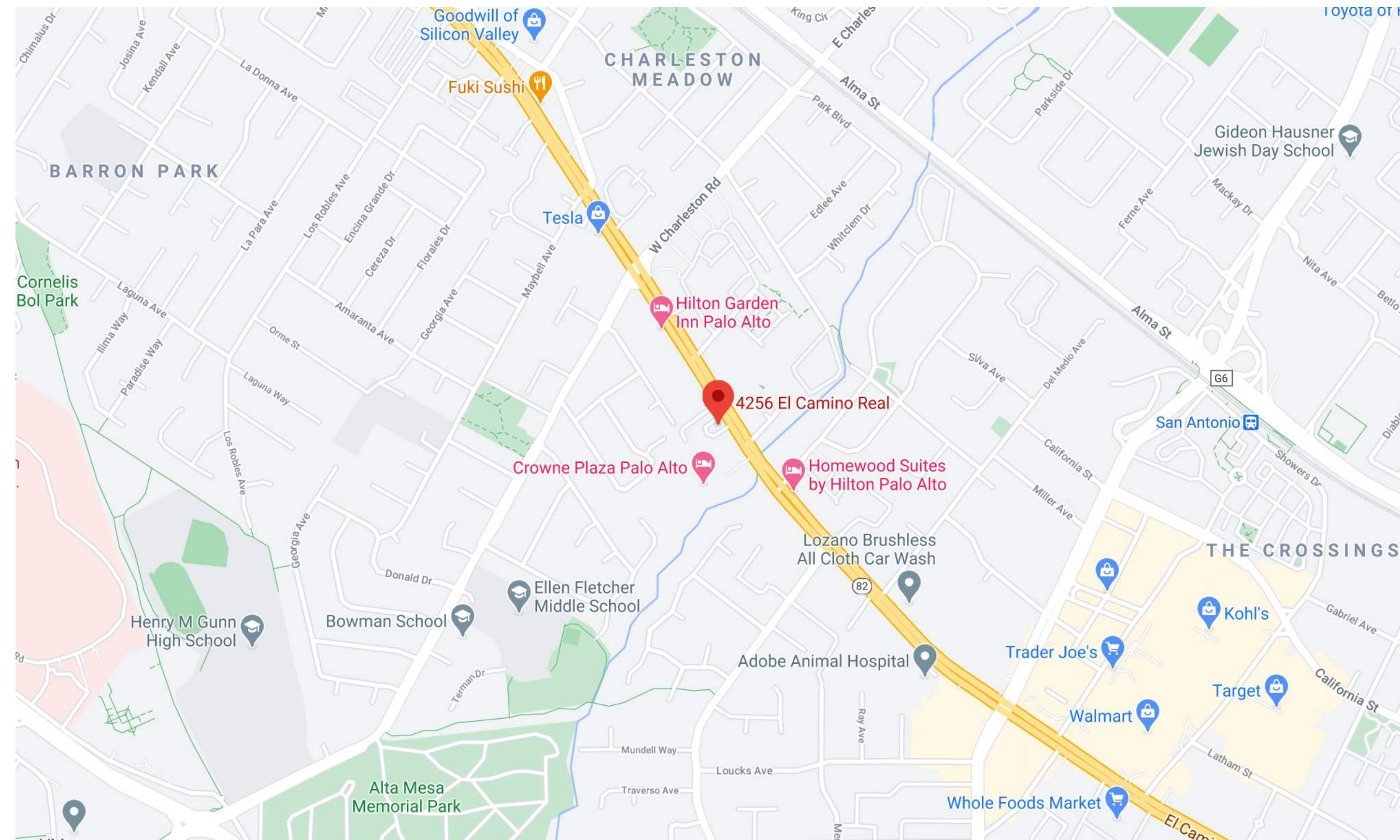


VICINITY MAP



PROJECT SUMMARY

THE PROJECT IS LOCATED AT 4256 EL CAMINO REAL, ALONG PALO ALTO'S HOTEL CORRIDOR. THE SITE IS ZONED CS. THE SCOPE INCLUDES: DEMOLISH EXISTING SINGLE STORY RESTAURANT AND SURFACE PARKING AND CONSTRUCT A FIVE-STORY, TYPE III-B CONSTRUCTION, 96-ROOM HOTEL WITH A ONE-LEVEL UNDERGROUND TYPE 1A GARAGE, CONTAINING A MIX OF STANDARD AND AUTOMATED PARKING STACKERS. ALL PARKING WILL BE BY VALET SERVICE. HOTEL AMENITIES INCLUDE FOOD SERVICE AND BAR, EXTERIOR COURTYARD, FITNESS CENTER, AND MEETING ROOM.

GUEST ROOM SUMMARY

	FLOOR 1	FLOOR 2	FLOOR 3	FLOOR 4	FLOOR 5	TOTAL (PER TYPE)	MIX
SINGLE KING	8	12	18	19	19	76	79%
KING ADA			1	1	1	3	3%
KING SUITE	1					1	1%
KING SUITE ADA		1				1	1%
QUEEN/QUEEN	1	3	5	3	1	13	14%
Q/Q ADA			1	1		2	2%
TOTAL (PER FLOOR)	10	16	25	24	21	96	100%

PROJECT TEAM

OWNER:	HXH PROPERTY LLC 2225 BAYSHORE ROAD, SUITE 200 PALO ALTO, CA 94303 ATTN: CATHERINE HUANG CATHERINEHH@ICLOUD.COM	HOSPITALITY DESIGNER:	MA.DESIGN SHANGHAI, CHINA ATTN: SIMON MA SIMON.MA@MADESIGN.CN	LANDSCAPE ARCHITECT:	LOWNEY ARCHITECTURE 360 17TH STREET, SUITE 200 OAKLAND, CA 94612 ATTN: JENNIFER IVANOVICH JENNIFER@LOWNEYARCH.COM 510.269.1112	STRUCTURAL ENGINEER:	HOHBACH-LEWIN, INC. 545 SANSOME, SUITE 850 SAN FRANCISCO, CA 94111 ATTN: KEVIN MORTON KMORTON@HOHBACH-LEWIN.COM 415.318.8520
ARCHITECT:	LOWNEY ARCHITECTURE 360 17TH STREET, SUITE 200 OAKLAND, CA 94612 ATTN: ERIC PRICE ERIC@LOWNEYARCH.COM 510.836.5400 510.836.5454(FAX)	CIVIL ENGINEER:	LEA & BRAZE ENGINEERING, INC. 2495 INDUSTRIAL PARKWAY WEST HAYWARD, CA 94545 ATTN: PETER CARLINO PCARLINO@LEABRAZE.COM 510.887.4086	MEP ENGINEERS:	WB ENGINEERS+CONSULTANTS 5934 GIBRALTAR DRIVE, SUITE 100 PLEASANTON, CA 94588 ATTN: BEN CAO BCAO@WBENGINEERING.COM 925.520.3257	JOINT TRENCH ENGINEER:	TARRAR UTILITY CONSULTANTS 813 FIRST STREET BRENTWOOD, CA 94513 ATTN: NICK DELGADO NDELGADO@TARRAR.COM 925.240.2595

PROJECT INFORMATION

PROJECT ADDRESS: 4256 EL CAMINO REAL, PALO ALTO, CA 94306
 APN: 167-08-042
 ZONING CLASSIFICATION: SERVICE COMMERCIAL (CS)
 SITE AREA: 25,947 SF
 1-5 STORY, 96 ROOM HOTEL
 OCCUPANCY GROUP: R-1, A-2, B, S-2, U

CONSTRUCTION TYPE
 1-5 STORY TYPE III-B HOTEL
 SUBTERRANEAN 1-STORY TYPE 1-A GARAGE
 NFPA 13 SPRINKLERED

LOT COVERAGE
 NO LIMIT FOR CS ZONING
 PROPOSED: 13,645 SF

FAR
 ALLOWED (2.0 FAR): 51,894 SF
 PROPOSED: 51,864 SF (2.0 FAR)

PROPOSED BUILDING AREA
 B1 PARKING: (Not counted for FAR) 16,052 SF
 B1 ACCESSORY SPACES: 2,682 SF
 1ST FLOOR: 9,751 SF
 2ND FLOOR: 8,543 SF
 3RD FLOOR: 10,915 SF
 4TH FLOOR: 10,647 SF
 5TH FLOOR: 9,326 SF
TOTAL: 51,864 SF

SETBACKS
 SETBACKS REQUIRED
 FRONT: 0' - 10' / SIDE: 0' / REAR: 0'
 SETBACKS PROPOSED
 FRONT: 4' / SIDE: 10' / REAR: 10'
 EL CAMINO REAL SIDEWALK SETBACK: 12'-0"

BUILDING HEIGHT
 PERMITTED: 50 FEET
 HEIGHT EXCEPTIONS: PER CITY ORDINANCE NO.4934 18.40.090, EXHAUST FAN, AIR CONDITIONING EQUIPMENT, ELEVATOR EQUIPMENT, COOLING TOWERS, ANTENNAS, AND SIMILAR ARCHITECTURAL UTILITY, OR MECHANICAL FEATURES MAY EXCEED THE HEIGHT LIMIT BY NOT MORE THAN 15 FEET.
 PROPOSED: 50 FEET MAXIMUM BUILDING, WITH MECHANICAL SCREEN UP TO 62 FEET.

PARKING

PARKING REQUIRED		
1 STALL/GUEST ROOM X 96	96	STALLS
15% REDUCTION GRANTED BY DIRECTOR	14	STALLS
TOTAL REQUIRED PARKING = 96-14	82	STALLS

PARKING PROVIDED

STANDARD	10	STALLS
MECHANICAL LIFT	67	STALLS
ADA STANDARD	2	STALLS
ADA VAN	1	STALL
ADA EVCS	1	STALL
ADA VAN EVCS	1	STALL
TOTAL PROVIDED PARKING	82	STALLS

DEDICATED SHUTTLE SPACE (NOT INCLUDED IN PARKING COUNT) 1 STALL

BIKE PARKING
 1 SHORT TERM BIKE PARKING PER 10 ROOMS (PER PALO ALTO MUNICIPAL CODE SECT. 18 54 040 TABLE 1)
 REQUIRED SHORT TERM BIKE PARKING = 10 SPACES
 REQUIRED LONG TERM BIKE PARKING = 0 SPACES
 PROPOSED BIKE PARKING = 6 ON BIKE RACKS NEAR ENTRANCE
 4 ON BIKE RACKS IN COURTYARD
 6 SECURE LONG TERM UNDER BASEMENT RAMP
 16 BIKE PARKING SPACES TOTAL



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STAMP

#	DATE	ISSUES & REVISIONS	BY

DRAWN BY: Author
 PROJECT NUMBER: 20-051
 SHEET ISSUE DATE: 10/29/20
 SHEET TITLE:

PROJECT DATA SHEET

SHEET NUMBER

A1

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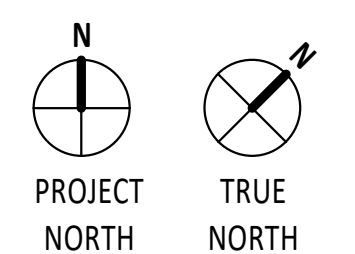
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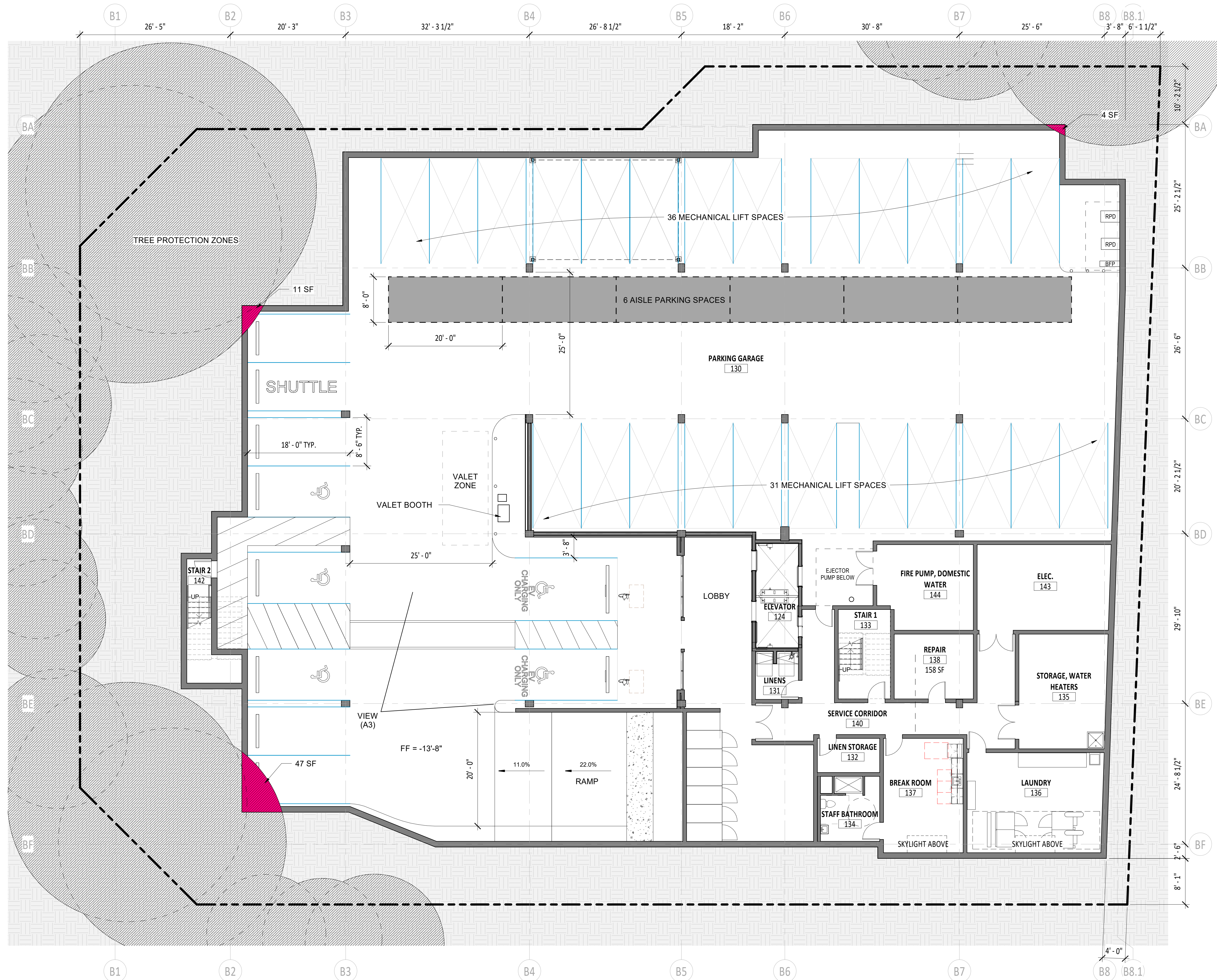
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BASEMENT PARKING PLAN

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1 BASEMENT / GARAGE FLOOR PLAN
1/8" = 1'-0"

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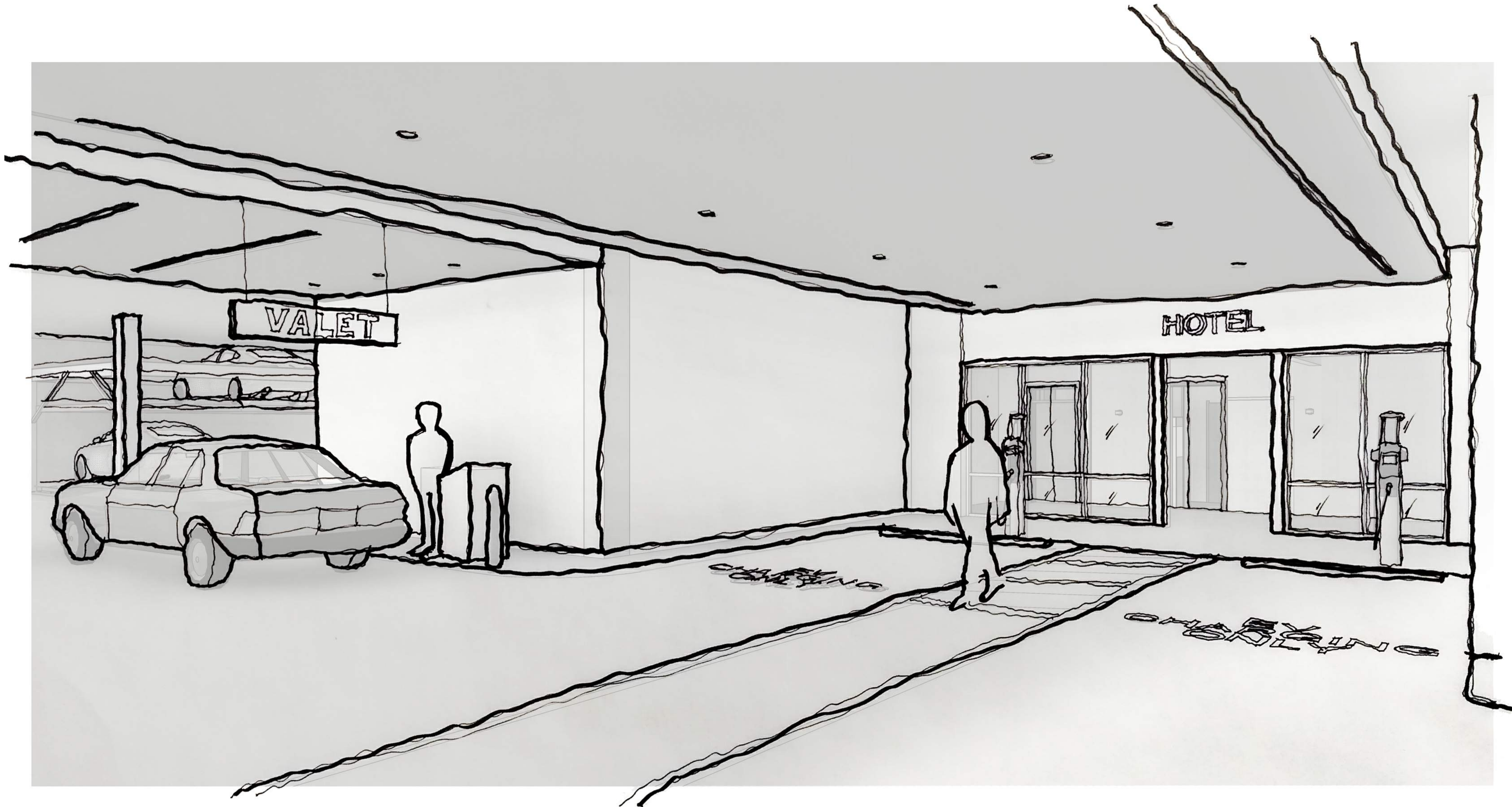
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SHEET TITLE:

**GARAGE PERSPECTIVE
VIEW**

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VIEW OF VALET AND LOBBY