



Sonoma County Design Review Committee STAFF REPORT

FILE: PLP19-0009
DATE: June 16, 2021
TIME: On or after 1:35 PM
STAFF: Lauren Scott, Contract Project Planner

Appeal Period: N/A

SUMMARY

Applicant: Scott Schellinger
Owner: Charles Sweeney
Location: 3750 N Laughlin Rd, Santa Rosa CA 95403
APN: 059-370-033
Supervisory District No.: 4
Subject: Preliminary Review for a Hotel
PROPOSAL: Specific Plan Amendment, Use Permit, and Design Review for a 114,472 square foot, 85-foot-tall hotel with 165 guest rooms, conference facilities, and an estimated 150-176 seat rooftop restaurant located on a 4.18-acre site, southeast of the intersection of North Laughlin Road and Airport Boulevard.
Environmental Determination: Mitigated Negative Declaration (MND) - Anticipated
General Plan: Light Industrial (LI)
Specific/Area Plan: Airport Industrial Area Specific Plan and Comprehensive Airport Land Use Plan
Land Use:
Ord. Reference: 26-44 – Industrial Zones
26-12-050 – MP zone design requirements
26-67 -020 & -050 – VOH Valley Oak Combining District, permitted uses and design review approval



26-86 – Parking Regulations

26-82 – Design Review

Zoning: Industrial Park (MP) 2-acre average (2 AC AVG) Valley Oak Habitat (VOH)

Land Conservation

Contract: N/A

Application Complete

for Processing: Yes

RECOMMENDATION: Provide preliminary design review comments.

ANALYSIS

Project Location:

The project site is a 4.18-acre parcel at 3750 North Laughlin Road, Santa Rosa (APN 059-370-033). The project site is located in unincorporated Sonoma County, west of U.S. Route 101 and approximately 1,000 feet east of Charles M Schulz Airport. U.S. Route 101 (US 101) provides regional access to the project site. The project site is located at the southeastern corner of the intersection of N Laughlin Road and Airport Boulevard. The project parcel is part of the Westwind Business Park and is one of three remaining vacant parcels in that subdivision.

Project Description:

The proposed project would involve the development of a 165-room, six-story hotel with an estimated 150-176-seat rooftop restaurant in a single building. The building would include an indoor swimming pool, conference rooms, and dining area. Parking for the hotel would be available onsite through 182 parking stalls. Access to the parking lot and hotel would be provided via a driveway on N Laughlin Road. The project site would not connect directly to Airport Boulevard. The hotel would employ an estimated 45 employees and the rooftop restaurant an estimated 30 employees.

The footprint of the hotel would be L-shaped, with a length of 280 feet located perpendicular to the northern edge of the site, and a 70-to-100-foot width. The main entrance to the hotel would be on the eastern façade of the building, facing North Laughlin Road. Adjacent to the covered entrance is a 1,642 square foot outdoor seating area. The ground floor of the proposed building would contain an entrance lobby, kitchen, bar/café, lounge area, two meeting/conference rooms, offices for employees, indoor pool and spa, and restrooms for a total of 22,468 square feet. Floors 2-5 would be organized according to the same general floor plan and contain 35 rooms arranged around a central hallway. The elevators and other service areas would be located towards the middle of each floor. The sixth floor would contain 17 rooms, outdoor deck, and the rooftop restaurant and associated kitchen.

The project would include construction of a parking lot that surrounds the hotel building and connects to N Laughlin Road via one driveway. The developed area would total approximately 3 acres of impervious area. The proposed parking lot would have 182 parking spaces, 8 of which would be ADA accessible. Additional parking will be provided offsite through an agreement with the neighboring business to the south of the project site. Large shrubs and trees would be used along the edges of the site and in the parking lot landscape islands.

Specific Plan Amendment

As proposed, the project is not consistent with the Airport Industrial Specific Plan height or setback requirements.

Development Standard	Specific Plan	Industrial Park Zone	Proposed Project
North Side Yard Setback	85'	No minimum street side setback	40' average with 25' minimum
Building Height	50' ¹	65' ²	85'
Commercial FAR	5%	None	~43%

Site Characteristics:

The project site is a 4.18-acre parcel at 3750 N Laughlin Rd, Santa Rosa (APN 059-370-033). The project site is undeveloped but does contain one 35,315 square foot gravel building pad and a concrete sidewalk along the northern parcel boundary. The building pad, sidewalk, and other site improvements were installed in conjunction with subdivision improvements in the late 1990s when the parcel was created as part of the Andromeda Constellation Subdivision, a phase of the Westwind Business Park. The majority of the project site contains non-native annual grassland. The project site contains 0.26 acres of seasonal wetlands occupying depressions in previously graded pad areas.

Existing Uses:

The project site is undeveloped but does contain one 35,315 square foot gravel building pad and a concrete sidewalk along the northern parcel boundary.

Existing Vegetation:

¹ The General Plan height for industrial parks says that structures are generally not expected to exceed 65 feet.

² Sec. 26-16-040 allows for a height exception in industrial zones subject to a use permit so long as the building with increased allowed height does not exceed the maximum allowed building intensity in the applicable zone.

The majority of the project site contains non-native annual grassland. The project site contains 0.26 acres of seasonal wetlands occupying depressions in previously graded pad areas. The project site was subject to a jurisdictional wetland delineation and regulatory permitting process to fill wetlands in the late 1990's and early 2000's; mitigation bank wetland credits were purchased, and portions of the site were graded and filled in 2003. Vegetation in these areas consist mostly of California semaphore grass and perennial ryegrass.

Surrounding Land Use and Zoning:

The project site is located at the southeastern corner of the intersection of N Laughlin Road and Airport Boulevard. The project parcel is part of the Westwind Business Park and is one of three remaining vacant parcels. The project site is located in a largely developed area with industrial and office uses.

The project site is bounded by Airport Boulevard and a thermal processing equipment manufacturer to the north, vacant land to the east, an optical filter manufacturer to the south, and N. Laughlin Road and a plastic molding manufacturer to the west.

Direction	Zoning and Uses
North	Airport Boulevard; Industrial Park (MP 1 AC AVG) and Valley Oak Habitat (VOH)
South	Industrial Park (MP 2 AC AVG) Valley Oak Habitat (VOH)
East	Industrial Park (MP 2 AC AVG), Valley Oak Habitat (VOH)
West	N Laughlin Rd and PF, F1 F2 RC50 SR VOH

Operations

The hotel would offer breakfast to registered guests and lunch and dinner to guests and the general public. The two conference rooms would have a capacity of 155 people with meetings occurring mostly between the hours of 9:00 AM to 5:00 PM daily. The rooms may be used infrequently for receptions, averaging less than once or twice a month, with these events taking place mostly between the hours of 5:00 PM to 8:00 PM. The indoor pool and whirlpool area will be available to guests only and will be open from 6 am to 10 pm. The estimated 150-176-seat rooftop restaurant is anticipated to operate from 10:00 am to 12:00 am midnight Monday to Saturday and 9:00 am to 12:00 am midnight on Sunday. The hotel would employ an estimated 45 employees and the rooftop restaurant 30 employees.

Architecture

The architecture will present a singular, simple form whose minimalist articulation will be framed by a few grand scale gestures, visible from public vantages. The building is oriented to maximize guest-room views of nearby Queens Peak and Bald Hills. The siding of the building largely consists of stucco and tile/stone paneling, with numerous windows throughout the building each framed by rectangular stucco blocks articulated into four segments (See Attachment B, Sheet A0.4).

The colors are predominantly muted off-white or beige with the most dominant color being the bronze metal utilized for the rooftop restaurant ceilings (See Attachment B, Sheet A2.3 for proposed materials and colors). The building is located in closer proximity to Airport Boulevard than other buildings in the area in an attempt to create a more interesting, active streetscape. All rooftop mechanical equipment will be located on the flat roof above the restaurant at the top of the structure and screened from view by parapet walls.

Seven building signs (totaling 612 square feet) are tentatively proposed at this time, two on the eastern elevation, three on the northern elevation facing Airport Boulevard, one on the southern elevation, and one on the western elevation facing N Laughlin Road. All seven of the signs would be affixed to the building/structures (Attachment B, Sheet G0.2, A0.2, A0.3).

A trash enclosure is proposed near the northeastern corner of the parcel and would be fully screened by fencing.

An outdoor courtyard and seating are proposed near a proposed cluster of olive trees on the west side of the building facing N Laughlin Road. Landscaping is proposed around the perimeter of the site and in the landscape islands in the parking area. A 'living wall' consisting of a cable trellis with creeping fig (*ficus pumila repens*) would face Airport Boulevard, screening the indoor pool room from public view.

Circulation and Parking

The project site is located adjacent to a bus stop eastbound on Airport Boulevard and near the corner of N Laughlin, approximately 1,000 feet east of the Charles M Shulz Airport, approximately 0.7 miles from the Sonoma-Marín Rail Transit (SMART) Station, and approximately 1.2 miles east of the Airport Boulevard interchange with Highway 101. The project proposes a total of 212 vehicle parking spaces and 30 bicycle parking spaces for the hotel, restaurant, and meeting/conference rooms. This includes 198 standard parking spaces, 8 electric vehicle charging stations, and 7 ADA accessible spaces. Parking is located on the eastern, southern, and western side of the building. Additional off-site parking may be provided through an agreement with the adjacent parcel to the south. Access is provided via one driveway on N Laughlin Road. Two-way traffic circulation is proposed on-site.

Parking Requirement	26-86 Parking Regulations	Proposed Project
Hotels/motels/similar lodging	1 space/unit plus 1 space for manager	212 spaces in total

Restaurants	1 space/60 SF of dining area	212 spaces in total
Total Spaces Required	211	212 + additional parking can be provided offsite via an agreement with the adjacent parcel to the south

Frontage Improvements

Frontage improvements along N Laughlin Road and Airport Boulevard were previously made during the original business park subdivision. Improvements include sidewalks and landscaping. The existing bus stop located eastbound on Airport Boulevard would be improved as part of the project per the request of Sonoma County Transit. The outdoor courtyard, olive tree grove, and seating discussed above would be located near the northwest corner of the project site and the intersection of N Laughlin Road and Airport Boulevard.

Larger trees and shrubs are proposed along the perimeter of the site with the intention of softening the visual impacts and providing a buffer between the public roadway and proposed project. A combination of native and non-native trees, shrubs, and plants to provide an aesthetically pleasing habitat is proposed throughout the site, including along N Laughlin Road and Airport Boulevard.

Water and Sewage

The proposed building would connect to public water provided by the City of Windsor and public sewer provided by Sonoma Water in the Airport/Larkfield/Wikiup Sanitation Zone.

Stormwater

Along the eastern property line, two concrete retaining walls will be constructed, which will function as headwalls to allow capture of the offsite stormwater run-on. The offsite run-off will be collected at two points in 30-inch diameter storm drain pipes and routed to the north and then west, along the north side of the building. Runoff from the hotel building roof downspouts and parking areas will be routed into planter boxes and raingardens for filtration and treatment of all stormwater runoff from the project site.

DISCUSSION OF ISSUES

Issue #1: Building location, design, materials, and lighting

Request the Design Review Committee to review and provide comments on the design and location of the project. Please review Sheet A2.3 (Attachment B) to reference building

materials and color. Sec. 26-82-030 of the County Code provides general design review standards, and the following provisions are particularly pertinent:

- The orientation of building sites shall be such as to maintain maximum natural topography and cover.
- The design of buildings, fences, and structures shall be evaluated on the basis of harmony with site characteristics and nearby buildings, including historic structures, in regard to height, texture, color, roof characteristics and setback.
- Each unit of development, as well as total development, shall create an environment of desirability and stability. Every structure, when completed and in place, shall have a finished appearance that is designed to be compatible with the surrounding area.

Staff requests the Design Review Committee provide direction on building orientation, materials, and articulation. In particular, we are seeking direction on possible pedestrian orientated design treatments that elevate the aesthetic of the buildings ground-floor frontage on Airport Boulevard next to the utility room access doors (e.g., the addition of awnings or another green or 'living' wall).

Issue #2: Site plan and circulation

The project would have driveway access to the site from N Laughlin Road.

As shown on Sheet UP1 (Attachment B), all parking spaces proposed are 90 degrees. On-site drive aisles throughout the site are designed for two-way vehicle circulation. The project proposes a total of 212 parking spaces for the hotel, restaurant, and meeting/conference rooms. Per Sec. 26-86-010 hotels require 1 space/unit plus 1 space for manager and restaurants require 1/space per 60 SF of dining area. This would require a total of 211 parking spaces for which the project is proposing 212. This includes 198 standard parking spaces, 8 electric vehicle charging stations, and 7 ADA accessible spaces.

Sonoma County Transit has requested that the existing substandard bus turnout located eastbound on Airport Boulevard and adjacent to the project site be improved per current bus turnout standards and provided as part of the project. The existing sidewalks that were constructed as part of the original subdivision of the business park would remain.

All utilities will be undergrounded in compliance with Sec. 26-82-030(h) – Design Review general development standards.

Staff requests the Design Review Committee provide direction on on-site circulation and alternative circulation modes (e.g., bus, bicycle, etc.).

Issue #3: Landscaping

Request the Design Review Committee to review and provide comments on the proposed planting plan. Sheets L-1.1-1.4, showing the landscape materials, planting plan, planting zones, and hydro zones (Attachment B) are attached to the staff report for reference.

The subject site is located within the Valley Oak Habitat combining district. There are no Valley Oaks located on site that will be removed.

Approximately 21% of the total lot area will be landscaped. The proposed planting plan will include both native and non-native tree and plant species.

Six different tree species and sixteen different shrub and plant varieties are proposed. A 'living wall' covered with creeping fig (*ficus pumila repens*) is proposed along the project's frontage on Airport Boulevard. The proposed landscaping meets the County Design Requirements (See Sec. 26-88-110). There are no Valley Oaks (*Quercus lobate*) proposed with the plant list.

Staff request the Design Review Committee to provide comments particularly on the following matters:

- The scale, size, and selection of landscape materials.
- Consistency with Sec. 26-88-110 – Low water use landscaping and Sec. 7D3-7 – Water efficient landscape standards regarding low water use landscaping, calculations are provided on plan sheets L-1.1-1.4 (Attachment B).

Issue #4: Exterior Lighting

Request the Design Review Committee review and provide comments on the proposed lighting for the project.

Lighting is proposed throughout the site. The living wall would be externally illuminated by lights installed at the base. All proposed parking lot lighting will be mounted on poles that are approximately 25 feet tall. Because the building is sited towards Airport Boulevard, there is a potential of light spilling onto the public right-of-way. The building and parking lot lighting are oriented away from adjacent properties, reducing the potential of light spilling onto adjacent properties.

Staff requests the Design Review Committee provide direction on proposed lighting and the County dark sky ordinance as well as pedestrian level lighting to enhance circulation and orientation to the street.

Issue #5: Signage

Request the Design Review Committee review and provide comments on the proposed signage for the project (Attachment B, Sheets G0.2, A2.1, and A2.2).

There are seven (7) proposed signs affixed to the building. Two signs totaling 161 square feet will be affixed on the eastern elevation, three totaling 263 square feet affixed on the northern elevation facing Airport Boulevard, one totaling 42 square feet affixed on the southern elevation, and one totaling 146 square feet affixed on the western elevation facing N Laughlin Road. The size and location of the signs is consistent with the sign requirements for mounted business signs in the Airport Industrial Specific Plan:

Section (V)(B)(4)(d): Mounted signs attached to vertical surfaces of a building or building associated wall shall be allowed, with the provision that such signs appear as an integral part of the overall architectural and site design concept. Sign materials shall complement those of the structure of which they are attached. Such signs shall be externally illuminated. Occupant signs shall be scaled proportionately to the amount of overall space within the building. The attached sign area shall not exceed three percent (3%) of the total area of the walls on any face of the building which they are attached.

Six of the signs would identify the name of the hotel while one sign affixed to the building would include the name of the rooftop restaurant. One sign included on the living wall would be externally illuminated.

Staff requests the Design Review Committee provide direction on the proposed signage included in the project plans.

STAFF RECOMMENDATION

Provide preliminary design review comments.

LIST OF ATTACHMENTS

ATT A: Project Proposal Statement

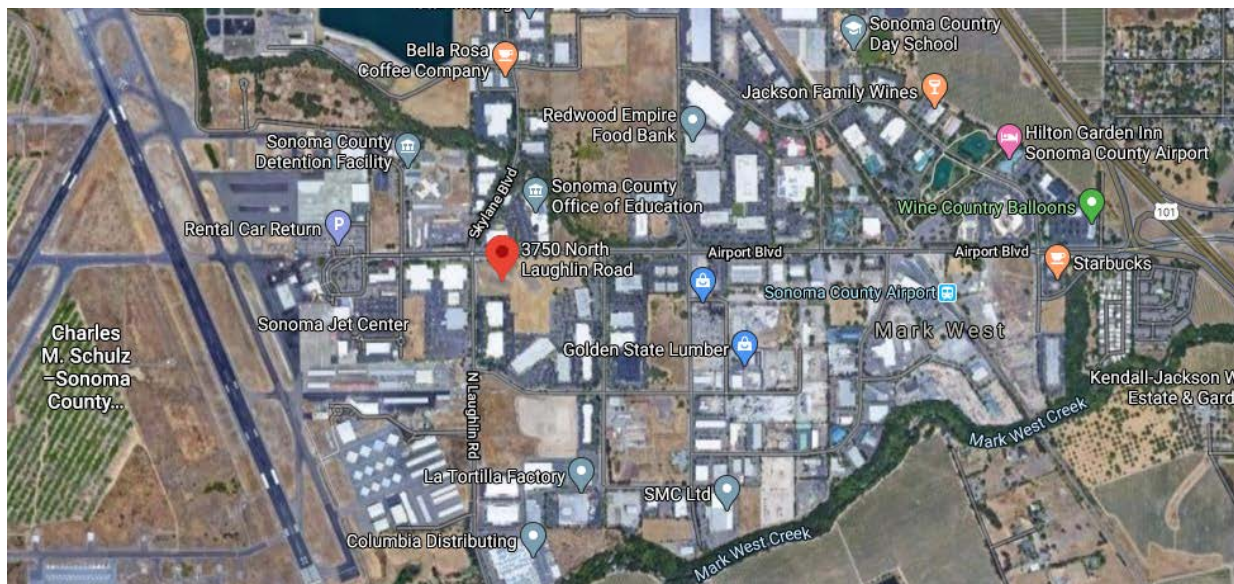
ATT B: Project Plan Set

Hyatt Place Hotel
Updated Project Description

Airport Boulevard & North Laughlin Road Santa Rosa, CA 95403
3750 N. Laughlin Road
APN 059-370-033

February 22, 2021

Landmark Hotels, Inc., on behalf of property owner Royal Oak Development Co., LLC., seeks approvals needed to construct a 165-room hotel (the "Project") at the southeast corner of Airport Boulevard and North Laughlin Road (3750 N. Laughlin Road), approximately 500 feet from the Charles M. Schulz Sonoma County Airport. This Project Description and all of the reports referenced below supersede those submitted previously.



The documents being submitted are as follows:

- Document 01: Planning Application and Indemnification Agreement (February 22, 2021). The Application seeks a Use Permit, Design Review Approval, minor amendments to the Sonoma County Airport industrial Area Specific Plan and a Development Agreement.
- Document 02: Hyatt Place Hotel Project Description (February 22, 2021). (This document.)
- Document 03: Draft Amendments to the Sonoma County Airport Industrial Area Specific Plan (January 30, 2021).
- Document 04: Project Plan Set (February 1, 2021).
- Document 05: Draft Development Agreement (February 19, 2021).
- Document 06: Air Quality & GHG Report, including Appendices (January 2021).

- Document 07: Biological Resources Technical Report (January 2021).
- Document 08: Cultural Resources Report (January 25, 2021).
- Document 09: FAA Determination of No Hazard to Air Navigation (August 7, 2020).
- Document 10: Geotechnical Update (February 1, 2021).
- Document 11: Preliminary Low Impact Development (LID) Plan and Report (February 5, 2021).
- Document 12: Traffic Study (February 17, 2021). This report addresses LOS issues relevant to compliance with the County's General Plan, parking and operational issues.
- Document 13: Vehicle Miles Travelled Study (February 17, 2021). This report addresses the analysis of VMT that is now required by CEQA, and is provided for use in the County's CEQA evaluation of the Project.
- Document 14: Water Use and Conservation Plan (February 5, 2021).
- Document 15: Noise Study (to be provided shortly).

A. Project Design.

A 165-guest room, 6-story Hyatt Place Hotel is proposed for a 4.18-acre parcel located at 3750 North Laughlin Road, Santa Rosa. Because of its proximity to the airport, the hotel will target the corporate travel markets for individual travelers, as well as private jet and airline crew accommodations. It will also service residents within the local community.

The Hyatt Place Hotel will establish itself as a focal point within the environs of Charles M. Shultz Sonoma County Airport and Airport Boulevard, enhancing the visual appeal of the area, and providing essential services to the airport and community at large. In addition, unlike many other businesses within the industrial area, the success of the hotel will rely greatly on its clear local identification. Keeping this in mind, we have included an enhanced signage plan for the exterior of the building.

Hyatt Place Hotels is a leading hotel brand, both nationally and internationally, in the upscale select service market. Hyatt Place is a brand of Hyatt Hotels Corporation that combines style, innovation and 24/7 convenience with modern comforts.¹

The overall design of the hotel will evoke a contemporary touch, with a strong emphasis on regional landscaping throughout the site. Architecture is focused on the west-facing elevation to enhance the arrival experience to the hotel from North Laughlin Road particularly from the Charles M. Shultz Sonoma County Airport.

¹ Information on the Hyatt Place brand can be found at <https://www.hyatt.com/brands/hyatt-place>.

1. Building Architecture and Design.

The hotel will include an indoor swimming pool, whirlpool, fitness center, dining at the lobby level along with lobby bar and meeting rooms. At the top floor, a separate tenant will operate a restaurant and bar.

The architecture will present a singular, simple form whose minimalist articulation will be framed by a few grand scale gestures, visible from the ground or distant runway. The east façade's reveals are inspired by the region's valleys (Sonoma, Alexander and Russian River), while the porte cochere and rooftop architectural projections are detailed to evoke the spirit of aviation. The building is oriented to maximize guest-room views of nearby Queens Peak and Bald Hills.

The hotel lobby will have an open plan layout that takes advantage of natural light, with special emphasis on admitting the morning sunrise and setting sun. The lobby will open out to an outdoor seating area on the west side of the hotel, which will provide a relaxing gathering space for guests throughout the day. The interior design of the hotel will incorporate elements influenced by the Sonoma wine region.

Parking and signage are addressed in the accompanying plan package. The Project is not relying on off-site parking. The Specific Plan states that heating, cooling, and other roof equipment should be included in its building height restrictions.² According to this Specific Plan methodology for measuring height, the building height will not exceed 85 feet. The building will be approximately 116,000 square feet of gross floor area (excluding parking), measured from outside face to outside face of the building walls.

2. Landscaping and Site Layout.

The building is designed to address North Laughlin Road, in accordance with the request of County staff. The driveway access point will be along North Laughlin Road. There will be secondary access in the southeast area of the Project site, also off North Laughlin Road.

The Airport Boulevard side would be activated with enhanced pedestrian pathways and other high-quality amenities that are appropriate for this stretch of urban minor arterial that is not expected to experience much foot traffic given the uses on either side of the street. The applicant proposes to liven up the streetscape with human elements such as views into an active fitness room and attractive landscaping. A conceptual plan is shown on sheets L1.0 and L2.0.

Pedestrian pathways will connect the building to North Laughlin Road and Airport Boulevard. New sidewalks will be installed along the N. Laughlin frontage. The perimeter of the site will incorporate a walking path weaving through Sycamore and Black Oak trees.

The landscape design will screen the parking area from both adjacent roads while blending with the local context through the use of select native trees, shrubs, grasses and perennials. Overall, the Project plantings will include drought-tolerant and native species. Olive trees will accent the corner of the property and the roof deck, while manzanitas will decorate the entrance to the building. Landscape islands in the parking lot will act as the main biofiltration areas for paved surfaces. While parking is ample and dense, the proposed layout incorporates the maximum number of trees that can grow to a healthy spread and provide shade across the

² Sonoma County Airport Industrial Area Specific Plan, page 41.

entire lot. As shown in the accompanying site plans, the Project will include ample bicycle parking (including enclosed, secure bicycle parking) for employees and leisure use.

3. Drainage.

The applicant has prepared a preliminary Low Impact Development (LID) Plan and Report to address site stormwater treatment and retention for the Project, which is included in this submittal as Document 05. The report was prepared in connection with the applicant's ongoing communications with the North Coast Regional Water Quality Control Board (NCRWQCB).

Along the eastern property line, two concrete retaining walls will be constructed, which will function as headwalls to allow capture of the offsite stormwater run-on. The offsite run-off will be collected at two points in 30-inch diameter storm drain pipes and routed to the north and then west, along the north side of the building. The routing of these pipes coincide with a proposed storm drain easement to serve the parcel to the east. This easement will replace existing storm drain easements that were recently abandoned across the Project site. These storm drain pipes have been sized to accommodate offsite flow, with the assumption that the adjacent parcel to the east will be entirely impervious.

Runoff from the hotel building roof downspouts and parking areas will be routed into planter boxes and raingardens for filtration and treatment of all stormwater runoff from the Project site. Treated runoff will then be retained and infiltrated onsite using a network of 36-inch diameter perforated pipes placed in gravel beneath the parking and drive aisles for infiltration. The retention system has been sized to capture 100% of the design storm event and will be provided with an outlet structure to meter the remaining runoff from the site.

4. Infrastructure.

The site is already served by major roadways and is close to transit. There is a Sonoma County Transit stop along the project's Airport Boulevard frontage and serves the 55 and 62 bus lines. There is a SMART rail depot less than two miles away, near Highway 101. The Project proposes re-striping of N. Laughlin Road to accommodate turns. The intersection would be restriped to convert the NB left turn only lane into a dual left/straight lane, and convert the current NB right turn only lane to allow dual right/straight movement. These improvements will be accomplished as part of the Project. Utilities that already serve the site are adequate for the proposed use.

B. Project Operations.

The following information represents good faith estimates based on the best available information currently available to the Applicant. Lunch and dinner will be available to the public from the Gallery Market on the lobby level. Breakfast will be available to registered guests. The bar in the lobby also will serve as a coffee shop and be available to the public 24/7. Alcohol will be served from this full-service bar from 10 am to midnight.

The 1,400 square foot meeting room will be conveniently located right off the lobby. It will be divisible into two rooms, 718 and 680 square feet each, and will accommodate meetings and social events for 5 to 155 people. There will also be a 286 square foot pre-function area in the hotel lobby outside the entry to the conference room.

The maximum number of attendees that the conference room can accommodate is as follows:

Meeting – Theater Style	155
Meeting – Classroom Style	58
Meeting - Boardroom Style	34
Banquet	116
Reception	140

The conference room will be used primarily for small meetings, on average one to three times a week, with these meetings occurring mostly between the hours of 9:00 AM to 5:00 PM daily. It may be used infrequently for receptions, averaging less than once or twice a month, with these events taking place mostly between the hours of 5:00 PM to 8:00 PM. It is not expected to be used for banquets.

Use of the conference room will be available to both room guests who are part of a group as well as to guests not staying at the hotel who are at the hotel for a meeting or function as described above.

The rooftop restaurant will offer a casual dining atmosphere that includes indoor and outdoor seating, as well as a signature display kitchen. It will be open for lunch and dinner seven days a week and may host brunch on Sundays. The anticipated restaurant hours will be 10:00 am to 12:00 midnight Monday to Saturday and 9:00 am to 12:00 midnight on Sunday. It will have 176 high-quality seats available for dining, with an additional seating available in the bar and lounge areas for flexibility. The restaurant menu will have a Mediterranean orientation and will offer a full selection of regional wines.

The indoor pool and whirlpool area will be available to guests only and will be open from 6 am to 10 pm.

The estimated employee population for the Project is as follows:

Hotel – Peak Employees at one time:	30
Hotel – Total Employees:	45
Rooftop Restaurant – Peak Employees at one time:	20
Rooftop Restaurant – Total Employees:	30

Delivery vehicles will enter the site off of North Laughlin Road and proceed to the delivery area on the east side of the building next to the rear entrance of the building. The accompanying plan set demonstrates that on-site circulation is designed to accommodate delivery vehicles, and identifies exterior facilities associated with deliveries.

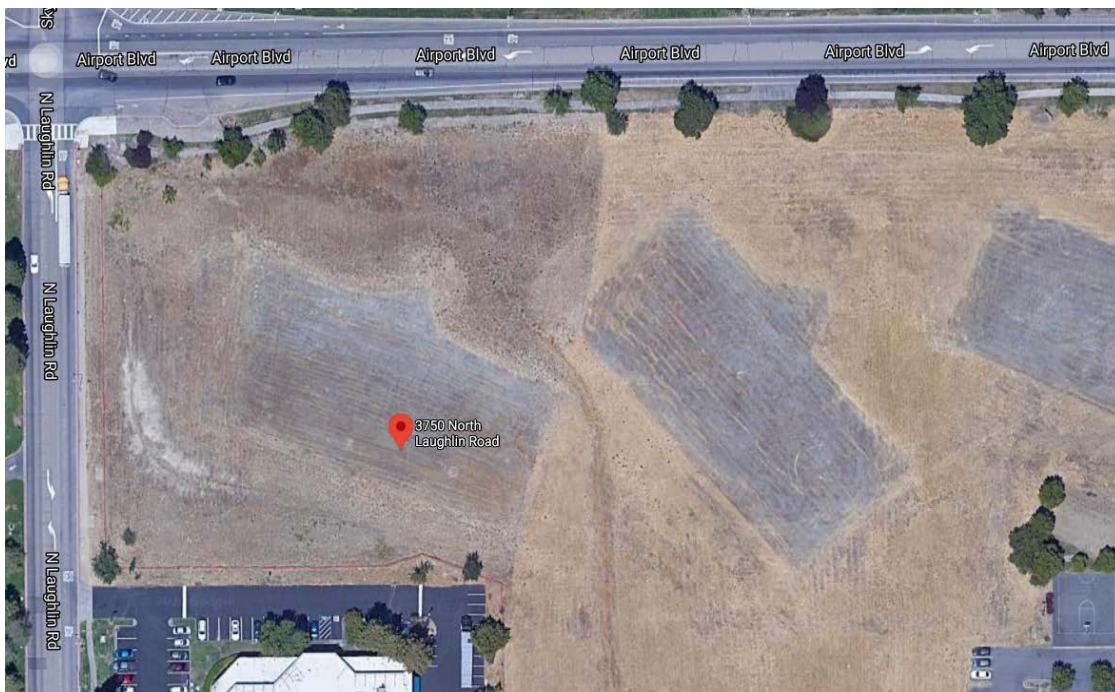
A trash enclosure will be located on the north east corner of the site. Trash trucks will enter the site off of North Laughlin Road and proceed to the trash enclosure on the north east corner of the site.

C. Existing Setting.

The Project site is a single legal parcel of 4.18 acres that is currently vacant. The Project site was formerly part of a prior larger project called the Andromeda Development project consisting of approximately 15.5 acres, which was subsequently renamed the Westwind Business Park project. In 2000, the County reviewed the impacts of the Andromeda Development project and

issued a negative declaration (SCH #2000082107). In 2003, the California Department of Fish and Wildlife issued a Notice of Determination that fill of the 5.75 acres of seasonal wetlands had been approved for the Westwind Business Park project, to allow grading of building pads and parking lot surfaces. Three building pads were then graded for the Westwind Business Park project, filling the 5.75 acres of wetlands under the previously-approved regulatory agency permits, and the U.S. Fish and Wildlife Service acknowledged that all impacts for listed plants had been mitigated by purchase of mitigation bank credits. The rest of the Westwind Business Park project was not pursued.

The current Project site is located at the western end of this former project, and encompasses the westernmost building pad of those three pads. The Project site currently consists primarily of open grassy areas with the previously-graded building pad, consisting of compacted class II aggregate base, in the center.



On either side of the existing building pad are low areas that have evolved into approximately 0.26 acres of new wetlands, which are not addressed by the prior fill permits. Accordingly, the applicant will be seeking new approvals from the Corps of Engineers, Regional Water Quality Control Board and CDFW to fill these 0.26 acres of wetlands. Wetlands mitigation bank credits have already been purchased to mitigate the fill of these 0.26 acres.

Current drainage patterns and facilities are in substantial compliance with previously approved plans. In the northwest corner of the site, there is an existing storm drain drop inlet which collects surface runoff from the existing site and conveys it into the County's below grade storm drain system.

There are existing sidewalk, curb, and gutter improvements along Airport Boulevard to the north. This gutter drains to the west and enters the County below ground storm drain network in the northwest corner of the parcel. There is also existing landscaping that is irrigated along Airport Boulevard. There is an existing curb and gutter along Laughlin Road to the West. This

gutter drains to the North where it enters an existing curb inlet at the northwest of the parcel. There are also existing electric underground utilities along the western property line.

The parcel to the south is developed with an office space. A small portion of this site drains over an existing paved access road on to the Project Site. Along the eastern property line, there are two low points which transmit offsite stormwater runoff onto the Project Site. The parcel to the east consists of mostly open grassy areas with an existing class II aggregate base compacted building pad, like the Project Site.

D. Site Preparation and Construction Schedule.

The site was previously graded to support development of an office building. The Project anticipates enhancing and supplementing the existing grading to accommodate the current Project requirements. Construction is anticipated to take 18 months from ground-breaking to a certificate of occupancy. Construction is expected to commence in the Fall of 2021 after obtaining County approvals.

E. General Plan, Specific Plan and Zoning.

The site is designated “Light Industrial” in the General Plan and “Industrial Park” in the Airport Area Industrial Specific Plan. Its base zoning is “Industrial Park” with a “Valley Oak Habitat Combining District” overlay. The hotel is a conditionally permitted use in the MP zoning district. (County Code § 26-44-020) The project will comply with any applicable mitigation and other requirements relating to removing valley oaks within the Valley Oak Habitat Combining District. (County Code §§ 26-67-005 - 26-67-050) However, the site grading that occurred in connection with the prior project would have eliminated any Valley Oak on site, resulting in an expectation that no such requirements will apply.

The Specific Plan includes some development standards that do not accommodate the Project. The Project accordingly proposes some narrow amendments to the Specific Plan, to enable the County to allow alternative development standards, so long as the project does not exceed 85 feet (including rooftop appurtenances), and only upon issuance of a Use Permit. The Specific Plan amendments will require review by the Airport Land Use Commission.

F. Development Agreement.

The Applicant is also seeking a Development Agreement with the County. A draft agreement is being provided to the County. The draft agreement proposes a \$250,000 contribution towards a new Sonoma County Fire Department fire truck.

Planning file number
PLP19-0009



HYATT PLACE HOTEL

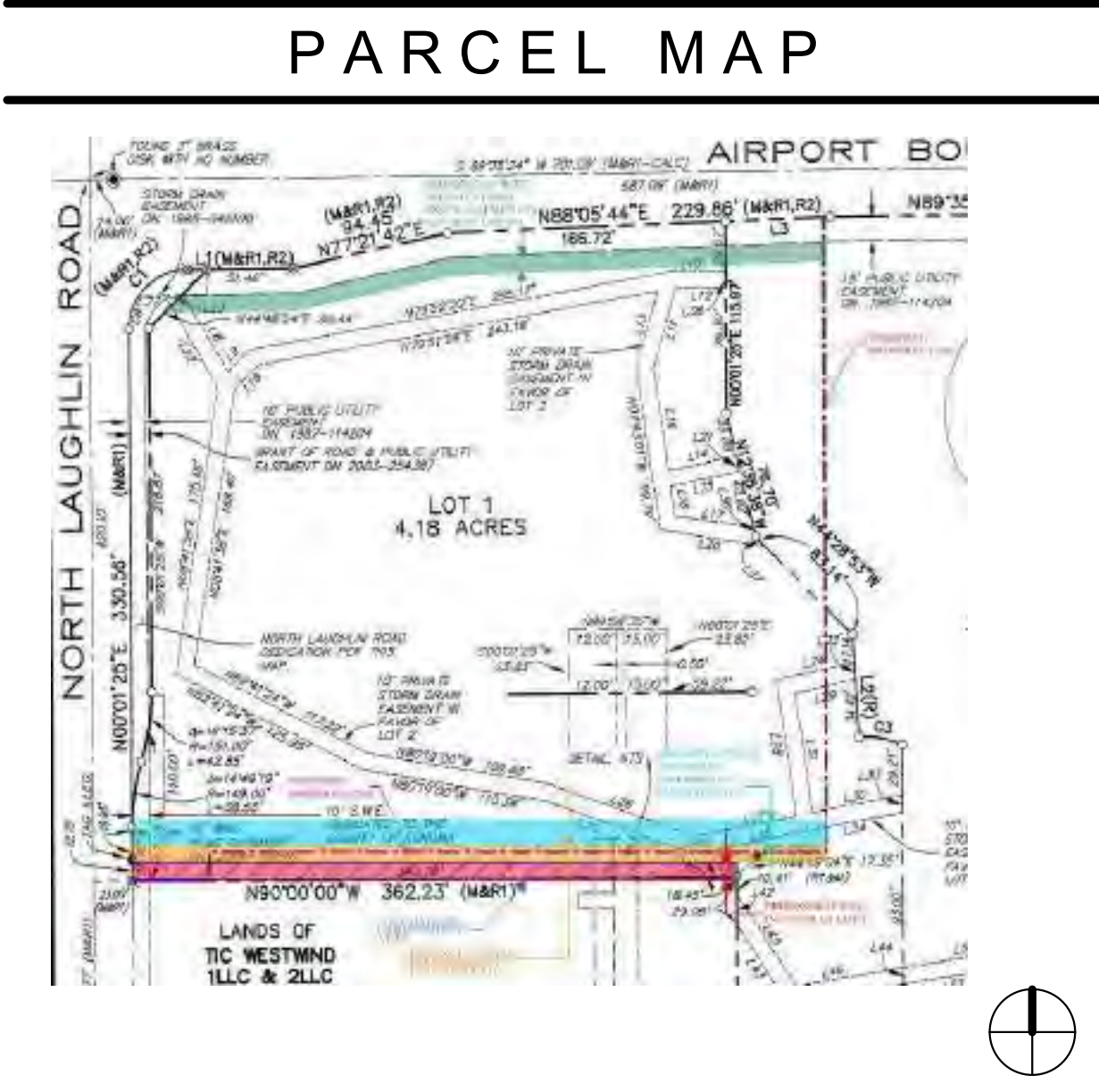
AIRPORT BOULEVARD AND NORTH LAUGHLIN ROAD SANTA ROSA, CA 95403

02.01.2021 - USE PERMIT RESUBMITTAL - EP

PROPOSED HYATT PLACE HOTEL

3750 NORTH LAUGHLIN ROAD, SANTA ROSA, CA 95403

ABBREVIATIONS			
AFF	ABOVE FINISHED FLOOR	MANF	MANUFACTURER
ACOUS	ACOUSTICAL	MTL	METAL
ADJ	ADJUSTABLE	MEZZ	MEZZANINE
AL	ALIGN	MIN	MINIMUM
ALT	ALTERNATE	MISC	MISCELLANEOUS
AB	ANCHOR BOLT	MTD	MOUNTED
APPROV	APPROVED	MUL	MULLION
ARCH	ARCHITECTURAL	(N)	NEW
AUTO	AUTOMATIC	NEG	NEGATIVE
BLDG	BUILDING	NOM	NOMINAL
BLKG	BLOCKING	NIC	NOT IN CONTRACT
BM	BEAM	NTS	NOT TO SCALE
BD	BOARD	NO	NUMBER
BO	BOTTOM OF	OC	ON CENTER
BS	BOTH SIDES	OD	OUTSIDE DIAMETER
CAB	CABINET	OP	OPENING
CBC	CALIFORNIA BUILDING CODE	OPP	OPPOSITE
CI	CAST IRON	ORIG	ORIGINAL
CIP	CAST IN PLACE	PART	PARTITION
COL	COLUMN	PP	PARTIAL PENETRATION
CTR	CENTER	PAF	POWDER ACTUATED FASTENER
CL	CENTER LINE	PLAM	PLASTIC LAMINATE
CTC	CENTER TO CENTER	PL	PLATE
CER	CERAMIC	PN	PLATE NAILING
CJ	CONSTRUCTION JOINT	PLYWD	PLYWOOD
CL	CLEAR	PT	POINT
CMU	CONCRETE MASONRY UNIT	LB	POUND
COMP	COMPACT	PRES	PRESSURE
CON	CONNECTION	QUAL	QUALITY
CONT	CONTINUOUS	QUAN	QUANTITY
CP	COMPLETE PENETRATION	PT	PRESSURE/
CS	COUNTERSUNK	PS	PRESERVATIVE TREATED
CW	COLD WATER	PART	PRESTRESSED
CY	CUBIC YARDS		PARTITION
DET	DETAIL	RAD	RADIUS
DEPT	DEPARTMENT	RWL	RAIN WATER LEADER
DIA	DIAMETER	RECPT	RECEPTACLE
DIV	DIVISION	REF	REFERENCE
DR	DOOR	REIN	REINFORCEMENT, REINFORCED
DBL	DOUBLE	REQ	REQUIRED
DF	DOUGLAS FIR	RDWD	REDWOOD
DN	DOWN	RH	RIGHT HAND
DS	DIAGONAL SHEATHING	RHR	RIGHT HAND REVERSE
DWG	DRAWING	RM	ROOM
DRWR	DRAWER	RND	ROUND
(E)	EXISTING	RO	ROUGH OPENING
EA	EACH	REV	REVISION
EF	EACH FACE	SS	SANITARY SEWER
EW	EACH WAY	SAD	SEE ARCHITECTURAL DRAWINGS
EN	EDGE NAILING	SCD	SEE CONSULTANT DRAWINGS
EL	ELEVATION	SED	SEE ELECTRICAL DRAWINGS
ELEV	ELEVATOR	SKD	SEE KITCHEN CONSULTANT DRAWINGS
ELEC	ELECTRICAL	SSD	SEE STRUCTURAL DRAWINGS
ENG	ENGINEER	SLD	SEE LANDSCAPE DRAWINGS
EQ	EQUAL	SMD	SEE MECHANICAL DRAWINGS
EQUIP	EQUIPMENT	SFMD	SEE FINISH CARPENTRY DRAWINGS
EX	EXHAUST	SPD	SEE PLUMBING DRAWINGS
EXP	EXPEDITE	SJ	SEISMIC JOINT
EXT	EXTERIOR	SOCHED	SCHEDULE, SCHEDULE
FAB	FABRICATE	SECT	SECTION
FOC	FACE OF CONCRETE	SH	SHEET
FOF	FACE OF FINISH	SM	SHEET METAL
FOS	FACE OF STUD	SIM	SIMILAR
FOW	FACE OF WALL	SP	SPACE
FIN	FINISH	SPEC	SPECIFICATION
FF	FINISHED FLOOR	SO	SQUARE
FE	FIRE EXTINGUISHER	SOFT	SQUARE FOOT
FA	FIRE ALARM	ST	STRAP TIE
FLR	FLOOR	STAG	STAGGERED
FLUOR	FLUORESCENT	SSTL	STAINLESS STEEL
FL	FLUSH	STAND	STANDARD
FOUND	FOUNDATION	STL	STEEL
FTNG	FOOTING	STOR	STORAGE
FR	FRAMING	STRUCT	STRUCTURAL
FUR	FURRING	SUS	SUSPENDED
GA	GAUGE	SYM	SYMMETRICAL
GALV	GALVANIZED, GALVANIZING	SY	SYSTEM
GFA	GROSS FLOOR AREA	TEMP	TEMPERED
GL	GLASS, GLAZING	TH	THICKNESS
GLULAM	GLUE LAMINATED BEAM	THR	THREADED
GYP BD	GYPSON BOARD	TD	TIE DOWN
HVAC	HEATING VENTILATION & AIR CONDITIONING	T&B	TOP AND BOTTOM
HSR	HIGH STRENGTH RODS	T&G	TONGUE AND GROOVE
HSB	HIGH STRENGTH BOLT	TOC	TOP OF CONCRETE
HT	HEIGHT	TOF	TOP OF FINISH
HD	HOLD DOWN	TOP	TOP OF PLATE
HORIZ	HORIZONTAL	TOS	TOP OF STEEL
HW	HOT WATER	TOW	TOP OF WALL
INC	INCLUDING, INCLUDED	TN	TRUE NORTH
INFO	INFORMATION	TYP	TYPICAL
INT	INTERIOR	UL	UNDER WRITERS LABORATORY
JH	JOIST HANGER	UON	UNLESS OTHERWISE NOTED
JT	JOINT	UTIL	UTILITY, UTILITIES
LAM	LAMINATE	VERT	VERTICAL
LH	LEFT HAND	VIF	VERIFY IN FIELD
LHR	LEFT HAND REVERSE	VER	VERIFY
LT	LIGHT	VEST	VESTIBULE
LTW	LIGHT WEIGHT	WC	WATER CLOSET
MB	MACHINE BOLTS	WH	WATER HEATER
MAINT	MAINTENANCE	W/	WITH
MAX	MAXIMUM	W/O	WITH OUT
MECH	MECHANICAL	WD	WOOD



GRAPHIC SYMBOLS			
DETAIL REFERENCE	DRAWING NUMBER	---	#
	SHEET NUMBER	---	#
DETAIL SECTION REFERENCE	DRAWING NUMBER	---	#
	SHEET NUMBER	---	#
BUILDING SECTION REFERENCE	DRAWING NUMBER	---	#
	SHEET NUMBER	---	#
WALL SECTION REFERENCE	DRAWING NUMBER	---	#
	SHEET NUMBER	---	#
EXTERIOR ELEVATION REFERENCE	DRAWING NUMBER	---	#
	SHEET NUMBER	---	#
INTERIOR ELEVATION REVERENCE	DRAWING NUMBER	---	#
	SHEET NUMBER	---	#
REVISION REFERENCE		---	#
DOOR REFERENCE		---	##
WINDOW REFERENCE		---	#
ELEVATION DATUM		---	●
ROOM NUMBER		---	###
PARTITION TYPE		---	#
FINISH CEILING HEIGHT		---	'-X"

PROJECT DIRECTORY			
PROJECT OUTREACH:	CSW LAND, LLC PO BOX 921 SANTA ROSA, CA 95402 ATTN: SCOTT SCHELLINGER SCOTT@CSWLAND.COM 707.921.5030	CIVIL ENGINEER:	ALWAYS ENGINEERING, INC. 131 STONY CIR #1000 SANTA ROSA, CA 95401 ATTN: BEN MONROE, P.E., QSD/QSP 707.542.8795 x 17 BENM@ALWAYSENG.COM
OWNER:	LANDMARK HOTELS GROUP 1520 RAILROAD AVENUE ST HELENA, CA 94574 SHAWN SWEENEY	STRUCTURAL ENGINEER:	DCI ENGINEERS ONE POST STREET, SUITE 1050 SAN FRANCISCO, CA 94104 415.781.1505
ARCHITECT:	LOWNEY ARCHITECTURE 360 17TH STREET, SUITE 200 OAKLAND, CA 94612 ATTN: ERIC PRICE 510.836.5400 510.836.5454 (FAX) ERIC@LOWNEYARCH.COM	MEP:	EMERALD CITY ENGINEERS, INC 21795 HIGHWAY 99 LYNNWOOD, WA 98036 ATTN: JOHN TOMAN, P.E. 425.741.1200 JTOMAN@EMERALDCITYENG.COM
LANDSCAPE DESIGNER:	LOWNEY ARCHITECTURE 360 17TH STREET, SUITE 200 OAKLAND, CA 94612 ATTN: JENNIFER IVANOVICH 510.836.5400 510.836.5454 (FAX) JENNIFER@LOWNEYARCH.COM		

PROJECT LOCATION	
PROJECT LOCATION	
PROJECT SCOPE	
DEFERRED SUBMITTALS	
INDEX	
HYATT PLACE HOTEL	

DRAWING LIST	
SHEET NUMBER	SHEET NAME
01 GENERAL	
G0.0	COVER SHEET
G0.1	INDEX
G0.2	PROJECT DATA
02 CIVIL	
UP1	OVERALL SITE PLAN
C1	PRELIMINARY GRADING PLAN
C2	PRELIMINARY DRAINAGE PLAN
C3.1	EMERGENCY ACCESS PLAN ENTRY
C3.2	EMERGENCY ACCESS PLAN EXIT
C4	LEGEND AND ABBREVIATIONS
H1	(E) IMPERVIOUS EXHIBIT
H2	(P) EX 3 LID PLAN
H3	NOTES AND DETAILS
03 ARCHITECTURAL	
A0.1	AERIAL VIEW FROM THE SOUTHWEST
A0.2	NORTHWEST VIEW FROM AIRPORT BOULEVARD
A0.3	NORTHEAST VIEW FROM AIRPORT BOULEVARD
A0.4	ENTERING THE SITE FROM NORTH LAUGHLIN ROAD
A0.6	PERSPECTIVES
A0.7	PERSPECTIVES
A1.0	SITE PLAN
A1.1	LEVEL 1
A1.2	LEVEL 2
A1.3	LEVEL 3
A1.4	LEVEL 4
A1.5	LEVEL 5
A1.6	LEVEL 6
A1.7	ROOF PLAN
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS
A2.3	MATERIAL PALETTE
A3.1	BUILDING SECTION
A3.2	BUILDING SECTIONS
A3.3	ROOM TYPES
A3.4	ROOM TYPES
04 LANDSCAPE	
L1.0	MATERIAL PALETTE
L1.1	LANDSCAPE MATERIALS
L1.2	TREE REMOVAL
L1.3	PLANTING ZONES
L1.4	HYDROZONE PLAN
SHEET TOTAL: 38	

PROJECT DATA

GUEST ROOM SCHEDULE PER LEVEL	
UNIT TYPE BY FLOOR	COUNT
LEVEL 1	
TYPE K-A	1
TYPE K-B	1
TYPE K-C	1
TYPE K-E	1
TYPE Q-A	2
TYPE Q-B	1
TYPE Q-C	1
LEVEL 1	8
2ND FLOOR	
TYPE K-A	17
TYPE K-B	3
TYPE K-D	1
TYPE Q-A	10
TYPE Q-B	3
TYPE Q-C	1
2ND FLOOR	35
3RD FLOOR	
TYPE K-A	17
TYPE K-B	3
TYPE K-C	1
TYPE K-D	1
TYPE Q-A	10
TYPE Q-B	3
3RD FLOOR	35
4TH FLOOR	
TYPE K-A	17
TYPE K-B	2
TYPE K-D	1
TYPE Q-A	12
TYPE Q-B	2
TYPE Q-C	1
4TH FLOOR	35
5TH FLOOR	
TYPE K-A	17
TYPE K-B	2
TYPE K-C	1
TYPE K-D	1
TYPE Q-A	12
TYPE Q-B	2
5TH FLOOR	35
6TH FLOOR	
TYPE K-A	6
TYPE K-B	2
TYPE K-C	1
TYPE K-DC	1
TYPE Q-A	4
TYPE Q-B	3
6TH FLOOR	17
Grand total: 165	165

BUILDING INFORMATION

BUILDING ADDRESS:	3750 NORTH LAUGHLIN ROAD SANTA ROSA, CA 95403
NUMBER OF STORIES:	(6) STORIES
ALLOWABLE HEIGHT:	50' (28' TO 40' VARIABLE WITHIN SETBACKS)
PROPOSED HEIGHT:	75'-0" (EXCLUDING MECHANICAL EQUIPMENT SCREENING)
CONSTRUCTION TYPE:	TYPE III-A
SPRINKLERED:	YES
OCCUPANCY CLASSIFICATION:	A-3, R-2, M, B, S-2

DENSITY

ZONING DISTRICT	LOT AREA	ALLOWED UNITS	PROPOSED UNITS	ALLOWED RETAIL AREA	PROPOSED RETAIL AREA
MP 2 AC AVG, VOH	4.18 ACRES 79,817 S.F.	N/A	(175) MAXIMUM	N/A	4,000 MAXIMUM

ZONING INFORMATION

ASSESSOR'S PARCEL #:	059-370-022
ZONING DISTRICT:	MP 2 AC AVG, VOH
CURRENT LAND USE:	(LI) LIMITED INDUSTRIAL
LISTED REQUIRED USE PERMITS:	HOTEL AND RESTAURANT

GROSS FLOOR AREA	
LEVEL	AREA

6TH FLOOR	16,336 SF
5TH FLOOR	19,035 SF
4TH FLOOR	18,925 SF
3RD FLOOR	18,925 SF
2ND FLOOR	18,925 SF
1ST FLOOR	24,426 SF
	116,571 SF

LOT DEVELOPMENT STANDARDS

LOT AREA:	182,081 SF (4.18 ACRES)
GFA (EXCLUDING PARKING):	79,817 SF
PROPOSED LOT COVERAGE:	13.4% (SEE ABOVE)
ALLOWABLE LOT COVERAGE:	50% ALLOWED
SETBACKS*	
FRONT:	40' AVERAGE, 25' MINIMUM
INTERIOR SIDE:	10'
STREET SIDE	10'
REAR:	10'
PROPOSED AVG	34' AVG (65% OF LOT WIDTH HAS NO BUILDING)
PROPOSED MIN	31' MIN
*SPECIAL YARD REQUIREMENTS	60' AVG 55' MIN ALONG AIRPORT BOULEVARD RIGHT-OF-WAY (NOT PROPERTY LINE)

TOTAL GUEST ROOM COUNT	
UNIT TYPE BY FLOOR	COUNT
TYPE K-A	75
TYPE K-B	13
TYPE K-C	4
TYPE K-D	4
TYPE K-DC	1
TYPE K-E	1
TYPE Q-A	50
TYPE Q-B	14
TYPE Q-C	3
Grand total: 165	165

PARKING INFORMATION

	REQUIRED*	PROVIDED	NOTES
HOTEL (LODGING)	PER TRAFFIC/PARKING STUDY*	196	
COMMERCIAL "(RESTAURANT)"	PER TRAFFIC/PARKING STUDY*	25	
MEETING/ CONFERENCE	PER TRAFFIC/PARKING STUDY*	0	
TOTAL	(177)	(211)	

*SEE W-TRANS PARKING ANALYSIS

BICYCLE PARKING INFORMATION

	REQUIRED	PROVIDED	COMPLIANT
HOTEL (LODGING)	18 = 1 + (165 / 10) (1 SPACE + 1 PER 10 ROOMS)	18	YES
COMMERCIAL "(RESTAURANT)"	1 (1 PER 4,000 SF)	1	YES
MEETING/ CONFERENCE	1 (1 PER 4,000 SF)	1	YES
TOTAL	20	20	

THE PROPOSED PROJECT SEEKS A USE PERMIT FROM THE COUNTY OF SONOMA. THE PROPOSED PROJECT REQUIRES DEVIATION FROM SOME COUNTY GUIDELINES AND STANDARDS ASSOCIATED WITH THE COUNTY MUNICIPAL CODE AND AIRPORT SPECIFIC PLAN. PERSUANT TO THAT PERMIT APPLICATION, THE PROPOSED DESIGN SEEKS TO MEET THE INTENT OF THE COUNTY REQUIREMENTS TO THE MAXIMUM EXTENT POSSIBLE WHILE ADHERING TO THE NEEDS OF THE PROPOSED USE(S). SEE ALSO FURTHER DETAIL IN THE PROJECT APPLICATION NARRATIVE.

SIGNAGE

ALLOWABLE

PER SECTION D.SIGNS - SONOMA COUNTY AIRPORT INDUSTRIAL AREA SPECIFIC PLAN

1. SIGNS TO IDENTIFY INDUSTRIAL PARK DISTRICT/SUBDIVISION:

- A. AT THE STREET ENTRANCE TO EACH INDUSTRIAL PARK DISTRIC/SUBDIVISION, ONLY ONE DETACHED SIGN ON EACH SIDE OF THE STREET SHALL BE PERMITTED.
- B. SHALL BE LOW PROFILE, WALL TYPE SIGNS LESS THAN 6 FEET IN HEIGHT WITH MAXIMUM MESSAGE AREA OF APPROX. 75 SF.
- C. SHALL BE LOCATED IN THE LANDSCAPE SETBACK AT LEAST 10 FEET FROM THE STREET RIGHT-OF-WAY LINE.

3. MOUNTED BUSINESS IDENTIFICATION SIGNS:

- A. ONE MOUNTED SIGN SHALL BE PERMITTED ON EACH STRUCTURE FOR THE PURPOSE OF IDENTIFYING THE OCCUPANT OF THE BUILDING.
- B. MOUNTED SIGNS ATTACHED TO VERTICAL SURFACES OF A BUILDING OR BUILDING-ASSOCIATED WALL SHALL BE ALLOWED, WITH THE PROVISION THAT SUCH SIGNS APPEAR AS AN INTEGRAL PART OF THE OVERALL ARCHITECTURAL AND SITE DESIGN CONCEPT. SIGNS MATERIALS SHALL COMPLEMENT THOSE OF THE STRUCTURE OF WHICH THEY ARE ATTACHED. SUCH SIGNS SHALL BE EXTERNALLY ILLUMINATED. OCCUPANT SIGNS SHALL BE SCALED PROPORTIONATELY TO THE AMOUNT OF OVERALL SPACE WITHIN THE BUILDING. THE ATTACHED SIGN AREA SHALL NOT EXCEED THREE PERCENT (3%) OF THE TOTAL AREA OF THE WALLS ON ANY FACE OF THE BUILDING WHICH THEY ARE ATTACHED.
- C. FASCIA AND ROOF SIGNS ARE NOT PERMITTED.

PROPOSED:

TOTAL SIGNAGE

SIGNAGE A.	143 SF (38' 4" X 3' 9")	BUILDING MOUNTED
SIGNAGE B.	18 SF (13' 0" X 1' 5")	ROOF MOUNTED
SIGNAGE C.	123 SF (33' 0" X 3' 9")	BUILDING MOUNTED
SIGNAGE D.	114 SF (11' 0" X 10' 5")	BUILDING MOUNTED
SIGNAGE E.	26 SF (5' 2" X 5' 2")	BUILDING MOUNTED
SIGNAGE F.	42 SF (6' 6" X 6' 6")	BUILDING MOUNTED
SIGNAGE G.	146 SF (21' 9" X 6' 9")	BUILDING MOUNTED
	612 SF	BUILDING MOUNTED

LINEAR FOOT OF BUILDING FRONTAGE:

SOUTH OF DE ANZA BLVD.	179' - 10"
SHARON DR.	146' - 8"

TOTAL SIGNAGE PER BUILDING FRONTAGE

ELEVATION EAST -

TOTAL SF OF ELEVATION: APPROX. 19,758 SF
3% SF OF ELEVATION ALLOWED FOR SIGNAGE: APPROX. 592.74 SF

SIGNAGE A.	143 SF (38' 4" X 3' 9")	BUILDING MOUNTED
SIGNAGE B.	18 SF (13' 0" X 1' 5")	BUILDING MOUNTED
PROPOSED	161 SF	

ELEVATION NORTH

TOTAL SF OF ELEVATION: APPROX. 6,116 SF
3% SF OF ELEVATION ALLOWED FOR SIGNAGE: APPROX. 183.48 SF

SIGNAGE C.	123 SF (33' 0" X 3' 9")	BUILDING MOUNTED
SIGNAGE D.	114 SF (11' 0" X 10' 5")	BUILDING MOUNTED
SIGNAGE E.	26 SF (5' 2" X 5' 2")	BUILDING MOUNTED
	263 SF	

ELEVATION SOUTH

TOTAL SF OF ELEVATION: APPROX. 5,181 SF
3% SF OF ELEVATION ALLOWED FOR SIGNAGE: APPROX.155.43 SF

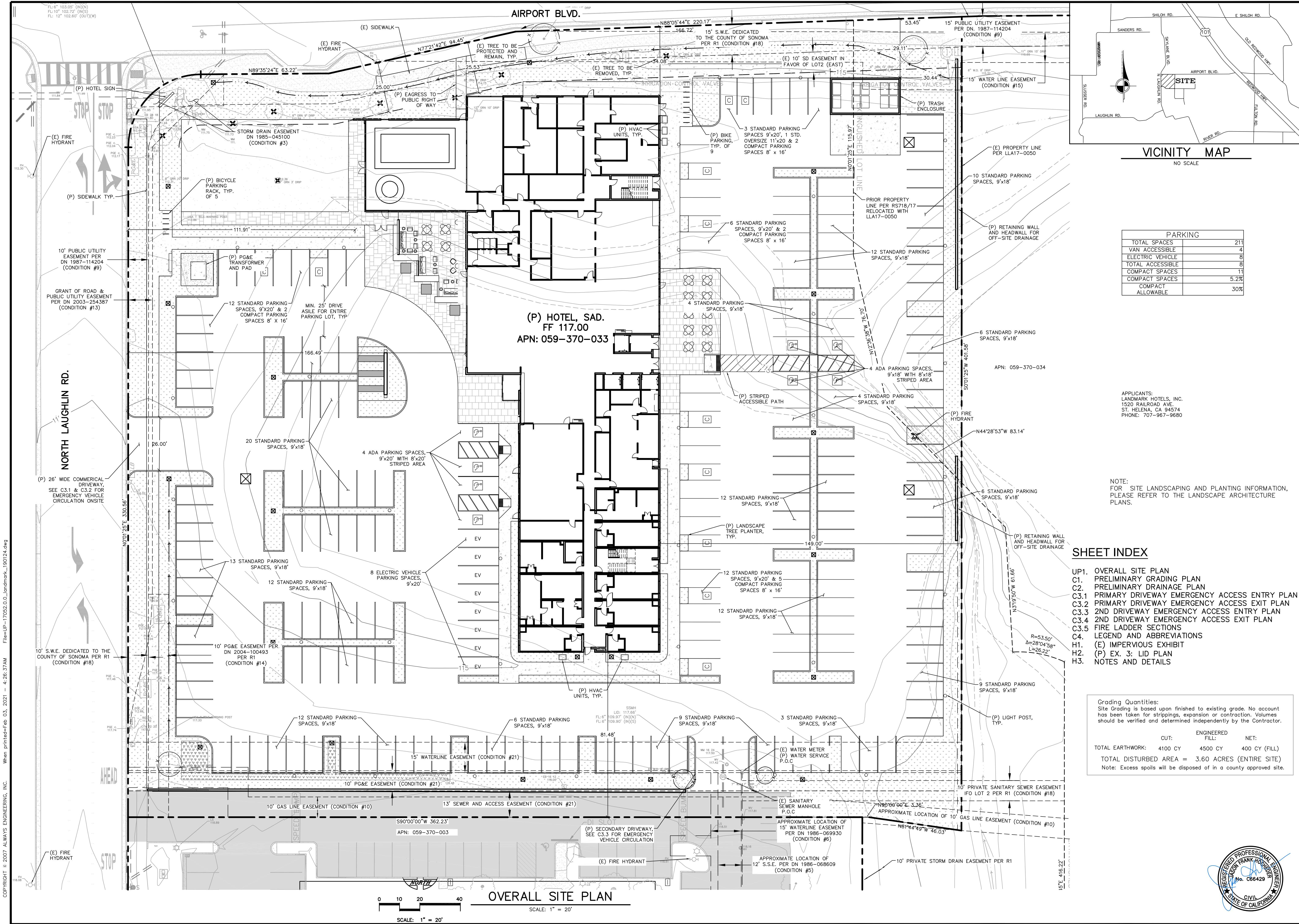
SIGNAGE F.	42 SF (6' 6" X 6' 6")	BUILDING MOUNTED
------------	------------------------	------------------

ELEVATION WEST

TOTAL SF OF ELEVATION: APPROX. 19,758 SF
3% SF OF ELEVATION ALLOWED FOR SIGNAGE: APPROX. 592.74 SF

SIGNAGE G.	146 SF (21' 9" X 6' 9")	BUILDING MOUNTED
------------	--------------------------	------------------

#	DATE	ISSUES & REVISIONS	BY
1	02.26.2019	USE PERMIT SUBMITTAL	EP
2	06.3.2019	USE PERMIT RESUBMITTAL	EP
3	02.01.2021	USE PERMIT RESUBMITTAL	EP



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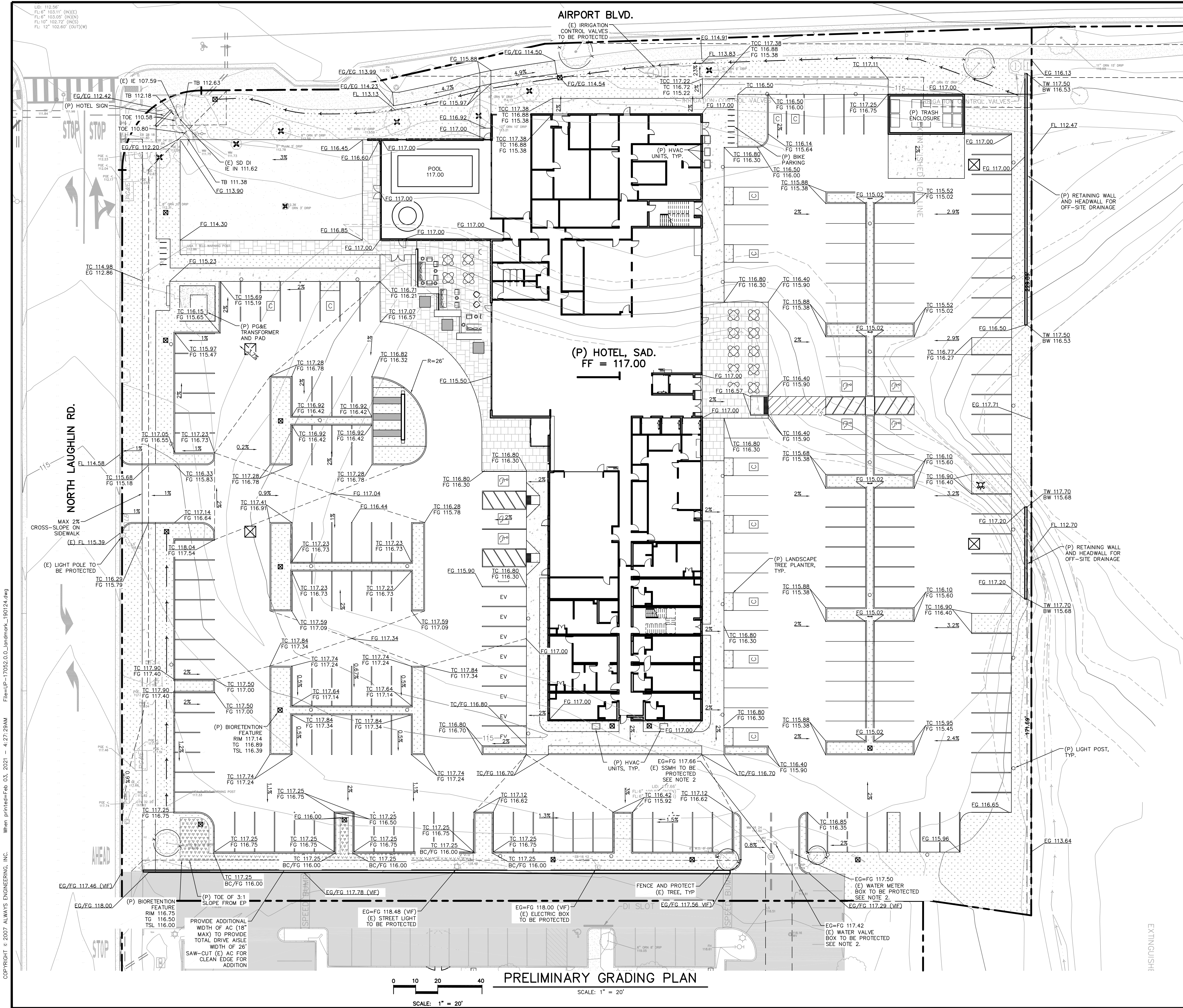
Always Engineering, Inc.
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LANDMARK HOTELS, INC.
1520 RAILROAD AVE., ST. HELENA, CA 94574
Prepared for:
Prepared on:

MARCH 1, 2019

HYATT PLACE HOTEL
USE PERMIT
OVERALL SITE PLAN
3750 N. Laughlin Rd., Santa Rosa, CA 95403
APN: 059-370-033

JOB#17052
SHEET
UP1



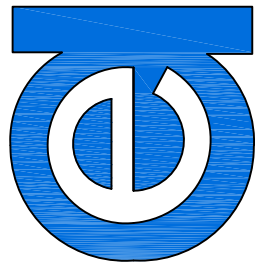
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FL: 6" 103.11' (N)(E)
FL: 6" 103.05' (N)(N)
FL: 10" 102.72' (N)(S)
FL: 12" 102.60' (O)(T)(W)

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REVISION	DESCRIPTION	BY	DATE
1	UP. INCOME. REPLY	BM	09/09/19
2	DEV. AGMT. SUB.	BM	05/01/20
3	UP SITE UPDATE	BM	12/15/20
4	NAME CHANGE	BM	02/01/20

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Prepared for: LANDMARK HOTELS, INC.
1520 RAILROAD AVE., ST. HELENA, CA 94574
Prepared on: MARCH 1, 2019

HYATT PLACE HOTEL
HOTEL USE PERMIT
PRELIMINARY GRADING PLAN
3750 N. Laughlin Rd., Santa Rosa, CA 95403
APN: 059-370-033

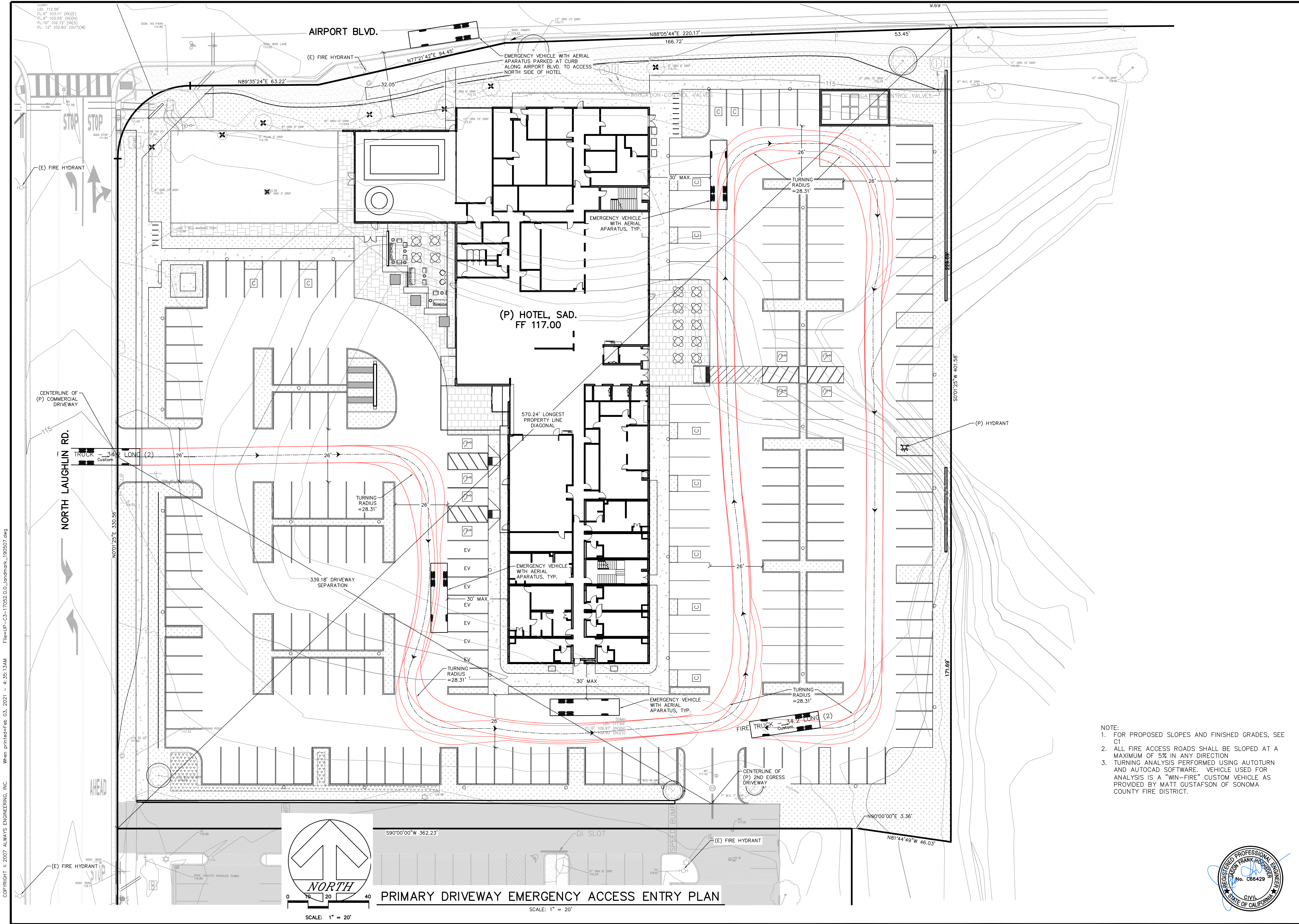
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C1



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LANDMARK HOTELS, INC.

1520 RAILROAD AVE., ST. HELENA, CA 94574

HYATT PLACE HOTEL
HOTEL USE PERMIT
PRIMARY DRIVEWAY EMERGENCY ACCESS ENTRY PLAN

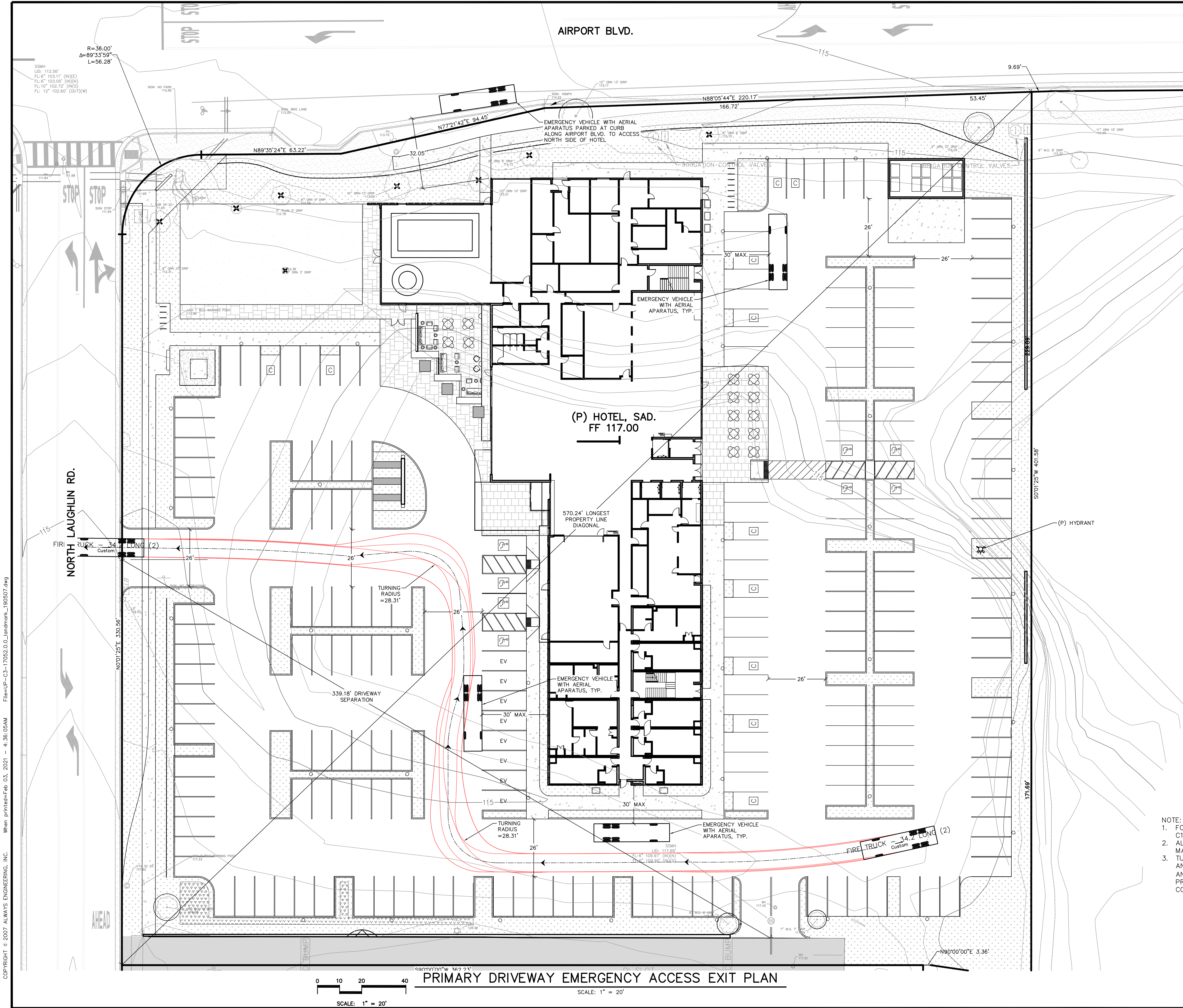
3750 N. Laughlin Rd., Santa Rosa, CA 95403
APN: 059-370-033

JOB#17052

SHEET

C3.1

REVISION	DESCRIPTION	BY	DATE
1	UP. INCOME. REPLY	BM	09/09/19
2	DEV. AGMT. SUB.	BM	05/01/20
3	UP SITE UPDATE	BM	12/15/20
4	NAME CHANGE	BM	02/01/20



NOTE:
1. FOR PROPOSED SLOPES AND FINISHED GRADES, SEE C1
2. ALL FIRE ACCESS ROADS SHALL BE SLOPED AT A MAXIMUM OF 5% IN ANY DIRECTION
3. TURNING ANALYSIS PERFORMED USING AUTOTURN AND AUTOCAD SOFTWARE. VEHICLE USED FOR ANALYSIS IS A "WIN-FIRE" CUSTOM VEHICLE AS PROVIDED BY MATT GUSTAFSON OF SONOMA COUNTY FIRE DISTRICT.



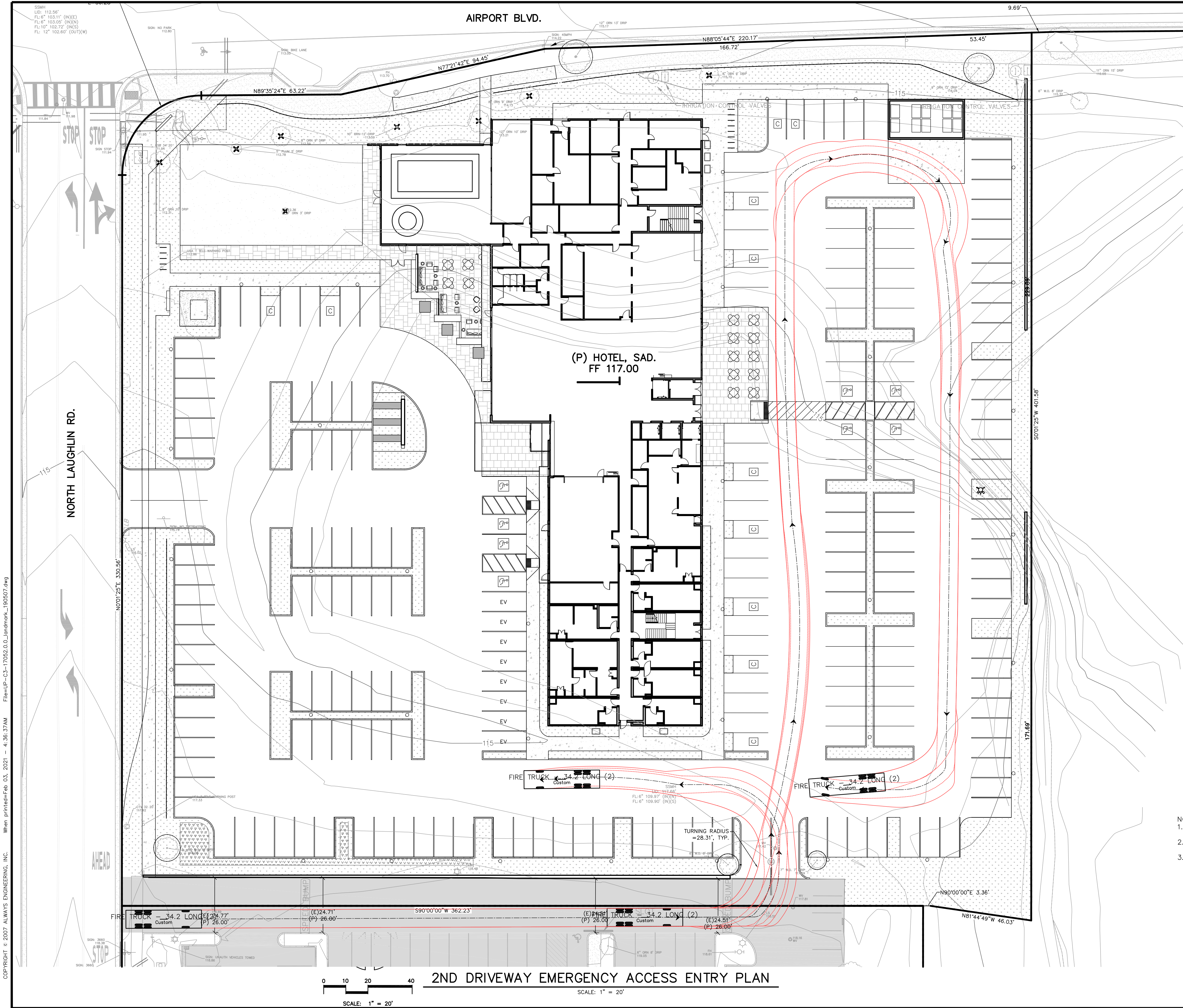
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1	UP. INCOMP. REPLY	BM	09/09/19
2	DEV. AGMT. SUB.	BM	05/01/20
3	UP. SITE UPDATE	BM	12/15/20
4	NAME CHANGE	BM	02/01/20

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Prepared for: **LANDMARK HOTELS, INC.**
1520 RAILROAD AVE., ST. HELENA, CA 94574
Prepared on: **MARCH 1, 2019**

HYATT PLACE HOTEL
HOTEL USE PERMIT
PRIMARY DRIVEWAY EMERGENCY ACCESS PLAN EXIT
3750 N. Laughlin Rd., Santa Rosa, CA 95403
APN: 059-370-033

JOB#17052
SHEET
C3.2



- NOTE:
1. FOR PROPOSED SLOPES AND FINISHED GRADES, SEE C1
 2. ALL FIRE ACCESS ROADS SHALL BE SLOPED AT A MAXIMUM OF 5% IN ANY DIRECTION
 3. TURNING ANALYSIS PERFORMED USING AUTOTURN AND AUTOCAD SOFTWARE. VEHICLE USED FOR ANALYSIS IS A "WIN-FIRE" CUSTOM VEHICLE AS PROVIDED BY MATT GUSTAFSON OF SONOMA COUNTY FIRE DISTRICT.



HYATT PLACE HOTEL
HOTEL USE PERMIT
2ND DRIVEWAY EMERGENCY ACCESS ENTRY PLAN
3750 N. Laughlin Rd., Santa Rosa, CA 95403
APN: 059-370-033

Prepared for:
LANDMARK HOTELS, INC.
1520 RAILROAD AVE., ST. HELENA, CA 94574
Prepared on:
MARCH 1, 2019

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REVISION	DESCRIPTION	BY	DATE
1	U.P. INCOME. REPLY	BM	09/09/19
2	DEV. AGMT. SUB.	BM	09/01/20
3	UP SITE UPDATE	BM	12/15/20
4	NAME CHANGE	BM	02/01/20

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- NOTE:
1. FOR PROPOSED SLOPES AND FINISHED GRADES, SEE C1
 2. ALL FIRE ACCESS ROADS SHALL BE SLOPED AT A MAXIMUM OF 5% IN ANY DIRECTION
 3. TURNING ANALYSIS PERFORMED USING AUTOTURN AND AUTOCAD SOFTWARE. VEHICLE USED FOR ANALYSIS IS A "WIN-FIRE" CUSTOM VEHICLE AS PROVIDED BY MATT GUSTAFSON OF SONOMA COUNTY FIRE DISTRICT.



Always Engineering, Inc.
Civil Engineering & Topographic Surveying
131 Stony Circle, Suite 1000 (707) 542-8795
Santa Rosa, CA 95401 Fax (707) 542-8798
www.alwayseng.com JasonH@alwayseng.com

LANDMARK HOTELS, INC.

1520 RAILROAD AVE., ST. HELENA, CA 94574

HYATT PLACE HOTEL
HOTEL USE PERMIT
2ND DRIVEWAY EMERGENCY ACCESS EXIT PLAN
3750 N. Laughlin Rd., Santa Rosa, CA 95403
APN: 059-370-033

Prepared for:

Prepared on:

REVISION

DESCRIPTION

BY

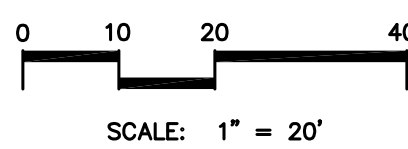
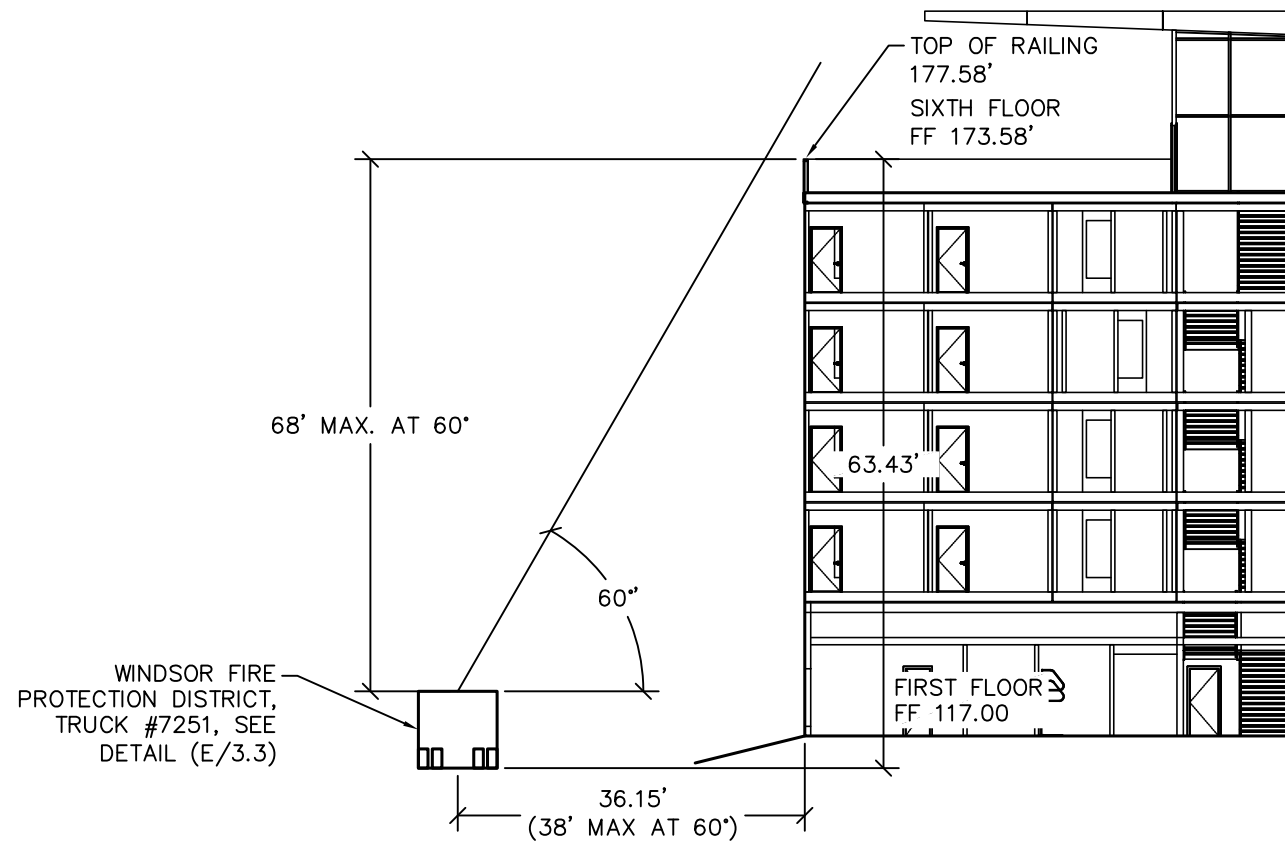
DATE

1	U.P. INCOMP. REPLY	BM	09/09/19
2	DEV. AGMT. SUB.	BM	09/01/20
3	UP SITE UPDATE	BM	12/15/20
4	NAME CHANGE	BM	02/01/20

JOB#17052

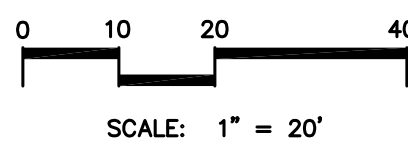
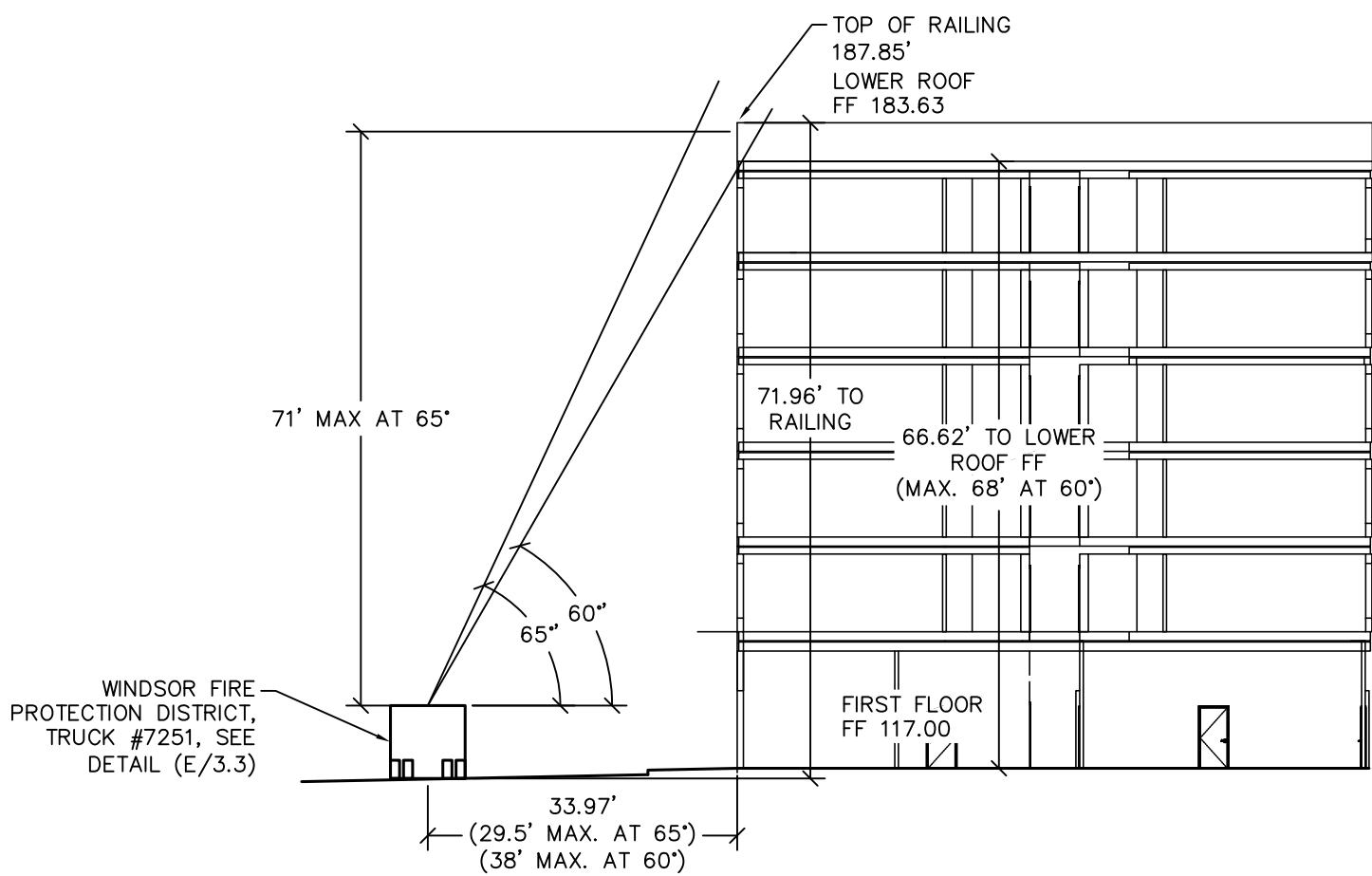
SHEET

C3.4



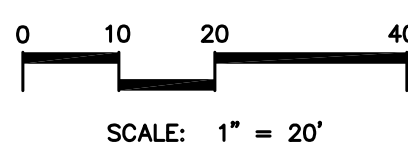
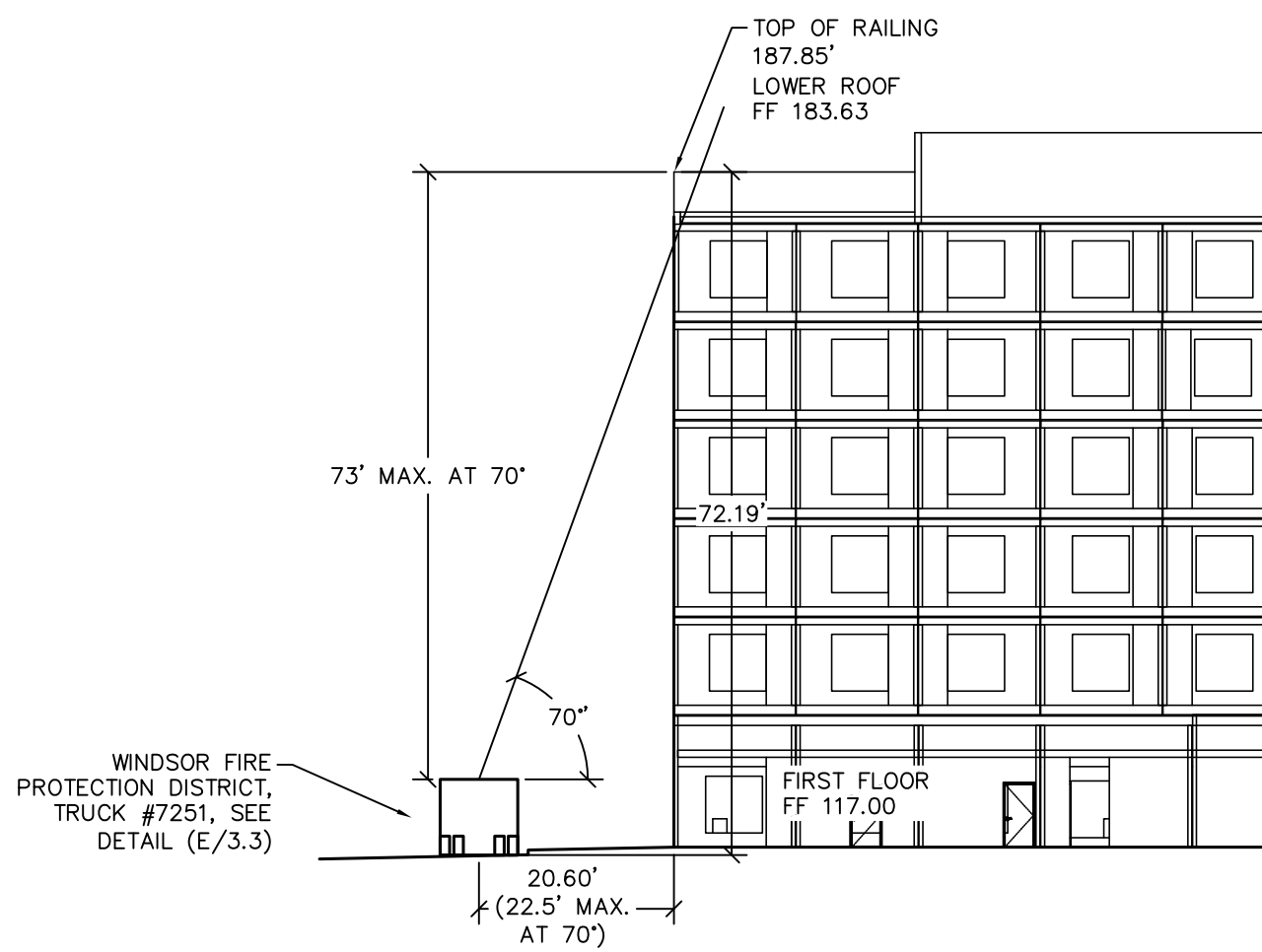
A
C3.3

SECTION A
SCALE: HORIZONTAL: 1" = 20'
VERTICAL: 1" = 20'



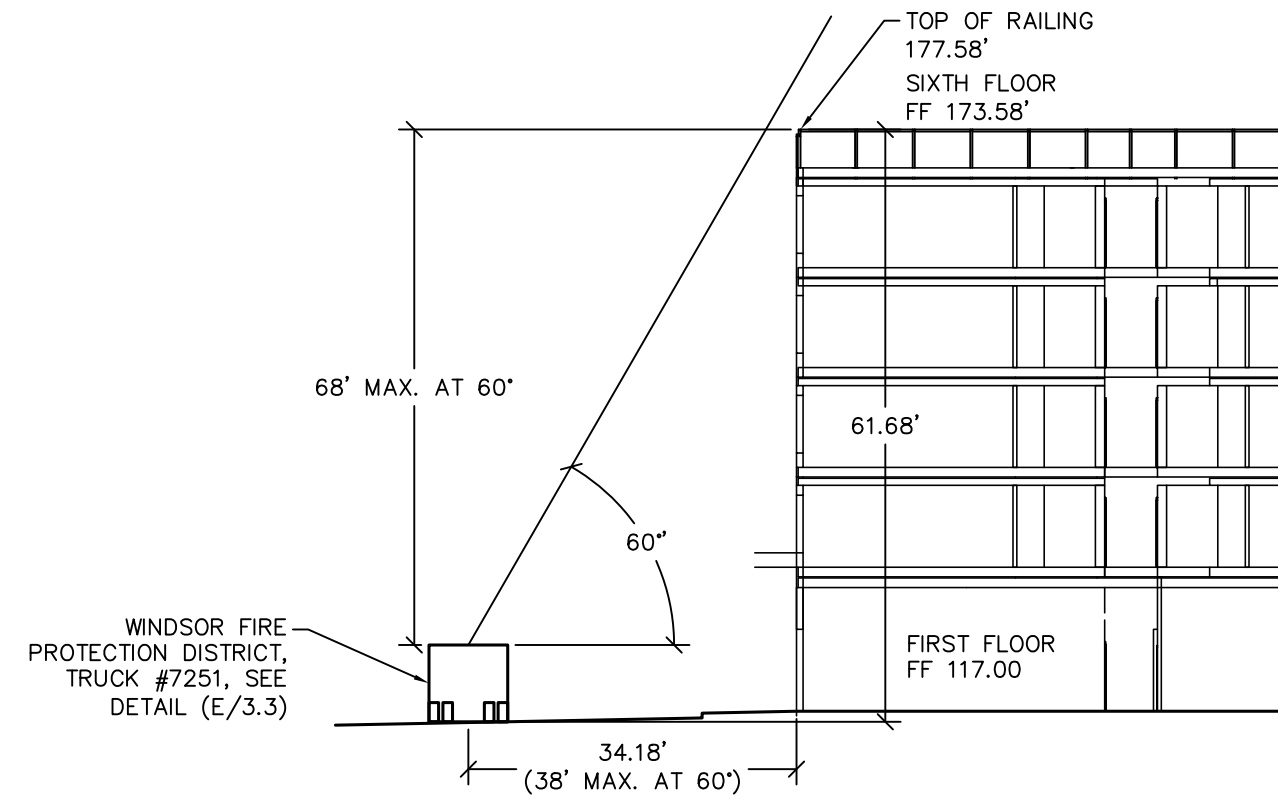
B
C3.3

SECTION B
SCALE: HORIZONTAL: 1" = 20'
VERTICAL: 1" = 20'



C
C3.3

SECTION C
SCALE: HORIZONTAL: 1" = 20'
VERTICAL: 1" = 20'



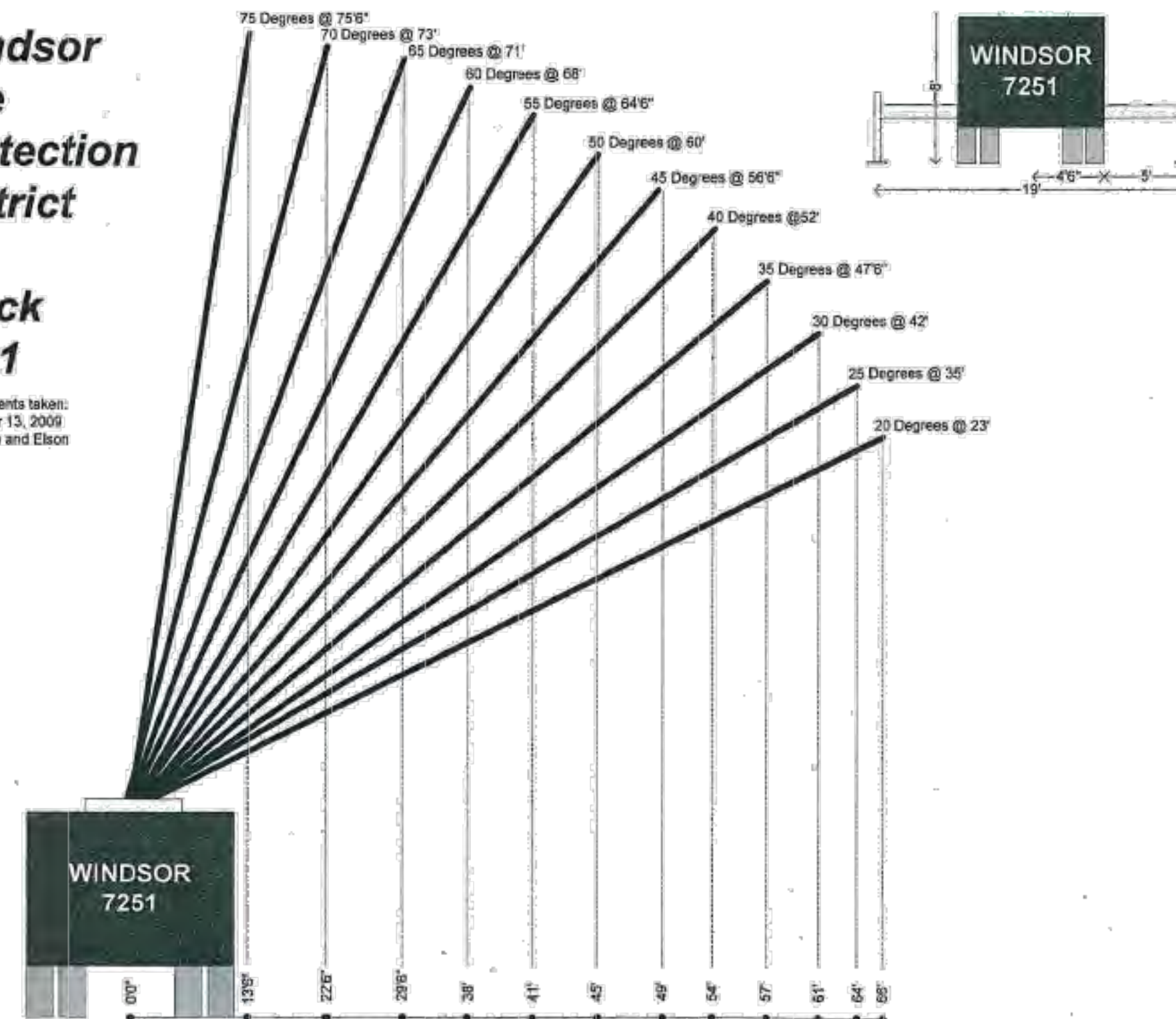
D
C3.3

SECTION D
SCALE: HORIZONTAL: 1" = 20'
VERTICAL: 1" = 20'

Windsor
Fire
Protection
District

Truck
7251

Measurements taken:
December 13, 2009
Cornelissen and Elson



E
C3.3

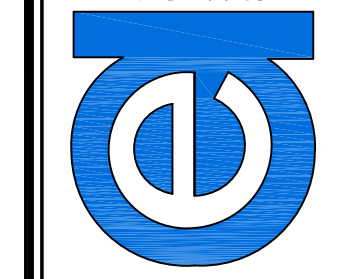
WINDSOR FIRE TRUCK #7251

NOT TO SCALE



REVISION	DESCRIPTION	BY	DATE
1	U.P. INCOMP. REPLY	BM	09/09/19
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Prepared for:
LANDMARK HOTELS, INC.
1520 RAILROAD AVE., ST. HELENA, CA 94574

Prepared on:
MARCH 1, 2019

HYATT PLACE HOTEL
HOTEL USE PERMIT
FIRE LADDER SECTIONS

3750 N. Laughlin Rd., Santa Rosa, CA 95403
APN: 059-370-033

JOB #17052
SHEET
C3.5

LEGEND

	ASHPHALT SURFACE
	CONCRETE SURFACE
	LANDSCAPE AREA
	5 FOOT INDEX
	1' INTERVAL CONTOURS
	SUBJECT PROPERTY BOUNDARY
	OVERHEAD ELECTRIC LINE
	OVERHEAD TELEPHONE LINE
	OVERHEAD UTILITY LINES (MULTIPLE)
	OVERHEAD ELECTRIC (HIGH VOLTAGE)
	OVERHEAD UTILITY LINES (HIGH VOLTAGE)
	GAS LINE
	STORM DRAIN LINE
	SANITARY SEWER LINE
	WATER LINE
	UNDERGROUND TRAFFIC SIGNAL WIRE
	CHAINLINK FENCE
	WOOD FENCE
	WIRE FENCE
	SURVEY CONTROL POINT
	SPOT ELEVATION
	SANITARY SEWER CLEANOUT
	SANITARY SEWER MANHOLE
	STORM DRAIN MANHOLE
	STORM DRAIN CATCH BASIN
	DRAINAGE INLET
	DRAINAGE INLET
	DRAINAGE DOWNSPOUT
	IRRIGATION CONTROL VALVE
	MONITORING WELL
	WELL
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	HOSE BIB
	ELECTRIC BOX
	PO&E VAULT
	ELECTRIC LID
	POWER POLE
	JOINT UTILITY POLE
	JOINT POLE W/STREET LIGHT
	TRAFFIC SIGNAL
	TRAFFIC SIGNAL POLE W/STREET LIGHT
	TELEPHONE POLE
	STREET LIGHT
	LANDSCAPE LIGHT
	STREET LIGHT BOX
	TRAFFIC SIGNAL LIGHT BOX
	TRAFFIC DETECTOR LID
	TELEPHONE BOX
	TELEPHONE MANHOLE
	CABLE TV BOX
	TELEPHONE VAULT
	GAS VALVE
	GAS METER
	BOLLARD
	SIGN
	MAILBOX
	FOUND IRON PIPE, SIZE AND TAGGED AS NOTED
	FOUND MONUMENT, SIZED AND STAMPED, AS NOTED
	TREE SYMBOL AND DRIP LINE

ABBREVIATIONS

<	ANGLE	LS	LANDSCAPE
&	AND	LT	LEFT
AT	MANHOLE	MH	MANHOLE
CENTERLINE		MAX	MAXIMUM
DEGREE		MIN	MINIMUM
DIAMETER		MISC	MISCELLANEOUS
FLOWLINE		N	NORTH
PARALLEL		N.I.C.	NOT IN CONTRACT
PERCENT		N.T.S.	NOT TO SCALE
PERPENDICULAR		NO. OR #	NUMBER
PROPERTY LINE		O.C.	ON CENTERS
ASPHALT CONCRETE		O.D.	OUTSIDE DIAMETER
AREA DRAIN		OH	OVERHEAD
ADDITIONAL		PJ	POINT OF INTERSECTION
AGGREGATE		PVC	POINT ON VERTICAL CURVE
APPROX		PP	POWER POLE
AVG		PSD	PERFORATED SUBDRAIN
AVERAGE		PUE	PUBLIC UTILITIES EASEMENT
BAY AREA STORM WATER MANAGEMENT ASSOCIATION OF AGENCIES		PVC	POLYVINYLCHLORIDE
BEGIN CURVE		PW	PROCESS WASTEWATER
BASE FLOOD ELEVATION		PT	POINT
BOTTOM OF GRAVEL LAYER		PWMT	PAVEMENT
BM	BENCH MARK	R/W	RIGHT OF WAY
BSL	BUILDING SET BACK LINE	R OR RAD	RADIUS
BVC	BEGIN VERTICAL CURVE	R.C.	RELATVE COMPACTION
CDS	CHAIN DOWNSPOUT	REF	REFERENCE
CJ	CONTROL JOINT	REINF	REINFORCING
CMP	CORRUGATED METAL PIPE	REQ'D	REQUIRED
CLR	CLEANOUT	RIM	RIM ELEVATION OF
CO.	COUNTY	C.O.	BASMAA FEATURE
CONC	CONCRETE	RT	RIGHT
CONST	CONSTRUCTION	S	SOUTH OR SLOPE
CONT	CONTINUOUS	SAD	SEE ARCHITECTURAL DRAWINGS
CTR	CENTER	SCD	SEE CIVIL DRAWINGS
DI	DROP INLET	SD	STORM DRAIN
DS	DOWNSPOUT	SED	SEE ELECTRICAL DRAWINGS
DIA	DIAMETER	SF	SQUARE FEET
DWG	DRAWING	SFPD	SEE FIRE PROTECTION DRAWINGS
E	EAST	SG	SUBGRADE
EC	END CURVE	SLAD	SEE LANDSCAPE ARCHITECTS DRAWINGS
EF	EACH FACE	SPD	SEE PLUMBING DRAWINGS
ES	EACH SIDE	SMD	SEE MECHANICAL DRAWINGS
ETW	EDGE OF TRAVELLED WAY	SS	STAINLESS STEEL OR
EVC	END VERTICAL CURVE	SS	SANITARY SEWER
EW	EACH WAY	SSD	SEE STRUCTURAL DRAWINGS
EA	EACH	SSP	SEE SEPTIC PLANS
EL OR ELEV	ELEVATION	SSR	SEE SOILS REPORT
ELEC OR E	ELECTRICAL	SSMH	SANITARY SEWER MANHOLE
EMBED	EMBEDMENT	SIM	SIMILAR
EQ	EQUAL OR EQUATION	SPEC	SPECIFICATION
EXIST OR (E)	EXISTING	SQ	SQUARE
FES	FLARED END SECTION	SRD	SEE REFRIGERATION DRAWINGS
FG	FINISH GRADE	STA	STATION
FH	FIRE HYDRANT	STD	STANDARD
FP	FIRE PROTECTION	STRUC	STRUCTURAL
FIN	FINISH	T	TELEPHONE
FT	FOOT OR FEET	TBM	TEMPORARY BENCH MARK
FUT	FOOTING	TC	TOP OF CONCRETE
G	GAS, ROAD GRADIENT	TCC	TOP OF CONCRETE CURB
GB	GRADE BREAK	TD	TOP OF DECK
GV	GATE VALVE	TG	TOP OF GRATE
GALV	GALVANIZED	TGL	TOP GRAVEL LAYER
HD	HEAVY DUTY	TP	TOP OF PAVEMENT
HP	HIGH POINT	TSL	TOP SOIL LAYER
HORIZ	HORIZONTAL	TAN, T	TANGENT
HVAC	HEATING, VENTING AND AIR CONDITIONING	TOW	TOP OF WALL
ID	INSIDE DIAMETER	THK	THICK
IE (INV)	INVERT ELEVATION	TYP	TYPICAL
IN	INCH	UC	UTILITY CHASE
IRR	IRRIGATION	UG	UNDERGROUND
JB	JUNCTION BOX	USP	UNDER SEPARATE PERMIT
JT	JOINT	UNO	UNLESS NOTED OTHERWISE
L	LENGTH	VC	VERTICAL CURVE
LD	LIGHT DUTY	VG	VALLEY GUTTER
LF	LINEAL FOOT	VERT	VERTICAL
LP	LOW POINT	W/	WITH
		W/O	WITHOUT
		W	WEST OR WATER
		WBD	WALL BACK DRAIN
		WWF	WELDED WIRE FABRIC
		XFMR	TRANSFORMER
		YD, YDS	YARD, YARDS
		Z	DITCH SIDE SLOPE



REVISION	DESCRIPTION	BY	DATE
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	NAME CHANGE	BM	02/01/20

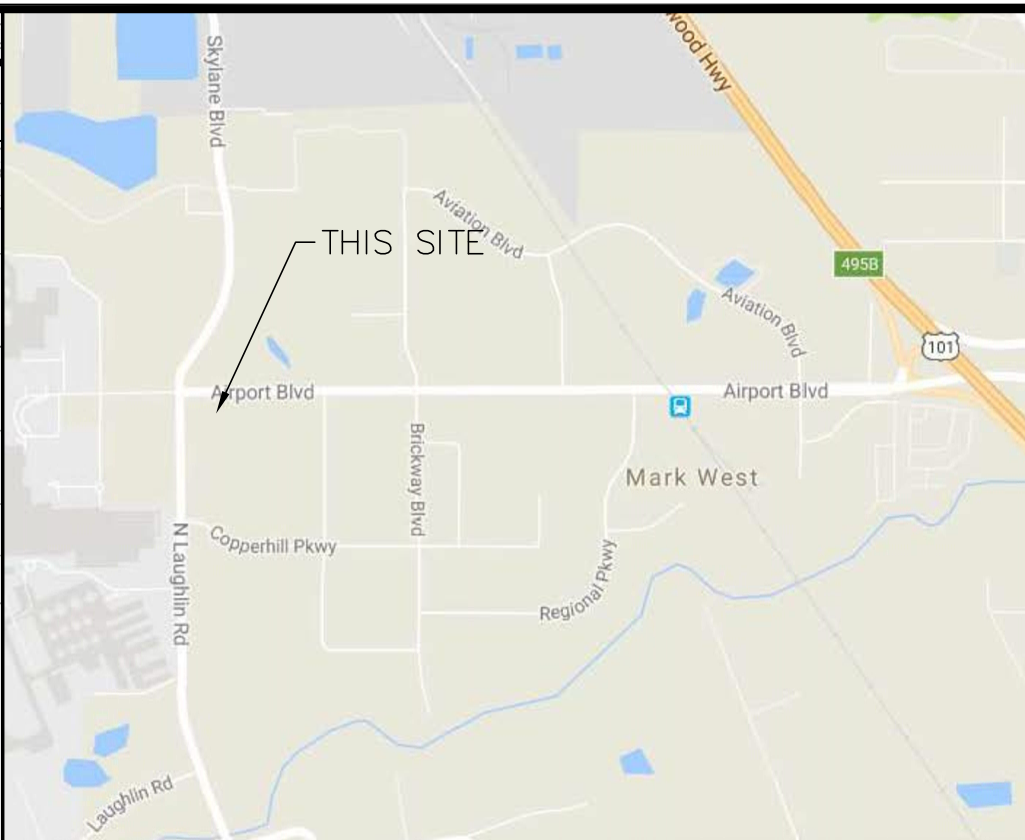
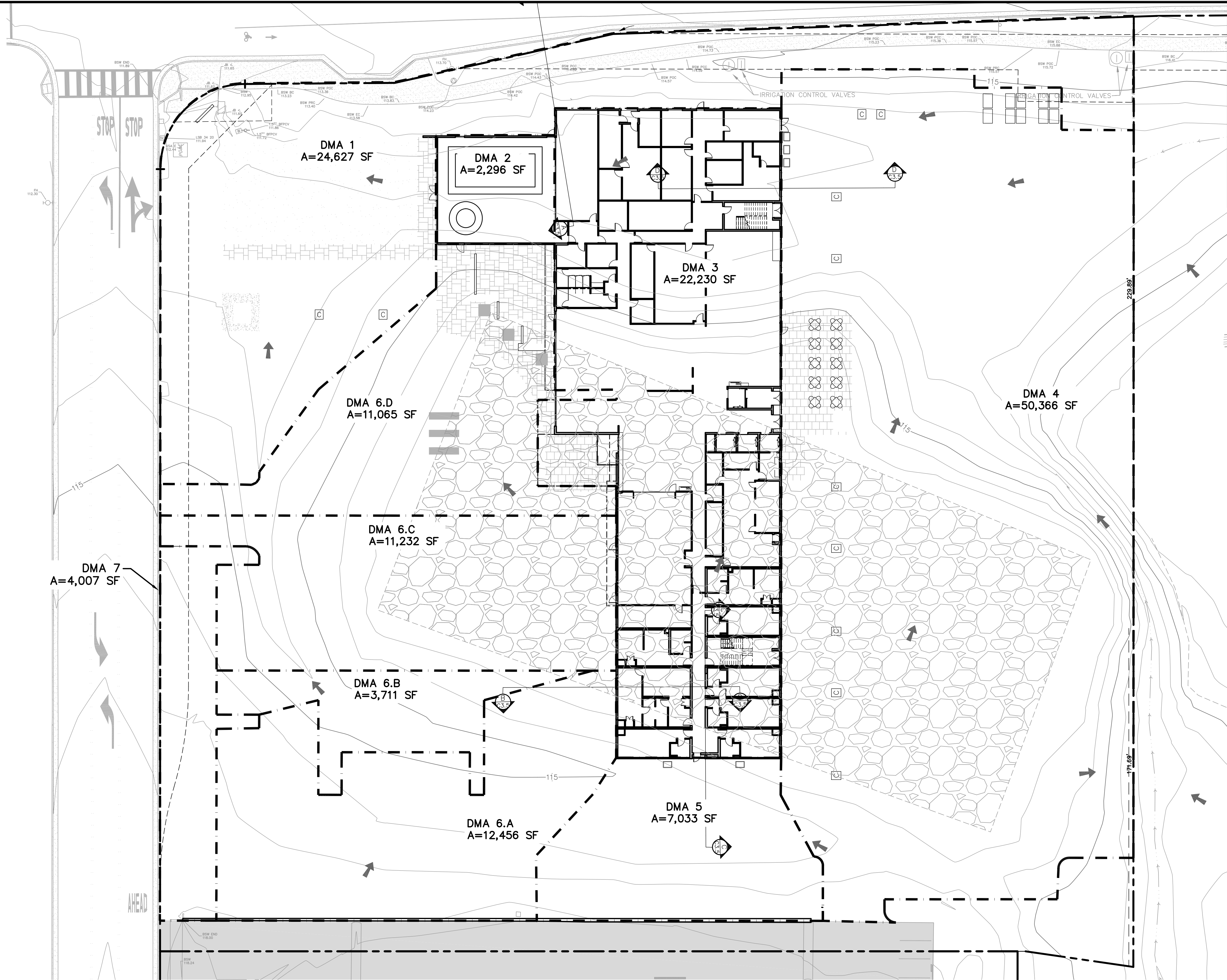
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Prepared for:
LANDMARK HOTELS, INC.
1520 RAILROAD AVE., ST. HELENA, CA 94574

Prepared on:
MARCH 1, 2019

HYATT PLACE HOTEL
HOTEL USE PERMIT
LEGEND AND ABBREVIATIONS

3750 N. Laughlin Rd., Santa Rosa, CA 95403
APN: 059-370-033



VICINITY MAP
NO SCALE

LEGEND

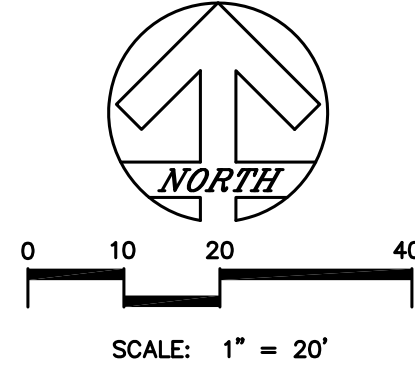
- APPROXIMATE PROPERTY LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL DRIVEWAY
- DRAINAGE COURSE FLOWLINE
- 10 FOOT INDEX
- 2' INTERVAL CONTOURS
- GRAVEL
- (P) BUILDINGS
- (P) AC
- (P) CONCRETE
- (P) RAIN GARDENS, SEE B/H3 (TREATMENT AND RETENTION)
- (P) PLANTER BOXES, SEE A/H3 (TREATMENT ONLY)
- LIMITS OF DRAINAGE MANAGEMENT AREA (DMA)
- AD AREA DRAIN
- DS DOWNSPOUT
- SW SWALE
- SD STORM DRAIN
- DI DROP INLET
- TYP TYPICAL
- (E/P) EXISTING/PROPOSED
- DIRECTION OF STORMWATER SHEETFLOW

SHEET INDEX

- H1. (E) IMPERVIOUS EXHIBIT
- H2. (P) EX 3: LID PLAN
- H3. DETAILS

NOTES

- ALWAYS ENGINEERING, INC IS NOT RESPONSIBLE OR UABLE FOR CHANGES MADE BY THE CLIENT, HIS/HER CONTRACTORS OR SUBCONTRACTORS TO ANY PLAN, SPECIFICATION OR OTHER CONSTRUCTION DOCUMENT PREPARED BY ALWAYS ENGINEERING, INC WITHOUT OBTAINING THE ENGINEERS' PRIOR WRITTEN CONSENT.
- THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY. PROPERTY LINES SHOWN ARE DERIVED FROM RECORD DATA AND HAVE NOT BEEN VERIFIED.
- PURPOSE STATEMENT:** THE SUBJECT PARCEL IS A PREVIOUSLY DEVELOPED PARCEL. THE EXISTING DEVELOPMENT CONSISTS OF PREVIOUSLY CONSTRUCTED BUILDING PAD. THE PROPOSED WORK INCLUDES A NEW HOTEL, PARKING LOT, AND ASSOCIATED LANDSCAPING.
- CONTOURS SHOWN ARE DERIVED FROM SONOMA COUNTY GIS DATA AND ARE CONSIDERED APPROXIMATE ONLY.



(E) IMPERVIOUS EXHIBIT
1" = 20'

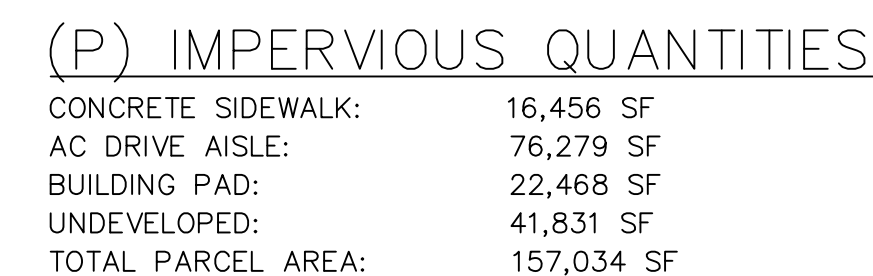
(E) IMPERVIOUS QUANTITIES	
CONCRETE SIDEWALK:	2,262 SF
AC DRIVE AISLE:	4,070 SF
BUILDING PAD:	35,315 SF
UNDEVELOPED:	115,388 SF
TOTAL PARCEL AREA:	157,034 SF

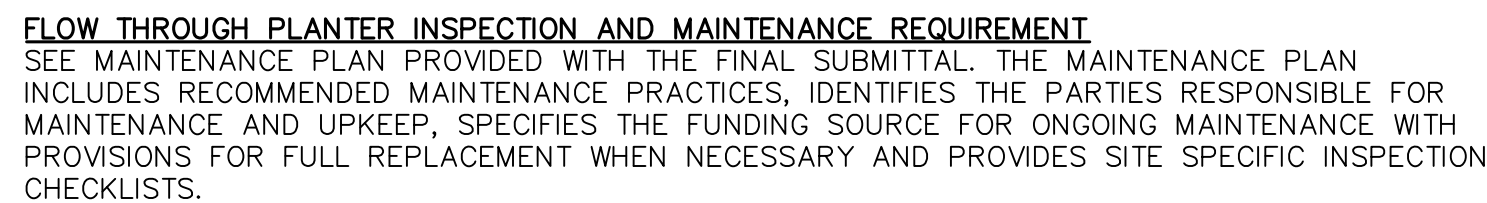
Always Engineering, Inc. Civil Engineering & Topographic Surveying 131 Stony Circle, Suite 1000 (707) 542-8795 Santa Rosa, CA 95401 Fax (707) 542-8798 www.alwayseng.com Jason@alwayseng.com		REVISION	DESCRIPTION	BY	DATE
A		U.P. INCOMP. REPLY	BM	09/09/19	
A		PC REPLY # 1	BM	01/10/20	
A		DEV. AGRMT. SUB	BM	05/01/20	
A		UP SITE UPDATE	RB	12/15/20	
A		NAME CHANGE	BM	02/01/20	

Landmark Hotels, Inc. 1520 Railroad Ave. St. Helena, CA 94574		APRIL 20, 2020	
Prepared for:		Prepared on:	

HYATT PLACE HOTEL USE PERMIT		EX 3: LID PLAN - EXISTING IMPERVIOUS AREA	
3750 N. Laughlin Rd. Santa Rosa CA 95403		APN: 059-370-033	

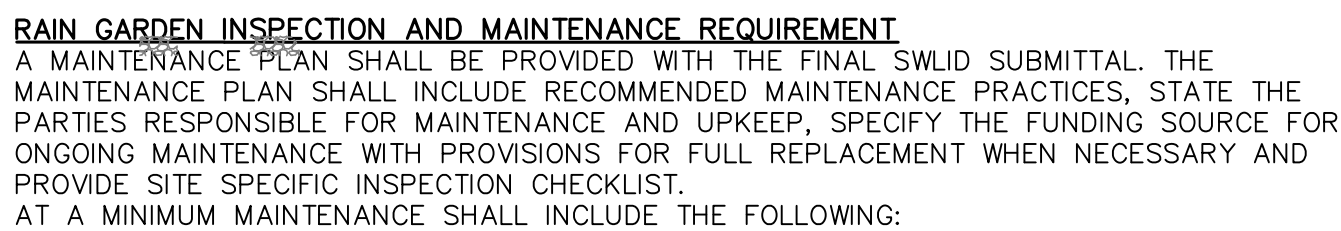
JOB# 17052.0		SHEET	
H1		OF	
H3		H3	





- INSPECT TWICE ANNUALLY FOR PONDED WATER. IF PONDED WATER IS OBSERVED, THE PERFORATED PIPE SHALL BE CLEANED.
- IF PONDED WATER REMAINS, FURTHER GRADING AND REPLACEMENT MAY BE NECESSARY TO PREVENT MOSQUITO BREEDING.
- THE HIGH FLOW INLET SHOULD BE INSPECTED AND CLEANED AS NECESSARY TO REMOVE ANY OBSTRUCTION.
- PESTICIDES AND FERTILIZERS SHALL NOT BE USED IN THE PLANTER AREA.
- PLANTS SHOULD BE PRUNED, WEEDS PULLED AND DEAD PLANTS REPLACED AS NEEDED.
- CHECK DOWNSPOUT SPLASH BLOCKS FOR PROPER LOCATION AND FILL/REGARD ANY WASHOUTS.
- EVALUATE MULCHING AROUND PLANTS. ADD/REPLACE AS NEEDED.

NTS



- DRY STREET SWEEPING UPON COMPLETION OF CONSTRUCTION
 - DRY STREET SWEEPING ANNUALLY, AND
 - WHEN WATER IS OBSERVED FLOWING IN THE GUTTER DURING A LOW INTENSITY STORM.
 - ALGAE IS OBSERVED IN THE GUTTER.
 - SEDIMENT/DEBRIS COVERS 1/3 OF THE GUTTER WIDTH OR MORE.
-
- INSPECT TWICE ANNUALLY FOR SEDIMENTATION AND TRASH ACCUMULATION IN THE GUTTER. OBSTRUCTIONS AND TRASH SHALL BE REMOVED AND PROPERLY DISPOSED OF.
 - INSPECT TWICE DURING THE RAINY SEASON FOR PONDED WATER.
 - PESTICIDES AND FERTILIZERS SHALL NOT BE USED IN THE BIORETENTION AREA.
 - PLANTS SHOULD BE PRUNED, WEEDS PULLED AND DEAD PLANTS REPLACED AS NEEDED.


NOT TO SCALE



MAINTENANCE: ROUTINE MAINTENANCE IS REQUIRED. BEFORE A PLANTED SWALE IS DENSELY VEGETATED, IT IS EXTREMELY VULNERABLE TO EROSION AND MUST BE PROTECTED WITH STRAW MATTING AND OTHER EROSION CONTROL MATERIALS. MAINTENANCE OF A DENSE, HEALTHY VEGETATED COVER CONSISTS OF PERIODIC MOWING (KEEP GRASS 2-4 INCHES HIGH), WEED CONTROL, RESEEDING OF AREAS, AND CLEARING OF DEBRIS AND ACCUMULATED SEDIMENT. THE SWALES SHOULD BE REGULARLY INSPECTED FOR POOLS OF WATER, FORMATION OF GULLIES, AND FOR UNIFORMITY IN CROSS SECTION WIDTH AND LONGITUDINAL SLOPE. WHEN THE UNIFORMITY IS COMPROMISED IT SHOULD BE CORRECTED QUICKLY.

VEGETATION: PLANT NATIVE PERENNIAL GRASSES OR SIMILAR IN THE 4' BOTTOM 'SWALE BED.' VEGETATION AND PERIMETER TREES AND OR SHRUBS IN THE SWALE SHOULD BE ESTABLISHED BEFORE THE FIRST WINTER STORMS, SO PLANT ACCORDINGLY. ONCE SATURATED, SWALES FUNCTION AS CONVEYANCE STRUCTURES CARRYING RUNOFF TO A RAIN GARDEN, WETLAND, INFILTRATION AREA OR OTHER SAFE LOCATION. SWALES ARE NOT RECOMMENDED FOR AREAS THAT RECEIVE LARGE AMOUNTS OF SEDIMENT THAT CAN PREMATURELY FILL THE SWALE AND IMPEDE ITS FUNCTIONALITY.

NOT TO SCALE

JOB# 17052.0 SHEET <div> <div>H3</div> <div>OF</div> <div>H3</div> </div>		HYATT PLACE HOTEL USE PERMIT EX 3-LID PLAN - NOTES & DETAILS 3750 N. Laughlin Rd. Santa Rosa CA 95403 APN: 059-370-033		Prepared for: Prepared on:		Landmark Hotels, Inc. 1520 Railroad Ave. St. Helena, CA 94574 APRIL 20, 2020		 Always Engineering, Inc. Civil Engineering & Topographic Surveying 131 Stony Circle, Suite 1000 (707) 542-8795 Santa Rosa, CA 95401 Fax (707) 542-8798 www.alwayseng.com jasonit@alwayseng.com		REVISION △ △ △ △ △	DESCRIPTION U.P. INCOMP. REPLY PC REPLY # 1 DEV. AGRM'T. SUBJ. UP SITE UPDATE NAME CHANGE	BY BM BM BM RE BM	DATE 09/09/19 09/09/19 05/01/20 12/15/20 02/01/20
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DETAIL VIEW OF PORTE COCHERE



VEHICULAR APPROACH TO PORTE COCHERE



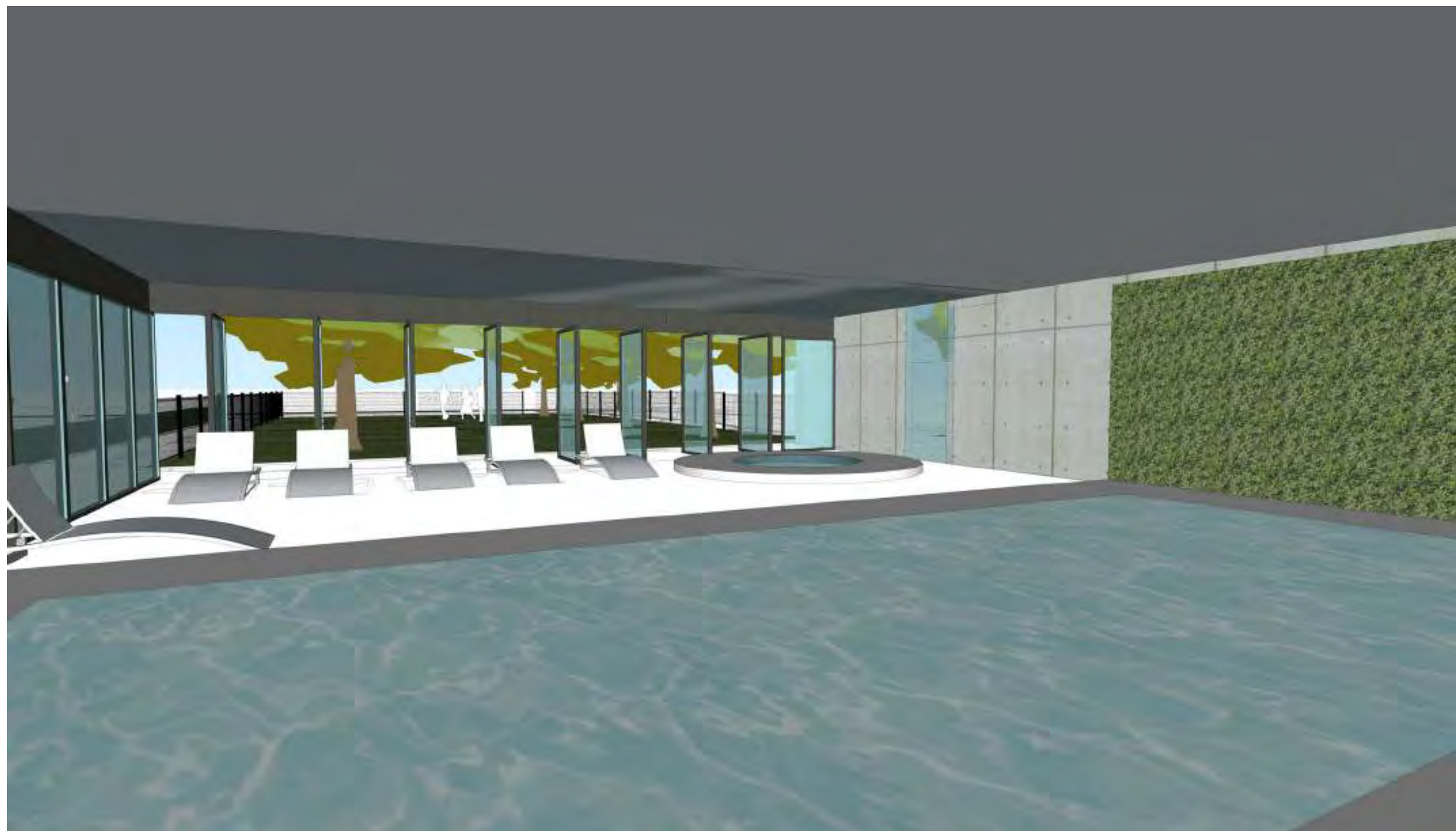
DETAIL VIEW OF PORTE COCHERE



VIEW OF ROOFTOP OUTDOOR DECK



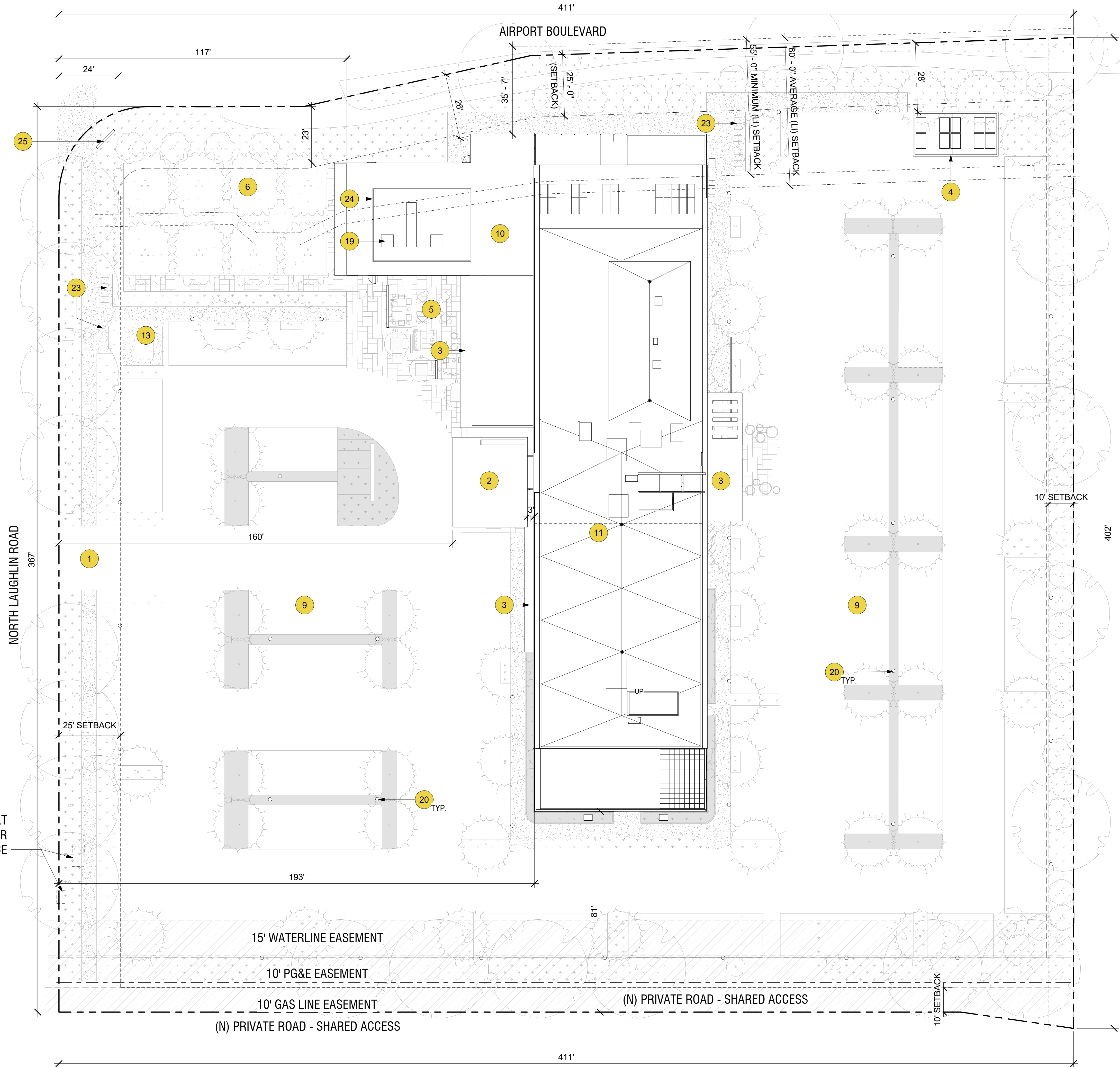
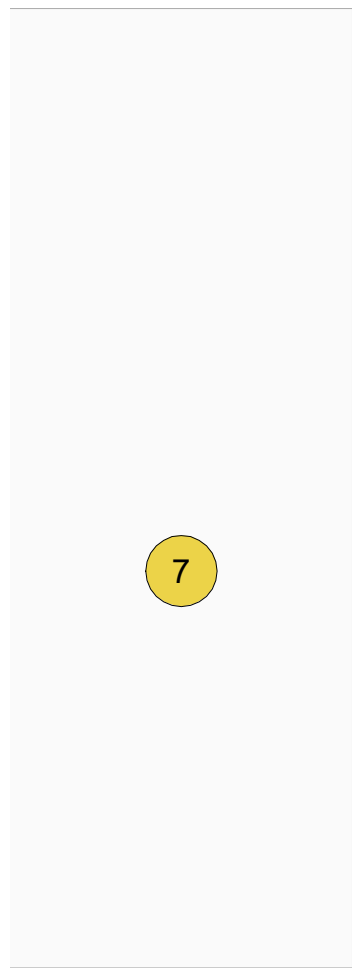
VIEW OF EAST FACING ENTRANCE



INDOOR POOL AREA

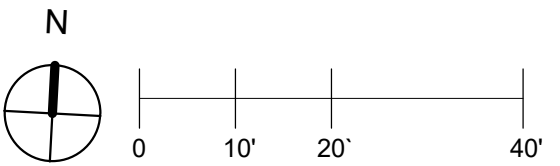


VIEW UNDERNEITH ROOFTOP PROJECTION

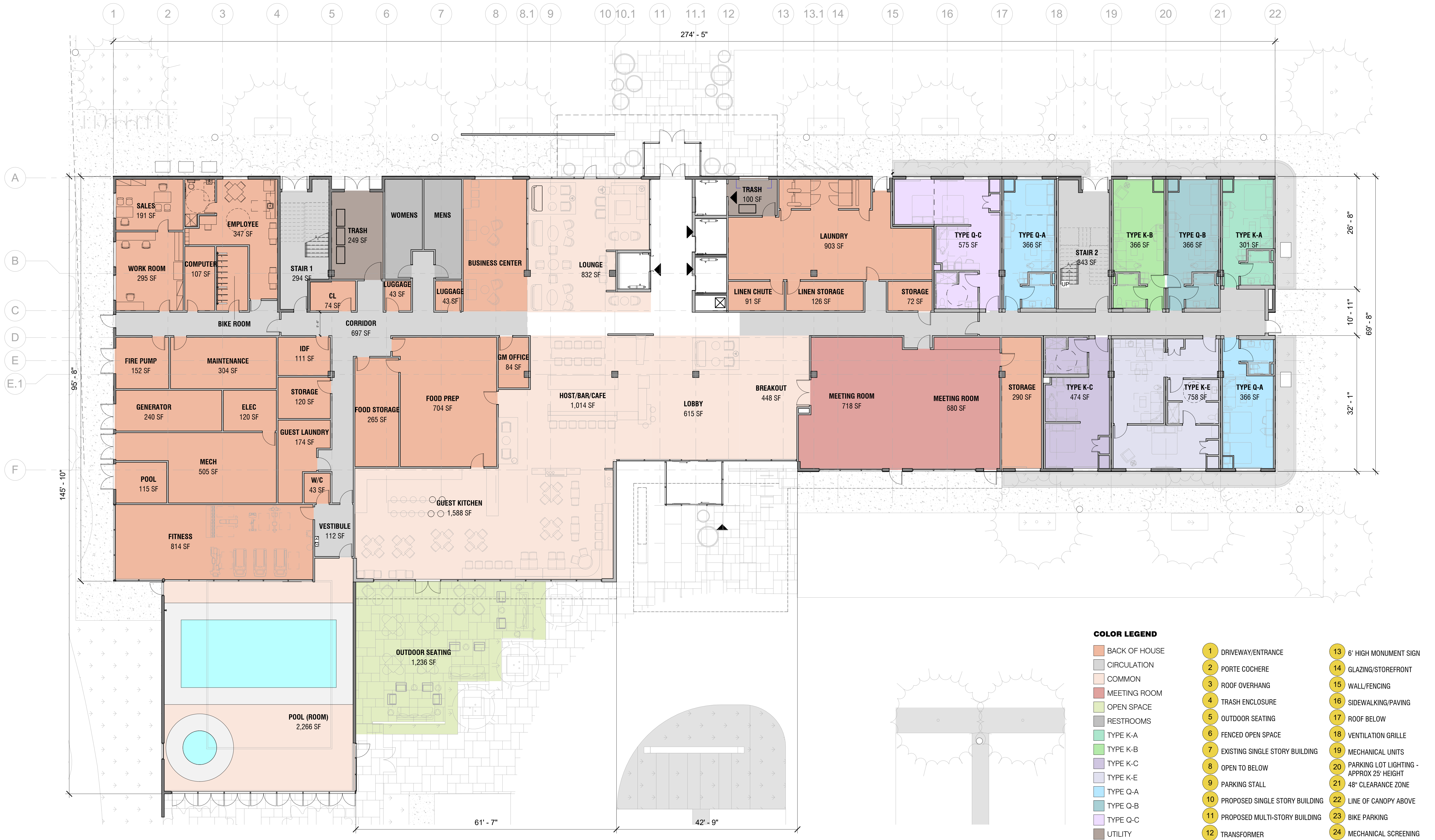


(E) UTILITIES AND VAULT
TO BE RELOCATED FOR
(N) ENTRANCE

- | | |
|-----------------------------------|--|
| 1 DRIVEWAY/ENTRANCE | 13 6' HIGH MONUMENT SIGN |
| 2 PORTE COCHERE | 14 GLAZING/STOREFRONT |
| 3 ROOF OVERHANG | 15 WALL/FENCING |
| 4 TRASH ENCLOSURE | 16 SIDEWALKING/PAVING |
| 5 OUTDOOR SEATING | 17 ROOF BELOW |
| 6 FENCED OPEN SPACE | 18 VENTILATION GRILLE |
| 7 EXISTING SINGLE STORY BUILDING | 19 MECHANICAL UNITS |
| 8 OPEN TO BELOW | 20 PARKING LOT LIGHTING -
APPROX 25' HEIGHT |
| 9 PARKING STALL | 21 48" CLEARANCE ZONE |
| 10 PROPOSED SINGLE STORY BUILDING | 22 LINE OF CANOPY ABOVE |
| 11 PROPOSED MULTI-STORY BUILDING | 23 BIKE PARKING |
| 12 TRANSFORMER | 24 MECHANICAL SCREENING |



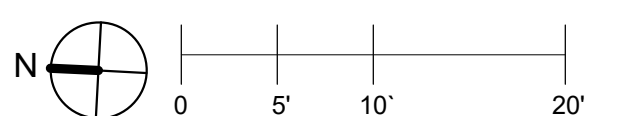
#	DATE	ISSUES & REVISIONS	BY
1	02.26.2019	USE PERMIT SUBMITTAL	EP
2	06.3.2019	USE PERMIT RESUBMITTAL	EP
3	02.01.2021	USE PERMIT RESUBMITTAL	EP





- COLOR LEGEND**
- BACK OF HOUSE
 - CIRCULATION
 - TYPE K-A
 - TYPE K-B
 - TYPE K-D
 - TYPE Q-A
 - TYPE Q-B
 - TYPE Q-C

- 1 DRIVEWAY/ENTRANCE
- 2 PORTE COCHERE
- 3 ROOF OVERHANG
- 4 TRASH ENCLOSURE
- 5 OUTDOOR SEATING
- 6 FENCED OPEN SPACE
- 7 EXISTING SINGLE STORY BUILDING
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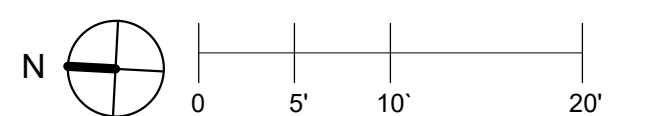
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COLOR LEGEND

- BACK OF HOUSE
- CIRCULATION
- TYPE K-A
- TYPE K-B
- TYPE K-C
- TYPE Q-A
- TYPE Q-B

- 1 DRIVEWAY/ENTRANCE
- 2 PORTE COCHERE
- 3 ROOF OVERHANG
- 4 TRASH ENCLOSURE
- 5 OUTDOOR SEATING
- 6 FENCED OPEN SPACE
- 7 EXISTING SINGLE STORY BUILDING
- 8 OPEN TO BELOW
- 9 PARKING STALL
- 10 PROPOSED SINGLE STORY BUILDING
- 11 PROPOSED MULTI-STORY BUILDING
- 12 TRANSFORMER
- 13 6' HIGH MONUMENT SIGN
- 14 GLAZING/STOREFRONT
- 15 WALL/FENCING
- 16 SIDEWALKING/PAVING
- 17 ROOF BELOW
- 18 VENTILATION GRILLE
- 19 MECHANICAL UNITS
- 20 PARKING LOT LIGHTING - APPROX 25' HEIGHT
- 21 48" CLEARANCE ZONE
- 22 LINE OF CANOPY ABOVE
- 23 BIKE PARKING
- 24 MECHANICAL SCREENING

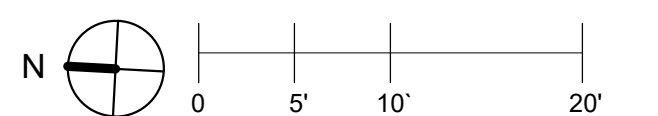




COLOR LEGEND

- BACK OF HOUSE
- CIRCULATION
- TYPE K-A
- TYPE K-B
- TYPE K-D
- TYPE Q-A
- TYPE Q-B
- TYPE Q-C

- 1 DRIVEWAY/ENTRANCE
- 2 PORTE COCHERE
- 3 ROOF OVERHANG
- 4 TRASH ENCLOSURE
- 5 OUTDOOR SEATING
- 6 FENCED OPEN SPACE
- 7 EXISTING SINGLE STORY BUILDING
- 8 OPEN TO BELOW
- 9 PARKING STALL
- 10 PROPOSED SINGLE STORY BUILDING
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- 14 GLAZING/STOREFRONT
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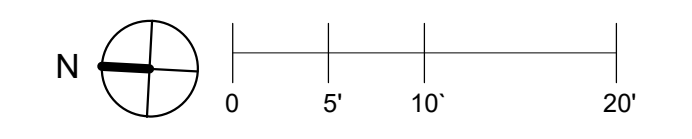
#	DATE	ISSUES & REVISIONS	BY
1	02.26.2019	USE PERMIT SUBMITTAL	EP
2	06.3.2019	USE PERMIT RESUBMITTAL	EP
3	02.01.2021	USE PERMIT RESUBMITTAL	EP



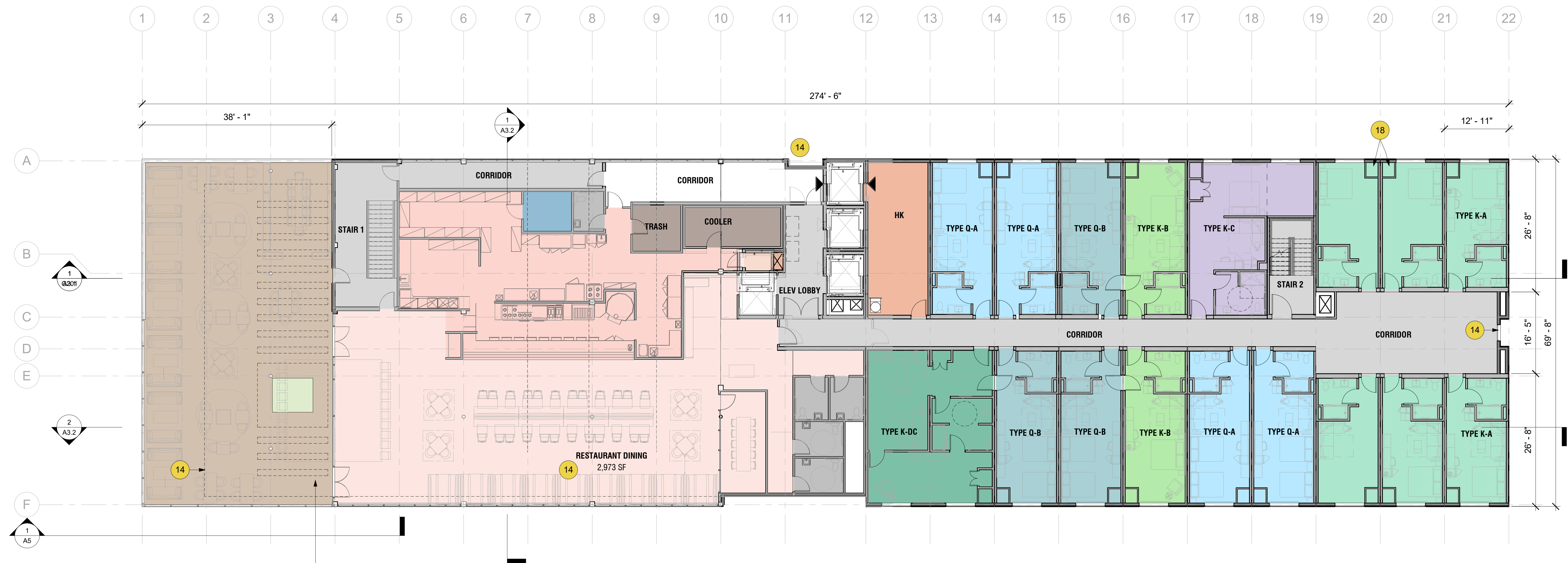
COLOR LEGEND

- BACK OF HOUSE
- CIRCULATION
- TYPE K-A
- TYPE K-B
- TYPE K-C
- TYPE K-D
- TYPE Q-A
- TYPE Q-B

- 1 DRIVEWAY/ENTRANCE
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- 12 TRANSFORMER
- 13 6' HIGH MONUMENT SIGN
- 14 GLAZING/STOREFRONT
- 15 WALL/FENCING
- 16 SIDEWALKING/PAVING
- 17 ROOF BELOW
- 18 VENTILATION GRILLE
- 19 MECHANICAL UNITS
- 20 PARKING LOT LIGHTING - APPROX 25' HEIGHT
- 21 48" CLEARANCE ZONE
- 22 LINE OF CANOPY ABOVE
- 23 BIKE PARKING
- 24 MECHANICAL SCREENING



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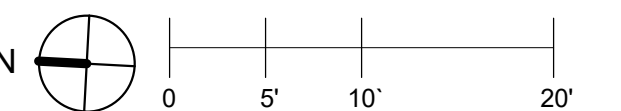
ALLOWABLE OUTDOOR DECK AREA WILL
DEPEND ON OCCUPANT LOAD AND EXITING
REQUIREMENTS; TO BE VERIFIED

COLOR LEGEND

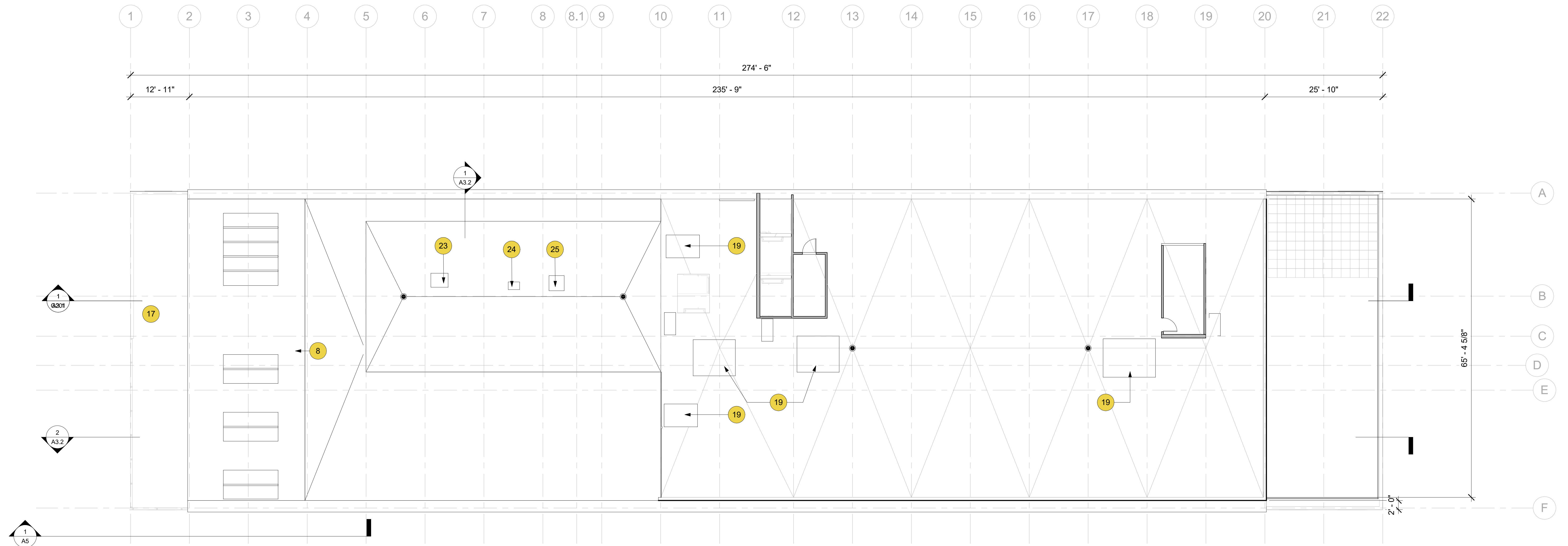
	BACK OF HOUSE
	CIRCULATION
	OFFICE
	OUTDOOR DECK
	RESTAURANT DINING
	RESTAURANT KITCHEN
	RESTROOMS
	TYPE K-A
	TYPE K-B
	TYPE K-C
	TYPE K-DC
	TYPE Q-A
	TYPE Q-B
	UTILITY

1	DRIVEWAY/ENTRANCE	13	6' HIGH MONUMENT SIGN
2	PORTE COCHERE	14	GLAZING/STOREFRONT
3	ROOF OVERHANG	15	WALL/FENCING
4	TRASH ENCLOSURE	16	SIDEWALKING/PAVING
5	OUTDOOR SEATING	17	ROOF BELOW
6	FENCED OPEN SPACE	18	VENTILATION GRILLE
7	EXISTING SINGLE STORY BUILDING	19	MECHANICAL UNITS
8	OPEN TO BELOW	20	PARKING LOT LIGHTING - APPROX 25' HEIGHT
9	PARKING STALL	21	48" CLEARANCE ZONE
10	PROPOSED SINGLE STORY BUILDING	22	LINE OF CANOPY ABOVE
11	PROPOSED MULTI-STORY BUILDING	23	BIKE PARKING
12	TRANSFORMER	24	MECHANICAL SCREENING

North arrow pointing towards the top-left. Scale bar indicating distances: 0, 5', 10', 20'.



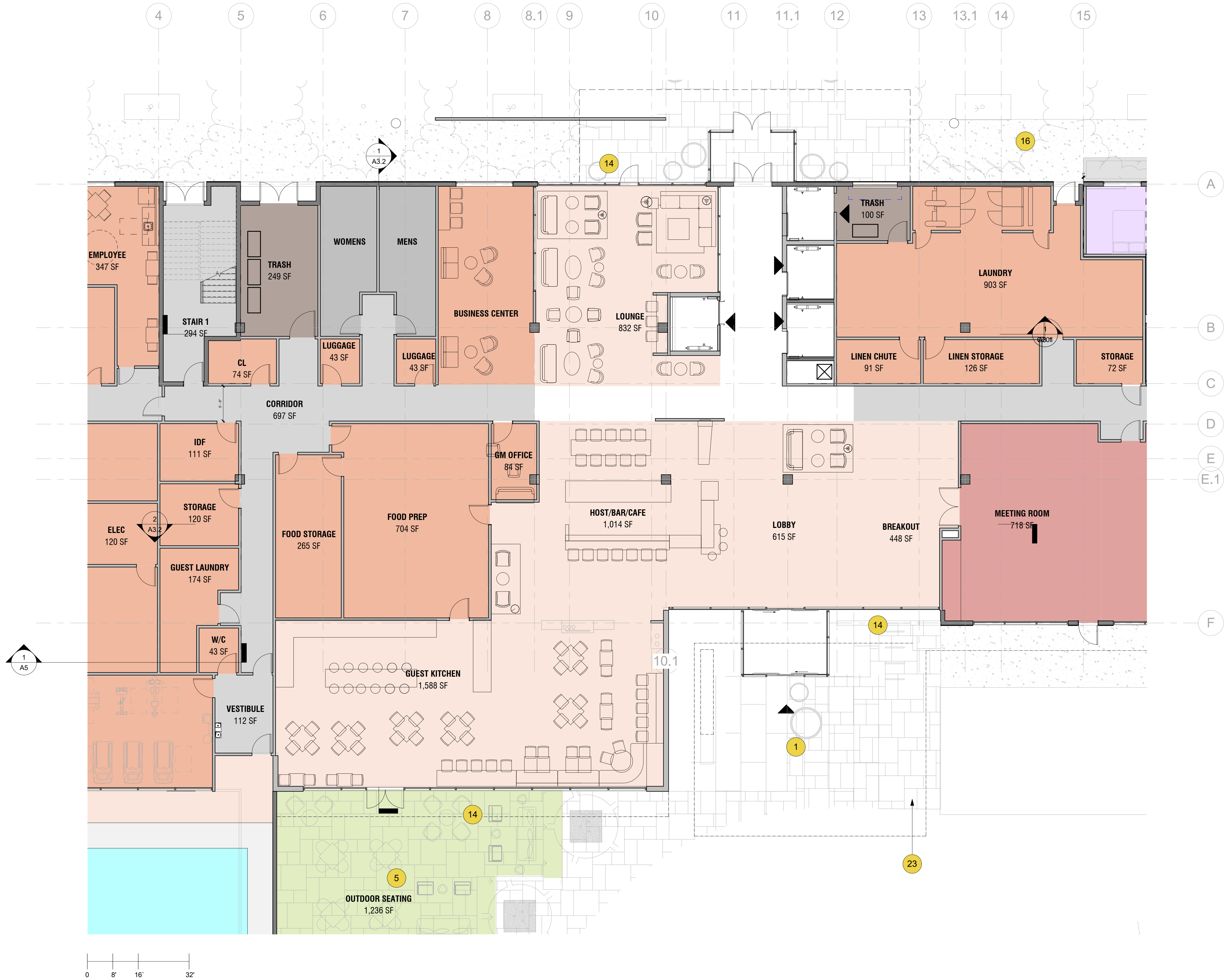
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- | | | |
|-----------------------------------|---|----------------------|
| 1 DRIVEWAY/ENTRANCE | 12 TRANSFORMER | 23 KITCHEN CONDENSER |
| 2 PORTE COCHERE | 13 6' HIGH MONUMENT SIGN | 24 DISHWASHER FAN |
| 3 ROOF OVERHANG | 14 GLAZING/STOREFRONT | 25 GREASE FAN |
| 4 TRASH ENCLOSURE | 15 WALL/FENCING | |
| 5 OUTDOOR SEATING | 16 SIDEWALKING/PAVING | |
| 6 FENCED OPEN SPACE | 17 ROOF BELOW | |
| 7 EXISTING SINGLE STORY BUILDING | 18 VENTILATION GRILLE | |
| 8 OPEN TO BELOW | 19 MECHANICAL UNITS | |
| 9 PARKING STALL | 20 PARKING LOT LIGHTING - APPROX 25' HEIGHT | |
| 10 PROPOSED SINGLE STORY BUILDING | 21 48" CLEARANCE ZONE | |
| 11 PROPOSED MULTI-STORY BUILDING | 22 LINE OF CANOPY ABOVE | |



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3	02.01.2021	USE PERMIT RESUBMITTAL	EP



HYATT PLACE HOTEL

AIRPORT BOULEVARD AND NORTH
LAUGHLIN ROAD SANTA ROSA, CA 95403

OWNER

OWNER OF PROPERTY
999 Main Street, Suite 100
City, CA 94402-1722
Phone: 650.353.5627

ARCHITECT

LOWNEY ARCHITECTURE
360 17th Street, Suite 200
Oakland, CA 94612
Phone: 510.836.5400

STRUCTURAL

STRUCTURAL ENGINEERING, INC.
One Post Street, Suite 1050
San Francisco, CA 94104
Phone: 415.781.1505

CIVIL ENGINEERING

EARTH MOVER CIVIL ENGINEERS
4670 Willow Road, Suite 250
Pleasanton, CA 94588
Phone: 925.396.7751

MEP

MECHANICAL ENGINEERING LLC
98 Battery Street, Suite 502
San Francisco, CA 94111
Phone: 415.432.8100

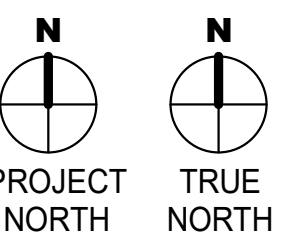
LANDSCAPE ARCHITECT

PLANTS & BUSHES, INC.
2765 Prince Street
Berkeley, CA 94705
Phone: 510.547.7748

STAMP



#	DATE	ISSUES & REVISIONS	BY
3	02.01.2021	USE PERMIT RESUB	EP



DRAWN BY: Author
PROJECT NUMBER: 00-000
SHEET ISSUE DATE: 08/05/19
SHEET TITLE:

ENLARGED LOBBY PLAN

SHEET NUMBER

A1.8

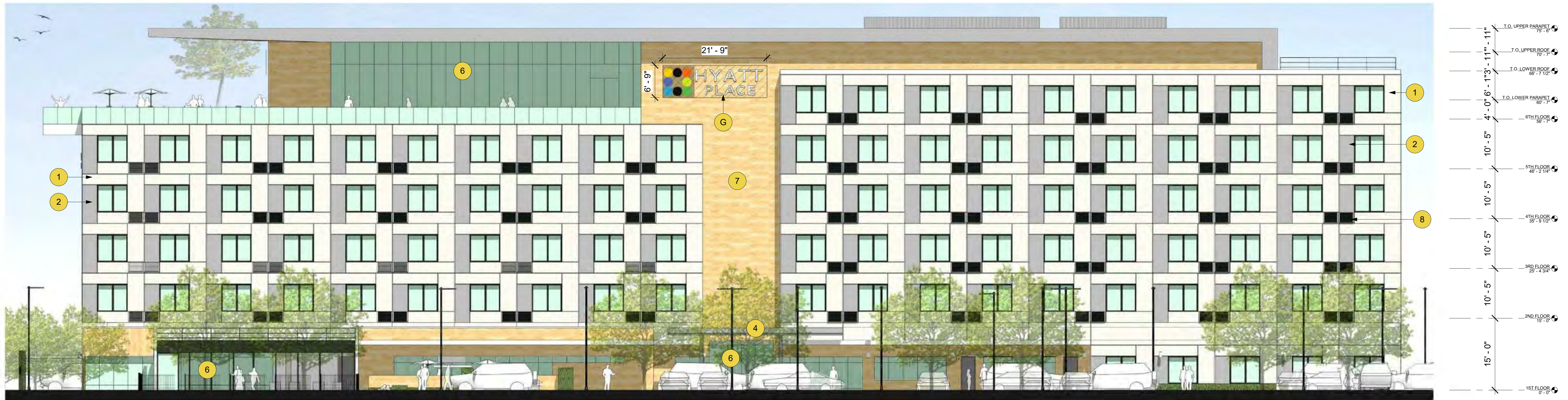
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EXTERIOR ELEVATION - EAST



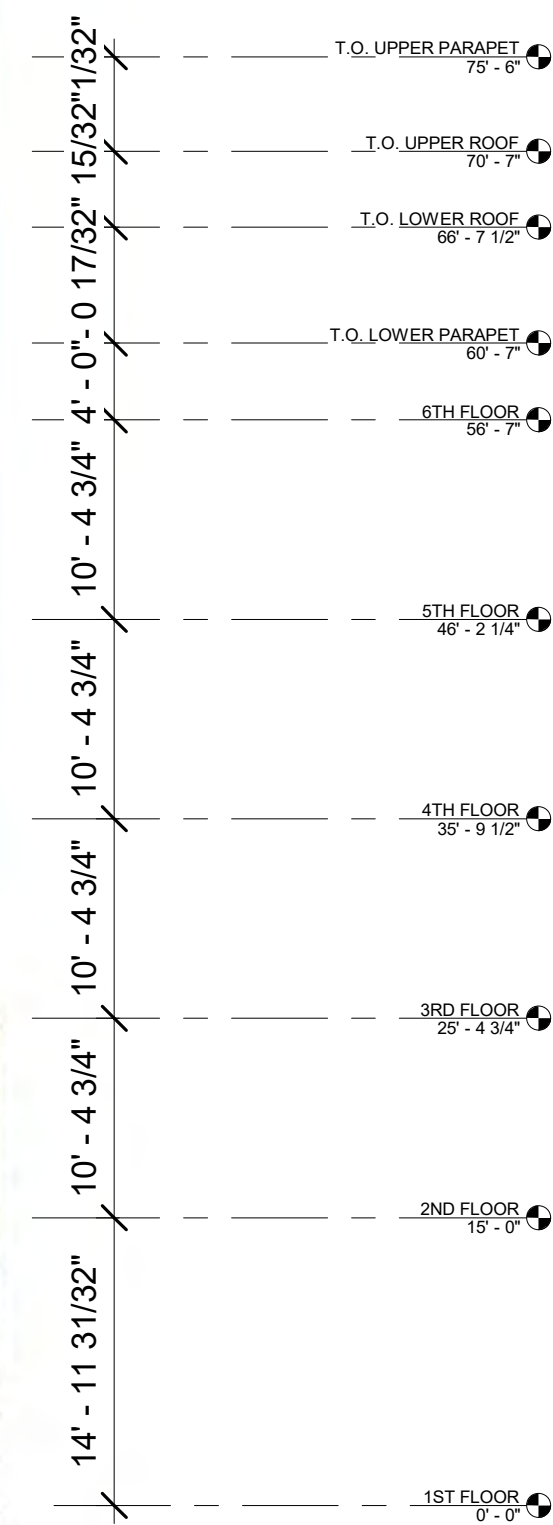
EXTERIOR ELEVATION - NORTH (FACING AIRPORT BOULEVARD)



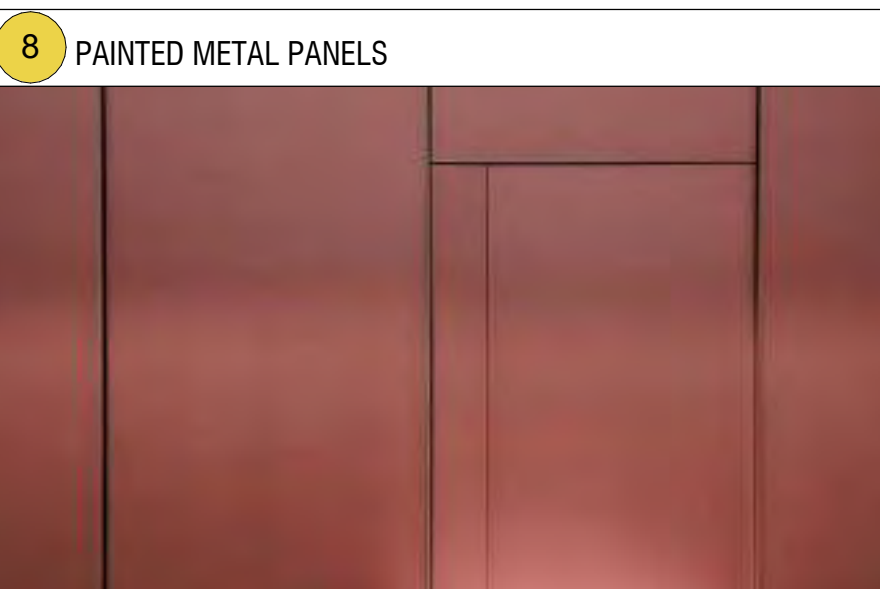
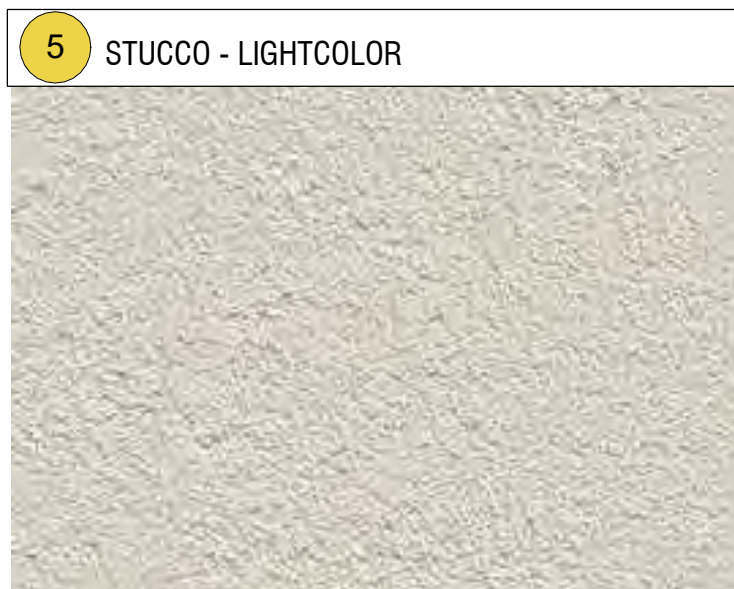
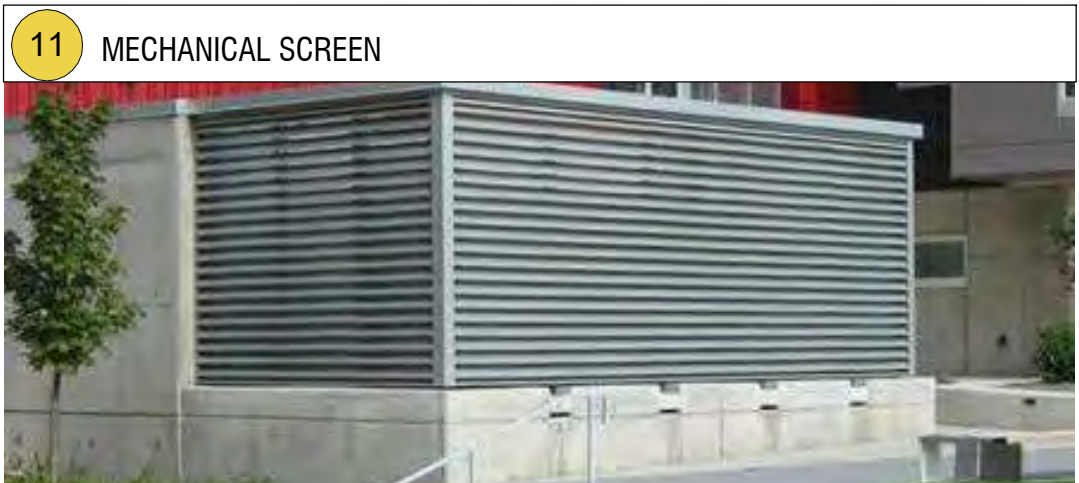
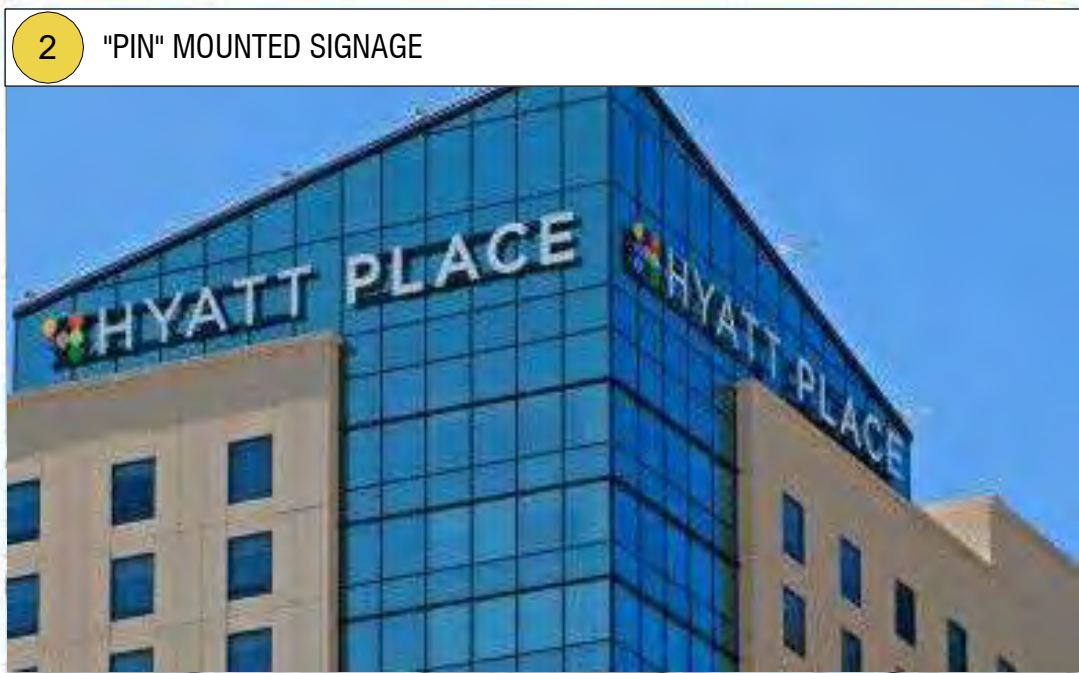
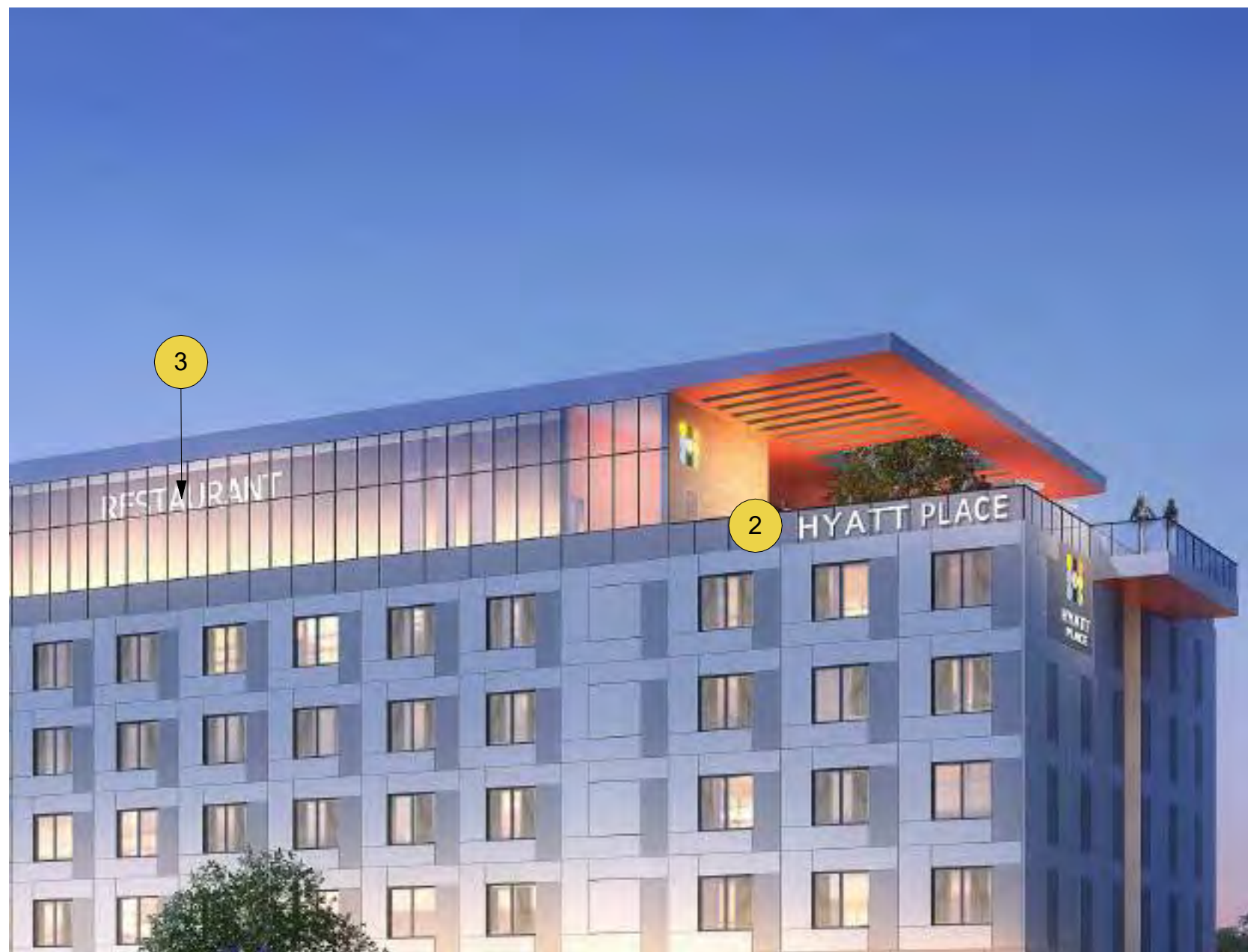
EXTERIOR ELEVATION - WEST (FACING NORTH LAUGHLIN ROAD)



EXTERIOR ELEVATION - SOUTH



- 1 STUCCO - LIGHT
- 2 STUCCO - DARK
- 3 STUCCO - LIGHT 2
- 4 STEEL PANEL
- 5 EXPOSED CONCRETE PANELS
- 6 GLAZING/STOREFRONT
- 7 TILE/STONE OR PANELLING
- 8 VENTILATION GRILLE
- A SIGNAGE A: WALL MOUNTED, 143 SF
- B SIGNAGE B: ROOF MOUNTED, 18 SF
- C SIGNAGE C: WALL MOUNTED, 123 SF
- D SIGNAGE D: WALL MOUNTED, 114 SF
- E SIGNAGE E: WALL MOUNTED, 26 SF
- F SIGNAGE F: WALL MOUNTED, 42 SF
- G SIGNAGE G: WALL MOUNTED, 146 SF





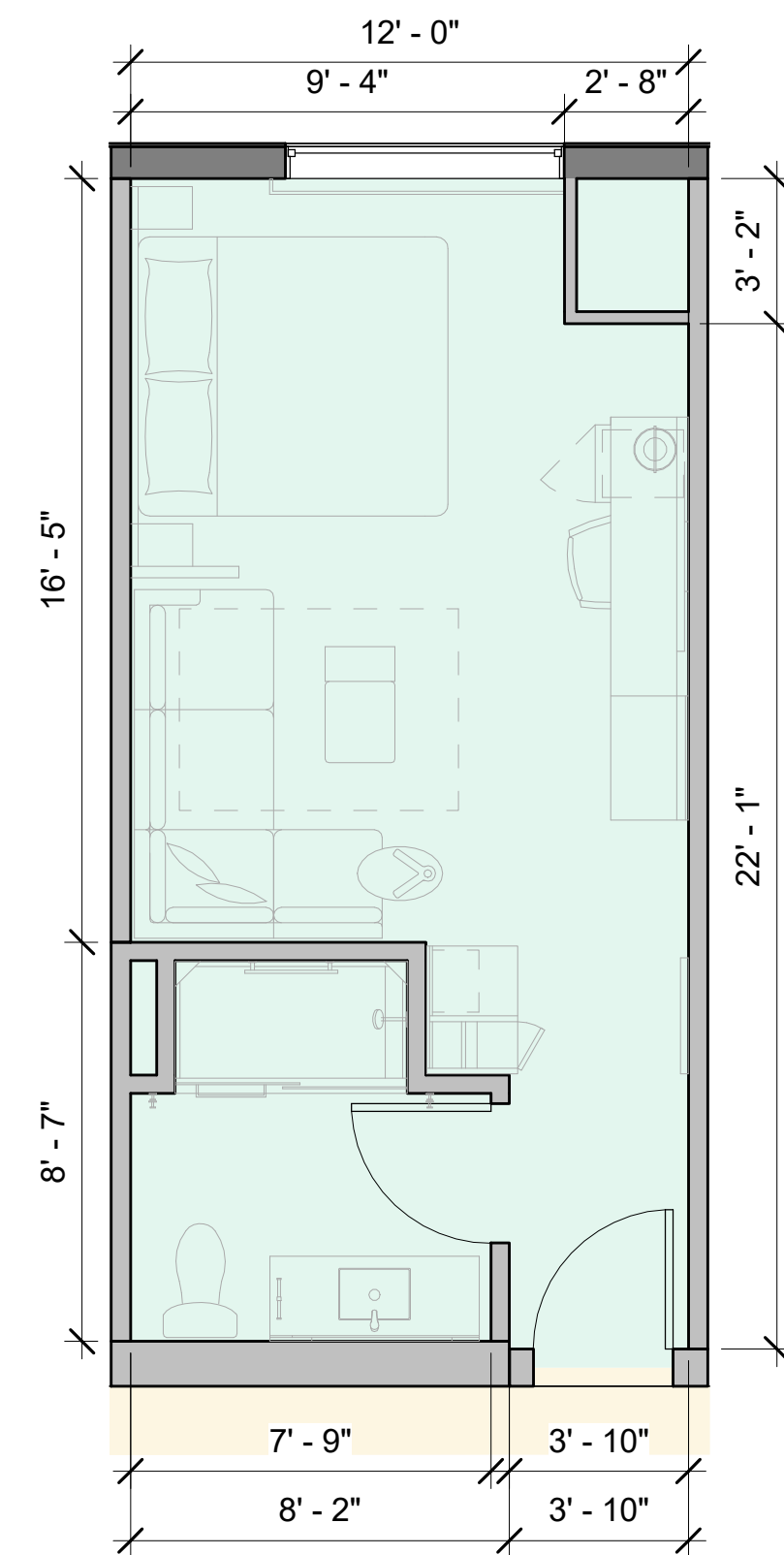


① WEST - EAST SECTION, FACING NORTH
1" = 10'-0"



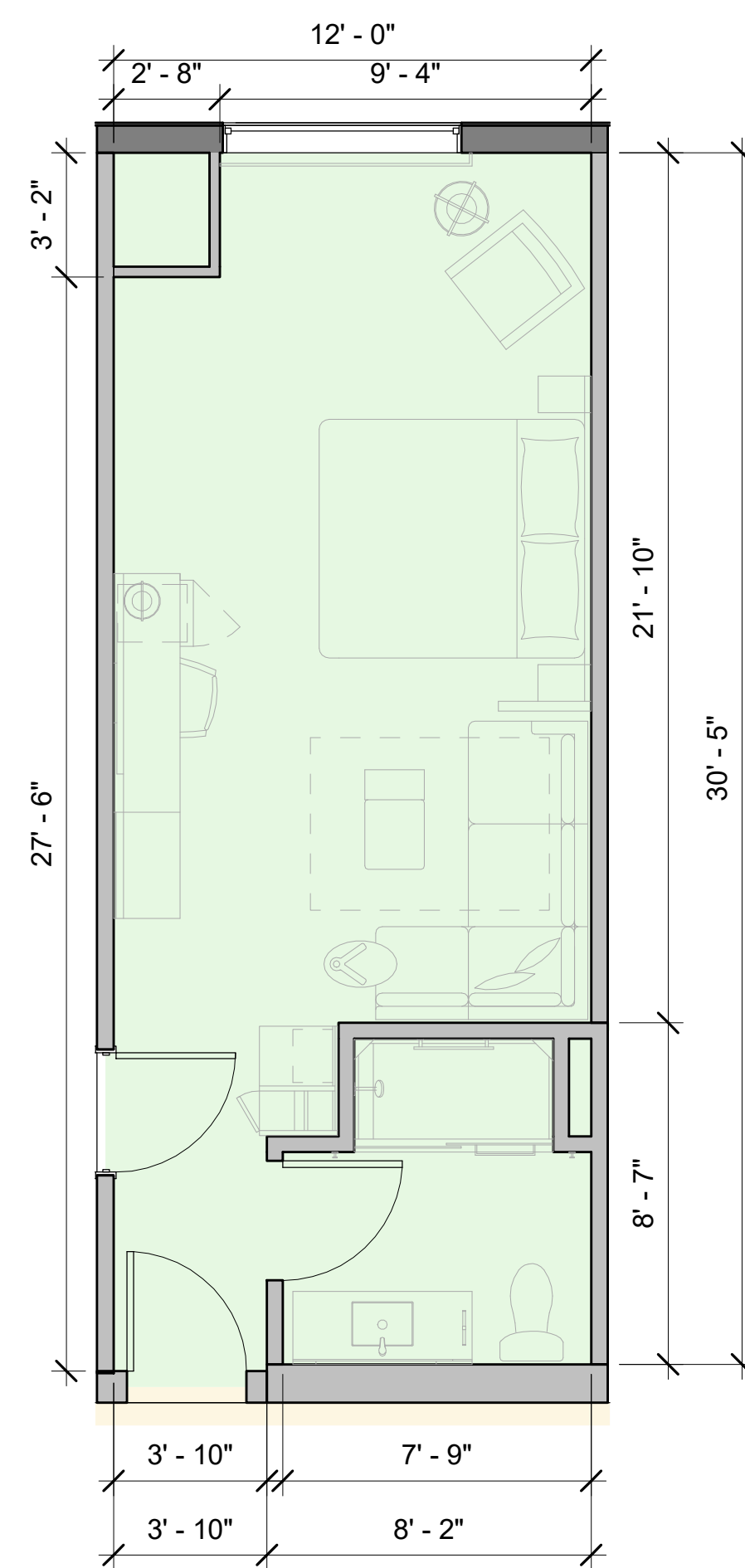
② NORTH - SOUTH SECTION, FACING WEST
1" = 10'-0"

- COLOR LEGEND**
- BACK OF HOUSE
 - CIRCULATION
 - COMMON
 - MEETING ROOM
 - RESTAURANT DINING
 - RESTROOMS
 - TYPE K-A
 - TYPE K-B
 - TYPE K-C
 - TYPE K-DC
 - TYPE K-E
 - TYPE Q-A
 - TYPE Q-B



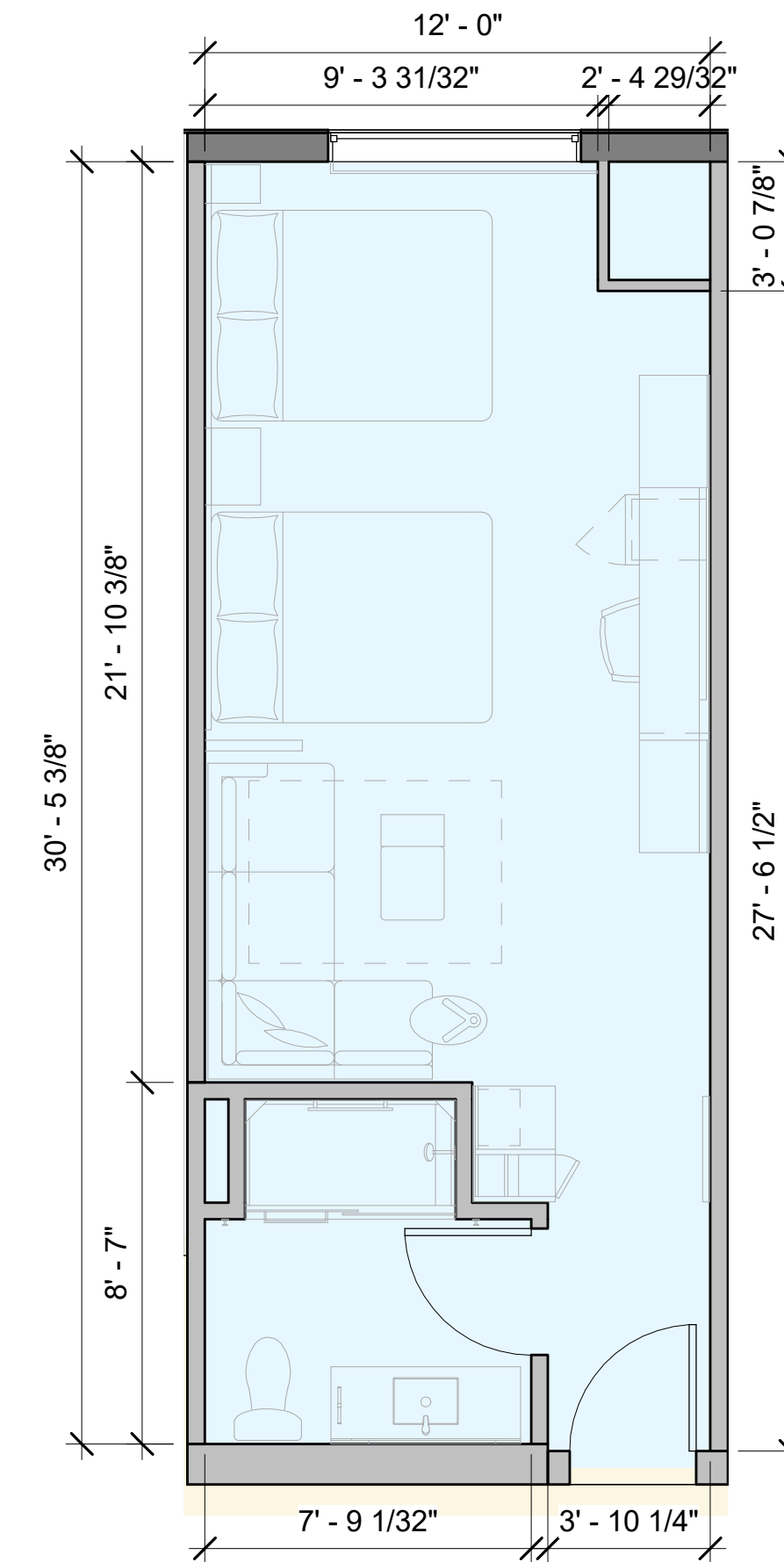
NET AREA: 292 SF
GROSS AREA: 335 SF

① TYPE K-A ENLARGED PLAN
1/4" = 1'-0"



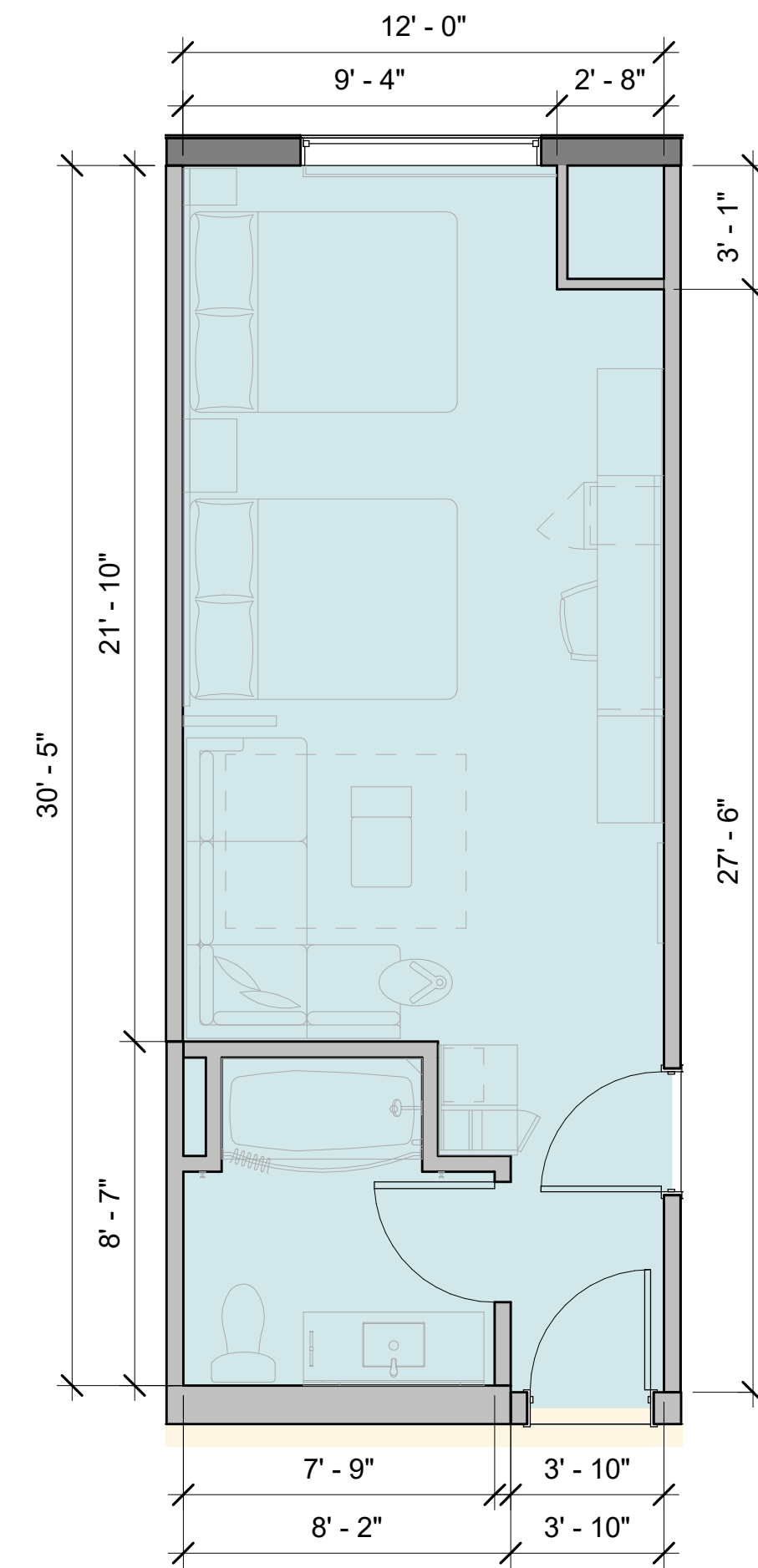
NET AREA: 357 SF
GROSS AREA: 405 SF

② TYPE K-B ENLARGED PLAN
1/4" = 1'-0"



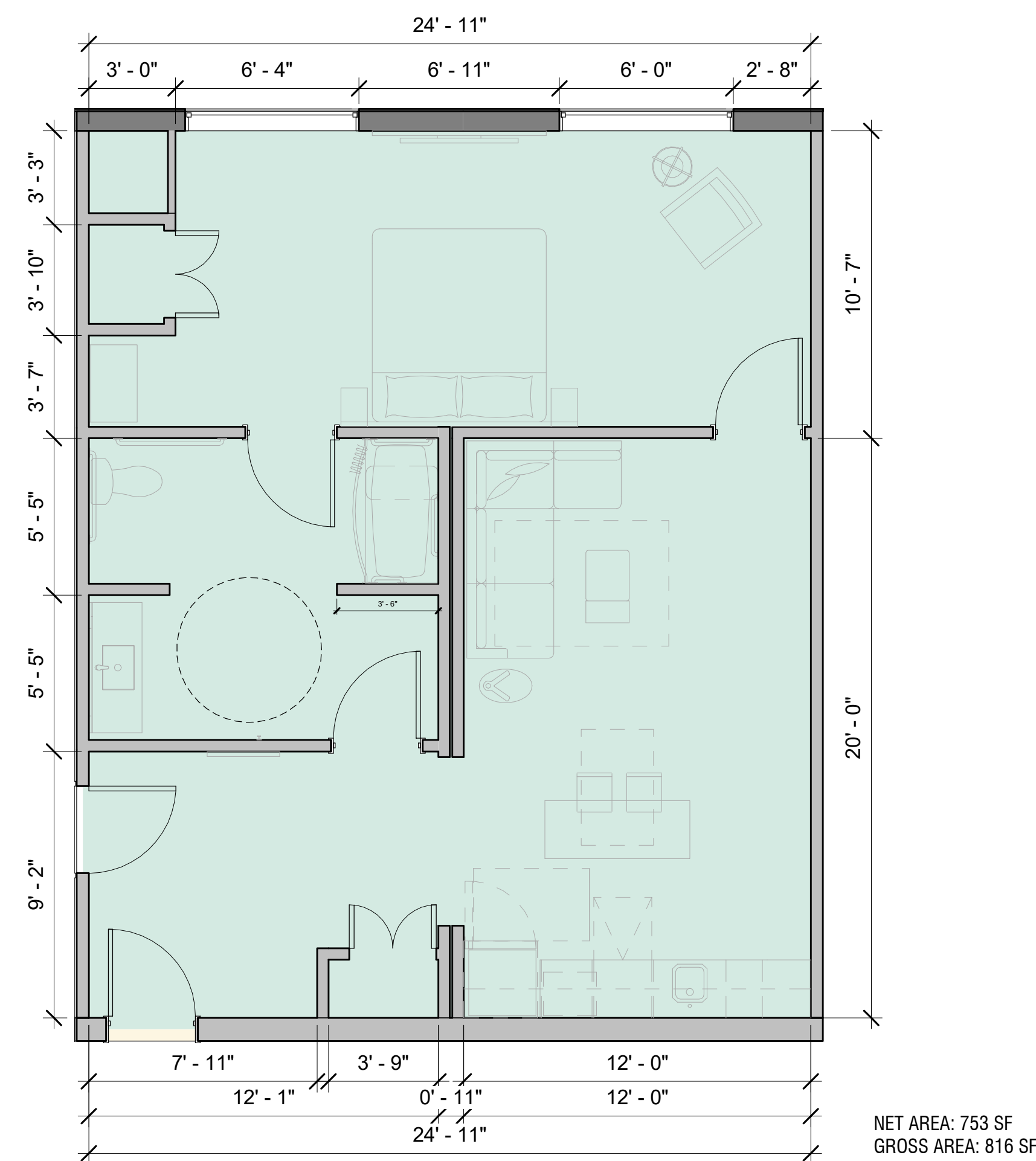
NET AREA: 357 SF
GROSS AREA: 405 SF

⑤ TYPE Q-A ENLARGED PLAN
1/4" = 1'-0"

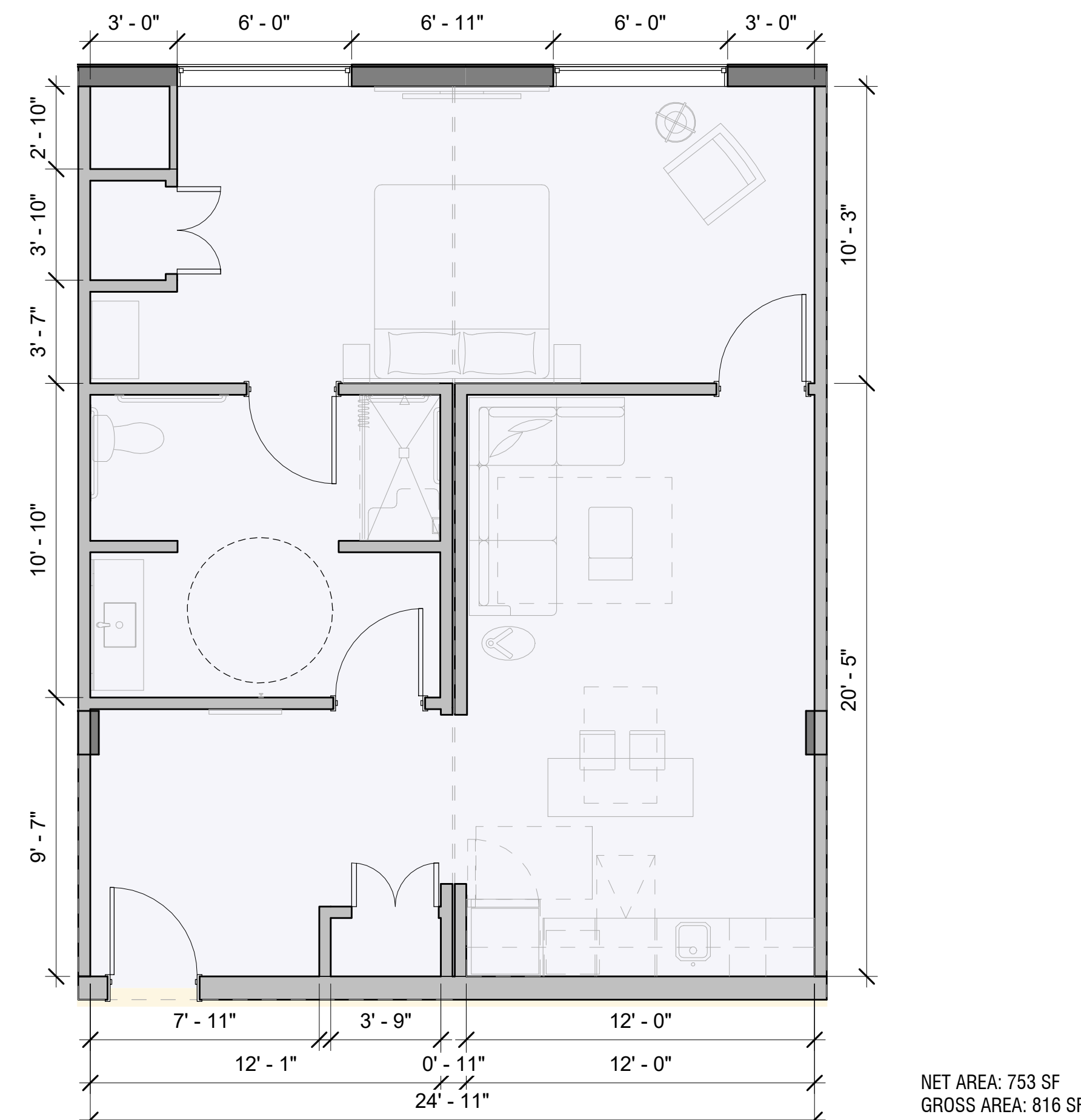


NET AREA: 357 SF
GROSS AREA: 406 SF

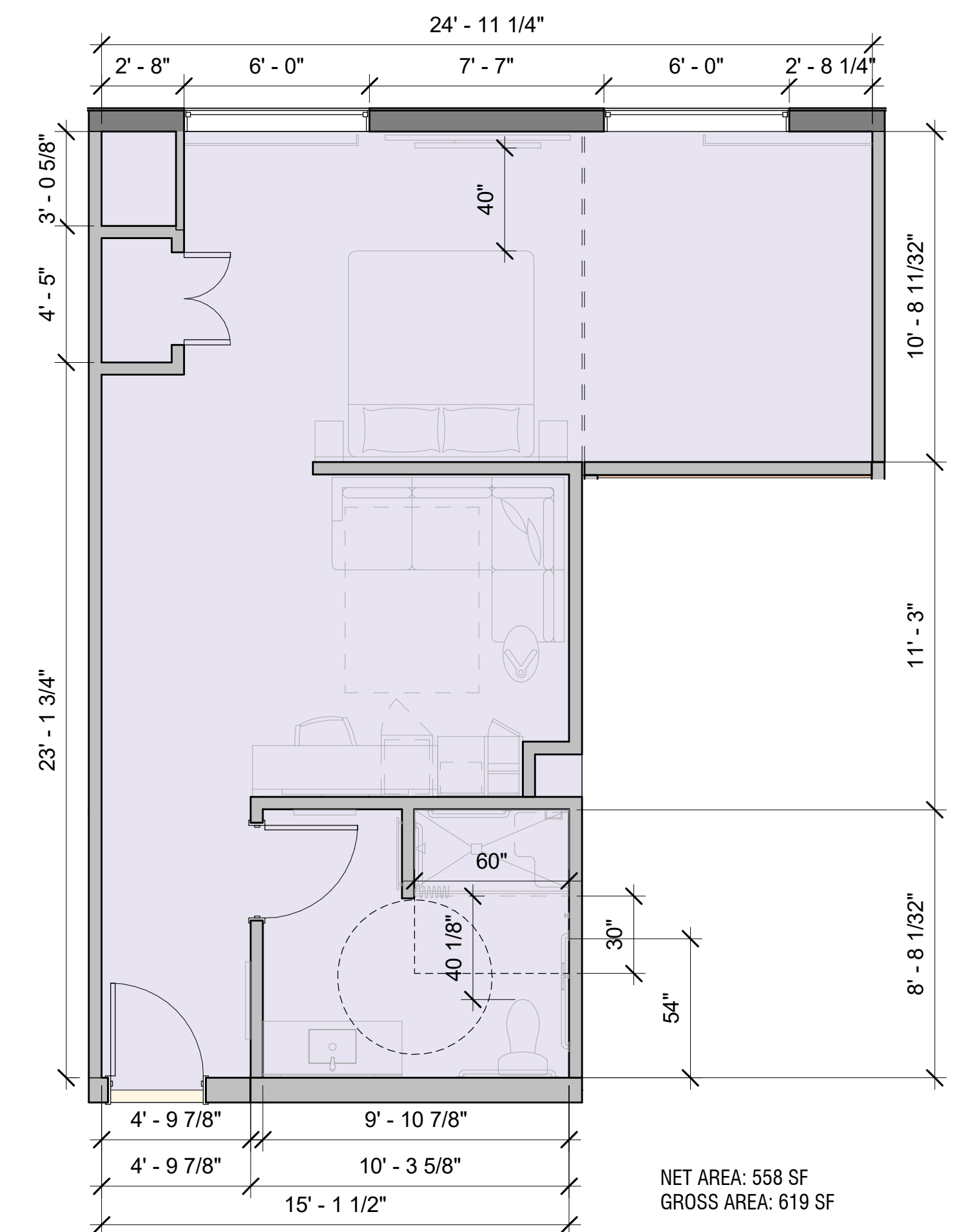
⑥ TYPE Q-B ENLARGED PLAN
1/4" = 1'-0"



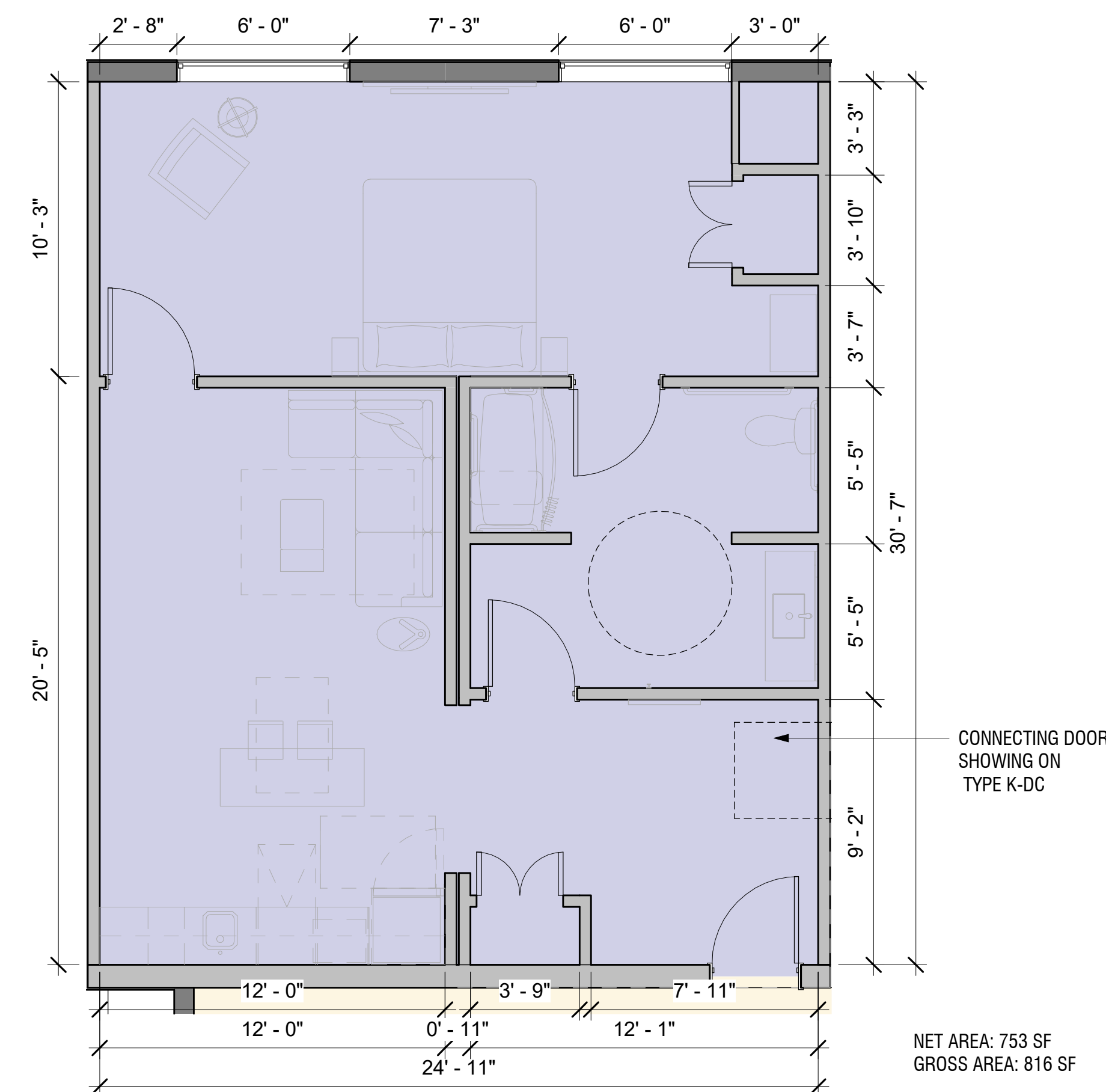
④ TYPE K-DC ENLARGED PLAN
1/4" = 1'-0"



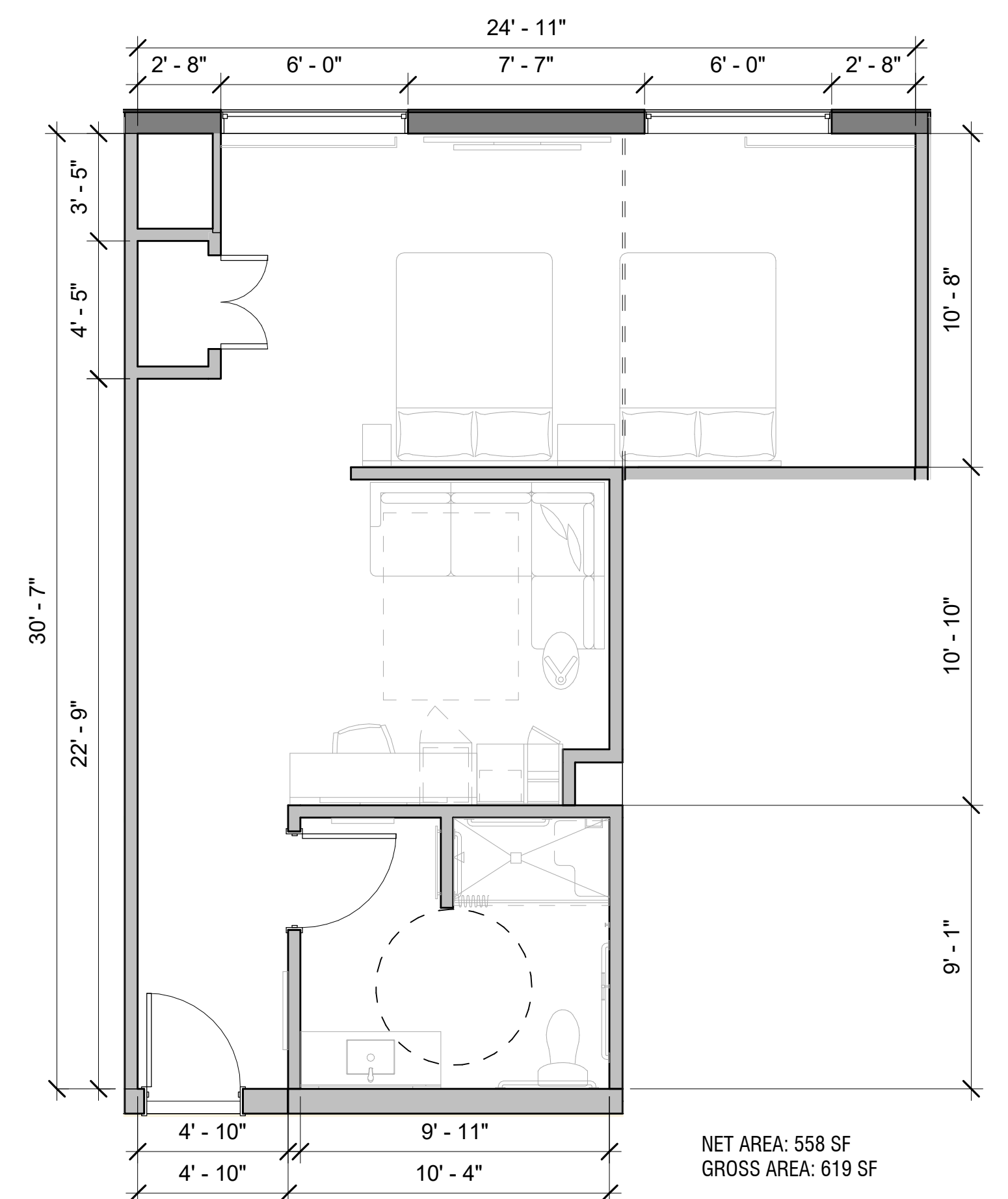
⑤ TYPE K-E ENLARGED PLAN
1/4" = 1'-0"

















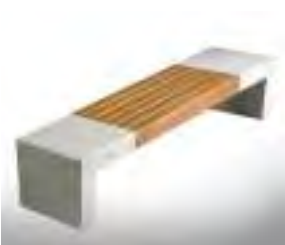



① TYPE K-C ENLARGED PLAN
1/4" = 1'-0"



② TYPE K-D ENLARGED PLAN
1/4" = 1'-0"



③ TYPE Q-C ENLARGED PLAN
1/4" = 1'-0"

MATERIALS			
IMAGE	SYMBOL	DESCRIPTION	NOTES
		PAVING 1 Stone pavers, mortar- set	Concrete base
		PAVING 2 Concrete pavers, sand - set	Permeable joints over gravel base
		PAVING 3 Gravel	
		PAVING 4 Concrete	Integral color
		BIORETENTION PLANTER WALL	Concrete wall with stone cladding
		PLANTER POTS	By Atelier Vierkant, www.ateliervierkant.com or equivalent
		BIKE RACK	"Bola" model by Forms and Surfaces, www.formsandsurfaces.com , silver powder coat
		BENCH	"Giada 2407" model by ID Metalco, https://idcreated.com
		FENCE AND GATE	Galvanized and powder coated steel

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3	02/01/2021	USE PERMIT RESUBMITTAL	Jl

TREES						
SYMBOL	IMAGE	BOTANICAL NAME / COMMON NAME	SIZE	TRUNK	WUCOLS	NOTES
		Archostaphylos bakeri / Louis Edmunds' / Louis Edmunds Manzanita	15 gal	Multi	Low	60-120' H X 20-25' W
		Chionanthus retusus / Chinese Fringe Tree	24" Box	Standard	Moderate	20-25' H X 15' W
		Heteromeles arbutifolia / Toyon	15 gal	Multi	Low	10-15' H x 10-20' W
		Olea europaea 'Swan Hill' / Olive	24" Box	Multi	Very Low	40-45' H x 20-30' W
		Platanus racemosa / Western Sycamore	24" Box	Standard	Moderate	30-35' H X 18-20' W
		Existing tree, species varies				Protect in place

STREETSCAPE 1					
SYMBOL	IMAGE	BOTANICAL NAME / COMMON NAME	SIZE	WUCOLS	NOTES
		Bouteloua gracilis 'Blonde Ambition' / Blue Gama Grass	1 gal	Low	3'H X 3'W
		Mimulus cardinalis / Scarlet Monkey Flower	1 Gal./ 2'-0" O.C.	Low	2' H X 1.5' W
		Platanus racemosa / Western Sycamore	24" Box	Moderate	30-35' H X 18-20' W Standard
		Santolina rosmarinifolia / Santolina	5 gal	Low	1-2'H X 1-2'W
		Teucrium x lucidrys/ Germander	5 gal	Low	1'H X 2'W
		Existing tree, species varies			Protect in place

BIORETENTION					
SYMBOL	IMAGE	BOTANICAL NAME / COMMON NAME	SIZE	WUCOLS	NOTES
		Calamagrostis x acutifolia 'Carl Foeller' / Feather Reed Grass	5 Gal./ x-0" O.C.	Moderate	2-3' H X W, 6' Flower
		Carex praegracilis / California field sedge	1 gal	Moderate	2-3' H X 2-3' W
		Chionanthus retusus / Chinese Fringe Tree	24" Box	Moderate	20-25' H X 15'W Standard
		Mimulus cardinalis / Scarlet Monkey Flower	1 Gal./ 2'-0" O.C.	Low	2' H X 1.5' W
		Santolina rosmarinifolia / Santolina	1 Gal. / x-0" O.C.	Low	1' H x 3-4' W

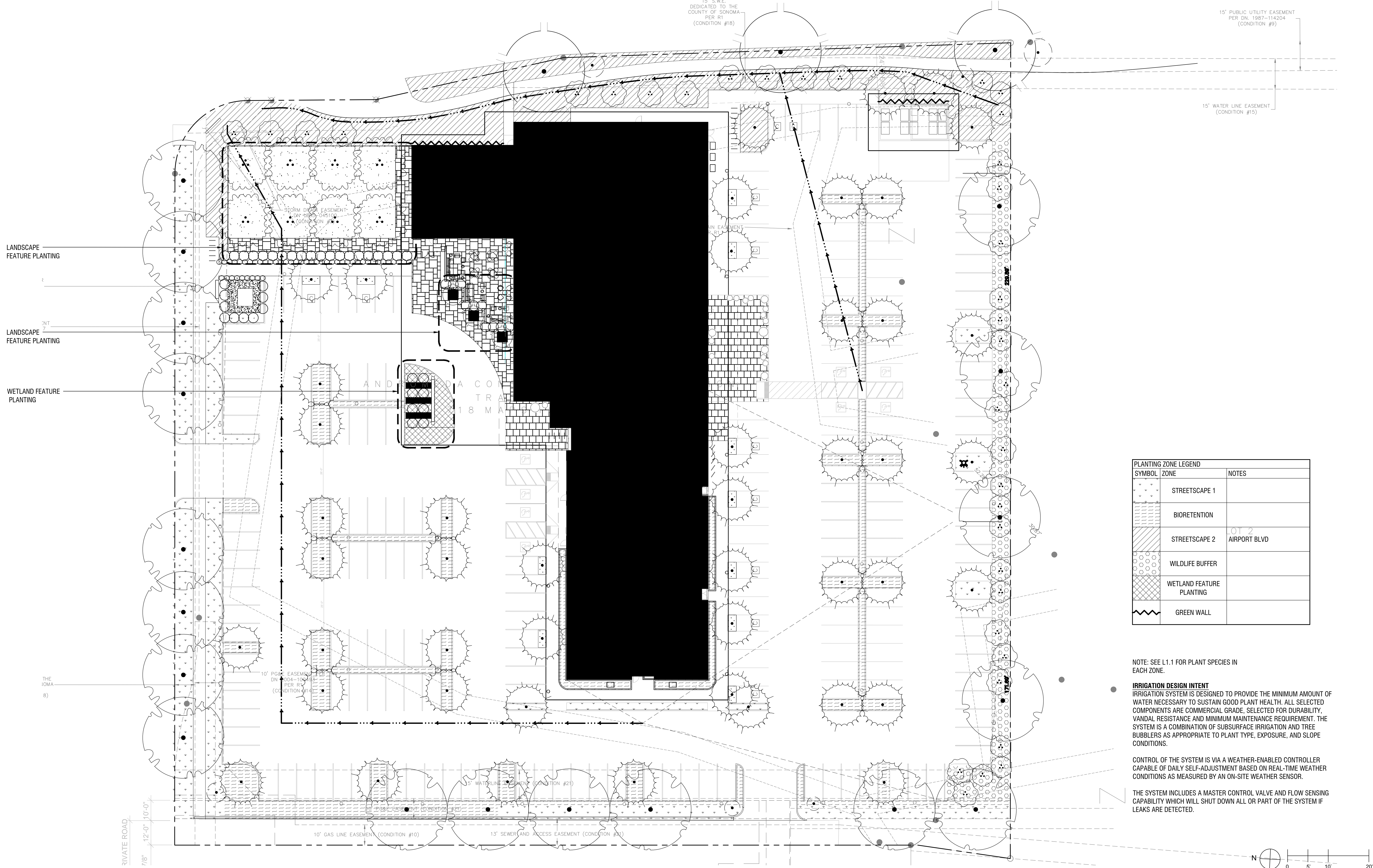
STREETSCAPE 2 (AIRPORT BLVD.)					
SYMBOL	IMAGE	BOTANICAL NAME / COMMON NAME	SIZE	WUCOLS	NOTES
		Ceanothus Far Horizons' / California Lilac	5 gal	Low	6'H x 8'W
		Quercus kelloggii / Black Oak	24" Box	Low	20-30' H X 30-80' W
		Mimulus cardinalis / Scarlet Monkey Flower	1 Gal./ 2'-0" O.C.	Low	2' H X 1.5' W
		Existing tree, species varies			Protect in place

WILDLIFE BUFFER					
SYMBOL	IMAGE	BOTANICAL NAME / COMMON NAME	SIZE	WUCOLS	NOTES
		Ceanothus 'Far Horizons'	5 gal	Low	6' H X 8' W
		Erigeron fasciculatum / California buckwheat	1 gal	Low	2-3' H X 4' W
		Heteromeles arbutifolia / Toyon	15 gal	Low	10-15' H X 10-20' W Multi-trunk

GREEN WALL					
SYMBOL	IMAGE	BOTANICAL NAME / COMMON NAME	SIZE	WUCOLS	NOTES
		Ficus pumila repens	15 gal	Moderate	

LANDSCAPE FEATURE PLANTING					
SYMBOL	IMAGE	BOTANICAL NAME / COMMON NAME	SIZE	WUCOLS	NOTES
		Archostaphylos bakeri / Louis Edmunds' / Louis Edmunds Manzanita	15 gal	Low	60-120' H X 20-25' W Multi trunk
		Lavandula intermedia 'Provence' / Blue Lavandin	1 Gal. / 3'-0" O.C.	Low	1-2' H x 2-3' W
		Myrica californica / Pacific Wax Myrtle	1 Gal. / x-0" O.C.	Low	1-2' H x 2-3' W
		Olea europaea 'Swan Hill' / Olive	24" Box	Very Low	40-45' H x 20-30' W Multi trunk
		Rosmarinus officinalis 'Tuscan Blue' / Tuscan Blue Rosemary	1 Gal. / 3'-0" O.C.	Low	6' H X 2-4' W
		Thymus 'Silver Anniversary'	1 Gal. / 1'-0" O.C.	Low	1' H X 1' W

WETLAND FEATURE PLANTING					
SYMBOL	IMAGE	BOTANICAL NAME / COMMON NAME	SIZE	WUCOLS	NOTES
		Carex albulula / Frosty Curly Sedge	5 Gal. / x-0" O.C.	Moderate	2' H x 2' W
		Cornus sericea / Red Twig Dogwood	5 Gal. / x-0" O.C.	High	7-9' H x 10' W
		Heuchera maxima / Island Alum Root	1 Gal. / x-0" O.C.	Low	2' W X 2-3' H, flower



LANDSCAPE
FEATURE PLANTING

LANDSCAPE
FEATURE PLANTING

WETLAND FEATURE
PLANTING

15' S.W.E.
DEDICATED TO THE
COUNTY OF SONOMA
PER R1
(CONDITION #18)

15' PUBLIC UTILITY EASEMENT
PER DN. 1987-114204
(CONDITION #9)

15' WATER LINE EASEMENT
(CONDITION #15)

STORM DRAIN EASEMENT
DAY 9825-104510
(CONDITION #18)

RAIN EASEMENT
PER R1

AND
DA CON
TRA
18 MA

10' PG&E EASEMENT
DN. 904-115451
PER R1
(CONDITION #14)

15' WATERLINE EASEMENT (CONDITION #21)

10' GAS LINE EASEMENT (CONDITION #10)

13' SEWER AND ACCESS EASEMENT (CONDITION #21)

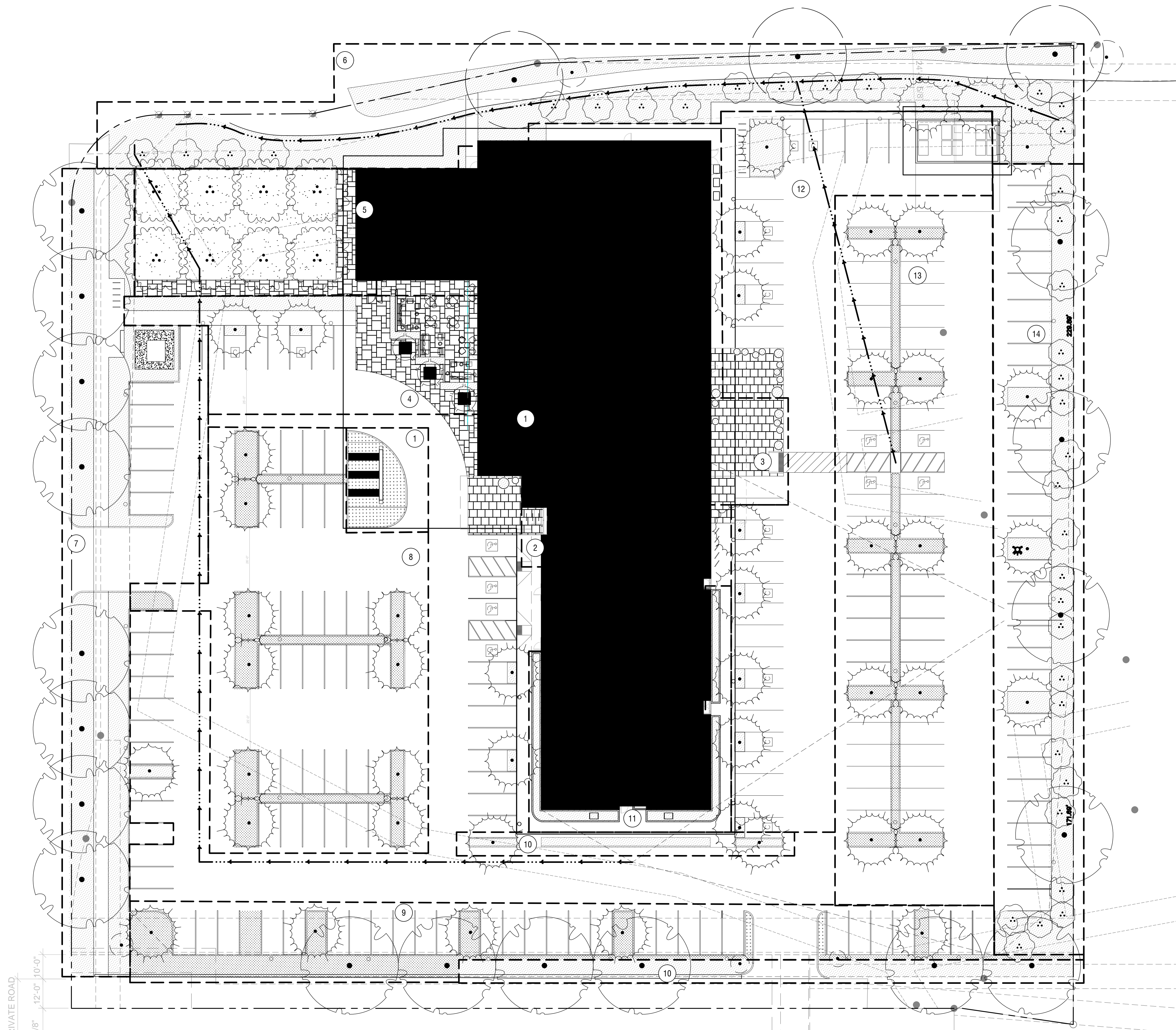
PLANTING ZONE LEGEND		
SYMBOL	ZONE	NOTES
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[Symbol]	BIORETENTION	
[Symbol]	STREETSCAPE 2	LOT 2 AIRPORT BLVD
[Symbol]	WILDLIFE BUFFER	
[Symbol]	WETLAND FEATURE PLANTING	
[Symbol]	GREEN WALL	

NOTE: SEE L1.1 FOR PLANT SPECIES IN EACH ZONE.

IRRIGATION DESIGN INTENT
IRRIGATION SYSTEM IS DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH. ALL SELECTED COMPONENTS ARE COMMERCIAL GRADE, SELECTED FOR DURABILITY, VANDAL RESISTANCE AND MINIMUM MAINTENANCE REQUIREMENT. THE SYSTEM IS A COMBINATION OF SUBSURFACE IRRIGATION AND TREE BUBBLERS AS APPROPRIATE TO PLANT TYPE, EXPOSURE, AND SLOPE CONDITIONS.

CONTROL OF THE SYSTEM IS VIA A WEATHER-ENABLED CONTROLLER CAPABLE OF DAILY SELF-ADJUSTMENT BASED ON REAL-TIME WEATHER CONDITIONS AS MEASURED BY AN ON-SITE WEATHER SENSOR.

THE SYSTEM INCLUDES A MASTER CONTROL VALVE AND FLOW SENSING CAPABILITY WHICH WILL SHUT DOWN ALL OR PART OF THE SYSTEM IF LEAKS ARE DETECTED.



HYDROZONE LEGEND					
NUMBER	DESCRIPTION	EXPOSURE	IRRIGATION TYPE	WATER USE	SQUARE FEET
1	WETLAND FEATURE	WEST	DRIP	HIGH	848
2	POTS	WEST	DRIP	LOW	83
3	POTS	EAST	DRIP	LOW	117
4	OUTDOOR SEATING	WEST	DRIP	LOW	888
5	COURTYARD	WEST	DRIP	LOW	25
6	STREET BUFFER	NORTH	DRIP	LOW	8257
7	STREET BUFFER	WEST	DRIP	LOW	6052
8	PARKING BIORETENTION	WEST	DRIP	MODERATE	2365
9	PARKING BIORETENTION	SOUTH	DRIP	MODERATE	2940
10	PARKING	SOUTH	DRIP	LOW	2308
11	BIORETENTION PLANTER	EAST, SOUTH, WEST	DRIP	LOW	896
12	PARKING	EAST	DRIP	LOW	890
13	PARKING BIORETENTION	EAST	DRIP	MODERATE	2107
14	PARKING WILDLIFE BUFFER	EAST	BUBBLERS	LOW	4098
	POOL				586
	HOT TUB				50

WATER USE LEGEND		
SYMBOL	WATER USAGE	SQUARE FEET
	HIGH	848
	MODERATE	7,408
	LOW	29,914

WELO COMPLIANCE
MAWA = 387,468 GALLONS PER YEAR
ETWU = 298,564 GALLONS PER YEAR

PROJECT MEETS THE WATER BUDGET

IRRIGATION DESIGN INTENT
IRRIGATION SYSTEM IS DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH. ALL SELECTED COMPONENTS ARE COMMERCIAL GRADE, SELECTED FOR DURABILITY, VANDAL RESISTANCE AND MINIMUM MAINTENANCE REQUIREMENT. THE SYSTEM IS A COMBINATION OF SUBSURFACE IRRIGATION AND TREE BUBBLERS AS APPROPRIATE TO PLANT TYPE, EXPOSURE, AND SLOPE CONDITIONS.

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