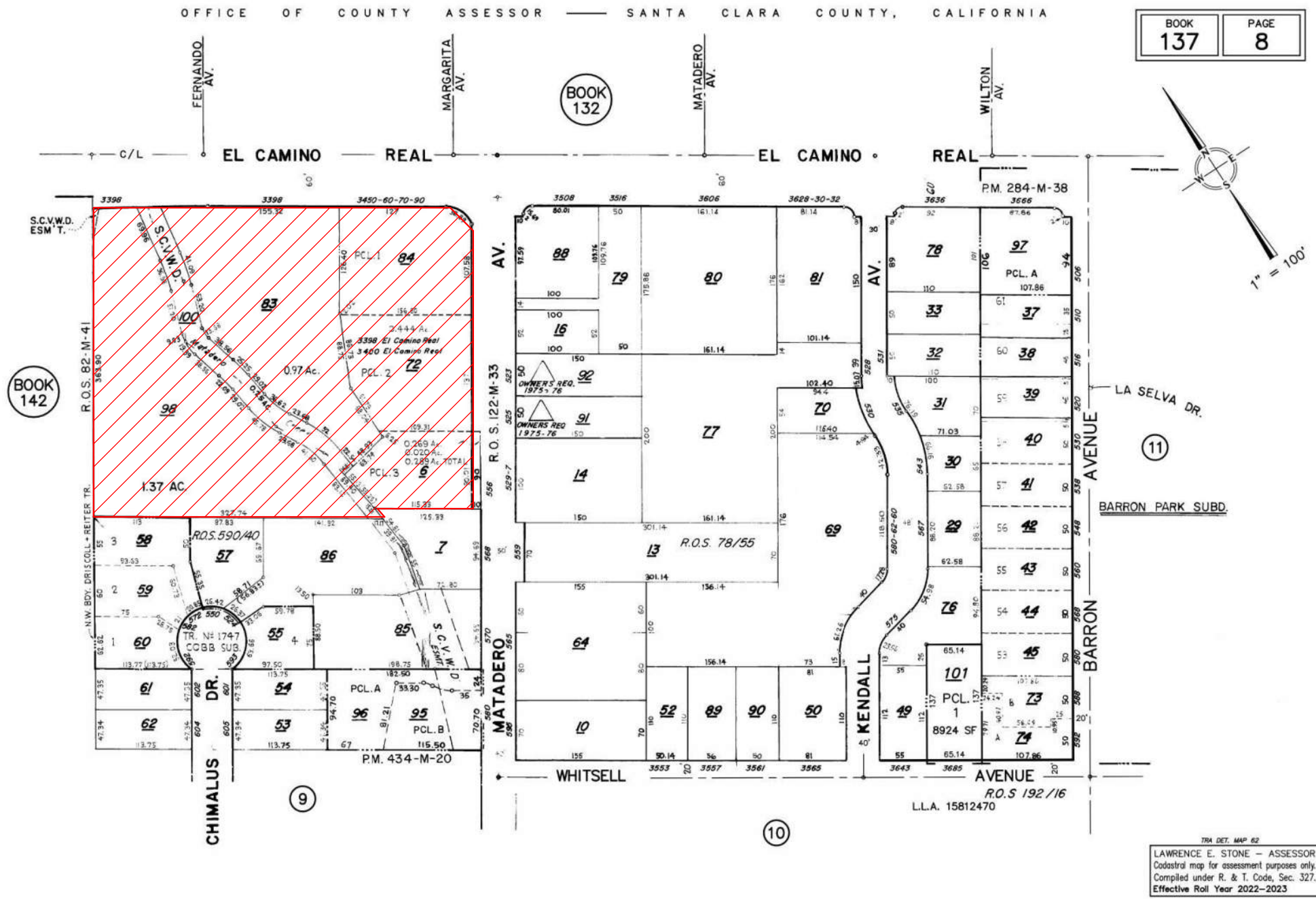




AERIAL VICINITY MAP

PARCEL MAP

DRAWING LIST



Sheet Number	Sheet Name
P0	COVER SHEET
P1	PROJECT DATA
P2	AREA CALCULATIONS
P3	EXISTING SITE PLAN
P4	AERIAL SITE PLAN
P5	SITE PLAN
P6	TREE REMOVAL PLAN
P7	UNDERGROUND SITE PLAN
P8	SITE SECTIONS
P8.1	SITE SECTIONS
P9	MASSING VIEWS
P10	MASSING VIEWS
A1	RESIDENTIAL BUILDING A - GROUND LEVEL
A2	RESIDENTIAL BUILDING A - LEVEL 2
A3	RESIDENTIAL BUILDING A - LEVEL 3
A4	RESIDENTIAL BUILDING A - LEVELS 4 - 8
A5	RESIDENTIAL BUILDING A - ROOF PLAN
A6	RESIDENTIAL BUILDING A - ELEVATIONS
A7	RESIDENTIAL BUILDING A - ELEVATIONS
A8	RESIDENTIAL BUILDING A - SECTIONS
B0	RESIDENTIAL BUILDING B - BASEMENT LEVEL
B1	RESIDENTIAL BUILDING B - GROUND LEVEL
B2	RESIDENTIAL BUILDING B - LEVEL 2
B3	RESIDENTIAL BUILDING B - LEVELS 3 - 8
B4	RESIDENTIAL BUILDING B - ROOF PLAN
B5	RESIDENTIAL BUILDING B - ELEVATIONS
B6	RESIDENTIAL BUILDING B - ELEVATIONS
B7	RESIDENTIAL BUILDING B - SECTIONS
H0	HOTEL - BASEMENT LEVEL
H1	HOTEL - GROUND LEVEL
H2	HOTEL - LEVEL 2 & 3
H4	HOTEL - LEVEL 4

Sheet Number	Sheet Name
H5	HOTEL - LEVEL 5 AMENITY
H6	HOTEL - LEVEL 6
H7	HOTEL - LEVEL 7
H8	HOTEL - ROOF PLAN
H9	HOTEL - ELEVATIONS
H9.1	HOTEL - ELEVATIONS
H10	HOTEL - SECTIONS
H10.1	HOTEL - SECTIONS
T1	TOWNHOME - ELEVATIONS AND SECTIONS
T3	TOWNHOME - UNIT PLANS
Grand total: 42	

PROJECT DATA

SITE LOCATION:
3398 EL CAMINO REAL, PALO ALTO, CA 94306
3400 EL CAMINO REAL, PALO ALTO, CA 94306

ZONING DISTRICT:
RM-20
CS
CS (H)

APN:
137-08-098
137-08-083
137-08-084
137-08-072
137-08-006
137-08-100

LOT AREA:
153,920 SF / 3.53 ACRES

PROJECT SUMMARY

THE PROPOSED PROJECT WILL REPLACE A NUMBER OF OLDER BUILDINGS LOCATED AT THE CORNER OF MATADERO AVENUE AND EL CAMINO REAL IN PALO ALTO, CALIFORNIA. THE OVERARCHING PROJECT GOALS INCLUDE MAINTAINING RESPECT FOR THE EXISTING MATADERO CREEK AND CREEKSIDE WHILE REPLACING A NUMBER OF EXISTING, LOWER DENSITY BUILDINGS WITH NEW MID-RISE BUILDINGS AND SUBTERRANEAN PARKING.

THE PROJECT WILL INCLUDE RECONSTRUCTION AND RELOCATION OF DRIVEWAYS ALONG BOTH STREET FRONTAGES AND STRAIGHTENING OF THE EL CAMINO REAL CROSS WALK NEAREST MATADERO AVENUE. THE PROJECT WILL INCLUDE OUTDOOR OPEN SPACE ALONG THE CREEKSIDE AVAILABLE FOR RESIDENT USE WITH SOME VISIBILITY FROM PUBLICALLY OFFERED OUTDOOR SEATING (ASSOCIATED WITH THE COMMERCIAL RETAIL SPACE). THE PROJECT WILL FOLLOW THE GUIDELINES OF THE EL CAMINO REAL CORRIDOR TO THE MAXIMUM EXTENT FEASIBLE.

A NUMBER OF EXISTING LOW-RISE BUILDING WILL BE DEMOLISHED TO ACCOMMODATE THE PROJECT ALONG WITH EXCAVATION AND OFF-HAUL OF SOILS IN ORDER TO CONSTRUCT SUBTERRANEAN PARKING AND A LIMITED NUMBER OF MECHANIZED PARKING "STACKERS." THE EXISTING, MULTI-STORY HOTEL TOWER WILL LARGELY REMAIN AS-IS, INCORPORATED INTO THE PROJECT WITH MINOR UPDATES SUCH AS STAIR ACCESS, ACCESSIBILITY, LIMITED INTERIOR IMPROVEMENTS.

THE PROJECT'S NEW CONSTRUCTION IS ALL MID-RISE RANGING FROM THREE TO SIX STORIES, PODIUM-STYLE CONSTRUCTION. TOWNHOMES WILL BE ALL WOOD CONSTRUCTION. TWO MID-RISE RESIDENTIAL BUILDINGS INCLUDE A NUMBER OF SHARED AMENITIES INCLUDING INDOOR FITNESS AND GATHERING, OUTDOOR OPEN SPACE, POOL AREA, COVERED, SURFACE AND SUBTERRANEAN PARKING. THE NEW HOTEL WILL FUNCTION AS A PRIMARY ADDITION TO THE EXISTING HOTEL TOWER INCLUDING NEW LOBBY, LOADING AND SERVICE AREAS. THE PROJECT WILL "CONVERT" SOME COVERED PARKING INTO USABLE, ENCLOSED UTILITY AND BACK-OF-HOUSE SPACE. THE COMPLETED HOTEL'S TOP FLOOR AMENITY WILL INCLUDE OPEN ROOF DECK SPACE ON BOTH THE EXISTING ROOFTOP AND THE TOP FLOOR OF THE NEW BUILDING. THE PROPOSED PROJECT PROPOSES TO ADJUST THE MATADERO EASEMENT CURRENTLY HELD FOR THE BENEFIT OF CITY SIDEWALK/STREET IMPROVEMENTS.

FOR REFERENCE ONLY- ZONING INFORMATION

OPEN SPACE CALCULATION
Required Open Space:[Per 18.13.040-20 for RM-20]
TOTAL OPEN SPACE REQUIRED: 35%
USABLE OPEN SPACE: 150' / UNIT
COMMON OPEN SPACE: 75' / UNIT
PRIVATE OPEN SPACE: 50' / UNIT
150 sf/unit x 228 units = 34,200 SF

Maximum Site Coverage: 35%

PROJECT SITE COVERAGE, REFER TO PLANS

PROJECT FAR, REFER TO PLANS

SETBACK

RM-20:

Front: 20'
Rear: 10'
Interior side: 10'
Street side: 16'

CS AND CS(H):

Front: 0 - 10' (12' SIDEWALK)
Rear: 10' (ABUTTING RESIDENTIAL)
Interior side: 0'
Street side: 0'

ALLOWABLE DENSITY
Maximum FAR:
RM-20 [18.13.040] 0.5 : 1
CS & CS(H) [18.16.060] 2.0 : 1

ALLOWABLE HEIGHT
RM-20: 30' [RM18.13.040]

CS AND CS(H): 50'
PORTIONS WITHIN 50' OF
RESIDENTIAL 35'

PARKING CALCULATIONS
Required Residential Auto Parking: [RM-20 18.52.040]
1 PER MICRO/STUDIO/1 BEDROOM UNIT
2 PER 2 BEDROOM OR LARGER UNIT

1 BEDROOM: 130 UNITS (130 PARKING STALLS)
2 OR 3 BEDROOM: 98 UNITS (196 PARKING STALLS)

Total auto spaces required: 326 spaces
Total auto spaces provided: 207 spaces
Parking to unit ratio: 0.91 : 1

Required Hotel Auto Parking: [CS AND CS(H) ZONING CODE]
1 PER GUEST ROOM AND ALL OTHER REQUIRED ACCESSORY USES

PROPOSED GUEST
ROOM COUNT: 132 ROOMS (132 PARKING STALLS)

EXISTING GUEST
ROOM COUNT: 57 ROOMS (57 STALLS)

Total auto spaces required: 179 spaces
Total auto spaces provided: 61 spaces*
Parking to guest room ratio: 0.32 : 1

Required Bicycle Parking: [Per RM-20 18.52.040]
Residential: 1 LONG TERM SPACE / UNIT
1 SHORT TERM SPACE / 10 UNITS
235 total long-term spaces required
24 total short-term spaces required

[Per CS AND CS(H) ZONING CODE REFERENCE]:
Commercial: 1 SHORT TERM SPACE PER 10 GUEST ROOMS AND ALL
OTHER REQUIRED ACCESSORY USES
14 short-term spaces required

*ALL UNDERGROUND HOTEL PARKING SPACES (43 TOTAL) WILL BE VALET SERVICE.

PROJECT DIRECTORY

OWNER:	OXFORD CAPITAL GROUP, LLC SF CREEKSIDE LLC 3400 EL CAMINO REAL ATTN: SAR PERURI speruri@oxford-capital.com 415.723.1516	CONSULTANT:	EXPLORE REAL ESTATE 2625 MIDDLEFIELD ROAD, #101 PALO ALTO, CA 95306 ATTN: TED O'HANLON tedohanlon@gmail.com 415.317.5070
	CIVIL ENGINEER:		ARCHITECT:
	BKF ENGINEERS 1730 N. FIRST STREET SAN JOSE, CA 95112 ATTN: JACOB NGUYEN JNGUYEN@BKF.COM 408.315.9550		LOWNEY ARCHITECTURE 360 17th STREET, SUITE 100 OAKLAND, CA 94612 ATTN: ERIC PRICE eric@lowneyarch.com 510.836.5400

PROJECT CONSTRUCTION SUMMARY

RESIDENTIAL BUILDING A AND B WILL BE CONSTRUCTED AS TYPE IIIA WOOD FRAMED ABOVE TYPE IA CONCRETE PODIUM CONSTRUCTION, FULLY SPRINKLERED WITH FIRE WALLS. ROOF DECKS WILL BE SIZED AND OCCUPANCY TO QUALIFY AS RESIDENTIAL (R-2) USES (NOT A-2 ASSEMBLY).

THE NEW HOTEL ADDITION WILL BE CONSTRUCTED AS A TYPE IIIA BUILDING, FULLY SPRINKLERED AND INCLUDE ONE FIREWALL, WITH A STEPPED PODIUM CONSTRUCTION BETWEEN THE ROOF AMENITY USES. THE EXISTING HOTEL TOWER IS OF ALL CONCRETE AND METAL CONSTRUCTION. THE EXISTING BUILDING WILL INCLUDE AN ADDITION OF A PROPOSED ROOF DECK "LOUNGE".

THE EXISTING LOWER RISE HOTEL AND HOTEL CONVERTED TO RESIDENTIAL ARE ASSUMED TO BE TYPE VB CONSTRUCTION.

THE NEW TOWNHOME CONSTRUCTION IS ASSUMED TO BE TYPE VA CONSTRUCTION.

PROJECT INFORMATION

APN: 137-08-098
137-08-083
137-08-084
137-08-072
137-08-006
137-08-100

TOTAL SITE AREA: 153,920 SF

ZONING: RM-20, CS, CS (H)

ADDRESS: 3398 EL CAMINO REAL, PALO ALTO, CA 94306
3400 EL CAMINO REAL, PALO ALTO, CA 94306

GROSS CONSTRUCTION AREA- RESIDENTIAL A	
Level	Area
LEVEL 1- R1	25,280 SF
LEVEL 2 - R1	23,685 SF
LEVEL 3 - R1	23,461 SF
LEVEL 4 - R1	20,227 SF
LEVEL 5 - R1	14,308 SF
LEVEL 6 - R1	14,103 SF
LEVEL 7 - R1	14,095 SF
LEVEL 8 - R1	14,098 SF
TOTAL	149,258 SF

GROSS CONSTRUCTION AREA- RESIDENTIAL B	
Level	Area
BASEMENT - R2	19,506 SF
LEVEL 1 - R2	18,880 SF
LEVEL 2 - R2	19,473 SF
LEVEL 3 - R2	17,871 SF
LEVEL 4 - R2	17,871 SF
LEVEL 5 - R2	17,987 SF
LEVEL 6 - R2	17,989 SF
LEVEL 7- R2	17,989 SF
LEVEL 8- R2	17,989 SF
TOTAL	165,556 SF

GROSS CONSTRUCTION AREA- TOWNHOMES	
Level	Area
TOWNHOME GROUND LEVEL	2,622 SF
TOWNHOME LEVEL 2	2,768 SF
TOWNHOME LEVEL 3	2,768 SF
TOTAL	8,157 SF

GROSS CONSTRUCTION AREA- RESIDENTIAL C	
Level	Area
LEVEL 1- C	2,696 SF
LEVEL 2- C	2,696 SF
TOTAL	5,392 SF

GROSS CONSTRUCTION AREA- OVERALL HOTEL	
Level	Area
BASEMENT- HOTEL	22,335 SF
LEVEL 1- EXISTING HOTEL	3,916 SF
LEVEL 1- HOTEL	17,626 SF
LEVEL 2- EXISTING HOTEL	7,621 SF
LEVEL 2- HOTEL	15,432 SF
LEVEL 3- EXISTING HOTEL	7,621 SF
LEVEL 3- HOTEL	15,570 SF
LEVEL 4- EXISTING HOTEL	7,621 SF
LEVEL 4- HOTEL	15,638 SF
LEVEL 5- EXISTING HOTEL	4,719 SF
LEVEL 5- HOTEL	15,640 SF
LEVEL 6- HOTEL	10,554 SF
LEVEL 7- HOTEL	9,084 SF
TOTAL	153,378 SF

RESIDENTIAL UNIT COUNT

Residential A

Level 1:	0
Level 2 to 3:	42
Level 4 to 8:	60
TOTAL:	102

Residential B

Level 1:	0
Level 2 to 8:	112
TOTAL:	112

Residential C

Level 1:	5
Level 2:	5
TOTAL:	10

Townhomes

Level 1- 3:	4
TOTAL:	4

TOTAL PROPOSED

RESIDENTIAL UNIT COUNT:	228
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BUILDING A FLOOR AREA- ZONING	
Level	Area
LEVEL 1- R1	6,688 SF
LEVEL 2 - R1	23,685 SF
LEVEL 3 - R1	23,461 SF
LEVEL 4 - R1	20,227 SF
LEVEL 5 - R1	14,308 SF
LEVEL 6 - R1	14,103 SF
LEVEL 7 - R1	14,095 SF
LEVEL 8 - R1	14,098 SF
GRAND TOTAL SB330 AREA - BUILDING A	130,666 SF

BUILDING B FLOOR AREA- ZONING	
Level	Area
BASEMENT - R2	3,078 SF
LEVEL 1 - R2	10,459 SF
LEVEL 2 - R2	19,473 SF
LEVEL 3 - R2	17,871 SF
LEVEL 4 - R2	17,871 SF
LEVEL 5 - R2	17,987 SF
LEVEL 6 - R2	17,989 SF
LEVEL 7- R2	17,989 SF
LEVEL 8- R2	17,989 SF
GRAND TOTAL SB330 AREA - BUILDING B	140,709 SF

TOWNHOMES FLOOR AREA- ZONING	
Level	Area
TOWNHOME GROUND LEVEL	1,668 SF
TOWNHOME LEVEL 2	2,768 SF
TOWNHOME LEVEL 3	2,768 SF
GRAND TOTAL SB330 AREA - TOWNHOMES	7,203 SF

BUILDING C FLOOR AREA- ZONING	
Level	Area
LEVEL 1- C	2,696 SF
LEVEL 2- C	2,696 SF
GRAND TOTAL SB330 AREA - BUILDING C	5,392 SF

OVERALL HOTEL FLOOR AREA- ZONING	
Level	Area
LEVEL 1- EXISTING HOTEL	3,916 SF
LEVEL 1- HOTEL	17,626 SF
LEVEL 2- EXISTING HOTEL	7,621 SF
LEVEL 2- HOTEL	15,432 SF
LEVEL 3- EXISTING HOTEL	7,621 SF
LEVEL 3- HOTEL	15,570 SF
LEVEL 4- EXISTING HOTEL	7,621 SF
LEVEL 4- HOTEL	15,638 SF
LEVEL 5- EXISTING HOTEL	4,719 SF
LEVEL 5- HOTEL	15,640 SF
LEVEL 6- HOTEL	10,554 SF
LEVEL 7- HOTEL	9,084 SF
GRAND TOTAL SB330 AREA - HOTEL	131,042 SF

HOTEL GUEST ROOM COUNT

Proposed (H)

Level 1:	0
Level 2 to 3:	58
Level 4:	26
Level 5-7:	48
TOTAL:	132

Existing 5-Story Building (D)

Level 1:	5
Level 2- 4:	42
Level 5:	0
TOTAL:	47

Existing 2-Story Building (E)

Level 1:	5
Level 2:	5
TOTAL:	10

TOTAL PROPOSED

GUEST ROOM COUNT:	189
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FLOOR AREA (ZONING) BREAKDOWNS

AREAS

RESIDENTIAL BUILDING A:	130,666 SF
RESIDENTIAL BUILDING B:	140,709 SF
RESIDENTIAL BUILDING C:	5,392 SF
TOWNHOMES:	7,203 SF

TOTAL RESIDENTIAL FLOOR AREA (ZONING):	283,970 SF
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EXISTING HOTEL BUILDING

EXISTING HOTEL TOWER LEVEL 1:	3,916 SF
EXISTING HOTEL TOWER LEVELS 2-4:	22,863 SF
EXISTING HOTEL TOWER LEVEL 5:	4,719 SF
EXISTING HOTEL AREA TO REMAIN:	31,500 SF

NEW HOTEL

TOTA NEW HOTEL FLOOR AREA (ZONING):	131,503 SF
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TOTAL FLOOR AREA (ZONING):	415,473 SF
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HOTEL AS % OF AREA	31.9%
RESIDENTIAL AS % OF AREA	68.1%

TOTAL SITE AREA:	153,920 SF
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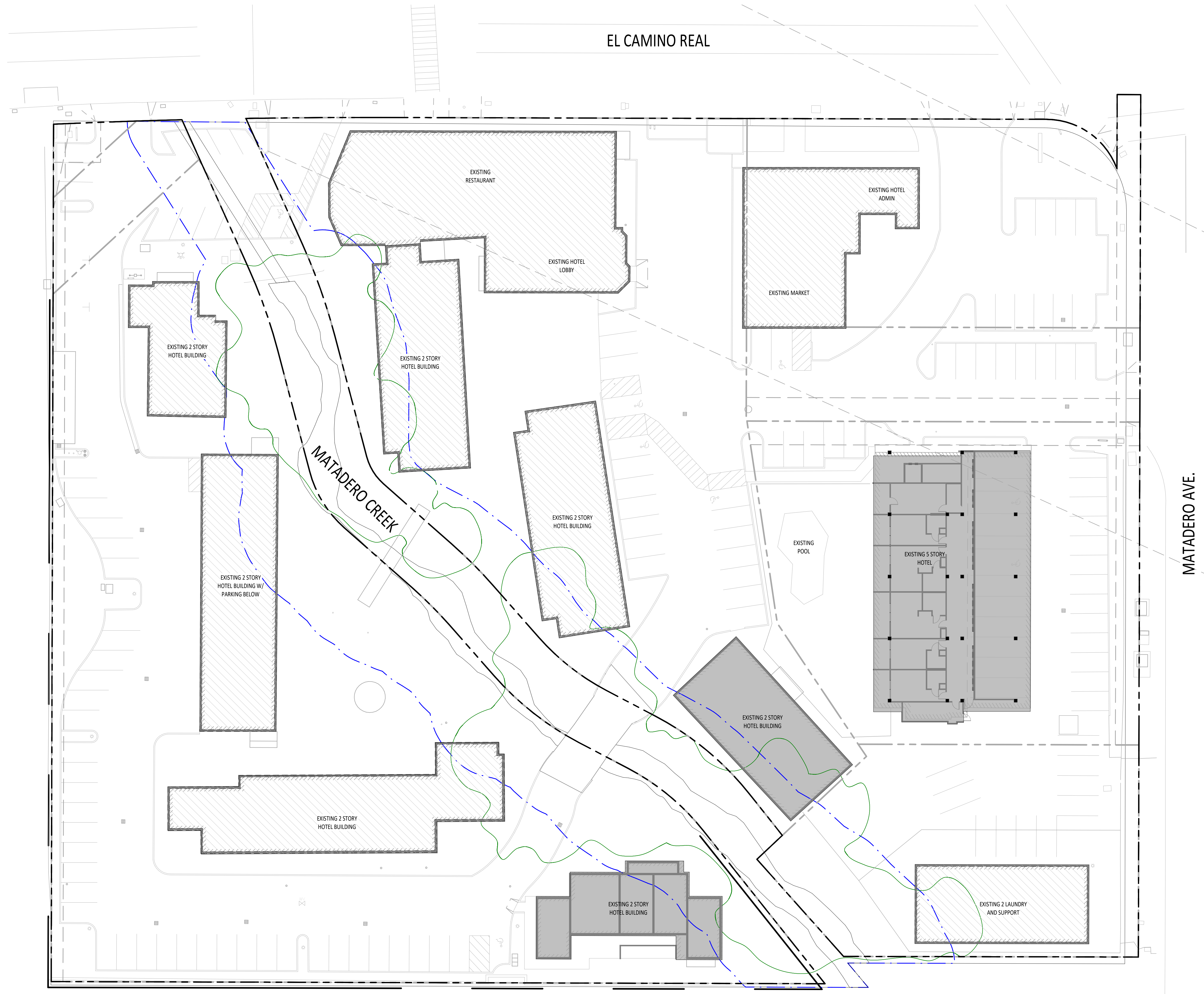
PROPOSED FAR (FLOOR AREA ZONING):*	415,473 SF/ 153,920 SF (FLOOR AREA ZONING/ LOT AREA) 2.69*
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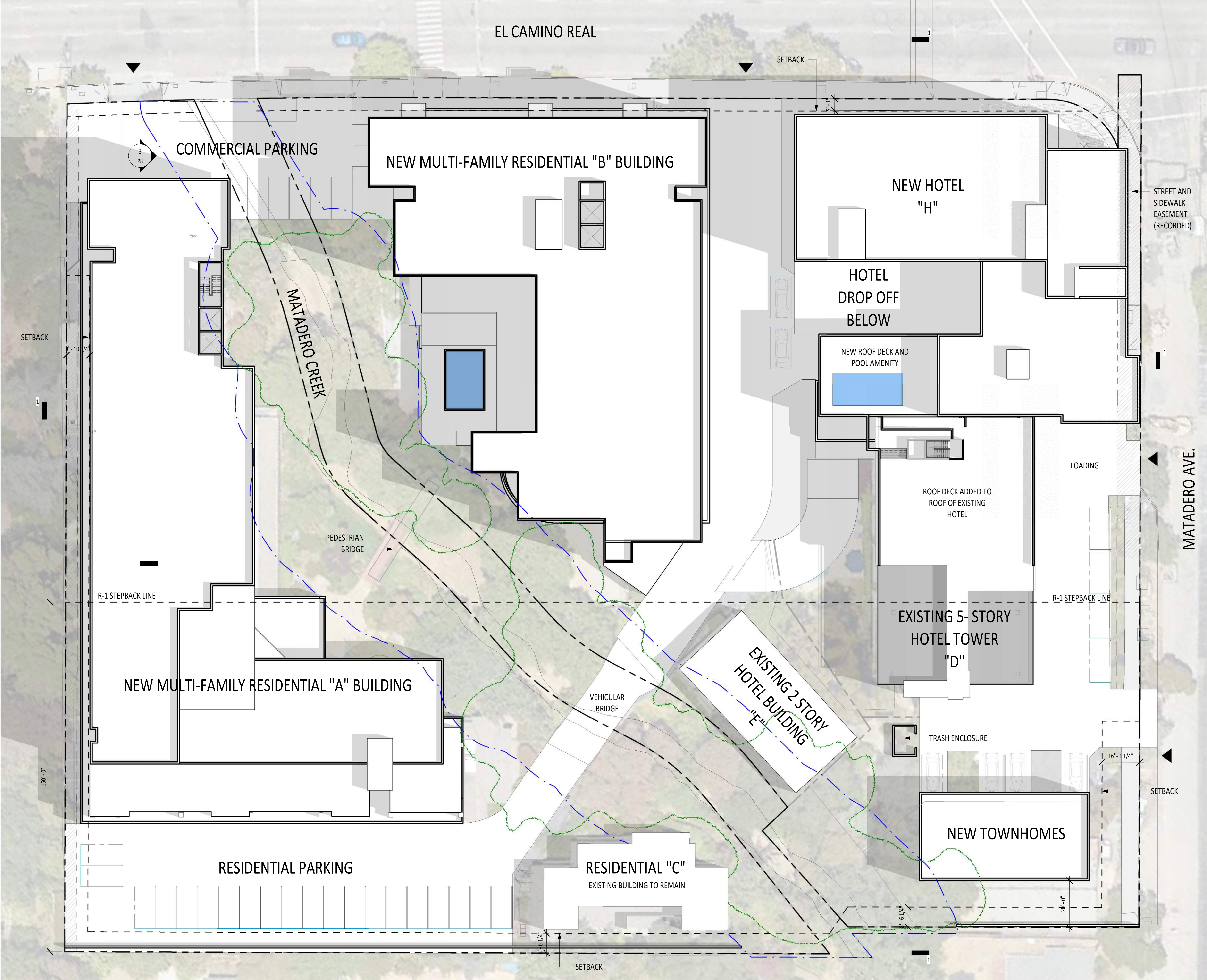
GROSS CONSTRUCTION AREA:**	481,741 SF
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	43%
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TOTAL LOT COVERAGE (EST):

*PROPOSED FAR EXCLUDES ALL PARKING AREAS AND INCLUDES EXISTING HOTEL TO REMAIN
** GROSS CONSTRUCTION AREA INCLUDES ALL ABOVE GROUND AND ENCLOSED STRUCTURE PARKING, AND EXISTING BUILDINGS TO REMAIN





PARKING CALCULATIONS

Required Residential Auto Parking: [RM-20 18.52.040]
1 PER MICRO/STUDIO/1 BEDROOM UNIT
2 PER 2 BEDROOM OR LARGER UNIT

1 BEDROOM:	130 UNITS (130 PARKING STALLS)
2 OR 3 BEDROOM:	98 UNITS (196 PARKING STALLS)

Total auto spaces required: 326 spaces
Total auto spaces provided: 207 spaces
Parking to unit ratio: 0.91 : 1

Required Hotel Auto Parking: [CS AND CS(H) ZONING CODE]
1 PER GUEST ROOM AND ALL OTHER REQUIRED ACCESSORY USES

PROPOSED GUEST ROOM COUNT:	132 ROOMS (132 PARKING STALLS)
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EXISTING GUEST ROOM COUNT:	57 ROOMS (57 STALLS)
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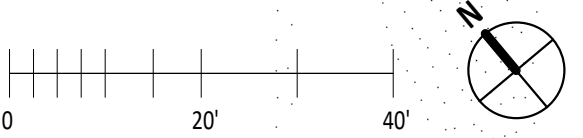
Total auto spaces required:	179 spaces
Total auto spaces provided:	61 spaces*
Parking to guest room ratio:	0.32 : 1

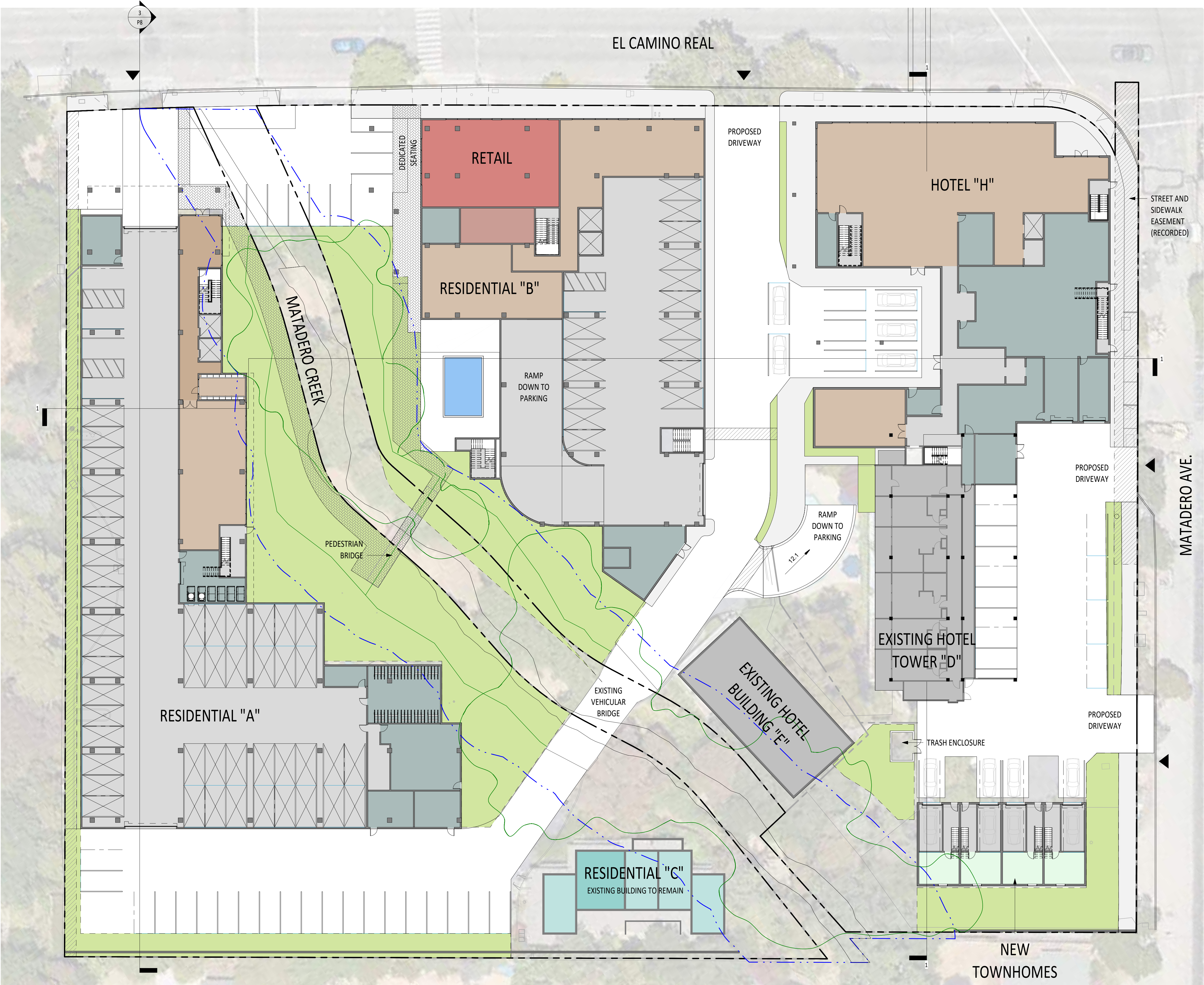
*ALL UNDERGROUND HOTEL PARKING SPACES (43 TOTAL) WILL BE VALET SERVICE.

OVERALL PARKING SCHEDULE	
Mark	Count
COMMERCIAL PARKING	8
HOTEL PARKING	61
RESIDENTIAL PARKING	199
TOWNHOME PARKING	8
TOTAL PARKING	276

LEGEND

	EXISTING BUILDING TO REMAIN
	BUILDING TO BE DEMOLISHED
	RIPARIAN ZONE
	20' CREEK BANK
	SETBACK
	OPEN SPACE/ PATIO SPACE
	DECORATIVE PAVIMENT (TBD)
	PUBLIC PATH OF TRAVEL
	EASEMENT





PARKING CALCULATIONS

Required Residential Auto Parking: [RM-20 18.52.040]
1 PER MICRO/STUDIO/1 BEDROOM UNIT
2 PER 2 BEDROOM OR LARGER UNIT

1 BEDROOM:	130 UNITS (130 PARKING STALLS)
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Parking to unit ratio: 0.91 : 1

Required Hotel Auto Parking: [CS AND CS(H) ZONING CODE]
1 PER GUEST ROOM AND ALL OTHER REQUIRED ACCESSORY USES

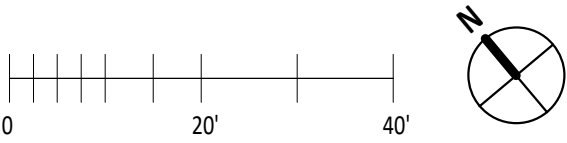
PROPOSED GUEST ROOM COUNT:	132 ROOMS (132 PARKING STALLS)
EXISTING GUEST ROOM COUNT:	57 ROOMS (57 STALLS)

Total auto spaces required:	179 spaces
Total auto spaces provided:	61 spaces*
Parking to guest room ratio:	0.32 : 1

*ALL UNDERGROUND HOTEL PARKING SPACES (43 TOTAL) WILL BE VALET SERVICE.

OVERALL PARKING SCHEDULE	
Mark	Count
COMMERCIAL PARKING	8
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RESIDENTIAL PARKING	199
TOWNHOME PARKING	8
TOTAL PARKING	276

LEGEND	
	EXISTING BUILDING TO REMAIN
	BUILDING TO BE DEMOLISHED
	RIPARIAN ZONE
	20' CREEK BANK
	SETBACK
	OPEN SPACE/ PATIO SPACE
	DECORATIVE PAVIMENT (TBD)
	PUBLIC PATH OF TRAVEL
	EASEMENT



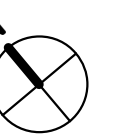
EL CAMINO REAL



LEGEND

- PROPOSED NEW TREE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

*Tree Protection, and removal plan is subject to the review of the landscape architect, certified arborist, and the city of Palo Alto
** Tree canopy line may differ from existing tree condition



EL CAMINO REAL

MATADERO AVE.

MATADERO CREEK

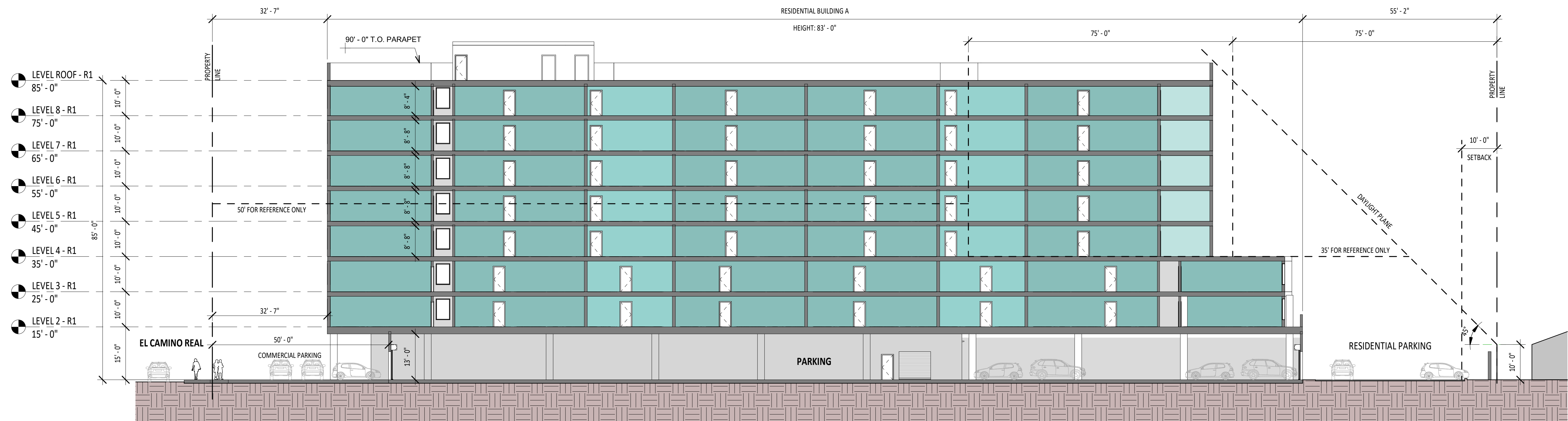
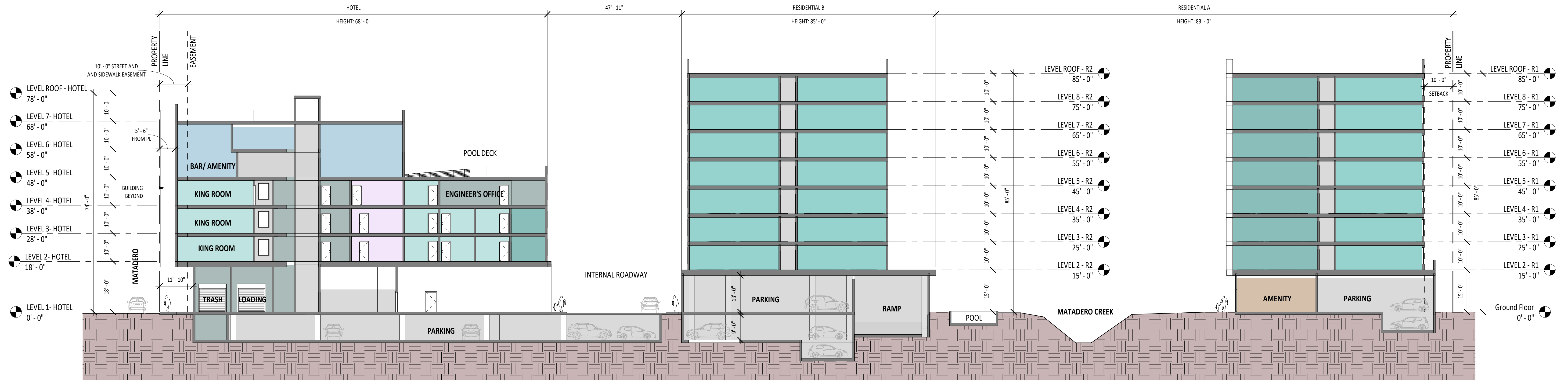
RESIDENTIAL PARKING

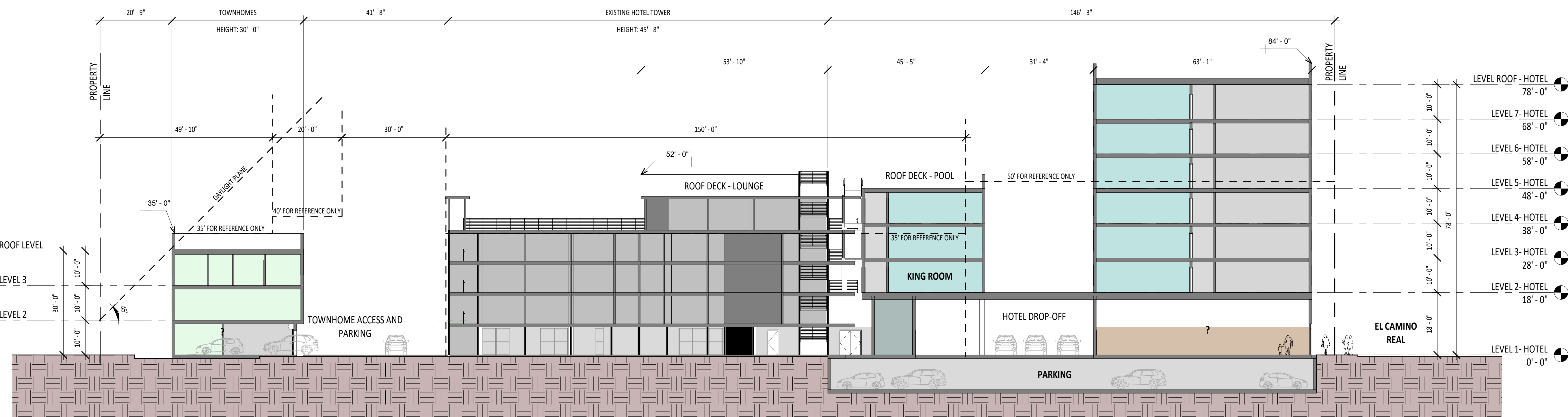
HOTEL PARKING

LEGEND

- EXISTING BUILDING TO REMAIN
- BUILDING TO BE DEMOLISHED
- RIPARIAN ZONE
- 20' CREEK BANK
- SETBACK
- OPEN SPACE/ PATIO SPACE
- DECORATIVE PAVIMENT (TBD)
- PUBLIC PATH OF TRAVEL
- EASEMENT

1 UNDERGROUND SITE PLAN
1" = 20'-0"





1 SITE SECTION THROUGH EL CAMINO REAL, HOTEL AND TOWNHOMES
1/16" = 1'-0"



VIEW OF MAIN HOTEL AND BUILDING B VEHICULAR ENTRY AT EL CAMINO REAL



CONCEPTUAL VIEW FROM EL CAMINO REAL PARKING AREA (ACTUAL NEW AND EXISTING TREES MAY VARY IN SIZE)



VIEW OF BUILDING A FROM INTERIOR OPEN SPACE



VIEW ALONG MATADERO CREEK, (ACTUAL NEW AND EXISTING TREES MAY VARY IN SIZE)



VIEW FROM THE NORTH ON EL CAMINO REAL



VIEW FROM ACROSS EL CAMINO REAL



VIEW AT THE CORNER OF MATADERO AND EL CAMINO REAL



VIEW FROM THE WEST ALONG MATADERO



BUILDING A SB330 AREAS	
LEVEL 1 - R1	6,688 SF
LEVEL 2 - R1	23,685 SF
LEVEL 3 - R1	23,461 SF
LEVEL 4 - R1	20,227 SF
LEVEL 5 - R1	14,308 SF
LEVEL 6 - R1	14,103 SF
LEVEL 7 - R1	14,095 SF
LEVEL 8 - R1	14,098 SF
GRAND TOTAL GROSS AREA - BUILDING A	130,666 SF

GROSS AREA - BUILDING A	
BIKE PARKING	818 SF
COMMON	3,133 SF
ELEV	212 SF
PARKING	17,775 SF
STAIR	467 SF
TRASH	685 SF
UTILITY	2,191 SF
LEVEL 1 - R1	25,280 SF
CORRIDOR	2,499 SF
ELEV	209 SF
STAIR	408 SF
TRASH	411 SF
UNIT	20,159 SF
LEVEL 2 - R1	23,685 SF

CORRIDOR	2,738 SF
ELEV	209 SF
STAIR	404 SF
TRASH	162 SF
UNIT	19,948 SF
LEVEL 3 - R1	23,461 SF

COMMON	1,564 SF
CORRIDOR	1,972 SF
ELEV	209 SF
STAIR	202 SF
TRASH	156 SF
UNCOVERED OUTDOOR- ROOF DECK	4,293 SF
UNIT	11,830 SF
LEVEL 4 - R1	20,227 SF

CORRIDOR	1,894 SF
ELEV	209 SF
STAIR	202 SF
TRASH	139 SF
UNIT	11,864 SF
LEVEL 5 - R1	14,308 SF

CORRIDOR	1,973 SF
ELEV	209 SF
STAIR	202 SF
TRASH	134 SF
UNIT	11,586 SF
LEVEL 6 - R1	14,103 SF

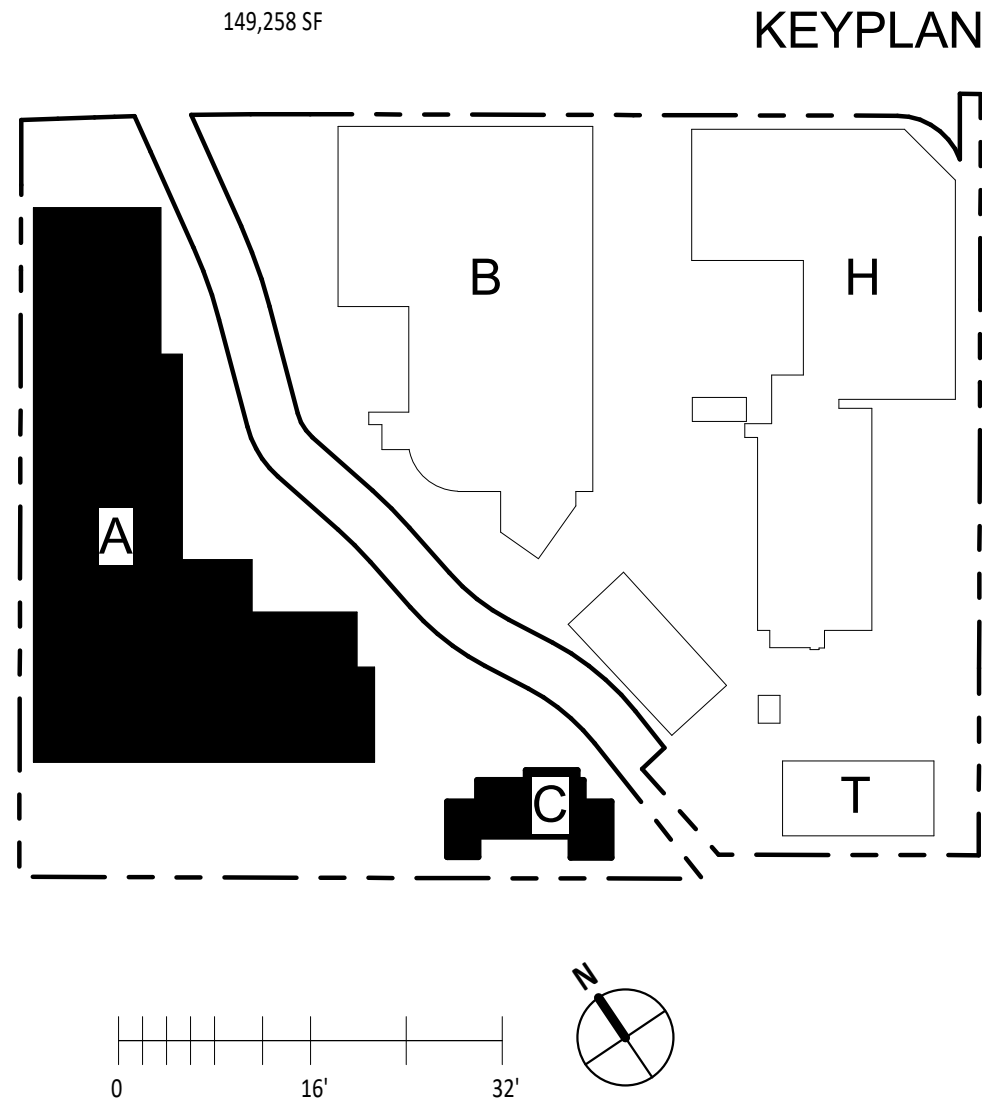
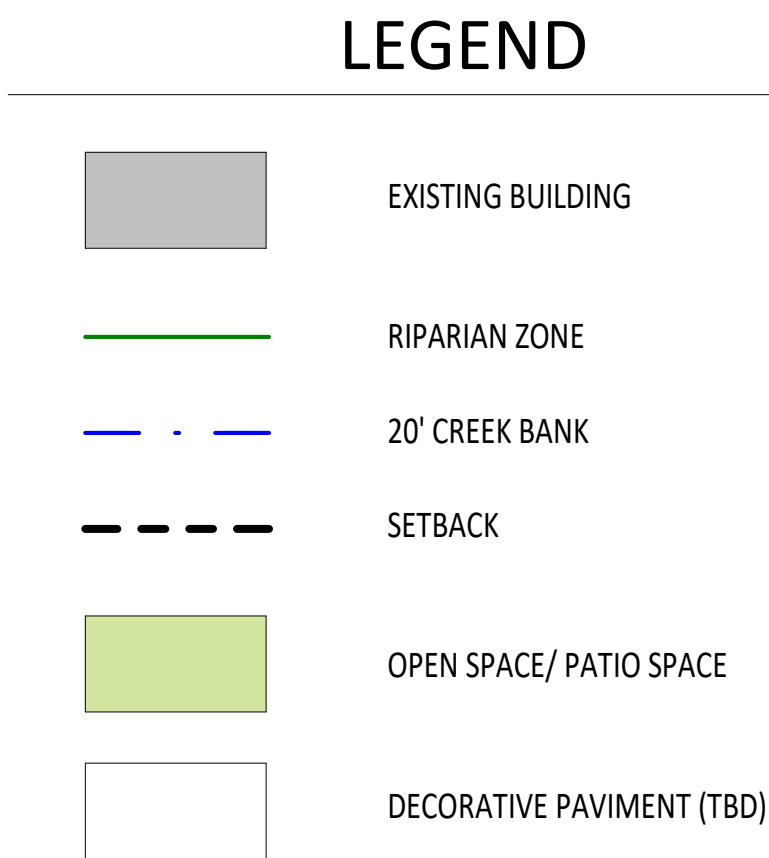
CORRIDOR	1,883 SF
ELEV	209 SF
STAIR	202 SF
TRASH	143 SF
UNIT	11,658 SF
LEVEL 7 - R1	14,095 SF

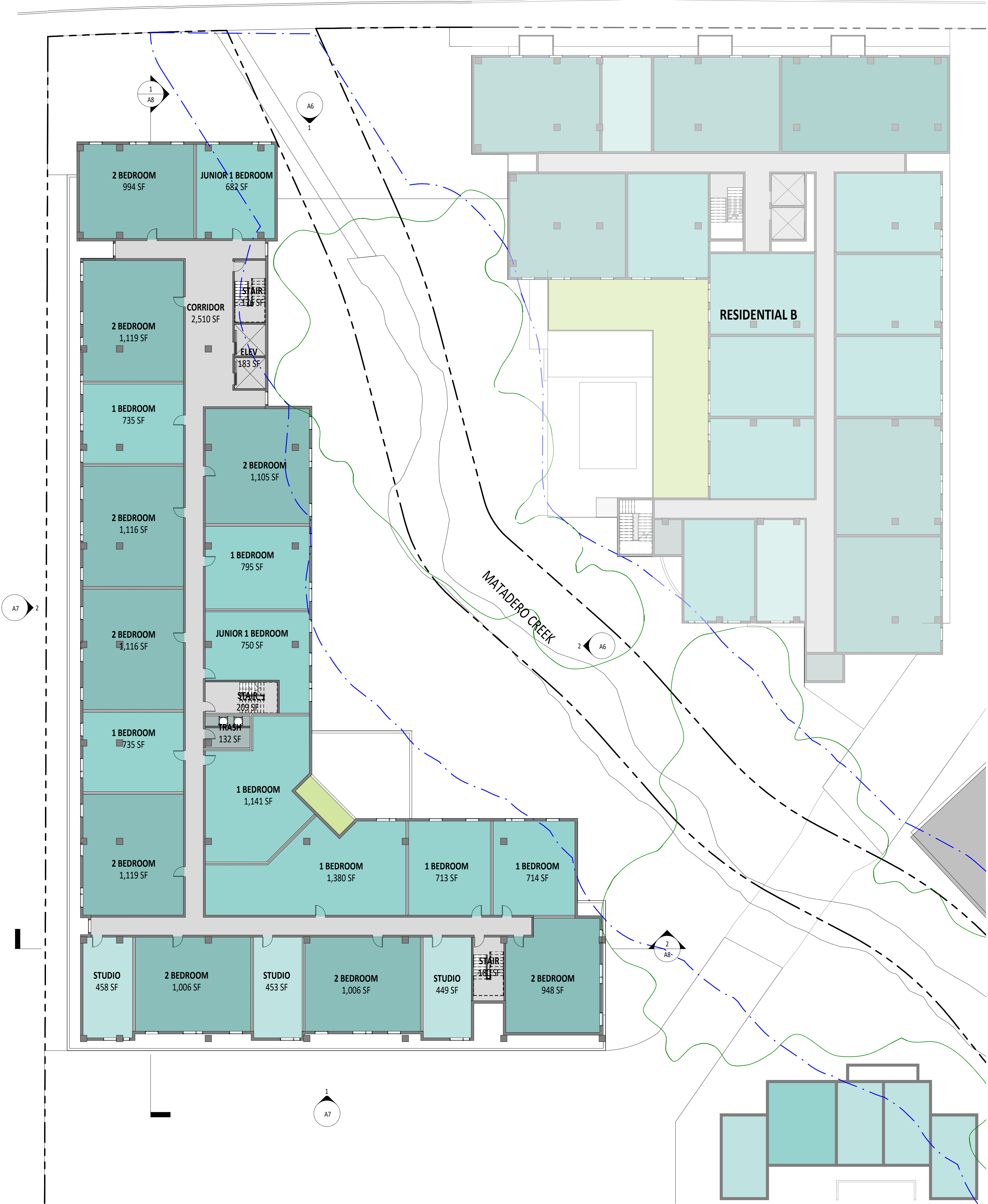
CORRIDOR	1,968 SF
ELEV	209 SF
STAIR	202 SF
TRASH	139 SF
UNIT	11,580 SF
LEVEL 8 - R1	14,098 SF
GROSS AREA	149,258 SF

UNIT SCHEDULE		
Name	Count	
1 BEDROOM	7	
2 BEDROOM	9	
JUNIOR 1 BEDROOM	2	
STUDIO	3	
LEVEL 2 - R1	21	
1 BEDROOM	7	
2 BEDROOM	9	
JUNIOR 1 BEDROOM	2	
STUDIO	3	
LEVEL 3 - R1	21	
1 BEDROOM	3	
2 BEDROOM	6	
JUNIOR 1 BEDROOM	2	
STUDIO	1	
LEVEL 4 - R1	12	
1 BEDROOM	3	
2 BEDROOM	6	
JUNIOR 1 BEDROOM	2	
STUDIO	1	
LEVEL 5 - R1	12	
1 BEDROOM	3	
2 BEDROOM	6	
JUNIOR 1 BEDROOM	2	
STUDIO	1	
LEVEL 6 - R1	12	
1 BEDROOM	3	
2 BEDROOM	6	
JUNIOR 1 BEDROOM	2	
STUDIO	1	
LEVEL 8 - R1	12	
TOTAL UNITS	102	

UNIT TYPE MIX		
Name	Count	Percentage of Total
1 BEDROOM	29	28%
2 BEDROOM	48	47%
JUNIOR 1 BEDROOM	14	14%
STUDIO	11	11%
TOTAL UNITS	102	

PARKING SCHEDULE		
Ground Floor	COVERED, ADA	4
Ground Floor	COVERED, STACKER	81
Ground Floor	UNCOVERED, STANDARD	20
RESIDENTIAL PARKING BUILDING A		105





BUILDING A SB330 AREAS	
LEVEL 1 - R1	6,688 SF
LEVEL 2 - R1	23,685 SF
LEVEL 3 - R1	23,461 SF
LEVEL 4 - R1	20,227 SF
LEVEL 5 - R1	14,308 SF
LEVEL 6 - R1	14,103 SF
LEVEL 7 - R1	14,095 SF
LEVEL 8 - R1	14,098 SF
GRAND TOTAL GROSS AREA - BUILDING A	130,666 SF

GROSS AREA - BUILDING A	
BIKE PARKING	818 SF
COMMON	3,133 SF
ELEV	212 SF
PARKING	17,775 SF
STAIR	467 SF
TRASH	685 SF
UTILITY	2,191 SF
LEVEL 1 - R1	25,280 SF
CORRIDOR	2,499 SF
ELEV	209 SF
STAIR	408 SF
TRASH	411 SF
UNIT	20,159 SF
LEVEL 2 - R1	23,685 SF

CORRIDOR	2,738 SF
ELEV	209 SF
STAIR	404 SF
TRASH	162 SF
UNIT	19,948 SF
LEVEL 3 - R1	23,461 SF

COMMON	1,564 SF
CORRIDOR	1,972 SF
ELEV	209 SF
STAIR	202 SF
TRASH	156 SF
UNCOVERED OUTDOOR- ROOF DECK	4,293 SF
UNIT	11,830 SF
LEVEL 4 - R1	20,227 SF

CORRIDOR	1,894 SF
ELEV	209 SF
STAIR	202 SF
TRASH	139 SF
UNIT	11,864 SF
LEVEL 5 - R1	14,308 SF

CORRIDOR	1,973 SF
ELEV	209 SF
STAIR	202 SF
TRASH	134 SF
UNIT	11,586 SF
LEVEL 6 - R1	14,103 SF

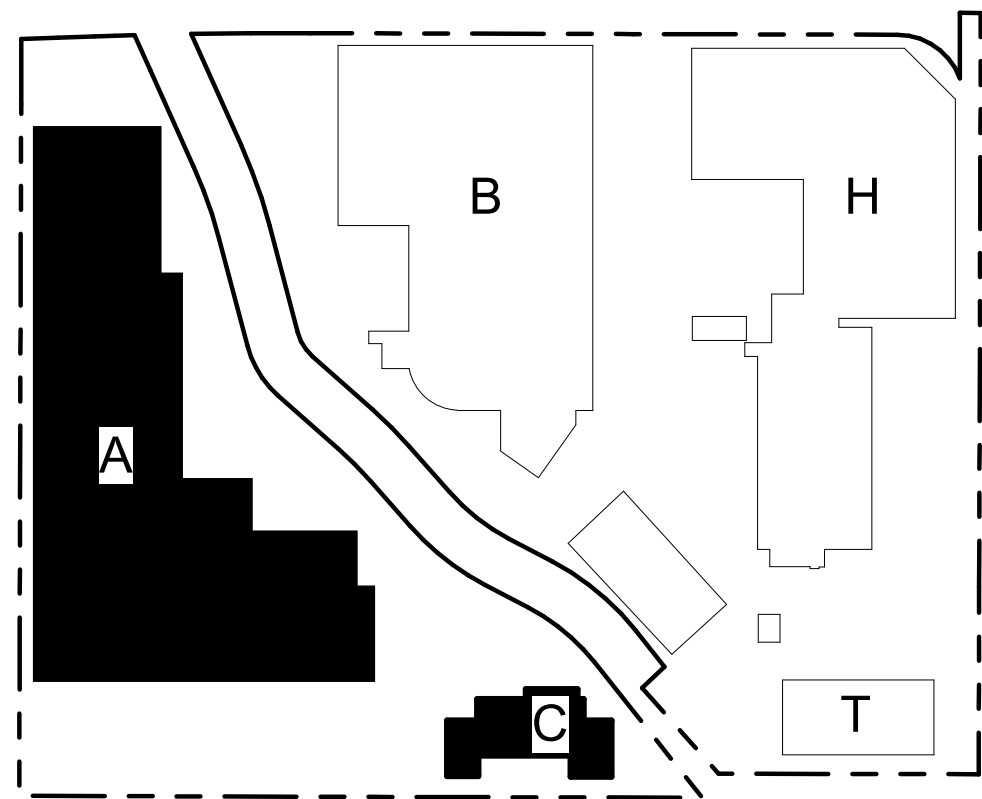
CORRIDOR	1,883 SF
ELEV	209 SF
STAIR	202 SF
TRASH	143 SF
UNIT	11,658 SF
LEVEL 7 - R1	14,095 SF

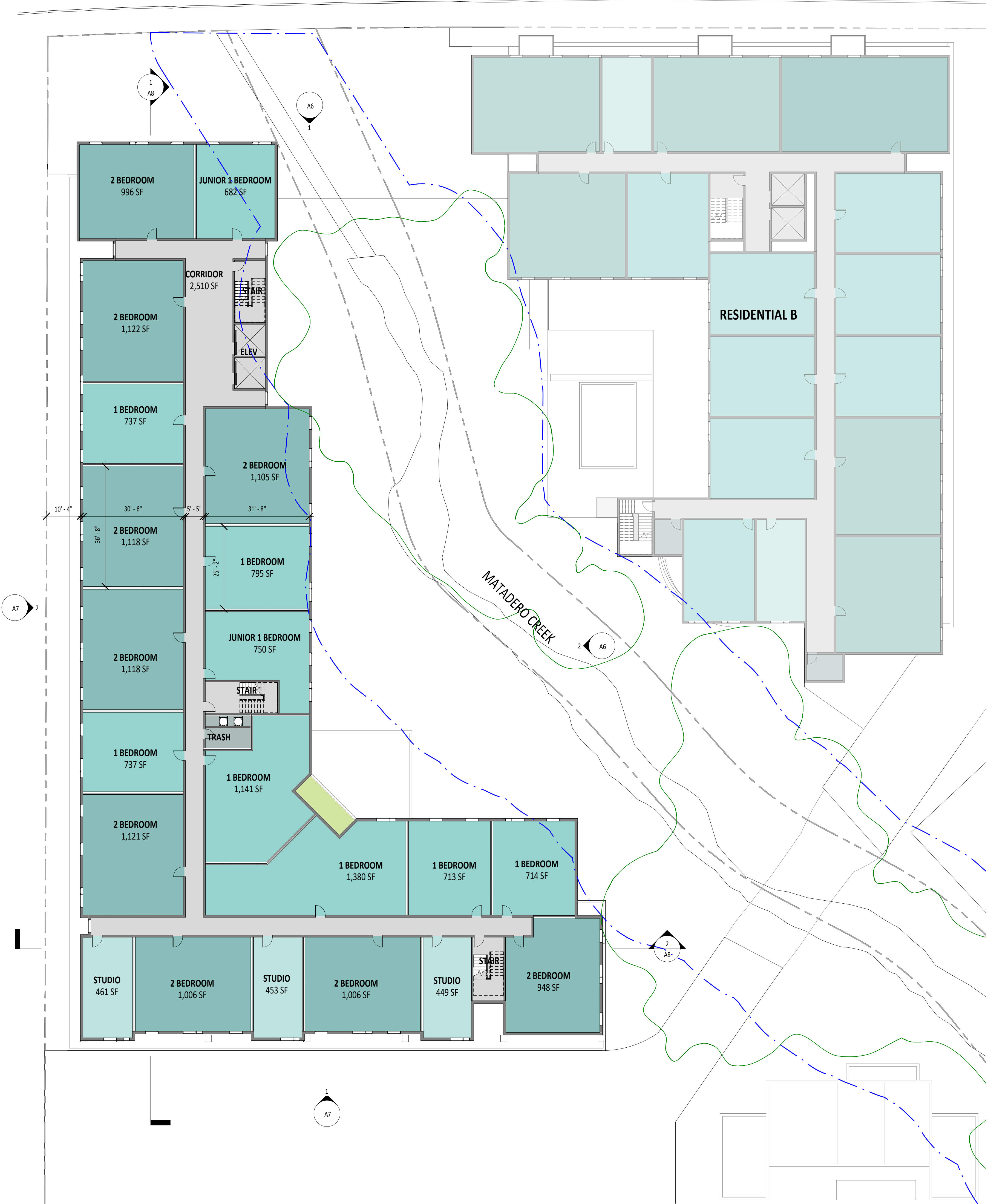
CORRIDOR	1,968 SF
ELEV	209 SF
STAIR	202 SF
TRASH	139 SF
UNIT	11,580 SF
LEVEL 8 - R1	14,098 SF
GROSS AREA	149,258 SF

UNIT SCHEDULE		
Name	Count	
1 BEDROOM	7	
2 BEDROOM	9	
JUNIOR 1 BEDROOM	2	
STUDIO	3	
LEVEL 2 - R1	21	
1 BEDROOM	7	
2 BEDROOM	9	
JUNIOR 1 BEDROOM	2	
STUDIO	3	
LEVEL 3 - R1	21	
1 BEDROOM	3	
2 BEDROOM	6	
JUNIOR 1 BEDROOM	2	
STUDIO	1	
LEVEL 4 - R1	12	
1 BEDROOM	3	
2 BEDROOM	6	
JUNIOR 1 BEDROOM	2	
STUDIO	1	
LEVEL 5 - R1	12	
1 BEDROOM	3	
2 BEDROOM	6	
JUNIOR 1 BEDROOM	2	
STUDIO	1	
LEVEL 6 - R1	12	
1 BEDROOM	3	
2 BEDROOM	6	
JUNIOR 1 BEDROOM	2	
STUDIO	1	
LEVEL 8 - R1	12	
TOTAL UNITS	102	

UNIT TYPE MIX		
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STUDIO	11	11%
TOTAL UNITS	102	

KEYPLAN





BUILDING A SB330 AREAS	
LEVEL 1 - R1	6,688 SF
LEVEL 2 - R1	23,685 SF
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LEVEL 4 - R1	20,227 SF
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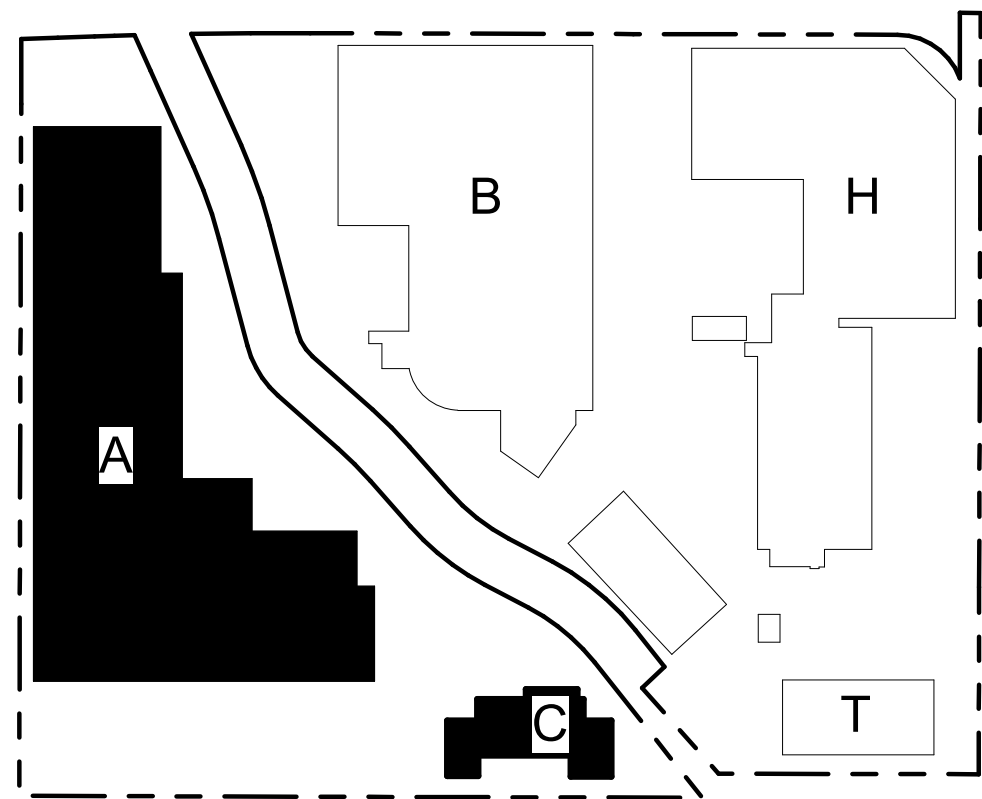
CORRIDOR	1,883 SF
ELEV	209 SF
STAIR	202 SF
TRASH	143 SF
UNIT	11,658 SF
LEVEL 7 - R1	14,095 SF

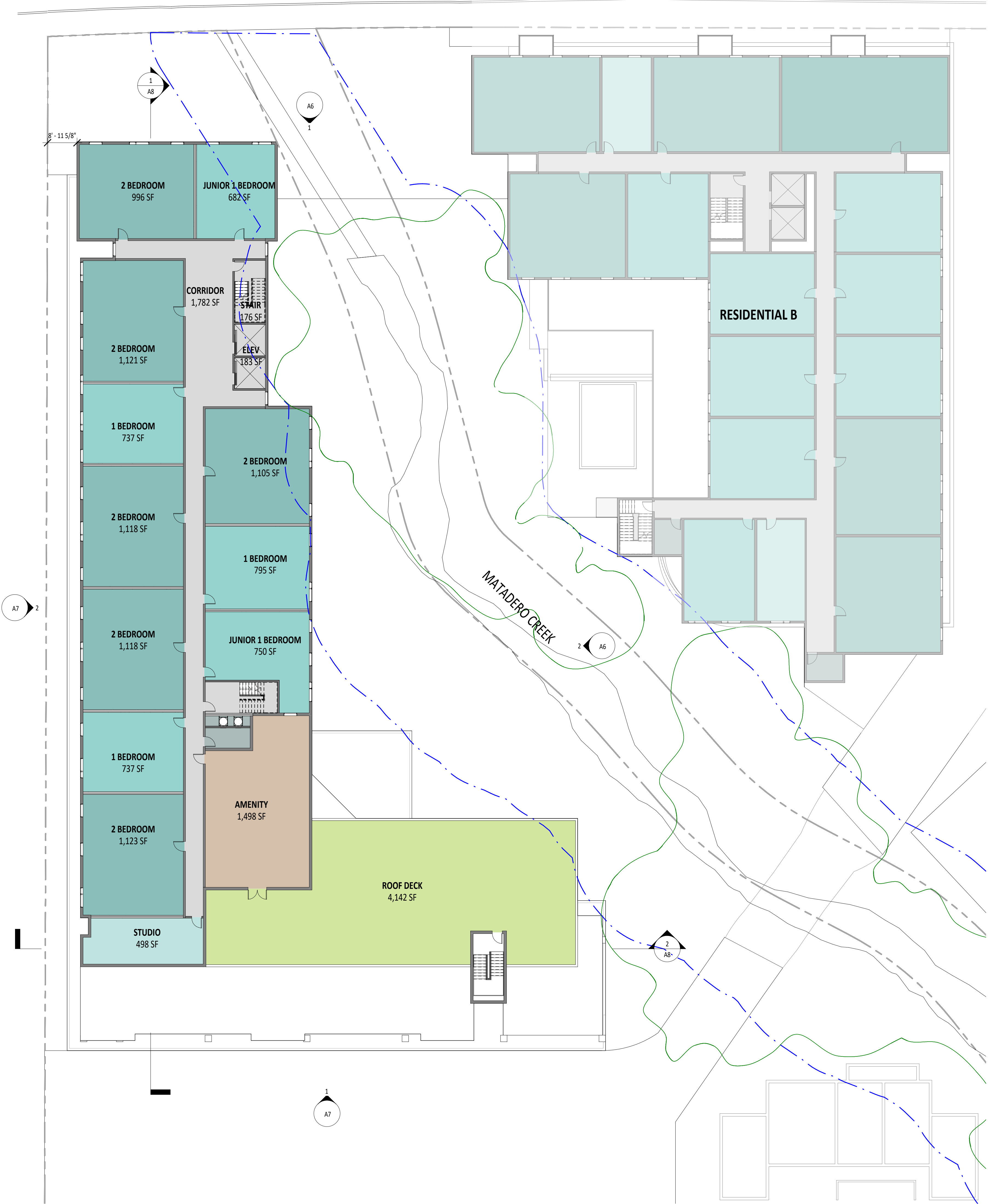
CORRIDOR	1,968 SF
ELEV	209 SF
STAIR	202 SF
TRASH	139 SF
UNIT	11,580 SF
LEVEL 8 - R1	14,098 SF
GROSS AREA	149,258 SF

UNIT SCHEDULE		
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STUDIO	3	
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2 BEDROOM	6	
JUNIOR 1 BEDROOM	2	
STUDIO	1	
LEVEL 5 - R1	12	
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2 BEDROOM	6	
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LEVEL 6 - R1	12	
1 BEDROOM	3	
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JUNIOR 1 BEDROOM	2	
STUDIO	1	
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TOTAL UNITS	102	

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TOTAL UNITS	102		

KEYPLAN





BUILDING A SB330 AREAS	
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STAIR	408 SF
TRASH	411 SF
UNIT	20,159 SF
LEVEL 2 - R1	23,685 SF

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ELEV	209 SF
STAIR	404 SF
TRASH	162 SF
UNIT	19,948 SF
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ELEV	209 SF
STAIR	202 SF
TRASH	134 SF
UNIT	11,586 SF
LEVEL 6 - R1	14,103 SF

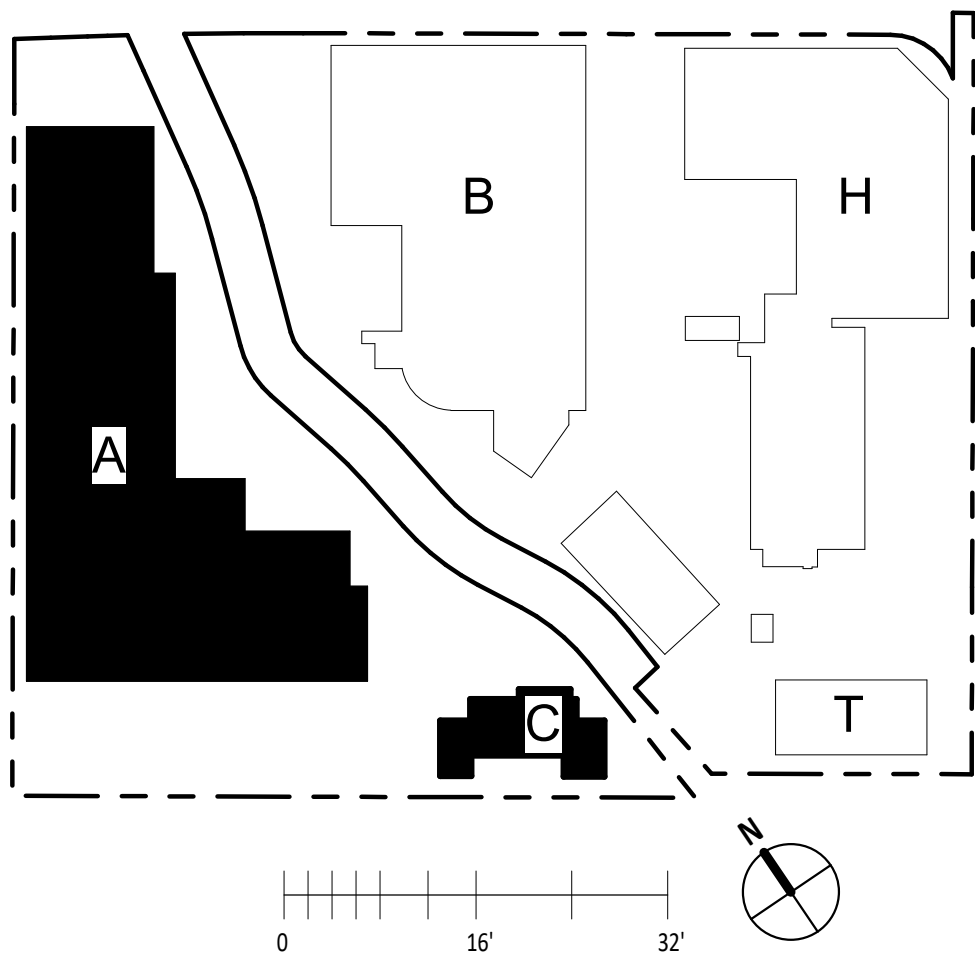
CORRIDOR	1,883 SF
ELEV	209 SF
STAIR	202 SF
TRASH	143 SF
UNIT	11,658 SF
LEVEL 7 - R1	14,095 SF

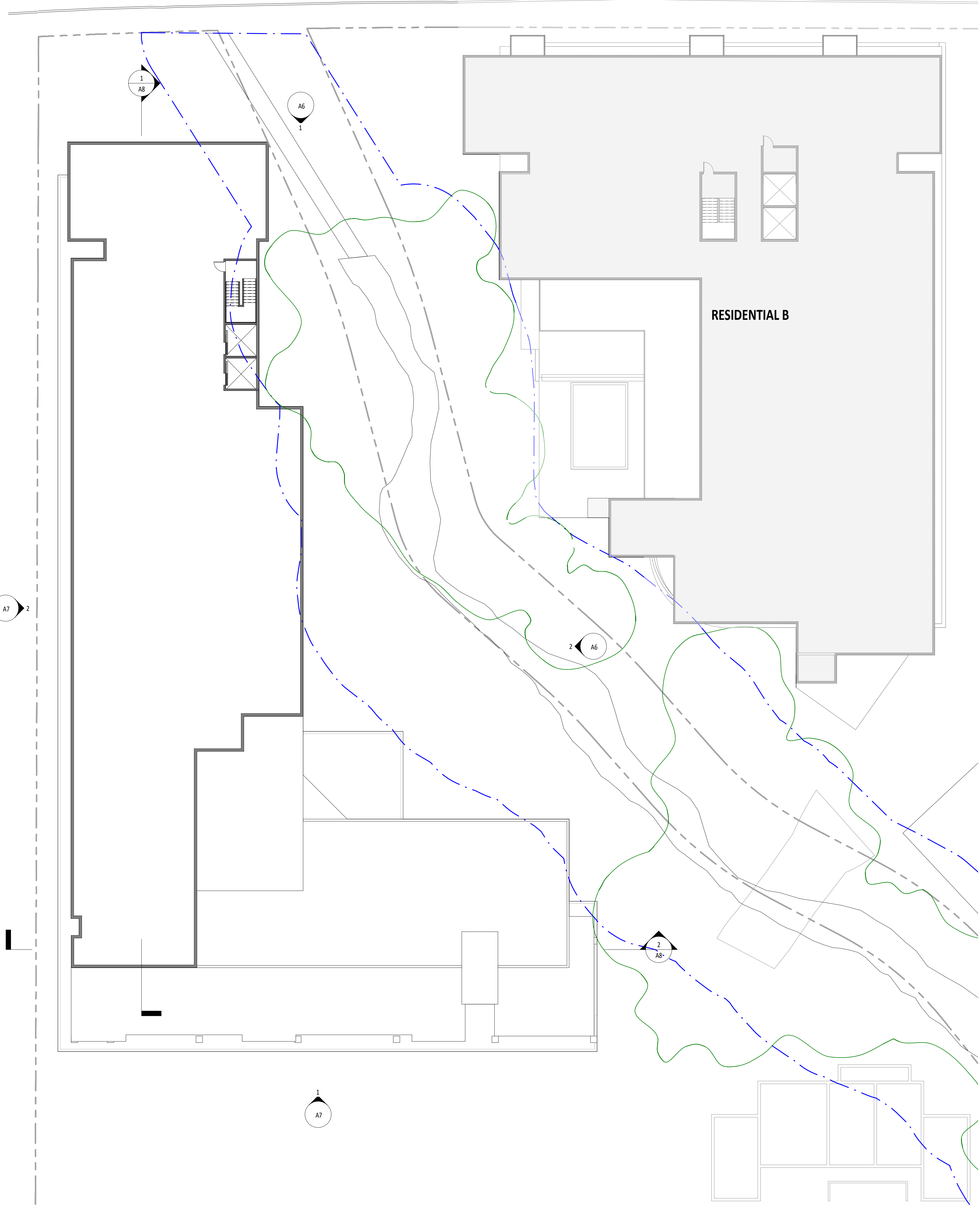
CORRIDOR	1,968 SF
ELEV	209 SF
STAIR	202 SF
TRASH	139 SF
UNIT	11,580 SF
LEVEL 8 - R1	14,098 SF
GROSS AREA	149,258 SF

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JUNIOR 1 BEDROOM	2	
STUDIO	3	
LEVEL 3 - R1	21	
1 BEDROOM	3	
2 BEDROOM	6	
JUNIOR 1 BEDROOM	2	
STUDIO	1	
LEVEL 4 - R1	12	
1 BEDROOM	3	
2 BEDROOM	6	
JUNIOR 1 BEDROOM	2	
STUDIO	1	
LEVEL 5 - R1	12	
1 BEDROOM	3	
2 BEDROOM	6	
JUNIOR 1 BEDROOM	2	
STUDIO	1	
LEVEL 6 - R1	12	
1 BEDROOM	3	
2 BEDROOM	6	
JUNIOR 1 BEDROOM	2	
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LEVEL 8 - R1	12	
TOTAL UNITS	102	

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KEYPLAN





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UNIT	20,159 SF
LEVEL 2 - R1	23,685 SF

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UNCOVERED OUTDOOR- ROOF DECK	4,293 SF
UNIT	11,830 SF
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TRASH	139 SF
UNIT	11,864 SF
LEVEL 5 - R1	14,308 SF

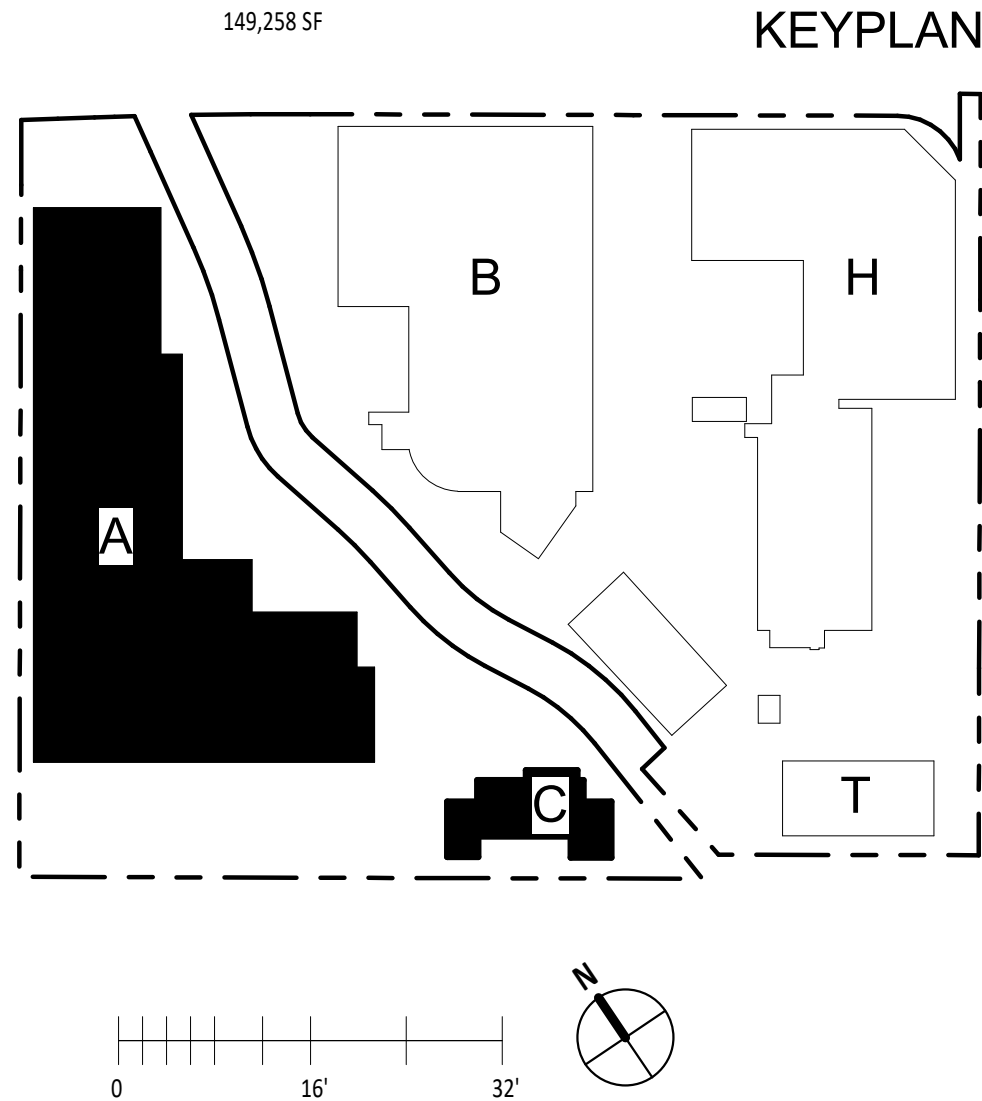
CORRIDOR	1,973 SF
ELEV	209 SF
STAIR	202 SF
TRASH	134 SF
UNIT	11,586 SF
LEVEL 6 - R1	14,103 SF

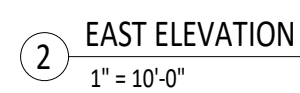
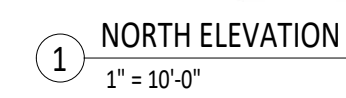
CORRIDOR	1,883 SF
ELEV	209 SF
STAIR	202 SF
TRASH	143 SF
UNIT	11,658 SF
LEVEL 7 - R1	14,095 SF

CORRIDOR	1,968 SF
ELEV	209 SF
STAIR	202 SF
TRASH	139 SF
UNIT	11,580 SF
LEVEL 8 - R1	14,098 SF
GROSS AREA	149,258 SF

UNIT SCHEDULE	
Name	Count
1 BEDROOM	7
2 BEDROOM	9
JUNIOR 1 BEDROOM	2
STUDIO	3
LEVEL 2 - R1	21
1 BEDROOM	7
2 BEDROOM	9
JUNIOR 1 BEDROOM	2
STUDIO	3
LEVEL 3 - R1	21
1 BEDROOM	3
2 BEDROOM	6
JUNIOR 1 BEDROOM	2
STUDIO	1
LEVEL 4 - R1	12
1 BEDROOM	3
2 BEDROOM	6
JUNIOR 1 BEDROOM	2
STUDIO	1
LEVEL 5 - R1	12
1 BEDROOM	3
2 BEDROOM	6
JUNIOR 1 BEDROOM	2
STUDIO	1
LEVEL 6 - R1	12
1 BEDROOM	3
2 BEDROOM	6
JUNIOR 1 BEDROOM	2
STUDIO	1
LEVEL 7 - R1	12
1 BEDROOM	3
2 BEDROOM	6
JUNIOR 1 BEDROOM	2
STUDIO	1
LEVEL 8 - R1	12
TOTAL UNITS	102

UNIT TYPE MIX		
Name	Count	Percentage of Total
1 BEDROOM	29	28%
2 BEDROOM	48	47%
JUNIOR 1 BEDROOM	14	14%
STUDIO	11	11%
TOTAL UNITS	102	







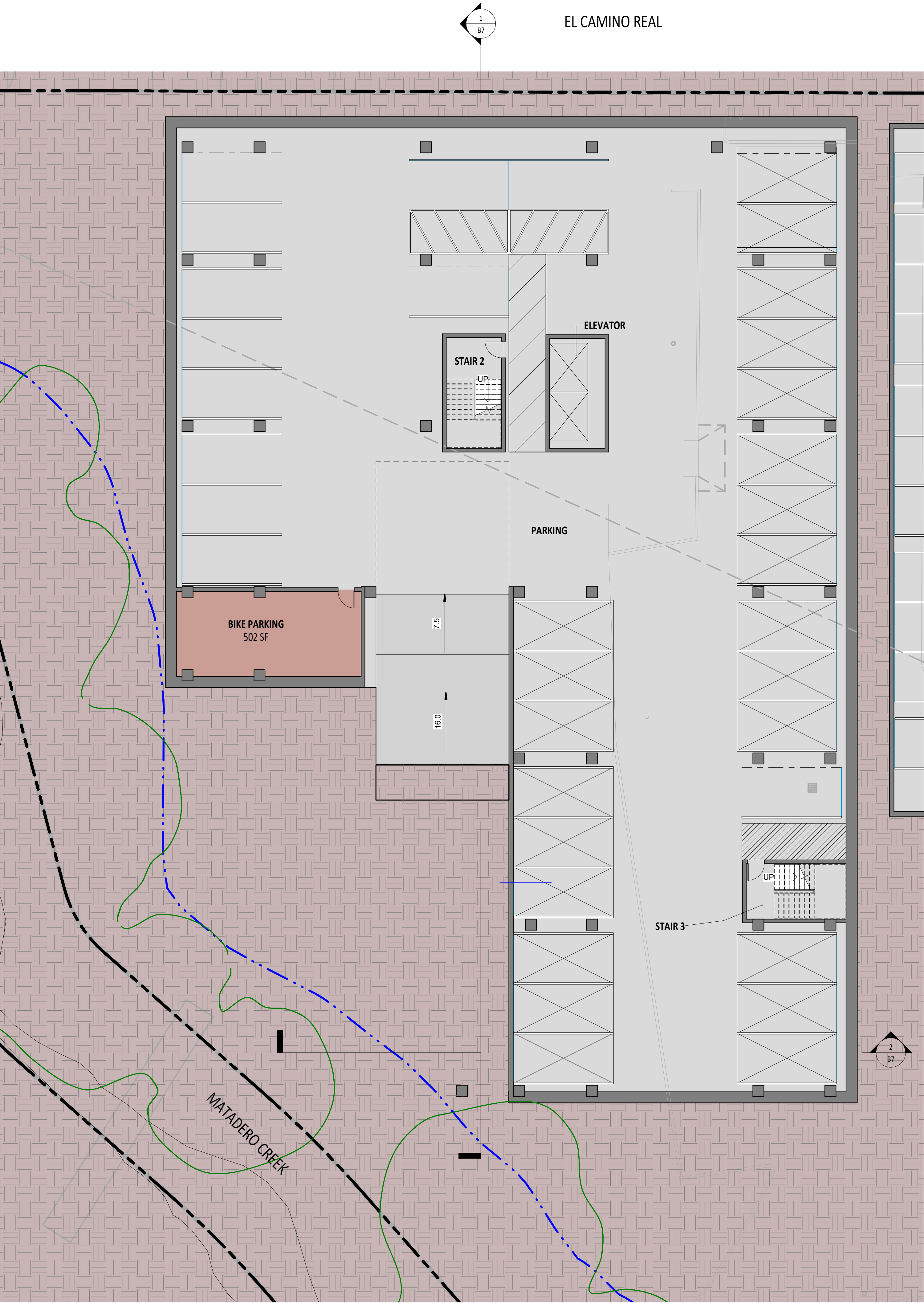


② NORTH - SOUTH RESIDENTIAL A SECTION
1" = 10'-0"



① WEST - EAST RESIDENTIAL A SECTION
1" = 10'-0"





BUILDING B - SB330 AREAS	
Level	Area
BASEMENT - R2	3,078 SF
LEVEL 1 - R2	10,459 SF
LEVEL 2 - R2	19,473 SF
LEVEL 3 - R2	17,871 SF
LEVEL 4 - R2	17,871 SF
LEVEL 5 - R2	17,987 SF
LEVEL 6 - R2	17,989 SF
LEVEL 7 - R2	17,989 SF
LEVEL 8 - R2	17,989 SF
GRAND TOTAL GROSS AREA - BUILDING B	
140,709 SF	

BUILDING B PARKING SUMMARY		
Level	Comments	Count
BASEMENT - R2	BASEMENT, ADA	3
BASEMENT - R2	BASEMENT, STACKER	40
BASEMENT - R2	BASEMENT, STANDARD	9
BASEMENT - HOTEL	BASEMENT, TANDEM RESIDENTIAL	14
LEVEL 1 - R2	COVERED, ADA	1
LEVEL 1 - R2	COVERED, STACKER	27
RESIDENTIAL PARKING BUILDING B		94

GROSS AREA- BUILDING B	
Name	Area
COVERED RAMP	2,428 SF
UNDERGROUND BIKE PARKING	629 SF
UNDERGROUND ELEVATOR	219 SF
UNDERGROUND PARKING	15,799 SF
UNDERGROUND STAIR	432 SF
BASEMENT - R2	19,506 SF
COMMON	3,963 SF
ELEVATOR	219 SF
PARKING	8,420 SF
RETAIL	2,295 SF
STAIR	666 SF
TRASH	821 SF
UNCOVERED OUTDOOR- POOL	1,728 SF
UTILITY	769 SF
LEVEL 1 - R2	18,880 SF
CORRIDOR	2,081 SF
ELEVATOR	260 SF
STAIR	460 SF
TRASH	101 SF
UNCOVERED OUTDOOR- TERRACE	1,602 SF
UNITS	14,868 SF
UTILITY	102 SF
LEVEL 2 - R2	19,473 SF
CORRIDOR	2,081 SF
ELEVATOR	260 SF
STAIR	460 SF
TRASH	101 SF
UNITS	14,868 SF
UTILITY	102 SF
LEVEL 3 - R2	17,871 SF
CORRIDOR	2,081 SF
ELEVATOR	260 SF
STAIR	460 SF
TRASH	101 SF
UNITS	14,868 SF
UTILITY	102 SF
LEVEL 4 - R2	17,871 SF
CORRIDOR	2,080 SF
ELEVATOR	260 SF
STAIR	460 SF
TRASH	110 SF
UNITS	14,975 SF
UTILITY	102 SF
LEVEL 5 - R2	17,987 SF
CORRIDOR	2,080 SF
ELEVATOR	260 SF
STAIR	460 SF
TRASH	110 SF
UNITS	14,977 SF
UTILITY	102 SF
LEVEL 6 - R2	17,989 SF
CORRIDOR	2,080 SF
ELEVATOR	260 SF
STAIR	460 SF
TRASH	110 SF
UNITS	14,977 SF
UTILITY	102 SF
LEVEL 7 - R2	17,989 SF
CORRIDOR	2,080 SF
ELEVATOR	260 SF
STAIR	460 SF
TRASH	110 SF
UNITS	14,977 SF
UTILITY	102 SF
LEVEL 8 - R2	17,989 SF
GRAND TOTAL	
165,556 SF	

LEGEND

EXISTING BUILDING

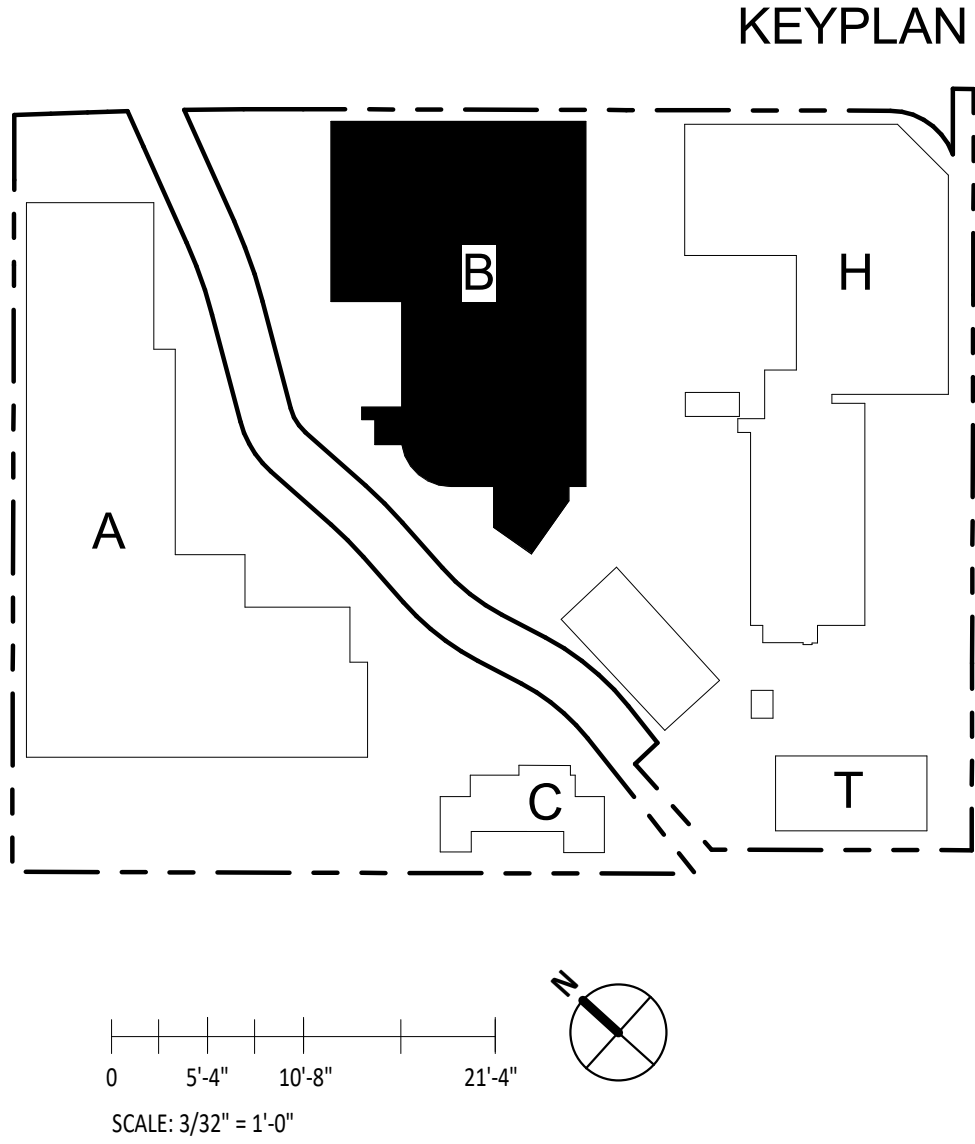
RIPARIAN ZONE

20' CREEK BANK

SETBACK

OPEN SPACE/ PATIO SPACE

DECORATIVE PAVIMENT (TBD)





BUILDING B - SB330 AREAS		
Level	Area	
BASEMENT - R2	3,078 SF	
LEVEL 1 - R2	10,459 SF	
LEVEL 2 - R2	19,473 SF	
LEVEL 3 - R2	17,871 SF	
LEVEL 4 - R2	17,871 SF	
LEVEL 5 - R2	17,987 SF	
LEVEL 6 - R2	17,989 SF	
LEVEL 7 - R2	17,989 SF	
LEVEL 8 - R2	17,989 SF	
GRAND TOTAL GROSS AREA - BUILDING B		140,709 SF

BUILDING B PARKING SUMMARY		
Level	Comments	Count
BASEMENT - R2	BASEMENT, ADA	3
BASEMENT - R2	BASEMENT, STACKER	40
BASEMENT - R2	BASEMENT, STANDARD	9
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RESIDENTIAL PARKING BUILDING B		94

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CORRIDOR	2,081 SF
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ELEVATOR	260 SF
STAIR	460 SF
TRASH	101 SF
UNITS	14,868 SF
UTILITY	102 SF
LEVEL 4 - R2	17,871 SF
CORRIDOR	2,080 SF
ELEVATOR	260 SF
STAIR	460 SF
TRASH	110 SF
UNITS	14,975 SF
UTILITY	102 SF
LEVEL 5 - R2	17,987 SF
CORRIDOR	2,080 SF
ELEVATOR	260 SF
STAIR	460 SF
TRASH	110 SF
UNITS	14,977 SF
UTILITY	102 SF
LEVEL 6 - R2	17,989 SF
CORRIDOR	2,080 SF
ELEVATOR	260 SF
STAIR	460 SF
TRASH	110 SF
UNITS	14,977 SF
UTILITY	102 SF
LEVEL 7 - R2	17,989 SF
CORRIDOR	2,080 SF
ELEVATOR	260 SF
STAIR	460 SF
TRASH	110 SF
UNITS	14,977 SF
UTILITY	102 SF
LEVEL 8 - R2	17,989 SF
GRAND TOTAL	165,556 SF

LEGEND

EXISTING BUILDING

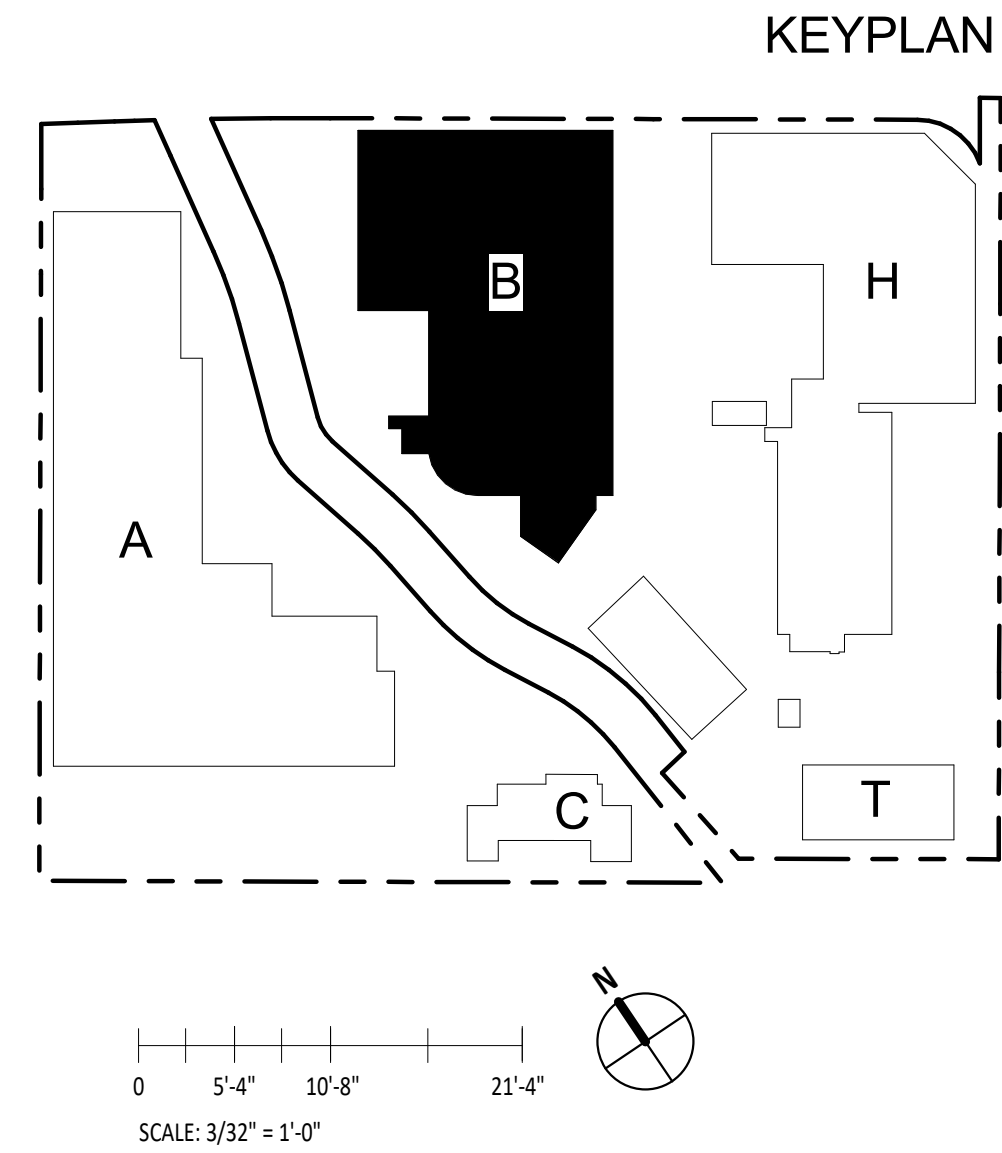
RIPARIAN ZONE

20' CREEK BANK

SETBACK

OPEN SPACE/ PATIO SPACE

DECORATIVE PAVIMENT (TBD)



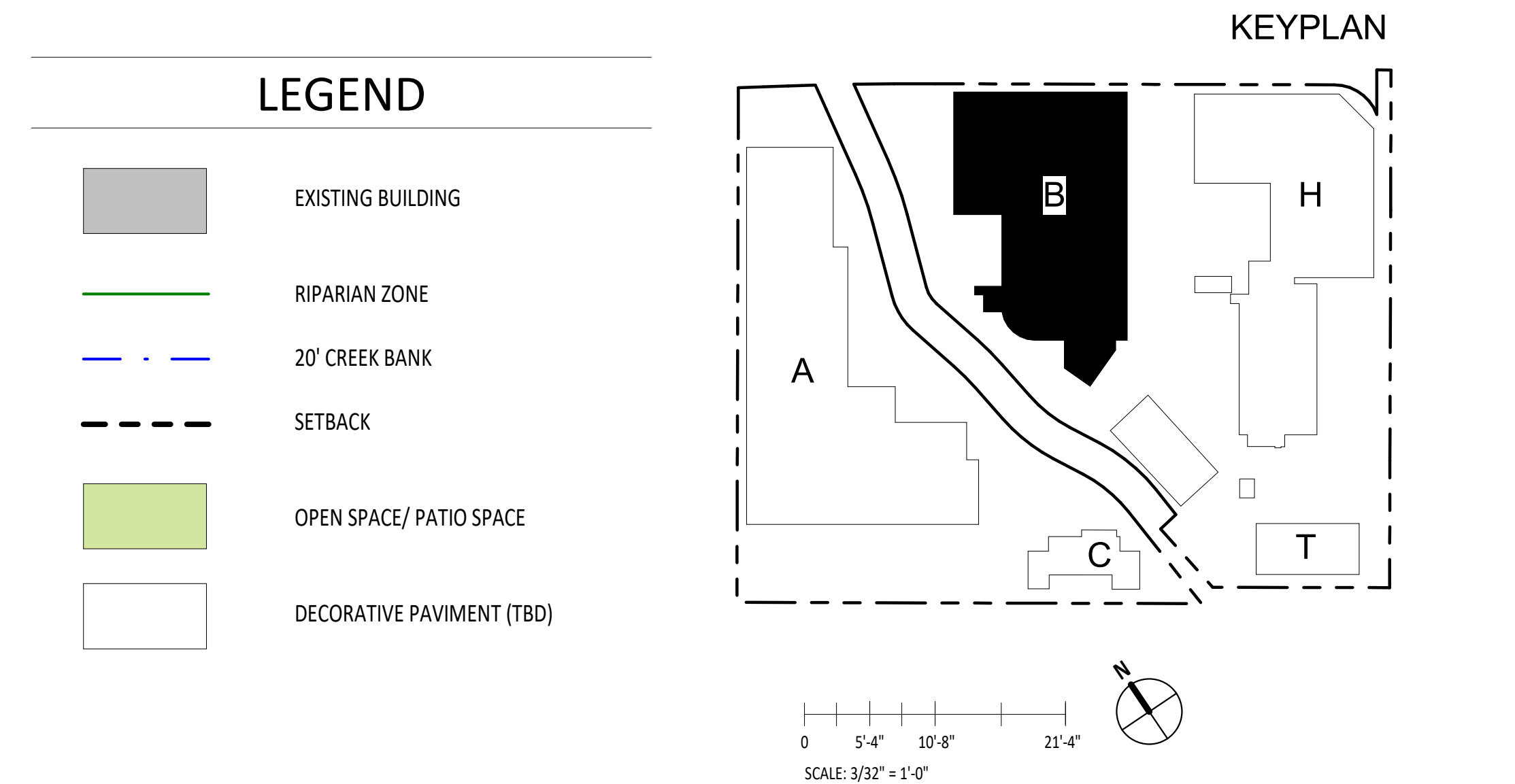


BUILDING B - SB330 AREAS	
Level	Area
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LEVEL 1 - R2	10,459 SF
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LEVEL 6 - R2	17,989 SF
LEVEL 7 - R2	17,989 SF
LEVEL 8 - R2	17,989 SF
GRAND TOTAL GROSS AREA - BUILDING B	140,709 SF

UNITS SCHEDULE		
Name	Count	
1 BEDROOM		7
2 BEDROOM		5
3 BEDROOM		1
JUNIOR 1 BEDROOM		1
STUDIO		2
LEVEL 2 - R2		16
1 BEDROOM		7
2 BEDROOM		5
3 BEDROOM		1
JUNIOR 1 BEDROOM		1
STUDIO		2
LEVEL 3 - R2		16
1 BEDROOM		7
2 BEDROOM		5
3 BEDROOM		1
JUNIOR 1 BEDROOM		1
STUDIO		2
LEVEL 4 - R2		16
1 BEDROOM		7
2 BEDROOM		5
3 BEDROOM		1
JUNIOR 1 BEDROOM		1
STUDIO		2
LEVEL 5 - R2		16
1 BEDROOM		7
2 BEDROOM		5
3 BEDROOM		1
JUNIOR 1 BEDROOM		1
STUDIO		2
LEVEL 6 - R2		16
1 BEDROOM		7
2 BEDROOM		5
3 BEDROOM		1
JUNIOR 1 BEDROOM		1
STUDIO		2
LEVEL 7 - R2		16
1 BEDROOM		7
2 BEDROOM		5
3 BEDROOM		1
JUNIOR 1 BEDROOM		1
STUDIO		2
LEVEL 8 - R2		16
TOTAL UNITS		112

UNITS TYPE MIX		
Name	Count	Percentage of Total
1 BEDROOM	49	44%
2 BEDROOM	35	31%
3 BEDROOM	7	6%
JUNIOR 1 BEDROOM	7	6%
STUDIO	14	13%
TOTAL UNITS	112	

GROSS AREA- BUILDING B	
Name	Area
COVERED RAMP	2,428 SF
UNDERGROUND BIKE PARKING	629 SF
UNDERGROUND ELEVATOR	219 SF
UNDERGROUND PARKING	15,799 SF
UNDERGROUND STAIR	432 SF
BASEMENT - R2	19,506 SF
COMMON	3,963 SF
ELEVATOR	219 SF
PARKING	8,420 SF
RETAIL	2,295 SF
STAIR	666 SF
TRASH	821 SF
UNCOVERED OUTDOOR-POOL	1,728 SF
UTILITY	769 SF
LEVEL 1 - R2	18,880 SF
CORRIDOR	2,081 SF
ELEVATOR	260 SF
STAIR	460 SF
TRASH	101 SF
UNCOVERED OUTDOOR-TERRACE	1,602 SF
UNITS	14,868 SF
UTILITY	102 SF
LEVEL 2 - R2	19,473 SF
CORRIDOR	2,081 SF
ELEVATOR	260 SF
STAIR	460 SF
TRASH	101 SF
UNITS	14,868 SF
UTILITY	102 SF
LEVEL 3 - R2	17,871 SF
CORRIDOR	2,081 SF
ELEVATOR	260 SF
STAIR	460 SF
TRASH	101 SF
UNITS	14,868 SF
UTILITY	102 SF
LEVEL 4 - R2	17,871 SF
CORRIDOR	2,080 SF
ELEVATOR	260 SF
STAIR	460 SF
TRASH	110 SF
UNITS	14,975 SF
UTILITY	102 SF
LEVEL 5 - R2	17,987 SF
CORRIDOR	2,080 SF
ELEVATOR	260 SF
STAIR	460 SF
TRASH	110 SF
UNITS	14,977 SF
UTILITY	102 SF
LEVEL 6 - R2	17,989 SF
CORRIDOR	2,080 SF
ELEVATOR	260 SF
STAIR	460 SF
TRASH	110 SF
UNITS	14,977 SF
UTILITY	102 SF
LEVEL 7 - R2	17,989 SF
CORRIDOR	2,080 SF
ELEVATOR	260 SF
STAIR	460 SF
TRASH	110 SF
UNITS	14,977 SF
UTILITY	102 SF
LEVEL 8 - R2	17,989 SF
GRAND TOTAL	165,556 SF





BUILDING B - SB330 AREAS	
Level	Area
BASEMENT - R2	3,078 SF
LEVEL 1 - R2	10,459 SF
LEVEL 2 - R2	19,473 SF
LEVEL 3 - R2	17,871 SF
LEVEL 4 - R2	17,871 SF
LEVEL 5 - R2	17,987 SF
LEVEL 6 - R2	17,989 SF
LEVEL 7 - R2	17,989 SF
LEVEL 8 - R2	17,989 SF
GRAND TOTAL GROSS AREA - BUILDING B	140,709 SF

UNITS SCHEDULE	
Name	Count
1 BEDROOM	7
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	2
LEVEL 2 - R2	16

1 BEDROOM	7
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	2
LEVEL 3 - R2	16

1 BEDROOM	7
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	2
LEVEL 4 - R2	16

1 BEDROOM	7
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	2
LEVEL 5 - R2	16

1 BEDROOM	7
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	2
LEVEL 6 - R2	16

1 BEDROOM	7
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	2
LEVEL 7- R2	16

1 BEDROOM	7
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	2
LEVEL 8- R2	16
TOTAL UNITS	112

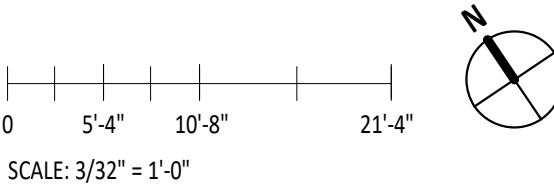
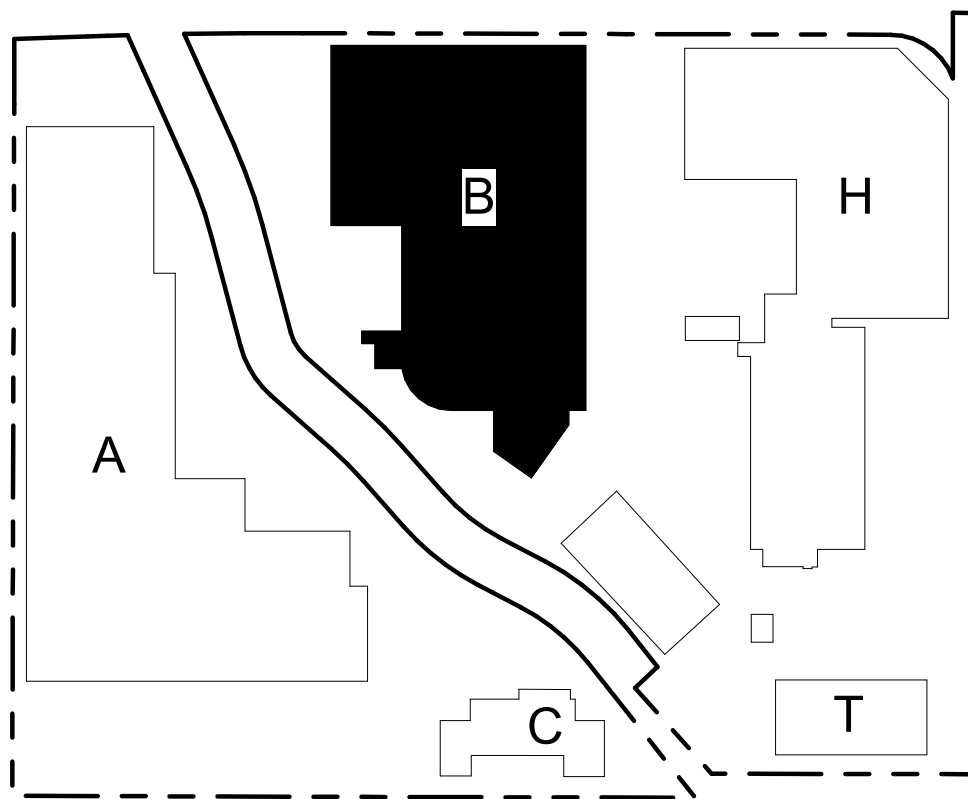
UNITS TYPE MIX		
Name	Count	Percentage of Total
1 BEDROOM	49	44%
2 BEDROOM	35	31%
3 BEDROOM	7	6%
JUNIOR 1 BEDROOM	7	6%
STUDIO	14	13%
TOTAL UNITS	112	

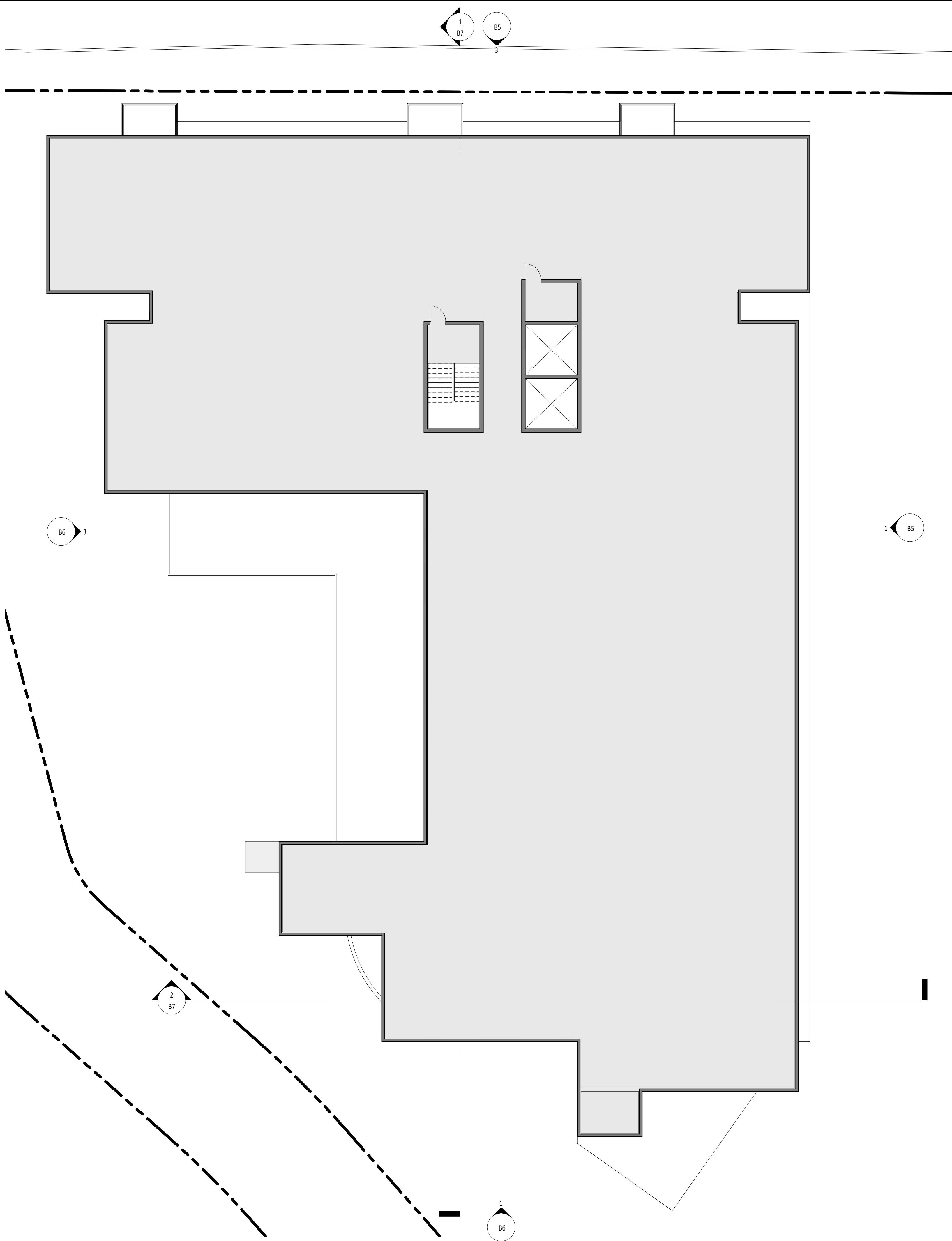
GROSS AREA- BUILDING B	
Name	Area
COVERED RAMP	2,428 SF
UNDERGROUND BIKE PARKING	629 SF
UNDERGROUND ELEVATOR	219 SF
UNDERGROUND PARKING	15,799 SF
UNDERGROUND STAIR	432 SF
BASEMENT - R2	19,506 SF
COMMON	3,963 SF
ELEVATOR	219 SF
PARKING	8,420 SF
RETAIL	2,295 SF
STAIR	666 SF
TRASH	821 SF
UNCOVERED OUTDOOR-POOL	1,728 SF
UTILITY	769 SF
LEVEL 1 - R2	18,880 SF
CORRIDOR	2,081 SF
ELEVATOR	260 SF
STAIR	460 SF
TRASH	101 SF
UNCOVERED OUTDOOR-TERRACE	1,602 SF
UNITS	14,868 SF
UTILITY	102 SF
LEVEL 2 - R2	19,473 SF
CORRIDOR	2,081 SF
ELEVATOR	260 SF
STAIR	460 SF
TRASH	101 SF
UNITS	14,868 SF
UTILITY	102 SF
LEVEL 3 - R2	17,871 SF
CORRIDOR	2,081 SF
ELEVATOR	260 SF
STAIR	460 SF
TRASH	101 SF
UNITS	14,868 SF
UTILITY	102 SF
LEVEL 4 - R2	17,871 SF
CORRIDOR	2,080 SF
ELEVATOR	260 SF
STAIR	460 SF
TRASH	110 SF
UNITS	14,975 SF
UTILITY	102 SF
LEVEL 5 - R2	17,987 SF
CORRIDOR	2,080 SF
ELEVATOR	260 SF
STAIR	460 SF
TRASH	110 SF
UNITS	14,977 SF
UTILITY	102 SF
LEVEL 6 - R2	17,989 SF
CORRIDOR	2,080 SF
ELEVATOR	260 SF
STAIR	460 SF
TRASH	110 SF
UNITS	14,977 SF
UTILITY	102 SF
LEVEL 7- R2	17,989 SF
CORRIDOR	2,080 SF
ELEVATOR	260 SF
STAIR	460 SF
TRASH	110 SF
UNITS	14,977 SF
UTILITY	102 SF
LEVEL 8- R2	17,989 SF
UNITS	14,977 SF
UTILITY	102 SF
GRAND TOTAL	165,556 SF

LEGEND

- EXISTING BUILDING
- RIPARIAN ZONE
- 20' CREEK BANK
- SETBACK
- OPEN SPACE/ PATIO SPACE
- DECORATIVE PAVIMENT (TBD)

KEYPLAN





BUILDING B - SB330 AREAS	
Level	Area
BASEMENT - R2	3,078 SF
LEVEL 1 - R2	10,459 SF
LEVEL 2 - R2	19,473 SF
LEVEL 3 - R2	17,871 SF
LEVEL 4 - R2	17,871 SF
LEVEL 5 - R2	17,987 SF
LEVEL 6 - R2	17,989 SF
LEVEL 7 - R2	17,989 SF
LEVEL 8 - R2	17,989 SF
GRAND TOTAL GROSS AREA - BUILDING B	
140,709 SF	

UNITS SCHEDULE	
Name	Count
1 BEDROOM	7
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	2
LEVEL 2 - R2	16

1 BEDROOM	7
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	2
LEVEL 3 - R2	16

1 BEDROOM	7
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	2
LEVEL 4 - R2	16

1 BEDROOM	7
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	2
LEVEL 5 - R2	16

1 BEDROOM	7
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	2
LEVEL 6 - R2	16

1 BEDROOM	7
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	2
LEVEL 7 - R2	16

1 BEDROOM	7
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	2
LEVEL 8 - R2	16
TOTAL UNITS	112

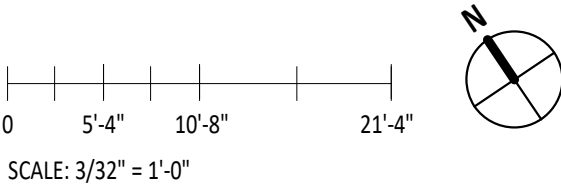
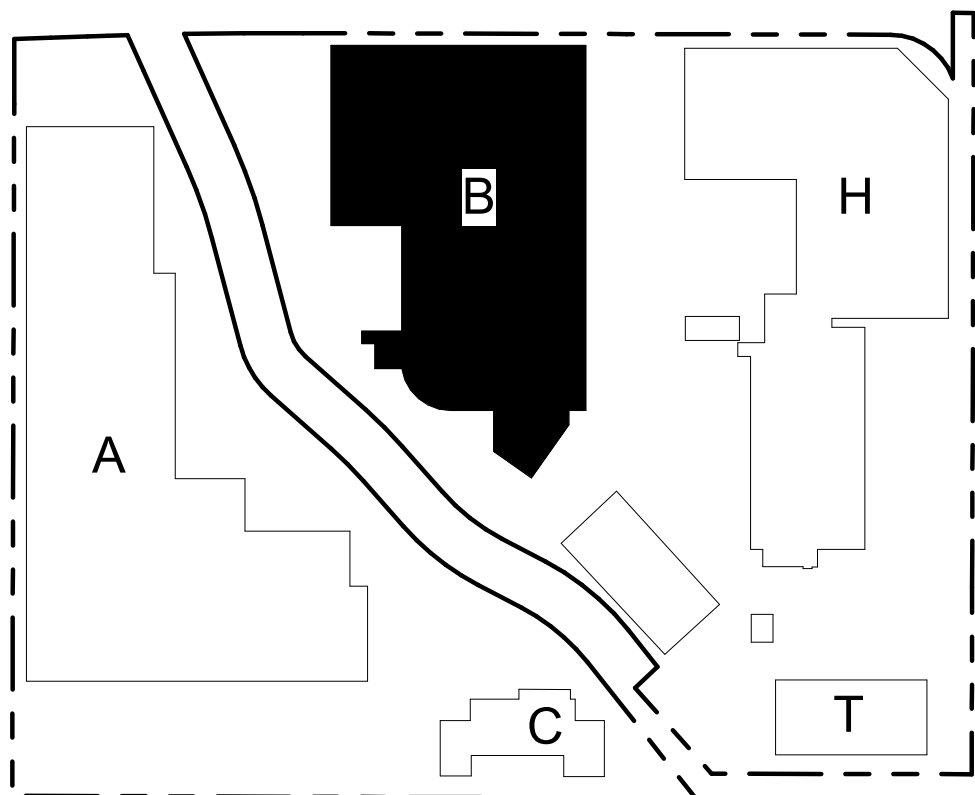
UNITS TYPE MIX		
Name	Count	Percentage of Total
1 BEDROOM	49	44%
2 BEDROOM	35	31%
3 BEDROOM	7	6%
JUNIOR 1 BEDROOM	7	6%
STUDIO	14	13%
TOTAL UNITS	112	

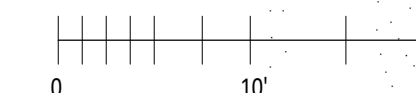
GROSS AREA- BUILDING B	
Name	Area
COVERED RAMP	2,428 SF
UNDERGROUND BIKE PARKING	629 SF
UNDERGROUND ELEVATOR	219 SF
UNDERGROUND PARKING	15,799 SF
UNDERGROUND STAIR	432 SF
BASEMENT - R2	19,506 SF
COMMON	3,963 SF
ELEVATOR	219 SF
PARKING	8,420 SF
RETAIL	2,295 SF
STAIR	666 SF
TRASH	821 SF
UNCOVERED OUTDOOR-POOL	1,728 SF
UTILITY	769 SF
LEVEL 1 - R2	18,880 SF
CORRIDOR	2,081 SF
ELEVATOR	260 SF
STAIR	460 SF
TRASH	101 SF
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UTILITY	102 SF
LEVEL 2 - R2	19,473 SF
CORRIDOR	2,081 SF
ELEVATOR	260 SF
STAIR	460 SF
TRASH	101 SF
UNITS	14,868 SF
UTILITY	102 SF
LEVEL 3 - R2	17,871 SF
CORRIDOR	2,081 SF
ELEVATOR	260 SF
STAIR	460 SF
TRASH	101 SF
UNITS	14,868 SF
UTILITY	102 SF
LEVEL 4 - R2	17,871 SF
CORRIDOR	2,080 SF
ELEVATOR	260 SF
STAIR	460 SF
TRASH	110 SF
UNITS	14,975 SF
UTILITY	102 SF
LEVEL 5 - R2	17,987 SF
CORRIDOR	2,080 SF
ELEVATOR	260 SF
STAIR	460 SF
TRASH	110 SF
UNITS	14,977 SF
UTILITY	102 SF
LEVEL 6 - R2	17,989 SF
CORRIDOR	2,080 SF
ELEVATOR	260 SF
STAIR	460 SF
TRASH	110 SF
UNITS	14,977 SF
UTILITY	102 SF
LEVEL 7 - R2	17,989 SF
CORRIDOR	2,080 SF
ELEVATOR	260 SF
STAIR	460 SF
TRASH	110 SF
UNITS	14,977 SF
UTILITY	102 SF
LEVEL 8 - R2	17,989 SF
GRAND TOTAL	165,556 SF

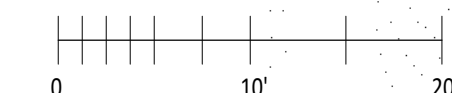
LEGEND

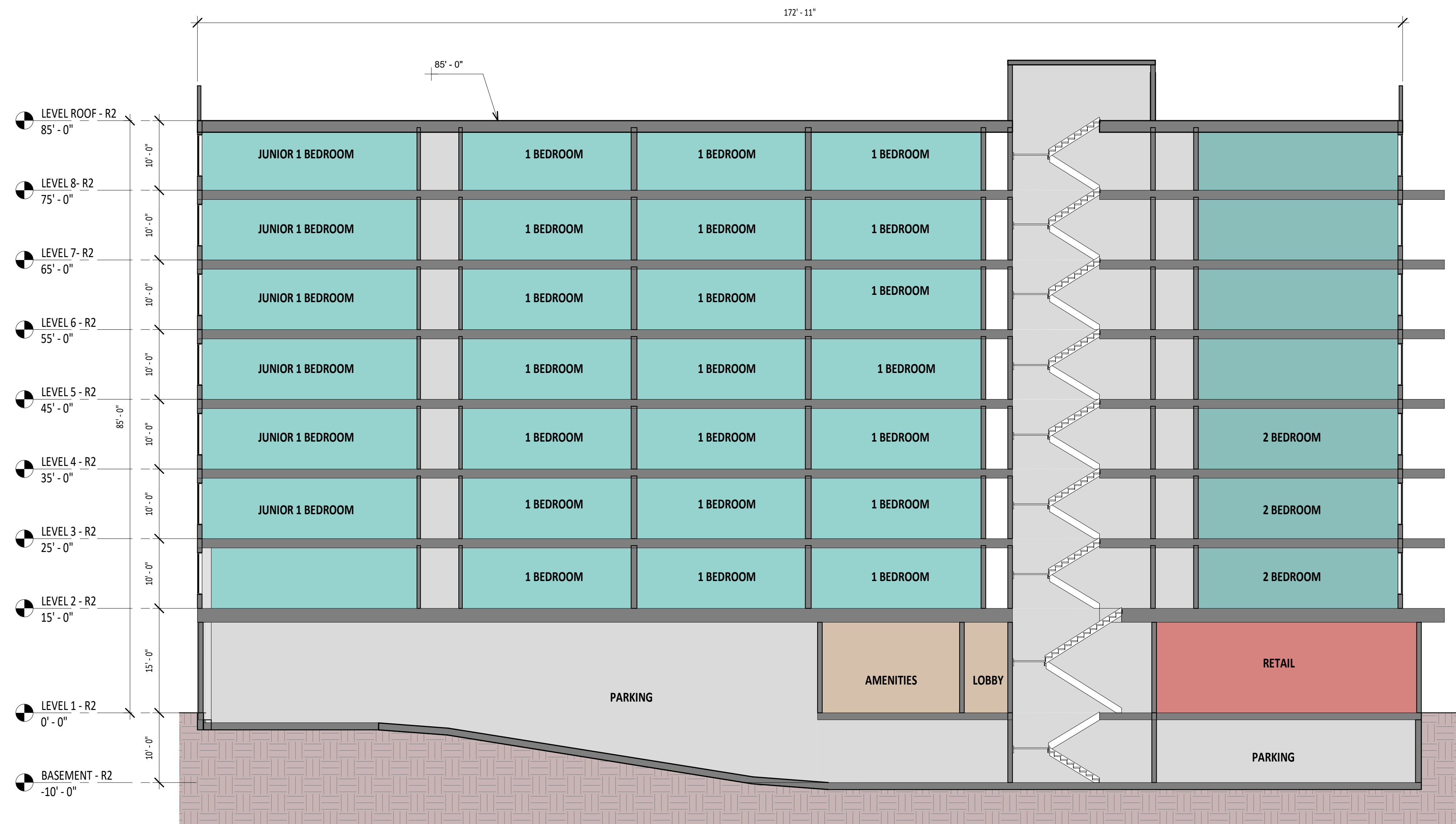
- EXISTING BUILDING
- RIPARIAN ZONE
- 20' CREEK BANK
- SETBACK
- OPEN SPACE/ PATIO SPACE
- DECORATIVE PAVIMENT (TBD)

KEYPLAN

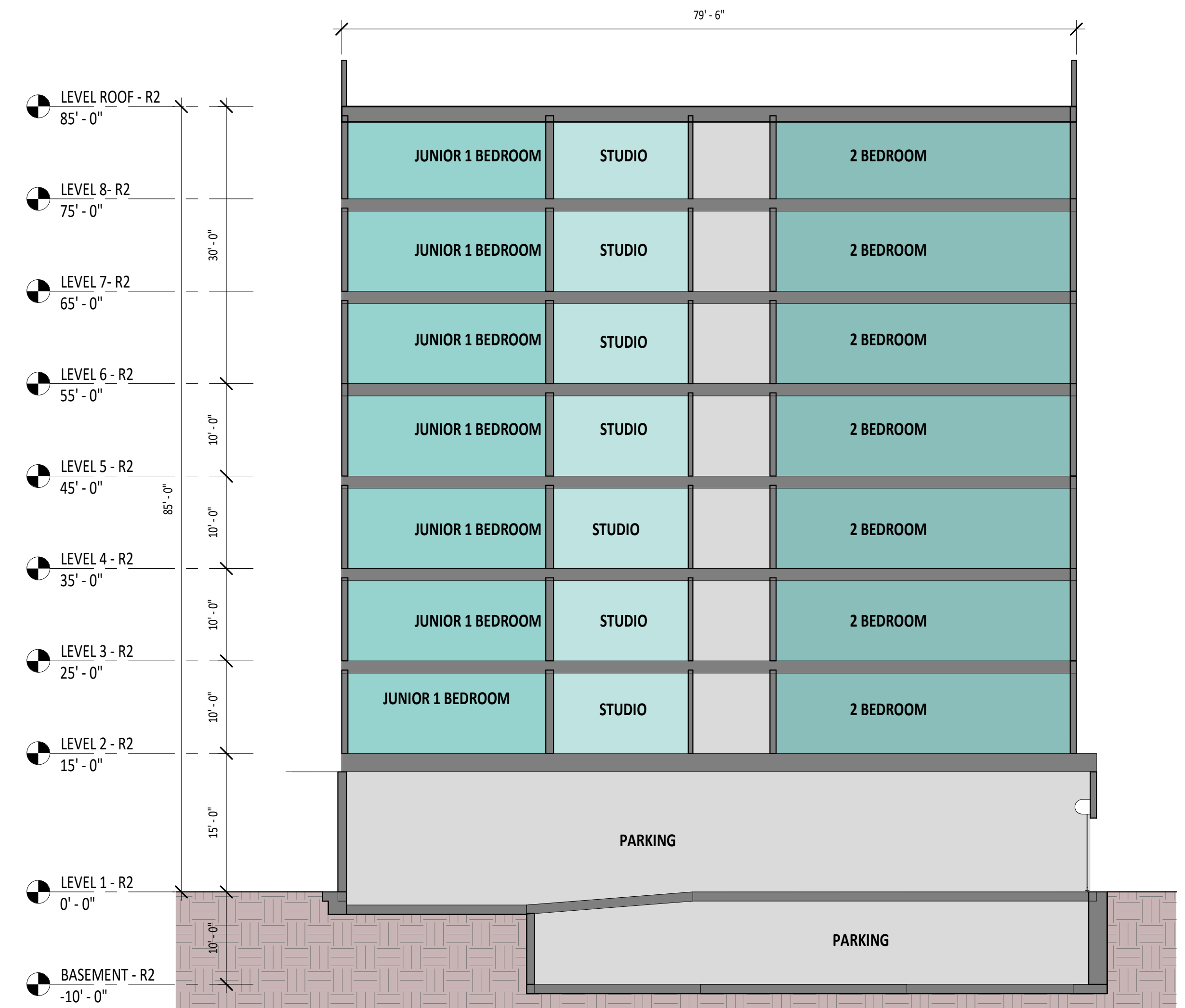




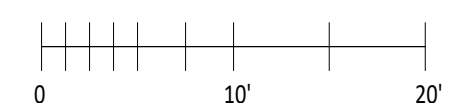




① EAST - WEST RESIDENTIAL B SECTION
1" = 10'-0"



② NORTH - SOUTH RESIDENTIAL B SECTION
1" = 10'-0"





1 BASEMENT- HOTEL
1" = 10'-0"

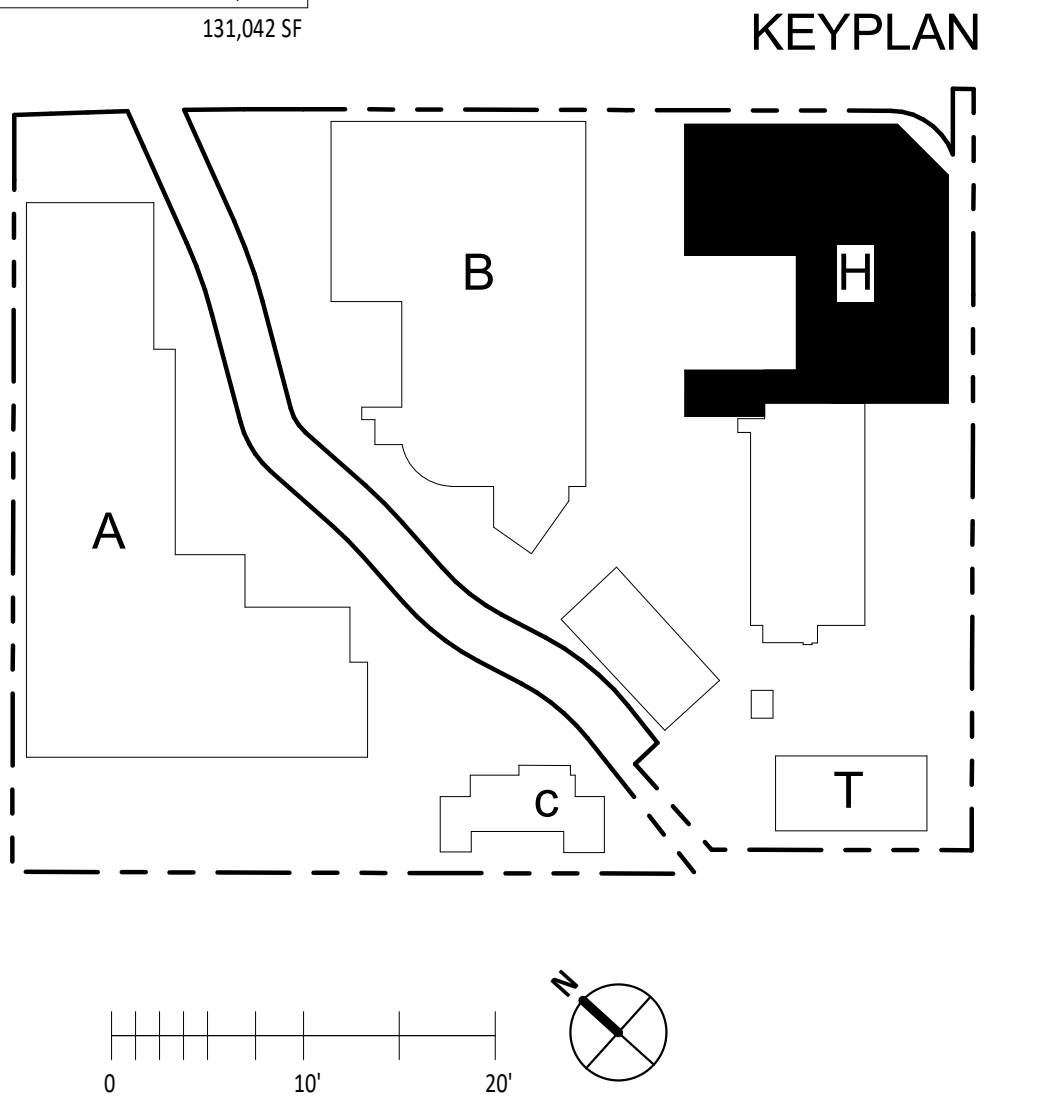
GROSS AREA- HOTEL	
Name	Area
UNDERGROUND ELEVATOR	117 SF
UNDERGROUND PARKING	19,738 SF
UNDERGROUND STAIR	351 SF
UNDERGROUND UTILITIES	2,129 SF
BASEMENT- HOTEL	22,335 SF
BOH	516 SF
COMMON AREA	12,908 SF
COVERED OUTDOOR- PORTE COCHERE	2,756 SF
ELEVATOR	219 SF
LOADING	430 SF
STAIR	622 SF
LEVEL 1- HOTEL	17,452 SF
BOH	523 SF
CORRIDOR	2,272 SF
ELEVATOR	378 SF
GUEST ROOMS	11,593 SF
STAIR	667 SF
LEVEL 2- HOTEL	15,432 SF
BOH	523 SF
CORRIDOR	2,272 SF
ELEVATOR	378 SF
GUEST ROOMS	11,593 SF
RAMP	137 SF
STAIR	667 SF
LEVEL 3- HOTEL	15,570 SF
BOH	1,707 SF
CORRIDOR	2,272 SF
ELEVATOR	378 SF
GUEST ROOMS	10,409 SF
RAMP	206 SF
STAIR	667 SF
LEVEL 4- HOTEL	15,638 SF
COMMON AREA	4,477 SF
CORRIDOR	1,460 SF
ELEVATOR	378 SF
GUEST ROOMS	6,738 SF
OUTDOOR AREA - CABANA/CIRCULATION	872 SF
OUTDOOR AREA- ROOF TERRACE	933 SF
RAMP	208 SF
STAIR	574 SF
LEVEL 5- HOTEL	15,640 SF
BACK OF HOUSE	268 SF
COMMON AREA	1,261 SF
CORRIDOR	1,468 SF
ELEVATOR	260 SF
GUEST ROOMS	6,733 SF
STAIR	565 SF
LEVEL 6- HOTEL	10,554 SF
CORRIDOR	1,505 SF
ELEVATOR	267 SF
GUEST ROOMS	6,743 SF
STAIR	568 SF
LEVEL 7- HOTEL	9,084 SF
TOTAL GROSS AREA	121,704 SF

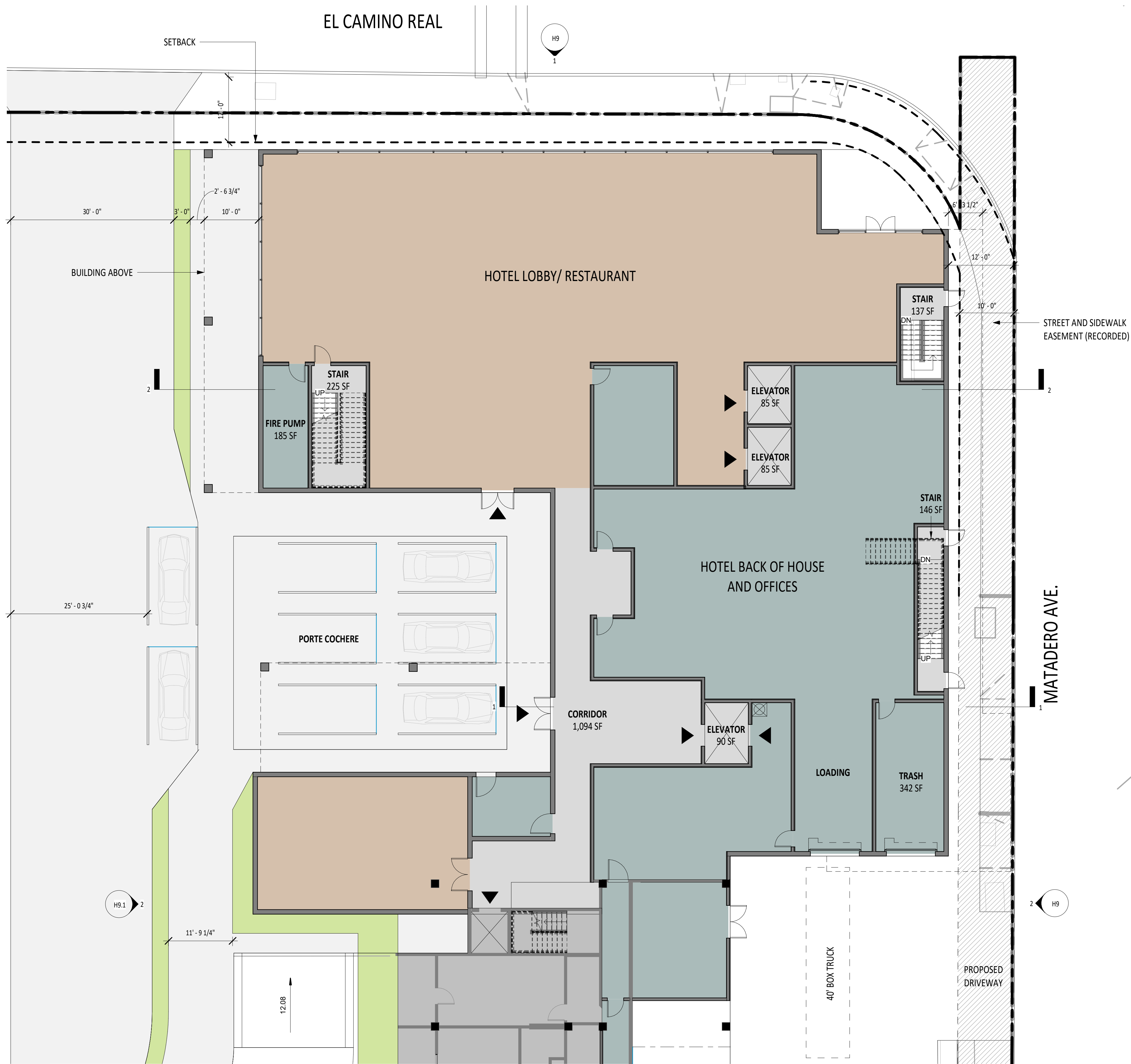
HOTEL SB330 BUILDING AREAS	
Level	Area
LEVEL 1- EXISTING HOTEL	3,916 SF
LEVEL 1- HOTEL	17,626 SF
LEVEL 2- EXISTING HOTEL	7,621 SF
LEVEL 2- HOTEL	15,432 SF
LEVEL 3- EXISTING HOTEL	7,621 SF
LEVEL 4- EXISTING HOTEL	7,621 SF
LEVEL 3- HOTEL	15,570 SF
LEVEL 5- EXISTING HOTEL	4,719 SF
LEVEL 4- HOTEL	15,638 SF
LEVEL 5- HOTEL	15,640 SF
LEVEL 6- HOTEL	10,554 SF
LEVEL 7- HOTEL	9,084 SF
GRAND TOTAL	131,042 SF

GUEST ROOM SCHEDULE	
Name	Count
KING ADA	1
KING ROOM	19
KING SUITE	3
QQ ADA ROOM	1
QQ ROOM	5
LEVEL 2- HOTEL	29
KING ADA	1
KING ROOM	19
KING SUITE	3
QQ ADA ROOM	1
QQ ROOM	5
LEVEL 3- HOTEL	29
KING ADA	1
KING ROOM	17
KING SUITE	3
QQ ADA ROOM	1
QQ ROOM	4
LEVEL 4- HOTEL	26
KING ADA	1
KING ROOM	10
KING SUITE	4
QQ ROOM	1
LEVEL 5- HOTEL	16
KING ADA	1
KING ROOM	1
KING SUITE	4
QQ ROOM	1
LEVEL 6- HOTEL	16
KING ADA	1
KING ROOM	1
KING SUITE	4
QQ ROOM	1
LEVEL 7- HOTEL	16
TOTAL GUEST ROOMS	132

GUEST ROOM TYPE MIX		
Name	Count	Percentage of Total
KING ADA	6	5%
KING ROOM	85	64%
KING SUITE	21	16%
QQ ADA ROOM	3	2%
QQ ROOM	17	13%
TOTAL GUEST ROOMS	132	

PARKING COUNT		
Level	Comments	Count
BASEMENT- HOTEL	BASEMENT, ADA	4
BASEMENT- HOTEL	BASEMENT, STANDARD	16
BASEMENT- HOTEL	BASEMENT, TANDEM	23
LEVEL 1- EXISTING HOTEL	EXISTING, COVERED	6
LEVEL 1- EXISTING HOTEL	EXISTING, UNCOVERED	4
LEVEL 1- HOTEL	DROP- OFF	2
LEVEL 1- HOTEL	DROP- OFF, TANDEM	6
Grand total		61





1 GROUND FLOOR PLAN
1" = 10'-0"

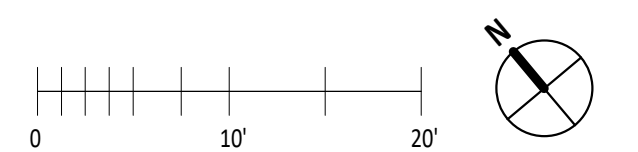
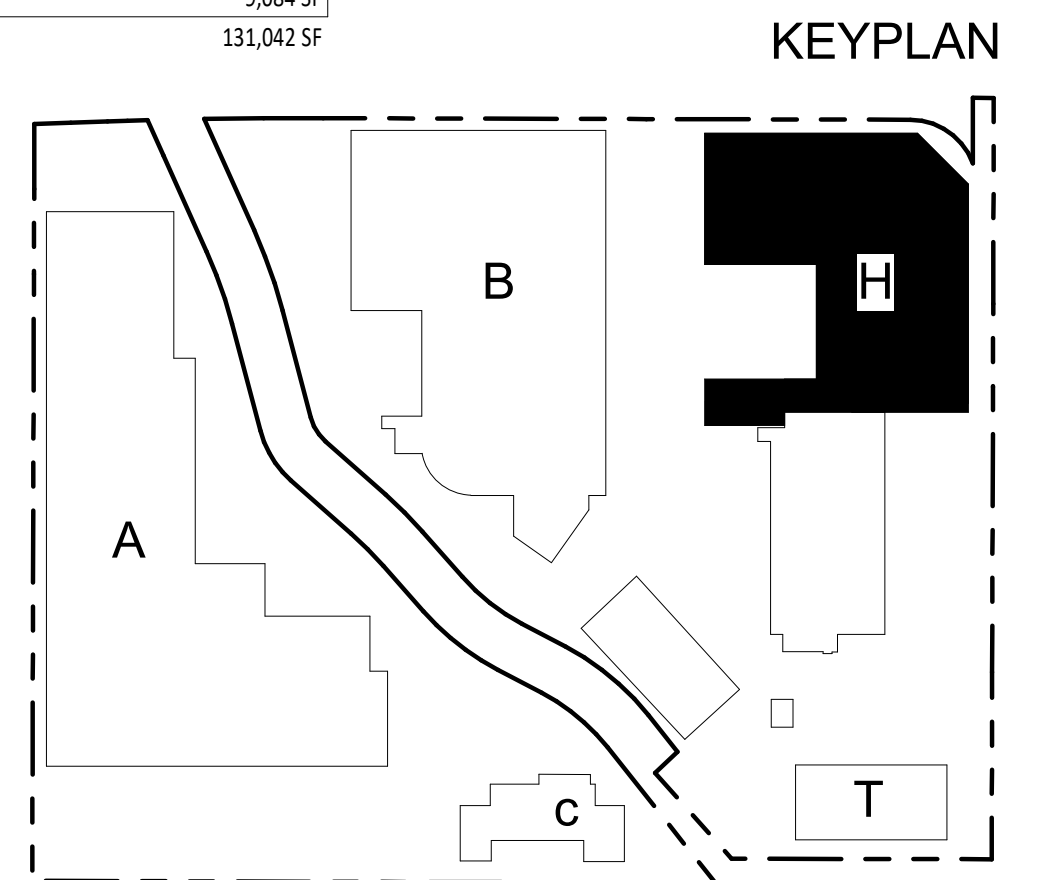
GROSS AREA- HOTEL		
Name	Area	
UNDERGROUND ELEVATOR	117 SF	
UNDERGROUND PARKING	19,738 SF	
UNDERGROUND STAIR	351 SF	
UNDERGROUND UTILITIES	2,129 SF	
BASEMENT- HOTEL	22,335 SF	
BOH	516 SF	
COMMON AREA	12,908 SF	
COVERED OUTDOOR- PORTE COCHERE	2,756 SF	
ELEVATOR	219 SF	
LOADING	430 SF	
STAIR	622 SF	
LEVEL 1- HOTEL	17,452 SF	
BOH	523 SF	
CORRIDOR	2,272 SF	
ELEVATOR	378 SF	
GUEST ROOMS	11,593 SF	
STAIR	667 SF	
LEVEL 2- HOTEL	15,432 SF	
BOH	523 SF	
CORRIDOR	2,272 SF	
ELEVATOR	378 SF	
GUEST ROOMS	11,593 SF	
RAMP	137 SF	
STAIR	667 SF	
LEVEL 3- HOTEL	15,570 SF	
BOH	1,707 SF	
CORRIDOR	2,272 SF	
ELEVATOR	378 SF	
GUEST ROOMS	10,409 SF	
RAMP	206 SF	
STAIR	667 SF	
LEVEL 4- HOTEL	15,638 SF	
COMMON AREA	4,477 SF	
CORRIDOR	1,460 SF	
ELEVATOR	378 SF	
GUEST ROOMS	6,738 SF	
OUTDOOR AREA - CABANA/CIRCULATION	872 SF	
OUTDOOR AREA- ROOF TERRACE	933 SF	
RAMP	208 SF	
STAIR	574 SF	
LEVEL 5- HOTEL	15,640 SF	
BACK OF HOUSE	268 SF	
COMMON AREA	1,261 SF	
CORRIDOR	1,468 SF	
ELEVATOR	260 SF	
GUEST ROOMS	6,733 SF	
STAIR	565 SF	
LEVEL 6- HOTEL	10,554 SF	
CORRIDOR	1,505 SF	
ELEVATOR	267 SF	
GUEST ROOMS	6,743 SF	
STAIR	568 SF	
LEVEL 7- HOTEL	9,084 SF	
TOTAL GROSS AREA	121,704 SF	

HOTEL SB330 BUILDING AREAS		
Level	Area	
LEVEL 1- EXISTING HOTEL	3,916 SF	
LEVEL 1- HOTEL	17,626 SF	
LEVEL 2- EXISTING HOTEL	7,621 SF	
LEVEL 2- HOTEL	15,432 SF	
LEVEL 3- EXISTING HOTEL	7,621 SF	
LEVEL 4- EXISTING HOTEL	7,621 SF	
LEVEL 3- HOTEL	15,570 SF	
LEVEL 5- EXISTING HOTEL	4,719 SF	
LEVEL 4- HOTEL	15,638 SF	
LEVEL 5- HOTEL	15,640 SF	
LEVEL 6- HOTEL	10,554 SF	
LEVEL 7- HOTEL	9,084 SF	
GRAND TOTAL	131,042 SF	

GUEST ROOM SCHEDULE		
Name	Count	
KING ADA	1	
KING ROOM	19	
KING SUITE	3	
QQ ADA ROOM	1	
QQ ROOM	5	
LEVEL 2- HOTEL	29	
KING ADA	1	
KING ROOM	19	
KING SUITE	3	
QQ ADA ROOM	1	
QQ ROOM	5	
LEVEL 3- HOTEL	29	
KING ADA	1	
KING ROOM	17	
KING SUITE	3	
QQ ADA ROOM	1	
QQ ROOM	4	
LEVEL 4- HOTEL	26	
KING ADA	1	
KING ROOM	10	
KING SUITE	4	
QQ ROOM	1	
LEVEL 5- HOTEL	16	
KING ADA	1	
KING ROOM	10	
KING SUITE	4	
QQ ROOM	1	
LEVEL 6- HOTEL	16	
KING ADA	1	
KING ROOM	10	
KING SUITE	4	
QQ ROOM	1	
LEVEL 7- HOTEL	16	
TOTAL GUEST ROOMS	132	

GUEST ROOM TYPE MIX		
Name	Count	Percentage of Total
KING ADA	6	5%
KING ROOM	85	64%
KING SUITE	21	16%
QQ ADA ROOM	3	2%
QQ ROOM	17	13%
TOTAL GUEST ROOMS	132	

PARKING COUNT		
Level	Comments	Count
BASEMENT- HOTEL	BASEMENT, ADA	4
BASEMENT- HOTEL	BASEMENT, STANDARD	16
BASEMENT- HOTEL	BASEMENT, TANDEM	23
LEVEL 1- EXISTING HOTEL	EXISTING, COVERED	6
LEVEL 1- EXISTING HOTEL	EXISTING, UNCOVERED	4
LEVEL 1- HOTEL	DROP-OFF	2
LEVEL 1- HOTEL	DROP-OFF, TANDEM	6
Grand total		61





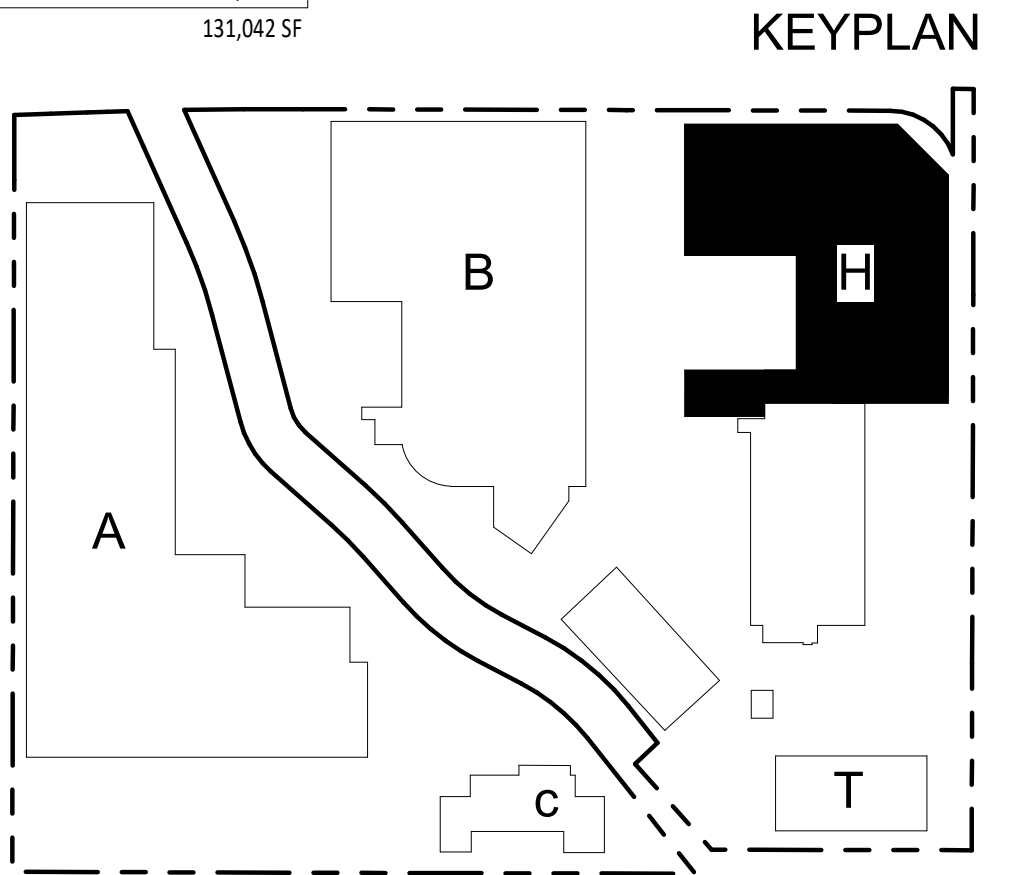
GROSS AREA- HOTEL	
Name	Area
UNDERGROUND ELEVATOR	117 SF
UNDERGROUND PARKING	19,738 SF
UNDERGROUND STAIR	351 SF
UNDERGROUND UTILITIES	2,129 SF
BASEMENT- HOTEL	22,335 SF
BOH	516 SF
COMMON AREA	12,908 SF
COVERED OUTDOOR- PORTE COCHERE	2,756 SF
ELEVATOR	219 SF
LOADING	430 SF
STAIR	622 SF
LEVEL 1- HOTEL	17,452 SF
BOH	523 SF
CORRIDOR	2,272 SF
ELEVATOR	378 SF
GUEST ROOMS	11,593 SF
STAIR	667 SF
LEVEL 2- HOTEL	15,432 SF
BOH	523 SF
CORRIDOR	2,272 SF
ELEVATOR	378 SF
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COMMON AREA	4,477 SF
CORRIDOR	1,460 SF
ELEVATOR	378 SF
GUEST ROOMS	6,738 SF
OUTDOOR AREA - CABANA/CIRCULATION	872 SF
OUTDOOR AREA- ROOF TERRACE	933 SF
RAMP	208 SF
STAIR	574 SF
LEVEL 5- HOTEL	15,640 SF
BACK OF HOUSE	268 SF
COMMON AREA	1,261 SF
CORRIDOR	1,468 SF
ELEVATOR	260 SF
GUEST ROOMS	6,733 SF
STAIR	565 SF
LEVEL 6- HOTEL	10,554 SF
CORRIDOR	1,505 SF
ELEVATOR	267 SF
GUEST ROOMS	6,743 SF
STAIR	568 SF
LEVEL 7- HOTEL	9,084 SF
TOTAL GROSS AREA	121,704 SF

HOTEL SB330 BUILDING AREAS	
Level	Area
LEVEL 1- EXISTING HOTEL	3,916 SF
LEVEL 1- HOTEL	17,626 SF
LEVEL 2- EXISTING HOTEL	7,621 SF
LEVEL 2- HOTEL	15,432 SF
LEVEL 3- EXISTING HOTEL	7,621 SF
LEVEL 3- HOTEL	15,570 SF
LEVEL 4- EXISTING HOTEL	7,621 SF
LEVEL 4- HOTEL	15,638 SF
LEVEL 5- HOTEL	15,640 SF
LEVEL 6- HOTEL	10,554 SF
LEVEL 7- HOTEL	9,084 SF
GRAND TOTAL	131,042 SF

GUEST ROOM SCHEDULE		
Name	Count	
KING ADA	1	
KING ROOM	19	
KING SUITE	3	
QQ ADA ROOM	1	
QQ ROOM	5	
LEVEL 2- HOTEL	29	
KING ADA	1	
KING ROOM	19	
KING SUITE	3	
QQ ADA ROOM	1	
QQ ROOM	5	
LEVEL 3- HOTEL	29	
KING ADA	1	
KING ROOM	17	
KING SUITE	3	
QQ ADA ROOM	1	
QQ ROOM	4	
LEVEL 4- HOTEL	26	
KING ADA	1	
KING ROOM	10	
KING SUITE	4	
QQ ROOM	1	
LEVEL 5- HOTEL	16	
KING ADA	1	
KING ROOM	10	
KING SUITE	4	
QQ ROOM	1	
LEVEL 7- HOTEL	16	
TOTAL GUEST ROOMS	132	

GUEST ROOM TYPE MIX		
Name	Count	Percentage of Total
KING ADA	6	5%
KING ROOM	85	64%
KING SUITE	21	16%
QQ ADA ROOM	3	2%
QQ ROOM	17	13%
TOTAL GUEST ROOMS	132	

PARKING COUNT		
Level	Comments	Count
BASEMENT- HOTEL	BASEMENT, ADA	4
BASEMENT- HOTEL	BASEMENT, STANDARD	16
BASEMENT- HOTEL	BASEMENT, TANDEM	23
LEVEL 1- EXISTING HOTEL	EXISTING, COVERED	6
LEVEL 1- EXISTING HOTEL	EXISTING, UNCOVERED	4
LEVEL 1- HOTEL	DROP-OFF	2
LEVEL 1- HOTEL	DROP-OFF, TANDEM	6
Grand total		61



1 FEA_STUDY_LEVEL 2 HOTEL
1" = 10'-0"



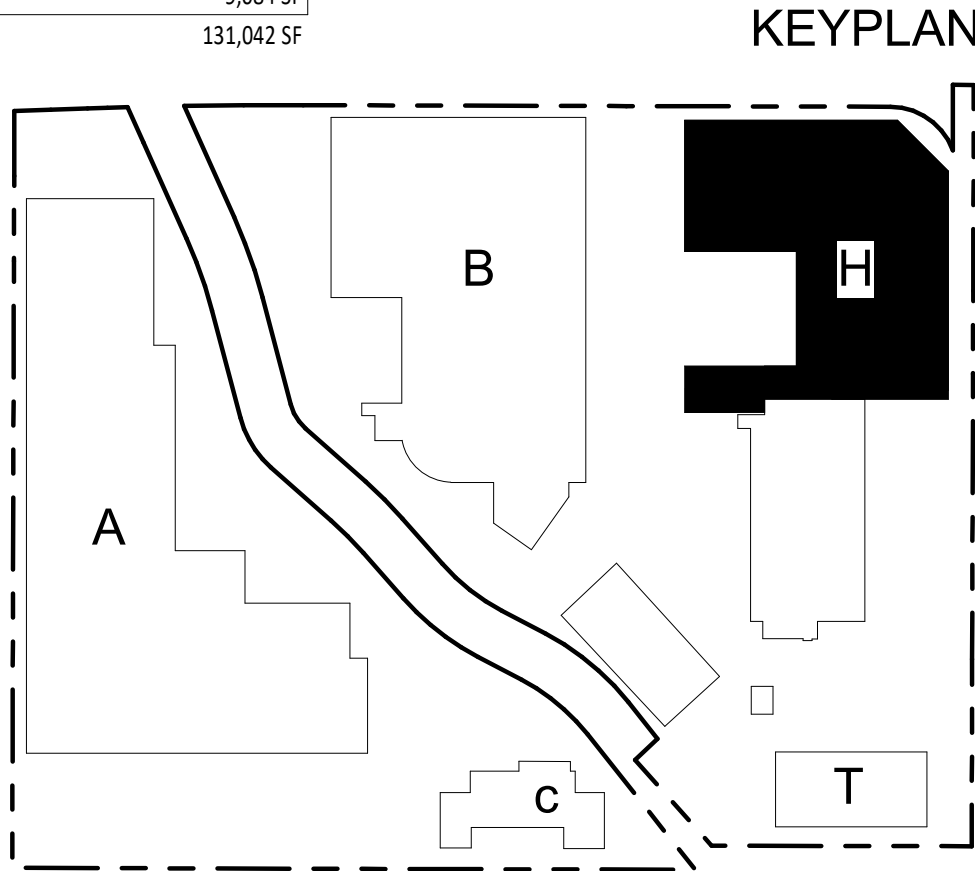
GROSS AREA- HOTEL	
Name	Area
UNDERGROUND ELEVATOR	117 SF
UNDERGROUND PARKING	19,738 SF
UNDERGROUND STAIR	351 SF
UNDERGROUND UTILITIES	2,129 SF
BASEMENT- HOTEL	22,335 SF
BOH	516 SF
COMMON AREA	12,908 SF
COVERED OUTDOOR- PORTE COCHERE	2,756 SF
ELEVATOR	219 SF
LOADING	430 SF
STAIR	622 SF
LEVEL 1- HOTEL	17,452 SF
BOH	523 SF
CORRIDOR	2,272 SF
ELEVATOR	378 SF
GUEST ROOMS	11,593 SF
STAIR	667 SF
LEVEL 2- HOTEL	15,432 SF
BOH	523 SF
CORRIDOR	2,272 SF
ELEVATOR	378 SF
GUEST ROOMS	11,593 SF
RAMP	137 SF
STAIR	667 SF
LEVEL 3- HOTEL	15,570 SF
BOH	1,707 SF
CORRIDOR	2,272 SF
ELEVATOR	378 SF
GUEST ROOMS	10,409 SF
RAMP	206 SF
STAIR	667 SF
LEVEL 4- HOTEL	15,638 SF
COMMON AREA	4,477 SF
CORRIDOR	1,460 SF
ELEVATOR	378 SF
GUEST ROOMS	6,738 SF
OUTDOOR AREA - CABANA/CIRCULATION	872 SF
OUTDOOR AREA- ROOF TERRACE	933 SF
RAMP	208 SF
STAIR	574 SF
LEVEL 5- HOTEL	15,640 SF
BACK OF HOUSE	268 SF
COMMON AREA	1,261 SF
CORRIDOR	1,468 SF
ELEVATOR	260 SF
GUEST ROOMS	6,733 SF
STAIR	565 SF
LEVEL 6- HOTEL	10,554 SF
CORRIDOR	1,505 SF
ELEVATOR	267 SF
GUEST ROOMS	6,743 SF
STAIR	568 SF
LEVEL 7- HOTEL	9,084 SF
TOTAL GROSS AREA	121,704 SF

HOTEL SB330 BUILDING AREAS	
Level	Area
LEVEL 1- EXISTING HOTEL	3,916 SF
LEVEL 1- HOTEL	17,626 SF
LEVEL 2- EXISTING HOTEL	7,621 SF
LEVEL 2- HOTEL	15,432 SF
LEVEL 3- EXISTING HOTEL	7,621 SF
LEVEL 4- EXISTING HOTEL	7,621 SF
LEVEL 3- HOTEL	15,570 SF
LEVEL 5- EXISTING HOTEL	4,719 SF
LEVEL 4- HOTEL	15,638 SF
LEVEL 5- HOTEL	15,640 SF
LEVEL 6- HOTEL	10,554 SF
LEVEL 7- HOTEL	9,084 SF
GRAND TOTAL	131,042 SF

GUEST ROOM SCHEDULE		
Name	Count	
KING ADA		1
KING ROOM		19
KING SUITE		3
QQ ADA ROOM		1
QQ ROOM		5
LEVEL 2- HOTEL		29
KING ADA		1
KING ROOM		19
KING SUITE		3
QQ ADA ROOM		1
QQ ROOM		5
LEVEL 3- HOTEL		29
KING ADA		1
KING ROOM		17
KING SUITE		3
QQ ADA ROOM		1
QQ ROOM		4
LEVEL 4- HOTEL		26
KING ADA		1
KING ROOM		10
KING SUITE		4
QQ ROOM		1
LEVEL 5- HOTEL		16
KING ADA		1
KING ROOM		10
KING SUITE		4
QQ ROOM		1
LEVEL 6- HOTEL		16
KING ADA		1
KING ROOM		10
KING SUITE		4
QQ ROOM		1
LEVEL 7- HOTEL		16
TOTAL GUEST ROOMS		132

GUEST ROOM TYPE MIX		
Name	Count	Percentage of Total
KING ADA	6	5%
KING ROOM	85	64%
KING SUITE	21	16%
QQ ADA ROOM	3	2%
QQ ROOM	17	13%
TOTAL GUEST ROOMS	132	

PARKING COUNT		
Level	Comments	Count
BASEMENT- HOTEL	BASEMENT, ADA	4
BASEMENT- HOTEL	BASEMENT, STANDARD	16
BASEMENT- HOTEL	BASEMENT, TANDEM	23
LEVEL 1- EXISTING HOTEL	EXISTING, COVERED	6
LEVEL 1- EXISTING HOTEL	EXISTING, UNCOVERED	4
LEVEL 1- HOTEL	DROP- OFF	2
LEVEL 1- HOTEL	DROP- OFF, TANDEM	6
Grand total		61



1 FEA_STUDY_LEVEL 4- HOTEL
1" = 10'-0"



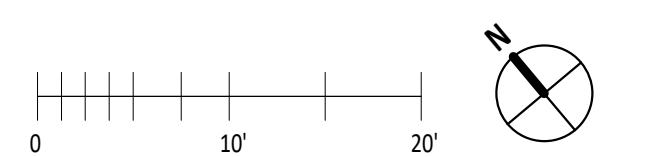
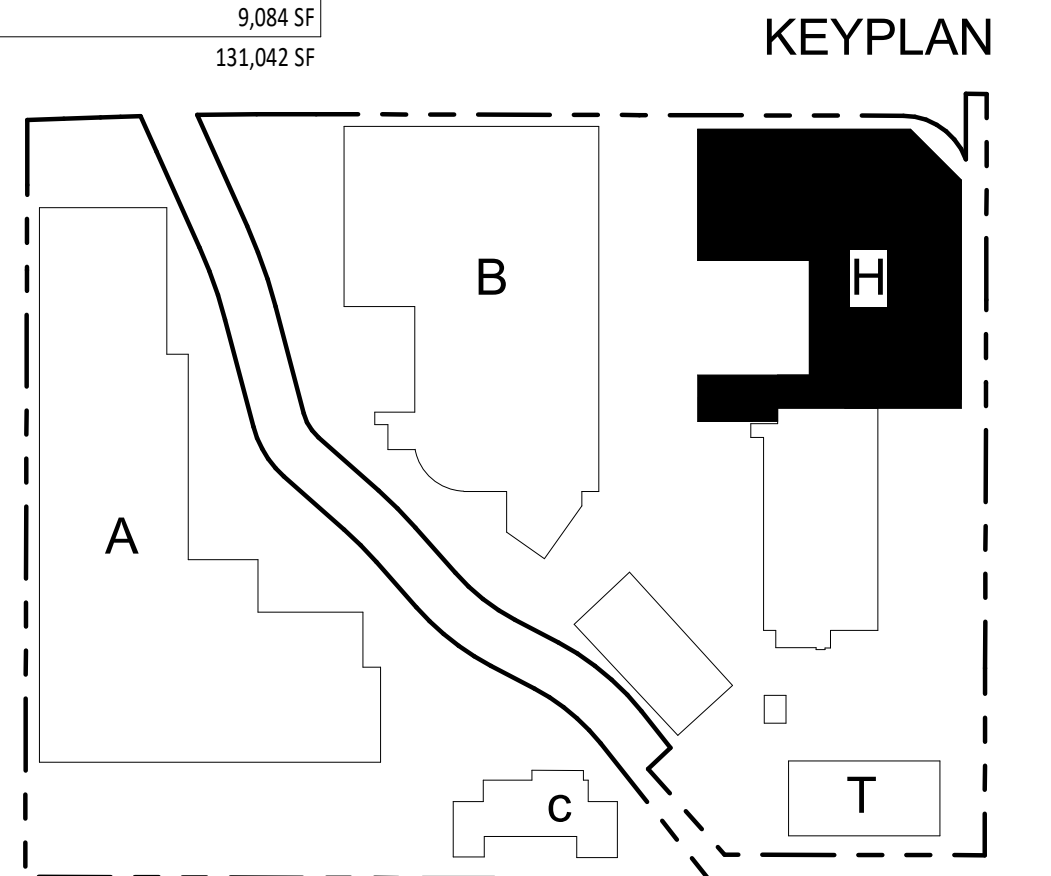
GROSS AREA- HOTEL		
Name	Area	
UNDERGROUND ELEVATOR	117 SF	
UNDERGROUND PARKING	19,738 SF	
UNDERGROUND STAIR	351 SF	
UNDERGROUND UTILITIES	2,129 SF	
BASEMENT- HOTEL	22,335 SF	
BOH	516 SF	
COMMON AREA	12,908 SF	
COVERED OUTDOOR- PORTE COCHERE	2,756 SF	
ELEVATOR	219 SF	
LOADING	430 SF	
STAIR	622 SF	
LEVEL 1- HOTEL	17,452 SF	
BOH	523 SF	
CORRIDOR	2,272 SF	
ELEVATOR	378 SF	
GUEST ROOMS	11,593 SF	
STAIR	667 SF	
LEVEL 2- HOTEL	15,432 SF	
BOH	523 SF	
CORRIDOR	2,272 SF	
ELEVATOR	378 SF	
GUEST ROOMS	11,593 SF	
RAMP	137 SF	
STAIR	667 SF	
LEVEL 3- HOTEL	15,570 SF	
BOH	1,707 SF	
CORRIDOR	2,272 SF	
ELEVATOR	378 SF	
GUEST ROOMS	10,409 SF	
RAMP	206 SF	
STAIR	667 SF	
LEVEL 4- HOTEL	15,638 SF	
COMMON AREA	4,477 SF	
CORRIDOR	1,460 SF	
ELEVATOR	378 SF	
GUEST ROOMS	6,738 SF	
OUTDOOR AREA - CABANA/CIRCULATION	872 SF	
OUTDOOR AREA- ROOF TERRACE	933 SF	
RAMP	208 SF	
STAIR	574 SF	
LEVEL 5- HOTEL	15,640 SF	
BACK OF HOUSE	268 SF	
COMMON AREA	1,261 SF	
CORRIDOR	1,468 SF	
ELEVATOR	260 SF	
GUEST ROOMS	6,733 SF	
STAIR	565 SF	
LEVEL 6- HOTEL	10,554 SF	
CORRIDOR	1,505 SF	
ELEVATOR	267 SF	
GUEST ROOMS	6,743 SF	
STAIR	568 SF	
LEVEL 7- HOTEL	9,084 SF	
TOTAL GROSS AREA	121,704 SF	

HOTEL SB330 BUILDING AREAS		
Level	Area	
LEVEL 1- EXISTING HOTEL	3,916 SF	
LEVEL 1- HOTEL	17,626 SF	
LEVEL 2- EXISTING HOTEL	7,621 SF	
LEVEL 2- HOTEL	15,432 SF	
LEVEL 3- EXISTING HOTEL	7,621 SF	
LEVEL 4- EXISTING HOTEL	7,621 SF	
LEVEL 5- EXISTING HOTEL	15,570 SF	
LEVEL 5- EXISTING HOTEL	4,719 SF	
LEVEL 4- HOTEL	15,638 SF	
LEVEL 5- HOTEL	15,640 SF	
LEVEL 6- HOTEL	10,554 SF	
LEVEL 7- HOTEL	9,084 SF	
GRAND TOTAL	131,042 SF	

GUEST ROOM SCHEDULE		
Name	Count	
KING ADA	1	
KING ROOM	19	
KING SUITE	3	
QQ ADA ROOM	1	
QQ ROOM	5	
LEVEL 2- HOTEL	29	
KING ADA	1	
KING ROOM	19	
KING SUITE	3	
QQ ADA ROOM	1	
QQ ROOM	5	
LEVEL 3- HOTEL	29	
KING ADA	1	
KING ROOM	17	
KING SUITE	3	
QQ ADA ROOM	1	
QQ ROOM	4	
LEVEL 4- HOTEL	26	
KING ADA	1	
KING ROOM	10	
KING SUITE	4	
QQ ROOM	1	
LEVEL 5- HOTEL	16	
KING ADA	1	
KING ROOM	10	
KING SUITE	4	
QQ ROOM	1	
LEVEL 6- HOTEL	16	
KING ADA	1	
KING ROOM	10	
KING SUITE	4	
QQ ROOM	1	
LEVEL 7- HOTEL	16	
TOTAL GUEST ROOMS	132	

GUEST ROOM TYPE MIX		
Name	Count	Percentage of Total
KING ADA	6	5%
KING ROOM	85	64%
KING SUITE	21	16%
QQ ADA ROOM	3	2%
QQ ROOM	17	13%
TOTAL GUEST ROOMS	132	

PARKING COUNT		
Level	Comments	Count
BASEMENT- HOTEL	BASEMENT, ADA	4
BASEMENT- HOTEL	BASEMENT, STANDARD	16
BASEMENT- HOTEL	BASEMENT, TANDEM	23
LEVEL 1- EXISTING HOTEL	EXISTING, COVERED	6
LEVEL 1- EXISTING HOTEL	EXISTING, UNCOVERED	4
LEVEL 1- HOTEL	DROP- OFF	2
LEVEL 1- HOTEL	DROP- OFF, TANDEM	6
Grand total		61





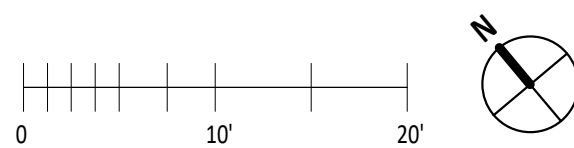
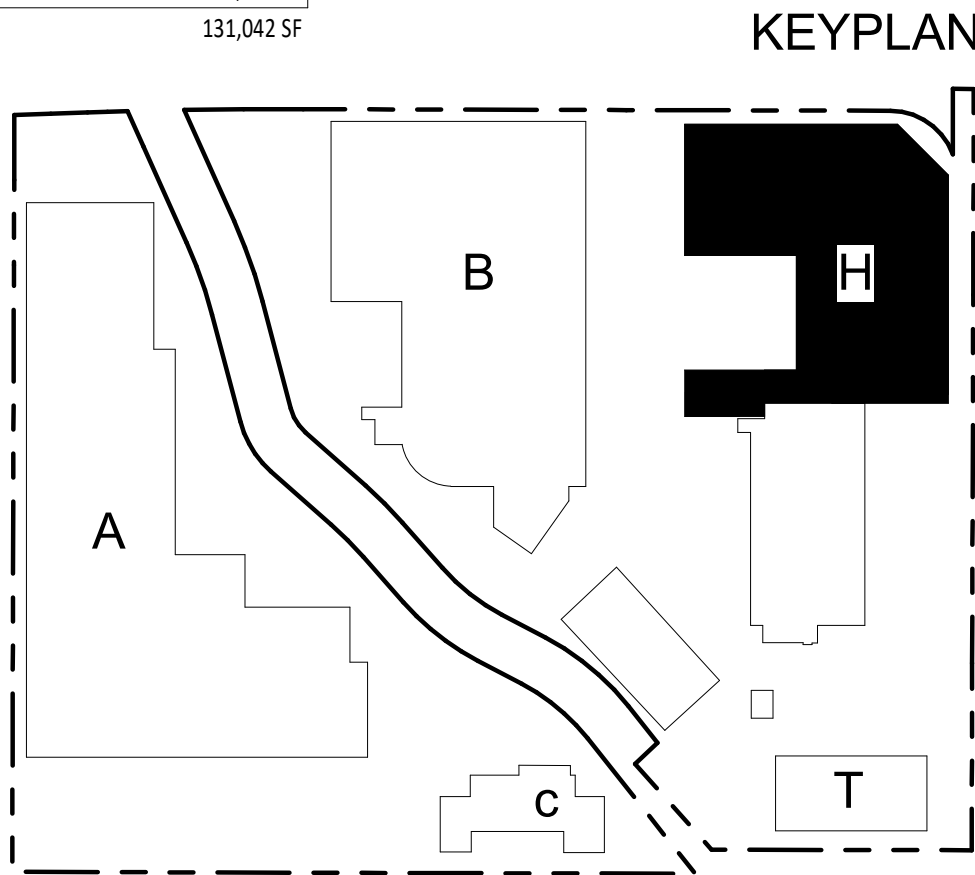
GROSS AREA- HOTEL	
Name	Area
UNDERGROUND ELEVATOR	117 SF
UNDERGROUND PARKING	19,738 SF
UNDERGROUND STAIR	351 SF
UNDERGROUND UTILITIES	2,129 SF
BASEMENT- HOTEL	22,335 SF
BOH	516 SF
COMMON AREA	12,908 SF
COVERED OUTDOOR- PORTE COCHERE	2,756 SF
ELEVATOR	219 SF
LOADING	430 SF
STAIR	622 SF
LEVEL 1- HOTEL	17,452 SF
BOH	523 SF
CORRIDOR	2,272 SF
ELEVATOR	378 SF
GUEST ROOMS	11,593 SF
STAIR	667 SF
LEVEL 2- HOTEL	15,432 SF
BOH	523 SF
CORRIDOR	2,272 SF
ELEVATOR	378 SF
GUEST ROOMS	11,593 SF
RAMP	137 SF
STAIR	667 SF
LEVEL 3- HOTEL	15,570 SF
BOH	1,707 SF
CORRIDOR	2,272 SF
ELEVATOR	378 SF
GUEST ROOMS	10,409 SF
RAMP	206 SF
STAIR	667 SF
LEVEL 4- HOTEL	15,638 SF
COMMON AREA	4,477 SF
CORRIDOR	1,460 SF
ELEVATOR	378 SF
GUEST ROOMS	6,738 SF
OUTDOOR AREA - CABANA/CIRCULATION	872 SF
OUTDOOR AREA- ROOF TERRACE	933 SF
RAMP	208 SF
STAIR	574 SF
LEVEL 5- HOTEL	15,640 SF
BACK OF HOUSE	268 SF
COMMON AREA	1,261 SF
CORRIDOR	1,468 SF
ELEVATOR	260 SF
GUEST ROOMS	6,733 SF
STAIR	565 SF
LEVEL 6- HOTEL	10,554 SF
CORRIDOR	1,505 SF
ELEVATOR	267 SF
GUEST ROOMS	6,743 SF
STAIR	568 SF
LEVEL 7- HOTEL	9,084 SF
TOTAL GROSS AREA	121,704 SF

HOTEL SB330 BUILDING AREAS	
Level	Area
LEVEL 1- EXISTING HOTEL	3,916 SF
LEVEL 1- HOTEL	17,626 SF
LEVEL 2- EXISTING HOTEL	7,621 SF
LEVEL 2- HOTEL	15,432 SF
LEVEL 3- EXISTING HOTEL	7,621 SF
LEVEL 4- EXISTING HOTEL	7,621 SF
LEVEL 3- HOTEL	15,570 SF
LEVEL 5- EXISTING HOTEL	4,719 SF
LEVEL 4- HOTEL	15,638 SF
LEVEL 5- HOTEL	15,640 SF
LEVEL 6- HOTEL	10,554 SF
LEVEL 7- HOTEL	9,084 SF
GRAND TOTAL	131,042 SF

GUEST ROOM SCHEDULE		
Name	Count	
KING ADA	1	
KING ROOM	19	
KING SUITE	3	
QQ ADA ROOM	1	
QQ ROOM	5	
LEVEL 2- HOTEL	29	
KING ADA	1	
KING ROOM	19	
KING SUITE	3	
QQ ADA ROOM	1	
QQ ROOM	5	
LEVEL 3- HOTEL	29	
KING ADA	1	
KING ROOM	17	
KING SUITE	3	
QQ ADA ROOM	1	
QQ ROOM	4	
LEVEL 4- HOTEL	26	
KING ADA	1	
KING ROOM	10	
KING SUITE	4	
QQ ROOM	1	
LEVEL 5- HOTEL	16	
KING ADA	1	
KING ROOM	10	
KING SUITE	4	
QQ ROOM	1	
LEVEL 6- HOTEL	16	
KING ADA	1	
KING ROOM	10	
KING SUITE	4	
QQ ROOM	1	
LEVEL 7- HOTEL	16	
TOTAL GUEST ROOMS	132	

GUEST ROOM TYPE MIX		
Name	Count	Percentage of Total
KING ADA	6	5%
KING ROOM	85	64%
KING SUITE	21	16%
QQ ADA ROOM	3	2%
QQ ROOM	17	13%
TOTAL GUEST ROOMS	132	

PARKING COUNT		
Level	Comments	Count
BASEMENT- HOTEL	BASEMENT, ADA	4
BASEMENT- HOTEL	BASEMENT, STANDARD	16
BASEMENT- HOTEL	BASEMENT, TANDEM	23
LEVEL 1- EXISTING HOTEL	EXISTING, COVERED	6
LEVEL 1- EXISTING HOTEL	EXISTING, UNCOVERED	4
LEVEL 1- HOTEL	DROP- OFF	2
LEVEL 1- HOTEL	DROP- OFF, TANDEM	6
Grand total		61





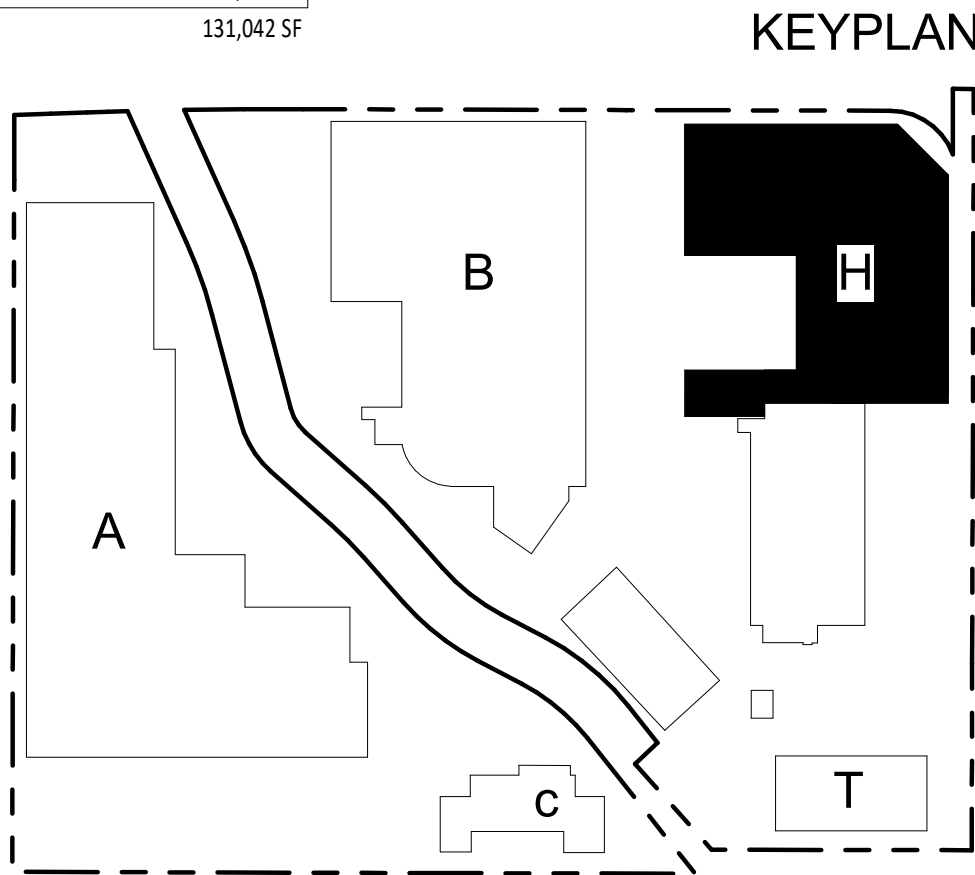
GROSS AREA- HOTEL	
Name	Area
UNDERGROUND ELEVATOR	117 SF
UNDERGROUND PARKING	19,738 SF
UNDERGROUND STAIR	351 SF
UNDERGROUND UTILITIES	2,129 SF
BASEMENT- HOTEL	22,335 SF
BOH	516 SF
COMMON AREA	12,908 SF
COVERED OUTDOOR- PORTE COCHERE	2,756 SF
ELEVATOR	219 SF
LOADING	430 SF
STAIR	622 SF
LEVEL 1- HOTEL	17,452 SF
BOH	523 SF
CORRIDOR	2,272 SF
ELEVATOR	378 SF
GUEST ROOMS	11,593 SF
STAIR	667 SF
LEVEL 2- HOTEL	15,432 SF
BOH	523 SF
CORRIDOR	2,272 SF
ELEVATOR	378 SF
GUEST ROOMS	11,593 SF
RAMP	137 SF
STAIR	667 SF
LEVEL 3- HOTEL	15,570 SF
BOH	1,707 SF
CORRIDOR	2,272 SF
ELEVATOR	378 SF
GUEST ROOMS	10,409 SF
RAMP	206 SF
STAIR	667 SF
LEVEL 4- HOTEL	15,638 SF
COMMON AREA	4,477 SF
CORRIDOR	1,460 SF
ELEVATOR	378 SF
GUEST ROOMS	6,738 SF
OUTDOOR AREA - CABANA/CIRCULATION	872 SF
OUTDOOR AREA- ROOF TERRACE	933 SF
RAMP	208 SF
STAIR	574 SF
LEVEL 5- HOTEL	15,640 SF
BACK OF HOUSE	268 SF
COMMON AREA	1,261 SF
CORRIDOR	1,468 SF
ELEVATOR	260 SF
GUEST ROOMS	6,733 SF
STAIR	565 SF
LEVEL 6- HOTEL	10,554 SF
CORRIDOR	1,505 SF
ELEVATOR	267 SF
GUEST ROOMS	6,743 SF
STAIR	568 SF
LEVEL 7- HOTEL	9,084 SF
TOTAL GROSS AREA	121,704 SF

HOTEL SB330 BUILDING AREAS	
Level	Area
LEVEL 1- EXISTING HOTEL	3,916 SF
LEVEL 1- HOTEL	17,626 SF
LEVEL 2- EXISTING HOTEL	7,621 SF
LEVEL 2- HOTEL	15,432 SF
LEVEL 3- EXISTING HOTEL	7,621 SF
LEVEL 4- EXISTING HOTEL	7,621 SF
LEVEL 3- HOTEL	15,570 SF
LEVEL 5- EXISTING HOTEL	4,719 SF
LEVEL 4- HOTEL	15,638 SF
LEVEL 5- HOTEL	15,640 SF
LEVEL 6- HOTEL	10,554 SF
LEVEL 7- HOTEL	9,084 SF
GRAND TOTAL	131,042 SF

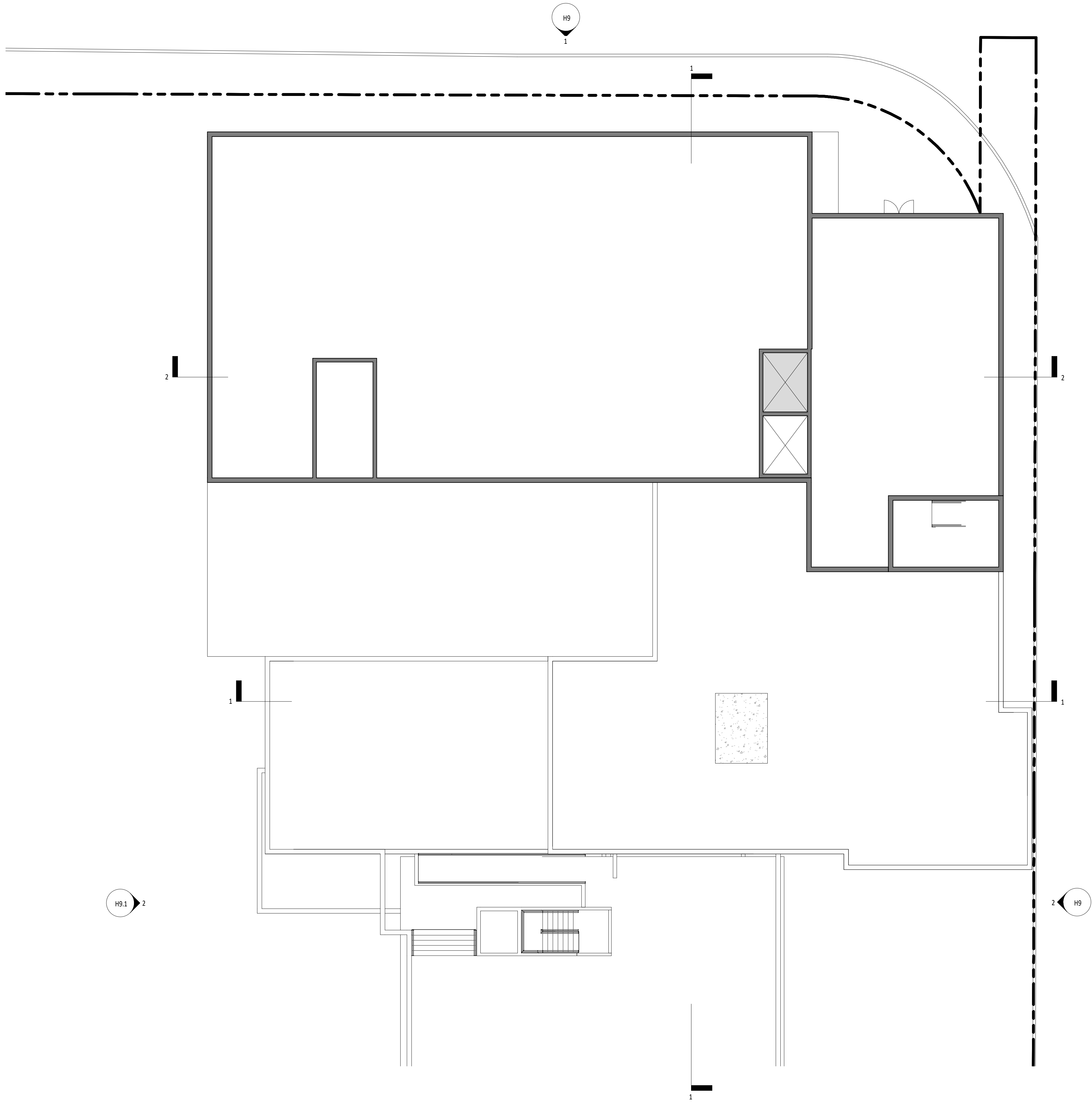
GUEST ROOM SCHEDULE		
Name	Count	
KING ADA		1
KING ROOM		19
KING SUITE		3
QQ ADA ROOM		1
QQ ROOM		5
LEVEL 2- HOTEL		29
KING ADA		1
KING ROOM		19
KING SUITE		3
QQ ADA ROOM		1
QQ ROOM		5
LEVEL 3- HOTEL		29
KING ADA		1
KING ROOM		17
KING SUITE		3
QQ ADA ROOM		1
QQ ROOM		4
LEVEL 4- HOTEL		26
KING ADA		1
KING ROOM		10
KING SUITE		4
QQ ROOM		1
LEVEL 5- HOTEL		16
KING ADA		1
KING ROOM		10
KING SUITE		4
QQ ROOM		1
LEVEL 6- HOTEL		16
KING ADA		1
KING ROOM		10
KING SUITE		4
QQ ROOM		1
LEVEL 7- HOTEL		16
TOTAL GUEST ROOMS		132

GUEST ROOM TYPE MIX		
Name	Count	Percentage of Total
KING ADA	6	5%
KING ROOM	85	64%
KING SUITE	21	16%
QQ ADA ROOM	3	2%
QQ ROOM	17	13%
TOTAL GUEST ROOMS	132	

PARKING COUNT		
Level	Comments	Count
BASEMENT- HOTEL	BASEMENT, ADA	4
BASEMENT- HOTEL	BASEMENT, STANDARD	16
BASEMENT- HOTEL	BASEMENT, TANDEM	23
LEVEL 1- EXISTING HOTEL	EXISTING, COVERED	6
LEVEL 1- EXISTING HOTEL	EXISTING, UNCOVERED	4
LEVEL 1- HOTEL	DROP- OFF	2
LEVEL 1- HOTEL	DROP- OFF, TANDEM	6
Grand total		61



1 FEA_STUDY_LEVEL 7- HOTEL
1" = 10'-0"



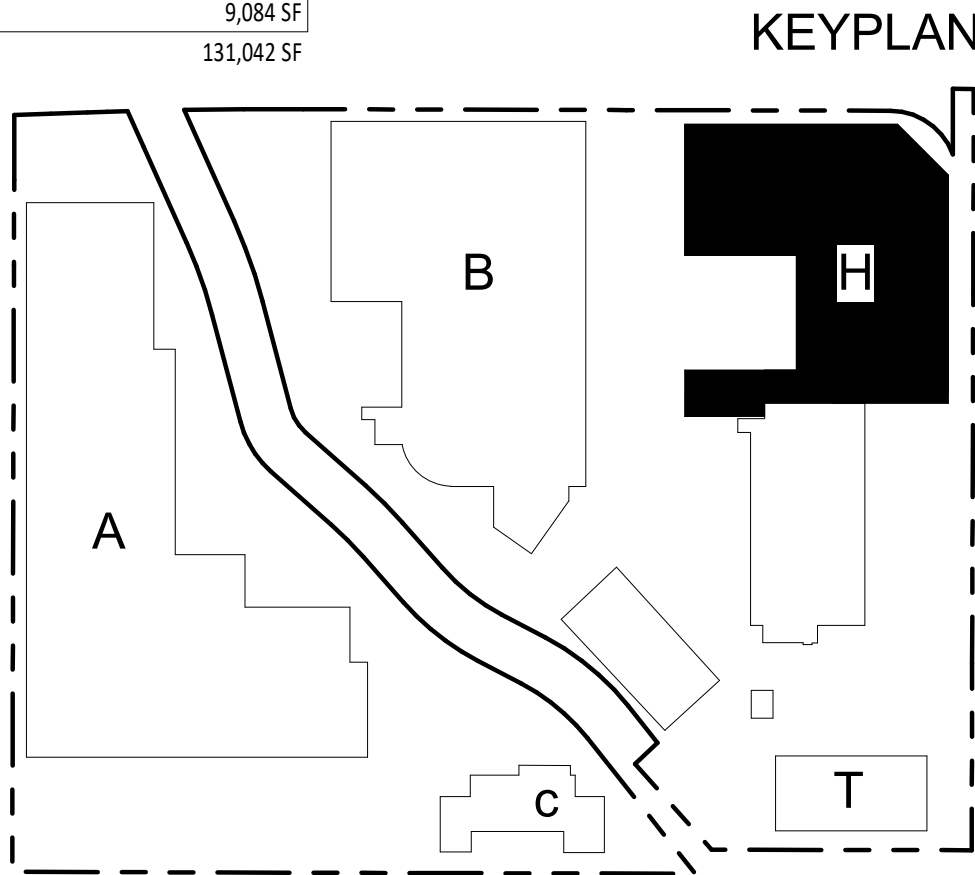
GROSS AREA- HOTEL		
Name	Area	
UNDERGROUND ELEVATOR	117 SF	
UNDERGROUND PARKING	19,738 SF	
UNDERGROUND STAIR	351 SF	
UNDERGROUND UTILITIES	2,129 SF	
BASEMENT- HOTEL	22,335 SF	
BOH	516 SF	
COMMON AREA	12,908 SF	
COVERED OUTDOOR- PORTE COCHERE	2,756 SF	
ELEVATOR	219 SF	
LOADING	430 SF	
STAIR	622 SF	
LEVEL 1- HOTEL	17,452 SF	
BOH	523 SF	
CORRIDOR	2,272 SF	
ELEVATOR	378 SF	
GUEST ROOMS	11,593 SF	
STAIR	667 SF	
LEVEL 2- HOTEL	15,432 SF	
BOH	523 SF	
CORRIDOR	2,272 SF	
ELEVATOR	378 SF	
GUEST ROOMS	11,593 SF	
RAMP	137 SF	
STAIR	667 SF	
LEVEL 3- HOTEL	15,570 SF	
BOH	1,707 SF	
CORRIDOR	2,272 SF	
ELEVATOR	378 SF	
GUEST ROOMS	10,409 SF	
RAMP	206 SF	
STAIR	667 SF	
LEVEL 4- HOTEL	15,638 SF	
COMMON AREA	4,477 SF	
CORRIDOR	1,460 SF	
ELEVATOR	378 SF	
GUEST ROOMS	6,738 SF	
OUTDOOR AREA - CABANA/CIRCULATION	872 SF	
OUTDOOR AREA- ROOF TERRACE	933 SF	
RAMP	208 SF	
STAIR	574 SF	
LEVEL 5- HOTEL	15,640 SF	
BACK OF HOUSE	268 SF	
COMMON AREA	1,261 SF	
CORRIDOR	1,468 SF	
ELEVATOR	260 SF	
GUEST ROOMS	6,733 SF	
STAIR	565 SF	
LEVEL 6- HOTEL	10,554 SF	
CORRIDOR	1,505 SF	
ELEVATOR	267 SF	
GUEST ROOMS	6,743 SF	
STAIR	568 SF	
LEVEL 7- HOTEL	9,084 SF	
TOTAL GROSS AREA	121,704 SF	

HOTEL SB330 BUILDING AREAS		
Level	Area	
LEVEL 1- EXISTING HOTEL	3,916 SF	
LEVEL 1- HOTEL	17,626 SF	
LEVEL 2- EXISTING HOTEL	7,621 SF	
LEVEL 2- HOTEL	15,432 SF	
LEVEL 3- EXISTING HOTEL	7,621 SF	
LEVEL 4- EXISTING HOTEL	7,621 SF	
LEVEL 5- EXISTING HOTEL	15,570 SF	
LEVEL 5- EXISTING HOTEL	4,719 SF	
LEVEL 4- HOTEL	15,638 SF	
LEVEL 5- HOTEL	15,640 SF	
LEVEL 6- HOTEL	10,554 SF	
LEVEL 7- HOTEL	9,084 SF	
GRAND TOTAL	131,042 SF	

GUEST ROOM SCHEDULE		
Name	Count	
KING ADA		1
KING ROOM		19
KING SUITE		3
QQ ADA ROOM		1
QQ ROOM		5
LEVEL 2- HOTEL		29
KING ADA		1
KING ROOM		19
KING SUITE		3
QQ ADA ROOM		1
QQ ROOM		5
LEVEL 3- HOTEL		29
KING ADA		1
KING ROOM		17
KING SUITE		3
QQ ADA ROOM		1
QQ ROOM		4
LEVEL 4- HOTEL		26
KING ADA		1
KING ROOM		10
KING SUITE		4
QQ ROOM		1
LEVEL 5- HOTEL		16
KING ADA		1
KING ROOM		10
KING SUITE		4
QQ ROOM		1
LEVEL 6- HOTEL		16
KING ADA		1
KING ROOM		10
KING SUITE		4
QQ ROOM		1
LEVEL 7- HOTEL		16
TOTAL GUEST ROOMS		132

GUEST ROOM TYPE MIX		
Name	Count	Percentage of Total
KING ADA	6	5%
KING ROOM	85	64%
KING SUITE	21	16%
QQ ADA ROOM	3	2%
QQ ROOM	17	13%
TOTAL GUEST ROOMS	132	

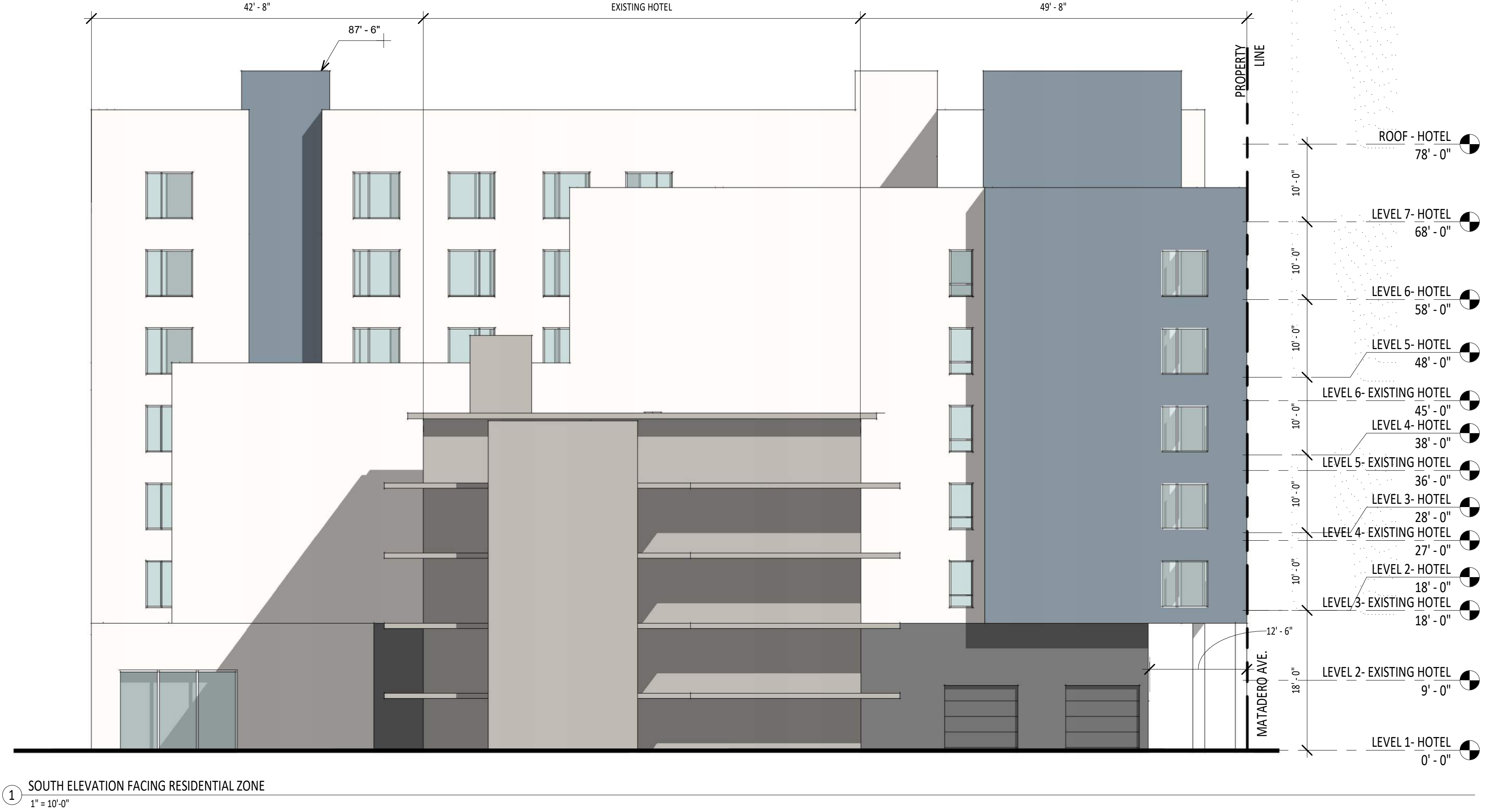
PARKING COUNT		
Level	Comments	Count
BASEMENT- HOTEL	BASEMENT, ADA	4
BASEMENT- HOTEL	BASEMENT, STANDARD	16
BASEMENT- HOTEL	BASEMENT, TANDEM	23
LEVEL 1- EXISTING HOTEL	EXISTING, COVERED	6
LEVEL 1- EXISTING HOTEL	EXISTING, UNCOVERED	4
LEVEL 1- HOTEL	DROP- OFF	2
LEVEL 1- HOTEL	DROP- OFF, TANDEM	6
Grand total		61





MATERIAL LEGEND





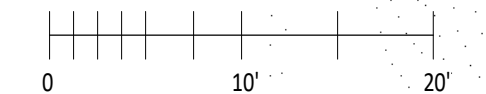
① SOUTH ELEVATION FACING RESIDENTIAL ZONE
1" = 10'-0"

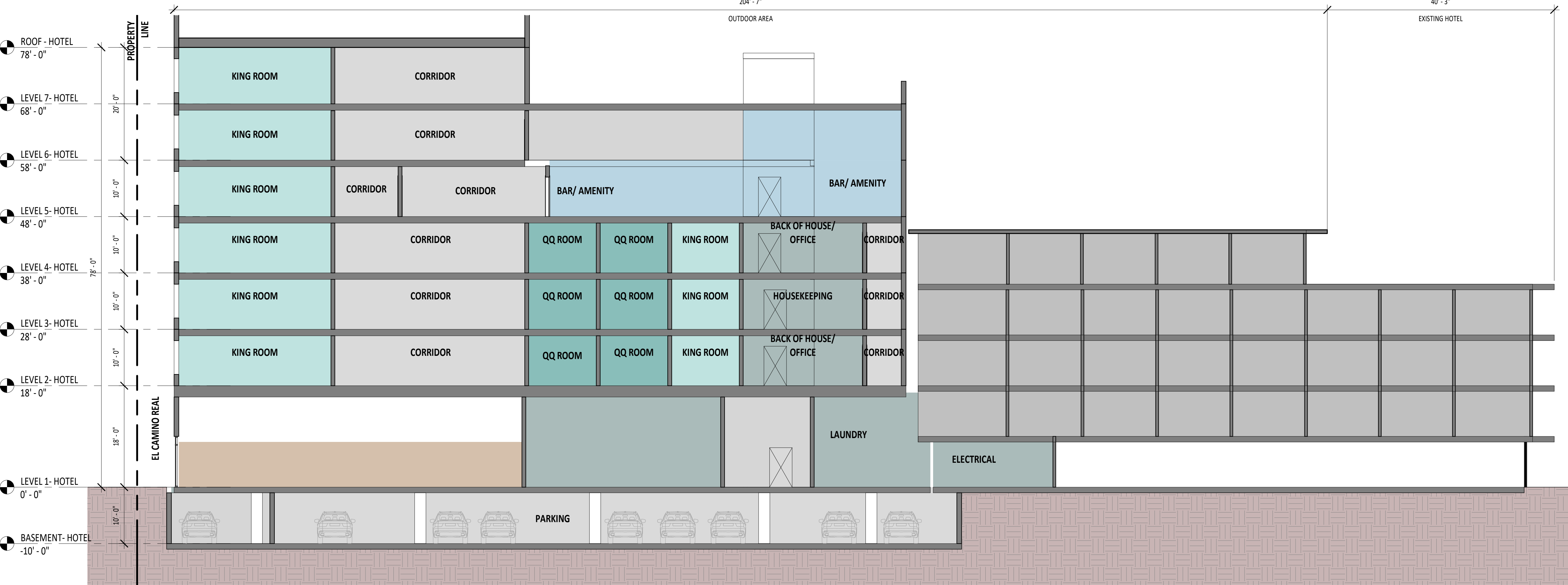
MATERIAL LEGEND

- STUCCO - MEDIUM BLUE/GREY
- STUCCO OR CEMENT SIDING - CHARCOAL GREY
- STUCCO - CREAM WHITE
- HORIZONTAL SIDING - NATURAL (TBD)



② WEST ELEVATION FACING INTERIOR DRIVEWAY
1" = 10'-0"





1 NORTH SOUTH SECTION - HOTEL
1" = 10'-0"



2 WEST EAST SECTION - HOTEL
1" = 10'-0"

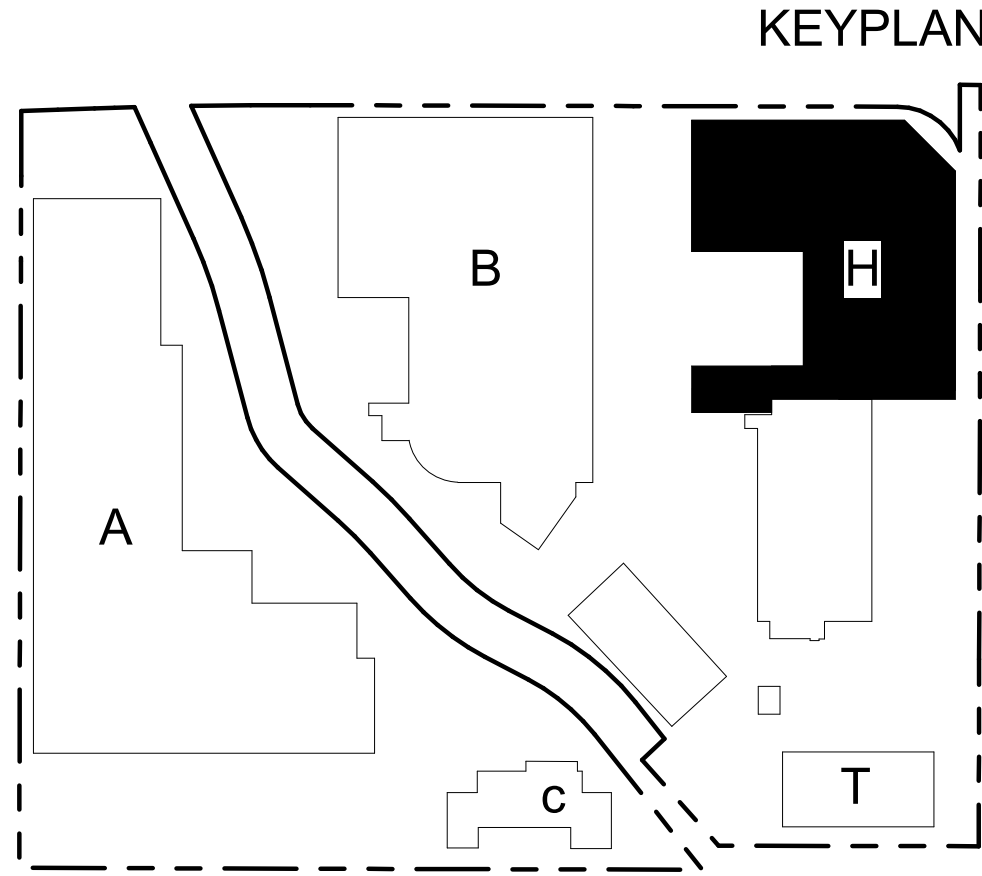
GROSS AREA- HOTEL	
Name	Area
UNDERGROUND ELEVATOR	117 SF
UNDERGROUND PARKING	19,738 SF
UNDERGROUND STAIR	351 SF
UNDERGROUND UTILITIES	2,129 SF
BASEMENT- HOTEL	22,335 SF
BOH	516 SF
COMMON AREA	12,908 SF
COVERED OUTDOOR- PORTE	2,756 SF
COCHERE	
ELEVATOR	219 SF
LOADING	430 SF
STAIR	622 SF
LEVEL 1- HOTEL	17,452 SF
BOH	523 SF
CORRIDOR	2,272 SF
ELEVATOR	378 SF
GUEST ROOMS	11,593 SF
STAIR	667 SF
LEVEL 2- HOTEL	15,432 SF
BOH	523 SF
CORRIDOR	2,272 SF
ELEVATOR	378 SF
GUEST ROOMS	11,593 SF
RAMP	137 SF
STAIR	667 SF
LEVEL 3- HOTEL	15,570 SF
BOH	1,707 SF
CORRIDOR	2,272 SF
ELEVATOR	378 SF
GUEST ROOMS	10,409 SF
RAMP	206 SF
STAIR	667 SF
LEVEL 4- HOTEL	15,638 SF
COMMON AREA	4,477 SF
CORRIDOR	1,460 SF
ELEVATOR	378 SF
GUEST ROOMS	6,738 SF
OUTDOOR AREA - CABANA/CIRCULATION	872 SF
OUTDOOR AREA- ROOF TERRACE	933 SF
RAMP	208 SF
STAIR	574 SF
LEVEL 5- HOTEL	15,640 SF
BACK OF HOUSE	268 SF
COMMON AREA	1,261 SF
CORRIDOR	1,468 SF
ELEVATOR	260 SF
GUEST ROOMS	6,733 SF
STAIR	565 SF
LEVEL 6- HOTEL	10,554 SF
CORRIDOR	1,505 SF
ELEVATOR	267 SF
GUEST ROOMS	6,743 SF
STAIR	568 SF
LEVEL 7- HOTEL	9,084 SF
TOTAL GROSS AREA	121,704 SF

HOTEL SB330 BUILDING AREAS	
Level	Area
LEVEL 1- EXISTING HOTEL	3,916 SF
LEVEL 1- HOTEL	17,626 SF
LEVEL 2- EXISTING HOTEL	7,621 SF
LEVEL 2- HOTEL	15,432 SF
LEVEL 3- EXISTING HOTEL	7,621 SF
LEVEL 4- EXISTING HOTEL	7,621 SF
LEVEL 3- HOTEL	15,570 SF
LEVEL 5- EXISTING HOTEL	4,719 SF
LEVEL 4- HOTEL	15,638 SF
LEVEL 5- HOTEL	15,640 SF
LEVEL 6- HOTEL	10,554 SF
LEVEL 7- HOTEL	9,084 SF
GRAND TOTAL	131,042 SF

GUEST ROOM SCHEDULE		
Name	Count	
KING ADA	1	
KING ROOM	19	
KING SUITE	3	
QQ ADA ROOM	1	
QQ ROOM	5	
LEVEL 2- HOTEL	29	
KING ADA	1	
KING ROOM	19	
KING SUITE	3	
QQ ADA ROOM	1	
QQ ROOM	5	
LEVEL 3- HOTEL	29	
KING ADA	1	
KING ROOM	17	
KING SUITE	3	
QQ ADA ROOM	1	
QQ ROOM	4	
LEVEL 4- HOTEL	26	
KING ADA	1	
KING ROOM	10	
KING SUITE	4	
QQ ROOM	1	
LEVEL 5- HOTEL	16	
KING ADA	1	
KING ROOM	10	
KING SUITE	4	
QQ ROOM	1	
LEVEL 6- HOTEL	16	
KING ADA	1	
KING ROOM	10	
KING SUITE	4	
QQ ROOM	1	
LEVEL 7- HOTEL	16	
TOTAL GUEST ROOMS	132	

GUEST ROOM TYPE MIX		
Name	Count	Percentage of Total
KING ADA	6	5%
KING ROOM	85	64%
KING SUITE	21	16%
QQ ADA ROOM	3	2%
QQ ROOM	17	13%
TOTAL GUEST ROOMS	132	

PARKING COUNT		
Level	Comments	Count
BASEMENT- HOTEL	BASEMENT, ADA	4
BASEMENT- HOTEL	BASEMENT, STANDARD	16
BASEMENT- HOTEL	BASEMENT, TANDEM	23
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Grand total		61





1 WEST EAST SECTION 2 - HOTEL
1" = 10'-0"

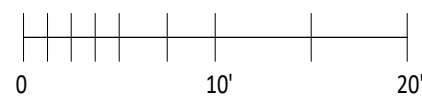
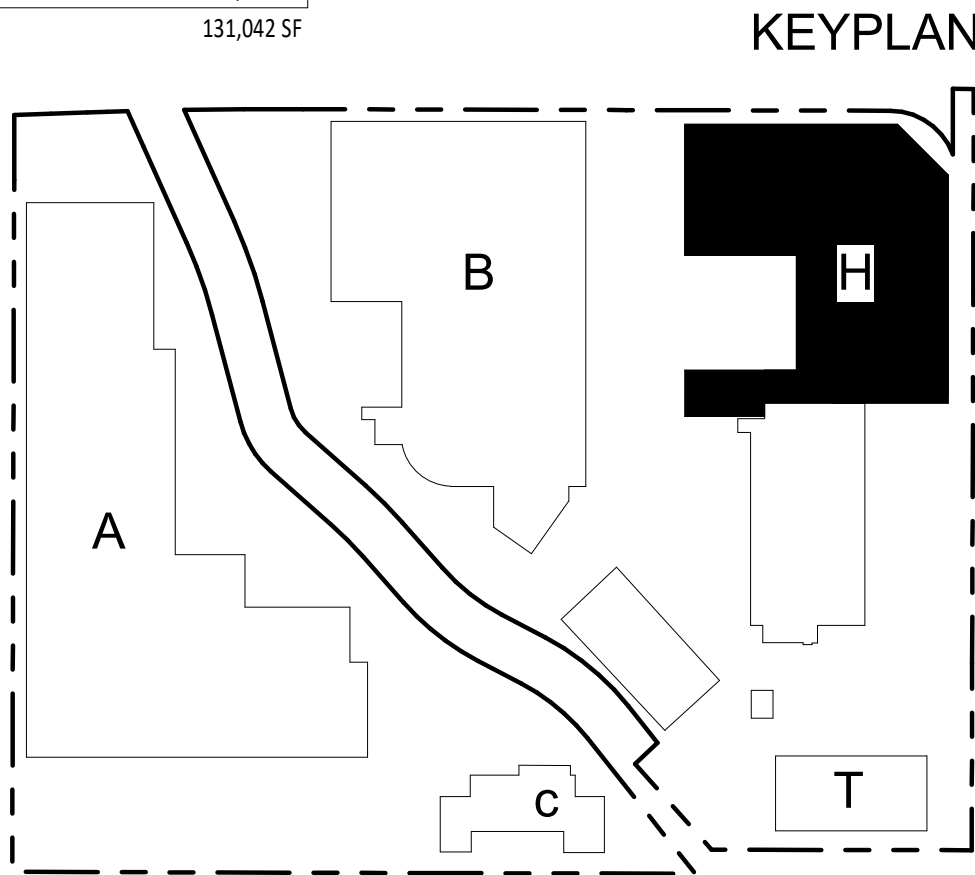
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KING ADA	1	
KING ROOM	19	
KING SUITE	3	
QQ ADA ROOM	1	
QQ ROOM	5	
LEVEL 3- HOTEL	29	
KING ADA	1	
KING ROOM	17	
KING SUITE	3	
QQ ADA ROOM	1	
QQ ROOM	4	
LEVEL 4- HOTEL	26	
KING ADA	1	
KING ROOM	10	
KING SUITE	4	
QQ ROOM	1	
LEVEL 5- HOTEL	16	
KING ADA	1	
KING ROOM	10	
KING SUITE	4	
QQ ROOM	1	
LEVEL 7- HOTEL	16	
TOTAL GUEST ROOMS	132	

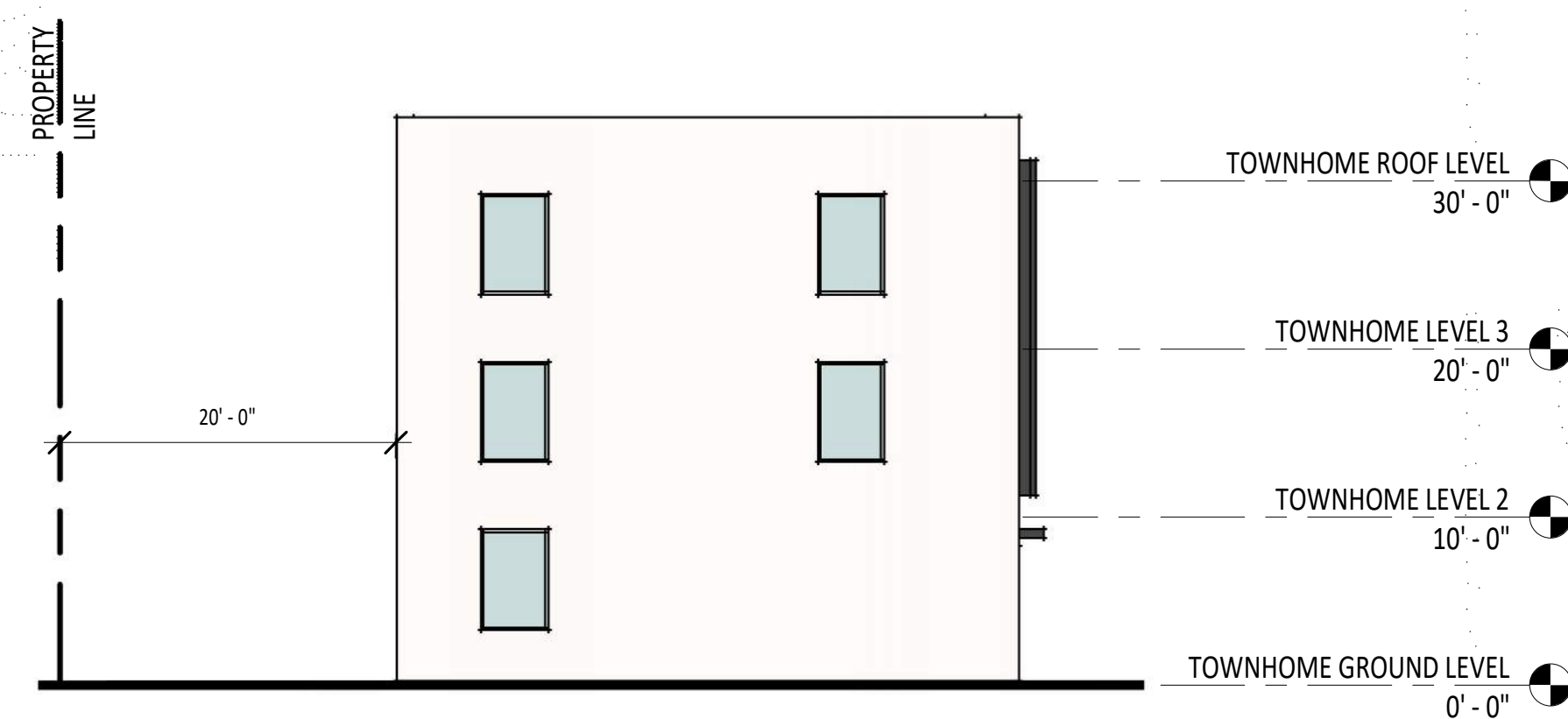
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Grand total		61

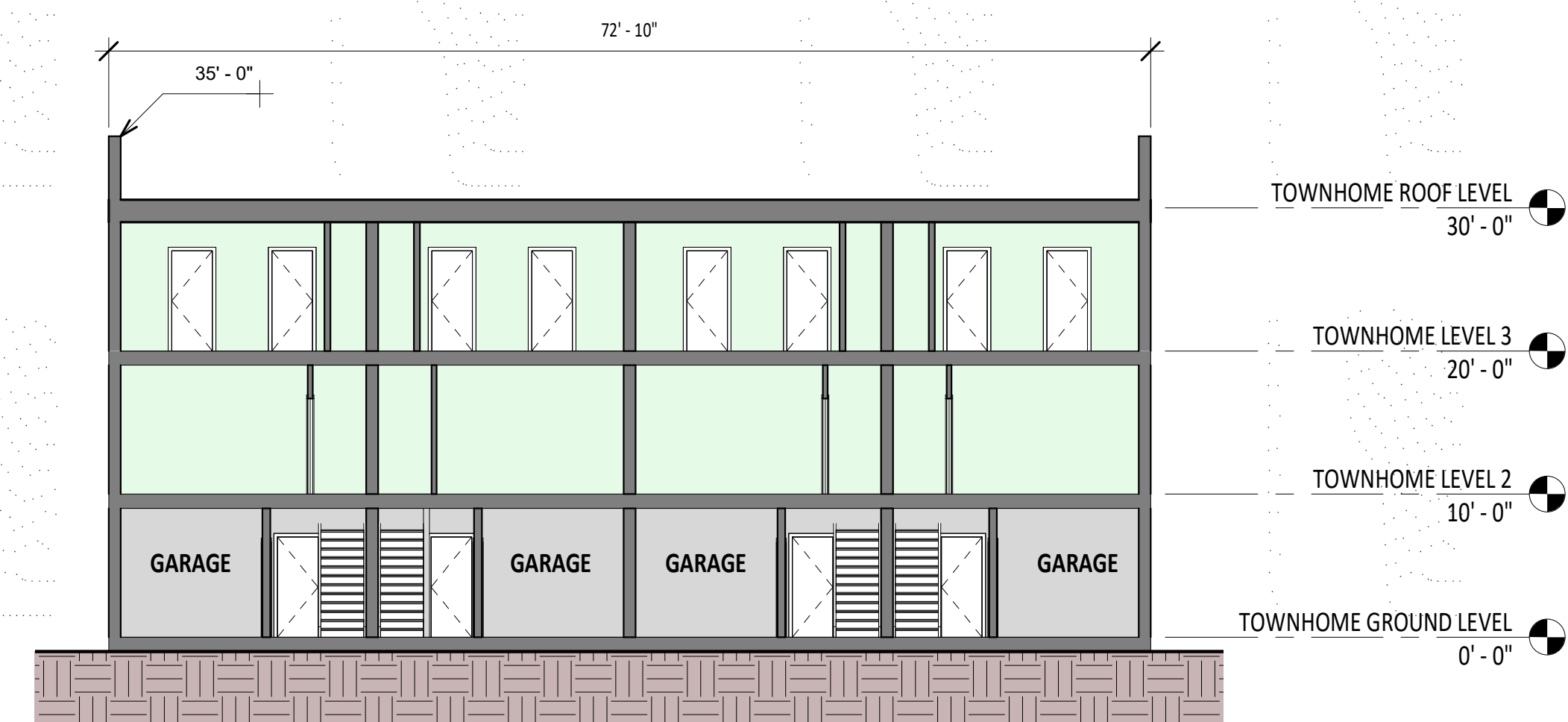




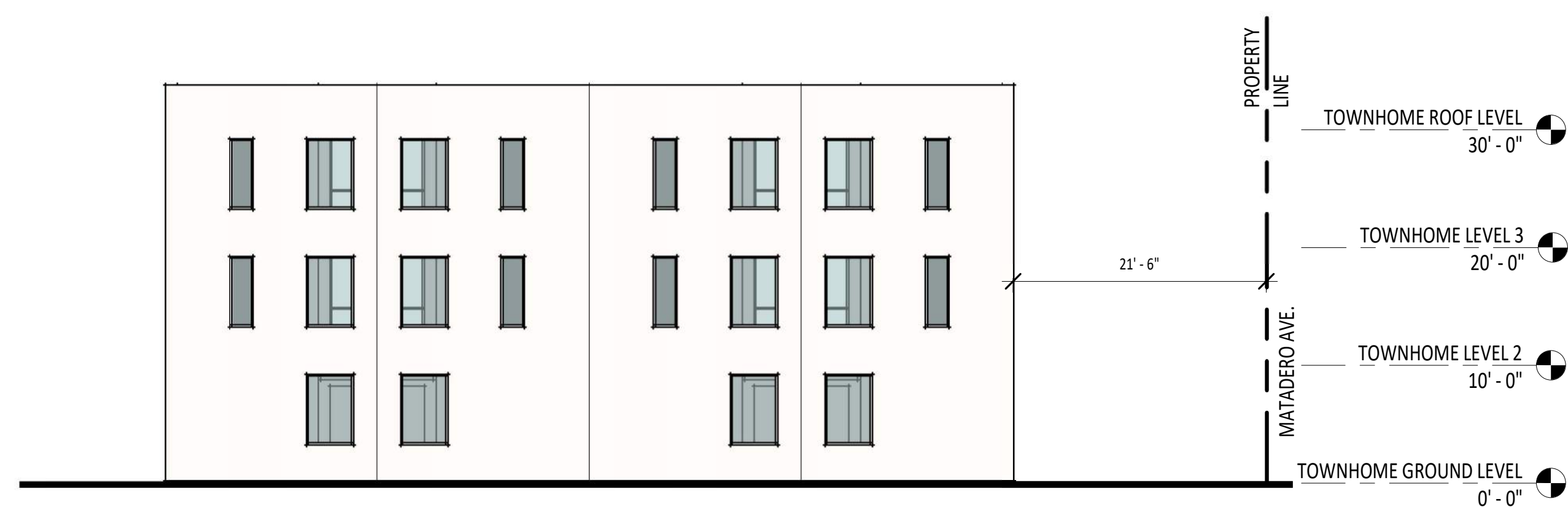
① NORTH ELEVATION (FACING THE HOTEL)
1" = 10'-0"



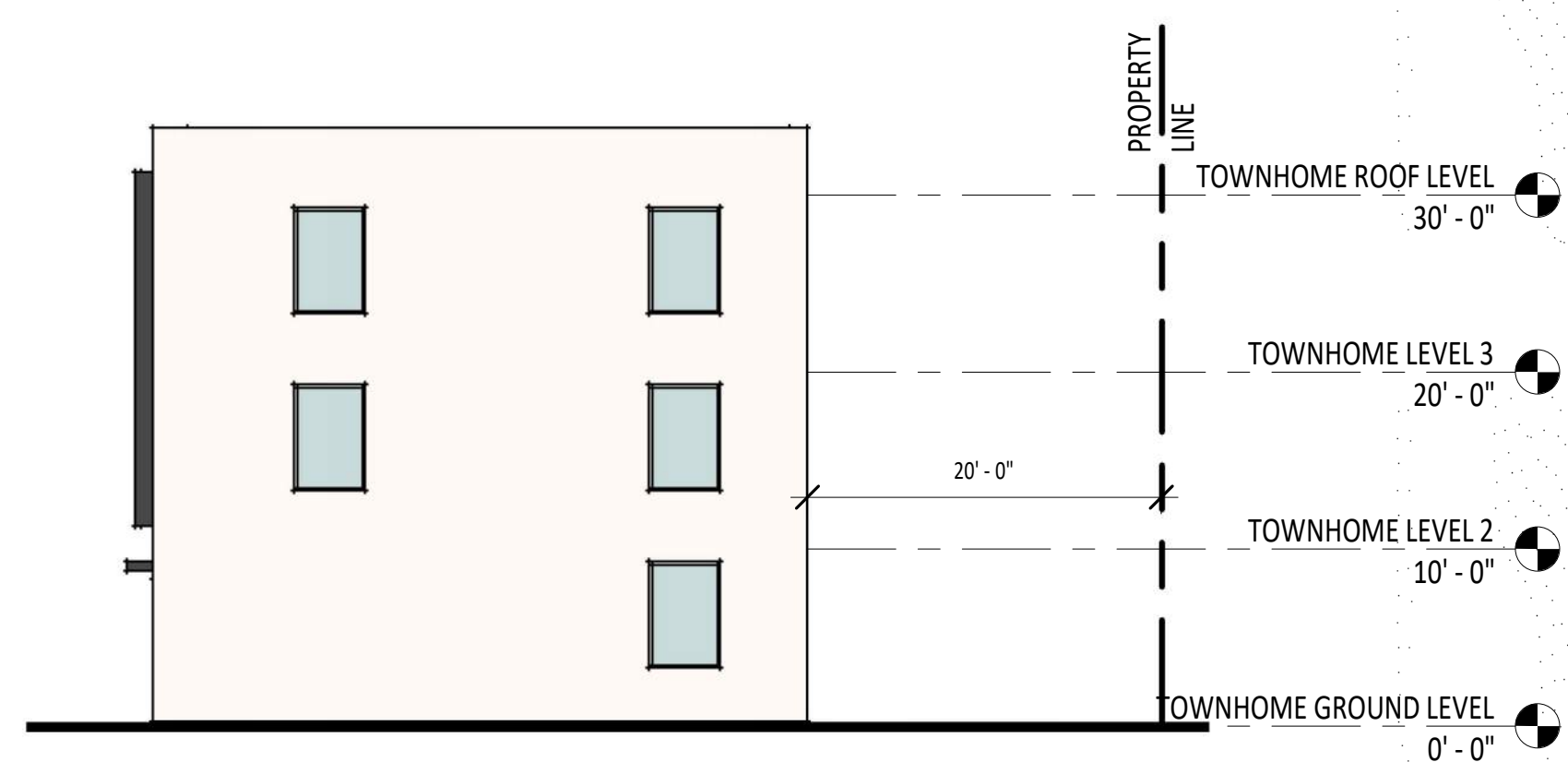
② EAST ELEVATION (FACING THE CREEK)
1" = 10'-0"



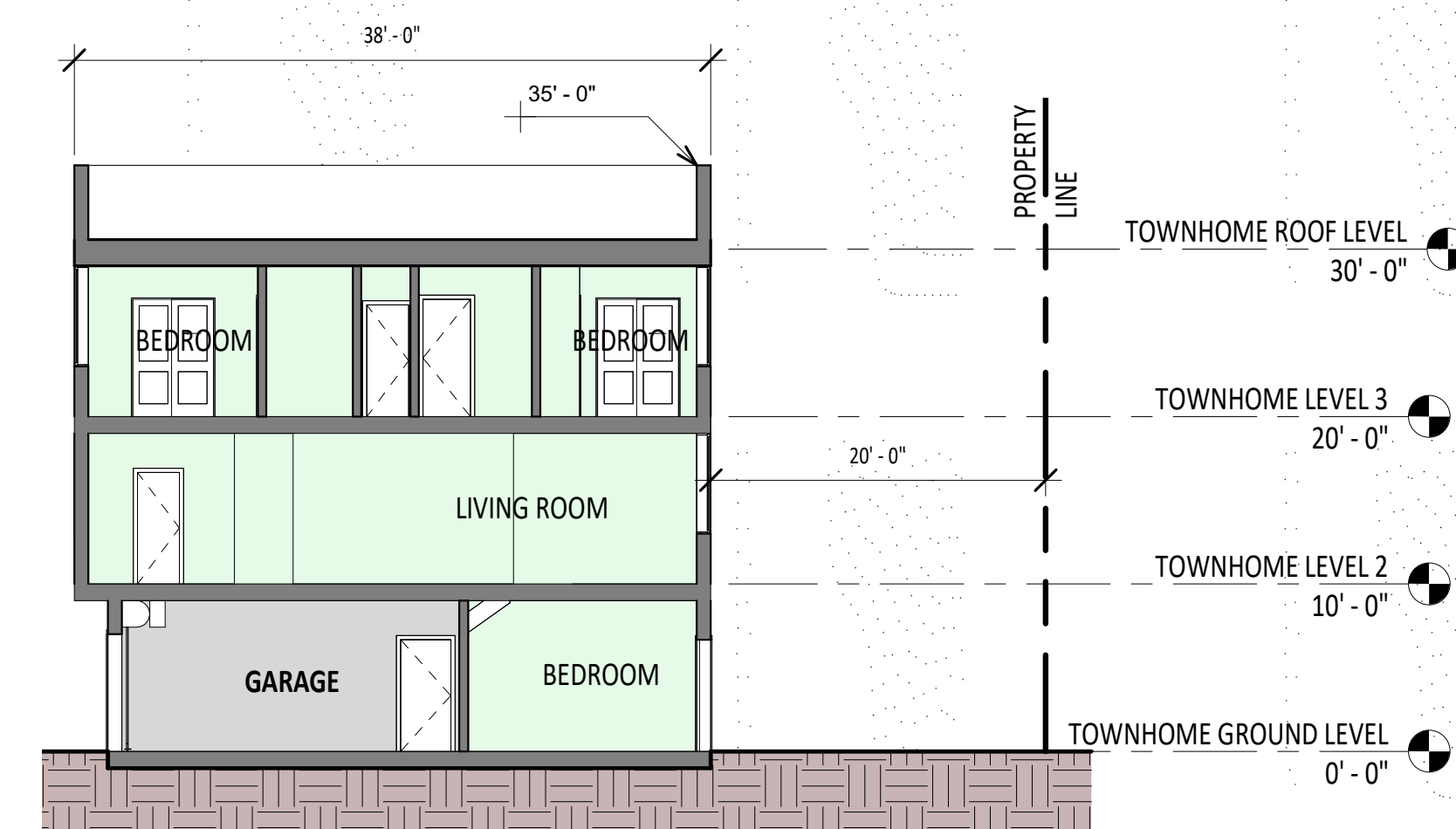
⑤ TOWNHOMES SECTION
1" = 10'-0"



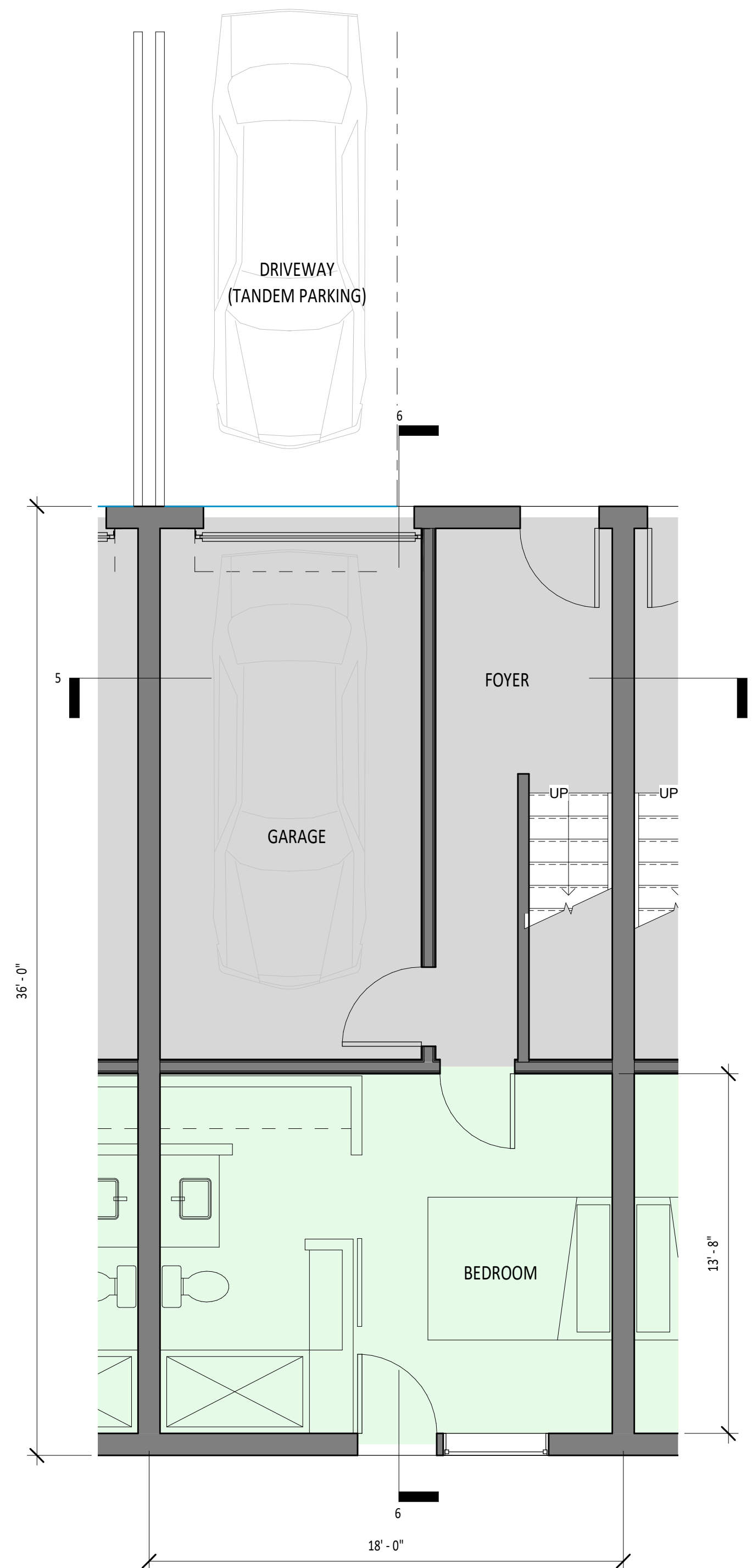
③ SOUTH ELEVATION (FACING THE RESIDENTIAL ZONE)
1" = 10'-0"



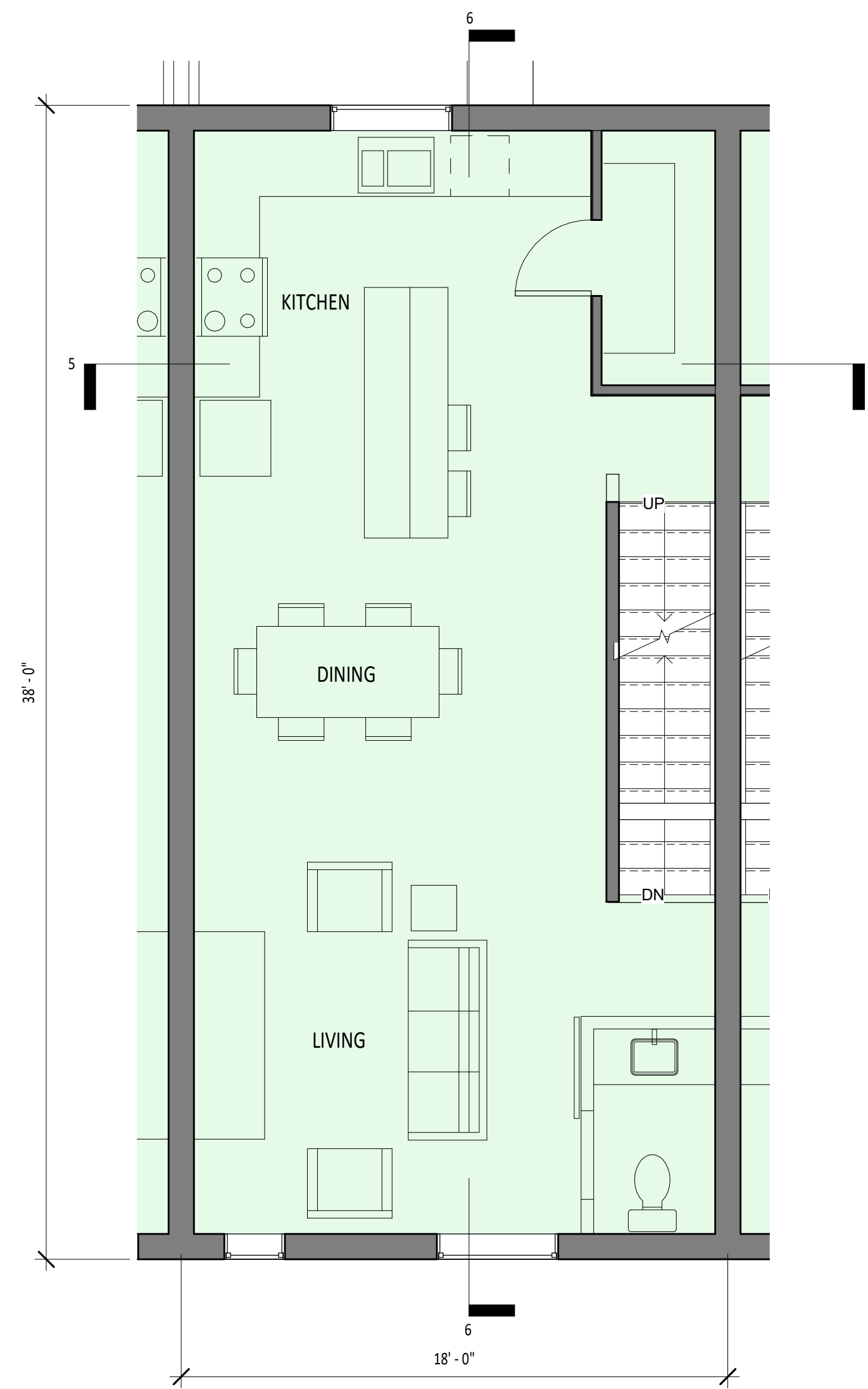
④ WEST ELEVATION (FACING MATADERO AVENUE)
1" = 10'-0"



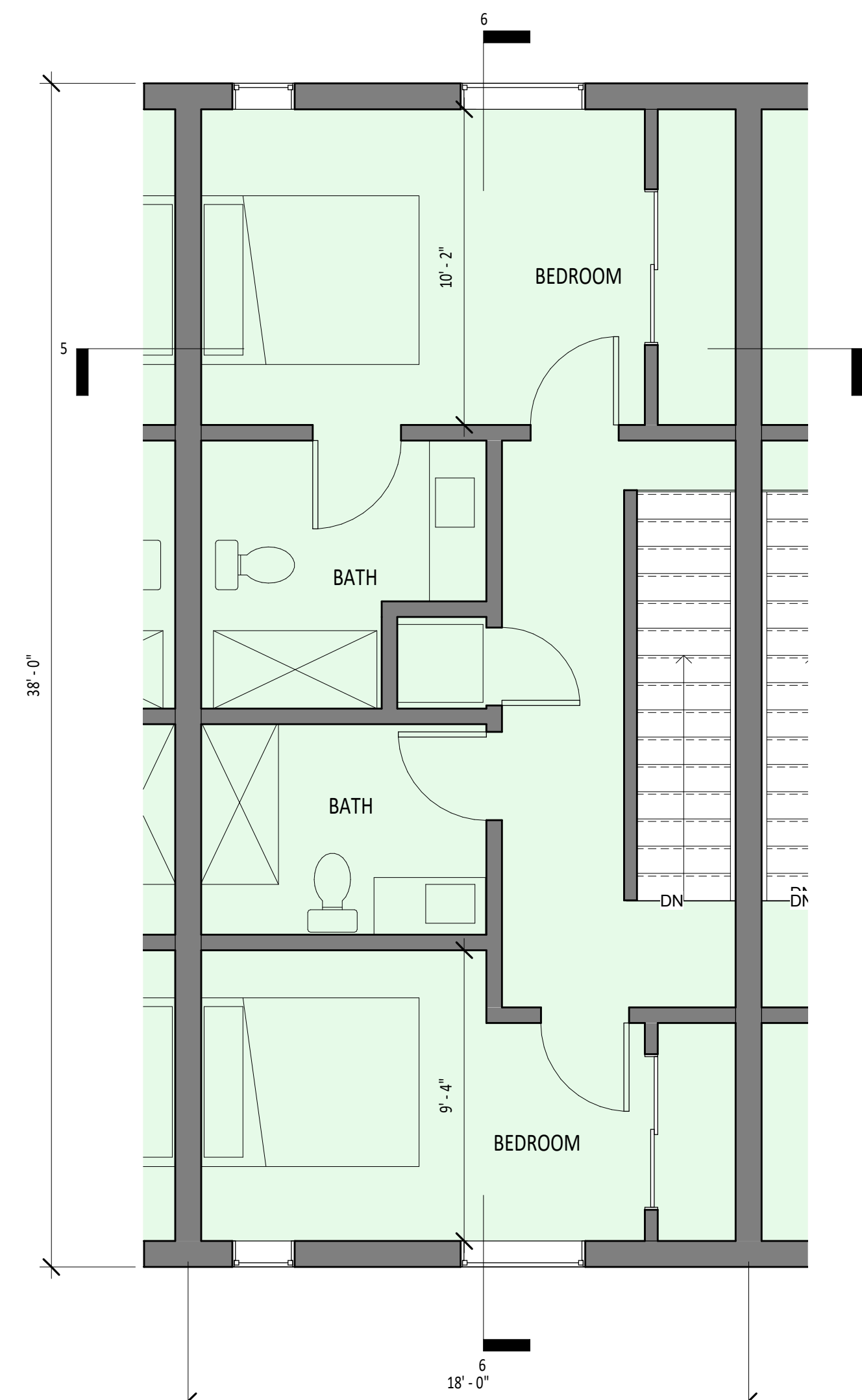
⑥ TOWNHOME FEASIBILITY SECTION
1" = 10'-0"



① TOWNHOME LEVEL 1
1/4" = 1'-0"



② TOWNHOME LEVEL 2
1/4" = 1'-0"



③ TOWNHOME LEVEL 3
1/4" = 1'-0"

