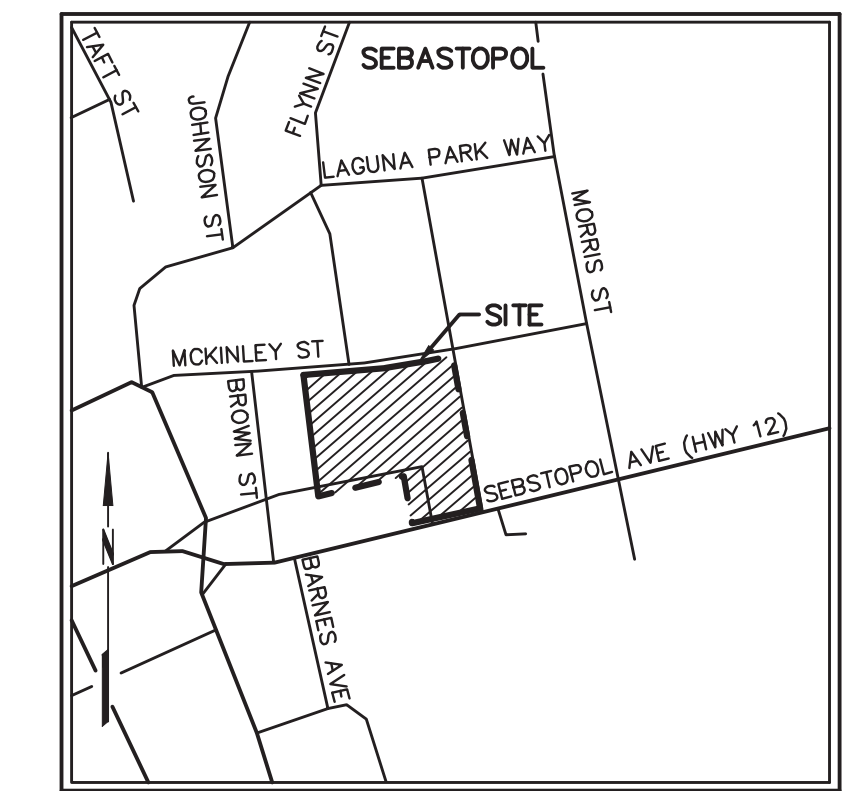




The Barlow Hotel
SEBASTOPOL, CALIFORNIA
Development Agreement Application



VICINITY MAP
NOT TO SCALE

200 JEN STREET
SANTA ROSA, CA 95401
(707) 593-8500
www.bkf.com

BKF

10/11/2021
RALPH H. THOMAS
P.L.S. 4760



SYMBOLS & LEGEND

- EXISTING**
- BENCHMARK
 - FOUND IRON PIPE, SIZED AND TAGGED AS NOTED
 - FOUND RIVET AND TAG, TAGGED AS NOTED
 - VALVE
 - FIRE HYDRANT
 - RISER
 - SIGN
 - STREET LIGHT
 - LIGHT POLE
 - GUY ANCHOR
 - UTILITY POLE
 - TREE
 - SANITARY SEWER MANHOLE
 - STORM DRAIN MANHOLE
- PROPERTY LINE**
- EASEMENT
 - GRADE BREAK
 - FLOW LINE
 - FENCE
 - HANDRAIL
 - STORM DRAIN
 - OVERHEAD UTILITY LINE
 - CONCRETE
 - DETECTABLE WARNING
 - PAVERS
 - VALLEY GUTTER

ABBREVIATIONS

- | | | | |
|------|--------------------------|------|--------------------------|
| Δ | DELTA | OR | OFFICIAL RECORDS |
| AC | ASPHALT CONCRETE | PG&E | PACIFIC GAS & ELECTRIC |
| APN | ASSESSOR'S PARCEL NUMBER | R | RADIUS |
| CB | CATCH BASIN | RTWL | RETAINING WALL |
| CMU | CONCRETE MODULAR UNIT | RWL | RAIN WATER LEADER |
| CO | CLEAN OUT | SD | STORM DRAIN |
| DN | DOCUMENT NUMBER | SDMH | STORM DRAIN MANHOLE |
| DW | DRIVEWAY | SL | STREETLIGHT |
| E | ELECTRIC | SS | SANITARY SEWER |
| ELEV | ELEVATION | SSCO | SANITARY SEWER CLEAN OUT |
| EP | EDGE OF PAVEMENT | SSMH | SANITARY SEWER MANHOLE |
| GB | GRADE BREAK | TB | TOP OF BOX |
| GI | GRATE INLET | TC | TOP FACE OF CURB |
| HB | HOSE BIB | TG | TOP OF GRATE |
| INV | BOTTOM INSIDE OF PIPE | TW | TOP OF WALL |
| IP | IRON PIPE | TYP | TYPICAL |
| L | LENGTH | UB | UTILITY BOX |
| MB | MAILBOX | VLT | VAULT |
| MH | MANHOLE | W | WATER |
| | | WM | WATER METER |

NOTE:
RECORD TITLE ENCUMBRANCES ARE BASED ON A PRELIMINARY TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE COMPANY, 800 EDGEWOOD PLACE, WINDSOR, CALIFORNIA, ORDER NO. FSXN-0622102291-CC, DATED SEPTEMBER 13, 2021.

TOPOGRAPHIC NOTES
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TREE DIAMETERS ARE MEASURED AT CHEST HEIGHT (48"). DRIPLINE DIAMETERS AND TREE SPECIES ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.

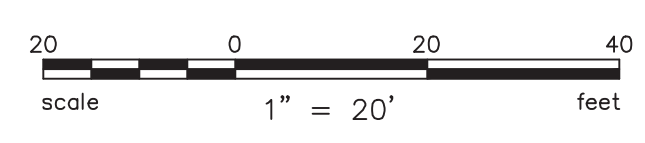
BOUNDARY, EASEMENT AND SETBACK INFORMATION SHOWN HEREON WAS OBTAINED FROM THE RECORD OF SURVEY OF THE LANDS OF HIGHWAY PARTNERS, LLC & INDUSTRIAL PARK, LLC, FILED FOR RECORD IN BOOK 757, PAGE 43, SONOMA COUNTY RECORDS.

BASIS OF BEARINGS: RECORD OF SURVEY OF THE LANDS OF HIGHWAY PARTNERS, LLC & INDUSTRIAL PARK, LLC, FILED FOR RECORD IN BOOK 757, PAGE 43, SONOMA COUNTY RECORDS.

THE BEARINGS AND DISTANCES DO NOT REFLECT A FIELD SURVEY AND DO NOT CONSTITUTE A FORMAL BOUNDARY DETERMINATION.

BENCHMARK: MAG NAIL IN ASPHALT IN THE SOUTHWEST DRIVEWAY OF THE LANDS OF BARLOW SEBASTOPOL, LLC, APN 004-750-034, LOCATION SHOWN HEREON. ELEVATION: 75.48

FIELD SURVEY DATE: 9/29/2021



THE BARLOW
APN 004-750-020, -030, -034, -035
SEBASTOPOL, CALIFORNIA

TOPOGRAPHIC MAP

Revisions	
No.	
Date: OCTOBER 2021	Scale: AS SHOWN
	Drawn: N/A
	Approved: RHT
	Job No: 20209019
Drawing Number:	

The proposed project is a mixed-use 83-room hotel located on the Guayaki site within the Barlow Market District. It is conceived as a unique destination with a distinct identity and image that complements the rest of the district.

The architectural character of the hotel is inspired by the regional vernacular, specifically farmhouses and local agricultural buildings found in the surrounding wine country. The renderings show that the building is finished in a combination of lime-washed brick, stucco and grain-wood siding. The adjacent Gravenstein Court parking lot is converted into a large grove of trees extending the rural character beyond the footprint of the structures.

The building is organized around a sequence of five beautifully landscaped courtyards, each with a distinct image and character, together creating a visual and experiential sequence between open-to-sky and covered spaces. The building is entered in three locations - along McKinley via a covered paseo, along Gravenstein Court from the drop-off area, and along Sebastopol Ave via ramp and stair. Two of the entries lead one into the first large courtyard from where one enters the lobby, bar and restaurant. The Spa has a separate entrance from Sebastopol Ave, but can also be accessed internally from the hotel.

The 83 hotel rooms are configured around single-loaded arms overlooking the courtyards. The public functions of the hotel, such as the restaurant, meeting rooms, bar, and kitchen are situated closer to McKinley, around the entrance courtyard. The restaurant wraps around to line the street along with more retail to enliven the pedestrian experience. The hotel also has a spa located along and entered from Sebastopol Ave. The proposed building has a gross area of 70,000 SF. Please see attached program for details.

The building's highest massing is a fourth story rooftop bar which constitutes only 4% percent of the overall footprint, located in the least visible part of the site. The rest of the building is a combination of 2 and 3 stories. This varied massing is a conscious design approach generating a picturesque, and human-scale massing as opposed to a single monolithic and over-scaled building. The result is an aggregate compound of buildings. The roofs are a combination of flat and sloping roofs of varying slopes and materials, further breaking down the building scale.

Project Summary

<i>Hotel</i>	Units	Gross Sq. Ft.	
Level 1	14	26,000	
Level 2	46	25,000	
Level 3	23	17,000	
Level 4		2,000	
Total	83	70,000	
Hotel Rooms		36,000	(Breakdown provided below)
Retail		2,000	
Restaurant		2,000	
Bar		1,000	
Rooftop Bar		1,000	
Spa		2,000	
Gym		1,000	
Meeting Rooms		3,000	
Restrooms		1,500	
Circulation		15,500	
Kitchen		2,000	
Back of House		3,000	
Total		70,000	(Included in GSF)
Hotel Room Breakdown	Units	Gross Sq. Ft.	Net Sq. Ft.
Room Type A (Micro)	3	350	270
Room Type B (Standard King)	47	350	270
Room Type C (Deluxe King)	17	450	350
Room Type D (Queen)	11	450	350
Room Type E (Junior Suite)	4	750	500
Executive Suite	1	1,400	1,280
Total	83		
Open Space			
Courtyard Area		6,200	(Not included in GSF)
Open Space		6,600	(Not included in GSF)
Covered Porches / Corridors - Unenclosed		7,200	(Included in GSF)
Pool Patio, Tree Cover, and Pool		5,300	(Not included in GSF)
Total		25,300	
Total Gross Area*		77,200	
Parking			
Restaurant, Bar, Retail, Spa, Meeting, Gym non-residential (1 per 500 SF Net)	20		(33% reduction for smallest use (Gym))
Hotel (2 + 1 per room for first 75 rooms + 0.75 per additional room)	58		(30% reduction in CM District)
Total	78		(These cars will be parked in the Batch Plant Parking Lot.)
Notes	All numbers are rough order of magnitude		



A 6750 Mckinley Street



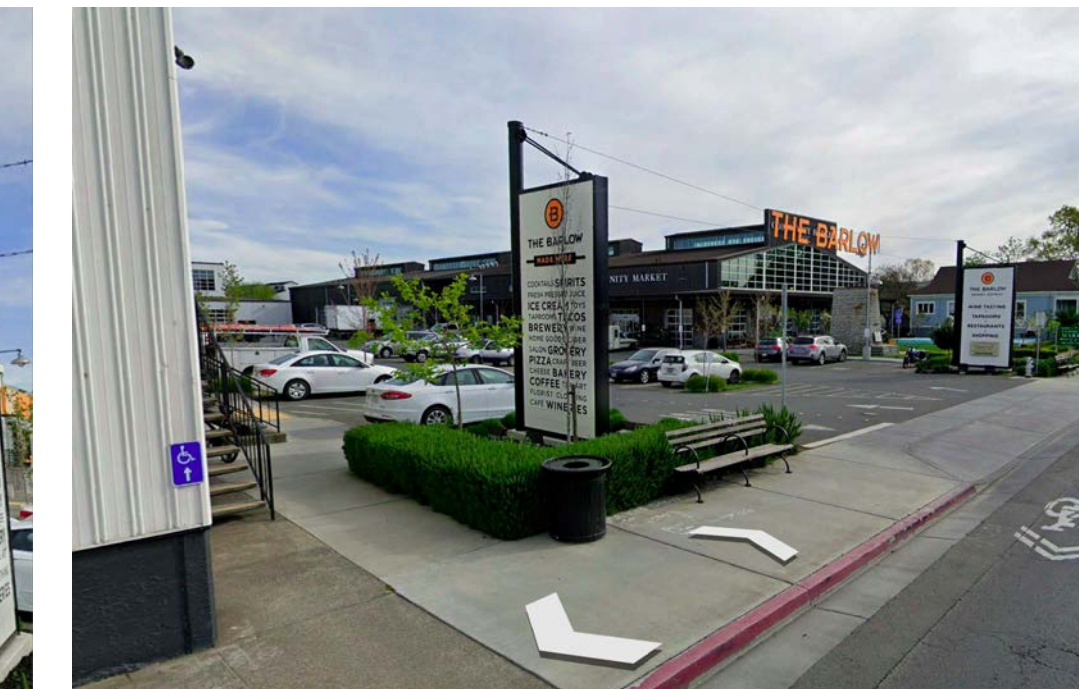
B 6796-6792 Sebastopol Ave.



C 6780 Depot St.



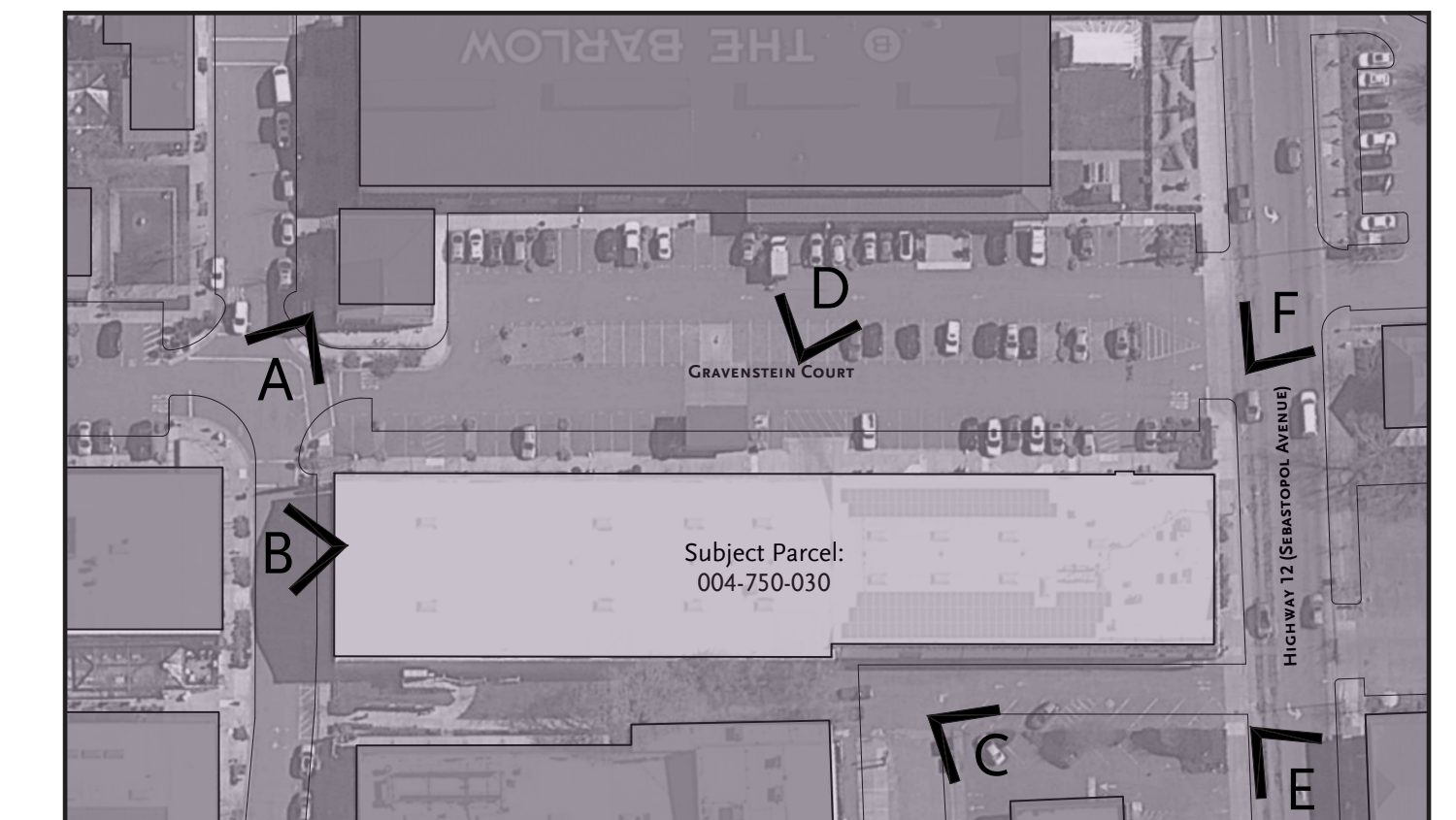
D Gravenstein Court



E 6796 Sebastopol Ave.



F 6762 Sebastopol Ave.



Key Map



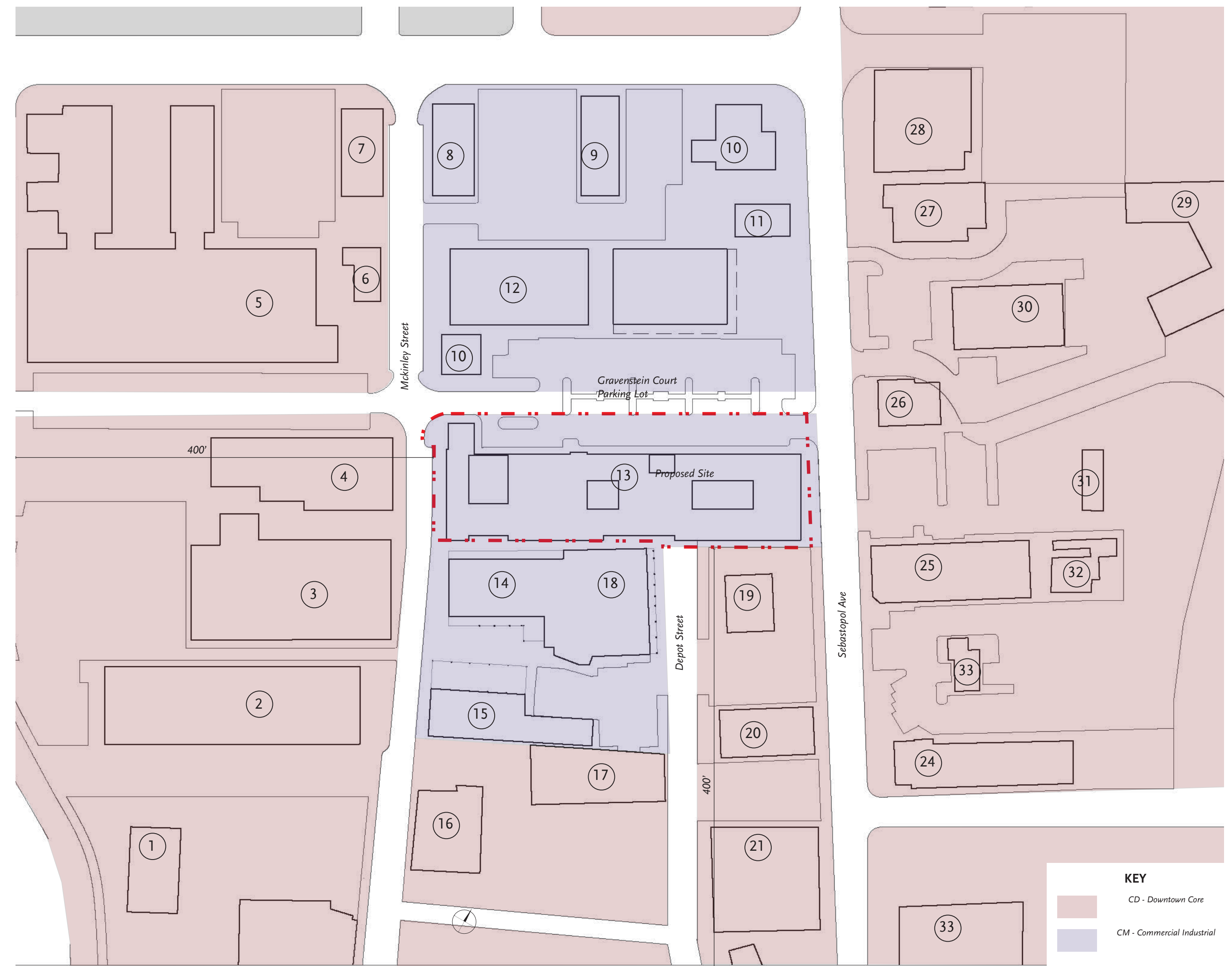
Existing



- ① RIALTO BUILDING
6868 Mckinley St.
- ② THEATER BUILDING
6868 Mckinley St.
- ③ CONCRETE BUILDING
6780 Mckinley St.
- ④ RAILROAD BUILDING
6770 Mckinley St.
- ⑤ BUILDING B
6760 Mckinley St.
- ⑥ BUILDING D
6750 Mckinley St.
- ⑦ BUILDING F
180 Morris St.
- ⑧ BUILDING G
120 Morris St.
- ⑨ BUILDING H
100 Morris St.
- ⑩ BUILDING I
6700 Sebastopol Ave
- ⑪ VETERINARY HOSPITAL
6742 Sebastopol Ave
- ⑫ SEBASTOPOL COMMUNITY MARKET
6762 Sebastopol Ave
- ⑬ GUAYAKI BUILDING/PROPOSED SITE - APN 004-750-030
6782 Sebastopol Ave
- ⑭ CO-OP BUILDING
6780 Depot St.
- ⑮ FOUNDRY BUILDING
6790 Depot St.
- ⑯ RIPON MOTORS
245 Brown St.
- ⑰ BOHEMIAN STONEWORKS INC.
6824 Depot St.
- ⑱ OLD CENTER FOR THE ARTS
6780 Depot St.
- ⑲ SEBASTOPOL LIQUOR AND DELI
6800 Sebastopol Ave
- ⑳ GOODWILL
6826 Sebastopol Ave
- ㉑ NAPA AUTOPARTS
6856 Sebastopol Ave
- ㉒ BETTER HOMES AND GARDENS REAL ESTATE AGENCY
6876 Sebastopol Ave
- ㉓ CVS
6877 Sebastopol Ave
- ㉔ BENDETTI TIRE PRO
6809 Sebastopol Ave

- ㉕ BENDETTI TIRE SERVICE
6805 Sebastopol Ave
- ㉖ ATTICO CONSIGNMENT FURNITURE
6789 Sebastopol Ave
- ㉗ CRYSTAL CLEAR HOME
6741 Sebastopol Ave
- ㉘ SEBASTOPOL BIKE CENTER
6731 Sebastopol Ave
- ㉙ ELDERBERRY COMMONS
6761 Sebastopol Ave
- ㉚ A BOUTIQUE MARKET PLACE
6771 Sebastopol Ave
- ㉛ UNNAMED
6781 Sebastopol Ave
- ㉜ UNNAMED
6781 Sebastopol Ave
- ㉝ BENDETTI TIRE SERVICE
6805 Sebastopol Ave

KEY
 CD - Downtown Core
 CM - Commercial Industrial



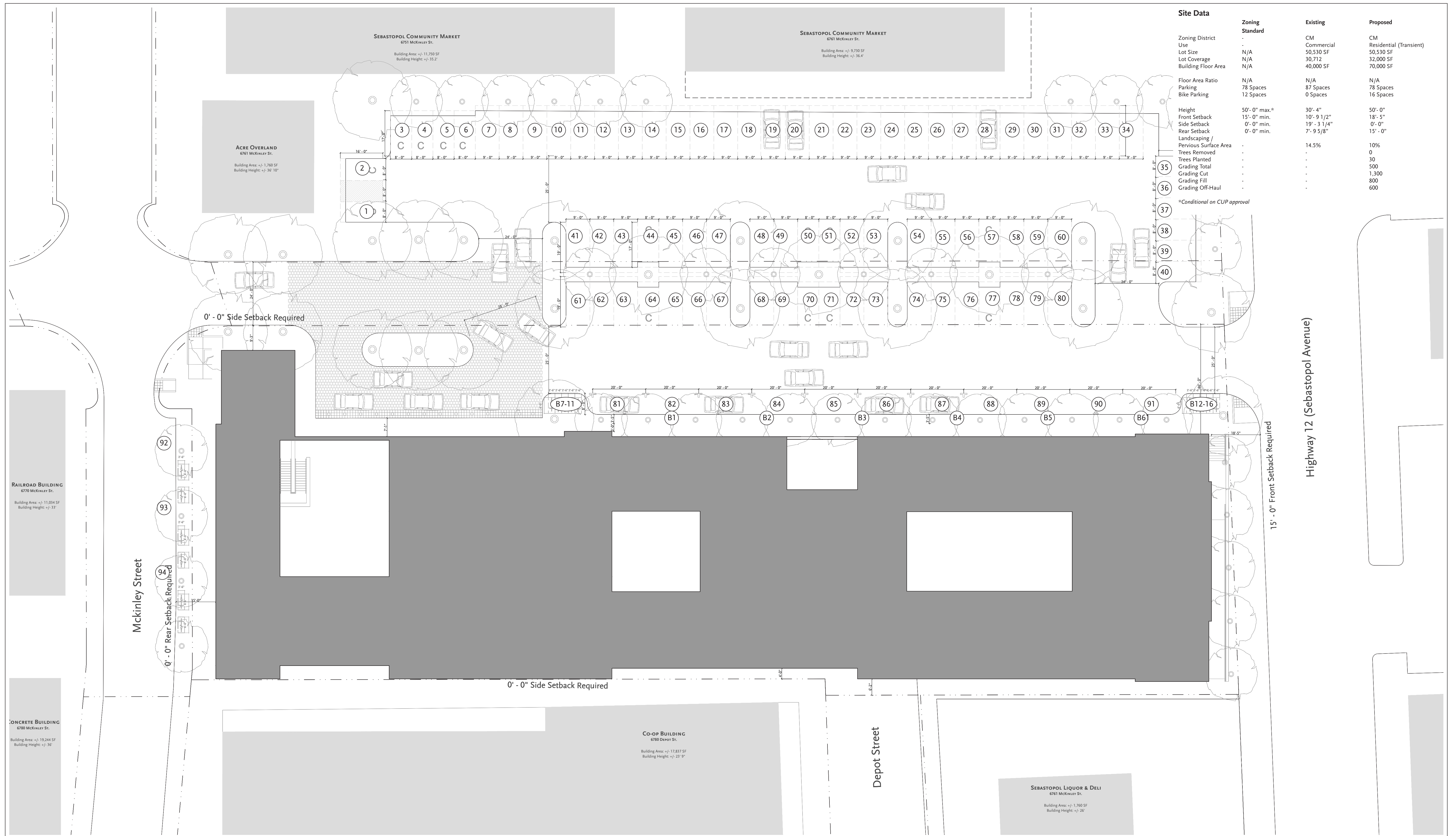
Proposed



KEY
 CD - Downtown Core
 CM - Commercial Industrial

AREA DEVELOPMENT PLAN



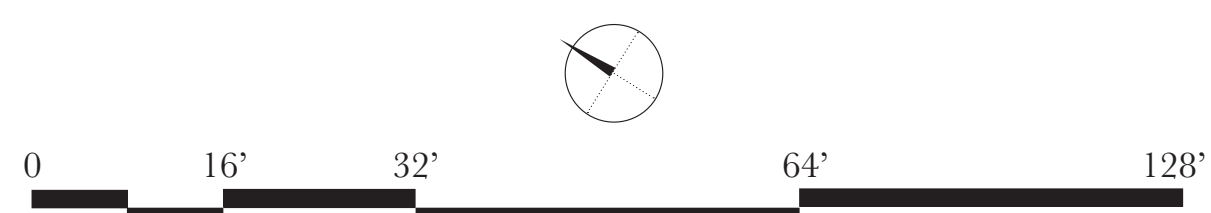


Site Data		Existing	Proposed
Zoning District	-	CM	CM
Zoning Standard	-	Commercial	Residential (Transient)
Use	-	50,530 SF	50,530 SF
Lot Size	N/A	30,712	32,000 SF
Lot Coverage	N/A	40,000 SF	70,000 SF
Building Floor Area	-	-	-
Floor Area Ratio	N/A	N/A	N/A
Parking	78 Spaces	87 Spaces	78 Spaces
Bike Parking	12 Spaces	0 Spaces	16 Spaces
Height	50'-0" max. ⁶	30'-4"	50'-0"
Front Setback	15'-0" min.	10'-9 1/2"	18'-5"
Side Setback	0'-0" min.	19'-3 1/4"	0'-0"
Rear Setback	0'-0" min.	7'-9 5/8"	15'-0"
Landscaping / Pervious Surface Area	-	14.5%	10%
Trees Removed	-	-	0
Trees Planted	-	-	30
Grading Total	-	-	500
Grading Cut	-	-	1,300
Grading Fill	-	-	800
Grading Off-Haul	-	-	600

⁶Conditional on CUP approval

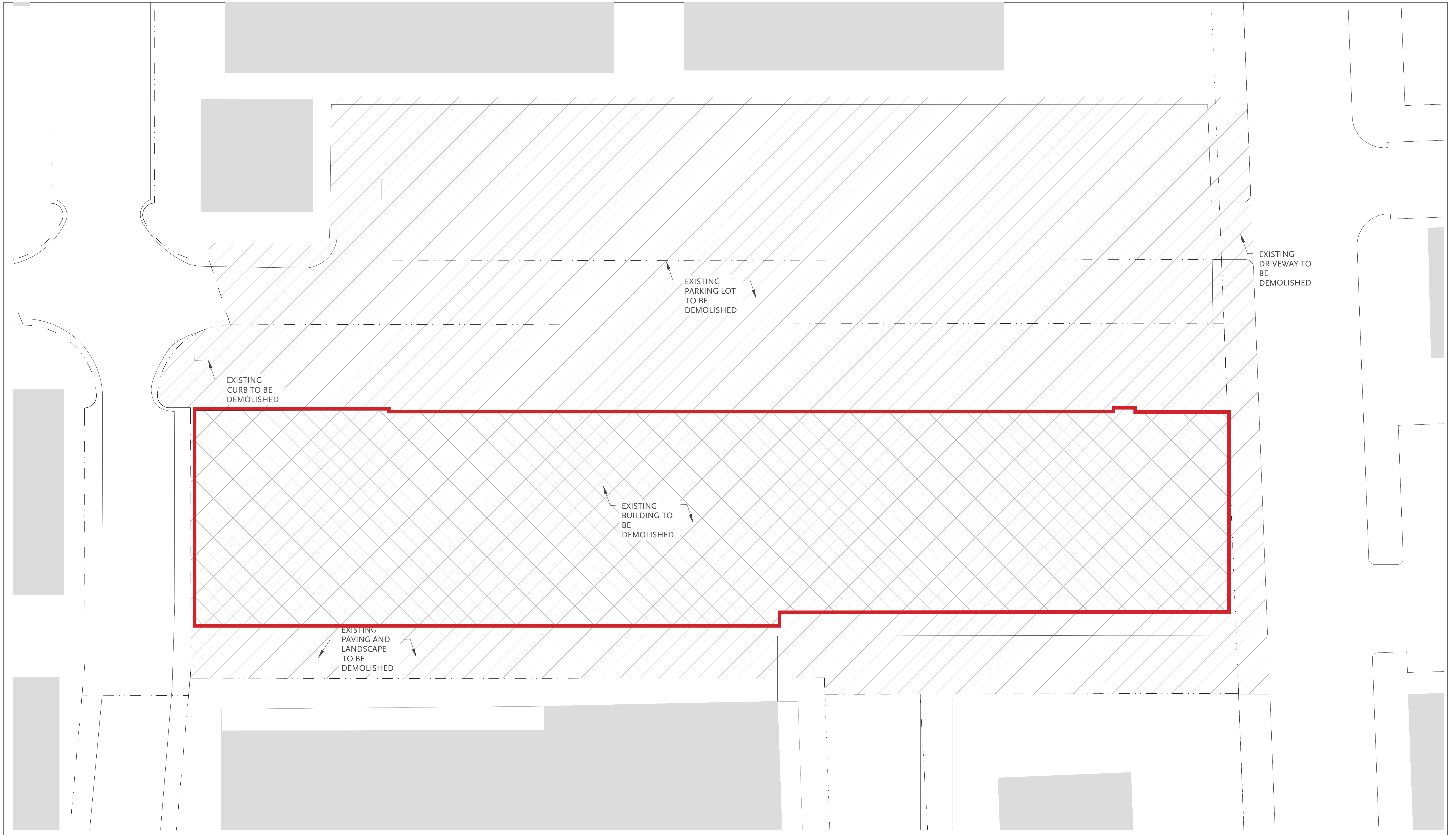
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 May 2024
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 Not for Construction

SITE PLAN



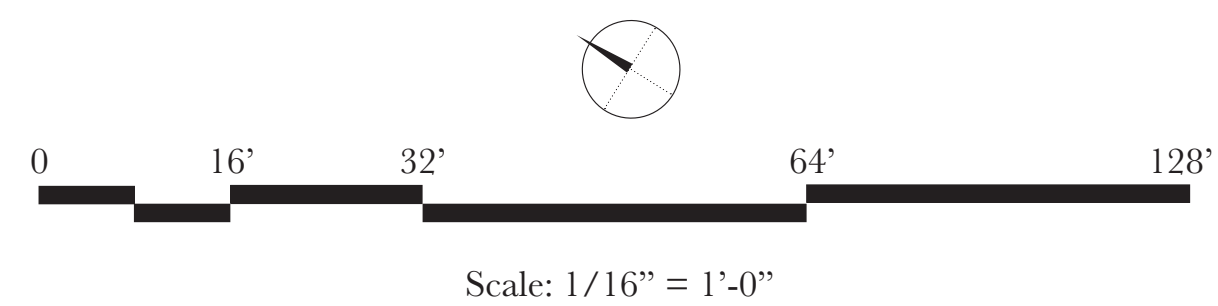
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DEMOLITION PLAN

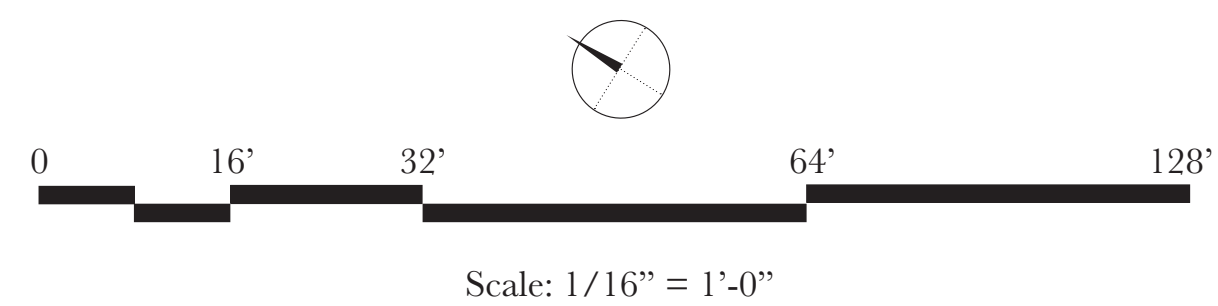


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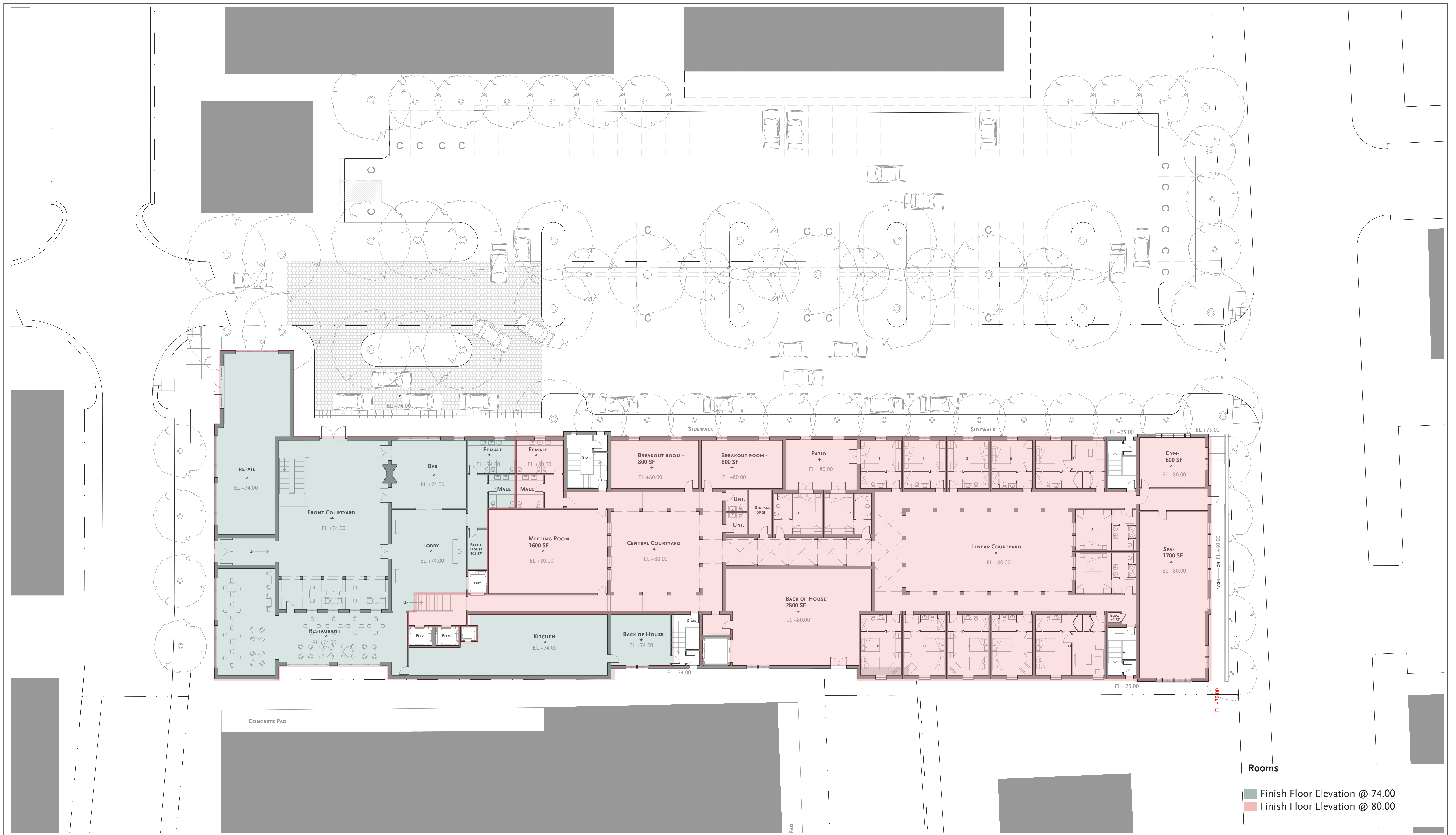


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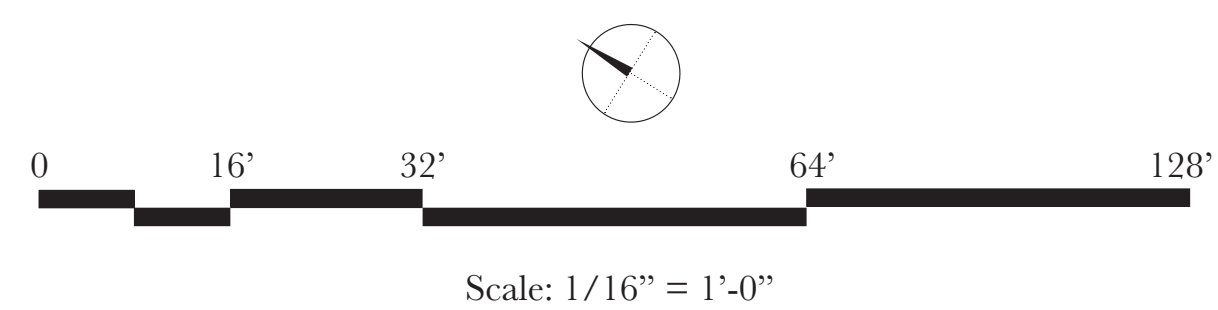
FIRST LEVEL



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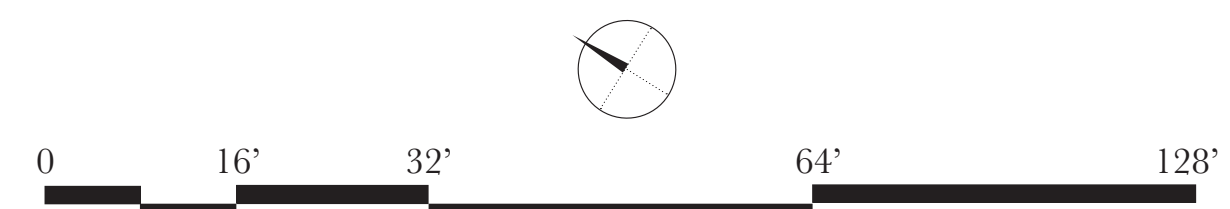
SPLIT LEVEL DIAGRAM





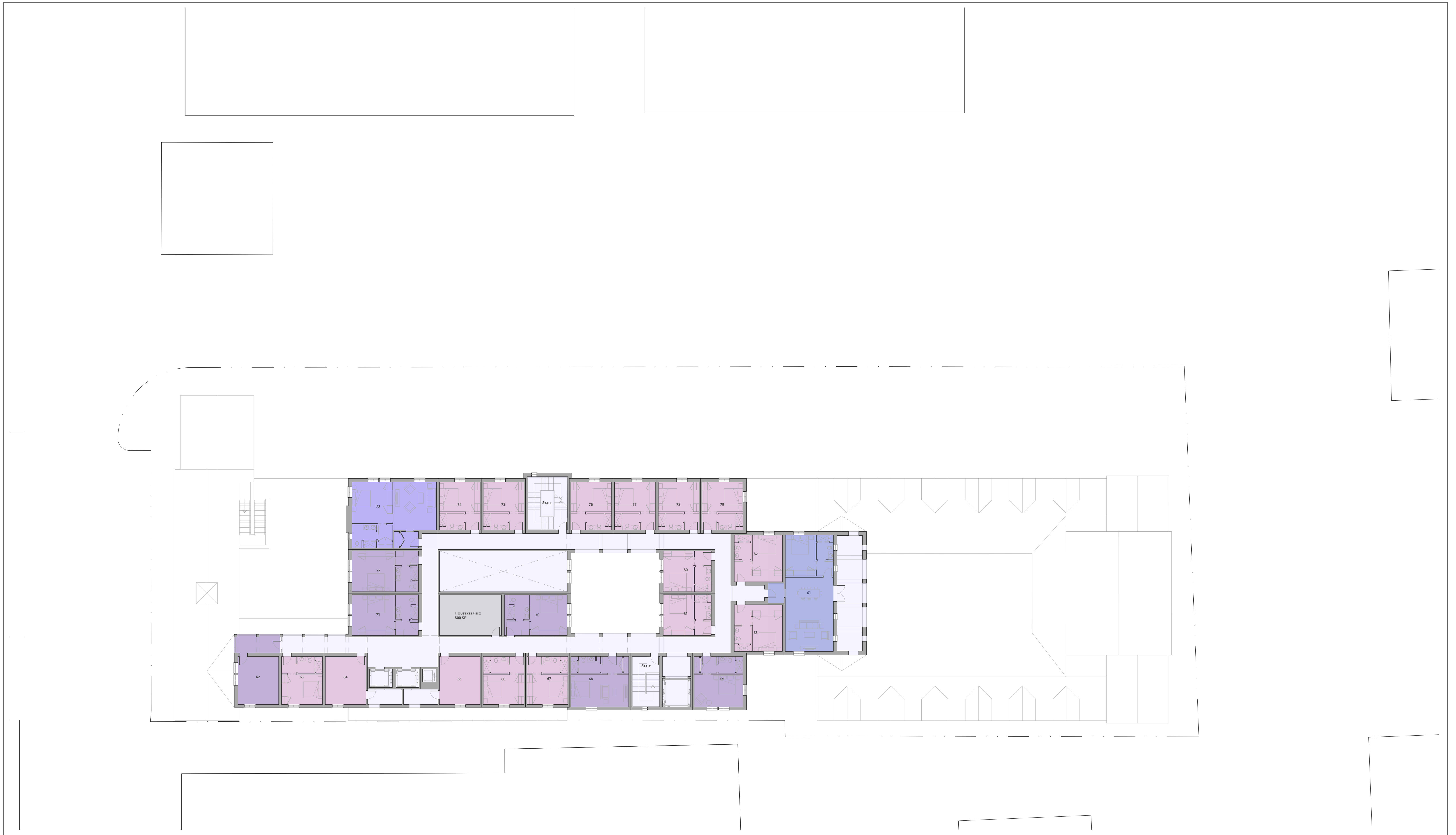
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SECOND LEVEL



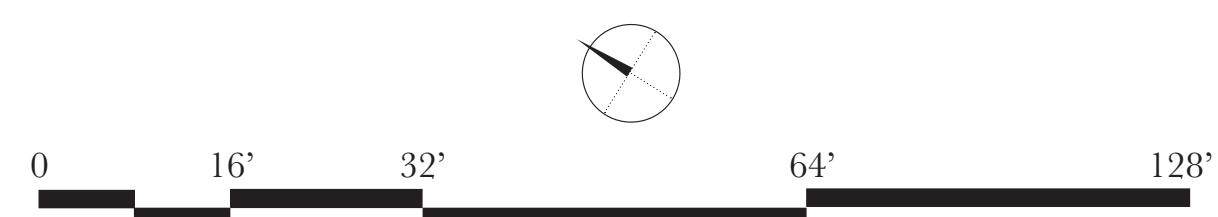
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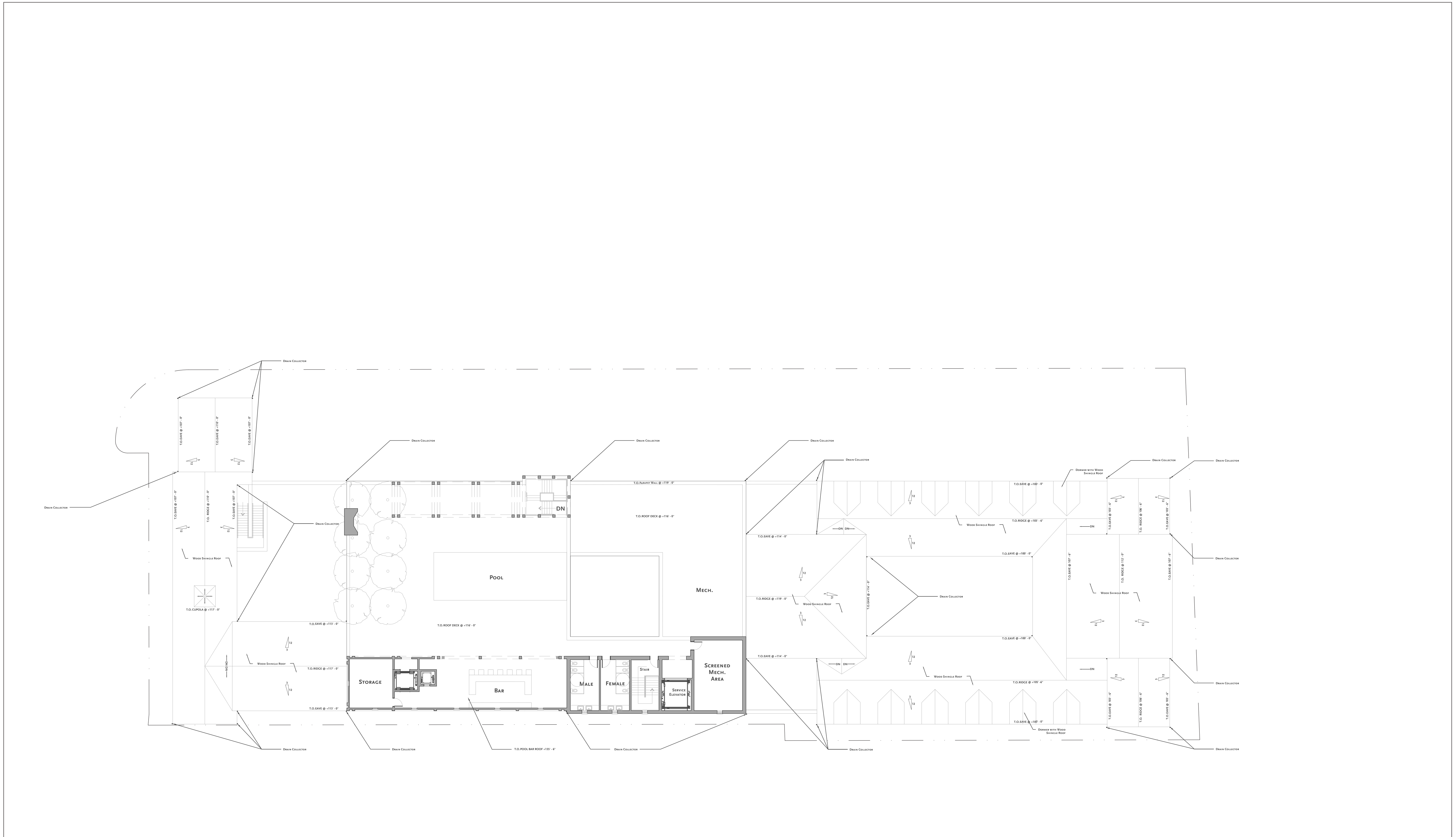
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THIRD LEVEL



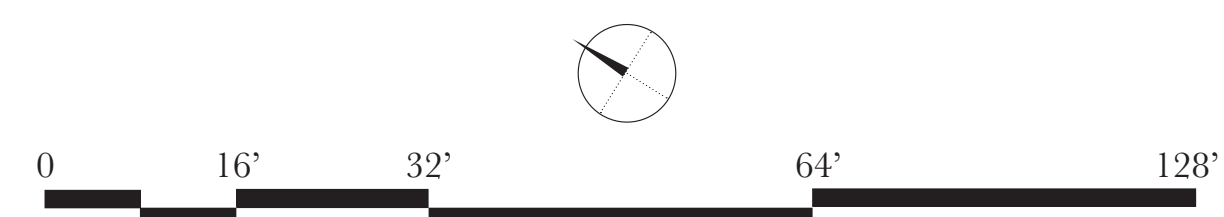
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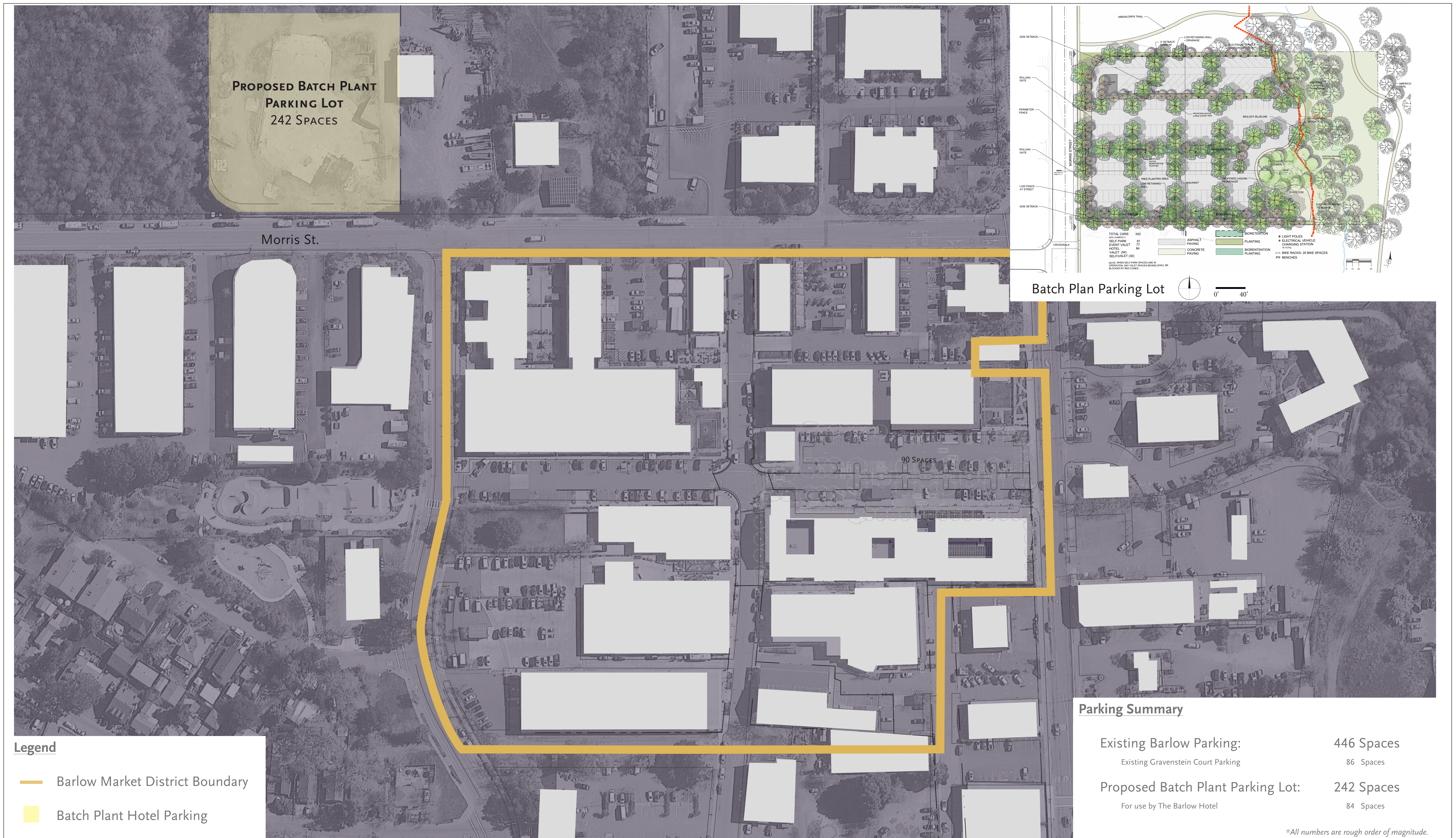
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ROOF LEVEL



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

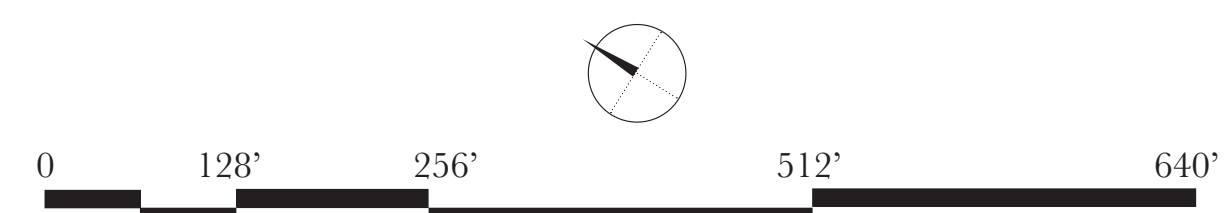
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VALET PARKING STRATEGY

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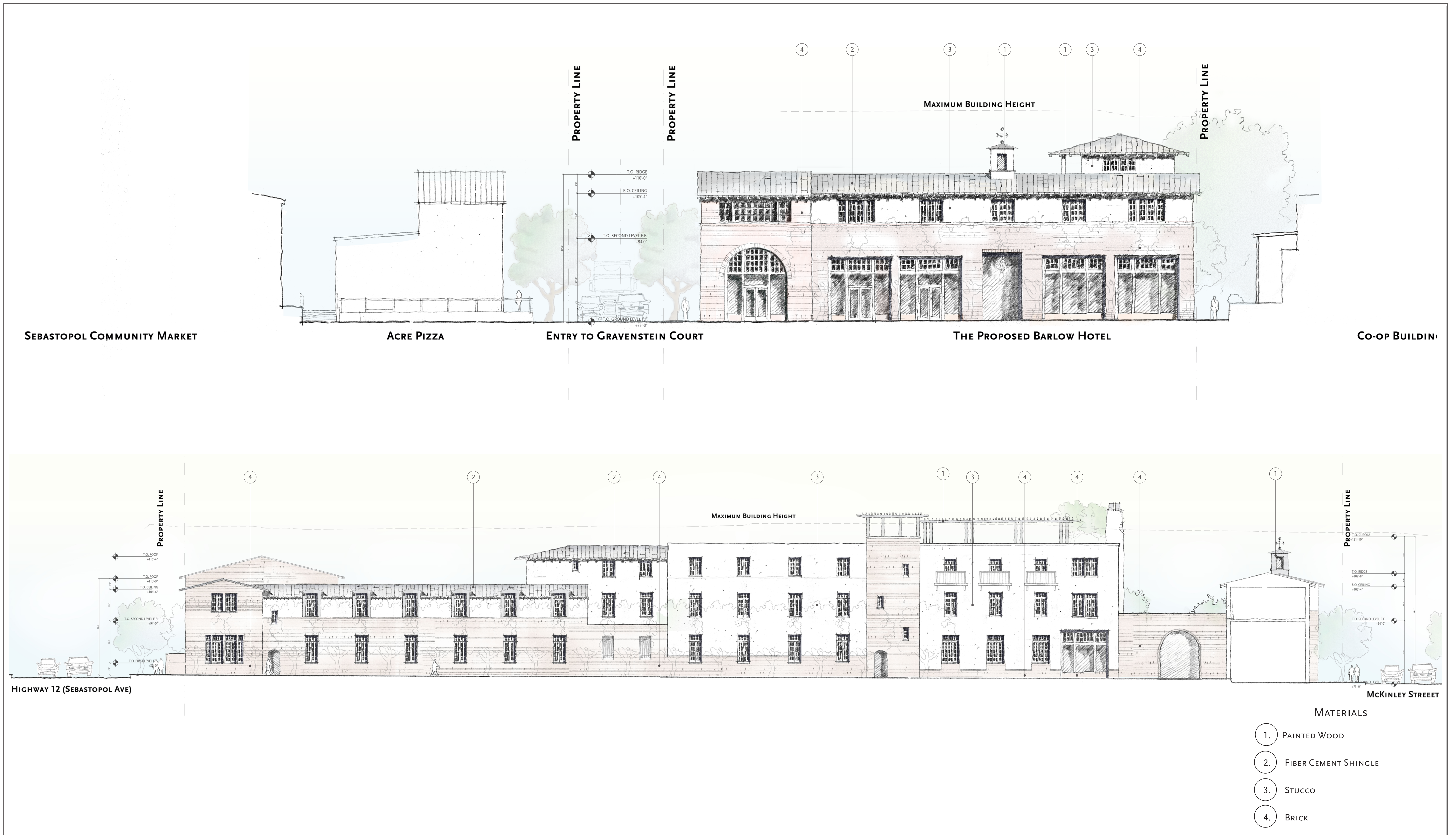
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BUILDING AND SITE SECTIONS

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



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ELEVATIONS

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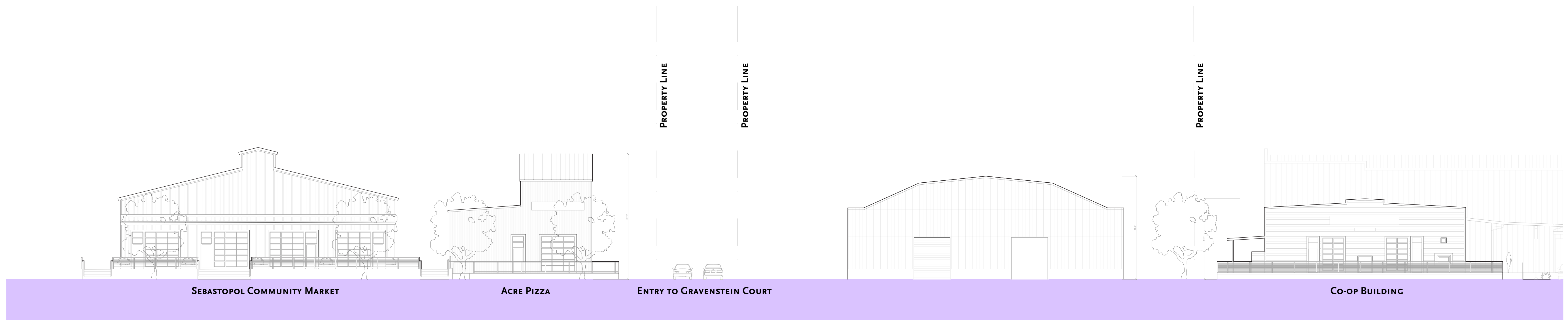
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ELEVATIONS

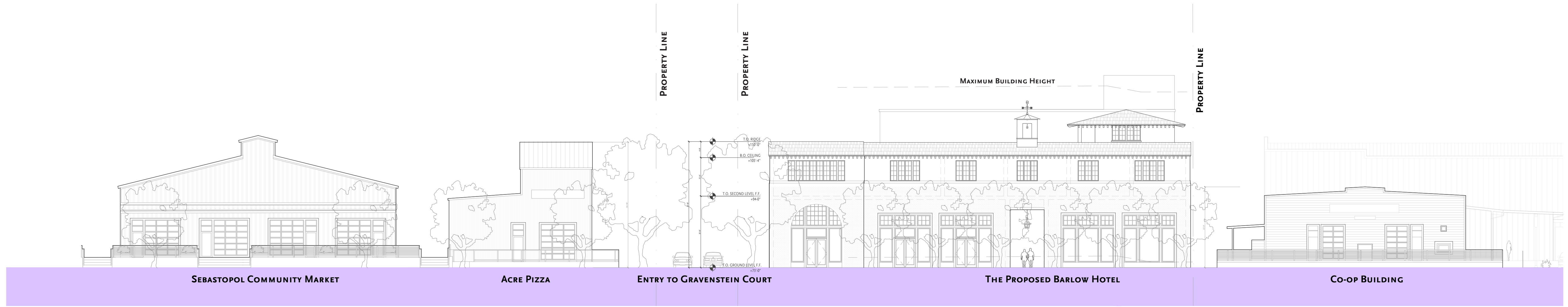


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Existing Elevation

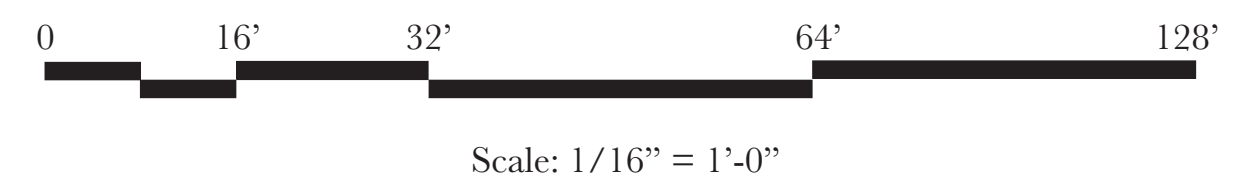


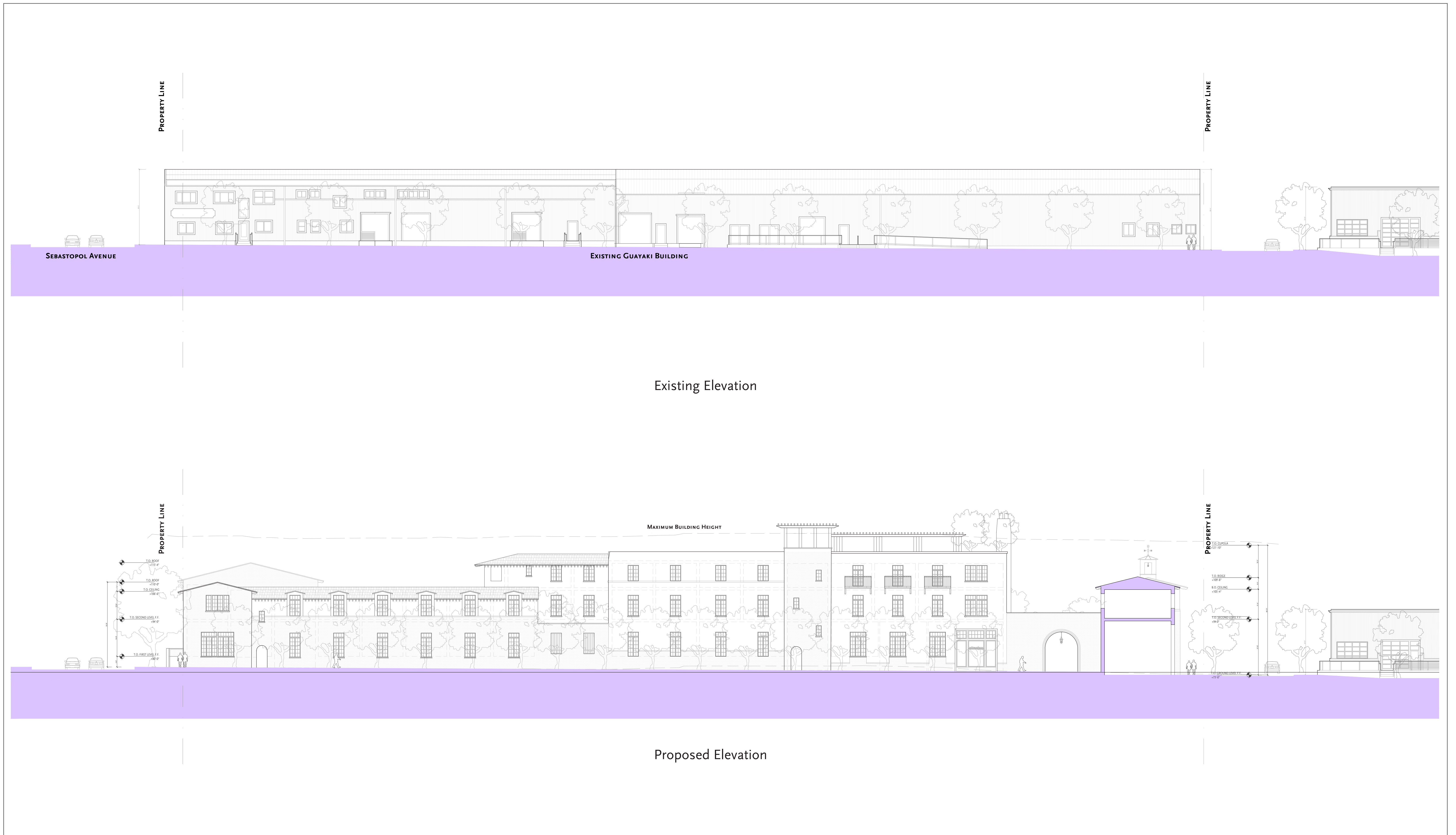
Proposed Elevation

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EXISTING AND PROPOSED ELEVATIONS

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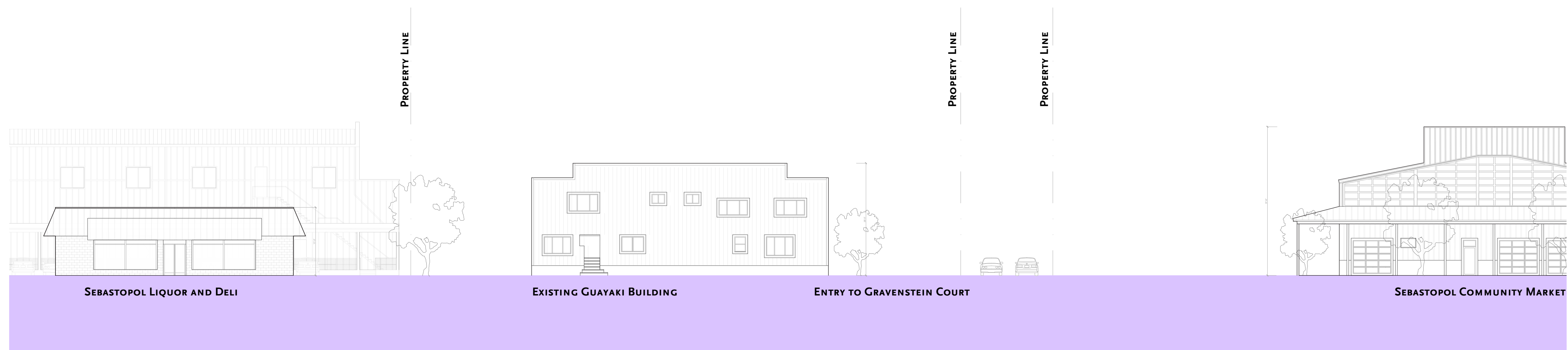
6782 SEBASTOPOL AVE.
 THE BARLOW HOTEL
 MAY 2024
 Architects and Urbanists

EXISTING AND PROPOSED ELEVATIONS

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 ARCHITECTS & URBANISTS



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



Existing Elevation

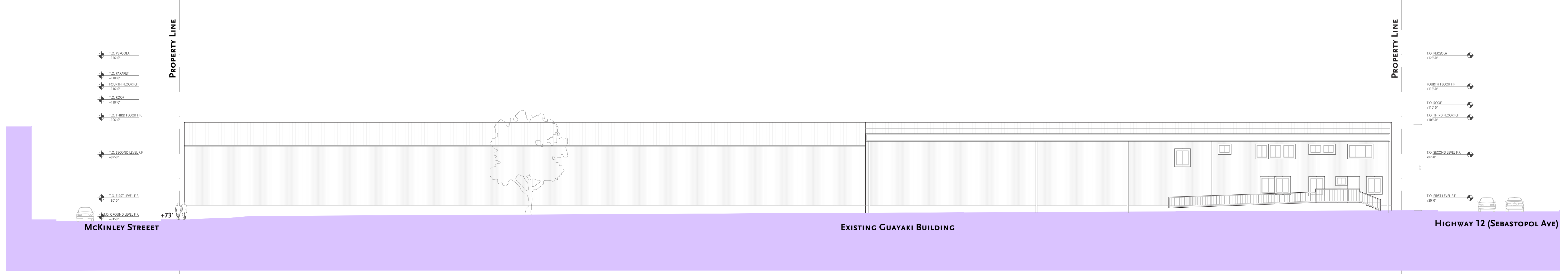


Proposed Elevation

EXISTING AND PROPOSED ELEVATIONS



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



Existing Elevation

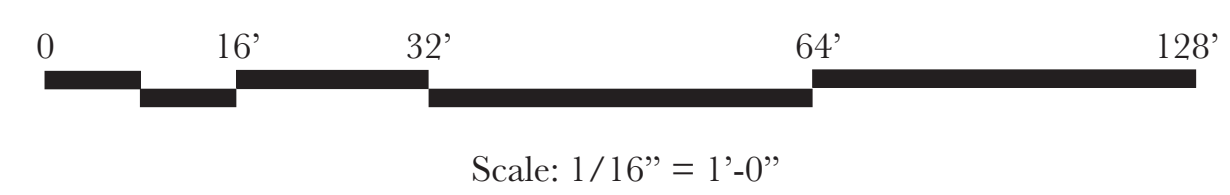


Proposed Elevation

EXISTING AND PROPOSED ELEVATIONS

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Wall Finish



Greying Wood Siding



Lime-washed Brick



Painted Stucco

Brick Detail



Rowlock Coursing over Arch



Mosaic Pattern Set In Brick



Sawtooth Coursing Set In Stucco

Building Elements



Painted Wood Rafters



Wrought Iron Balcony



Painted Wood Louvre Shutters

Paving

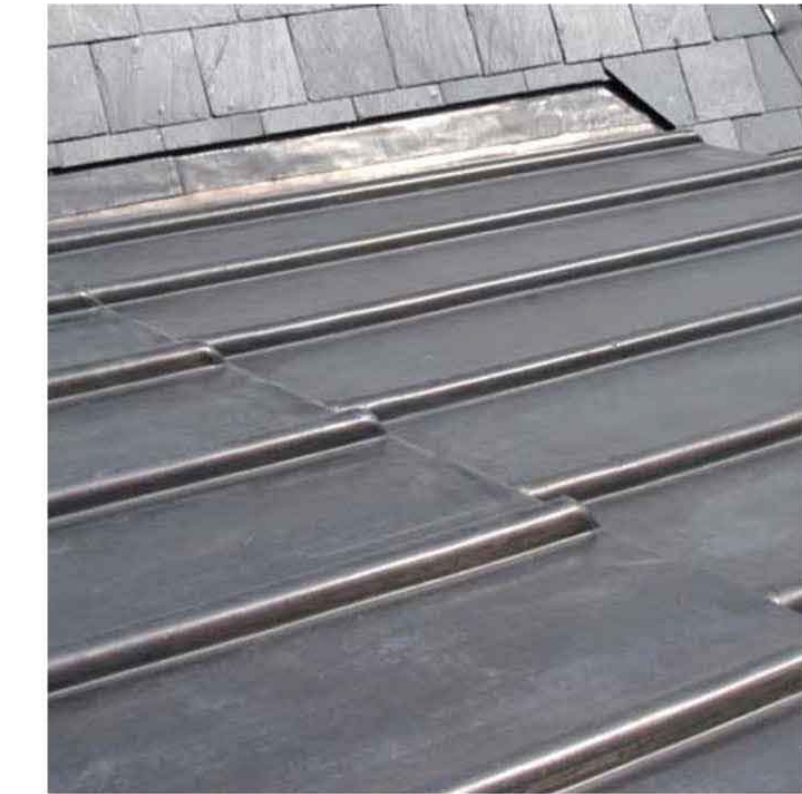


Tumbled Limestone



Washed Concrete

Roof Cladding



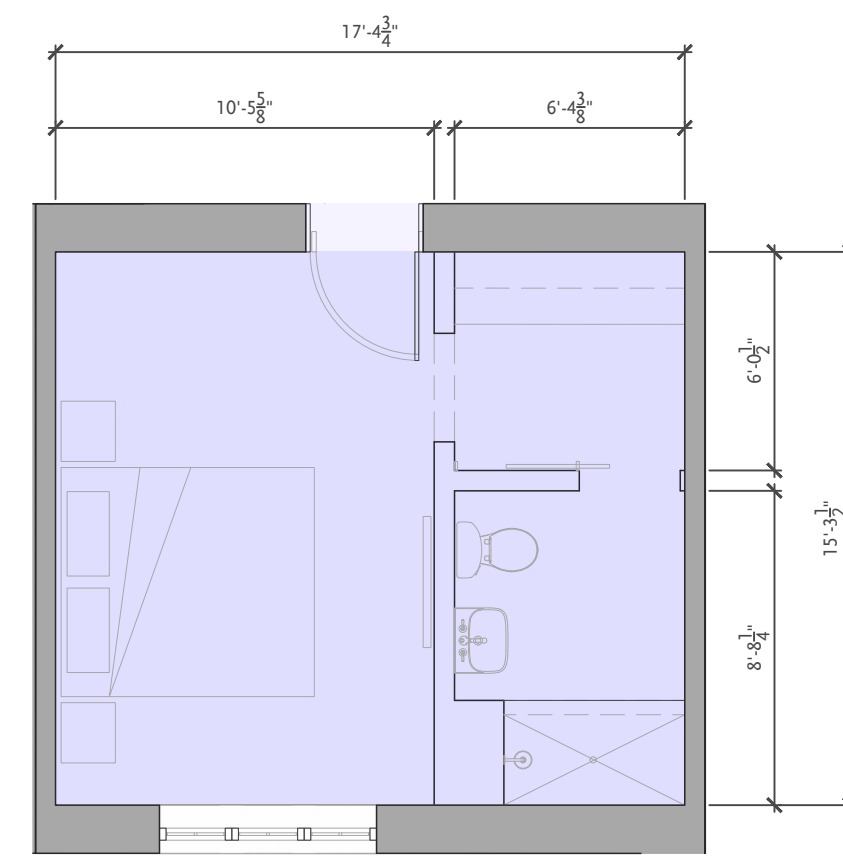
Metal Panel with Flat Seam



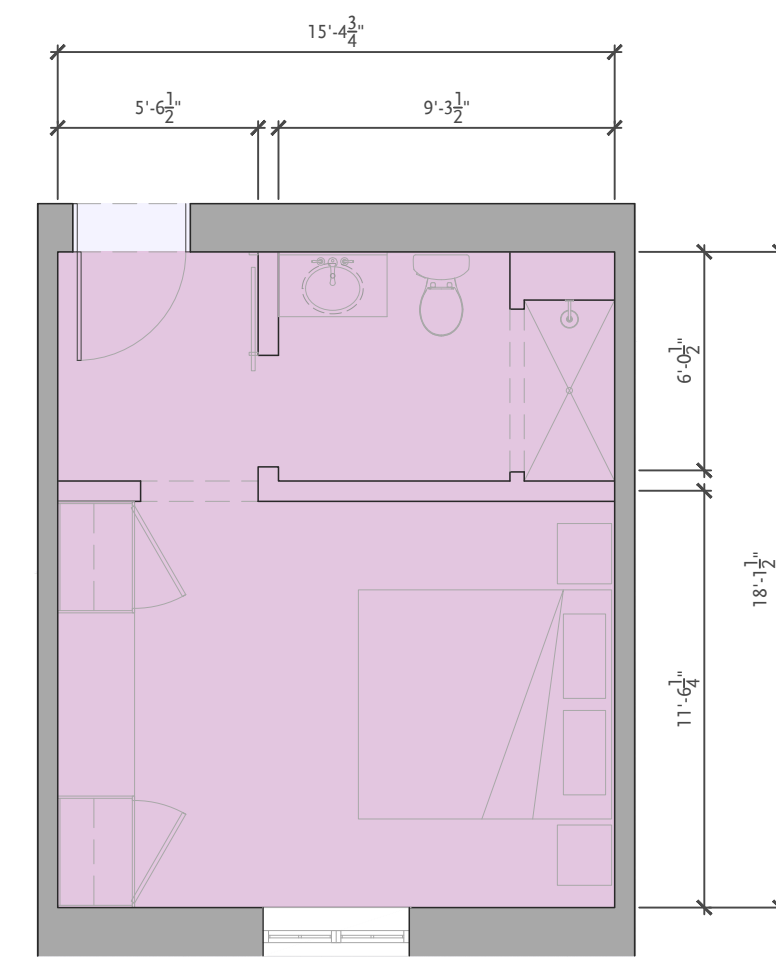
Fiber Cement Shingle

HOTEL ROOM BREAKDOWN UNITS

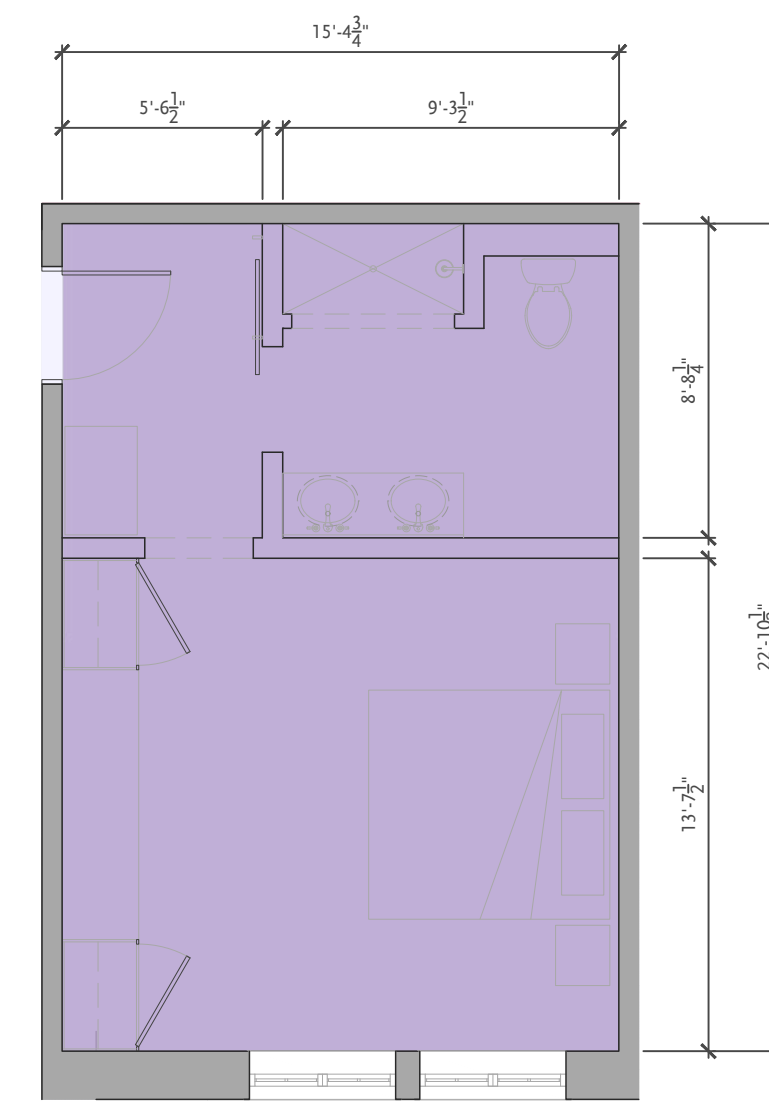
Room Type A (Micro)	3
Room Type B (Standard King)	47
Room Type C (Deluxe King)	17
Room Type D (Queen)	11
Room Type E (Junior Suite)	4
Presidential Suite	1
Executive Suite	1



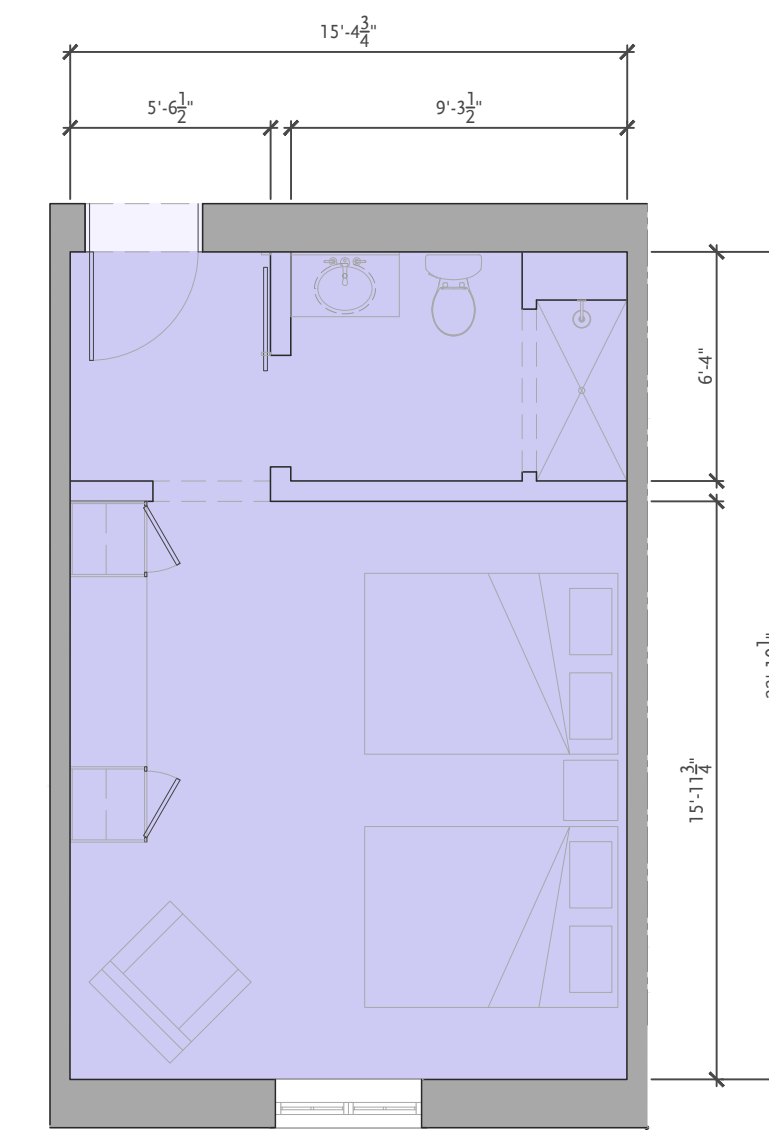
Room Type A (Micro) - 350 SF



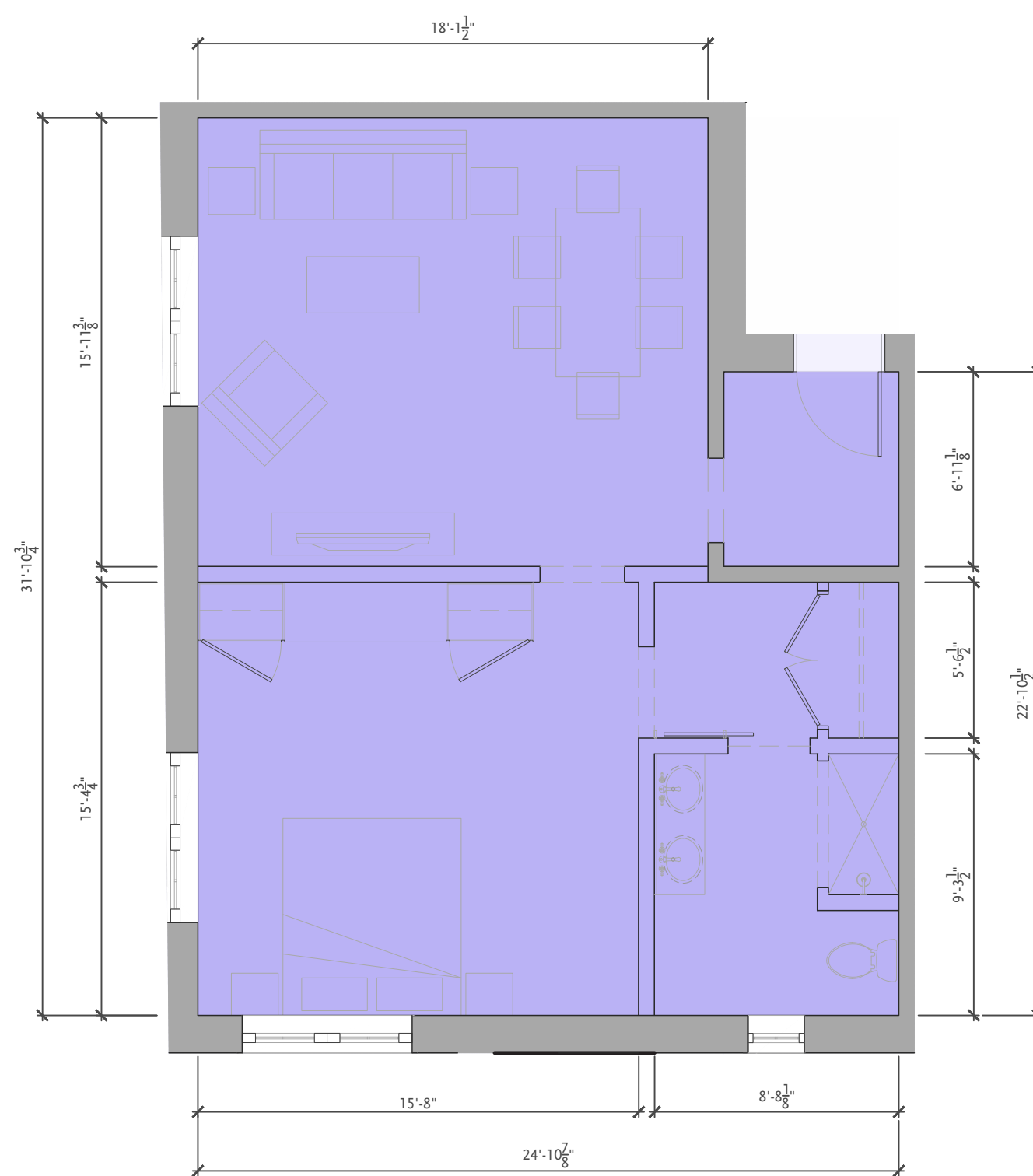
Room Type B (Standard King) - 350 SF



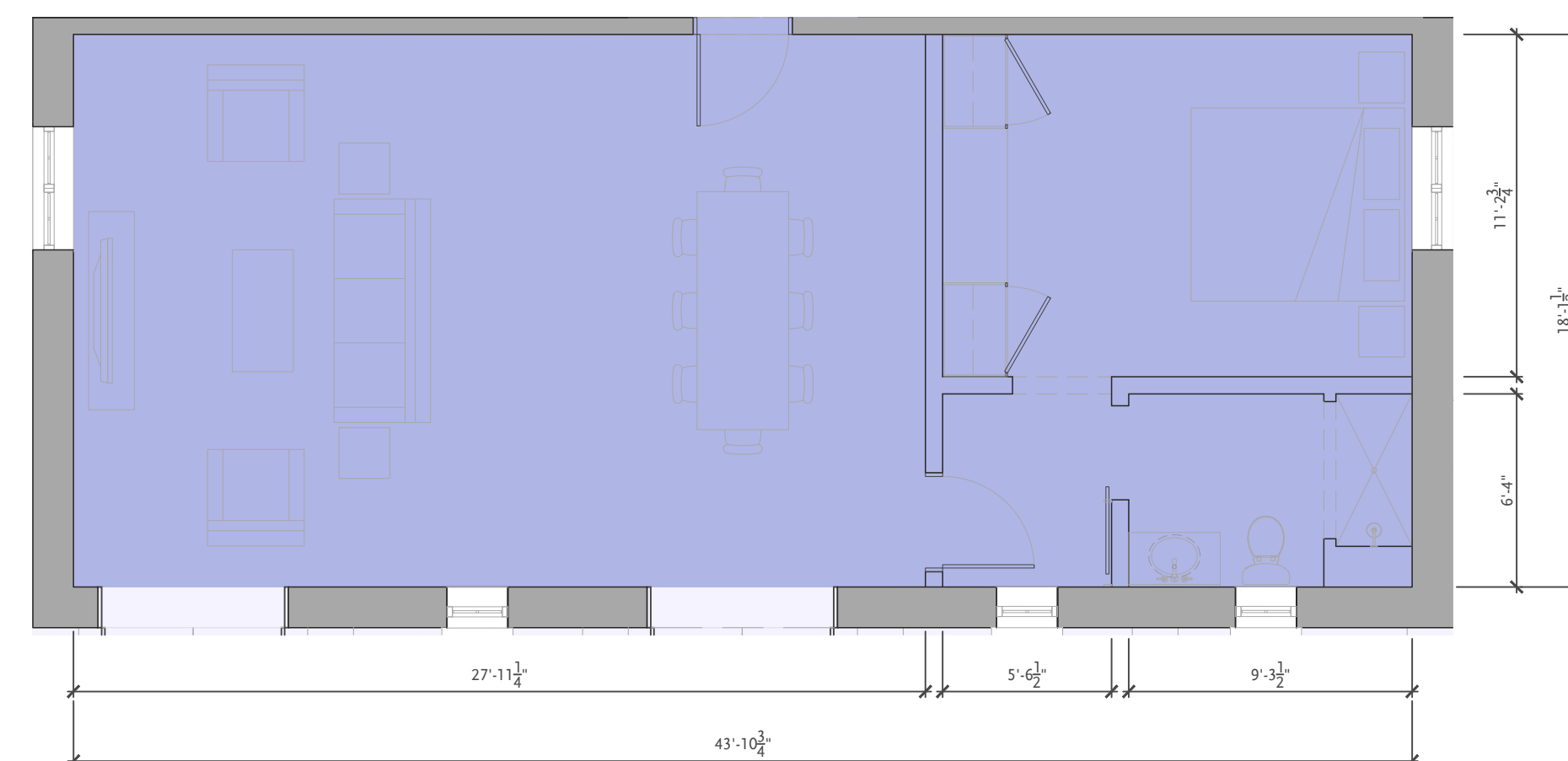
Room Type C (Deluxe King) - 450 SF



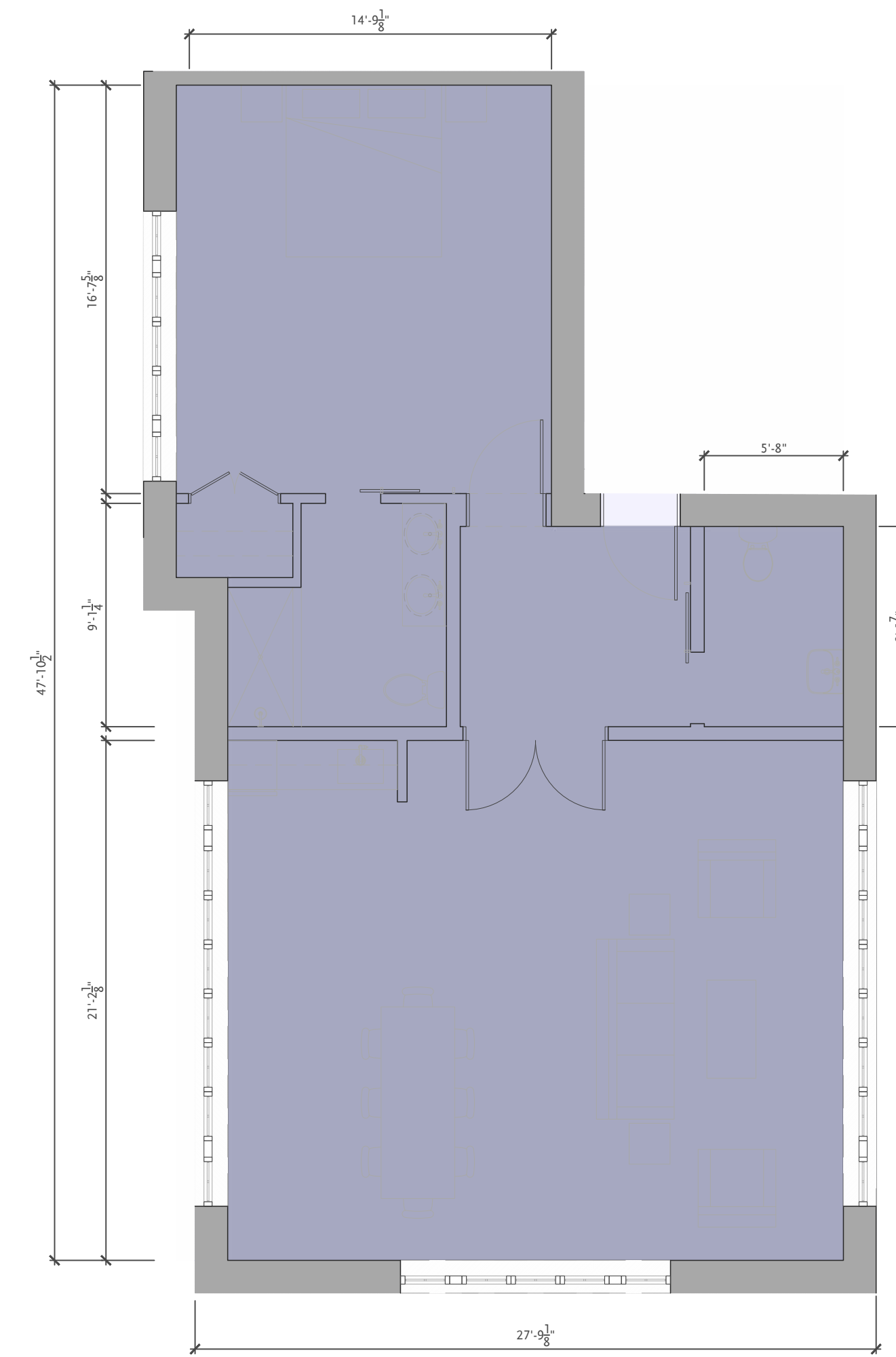
Room Type D (Standard Queen) - 450 SF



Room Type E (Junior Suite) - 750 SF



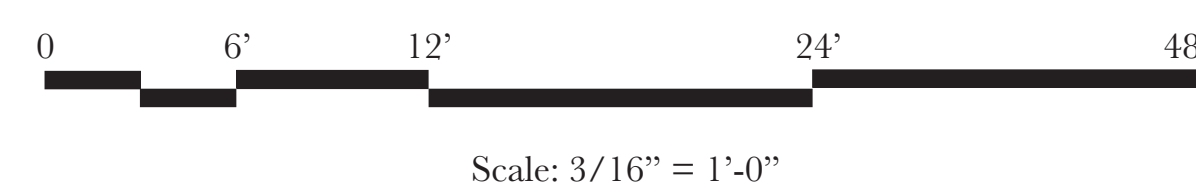
Presidential Suite - 800 SF



Executive Suite - 1400 SF

*Gross SF: Total enclosed area measured to the outside face of exterior walls.

UNIT PLANS





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May 2024
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VIEW ALONG MCKINLEY STREET

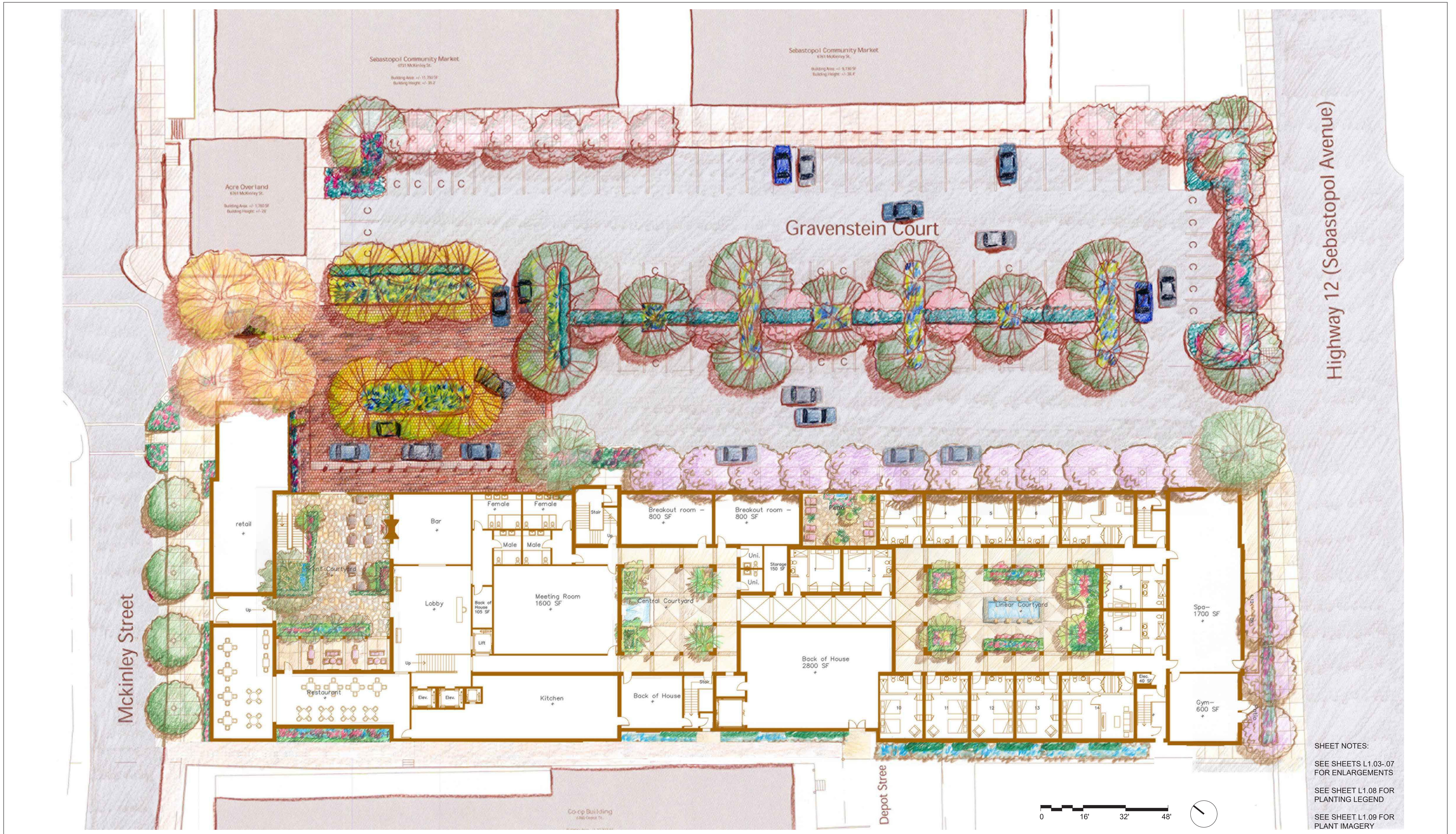
Moule & Polyzoides
ARCHITECTS & URBANISTS



The Barlow Hotel
May 2024
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Not for Construction

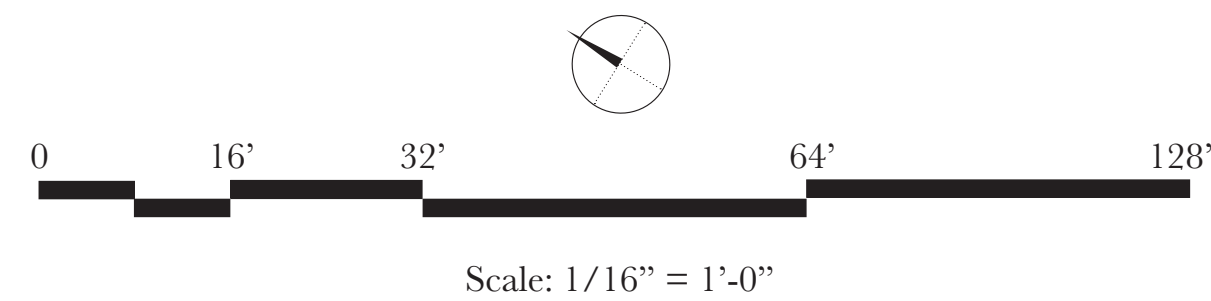
VIEW ALONG GRAVENSTEIN COURT

Moule & Polyzoides
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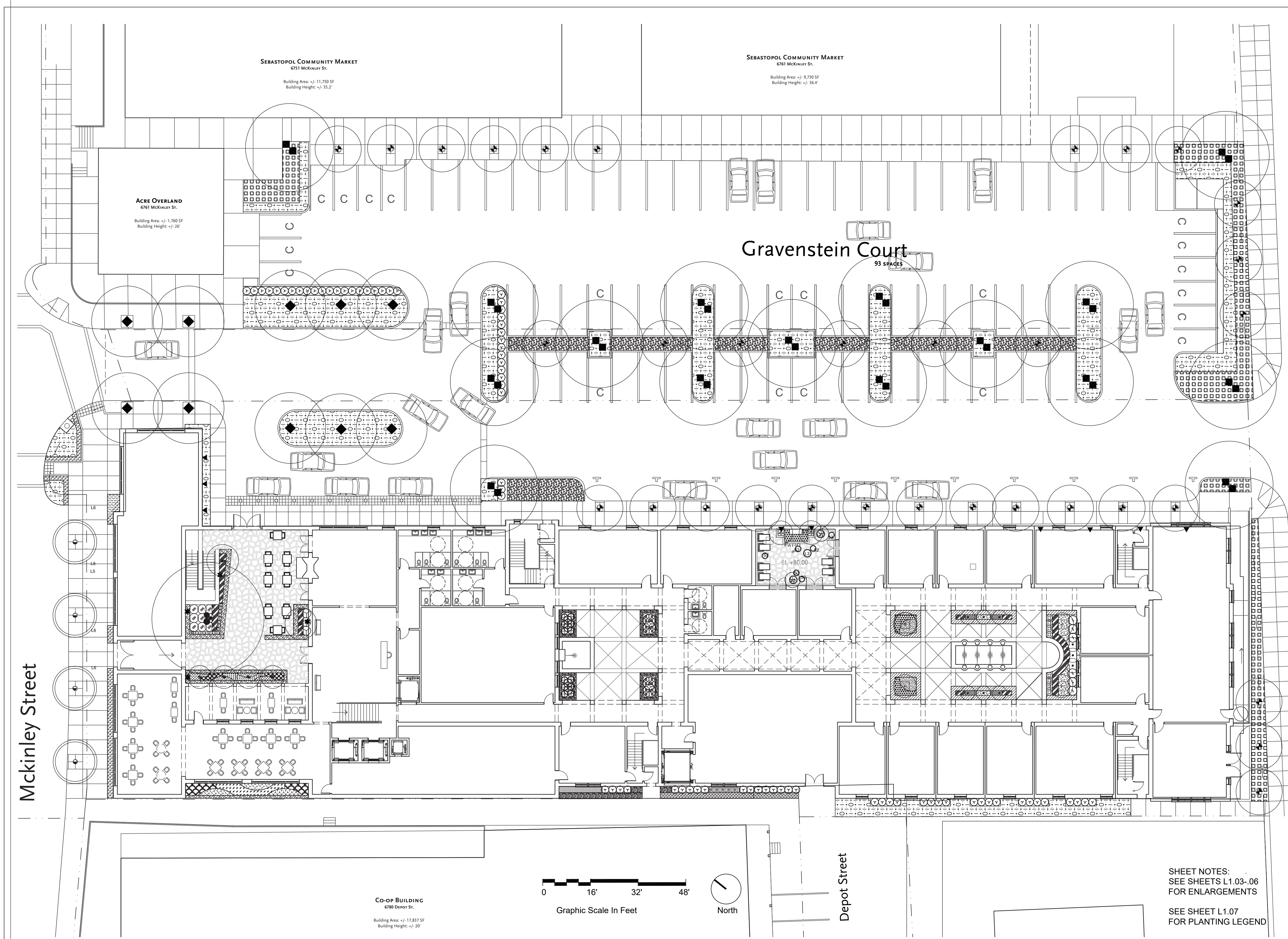


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LANDSCAPE PLAN



Moule & Polyzoides
 ARCHITECTS & URBANISTS



Highway 12 (Sebastopol Avenue)

- TREES**
- ⊕ ARBUTUS MARINA
 - ARBUTUS MENZESII - MULTI-TRUNK
 - ◀ CERCIS CANADENSIS
 - ⊕ LAURUS NOBILIS 'SARATOGA'
 - NYSSA SYLVATICA
 - ⊕ OLEA EUROPAEA - LOW BRANCHING
 - ◆ PLATANUS ACERFOILA
 - ⊕ PLATANUS RACEMOSA MULTI-TRUNK OR GROUP
 - ⊕ PRUNUS SP
 - ⊕ QUERCUS AGRIFOLIA

- SHRUBS**
- ▨ BUXUS MICROPHYLLA JAPONICA
 - ▨ COLEONEMA PULCHELLUM 'SUNSET GOLD'
 - ▨ LIMONIUM PEREZII
 - ▨ LAVANDULA 'PLATINUM BLOND' |
 - ▨ MYRTUS COMMUNIS 'COMPACTA'
 - ⊕ OLEA LITTLE OLLIE
 - ⊕ PRUNUS ILLICIFOLIA LYONII
 - ▨ PODOCARPUS MACROPHYLLUS 'MOOD RING'
 - ▨ RIBES MALVACEUM
 - ▨ SALVIA GREGGII 'SAN TAKAO'

- GROUND COVER**
- ▨ ACHILLEA 'SASSY SUMMER SANGRIA'
 - ▨ ARCTOSTAPHYLOS EDMUNDSII 'CARMEL SUR'
 - ▨ HEUCHERA 'FIRE ALARM'
 - ⊕ HEUCHERA 'STORMY SEAS'
 - ▨ LIPPIA NODIFLORA

- ESPALIER/VINES**
- ▼ MAGNOLIA GRANDIFLORA ESPALIER
 - ◆ PARTHENOCISSUS TRICUSPIDATA
 - ◆ WISTERIA FLORIBUNDA 'ROYAL PURPLE'

- PERENNIALS**
- ▨ ACHILLEA MILLEFOLIUM 'RED VELVET'
 - ▨ AGAPANTHUS 'BRILLIANT BLUE'
 - ▨ AGASTACHE HYBRID 'BLUE BOA'
 - ▨ ALOE CILIARIS 'FIREWALL'
 - ⊕ HEUCHERA SANGUINEA 'FIREFLY'
 - ▨ HEMEROCALLIS 'BLACK EYED STELLA'
 - ▨ JUNCUS PATENS 'ELK BLUE'
 - ▨ LAVANDULA ANGUSTIFOLIA 'FRENCH PERFUME'
 - ▨ MIMULUS X HYBRIDUS
 - ▨ PENSTEMON 'APPLE BLOSSOM'
 - ▨ PENSTEMON GLOXINIOIDES 'BEV JENSEN'
 - ⊕ SALVIA SPATHACEA 'LAS PILITAS'
 - ▨ SALVIA NEMOROSA 'MARVEL'
 - ▨ WESTRINGA FRUITICOSA GREY BOX

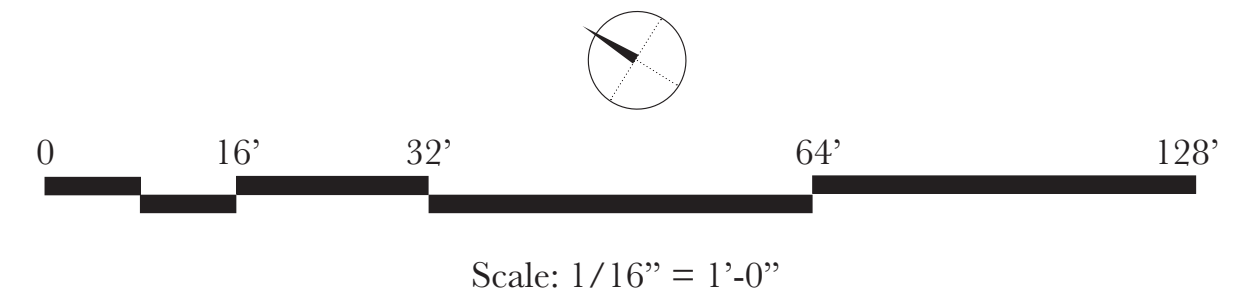
- FERNS**
- ⊕ ASPLENIUM BULBIFERUM
 - ⊕ DICKSONIA ANTARCTICA
 - ⊕ POLYSTICHUM MUNITUM
 - ⊕ WOODWARDIA FIMBRIATA

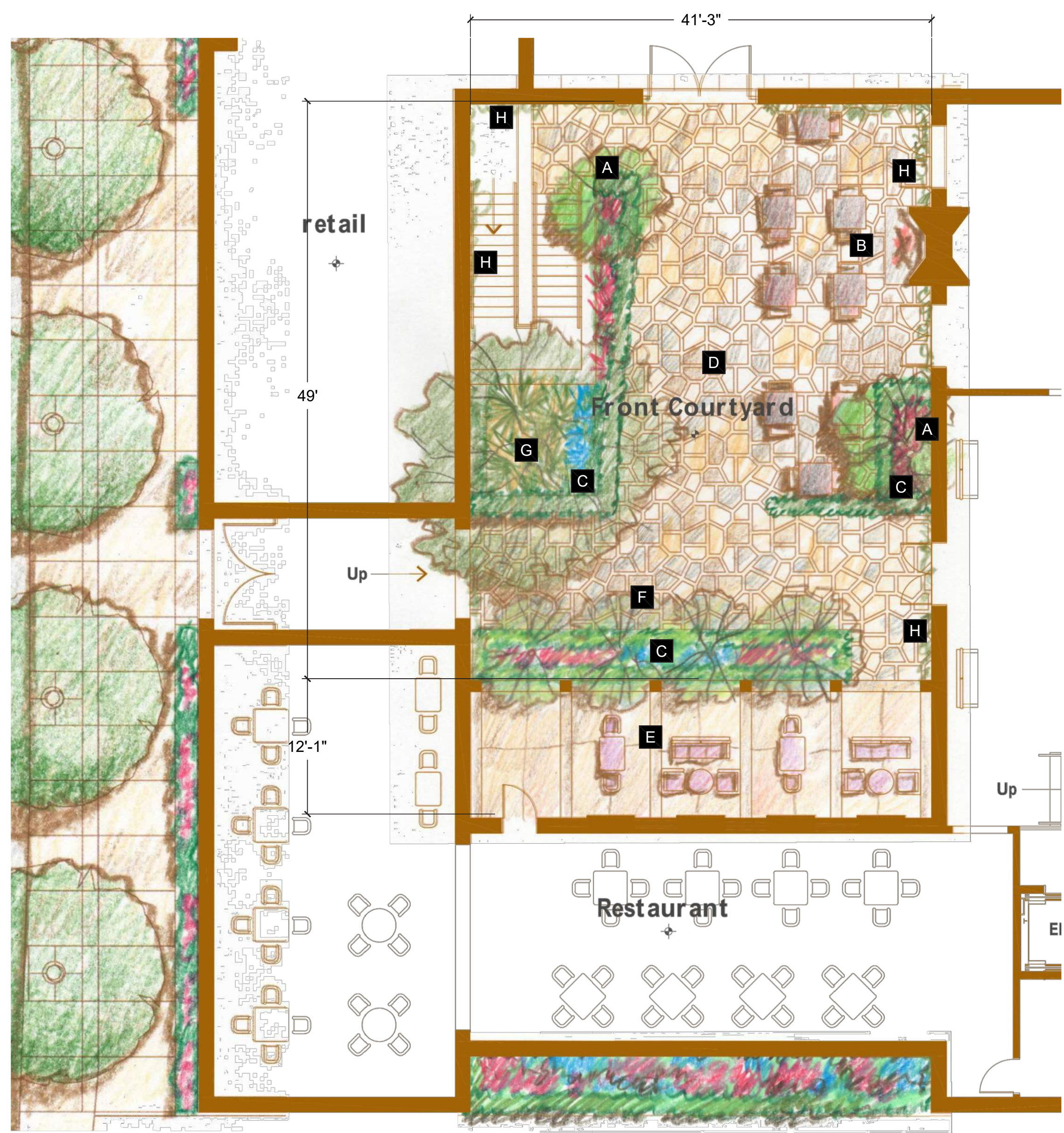
SHEET NOTES:
SEE SHEETS L1.03-06
FOR ENLARGEMENTS
SEE SHEET L1.07
FOR PLANTING LEGEND

The Barlow Hotel
May 2024
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PRELIMINARY PLANTING PLAN

Moule & Polyzoides
ARCHITECTS & URBANISTS

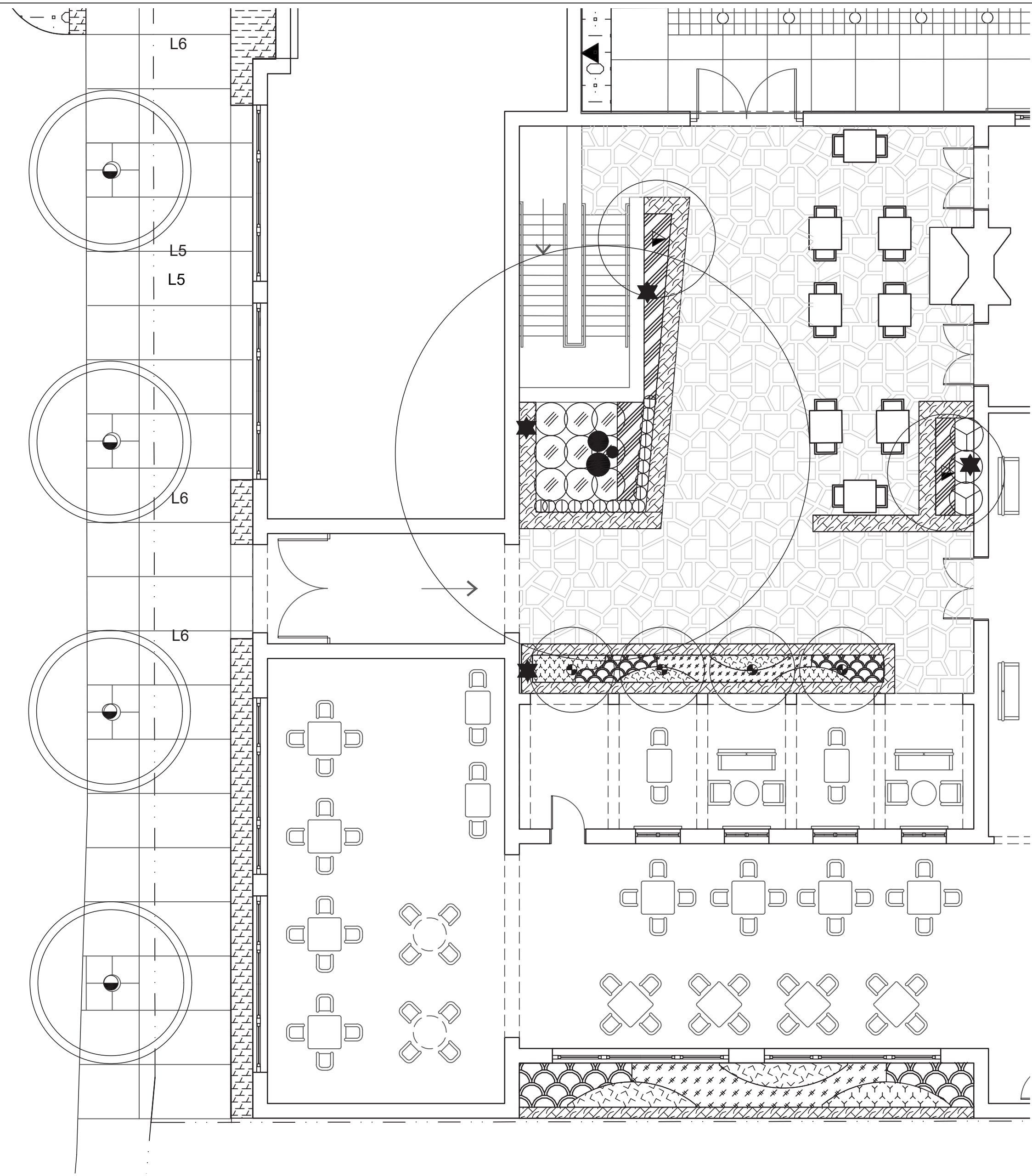
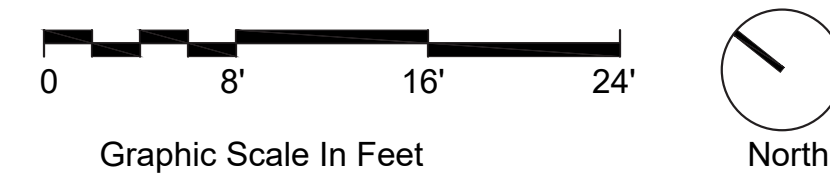




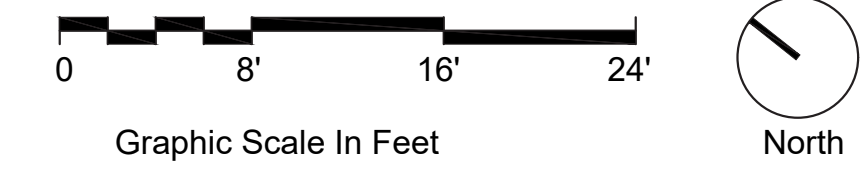
ENTRY COURT

- A** FLOWERING ACCENT TREE
- B** BAR AREA AT FIRE PLACE
- C** HEDGED PLANTERS WITH PERENNIALS, FLOWERING SHRUBS AND NATIVES
- D** ACCENT STONE PAVING
- E** DINING UNDER TRELLS/PERGOLA
- F** AERIAL HEDGE OF TREES ABOVE FLOWERING GARDEN BELOW
- G** OAK TREE
- H** VINES ON BUILDING WALLS

FRONT COURTYARD PLAN

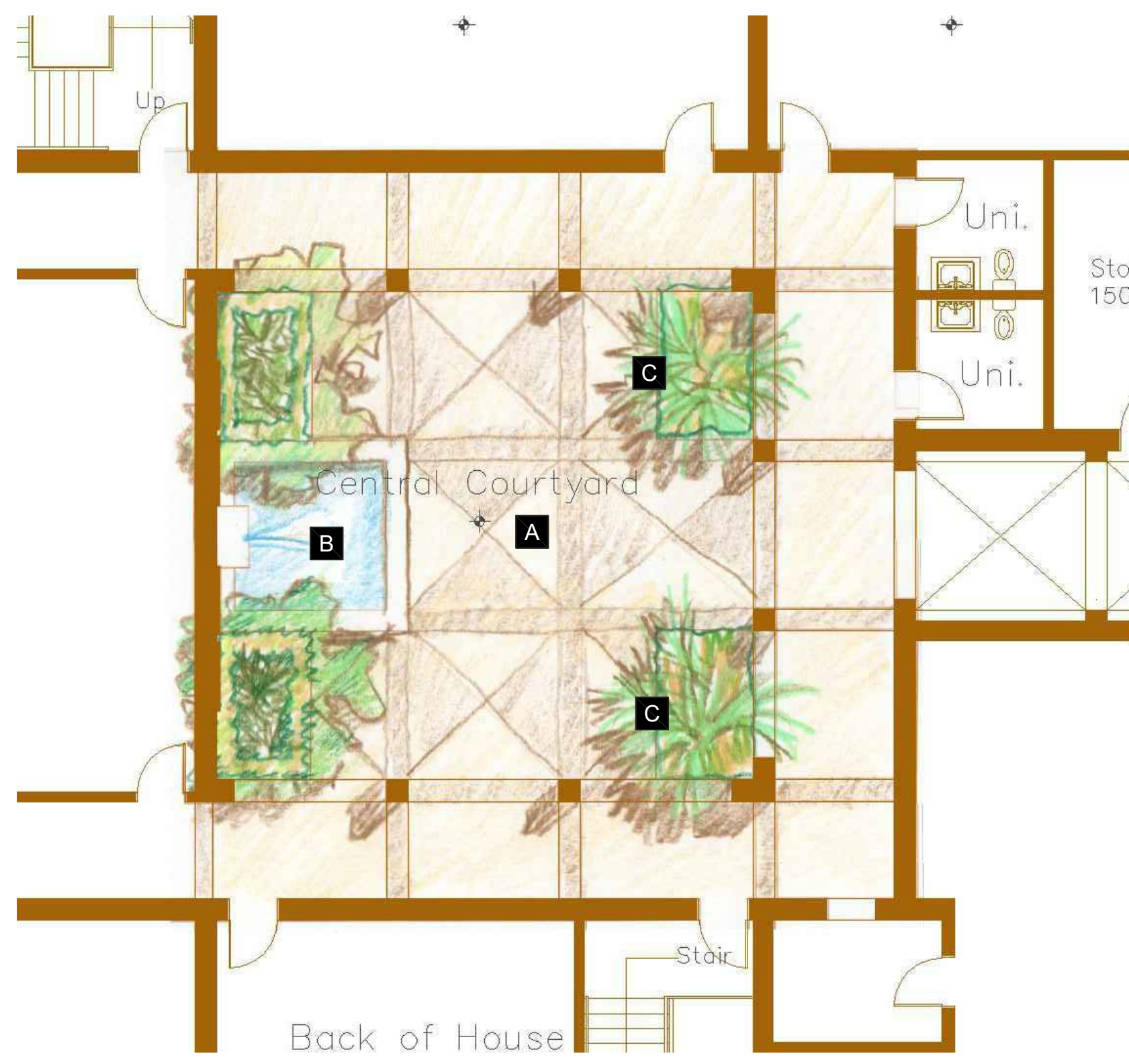


FRONT COURTYARD PLANTING PLAN

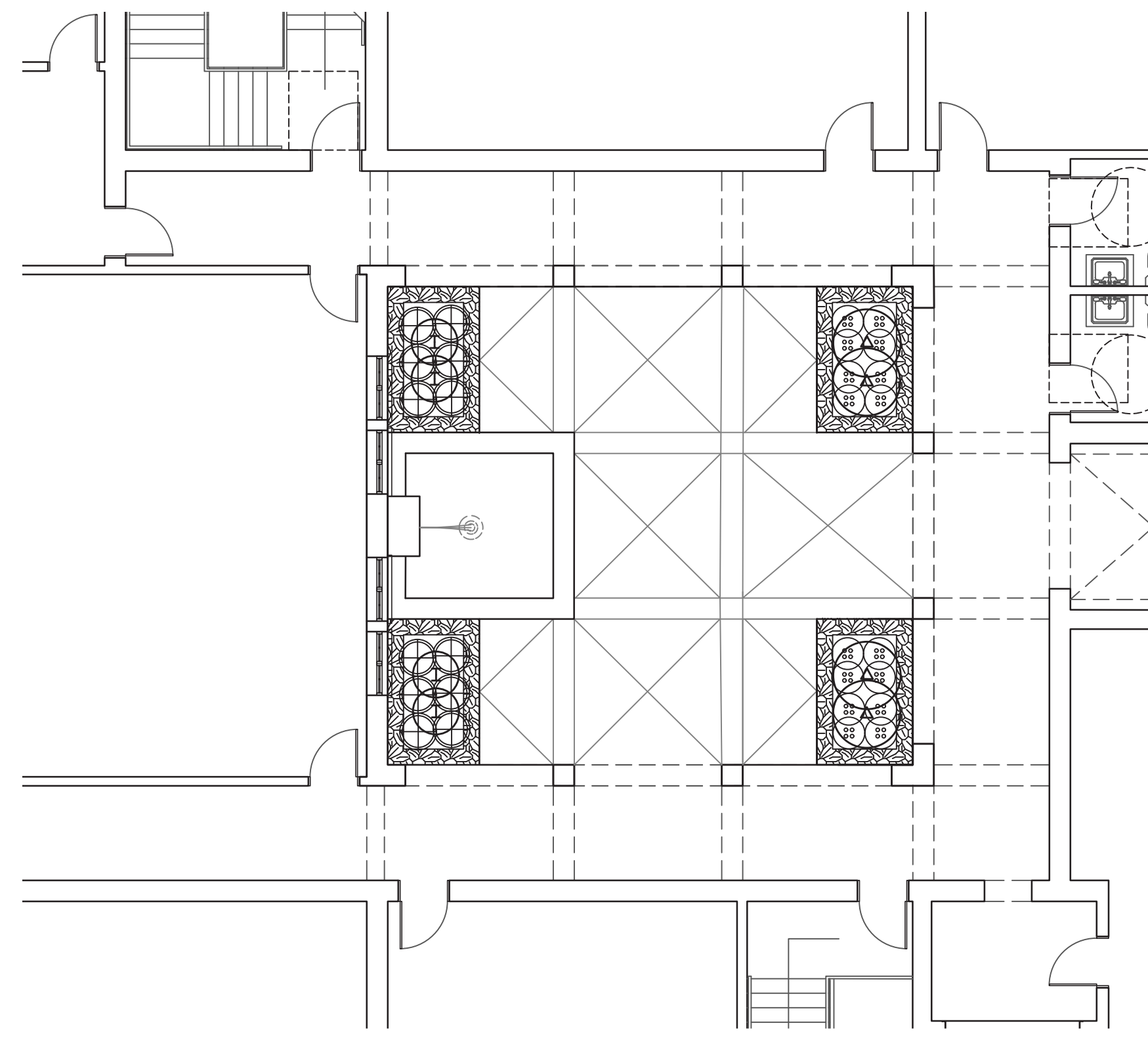
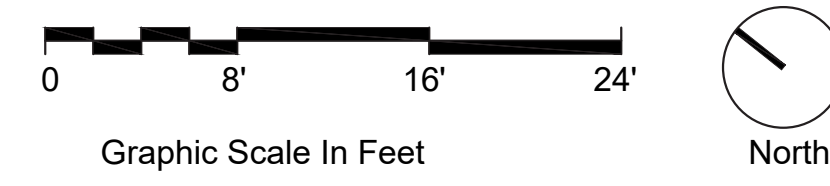


- TREES**
- ARBUS MARINA
 - ARBUS MENZESII - MULTI-TRUNK
 - CERCIS CANADENSIS
 - LAURUS NOBILIS 'SARATOGA'
 - NYSSA SYLVATICA
 - OLEA EUROPAEA - LOW BRANCHING
 - PLATANUS ACERFOILA
 - PLATANUS RACEMOSA MULTI-TRUNK OR GROUPING
 - PRUNUS SP
 - QUERCUS AGRIFOLIA
- SHRUBS**
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 - COLEONEMA PULCHELLUM 'SUNSET GOLD'
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 - LAVANDULA 'PLATINUM BLOND' |
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 - PODOCARPUS MACROPHYLLUS 'MOOD RING'
 - RIBES MALVACEUM
 - SALVIA GREGGII 'SAN TAKAO'
- GROUND COVER**
- ACHILLEA 'SASSY SUMMER SANGRIA'
 - ARCTOSTAPHYLOS EDMUNDsii 'CARMEL SUR'
 - HEUCHERA 'FIRE ALARM'
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 - PARTHENOCISSUS TRICUSPIDATA
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 - HEMEROCALLIS 'BLACK EYED STELLA'
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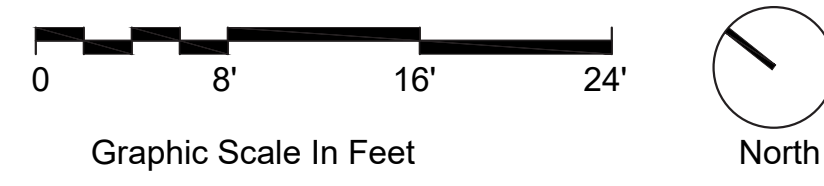
COURTYARD ENLARGEMENTS



CENTER COURTYARD LANDSCAPE PLAN



CENTER COURTYARD PLANTING PLAN



- TREES**
- ⊕ ARBUTUS MARINA
 - ⊙ ARBUTUS MENZESII - MULTI-TRUNK
 - ⊙ CERCIS CANADENSIS
 - ⊙ LAURUS NOBILIS 'SARATOGA'
 - ⊙ NYSSA SYLVATICA
 - ⊙ OLEA EUROPAEA - LOW BRANCHING
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- ⊙ ASPLENIUM BULBIFERUM
 - ⊙ DICKSONIA ANTARCTICA
 - ⊙ POLYSTICHUM MUNITUM
 - ⊙ WOODWARDIA FIMBRIATA

COURTYARD CONTAINER LANDSCAPES
LARGE CONTAINERS

- Ⓛ1 PITTOSPORUM TENUIFOLIUM 'MARJORIE CHANNON', COTONEASTER, RED 'DRAGON'S BLOOD' SEDUM, AND CHARTREUSE JUNIPER.
- Ⓛ2 CITRUS DWARF MYER, ZAUSCHNERIA GARRETTII ORANGE CARPET
- Ⓛ3 OLEA OLLIE, OLLIE OLIVE, DICHONDRA ARGENTEA 'SILVER FALLS' AND GRAPTOPETALUM PARAGUAYENSE

SMALL CONTAINERS

- Ⓢ1 LAVANDULA X INTERMEDIA 'ALBA', HEUCHERA 'CRÈME BRÛLÉE', AND COLEONEMA PULCHELLUM 'SUNSET GOLD'
- Ⓢ2 SEDUM X 'VERA JAMESON', (VERA JAMESON SEDUM) ECHEVERIA ELEGANS, PELARGONIUM SIDOIDES
- Ⓢ3 ALOE CILIARIS 'FIREWALL', SEDUM MORGANIANUM,

COURTYARD CONTAINER LANDSCAPES
LARGE CONTAINERS

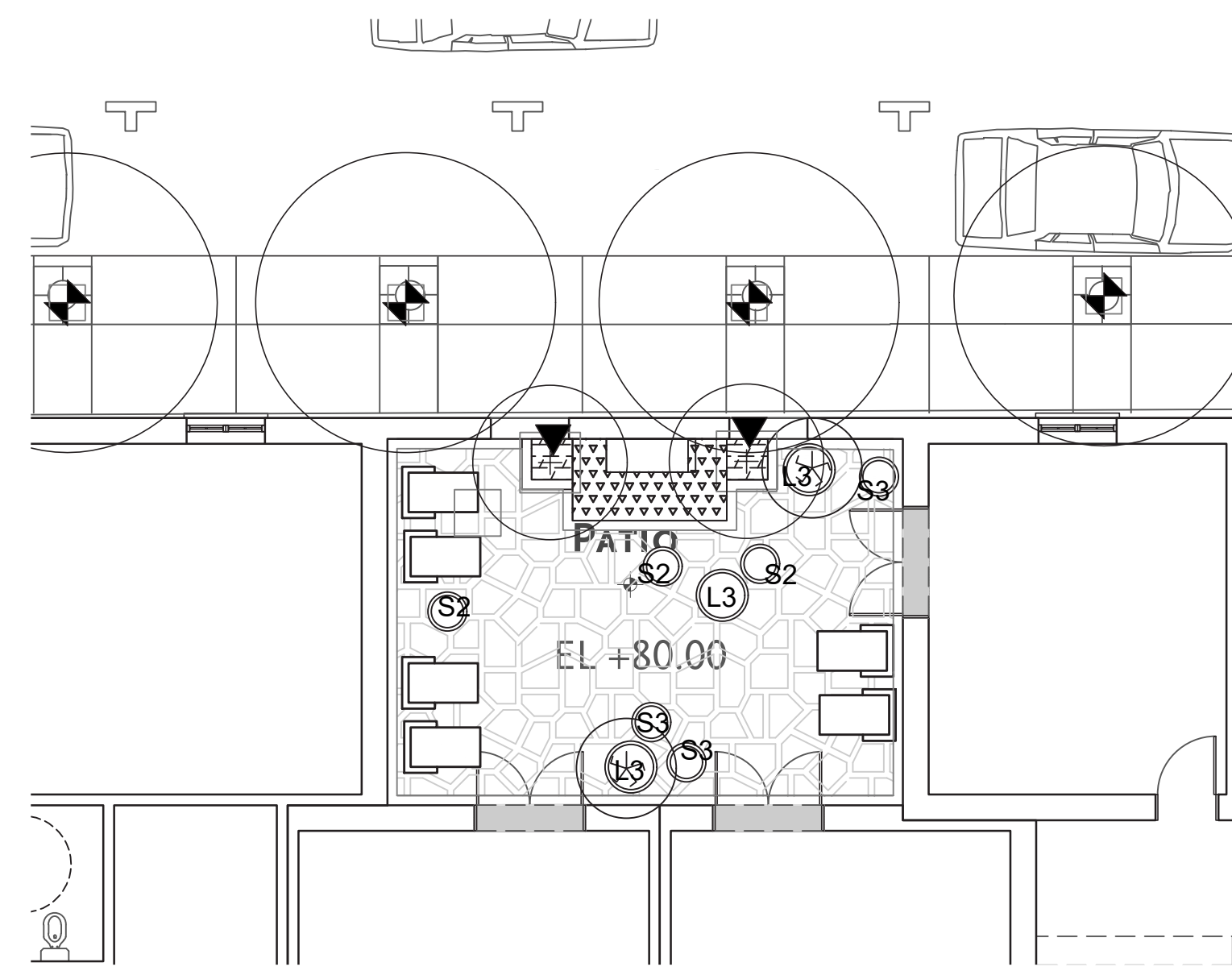
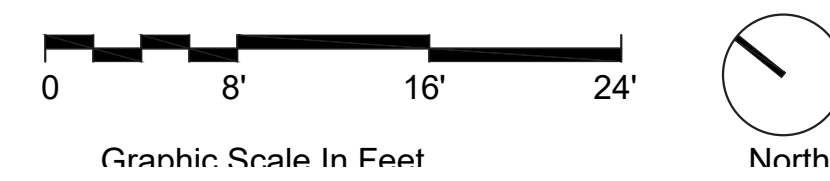
- Ⓛ4 JAPANESE MAPLE (ACER PALMATUM), LOROPETALUM 'PURPLE PIXIE', CREEPING JENNY (LYSIMACHIA NUMMULARIA 'AUREA')
- Ⓛ5 PINEAPPLE GUAVA (FEIJOA SELLOWIANA), SPANISH LAVENDER, LAVANDULA STOECHAS, OTTO QUASI
- Ⓛ6 CUPRESSUS SEMPERVIRENS (ITALIAN CYPRESS) LAVANDULA STOECHAS, OTTO QUASI

SMALL CONTAINERS

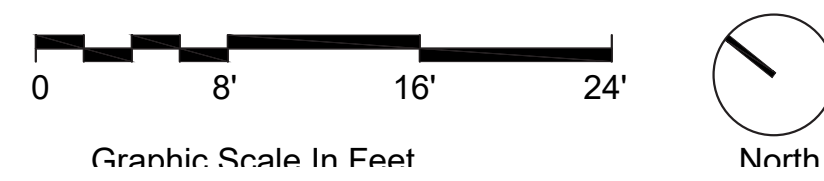
- Ⓢ4 RICE CACTUS (RHIPSALIS CEREUSCULA), COLEUS (SOLENOSTEMON SCUTELLARIOIDES), FALSE SHAMROCK (OXALIS TRIANGULARIS)
- Ⓢ5 ORNAMENTAL ASPARAGUS (ASPARAGUS AETHIOPICUS), BUSH LILY (CLIVIA MINIATA),
- Ⓢ6 HYDRANGEA ARBORESCENS 'ANNABELLE', ACHILLEA MILLEFOLIUM 'NEW VINTAGE WHITE', ALLIUM STIPITATUM 'WHITE GIANT',



PATIO 1 LANDSCAPE PLAN



PATIO 1 PLANTING PLAN

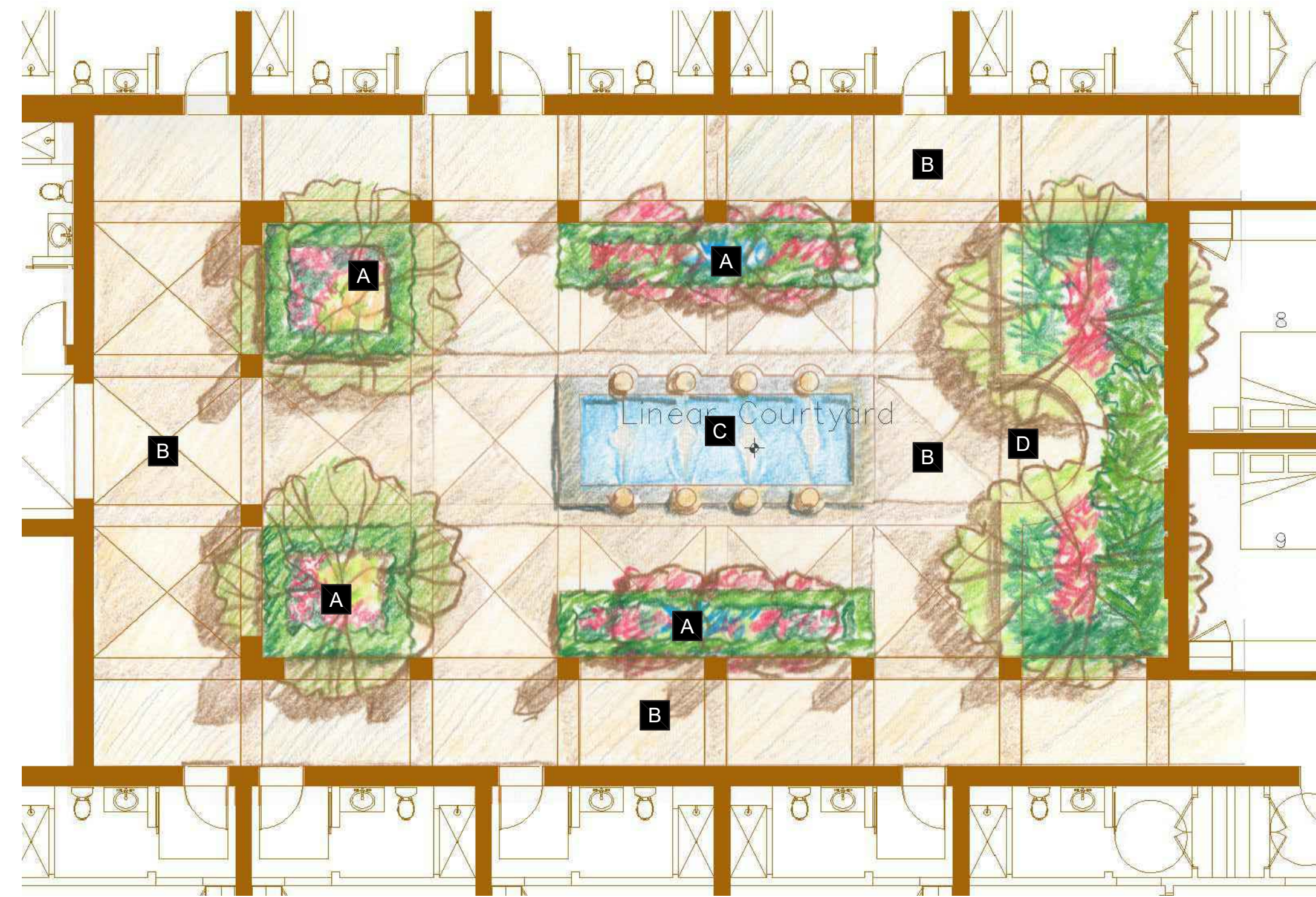


CENTRAL COURT:

- ▨ A ACCENT PAVING
- ▨ B WATER FEATURE & POOL
- ▨ C SOFT FERN LANDSCAPING

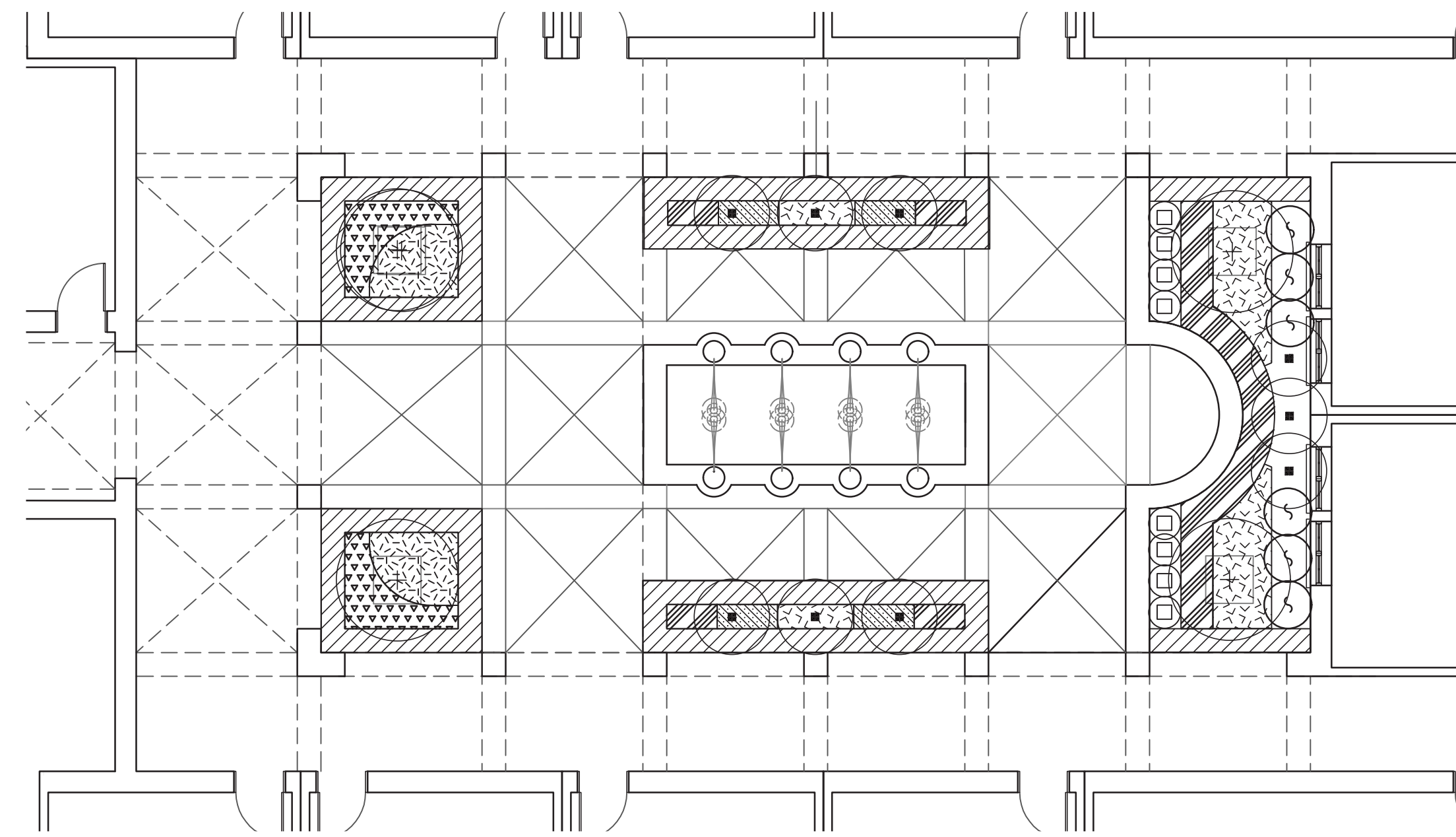
PATIO 1

- ▨ A WALL FOUNTAIN
- ▨ B ACCENT STONE PAVING
- ▨ C ACCENT PLANTING FRAMES
- ▨ D WALL FOUNTAIN
- ▨ E PARKING LOT TREES
- ▨ F ACCENT CONTAINER PLANTS
- ▨ F LOUNGE CHAIRS

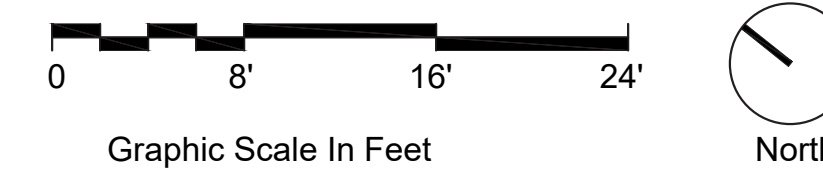


- A** SMALL GARDENS WITH FLOATING STONE PATH AND FLOWERING SHRUBS AND SMALL TREES
- B** STONE ACCENT PAVING
- C** WATER FEATURE
- D** SEATING WALL FRAMED BY ACCENT TREES

LINEAR COURTYARD LANDSCAPE PLAN



LINEAR COURTYARD PLANTING PLAN



COURTYARD CONTAINER LANDSCAPES

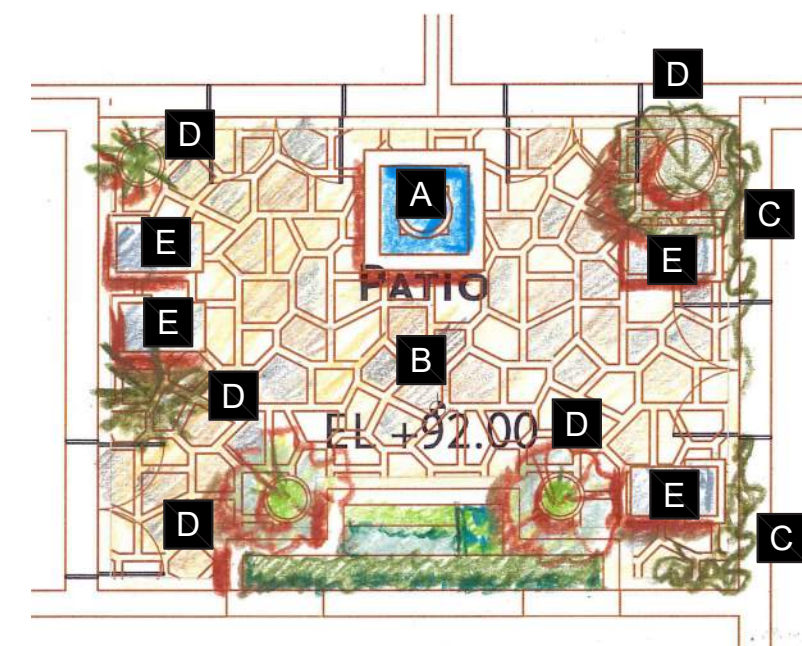
- LARGE CONTAINERS**
- L1** PITTOSPORUM TENUIFOLIUM 'MARJORIE CHANNON', COTONEASTER, RED 'DRAGON'S BLOOD' SEDUM, AND CHARTREUSE JUNIPER.
 - L2** CITRUS DWARF MYER, ZAUSCHNERIA GARRETTII ORANGE CARPET
 - L3** OLEA OLLIE, OLLIE OLIVE, DICHONDRA ARGENTEA 'SILVER FALLS' AND GRAPTOPETALUM PARAGUAYENSE
- SMALL CONTAINERS**
- S1** LAVANDULA X INTERMEDIA 'ALBA', HEUCHERA 'CRÈME BRÛLÉE', AND COLEONEMA PULCHELLUM 'SUNSET GOLD'
 - S2** SEDUM X 'VERA JAMESON', (VERA JAMESON SEDUM) ECHEVERIA ELEGANS, PELARGONIUM SIDOIDES
 - S3** ALOE CILIARIS 'FIREWALL', SEDUM MORGANIANUM,

LARGE CONTAINERS

- L4** JAPANESE MAPLE (ACER PALMATUM), LOROPETALUM 'PURPLE PIXIE', CREEPING JENNY (LYSIMACHIA NUMMULARIA 'AUREA')
 - L5** PINEAPPLE GUAVA (FEIJOA SELLOWIANA), SPANISH LAVENDER, LAVANDULA STOECHAS, OTTO QUASI
 - L6** CUPRESSUS SEMPERVIRENS (ITALIAN CYPRESS) LAVANDULA STOECHAS, OTTO QUASI
- SMALL CONTAINERS**
- S4** RICE CACTUS (RHIPSA LIS CEREUSCULA), COLEUS (SOLENOSTEMON SCUTELLARIOIDES), FALSE SHAMROCK (OXALIS TRIANGULARIS)
 - S5** ORNAMENTAL ASPARAGUS (ASPARAGUS AETHIOPICUS), BUSH LILY (CLIVIA MINIATA),
 - S6** HYDRANGEA ARBORESCENS 'ANNABELLE', ACHILLEA MILLEFOLIUM 'NEW VINTAGE WHITE', ALLIUM STIPITATUM 'WHITE GIANT',

SYMBOL	BOTANICAL NAME
TREES	
+	ARBUTUS MARINA
●	ARBUTUS MENZESII - MULTI-TRUNK
▶	CERCIS CANADENSIS
⊙	LAURUS NOBILIS 'SARATOGA'
○	NYSSA SYLVATICA
■	OLEA EUROPAEA - LOW BRANCHING
◆	PLATANUS ACERFOILA
⊕	PLATANUS RACEMOSA MULTI-TRUNK OR GROUP
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SHRUBS	
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⊙	RIBES MALVACEUM
⊙	SALVIA GREGGII 'SAN TAKAO'
GROUND COVER	
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ESPALIER/VINES	
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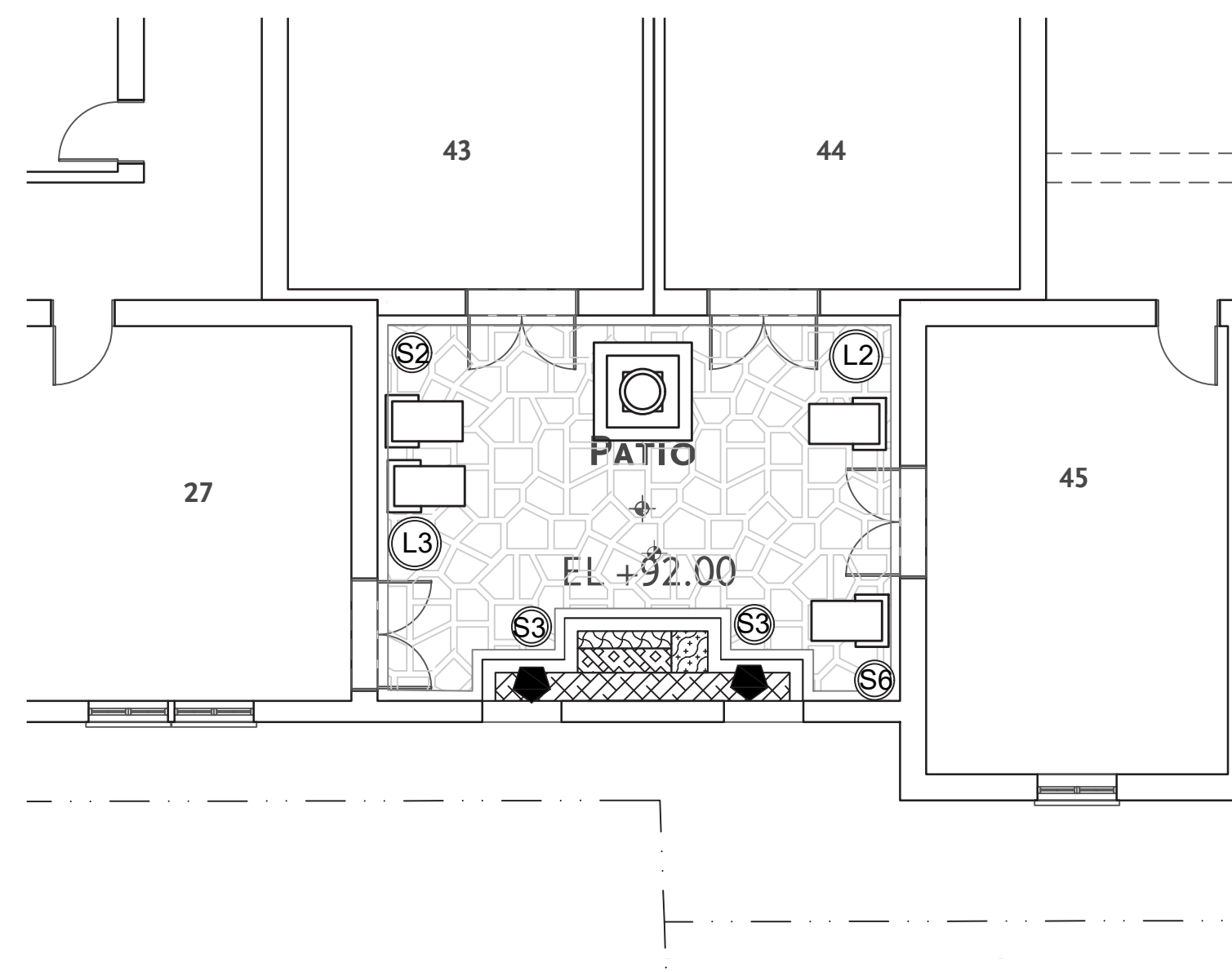
COURTYARD ENLARGEMENTS



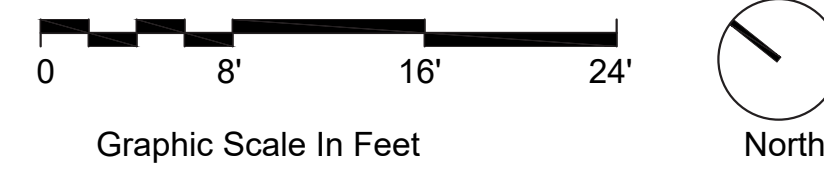
PATIO 2

- A** PEDESTAL FOUNTAIN
- B** ACCENT STONE PAVING
- C** ACCENT VINE ON WALLS
- D** ACCENT CONTAINER PLANTS
- E** LOUNGE CHAIRS

2ND FLOOR PATIO 2 LANDSCAPE PLAN



2ND FLOOR PATIO 2 PLANTING PLAN



- TREES**
- + ARBUTUS MARINA
 - ARBUTUS MENZESII - MULTI-TRUNK
 - ▶ CERCIS CANADENSIS
 - ⊙ LAURUS NOBILIS 'SARATOGA'
 - NYSSA SYLVATICA
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COURTYARD CONTAINER LANDSCAPES
LARGE CONTAINERS

- (L1) PITTOSPORUM TENUIFOLIUM 'MARJORIE CHANNON', COTONEASTER, RED 'DRAGON'S BLOOD' SEDUM, AND CHARTREUSE JUNIPER.
- (L2) CITRUS DWARF MYER, ZAUSCHNERIA GARRETTII ORANGE CARPET
- (L3) OLEA OLLIE, OLLIE OLIVE, DICHONDRA ARGENTEA 'SILVER FALLS' AND GRAPTOPETALUM PARAGUAYENSE

SMALL CONTAINERS

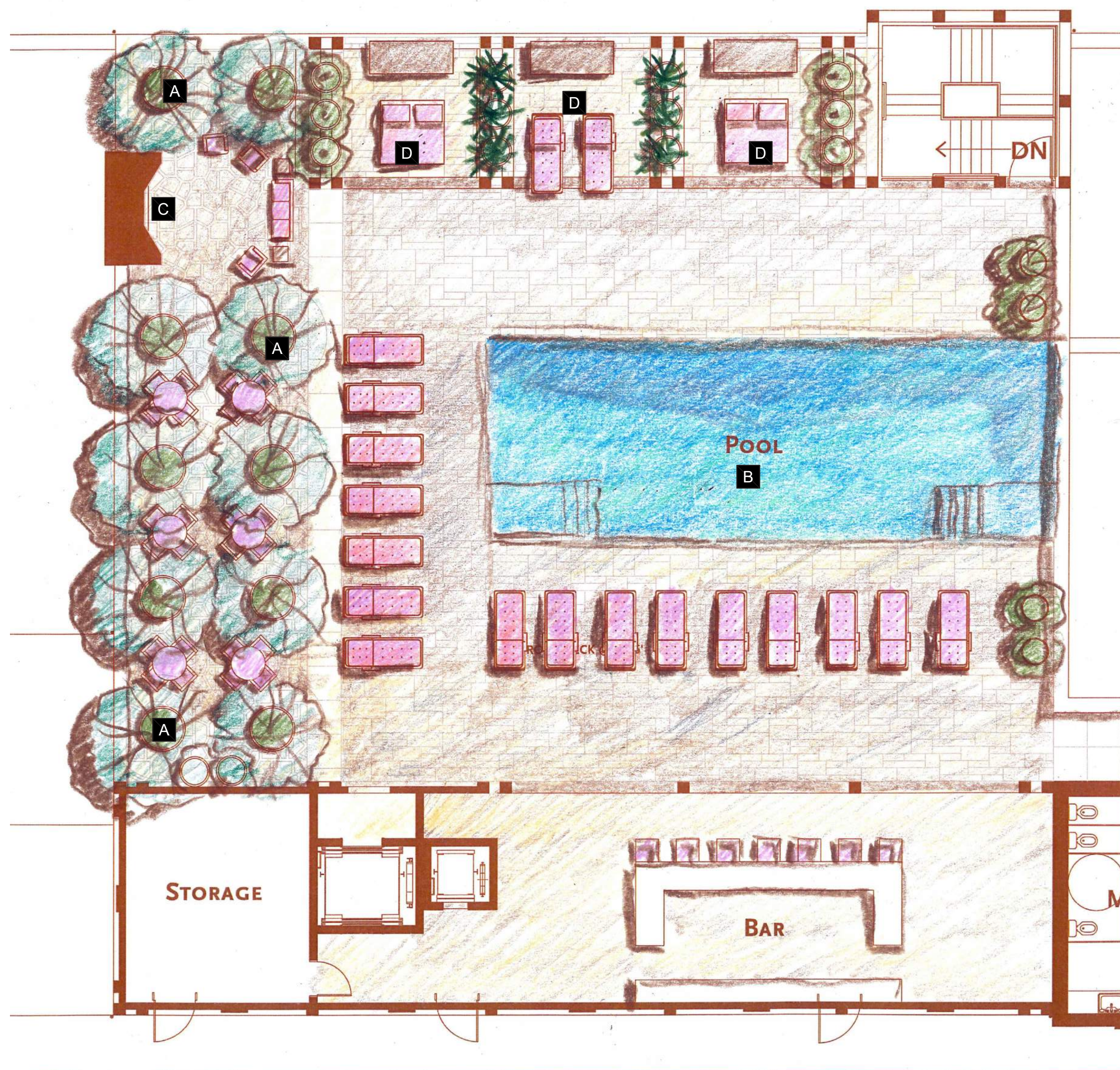
- (S1) LAVANDULA X INTERMEDIA 'ALBA', HEUCHERA 'CRÈME BRÛLÉE', AND COLEONEMA PULCHELLUM 'SUNSET GOLD'
- (S2) SEDUM X 'VERA JAMESON', (VERA JAMESON SEDUM) ECHEVERIA ELEGANS, PELARGONIUM SIDOIDES
- (S3) ALOE CILIARIS 'FIREWALL', SEDUM MORGANIUM,

COURTYARD CONTAINER LANDSCAPES
LARGE CONTAINERS

- (L4) JAPANESE MAPLE (ACER PALMATUM), LOROPETALUM 'PURPLE PIXIE', CREEPING JENNY (LYSIMACHIA NUMMULARIA 'AUREA')
- (L5) PINEAPPLE GUAVA (FEIJOA SELLOWIANA), SPANISH LAVENDER, LAVANDULA STOECHAS, OTTO QUASI
- (L6) CUPRESSUS SEMPERVIRENS (ITALIAN CYPRESS) LAVANDULA STOECHAS, OTTO QUASI

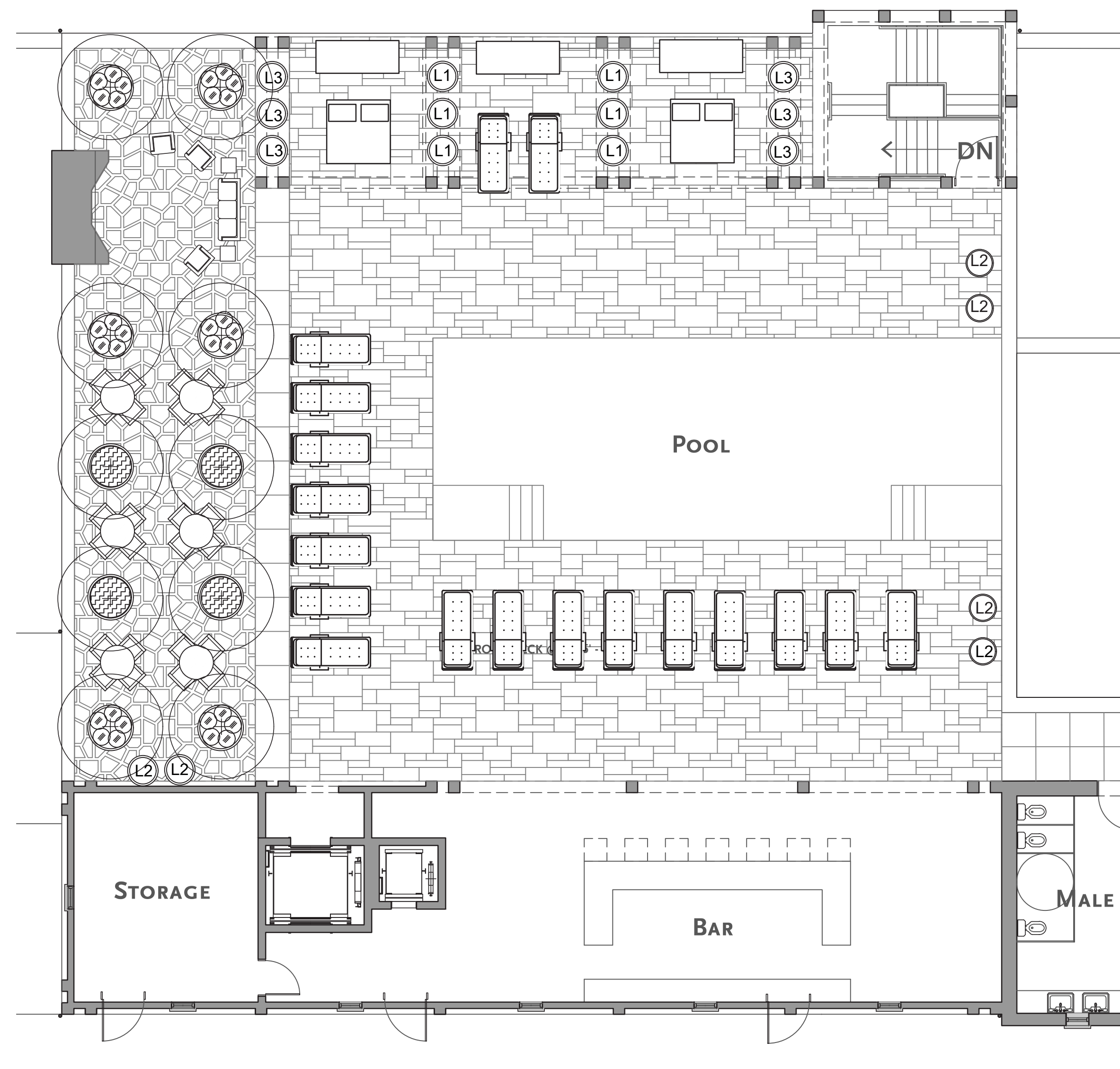
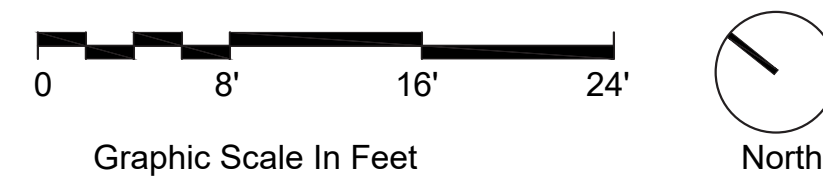
SMALL CONTAINERS

- (S4) RICE CACTUS (RHIPSALIS CEREUSCULA), COLEUS (SOLENOSTEMON SCUTELLARIODES), FALSE SHAMROCK (OXALIS TRIANGULARIS)
- (S5) ORNAMENTAL ASPARAGUS (ASPARAGUS AETHIOPICUS), BUSH LILY (CLIVIA MINIATA),
- (S6) HYDRANGEA ARBORESCENS 'ANNABELLE', ACHILLEA MILLEFOLIUM 'NEW VINTAGE WHITE', ALLIUM STIPITATUM 'WHITE GIANT',



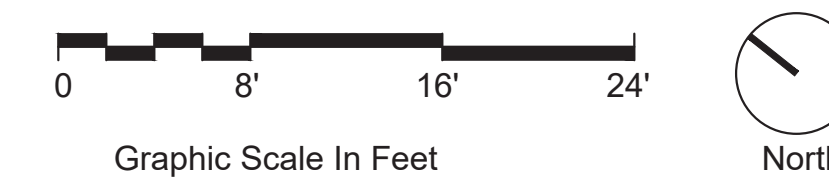
- A** TREES IN RAISED DECORATIVE CONTAINERS
- B** SWIMMING POOL
- C** FIRE PLACE
- D** PERGOLA AND SEATING

FOURTH FLOOR POOL DECK LANDSCAPE PLAN



- BOTANICAL TREES**
- OLEA EUROPAEA - LOW BRANCHING
- SHRUBS**
- COLEONEMA PULCHELLUM 'SUNSET GOLD'
- LAVANDULA ANGUSTIFOLIA 'WEE ONE'
- COURTYARD CONTAINER LANDSCAPES**
- LARGE CONTAINERS**
- L1** PITTOSPORUM TENUIFOLIUM 'MARJORIE CHANNON', COTONEASTER, RED 'DRAGON'S BLOOD' SEDUM, AND CHARTREUSE JUNIPER.
- L2** HETEROMELES ARBUTIFOLIA 'DAVIS GOLD', ZAUSCHNERIA GARRETTII ORANGE CARPET
- L3** OLEA OLLIE, OLLIE OLIVE, DICHONDRA ARGENTEA 'SILVER FALLS' AND GRAPTOPETALUM PARAGUAYENSE
- SMALL CONTAINERS**
- S1** LAVANDULA X INTERMEDIA 'ALBA', HEUCHERA 'CRÈME BRÛLÉE', AND COLEONEMA PULCHELLUM 'SUNSET GOLD'
- S2** SEDUM X 'VERA JAMESON', (VERA JAMESON SEDUM) ECHEVERIA ELEGANS, PELARGONIUM SIDOIDES

FOURTH FLOOR POOL DECK PLANTING PLAN



POOL DECK ENLARGEMENTS

SITE, COURTYARD AND PATIO PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	WUCOLS	SIZE	GROWTH RATE	HEIGHT RANGE	WIDTH RANGE
TREES								
	ARBUS MARINA	STRAWBERRY TREE	2	40-60%	24" BOX	MODERATE	12-25'	20-30'
	ARBUS MENZESII - MULTI-TRUNK	PACIFIC MADRONE	2	10-30%	15 GALLON	MODERATE	30-40'	30-40'
	CERCIS CANADENSIS	EASTERN REDBUD	3	10-30%	24" BOX	MODERATE	12-25'	12-25'
	LAURUS NOBILIS 'SARATOGA'	SARATOGA SWEET BAY	4	10-30%	24" BOX	MODERATE	15-30'	12-25'
	NYSSA SYLVATICA	SOUR GUM	4	40-60%	24" BOX	FAST	25-40'	20-30'
	OLEA EUROPAEA - LOW BRANCHING	OLIVE	16	10-30%	36" BOX	SLOW	20-30'	20-30'
	PLATANUS ACERFOILA	PLANE TREE	10	40-60%	24" BOX	FAST	40-60'	25-30'
	PLATANUS RACEMOSA MULTI-TRUNK OR GROUPING	CALIFORNIA SYCAMORE	3	40-60%	24" BOX	FAST	40-60'	25-30'
	PRUNUS SP	CHERRY TREE	36	40-60%	24" BOX	MODERATE	25'	15'
	QUERCUS AGRIFOLIA	COAST LIVE OAK	1	10-30%	24" BOX	MODERATE	40-60'	30-50'

SITE, COURTYARD AND PATIO PLANT PALETTE, CONTINUED

BOTANICAL	COMMON	QUANTITY	WUCOLS	SIZE	GROWTH RATE	HEIGHT RANGE	WIDTH RANGE
FERNS							
	ASPLENIUM BULBIFERUM	MOTHERS FERN	10-30%	5 GAL	MODERATE	1-3'	4'
	DICKSONIA ANTARCTICA	TASMANIAN TREE FERN	40-60%	5 GAL	MODERATE	3-4'	6-8'
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	40-60%	5 GAL	MODERATE	1-3'	2-3'
	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	40-60%	5 GAL	MODERATE	4-6'	4-6'

CONTAINER PLANT PALETTE

COURTYARD CONTAINER LANDSCAPES				COURTYARD CONTAINER LANDSCAPES			
LARGE CONTAINERS				LARGE CONTAINERS			
	PITTOSPORUM TENUIFOLIUM 'MARJORIE CHANNON', COTONEASTER, RED 'DRAGON'S BLOOD' SEDUM, AND CHARTREUSE JUNIPER.		JAPANESE MAPLE (ACER PALMATUM), LOROPETALUM 'PURPLE PIXIE', CREEPING JENNY (LYSIMACHIA NUMMULARIA 'AUREA')				
	CITRUS DWARF MYER, ZAUSCHNERIA GARRETTII ORANGE CARPET		PINEAPPLE GUAVA (FEIJOA SELLOWIANA), SPANISH LAVENDER, LAVANDULA STOECHAS, OTTO QUASI				
	OLEA OLLIE, OLLIE OLIVE, DICHONDRA ARGENTEA 'SILVER FALLS' AND GRAPTOPETALUM PARAGUAYENSE		CUPRESSUS SEMPERVIRENS (ITALIAN CYPRESS) LAVANDULA STOECHAS, OTTO QUASI				
SMALL CONTAINERS							
	LAVANDULA X INTERMEDIA 'ALBA', HEUCHERA 'CRÈME BRÛLÉE', AND COLEONEMA PULCHELLUM 'SUNSET GOLD'		RICE CACTUS (RHIPSALIS CEREUSCULA), COLEUS (SOLENOSTEMON SCUTELLARIOIDES), FALSE SHAMROCK (OXALIS TRIANGULARIS)				
	SEDUM X 'VERA JAMESON', (VERA JAMESON SEDUM) ECHEVERIA ELEGANS, PELARGONIUM SIDOIDES		ORNAMENTAL ASPARAGUS (ASPARAGUS AETHIOPICUS), BUSH LILY (CLIVIA MINIATA),				
	ALOE CILIARIS 'FIREWALL', SEDUM MORGANIANUM,		HYDRANGEA ARBORESCENS 'ANNABELLE', ACHILLEA MILLEFOLIUM 'NEW VINTAGE WHITE', ALLIUM STIPITATUM 'WHITE GIANT',				

POOL DECK PLANT PALETTE

BOTANICAL	COMMON	WUCOLS	SIZE	GROWTH RATE	HEIGHT RANGE	WIDTH RANGE
TREES						
	OLEA EUROPAEA - LOW BRANCHING	OLIVE	10-30%	36" BOX	SLOW	20-30'
SHRUBS						
	COLEONEMA PULCHELLUM 'SUNSET GOLD'	GOLDEN BREATH OF HEAVEN	10-30%	1 GAL	MODERATE	1-3'
	LAVANDULA ANGUSTIFOLIA 'WEE ONE'	WEE ONE LAVENDER	10-30%	5 GAL	MODERATE	1'

COURTYARD CONTAINER LANDSCAPES

LARGE CONTAINERS			
	PITTOSPORUM TENUIFOLIUM 'MARJORIE CHANNON', COTONEASTER, RED 'DRAGON'S BLOOD' SEDUM, AND CHARTREUSE JUNIPER.		
	HETEROMELES ARBUTIFOLIA 'DAVIS GOLD', ZAUSCHNERIA GARRETTII ORANGE CARPET		
	OLEA OLLIE, OLLIE OLIVE, DICHONDRA ARGENTEA 'SILVER FALLS' AND GRAPTOPETALUM PARAGUAYENSE		
SMALL CONTAINERS			
	LAVANDULA X INTERMEDIA 'ALBA', HEUCHERA 'CRÈME BRÛLÉE', AND COLEONEMA PULCHELLUM 'SUNSET GOLD'		
	SEDUM X 'VERA JAMESON', (VERA JAMESON SEDUM) ECHEVERIA ELEGANS, PELARGONIUM SIDOIDES		

BOTANICAL	COMMON	QUANTITY	WUCOLS	SIZE	GROWTH RATE	HEIGHT RANGE	WIDTH RANGE
SHRUBS							
	BUXUS MICROPHYLLA JAPONICA	JAPANESE BOXWOOD	40-60%	1 GAL	SLOW	1-3'	1-3'
	COLEONEMA PULCHELLUM 'SUNSET GOLD'	GOLDEN BREATH OF HEAVEN	10-30%	1 GAL	MODERATE	1-3'	3-6'
	LIMONIUM PEREZII	SEA LAVENDER	10-30%	1 GAL	MODERATE	2-3'	2-3'
	LAVANDULA 'PLATINUM BLOND'	LAVANDULA 'PLATINUM BLOND'	40-60%	5 GAL	MODERATE	1-3'	3'
	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	40-60%	5 GAL	SLOW	1-3'	3'
	OLEA LITTLE OLLIE	DWARF OLIVE TOPIARY SINGLE TRUNK	10-30%	15 GAL	MODERATE	6-8'	6-8'
	PRUNUS ILLICIFOLIA LYONII	CATALINA CHERRY	10-30%	15 GAL	MODERATE	12-25'	3-4'
	PODOCARPUS MACROPHYLLUS 'MOOD RING'	MOOD RING PODOCARPUS	40-60%	5 GAL	SLOW	6-12'	3-4'
	RIBES MALVACEUM	CHAPARRAL CURRANT	10-30%	5 GAL	MODERATE	3-6'	6-8'
	SALVIA GREGGII 'SAN TAKAO'	SAN TAKAO AUTUMN SAGE	10-30%	1 GAL	MODERATE	1-3'	1-3'
GROUND COVER							
	ACHILLEA 'SASSY SUMMER SANGRIA'	SASSY SUMMER SANGRIA YARROW	10-30%	1 GAL	FAST	3-4'	2-3'
	ARCTOSTAPHYLOS EDMUNDSII 'CARMEL SUR'	CARMEL SUR MANZANITA	10-30%	1 GAL	FAST	1'	3-6'
	HEUCHERA 'FIRE ALARM'	FIRE ALARM CORAL BELLS	10-30%	1 GAL	FAST	1-3'	1-3'
	HEUCHERA 'STORMY SEAS'	STORMY SEAS CORAL BELLS	10-30%	1 GAL	MODERATE	1-3'	2-3'
	LIPPIA NODIFLORA	KURAPIA	10-30%	FLATS/	FAST	>1'	3-6'
ESPALIER/VINES							
	MAGNOLIA GRANDIFLORA ESPALIER	SOUTHERN MAGNOLIA-ESPALIER	40-60%	15 GAL	MODERATE	12'	2'X12'
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY (IN VINE POCKET)	40-60%	5 GAL	FAST	40-60'	12'-25'
	WISTERIA FLORIBUNDA 'ROYAL PURPLE'	ROYAL PURPLE JAPANESE WISTERIA	10-30%	5 GAL	FAST	12'	12-15'
PERENNIALS							
	ACHILLEA MILLEFOLIUM 'RED VELVET'	RED VELVET YARROW	10-30%	1 GAL	FAST	1-3'	2-3'
	AGAPANTHUS 'BRILLIANT BLUE'	BRILLIANT BLUE LILY OF THE NILE	10-30%	1 GAL	MODERATE	1-3'	2'
	AGASTACHE HYBRID 'BLUE BOA'	BLUE BOA AGASTACHE	10-30%	1 GAL	MODERATE	1-3'	2-3'
	ALOE CILIARIS 'FIREWALL'	FIREWALL ALOE	10-30%	1 GAL	SLOW	1-3'	2'
	HEUCHERA SANGUINEA 'FIREFLY'	FIREFLY CORRAL BELLS	40-60%	5 GAL	MODERATE	1-3'	2-3'
	HEMEROCALLIS 'BLACK EYED STELLA'	BLACK EYED STELLA DAYLILY	40-60%	5 GAL	MODERATE	1-3'	1-1.5'
	JUNCUS PATENS 'ELK BLUE'	ELK BLUE CALIFORNIA GRAY RUSH	10-30%	5 GAL	FAST	1-3'	2-3'
	LAVANDULA ANGUSTIFOLIA 'FRENCH PERFUME'	FRENCH PERFUME LAVENDER	10-30%	5 GAL	MODERATE	1-3'	2-3'
	MIMULUS X HYBRIDUS	MONKEY FLOWER	10-30%	5 GAL	FAST	1-3'	1-1.5'
	PENSTEMON 'APPLE BLOSSOM'	APPLE BLOSSOM PENSTEMON	10-30%	1 GAL	MODERATE	1-3'	2-3'
	PENSTEMON GLOXINIOIDES 'BEV JENSEN'	BEV JENSEN PENSTEMON	10-30%	1 GAL	MODERATE	2-4'	2-3'
	SALVIA SPATHACEA 'LAS PILITAS'	HUMMINGBIRD SAGE	40-60%	5 GAL	MODERATE	1-3'	1-3'
	SALVIA NEMOROSA 'MARVEL'	MARVEL MEADOW SAGE	40-60%	1 GAL	MODERATE	1-3'	1-3'
	WESTRINGA FRUITICOSA GREY BOX	DWARF COASTAL ROSEMARY	10-30%	5 GAL	MODERATE	1-3'	2-3'



ARBUTUS MARINA



OLEA EUROPAEA - LOW BRANCHING



ARBUTUS MENZESII - MULTI-TRUNK



PLATANUS ACERFOILA



CERCIS CANADENSIS



PLATANUS ACERFOILA



LAURUS NOBILIS 'SARATOGA'



PRUNUS SP



NYSSA SYLVATICA



QUERCUS AGRIFOLIA



BUXUS MICROPHYLLA JAPONICA



PODOPHYLLUM MACROPHYLLUM 'MOOD RING'



LIPPICIA NODIFLORA



HEUCHERA SANGUINEA 'FIREFLY'



SALVIA SPATHACEA 'LAS PILITAS'



COLEONEMA PULCHELLUM 'SUNSET GOLD'



RIBES MALVACEUM



MAGNOLIA GRANDIFLORA ESPALIER



HEMEROCALLIS 'BLACK EYED STELLA'



SALVIA NEMOROSA 'MARVEL'



LIMONIUM PEREZII



SALVIA GREGGII 'SAN TAKAI'



WISTERIA FLORIBUNDA 'ROYAL PURPLE'



JUNCUS PATENS 'ELK BLUE'



WESTRINGIA FRUITICOSA 'GREY BOX'



LAVANDULA PLATINUM BLOND



ACHILLEA 'SASSY SUMMER SANGRIA'



ACHILLEA MILLEFOLIUM 'RED VELVET'



LAVANDULA ANGUSTIFOLIA 'FRENCH PERFUME'



ASPARAGUS DENSIFLORUS 'MYERS'



MYRTUS COMMUNIS 'COMPACTA'



ARCTOSTAPHYLOS EDMUNDII 'CARMEL SUR'



AGAPANTHUS 'BRILLIANT BLUE'



MIMULUS X HYBRIDUS



ASPLENILUM BULBIFERUM



OLEA LITTLE OLLIE



HEUCHERA 'FIRE ALARM'



AGASTACHE HYBRID 'BLUE BOX'



PENSTEMON 'APPLE BLOSSOM'



DICKSONIA ANTARCTICA



PRUNUS ILLIGIFOLIA LYONII



HEUCHERA 'STORMY SEAS'



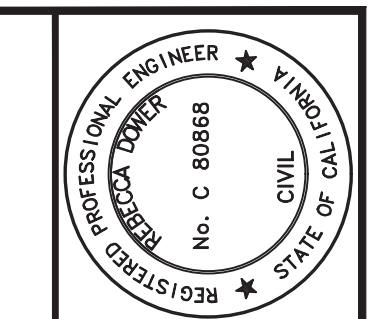
ALOE CILIARIS 'FIREWALL'



PENSTEMON GLOXINIOIDES 'BEV JENSEN'



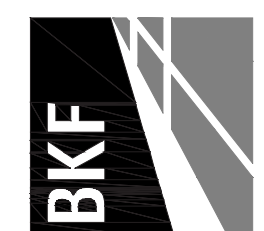
WOODWARDIA FIMBRIATA



PRELIMINARY
NOT FOR CONSTRUCTION

DATE: 08/30/2023
REBECCA DOWER C 80868

200 4th STREET
SUITE 300
SANTA ROSA, CA 95401
(707) 583-8500
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GUAYAKI SITE HOTEL
APN 004-750-030
6782 Sebastopol Avenue, Sebastopol, CA 95472

NOTES & LEGEND

GENERAL NOTES:

THESE CONCEPTUAL DRAWINGS HAVE BEEN PREPARED TO PROVIDE THE REVIEWING AGENCY WITH DRAWINGS REFLECTING THE PARCEL'S EXISTING CONDITION AND THE PROPOSED CONCEPTUAL LAYOUT. MINOR ADJUSTMENTS MAY BE MADE DURING THE DEVELOPMENT OF CONSTRUCTION DRAWINGS TO FACILITATE THE REQUIREMENTS IMPOSED BY CITY STAFF, THE BUILDING CODE, AND LOCAL REGULATIONS.

CONTRACTOR SHALL SECURE AN ENCROACHMENT PERMIT FROM THE CITY OF SEBASTOPOL FOR WORK TO BE DONE WITHIN THE CITY RIGHT-OF-WAY.

STRIPED FIRE LANES, BUILDING SPRINKLERS, AND FIRE DEPARTMENT CONNECTIONS FOR BUILDING SPRINKLERS MAY BE REQUIRED WITH THIS DEVELOPMENT. THESE FACILITIES WILL BE LOCATED AND SIZED IN ACCORDANCE WITH THE BUILDING CODE, APPLICABLE CITY STANDARDS, AND LOCAL REGULATIONS DURING THE DEVELOPMENT OF THE CONSTRUCTION DRAWINGS.

PROPOSED WATER, SANITARY SEWER, AND STORM DRAIN SERVICES ARE SHOWN HEREON FOR REFERENCE ONLY. FINAL DESIGN AND LOCATION WILL BE SHOWN ON THE CONSTRUCTION DRAWINGS.

POTHOLE TO DETERMINE THE ACTUAL LOCATION, TYPE, SIZE, DEPTH AND CONFIGURATION OF THE EXISTING UTILITIES AND PROVIDE FINDINGS TO ENGINEER OF RECORD IN WRITING.

TELEWISE THE EXISTING SANITARY SEWER LATERAL(S) TO DETERMINE ITS CONDITION AND PROVIDE THE RESULTS OF THE TELEVISION SURVEY TO THE ENGINEER.

THE PROFESSIONAL WHO PREPARED THESE DRAWINGS IS NOT RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE DRAWINGS. CHANGES TO THESE DRAWINGS MUST BE REQUESTED IN WRITING AND MUST BE APPROVED BY THE PROFESSIONAL.

BOUNDARY AND EASEMENT INFORMATION SHOWN HEREON WAS OBTAINED FROM THE RECORD OF SURVEY OF THE LANDS OF HIGHWAY PARTNERS, LLC & INDUSTRIAL PARK, LLC, FILED FOR RECORD IN BOOK 757, PAGE 43, SONOMA COUNTY RECORDS. THE BEARINGS AND DISTANCES SHOWN DO NOT REFLECT A FIELD SURVEY AND DO NOT CONSTITUTE A FORMAL BOUNDARY DETERMINATION.

TOPOGRAPHIC INFORMATION SHOWN ON THESE DRAWINGS WAS MAPPED BY BKF ENGINEERS FOLLOWING FIELD SURVEYS IN SEPTEMBER 2021.

THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND ARE BASED ON OBSERVED TOPOGRAPHIC SURFACE FEATURES AND AVAILABLE INFORMATION. THE PROFESSIONAL WHO PREPARED THESE DRAWINGS ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THESE FACILITIES OR FOR THE INADVERTENT OMISSION OF RELATED INFORMATION.

BENCHMARK: MAG NAIL IN ASPHALT IN THE SOUTHWEST DRIVEWAY OF THE LANDS OF BARLOW SEBASTOPOL, LLC, APN 004-750-034, LOCATION SHOWN HEREON. ELEVATION 75.48.

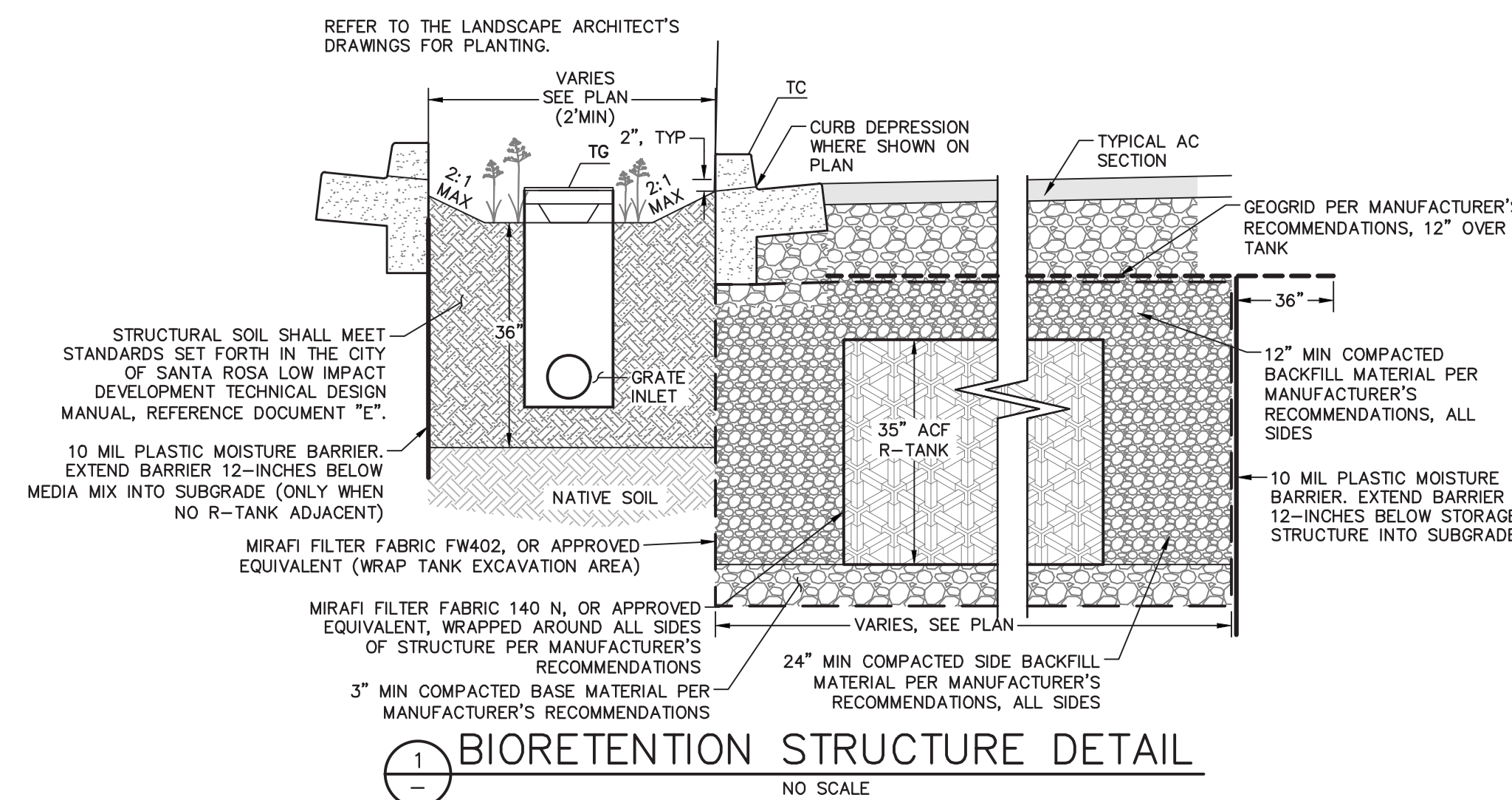
BASIS OF BEARING: RECORD OF SURVEY OF THE LANDS OF HIGHWAY PARTNERS, LLC & INDUSTRIAL PARK, LLC, FILED FOR RECORD IN BOOK 757, PAGE 43, SONOMA COUNTY RECORDS.

SYMBOLS & LEGEND

EXISTING	PROPOSED	
		BENCHMARK
		BLOW OFF VALVE
		BACKFLOW PREVENTION DEVICE
		FIRE HYDRANT
		RISER
		LIGHT POLE
		STREET SIGN
		STREET LIGHT
		UTILITY POLE
		GUY ANCHOR
		CATCH BASIN
		TREE
		PROPERTY LINE
		EASEMENT
		GRADE BREAK
		FLOW LINE
		HANDRAIL
		SANITARY SEWER
		STORM DRAIN
		WATER
		OVERHEAD UTILITY LINE
		ASPHALT
		CONCRETE
		DETECTABLE WARNING
		BIORETENTION AREA
		INVERT AT CLEANOUT
		KEYNOTE
		DETAIL IDENTIFICATION
		SHEET WHERE DETAIL IS SHOWN

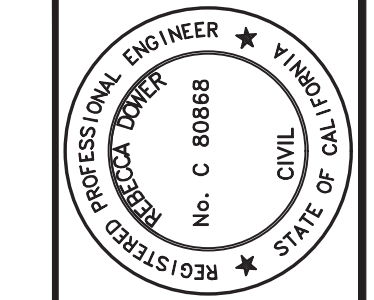
ABBREVIATIONS

±	MORE OR LESS (CONFORM TO EG)	L	LENGTH
Δ	DELTA	LP	LIGHT POLE
AB	AGGREGATE BASE	MAX	MAXIMUM
AC	ASPHALT CONCRETE	MH	MANHOLE
APN	ASSESSOR'S PARCEL NUMBER	MIN	MINIMUM
BFP	BACKFLOW PREVENTER	NO	NUMBER
BLDG	BUILDING	NTS	NOT TO SCALE
BLRD	BOLLARD	OH	OVERHEAD UTILITY LINE
BM	BENCHMARK	PG&E	PACIFIC GAS & ELECTRIC
CB	CATCH BASIN	PL	PROPERTY LINE
CL	CENTERLINE	PTC	PROJECTED TOP OF CURB
CL2	CLASS II	R	RADIUS
CO	CLEAN OUT	RTWL	RETAINING WALL
CONC	CONCRETE	RWL	RAIN WATER LEADER
CY	CUBIC YARD	S=	SLOPE
DDC	DOUBLE DETECTOR CHECK	SD	STORM DRAIN
DIA	DIAMETER	SDCO	STORM DRAIN CLEAN OUT
DN	DOCUMENT NUMBER	SDMH	STORM DRAIN MANHOLE
DW	DRIVEWAY	SF	SQUARE FEET
E	ELECTRIC	SL	STREETLIGHT
EG	EXISTING GROUND	SS	SANITARY SEWER
ELEV	ELEVATION	SSCO	SANITARY SEWER CLEAN OUT
EP	EDGE OF PAVEMENT	SSMH	SANITARY SEWER MANHOLE
ESMT	EASEMENT	STA	STATION
EX	EXISTING	STD	STANDARD
FG	FINISHED GRADE	TB	TOP OF BOX
FL	SURFACE FLOWLINE	TC	TOP FACE OF CURB
FT	FOOT	TG	TOP OF GRATE
G	GAS	TW	TOP OF WALL
GB	GRADE BREAK	TYP	TYPICAL
GI	GRATE INLET	UB	UTILITY BOX
GM	GAS METER	ULT	VAULT
HT	HEIGHT	W	WATER
INV	BOTTOM INSIDE OF PIPE	WM	WATER METER
IRR	IRRIGATION		



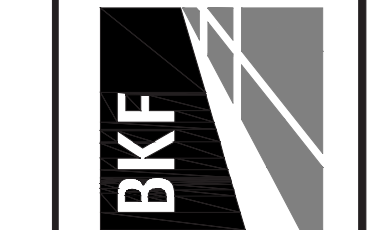
Revisions	
No.	Description

Date: AUG 2023	Scale: AS SHOWN	Design: IC	Drawn: IC	Approved: BD	Job No: 20129019-14
Drawing Number:					



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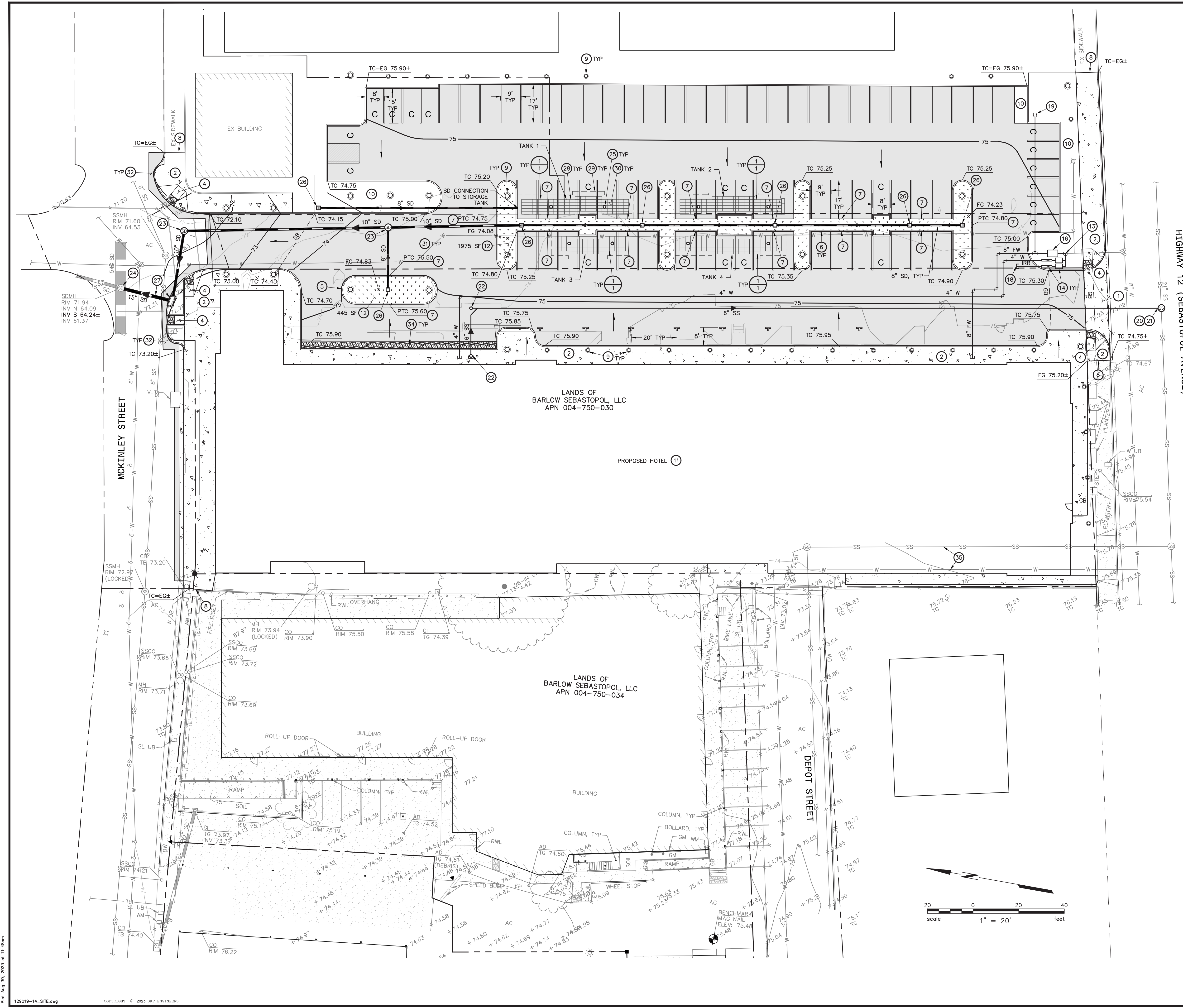


GUAYAKI SITE HOTEL
APN 004-750-030
6782 Sebastopol Avenue, Sebastopol, CA 95472
PRELIMINARY GRADING AND DRAINAGE PLAN

Revisions	
No.	Description

Date: AUG 2023
Scale: AS SHOWN
Design: IC
Drawn: IC
Approved: BD
Job No: 20123019-14
Drawing Number:

ACF R-TANKS STRUCTURE TABLE			
TANK NO.	# OF MODULES	TANK STRUCTURE FOOTPRINT (SF)	TANK EXCAVATION AREA (SF)
1	100	305	535
2	98	300	525
3	66	200	360
4	95	290	510
TOTAL		1095	1930



HIGHWAY 12 (SEBASTOPOL AVENUE)

MCKINLEY STREET

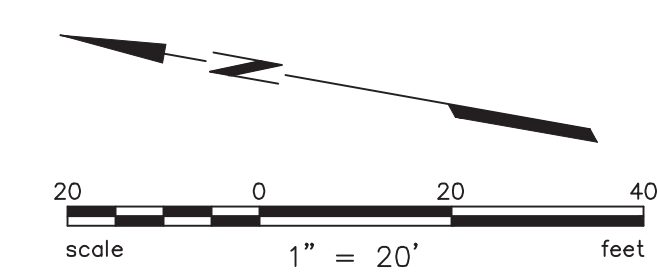
DEPOT STREET

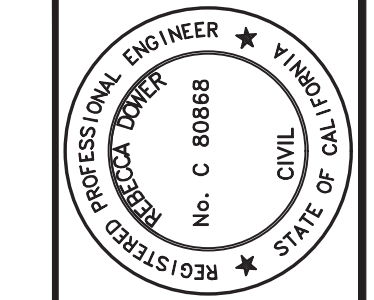
LANDS OF BARLOW SEBASTOPOL, LLC
APN 004-750-030

PROPOSED HOTEL 11

LANDS OF BARLOW SEBASTOPOL, LLC
APN 004-750-034

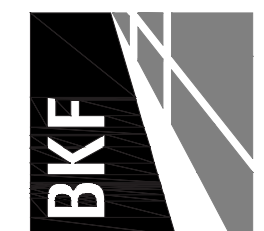
- KEYNOTES:**
- 1 DRIVEWAY APRON
 - 2 SIDEWALK, CURB, AND GUTTER
 - 3 PEDESTRIAN WALKWAY
 - 4 PEDESTRIAN CURB RAMP AND DETECTABLE WARNING SURFACE
 - 5 VERTICAL CONCRETE CURB
 - 6 CURB AND GUTTER
 - 7 CURB OPENING
 - 8 CONFORM TO EXISTING SURFACE ELEVATION
 - 9 TREE TRUNK. REFER TO THE LANDSCAPE DRAWINGS.
 - 10 LANDSCAPE AREA. REFER TO THE LANDSCAPE DRAWINGS.
 - 11 PROPOSED HOTEL BUILDING FOOTPRINT. REFER TO THE ARCHITECTURAL DRAWINGS.
 - 12 BIORETENTION AREA
 - 13 WATER SERVICE CONNECTION. REMOVE EXISTING CAP.
 - 14 WATER METER AND BACKFLOW PREVENTER
 - 15 FIRE WATER SERVICE CONNECTION
 - 16 DOUBLE DETECTOR CHECK VALVE
 - 17 FIRE HYDRANT
 - 18 IRRIGATION SERVICE. REFER TO THE LANDSCAPE DRAWINGS.
 - 19 FIRE DEPARTMENT CONNECTION
 - 20 SANITARY SEWER SERVICE CONNECTION
 - 21 SANITARY SEWER MANHOLE
 - 22 SANITARY SEWER CLEANOUT
 - 23 STORM DRAIN MANHOLE
 - 24 STORM DRAIN CONNECTION
 - 25 STORM DRAIN CLEANOUT
 - 26 GRATE INLET
 - 27 REMOVE PORTIONS OF EXISTING STORM DRAIN TO FACILITATE THE IMPROVEMENTS. REPLACE CATCH BASIN.
 - 28 12" PVC MAINTENANCE PORT AND COVER AT GRADE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 - 29 TANK EXCAVATION AREA
 - 30 BIORETENTION STRUCTURE. REFER TO ACF R-TANKS STRUCTURE TABLE ON THIS SHEET.
 - 31 ASPHALT PAVEMENT
 - 32 ASPHALT PLUG
 - 33 ADJUST EXISTING UTILITY TO FINISH GROUND SURFACE ELEVATION.
 - 34 BOLLARD. REFER TO THE LANDSCAPE DRAWINGS.
 - 35 DEVELOPER TO COORDINATE SEWER AND WATER SERVICE RELOCATIONS WITH THE CITY OF SEBASTOPOL.





PRELIMINARY
NOT FOR CONSTRUCTION
DATE: 08/30/2023
REBECCA DOWER C 80868

200 4th STREET
SUITE 300
SANTA ROSA, CA 95401
(707) 583-8500
www.bkf.com

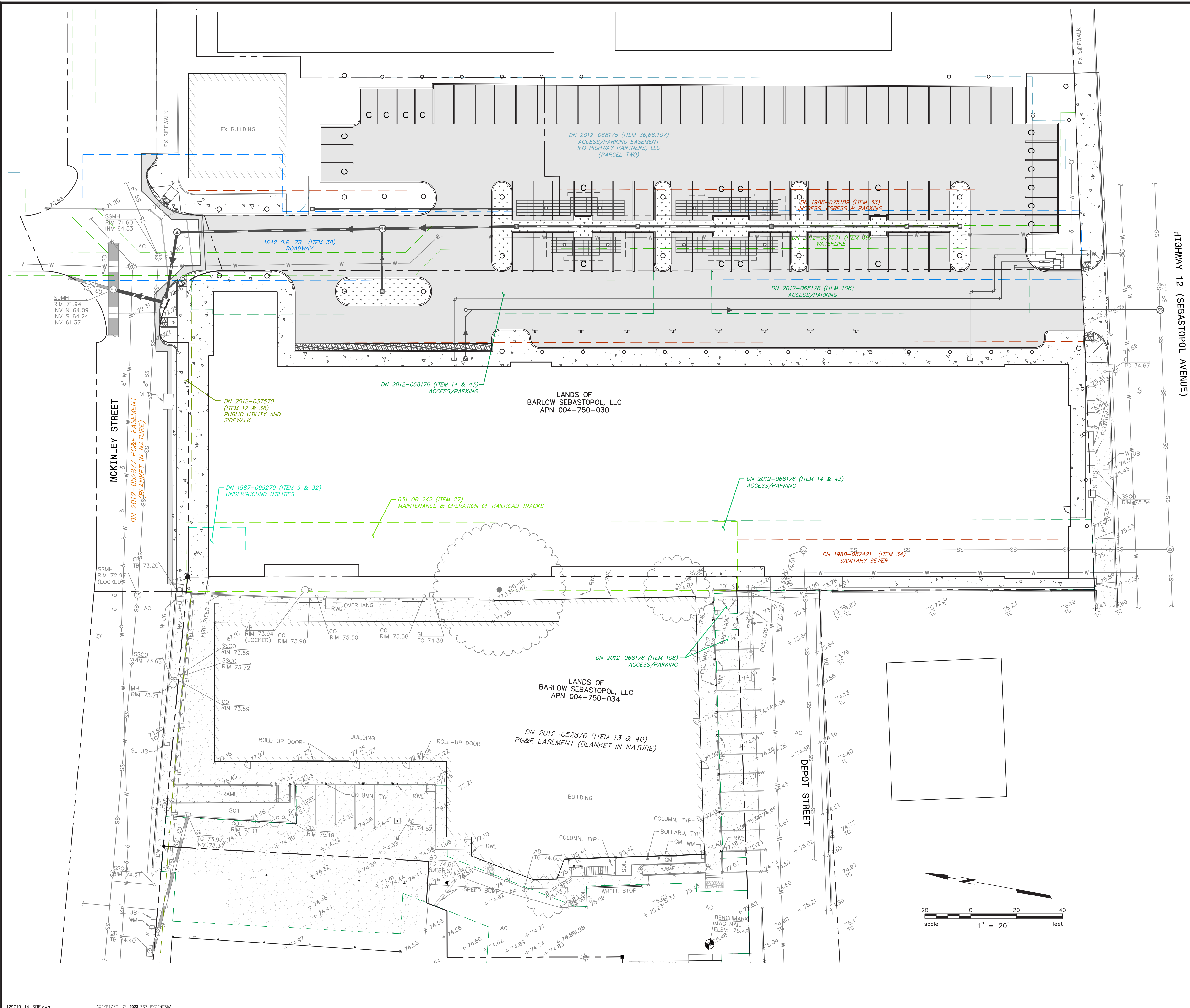


GUAYAKI SITE HOTEL
APN 004-750-030
6782 Sebastopol Avenue, Sebastopol, CA 95472

EXISTING EASEMENT EXHIBIT

No.	Revisions

Date: AUG 2023
 Scale: AS SHOWN
 Design: IC
 Drawn: IC
 Approved: BD
 Job No: 2012019-14





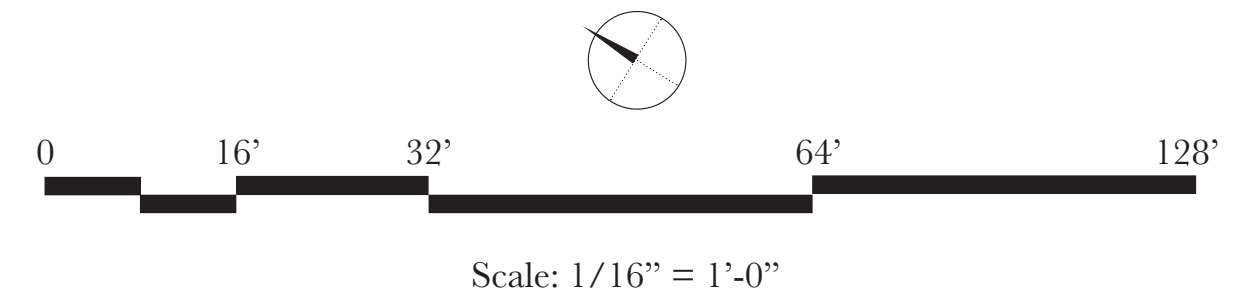
LIGHT FIXTURE SYMBOL KEY

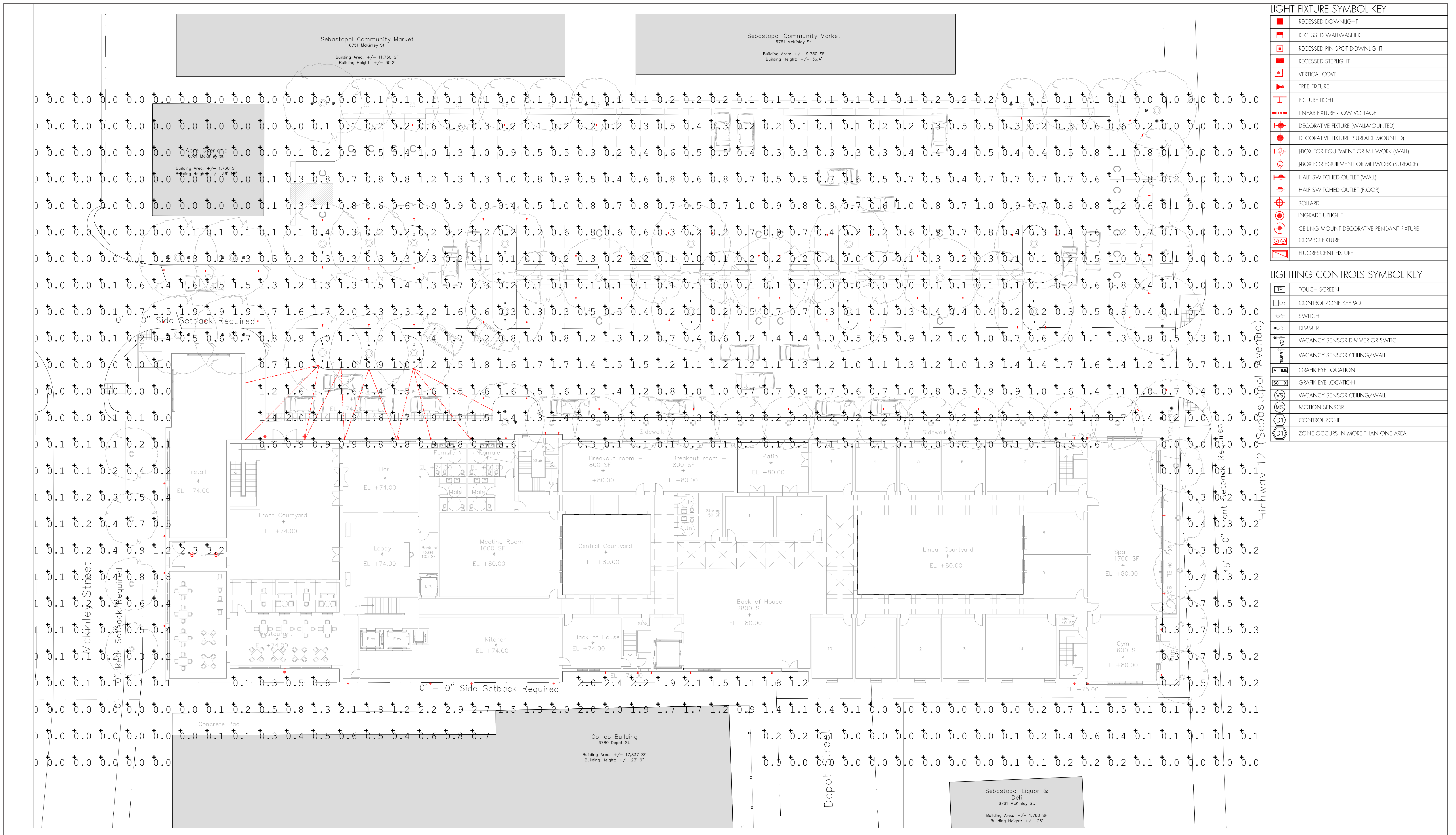
[Symbol]	RECESSED DOWNLIGHT
[Symbol]	RECESSED WALLWASHER
[Symbol]	RECESSED PIN SPOT DOWNLIGHT
[Symbol]	RECESSED STEPLIGHT
[Symbol]	VERTICAL COVE
[Symbol]	TREE FIXTURE
[Symbol]	PICTURE LIGHT
[Symbol]	LINEAR FIXTURE - LOW VOLTAGE
[Symbol]	DECORATIVE FIXTURE (WALL-MOUNTED)
[Symbol]	DECORATIVE FIXTURE (SURFACE MOUNTED)
[Symbol]	J-BOX FOR EQUIPMENT OR MILLWORK (WALL)
[Symbol]	J-BOX FOR EQUIPMENT OR MILLWORK (SURFACE)
[Symbol]	HALF SWITCHED OUTLET (WALL)
[Symbol]	HALF SWITCHED OUTLET (FLOOR)
[Symbol]	BOILIARD
[Symbol]	INGRADE UPLIGHT
[Symbol]	CEILING MOUNT DECORATIVE PENDANT FIXTURE
[Symbol]	COMBO FIXTURE
[Symbol]	FLUORESCENT FIXTURE

LIGHTING CONTROLS SYMBOL KEY

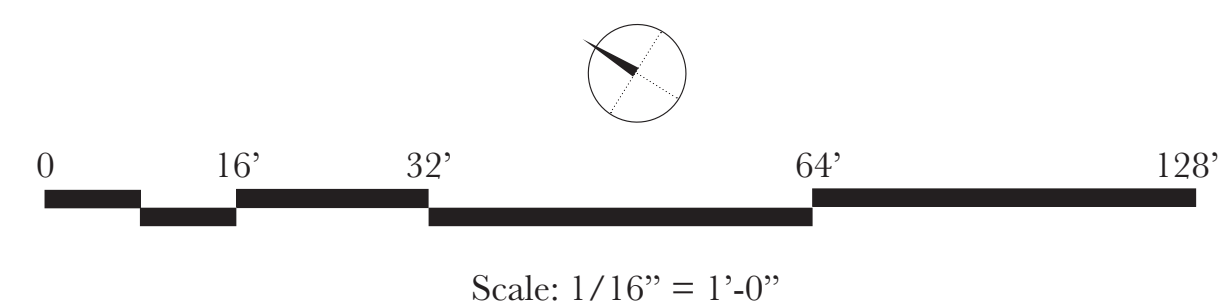
[Symbol]	TOUCH SCREEN
[Symbol]	CONTROL ZONE KEYPAD
[Symbol]	SWITCH
[Symbol]	DIMMER
[Symbol]	VACANCY SENSOR DIMMER OR SWITCH
[Symbol]	VACANCY SENSOR CEILING/WALL
[Symbol]	GRAFK EYE LOCATION
[Symbol]	GRAFK EYE LOCATION
[Symbol]	VACANCY SENSOR CEILING/WALL
[Symbol]	MOTION SENSOR
[Symbol]	CONTROL ZONE
[Symbol]	ZONE OCCURS IN MORE THAN ONE AREA

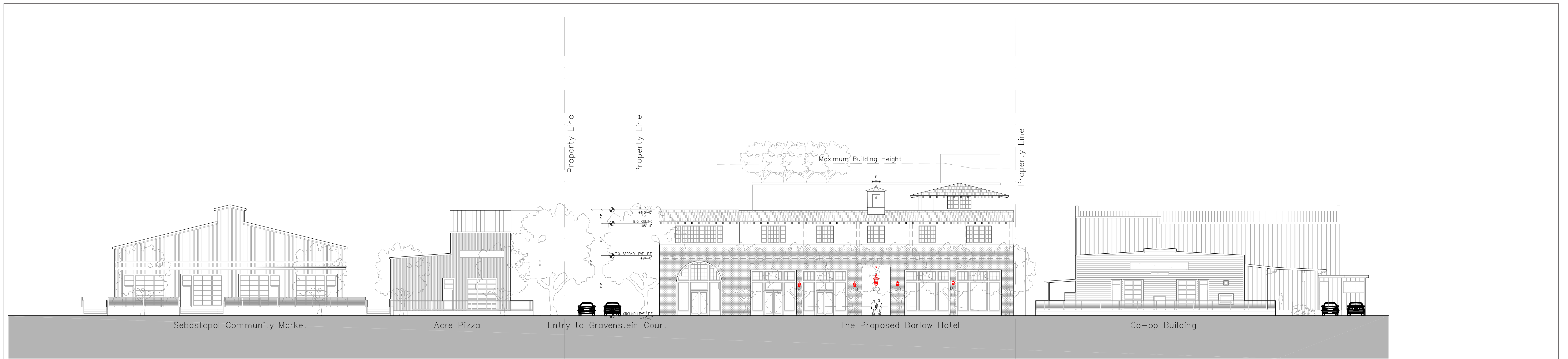
LIGHTING PLAN





PHOTOMETRIC STUDY





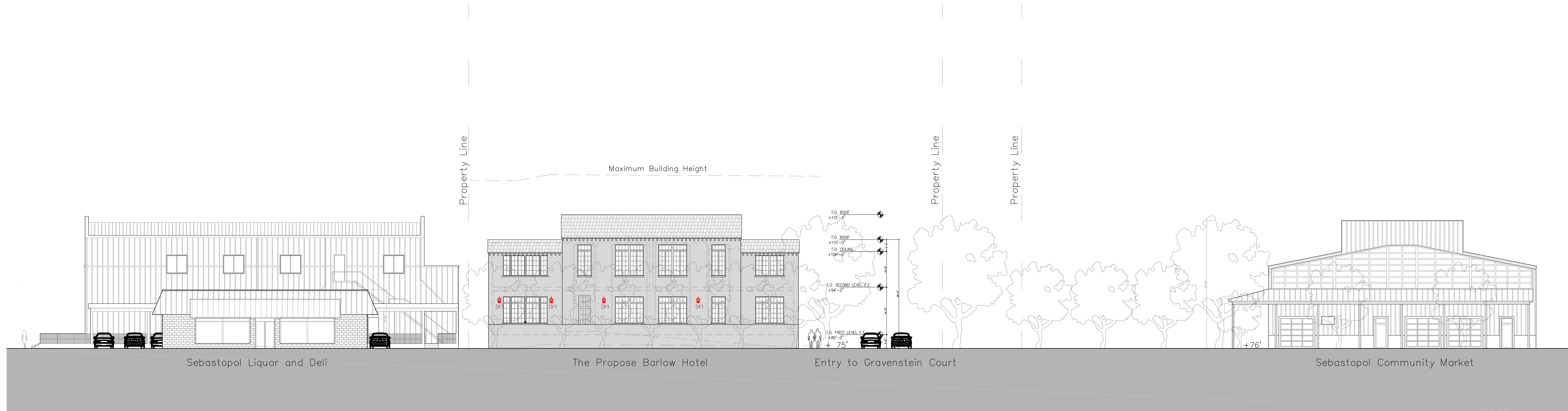
The Barlow Hotel
 May 2024
 © Moule & Polyzoides, Architects and Urbanists
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LIGHTING ELEVATIONS

Moule & Polyzoides
 ARCHITECTS & URBANISTS



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



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 May 2024
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LIGHTING ELEVATIONS

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