

HYATT REGENCY SONOMA WINE COUNTRY - LANDSCAPE FENCE PROJECT - MINOR DESIGN REVIEW

170 RAILROAD STREET, SANTA ROSA, CALIFORNIA, 95401

PROJECT DATA

APN#: 010-760-006
LAND USE: HOTEL WITH RESTAURANTS
CD-7, DOWNTOWN COMMERCIAL, 7 STORIES
LOT SIZE: 7.81 ACRES

City of Santa Rosa

March 15/2022

Planning & Economic
Development Department

PROJECT DESCRIPTION

The Hyatt Regency Sonoma Wine Country hotel is located on Third Street and Railroad Street in Santa Rosa. The property abuts the 101 Freeway to the East, the Prince Memorial Greenway to the South, Railroad Street to the West and Third Street to the North. The 7.81 acre property includes a hotel, restaurant, parking, and outdoor amenity and event spaces.

The proposed project is for a fence and two gates on the south side of the property with minor landscaping and lighting renovations and updates. The fence is part of the hotel's crime prevention plan and adheres to Crime Prevention Through Environmental Design by implementing natural surveillance, natural access control, territorial reinforcement, and maintenance. The proposed fence is primarily located in the same location as an existing 5' height pool fence enclosure and an existing 11'-3" trellis structure at the event space. The proposed fence will connect the two existing fences and provide security to the south event lawns, outdoor pool and outdoor spa. The proposed fence is outside of the 50' creek setback and adheres to the principles and objectives in the Downtown Plan, Eyes on the Creek, and Crime Prevention Through Environmental Design.

The hotel site borders the Prince Memorial Greenway and allows for access to walkways and trails along Santa Rosa Creek and open space connections in the urban core. The safety, health and security issues with non-guests entering the Hyatt hotel property have become so significant and prevalent that they are affecting business and guest experiences in the pool and hot tub area, the outdoor gardens, and the outdoor event lawn. In addition, cars parked on the east side have been broken into with valuables stolen.

In order to control access to private property and to provide guests with a safe environment, the hotel is proposing to install an eight foot height metal picket fence. The pickets are spaced four inches on center to allow visibility into the property and views from the property into the Greenway and open space, and to the Santa Rosa Creek; however, the Creek is far away and significantly lower in elevation than the outdoor spaces at the hotel and therefore visibility is either limited or non-existent. The fence and gates will allow the Hyatt property to control access onto private property by approved persons and mitigate the usage of the outdoor spaces by unwanted and non-paying guests.

An existing chain link fence in some areas had to be removed because it was damaged by vandalism. The chain link was not able to provide the security needed. In addition, the chain link was easily climbed and even in good condition, the height was not sufficient to provide the protection the hotel desires.

The landscape improvements will be implemented in two phases: the first phase of work will be the installation of an 8' height metal picket fence and minor lighting improvements. A future phase will include minor planting improvements and infill. The proposed fence is discreet and allows visibility through it. It is a black picket fence for most of the linear feet with gates in two locations. The fence begins on the southwest corner of the hotel building and is in the same location as the existing pool fence on the south side of the pool building and spa. The 8' fence will replace some of the sections of the 5' pool fence. The fence is located to the south of the garden adjacent to the pool and runs east/west through the property and will wrap around an existing 12' metal trellis and end at the existing water wall on the east side of the event lawn. The fence will be installed to the north of the existing central gathering space in the Greenway which currently has stone walls with a 10' height wood trellis.

Discreet, low-voltage lighting will be installed in the canopy of trees, out of reach of vandals, and on fence posts to provide visibility and to help deter vandalism and other unwanted activities.

The proposed planting is drought tolerant, fire resistant, and low-maintenance planting. It includes a mix of nearly all native and drought tolerant evergreen, flowering shrubs, native grasses. Climbing roses are at the main gate to the event lawn to allow for flowering blooms and accent color during the peak event season and for guest's enjoyment. Along the greenway all plants are native and include a Carex, Ceanothus and Carpenteria. The proposed planting will infill in areas where planting is missing or existing, invasive and fire-prone plants, such as Echium, need to be removed and replaced. The planting will be simple, tidy, and low maintenance.

The project takes into consideration the Downtown Plan, Eyes on the Creek, and Crime Prevention through Environmental Design. The project team met twice with the Waterways Advisory Committee and took into consideration many of the comments provided and integrated them into the plan.

SHEET INDEX

L0.0	COVER SHEET
L0.1	ILLUSTRATIVE PLAN
L1.0	OVERALL PLAN
L1.1	FENCE LAYOUT PLAN
L1.2	FENCE LAYOUT PLAN
L1.3	FENCE ELEVATIONS
L1.4	SECTIONS
L1.5	EXISTING PHOTOS
L1.6	EXISTING PHOTOS
L1.7	EXISTING PHOTOS
L1.8	FENCE MOCK-UP & EXISTING VIEWS
L1.9	PROPOSED FENCE ON AERIAL
L2.0	GATE DETAIL
L2.1	GATE DETAIL
L2.2	FENCE DETAIL
L3.0	PLANTING SCHEDULE & NOTES
L3.1	PLANTING PLAN
L3.2	PLANTING PLAN

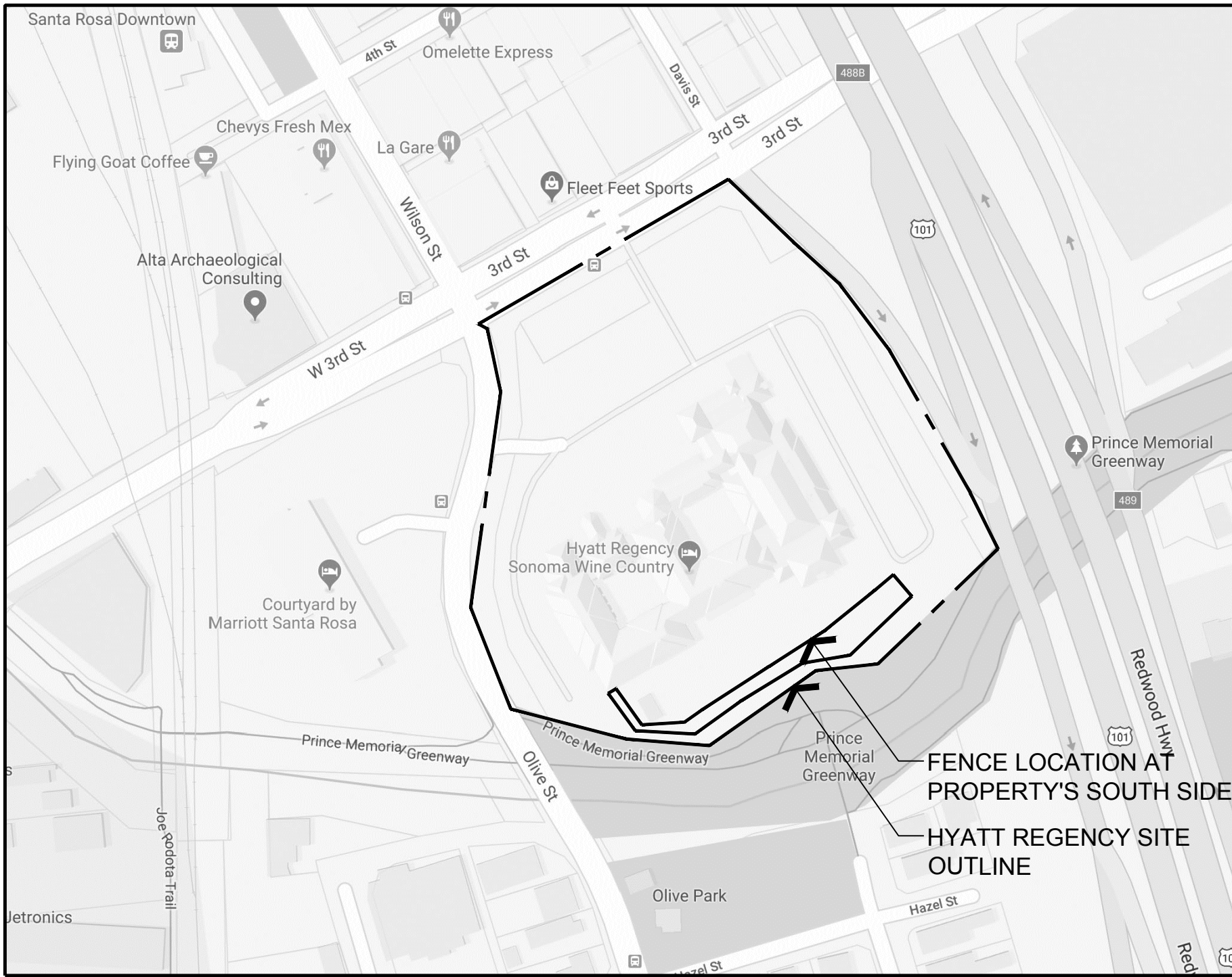
ABBREVIATIONS

A.D.	AREA DRAIN
APPROX.	APPROXIMATELY
CL	CENTERLINE
CTR	CENTER
DIA	DIMENSION
DIM	DRAWING
(E)	EXISTING
EQ	EQUAL
FG	FINISH GRADE
L-Q-W	LIMIT OF WORK
MAX	MAXIMUM
MIN	MINIMUM
NTS	NOT TO SCALE
O.C.	ON CENTER
PA	PLANTING AREA
R-O-W	RIGHT OF WAY
SF	SQUARE FEET
SHT	SHEET
SIM	SIMILAR
TW	TOP OF WALL
TYP	TYPICAL

SYMBOLS

	ALIGN
	BREAKLINE
	CENTERLINE
	CENTER POINT OF RADIUS
	LIMIT OF WORK
	MATCHLINE
	DRAWING NUMBER SHEET NUMBER

PROJECT LOCATION



NOT FOR
CONSTRUCTION

NO.	DATE	REVISION
1	2.2.2022	MDR R1
2	2.15.2022	MDR R2
3	3.15.2022	ZA

PROJECT NUMBER	1906.HYAT
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MINOR DESIGN REVIEW

HYATT REGENCY SONOMA
WINE COUNTRY
170 RAILROAD ST
SANTA ROSA, CALIFORNIA 95401

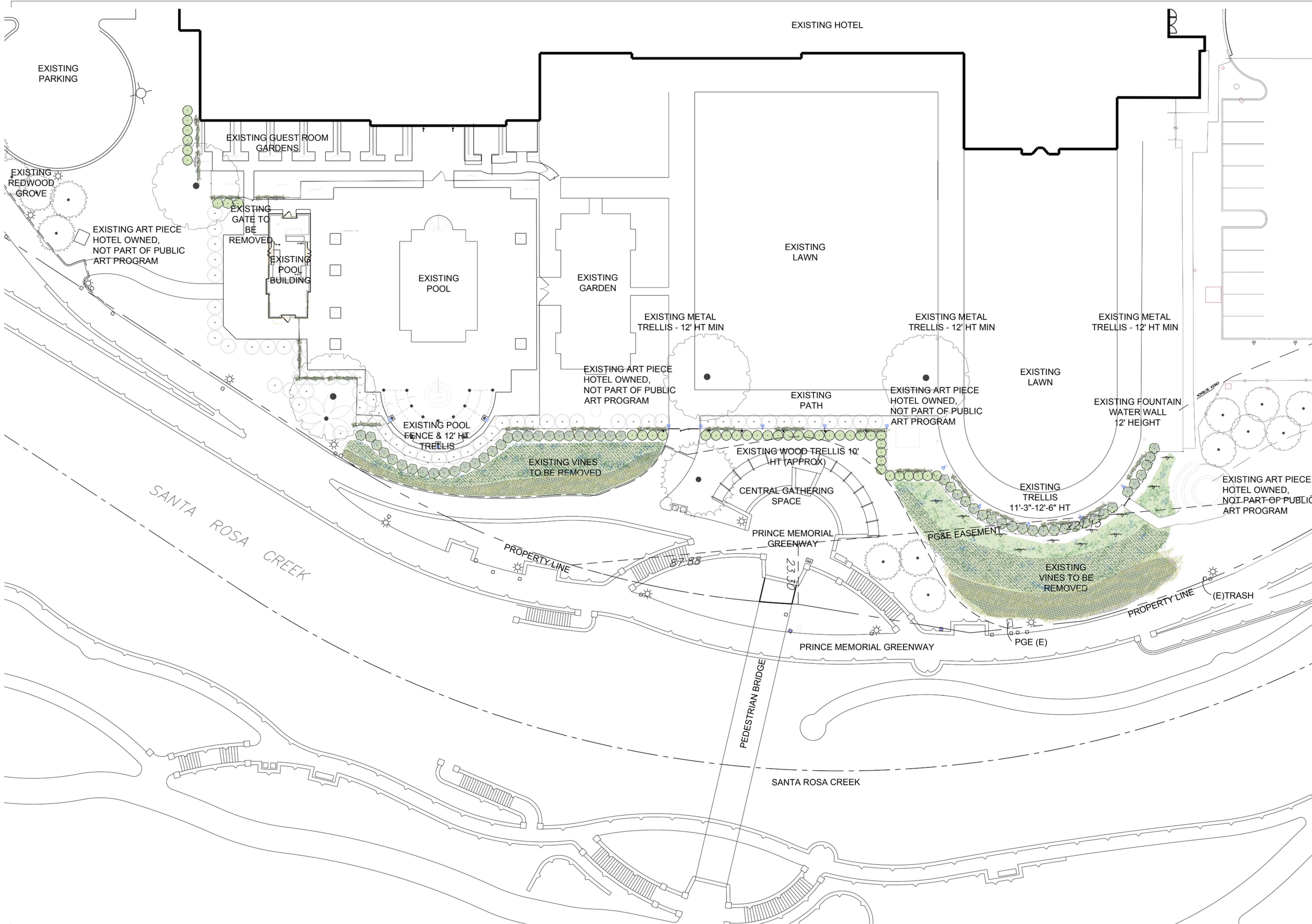
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SHEET TITLE:

COVER SHEET

SHEET NUMBER:

L0.0



MSTUDIO
LANDSCAPE ARCHITECTURE
M STUDIO LANDSCAPE ARCHITECTURE
MILL VALLEY CALIFORNIA 94541
ph. 415.261.7579
www.mlstudio.net



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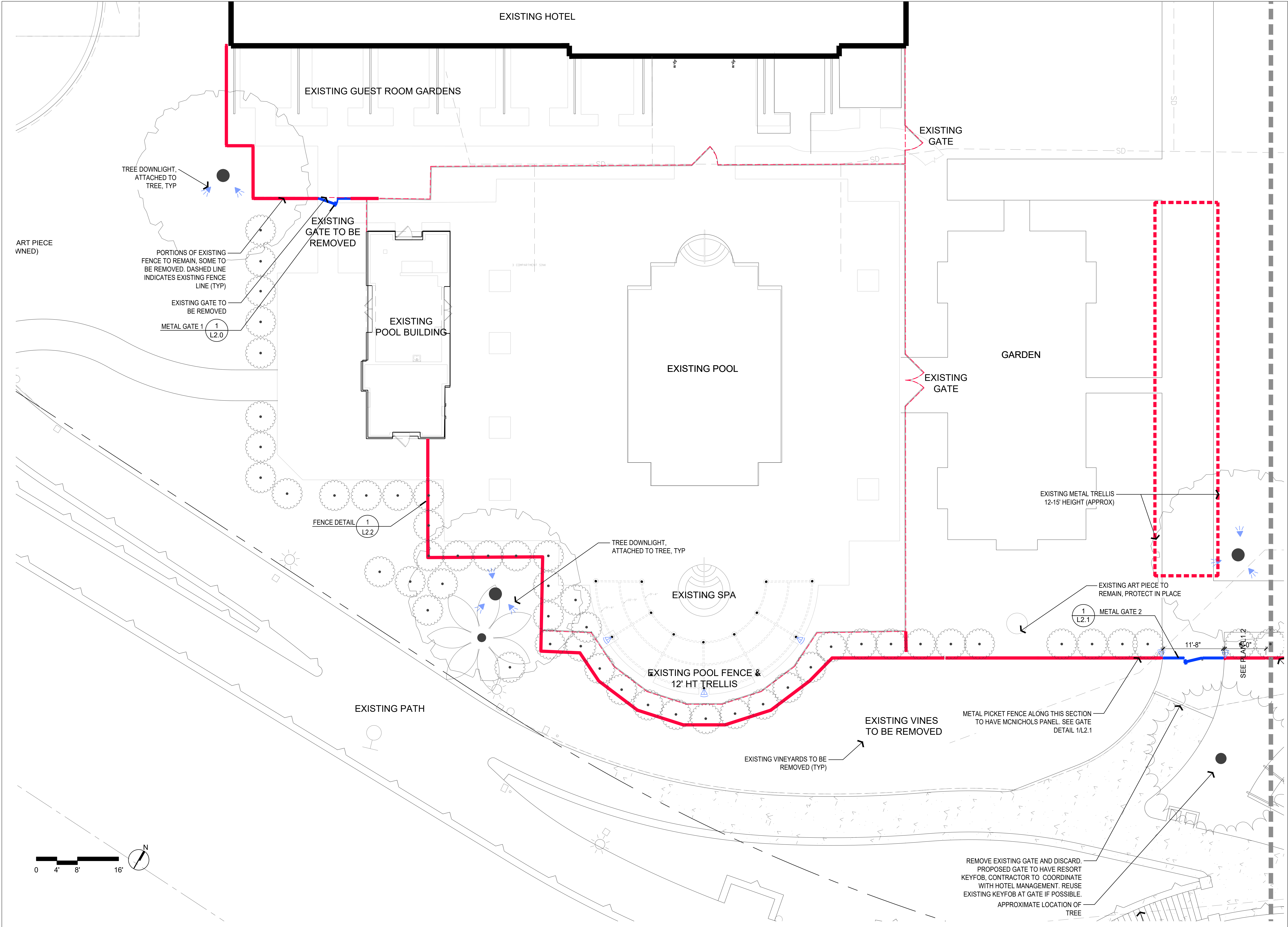
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SANTA ROSA, CALIFORNIA 95401

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SHEET TITLE:
ILLUSTRATIVE PLAN

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L0.1



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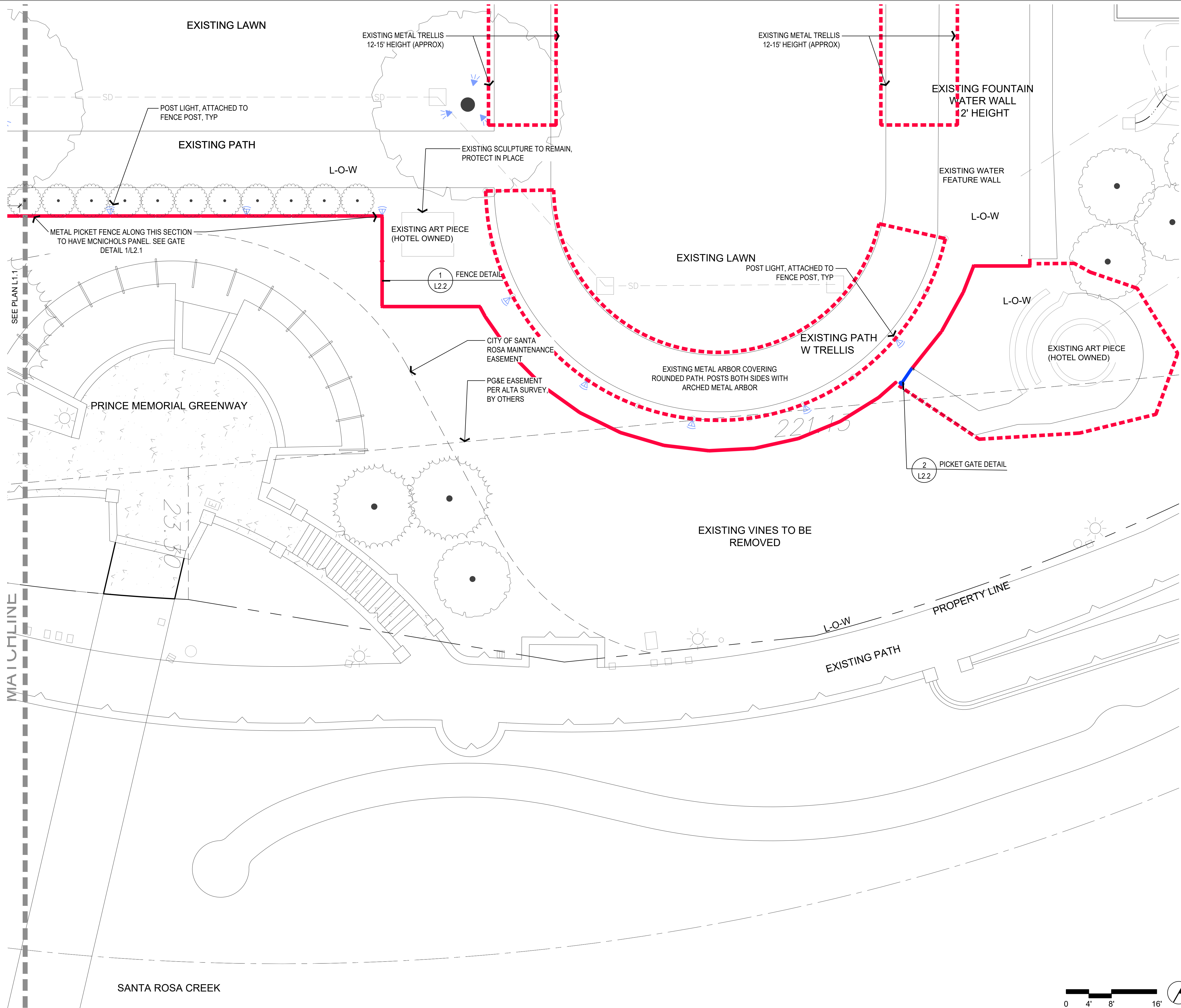
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FENCE LAYOUT PLAN

SHEET NUMBER:

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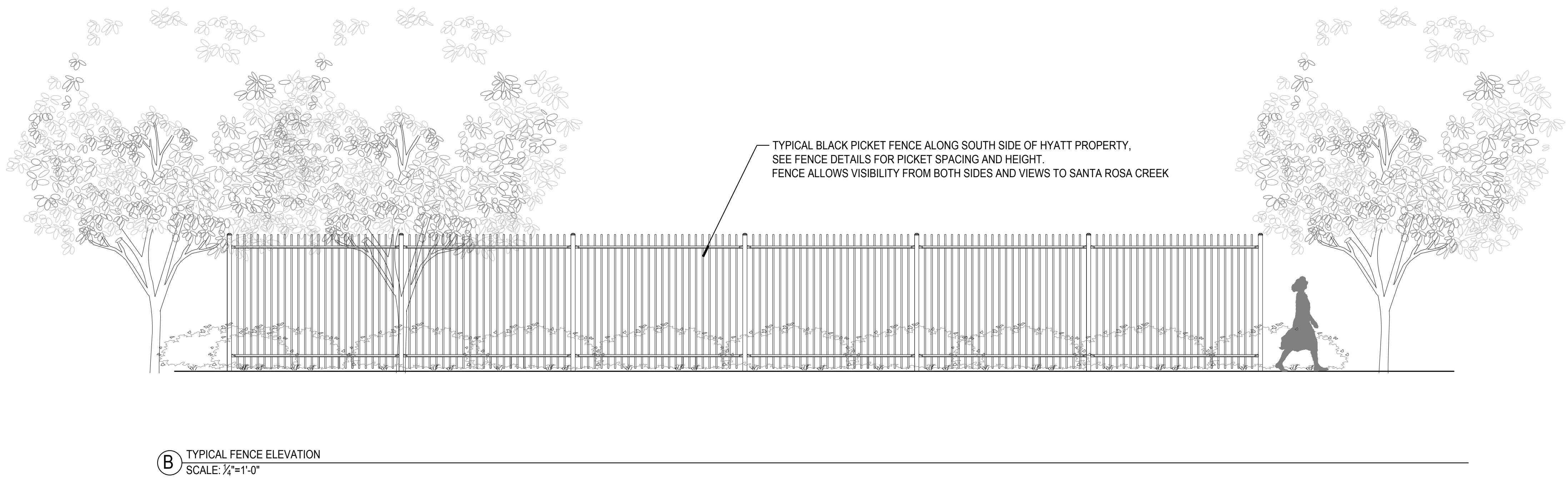
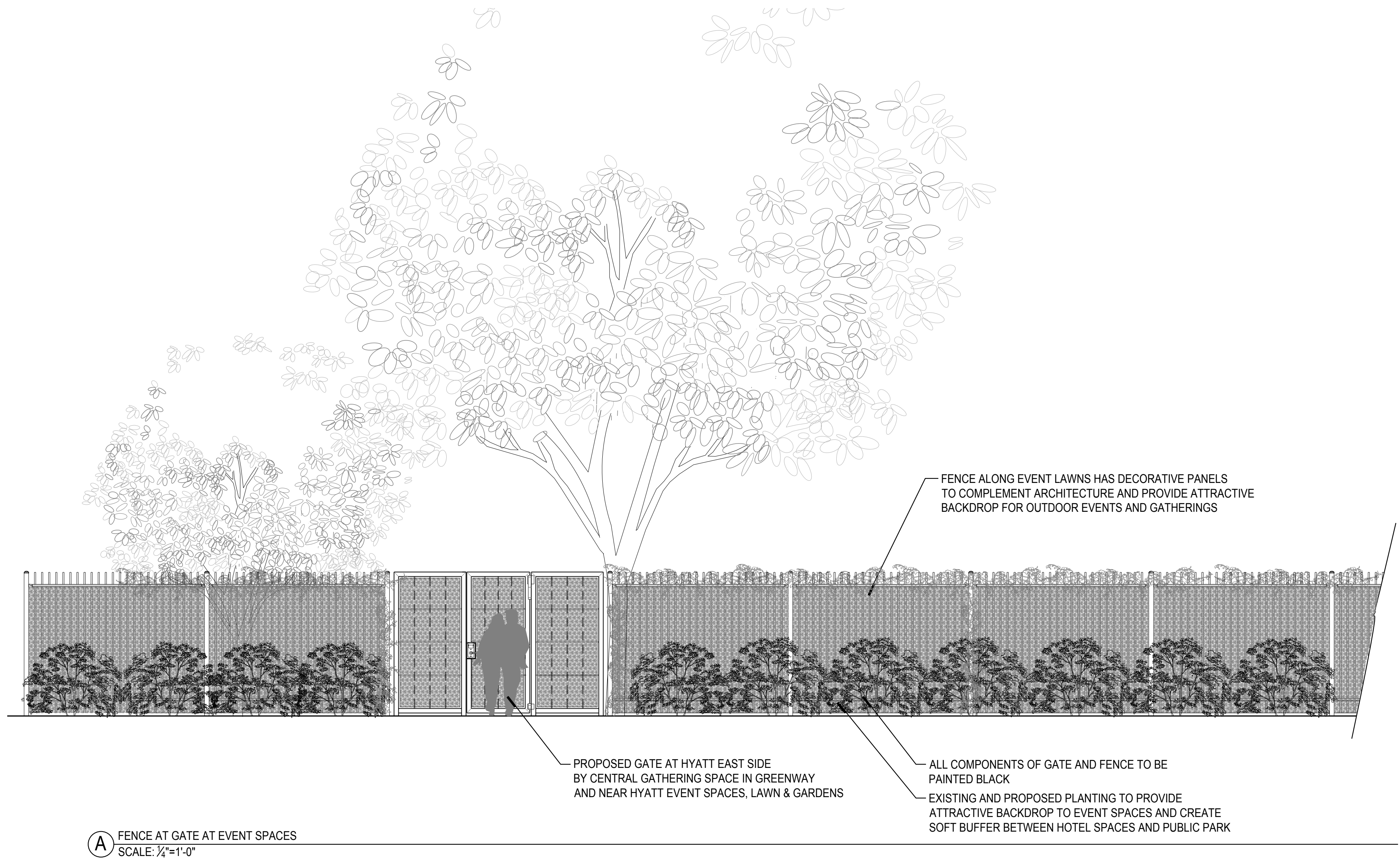
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SHEET TITLE:

FENCE LAYOUT PLAN

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L1.2



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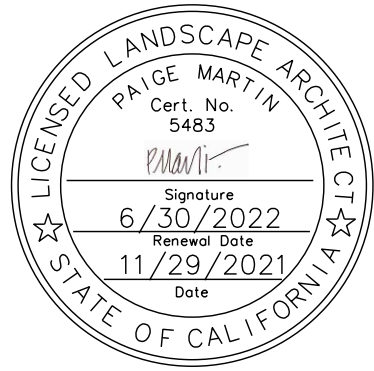
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SHEET TITLE:

FENCE ELEVATION

SHEET NUMBER:



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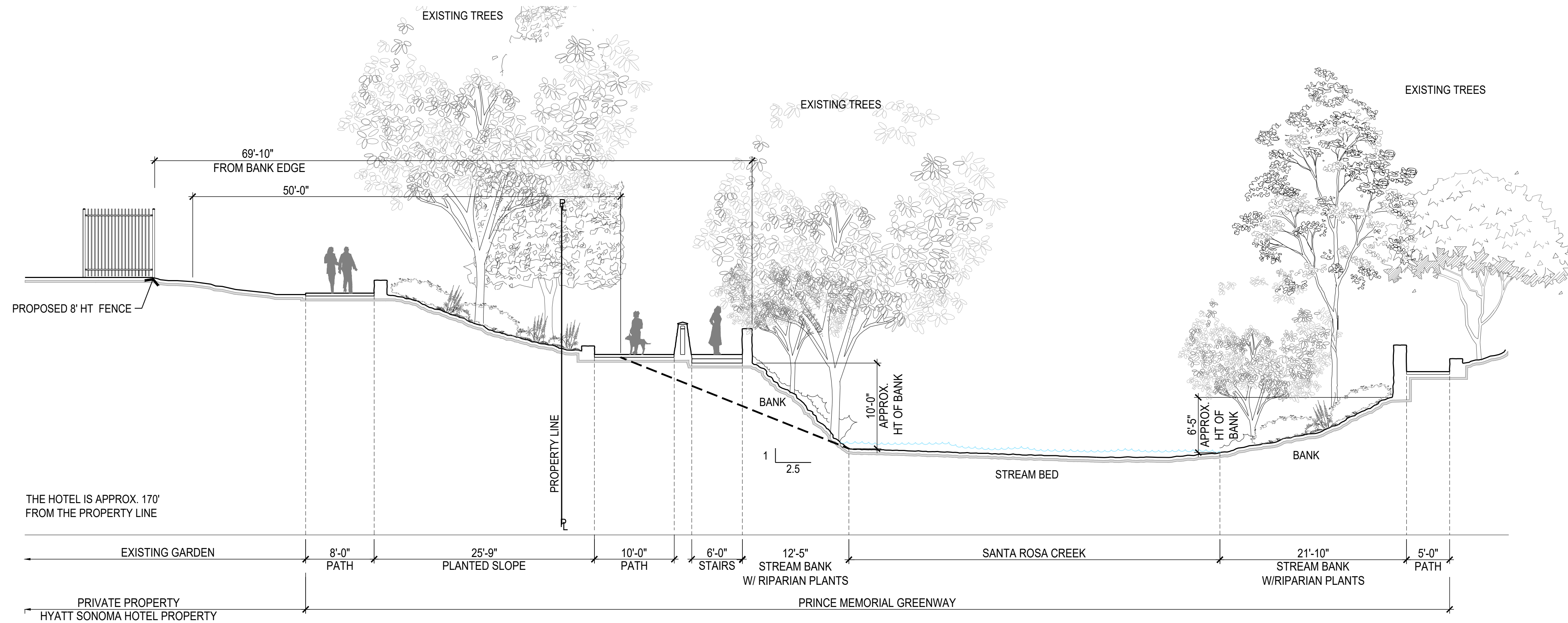
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SHEET TITLE:

SECTIONS

SHEET NUMBER:

L1.4

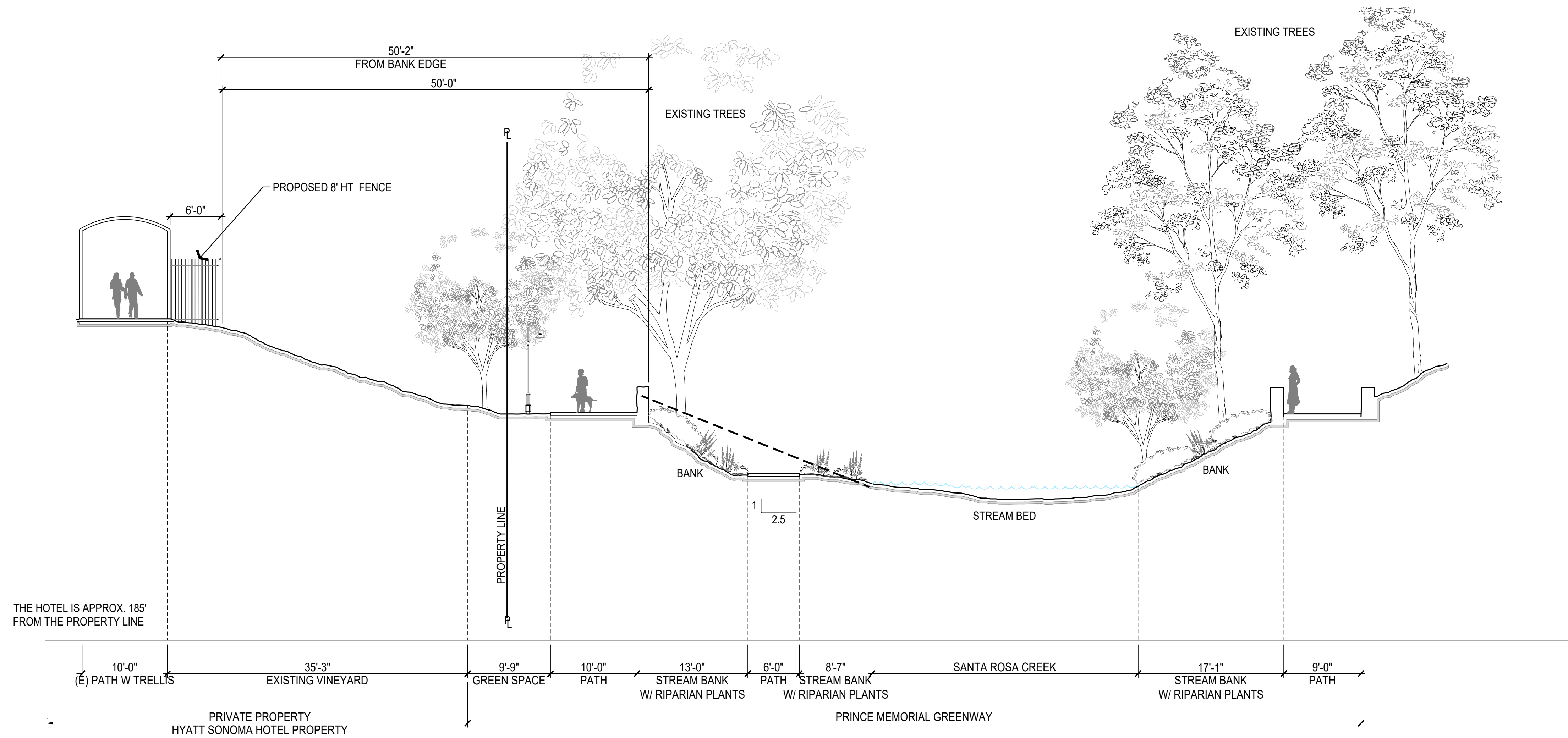


01 SECTION A

1/8" = 1'-0"

VIEW-741789341

NOTE:
SONOMA COUNTY FLOOD INSURANCE STUDY DOCUMENTS
FLOWS ARE CONTAINED IN FLOOD CHANNEL. PREPARED BY
FEMA MARCH 7, 2017. FEMA DOES NOT DCOUMENT 100 YEAR
FLOOD IN THIS AREA.



02 SECTION B

1/8" = 1'-0"

VIEW-556714535



EXISTING WATER
WALL FOUNTAIN
12' HEIGHT

EXISTING FENCE AND
GATE 7'10"



EXISTING TRELLIS
11'-3"-12'-6"

EXISTING WATER
WALL FOUNTAIN
12' HEIGHT



EXISTING DAMAGED
FENCE. WOOD REMOVED
BY NON-GUESTS TO
USE AS FIREWOOD

10' +/-

8'-6"



EXISTING TRELLIS
11'-3"-12'-6"

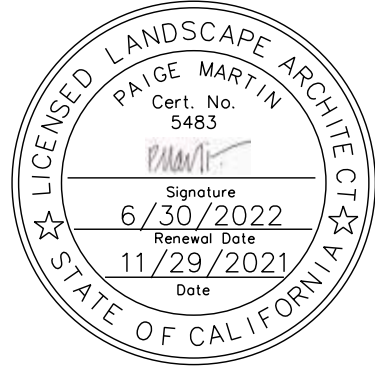


EXISTING TRELLIS
AT CENTER GATHERING SPACE AT
GREENWAY- 10' HEIGHT



EXISTING TRELLIS
11'-3"-12'-6"

EXISTING WATER
WALL FOUNTAIN
12' HEIGHT



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SCALE: AS SHOWN

SHEET TITLE:
EXISTING
PHOTOS

SHEET NUMBER:



Prince Memorial Greenway
Looking East on upper path.
Hyatt pool building on left.
Existing pole lights along backside of sidewalk



Prince Memorial Greenway
Looking West on upper path.
Hyatt pool building on right



Hyatt pool fence and trellis



Hyatt existing vineyards on west side of central gathering space



Hyatt existing vineyards and pedestrian gate



Prince Memorial Greenway central gathering space



Prince Memorial Greenway central gathering space



Prince Memorial Greenway
Stairs to lower path from pedestrian bridge and central gathering space



Prince Memorial Greenway
Lower path and pedestrian bridge



Prince Memorial Greenway
Looking up from path into Hyatt existing vineyard landscape and event space beyond.
Existing PG&E box and light fixture in foreground



Prince Memorial Greenway
Looking east on lower path
Santa Rosa Creek to the right of path and below



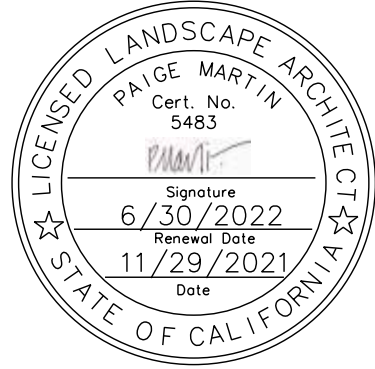
Prince Memorial Greenway
Looking West on lower path
Santa Rosa Creek to the left of path and below. Hyatt property to the right of upper path



Prince Memorial Greenway
Looking West towards overpass at Railroad Street



Santa Rosa Creek
Heavy vegetation on banks - visibility to stream bed obscured by vegetation



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EXISTING
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Hotel Southwest Corner and pool building



Hotel pool building & Prince Memorial Greenway path and fence



Hotel pool and spa with existing 8-10' height metal arbor



Existing gate at hotel & central gathering space at Greenway



Hotel event lawn to the left, sculpture in distance, and existing trellis and wall at central gathering space in Greenway



Hotel event lawn and existing metal trellis



Sculpture and remnants of existing wood fence, trash and graffiti



Existing sculpture, graffiti, and existing water wall and trellis at event lawn



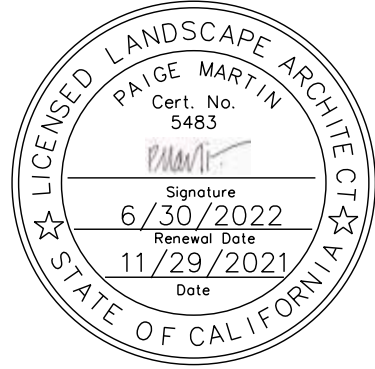
Existing 10-12' height trellis at hotel event lawn.



Looking up the hill at the existing vineyards from the Greenway path



Existing metal fence along Greenway at 101 overpass. Height varies and pickets extend above top rail



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SCALE:	AS SHOWN

SHEET TITLE:

EXISTING
PHOTOS

SHEET NUMBER:

L1.7



EXISTING VIEW FROM GREENWAY TO SOUTH SIDE OF EXISTING POOL AT HOTEL
THE EXISTING 5' HEIGHT POOL FENCE IS BEHIND THE TALL EVERGREEN SHRUBS. THE PROPOSED FENCE WILL BE INSTALLED ON THE DOWNSLOPE SIDE IN ORDER TO PROTECT THE EXISTING EVERGREEN PLANTING. THE PLANTING IN THE FOREGROUND WILL BE REPLACED WITH NATIVE EVERGREEN SHRUBS AND GRASSES, AND FLOWERING CLIMBING ROSES



PROPOSED 8' HEIGHT FENCE
BLACK PICKET FENCE WITH TRANSPARENCY AND PLANTED WITH CLIMBING ROSES IS SET BLENDS INTO EXISTING LANDSCAPE



PROPOSED 8' HEIGHT FENCE
BLACK PICKET FENCE MOCK-UP. PANEL HAS ONE EXTRA RAIL BUT HEIGHT AND VERTICAL PICKETS SPACING MATCHES PROPOSED FENCE. MOCK-UP IS FOR FENCE ALIGNMENT ONLY - NO PROPOSED PLANTING IS SHOWN WHICH WILL SOFTEN THE FENCE. SEE PROPOSED RENDERING (LEFT).



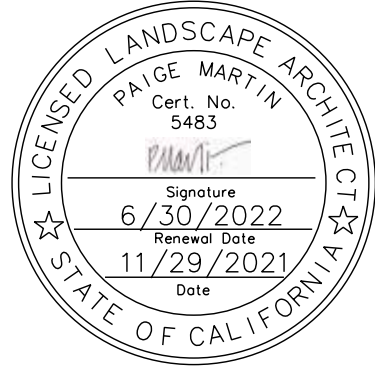
EXISTING TRELLIS AND FENCE AT POOL



EXISTING TRELLIS AT CENTRAL GATHERING SPACE



EXISTING TRELLIS IN EVENT LAWN



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3	3.15.2022	ZA

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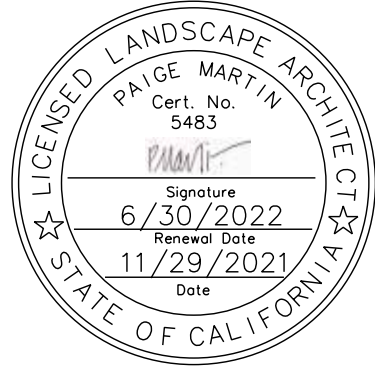
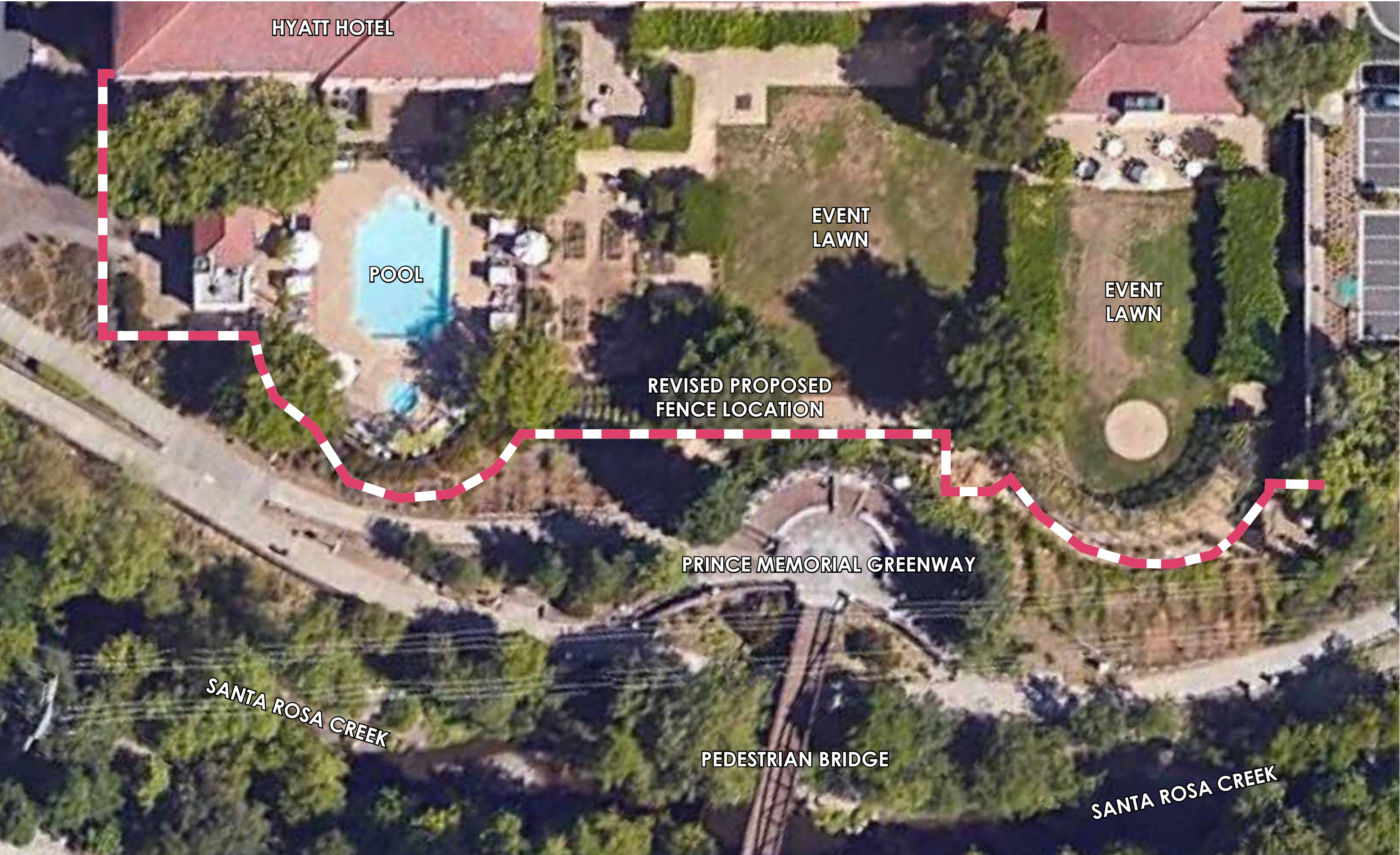
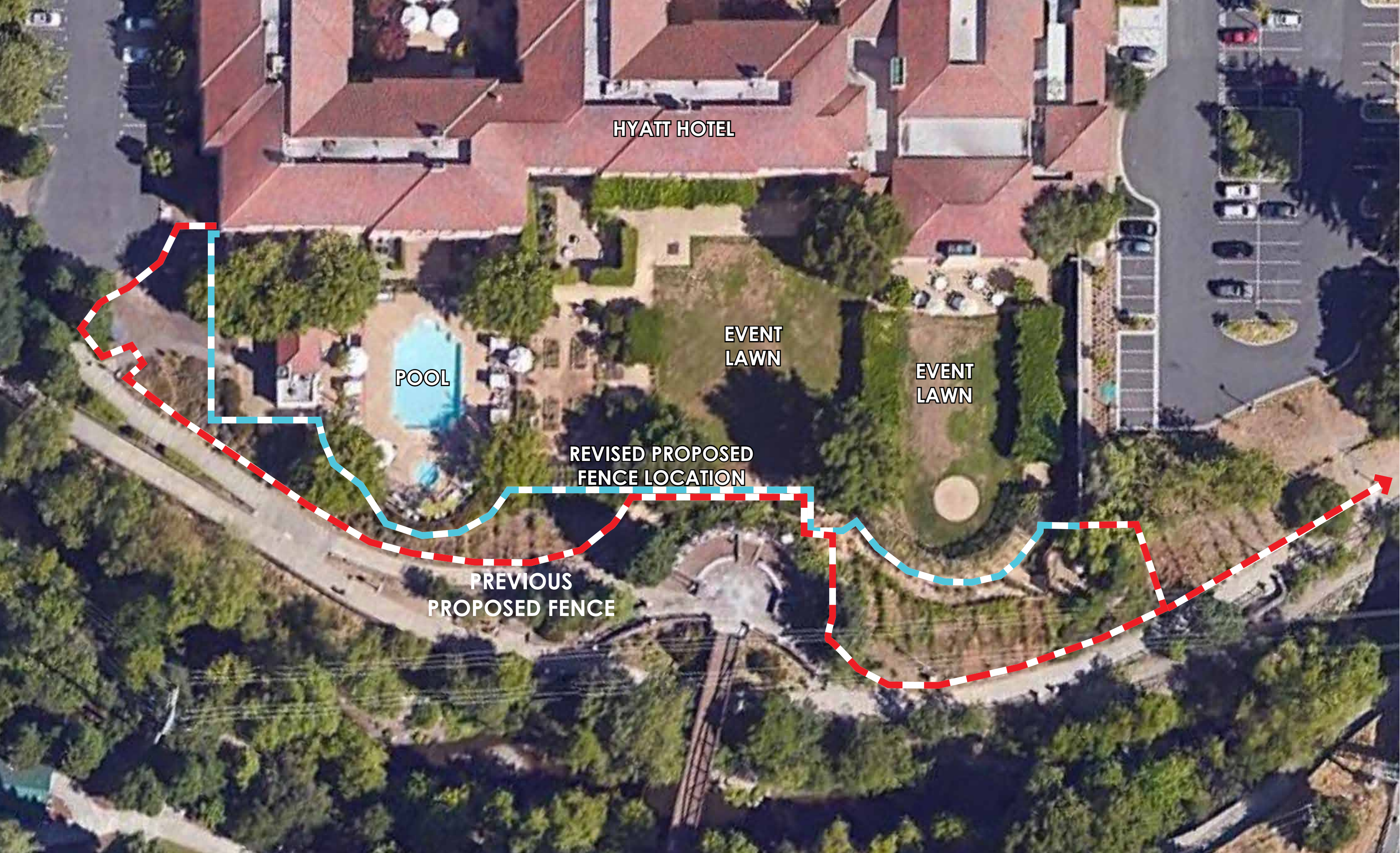
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SCALE: AS SHOWN

SHEET TITLE:
**FENCE MOCK-UP
& EXISTING VIEWS**

SHEET NUMBER:
L1.8



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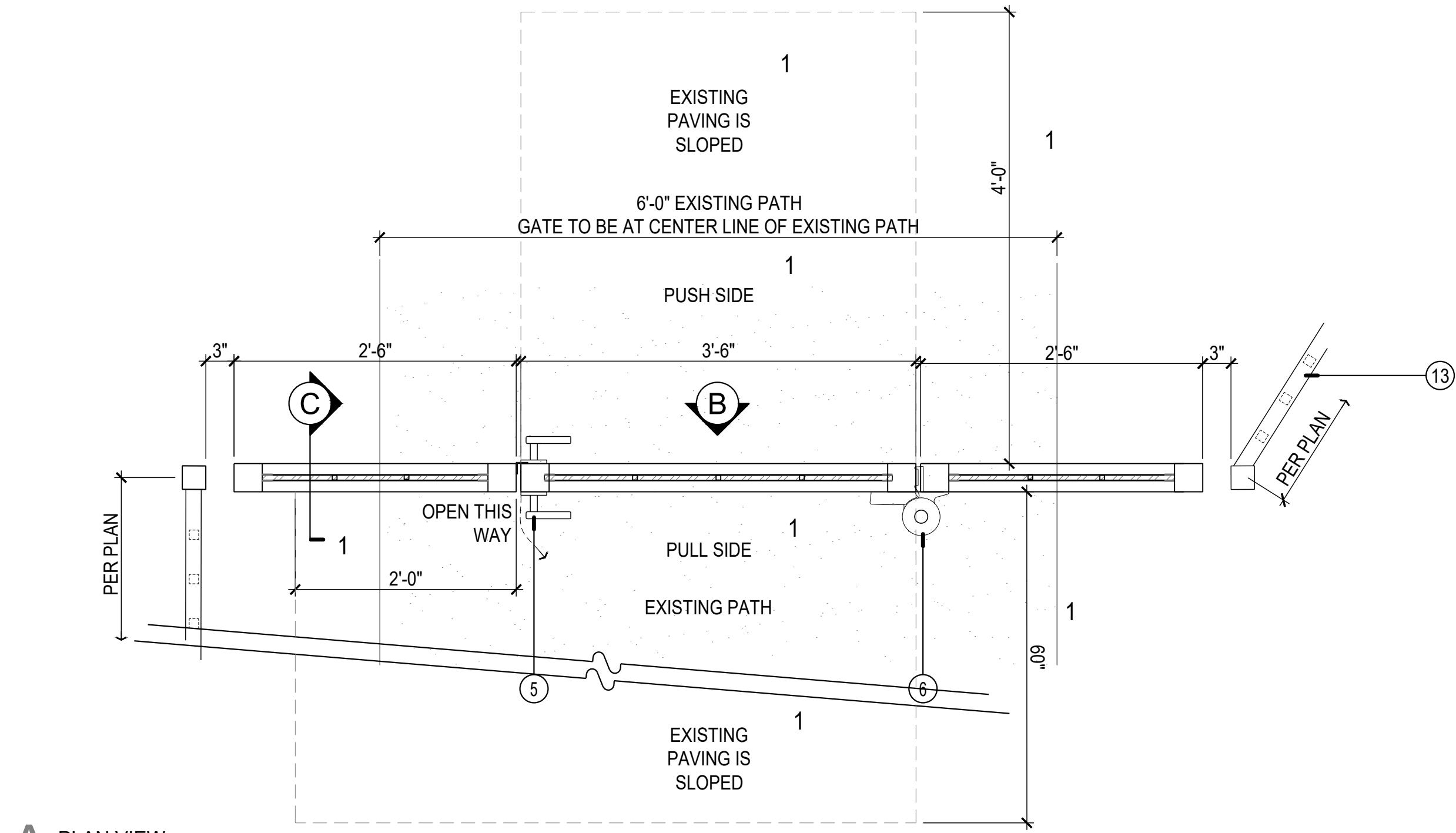
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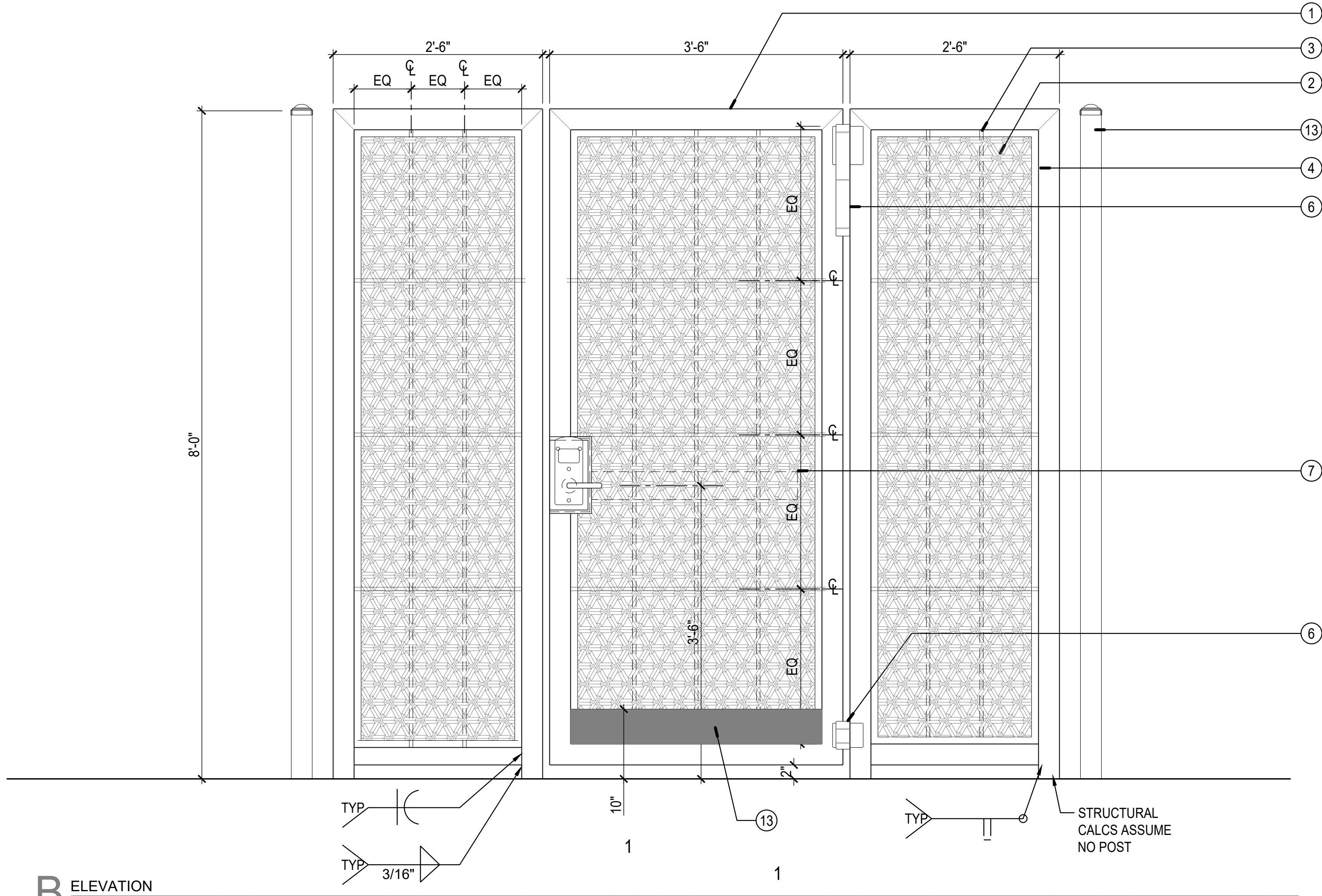
SHEET TITLE:
PROPOSED FENCE
ON EXISTING AERIAL

SHEET NUMBER:

L1.9



A PLAN VIEW
SCALE: 1"=1'-0"



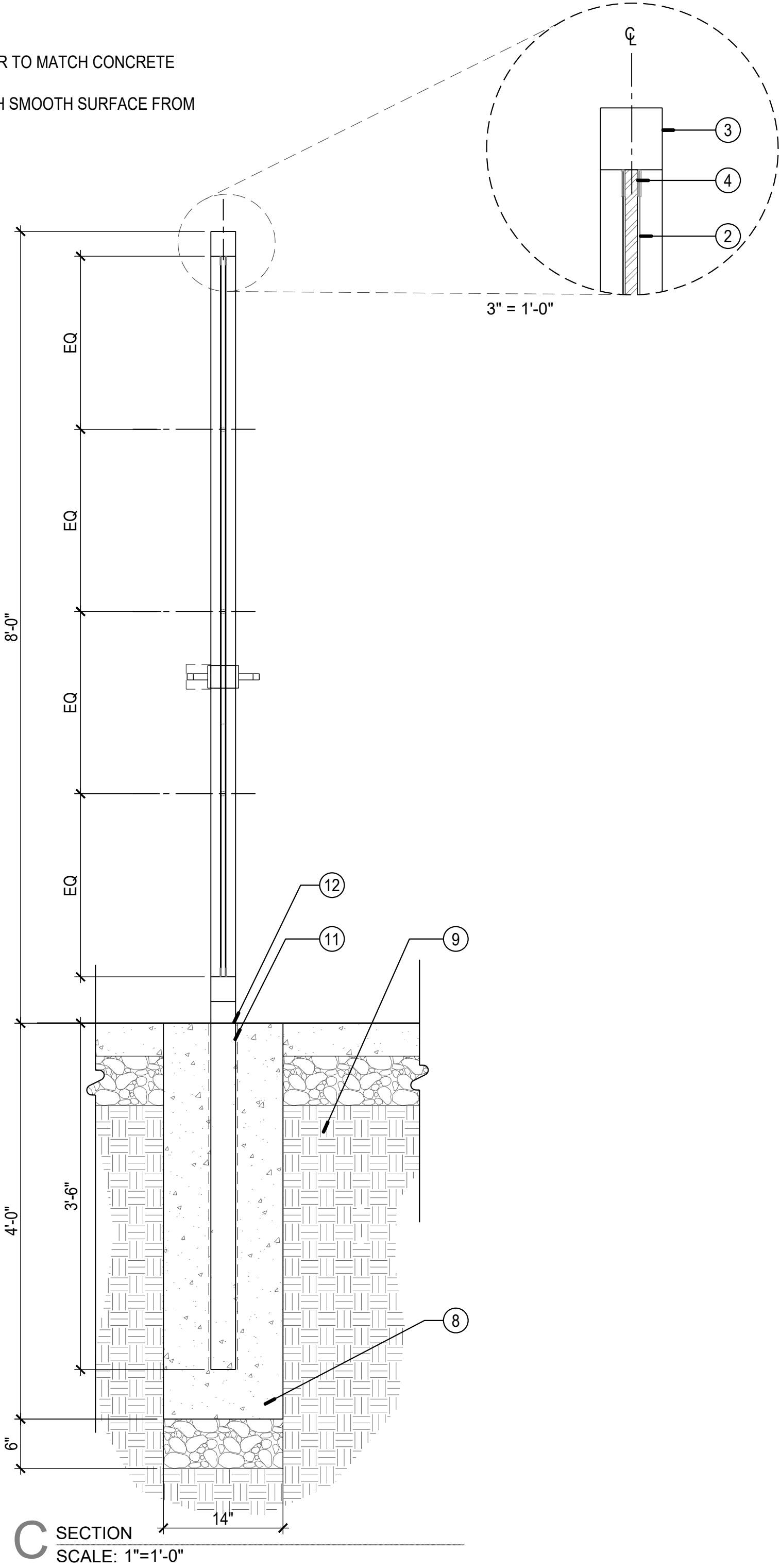
B ELEVATION
SCALE: 1"=1'-0"

KEY

1. 3x3x1/4" HSS TYPICAL TUBULAR STEEL GATE FRAME, MITER AT CORNERS, GRIND SMOOTH PRIOR TO POWDERCOAT
2. McNICHOLS, METAL SCREEN, #PS/CR 20GA MAGESTIC #2040 36x96, WWW.McNICHOLS.COM. WELD TO TUBULAR STEEL FRAME.
3. 1/2" x 1/2" SQUARE FLAT BAR, WELD TO OUTER TUBULAR STEEL FRAME. PLACE ON CENTER LINE OF FRAME BETWEEN McNICHOLS SCREEN PANELS.
4. McNICHOLS U-EDGING, 1"x3/8"x14 GAUGE
5. SELF-LATCHING GATE HARDWARE WITH ELECTRONIC ACCESS CONTROLS, TBD. SEE NOTES
6. 180" HEAVY DUTY, HYDRAULIC GATE CLOSER AND HINGE, LOCINOX, MAMMOTH-180 (FOR GATES UP TO 330LBS) INCLUDING DINO HINGE. FINISH TO MATCH GATE. GATE WEIGHT 280 LBS. CONTRACTOR TO SELECT HINGE RATED FOR LOAD. HINGE TO CLOSE AT 5 SEC MIN FROM 90 TO 12 DEGREES AND FORCE NEEDED TO ACTIVATE SHALL NOT EXCEED 5 LBS.
7. PUSH / PANIC BAR. STAINLESS STEEL BY FALCON. ITEM #25-R-EO-3-32D. 33" LENGTH. INSTALL ON HOTEL SIDE
8. COMPACTED SUB-BASE
9. EXISTING SOIL
10. CONCRETE FOOTING
11. CORE DRILL FOOTING FOR POST
12. HIGH STRENGTH, NON-SHRINK GROUT, COLOR TO MATCH CONCRETE
13. MANUFACTURED METAL FENCE, SEE DETAIL
14. SOLID METAL KICK PLATE ON PUSH SIDE WITH SMOOTH SURFACE FROM FINISH GRADE TO 10" MIN PER CODE

NOTES

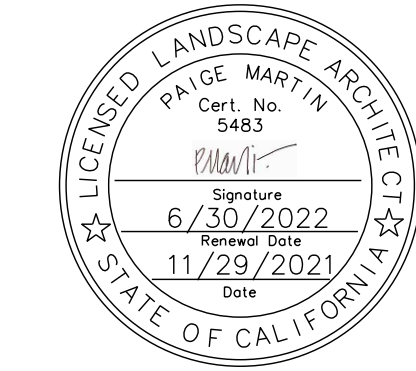
- A. SEE STRUCTURAL ENGINEER CALCULATIONS FOR GATE AND FOOTINGS, SEPARATE DOCUMENT
- B. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO FABRICATION
- C. FENCE HEIGHT TO BE NO SHORTER THAN 8'-0"
- D. ALL WORK SHALL COMPLY WITH CURRENT CODE REQUIREMENTS
- E. ALL EXPOSED METAL TO BE POWDERCOATED WITH TIGER DRYLAC, COLOR TO BE BLACK TO MATCH PRE-FAB FENCE
- F. COORDINATE ACCESS CONTROL KEY FOB ELECTRONICS WITH HOTEL OPERATIONS
- G. CONTRACTOR TO PROVIDE GROUT SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALL



C SECTION
SCALE: 1"=1'-0"

1 METAL GATE 1
1"=1'-0"

M-HYAT-MET-01



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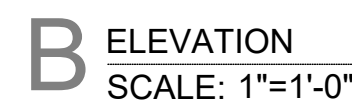
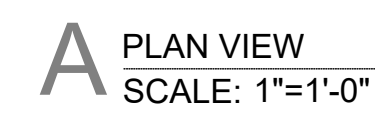
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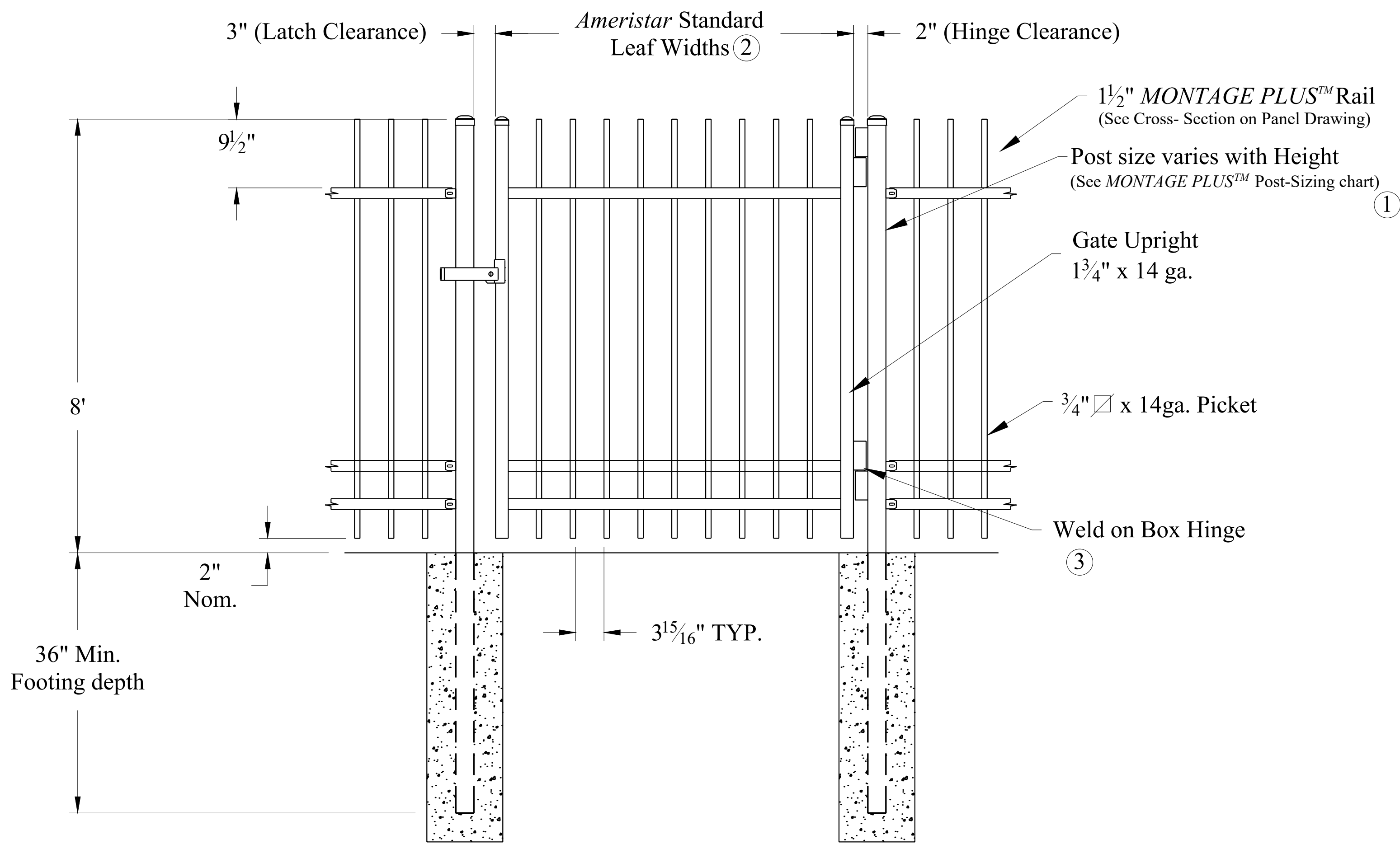
GATE DETAIL

SHEET NUMBER:

L2.0

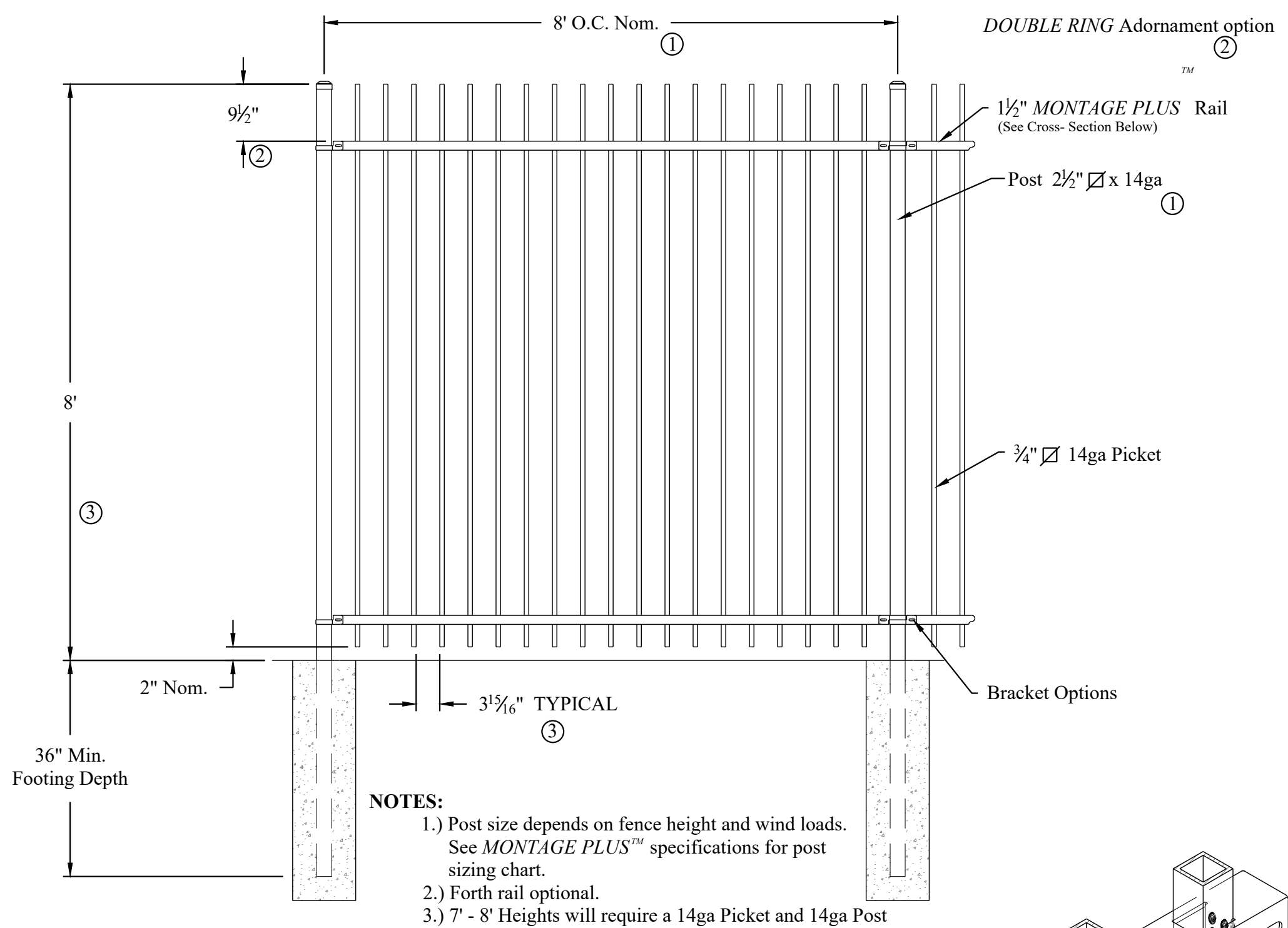

$$1'' = 1'-0''$$

- C SECTION
SCALE: 1"=1'-0"



NOTES: *Single gate Arrangement*

1.) Post size depends on fence height, weight and wind loads.
See MONTAGE PLUS™ post sizing chart.

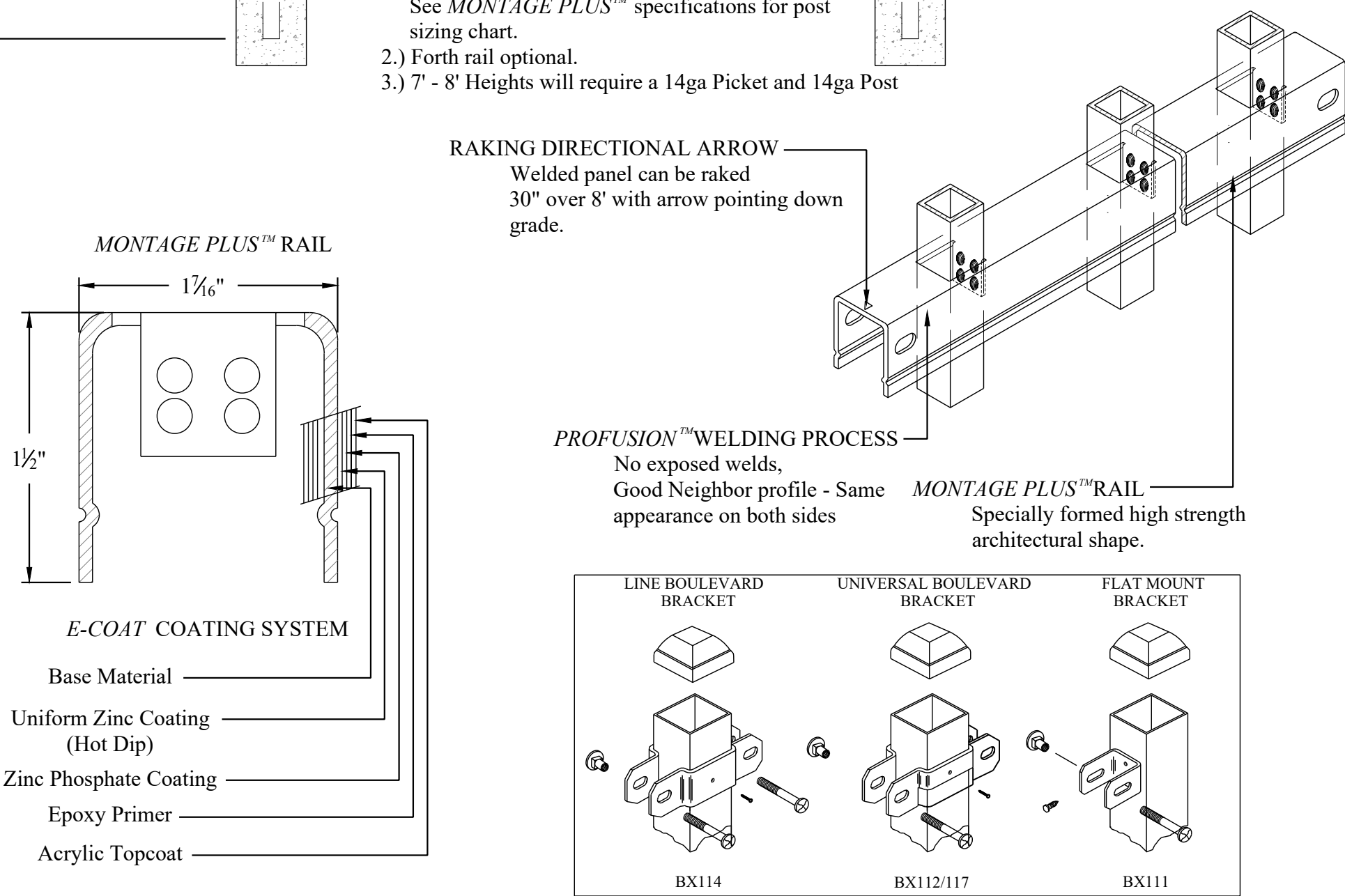


NOTES:

1.) Post size depends on fence height and wind loads.
See MONTAGE PLUS™ specifications for post sizing chart.

2.) Forth rail optional.

3.) 7' - 8' Heights will require a 14ga Picket and 14ga Post



Values shown are nominal and not to be used for
installation purposes. See product specification
for installation requirements.



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3	3.15.2022	ZA

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MINOR DESIGN REVIEW

HYATT REGENCY SONOMA
WINE COUNTRY
170 RAILROAD ST
SANTA ROSA, CALIFORNIA 95401

DRAWN BY: CR/PM
CHECKED BY: PM
DATE: NOVEMBER 29, 2021
SCALE: AS SHOWN

SHEET TITLE:

FENCE DETAIL

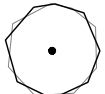
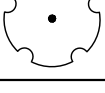
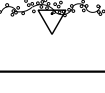
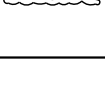
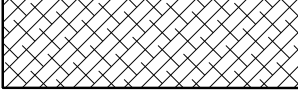
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CLOCKWISE FROM TOP LEFT:
ARCTOSTAPHYLOS UVA-URSI FIELD AND CLOSE-UP, NATIVE HONEYSUCKLE VINE, CARPENTERIA CALIFORNICA,
CEANOTHUS X 'BLUE JEANS', WESTRINGIA 'WYNABBIE GEM', CLIMBING ROSES, AND CAREX TUMULICOLA



PLANT SCHEDULE

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	CAR CAL	38	CARPENTERIA CALIFORNICA	BUSH ANEMONE	15 GAL	
	CEA BLU	31	CEANOTHUS X 'BLUE JEANS'	BLUE JEANS WILD LILAC	5 GAL	
	WES WYN	25	WESTRINGIA FRUTICOSA 'WYNABBIE GEM'	WYNABBIE GEM COAST ROSEMARY	15 GAL	
VINE/ESPALIER	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
	LON HO5	12	LONICERA HISPIDULA	HONEYSUCKLE	5 GAL	
	ROS BAN	2	ROSA BANKSAIE	LADY BANKS ROSE	5 GAL	
	ROS SA2	6	ROSA LG. FLOWERED CLIMBER 'SALLY HOLMES'	ROSE	5 GAL	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
	ARC REY	91	ARCTOSTAPHYLOS UVA-URSI 'POINT REYES'	POINT REYES KINNIKINNICK	1 GAL	60" o.c.
	CAR TUM	396	CAREX TUMULICOLA	FOOTHILL SEDGE	4"POT	24" o.c.



NOT FOR
CONSTRUCTION

NO.	DATE	REVISION
1	2.2.2022	MDR R1
2	2.15.2022	MDR R2
3	3.15.2022	ZA

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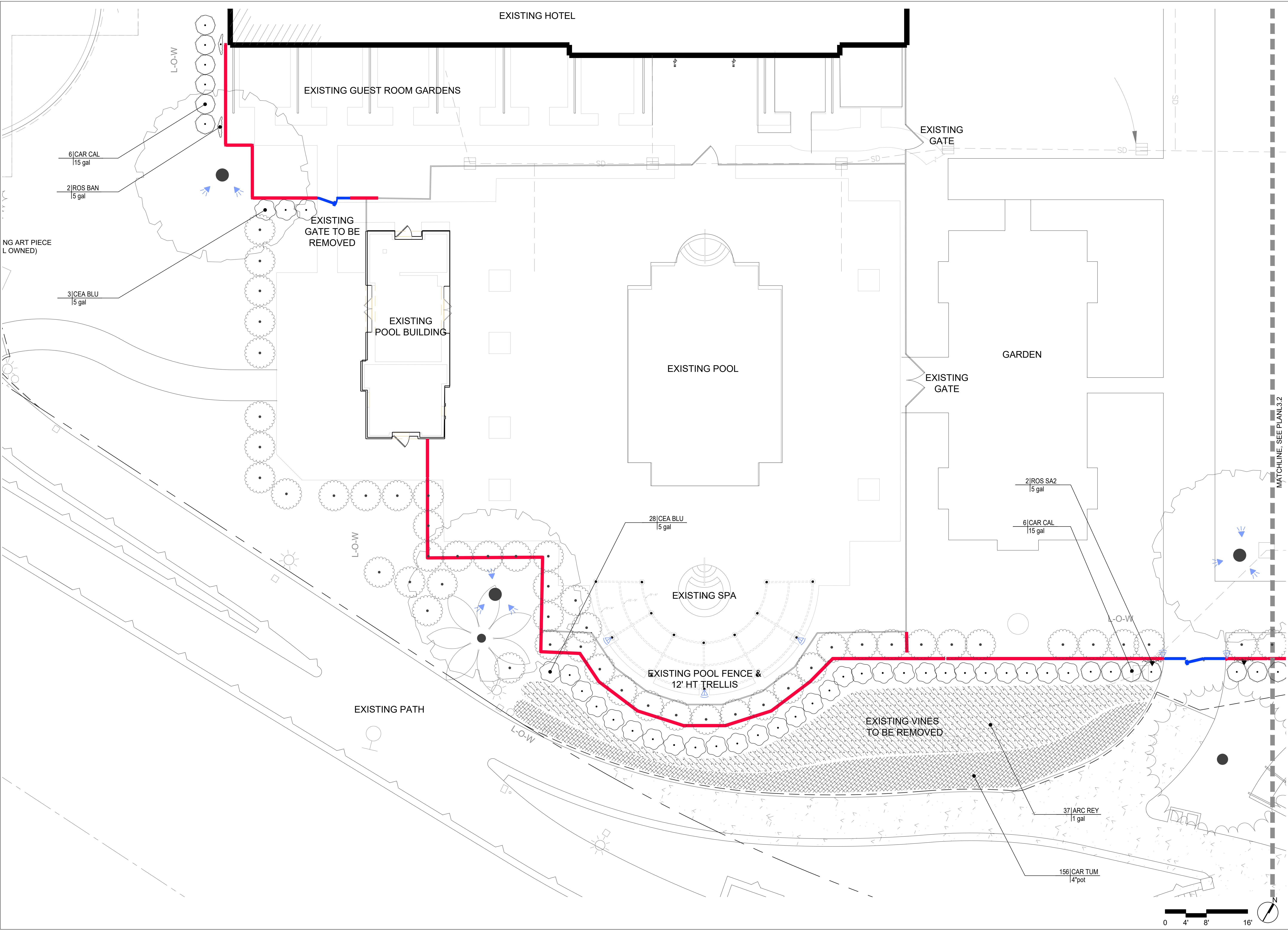
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SHEET TITLE:

PLANTING SCHEDULE
AND NOTES

SHEET NUMBER:

L3.0



M STUDIO
LANDSCAPE ARCHITECTURE
M STUDIO LANDSCAPE ARCHITECTURE
MILL VALLEY CALIFORNIA 94041
ph: 415.261.7579
www.mlstudio.net



**NOT FOR
CONSTRUCTION**

NO.	DATE	REVISION
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2	2.15.2022	MDR R2
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MINOR DESIGN REVIEW

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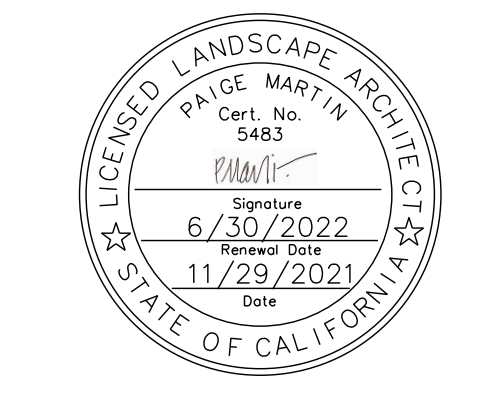
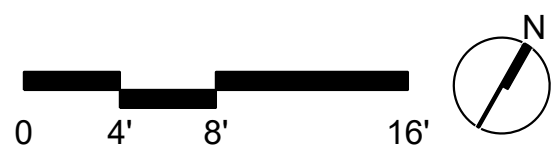
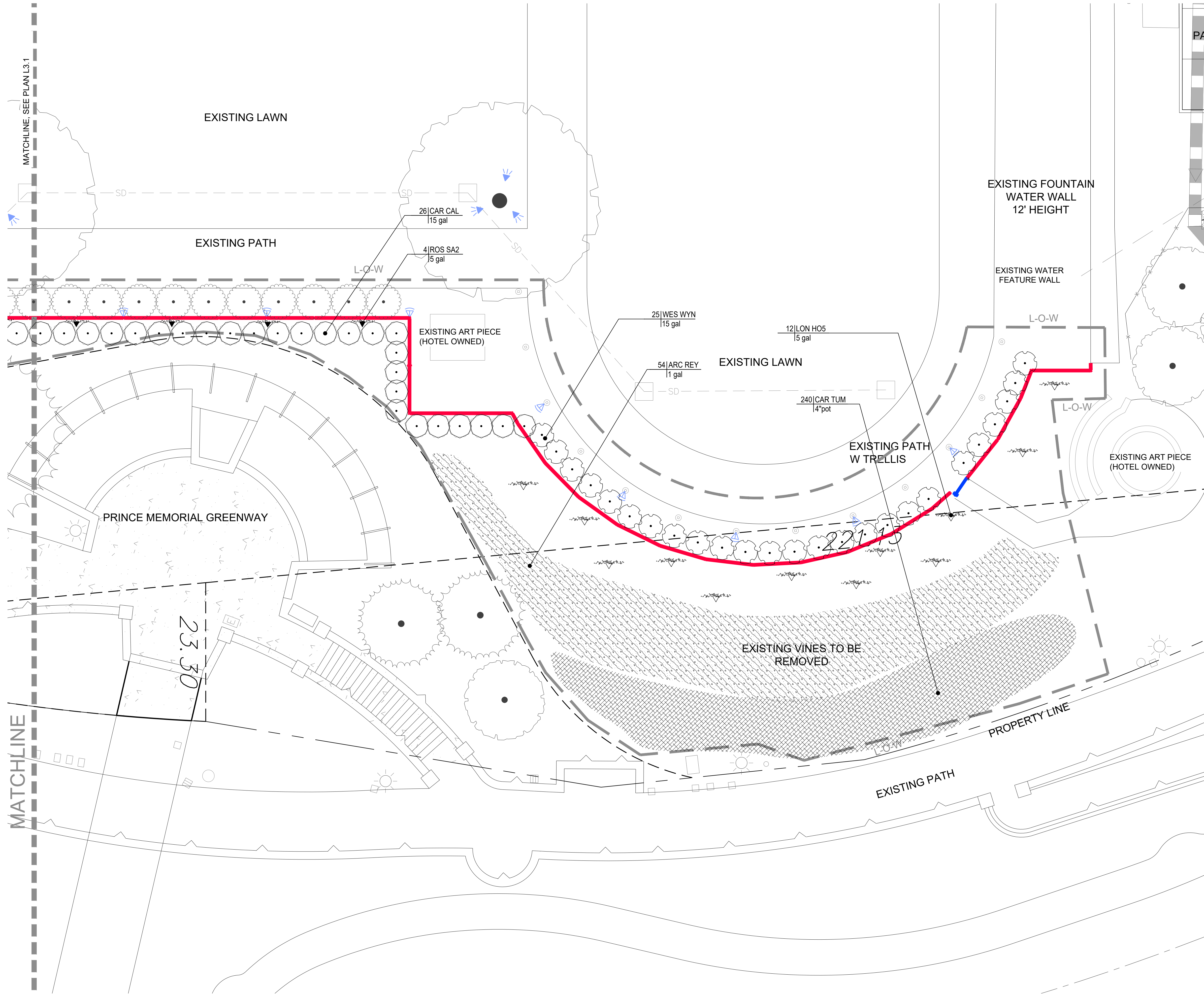
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DATE: NOVEMBER 29, 2021
SCALE:

SHEET TITLE:

PLANTING PLAN

SHEET NUMBER:

L3.1



NOT FOR
CONSTRUCTION

NO.	DATE	REVISION
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2	2.15.2022	MDR R2
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MINOR DESIGN REVIEW

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SHEET TITLE:

PLANTING PLAN

SHEET NUMBER:

L3.2