

Design Concept Narrative for a proposed Residence Inn by Marriott, Round Barn Cir., Santa Rosa, CA

The proposed hotel project is a 115 room Residence Inn by Marriott, to be constructed on an undeveloped parcel, south of Round Barn Circle. The design of the proposed project provides a building and on-site parking that is following the natural topographic contour lines to minimize an impact to existing grades. An internally stepped building is proposed to better fit the existing site slope with minimal excavation or addition of soil. Only a portion of the site is proposed to be developed with the remainder to remain undisturbed.

The proposed building is a three story structure, type V-A (1-hour) construction, with a partial basement level that is fully exposed on the downward slope of the site. The basement level contains guestrooms, fitness room and access to the outdoor pool. The first level of the building contains the main entrance on the north side, hotel lobby / breakfast and associated common and administrative areas, guestrooms and a south-facing terrace overlooking pool and valley below. Levels two and three are primarily housing guestrooms.

On-site parking is provided on a one space per guestroom ratio: total 115 parking spaces and includes 5 accessible spaces. Accessible building entrances are located on the North and East.

The building height from entrance level to the highest point of the roof is 43 feet. The building main entrance elevation is approximately the same level as the western-most vehicular entrance from the Round Barn Circle, and utilizes existing grades. The fire access to the building is maintained on two areas: on the building North and East façades.

We appreciate your assistance in moving forward with this proposed project.

Sincerely,

Kastytis Cechavicius,
Principal Architect
DesignCell Architecture