

# Round Barn

WOODS BAGOT

3555 Round Barn Blvd, Santa Rosa, CA 95403

ARRIS  
STUDIO ARCHITECTS

radiate  
HOSPITALITY



# Location

Old Redwood Highway

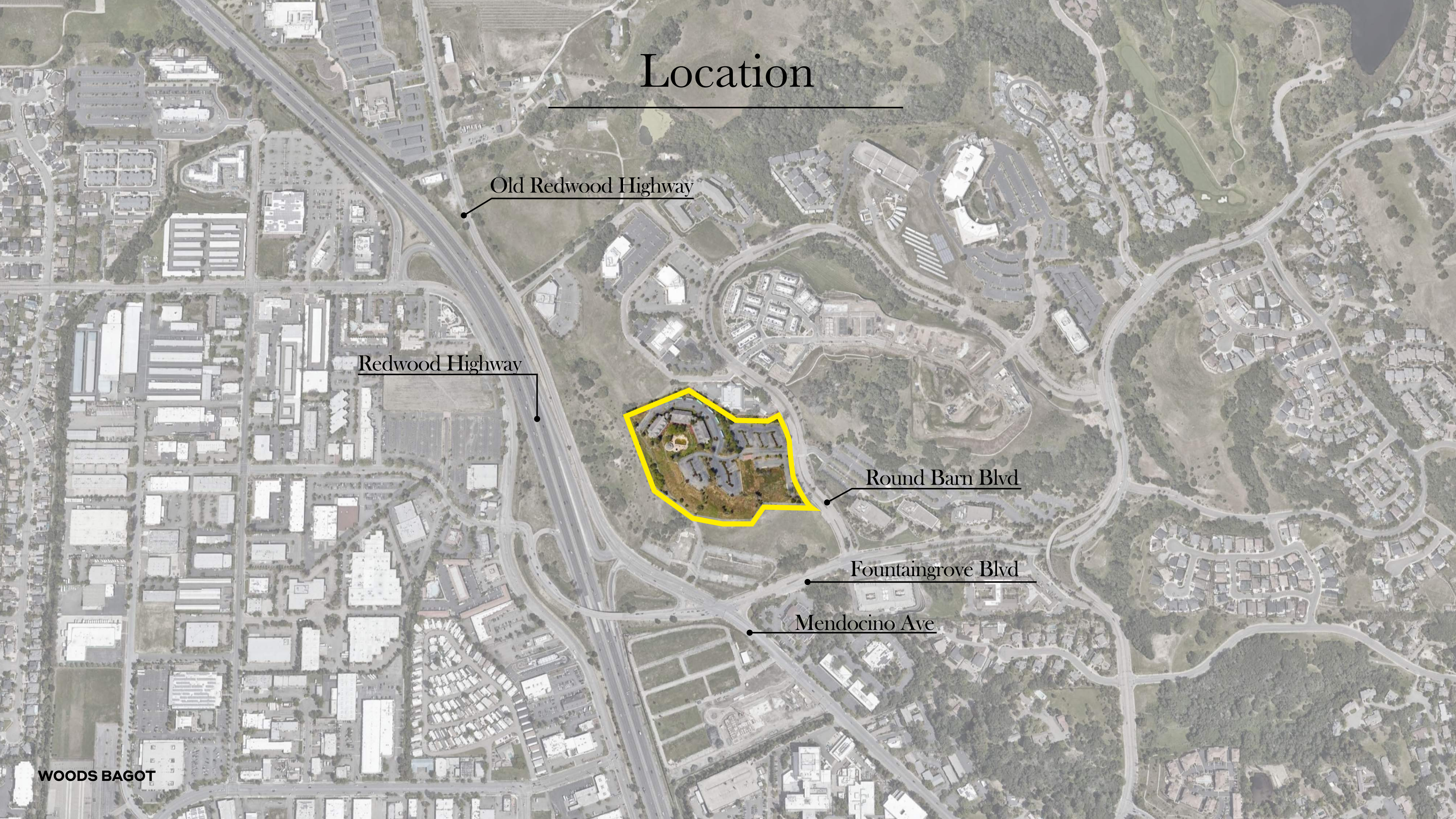
Redwood Highway

Round Barn Blvd

Fountaingrove Blvd

Mendocino Ave

WOODS BAGOT





Site

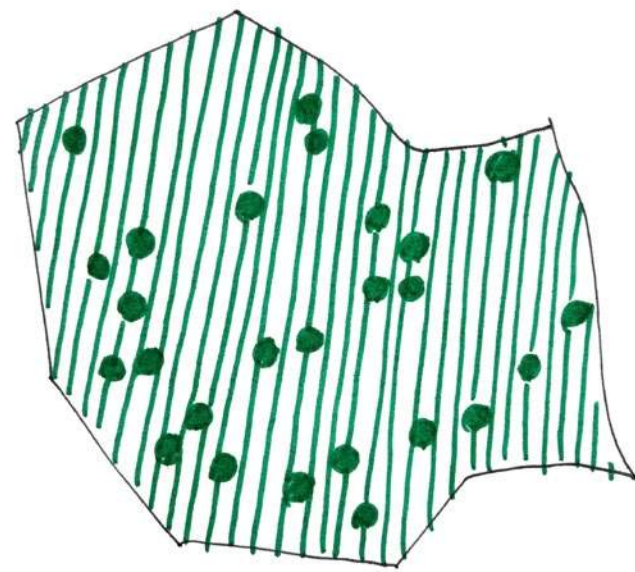




# Born of place

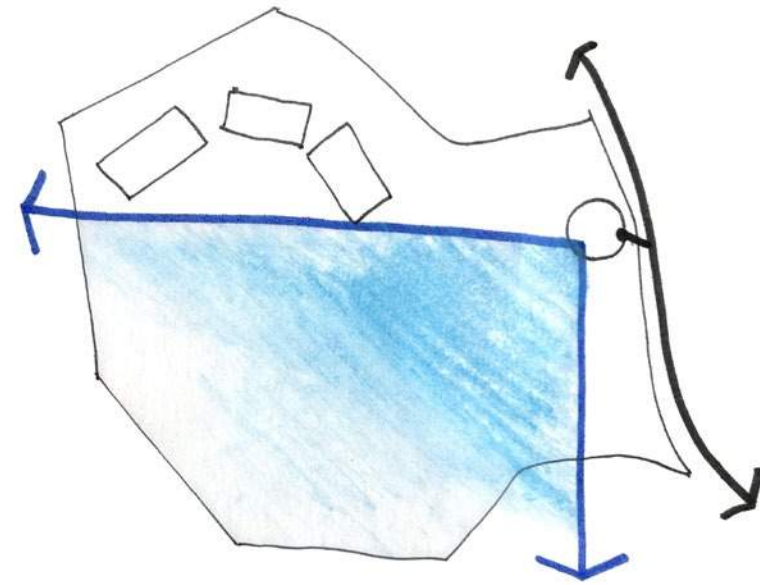
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Masterplan formed in response to the site's unique characteristics and potential.



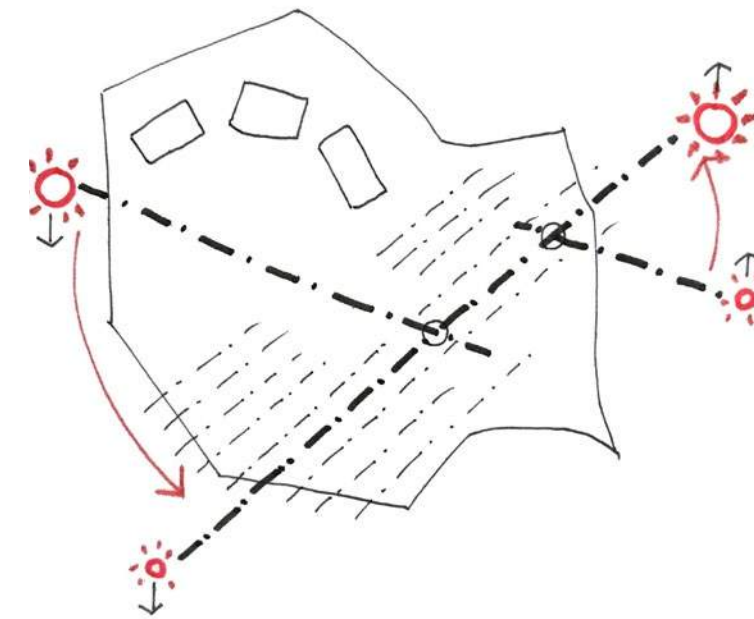
## NATURE

All trees retained.  
Re-wilded with fast growing native  
grasses & shrubs.  
Dramatic seasonal changes.



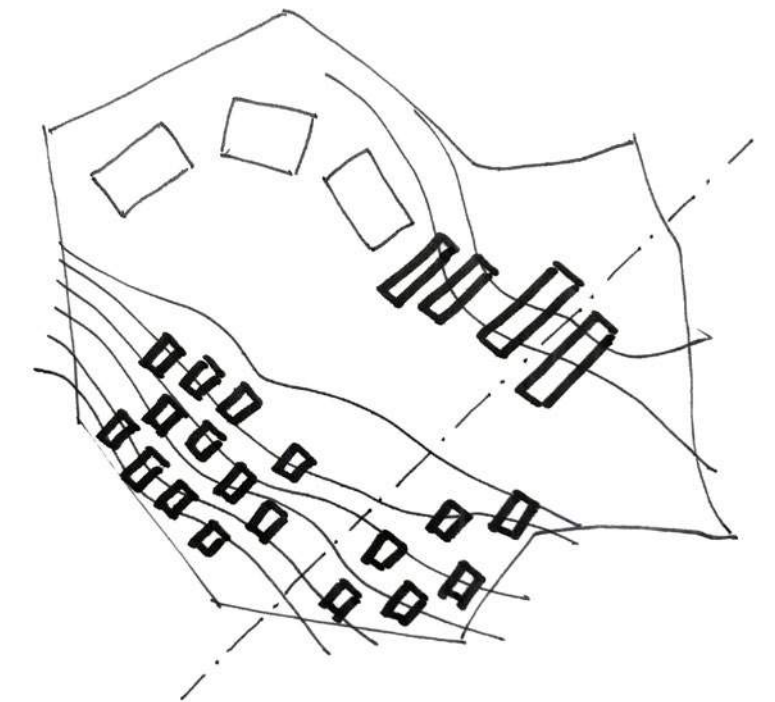
## PROSPECT

Every room with a view.  
Expansive sweeping views celebrated &  
maximized.



## SUN

Orientation set by winter and summer  
solstices connect to nature's rhythms.  
Winter sun captured for warmth and  
nourishment  
Summer sun protection and shade.



## TOPOGRAPHY

All building are arranged in harmony  
with contours.  
Minimizing ground works.  
Locking building into site.





# Re-Wilding

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# Local

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01 CA Hills



02 Riparian Edge



03 Shadow Gardens



04 CA Vineyard



05 Bio-retention



06 Under-story





# Aerial looking east

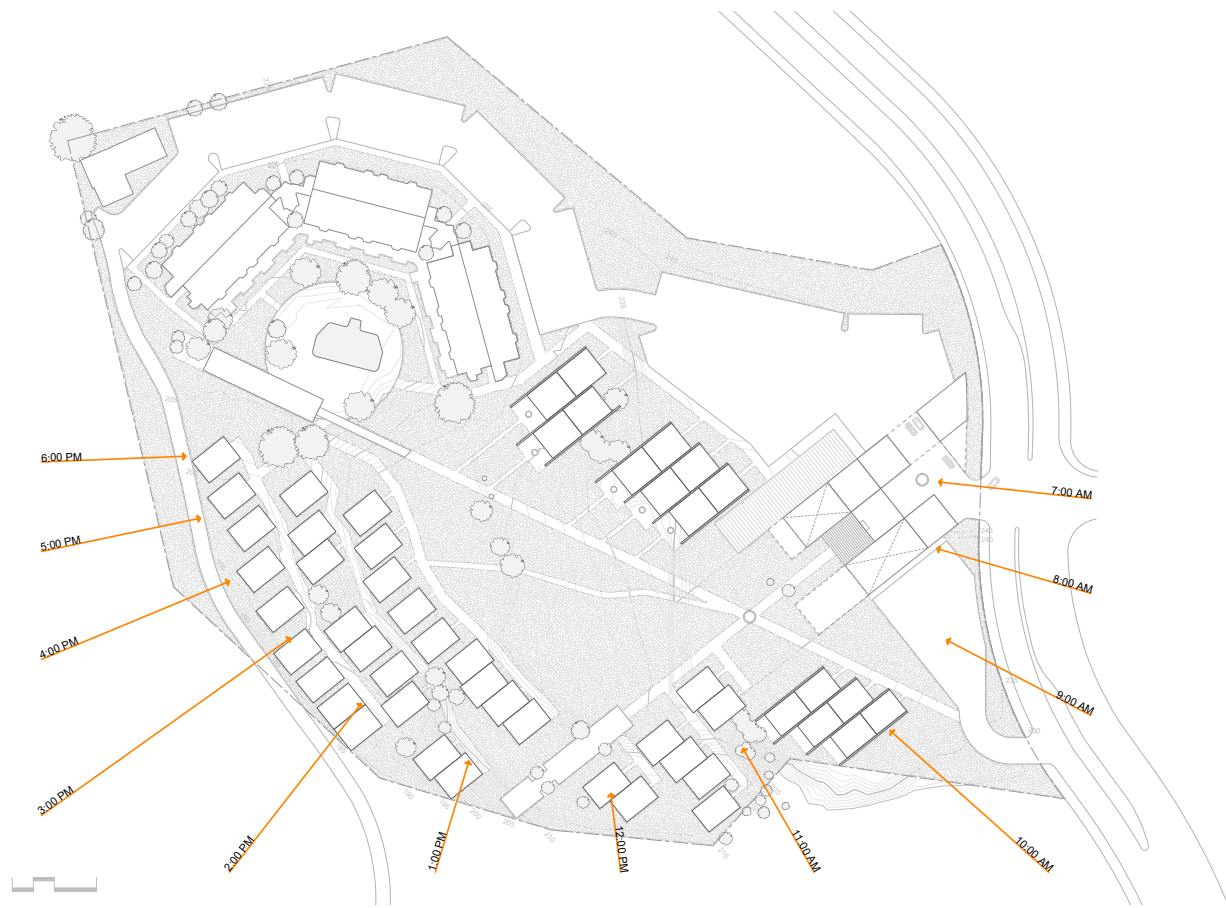
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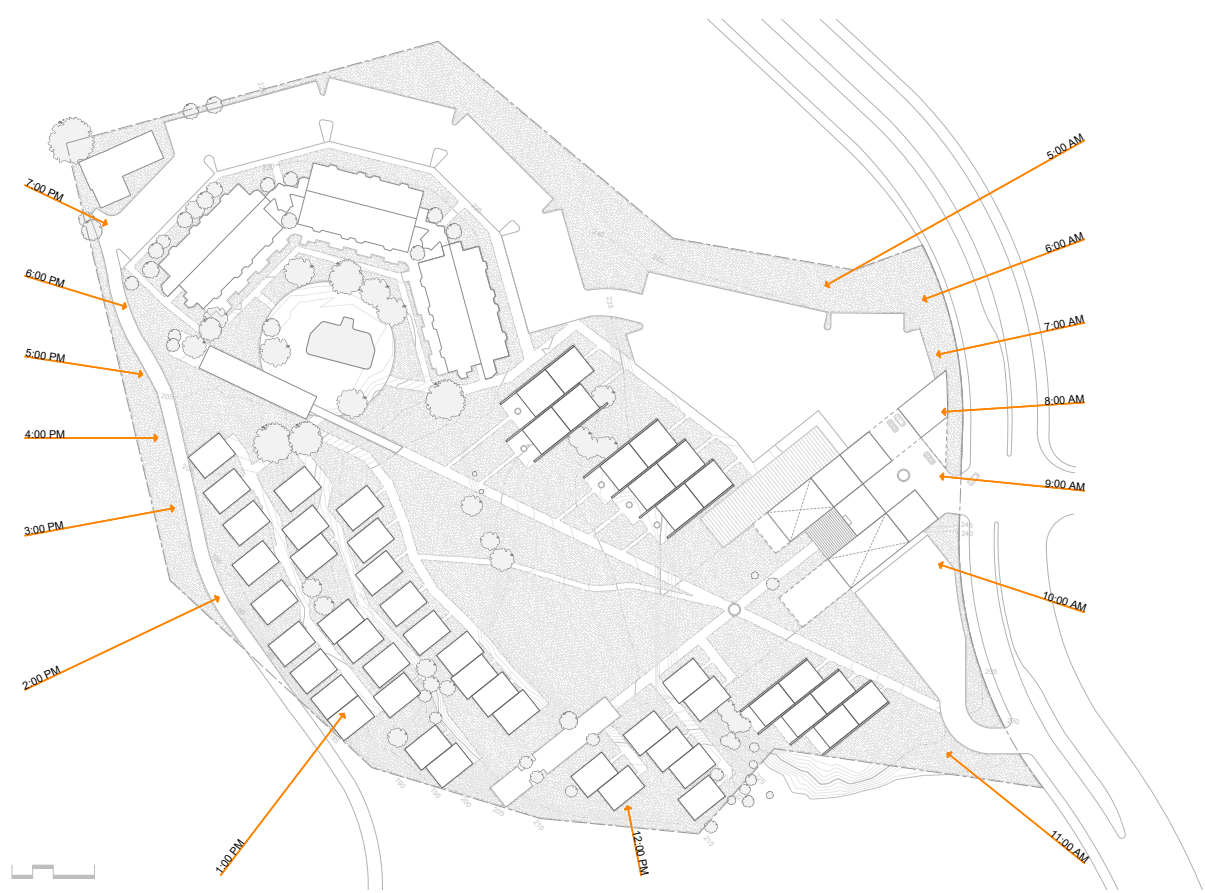


# Solar access

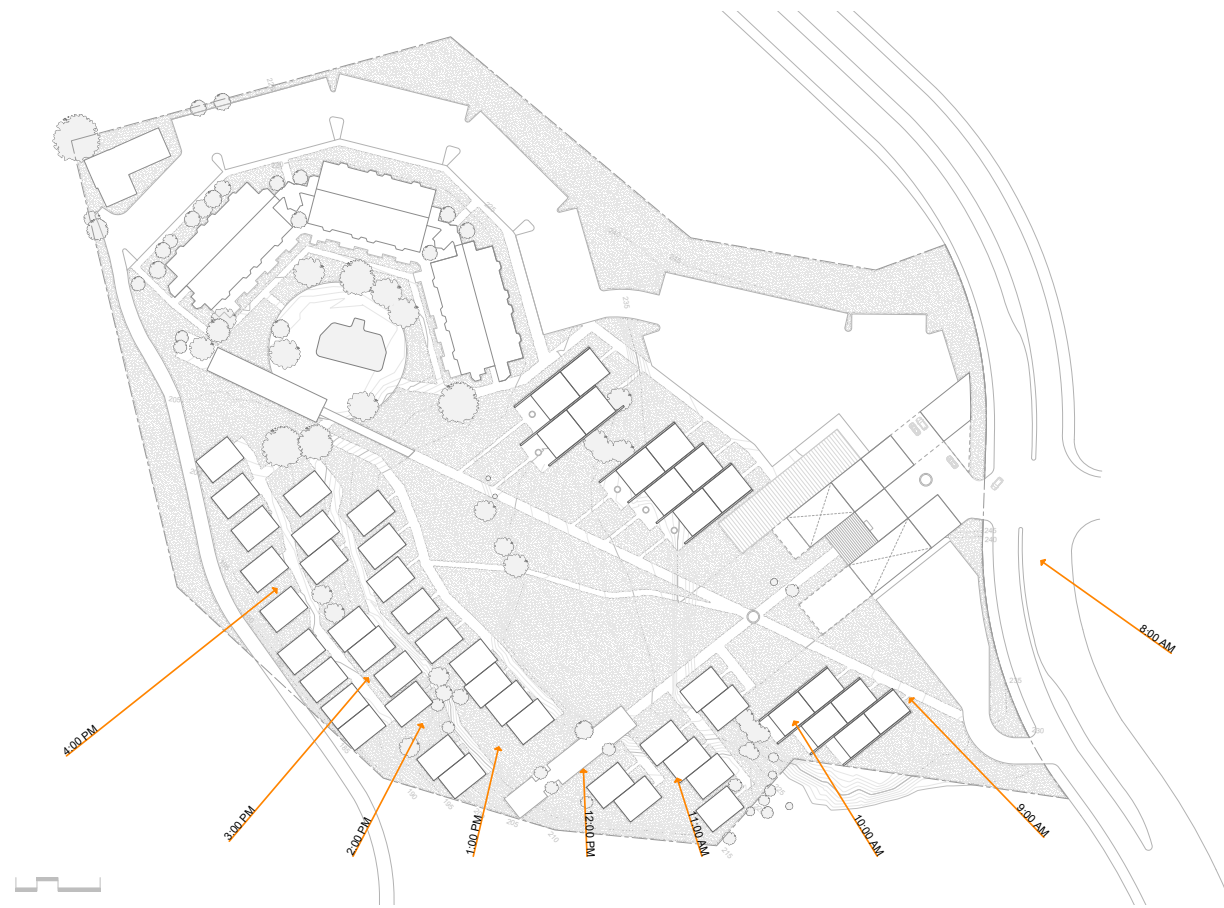
Spring/Fall Equinox Sun-path



Summer Solstice Sun-path



Winter Solstice Sun-path





# The Buildings

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Holistic design response where every decision is made with purpose and intent.



## DELIVERABLE

Consistent repetitive modules enable efficient on- and off-site manufacture to optimize cost, speed and quality.



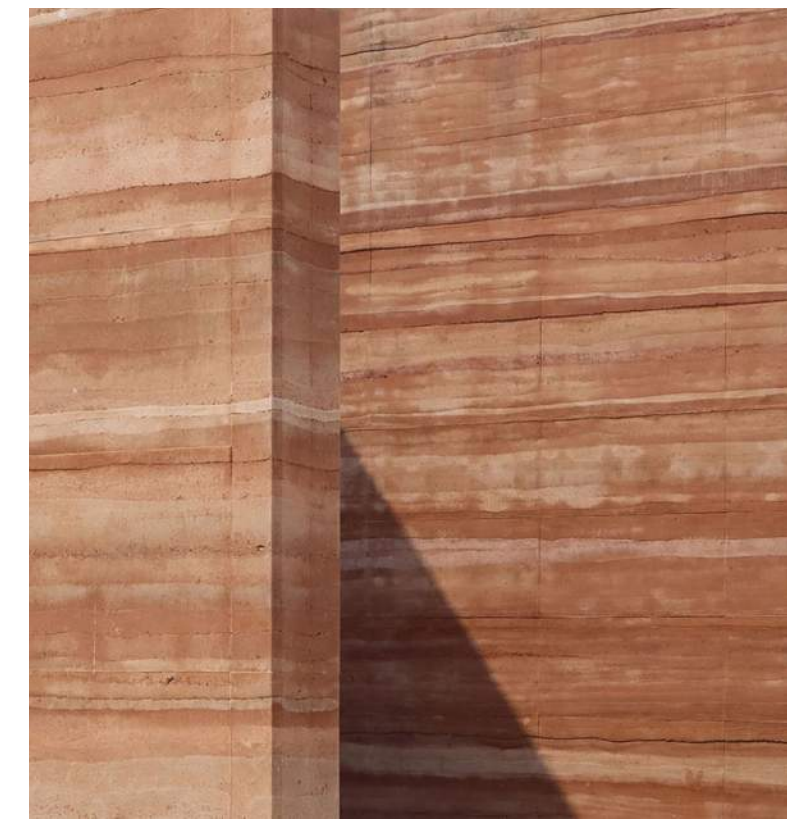
## RESILIENT

Durable materials that are easy to maintain and improve with age.



## SUSTAINABLE

Local materials.  
Low embodied energy.  
Self-finished materials, standard sizes,  
minimised waste.



## BEAUTIFUL

Tactile and simple.  
Elegant proportions.  
Connection to nature.





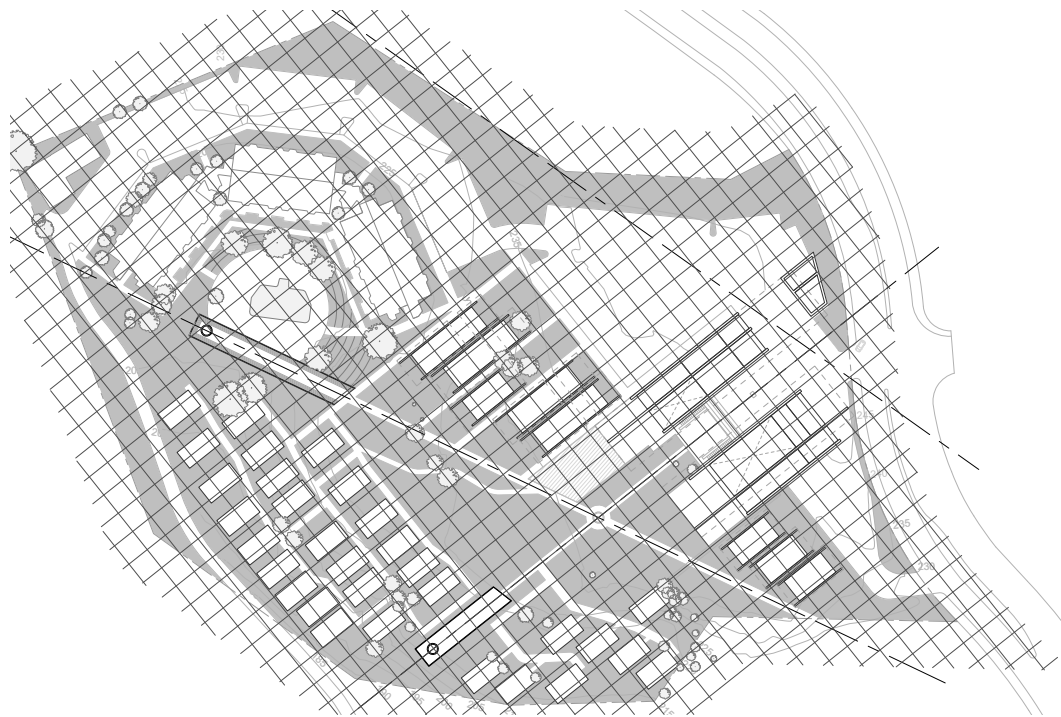
# The Proposal

- 1 Single Unit
- 2 Double Unit
- 3 Triple Unit
- 4 Entry Court
- 5 Market
- 6 Restaurant (below)
- 7 Valet Dropoff
- 8 Lobby
- 9 Valet/Security
- 10 Event Space (below)
- 11 Kitchen Garden
- 12 Grassland
- 13 Spa
- 14 Pool
- 15 Viewing Platform/Event Space
- 16 Winter Solstice Sunrise Axis
- 17 Summer Solstice Sunset Axis
- 18 Winter Solstice Sunset Axis





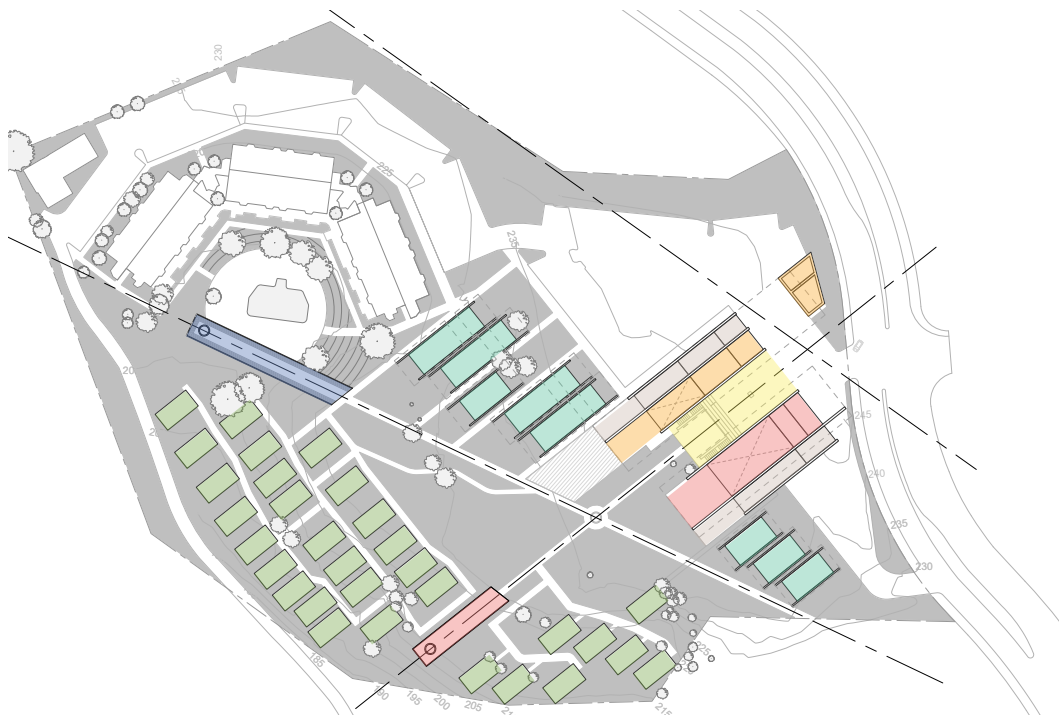
# The Concept



GRID



RELATIONSHIP TO  
GROUND



USE AREAS

- Event spaces
- Guest services, food + bev
- Public spaces
- Single-bed cabins
- Multi-bed guest units
- Spa, pool house, gym
- Back of house spaces



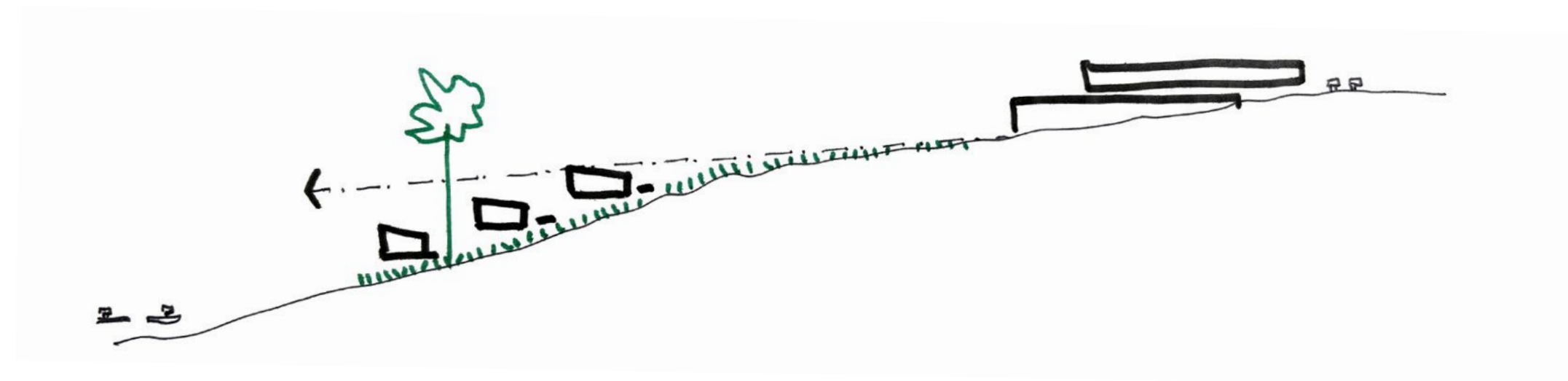
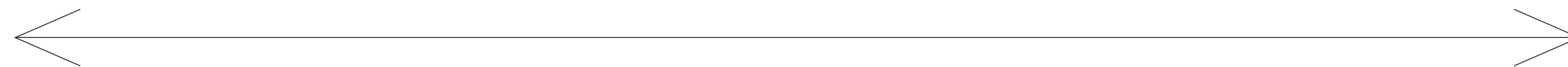
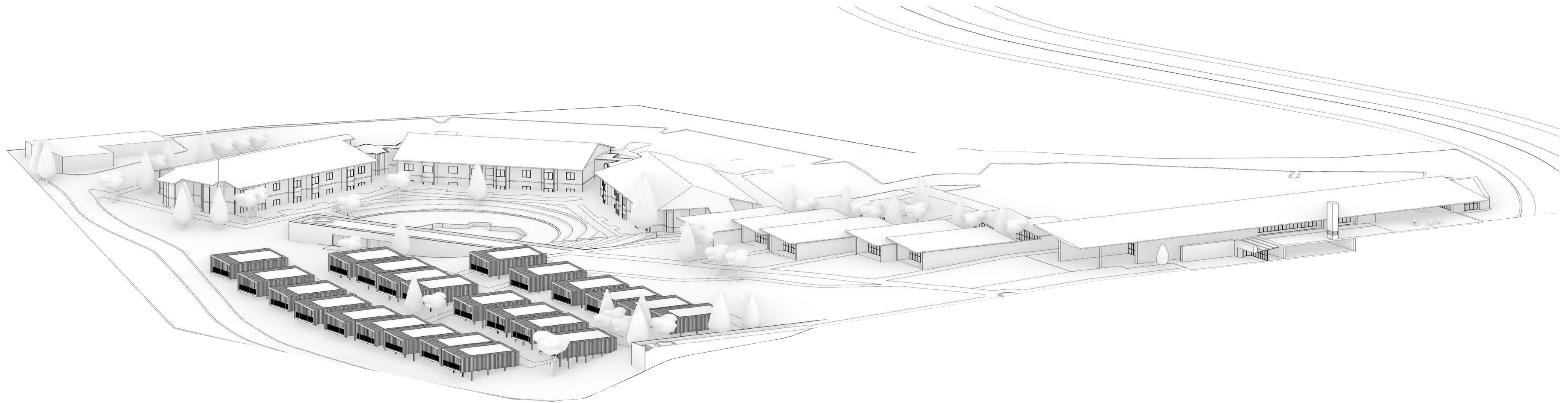
CIRCULATION

- Raised walkway
- Vehicular circulation and parking
- Loading



# Site section looking north

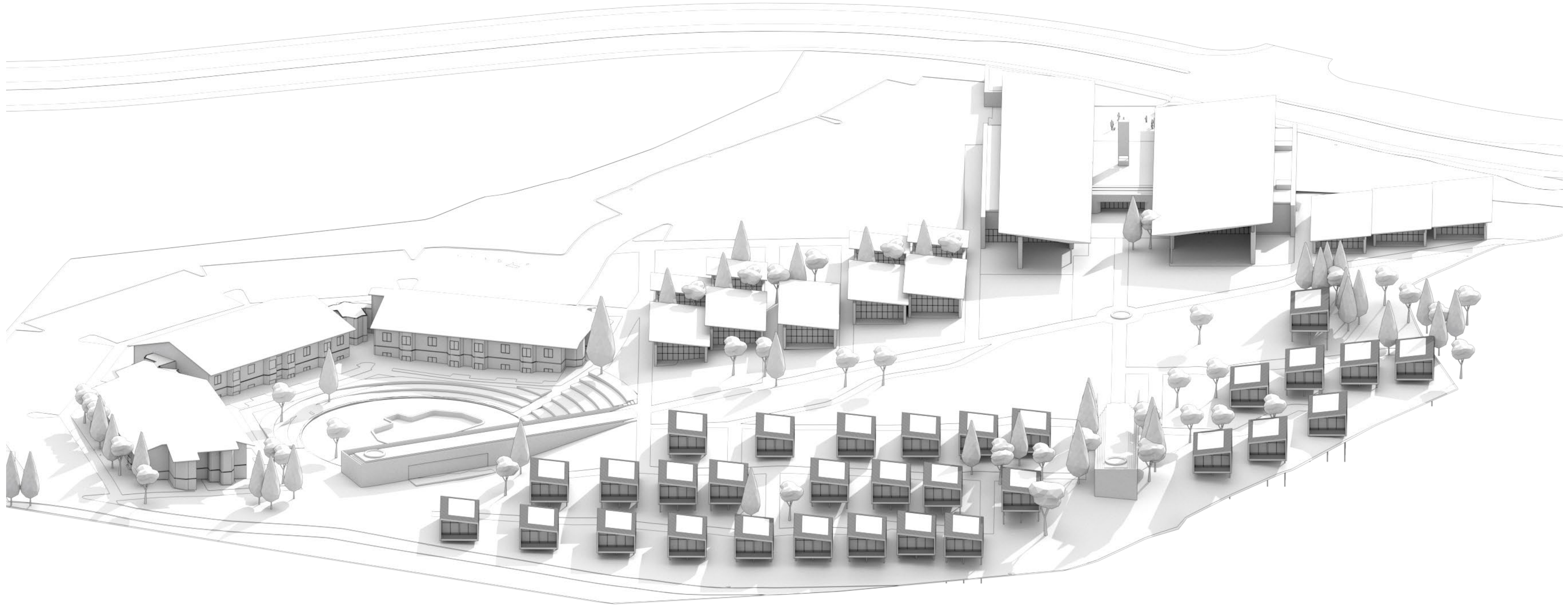
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# Aerial view looking northeast

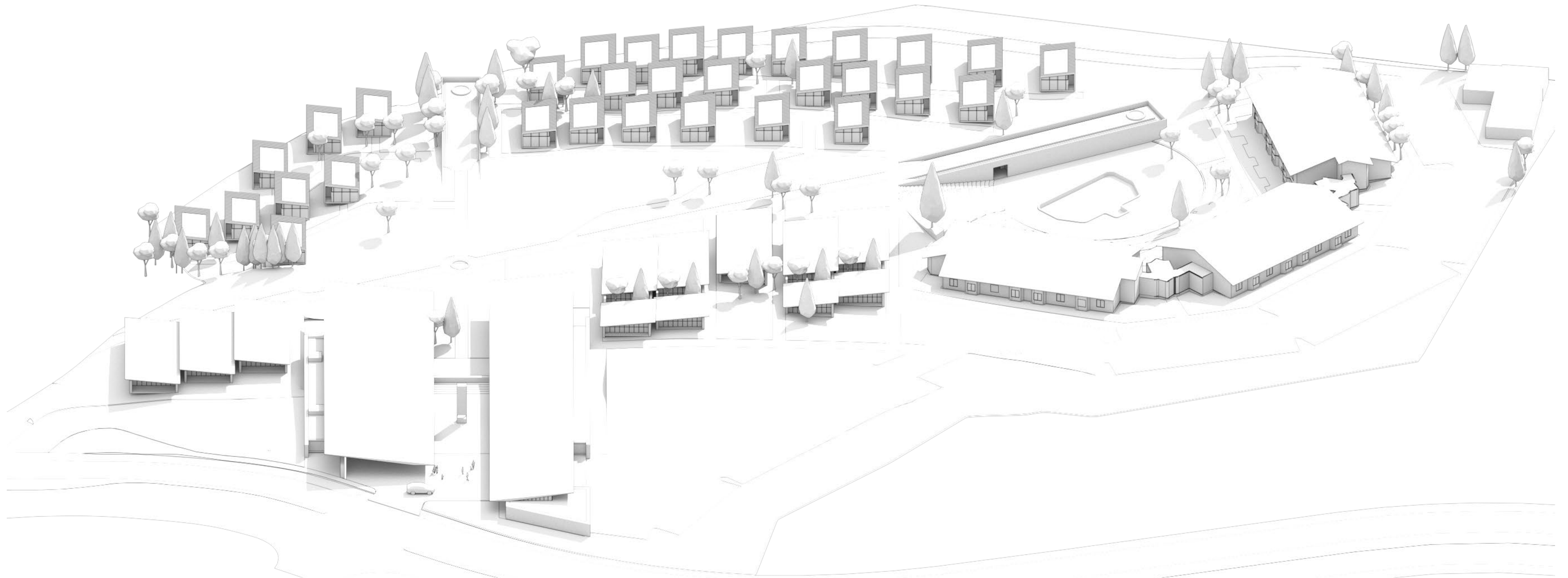
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# Aerial view looking southwest

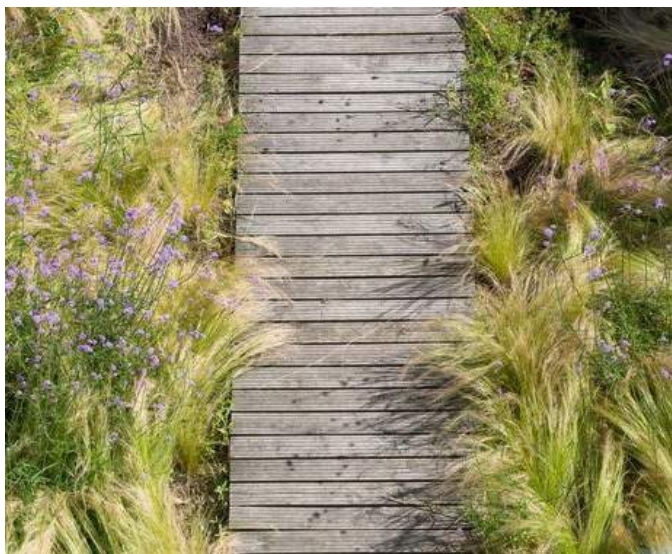
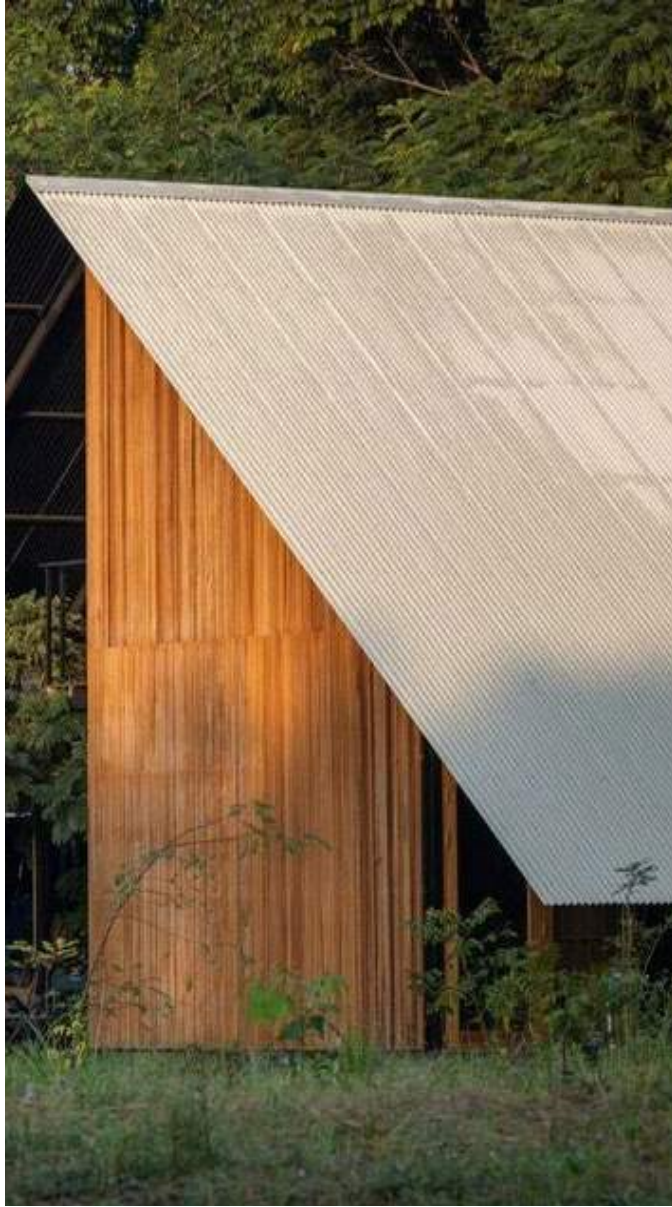
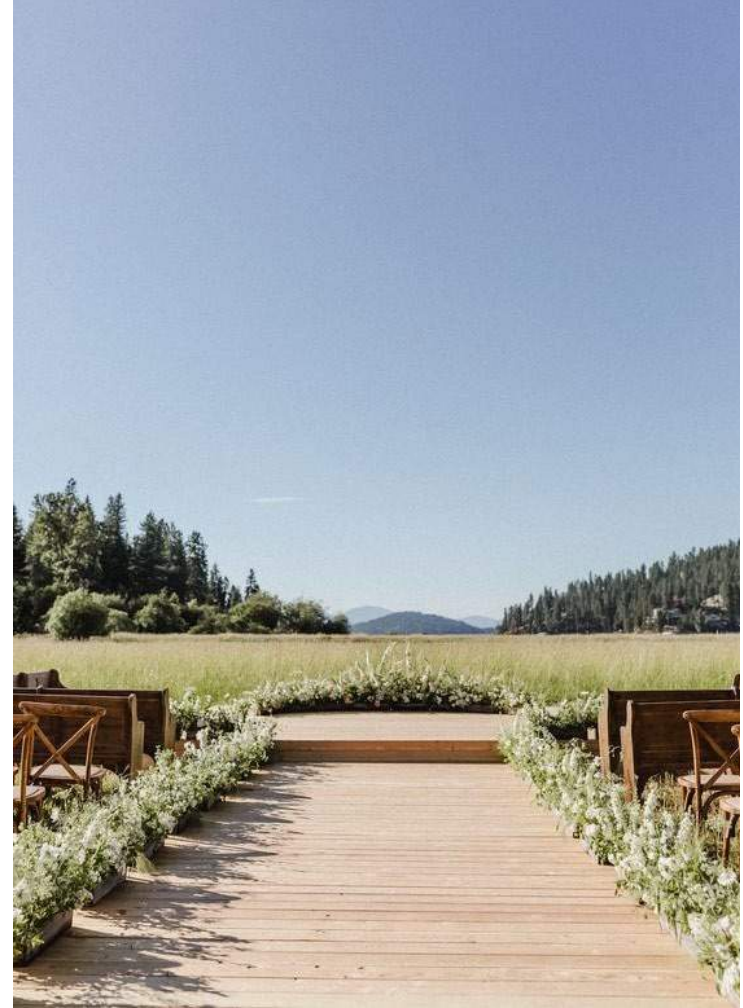
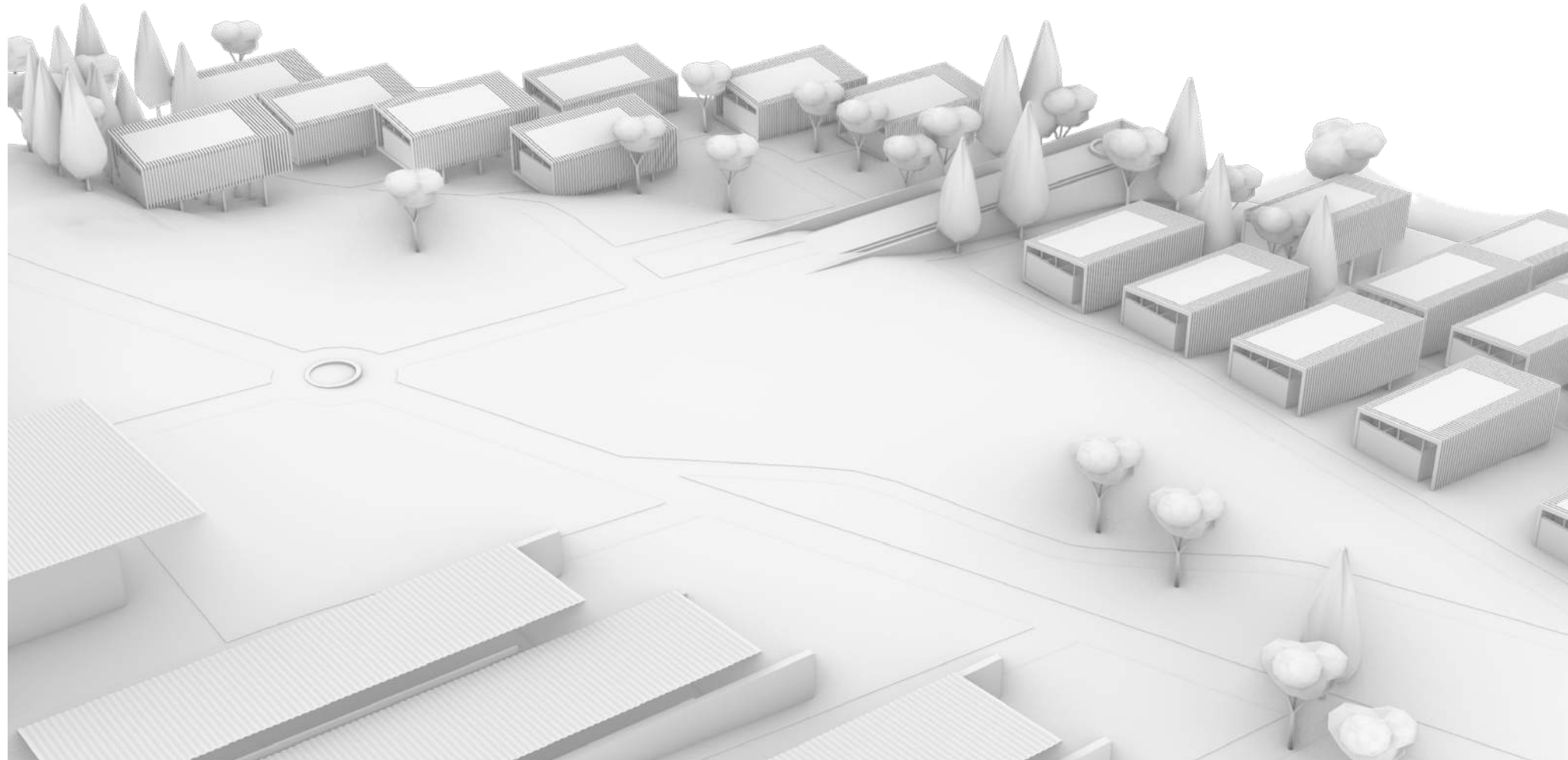
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# Outdoor Amenities

Open Space





# Celebrating Place

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# 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%              |                      |                     |                 |
| Lcw Water Area               | 123,038     | 70.3%             |                      |                     |                 |
| Mod. Water Area              | 48,563      | 27.8%             |                      |                     |                 |
| High Water Area              | 0           | 0.0%              |                      |                     |                 |
| Total Area                   | 175,000     |                   |                      |                     |                 |





# 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*  
Low 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  
*Crococsmia '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'*  
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



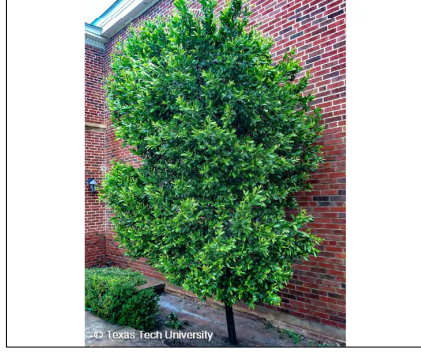
Statice  
*Limnium perezii*  
Low water  
Area 9



Alaska Bearberry  
*Archtoostaphylos u. 'Alaska'*  
Low water  
Areas 8, 9

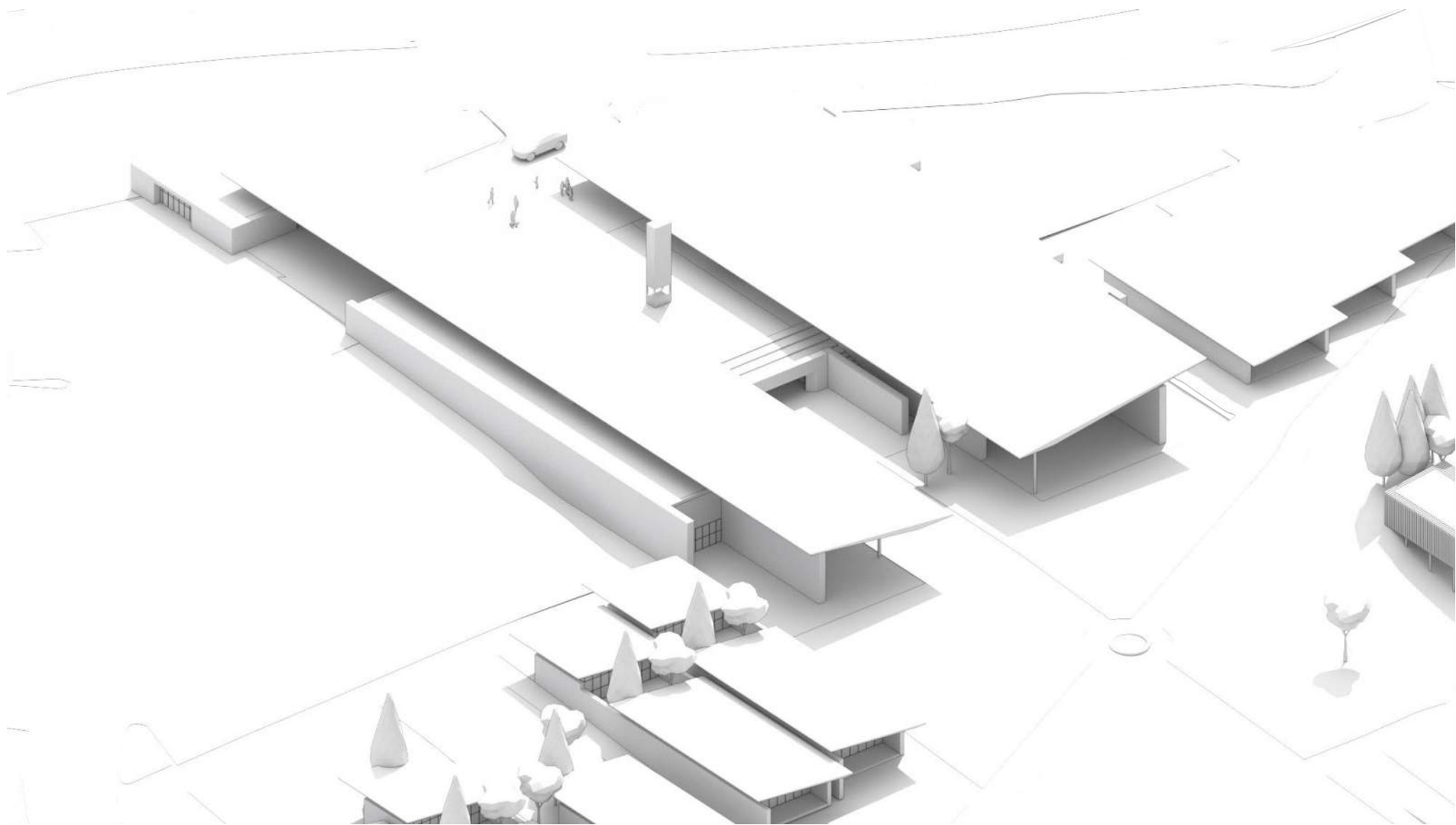
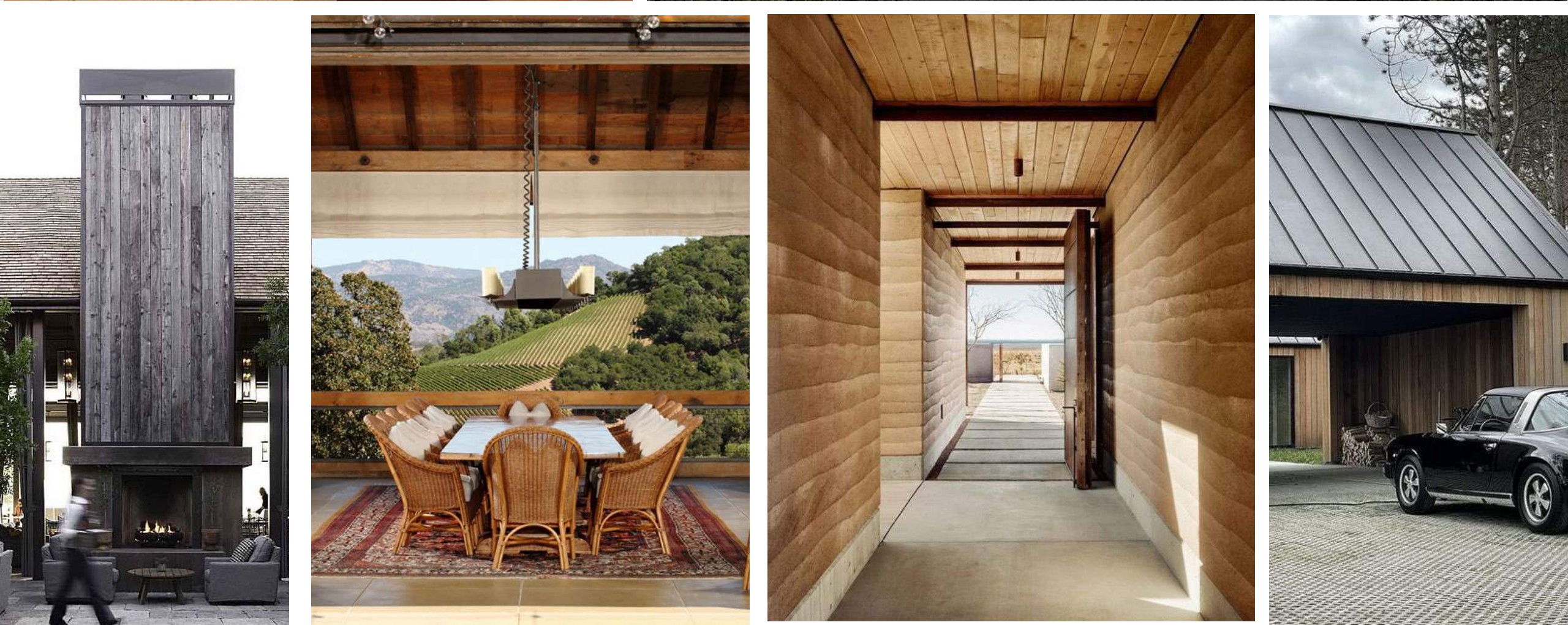


Dwarf Strawberry Tree  
*Arbutus unedo 'Compacta'*  
Low water  
Area 10



Carolina Laurel Cherry  
*Prunus caroliniana*  
Low water  
Area 10





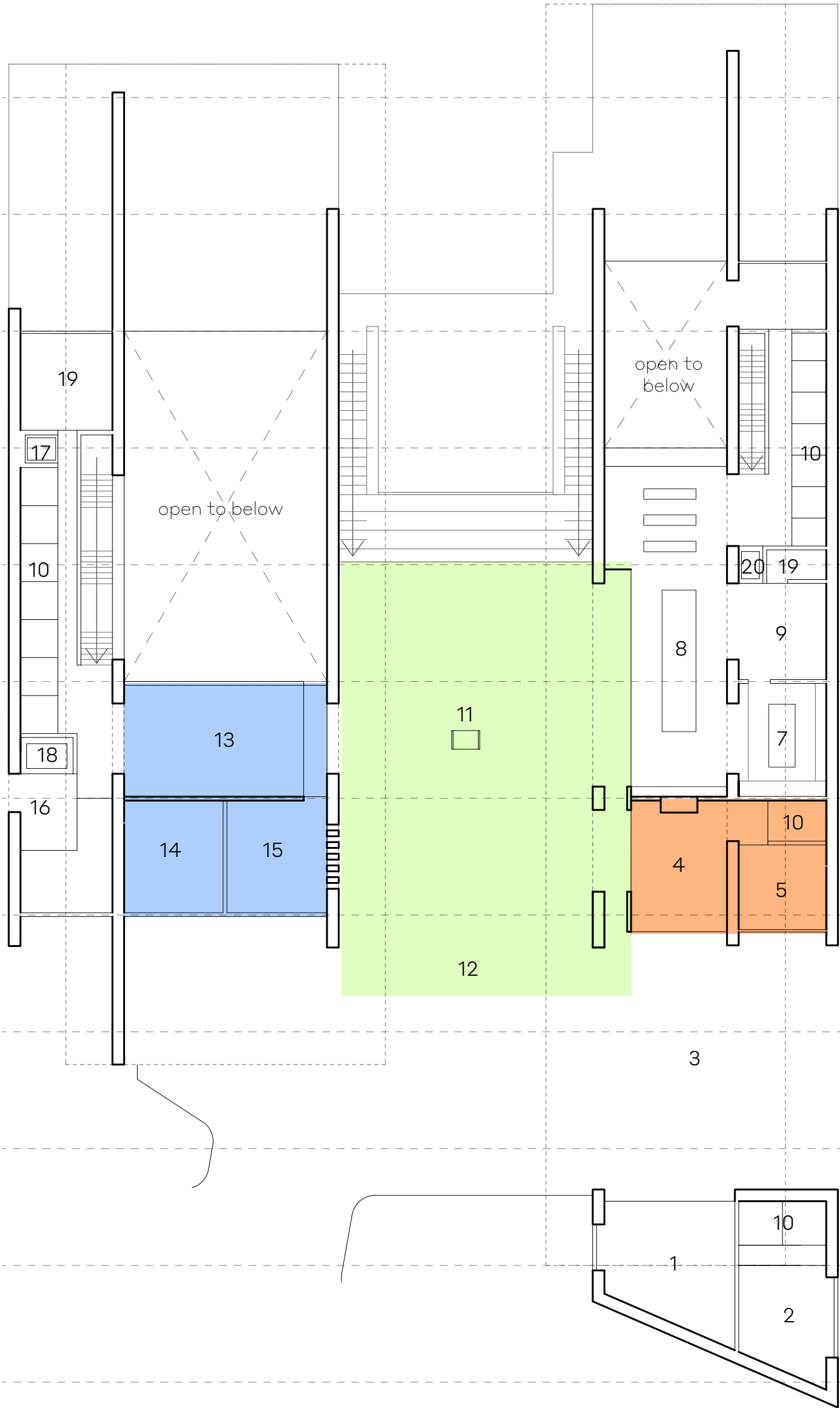
The Barn  
Lobby Building



# The Barn

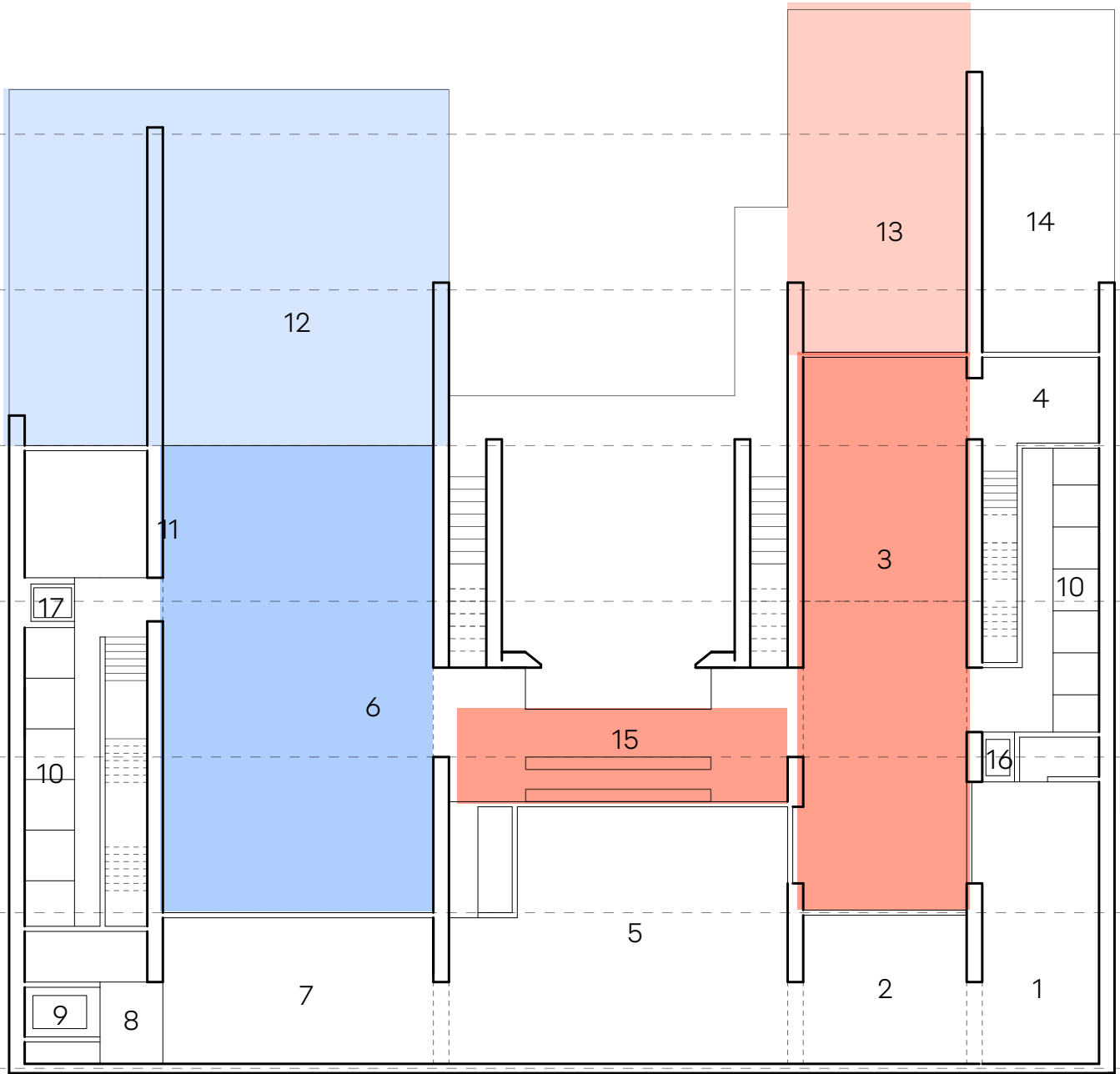
Entrance Level

- 1 Valet/Luggage
- 2 Security
- 3 Valet Dropoff
- 4 Lobby
- 5 Lobby Office
- 6 Market
- 7 Bar/Servery/Prep
- 8 The Long Room
- 9 Market Cold Room
- 10 W.C./Service
- 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



Lower Level

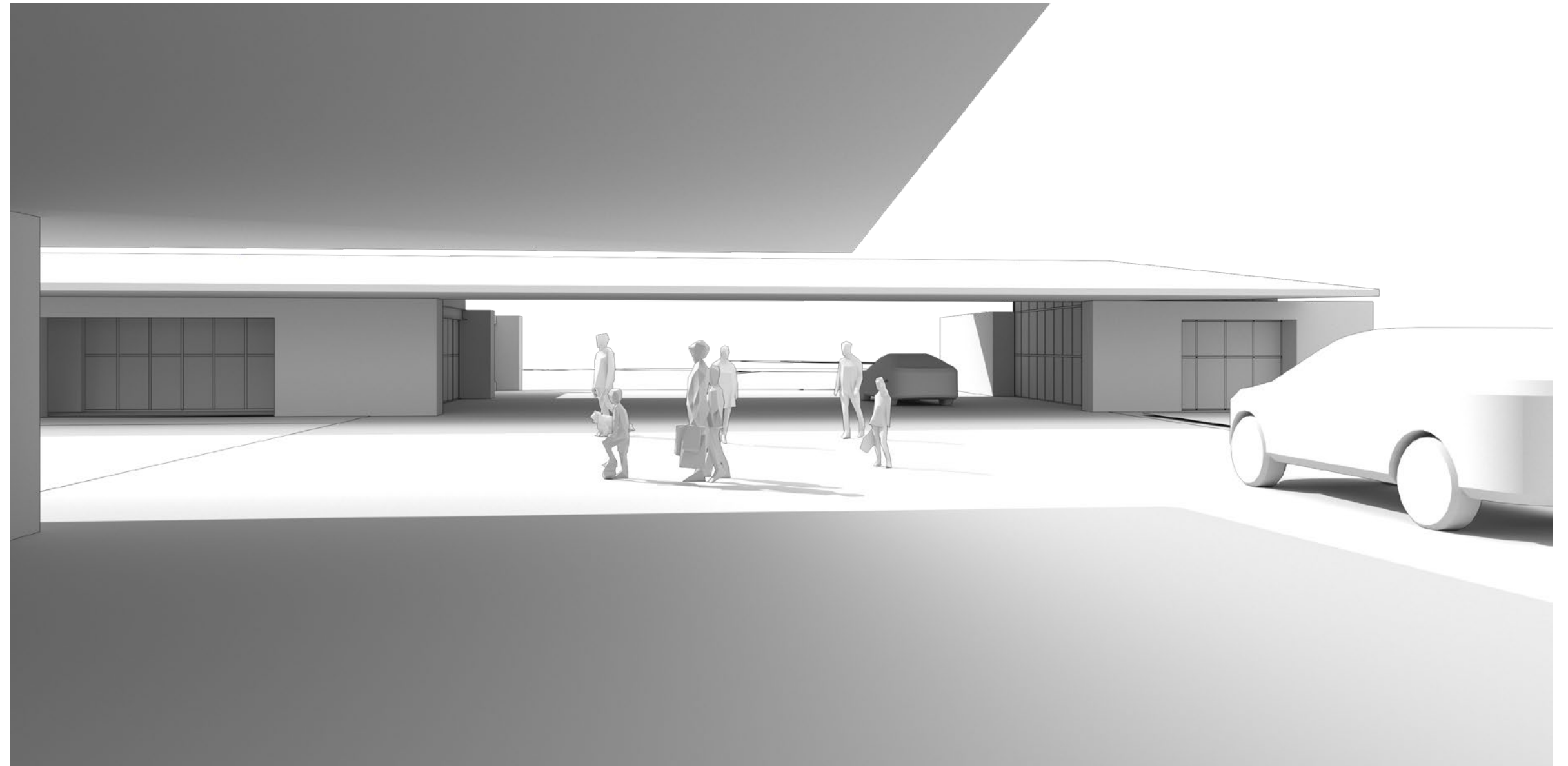
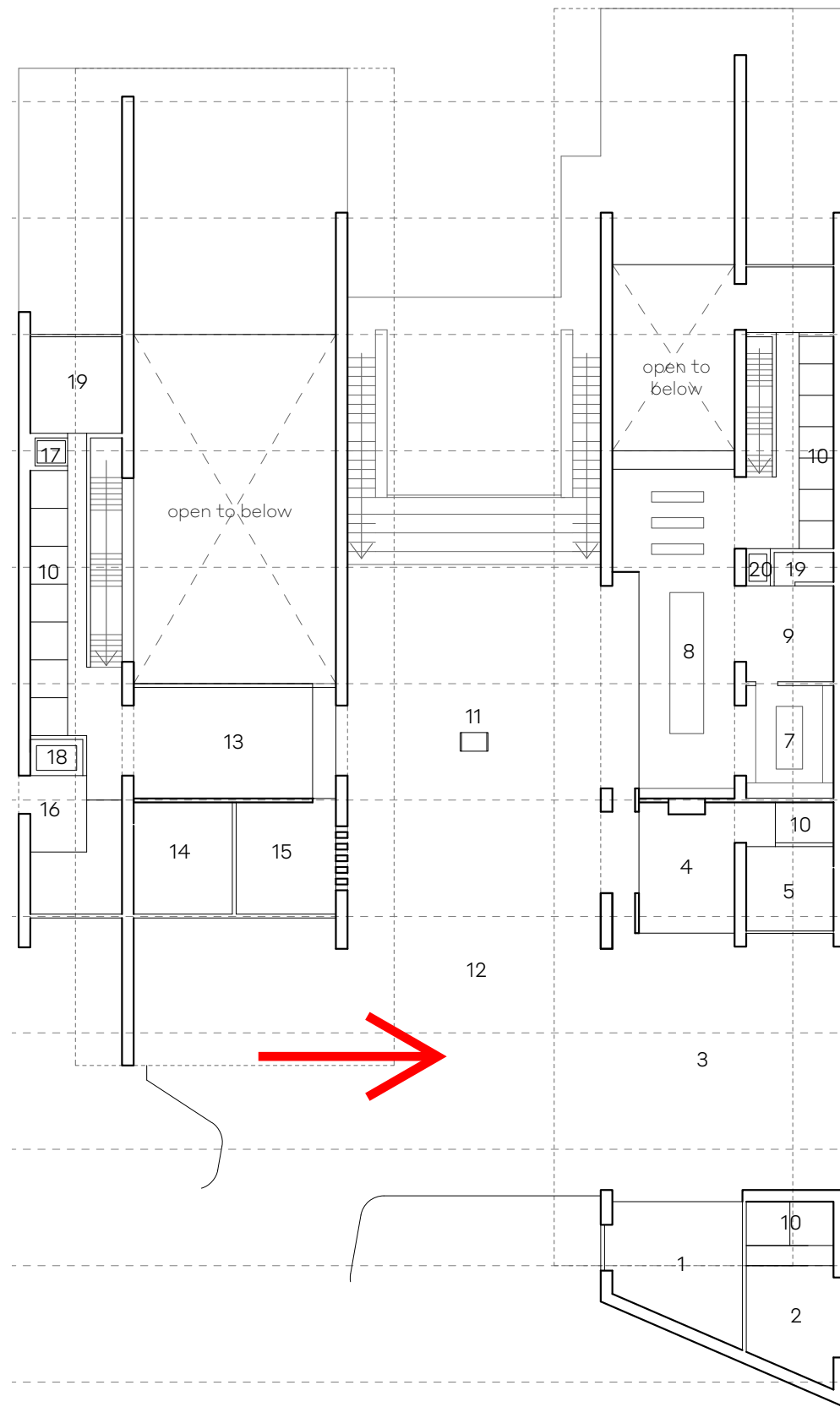
- 1 Kitchen Storage
- 2 Kitchen Office
- 3 Restaurant
- 4 Private Dining
- 5 Kitchen
- 6 Ballroom
- 7 Ballroom Servery
- 8 Loading
- 9 Service Elevator
- 10 W.C./Service
- 11 Ballroom Storage
- 12 Outdoor Event Space
- 13 Outdoor Restaurant Seating
- 14 Golfcart Charging Stations
- 15 Bar
- 16 Elevator
- 17 Guest Elevator





# Arrival

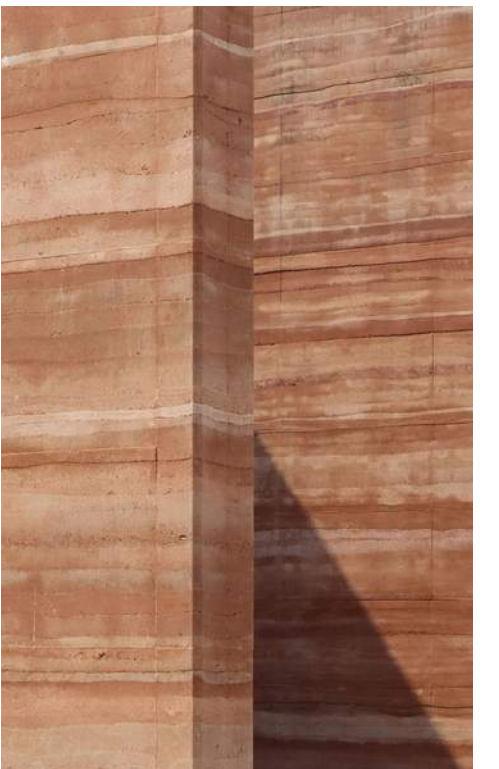
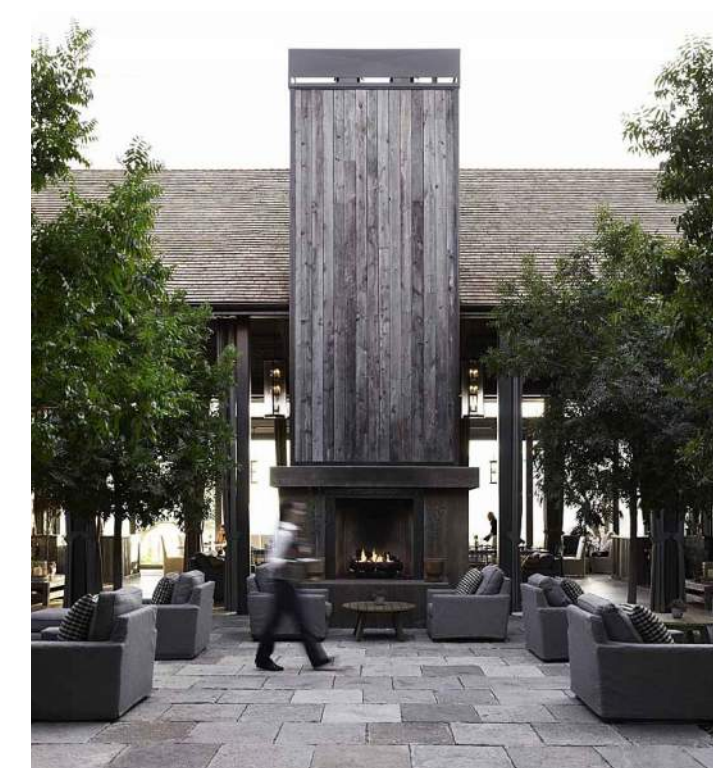
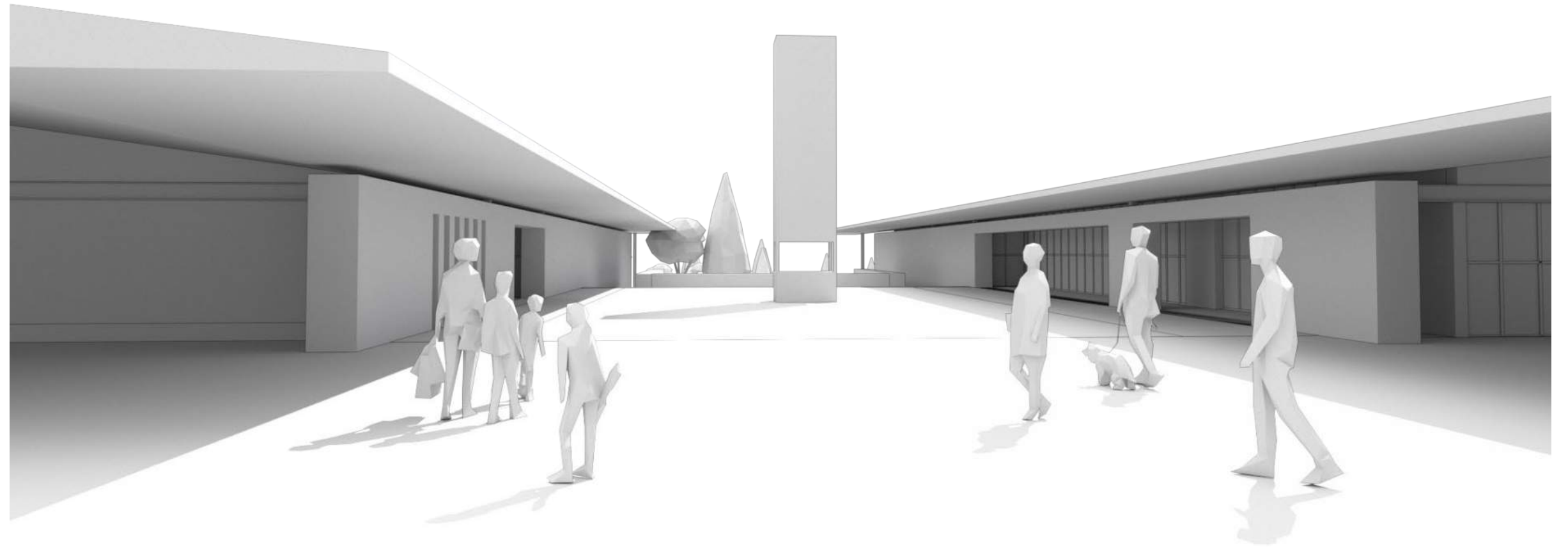
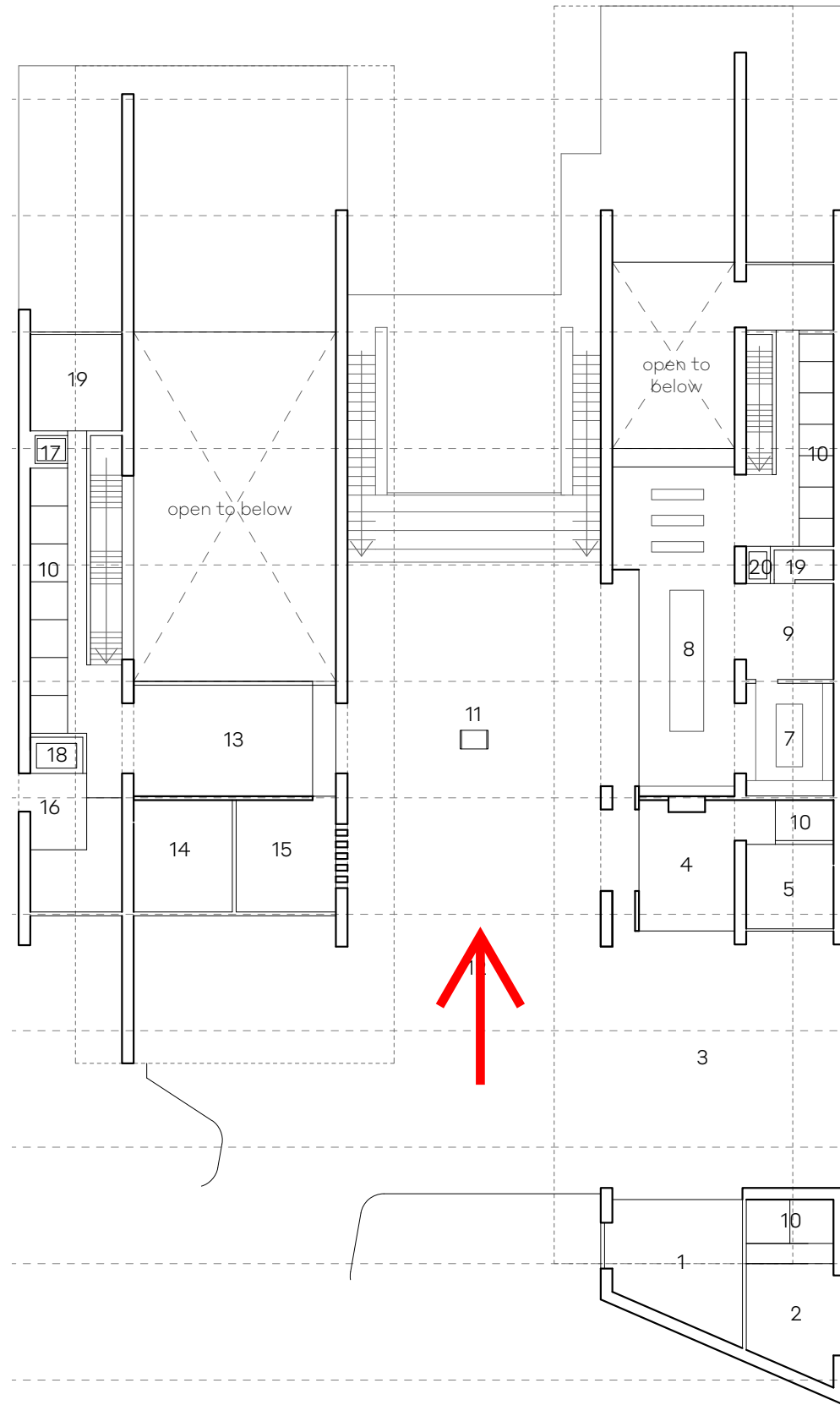
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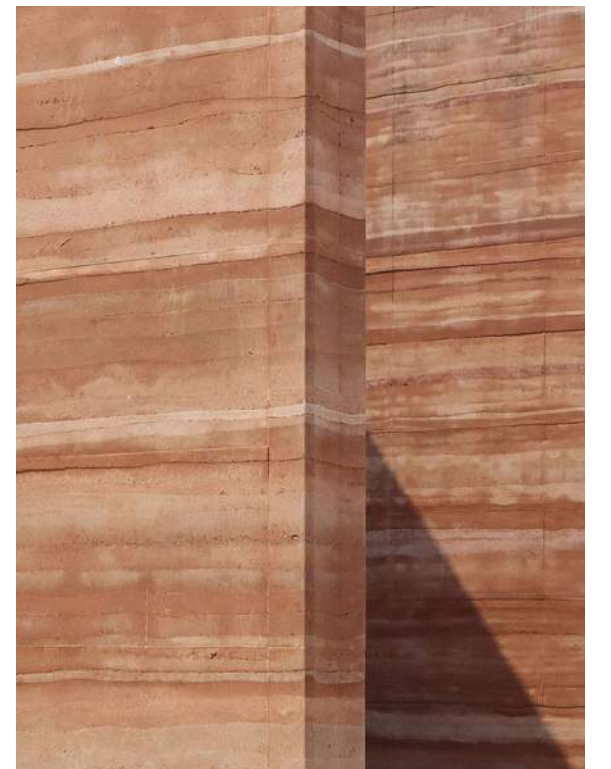
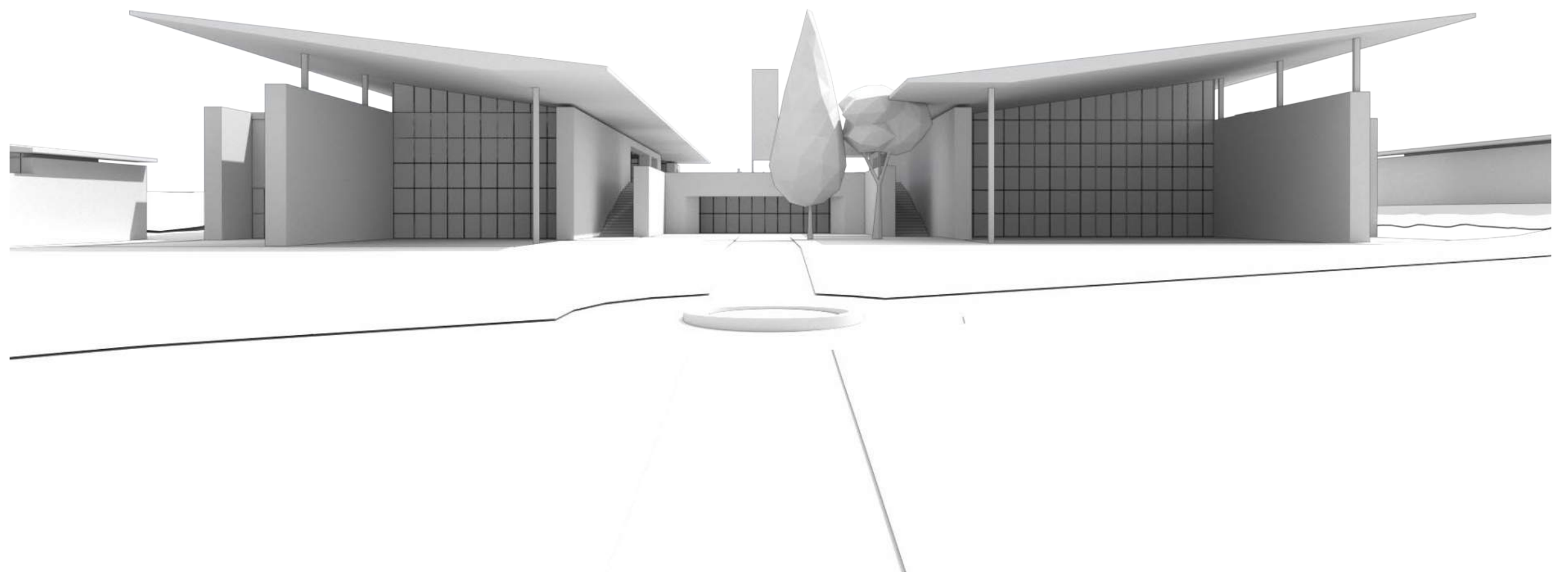
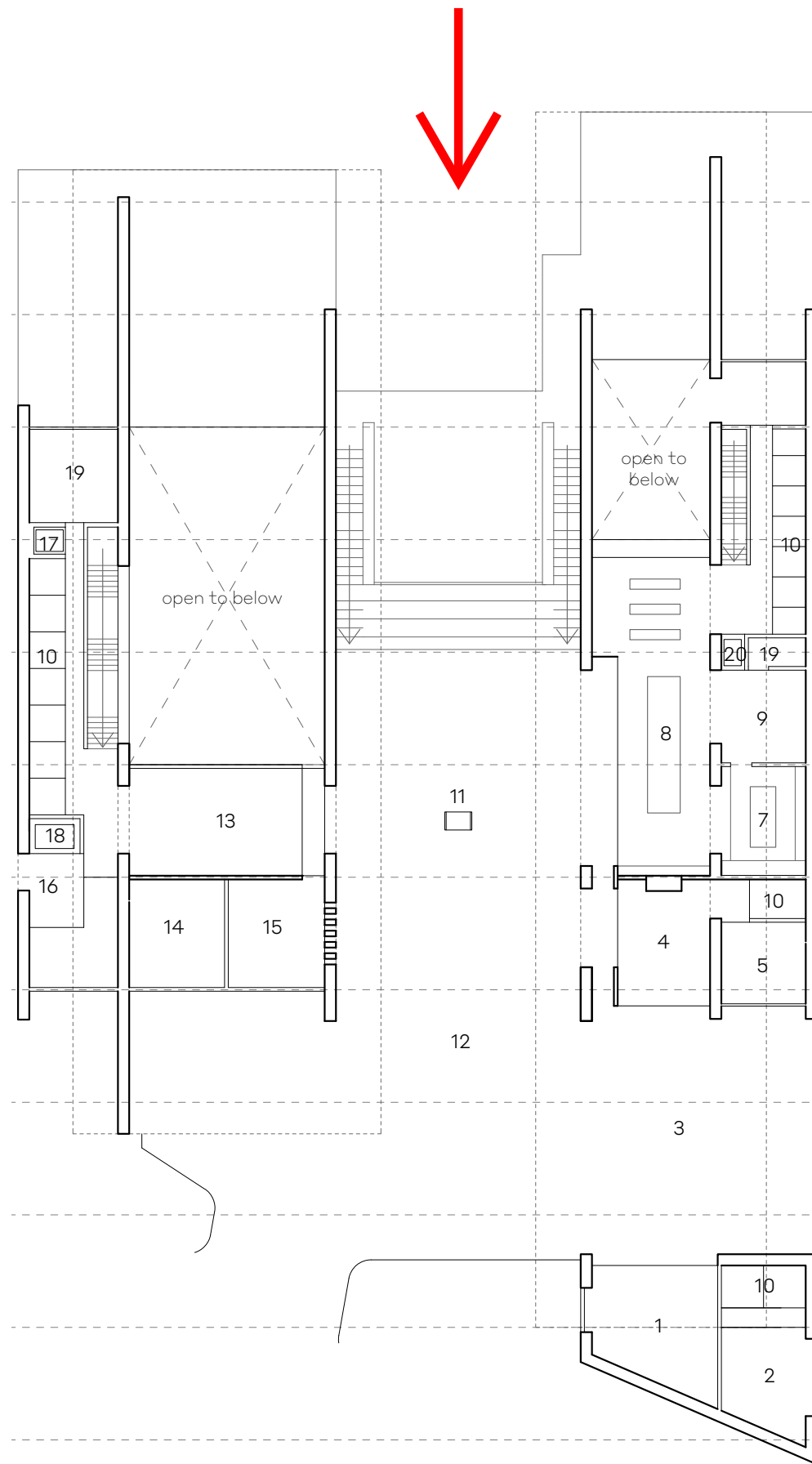
# Welcome

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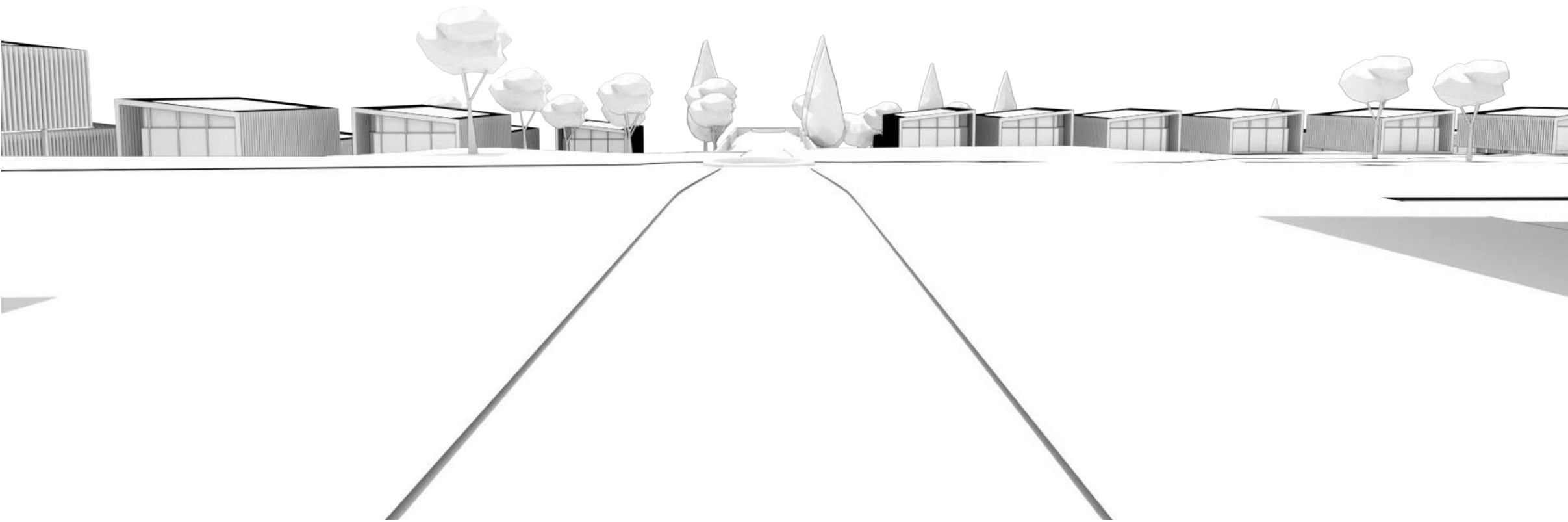
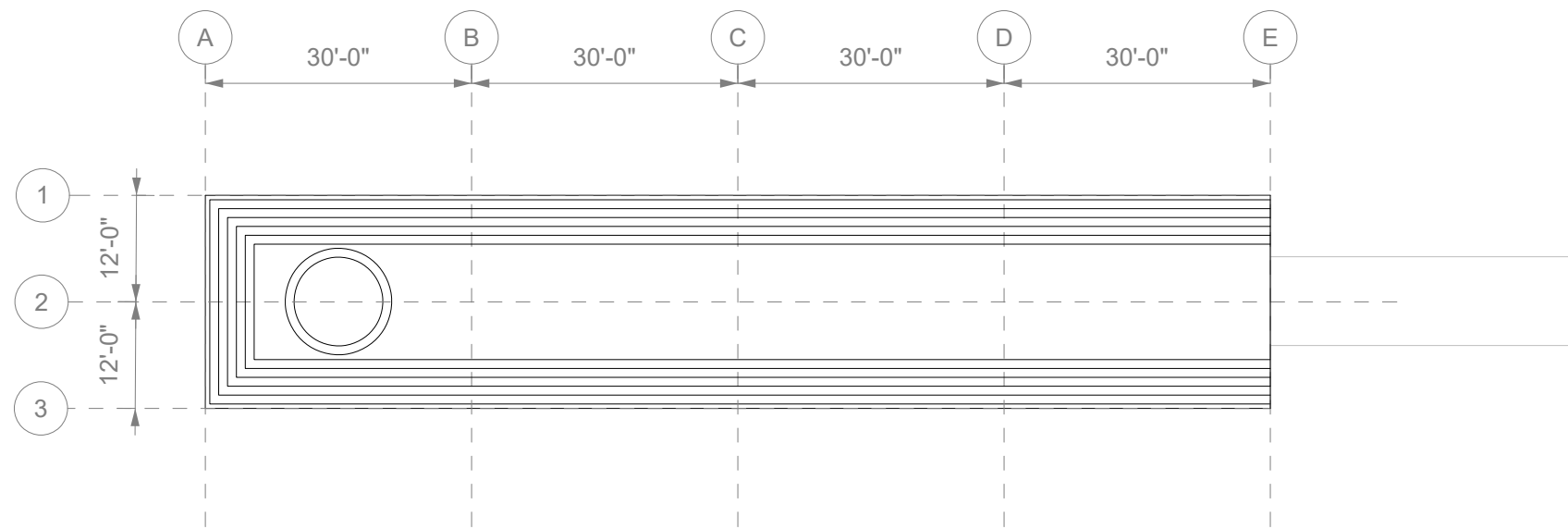


# Outdoor Events + Dining

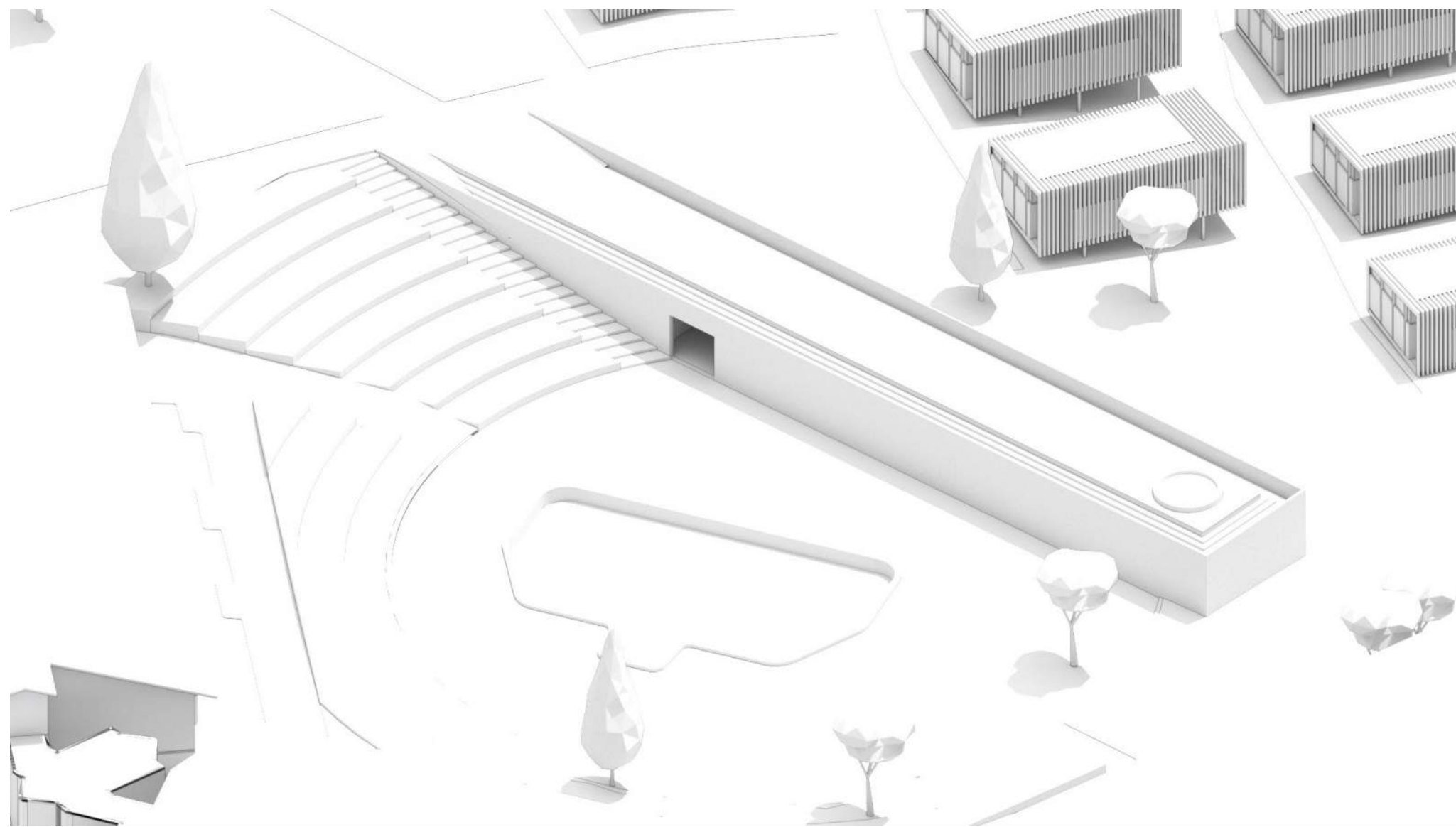




# The Platform





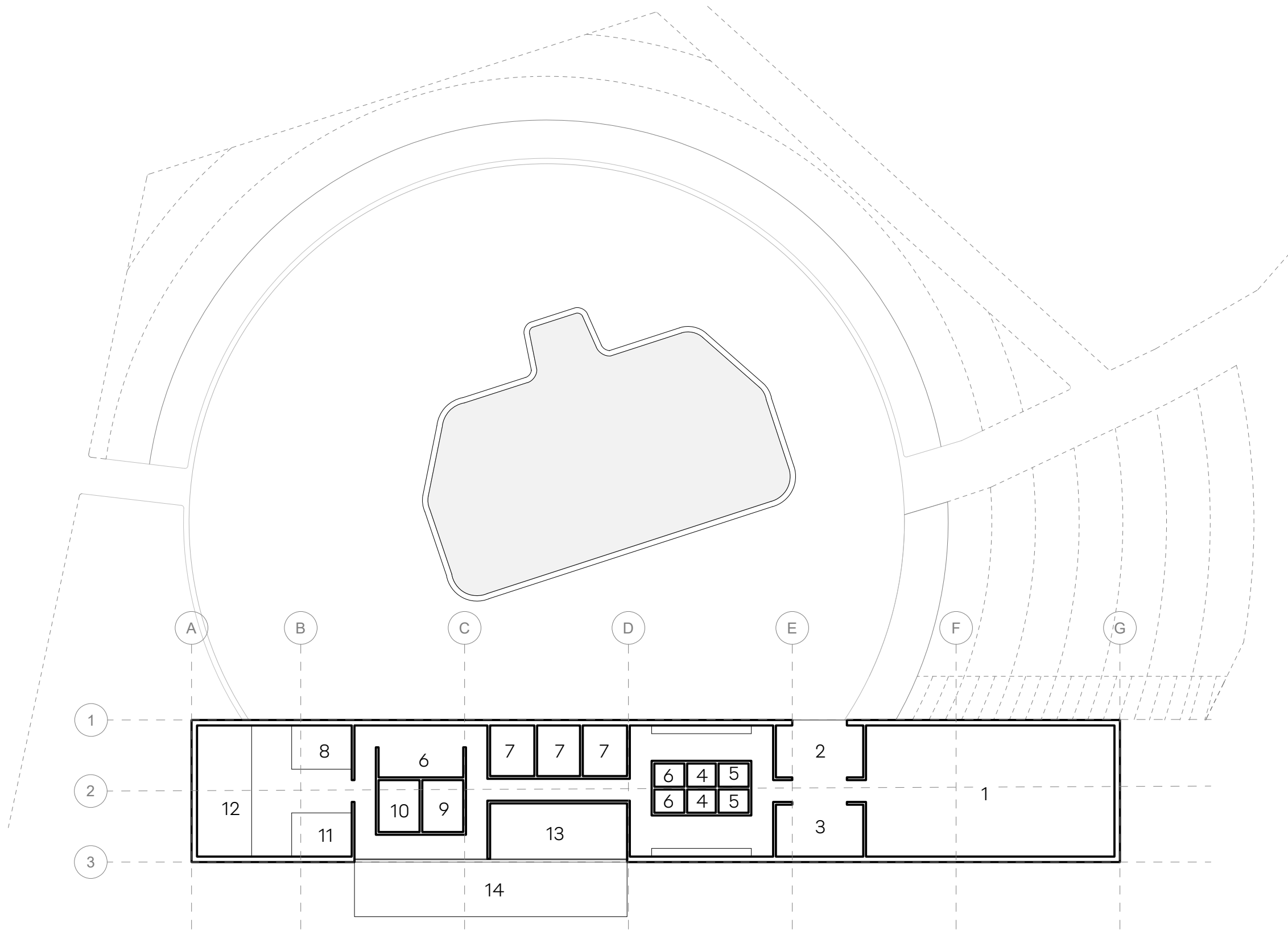


The Spa





# The Spa



- Level 01
- 1 Gym
  - 2 Reception
  - 3 Shop
  - 4 Changing Rooms
  - 5 W.C.
  - 6 Shower
  - 7 Treatment Room
  - 8 Cold Pool
  - 9 Sauna
  - 10 Steam Room
  - 11 Hot Tub
  - 12 Jacuzzi
  - 13 Rest
  - 14 Garden

Earth Tones



Simple Form



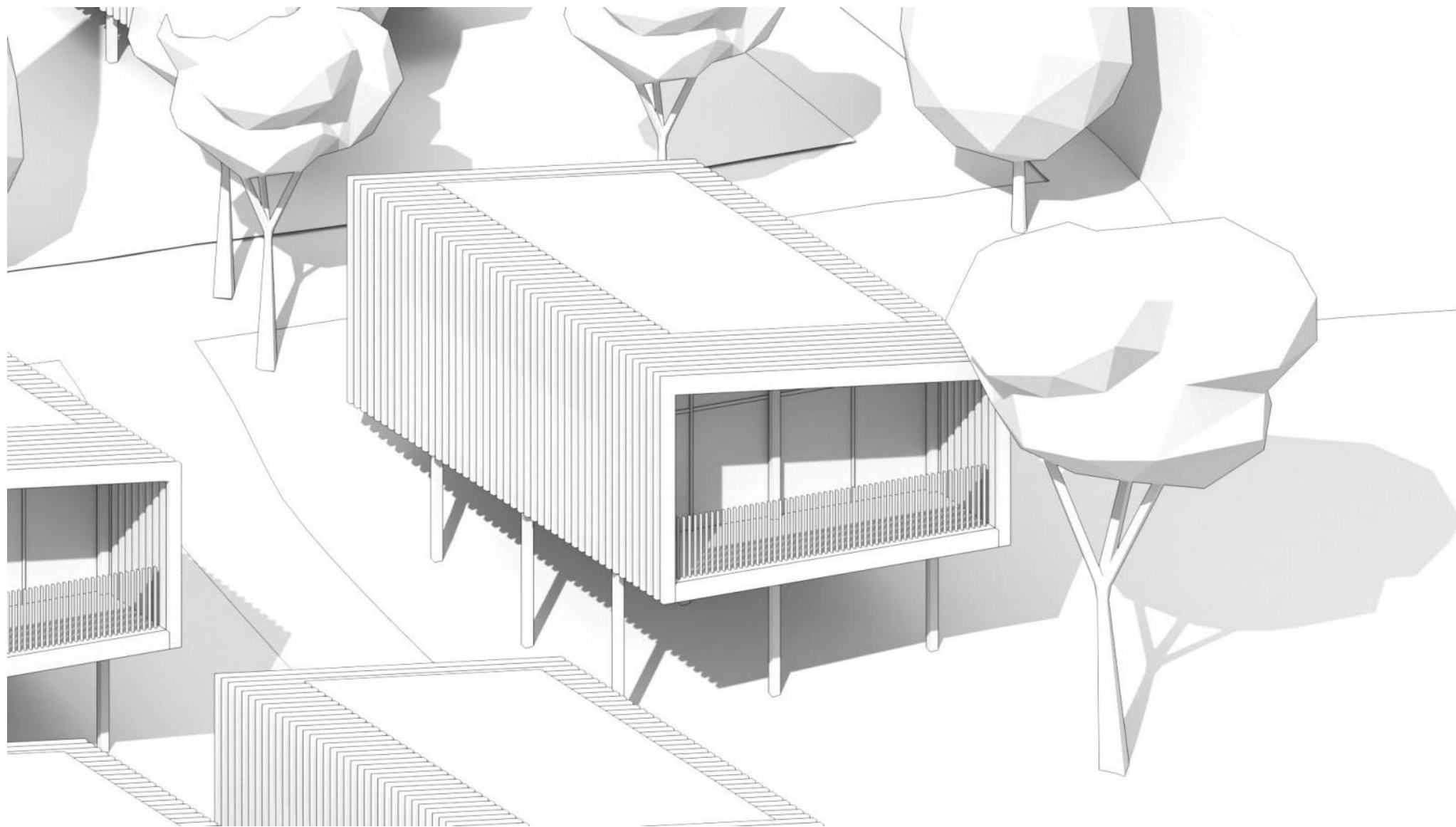
Comfort







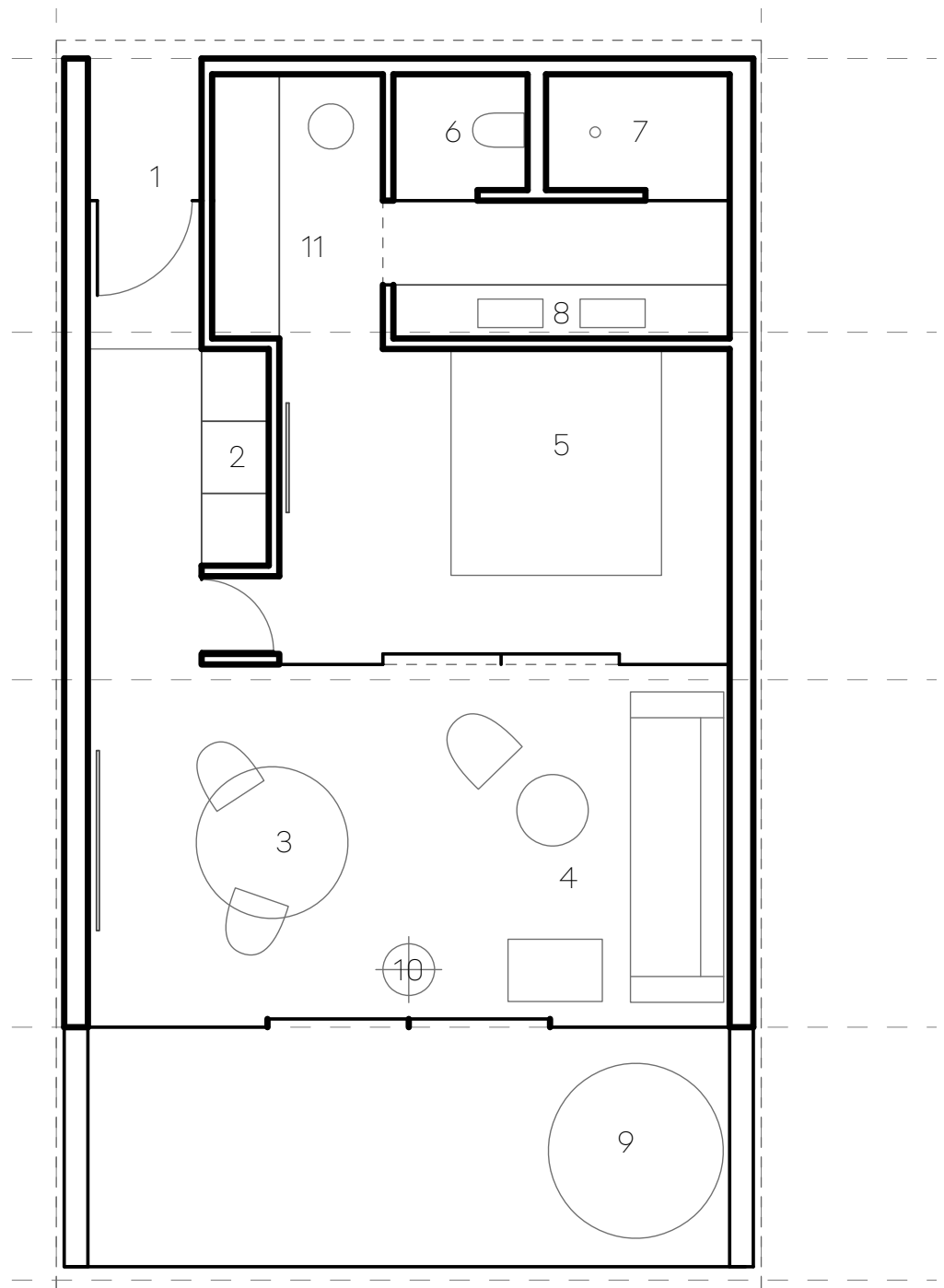




Single Cabin







# Single Cabin

- Level 01**
- 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



Rustic Luxe Interiors



Embracing Outdoors





# Aerial looking east

