PROPOSED HAMPTON INN & SUITES
11615 & 11645 SAN PABLO AVENUE
EL CERRITO CALIFORNIA 94530

PROPOSED
124 KEYS

Hampton
Inn&Suites

11615 & 11645 SAN PABLO AVENUE
EL CERRITO CALIFORNIA

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C2  PRELIMINARY GRADING AND UTILITY PLAN
SW1  PRELIMINARY STORM WATER CONTROL PLAN
L1  LANDSCAPE PLAN
L2  IRRIGATION PLAN
**DEVELOPER**
MAYUR N LLC.
11615 & 11645 San Pablo Avenue
El Cerrito, CA 94530

**DESIGN MANAGEMENT**
B DESIGN STUDIO DESIGN MANAGEMENT
855 Sansome Street
Suite 200
San Francisco CA 94111

**ARCHITECT**
IYER & ASSOCIATES
855 Sansome Street
Suite 200
San Francisco CA 94111

**LANDSCAPE**
SUE ODA
617 Evelyn Ave
Albany CA 94706

**CIVIL ENGINEER**
ROBERT A. KARN ASSOCIATES, INC.
707 Beck Avenue
Fairfield CA 94533

**GENERAL INFORMATION**
APN : 513-353-012 & 513-353-014
EXISTING LAND USE : COMMERCIAL
PROPOSED LAND USE : COMMERCIAL
GENERAL PLAN : SUSTAINABLE MIXED USE
EXISTING ZONING : COMMUNITY COMMERCIAL
PROPOSED ZONING : TOHIMU- TRANSIT ORIENTED HIGHER INTENSITY MIXED-USE
ZONING AREA : SPA COMMUNITY ST. AND GATEWAY ST.

**UTILITY INFORMATION**
WATER SYSTEM = EAST BAY MUNICIPAL UTILITY DISTRICT
SEWER SYSTEM = STEGE SANITARY DISTRICT
STORM DRAIN SYSTEM = CITY OF EL CERRITO
GAS AND ELECTRIC = PACIFIC GAS AND ELECTRIC
CABLE = COMCAST
WASTE MANAGEMENT = --

**SITE ANALYSIS**
SITE AREA = 34,236 SQ. FT. = (0.79 ACRES GROSS)
OPEN AREA REQUIREMENTS:
NON RESIDENTIAL USES GREATER THAN 2500 SQ. FT. TO PROVIDE OPEN AREA THAT IS EQUAL TO 25 SQ. FT. PER 1000 SQ. FT. OF BUILDING AREA

**LANDSCAPE ANALYSIS**
LANDSCAPE AREA = 9.2% = 3,135 SQ. FT.

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**BUILDING AREA ANALYSIS**

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>BUILDING AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>1ST</td>
<td>6,887 SQ. FT.</td>
</tr>
<tr>
<td>2ND</td>
<td>19,547 SQ. FT.</td>
</tr>
<tr>
<td>3RD</td>
<td>19,547 SQ. FT.</td>
</tr>
<tr>
<td>4TH</td>
<td>19,547 SQ. FT.</td>
</tr>
<tr>
<td>5TH</td>
<td>85,075 SQ. FT.</td>
</tr>
</tbody>
</table>

**PARKING ANALYSIS**

| TOTAL CAR PARKING | 88 |
| BICYCLE PARKING  | 57 |

**HOTEL ANALYSIS BY AREA**

<table>
<thead>
<tr>
<th>AREA</th>
<th>FLOOR</th>
<th>UNIT</th>
<th>TOTAL (SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>CORRIDOR/ ELEVATOR LOBBY</td>
<td>5</td>
<td>=</td>
<td>8,277</td>
</tr>
<tr>
<td>STAIRCASE 1</td>
<td>5</td>
<td>302</td>
<td>1,510</td>
</tr>
<tr>
<td>STAIRCASE 2</td>
<td>5</td>
<td>365</td>
<td>1,825</td>
</tr>
<tr>
<td>ELEVATOR</td>
<td>5</td>
<td>755</td>
<td>3,775</td>
</tr>
<tr>
<td>TOTAL</td>
<td>15,387</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**GUESTROOM AREA**

<table>
<thead>
<tr>
<th>GUEST ROOMS</th>
<th>UNITS</th>
<th>UNIT AREA</th>
<th>TOTAL (SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>KING</td>
<td>8.5%</td>
<td>12</td>
<td>337 SQ.FT.</td>
</tr>
<tr>
<td>KING SOFA</td>
<td>54.0%</td>
<td>66</td>
<td>391 SQ.FT.</td>
</tr>
<tr>
<td>DOUBLE QUEEN</td>
<td>17.5%</td>
<td>25</td>
<td>336 SQ.FT.</td>
</tr>
<tr>
<td>EXTENDED KING</td>
<td>3.5%</td>
<td>4</td>
<td>423 SQ.FT.</td>
</tr>
<tr>
<td>EXTENDED DOUBLE QUEEN</td>
<td>5.9%</td>
<td>6</td>
<td>423 SQ.FT.</td>
</tr>
<tr>
<td>ACCESSIBLE KING</td>
<td>6.1%</td>
<td>7</td>
<td>398 SQ.FT.</td>
</tr>
<tr>
<td>DOUBLE QUEEN SUITE</td>
<td>4.5%</td>
<td>5</td>
<td>504 SQ.FT.</td>
</tr>
<tr>
<td>TOTAL UNITS</td>
<td>100%</td>
<td>100</td>
<td>47,046</td>
</tr>
</tbody>
</table>

**HOTEL ANALYSIS BY FLOOR**

<table>
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**SITE AREA ANALYSIS**

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<th>SITE AREA</th>
<th>34,236 SQ. FT.</th>
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**OPEN AREA REQUIREMENTS:**

NON RESIDENTIAL USES GREATER THAN 2500 SQ. FT. TO PROVIDE OPEN AREA THAT IS EQUAL TO 25 SQ. FT. PER 1000 SQ. FT. OF BUILDING AREA

**SITE AREA** = 34,236 SQ. FT. = (0.79 ACRES GROSS)

Open Area = 85075 / 1000 = 85.125 SQ. FT. = 1352 SQ. FT.

Open Area Coverage = 65-0' = 75-0' = 6,887 SQ. FT. = 2.01

**LANDSCAPE AREA** = 3,135 SQ. FT.
PROPOSED HAMPTON INN & SUITES
11615 & 11645 SAN PABLO AVENUE
EL CERRITO, CALIFORNIA 94530

R1 MARCH 13, 2019
R2 APRIL 15, 2019

SITE PHOTOS
OPEN SPACE REQUIREMENT:
NON-RESIDENTIAL USES GREATER THAN 25,000 SQ.FT. ARE REQUIRED TO PROVIDE 25 SQ.FT. PER 1,000 FEET OF BUILDING

85,075 SQ.FT. TOTAL BLDG. / 1,000 SQ.FT. = 85.1 SQ.FT.
85.1 SQ.FT. x 25 SQ.FT. = 2,138 SQ.FT. REQUIRED

AREA 1 = 1,352 SQ.FT. PROVIDED
PARKING DECK PLAN

1/32" = 1'-0"

STAIR 1

STAIR 2

FIRST FLOOR

TEMP. BICYCLE PARKING - 24
BICYCLE LOCKER - 8

MAYUR N LLC.

FEBRUARY 27, 2019
R1 MARCH 13, 2019
R2 APRIL 15, 2019
ROOF AREA CALCULATIONS:

AREA OF ROOF = 18,960 SQ FT
10% OF ROOF AREA = 1,896 SQ FT
AREA OF TOWER (A+B) = 1008 + 872 = 1880 SQ FT. (<1,896 SQ FT.)
PROPOSED HAMPTON INN & SUITES
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EL CERRITO, CALIFORNIA 94530

MAYUR N LLC.

UNIT PLANS

DOUBLE QUEEN
EXTENDED DOUBLE QUEEN
DOUBLE QUEEN SUITE

1/8" = 1'-0"
PROPOSED HAMPTON INN & SUITES
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EAST ELEVATION

SOUTH ELEVATION

MAYUR N LLC.
FEBRUARY 27, 2019
R1 MARCH 13, 2019
R2 APRIL 15, 2019
PROPOSED HAMPTON INN & SUITES
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WEST ELEVATION

NORTH ELEVATION
PROPOSED HAMPTON INN & SUITES
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MAYUR N LLC.

VIEW 1

VIEW 2
PROPOSED HAMPTON INN & SUITES
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UPPER FLOOR
OPEN AREA - 3,981 SQ. FT.
TOTAL AREA - 9,777.2 SQ. FT.
40.7% (30% MIN. REQUIRED)

GROUND FLOOR
OPEN AREA - 2,623.86 SQ. FT.
TOTAL AREA - 3,267.5 SQ. FT.
80.3% (75% MIN. REQUIRED)

UPPER FLOOR
OPEN AREA - 4,031 SQ. FT.
TOTAL AREA - 9,334.3 SQ. FT.
43.2% (25% MIN. REQUIRED)

GROUND FLOOR
OPEN AREA - 2,711.6 SQ. FT.
TOTAL AREA - 3,612 SQ. FT.
75.2% (50% MIN. REQUIRED)
WITH CURTAIN WALL GOING UPTO 75'
PROPOSED HAMPTON INN & SUITES
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VIEW 1

VIEW 2

VIEW 3
PROPOSED HAMPTON INN & SUITES
11615 & 11645 SAN PABLO AVENUE
EL CERRITO, CALIFORNIA 94530

R1 MARCH 13, 2019
R2 APRIL 15, 2019

A23 PLAZA VIEWS

VIEW 1

VIEW 2
PROPOSED HAMPTON INN & SUITES
11615 & 11645 SAN PABLO AVENUE
EL CERRITO, CALIFORNIA 94530

R1 MARCH 13, 2019
R2 APRIL 15, 2019

MAYUR N LLC.
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