

JUL 7 2015

DEPARTMENT OF
COMMUNITY DEVELOPMENT

ATTACHMENT 4



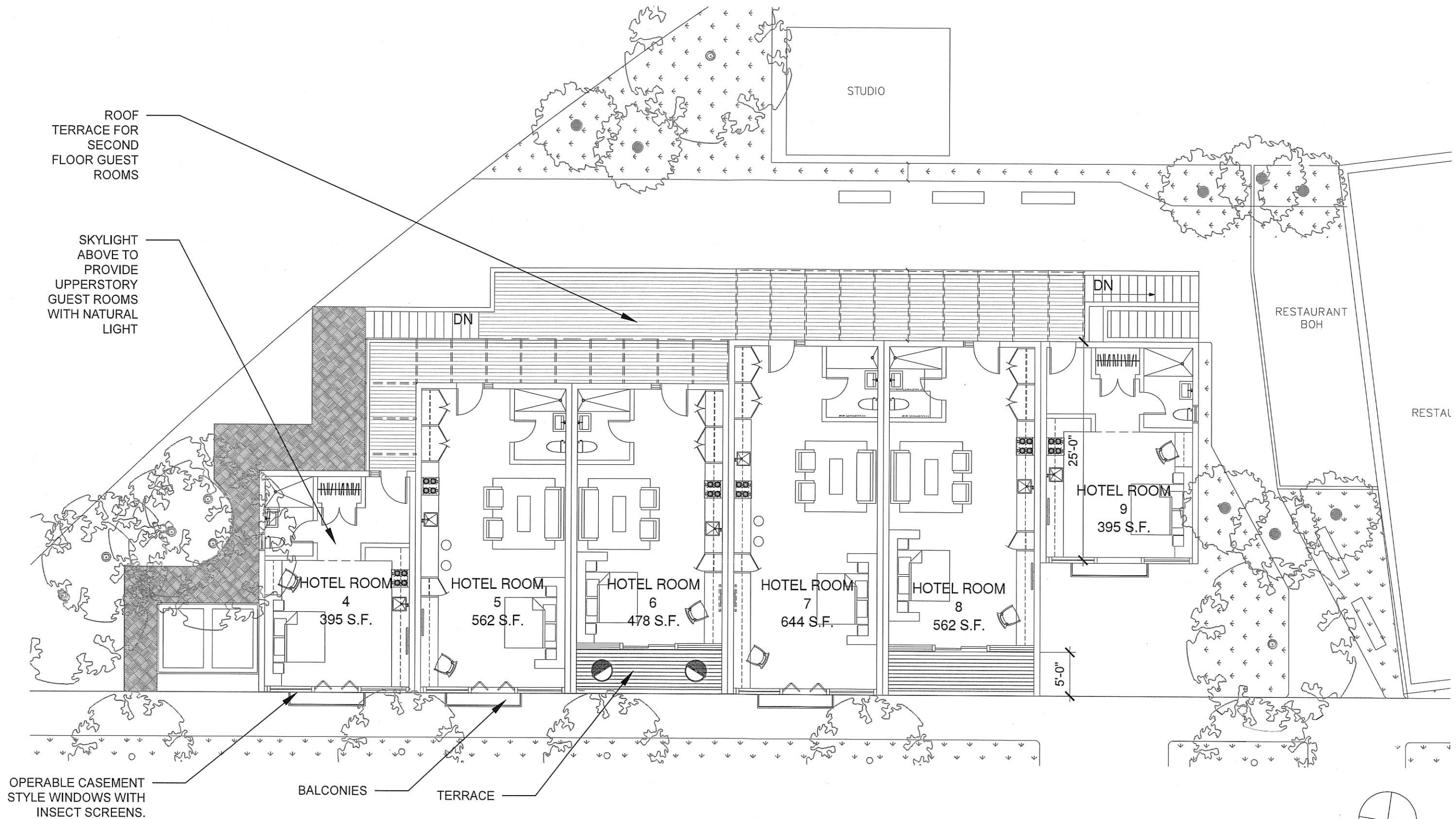
SITE PLAN

MARCH 31, 2015

**SOUTH STREET A ZONING STUDY
SANTA ROSA, CALIFORNIA 95401**

Matthew Cordone Architect PLLC

90 Hamilton Avenue,
Hastings On Hudson, New York, 10706
phone: 917.749.8071
email: matthewcordone@gmail.com



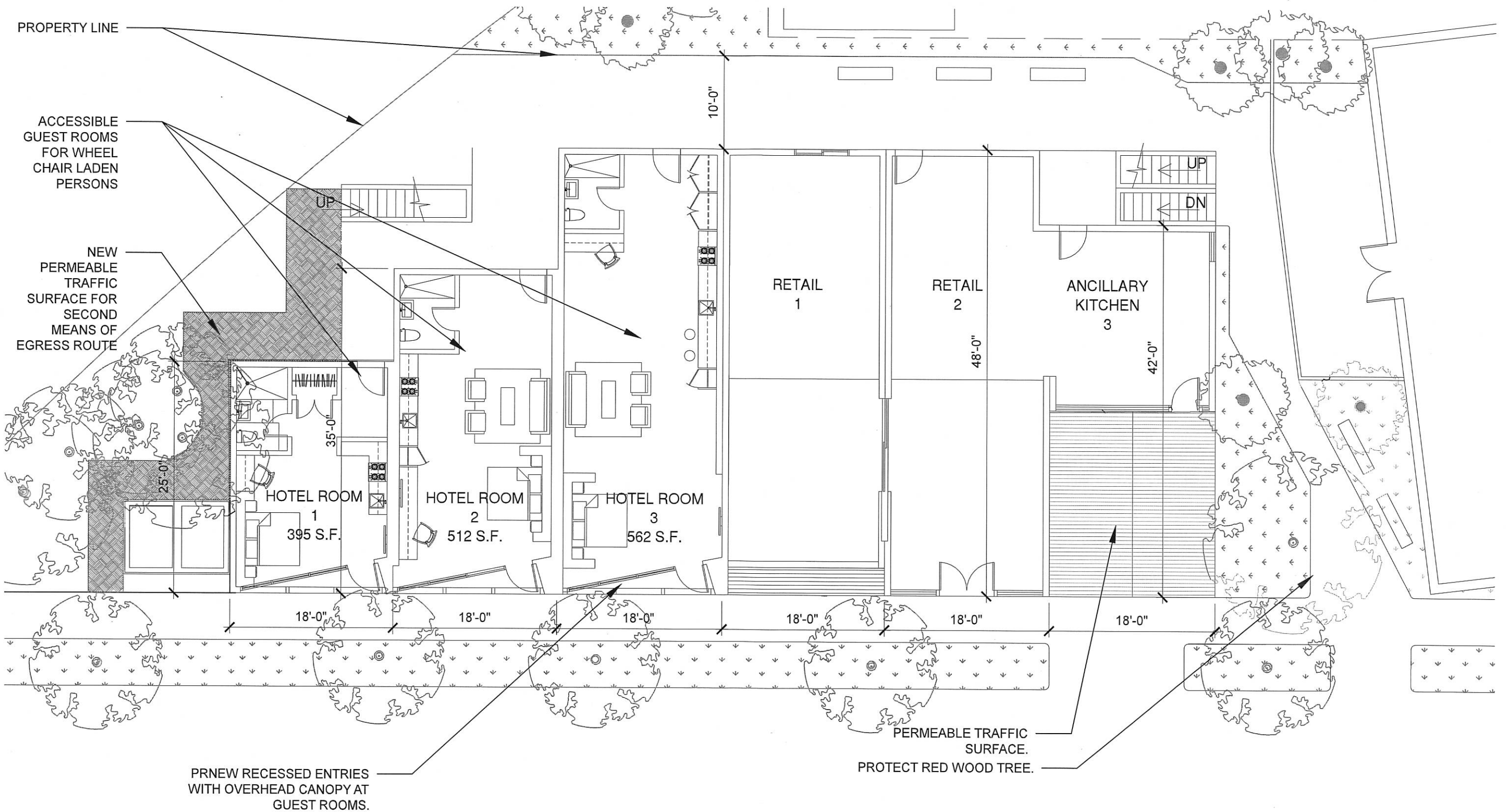
SECOND FLOOR PLAN

MARCH 31, 2015

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FIRST FLOOR PLAN

MARCH 31, 2015

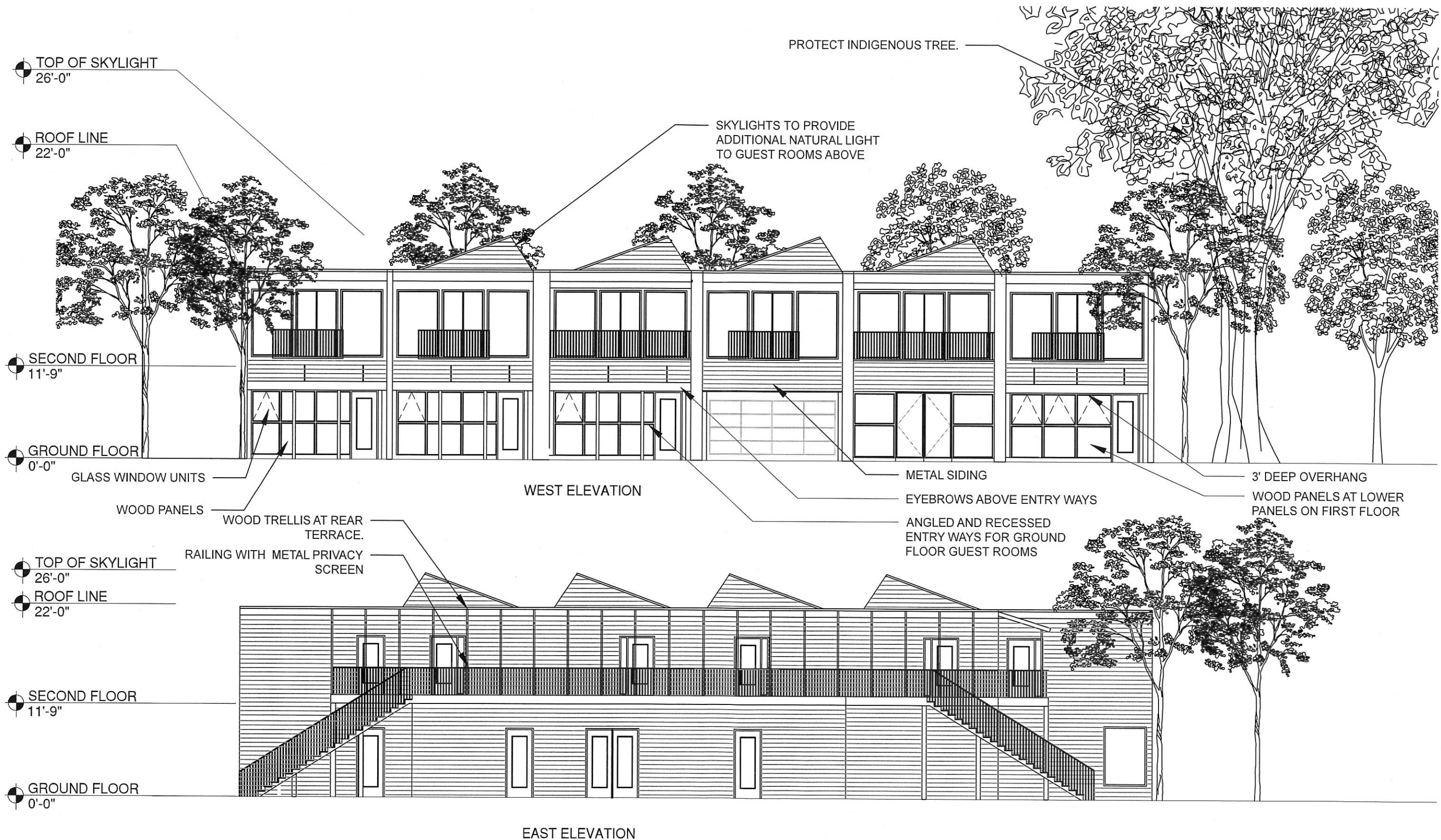
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ZONING STUDY:
ZONING DISTRICT "CG"

TWO STORY MIXED USED BUILDING
COMMERCIAL (RETAIL) AND RESIDENTIAL (HOTEL)

SETBACKS:

REAR : 10'-0"
SIDES (INTERIOR LOT): 5'-0"
FRONT: 7.5' ADJACENT TO A RES. ZONE

LOT SQUARE FOOTAGE:
BUILDING COVERAGE:
TOTAL SQUARE FOOT OF BUILDING:

8751 S.F.
4,430 S.F.
8,728 S. F.

MAXIMUM BUILDING COVERAGE 100%
PROPOSED 51%

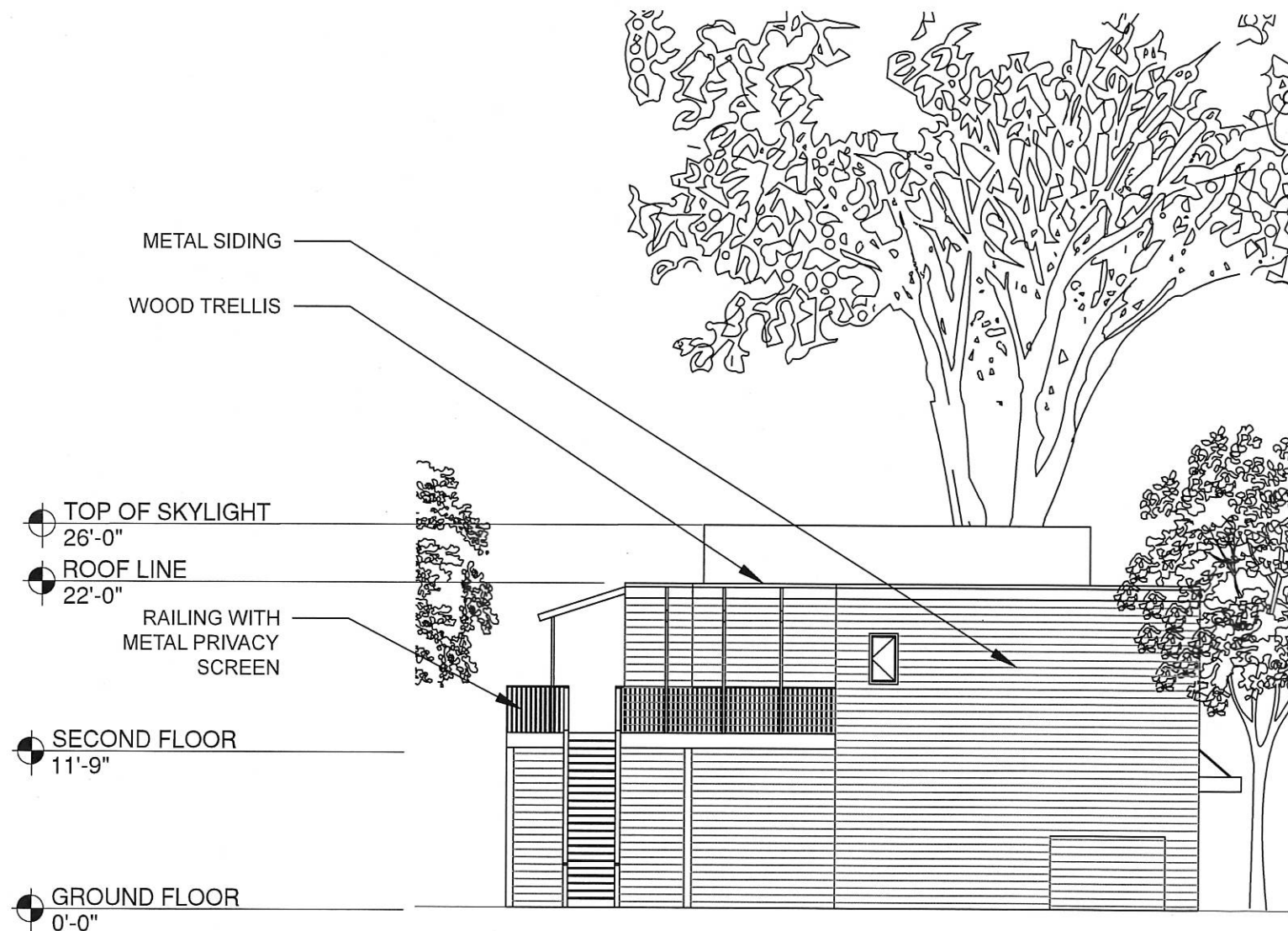
BUILDING HEIGHT: 55' MAXIMUM PROPOSED 25'-0"

REQUIRED PARKING:

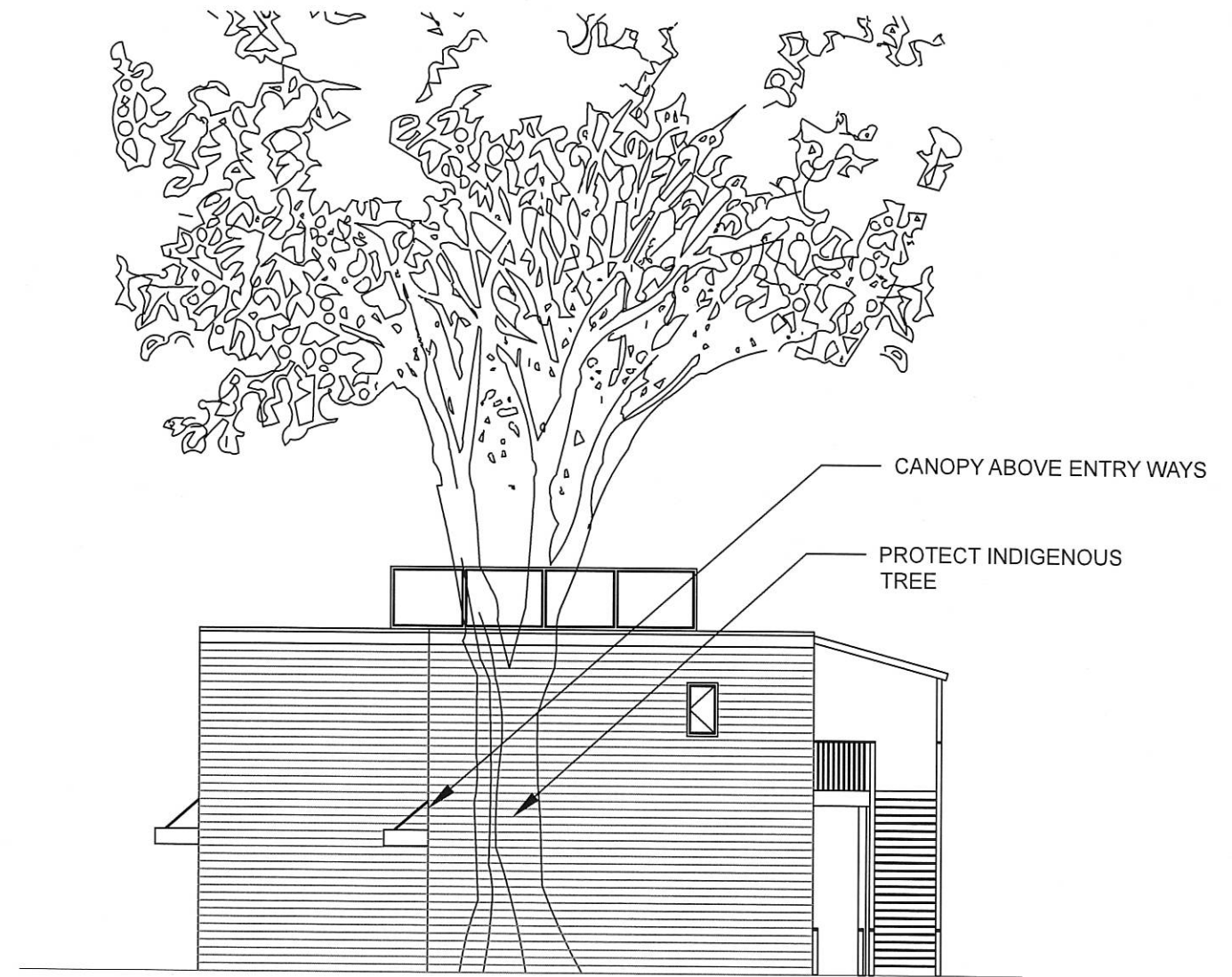
AUTOMOBILE: ONE PER GUEST
BICYCLE: ONE. ONE PER TEN GUEST ROOMS

REQUIRED LANDSCAPING::

PROVIDE LANDSCAPING AT ALL REQUIRED SET BACKS



NORTH ELEVATION



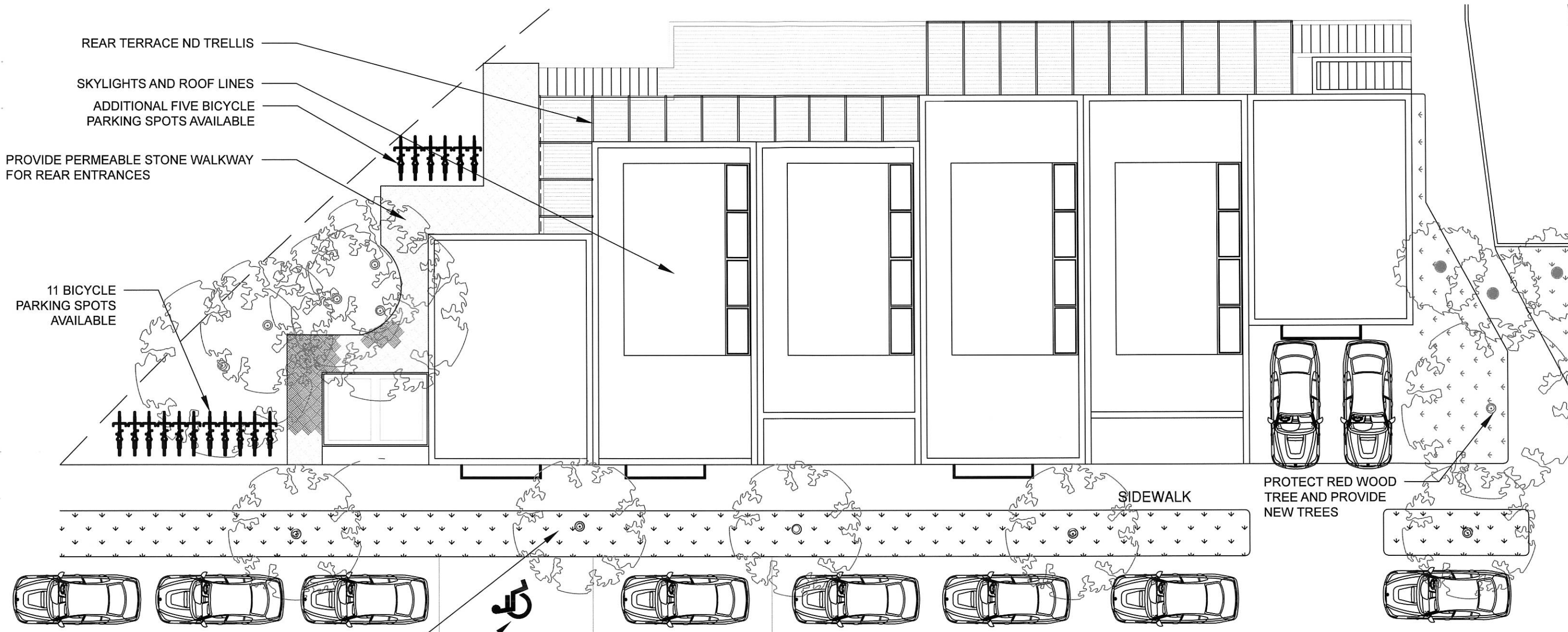
SOUTH ELEVATION

MARCH 31, 2015

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REAR TERRACE AND TRELLIS

SKYLIGHTS AND ROOF LINES

ADDITIONAL FIVE BICYCLE PARKING SPOTS AVAILABLE

PROVIDE PERMEABLE STONE WALKWAY FOR REAR ENTRANCES

11 BICYCLE PARKING SPOTS AVAILABLE

SIDEWALK

PROTECT RED WOOD TREE AND PROVIDE NEW TREES

NEW PLANTINGS AT GREEN STRIP AND FIVE EXISTING TREES

TOTAL PARKING SPACES REQUIRED: 9
 PARKING SPACES PROVIDED: 11
 (WITH TWO DESIGNATED AS ACCESSIBLE SPACES)

BUILDING CHARACTERISTICS:
 TWO STORY BUILDING 27'-0" TO ROOF LINE.
 CLADDING SYSTEMS: CLEAR FINISH WOOD TRIM, METAL SIDING, WOOD AND GLASS SYSTEM AT WINDOWS AND ENTRIES.

FENESTRATION AND PROJECTIONS: METAL RAILING AND FRAME FOR SECOND STORY BALCONIES AND REAR YARD TERRACE.

STRUCTURAL SYSTEM: WOOD FRAME SYSTEM WITH MAT SLAB FOUNDATION INTERMEDIATE STEEL BRACING FOR SEISMIC DESIGN.

ROOFING SYSTEM: MODIFIED BITUMEN SHEET ROOF ASSEMBLY WITH OPERABLE METAL AND GLASS SKYLIGHTS. SKYLIGHTS TO BE CLADDING WITH METAL SIDING.

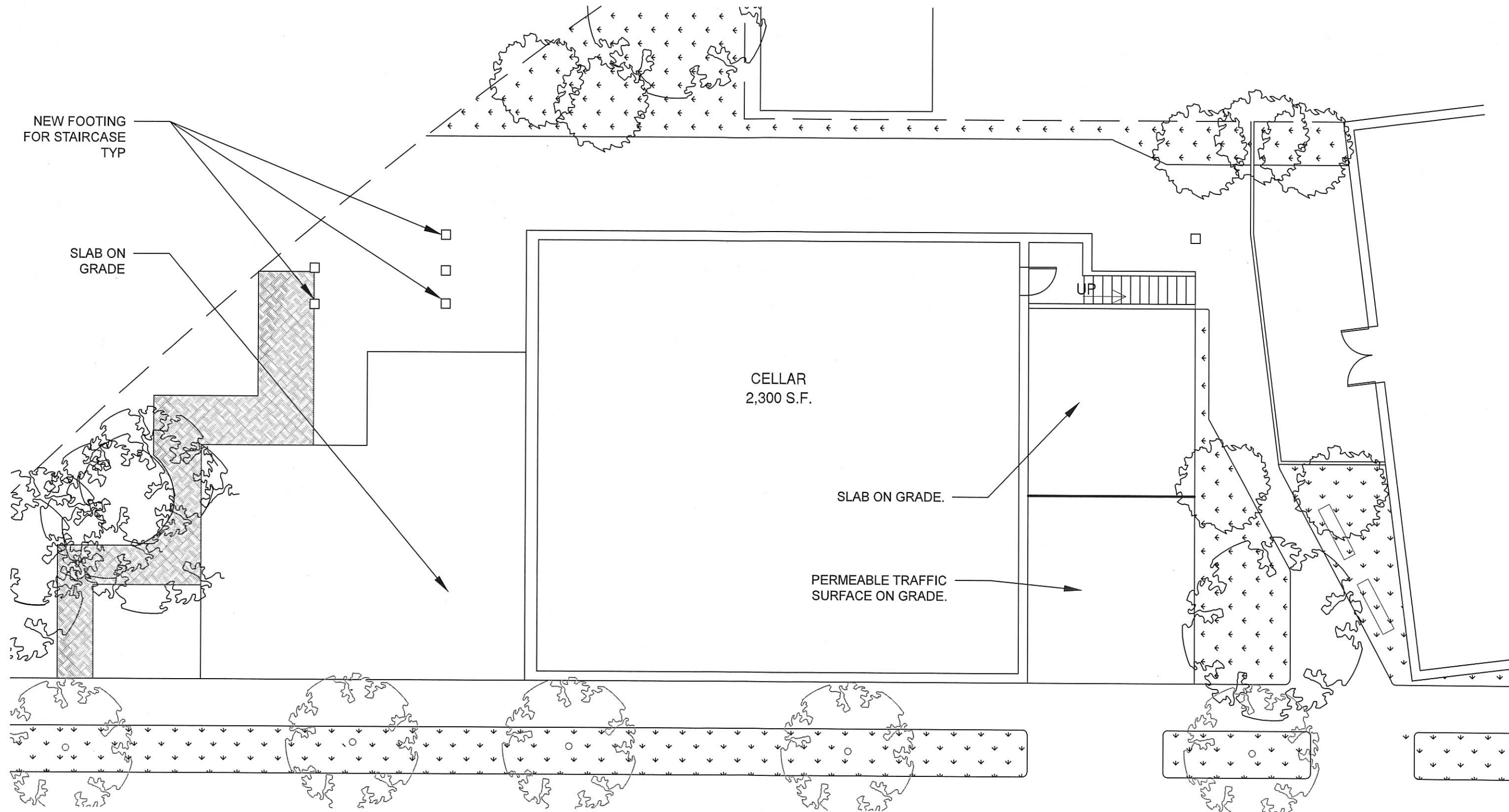
PARKING SCHEME AND PROPOSED LANDSCAPING

MARCH 31, 2015

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CELLAR PLAN

MARCH 31, 2015

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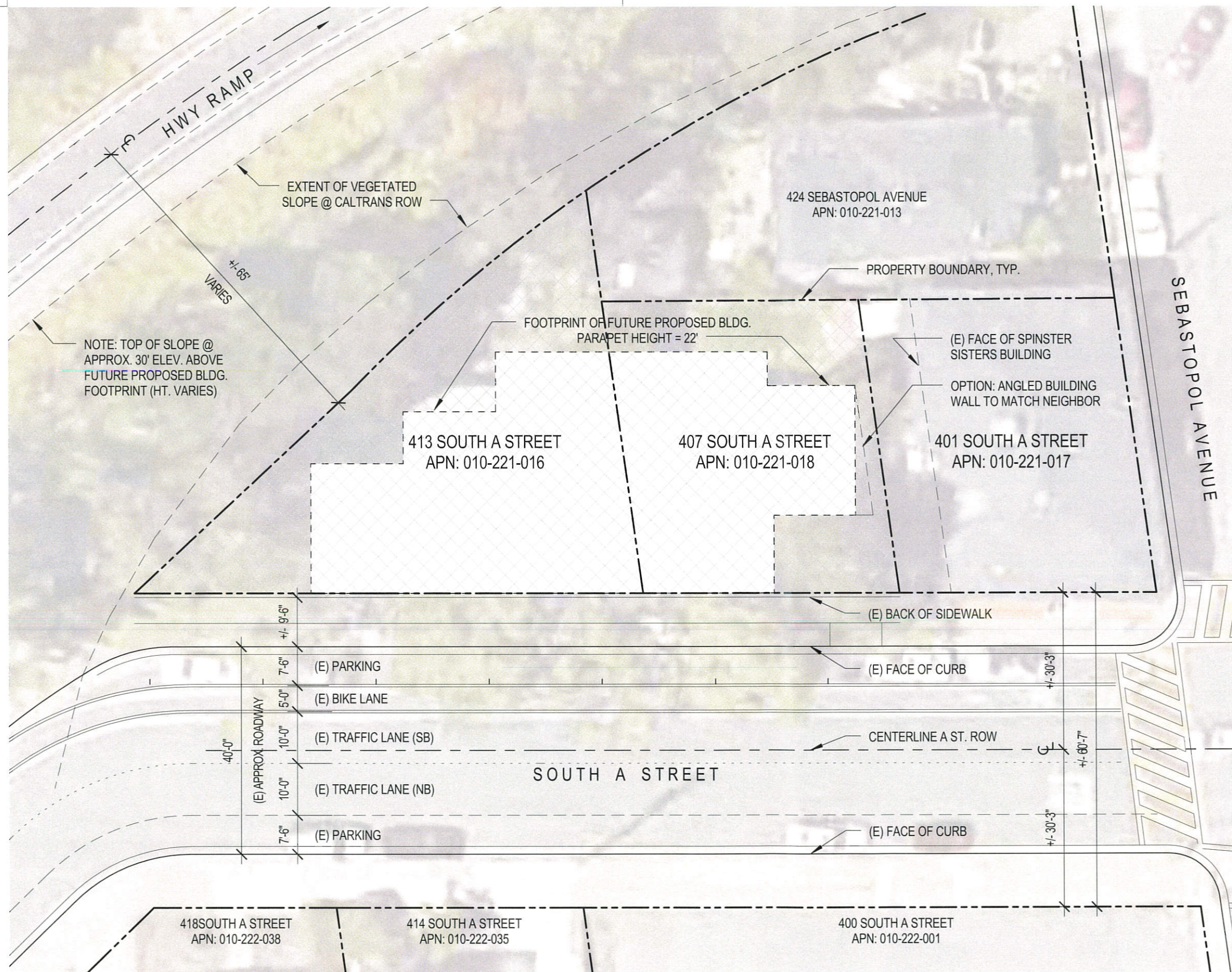


MARCH 31, 2015

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ZONING STUDY SUPPLEMENTAL INFORMATION

SPINSTER INN
407 & 413 SOUTH A STREET
SANTA ROSA, CA 95401
APN: 010-221-018 & 010-221-016

OVERALL SITE PLAN

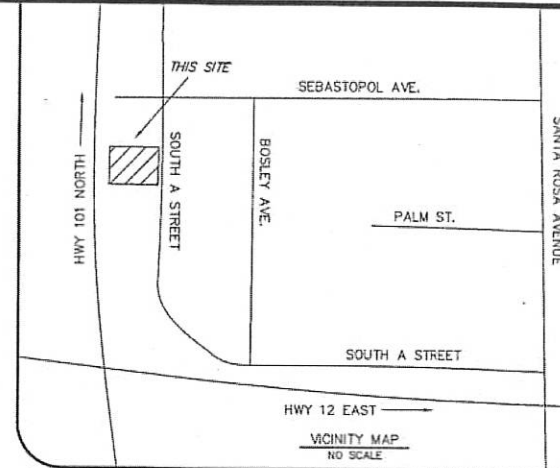
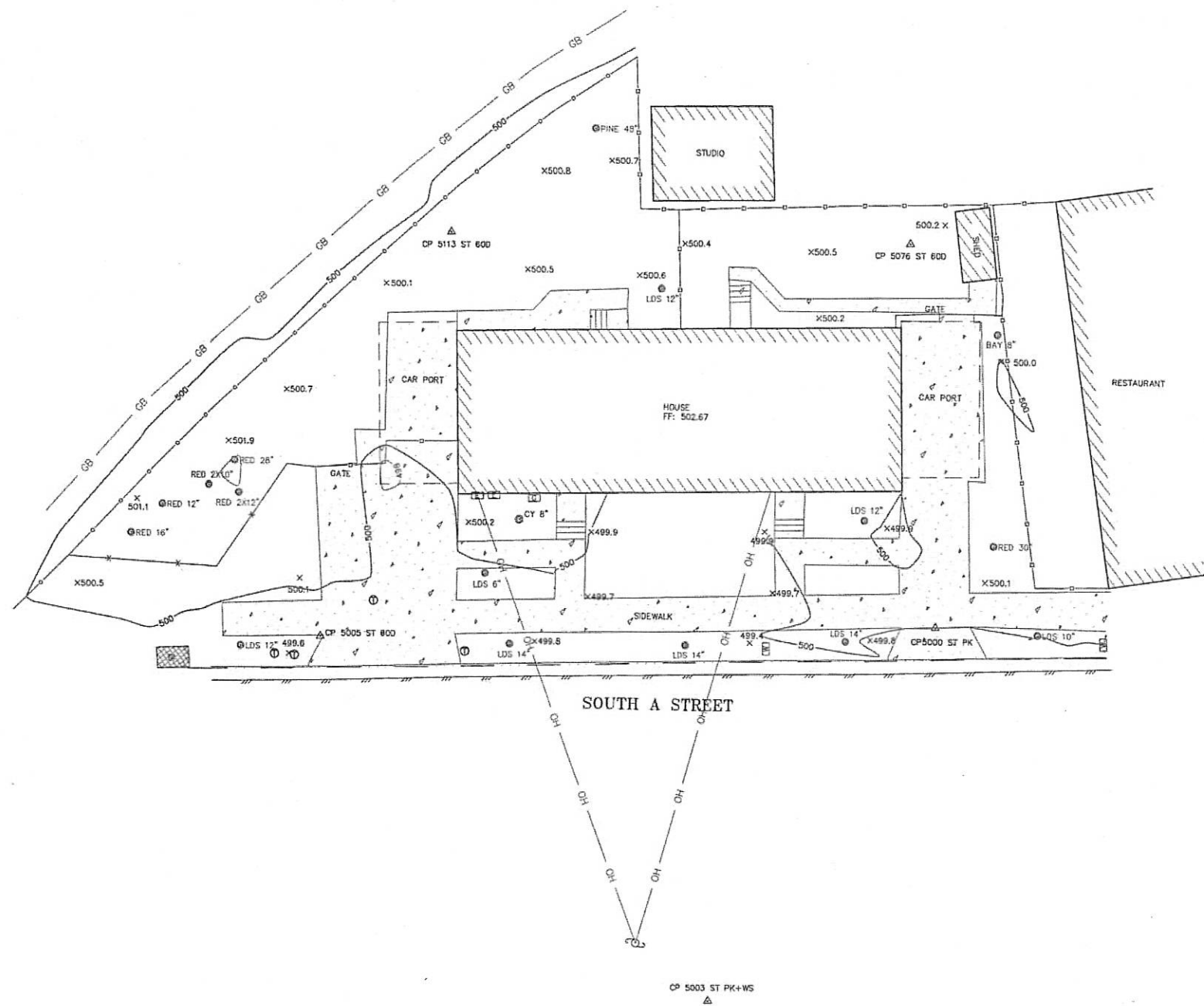
PROJECT NUMBER	15024.00
DATE	Jun. 25, 2015
DRAWN BY	NB
CHECKED BY	-

1 OVERALL SITE PLAN
1" = 20'-0"



A1.0

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LEGEND

	FLOWLINE
	EDGE OF CONCRETE
	EDGE OF ASPHALT CONCRETE
	GRADE BREAK
	EDGE OF BUILDING
	BUILDING OVERHANG
	WOOD FENCE
	WIRE FENCE
	CHAINLINK FENCE
	OVERHEAD WIRE
	MINOR CONTOUR
	MAJOR CONTOUR
	CONCRETE SURFACE

SYMBOLS

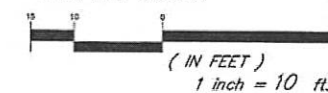
	POWER POLE
	WATER METER
	ELECTRIC METER
	STORM DRAIN MANHOLE
	TELEPHONE MANHOLE
	SEWER CLEAN OUT
	RANDOM CONTROL POINT W/#
	SPOT ELEVATION
	TREE TYPE & DIA.

ABBREVIATIONS

OK/OAK	OAK TREE
RD/RW	REDWOOD TREE
PN/PINE	PINE TREE
CY	CYPRESS TREE
LDS	LANDSCAPE TREE
FF	FINISH FLOOR
DI	DROP INLET
SS	SANITARY SEWER
CO	CLEAN OUT



GRAPHIC SCALE



NOTES:

- HORIZONTAL CONTROL:
COMPASS NORTH AZIMUTH FROM CP5000-CP5001 (350°)
- VERTICAL CONTROL:
ELEVATION DATUM IS ASSUMED AT CONTR. POINT #5000 (500.00')



THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AT THE REQUEST OF ERIC ANDERSON, AUGUST 2014

STEVEN J. KLEIN PLS. 8155

DIRN	RTT	CHKC	FM	DATE	JOB #
				8/21/14	1843

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TOPOGRAPHIC MAP

APN: 010-221-016

407 SOUTH A STREET
SANTA ROSA, CALIFORNIA