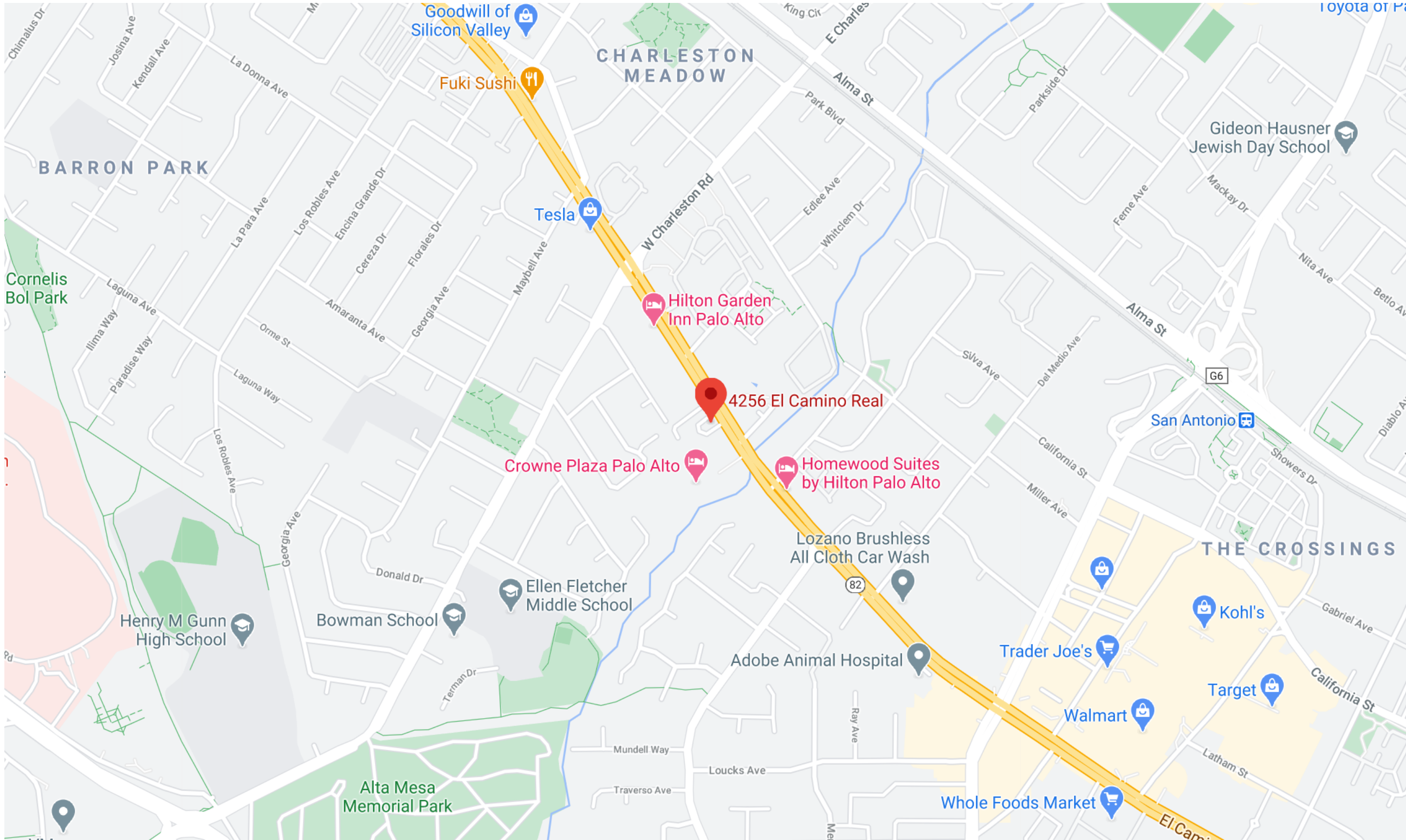


VICINITY MAP



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 GIBALTAR 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 (52.6%)

FAR
ALLOWED (2.0 FAR): 51,894 SF
PROPOSED: 51,300.2 SF (1.98 FAR)

PROPOSED BUILDING AREA	
B1 PARKING: (Not counted for FAR)	16,109 SF
B1 ACCESSORY SPACES:	2,490.2 SF
1ST FLOOR	9,710 SF
2ND FLOOR:	8,238 SF
3RD FLOOR:	10,919 SF
4TH FLOOR:	10,626 SF
5TH FLOOR:	9,317 SF
TOTAL:	51,300.2 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 SPACE/GUEST ROOM X 96	96	SPACES
ADA SPACES	5	SPACES
15% REDUCTION GRANTED BY DIRECTOR	14	SPACES
TOTAL REQUIRED PARKING = 96 -5 -14	77	SPACES

PARKING PROVIDED		
STANDARD	13	SPACES
MECHANICAL LIFT	59	SPACES
ADA STANDARD	2	SPACES
ADA VAN	1	SPACE
ADA EVCS	1	SPACE
ADA VAN EVCS	1	SPACE
TOTAL PROVIDED PARKING	77	SPACES

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

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
360 seventeenth street | suite 200 | oakland, california 94612

ArtX Hotel

HXH PROPERTY, LLC

4256 El Camino Real, Palo Alto, CA 94306

OWNER

HXH PROPERTY LLC
1426 Pitman Avenue
Palo Alto, CA 94301

ARCHITECT

LOWNEY ARCHITECTURE
360 17th Street, Suite 200
Oakland, CA 94612
Phone: 510.836.5400

STRUCTURAL

HOHBACH-LEWIN, INC.
545 Sansome, Suite 850
San Francisco, CA 94111
Phone: 415.505.0283

CIVIL ENGINEERING

LEA & BRAZE ENGINEERING, INC.
2495 Industrial Parkway West
Hayward, CA 94545
Phone: 510.887.4086

MEP

WB ENGINEERS
5934 Gibraltar Drive, Suite 100
Pleasanton, CA 94588
Phone: 540.660.5398

LANDSCAPE ARCHITECT

LOWNEY ARCHITECTURE
360 17th Street, Suite 200
Oakland, CA 94612
Phone: 510.836.5400

STAMP

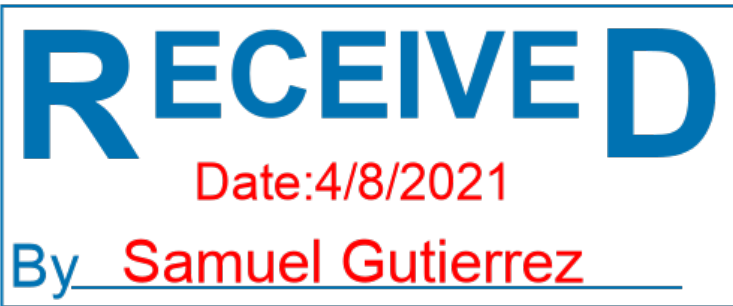
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SHEET ISSUE DATE: 4/08/21
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PROJECT DATA SHEET

SHEET NUMBER



A1

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4256 El Camino Real, Palo Alto, CA 94306

HXH PROPERTY LLC
 1426 Pitman Avenue
 Palo Alto, CA 94301

LOWNEY ARCHITECTURE
360 17th Street, Suite 200
Oakland, CA 94612
Phone: 510.836.5400

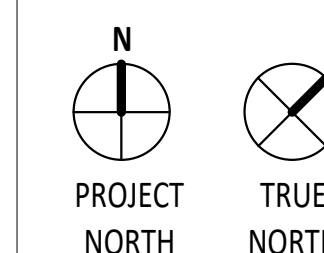
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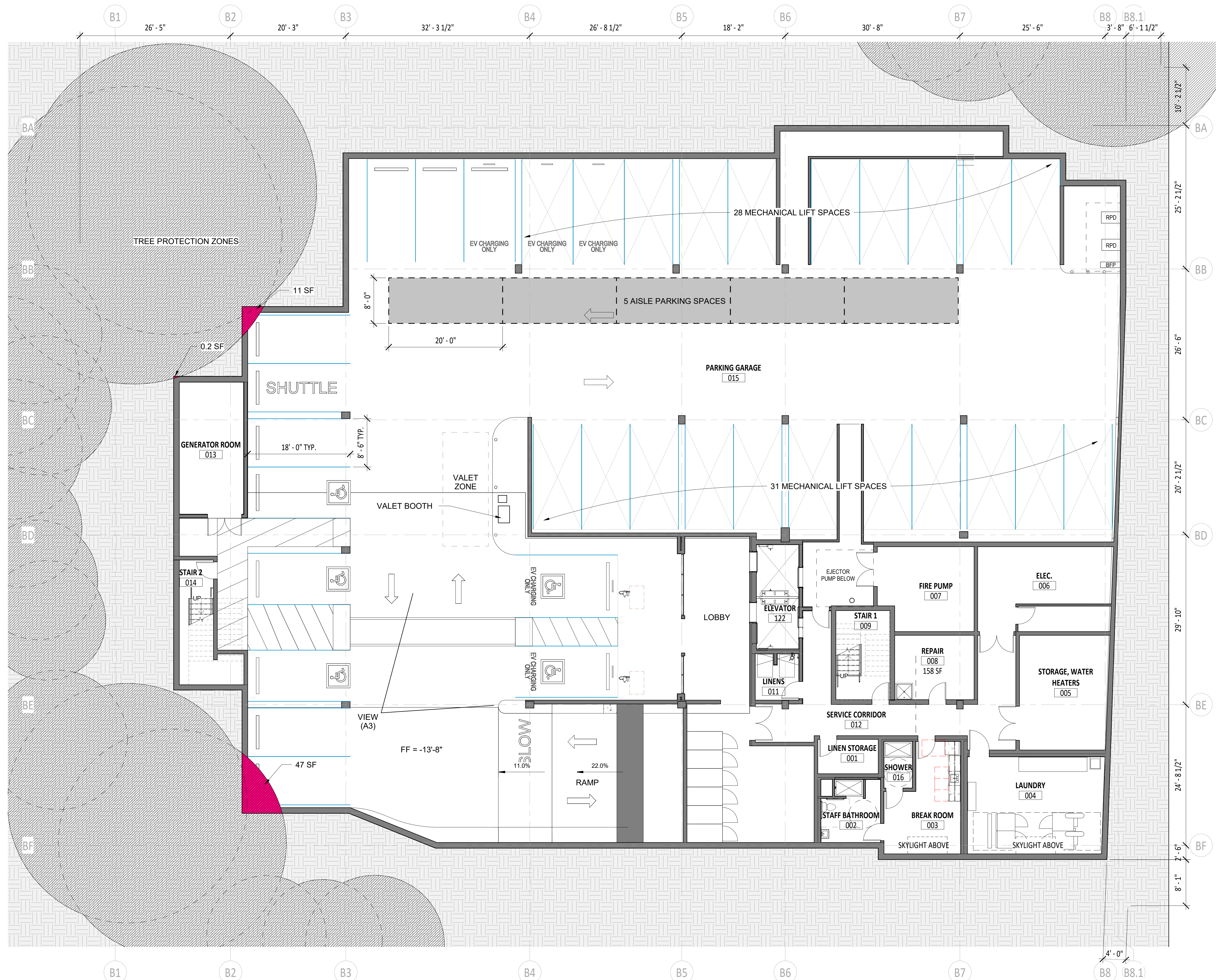
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1 BASEMENT/ GARAGE FLOOR PLAN
1/8" = 1'-0"



VIEW OF VALET AND LOBBY

ArtX Hotel

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ARCHITECT

LOWNEY ARCHITECTURE
360 17th Street, Suite 200
Oakland, CA 94612
Phone: 510.836.5400

STRUCTURAL

HOHBACH-LEWIN, INC.
545 Sansome, Suite 850
San Francisco, CA 94111
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5934 Gibraltar Drive, Suite 100
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LANDSCAPE ARCHITECT

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360 17th Street, Suite 200
Oakland, CA 94612
Phone: 510.836.5400

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GARAGE PERSPECTIVE
VIEW

SHEET NUMBER

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