

## AC HOTEL

## PRELIMINARY DESIGN REVIEW <br> OCTOBER 20, 2016

| PROUECT DATA |  |
| :---: | :---: |
| PROJECT ADDRESS: | 210 5TH STREET <br> SANTA ROSA CA 95401 |
| ASSESSOR'S PARCEL NO: | 010-071-012 |
| SITE AREA: | 0.51 ACRES |
| ZONING CLASSIFICATION: | TV-M / Transit Village Muxed Use |
| ZONING HEGGT UMIT: | 5 STORIES (PER TV-M-H-SA) |
| EXISTING BUILIING: | SUPFACE PARKING LOT |
| NEW BUILDING: |  |
| TOTAL AREA $=$ | +1.77,000 GSF (CONDITIONED) |
| TOTAL KEYS $=$ | 142 KEYS |
| TOTAL PAAKING $=$ | 26 TANDEM (COVERED,ON.SITE) |

VICINTY MAP IN.T.S.


SHEET INDEX

|  | COVER SHEET |
| :---: | :---: |
| A1 | PROJECT DATA VICIINTY MAP |
| A2 | SITE PLAN |
| A3 | GROUND FLOOR PLAN |
| A4 | SECOND FLOOR PLAN (3F \& 4F SIM.) |
| A5 | FIFTH PLOOR PLAN |
| A6 | EXtERIOR ELEVATION |
| A7 | EXTERIOR ELEVATION |
| A8 | EXTERIOR EEEVATION |
| A9 | EXTERIOR ELEVATION |
| A10 | BUILIING SECTIONS |
| A11 | MASSING MODEL PERSPECTIVE |
| A12 | VIEW PERSPECTIVE-ENTAY VIEW |
| A13 | VIEW PERSPECTVE - DAVIS \& 4TH STREET |
| A14 | VIEW PEFSPECTNE - DAVIS \& 5TH STREET |
| A15 | VIEW PERSPECTIVE-ALONG fREEWAY 101 (W/O TREES) |
| A16 | VIEW PERSPECTINE - ALONG FREEWAY 101 (W/TREES) |
| A17 | ARCHITECTUPAL EEEMENT IMAGERY |
| A18 | LANDSCAPE IMAGERY |
| C1 | PRELIMINAFY GPADING $\&$ UTIUTY PLAN |
| L1 | GROUND FLOOR LANDSCAPE PLAN |
| 12 | SECOND LEvEL LANDSCAPE PLAN |

PROJECT DESCRIPTION
THE DESIGN OF THE NEW AC MARRIOTT HOTEL BUILDING IS INTENDED TO BE A CONTEMPOAAAY AND VBBANT ADDIIION TO THE ARCHITECTURE OF THE SANTA ROSA'S RALLROAD SQUARE AREA WHICH EMBRACES THE GOAIS AND OBUECTVES OF THE 2007 DOWNTOWN STATION AREA SPECLICC PLAN. THE PROPOSED BULDING IS 5 STORIES IN HEIGHT, WTH MASSING THAT IS PULLED AWAY FROM THE PROPERTY UNE IN THE MIDDLE OF THE DAVID AND HIGHWAY 10 FRONTAGES TO FORM SMALL COURTYARDS IN THE MIDDLE OF THE BLOCK. THIS BREAKS DOWN THE SCALE OF THE BULLDING ELEVATION TO CREATE CONTEXUALLY SCALED FACADES ALONG THESE STREETS. THE BUILDING ALSO STEP BACK SIX FEET ALONG 4TH STREEI TO BREAK DOWN THE BUILDING SCALE, CREATING AN EEVVATION THAT IS MORE COMPATBLE WTTH THE SMALLER BUILDINGS AND PEDESTRIAN FOCUS INTENDED FOR THIS STREEE $\operatorname{AS}$ AECOMMENDED BY THE SPECLIFC PLAN GUIDEINES). AT THE GROUND LEVEL, HOTEL GUEST ARRIVAL AREAS, LOBBIIES. MEEING SPACES AND DINING AREAS ARE LOCATED ALONG THE STREET FRONTAGE OF DAVIS STREET AND THE WEST ENDS OF 4 TH AND 5TH STREET TO ACTVATE THE STREET DURING THE DAY AND EVENING ISUPPORTING THE SPECLIFC PLAN GOALS FOR RETAILCOMMERCIAL USES AT THE STREET). MATERIALS AND OPENINGS ALONG DAVIS STREET RECALL THE MASONRY WAREHOUSES OF THE SURROUNDING NEGGBORHOOD. THESE TRANSITION TO METAL AND CEMENT PLASTER WALL MATERIALS WTH MORE CONTEMPORARY WNDOW OPENINGS ALONG THE OTHER THREE SIDES OF THE BUIIDING. NOTE ALSO THAT HOTEL ROOMS/WINDOWS ARE ARRANGED TO PROVIDE VIEWS PRIMARILY TOWARDS 4TH AND 5 TH STREETS, AND WHLLE STLL CREATING INTEREST AND SCALE-APPROPRIATE ELEVATIONS FACING HIGHWAY 101 , TO MINIMIZE OPENNGS ALONG THIS ELEVATION DUE TO NOISE AND VIEW CONCERNS.


AC HOTEL BY MARRIOTT $\mid$ SANTA ROSA



AC HOTEL BY MARRIOTT SANTA ROSA



(1) SOUTH ELEVATION FACING DAVIS STREET


(D) EAST ELEVATION FACING 4TH STREET

AC HOTEL BY MARRIOTT $\mid$ SANTA ROSA
EXTERIOR ELEVATION


NORTH ELEVATION FACING 101

(B) WEST ELEvation FACING 5TH STREET

AC HOTEL BY MARRIOTT $\mid$ SANTA ROSA
EXTERIOR ELEVATION



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



AC HOTEL BY MARRIOTT
SANTA ROSA


AC HOTEL BY MARRIOTT
SANTA ROSA
VIEW PERSPECTIVE - DAVIS STREET \& 4TH STREET


AC HOTEL BY MARRIOTT $\mid$ SANTA ROSA
VIEW PERSPECTIVE - DAVIS STREET \& 5TH STREET


AC HOTEL BY MARRIOTT $\mid$ SANTA ROSA





RETAIL STOREFRONT



TRELLIS / CANOPY CONCEPT


ARTISTIC CANOPY CONCEPT


ARCHITECTURAL ELEMENT IMAGERY


FLOW THROUGH PLANTERS: W/ BLUE RUSH


PERMEABLE PAVERS


AC HOTEL BY MARRIOTT $\mid$ SANTA ROSA


STREET TREE AT DROP-OFF: GINKGO
LANDSCAPE IMAGERY



AC HOTEL
SANTA ROSA



