



# HOTEL PROJECT SONOMA

## KENWOOD INVESTMENTS, LLC

### HOTEL PROJECT SONOMA

Sonoma, CA

**Kenwood Investments LLC**

REVISIONS

No.	Description	Date

### USE PERMIT AUGUST 2021

Sheet Title

### COVER SHEET

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08/05/2021

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#### PROJECT DIRECTORY

**DEVELOPER**

KENWOOD INVESTMENTS LLC, SONOMA, CA

**ARCHITECT**

ROSS DRULIS CUSENBERY ARCHITECTURE, INC., SONOMA, CA

**DESIGN COLLABORATOR**

KEITH WICKS, ARTIST, SONOMA, CA

**CIVIL ENGINEER**

HUFFMAN ENGINEERING & SURVEYING, SANTA ROSA, CA

**STRUCTURAL ENGINEER**

WALTER P. MOORE AND ASSOCIATES, SAN FRANCISCO, CA

**PRECONSTRUCTION SERVICES**

MIDSTATE CONSTRUCTION CORPORATION, PETALUMA, CA

**MECHANICAL / PLUMBING ENGINEER:**

15000 INC, SANTA ROSA, CA

**ELECTRICAL ENGINEER:**

SILVERMAN & LIGHT INC, EMERYVILLE, CA

**BUILDING ENCLOSURE ENGINEER:**

SIMPSON GUMPERTZ & HEGER INC, SAN FRANCISCO, CA

**PARKING CONSULTANTS:**

AMPCO SYSTEM PARKING, SAN FRANCISCO, CA

**WATER CONSERVATION CONSULTANTS**

J CROWLEY GROUP, SACRAMENTO, CA

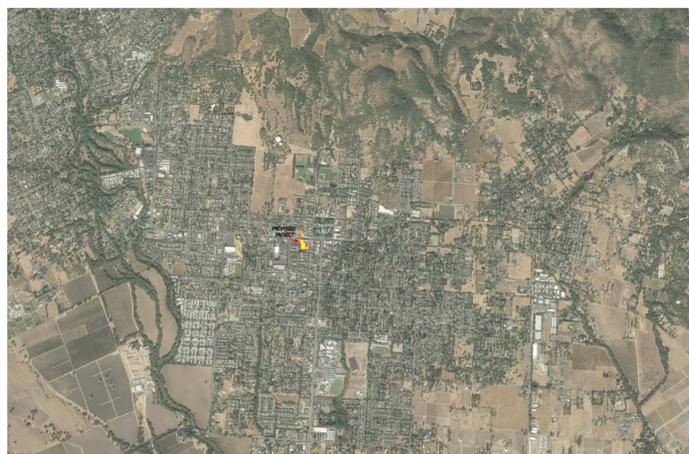
**GEO TECHNICAL ENGINEER**

PJC AND ASSOCIATES, INC., ROHNERT PARK, CA

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#### REGIONAL LOCATION MAP



**HOTEL PROJECT SONOMA**

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**CODE ANALYSIS AND FAR CALCULATIONS**

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**CODE ANALYSIS - Hotel Project Sonoma - New Construction**

**SUMMARY:**

**TOTAL LOT AREA:** 54,000 SF  
**TOTAL SITE COVERAGE AREA:** 40,031 SF (REFER TO SHEET A1.04)  
**ALLOWABLE LOT COVERAGE:** 100 %  
**ACTUAL LOT COVERAGE:** 74.1 %  
**ALLOWABLE FAR:** Lot Area x 2.0 = 108,000 SF  
**ACTUAL BUILDING AREA:** 86,509 SF (Excludes Basement Areas) = FAR Compliant

**BUILDING AREA PER STORY (EXCLUDES BASEMENT AREA)**

First Floor: 29,770 SF  
 Second Floor: 29,050 SF  
 Third Floor: 27,689 SF  
**Total: 86,509 SF**

**OPEN SPACE:** Exterior Courtyards and Patio Areas: 21,976SF (Approx. 41% of Site Area)

**BASEMENT PARKING GARAGE:** 46,356 SF

**GUEST ROOM COUNT**

**1st Floor**  
 ADA Guest Rooms: 3  
**2nd Floor**  
 Standard Guest Rooms: 23  
 Suites: 4  
 Double Queen: 3  
 Sub Total: 30  
**3rd Floor**  
 Standard Guest Rooms: 22  
 Suites: 4  
 Double Queen: 3  
 Sub Total: 29  
**TOTAL GUESTROOMS: 62**

**RESIDENTIAL UNITS**

1st Floor: 0  
 2nd Floor: 5  
 3rd Floor: 3  
**TOTAL RESIDENTIAL UNITS: 8**

**PARKING**

**Basement**  
 Standard Spaces: 69  
 Valet Spaces: 36  
 Van Spaces: 2  
 Auxiliary Spaces: 6  
 Sub Total: 113  
**1st Floor Surface Parking**  
 Residential Spaces: 8  
 Staff Spaces: 1  
 Valet Spaces: 8  
 Sub Total: 17  
**TOTAL PARKING: 130**

**APPLICABLE REGULATIONS**

City of Sonoma Development Code, 2020  
 2019 CALIFORNIA BUILDING CODE  
 2019 CALIFORNIA MECHANICAL CODE  
 2019 CALIFORNIA PLUMBING CODE  
 2019 CALIFORNIA ELECTRIC CODE  
 2019 CALIFORNIA ENERGY CODE  
 2019 CALIFORNIA FIRE CODE

**APPLICABLE STANDARDS**

SMACNA - FIRE, SMOKE & RADIATION DAMPER INSTALLATION GUIDE FOR HVAC

**TYPE OF CONSTRUCTION:**

Podium: Type I/A (rated, non-combustible) / Podium: Type I/A (rated, non-combustible) protected CIP concrete podium  
 3hr horizontal separation between podium and 2nd floor  
 2nd and 3rd floors: Type V/A (rated, combustible) / 2nd and 3rd floors: Type V/A (rated, combustible) protected wood frame gravity

**FIRE PROTECTION**

Fire Alarm System and Fire Sprinkler System Throughout

**MECHANICAL SHAFTS and ELEVATOR SHAFT**

2hrs rated

**EXIT STAIRS**

Stair #1: interior enclosed, 2 HR enclosed (From 1F to 3F)  
 Stair #2: interior enclosed, 2 HR enclosed (From Basement to 3F)  
 Stair #3: interior enclosed, 2 HR enclosed (From Basement to 3F)  
 Stair #4: interior enclosed, 2 HR enclosed (From 1F to 3F)  
 Stair #5: interior enclosed, 2 HR enclosed (From Basement to 3F)  
 Stair #6: interior enclosed, 2 HR enclosed (From Basement to 3F)  
 Stair #7: interior enclosed, 2 HR enclosed (From 1F to 3F)

**BUILDING OCCUPANCY**

Separated mixed use A-2; R-1; F-1; S-1; S-2

**BUILDING HEIGHT**

Depth of Basement Parking Garage: 11' - 2"  
 Floor Level 1: 12' - 4"  
 Floor Level 2: 10' - 4"  
 Floor Level 3: 12' - 4"  
**Building TOTAL: 35'**  
 Mechanical System Screening & Chimneys +3' in Selected Areas

**NUMBER OF EXITS**

4 From Basement  
 10 From 1st Floor  
 4 From 2nd Floor  
 4 From 3rd Floor  
 2 From Each Floor of Residential Building

**EXIT SEPARATION**

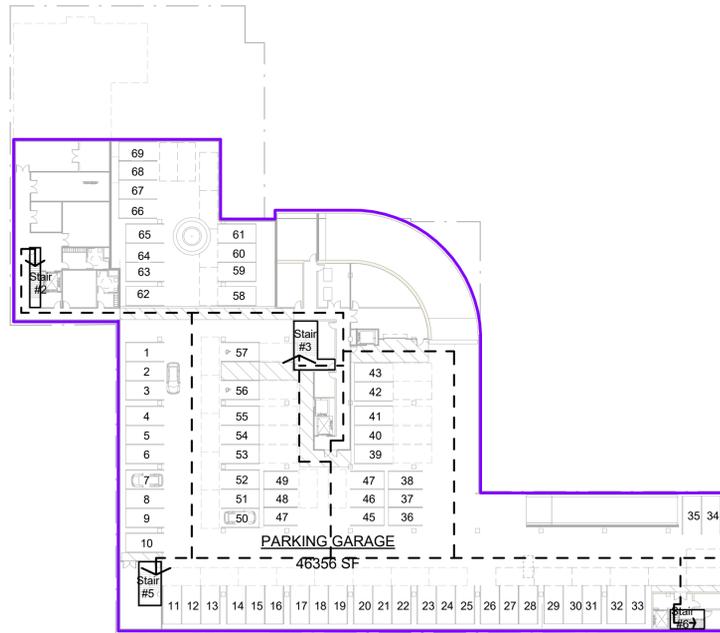
min. 135'  
**MAXIMUM TRAVEL DISTANCE**  
 max. 240'

Area Schedule - Basement		
Name	Occupancy	Area
PARKING GARAGE	S-2, PARKING GARAGE, ENCLOSED	46356 SF
<b>Basement Building Area = 46356 SF</b>		

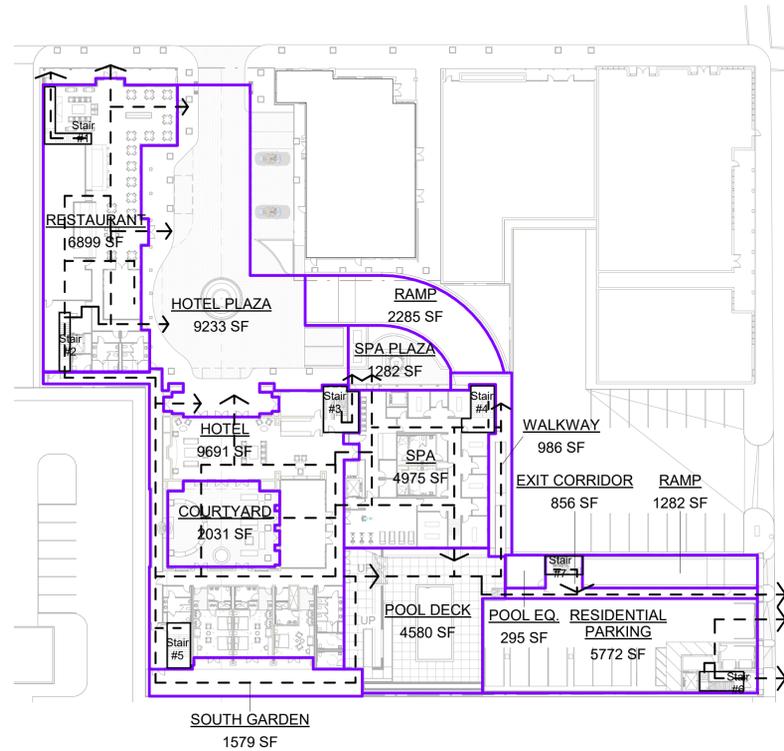
Area Schedule - 1st Floor		
Name	Occupancy	Area
COURTYARD	EXTERIOR	2,031 SF
EXIT CORRIDOR	R-1, RESIDENTIAL	856 SF
HOTEL	R-1, HOTEL, ROOMS, SPA AND SERVICES	9,691 SF
HOTEL PLAZA	EXTERIOR	9,233 SF
POOL DECK	EXTERIOR	4,580 SF
POOL EQ.	R-1, HOTEL, ROOMS, SPA AND SERVICES	295 SF
RAMP	EXTERIOR	2,285 SF
RAMP	S-2, PARKING GARAGE, ENCLOSED	1,282 SF
RESIDENTIAL PARKING	S-1, STORAGE	5,772 SF
RESTAURANT	A-2, RESTAURANT	6,899 SF
SOUTH GARDEN	EXTERIOR	1,579 SF
SPA	R-1, HOTEL, ROOMS, SPA AND SERVICES	4,975 SF
SPA PLAZA	EXTERIOR	1,282 SF
WALKWAY	EXTERIOR	986 SF
<b>1st Floor Site Features &amp; Building Total Area = 51,745 SF</b>		
<b>1st Floor Building Area = 29,770 SF</b>		

Area Schedule - 2nd floor		
Name	Occupancy	Area
GARDEN TERRACE	EXTERIOR	622 SF
HOTEL A	R-1, HOTEL, ROOMS AND SERVICES	7,313 SF
HOTEL B	R-1, HOTEL, ROOMS AND SERVICES	14,951 SF
RESIDENTIAL BUILDING	R-1, RESIDENTIAL	6,786 SF
<b>2nd Floor Total Area = 29,672 SF</b>		
<b>2nd Floor Building Area = 29,050 SF</b>		

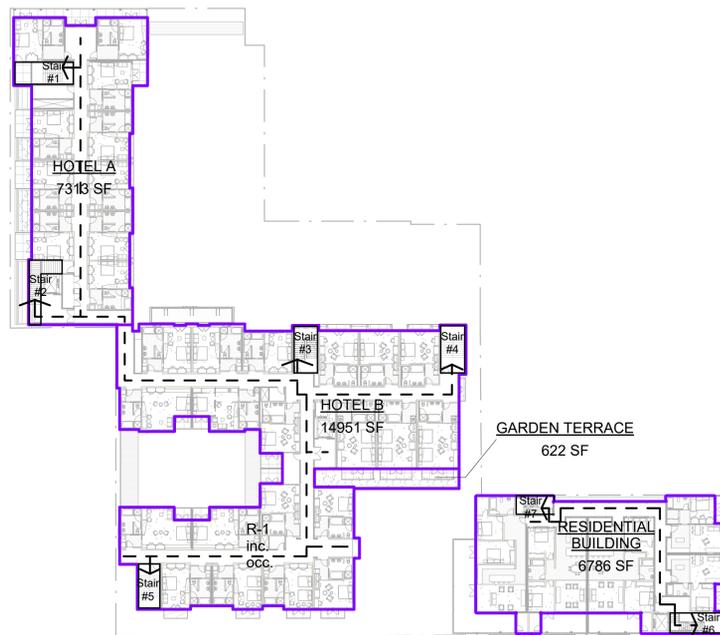
Area Schedule - 3rd floor		
Name	Occupancy	Area
HOTEL A	R-1, HOTEL, ROOMS AND SERVICES	6,887 SF
HOTEL B	R-1, HOTEL, ROOMS AND SERVICES	14,625 SF
RESIDENTIAL BUILDING	R-1, RESIDENTIAL	6,177 SF
<b>3rd Floor Building Area = 27,689 SF</b>		



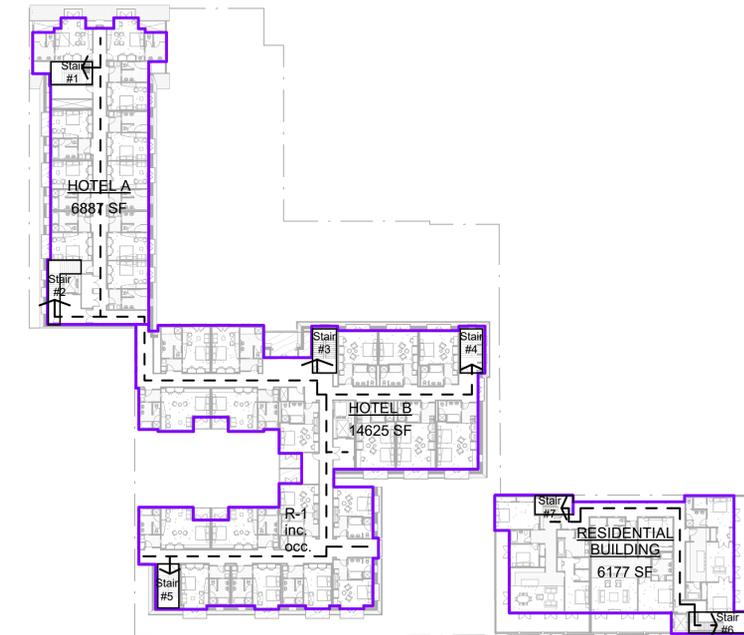
**BASEMENT**



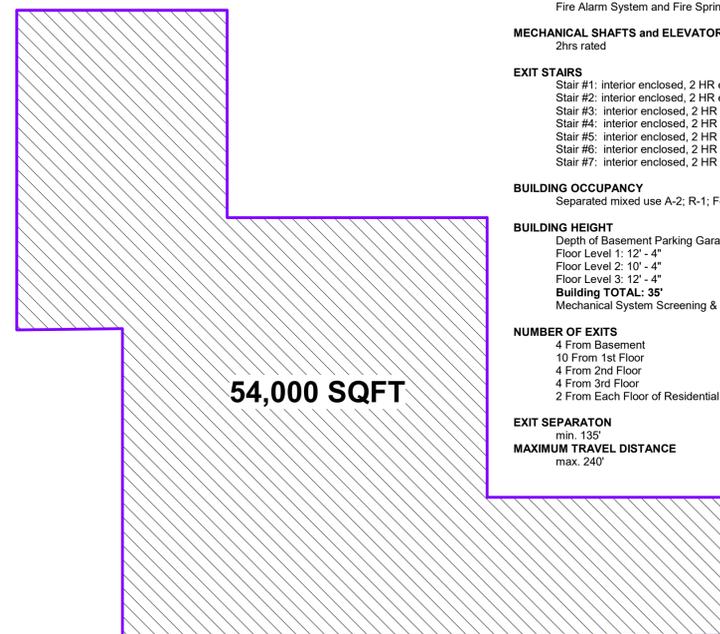
**FIRST FLOOR**



**SECOND FLOOR**



**THIRD FLOOR**



**LOT AREA**



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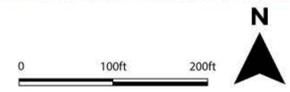
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2021**

Sheet Title  
**PROJECT SITE  
LOCATION**

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PROJECT SITE LOCATION

**A1.00**  
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Sheet Title  
**EXISTING SITE PLAN**

Drawn By Author Checked By Checker

Scale:  
1/16" = 1'-0"

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**A1.02**  
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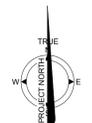
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--- PROPOSED SITE BOUNDARY LINE

1 EXISTING SITE PLAN  
1/16" = 1'-0"



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**GROSS BUILDING AREA  
SUMMARY**

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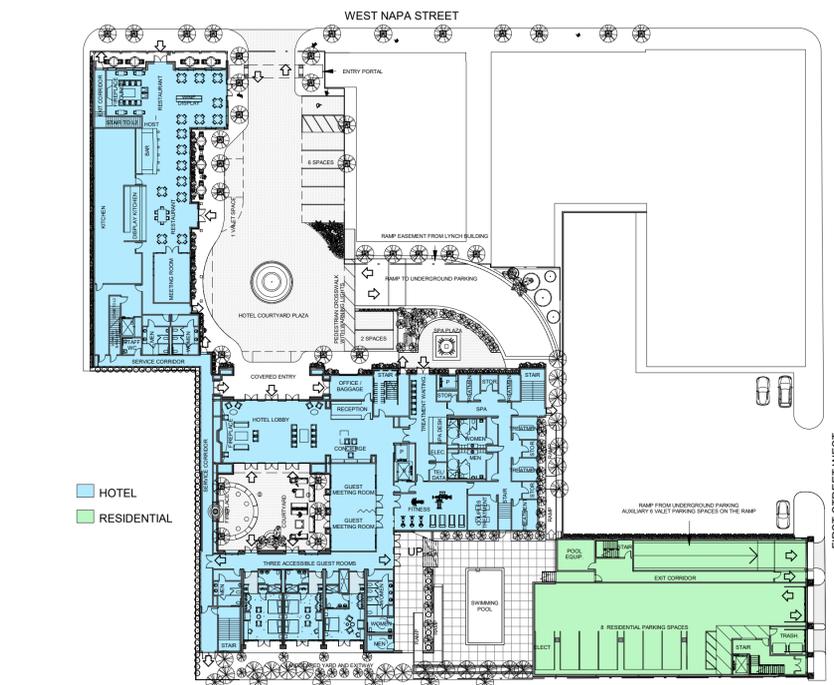
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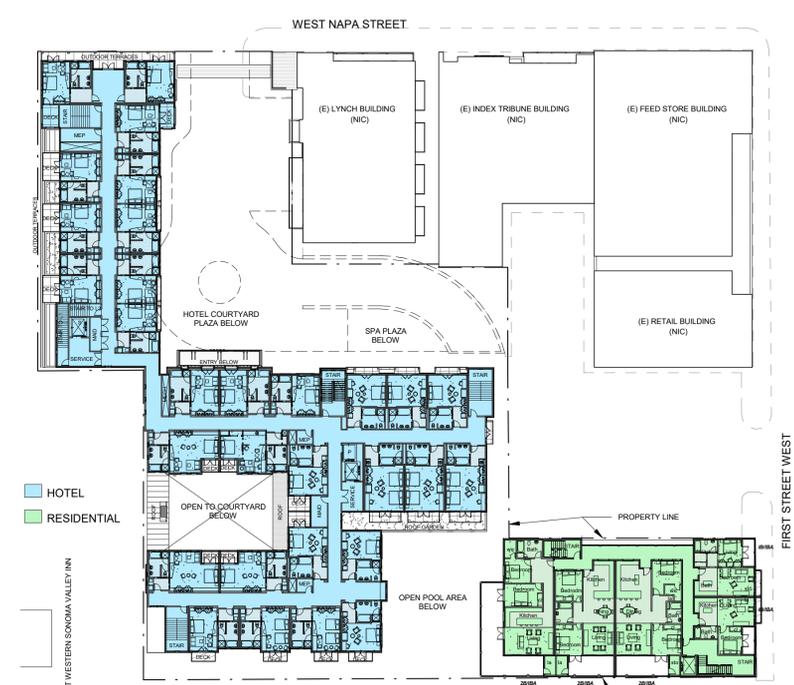
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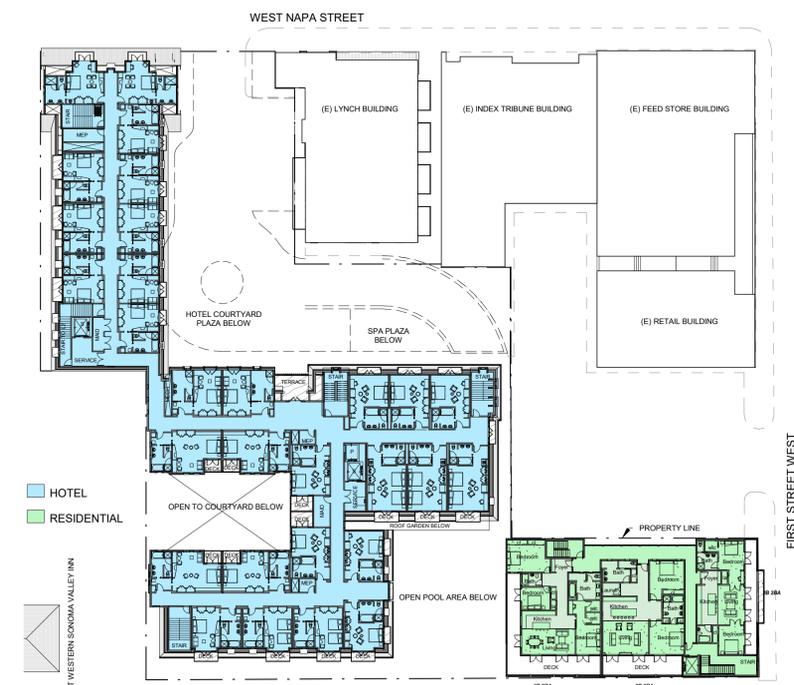
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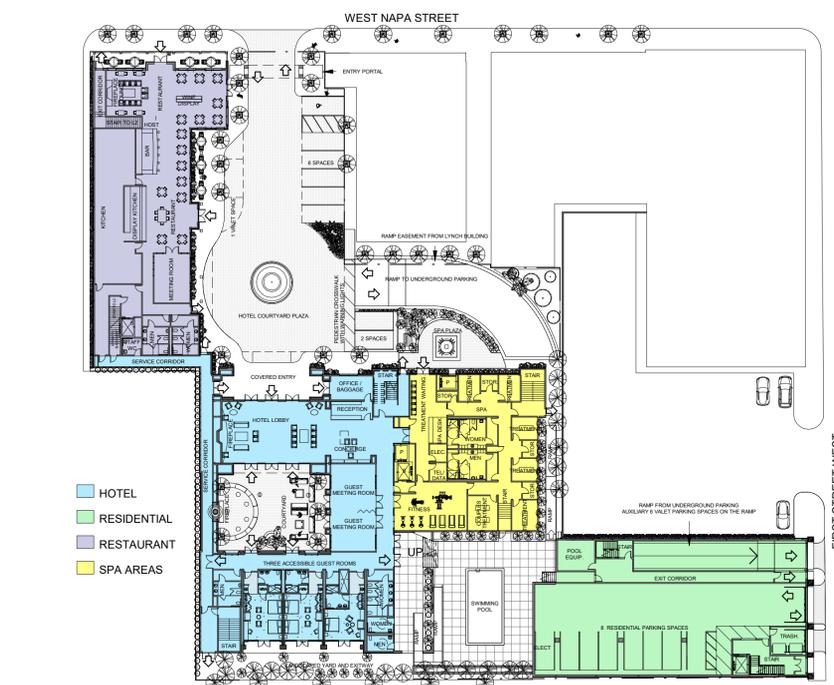
3 FIRST FLOOR - HOTEL / RESIDENTIAL  
1" = 40'-0"



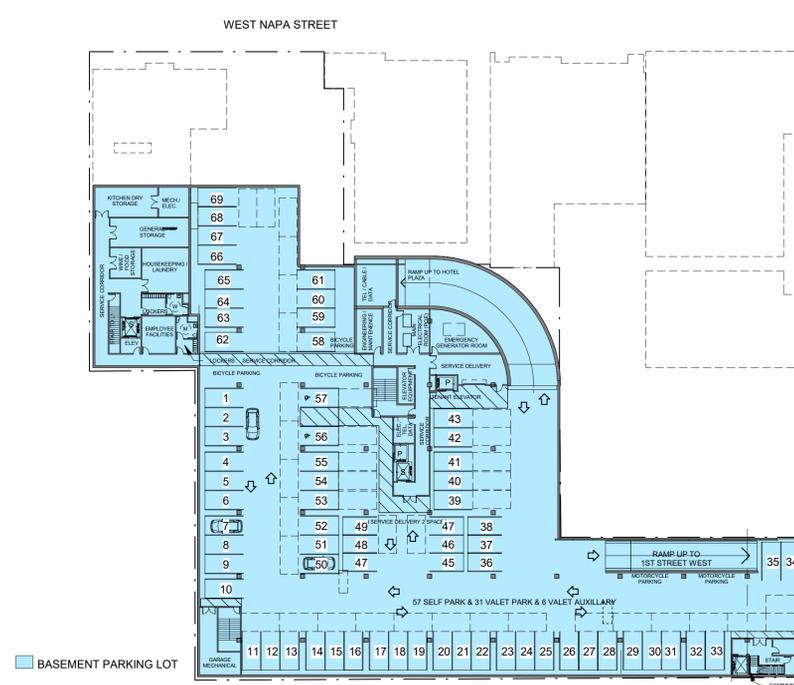
4 SECOND FLOOR - HOTEL / RESIDENTIAL  
1" = 40'-0"



5 THIRD FLOOR - HOTEL / RESIDENTIAL  
1" = 40'-0"



2 RESTAURANT / SPA AREAS  
1" = 40'-0"



1 BASEMENT COVERAGE  
1" = 40'-0"

**GROSS BUILDING AREA SUMMARY (BY USE)**

Hotel	Area	SF
Basement:	46,356	SF
First Floor:	21,565	SF
Second Floor:	22,264	SF
Third Floor:	21,512	SF
<b>Sub Total</b>	<b>111,697</b>	<b>SF</b>

Residential	Area	SF
First Floor Parking:	8,205	SF
Second Floor:	6,786	SF
Third Floor:	6,177	SF
<b>Sub Total</b>	<b>21,168</b>	<b>SF</b>

Restaurant / SPA (Areas Included In Hotel First Floor Above)	Area	SF
Restaurant:	6,899	SF
SPA:	4,975	SF

**TOTAL AREA 132,865 SF**

**GROSS BUILDING AREA SUMMARY (BY LEVEL)**

Level	Area	SF
Basement:	46,356	SF
First Floor:	29,770	SF
Second Floor:	29,050	SF
Third Floor:	27,689	SF

**TOTAL AREA 132,865 SF**

**PARKING CALCULATION**

Basement	Count
Standard Spaces:	69
Valet Spaces:	36
Van Spaces:	2
Auxiliary Spaces:	6
<b>Sub Total</b>	<b>113</b>

1st Floor Surface Parking	Count
Residential Spaces:	8
Staff Spaces:	1
Lynch Valet Spaces:	8
<b>Sub Total</b>	<b>17</b>

**TOTAL PARKING 130**

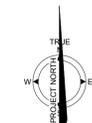
**GUESTROOM CALCULATION**

1st Floor	Count
ADA Guest Rooms:	3
<b>Sub Total</b>	<b>3</b>

2nd Floor	Count
Standard Guest Rooms:	23
Suites:	4
Double Queen:	3
<b>Sub Total</b>	<b>30</b>

3rd Floor	Count
Standard Guest Rooms:	22
Suites:	4
Double Queen:	3
<b>Sub Total</b>	<b>29</b>

**TOTAL GUESTROOMS 62**



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**SITE COVERAGE  
CALCULATION**

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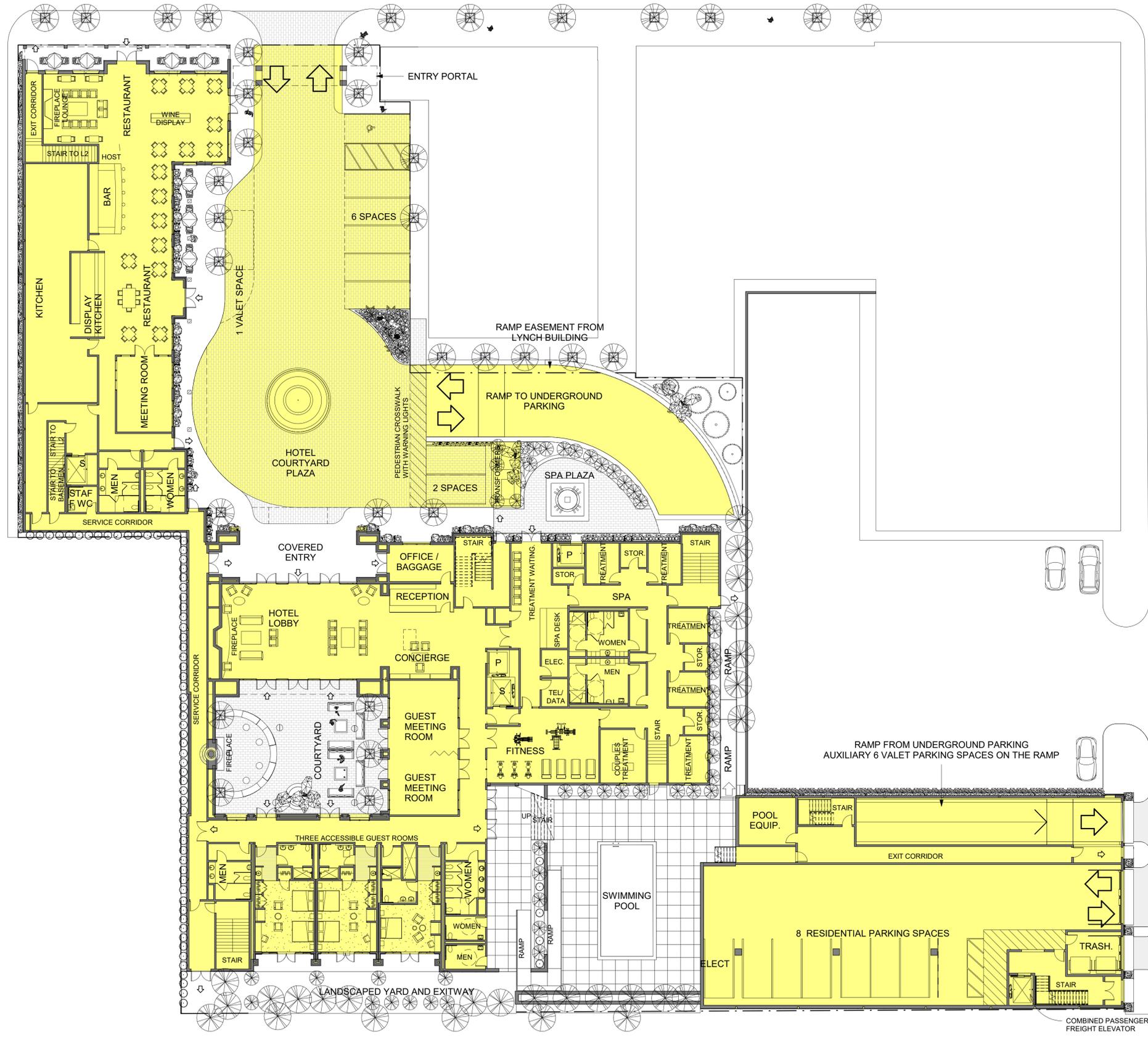
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**TOTAL SITE COVERAGE**

The total site area is 54,000 SF. The area in yellow represents the percentage of total site area occupied by structures, and areas necessary for the ingress, egress, outdoor parking, and circulation of motor vehicles = 40,031 SF or 74.1% of total site area.

**PARKING CALCULATION**

Floor	Standard Spaces	Valet Spaces	Van Spaces	Auxiliary Spaces	Sub Total
<b>Basement</b>	69	36	2	6	113
<b>1st Floor Surface Parking</b>	8	1	8	0	17
<b>TOTAL PARKING</b>					130

**GUESTROOM CALCULATION**

Floor	Standard Guest Rooms	Suites	Double Queen	Sub Total
<b>1st Floor</b>	3	0	0	3
<b>2nd Floor</b>	23	4	3	30
<b>3rd Floor</b>	22	4	3	29
<b>TOTAL GUESTROOMS</b>				62

1 SITE COVERAGE CALCULATION  
1/16" = 1'-0"

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**PROPOSED SITE ROOF  
PLAN**

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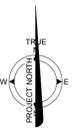
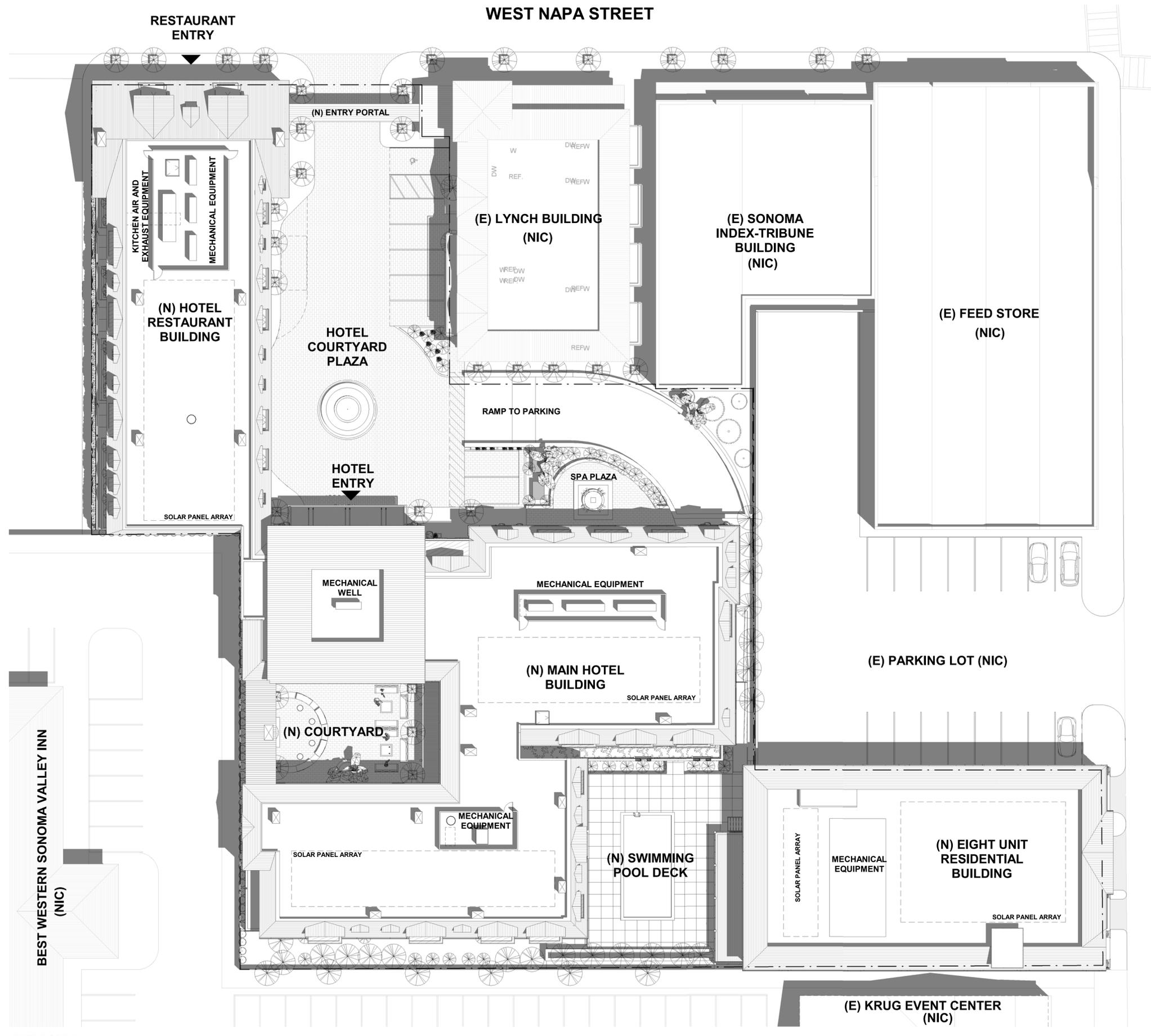
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② FIRST FLOOR PLAN  
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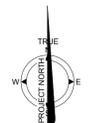
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Sheet Title  
**BASEMENT PLAN**

**PARKING CALCULATION**

Category	Standard Spaces	Valet Spaces	Van Spaces	Auxiliary Spaces	Sub Total
<b>Basement</b>	69	36	2	6	113
<b>1st Floor Surface Parking</b>	8	1	8	17	34
<b>TOTAL PARKING</b>	77	37	10	23	137



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1 FP- 00- BASEMENT - USE PERMIT 2021  
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**FIRST FLOOR PLAN**

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**RESTAURANT SEATS COUNT**

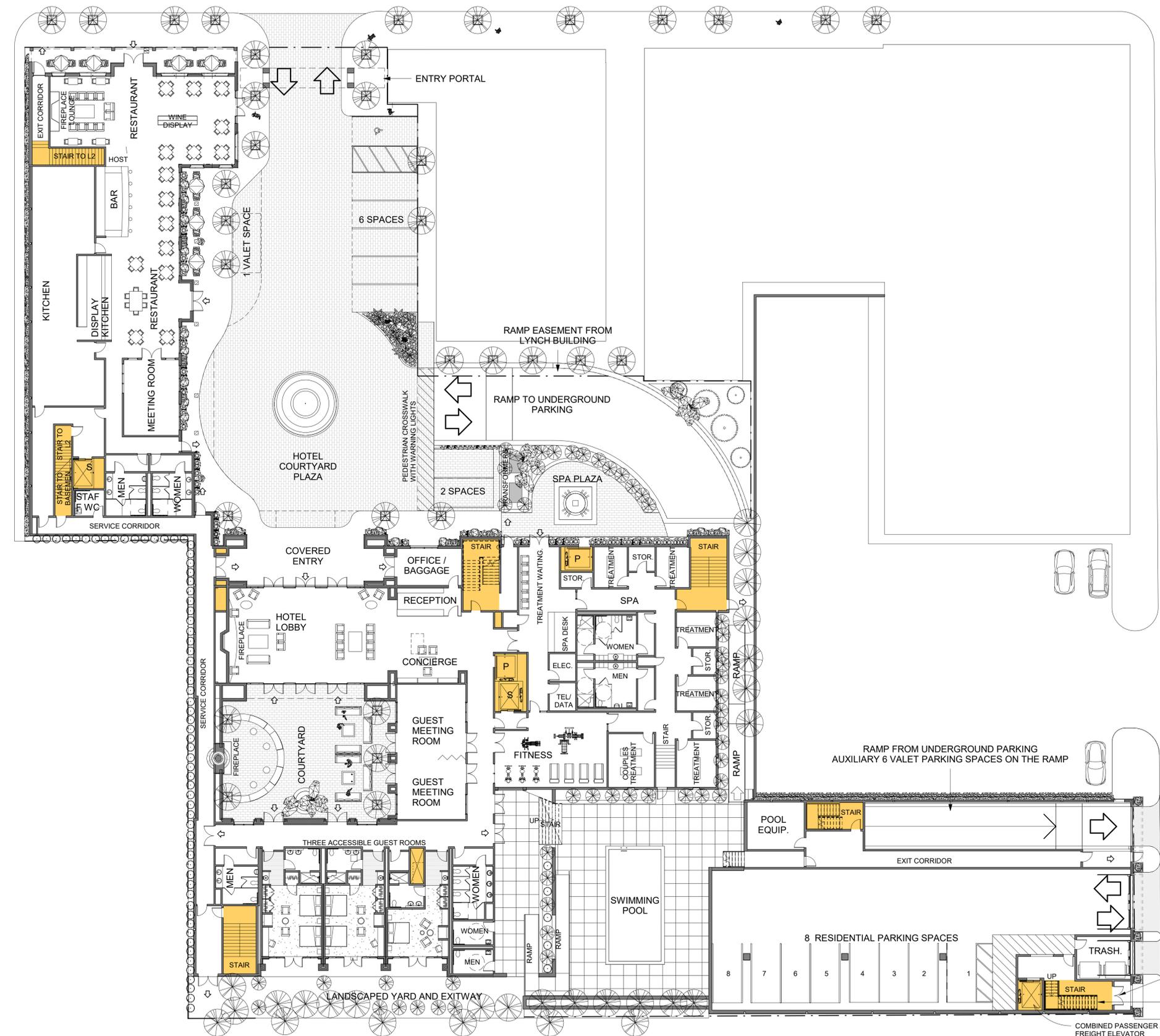
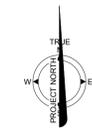
INDOOR SEATS	80
OUTDOOR SEATS	20
<b>TOTAL SEATS COUNT</b>	<b>100</b>

**PARKING CALCULATION**

Basement	
Standard Spaces:	69
Valet Spaces:	36
Van Spaces:	2
Auxiliary Spaces:	6
<b>Sub Total</b>	<b>113</b>
1st Floor Surface Parking	
Residential Spaces:	8
Staff Spaces:	1
Lynch Valet Spaces:	8
<b>Sub Total</b>	<b>17</b>
<b>TOTAL PARKING</b>	<b>130</b>

**GUESTROOM CALCULATION**

1st Floor	
ADA Guest Rooms:	3
<b>Sub Total</b>	<b>3</b>
2nd Floor	
Standard Guest Rooms:	23
Suites:	4
Double Queen:	3
<b>Sub Total</b>	<b>30</b>
3rd Floor	
Standard Guest Rooms:	22
Suites:	4
Double Queen:	3
<b>Sub Total</b>	<b>29</b>
<b>TOTAL GUESTROOMS</b>	<b>62</b>



1 FIRST FLOOR PLAN  
1/16" = 1'-0"

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**USE PERMIT AUGUST  
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Sheet Title

**SECOND FLOOR PLAN**

**GUESTROOM CALCULATION**

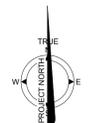
<b>1st Floor</b>	ADA Guest Rooms:	3
	Sub Total	3
<b>2nd Floor</b>	Standard Guest Rooms:	23
	Suites:	4
	Double Queen:	3
	Sub Total	30
<b>3rd Floor</b>	Standard Guest Rooms:	22
	Suites:	4
	Double Queen:	3
	Sub Total	29
<b>TOTAL GUESTROOMS</b>		<b>62</b>

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1 SECOND FLOOR PLAN  
1/16" = 1'-0"

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No.	Description	Date

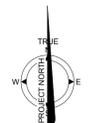
**USE PERMIT AUGUST  
2021**

Sheet Title  
**THIRD FLOOR PLAN**

**GUESTROOM CALCULATION**

<b>1st Floor</b>	ADA Guest Rooms:	3
	<b>Sub Total</b>	<b>3</b>
<b>2nd Floor</b>	Standard Guest Rooms:	23
	Suites:	4
	Double Queen:	3
	<b>Sub Total</b>	<b>30</b>
<b>3rd Floor</b>	Standard Guest Rooms:	22
	Suites:	4
	Double Queen:	3
	<b>Sub Total</b>	<b>29</b>
<b>TOTAL GUESTROOMS</b>		<b>62</b>

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Date:  
**08/05/2021**  
Project No. Project Number



**A2.03**  
Drawing No.

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FIRST STREET WEST

① THIRD FLOOR  
1/16" = 1'-0"



HOTEL PLAZA COURTYARD - VIEW FROM WEST NAPA STREET



HOTEL RESTAURANT BUILDING - VIEW FROM HOTEL PLAZA COURTYARD



HOTEL EXTERIOR COURTYARD - NIGHT VIEW

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SONOMA**

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Sheet Title

**CONCEPTUAL  
RENDERINGS**

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Sheet Title

**EXTERIOR ELEVATIONS -  
NORTH / EAST**

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① NORTH ELEVATION



② EAST ELEVATION

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Sheet Title

**EXTERIOR ELEVATIONS -  
SOUTH / WEST**

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① SOUTH ELEVATION



② WEST ELEVATION

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2021**

Sheet Title  
**VISUAL SIMULATIONS**

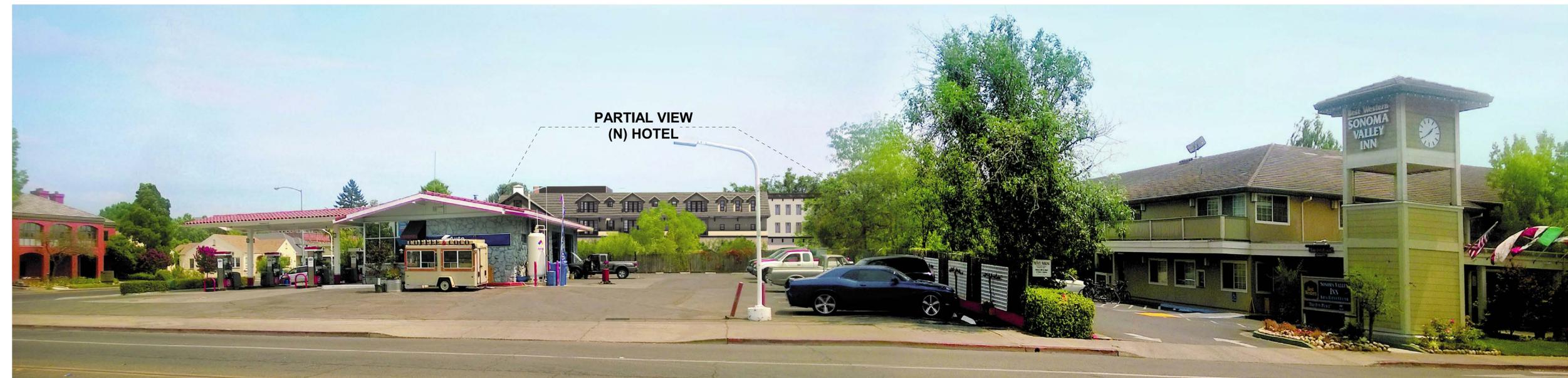
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CONTEXT - WEST NAPA STREET BETWEEN 1st ST WEST and 2nd ST WEST



VIEW EAST - SECOND STREET WEST



VIEW EAST - WEST NAPA STREET

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VIEW EAST - WEST NAPA STREET



VIEW SOUTH - WEST NAPA STREET



VIEW WEST - WEST NAPA STREET



VIEW WEST - FIRST STREET

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Sheet Title  
**VISUAL SIMULATIONS**

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Project No.    Project Number

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Drawing No.

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Sheet Title

**BUILDING SECTIONS**

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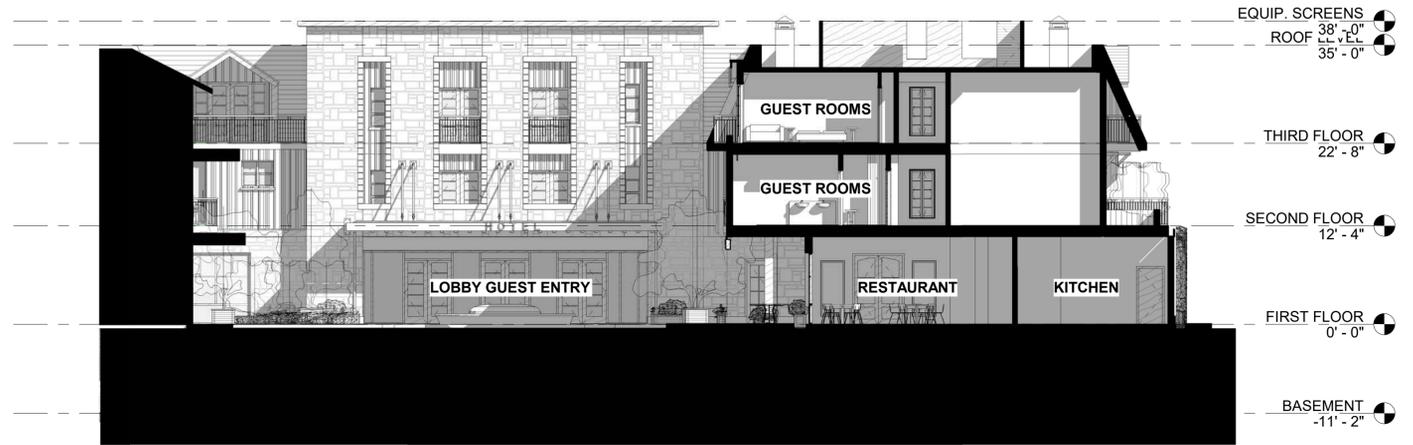
Scale:  
3/32" = 1'-0"

Date:  
08/05/2021

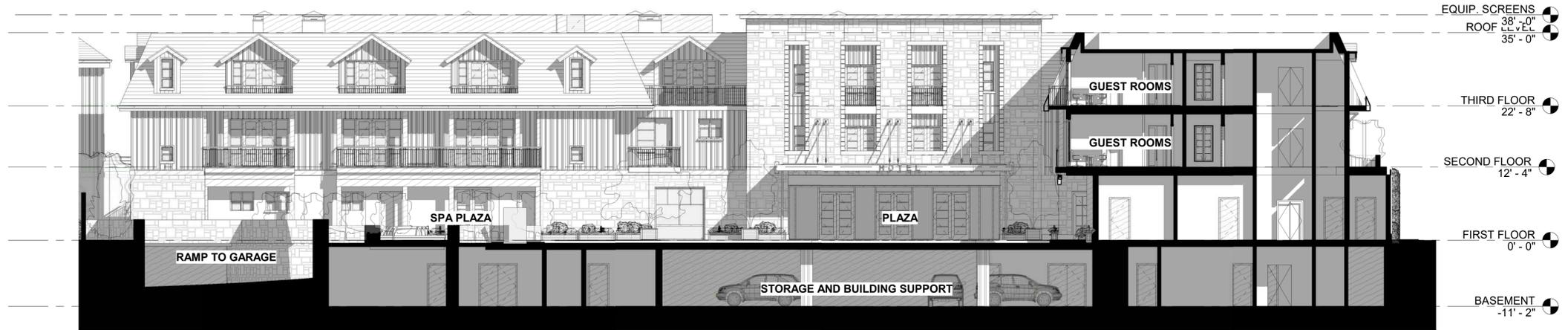
Project No.    Project Number

**A3.51**  
Drawing No.

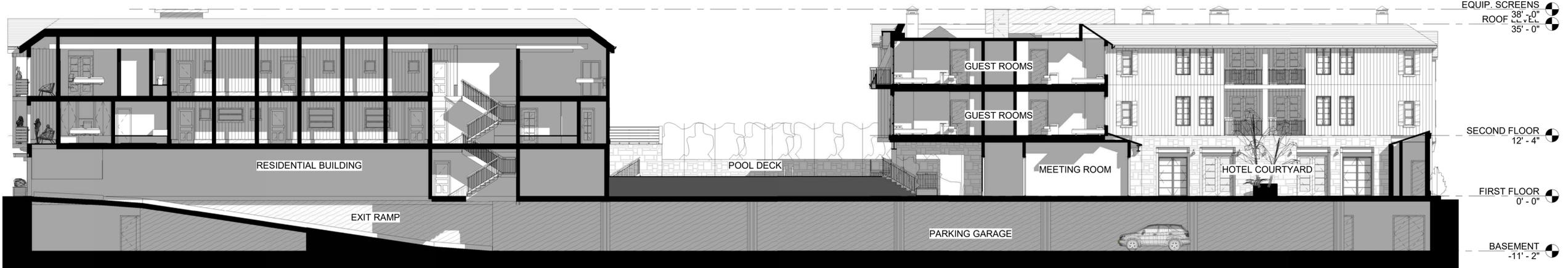
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③ BUILDING SECTION- EW- RESTAURANT  
3/32" = 1'-0"



① BUILDING SECTION- EW- HOTEL PLAZA  
3/32" = 1'-0"



② BUILDING SECTION- EW- COURTYARD AND POOL DECK  
3/32" = 1'-0"

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No.	Description	Date

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2021**

Sheet Title

**BUILDING SECTIONS**

Drawn By Author      Checked By Checker

Scale:  
3/32" = 1'-0"

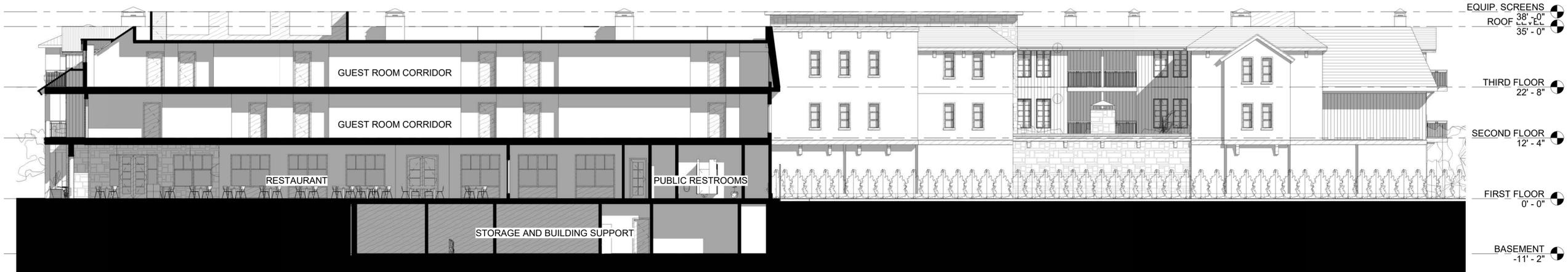
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Project No.    Project Number

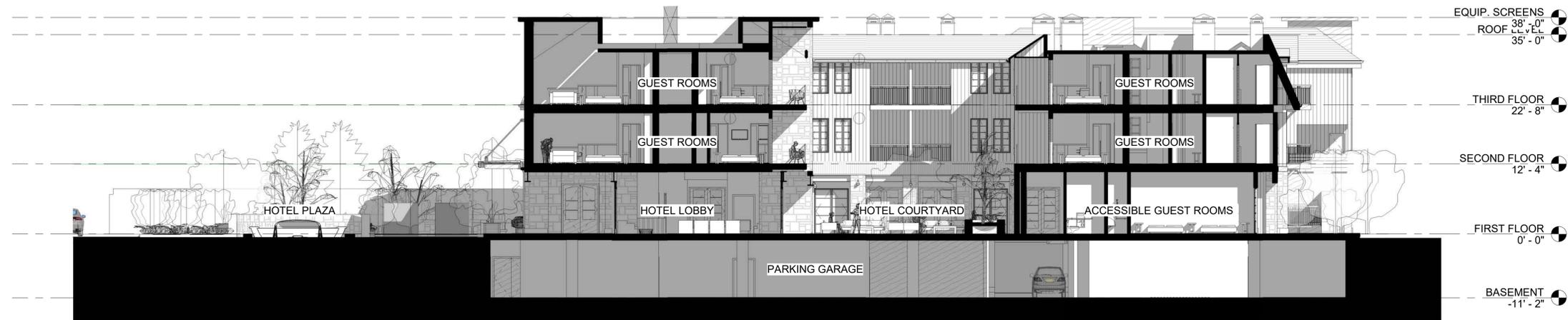
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② BUILDING SECTION- NS- BUILDING A  
3/32" = 1'-0"



① BUILDING SECTION- NS- BUILDING B COURTYARD  
3/32" = 1'-0"



③ BUILDING SECTION- NS- POOL DECK  
3/32" = 1'-0"

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