

**PROJECT SUMMARY**

THIS PROJECT CONSISTS OF 114 ROOMS RESIDENCE INN HOTEL DEVELOPMENT.

**SITE SUMMARY**

APN#: 173-020-008  
 ADDRESS: BROADACRE CIR SANTA ROSA, CA 95403  
 JURISDICTION: SANTA ROSA  
 LAND USE PLAN AREA: VACANT COMMERCIAL LND W/UTL  
 SITE AREA (NET): 4.6 ACRES / 200,600 SF  
 ZONING CLASSIFICATION: PD 72-001  
 PLANNED LAND USE: PLANNED DEVELOPMENT  
 FRONT YARD SETBACK: X-X" REQUIRED / 80'-7" PROVIDED  
 SIDE YARD SETBACK: X-X" REQUIRED / 90'-10" PROVIDED  
 REAR YARD SETBACK: X-X" REQUIRED / 49'-6" PROVIDED  
 HEIGHT ALLOWED: X MAX ALLOWED / 40'-6" PROPOSED  
 BUILDING FOOTPRINT COVERAGE: 28,200 SF (14.1%)  
 PARKING LOT AREA: 47,060 SF (23.5%)  
 LANDSCAPE AREA: 125,584 SF (62.4%)

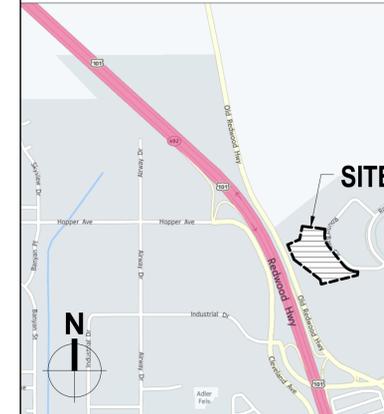
**BUILDING AREAS**

RESIDENCE INN (114 GUESTROOMS)  
 LEVEL 0: 13,910 SF  
 LEVEL 1: 28,930 SF  
 LEVEL 2: 24,630 SF  
 LEVEL 3: 24,630 SF  
**TOTAL: 92,100 SF**

**PARKING CALCULATIONS**

USE: HOTEL / MOTEL  
 REQUIRED: 1 SPACE PER GUESTROOM  
 1 X 114 = 114 SPACES  
**TOTAL: 114 SPACES REQUIRED**  
 PROVIDED: ON-SITE PARKING:  
 114 SPACES  
**TOTAL: 114 SPACES PROVIDED**  
 INCL. TOTAL 5 ACCESSIBLE (4 ACC. AND 1 VAN ACC.)

**VICINITY MAP**



**SITE PLAN**

1" = 30'-0"



COLOR SITE PLAN

1" = 30'-0"