

AREA SUMMARY			
BASEMENT	HOTEL	PATIO	NOTE
			7,400 SF (NOT INCLUDING FOR MAX BUILD-OUT CALCS)
1 FL	15,140 SF	0 SF	
2 FL	13,770 SF	-	
3 FL	13,770 SF	-	
4 FL	13,770 SF	-	
TOTAL	56,430 SF	0 SF	

MAXIMUM BUILD-OUT UNDER BPO W/HILLSIDE
 FAR REDUCTION: 117,564 X 0.4 = 47,025 SF
 MAXIMUM BUILD-OUT WITH 20% BONUS FOR
 25% OF PARKING UNDERGROUND: 47,025 X
 1.20 = 56,430 SF

PARKING REQUIREMENT

1 CAR/ROOM: 87 CARS REQUIRED,
 25% OF UNDERGROUND PARKING: 87 X 25% = 22 CARS

TOTAL: 87 CARS PROVIDED
 BASEMENT: 23 CARS
 SITE: 64 CARS

TOTAL ROOM COUNTS

HOTEL BRAND HAS NOT BEEN CHOSEN YET. THE INFORMATION WILL BE PROVIDED AS
 PROJECT DEVELOPS.
 IT IS EXPECTED APPROXIMATELY 87 - 95 ROOMS

SUMMARY

SITE PLAN

1" = 30'-0"



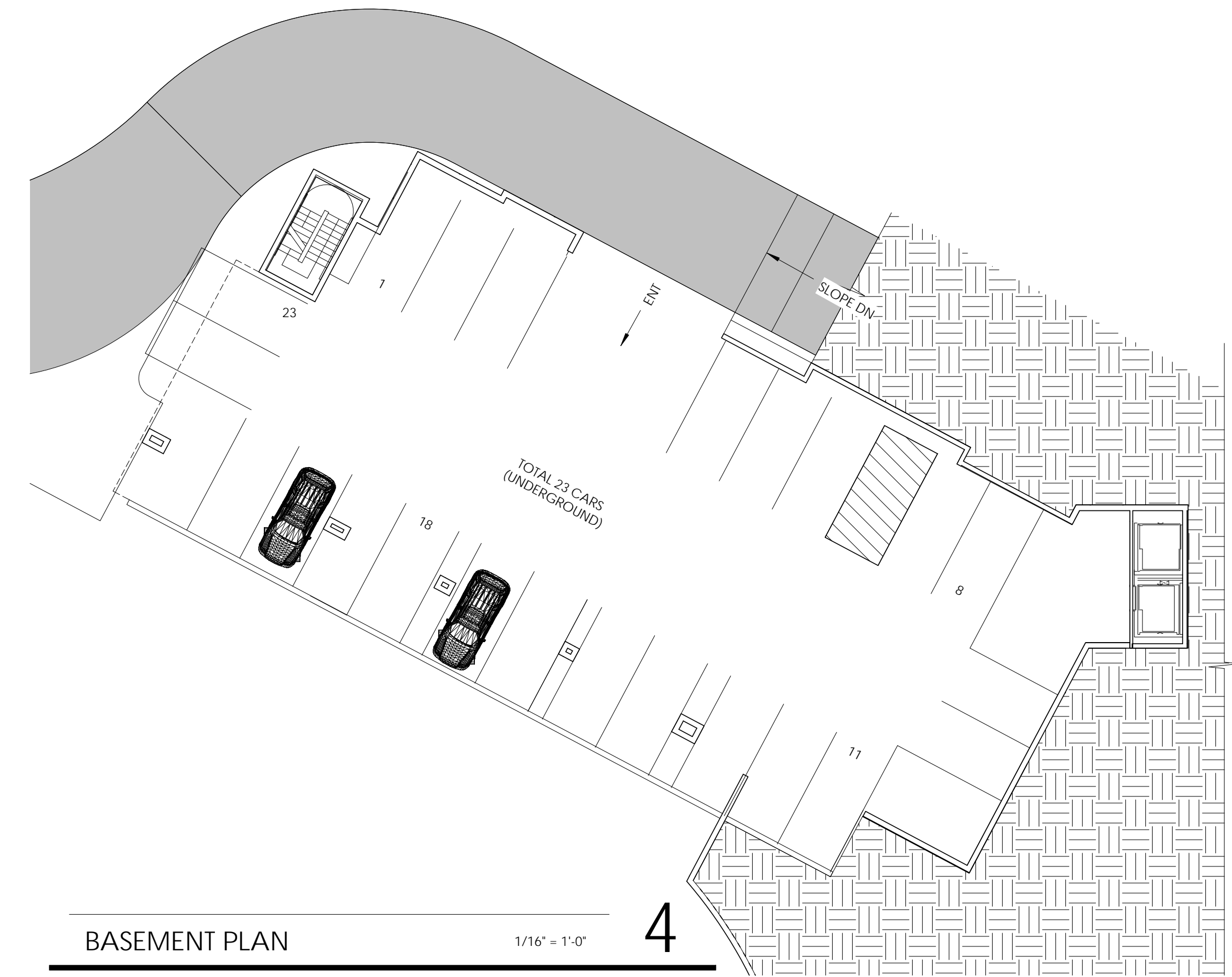
GROUND FLOOR PLAN 1/16" = 1'-0" 1



LEVEL 2 1/16" = 1'-0" 2



LEVEL 3-4 1/16" = 1'-0" 3



BASEMENT PLAN 1/16" = 1'-0" 4

SUITE COUNT - 1st FLOOR		
Suite Type	Count	KITCHENETTE
K SUITE	2	YES
KAR SUITE	1	YES
KD SUITE	1	YES
KDL SUITE	3	-
KS SUITE	4	-
QQS SUITE	1	YES
12		

SUITE COUNT - 2nd FLOOR		
Suite Type	Count	KITCHENETTE
K SUITE	5	YES
KAR SUITE	1	YES
KD SUITE	1	-
KDL SUITE	8	-
KS SUITE	9	-
QQS SUITE	1	YES
25		

SUITE COUNT - 3rd FLOOR		
Suite Type	Count	KITCHENETTE
K SUITE	5	YES
KAR SUITE	1	YES
KD SUITE	1	-
KDL SUITE	8	-
KS SUITE	9	-
QQS SUITE	1	YES
25		

SUITE COUNT - 4th FLOOR		
Suite Type	Count	KITCHENETTE
K SUITE	5	YES
KAR SUITE	1	YES
KD SUITE	1	-
KDL SUITE	8	-
KS SUITE	9	-
QQS SUITE	1	YES
25		

TOTAL ROOM COUNTS: 87 ROOM



EAST ELEVATION COLOR

3/32" = 1'-0" 1



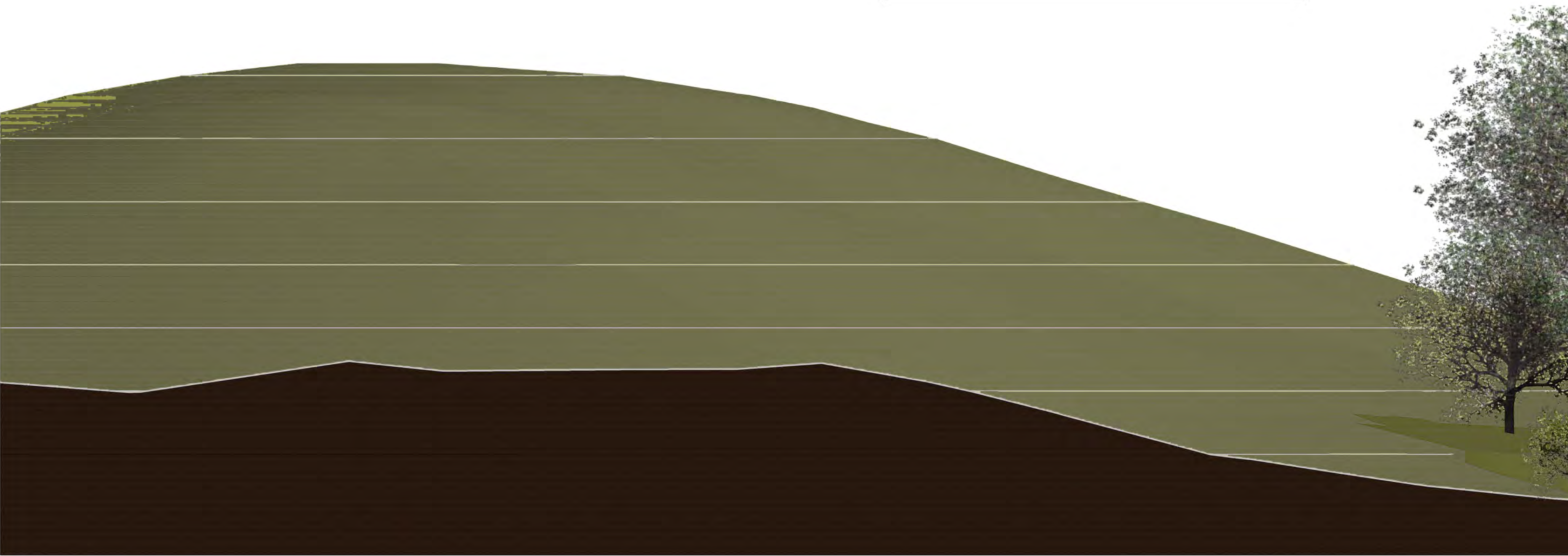
NORTH ELEVATION COLOR

3/32" = 1'-0" 3



WEST ELEVATION COLOR-1

3/32" = 1'-0" 2



SOUTH ELEVATION COLOR

3/32" = 1'-0" 4

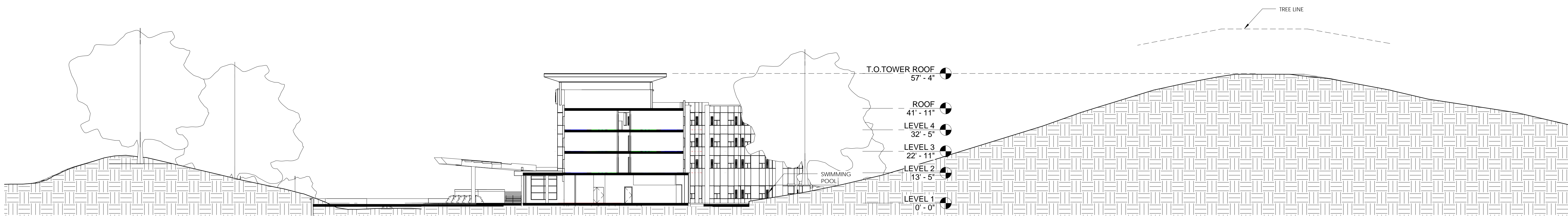


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09/09/15

7701 REDWOOD BLVD - NOVATO HOTEL CONCEPT STUDY

A3



BUILDING SECTION-1

1" = 20'-0"

1



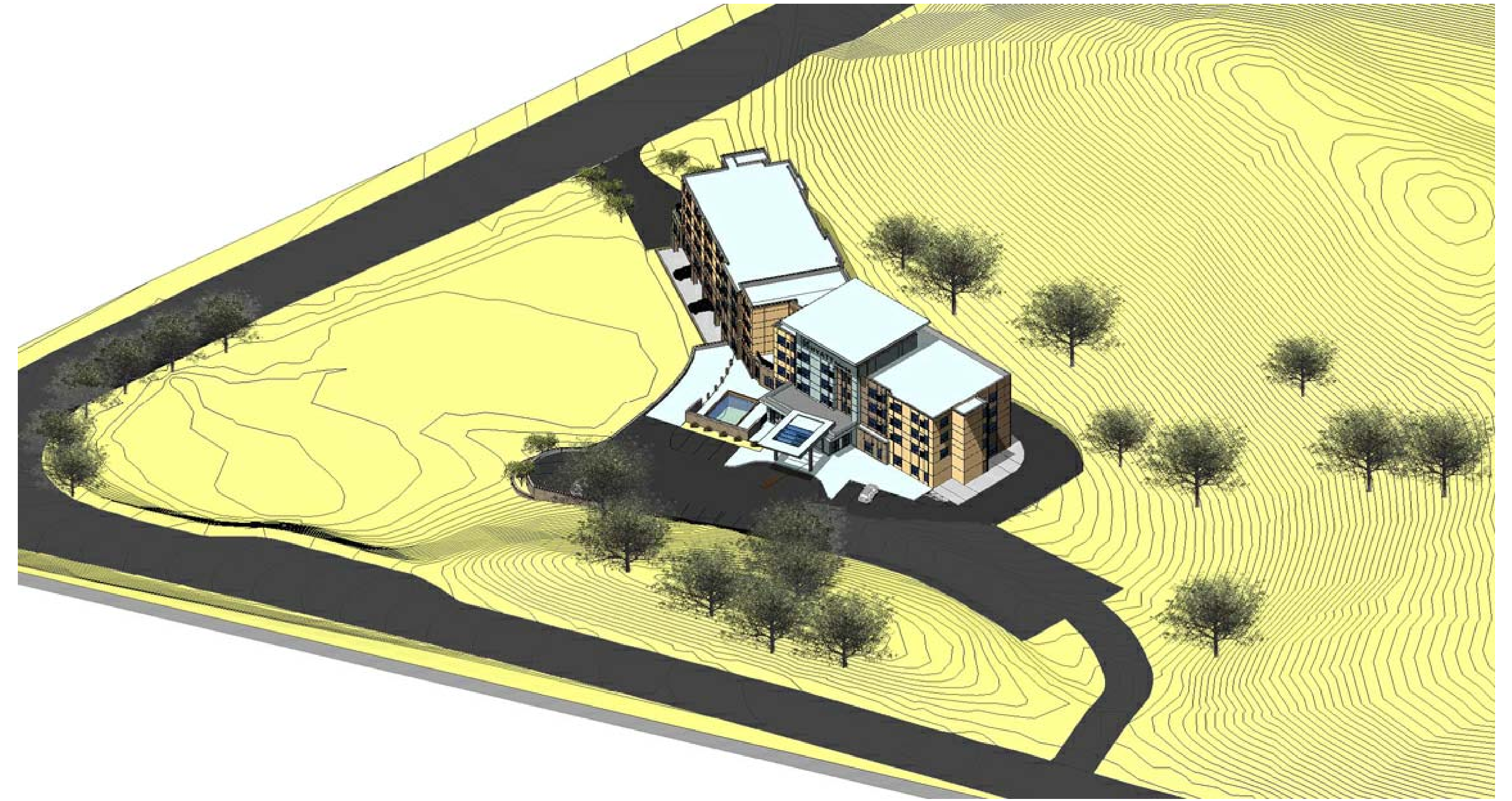
BUILDING SECTION-2

1" = 20'-0"

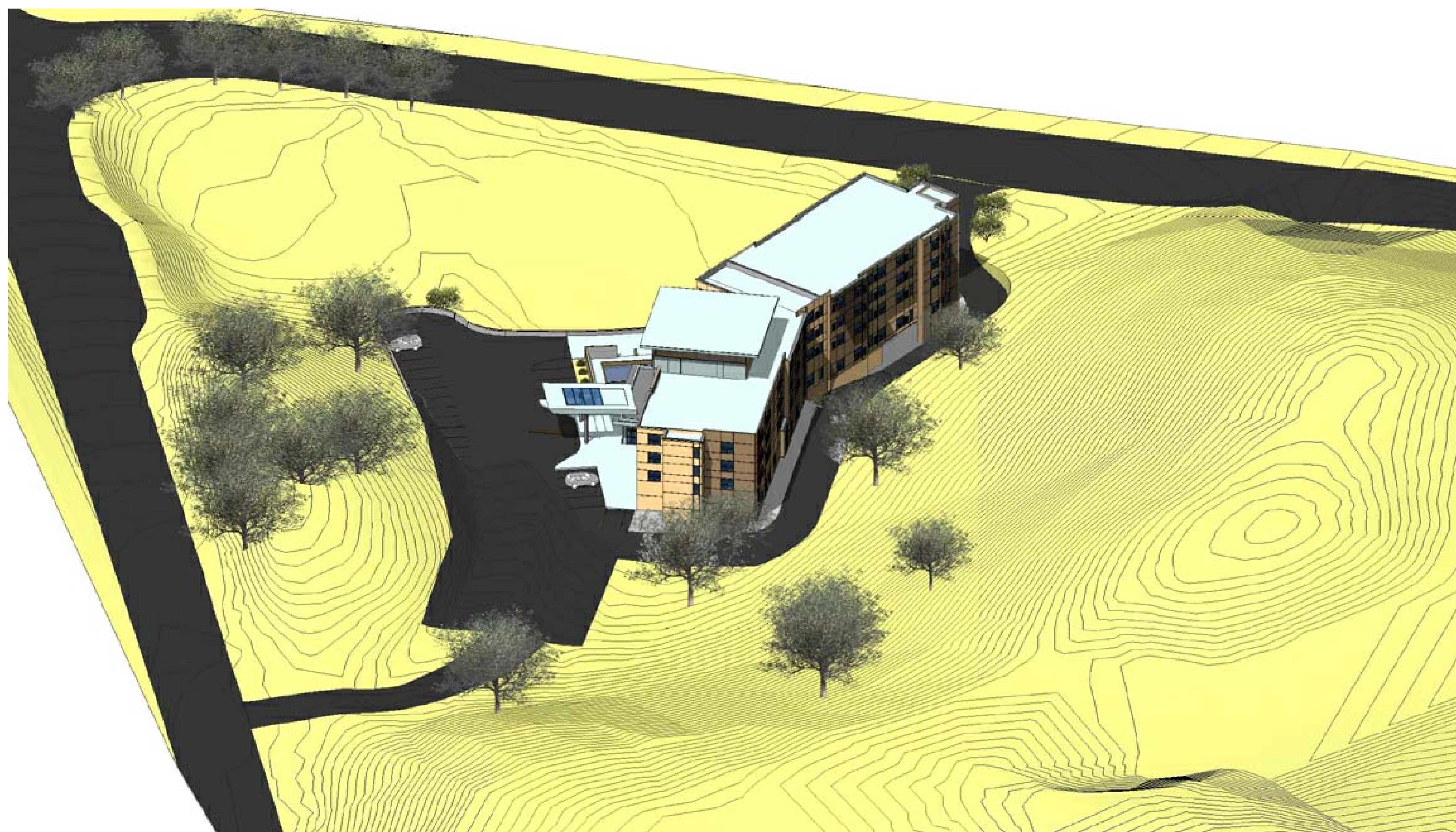
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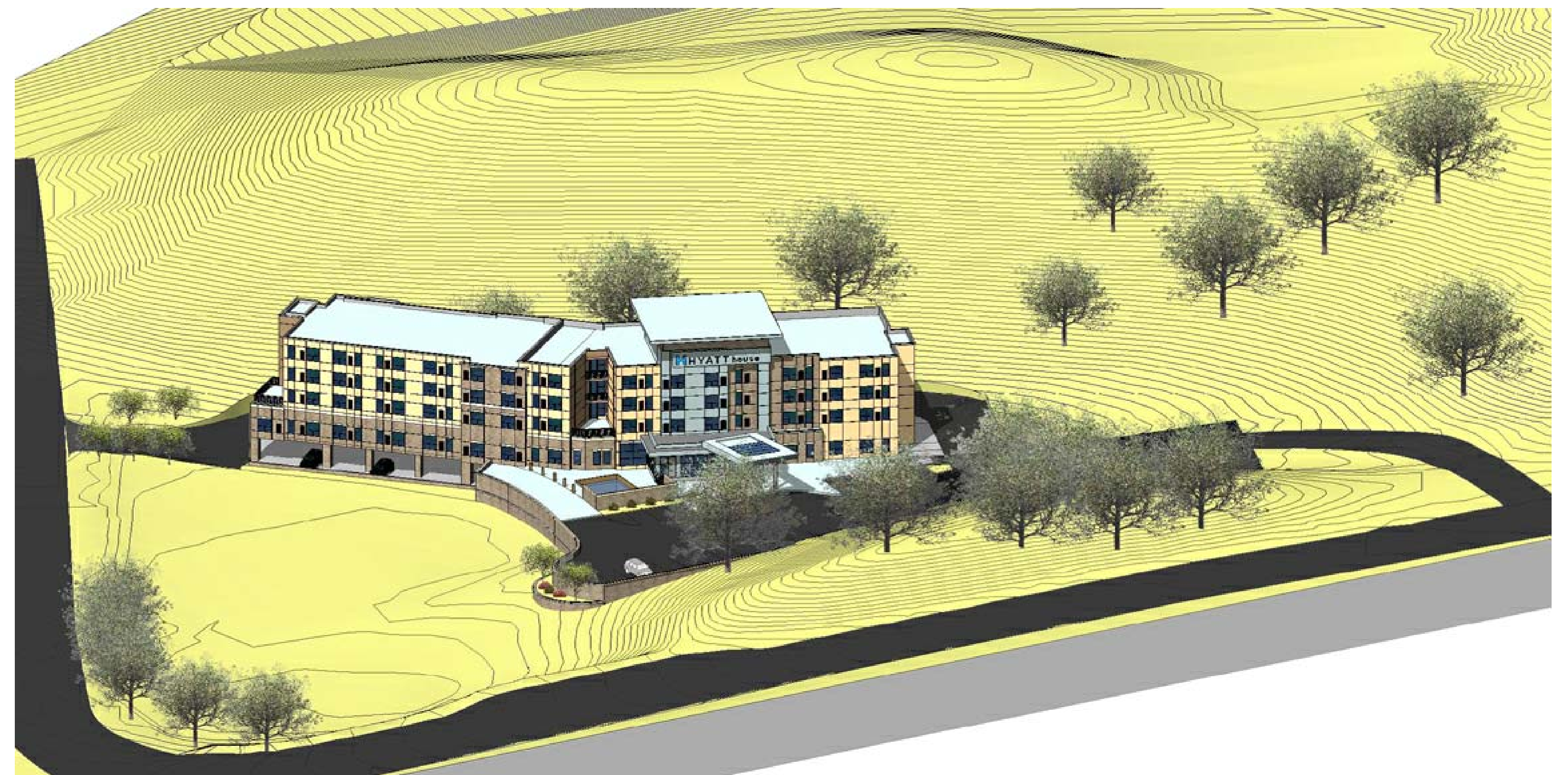
ISO VIEW-1



ISO VIEW-2






ISO VIEW-3



ISO VIEW-4



SLOPE ANALYSIS LEGEND - AREA C

COLOR	SLOPE	AREA	PERCENT
	0 - 10%	1.94 AC.	43.3%
	10 - 25%	1.33 AC.	29.7%
	> 25%	1.21 AC.	27.0%
	TOTAL	4.48 AC.	100%

SITE PLAN_SLOPE ANALYSIS

1" = 30'-0"

1

