

Planning file number
PLP19-0009



HYATT PLACE HOTEL

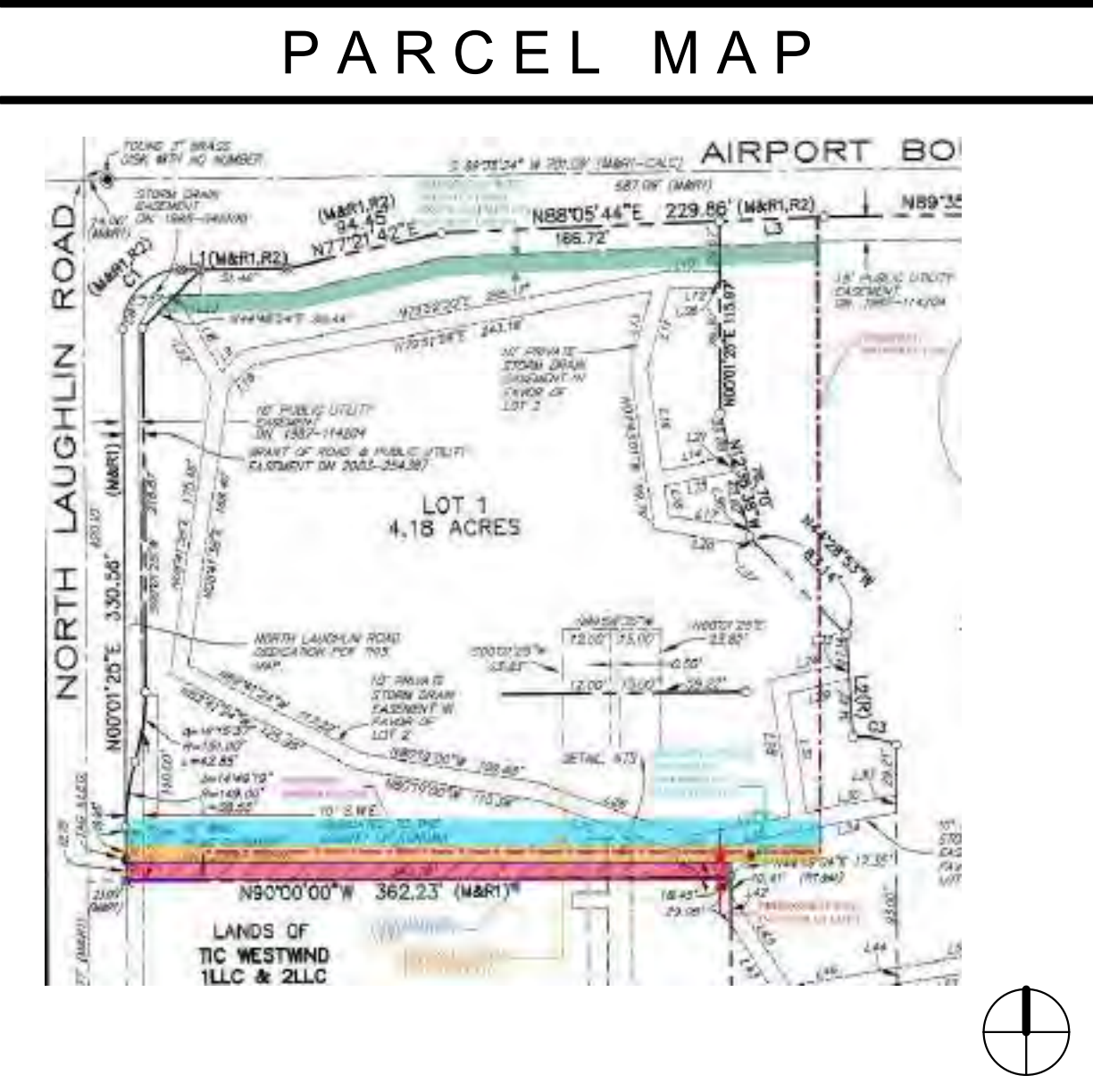
AIRPORT BOULEVARD AND NORTH LAUGHLIN ROAD SANTA ROSA, CA 95403

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	SOFT
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'-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
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PROJECT LOCATION	
PROJECT LOCATION	
PROJECT SCOPE	
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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	24,426 SF
1ST FLOOR	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
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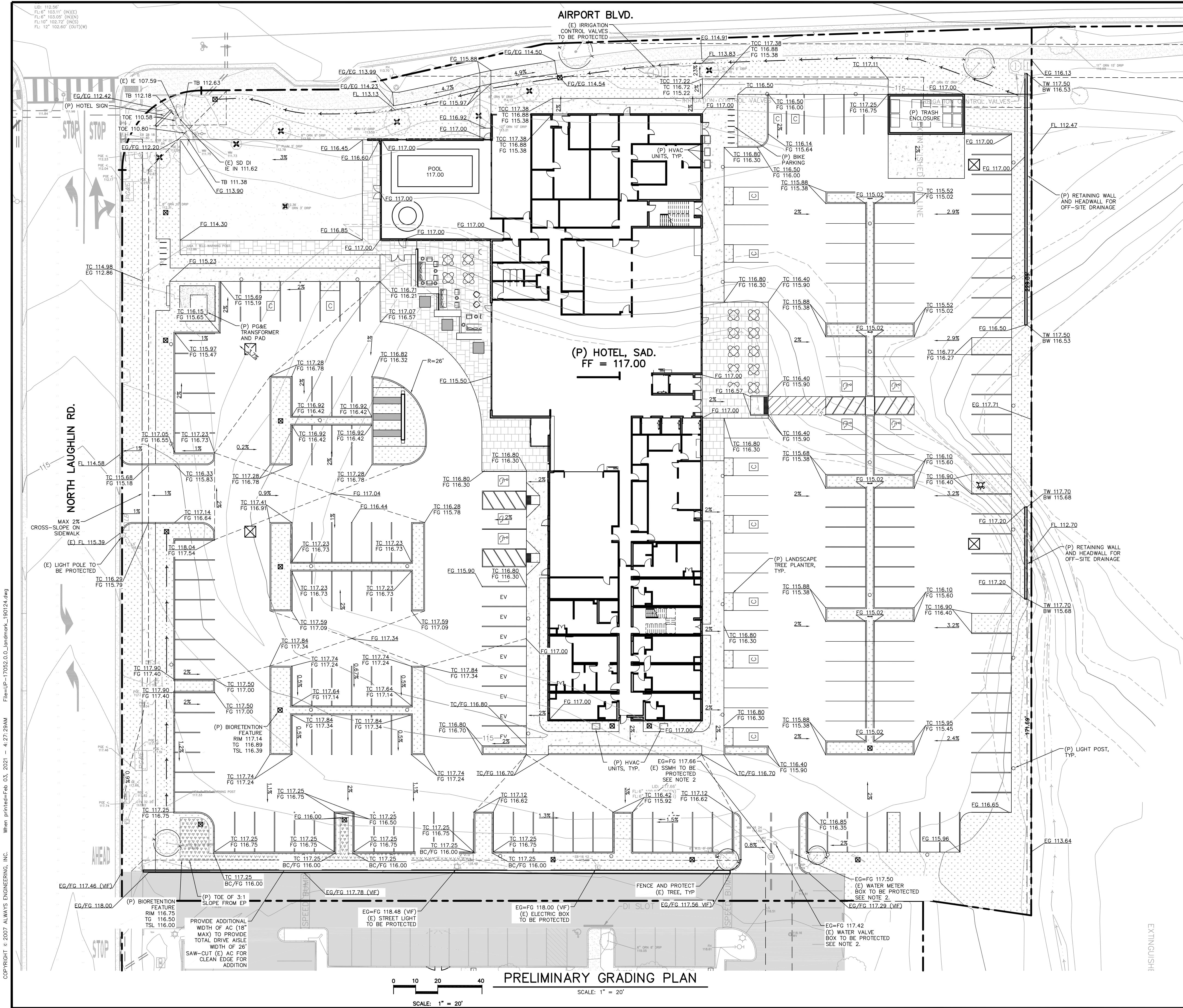
PROJECT DATA
HYATT PLACE HOTEL

#	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

G0.2

UD: 112.58'
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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PRELIMINARY GRADING PLAN

SCALE: 1" = 20'

SCALE: 1" = 20'



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

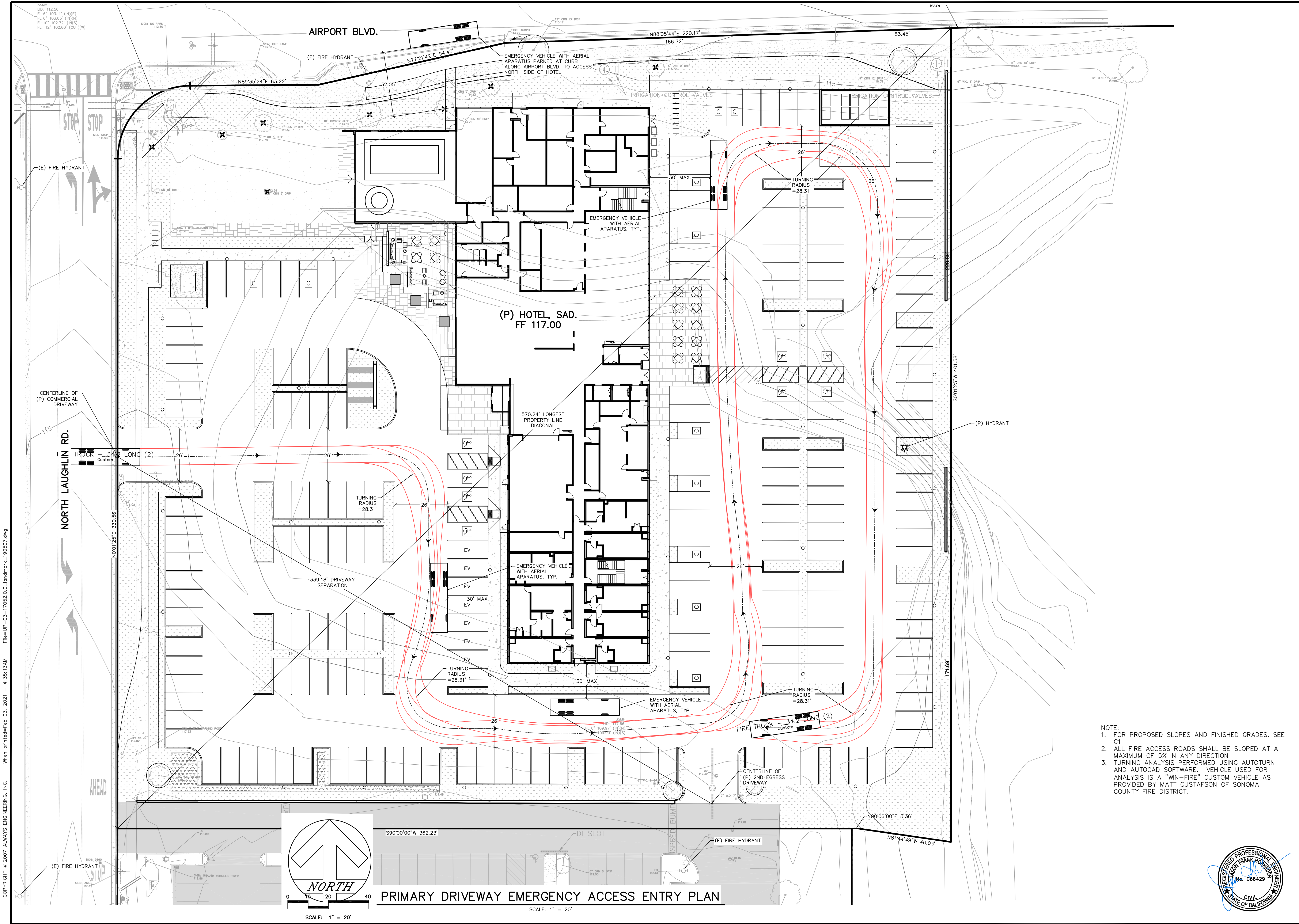
JOB#17052
SHEET
C1



JOB#17052

SHEET

C2



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.



REVISION	DESCRIPTION	BY	DATE
1	UP. INCOME. REPLY	BM	09/09/19
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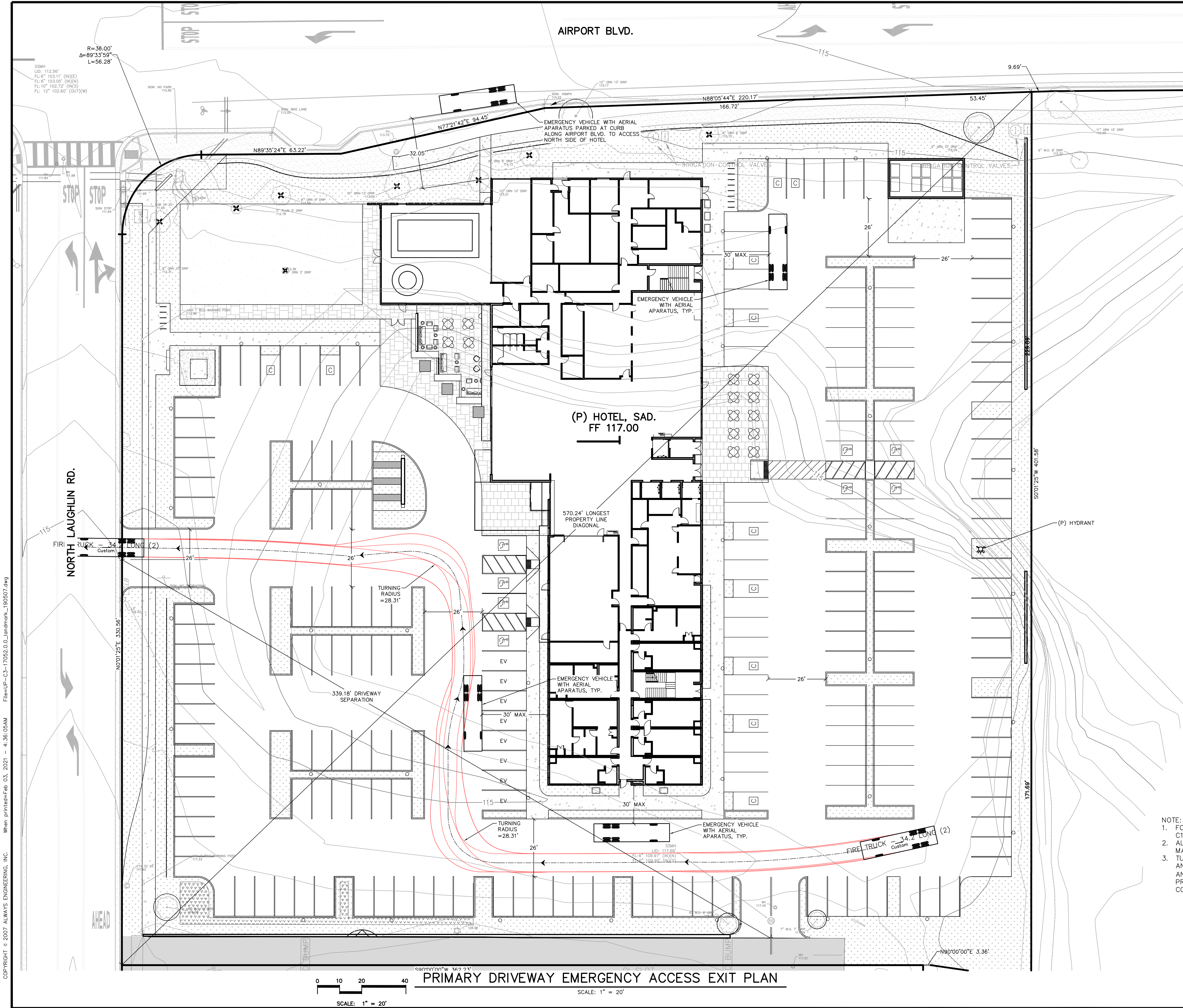
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LANDMARK HOTELS, INC.
1520 RAILROAD AVE., ST. HELENA, CA 94574

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

Prepared on: **MARCH 1, 2019**

JOB#17052
SHEET
C3.1



NOTE:
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LANDMARK HOTELS, INC.

1520 RAILROAD AVE., ST. HELENA, CA 94574

Prepared for:

Prepared on:

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

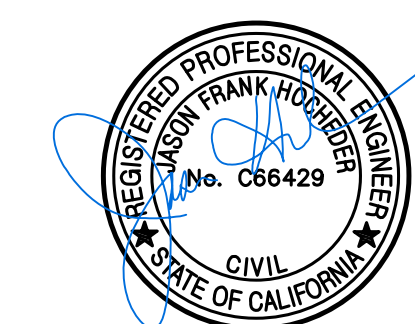
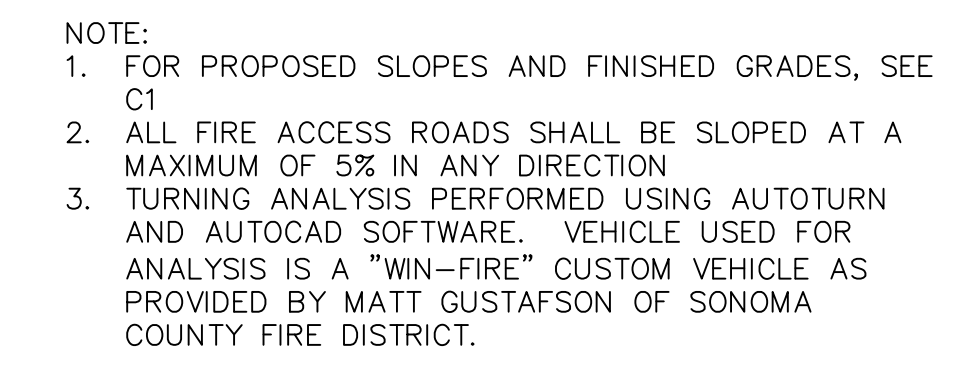
3750 N. Laughlin Rd., Santa Rosa, CA 95403
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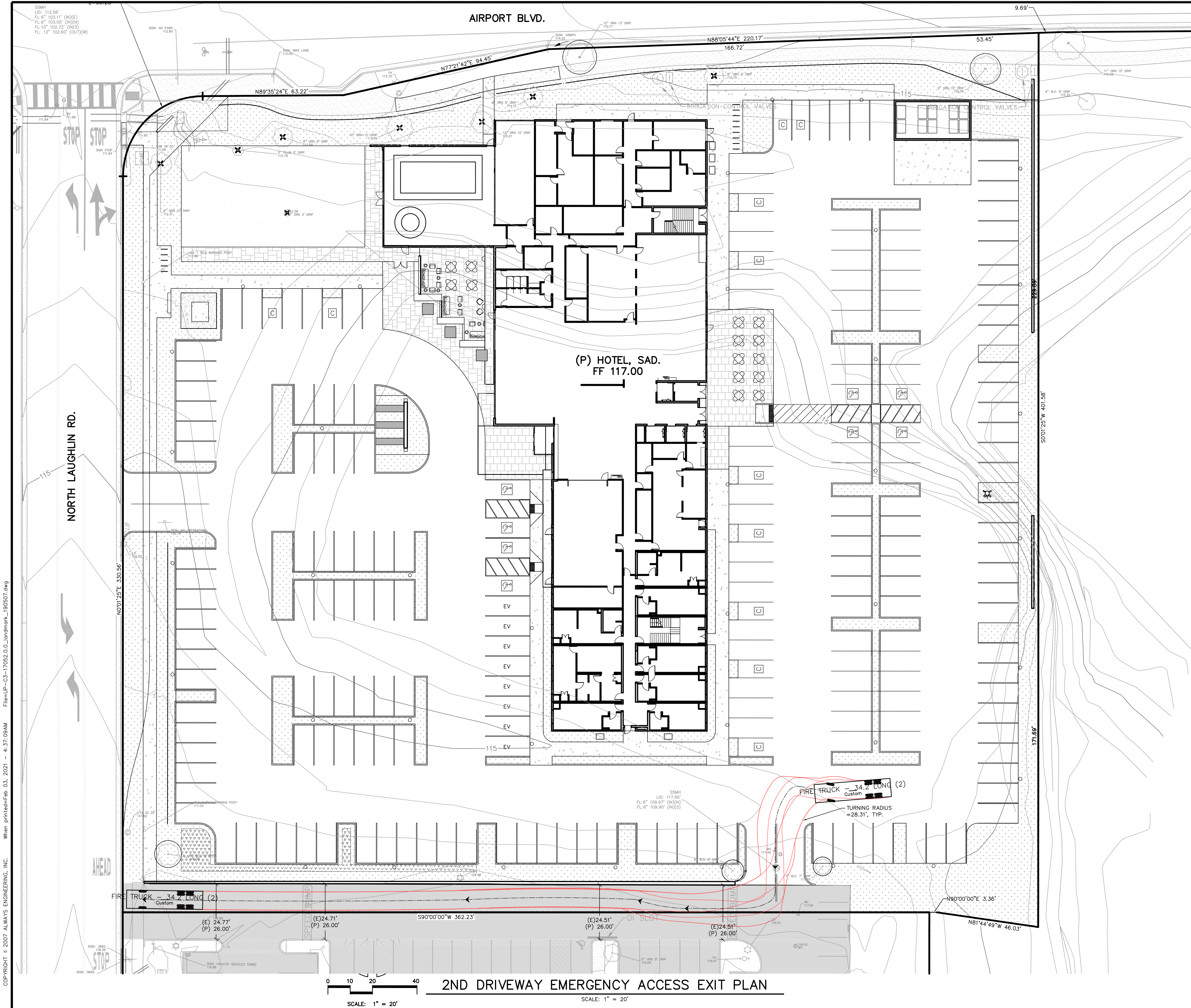
SHEET

C3.2

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C3.3 SHEET JOB#17052	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:		Prepared on:	
		LANDMARK HOTELS, INC. 1520 RAILROAD AVE., ST. HELENA, CA 94574		MARCH 1, 2019	



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HYATT PLACE HOTEL
HOTEL USE PERMIT
2ND DRIVEWAY EMERGENCY ACCESS EXIT PLAN
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APN: 059-370-033

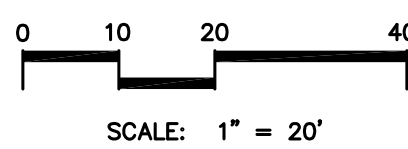
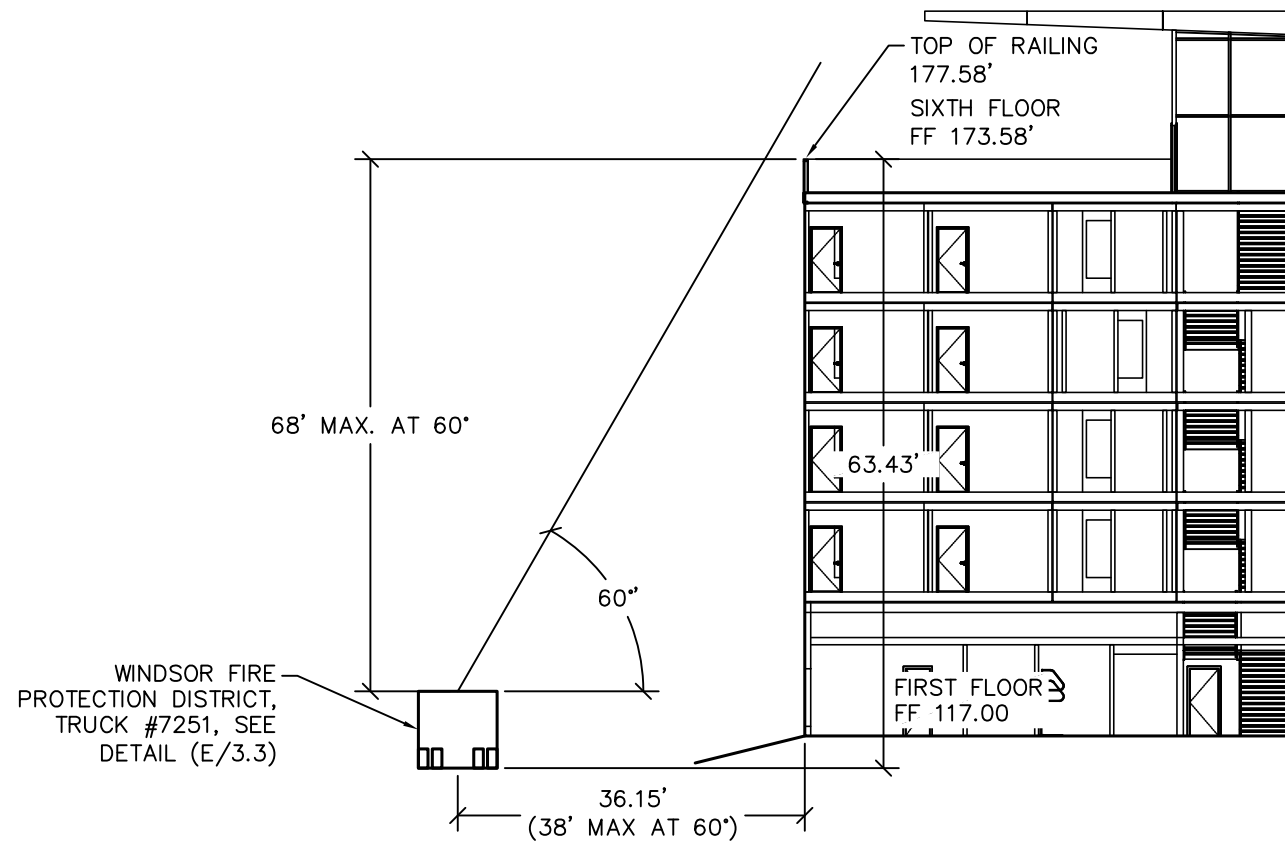
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www.alwayseng.com JasonH@alwayseng.com

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

Prepared on:
MARCH 1, 2019

JOB#17052
SHEET

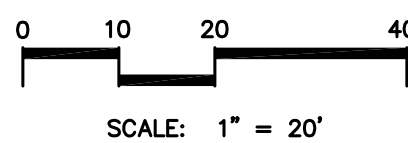
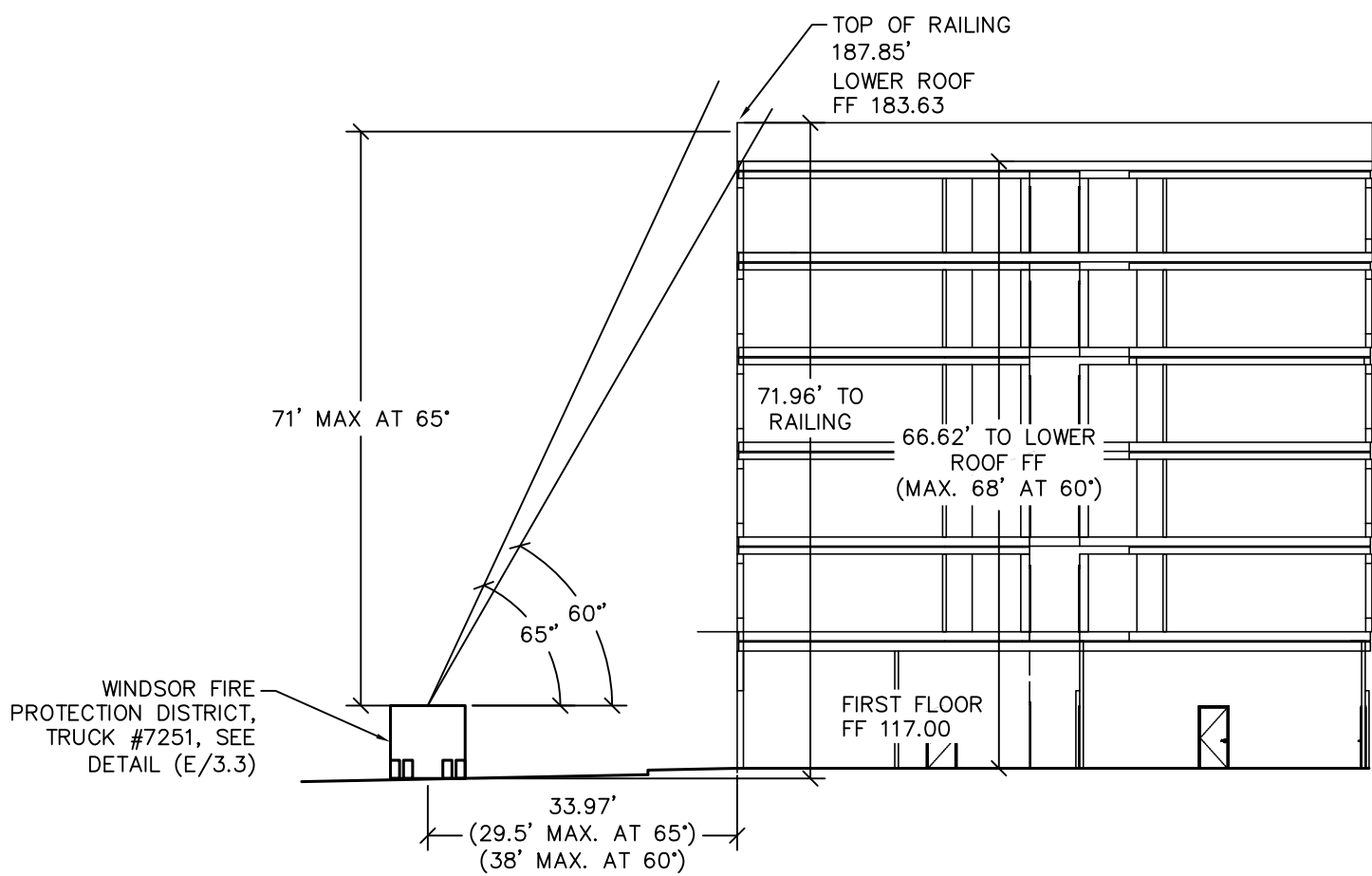
C3.4



A
C3.3

SECTION A

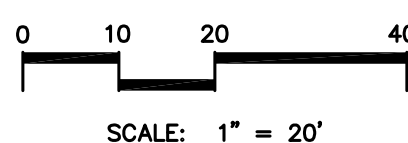
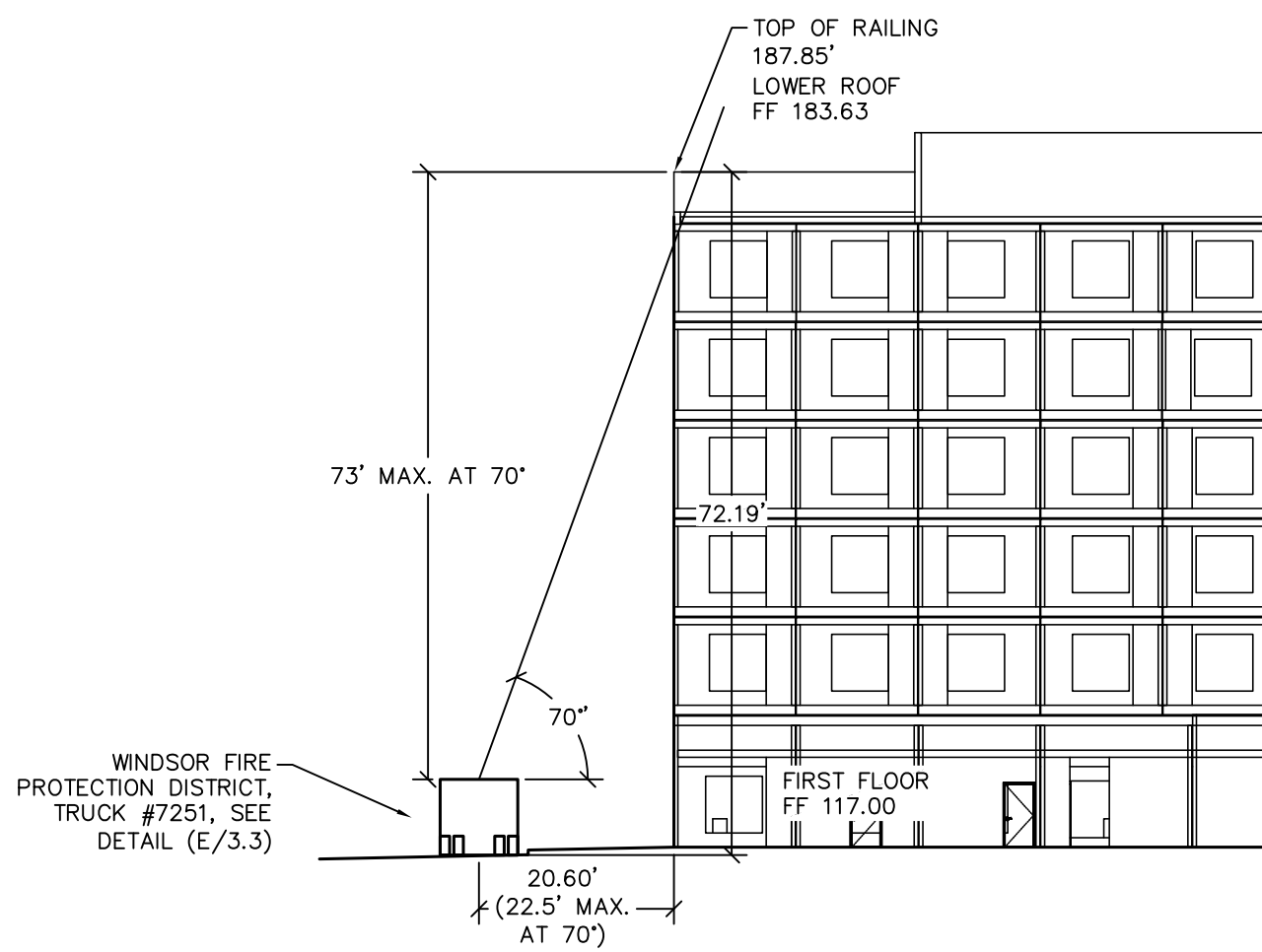
SCALE: HORIZONTAL: 1" = 20'
VERTICAL: 1" = 20'



B
C3.3

SECTION B

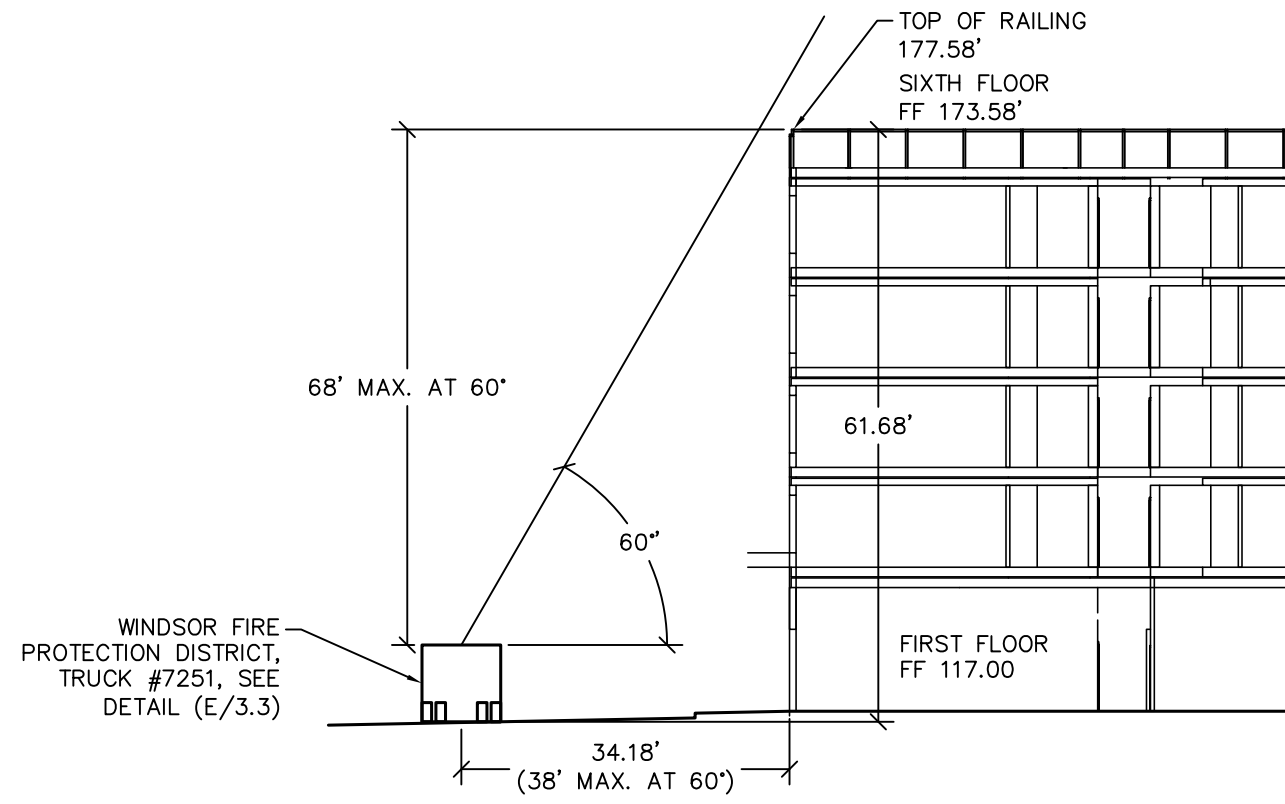
SCALE: HORIZONTAL: 1" = 20'
VERTICAL: 1" = 20'



C
C3.3

SECTION C

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



D
C3.3

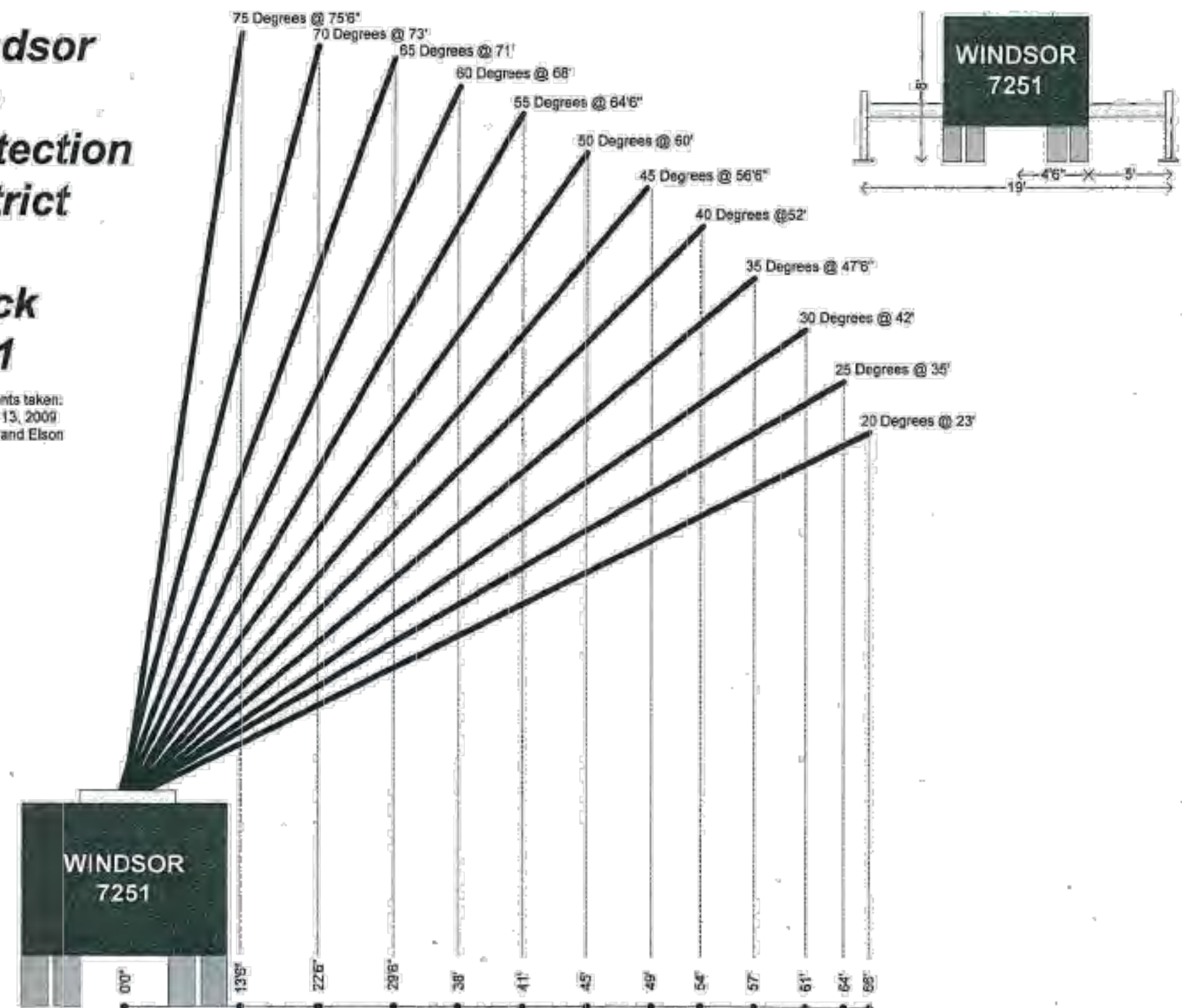
SECTION D

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

Windsor
Fire
Protection
District

Truck
7251

Measurements taken:
December 13, 2009
Cornelissen and Elson



E
C3.3

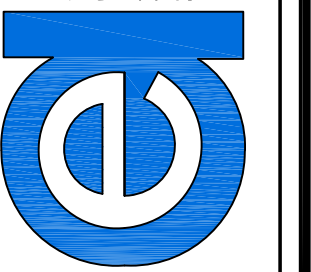
WINDSOR FIRE TRUCK #7251

NOT TO SCALE



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

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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	WH	WANHOLE
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 SANITARY SEWER
EVC	END VERTICAL CURVE	SSD	SEE STRUCTURAL DRAWINGS
EW	EACH WAY	SSP	SEE SEPTIC PLANS
EA	EACH	SSR	SEE SOILS REPORT
EL OR ELEV	ELEVATION	SSMH	SANITARY SEWER MANHOLE
ELEC OR E	ELECTRICAL	SIM	SIMILAR
EMBED	EMBEDMENT	SPEC	SPECIFICATION
EQ	EQUAL OR EQUATION	SQ	SQUARE
EXIST OR (E)	EXISTING	SRD	SEE REFRIGERATION DRAWINGS
FES	FLARED END SECTION	STA	STATION
FG	FINISH GRADE	STD	STANDARD
FH	FIRE HYDRANT	STRUC	STRUCTURAL
FP	FIRE PROTECTION	T	TELEPHONE
FIN	FINISH	TBM	TEMPORARY BENCH MARK
FT	FOOT OR FEET	TC	TOP OF CONCRETE
FUT	FOOTING	TCC	TOP OF CONCRETE CURB
G	GAS, ROAD GRADIENT	TD	TOP OF DECK
GB	GRADE BREAK	TG	TOP OF GRATE
GV	GATE VALVE	TGL	TOP GRAVEL LAYER
GALV	GALVANIZED	TP	TOP OF PAVEMENT
HD	HEAVY DUTY	TSL	TOP SOIL LAYER
HP	HIGH POINT	TAN, T	TANGENT
HORIZ	HORIZONTAL	TOW	TOP OF WALL
HVAC	HEATING, VENTING AND AIR CONDITIONING	THK	THICK
ID	INSIDE DIAMETER	TYP	TYPICAL
IE (INV)	INVERT ELEVATION	UC	UTILITY CHASE
IN	INCH	UG	UNDERGROUND
IRR	IRRIGATION	USP	UNDER SEPARATE PERMIT
JB	JUNCTION BOX	UNO	UNLESS NOTED OTHERWISE
JT	JOINT	VC	VERTICAL CURVE
L	LENGTH	VG	VALLEY GUTTER
LD	LIGHT DUTY	VERT	VERTICAL
LF	LINEAL FOOT	W/	WITH
LP	LOW POINT	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
	U.P. INCOMP. REPLY	BM	09/09/19
	DEV. ADMIT. SUB.	BM	05/01/20
	UP SITE UPDATE	RB	12/15/20
	NAME CHANGE	BM	02/01/20

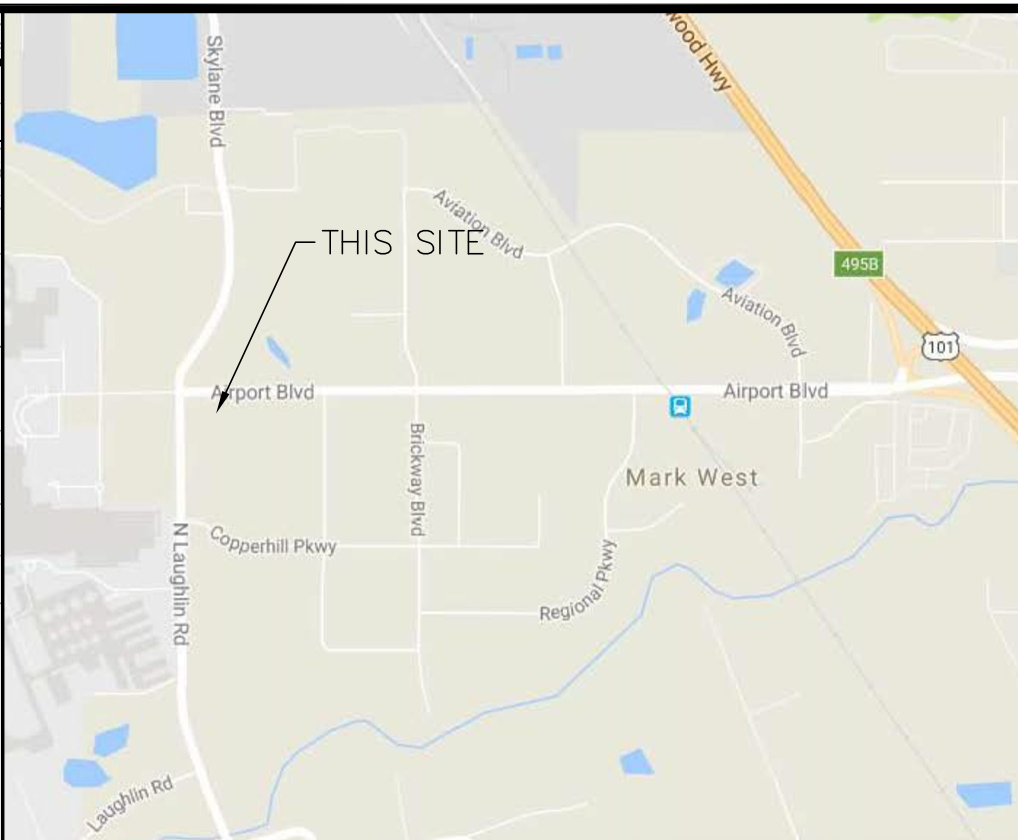
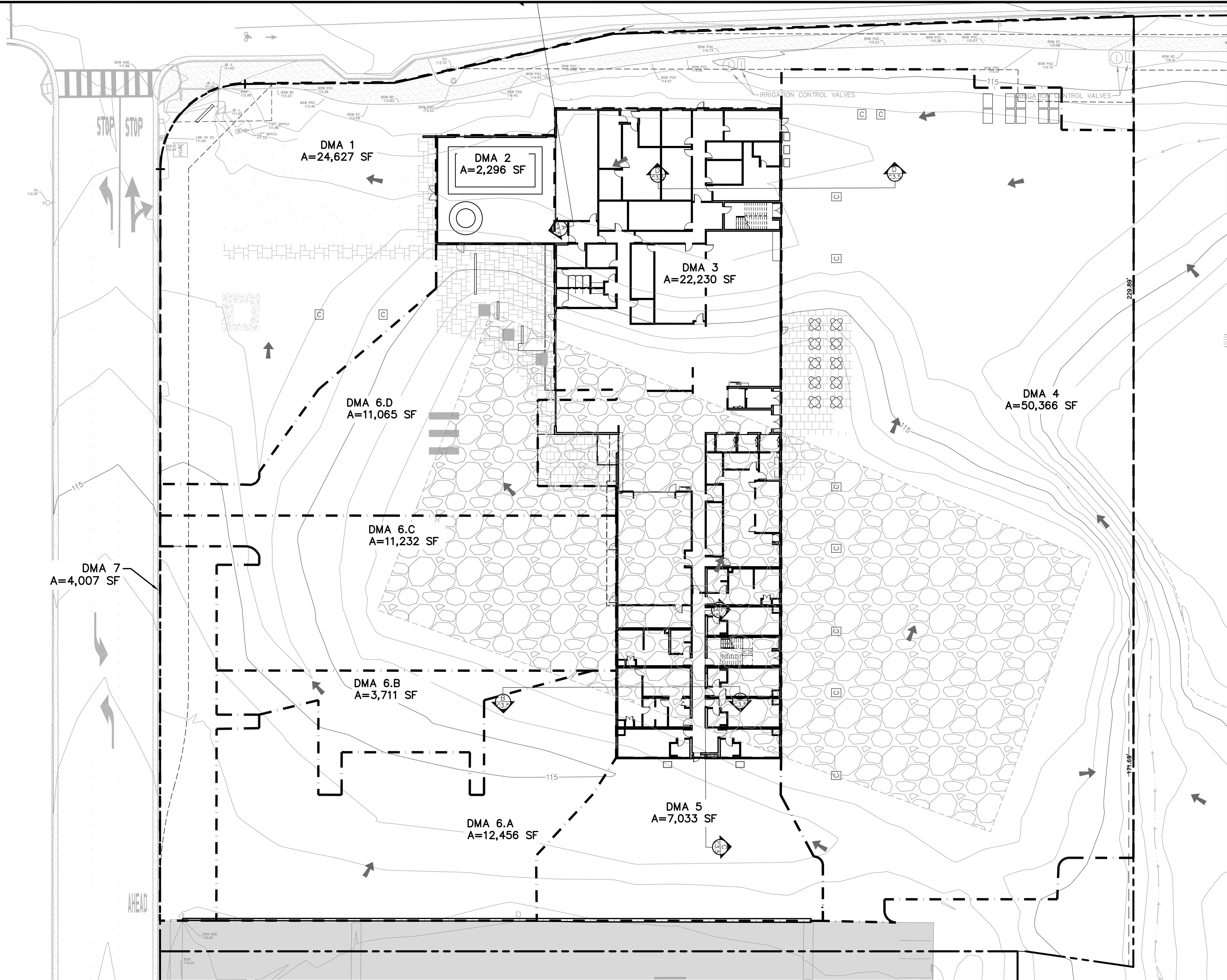
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1520 RAILROAD AVE., ST. HELENA, CA 94574

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

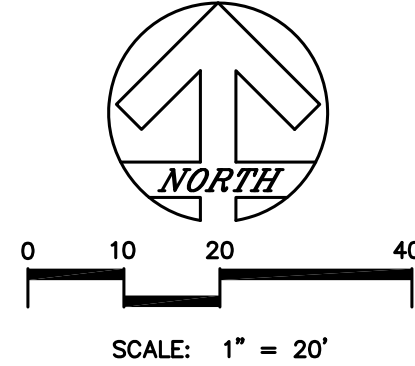
- APPROXIMATE PROPERTY LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL DRIVEWAY
- DRAINAGE COURSE FLOWLINE
- 10 FOOT INDEX
- 2' INTERVAL CONTOURS
- GRAVEL
- (P) BUILDINGS
- (P) AC
- (P) CONCRETE
- (P) RAIN GARDENS, SEE B/H3 (TREATMENT AND RETENTION)
- (P) PLANTER BOXES, SEE A/H3 (TREATMENT ONLY)
- LIMITS OF 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'

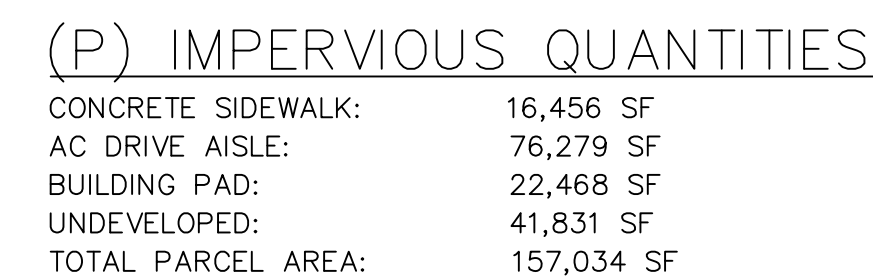
(E) IMPERVIOUS QUANTITIES	
CONCRETE SIDEWALK:	2,262 SF
AC DRIVE AISLE:	4,070 SF
BUILDING PAD:	35,315 SF
UNDEVELOPED:	115,388 SF
TOTAL PARCEL AREA:	157,034 SF

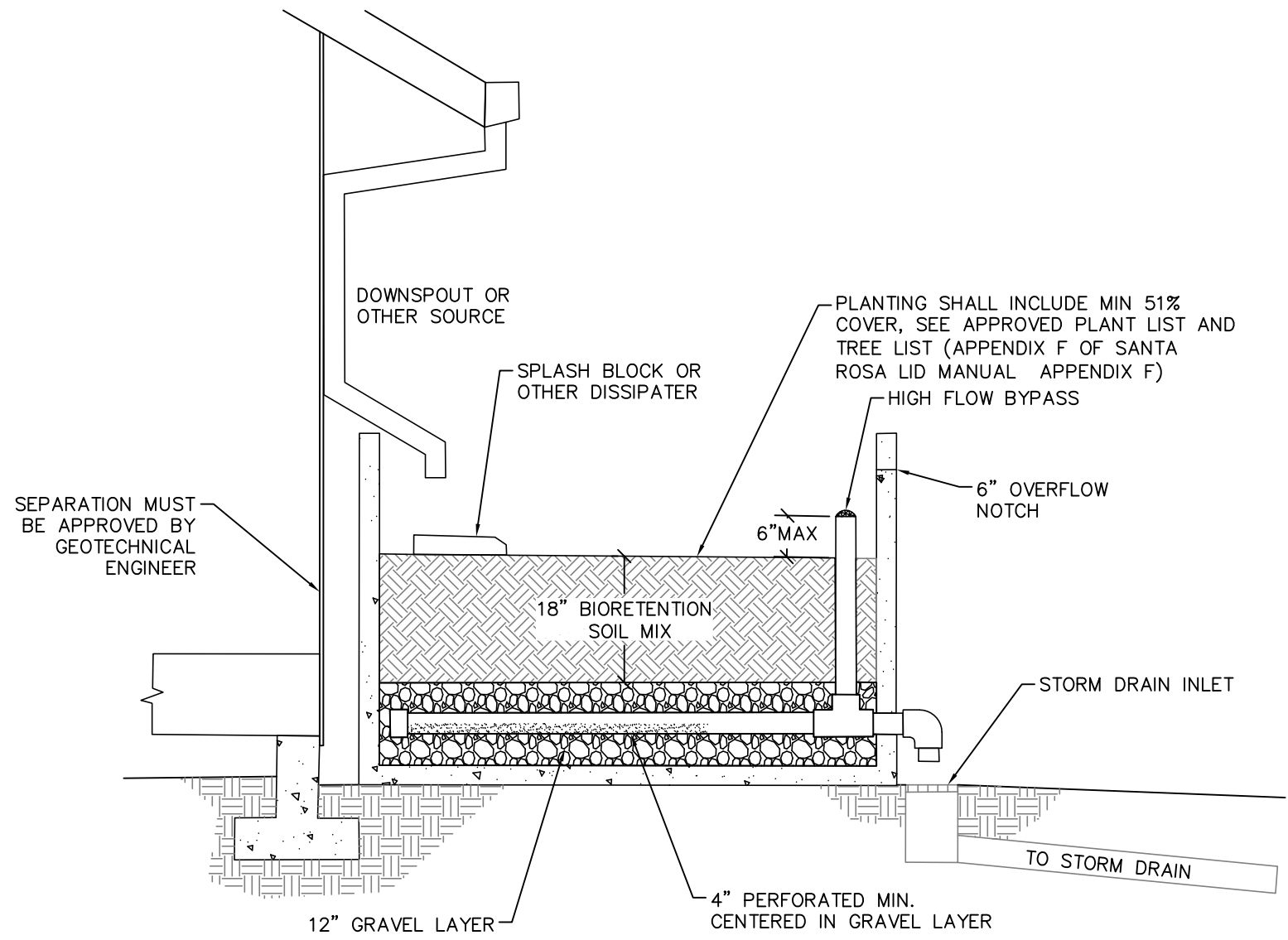
Always Engineering, Inc. Civil Engineering & Topographic Surveying 131 Stony Circle, Suite 1000 (707) 542-8795 Santa Rosa, CA 95401 Fax (707) 542-8798 www.alwayseng.com Jason@alwayseng.com		REVISION	DESCRIPTION	BY	DATE
A		U.P. INCOMP. REPLY	BM	01/10/20	09/09/19
A		PC REPLY # 1	BM	05/01/20	05/01/20
A		DEV. AGRMT. SUB	BM	12/15/20	12/15/20
A		UP SITE UPDATE	RB	02/07/20	02/07/20
A		NAME CHANGE	BM		

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	



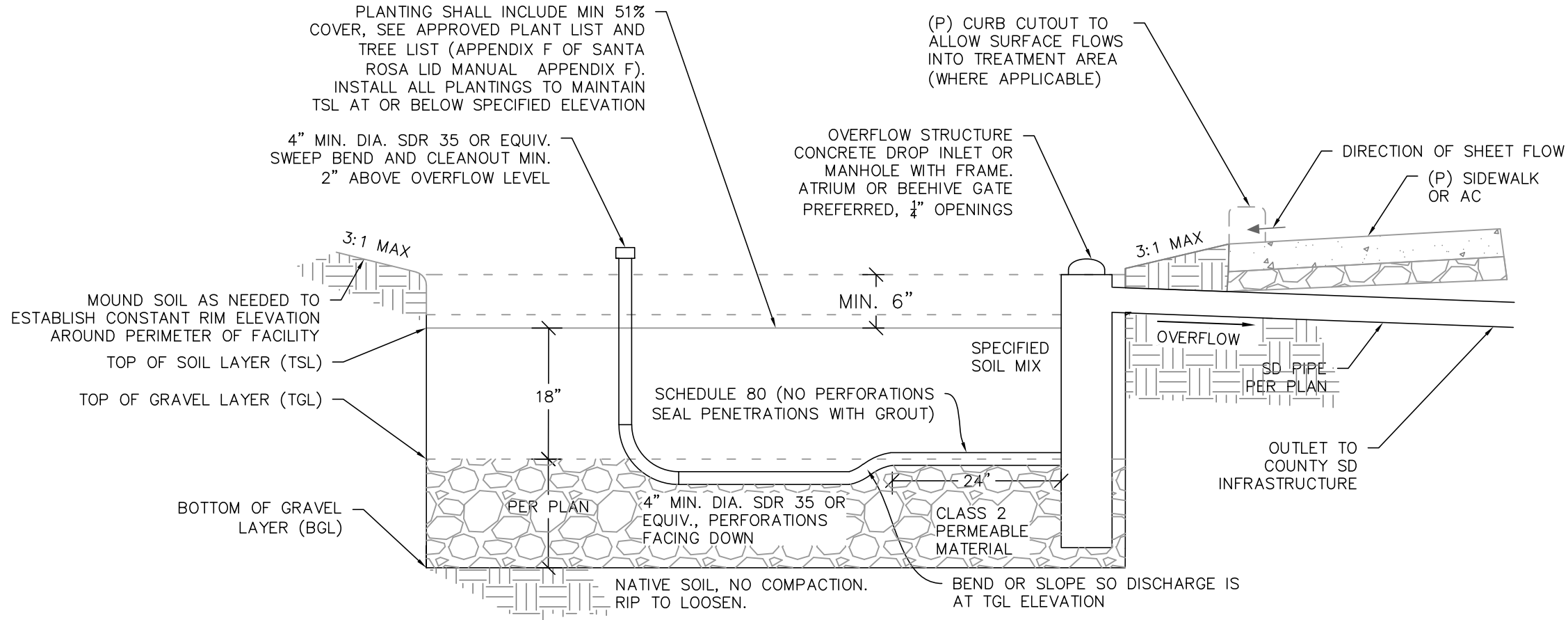


FLOW THROUGH PLANTER INSPECTION AND MAINTENANCE REQUIREMENT
SEE MAINTENANCE PLAN PROVIDED WITH THE FINAL SUBMITTAL. THE MAINTENANCE PLAN INCLUDES RECOMMENDED MAINTENANCE PRACTICES, IDENTIFIES THE PARTIES RESPONSIBLE FOR MAINTENANCE AND UPKEEP, SPECIFIES THE FUNDING SOURCE FOR ONGOING MAINTENANCE WITH PROVISIONS FOR FULL REPLACEMENT WHEN NECESSARY AND PROVIDES SITE SPECIFIC INSPECTION CHECKLISTS.

AT A MINIMUM INSPECTION AND MAINTENANCE SHALL INCLUDE THE FOLLOWING:

- 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 OBSTRUCTIONS.
- 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.

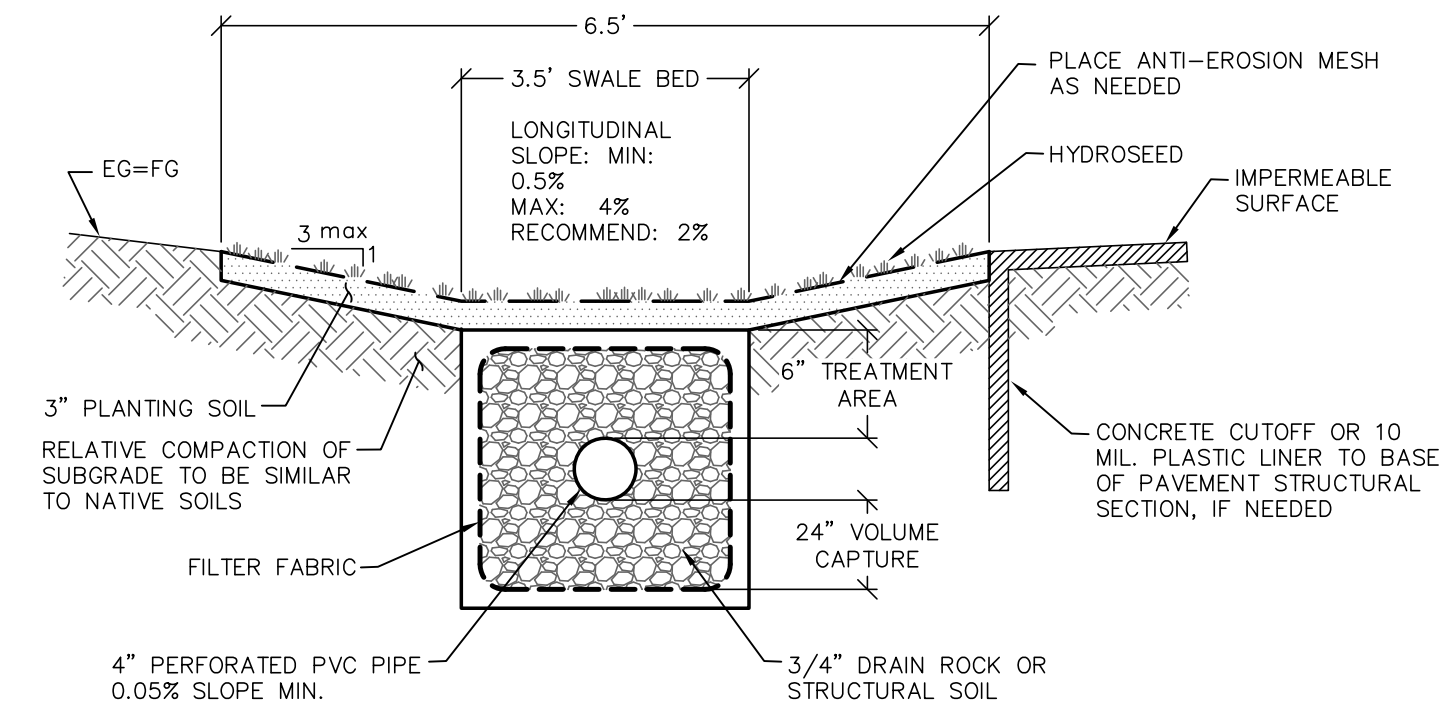
A
H2 FLOW THROUGH PLANTER
NTS



RAIN GARDEN INSPECTION AND MAINTENANCE REQUIREMENT
A MAINTENANCE PLAN SHALL BE PROVIDED WITH THE FINAL SWLID SUBMITTAL. THE MAINTENANCE PLAN SHALL INCLUDE RECOMMENDED MAINTENANCE PRACTICES, STATE THE PARTIES RESPONSIBLE FOR MAINTENANCE AND UPKEEP, SPECIFY THE FUNDING SOURCE FOR ONGOING MAINTENANCE WITH PROVISIONS FOR FULL REPLACEMENT WHEN NECESSARY AND PROVIDE SITE SPECIFIC INSPECTION CHECKLIST.
AT A MINIMUM MAINTENANCE SHALL INCLUDE THE FOLLOWING:

- 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.

B
H2 BIORETENTION FACILITY (RAIN GARDEN)
CROSS-SECTION
NOT TO SCALE



NOTE:
1. USE MAX. 4" DEPTH FOR SWALE CAPACITY CALCULATIONS
2. ALL SURFACE WATER MUST DRAIN WITHIN 72 HOURS TO PREVENT MOSQUITO BREEDING

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 BARE 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.

D
H2 BIOINFILTRATION SWALE
NOT TO SCALE

REVISION	DESCRIPTION	BY	DATE
A	U.P. INCOMP. REPLY	BM	09/09/19
A	PC REPLY # 1	BM	09/09/19
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1520 Railroad Ave. St. Helena, CA 94574

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Prepared on:

APRIL 20, 2020

HYATT PLACE HOTEL
USE PERMIT
EX 3/LID PLAN - NOTES & DETAILS

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

JOB# 17052.0
SHEET
H3
OF
H3













DETAIL VIEW OF PORTE COCHERE



VEHICULAR APPROACH TO PORTE COCHERE



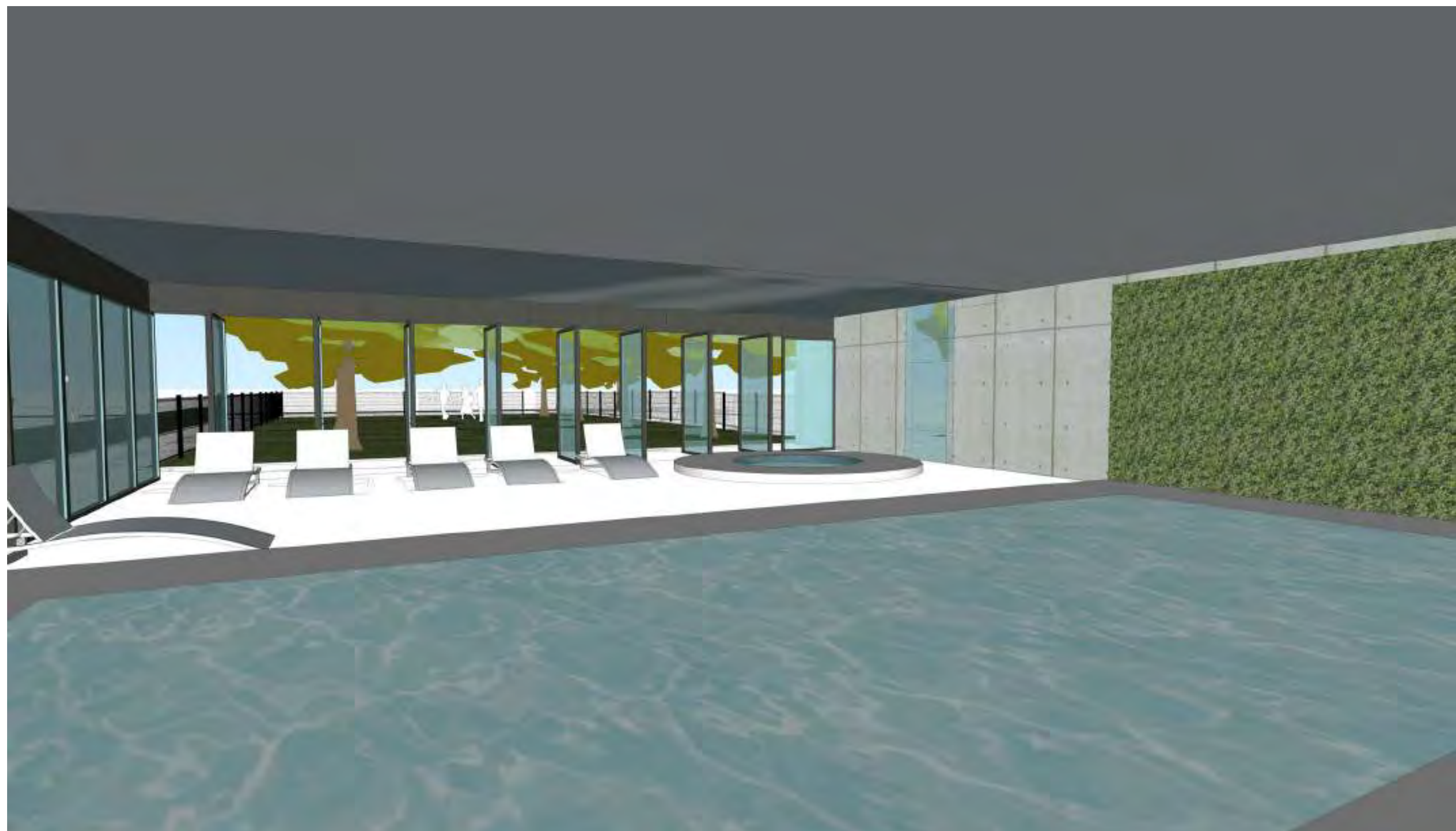
DETAIL VIEW OF PORTE COCHERE



VIEW OF ROOFTOP OUTDOOR DECK



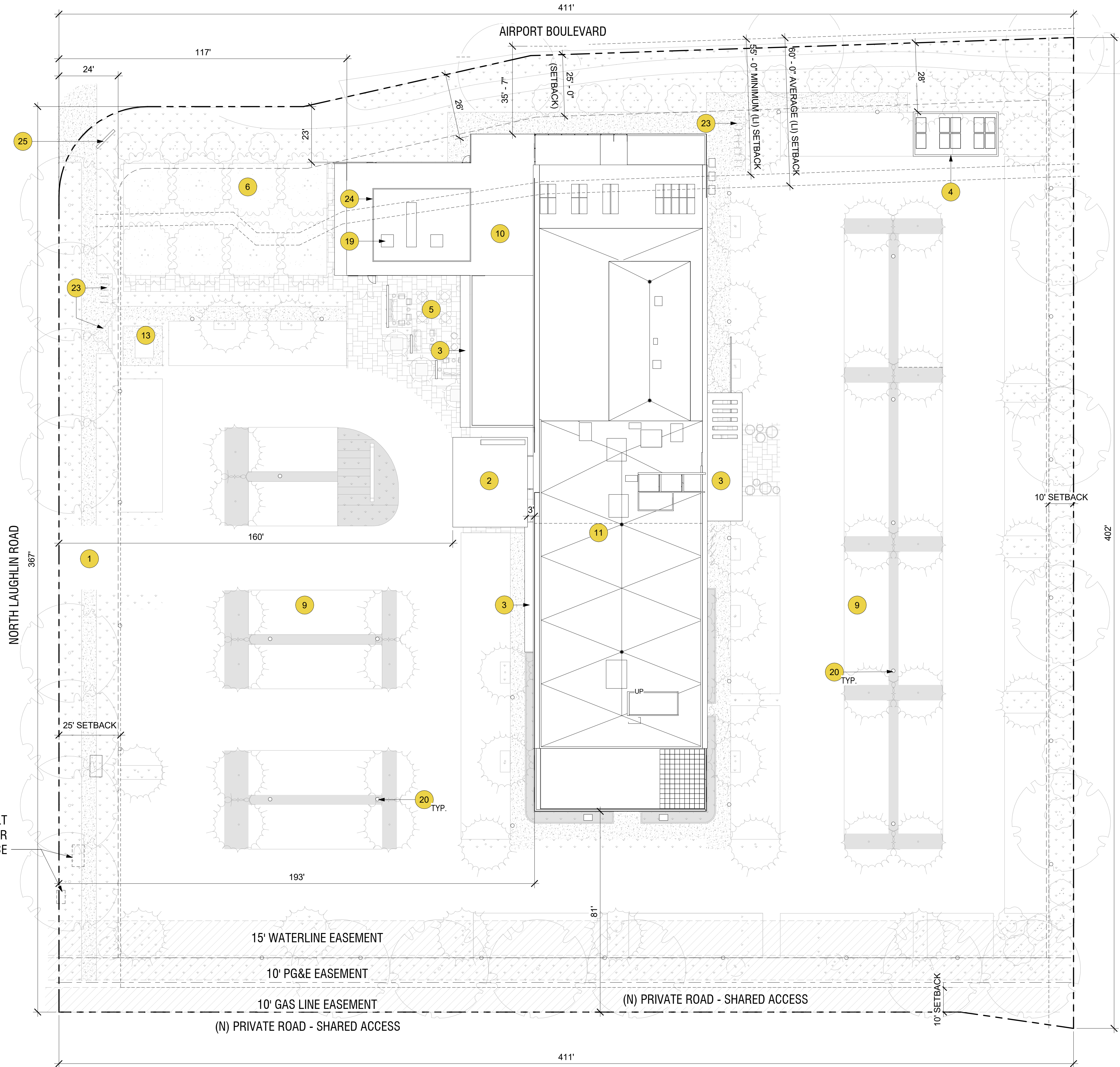
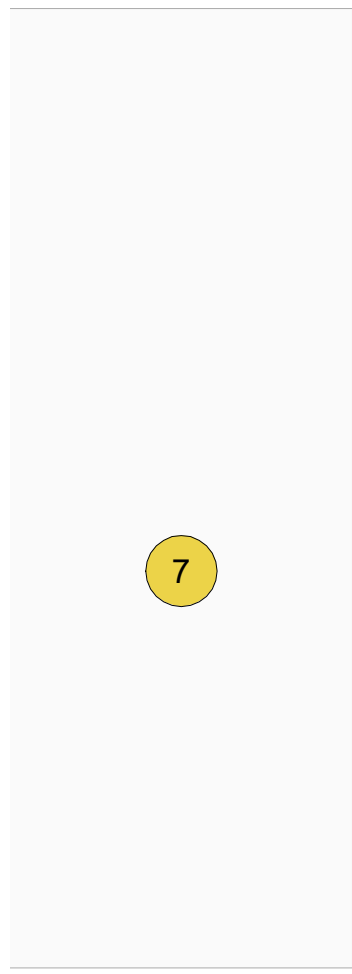
VIEW OF EAST FACING ENTRANCE



INDOOR POOL AREA

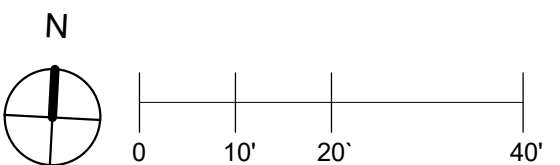


VIEW UNDERNEITH ROOFTOP PROJECTION

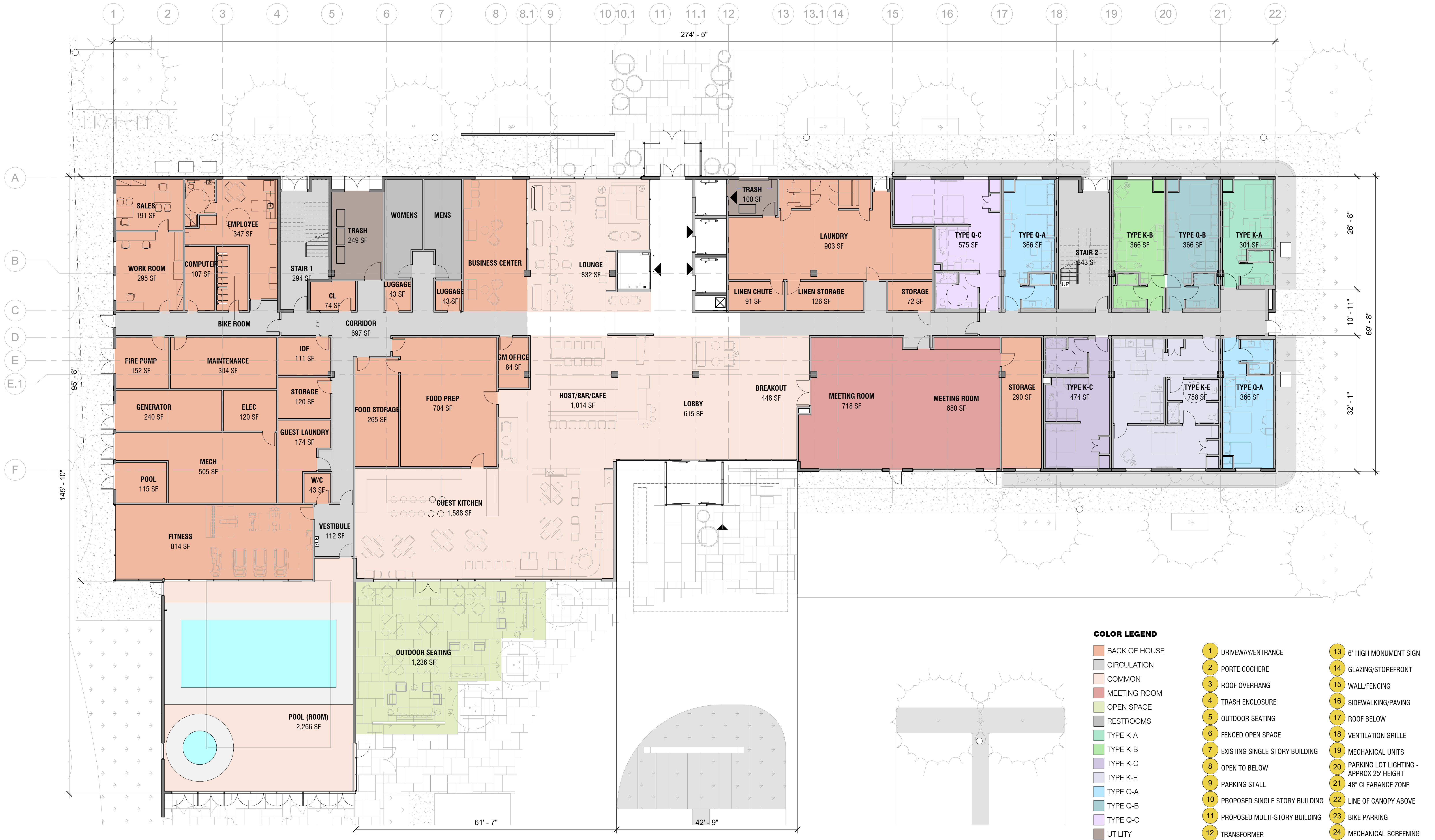


(E) UTILITIES AND VAULT
TO BE RELOCATED FOR
(N) ENTRANCE

- 1 DRIVEWAY/ENTRANCE
- 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



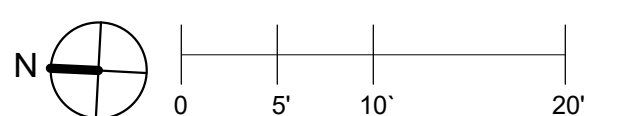
#	DATE	ISSUES & REVISIONS	BY
1	02.26.2019	USE PERMIT SUBMITTAL	EP
2	06.3.2019	USE PERMIT RESUBMITTAL	EP
3	02.01.2021	USE PERMIT RESUBMITTAL	EP





- 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
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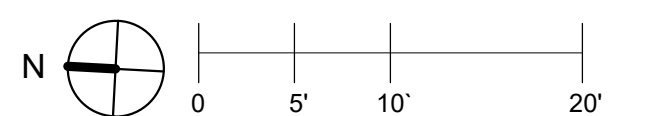
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COLOR LEGEND

- 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
- 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

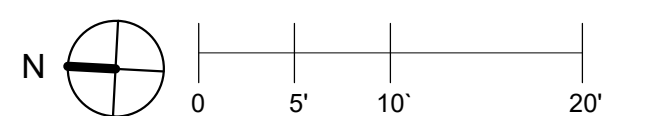




COLOR LEGEND

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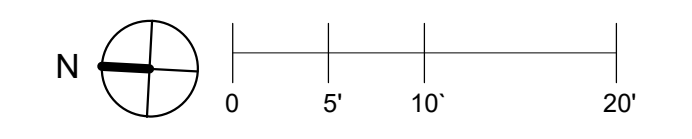
#	DATE	ISSUES & REVISIONS	BY
1	02.26.2019	USE PERMIT SUBMITTAL	EP
2	06.3.2019	USE PERMIT RESUBMITTAL	EP
3	02.01.2021	USE PERMIT RESUBMITTAL	EP



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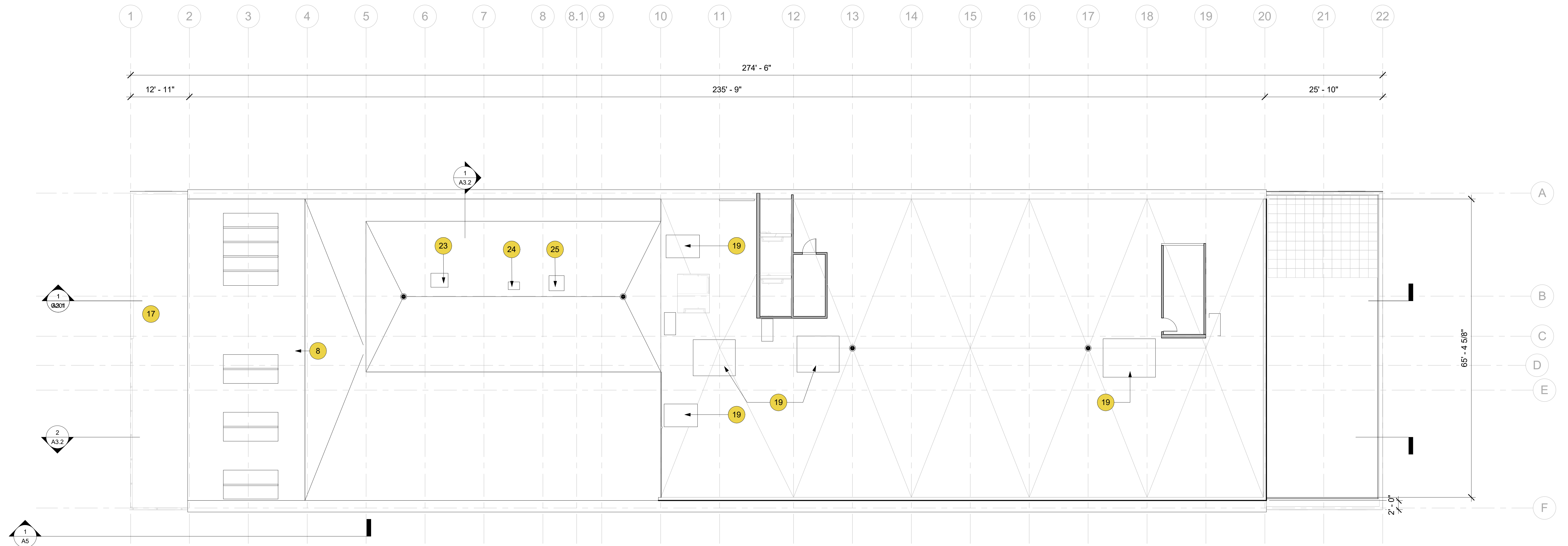
ALLOWABLE OUTDOOR DECK AREA WILL
DEPEND ON OCCUPANT LOAD AND EXITING
REQUIREMENTS; TO BE VERIFIED

COLOR LEGEND

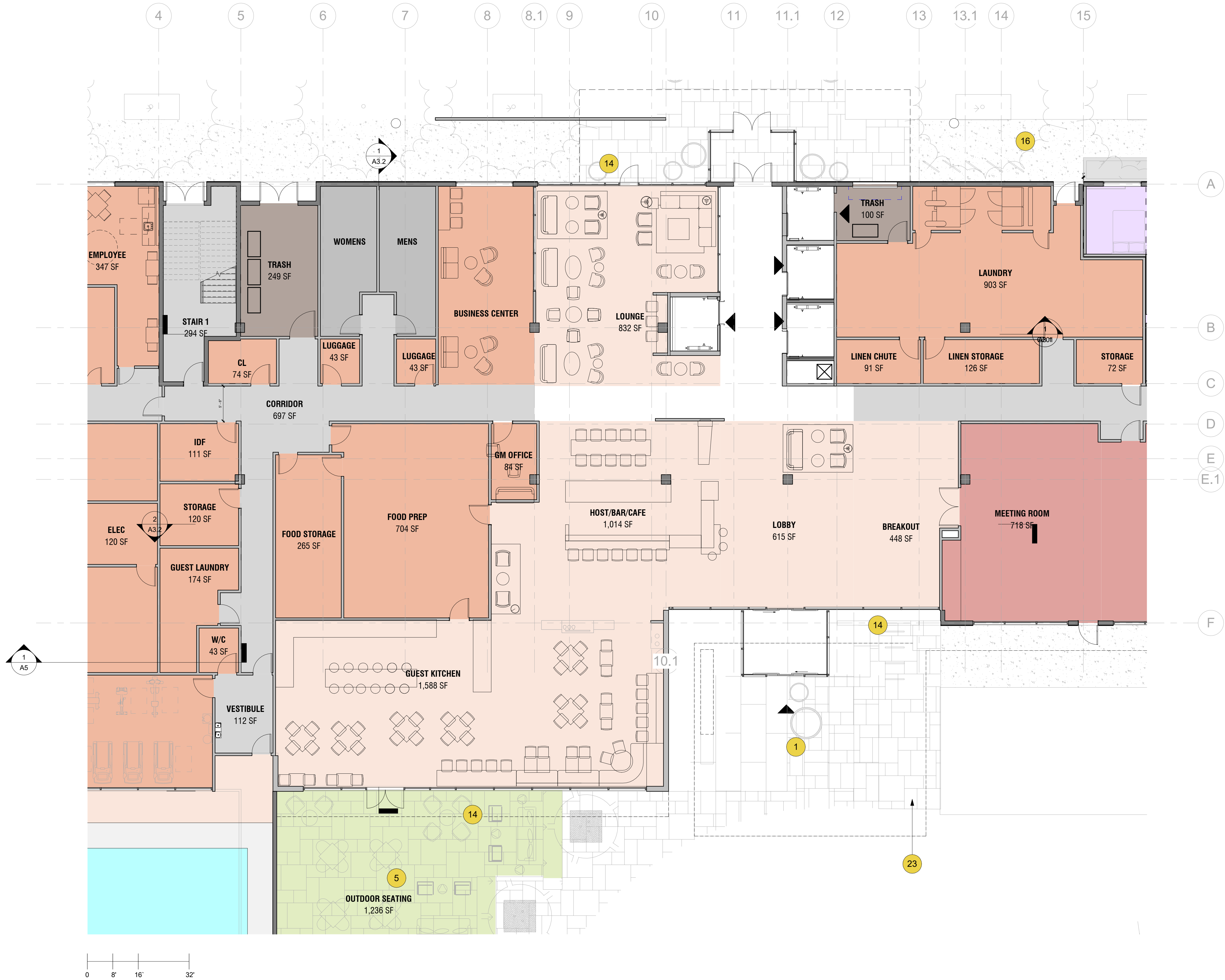
- BACK OF HOUSE
- CIRCULATION
- OFFICE
- OUTDOOR DECK
- RESTAURANT DINING
- RESTAURANT KITCHEN
- RESTROOMS
- TYPE K-A
- TYPE K-B
- TYPE K-C
- TYPE K-DC
- TYPE Q-A
- TYPE Q-B
- UTILITY

- 1 DRIVEWAY/ENTRANCE
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- 3 ROOF OVERHANG
- 4 TRASH ENCLOSURE
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- 20 PARKING LOT LIGHTING - APPROX 25' HEIGHT
- 21 48" CLEARANCE ZONE
- 22 LINE OF CANOPY ABOVE
- 23 KITCHEN CONDENSER
- 24 DISHWASHER FAN
- 25 GREASE FAN



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

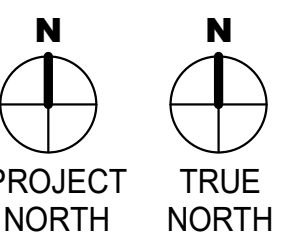
LANDSCAPE ARCHITECT

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



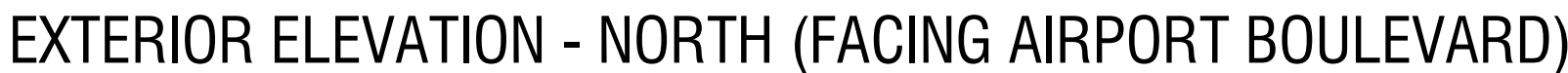
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PROJECT NUMBER: 00-000
SHEET ISSUE DATE: 08/05/19
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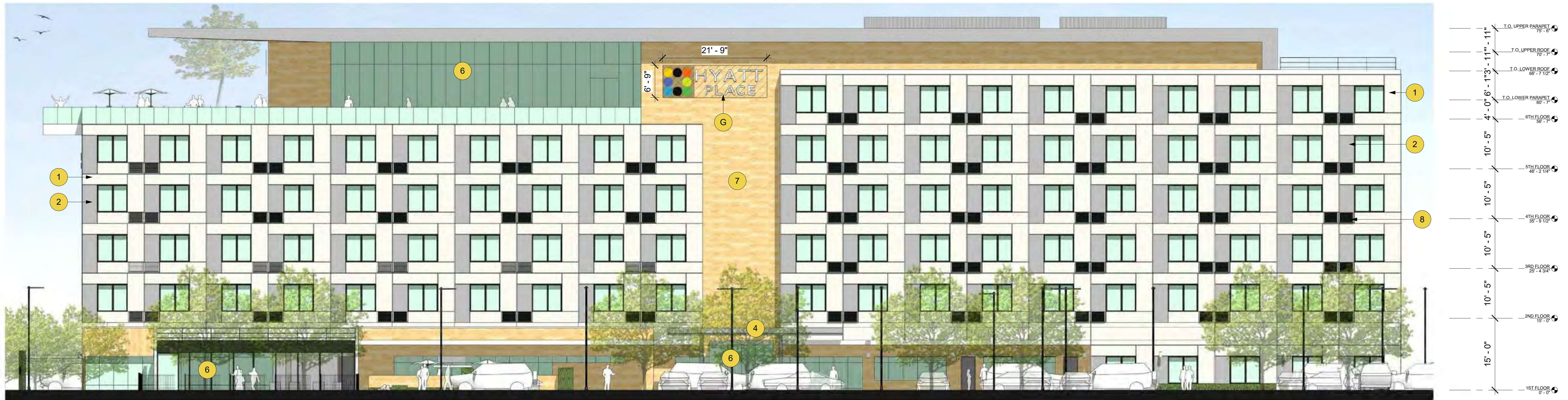
ENLARGED LOBBY PLAN

SHEET NUMBER

A1.8

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CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE
ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED
WITHOUT WRITTEN CONSENT OF THE ARCHITECT

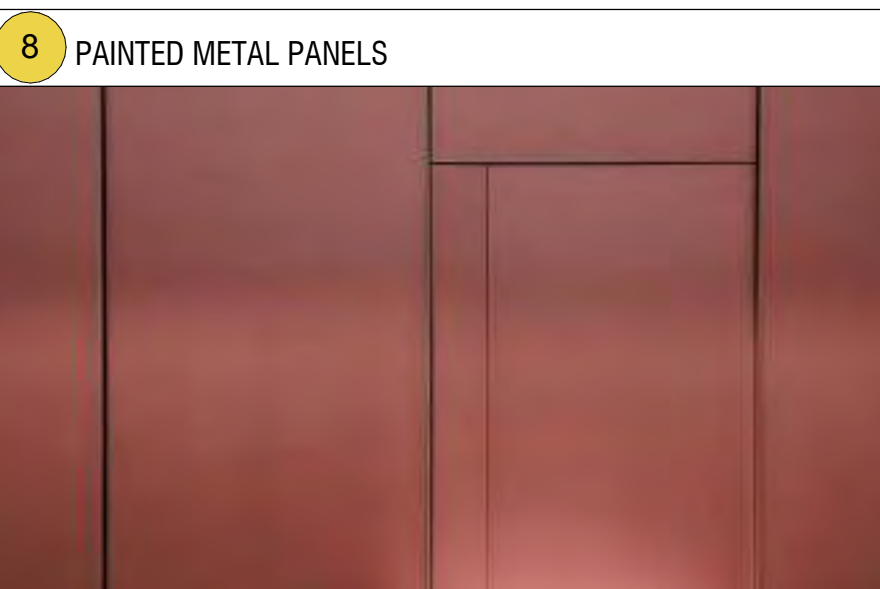
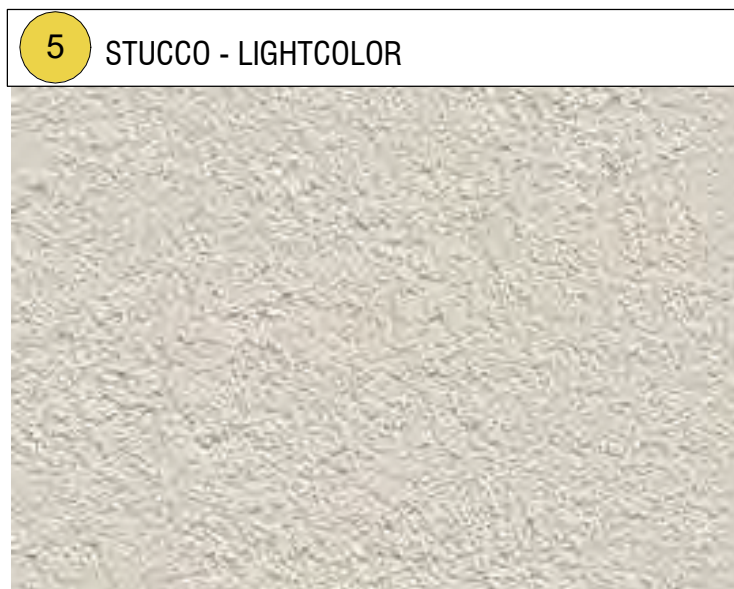
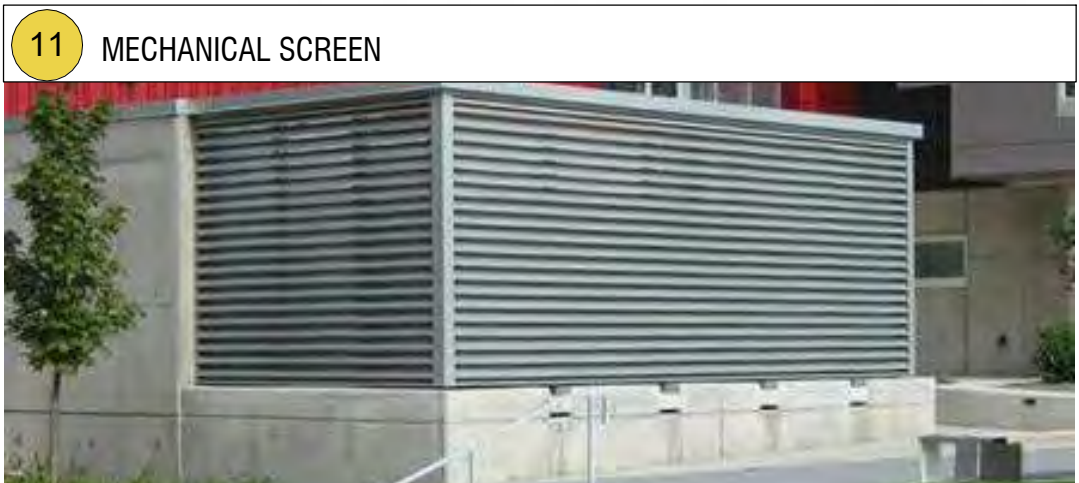
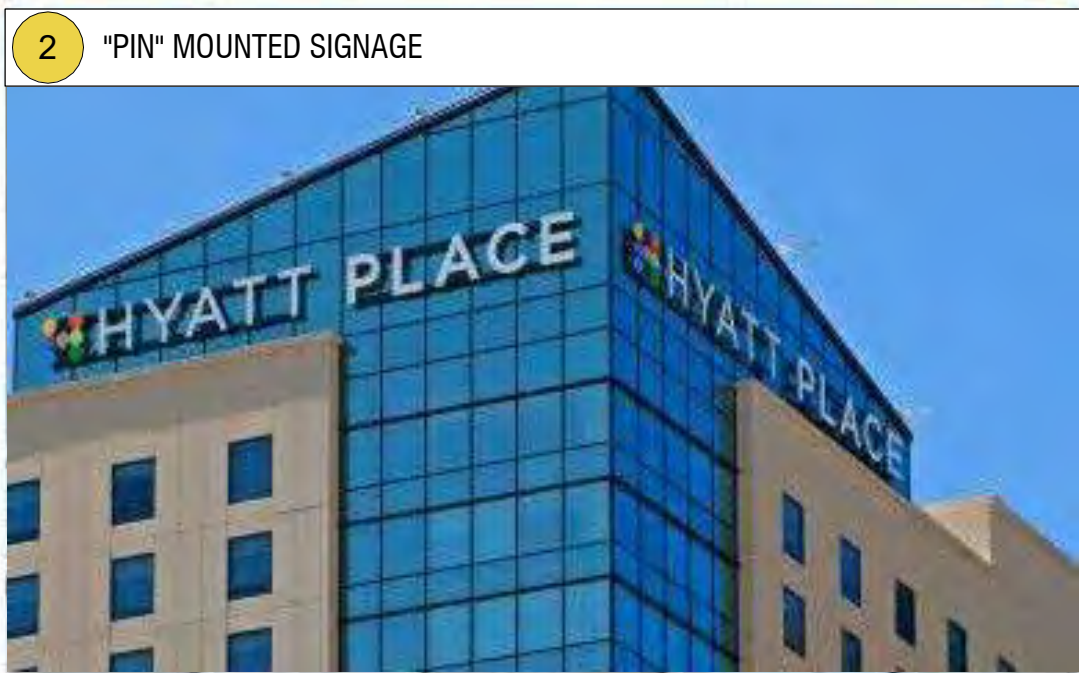
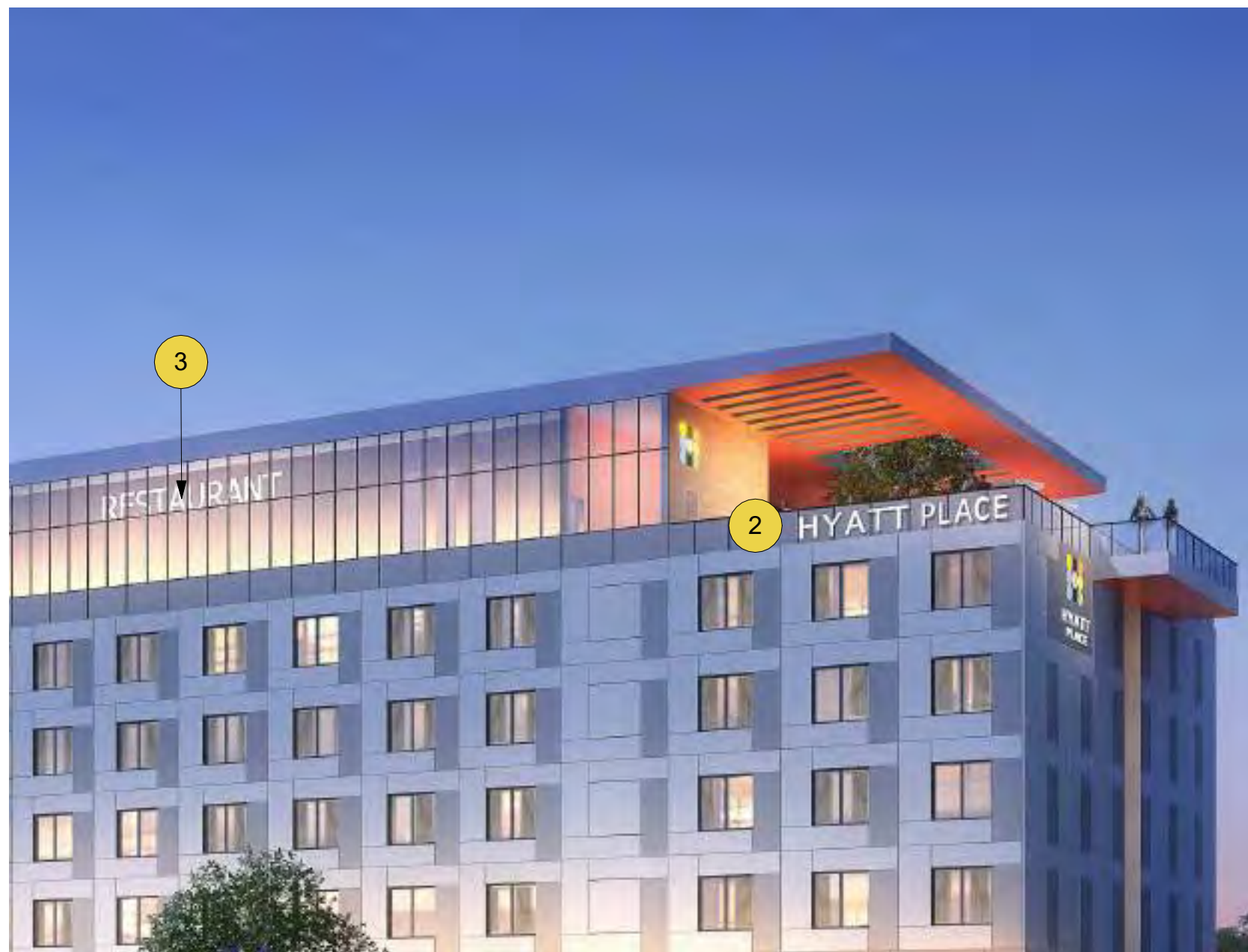




EXTERIOR ELEVATION - WEST (FACING NORTH LAUGHLIN ROAD)



EXTERIOR ELEVATION - SOUTH





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

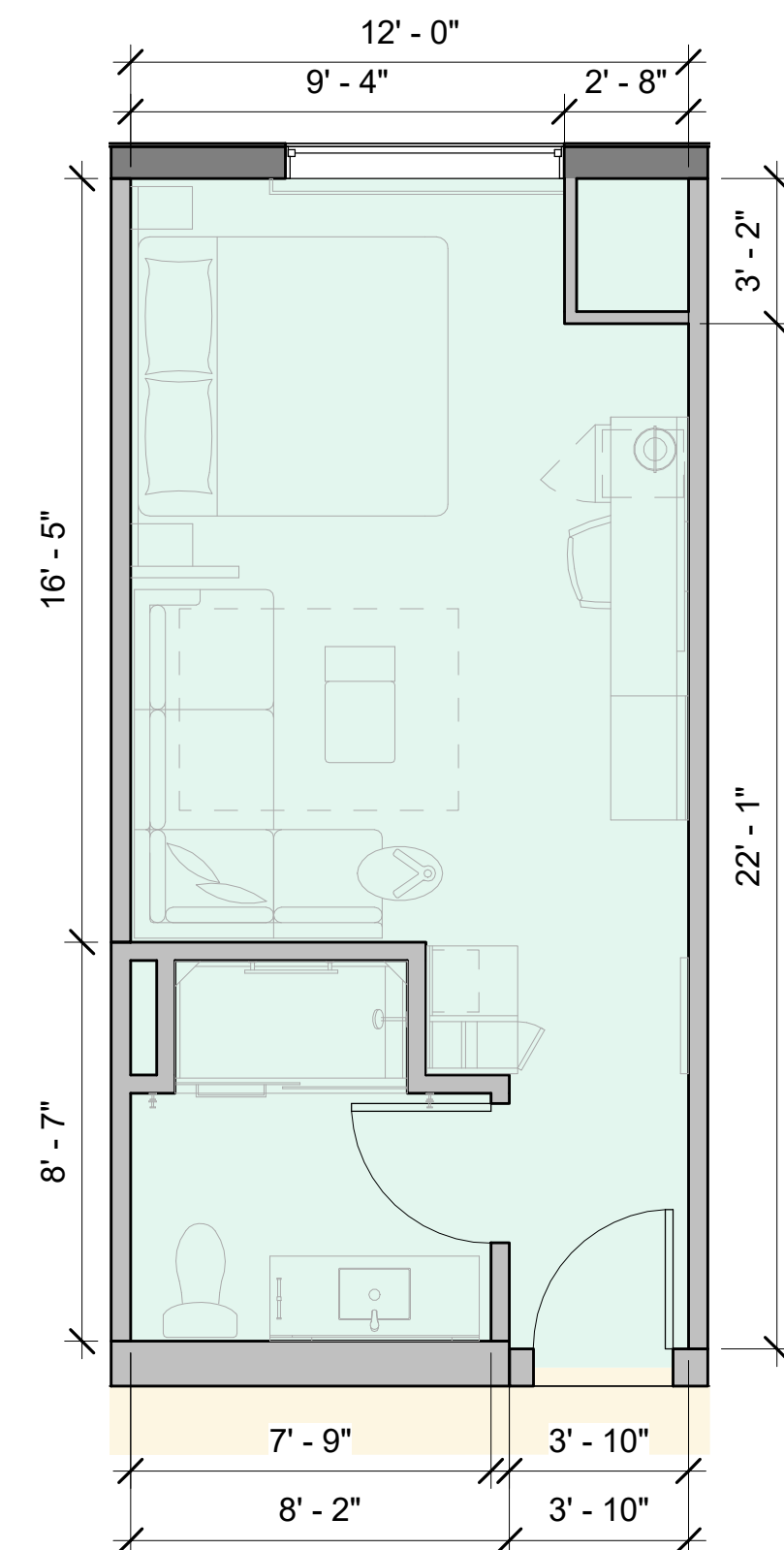


① WEST - EAST SECTION, FACING NORTH
1" = 10'-0"



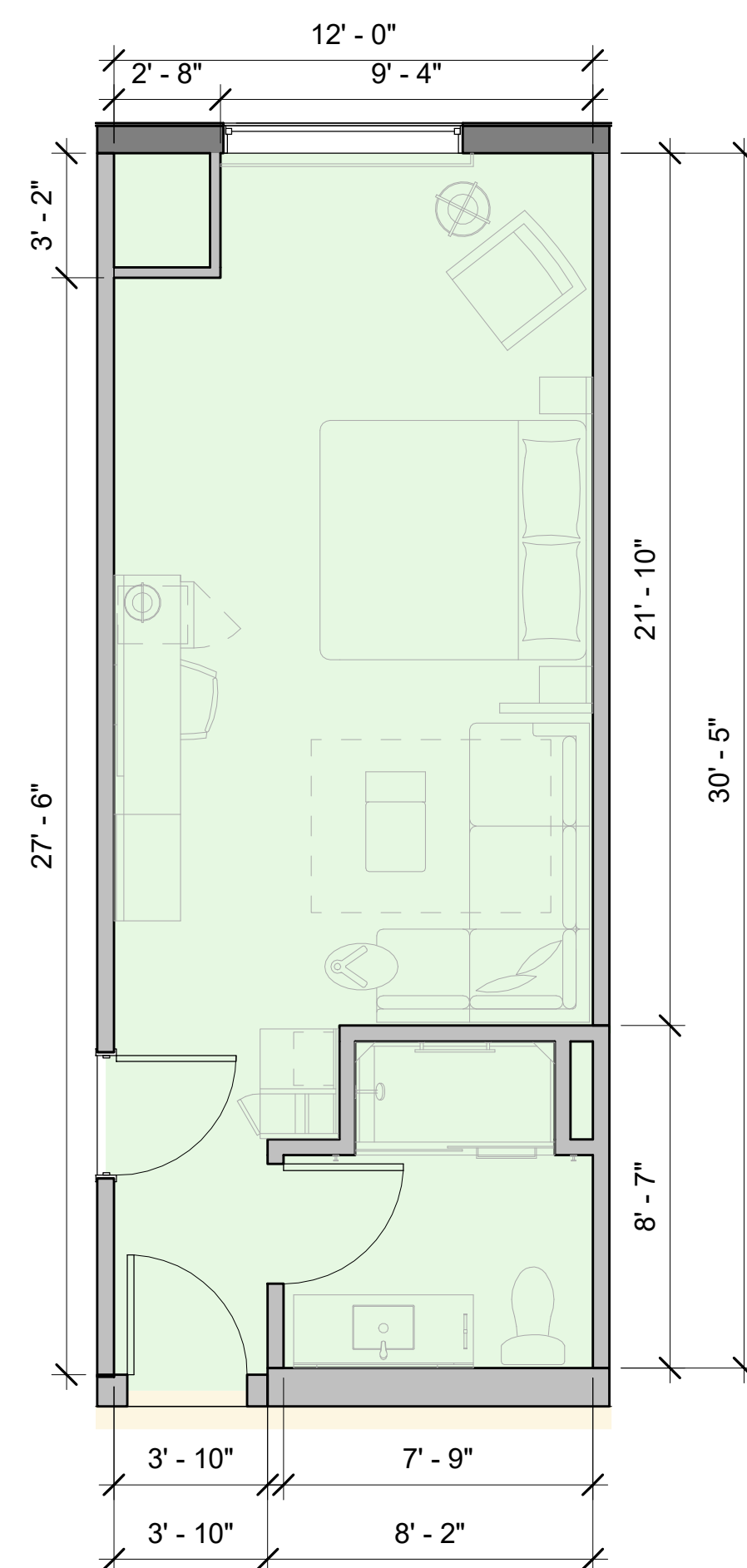
② NORTH - SOUTH SECTION, FACING WEST
1" = 10'-0"

- 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



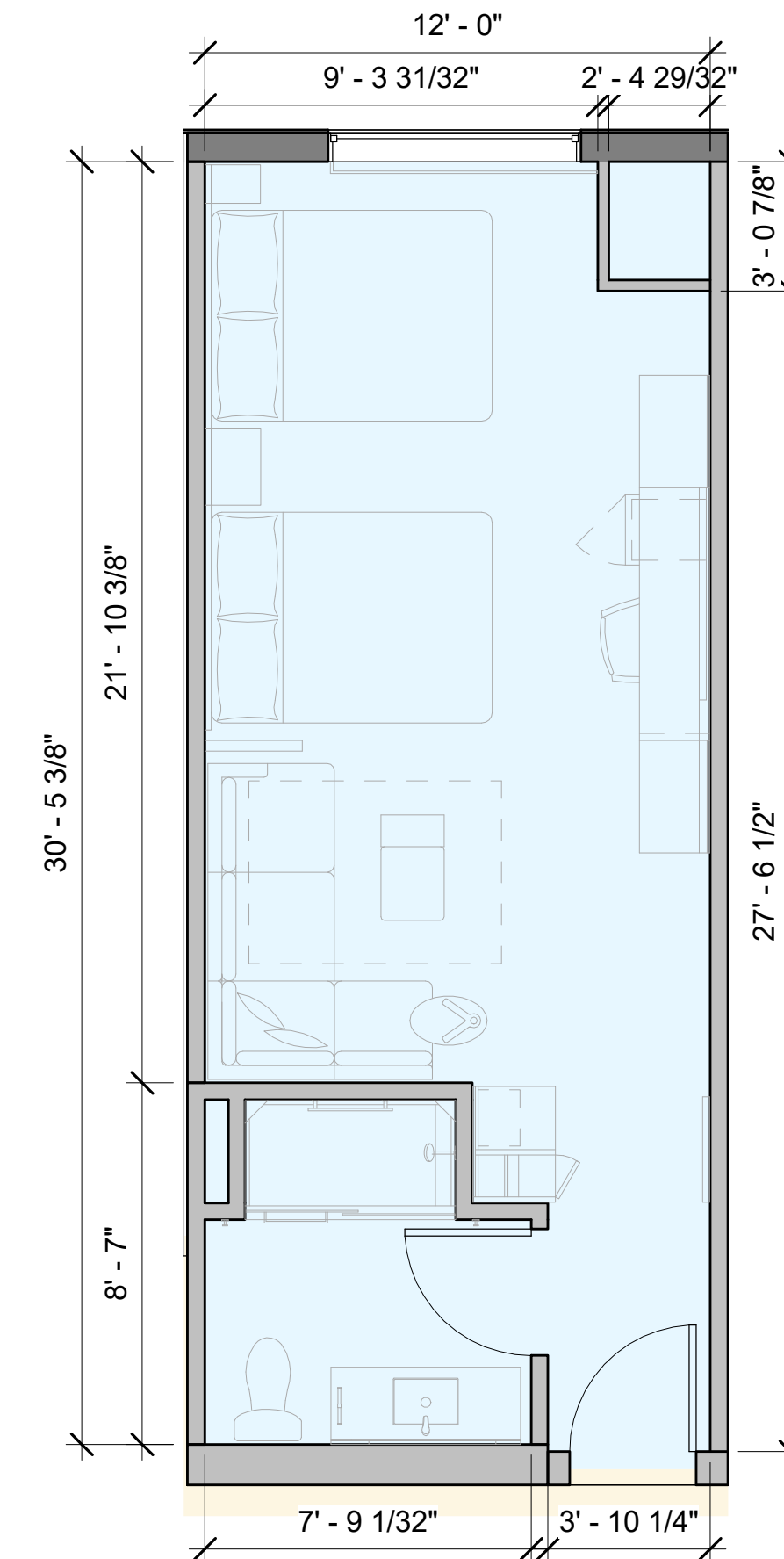
NET AREA: 292 SF
GROSS AREA: 335 SF

① TYPE K-A ENLARGED PLAN
1/4" = 1'-0"



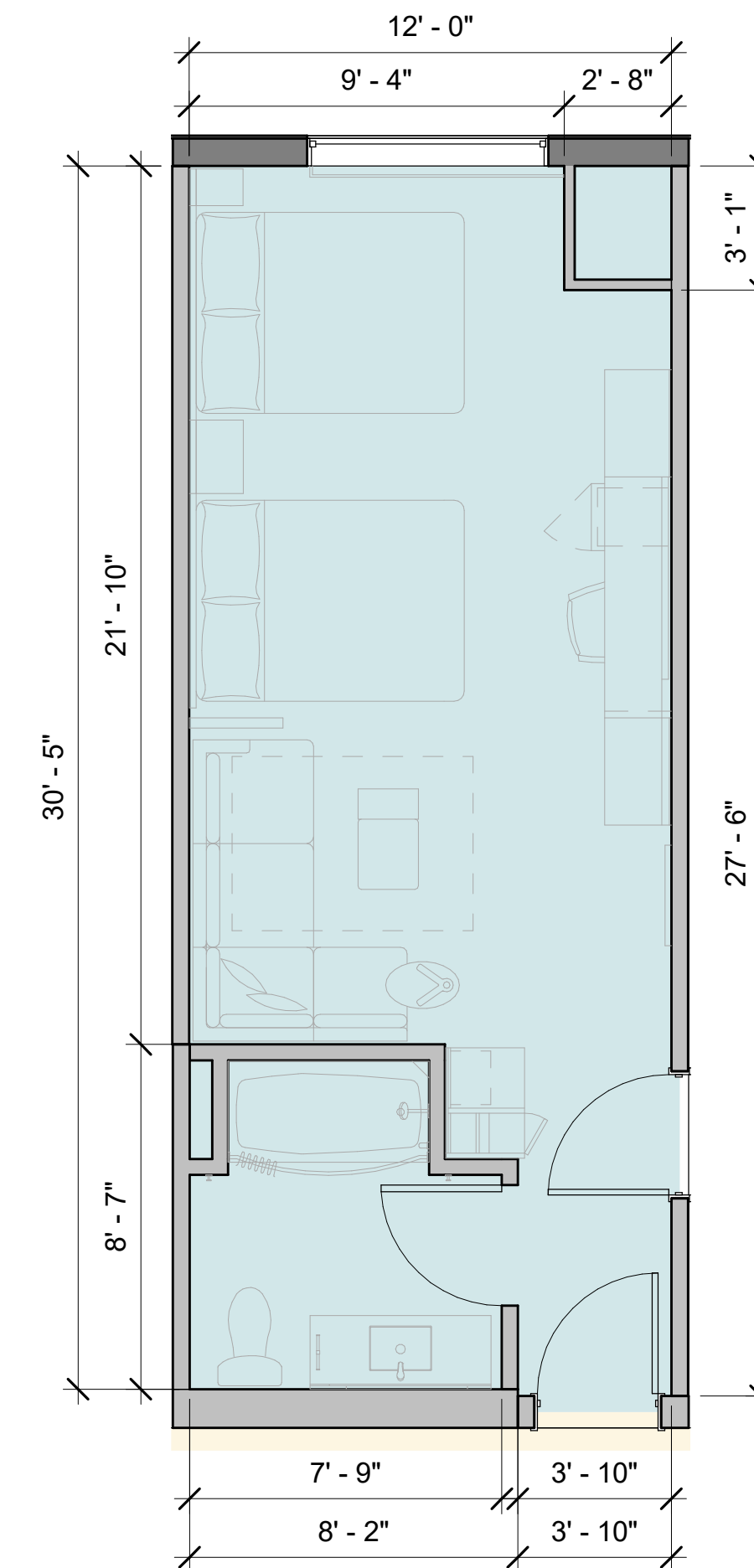
NET AREA: 357 SF
GROSS AREA: 405 SF

② TYPE K-B ENLARGED PLAN
1/4" = 1'-0"



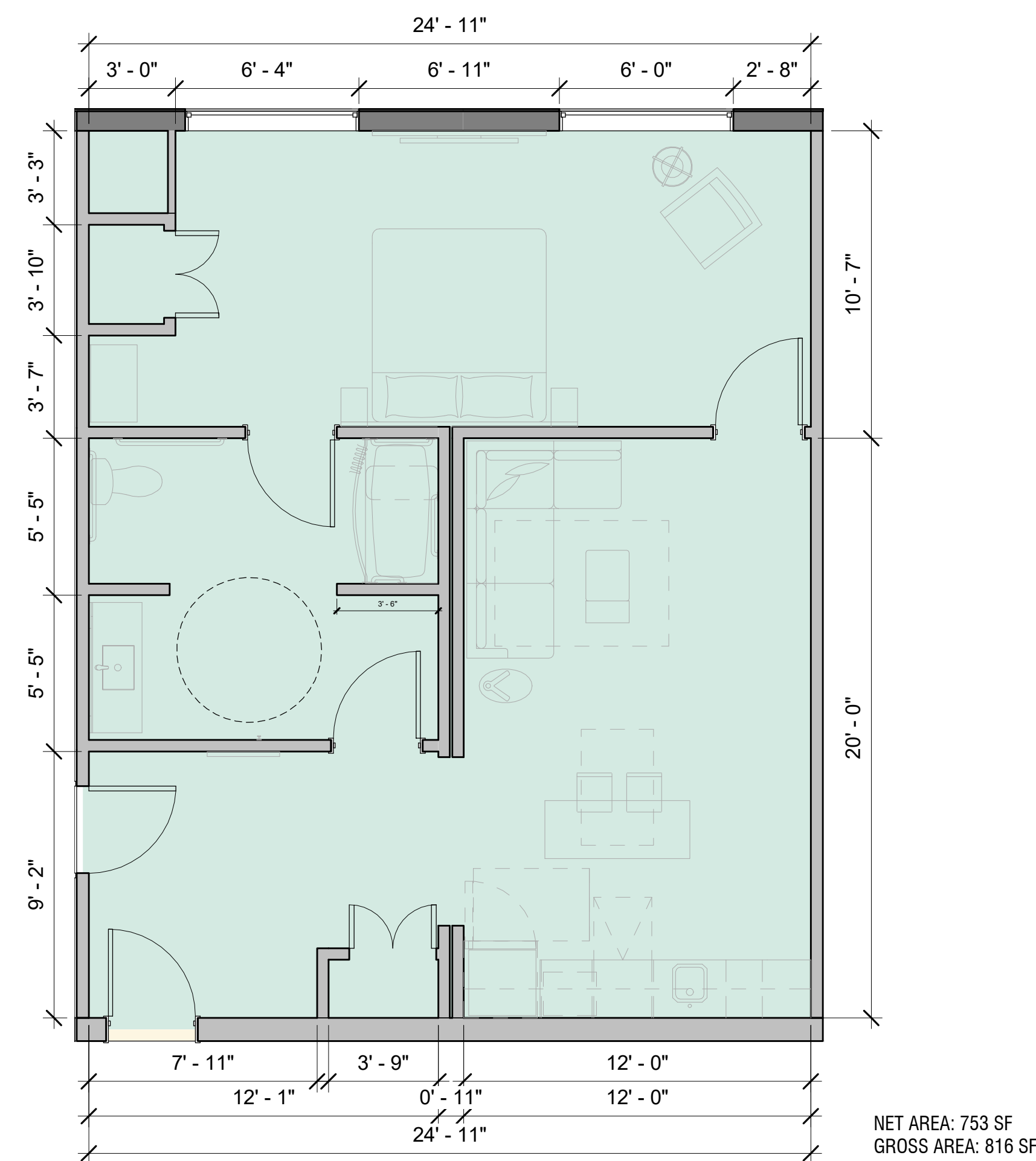
NET AREA: 357 SF
GROSS AREA: 405 SF

⑤ TYPE Q-A ENLARGED PLAN
1/4" = 1'-0"

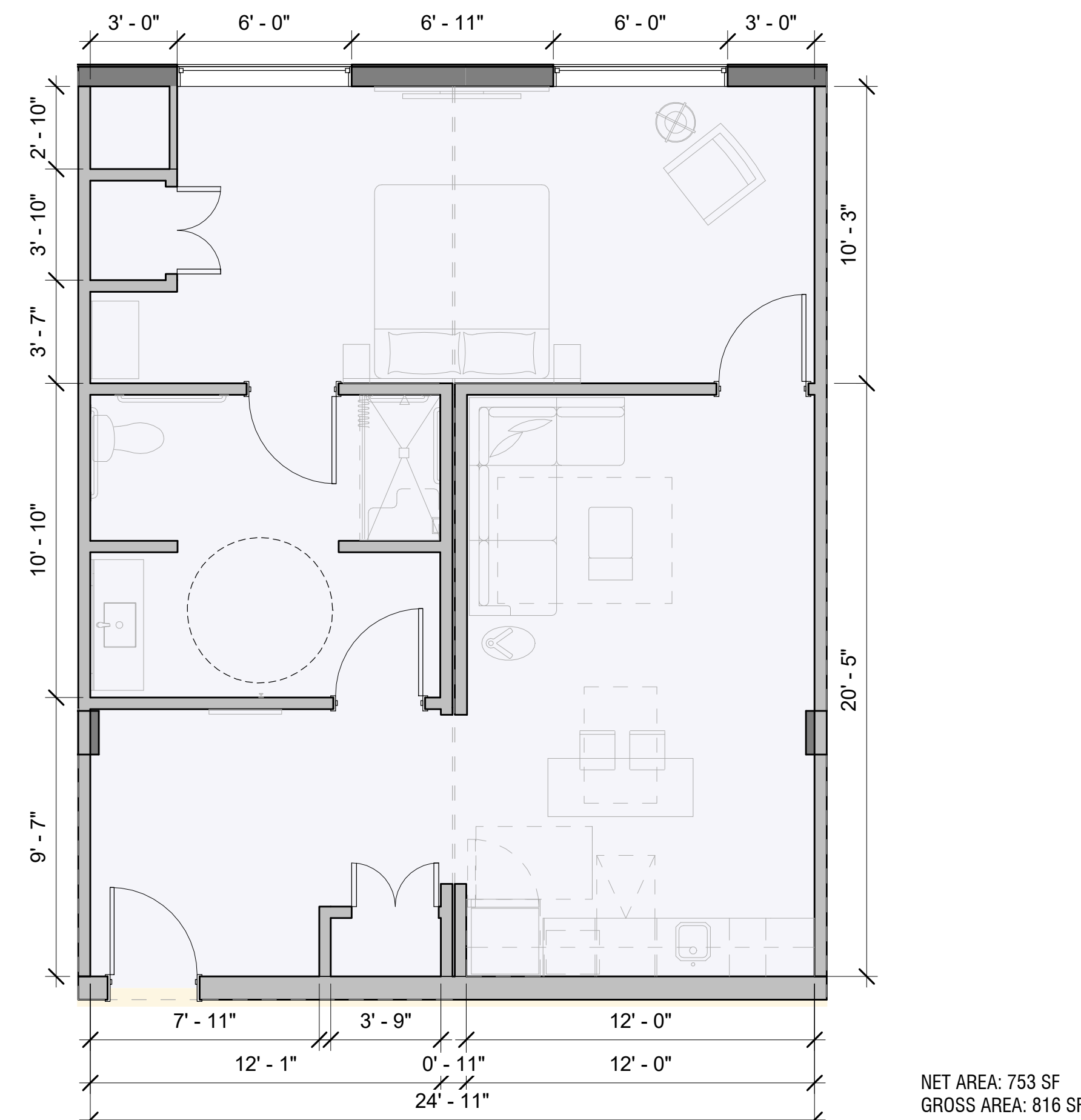


NET AREA: 357 SF
GROSS AREA: 406 SF

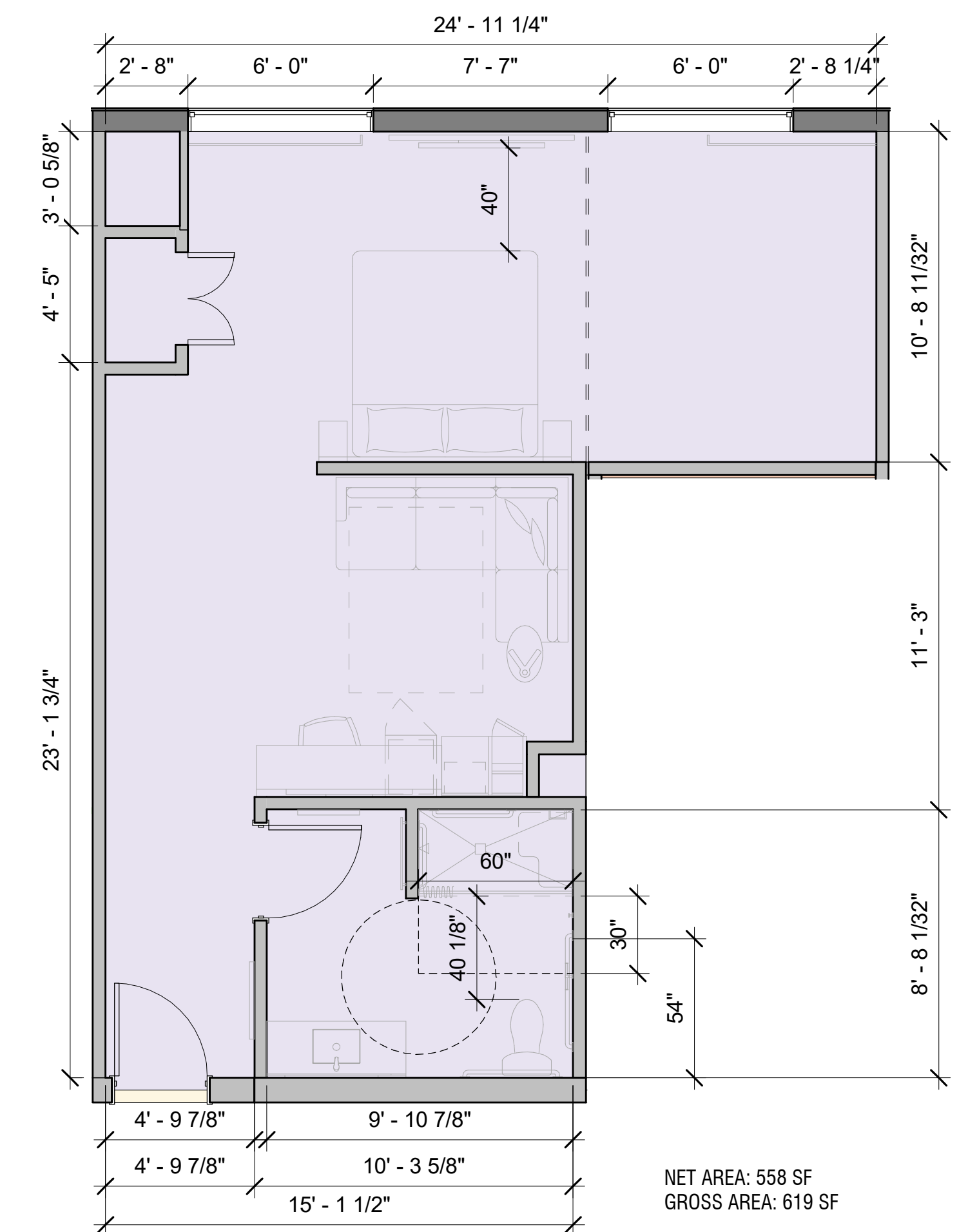
⑥ TYPE Q-B ENLARGED PLAN
1/4" = 1'-0"



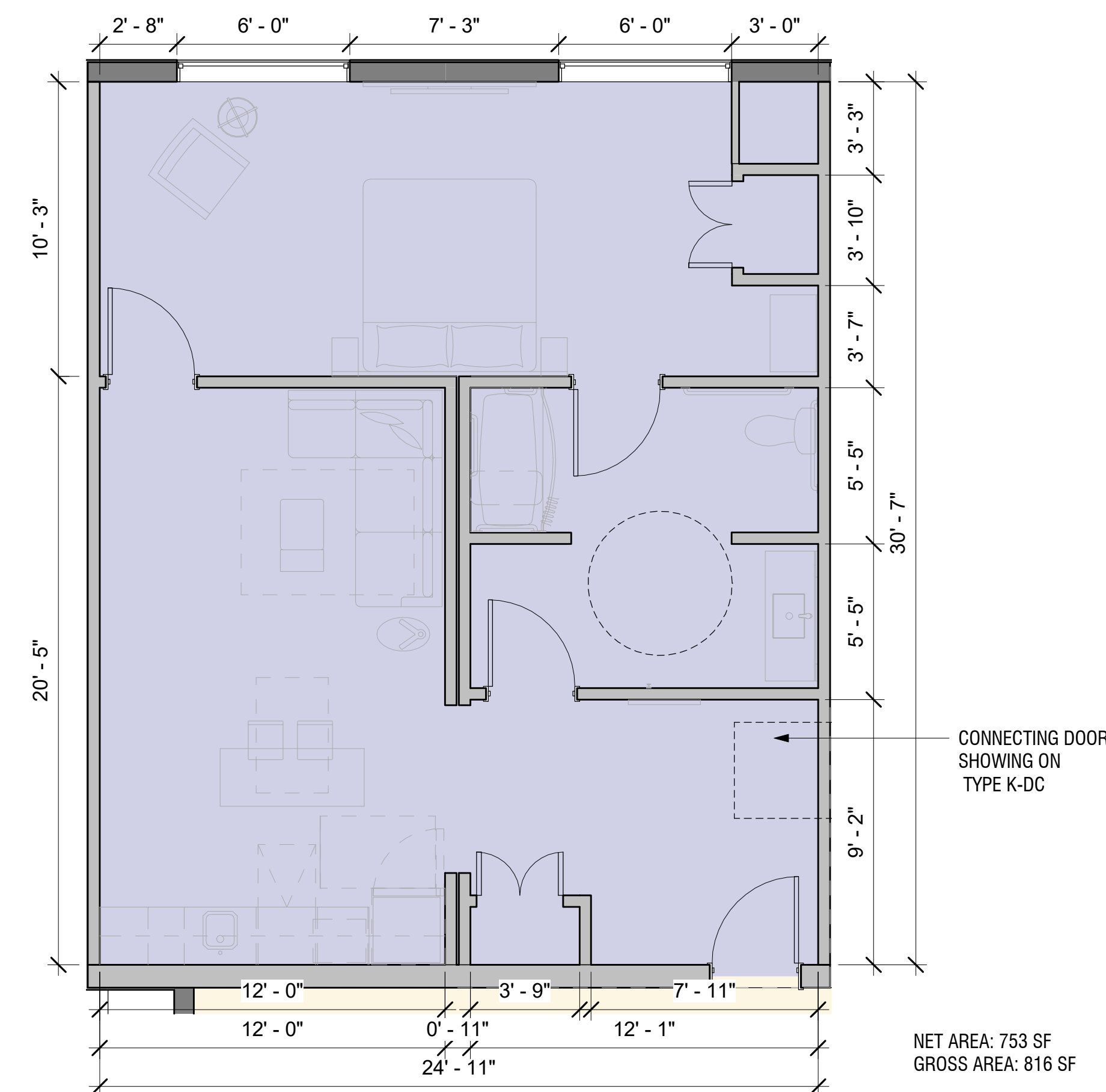
④ TYPE K-DC ENLARGED PLAN
1/4" = 1'-0"



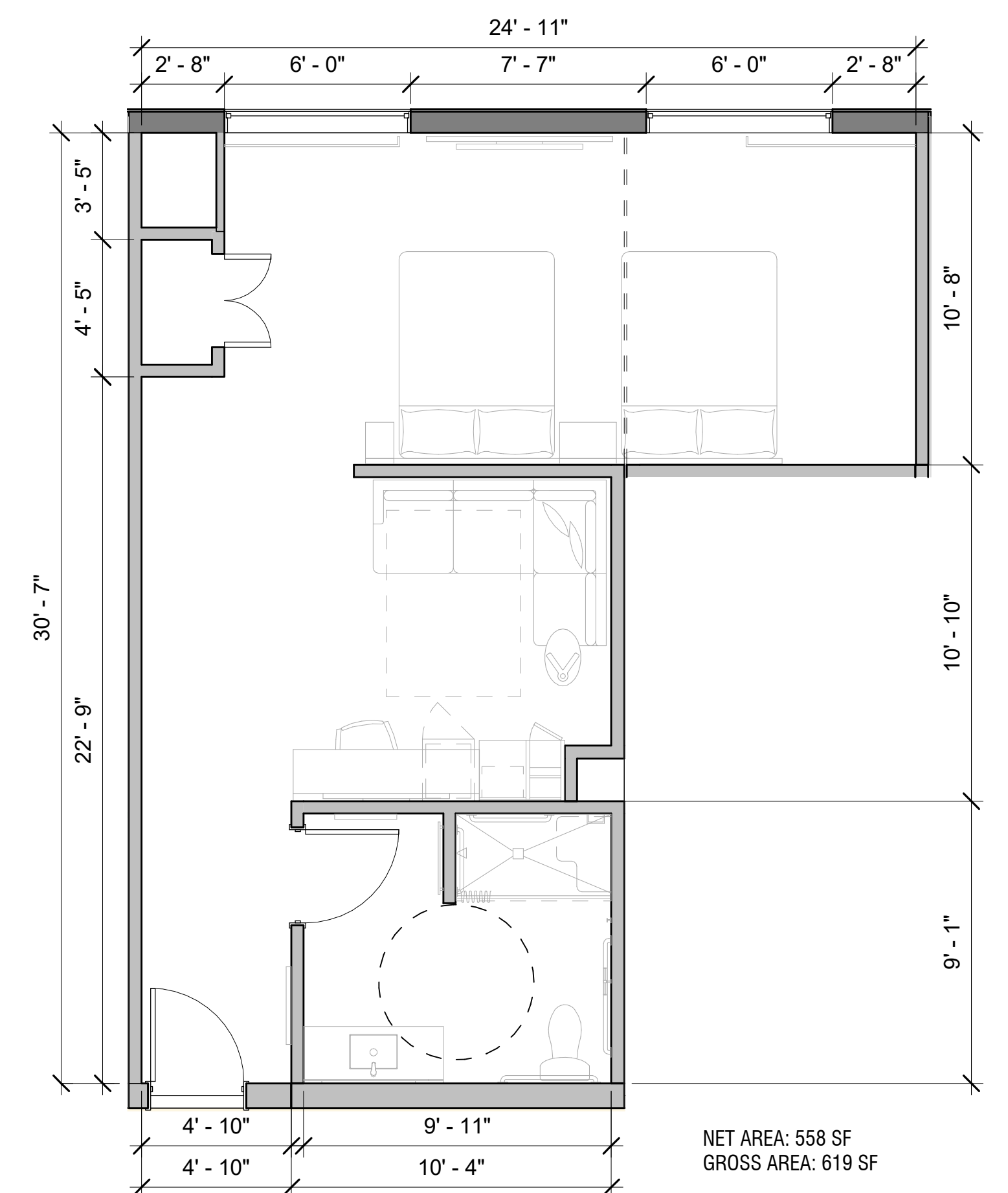
⑤ TYPE K-E ENLARGED PLAN
1/4" = 1'-0"



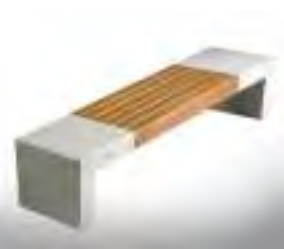
① TYPE K-C ENLARGED PLAN
1/4" = 1'-0"

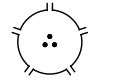
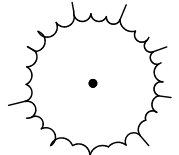
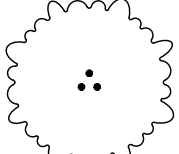
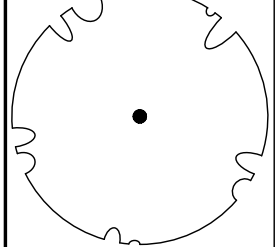


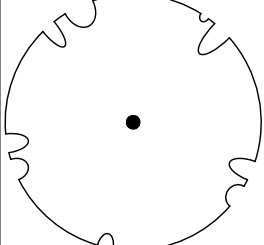
② TYPE K-D ENLARGED PLAN
1/4" = 1'-0"

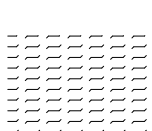
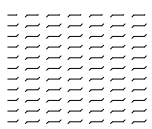
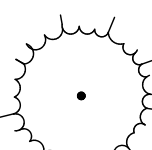
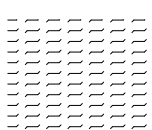
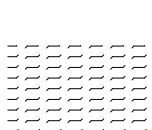


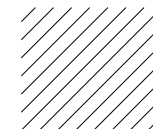
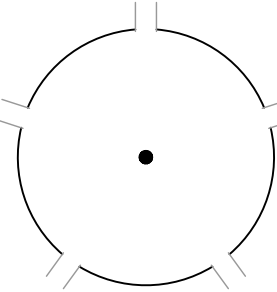
③ TYPE Q-C ENLARGED PLAN
1/4" = 1'-0"

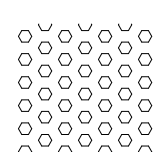
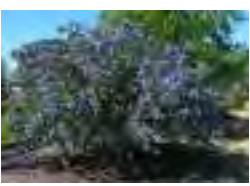
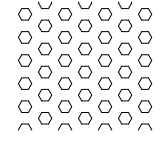
MATERIALS			
IMAGE	SYMBOL	DESCRIPTION	NOTES
	P-1	PAVING 1 Stone pavers, mortar- set	Concrete base
	P-2	PAVING 2 Concrete pavers, sand - set	Permeable joints over gravel base
	P-3	PAVING 3 Gravel	
	P-4	PAVING 4 Concrete	Integral color
	W-1	BIORETENTION PLANTER WALL	Concrete wall with stone cladding
	A-1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

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

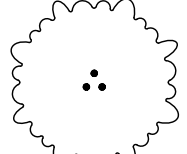
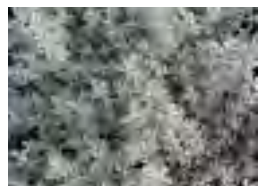
STREETSCAPE 1					
SYMBOL	IMAGE	BOTANICAL NAME / COMMON NAME	SIZE	WUCOLS	NOTES
		Bouteloua gracilis 'Blonde Ambition' / Blue Gama Grass	1 gal	Low	3'H X 3'W
		Mimulus cardinalis / Scarlet Monkey Flower	1 Gal./ 2'-0" O.C.	Low	2' H X 1.5' W
		Platanus racemosa / Western Sycamore	24" Box	Moderate	30-35' 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

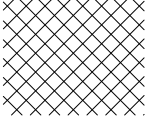
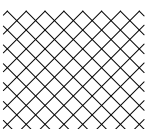
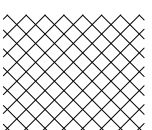
BIORETENTION					
SYMBOL	IMAGE	BOTANICAL NAME / COMMON NAME	SIZE	WUCOLS	NOTES
		Calamagrostis x acutifolia 'Carl Foeller' / Feather Reed Grass	5 Gal./ x-0" O.C.	Moderate	2-3' H X W, 6' Flower
		Carex praegracilis / California field sedge	1 gal	Moderate	2-3' H X 2-3' W
		Chionanthus retusus / Chinese 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

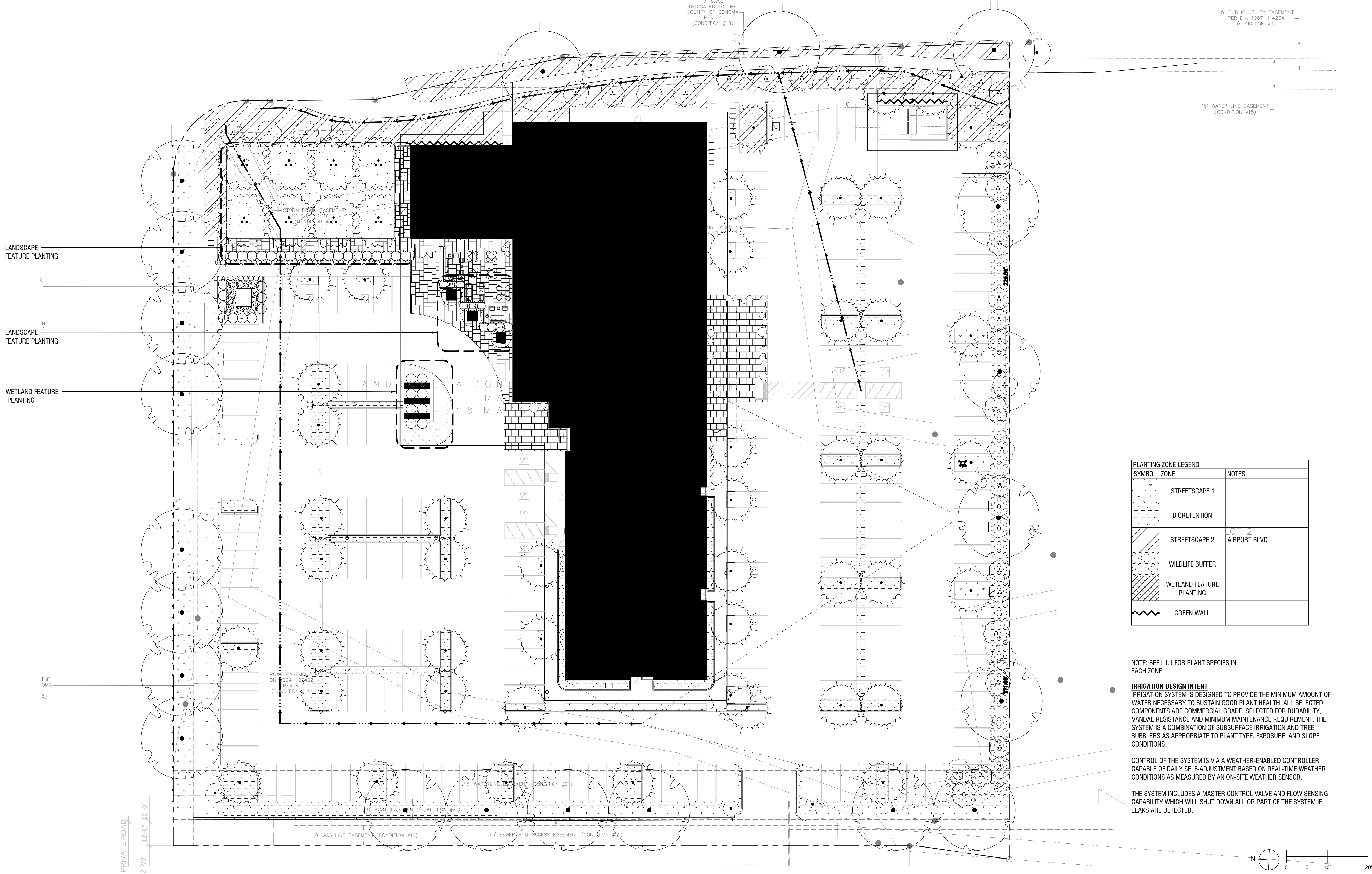
STREETSCAPE 2 (AIRPORT BLVD.)					
SYMBOL	IMAGE	BOTANICAL NAME / COMMON NAME	SIZE	WUCOLS	NOTES
		Ceanothus 'Far Horizons' / California Lilac	5 gal	Low	6'H x 8'W
		Quercus kelloggii / Black Oak	24" Box	Low	20-30' H X 30-80' W
		Mimulus cardinalis / Scarlet Monkey Flower	1 Gal./ 2'-0" O.C.	Low	2' H X 1.5' 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 alba / Frosty Curis 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' POOL EASEMENT
DN. 9004-115451
PER R1
(CONDITION #14)

15' WATERLINE EASEMENT (CONDITION #21)

10' GAS LINE EASEMENT (CONDITION #10)

13' SEWER AND ACCESS EASEMENT (CONDITION #21)

PRIVATE ROAD
-2' 7/8" -12'-0" 10'-0"

THE JOMA
(8)

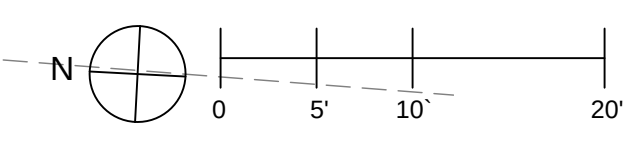
PLANTING ZONE LEGEND		
SYMBOL	ZONE	NOTES
[Symbol]	STREETSCAPE 1	
[Symbol]	BIORETENTION	
[Symbol]	STREETSCAPE 2	LOT 2 AIRPORT BLVD
[Symbol]	WILDLIFE BUFFER	
[Symbol]	WETLAND FEATURE PLANTING	
[Symbol]	GREEN WALL	

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

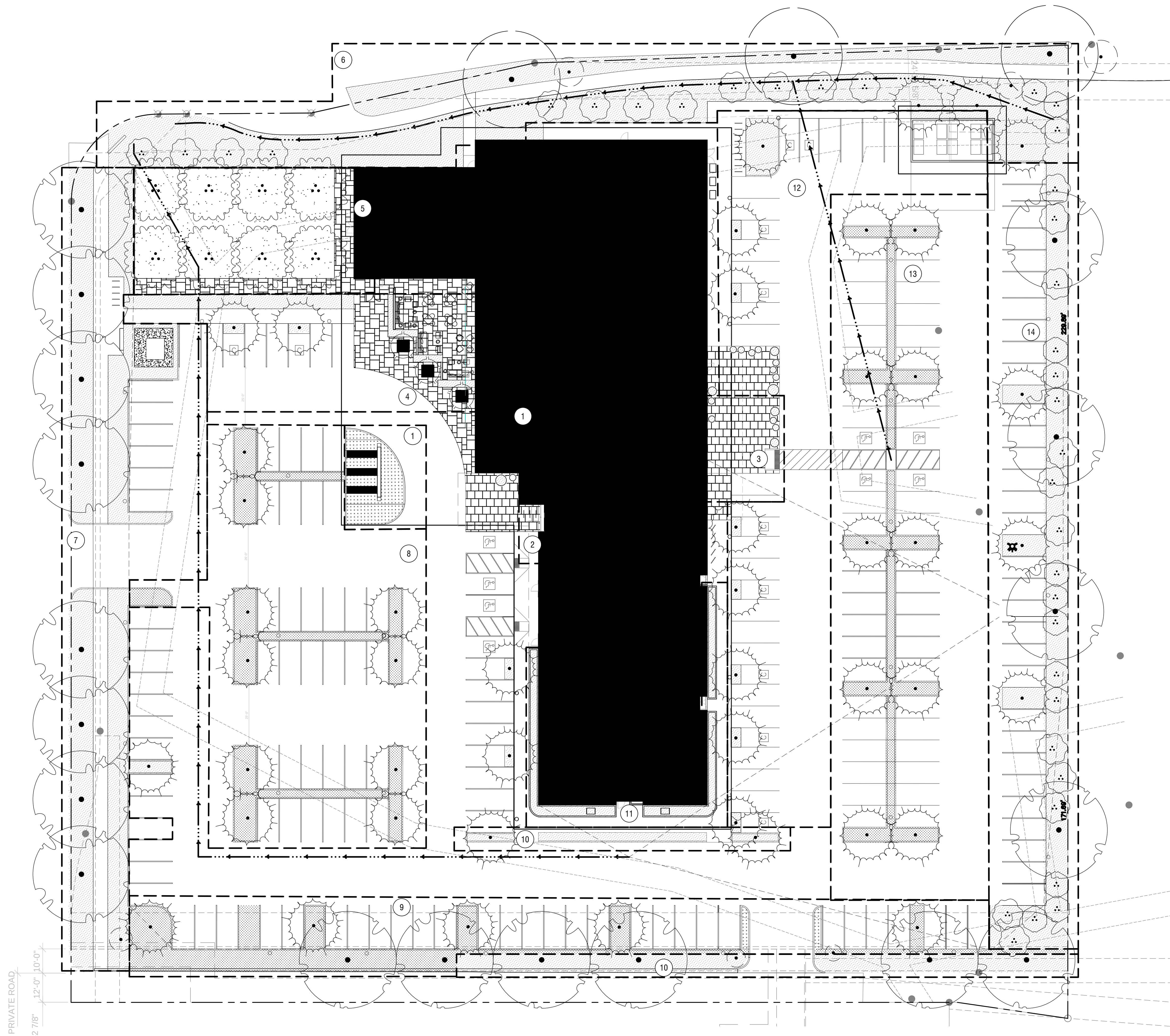
IRRIGATION DESIGN INTENT
IRRIGATION SYSTEM IS DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH. ALL SELECTED COMPONENTS ARE COMMERCIAL GRADE, SELECTED FOR DURABILITY, VANDAL RESISTANCE AND MINIMUM MAINTENANCE REQUIREMENT. THE SYSTEM IS A COMBINATION OF SUBSURFACE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



#	DATE	ISSUES & REVISIONS	BY
1	02/26/2019	USE PERMIT SUBMITTAL	JL
2	05/14/2019	USE PERMIT RESUBMITTAL	JL
3	02/01/2020	USE PERMIT RESUBMITTAL	JL



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

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