

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

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ZONED DA B6 10, SR VOH
(DIVERSE AGRICULTURE, SCENIC
RESOURCES, VALLEY OAK HABITAT)

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(DIVERSE AGRICULTURE,
SCENIC RESOURCES,
VALLEY OAK HABITAT)

ZONED R-1-6
(SINGLE FAMILY
RESIDENTIAL)

ZONED R-1-6
(SINGLE FAMILY
RESIDENTIAL)

ZONED R-3-15
(MULTI-FAMILY RESIDENTIAL)

ZONED CO-G
(OFFICE/COMMERCIAL-GATEWAY)

ZONED CG
(GENERAL
COMMERCIAL)

ZONED CG
(GENERAL COMMERCIAL)

40' 20' 0 20' 40' 80' 120'
Graphic Scale: 1" = 40'

SITE ANALYSIS MAP

HAMPTON INN & SUITES
3883 Airway Drive, Santa Rosa CA
APN 058-011-018

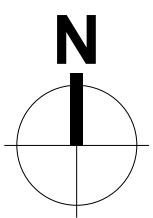
MARCH 16, 2017

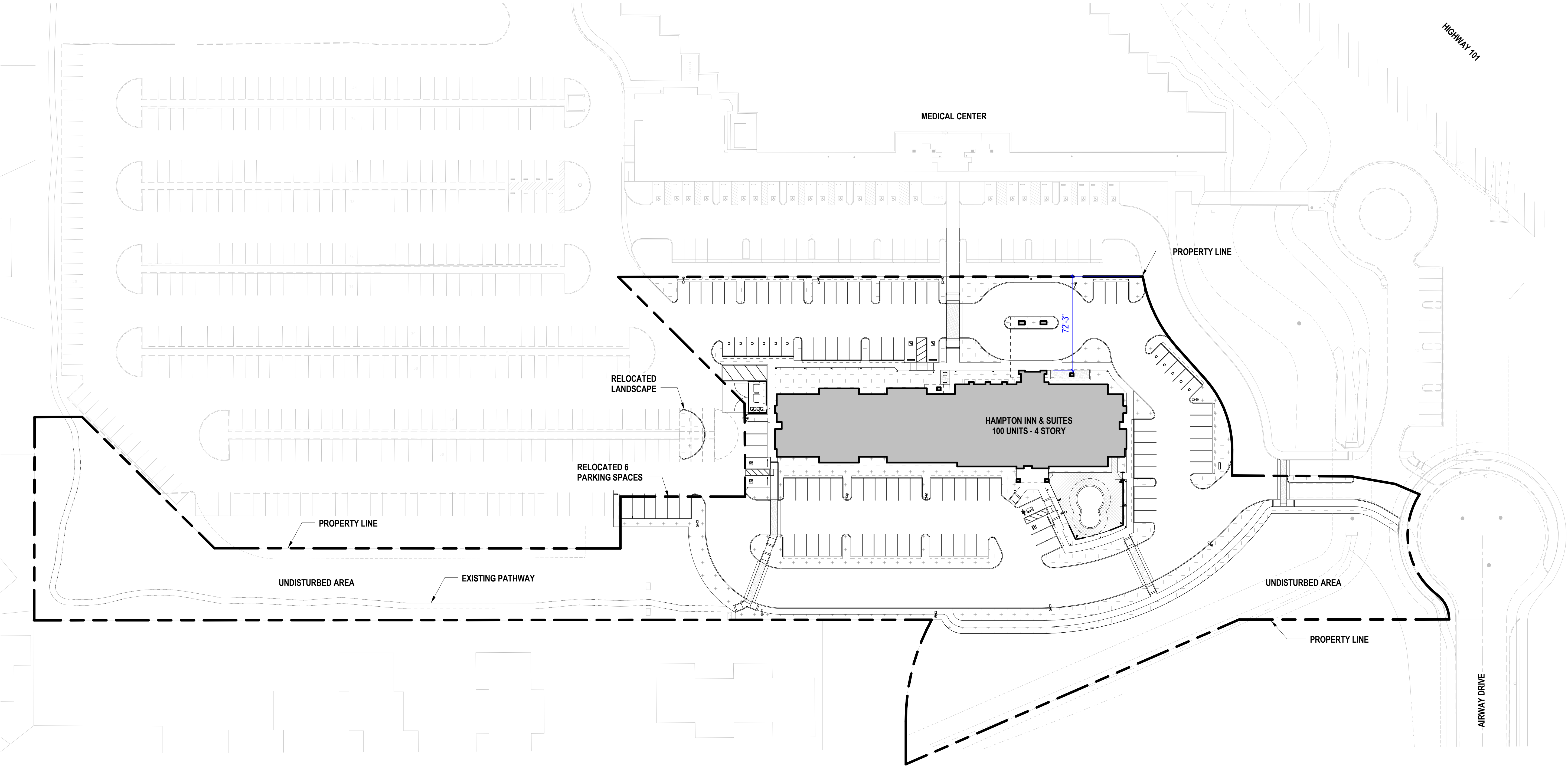
Adobe
Associates, Inc.
Civil Engineering,
Land Surveying &
Land Development
Services
1229
N. Dutton Ave.
Santa Rosa,
CA 95401
707 541-2300
Fax: 707 541-2301



SITE PLAN

1" = 40'-0"





SITE PLAN

1" = 40'-0"

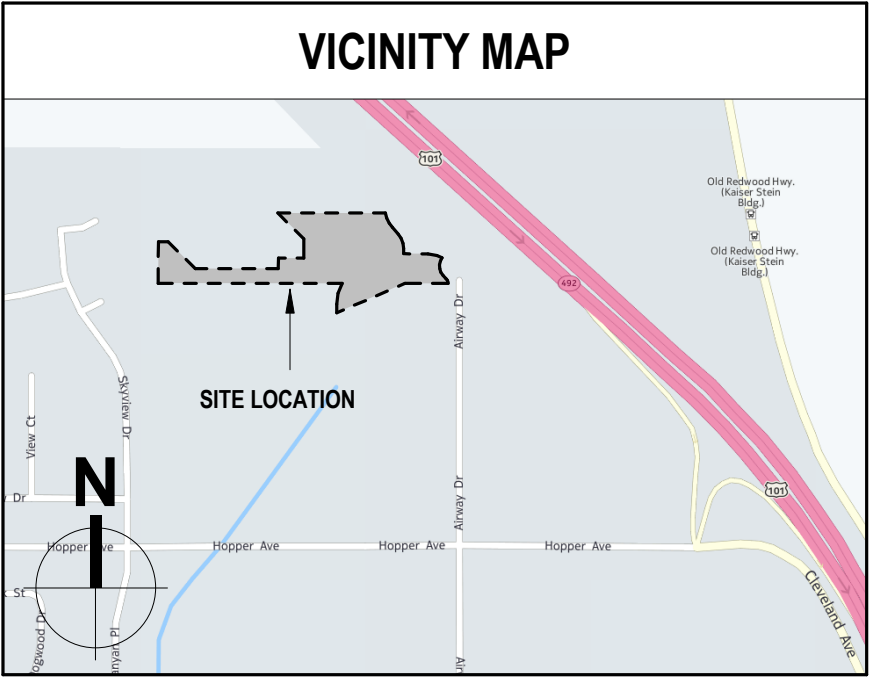
APPLICANT	
NAME:	THARALDSON HOSPITALITY DEVELOPMENT LLC
ADDRESS:	1201 PAGE DRIVE SUITE 200 FARGO, ND 58103
PHONE:	(701)271 - 2700

PROJECT SUMMARY	
PROJECT CONSIST OF PROPOSED 4-STORY 100 ROOM HAMPTON INN & SUITES HOTEL WITH OUTDOOR SWIMMING POOL.	

SITE SUMMARY	
APN#:	058-011-018
ADDRESS:	3883 AIRWAY DRIVE, SANTA ROSA, CA
JURISDICTION:	SANTA ROSA
LAND USE PLAN AREA:	VACANT COMMERCIAL LND/UNDEVEL
SITE AREA (NET):	3.95 ACRES / 172,069 SF
ZONING CLASSIFICATION:	CO-G
PLANNED LAND USE:	OFFICE COMMERCIAL - GETAWAY
FRONT YARD SETBACK:	15'-0" REQUIRED / 72'-3" PROVIDED
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:	15,468 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%)

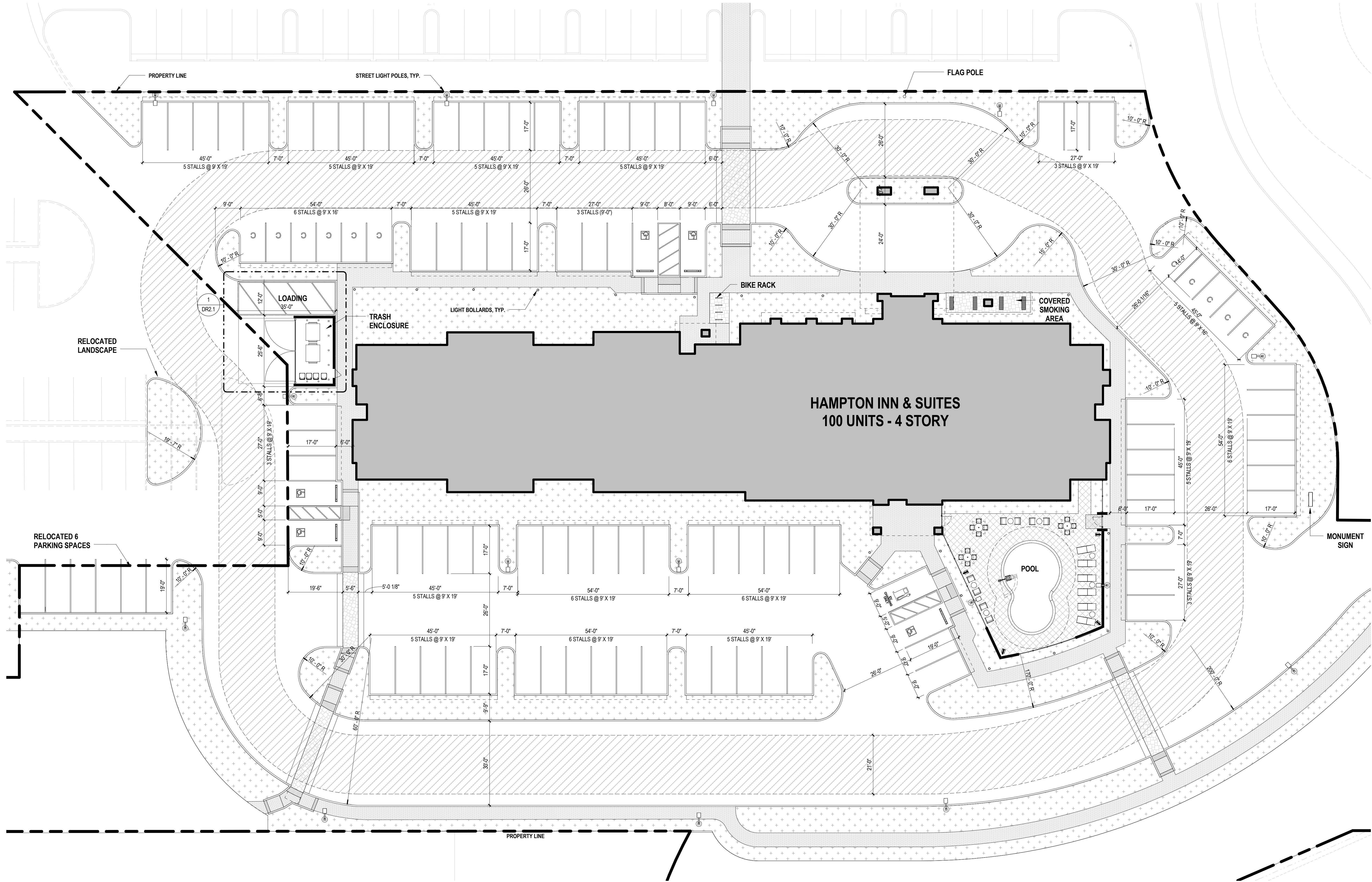
BUILDING AREAS	
HAMPTON INN & SUITES (100 GUESTROOMS)	
LEVEL 1:	15,625 SF
LEVEL 2:	15,260 SF
LEVEL 3:	15,260 SF
LEVEL 4:	15,260 SF
TOTAL:	61,405 SF
FOOTPRINT/TOTAL:	15,625 SF / 61,405 SF

PARKING CALCULATIONS	
USE:	HOTEL / MOTEL
REQUIRED:	1 SPACE PER GUESTROOM 100 X 1 = 100 SPACES TOTAL: 100 SPACES REQUIRED
PROVIDED:	ON-SITE PARKING: 100 SPACES TOTAL: 100 SPACES PROVIDED INCL. 5 ACCESSIBLE (4 ACC. AND 1 VAN ACC.)



ENLARGED SITE PLAN

1/16" = 1'-0"



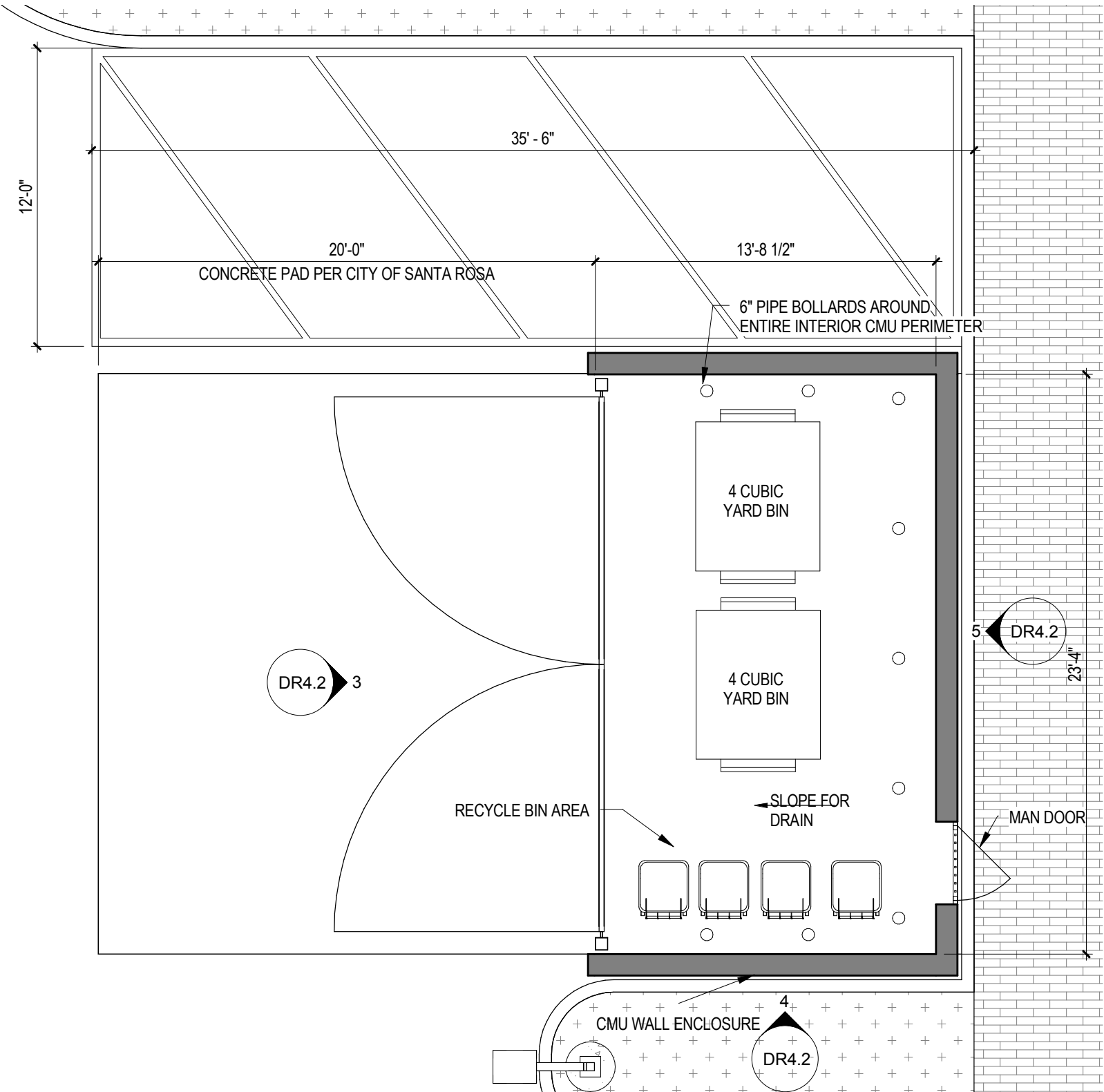
HAMPTON INN & SUITES

Project Number 15 051

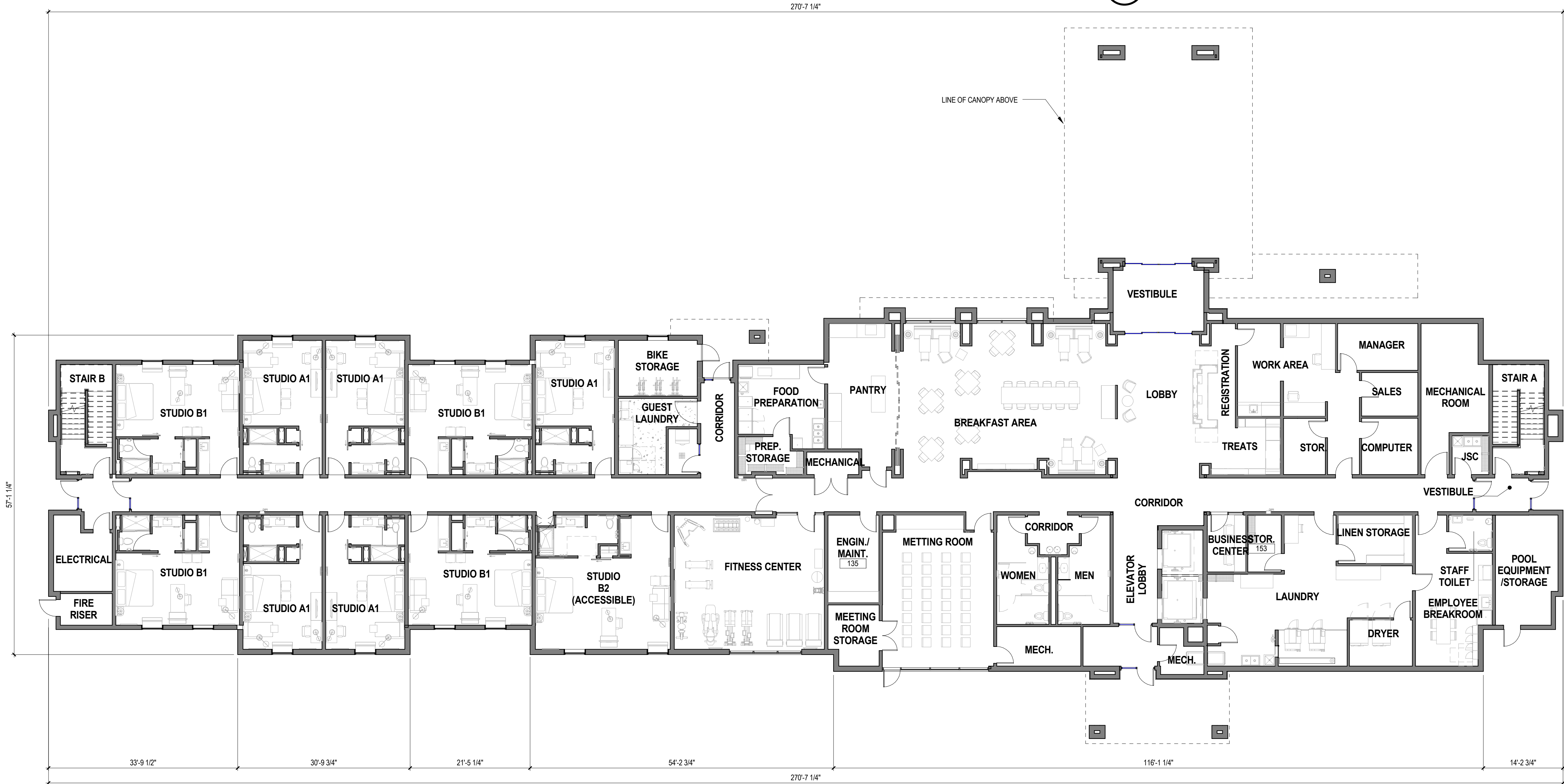
ENLARGED SITE
PLAN

DR1.3

ROOM TYPE MATRIX				
ROOM NAME	BED TYPE	ROOM COUNT	TOTAL AREA (SF)	UNIT %
STUDIO A1	KING	30	10244 SF	28%
STUDIO A2 (ACCESSIBLE)	KING	3	1124 SF	3%
STUDIO B1	KING	21	9125 SF	25%
STUDIO B2 (ACCESSIBLE)	KING	1	577 SF	2%
STUDIO C1	DBL QUEEN	42	13710 SF	38%
STUDIO C2 (ACCESSIBLE)	DBL QUEEN	3	1393 SF	4%
GRAND TOTAL:		100	36174 SF	100%

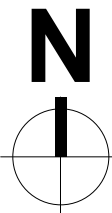


2 ENLARGED TRASH ENCLOSURE FLOOR PLAN
3/16" = 1'-0"



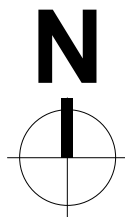
LEVEL 1

3/32" = 1'-0"



LEVEL 2

3/32" = 1'-0"



HAMPTON INN & SUITES

FLOOR PLAN -
LEVEL 2

DR2.2

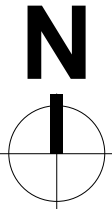
Project Number 15 051

designcell
ARCHITECTURE

v07
9 / 13 / 2017
NOT FOR CONSTRUCTION

LEVEL 3

3/32" = 1'-0"



HAMPTON INN & SUITES

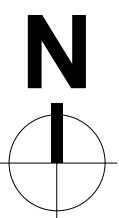
FLOOR PLAN -
LEVEL 3

DR2.3

Project Number 15 051

designcell
ARCHITECTURE

v07
9 / 13 / 2017
NOT FOR CONSTRUCTION


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



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	METAL ROOFING / PAINTED METAL DOOR
	BR-1	THIN BRICK VENEER



EAST ELEVATION

1" = 10'-0"



SOUTH ELEVATION

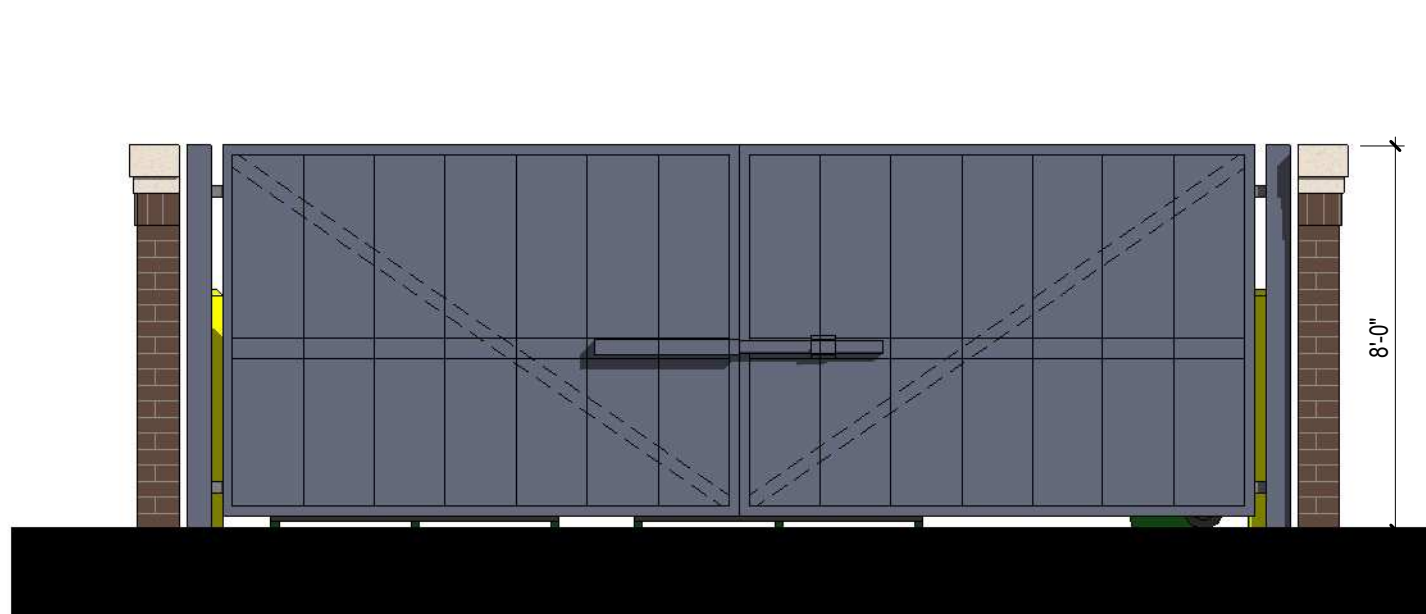
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EXTERIOR FINISH LEGEND		
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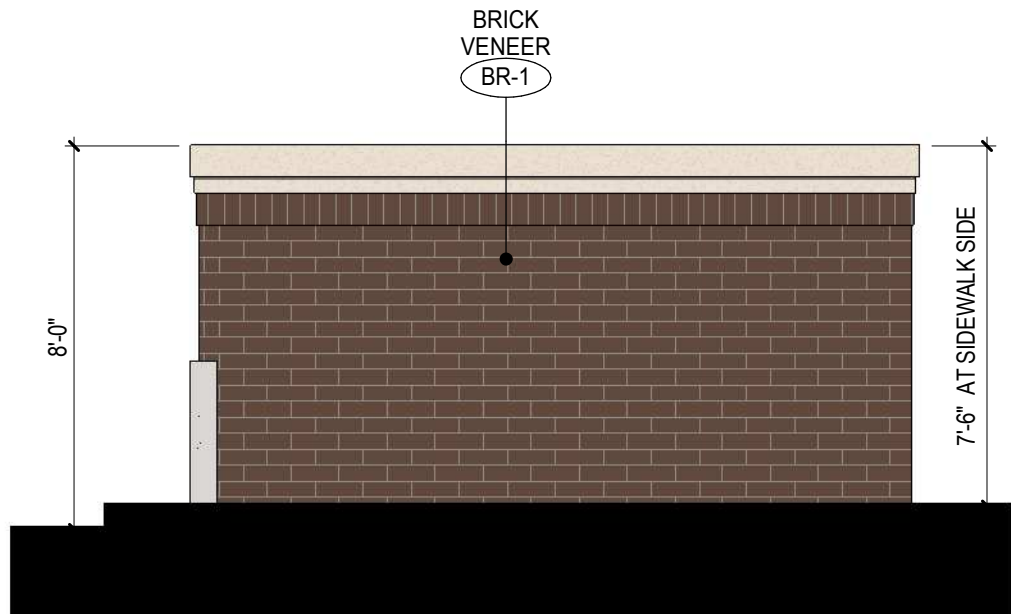
WEST ELEVATION

1" = 10'-0"



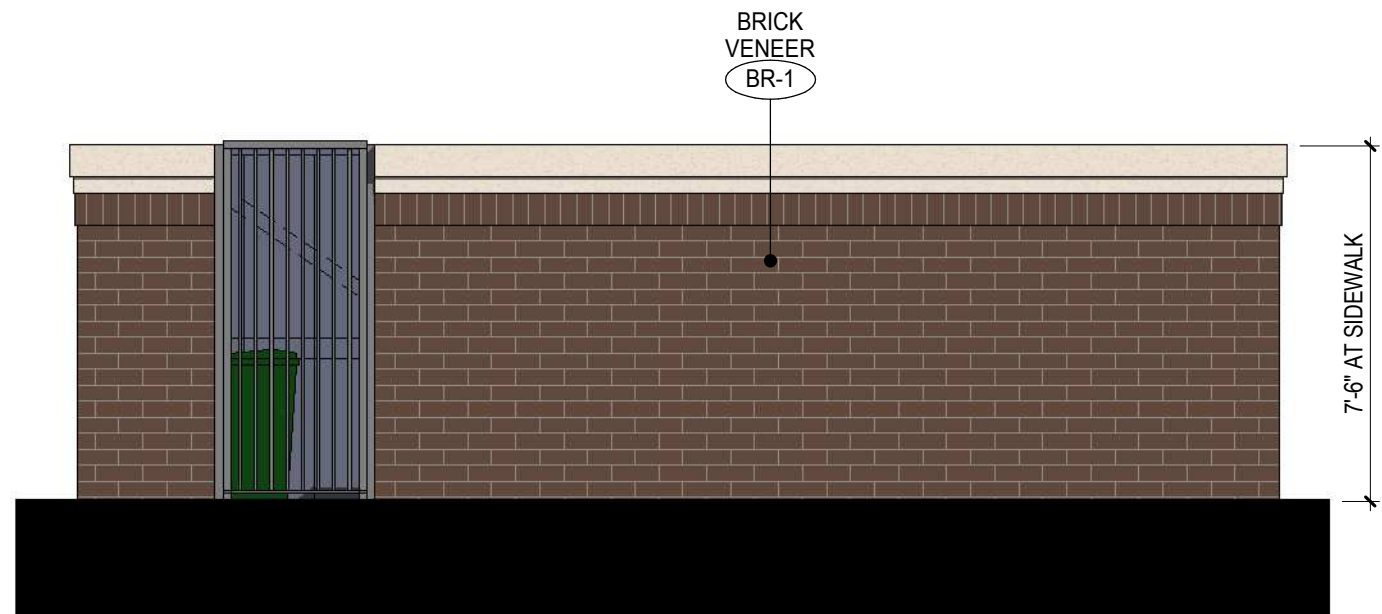
Trash Front Elevation

1/4" = 1'-0"



Trash Right Elevation

1/4" = 1'-0"



Trash Rear Elevation

1/4" = 1'-0"