







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	2
TYPE K-E	1
TYPE Q-A	2
TYPE Q-B	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

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)

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

TOTAL GUEST ROOM COUNT	
UNIT TYPE BY FLOOR	COUNT
TYPE K-A	75
TYPE K-B	13
TYPE K-C	5
TYPE K-D	4
TYPE K-DC	1
TYPE K-E	1
TYPE Q-A	50
TYPE Q-B	14
TYPE Q-C	2
Grand total: 165	165

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

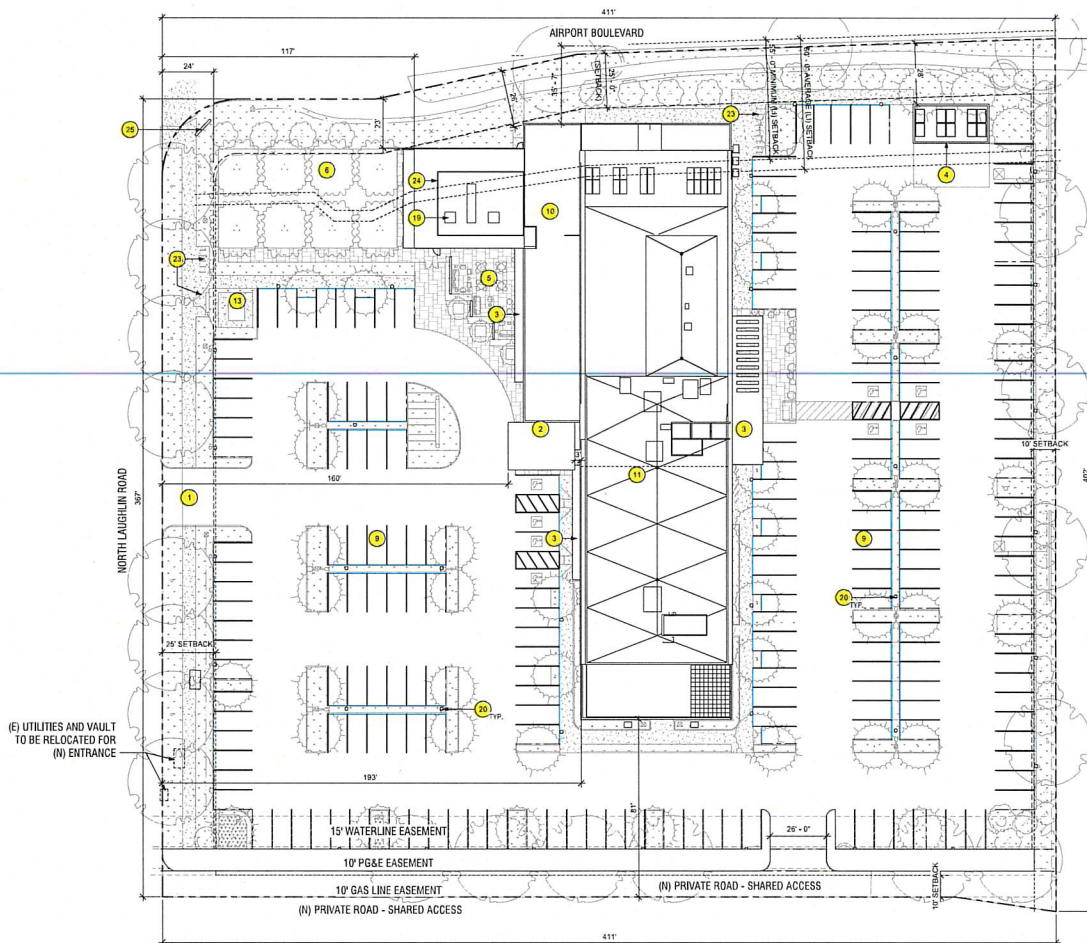
TOTAL SF OF ELEVATION: APPROX. 5,181 SF  
3% SF OF ELEVATION ALLOWED FOR SIGNAGE: APPROX.155.43 SF

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

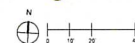
TOTAL SF OF ELEVATION: APPROX. 19,758 SF  
3% SF OF ELEVATION ALLOWED FOR SIGNAGE: APPROX. 592.74 SF

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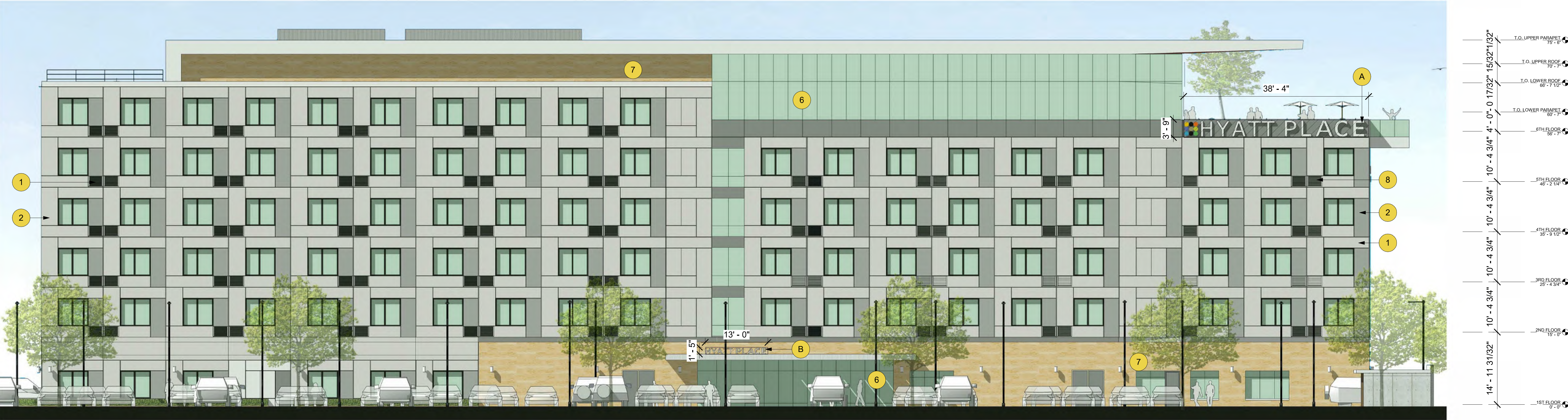


(E) UTILITIES AND VAULT  
TO BE RELOCATED FOR  
(N) ENTRANCE

- 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 MULTISTORY BUILDING
- 12 TRANSFORMER
- 13 HIGH MONUMENT SIGN
- 14 BLAZING STOREFRONT
- 15 WALL/FENCING
- 16 SIDEWALKING PARKING
- 17 ROOF BELOW
- 18 VENTILATION GRILLS
- 19 MECHANICAL UNITS
- 20 PARKING LOT LIGHTING - APPROX 25' HEIGHT
- 21 40' CLEARANCE ZONE
- 22 LINE OF CANOPY ABOVE
- 23 BIKE PARKING
- 24 MECHANICAL SCREENING





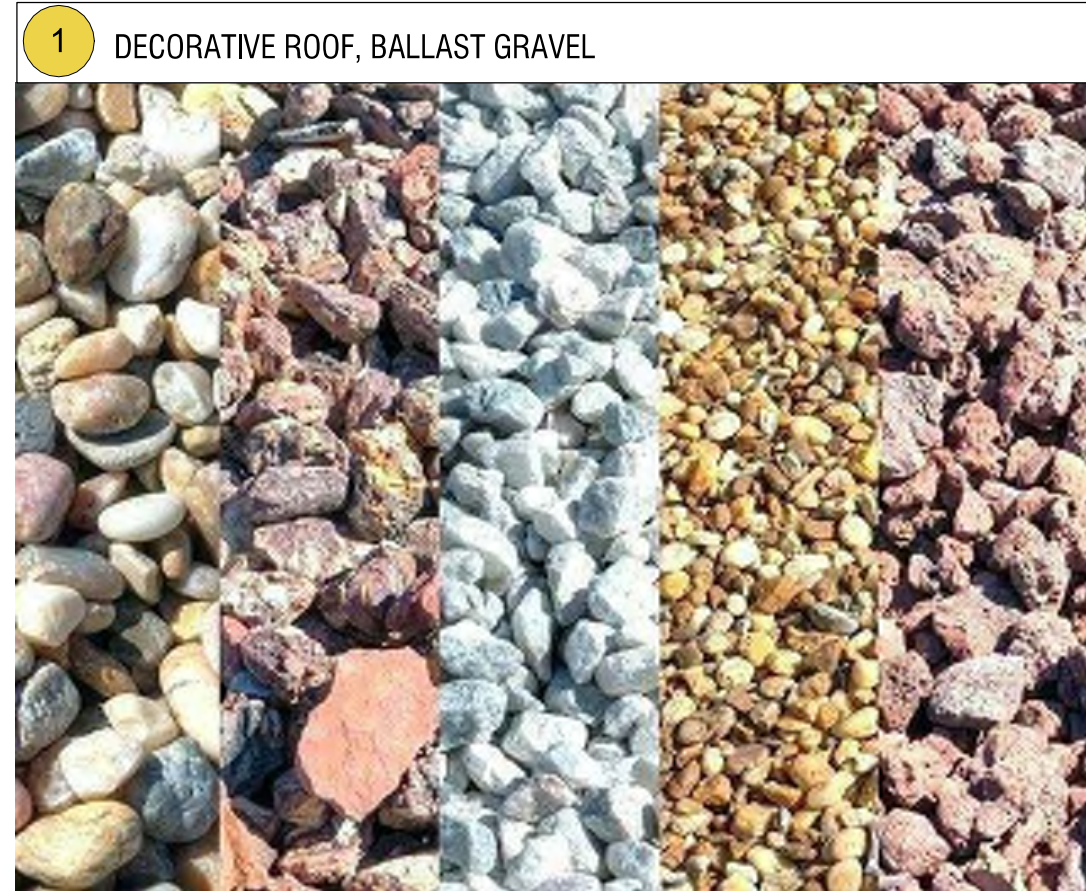


EXTERIOR ELEVATION - EAST

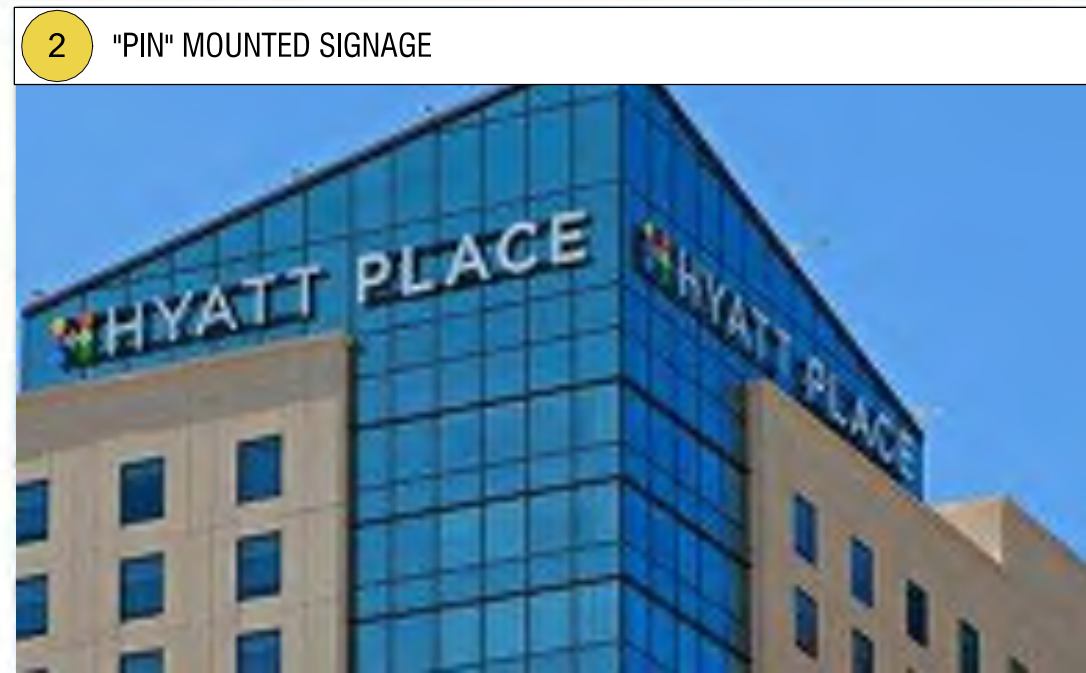


EXTERIOR ELEVATION - NORTH (FACING AIRPORT BOULEVARD)





1 DECORATIVE ROOF, BALLAST GRAVEL



2 "PIN" MOUNTED SIGNAGE



3 "PIN" MOUNTED SIGNAGE



4 STEEL ROOF PROJECTION WITH TRELLIS FEATURE



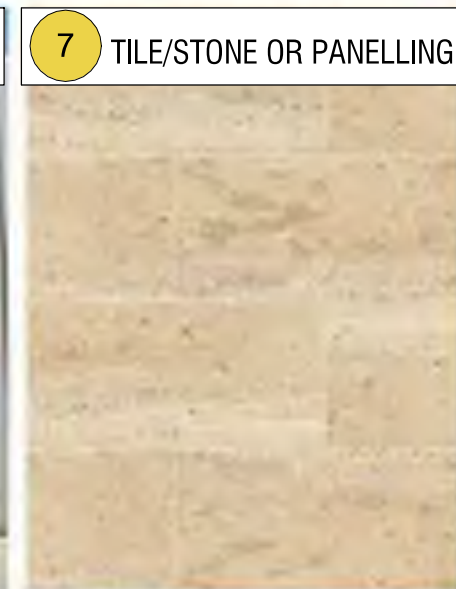
11 MECHANICAL SCREEN



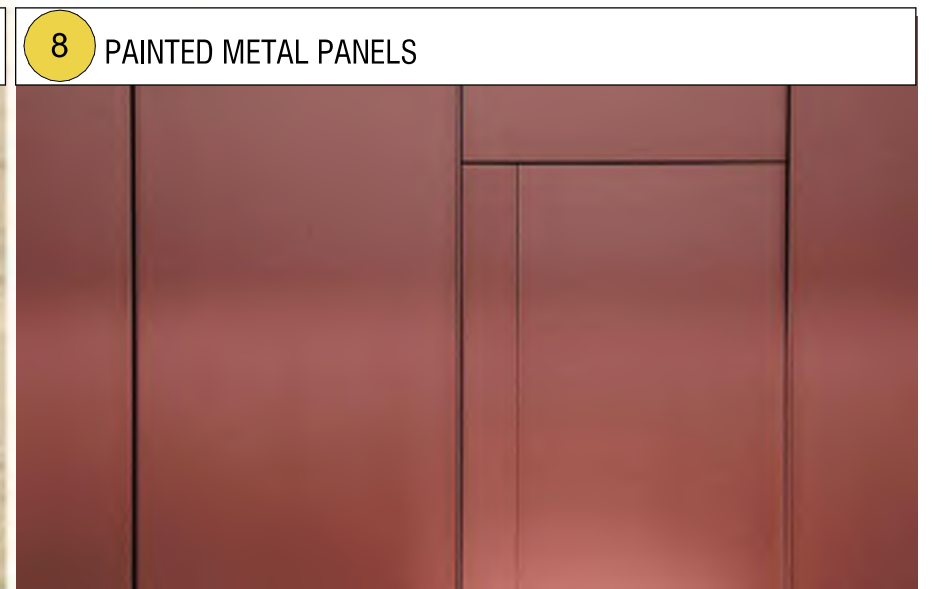
5 STUCCO - LIGHTCOLOR



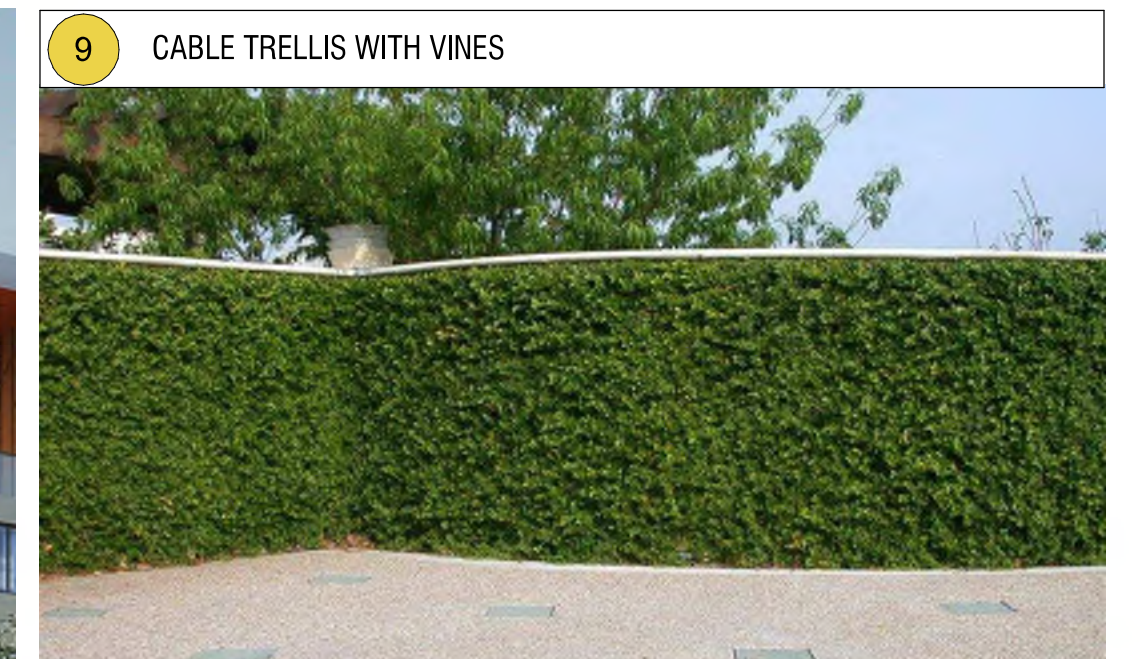
6 STEEL AND METAL PANEL PORCH/ENTRY



7 TILE/STONE OR PANELLING



8 PAINTED METAL PANELS



9 CABLE TRELLIS WITH VINES



9 "LIVING WALL"