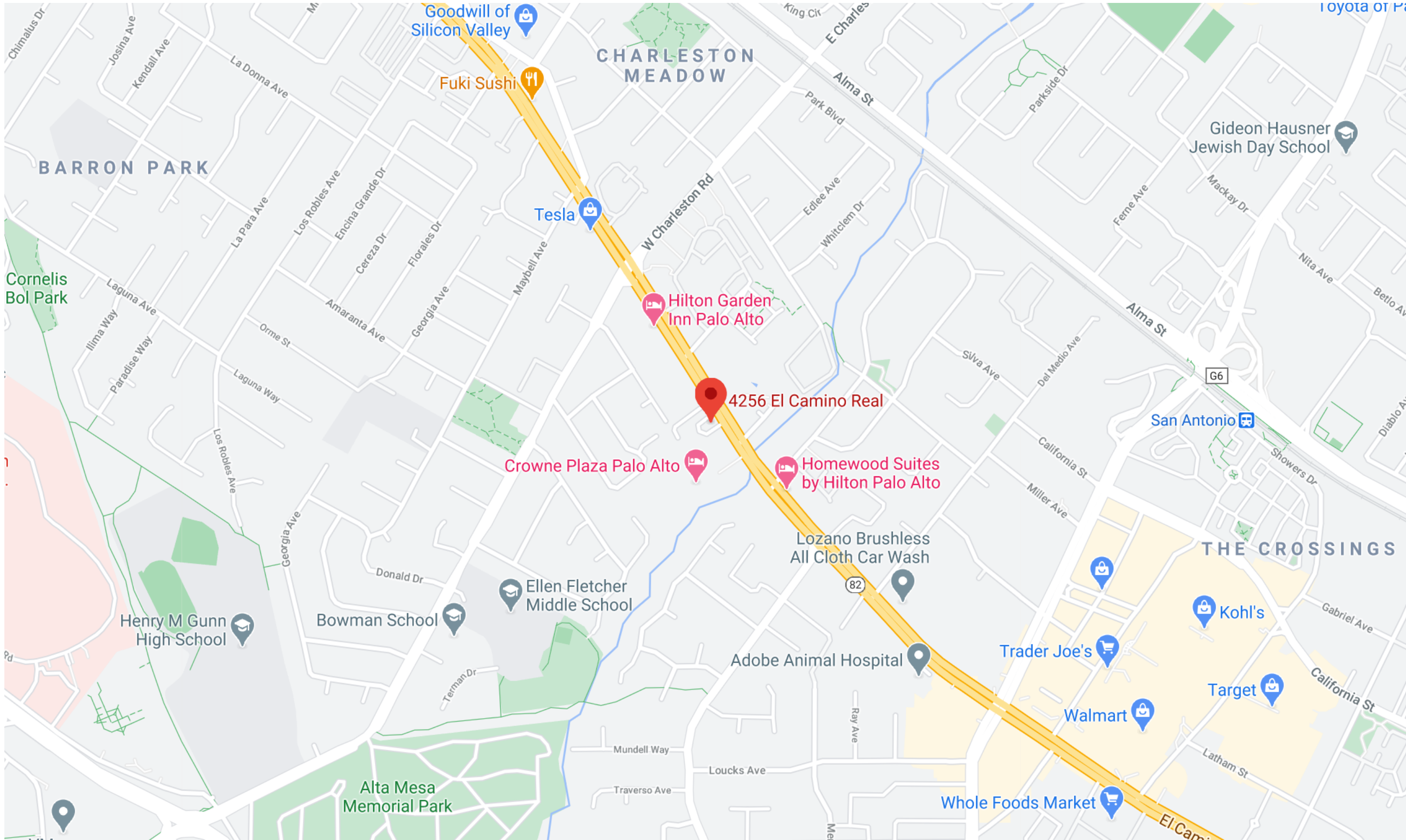


VICINITY MAP



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

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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: 51,768 SF (2.0 FAR)

PROPOSED BUILDING AREA	
B1 PARKING: (Not counted for FAR)	15,963 SF
B1 ACCESSORY SPACES:	2,878 SF
1ST FLOOR:	9,778 SF
2ND FLOOR:	8,250 SF
3RD FLOOR:	10,919 SF
4TH FLOOR:	10,626 SF
5TH FLOOR:	9,317 SF
TOTAL:	51,768 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 REQUIREMENT	
1 SPACE/GUEST ROOM x 96	96 SPACES
REDUCTION FOR ADA/EVCS *	-5 SPACES
SUBTOTAL	91 SPACES
15% PARKING REDUCTION GRANTED BY DIRECTOR	-14 SPACES
TOTAL REQUIRED PARKING	77 SPACES

* PAMC 18.52.040 ADA SPACES
CA AB1100, SECTION 22511.2 EVSE SPACES

PARKING PROVIDED (100% 24/7 VALET)	
STANDARD	7 SPACES
DEDICATED SHUTTLE	1 SPACES
MECHANICAL LIFT	59 SPACES
aisle parking	5 SPACES
ADA STANDARD	2 SPACES
ADA VAN	1 SPACES
EVCS STANDARD	1 SPACES
EVCS VAN	1 SPACES
TOTAL PARKING PROVIDED	77 SPACES

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



Tel 510.836.5400 URL lowneyarch.com
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ArtX Hotel

HXH PROPERTY, LLC

4256 El Camino Real, Palo Alto, CA 94306

OWNER

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Palo Alto, CA 94301

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STAMP

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SHEET TITLE:	

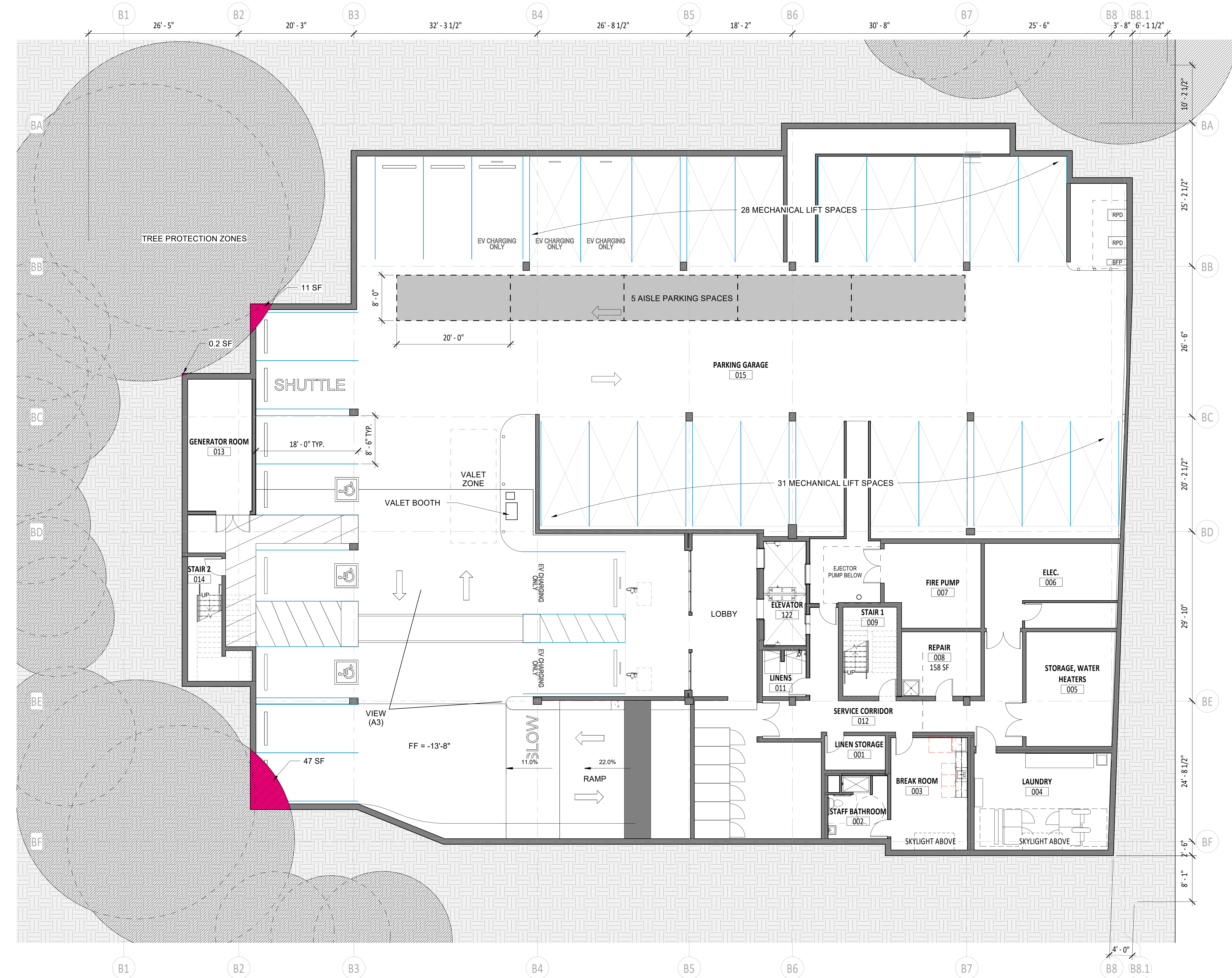
PROJECT DATA SHEET

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A1

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

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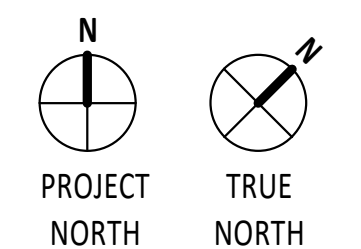
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Author
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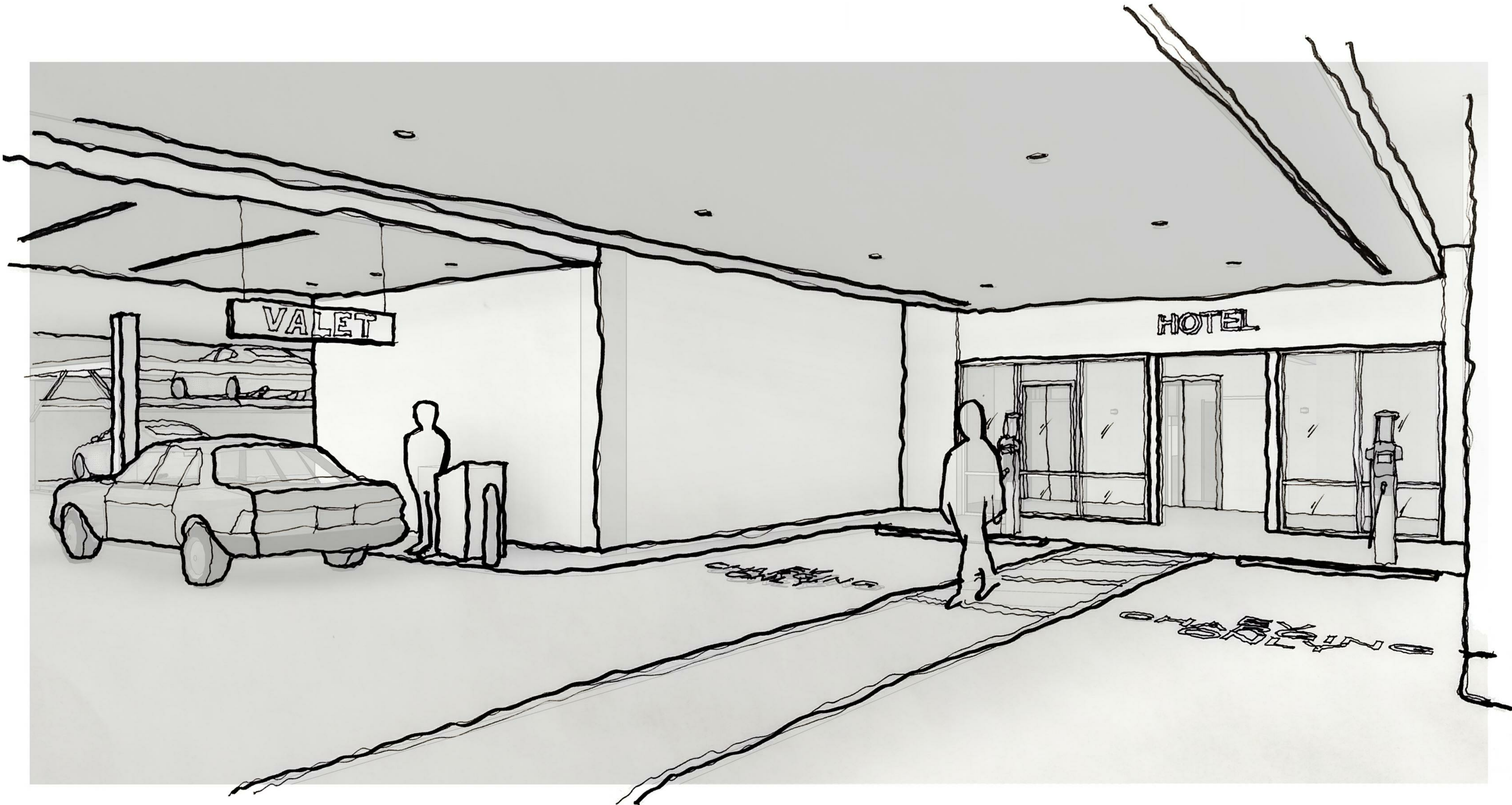
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BASEMENT PARKING
PLAN

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A2

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VIEW OF VALET AND LOBBY

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GARAGE PERSPECTIVE
VIEW

SHEET NUMBER

A3

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