



JMA
architects
James McCalligan Architect
License No. C17891
115 4th Street, Suite A
Santa Rosa, California 95401
(707) 578-4525 Fax: (707) 578-4525

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REGISTERED ARCHITECT
No. C-17891
EXPI. 12-31-19
STATE OF CALIFORNIA

Owner:
Art and Tracy Torano
torano@aol.com

Architect of Responsible Charge:
James McCalligan Architect
115 Fourth Street, Suite A
Santa Rosa, CA 95401
(707) 578-4525

Project Description:
A new Mixed-Use Building, including two ground floor commercial units, two upper floor residential units and deck, and site improvements including new parking and accessible parking, landscaping, sidewalks and curbs. Reciprocal parking provided for Residential Units.

SITE DATA

SITE ADDRESS: 21020 GEYSERVILLE ROAD
GEYSERVILLE, CALIFORNIA 95441

ASSESSOR'S PARCEL NUMBER: 140-100-008

LOT SIZE: 6,743 SQ. FT. (0.15 ACRES)

PLANNING AREA: 2 - CLOVERDALE N.E. COUNTY

LAND USE: GC

ZONING: CS, SR

JURISDICTION: SONOMA COUNTY

BUILDING DATA / CODE ANALYSIS

(N) MIXED-USE BUILDING:

OCCUPANCY: FIRST FLOOR - COMMERCIAL 2 UNITS
SECOND FLOOR - RESIDENTIAL 2 UNITS, 1 BED AND 1 BATH EACH

CONSTRUCTION TYPE: 2
STORIES: TO BE DETERMINED

FIRE SPRINKLERS: YES
ALLOWABLE AREA: TO BE DETERMINED

MAXIMUM ALLOWED HEIGHT: 35'-0" MAX.
PROPOSED ADDITION HEIGHT: TO BE DETERMINED

BUILDING AREAS:

FOOTPRINT: 1,808 SF

SUBTOTAL COMMERCIAL USEABLE SALES AREA: 988 SF

SUBTOTAL COMMERCIAL USEABLE STORAGE AREA: 338 SF

TOTAL COMMERCIAL AREA: 1,326 SF

COMMON UNISEX RESTROOM, GROUND FLOOR: 60 SF

TOTAL RESIDENTIAL AREA: TO BE DETERMINED

PARKING CALCULATIONS

REQUIRED PARKING SPACES:

USE	AREA	LOAD PER SEC. 26-86-010	PARKING SPACES
RETAIL	988 SF	1 SPACE PER 200 SF	5
RETAIL STORAGE	338 SF	1 SPACE PER 500 SF	1
RESIDENTIAL	1 BEDROOM PER UNIT x 2 UNITS	1 SPACE PER BEDROOM	2
TOTAL REQUIRED:			8

SPACES PROVIDED:

ON SITE	ON STREET	RECIPROCAL	TOTAL PROVIDED:
6 (INCLUDES 1 VAN ACC.)	3	2	11 SPACES
			BIKE PARKING PROVIDED

SHEET INDEX

ARCHITECTURAL SHEETS
CS COVER SHEET, SITE PLAN, PROJECT DATA

A NEW MIXED-USE RETAIL & RESIDENTIAL BUILDING FOR
Art and Tracy Torano
21020 GEYSERVILLE ROAD
GEYSERVILLE, CALIFORNIA 95441
APN 140-100-008

CS
OF SHEETS
JOB NUMBER: 1778

ATTACHMENT 7 **Site Plan**

NOT FOR CONSTRUCTION