

PROJECT DESCRIPTION

The proposed project at 400 Healdsburg Ave will be a small, design-oriented boutique hotel with 16 guestrooms. The hotel will operate 24 hours a day, 7 days a week, year-round. Along with the guestrooms, the hotel will include a reception lobby, at-grade entry courtyard, semi enclosed plaza, podium courtyard & pool area, and street-level retail. The on-site parking garage will accommodate spaces for 34 cars, with valet service, provided by a parking lift system (similar to Harmon Guest House).

At grade, there is an entry courtyard that serves as a transitional space as one enters into the hotel lobby, as well as a respite along the streetscape. The lobby entry will be pronounced by prominent, custom "K-doors". On the north side of the lobby, along Healdsburg Ave, retail spaces line the sidewalks with each space framed by textured concrete columns covered in lush green vines. Along the corner of Healdsburg Avenue and North Street is the Hotel Lobby as well as a Restaurant/Lounge that is open to the public. Similar to the retail spaces, the lobby/lounge facades facing Healdsburg Ave and North Street are framed by textured concrete columns covered in vines. The corner space has the opportunity to open up towards the street by use of large wood and glass sliding doors.

Above the podium, the massing of the building has been broken down into 3 smaller masses. Two of the masses contain (11) guestroom apartment flats and the third provides (5) townhouse guestrooms. The three volumes will each be treated differently in both materiality and articulation to ensure smaller scale buildings and create a rhythm along Healdsburg Ave. The materials reference the local natural palette and rely on naturally sustainable materials.

Like it's sister properties, h2hotel and Harmon Guest House, HH Residence Hotel will take a sustainable and environmentally-responsible approach to construction and operations. Included in the plan are solar PV roof panels to produce electricity, stormwater management, and a focus on recycled & reused materials. The project also seeks to include rainwater and/or greywater systems. The project goal is to achieve a LEED certification.

PROJECT DIRECTORY

OWNER Piazza Hospitality 414 Healdsburg Ave Healdsburg, CA 95448 Tel: (707) 431-8221	ARCHITECT David Baker Architects 461 Second Street Loft C-127 San Francisco, CA 94107 Tel: (415) 896-6700	LANDSCAPE ARCHITECT Andrea Cochran Landscape Architecture 2325 Third Street #210 San Francisco, CA 94107 Tel: (415) 503-0060
CIVIL ENGINEER Carlile Macy 15 Third Street Santa Rosa CA 95401 Tel: (707) 542-6451	LIGHTING DESIGN Hiram Banks 461 Second Street, #659 San Francisco, CA 94107 Tel: (415) 618-0855	

PROJECT INFORMATION

ADDRESS	400 Healdsburg Ave. Healdsburg CA 95448
ZONING	CD- Downtown Commercial
TOTAL LOT AREA	13,960sf
GROSS BUILDING AREA	38,714sf

F.A.R. (FLOOR AREA RATIO)	
ALLOWED:	2
PROPOSED	2.00
	27,511 sf / 13,960sf = 1.97

**Excluded mechanical spaces/shafts, balconies, patios, terraces, and storage per planning code. Excluded parking (auto storage) per discussion with planners.*

GUEST ROOM SUMMARY	11 Apartment Guestroom Flats (2-bed)
	5 Townhouse Guestrooms (3-bed)
	16 Total Guestrooms

PARKING SUMMARY REQUIRED:	28 spaces
	(37 guestroom beds / 2 = 19; 2 employees / 2 = 1; 2,366 sf of retail / 300sf = 8)

**1 space per 2 beds, 1 spaces per 2 employees, 1 space per 300sf of retail*

PROVIDED:	34 spaces
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SHEET INDEX

Architectural			
A 0.1	Cover Sheet	A 3.1	Street Elevation -South
A 0.2	Notes	A 3.2	East Elevation
A 0.3	Parking Lift System	A 3.3	North Elevation
A 0.4	Bike Racks	A 4.0	Section -A
A 1.0	Site Aerial - View from Northwest	A 5.0	Materials and Finishes
A 1.1	Site Aerial - View from Southwest	A 6.0	Context Photos
A 1.2	3D View from Southwest - Healdsburg Ave	Civil	
A 1.3	3D View of Plaza from South - Healdsburg Ave	C 1.0	Demo & Existing Conditions Plan
A 1.4	3D View from Southeast - North St	C 2.0	Grading and Drainage Plan
A 1.5	3D View of Entry - Healdsburg Ave	Landscape	
A 1.6	3D View from Northwest - Healdsburg Ave	L1.0	Landscape Plan - Ground Floor
A 1.7	3D View of Townhomes from West - Healdsburg Ave	L1.1	Landscape Plan - Roof Deck
A 1.8	3D View of Courtyard from Above - Healdsburg Ave	L 2.1	Landscape Planting Images
A 1.9	3D View of Townhomes from Pool	L 3.1	Site Elements Reference Images
A 2.0	Site Plan	Lighting	
A 2.1	Level 1 Floor Plan	L P.00	VIEW FROM SOUTHWEST
A 2.2	Level 2 Floor Plan	L P.01	VIEW FROM SOUTHEAST
A 2.3	Level 3 Floor Plan	L P.02	VIEW FROM NORTHWEST
A 2.4	Level 4 Floor Plan	L P.03	AERIAL AT COURTYARD
A 2.5	Unit Plans - Flats	L P.04	LEVEL 1 LIGHTING PLAN
A 2.6	UNIT PLANS - FLATS - TYPE C	L P.05	LEVEL 2 LIGHTING PLAN
A 2.7	UNIT PLANS - FLATS - TYPE D	L P.06	LIGHTING PRECEDENTS
A 2.8	Unit Plans - Townhouse - Level 2 & 3	L P.07	LIGHTING NARRATIVE
A 2.9	Unit Plans - Townhouses - Level 4 & Alt	Signage	
A 3.0	Street Elevation -West	SI 1.0	Exterior Signage
		SI 2.0	Exterior Signage - 3D View

Floor Area By Occupany	
CIRCULATION	2097 SF
ELEVATOR	368 SF
GUEST ROOM	19363 SF
INT. STAIR	1462 SF
LOBBY/LOUNGE/ RESTAURANT	1779 SF
RESTROOM	276 SF
RETAIL	2165 SF

Area Plans (Area for FAR)	
CIRCULATION	2097 SF
ELEVATOR	368 SF
GUEST ROOM	19363 SF
INT. STAIR	1462 SF
LOBBY/LOUNGE /RESTAURANT	1779 SF
RESTROOM	276 SF
RETAIL	2165 SF

27511 SF

BIKE PARKING	125 SF
ELECTRICAL	329 SF
EXT. STAIR	340 SF
GREEN SPACE	3964 SF
MECHANICAL	366 SF
PARKING	4362 SF
STORAGE	1423 SF
TRASH	329 SF

DRY STORAGE	376 SF
	39125 SF

VICINTIY MAP



OPERATION

HH Residence Hotel will be operated by 24-hour staffing. The property is expected to operate with a maximum of (2) day-shift employees composed of one valet and one desk staff. For the night shift, we expect to have one employee who serves as both valet and night audit. Two housekeepers from the other three hotels will be utilized for cleaning the rooms. All parking will be accessible only by 24/7 valet service, including the lift system which will be operated exclusively by hotel staff. Guests arriving to the hotel will be instructed at time of reservation to drop off their vehicle at the white curb loading zone in front of the lobby on Healdsburg Avenue, arriving from the southern direction. Once at the loading curb, guests will be greeted by a valet who will unload luggage and then move cars into parking lift spaces. Employees will be encouraged to cycle to work, and any employee automobiles will be accommodated within the parking structure. Adequate bicycle storage will be provided to accommodate both employee and guest bicycles.

Many resources required for the hotel will be shared with the (3) existing Piazza hotels (Hotel Healdsburg, h2hotel, and Harmon Guest House). Staff will be shared on the management level. Many deliveries will be shared among all three properties. Deliveries will be routed to h2hotel and Hotel Healdsburg yellow zones, then transferred as needed to this hotel. Trash will be stored on site in (3) receptacles. Trash pick-up will be done as needed with a minimum of 2x per week, Mon, Wed, Friday between 7-8am.

CONSTRUCTION

The duration of construction is expected to be 18 months. All staging activities will be onsite as much as the site restrictions allows. The contractor will make use of the first level concrete podium construction for staging both above and below the elevated slab. Should off-site staging be required, the contractor will arrange for a construction yard to be used.

FIRE DEPT

Notes:

1. Water Supply: An approved water supply for fire protection shall be made available as soon as combustible material arrives on the site.
2. Standpipes: Standpipe shall be provided for use during construction. Such standpipes shall be installed when the progress of construction is not more than 40 feet in height above the lowest level of fire department vehicle access. Such standpipe shall be provided with fire department hose connections at accessible locations adjacent to usable stairs.
3. Program Superintendent; The owner shall designate a person to be the fire prevention program superintendent who shall be responsible for fire prevention and ensure that it is carried out through completion of the project. Because of the nearby exposures, this person would have the authority to enforce the fire prevention program and guard service. This person would ensure compliance with fire code regulations including but not limited to hot work, water supply, emergency vehicle access, hazardous materials and security of the building when it is vulnerable to fire. This program does not take the place of City of Healdsburg fire inspections.
4. Class I Standpipe: Standpipe hose connections shall be provided in the south stairway, a hose connection shall be provided for each floor level above or below grade. Hose connections shall be located at an intermediate floor level landing between floors, unless otherwise approved by the fire code official. CFC 905.4 Stairway to the Roof CFC 1009.16 CFC 504.3 Provide Class I standpipes as approved by the fire department in both new stairwells that extend to the roof and have fire department connections on every floor and roof excluding ground level. Location of hose connections will be reviewed upon submittal of sprinkler plans.

IRRIGATION

All landscaping within the project will be native, water-efficient planting and will be irrigated with drip irrigation in accordance with the City of Healdsburg Water Efficient Landscaping requirements. Irrigation plans, water allowance worksheet, and detailed landscape planting plans will be prepared in the future to show compliance with said requirements.

Similar water use plants will be grouped together in hydrozones to optimize watering, while an installed irrigation system maximizes the distribution uniformity. All landscape areas will be irrigated with automatic controllers with repeat start times, multiple program potential and rain shut-off devices. We will also install a dedicated irrigation meter or submeter.

Check valves will be installed as needed to prevent low head drainage and there will be pressure regulation so that all components of the irrigation system operate at the manufacturer's recommended optimal pressure.

Chain Puzzle System

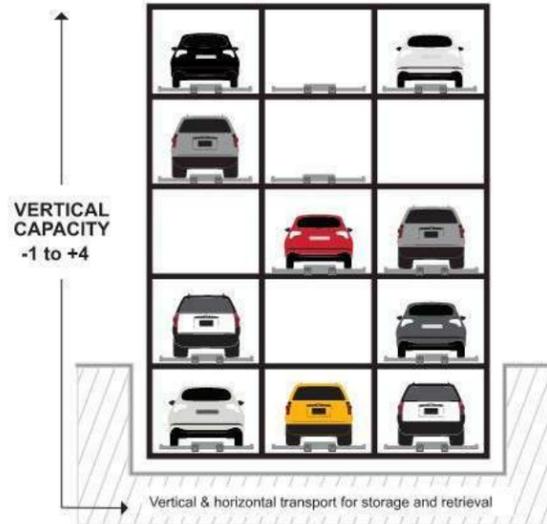


Introducing The Chain Puzzle System

The SilMan Automated Parking Systems “Puzzle” configuration is our most popular offering.

This solution is applicable to high-density residential and commercial developments where mechanical parking solutions provide space-saving benefits within your structure.

The Chain Puzzle system provides -1 to +4 levels of vertical capacity, and mechanically transports vehicles vertically and horizontally for storage and retrieval.

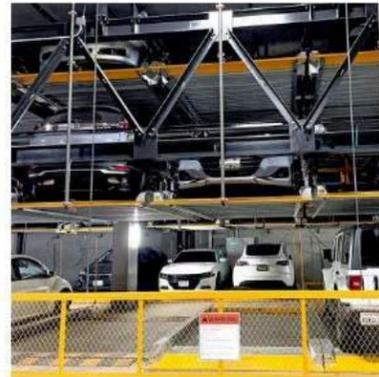


SilMan’s **Enhanced Performance** offerings provide optimal user experience, including key fob and kiosk screens for user access, system administration, and remote monitoring for maintenance and support. EV charging is also available, installed on vehicle palettes.

SilMan Automated Parking Systems - or “SAPS” - provides in-house engineering, project management, skilled trade teams provide seamless service throughout every step of the planning and implementation of your custom automated parking system.

Learn More About Your Chain Puzzle Parking System

As the name implies, Chain Puzzle systems raise and lower vehicle platforms by a chain-driven mechanism. Ground-level palettes move transversely to provide vertical channels to and from upper and lower levels. An empty platform is reserved on the ground level to facilitate vertical motion. As third and fourth levels are added to the system, an additional space is reserved on the second and third levels, respectively, to create a channel between all levels.



Vehicles are presented to departing users and accepted for storage on the ground level. The system is alerted to user intent by use of fob or kiosk interface. Users drive their autos into and out of the system, and enter and exit the system on foot. The system employs safety mechanisms to protect users from potential fall hazards.



Chain Puzzle System



What is the Capacity of a Chain Puzzle System?

Within the -1/+4 vertical layout of your system, the Puzzle’s modular design provides an interconnected system of vehicle bays. These modules are available in single and tandem deep layouts. The horizontal layout of Puzzle systems can be endlessly expanded. Therefore, the capacity of your system is shaped by the vertical and horizontal space available with your structure.

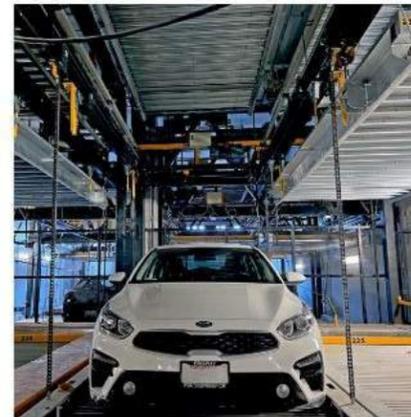
The standard SAPS Chain Puzzle© System accommodates the following weights and sizes:

- Weight up to 5,200 lbs. vehicle, optional upgrade to accept 6,000 lbs. vehicle
- Width to 8’ 6”
- Height to 7’
- Length to 17’ 1”



Enhanced Performance: SilMan’s in-house design team consults directly with your architect during the Pre-Design phase to optimize vehicle size/weight parameters to meet client objectives.

What is the Impact of My Parking Solution on Other Building Systems?



The SAPS Chain Puzzle© System can be a completely self-contained system within the building. The assembly is self-supported without tie-in to building elements.

Collaborative Approach

SilMan Engineers work closely with your architects to provide appropriate wall recess or other needed clear space to accommodate utilities between, above, across, and front/back of parked vehicles.

The SAPS Design and Execution teams are present from day one, collaborating with all stakeholders to ensure complete integration with building elements and systems.

Silman Automated Parking System provides independent parking spaces for cars, one group behind the other in-tandem. It is a drive-through system combined with a pit for a stack of three levels.

The platforms of the upper and pit levels are moved vertically, the platforms on the ground (approach) level horizontally. At approach level, there is always one empty space in each of the front and rear groups. This vacant space is used for shifting the ground floor parking spaces sideways, thus enabling the upper and pit platforms to be lowered or raised to approach level. Both the front and rear systems have one vacant space.





Product Data

Model	Bicycles	Width	Depth	Height	Weight		
					-LL	-LA	-NL
DD06	6	48 in	53 in	86 in	232	274	220 lbs
		122 cm	135 cm	218 cm	104	123	99 kg
DD08	8	62.5 in	53 in	86 in	262	311	240 lbs
		159 cm	135 cm	218 cm	118	140	108 kg
DD10	10	77 in	53 in	86 in	306	371	283 lbs
		196 cm	135 cm	218 cm	138	167	128 kg
DD12	12	91.5 in	53 in	86 in	368	440	334 lbs
		232 cm	135 cm	218 cm	166	198	151 kg
DD14	14	106 in	53 in	86 in	402	484	362 lbs
		269 cm	135 cm	218 cm	181	218	163 kg
DD16	16	120.5 in	53 in	86 in	440	528	396 lbs
		306 cm	135 cm	218 cm	198	238	179 kg



Locking Options, per bike position [* = recommended]

- LL Locking Loop* Fixed loop for locking rear wheel
- LA Locking Arm Hinged loop for locking rear triangle
- NL None No locking provisions

Finish Options [* = recommended]

- G Galvanized* Hot dipped
- P Powder Coated Color frames, galvanized bike trays

Mounting Options

Due to their weight especially when loaded, these racks can be used freestanding.*

Optional, order four fasteners [(2) 1/2" x 4-1/2" and (2) 1/2" x 5-1/2"] per rack only if racks are to be mounted to concrete

- ZBOLT-DD Concrete Zinc Wedge Anchor fastener
- SSBOLT-DD Concrete Stainless Steel Wedge Anchor fastener

Construction

- Frames and crossbars .120 carbon steel tubing (1" x 1", 1" x 2", 2" x 2")
- Rear tray supports 1"x1"x1/8" angle iron
- Crossbar tabs 1/4" steel
- Minor pieces 1" x 2" x .120" wall steel
- Bicycle trays .120" mild steel sheet
- Welding MIG
- Mounting holes 11/16", one per corner (4 total)

Assembly (racks are shipped knocked down)

- Time 30-45 minutes /rack (2 persons)



Locking Arms (-LA) option shown

10/09/13



Locking Arm Option - Pivots from Rest Position to Lock Position



Locking Loop Option - Provides Best Stationary Locking Point



DoubleDecker No Locking Powder Coat Black

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HH RESIDENCE HOTEL

Site Aerial - View from Northwest

21849

scale:
date: 10/10/2022

A 1.0



HH RESIDENCE HOTEL

Healdsburg Plaza

Hotel Healdsburg



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HH RESIDENCE HOTEL

Site Aerial - View from Southwest

21849

scale:
date: 10/10/2022

A 1.1



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3D View from Southwest - Healdsburg Ave

21849

scale:
date: 10/10/2022

A 1.2



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3D View of Plaza from South - Healdsburg Ave

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date: 10/10/2022

A 1.3



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3D View from Southeast - North St

21849

scale:

date: 10/10/2022

A 1.4



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3D View of Entry - Healdsburg Ave

21849
scale:
date: 10/10/2022

A 1.5



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HH RESIDENCE HOTEL

3D View from Northwest - Healdsburg Ave

21849

scale:
date: 10/10/2022

A 1.6



PIAZZA HOSPITALITY

HH RESIDENCE HOTEL

3D View of Townhomes from West - Healdsburg Ave

21849
scale:
date: 10/10/2022

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HH RESIDENCE HOTEL

3D View of Courtyard from Above - Healdsburg Ave

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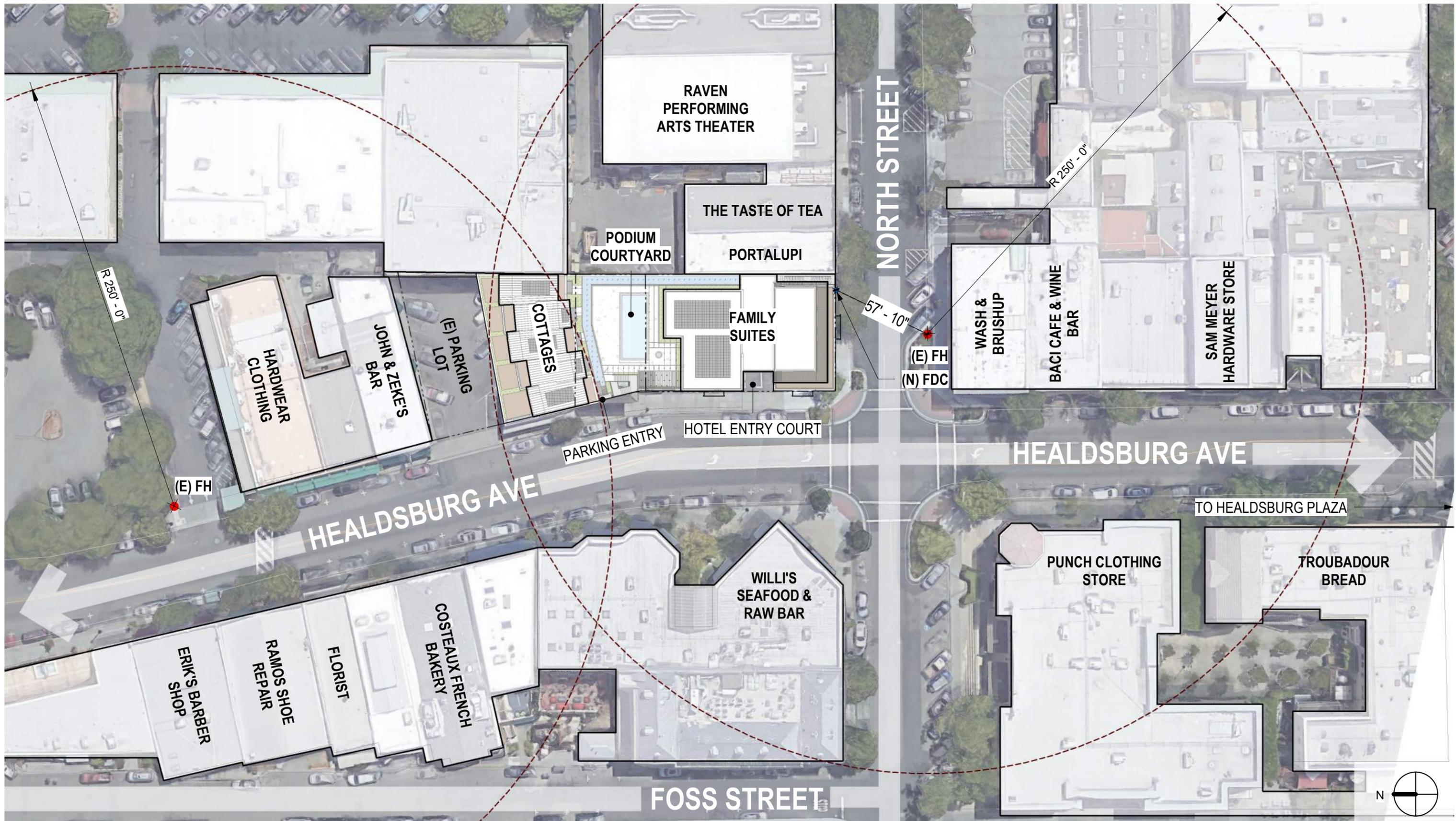
HH RESIDENCE HOTEL

3D View of Townhomes from Pool

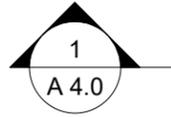
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204' - 3 1/2"



STACKERS 02

1112 SF

TRASH ROOM

275 SF

DRY STORAGE

331 SF

BACK OF HOUSE / KITCHEN

1328 SF

RESTROOM

258 SF

ELECTRICAL

275 SF

MECANICAL

324 SF

ELEV

71 SF

BIKE STO.

SHARED HALL

LOBBY / LOUNGE / RESTAURANT

1656 SF

STACKERS 01

1113 SF

PARKING

2126 SF

RETAIL 02

1131 SF

RETAIL 03

850 SF

STAIR 3

172 SF

STAIR 2

233 SF

(2) 5-MIN WHITE CURB LOADING ZONES

6' - 4"

18' - 4"

11' - 0"

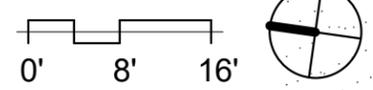
16' - 6"

29' - 8"

13' - 2"

11' 3/4"

25' - 8" 25' - 8" 12' - 0" 5' - 0" 19' - 11" 34' - 8" 18' - 0" 21' - 2" 13' - 0" 34' - 2" 9 1/2"



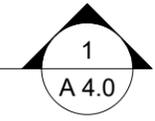
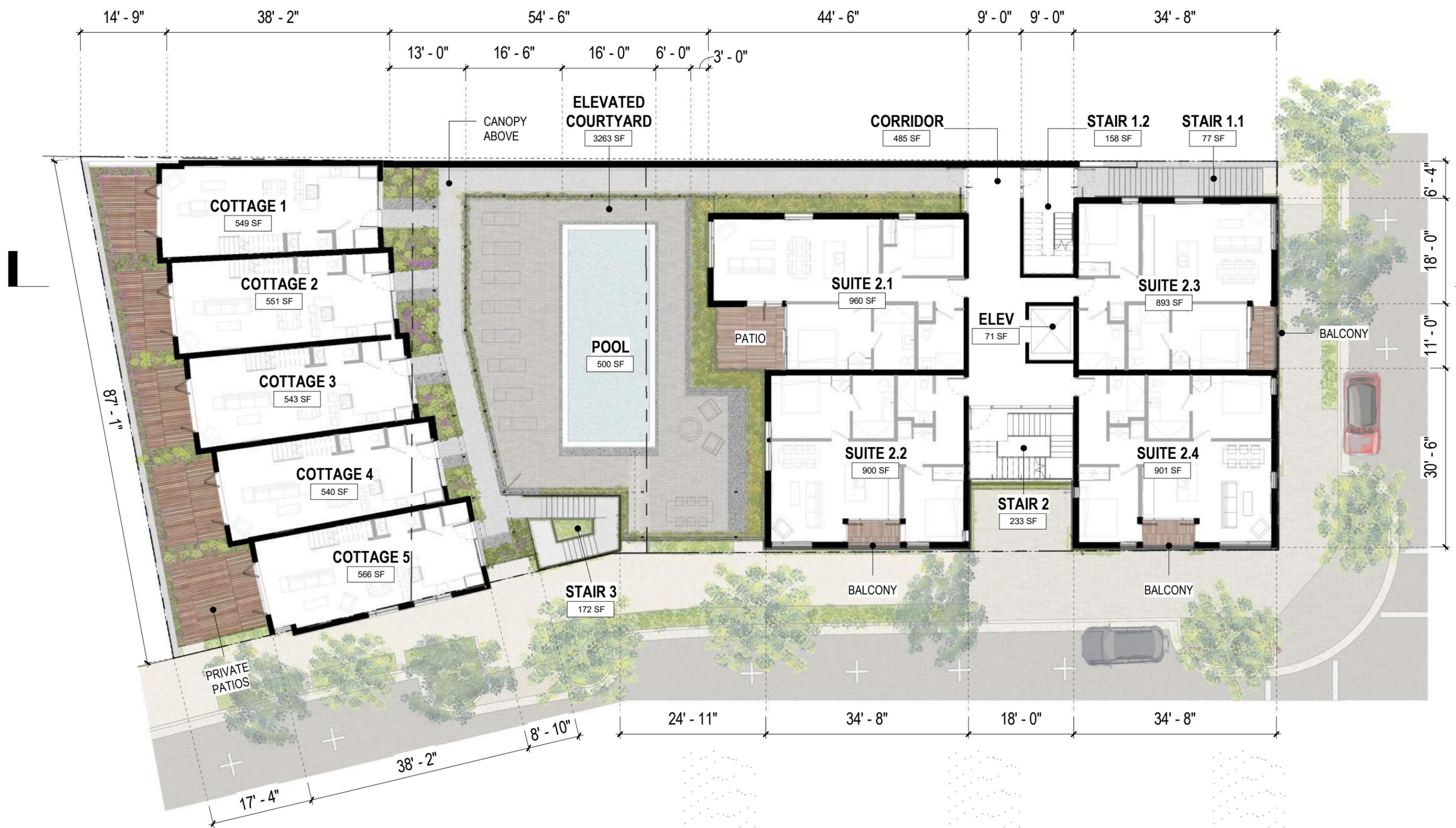
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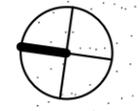
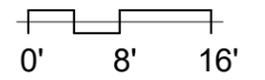
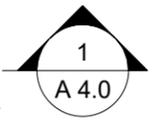
HH RESIDENCE HOTEL

Level 1 Floor Plan

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date: 10/10/2022

A 2.1





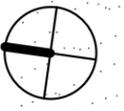
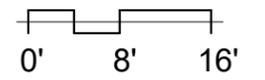
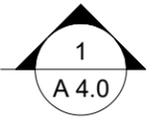
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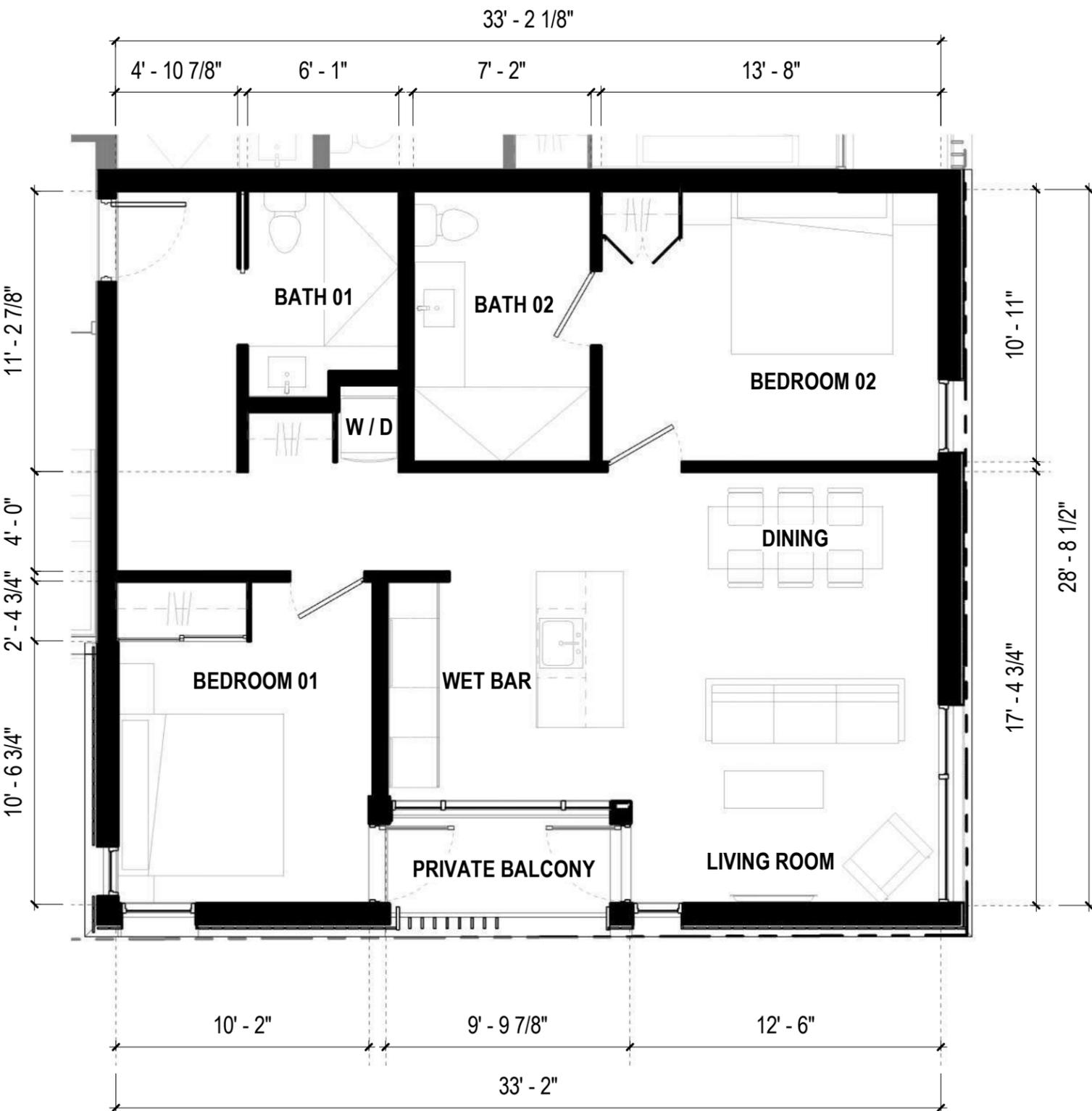
HH RESIDENCE HOTEL

Level 3 Floor Plan

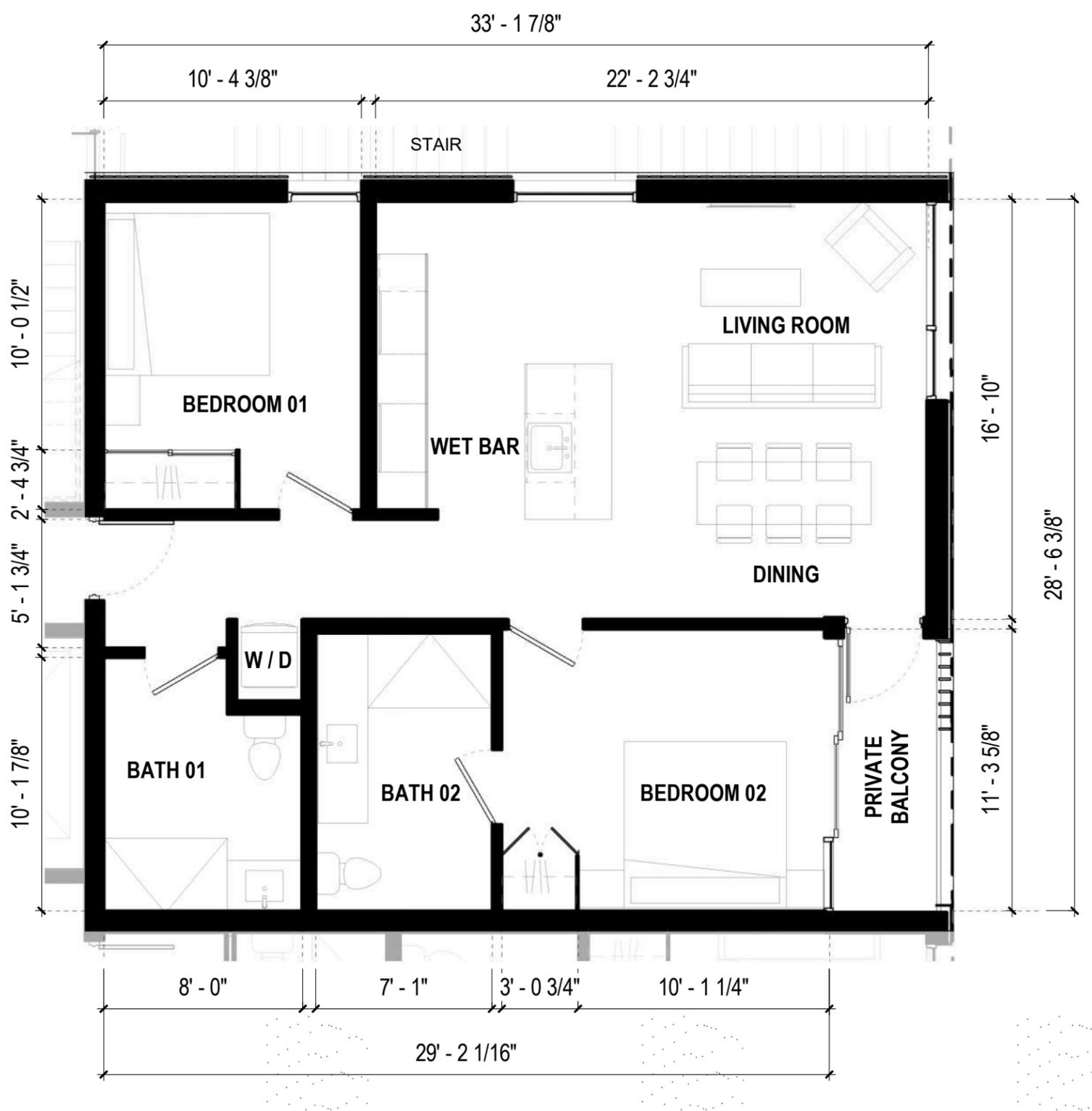
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 date: 10/10/2022

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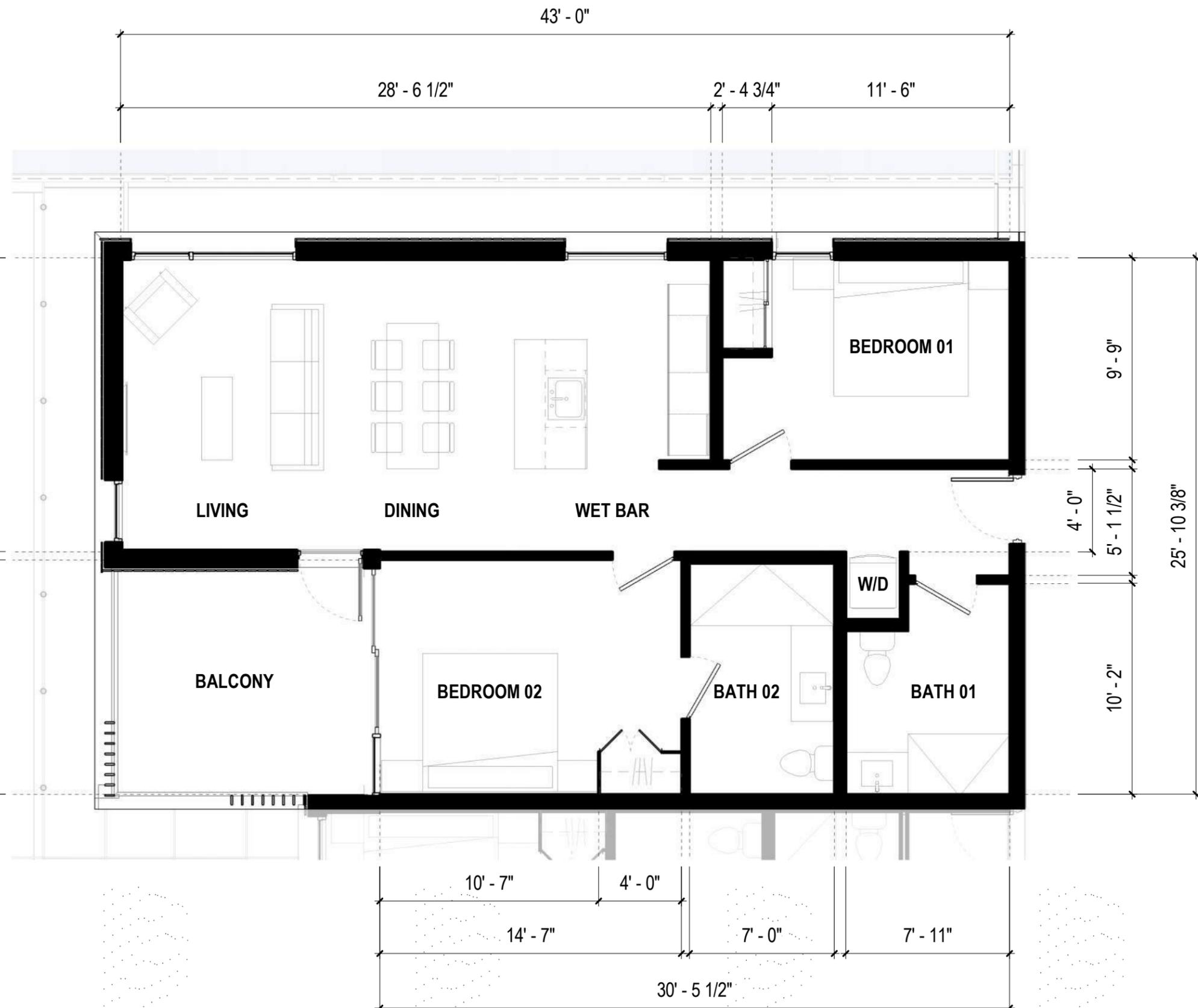


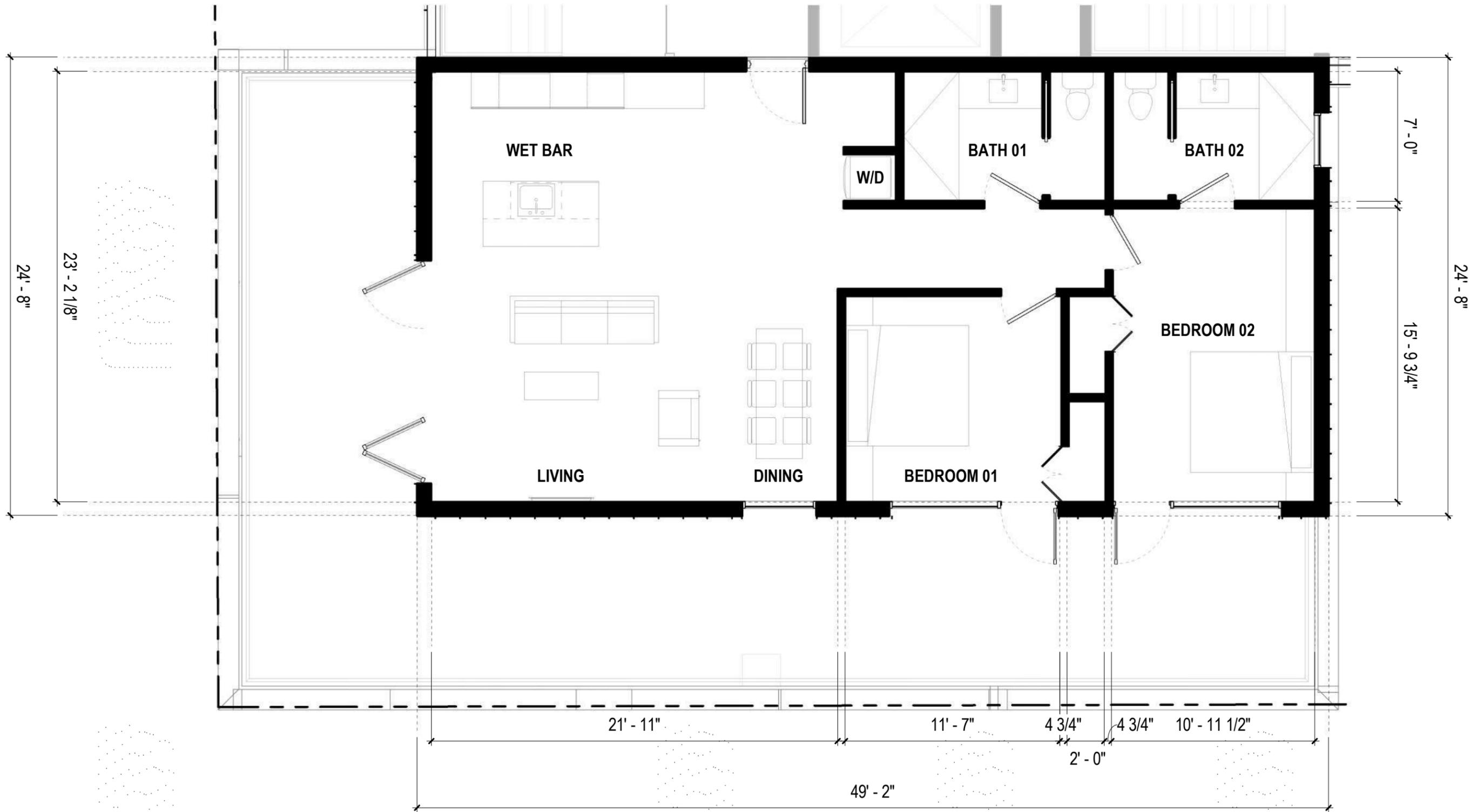


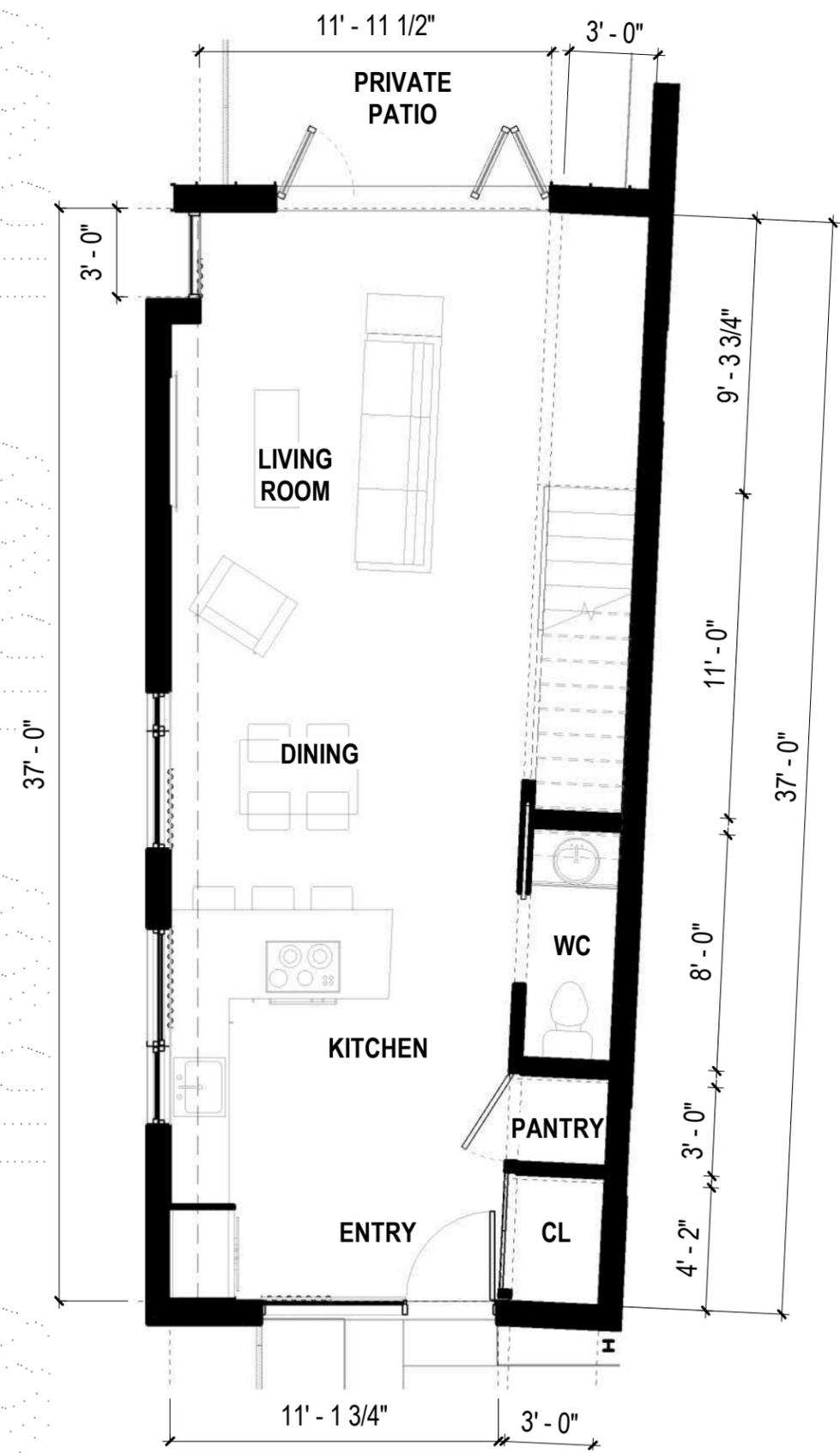
① FLATS TYPE B .02 LEVEL 2 UNIT PLAN
3/16" = 1'-0"



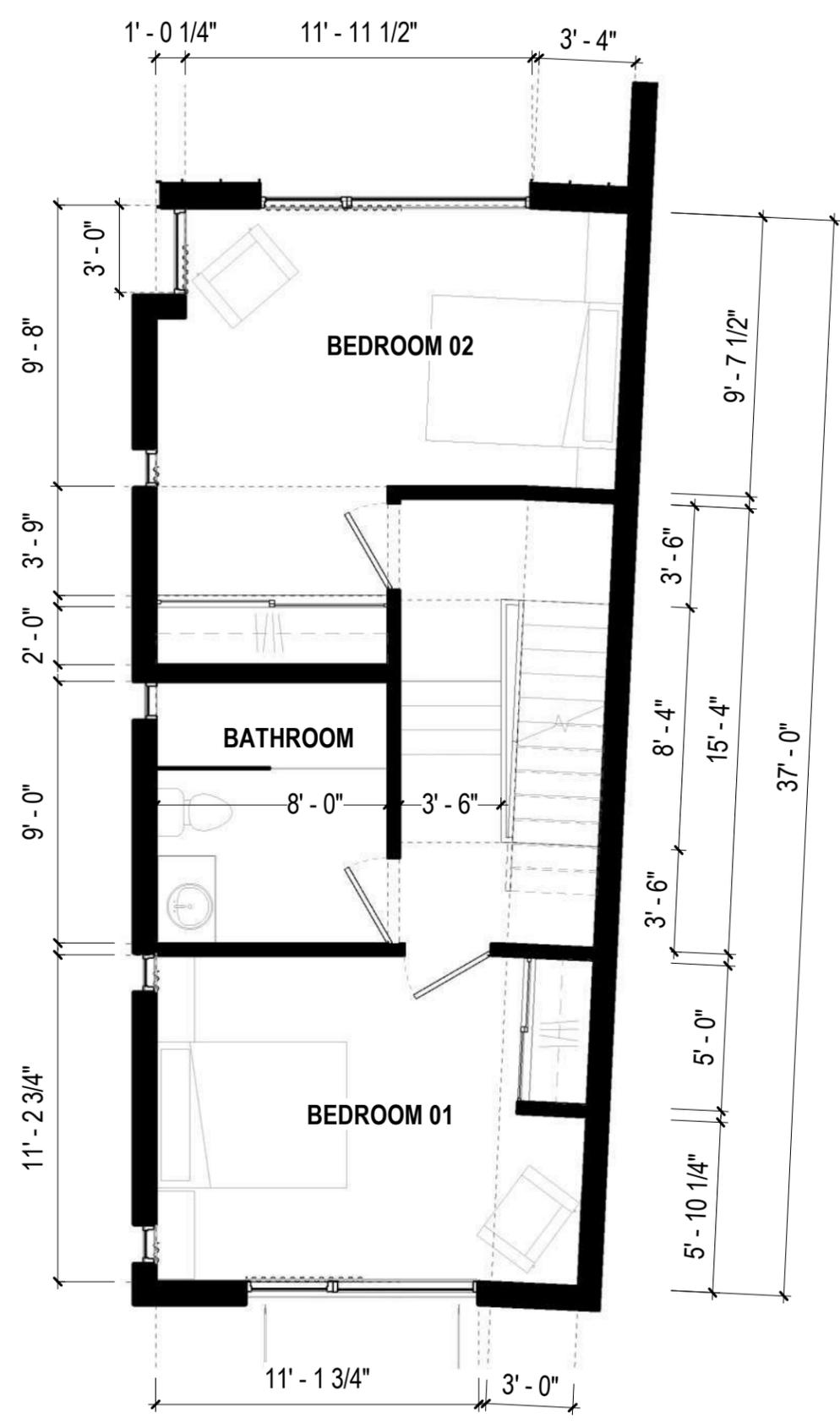
② FLATS TYPE A .02 LEVEL 2 UNIT PLAN
3/16" = 1'-0"



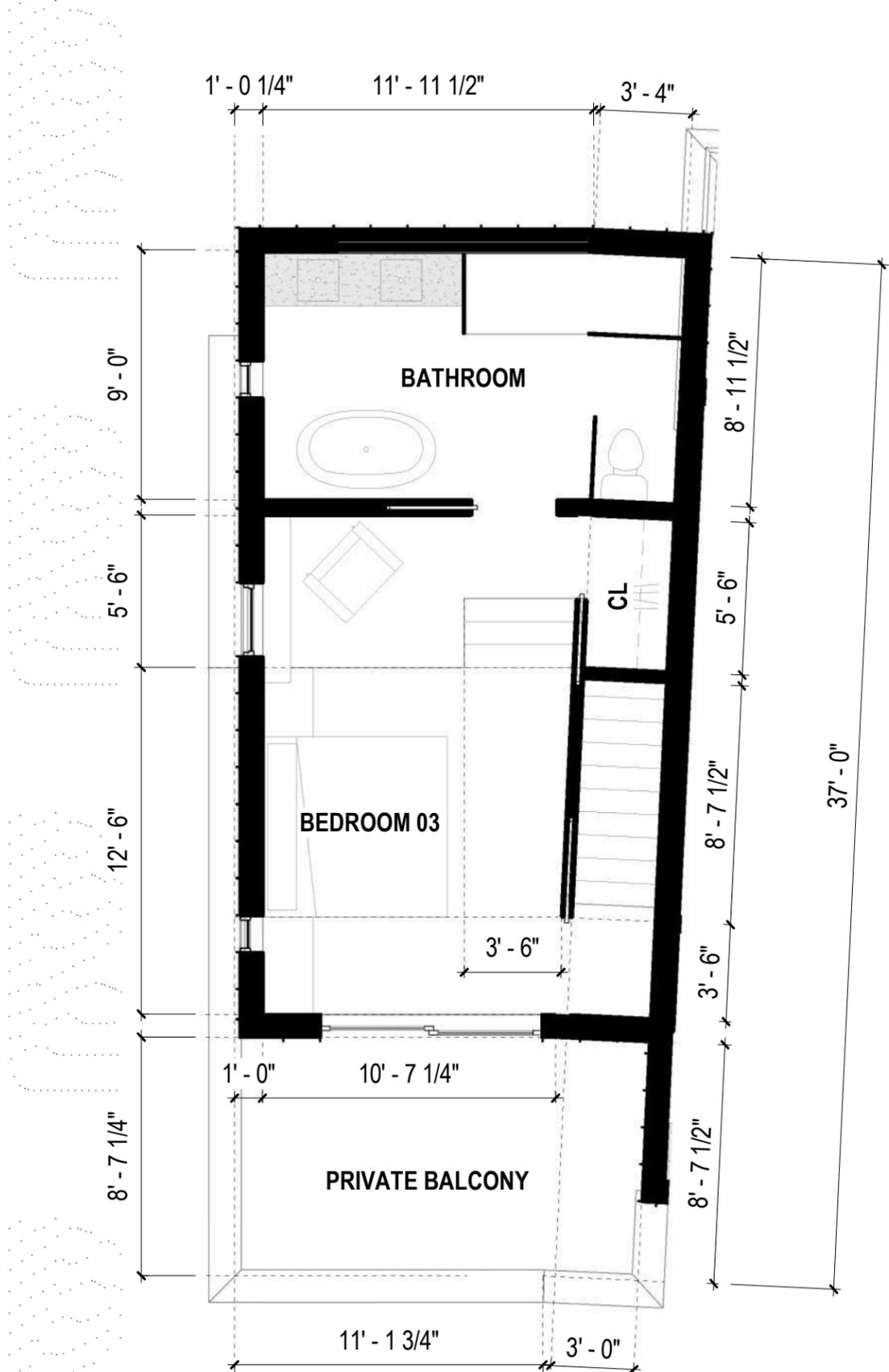




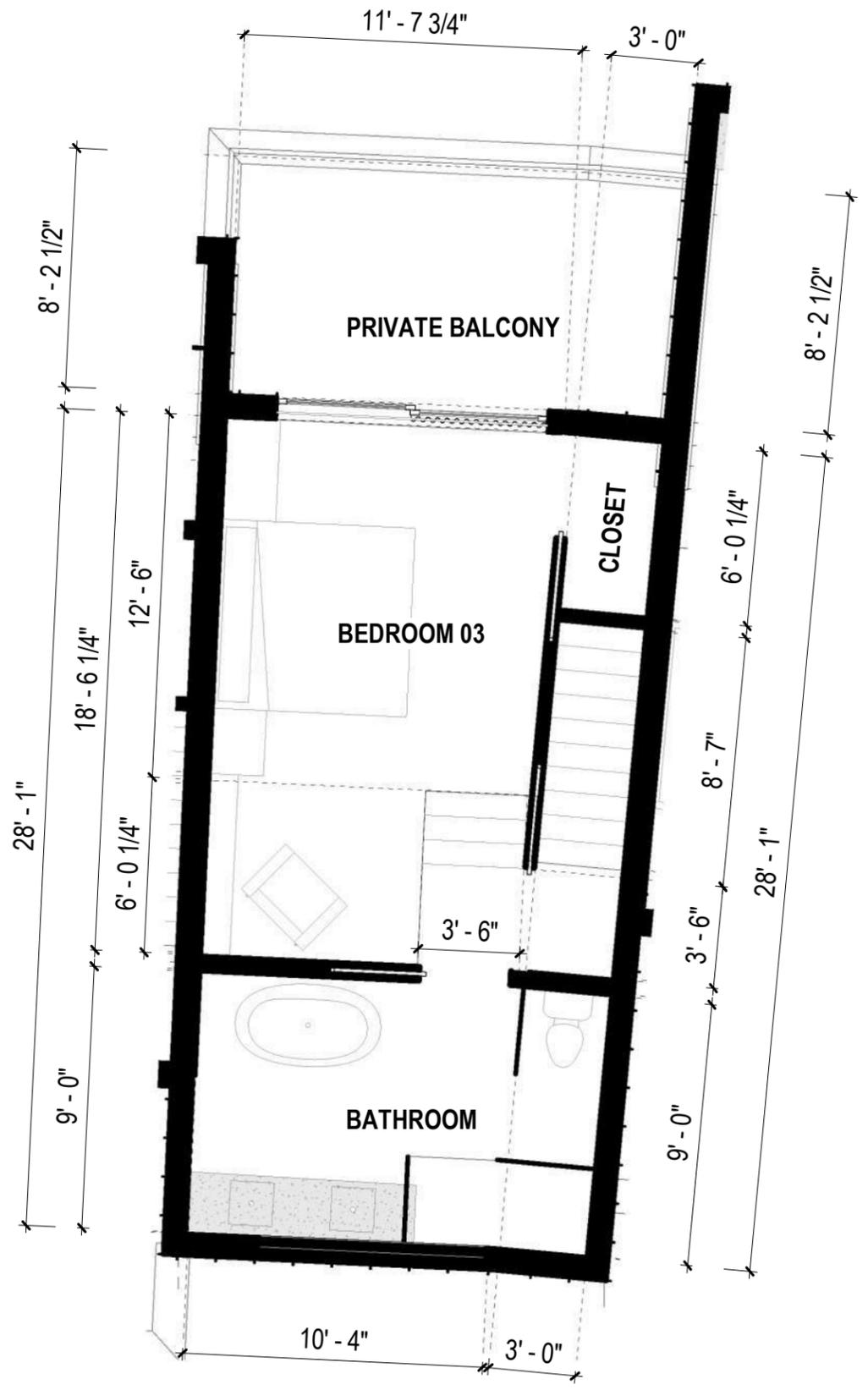
① TH_02 LEVEL 2 UNIT PLAN
3/16" = 1'-0"



② TH_03 LEVEL 3 UNIT PLAN
3/16" = 1'-0"



① TH_04 LEVEL 4 UNIT PLAN
3/16" = 1'-0"



② TH_04.1 LEVEL 4 UNIT PLAN ALTERNATE
3/16" = 1'-0"

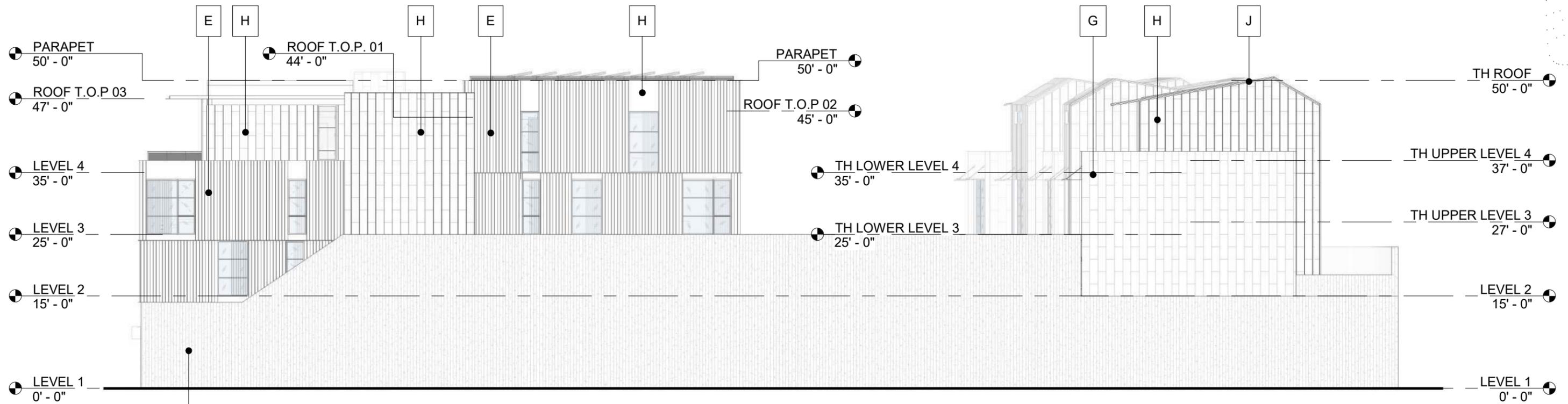
- A. TEXTURED CONCRETE W/ VINES
- B. WOOD STOREFRONT
- C. LARGE SLIDING DOORS
- D. ALL GLASS STOREFRONT
- E. WOOD SIDING
- F. WEATHERED STEEL PANELS/RAILING
- G. COPPER PANELS
- H. ZINC STANDING SEAM SIDING - GRAPHITE
- I. METAL MESH RAILING
- J. ZINC STANDING SEAM ROOF - GRAPHITE
- K. PERFORATED COPPER SCREEN
- L. BLACK STEEL WINDOWS
- M. WOOD SLATS



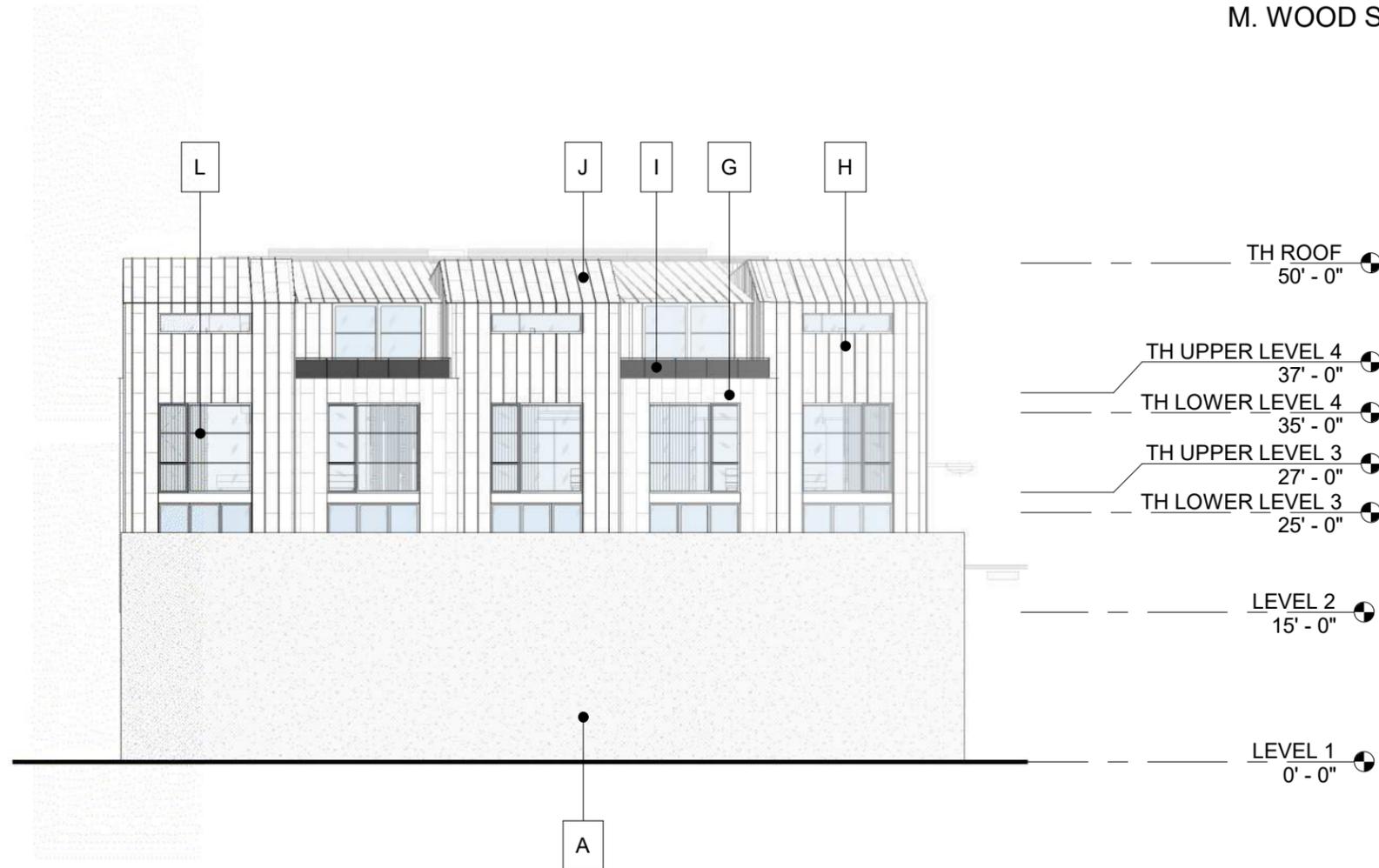
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- L. BLACK STEEL WINDOWS
- M. WOOD SLATS

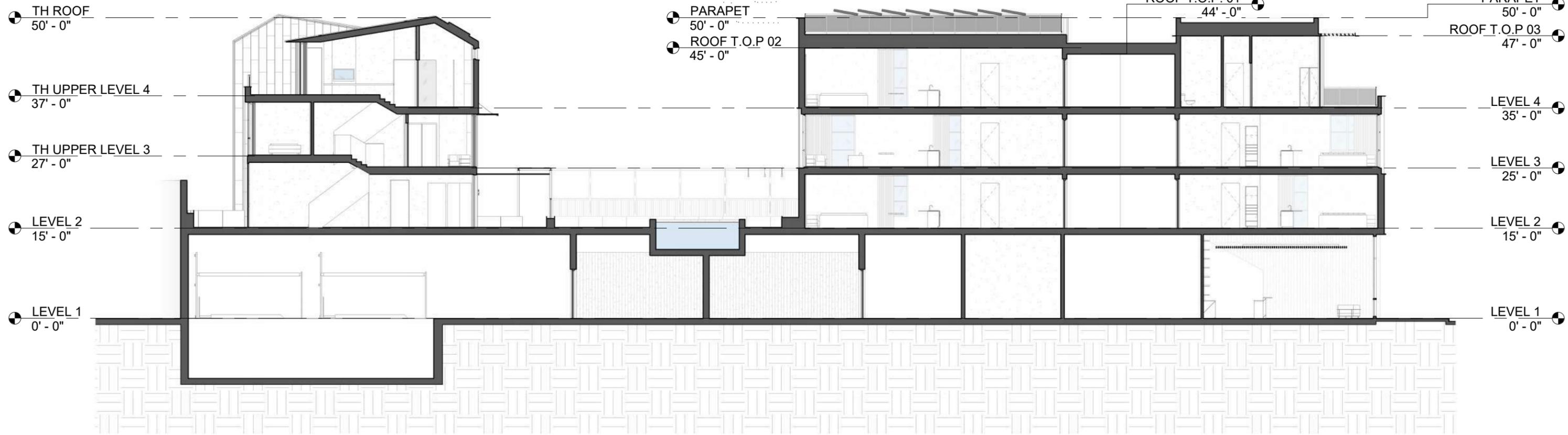
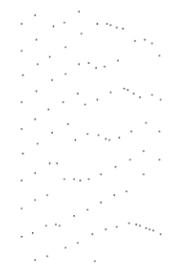
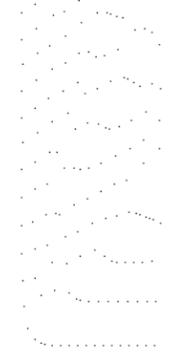
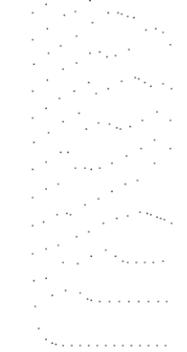


- A. TEXTURED CONCRETE W/ VINES
- B. WOOD STOREFRONT
- C. LARGE SLIDING DOORS
- D. ALL GLASS STOREFRONT
- E. WOOD SIDING
- F. WEATHERED STEEL PANELS/RAILING
- G. COPPER PANELS
- H. ZINC STANDING SEAM SIDING - GRAPHITE
- I. METAL MESH RAILING
- J. ZINC STANDING SEAM ROOF - GRAPHITE
- K. PERFORATED COPPER SCREEN
- L. BLACK STEEL WINDOWS
- M. WOOD SLATS



- A. TEXTURED CONCRETE W/ VINES
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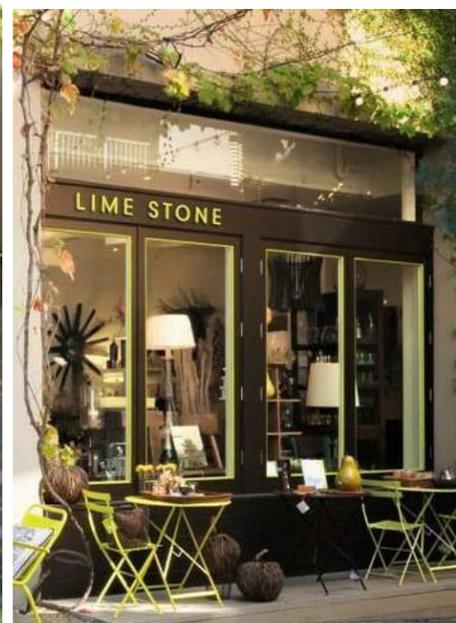
HH RESIDENCE HOTEL | Section -A

21849
scale: 1/16" = 1'-0"
date: 10/10/2022

A 4.0



A. TEXTURED CONCRETE W/ VINES



B. WOOD STOREFRONT



C. SLIDING DOORS



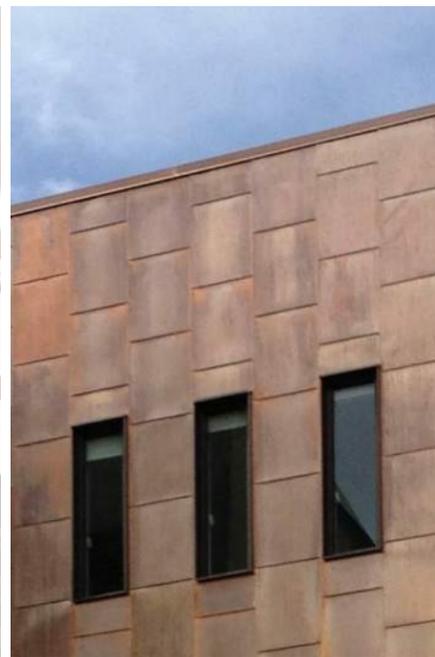
D. ALL GLASS STOREFRONT



E. VERTICAL WOOD SIDING



F. WEATHERED STEEL



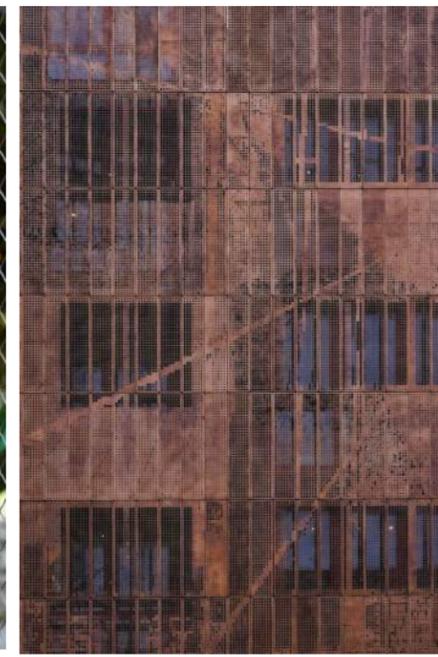
G. COPPER FACADE



H. STANDING SEAM ZINC FACADE
J. STANDING SEAM ZINC ROOF



I. METAL MESH RAILING



K. PERFORATED COPPER SCREEN



L. STEEL WINDOWS/DOORS



M. WOOD SLATS



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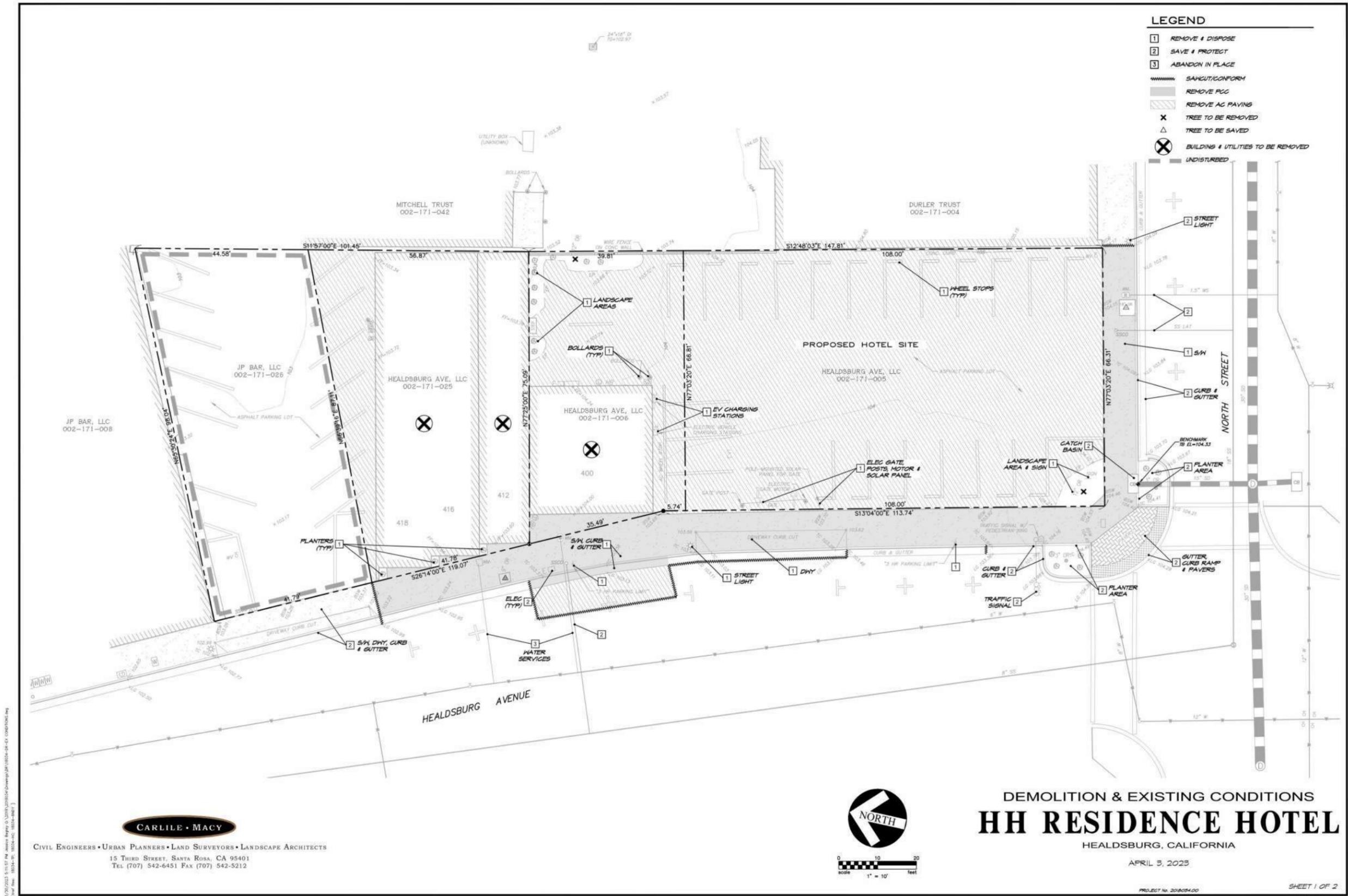
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Context Photos

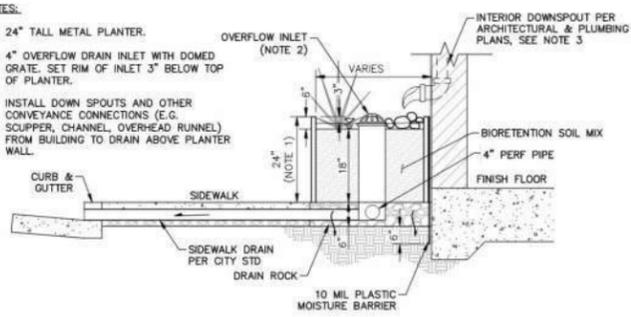
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A 6.0



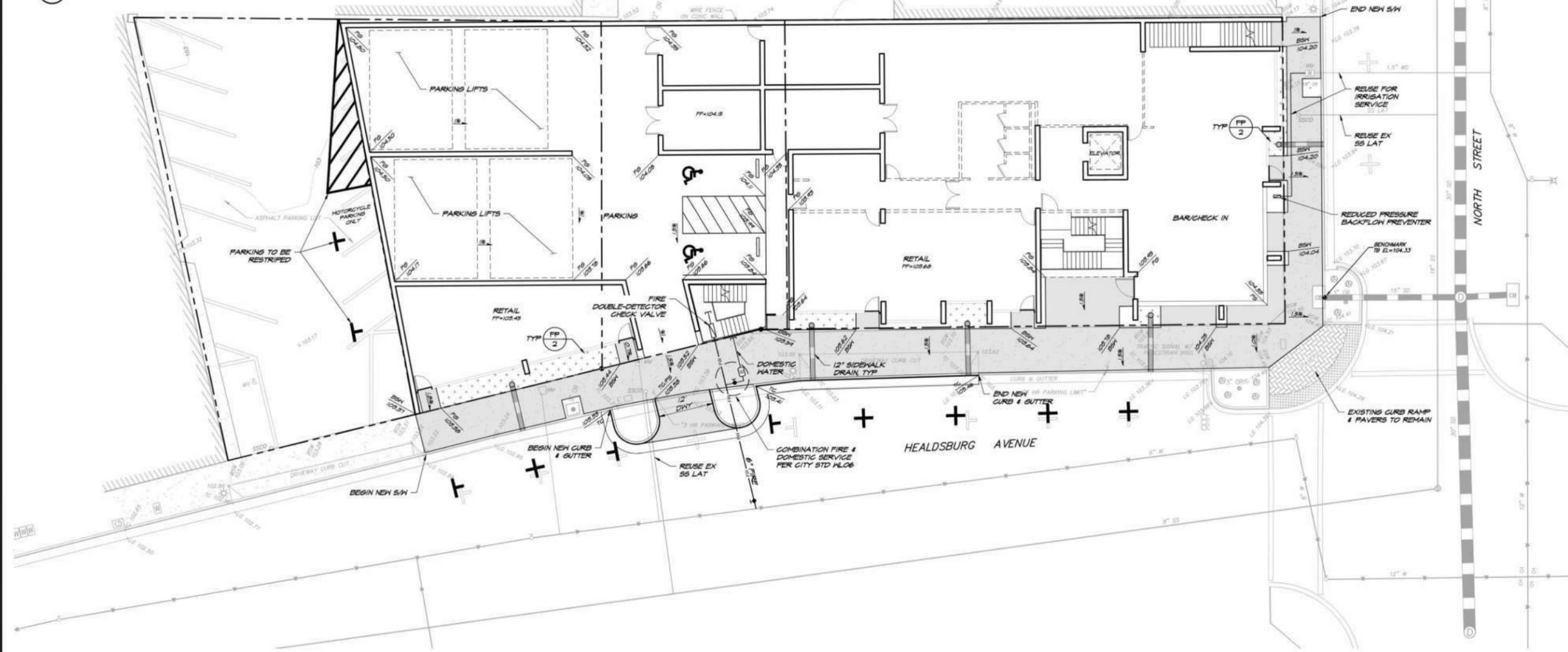
NOTES:

1. 24" TALL METAL PLANTER.
2. 4" OVERFLOW DRAIN INLET WITH DOMED GRATE. SET RIM OF INLET 3" BELOW TOP OF PLANTER.
3. INSTALL DOWN SPOUTS AND OTHER CONVEYANCE CONNECTIONS (E.G. SCUPPER, CHANNEL, OVERHEAD RUNNEL) FROM BUILDING TO DRAIN ABOVE PLANTER WALL.

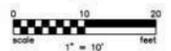


FP FLOW-THROUGH PLANTER

NO SCALE



CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
 15 THIRD STREET, SANTA ROSA, CA 95401
 TEL (707) 542-6451 FAX (707) 542-5212



PRELIMINARY
 GRADING & DRAINAGE PLAN
HH RESIDENCE HOTEL
 HEALDSBURG, CALIFORNIA

APRIL 3, 2023

PROJECT No. 2018094.00

SHEET 2 OF 2



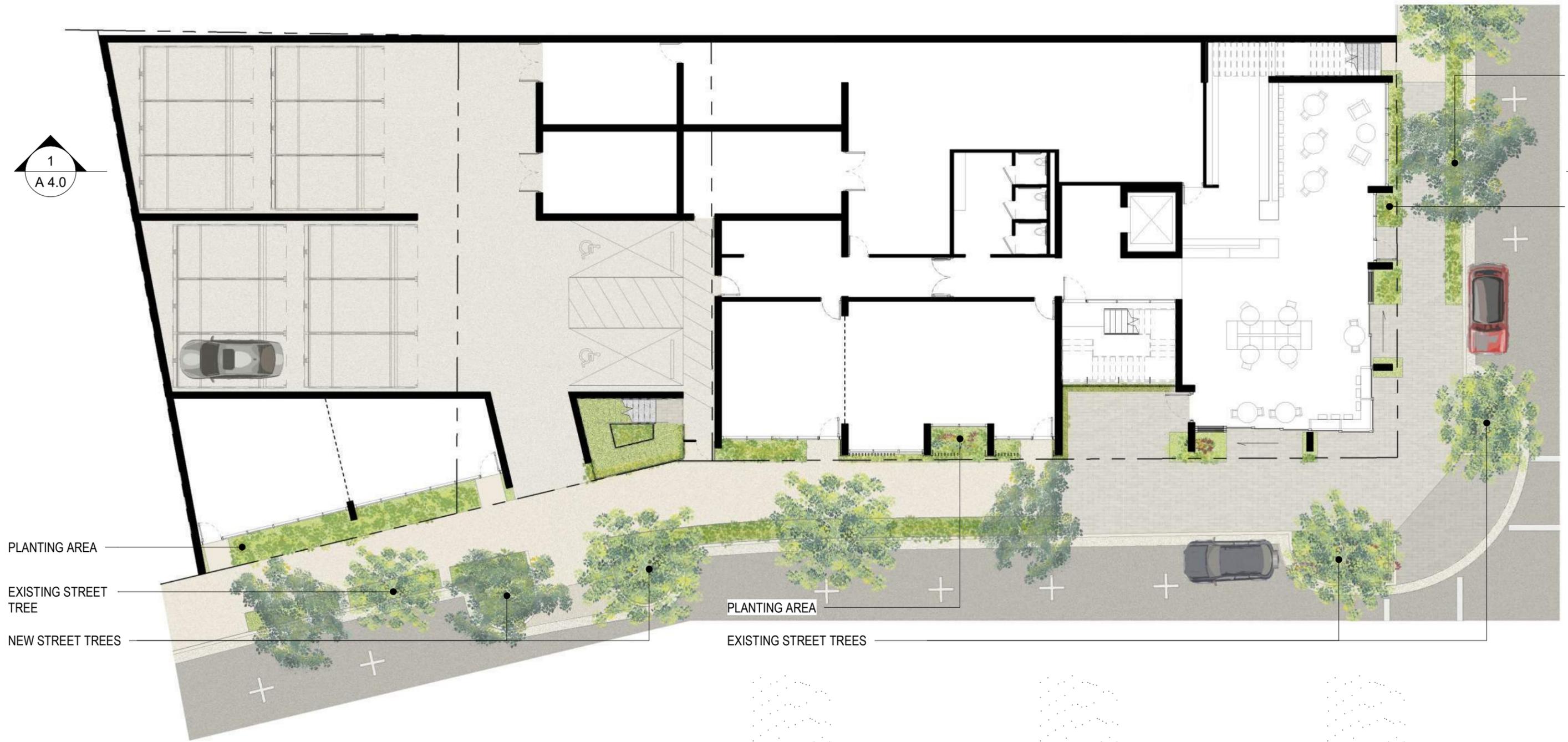
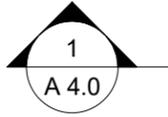
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HH RESIDENCE HOTEL

Grading and Drainage Plan

21849
 scale:
 date: 10/10/2022

C 2.0



EXISTING STREET TREE

PLANTING AREA

PLANTING AREA

EXISTING STREET TREE

NEW STREET TREES

PLANTING AREA

EXISTING STREET TREES



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HH RESIDENCE HOTEL

Landscape Plan - Ground Floor

scale: 21849
date: 10/10/2022

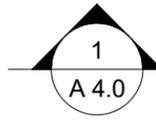
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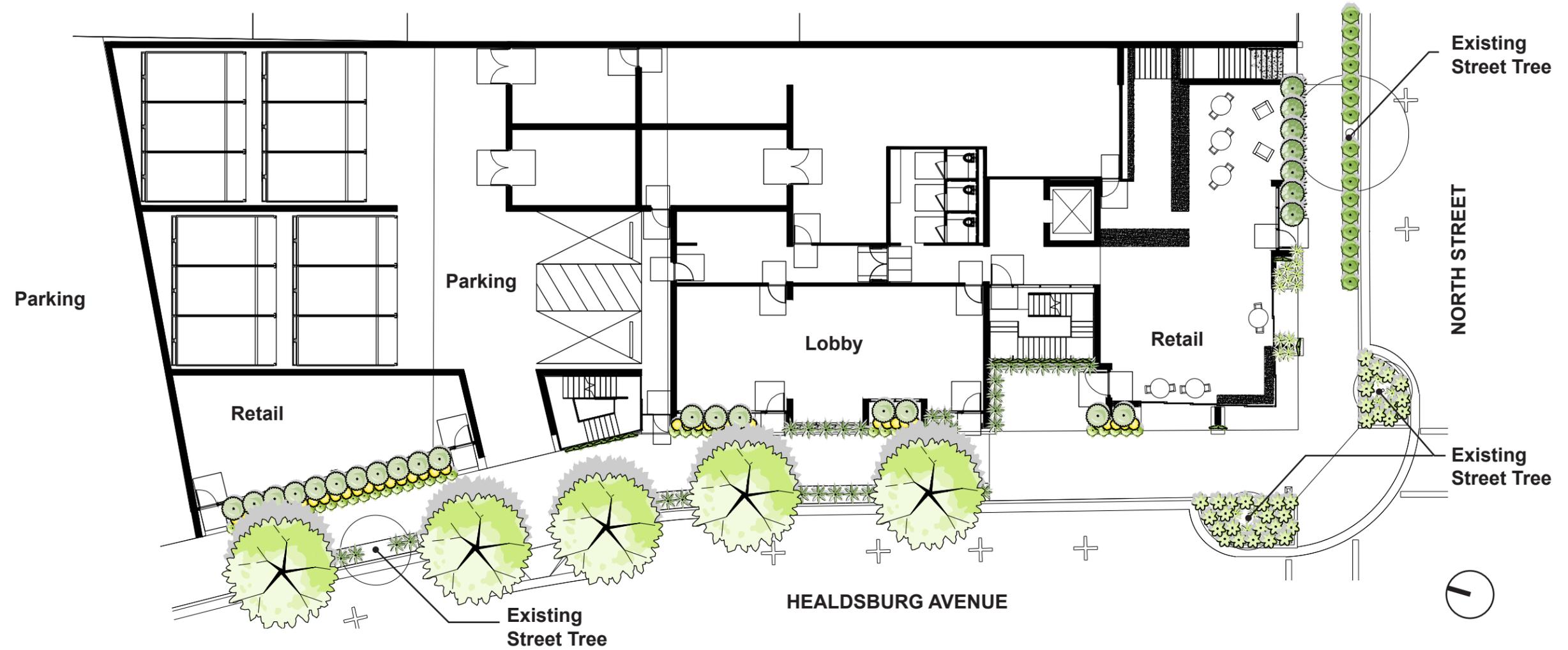
- PLANTING AREA
- RAISED PLANTING AREA
- SCREENING SHRUBS
- POOL FENCE W/ VINES
- CONCRETE UNIT PAVERS
- POOL FURNITURE

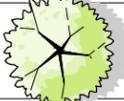


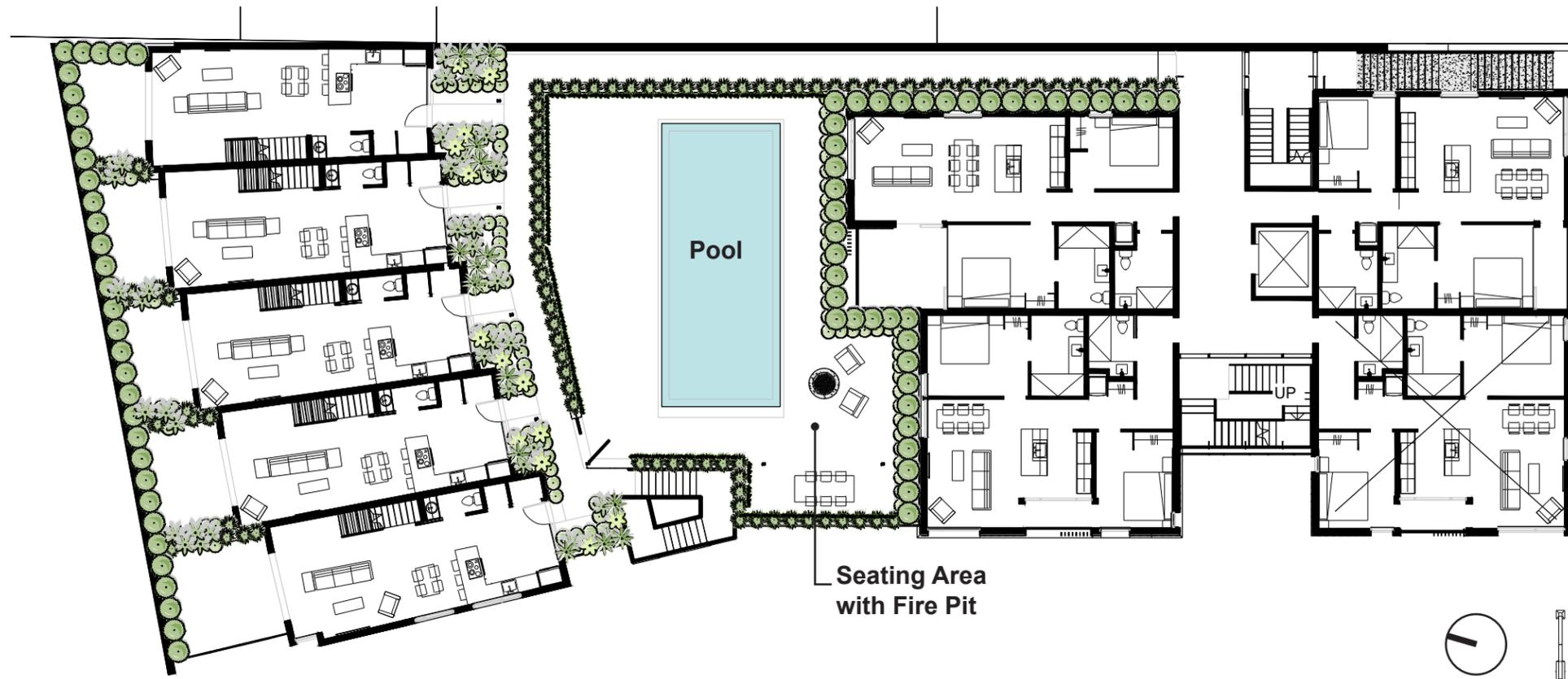
- RAISED PLANTING AREA
- WOOD DECKING

- SEATING AREA W/ FIRE PIT
- VINE-PLANTED TRELLIS ABOVE
- CORTEN STEEL CANOPY ABOVE





PLANT SCHEDULE GROUND LEVEL							
TREES	BOTANICAL / COMMON NAME	CONT	WATER USE	STORMWATER PLANTING	BOTANICAL / COMMON NAME	CONT	WATER USE
	GINKGO BILOBA 'AUTUMN GOLD' / AUTUMN GOLD MAIDENHAIR TREE	48"BOX	MEDIUM		ACHILLEA MILLEFOLIUM 'ACBZ0002' / LITTLE MOONSHINE COMMON YARROW	5 GAL	MEDIUM
SHRUBS	BOTANICAL / COMMON NAME	CONT	WATER USE		CALYCANTHUS OCCIDENTALIS / SPICE BUSH	15 GAL	LOW - MEDIUM
	ALOE X 'LEO 3151A' / MOONGLOW ALOE	5 GAL	LOW		CAREX DIVULSA / EUROPEAN GREY SEDGE	1 GAL	LOW - MEDIUM
	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT' / CALIFORNIA LILAC	1 GAL	LOW		JUNCUS PATENS / CALIFORNIA GRAY RUSH	1 GAL	LOW - MEDIUM
	FURCRAEA FOETIDA / MAURITIUS HEMP	5 GAL	LOW		SALVIA CLEVELANDII 'ALLEN CHICKERING' / ALLEN CHICKERING CLEVELAND SAGE	5 GAL	VERY LOW - LOW
	YUCCA FILAMENTOSA / ADAM'S NEEDLE	5 GAL	VERY LOW - MEDIUM	VINE/ESPALIER	BOTANICAL / COMMON NAME	CONT	WATER USE
					PARTHENOCISSUS TRICUSPIDATA 'VEITCHII' / BOSTON IVY	5 GAL	LOW - MEDIUM



PLANT SCHEDULE UPPER LEVEL			
SHRUBS	BOTANICAL / COMMON NAME	CONT	WATER USE
	AGAVE X 'BLUE FLAME' / BLUE FLAME AGAVE	5 GAL	VERY LOW - LOW
	ALOE X 'LEO 3151A' / MOONGLOW ALOE	5 GAL	LOW
	ECHEVERIA ELEGANS / MEXICAN SNOWBALL	1 GAL	LOW
	FURCRAEA FOETIDA / MAURITIUS HEMP	5 GAL	LOW
	LOMANDRA LONGIFOLIA 'ARCTIC FROST' / ARCTIC FROST RUSH	5 GAL	LOW - MEDIUM
	OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE	5 GAL	VERY LOW - LOW
VINE/ESPALIER	BOTANICAL / COMMON NAME	CONT	WATER USE
	PANDOREA JASMINOIDES 'LADY DI' / LADY DI BOWER VINE	5 GAL	MEDIUM



STREET TREES



STORMWATER PLANTING



VINE



SUCCULENTS



GRASSES + SHRUBS





FENCE + TRELLIS



FIRE PIT



PLANTER POTS



SEATING



- 01 WALL MOUNT UP/DOWN LIGHT
- 02 RECESSED DOWNLIGHTS
- 03 DOWN WALL WASH LIGHTING
- 04 FLOOR RECESSED LINEAR LIGHT
- 05 COPPER SCREEN W/ LIGHTS

- 06 INTEGRATED FLOOR MAKER LIGHTS
- 07 CATENARY LIGHTS OVERHEAD
- 08 LANDSCAPE UP LIGHTS
- 09 MISC LANDSCAPE FEATURES
- 10 FIRE FEATURE



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HH RESIDENCE HOTEL

VIEW FROM SOUTHWEST

21849

scale:

date:

10/10/2022

L P.00

- 01 WALL MOUNT UP/DOWN LIGHT
- 02 RECESSED DOWNLIGHTS
- 03 DOWN WALL WASH LIGHTING
- 04 FLOOR RECESSED LINEAR LIGHT
- 05 COPPER SCREEN W/ LIGHTS

- 06 INTEGRATED FLOOR MAKER LIGHTS
- 07 CATENARY LIGHTS OVERHEAD
- 08 LANDSCAPE UP LIGHTS
- 09 MISC LANDSCAPE FEATURES
- 10 FIRE FEATURE



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PIAZZA HOSPITALITY

HH RESIDENCE HOTEL

VIEW FROM SOUTHEAST

scale: 21849
date: 10/10/2022

LP.01

- 01 WALL MOUNT UP/DOWN LIGHT
- 02 RECESSED DOWNLIGHTS
- 03 DOWN WALL WASH LIGHTING
- 04 FLOOR RECESSED LINEAR LIGHT
- 05 COPPER SCREEN W/ LIGHTS

- 06 INTEGRATED FLOOR MAKER LIGHTS
- 07 CATENARY LIGHTS OVERHEAD
- 08 LANDSCAPE UP LIGHTS
- 09 MISC LANDSCAPE FEATURES
- 10 FIRE FEATURE



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PIAZZA HOSPITALITY

HH RESIDENCE HOTEL

VIEW FROM NORTHWEST

21849

scale:

date:

10/10/2022

L P.02

- 01 WALL MOUNT UP/DOWN LIGHT
- 02 RECESSED DOWNLIGHTS
- 03 DOWN WALL WASH LIGHTING
- 04 FLOOR RECESSED LINEAR LIGHT
- 05 COPPER SCREEN W/ LIGHTS

- 06 INTEGRATED FLOOR MAKER LIGHTS
- 07 CATENARY LIGHTS OVERHEAD
- 08 LANDSCAPE UP LIGHTS
- 09 MISC LANDSCAPE FEATURES
- 10 FIRE FEATURE



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HH RESIDENCE HOTEL

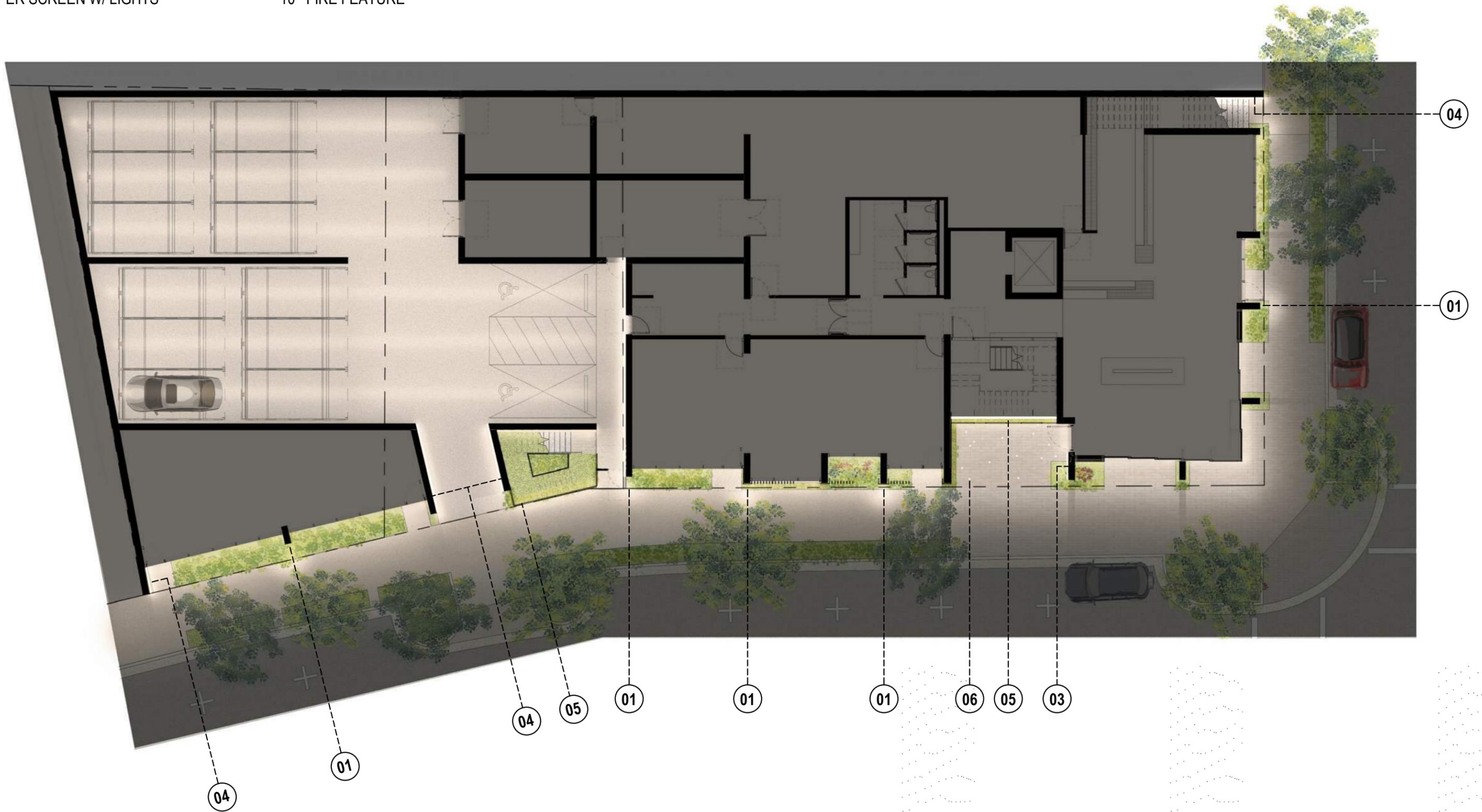
AERIAL AT COURTYARD

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L P.03

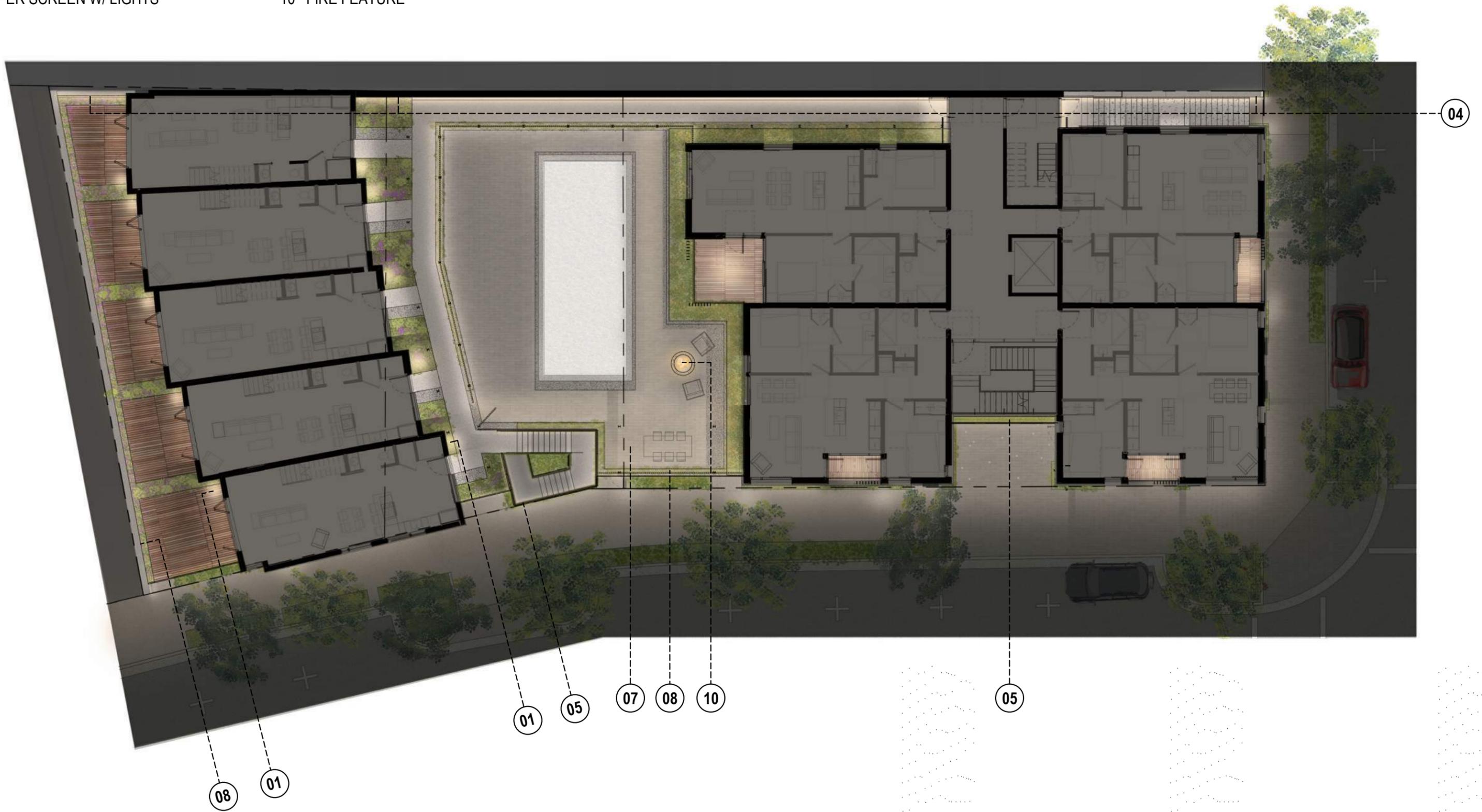
- 01 WALL MOUNT UP/DOWN LIGHT
- 02 RECESSED DOWNLIGHTS
- 03 DOWN WALL WASH LIGHTING
- 04 FLOOR RECESSED LINEAR LIGHT
- 05 COPPER SCREEN W/ LIGHTS

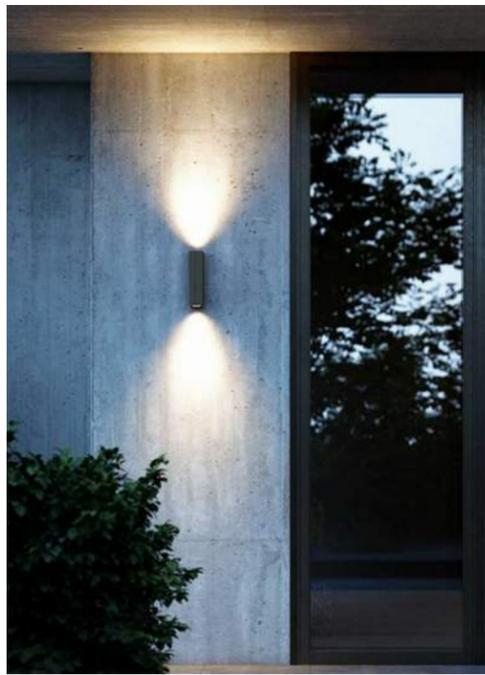
- 06 INTEGRATED FLOOR MAKER LIGHTS
- 07 CATENARY LIGHTS OVERHEAD
- 08 LANDSCAPE UP LIGHTS
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- 01 WALL MOUNT UP/DOWN LIGHT
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01 WALL MOUNT UP/DOWN LIGHT



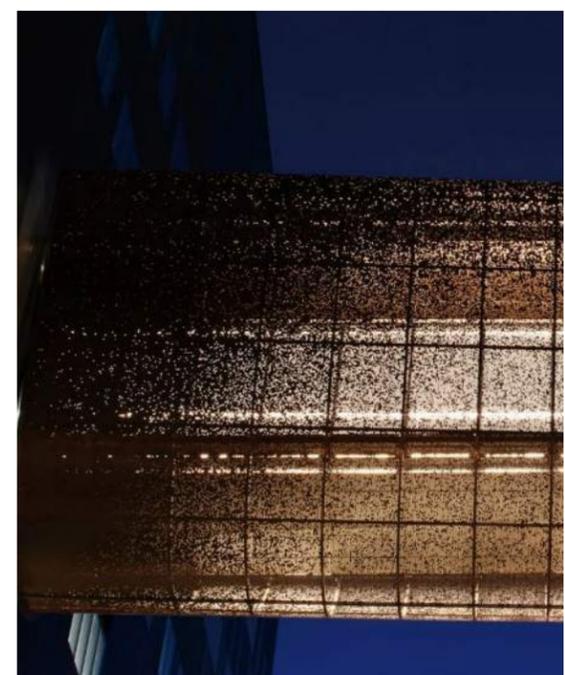
02 RECESSED DOWNLIGHT



03 WALL WASH LIGHTING



04 FLOOR RECESSED LINEAR LIGHT



05 COPPER SCREEN AT NIGHT



06 INTEGRATED FLOOR MARKER LIGHTS



07 CATENARY LIGHTS



08 LANDSCAPE UPLIGHTS



09 MISC LANDSCAPE FEATURES



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LIGHTING PRECEDENTS

scale: 21849
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L P.06

GENERAL LIGHTING GUIDELINE

- The lighting design will be based on the concept of balanced light from a combination of sources including but not limited to: direct, indirect and decorative lighting.

- Glare is to be minimized on glass curtain walls to preserve exterior views

- Correlated Color Temperature (CCT) shall be cohesive throughout the project for continuity between spaces. Exact color temperature to be developed by design team.

- The lighting design will utilize LED fixtures/lamps wherever possible. LED fixtures will provide/follow the following criteria:

*CRI minimum of 80+

*R9 value minimum of 50+

*Value must also be published for reference

*Color/binning tolerance within 3 MacAdams ellipses, unless otherwise stated.

*Minimum rated life of at least L70 at 50,000hrs



CONTROL INTENT

- Controls shall at a minimum shall be provided to comply with T24 requirements.

- LED drivers shall provide continuous, flicker free dimming down to specified levels (to be provided during design)

- Commissioning of lighting system to be carried out by programmer provided by system manufacturer.

*In key areas, preferred light levels shall be provided by lighting designer.

LIGHTING LEVEL TARGET

- Private Office: 30fc

- Reception/Lobby: 20fc

- Lounges: 10-20fc

- Conference/Boardrooms: 30fc

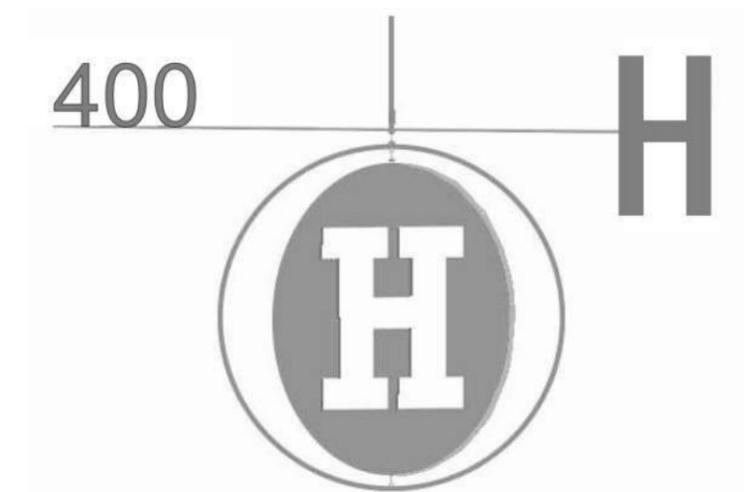
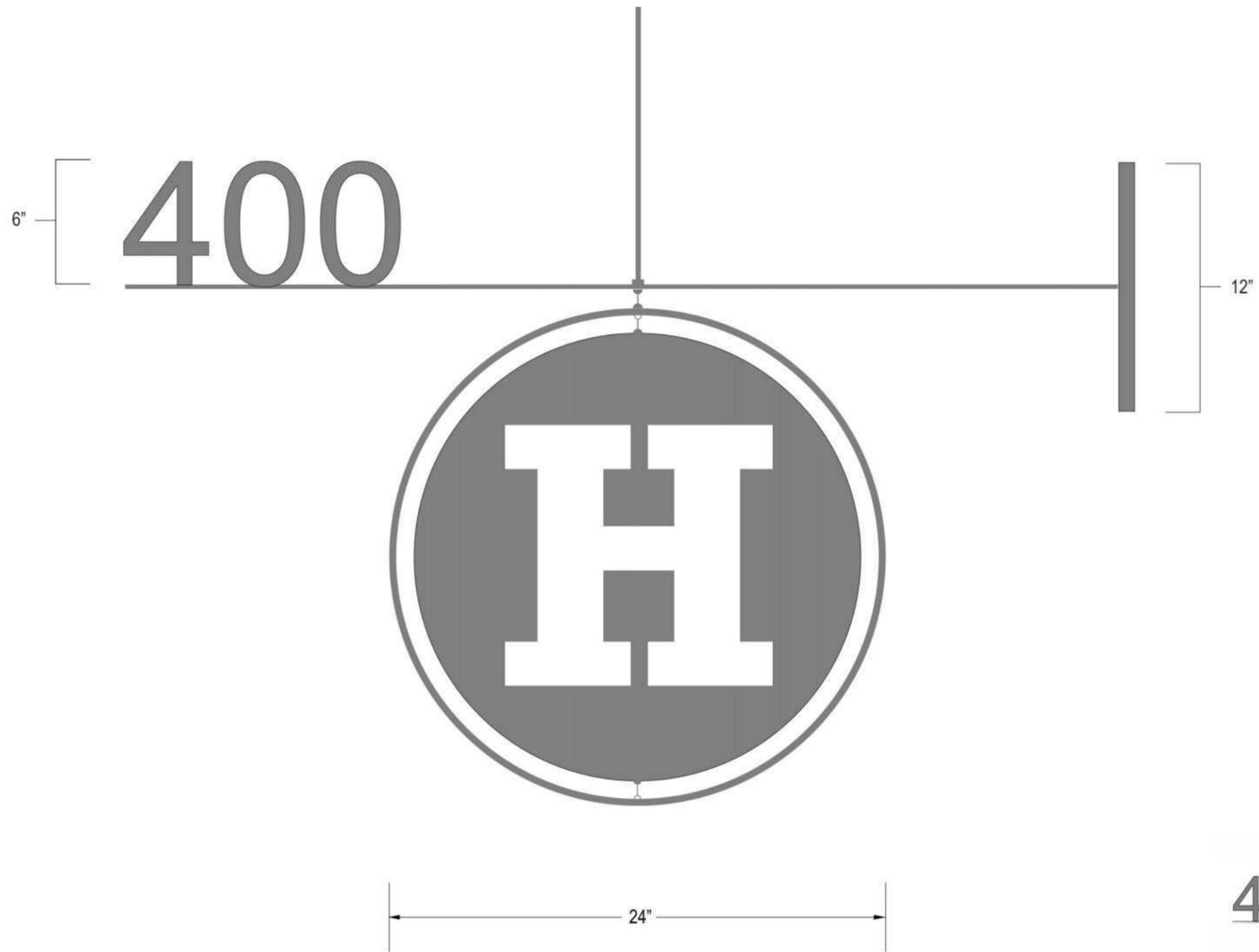
- Elevator Lobby: 10fc (min at thresholds)

- Circulation/Corridors: 10fc

- Kitchen: 50fc (food prep), 20fc (cleaning/storage)

- Bathrooms: 15-20fc





08.18.2014
 h3 guesthouse Exterior Sign
 Design Development

noreen@nrfstudio.com

Exterior Sign 1c: "Pivotal"
 Material - Aluminum, Stainless Steel or Corten



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HH RESIDENCE HOTEL

Exterior Signage

scale: 21849
 date: 10/10/2022

SI 1.0



PIAZZA HOSPITALITY

HH RESIDENCE HOTEL

Exterior Signage - 3D View

21849

scale:
date: 10/10/2022

SI 2.0