PROPERTY OWNERS: DANVILLE HOTEL HOLDINGS, LLC

DEVELOPER: CASTLE COMPANIES, INC.
12885 ALCOSTA BOULEVARD, SUITE A
SAN RAMON, CA 94583
(925) 328-1000

CONSULTANTS: ARCHITECT
WILLIAM HEZMALHALCH ARCHITECTS, INC.
6111 BOLLINGER CANYON ROAD, SUITE 495
SAN RAMON, CA 94583

ENGINEER
CARLSON, BARBEE & GIBSON, INC.
6111 BOLLINGER CANYON ROAD, SUITE 150
SAN RAMON, CA 94583

LANDSCAPE ARCHITECT
GATES + ASSOCIATES
2671 CROW CANYON ROAD
SAN RAMON, CA 94583

USE: EXISTING: RETAIL / OFFICE / RESTAURANT
PROPOSED: MIXED USE REDEVELOPMENT

ZONING: EXISTING - DISTRICT 11

GENERAL PLAN: EXISTING - DISTRICT 11

APN: 208-023-003, 004, 008, 009 & 024

SHEET INDEX

T1 TITLE SHEET

ARCHITECTURAL PLANS

SD-1 SITE PLAN - GROUND LEVEL
SD-2 SITE PLAN - LEVEL 2
SD-3 ROOF PLAN
SD-4.1 SHORT STREET & RAILROAD AVE ELEVATION STREET SCENE
SD-4.2 PROSPECT AVE & HARTZ AVE ELEVATIONS STREET SCENE
SD-5.1 SHORT STREET & RAILROAD AVE WITH MATERIAL KEYNOTES
SD-5.2 PROSPECT AVE & HARTZ AVE WITH MATERIAL KEYNOTES
SD-5.3 BLDG 1: COURTYARD ELEVATION WITH MATERIAL KEYNOTES
SD-5.4 BLDG 2: COURTYARD ELEVATION WITH MATERIAL KEYNOTES
SD-6.1 EXISTING DANVILLE HOTEL / MCCAULEY HOUSE FRONT / REAR ELEVATION
SD-6.2 EXISTING DANVILLE HOTEL / MCCAULEY HOUSE SIDE ELEVATION
SD-7.1 FLOOR PLANS: UNIT A, B & B ALT.
SD-7.2 FLOOR PLANS: UNIT C & D
SD-7.3 FLOOR PLANS: UNIT E & F
SD-7.4 FLOOR PLANS: UNIT G & H

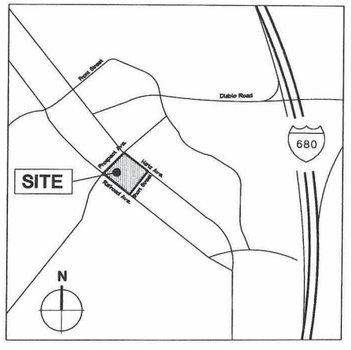
CIVIL PLANS

TM-1 TENTATIVE MAP FOR CONDOMINIUM PURPOSES
TM-2 PRELIMINARY GRADING AND UTILITY PLAN
TM-3 DEMOLITION PLAN
TM-4 AERIAL PHOTO

LANDSCAPE PLANS

(TO BE PROVIDED)

VICINITY MAP



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ARCHITECTS INC.
3875 HOPYARD RD. SUITE 325 PLEASANTON CA 94588-8527
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2850 Redhill Avenue Suite 200 Santa Ana CA 92705-5543
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Danville Hotel

Danville, California

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T1

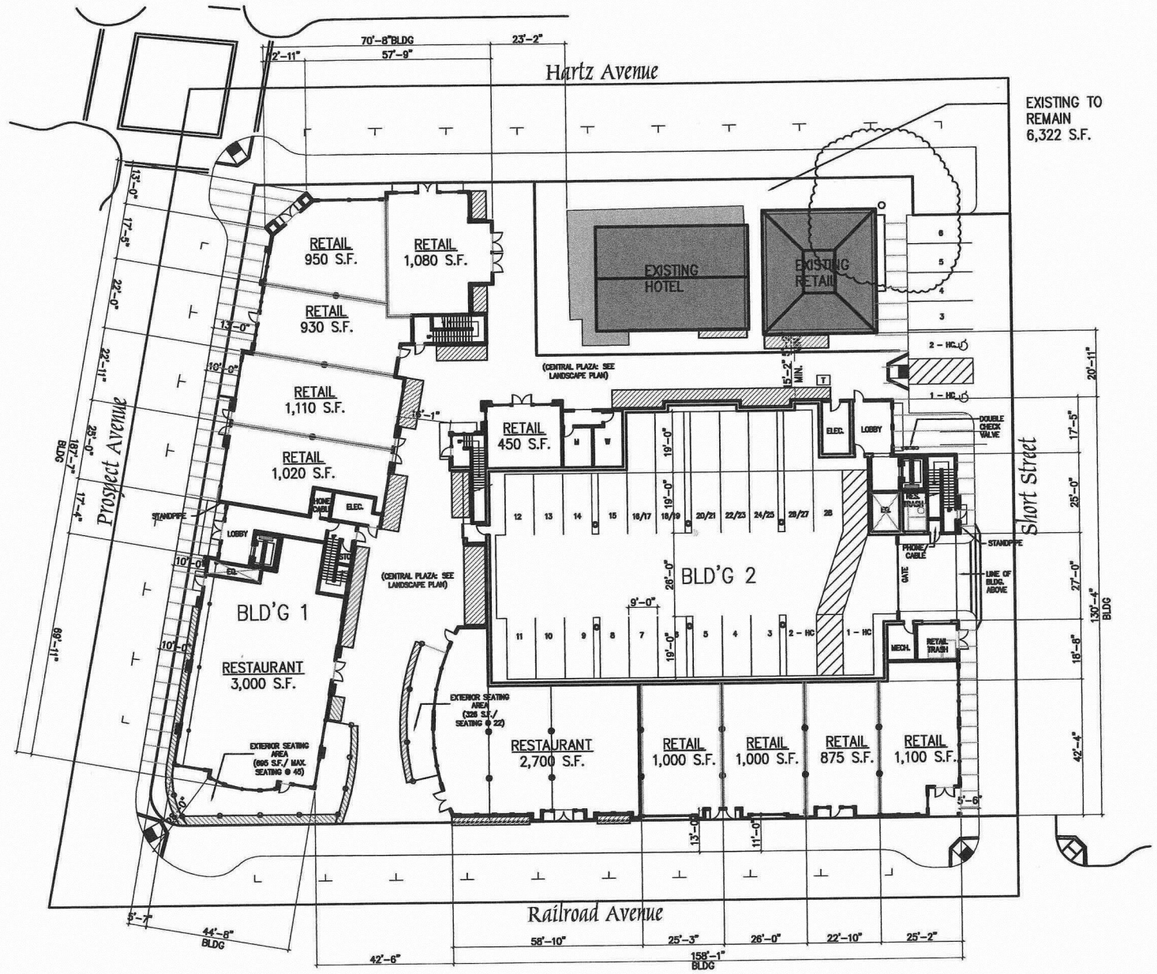
Exhibit S

Project Tabulations

Total Site Area	1.152 ac (50,184 s.f.)	
Existing to Remain	0.145 ac (6,322 s.f.)	
Proposed Area	1.006 ac (43,862 s.f.)	
Floor Area Ratio	1.058	
Ground Floor Gross		26,652 s.f.
Second Floor Gross		19,760 s.f.
Total Gross		46,412 s.f.
Building Coverage		
Bldg 1		9,655 s.f.
Bldg 2		19,128 s.f.
New Building Area (net)		
Retail		9,515 s.f.
Restaurant		5,700 s.f.
Residential Units		19,370 s.f.
Total New Area		34,585 s.f.

Notes:

1. Garage Area 9,280 s.f.
2. Gross building area include stairs, elevators, conditioned circulation spaces, lobbies, and garage.
3. Restaurant BLD'G 1: Maximum seating: 135 (indoor 90/exterior 45 max.)
4. Restaurant BLD'G 2: Maximum seating: 121 (indoor 81/exterior 40 max.)



Site Plan

Parking Provided

Short Street	6
Garage Spaces (Avg. 1.75 spaces/unit)	28
On-Street	25
Total	59

scale: 1" = 20'-0"

0 20 40 60 80

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Revised Feb. 18, 2011

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SD-1

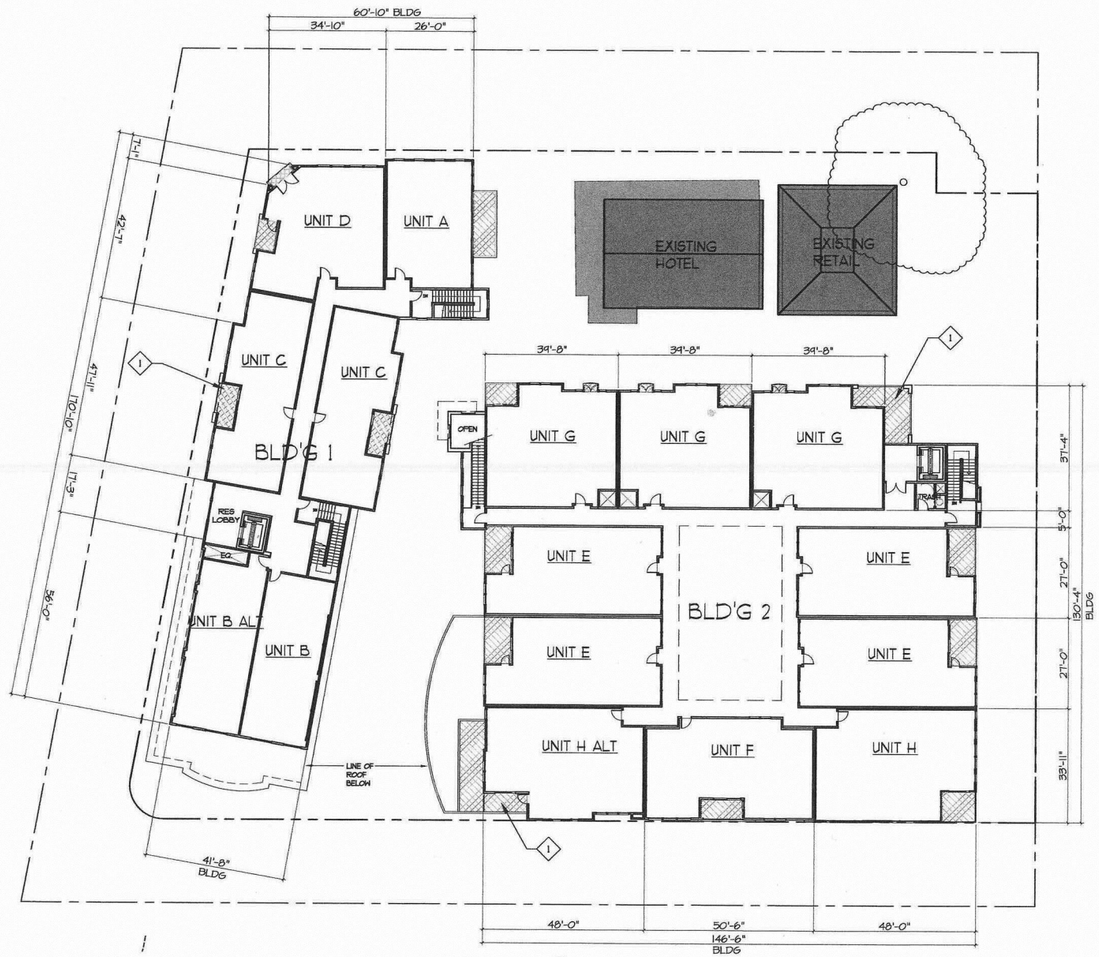
General Notes

PROPERTY LINE

LINE OF STRUCTURE ABOVE

Keynotes

1 PRIVATE DECK



Level 2

N

scale: 1" = 20'-0"

0 20 40 60 80

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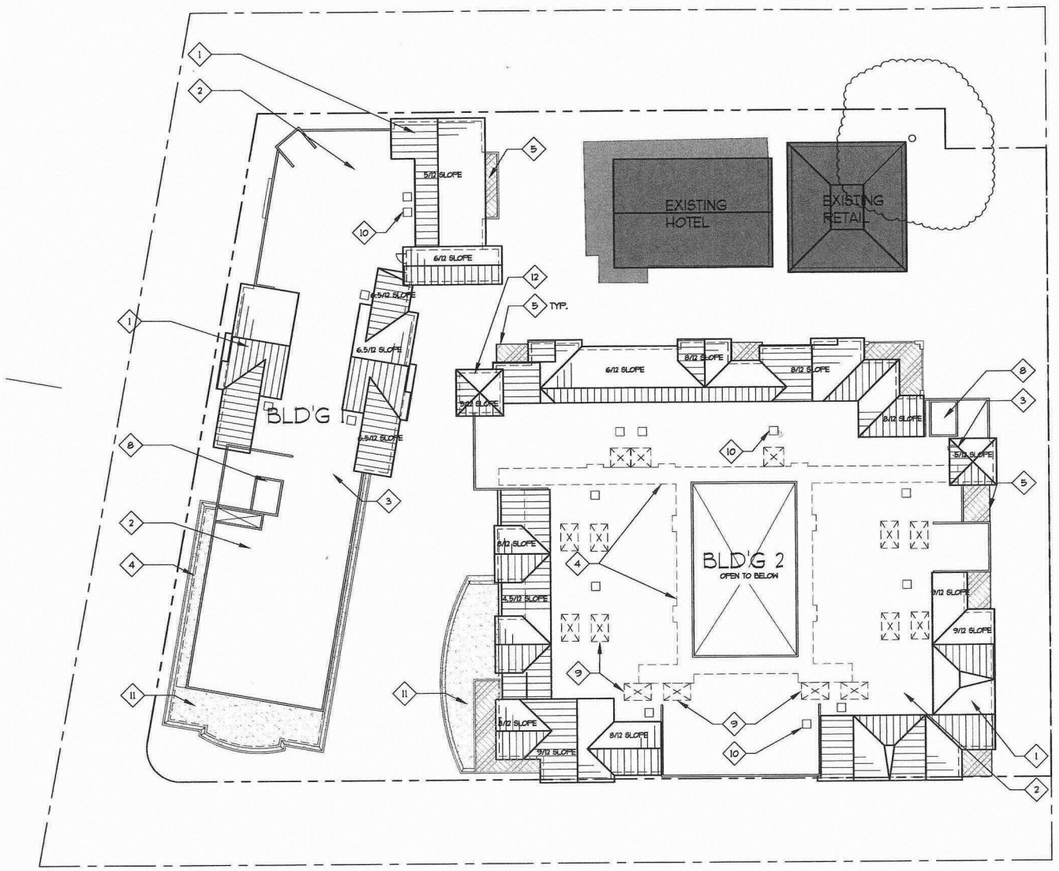
SD-2

General Notes

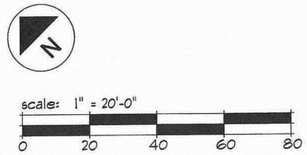
PROPERTY LINE

Keynotes

1. ARCHITECTURAL ROOF TILE
2. FLAT ROOF AREA
3. STAIR TOWER - ACCESS TO ROOF
4. DASHED LINE INDICATES BUILDING WALLS BELOW
5. DECK BELOW
6. NOT USED
7. NOT USED
8. ELEVATOR TOWER
9. MECHANICAL EQUIPMENT FOR COMMERCIAL USAGE
10. A/C CONDENSER FOR RESIDENTIAL UNITS
11. ROOF BELOW
12. LOCATION OF CLOCK TOWER AND EXISTING STAIR



Roof Plan



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SD-3

Building Elevation Short Street

Bld'g 1

Bld'g 2
Railroad Avenue Elevation

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2850 Redhill Avenue Suite 200 Santa Ana CA 92705-5543
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scale: 1/8" = 1'-0"
0 8 16 24 32

SD-4.1

Street Elevation Prospect Ave.

Street Elevation Hartz Ave.

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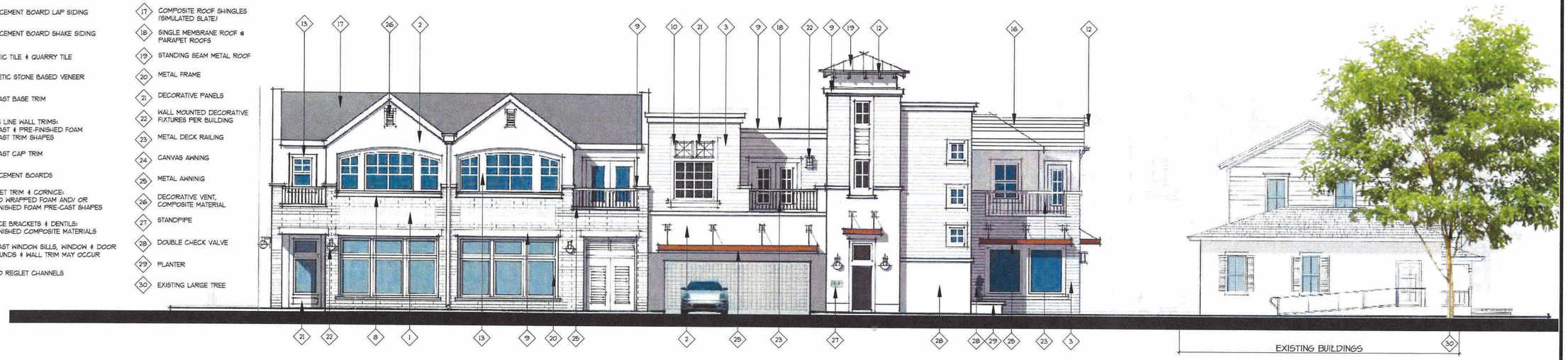
scale: 1/8" = 1'-0"

0 8 16 24 32

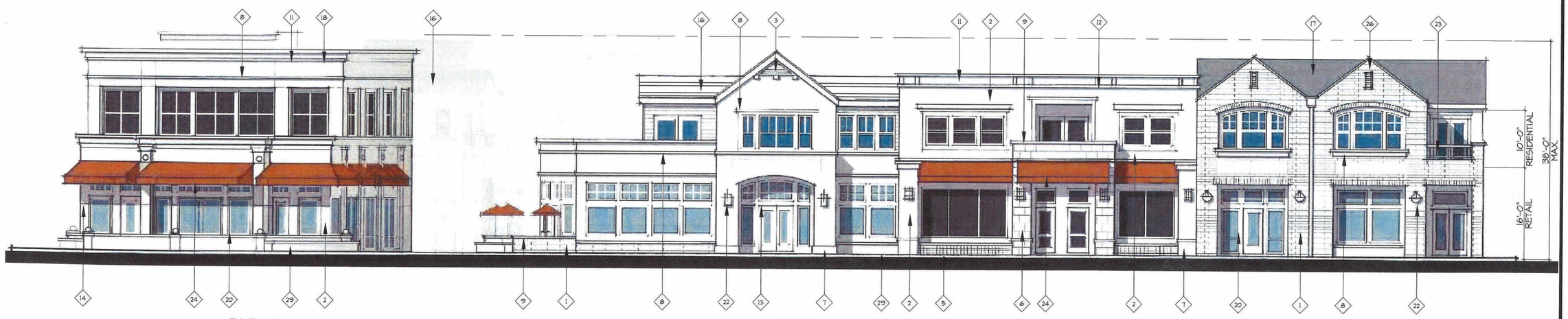
SD-4.2

Keynotes

1. BRICK VENEER
2. SMOOTH PLASTER FINISH
3. FIBER CEMENT BOARD LAP SIDING
4. FIBER CEMENT BOARD SHAKE SIDING
5. CERAMIC TILE & QUARRY TILE
6. SYNTHETIC STONE BASED VENEER
7. PRE-CAST BASE TRIM
8. STRING LINE WALL TRIMS: PRE-CAST & PRE-FINISHED FOAM PRE-CAST TRIM SHAPES
9. PRE-CAST CAP TRIM
10. FIBER CEMENT BOARDS
11. PARAPET TRIM & CORNICE: STUCCO WRAPPED FOAM AND/ OR PRE-FINISHED FOAM PRE-CAST SHAPES
12. CORNICE BRACKETS & DENTILS: PRE-FINISHED COMPOSITE MATERIALS
13. PRE-CAST WINDOW SILLS, WINDOW & DOOR SURROUNDS & WALL TRIM MAY OCCUR
14. STUCCO REGLET CHANNELS
15. CONCRETE SHINGLE
16. COMPOSITION SHINGLE
17. COMPOSITE ROOF SHINGLES (SIMULATED SLATE)
18. SINGLE MEMBRANE ROOF & PARAPET ROOFS
19. STANDING SEAM METAL ROOF
20. METAL FRAME
21. DECORATIVE PANELS
22. WALL MOUNTED DECORATIVE FIXTURES PER BUILDING
23. METAL DECK RAILING
24. CANVAS AWNING
25. METAL AWNINIG
26. DECORATIVE VENT, COMPOSITE MATERIAL
27. STANDPIPE
28. DOUBLE CHECK VALVE
29. PLANTER
30. EXISTING LARGE TREE



Building Elevation Short Street



Bld'g 1

Bld'g 2

Railroad Avenue Elevation "South"

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scale: 1/8" = 1'-0"

0 8 16 24 32

SD-5.1

Keynotes

1. BRICK VENEER
2. SMOOTH PLASTER FINISH
3. FIBER CEMENT BOARD LAP SIDING
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5. CERAMIC TILE & QUARRY TILE
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27. STANDPIPE
28. DOUBLE CHECK VALVE
29. PLANTER
30. EXISTING LARGE TREE

Building Elevation Prospect Ave.

Building Elevation Hartz Ave.

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scale: 1/8" = 1'-0"

0 8 16 24 32

SD-5.2

Keynotes

1. BRICK VENEER
2. SMOOTH PLASTER FINISH
3. FIBER CEMENT BOARD LAP SIDING
4. FIBER CEMENT BOARD SHAKE SIDING
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18. SINGLE MEMBRANE ROOF @ PARAPET ROOFS
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24. CANVAS AWNING
25. METAL AWNINIG
26. DECORATIVE VENT, COMPOSITE MATERIAL
27. STANDPIPE
28. DOUBLE CHECK VALVE
29. PLANTER

Bld'g 1 Courtyard Elevation

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2850 Redhill Avenue Suite 200 Santa Ana CA 92705-5543
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0 8 16 24 32

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SD-5.3

Keynotes

1. BRICK VENEER
2. SMOOTH PLASTER FINISH
3. FIBER CEMENT BOARD LAP SIDING
4. FIBER CEMENT BOARD SHAKE SIDING
5. CERAMIC TILE & QUARRY TILE
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25. METAL AWNINIG
26. DECORATIVE VENT, COMPOSITE MATERIAL
27. STANDPIPE
28. DOUBLE CHECK VALVE
29. PLANTER

Bld'g 2 Courtyard Elevation "North West"

Bld'g 2 Courtyard Elevation "North East"

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0 8 16 24 32

SD-5.4

PROPOSED WEST (REAR) ELEVATION

WEST (REAR) ELEVATION

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SD-6.1

MCCAULEY HOUSE
SIDE (SOUTH) ELEVATION

HOTEL SIDE (NORTH) ELEVATION

November 9, 2010

2004256.00

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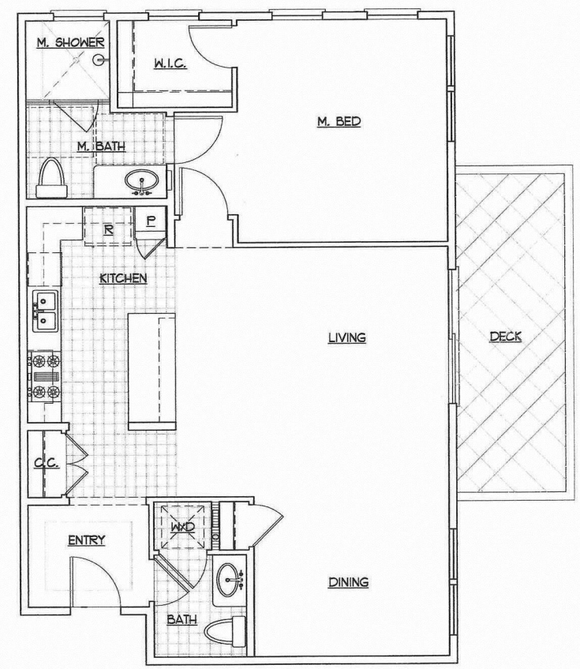
SD-6.2

Unit B & B Alt

Scale $\frac{1}{4}$" = 1'-0"
1,000 S.F.



Unit A

Scale $\frac{1}{4}$" = 1'-0"
930 S.F.

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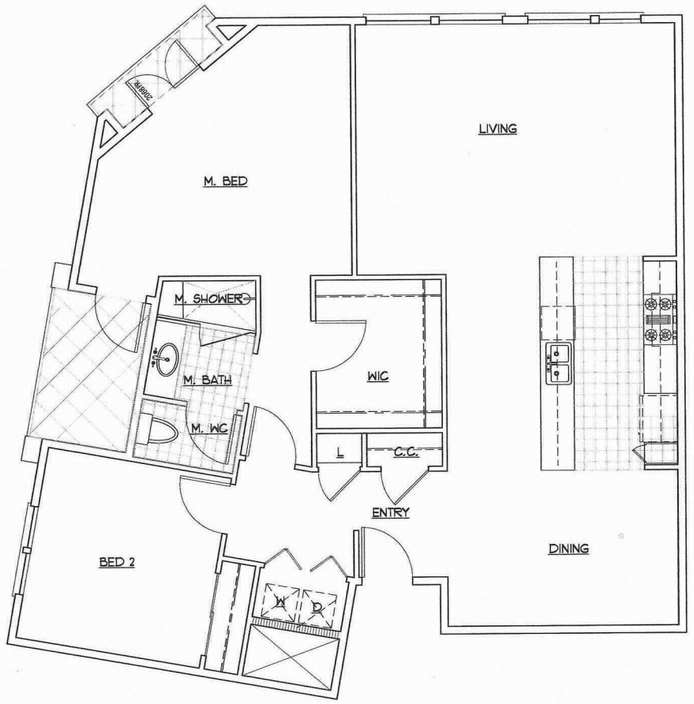
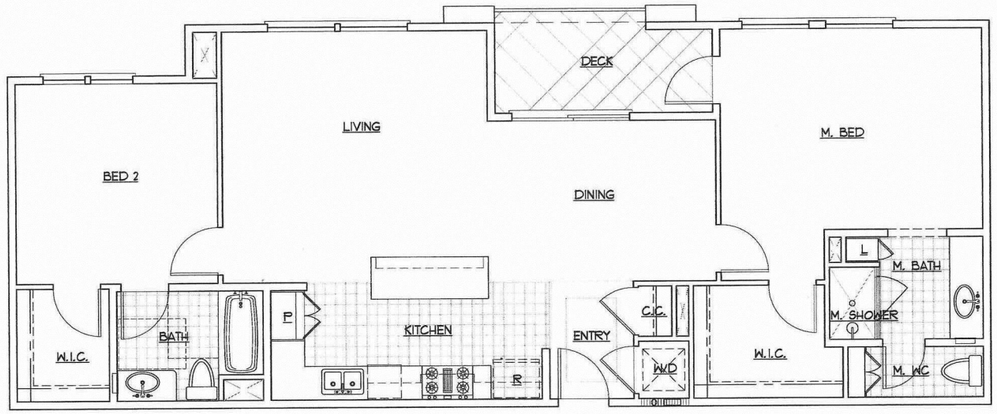
SD-7.1



Unit D

Scale $\frac{1}{4}$" = 1'-0"
1,240 S.F.



Unit C

Scale $\frac{1}{4}$" = 1'-0"
1,170 S.F.

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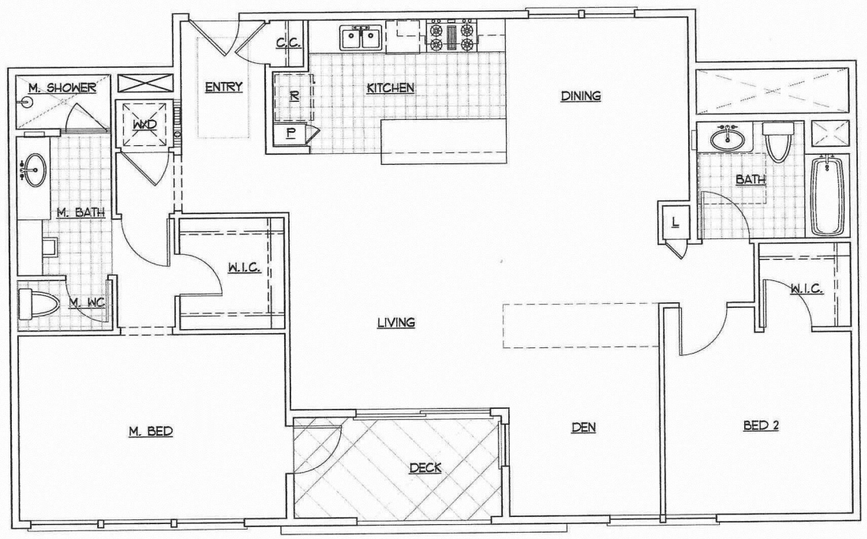
SD-7.2



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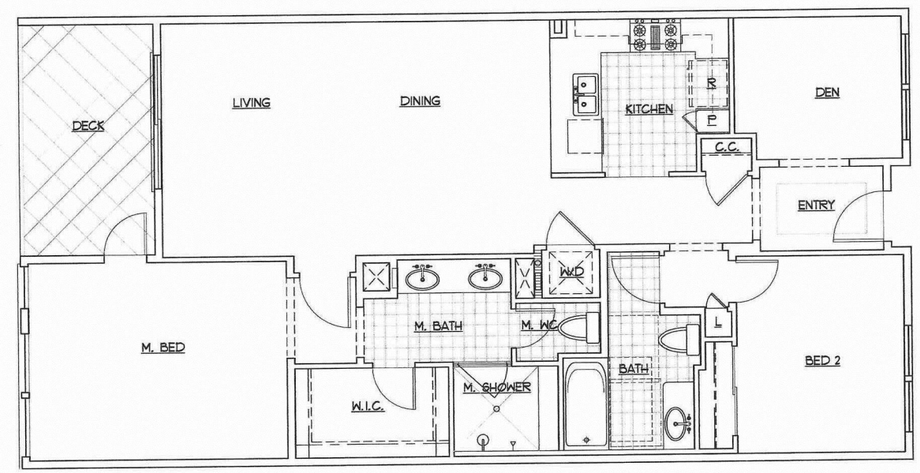

Unit E

Scale $\frac{1}{4}$" = 1'-0"
1,230 S.F.

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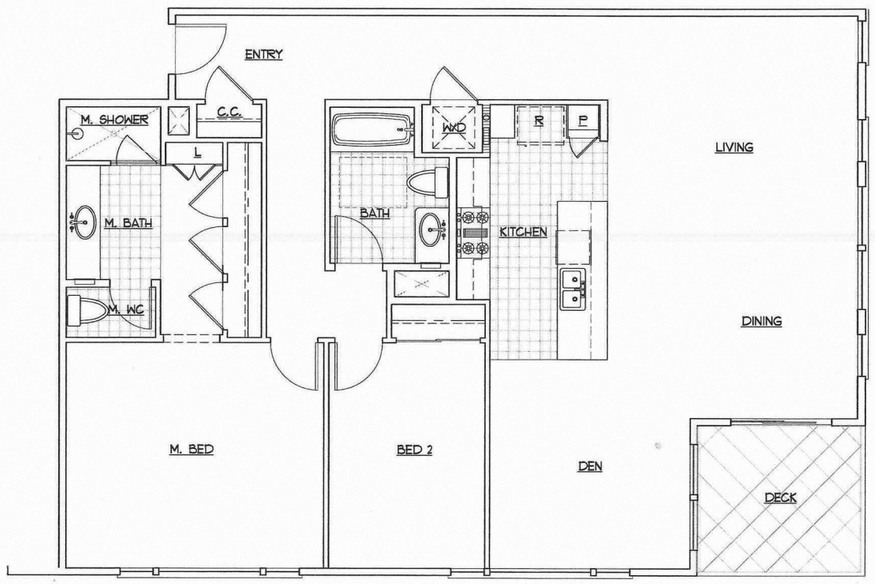
SD-7.3



Unit H

Scale $\frac{1}{4}$" = 1'-0"
1,400 S.F.

Unit G

Scale $\frac{1}{4}$" = 1'-0"
1,280 S.F.

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Danville Hotel

Danville, California

SD-7.4