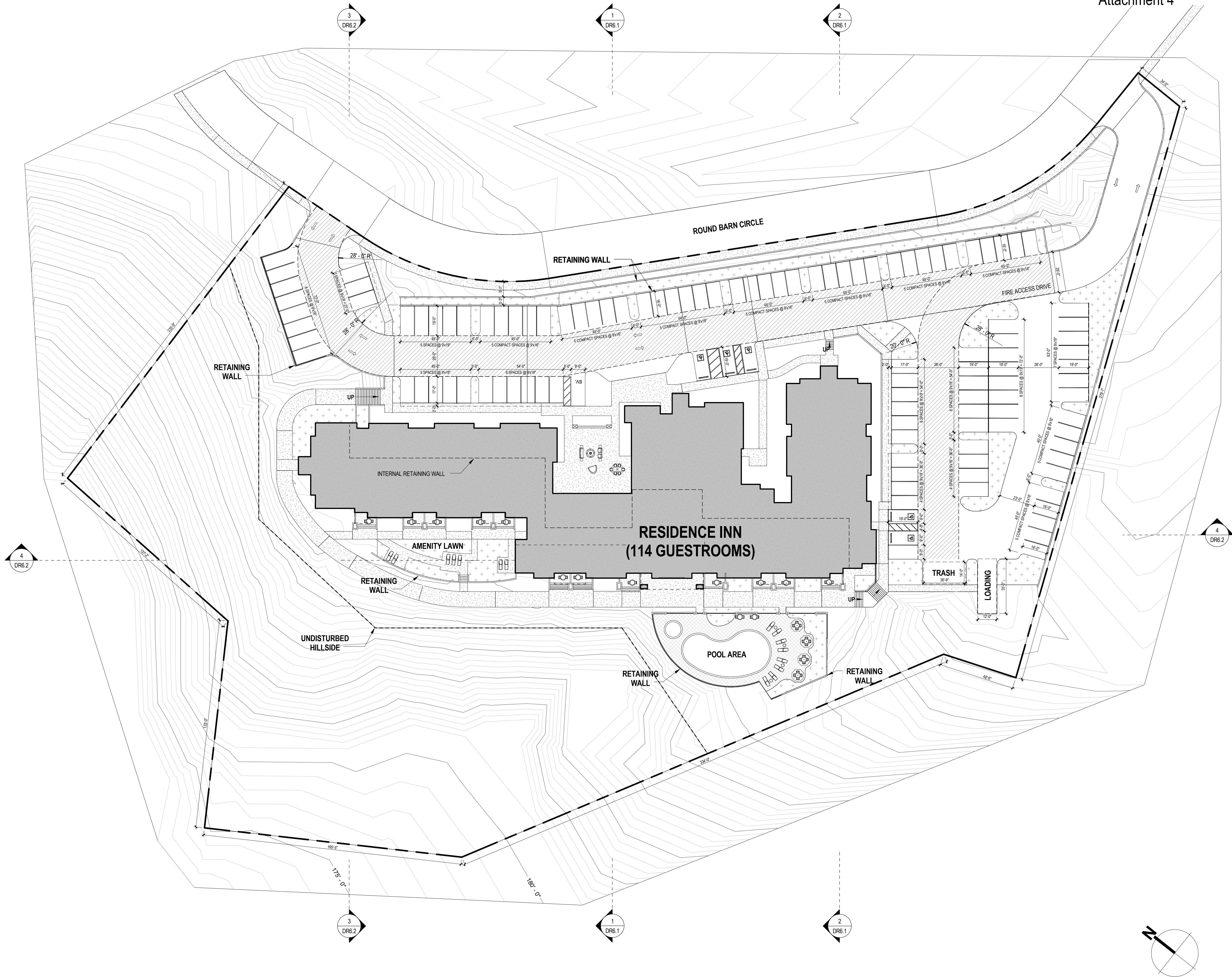


SITE PLAN

1" = 30'-0"



Attachment 4

PROJECT SUMMARY

THIS PROJECT CONSISTS OF 114 ROOMS RESIDENCE INN HOTEL DEVELOPMENT.

SITE SUMMARY

APN#:	173-020-008
ADDRESS:	BROADACRE CIR SANTA ROSA, CA 95403
JURISDICTION:	SANTA ROSA
LAND USE PLAN AREA:	VACANT COMMERCIAL LND W/UTL
SITE AREA (NET):	4.6 ACRES / 200,600 SF
ZONING CLASSIFICATION:	PD 72-001
PLANNED LAND USE:	PLANNED DEVELOPMENT
FRONT YARD SETBACK:	X'-X" REQUIRED / 80'-7" PROVIDED
SIDE YARD SETBACK:	X'-X" REQUIRED / 90'-10" PROVIDED
REAR YARD SETBACK:	X'-X" REQUIRED / 49'-6" PROVIDED
HEIGHT ALLOWED:	X' MAX ALLOWED / 40'-6" PROPOSED
BUILDING FOOTPRINT COVERAGE:	28,200 SF (14.1%)
PARKING LOT AREA:	47,060 SF (23.5%)
LANDSCAPE AREA:	125,584 SF (62.4%)

BUILDING AREAS

RESIDENCE INN (114 GUESTROOMS)
LEVEL 0: 13,910 SF
LEVEL 1: 28,930 SF
LEVEL 2: 24,630 SF
LEVEL 3: 24,630 SF
TOTAL: 92,100 SF

PARKING CALCULATIONS

USE:	HOTEL / MOTEL
REQUIRED:	1 SPACE PER GUESTROOM 1 X 114 = 114 SPACES
PROVIDED:	ON-SITE PARKING: 114 SPACES
	TOTAL: 114 SPACES PROVIDED INCL. TOTAL 5 ACCESSIBLE (4 ACC. AND 1 VAN ACC.)

VICINITY MAP





COLOR SITE PLAN

1" = 30'-0"