

NEW 22-ROOM HOTEL : AARON'S INN 1390 MAIN STREET, MONTARA, CA



ABBREVIATIONS			
@	AT	N	NORTH
#	NUMBER	(N)	NEW
AB	ANCHOR BOLT	N/A	NOT APPLICABLE
A/C	AIR CONDITIONER	NA	NOT AVAILABLE
AFF	ABOVE FINISHED FLOOR	NIC	NOT IN CONTRACT
APPROX	APPROXIMATE	NOM	NOMINAL
ASF	ABOVE SUBFLOOR	NR	NON-RATED
AS	ABOVE SLAB	NSF	NET SQUARE FEET
		NTS	NOT TO SCALE
BLDG	BUILDING	O	OVEN
BLK	BLOCK	OA	OVERALL
BLKG	BLOCKING	OC	ON CENTER
BM	BEAM	OD	OUTSIDE DIAMETER OR OVERFLOW DRAIN
BOT	BOTTOM		
CAB	CABINET	OFF	OFFICE
CB	CATCH BASIN	OPNG	OPENING
CL	CENTERLINE	OH	OVERHANG
CLG	CEILING	O/H	OVERHEAD
CLST	CLOSET	OPP	OPPOSITE
CMU	CONCRETE MASONRY UNIT		
CO	CLEAN OUT	PL	PLATE OR PROPERTY LINE
COL	COLUMN	PLYWD	PLYWOOD
CONC	CONCRETE	PR	PAIR
CONT	CONTINUOUS	PT	POINT OR PRESSURE TREATED
D	DRYER	R	RADIUS
DBL	DOUBLE	RAG	RETURN AIR GRILLE
DEPT	DEPARTMENT	RD	ROOF DRAIN
DEG	DEGREES	REF	REFRIGERATOR
DIA	DIAMETER	REINF	REINFORCED OR REINFORCEMENT
DIM	DIMENSION	REQD	REQUIRED
DN	DOWN	REV	REVISION
DR	DOOR	RHB	RADIANT HEATING BOILER
DS	DOWNSPOUT	RM	ROOM
DW	DISHWASHER	RO	ROUGH OPENING
DWG	DRAWING	ROW	RIGHT-OF-WAY
(E)	EXISTING	S	SOUTH
EA	EACH	SB	SETBACK
ELEC	ELECTRICAL	SCHED	SCHEDULE
ELEV	ELEVATION	SD	SMOKE DETECTOR OR STORM DRAIN
ENG	ENGINEER	SF	SQUARE FEET OR SQUARE FOOT
EQPT	EQUIPMENT	SH	SHOWER HEAD
EXT	EXTERIOR	SHT	SHEET
		SHWR	SHOWER
FAU	FORCED AIR UNIT	SHTG	SHEATHING
FAR	FLOOR AREA RATIO	SIM	SIMILAR
FD	FLOOR DRAIN	SL	SLIDING
FF	FINISHED FLOOR	SPEC	SPECIFICATION
FIN	FINISH	SQ	SQUARE
FL	FLOOR	SS	SANITARY SEWER
FLUOR	FLUORESCENT	STL	STEEL
FOUND	FOUNDATION	STOR	STORAGE
FP	FIREPLACE	STRUCT	STRUCTURAL
FT	FOOT OR FEET	SUB	SUBCONTRACTOR
FTG	FOOTING	SUBFLR	SUBFLOOR
FURN	FURNACE	SW	SHEAR WALL
		SYM	SYMMETRICAL
G	GAS	T	TILE, TREAD, TOP, OR TRANSFORMER
GA	GAUGE	T & G	TONGUE AND GROOVE
GALV	GALVANIZED	TBD	TO BE DETERMINED
GC	GENERAL CONTRACTOR	TEL	TELEPHONE
GD	GARBAGE DISPOSAL	THK	THICK
GL	GLASS	TO	TOP OF
GR	GRADE	TOC	TOP OF CURB
GYP BD	GYPSUM BOARD	TOP	TOP OF PLATE
HC	HANDICAP	TOS	TOP OF SUBFLOOR
HDR	HEADER	TOW	TOP OF WALL
HDWD	HARDWOOD	TP	TOP OF PAVEMENT
HT	HEIGHT	TV	TELEVISION
HORIZ	HORIZONTAL	TYP	TYPICAL
HR	HOUR	UNO	UNLESS NOTED OTHERWISE
INSUL	INSULATION	VERT	VERTICAL
INT	INTERIOR	W	WEST, WASHER, OR WATER
JT	JOINT OR JOINT TRENCH	W/	WITH
LINEN	LINEN CLOSET	WC	WATER CLOSET
LAM	LAMINATE	WD	WOOD
LAV	LAVATORY	WH	WATER HEATER
LT	LIGHT	W x H	WIDTH BY HEIGHT
MAX	MAXIMUM	WNDW	WINDOW
MECH	MECHANICAL	W/O	WITHOUT
MFR	MANUFACTURER	WP	WATERPROOF
MH	MANHOLE	WR	WATER RESISTANT
MIN	MINIMUM	WT	WEIGHT
MISC	MISCELLANEOUS		
MLDG	MOULDING		
MTD	MOUNTED		
MTL	METAL		

PROJECT SCOPE
3 STORY HOTEL BUILDING WITH 31 HOTEL ROOMS, 2 RESIDENTIAL UNITS AT THE UPPER LEVEL, AND AN UNDERGROUND PARKING GARAGE. EXISTING HOME AND OLD POST OFFICE BUILDING TO BE REMOVED.

PLANNING DATA
PROJECT COMMON ADDRESS:
1390 MAIN STREET
MONTARA, CA 94037
ASSESSOR'S PARCEL NUMBERS: 036-052-150
036-052-030
ZONING: C-1 / S-3 / DR

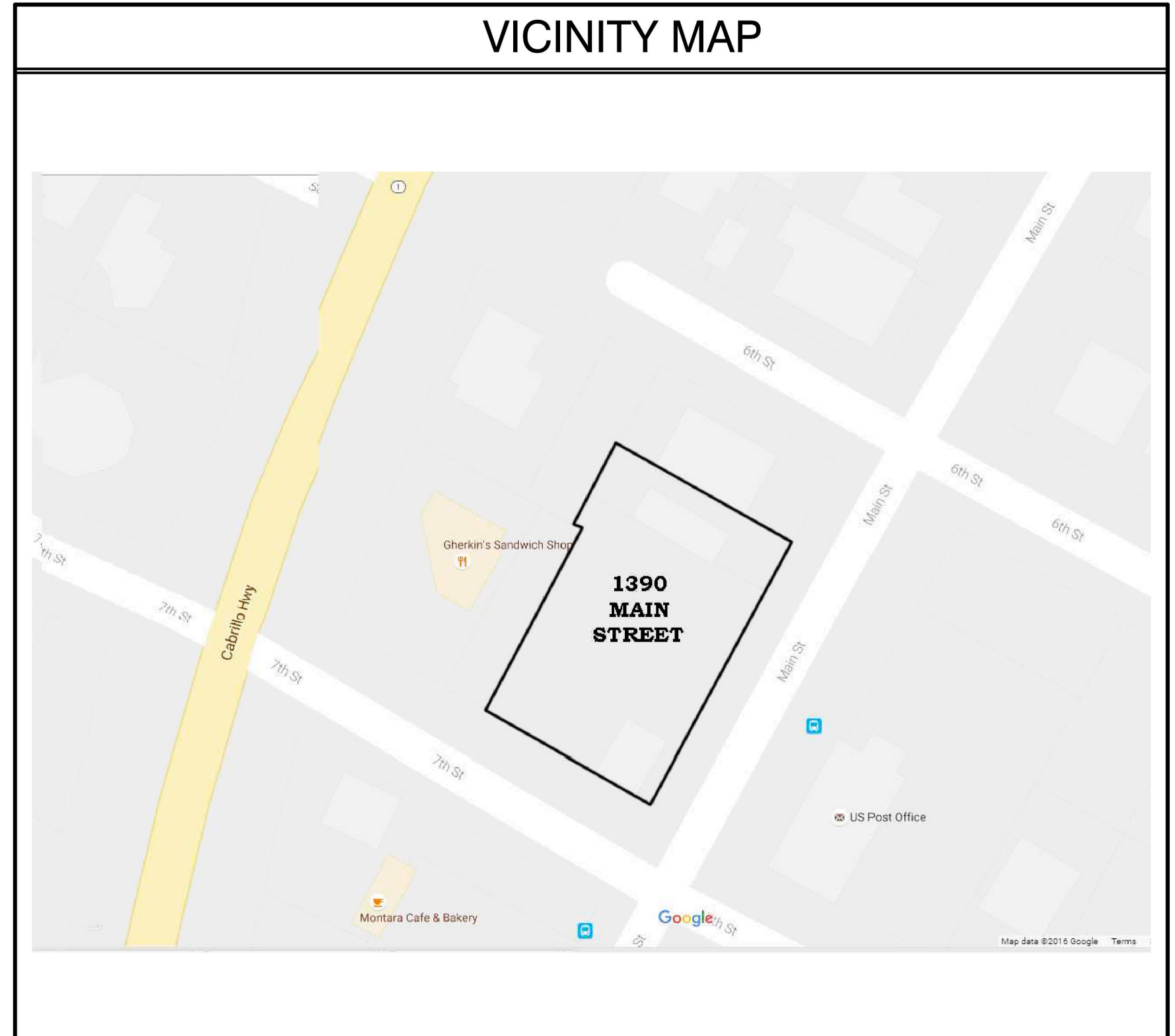
BUILDING CODE DATA
TYPE OF OCCUPANCY: R1/R3/U
CONSTRUCTION TYPE: VB
BEARING AND NON-BEARING WALLS (LESS THAN 5' FROM PROPERTY LINE): 1-HOUR
OPENINGS NOT PERMITTED LESS THAN 3' FROM PROPERTY LINE
NUMBER OF STORIES: 3 (INCLUDING BASEMENT)
ALL WORK TO CONFORM TO 2016 CBC, CFC, CPC, CMC, CEC, 2016 CALIFORNIA ENERGY CODE, AND 2016 CGBC

SYMBOLS

- SECTION CUT, DETAIL NUMBER SHEET ON WHICH IT OCCURS
- DETAIL NUMBER SHEET ON WHICH IT OCCURS
- REVISION CLOUD
- REVISION NUMBER
- GRIDLINE IDENTIFICATION
- DOWNSLOPE INDICATION
- SHOWER HEAD

PROJECT DIRECTORY

SERVICE	COMPANY	CONTACT	TELEPHONE
OWNER / APPLICANT		PAUL MCGREGOR	(650) 728-3176
DESIGN / DRAFTING / AGENT	BRIAN BRINKMAN DRAFTING & DESIGN	BRIAN BRINKMAN	(650) 922-7993
SURVEYOR	-	LOUIS ARATA	(650) 692-0927
ENGINEER	ROUNDHOUSE INDUSTRIES	MIKE O'CONNELL	(650) 303-0495



PROJECT INFORMATION

LOT SIZE	14,500 SF
(E) LOT COVERAGE	1,833 SF / 14,500 SF = 12.64%
(E) LANDSCAPED AREA	11,535 SF / 14,500 SF = 79.55%
(E) IMPERVIOUS PAVING	1,132 SF / 14,500 SF = 7.81%
(E) TOTAL IMPERVIOUS SURFACES	2,965 SF / 14,500 SF = 20.45%
(N) LOT COVERAGE	7,213 SF / 14,500 SF = 49.74%
(N) IMPERVIOUS PAVING (CONCRETE)	2,777 SF / 14,500 SF = 19.15%
(N) TOTAL IMPERVIOUS SURFACES	9,990 SF / 14,500 SF = 68.90%
(N) LANDSCAPED AREA	4,510 SF / 14,500 SF = 31.10%
(N) GARAGE LEVEL AREA	6,732 SF
(N) FIRST LEVEL HOTEL AREA	6,664 SF
(N) FIRST LEVEL HOTEL DECK AREA	376 SF
(N) SECOND LEVEL HOTEL AREA	6,065 SF
(N) SECOND LEVEL HOTEL DECK AREA	766 SF
(N) TOTAL HOTEL AREA (NOT GARAGE)	12,729 SF
(N) TOTAL HOTEL DECK AREA	1,142 SF
(N) TOTAL FLOOR AREA (WITH GARAGE AND ALL DECKS)	20,603 SF

DRAWING INDEX

ARCHITECTURAL / CIVIL
A0.0 TITLE SHEET
A0.1 3D VIEWS
A0.2 PROPOSED PERSPECTIVES
C0.01 ORIGINAL TOPOGRAPHIC SURVEY
C1.01 GRADING & DRAINAGE PLAN
A1.1 ARCHITECTURAL SITE PLAN
A1.2 LANDSCAPE PLAN
A2.1 GARAGE LEVEL PLAN
A2.2 FIRST FLOOR PLAN
A2.3 SECOND FLOOR PLAN
A2.4 ROOF PLAN
A3.1 EAST AND WEST ELEVATIONS
A3.2 NORTH AND SOUTH ELEVATIONS
A3.3 PROPOSED SECTIONS

PARKING CALCULATIONS

15 PARKING SPACES PROVIDED PER THE PROPOSED PROJECT

HOTEL - 22 ROOMS
FOR HOTELS, 1 PARKING SPACE REQUIRED PER 4 HOTEL ROOMS
22 ROOMS / 4 = 5.5 = 6 REQD SPACES

6 REQD SPACES FOR PROJECT / 15 PROVIDED

PROJECT NOTES

* FIRE SPRINKLERS REQUIRED UNDER A SEPARATE PERMIT.

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0	8/5/2016	PLANNING SUBMITTAL
1	1/30/2019	REDUCED SIZE DESIGN CONCEPT
2	8/30/2019	PLANNING RESUBMITTAL SET
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PROJECT SCOPE:
BUILD (N) 2-STORY 22-ROOM HOTEL W/ UNDERGROUND PARKING GARAGE

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NEW 22-ROOM HOTEL : AARON'S INN

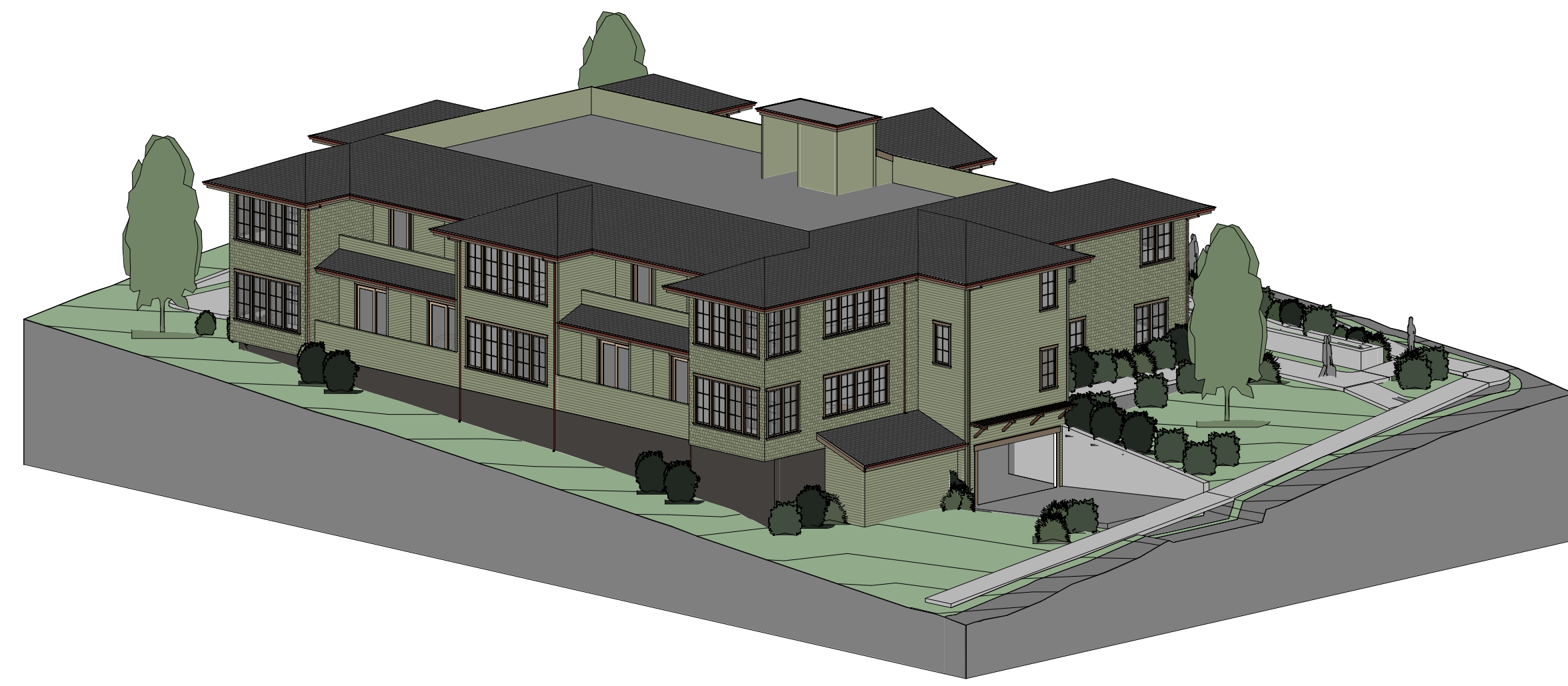
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1390 MAIN STREET MONTARA, CA 94037

SHEET TITLE
TITLE SHEET

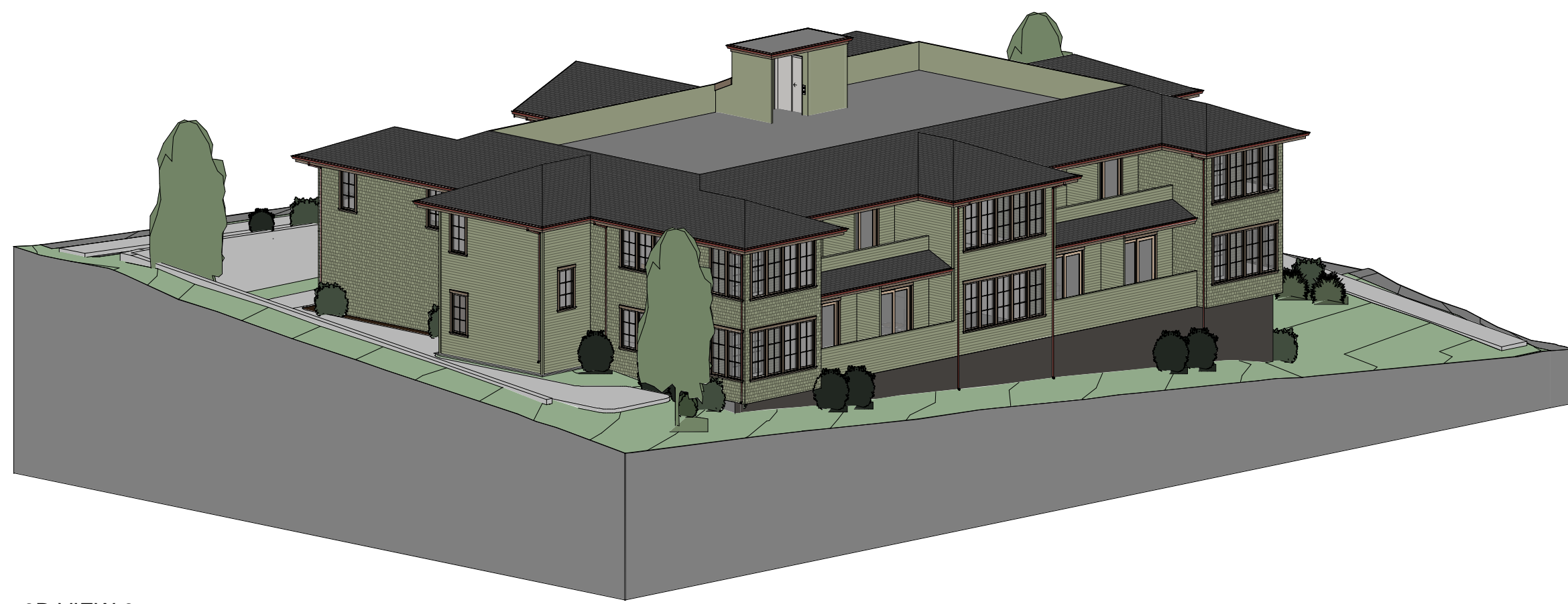
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A0.0



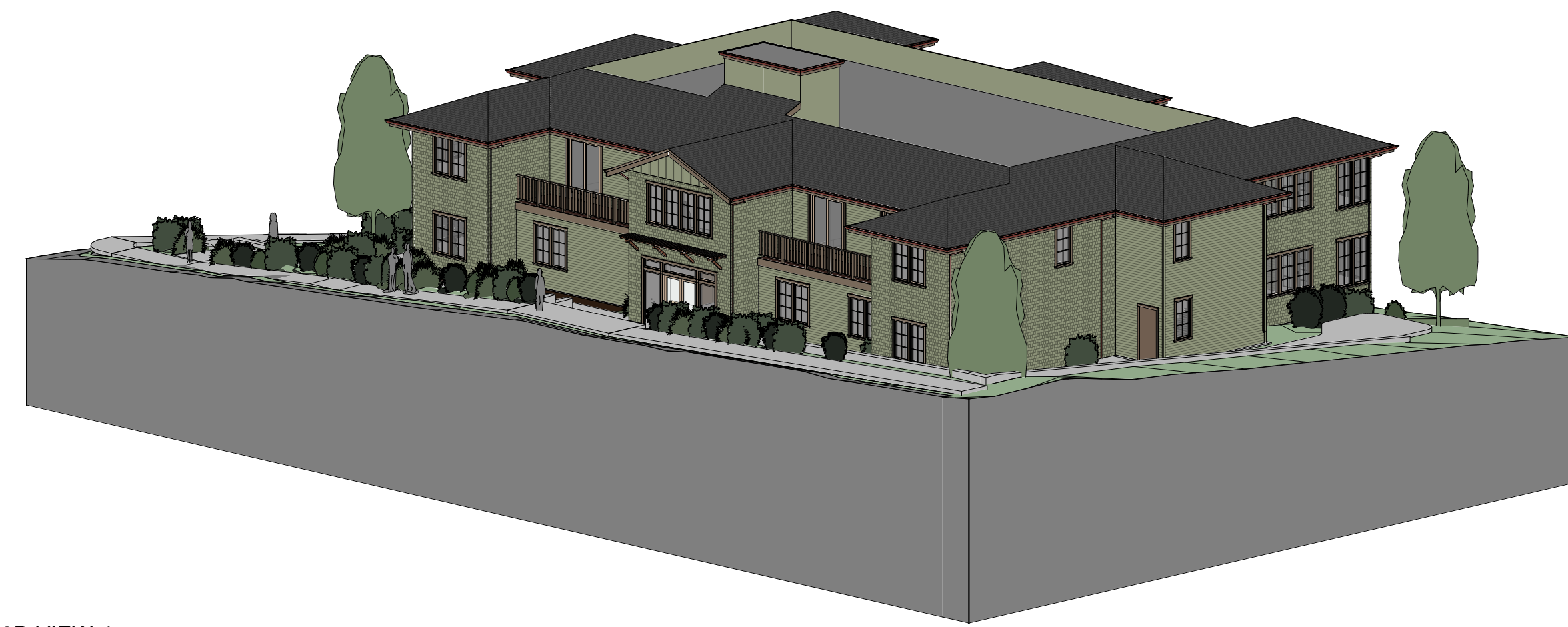
① 3D VIEW 1



② 3D VIEW 2



③ 3D VIEW 3



④ 3D VIEW 4



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PROJECT SCOPE:
BUILD (N) 2-STORY 22-ROOM
HOTEL W/ UNDERGROUND
PARKING GARAGE

SHEET TITLE
3D VIEWS

SHEET
A0.1



PERSPECTIVE VIEW - STREET VIEW 1



PERSPECTIVE VIEW - STREET VIEW 2



PERSPECTIVE VIEW - STREET VIEW 3

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SHEET TITLE
**PERSPECTIVE
VIEWS**

LEGEND:

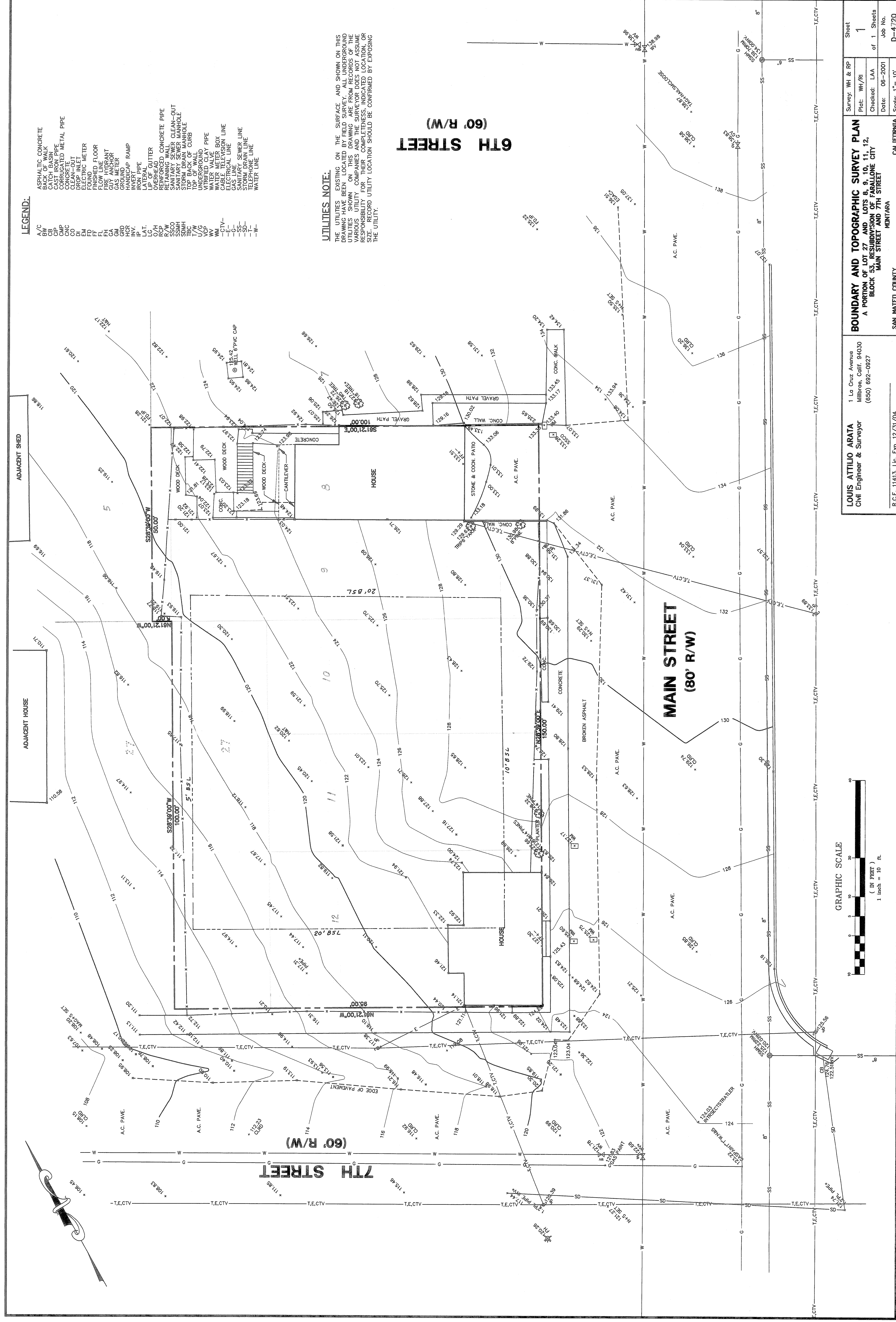
- A/C ASPHALTIC CONCRETE
- BW BACK OF WALK
- CHP CAST IRON PIPE
- CMP CORRUGATED METAL PIPE
- CNC CONCRETE
- D DROP INLET
- EM ELECTRIC METER
- FD FOUND FLOOR
- FL FLOW LINE
- FF FIRE HYDRANT
- GH GAS ANCHOR
- GA GAS ANCHOR
- GRD GROUND
- HCR HANDICAP RAMP
- IPV IRON PIPE
- LAT. LATERAL
- LG LIP OF GUTTER
- LI LATERAL
- R/C REINFORCED CONCRETE PIPE
- R/W RETAINING WALL
- SSCO SANITARY SEWER CLEAN-OUT
- SMW SANITARY SEWER MANHOLE
- SMH STORM DRAIN MANHOLE
- TBC TOP BACK OF CURB
- T/W TOP OF WALL
- V/V VITRIFIED CLAY PIPE
- VPD WATER VALVE
- WM WATER METER BOX
- WV WATER VALVE
- ELECTRICAL LINE
- G GAS LINE
- S- SANITARY SEWER LINE
- T- TELEPHONE LINE
- W- WATER LINE

UTILITIES NOTE:
 THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS PLAN HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES HAVE BEEN LOCATED BY FIELD SURVEY. THE SURVEYOR DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

6TH STREET (60' R/W)

MAIN STREET (80' R/W)

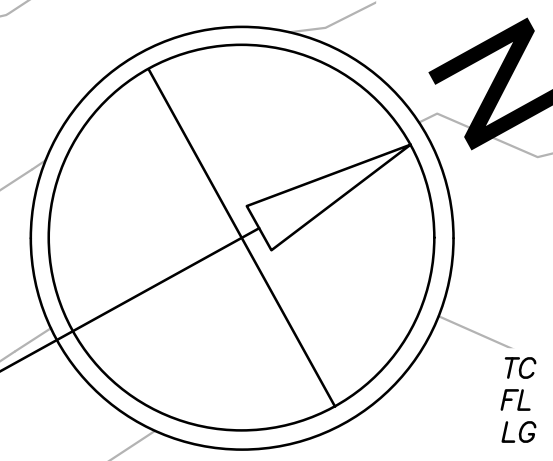
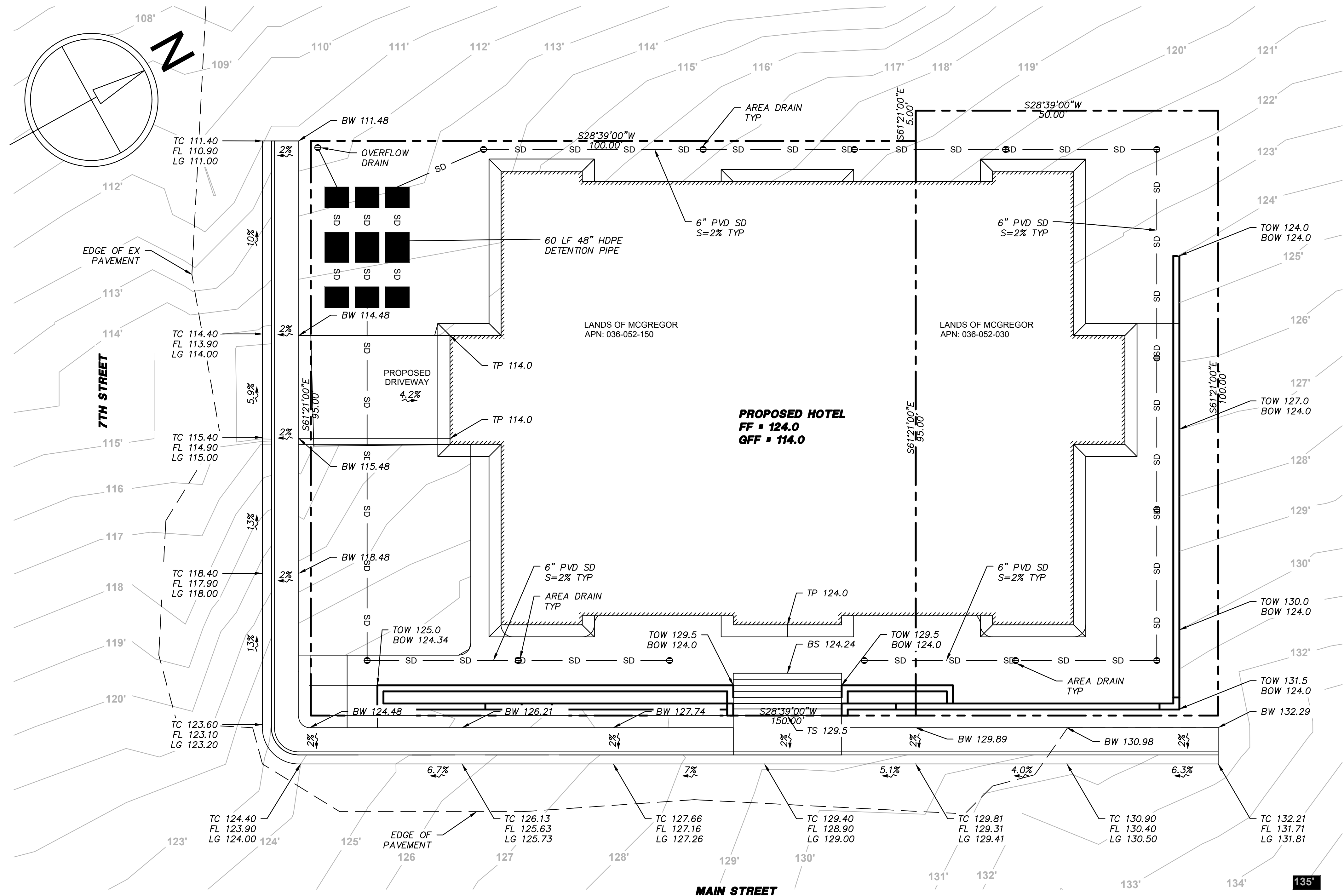
7TH STREET (60' R/W)



GRAPHIC SCALE
 (IN FEET)
 1 inch = 10 ft

Survey: WH & RP Plot: WH/RI Checked: LAA Date: 06-2001 Scale: 1" = 10'		Sheet 1 of 1 Sheets Job No. D-4720
BOUNDARY AND TOPOGRAPHIC SURVEY PLAN A PORTION OF LOT 27 AND LOTS 8, 9, 10, 11, 12, BLOCK 53, RESUBDIVISION OF FARALLONE CITY MAIN STREET AND 7TH STREET		
LOUIS ATTILIO ARATA Civil Engineer & Surveyor 1 La Cruz Avenue Milbrae, Calif. 94030 (650) 692-0927		SAN MATEO COUNTY MONTARA CALIFORNIA
R.C.E. 11413, Lic. Exp. 12/31/04		

4720



ROUND HOUSE INDUSTRIES, INC.
 900 ROSITA ROAD
 PACIFICA, CA 94044
 650.303.0495

PRELIMINARY GRADING AND DRAINAGE PLAN

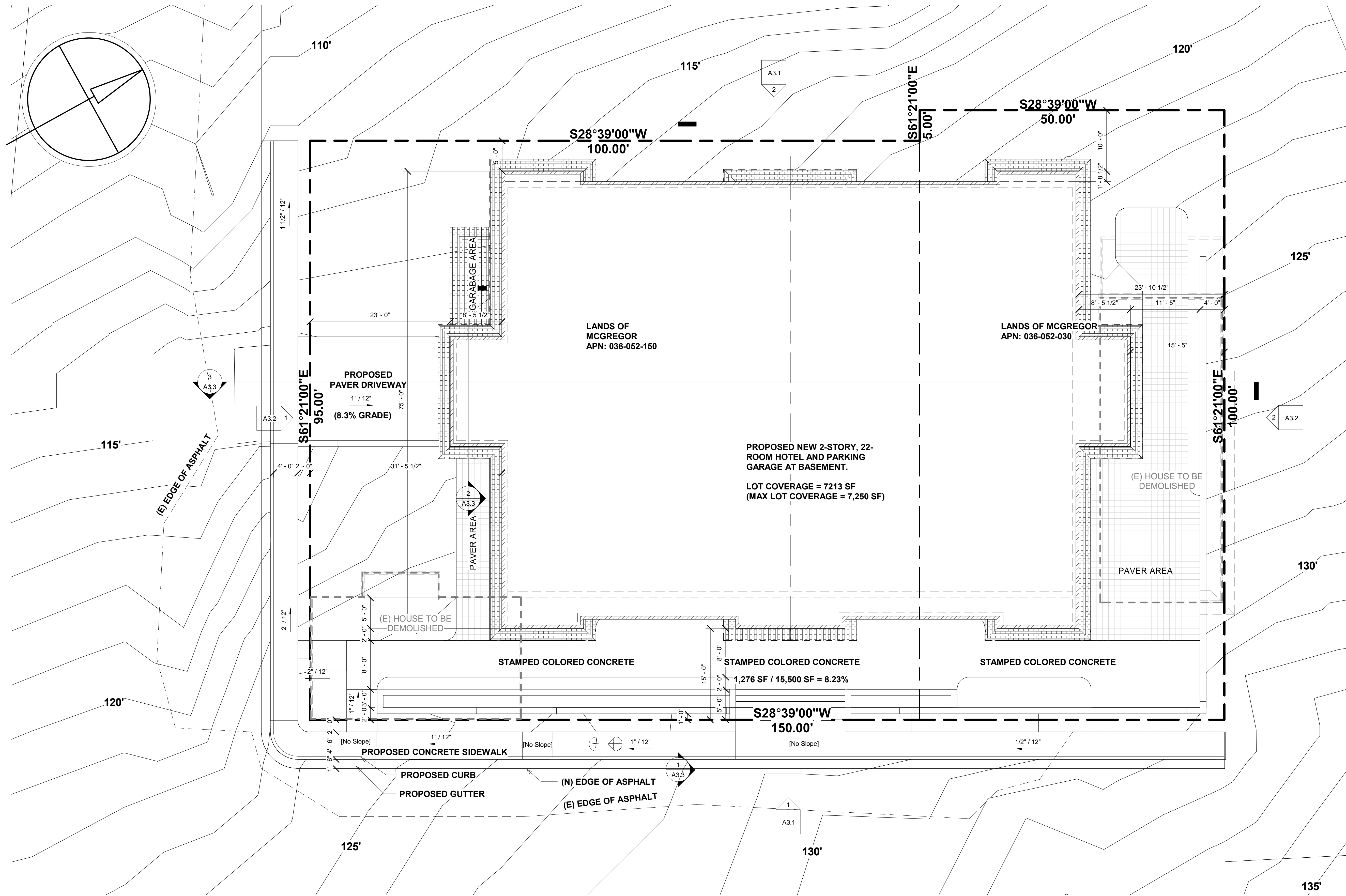
No.	Revisions	Approved

PAUL MACGREGOR
 MONTARA HOTEL
 MONTARA, CA

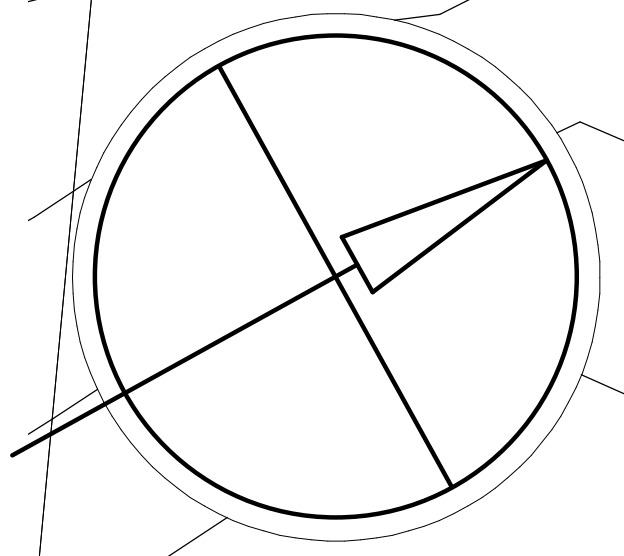


DATE: 8.3.16
 SCALE: 1"=10'
 DRAWN: MO
 JOB NO: 2016-031

SHEET
C1.01



1 SITE PLAN
1/8" = 1'-0"



BRIAN BRINKMAN
DRAFTING & DESIGN, INC.
B-B-D
1690 Francisco Blvd.
Pacific, CA 94044
(650) 922-7993



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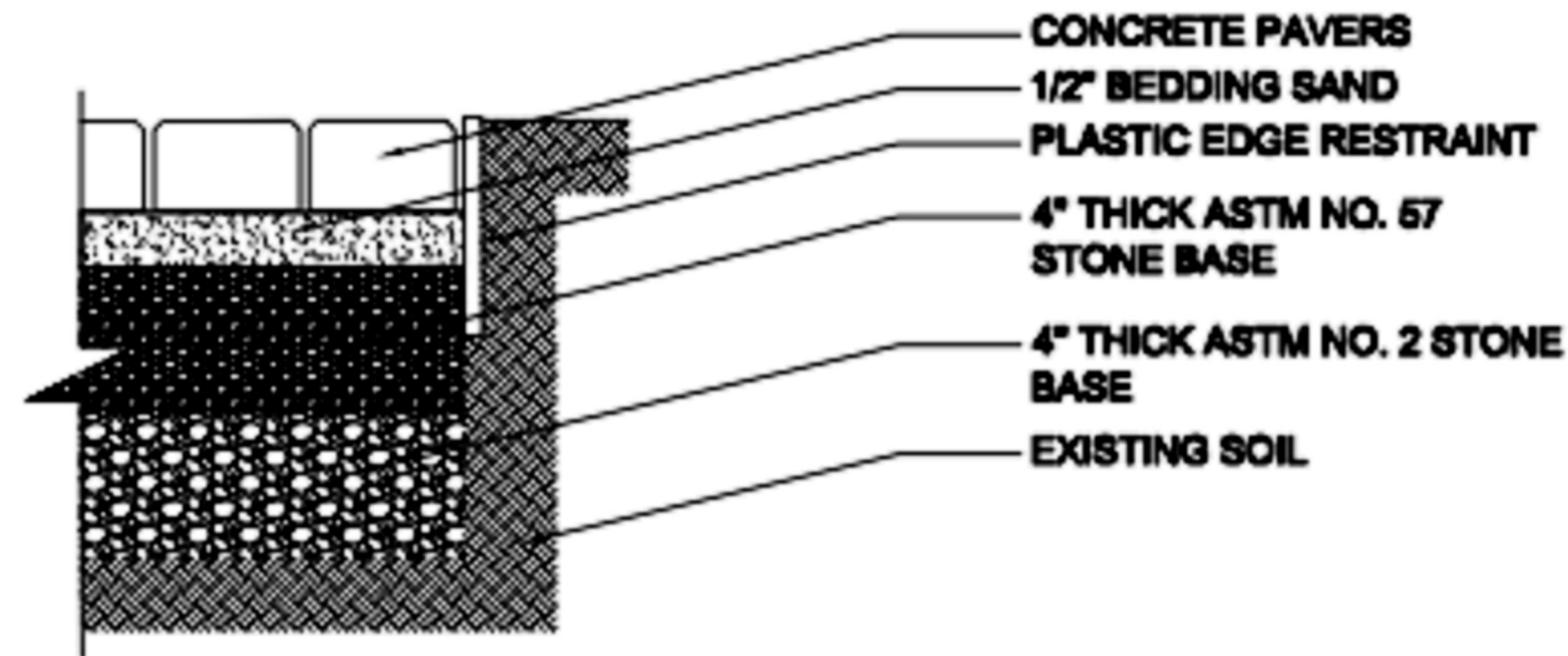
PROJECT ADDRESS:
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MONTARA, CA 94037**

PROJECT SCOPE:
BUILD (N) 2-STORY 22-ROOM
HOTEL W/ UNDERGROUND
PARKING GARAGE

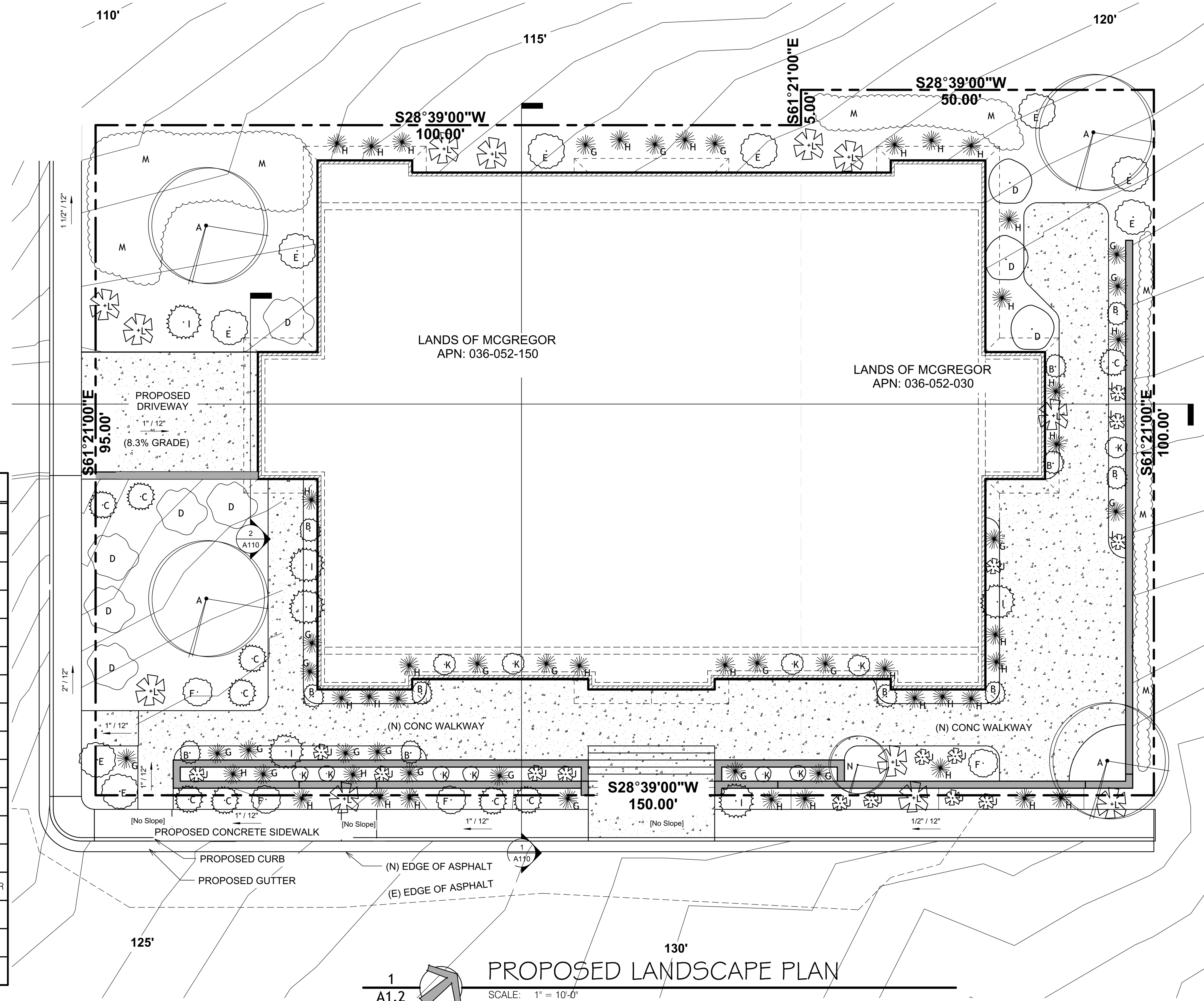
SHEET TITLE
**ARCHITECTURAL
SITE PLAN**

SHEET
A1.1

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PAVER DETAIL



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	PLANT TYPE
A	PITOSPORUM CRASSIFOLIUM	KARO	TREE / SHRUB
B	CEANOTHUS CYANEUS 'GENTIAN PLUME'	GENTIAN PLUME	SHRUB
C	RHODODENDRON X 'BUZZER BEATER'	BUZZER BEATER	SHRUB
D	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	SHRUB
E	ARCTOSTAPHYLOS DENSIFLORA 'HOWARD McMINN'	'HOWARD McMINN' MANZANITA	SHRUB
F	COLEONEMA PULCHELLUM 'SUNSET GOLD'	GOLDEN BREATH OF HEAVEN	SHRUB
G	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	GRASS
H	CHONDRPETALUM TECTORUM	SMALL CAPE RUSH	GRASS
I	RIBES SANGINEUM	'CLAREMONT'	SHRUB
J	SALVIA 'BEE'S BLISS'	BEE'S BLISS SAGE	PERENNIAL
K	IRIS DOUGLASIANA 'CANYON SNOW'	CANYON SNOW IRIS	PERENNIAL
L	PHORMIUM 'PINK STRIPE'	'PINK STRIPE' NEW ZEALAND FLAX	PERENNIAL
M	CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	CARMEL CEANOTHUS	GROUND COVER
N	ACER PALMATUM	JAPANESE MAPLE	TREE
O			
P			

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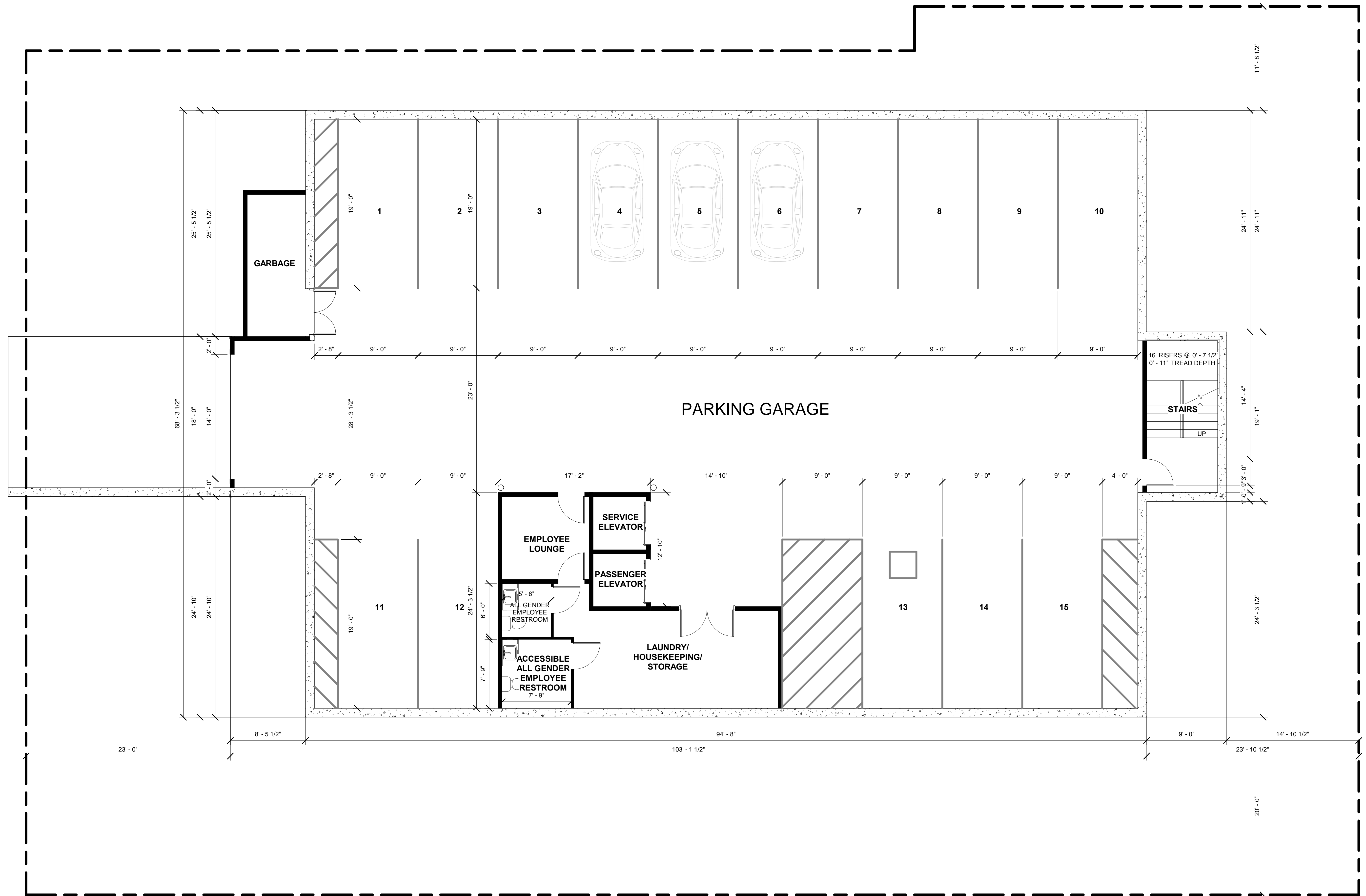
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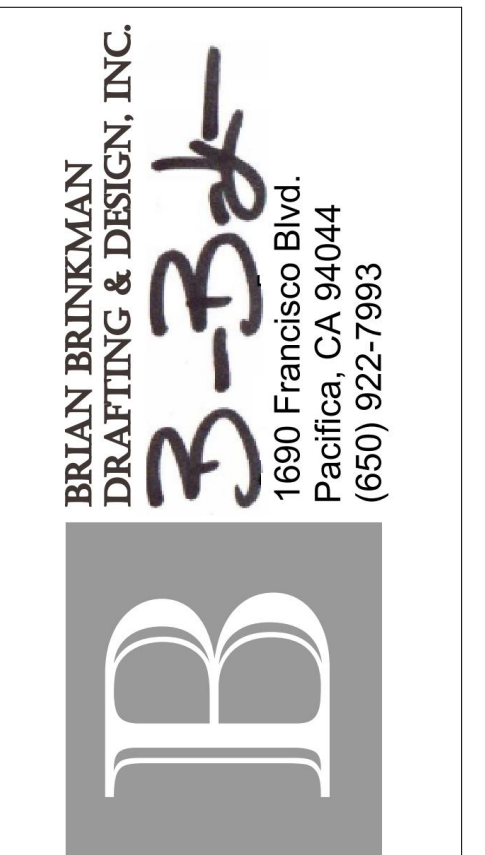
PROJECT ADDRESS:
**1390 MAIN STREET
MONTARA, CA 94037**

SHEET TITLE
**LANDSCAPE
PLAN**

SHEET
A1.2



1 GARAGE LEVEL FLOOR PLAN
3/16" = 1'-0"



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HOTEL W/ UNDERGROUND
PARKING GARAGE**

SHEET TITLE
**GARAGE LEVEL
PLAN**

SHEET
A2.1



1ST FLOOR BUILDING AREA: 6825 SQFT.
 1ST FLOOR DECK AREA: 218 SQFT.
 TOTAL 1ST FLOOR (BUILDING + DECK)
 AREA: 7043 SQFT.

1 FIRST FLOOR PLAN
 3/16" = 1'-0"



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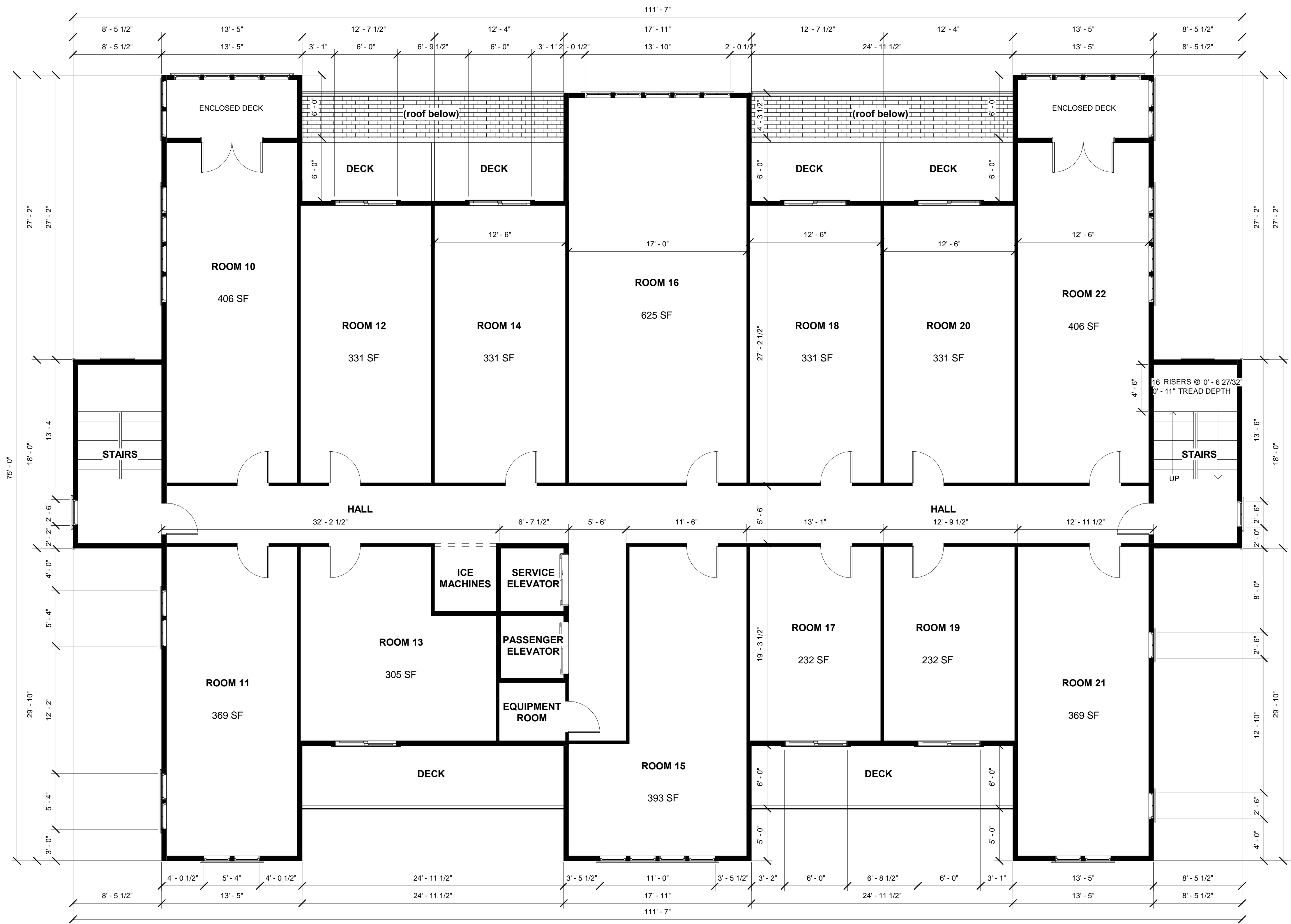
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PROJECT SCOPE:
 BUILD (N) 2-STORY 22-ROOM
 HOTEL W/ UNDERGROUND
 PARKING GARAGE

SHEET TITLE
**FIRST FLOOR
 PLAN**

SHEET
A2.2

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1 SECOND FLOOR PLAN
3/16" = 1'-0"

3RD FLOOR BUILDING AREA: 6226 SQFT.
3RD FLOOR DECK AREA: 599 SQFT.
TOTAL 3RD FLOOR (BUILDING + DECK)
AREA: 6825 SQFT.



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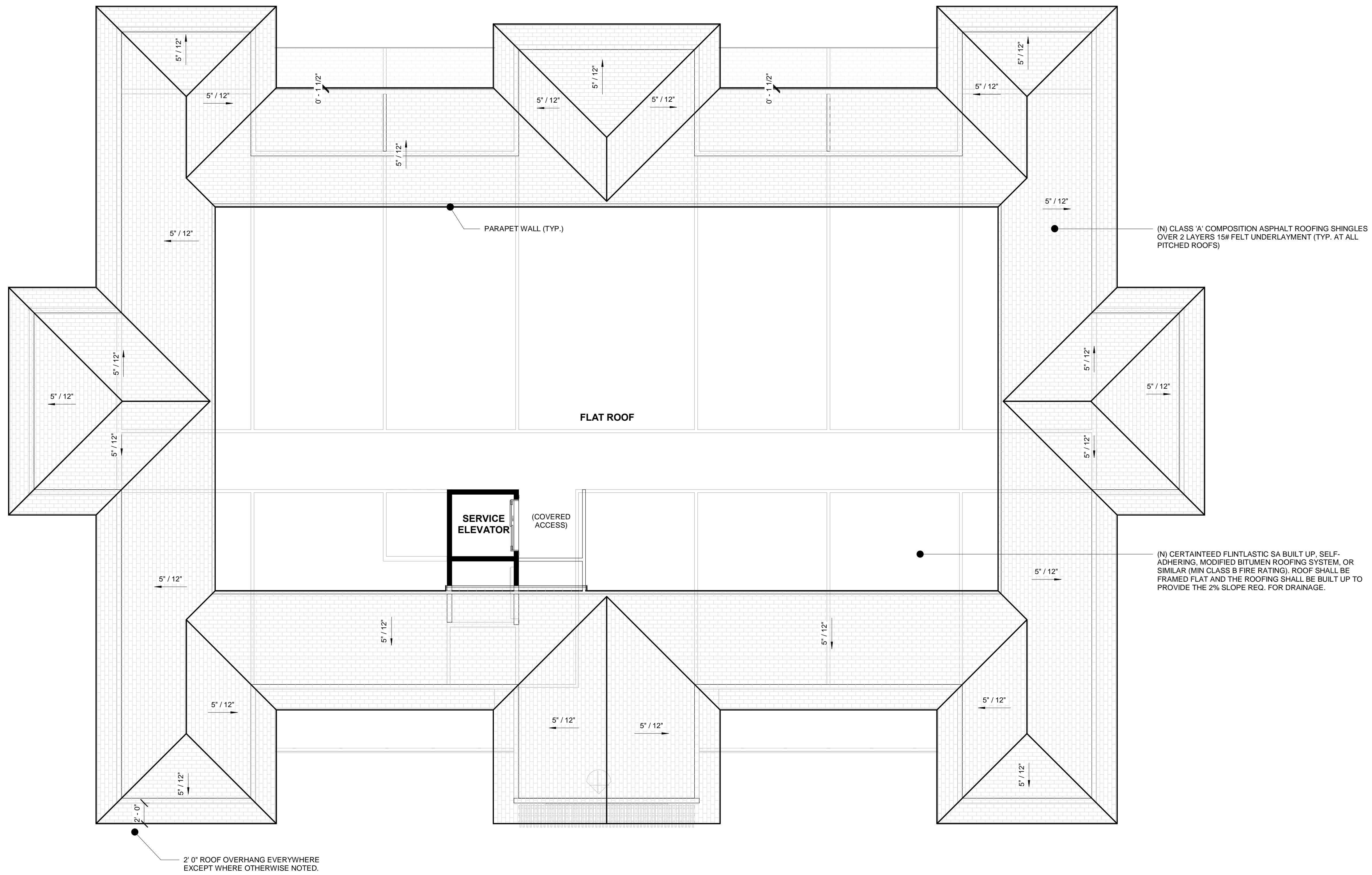
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SHEET TITLE
**SECOND FLOOR
PLAN**

SHEET
A2.3



1 ROOF PLAN
3/16" = 1'-0"



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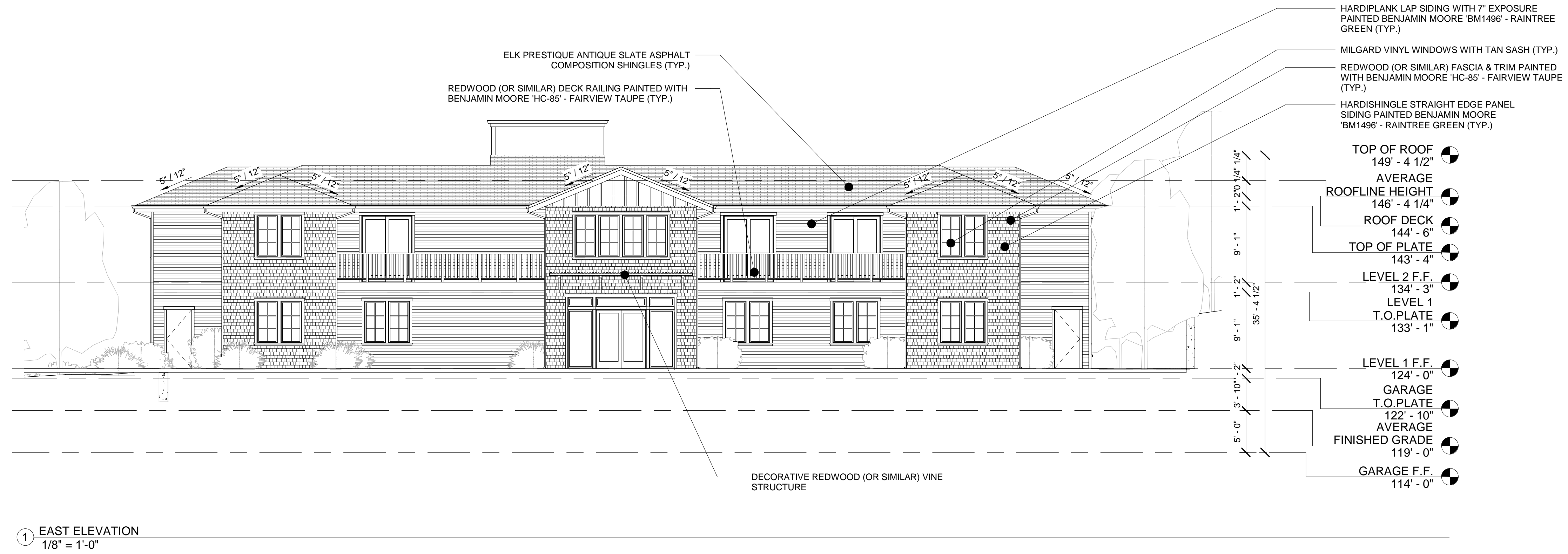
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 PARKING GARAGE

PROJECT TITLE:
ROOF PLAN

SHEET
A2.4



① EAST ELEVATION
1/8" = 1'-0"



② WEST ELEVATION
1/8" = 1'-0"

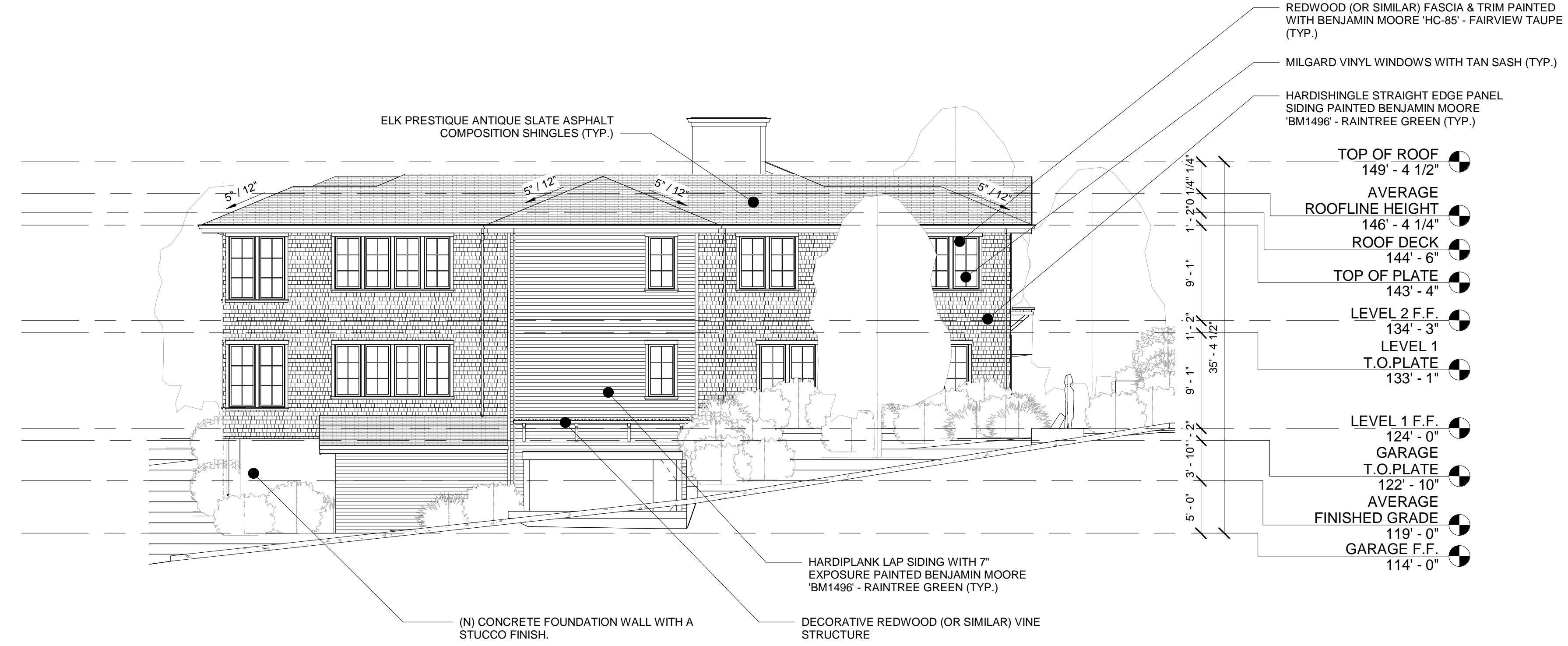
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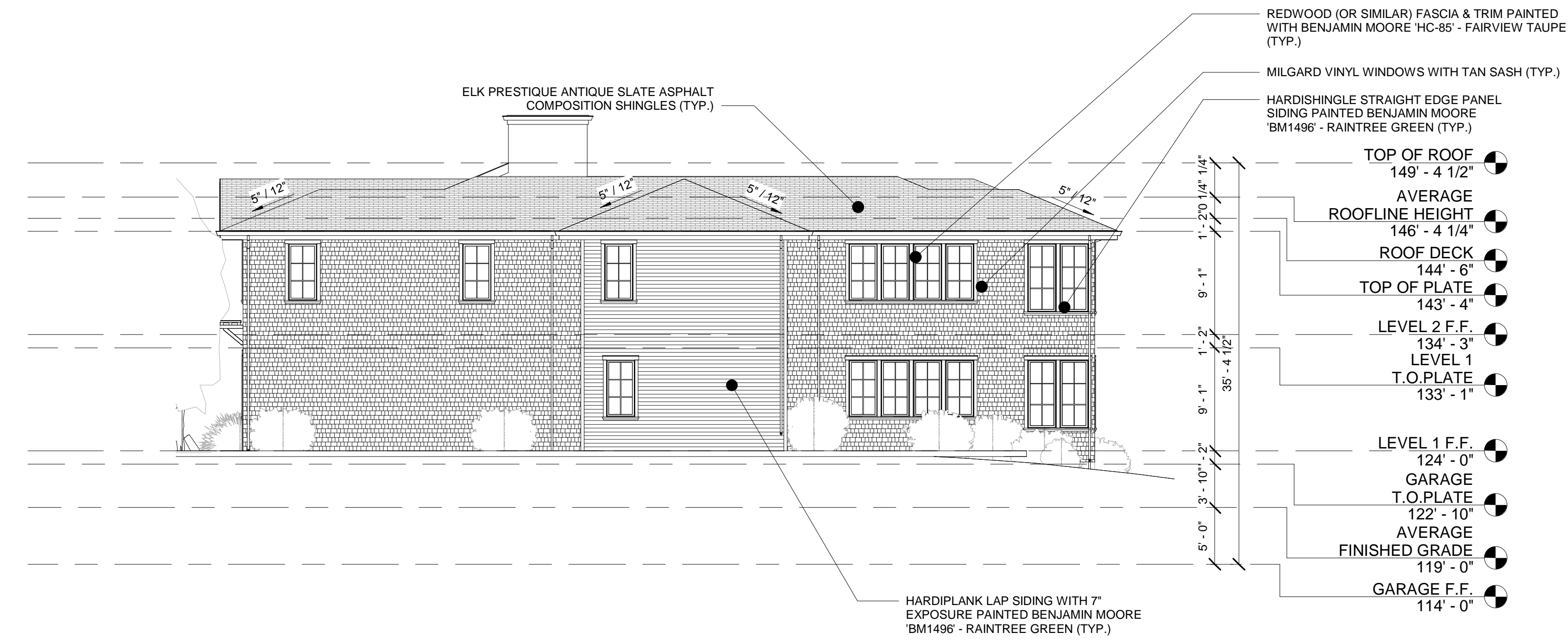
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SHEET TITLE
**EAST AND WEST
ELEVATIONS**



① SOUTH ELEVATION
1/8" = 1'-0"



② NORTH ELEVATION
1/8" = 1'-0"

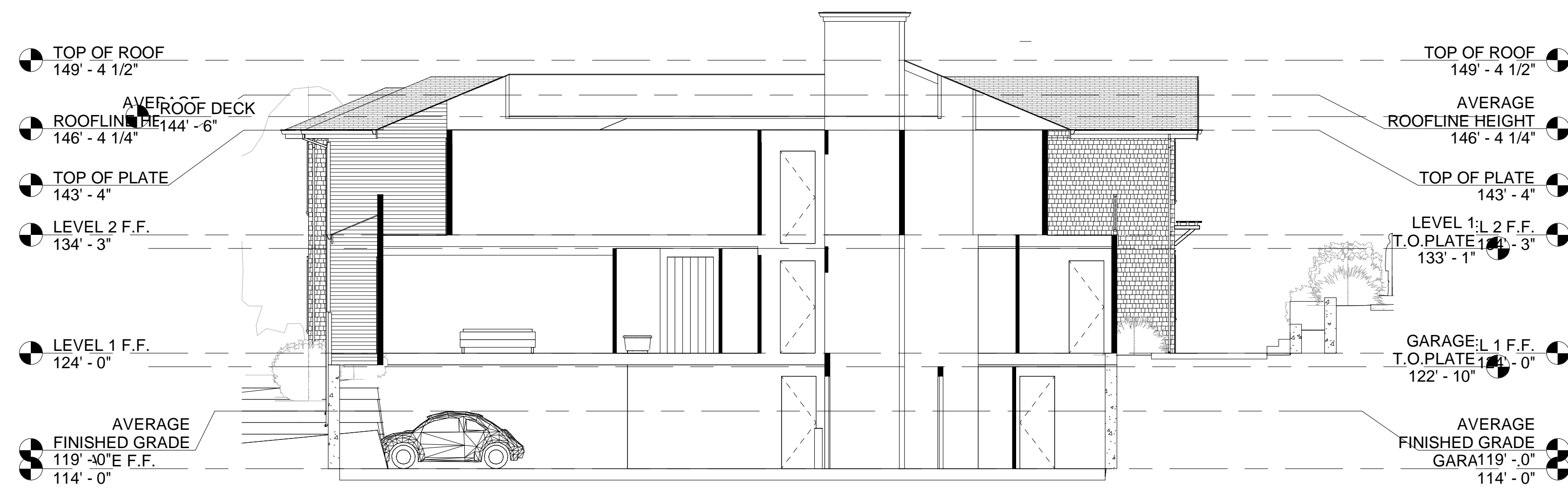
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**NEW 22-ROOM HOTEL :
AARON'S INN**

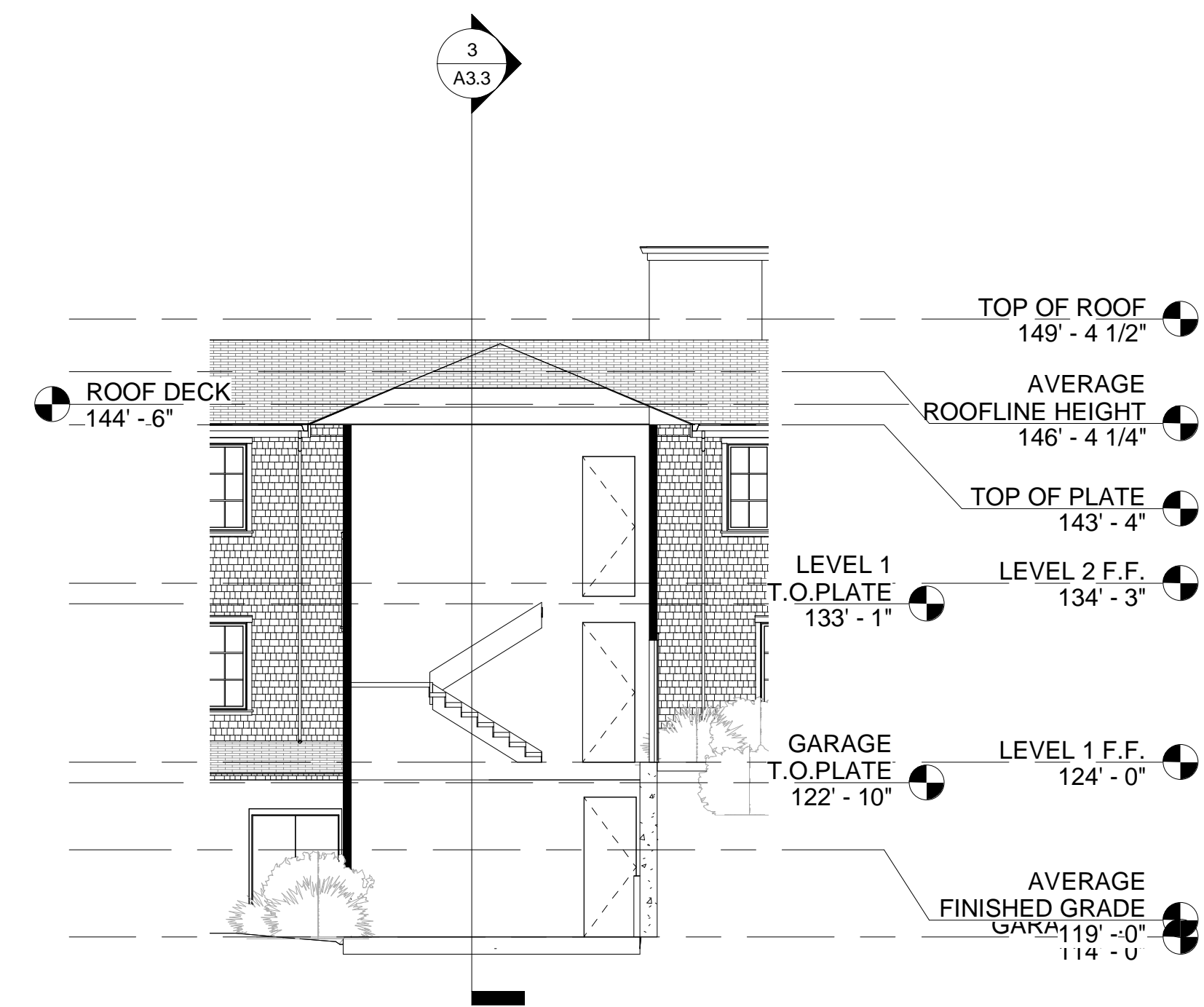
PROJECT ADDRESS:
**1390 MAIN STREET
MONTARA, CA 94037**

PROJECT SCOPE:
BUILD (N) 2-STORY 22-ROOM
HOTEL W/ UNDERGROUND
PARKING GARAGE

SHEET TITLE
**NORTH AND
SOUTH
ELEVATIONS**



1 EAST/WEST SECTION
1/8" = 1'-0"



2 STAIRWELL SECTION
1/8" = 1'-0"



3 NORTH/SOUTH SECTION
1/8" = 1'-0"



REV	DATE	DESCRIPTION
0	8/5/2016	PLANNING SUBMITTAL
1	1/30/2019	REDUCED SIZE DESIGN CONCEPT
2	8/30/2019	PLANNING RESUBMITTAL SET
3	9/11/2019	PLANNING RESUBMITTAL

PROJECT SCOPE:
BUILD (N) 2-STORY 22-ROOM
HOTEL W/ UNDERGROUND
PARKING GARAGE

PROJECT NAME:
**NEW 22-ROOM HOTEL :
AARON'S INN**
PROJECT ADDRESS:
**1390 MAIN STREET
MONTARA, CA 94037**

SHEET TITLE
**PROPOSED
SECTIONS**

SHEET
A3.3