



AREA SUMMARY	
	HOTEL
BASEMENT	6,186 SF
1 FLOOR	17,490 SF
2 FLOOR	15,476 SF
3 FLOOR	7,713 SF
TOTAL	46,865 SF
MAX ALLOWED	47,025 SF

MAXIMUM BUILD-OUT UNDER BPO W/HILLSIDE FAR REDUCTION: 117,564 X 0.4 = 47,025 SF

PARKING REQUIREMENT

TOTAL ROOM COUNTS: 87 ROOMS
 1 CAR/ROOM: 87 CARS REQUIRED.
 TOTAL: 87 CARS PROVIDED (23 compact 26%)

TOTAL ROOM COUNTS

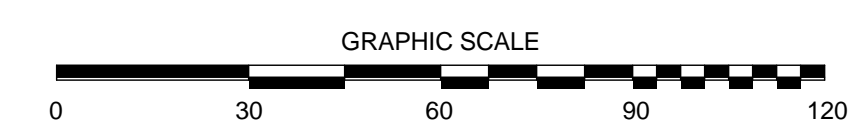
HOTEL BRAND HAS NOT BEEN CHOSEN YET. THE INFORMATION WILL BE PROVIDED AS PROJECT DEVELOPS. IT IS EXPECTED APPROXIMATELY 87 - 95 ROOMS

SUMMARY

SITE PLAN

1" = 30'-0"

1



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SITE PLAN

7701 REDWOOD BLVD - NOVATO HOTEL CONCEPT STUDY

A1



GRAPHIC SCALE 0 16 32 48 64
 1
 GROUND FLOOR PLAN 1/16" = 1'-0"



GRAPHIC SCALE 0 16 32 48 64
 4
 BASEMENT PLAN 1/16" = 1'-0"



GRAPHIC SCALE 0 16 32 48 64
 2
 LEVEL 2 1/16" = 1'-0"



GRAPHIC SCALE 0 16 32 48 64
 3
 LEVEL 3 1/16" = 1'-0"

SUITE COUNT - all floors			
Type Mark	Family	Count	Level
KD	KD SUITE	8	BASEMENT
KS-2	KS-2 SUITE	4	BASEMENT
		12	
KD	KD SUITE	8	LEVEL 1
KS-2	KS-2 SUITE	14	LEVEL 1
		22	
KD	KD SUITE	19	LEVEL 2
KDL	KDL SUITE	4	LEVEL 2
KS-2	KS-2 SUITE	13	LEVEL 2
		36	
KD	KD SUITE	13	LEVEL 3
KDL	KDL SUITE	4	LEVEL 3
		17	
		87	

TOTAL ROOM COUNT: 87 ROOMS

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FLOOR PLANS
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A2



EAST ELEVATION



WEST ELEVATION

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ELEVATIONS

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A3



NORTH ELEVATION



SOUTH ELEVATION

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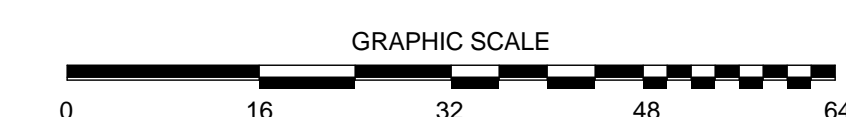
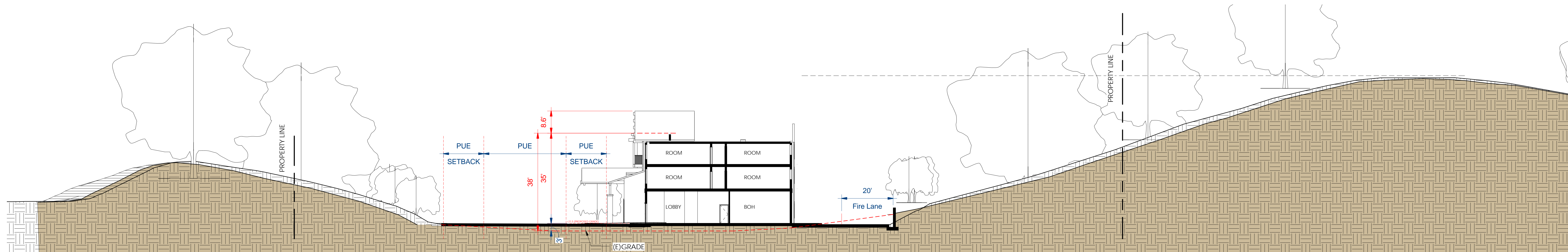


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ELEVATIONS

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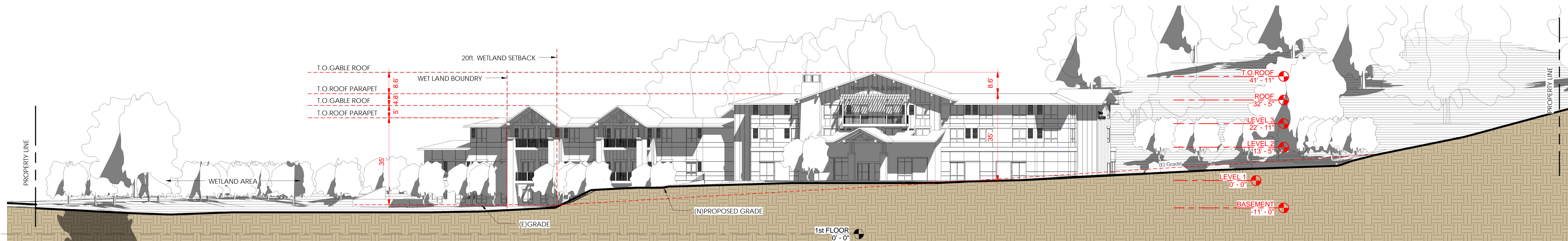
A4



BUILDING SECTION-1

1/16" = 1'-0"

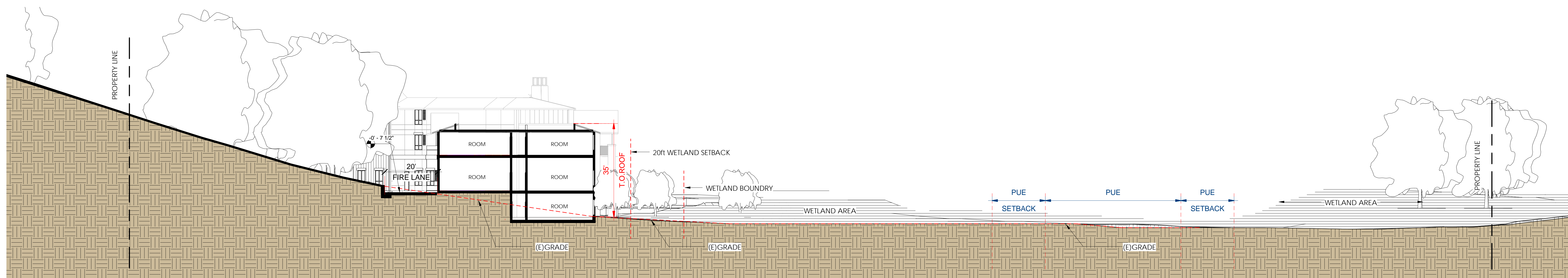
1



SITE SECTION - THRU ENTRY PLAZA

1/16" = 1'-0"

2



SITE SECTION - THRU WETLAND

1/16" = 1'-0"

3

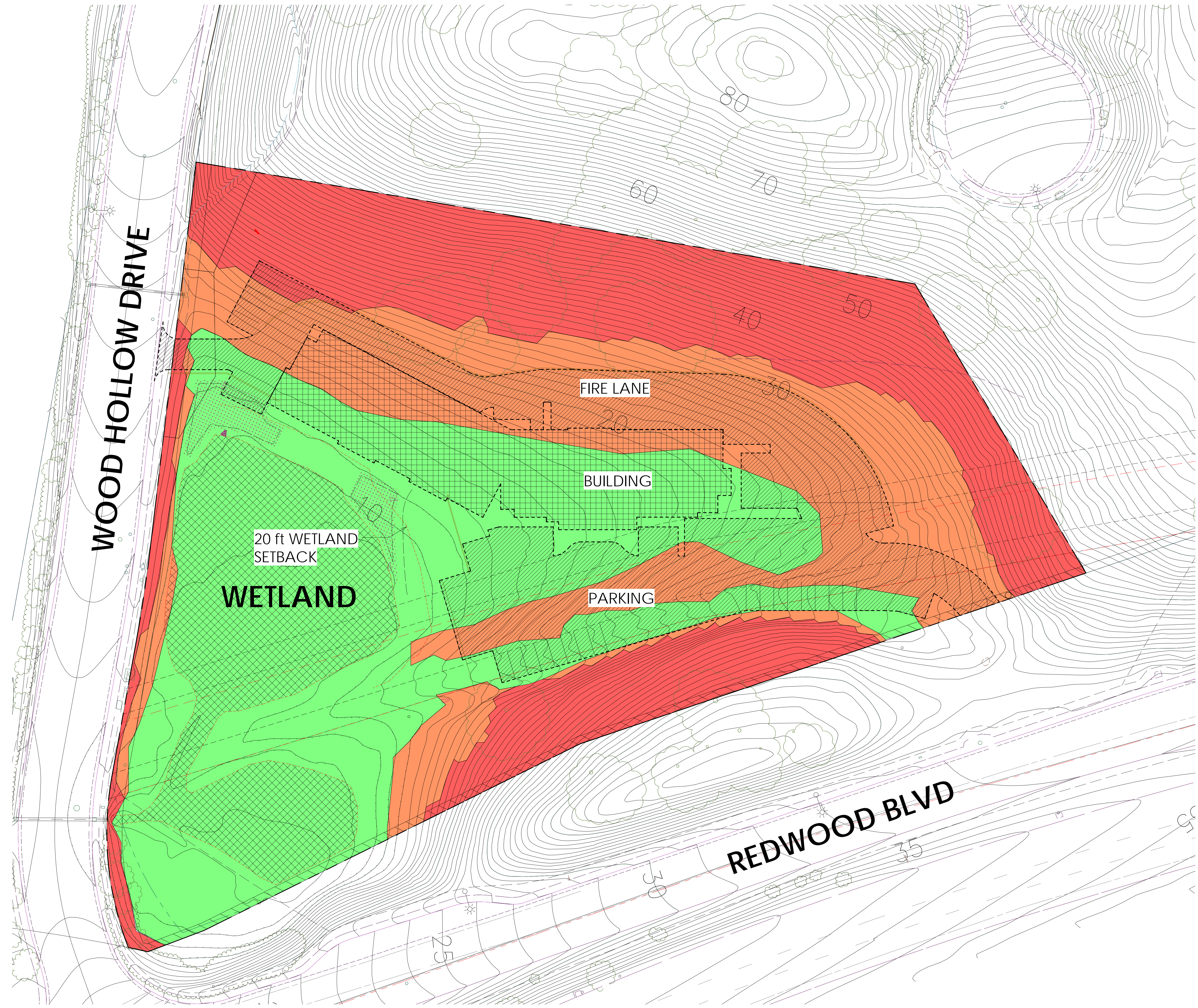
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SITE SECTIONS
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SLOPE ANALYSIS LEGEND - AREA C

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

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SITE SLOPE ANALYSIS

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PERSPECTIVE

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PERSPECTIVE

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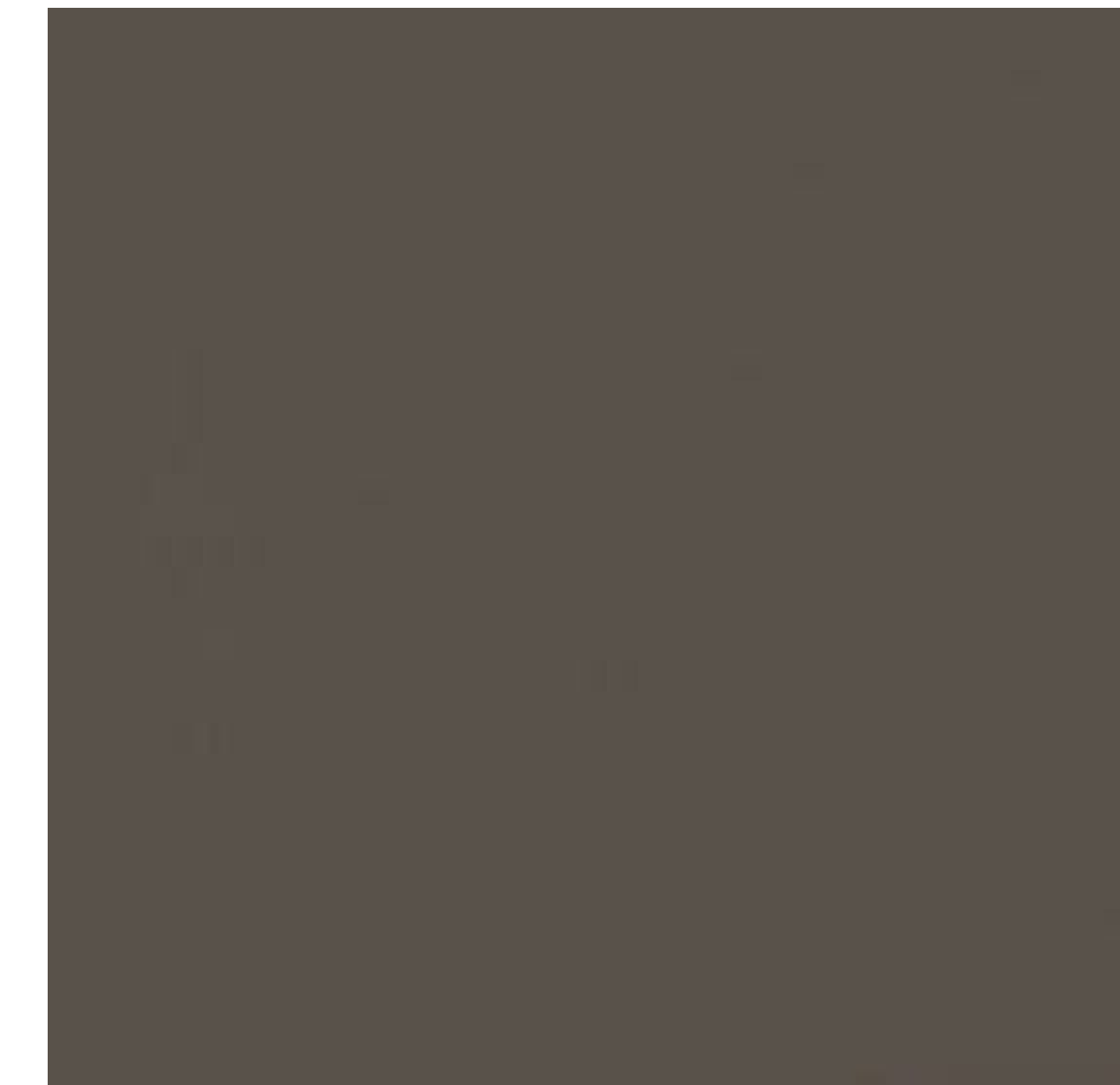
STANDING SEAM METAL ROOFING



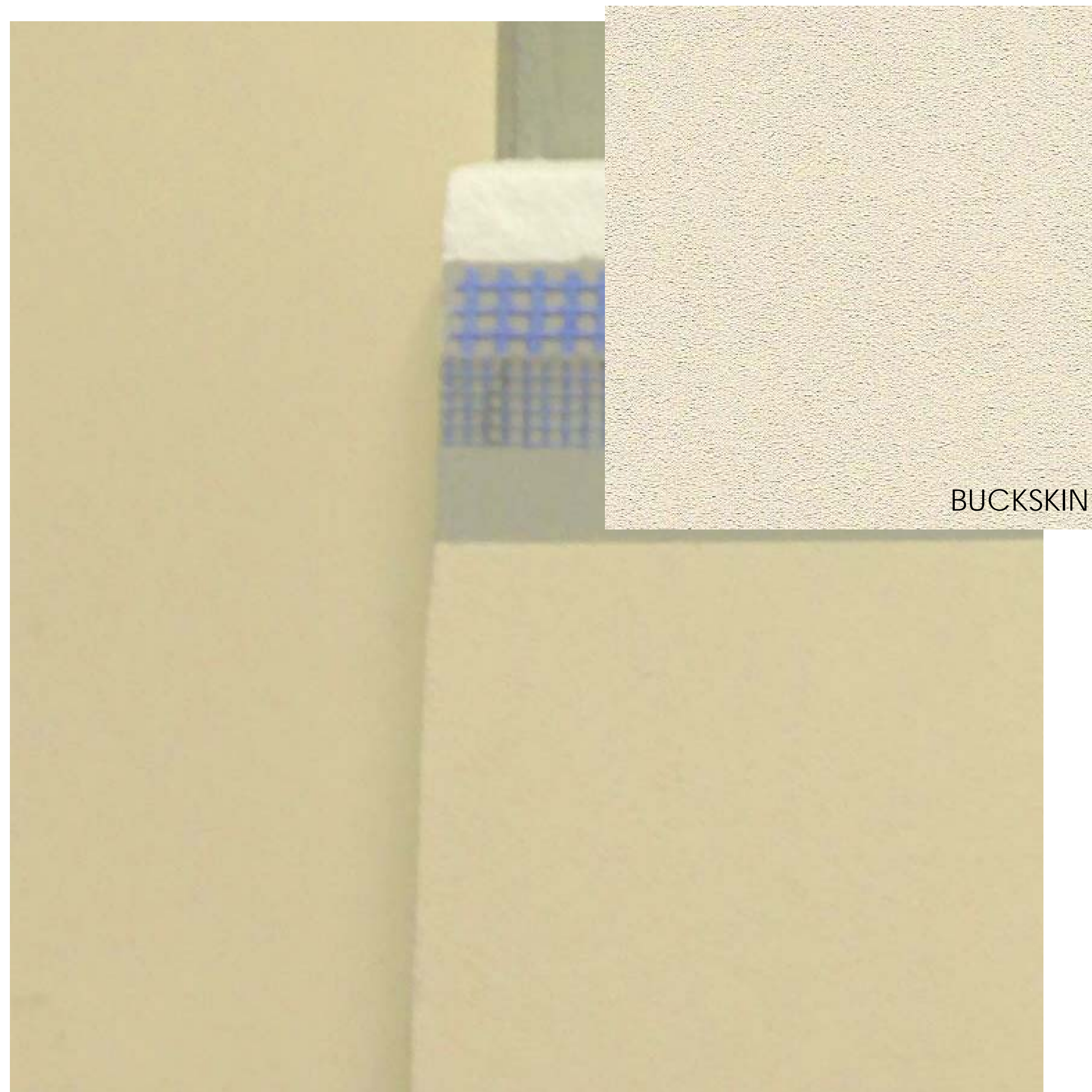
STOREFRONT MULLION -
DARK BRONZE ANODIZED



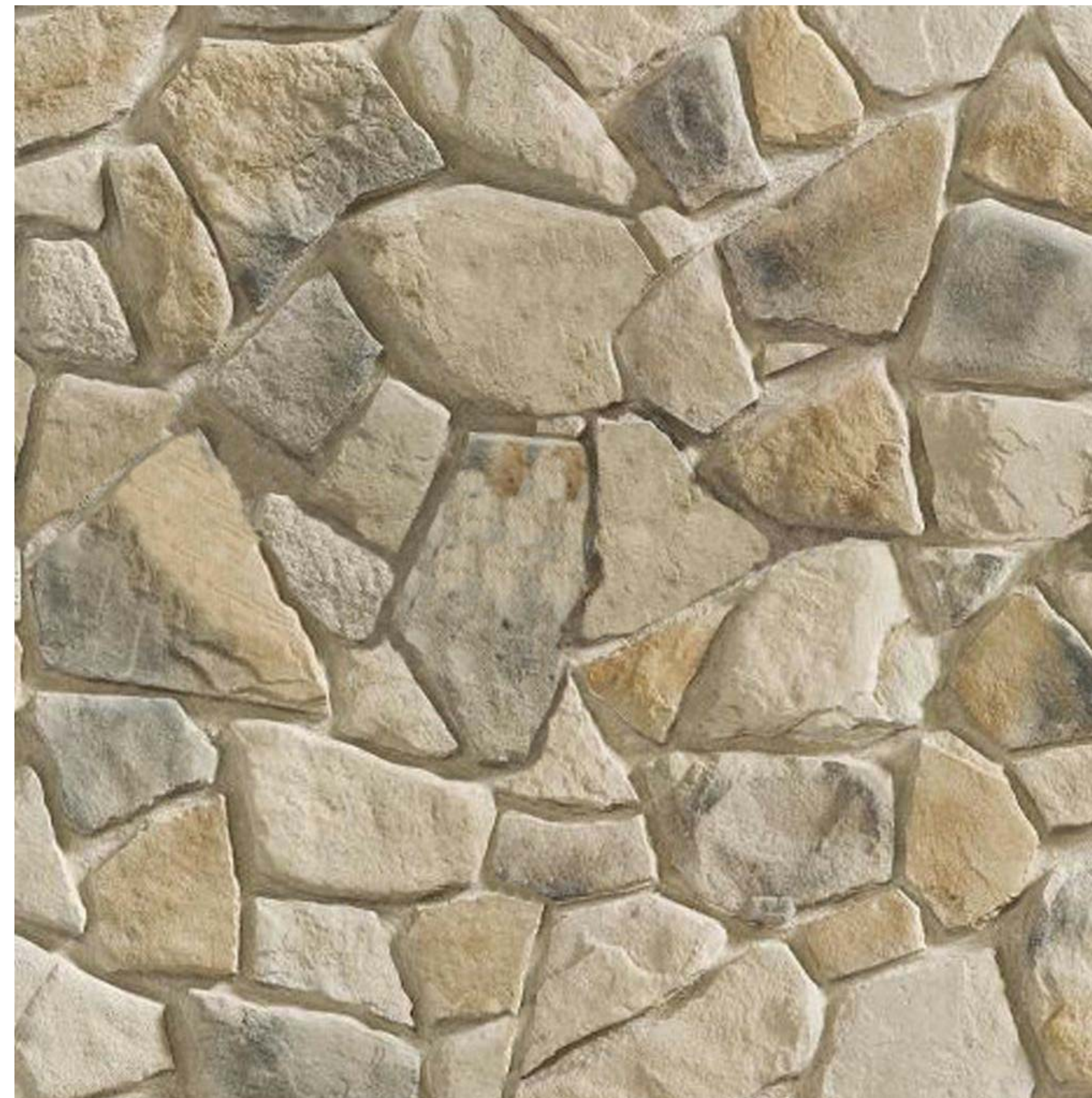
VISION GLAZING - CLEAR



EXTERIOR PAINT DUNN EDWARDS
WEATHERED BROWN



EXTERIOR INSULATION FINISHING SYSTEM (EIFS)



CULTURED CAST STONE



BOARD & BATTEN WOOD SIDING

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MATERIAL BOARD

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EAST ELEVATION - COMPARISON



PERSPECTIVE - COMPARISON

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GRAPHIC DESCRIPTION OF CHANGES
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