

PRELIMINARY
DESIGN REVIEW SUBMITTAL

BAR ARCHITECTS

10.20.2016

City of Santa Rosa

FEB 0 1 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:

SITE AREA:

0.51 ACRES

010-071-012

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 = TOTAL KEYS = +/- 77,000 GSF (CONDITIONED)

142 KEYS

TOTAL PARKING =

26 TANDEM (COVERED, ON-SITE)

VICINITY MAP (N.T.S.)



SHEET INDEX

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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 DAVID 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). 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

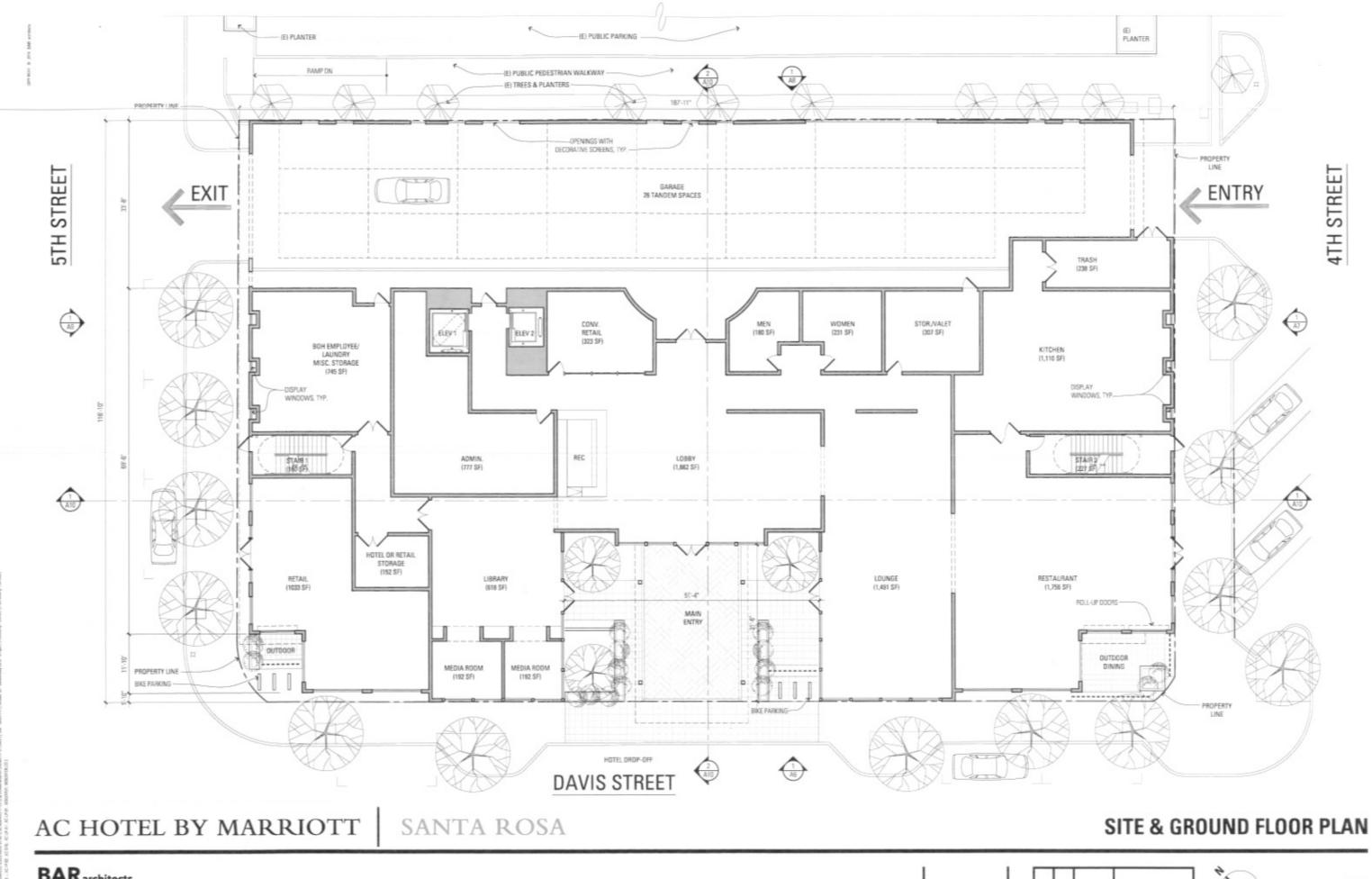
SANTA ROSA

SITE PLAN

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

10.20.2016

SCALE = 1:600

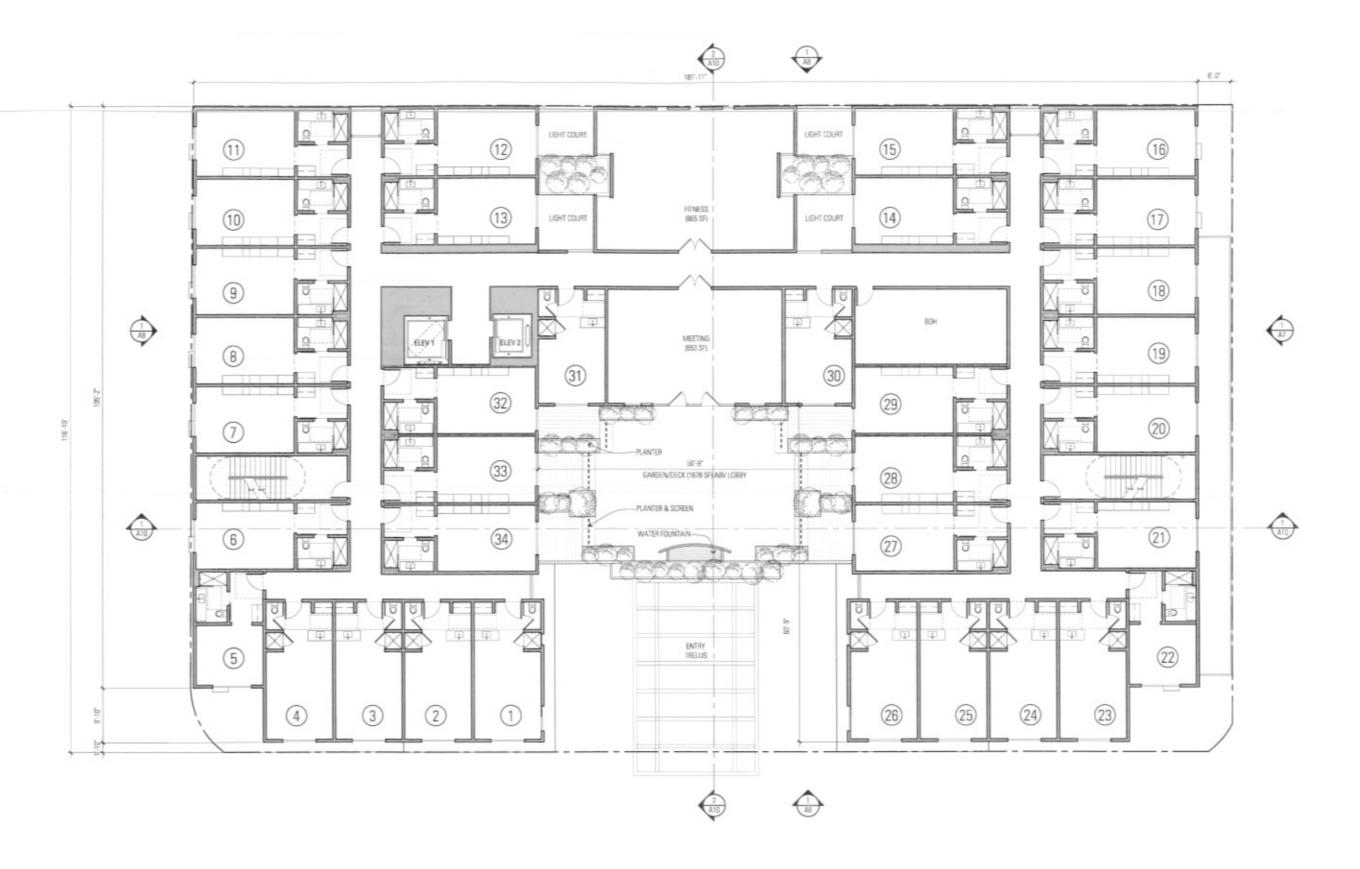


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SECOND FLOOR PLAN (3F & 4F SIM.)

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0 4' 8'

32'

SANTA ROSA

FIFTH FLOOR PLAN

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0 4' 8' 16'

3



SOUTH ELEVATION FACING DAVIS STREET

AC HOTEL BY MARRIOTT

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EXTERIOR ELEVATION

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4' 8'



EAST ELEVATION FACING 4TH STREET

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EXTERIOR ELEVATION

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0 4'

32'



NORTH ELEVATION FACING 101

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EXTERIOR ELEVATION

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8' 16'



WEST ELEVATION FACING 5TH STREET

AC HOTEL BY MARRIOTT

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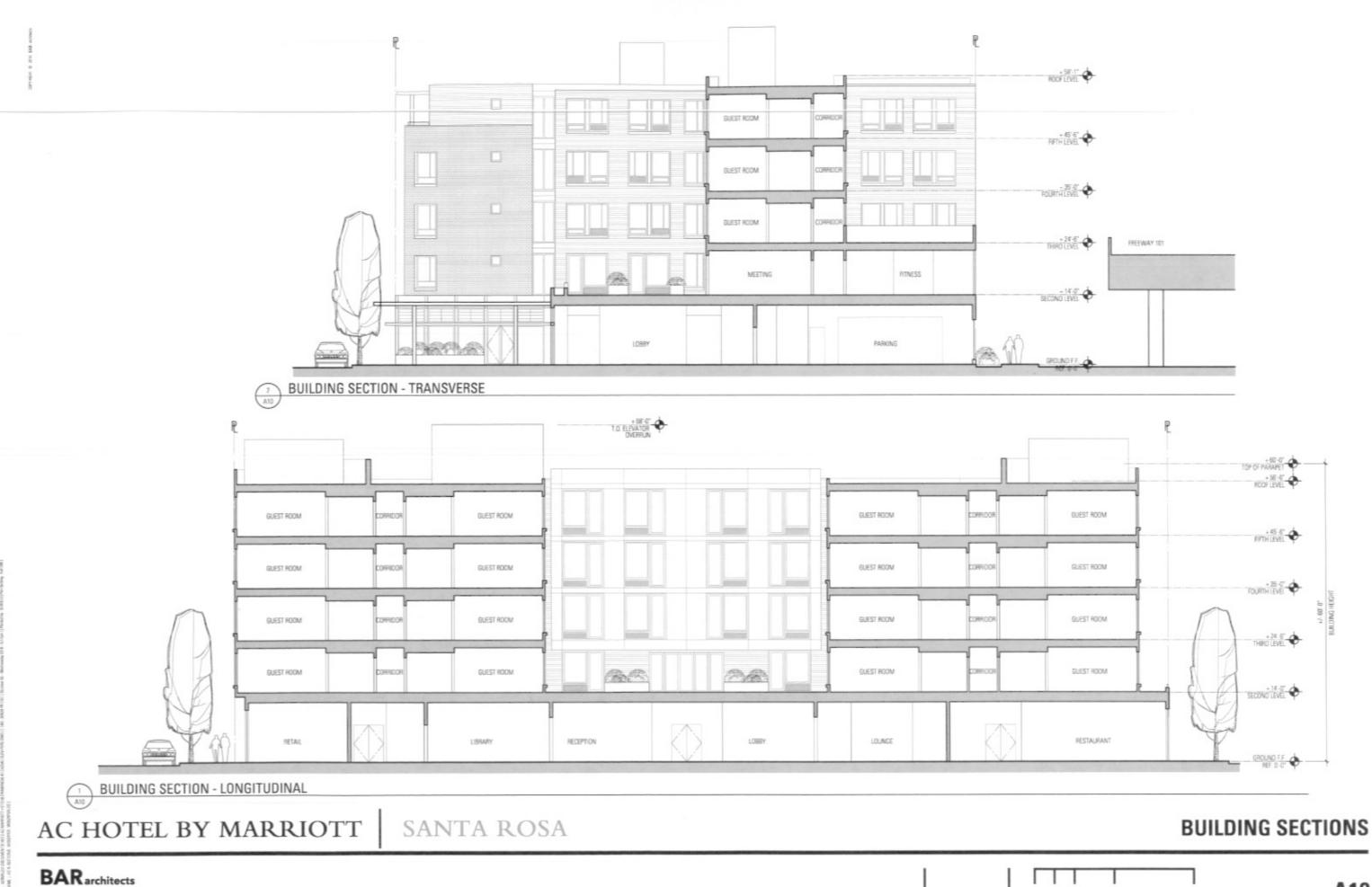
EXTERIOR ELEVATION

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8' 16'



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VIEW FROM CORNER OF DAVIS & 4TH STREET - LOOKING EAST



VIEW FROM CORNER OF DAVIS & 4TH STREET - LOOKING NORTH



VIEW FROM CORNER OF DAVIS & 5TH STREET - LOOKING SOUTH



AERIAL VIEW ABOVE FREEWAY 101

SANTA ROSA

MASSING MODEL PERSPECTIVES



AC HOTEL BY MARRIOTT | SANTA ROSA

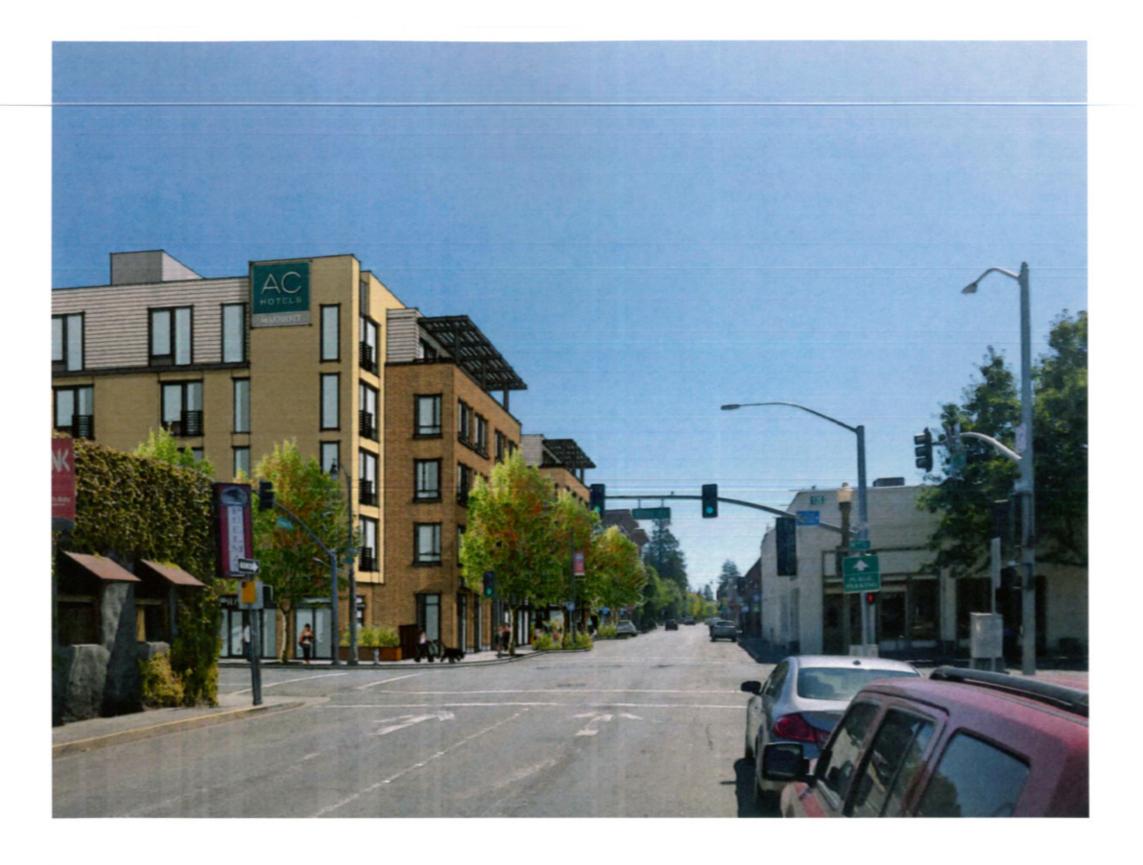
VIEW PERSPECTIVE - ENTRY VIEW



AC HOTEL BY MARRIOTT | SANTA ROSA

VIEW PERSPECTIVE - DAVIS STREET & 4TH STREET





AC HOTEL BY MARRIOTT | SANTA ROSA

VIEW PERSPECTIVE - DAVIS STREET & 5TH STREET



SANTA ROSA

VIEW PERSPECTIVE - ALONG FREEWAY 101 (WITHOUT TREES)



SANTA ROSA

VIEW PERSPECTIVE - ALONG FREEWAY 101 (WITH TREES)

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TRELLIS / CANOPY (AT PROJECT)



TRELLIS / CANOPY CONCEPT



ARTISTIC SCREEN CONCEPT



BRICK FACA



BRICK TEXTURE



RETAIL STOREFRONT



ARTISTIC CANOPY CONCEPT



ROLL-UP DOORS AT RESTAURANT (AT PROJECT)



ROLL-UP DOORS AT RESTAURANT

ARCHITECTURAL ELEMENT IMAGERY

AC HOTEL BY MARRIOTT

SANTA ROSA

LIGHT COURT PLANTERS:W/ BARBERRY AND CONTRASTING GRASS



CORTEN PLANTER



STREET TREE: RED MAPLE



FLOW THROUGH PLANTERS: W/ BLUE RUSH



PERMEABLE PAVERS



FLOW THROUGH PLANTERS: W/ REED GRASS

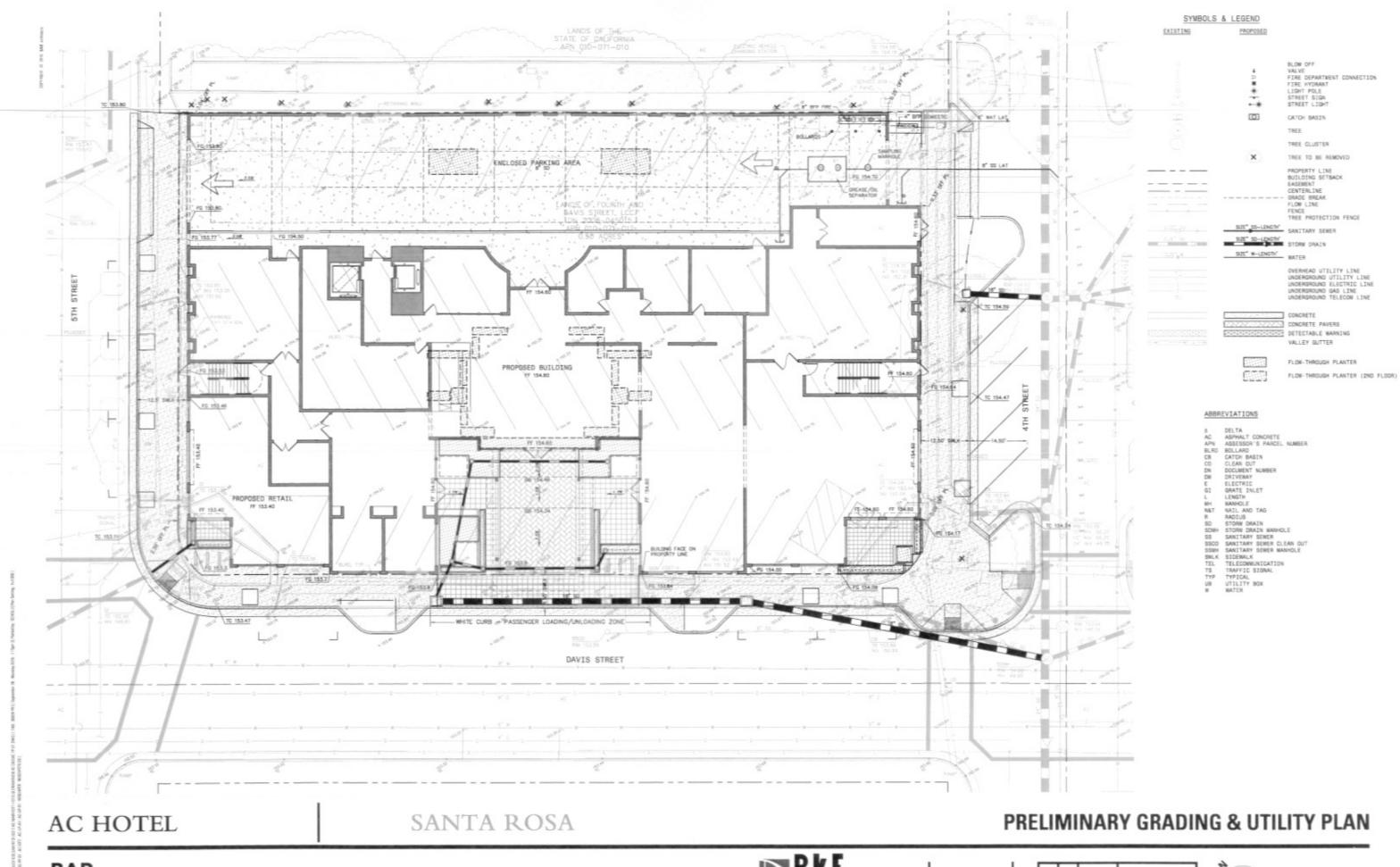


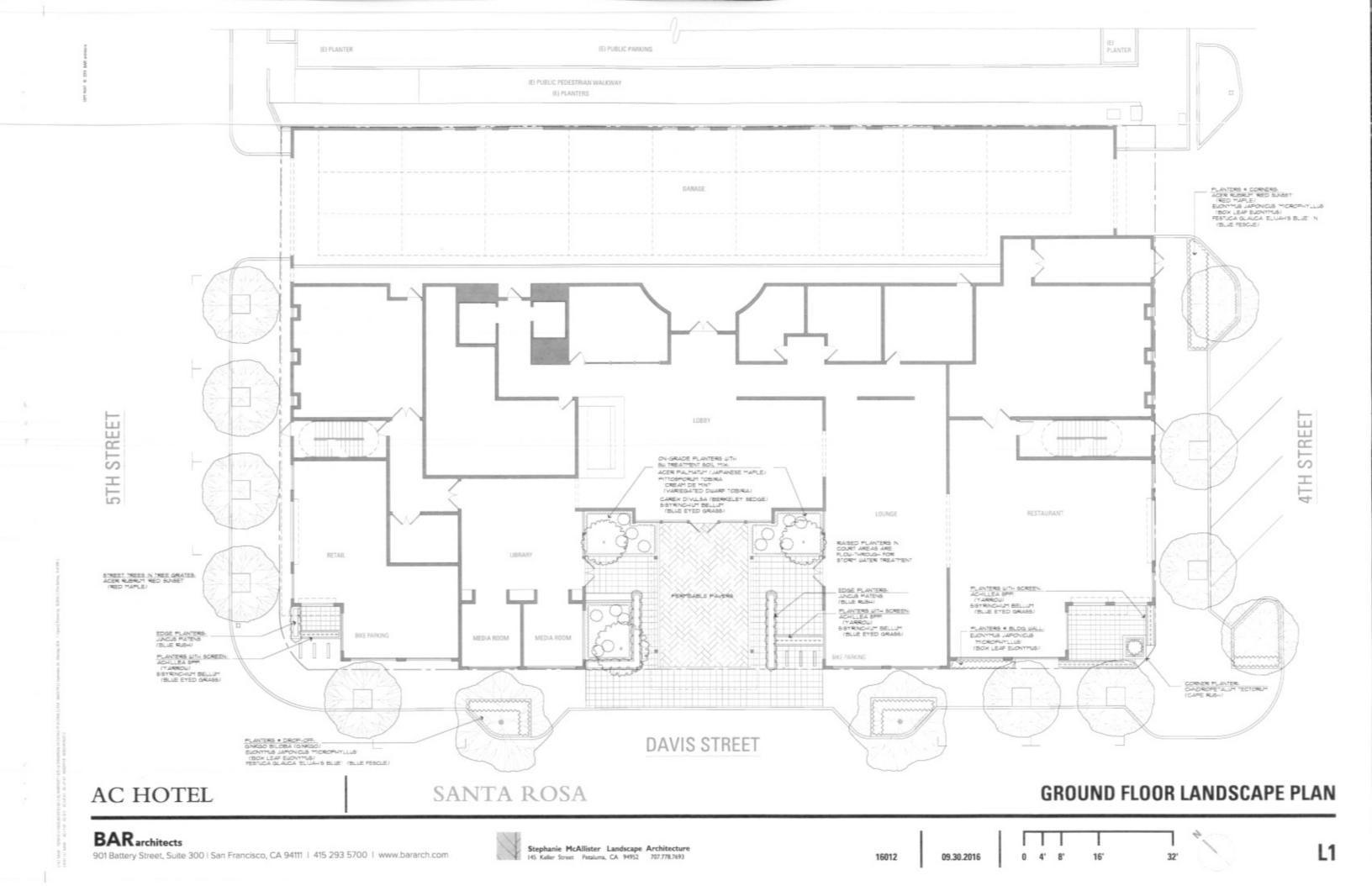
STREET TREE AT DROP-OFF: GINKGO

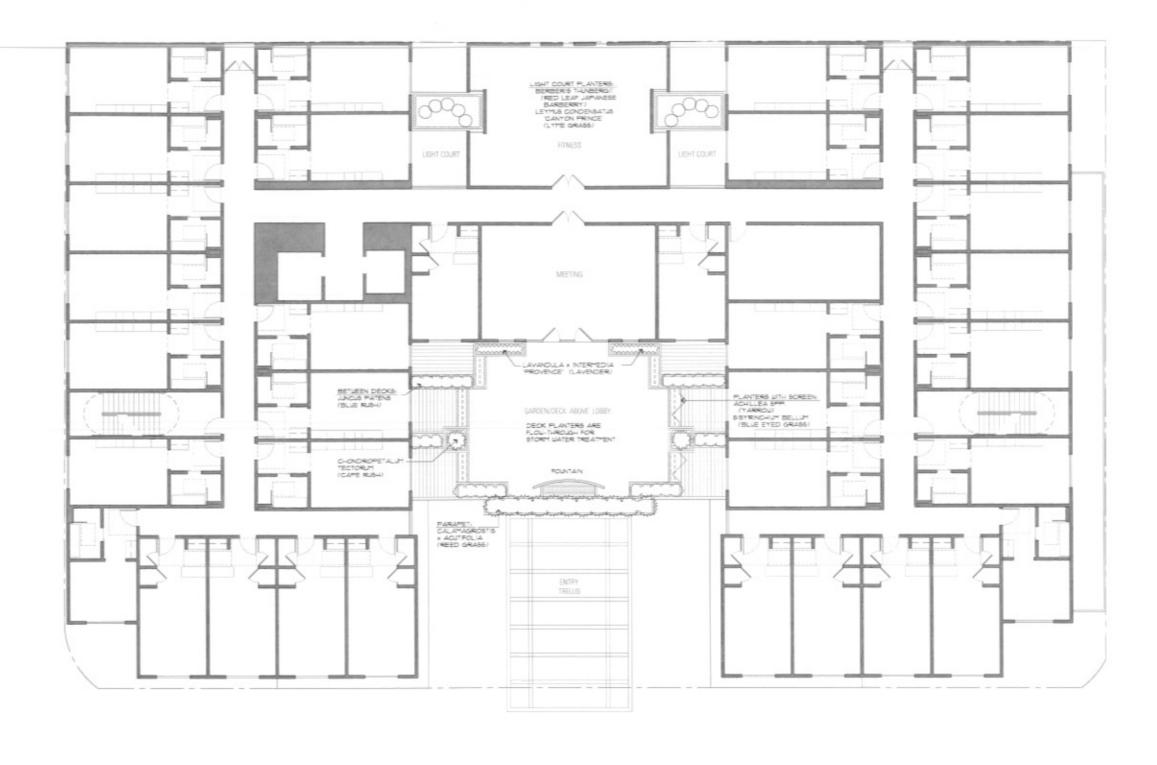
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LANDSCAPE IMAGERY

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AC HOTEL

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SECOND LEVEL LANDSCAPE PLAN



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09.30.2016