

ROUND BARN

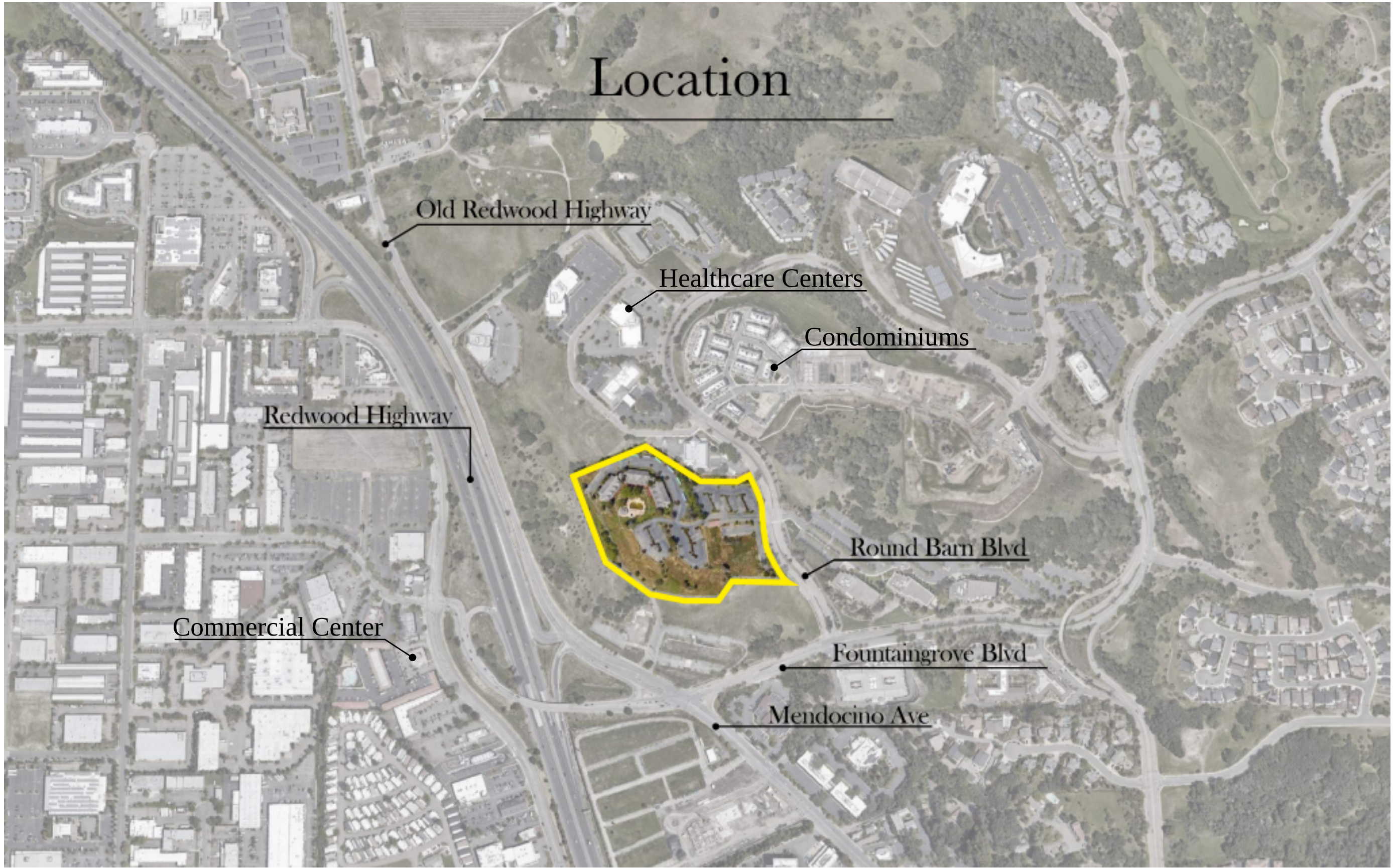
3555 ROUND BARN BLVD, SANTA ROSA



ROUND BARN
3555 ROUND BARN BLVD, SANTA ROSA
COVER SHEET

Date: APRIL 12, 2024
Project #: A36036
Scale: 1/16" = 1'-0"
24x36" NTS
Sheet: **A0.0**

PROJECT DESCRIPTION	PROJECT DATA	PROJECT DIRECTORY	SHEET INDEX
SITE CONTEXT: THE PROJECT LIES ON THE NORTHERN SIDE OF SANTA ROSA, WITH A LARGE OPEN SPACE TO THE WEST AND SOUTH OF THE SITE THAT PROVIDES A NATURAL SEPARATION FROM HIGHWAY 101. TO THE NORTH OF THE PROJECT ARE A FEW MEDICAL CENTERS, TO THE NORTH-EAST IS AN APARTMENT COMPLEX, AND A GROUP OF COMMERCIAL BUILDINGS LIES ADJACENT TO THE EAST. BUILDING PROGRAM: THIS PROJECT WILL PROVIDE A RELAXING GUEST EXPERIENCE FOR VISITORS STAYING IN SANTA ROSA. THE SHORT-TERM GUEST CABINS WILL INCLUDE 31 SINGLE UNITS, 4 DOUBLE UNITS, AND 4 TRIPLE UNITS. FOR PARKING, A VALET SERVICE WILL BE PROVIDED FOR THE GUESTS AT THE MAIN ENTRY, SETTING THEIR ARRIVAL AT THE LOBBY. THIS OPENS UP TO A COURTYARD THAT IS SURROUNDED BY AMENITIES SUCH AS A MARKET, A RESTAURANT, AN EVENT SPACE, AND GARDEN FOR THE KITCHEN. OTHER AMENITIES LOCATED ON THE SITE INCLUDE A GYM, A SPA, AND VIEWING PLATFORM/EVENT SPACE. DESIGN CONCEPT: THE DESIGN INTENT IS TO PROVIDE A TACTILE AND SIMPLE DESIGN, WITH ELEGANT PROPORTIONS, AND A STRONG CONNECTION TO NATURE. ALL BUILDINGS ARE ARRANGED IN HARMONY WITH THE NATURAL CONTOURS OF THE SITE, MINIMIZING GROUND WORK. THIS PROJECT CELEBRATES THE EXPANSIVE VIEWS SANTA ROSA HAS TO OFFER, AND PROVIDES EVERY ROOM WITH A VIEW. THE ROOMS' ORIENTATIONS ARE GUIDED BY THE WINTER AND SUMMER SOLSTICES TO CONNECT TO NATURE'S RHYTHMS. THE WINTER SUN IS CAPTURED FOR WARMTH AND NOURISHMENT, AND SHADE AND PROTECTION IS OFFERED FROM THE SUMMER SUN. CONSISTENT REPETITIVE MODULES ENABLE EFFICIENT ON- AND OFF-SITE MANUFACTURING TO OPTIMIZE COST, SPEED, AND QUALITY. DURABLE MATERIALS WERE SELECTED THAT ARE EASY TO MAINTAIN AND IMPROVE WITH AGE. THESE MATERIALS WILL BE LOCALLY SOURCED, WITH LOW-EMBODIED ENERGY. LANDSCAPE CONCEPT: THIS PROJECT WILL REMOVE OVER 40,000 SQUARE FEET OF IMPERMEABLE SURFACE ON THE LANDSCAPE. NEW RAISED PERMEABLE PAVING WILL HIGHLIGHT THE NATURAL LANDSCAPE AND ENHANCE THE PEDESTRIAN EXPERIENCE. THIS PROJECT RETAINS ALL HISTORICAL TREES ONSITE, AND WILL PROVIDE FAST-GROWING NATIVE GRASSES AND SHRUBS THROUGHOUT TO RE-WILD THE SITE. A LARGE OUTDOOR GARDEN WILL PROVIDE FOOD FOR THE RESTAURANT, AND PROVIDE ON-SITE FOOD COMPOSTING. SUSTAINABILITY: THE FOLLOWING SUSTAINABILITY STRATEGIES WILL BE PUT INTO PLACE TO CREATE A LONG TERM RESILIENT PROJECT: - PASSIVE SITE-WIDE ORIENTATION AND MASSING PLANNING WILL REDUCE SOLAR GAIN IN SUMMER MONTHS, IMPROVE DAYLIGHTING, AND IMPROVE SOLAR ACCESS TO PUBLIC SPACES DURING WINTER MONTHS. - ON-SITE PHOTO-VOLTAIC INSTALLATIONS WILL BE UTILIZED, WITH A MICRO-GRID AND BATTERY STORAGE TO BALANCE LOADS. - WATER WILL BE HEATED USING SOLAR-THERMAL WATER HEATING. - ALL SITE VEHICLES WILL BE ELECTRIC AND FUELLED BY ON-SITE GREEN POWER GENERATION. - STANDBY AND EMERGENCY POWER BACKUP BY BATTERY STORAGE SYSTEMS WILL AVOID DIESEL GENERATOR REQUIREMENTS. - MODULAR, COMPONENT, AND OFF-SITE MANUFACTURING WILL REDUCE WASTE AND TRANSPORT. - FOOD WASTE WILL BE COMPOSTED ON-SITE WITHIN THE PRODUCTION GARDEN. - WATER DEMAND WILL BE REDUCED WITH GREYWATER CAPTURE AND REUSE, AS WELL AS USE OF LOW-FLOW FIXTURES.	ADDRESS: 3555 ROUND BARN BOULEVARD SANTA ROSA, CA 95403 APN: 173-020-005 LOT AREA: 11.22 ACRES ZONING: PD (PLANNED DEVELOPMENT RC (RESILIENT CITY) FIRE HAZARD SEVERITY: HIGH USE: EXISTING USE: HOTEL PROPOSED USE: HOTEL LOT COVERAGE: ALLOWED: 50% = 5.61 ACRES (244,371 SQ FT) EXISTING: 95,300 SQ FT PROPOSED: 146,956 SQ FT TOTAL: 242,256 SQ FT = 49.5% TYPE OF CONSTRUCTION: V-B SPRINKLERS: YES OCCUPANCIES: R-1 (HOTEL) BUILDING HEIGHT: MAX. ALLOWABLE: 35'-0" MAX. PROPOSED: 28'-0" GROSS BUILDING AREA (COMMUNITY BUILDING): FIRST FLOOR: 19,501 S.F. LOWER FLOOR: 17,570 S.F. TOTAL 37,071 S.F. GROSS BUILDING AREA (SPA): 4,050 S.F. NUMBER OF UNITS: 1 BEDROOM (874 S.F. EA): 31 UNITS 2 BEDROOM (1,980 S.F. EA): 4 UNITS 3 BEDROOM (3,120 S.F. EA): 4 UNITS TOTAL: 39 UNITS	PROJECT APPLICANT RADIATE HOSPITALITY 953 INSUSTRIAL AVENUE PALO ALTO, CA 93403 ATTN: PERRY PATEL PHONE: (650) 223-6711 EMAIL: PERRY@RADIATEHOTELS.COM ARCHITECT ARRIS STUDIO ARCHITECTS 1327 ARCHER ST, SUITE 220 SAN LUIS OBISPO, CA 93401 ATTN: ADRIANA COOK PHONE: (503) 477-8328 EXT. 113 EMAIL: ADRIANA@ARRIS-STUDIO.COM	ARCHITECTURAL A0.0 COVER SHEET A1.0 PROJECT DATA A1.1 VICINITY MAP A2.0 EXISTING SITE PLAN A2.1 EXISTING SITE PHOTOS A3.0 PROPOSED SITE PLAN A3.1 PROPOSED LIGHTING PLAN A4.0 AERIAL VIEW A4.1 MATERIALS A4.2 MATERIALS A4.3 MATERIALS A5.0 COMMUNITY BUILDING FLOOR PLAN A5.1 COMMUNITY BUILDING FLOOR PLAN A5.2 SPA FLOOR PLAN A5.3 GUEST CABIN FLOOR PLAN A5.4 GUEST CABIN FLOOR PLAN A6.0 BUILDING ELEVATIONS A6.1 BUILDING ELEVATIONS A6.2 BUILDING ELEVATIONS A6.3 BUILDING ELEVATIONS A7.0 BUILDING SECTIONS A7.1 BUILDING SECTIONS
 ROUND BARN 3555 ROUND BARN BLVD, SANTA ROSA PROJECT DATA			DateAPRIL 12, 2024 Project #A36036 Scale1 1/16" = 1' NTS 2 1/4" = 1' NTS Sheet A1.0



VICINITY MAP

	ROUND BARN	Date: APRIL 12, 2024
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		Scale: 1"=17' NTS
		24x36" NTS
		Sheet: A1.1



EXISTING SITE

A. VIEW FROM REDWOOD HIGHWAY



B. VIEW FROM FIRE LANE



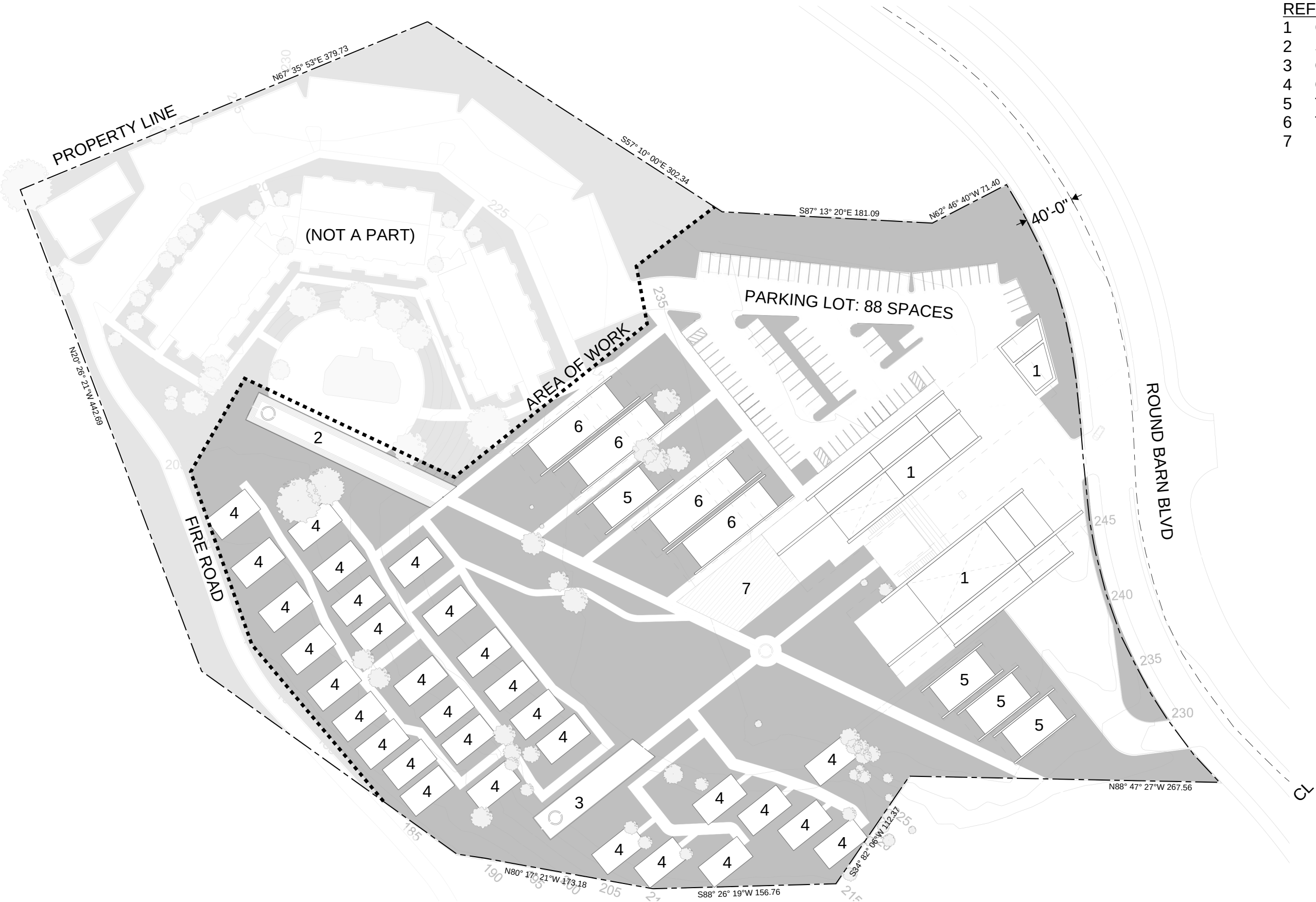
C. VIEW FROM ROUND BARN BOULEVARD



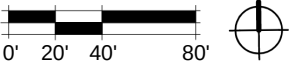
D. VIEW FROM ROUND BARN BOULEVARD



- REFERENCE NOTES
- 1 COMMUNITY BUILDING
 - 2 SPA
 - 3 OUTDOOR EVENT SPACE
 - 4 ONE-BEDROOM CABIN
 - 5 TWO-BEDROOM CABIN
 - 6 THREE-BEDROOM CABIN
 - 7 KITCHEN GARDEN



PROPOSED SITE PLAN

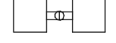


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2 1/4" = 36' NTS
Sheet: **A3.0**



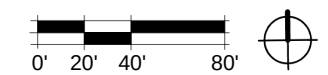
LIGHTING LEGEND

-  WALL MOUNTED SCONCE LIGHT
-  GROUND MOUNTED BOLLARD LIGHT, 36"
-  SINGLE POLE MOUNTED AREA LIGHT
-  DUAL POLE MOUNTED AREA LIGHT

FIXTURE TYPES

-  WALL MOUNTED SCONCE LIGHT
BEGA MODEL 66 655 LED - DARK BRONZE
WATTS: 7.9 LUMENS: 652
-  +36" 180 DEGREE BOLLARD LIGHT
BEGA MODEL 77 753 LED - DARK BRONZE
WATTS: 7.2 LUMENS: 411
-  SINGLE POLE AREA LIGHT
BEGA MODEL 84 252 LED - DARK BRONZE
WATTS: 12.6 LUMENS: 2050
-  DUAL POLE AREA LIGHT
BEGA MODEL 84 253 LED - DARK BRONZE
WATTS: 25.2 LUMENS: 4100

PROPOSED LIGHTING PLAN



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AERIAL VIEW



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Sheet

A4.0

FIRE PIT



METAL ROOFING



STOREFRONT



FIBER CEMENT
FAUX WOOD SIDING



RAMMED EARTH



CONCRETE STAIRS



- ADD MATERIALS

GREEN ROOF



FIBER CEMENT
FAUX WOOD SIDING



STOREFRONT



CONCRETE PATIO



METAL ROOFING



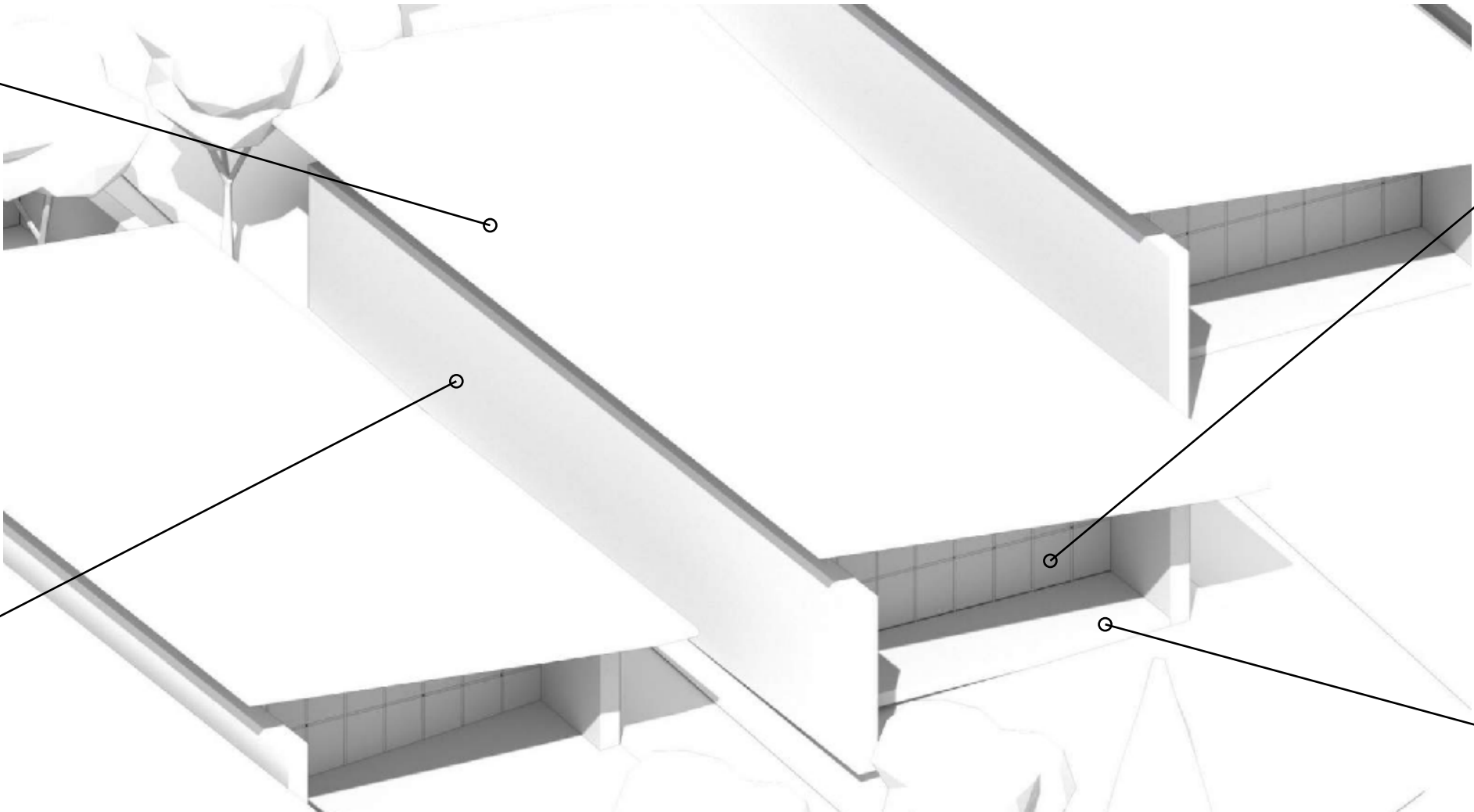
RAMMED EARTH



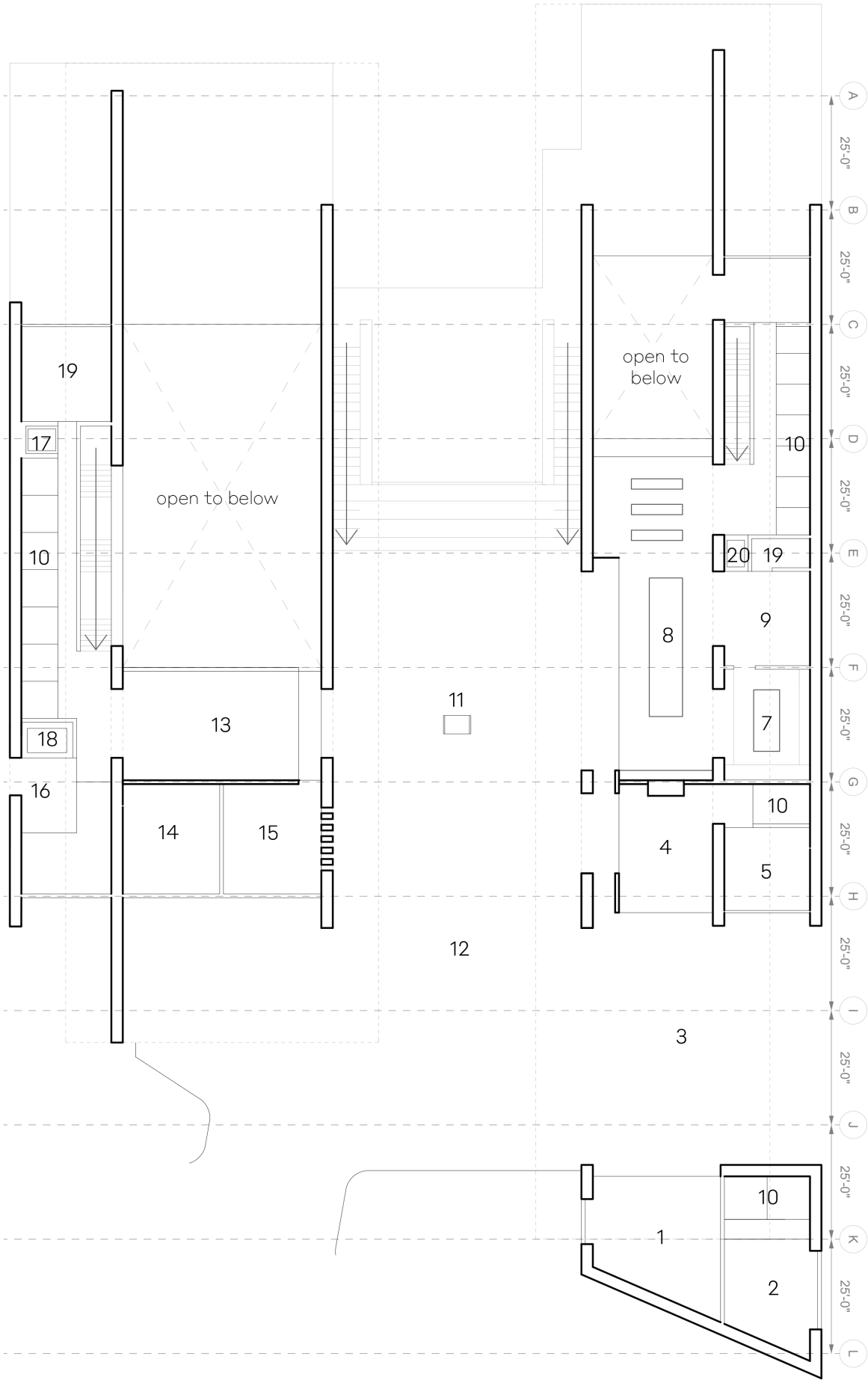
STOREFRONT



CONCRETE PATIO



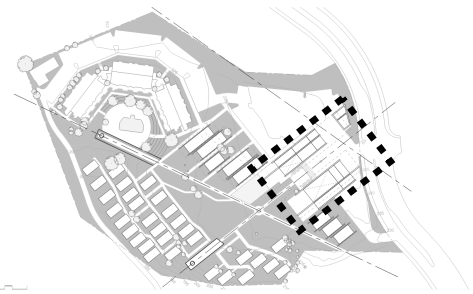
COMMUNITY BUILDING FIRST FLOOR



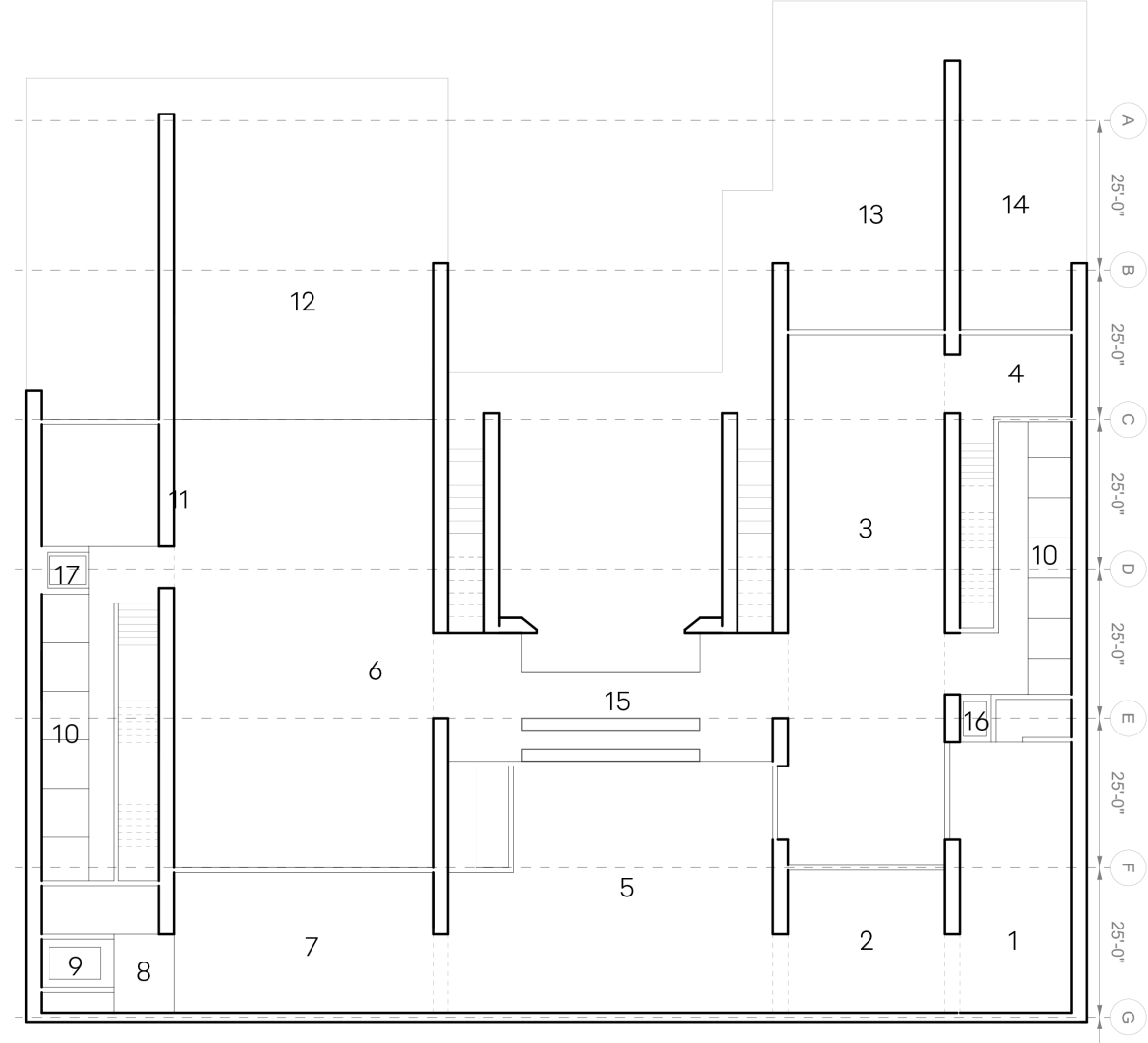
REFERENCE NOTES

- 1 LUGGAGE
- 2 SECURITY
- 3 VALET
- 4 LOBBY
- 5 OFFICE
- 6 MARKET
- 7 BAR/SERVERY/PREP
- 8 SEATING AREA
- 9 MARKET COLD ROOM
- 10 SERVICE/WC
- 11 FIRE PIT
- 12 ENTRY COURT
- 13 EVENT LOBBY
- 14 MEETING ROOM
- 15 CONFERENCE ROOM
- 16 KITCHEN PREP
- 17 GUEST ELEVATOR
- 18 SERVICE ELEVATOR
- 19 STORAGE
- 20 ELEVATOR

KEY PLAN



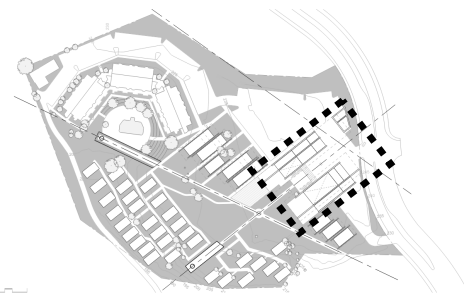
COMMUNITY BUILDING LOWER FLOOR



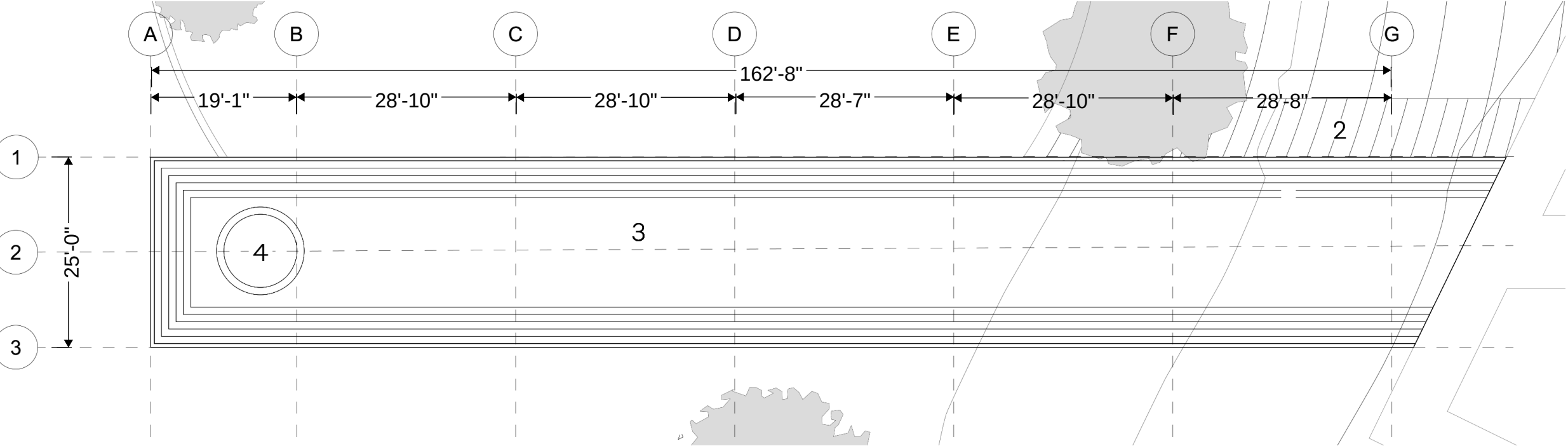
REFERENCE NOTES

- 1 KITCHEN STORAGE
- 2 KITCHEN OFFICE
- 3 RESTAURANT
- 4 PRIVATE DINING
- 5 KITCHEN
- 6 BALLROOM
- 7 BALLROOM SERVERY
- 8 LOADING
- 9 SERVICE ELEVATOR
- 10 SERVICE/WC
- 11 BALLROOM STORAGE
- 12 OUTDOOR EVENT SPACE
- 13 OUTDOOR RESTAURANT SEATING
- 14 GOLF CART CHARGING STATIONS
- 15 BAR
- 16 ELEVATOR
- 17 GUEST ELEVATOR

KEY PLAN



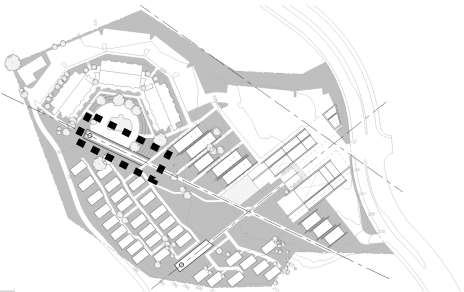
SPA ROOF



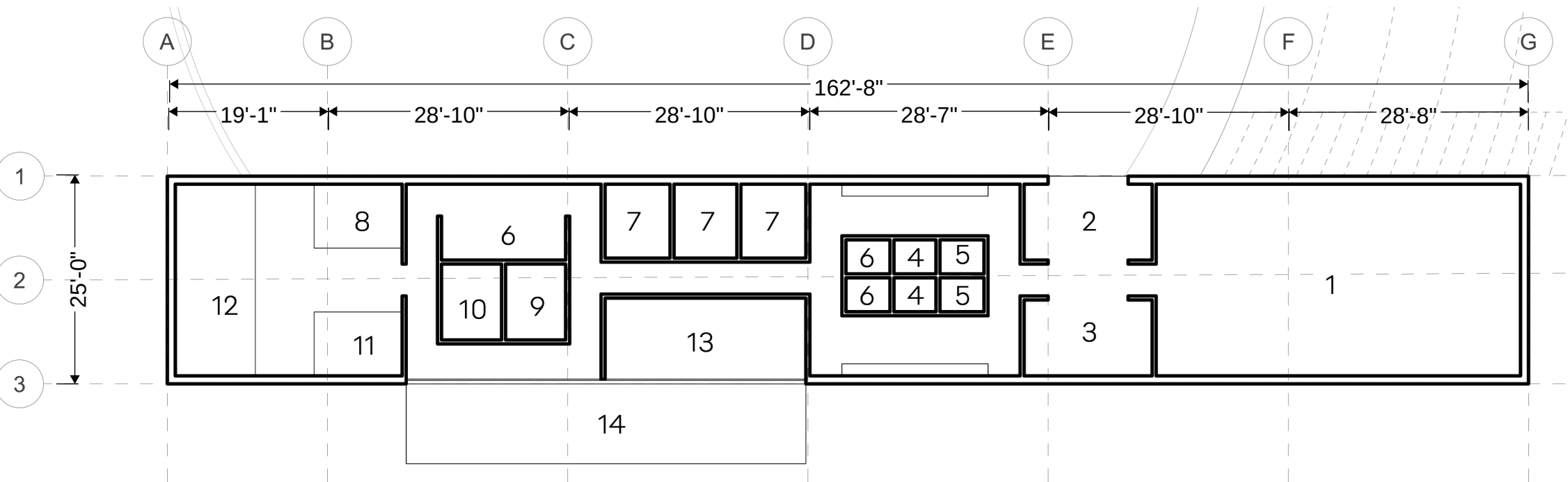
REFERENCE NOTES

- 1 GYM
- 2 RECEPTION
- 3 SHOP
- 4 CHANGING ROOMS
- 5 WC
- 6 SHOWER
- 7 TREATMENT ROOM
- 8 COLD POOL
- 9 SAUNA
- 10 STEAM ROOM
- 11 HOT TUB
- 12 JACUZZI
- 13 REST
- 14 GARDEN

KEY PLAN



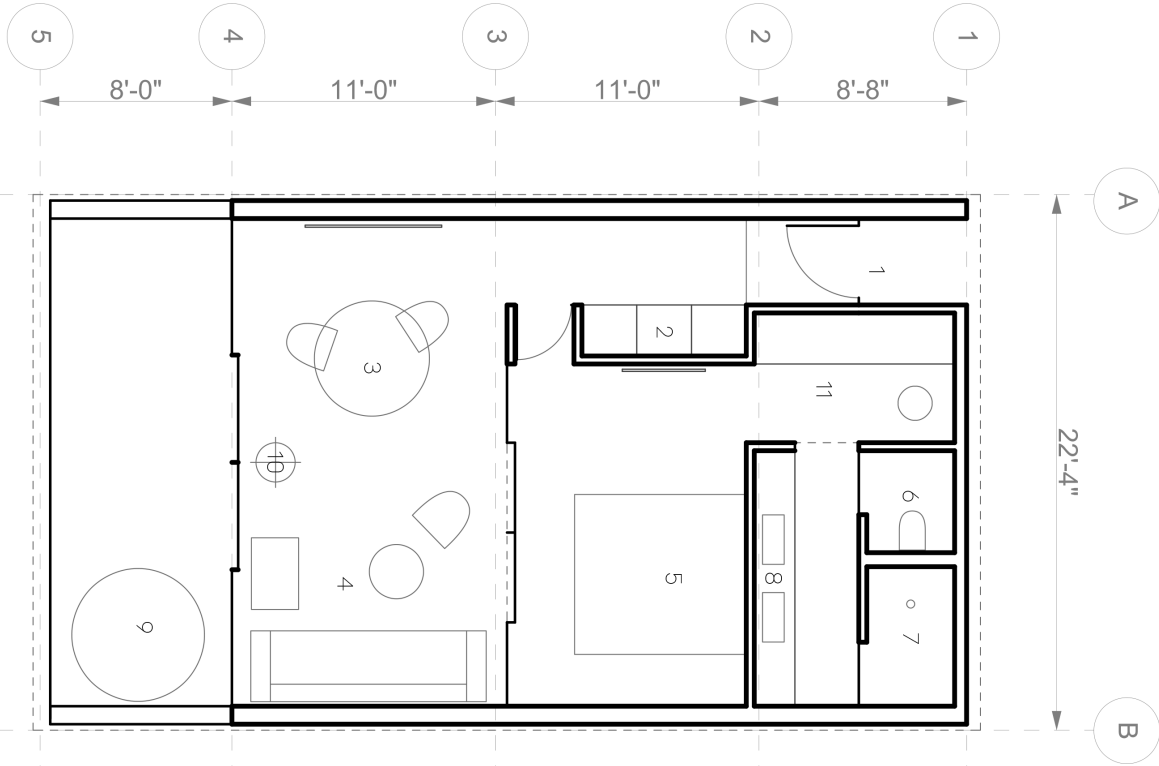
SPA FIRST FLOOR



ONE-BEDROOM CABIN

REFERENCE NOTES

- 1 ENTRY
- 2 KITCHENETTE
- 3 DINING ROOM
- 4 LIVING ROOM
- 5 BEDROOM
- 6 W.C.
- 7 SHOWER
- 8 SINK/VANITY
- 9 PLUNGE BATH
- 10 FIRE PIT
- 11 CLOSET
- 12 DECK
- 13 GARDEN



TWO-BEDROOM CABIN



GUEST CABIN FLOOR PLANS



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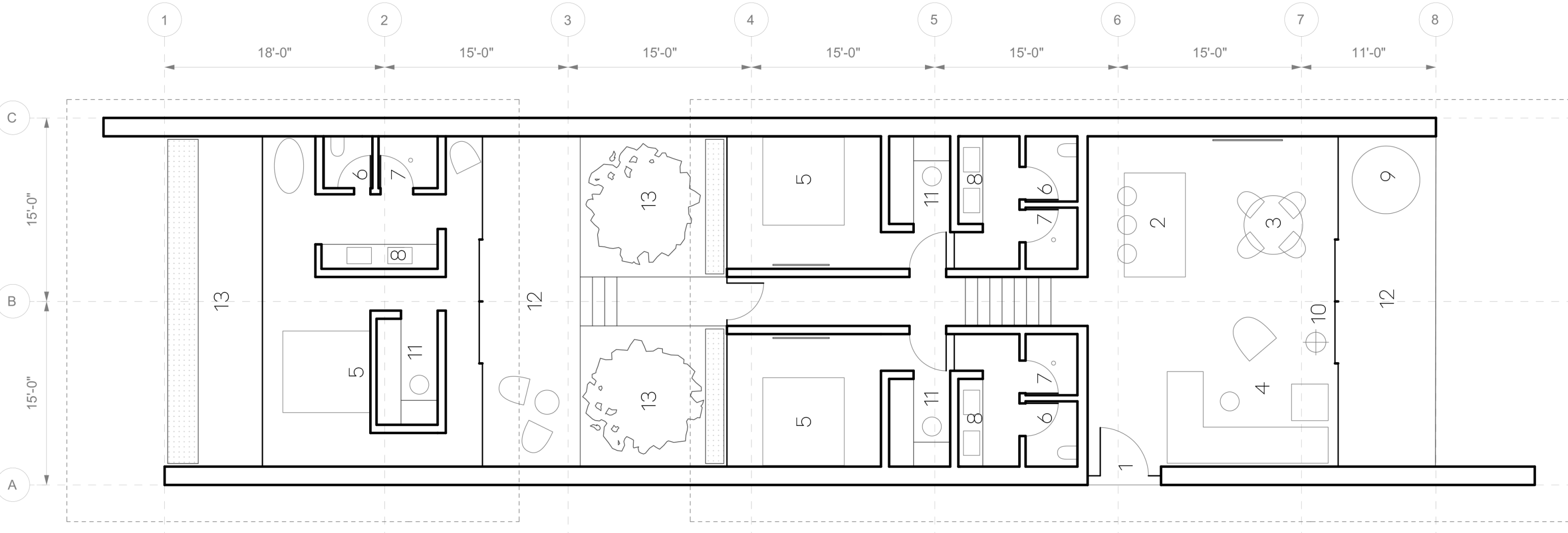
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A5.3

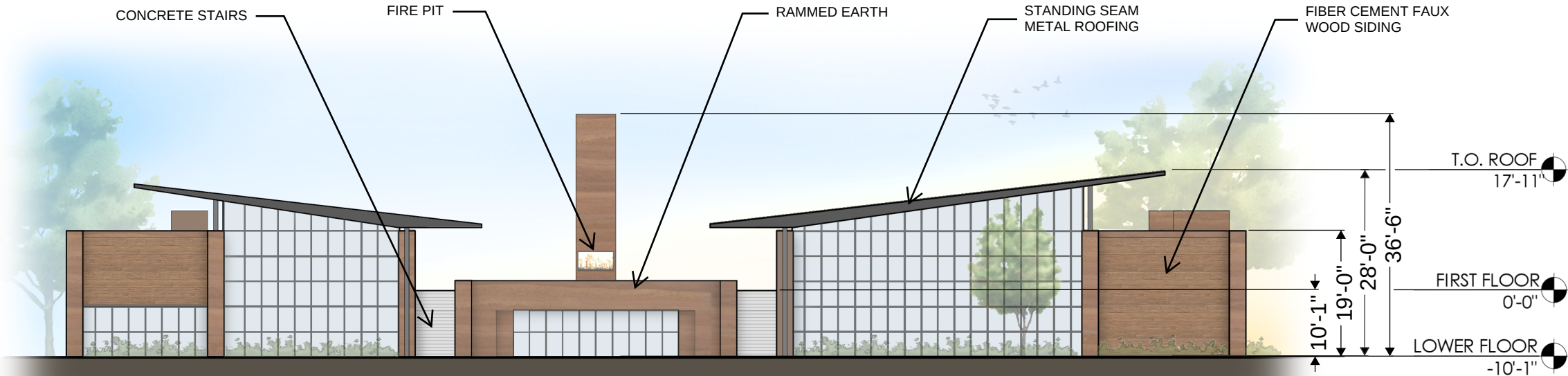
REFERENCE NOTES

- 1 ENTRY
- 2 KITCHENETTE
- 3 DINING ROOM
- 4 LIVING ROOM
- 5 BEDROOM
- 6 W.C.
- 7 SHOWER
- 8 SINK/VANITY
- 9 PLUNGE BATH
- 10 FIRE PIT
- 11 CLOSET
- 12 DECK
- 13 GARDEN

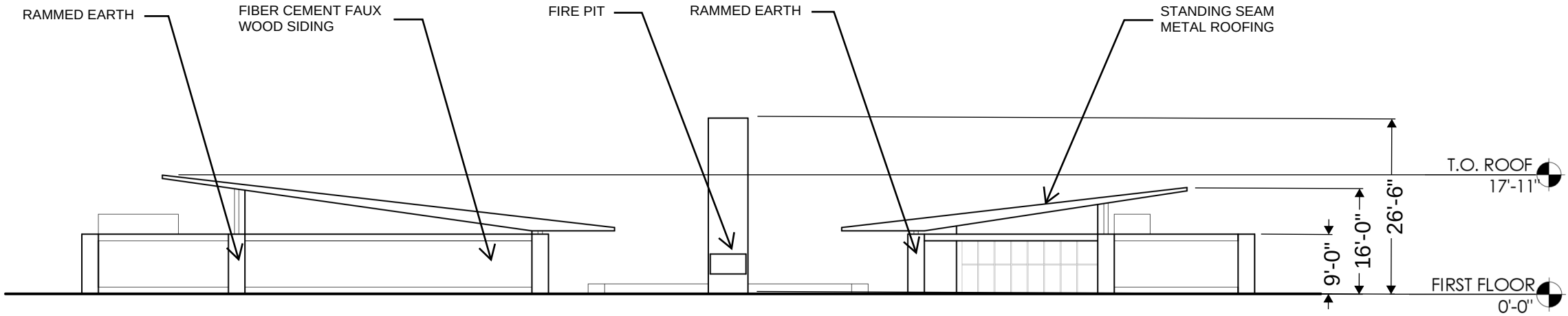
THREE-BEDROOM CABIN



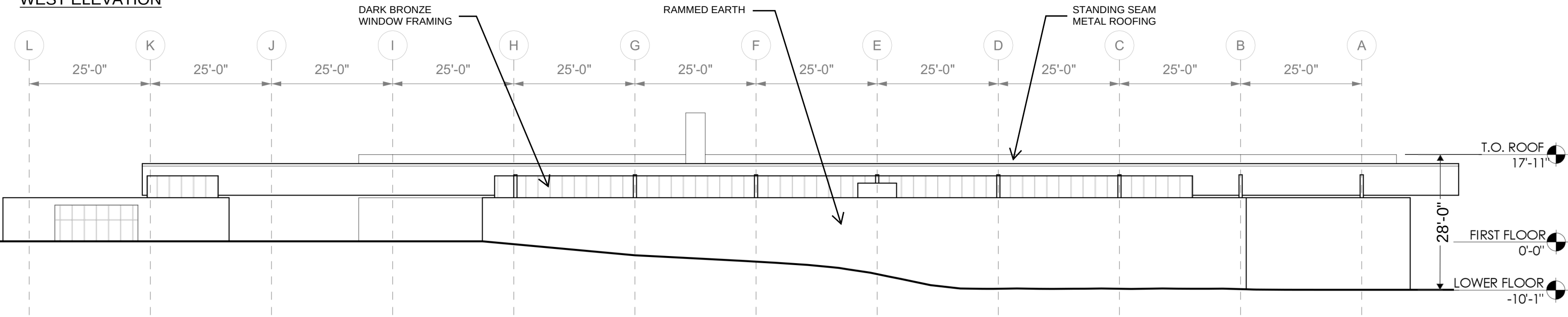
NORTH ELEVATION



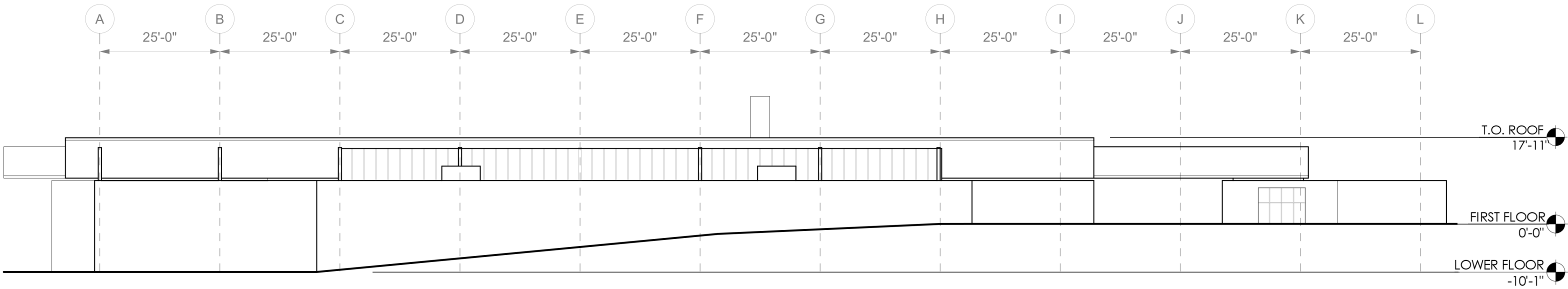
SOUTH ELEVATION



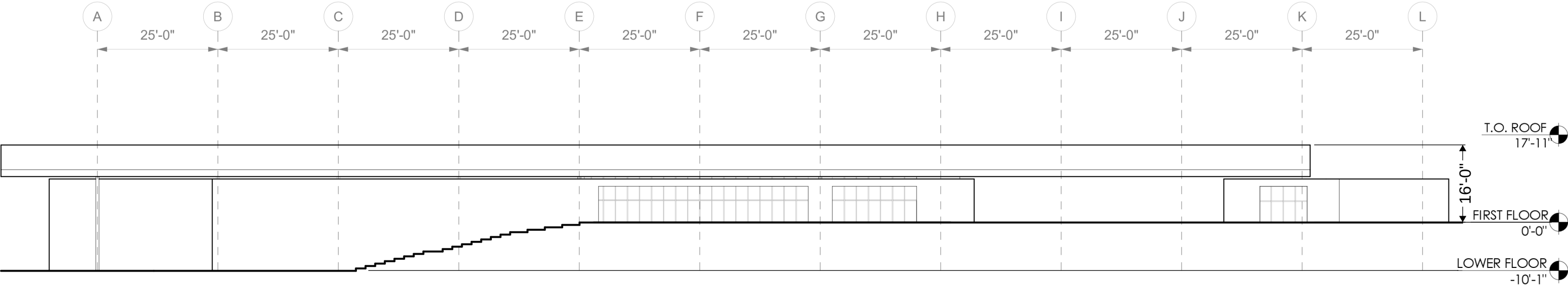
WEST ELEVATION



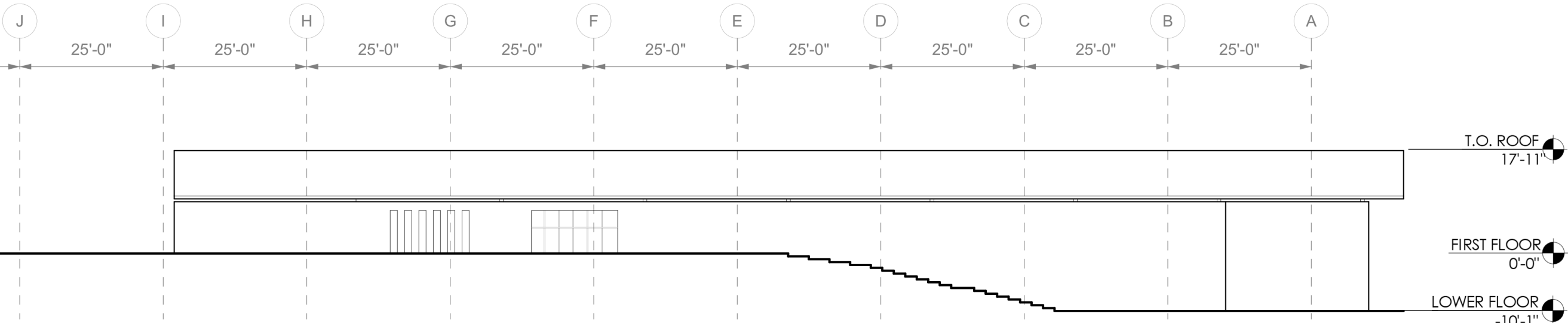
EAST ELEVATION



WEST ELEVATION - COURTYARD



EAST ELEVATION - COURTYARD



NORTH ELEVATION

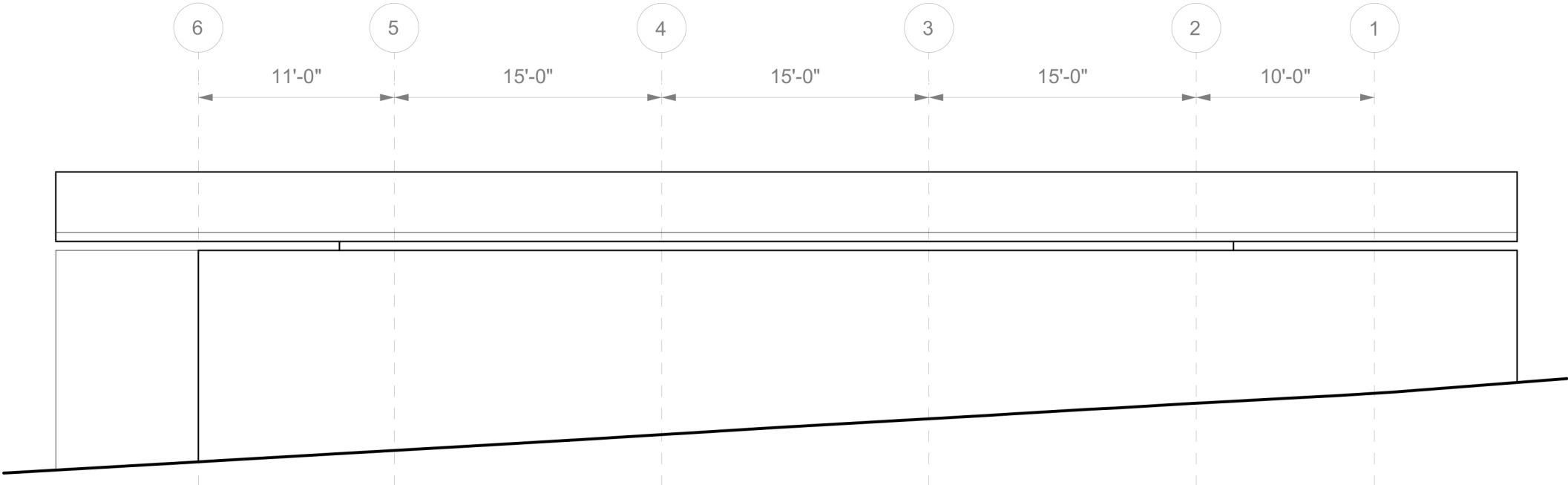
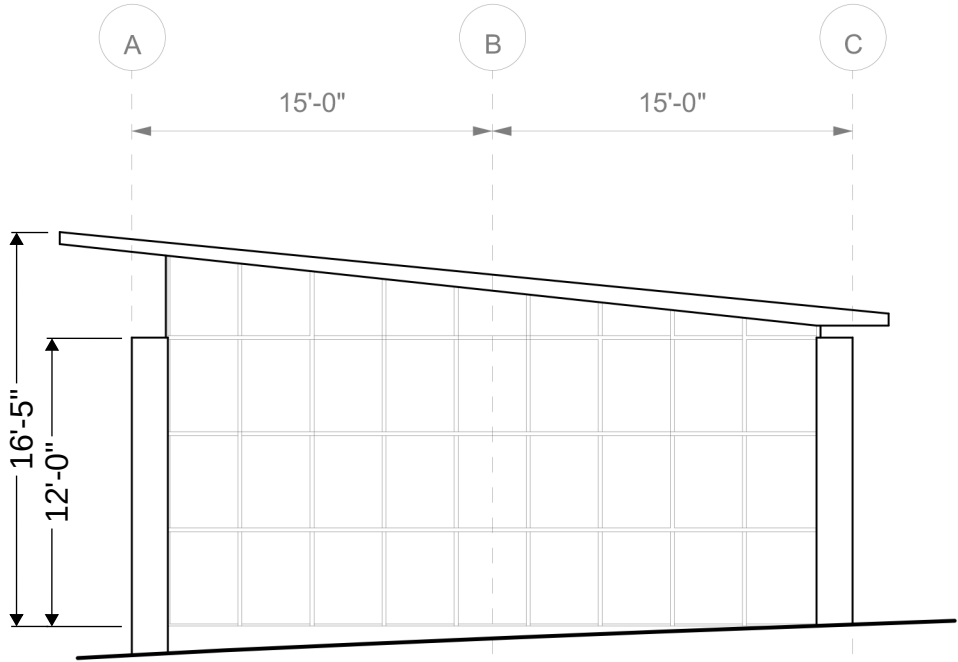
STANDING SEAM
METAL ROOFING

WEST ELEVATION

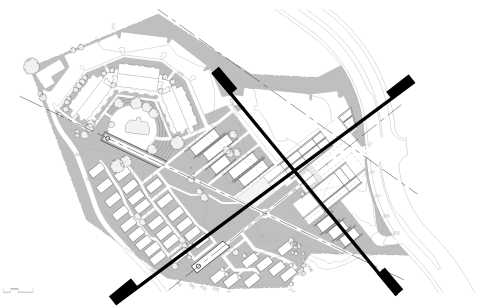
RAMMED EARTH

SOUTH ELEVATION

EAST ELEVATION



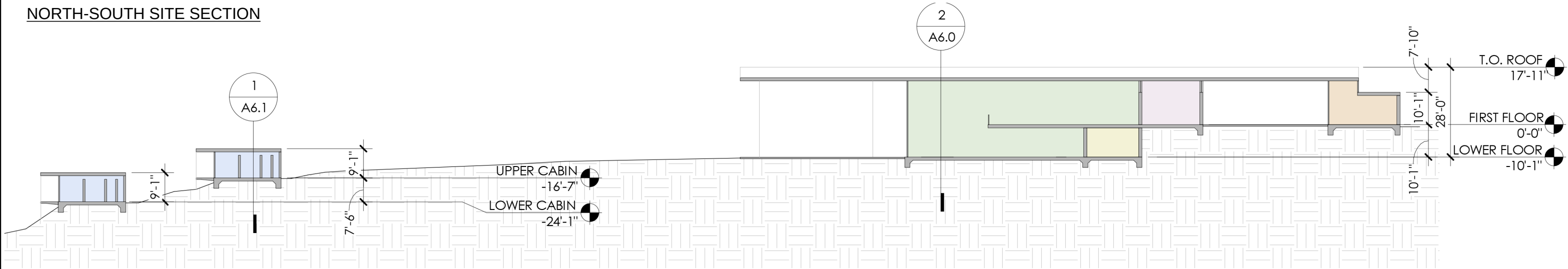
KEY PLAN



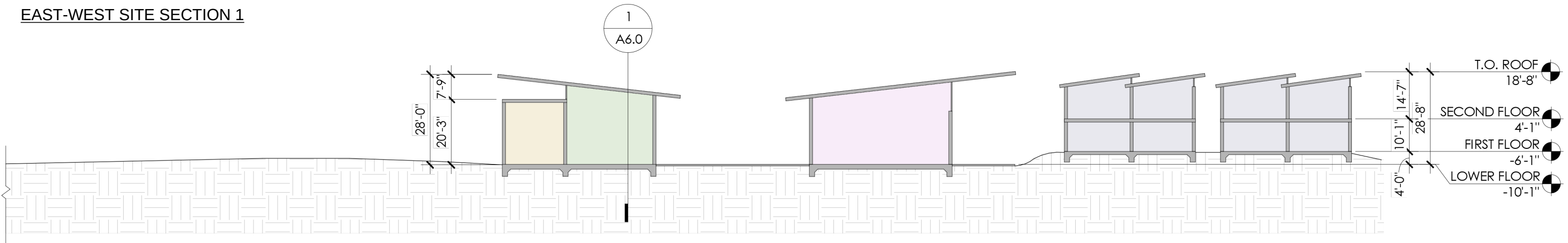
LEGEND

- ONE-BEDROOM CABIN
- RESTAURANT
- OFFICE
- LOBBY
- SECURITY/LUGGAGE

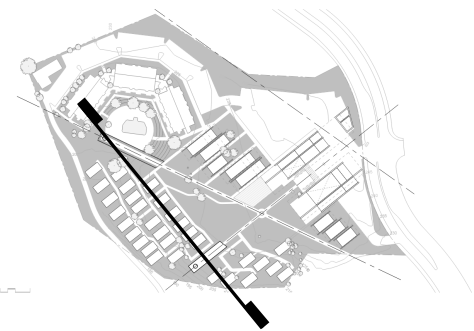
NORTH-SOUTH SITE SECTION



EAST-WEST SITE SECTION 1



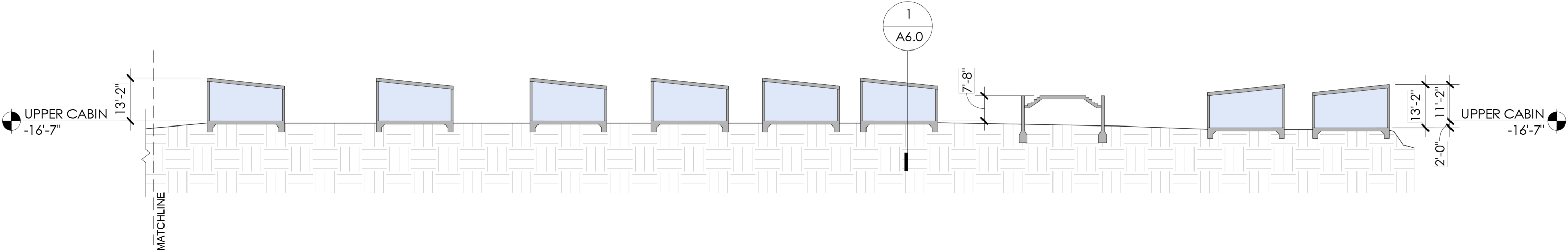
KEY PLAN



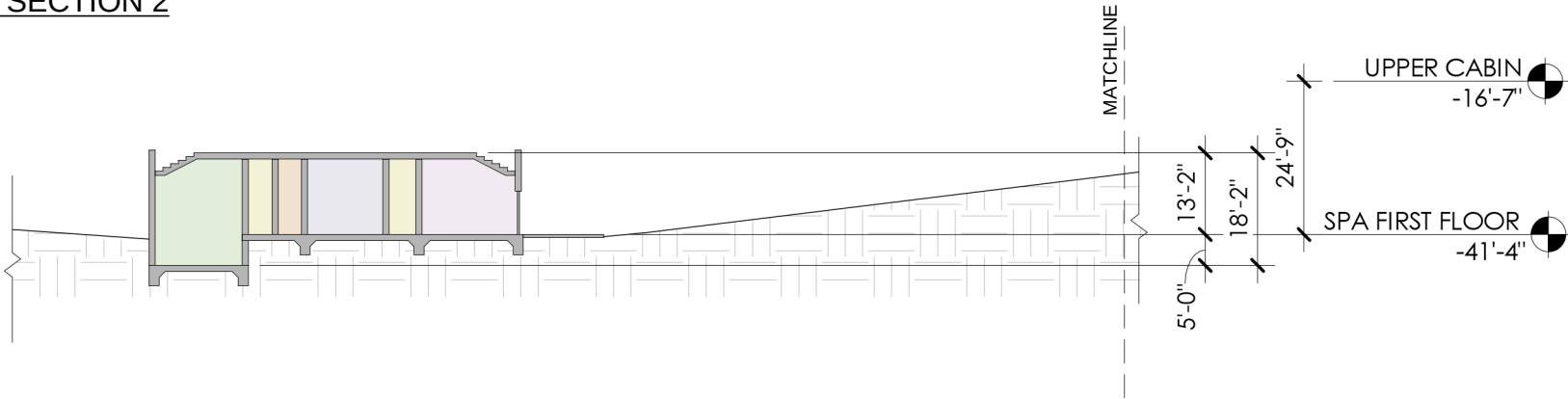
LEGEND

- ONE-BEDROOM CABIN
- JACUZZI
- CIRCULATION
- SEATING AREA
- SECURITY/LUGGAGE

EAST-WEST SITE SECTION 2



EAST-WEST SITE SECTION 2



Landscape

- Common Name

Water
- 1 Grass and Lavendar - meadow with waves of grass and color

Provence Lavendar

Breeze Dwarf Mat Rush

Autumn Moor Grass

Stella De Oro Daylily

Bush Pearl Kangaroo Paw

Elk Blue California Gray Rush

Small Cape Rush

Babylon Monbretia

Low

Low

Low

Mod

Low

Low

Low
- 2 Bank Planting - between former parking lots

Flame Dance Loropetalum

Mt. Tambor Grevillea

Golden Ray Flax

Pink Flower Carpet Rose

Foerster's Feather Reed Grass

Forest Pansy Western Redbud

Low

Low

Low

Mod

Mod

Mod
- 3 Event Spaces at Main Building

Artificial Turf

Muskogee Crapemyrtle

Olive

Lime Tight Lomondra

Stella De Oro Daylily

Green Beaury Boxwood

Kyoto Dwarf Mondo Grass

None

Low

Low

Low

Mod

Mod

Mod
- 4 Building Foundation - around guest units

Shishi-Gashira Camellia

Lime Tight Lomondra

Hidcote Lavender

Dwarf Burford Holly

Golden Ray Flax

Golf Ball Kohuhu

Mod

Low

Low

Low

Low

Mod
- 5 Olives groves

Olive

Munstead Lavander

Lime Tight Lomondra

Dymondia

Box-Leaf Euonymus

Low

Low

Low

Low

Low
- 6 Main Building Entry - Sun and Shade

Olive

Muskogee Crapemyrtle

Provence Lavender

Lime Tight Lomondra

Stella De Oro Daylily

Kyoto Dwarf Mondo Grass

Purple Passion Rhododendron

Teller Pink Lacecap Hydrangea

Green Beauty Boxwood

Low

Mod

Low

Low

Mod

Mod

Mod

Mod
- 7 Parking

Valley Oak

Chinese Pistache

Lime Tight Lomondra

Mt. Tambor Grevillea

Low

Low

Low

Low
- 8 Outer Edge Planting

Coast Live Oak

Chinese Pistache

Ramanas Rose

Pride of Madeira

Flame Dance Loropetalum

Mt. Tambor Grevillea

Alaska Bearberry

Low

Low

Low

Low

Low

Low
- 9 Green Roof

Lime Tight Lomondra

Bush Pearl Kangaroo Paw

Jack Spratt Dwarf Flax

Blue-Eyed Grass

Statice

Alaska Bearberry

Low

Low

Low

Low

Low

Low
- 10 Screen Planting

Carolina Laurel Cherry

Dwarf Strawberry Tree

Flame Dance Loropetalum

Low

Low

Low
- 11 Garden

Dancy Tangerine

Improved Meyer Lemon

Santa Rosa Plum

Fuyu Persimmon

Black Jack Fig

Mod

Mod

Low

Low

Low



- Parking Shade Trees

Oaks

Pistache

Grid Trees

Olives

Crapemyrtles

Street Trees

Oaks

*

Dead Trees to be removed
- The feel of the planted landscape will be of a native grass landscape and meadow edges but with either native California plants or Mediterranean plants that mimic the seasonal water requirements of California plants. Fire prone plants identified as 'High Fire Hazard' plants by the University of California Cooperative Extension's Pyrophytic vs. Fire Resistant Plants' study have been avoided. The main center spine of the landscape will be comprised mostly of grasses with waves of color added. The Event spaces, Building Foundations, and Entry will be more intense and structured to enhance the buildings and living areas. Olive groves will be added. The roofs of the Cabins will be planted with a 'Green Roof'. The plants shown in the lists on this page are in order of importance in each specific area. Additional plants may be added in small amounts if specific accents or needs arise in each area.
- | Hydrozone Type | Area Number | Irrigation Method | Plant Water Use Type | Hydrozone Area (HA) | Over/Under MAWA |
|------------------|-------------|-------------------|----------------------|---------------------|-----------------|
| Grass & Lavendar | 1 | rotator | Low/Mod | 48,700 | 58,878 |
| Banks | 2 | rotator | Low/Mod | 13,200 | 15,959 |
| Events | 3 | drip | Mod | 9,000 | 30,083 |
| Foundations | 4 | drip | Low/Mod | 21,800 | 10,853 |
| Olives | 5 | drip | | 8,800 | 20,653 |
| Site Entry | 6 | spray/drip | Mod | 1,900 | 8,040 |
| Parking | 7 | drip | Low | 2,700 | 6,337 |
| Edges | 8 | rotor/drip | Low | 29,500 | 38,275 |
| Green Roof | 9 | rotator | Low | 22,000 | 39,897 |
| Screens | 10 | drip | Low | 14,000 | 32,856 |
| Garden | 11 | drip | High | 3,400 | 0 |
| | | | | 175,000 | 14,205 |
- | Water Use Percentage of Area | | | | |
|------------------------------|---------|-------|--|--|
| Garden | 3,400 | 1.9% | | |
| Low Water Area | 123,038 | 70.3% | | |
| Mod. Water Area | 48,563 | 27.8% | | |
| High Water Area | 0 | 0.0% | | |
| Total Area | 175,000 | | | |
- Wihlborg Design
-

Landscape Plants



Autumn Moor Grass
Sesleria autumnalis
Moderate Water
Area 1



Breeze Lomondra
Lomondra 'Breeze'
Low water
Areas 1, 3, 4, 5, 6, 7, 9



Provence Lavendar
Lavandula i. provence
Low Water
Areas 1, 4, 5, 6



California Gray Rush
Juncus patens
Low water
1Area 1



Small Cape Rush
Chondropetalum tectorum
Low water
Area 1



Foerster's Feather Reed Grass
Calamagrostis a. 'Karl Foerster'
Moderate water
Area 2



Pine Muhly
Muhlenbergia dubia
Moderate Water
Area 1



Stella De Oro Daylily
Hemerocallis 'Stella De Oro'
Moderate Water
Areas 1, 3, 6, 9



Bush Pearl Kangaroo Paw
Anogozanthos 'Bush Pearl'
Low Water
Areas 1, 9



Babylon Monbretia
Crocsmia 'Babylon'
Low water
Area 1



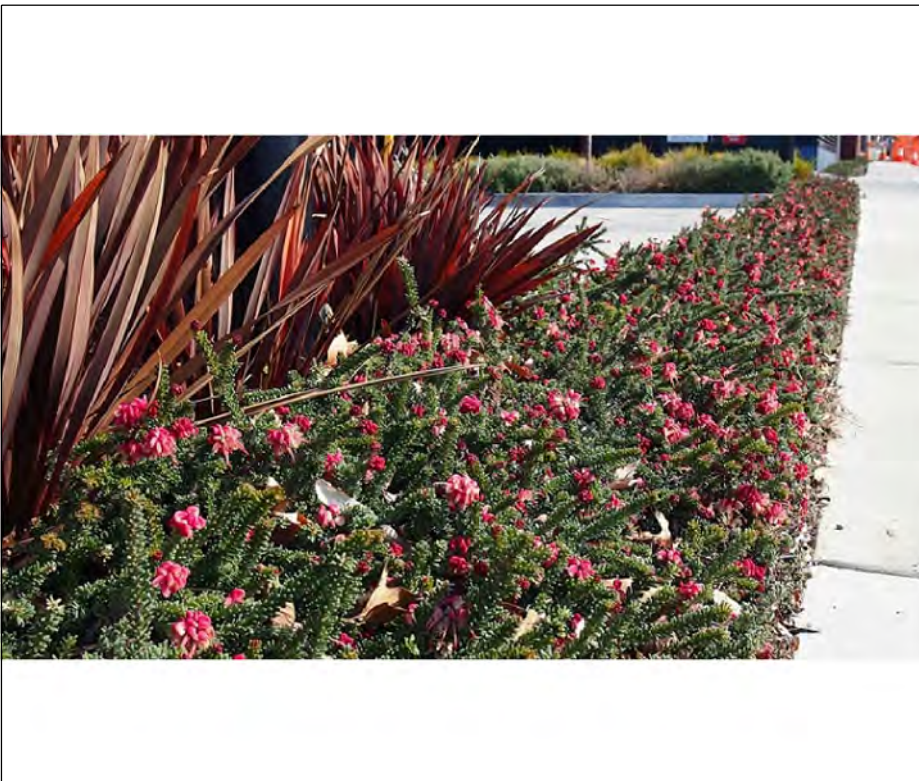
Kyoto Dwarf Mondo Grass
Ophiopogon 'Kyoto Dwarf'
Moderate water
Areas 3, 6



Dymondia
Dymondia margaretae
Low water
Area 5



Golden Ray Flax
Phormium 'Golden Ray'
Low water
Areas 2, 4



Mt. Tambor Grevillea
Grevillea l. 'Mt. Tamboritha'
Low Water
Areas 2, 7, 8



Pink Flower Carpet Rose
Rosa 'Flower Carpet Rose'
Moderate Water
Area 2



Shishi-Gashira Camellia
Camellia h. 'Shishi-Gashira'
Moderate water
Area 4



Ramanas Rose
Rosa rugosa
Low water
Area 8



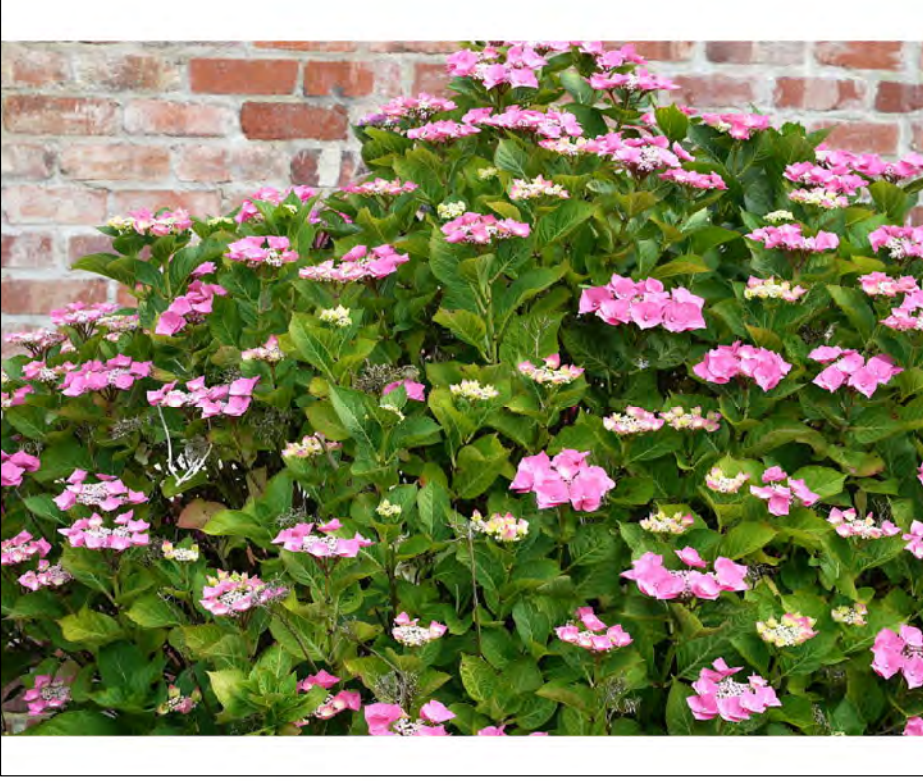
Pride of Madera
Ehium candicans
Low water
Area 8



Dwarf Burford Holly
Ilex cornuta 'Dwarf Burford'
Moderate water
Area 4



Purple Passion Rhododendron
Rhododendron 'Purple Passion'
Moderate water
Area 6



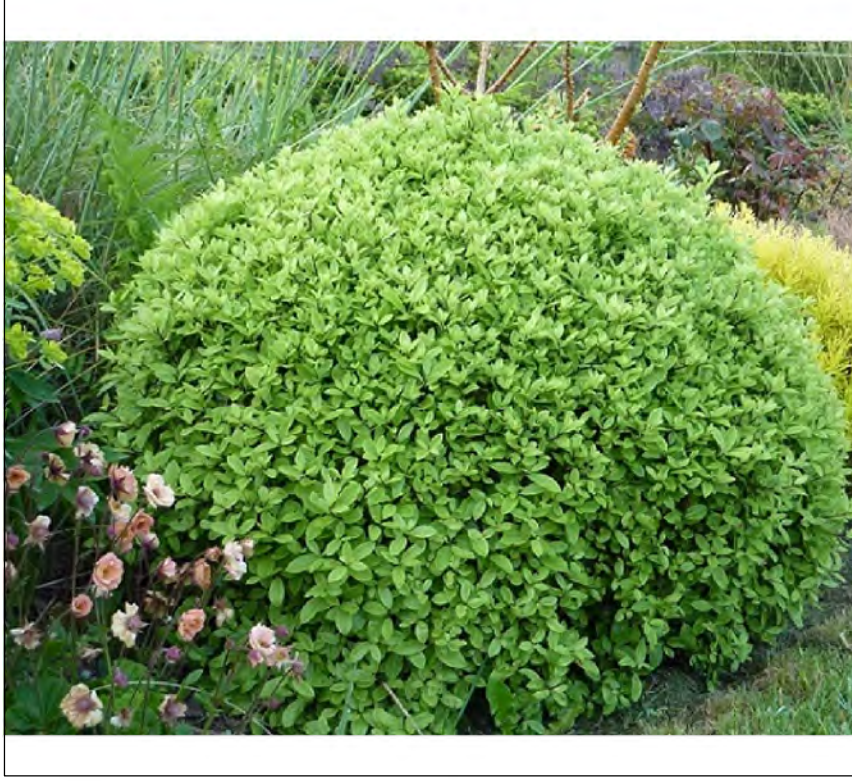
Teller Pink Lacecap Hydrangea
Hydrangea m. 'Teller Pink'
Moderate water
Area 2



Flame Dance Loropetalum
Loropetalum c. 'Flame Dance'
Low water
Areas 2, 8, 10



Green Beauty Boxwood
Buxus m. 'Green Beauty'
Moderate Water
Areas 3, 6



Box-Leaf Euonymus
Euonymus j. 'Microphylus'
Low water
Area 8



Olive
Olea europaea
Low water
Areas 3, 5, 6



Muskogee Crapemyrtle
Lagerstroemia i. 'Muskogee'
Low water
Areas 3, 6



Forest Pansy Western Redbud
Cercis c. 'Forest Pansy'
Moderate water
Area 2



Valley Oak
Quercus lobata
Low water
Area 7



Chinese Pistache
Pistacia chinensis
Low water
Areas 7, 8



Coast Live Oak
Quercus agrifolia
Low water
Area 8



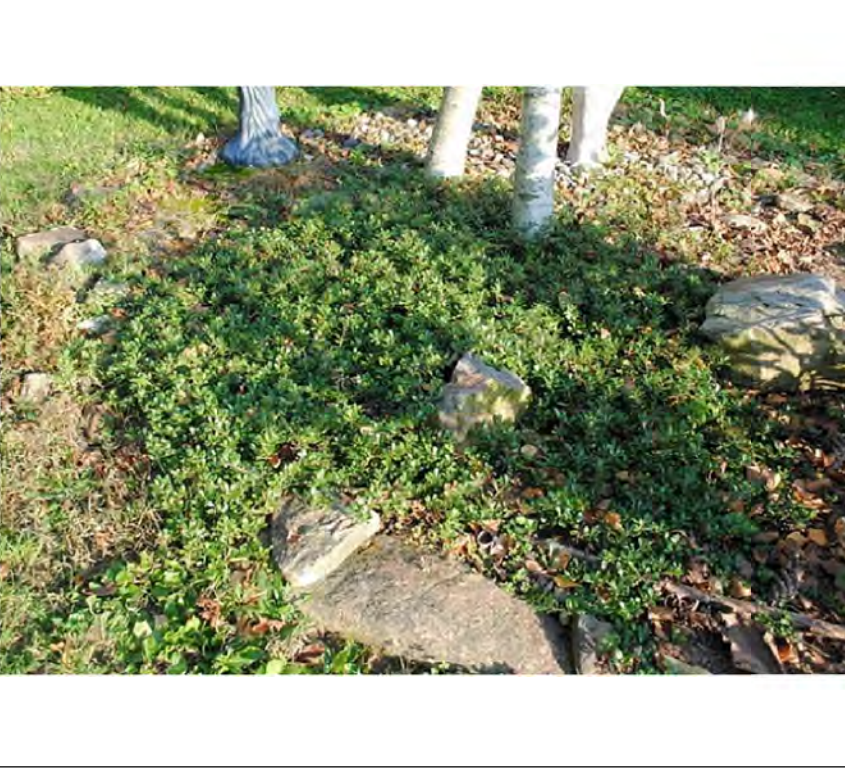
Blue-Eyed Grass
Sisyrinchium bellum
Low water
Area 9



Jack Spratt Dwarf Flax
Phormium 'Jack Spratt'
Low water
Area 9



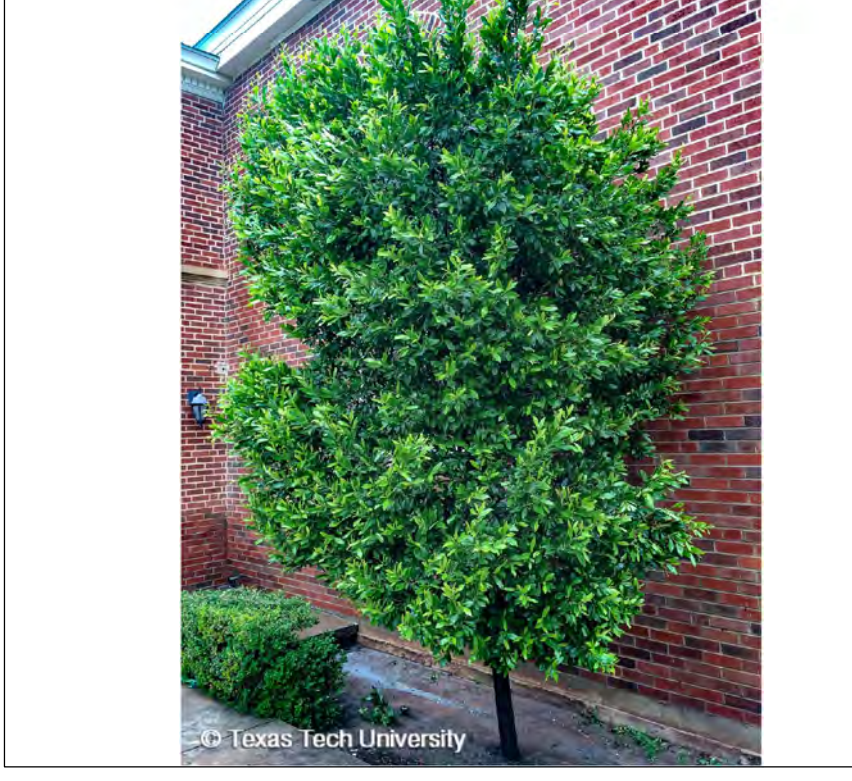
Statice
Liminium perezii
Low water
Area 9



Alaska Bearberry
Archostaphylos u. 'Alaska'
Low water
Areas 8, 9



Dwarf Strawberry Tree
Arbutus unedo 'Compacta'
Low water
Area 10



Carolina Laurel Cherry
Prunus caroliniana
Low water
Area 10