

# THE MEADOWS SENIOR HOUSING

**Project Location:** 2065 David Way, Fortuna, CA 95540

**Description:** 10 Buildings, 40-unit Apartment Complex

**Owner:** Fortuna Meadows Associates—Dan Johnson/ Caleb Roope

**Project Size:** \$2.8 million

**Start Date:** April 2004

**Completion Date:** December 2004

**Architect:** Fred Brave

**Engineer:** Whitchurch Engineering



## PROJECT OBJECTIVES

Pacific West Communities (PWC), an affiliate of The Danco Group of Companies wanted to meet the housing needs of the growing senior community in Fortuna, CA. The challenge was to develop affordable senior housing that was handicap accessible, aesthetically pleasing, functional, and to create a community its residents could call home.



## PROJECT HIGHLIGHTS

Ten four-plex apartment buildings were created in a park like setting. 32-one bedroom units and 8-two bedroom units include two fully handicap accessible units with roll in showers that include fold down seats and grab bars. Lowered cabinets and counter space were also included. A 30,000 square foot centrally located community building gives seniors an opportunity to take computer classes or gather for meetings and parties. The building houses a community kitchen, office, meeting room, storage and coin-op laundry. It is handicap accessible and has a covered patio off the kitchen.



The grounds include a walk area and ample parking. For residents' convenience The Meadows is located near restaurants, hair salons, shopping and a bus stop.

**DANCO**  
BUILDERS

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# INTERNEWS NETWORK

**Project Location:** 876 7th Street, Arcata, CA 95521

**Description:** 8,286 square foot Metal Building for business office use

**Owner:** JBL Plaza Associates, LLC

**Square Feet:** 8,286

**Project Size:** \$729,000

**Start Date:** June 2002

**Completion Date:** November 2003

**Architect:** Kash Boodjeh



## PROJECT OBJECTIVES

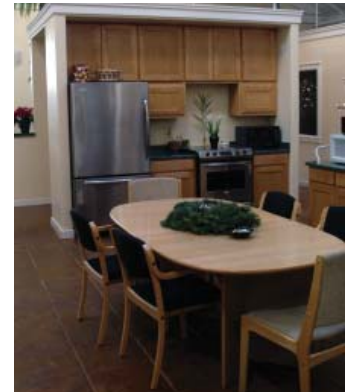
Internews was looking for a build-to-suit commercial lease opportunity in order to expand their business. The Danco Group had not only the building space to offer, but an accomplished design build team ready to take on the challenge of converting an existing auto shop into administrative offices.



*Natural light was a key objective in this building design. Large windows and skylights were used as often as possible.*

## PROJECT RESULTS

The result: a beautiful building added to the downtown Arcata area. The exterior of the building was upgraded with new finishes. The many skylights allow for natural lighting and the 24 foot ceilings and loft allow for an open airy feeling. Radiant floor heating and stained concrete floors give warmth to the office space.



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