

Matthew Cordone Architect PLLC

DESIGN + PRESERVATION + PLANNING

12 March 2019

Andrew Trippel
City Planner
Planning & Economic Development
100 Santa Rosa Ave Rm 3
Santa Rosa, CA 95404

re: 502 Santa Rosa Avenue, Santa Rosa, California, 95405
MCA: C01.17043

Dear Andrew

Please find attached our submission for the alteration 502 Santa Rosa Avenue formerly known as "The Economy Inn". As we have depicted in our renderings we are proposing the following materials package for the restoration of the existing structures and the new five story hotel:

Existing Structures:

The existing structures will be finished with an Adobe style stucco exterior finish. The windows will be painted metal clad wood casement windows with integral screen. The doors will either be constructed out of wood or metal clad wood with glass vision panel. All openings on the adobe structures will be trimmed in wood. Canopies over the walk ways in the courtyard shall be constructed out of wood and finished to match the doors and windows. The roofs of the structures will be flat with an undulating parapet to establish a rhythm through the complex.

The terraces and traffic surfaces shall receive a terracotta tile. All terraces will have an ornamental privacy screen constructed out of metal that will allow for fruit bearing native vines to grow. The structures along Mill Street will have rear yards. The rear yards will be physically cordoned off from the street with metal fencing. The fencing will be of similar proportion and design of the terracotta rain screen on the new hotel. In addition it is our intent to grow fruit bearing vines along the Mill Street fencing as well.

New Hotel:

The new hotel is a five story structure constructed out of adobe style stucco, glass, and terra cotta rainscreen. The new hotel also consists of a three story glass and steel structure that is to be known as the "Jewel Box". The fifth floor and the ground floor of the main hotel structure will be constructed out of glass and metal frame. The rainscreen wraps the north corner of the building and extends to the Jewel Box. An example of the terracotta rain screen can be seen on drawing A-13, Wall Section. Similar to the windows in the existing structures, windows shall be metal clad wood casement windows and the doors shall be metal clad wood doors with vision panels. The bay windows along the West elevation face southerly and are clad in terracotta. All windows facing the courtyard (the East) elevation will receive Juliet balconies with metal railings to match the terracotta rainscreen in finish and proportion.

The main entry of the hotel is from the corner of Mill Street and Santa Rosa Avenue. The building is chamfered at the entry point creating a protected transition space from outside to inside. Similar to the fifth floor the ground floor will be constructed out of glass and metal frame. The ground floor shall also have two retail spaces that face Santa Rosa Avenue.

We feel that the materials chosen for this project celebrate the history and allow our proposed building to compliment the urban fabric of the City of Santa Rosa. We look forward to presenting this project to you in the upcoming weeks. Please find attached below existing images of the site for your reference.

Best Regards



Matthew Cordone, AIA
Matthew Cordone Architect PLLC

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By Andrew Trippel at 1:53 pm, Mar 12, 2019

Matthew Cordone Architect PLLC

90 Hamilton Avenue - Hastings On Hudson - 10706
Telephone: 917 749 8071 – Email: mcrordone@mcaplpc.net

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BUILDING INFORMATION

502 Santa Rosa Avenue

Zoning district CN-H-SA

Site Area:	26,340 sf.
Building Footprint:	14,220 sf.
Open Area:	12,120 sf.
Proposed Lot Coverage:	46%
Maximum Lot Coverage	85%

Building square feet:

Cellar:	6,280 sf
Ground floor:	14,220 sf
Second floor:	10,313 sf
Third floor:	6,973 sf
Fourth floor:	6,973 sf
Fifth Floor:	6,280 sf
Total:	51,059 sf

Proposed FAR: 1.93

Building Height Permitted : 45'-0"

Proposed Building Height: 52'-0"

Parking Requirements: 91

Proposed Parking: 60 @ Groth Block
31 @ 505 Santa Rosa Avenue

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Photo 1
Existing view at Mill Street



Photo 2
Existing view from Santa Rosa Avenue

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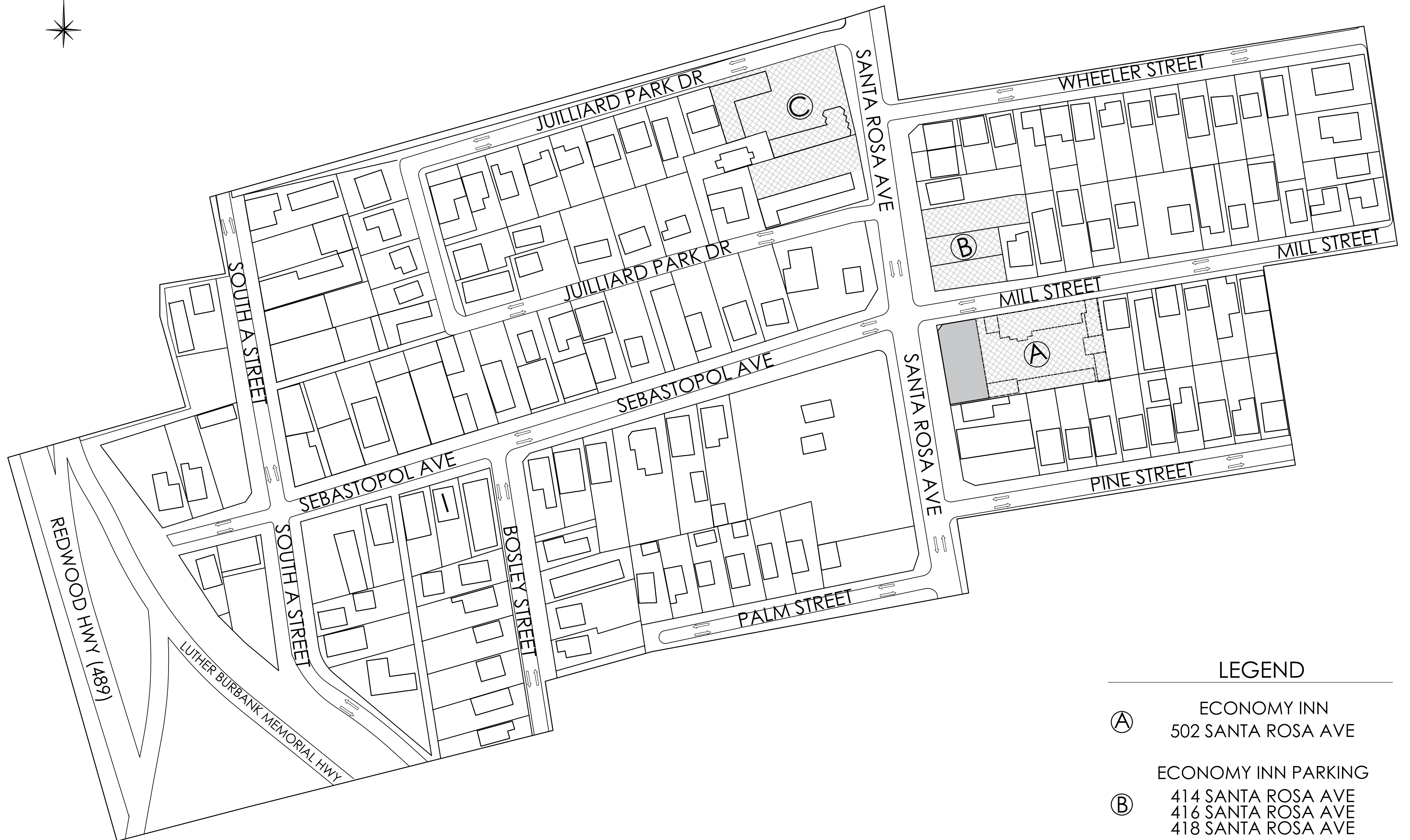
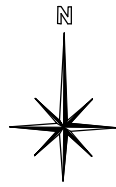
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Photo 3
Existing view of courtyard



Photo 4
North elevation of the hotel, Mill Street is located at the rear of the this srtructure.



LEGEND

- Ⓐ ECONOMY INN
502 SANTA ROSA AVE
- Ⓑ ECONOMY INN PARKING
414 SANTA ROSA AVE
416 SANTA ROSA AVE
418 SANTA ROSA AVE
- Ⓒ THE ASTRO
323 SANTA ROSA AVE
405 SANTA ROSA AVE

VICINITY MAP

PROPOSED DEVELOPMENT
ECONOMY INN - 502 SANTA ROSA AVENUE
SANTA ROSA, CALIFORNIA, 95405

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HIGHWAY 12

SMART
TRAIN STATION

HIGHWAY 101

JUILLIARD PARK

Juilliard Park

Astro Motel

Gold Mill

FYC USED CARS

Mike's Imports
& Engines

Hiatt Auto Sales

Peacepipe Smoke Shop

Economy Inn

Downtown RV

SANTA ROSA AVE

MILL STREET

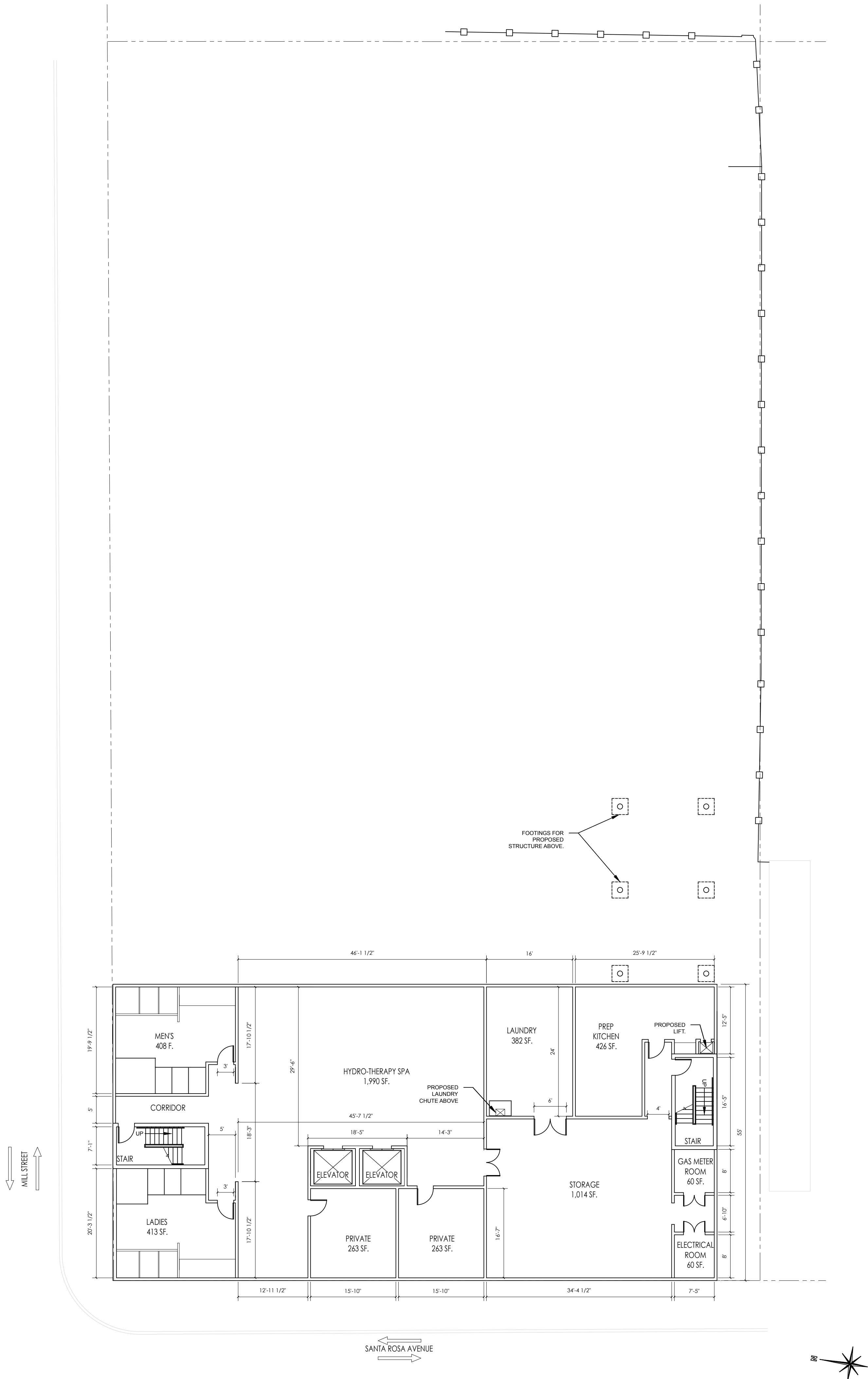
NEIGHBORHOOD CONTEXT MAP

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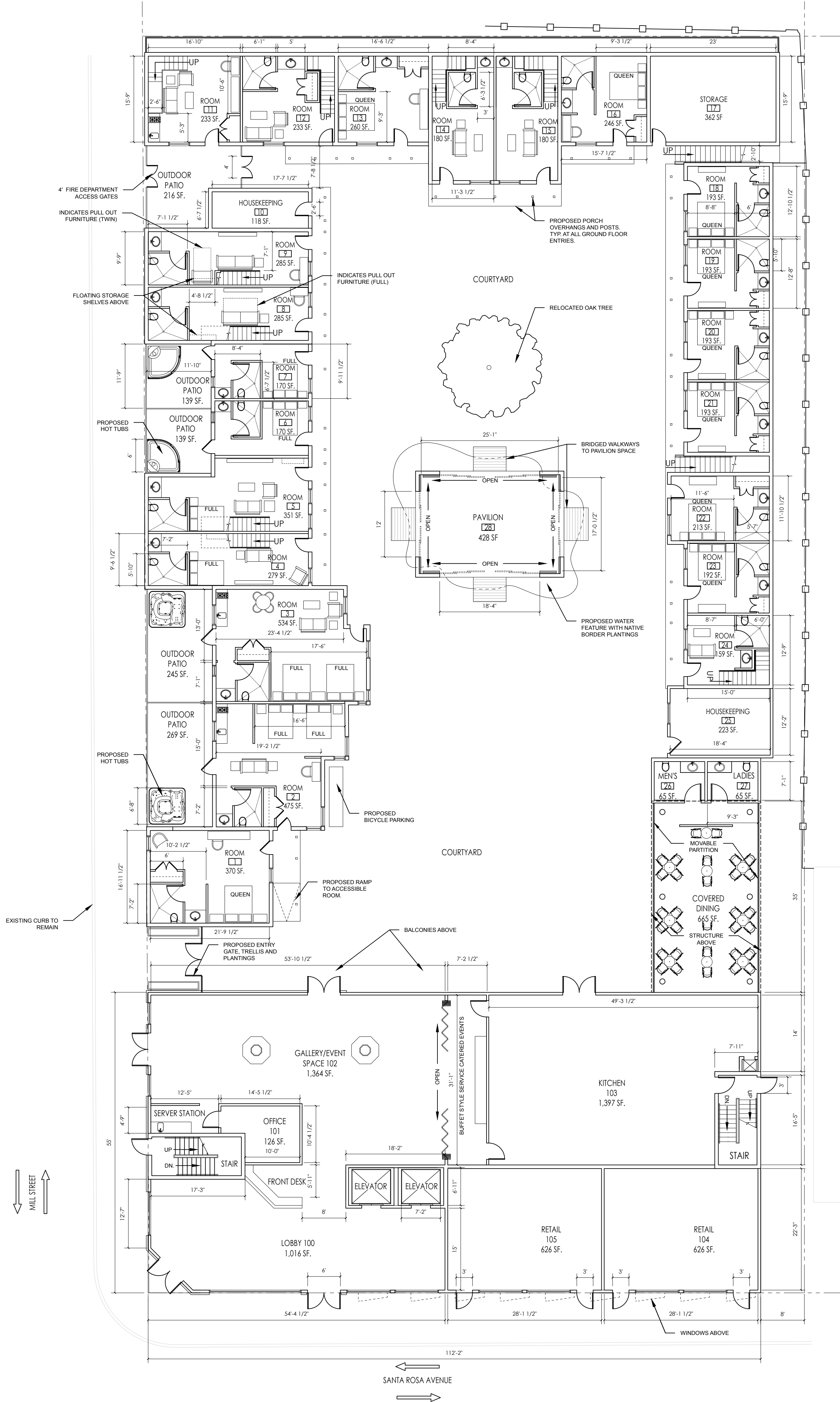
A-02
SCALE: NTS
MARCH 12, 2019

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CELLAR PLAN

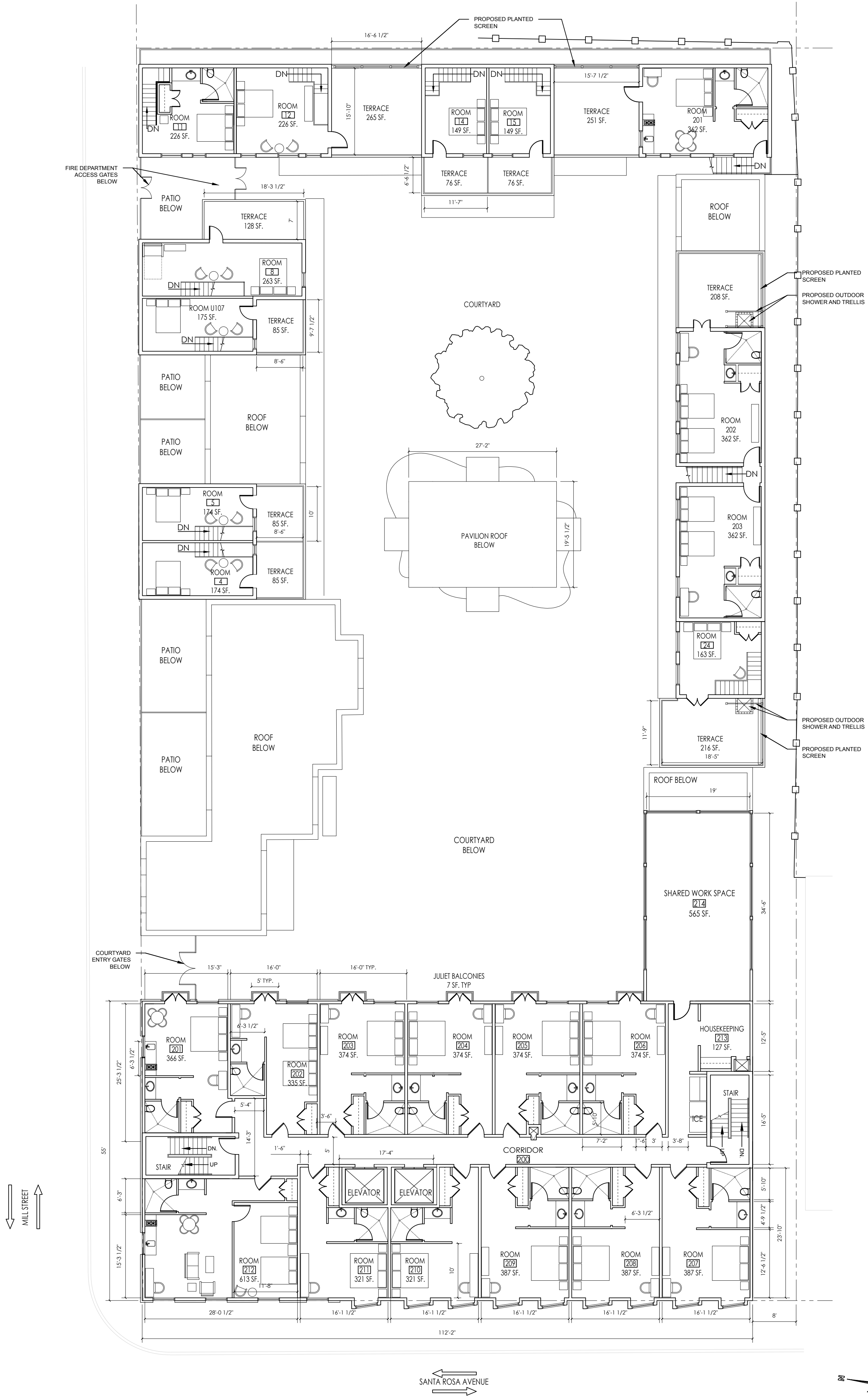


GROUND FLOOR PLAN

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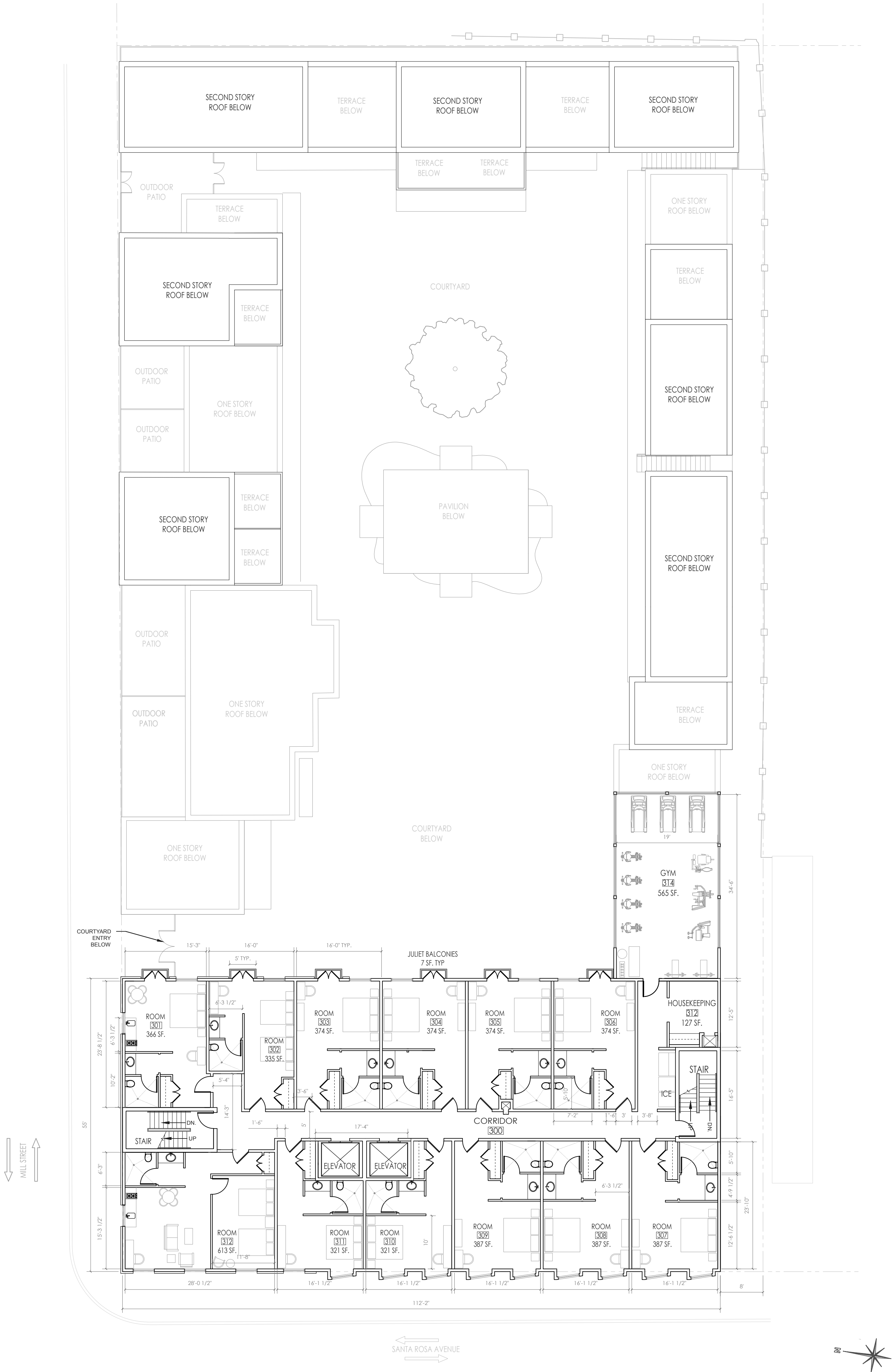


SECOND FLOOR PLAN

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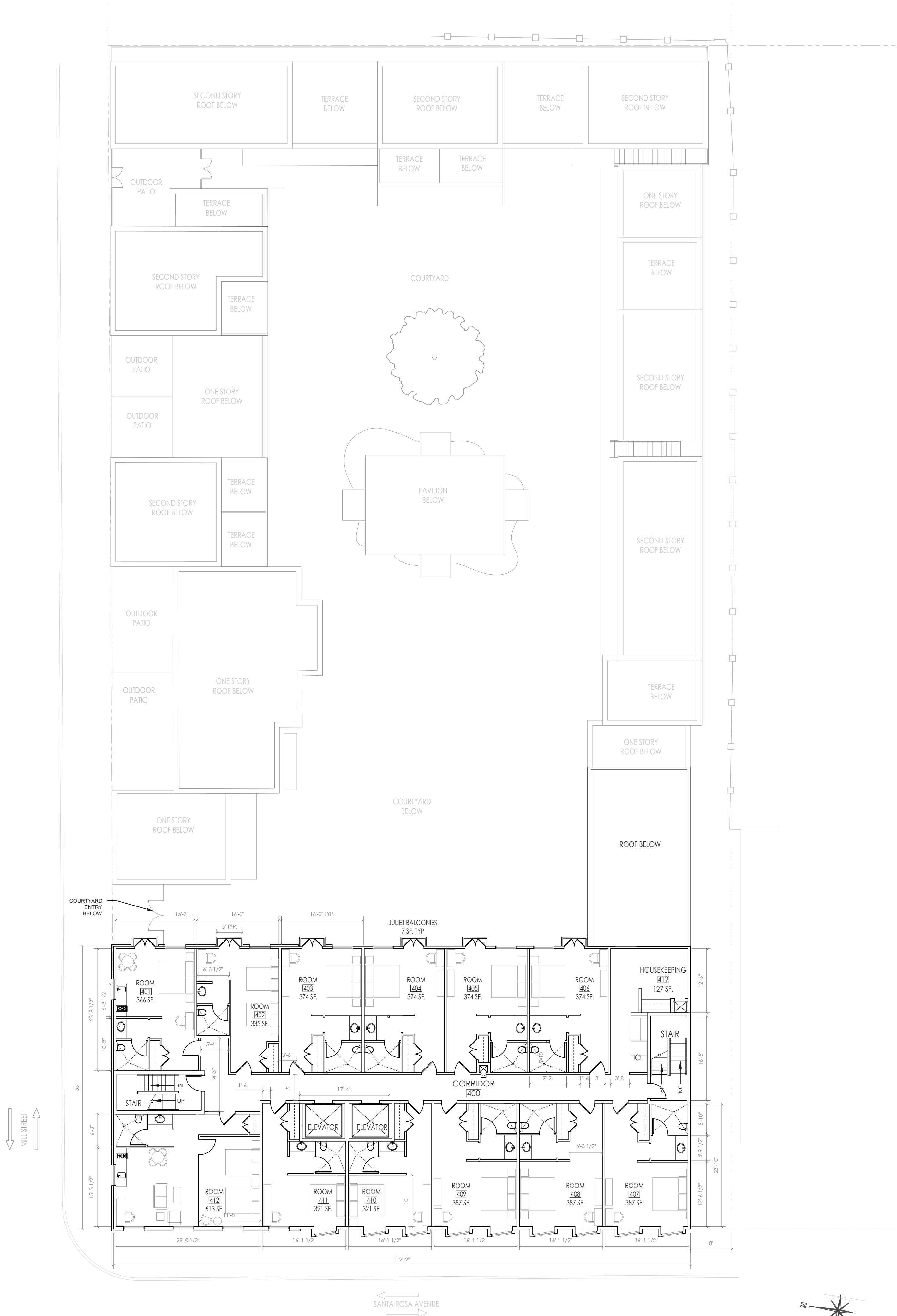
THIRD FLOOR PLAN

A-4
SCALE: 1/8" = 1'-0"
MARCH 12, 2019

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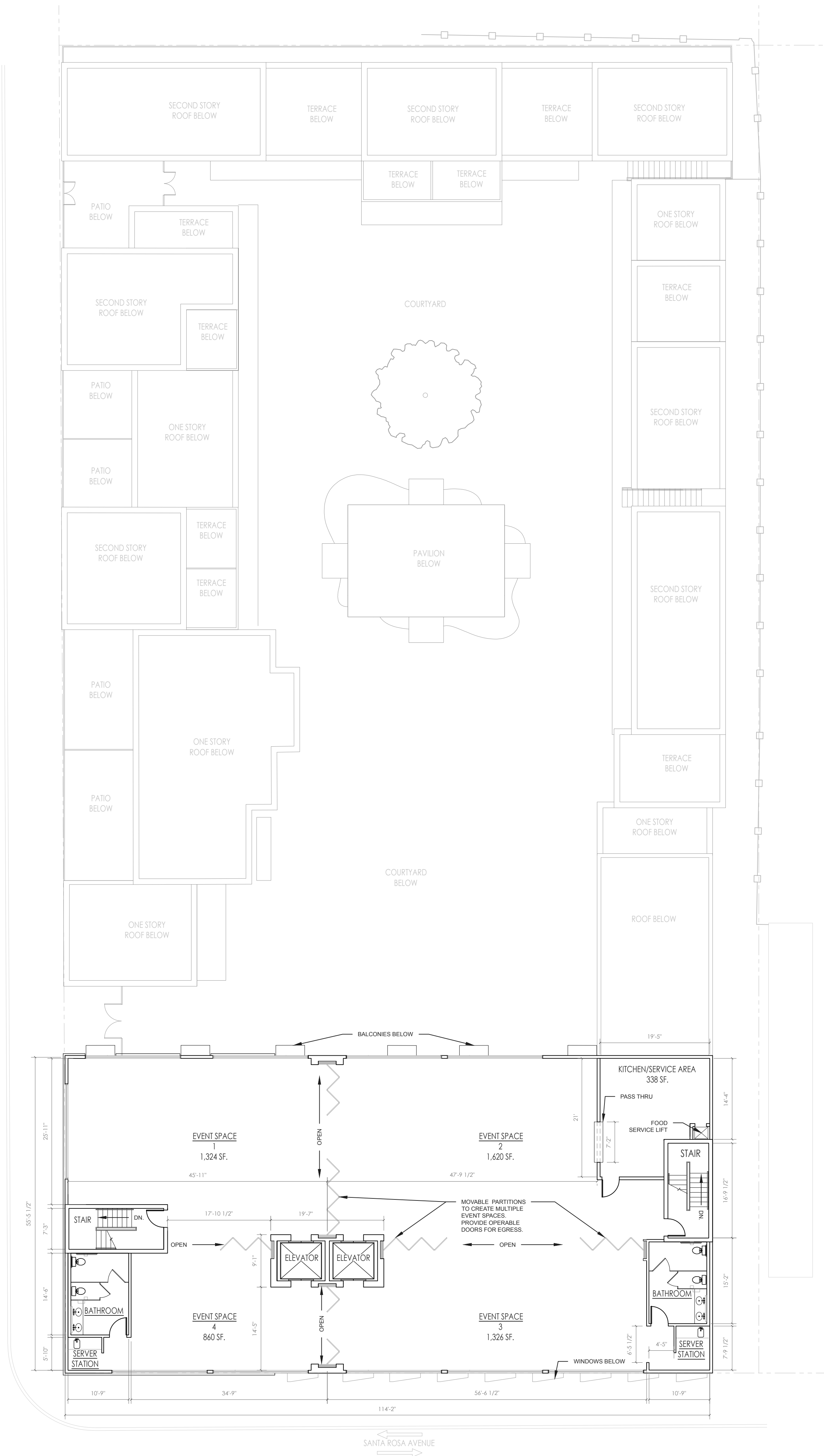


FOURTH FLOOR PLAN

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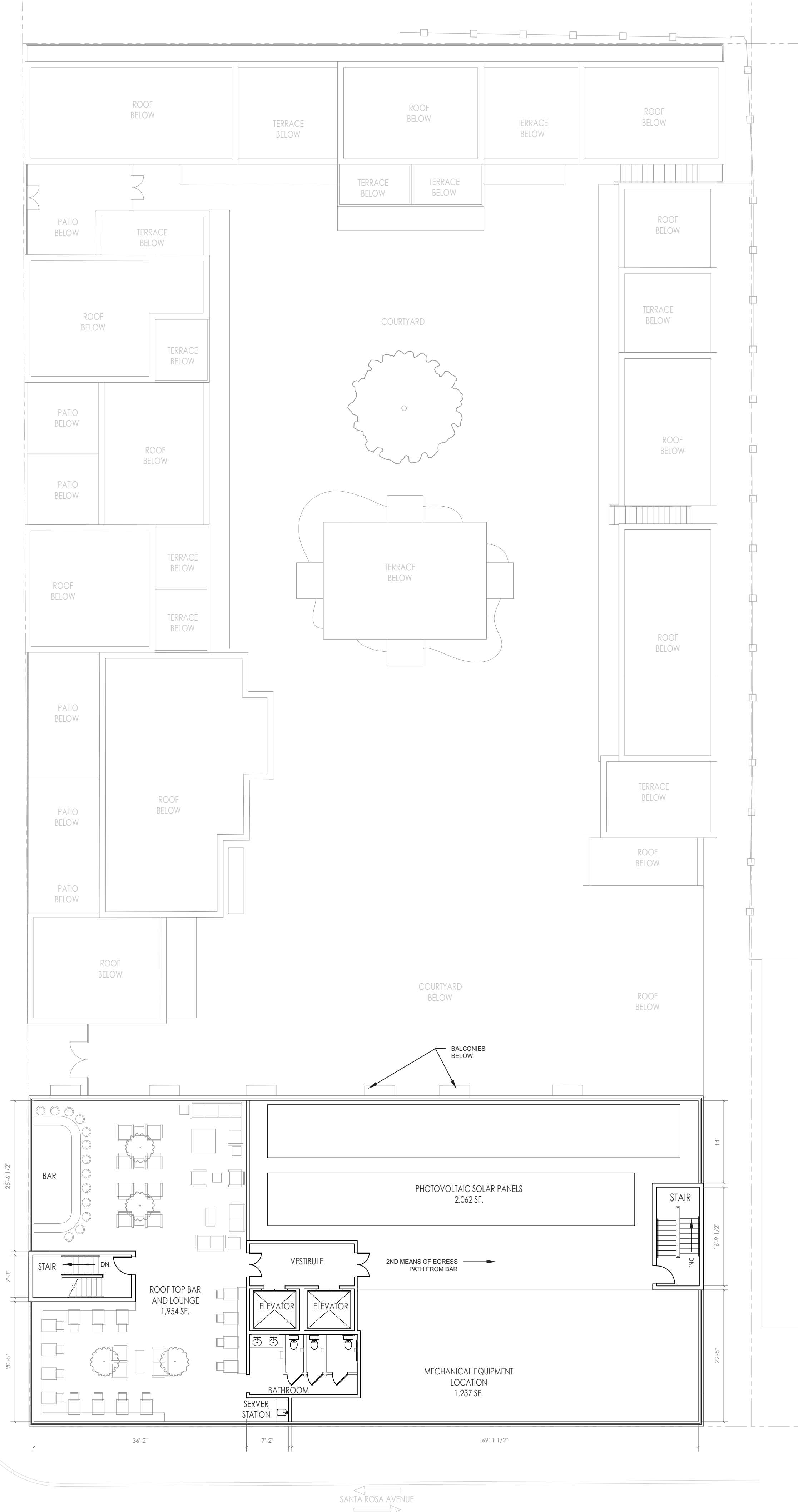


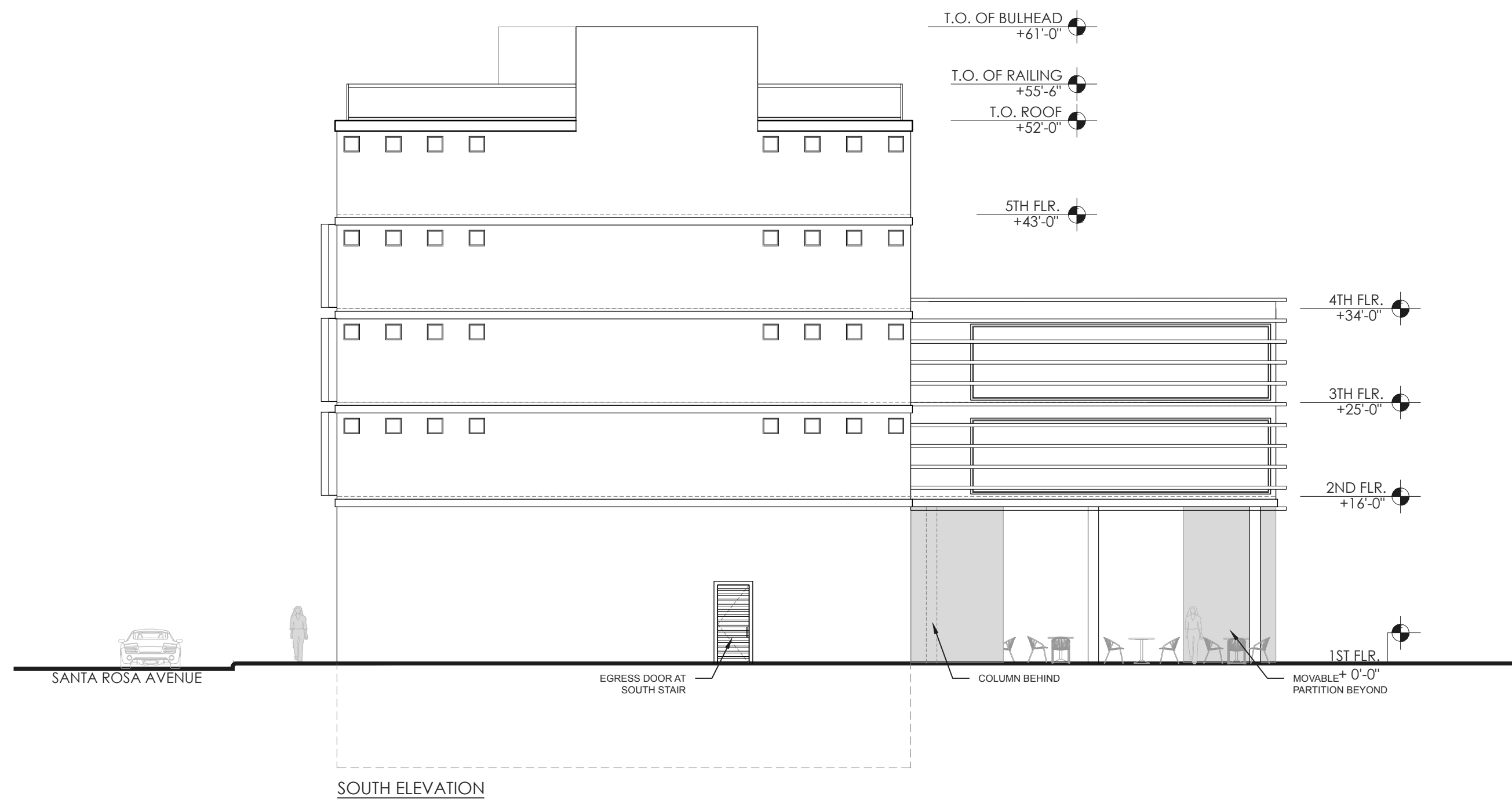
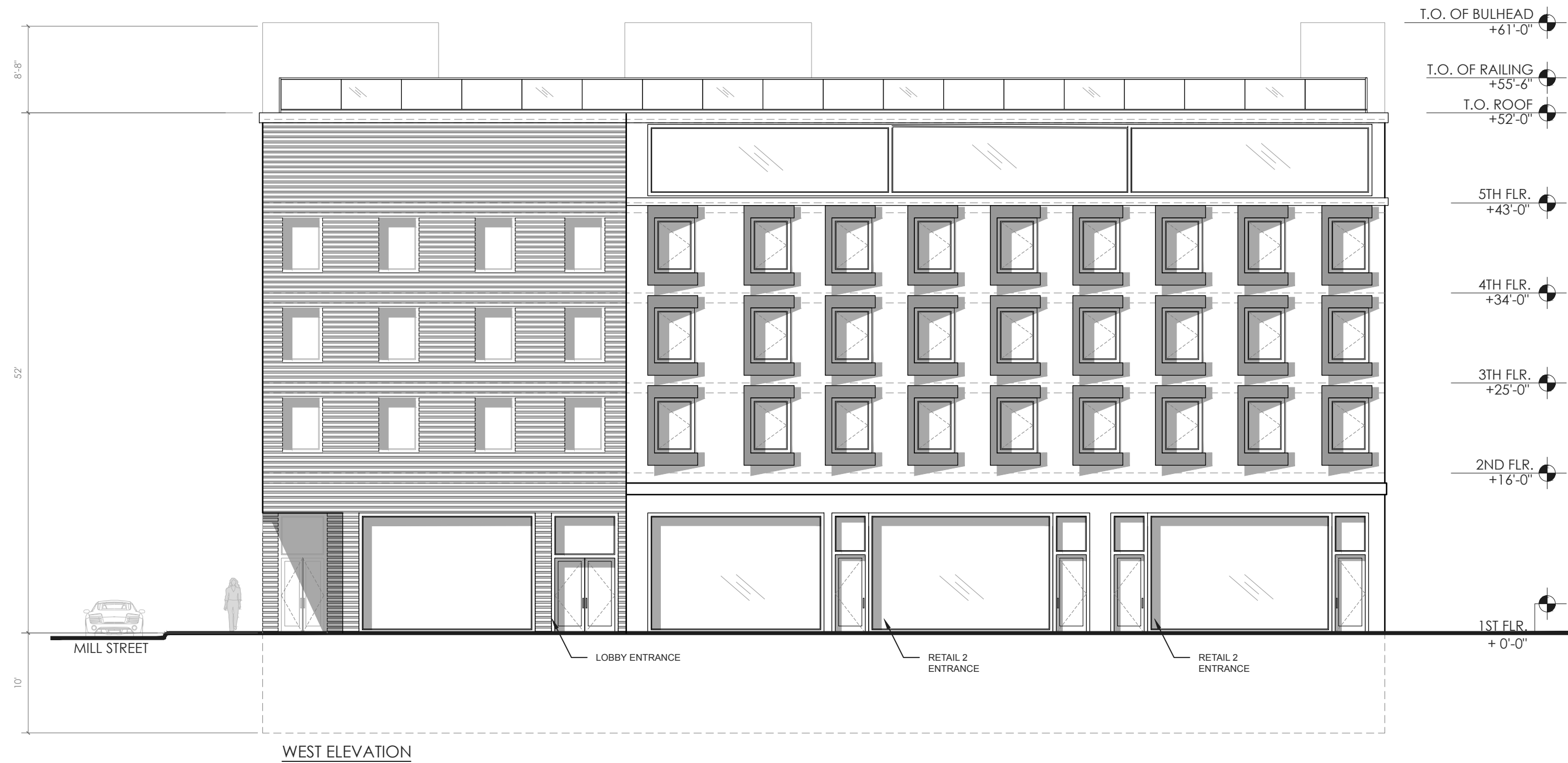
FIFTH FLOOR PLAN

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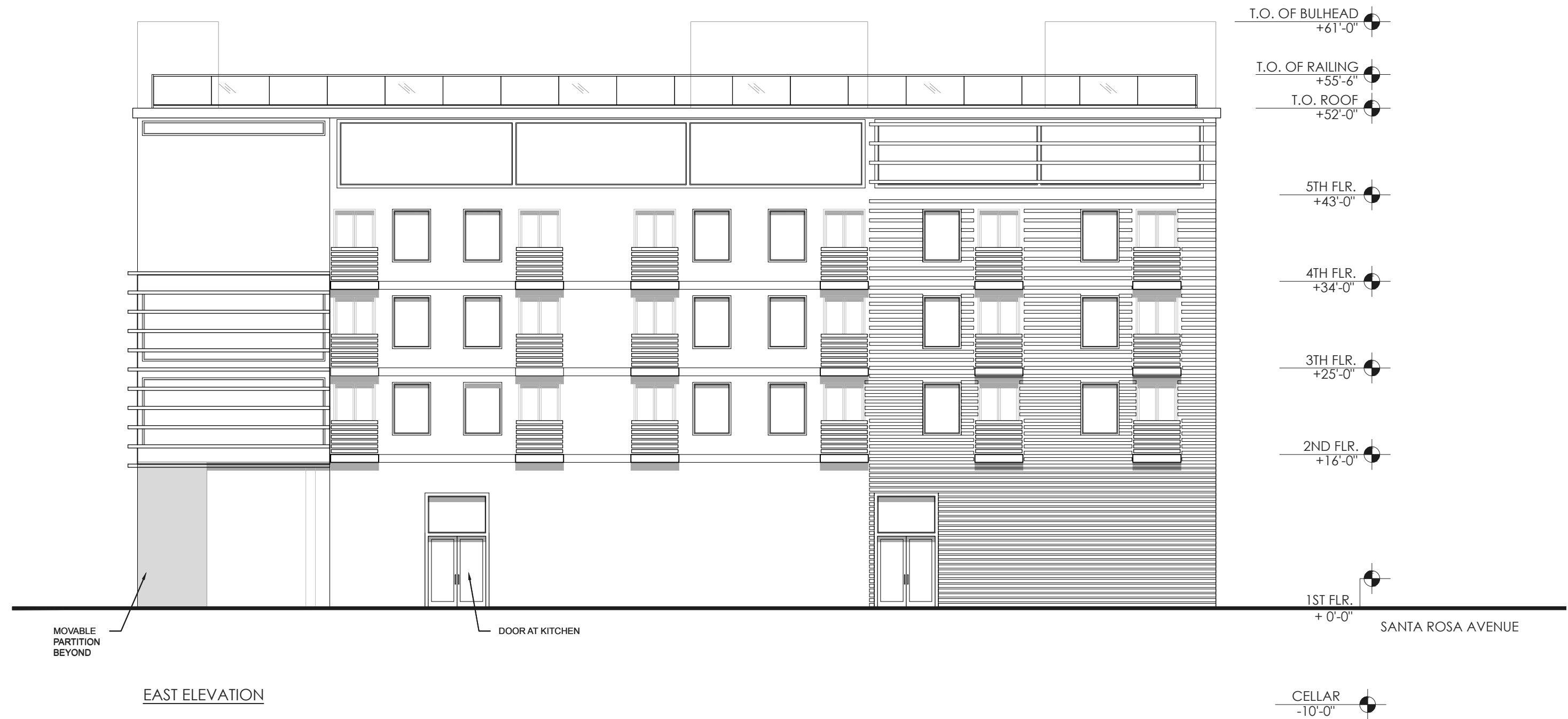
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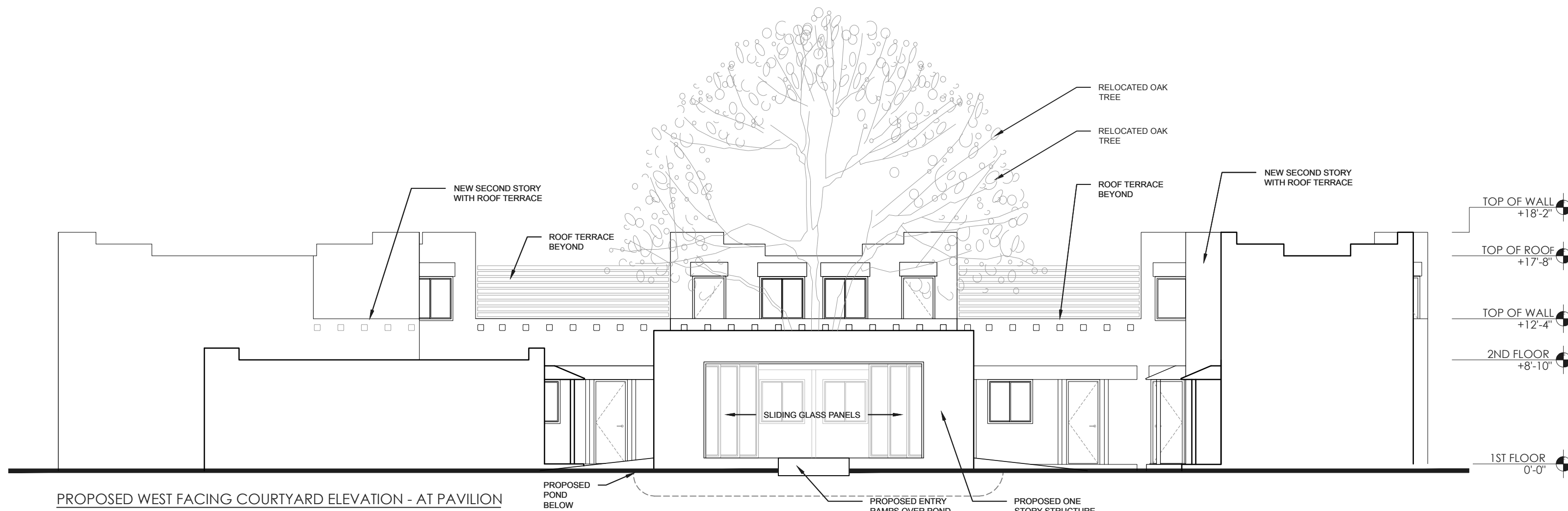
NEW BUILDING ELEVATIONS

PROPOSED DEVELOPMENT
SPINSTER INN, 502 SANTA ROSA AVENUE
SANTA ROSA, CALIFORNIA, 95405



NEW BUILDING ELEVATIONS

PROPOSED DEVELOPMENT
SPINSTER INN, 502 SANTA ROSA AVENUE
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INTERIOR COURTYARD ELEVATIONS

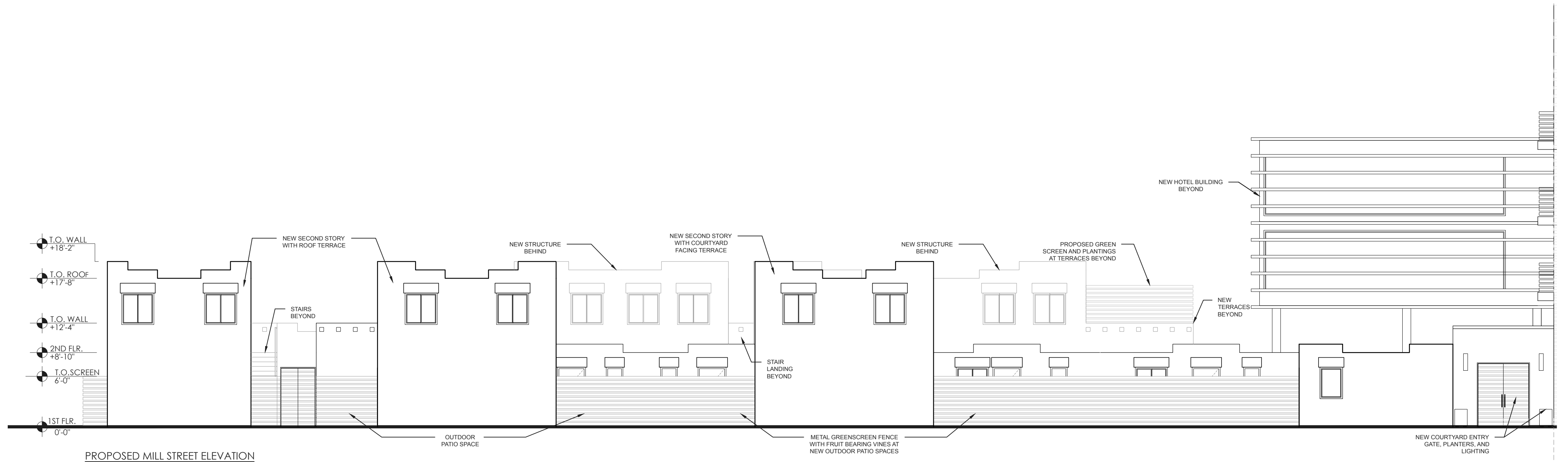
A-10

SCALE: 3/8" = 1'-0"
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INTERIOR COURTYARD & MILL STREET ELEVATIONS

A-11

SCALE: 1/8" = 1'-0"
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T.O. OF BULKHEAD
+61'-0"

T.O. OF RAILING
+56'-2"

T.O. ROOF
+52'-0"

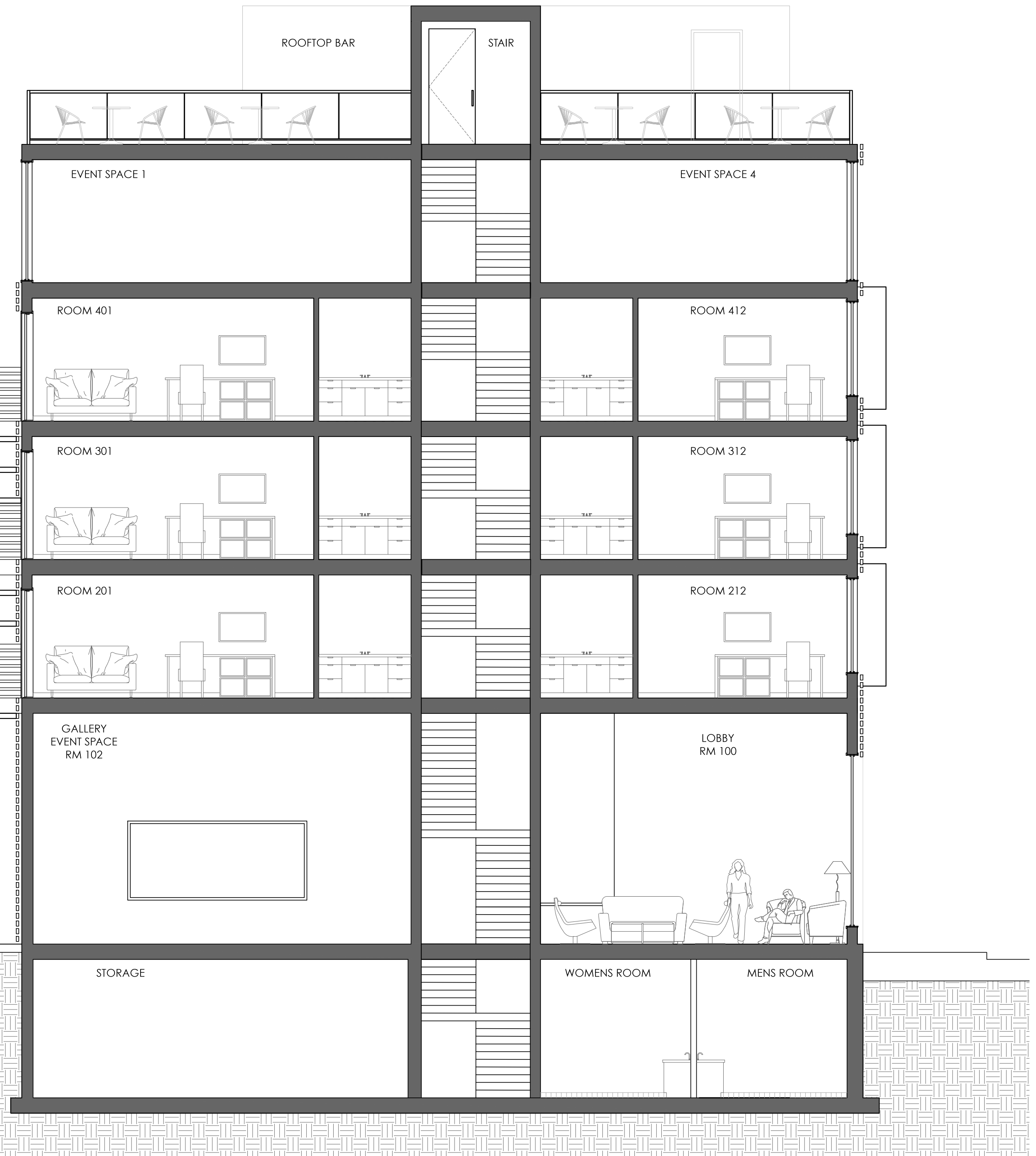
5TH FLR.
+43'-0"

4TH FLR.
+34'-0"

3TH FLR.
+25'-0"

2ND FLR.
+16'-0"

1ST FLR.
+ 0'-0"



1'-0" 4'-0" 7'-0" 10'-0" 14'-0"

SECTION

JANUARY 15, 2019

A-12

PROPOSED DEVELOPMENT
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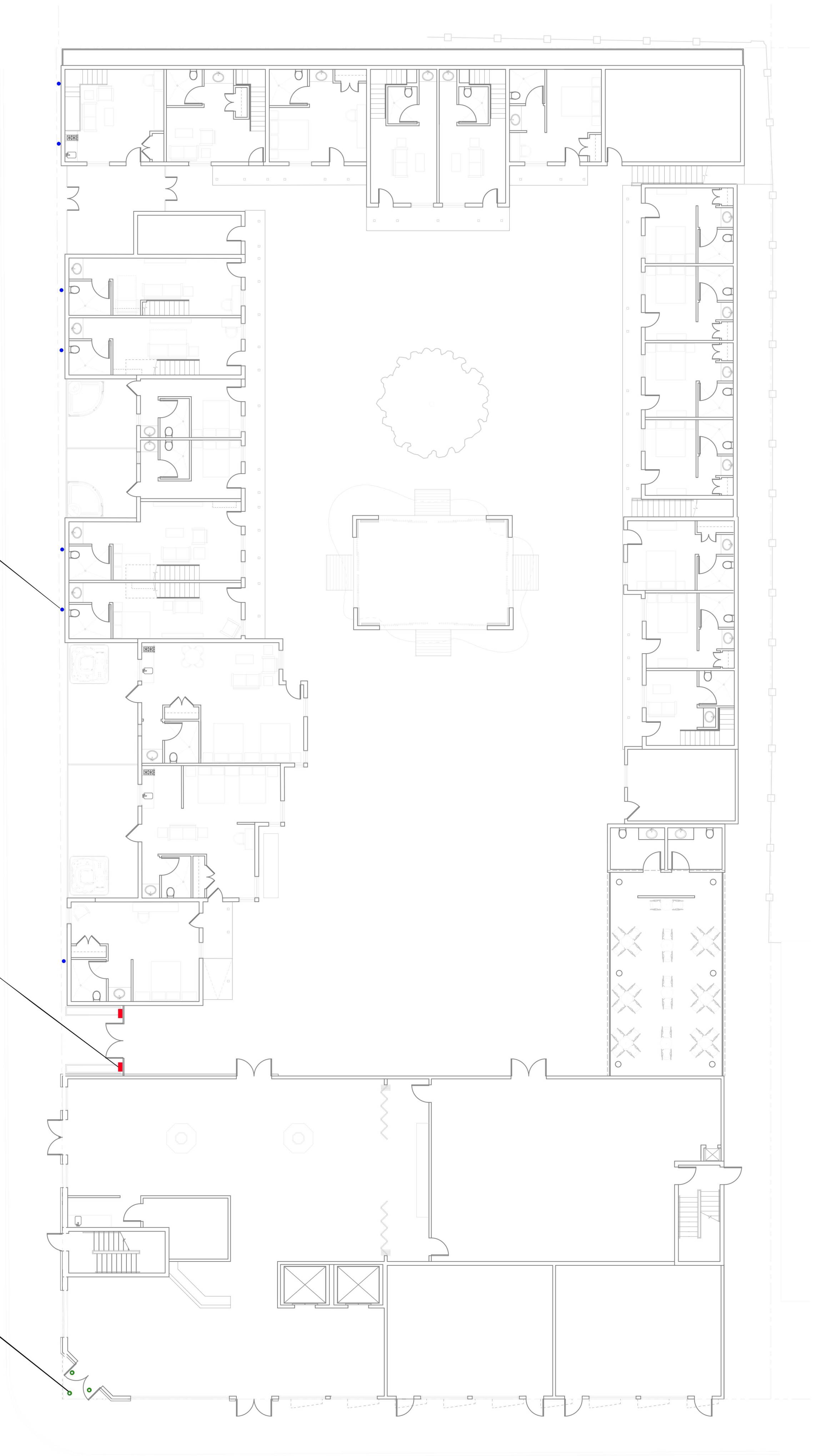
• PROPOSED UPLIGHTS
ALONG MILL STREET FACADES



■ PROPOSED WALL SCONCE
AT MILL STREET ENTRY GATE



● PROPOSED LED DOWN LIGHT AT HOTEL
ENTRY ON MILL ST. & SANTA ROSA AVE.

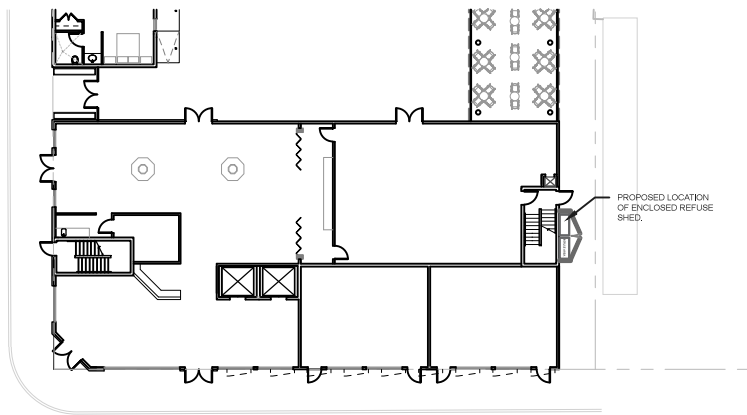


EXTERIOR LIGHTING PLAN

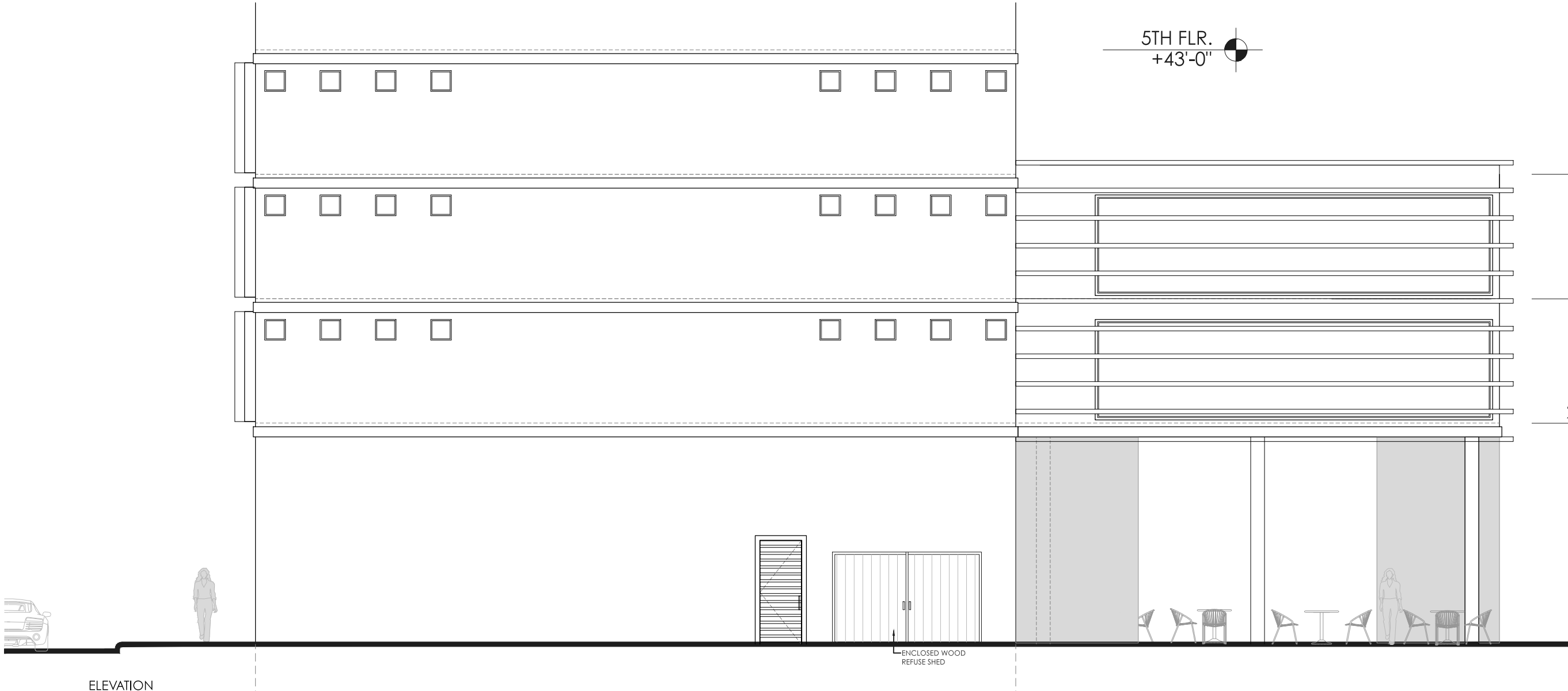
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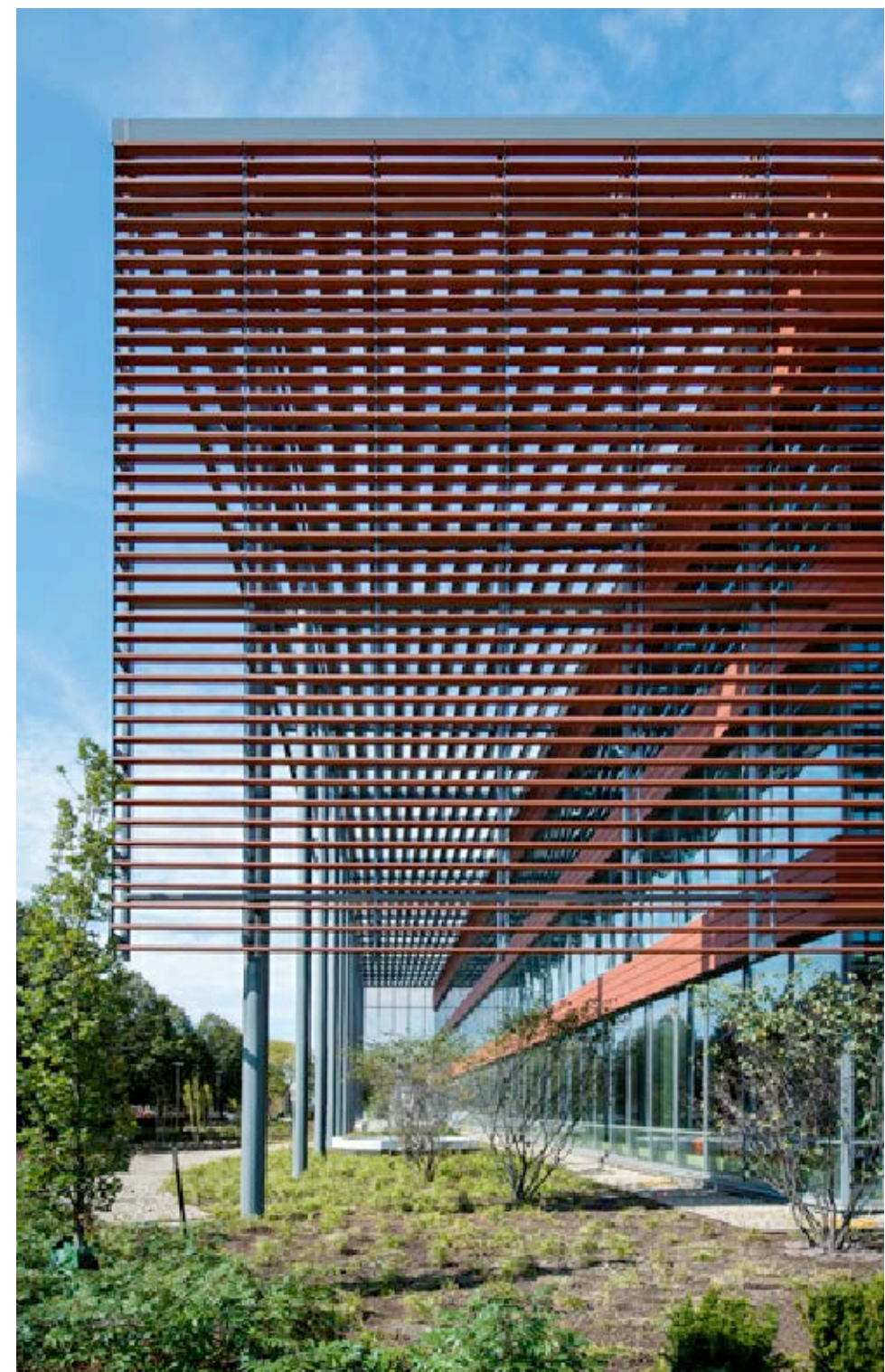
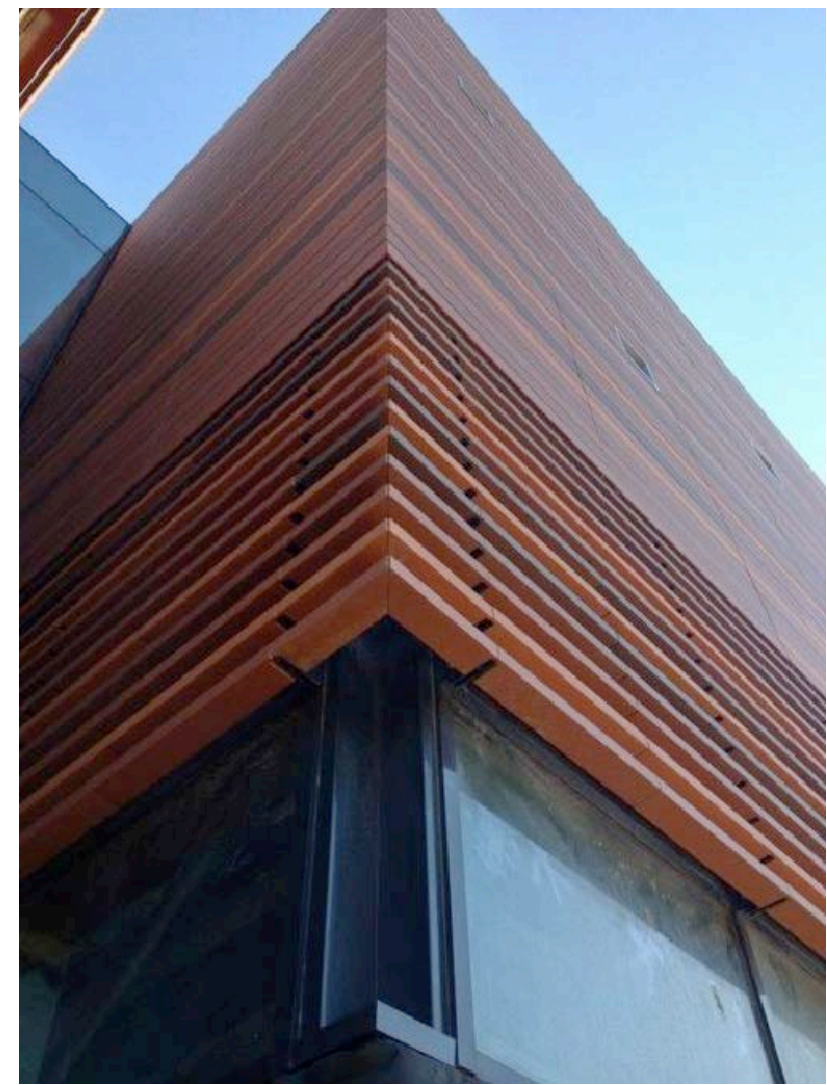
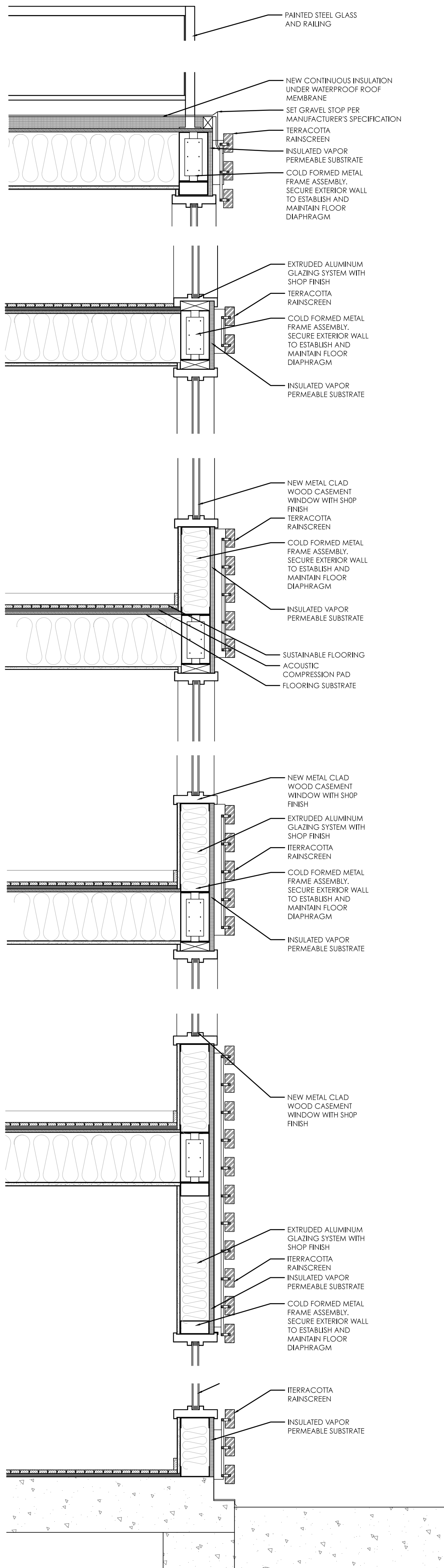


LOCATION PLAN



ELEVATION

DUMPSTER LOCATION PLAN AND ELEVATION



WALL SECTION AND MATERIALS BOARD
SCALE: 3/4" = 1'-0"

FEBRUARY 15, 2019

A13

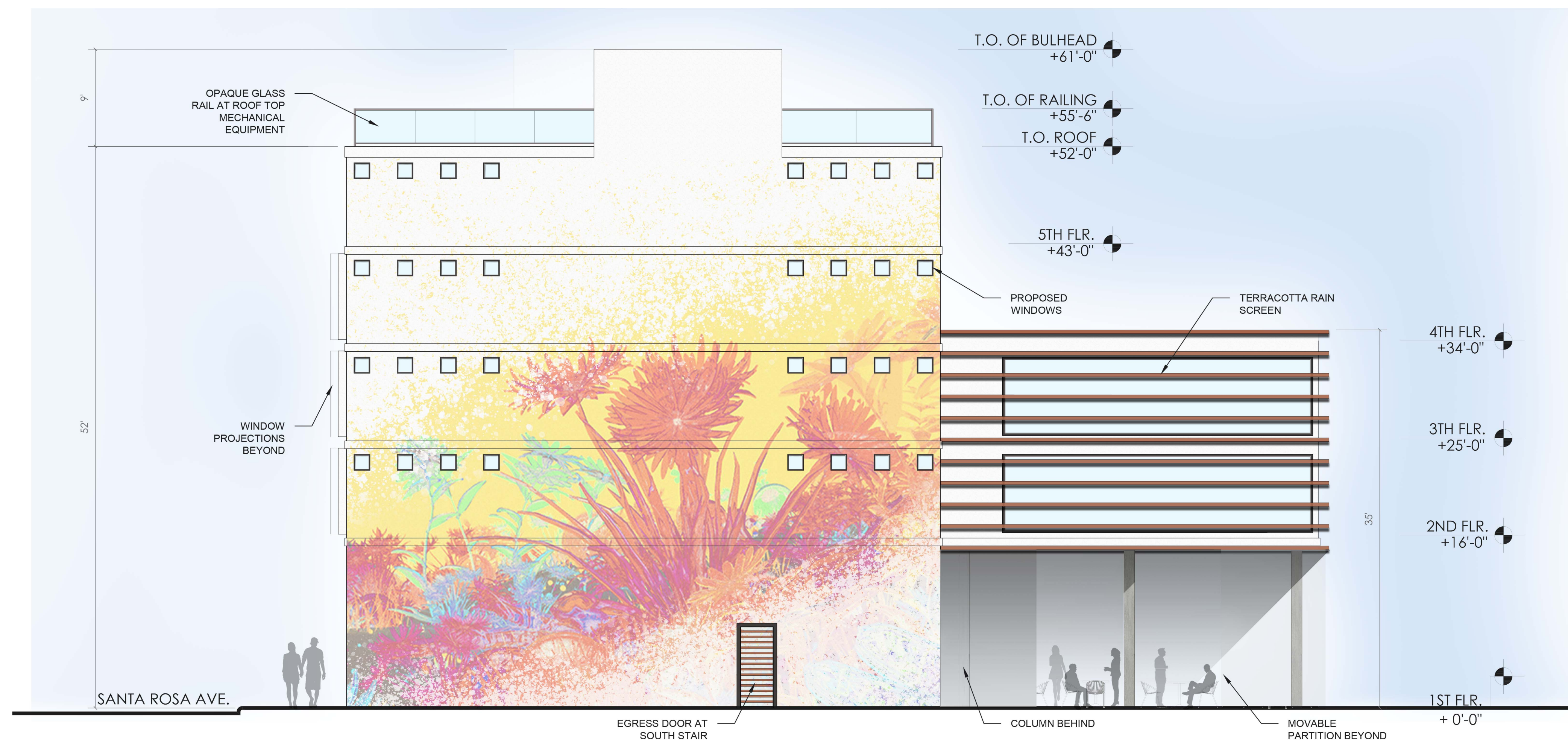
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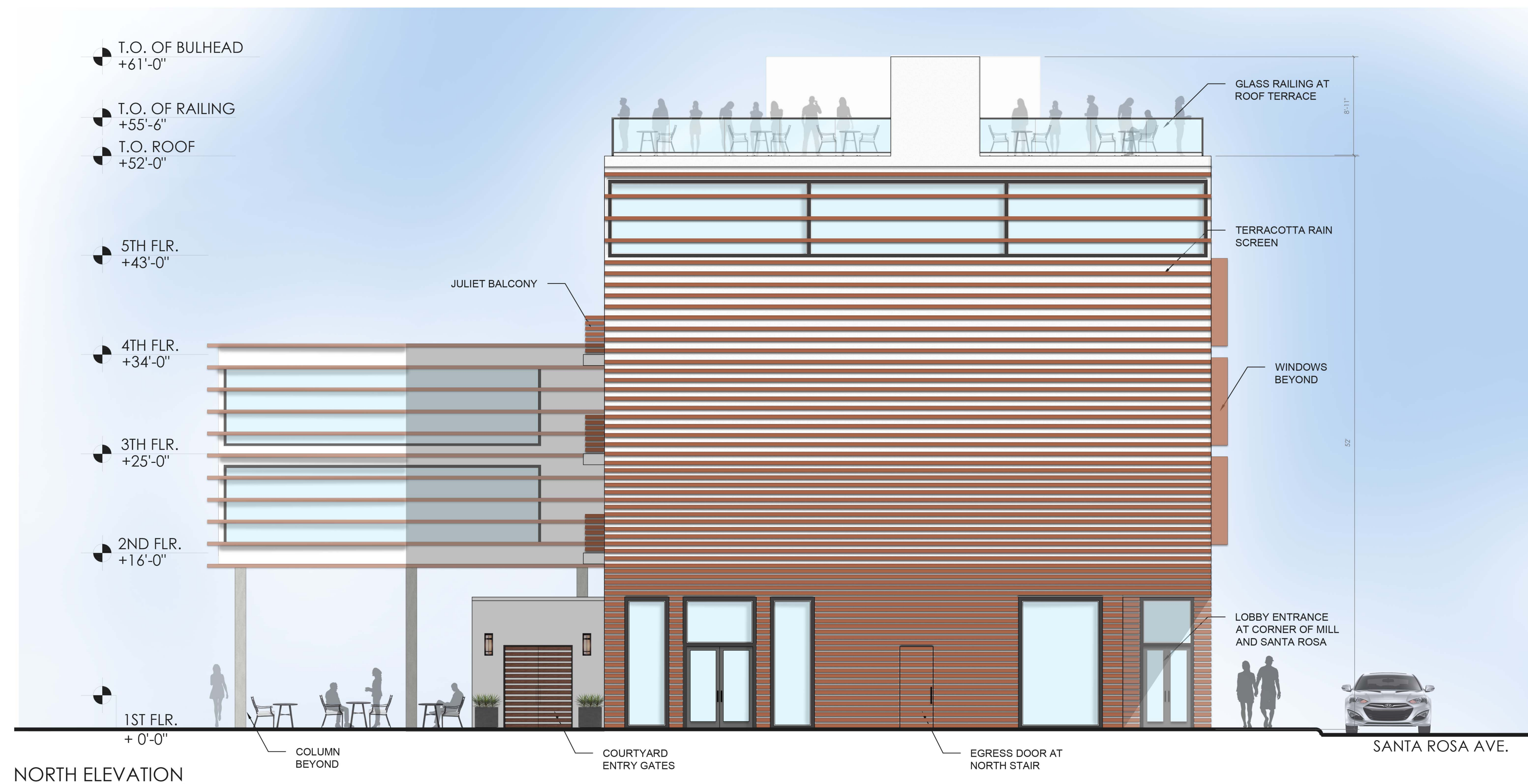
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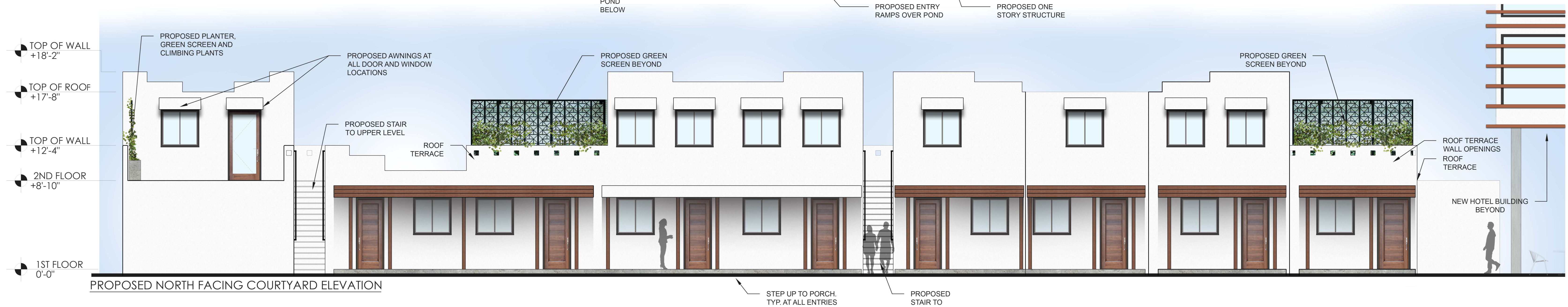


WEST ELEVATION



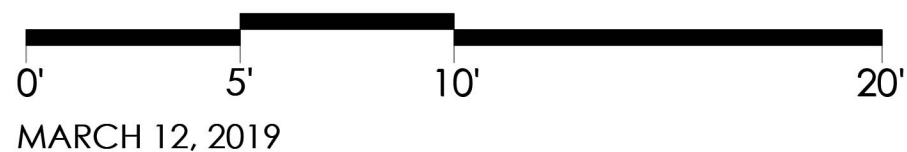
SOUTH ELEVATION







A-11



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