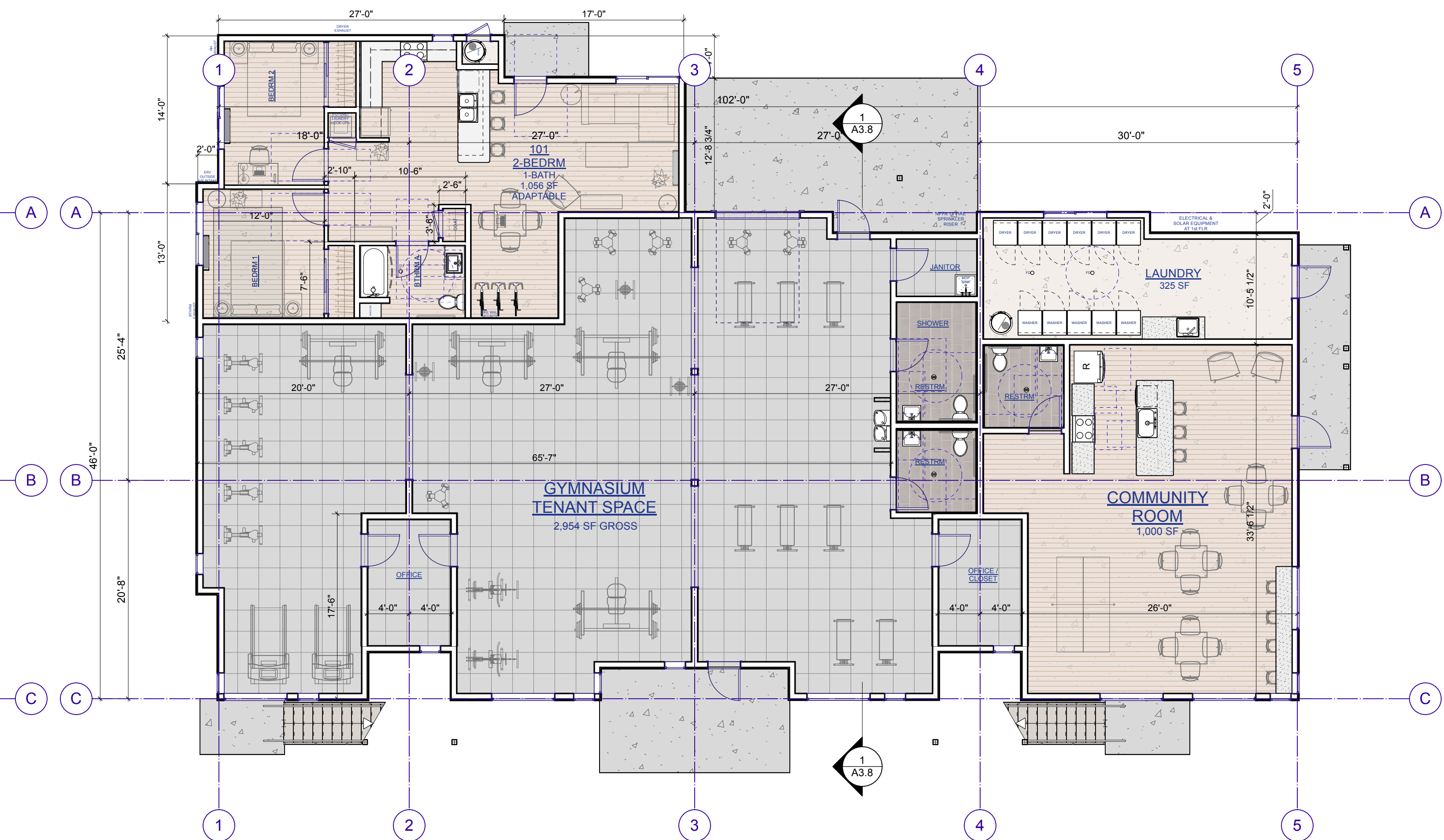
4 BLDG TYPE A - ROOF PLAN
Scale: 1/8" = 1'-0"



2 BLDG TYPE A - 2nd FLOOR PLAN
Scale: 1/8" = 1'-0"



3 BLDG TYPE A - 3rd FLOOR PLAN
Scale: 1/8" = 1'-0"



1 BLDG TYPE A - 1st FLOOR PLAN
Scale: 1/8" = 1'-0"



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ARCATA, CALIFORNIA 95524
ASSESSOR PARCEL NUMBER: 500-191-002 & .020

BLDG TYPE A FLOOR PLANS

Living Status:

RELIMINARY

Date: 03 OCT 2024

1 DATE
DESCRIPTION

Discussion

A2.0



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BLDG TYPE A ELEVATIONS

Drawing Status:

PRELIMINARY

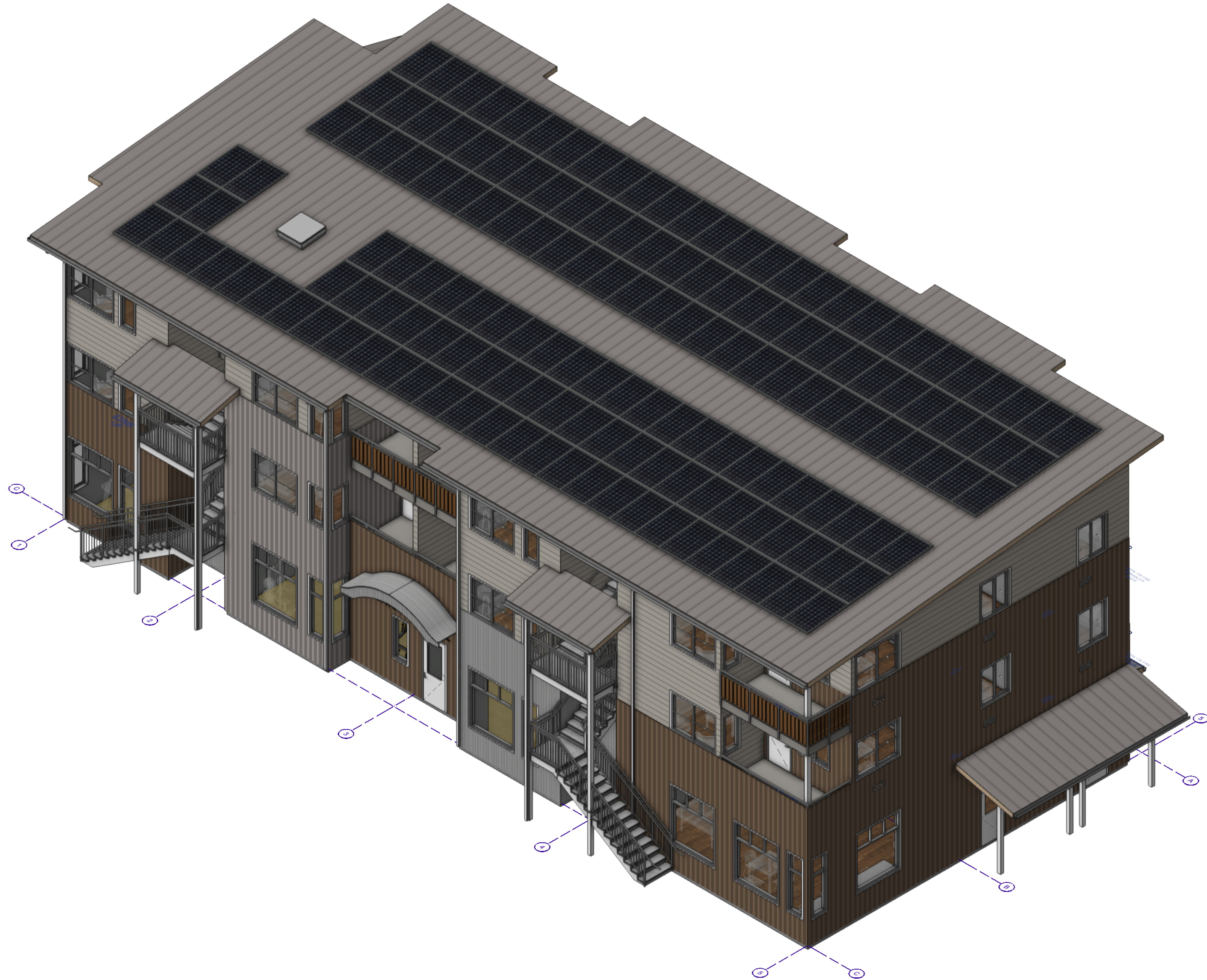
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1 3D VIEW, FROM SOUTHEAST, BLDG TYPE A
Scale: 3/16" = 1'-0"

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BLDG TYPE A
ISOMETRIC VIEW

Drawing Status:

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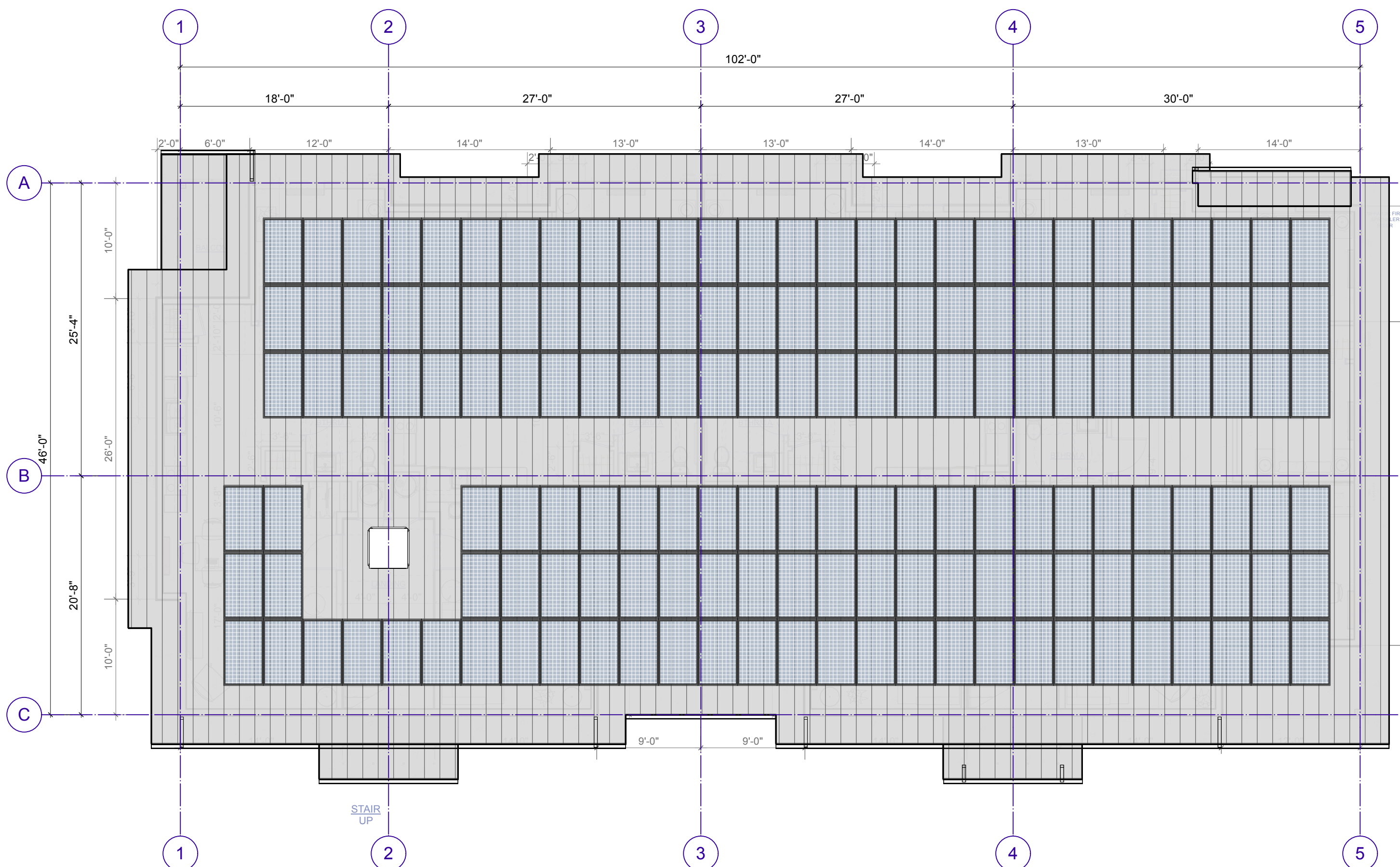
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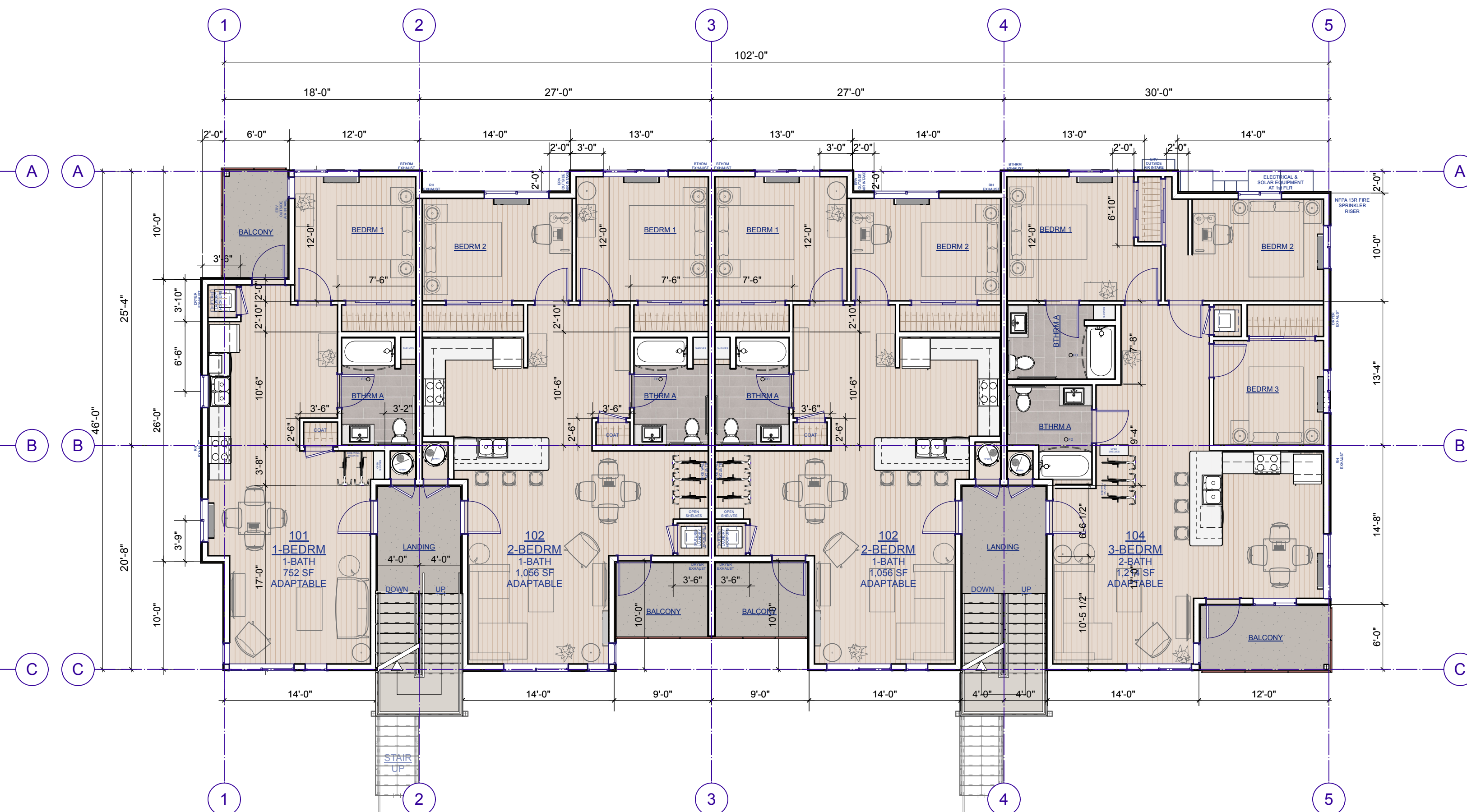
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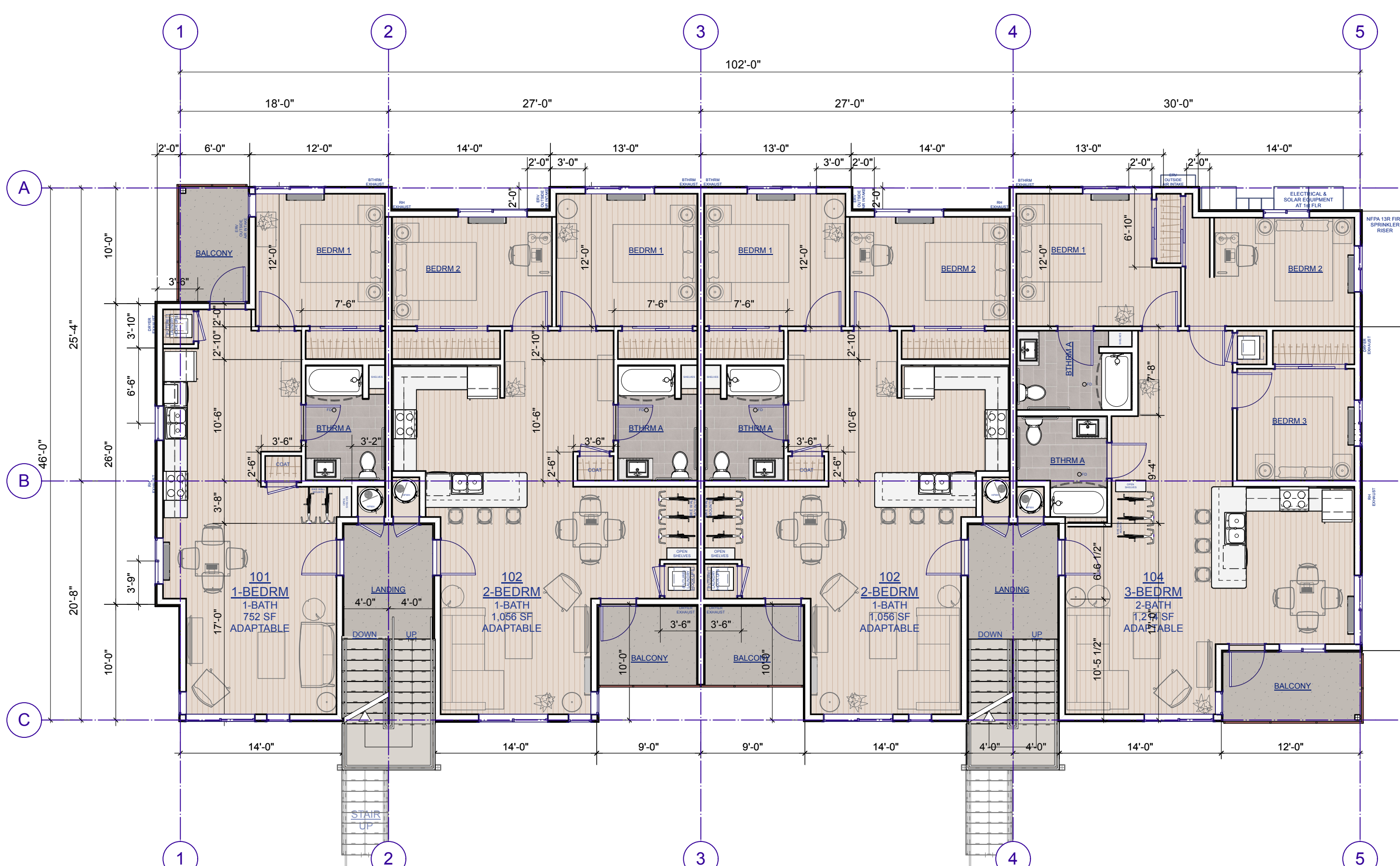
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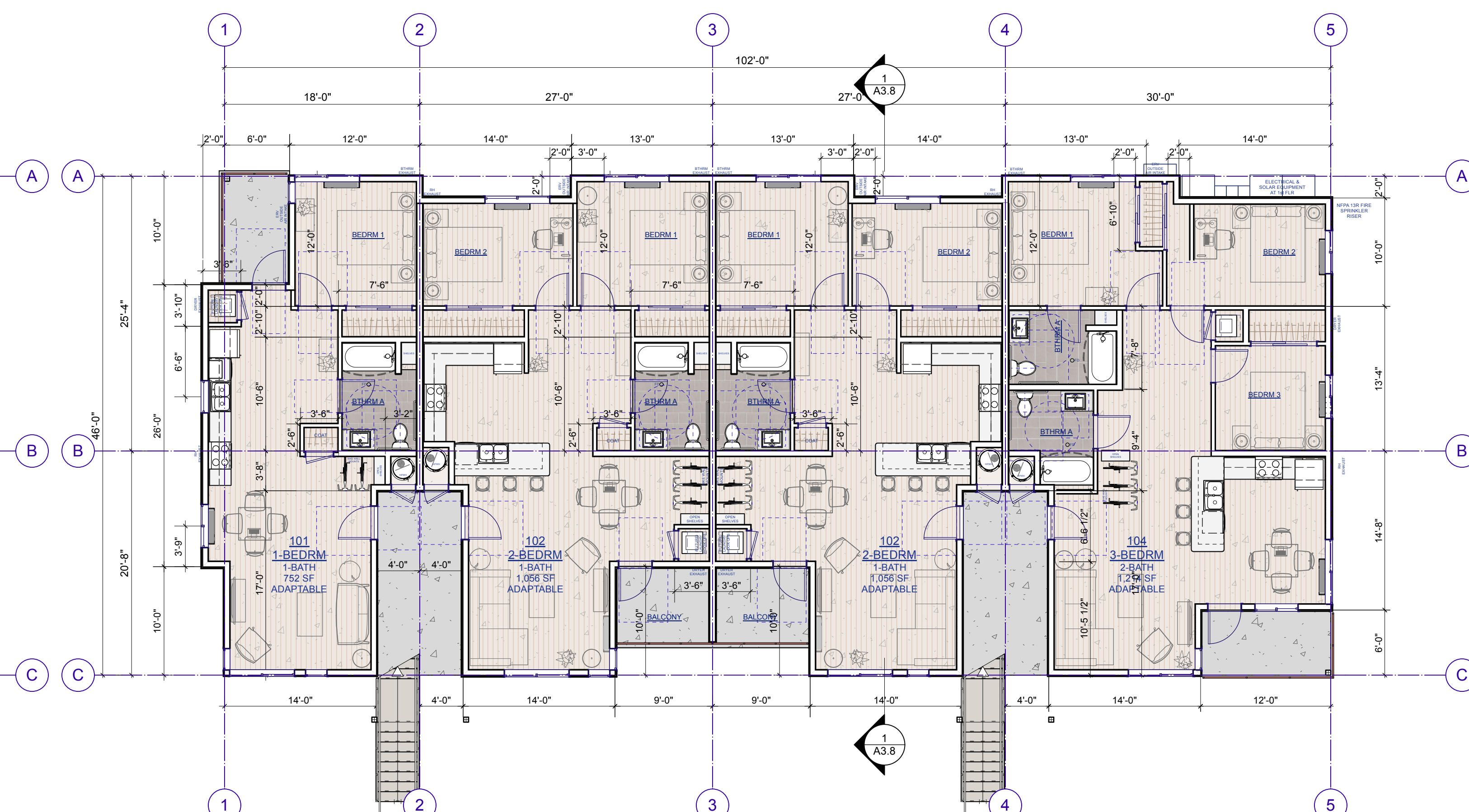
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Scale: 1/8" = 1'-0"



2 BLDG TYPE B - 2nd FLOOR PLAN
Scale: 1/8" = 1'-0"



3 BLDG TYPE B - 3rd FLOOR PLAN
Scale: 1/8" = 1'-0"



1 BLDG TYPE B - 1st FLOOR PLAN
Scale: 1/8" = 1'-0"

BLDG TYPE B FLOOR PLANS

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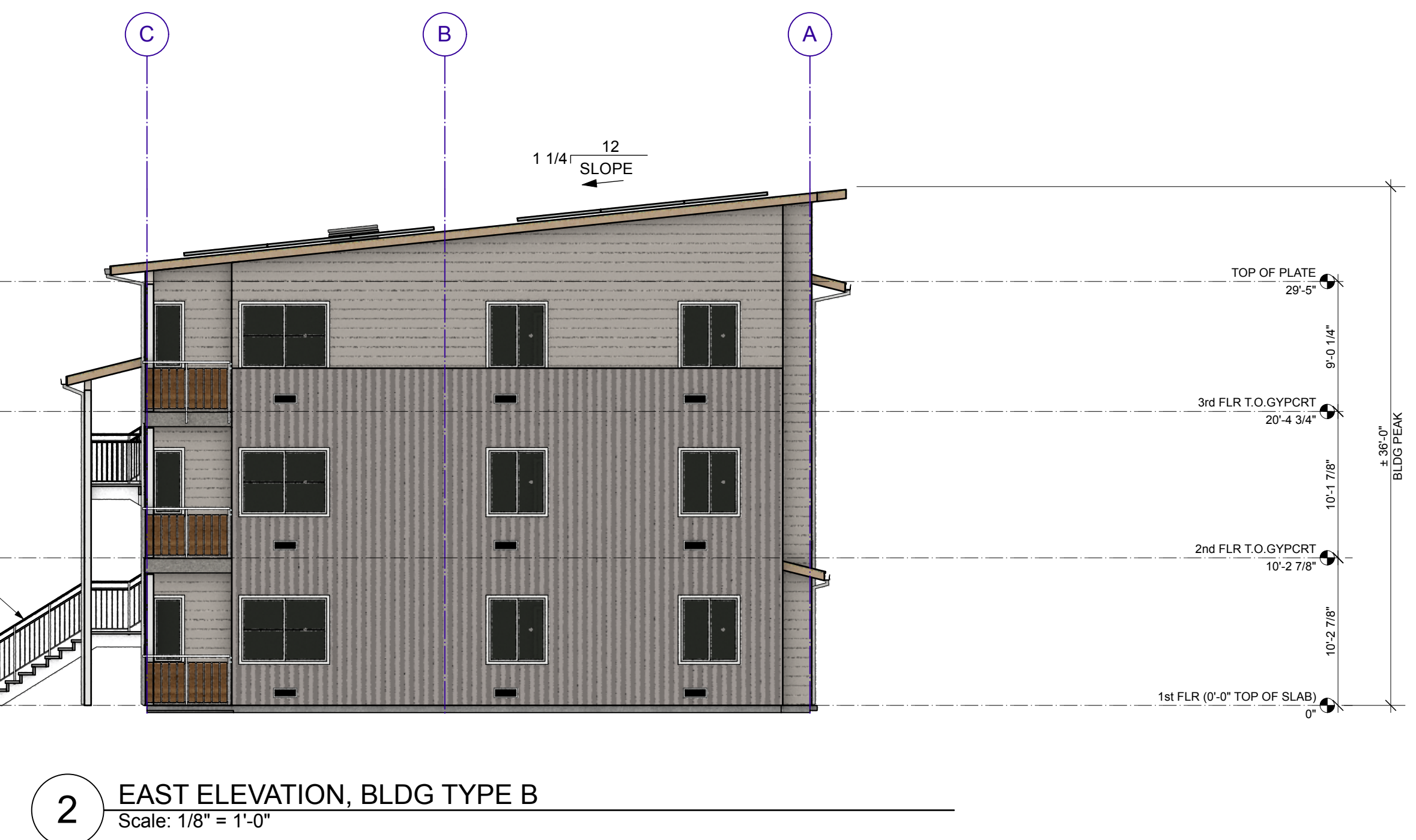
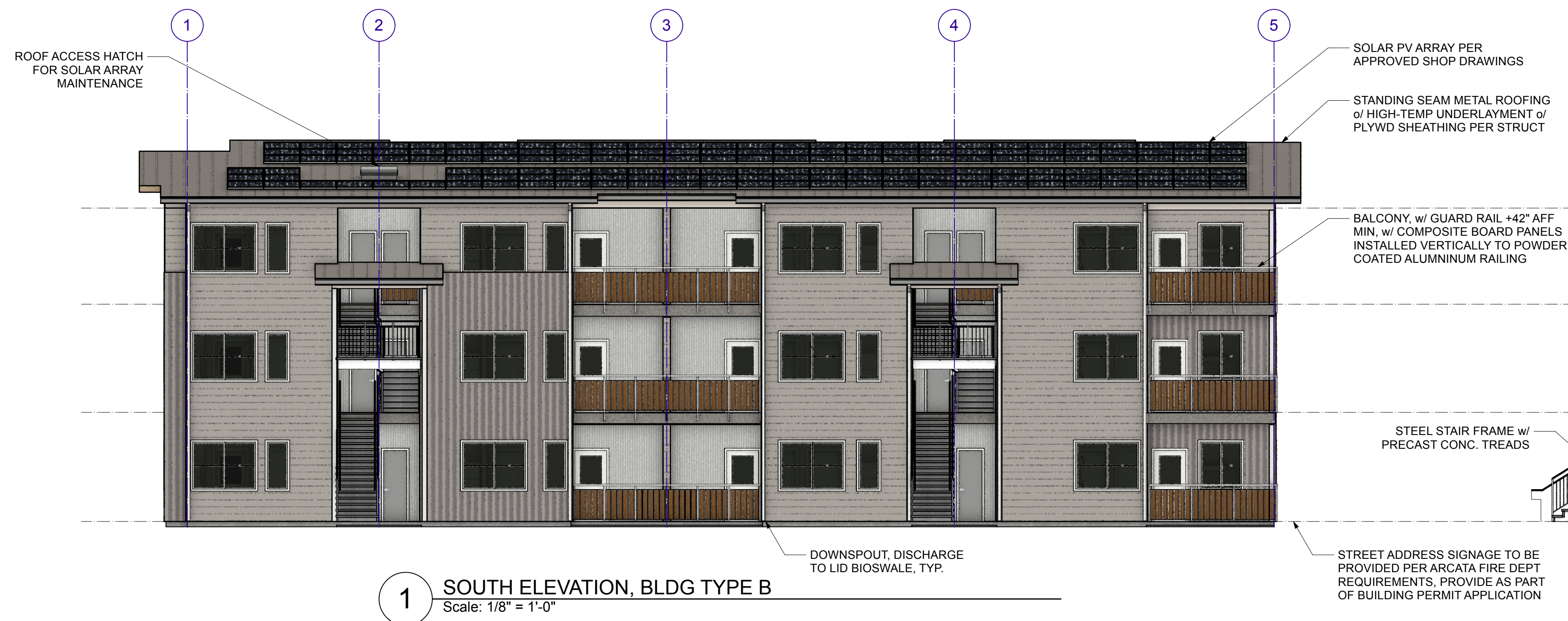
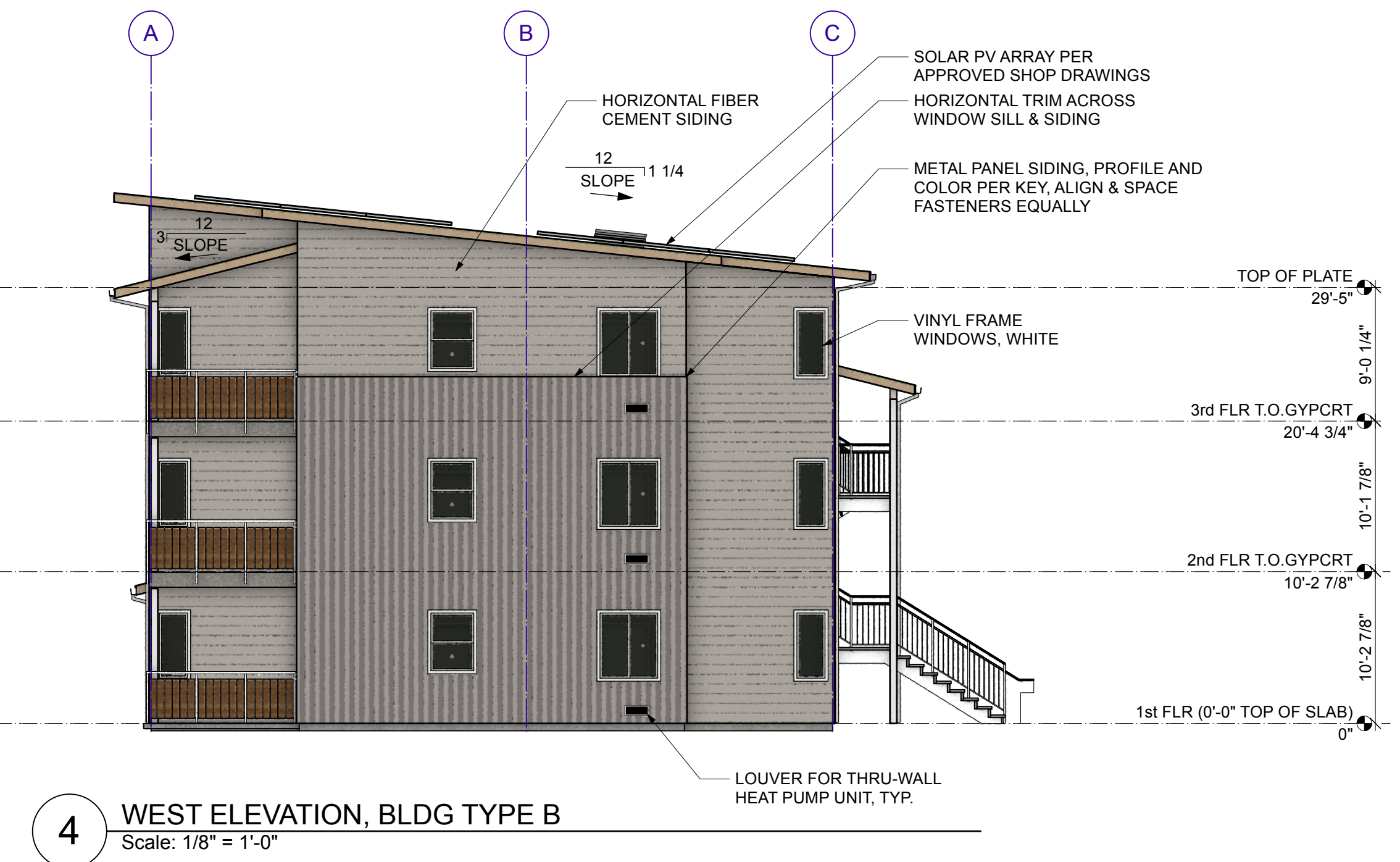
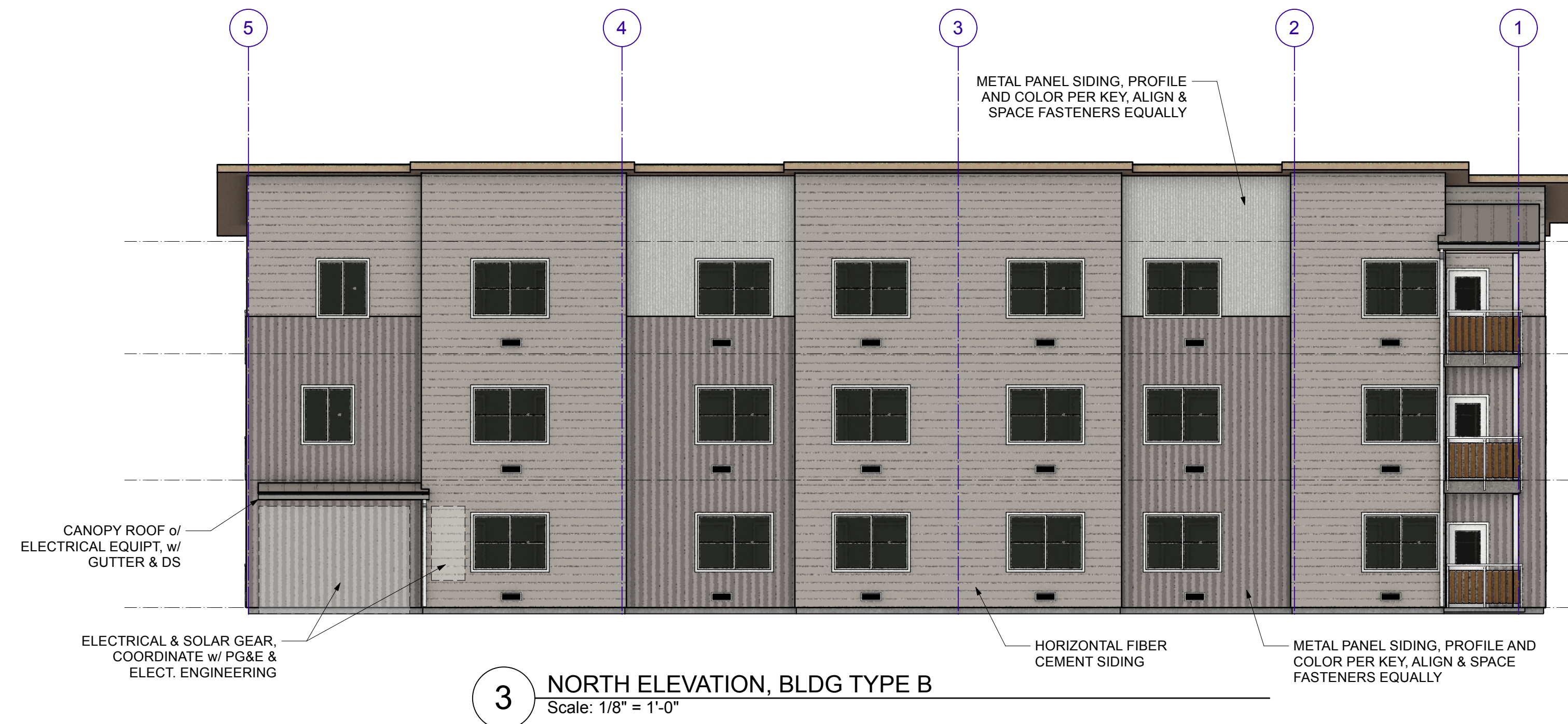
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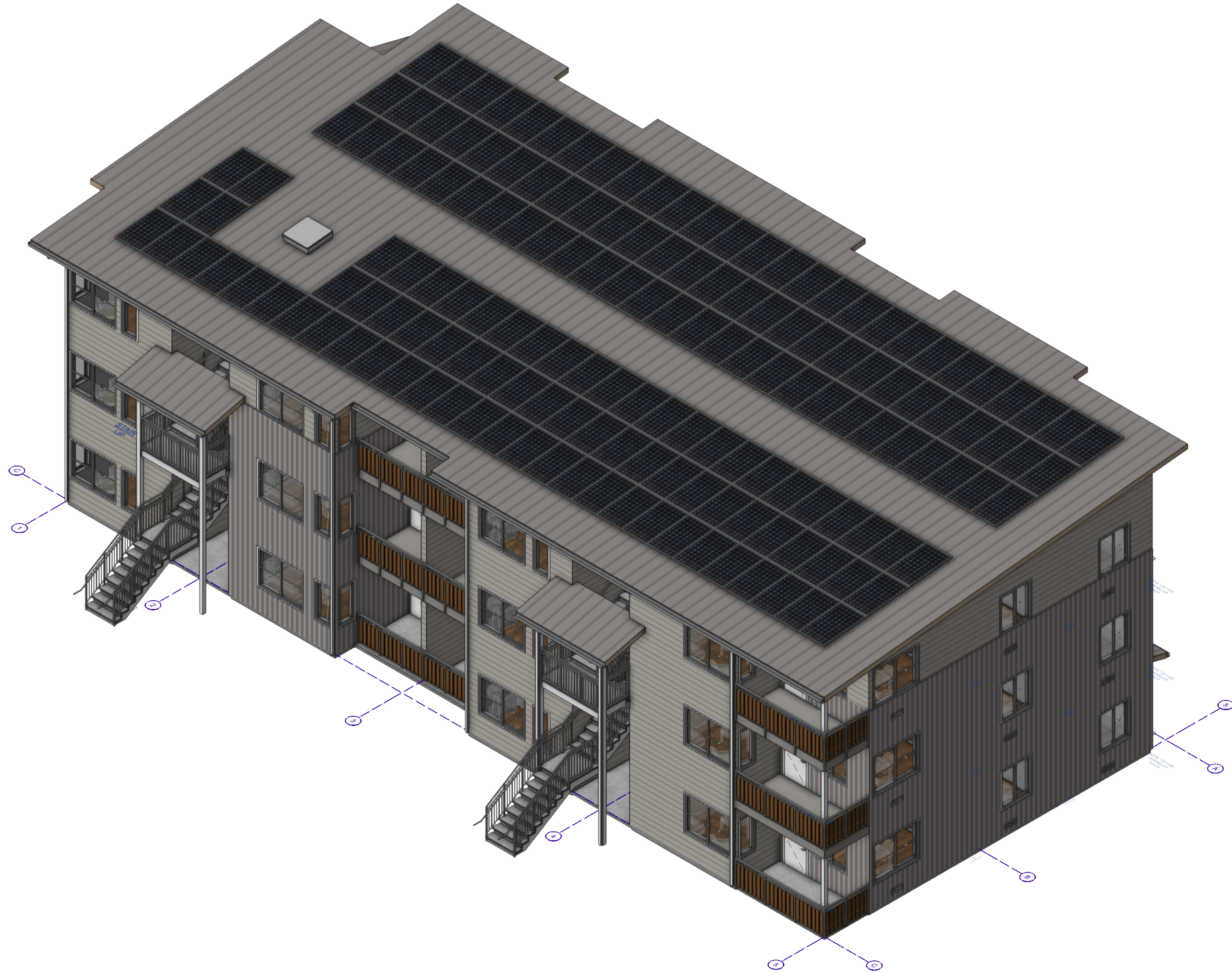
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1 3D VIEW, FROM SOUTHEAST, BLDG TYPE B
Scale: 3/16" = 1'-0"

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LICENSED ARCHITECT
GARRETT
MC SORLEY
NOT FOR CONSTRUCTION
C-33283
EXPIRATION DATE:
30 SEPT 2025
STATE OF CALIFORNIA

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CITY OF
ARCATA

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DANCO

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**BLDG TYPE B
ISOMETRIC VIEW**

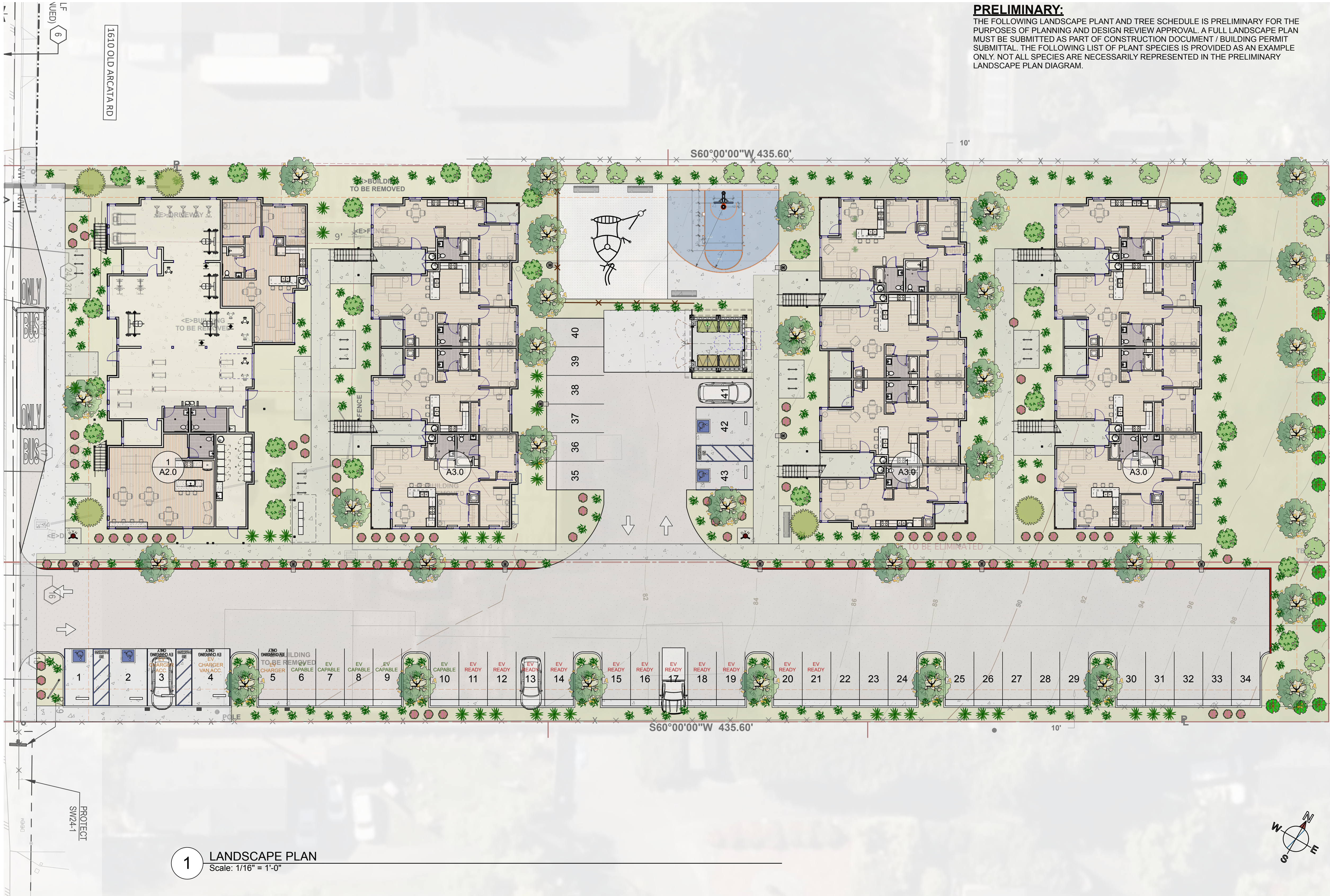
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Issue Date:
03 OCT 2024

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1 LANDSCAPE PLAN
Scale: 1/16" = 1'-0"

PRELIMINARY:
THE FOLLOWING LANDSCAPE PLANT AND TREE SCHEDULE IS PRELIMINARY FOR THE PURPOSES OF PLANNING AND DESIGN REVIEW APPROVAL. A FULL LANDSCAPE PLAN MUST BE SUBMITTED AS PART OF CONSTRUCTION DOCUMENT / BUILDING PERMIT SUBMITTAL. THE FOLLOWING LIST OF PLANT SPECIES IS PROVIDED AS AN EXAMPLE ONLY. NOT ALL SPECIES ARE NECESSARILY REPRESENTED IN THE PRELIMINARY LANDSCAPE PLAN DIAGRAM.

LANDSCAPE SCHEDULE

ID	SCIENTIFIC	COMMON	POT	ORIGIN
DECIDUOUS TREES				
VM	<i>Acer circinatum</i>	Vine Maple	5 gal	Native
CONIFEROUS & EVERGREEN TREES				
SS	<i>Picea sitchensis</i>	Sitka Spruce	1 gal	Native
BP	<i>Pinus contorta ssp. contorta</i>	Shore Pine	5 gal	Native
WX	<i>Myrica californica</i>	Wax Myrtle	5 gal	Native
DECIDUOUS SHRUBS				
20 RC	<i>Ribes sanguineum</i>	Red Flowering Currant	5 gal	Native
BB	<i>Vaccium Blueberry</i>	Blueberry	1 gal	Fruit
TB	<i>Lonicera involucrata</i>	Twinberry	1 gal	N.Fruit
OB	<i>Oemleria cerasiformis</i>	Osso Berry	1 gal	N.Fruit
DS	<i>Spirea douglasii</i>	Douglas' Spirea	1 gal	Native
PN	<i>Physocarpus capitatus</i>	Pacific Ninebark	1 gal	Native
EVERGREEN SHRUBS				
OG	<i>Berberis aquifolium</i>	Oregon Grape	tr	Native
HK	<i>Vaccium ovatum</i>	California Huckleberry	1 gal	Native
ST	<i>Garrya elliptica</i>	Silk Tassel	5 gal	Native
SL	<i>Gaultheria shallon</i>	Salal	1 gal	Native
RM	<i>Rosmarinus officinalis</i>	Rosemary, 'Tuscan Blue'	1 gal	Culinary
HERBACEOUS / RUSH / SEDGE				
SR	<i>Juncus effusus var. brunneus</i>	Soft Rush	4"	Native
SL	<i>Juncus falcatus var. falcatus</i>	Sickleleaf Rush	4"	Native
SF	<i>Polystichum munitum</i>	Sword Fern	1 gal	Native
TH	<i>Deschampsia caespitosa ssp. caespit</i>	Tufted Hairgrass	4"	Native
SF	<i>Carex leptopoda</i>	Slender Footed Sedge	4"	Native
GE	<i>Sisyrinchium californicum</i>	CA Golden-eyed Grass	4"	Native
GRASSES / VINES / GROUNDCOVERS				
RF	<i>Festuca rubra</i>	Red Fescue (Humboldt)	plug	Native
PR	<i>Calamagrostis nutkaensis</i>	Pacific Reed-Grass	plug	Native
CS	<i>Fragaria chiloensis</i>	Coastal Strawberry	4"	Native
MULCH / GRAVEL				
-	Redwood Wood Mulch	Mulch 4" thick	Cover	N/A
-	3/4 River Rock	3" thick	Cover	N/A

PRELIMINARY LANDSCAPE NOTES:

1. VERIFICATION OF ALL SUBSURFACE UTILITIES IS THE RESPONSIBILITY SOLEY OF THE CONTRACTOR. LOCATIONS OF SOME PLANTINGS MAY NEED TO BE ADJUSTED TO AVOID CONFLICT. VERIFY PRIOR TO ANY DIGGING.
2. ALL TREES SHALL BE STAKED WITH (1) 6 FOOT TREE STAKE, 2" DIAMETER. PLACING OF STAKE SHOULD BE ALONG THE TERMINAL BRANCH & USE (2) RUBBER TREE TIES.
3. ALL PLANTS MULCHED WITH 4 INCHES OF SHREDDED REDWOOD BARK OVERLAIN WITH 2 INCHES OF LARGE BARK CHIPS. DO NOT USE WOOD CHIP OR OTHER BOUYANT MULCH MATERIAL IN SWALES, INSTEAD THESE AREAS ARE FINISHED WITH WASHED RIVER ROCK SIMILAR TO A DRY CREEK BED.
4. IRRIGATION: NO PERMANENT IRRIGATION SYSTEM INCLUDED. USE HOSE WATERING AS NECESSARY FOR THE FIRST FEW DRY SEASONS.
5. SUBSTITUTIONS: PLANT SUBSTITUTIONS OR DEVIATIONS FROM THE LANDSCAPE PLAN SHALL NOT BE PERMITTED EXCEPT BY WRITTEN APPROVAL OF OWNER PRIOR TO THE WORK.
6. COORDINATE WITH GRADING PLAN AND HOLD SITE CONFERENCE DURING ROUGH GRADING TO ANTICIPATE NECESSARY MEASURES. VERIFY ALL FINISH GRADES AND OBTAIN OWNER'S APPROVAL PRIOR TO START OF LANDSCAPE PLANTING.
7. THE PROPOSED PROJECT SHALL IMPLEMENT MAINTENANCE PLAN TO ADDRESS INVASIVE SPECIES. THE PROJECT SITE SHOULD BE CLEARED OF INVASIVE PLANT SPECIES, INCLUDING ENGLISH HOLLY (ILEX AQUIFOLIUM), ENGLISH IVY (HEDERAL HELIX), COTONEASTER (COTONEASTER SPP.), HIMALAYAN BLACKBERRY (RUBUS ARMENIACUS), AND PARROTFEATHER (MYRIOPHYLLUM AQUATICUM), AMONG OTHERS.

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LICENSED ARCHITECT
GARRETT MCSORLEY
NOT FOR CONSTRUCTION
C-33283
RENEWAL DATE:
30 SEPT 2025
STATE OF CALIFORNIA

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DANCO

ROGER'S GARAGE
NEW AFFORDABLE HOUSING COMMUNITY
1622 & 1632 OLD ARCATATA ROAD
ARCATA, CALIFORNIA 95524
ASSESSOR PARCEL NUMBER: 500-191-002 & -020

LANDSCAPE PLAN

Drawing Status:
PRELIMINARY

Issue Date:
03 OCT 2024

Revisions:

1	DATE	DESCRIPTION
2		
3		
4		
5		

Sheet No.

L1.1