

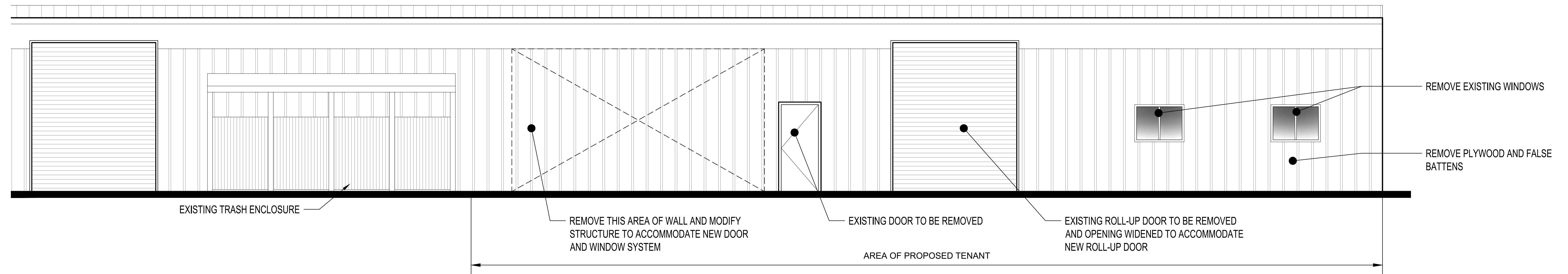




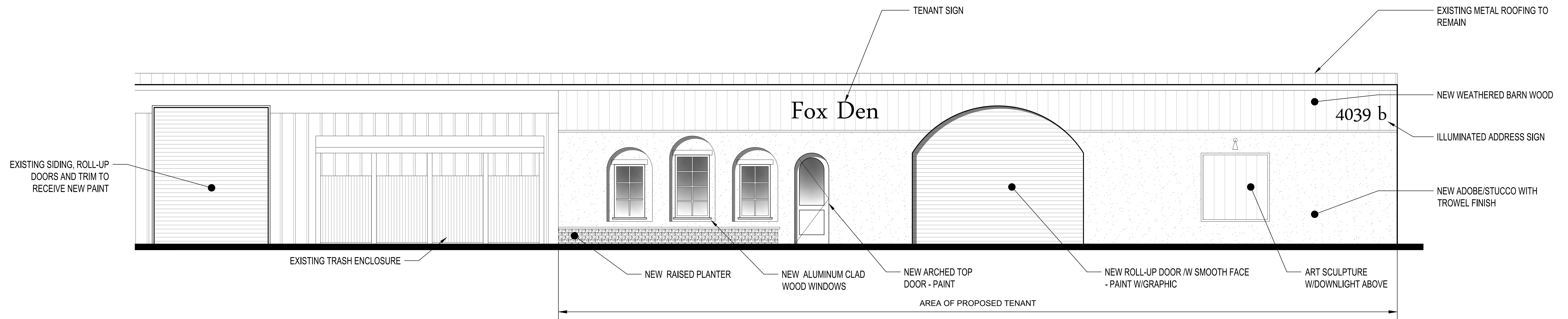
Fox Dent

4039 E





1
A3.1
EXISTING NORTH ELEVATION (PARTIAL)
1/4" = 1'-0"



2
A3.1
PROPOSED NORTH ELEVATION (PARTIAL)
1/4" = 1'-0"

Fox Den - Concept Elevations



4036 B MONTGOMERY DRIVE, SANTA ROSA, CA

DATE: SEPTEMBER 12, 2018

WIX JOB #: 1804.01

4849 OLD REDWOOD HIGHWAY, SANTA ROSA, CA - (707) 576-7766

A3.1



PARKING TABULATION						
NAME/USE	AREA	BUSINESS ACTIVITY	PARKING RATIO	PARKING SPACES	BIKE RATIO	BIKE SPACES
OUTDOOR SEATING	341 SF	RESTAURANT	1:250	1.4	1:5000	0.1
CAFE SEATING	547 SF	RESTAURANT	1:250	2.2	1:5000	0.1
RETAIL TRADE	253 SF	RETAIL	1:250	1	1:5000	0.1
FOOD STORAGE	60 SF	RESTAURANT	1:250	0.2	1:5000	0
FOOD PREPARATION	309 SF	RESTAURANT	1:250	1.2	1:5000	0.1
RETAIL TRADE	1,128 SF	RETAIL	1:250	4.5	1:5000	0.2
BATHROOMS	370 SF	RETAIL	1:250	1.5	1:5000	0.1
WAREHOUSE and STORAGE	2,772 SF	WAREHOUSE	1:000	2.8	1:140000	0.2
PROPOSED DISPENSARY	1,773 SF	DISPENSARY	1:250	7.1	1:5000	0.4
PROPOSED PARKING GARAGE	2,250 SF	GARAGE	0:0	0	0:0	0.0
TOTAL	9,802 SF			21.9		1.4

PARKING CALCULATION

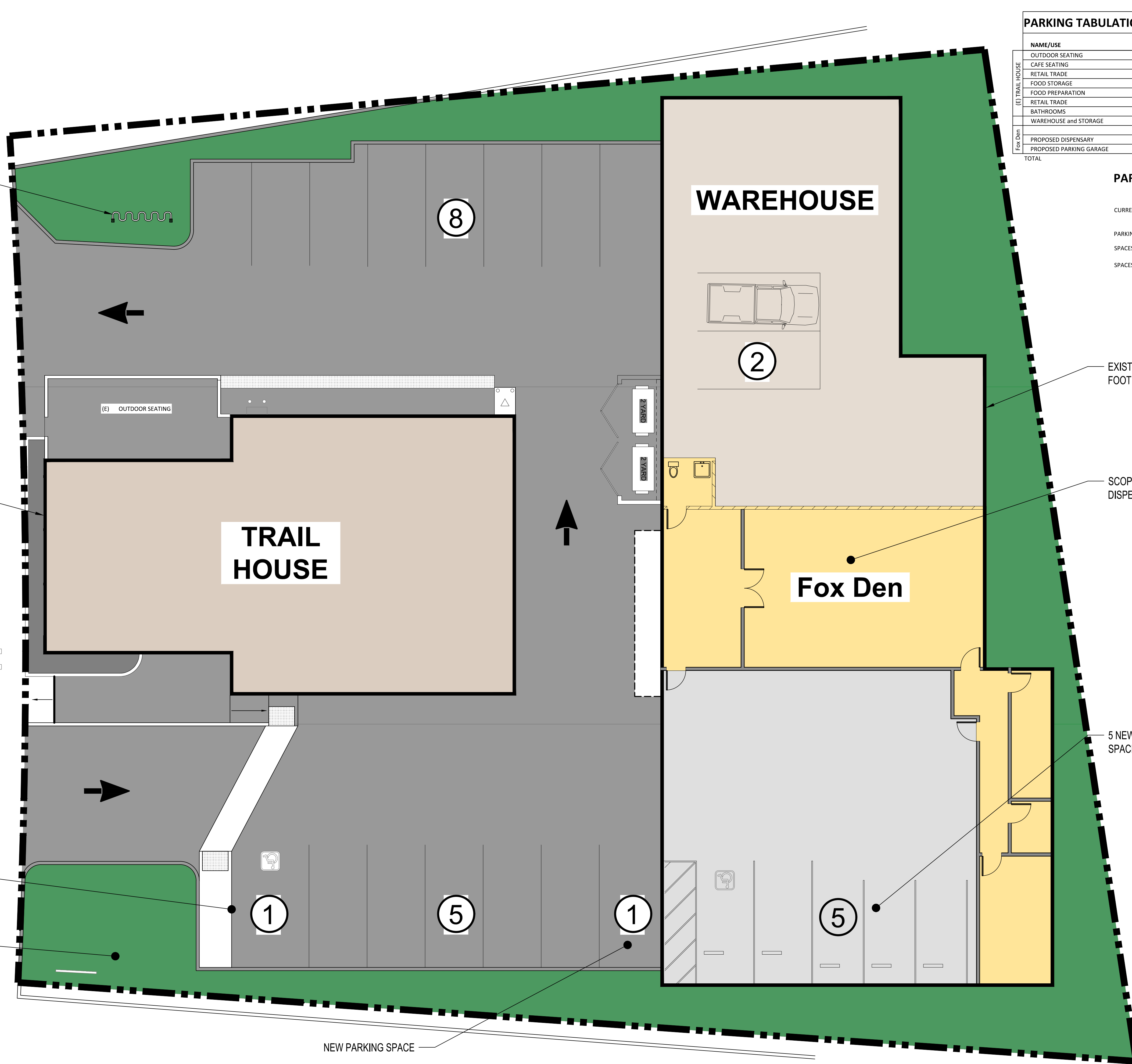
	VEHICLE SPACES	BIKE RACKS
CURRENT SPACES PROVIDED:	17 SPACES PLUS 1 VAN ACCESSIBLE SPACE	5 SPACES + INDOOR
PARKING SPACES FOR DISPENSARY:	6 SPACES - (5 COVERED)	1 SPACE
SPACES REQUIRED BY ZONING CODE:	21.9 SPACES (SEE PARKING TABULATION ABOVE)	2 SPACE
SPACES PROVIDED:	22 SPACES PLUS (2 VAN ACCESSIBLE SPACE)	5 SPACES + INDOOR

EXISTING BICYCLE RACK

EXISTING BUILDING 'A' FOOTPRINT

EXISTING ACCESSIBLE PARKING SPACE

EXISTING LANDSCAPE AREAS



EXISTING BUILDING 'B' FOOTPRINT

SCOPE OF PROJECT - 1,773 SQUARE FOOT DISPENSARY

5 NEW COVERED PARKING SPACES - SEE FLOOR PLAN

1 SITE PLAN
A1.2 1/8" = 1'-0"

Fox Den - Concept Site Plan/Site Analysis

A1.2

SIX (6) NEW PARKING SPACES, 1 OUTSIDE AND 5 IN PARKING GARAGE

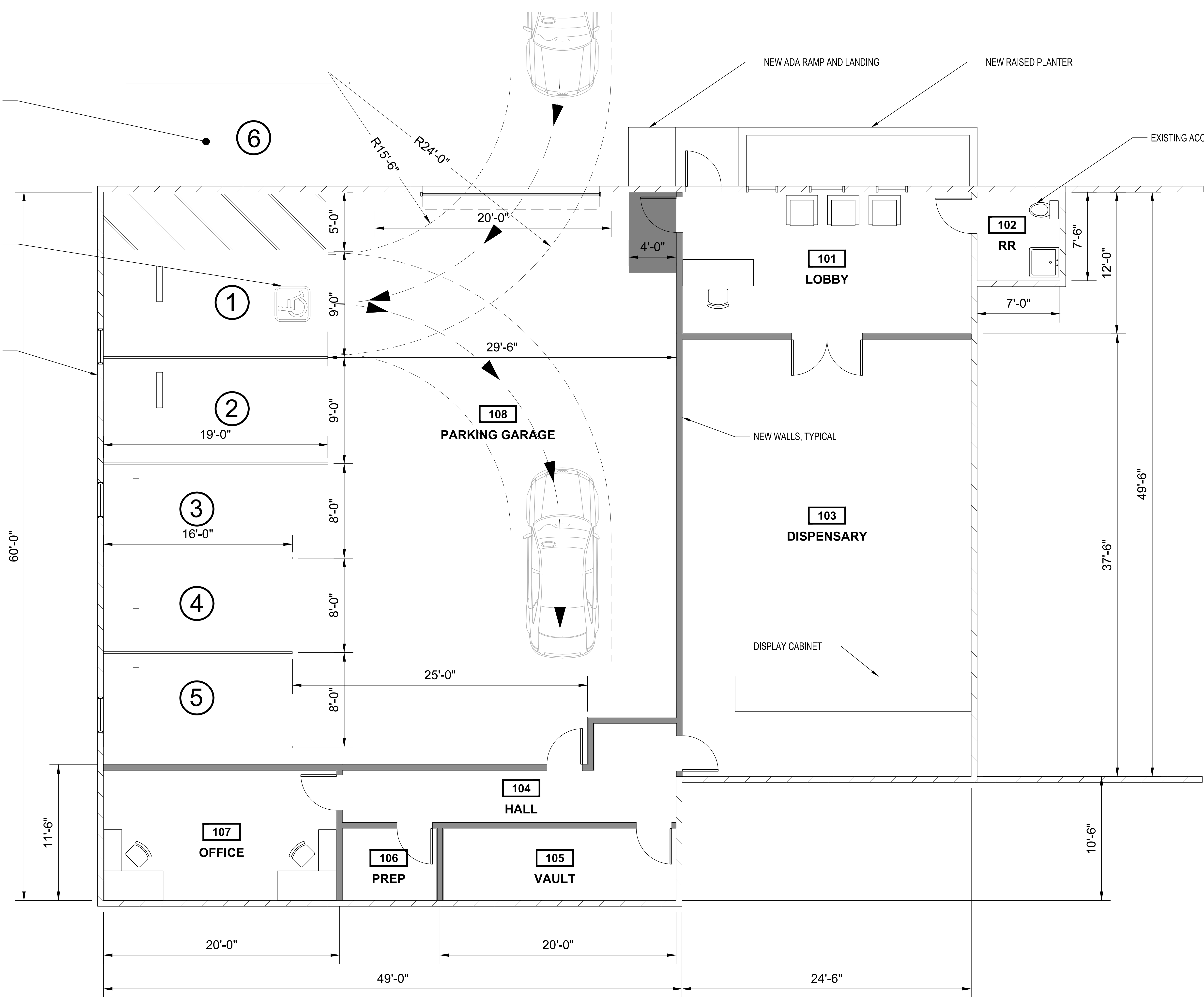
STD. ADA ACCESSIBLE PARKING SPACE AND UNLOADING ZONE

EXISTING WALLS, TYPICAL

NEW ADA RAMP AND LANDING

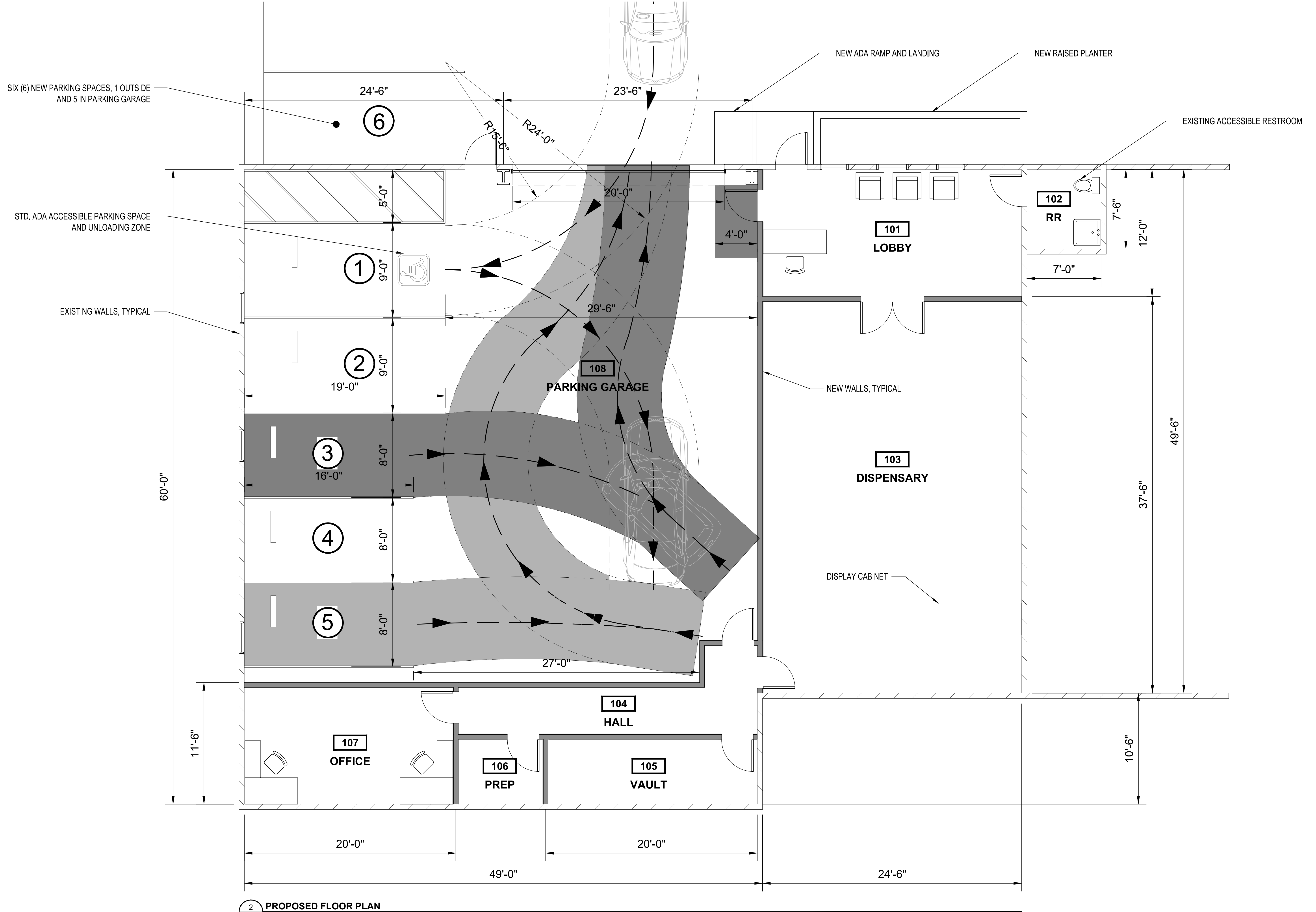
NEW RAISED PLANTER

EXISTING ACCESSIBLE RESTROOM



2 PROPOSED FLOOR PLAN
A2.1 1/4" = 1'-0"

Fox Den - Concept Floor Plan



2 PROPOSED FLOOR PLAN
A2.1 1/4" = 1'-0"

Fox Den - Concept Floor Plan