

SILK MILL EXPANSION

Petaluma, California



Arris
STUDIO ARCHITECTS

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STEPHEN A. JGON
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SILK MILL EXPANSION
PETALUMA, CA

PROJECT DATA

Date 03/18/2022
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SILK MILL EXPANSION

Petaluma, California

PROJECT STATISTICS

SITE STATISTICS:

ADDRESS	450 JEFFERSON STREET PETALUMA, CA
ASSESSOR PARCEL NUMBER	007-163-002
SITE AREA	63,504 S.F. (1.46 ACRES)
ZONING	MU2 (MIXED USE)
EXISTING BUILDING FOOTPRINT:	19,800 S.F.
PROPOSED BUILDING FOOTPRINT:	4,283 S.F.
TOTAL BUILDING FOOTPRINT:	24,083 S.F.
EXISTING OUTDOOR AREA:	3,600 S.F.
PROPOSED NEW OUTDOOR AREA:	950 S.F.
ALLOWED LOT COVERAGE:	80%
EXISTING LOT COVERAGE:	31% (19,800 S.F. / 63,504 S.F.)
PROPOSED LOT COVERAGE:	38% (24,083 S.F. / 63,504 S.F.)
ALLOWABLE F.A.R.:	2.5
EXISTING F.A.R.:	0.61 (38,556 S.F. / 63,504 S.F.)
PROPOSED F.A.R.:	0.72 (45,686 S.F. / 63,504 S.F.)

BUILDING STATISTICS:

EXISTING CONSTRUCTION TYPE:	TYPE V-B, SPRINKLERED
PROPOSED CONSTRUCTION TYPE:	TYPE V-B, SPRINKLERED
EXISTING USE:	HOTEL
PROPOSED USE:	HOTEL
EXISTING OCCUPANCY GROUPS:	R-1 / A-2
PROPOSED OCCUPANCY GROUP:	R-1
EXISTING NUMBER OF STORIES:	2-STORIES
PROPOSED NUMBER OF STORIES:	2 STORIES
ALLOWABLE BUILDING HEIGHT:	45'-0"
EXISTING BUILDING HEIGHT:	38'-0"
PROPOSED BUILDING HEIGHT:	34'-6"
EXISTING GUEST ROOMS:	75 ROOMS
PROPOSED GUEST ROOMS:	18 ROOMS
TOTAL (EXISTING + PROPOSED):	93 ROOMS
EXISTING BUILDING AREA:	37,120 S.F.
PROPOSED BUILDING AREA:	8,566 S.F.
TOTAL BUILDING AREA:	45,686 S.F.

PARKING CALCULATIONS

TOTAL PARKING REQUIRED: (1 SPACE/ROOM + 1 SPACE/MANAGER):	94 SPACES
TOTAL PARKING PROVIDED:	77 SPACES*
EXISTING VEHICLE PARKING RATIO	1.0 SPACES PER GUESTROOM
NEW VEHICLE PARKING RATIO	0.8 SPACES PER GUESTROOM
BICYCLE PARKING REQUIRED: BICYCLE PARKING PROVIDED:	8 (10% OF PARKING SPACES) 8
LOADING BERTHS REQUIRED:	1
LOADING BERTHS PROVIDED:	1

* A PARKING STUDY IS PROVIDED TO DEMONSTRATE THE ADEQUACY OF THE PROPOSED PARKING.

PROJECT DESCRIPTION

THIS PROJECT PROPOSES A NEW 2-STORY BUILDING TO EXPAND THE HOTEL SERVICES OF THE EXISTING HAMPTON INN HOTEL AT THE HISTORIC SILK MILL. THE EXISTING NUMBER OF GUEST ROOMS IS 75, AND THIS NEW ADDITION PROPOSES 18 NEW GUEST ROOMS, WHICH BRINGS THE TOTAL COUNT TO 93 GUEST ROOMS.

WE ARE NOT PROPOSING ANY ADDITIONAL PARKING SPACES AND WILL BE REQUESTING A REDUCED PARKING RATIO OF 0.8 PARKING SPACES PER GUESTROOM. A PARKING ANALYSIS HAS BEEN PREPARED TO REFLECT ADEQUACY.

THIS WORK ALSO ENTAILS PRESERVING THE EXISTING PALM TREE TO REMAIN ON-SITE AND IN ITS CURRENT LOCATION.

THE PROPOSED ADDITION HAS BEEN DESIGNED TO COMPLY WITH THE SECRETARY OF INTERIOR STANDARDS FOR THE TREATMENT OF HISTORIC STRUCTURES. A HISTORIC ARCHITECT WILL PREPARE A REPORT DOCUMENTING COMPLIANCE AND MAKING RECOMMENDATIONS.

PROJECT TEAM

PROJECT OWNER

BPR PROPERTIES PETALUMA, LLC
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EMAIL: reynck@rfeengineering.com

LANDSCAPE ARCHITECT

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CONTACT: LINDSAY CORICA
E: lindsay@firmaconsultants.com

SHEET INDEX

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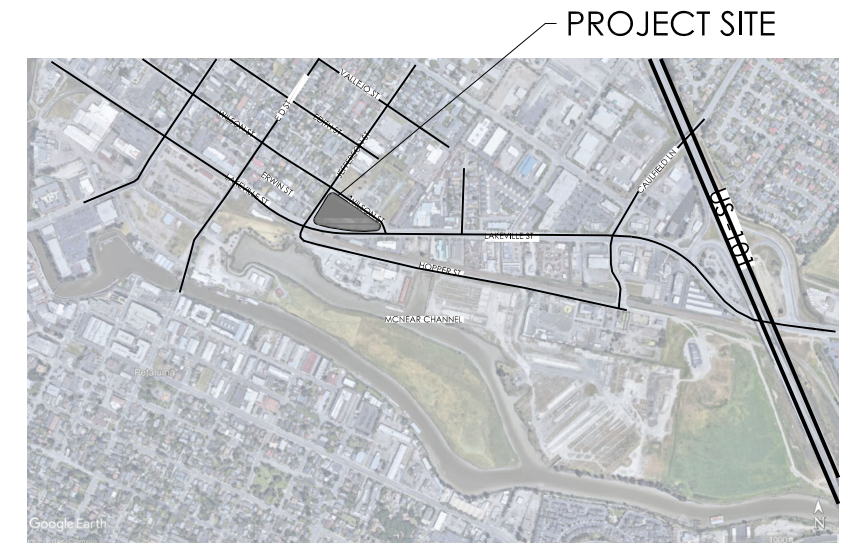
CIVIL SHEETS

- C1 PRELIMINARY SITE PLAN
- C2 PRELIMINARY GRADING PLAN
- C3 PRELIMINARY WATER & SEWER PLAN

LANDSCAPE SHEETS

- L-1 EXISTING PLANTING PLAN
- L-2 CONCEPTUAL LANDSCAPE PLAN

VICINITY MAP



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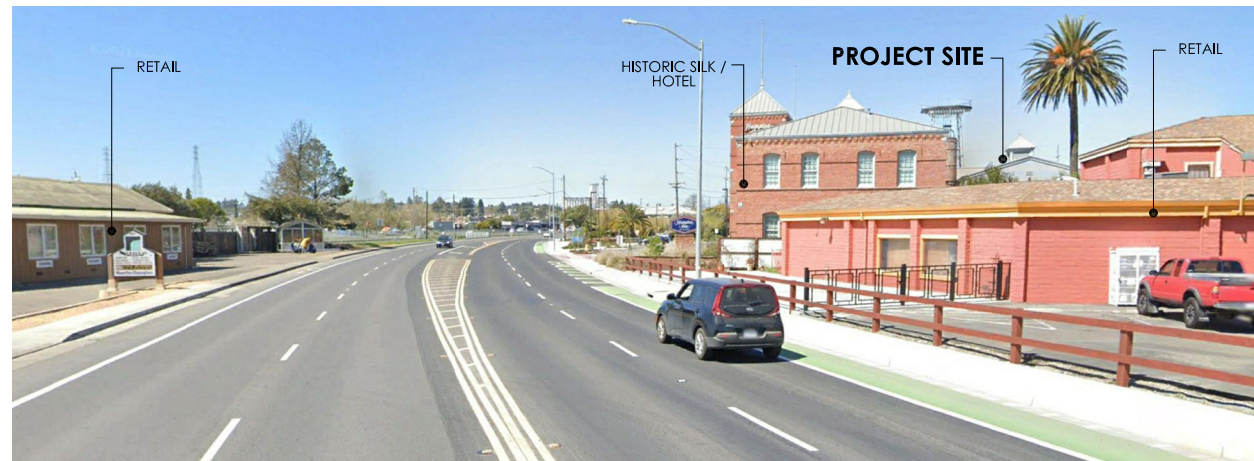
A VIEW OF EXISTING SITE & ADJACENT PROPERTY



B VIEW OF ADJACENT RETAIL BUILDING



D VIEW AT CORNER OF WILSON ST AND JEFFERSON ST



C VIEW OF EXISTING SITE FROM LAKEVILLE ST



E VIEW OF EXISTING SITE FROM JEFFERSON ST

CONTEXTUAL SITE PHOTOS

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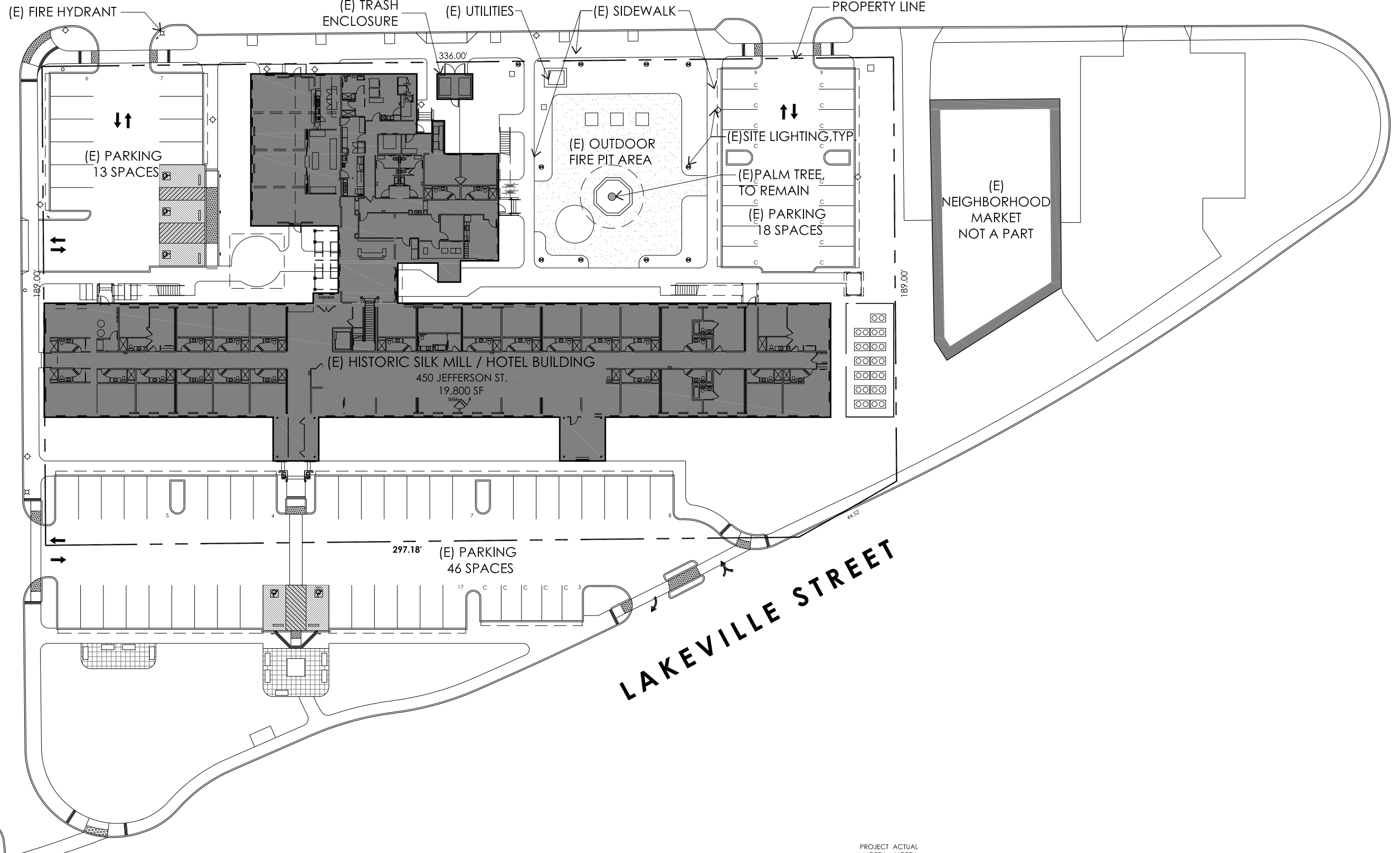
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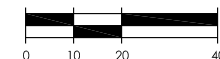
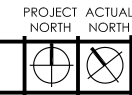
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WILSON STREET

JEFFERSON STREET



EXISTING SITE PLAN



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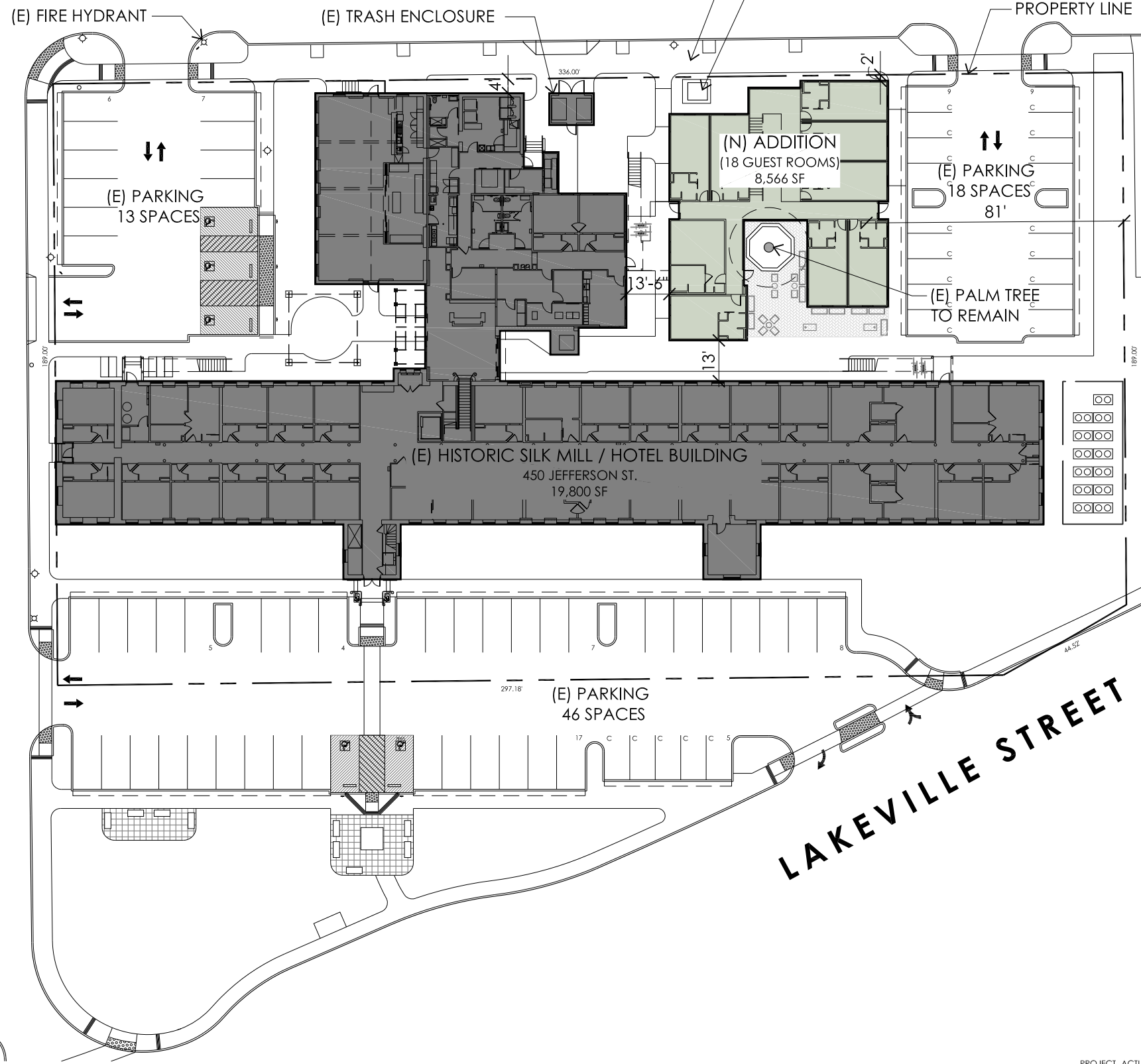
SILK MILL EXPANSION
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EXISTING SITE PLAN

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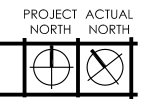
WILSON STREET



JEFFERSON STREET

LAKEVILLE STREET

PROPOSED OVERALL SITE PLAN



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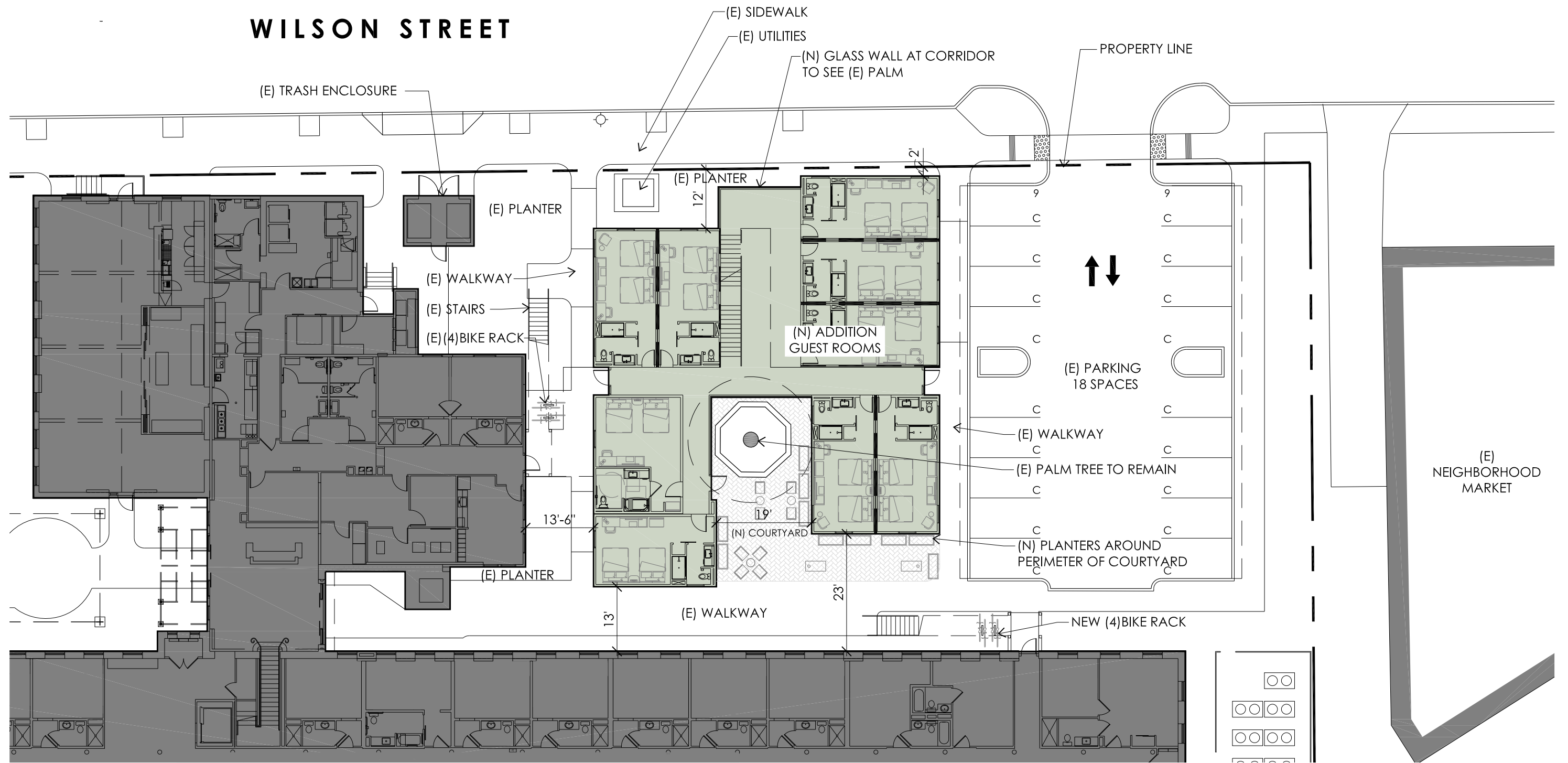
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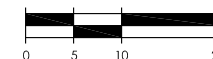
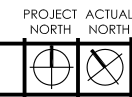
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WILSON STREET



PROPOSED ENLARGED SITE PLAN



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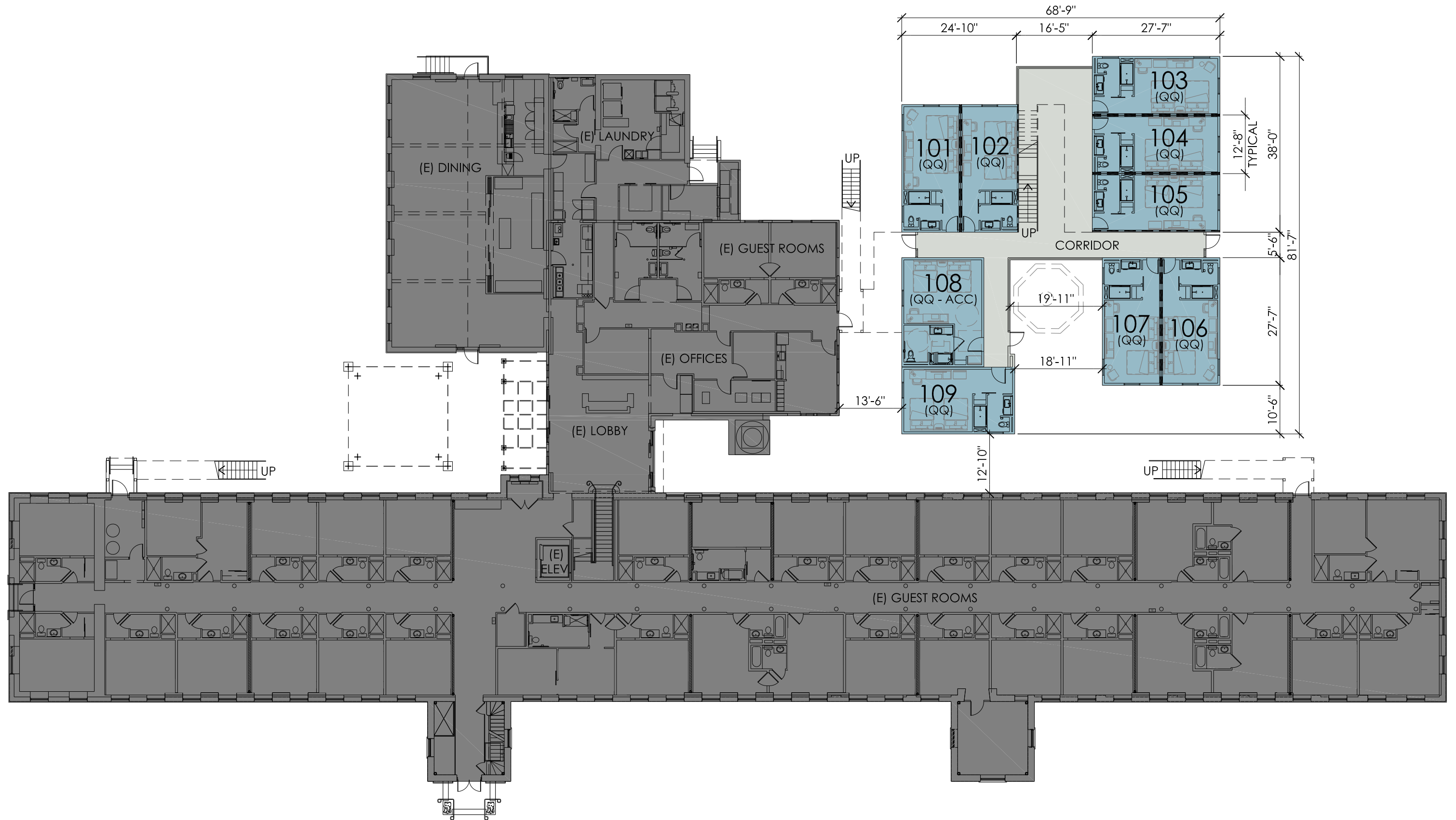
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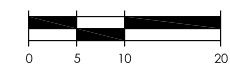
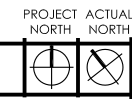
PROPOSED SITE PLAN

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PROPOSED FIRST FLOOR PLAN



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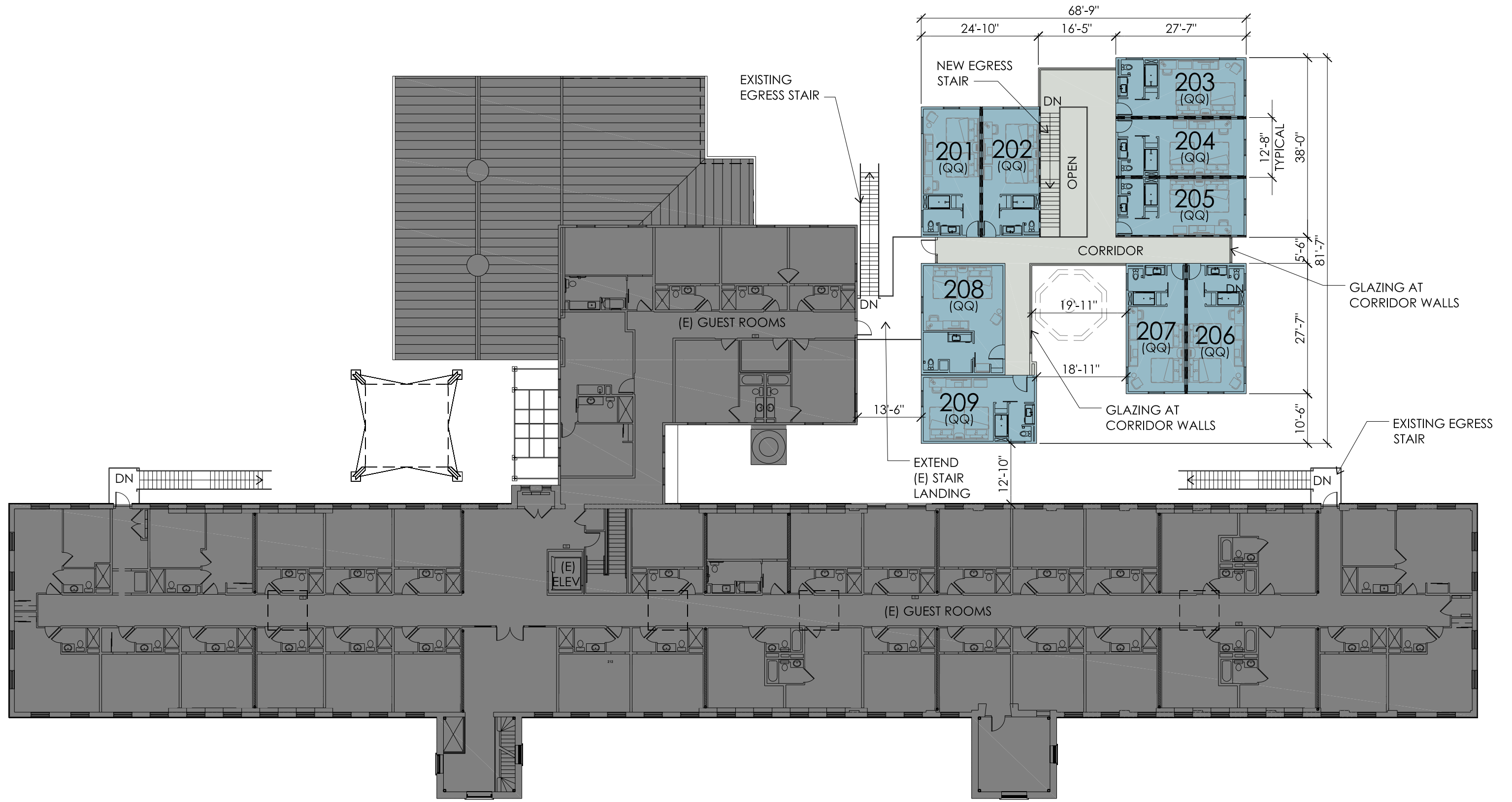
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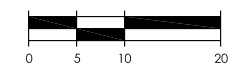
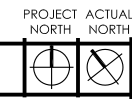
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PROPOSED SECOND FLOOR PLAN



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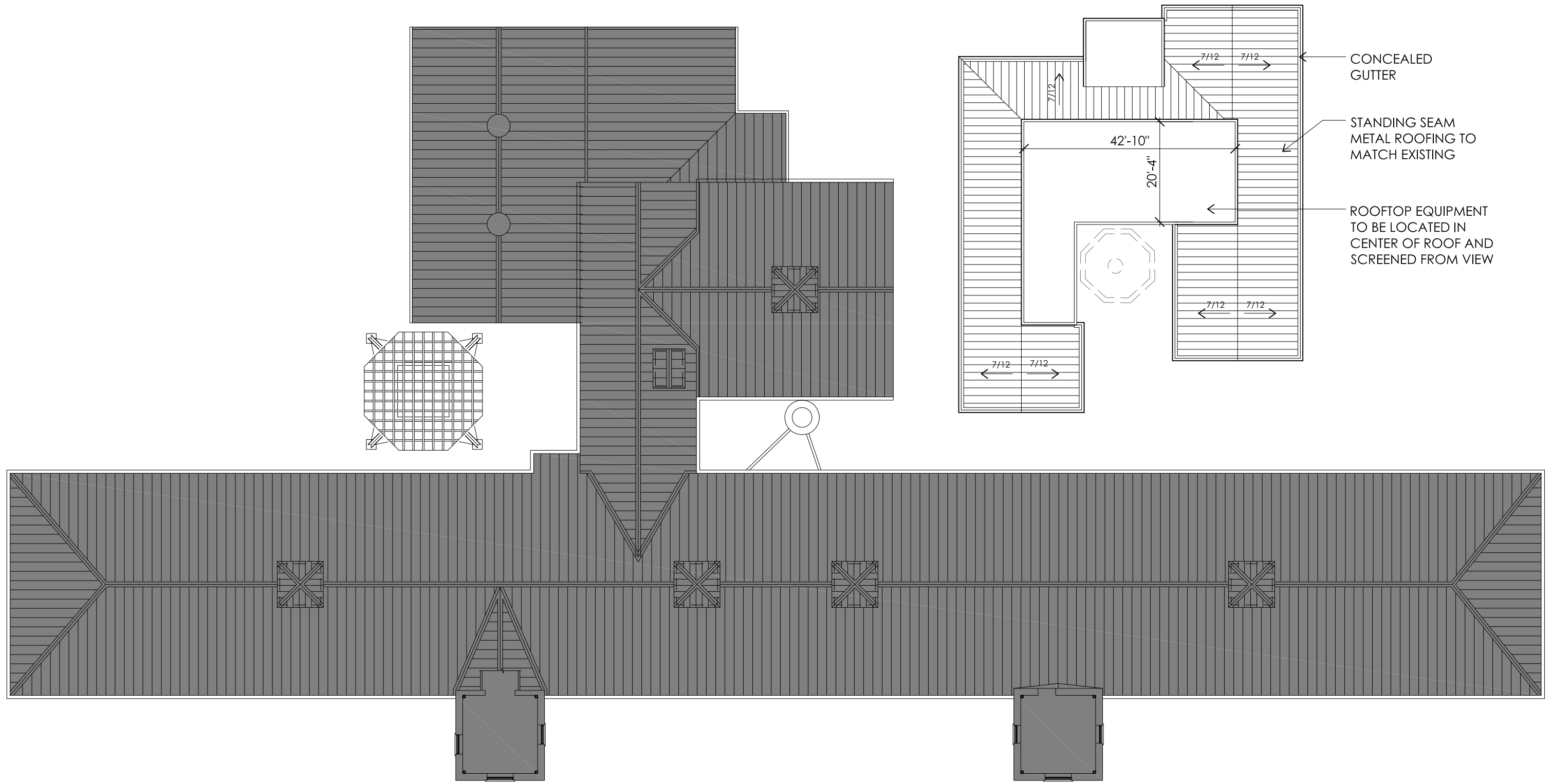
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SILK MILL EXPANSION
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SECOND FLOOR PLAN

Date: 03/18/2022
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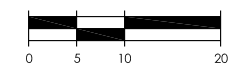
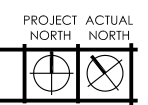


CONCEALED GUTTER

STANDING SEAM METAL ROOFING TO MATCH EXISTING

ROOFTOP EQUIPMENT TO BE LOCATED IN CENTER OF ROOF AND SCREENED FROM VIEW

PROPOSED ROOF PLAN



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SECOND FLOOR PLAN

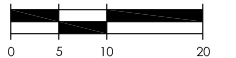
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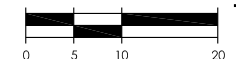
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NORTH / WILSON STREET ELEVATION



EAST ELEVATION



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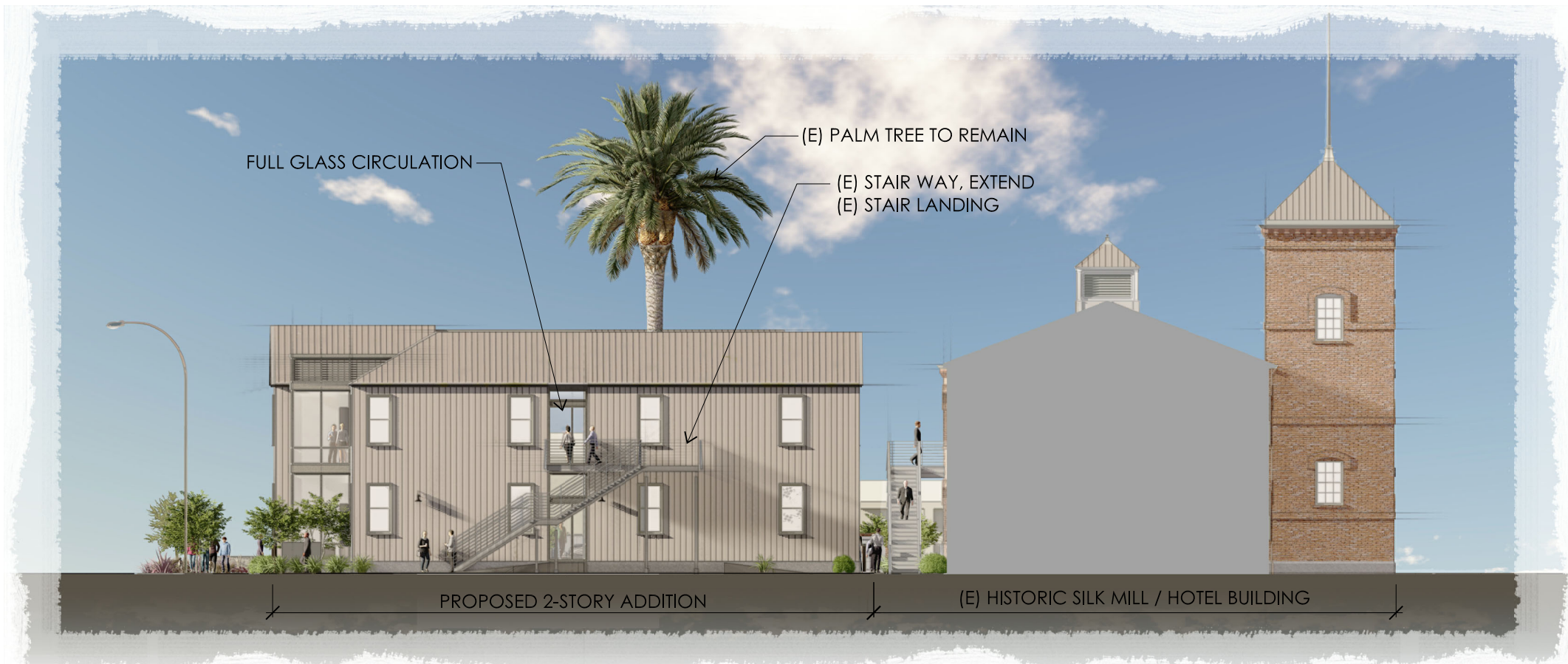
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BUILDING ELEVATIONS

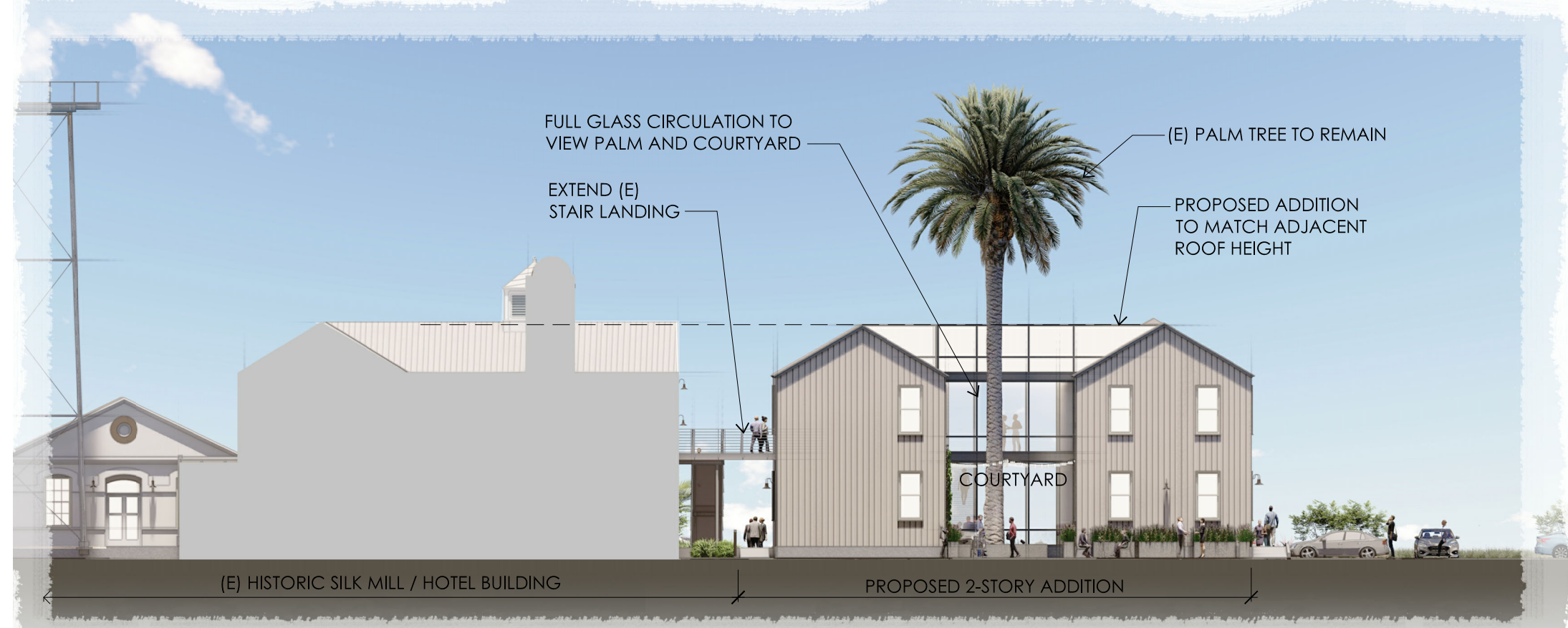
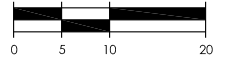
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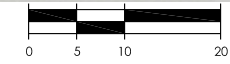
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WEST ELEVATION



SOUTH ELEVATION



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BUILDING ELEVATIONS

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A3.1



PERSPECTIVE VIEW - CORNER OF JEFFERSON STREET AND WILSON STREET

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**CONCEPTUAL
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PERSPECTIVE VIEW - NORTHEAST / WILSON STREET

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PERSPECTIVE VIEW - NORTHWEST / WILSON STREET

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PERSPECTIVE VIEW - PALM TREE COURTYARD

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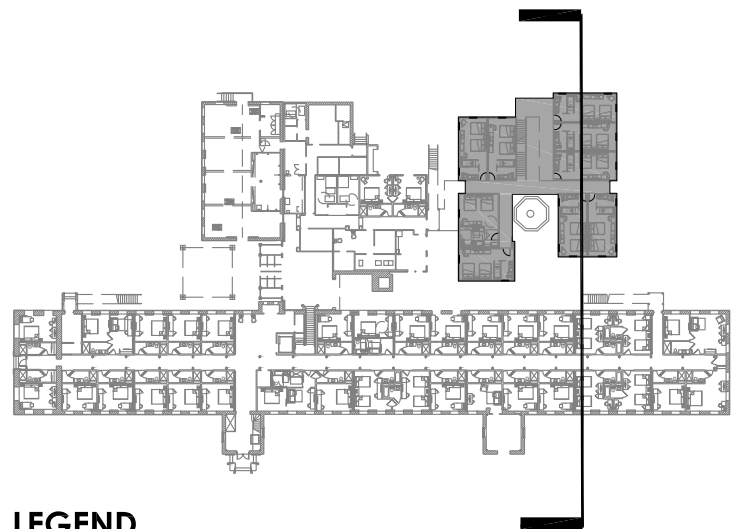
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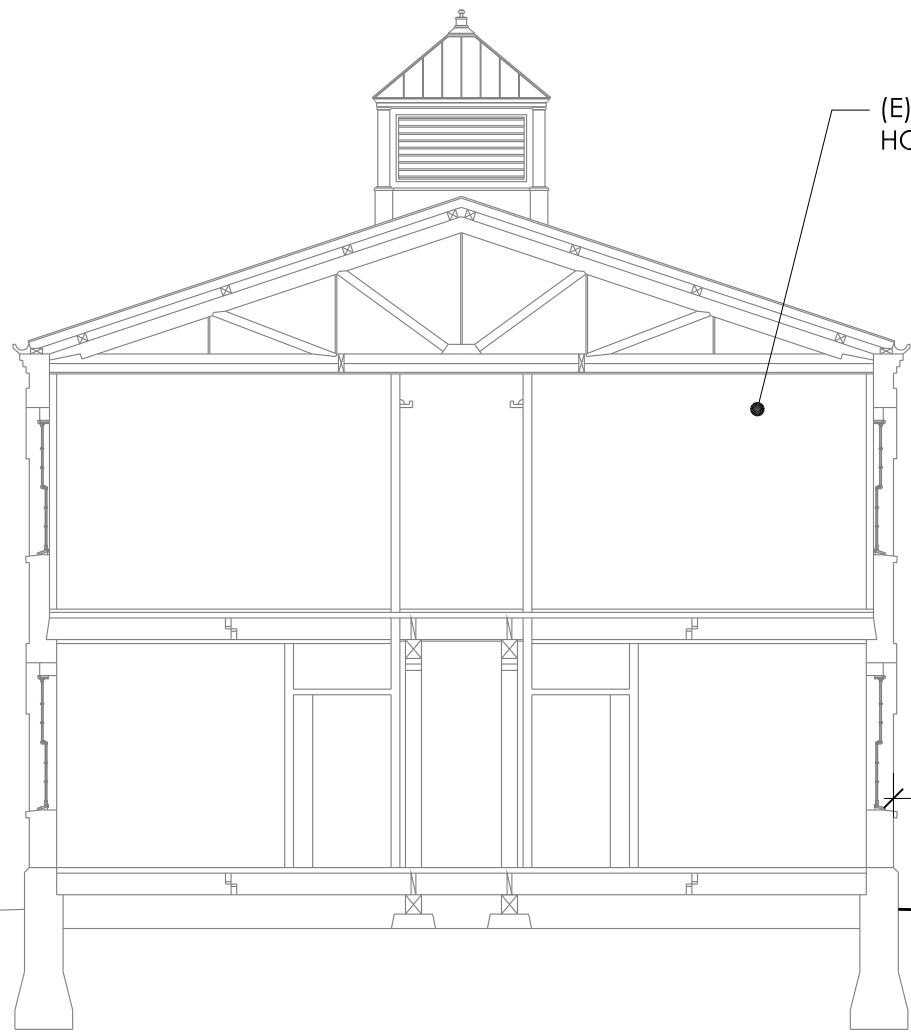
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**CONCEPTUAL
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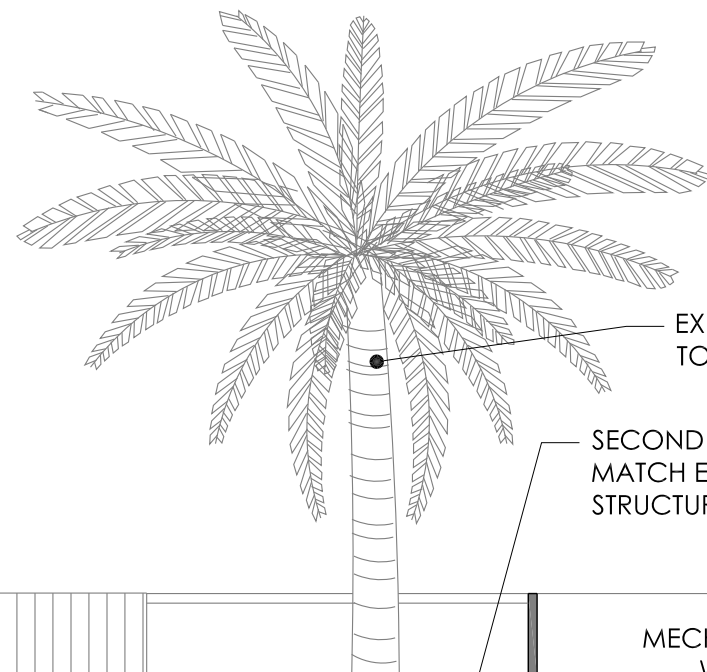
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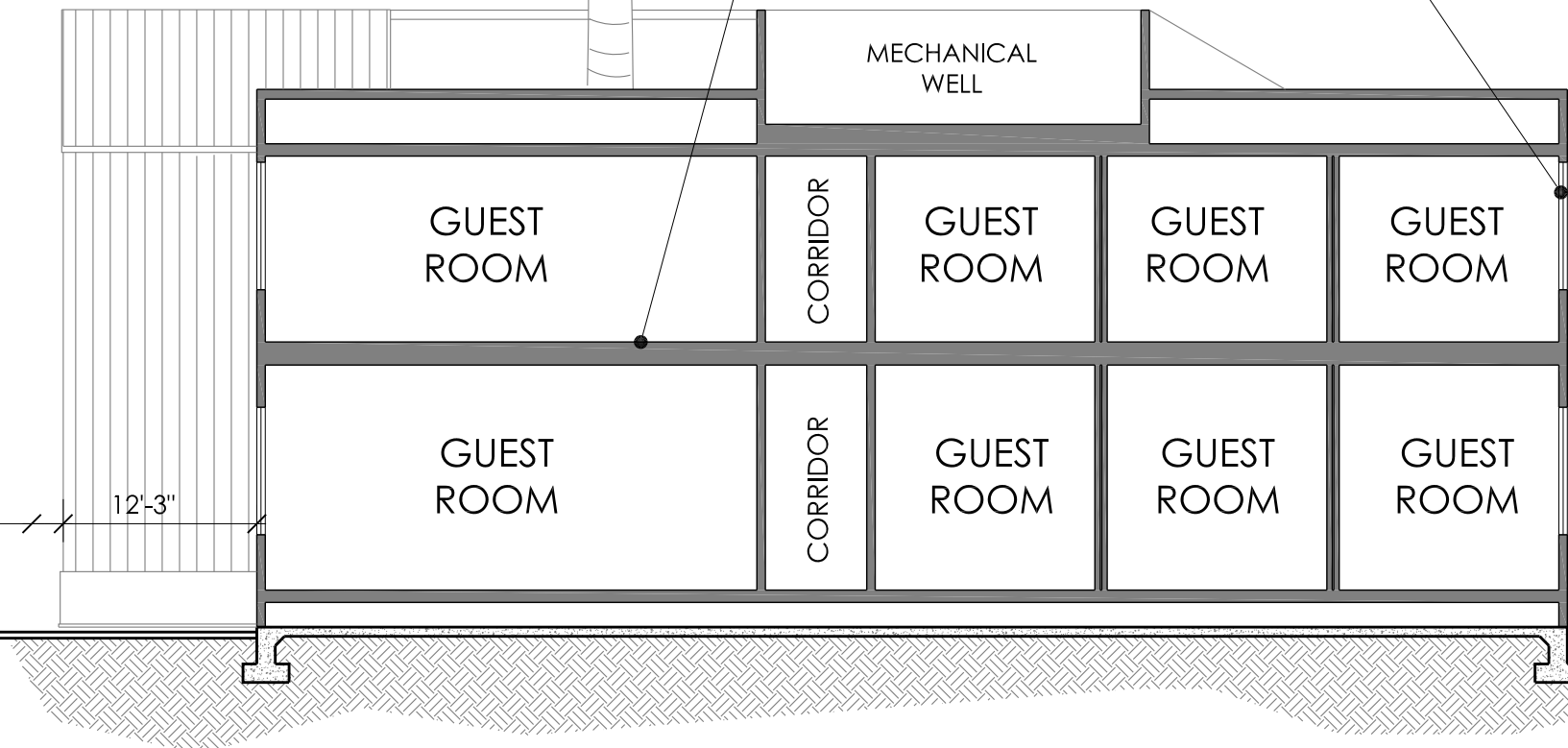
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(E) HISTORIC SILK MILL / HOTEL BUILDING



EXISTING PALM TO REMAIN



SECOND LEVEL TO MATCH EXISTING STRUCTURE

WINDOW HEAD HEIGHT TO MATCH EXISTING SILK MILL

MECHANICAL WELL

GUEST ROOM

CORRIDOR

GUEST ROOM

GUEST ROOM

GUEST ROOM

GUEST ROOM

CORRIDOR

GUEST ROOM

GUEST ROOM

GUEST ROOM

25.5' T.O PLATE

15.5' 2ND FLOOR

0.0' 1ST FLOOR GRADE

10'-1"

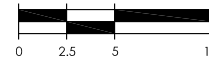
13'-6"

2'-0"

12'-10"

12'-3"

PROPOSED SECTION 1



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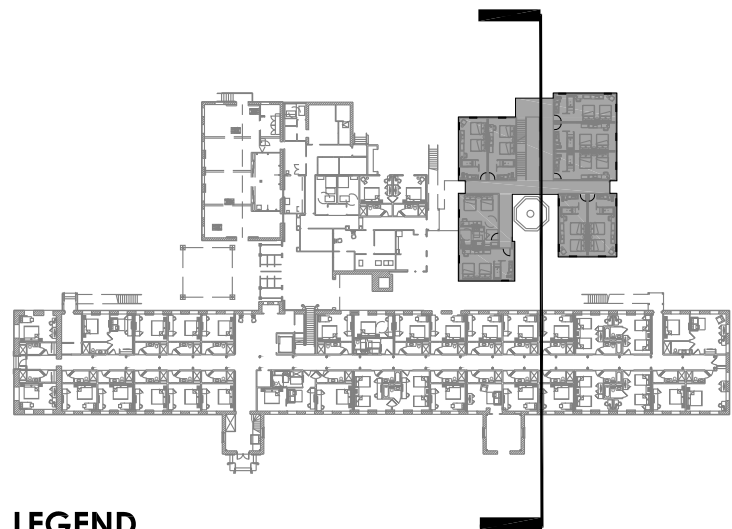
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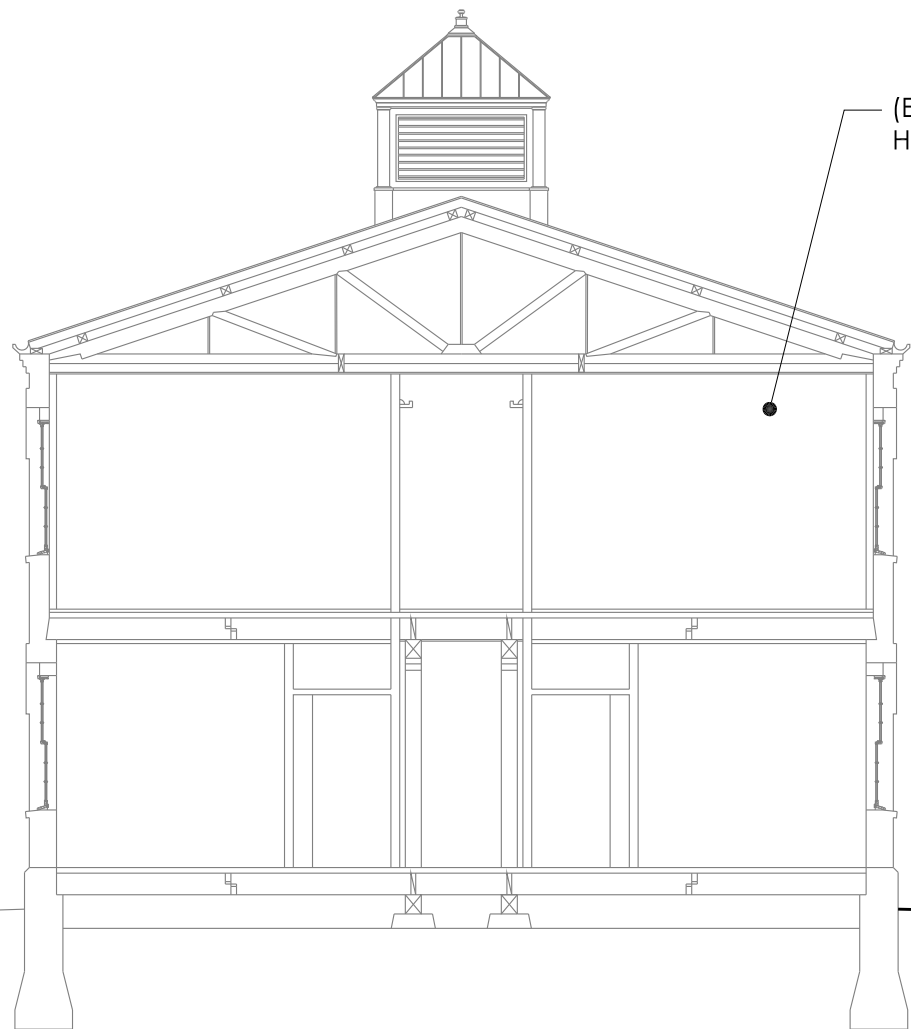
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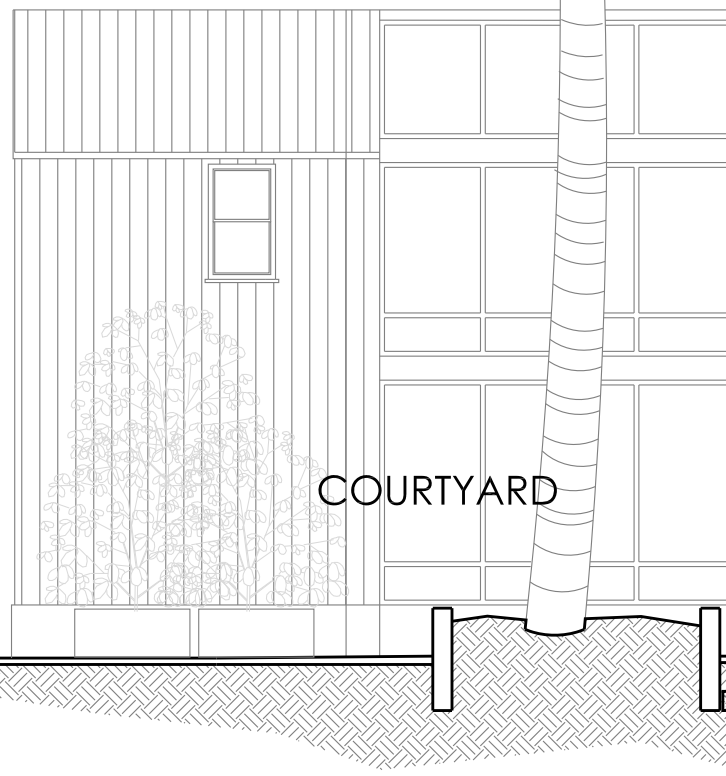
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(E) HISTORIC SILK MILL /
HOTEL BUILDING



EXISTING PALM
TO REMAIN



SECOND LEVEL TO
MATCH EXISTING
STRUCTURE

PERFORATED METAL
AND STEEL STAIR

MECHANICAL
WELL

STAIRWAY

COURTYARD

25.5'
T.O PLATE

10'-1"

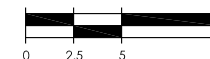
15.5'
2ND FLOOR

13'-6"

0.0'
1ST FLOOR
GRADE

2'-0"

PROPOSED SECTION 2



ARRIS
STUDIO ARCHITECTS

ADDRESS
1327 ARCHER STREET, STE. 220
SAN LUIS OBISPO, CA 93401

CONTACT
805.547.2240
ARRIS-STUDIO.COM

THOMAS E. JESS
ARCHITECT [CA] #C27068

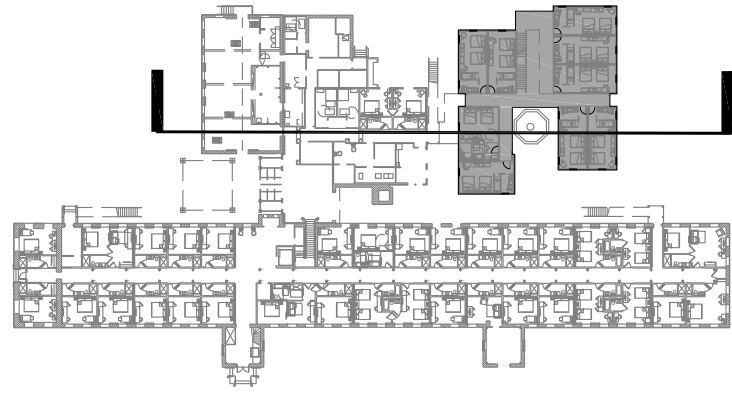
STEPHEN A. BJOR
ARCHITECT [CA] #C33672

SILK MILL EXPANSION
PETALUMA, CA

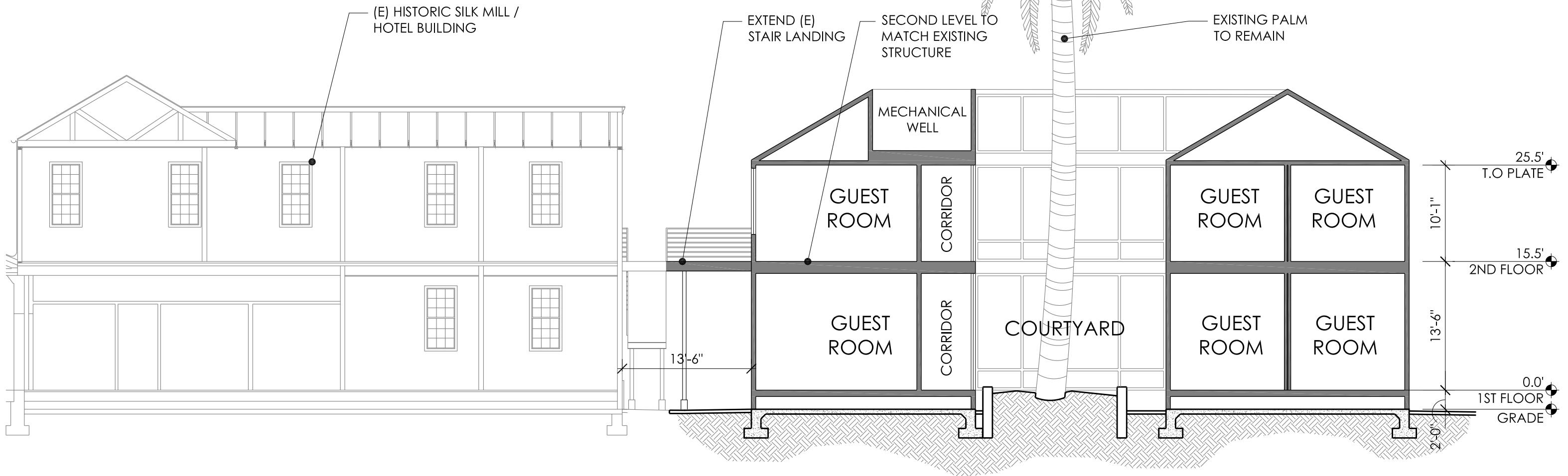
PROPOSED SECTION

Date: 03/18/2022
Scale: 1" = 20' @ 11x17
1" = 10' @ 24x36
Sheet

A6.1



LEGEND



PROPOSED SECTION 3

	ADDRESS 1327 ARCHER STREET, STE. 220 SAN LUIS OBISPO, CA 93401	SILK MILL EXPANSION PETALUMA, CA <hr/> PROPOSED SECTION	Date 03/18/2022
	CONTACT 805.547.2240 ARRESSTUDIO.COM		Scale 1" = 20' @ 11x17 1" = 10' @ 24x36 Sheet
THOMAS E. JESS ARCHITECT [CA] #C27068 STEPHEN A. BJOR ARCHITECT [CA] #C33672		A6.2	



EXISTING METAL ROOF
 NEW ROOF TO MATCH COLOR & SPACING OF RIBS
 - VERIFY SAMPLE PRIOR TO INSTALL



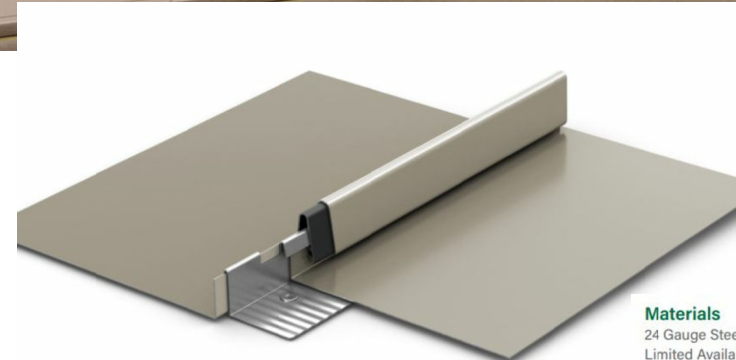
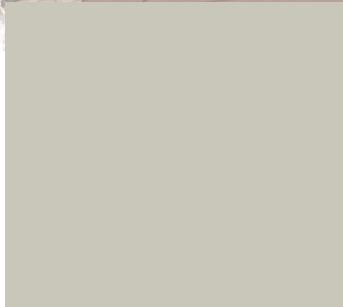
EXISTING METAL STAIR
 NEW LANDING TO MATCH COLOR & DESIGN OF EXISTING
 - SUBMIT SHOP DRAWINGS TO VERIFY



PROPOSED INTERIOR STAIR
 PERFORATED METAL FOR
 MAXIMIZING VIEWS TO PALM



EXISTING EAVE AND GUTTER
 NEW EAVE/GUTTER TO HAVE SAME OVERHANG DEPTH



Materials
 24 Gauge Steel
 Limited Availability: 22 Gauge Steel, 0.032 Aluminum

Specifications
 Uses: Roof, Fascia
 Coverage: 12 3/4"
 Finishes: Smooth
 Fasteners: Concealed
 Applications: Solid sheathing
 Seam: 1" snap-on with extruded vinyl weatherseal



W1
WOOD CLAD WINDOWS
 MILGARD ESSENCE SERIES
 DOUBLE HUNG
 COLOR: FOG
 (TO MATCH EXISTING
 WINDOWS & COLOR)

S1
STOREFRONT GLAZING
 KAWNEER: TRIFAB
 COLOR: DOVE GRAY

M1
METAL ROOFING/ WALL SYSTEM
 (TO MATCH EXISTING STANDING
 SEAM METAL ROOFING)
 BERRIDGE: TEE-PANEL
 "CHAMPAGNE"

COLOR AND MATERIALS BOARD

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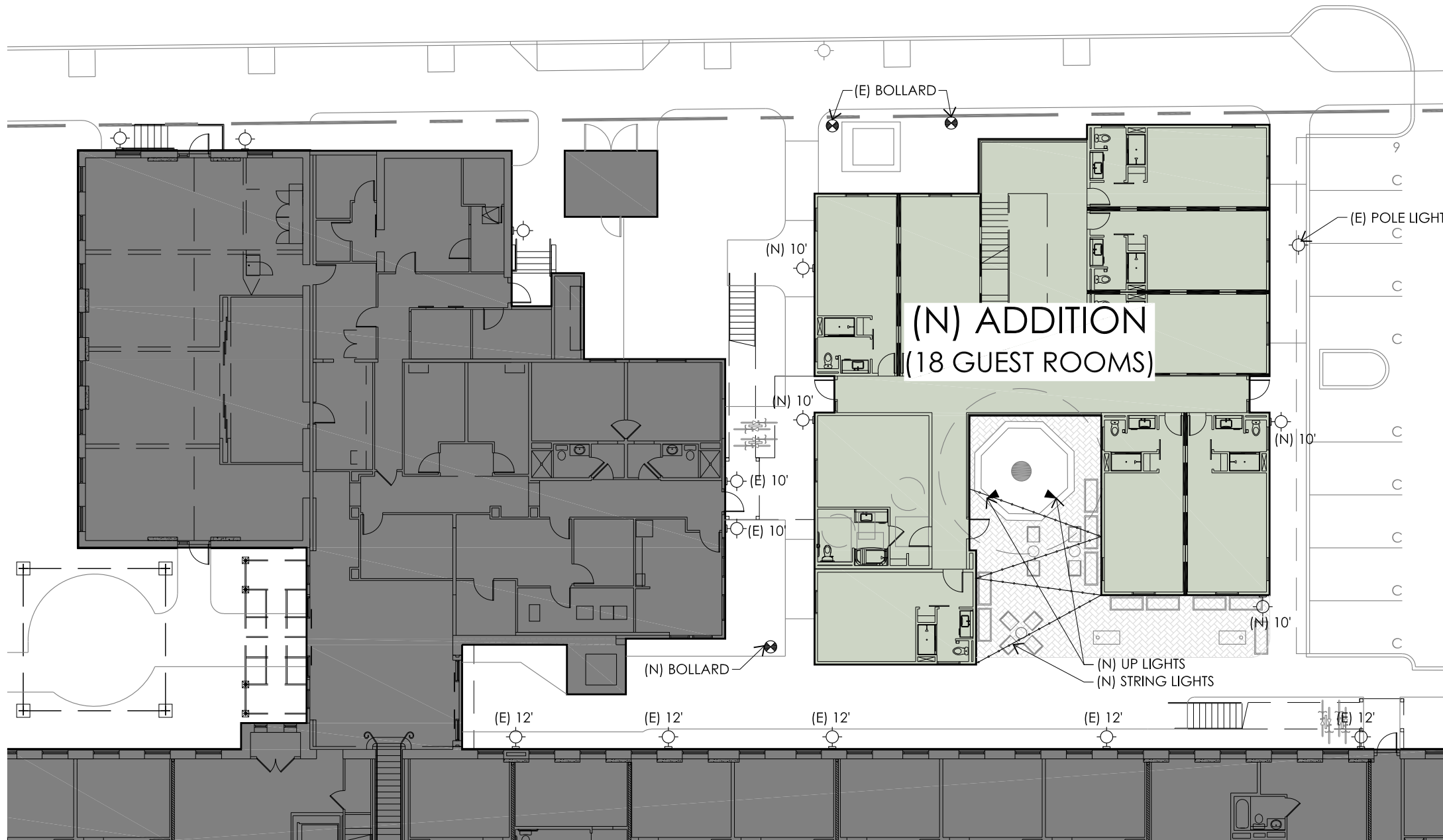
STEPHEN A. BJOR
 ARCHITECT [CA] #C33672

SILK MILL EXPANSION
 PETALUMA, CA





COLOR & MATERIALS

Date: 03/18/2022
 Scale: N.T.S.
 Sheet: **A7.0**

WILSON STREET



SITE LIGHTING NOTES

-  BOLLARD LIGHT
-  WALL MOUNTED LIGHT
-  UP LIGHTING
-  STRING LIGHTS

FIXTURES TYPES



WALL MOUNTED LIGHT
(TO MATCH EXISTING)
KICHLER
MODEL: NORTHLAND 1 LIGHT
WALL LIGHT BLACK 49776BK



STRING LIGHTS
(AT COURTYARD)
SATCO
MODEL: STC1027699
BLACK-LED

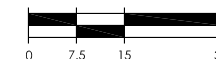


BOLLARD LIGHT
(TO MATCH EXISTING)
FOCUS INDUSTRIES
MODEL: LED BOLLARD PATH
LIGHT FOCP97728



PALM TREE UPLIGHT
(FOCUSED ON PALM/TRUNK)
KICHLER
MODEL: 12V LED SMALL
ACCENT, BLACK - 16015 BKT 27
SMALL 15° SPOT, WARM WHITE

PROPOSED SITE LIGHTING PLAN



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STEPHEN A. REGOR
ARCHITECT (CA) #C33672

SILK MILL EXPANSION
PETALUMA, CA

PROPOSED SITE LIGHTING

Date: 03/18/2022
Scale:
1" = 40' @ 11x17
1" = 20' @ 24x36
Sheet

E1.0