

JUN 14 2017

Planning & Economic
Development Department

Design Concept Narrative for a proposed Hilton Hampton Inn Hotel, Airway Drive, Santa Rosa, CA

The proposed hotel project is a 100 room Hilton Hampton Inn hotel, to be constructed on an undeveloped parcel, west of the north end turnaround of Airway drive, just south of an existing Sutter Pacific Medical Foundation building. The design of the proposed project includes a hotel with an outdoor pool and required parking. The existing shared access drive is proposed to be relocated within the site. Part of the existing pedestrian pathway on the south end of the property is also proposed to be relocated. Only a portion of the site is proposed to be developed with the remainder to remain undisturbed.

The proposed building is a four-story structure, type III-A (1-hour) construction. Main entrance to the hotel and a porte-cochere is on the north side, and has been coordinated with the main entrance to the medical center on the adjacent property. The first level of the proposed hotel contains hotel lobby, and associated common and administrative areas, guestrooms, a fitness room and access to the outdoor pool to the south. Levels two through four contain mainly guestrooms.

The existing shared access drive is to be repositioned approximately 60 feet south to provide room for the new hotel building. This reconfiguration will require to relocate 6 existing parking spaces.

Total on-site parking count is 106. This includes 100 spaces for hotel (provided on a one space per guestroom ratio) and 6 additional spaces for the use by the medical center (to replace spaces lost due to drive relocation). Parking lot design is "garden style" with landscape isles separating every 6 parking spaces or less.

The building height from entrance level to the highest point of the roof is 55 feet. The fire access to the building is maintained along building East and West sides.

This proposed project was coordinated with the owner and property manager of the neighboring medical office building.

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

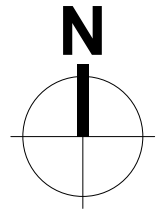
Sincerely,

Kastytis Cechavicius,
Principal Architect
DesignCell Architecture



SITE PLAN

1" = 40'-0"





4 / 23 / 2018

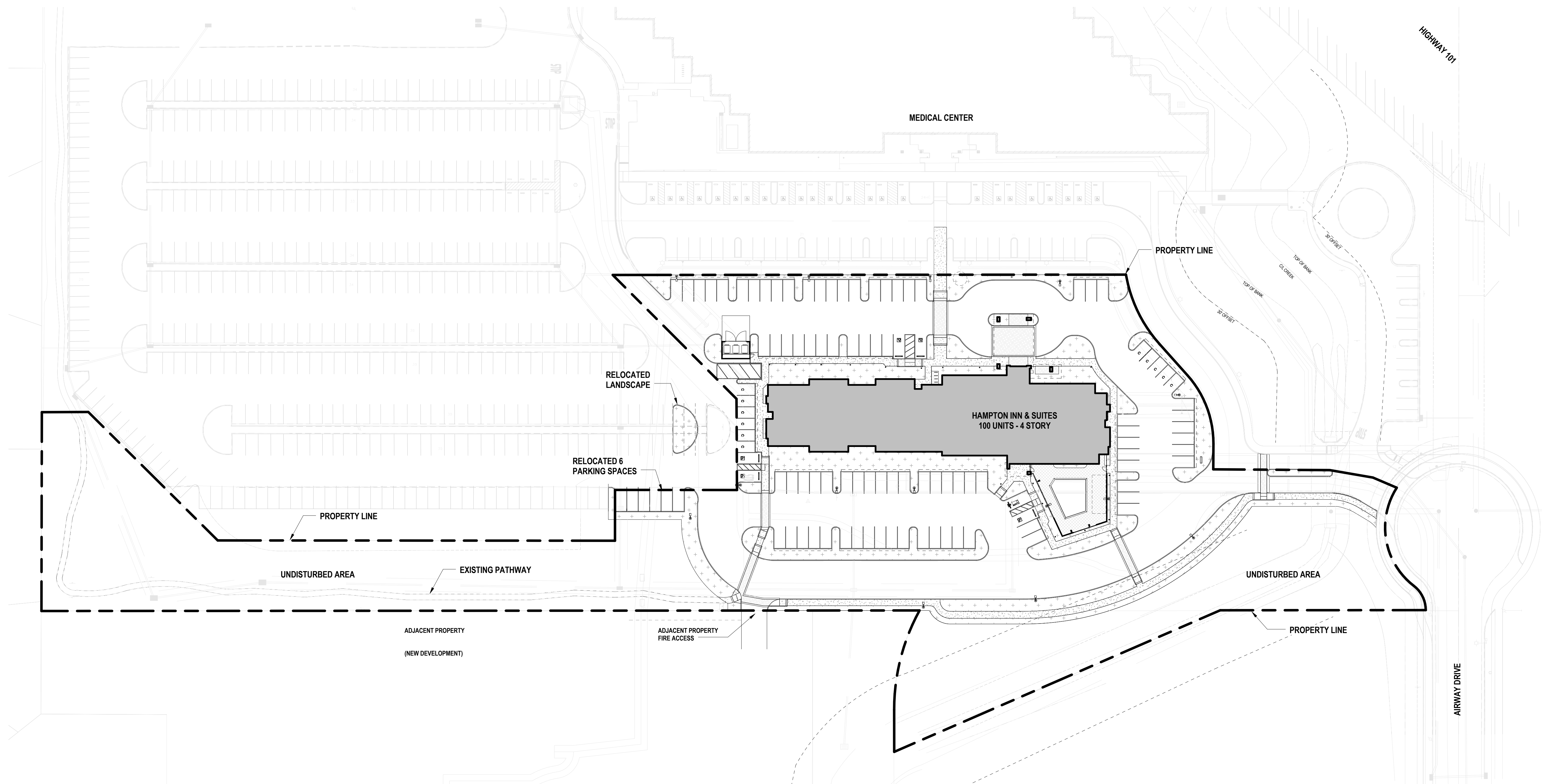
HAMPTON INN & SUITES

3883 AIRWAY DRIVE, SANTA ROSA, CALIFORNIA

Project Number 15 051

SITE PLAN / SITE DATA

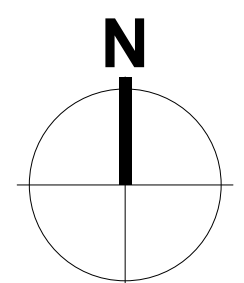
DR1.2



SITE PLAN

$$1'' = 40'-0''$$

APPLICANT		PROJECT SUMMARY		SITE SUMMARY		BUILDING AREAS		PARKING CALCULATIONS		VICINITY MAP	
NAME:	THARALDSON HOSPITALITY DEVELOPMENT LLC	PROJECT CONSIST OF PROPOSED 4-STORY 100 ROOM HAMPTON INN & SUITES HOTEL WITH OUTDOOR SWIMMING POOL.		APN#:	058-011-018	HAMPTON INN & SUITES (100 GUESTROOMS)		USE:	HOTEL / MOTEL		
ADDRESS:	1201 PAGE DRIVE SUITE 200 FARGO, ND 58103			ADDRESS:	3883 AIRWAY DRIVE, SANTA ROSA, CA	LEVEL 1:	15,625 SF	REQUIRED:	1 SPACE PER GUESTROOM 100 X 1 = 100 SPACES		
PHONE:	(701)271 - 2700			JURISDICTION:	SANTA ROSA	LEVEL 2:	15,260 SF				
				LAND USE PLAN AREA:	VACANT COMMERCIAL LND/UNDEVEL	LEVEL 3:	15,260 SF	TOTAL:	100 SPACES REQUIRED		
				SITE AREA (NET):	3.95 ACRES / 172,069 SF	LEVEL 4:	15,260 SF	PROVIDED:	ON-SITE PARKING: 100 SPACES		
				ZONING CLASSIFICATION:	CO-G				TOTAL: 100 SPACES PROVIDED		
				PLANNED LAND USE:	OFFICE COMMERCIAL - GETAWAY				INCL. 5 ACCESSIBLE (4 ACC. AND 1 VAN ACC.)		
				FRONT YARD SETBACK:	15'-0" REQUIRED / 72'-3" PROVIDED	FOOTPRINT/TOTAL:		15,625 SF / 61,405 SF			
				SIDE YARD SETBACK:	5'-0" REQUIRED / 23'-0" PROVIDED						
				REAR YARD SETBACK:	25'-0" REQUIRED / 118'-0" PROVIDED						
				HEIGHT ALLOWED:	35' MAX ALLOWED / 55'-0" PROPOSED						
				BUILDING FOOTPRINT COVERAGE:	15,488 SF (9.0%)						
				PARKING LOT AREA:	59,172 SF (34.4%)						
				LANDSCAPE AREA:	26,029 SF (15.1%)						
				UNDISTURBED AREA:	64,912 SF (37.7%)						



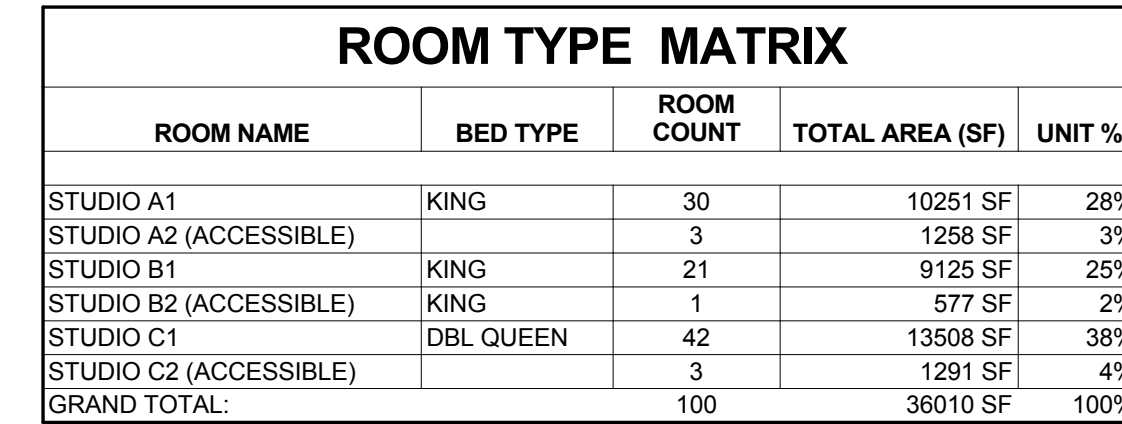
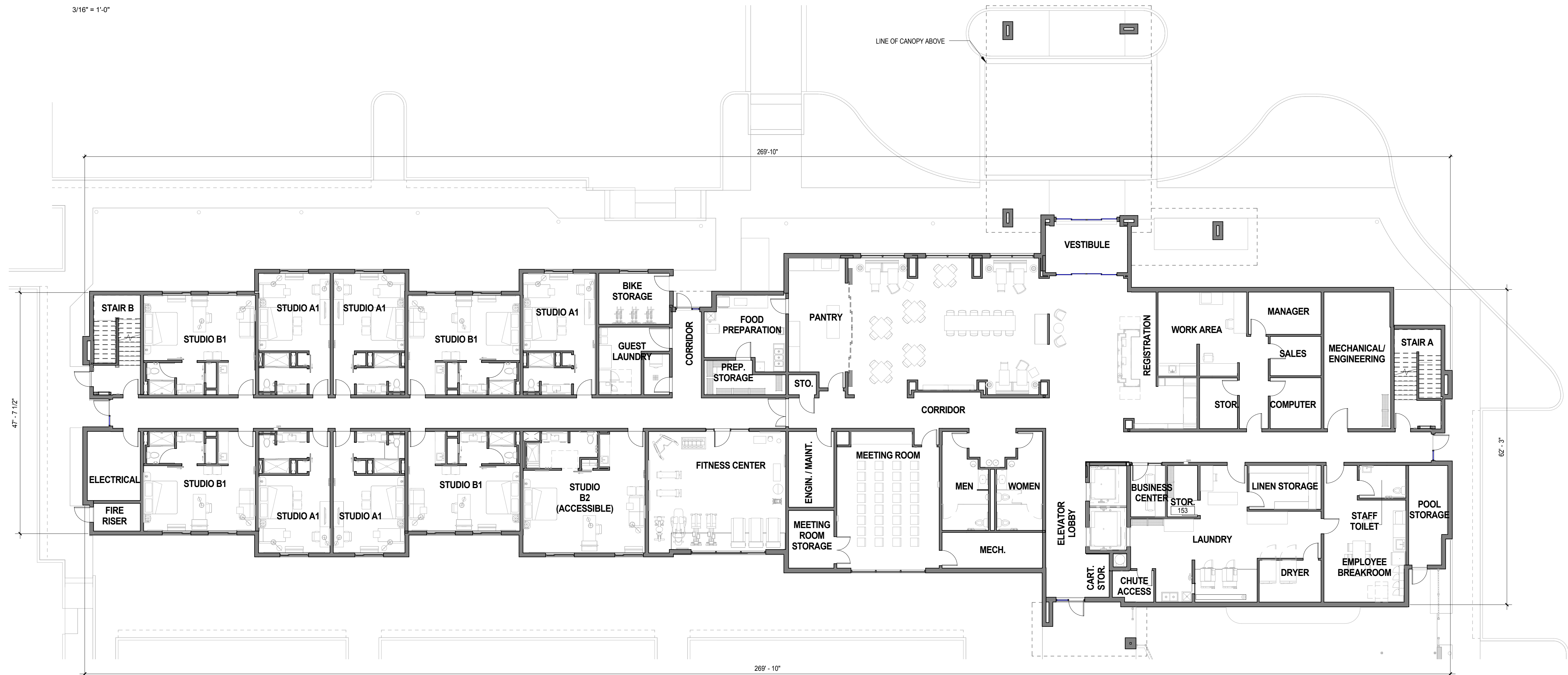
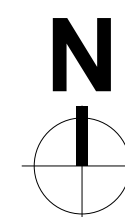


HAMPTON INN & SUITES

3883 AIRWAY DRIVE, SANTA ROSA, CALIFORNIA

FLOOR PLAN -
LEVEL 1

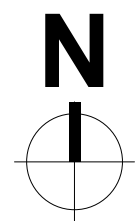
DR2.1


$$3/16'' = 1'-0''$$

$$3/32'' = 1'-0''$$




LEVEL 2

3/32" = 1'-0"





4 / 23 / 2018

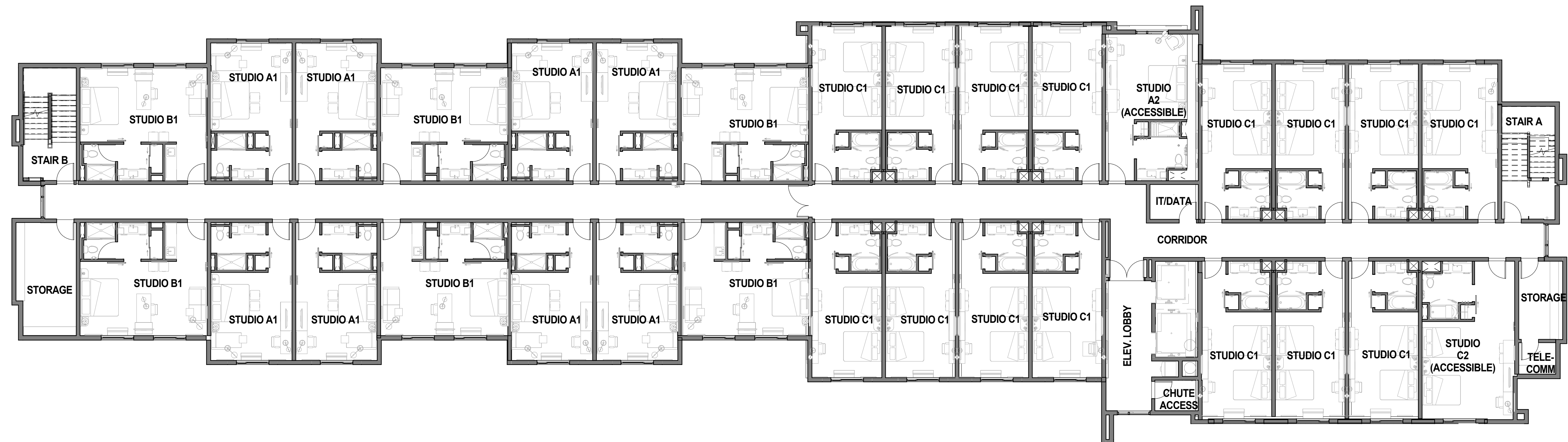
HAMPTON INN & SUITES

3883 AIRWAY DRIVE, SANTA ROSA, CALIFORNIA

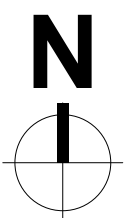
Project Number 15 051

FLOOR PLAN -
LEVELS 3-4

DR2.3



LEVELS 3-4

$$3/32'' = 1'-0''$$




NORTH ELEVATION

1" = 10'-0"

EXTERIOR FINISH LEGEND		
HATCH	ID	DESCRIPTION
	PT-1	EIFS / PAINTED
	PT-2	EIFS / PAINTED
	PT-3	EIFS / PAINTED
	MTL-1	ALUMINUM STOREFRONT / WINDOW FRAME
	MTL-2	PAINTED METAL DOOR
	BR-1	THIN BRICK VENEER
	FC-1	FIBER CEMENT



EAST ELEVATION

1" = 10'-0"



SOUTH ELEVATION

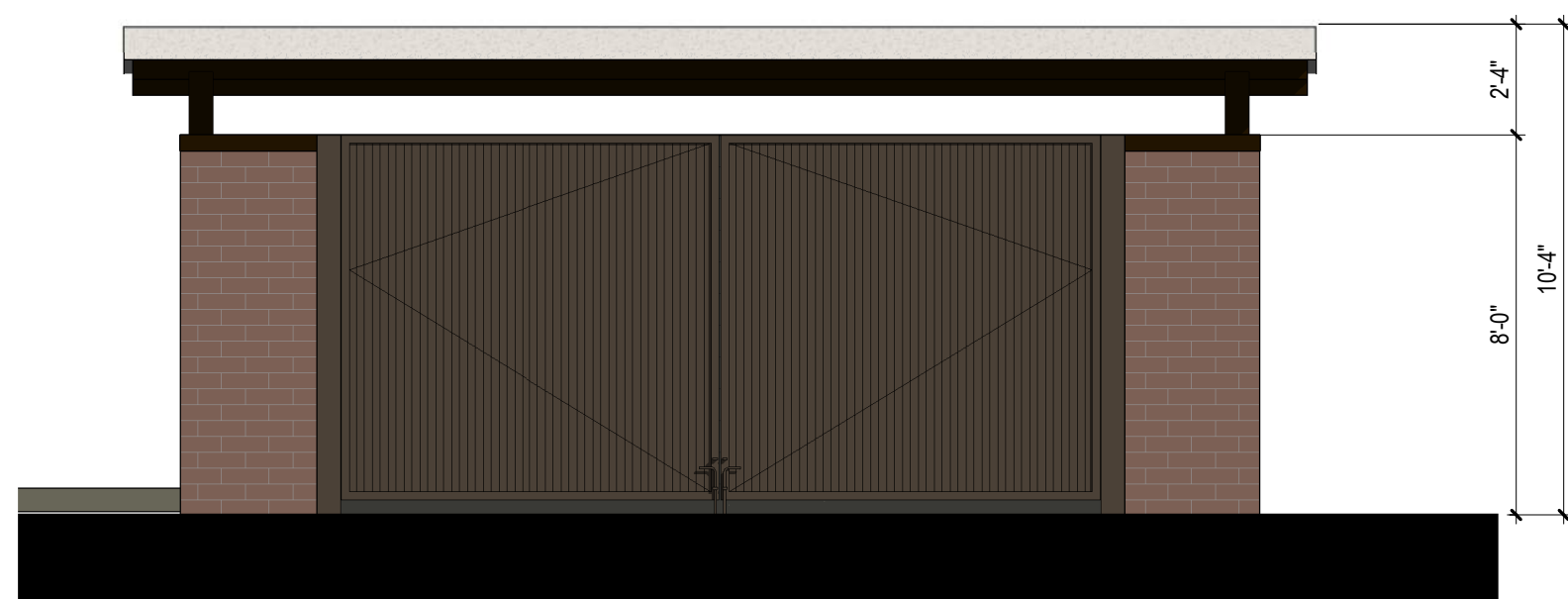
1" = 10'-0"

EXTERIOR FINISH LEGEND		
HATCH	ID	DESCRIPTION
	PT-1	EIFS / PAINTED
	PT-2	EIFS / PAINTED
	PT-3	EIFS / PAINTED
	MTL-1	ALUMINUM STOREFRONT / WINDOW FRAME
	MTL-2	PAINTED METAL DOOR
	BR-1	THIN BRICK VENEER
	FC-1	FIBER CEMENT



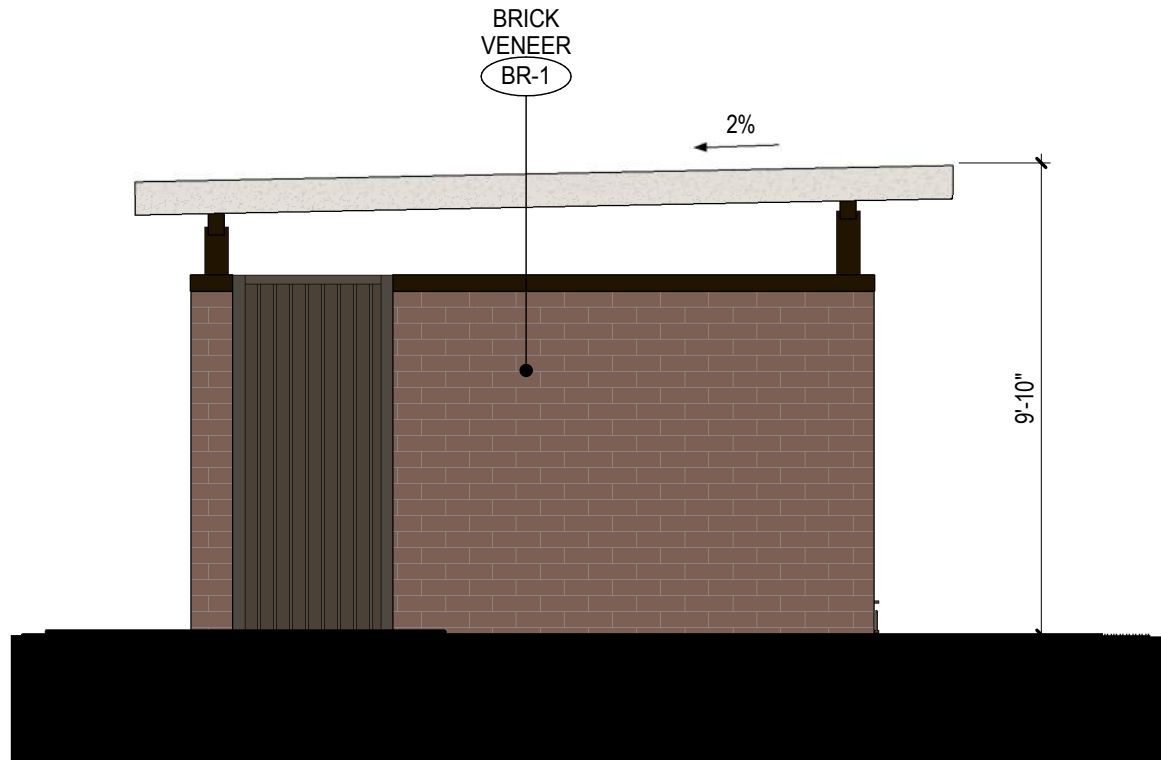
WEST ELEVATION

1" = 10'-0"



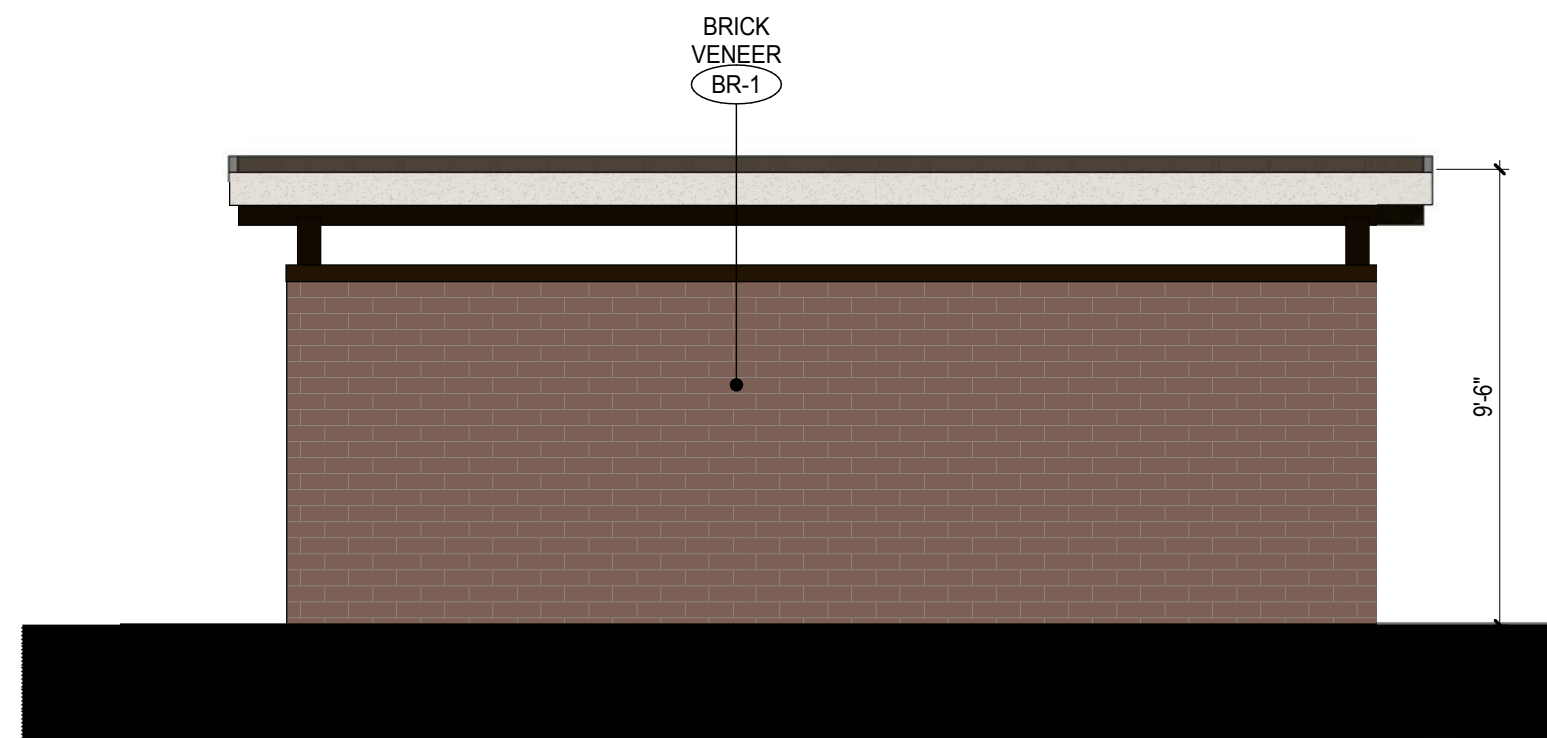
Trash Front Elevation

1/4" = 1'-0"



Trash Left Elevation

1/4" = 1'-0"



Trash Rear Elevation

1/4" = 1'-0"



