



AC HOTEL BY MARRIOTT - SANTA ROSA

PRELIMINARY
DESIGN REVIEW SUBMITTAL

BAR ARCHITECTS

10.20.2016

City of Santa Rosa
FEB 01 2017
Planning & Economic
Development Department

AC HOTEL SANTA ROSA, CA

**PRELIMINARY DESIGN REVIEW
OCTOBER 20, 2016**

PROJECT DATA

PROJECT ADDRESS:	210 5TH STREET SANTA ROSA, CA 95401
ASSESSOR'S PARCEL NO.:	010-071-012
SITE AREA:	0.51 ACRES
ZONING CLASSIFICATION:	TV-M / Transit Village Mixed Use
ZONING HEIGHT LIMIT:	5 STORIES (PER TV-M-H-SA)
EXISTING BUILDING:	SURFACE PARKING LOT
NEW BUILDING:	
TOTAL AREA =	+/- 77,000 GSF (CONDITIONED)
TOTAL KEYS =	142 KEYS
TOTAL PARKING =	26 TANDEM (COVERED, ON-SITE)

VICINITY MAP (N.T.S.)



SHEET INDEX

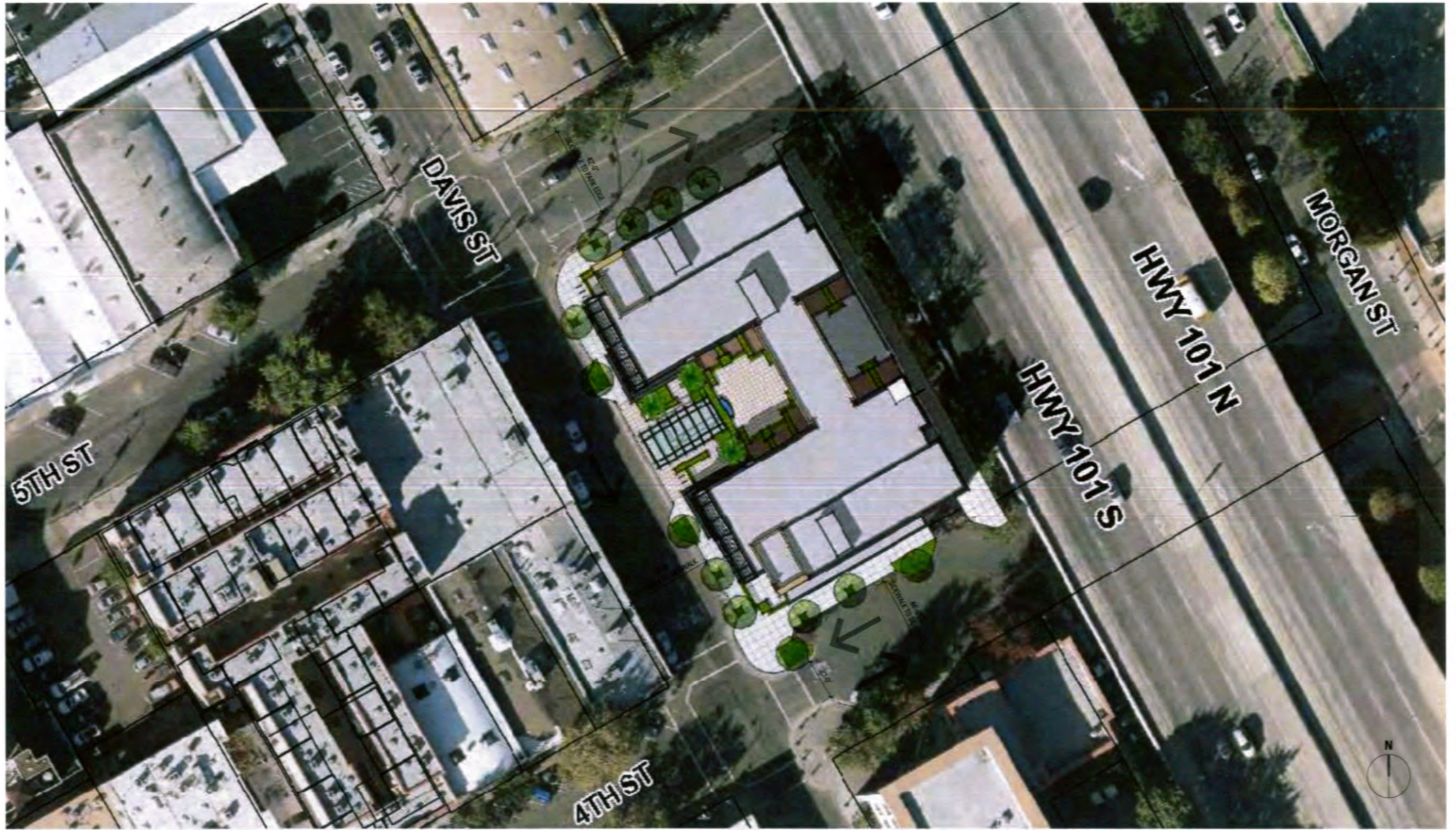
	COVER SHEET
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PROJECT DESCRIPTION

THE DESIGN OF THE NEW AC MARRIOTT HOTEL BUILDING IS INTENDED TO BE A CONTEMPORARY AND VIBRANT ADDITION TO THE ARCHITECTURE OF THE SANTA ROSA'S RAILROAD SQUARE AREA WHICH EMBRACES THE GOALS AND OBJECTIVES OF THE 2007 DOWNTOWN STATION AREA SPECIFIC PLAN. THE PROPOSED BUILDING IS 5 STORIES IN HEIGHT, WITH MASSING THAT IS PULLED AWAY FROM THE PROPERTY LINE IN THE MIDDLE OF THE DAVIS AND HIGHWAY 101 FRONTAGES TO FORM SMALL COURTYARDS IN THE MIDDLE OF THE BLOCK. THIS BREAKS DOWN THE SCALE OF THE BUILDING ELEVATION TO CREATE CONTEXTUALLY SCALED FACADES ALONG THESE STREETS. THE BUILDING ALSO STEP BACK SIX FEET ALONG 4TH STREET TO BREAK DOWN THE BUILDING SCALE, CREATING AN ELEVATION THAT IS MORE COMPATIBLE WITH THE SMALLER BUILDINGS AND PEDESTRIAN FOCUS INTENDED FOR THIS STREET (AS RECOMMENDED BY THE SPECIFIC PLAN GUIDELINES). AT THE GROUND LEVEL, HOTEL GUEST ARRIVAL AREAS, LOBBIES, MEETING SPACES AND DINING AREAS ARE LOCATED ALONG THE STREET FRONTAGE OF DAVIS STREET AND THE WEST ENDS OF 4TH AND 5TH STREET TO ACTIVATE THE STREET DURING THE DAY AND EVENING (SUPPORTING THE SPECIFIC PLAN GOALS FOR RETAIL/COMMERCIAL USES AT THE STREET). MATERIALS AND OPENINGS ALONG DAVIS STREET RECALL THE MASONRY WAREHOUSES OF THE SURROUNDING NEIGHBORHOOD. THESE TRANSITION TO METAL AND CEMENT PLASTER WALL MATERIALS WITH MORE CONTEMPORARY WINDOW OPENINGS ALONG THE OTHER THREE SIDES OF THE BUILDING. NOTE ALSO THAT HOTEL ROOMS/WINDOWS ARE ARRANGED TO PROVIDE VIEWS PRIMARILY TOWARDS 4TH AND 5TH STREETS, AND WHILE STILL CREATING INTEREST AND SCALE-APPROPRIATE ELEVATIONS FACING HIGHWAY 101, TO MINIMIZE OPENINGS ALONG THIS ELEVATION DUE TO NOISE AND VIEW CONCERNS.

AC HOTEL BY MARRIOTT | SANTA ROSA

PROJECT DATA, VICINITY MAP, SHEET INDEX

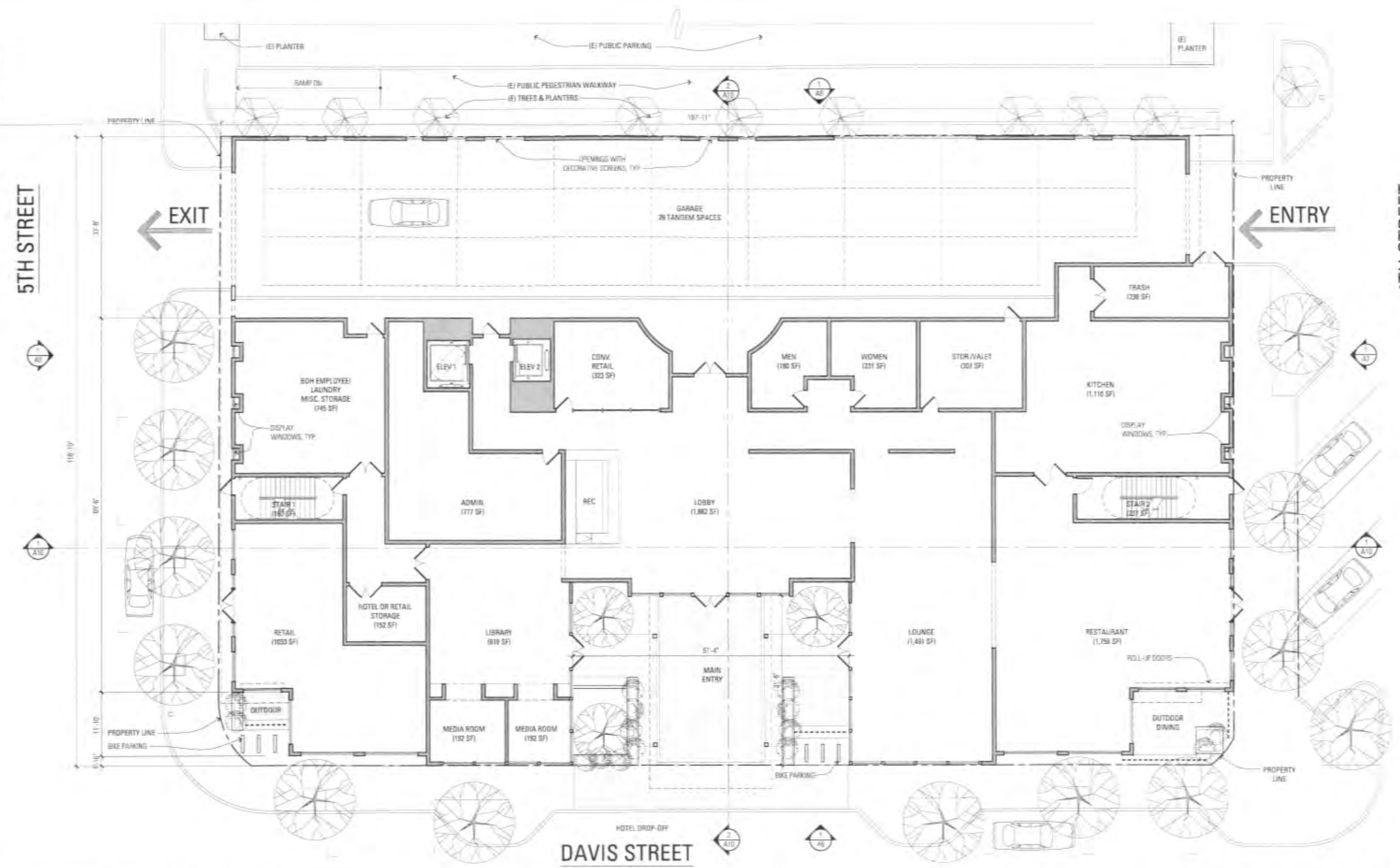


* ABOVE AERIAL PHOTO AND PARCEL BOUNDARIES OBTAINED FROM CITY OF SANTA ROSA - PUBLIC GIS VIEWER.
 * DIMENSIONS NOTED ARE TAKEN FROM ABOVE MENTIONED GIS VIEWER FOR REFERENCE PURPOSES ONLY.

AC HOTEL BY MARRIOTT | SANTA ROSA

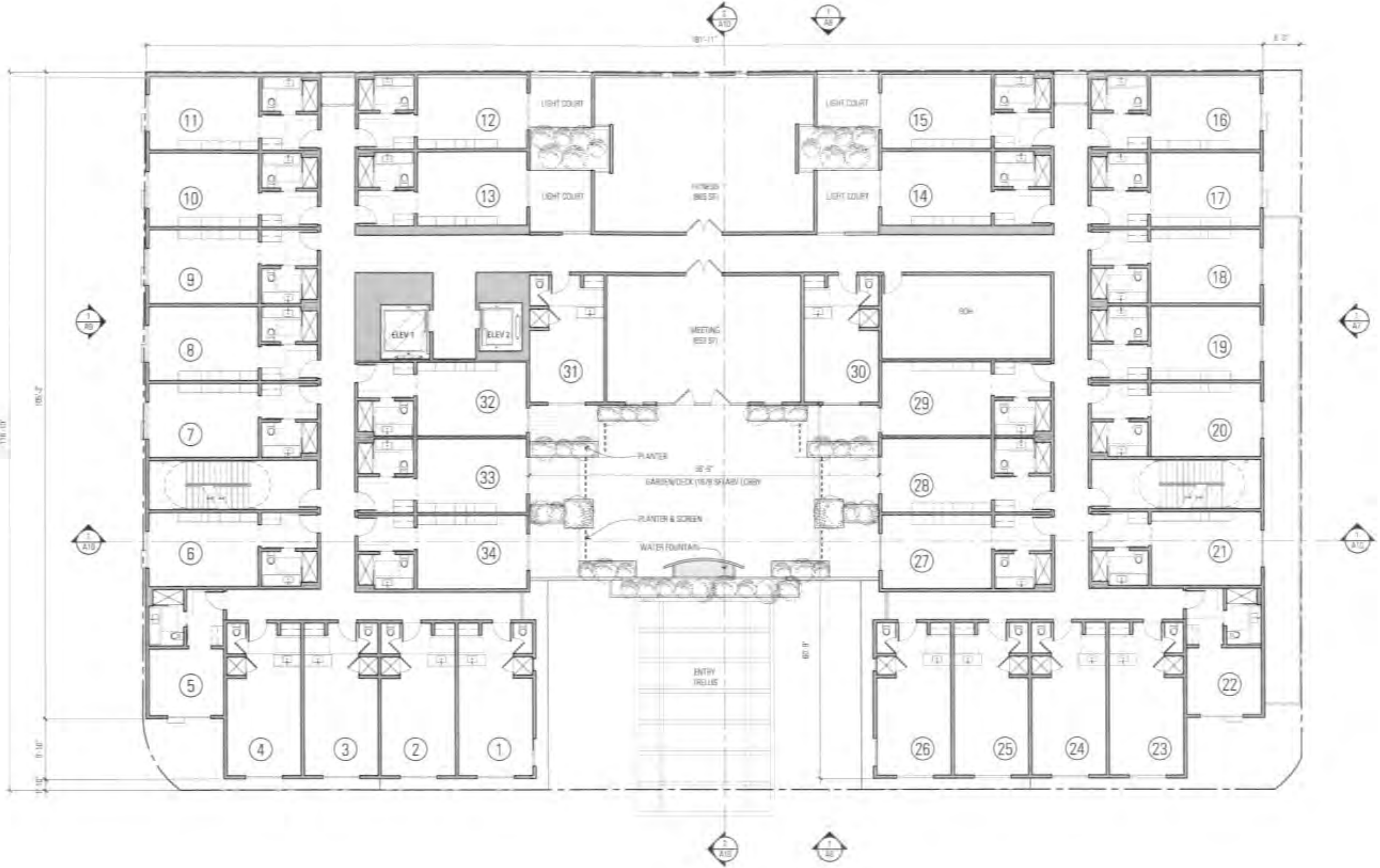
SITE PLAN

PROPERTY OF CITY AND COUNTY



AC HOTEL BY MARRIOTT | SANTA ROSA

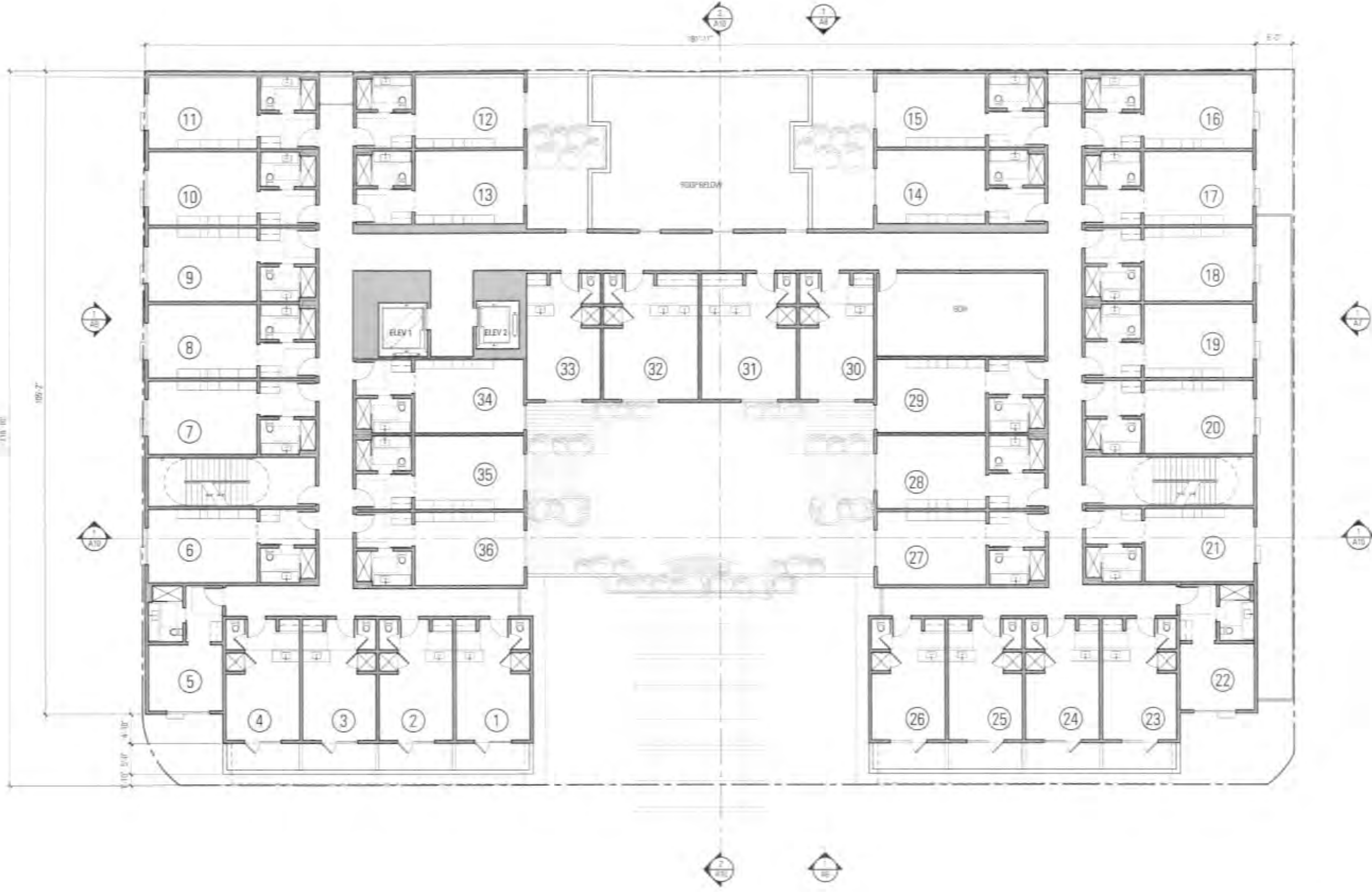
SITE & GROUND FLOOR PLAN



AC HOTEL BY MARRIOTT | SANTA ROSA

SECOND FLOOR PLAN (3F & 4F SIM.)





AC HOTEL BY MARRIOTT | SANTA ROSA

FIFTH FLOOR PLAN





AC HOTEL BY MARRIOTT | SANTA ROSA

VIEW PERSPECTIVE - ALONG FREEWAY 101 (WITHOUT TREES)



AC HOTEL BY MARRIOTT | SANTA ROSA

VIEW PERSPECTIVE - ALONG FREEWAY 101 (WITH TREES)



TRELLIS / CANOPY (AT PROJECT)



TRELLIS / CANOPY CONCEPT



ARTISTIC SCREEN CONCEPT



BRICK FACADE



BRICK TEXTURE



RETAIL STOREFRONT



ARTISTIC CANOPY CONCEPT



ROLL-UP DOORS AT RESTAURANT (AT PROJECT)



ROLL-UP DOORS AT RESTAURANT

AC HOTEL BY MARRIOTT

SANTA ROSA

ARCHITECTURAL ELEMENT IMAGERY

Image © 2016 BAR architects



LIGHT COURT PLANTERS:W/ BARBERRY AND CONTRASTING GRASS



CORTEN PLANTER



STREET TREE: RED MAPLE



FLOW THROUGH PLANTERS: W/ BLUE RUSH



PERMEABLE PAVERS



STREET TREE AT DROP-OFF: GINKGO

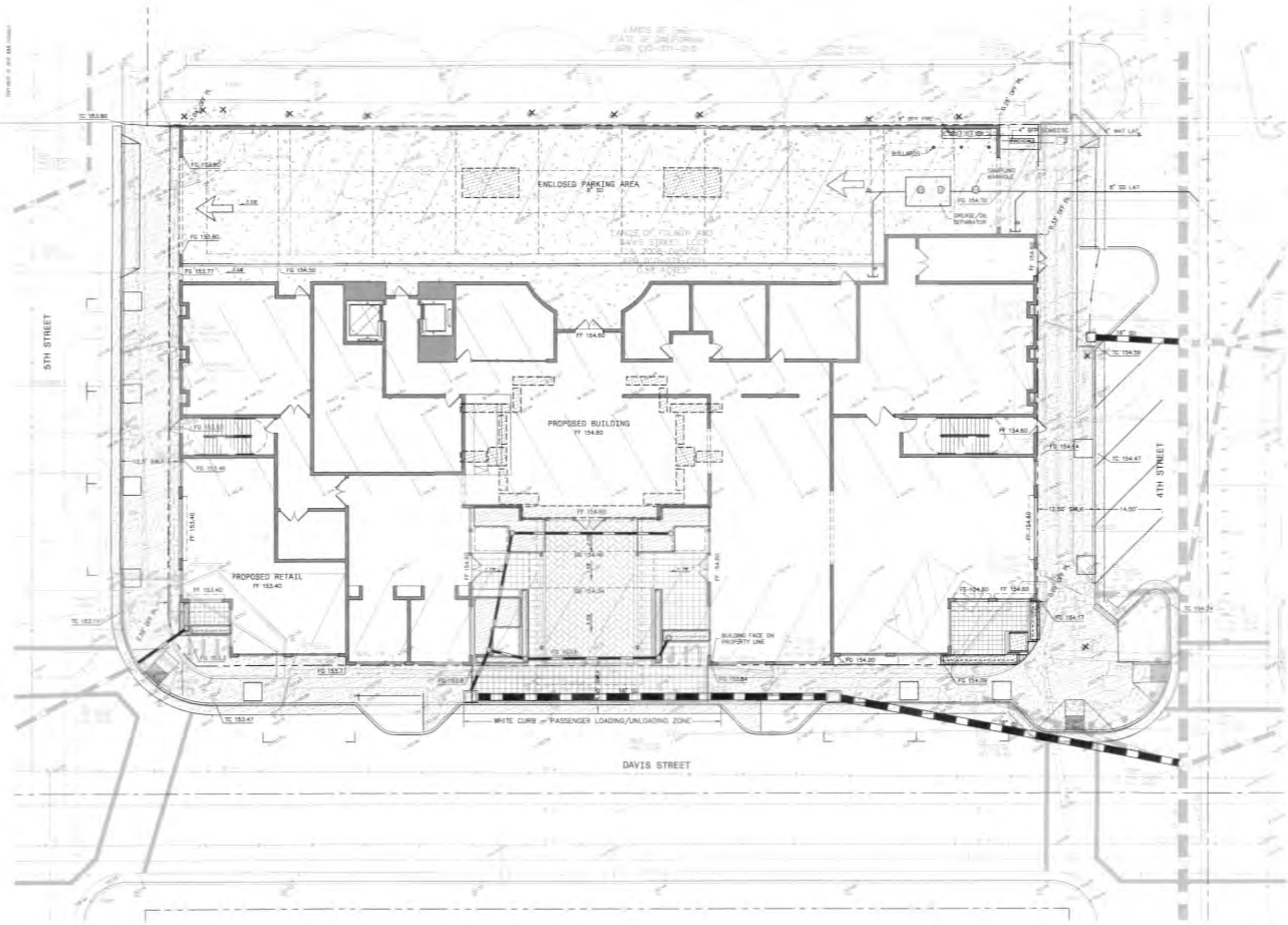


FLOW THROUGH PLANTERS: W/ REED GRASS

AC HOTEL BY MARRIOTT | SANTA ROSA

LANDSCAPE IMAGERY

PHOTOGRAPHS COURTESY OF BAR ARCHITECTS AND MARRIOTT. LANDSCAPE ARCHITECTURE BY BAR ARCHITECTS. PHOTOGRAPHER: JESSICA K. STUBBS. STYLING: JESSICA K. STUBBS. FOLIAGE: JESSICA K. STUBBS.



SYMBOLS & LEGEND

EXISTING	PROPOSED
+	BLW OFF VALVE
+	FIRE DEPARTMENT CONNECTION
+	FIRE HYDRANT
+	LIGHT POLE
+	STREET SIGN
+	STREET LIGHT
□	CATCH BASIN
○	TREE
○	TREE CLUSTER
X	TREE TO BE REMOVED
---	PROPERTY LINE
---	BUILDING SETBACK EASEMENT
---	CENTERLINE
---	GRADE BREAK
---	FLOW LINE
---	FENCE
---	TREE PROTECTION FENCE
---	SANITARY SEWER
---	STORM DRAIN
---	WATER
---	OVERHEAD UTILITY LINE
---	UNDERGROUND UTILITY LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND GAS LINE
---	UNDERGROUND TELECOM LINE
---	CONCRETE
---	CONCRETE PAVERS
---	DETECTABLE WARNING
---	VALLEY BUTTER
---	FLOW-THROUGH PLANTER
---	FLOW-THROUGH PLANTER (2ND FLOOR)

ABBREVIATIONS

B	DELTA
AC	ASPHALT CONCRETE
APN	ASSESSOR'S PARCEL NUMBER
BLRD	BOLLARD
CB	CATCH BASIN
CO	CLEAR OUT
DN	DOCUMENT NUMBER
DR	DRIVENWAY
E	ELECTRIC
GI	GRATE INLET
L	LENGTH
MH	MANHOLE
N&T	NAIL AND TAG
R	RADIUS
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
SWLK	SIDEWALK
TEL	TELECOMMUNICATION
TS	TRAFFIC SIGNAL
TYP	TYPICAL
UB	UTILITY BOX
W	WATER

AC HOTEL

SANTA ROSA

PRELIMINARY GRADING & UTILITY PLAN

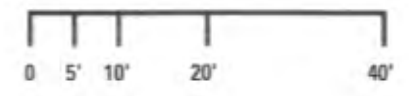
BARarchitects

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20169081

10.05.2016



C1

01/11/16 10:00 AM

5TH STREET

4TH STREET

DAVIS STREET

AC HOTEL

SANTA ROSA

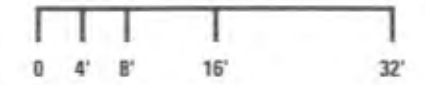
GROUND FLOOR LANDSCAPE PLAN

BAR architects
901 Battery Street, Suite 300 | San Francisco, CA 94111 | 415 293 5700 | www.bararch.com

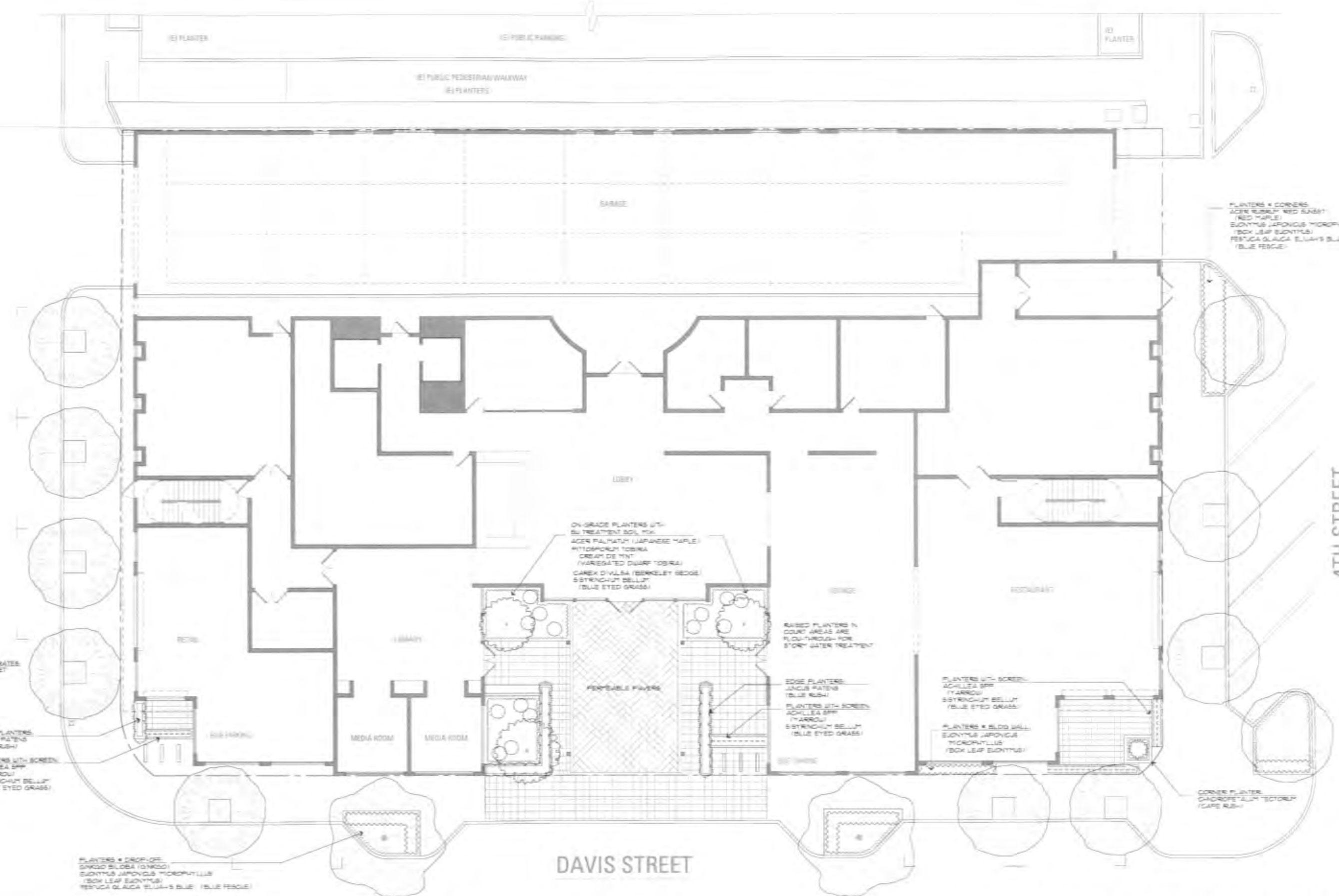
Stephanie McAllister Landscape Architecture
145 Keller Street | Petaluma, CA 94952 | 707.778.7693

16012

09.30.2016



L1



STREET TREES IN TREE GRATES
ACER RUBRUM RED SUNSET
(RED MAPLE)

EDGE PLANTERS
JUNCUS PATENS
(BLUE RUSH)

PLANTERS WITH SCREEN
ACHILLEA SPP
(YARROW)
SYRINGA VILLB.
(BLUE EYED GRASS)

PLANTERS & DROP OFF
SPARGO ANGERIA (GARDEN)
EUCALYPTUS JAPONICA
(BOX LEAF EUCALYPTUS)
FERTUCA GLAUCA 'ELIUS'S BLUE'
(BLUE FESCUE)

ON-GRADE PLANTERS WITH
SOIL TREATMENT SOIL MIX
ACER PALMATUM (JAPANESE MAPLE)
RHYTHIDOPHYLLA TOBIIRA
CREAM DE YAK
(VAREGATED DWARF TOBIIRA)
CAREX DIVISA (BERKELEY SEDGE)
SYRINGA VILLB.
(BLUE EYED GRASS)

RAISED PLANTERS IN
COURT AREAS ARE
FLOW-THROUGH FOR
STORM WATER TREATMENT

EDGE PLANTERS
JUNCUS PATENS
(BLUE RUSH)

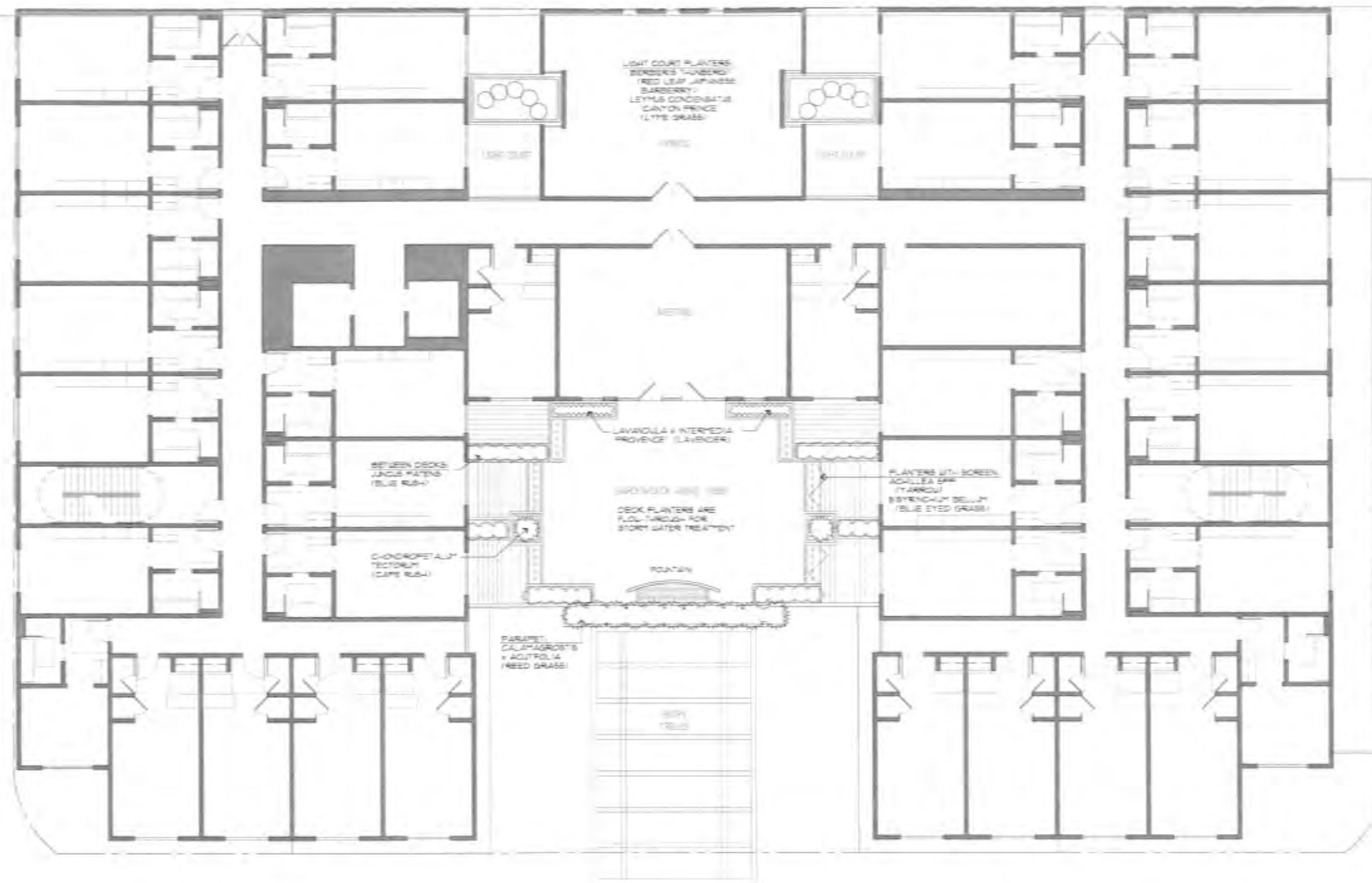
PLANTERS WITH SCREEN
ACHILLEA SPP
(YARROW)
SYRINGA VILLB.
(BLUE EYED GRASS)

PLANTERS WITH SCREEN
ACHILLEA SPP
(YARROW)
SYRINGA VILLB.
(BLUE EYED GRASS)

PLANTERS & BLDG WALL
EUCALYPTUS JAPONICA
(BOX LEAF EUCALYPTUS)
FERTUCA GLAUCA 'ELIUS'S BLUE'
(BLUE FESCUE)

CORNER PLANTER
CORNUS FLORIDA 'STONEM'
(CAFE RUSH)

PLANTERS & CORNERS
ACER RUBRUM RED SUNSET
(RED MAPLE)
EUCALYPTUS JAPONICA
(BOX LEAF EUCALYPTUS)
FERTUCA GLAUCA 'ELIUS'S BLUE'
(BLUE FESCUE)



AC HOTEL

SANTA ROSA

SECOND LEVEL LANDSCAPE PLAN

