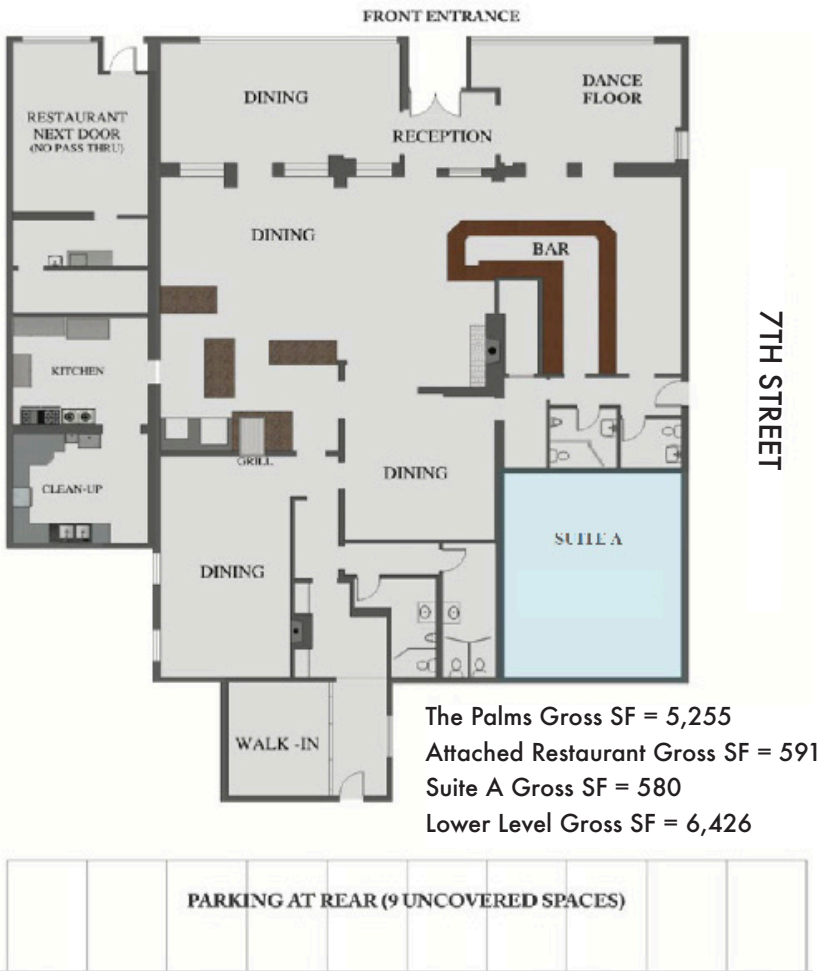


# CURRENT FLOOR PLAN

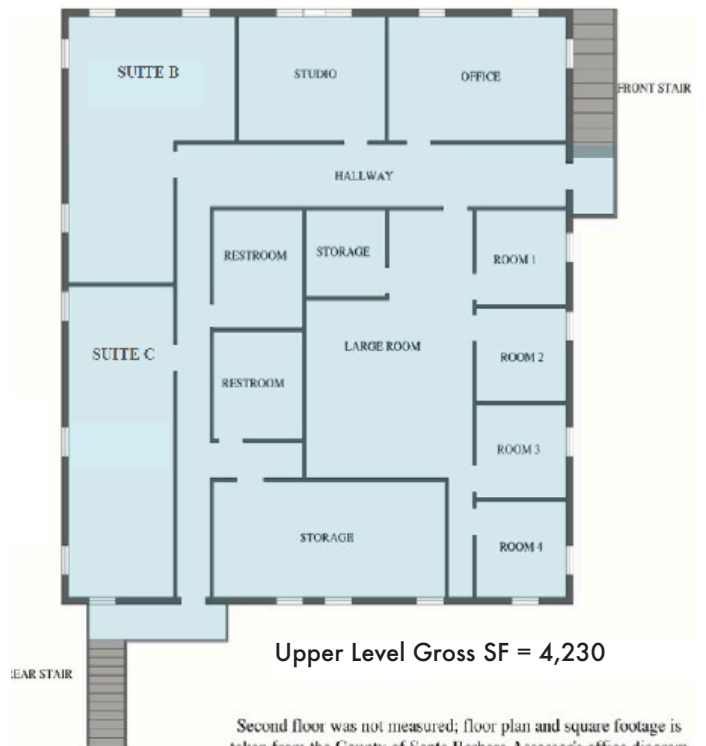
## ENTRY LEVEL

LINDEN AVENUE



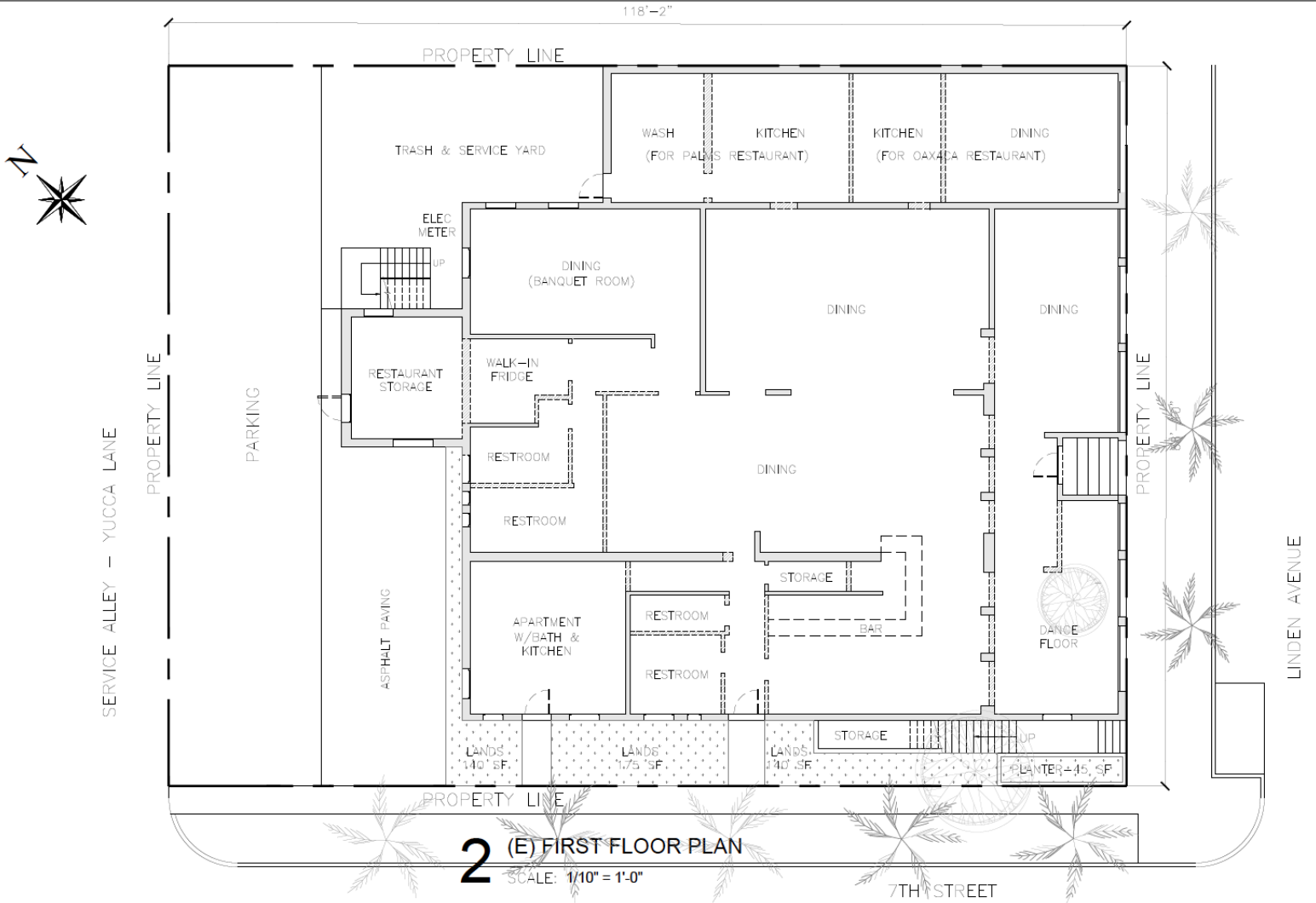
## UPPER LEVEL

■ = COMMERCIAL    ■ = LODGING



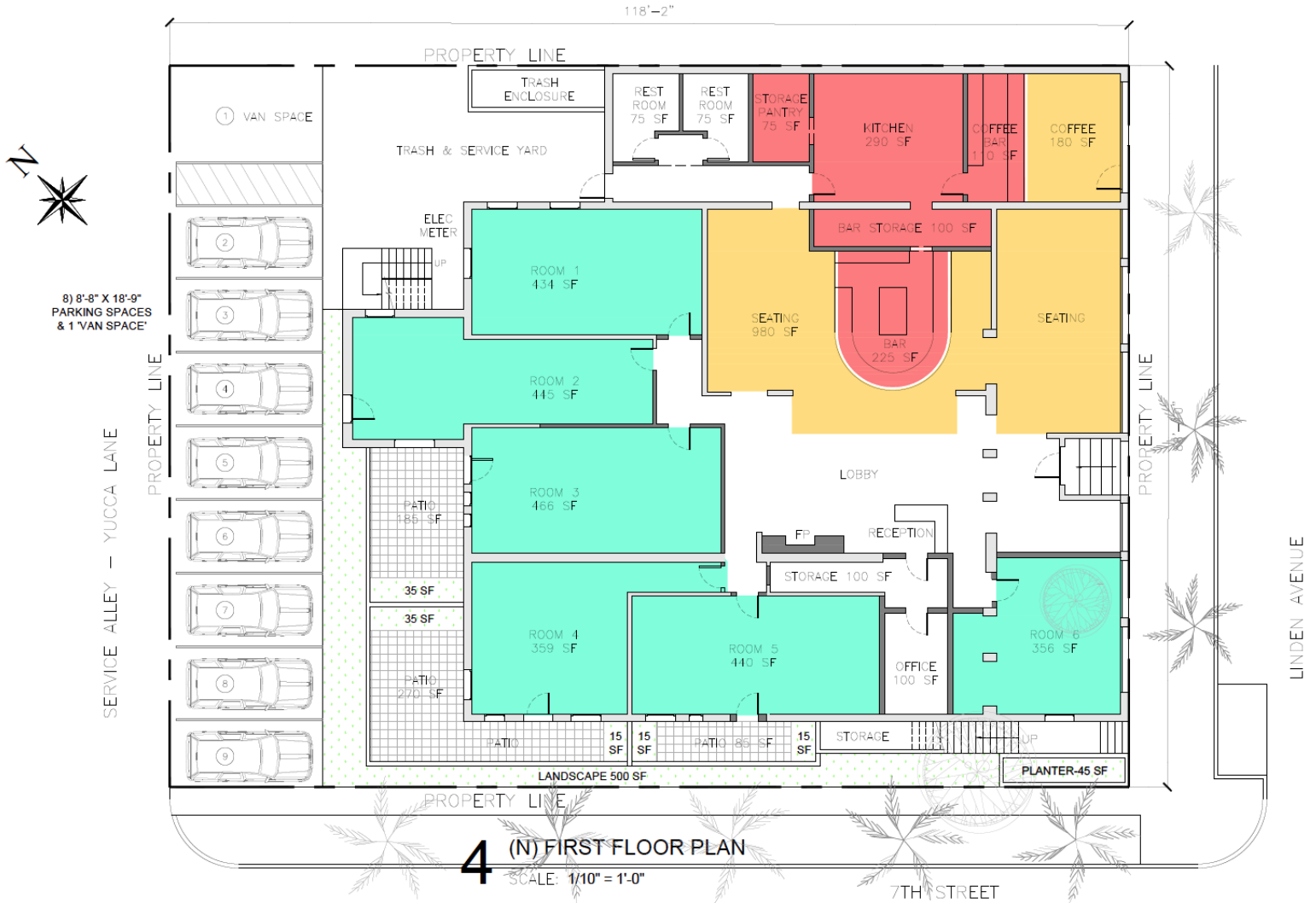
701 Linden Avenue  
Carpinteria, CA 93013

# BOUTIQUE HOTEL: CURRENT FLOOR PLAN



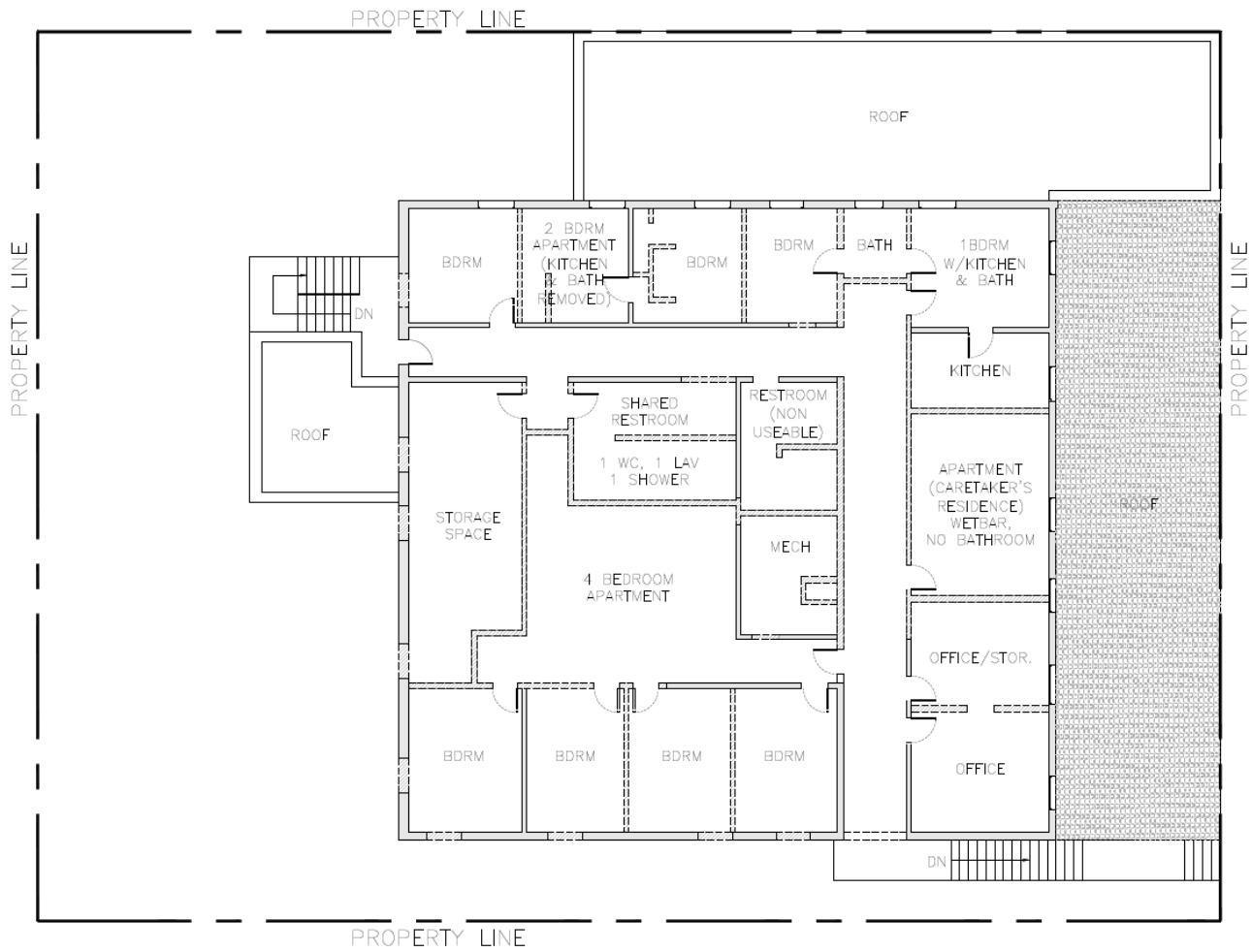
701 Linden Avenue  
Carpinteria, CA 93013

# BOUTIQUE HOTEL: 1ST FLOOR CONVERSION



701 Linden Avenue  
Carpinteria, CA 93013

# BOUTIQUE HOTEL: CURRENT FLOOR PLAN



**1** (E) SECOND FLOOR PLAN  
SCALE: 1/10" = 1'-0"

701 Linden Avenue  
Carpinteria, CA 93013



KOGEVINAS  
LUXURY PROPERTIES



KEN SWITZER  
EXPERT REAL ESTATE  
SERVICE AND ANALYSIS

# BOUTIQUE HOTEL: 2ND FLOOR CONVERSION

## EXISTING SITE COVERAGE

- BLDG FOOTPRINT 6820 SF
- HARDSCAPE 3156 SF
- LANDSCAPE 505 SF

## PROPOSED SITE COVERAGE

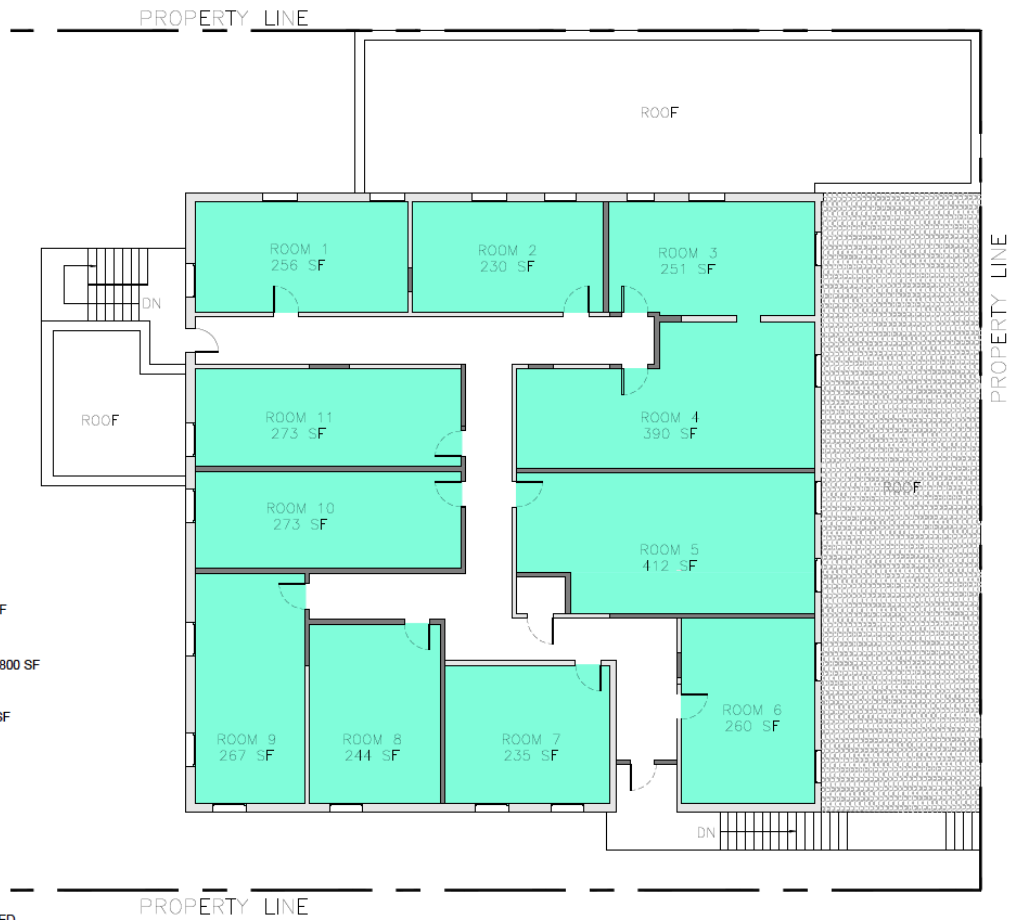
- BLDG FOOTPRINT 6820 SF
- HARDSCAPE 2945 SF
- LANDSCAPE 660 SF

## BLDG AREA

- 1ST FLOOR
- 6820 SF GROSS
- 6290 SF NET
- 2ND FLOOR
- 4295 SF GROSS
- 3990 SF NET

## LEGEND

- (E) WALLS TO REMAIN
- (N) WALLS
- EXISTING LANDSCAPING - 505 SF
- PROPOSED LANDSCAPING - 660 SF
- CAFE / COFFEE - KITCHEN / BAR - 800 SF
- CAFE / COFFEE - SEATING - 1160 SF
- 17 HOTEL ROOMS - 5850 SF
- ADDITIONAL S.F. AREA - N.A.
- EXISTING WALLS TO BE DEMO'ED
- WINDOWS, DOORS AND BUILT-IN MILLWORK TO BE DEMO'ED
- SMOKE & CARBON MONOXIDE DETECTORS
- DOOR & WINDOW SCHEDULE KEYS



## 3 (N) SECOND FLOOR PLAN

SCALE: 1/10" = 1'-0"

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