RESOLUTION NO. 2012-46

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROHNERT PARK APPROVING A DEVELOPMENT AREA PLAN FOR THE VILLAGE NORTH AREA OF THE WILFRED/DOWDELL SPECIFIC PLAN PROJECT SITE LOCATED ON PROPERTY BOUNDED BY REDWOOD DRIVE ON THE EAST, GOLF COURSE DRIVE WEST ON THE SOUTH, DOWDELL AVENUE ON THE WEST AND HOME DEPOT ON THE NORTH (APN 045-055-007) FILE NO PL2011-006UP

WHEREAS, the applicant, Edmund Wadeson of the Oxford Hotel Group, filed Planning Application No. PL2011-006SR/UP proposing a five (5) story, 163 room Oxford Suites Hotel and a McDonald's fast food restaurant on property bounded by Redwood Drive on the east, Golf Course Drive West on the south, Dowdell Avenue on the west, and the Home Depot property on the north (APN 045-055-007), in accordance with the City of Rohnert Park Municipal Code ("RPMC"); and

WHEREAS, in conjunction with Application No. PL2011-006SR/UP, the applicant seeks approval of a Development Area Plan for the entire Project site, as provided in the Wilfred/Dowdell Specific Plan; and

WHEREAS, Planning Application No. PL2011-006SR/UP was processed in the time and manner prescribed by State and local law; and

WHEREAS, this project is covered under the Environmental Impact Report prepared for the Wilfred/Dowdell Village Specific Plan State Clearinghouse No. 1998072036; and

WHEREAS, at its meeting of April 26, 2012, the Planning Commission made a recommendation to the City Council that it approve the Development Area Plan for the Oxford Suites Hotel and McDonald's fast food restaurant; and

WHEREAS, pursuant to California State Law and the RPMC, public hearing notices were mailed to all property owners within an area exceeding a three hundred foot radius of the subject property and a public hearing was published in the Community Voice for a minimum of 10 days prior to the first public hearing; and

WHEREAS, on May 22, 2012, the City Council held a public hearing at which time interested persons had an opportunity to testify either in support or opposition to the proposal; and

WHEREAS, the City Council has reviewed and considered the information contained in Planning Application No. PL2011-006SR/UP for the proposed Development Area Plan.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Rohnert Park makes the following findings, determinations and recommendations with respect to the proposed Development Area Plan:

Section 1. The above recitations are true and correct and material to the adoption of this Resolution.

Section 3. Findings Regarding: Development Area Plan – Village North of the Wilfred/Dowdell Specific Plan. The City Council hereby makes the following findings concerning the Development Area Plan – Village North Area of the Wilfred/Dowdell Specific Plan proposed by Planning Application No. PL2011-006SR/UP pursuant to Rohnert Park Municipal Code section 17.06.390:

1. *The proposed development conforms to the specific plan.*

   Criteria Satisfied. The Development Area Plan conforms to the specific plan and provides additional details on the project including site plan, floor plans building elevations, landscaping details, lighting details and street improvements. The proposed development is consistent with the specific plan because it conforms to the requirements in the specific plan related to land use, public improvements and related amenities.

2. *Public infrastructure and services can be provided concurrently with the development.*

   Criteria Satisfied. As described in the Wilfred/Dowdell Specific Plan, Village North is designed to have adequate infrastructure, integrated with existing City roadways, streets, bicycle paths, and walkways. All streets and thoroughfares will meet the standards of the City. The proposed development has been designed to provide satisfactory vehicular circulation and public improvements, such as utilities and drainage facilities that have been designed and are conditioned to be constructed in conformance with City standards.

Section 4. A duly noticed public hearing on the proposed Development Area Plan was held on May 22, 2012.

NOW, THEREFORE, BE IT FURTHER RESOLVED, THAT the City Council does hereby adopt the Findings stated hereinabove and approves the Development Area Plan – Village North Area of the Wilfred/Dowdell Specific Plan as provided for in **Exhibit A,** in its entirety and subject to the recommended conditions of approval as provided in **Exhibit B**.

DULY AND REGULARLY ADOPTED this 22nd day of May, 2012.

CITY OF ROHNERT PARK

Mayor

ATTEST:

Interim Deputy City Clerk

AHANOTU: AYE BELFORTE: AYE CALLINAN: AYE STAFFORD: AYE MACKENZIE: AYE

AYES: (5) NOES: (0) ABSENT: (0) ABSTAIN: (0)

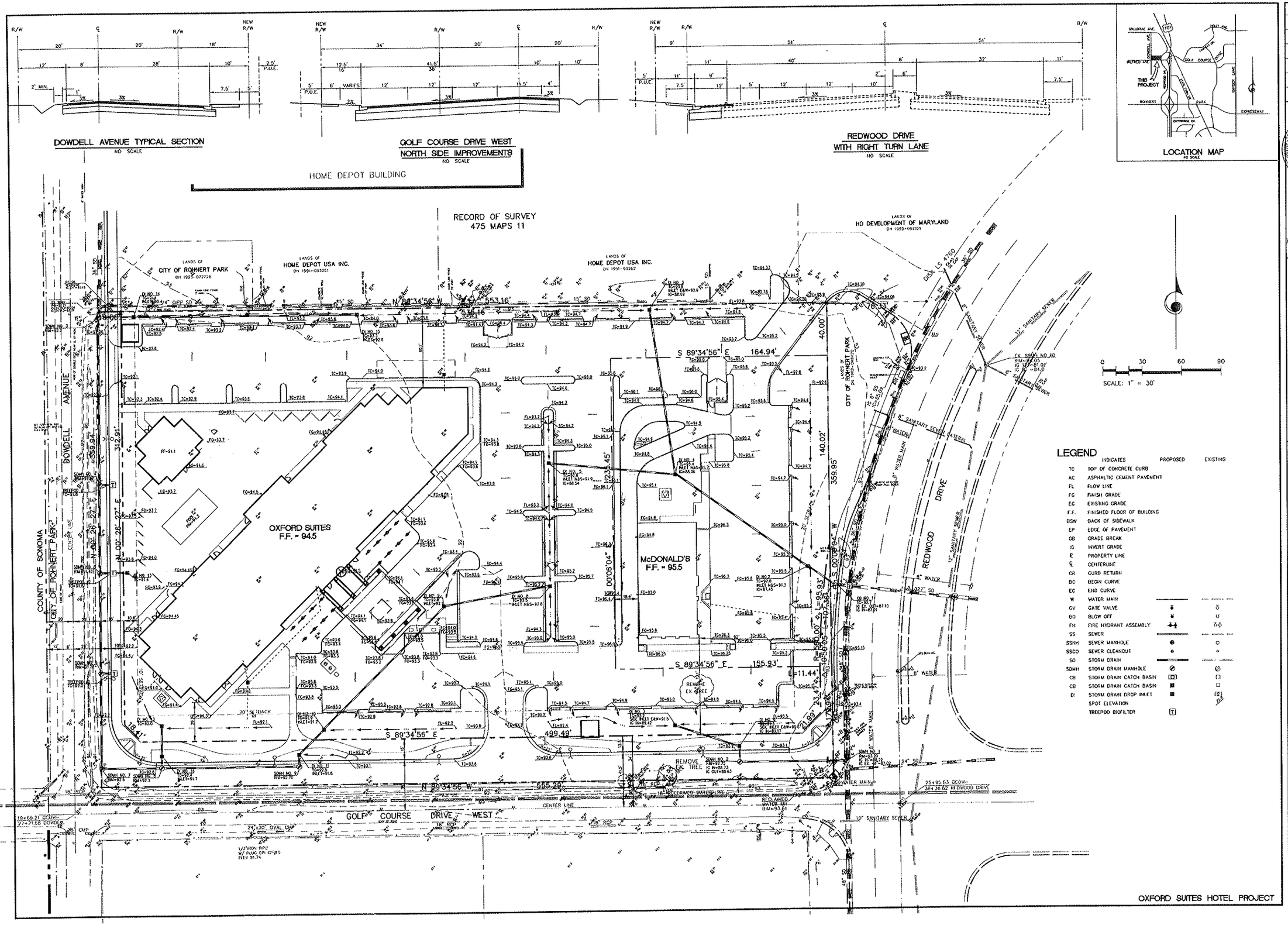
Exhibit A
Resolution No.
2012-46

City of Rohnert Park

Development Area Plan North Village Wilfred-Dowdell Specific Plan

May 22, 2012

Applicant: Edmund Wadeson/Oxford Hotel Group
Efrain Corona/McDonald's



Revisions	By

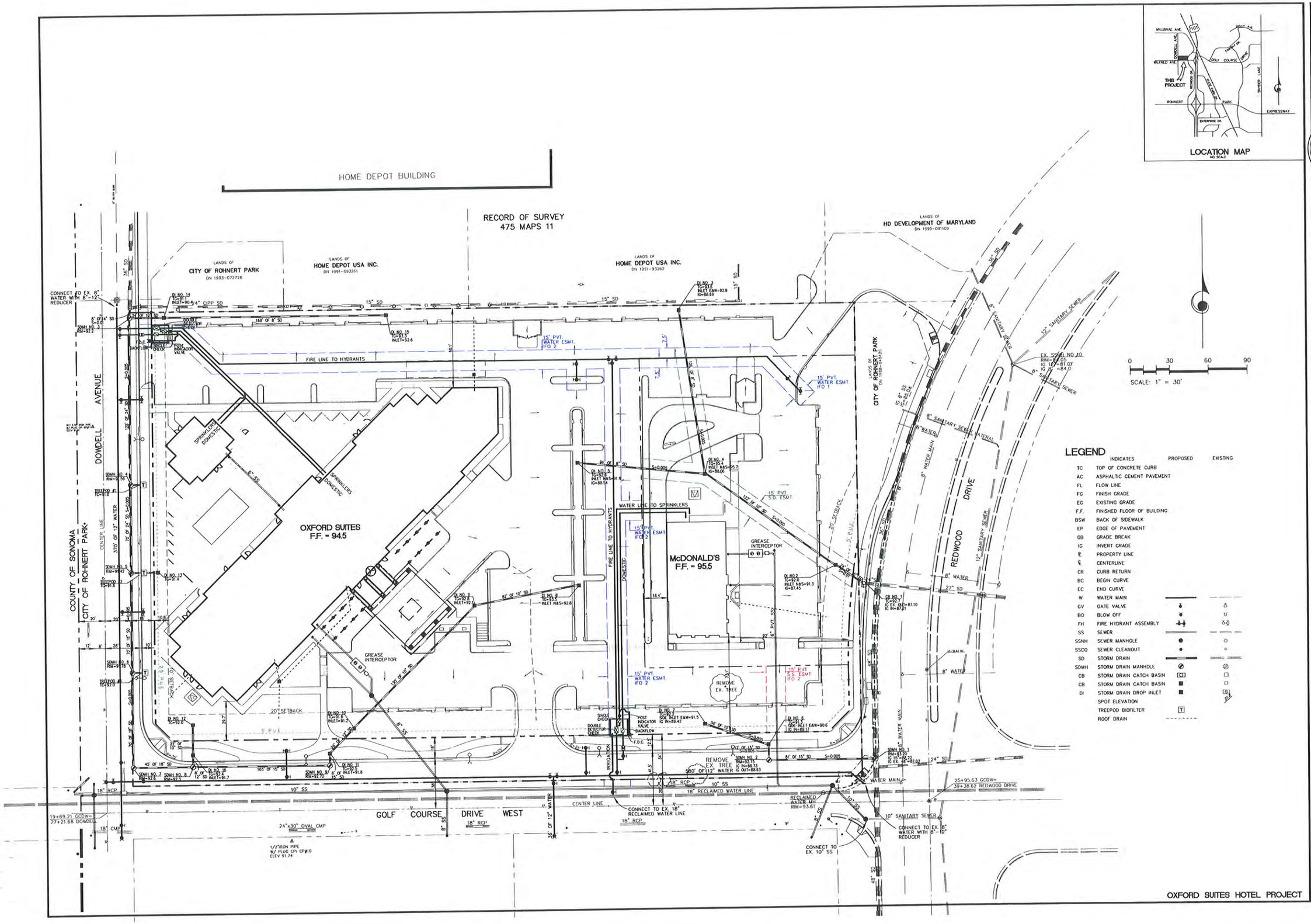
REGISTERED PROFESSIONAL ENGINEER
ANDY FRANK HUDIS
No. C66429
CIVIL
STATE OF CALIFORNIA

SUBMITTED

BAECHTEL HUDIS
CONSULTING CIVIL ENGINEERS & PLANNERS
2360 PROFESSIONAL DRIVE
SANTA ROSA, CALIF. 95403
(707) 542-8795

IMPROVEMENT PLANS FOR
OXFORD SUITES HOTEL PROJECT
67 GOLF COURCE DRIVE WEST, ROHNERT PARK
PRELIMINARY GRADING PLAN

Date	APR. 4, 2012
Scale	1" = 30'
Drawn	G.J.G.
Design	G.J.G.
SHEET	C-1
of	2 Sheets
Job	11004



LEGEND

	INDICATES	PROPOSED	EXISTING
TC	TOP OF CONCRETE CURB		
AC	ASPHALTIC CEMENT PAVEMENT		
FL	FLOW LINE		
FG	FINISH GRADE		
EG	EXISTING GRADE		
F.F.	FINISHED FLOOR OF BUILDING		
BSW	BACK OF SIDEWALK		
EP	EDGE OF PAVEMENT		
GB	GRADE BREAK		
IG	INVERT GRADE		
℄	PROPERTY LINE		
℄	CENTERLINE		
CR	CURB RETURN		
BC	BEGIN CURVE		
EC	END CURVE		
W	WATER MAIN		
GV	GATE VALVE		
BO	BLOW OFF		
FH	FIRE HYDRANT ASSEMBLY		
SS	SEWER		
SSNH	SEWER MANHOLE		
SSCO	SEWER CLEANOUT		
SD	STORM DRAIN		
SDMH	STORM DRAIN MANHOLE		
CB	STORM DRAIN CATCH BASIN		
CB	STORM DRAIN CATCH BASIN		
DI	STORM DRAIN DROP INLET		
	SPOT ELEVATION		
	TREEPOD BIOFILTER		
	ROOF DRAIN		

OXFORD SUITES HOTEL PROJECT

Revisions	By

REGISTERED PROFESSIONAL ENGINEER JOSEPH FRANK HUDIS No. C66429 CIVIL STATE OF CALIFORNIA

SUBMITTED

BAECHTEL HUDIS
CONSULTING CIVIL ENGINEERS & PLANNERS
2360 PROFESSIONAL DRIVE
SANTA ROSA, CALIF. 95403
(707) 542-8795

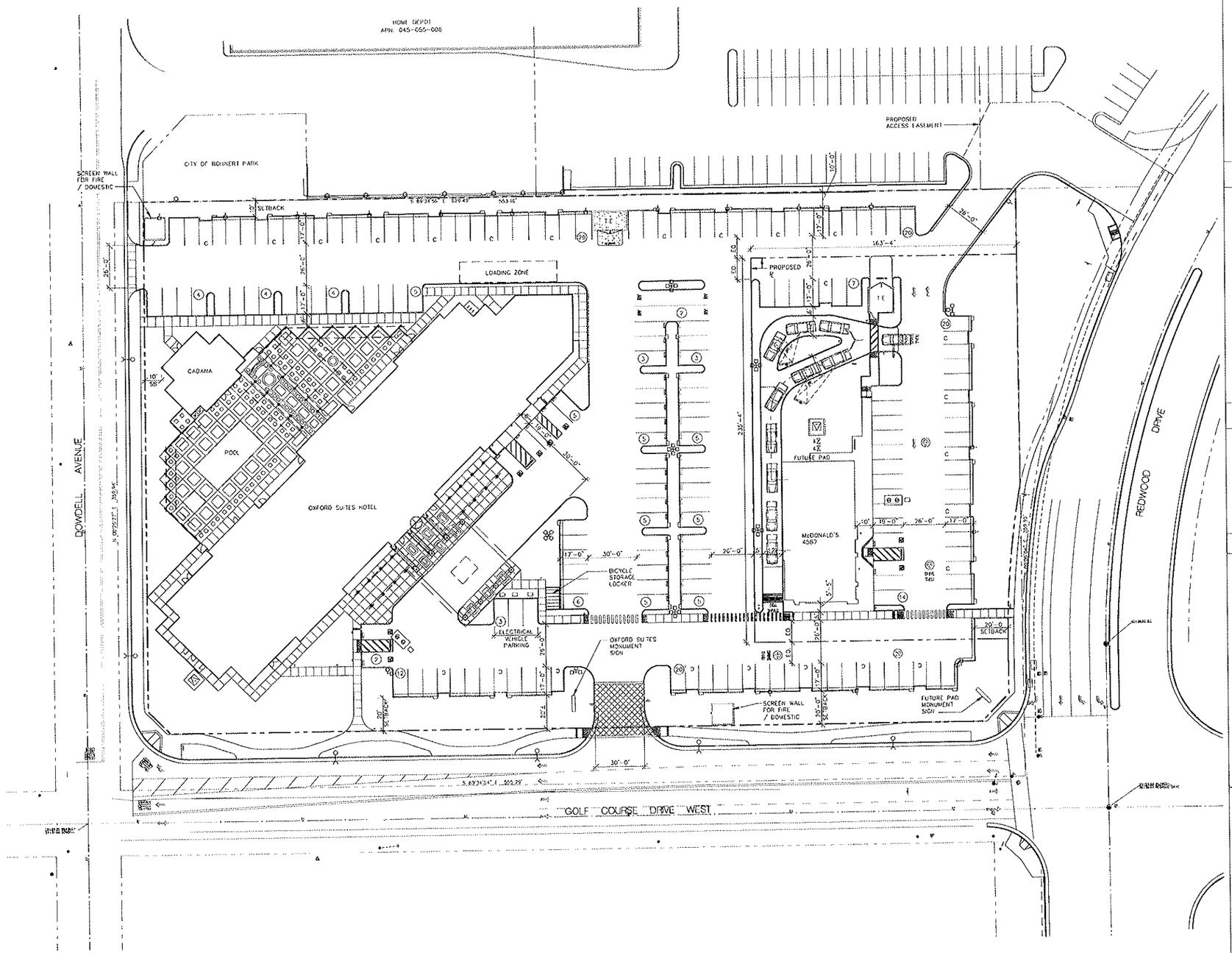
IMPROVEMENT PLANS FOR

OXFORD SUITES HOTEL PROJECT

67 GOLF COURCE DRIVE WEST, ROHNERT PARK

PRELIMINARY UTILITY PLAN

Date	APR. 4, 2012
Scale	1" = 30'
Drawn	G.J.G.
Design	G.J.G.
SHEET	C-2
of	2 Sheets
Job	11004



16 / SP1 OVERALL SITE PLAN
1" = 30'-0"

SITE INFORMATION

GROSS SITE AREA = 179,846 SF.

LANDSCAPE TOTAL: 44,750 SF

OXFORD SUITES PARCEL:
(GROSS) = 141,782 SF. (79%)

LANDSCAPE AREA: 28,534 SF.

McDONALD'S PARCEL AREA:
(GROSS) = 38,064 SF. (21%)

LANDSCAPE AREA: 16,216 SF.

PARKING INFORMATION

PROPOSED		REQUIRED	
OXFORD SUITES		OXFORD SUITES	
126 STANDARD STALLS 6 ACCESSIBLE STALLS 2 RV STALLS 19 COMPACT STALLS		163 ROOMS MAX. SHIFT	163 STALLS 10 STALLS
SUBTOTAL:	153 STALLS	SUBTOTAL:	173 STALLS
BICYCLE:	12 SPACES	BICYCLE:	12 SPACES
McDONALD'S		McDONALD'S	
33 STANDARD STALLS 2 ACCESSIBLE STALLS 6 COMPACT STALLS		1/50 DINING (750 SF.)	15 STALLS
SUBTOTAL:	41 STALLS	SUBTOTAL:	15 STALLS
BICYCLE:	5 SPACES	BICYCLE:	1 SPACE
TOTAL:	194 STALLS	TOTAL:	188 STALLS

BUILDING INFORMATION

OXFORD SUITES

BULDING AREA: GROUND FLOOR 22,030 SF.
GUEST ROOMS: 163

McDONALD'S

BUILDING AREA: 3,900 SF.

PLAN LEGEND

℄	= CENTER LINE	(E)	= EXISTING
COL	= COLUMN	P.O.C.	= POINT OF CURVATURE
EQ.	= EQUAL	R	= RADIUS
F.O.C.	= FACE OF CURB	R.O.W.	= RIGHT OF WAY
F.O.S.	= FACE OF STUD	SHT.	= SHEET
F.O.F.	= FACE OF FOUNDATION	SIM.	= SIMILAR
(N)	= NEW	TYP.	= TYPICAL
		FSE	= FINISH SLAB ELEVATION

(N) CONCRETE CURB
PROPERTY LINE
ACCESSIBLE PATH OF TRAVEL
WATER METER
FIRE HYDRANT
STORM DRAIN CATCH BASIN / DROP INLET
STORM DRAIN MANHOLE
STORM DRAIN CATCH BASIN
TREPOD BIOFILTER

REV	DATE	DESCRIPTION	BY
	03/28/12	ISSUED FOR PLANNING REVIEW	JF/JB
	03/09/12	ISSUED FOR PLANNING REVIEW	JF/JB

Stantec
Stantec Architecture Inc.
1383 N. McDowell Blvd.
Petaluma, CA U.S.A. 94954
Tel. 707.765.1660
Fax. 707.765.9908
www.stantec.com

©2012 McDonald's USA, LLC

PREPARED FOR:
McDonald's USA, LLC

BANEY CORPORATION

OXFORD SUITES

PRELIMINARY 02/06/12 | PLANNING | REVIEW | BID | CONSTRUCTION

DRAWING TITLE: OVERALL SITE PLAN

PROJECT ADDRESS: NWC REDWOOD DR. & GOLF COURSE DRIVE WEST
ROHNERT PARK, CA

STATE SITE CODE: 004-3309

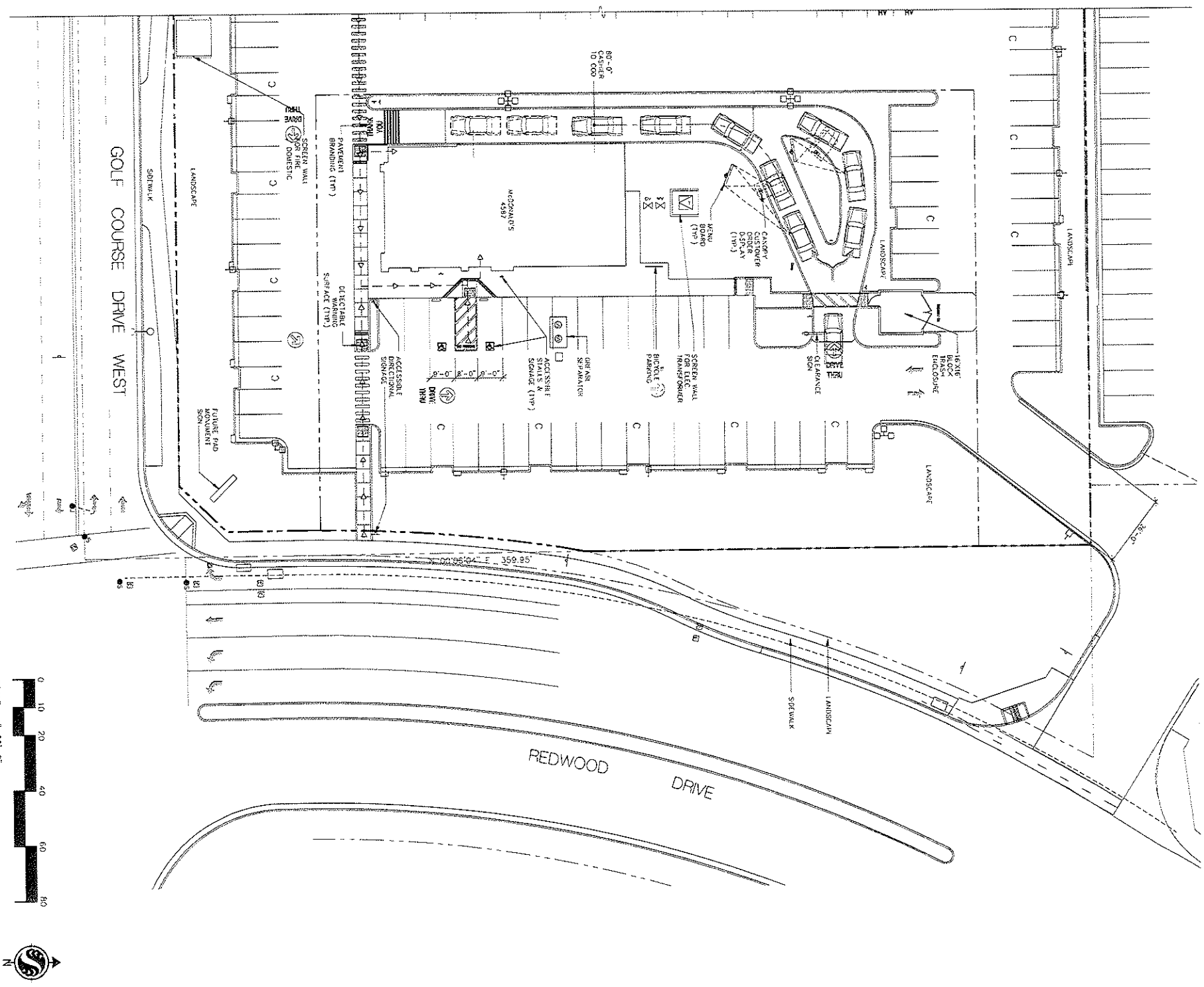
PROJECT CAD FILE: 2007041115

SHEET NO. SP1

PLOT SCALE: 1"=1" MODA-B08

PLANNING

GREEN SITE



FUTURE PAD SITE PLAN

SP1.1 — 1" = 20'-0"

NORTH

PLAN LEGEND

- CL — CENTER LINE
- COL — COLUMN
- E.O.C. — EDGE OF CURB
- F.O.S. — FACE OF STUD
- F.O.F. — FACE OF FOUNDATION
- (N) — NEW
- (E) — EXISTING
- P.O.C. — POINT OF CURVATURE
- R — RADIUS
- R.O.W. — RIGHT OF WAY
- SIM — SIMILAR
- SIM — SIMILAR
- TYP — TYPICAL
- FSE — FINISH SLAB ELEVATION
- (N) CONCRETE CURB
- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL
- WATER METER
- FIRE HYDRANT
- STORM DRAIN CATCH BASIN / DROP INLET
- STORM DRAIN MANHOLE
- STORM DRAIN CATCH BASIN
- TREPCO BIOFILTER

SHEET NO.	DRAWING TITLE:	PRELIMINARY 02/06/12
SP1.1	FUTURE PAD SITE PLAN	PLANNING –
	PROJECT ADDRESS: NWC REDWOOD DR. & GOLF COURSE DRIVE WEST ROHNERT PARK, CA	PERMIT –
		BID –
	PROJECT CAD FILE: 2007041115 / STATE SITE CODE: 004-3309	CONSTRUCTION –

PREPARED FOR: ©2012 McDonald's USA, LLC

McDonald's USA, LLC

OXFORD SUITES

BANEY CORPORATION

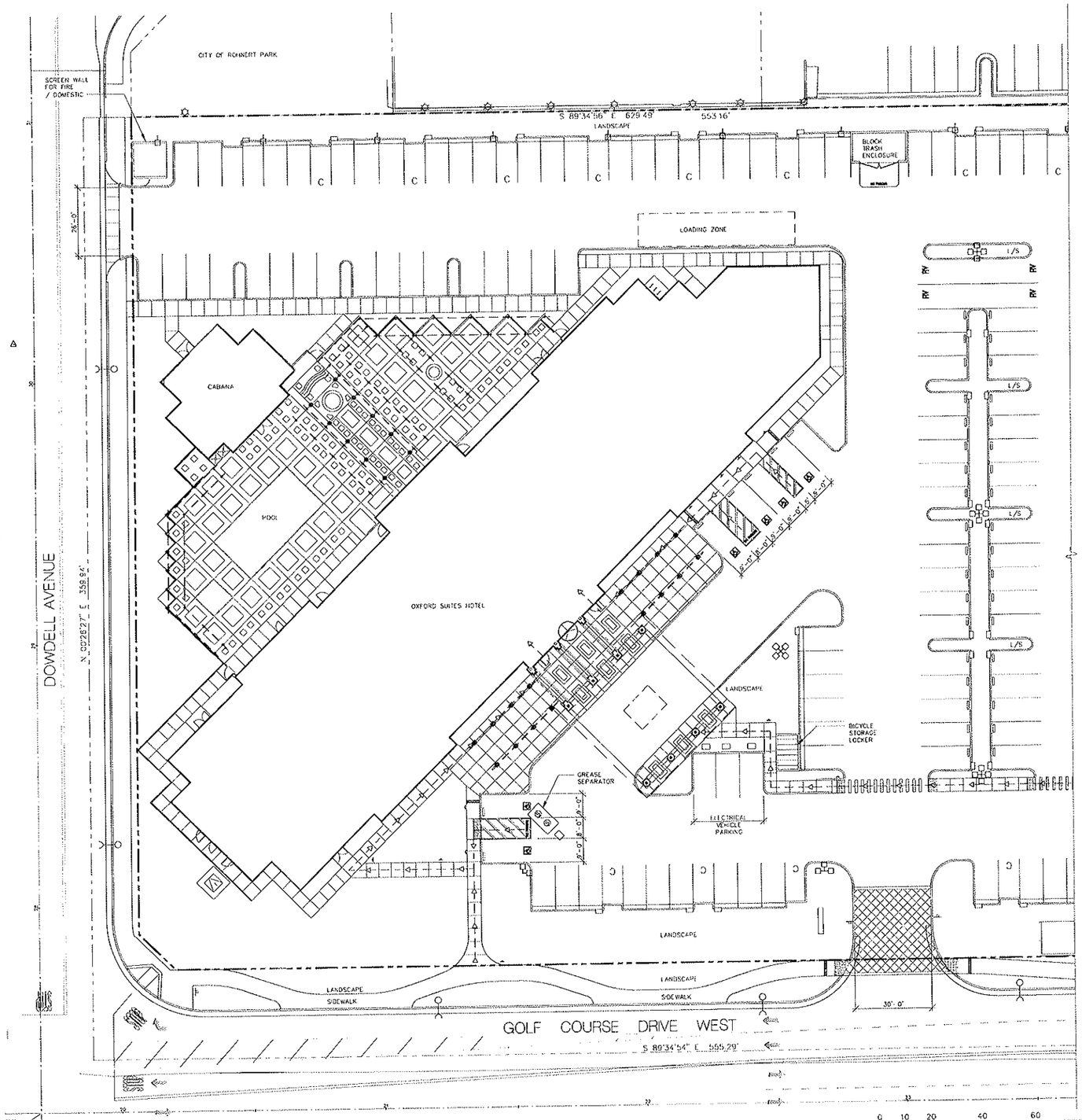
Stantec

Stantec Architecture Inc.
1383 N McDowell Blvd
Petaluma, CA U.S.A. 94954
Tel. 707.765.1660
Fax. 707.765.9908
www.stantec.com

REV	DATE	DESCRIPTION	BY
	03/28/12	ISSUED FOR PLANNING REVIEW	JF/LR
	03/09/12	ISSUED FOR PLANNING REVIEW	JF/LR

GREEN SITE

PLANNING



16 / SP1.2 OXFORD SUITES SITE PLAN
1" = 20'-0"

PLAN LEGEND

℄	= CENTER LINE	(E)	= EXISTING
CO.	= COLUMN	P.O.C	= POINT OF CURVATURE
EQ	= EQUAL	R	= RADIUS
F.O.C.	= FACE OF CURB	R.O.W.	= RIGHT OF WAY
F.O.S.	= FACE OF STUD	SHT	= SHEET
F.O.F	= FACE OF FOUNDATION	SIM	= SIMILAR
(N)	= NEW	TYP	= TYPICAL
		FSE	= FINISH SLAB ELEVATION

(N) CONCRETE CURB

PROPERTY LINE

ACCESSIBLE PATH OF TRAVEL

WATER METER

FIRE HYDRANT

STORM DRAIN CATCH BASIN / DROP INLET

STORM DRAIN MANHOLE

STORM DRAIN CATCH BASIN

TREPOD BIOFILTER

REV	DATE	DESCRIPTION	BY
	03/28/12	95%CD FOR PLANNING REVIEW	JFJR
	03/09/12	95%CD FOR PLANNING REVIEW	JFJR

Stantec
Stantec Architecture Inc.
1383 N. McDowell Blvd.
Petaluma, CA U.S.A. 94954
Tel. 707.765.1660
Fax. 707.765.9908
www.stantec.com

©2012 McDonald's USA, LLC

PREPARED FOR:
McDonald's USA, LLC

OXFORD SUITES

BANEY CORPORATION

PRELIMINARY 02/06/12
PLANNING
PERMIT
BID
CONSTRUCTION

DRAWING TITLE: OXFORD SUITES SITE PLAN

PROJECT ADDRESS: NWC REDWOOD DR. & GOLF COURSE DRIVE WEST ROHNERT PARK, CA

STATE SPT CODE: 004-3006

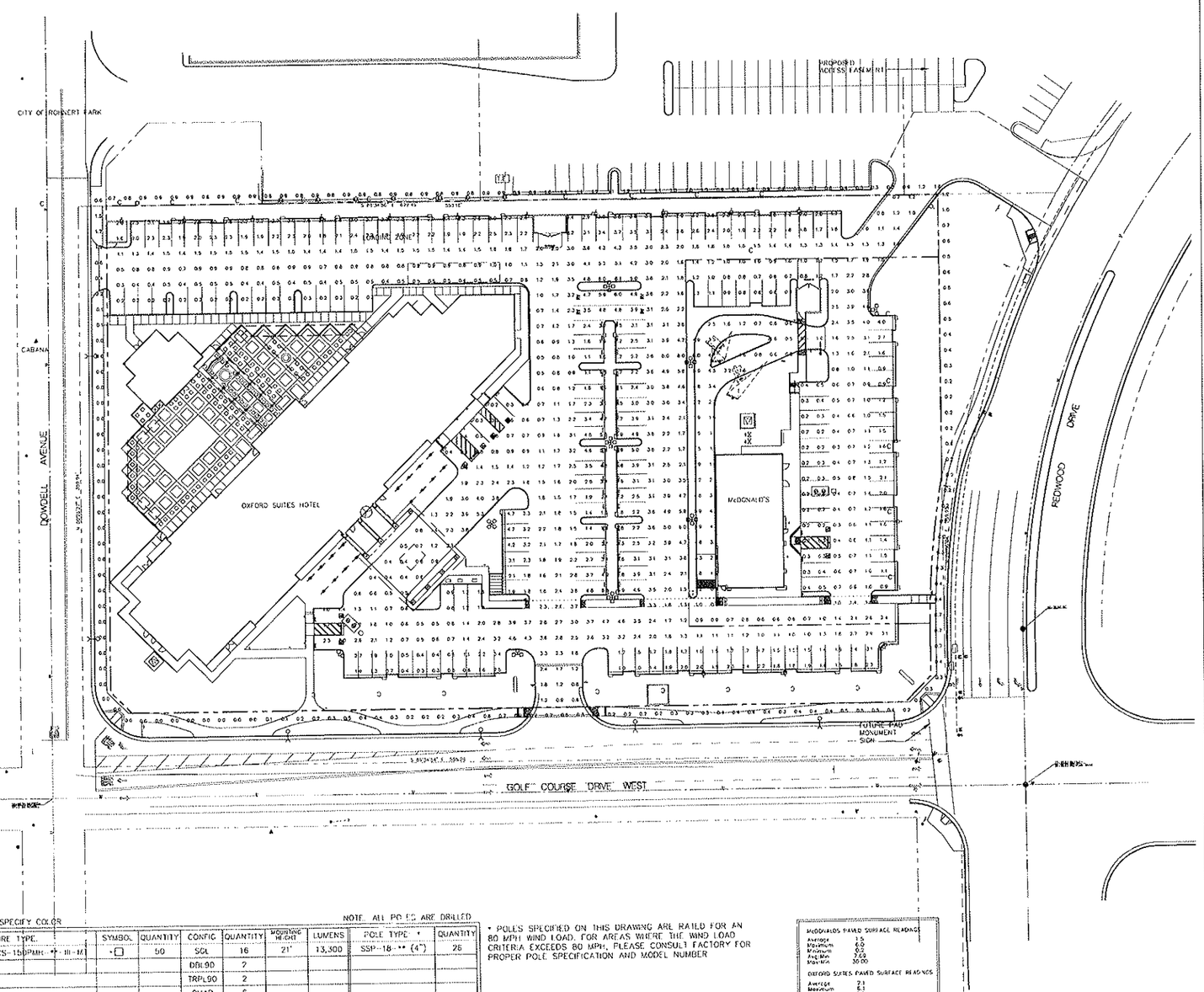
PROJECT CAD FILE: 2007041115

SHEET NO. SP1.2

PLOT SCALE 1=1 M30A-B06

PLANNING

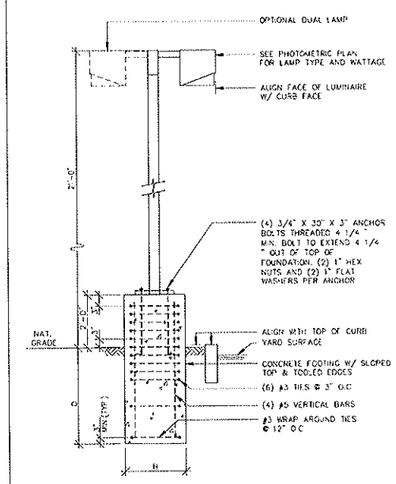
GREEN SITE



NOTES

1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.
2. THE CONTRIBUTION OF THE SOFFIT / BUILDING LIGHTING IS NOT REFLECTED ON THE DRAWING UNLESS SOFFIT / BUILDING LIGHTING IS SPECIFIED IN THE FIXTURE SCHEDULE BELOW.
3. DISTANCE BETWEEN READINGS 10'
4. FINAL ADJUSTMENTS TO AIMING ANGLE/DIRECTION OF FIXTURES MAY BE REQUIRED TO ELIMINATE LIGHT TRESPASS OR GLARE ONTO ADJOINING PROPERTIES OR ROADWAYS.
5. FOOTCANDLE LEVELS SHOWN ARE MAINTAINED. MAINTENANCE FACTOR USED ON THIS DRAWING IS 0.75

REV	DATE	DESCRIPTION	BY
	03/28/12	ISSUED FOR PLANNING REVIEW	JF/JR
	03/09/12	ISSUED FOR PLANNING REVIEW	JF/JR



7 / P1.0 YARD LIGHT
3/8" = 1'-0"
METAL HALIDE W/ FORWARD THROW LENS

** - SPECIFY COLOR

NOTE: ALL POLES ARE DRILLED

FIXTURE TYPE	SYMBOL	QUANTITY	CONFIG	QUANTITY	MOUNTING HEIGHT	LUMENS	POLE TYPE *	QUANTITY
RSU/RCS-150PMH-**-III-M	·□	50	SGL	16	21'	13,300	SSP-18-**(4")	26
			DBL90	7				
			TRPL90	2				
			QUAD	6				

* POLES SPECIFIED ON THIS DRAWING ARE RATED FOR AN 80 MPH WIND LOAD. FOR AREAS WHERE THE WIND LOAD CRITERIA EXCEEDS 80 MPH, PLEASE CONSULT FACTORY FOR PROPER POLE SPECIFICATION AND MODEL NUMBER

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS

MCDONALDS PAVED SURFACE READINGS

Average	1.5
Maximum	6.0
Minimum	0.0
Avg/Min	7.00
Max/Min	30.00

OXFORD SUITES PAVED SURFACE READINGS

Average	2.1
Maximum	7.5
Minimum	0.2
Avg/Min	10.36
Max/Min	30.50

PROPERTY LINE READINGS

Average	0.5
Maximum	1.7
Minimum	0.0

16 / P1.0 PHOTOMETRIC SITE PLAN
1" = 30'-0"

0 15 30 60 90 120
SCALE: 1"=30'-0"

N NORTH

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES

NOTES			
SCALE 1" = 30' 0"	DATE	NEXT ASSEMBLY	REF DRGS
DRAWN BY MM	3/23/12		
CHECKED BY			
APPROVED BY			
APPROVED BY		FINISH	
APPROVED BY			
SHOP ORDER		MATERIAL	
PROJECT NO			

SECURITY LIGHTING SYSTEMS
Performance Recognized Lighting Products
2085 Jackson St. Barrett Glen, Elizabeth 15009
1-800-364-1966

POINT-BY-POINT FOOTCANDLE PLOT FOR
NWC REDWOOD DR & GOLF COURSE DR W
ROHNERT PARK, CA

DRAWING NUMBER 1PCP24955D

©2012 McDonald's USA, LLC

PREPARED FOR: McDonald's USA, LLC

OXFORD SUITES

Stantec
Stantec Architecture Inc.
1383 N McDowell Blvd
Petaluma, CA U.S.A. 94954
Tel. 707.765.1660
Fax. 707.765.9908
www.stantec.com

BANEY CORPORATION
Civil Engineers • Land Surveyors
Land Planners • Land Developers

PRELIMINARY 02/06/12 PLANNING | PERMIT - | BID - | CONSTRUCTION -

DRAWING TITLE: PHOTOMETRIC PLAN

PROJECT ADDRESS: NWC REDWOOD DR. & GOLF COURSE DRIVE WEST ROHNERT PARK, CA

PROJECT CAD FILE: 200704115

STATE SITE CODE: 004-3309

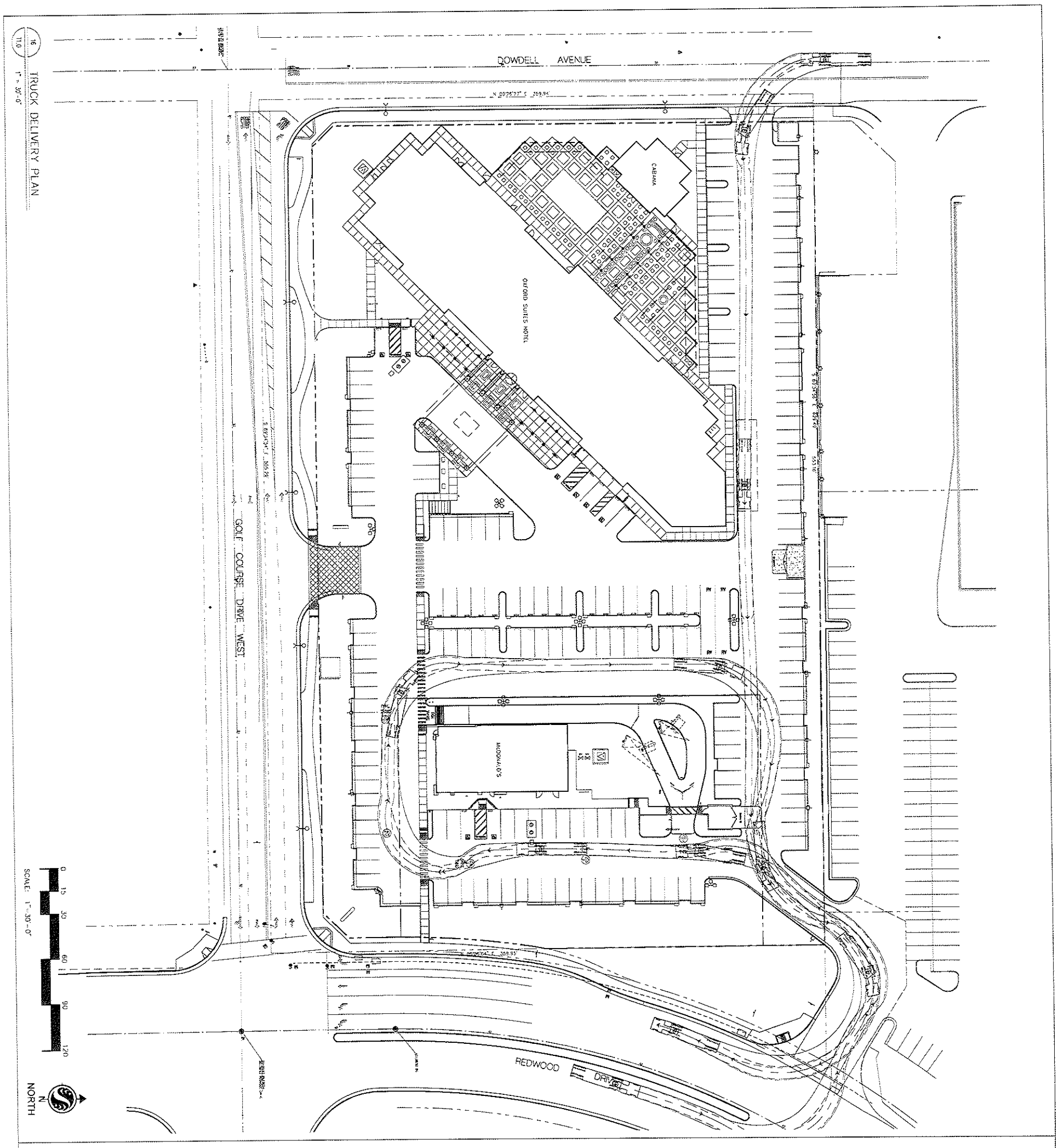
SHEET NO. P1.0

PLOT SCALE 1=1 MODEL-BOX

GREEN SITE

PLANNING

\\US1352-F01\workgroup\2007\Active\Production\Project\M-N-O-P\McD\2007041115 Rohnert Park McD\DWGS\2_Planning\01_2007041115_t1_p1.dwg Dimscale: 360 LTScale: 0.7 Plot [Time: Mar26,2012-03:49pm Login: cebrooks]
Pre-plot: [NOV 09, 2011 12:55-CeBrooks] Xrefs: "x041115_bd*"x041115_ site*"xa-base Images:



SHEET NO.	DRAWING TITLE:	PRELIMINARY 02/06/12
T1.0	TRUCK DELIVERY PLAN	PLANNING -
	PROJECT ADDRESS: NWC REDWOOD DR. & GOLF COURSE DRIVE WEST ROHNERT PARK, CA	PERMIT -
		BID -
	PROJECT CAD FILE: 2007041115 / STATE SITE CODE: 004-3309	CONSTRUCTION -

PREPARED FOR:

McDonald's USA, LLC

©2012 McDonald's USA, LLC

OXFORD SUITES

BANEY CORPORATION

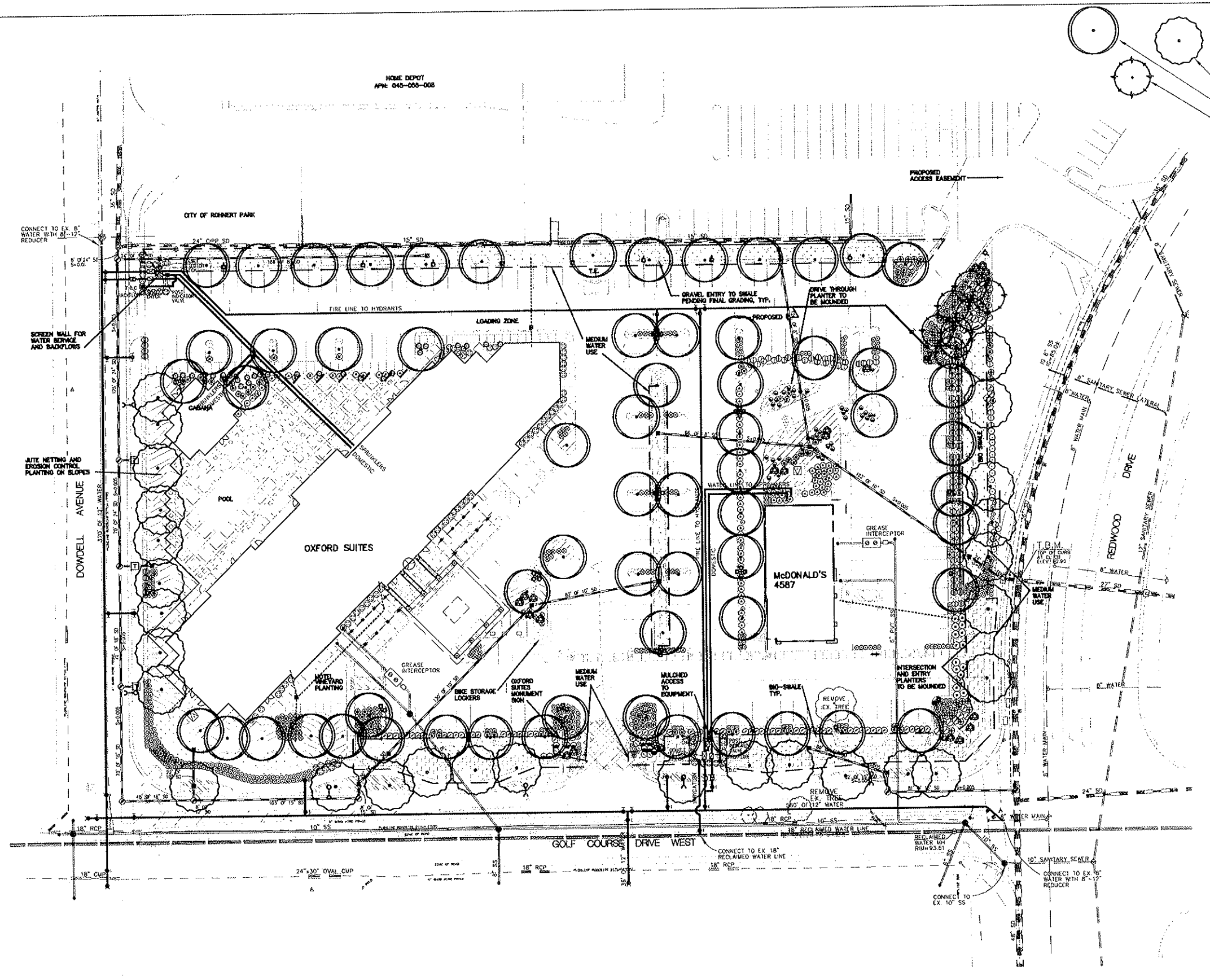
Stantec

Stantec Architecture Inc.
1383 N McDowell Blvd
Petaluma, CA U.S.A. 94954
Tel. 707.765.1660
Fax. 707.765.9908
www.stantec.com

REV	DATE	DESCRIPTION	BY
	03/28/12	ISSUED FOR PLANNING REVIEW	JF/JR
	03/09/12	ISSUED FOR PLANNING REVIEW	JF/JR

GREEN SITE

PLANNING



16 / L1 OVERALL LANDSCAPE PLAN
1" = 30'-0"

PLANTING LEGEND

SYMBOL	SIZE	QTY.	MATURE HEIGHT	BOTANICAL NAME	WATER REQMT * H, L, M HIGH, LOW, MEDIUM	COMMON NAME
TREES						
	15 GAL.	28	25'	ACER TARTARICUM 'GINNALA'	M	TARTARICUM (TRIDENT) MAPLE
	15 GAL.	63	35'	PYRUS CALLERYANA 'RED SPIRE'	M	ORNAMENTAL PEAR
	15 GAL.	8	60'	SEQUOIA SEMPERVIRENS 'APTOS BLUE'	H	COAST REDWOOD
SHRUBS AND PERENNIALS						
	5 GAL.	436	16"	AGAPANTHUS 'GOLD STRIKE' PP20 650	L	GOLD STRIKE LILY-OF-THE-NILE
	5 GAL.	19	24"	BERBERIS THUNBERGII 'CRIMSON PYGMY'	L	DWF. PURPLE BARBERRY
	5 GAL.	17	3'	CORREA REFLEXA 'CARPENTER ROCKS'	L	AUSTRALIAN FUSCHIA
	5 GAL.	49	3'	DIANELLA TASMANICA	L	TASMAN FLAX LILY
	5 GAL.	31	3'	DIETES IRIDOIDES 'JOHN'S RUNNER'	L	FORTNIGHT LILY
	5 GAL.	76	3'	ESCALLONIA 'COMPACKTA'	L	-
	5 GAL.	50	42"	FESTUCA MAIREI	L	ATLAS FESCUE
	5 GAL.	99	2'	LAVANDULA X INTERMEDIA	L	SILVER EDGE LAVANDER
	5 GAL.	91	42"	NANDINA DOMESTICA 'COMPACTA'	L	COMPACT HEAVENLY BAMBOO
	5 GAL.	116	3'	PHORMIUM TENAX 'DUSKY CHIEF'	L	DWARF PURPLE NEW ZEALAND FLAX
	5 GAL.	39	4'	PITTOSPORUM TOBIRA 'VARIEGATA'	L	VARIEGATED TOBIRA
	5 GAL.	94	3'	POLYGALA DALMAISIANA	L	SWEET PEA SHRUB
	5 GAL.	40	5'	PRUNUS LAUROCERASUS 'ETNA'	L	ENGLISH LAUREL
	5 GAL.	87	42"	RHAMNUS CALIFORNICA 'EVE CASE'	L	COFFEEBERRY
	5 GAL.	7	30"	WESTRINGIA FRUCTICOSA 'MUNDI'	L	LOW COAST ROSEMARY
VINES						
	5 GAL.	6	–	ESPALLIER TRO-HOTEL POOL WALL EXTERIOR.	M	–
GROUNDCOVERS / MASS PLANTINGS						
	1 GAL. 3" O.C.	4,845 S.F.	4'	RIBES VIBURNIFOLIUM	L	EVERGREEN CURRENT
	1 GAL. 30" O.C.	13,296 S.F.	12"-16"	FLOWER CARPET ROSE – PINKS	M	–
	1 GAL. 30" O.C.	1562 S.F.	12"-16"	PURPLE BLUE VERONICA AND PINK OENOTHERA MIXED 50-50	L	SPEEDWELL AND MEXICAN PRIMROSE
	SOD	4,647 S.F.	18"	BIO-SWALE MIXED GRASSES	M	FESCUES
	1 GAL. 18" O.C.	481 S.F.	30"	GAILLARDIA X GRANDIFLORA	L	BLANKET FLOWER
	1 GAL. 18" O.C.	3,542 S.F.	18"	ERIGERON KARVINSKIANUS	L	FLEABANE
SITE FEATURES – TYPICAL						
	21			ROCKS, SEE DETAIL L4		
	NOT SHOWN			REDWOOD HEADERBOARD – TO BE USED TO FORM PERIMETER OF BIO-SWWALES AND BASINS FOR ANNUAL MOWING AND TO RETAIN MULCH OUT OF BASINS.		
	NOT SHOWN			MOUNDS TO BE USED IN AREAS NOTED – NOT DRAWN FOR LEGIBILITY		
	NOT SHOWN			ROOT BARRIER: INSTALL AT TREES (EXCEPT PALMS) PLANTED 5' OR LESS FROM CURBS, BUILDINGS, OR PAVEMENT. HOWARD WIRE CLOTH COMPANY, HAYWARD, CA. (510)887-5787 OR 24" LINEAR PLASTIC PANEL FROM DEEP ROOT OR EQUAL.		
	539 S.F.			COBBLE TREATMENT AT ENTRY TO BIO-SWALE: 3"-6" WASHED RIVER COBBLE SET IN PLANTER OVER MIRAFI FW700 (PERMEABLE) LANDSCAPE FABRIC		

TOTAL ON SITE LANDSCAPED AREA: 40,895 S.F.
TOTAL OFFSITE LANDSCAPED AREA: 2,740 S.F.
TOTAL LANDSCAPED AREA: 43,735 S.F.

WATER CONSERVATION CONCEPT

CONCEPT STATEMENT

A COMBINATION OF DRIP, BUBBLERS, AND/OR LOW GALLONAGE SPRAYS SHALL BE INSTALLED IN ALL PLANTERS. IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH A CONTROLLER CAPABLE OF DUAL PROGRAMMING. PLANTS SHALL BE GROUPED INTO "HYDROZONES" AND IRRIGATED SEPARATELY FROM THOSE WITH DIFFERENT WATER REQUIREMENTS.

LINEAR ROOT BARRIER SPECIFIED. DO NOT USE PLASTIC BOX BARRIERS.

NOT FOR BIDDING OR CONSTRUCTION
THESE DRAWINGS ARE UNDER REVIEW AND SUBJECT TO REVISIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FINAL DRAWINGS, (INITIALED IN TITLE BLOCK), BEFORE FINALIZING BIDS OR BEGINNING CONSTRUCTION.

REV	DATE	DESCRIPTION	
	03/26/12	ISSUED FOR PLANNING REVIEW	S/JR
	03/09/12	ISSUED FOR PLANNING REVIEW	S/JR

Stantec
Stantec Architecture Inc.
1383 N. McDowell Blvd
Petaluma, CA U.S.A. 94954
Tel. 707.765.1660
Fax. 707.765.9908
www.stantec.com

©2012 McDonald's USA, LLC

PREPARED FOR: McDonald's USA, LLC

BANEY CORPORATION

OXFORD SUITES

REGISTERED LANDSCAPE ARCHITECT
MATTHEW RUTH #2526
EXPIRES 12-31-13
STATE OF CALIFORNIA

PRELIMINARY 02/09/12 | PLANNING - | PERMIT - | BID - | CONSTRUCTION -

DRAWING TITLE: OVERALL LANDSCAPE PLAN

PROJECT ADDRESS: NWC REDWOOD DR. & GOLF COURSE DRIVE WEST ROHNERT PARK, CA

PROJECT CAD FILE: 2007041115

STATE SITE CODE: 004-5558

SHEET NO: L1

PLOT SCALE: 1"=1" | PLOT DATE: 3/26/2012

PLANNING

GREEN SITE

F:\Project\M-N-O-P\McD\2007041115 Rohnert Park.McD\DWGS\2_Planning\05_2007041115_L1.1.dwg Dimscale:48 LTScale:0.5 Plot:[Time:Apr02,2012-04:47pm Login:jholtzer]
Pre-plot:[NOV 01, 2011 14:04-CeBrooks] Xrefs:"x041115_bdr Images:"ACER TATARICUM.bmp""aGAPANTHUS GOLD.bmp""BARBERRY crimson_pygmy.jpg""bioswale grass .bmp""Correa_CarpenterRocks.jpg""Dianella_tasmainca.jpg""dietes bicolor.jpg""ERIGERON BLUE BEAUTY.BMP""ESCALLONIA COMPACKTA.jpg""ESPALLIER.bmp""festuca-mairei.jpg""FLOWER CARPET

TREES

ACER TARTARICUM

PYRUS CALLERYANA 'REDSPIRE'

SEQUOIA SEMPERVIRENS 'APTOS BLUE'

SHRUBS AND ORNAMENTAL GRASSES

AGAPANTHUS

BERBERIS

CORREA

DIANELLA

DIETES

ESCALLONIA

FESTUCA

LAVANDULA

NANDINA

PHORMIUM

PITTOSPORUM

POLYGALA

PRUNUS

RHAMNUS

WESTRINGIA

ESPALLIER-SPP

GROUNDCOVERS

RIBES

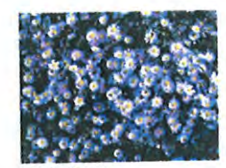
ROSE

VERONICA

OENOTHERA

BIO-SWALE

GAILLARDIA


ERIGERON

SUSTAINABLE DESIGN CHECKLIST

GOING GREEN

- ☑ REGIONAL/COMMUNITY DESIGN AND CONNECTIVITY
- ☑ GROUND COVER DESIGNED TO PROVIDE 100% VEGETATED COVER IN 2-3 YRS. ON AT LEAST 50% OF THE LANDSCAPE AREA.
- ☑ PLANTS SUPPORT IPM
- ☑ NON-INVASIVE PLANTS USED
- ☑ EROSION OF SOIL MINIMIZED WITH PLANT STABILIZATION, MULCH, JUTE NETTING, OTHER
- ☑ LOW MAINTENANCE PLANTINGS USED OVER 80% OF LANDSCAPE AREA (ADJUST %)
- ☑ PLANTS SELECTED BASED ON AVAILABLE PLANTER AREA
- ☑ WATER CONSERVING PLANTING DESIGN
- ☑ PLANTS FIT EXISTING SITE ECOLOGY
- ☑ DEEP TILLING REQUIRED TO REDUCE COMPACTION
- ☑ MULCH DEPTH 3" TO REDUCE EVAPOTRANSPIRATION
- ☑ IRRIGATION DESIGN TO BE WATER CONSERVING
- ☑ RECYCLED WATER AVAILABLE FOR IRRIGATION
- ☑ SOILS TEST REQUIRED FOR IMPROVING SOILS
- ☑ RE-USE OF TOPSOIL REQUIRED-FILL LIMITED
- ☑ BMP'S FOR STORM RUNOFF USED INCLUDING (LIST THEM)
  - ☑ BIO-BASINS/RETENTION
  - ☑ BIO-SWALES

CITY SPECIFIC REQUIREMENTS MET

- ☑ COA # 14 – ALL WORK IS PER AB 1881, CITY CODE 17.14 AND 17.16
- ☑ COA # 18 & 112 – RECYCLED WATER TO BE USED FOR IRRIGATION FROM EXISTING LINES IN GOLF COURSE DRIVE OR DOWDELL DRIVE. SYSTEM IS LOW PRESSURE AND PUMPS MAY BE REQUIRED.
- ☑ COA # 19 – REQUIREMENT TO HIRE A LICENSED LANDSCAPE CONTRACTOR FOR MAINTENANCE AND THE MINIMUM OPERATIONS TO BE PROVIDED WILL BE INCLUDED ON THE PERMIT LANDSCAPE DRAWINGS.
- ☑ COA # 25 – TREES WITHIN 5' OF PAVEMENT TO HAVE LINEAR ROOT BARRIERS.
- ☑ COA # 76 – ALL LANDSCAPE PLANS WILL INCLUDE THE SIDEWALKS AND STREET IMPROVEMENTS.
- ☑ WDSP #5.4.1 – DENSE PERIMETER PLANTING PROVIDED WHERE POSSIBLE.
- ☑ WDSP #5.4.2 – "ORCHARD TYPE" PLANTING PROVIDED THROUGHOUT PARKING LOT. COLORFUL CANOPY TREES USED.
  1 TREE PER 4 SPACES REQUIRED
  194 TOTAL PARKING STALLS = 48.5 TREES REQUIRED
  51 CANOPY TREES WITHIN THE PARKING AREAS PROVIDED
  REQUIREMENT MET
- ☑ WDSP #5.4.3 – ACCENT PLANTING PROVIDED AT ENTRIES AND ACHIEVED WITH USE OF FLOWERING SHRUBS, GROUND COVERS, PERENNIALS AND COLORED FOLIAGE PLANTS.
- ☑ WDSP #5.4.4 – 3' TALL SHRUB SCREEN PROVIDED ALONG DOWDELL.
- ☑ WDSP #5.4.5 – STREET TREES SELECTED PER SPECIFIC PLAN (CELTIS NOT USED IN PARKING LOT DUE TO POOR PERFORMANCE WITHIN COMPACTED CLAY PLANTING SITUATIONS IN SONOMA COUNTY.)
- ☑ WDSP #5.4.6 – INFORMAL ARRANGEMENT OF SHRUB PLANTINGS ALONG PERIMETER AS POSSIBLE AND MORE FORAMAL ARRANGEMENT AT BUILDINGS.
- ☑ WDSP #5.4.7 – PLANTS GROUPED IN LIKE HYDROZONES PER LATEST WUCOLS RATINGS. DRIP AND TARGET IRRIGATION AND LOW WATER SPRAYS TO BE USED TO DELIVER AUTOMATED WATERING.
- ☑ 17.14.080 – PLANS MEET PARAGRAPHS A, B, AND C 1-4. SUBSEQUENT FINAL LANDSCAPE PLANS WILL MEET PARAGRAPHS C 1 AND C 2.
- ☑ 17.16.100 – 3' TALL SHRUB SCREEN PROVIDED ALONG PARKING. ALLOWANCE WITH PLANT SETBACK AND LOW PLANTS FOR BUMPER OVERHANG INCLUDED IN THE DESIGN.

GENERAL AND SUSTAINABLE LANDSCAPE NOTES

1. ALL PLANTING AREAS SHALL BE COVERED FIRST WITH A 1" LAYER OF ORGANIC COMPOST THEN WITH CORRUGATED CARDBOARD AS A SHEET MULCH AND TOPDRESSED WITH A 3" (MINIMUM) DEEP LAYER OF 3/4" MINUS WOOD CHIP MULCH.
2. REFER TO ARCHITECTURAL AND CIVIL PLANS FOR DESCRIPTIONS OF ELEMENTS NOT IDENTIFIED ON THIS PLAN.
3. OBSERVE THE FOLLOWING MINIMUM SETBACK DISTANCES FOR TREE PLANTING :
   - BETWEEN STREET TREES -AS SHOWN ON PLAN OR = 30 FT.
   - DRIVEWAY CUTS AND FIRE HYDRANTS = 7 FT.
   - UTILITY BOXES, MANHOLE AND OTHER UTILITY VAULTS, TELEPHONE AND OTHER UTILITY POLES, GAS AND WATER METER, AND MAINS = 5 FT.
4. ALL SURFACE AND SUB-SURFACE SWALES, DRAINAGE STRUCTURES AND PATTERNS SHALL BE MAINTAINED.
5. A LICENSED LANDSCAPE MAINTENANCE CONTRACTOR WILL BE RETAINED TO PERFORM ROUTINE MAINTENANCE DUTIES.
6. LOCATIONS AND QUANTITIES OF EXISTING LANDSCAPE MATERIALS ARE APPROXIMATE.
7. PLANTER SOIL SHALL BE AMENDED AS DESCRIBED BY A LABORATORY SOIL ANALYSIS.
8. DASHED LINES INDICATE CONTOURS OF MOUNDING. (+1'-0" EACH). H.P. INDICATES LOCATION AND RELATIVE ELEVATION OF HIGH POINT ABOVE FG OF SURROUNDING PAVED AREAS. MOUNDS TO BE CONSTRUCTED OF CLEAN NATIVE TOPSOIL OR APPROVED FILL IMPORT PER SPECS. COMPACT TO 85%.

WATER USE CACLUATIONS

AB 1881 LANDSCAPE DOCUMENTATION - NEW PLANTS

[X] **PROJECT INFORMATION**

PROJECT APPLICANT:	OXFORD SUITES/MCD
PROJECT ADDRESS:	REDWOOD DRIVE
LANDSCAPE AREA:	39650 SF
PROJECT TYPE:	NEW
WATER SUPPLY TYPE:	RECYCLED
CLIENT CONTACT:	OXFORD SUITES/MCD
PROJECT CONTACT:	JACK RITTENHOUSE

[X] **WATER EFFICIENT LANDSCAPE WORKSHEET**

HYDROZONE TABLE

HYDRO-ZONE *	VALVE # VALVE USE	IRRIGATION METHOD **	AREA S.F.	% OF LANDSCAPE AREA	PLANT FACTOR (FROM WUCOLS)
LW	# 0 SHRUBS & GNDCVR	D	25792	59%	0.30
LW	# 0 SHRUBS & GNDCVR	S	0	0%	0.30
LW	# 0 SHRUBS & GNDCVR	S	0	0%	0.30
LW	# 0 TREES	B	N/A	0%	0.30
MW	# 0 SHRUBS & GNDCVR	D	0	0%	0.50
MW	# 0 SHRUBS & GNDCVR	S	17943	41%	0.50
HW	#0 ANNUALS	S	0	0%	0.80
HW	#0 TURF	S	0	0%	0.80
TOTAL			43735	100.0%	

* HYDROZONE
- 0 - 0.3 LW=LOW WATER USE PLANTS
- 0.4 - 0.6 MW=MODERATE WATER USE PLANTS
- 0.7 - 1.0 HW=HIGH WATER USE PLANTS

** IRRIGATION METHOD
- MS = MICROSPRAY B=BUBBLER
- S=SPRAY D=DRIP
- R=ROTOR O=OTHER

WATER BUDGET CALCULATIONS

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

ETO	42.9
CONVERSION FACTOR	0.62
ET ADJUSTMENT FACTOR	0.7
LANDSCAPE AREA S.F. (INCL. SLA)	43735
ADDIT WATER ALLOW FOR SLA	0.3
SPECIAL LANDSCAPE ALLOWANCE S.F.	0

MAWA=(ETO)(CONV FACTOR)[(ET ADJ FACTOR X LANDSCAPE S.F.)+(ADDIT WATER ADJ X SLA S.F.)]

MAWA= 814,284.47 Gal/Yr

ESTIMATED TOTAL WATER USE (ETWU)

ETWU=(ETO)(CONV FACTOR)[(PLANT FACTOR X HYDROZONE AREA) / IRRIGATION EFFICIENCY + (SPECIAL LSCAPE ALLOWANCE S.F.)]

LOW WATER USE HYDROZONES

ETO	42.9
CONVERSION FACTOR	0.62
PLANT FACTOR	0.3
HYDROZONE AREA S.F.	25792
IRRIGATION EFFICIENCY	0.71
SPECIAL LANDSCAPE ALLOWANCE S.F.	0
ETWU=	289,865.75 Gal/Yr

MODERATE WATER USE HYDROZONES

ETO	42.9
CONVERSION FACTOR	0.62
PLANT FACTOR	0.5
HYDROZONE AREA S.F.	17943
IRRIGATION EFFICIENCY	0.71
SPECIAL LANDSCAPE ALLOWANCE S.F.	0
ETWU=	336,090.08 Gal/Yr

HIGH WATER USE HYDROZONES

ETO	42.9
CONVERSION FACTOR	0.62
PLANT FACTOR	0.7
HYDROZONE AREA S.F.	0
IRRIGATION EFFICIENCY	0.71
SPECIAL LANDSCAPE ALLOWANCE S.F.	0
ETWU=	0.00 Gal/Yr

ETWU= 625955.83 Gal/Yr
ETWU= 77% MAWA

[X] **SOIL MANAGEMENT REQUIREMENTS**
POST GRADING HORTICULTURAL APPRAISEL REQUIRED.
WATER QUALITY REPORT REQUIRED ON RECYCLED WATER
RE-EVALUATION OF PLANT SELECTION REQUIRED WITH
RECYCLED WATER TEST RESULTS, CONTACT LANDSCAPE ARCHITECT

REV	DATE	DESCRIPTION	BY
	03/28/12	ISSUED FOR PLANNING REVIEW	JF/JR
	03/09/12	ISSUED FOR PLANNING REVIEW	JF/JR

Stantec
Stantec Architecture Inc.
1383 N. McDowell Blvd. Petaluma, CA U.S.A. 94954
Tel. 707.765.1660
Fax. 707.765.9908
www.stantec.com

PREPARED FOR:
McDonald's USA, LLC
©2012 McDonald's USA, LLC

BANEY CORPORATION

OXFORD SUITES

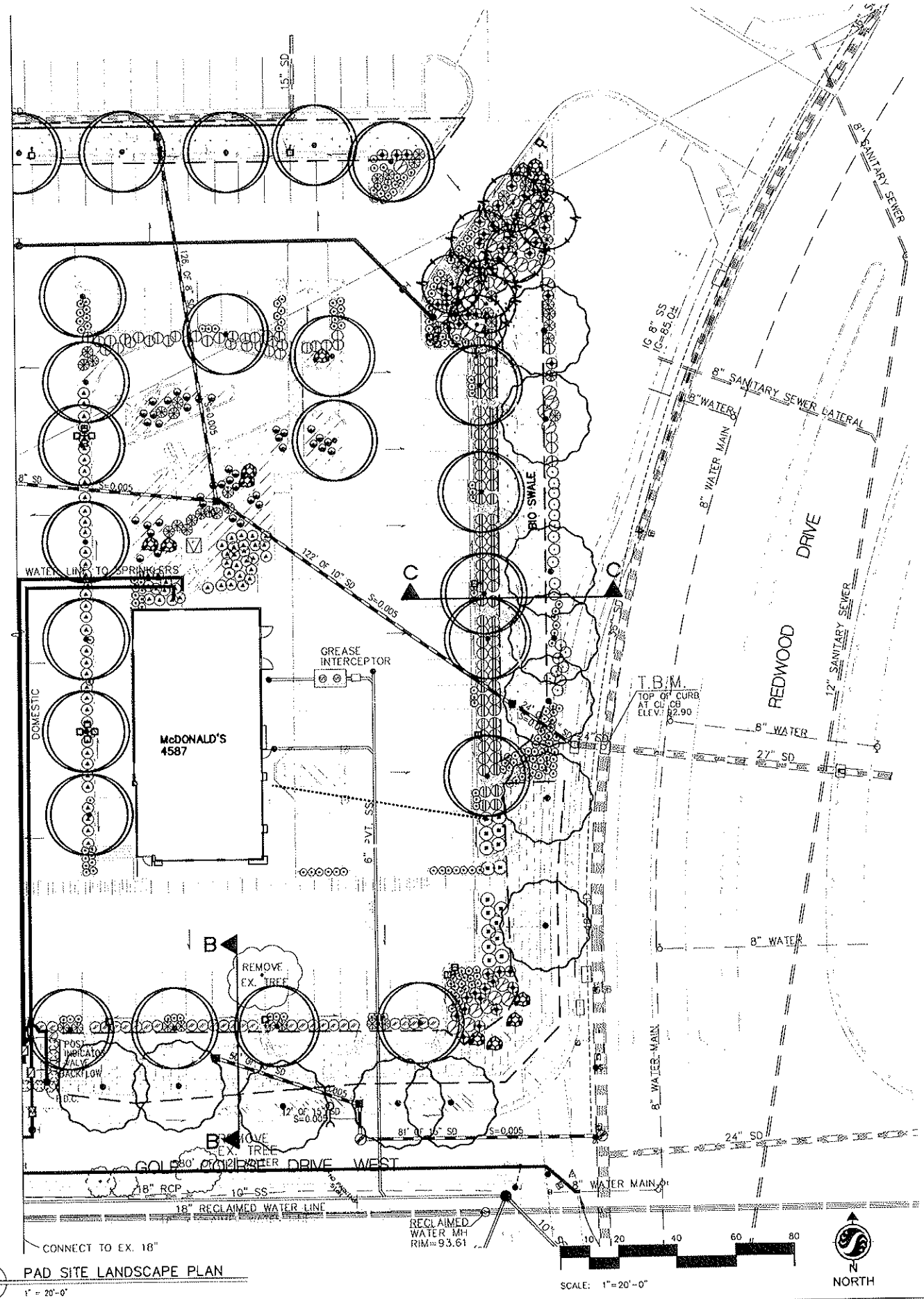
REGISTERED LANDSCAPE ARCHITECT — MAISHA RUTH #2238 — SIGNATURE — 8/30/13 RENEWAL DATE — 03/08/12 DATE — STATE OF CALIFORNIA

PRELIMINARY 02/06/12 | PLANNING - | PERMIT - | BID - | CONSTRUCTION -

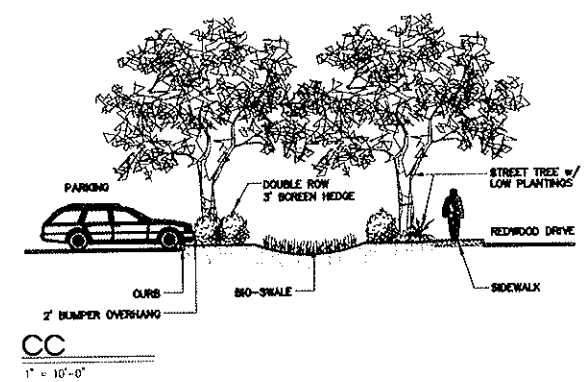
DRAWING TITLE: LANDSCAPE CALCULATIONS
PROJECT ADDRESS: NWC REDWOOD DR. & GOLF COURSE DRIVE WEST ROHNERT PARK, CA
STATE SITE CODE: 004-3309
PROJECT CAD FILE: 2007041115
SHEET NO. L1.1
PLOT SCALE: 1"=1" MCDA-BOR

PLANNING

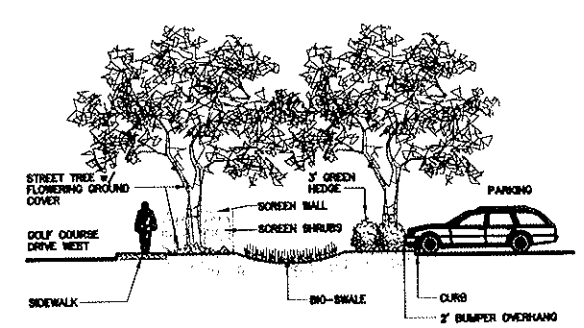
GREEN SITE



16 / L2 PAD SITE LANDSCAPE PLAN
1" = 20'-0"



CC
1" = 10'-0"



BB
1" = 10'-0"

PLANTING LEGEND

SYMBOL	SIZE	QTY.	MATURE HEIGHT	BOTANICAL NAME	WATER REQMT * H, L, M HIGH, LOW, MEDIUM	COMMON NAME
TREES						
	15 GAL.	28	25'	ACER TARTARICUM 'GINNALA'	M	TARTARICUM (TRIDENT) MAPLE
	15 GAL.	63	35'	PYRUS CALLERYANA 'RED SPIRE'	M	ORNAMENTAL PEAR
	15 GAL.	8	80'	SEQUOIA SEMPERVIRENS 'APTOS BLUE'	H	COAST REDWOOD
SHRUBS AND PERENNIALS						
	5 GAL.	438	18"	AGAPANTHUS 'GOLD STRIKE' PP20 850	L	GOLD STRIKE LILY-OF-THE-NILE
	5 GAL.	19	24"	BERBERIS THUNBERGII 'CRIMSON PYGMY'	L	DWF. PURPLE BARBERRY
	5 GAL.	17	3'	CORREA REFLEXA 'CARPENTER ROCKS'	L	AUSTRALIAN FUSCHIA
	5 GAL.	49	3'	DIANELLA TASMANICA	L	TASMAN FLAX LILY
	5 GAL.	31	3'	DIETES IRIOIDES 'JOHN'S RUNNER'	L	FORTNIGHT LILY
	5 GAL.	76	3'	ESCALLONIA 'COMPACKTA'	L	–
	5 GAL.	50	42"	FESTUCA MAIREI	L	ATLAS FESCUE
	5 GAL.	99	2'	LAVANDULA X INTERMEDIA	L	SILVER EDGE LAVANDER
	5 GAL.	91	42"	NANDINA DOMESTICA 'COMPACTA'	L	COMPACT HEAVENLY BAMBOO
	5 GAL.	116	3'	PHORMIUM TENAX 'DUSKY CHIEF'	L	DWARF PURPLE NEW ZEALAND FLAX
	5 GAL.	39	4'	PITTOSPORUM TOBIRA 'VARIEGATA'	L	VARIEGATED TOBIRA
	5 GAL.	94	3'	POLYGALA DALMAISIANA	L	SWEET PEA SHRUB
	5 GAL.	40	5'	PRUNUS LAUROCERASUS 'ETNA'	L	ENGLISH LAUREL
	5 GAL.	87	42"	RHAMNUS CALIFORNICA 'EVE CASE'	L	COFFEEBERRY
	5 GAL.	7	30"	WESTRINGIA FRUCTICOSA 'MUNDI'	L	LOW COAST ROSEMARY
VINES						
	5 GAL.	6	–	ESPALLIER TBD–HOTEL POOL WALL EXTERIOR.	M	–
GROUNDCOVERS / MASS PLANTINGS						
	1 GAL. 3" O.C.	4,845 S.F.	4'	RIBES VAUVRINIFOLIUM	L	EVERGREEN CURRENT
	1 GAL. 30" O.C.	13,296 S.F.	12"–18"	FLOWER CARPET ROSE – PINKS	M	–
	1 GAL. 30" O.C.	1582 S.F.	12"–18"	PURPLE BLUE VERONICA AND PINK OENOTHERA MIXED 50–50	L	SPEEDWELL AND MEXICAN PRIMROSE
	SOD	4,647 S.F.	16"	BIO–SWALE MIXED GRASSES	M	FESCUES
	1 GAL. 18" O.C.	461 S.F.	30"	GAILLARDIA X GRANDIFLORA	L	BLANKET FLOWER
	1 GAL. 18" O.C.	3,542 S.F.	18"	ERIGERON KARWINSKIANUS	L	FLEABANE
SITE FEATURES – TYPICAL						
	21	ROCKS, SEE DETAIL L4				
	NOT SHOWN	REDWOOD HEADERBOARD – TO BE USED TO FORM PERIMETER OF BIO-SWALES AND BASINS FOR ANNUAL MOWING AND TO RETAIN MULCH OUT OF BASINS.				
	NOT SHOWN	MOUNDS TO BE USED IN AREAS NOTED – NOT DRAWN FOR LEGIBILITY				
	NOT SHOWN	ROOT BARRIER: INSTALL AT TREES (EXCEPT PALMS) PLANTED 5' OR LESS FROM CURBS, BUILDINGS, OR PAVEMENT. HOWARD WIRE CLOTH COMPANY, HAYWARD, CA. (510)887-8787 OR 24" LINEAR PLASTIC PANEL FROM DEEP ROOT OR EQUAL.				
	529 S.F.	COBBLE TREATMENT AT ENTRY TO BIO-SWALE: 3"–6" WASHED RIVER COBBLE SET IN PLANTER OVER MIRAFI FW700 (PERMEABLE) LANDSCAPE FABRIC				

REV	DATE	DESCRIPTION	BY
	03/28/12	ISSUED FOR PLANNING REVIEW	SFJR
	03/09/12	ISSUED FOR PLANNING REVIEW	SFJR

Stantec
Stantec Architecture Inc.
1383 N. McDowell Blvd.
Petaluma, CA U.S.A. 94954
Tel. 707.765.1650
Fax. 707.765.9908
www.stantec.com

©2012 McDonald's USA, LLC

PREPARED FOR:
McDonald's USA, LLC

BANEY CORPORATION
Civil Engineers • Land Surveyors
Water Resource Engineers

OXFORD SUITES

REGISTERED LANDSCAPE ARCHITECT
WILLIAM RUTH #2328
STATE OF CALIFORNIA

PRELIMINARY: 02/06/12	PERMIT	BID	CONSTRUCTION
PLANNING	-	-	-

DRAWING TITLE: PAD SITE LANDSCAPE PLAN

PROJECT ADDRESS: NWC REDWOOD DR. & GOLF COURSE DRIVE WEST, ROHNERT PARK, CA

PROJECT CAD FILE: 2007041115

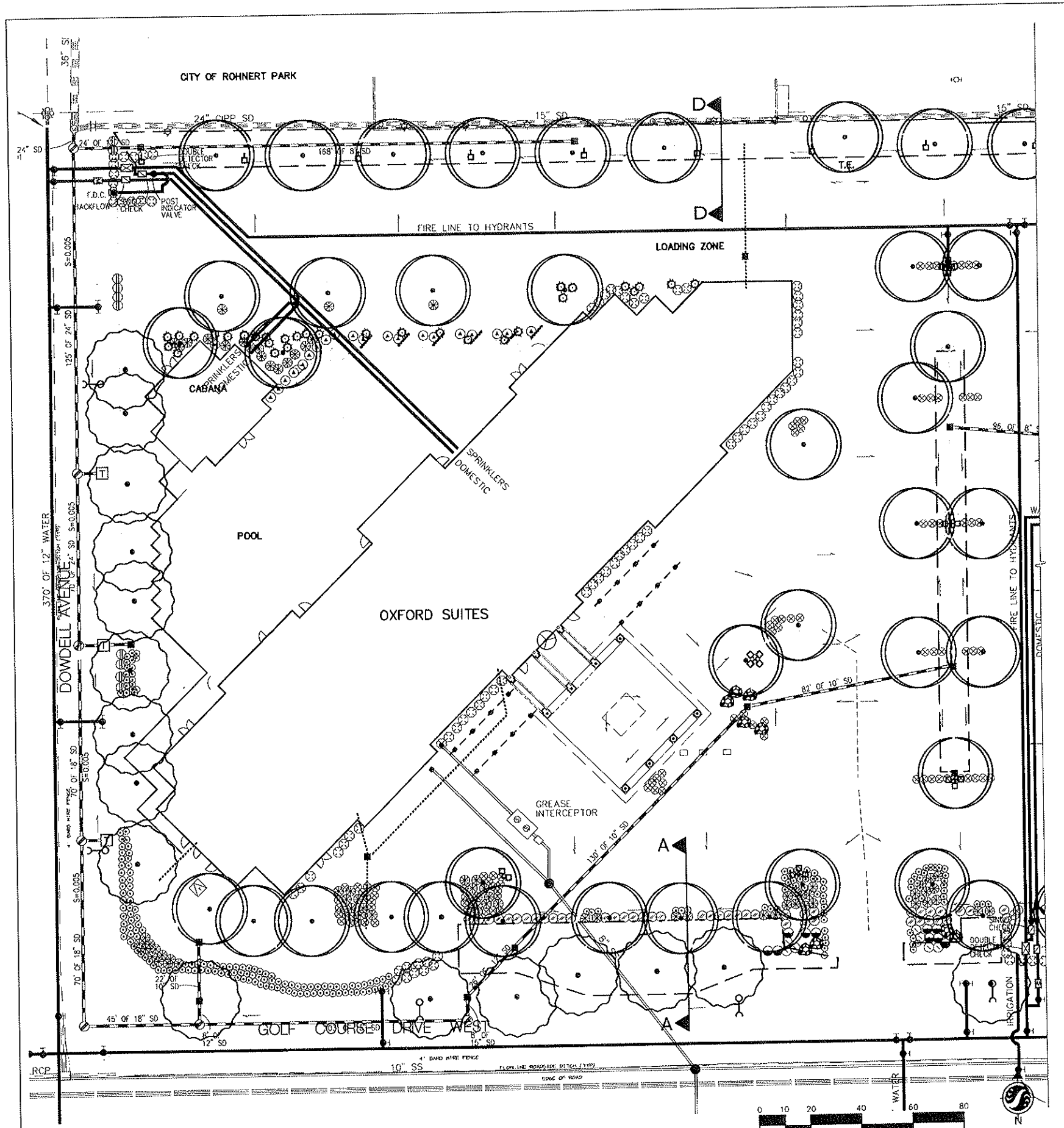
STATE SITE CODE: 004-3309

SHEET NO. L1.2

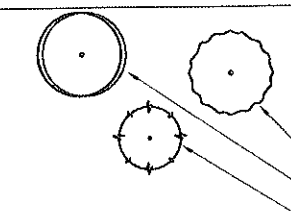
PLOT SCALE 1"=1" MODX-BW

PLANNING

GREEN SITE

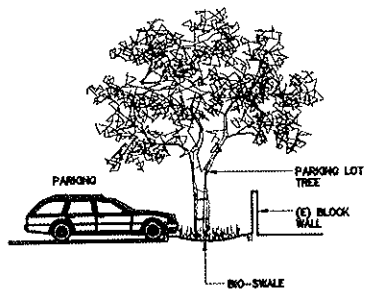


16
17
OXFORD SUITES LANDSCAPE PLAN
1" = 20'-0"

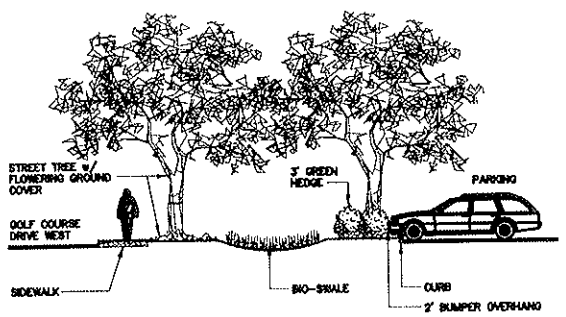


PLANTING LEGEND

SYMBOL	SIZE	QTY.	MATURE HEIGHT	BOTANICAL NAME	WATER REQMT * H, L, M HIGH, LOW, MEDIUM	COMMON NAME
TREES						
	15 GAL.	28	25'	ACER TARTARICUM 'GINNALA'	M	TARTARICUM (TRIDENT) MAPLE
	15 GAL.	63	35'	PYRUS CALLERYANA 'RED SPIRE'	M	ORNAMENTAL PEAR
	15 GAL.	8	60'	SEQUOIA SEMPIRVIRENS 'APTOS BLUE'	H	COAST REDWOOD
SHRUBS AND PERENNIALS						
	5 GAL.	438	16"	AGAPANTHUS 'GOLD STRIKE' PP20 650	L	GOLD STRIKE LILY-OF-THE-NILE
	5 GAL.	19	24"	BERBERIS THUNBERGII 'CRIMSON PYGMY'	L	DWF. PURPLE BARBERRY
	5 GAL.	17	3'	CORREA REFLEXA 'CARPENTER ROCKS'	L	AUSTRALIAN FUSCHIA
	5 GAL.	49	3'	DIANELLA TASMANICA	L	TASMAN FLAX LILY
	5 GAL.	31	3'	DIETES IRIDOIDES 'JOHN'S RUNNER'	L	FORTNIGHT LILY
	5 GAL.	76	3'	ESCALLONIA 'COMPACKTA'	L	–
	5 GAL.	50	42"	FESTUCA MAIREI	L	ATLAS FESCUE
	5 GAL.	99	2'	LAVANDULA X INTERMEDIA	L	SILVER EDGE LAVANDER
	5 GAL.	91	42"	NANDINA DOMESTICA 'COMPACTA'	L	COMPACT HEAVENLY BAMBOO
	5 GAL.	116	3'	PHORMIUM TENAX 'DUSKY CHIEF'	L	DWARF PURPLE NEW ZEALAND FLAX
	5 GAL.	39	4'	PITTOSPORUM TOBIRA 'VARIEGATA'	L	VARIEGATED TOBIRA
	5 GAL.	94	3'	POLYGALA DALMAISIANA	L	SWEET PEA SHRUB
	5 GAL.	40	6'	PRUNUS LAUROCERASUS 'ETNA'	L	ENGLISH LAUREL
	5 GAL.	87	42"	RHAMNUS CALIFORNICA 'EVE CASE'	L	COFFEEBERRY
	5 GAL.	7	30"	WESTRINGIA FRUCTICOSA 'MUNDI'	L	LOW COAST ROSEMARY
VINES						
	5 GAL.	6	–	ESPALLIER TBD–HOTEL POOL WALL EXTERIOR.	M	–
GROUNDCOVERS / MASS PLANTINGS						
	1 GAL. 3" O.C.	4,845 S.F.	4'	RIBES VIBURNIFOLIUM	L	EVERGREEN CURRENT
	1 GAL. 30" O.C.	13,296 S.F.	12"–18"	FLOWER CARPET ROSE – PINKS	M	–
	1 GAL. 30" O.C.	1582 S.F.	12"–18"	PURPLE BLUE VERONICA AND PINK OENOTHERA MIXED 50–50	L	SPEEDWELL AND MEXICAN PRIMROSE
	SOD	4,647 S.F.	18"	BIO–SWALE MIXED GRASSES	M	FESCUES
	1 GAL. 18" O.C.	461 S.F.	30"	GAILLARDIA X GRANDIFLORA	L	BLANKET FLOWER
	1 GAL. 18" O.C.	3,542 S.F.	18"	ERIGERON KARVINSKIANUS	L	FLEABANE
SITE FEATURES – TYPICAL						
	21	ROCKS, SEE DETAIL L4				
	NOT SHOWN	REDWOOD HEADERBOARD – TO BE USED TO FORM PERIMETER OF BIO–SWALES AND BASINS FOR ANNUAL MOWING AND TO RETAIN MULCH OUT OF BASINS.				
	NOT SHOWN	MOUNDS TO BE USED IN AREAS NOTED – NOT DRAWN FOR LEGIBILITY				
	NOT SHOWN	ROOT BARRIER: INSTALL AT TREES (EXCEPT PALMS) PLANTED 5' OR LESS FROM CURBS, BUILDINGS, OR PAVEMENT. HOWARD WIRE CLOTH COMPANY, HAYWARD, CA. (510)887–8787 OR 24" LINEAR PLASTIC PANEL FROM DEEP ROOT OR EQUAL.				
	520 S.F.	COBBLE TREATMENT AT ENTRY TO BIO–SWALE: 3"–6" WASHED RIVER COBBLE SET IN PLANTER OVER MIRAFI FW700 (PERMEABLE) LANDSCAPE FABRIC				



DD
1" = 10'-0"



AA
1" = 10'-0"

REV	DATE	DESCRIPTION	BY
	03/28/12	ISSUED FOR PLANNING REVIEW	S.F.
	03/09/12	ISSUED FOR PLANNING REVIEW	S.F.

Stantec
Stantec Architecture Inc.
1385 N. McDowell Blvd.
Petaluma, CA U.S.A. 94954
Tel. 707.765.1660
Fax. 707.765.9903
www.stantec.com

©2012 McDonald's USA, LLC

PREPARED FOR:
McDonald's USA, LLC

BANEY CORPORATION
Land Development Consultants
Civil Engineers • Land Surveyors

OXFORD SUITES

REGISTERED LANDSCAPE ARCHITECT
MATTHIAS RUTH 4232
STATE OF CALIFORNIA

PRELIMINARY	PERMIT	BID	CONSTRUCTION
02/06/12	-	-	-
PLANNING	-	-	-

DRAWING TITLE:
OXFORD SUITES LANDSCAPE PLAN

PROJECT ADDRESS:
NWC REDWOOD DR. & GOLF COURSE DRIVE WEST
ROHNERT PARK, CA

STATE SITE CODE: 004–3309

PROJECT CAD FILE: 2007041115

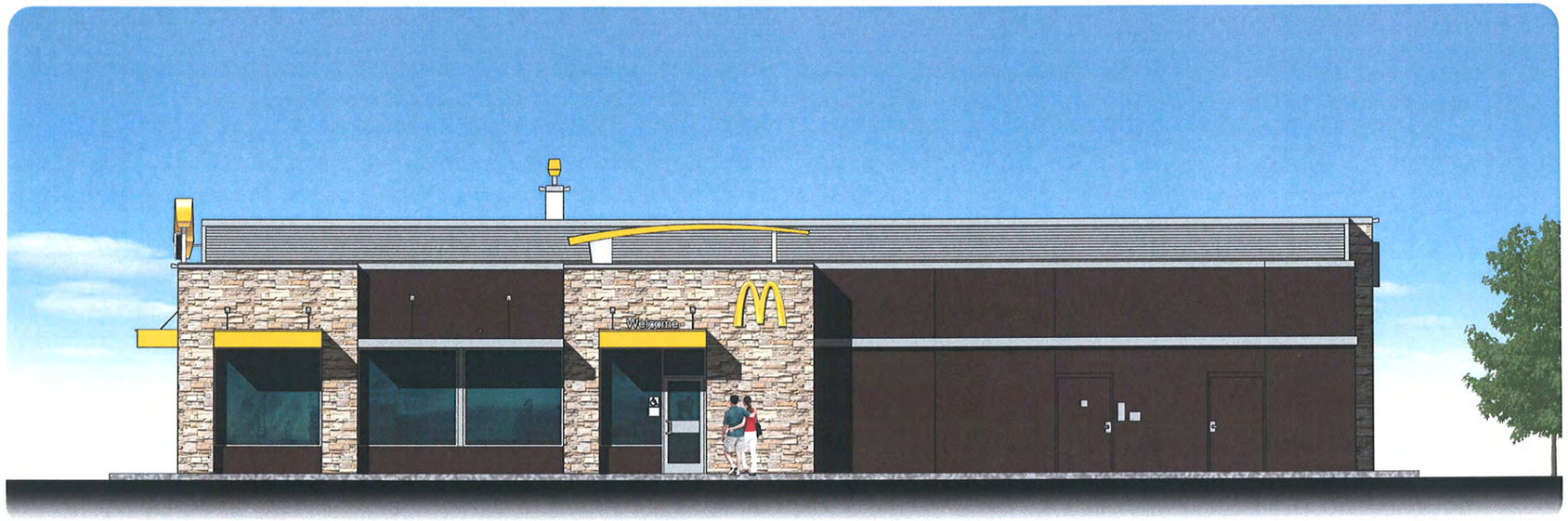
SHEET NO.
L1.3

PLOT SCALE: 1"=1" MORA-BW

GREEN SITE

PLANNING

Version 02-07-12



East Elevation

South Elevation

Color Legend:

Yellow - Color Match Pantone 109C

Benjamin Moore BM-2112-10 "Mink"

Benjamin Moore BM-HC-21 "Huntington Beige"

Corrugated Metal City Scape Metal - ERA

Aluminum Trellis System

Cultured Stone Ledgestone

McDonald's

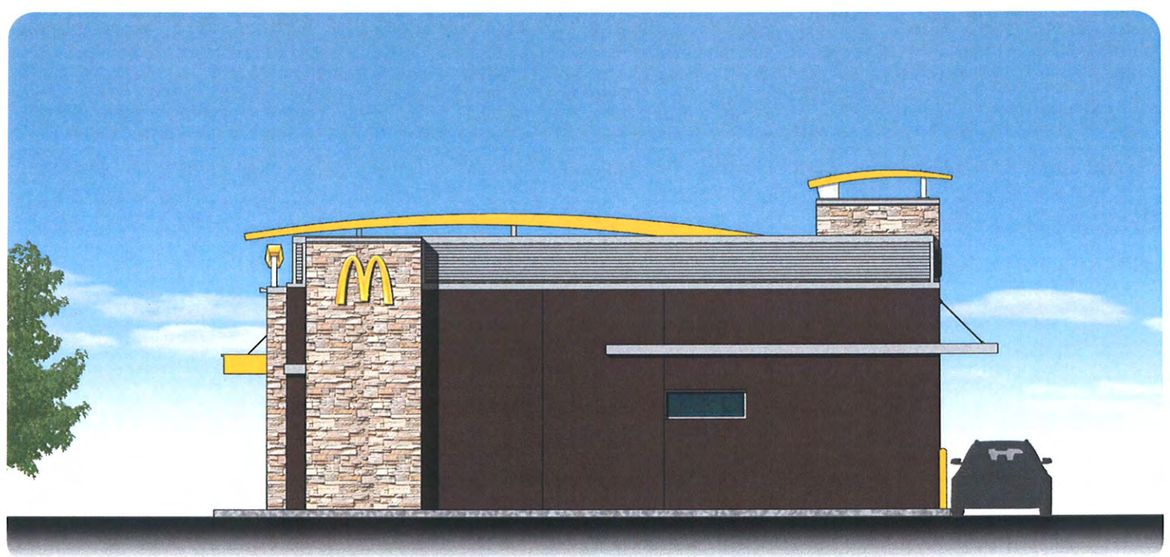
McDonald's
NWC Redwood Drive &
Golf Course Drive West
Rohnert Park, CA

Stantec

M1

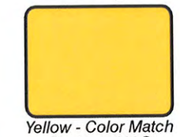
Version 02-07-12

West Elevation



North Elevation

Color Legend:

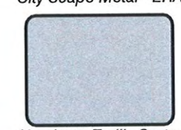


Yellow - Color Match
Pantone 109C

Benjamin Moore
BM-2112-10 "Mink"

Benjamin Moore BM-HC-21
"Huntington Beige"

Corrugated Metal
City Scape Metal - ERA



Aluminum Trellis System

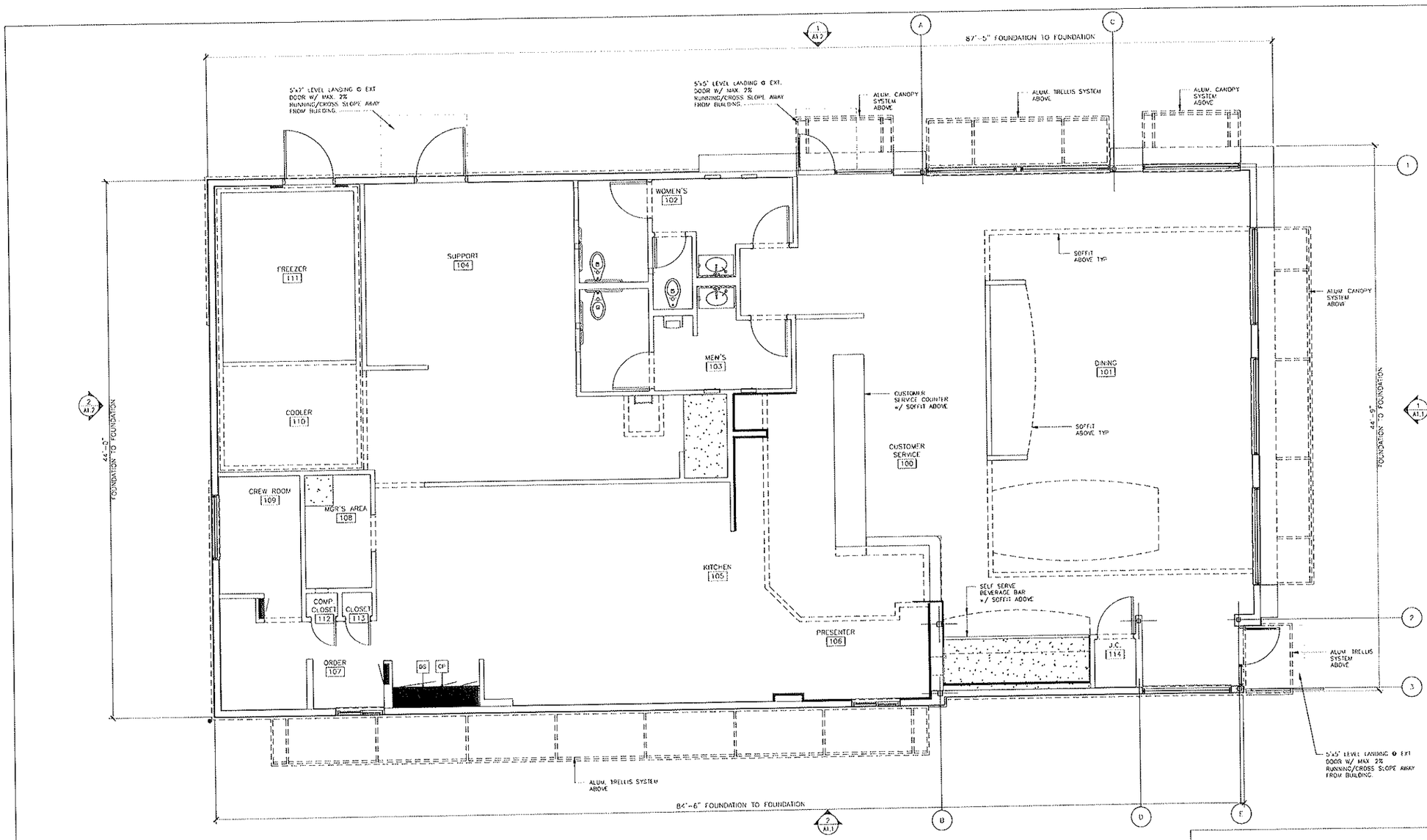
Cultured Stone
Ledgestone

McDonald's

McDonald's
NWC Redwood Drive &
Golf Course Drive West
Rohnert Park, CA

Stantec

M2



1 / A1.0 McDONALD'S FLOOR PLAN

1/4" = 1'-0"

4587-WW PLAN
70 SEATS (4 ACCESSIBLE SEATS)

OCCUPANCY ALLOWANCE:

MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

FUNCTION OF SPACE	ALLOWANCE	AREA	OCCUPANTS
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 GROSS	497 SF	2
ASSEMBLY WITH FIXED SEATS	SEE PLAN	–	70
ASSEMBLY W/OUT FIXED SEATS STANDING SPACE	5 NET	98 SF	20
BUSINESS AREAS	100 GROSS	153 SF	1
KITCHENS, COMMERCIAL	200 GROSS	–	5
TOTAL OCCUPANCY ALLOWANCE			98

REV	DATE	DESCRIPTION	BY
	03/28/12	ISSUED FOR PLANNING REVIEW	JF/JR
	03/29/12	ISSUED FOR PLANNING REVIEW	JF/JR

Stantec
Stantec Architecture Inc.
1383 N. McDowell Blvd.
Petaluma, CA U.S.A. 94954
Tel. 707.765.1660
Fax. 707.765.9908
www.stantec.com

©2012 McDonald's USA, LLC

PREPARED FOR:
McDonald's USA, LLC

OXFORD SUITES

BANFEY ARCHITECTS

PRELIMINARY 03/28/12 | PLANNING - | PERMIT - | BID - | CONSTRUCTION -

DRAWING TITLE: McDONALD'S FLOOR PLAN

PROJECT ADDRESS: NWC REDWOOD DR. & GOLF COURSE DRIVE WEST ROHNERT PARK, CA

PROJECT CAD FILE: 2007241115

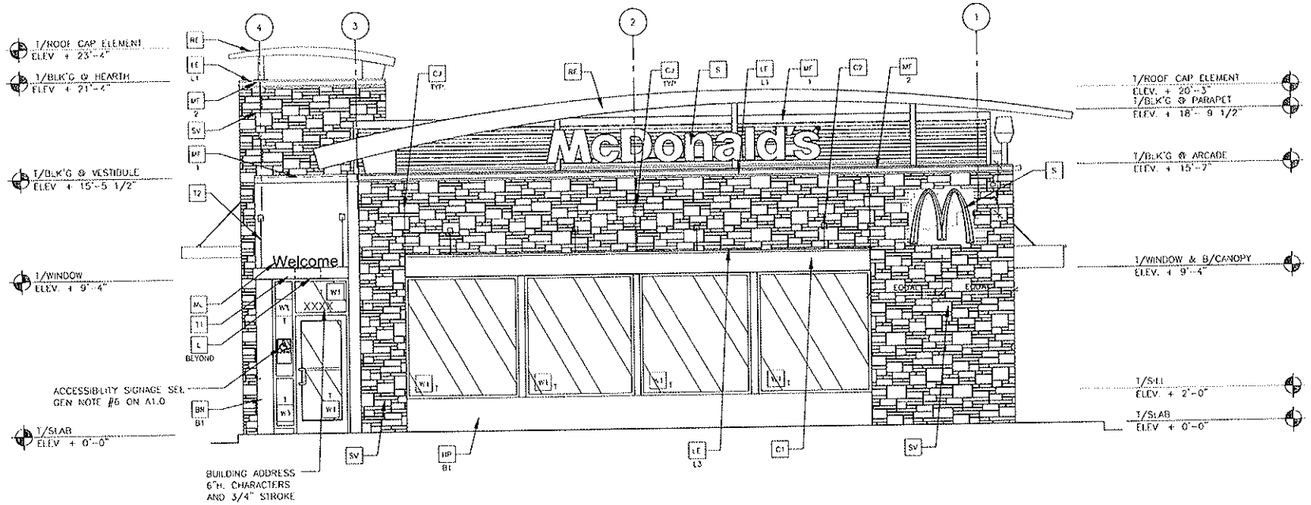
STATE SITE CODE: 044-3059

SHEET NO. A1.0

PLOT SCALE 1"=1" MSM-BSY

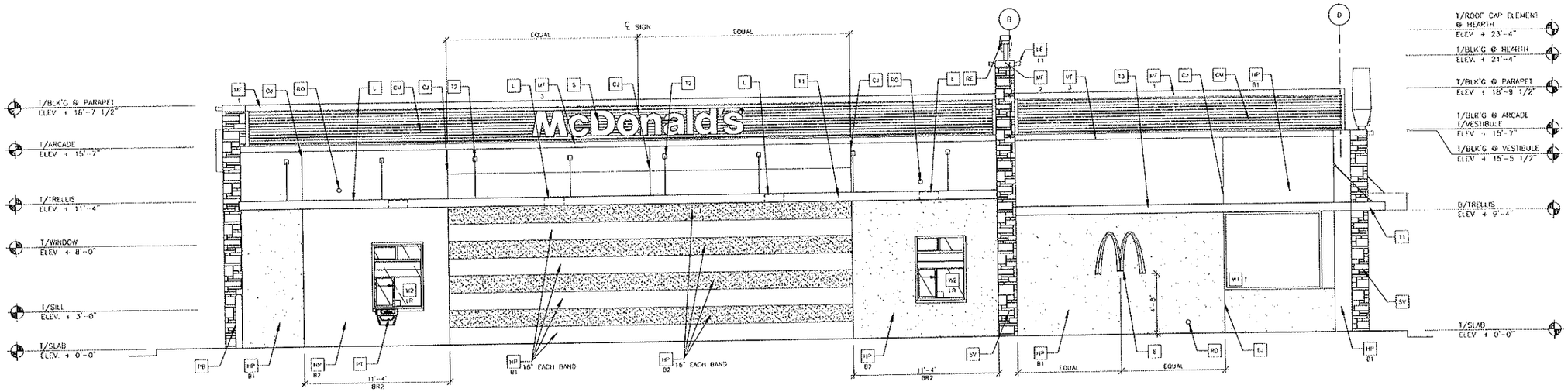
PLANNING

GREEN SITE



1 / A1.1 FRONT ELEVATION

1/4" = 1'-0"



2 / A1.1 DRIVE-THRU ELEVATION

1/4" = 1'-0"

GLAZING REQUIREMNTS:
U VALUE = 0.35
SHGC = 0.4

KEY NOTES:

- C1 ALUMINUM CANOPY SYSTEM (COLOR: YELLOW)
- C2 ALUMINUM CANOPY TIE-BACK SYSTEM
- CJ CONTROL JOINT
- CM CORRUGATED METAL PANEL - SEE 1A/A5.0 COLOR - CITYSCAPE BY METAL-ERA
- D HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
- FB CO2 — CO2= BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00) BG= BULK O2 FILL BOX (EQPM SCHEDULE ITEM 700.18) - CONFIRM USE WITH MCD PROJECT MANAGER
- L LIGHT FIXTURE (WALL SCONCE) - SEE ELECTRICAL
- HP STUCCO EXTERIOR FINISH - PAINTED
  - B1 — COLOR: B1 = BENJAMIN MOORE 'MINK' #2112-10; B2 = BENJAMIN MOORE 'HUNTINGTON BEIGE' #HC-21
- MF METAL FASCIA - COLOR TO MATCH CORRUGATED METAL PANEL
  - TYPE: 1 = PRE-FAB ANCHOR-TITE FASCIA; 2 = PRE-FAB CUSTOM ARCADE FASCIA; 3 = PRE-FAB STUCCO CAP FASCIA
- LE ACCENT LIGHTING - SEE ELECTRICAL
  - L1 — LED LIGHT; L2 = UP AND DOWN FIXTURE; L2 = DOWN ONLY FIXTURE; L3 = INTEGRAL CANOPY FIXTURE
- VL METAL LETTERING - BY OTHERS
- PB PIPE BOLLARD - PAINTED YELLOW
- PT (RM-C) COIN COLLECTOR
- RE ROOF CAP ELEMENT BY OTHERS
- RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
- SV STONE VENEER - OWENS CORNING ProFit LEDGESTONE "SOUTHWEST"
- T1 ALUMINUM TRELLIS SYSTEM
- T2 TRELLIS TIE-BACK SYSTEM
- T3 ALUMINUM TRELLIS 2" x 8" WALL FASCIA SYSTEM - REFER TO SIM DETAIL 3 ON SHEET A5.1
- W1 EXTERIOR WINDOW ASSEMBLY - SEE ASSEMBLY NOTES ON SHEET A5.0
  - T = TEMPERED GLASS
- W2 DRIVE-THRU WINDOW BY READY ACCESS - CONFIRM MODEL, OPTIONS, AND SIZE WITH MCD AREA CONSTRUCTION MANAGER
  - XX — OPTIONS INCLUDE: TRANSOM (SHOWN); SLIDE DIRECTION: RL = RIGHT TO LEFT, LR = LEFT TO RIGHT

REV	DATE	DESCRIPTION	BY
	03/28/12	ISSUED FOR PLANNING REVIEW	JFJR
	03/29/12	ISSUED FOR PLANNING REVIEW	JFJR

Stantec
Stantec Architecture Inc.
1383 N. McDowell Blvd.
Petaluma, CA U.S.A. 94954
Tel. 707.765.1660
Fax. 707.765.9908
www.stantec.com

©2012 McDonald's USA, LLC

PREPARED FOR: McDonald's USA, LLC

OXFORD SUITES

BANEY CORPORATION

PRELIMINARY 02/06/12 | PLANNING | PERMIT | BID | CONSTRUCTION

DRAWING TITLE: McDONALD'S BUILDING ELEVTIONS

PROJECT ADDRESS: NWC REDWOOD DR. & GOLF COURSE DRIVE WEST ROHNERT PARK, CA

PROJECT CAD FILE: 2007041115

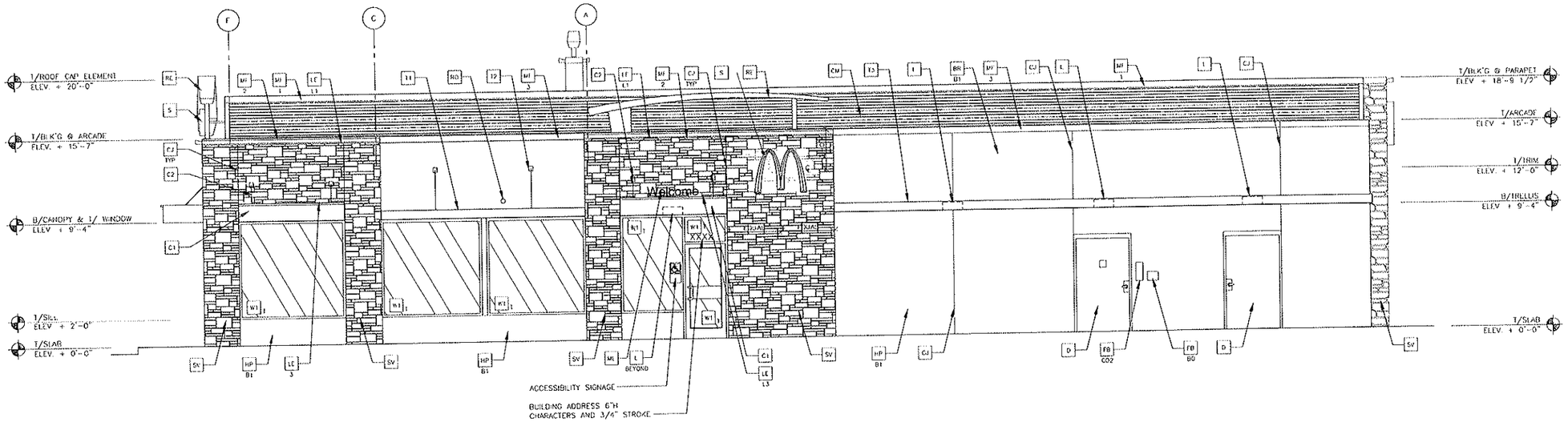
STATE SITE CODE: 004-3309

SHEET NO A1.1

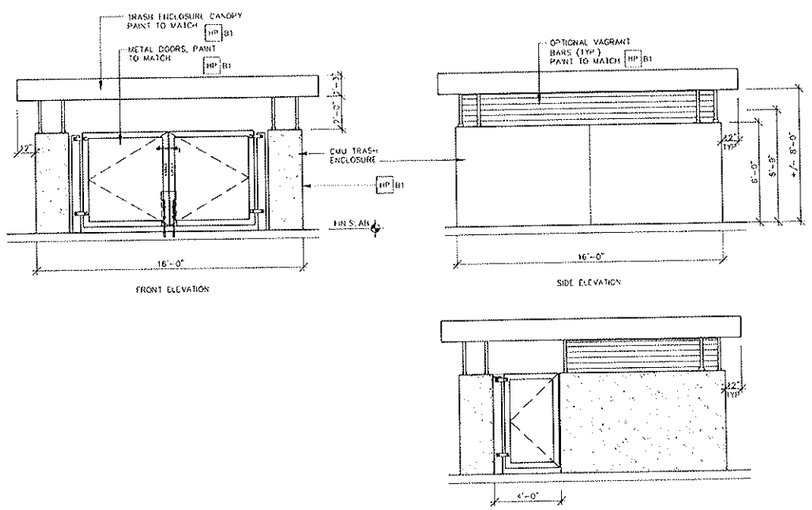
PLOT SCALE: 1"=1" MODA-B04

PLANNING

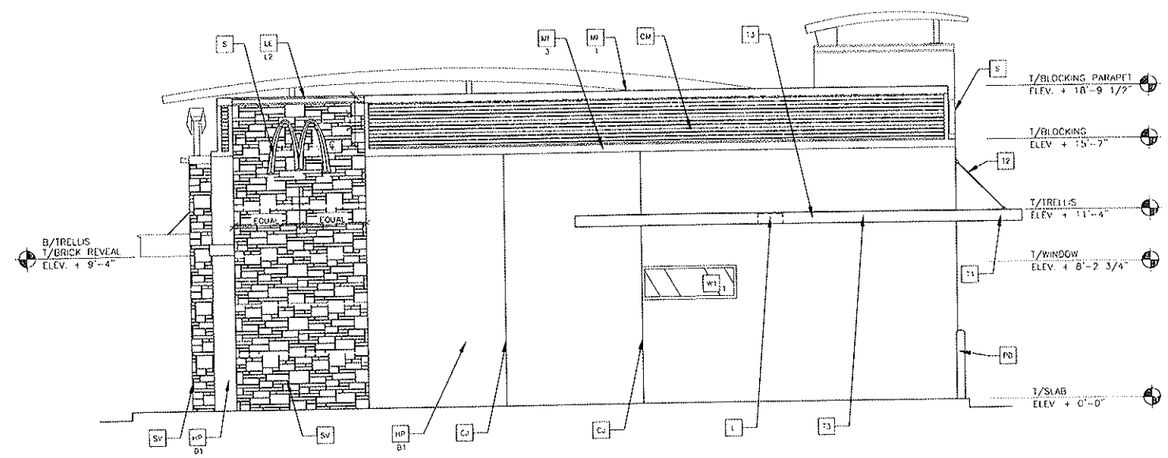
GREEN SITE



1 / A1.2 NON DRIVE-THRU ELEVATION
1/4" = 1'-0"



3 / A1.2 TRASH ENCLOSURE ELEVATIONS
1/4" = 1'-0"



2 / A1.2 REAR ELEVATION
1/4" = 1'-0"

GLAZING REQUIREMENTS:
U-VALUE = 0.35
SHGC = 0.4

KEY NOTES:

- C1 ALUMINUM CANOPY SYSTEM (COLOR: YELLOW)
- C2 ALUMINUM CANOPY TIE-BACK SYSTEM
- CJ CONTROL JOINT
- CM CORRUGATED METAL PANEL – SEE 9A/A5.0 COLOR – CITYSCAPE BY METAL-FRA
- D HOLLOW METAL DOOR – PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
- FB CO2 – CO2 SOLID CO2 FILL BOX (EOPW SCHEDULE ITEM 49.00) BO – BULK OIL FILL BOX (EOPW SCHEDULE ITEM 700.18) – CONFIRM USE WITH MCD PROJECT MANAGER
- L LIGHT FIXTURE (WALL SCONCE) – SEE ELECTRICAL
- HP STUCCO EXTERIOR FINISH – PAINTED
  - B1 – COLOR: B1 = BENJAMIN MOORE "MINK" #2112-10; B2 = BENJAMIN MOORE "HUNTINGTON BEIGE" #HC-21
- MF METAL FASCIA – COLOR TO MATCH CORRUGATED METAL PANEL
  - TYPE: 1 = PRE-FAB ANCHOR-TILE FASCIA; 2 = PRE-FAB CUSTOM ARCADE FASCIA; 3 = PRE-FAB STUCCO CAP FASCIA
- LE ACCENT LIGHTING – SEE ELECTRICAL
  - L1 = LED LIGHT; L2 = UP AND DOWN FIXTURE; L3 = DOWN ONLY FIXTURE; L3 = INTEGRAL CANOPY FIXTURE
- ML METAL LETTERING – BY OTHERS
- PB PIPE BOLLARD – PAINTED YELLOW
- PT (RM-HC) COIN COLLECTOR
- RE ROOF CAP ELEMENT BY OTHERS
- RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S McDONALD'S SIGNAGE BY OTHERS – UNDER SEPARATE PERMIT
- SV STONE VENEER – OWENS CORNING ProFit LEDGESTONE "SOUTHWEST"
- T1 ALUMINUM TRELLIS SYSTEM
- T2 TRELLIS TIE-BACK SYSTEM
- T3 ALUMINUM TRELLIS 2" x 8" WALL FASCIA SYSTEM – REFER TO SIM. DETAIL 3 ON SHEET A5.1
- W1 EXTERIOR WINDOW ASSEMBLY – SEE ASSEMBLY NOTES ON SHEET A5.0
  - T = TEMPERED GLASS
- W2 DRIVE-THRU WINDOW BY READY ACCESS – CONFIRM MODEL, OPTIONS, AND SIZE WITH MCD AREA CONSTRUCTION MANAGER
  - OPTIONS INCLUDE TRANSOM (SHOWN)
  - XX – SLIDE DIRECTION: RL = RIGHT TO LEFT; LR = LEFT TO RIGHT

REV	DATE	DESCRIPTION	BY
	03/28/12	ISSUED FOR PLANNING REVIEW	JF/JB
	03/29/12	ISSUED FOR PLANNING REVIEW	JF/JB

Stantec
Stantec Architecture Inc. | Tel. 707.765.1660
1383 N. McDowell Blvd. | Fax. 707.765.9908
Petaluma, CA U.S.A. 94954 | www.stantec.com

©2012 McDonald's USA, LLC

PREPARED FOR: McDonald's USA, LLC

OXFORD SUITES

BANEY CORPORATION

PRELIMINARY 03/29/12 | PLANNING – | PERMIT – | BID – | CONSTRUCTION –

DRAWING TITLE: McDONALD'S BUILDING ELEVTIONS

PROJECT ADDRESS: NWC REDWOOD DR. & GOLF COURSE DRIVE WEST ROHNERT PARK, CA

STATE SITE CODE: 004-3309

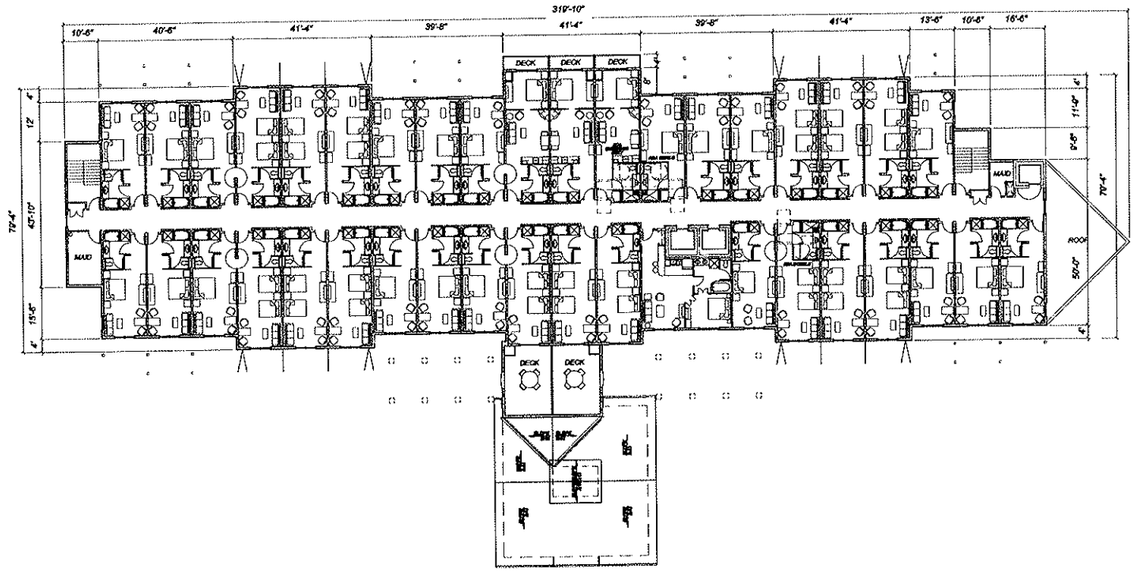
PROJECT CAD FILE: 20070411.15

SHEET NO. A1.2

PLOT SCALE: 1=1' MODEL-DOC

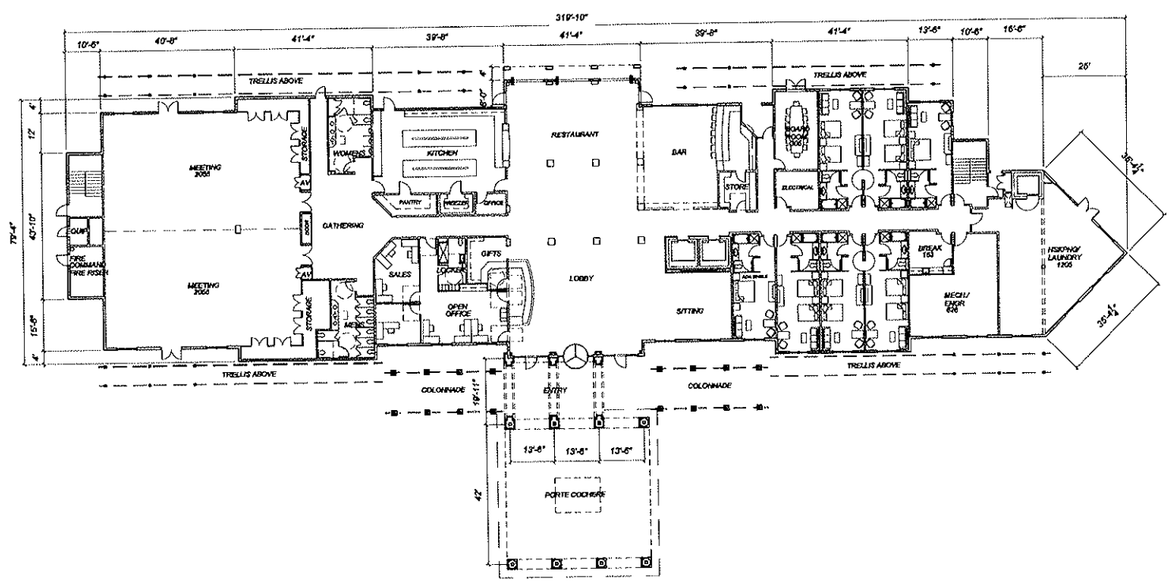
PLANNING

GREEN SITE



SECOND FLOOR PLAN

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



MAIN FLOOR PLAN

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

THE OXFORD HOTEL GROUP
475 BELLEVUE DRIVE
BEND OREGON 97701
541.382.2188

ROHNERT PARK HOTEL
WILFRED AVENUE
AND
DOWDELL AVENUE
ROHNERT PARK CALIFORNIA

FLOOR PLANS

REVISIONS	BY

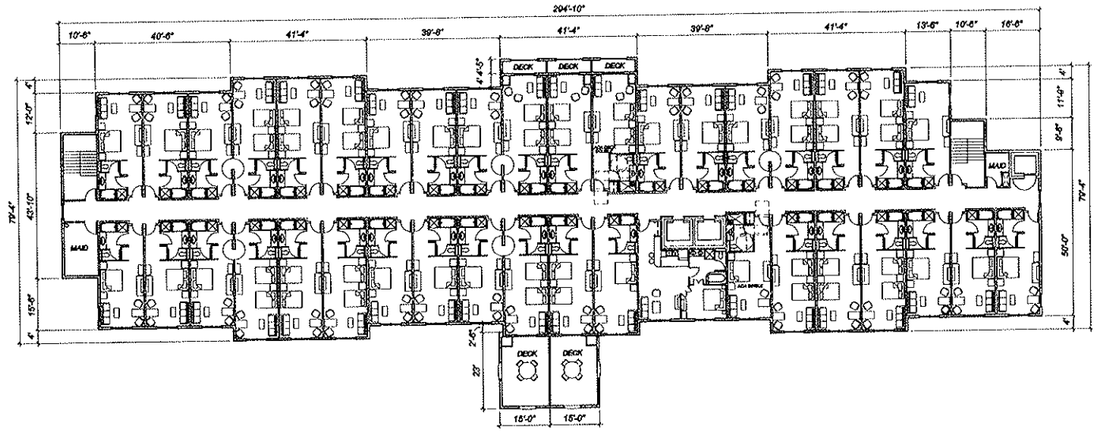
DATE: 01-10-2011

SCALE: AS NOTED

DRAWN: GV/EC/PW

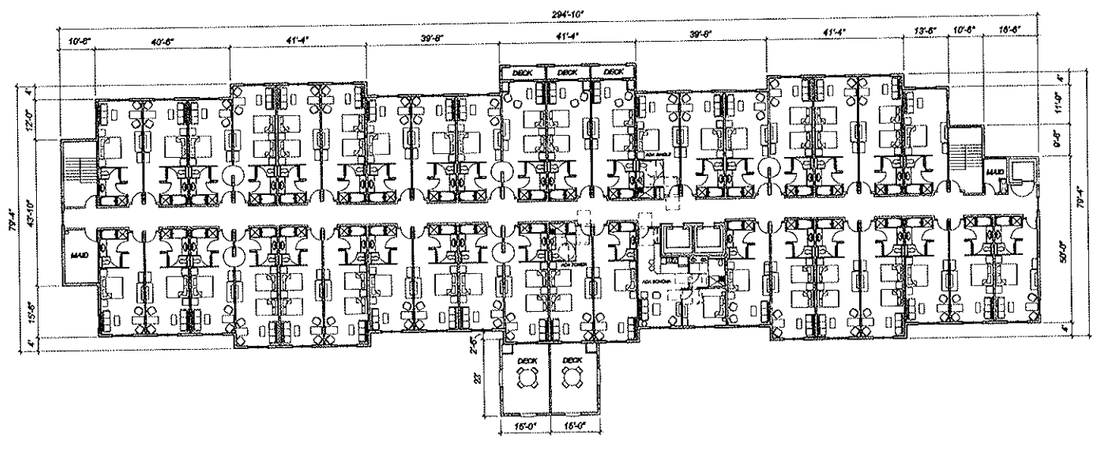
SHEET:

A2.0



FOURTH FLOOR PLAN

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



THIRD FLOOR PLAN

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

THE OXFORD HOTEL GROUP

475 BELLEVUE DRIVE
BEND OREGON 97701
541.382.2188

ROHNERT PARK HOTEL

WILFRED AVENUE
AND
DOWDELL AVENUE
ROHNERT PARK CALIFORNIA

FLOOR PLANS

REVISIONS	BY

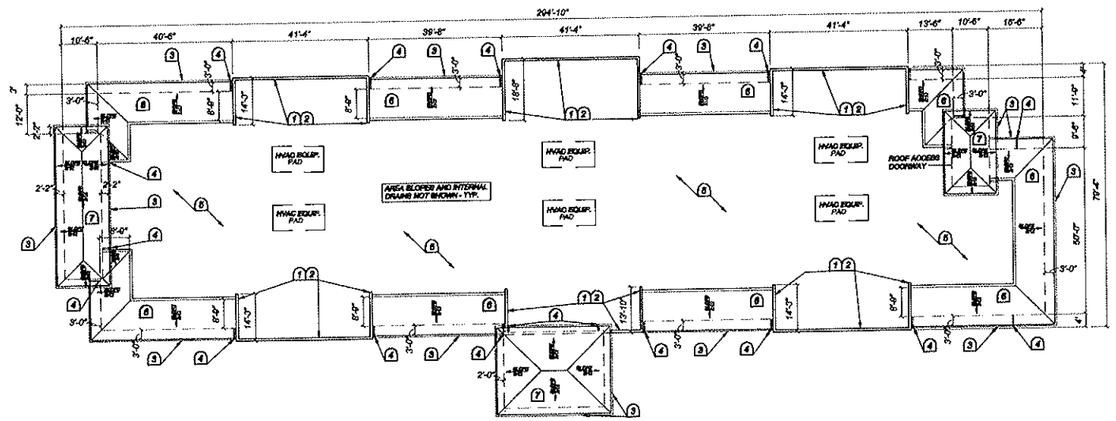
DATE: 01-10-2011

SCALE AS NOTED

DRAWN BY/EDTR:

SHEET

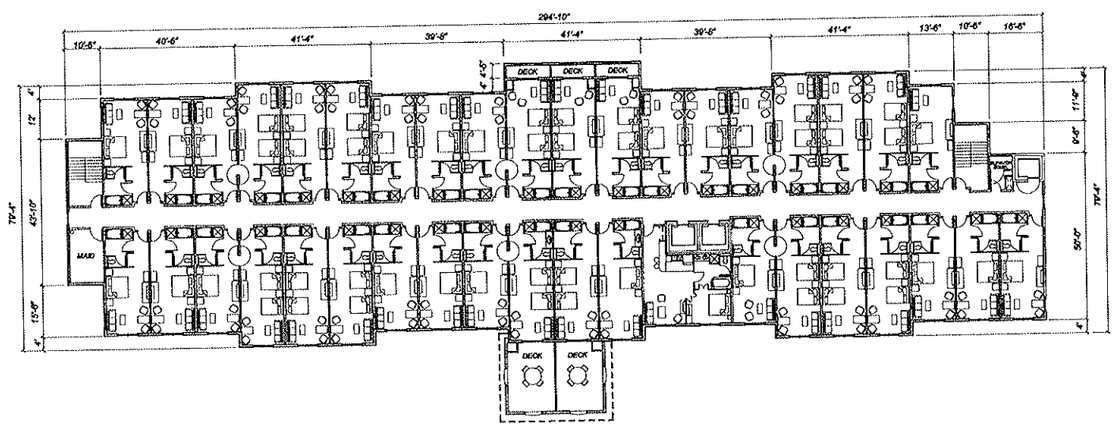
A2.1



ROOF PLAN
SCALE: 1/16" = 1'-0"

ROOF KEYNOTES

1. METAL COPING
2. PARAPET
3. METAL GUTTER
4. METAL DOWNSPOUT
5. MEMBRANE ROOFING
6. CORRUGATED METAL ROOFING - 3:12 PITCH
7. CLAY TILE ROOFING - TYPICAL



FIFTH FLOOR PLAN
SCALE: 1/16" = 1'-0"

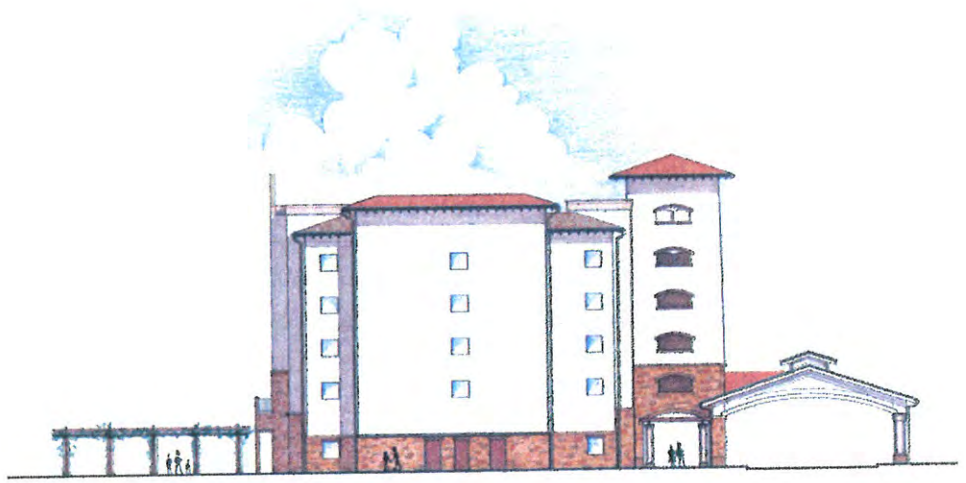
THE OXFORD HOTEL GROUP
475 BELLEVUE DRIVE
BEND OREGON 97701
541.382.2188

ROHNERT PARK HOTEL
WILFRED AVENUE
AND
DOWDELL AVENUE
ROHNERT PARK CALIFORNIA

FLOOR PLANS

REVISIONS	BY

DATE: 01-10-2011
SCALE: AS NOTED
DRAWN BY: ECPW
SHEET:
A2.2



3 SIDE ELEVATION (wood trellises omitted for clarity)
SCALE 1/16"=1'-0"

1 FRONT ELEVATION
SCALE 1/16"=1'-0"

4 SIDE ELEVATION (wood trellises omitted for clarity)
SCALE 1/16"=1'-0"

2 REAR ELEVATION
SCALE 1/16"=1'-0"

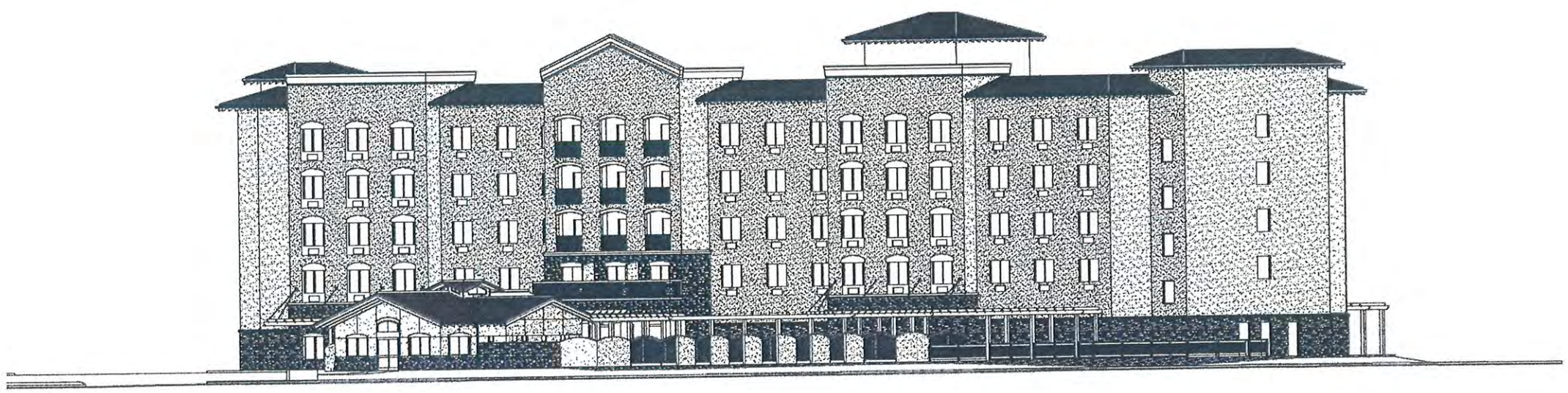
THE OXFORD HOTEL GROUP
475 BELLEVUE DRIVE
BEND OREGON 97701
541.382.2188

ROHNERT PARK HOTEL
WILFRED AVENUE
AND
DOWDELL AVENUE
ROHNERT PARK CALIFORNIA

EXTERIOR
ELEVATIONS

A3.0

1 ELEVATION @ GOLF COURSE DRIVE WEST
SCALE: 3/32"=1'-0"



2 ELEVATION @ DOWDELL AVENUE
SCALE: 3/32"=1'-0"

REGISTERED PROFESSIONAL ENGINEER
STEVEN W. JEDMON
C38306
Exp. 3/31/13
CIVIL
STATE OF CALIFORNIA

STEVEN W. JEDMON
CIVIL ENGINEER, CEBG

JSC
ENGINEERING
CIVIL
PROJECT MANAGEMENT
LAND DEVELOPMENT
SURVEYING
1455 SHAW AVENUE, SUITE 101
CLOVIS, CALIFORNIA 93611
(559) 322-2400

THE OXFORD HOTEL GROUP
475 BELLEVUE DRIVE
SUITE 210
BEND OREGON 97701
541.385.2188

ROHNERT PARK HOTEL
WILFRED AVENUE
DOWDELL AVENUE
ROHNERT PARK CALIFORNIA

EXTERIOR
ELEVATIONS

REVISIONS	BY

DATE: 01-10-2011
SCALE: AS NOTED
DRAWN BY: KDPW
SHEET:
A3.1

View from Dowdell Drive

View from Onsite
Looking West

View from Onsite
Looking East

NWC Redwood Drive &
Golf Course Drive West
Rohnert Park, CA

Stantec

m3

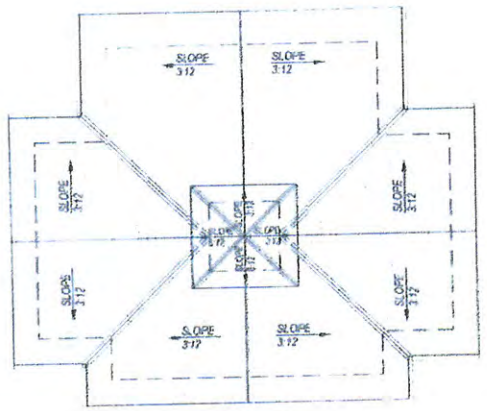
View from Redwood Drive

Model Overlay to Aerial View

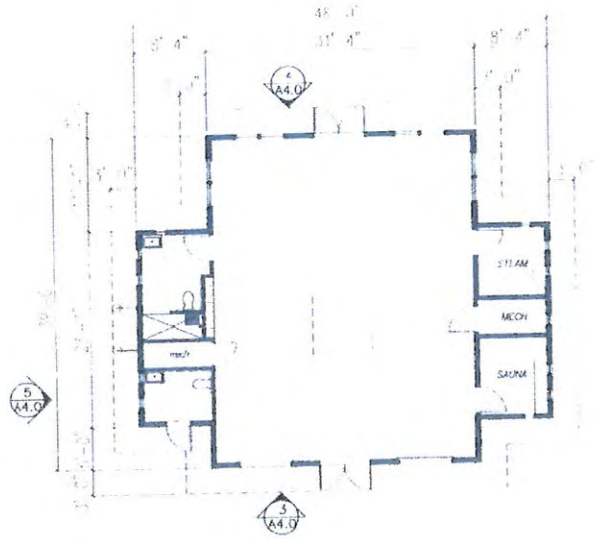
NWC Redwood Drive &
Golf Course Drive West
Rohnert Park, CA

Stantec

M4



2 ROOF PLAN
SCALE 1/8"=1'-0"



1 FLOOR PLAN
SCALE 1/8"=1'-0"

5 SIDE ELEVATION
SCALE 1/8"=1'-0"

4 REAR ELEVATION
SCALE 1/8"=1'-0"

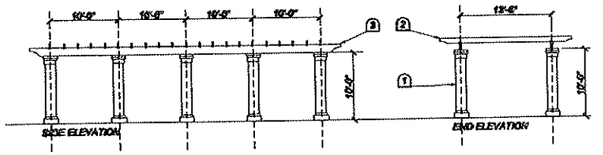
3 FRONT ELEVATION
SCALE 1/8"=1'-0"

THE OXFORD HOTEL GROUP
475 BELLEVUE DRIVE
BEND OREGON 97701
541.382.2188

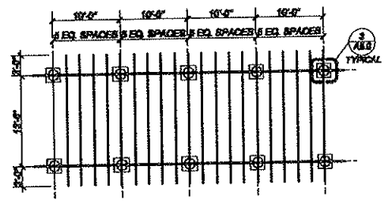
ROHNERT PARK HOTEL
WILFRED AVENUE
AND
DOWDELL AVENUE
ROHNERT PARK CALIFORNIA

CABANA
DRAWINGS

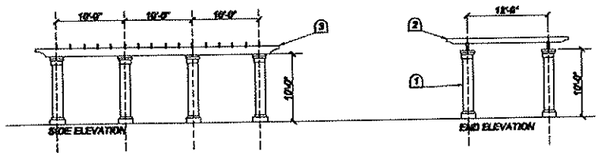
A4.0



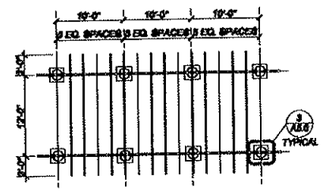
10 PATIO COLONNADE ELEVATIONS
SCALE: 1/8"=1'-0"



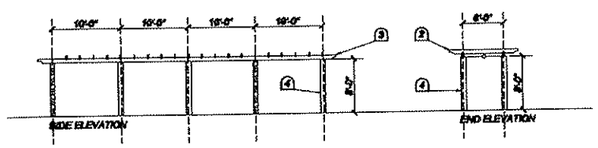
4 PATIO COLONNADE PLAN
SCALE: 1/8"=1'-0"



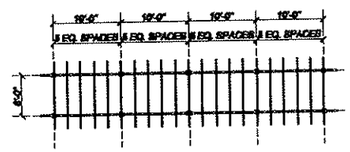
11 ENTRY COLONNADE ELEVATIONS
SCALE: 1/8"=1'-0"



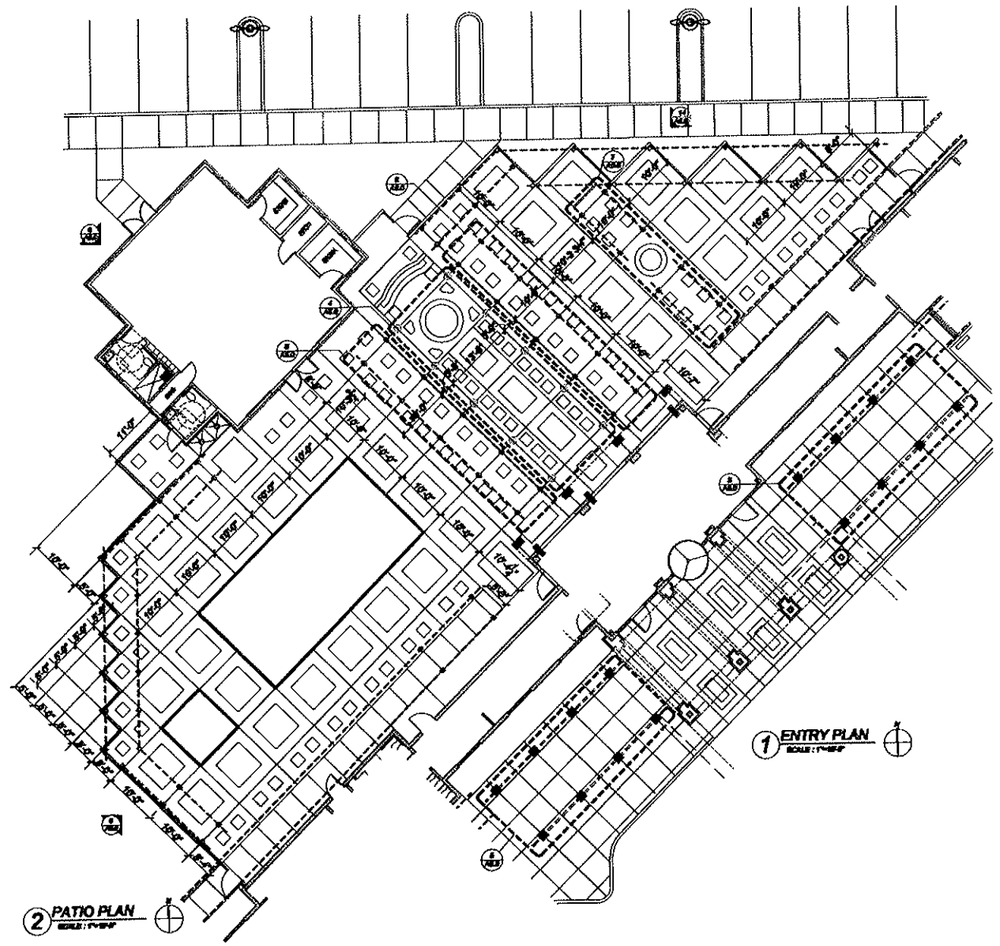
5 ENTRY COLONNADE PLAN
SCALE: 1/8"=1'-0"



12 PATIO TRELLIS ELEVATIONS
SCALE: 1/8"=1'-0"

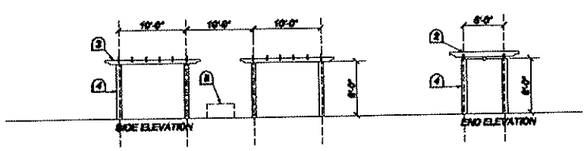


6 PATIO TRELLIS PLAN
SCALE: 1/8"=1'-0"

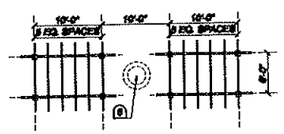


1 ENTRY PLAN
SCALE: 1"=16'-0"

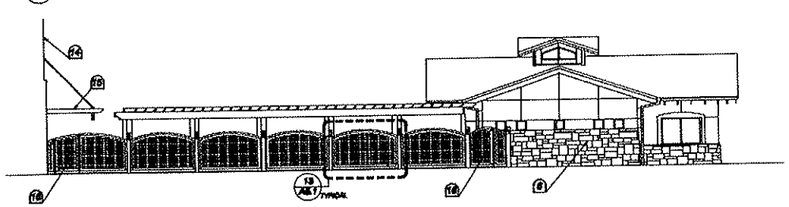
2 PATIO PLAN
SCALE: 1"=16'-0"



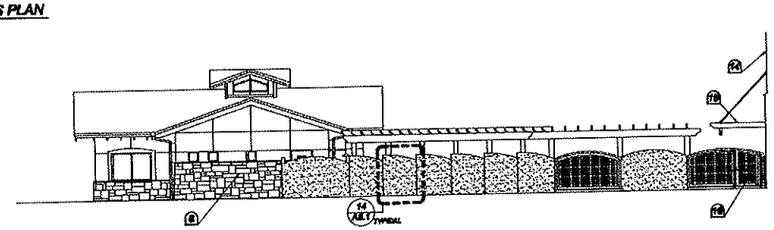
13 PATIO TRELLIS ELEVATIONS
SCALE: 1/8"=1'-0"



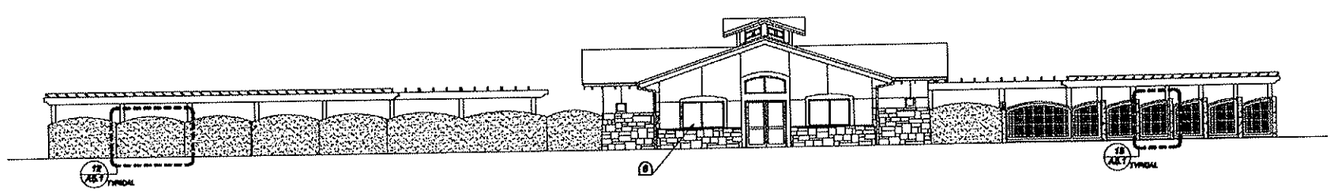
7 PATIO TRELLIS PLAN
SCALE: 1/8"=1'-0"



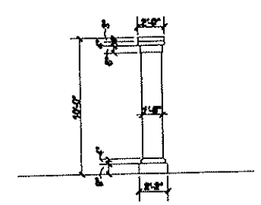
14 PATIO WALL ELEVATION
SCALE: 1/8"=1'-0"



8 PATIO WALL ELEVATION
SCALE: 1/8"=1'-0"



9 PATIO WALL ELEVATION
SCALE: 1/8"=1'-0"



3 COLONNADE COLUMN ELEVATION
SCALE: 1/8"=1'-0"

KEYNOTES

1. 1'-6" DIAM. COLUMN
2. 2X TRELLIS MEMBER
3. 4X TRELLIS MEMBER
4. 6X6 TRELLIS POST
5. FIRE PIT - BY OTHERS
6. CABANA BUILDING
7. 6" WOOD STUD WALL WITH STUCCO VENEER
8. STEEL TUBE FRAME
9. 4'X4' WARM METAL SCREEN
10. STONE VENEER WALL & SEAT
11. PLANTER
12. FOUNTAIN - BY OTHERS
13. OUTDOOR SHOWERS
14. FACE OF BUILDING BEYOND
15. SUSPENDED TRELLIS BEYOND
16. METAL SCREEN GATE WITH CONTROLLED ACCESS

REGISTERED PROFESSIONAL ENGINEER
STEVEN W. HUDSON
C38306
Exp. 3/31/13
CIVIL
STATE OF CALIFORNIA

STEVEN W. HUDSON
CIVIL ENGINEER, CEMP

HSC ENGINEERING
CIVIL ENGINEERING
LAND PLANNING
LAND SURVEYING
PROJECT MANAGEMENT
1400 SW 5TH AVENUE, SUITE 900
PORTLAND, OR 97201
503.223.9160

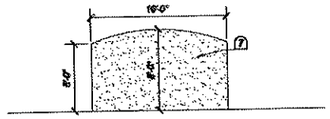
THE OXFORD HOTEL GROUP
478 BELLEVUE DRIVE
SUITE 10
BEND, OREGON 97701
541.382.2188

ROHNERT PARK HOTEL
WILFRED AVENUE
DOWDELL AVENUE
ROHNERT PARK, CALIFORNIA

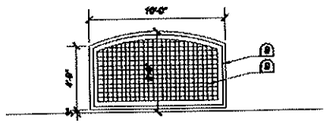
PATIO DRAWINGS

REVISIONS	BY

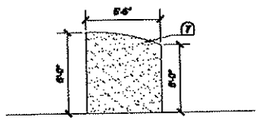
DATE: 01-10-2011
SCALE: AS NOTED
DRAWN BY: EDPW
SHEET:
A5.0



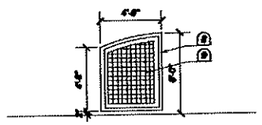
12 WALL ELEVATION
SCALE: 1/8"=1'-0"



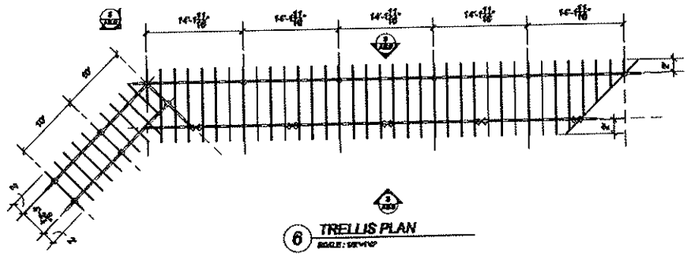
13 SCREEN WALL ELEVATION
SCALE: 1/8"=1'-0"



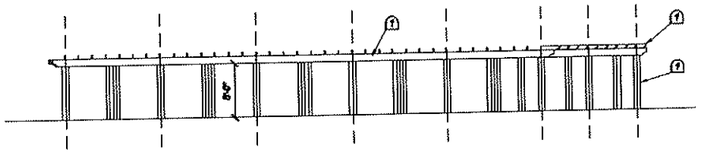
14 WALL ELEVATION
SCALE: 1/8"=1'-0"



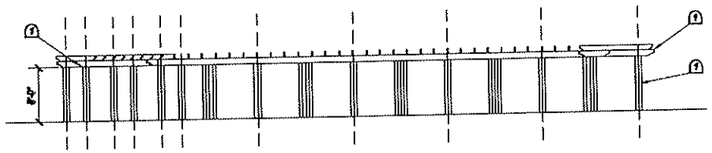
15 SCREEN WALL ELEVATION
SCALE: 1/8"=1'-0"



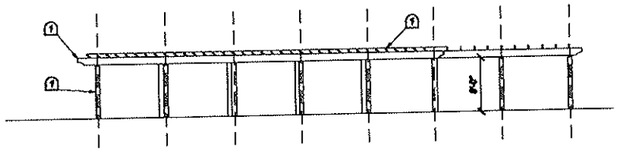
6 TRELLIS PLAN
SCALE: 1/8"=1'-0"



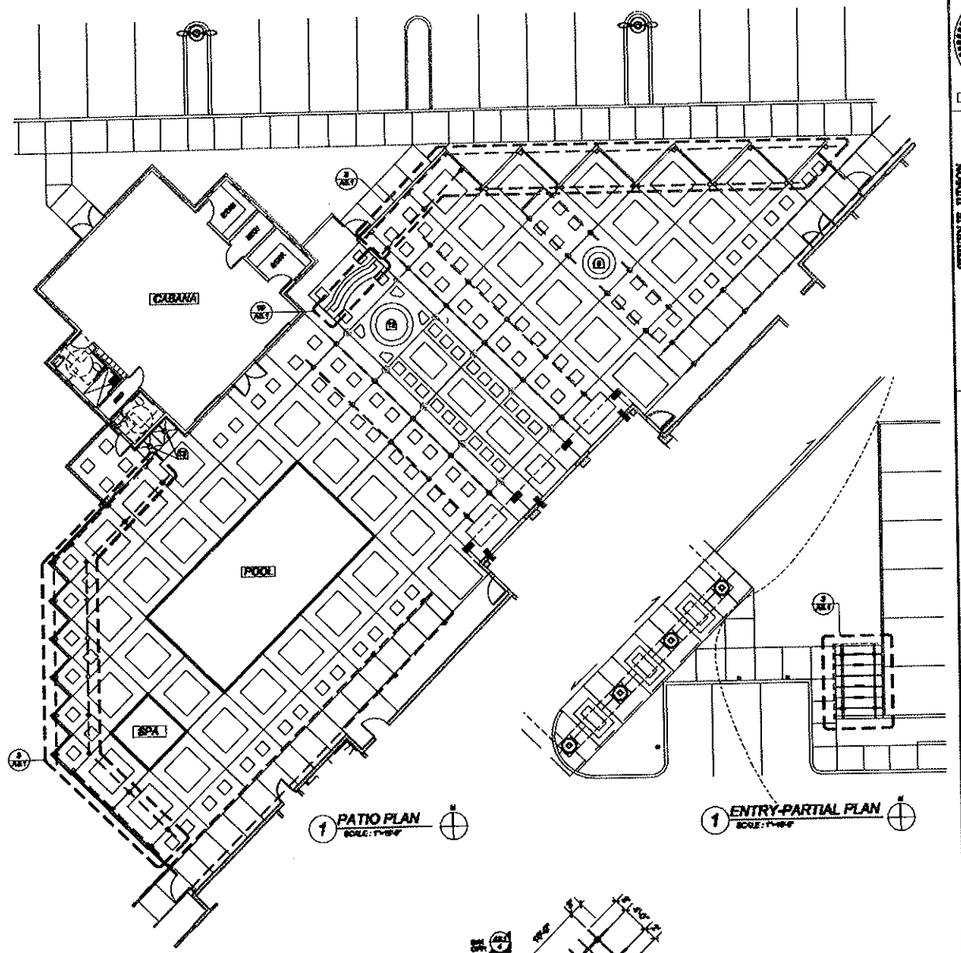
7 TRELLIS ELEVATION
SCALE: 1/8"=1'-0"



8 TRELLIS ELEVATION

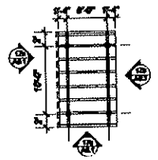


9 TRELLIS ELEVATION
SCALE: 1/8"=1'-0"

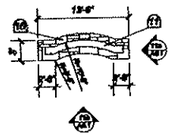


1 PATIO PLAN
SCALE: 1"=10'-0"

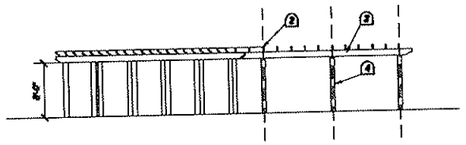
1 ENTRY-PARTIAL PLAN
SCALE: 1"=10'-0"



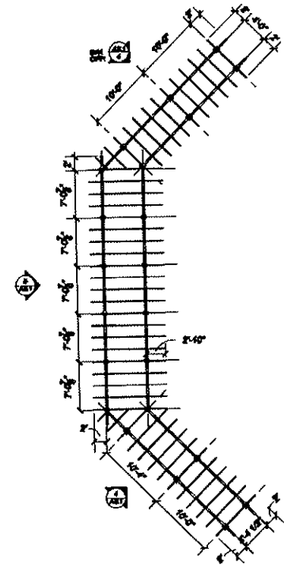
16 BICYCLE PARKING PLAN
SCALE: 1/8"=1'-0"



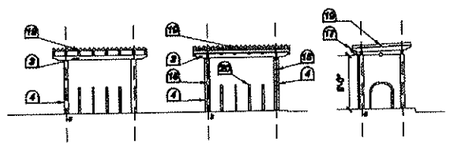
10 CURVED WALL PLAN
SCALE: 1/8"=1'-0"



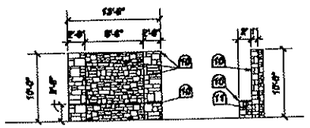
4 TRELLIS ELEVATION
SCALE: 1/8"=1'-0"



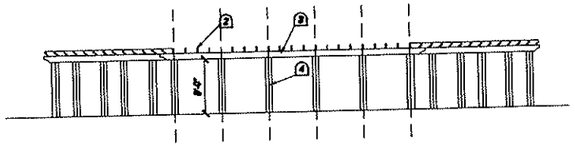
3 TRELLIS PLAN
SCALE: 1/8"=1'-0"



17 BICYCLE PARKING ELEVATION
SCALE: 1/8"=1'-0"



11 CURVED WALL ELEVATION
SCALE: 1/8"=1'-0"



5 TRELLIS ELEVATION
SCALE: 1/8"=1'-0"

KEYNOTES

1. 1'-0" DIAM. COLUMN
2. 2X TRELLIS MEMBER
3. 4X TRELLIS MEMBER
4. 6X6 TRELLIS POST
5. FIRE PIT - BY OTHERS
6. CABANA BUILDING
7. 6" WOOD STUD WALL WITH STUCCO VENEER
8. STEEL TUBE FRAME
9. 4'X4' WWM METAL SCREEN
10. STONE VENEER WALL & SEAT
11. PLANTER
12. FOUNTAIN - BY OTHERS
13. OUTDOOR SHOWERS
14. FACE OF BUILDING BEYOND
15. SUSPENDED TRELLIS BEYOND
16. METAL SCREEN GATE WITH CONTROLLED ACCESS
17. METAL GUTTER
18. METAL DOWNSPOUT
19. CORRUGATED METAL ROOF
20. METAL BICYCLE RACKS PER CITY STANDARDS

STEVEN W. JOHNSON
CIVIL ENGINEER, OREGON

JOHNSON SHEARER & ASSOCIATES, LLC
ENGINEERS
PLANNERS
SURVEYORS

THE OXFORD HOTEL GROUP
475 BELLEVUE DRIVE
SUITE 210
BEND OREGON 97701
541.382.2188

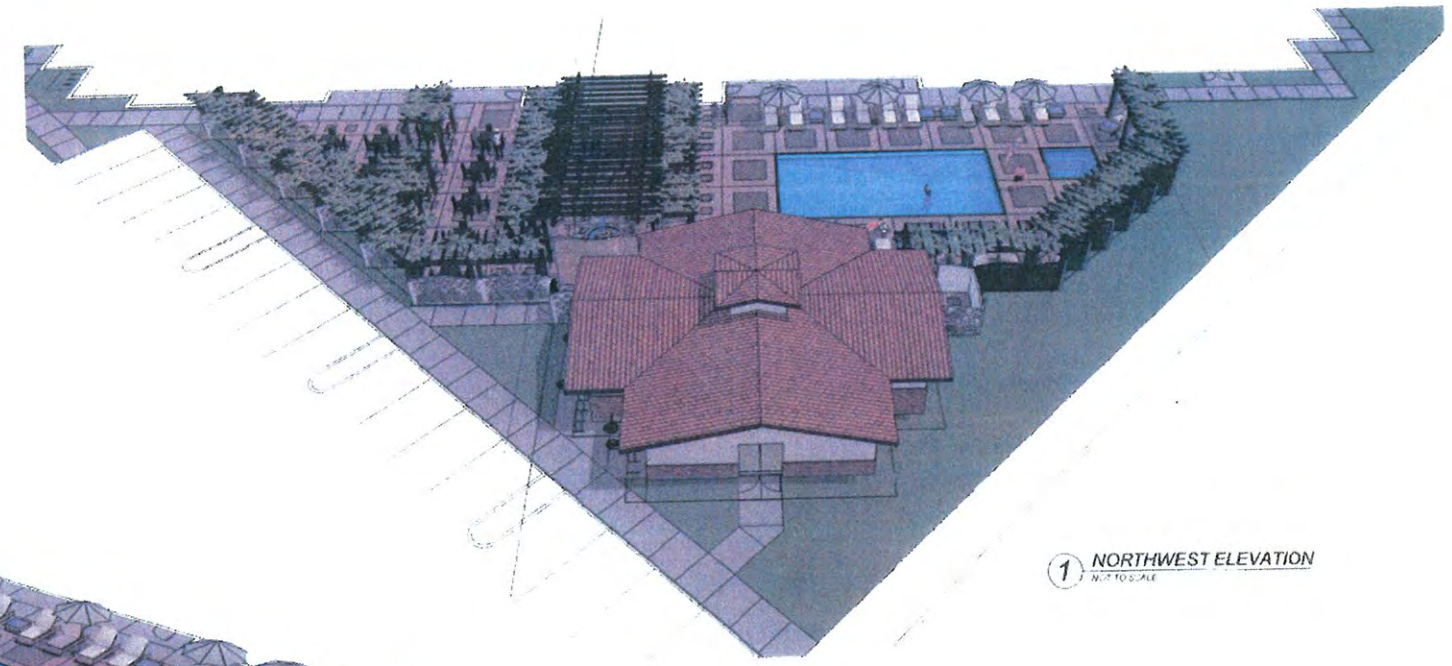
ROHNERT PARK HOTEL
AND
WILFRED AVENUE
DOWDELL AVENUE
ROHNERT PARK CALIFORNIA

PATIO DRAWINGS

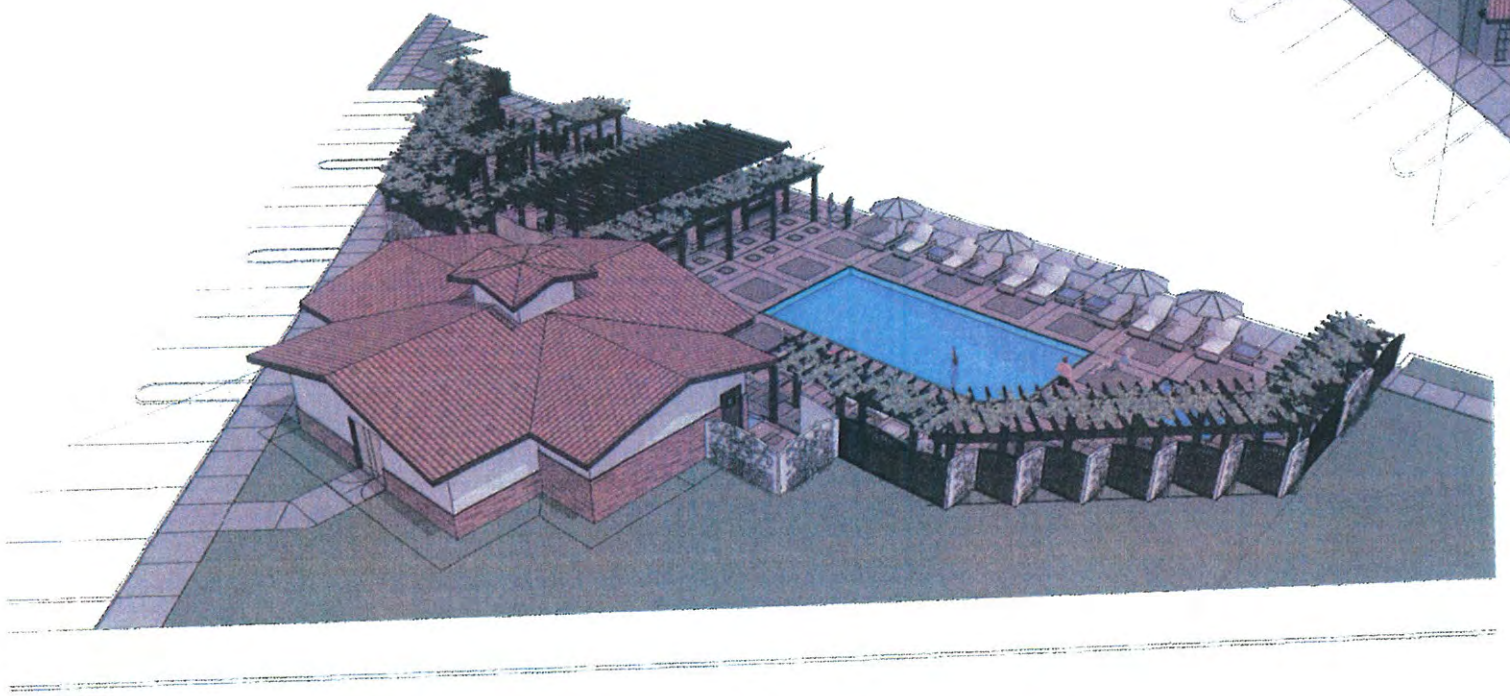
REVISION	BY

DATE: 01-10-2011
SCALE: AS NOTED
DRAWN BY: EDPW
SHEET:

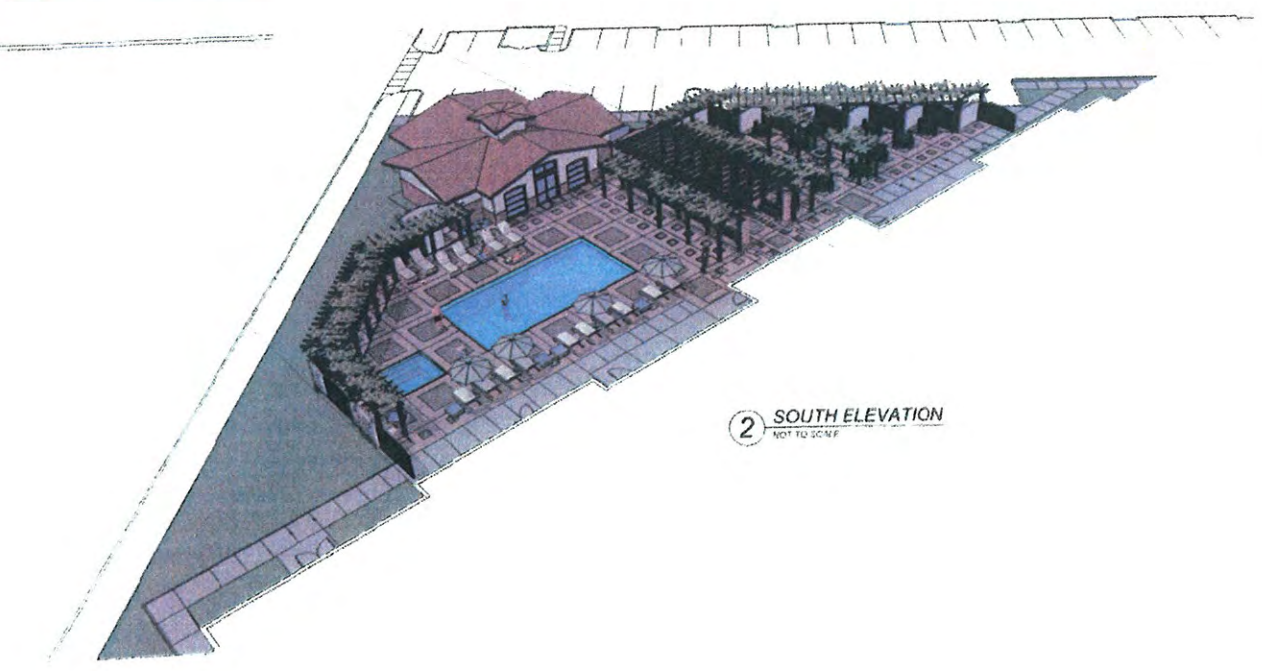
A5.1



1 NORTHWEST ELEVATION
NOT TO SCALE



3 WEST ELEVATION
NOT TO SCALE



2 SOUTH ELEVATION
NOT TO SCALE

STEVEN W. JUDSON
CIVIL ENGINEER, C38586

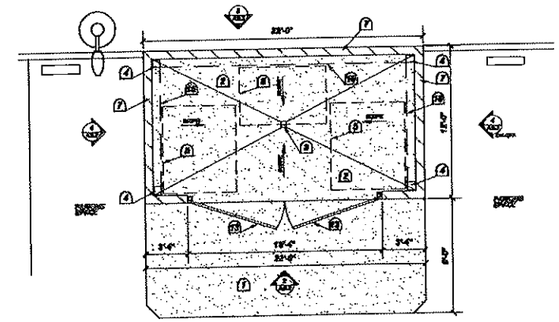
THE OXFORD HOTEL GROUP
475 BELLEVUE DRIVE
SUITE 20
BEND OREGON 97701
541.382.2188

ROHNERT PARK HOTEL
WILFRED AVENUE
AND
DOWDELL AVENUE
ROHNERT PARK CALIFORNIA

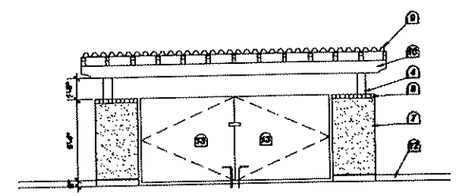
PATIO
ELEVATIONS

REVISIONS	BY

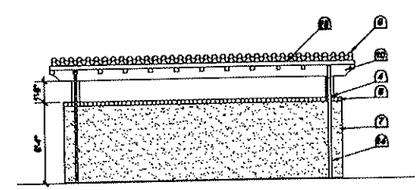
DATE 01-10-2011
SCALE AS NOTED
DRAWN BY EDPW
SHEET
A5.2



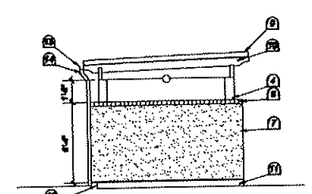
1 TRASH ENCLOSURE PLAN
SCALE : 1/4" = 1'-0"



2 ENCLOSURE ELEVATION
SCALE : 1/4"=1'-0"



3 ENCLOSURE ELEVATION
SCALE : 1/4"=1'-0"



4 ENCLOSURE ELEVATION
SCALE : 1/4"=1'-0"

KEYNOTES

1. CONCRETE APRON
2. CONCRETE SLAB
3. DRAIN - AS REQUIRED
4. 10X10 ROOF SUPPORT COLUMN
5. 6 YARD CONTAINER
6. 4 YARD CONTAINER
7. CMU WALL WITH STUCCO TO MATCH HOTEL
8. BRICK SOLDIER COURSE
9. CORRUGATED METAL ROOF TO MATCH HOTEL & BICYCLE PARKING
10. TIMBER STRUCTURE
11. CONCRETE BASE TO MATCH EXISTING CONCRETE CURBS
12. CONCRETE CURB BEYOND
13. METAL DOORS WITH LATCH & CANE BOLTS
14. 4" METAL DOWNSPOUT
15. METAL GUTTER
16. 4X8 TIMBER BUMPER

REGISTERED PROFESSIONAL ENGINEER
STEVEN W. HUDSON
C38306
Exp. 12/31/13
CIVIL
STATE OF CALIFORNIA

STEVEN W. HUDSON
CIVIL ENGINEER

THE OXFORD HOTEL GROUP
475 BELLEVUE DRIVE
SUITE 210
BEND OREGON 97701
541.382.2128

ROHNERT PARK HOTEL
WILFRED AVENUE
DOWDELL AVENUE
ROHNERT PARK CALIFORNIA

TRASH ENCLOSURE
DRAWINGS

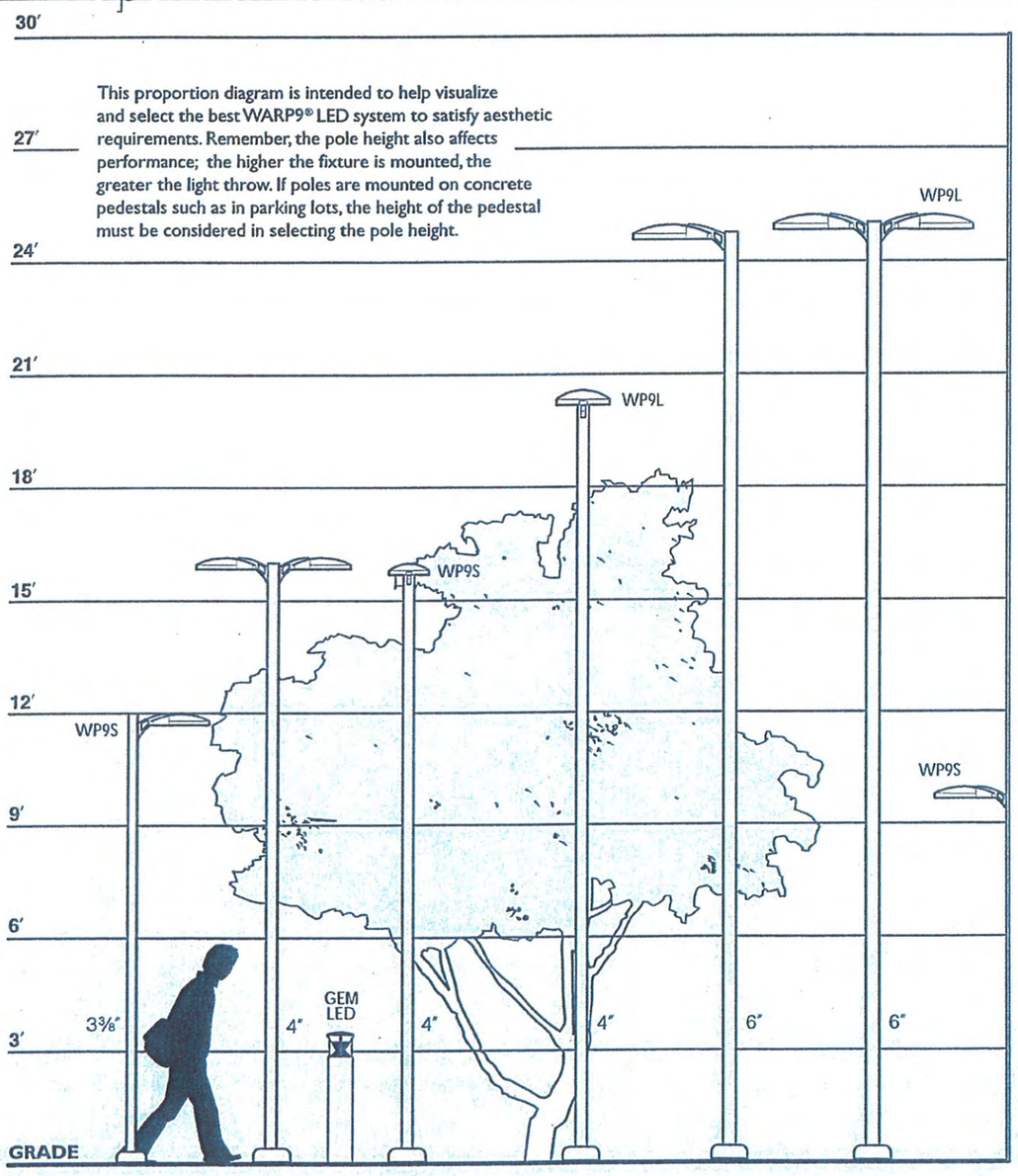
REVISIONS	BY

DATE: 01-10-2011
SCALE: AS NOTED
DRAWN BY: KCPW
SHEET:
A5.3

SCALE : 1/4"=1'-0"

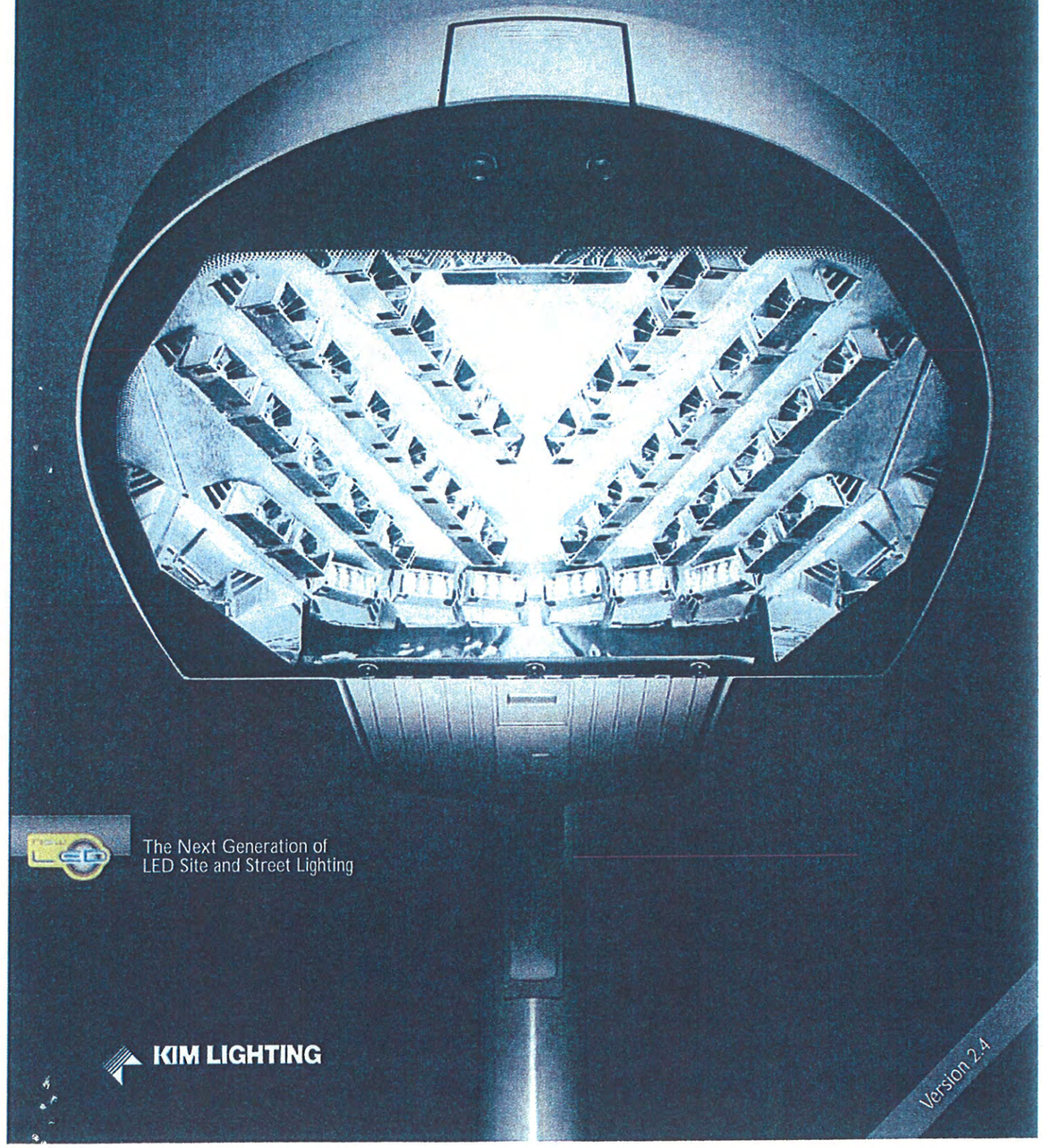
Proportion Guide

This proportion diagram is intended to help visualize and select the best WARP9® LED system to satisfy aesthetic requirements. Remember, the pole height also affects performance; the higher the fixture is mounted, the greater the light throw. If poles are mounted on concrete pedestals such as in parking lots, the height of the pedestal must be considered in selecting the pole height.



SITE/ROADWAY WARP9 LED

WARP9® LED



The Next Generation of LED Site and Street Lighting

KIM LIGHTING

Version 2.4

EXHIBIT B
Resolution No. 2012-46

DEVELOPMENT AREA PLAN OXFORD SUITES HOTEL AND MCDONALD'S FAST FOOD RESTAURANT IN VILLAGE NORTH OF THE WILFRED/DOWDELL SPECIFIC PLAN
CONDITIONS OF APPROVAL

GENERAL CONDITIONS

1. The applicant shall comply with the Wilfred/Dowdell Specific Plan, the Revised EIR and all mitigation measures and all applicable sections of the City of Rohnert Park Municipal Code.

2. The use of the property by the applicant for any activity authorized by this Conditional Use Permit and Development Area Plan shall constitute acceptance of all of the conditions and obligations imposed by the City on this approval. The applicant by said acceptance waives any challenge as to the validity of these conditions.

3. If the City is required to enforce any of the conditions of approval, the applicant shall pay all costs. The applicant shall secure all necessary permits and clearances from the Rohnert Park Building Department prior to commencement of construction.

4. The applicant agrees to indemnify, hold harmless and defend the City, its officers, agents, elected and appointed officials, and employees, from any and all liability or claims that may be brought against the City arising out of its approval of this Project and associated entitlements pertaining to the Oxford Suites save and except that caused by the City's active negligence.

PLANNING

5. The project is approved as shown on Exhibits A through H, except as conditioned or modified below. The hours of operation for McDonald's Drive-Thru are permitted up to 24 hours per day.

6. All improvements shall be in substantial conformance with the approved site plan, exterior elevations and colors and materials board, except as modified herein.

7. Building colors and materials shall be in compliance with the palettes presented in the Site Plan Review, Architectural review and DAP as approved. Any minor changes shall be reviewed and approved by staff.

8. All roof and ground mounted mechanical equipment shall be screened from public view.

9. The Conditional Use Permit and Development Area Plan shall expire two years from Planning Commission approval date, unless prior to expiration, a building permit is

issued for any tenant improvements if applicable, and construction is commenced and diligently pursued toward completion and the use is initiated, or an extension is requested and approved.

10. A Sign Program for signs for Oxford Suites hotel and fast food restaurant shall be submitted and approved prior to the installation of any signs.

11. The pool showers on the exterior of the Cabana shall be screened from view by a wall with a minimum height of six (6) feet, details to be shown on the plans for a building permit.

12. Bicycle parking shall be provided in conformance with Section 17.16.140 of the Zoning Ordinance. Bicycle parking shall be provided adjacent to the main entrance to both the Oxford Suites hotel and the fast food restaurant.

13. The hotel restaurant, meeting rooms, and pool areas shall be used only by hotel guests.

14. McDonald's shall work with Development Services Department on the architectural enhancement of the Redwood Drive (East) elevation of the McDonald's Restaurant.

15. Prior to an issuance of a Building Permit for the hotel or fast food restaurant, whichever occurs first, a complete landscape and irrigation plan prepared by a licensed landscape architect as specified in California Code of Regulations Title 23 Waters Division 2 Department of Water Resources Chapter 2.7 Model Water Efficient Landscape Ordinance shall be submitted to the Development Services Department for review and approval. Prior to installation by the applicant, plant species, location, container size, quality and quantity of all landscaping plants and materials shall be reviewed and approved by the Planning Staff (or designee) for consistency with the approved landscape plans. All plant replacements shall be equal to or a better standard than originally approved.

16. Project lighting shall be reviewed and approved by planning and engineering staff and conform to the approved plans. All exterior lighting shall be designed to avoid spillover onto adjacent properties and right-of-way.

17. The developer shall obtain and adhere to approved truck route for deliveries and construction material haulers.

18. All construction material waste and other debris shall be recycled to the extent possible. The applicant shall present a "clean site everyday" program to City building staff for approval. No animals shall be brought on-site by construction personnel during work hours.

19. Recycled water from the existing recycled water line in Golf Course Drive West shall be utilized for irrigation of the landscaping.

20. The landscaping shall be maintained in an attractive weed free and litter free condition at all times.

21. Until such time that the property develops, it shall be maintained in a weed free and litter free condition at all times. If the triangular shaped property across the Redwood Drive frontage of the project site comes under private ownership, the owner of the site shall maintain it in a weed free litter free condition until such time as the property develops.

22. There shall be no banners, flags or other temporary signs displayed on the property, without the appropriate permit.

23. The use of any A-Frame signs, portable signs, sandwich-board signs, pennants, or human-held signs on the premises is strictly prohibited.

24. The refuse containers shall be maintained within the refuse enclosure at all times with the access gates kept closed. If the refuse enclosure is not adequate to accommodate the required containers, an addition to the enclosure shall be constructed, details subject to approval of the City of Rohnert Park. The refuse enclosure shall have a roof cover in conformance with Municipal Code Section 17.12.130 to eliminate the intrusion of any rainwater or surface runoff from the trash enclosure area to the storm drainage system.

25. Recycling shall be conducted in accordance with accepted practices as directed by Sonoma County Waste Management Agency.

26. Any new trees within five (5) feet of the public right-of-way shall have root barriers that are approved by the City Engineer.

27. The developer shall comply with the construction hours pursuant to Municipal Code Section 9.44.120.

28. All lighting, reflective surfaces or any other sources of illumination shall be utilized in a manner that minimizes glare on public streets or on any other parcel.

29. Lights shall be of the minimum illumination necessary to perform operations and provide for safety and security.

30. The lighting shall be directed downward and shielded at the property line so as not to be directly visible from nearby residences (RPMC §17.14.080C).

31. Prior to any ground disturbance on the North Village site, including the issuance of grading or building permits that would result in impacts to wetlands, waters, or special-status species or communities, notification and all applicable permits obtained from all or some of the following agencies may be required:

- Unites States Army Corps of Engineers (USACE) San Francisco District
- United States Fish and Wildlife Service (USFWS)
- Department of Fish and Game (DFG)
- North Coast Regional Water Quality Control Board (NCRWQCB)

BUILDING

32. The project shall comply with the most recent editions of the California Building Standards Codes (California Code of Regulations – Title 24) in effect at the time of plan check submittal.

33. All new structures shall comply with the requirements of the Americans with Disability Act and Title 24 California Disabled Access compliance for buildings, parking and site access.

34. No building or structure regulated by the City of Rohnert Park shall be erected, constructed, enlarged, altered, repaired, moved, improved, converted or demolished unless a separate permit for each building or structure has been obtained from the Development Services Department.

35. On-site construction signage (temporary) regarding hours of operations, waste removal, construction vehicle egress and ingress and daily clean up rules shall be posted prior to commencement of construction.

36. Construction and operational noise levels shall comply with the Rohnert Park Municipal Code not to exceed 70 dBA measured at the property line any time between 7 a.m. and 7 p.m.; noise levels shall not exceed 50 dBA measured at the property line between the hours of 7 p.m. and 7 a.m. Exceptions may include noise up to 75 dBA that is produced for no more than a cumulative period of five minutes during any hour or up to 80 dBA that is produced for no more than a cumulative period of one minute during any hour between 7 a.m. and 7 p.m. (RPMC § 17.12.030).

37. Roof top addressing shall be required prior to a Certificate of Occupancy. Roof top addressing shall be visible from airborne safety equipment at minimum height distances. An exhibit for roof top addressing shall be submitted to Development Services Department for approval and shall include the following:

    a) Address numbers shall be placed on the roof unobstructed from view from the air.
    b) The numbers need to be read from approximately 500 feet or more.
    c) A high visible color of paint shall be used and be in contrast with the roof color.
    d) The numbers shall be at least 3 feet tall, 2 feet wide and spaced a minimum of 9 inches apart. The width of the brush stroke shall be a minimum of 6 inches.
    e) The numbers shall be placed on the roof oriented to the street.

38. A plan for construction staging including goods and on-site trailers shall be submitted to the Development Services Department for review and approval prior to start of construction. Construction staging and goods/materials shall be contained under a locked enclosure.

39. The developer shall be responsible for all actions of his contractors and subcontractors until such time as the improvements have been accepted by the City.

40. All new site lighting, including any electrical signage, shall comply with all applicable provisions of the 2010 California Building Energy Efficiency Standards.

41. All new construction where a permit is required shall comply with the 2010 California Green Building Standards Code Tier No 1.

PUBLIC SAFETY

42. The project shall comply with all applicable provisions of the 2010 California Fire Code, the 2010 California Building code, the City of Rohnert Park Fire Division Code Ordinance No. 827, NFPA 13 and NFPA 72.

43. The final improvement plans shall be reviewed, approved, and signed by the Director of Public Safety or his designee, for compliance with the all Fire Codes, fire flow gallons per minute requirements, the number/type of fire hydrants and their location.

44. The project applicant shall obtain Fire permits for the Fire Sprinkler System, Fire Alarm, Fire Civil underground review, and possible Hood and Duct suppression systems. The permit applications and permit fees shall be submitted to the Director of Public Safety or his designee prior to commencement of construction of any of these systems.

45. Emergency vehicle access to/from adjoining streets and parking lot shall be maintained. This shall include designated fire lanes, adequate turning radius (20-foot inside radius; 40-foot outside radius), and overhang and tree proximity height.

ENGINEERING

46. Submittals for Engineering Plan Check shall be made at the Development Services Department. Plan Check Deposit shall be paid at the time of submittal.

47. Any exceptions or variances from these conditions will require the written approval of the City Engineer or approval of the City Council if required by City Code.

48. The City reserves the right to place additional conditions on any proposed developments on the proposed parcels in the event site plan and development proposals are changed or redesigned.

PRIOR TO THE ISSUANCE OF A GRADING PERMIT, THE FOLLOWING CONDITIONS SHALL BE SATISFIED:

49. The applicant shall demonstrate that the applicant has obtained permits from all applicable regulatory agencies, including but not limited to, the Army Corps of Engineers, Regional Water Quality Control Board, State Department of Fish and Game, US Fish and Wildlife Service.

50. The applicant shall submit to the City of Rohnert Park for review and approval, a grading plan prepared by a Registered Civil Engineer licensed in the State of California; shall obtain a Grading Permit; and shall post sufficient surety guaranteeing completion.

51. The grading plan shall clearly show all existing survey monuments and property corners and shall state that they shall be protected and preserved.

52. If the site will require import or export of dirt, the applicant shall submit in writing the proposed haul routes for the trucks and equipment. The haul routes must be approved by the City prior to import/export work commencing.

PRIOR TO RECORDATION OF A PARCEL MAP OR ISSUANCE OF THE BUILDING PERMIT, WHICHEVER OCCURS FIRST, THE FOLLOWING CONDITIONS SHALL BE SATISFIED:

Maintenance Agreement

53. The applicant shall submit to the City of Rohnert Park for review and approval, a Maintenance Agreement between property owners which includes provisions for maintenance of:

    a) All private storm drain systems.
    b) All private driveways.
    c) Utilities within private easements.
    d) Shared sewer.
    e) Water.
    f) Lighting.
    g) Landscaping.
    h) Roadway and parking facilities.

54. A Maintenance Agreement will be subject to the review and approval of the City Engineer, City Attorney and Planning Manager.

55. The applicant/developer shall dedicate Golf Course Drive West, Dowdell Avenue & Redwood Drive rights of way to the City of Rohnert Park, details subject to approval of the Director of Development Services/City Engineer.

PRIOR TO ISSUANCE OF A GRADING OR BUILDING PERMIT, WHICHEVER OCCURS FIRST, THE FOLLOWING CONDITIONS OF APPROVAL SHALL BE SATISFIED:

Improvement Plans – General

56. Improvement Plans prepared by a Registered Civil Engineer, licensed in the State of California, shall be submitted for the review and approval of the City Engineer showing public street frontage improvements, grading, paving, utilities, and drainage structures to be built, lighting and trash collection. The improvements plans shall include parking lots, street and utility information including all concrete curb and gutter, sidewalk, street lights, striping and signing, paving, water lines, storm drain lines and sewer lines as necessary, erosion control and any necessary transitions. All improvements shall be in accordance with the City of Rohnert Park Manual of Standards, Details, and Specifications.

57. Developer shall either complete the required construction prior to receiving a building permit or enter into an Improvement Agreement and post security for offsite improvements with the City of Rohnert Park, agreeing to complete the required construction within 24 months.

58. The applicant shall demonstrate legal access for the site from the Home Depot property prior to issuance of a building permit for the McDonald's Restaurant.

Geotechnical Study

59. A geotechnical study acceptable to the City shall be conducted by an Engineer licensed in the State of California and qualified to perform soils work, or a California Certified Geologist prior to site development. Recommendations shall be provided, as necessary, to prevent damage to Project facilities and compliance with these recommendations shall be required as a condition of development at the Project site. The grading and improvement plans shall incorporate the recommendations of the approved geotechnical study. This geotechnical study shall at a minimum evaluate the following:
    a) The liquefaction potential at the Project site.
    b) The location and extent of expansive soils at the Project site, including recommendations regarding the treatment and/or remedy of on-site soils, and the structural design of foundations and underground utilities.
    c) Seismic safety including recommendations regarding the structural design of foundations and underground utilities.
    d) The geotechnical study shall verify the R-value of the existing soil in Golf Course Drive West and Dowdell and specify the recommended structural section of the street in accordance with the City Standards.

Undergrounding

60. Improvement Plans shall show that all utility distribution facilities, including existing overhead utilities along the project frontage, shall be placed underground, except surface-

mounted transformers, pedestal mounted terminal boxes, meter cabinets, fire hydrants and street lights. Appropriate easements shall be provided to facilitate these installations.

Streets, Traffic & Circulation

61. The applicant shall submit to the City of Rohnert Park for review and approval, street improvement plans for 1) Golf Course Drive West from Redwood Drive to Dowdell Avenue, 2) Dowdell Avenue from the widened road just north of the property to Golf Course Drive West, 3) Redwood Dr. right turn lane and 4) intersection of Dowdell Avenue and Golf Course Drive West, prepared by a Registered Civil Engineer licensed in the State of California; shall enter into an agreement with the City of Rohnert Park to complete these improvements; and shall post sufficient surety guaranteeing the completion of the improvements.

62. Street improvements shall be provided in accordance with City Manual of Standards, Details, and Specifications.

63. Improvement Plans shall show that the applicant shall widen Golf Course Drive West between Redwood Drive and Dowdell Avenue. The roadway shall be widened to the north only, preserving the current southern boundary of the roadway. The widened roadway shall include a four lane configuration which shall include an eastbound thorough/right turn lane, an eastbound left turn only lane, a through westbound lane, a second westbound through/right turn lane that ends at Dowdell Avenue; this lane would need to be signed to direct through traffic to merge, leaving right-turns only at Dowdell Avenue. The left-turn lane in Golf Course Drive West, east bound approach to Redwood Drive, shall be aligned with the westbound left-turn only lane on the east side of Redwood Drive. A bike lane shall be included along the project's Golf Course Drive West frontage, subject to City Engineer Approval. Golf Course Dr. West half right-of-way shall be 54-feet from the existing centerline of the present right of way at the intersection with Redwood Dr. and Golf Course Dr. West, subject to City Engineer approval.

64. Improvement Plans shall show that the applicant shall widen Dowdell Avenue along the frontage of the property from the widened section to the north through the intersection with Golf Course Drive West. The roadway shall be widened to the east only, preserving the current western boundary of the roadway. The widened roadway shall include one lane northbound, a left turn lane, and a combination through and right turn lane southbound.

65. Improvement Plans shall show that the applicant shall be responsible for constructing street improvements. This shall include curb, sidewalk and gutter, street lights, fire hydrants, landscaping and drainage facilities along the project frontage on the project side of the road of Golf Course Drive West, Redwood Drive and Dowdell Avenue.

66. The street structural section shall be designed based on R-value as determined by the Soils Report and a Traffic Index as determined by the City Traffic Engineer. Unless the

soils are shown not to be expansive the soils shall be lime treated. The maximum R value for lime treated soils shall be R= 40. The structural section for Golf Course Drive West shall be designed for a minimum traffic index of 11. The structural section for Dowdell Avenue shall be designed for a minimum traffic index of 8.

67. A Street Signing and Pavement Marking Plan shall be submitted as a part of the improvement plans and shall be subject to the review and approval of the City Engineer and City Traffic Engineer.

68. The Street Signing and Pavement Marking Plan shall show that stop signs shall be placed on Dowdell Avenue and Golf Course Drive West.

69. Improvement Plans shall show that handicap ramps and parking shall be provided as required by State of California Title 24.

70. Driveway entrances shall be designed to meet the requirements of the City Standards and the City Traffic Engineer. All driveways shall be per City standards for commercial developments.

71. The Street Signing and Pavement Marking Plan shall show STOP signs and painted STOP bars on all entrances onto Golf Course Drive West and Dowdell Avenue.

72. Street lighting shall be designed in accordance with City of Rohnert Park and P.G. and E. requirements. Street Lighting shall be per City Standards. Street light design, spacing, and locations shall be approved by the City Engineer. Electrical service points shall be shown on the plans based on PG&E provided locations.

73. Landscape plans shall be submitted with the street improvement plans. Sidewalk alignment shall be shown on both the civil and landscape plans.

74. Site design shall include pedestrian pathways and crossings connecting onsite activity centers.

75. Improvement Plans shall show bicycle racks on-site in accordance with City Standards which require individually mounted U-shaped racks.

76. The site design shall include adequate fire lanes and other emergency facilities as determined by Department of Public Safety including any NO PARKING lanes, turn-arounds, or other features as required by the Rohnert Park Department of Public Safety.

77. By payment of PFFP fee or through credits toward PFFP fees associated with the project, the project proponent shall fulfill the environmental mitigation requirement to participate in funding a traffic signal at Redwood Drive/Business Park Drive intersection.

78. By payment of PFFP fees or through credits toward PFFP fees associated with the project, the project proponent shall fulfill the environmental mitigation requirement to

participate in funding a right-turn overlap on the westbound Rohnert Park Expressway approach.

Hydrology, Storm Water and Storm Drain

79. The applicant shall submit to the City of Rohnert Park for review and approval, drainage plans, hydrologic, and hydraulic calculations pipe sizing and storm drain plans prepared by a Registered Civil Engineer licensed in the State of California; shall enter into an agreement with the City of Rohnert Park to complete the improvement and shall post sufficient surety guaranteeing the construction of the improvements. The drainage plans and calculations shall indicate the following conditions before and after development:

   a) A site-specific hydrology and drainage study acceptable to the City showing the increase in storm water runoff that would result from development of the Project site.
   b) Quantities of water, water flow rates, drainage areas and patterns and drainage courses. Hydrology shall be per current Sonoma County Water Agency Standards.
   c) Calculations showing that downstream facilities are capable of handling flow from this development.

80. Improvement Plans shall be submitted based on the results of the hydraulic study. The storm drain system shall be designed to meet the requirements of the Sonoma County Water Agency Flood Control Design Criteria (latest revision), specific to the Project and these conditions.

81. Improvement Plans shall show that the North Village of the Wilfred-Dowdell Specific Plan area, Dowdell north of Golf Course Drive West and Golf Course Drive West between Redwood Drive and Dowdell Avenue shall drain north to Bellview-Wilfred Channel via an existing 36 inch storm drain in Dowdell Avenue or south to the existing Redwood Drive storm drain pipe without increasing the historical runoff, as shown in the city Storm Water Model.

82. The improvement plans shall incorporate features and design such that the Q10 (10 year storm) peak flow from the North Village of the Wilfred-Dowdell Specific Plan area, Dowdell Avenue north of Golf Course Drive West and Golf Course Drive West between Redwood Drive and Dowdell Avenue shall not exceed the existing Q10 peak flow by more than 3 cfs (cubic feet per second).

83. The improvement plans shall incorporate features and design such that for the area encompassing North Village of the Wilfred-Dowdell Specific Plan area, Dowdell north of Golf Course Drive West and Golf Course Drive West between Redwood Drive and Dowdell Avenue, there shall be no net change in the storm water peak in the 85% - 24 hour storm event.

84. Applicant must file a Notice of Intent to comply with the terms of General Permit to Discharge Storm Water Associated with Construction Activity (NOI) with the State of California Water Resources Control Board, and obtain a permit, prior to commencement

of any construction activity.

85. The Project developer shall develop and implement a site specific storm water pollution prevention plan acceptable to the City that identifies best management practices for effectively reducing discharges of storm water containing sediment and construction wastes resulting from site construction activities. The applicant shall comply with all other requirements set forth in NPDES General Permit NPDES NO. CAS000002, ORDER NO. 2010-0014-DWQ.

86. The Project developer shall prepare a "Preliminary & Final Storm Water Mitigation Plan", for each phase of development pursuant to City of Santa Rosa and Sonoma County, Storm Water Low Impact Development Technical Design Manual requirements or the requirements of the Rohnert Park Phase 2 General Storm Water Permit for Municipal Separate Storm Sewer Systems (MS4).

87. No drainage may discharge across sidewalks.

88. The property owner shall enter into an agreement with the City to address long term maintenance of the BMP's install with the project on and off-site pursuant to the Preliminary SUSMP.

89. The Storm Drain Design shall incorporate BMPs developed in the "Preliminary Storm Water Mitigation Plan", pursuant to City of Santa Rosa and Sonoma County, Storm Water Low Impact Development Technical Design Manual requirements or the requirements of the Rohnert Park Phase 2 General Storm Water Permit for Municipal Separate Storm Sewer Systems (MS4). This shall include storm drainage improvements to remove oil and grease from discharges from parking lots, including directing runoff to vegetated swales or areas, consistent with best management practices (BMPs).

90. Applicant shall submit a proposed program to ensure that drainage BMP facilities and any detention are maintained to ensure that the facilities work properly.

91. The site plans shall show all private storm drains serving adjacent property (ies) and those storm drains shall be contained within private storm drain easements in favor of adjacent property (ies).

Water

92. The improvement plans shall show that the developer shall construct a new 12 inch line extended west from Redwood Drive on Golf Course Drive West to Dowdell Avenue, thence to the north on Dowdell and tie into the 8 inch line on Dowdell Avenue creating a loop between these two lines.

93. The improvement plans shall show backflow prevention devices in accordance with the requirements of the City of Rohnert Park's Backflow Prevention Ordinance.

94. The applicant shall indicate in writing to the City of Rohnert Park the disposition of any water well(s) and any other water that may exist within the site. All wells shall be abandoned, properly sealed, and destroyed in accord with State of California Health Department Requirements.

95. The improvement plans shall show water services to each building. All water meters shall be located within the right-of-way unless otherwise approved by the Development Services Department. The improvement plans shall show fire protection in accordance with the requirements of Rohnert Park Fire Department. With the submittal of the improvement plans, calculations shall be provided to the City Engineer and the Rohnert Park Fire Marshall to ensure that adequate water pressures are available to supply hydrant flows and sprinkler flows. A fire pump may be required to meet fire needs depending on the height and configuration of the building.

96. The improvement plans shall show hydrants placed per the direction of the Rohnert Park Fire Division.

97. The improvement plans shall state that all on-site fire hydrants shall be private and privately maintained.

98. The improvement plans shall include a note that states "All hydrants shall be covered with bags indicating that the hydrant is not active until flow tests are completed by the City and the hydrants are approved."

Wastewater (sewer)

99. The improvement plans shall show that the North Wilfred-Dowdell Specific Plan area shall drain to the 15 inch sanitary sewer line in Redwood Drive via a new sewer line in Golf Course Drive West constructed by developer. The new sewer line in Golf Course Drive West shall be a minimum diameter of 10 inches and extend through the intersection of Dowdell Avenue and Golf Course Drive West. The wastewater pipeline in Golf Course Drive West shall be sloped to S = 0.0018. There is a 10 inch sewer stub out toward the west with an invert of 80.79. This will need to be inspected before it can be approved for use. It may need to be replaced by developer. If the existing 10 inch sewer stub out in Golf Course Drive West is useable, it is acceptable to extend it 100 feet along the existing slope of S = 0.001 to the first manhole and then at a slope of S = 0.0018 through the intersection of Dowdell Avenue.

100. The improvement plans shall show any existing septic systems on the property and state they shall be abandoned in accordance with the requirements of the Sonoma County Public Health Service.

101. The improvement plans shall show that a grease trap shall be installed on both the restaurant and the hotel kitchen facilities. This grease trap shall meet the requirements of the Sub-regional Sewage Disposal System and the City of Rohnert Park Design Standards.

102. A sanitary sewer application shall be submitted to the Development Services for review and approval. Application shall indicate the type of discharge proposed.

103. The improvement plans shall show that all manholes shall be provided with a gasket.

Recycled Water

104. The improvement plans shall show recycled water use for irrigation shall be extended from the existing recycled water line in Golf Course Drive West for irrigation. A booster pump may be needed to use recycled water as the existing line is a low pressure line. An agreement with the City of Santa Rosa, administrator of the recycled water system for the Sub-regional Sewerage System, is required.

Dedications

105. Right-of-way along the frontage of Dowdell Avenue, Redwood Drive and Golf Course Drive West shall be dedicated to the City for street, sidewalk and public utility easement.

106. The applicant shall offer to dedicate to the City of Rohnert Park access easements over all private streets to provide access for all governmental agencies providing for the public safety, health and welfare.

107. The applicant shall offer to dedicate to the City of Rohnert Park a Public Service Easement as required.

Undergrounding

108. Utility plans within existing or proposed public right-of-way for electric, gas, telephone, cable and fiber optic (joint trench) shall be submitted to the City Engineer for review. All above-ground structures shall be specifically approved by the Director of Development Services.

109. The improvement plans shall show that the applicant provide new support for the utility pole on the corner of Golf Course Drive West and Redwood Drive or underground that pole. All work shall be completed in conjunction with and approved by PG&E.

110. Any necessary right-of-way required to complete the improvements will be acquired by the applicant at his expense and dedicate to the City.

111. Applicant/Property owner shall dedicate to the City of Rohnert Park a 5 foot public utilities easement, via deed or on a subdivision map. The improvement plans shall show a dedication of a 5 foot public utilities and public access easement behind the proposed back of sidewalk.

PRIOR TO ANY CONSTRUCTION, THE FOLLOWING CONDITIONS SHALL APPLY:

112. Applicant must file a Notice of Intent to comply with the Terms of General Permit to Discharge Storm Water Associated with Construction Activity (NOI) with the State of California Water Resources Control Board, and obtain a permit, prior to commencement of any construction activity.

113. No construction shall be initiated until the Improvement Plans have been approved by the City, all applicable fees have been paid, an encroachment permit and/or grading permit has been issued and a project schedule has been submitted to the City Engineer and a pre-construction conference has been held with the City Engineer or his designee.

114. Developer shall secure an encroachment permit from the City prior to performing any work within the City right of way or constructing a City facility within a City easement.

DURING CONSTRUCTION, THE FOLLOWING CONDITIONS SHALL APPLY:

115. All construction shall conform to the City Manual of Standards, Details, and Specifications latest edition, all City Ordinances and State Map Act and the approved plans.

116. The developer shall complete all water and wastewater improvements, including pressure and bacterial testing and raising manholes and cleanouts to grade prior to connection of any improvements to the City water or wastewater systems.

117. If any hazardous waste is encountered during the construction of this project, all work shall be immediately stopped and the Sonoma County Environmental Health Department, the Fire Department, the Police Department, and the Development Services Inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all of these agencies.

118. Prior to final preparation of the sub-grade and placement of base materials, all underground utilities shall be installed and service connections stubbed out behind the sidewalk. Public utilities, Cable TV, sanitary sewers, and water lines, shall be installed in a manner which will not disturb the street pavement, curb, gutter and sidewalk, when future service connections or extensions are made.

119. Prior to placing the final lift of asphalt, all public sanitary sewer lines shall be video inspected at the expense of the contractor/developer. All video disks shall be submitted to the City. If any inadequacies are found, they shall be repaired prior to the placement of the final lift of asphalt.

120. The Contractor shall be responsible to provide erosion and pollution control in accordance with the approved plans and permits.

121. The developer shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period.

122. Where soil or geologic conditions encountered in grading operations are different from that anticipated in the soil and/or geologic investigation report, or where such conditions warrant changes to the recommendations contained in the original soil investigation, a revised soil or geologic report shall be submitted for approval by the City Engineer. It shall be accompanied by an engineering and geological opinion as to the safety of the site from hazards of land slippage, erosion, settlement, and seismic activity.

123. The Project shall comply with the City's Municipal Code, including hours of construction. All equipment shall be adequately muffled and properly maintained. Construction equipment noise levels shall be monitored to move, muffle and/or shield equipment to minimize noise impacts.

124. Hours of work for public improvements shall be limited to the hours of 8 a.m. to 5 p.m. Monday through Friday. Work on Saturday or Sunday will only be permitted with written permission from the City.

125. Hours of work for private improvements shall be limited to the hours of 8 a.m. to 6 p.m. Monday through Friday. Work on Saturday or Sunday will only be permitted with written permission from the City.

126. Throughout the construction of the project, dust control shall be maintained to the satisfaction of the City and the contractor shall be responsible to implement reasonable measure to cure any problems that may occur.

127. If the existing city streets are damaged during construction, the contractor/developer shall be responsible for repair at no cost to the city.

128. If, during construction, the contractor damages any existing facilities on the neighboring properties (i.e. fences, gates, landscaping, walls, etc.) contractor shall be responsible to replace all damaged facilities.

PRIOR TO OCCUPANCY, THE FOLLOWING CONDITIONS SHALL BE SATISFIED:

129. All streets and sidewalks shall be paved, all public utilities installed, all signage relating to traffic control (stop signs, etc.) and all streetlights must be operational.

130. All improvements shown in the improvement plans deemed necessary for the health, safety and welfare of the occupant and general public shall be completed.

131. The contents of buildings in the proposed Project shall be secured to the extent feasible. All shelving systems shall be secured to structural elements of the floor, wall, or ceiling. Heavy display items and merchandise shall be placed on lower shelves and secured to building elements where possible.

PRIOR TO ACCEPTANCE OF PUBLIC IMPROVEMENTS AND BOND EXONERATION, THE FOLLOWING CONDITIONS SHALL BE SATISFIED:

132. Security in the amount prescribed by Municipal Code Section 16.16.170B.1.c. shall be submitted and accepted by the City of Rohnert Park guaranteeing the improvements as required by Public Improvement Agreement described in Condition No. 57 above.

133. A complete set of As-Built or Record, improvement plans on the standard size sheets shall be certified by the Civil Engineer licensed in the State of California and returned to the City Engineer's office prior to final acceptance of the public improvement. These shall show all constructive changes from the original plans including substantial changes in the size, alignment, grades, etc. during construction. The Contractor shall pay a fee for having same put into the City Base Map.

Landscaping

134. The landscape plan shall include at least on (1) native oak tree, details subject to staff approval.

135. All trees planted in the landscaping along the Redwood Drive, Golf course Drive West and Dowdell Avenue frontages be twenty-four (24) inch box size, details subject to staff approval.

136. The light poles for the parking area lighting be a decorative design, details subject to staff approval.

w-trans

Whitlock & Weinberger
Transportation, Inc.

490 Mendocino Avenue
Suite 201
Santa Rosa, CA 95401

voice 707.542.9500
fax 707.542.9590
web www.w-trans.com

June 8, 2011

RECEIVED
JUN 09 2011
CITY OF
ROHNERT PARK

Mr. Norm Weisbrod
City of Rohnert Park
130 Avram Avenue
Rohnert Park, CA 94928

Supplemental Analysis and Access Study for the Oxford Suites Project

Dear Mr. Weisbrod;

Whitlock & Weinberger Transportation, Inc. (W-Trans) has completed a supplemental analysis and access study for the proposed Oxford Suites Project.

Project Description

The project as proposed would replace 55,861 square feet of retail space planned for the parcels north of Wilfred Avenue (which has been renamed Golf Course Drive West) between Redwood Drive and Dowdell Avenue with a 163-room Oxford Suites Hotel and a 3,911 square foot McDonald's fast food restaurant. Access is proposed via connections to Golf Course Drive West and Dowdell Avenue as well as to the adjacent Home Depot parking lot to the north.

Supplemental Analysis

The analysis performed for the Supplemental EIR for the Wilfred Dowdell Specific Plan Area was based on the assumption that the entire Specific Plan Area would be developed with retail uses. Because the trip generation rates used in the SEIR are not shown in Table 3.6-5 of the DSEIR, the average rates applied to the entire shopping center were developed by dividing the total number of trips for each category by the total size of the shopping center. The 27 percent pass-by assumed for the analysis was also applied.

Shopping center rates are typically based on a fitted curve equation rather than the average. However, the Specific Plan Area is part of an area that has a substantial amount of existing retail development that would contribute to linked trips. This existing retail space was not included in developing the trip rates, though it would have been reasonable to do so. The reduction in retail space associated with the proposed conversion to a hotel and fast-food restaurant would therefore not be expected to affect the trip rates applicable to the remainder of the project.

In order to determine the trips associated with the proposed conversion to a 163-room hotel and 3,911 square foot fast-food restaurant, standard trip generation rates published by the Institute of Transportation Engineers in *Trip Generation*, 8th Edition, 2008, were used. The rates for a "Hotel" (Land Use 310) and "Fast Food with Drive-Through" (Land Use 933) were used.

The trip generation estimates both as assumed for the Wilfred Dowdell Supplemental EIR and for the proposed Oxford Suites and McDonald's are summarized in Table 1.

Table 1
Trip Generation Summary

Land Use	Units	Daily		Weekday PM Peak Hour		Saturday		Saturday Midday Peak Hour	
		Rate	Trips	Rate	Trips	Rate	Trips	Rate	Trips
Approved									
Retail	-55.861 ksf	46.12	-2,576	4.30	- 240	61.38	-3,429	5.88	- 328
Pass-by		-27%	696	-27%	65	-27%	926	-27%	89
Net Trip Reduction			-1,880		- 175		-2,503		-239
Proposed									
Fast Food	3.911	496.12	1,940	33.84	132	722.03	2,824	59.39	232
Pass-by		*-50%*	- 970	*-50%*	- *66*	*-50%*	*-1,412*	*-50%*	- *116*
Hotel	163 rms	8.17	1,332	0.59	96	8.19	1,335	0.72	117
Net Project Trips			2,302		162		2,747		233
Net Change			**422**		**- 13**		**244**		**-6**

Note: ksf = 1,000 square feet; rms = rooms

As can be seen in Table 1, the proposed development would be expected to generate fewer trips during the critical weekday p.m. and weekend midday peak hours, though more trips would be generated on a daily basis. Since the SEIR analysis reflects peak hour conditions only, the increase in daily trips does not affect the results of the SEIR. In fact, the project would be expected to result in slightly improved conditions overall compared to the assumptions used in the prior analysis.

Access Evaluation

The mitigation measures in the Supplemental EIR relative to access from Golf Course Drive West (Wilfred Avenue) were reviewed. Mitigation 3.6-4 on Page 1.14 of the Revised Draft EIR states that not allowing street connections or driveways from the projects site along Wilfred Avenue (Golf Course Drive West) would reduce the impact to less than significant. However, on Page 3.88 it is stated that, "It is therefore recommended that no site access be allowed along this segment of Wilfred Avenue unless limited to right-turns in and out." Further, on Page 3.92 it is stated that street connections or driveways from the Project site to Wilfred Avenue will be limited to right-turns in and out unless a site-specific circulation study is conducted to show that left-turn access can be accommodated.

These various statements appear to be contradictory; however, the need for access restrictions is associated with the volume of traffic that is anticipated in the future, so in the interim there is some flexibility in terms of allowing access, though ultimately limitations will be necessary. The factor that precipitated the mitigation measure was the anticipated length of the eastbound queue backing up from Redwood Drive to Dowdell Avenue. An analysis was therefore performed to determine the conditions under which the left-turn access can be allowed, and when it should be discontinued.

Interim Configuration

The Interim configuration is based on near- to mid-range traffic volumes that include buildout of the Wilfred-Dowdell Specific Plan area, buildout of the Stadium Area Master Plan, and completion of the Walmart expansion, but do not include traffic associated with the Graton Rancheria casino. With these volumes, Golf Course Drive West could operate effectively as a three-lane street section. Side street stop controls on Dowdell Avenue would also be expected to perform adequately. This configuration is shown graphically in Figure 1. It should be noted that the eastbound approach to Redwood Drive includes a single left-turn lane and a shared through/right-turn lane; the left-turn lane should be aligned with the westbound left-turn only lane as shown in the diagram. Separate right-turn lanes are not necessary to achieve adequate operating conditions under this volume scenario.

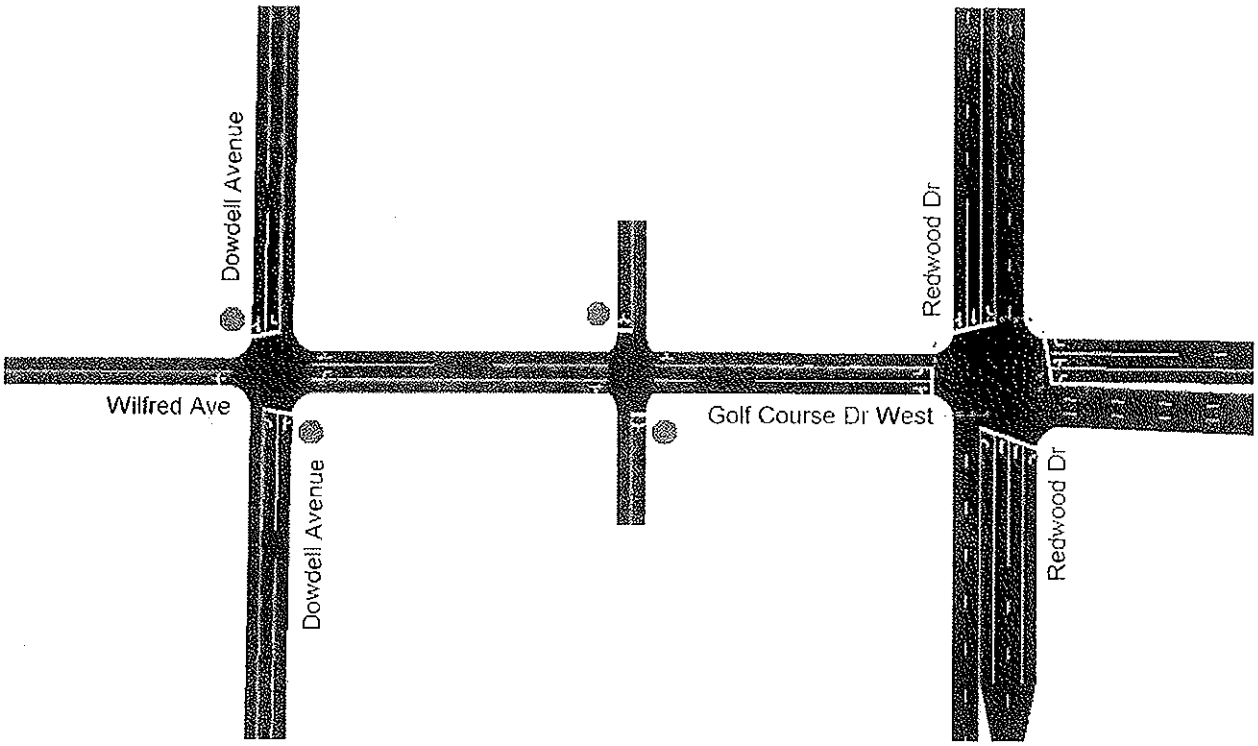


Figure 1 – Interim configuration with Wilfred-Dowdell and without casino

Peak hour queues on eastbound Golf Course Drive West extending from the signal at Redwood Drive are projected to extend a maximum of 275 feet, which is just about at the proposed driveway. Queues extending from the Wilfred Avenue-Golf Course Drive West/Dowdell Avenue intersection would be modest. While during the very busiest periods it may be difficult for drivers to turn left out of the driveway, the center turn lane would provide a refuge area that allows drivers to make a two-stage left turn maneuver that minimizes potential conflicts with moving traffic on Golf Course Drive West. It appears reasonable to allow full access at the driveway during this interim time period and with the aforementioned three-lane roadway configuration.

It is understood that the Oxford Suites project will be making full frontage improvements, which includes all of the planned widening on the north side of Golf Course Drive West between Redwood

Drive and Dowdell Avenue. This will result in extras roadway width in the westbound direction until such future time as the road is fully widened. One option for handling this extra width is shown in Figure 2 and includes a second westbound lane that ends at Dowdell Avenue; this lane would need to be signed to direct through traffic to merge, leaving right-turns only at Dowdell Avenue. Another option would be to stripe a single westbound lane as shown in Figure 1 and use the additional width on the north side of the street for a bike lane combined with parking. Both options would perform acceptably from an operational perspective.

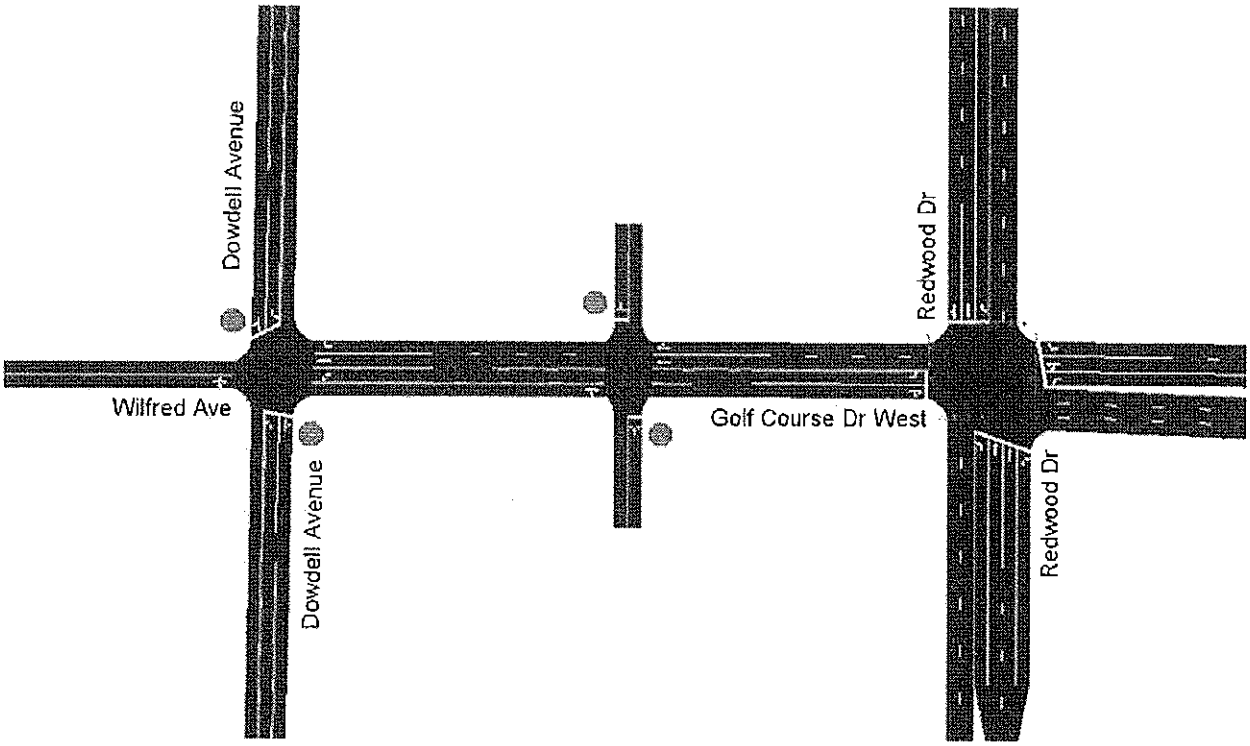


Figure 2 – Alternate interim configuration

Future Configuration

The future configuration is based on General Plan buildout traffic volumes projected for the year 2035, including buildout of all Specific Plan areas in the City and completion of the Walmart expansion, but *not* traffic associated with the Graton Rancheria casino. Golf Course Drive West could operate effectively as a five-lane street (counting a center turn lane) with these traffic volumes. The intersection at Wilfred Avenue-Golf Course Drive West/Dowdell Avenue would need to be signalized. This configuration is shown in Figure 3. Note that for this condition there is an additional lane in both directions, so any widening performed in the short term should be constructed so that it is consistent with this ultimate configuration.

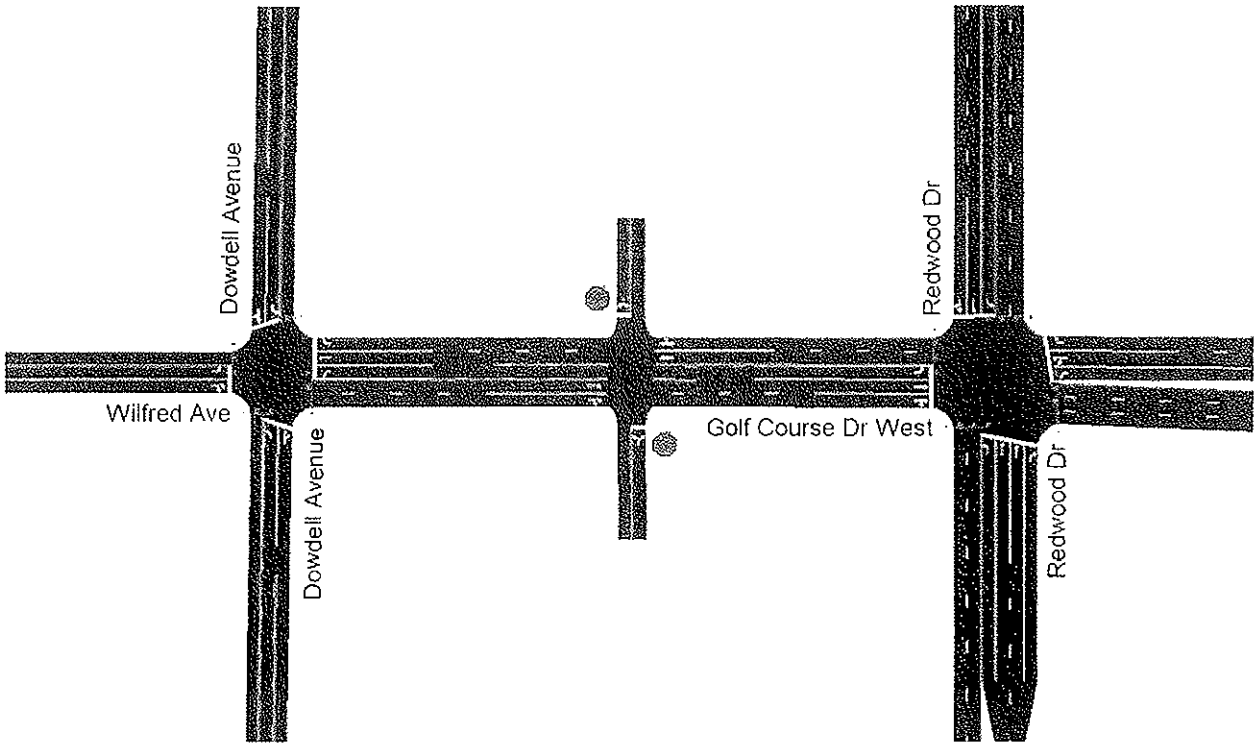


Figure 3 – Year 2035 configuration without casino

Peak hour queues on eastbound Golf Course Drive West would be expected to extend a maximum of 350 feet to the west of Redwood Drive. Such queuing would block the proposed driveway intersection. Queues extending from the Wilfred Avenue-Golf Course Drive West/Dowdell Avenue intersection are anticipated to reach 130 feet and would not affect the driveway. Given the traffic volumes and availability of gaps created by the upstream and downstream intersections, it may be reasonable to allow full access at the driveway with these assumed traffic volumes and configuration, recognizing that left turn delays from the driveway could be lengthy during the highest peak periods. While a safety hazard would not be expected, the driveway could be restricted to right turns in and out in the future should a collision pattern become evident.

Configuration with Graton Rancheria Casino

The potential casino project would generate hundreds of peak hour trips on Golf Course Drive West. Based on the calculations and analysis completed as part of the Walmart Expansion EIR, queues created by the signal at Golf Course Drive West/Redwood Drive signal would be expected to extend nearly the entire distance to Dowdell Avenue. Golf Course Drive West would need to include five lanes in the near term and six lanes at buildout. A graphic indicating the configuration needed in 2035 is shown in Figure 4.

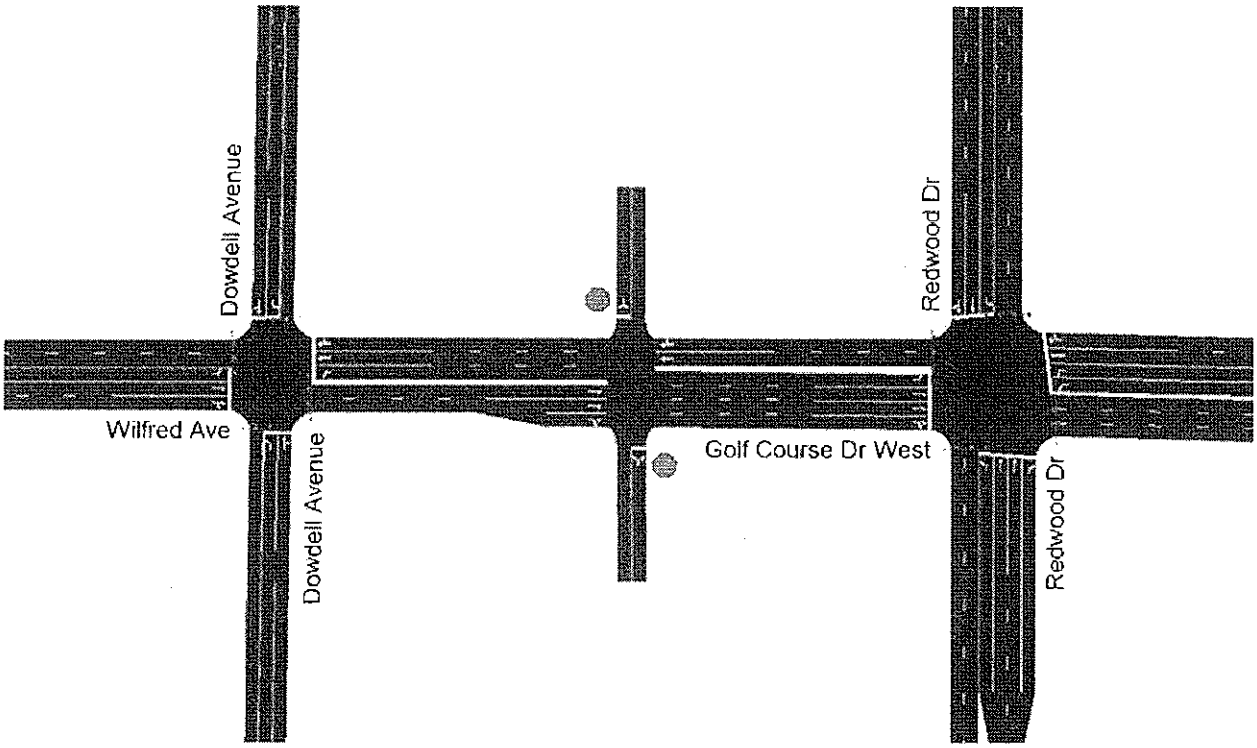


Figure 4 – Year 2035 configuration with casino

Given the traffic volumes, lack of gaps in traffic, and projected queues, it would be necessary to restrict access to driveways on Golf Course Drive West to right turns only if and when the casino becomes operational. Full access at the proposed driveway would need to be eliminated at this time.

Conclusions and Recommendations

- Based on the analysis performed, it appears that full access can be safely accommodated at the Oxford Suites driveway under short-term conditions.

- The site's frontage improvements should include all of the planned future widening, resulting in a second westbound lane that will terminate with right-turns only at Dowdell Avenue. An interim alternative would be to use the extra width as a bike lane and parking lane until improvements are constructed to the west.

- The driveway should be located as near as possible to the mid-point of the block of Golf Course Drive West between Dowdell Avenue and Redwood Drive.

- Upon build-out of the northwest quadrant of Rohnert Park, the need to modify access to the Oxford Suites site as well as the parcel on the south side of Golf Course Drive West between Dowdell Avenue and Redwood Drive should be monitored to determine if queuing has reached the point where the access is blocked and no longer works effectively. At that time access could be limited to right-turns in and out through installation of a median island.

- Completion of the planned casino is expected to result in substantially longer queues on Golf Course Drive West, at which time the driveway to the Oxford Suites site would routinely be blocked, so conversion to right-turn access only would be needed.

- It is recommended that full access to the Oxford Suites project from Golf Course Drive West be allowed, with the proviso that at such time as the casino is developed access will be limited to right-turns in and out. Further, the City may modify the access to prohibit left-turns if there are safety concerns associated with the driveway operation.

We hope this information adequately addresses the issues relative to the trip generation of the proposed project alternative as well as the potential to allow full access under short-term conditions. Please do not hesitate to contact me if you have any questions.

Sincerely,

Zack Matley, AICP
Associate

Dalene J. Whitlock, PE, PTOE
Principal

REGISTERED PROFESSIONAL ENGINEER
DALENE J. WHITLOCK
TR001552
Exp. 9/30/12
TRAFFIC
STATE OF CALIFORNIA

DJW/zm/RPA907-25.L1