

CREEKSIDE HOTEL AND RESIDENCES

El Camino Real, Palo Alto

11.12.2024

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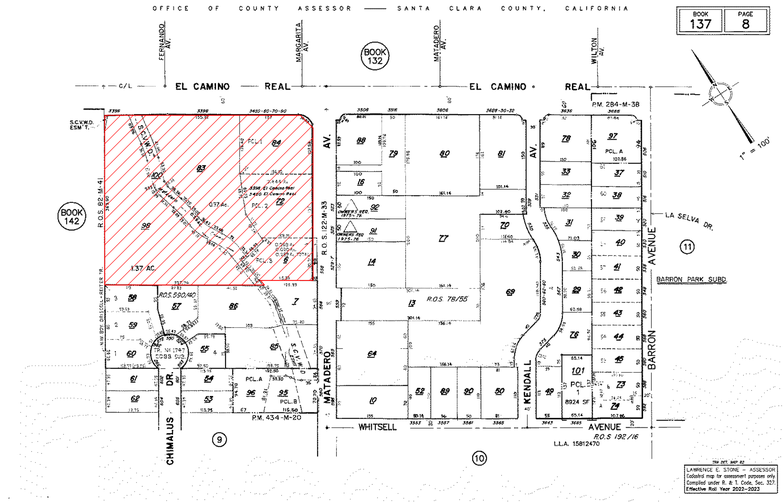
AERIAL VICINITY MAP



PARCEL MAP



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TOTAL: 102

PROJECT DATA

SITE LOCATION:
3398 EL CAMINO REAL, PALO ALTO, CA 94306
3400 EL CAMINO REAL, PALO ALTO, CA 94306
556 MATADERO PALO ALTO, CA 94306

ZONING DISTRICT:
RM-20
CS
CS (H)

APN:
137-08-098, 137-08-083, 137-08-084, 137-08-072, 137-08-006, 137-08-100

LOT AREA:
153,920 SF / 3.53 ACRES

PROJECT SUMMARY

THE PROPOSED PROJECT WILL REPLACE A NUMBER OF OLDER BUILDINGS LOCATED AT THE CORNER OF MATADERO AVENUE AND EL CAMINO REAL IN PALO ALTO, CALIFORNIA. THE OVERARCHING PROJECT GOALS INCLUDE MAINTAINING RESPECT FOR THE EXISTING MATADERO CREEK AND CREEKSIDE WHILE REPLACING A NUMBER OF EXISTING, LOWER DENSITY BUILDINGS WITH NEW MID-RISE BUILDINGS AND SUBTERRANEAN PARKING.

THE PROJECT WILL INCLUDE RECONSTRUCTION AND RELOCATION OF DRIVEWAYS ALONG BOTH STREET FRONTAGES AND STRAIGHTENING OF THE EL CAMINO REAL CROSS WALK NEAREST MATADERO AVENUE. THE PROJECT WILL INCLUDE OUTDOOR OPEN SPACE ALONG THE CREEKSIDE AVAILABLE FOR RESIDENT USE WITH SOME VISIBILITY FROM PUBLICALLY OFFERED OUTDOOR SEATING (ASSOCIATED WITH THE COMMERCIAL RETAIL SPACE). THE PROJECT WILL FOLLOW THE GUIDELINES OF THE EL CAMINO REAL CORRIDOR TO THE MAXIMUM EXTENT FEASIBLE.

A NUMBER OF EXISTING LOW-RISE BUILDING WILL BE DEMOLISHED TO ACCOMMODATE THE PROJECT ALONG WITH EXCAVATION AND OFF-HAUL OF SOILS IN ORDER TO CONSTRUCT SUBTERRANEAN PARKING AND A LIMITED NUMBER OF MECHANIZED PARKING "STACKERS." THE EXISTING, MULTI-STORY HOTEL TOWER WILL LARGELY REMAIN AS-IS, INCORPORATED INTO THE PROJECT WITH MINOR UPDATES SUCH AS STAIR ACCESS, ACCESSIBILITY, LIMITED INTERIOR IMPROVEMENTS.

THE PROJECT'S NEW CONSTRUCTION IS ALL MID-RISE RANGING FROM THREE TO SIX STORIES, PODIUM-STYLE CONSTRUCTION. TOWNHOMES WILL BE ALL WOOD CONSTRUCTION. TWO MID-RISE RESIDENTIAL BUILDINGS INCLUDE A NUMBER OF SHARED AMENITIES INCLUDING INDOOR FITNESS AND GATHERING, OUTDOOR OPEN SPACE, POOL AREA, COVERED, SURFACE AND SUBTERRANEAN PARKING. THE NEW HOTEL WILL FUNCTION AS A PRIMARY ADDITION TO THE EXISTING HOTEL TOWER INCLUDING NEW LOBBY, LOADING AND SERVICE AREAS. THE PROJECT WILL "CONVERT" SOME COVERED PARKING INTO USABLE, ENCLOSED UTILITY AND BACK-OF-HOUSE SPACE. THE COMPLETED HOTEL'S TOP FLOOR AMENITY WILL INCLUDE OPEN ROOF DECK SPACE ON BOTH THE EXISTING ROOFTOP AND THE TOP FLOOR OF THE NEW BUILDING. THE PROPOSED PROJECT PROPOSES TO ADJUST THE MATADERO EASEMENT CURRENTLY HELD FOR THE BENEFIT OF CITY SIDEWALK/STREET IMPROVEMENTS.

FOR REFERENCE ONLY- ZONING INFORMATION

OPEN SPACE CALCULATION

Required Open Space:
SEE SHEETS A4-A, A4-B, A2-C, A4-D, A4-H, A2-F FOR DETAILED OPEN SPACE CALCULATIONS AND DIAGRAMS.

SETBACK

RM-20:
Front: 20'
Rear: 10'
Interior side: 10'
Street side: 16'
CS AND CS(H):
Front: 0 - 10' (12' SIDEWALK)
Rear: 10' (ABUTTING RESIDENTIAL)
Interior side: 10'
Street side: 5'

ALLOWABLE DENSITY

RM-20 [18.13.040] min. 11 units/acre, max. 20 units/acre
CS & CS(H) [18.16.060 (b)] No maximum*
*For Sites on El Camino Real

PROVIDED DENSITY:
LOT 1 (RM-20) - approx. 87.5 units/(43,882 sf) 1.00 acre: 87.5
LOT 1 (CS) - approx. 17.5 units/(8,221 sf) 0.19 acre: 92.1
LOT 2 (RM-20) - 10 units/(7,976 sf) 0.18 acre: 55.5
LOT 3 (RM-20) - approx. 35 units/(15,010 sf) 0.34 acre: 102.9
LOT 3 (CS(H)) - approx. 77 units/(22,513 sf) 0.52 acre: 148.0
LOT 6 (RM-20) - 4 units/(10,386 sf) 0.24 acre: 16.7

FAR
CS AND CS(H) ZONES: 1.0 FAR MAXIMUM
SEE SHEETS A2-C, A2-F, A3-A, A3-B, A3-D, A3-H FOR DETAILED FAR CALCULATIONS AND DIAGRAMS.

ALLOWABLE HEIGHT

RM-20: 30' [RM18.13.040]

CS AND CS(H): 50'
PORTIONS WITHIN 150' OF AN ABUTTING RESIDENTIAL DISTRICT: 35'

LOADING CALCULATIONS

RESIDENTIAL USES: [18.52.040]
LOADING SPACES REQUIRED: 0

HOTEL REQUIRED:
0 - 9,999 SQ. FT. 0 SPACES
10,000-99,999 SQ.FT. 1 SPACE
PROVIDED:
HOTEL D [30,623 SF]: 0 SPACES
HOTEL H [98,424 SF]: 1 SPACE
HOTEL E [4,959 SF]: 0 SPACES
RETAIL/EATING/DRINKING REQUIRED:
0 - 4,999 SQ. FT. 0 SPACES
PROVIDED:
RESTAURANT [2,745 SF]: 0 SPACES
BAR [3,167 SF]: 0 SPACES
RETAIL [1,753 SF]: 0 SPACES

BICYCLE PARKING CALCULATIONS

REQUIRED BICYCLE PARKING: [PER 18.52.040]
RESIDENTIAL: 1 LONG TERM SPACE / UNIT
1 SHORT TERM SPACE / 10 UNITS
231 TOTAL LT SPACES REQUIRED
23 TOTAL ST SPACES REQUIRED

PROVIDED: ????????

REQUIRED RETAIL BICYCLE PARKING [1,760 SF CS(H) ZONE BUILDING B]:
1 SPACE / 2,000 SF (20% - LT 80%-ST) = 1 ST BIKE SPACE REQUIRED

REQUIRED HOTEL RESTAURANT BICYCLE PARKING [CS(H) ZONE]:
RESTAURANT [2,745 SF]
1 SPACE / 600 SF = 2,745 / 600 = 5 BIKE SPACES REQUIRED

KITCHEN [1,058 SF]
1 SPACE / 2,000 SF = 1,058 / 2,000 = 1 BIKE SPACE REQUIRED

[PER CS AND CS(H) ZONING CODE REFERENCE]:
COMMERCIAL: 1 SHORT TERM SPACE PER 10 GUEST ROOMS AND ALL OTHER REQUIRED ACCESSORY USES
15 SHORT-TERM SPACES REQUIRED

PROVIDED: ????????

PARKING CALCULATIONS

REQUIRED RESIDENTIAL AUTO PARKING: [18.52.040]

STUDIO OR 1 BEDROOM (X1): 137 UNITS (137 PARKING STALLS)
2 OR 3 BEDROOM (X2): 94 UNITS (188 PARKING STALLS)
NO GUEST PARKING REQUIRED

TOTAL AUTO SPACES REQUIRED: 325 SPACES
TOTAL AUTO SPACES PROVIDED: 207 SPACES
INCLUDING ADA ?? SPACES
INCLUDING EVSE ?? SPACES
PARKING TO UNIT RATIO: 0.78 : 1

REQUIRED RETAIL PARKING [1,753 SF CS(H) ZONE BUILDING B]:
1 SPACE / 200 SF = 1,753-1,500 / 200 = 1 PARKING STALLS REQUIRED*
*THE FIRST 1,500 SF OF GF RETAIL USES SHALL NOT BE COUNTED TOWARD THE VEHICLE PARKING REQUIREMENT.

NO PARKING PROVIDED FOR RETAIL

REQUIRED HOTEL RESTAURANT PARKING [CS(H) ZONE]:
RESTAURANT [2,745 SF]:
1 SPACE / 60 SF = 2,745 / 60 = 46 PARKING STALLS REQUIRED
KITCHEN [1,058 SF]:
1 SPACE / 200 SF = 1,058 / 200 = 5 PARKING STALLS REQUIRED
BAR [3,167 SF]:
1 SPACE / 60 SF = 3,167 / 60 = 53 PARKING STALLS REQUIRED

NO PARKING PROVIDED FOR HOTEL RESTUARANT

REQUIRED HOTEL AUTO PARKING: [CS AND CS(H) ZONING CODE]
1 PER GUEST ROOM AND ALL OTHER REQUIRED ACCESSORY USES

PROPOSED GUEST ROOM COUNT: 135 ROOMS (135 PARKING STALLS)
EXISTING GUEST ROOM COUNT: 57 ROOMS (57 STALLS)

TOTAL AUTO SPACES REQUIRED: 192 SPACES
TOTAL AUTO SPACES PROVIDED: 65 SPACES*
INCLUDING ADA ?? SPACES
INCLUDING EVSE ?? SPACES
PARKING TO GUEST ROOM RATIO: 0.33 : 1
*ALL UNDERGROUND HOTEL PARKING SPACES (55 TOTAL) WILL BE VALET SERVICE.

PROJECT DIRECTORY

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PROJECT DATA

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

A1



PROJECT SITE WITH ADJACENT LAND USES



PROPOSED PROJECT

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NEIGHBORHOOD CONTEXT - AERIAL

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

A1.1



STREET VIEW FROM EL CAMINO REAL



STREET VIEW FROM FERNANDO AVE



STREET VIEW FROM EL CAMINO REAL

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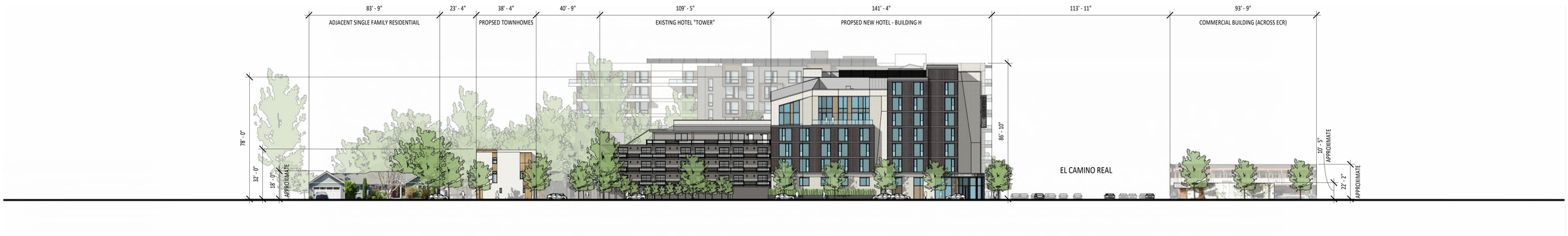

1 FACING MATADERO (EAST)
1" = 30'-0"



2 FACING CAMINO REAL (NORTH)
1" = 30'-0"

0 30' 60'

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STREETSCAPE WITH PROJECT

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

A1.3

PROJECT CONSTRUCTION SUMMARY

RESIDENTIAL BUILDING A AND B WILL BE CONSTRUCTED AS TYPE IIIA WOOD FRAMED ABOVE TYPE IA CONCRETE PODIUM CONSTRUCTION, FULLY SPRINKLERED WITH FIRE WALLS. ROOF DECKS WILL BE SIZED AND OCCUPANCY TO QUALIFY AS RESIDENTIAL (R-2) USES (NOT A-2 ASSEMBLY).

THE NEW HOTEL ADDITION WILL BE CONSTRUCTED AS A TYPE IIIA BUILDING, FULLY SPRINKLERED AND INCLUDE ONE FIREWALL, WITH A STEPPED PODIUM CONSTRUCTION BETWEEN THE ROOF AMENITY USES. THE EXISTING HOTEL TOWER IS OF ALL CONCRETE AND METAL CONSTRUCTION. THE EXISTING BUILDING WILL INCLUDE AN ADDITION OF A PROPOSED ROOF DECK "LOUNGE".

THE EXISTING LOWER RISE HOTEL AND HOTEL CONVERTED TO RESIDENTIAL ARE ASSUMED TO BE TYPE VB CONSTRUCTION.

THE NEW TOWNHOME CONSTRUCTION IS ASSUMED TO BE TYPE VA CONSTRUCTION.

PROJECT INFORMATION

APN: 137-08-098
137-08-083
137-08-084
137-08-072
137-08-006
137-08-100

TOTAL SITE AREA: 153,920 SF

ZONING: RM-20, CS, CS (H)

ADDRESS: 3398 EL CAMINO REAL, PALO ALTO, CA 94306
3400 EL CAMINO REAL, PALO ALTO, CA 94306

BUILDING A
PRIMARY USE: RESIDENTIAL MULTIFAMILY - R2
SEE UNIT PLANS FOR FURTHER INFORMATION

OTHER/ANCILLARY USES: S-2, A-3, U
INCLUDES: GROUND LEVEL PARKING, COMMON AREAS (LOBBY, AMENITIES), UTILITY, CIRCULATION, TRASH

BUILDING B
PRIMARY USE: RESIDENTIAL MULTIFAMILY - R2
SEE UNIT PLANS FOR FURTHER INFORMATION

OTHER/ANCILLARY USES: B, S-2, A-3, U
INCLUDES: UNDERGROUND PARKING, ABOVE GROUND LEVEL PARKING, BIKE STORAGE, COMMON AREAS (LOBBY, AMENITIES), RETAILS, UTILITY, CIRCULATION, TRASH, POOL.

EXISTING BUILDING C
PRIMARY USE: RESIDENTIAL MULTIFAMILY- R2
INCLUDES: RESIDENTIAL UNITS

TOWNHOMES
PRIMARY USE: RESIDENTIAL - R3
INCLUDES: GROUND LEVEL GARAGE PARKING, RESIDENTIAL UNITS

EXISTING HOTEL - D
PRIMARY USE: HOTEL (TRANSIENT HABITATION) - R1

ANCILARY USES: S-2, A-3, B
INCLUDES: GROUND LEVEL PARKING, CIRCULATION, COMMON SPACES, MEETING ROOMS

EXISTING HOTEL - E
PRIMARY USE: HOTEL (TRANSIENT HABITATION) - R1
INCLUDES: CIRCULATION, GUESTROOMS, COVERED PORCHES

PROPOSED HOTEL - H
R1, A-3, B, U, S-2
INCLUDES: UNDERGROUND LEVEL PARKING, CIRCULATION, GUESTROOMS, BACK OF THE HOUSE, COMMON SPACES, FITNESS, POOL, BAR, RESTAURANT, RESTAURANT KITCHEN.

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UNIT MIX - BUILDING A

Name	Count
LEVEL 2 - R1	
1 BEDROOM	9
2 BEDROOM	9
JUNIOR 1 BEDROOM	1
STUDIO	2
	21
LEVEL 3 - R1	
1 BEDROOM	9
2 BEDROOM	9
JUNIOR 1 BEDROOM	1
STUDIO	2
	21
LEVEL 4 - R1	
1 BEDROOM	9
2 BEDROOM	9
JUNIOR 1 BEDROOM	1
STUDIO	2
	21
LEVEL 5 - R1	
1 BEDROOM	9
2 BEDROOM	9
JUNIOR 1 BEDROOM	1
STUDIO	2
	21
LEVEL 6 - R1	
1 BEDROOM	4
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
	11
LEVEL 7 - R1	
1 BEDROOM	5
2 BEDROOM	6
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
	13
LEVEL 8 - R1	
1 BEDROOM	5
2 BEDROOM	6
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
	13
Grand total: 121	121

UNIT MIX - BUILDING B

Name	Count
LEVEL 2 - R	
1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
	16
LEVEL 3 - R	
1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
	16
LEVEL 4 - R	
1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
	16
LEVEL 5 - R	
1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
	16
LEVEL 6 - R	
1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
	16
LEVEL 7- R	
1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
	16
LEVEL 8- R	
1 BEDROOM	6
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
STUDIO	3
	16
Grand total: 112	112

UNIT MIX - BUILDING C

Name	Count
BUILDING C - GROUND LEVEL	
JR 1 BEDROOM	1
STUDIO	4
	5
LEVEL 2 - R1	
JR 1 BEDROOM	1
STUDIO	4
	5
Grand total: 10	10

UNIT MIX - TOWNHOMES

Name	Count
Ground Floor	
TOWNHOME	4
	4
Grand total: 4	4

RESIDENTIAL A FLOOR AREA- ZONING

Level	Area
LEVEL 1- R1	7,335 SF
LEVEL 2 - R1	23,487 SF
LEVEL 3 - R1	23,487 SF
LEVEL 4 - R1	23,487 SF
LEVEL 5 - R1	23,487 SF
LEVEL 6 - R1	16,365 SF
LEVEL 7 - R1	16,145 SF
LEVEL 8 - R1	16,145 SF
ROOF - R1	197 SF
GRAND TOTAL SB330 AREA - BUILDING A	150,135 SF

RESIDENTIAL B FLOOR AREA- ZONING

Level	Area
BASEMENT- R	1,463 SF
LEVEL 1- R	6,109 SF
LEVEL 2- R	17,568 SF
LEVEL 3- R	17,600 SF
LEVEL 4 - R	17,631 SF
LEVEL 5 - R	17,631 SF
LEVEL 6 - R	17,663 SF
LEVEL 7- R	17,600 SF
LEVEL 8- R	17,600 SF
ROOF - R	285 SF
GRAND TOTAL SB330 AREA - BUILDING B	131,151 SF

COMMERCIAL B FLOOR AREA- ZONING...

Level	Area
LEVEL 1- R	1,753 SF
GRAND TOTAL SB330 AREA - BUILDING B	1,753 SF

RESIDENTIAL C FLOOR AREA- ZONING

Level	Area
BUILDING C - GROUND LEVEL	2,678 SF
LEVEL 2 - R1	2,541 SF
GRAND TOTAL SB330 AREA - BUILDING C	5,219 SF

TOWNHOMES FLOOR AREA- ZONING

Level	Area
TOWNHOME GROUND LEVEL	1,680 SF
TOWNHOME LEVEL 2	2,832 SF
TOWNHOME LEVEL 3	2,832 SF
TOWNHOME LEVEL 4	2,116 SF
GRAND TOTAL SB330 AREA - TOWNHOMES	9,460 SF

HOTEL GUEST ROOM COUNT

Proposed (H)	
Level 1:	0
Level 2 to 3:	58
Level 4:	26
Level 5-7:	51
TOTAL:	**135**
Existing 5-Story Building (D)	
Level 1:	5
Level 2- 4:	42
Level 5:	0
TOTAL:	**47**
Existing 2-Story Building (E)	
Level 1:	5
Level 2:	5
TOTAL:	**10**
TOTAL PROPOSED GUEST ROOM COUNT:	**192**

HOTEL D FLOOR AREA- ZONING

Level	Area
LEVEL 1- EXISTING HOTEL	3,935 SF
LEVEL 2- EXISTING HOTEL	6,992 SF
LEVEL 3- EXISTING HOTEL	7,033 SF
LEVEL 4- EXISTING HOTEL	7,030 SF
LEVEL 5- EXISTING HOTEL	4,466 SF
GRAND TOTAL SB330 AREA - HOTEL	29,456 SF

HOTEL E FLOOR AREA- ZONING

Level	Area
LEVEL 1- EXISTING HOTEL	2,389 SF
LEVEL 2- EXISTING HOTEL	2,663 SF
Grand total: 8	5,052 SF

HOTEL H FLOOR AREA- ZONING

Level	Area
BASEMENT- HOTEL	906 SF
LEVEL 1- HOTEL	14,402 SF
LEVEL 2- HOTEL	16,322 SF
LEVEL 3- HOTEL	16,320 SF
LEVEL 4- HOTEL	16,318 SF
LEVEL 5- HOTEL	13,095 SF
LEVEL 6- HOTEL	11,037 SF
LEVEL 7- HOTEL	10,030 SF
GRAND TOTAL SB330 AREA - HOTEL	98,429 SF

FLOOR AREA (ZONING) BREAKDOWNS **AREAS**

RESIDENTIAL BUILDING A:	150,135 SF
RESIDENTIAL BUILDING B:	131,151 SF
RESIDENTIAL BUILDING C:	5,219 SF
TOWNHOMES:	9,460 SF
TOTAL RESIDENTIAL FLOOR AREA (ZONING):	**295,965 SF**
RETAIL BUILDING B	1,753 SF
EXISTING HOTEL BUILDING D	29,456 SF
EXISTING HOTEL BUILDING E	5,052 SF
NEW HOTEL BUILDING H	98,429 SF
TOTAL NON RESIDENTIAL FLOOR AREA (ZONING):	**134,690 SF**
TOTAL ALL FLOOR AREA (ZONING):	**430,655 SF**
RESIDENTIAL AS % OF AREA	68.7%
NON RESIDENTIAL AS % OF AREA	31.3%
TOTAL SITE AREA:	**156,838 SF**
PROPOSED FAR (FLOOR AREA ZONING):*	430,655 SF/ 156,838 SF (FLOOR AREA ZONING/ LOT AREA) **2.75***

*PROPOSED FAR EXCLUDES ALL PARKING AREAS AND INCLUDES EXISTING HOTEL TO REMAIN

UNIT MIX - ALL

Name	Count	Percentage of total
1 BEDROOM	92	37%
2 BEDROOM	88	36%
3 BEDROOM	10	4%
JR 1 BEDROOM	2	1%
JUNIOR 1 BEDROOM	14	6%
STUDIO	37	15%
TOWNHOME	4	2%
Grand total: 247	247	100%

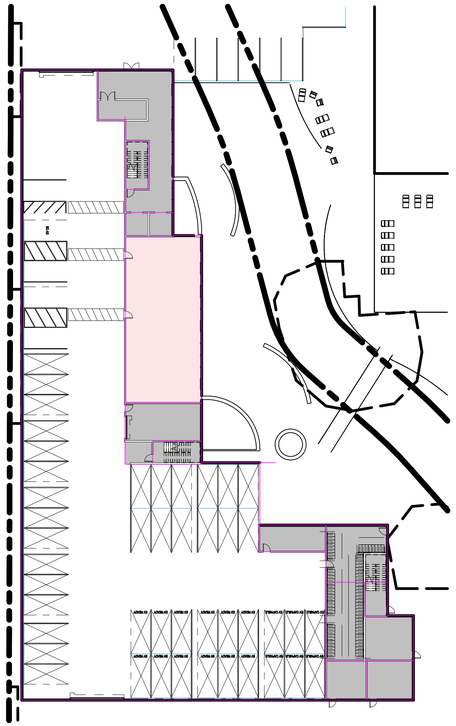
BMR count
20% of total

1 BEDROOM	19 (18.4)
2 BEDROOM	18 (17.6)
3 BEDROOM	2 (2.0)
JUNIOR 1 BEDROOM	4 (3.2)
STUDIO	8 (7.4)
TOWNHOMES	-
TOTAL BMR	51 (48.6)

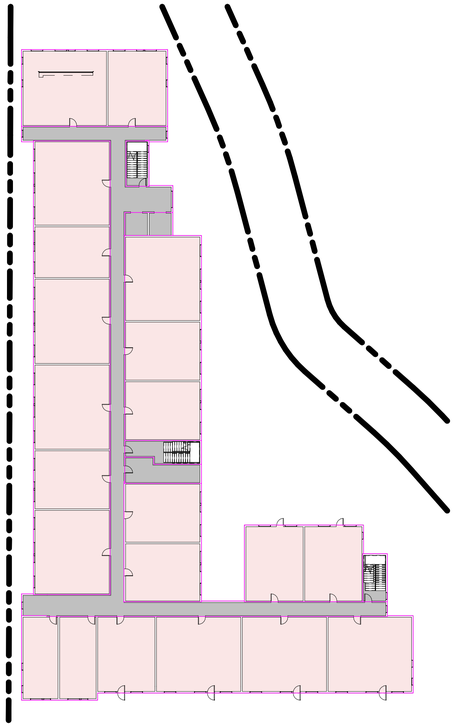
AREA CALCULATIONS

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

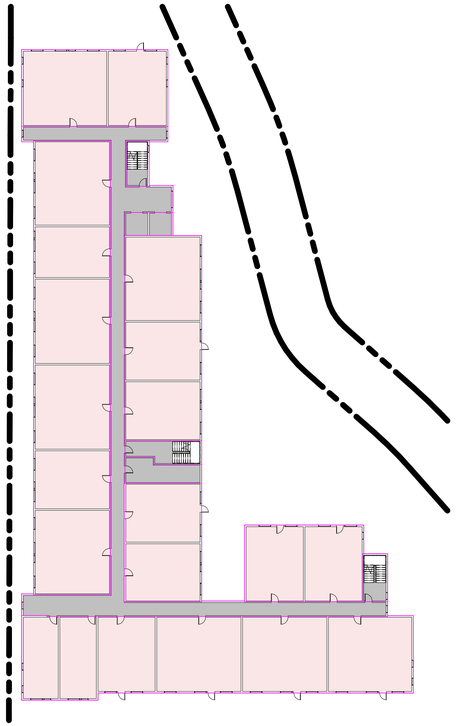
A2



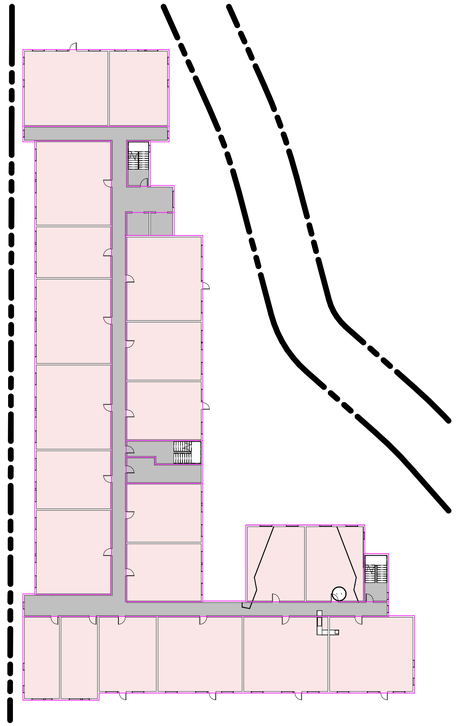
1 RESIDENTIAL BUILDING A - GROUND LEVEL
1" = 30'-0"



2 RESIDENTIAL BUILDING A - LEVEL 2
1" = 30'-0"



3 RESIDENTIAL BUILDING A - LEVEL 3
1" = 30'-0"



4 RESIDENTIAL BUILDING A - LEVEL 4
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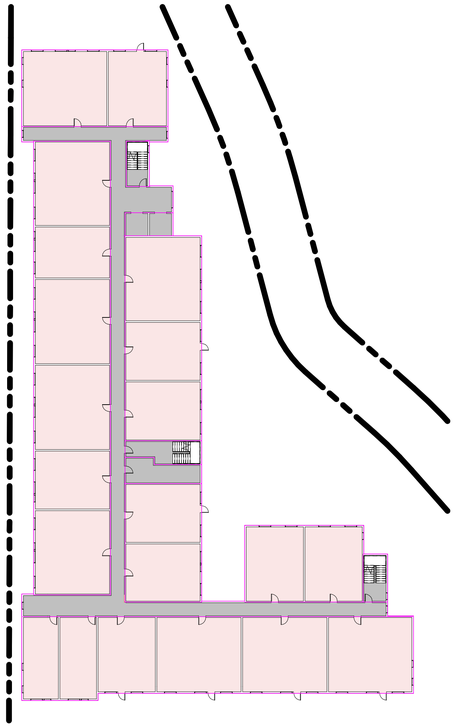
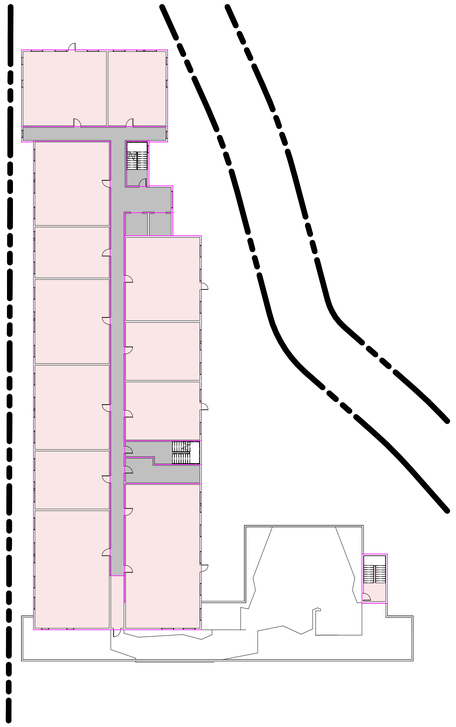
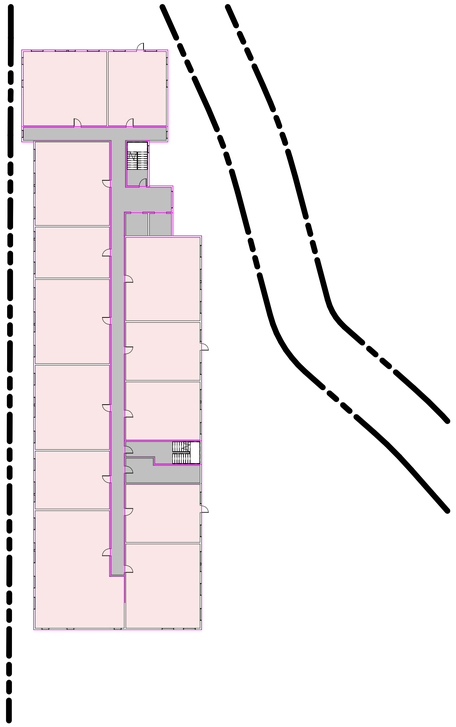


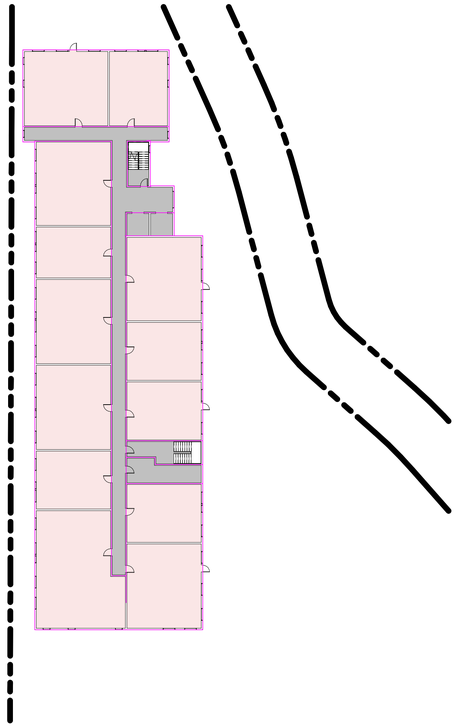
5 RESIDENTIAL BUILDING A - LEVEL 5
1" = 30'-0"



6 RESIDENTIAL BUILDING A - LEVEL 6
1" = 30'-0"



7 RESIDENTIAL BUILDING A - LEVEL 7
1" = 30'-0"



8 RESIDENTIAL BUILDING A - LEVEL 8
1" = 30'-0"

GROSS AREA - BUILDING A

LEVEL 1- R1

COMMON	3,506 SF
ELEV	202 SF
STAIR	538 SF
TRASH	626 SF
UTILITY	2,464 SF
12	7,335 SF

LEVEL 2 - R1

CORRIDOR	2,854 SF
ELEV	195 SF
STAIR	677 SF
TRASH	294 SF
UNIT	19,467 SF
12	23,487 SF

LEVEL 3 - R1

CORRIDOR	2,855 SF
ELEV	195 SF
STAIR	677 SF
TRASH	294 SF
UNIT	19,467 SF
12	23,487 SF

LEVEL 4 - R1

COMMON	8,585 SF
CORRIDOR	2,875 SF
ELEV	195 SF
STAIR	677 SF
TRASH	294 SF
UNIT	10,862 SF
12	23,487 SF

LEVEL 5 - R1

CORRIDOR	2,878 SF
ELEV	195 SF
STAIR	677 SF
TRASH	294 SF
UNIT	19,443 SF
12	23,487 SF

LEVEL 6 - R1

CORRIDOR	1,741 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	13,666 SF
9	16,365 SF

LEVEL 7 - R1

CORRIDOR	1,741 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	13,446 SF
9	16,145 SF

LEVEL 8 - R1

CORRIDOR	1,741 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	13,446 SF
9	16,145 SF

ROOF - R1

STAIR	197 SF
1	197 SF
GROSS AREA	150,135 SF

Building Area Legend

- NIC
- NOT OCC.
- R-2 RESIDENTIAL

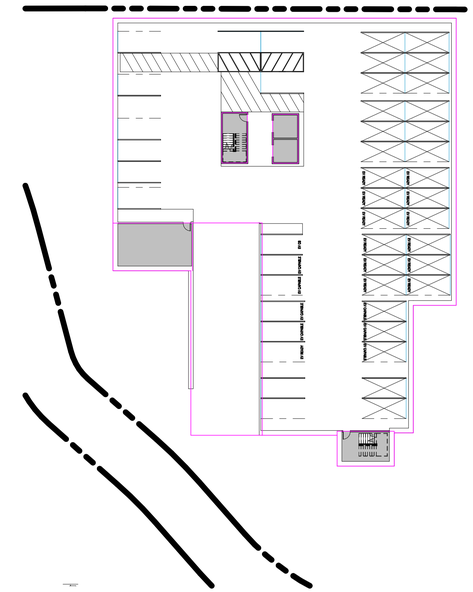
lowney arch

Oxford Capital Group, LLC

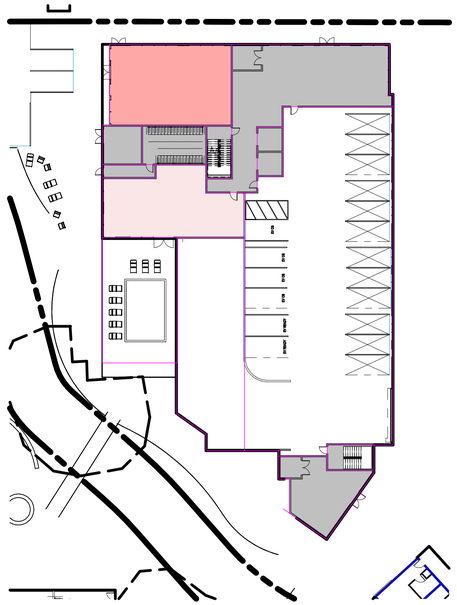
GROSS FLOOR AREA - BUILDING A

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

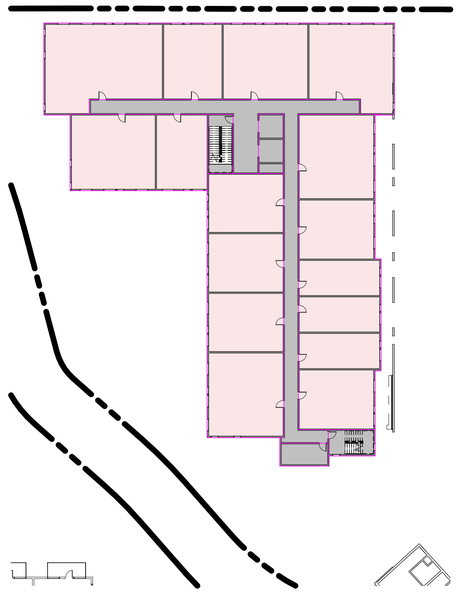
A2-A



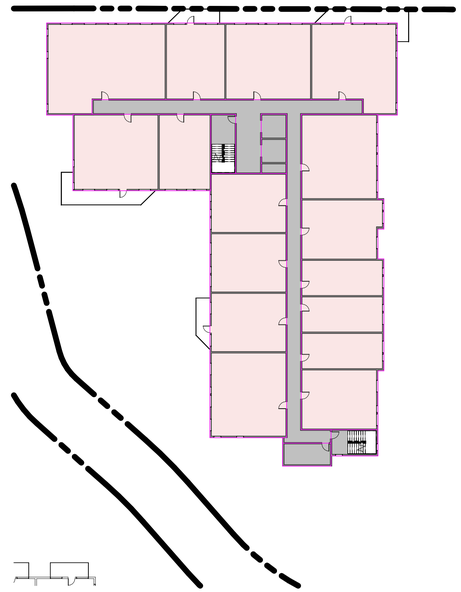
1 RESIDENTIAL BUILDING B - BASEMENT LEVEL
1" = 30'-0"



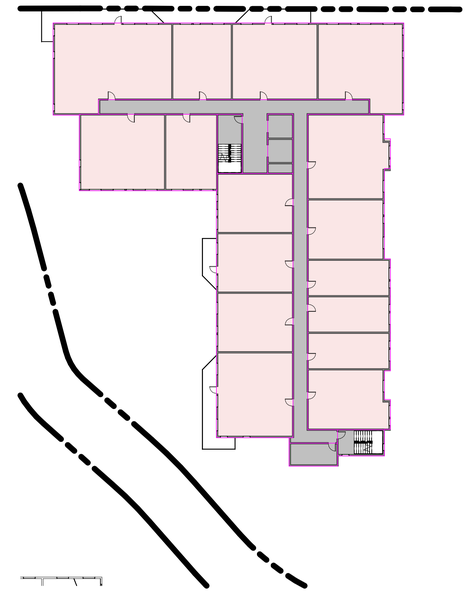
2 RESIDENTIAL BUILDING B - GROUND LEVEL
1" = 30'-0"



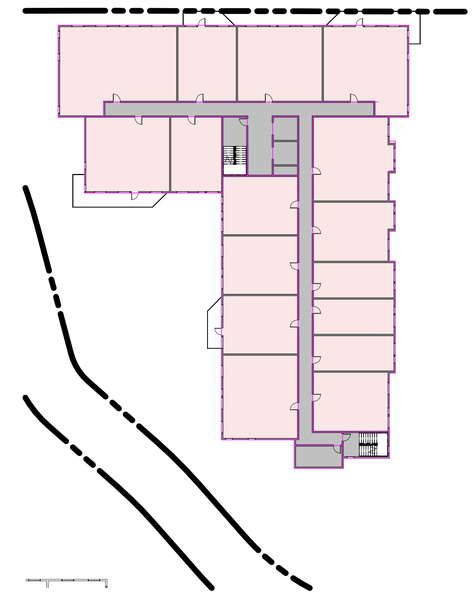
3 RESIDENTIAL BUILDING B - LEVEL 2
1" = 30'-0"



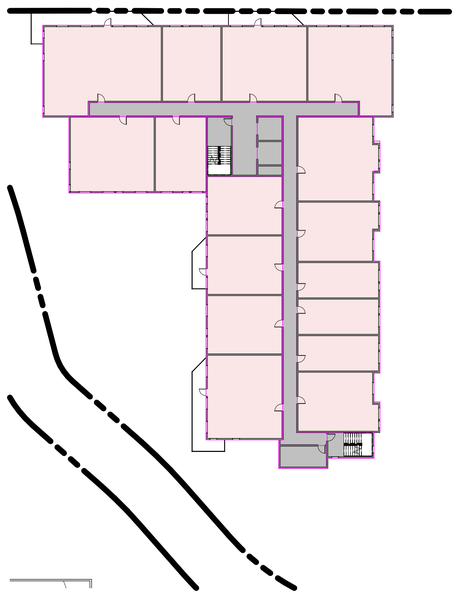
4 RESIDENTIAL BUILDING B - LEVEL 3
1" = 30'-0"



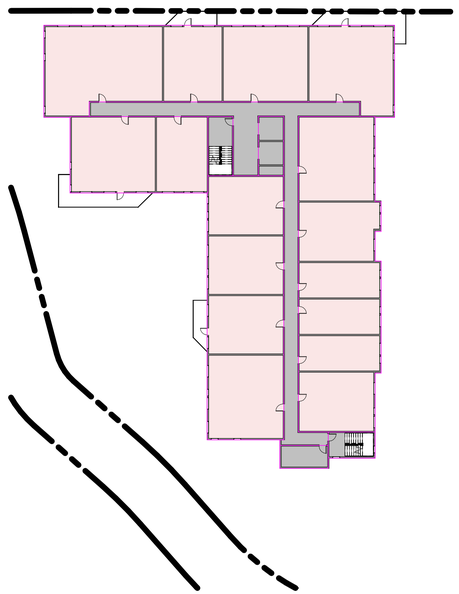
5 RESIDENTIAL BUILDING B- LEVEL 4
1" = 30'-0"



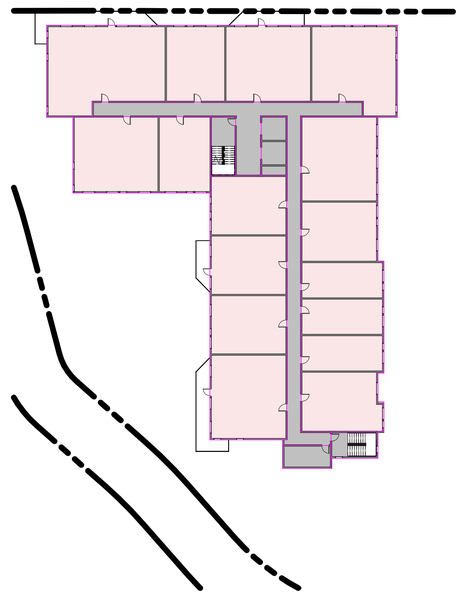
6 RESIDENTIAL BUILDING B - LEVEL 5
1" = 30'-0"



7 RESIDENTIAL BUILDING B - LEVEL 6
1" = 30'-0"



8 LEVEL 7- R
1" = 30'-0"



9 LEVEL 8- R
1" = 30'-0"

GROSS AREA- BUILDING B

Name	Area
BASEMENT- R	
UNDERGROUND BIKE	668 SF
UNDERGROUND ELEVATOR	218 SF
UNDERGROUND STAIR	577 SF
4	1,463 SF
LEVEL 1- R	
COMMON	3,797 SF
CORRIDOR	127 SF
ELEVATOR	219 SF
RETAIL	1,753 SF
STAIR	449 SF
TRASH	806 SF
UTILITY	711 SF
10	7,862 SF
LEVEL 2- R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,737 SF
9	17,568 SF
LEVEL 3- R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,769 SF
9	17,600 SF
LEVEL 4 - R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,800 SF
9	17,631 SF

GROSS AREA- BUILDING B

Name	Area
LEVEL 5 - R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,800 SF
9	17,631 SF
LEVEL 6 - R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,831 SF
9	17,663 SF
LEVEL 7- R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,769 SF
9	17,600 SF
LEVEL 8- R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,769 SF
9	17,600 SF
ROOF - R	
STAIR	285 SF
1	285 SF
GRAND TOTAL	132,904 SF

Building Area Legend

- B BUSINESS
- NOT OCC.
- NIC
- R-2 RESIDENTIAL

lowney arch

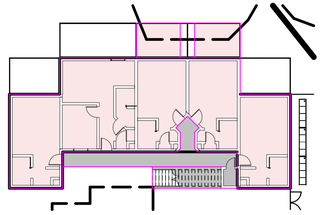
Oxford Capital Group, LLC

GROSS FLOOR AREA - BUILDING B

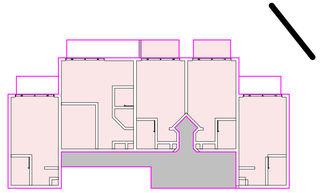
CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

A2-B

FLOOR AREA PER ZONING



1 BUILDING C - GROUND LEVEL
1" = 20'-0"



2 LEVEL 2 - R1
1" = 20'-0"

Building Area Legend

NOT OCC.

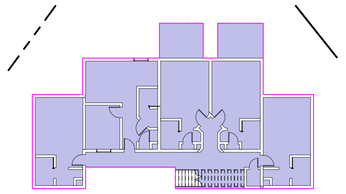
R-2 RESIDENTIAL

GROSS AREA - BUILDING C

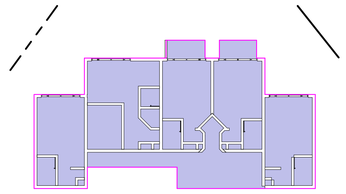
BUILDING C - GROUND LEVEL	
BREEZEWAY	386 SF
COVERED BALCONIES	244 SF
RESIDENTIAL	2,049 SF
4	2,678 SF

LEVEL 2 - R1	
BREEZEWAY	386 SF
COVERED BALCONIES	107 SF
RESIDENTIAL	2,049 SF
4	2,541 SF
GROSS AREA	5,219 SF

FLOOR AREA RATIO (FAR)



3 BUILDING C - GROUND LEVEL
1" = 20'-0"



4 LEVEL 2 - BUILDING C
1" = 20'-0"

ZONES LEGEND

RM-20

LOT 2 - FAR - RM-20

Level	Area
BUILDING C - GROUND LEVEL	2,678 SF
LEVEL 2 - R1	2,541 SF
Grand total: 2	5,219 SF

FAR CALCULATIONS (RM-20)

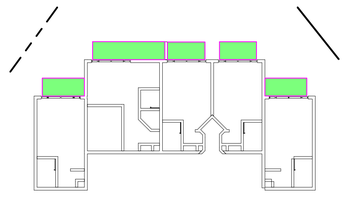
ALLOWABLE FAR: [Per 18.13.060]
0.5.0:1 residential

LOT 2 AREA IN RM-20 ZONE:	7,976 SF
RESIDENTIAL AREA:	5,219 SF
PROVIDED RESIDENTIAL FAR:	0.6:1

OPEN SPACE



5 BUILDING C - GROUND LEVEL
1" = 20'-0"



6 LEVEL 2 - BUILDING C
1" = 20'-0"

OPEN SPACE LEGEND

RM-20

LOT 2 - Open Space RM-20

Name	Area
BUILDING C - GROUND LEVEL	
PRIVATE OPEN SPACE	139 SF
PRIVATE OPEN SPACE	203 SF
PRIVATE OPEN SPACE	136 SF
PRIVATE OPEN SPACE	139 SF
PRIVATE OPEN SPACE	139 SF
	756 SF
LEVEL 2 - R1	
PRIVATE OPEN SPACE	58 SF
PRIVATE OPEN SPACE	51 SF
PRIVATE OPEN SPACE	52 SF
PRIVATE OPEN SPACE	102 SF
PRIVATE OPEN SPACE	59 SF
	322 SF
Grand total: 10	1,078 SF

OPEN SPACE CALCULATION (RM-20)

Required Open Space:[Per 18.13.040]

USABLE OPEN SPACE:	150 SF/ UNIT
COMMON OPEN SPACE:	75 SF/ UNIT
PRIVATE OPEN SPACE:	50 SF/ UNIT
Min. Landscape/Open Space Coverage:	35%

10 units on LOT 2 zone RM-20:

USABLE OPEN SPACE:	1,500 SF
COMMON OPEN SPACE:	750 SF
PRIVATE OPEN SPACE:	500 SF

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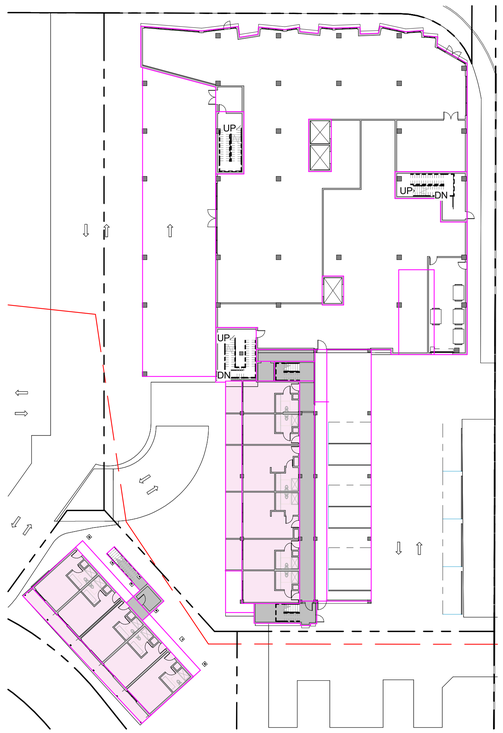
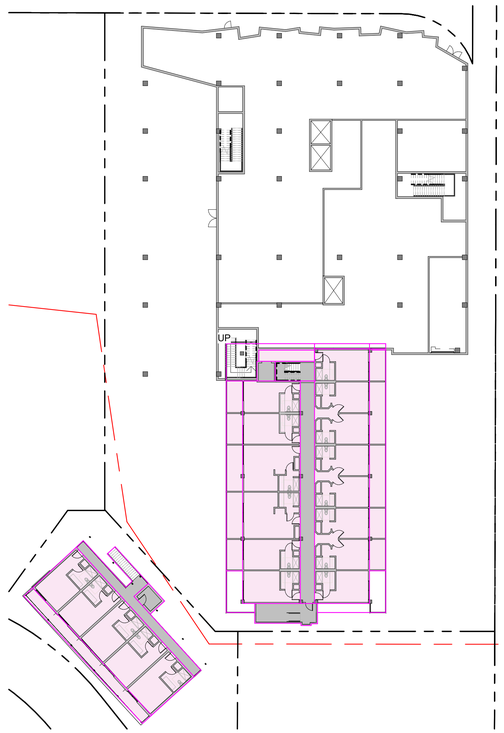
AREA CALCULATIONS - BUILDING C

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

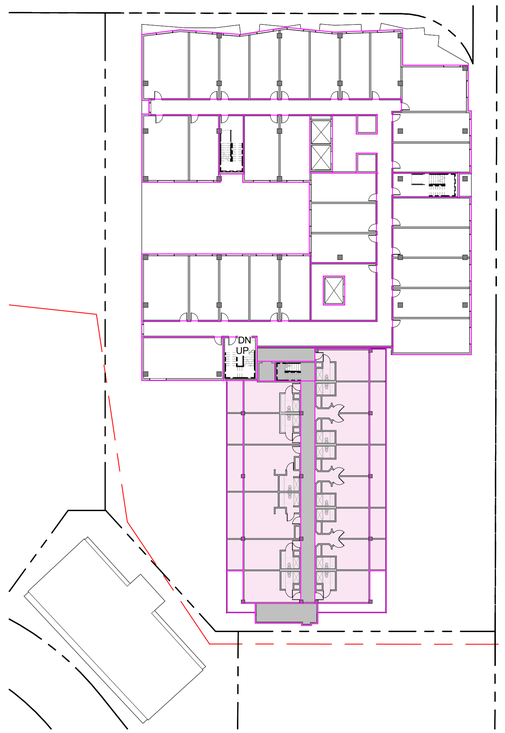
A2-C



1 LEVEL 1- EXISTING HOTEL
1" = 30'-0"



2 EXISTING HOTEL_LEVEL 2
1" = 30'-0"



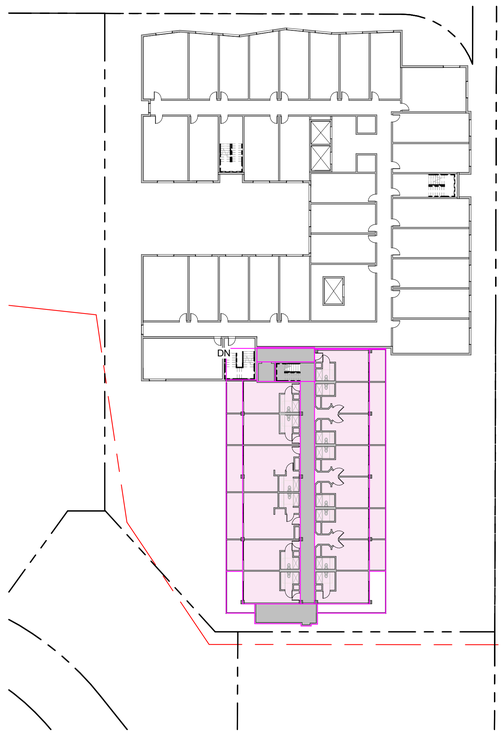
3 EXISTING HOTEL_LEVEL 3
1" = 30'-0"

GROSS AREA- HOTEL D

Name	Area
LEVEL 1- EXISTING HOTEL	
CORRIDOR	695 SF
COVERED OUTDOOR- BALCONIES	546 SF
ELEVATOR	63 SF
GUEST ROOMS	2,261 SF
STAIR	369 SF
7	3,935 SF
LEVEL 2- EXISTING HOTEL	
CORRIDOR	554 SF
COVERED BALCONIES	546 SF
COVERED OUTDOOR- BALCONIES	632 SF
COVERED OUTDOOR- COMMON	111 SF
ELEVATOR	63 SF
GUEST ROOMS	4,725 SF
STAIR	360 SF
9	6,992 SF
LEVEL 3- EXISTING HOTEL	
CORRIDOR	554 SF
COVERED OUTDOOR- BALCONIES	1,183 SF
COVERED OUTDOOR- COMMON	147 SF
ELEVATOR	63 SF
GUEST ROOMS	4,726 SF
STAIR	360 SF
9	7,033 SF
LEVEL 4- EXISTING HOTEL	
CORRIDOR	554 SF
COVERED OUTDOOR- BALCONIES	1,186 SF
COVERED OUTDOOR- COMMON	137 SF
ELEVATOR	63 SF
GUEST ROOMS	4,729 SF
STAIR	360 SF
9	7,030 SF
LEVEL 5- EXISTING HOTEL	
CORRIDOR	595 SF
COVERED OUTDOOR- BALCONIES	576 SF
COVERED OUTDOOR- COMMON	415 SF
ELEVATOR	63 SF
GUEST ROOMS	1,599 SF
MEETING ROOM	907 SF
STAIR	310 SF
11	4,466 SF
TOTAL GROSS AREA	29,456 SF

GROSS AREA - HOTEL E

Name	Area
LEVEL 1- EXISTING HOTEL	
GUEST ROOMS	1,796 SF
CORRIDOR	40 SF
ELEVATOR	175 SF
COVERED PORCHES	378 SF
4	2,389 SF
LEVEL 2- EXISTING HOTEL	
GUEST ROOMS	1,797 SF
COVERED BREEZEWAY	406 SF
ELEVATOR	82 SF
COVERED BALCONIES	378 SF
4	2,663 SF
Grand total: 8	5,052 SF



4 EXISTING HOTEL_LEVEL 4
1" = 30'-0"



5 EXISTING HOTEL_LEVEL 5
1" = 30'-0"

Building Area Legend

B BUSINESS

NOT OCC.

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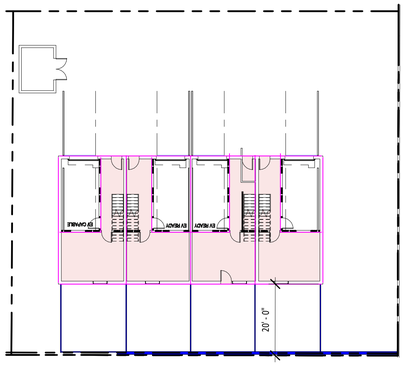
Oxford Capital Group, LLC

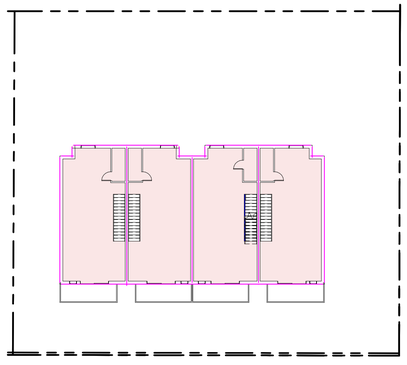
GROSS FLOOR AREA - HOTEL D & E

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

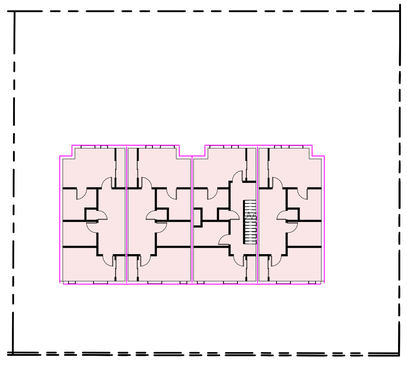
A2-D



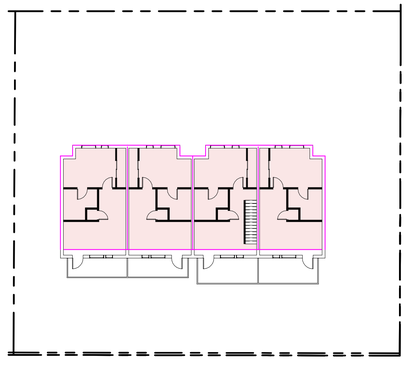
1 TOWNHOME GROUND LEVEL
1" = 20'-0"



2 TOWNHOME - LEVEL 2
1" = 20'-0"



3 TOWNHOME - LEVEL 3
1" = 20'-0"



10 TOWNHOME LEVEL 4
1" = 20'-0"

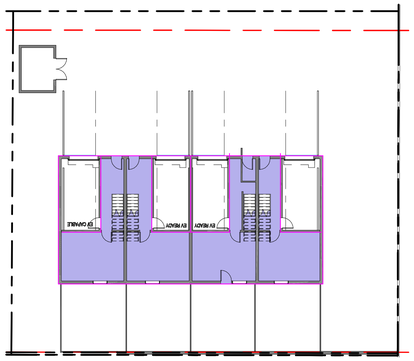
Building Area Legend

NIC

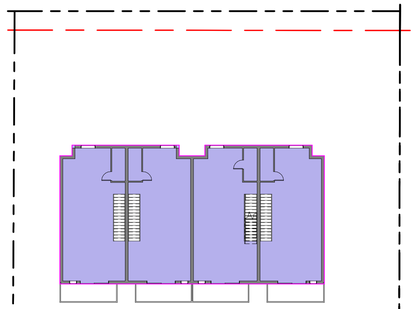
R-2 RESIDENTIAL

GROSS AREA - TOWNHOMES F

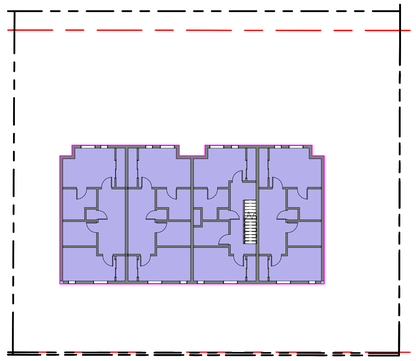
Name	Area
TOWNHOME GROUND LEVEL	
TOWNHOME LEVEL 1	427 SF
TOWNHOME LEVEL 1	413 SF
TOWNHOME LEVEL 1	413 SF
TOWNHOME LEVEL 1	427 SF
4	1,680 SF
TOWNHOME LEVEL 2	
TOWNHOME LEVEL 2	700 SF
TOWNHOME LEVEL 2	711 SF
TOWNHOME LEVEL 2	705 SF
TOWNHOME LEVEL 2	716 SF
4	2,832 SF
TOWNHOME LEVEL 3	
TOWNHOME LEVEL 3	700 SF
TOWNHOME LEVEL 3	716 SF
TOWNHOME LEVEL 3	700 SF
TOWNHOME LEVEL 3	716 SF
4	2,832 SF
TOWNHOME LEVEL 4	
TOWNHOME LEVEL 3	523 SF
TOWNHOME LEVEL 3	535 SF
TOWNHOME LEVEL 3	523 SF
TOWNHOME LEVEL 3	535 SF
4	2,116 SF
Grand total: 16	9,460 SF



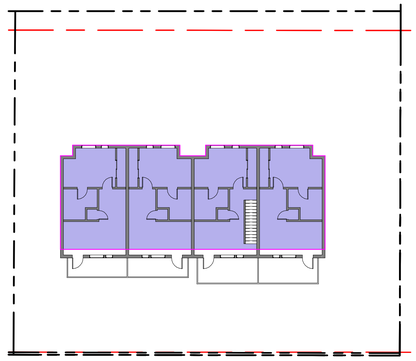
4 TOWNHOME GROUND LEVEL
1" = 20'-0"



5 TOWNHOME LEVEL 2
1" = 20'-0"



6 TOWNHOME LEVEL 3
1" = 20'-0"



11 TOWNHOME LEVEL 4
1" = 20'-0"

ZONES LEGEND

RM-20

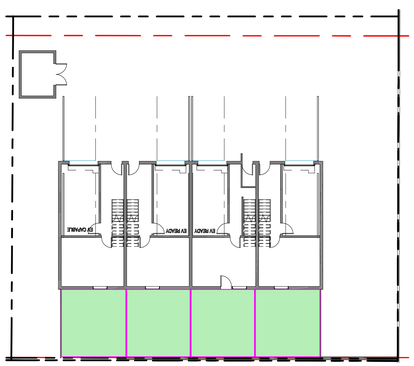
LOT 6 - FAR - RM-20

Level	Area
TOWNHOME GROUND LEVEL	1,680 SF
TOWNHOME LEVEL 2	2,832 SF
TOWNHOME LEVEL 3	2,832 SF
TOWNHOME LEVEL 4	2,116 SF
Grand total: 4	9,460 SF

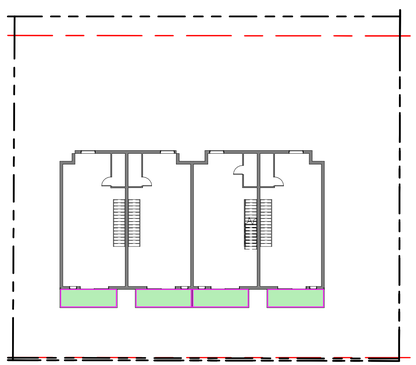
FAR CALCULATIONS (RM-20)

ALLOWABLE FAR: [Per 18.13.060]
0.5:1 residential

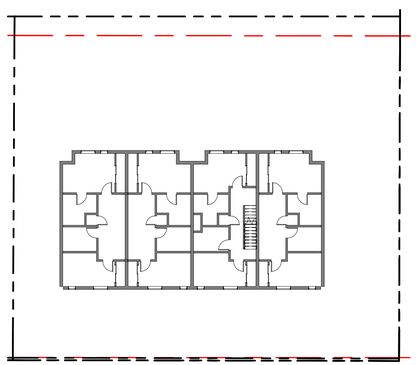
LOT 6 AREA IN RM-20 ZONE:	9,559 SF
(LOT 6 AREA IN CS(H) ZONE:	827 SF)
RESIDENTIAL AREA:	9,460 SF
PROVIDED RESIDENTIAL FAR:	1:1



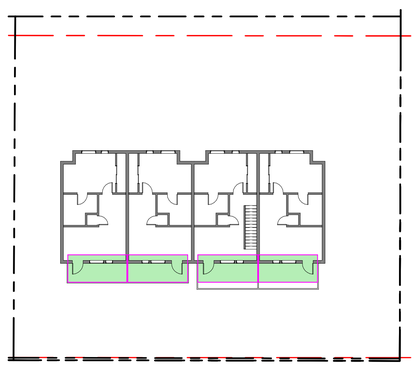
7 TOWNHOME GROUND LEVEL
1" = 20'-0"



8 TOWNHOME LEVEL 2
1" = 20'-0"



9 TOWNHOME LEVEL 3
1" = 20'-0"



12 TOWNHOME LEVEL 4
1" = 20'-0"

OPEN SPACE LEGEND

RM-20

Open Space - RM-20

Name	Area
TOWNHOME GROUND LEVEL	
PRIVATE OPEN SPACE	340 SF
PRIVATE OPEN SPACE	335 SF
PRIVATE OPEN SPACE	335 SF
PRIVATE OPEN SPACE	340 SF
TOWNHOME LEVEL 2	
PRIVATE OPEN SPACE	76 SF
PRIVATE OPEN SPACE	77 SF
PRIVATE OPEN SPACE	77 SF
PRIVATE OPEN SPACE	76 SF
TOWNHOME LEVEL 4	
PRIVATE OPEN SPACE	128 SF
PRIVATE OPEN SPACE	127 SF
PRIVATE OPEN SPACE	127 SF
PRIVATE OPEN SPACE	128 SF
Grand total: 12	2,164 SF

OPEN SPACE CALCULATION (RM-20)

Required Open Space:[Per 18.13.040]

USABLE OPEN SPACE:	150 SF/ UNIT
COMMON OPEN SPACE:	75 SF/ UNIT
PRIVATE OPEN SPACE:	50 SF/ UNIT
Min. Landscape/Open Space Coverage:	35%

4 units on LOT 2 zone RM-20:

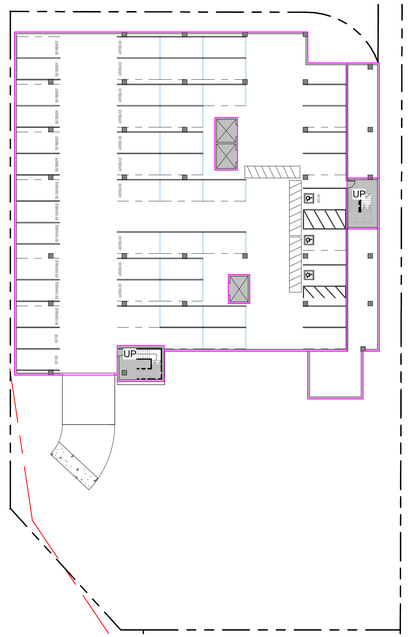
USABLE OPEN SPACE:	600 SF
COMMON OPEN SPACE:	300 SF
PRIVATE OPEN SPACE:	200 SF

lowney arch

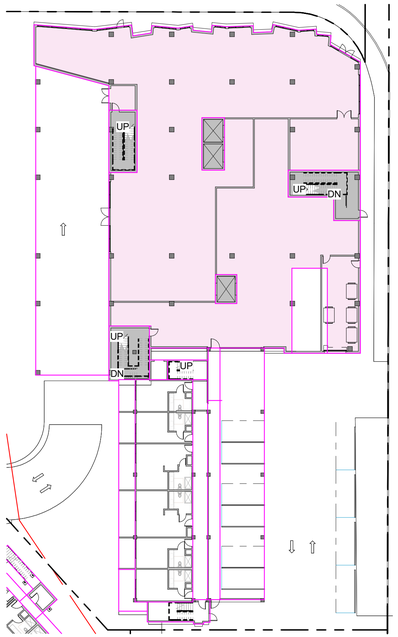
AREA CALCULATIONS - TOWNHOMES

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

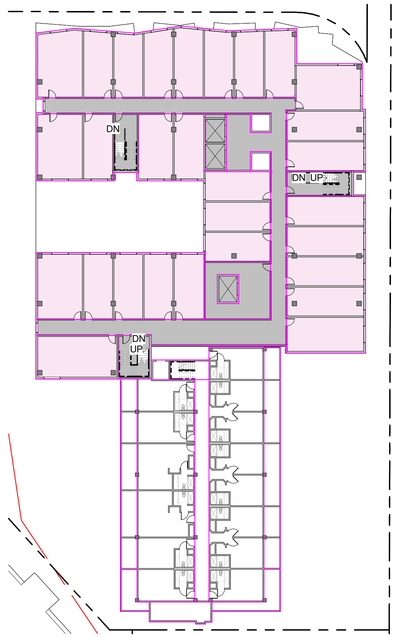
A2-F



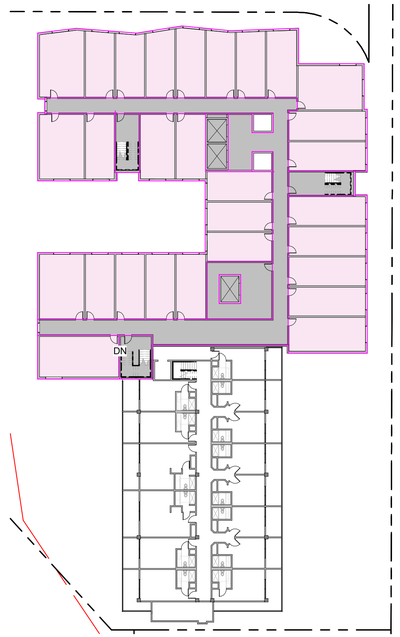
1 HOTEL - SUBTERRANEAN PARKING
1" = 30'-0"



2 HOTEL - LEVEL 1
1" = 30'-0"



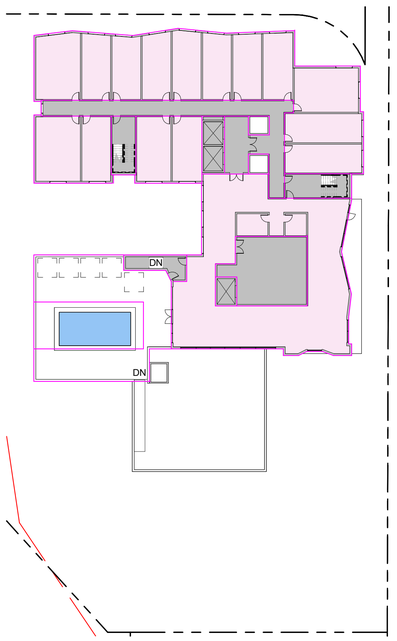
3 HOTEL - LEVEL 2
1" = 30'-0"



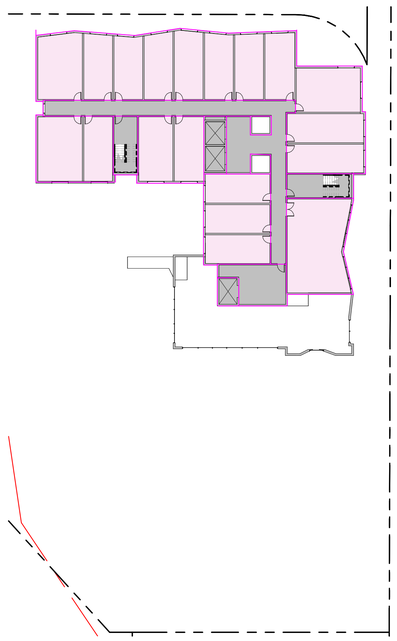
4 HOTEL - LEVEL 3
1" = 30'-0"



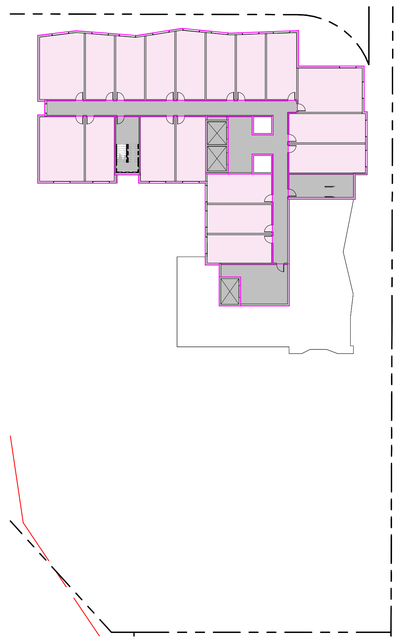
5 HOTEL - LEVEL 4
1" = 30'-0"



6 HOTEL - LEVEL 5
1" = 30'-0"



7 HOTEL - LEVEL 6
1" = 30'-0"



8 HOTEL - LEVEL 7
1" = 30'-0"

GROSS AREA- HOTEL

Name	Area
BASEMENT- HOTEL	
UNDERGROUND ELEVATOR	319 SF
UNDERGROUND STAIR	587 SF
4	906 SF
LEVEL 1- HOTEL	
COMMON AREA	12,936 SF
ELEVATOR	319 SF
STAIR	1,148 SF
6	14,402 SF
LEVEL 2- HOTEL	
BOH	559 SF
CORRIDOR	2,532 SF
ELEVATOR	341 SF
GUEST ROOMS	12,090 SF
STAIR	800 SF
13	16,322 SF
LEVEL 3- HOTEL	
BOH	559 SF
CORRIDOR	2,533 SF
ELEVATOR	341 SF
GUEST ROOMS	12,094 SF
STAIR	793 SF
12	16,320 SF
LEVEL 4- HOTEL	
BOH	1,271 SF
CORRIDOR	2,534 SF
ELEVATOR	341 SF
GUEST ROOMS	11,378 SF
STAIR	795 SF
14	16,318 SF
LEVEL 5- HOTEL	
BACK OF HOUSE	918 SF
COMMON AREA	3,623 SF
CORRIDOR	1,240 SF
ELEVATOR	341 SF
GUEST ROOMS	6,220 SF
STAIR	754 SF
11	13,095 SF
LEVEL 6- HOTEL	
BACK OF HOUSE	403 SF
CORRIDOR	1,426 SF
ELEVATOR	337 SF
FITNESS	1,052 SF
GUEST ROOMS	7,273 SF
STAIR	546 SF
11	11,037 SF
LEVEL 7- HOTEL	
BACK OF HOUSE	412 SF
CORRIDOR	1,437 SF
ELEVATOR	341 SF
GUEST ROOMS	7,283 SF
STAIR	558 SF
9	10,030 SF
TOTAL GROSS AREA	98,429 SF

Building Area Legend

B BUSINESS

NOT OCC.

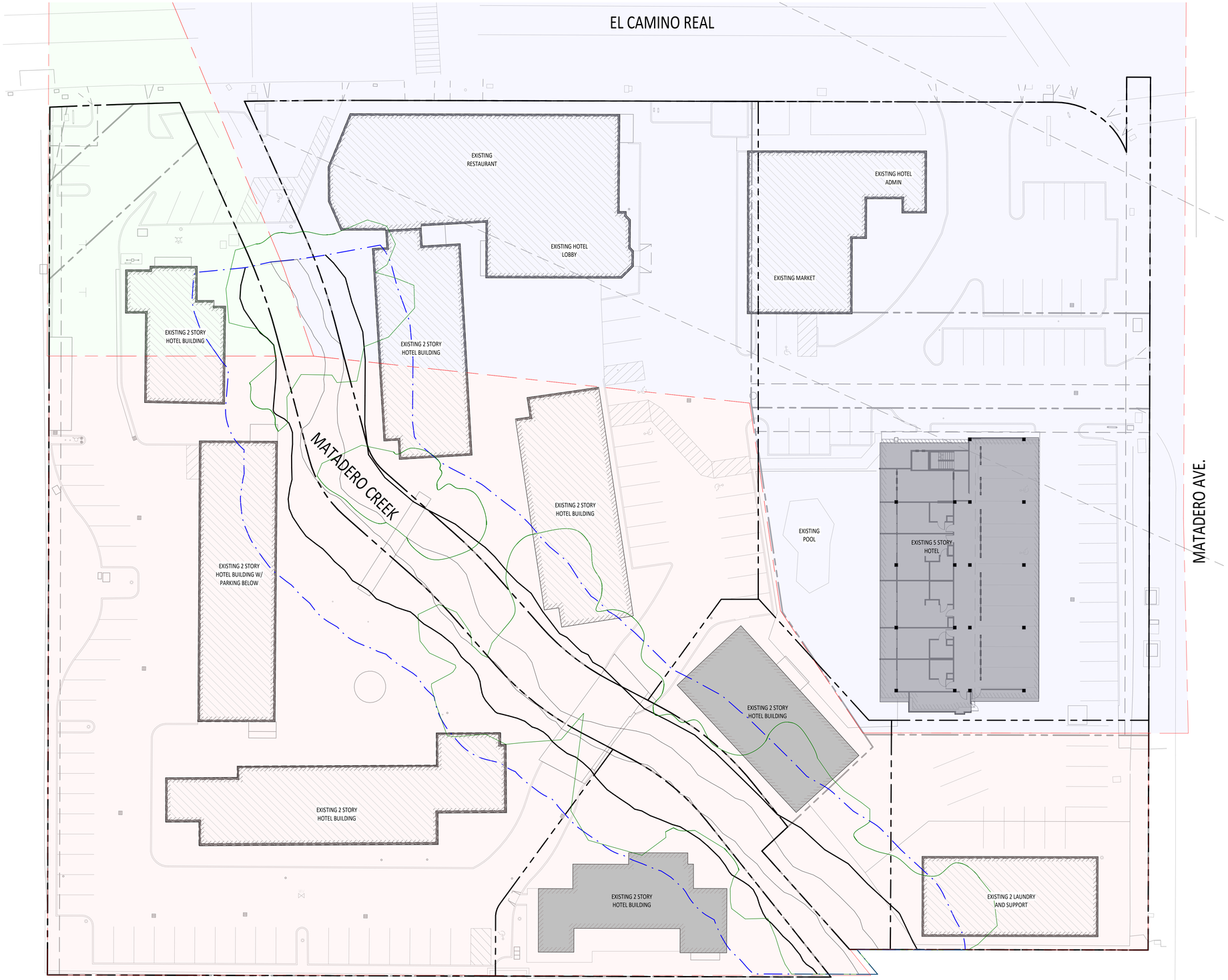
lowney arch

Oxford Capital Group, LLC

GROSS FLOOR AREA - HOTEL H

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

A2-H



TOTAL SITE AREA:	**156,838 SF**
EXISTING FAR (FLOOR AREA ZONING):*	89,247 SF/ 156,838 SF (FLOOR AREA ZONING/ LOT AREA) **0.57***

*PROPOSED FAR EXCLUDES ALL PARKING AREAS AND INCLUDES EXISTING HOTEL TO REMAIN

LEGEND

- ZONING LINES
- EXISTING BUILDING TO REMAIN
- BUILDING TO BE DEMOLISHED
- RIPARIAN ZONE
- 20' CREEK BANK
- SETBACK
- DECORATIVE PAVIMENT- PATTERN AND MATERIAL TO BE FINALIZED DURING THE DESIGN REVIEW PROCESS
- EASEMENT

0 20' 40'

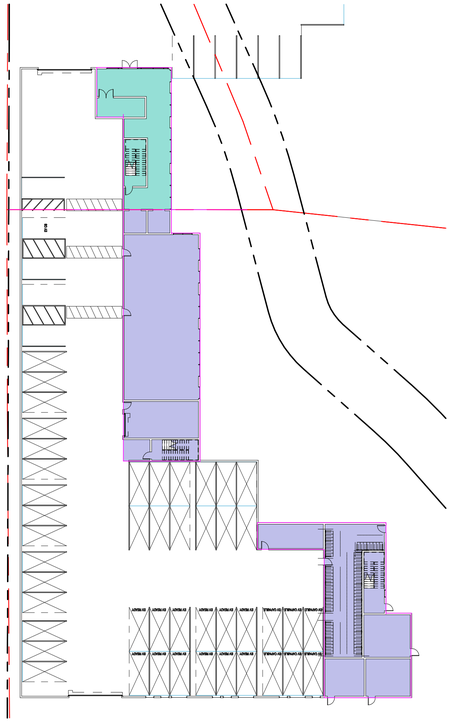
lowney arch

Oxford Capital Group, LLC

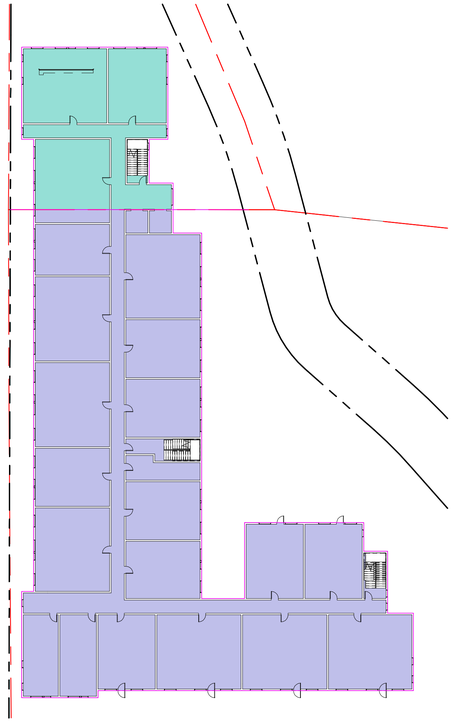
EXISTING SITE PLAN

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

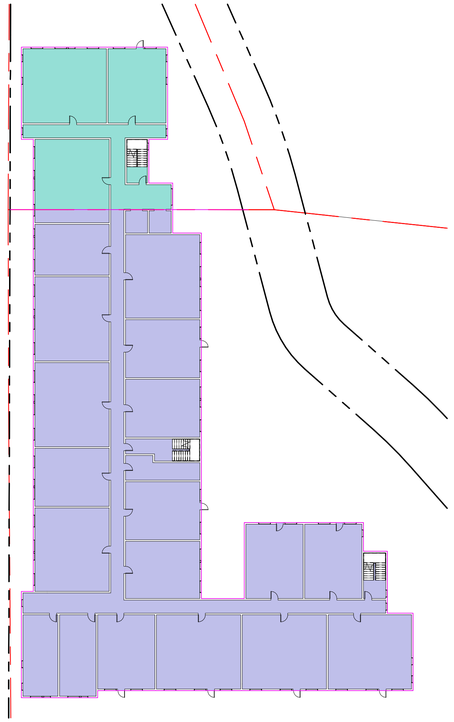
A3



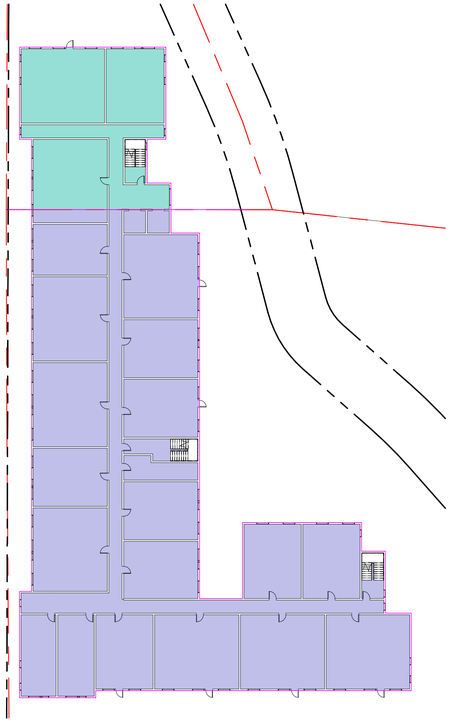
1 LEVEL 1- R1
1" = 30'-0"



2 LEVEL 2 - R1
1" = 30'-0"



3 LEVEL 3 - R1
1" = 30'-0"



4 LEVEL 4 - R1
1" = 30'-0"

LOT 1 - FAR - CS

Level	Area
LEVEL 1- R1	1,436 SF
LEVEL 2 - R1	3,912 SF
LEVEL 3 - R1	3,912 SF
LEVEL 4 - R1	3,912 SF
LEVEL 5 - R1	3,912 SF
LEVEL 6 - R1	3,912 SF
LEVEL 7 - R1	3,912 SF
LEVEL 8 - R1	3,912 SF
ROOF - R1	197 SF
Grand total: 9	29,019 SF

FAR CALCULATIONS (CS)

ALLOWABLE FAR: [Per 18.16.060]
0.4:1 non residential
1.0:1 residential

LOT 1 AREA IN CS ZONE:	8,221 SF
RESIDENTIAL AREA:	29,003 SF
PROVIDED RESIDENTIAL FAR:	3.5:1

LOT 1 - FAR - RM-20

Level	Area
LEVEL 1- R1	5,866 SF
LEVEL 2 - R1	19,575 SF
LEVEL 3 - R1	19,575 SF
LEVEL 4 - R1	19,575 SF
LEVEL 5 - R1	19,575 SF
LEVEL 6 - R1	12,453 SF
LEVEL 7 - R1	12,233 SF
LEVEL 8 - R1	12,233 SF
Grand total: 10	121,086 SF

FAR CALCULATIONS (RM-20)

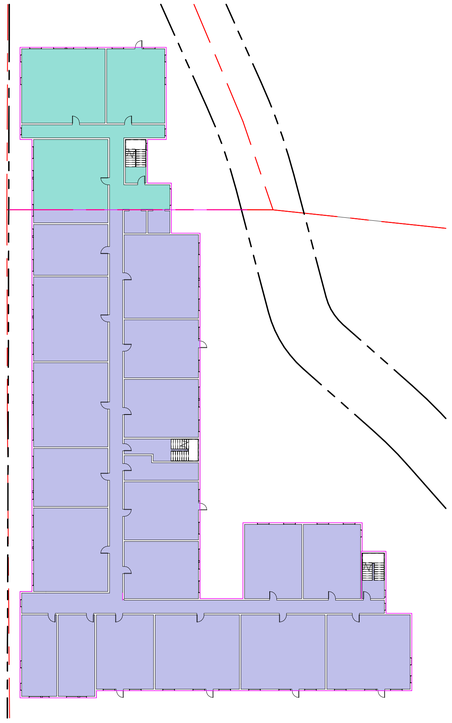
ALLOWABLE FAR: [Per 18.13.060]
0.5.0:1 residential

LOT 1 AREA IN RM-20 ZONE:	43,882 SF
RESIDENTIAL AREA:	101,842 SF
PROVIDED RESIDENTIAL FAR:	2.3:1

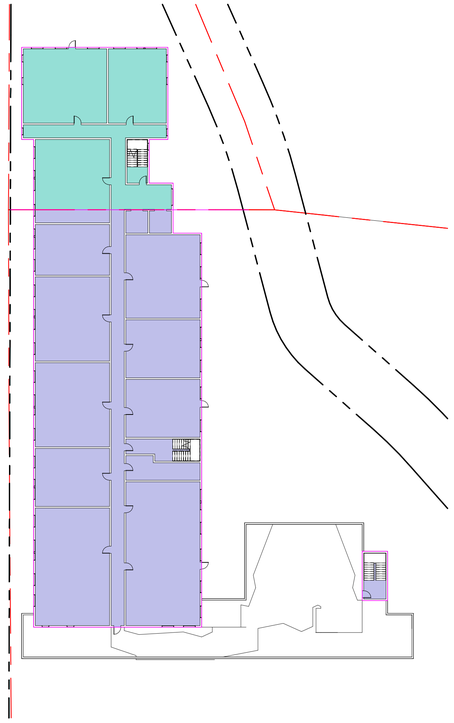
ZONES LEGEND

CS

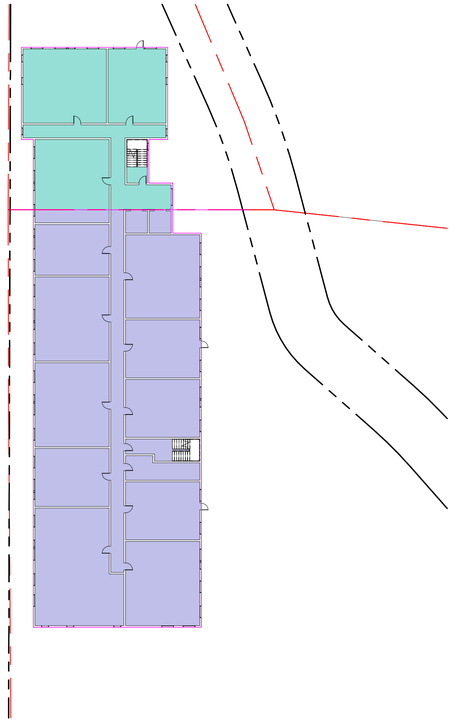
RM-20



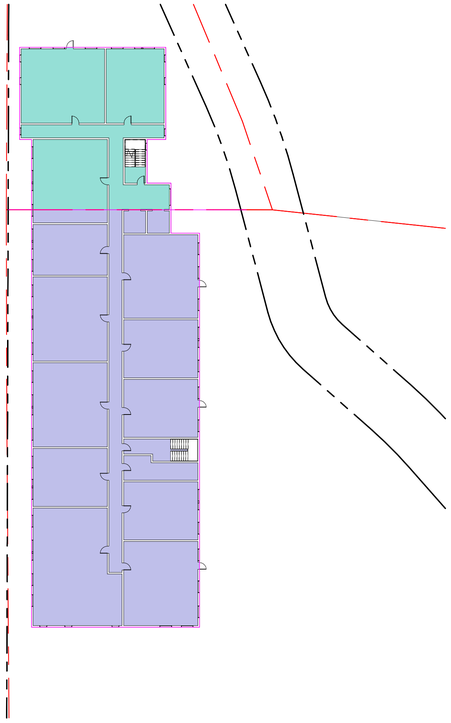
5 LEVEL 5 - R1
1" = 30'-0"



6 LEVEL 6 - R1
1" = 30'-0"



7 LEVEL 7 - R1
1" = 30'-0"



8 LEVEL 8 - R1
1" = 30'-0"

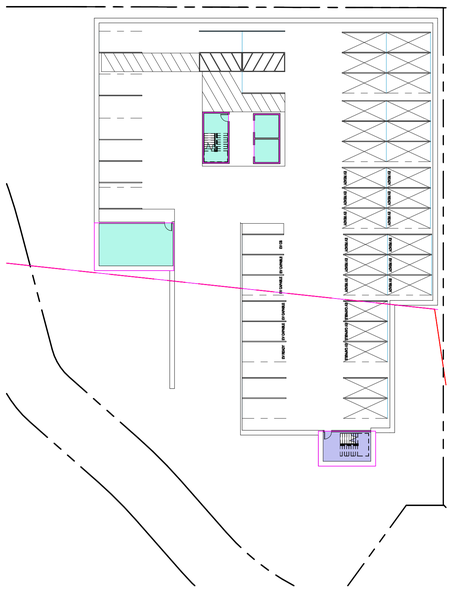
lowney arch

Oxford Capital Group, LLC

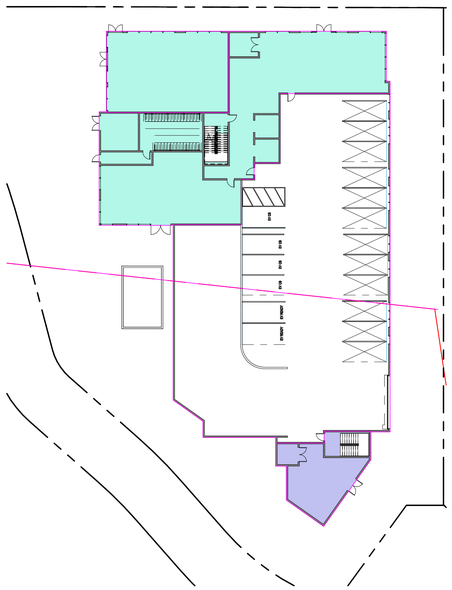
FAR - BUILDING A

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

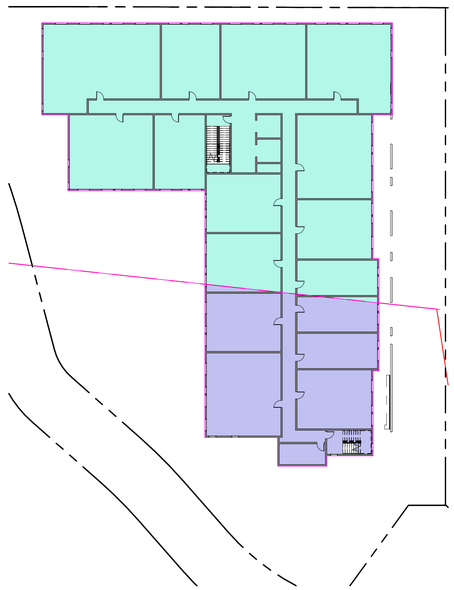
A3-A



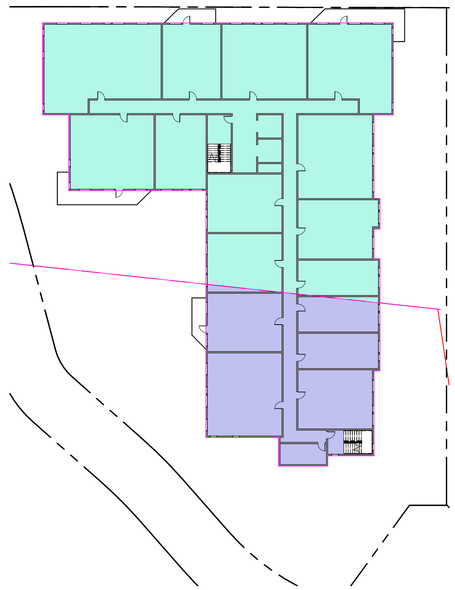
1 BASEMENT- R
1" = 30'-0"



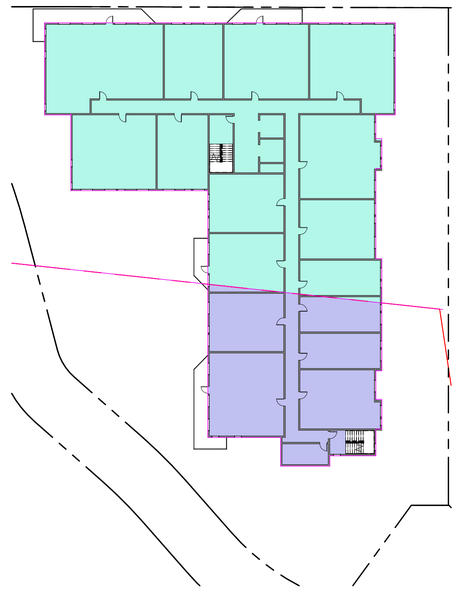
2 LEVEL 1- R
1" = 30'-0"



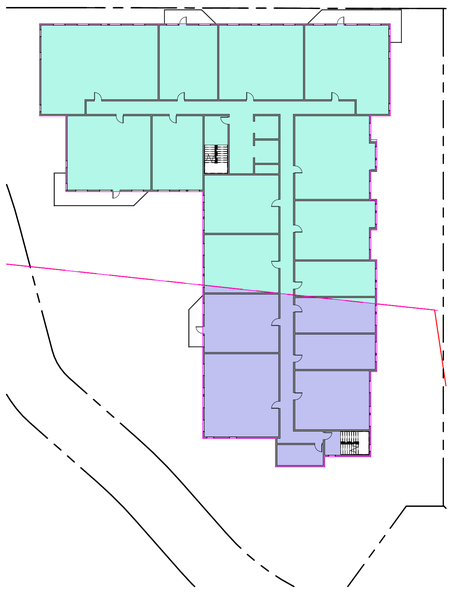
3 LEVEL 2- R
1" = 30'-0"



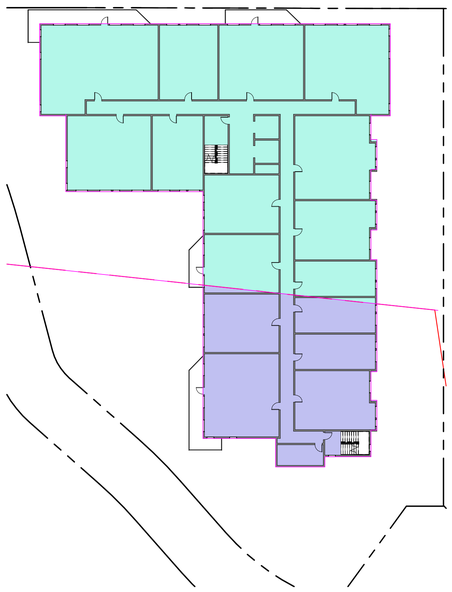
4 LEVEL 3- R
1" = 30'-0"



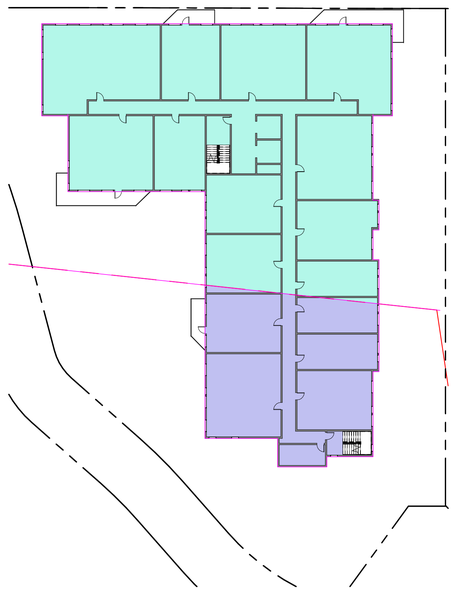
5 LEVEL 4 - R
1" = 30'-0"



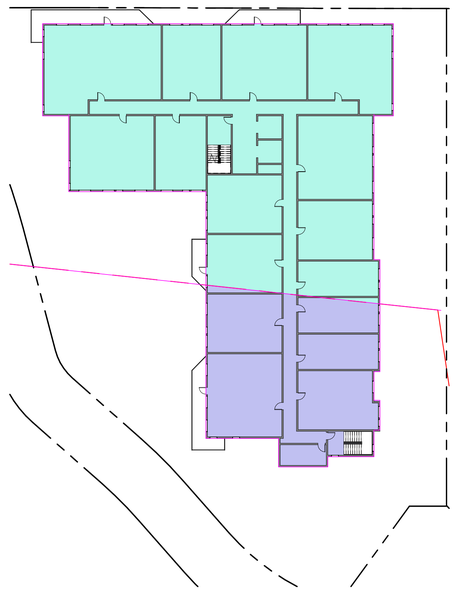
6 LEVEL 5 - R
1" = 30'-0"



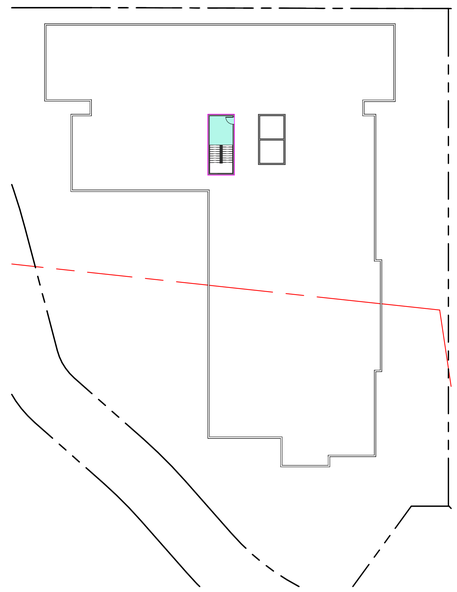
7 LEVEL 6 - R
1" = 30'-0"



8 LEVEL 7- R
1" = 30'-0"



9 LEVEL 8- R
1" = 30'-0"



10 ROOF - R
1" = 30'-0"

ZONES LEGEND

- CS(H)
- RM-20

lowney arch

Oxford Capital Group, LLC

LOT 3 - FAR - CS (H) RESIDENTIAL

Level	Area
BASEMENT- R	1,113 SF
LEVEL 1- R	5,100 SF
LEVEL 2- R	12,836 SF
LEVEL 3- R	12,867 SF
LEVEL 4 - R	12,867 SF
LEVEL 5 - R	12,898 SF
LEVEL 6 - R	12,898 SF
LEVEL 7- R	12,867 SF
LEVEL 8- R	12,836 SF
ROOF - R	285 SF
Grand total: 12	96,569 SF

LOT 3 - FAR - CS (H) COMMERCIAL

Level	Area
LEVEL 1- R	1,753 SF
Grand total: 1	1,753 SF

FAR CALCULATIONS (CS)

ALLOWABLE FAR: [Per 18.16.060]
0.4:1 non residential
1.0:1 residential

LOT 3 AREA IN CS ZONE:	22,202 SF
COMMERCIAL AREA:	1,753 SF
PROVIDED COMMERCIAL FAR:	0.1:1
RESIDENTIAL AREA:	96,678 SF
PROVIDED RESIDENTIAL FAR:	4.4:1

LOT 3 - FAR - RM-20

Level	Area
Not Placed	0 SF
BASEMENT- R	352 SF
LEVEL 1- R	1,019 SF
LEVEL 2- R	4,734 SF
LEVEL 3- R	4,734 SF
LEVEL 4 - R	4,766 SF
LEVEL 5 - R	4,734 SF
LEVEL 6 - R	4,766 SF
LEVEL 7- R	4,734 SF
LEVEL 8- R	4,766 SF
Grand total: 10	34,605 SF

FAR CALCULATIONS (RM-20)

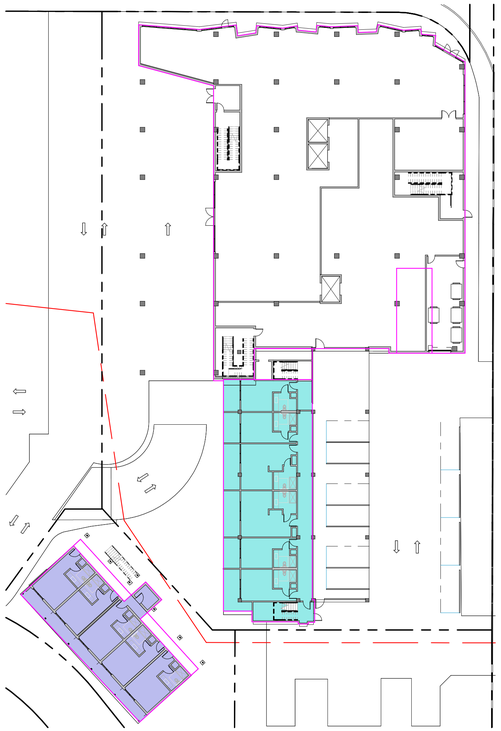
ALLOWABLE FAR: [Per 18.13.060]
0.5.0:1 residential

LOT 3 AREA IN RM-20 ZONE:	15,321 SF
RESIDENTIAL AREA:	34,629 SF
PROVIDED RESIDENTIAL FAR:	2.3:1

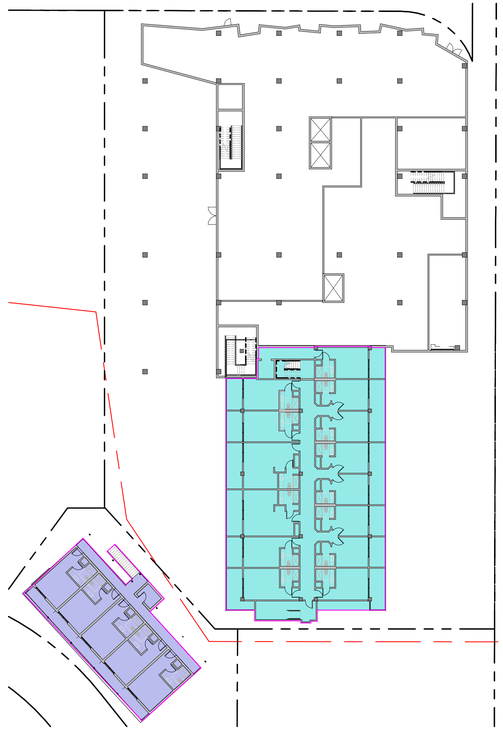
FAR - BUILDING B

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

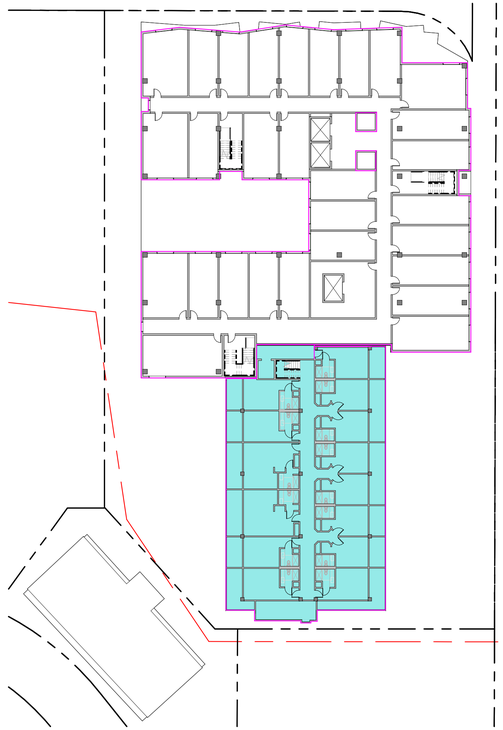
A3-B



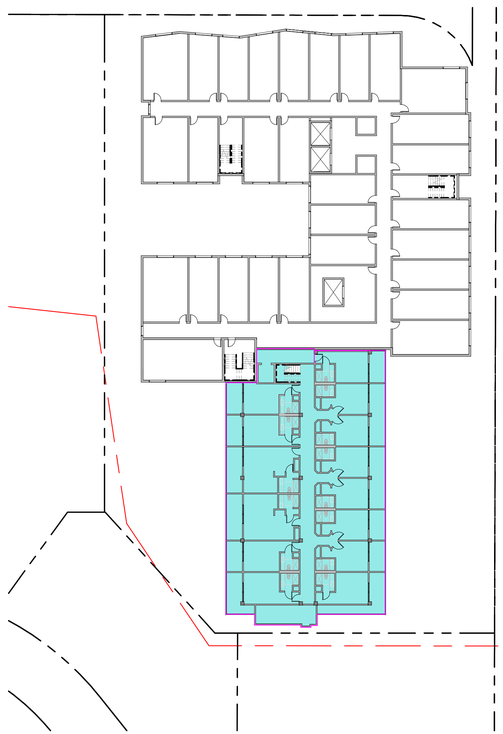
1 LEVEL 1- EXISTING HOTEL
1" = 30'-0"



2 LEVEL 2- EXISTING HOTEL
1" = 30'-0"



3 LEVEL 3- EXISTING HOTEL
1" = 30'-0"



4 LEVEL 4- EXISTING HOTEL
1" = 30'-0"



5 LEVEL 5- EXISTING HOTEL
1" = 30'-0"

LOT 4 - FAR - CS(H)

Level	Area
LEVEL 1- EXISTING HOTEL	3,749 SF
LEVEL 2- EXISTING HOTEL	7,334 SF
LEVEL 3- EXISTING HOTEL	7,373 SF
LEVEL 4- EXISTING HOTEL	7,373 SF
LEVEL 5- EXISTING HOTEL	4,470 SF
Grand total: 5	30,298 SF

FAR CALCULATIONS (CS(H))

ALLOWABLE FAR: [Per 18.16.060]
2.0:1 HOTEL

LOT 4 AREA IN CS(H) ZONE:	40,932 SF
(LOT 4 AREA IN RM-20 ZONE:	341 SF)
HOTEL AREA:	30,622 SF
PROVIDED HOTEL FAR:	0.7:1

LOT 5 - FAR - RM-20

Level	Area
LEVEL 1- EXISTING HOTEL	2,296 SF
LEVEL 2- EXISTING HOTEL	2,663 SF
Grand total: 2	4,959 SF

FAR CALCULATIONS (RM-20)

ALLOWABLE FAR: [Per 18.13.060]
0.5:1 residential

LOT 5 AREA IN RM-20 ZONE:	7,373 SF
(LOT 5 AREA IN CS(H) ZONE:	204 SF)
HOTEL AREA:	4,959 SF
PROVIDED HOTEL FAR:	0.7:1

ZONES LEGEND

CS(H)

RM-20

lowney arch

Oxford Capital Group, LLC

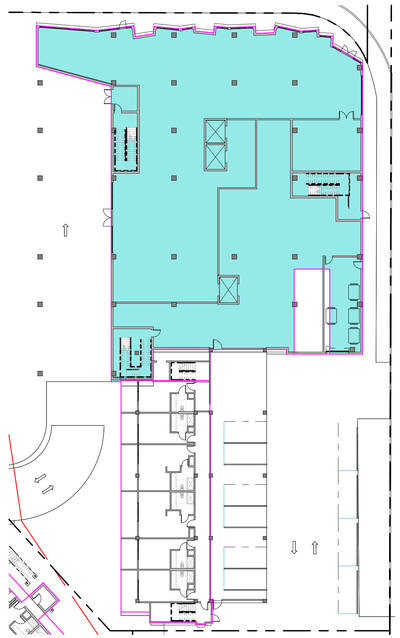
FAR - HOTEL D & E

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

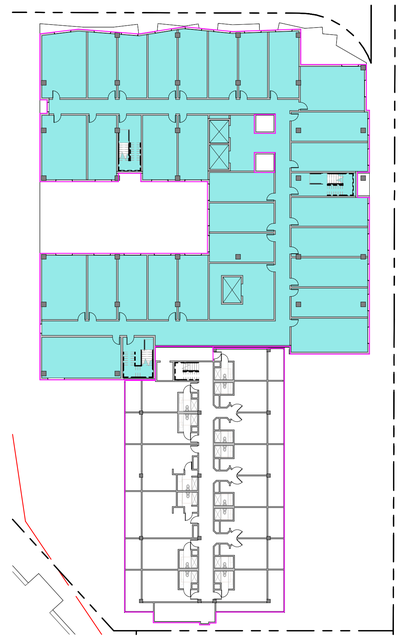
A3-D



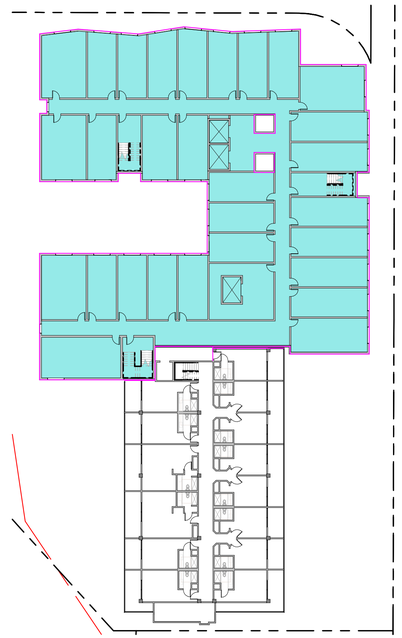
1 BASEMENT- HOTEL
1" = 30'-0"



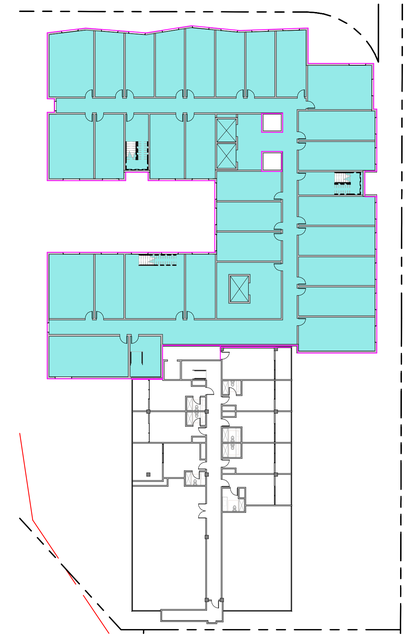
2 LEVEL 1- HOTEL
1" = 30'-0"



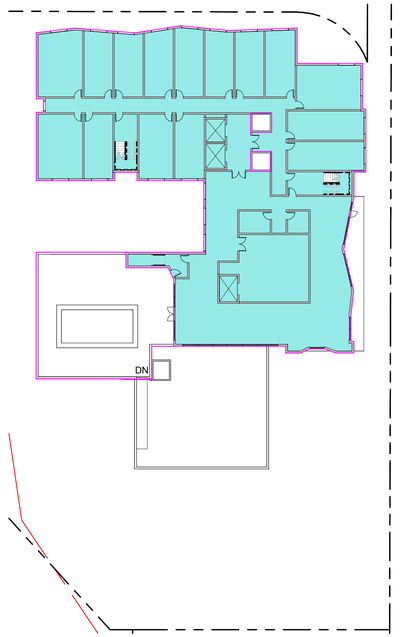
3 LEVEL 2- HOTEL
1" = 30'-0"



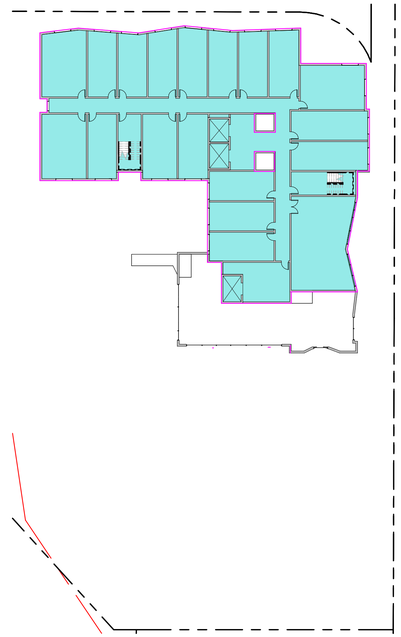
4 LEVEL 3- HOTEL
1" = 30'-0"



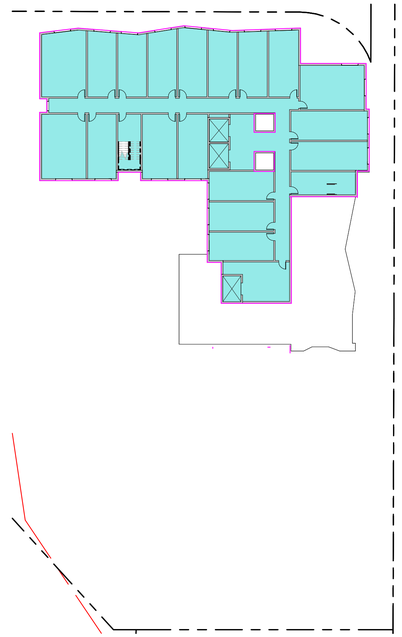
5 LEVEL 4- HOTEL
1" = 30'-0"



6 LEVEL 5- HOTEL
1" = 30'-0"



7 LEVEL 6- HOTEL
1" = 30'-0"



8 LEVEL 7- HOTEL
1" = 30'-0"

LOT 4 - FAR - CS(H) NEW HOTEL

Level	Area
BASEMENT- HOTEL	906 SF
LEVEL 1- HOTEL	14,416 SF
LEVEL 2- HOTEL	16,321 SF
LEVEL 3- HOTEL	16,321 SF
LEVEL 4- HOTEL	16,321 SF
LEVEL 5- HOTEL	13,093 SF
LEVEL 6- HOTEL	11,048 SF
LEVEL 7- HOTEL	10,029 SF
Grand total: 11	98,454 SF

FAR CALCULATIONS (CS(H))

ALLOWABLE FAR: [Per 18.16.060]
2.0:1 HOTEL

LOT 4 AREA IN CS(H) ZONE: 40,932 SF
(LOT 4 AREA IN RM-20 ZONE: 341 SF)
HOTEL AREA: 98,439 SF
PROVIDED HOTEL FAR: 2.4:1

ZONES LEGEND

CS(H)

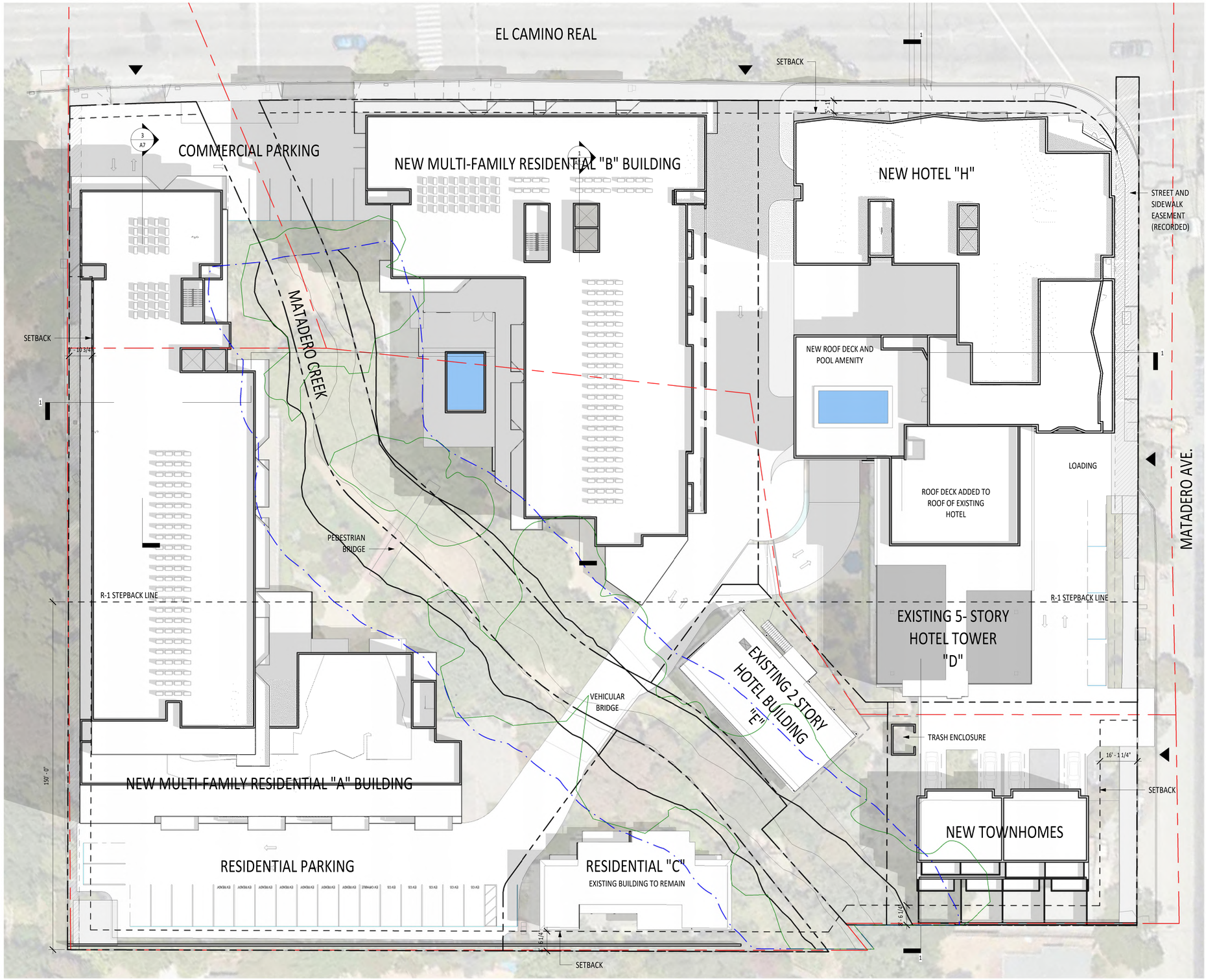
lowney arch

Oxford Capital Group, LLC

FAR - HOTEL H

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

A3-H



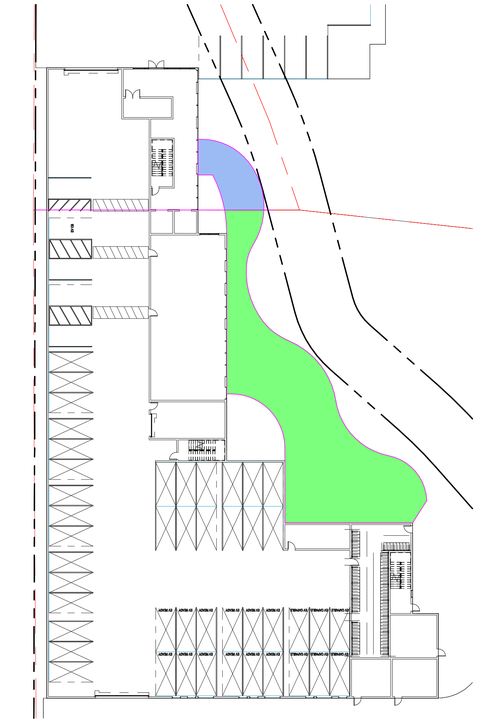
lowney arch

Oxford Capital Group, LLC

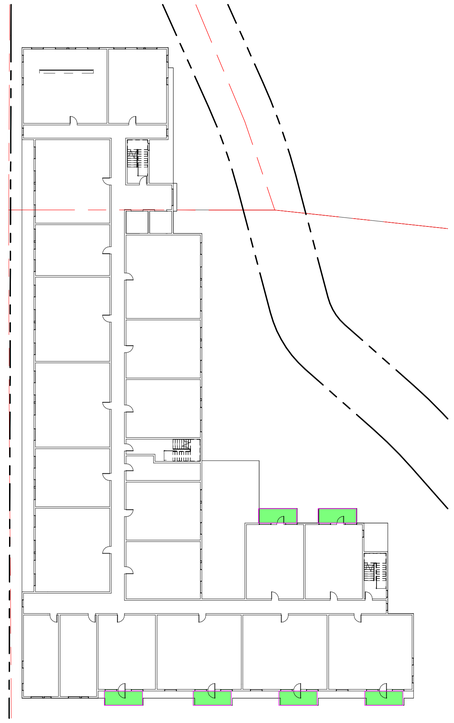
AERIAL SITE PLAN

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

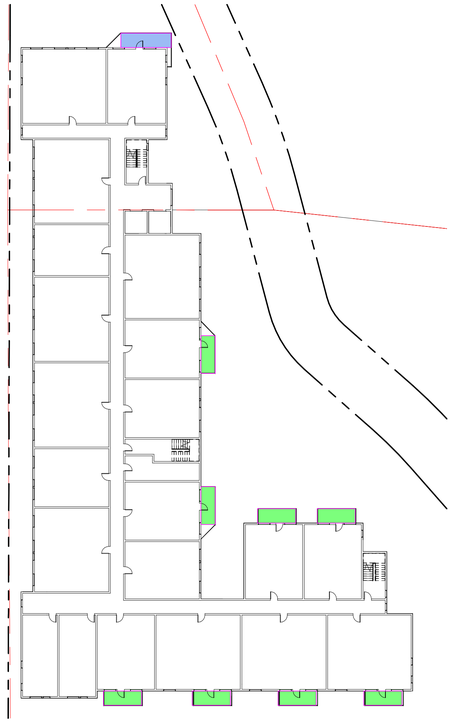
A4



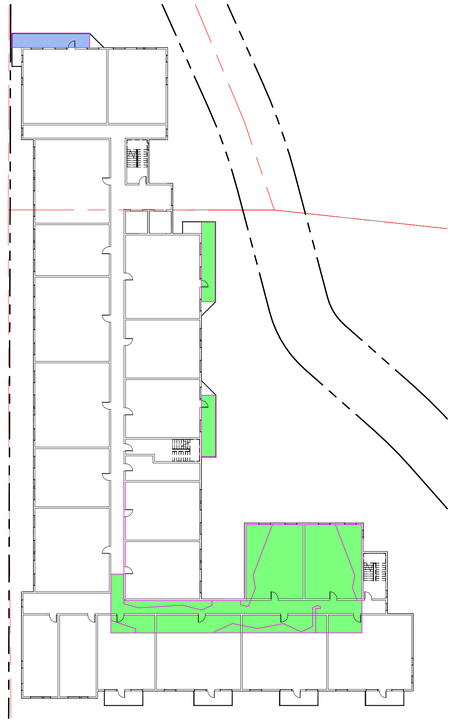
1 LEVEL 1- R1
1" = 30'-0"



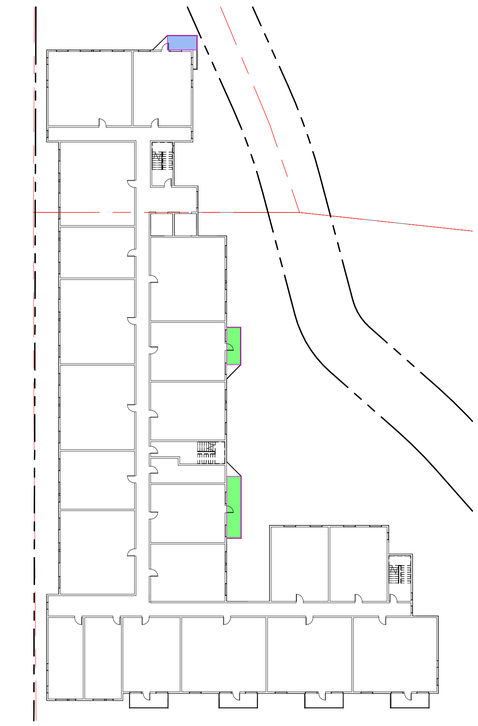
2 LEVEL 2 - R1
1" = 30'-0"



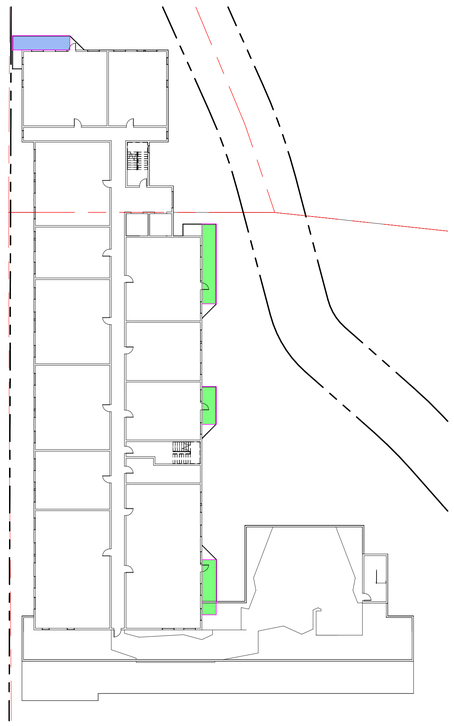
3 LEVEL 3 - R1
1" = 30'-0"



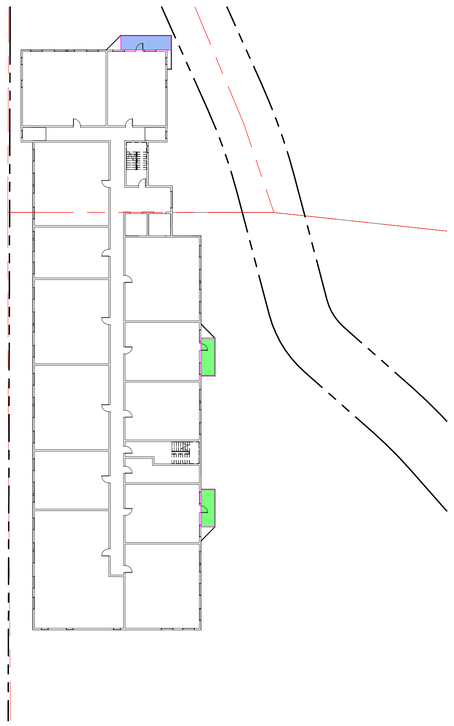
4 LEVEL 4 - R1
1" = 30'-0"



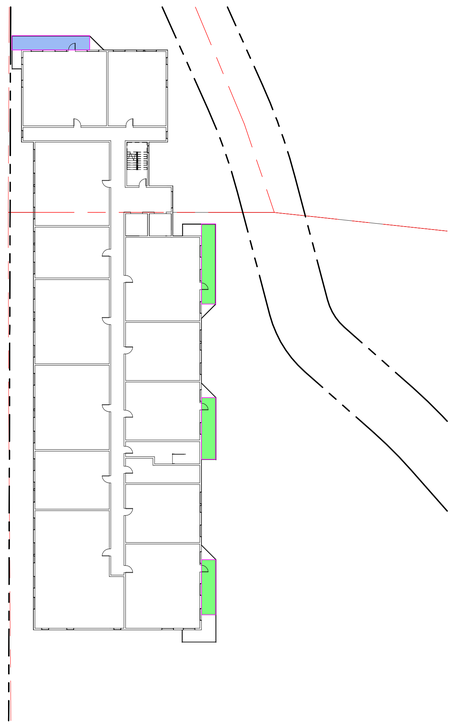
5 LEVEL 5 - R1
1" = 30'-0"



6 LEVEL 6 - R1
1" = 30'-0"



7 LEVEL 7 - R1
1" = 30'-0"



8 LEVEL 8 - R1
1" = 30'-0"

OPEN SPACE CALCULATION (CS)

Required Open Space:[Per 18.16.060 (b)]
USABLE OPEN SPACE: 150 SF/ UNIT
Min. Landscape/Open Space Coverage: 30%

approx. 17.5 units on LOT 1 CS(H) portion:
USABLE OPEN SPACE: 2,625 SF

LOT 1 - Open Space CS

Name	Area
LEVEL 1- R1	
COMMON OPEN SPACE	531 SF
	531 SF
LEVEL 3 - R1	
PRIVATE OPEN SPACE	127 SF
	127 SF
LEVEL 4 - R1	
PRIVATE OPEN SPACE	196 SF
	196 SF
LEVEL 5 - R1	
PRIVATE OPEN SPACE	74 SF
	74 SF
LEVEL 6 - R1	
PRIVATE OPEN SPACE	145 SF
	145 SF
LEVEL 7 - R1	
PRIVATE OPEN SPACE	127 SF
	127 SF
LEVEL 8 - R1	
PRIVATE OPEN SPACE	196 SF
	196 SF
Grand total: 7	1,395 SF

OPEN SPACE CALCULATION (RM-20)

Required Open Space:[Per 18.13.040]
USABLE OPEN SPACE: 150 SF/ UNIT
COMMON OPEN SPACE: 75 SF/ UNIT
PRIVATE OPEN SPACE: 50 SF/ UNIT
Min. Landscape/Open Space Coverage: 35%

approx 87.5 units on LOT 1 RM-20 portion:
USABLE OPEN SPACE: 13,125 SF
COMMON OPEN SPACE: 6,563 SF
PRIVATE OPEN SPACE: 4,375 SF

LOT 1 - Open Space RM-20

Name	Area
LEVEL 1- R1	
COMMON OPEN SPACE	3,938 SF
	3,938 SF
LEVEL 2 - R1	
PRIVATE OPEN SPACE	96 SF
PRIVATE OPEN SPACE	96 SF
PRIVATE OPEN SPACE	96 SF
PRIVATE OPEN SPACE	96 SF
PRIVATE OPEN SPACE	96 SF
PRIVATE OPEN SPACE	96 SF
	576 SF
LEVEL 3 - R1	
PRIVATE OPEN SPACE	96 SF
PRIVATE OPEN SPACE	96 SF
PRIVATE OPEN SPACE	96 SF
PRIVATE OPEN SPACE	96 SF
PRIVATE OPEN SPACE	96 SF
PRIVATE OPEN SPACE	96 SF
PRIVATE OPEN SPACE	95 SF
PRIVATE OPEN SPACE	95 SF
	766 SF
LEVEL 4 - R1	
PRIVATE OPEN SPACE	155 SF
PRIVATE OPEN SPACE	202 SF
COMMON OPEN SPACE	2,414 SF
COMMON OPEN SPACE	193 SF
COMMON OPEN SPACE	185 SF
COMMON OPEN SPACE	116 SF
COMMON OPEN SPACE	37 SF
COMMON OPEN SPACE	98 SF
	3,400 SF
LEVEL 5 - R1	
PRIVATE OPEN SPACE	155 SF
PRIVATE OPEN SPACE	95 SF
	250 SF
LEVEL 6 - R1	
PRIVATE OPEN SPACE	201 SF
PRIVATE OPEN SPACE	95 SF
PRIVATE OPEN SPACE	139 SF
	435 SF
LEVEL 7 - R1	
PRIVATE OPEN SPACE	95 SF
PRIVATE OPEN SPACE	95 SF
	190 SF
LEVEL 8 - R1	
PRIVATE OPEN SPACE	139 SF
PRIVATE OPEN SPACE	155 SF
PRIVATE OPEN SPACE	202 SF
	495 SF
Grand total: 33	10,051 SF

OPEN SPACE LEGEND

CS

RM-20

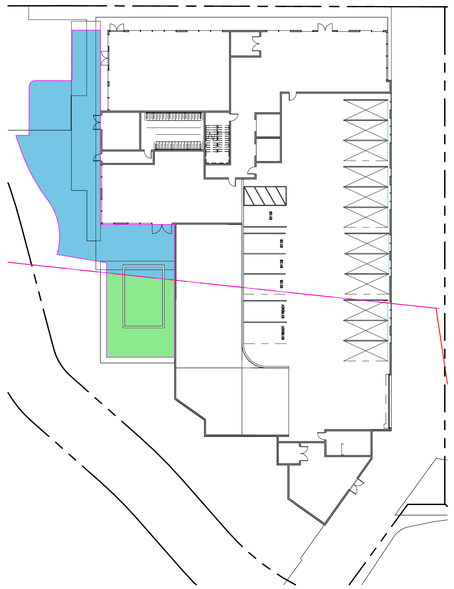
lowney arch

Oxford Capital Group, LLC

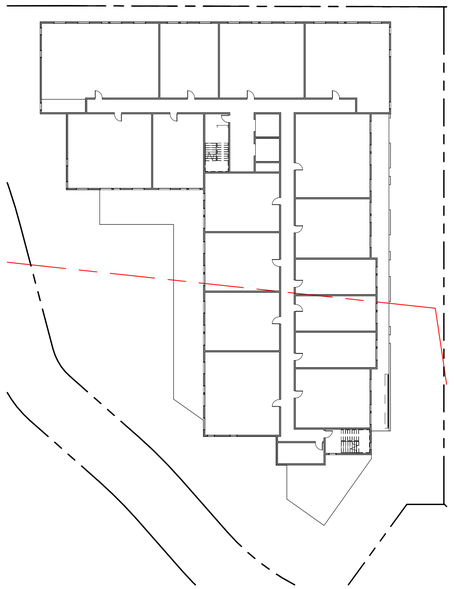
OPEN SPACE - BUILDING A

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

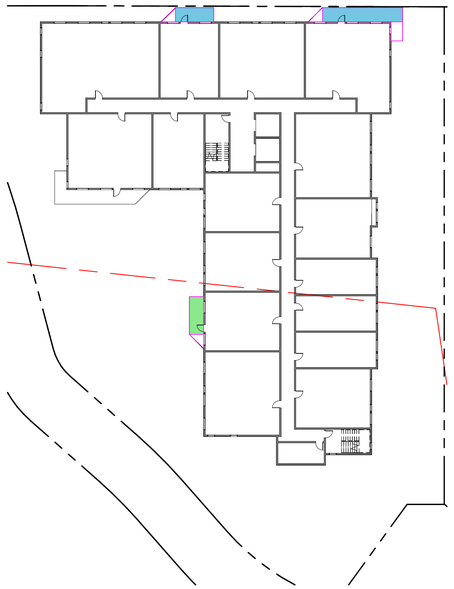
A4-A



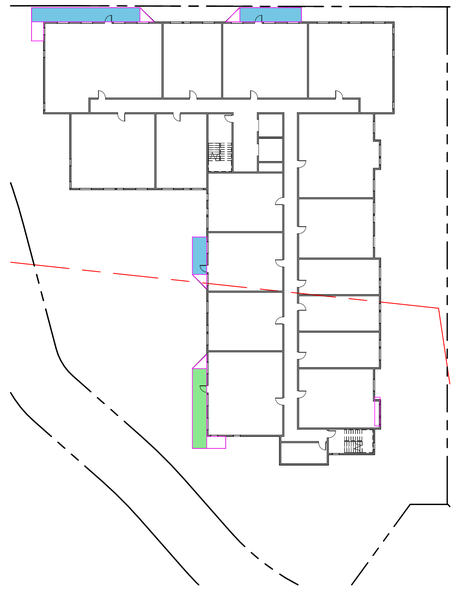
1 Ground Floor
1" = 30'-0"



2 LEVEL 2- R
1" = 30'-0"



3 LEVEL 3- R
1" = 30'-0"



4 LEVEL 4 - R
1" = 30'-0"

OPEN SPACE CALCULATION (CS)

Required Open Space:[Per 18.16.060 (b)]
USABLE OPEN SPACE: 150 SF/ UNIT
Min. Landscape/Open Space Coverage: 30%

approx. 77 units on LOT 3 CS(H) portion:
USABLE OPEN SPACE: 11,100 SF

LOT 3 - Open Space CS(H)

Name	Area
Ground Floor	
COMMON OPEN SPACE	2,857 SF
	2,857 SF
LEVEL 3- R	
PRIVATE OPEN SPACE	97 SF
PRIVATE OPEN SPACE	202 SF
	298 SF
LEVEL 4 - R	
PRIVATE OPEN SPACE	273 SF
PRIVATE OPEN SPACE	155 SF
PRIVATE OPEN SPACE	95 SF
	523 SF
LEVEL 5 - R	
PRIVATE OPEN SPACE	86 SF
PRIVATE OPEN SPACE	219 SF
	305 SF
LEVEL 6 - R	
PRIVATE OPEN SPACE	274 SF
PRIVATE OPEN SPACE	155 SF
PRIVATE OPEN SPACE	86 SF
	515 SF
LEVEL 7- R	
PRIVATE OPEN SPACE	95 SF
PRIVATE OPEN SPACE	203 SF
PRIVATE OPEN SPACE	205 SF
	503 SF
LEVEL 8- R	
PRIVATE OPEN SPACE	274 SF
PRIVATE OPEN SPACE	155 SF
PRIVATE OPEN SPACE	95 SF
	524 SF
Grand total: 17	5,526 SF

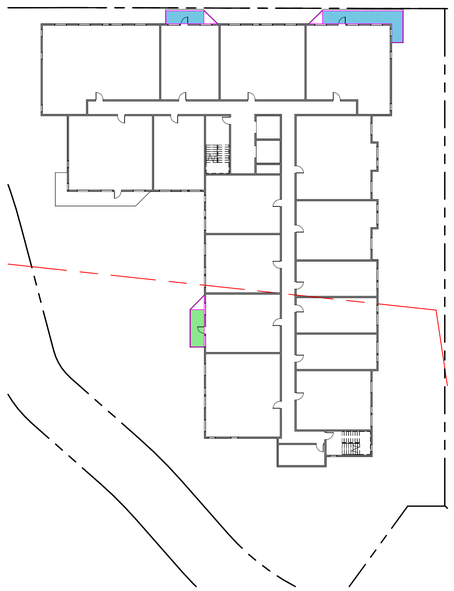
OPEN SPACE CALCULATION (RM-20)

Required Open Space:[Per 18.13.040]
USABLE OPEN SPACE: 150 SF/ UNIT
COMMON OPEN SPACE: 75 SF/ UNIT
PRIVATE OPEN SPACE: 50 SF/ UNIT
Min. Landscape/Open Space Coverage: 35%

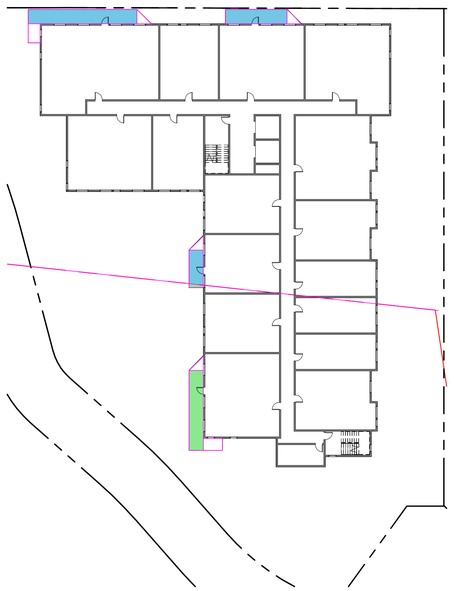
approx 35 units on LOT 3 RM-20 portion:
USABLE OPEN SPACE: 5,250 SF
COMMON OPEN SPACE: 2,625 SF
PRIVATE OPEN SPACE: 1,750 SF

LOT 3 - Open Space RM-20

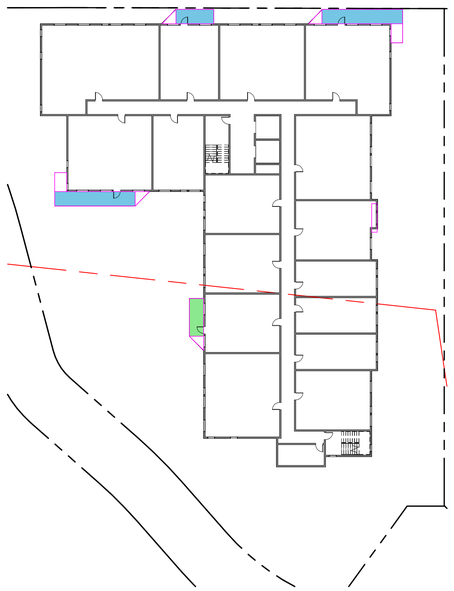
Name	Area
Ground Floor	
COMMON OPEN SPACE	964 SF
	964 SF
LEVEL 3- R	
PRIVATE OPEN SPACE	95 SF
	95 SF
LEVEL 4 - R	
PRIVATE OPEN SPACE	201 SF
	201 SF
LEVEL 5 - R	
PRIVATE OPEN SPACE	90 SF
	90 SF
LEVEL 6 - R	
PRIVATE OPEN SPACE	201 SF
PRIVATE OPEN SPACE	8 SF
	209 SF
LEVEL 7- R	
PRIVATE OPEN SPACE	95 SF
	95 SF
LEVEL 8- R	
PRIVATE OPEN SPACE	202 SF
	202 SF
Grand total: 8	1,856 SF



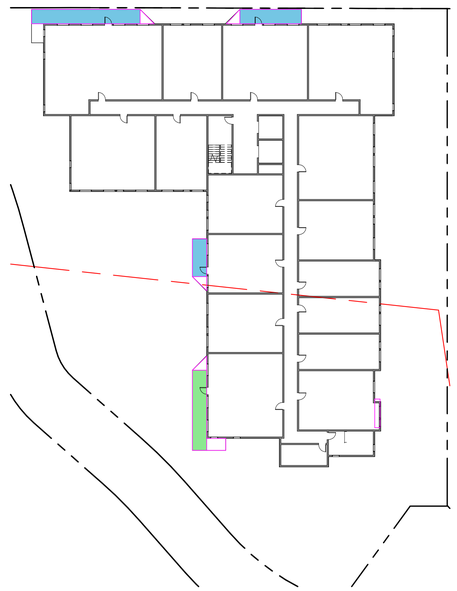
5 LEVEL 5 - R
1" = 30'-0"



6 LEVEL 6 - R
1" = 30'-0"



7 LEVEL 7- R
1" = 30'-0"



8 LEVEL 8- R
1" = 30'-0"

ZONES LEGEND

CS(H)

RM-20

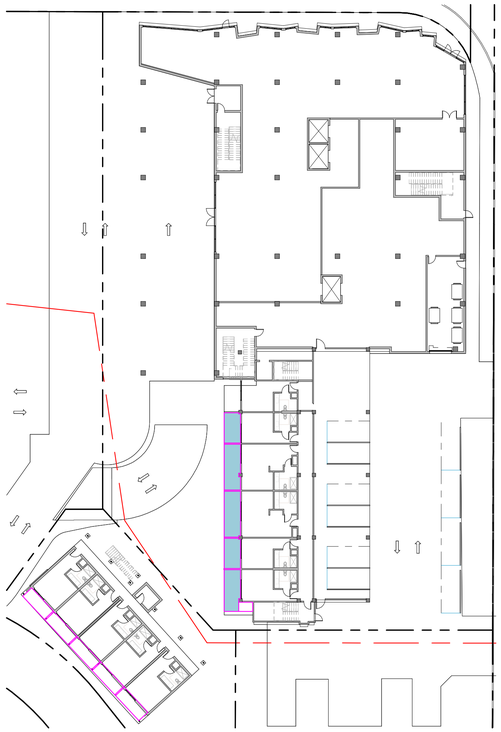
lowney arch

Oxford Capital Group, LLC

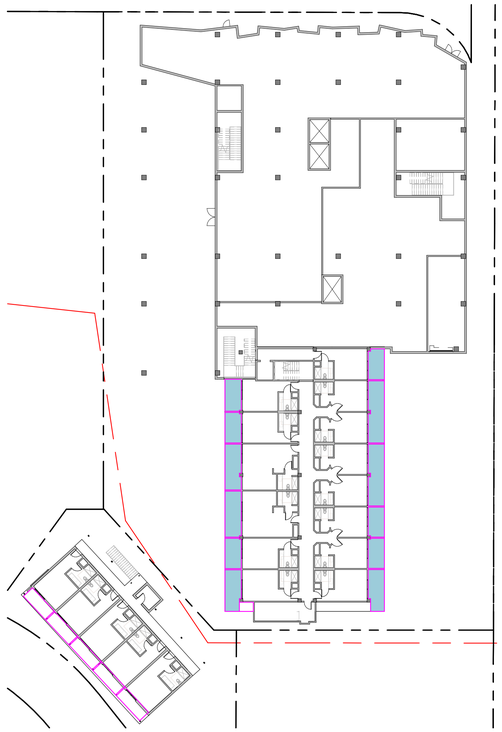
OPEN SPACE - BUILDING B

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

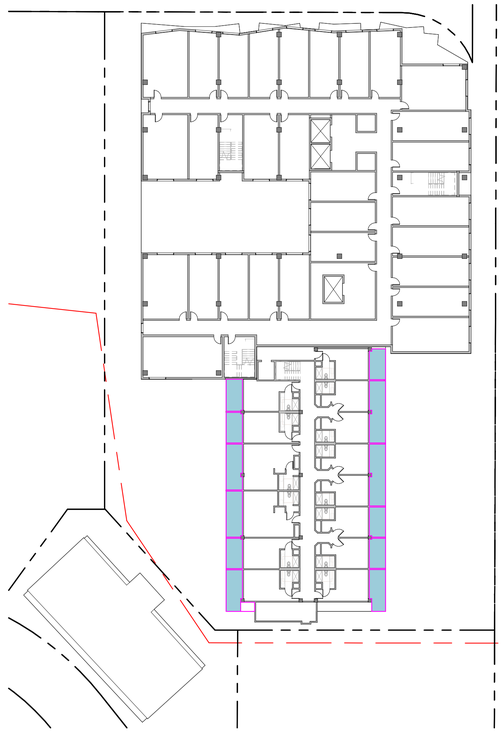
A4-B



1 LEVEL 1- EXISTING HOTEL
1" = 30'-0"



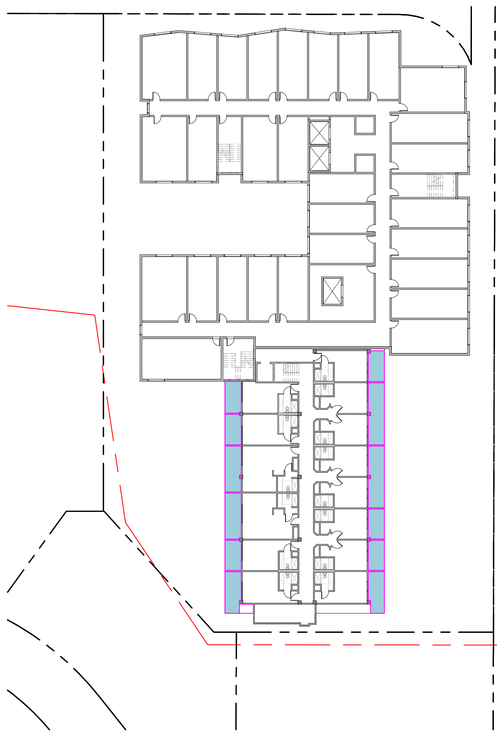
2 LEVEL 2- EXISTING HOTEL
1" = 30'-0"



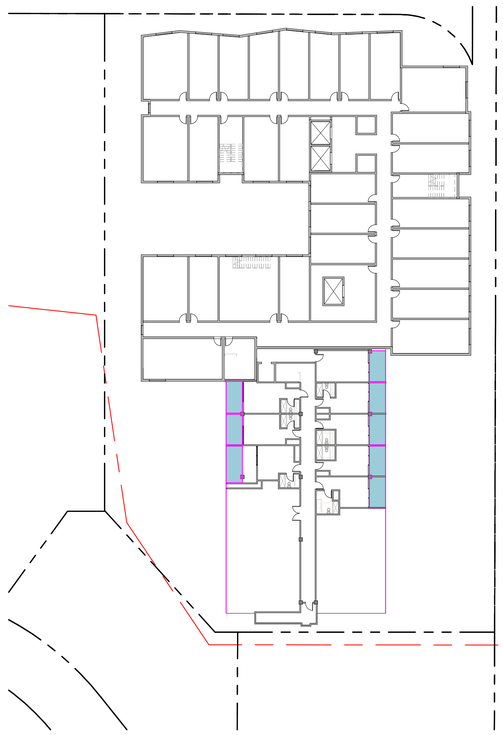
3 LEVEL 3- EXISTING HOTEL
1" = 30'-0"

OPEN SPACE LEGEND

CS(H)



4 LEVEL 4- EXISTING HOTEL
1" = 30'-0"



5 LEVEL 5- EXISTING HOTEL
1" = 30'-0"

OPEN SPACE CALCULATION (CS)

Required Open Space:[Per 18.16.060 (a)]
NO REQUIREMENTS SPECIFIED FOR HOTEL/COMMERCIAL USES

OPEN SPACE CALCULATION (RM-20)

Required Open Space:[Per 18.13.040]
NO REQUIREMENTS SPECIFIED FOR HOTEL/COMMERCIAL USES

Open Space CS(H)

Name	Area
LEVEL 1- EXISTING HOTEL	
PRIVATE OPEN SPACE	87 SF
PRIVATE OPEN SPACE	130 SF
PRIVATE OPEN SPACE	132 SF
PRIVATE OPEN SPACE	86 SF
PRIVATE OPEN SPACE	116 SF
	551 SF
LEVEL 2- EXISTING HOTEL	
PRIVATE OPEN SPACE	87 SF
PRIVATE OPEN SPACE	131 SF
PRIVATE OPEN SPACE	132 SF
PRIVATE OPEN SPACE	87 SF
PRIVATE OPEN SPACE	115 SF
PRIVATE OPEN SPACE	114 SF
PRIVATE OPEN SPACE	86 SF
PRIVATE OPEN SPACE	85 SF
PRIVATE OPEN SPACE	175 SF
PRIVATE OPEN SPACE	176 SF
PRIVATE OPEN SPACE	87 SF
PRIVATE OPEN SPACE	92 SF
	1,367 SF
LEVEL 3- EXISTING HOTEL	
PRIVATE OPEN SPACE	87 SF
PRIVATE OPEN SPACE	131 SF
PRIVATE OPEN SPACE	132 SF
PRIVATE OPEN SPACE	87 SF
PRIVATE OPEN SPACE	115 SF
PRIVATE OPEN SPACE	114 SF
PRIVATE OPEN SPACE	86 SF
PRIVATE OPEN SPACE	85 SF
PRIVATE OPEN SPACE	175 SF
PRIVATE OPEN SPACE	176 SF
PRIVATE OPEN SPACE	87 SF
PRIVATE OPEN SPACE	92 SF
	1,367 SF
LEVEL 4- EXISTING HOTEL	
PRIVATE OPEN SPACE	87 SF
PRIVATE OPEN SPACE	131 SF
PRIVATE OPEN SPACE	132 SF
PRIVATE OPEN SPACE	87 SF
PRIVATE OPEN SPACE	115 SF
PRIVATE OPEN SPACE	114 SF
PRIVATE OPEN SPACE	86 SF
PRIVATE OPEN SPACE	85 SF
PRIVATE OPEN SPACE	175 SF
PRIVATE OPEN SPACE	176 SF
PRIVATE OPEN SPACE	87 SF
PRIVATE OPEN SPACE	92 SF
	1,367 SF
LEVEL 5- EXISTING HOTEL	
PRIVATE OPEN SPACE	87 SF
PRIVATE OPEN SPACE	104 SF
PRIVATE OPEN SPACE	175 SF
PRIVATE OPEN SPACE	176 SF
PRIVATE OPEN SPACE	87 SF
PRIVATE OPEN SPACE	92 SF
	721 SF
Grand total: 47	5,372 SF

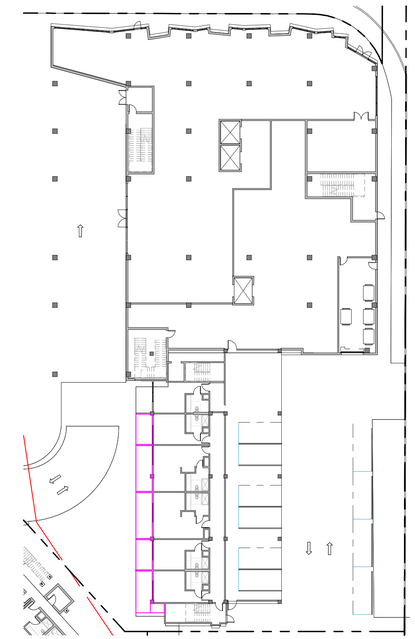
lowney arch

Oxford Capital Group, LLC

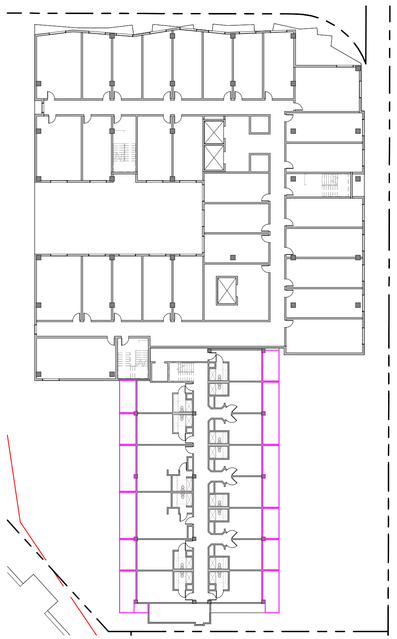
OPEN SPACE - HOTEL D & E

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

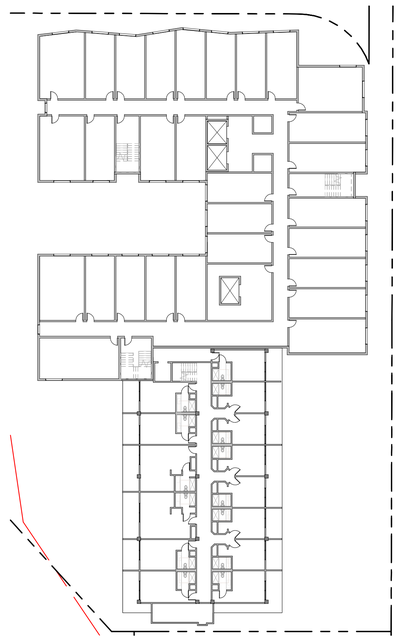
A4-D



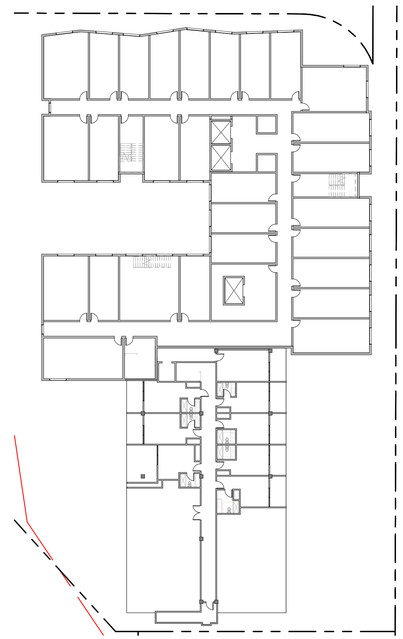
1 LEVEL 1- HOTEL
1" = 30'-0"



2 LEVEL 2- HOTEL
1" = 30'-0"



3 LEVEL 3- HOTEL
1" = 30'-0"



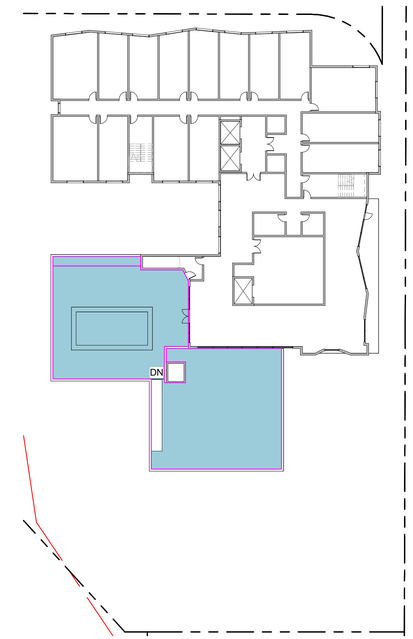
4 LEVEL 4- HOTEL
1" = 30'-0"

OPEN SPACE CALCULATION (CS)

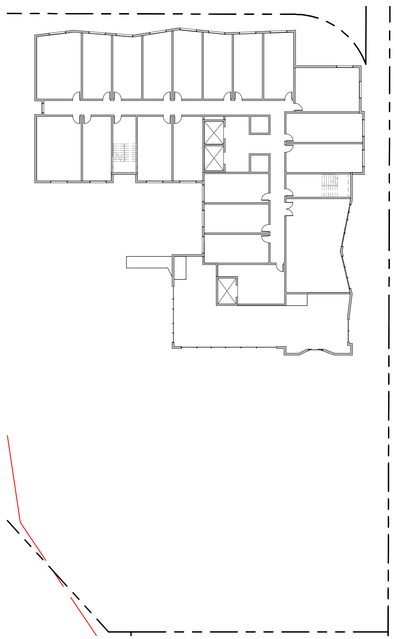
Required Open Space:[Per 18.16.060 (a)]
NO REQUIREMENTS SPECIFIED FOR HOTEL/COMMERCIAL USES

Open Space CS(H) HOTEL H

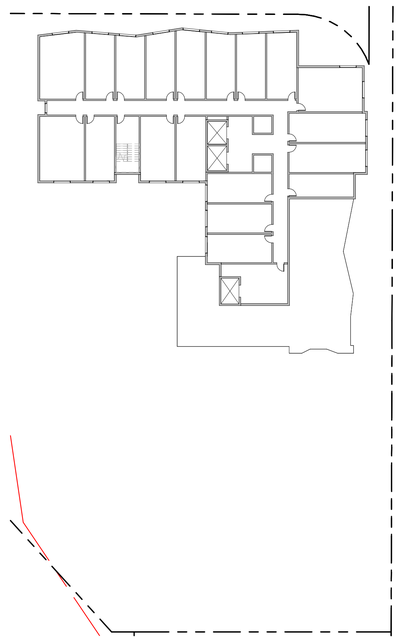
Name	Area
LEVEL 5- HOTEL	
COMMON OPEN SPACE	5,135 SF
COMMON OPEN SPACE	147 SF
	5,282 SF
Grand total: 2	5,282 SF



5 LEVEL 5- HOTEL
1" = 30'-0"



6 LEVEL 6- HOTEL
1" = 30'-0"



7 LEVEL 7- HOTEL
1" = 30'-0"

OPEN SPACE LEGEND

CS(H)

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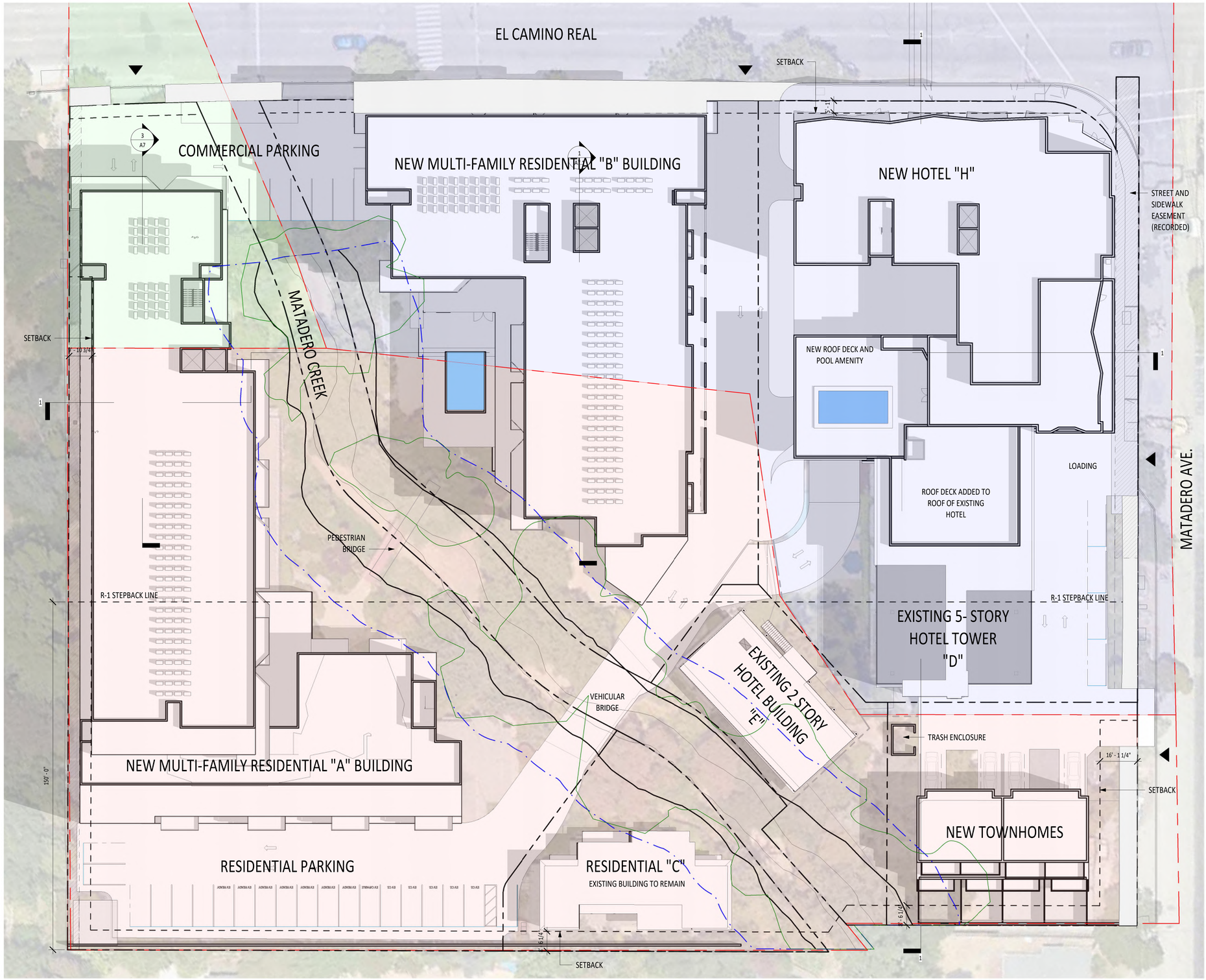
OPEN SPACE - HOTEL H

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

A4-H



LEGEND

- RM-20 ZONE
- CS (H) ZONE
- CS ZONE
- EXISTING BUILDING TO REMAIN
- BUILDING TO BE DEMOLISHED
- RIPARIAN ZONE
- 20' CREEK BANK
- SETBACK
- DECORATIVE PAVIMENT- PATTERN AND MATERIAL TO BE FINALIZED DURING THE DESIGN REVIEW PROCESS
- EASEMENT

0 20' 40'

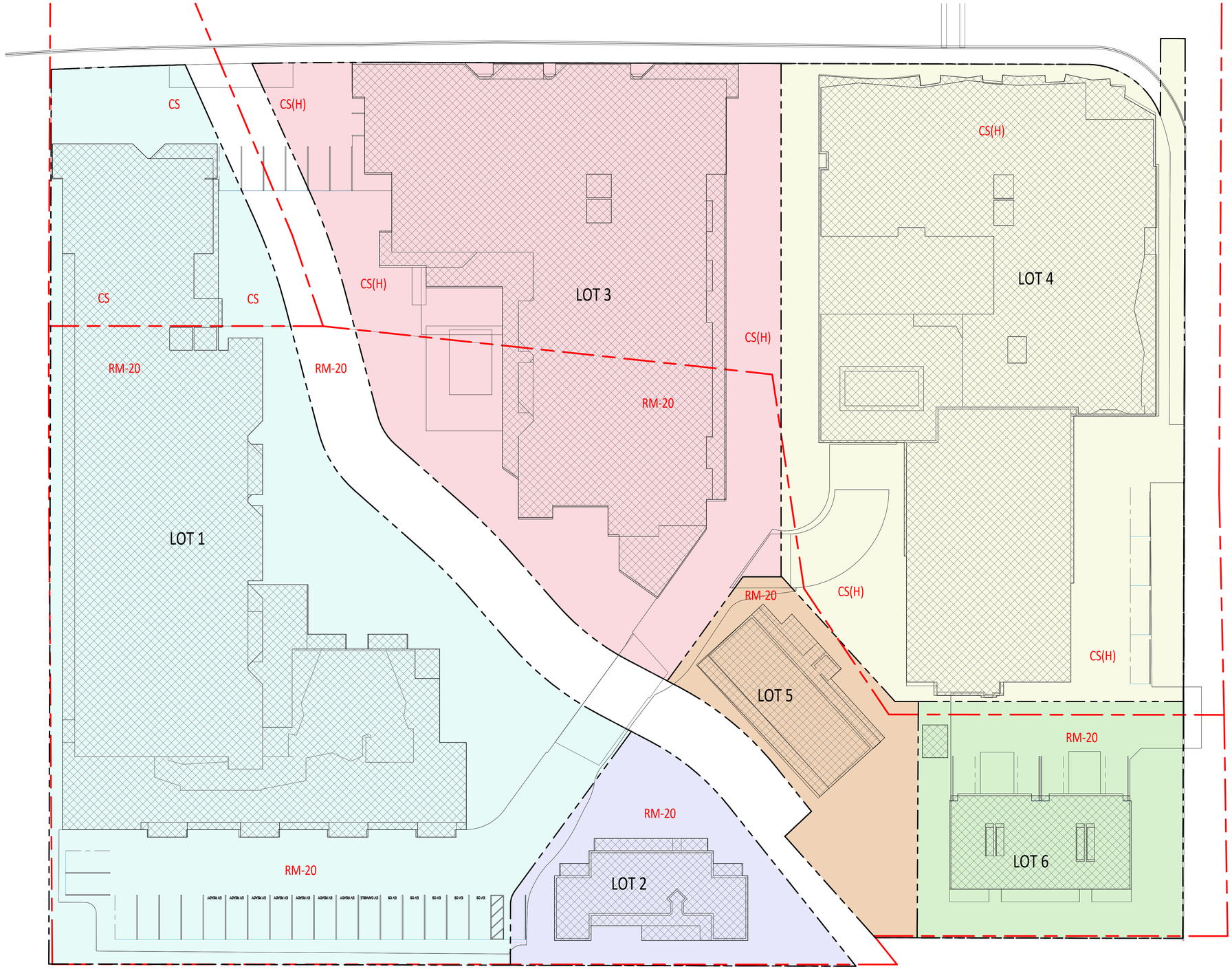
lowney arch

Oxford Capital Group, LLC

AERIAL ZONING PLAN

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

A4.1



1 Ground Floor
1" = 20'-0"

LOT COVERAGE CALCULATIONS

ZONE	Area (SF)	Comments	Lot Coverage
LOT 1			
CS	4,728	BLDG A	57.5%
CS	3,493	UNCOVERED	42.5%
	8,221		
RM-20	23,055	BLDG A	52.5%
RM-20	20,827	UNCOVERED	47.5%
	43,882		
LOT 1: 4	52,103		
LOT 2			
RM-20	5,169	UNCOVERED	64.8%
RM-20	2,807	EXISTING HOTEL	35.2%
	7,976		
LOT 2: 2	7,976		
LOT 3			
CS(H)	15,449	BLDG B	68.6%
CS(H)	37	UNCOVERED	0.2%
CS(H)	49	UNCOVERED	0.2%
CS(H)	38	UNCOVERED	0.2%
CS(H)	2,792	UNCOVERED	12.4%
CS(H)	4,147	UNCOVERED	18.4%
	22,513		
RM-20	6,448	BLDG B	43.0%
RM-20	8,562	UNCOVERED	57.0%
	15,010		
LOT 3: 8	37,523		
LOT 4			
CS(H)	26,533	HOTEL	64.8%
CS(H)	14,414	UNCOVERED	35.2%
	40,946		
RM-20	326	UNCOVERED	100.0%
	326		
LOT 4: 3	41,273		
LOT 5			
RM-20	2,813	EXISTING HOTEL	37.1%
RM-20	153	UNCOVERED	2.0%
RM-20	4,611	UNCOVERED	60.9%
	7,577		
LOT 5: 3	7,577		
LOT 6			
RM-20	2,768	TOWNHOME	26.6%
RM-20	579	UNCOVERED	5.6%
RM-20	6,902	UNCOVERED	66.5%
RM-20	138	STORAGE	1.3%
	10,386		
LOT 6: 4	10,386		
Grand total: 24	156,838		

TOTAL LOT COVERAGE (all zones and lots):
84,739 sf / 156,838 sf = 54%

LOTS LEGEND

- LOT 1
- LOT 2
- LOT 3
- LOT 4
- LOT 5
- LOT 6

LEGEND

- ZONING LINES
- BUILT/PROPOSED STRUCTURES
- PROPERTY LINE

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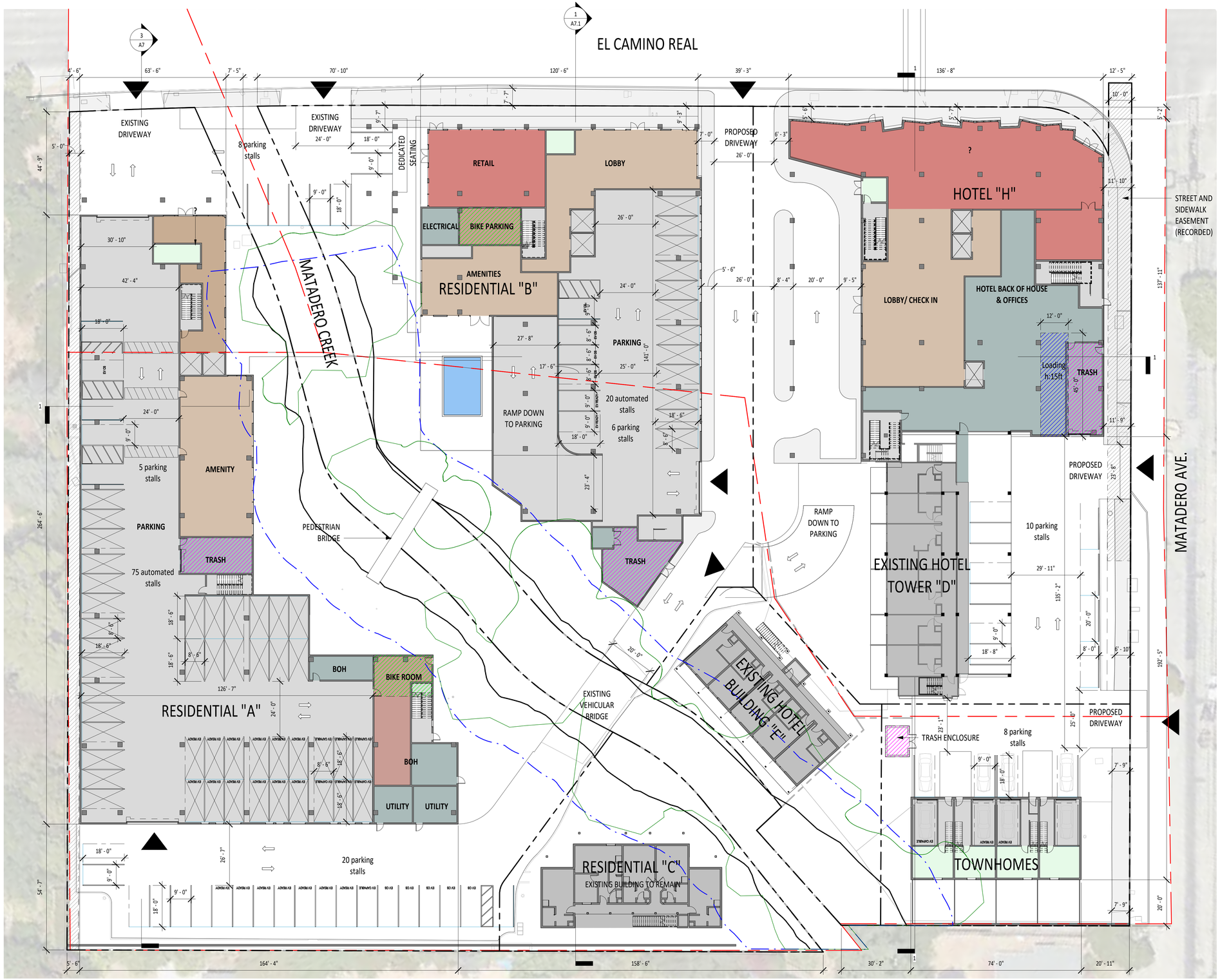
LOT COVERAGE CALCULATIONS

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

A4.2



OVERALL PARKING SCHEDULE	
Mark	Count
HOTEL PARKING	63
PASSENGER LOADING	2
RESIDENTIAL PARKING	197
TOWNHOME PARKING	8
TOTAL PARKING	270

PARKING CALCULATIONS
Required Residential Auto Parking: [RM-20 18.52.040]
1 PER MICRO/STUDIO/1 BEDROOM UNIT
2 PER 2 BEDROOM OR LARGER UNIT

STUDIO OR 1 BEDROOM:	137 UNITS (137 PARKING STALLS)
2 OR 3 BEDROOM:	94 UNITS (188 PARKING STALLS)
Total auto spaces required:	**325 spaces**
Total auto spaces provided:	**207 spaces**
Parking to unit ratio:	**0.64 : 1**

Required Hotel Auto Parking: [CS AND CS(H) ZONING CODE]
1 PER GUEST ROOM AND ALL OTHER REQUIRED ACCESSORY USES

PROPOSED GUEST ROOM COUNT:	135 ROOMS (135 PARKING STALLS)
EXISTING GUEST ROOM COUNT:	57 ROOMS (57 STALLS)
Total auto spaces required:	**192 spaces**
Total auto spaces provided:	**63 spaces***
Parking to guest room ratio:	**0.34 : 1**

*ALL UNDERGROUND HOTEL PARKING SPACES (55 TOTAL) WILL BE VALET SERVICE.

EV PARKING CALCULATIONS (CGB 4.106.4.2):	
EV-CAPABLE SPACES (10%)	27
EV-READY SPACES (25%)	68
LEVEL 2 EV CHARGERS (5%)	14

LEGEND

- ZONING LINES
- EXISTING BUILDING TO REMAIN
- BUILDING TO BE DEMOLISHED
- RIPARIAN ZONE
- 20' CREEK BANK
- SETBACK
- DECORATIVE PAVIMENT- PATTERN AND MATERIAL TO BE FINALIZED DURING THE DESIGN REVIEW PROCESS
- EASEMENT
- BIKE PARKING - LONG TERM, CLASS I (MORE BIKE STORAGE ON LEVEL 2)
- TRASH ENCLOSURE
- LOADING ZONE
- VEHICULAR ENTRY/EXIT

0 20' 40'

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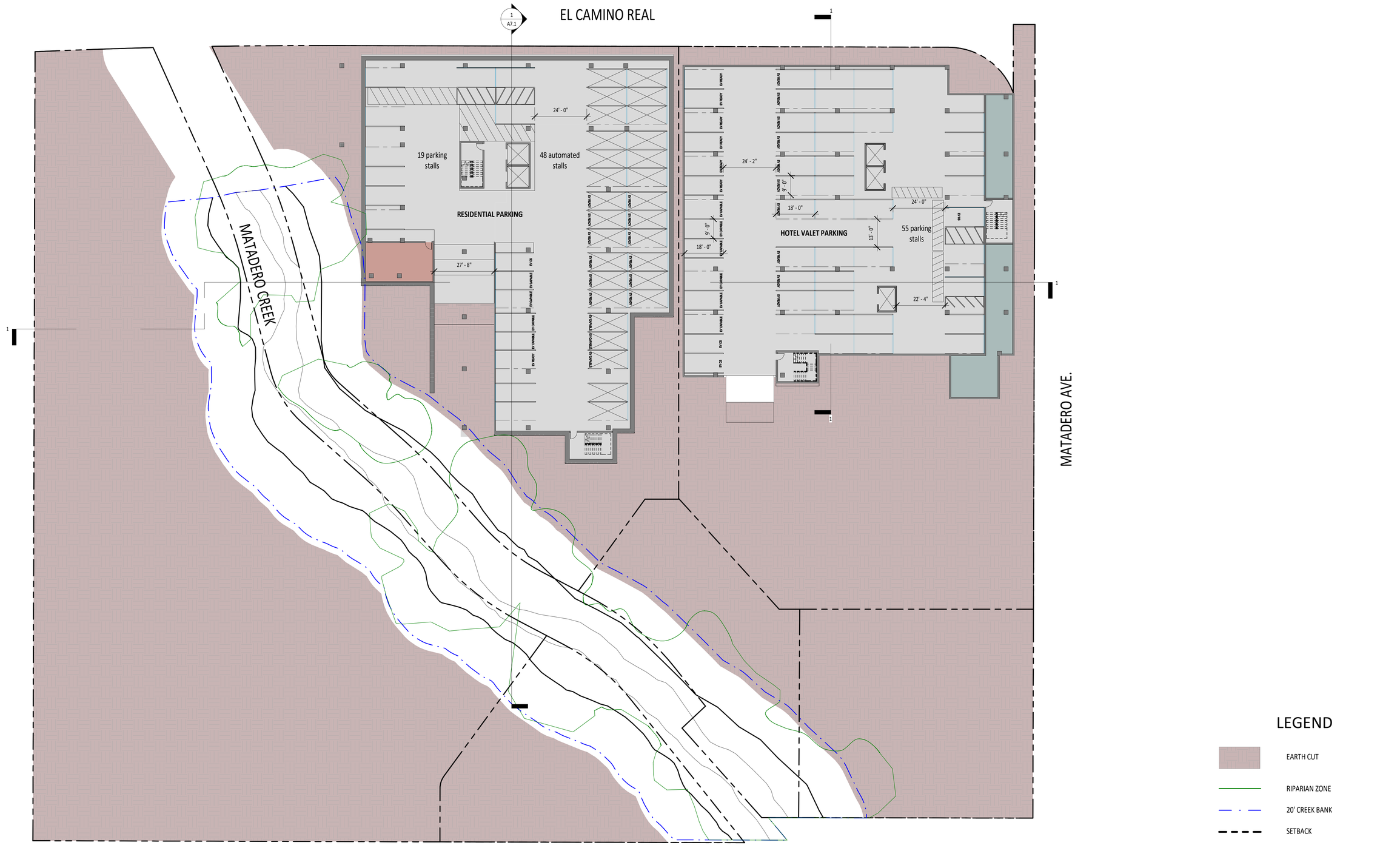
SITE PLAN

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

A5



1 UNDERGROUND SITE PLAN
1" = 20'-0"

LEGEND

- EARTH CUT
- RIPARIAN ZONE
- 20' CREEK BANK
- SETBACK

0 20' 40'

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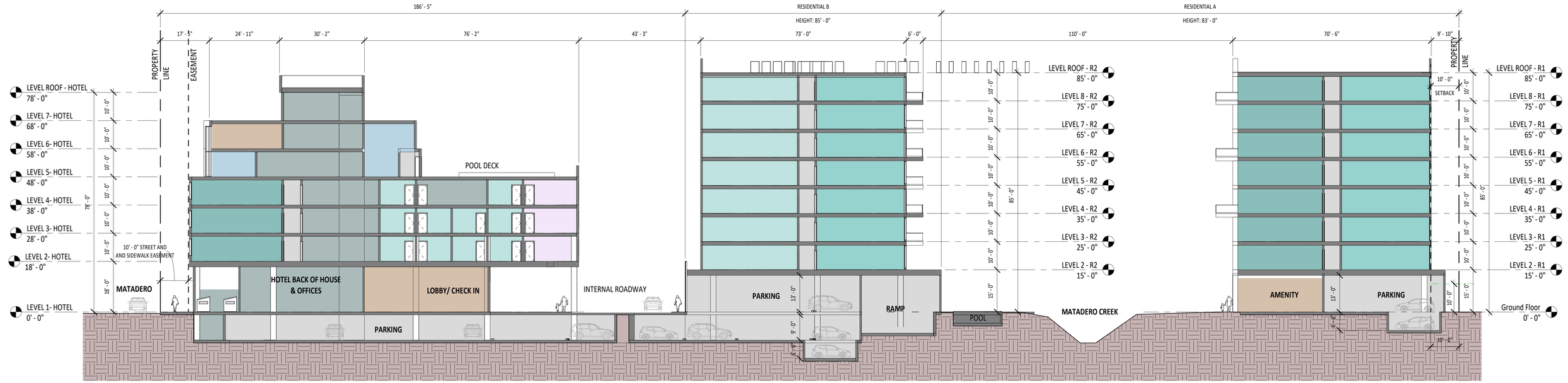
Oxford Capital Group, LLC

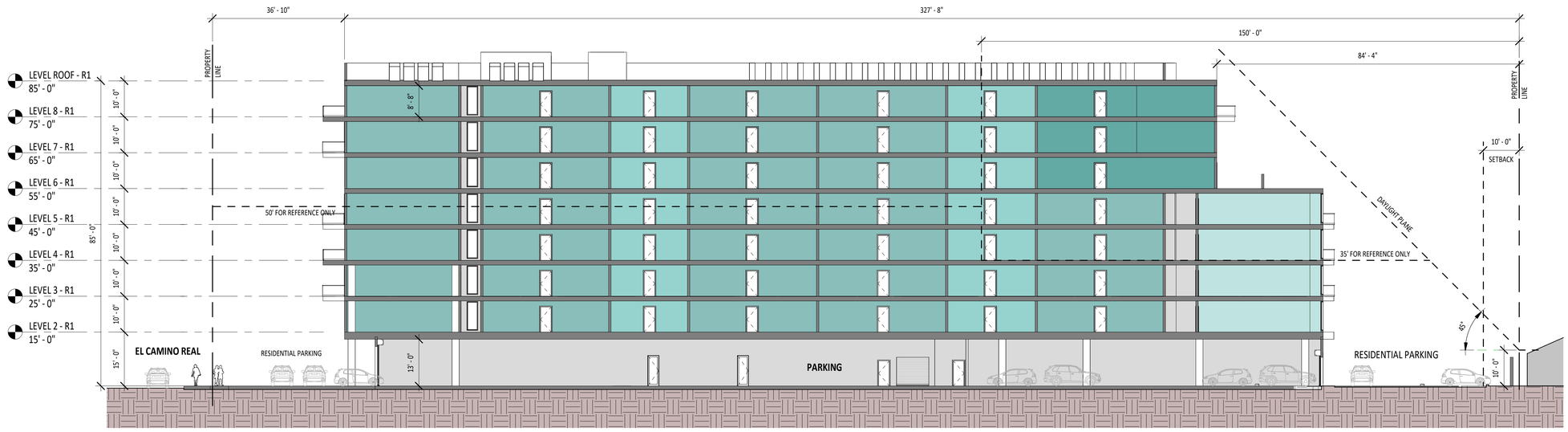
UNDERGROUND SITE PLAN

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

A6



1 SITE SECTION LOOKING SOUTHEST AWAY FROM EL CAMINO REAL
1/16" = 1'-0"



3 SITE SECTION THROUGH EL CAMINO REAL RESIDENTIAL BUILDING A AND PARKING
1/16" = 1'-0"

0 16' 32'

lowney arch

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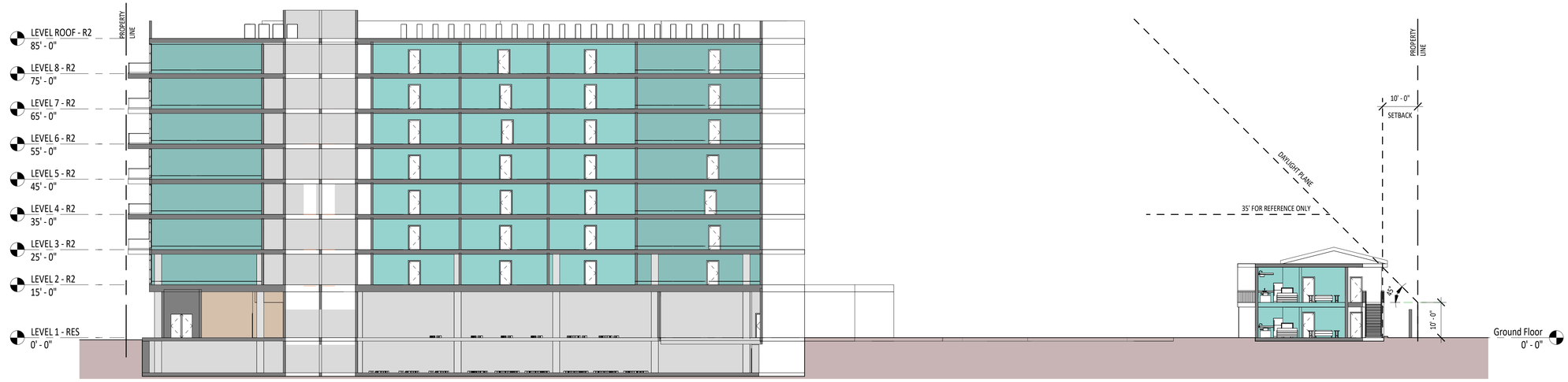
SITE SECTIONS

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

A7



1 SITE SECTION THROUGH EL CAMINO REAL RESIDENTIAL BUILDING A ANDBUILDING C
1/16" = 1'-0"

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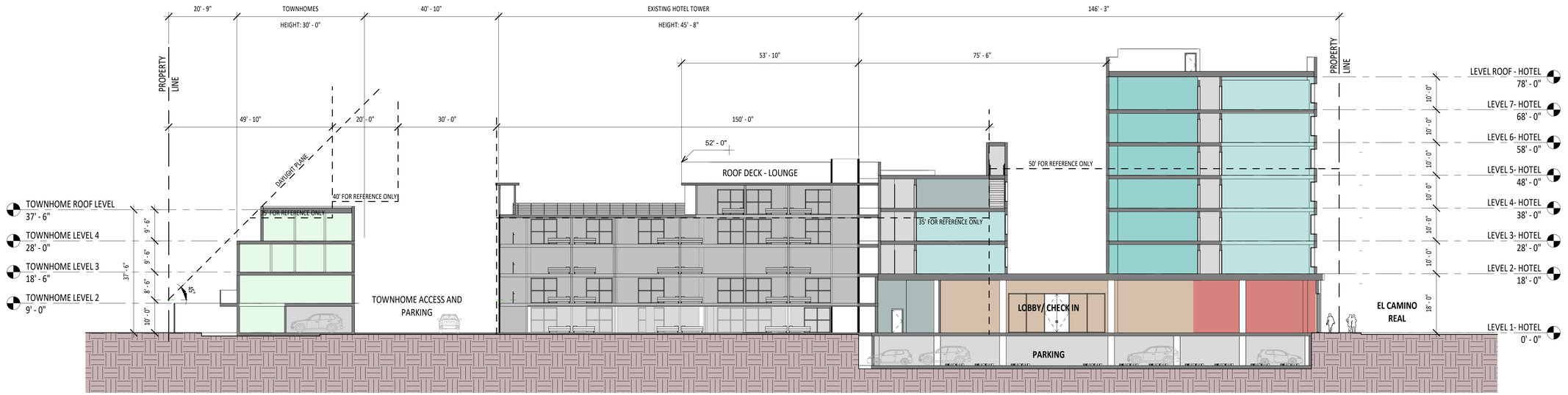
0 16' 32'

SITE SECTIONS

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

A7.1



1 SITE SECTION THROUGH EL CAMINO REAL, HOTEL AND TOWNHOMES
1/16" = 1'-0"

0 16' 32'

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Oxford Capital Group, LLC

SITE SECTIONS

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

A8



VIEW FROM ACROSS EL CAMINO REAL



VIEW FROM EL CAMINO REAL



VIEW OF HOTEL FROM EL CAMINO REAL AND MATADERO



VIEW FROM THE CORNER OF MATADERO AND EL CAMINO REAL

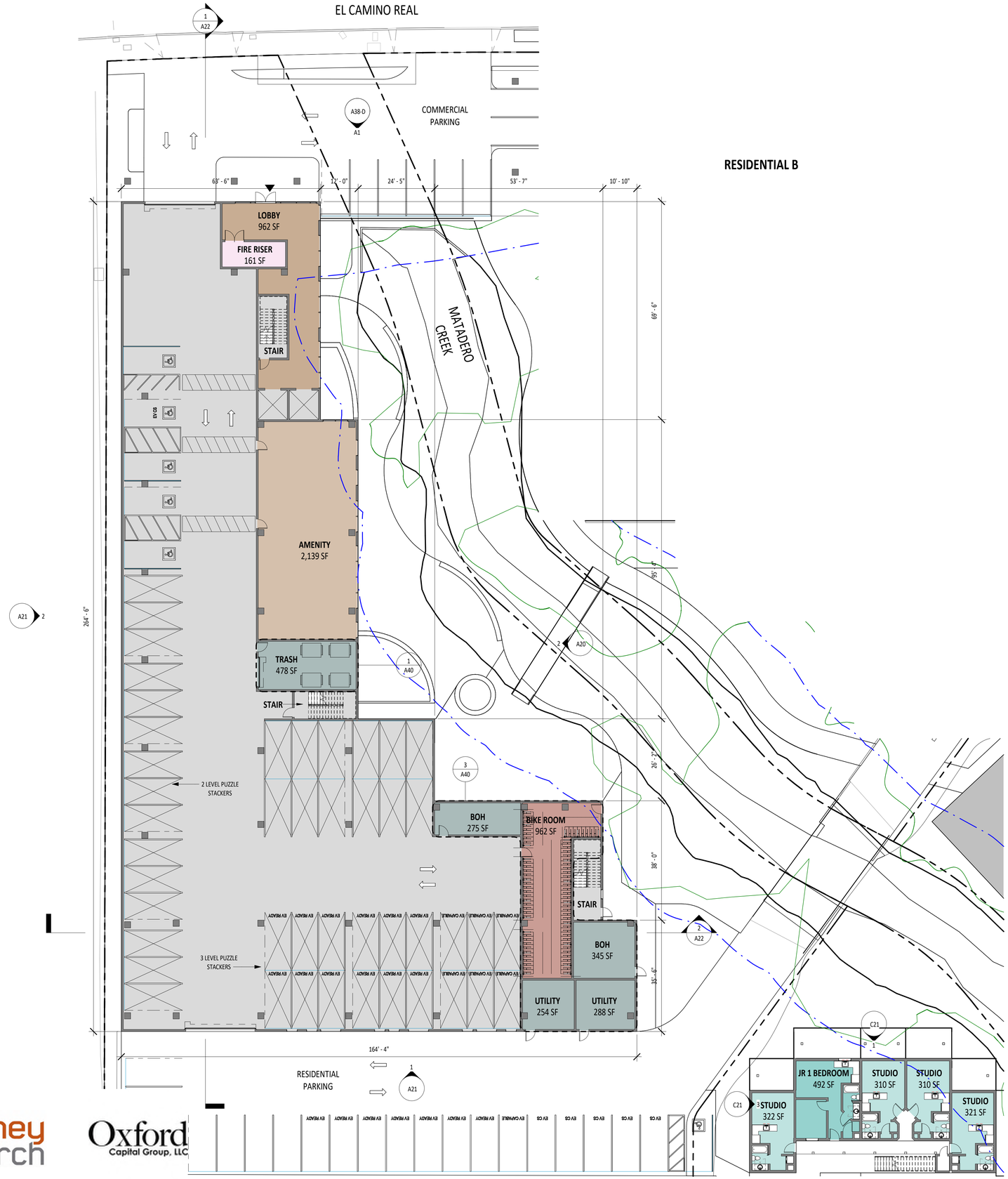
lowney arch

Oxford Capital Group, LLC

PROJECT STREET VIEW RENDERINGS

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

A9.0



BUILDING A SB330 AREAS

LEVEL 1- R1	7,335 SF
LEVEL 2 - R1	23,487 SF
LEVEL 3 - R1	23,487 SF
LEVEL 4 - R1	23,487 SF
LEVEL 5 - R1	23,487 SF
LEVEL 6 - R1	16,365 SF
LEVEL 7 - R1	16,145 SF
LEVEL 8 - R1	16,145 SF
ROOF - R1	197 SF
GRAND TOTAL GROSS AREA - BUILDING A	150,135 SF

UNIT TYPE MIX - BLDG. A

Name	Count	Percentage of Total
1 BEDROOM	50	41%
2 BEDROOM	53	44%
3 BEDROOM	3	2%
JUNIOR 1 BEDROOM	7	6%
STUDIO	8	7%
TOTAL UNITS	121	

UNIT SCHEDULE - BLDG. C

Name	Count
BUILDING C - GROUND LEVEL	
JR 1 BEDROOM	1
STUDIO	4
	5
LEVEL 2 - R1	
JR 1 BEDROOM	1
STUDIO	4
	5
TOTAL UNITS	10

UNIT TYPE MIX - BLDG. C

Name	Count	Percentage of Total
JR 1 BEDROOM	2	20%
STUDIO	8	80%
TOTAL UNITS	10	

UNIT SCHEDULE - BLDG. A

Name	Count
LEVEL 2 - R1	
1 BEDROOM	9
2 BEDROOM	9
JUNIOR 1 BEDROOM	1
STUDIO	2
	21
LEVEL 3 - R1	
1 BEDROOM	9
2 BEDROOM	9
JUNIOR 1 BEDROOM	1
STUDIO	2
	21
LEVEL 4 - R1	
1 BEDROOM	9
2 BEDROOM	9
JUNIOR 1 BEDROOM	1
STUDIO	2
	21
LEVEL 5 - R1	
1 BEDROOM	9
2 BEDROOM	9
JUNIOR 1 BEDROOM	1
STUDIO	2
	21
LEVEL 6 - R1	
1 BEDROOM	4
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
	11
LEVEL 7 - R1	
1 BEDROOM	5
2 BEDROOM	6
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
	13
LEVEL 8 - R1	
1 BEDROOM	5
2 BEDROOM	6
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
	13
TOTAL UNITS	121

PARKING SCHEDULE

COVERED, ADA	5
COVERED, STACKER	75
UNCOVERED, ADA	1
UNCOVERED, STANDARD	27
RESIDENTIAL PARKING BUILDING A	108

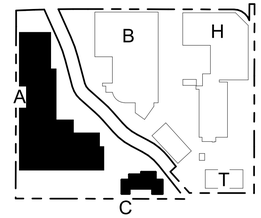
EV PARKING CALCULATIONS (ALL TYPES):

EV-CAPABLE SPACES (10%)	11
EV-READY SPACES (25%)	27
LEVEL 2 EV CHARGERS (5%)	6

LEGEND

- EXISTING BUILDING
- RIPARIAN ZONE
- 20' CREEK BANK
- SETBACK
- DECORATIVE PAVIMENT- PATTERN AND MATERIAL TO BE FINALIZED DURING THE DESIGN REVIEW PROCESS
- ZONE CHANGE LINE

KEYPLAN



0 16' 32'

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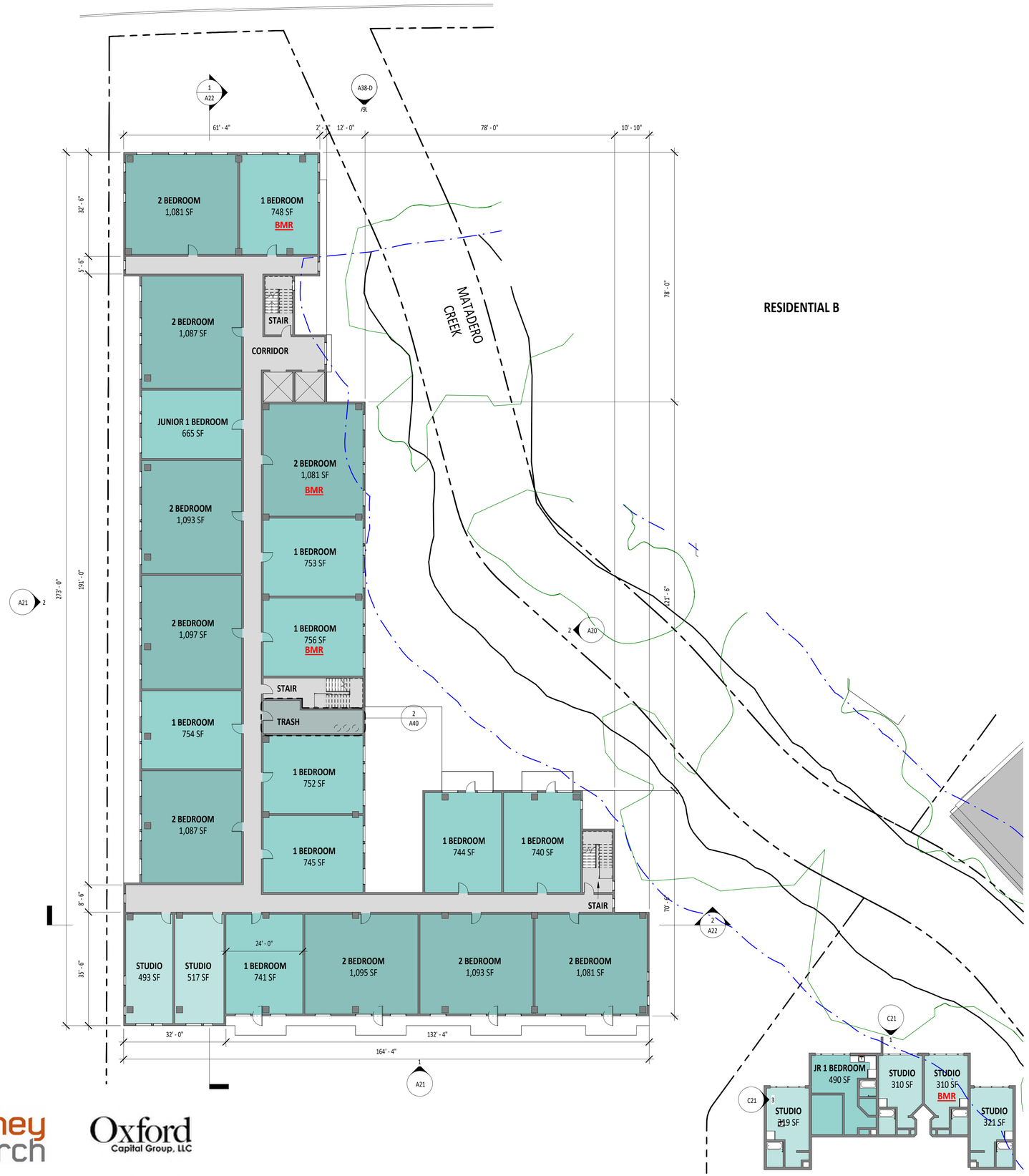
Oxford Capital Group, LLC

RESIDENTIAL BUILDING A - GROUND LEVEL

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

A11

EL CAMINO REAL



RESIDENTIAL B

BUILDING A SB330 AREAS

LEVEL 1- R1	7,335 SF
LEVEL 2 - R1	23,487 SF
LEVEL 3 - R1	23,487 SF
LEVEL 4 - R1	23,487 SF
LEVEL 5 - R1	23,487 SF
LEVEL 6 - R1	16,365 SF
LEVEL 7 - R1	16,145 SF
LEVEL 8 - R1	16,145 SF
ROOF - R1	197 SF
GRAND TOTAL GROSS AREA - BUILDING A	150,135 SF

UNIT TYPE MIX - BLDG. A

Name	Count	Percentage of Total
1 BEDROOM	50	41%
2 BEDROOM	53	44%
3 BEDROOM	3	2%
JUNIOR 1 BEDROOM	7	6%
STUDIO	8	7%
TOTAL UNITS	121	

UNIT SCHEDULE - BLDG. C

Name	Count
BUILDING C - GROUND LEVEL	
JR 1 BEDROOM	1
STUDIO	4
	5
LEVEL 2 - R1	
JR 1 BEDROOM	1
STUDIO	4
	5
TOTAL UNITS	10

UNIT TYPE MIX - BLDG. C

Name	Count	Percentage of Total
JR 1 BEDROOM	2	20%
STUDIO	8	80%
TOTAL UNITS	10	

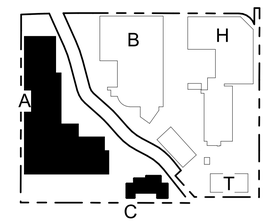
UNIT SCHEDULE - BLDG. A

Name	Count
LEVEL 2 - R1	
1 BEDROOM	9
2 BEDROOM	9
JUNIOR 1 BEDROOM	1
STUDIO	2
	21
LEVEL 3 - R1	
1 BEDROOM	9
2 BEDROOM	9
JUNIOR 1 BEDROOM	1
STUDIO	2
	21
LEVEL 4 - R1	
1 BEDROOM	9
2 BEDROOM	9
JUNIOR 1 BEDROOM	1
STUDIO	2
	21
LEVEL 5 - R1	
1 BEDROOM	9
2 BEDROOM	9
JUNIOR 1 BEDROOM	1
STUDIO	2
	21
LEVEL 6 - R1	
1 BEDROOM	4
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
	11
LEVEL 7 - R1	
1 BEDROOM	5
2 BEDROOM	6
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
	13
LEVEL 8 - R1	
1 BEDROOM	5
2 BEDROOM	6
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
	13
TOTAL UNITS	121

LEGEND

- EXISTING BUILDING
- RIPARIAN ZONE
- 20' CREEK BANK
- SETBACK
- DECORATIVE PAVIMENT- PATTERN AND MATERIAL TO BE FINALIZED DURING THE DESIGN REVIEW PROCESS
- ZONE CHANGE LINE

KEYPLAN



0 16' 32'

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Oxford Capital Group, LLC

RESIDENTIAL BUILDING A - LEVEL 2

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

A12

EL CAMINO REAL



RESIDENTIAL B

GROSS AREA - BUILDING A

LEVEL 1 - R1

COMMON	3,506 SF
ELEV	202 SF
STAIR	538 SF
TRASH	626 SF
UTILITY	2,464 SF
12	7,335 SF

LEVEL 2 - R1

CORRIDOR	2,854 SF
ELEV	195 SF
STAIR	677 SF
TRASH	294 SF
UNIT	19,467 SF
12	23,487 SF

LEVEL 3 - R1

CORRIDOR	2,855 SF
ELEV	195 SF
STAIR	677 SF
TRASH	294 SF
UNIT	19,467 SF
12	23,487 SF

LEVEL 4 - R1

COMMON	8,585 SF
CORRIDOR	2,875 SF
ELEV	195 SF
STAIR	677 SF
TRASH	294 SF
UNIT	10,862 SF
12	23,487 SF

LEVEL 5 - R1

CORRIDOR	2,878 SF
ELEV	195 SF
STAIR	677 SF
TRASH	294 SF
UNIT	19,443 SF
12	23,487 SF

LEVEL 6 - R1

CORRIDOR	1,741 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	13,666 SF
9	16,365 SF

LEVEL 7 - R1

CORRIDOR	1,741 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	13,446 SF
9	16,145 SF

LEVEL 8 - R1

CORRIDOR	1,741 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	13,446 SF
9	16,145 SF

ROOF - R1

STAIR	197 SF
1	197 SF
GROSS AREA	150,135 SF

UNIT SCHEDULE - BLDG. A

Name	Count
LEVEL 2 - R1	
1 BEDROOM	9
2 BEDROOM	9
JUNIOR 1 BEDROOM	1
STUDIO	2
	21
LEVEL 3 - R1	
1 BEDROOM	9
2 BEDROOM	9
JUNIOR 1 BEDROOM	1
STUDIO	2
	21
LEVEL 4 - R1	
1 BEDROOM	9
2 BEDROOM	9
JUNIOR 1 BEDROOM	1
STUDIO	2
	21
LEVEL 5 - R1	
1 BEDROOM	9
2 BEDROOM	9
JUNIOR 1 BEDROOM	1
STUDIO	2
	21
LEVEL 6 - R1	
1 BEDROOM	4
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
	11
LEVEL 7 - R1	
1 BEDROOM	5
2 BEDROOM	6
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
	13
LEVEL 8 - R1	
1 BEDROOM	5
2 BEDROOM	6
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
	13
TOTAL UNITS	121

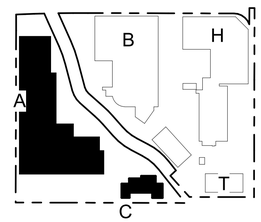
BUILDING A SB330 AREAS

LEVEL 1- R1	7,335 SF
LEVEL 2 - R1	23,487 SF
LEVEL 3 - R1	23,487 SF
LEVEL 4 - R1	23,487 SF
LEVEL 5 - R1	23,487 SF
LEVEL 6 - R1	16,365 SF
LEVEL 7 - R1	16,145 SF
LEVEL 8 - R1	16,145 SF
ROOF - R1	197 SF
GRAND TOTAL GROSS AREA - BUILDING A	150,135 SF

UNIT TYPE MIX - BLDG. A

Name	Count	Percentage of Total
1 BEDROOM	50	41%
2 BEDROOM	53	44%
3 BEDROOM	3	2%
JUNIOR 1 BEDROOM	7	6%
STUDIO	8	7%
TOTAL UNITS	121	

KEYPLAN

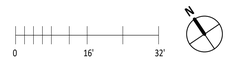


LEGEND

RIPARIAN ZONE

20' CREEK BANK

SETBACK



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Oxford Capital Group, LLC

RESIDENTIAL BUILDING A - LEVEL 3

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

A13



RESIDENTIAL B

GROSS AREA - BUILDING A

LEVEL 1 - R1	
COMMON	3,506 SF
ELEV	202 SF
STAIR	538 SF
TRASH	626 SF
UTILITY	2,464 SF
12	7,335 SF

LEVEL 2 - R1	
CORRIDOR	2,854 SF
ELEV	195 SF
STAIR	677 SF
TRASH	294 SF
UNIT	19,467 SF
12	23,487 SF

LEVEL 3 - R1	
CORRIDOR	2,855 SF
ELEV	195 SF
STAIR	677 SF
TRASH	294 SF
UNIT	19,467 SF
12	23,487 SF

LEVEL 4 - R1	
COMMON	8,585 SF
CORRIDOR	2,875 SF
ELEV	195 SF
STAIR	677 SF
TRASH	294 SF
UNIT	10,862 SF
12	23,487 SF

LEVEL 5 - R1	
CORRIDOR	2,878 SF
ELEV	195 SF
STAIR	677 SF
TRASH	294 SF
UNIT	19,443 SF
12	23,487 SF

LEVEL 6 - R1	
CORRIDOR	1,741 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	13,666 SF
9	16,365 SF

LEVEL 7 - R1	
CORRIDOR	1,741 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	13,446 SF
9	16,145 SF

LEVEL 8 - R1	
CORRIDOR	1,741 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	13,446 SF
9	16,145 SF

ROOF - R1	
STAIR	197 SF
1	197 SF
GROSS AREA	150,135 SF

UNIT SCHEDULE - BLDG. A

Name	Count
LEVEL 2 - R1	
1 BEDROOM	9
2 BEDROOM	9
JUNIOR 1 BEDROOM	1
STUDIO	2
	21
LEVEL 3 - R1	
1 BEDROOM	9
2 BEDROOM	9
JUNIOR 1 BEDROOM	1
STUDIO	2
	21
LEVEL 4 - R1	
1 BEDROOM	9
2 BEDROOM	9
JUNIOR 1 BEDROOM	1
STUDIO	2
	21
LEVEL 5 - R1	
1 BEDROOM	9
2 BEDROOM	9
JUNIOR 1 BEDROOM	1
STUDIO	2
	21
LEVEL 6 - R1	
1 BEDROOM	4
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
	11
LEVEL 7 - R1	
1 BEDROOM	5
2 BEDROOM	6
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
	13
LEVEL 8 - R1	
1 BEDROOM	5
2 BEDROOM	6
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
	13
TOTAL UNITS	121

BUILDING A SB330 AREAS

LEVEL 1- R1	7,335 SF
LEVEL 2 - R1	23,487 SF
LEVEL 3 - R1	23,487 SF
LEVEL 4 - R1	23,487 SF
LEVEL 5 - R1	23,487 SF
LEVEL 6 - R1	16,365 SF
LEVEL 7 - R1	16,145 SF
LEVEL 8 - R1	16,145 SF
ROOF - R1	197 SF
GRAND TOTAL GROSS AREA - BUILDING A	150,135 SF

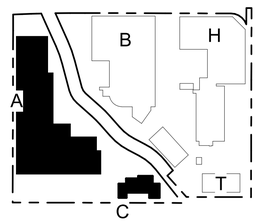
UNIT TYPE MIX - BLDG. A

Name	Count	Percentage of Total
1 BEDROOM	50	41%
2 BEDROOM	53	44%
3 BEDROOM	3	2%
JUNIOR 1 BEDROOM	7	6%
STUDIO	8	7%
TOTAL UNITS	121	

LEGEND

- RIPARIAN ZONE
- 20' CREEK BANK
- SETBACK

KEYPLAN



lowney arch

Oxford Capital Group, LLC

RESIDENTIAL BUILDING A - LEVEL 4

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

A14

EL CAMINO REAL



RESIDENTIAL B

GROSS AREA - BUILDING A

LEVEL 1 - R1	
COMMON	3,506 SF
ELEV	202 SF
STAIR	538 SF
TRASH	626 SF
UTILITY	2,464 SF
12	7,335 SF

LEVEL 2 - R1	
CORRIDOR	2,854 SF
ELEV	195 SF
STAIR	677 SF
TRASH	294 SF
UNIT	19,467 SF
12	23,487 SF

LEVEL 3 - R1	
CORRIDOR	2,855 SF
ELEV	195 SF
STAIR	677 SF
TRASH	294 SF
UNIT	19,467 SF
12	23,487 SF

LEVEL 4 - R1	
COMMON	8,585 SF
CORRIDOR	2,875 SF
ELEV	195 SF
STAIR	677 SF
TRASH	294 SF
UNIT	10,862 SF
12	23,487 SF

LEVEL 5 - R1	
CORRIDOR	2,878 SF
ELEV	195 SF
STAIR	677 SF
TRASH	294 SF
UNIT	19,443 SF
12	23,487 SF

LEVEL 6 - R1	
CORRIDOR	1,741 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	13,666 SF
9	16,365 SF

LEVEL 7 - R1	
CORRIDOR	1,741 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	13,446 SF
9	16,145 SF

LEVEL 8 - R1	
CORRIDOR	1,741 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	13,446 SF
9	16,145 SF

ROOF - R1	
STAIR	197 SF
1	197 SF
GROSS AREA	150,135 SF

UNIT SCHEDULE - BLDG. A

Name	Count
LEVEL 2 - R1	
1 BEDROOM	9
2 BEDROOM	9
JUNIOR 1 BEDROOM	1
STUDIO	2
	21
LEVEL 3 - R1	
1 BEDROOM	9
2 BEDROOM	9
JUNIOR 1 BEDROOM	1
STUDIO	2
	21
LEVEL 4 - R1	
1 BEDROOM	9
2 BEDROOM	9
JUNIOR 1 BEDROOM	1
STUDIO	2
	21
LEVEL 5 - R1	
1 BEDROOM	9
2 BEDROOM	9
JUNIOR 1 BEDROOM	1
STUDIO	2
	21
LEVEL 6 - R1	
1 BEDROOM	4
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
	11
LEVEL 7 - R1	
1 BEDROOM	5
2 BEDROOM	6
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
	13
LEVEL 8 - R1	
1 BEDROOM	5
2 BEDROOM	6
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
	13
TOTAL UNITS	121

BUILDING A SB330 AREAS

LEVEL 1- R1	7,335 SF
LEVEL 2 - R1	23,487 SF
LEVEL 3 - R1	23,487 SF
LEVEL 4 - R1	23,487 SF
LEVEL 5 - R1	23,487 SF
LEVEL 6 - R1	16,365 SF
LEVEL 7 - R1	16,145 SF
LEVEL 8 - R1	16,145 SF
ROOF - R1	197 SF
GRAND TOTAL GROSS AREA - BUILDING A	150,135 SF

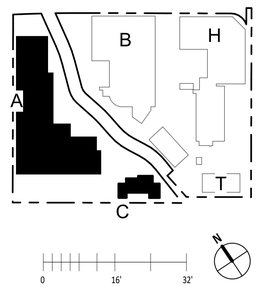
UNIT TYPE MIX - BLDG. A

Name	Count	Percentage of Total
1 BEDROOM	50	41%
2 BEDROOM	53	44%
3 BEDROOM	3	2%
JUNIOR 1 BEDROOM	7	6%
STUDIO	8	7%
TOTAL UNITS	121	

LEGEND

- RIPARIAN ZONE
- 20' CREEK BANK
- SETBACK

KEYPLAN



lowney arch

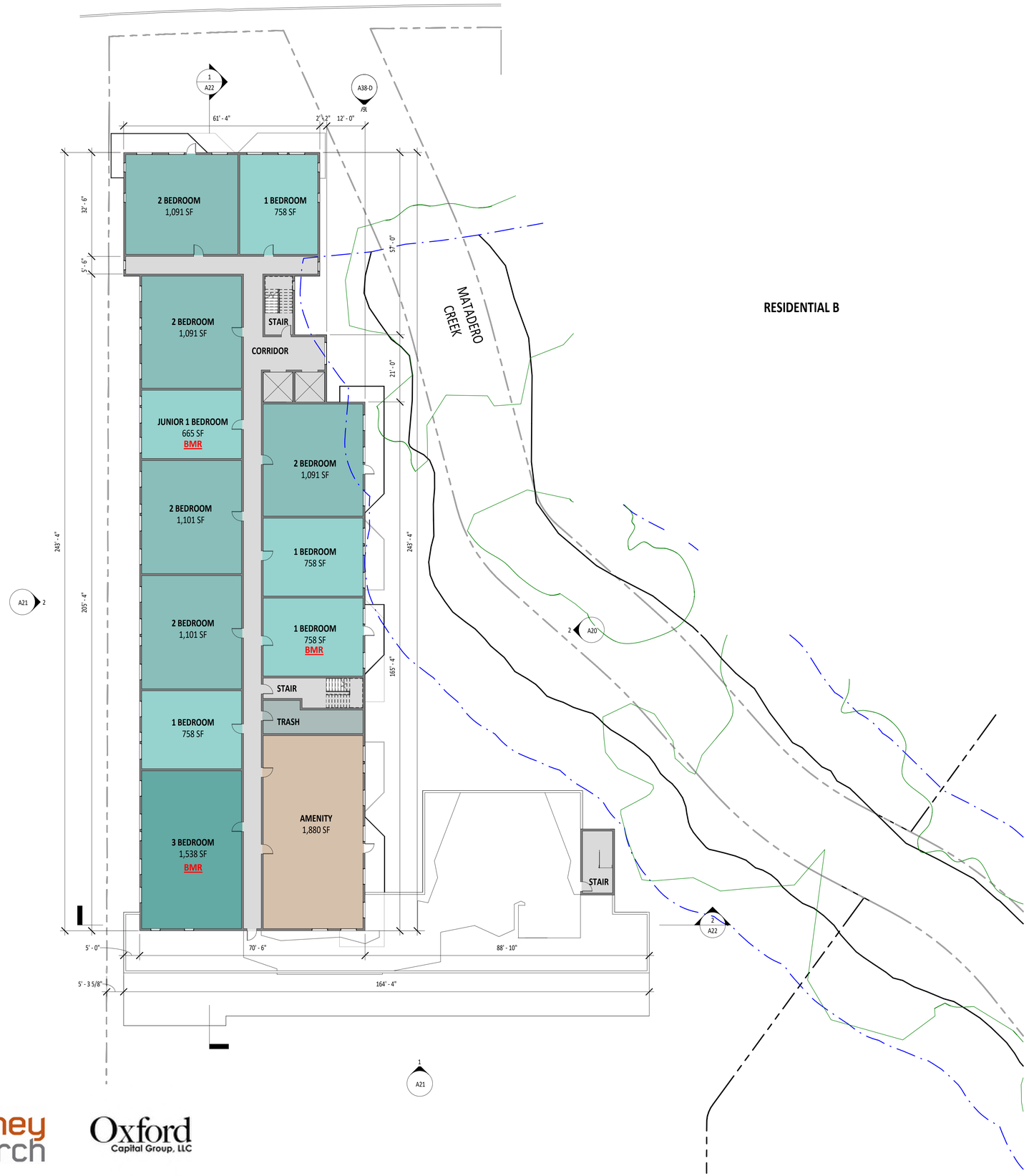
Oxford Capital Group, LLC

RESIDENTIAL BUILDING A - LEVEL 5

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

A15

EL CAMINO REAL



RESIDENTIAL B

GROSS AREA - BUILDING A

LEVEL 1 - R1

COMMON	3,506 SF
ELEV	202 SF
STAIR	538 SF
TRASH	626 SF
UTILITY	2,464 SF
12	7,335 SF

LEVEL 2 - R1

CORRIDOR	2,854 SF
ELEV	195 SF
STAIR	677 SF
TRASH	294 SF
UNIT	19,467 SF
12	23,487 SF

LEVEL 3 - R1

CORRIDOR	2,855 SF
ELEV	195 SF
STAIR	677 SF
TRASH	294 SF
UNIT	19,467 SF
12	23,487 SF

LEVEL 4 - R1

COMMON	8,585 SF
CORRIDOR	2,875 SF
ELEV	195 SF
STAIR	677 SF
TRASH	294 SF
UNIT	10,862 SF
12	23,487 SF

LEVEL 5 - R1

CORRIDOR	2,878 SF
ELEV	195 SF
STAIR	677 SF
TRASH	294 SF
UNIT	19,443 SF
12	23,487 SF

LEVEL 6 - R1

CORRIDOR	1,741 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	13,666 SF
9	16,365 SF

LEVEL 7 - R1

CORRIDOR	1,741 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	13,446 SF
9	16,145 SF

LEVEL 8 - R1

CORRIDOR	1,741 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	13,446 SF
9	16,145 SF

ROOF - R1

STAIR	197 SF
1	197 SF
GROSS AREA	150,135 SF

UNIT SCHEDULE - BLDG. A

Name	Count
LEVEL 2 - R1	
1 BEDROOM	9
2 BEDROOM	9
JUNIOR 1 BEDROOM	1
STUDIO	2
	21
LEVEL 3 - R1	
1 BEDROOM	9
2 BEDROOM	9
JUNIOR 1 BEDROOM	1
STUDIO	2
	21
LEVEL 4 - R1	
1 BEDROOM	9
2 BEDROOM	9
JUNIOR 1 BEDROOM	1
STUDIO	2
	21
LEVEL 5 - R1	
1 BEDROOM	9
2 BEDROOM	9
JUNIOR 1 BEDROOM	1
STUDIO	2
	21
LEVEL 6 - R1	
1 BEDROOM	4
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
	11
LEVEL 7 - R1	
1 BEDROOM	5
2 BEDROOM	6
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
	13
LEVEL 8 - R1	
1 BEDROOM	5
2 BEDROOM	6
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
	13
TOTAL UNITS	121

BUILDING A SB330 AREAS

LEVEL 1- R1	7,335 SF
LEVEL 2 - R1	23,487 SF
LEVEL 3 - R1	23,487 SF
LEVEL 4 - R1	23,487 SF
LEVEL 5 - R1	23,487 SF
LEVEL 6 - R1	16,365 SF
LEVEL 7 - R1	16,145 SF
LEVEL 8 - R1	16,145 SF
ROOF - R1	197 SF
GRAND TOTAL GROSS AREA - BUILDING A	150,135 SF

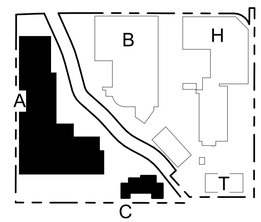
UNIT TYPE MIX - BLDG. A

Name	Count	Percentage of Total
1 BEDROOM	50	41%
2 BEDROOM	53	44%
3 BEDROOM	3	2%
JUNIOR 1 BEDROOM	7	6%
STUDIO	8	7%
TOTAL UNITS	121	

LEGEND

- RIPARIAN ZONE
- 20' CREEK BANK
- SETBACK

KEYPLAN



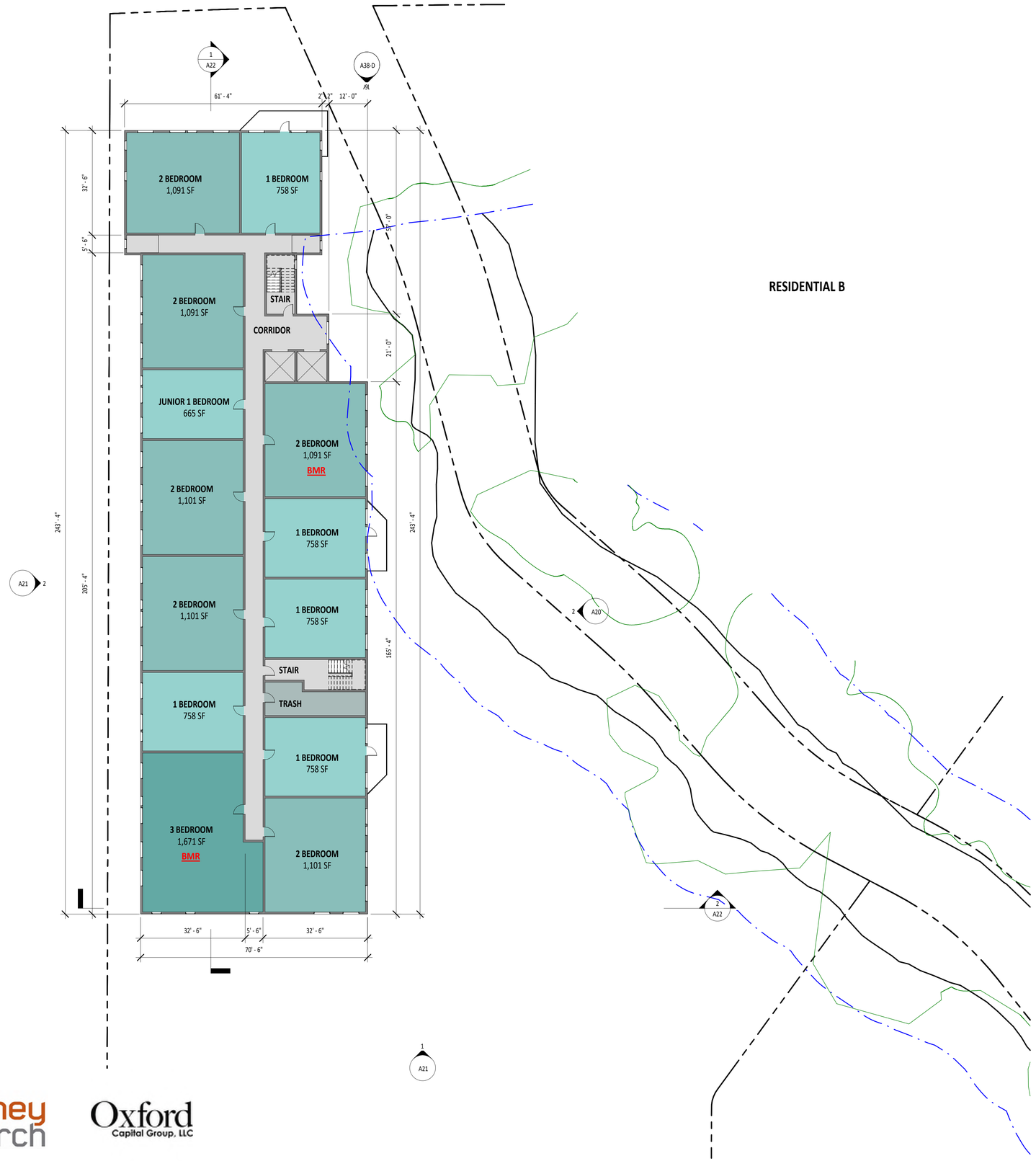
lowney arch

Oxford Capital Group, LLC

RESIDENTIAL BUILDING A - LEVEL 6

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

A16



RESIDENTIAL B

GROSS AREA - BUILDING A

LEVEL 1 - R1

COMMON	3,506 SF
ELEV	202 SF
STAIR	538 SF
TRASH	626 SF
UTILITY	2,464 SF
12	7,335 SF

LEVEL 2 - R1

CORRIDOR	2,854 SF
ELEV	195 SF
STAIR	677 SF
TRASH	294 SF
UNIT	19,467 SF
12	23,487 SF

LEVEL 3 - R1

CORRIDOR	2,855 SF
ELEV	195 SF
STAIR	677 SF
TRASH	294 SF
UNIT	19,467 SF
12	23,487 SF

LEVEL 4 - R1

COMMON	8,585 SF
CORRIDOR	2,875 SF
ELEV	195 SF
STAIR	677 SF
TRASH	294 SF
UNIT	10,862 SF
12	23,487 SF

LEVEL 5 - R1

CORRIDOR	2,878 SF
ELEV	195 SF
STAIR	677 SF
TRASH	294 SF
UNIT	19,443 SF
12	23,487 SF

LEVEL 6 - R1

CORRIDOR	1,741 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	13,666 SF
9	16,365 SF

LEVEL 7 - R1

CORRIDOR	1,741 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	13,446 SF
9	16,145 SF

LEVEL 8 - R1

CORRIDOR	1,741 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	13,446 SF
9	16,145 SF

ROOF - R1

STAIR	197 SF
1	197 SF
GROSS AREA	150,135 SF

UNIT SCHEDULE - BLDG. A

Name	Count
LEVEL 2 - R1	
1 BEDROOM	9
2 BEDROOM	9
JUNIOR 1 BEDROOM	1
STUDIO	2
	21
LEVEL 3 - R1	
1 BEDROOM	9
2 BEDROOM	9
JUNIOR 1 BEDROOM	1
STUDIO	2
	21
LEVEL 4 - R1	
1 BEDROOM	9
2 BEDROOM	9
JUNIOR 1 BEDROOM	1
STUDIO	2
	21
LEVEL 5 - R1	
1 BEDROOM	9
2 BEDROOM	9
JUNIOR 1 BEDROOM	1
STUDIO	2
	21
LEVEL 6 - R1	
1 BEDROOM	4
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
	11
LEVEL 7 - R1	
1 BEDROOM	5
2 BEDROOM	6
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
	13
LEVEL 8 - R1	
1 BEDROOM	5
2 BEDROOM	6
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
	13
TOTAL UNITS	121

BUILDING A SB330 AREAS

LEVEL 1- R1	7,335 SF
LEVEL 2 - R1	23,487 SF
LEVEL 3 - R1	23,487 SF
LEVEL 4 - R1	23,487 SF
LEVEL 5 - R1	23,487 SF
LEVEL 6 - R1	16,365 SF
LEVEL 7 - R1	16,145 SF
LEVEL 8 - R1	16,145 SF
ROOF - R1	197 SF
GRAND TOTAL GROSS AREA - BUILDING A	150,135 SF

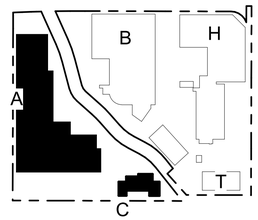
UNIT TYPE MIX - BLDG. A

Name	Count	Percentage of Total
1 BEDROOM	50	41%
2 BEDROOM	53	44%
3 BEDROOM	3	2%
JUNIOR 1 BEDROOM	7	6%
STUDIO	8	7%
TOTAL UNITS	121	

LEGEND

- RIPARIAN ZONE
- 20' CREEK BANK
- SETBACK

KEYPLAN



0 16' 32'

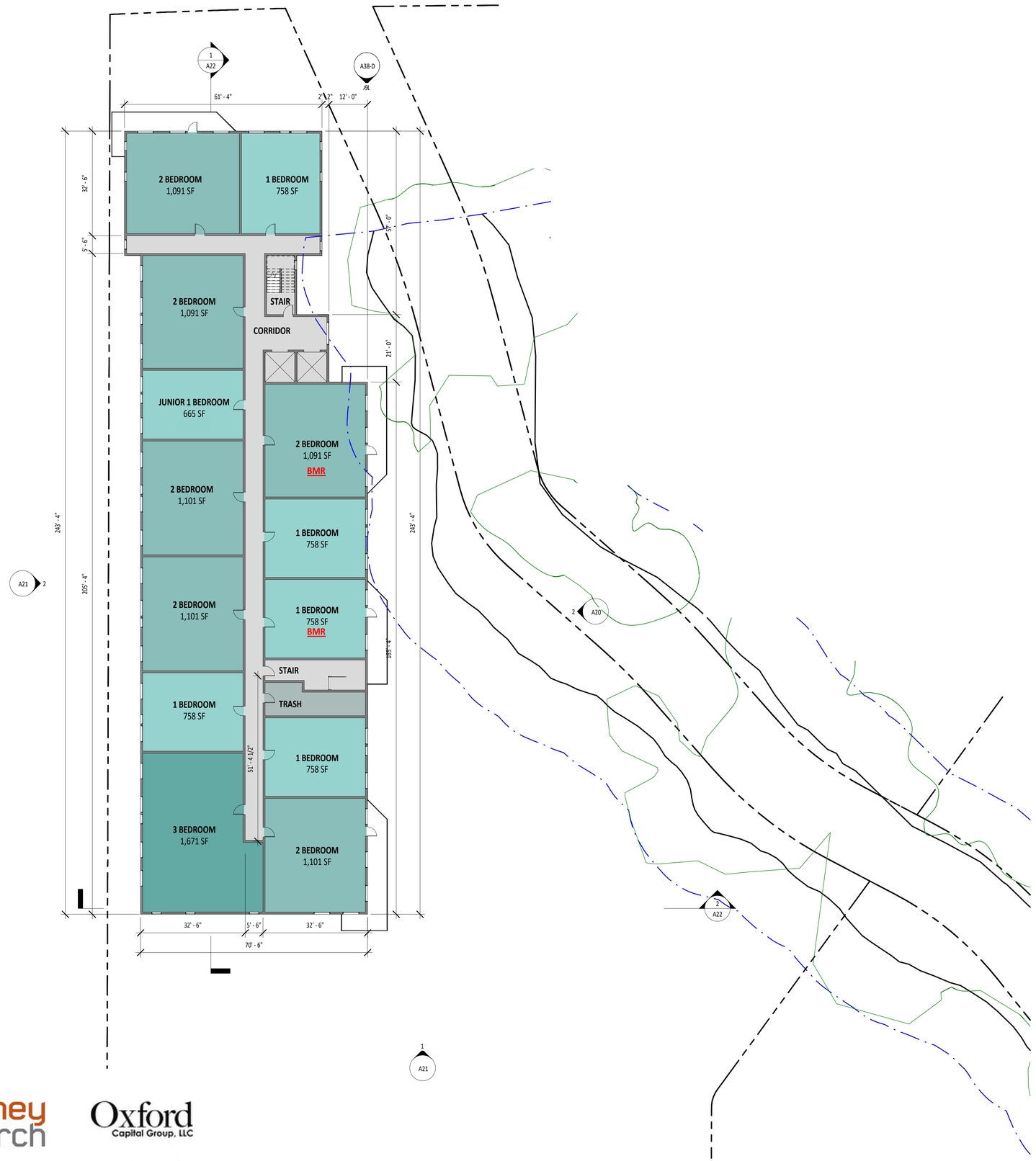
lowney arch

Oxford Capital Group, LLC

RESIDENTIAL BUILDING A - LEVEL 7

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

A17



GROSS AREA - BUILDING A

LEVEL 1 - R1

COMMON	3,506 SF
ELEV	202 SF
STAIR	538 SF
TRASH	626 SF
UTILITY	2,464 SF
12	7,335 SF

LEVEL 2 - R1

CORRIDOR	2,854 SF
ELEV	195 SF
STAIR	677 SF
TRASH	294 SF
UNIT	19,467 SF
12	23,487 SF

LEVEL 3 - R1

CORRIDOR	2,855 SF
ELEV	195 SF
STAIR	677 SF
TRASH	294 SF
UNIT	19,467 SF
12	23,487 SF

LEVEL 4 - R1

COMMON	8,585 SF
CORRIDOR	2,875 SF
ELEV	195 SF
STAIR	677 SF
TRASH	294 SF
UNIT	10,862 SF
12	23,487 SF

LEVEL 5 - R1

CORRIDOR	2,878 SF
ELEV	195 SF
STAIR	677 SF
TRASH	294 SF
UNIT	19,443 SF
12	23,487 SF

LEVEL 6 - R1

CORRIDOR	1,741 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	13,666 SF
9	16,365 SF

LEVEL 7 - R1

CORRIDOR	1,741 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	13,446 SF
9	16,145 SF

LEVEL 8 - R1

CORRIDOR	1,741 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	13,446 SF
9	16,145 SF

ROOF - R1

STAIR	197 SF
1	197 SF
GROSS AREA	150,135 SF

UNIT SCHEDULE - BLDG. A

Name	Count
LEVEL 2 - R1	
1 BEDROOM	9
2 BEDROOM	9
JUNIOR 1 BEDROOM	1
STUDIO	2
	21
LEVEL 3 - R1	
1 BEDROOM	9
2 BEDROOM	9
JUNIOR 1 BEDROOM	1
STUDIO	2
	21
LEVEL 4 - R1	
1 BEDROOM	9
2 BEDROOM	9
JUNIOR 1 BEDROOM	1
STUDIO	2
	21
LEVEL 5 - R1	
1 BEDROOM	9
2 BEDROOM	9
JUNIOR 1 BEDROOM	1
STUDIO	2
	21
LEVEL 6 - R1	
1 BEDROOM	4
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
	11
LEVEL 7 - R1	
1 BEDROOM	5
2 BEDROOM	6
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
	13
LEVEL 8 - R1	
1 BEDROOM	5
2 BEDROOM	6
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
	13
TOTAL UNITS	121

BUILDING A SB330 AREAS

LEVEL 1- R1	7,335 SF
LEVEL 2 - R1	23,487 SF
LEVEL 3 - R1	23,487 SF
LEVEL 4 - R1	23,487 SF
LEVEL 5 - R1	23,487 SF
LEVEL 6 - R1	16,365 SF
LEVEL 7 - R1	16,145 SF
LEVEL 8 - R1	16,145 SF
ROOF - R1	197 SF
GRAND TOTAL GROSS AREA - BUILDING A	150,135 SF

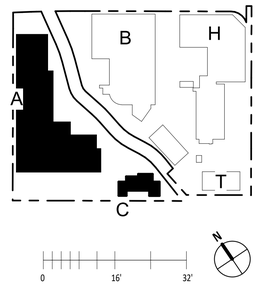
UNIT TYPE MIX - BLDG. A

Name	Count	Percentage of Total
1 BEDROOM	50	41%
2 BEDROOM	53	44%
3 BEDROOM	3	2%
JUNIOR 1 BEDROOM	7	6%
STUDIO	8	7%
TOTAL UNITS	121	

LEGEND

- RIPARIAN ZONE
- 20' CREEK BANK
- SETBACK

KEYPLAN



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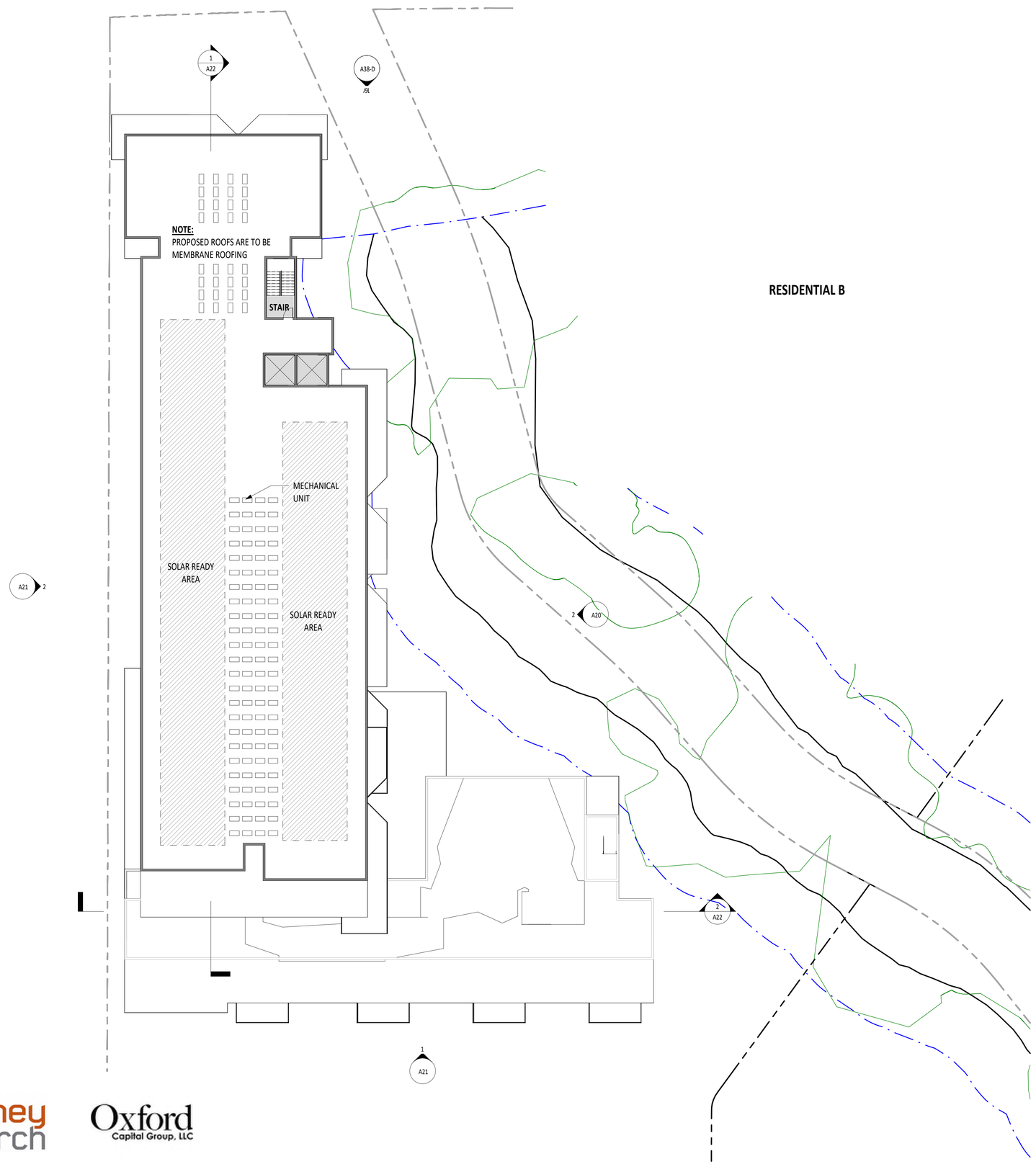
Oxford Capital Group, LLC

RESIDENTIAL BUILDING A - LEVEL 8

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

A18



RESIDENTIAL B

GROSS AREA - BUILDING A

LEVEL 1 - R1	
COMMON	3,506 SF
ELEV	202 SF
STAIR	538 SF
TRASH	626 SF
UTILITY	2,464 SF
12	7,335 SF
LEVEL 2 - R1	
CORRIDOR	2,854 SF
ELEV	195 SF
STAIR	677 SF
TRASH	294 SF
UNIT	19,467 SF
12	23,487 SF
LEVEL 3 - R1	
CORRIDOR	2,855 SF
ELEV	195 SF
STAIR	677 SF
TRASH	294 SF
UNIT	19,467 SF
12	23,487 SF
LEVEL 4 - R1	
COMMON	8,585 SF
CORRIDOR	2,875 SF
ELEV	195 SF
STAIR	677 SF
TRASH	294 SF
UNIT	10,862 SF
12	23,487 SF
LEVEL 5 - R1	
CORRIDOR	2,878 SF
ELEV	195 SF
STAIR	677 SF
TRASH	294 SF
UNIT	19,443 SF
12	23,487 SF
LEVEL 6 - R1	
CORRIDOR	1,741 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	13,666 SF
9	16,365 SF
LEVEL 7 - R1	
CORRIDOR	1,741 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	13,446 SF
9	16,145 SF
LEVEL 8 - R1	
CORRIDOR	1,741 SF
ELEV	195 SF
STAIR	469 SF
TRASH	294 SF
UNIT	13,446 SF
9	16,145 SF
ROOF - R1	
STAIR	197 SF
1	197 SF
GROSS AREA	150,135 SF

UNIT SCHEDULE - BLDG. A

Name	Count
LEVEL 2 - R1	
1 BEDROOM	9
2 BEDROOM	9
JUNIOR 1 BEDROOM	1
STUDIO	2
	21
LEVEL 3 - R1	
1 BEDROOM	9
2 BEDROOM	9
JUNIOR 1 BEDROOM	1
STUDIO	2
	21
LEVEL 4 - R1	
1 BEDROOM	9
2 BEDROOM	9
JUNIOR 1 BEDROOM	1
STUDIO	2
	21
LEVEL 5 - R1	
1 BEDROOM	9
2 BEDROOM	9
JUNIOR 1 BEDROOM	1
STUDIO	2
	21
LEVEL 6 - R1	
1 BEDROOM	4
2 BEDROOM	5
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
	11
LEVEL 7 - R1	
1 BEDROOM	5
2 BEDROOM	6
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
	13
LEVEL 8 - R1	
1 BEDROOM	5
2 BEDROOM	6
3 BEDROOM	1
JUNIOR 1 BEDROOM	1
	13
TOTAL UNITS	121

BUILDING A SB330 AREAS

LEVEL 1- R1	7,335 SF
LEVEL 2 - R1	23,487 SF
LEVEL 3 - R1	23,487 SF
LEVEL 4 - R1	23,487 SF
LEVEL 5 - R1	23,487 SF
LEVEL 6 - R1	16,365 SF
LEVEL 7 - R1	16,145 SF
LEVEL 8 - R1	16,145 SF
ROOF - R1	197 SF
GRAND TOTAL GROSS AREA - BUILDING A	150,135 SF

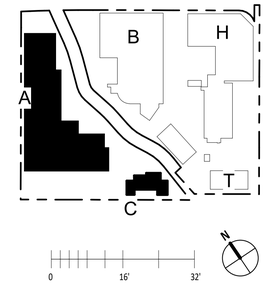
UNIT TYPE MIX - BLDG. A

Name	Count	Percentage of Total
1 BEDROOM	50	41%
2 BEDROOM	53	44%
3 BEDROOM	3	2%
JUNIOR 1 BEDROOM	7	6%
STUDIO	8	7%
TOTAL UNITS	121	

LEGEND

- RIPARIAN ZONE
- 20' CREEK BANK
- SETBACK

KEYPLAN



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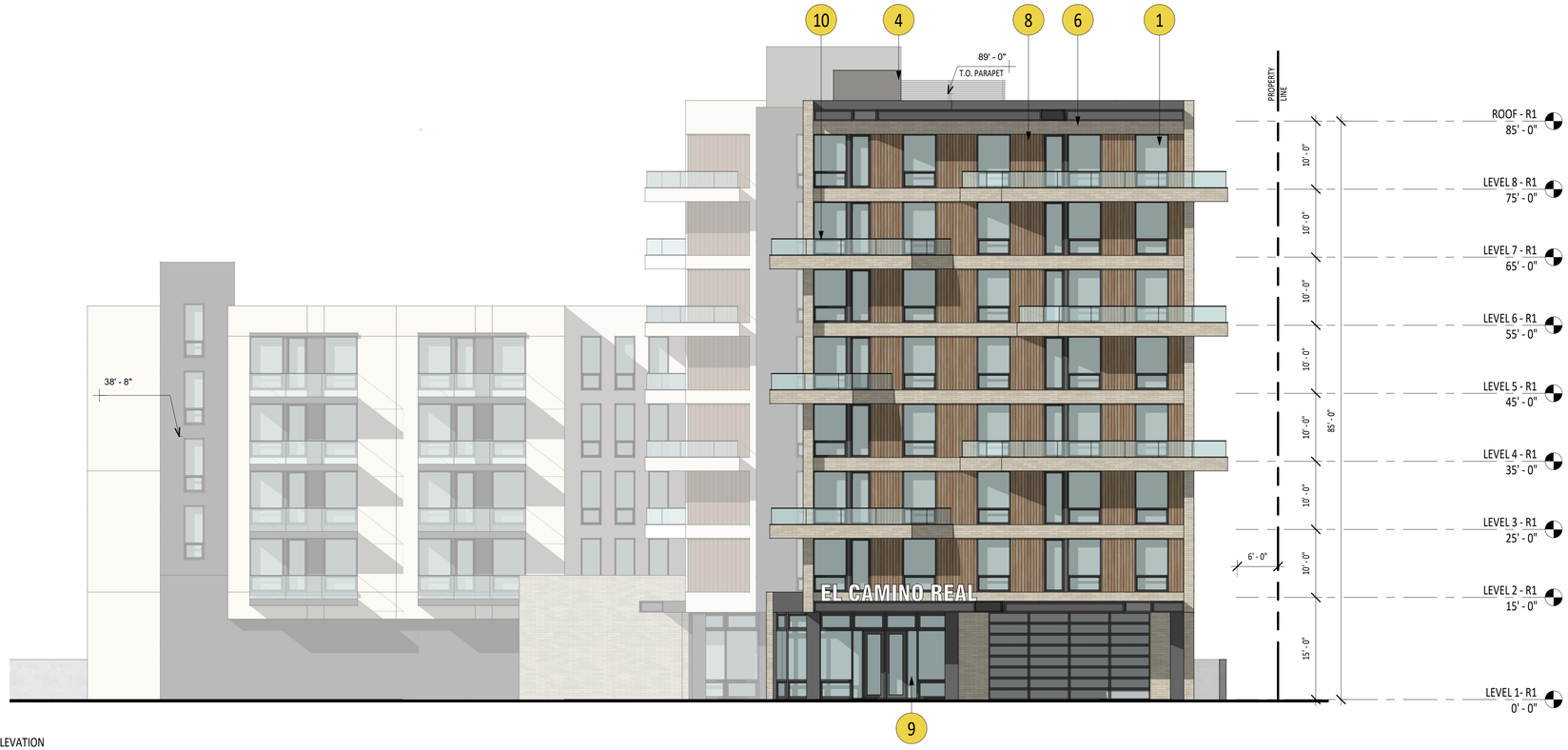
Oxford Capital Group, LLC

RESIDENTIAL BUILDING A - ROOF PLAN

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

A19



1 NORTH ELEVATION
1" = 10'-0"



2 EAST ELEVATION
1" = 10'-0"

MATERIAL LEGEND

1. METAL PANEL WITH WOOD GRAIN EFFECT
2. PERFORATED METAL PANEL
3. STUCCO- DARK GREY
4. STUCCO- MEDIUM GREY
5. STUCCO- WHITE
6. BRICK VENEER
7. FIBER CEMENT PANEL WITH WOOD GRAIN EFFECT
8. ALUMINUM WINDOW
9. ALUMINUM STOREFRONT
10. GLASS HANDRAIL
11. CONCRETE

lowney arch

Oxford Capital Group, LLC

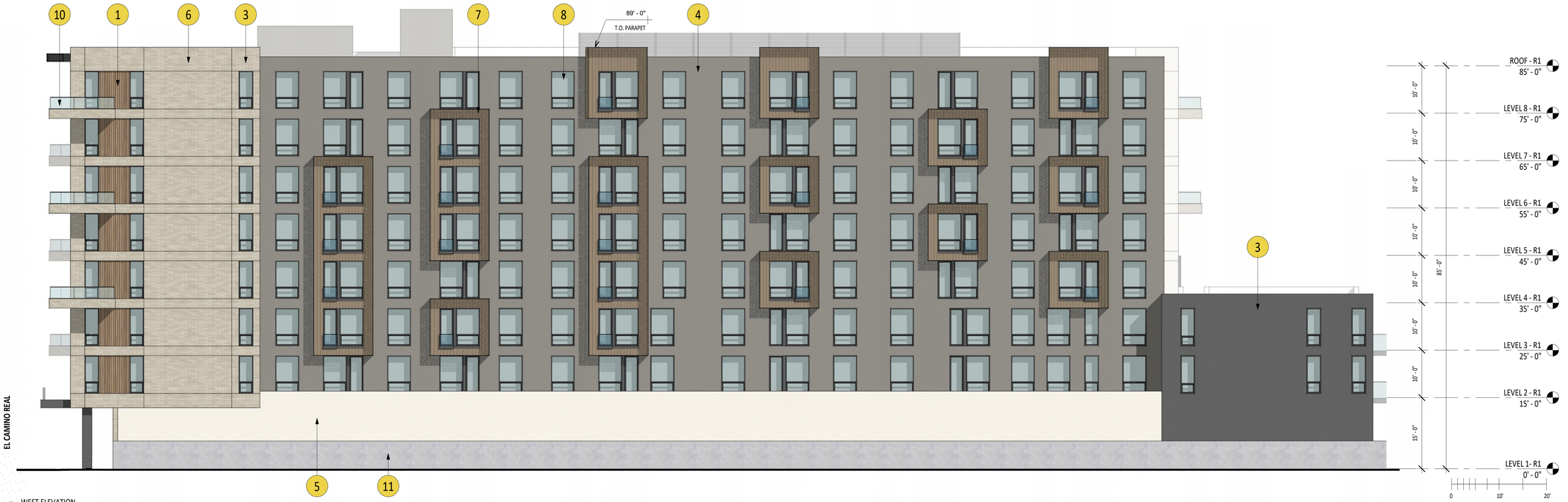
RESIDENTIAL BUILDING A - ELEVATIONS

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

A20



1 SOUTH ELEVATION
1" = 10'-0"



2 WEST ELEVATION
1" = 10'-0"

MATERIAL LEGEND

1. METAL PANEL WITH WOOD GRAIN EFFECT
2. PERFORATED METAL PANEL
3. STUCCO- DARK GREY
4. STUCCO- MEDIUM GREY
5. STUCCO- WHITE
6. BRICK VENEER
7. FIBER CEMENT PANEL WITH WOOD GRAIN EFFECT
8. ALUMINUM WINDOW
9. ALUMINUM STOREFRONT
10. GLASS HANDRAIL
11. CONCRETE

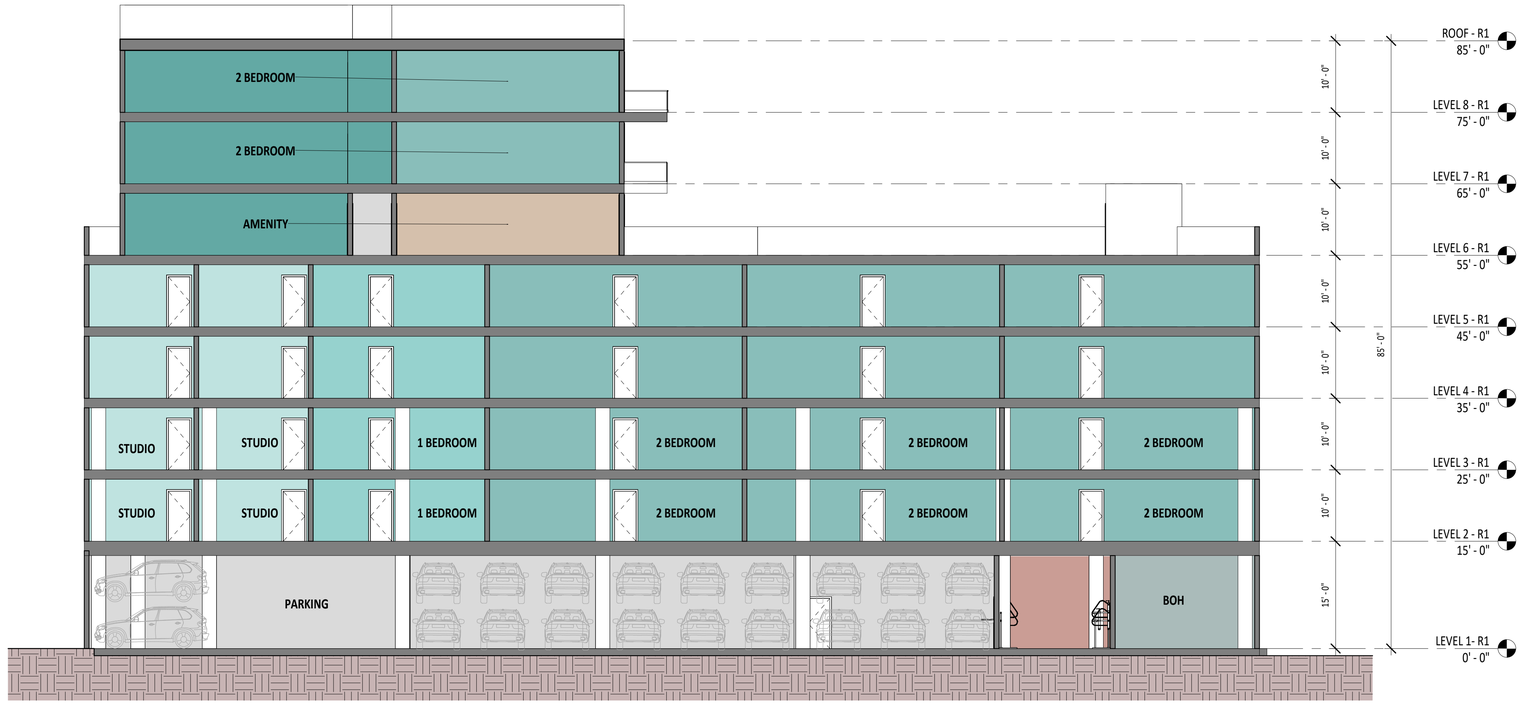
lowney arch

Oxford Capital Group, LLC

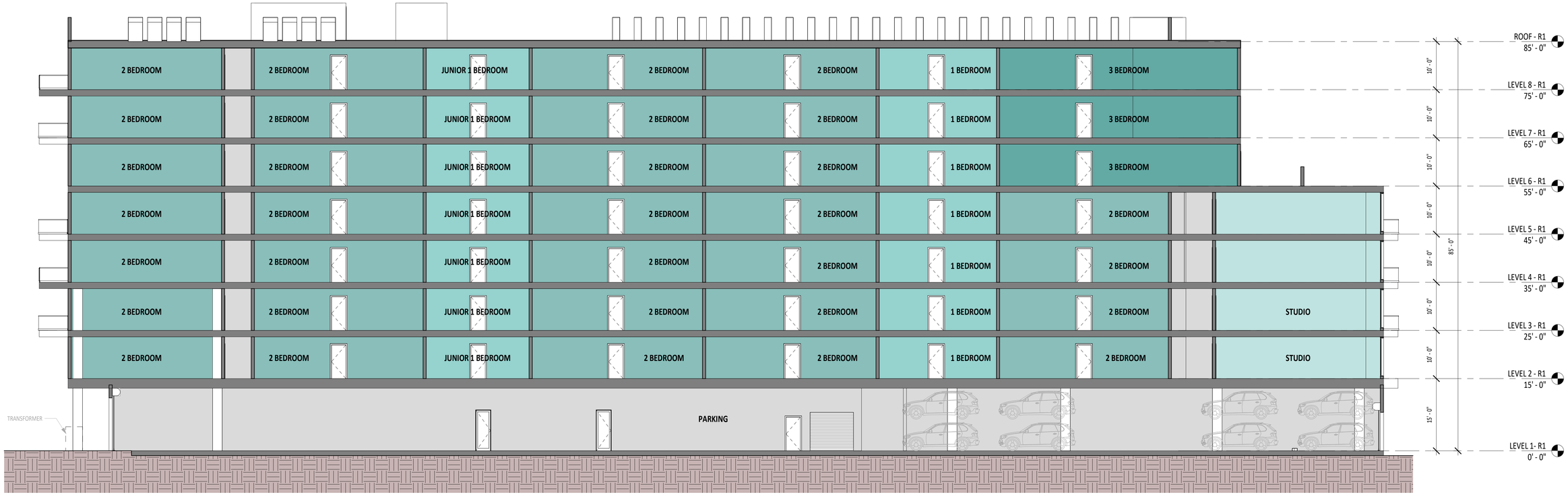
RESIDENTIAL BUILDING A - ELEVATIONS

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

A21



2 NORTH - SOUTH RESIDENTIAL A SECTION
1" = 10'-0"



1 WEST - EAST RESIDENTIAL A SECTION
1" = 10'-0"

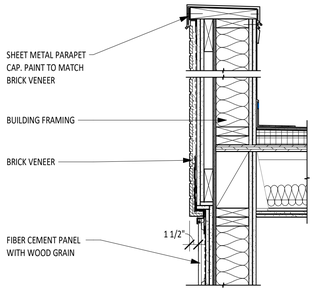
lowney arch

Oxford Capital Group, LLC

RESIDENTIAL BUILDING A - SECTIONS

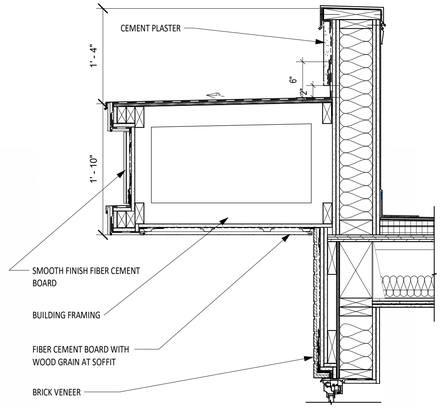
CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

A22

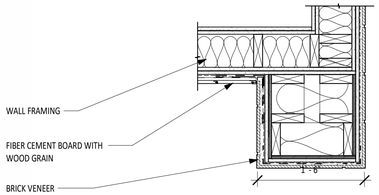


6 PARAPET
1" = 1'-0"

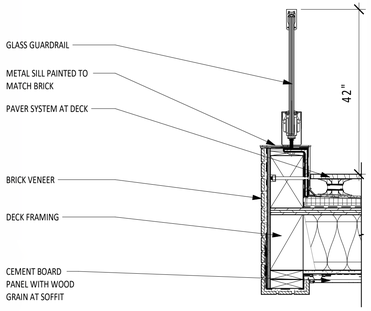




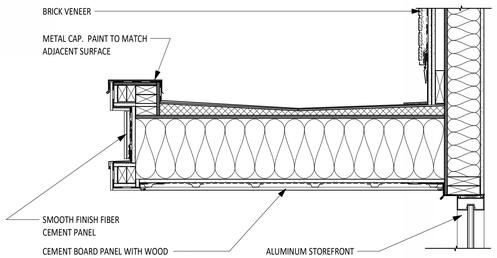
1 PROJECTED CORNICE
1" = 1'-0"



2 PILASTER
1" = 1'-0"

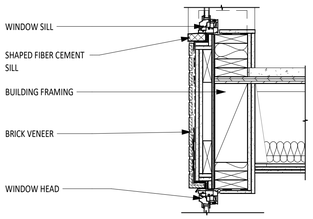


3 BALCONY
1" = 1'-0"

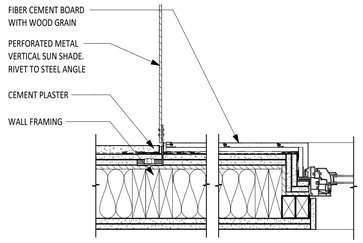


4 CANOPY - RESIDENTIAL
1" = 1'-0"





8 WINDOW - HEAD/ SILL
1" = 1'-0"



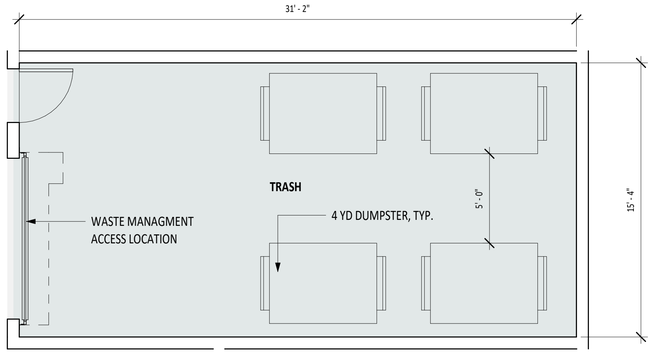
5 VERTICAL WINDOW SHADE
1 1/2" = 1'-0"

lowney arch

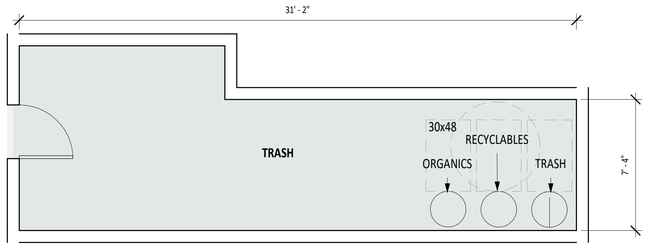
Oxford Capital Group, LLC

ARCHITECTURAL DETAILS A38-D

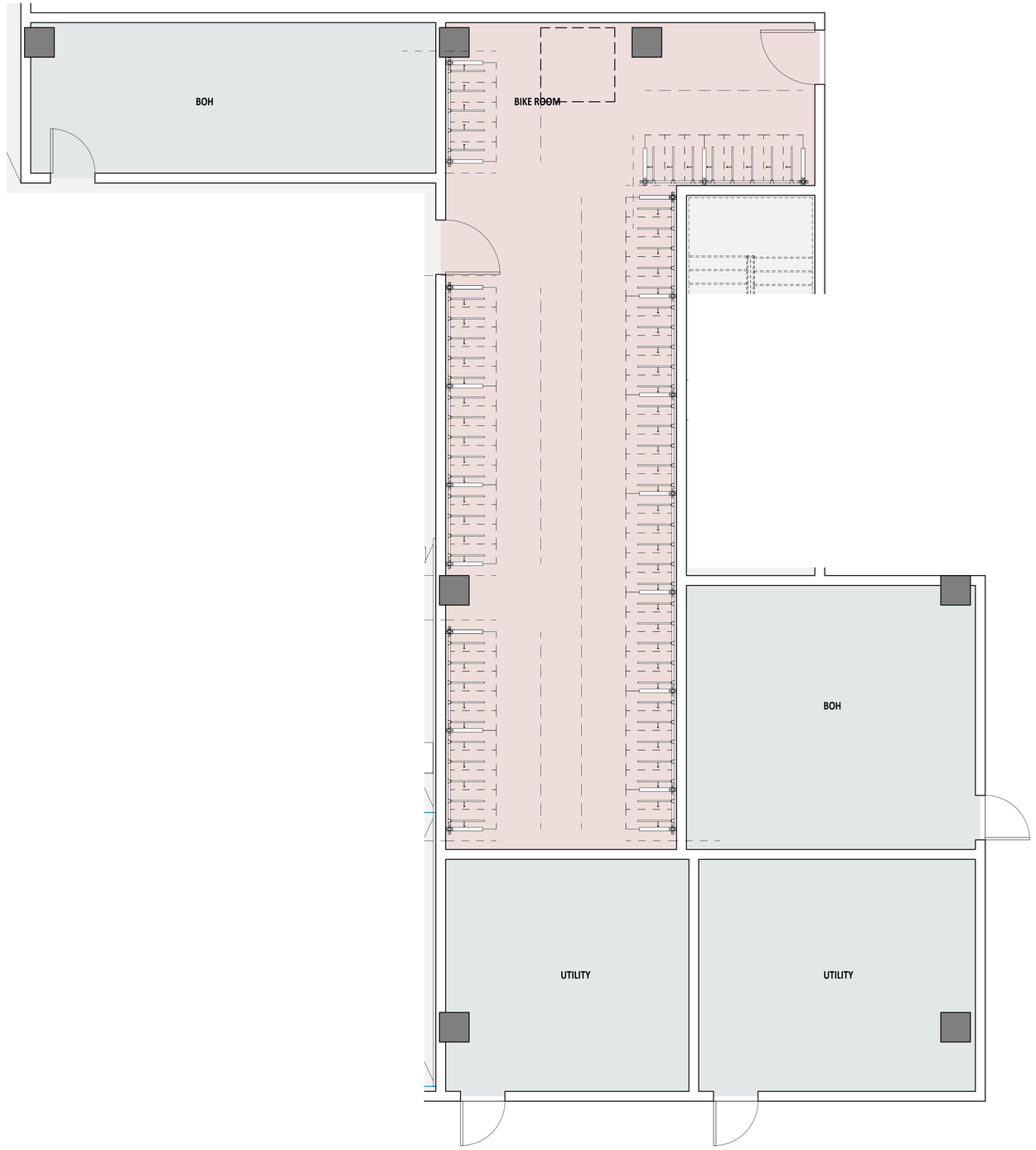
CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024



1 LEVEL 1 RESIDENTIAL A-TRASH
1/4" = 1'-0"



2 LEVEL 2-7 RESIDENTIAL A- TRASH
1/4" = 1'-0"



3 LEVEL 1 RESIDENTIAL A BOH
1/4" = 1'-0"

lowney arch

Oxford Capital Group, LLC

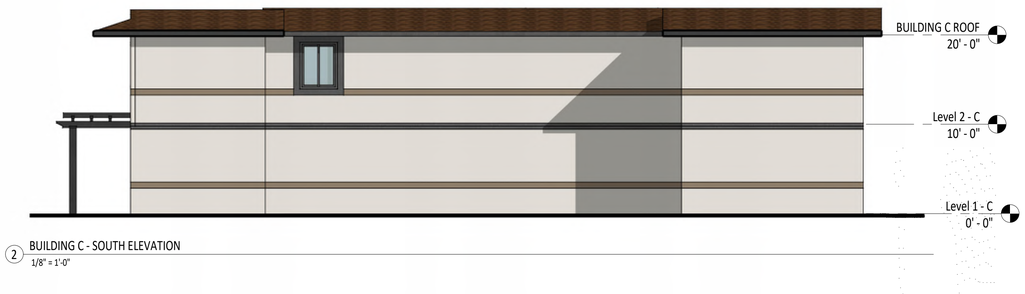
ENLARGED PLANS - UTILITIES

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

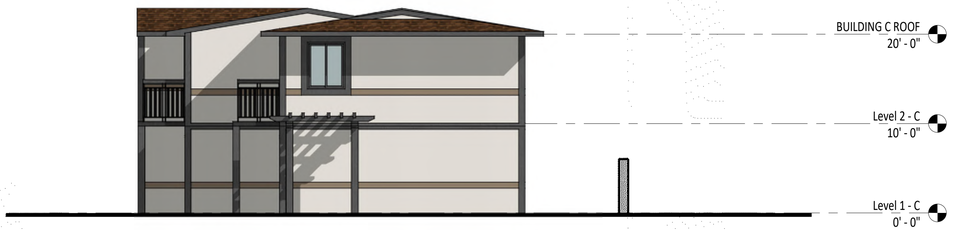
A40



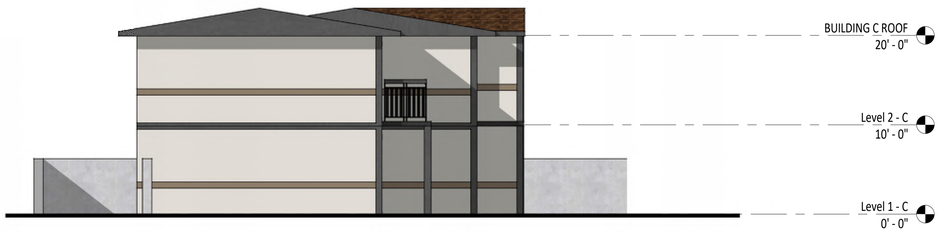
1 BUILDING C - NORTH ELEVATION
1/8" = 1'-0"



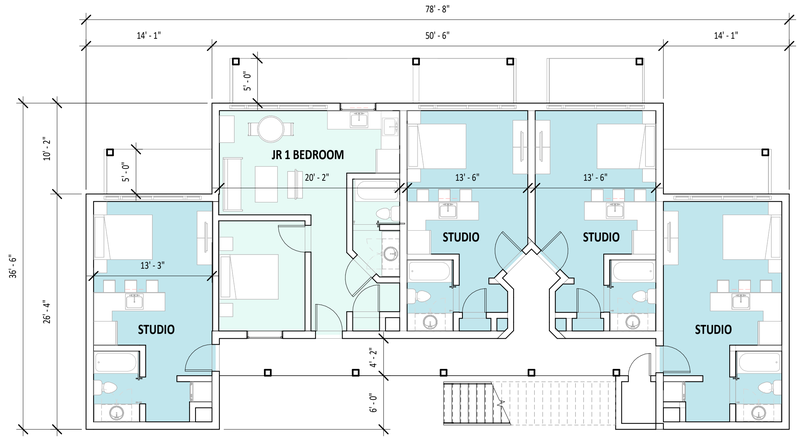
2 BUILDING C - SOUTH ELEVATION
1/8" = 1'-0"



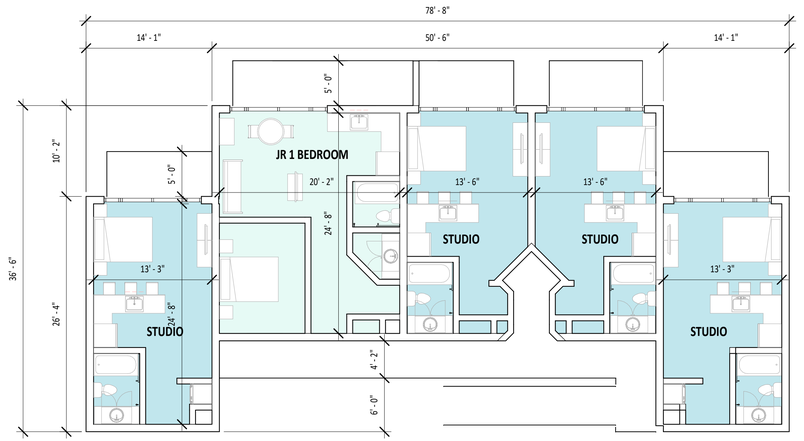
3 BUILDING C - WEST ELEVATION
1/8" = 1'-0"



4 BUILDING C - EAST ELEVATION
1/8" = 1'-0"



5 BUILDING C - GROUND LEVEL
1/8" = 1'-0"



6 BUILDING C - LEVEL 2
1/8" = 1'-0"

MATERIAL LEGEND

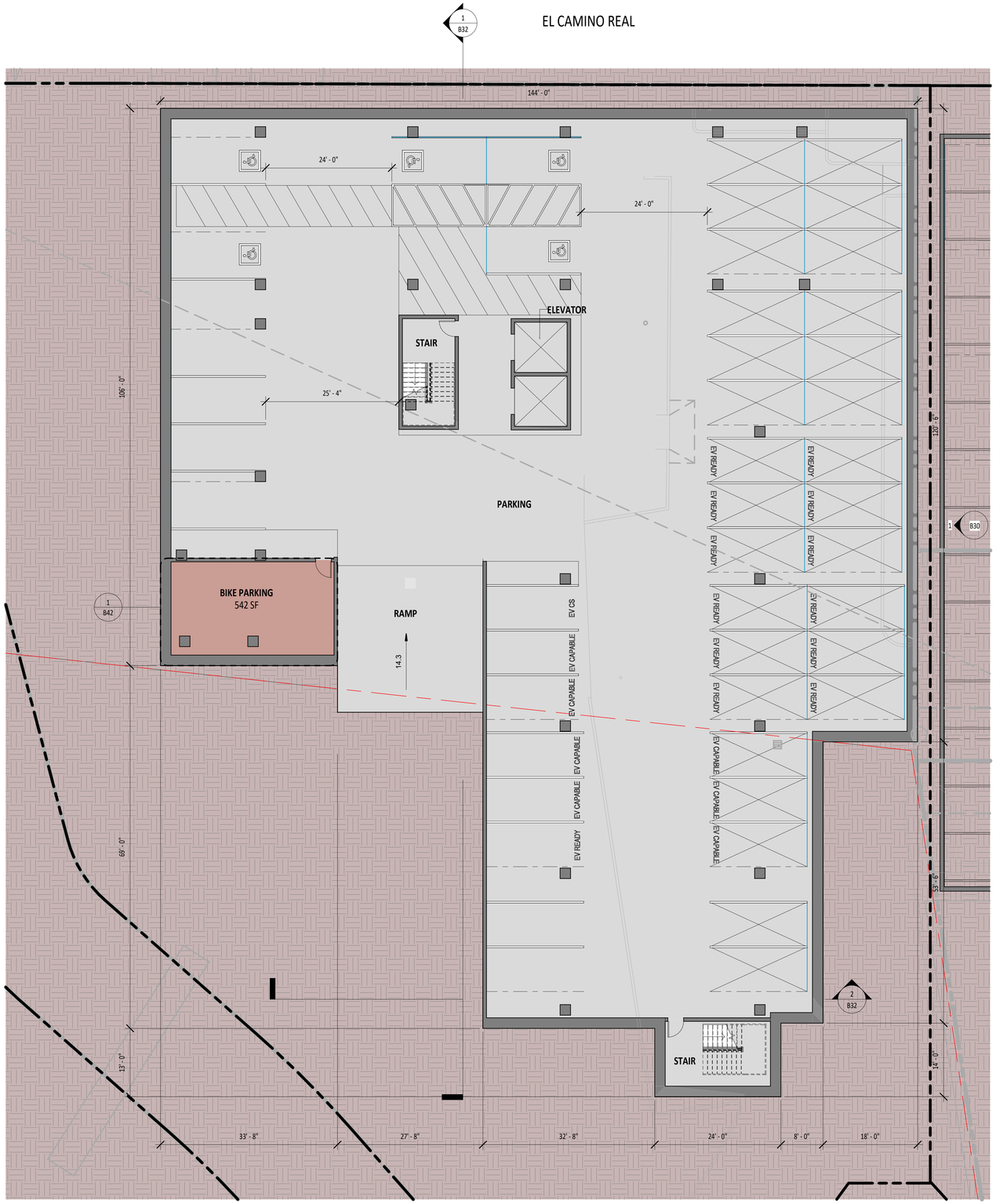
1. METAL PANEL WITH WOOD GRAIN EFFECT
2. PERFORATED METAL PANEL
3. STUCCO- DARK GREY
4. STUCCO- MEDIUM GREY
5. STUCCO- WHITE
6. BRICK VENEER
7. FIBER CEMENT PANEL WITH WOOD GRAIN EFFECT
8. ALUMINUM WINDOW
9. ALUMINUM STOREFRONT
10. GLASS HANDRAIL
11. CONCRETE

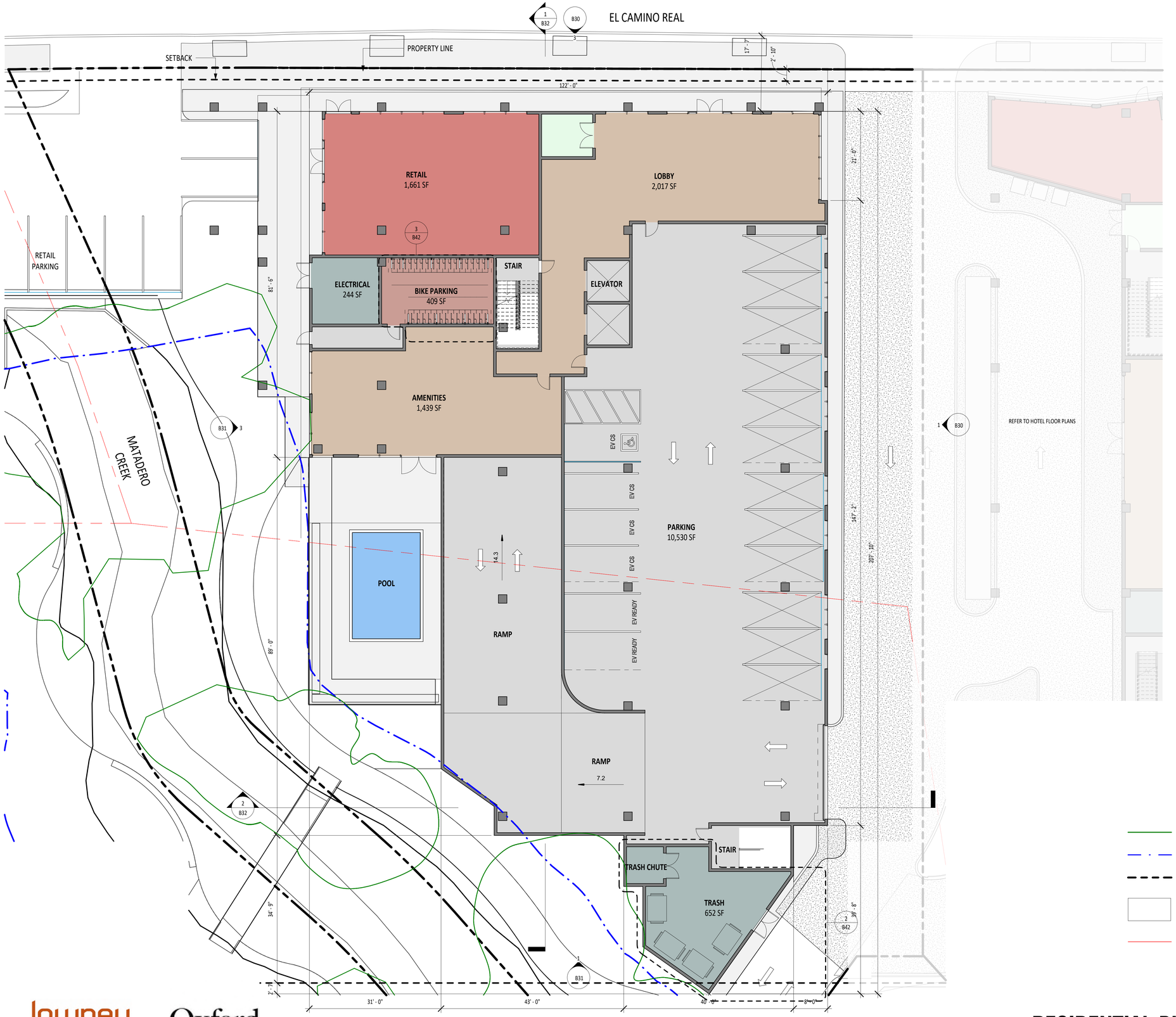
lowney arch

Oxford Capital Group, LLC

RESIDENTIAL BUILDING C - FLOOR PLANS & ELEVATIONS

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024


EL CAMINO REAL
1
B32
144' - 0"
24' - 0"
24' - 0"
ELEVATOR
STAIR
25' - 4"
105' - 0"
PARKING
EV READY
EV READY
EV READY



BUILDING B - SB330 AREAS

Level	Area
BASEMENT- R	1,463 SF
LEVEL 1- R	6,109 SF
LEVEL 2- R	17,568 SF
LEVEL 3- R	17,600 SF
LEVEL 4 - R	17,631 SF
LEVEL 5 - R	17,631 SF
LEVEL 6 - R	17,663 SF
LEVEL 7- R	17,600 SF
LEVEL 8- R	17,600 SF
ROOF - R	285 SF
GRAND TOTAL GROSS AREA - BUILDING B	131,151 SF

BUILDING B PARKING SUMMARY

Level	Comments	Count
BASEMENT- R	BASEMENT, ADA	5
BASEMENT- R	BASEMENT, STACKER	48
BASEMENT- R	BASEMENT, STANDARD	12
LEVEL 1- R	COVERED, ADA	1
LEVEL 1- R	COVERED, STACKER	20
LEVEL 1- R	COVERED, STANDARD	5
RESIDENTIAL PARKING BUILDING B		91

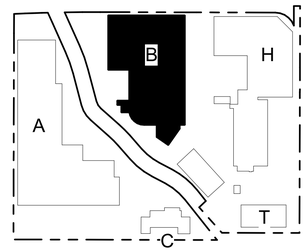
GROSS AREA- BUILDING B

Name	Area
BASEMENT- R	
UNDERGROUND BIKE	668 SF
UNDERGROUND ELEVATOR	218 SF
UNDERGROUND STAIR	577 SF
4	1,463 SF
LEVEL 1- R	
COMMON	3,797 SF
CORRIDOR	127 SF
ELEVATOR	219 SF
RETAIL	1,753 SF
STAIR	449 SF
TRASH	806 SF
UTILITY	711 SF
10	7,862 SF
LEVEL 2- R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,737 SF
9	17,568 SF
LEVEL 3- R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,769 SF
9	17,600 SF
LEVEL 4 - R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,800 SF
9	17,631 SF
LEVEL 5 - R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,800 SF
9	17,631 SF
LEVEL 6 - R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,831 SF
9	17,663 SF
LEVEL 7- R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,769 SF
9	17,600 SF
LEVEL 8- R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,769 SF
9	17,600 SF
ROOF - R	
STAIR	285 SF
1	285 SF
GRAND TOTAL	132,904 SF

LEGEND

- RIPARIAN ZONE
- 20' CREEK BANK
- SETBACK
- DECORATIVE PAVIMENT- PATTERN AND MATERIAL TO BE FINALIZED DURING THE DESIGN REVIEW PROCESS
- ZONE CHANGE LINE

KEYPLAN



SCALE: 3/32" = 1'-0"

lowney arch

Oxford Capital Group, LLC

RESIDENTIAL BUILDING B - GROUND LEVEL

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

B21



BUILDING B - SB330 AREAS

Level	Area
BASEMENT- R	1,463 SF
LEVEL 1- R	6,109 SF
LEVEL 2- R	17,568 SF
LEVEL 3- R	17,600 SF
LEVEL 4 - R	17,631 SF
LEVEL 5 - R	17,631 SF
LEVEL 6 - R	17,663 SF
LEVEL 7- R	17,600 SF
LEVEL 8- R	17,600 SF
ROOF - R	285 SF
GRAND TOTAL GROSS AREA - BUILDING B	131,151 SF

BUILDING B PARKING SUMMARY

Level	Comments	Count
BASEMENT- R	BASEMENT, ADA	5
BASEMENT- R	BASEMENT, STACKER	48
BASEMENT- R	BASEMENT, STANDARD	12
LEVEL 1- R	COVERED, ADA	1
LEVEL 1- R	COVERED, STACKER	20
LEVEL 1- R	COVERED, STANDARD	5
RESIDENTIAL PARKING BUILDING B		91

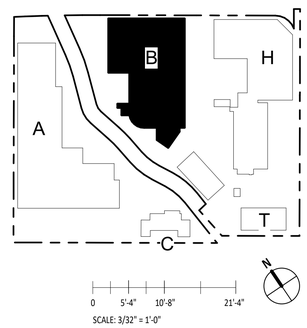
GROSS AREA- BUILDING B

Name	Area
BASEMENT- R	
UNDERGROUND BIKE	668 SF
UNDERGROUND ELEVATOR	218 SF
UNDERGROUND STAIR	577 SF
4	1,463 SF
LEVEL 1- R	
COMMON	3,797 SF
CORRIDOR	127 SF
ELEVATOR	219 SF
RETAIL	1,753 SF
STAIR	449 SF
TRASH	806 SF
UTILITY	711 SF
10	7,862 SF
LEVEL 2- R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,737 SF
9	17,568 SF
LEVEL 3- R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,769 SF
9	17,600 SF
LEVEL 4 - R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,800 SF
9	17,631 SF
LEVEL 5 - R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,800 SF
9	17,631 SF
LEVEL 6 - R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,831 SF
9	17,663 SF
LEVEL 7- R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,769 SF
9	17,600 SF
LEVEL 8- R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,769 SF
9	17,600 SF
ROOF - R	
STAIR	285 SF
1	285 SF
GRAND TOTAL	132,904 SF

LEGEND

- RIPARIAN ZONE
- 20' CREEK BANK
- SETBACK

KEYPLAN



SCALE: 3/32" = 1'-0"

lowney arch

Oxford Capital Group, LLC

RESIDENTIAL BUILDING B - LEVEL 2

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

B22



BUILDING B - SB330 AREAS

Level	Area
BASEMENT- R	1,463 SF
LEVEL 1- R	6,109 SF
LEVEL 2- R	17,568 SF
LEVEL 3- R	17,600 SF
LEVEL 4 - R	17,631 SF
LEVEL 5 - R	17,631 SF
LEVEL 6 - R	17,663 SF
LEVEL 7- R	17,600 SF
LEVEL 8- R	17,600 SF
ROOF - R	285 SF
GRAND TOTAL GROSS AREA - BUILDING B	131,151 SF

BUILDING B PARKING SUMMARY

Level	Comments	Count
BASEMENT- R	BASEMENT, ADA	5
BASEMENT- R	BASEMENT, STACKER	48
BASEMENT- R	BASEMENT, STANDARD	12
LEVEL 1- R	COVERED, ADA	1
LEVEL 1- R	COVERED, STACKER	20
LEVEL 1- R	COVERED, STANDARD	5
RESIDENTIAL PARKING BUILDING B		91

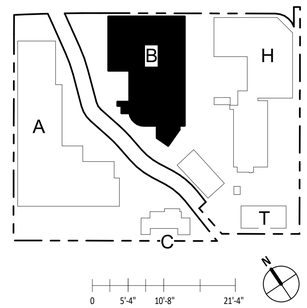
GROSS AREA- BUILDING B

Name	Area
BASEMENT- R	
UNDERGROUND BIKE	668 SF
UNDERGROUND ELEVATOR	218 SF
UNDERGROUND STAIR	577 SF
4	1,463 SF
LEVEL 1- R	
COMMON	3,797 SF
CORRIDOR	127 SF
ELEVATOR	219 SF
RETAIL	1,753 SF
STAIR	449 SF
TRASH	806 SF
UTILITY	711 SF
10	7,862 SF
LEVEL 2- R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,737 SF
9	17,568 SF
LEVEL 3- R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,769 SF
9	17,600 SF
LEVEL 4 - R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,800 SF
9	17,631 SF
LEVEL 5 - R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,800 SF
9	17,631 SF
LEVEL 6 - R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,831 SF
9	17,663 SF
LEVEL 7- R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,769 SF
9	17,600 SF
LEVEL 8- R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,769 SF
9	17,600 SF
ROOF - R	
STAIR	285 SF
1	285 SF
GRAND TOTAL	132,904 SF

LEGEND

- RIPARIAN ZONE
- 20' CREEK BANK
- SETBACK

KEYPLAN



SCALE: 3/32" = 1'-0"

lowney arch

Oxford Capital Group, LLC

RESIDENTIAL BUILDING B - LEVEL 3

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

B23



BUILDING B - SB330 AREAS

Level	Area
BASEMENT- R	1,463 SF
LEVEL 1- R	6,109 SF
LEVEL 2- R	17,568 SF
LEVEL 3- R	17,600 SF
LEVEL 4 - R	17,631 SF
LEVEL 5 - R	17,631 SF
LEVEL 6 - R	17,663 SF
LEVEL 7- R	17,600 SF
LEVEL 8- R	17,600 SF
ROOF - R	285 SF
GRAND TOTAL GROSS AREA - BUILDING B	131,151 SF

BUILDING B PARKING SUMMARY

Level	Comments	Count
BASEMENT- R	BASEMENT, ADA	5
BASEMENT- R	BASEMENT, STACKER	48
BASEMENT- R	BASEMENT, STANDARD	12
LEVEL 1- R	COVERED, ADA	1
LEVEL 1- R	COVERED, STACKER	20
LEVEL 1- R	COVERED, STANDARD	5
RESIDENTIAL PARKING BUILDING B		91

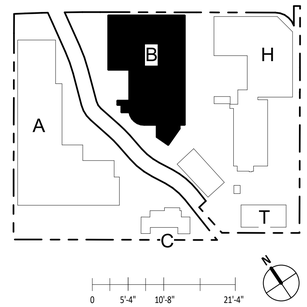
GROSS AREA- BUILDING B

Name	Area
BASEMENT- R	
UNDERGROUND BIKE	668 SF
UNDERGROUND ELEVATOR	218 SF
UNDERGROUND STAIR	577 SF
4	1,463 SF
LEVEL 1- R	
COMMON	3,797 SF
CORRIDOR	127 SF
ELEVATOR	219 SF
RETAIL	1,753 SF
STAIR	449 SF
TRASH	806 SF
UTILITY	711 SF
10	7,862 SF
LEVEL 2- R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,737 SF
9	17,568 SF
LEVEL 3- R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,769 SF
9	17,600 SF
LEVEL 4 - R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,800 SF
9	17,631 SF
LEVEL 5 - R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,800 SF
9	17,631 SF
LEVEL 6 - R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,831 SF
9	17,663 SF
LEVEL 7- R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,769 SF
9	17,600 SF
LEVEL 8- R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,769 SF
9	17,600 SF
ROOF - R	
STAIR	285 SF
1	285 SF
GRAND TOTAL	132,904 SF

LEGEND

- RIPARIAN ZONE
- 20' CREEK BANK
- SETBACK

KEYPLAN



SCALE: 3/32" = 1'-0"

lowney arch

Oxford Capital Group, LLC

RESIDENTIAL BUILDING B - LEVEL 4

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

B24



BUILDING B - SB330 AREAS

Level	Area
BASEMENT- R	1,463 SF
LEVEL 1- R	6,109 SF
LEVEL 2- R	17,568 SF
LEVEL 3- R	17,600 SF
LEVEL 4 - R	17,631 SF
LEVEL 5 - R	17,631 SF
LEVEL 6 - R	17,663 SF
LEVEL 7- R	17,600 SF
LEVEL 8- R	17,600 SF
ROOF - R	285 SF
GRAND TOTAL GROSS AREA - BUILDING B	131,151 SF

BUILDING B PARKING SUMMARY

Level	Comments	Count
BASEMENT- R	BASEMENT, ADA	5
BASEMENT- R	BASEMENT, STACKER	48
BASEMENT- R	BASEMENT, STANDARD	12
LEVEL 1- R	COVERED, ADA	1
LEVEL 1- R	COVERED, STACKER	20
LEVEL 1- R	COVERED, STANDARD	5
RESIDENTIAL PARKING BUILDING B		91

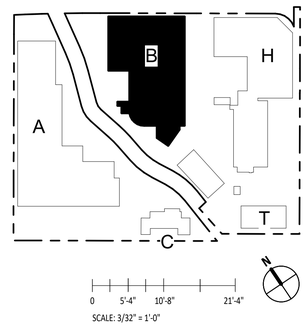
GROSS AREA- BUILDING B

Name	Area
BASEMENT- R	
UNDERGROUND BIKE	668 SF
UNDERGROUND ELEVATOR	218 SF
UNDERGROUND STAIR	577 SF
4	1,463 SF
LEVEL 1- R	
COMMON	3,797 SF
CORRIDOR	127 SF
ELEVATOR	219 SF
RETAIL	1,753 SF
STAIR	449 SF
TRASH	806 SF
UTILITY	711 SF
10	7,862 SF
LEVEL 2- R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,737 SF
9	17,568 SF
LEVEL 3- R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,769 SF
9	17,600 SF
LEVEL 4 - R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,800 SF
9	17,631 SF
LEVEL 5 - R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,800 SF
9	17,631 SF
LEVEL 6 - R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,831 SF
9	17,663 SF
LEVEL 7- R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,769 SF
9	17,600 SF
LEVEL 8- R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,769 SF
9	17,600 SF
ROOF - R	
STAIR	285 SF
1	285 SF
GRAND TOTAL	132,904 SF

LEGEND

- RIPARIAN ZONE
- 20' CREEK BANK
- SETBACK

KEYPLAN



lowney arch

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RESIDENTIAL BUILDING B - LEVEL 5

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

B25



BUILDING B - SB330 AREAS

Level	Area
BASEMENT- R	1,463 SF
LEVEL 1- R	6,109 SF
LEVEL 2- R	17,568 SF
LEVEL 3- R	17,600 SF
LEVEL 4 - R	17,631 SF
LEVEL 5 - R	17,631 SF
LEVEL 6 - R	17,663 SF
LEVEL 7- R	17,600 SF
LEVEL 8- R	17,600 SF
ROOF - R	285 SF
GRAND TOTAL GROSS AREA - BUILDING B	131,151 SF

BUILDING B PARKING SUMMARY

Level	Comments	Count
BASEMENT- R	BASEMENT, ADA	5
BASEMENT- R	BASEMENT, STACKER	48
BASEMENT- R	BASEMENT, STANDARD	12
LEVEL 1- R	COVERED, ADA	1
LEVEL 1- R	COVERED, STACKER	20
LEVEL 1- R	COVERED, STANDARD	5
RESIDENTIAL PARKING BUILDING B		91

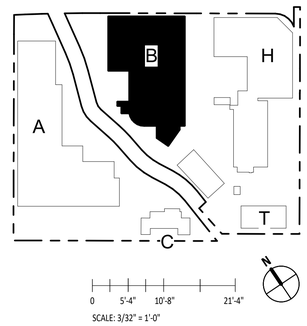
GROSS AREA- BUILDING B

Name	Area
BASEMENT- R	
UNDERGROUND BIKE	668 SF
UNDERGROUND ELEVATOR	218 SF
UNDERGROUND STAIR	577 SF
4	1,463 SF
LEVEL 1- R	
COMMON	3,797 SF
CORRIDOR	127 SF
ELEVATOR	219 SF
RETAIL	1,753 SF
STAIR	449 SF
TRASH	806 SF
UTILITY	711 SF
10	7,862 SF
LEVEL 2- R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,737 SF
9	17,568 SF
LEVEL 3- R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,769 SF
9	17,600 SF
LEVEL 4 - R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,800 SF
9	17,631 SF
LEVEL 5 - R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,800 SF
9	17,631 SF
LEVEL 6 - R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,831 SF
9	17,663 SF
LEVEL 7- R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,769 SF
9	17,600 SF
LEVEL 8- R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,769 SF
9	17,600 SF
ROOF - R	
STAIR	285 SF
1	285 SF
GRAND TOTAL	132,904 SF

LEGEND

- RIPARIAN ZONE
- 20' CREEK BANK
- SETBACK

KEYPLAN



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Oxford Capital Group, LLC

RESIDENTIAL BUILDING B - LEVEL 6

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

B26


1
B32
B30
3
140' - 2"
38' - 0"
32' - 6"
5' - 6"
32' - 5"
61' - 0"
46' - 8"
36' - 0"
4' - 4"
188' - 0"
103' - 7"
12' - 0"
3' - 1"
3' - 1"
3' - 1



BUILDING B - SB330 AREAS

Level	Area
BASEMENT- R	1,463 SF
LEVEL 1- R	6,109 SF
LEVEL 2- R	17,568 SF
LEVEL 3- R	17,600 SF
LEVEL 4 - R	17,631 SF
LEVEL 5 - R	17,631 SF
LEVEL 6 - R	17,663 SF
LEVEL 7- R	17,600 SF
LEVEL 8- R	17,600 SF
ROOF - R	285 SF
GRAND TOTAL GROSS AREA - BUILDING B	131,151 SF

BUILDING B PARKING SUMMARY

Level	Comments	Count
BASEMENT- R	BASEMENT, ADA	5
BASEMENT- R	BASEMENT, STACKER	48
BASEMENT- R	BASEMENT, STANDARD	12
LEVEL 1- R	COVERED, ADA	1
LEVEL 1- R	COVERED, STACKER	20
LEVEL 1- R	COVERED, STANDARD	5
RESIDENTIAL PARKING BUILDING B		91

GROSS AREA- BUILDING B

Name	Area
BASEMENT- R	
UNDERGROUND BIKE	668 SF
UNDERGROUND ELEVATOR	218 SF
UNDERGROUND STAIR	577 SF
4	1,463 SF
LEVEL 1- R	
COMMON	3,797 SF
CORRIDOR	127 SF
ELEVATOR	219 SF
RETAIL	1,753 SF
STAIR	449 SF
TRASH	806 SF
UTILITY	711 SF
10	7,862 SF
LEVEL 2- R	
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ELEVATOR	266 SF
STAIR	477 SF
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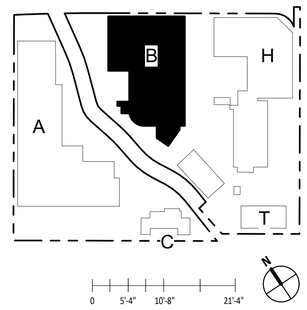
LEVEL 3- R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,769 SF
9	17,600 SF
LEVEL 4 - R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,800 SF
9	17,631 SF
LEVEL 5 - R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,800 SF
9	17,631 SF
LEVEL 6 - R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,831 SF
9	17,663 SF
LEVEL 7- R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,769 SF
9	17,600 SF
LEVEL 8- R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,769 SF
9	17,600 SF
ROOF - R	
STAIR	285 SF
1	285 SF
GRAND TOTAL	132,904 SF

LEGEND

- RIPARIAN ZONE
- 20' CREEK BANK
- SETBACK

KEYPLAN



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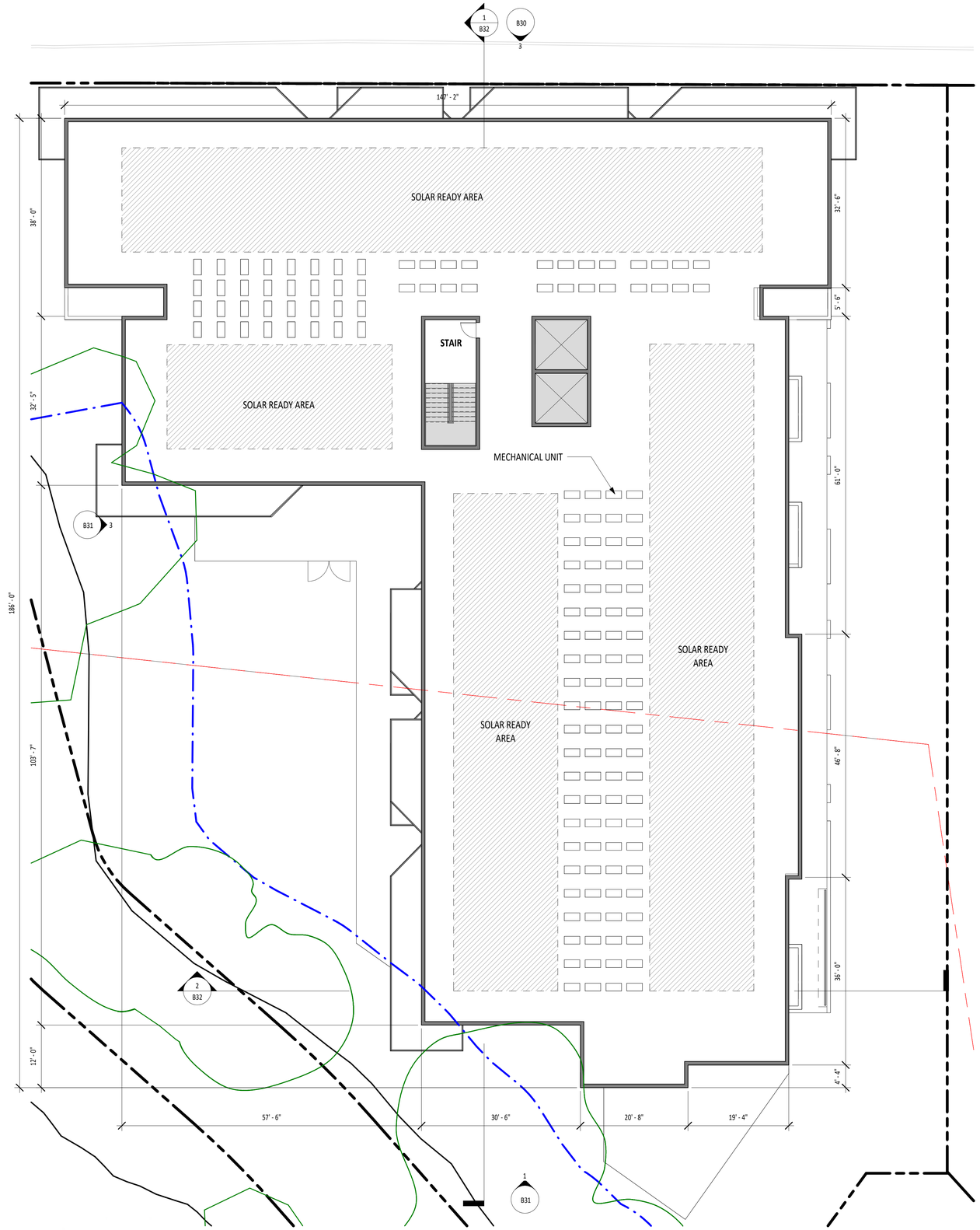
Oxford Capital Group, LLC

RESIDENTIAL BUILDING B - LEVEL 8

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

B28



BUILDING B - SB330 AREAS

Level	Area
BASEMENT- R	1,463 SF
LEVEL 1- R	6,109 SF
LEVEL 2- R	17,568 SF
LEVEL 3- R	17,600 SF
LEVEL 4 - R	17,631 SF
LEVEL 5 - R	17,631 SF
LEVEL 6 - R	17,663 SF
LEVEL 7- R	17,600 SF
LEVEL 8- R	17,600 SF
ROOF - R	285 SF
GRAND TOTAL GROSS AREA - BUILDING B	131,151 SF

BUILDING B PARKING SUMMARY

Level	Comments	Count
BASEMENT- R	BASEMENT, ADA	5
BASEMENT- R	BASEMENT, STACKER	48
BASEMENT- R	BASEMENT, STANDARD	12
LEVEL 1- R	COVERED, ADA	1
LEVEL 1- R	COVERED, STACKER	20
LEVEL 1- R	COVERED, STANDARD	5
RESIDENTIAL PARKING BUILDING B		91

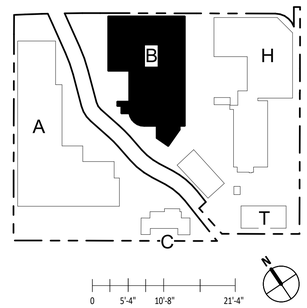
GROSS AREA- BUILDING B

Name	Area
BASEMENT- R	
UNDERGROUND BIKE	668 SF
UNDERGROUND ELEVATOR	218 SF
UNDERGROUND STAIR	577 SF
4	1,463 SF
LEVEL 1- R	
COMMON	3,797 SF
CORRIDOR	127 SF
ELEVATOR	219 SF
RETAIL	1,753 SF
STAIR	449 SF
TRASH	806 SF
UTILITY	711 SF
10	7,862 SF
LEVEL 2- R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,737 SF
9	17,568 SF
LEVEL 3- R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,769 SF
9	17,600 SF
LEVEL 4 - R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,800 SF
9	17,631 SF
LEVEL 5 - R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,800 SF
9	17,631 SF
LEVEL 6 - R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,831 SF
9	17,663 SF
LEVEL 7- R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,769 SF
9	17,600 SF
LEVEL 8- R	
CORRIDOR	1,891 SF
ELEVATOR	266 SF
STAIR	477 SF
TRASH	197 SF
UNITS	14,769 SF
9	17,600 SF
ROOF - R	
STAIR	285 SF
1	285 SF
GRAND TOTAL	132,904 SF

LEGEND

- RIPARIAN ZONE
- 20' CREEK BANK
- SETBACK

KEYPLAN



SCALE: 3/32" = 1'-0"

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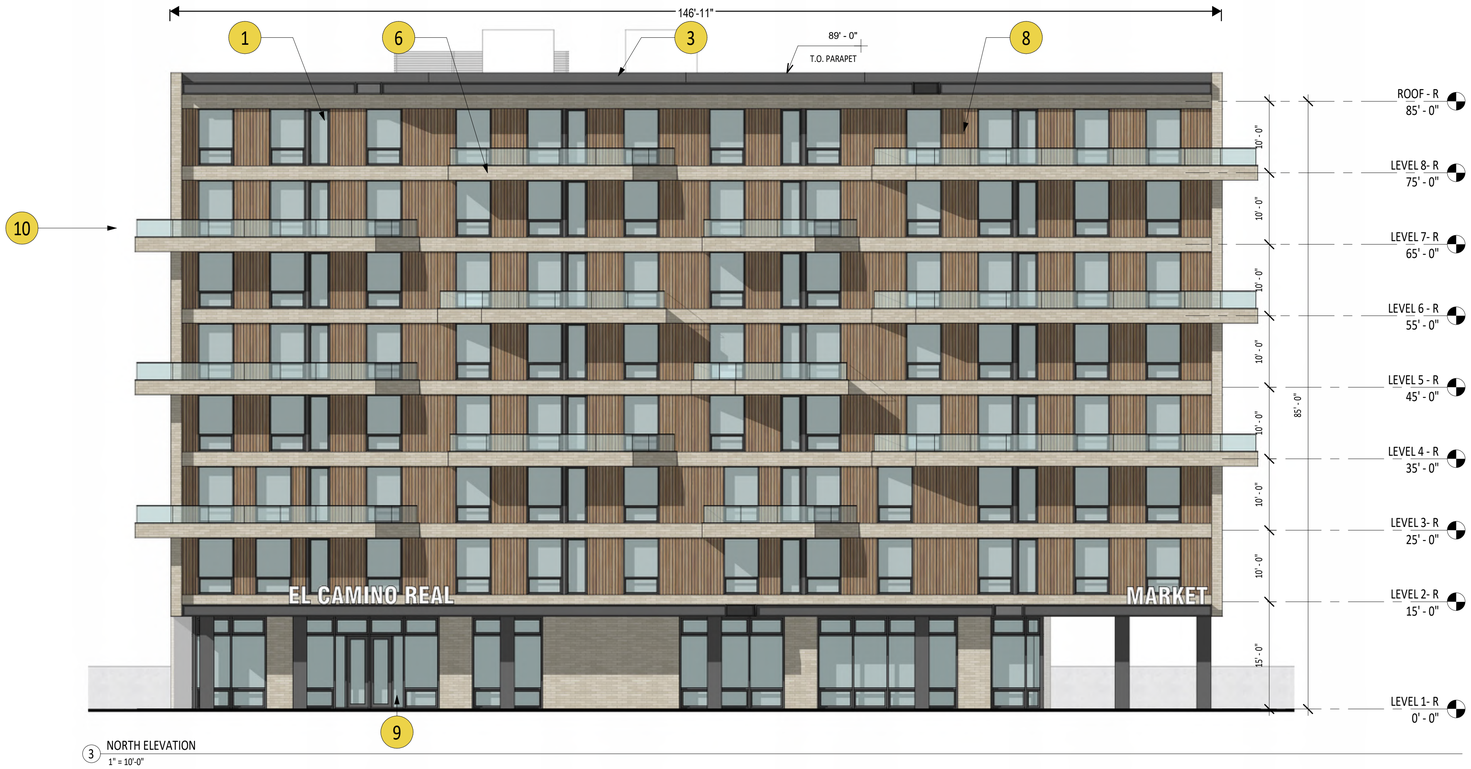
RESIDENTIAL BUILDING B - ROOF PLAN

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

B29



3 NORTH ELEVATION
1" = 10'-0"



1 EAST ELEVATION
1" = 10'-0"

MATERIAL LEGEND

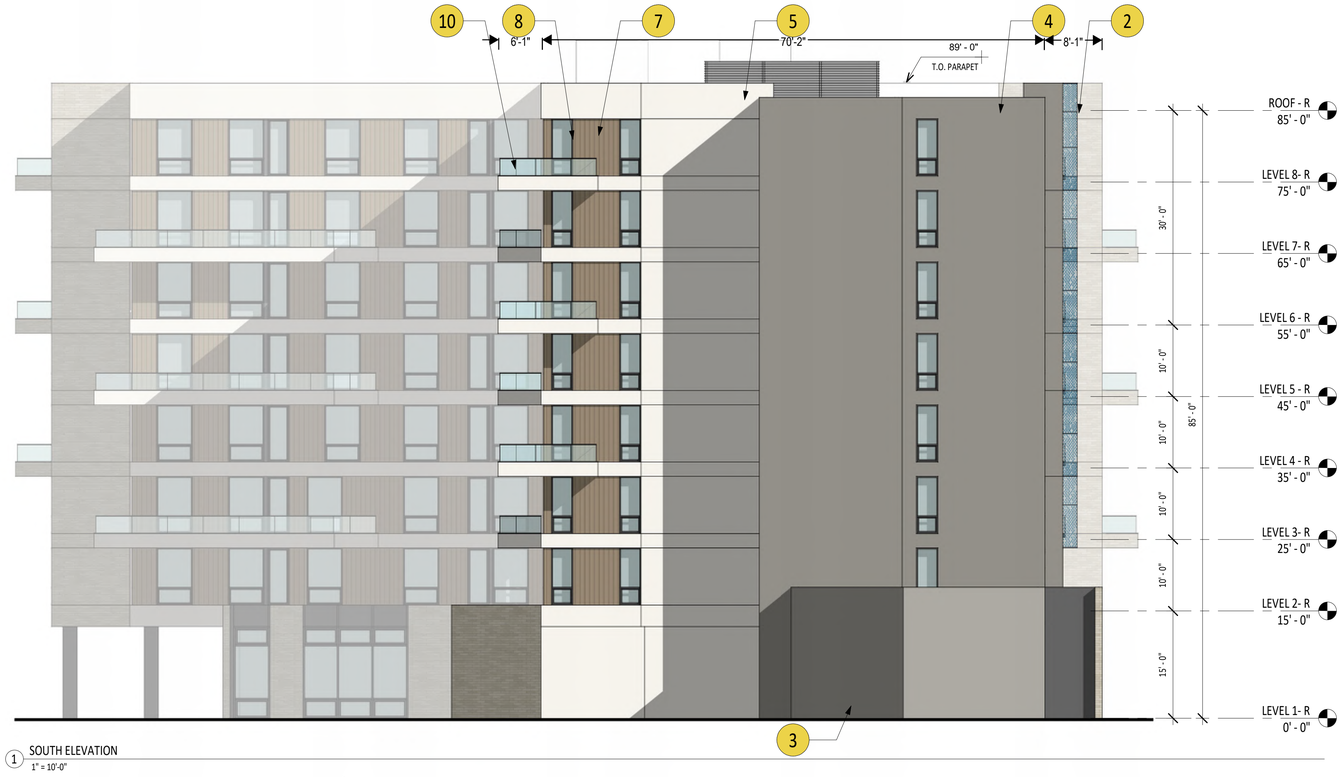
1. METAL PANEL WITH WOOD GRAIN EFFECT
2. PERFORATED METAL PANEL
3. STUCCO- DARK GREY
4. STUCCO- MEDIUM GREY
5. STUCCO- WHITE
6. BRICK VENEER
7. FIBER CEMENT PANEL WITH WOOD GRAIN EFFECT
8. ALUMINUM WINDOW
9. ALUMINUM STOREFRONT
10. GLASS HANDRAIL
11. CONCRETE

lowney arch

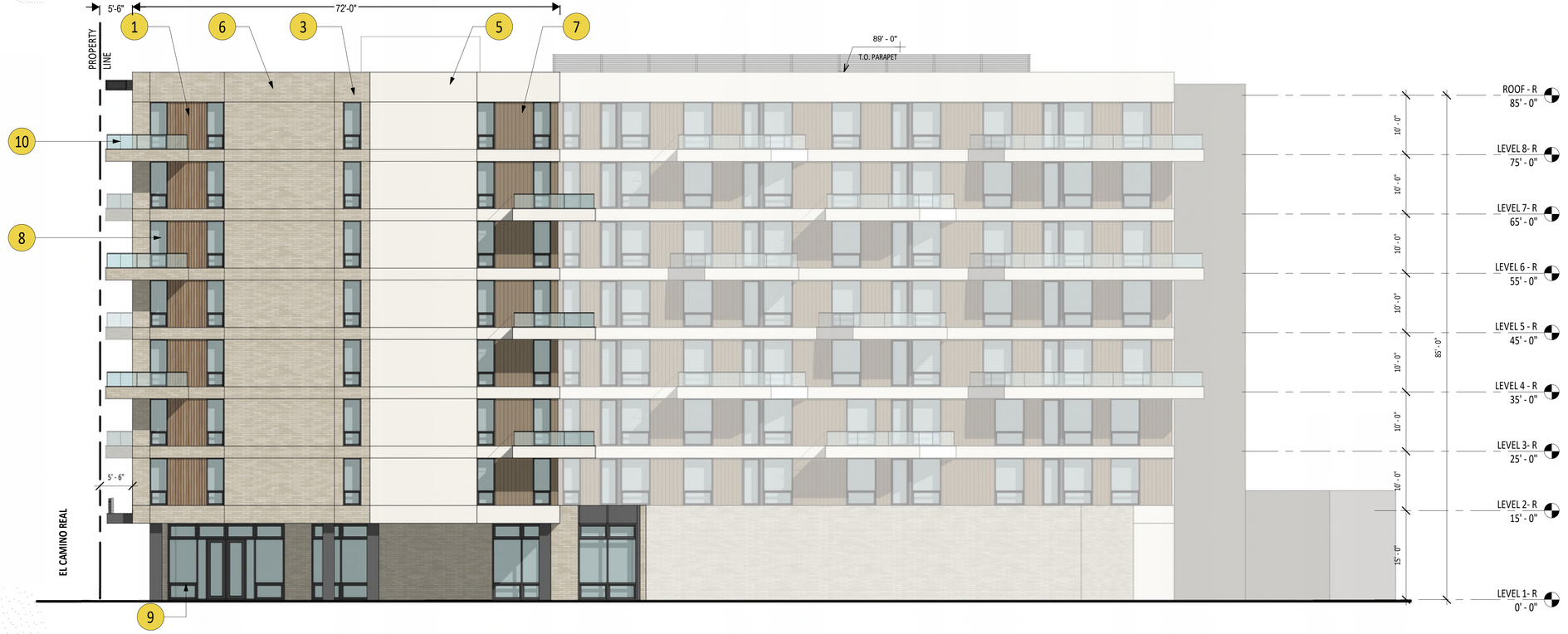
Oxford Capital Group, LLC

RESIDENTIAL BUILDING B - ELEVATIONS

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024



1 SOUTH ELEVATION
1" = 10'-0"



3 WEST ELEVATION
1" = 10'-0"

MATERIAL LEGEND

1. METAL PANEL WITH WOOD GRAIN EFFECT
2. PERFORATED METAL PANEL
3. STUCCO- DARK GREY
4. STUCCO- MEDIUM GREY
5. STUCCO- WHITE
6. BRICK VENEER
7. FIBER CEMENT PANEL WITH WOOD GRAIN EFFECT
8. ALUMINUM WINDOW
9. ALUMINUM STOREFRONT
10. GLASS HANDRAIL
11. CONCRETE

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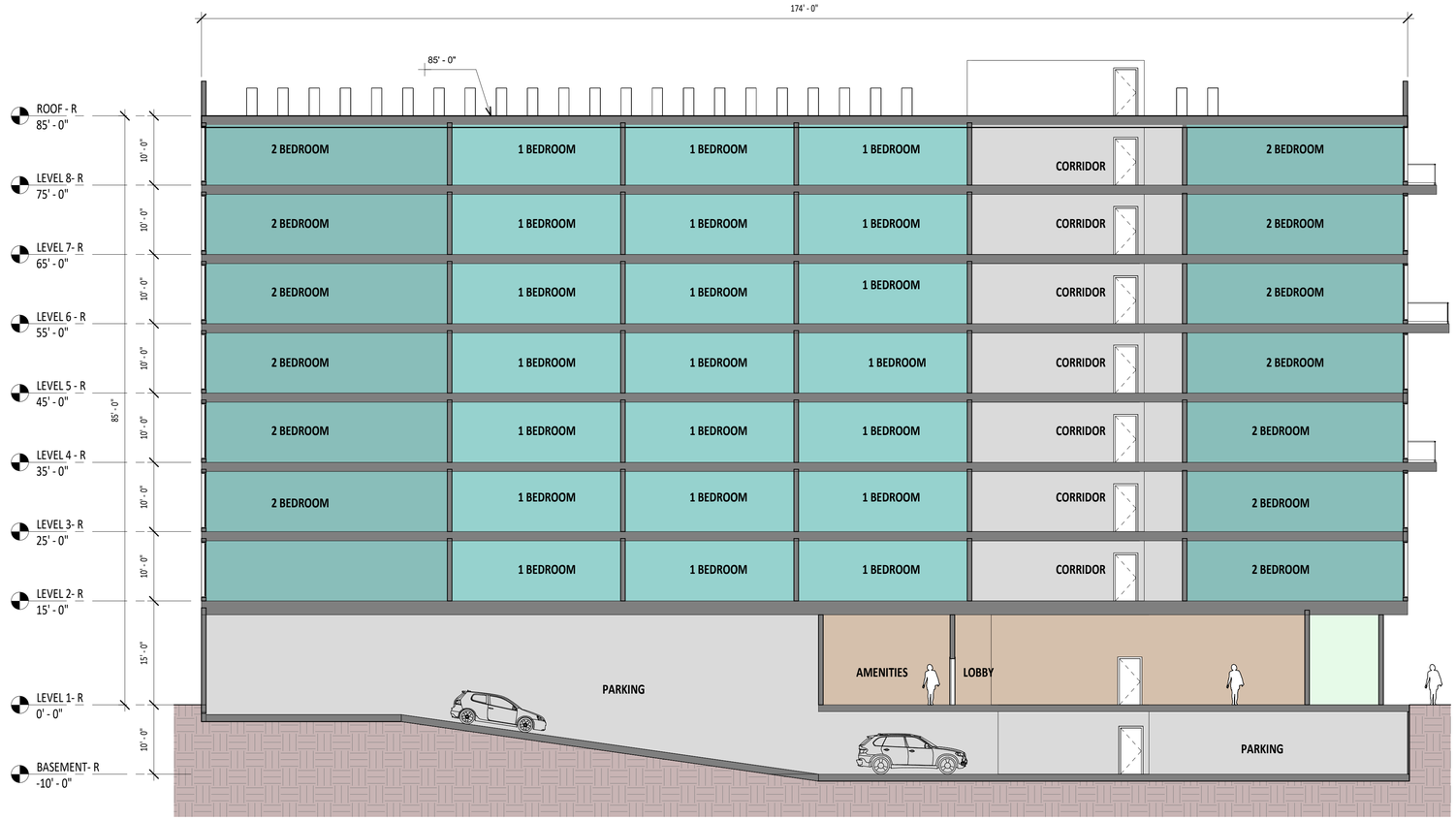
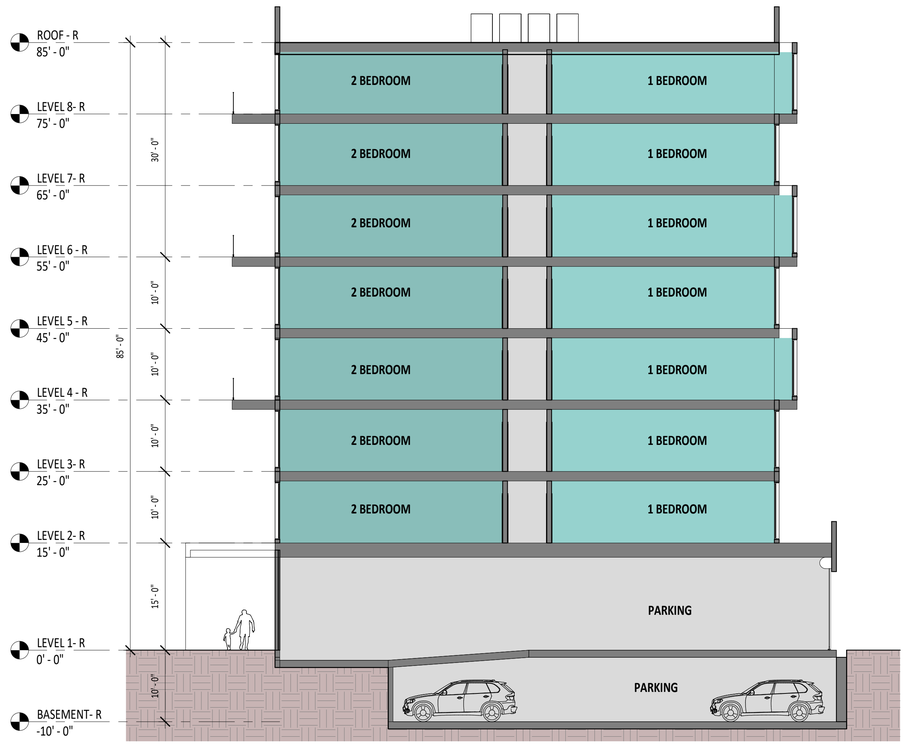
Oxford Capital Group, LLC

RESIDENTIAL BUILDING B - ELEVATIONS

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024



1 EAST - WEST RESIDENTIAL B SECTION
1" = 10'-0"



2 NORTH- SOUTH RESIDENTIAL B SECTION
1" = 10'-0"

0 10' 20'

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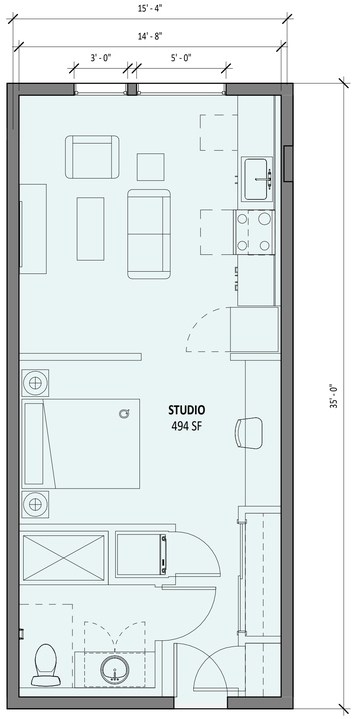
RESIDENTIAL BUILDING B - SECTIONS

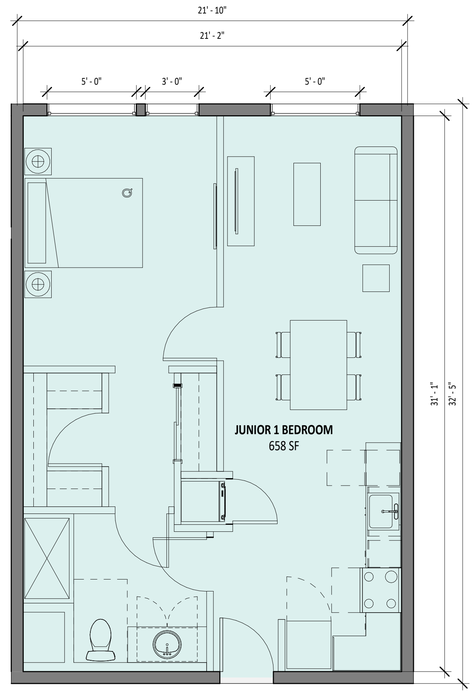
CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

B32



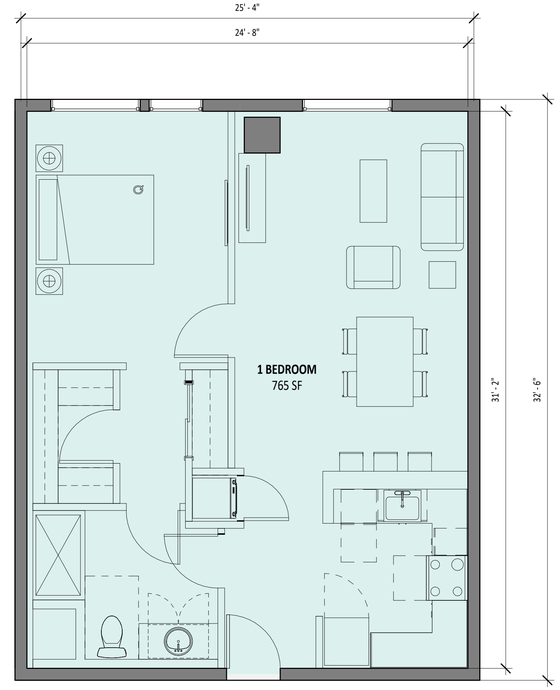
NET AREA: 494 SF
GROSS AREA: 536 SF

1 STUDIO
1/4" = 1'-0"



NET AREA: 658 SF
GROSS AREA: 708 SF

4 JUNIOR 1 BEDROOM
1/4" = 1'-0"



NET AREA: 765 SF
GROSS AREA: 823 SF

2 1 BEDROOM
1/4" = 1'-0"

0 4' 8'

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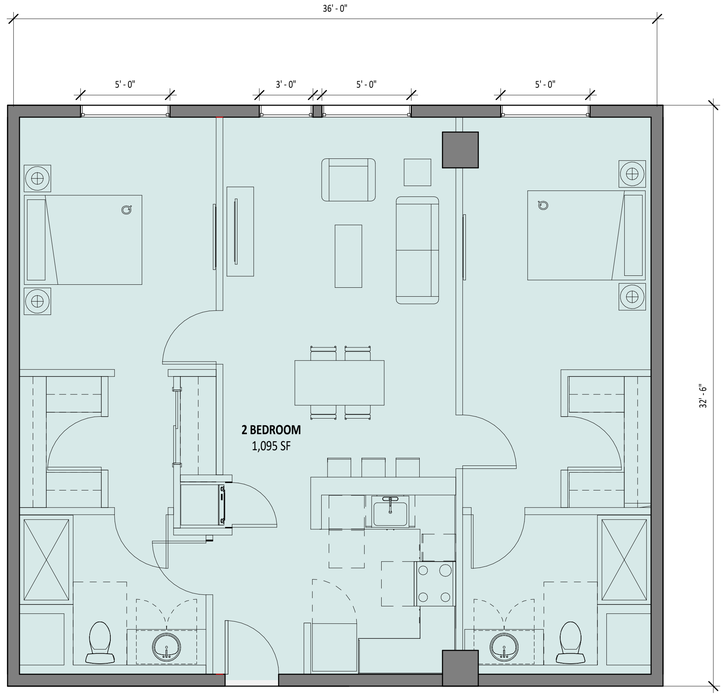
Oxford Capital Group, LLC

RESIDENTIAL UNIT PLANS

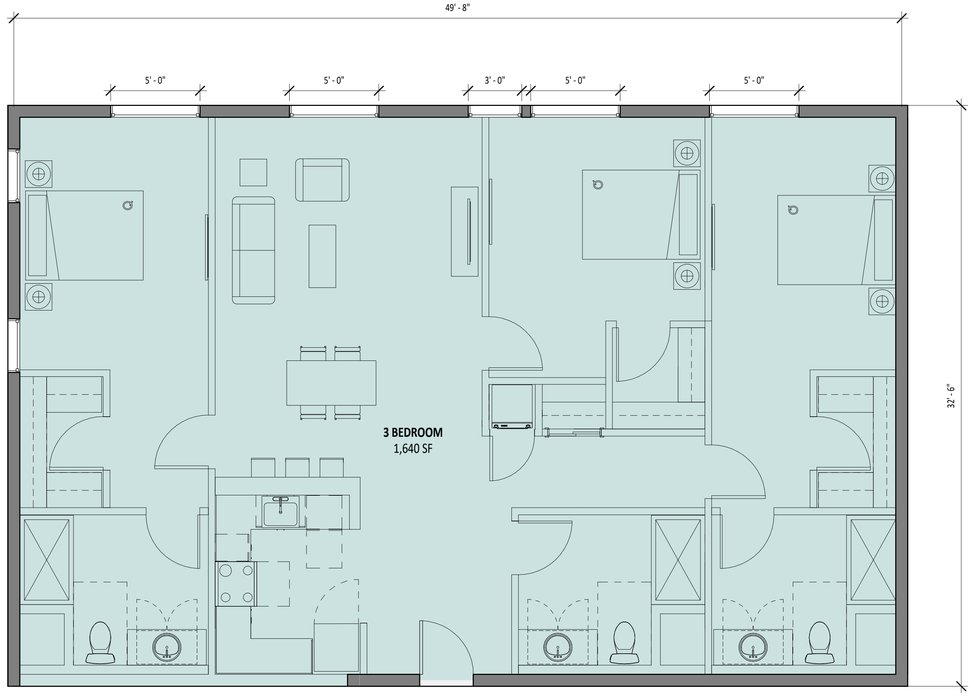
CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

B40



NET AREA: 1,095 SF
GROSS AREA: 1,170 SF

2 2 BEDROOM
1/4" = 1'-0"



NET AREA: 1,527 SF
GROSS AREA: 1,615 SF

1 3 BEDROOM
1/4" = 1'-0"

0 4' 8'

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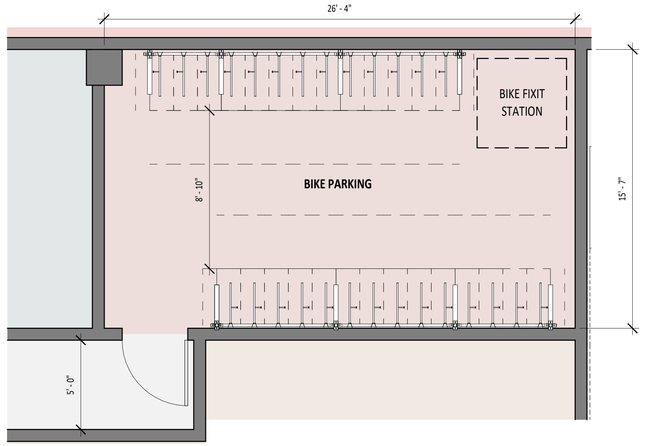
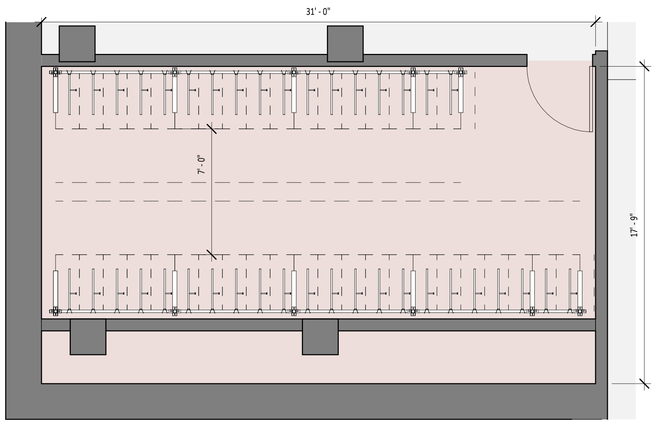
Oxford Capital Group, LLC

RESIDENTIAL UNIT PLANS

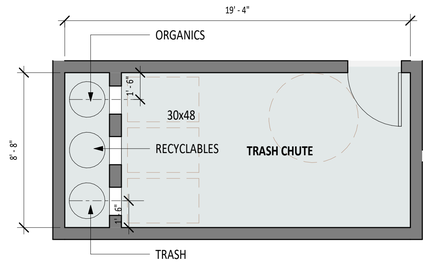
CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024



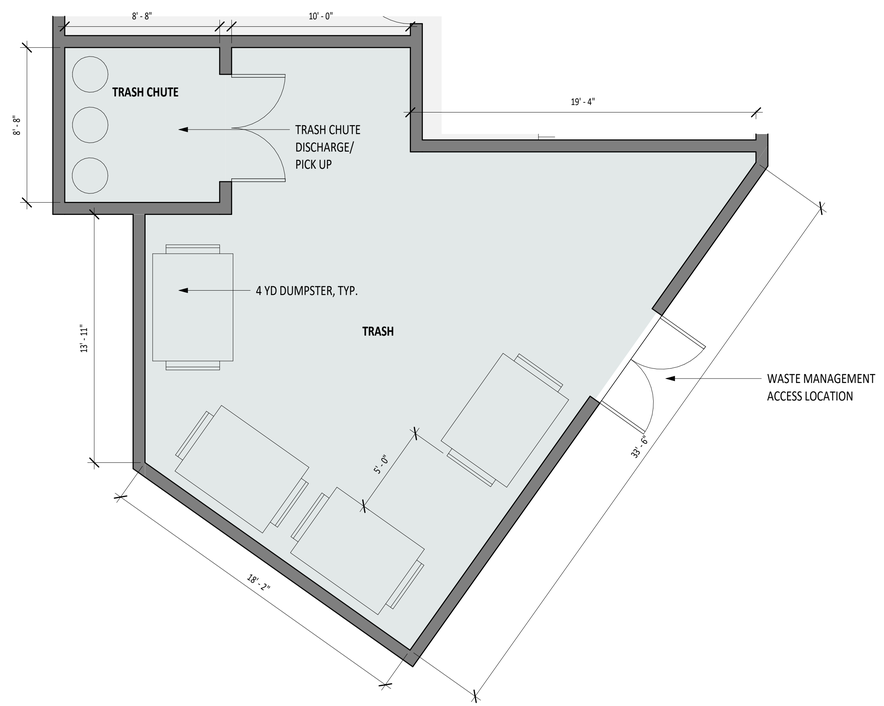
1 LEVEL 1 RESIDENTIAL B BIKE PARKING
1/4" = 1'-0"



2 RESIDENTIAL B BASEMENT -BIKE PARKING - Callout 1
1/4" = 1'-0"



3 LEVEL 2 - 8 RESIDENTIAL B TRASH CHUTE ROOM
1/4" = 1'-0"



4 LEVEL 1 RESIDENTIAL B - TRASH
1/4" = 1'-0"

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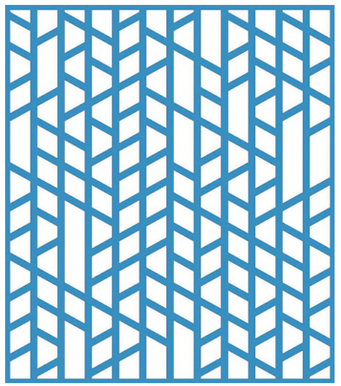
ENLARGED PLANS - BIKE PARKING AND TRASH

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

B42



1 METAL PANEL WITH WOOD GRAIN EFFECT



2 PERFORATED METAL PANEL





3 STUCCO- DARK GREY



4 STUCCO- MEDIUM GREY

5 STUCCO- WHITE



6 BRICK VENEER



7 FIBER CEMENT PANEL WITH WOOD GRAIN EFFECT

8 ALUMINUM WINDOW

9 ALUMINUM STOREFRONT

10 GLASS HANDRAIL

11 CONCRETE

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Oxford Capital Group, LLC

RESIDENTIAL MATERIAL BOARD

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

B50



1 BASEMENT- HOTEL
1" = 10'-0"

PARKING COUNT

Level	Comments	Count
BASEMENT- HOTEL	ADA PARKING	3
BASEMENT- HOTEL	STANDARD	21
BASEMENT- HOTEL	TANDEM	29
LEVEL 1- EXISTING HOTEL	EXISTING, COVERED	6
LEVEL 1- EXISTING HOTEL	EXISTING, UNCOVERED	4
Grand total		63

EV PARKING CALCULATIONS (ALL TYPES):

EV-CAPABLE SPACES (10%)	6
EV-READY SPACES (25%)	16
LEVEL 2 EV CHARGERS (5%)	3

NEW GUEST ROOM SCHEDULE

Name	Count
KING ADA	1
KING ROOM	16
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
QQ SUITE	1
LEVEL 2- HOTEL	29
KING ADA	1
KING ROOM	16
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
QQ SUITE	1
LEVEL 3- HOTEL	29
KING ADA	1
KING ROOM	14
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
LEVEL 4- HOTEL	26
KING ADA	1
KING ROOM	9
KING SUITE	3
QQ ROOM	2
LEVEL 5- HOTEL	15
KING ADA	1
KING ROOM	12
KING SUITE	3
QQ ROOM	2
LEVEL 6- HOTEL	18
KING ADA	1
KING ROOM	12
KING SUITE	3
QQ ROOM	2
LEVEL 7- HOTEL	18
TOTAL GUEST ROOMS	135

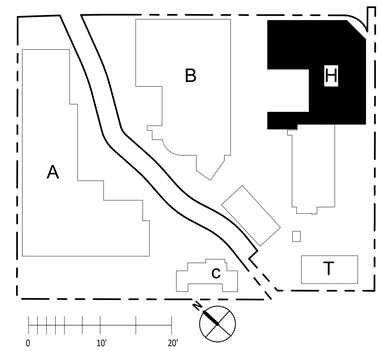
NEW GUEST ROOM TYPE MIX

Name	Count	Percentage of Total
KING ADA	6	4%
KING ROOM	79	59%
KING SUITE	21	16%
QQ ADA ROOM	3	2%
QQ ROOM	24	18%
QQ SUITE	2	1%
TOTAL GUEST ROOMS	135	

HOTEL SB330 BUILDING AREAS

Level	Area
LEVEL 1- EXISTING HOTEL	3,935 SF
LEVEL 1- HOTEL	18,785 SF
LEVEL 2- EXISTING HOTEL	6,992 SF
LEVEL 2- HOTEL	16,322 SF
LEVEL 3- EXISTING HOTEL	7,033 SF
LEVEL 4- EXISTING HOTEL	7,030 SF
LEVEL 3- HOTEL	16,320 SF
LEVEL 5- EXISTING HOTEL	4,466 SF
LEVEL 4- HOTEL	16,318 SF
LEVEL 5- HOTEL	13,095 SF
LEVEL 6- HOTEL	11,037 SF
LEVEL 7- HOTEL	10,030 SF
GRAND TOTAL	131,363 SF

KEYPLAN



lowney arch

Oxford Capital Group, LLC

HOTEL - BASEMENT LEVEL H20-B

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024



1 GROUND FLOOR PLAN
1" = 10'-0"

HOTEL SB330 BUILDING AREAS

Level	Area
LEVEL 1- EXISTING HOTEL	3,935 SF
LEVEL 1- HOTEL	18,785 SF
LEVEL 2- EXISTING HOTEL	6,992 SF
LEVEL 2- HOTEL	16,322 SF
LEVEL 3- EXISTING HOTEL	7,033 SF
LEVEL 4- EXISTING HOTEL	7,030 SF
LEVEL 3- HOTEL	16,320 SF
LEVEL 5- EXISTING HOTEL	4,466 SF
LEVEL 4- HOTEL	16,318 SF
LEVEL 5- HOTEL	13,095 SF
LEVEL 6- HOTEL	11,037 SF
LEVEL 7- HOTEL	10,030 SF
GRAND TOTAL	131,363 SF

NEW GUEST ROOM SCHEDULE

Name	Count
KING ADA	1
KING ROOM	16
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
QQ SUITE	1
LEVEL 2- HOTEL	29
KING ADA	1
KING ROOM	16
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
QQ SUITE	1
LEVEL 3- HOTEL	29
KING ADA	1
KING ROOM	14
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
LEVEL 4- HOTEL	26
KING ADA	1
KING ROOM	9
KING SUITE	3
QQ ROOM	2
LEVEL 5- HOTEL	15
KING ADA	1
KING ROOM	12
KING SUITE	3
QQ ROOM	2
LEVEL 6- HOTEL	18
KING ADA	1
KING ROOM	12
KING SUITE	3
QQ ROOM	2
LEVEL 7- HOTEL	18
TOTAL GUEST ROOMS	135

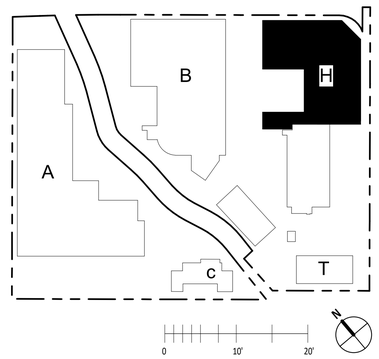
NEW GUEST ROOM TYPE MIX

Name	Count	Percentage of Total
KING ADA	6	4%
KING ROOM	79	59%
KING SUITE	21	16%
QQ ADA ROOM	3	2%
QQ ROOM	24	18%
QQ SUITE	2	1%
TOTAL GUEST ROOMS	135	

PARKING COUNT

Level	Comments	Count
BASEMENT- HOTEL	ADA PARKING	3
BASEMENT- HOTEL	STANDARD	21
BASEMENT- HOTEL	TANDEM	29
LEVEL 1- EXISTING HOTEL	EXISTING, COVERED	6
LEVEL 1- EXISTING HOTEL	EXISTING, UNCOVERED	4
Grand total		63

KEYPLAN



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Oxford Capital Group, LLC

HOTEL - GROUND LEVEL

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

H21



1 LEVEL 2 PLAN
1" = 10'-0"

HOTEL SB330 BUILDING AREAS

Level	Area
LEVEL 1- EXISTING HOTEL	3,935 SF
LEVEL 1- HOTEL	18,785 SF
LEVEL 2- EXISTING HOTEL	6,992 SF
LEVEL 2- HOTEL	16,322 SF
LEVEL 3- EXISTING HOTEL	7,033 SF
LEVEL 4- EXISTING HOTEL	7,030 SF
LEVEL 3- HOTEL	16,320 SF
LEVEL 5- EXISTING HOTEL	4,466 SF
LEVEL 4- HOTEL	16,318 SF
LEVEL 5- HOTEL	13,095 SF
LEVEL 6- HOTEL	11,037 SF
LEVEL 7- HOTEL	10,030 SF
GRAND TOTAL	131,363 SF

NEW GUEST ROOM SCHEDULE

Name	Count
KING ADA	1
KING ROOM	16
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
QQ SUITE	1
LEVEL 2- HOTEL	29
KING ADA	1
KING ROOM	16
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
QQ SUITE	1
LEVEL 3- HOTEL	29
KING ADA	1
KING ROOM	14
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
LEVEL 4- HOTEL	26
KING ADA	1
KING ROOM	9
KING SUITE	3
QQ ROOM	2
LEVEL 5- HOTEL	15
KING ADA	1
KING ROOM	12
KING SUITE	3
QQ ROOM	2
LEVEL 6- HOTEL	18
KING ADA	1
KING ROOM	12
KING SUITE	3
QQ ROOM	2
LEVEL 7- HOTEL	18
TOTAL GUEST ROOMS	135

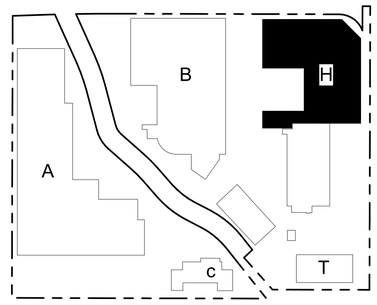
NEW GUEST ROOM TYPE MIX

Name	Count	Percentage of Total
KING ADA	6	4%
KING ROOM	79	59%
KING SUITE	21	16%
QQ ADA ROOM	3	2%
QQ ROOM	24	18%
QQ SUITE	2	1%
TOTAL GUEST ROOMS	135	

PARKING COUNT

Level	Comments	Count
BASEMENT- HOTEL	ADA PARKING	3
BASEMENT- HOTEL	STANDARD	21
BASEMENT- HOTEL	TANDEM	29
LEVEL 1- EXISTING HOTEL	EXISTING, COVERED	6
LEVEL 1- EXISTING HOTEL	EXISTING, UNCOVERED	4
Grand total		63

KEYPLAN



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Oxford Capital Group, LLC

HOTEL - LEVEL 2

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

H22



1 LEVEL 3 PLAN
1" = 10'-0"

HOTEL SB330 BUILDING AREAS

Level	Area
LEVEL 1- EXISTING HOTEL	3,935 SF
LEVEL 1- HOTEL	18,785 SF
LEVEL 2- EXISTING HOTEL	6,992 SF
LEVEL 2- HOTEL	16,322 SF
LEVEL 3- EXISTING HOTEL	7,033 SF
LEVEL 4- EXISTING HOTEL	7,030 SF
LEVEL 3- HOTEL	16,320 SF
LEVEL 5- EXISTING HOTEL	4,466 SF
LEVEL 4- HOTEL	16,318 SF
LEVEL 5- HOTEL	13,095 SF
LEVEL 6- HOTEL	11,037 SF
LEVEL 7- HOTEL	10,030 SF
GRAND TOTAL	131,363 SF

NEW GUEST ROOM SCHEDULE

Name	Count
KING ADA	1
KING ROOM	16
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
QQ SUITE	1
LEVEL 2- HOTEL	29
KING ADA	1
KING ROOM	16
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
QQ SUITE	1
LEVEL 3- HOTEL	29
KING ADA	1
KING ROOM	14
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
LEVEL 4- HOTEL	26
KING ADA	1
KING ROOM	9
KING SUITE	3
QQ ROOM	2
LEVEL 5- HOTEL	15
KING ADA	1
KING ROOM	12
KING SUITE	3
QQ ROOM	2
LEVEL 6- HOTEL	18
KING ADA	1
KING ROOM	12
KING SUITE	3
QQ ROOM	2
LEVEL 7- HOTEL	18
TOTAL GUEST ROOMS	135

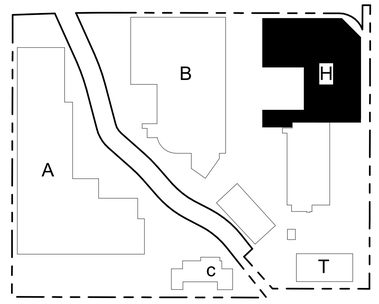
NEW GUEST ROOM TYPE MIX

Name	Count	Percentage of Total
KING ADA	6	4%
KING ROOM	79	59%
KING SUITE	21	16%
QQ ADA ROOM	3	2%
QQ ROOM	24	18%
QQ SUITE	2	1%
TOTAL GUEST ROOMS	135	

PARKING COUNT

Level	Comments	Count
BASEMENT- HOTEL	ADA PARKING	3
BASEMENT- HOTEL	STANDARD	21
BASEMENT- HOTEL	TANDEM	29
LEVEL 1- EXISTING HOTEL	EXISTING, COVERED	6
LEVEL 1- EXISTING HOTEL	EXISTING, UNCOVERED	4
Grand total		63

KEYPLAN



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Oxford Capital Group, LLC

HOTEL - LEVEL 3

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

H23



1 LEVEL 4 PLAN
1" = 10'-0"

PARKING COUNT

Level	Comments	Count
BASEMENT- HOTEL	ADA PARKING	3
BASEMENT- HOTEL	STANDARD	21
BASEMENT- HOTEL	TANDEM	29
LEVEL 1- EXISTING HOTEL	EXISTING, COVERED	6
LEVEL 1- EXISTING HOTEL	EXISTING, UNCOVERED	4
Grand total		63

NEW GUEST ROOM SCHEDULE

Name	Count
KING ADA	1
KING ROOM	16
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
QQ SUITE	1
LEVEL 2- HOTEL	29
KING ADA	1
KING ROOM	16
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
QQ SUITE	1
LEVEL 3- HOTEL	29
KING ADA	1
KING ROOM	14
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
LEVEL 4- HOTEL	26
KING ADA	1
KING ROOM	9
KING SUITE	3
QQ ROOM	2
LEVEL 5- HOTEL	15
KING ADA	1
KING ROOM	12
KING SUITE	3
QQ ROOM	2
LEVEL 6- HOTEL	18
KING ADA	1
KING ROOM	12
KING SUITE	3
QQ ROOM	2
LEVEL 7- HOTEL	18
TOTAL GUEST ROOMS	135

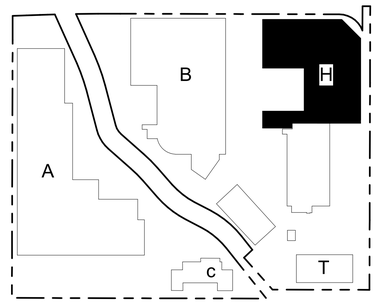
NEW GUEST ROOM TYPE MIX

Name	Count	Percentage of Total
KING ADA	6	4%
KING ROOM	79	59%
KING SUITE	21	16%
QQ ADA ROOM	3	2%
QQ ROOM	24	18%
QQ SUITE	2	1%
TOTAL GUEST ROOMS	135	

HOTEL SB330 BUILDING AREAS

Level	Area
LEVEL 1- EXISTING HOTEL	3,935 SF
LEVEL 1- HOTEL	18,785 SF
LEVEL 2- EXISTING HOTEL	6,992 SF
LEVEL 2- HOTEL	16,322 SF
LEVEL 3- EXISTING HOTEL	7,033 SF
LEVEL 4- EXISTING HOTEL	7,030 SF
LEVEL 3- HOTEL	16,320 SF
LEVEL 5- EXISTING HOTEL	4,466 SF
LEVEL 4- HOTEL	16,318 SF
LEVEL 5- HOTEL	13,095 SF
LEVEL 6- HOTEL	11,037 SF
LEVEL 7- HOTEL	10,030 SF
GRAND TOTAL	131,363 SF

KEYPLAN



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Oxford Capital Group, LLC

HOTEL - LEVEL 4

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

H24



1 LEVEL 5 PLAN
1" = 10'-0"

HOTEL SB330 BUILDING AREAS

Level	Area
LEVEL 1- EXISTING HOTEL	3,935 SF
LEVEL 1- HOTEL	18,785 SF
LEVEL 2- EXISTING HOTEL	6,992 SF
LEVEL 2- HOTEL	16,322 SF
LEVEL 3- EXISTING HOTEL	7,033 SF
LEVEL 4- EXISTING HOTEL	7,030 SF
LEVEL 3- HOTEL	16,320 SF
LEVEL 5- EXISTING HOTEL	4,466 SF
LEVEL 4- HOTEL	16,318 SF
LEVEL 5- HOTEL	13,095 SF
LEVEL 6- HOTEL	11,037 SF
LEVEL 7- HOTEL	10,030 SF
GRAND TOTAL	131,363 SF

NEW GUEST ROOM SCHEDULE

Name	Count
KING ADA	1
KING ROOM	16
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
QQ SUITE	1
LEVEL 2- HOTEL	29
KING ADA	1
KING ROOM	16
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
QQ SUITE	1
LEVEL 3- HOTEL	29
KING ADA	1
KING ROOM	14
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
LEVEL 4- HOTEL	26
KING ADA	1
KING ROOM	9
KING SUITE	3
QQ ROOM	2
LEVEL 5- HOTEL	15
KING ADA	1
KING ROOM	12
KING SUITE	3
QQ ROOM	2
LEVEL 6- HOTEL	18
KING ADA	1
KING ROOM	12
KING SUITE	3
QQ ROOM	2
LEVEL 7- HOTEL	18
TOTAL GUEST ROOMS	135

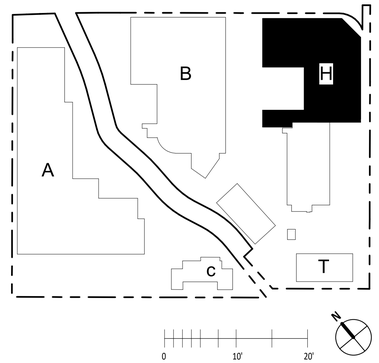
NEW GUEST ROOM TYPE MIX

Name	Count	Percentage of Total
KING ADA	6	4%
KING ROOM	79	59%
KING SUITE	21	16%
QQ ADA ROOM	3	2%
QQ ROOM	24	18%
QQ SUITE	2	1%
TOTAL GUEST ROOMS	135	

PARKING COUNT

Level	Comments	Count
BASEMENT- HOTEL	ADA PARKING	3
BASEMENT- HOTEL	STANDARD	21
BASEMENT- HOTEL	TANDEM	29
LEVEL 1- EXISTING HOTEL	EXISTING, COVERED	6
LEVEL 1- EXISTING HOTEL	EXISTING, UNCOVERED	4
Grand total		63

KEYPLAN



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Oxford Capital Group, LLC

HOTEL - LEVEL 5 AMENITY

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

H25



1 LEVEL 6 PLAN
1" = 10'-0"

HOTEL SB330 BUILDING AREAS

Level	Area
LEVEL 1- EXISTING HOTEL	3,935 SF
LEVEL 1- HOTEL	18,785 SF
LEVEL 2- EXISTING HOTEL	6,992 SF
LEVEL 2- HOTEL	16,322 SF
LEVEL 3- EXISTING HOTEL	7,033 SF
LEVEL 4- EXISTING HOTEL	7,030 SF
LEVEL 3- HOTEL	16,320 SF
LEVEL 5- EXISTING HOTEL	4,466 SF
LEVEL 4- HOTEL	16,318 SF
LEVEL 5- HOTEL	13,095 SF
LEVEL 6- HOTEL	11,037 SF
LEVEL 7- HOTEL	10,030 SF
GRAND TOTAL	131,363 SF

NEW GUEST ROOM SCHEDULE

Name	Count
KING ADA	1
KING ROOM	16
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
QQ SUITE	1
LEVEL 2- HOTEL	29
KING ADA	1
KING ROOM	16
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
QQ SUITE	1
LEVEL 3- HOTEL	29
KING ADA	1
KING ROOM	14
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
LEVEL 4- HOTEL	26
KING ADA	1
KING ROOM	9
KING SUITE	3
QQ ROOM	2
LEVEL 5- HOTEL	15
KING ADA	1
KING ROOM	12
KING SUITE	3
QQ ROOM	2
LEVEL 6- HOTEL	18
KING ADA	1
KING ROOM	12
KING SUITE	3
QQ ROOM	2
LEVEL 7- HOTEL	18
TOTAL GUEST ROOMS	135

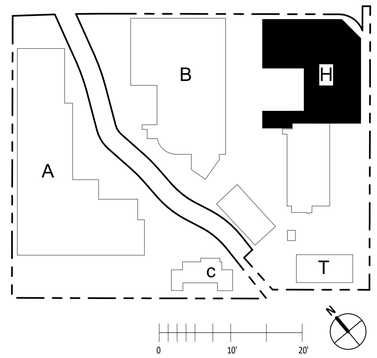
NEW GUEST ROOM TYPE MIX

Name	Count	Percentage of Total
KING ADA	6	4%
KING ROOM	79	59%
KING SUITE	21	16%
QQ ADA ROOM	3	2%
QQ ROOM	24	18%
QQ SUITE	2	1%
TOTAL GUEST ROOMS	135	

PARKING COUNT

Level	Comments	Count
BASEMENT- HOTEL	ADA PARKING	3
BASEMENT- HOTEL	STANDARD	21
BASEMENT- HOTEL	TANDEM	29
LEVEL 1- EXISTING HOTEL	EXISTING, COVERED	6
LEVEL 1- EXISTING HOTEL	EXISTING, UNCOVERED	4
Grand total		63

KEYPLAN



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Oxford Capital Group, LLC

HOTEL - LEVEL 6

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

H26



1 LEVEL 7 PLAN
1" = 10'-0"

HOTEL SB330 BUILDING AREAS

Level	Area
LEVEL 1- EXISTING HOTEL	3,935 SF
LEVEL 1- HOTEL	18,785 SF
LEVEL 2- EXISTING HOTEL	6,992 SF
LEVEL 2- HOTEL	16,322 SF
LEVEL 3- EXISTING HOTEL	7,033 SF
LEVEL 4- EXISTING HOTEL	7,030 SF
LEVEL 3- HOTEL	16,320 SF
LEVEL 5- EXISTING HOTEL	4,466 SF
LEVEL 4- HOTEL	16,318 SF
LEVEL 5- HOTEL	13,095 SF
LEVEL 6- HOTEL	11,037 SF
LEVEL 7- HOTEL	10,030 SF
GRAND TOTAL	131,363 SF

NEW GUEST ROOM SCHEDULE

Name	Count
KING ADA	1
KING ROOM	16
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
QQ SUITE	1
LEVEL 2- HOTEL	29
KING ADA	1
KING ROOM	16
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
QQ SUITE	1
LEVEL 3- HOTEL	29
KING ADA	1
KING ROOM	14
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
LEVEL 4- HOTEL	26
KING ADA	1
KING ROOM	9
KING SUITE	3
QQ ROOM	2
LEVEL 5- HOTEL	15
KING ADA	1
KING ROOM	12
KING SUITE	3
QQ ROOM	2
LEVEL 6- HOTEL	18
KING ADA	1
KING ROOM	12
KING SUITE	3
QQ ROOM	2
LEVEL 7- HOTEL	18
TOTAL GUEST ROOMS	135

NEW GUEST ROOM TYPE MIX

Name	Count	Percentage of Total
KING ADA	6	4%
KING ROOM	79	59%
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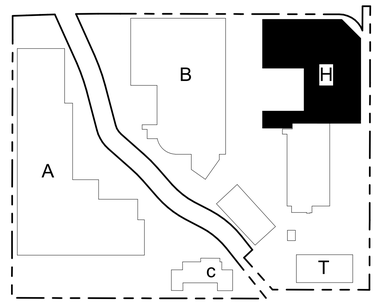
TOTAL GUEST ROOMS	135	

PARKING COUNT

Level	Comments	Count
BASEMENT- HOTEL	ADA PARKING	3
BASEMENT- HOTEL	STANDARD	21
BASEMENT- HOTEL	TANDEM	29
LEVEL 1- EXISTING HOTEL	EXISTING, COVERED	6
LEVEL 1- EXISTING HOTEL	EXISTING, UNCOVERED	4
Grand total		63

KEYPLAN



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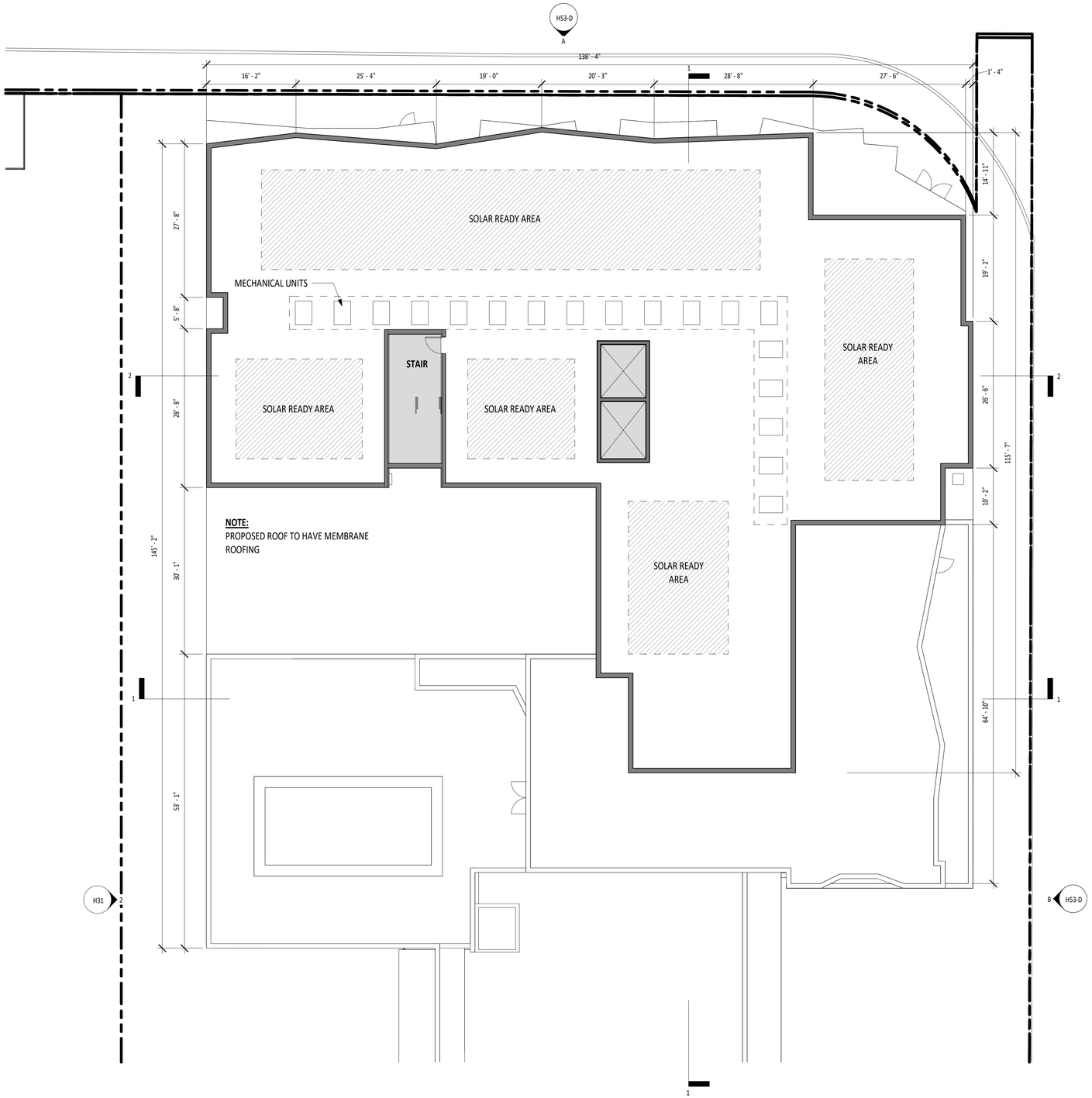
Oxford Capital Group, LLC

HOTEL - LEVEL 7

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

H27



1 ROOF - HOTEL
1" = 10'-0"

HOTEL SB330 BUILDING AREAS

Level	Area
LEVEL 1- EXISTING HOTEL	3,935 SF
LEVEL 1- HOTEL	18,785 SF
LEVEL 2- EXISTING HOTEL	6,992 SF
LEVEL 2- HOTEL	16,322 SF
LEVEL 3- EXISTING HOTEL	7,033 SF
LEVEL 4- EXISTING HOTEL	7,030 SF
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LEVEL 6- HOTEL	11,037 SF
LEVEL 7- HOTEL	10,030 SF
GRAND TOTAL	131,363 SF

NEW GUEST ROOM SCHEDULE

Name	Count
KING ADA	1
KING ROOM	16
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
QQ SUITE	1
LEVEL 2- HOTEL	29
KING ADA	1
KING ROOM	16
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
QQ SUITE	1
LEVEL 3- HOTEL	29
KING ADA	1
KING ROOM	14
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
LEVEL 4- HOTEL	26
KING ADA	1
KING ROOM	9
KING SUITE	3
QQ ROOM	2
LEVEL 5- HOTEL	15
KING ADA	1
KING ROOM	12
KING SUITE	3
QQ ROOM	2
LEVEL 6- HOTEL	18
KING ADA	1
KING ROOM	12
KING SUITE	3
QQ ROOM	2
LEVEL 7- HOTEL	18
TOTAL GUEST ROOMS	135

NEW GUEST ROOM TYPE MIX

Name	Count	Percentage of Total
KING ADA	6	4%
KING ROOM	79	59%
KING SUITE	21	16%
QQ ADA ROOM	3	2%
QQ ROOM	24	18%
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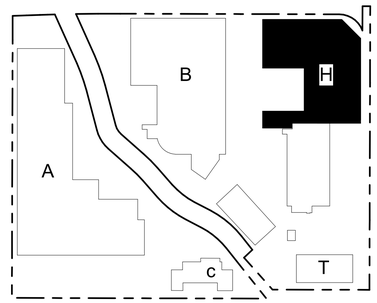
TOTAL GUEST ROOMS	135	

PARKING COUNT

Level	Comments	Count
BASEMENT- HOTEL	ADA PARKING	3
BASEMENT- HOTEL	STANDARD	21
BASEMENT- HOTEL	TANDEM	29
LEVEL 1- EXISTING HOTEL	EXISTING, COVERED	6
LEVEL 1- EXISTING HOTEL	EXISTING, UNCOVERED	4
Grand total		63

KEYPLAN



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Oxford Capital Group, LLC

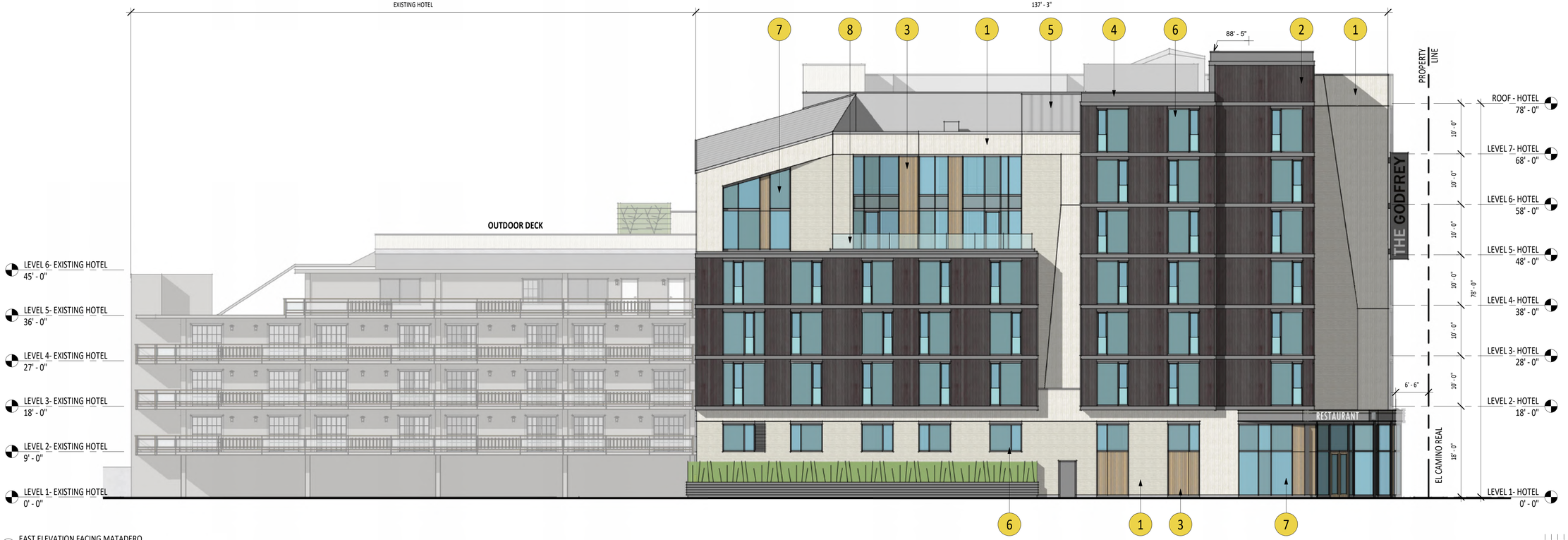
HOTEL - ROOF PLAN

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

H28



1 NORTH ELEVATION FACING EL CAMINO REAL
1" = 10'-0"



2 EAST ELEVATION FACING MATADERO
1" = 10'-0"

MATERIAL LEGEND

1. FIBER CEMENT PANEL WITH STONE LOOK
2. FIBER CEMENT PANEL WITH WOOD GRAIN EFFECT- DARK
3. FIBER CEMENT PANEL WITH WOOD GRAIN EFFECT- LIGHT
4. STUCCO- MEDIUM GREY
5. STANDING SEAM ROOF
6. ALUMINUM WINDOW
7. ALUMINUM STOREFRONT
8. GLASS RAILING
9. SIGNAGE

0 10' 20'

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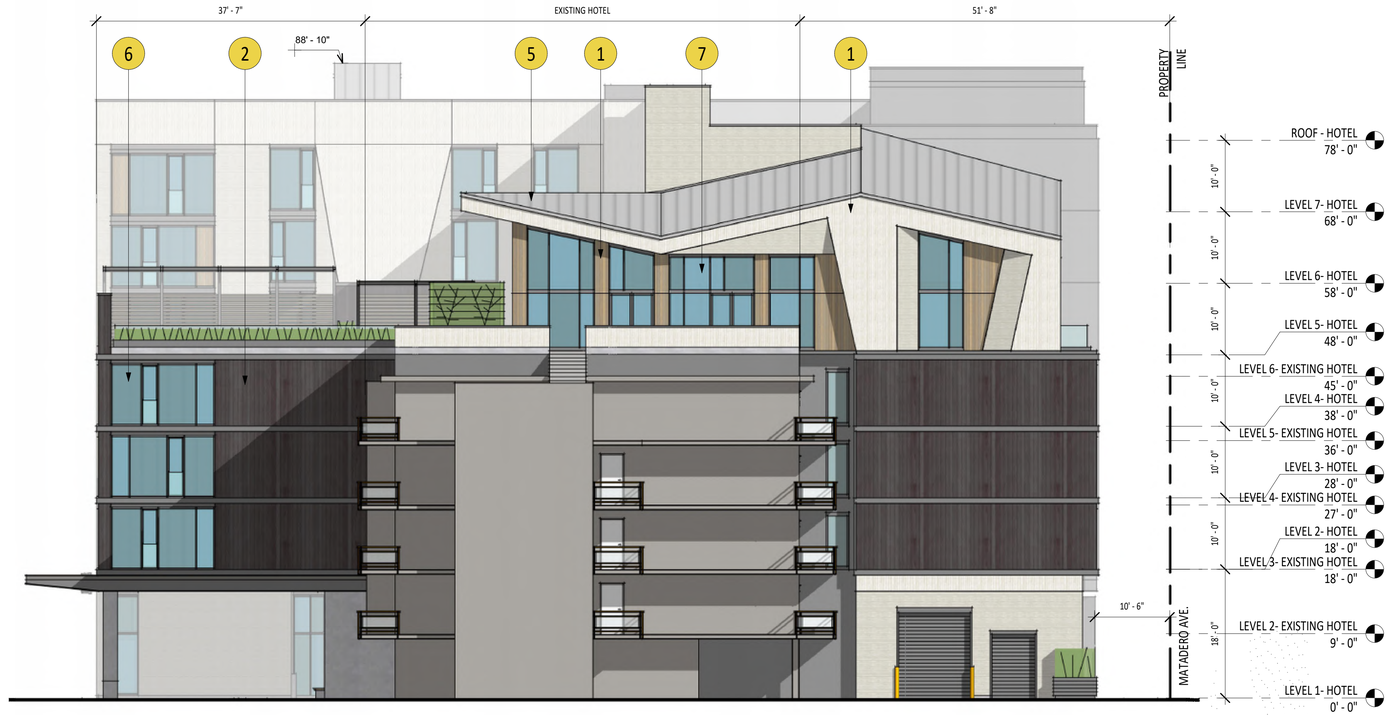
Oxford Capital Group, LLC

HOTEL - ELEVATIONS

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

H30



1 SOUTH ELEVATION FACING RESIDENTIAL ZONE
1" = 10'-0"



2 WEST ELEVATION FACING INTERIOR DRIVEWAY
1" = 10'-0"

MATERIAL LEGEND

1. FIBER CEMENT PANEL WITH STONE LOOK
2. FIBER CEMENT PANEL WITH WOOD GRAIN EFFECT- DARK
3. FIBER CEMENT PANEL WITH WOOD GRAIN EFFECT- LIGHT
4. STUCCO- MEDIUM GREY
5. STANDING SEAM ROOF
6. ALUMINUM WINDOW
7. ALUMINUM STOREFRONT
8. GLASS RAILING
9. SIGNAGE

0 10' 20'

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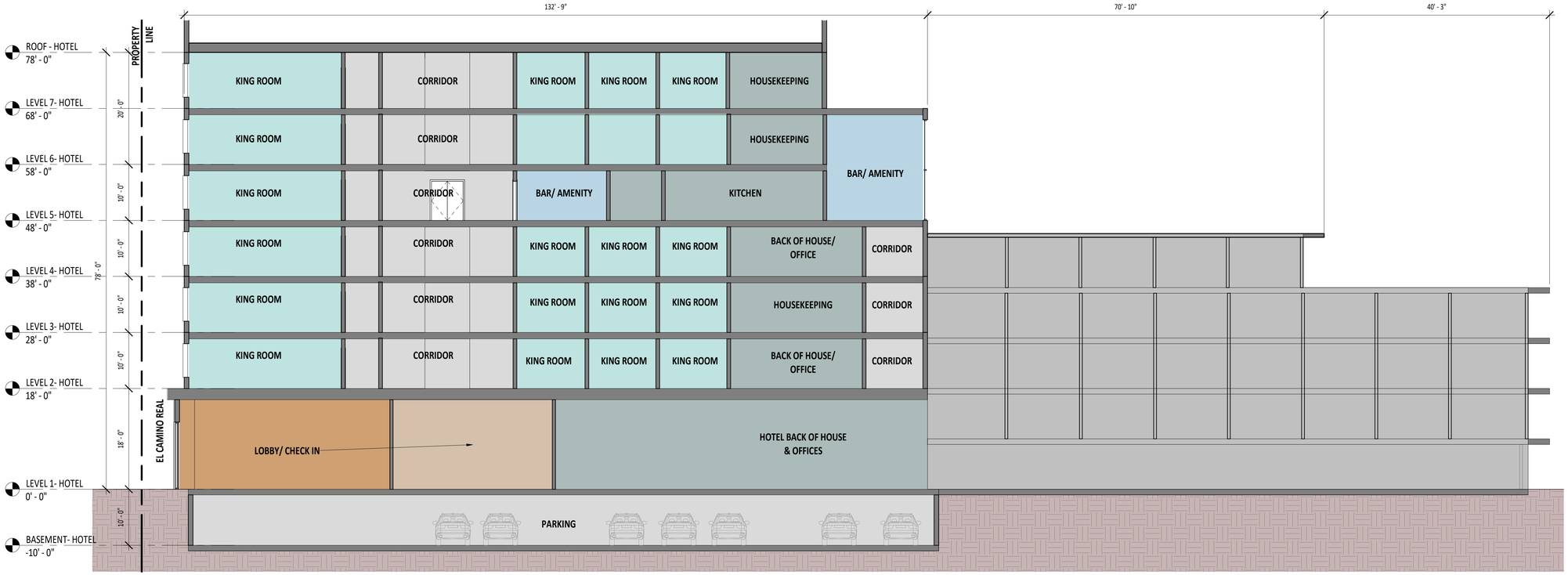
Oxford Capital Group, LLC

HOTEL - ELEVATIONS

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

H31



1 NORTH SOUTH SECTION - HOTEL
1" = 10'-0"



2 WEST EAST SECTION - HOTEL
1" = 10'-0"

GROSS AREA- HOTEL

Name	Area
BASEMENT- HOTEL	
UNDERGROUND ELEVATOR	319 SF
UNDERGROUND STAIR	587 SF
4	906 SF
LEVEL 1- HOTEL	
COMMON AREA	12,936 SF
ELEVATOR	319 SF
STAIR	1,148 SF
6	14,402 SF
LEVEL 2- HOTEL	
BOH	559 SF
CORRIDOR	2,532 SF
ELEVATOR	341 SF
GUEST ROOMS	12,090 SF
STAIR	800 SF
13	16,322 SF
LEVEL 3- HOTEL	
BOH	559 SF
CORRIDOR	2,533 SF
ELEVATOR	341 SF
GUEST ROOMS	12,094 SF
STAIR	793 SF
12	16,320 SF
LEVEL 4- HOTEL	
BOH	1,271 SF
CORRIDOR	2,534 SF
ELEVATOR	341 SF
GUEST ROOMS	11,378 SF
STAIR	795 SF
14	16,318 SF
LEVEL 5- HOTEL	
BACK OF HOUSE	918 SF
COMMON AREA	3,623 SF
CORRIDOR	1,240 SF
ELEVATOR	341 SF
GUEST ROOMS	6,220 SF
STAIR	754 SF
11	13,095 SF
LEVEL 6- HOTEL	
BACK OF HOUSE	403 SF
CORRIDOR	1,426 SF
ELEVATOR	337 SF
FITNESS	1,052 SF
GUEST ROOMS	7,273 SF
STAIR	546 SF
11	11,037 SF
LEVEL 7- HOTEL	
BACK OF HOUSE	412 SF
CORRIDOR	1,437 SF
ELEVATOR	341 SF
GUEST ROOMS	7,283 SF
STAIR	558 SF
9	10,030 SF
TOTAL GROSS AREA	98,429 SF

HOTEL SB330 BUILDING AREAS

Level	Area
LEVEL 1- EXISTING HOTEL	3,935 SF
LEVEL 1- HOTEL	18,785 SF
LEVEL 2- EXISTING HOTEL	6,992 SF
LEVEL 2- HOTEL	16,322 SF
LEVEL 3- EXISTING HOTEL	7,033 SF
LEVEL 4- EXISTING HOTEL	7,030 SF
LEVEL 3- HOTEL	16,320 SF
LEVEL 5- EXISTING HOTEL	4,466 SF
LEVEL 4- HOTEL	16,318 SF
LEVEL 5- HOTEL	13,095 SF
LEVEL 6- HOTEL	11,037 SF
LEVEL 7- HOTEL	10,030 SF
GRAND TOTAL	131,363 SF

NEW GUEST ROOM SCHEDULE

Name	Count
KING ADA	1
KING ROOM	16
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
QQ SUITE	1
LEVEL 2- HOTEL	29
KING ADA	1
KING ROOM	16
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
QQ SUITE	1
LEVEL 3- HOTEL	29
KING ADA	1
KING ROOM	14
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
LEVEL 4- HOTEL	26
KING ADA	1
KING ROOM	9
KING SUITE	3
QQ ROOM	2
LEVEL 5- HOTEL	15
KING ADA	1
KING ROOM	12
KING SUITE	3
QQ ROOM	2
LEVEL 6- HOTEL	18
KING ADA	1
KING ROOM	12
KING SUITE	3
QQ ROOM	2
LEVEL 7- HOTEL	18
TOTAL GUEST ROOMS	135

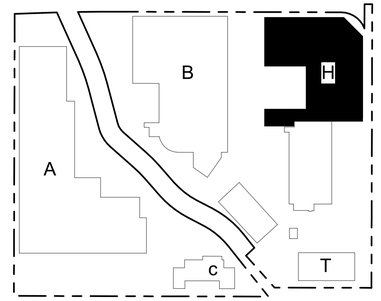
NEW GUEST ROOM TYPE MIX

Name	Count	Percentage of Total
KING ADA	6	4%
KING ROOM	79	59%
KING SUITE	21	16%
QQ ADA ROOM	3	2%
QQ ROOM	24	18%
QQ SUITE	2	1%
TOTAL GUEST ROOMS	135	

PARKING COUNT

Level	Comments	Count
BASEMENT- HOTEL	ADA PARKING	3
BASEMENT- HOTEL	STANDARD	21
BASEMENT- HOTEL	TANDEM	29
LEVEL 1- EXISTING HOTEL	EXISTING, COVERED	6
LEVEL 1- EXISTING HOTEL	EXISTING, UNCOVERED	4
Grand total		63

KEYPLAN



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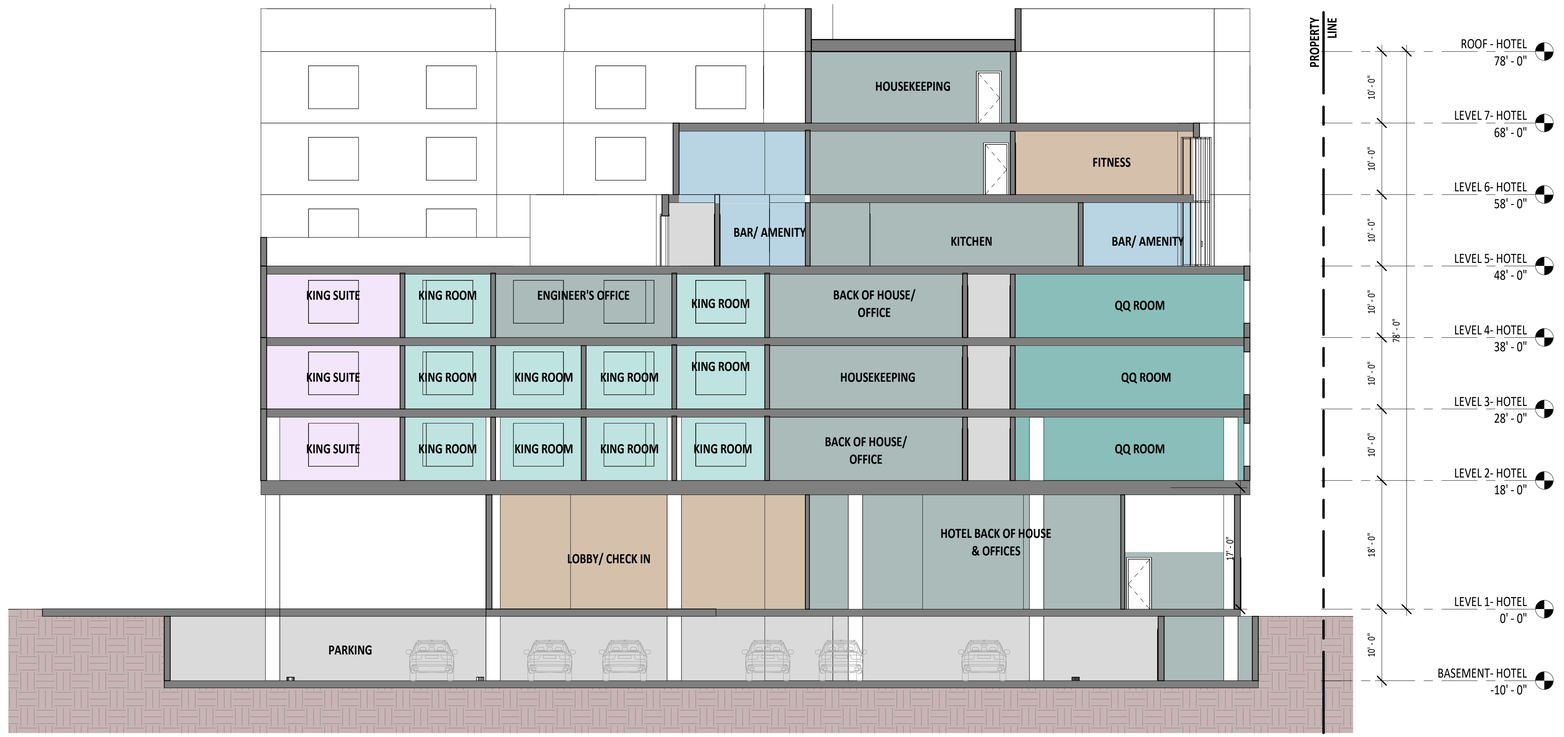
HOTEL - SECTIONS

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

H32



1 WEST EAST SECTION 2 - HOTEL
1" = 10'-0"

GROSS AREA- HOTEL

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KING ROOM	16
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
QQ SUITE	1
LEVEL 2- HOTEL	29
KING ADA	1
KING ROOM	16
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
QQ SUITE	1
LEVEL 3- HOTEL	29
KING ADA	1
KING ROOM	14
KING SUITE	4
QQ ADA ROOM	1
QQ ROOM	6
LEVEL 4- HOTEL	26
KING ADA	1
KING ROOM	9
KING SUITE	3
QQ ROOM	2
LEVEL 5- HOTEL	15
KING ADA	1
KING ROOM	12
KING SUITE	3
QQ ROOM	2
LEVEL 6- HOTEL	18
KING ADA	1
KING ROOM	12
KING SUITE	3
QQ ROOM	2
LEVEL 7- HOTEL	18
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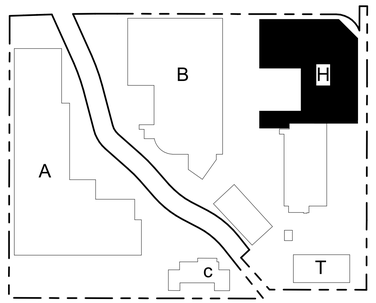
KEYPLAN



0 10' 20'

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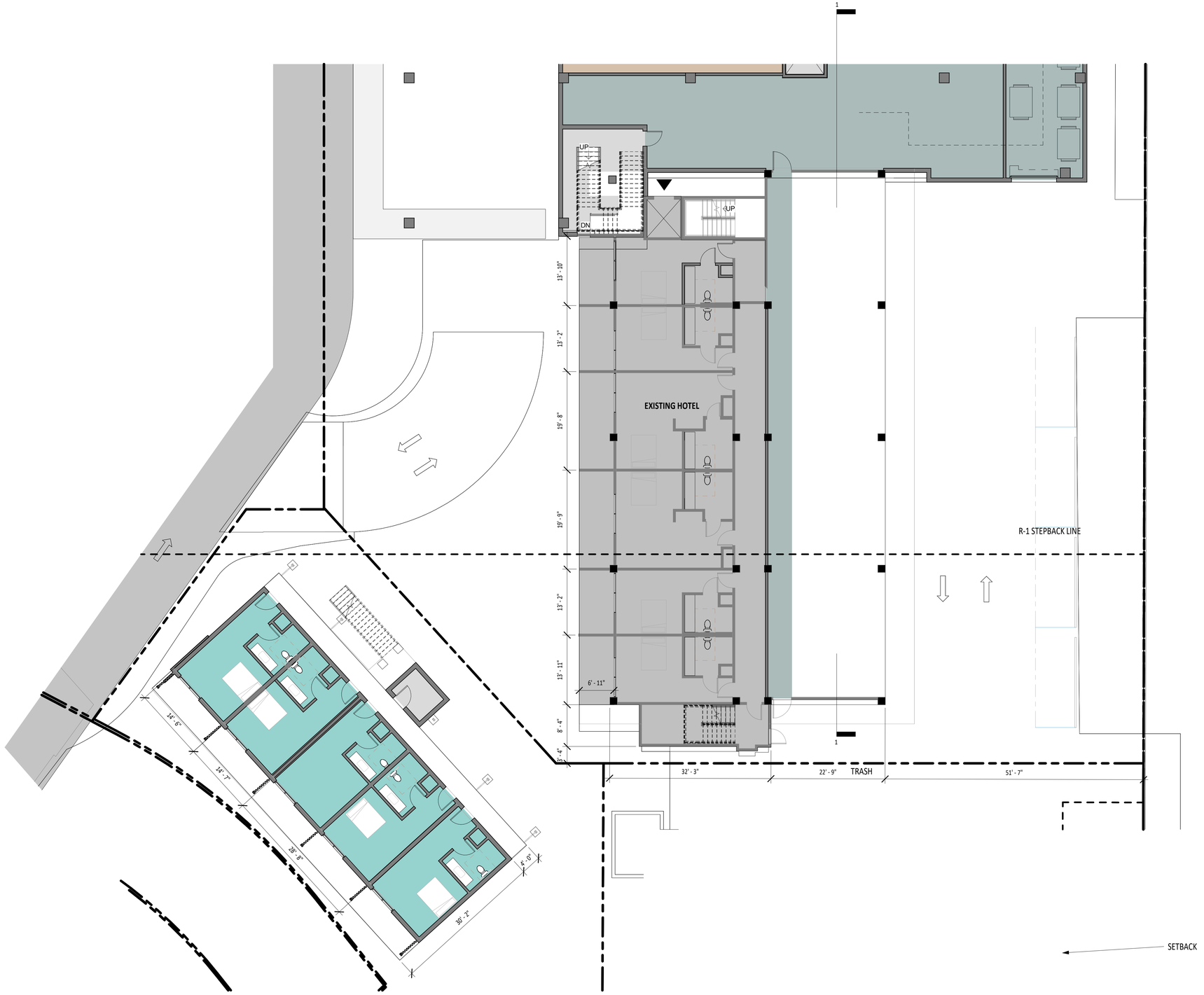
HOTEL - SECTIONS

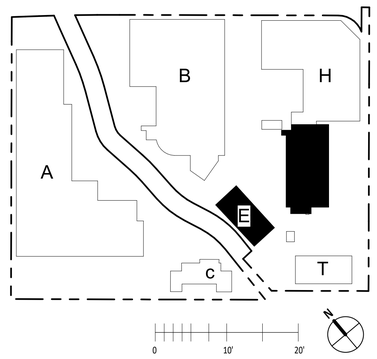
CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

H33



1 GROUND FLOOR PLAN EXISTING HOTEL
1" = 10'-0"

KEYPLAN



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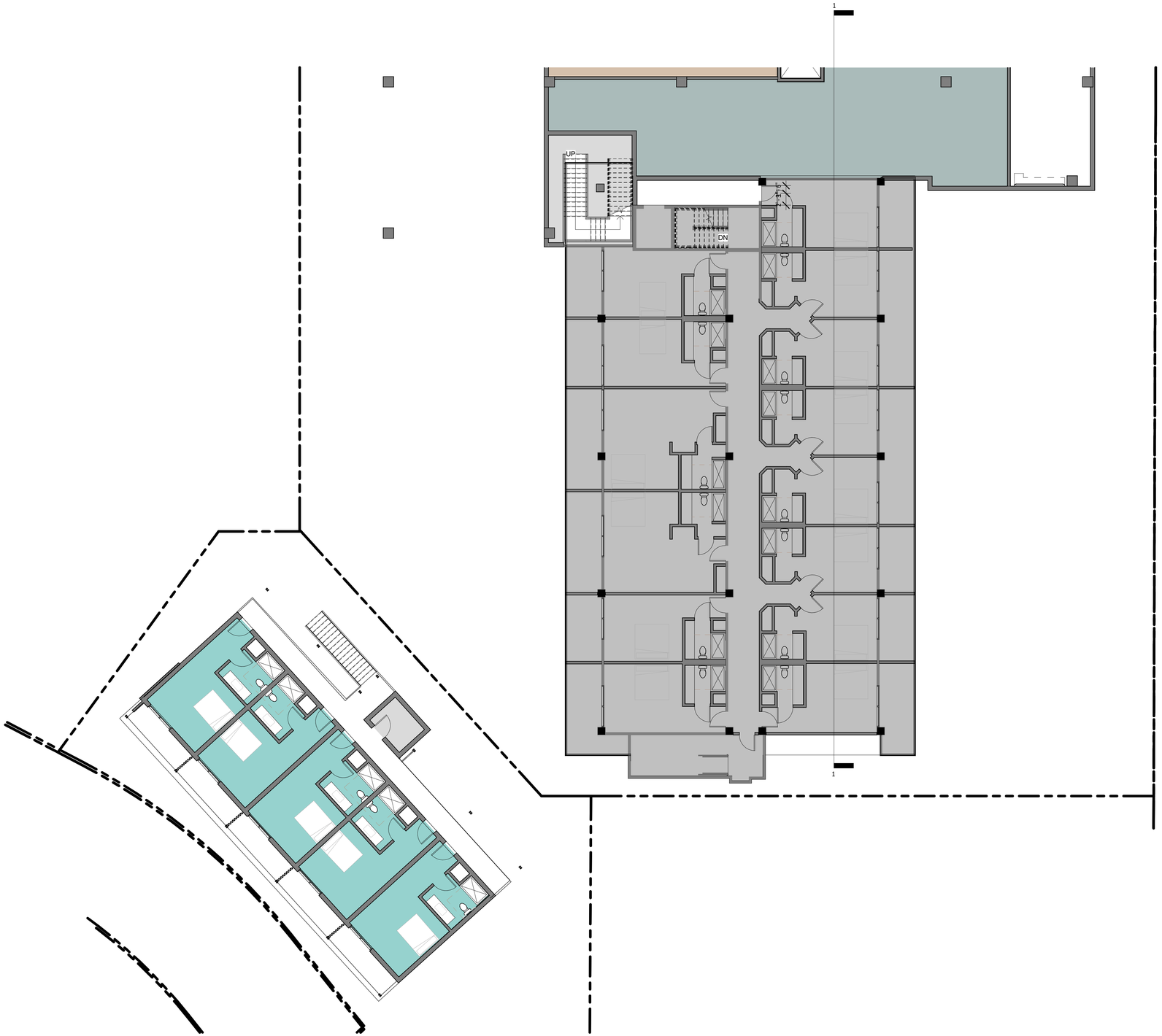
EXISTING HOTELS - GROUND LEVEL

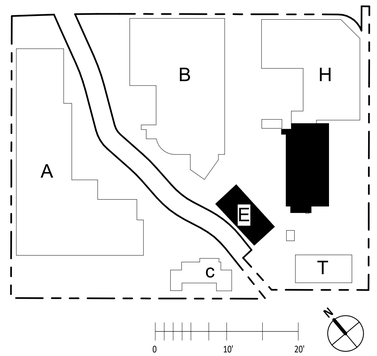
CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

H41



1 LEVEL 2 EXISTING HOTEL
1" = 10'-0"

KEYPLAN



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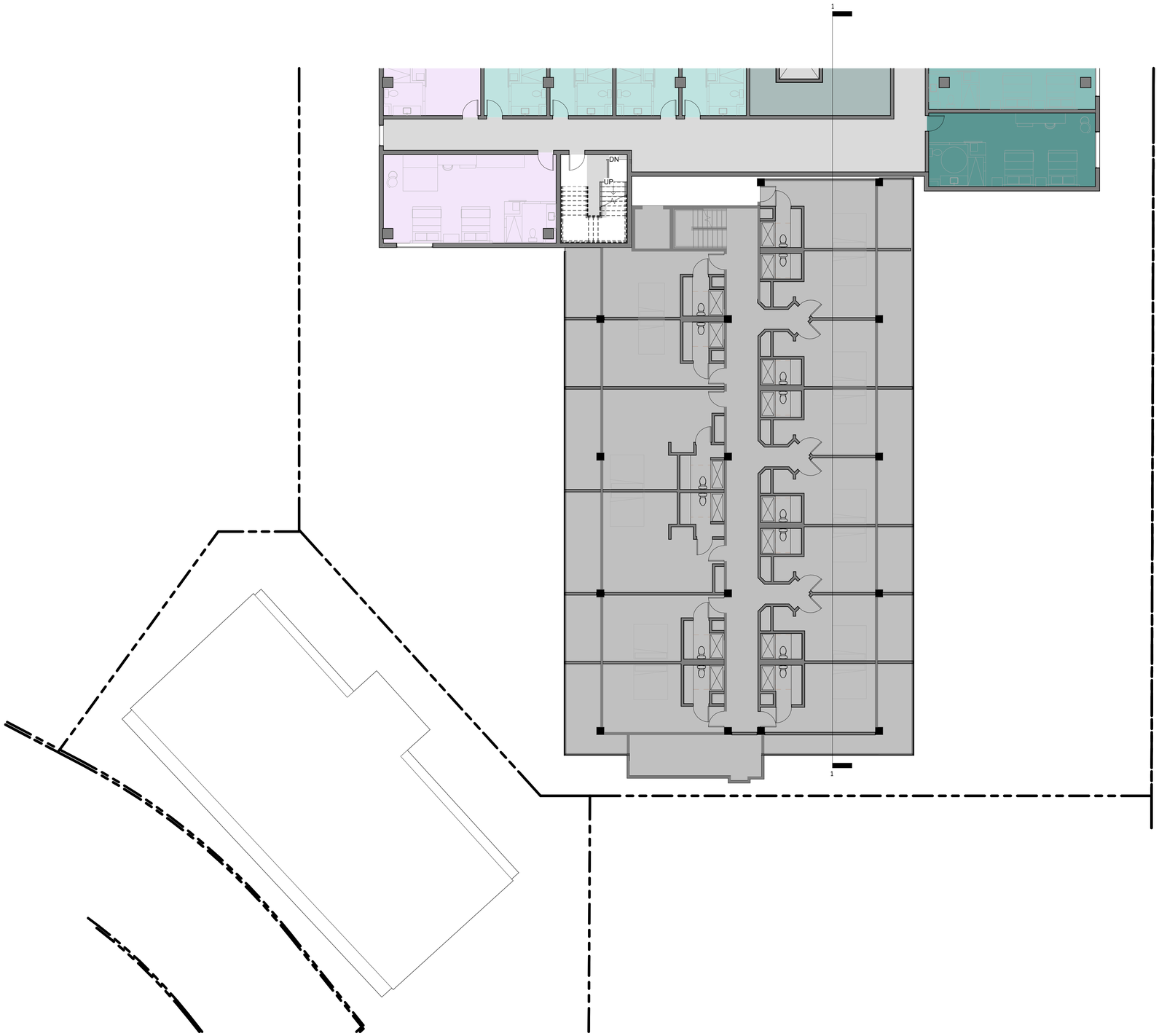
EXISTING HOTELS - LEVEL 2

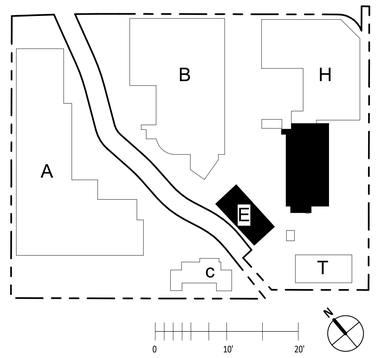
CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

H42



1 LEVEL 3 EXISTING HOTEL
1" = 10'-0"

KEYPLAN



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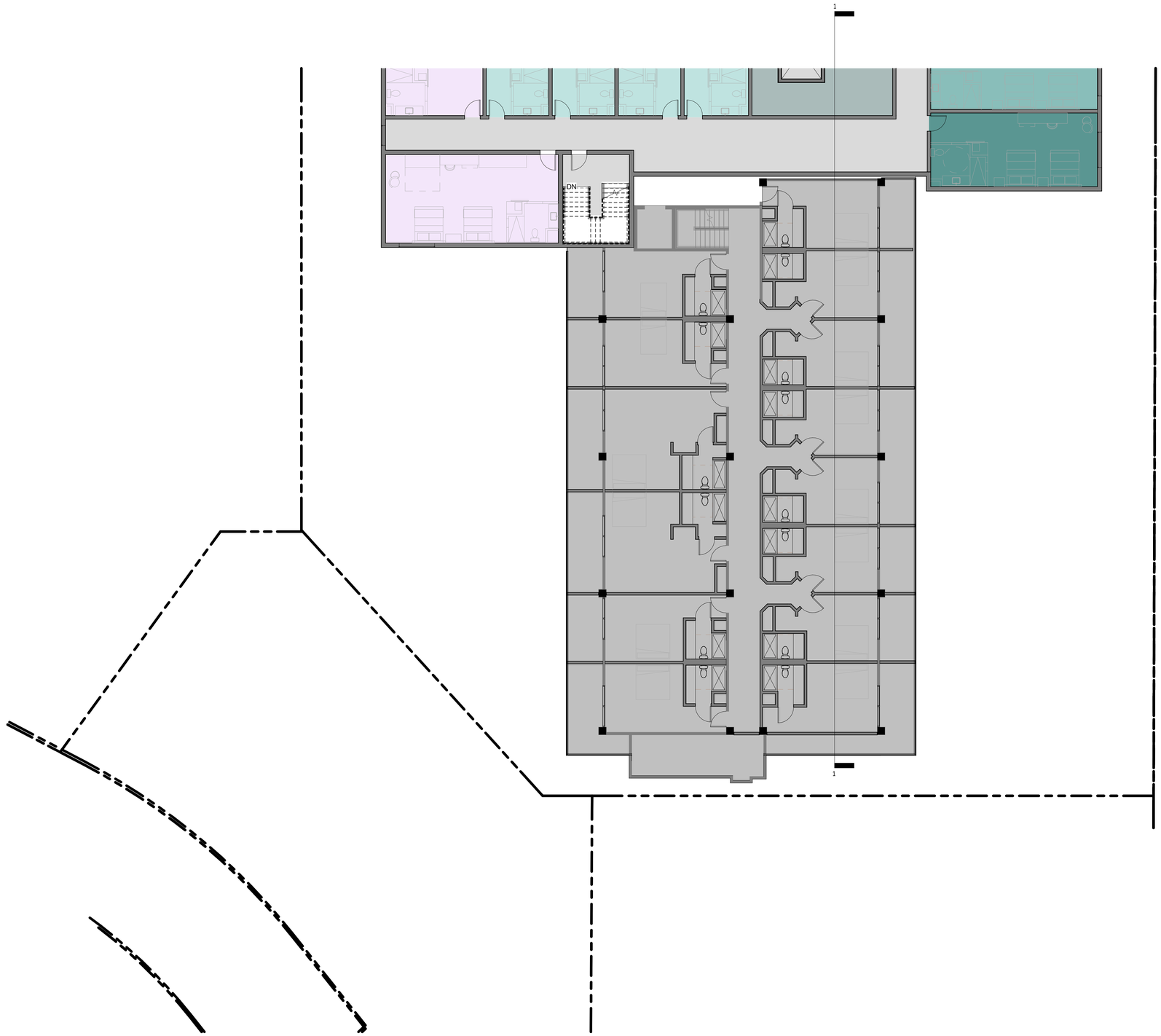
EXISTING HOTELS - LEVEL 3

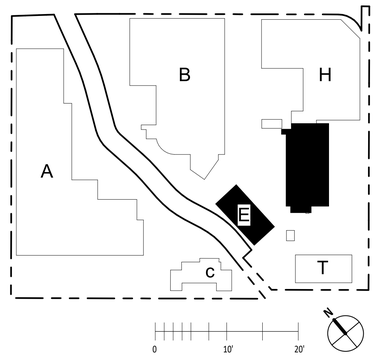
CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

H43



1 LEVEL 4 EXISTING HOTEL
1" = 10'-0"

KEYPLAN



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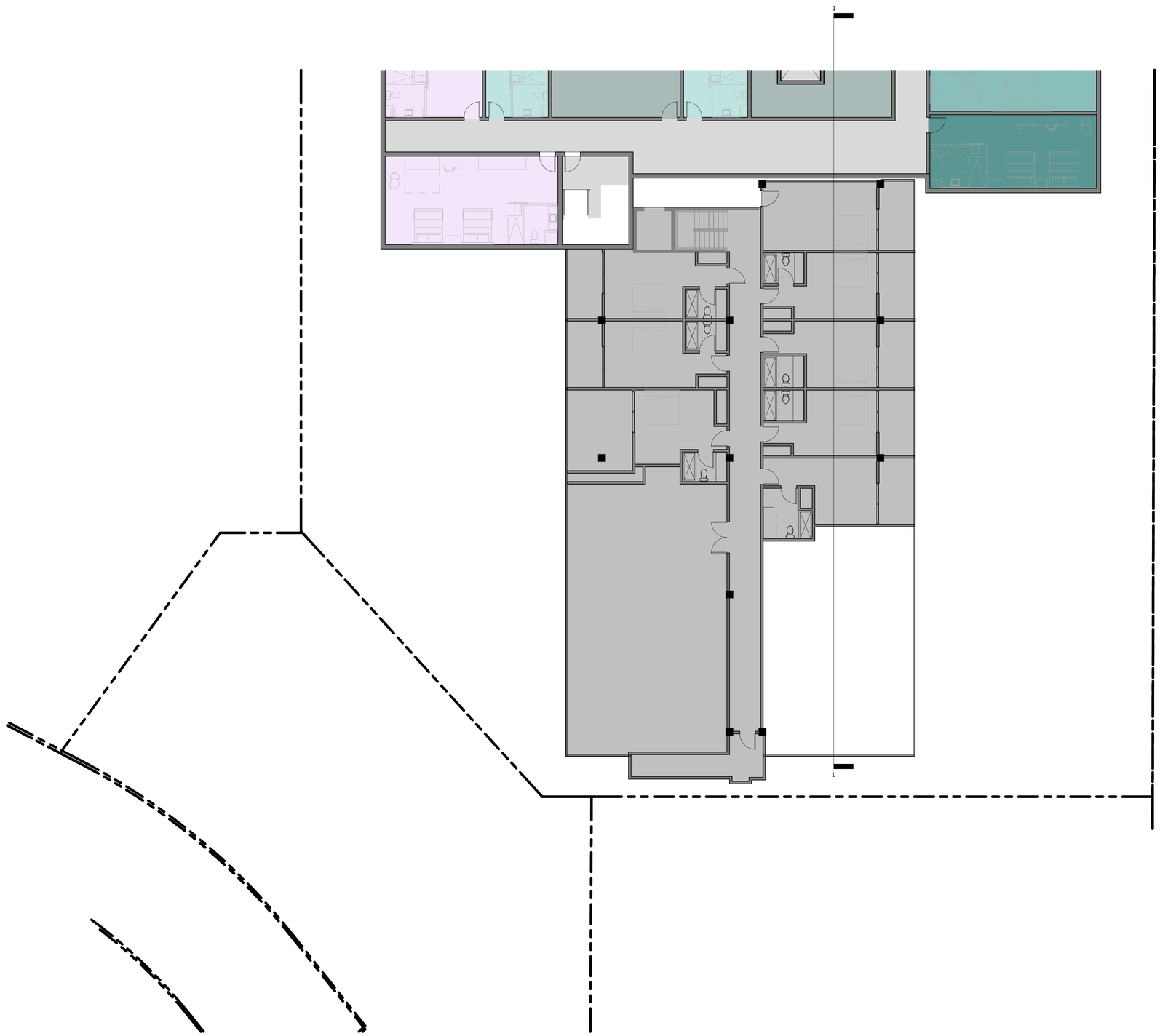
EXISTING HOTELS - LEVEL 4

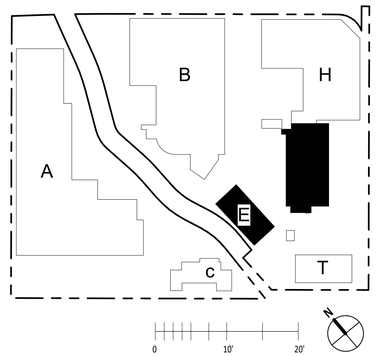
CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

H44



1 LEVEL 5 EXISTING HOTEL
1" = 10'-0"

KEYPLAN



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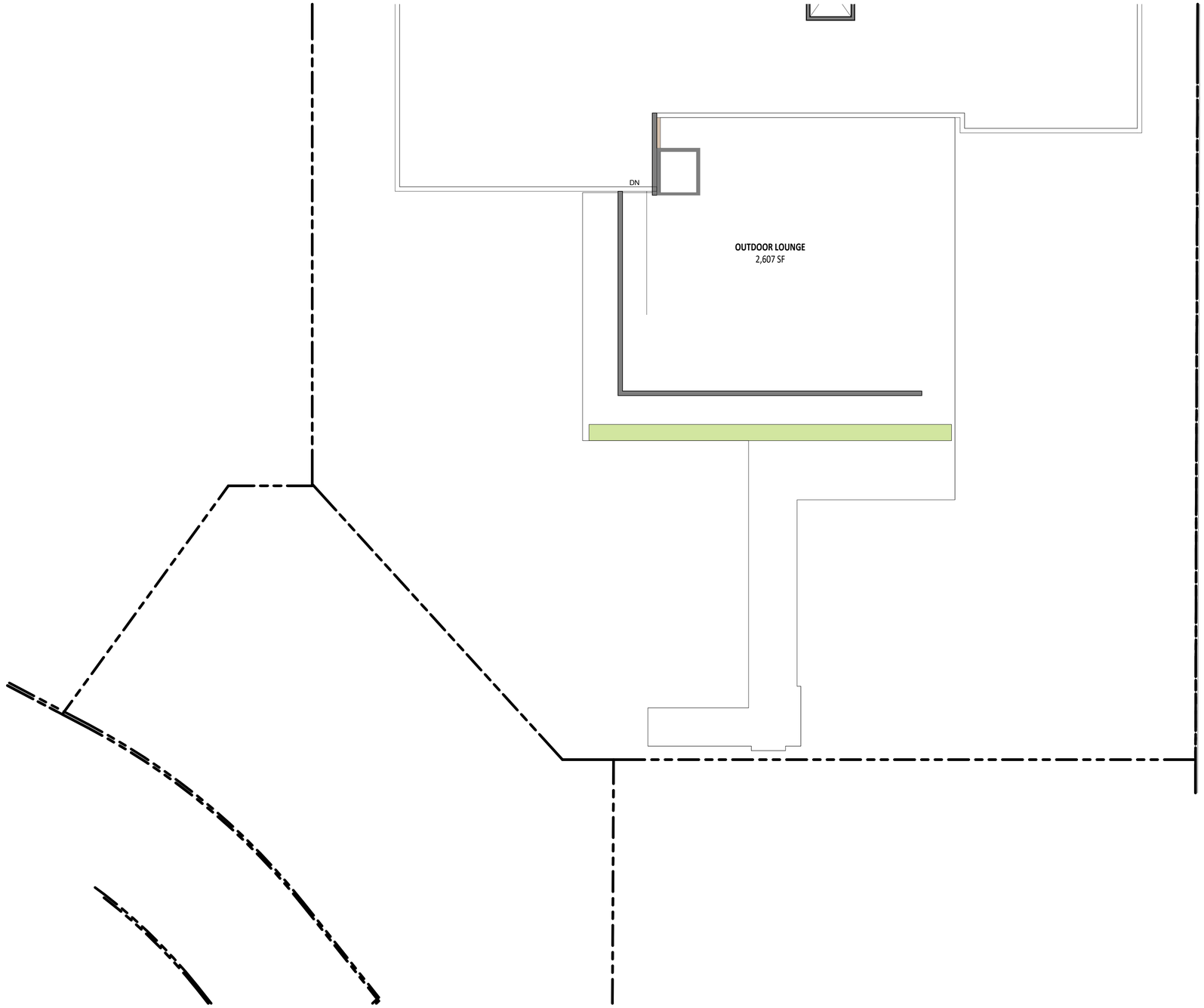
EXISTING HOTELS - LEVEL 5

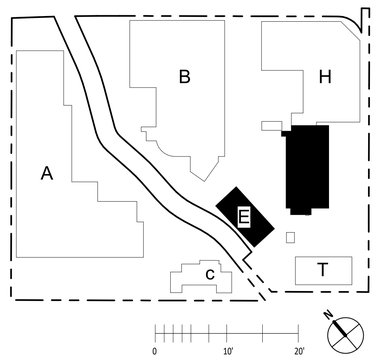
CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

H45



1 EXISTING HOTEL ROOF PLAN
1" = 10'-0"

KEYPLAN



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EXISTING HOTELS - ROOF

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

H46



1 BUILDING E- ELEVATION WEST
1/8" = 1'-0"



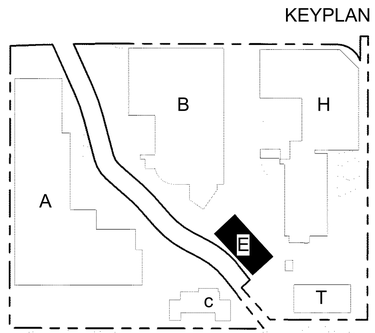
2 BUILDING E- ELEVATION SOUTH
1/8" = 1'-0"



3 BUILDING E- ELEVATION EAST
1/8" = 1'-0"



4 BUILDING E- ELEVATION NORTH
1/8" = 1'-0"



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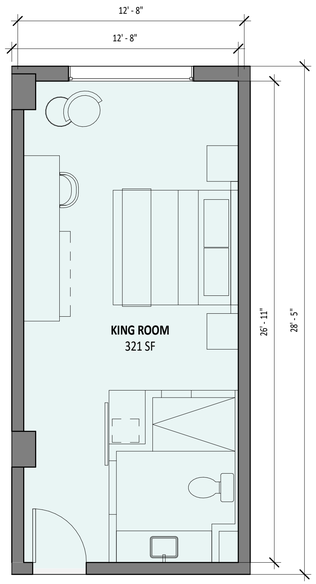
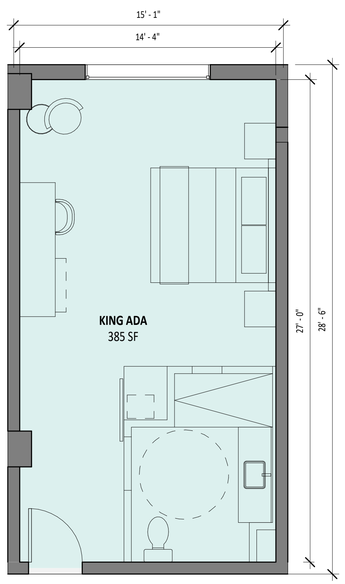
EXISTING HOTEL - BUILDING E ELEVATIONS

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024



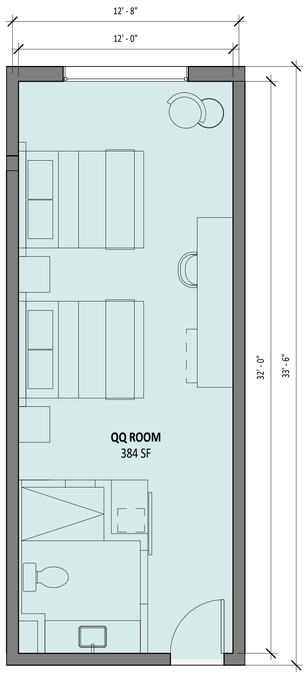
NET AREA: 323 SF
GROSS AREA: 360 SF

1 ENLARGED KING ROOM PLAN
1/4" = 1'-0"



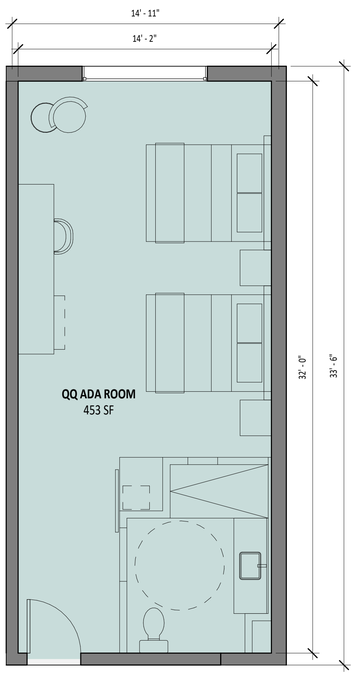
NET AREA: 385 SF
GROSS AREA: 441 SF

5 ENLARGED KING ADA ROOM PLAN
1/4" = 1'-0"



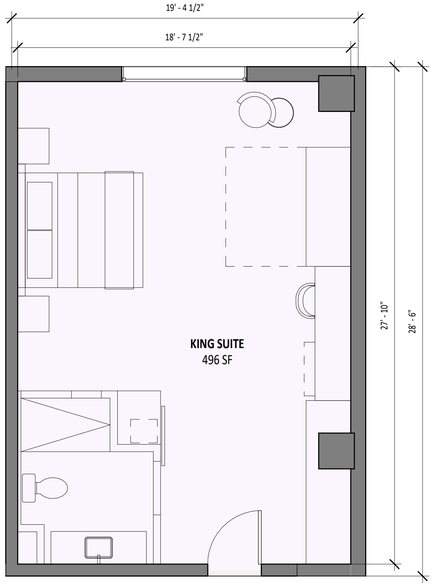
NET AREA: 384 SF
GROSS AREA: 424 SF

2 ENLARGED DOUBLE QUEEN ROOM PLAN
1/4" = 1'-0"



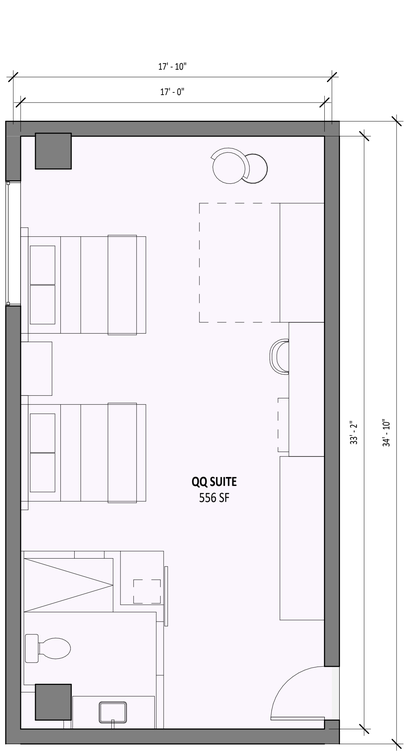
NET AREA: 453 SF
GROSS AREA: 500 SF

3 ENLARGED DOUBLE QUEEN ADA ROOM PLAN
1/4" = 1'-0"



NET AREA: 496 SF
GROSS AREA: 553 SF

4 ENLARGED KING SUITE PLAN
1/4" = 1'-0"



NET AREA: 556 SF
GROSS AREA: 650 SF

6 ENLARGED DOUBLE QUEEN SUITE PLAN
1/4" = 1'-0"

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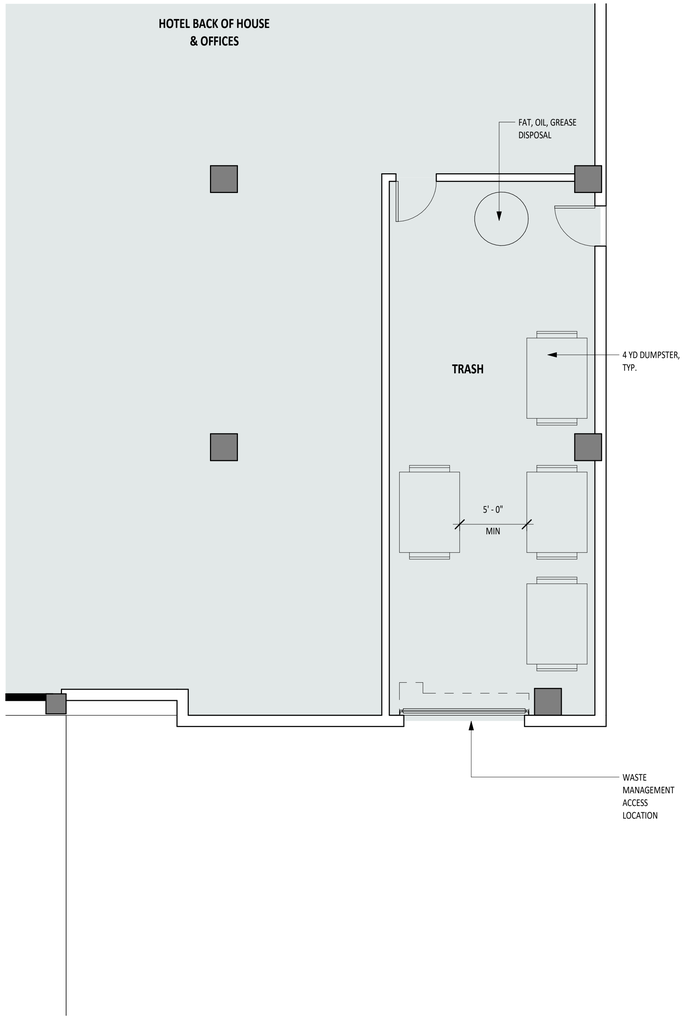
Oxford Capital Group, LLC

0 4' 8'

ENLARGED GUEST ROOM PLANS

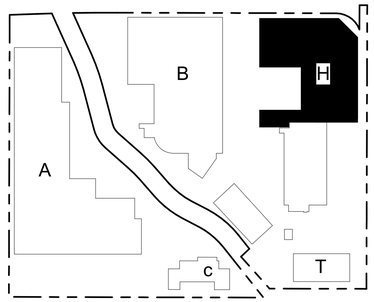
CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

H50



1 LEVEL 1 HOTEL - ENLARGED PLAN BOH
3/16" = 1'-0"

KEYPLAN



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Oxford Capital Group, LLC

ENLARGED PLANS

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

H51





1 FIBER CEMENT PANEL WITH STONE LOOK



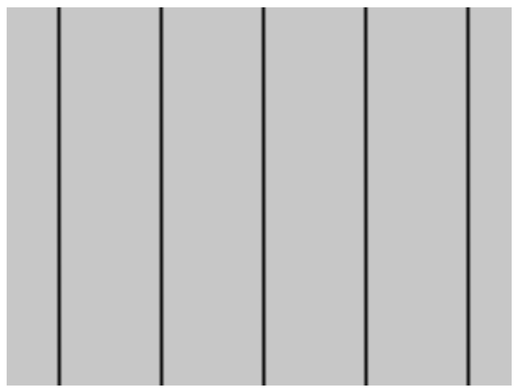
2 FIBER CEMENT PANEL WITH WOOD GRAIN EFFECT- DARK



3 FIBER CEMENT PANEL WITH WOOD GRAIN EFFECT- LIGHT



4 STUCCO- MEDIUM GREY



5 STANDING SEAM ROOF

6 ALUMINUM WINDOW

7 ALUMINUM STOREFRONT

8 GLASS RAILING

9 SIGNAGE

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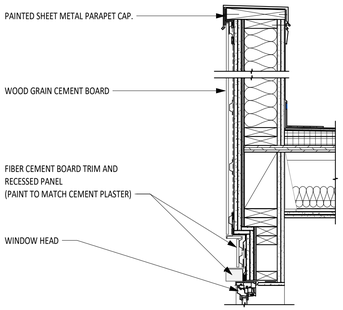
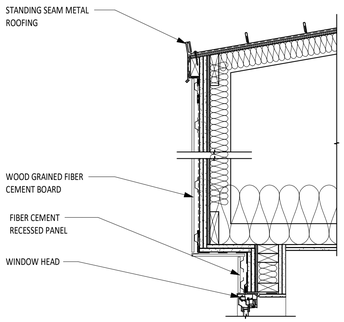
HOTEL MATERIAL BOARD

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

H53

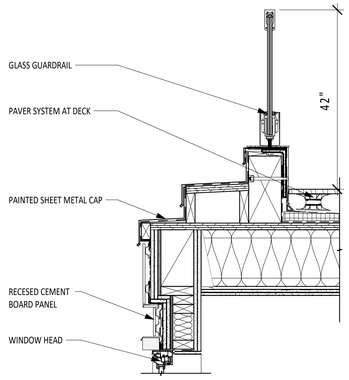


5 Parapet - Cement Panel
1" = 1'-0"



6 Rake - Cement Panel
1" = 1'-0"

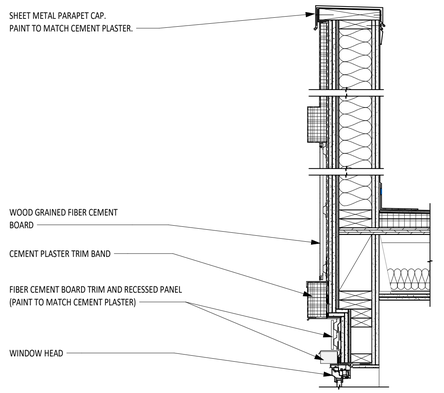




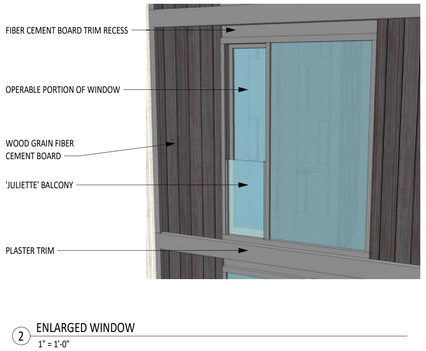
7 Balcony - Stepped back
1" = 1'-0"



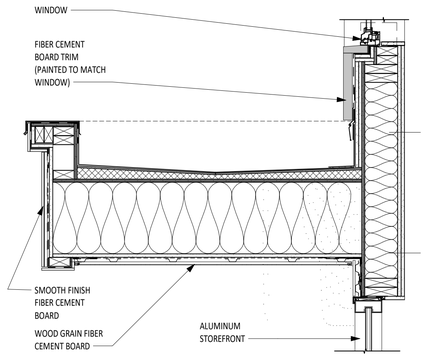
4 ENLARGED ENTRY
1" = 1'-0"



1 PARAPET
1" = 1'-0"



2 ENLARGED WINDOW
1" = 1'-0"



3 CANOPY - HOTEL
1" = 1'-0"



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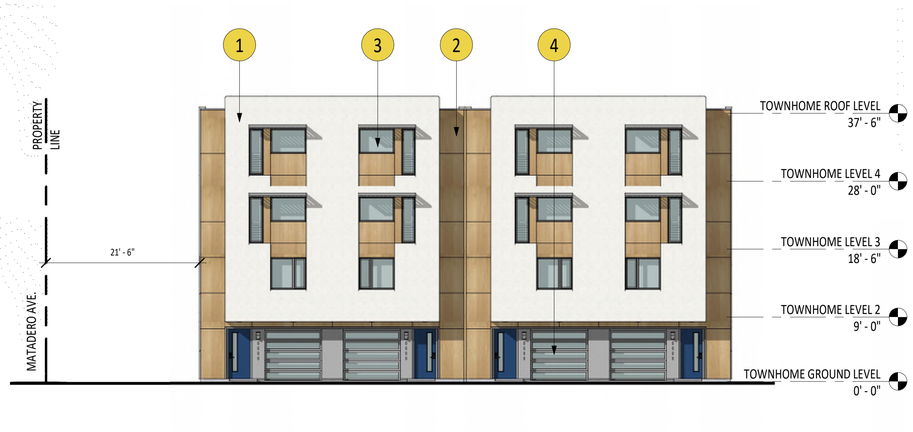
ARCHITECTURAL DETAILS H53-D

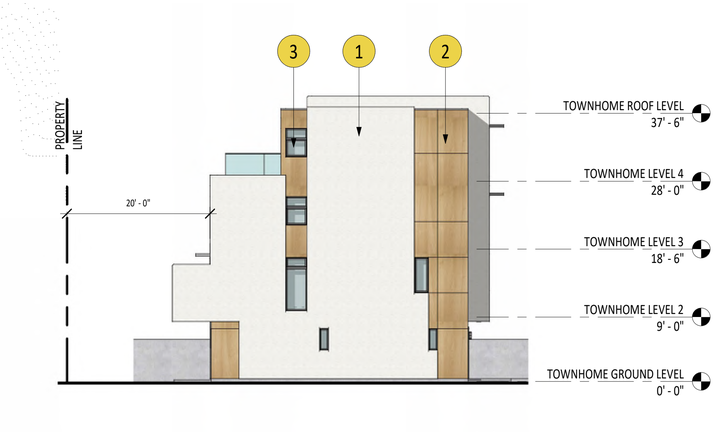
CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

MATERIAL LEGEND

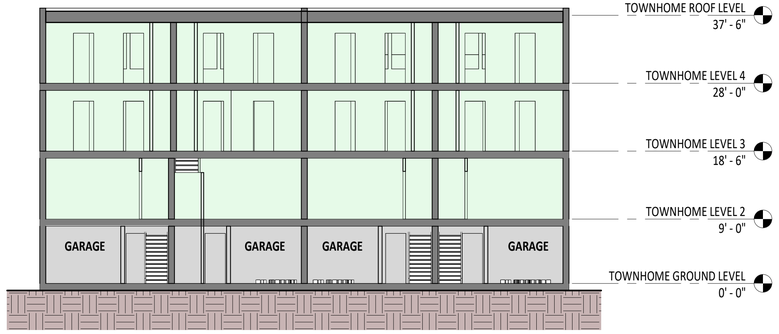
1. STUCCO- WHITE
2. FIBER CEMENT PANEL WITH WOOD GRAIN EFFECT
3. ALUMINUM WINDOW
4. ROLL UP GARAGE DOOR
5. SLIDING GLASS DOOR



1 NORTH ELEVATION (FACING THE HOTEL)
1" = 10'-0"



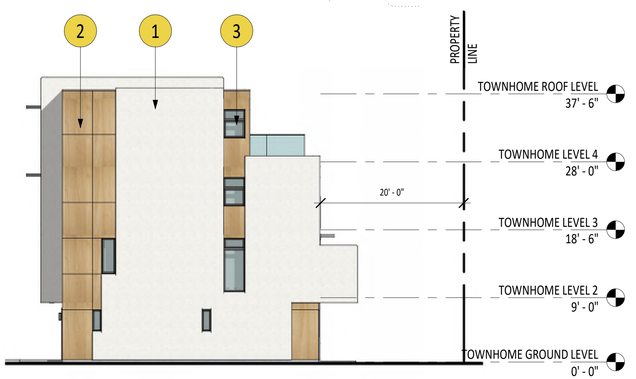
2 EAST ELEVATION (FACING THE CREEK)
1" = 10'-0"



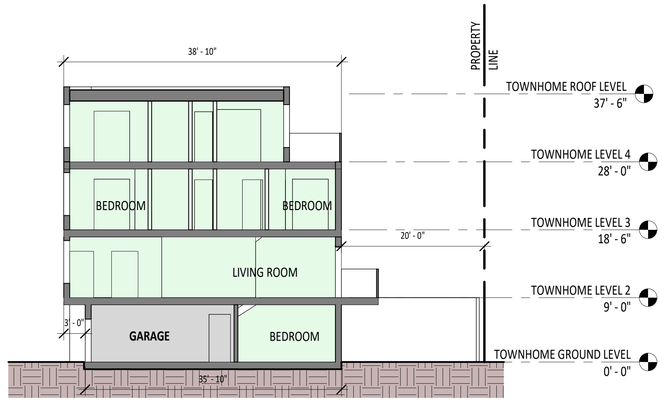
5 TOWNHOMES SECTION
1" = 10'-0"



3 SOUTH ELEVATION (FACING THE RESIDENTIAL ZONE)
1" = 10'-0"



4 WEST ELEVATION (FACING MATADERO AVENUE)
1" = 10'-0"



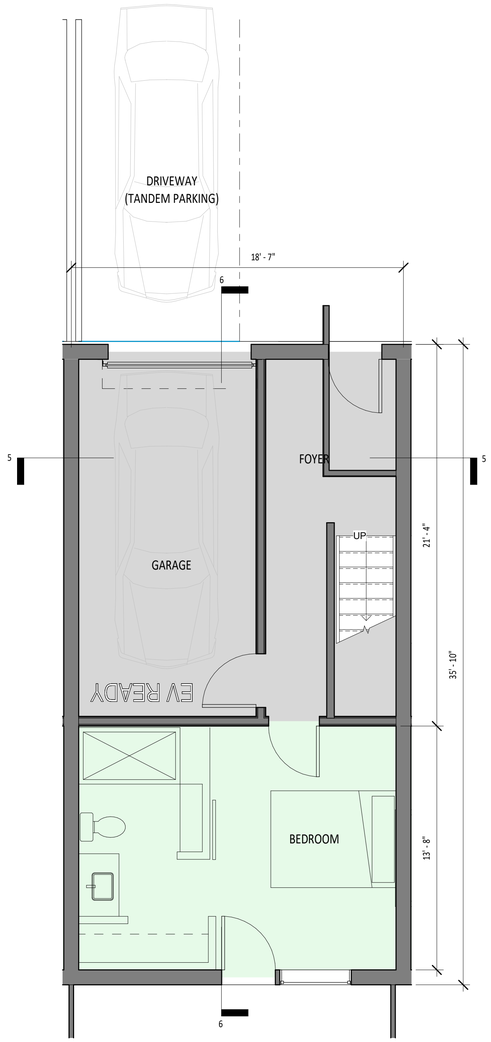
6 TOWNHOME FEASIBILITY SECTION
1" = 10'-0"

0 10' 20'

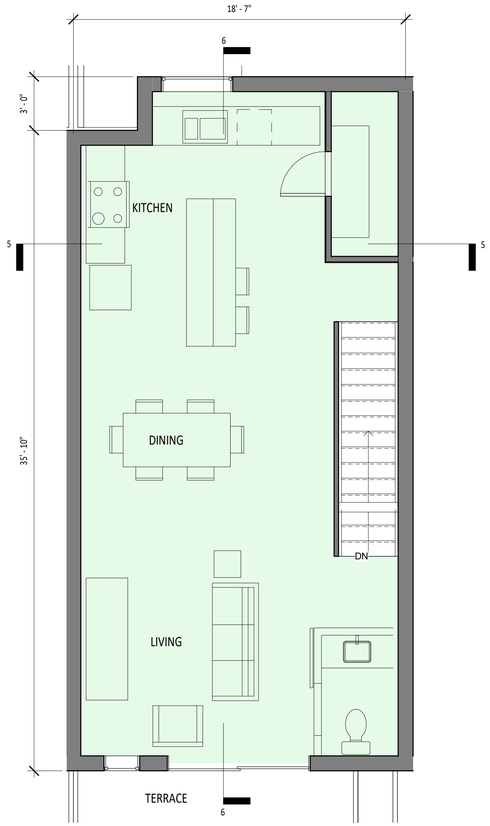
lowney arch

TOWNHOME - ELEVATIONS AND SECTIONS

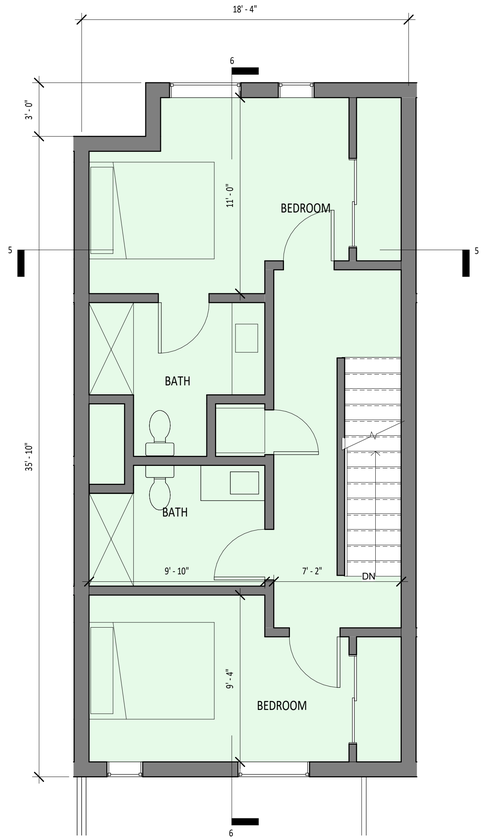
CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024



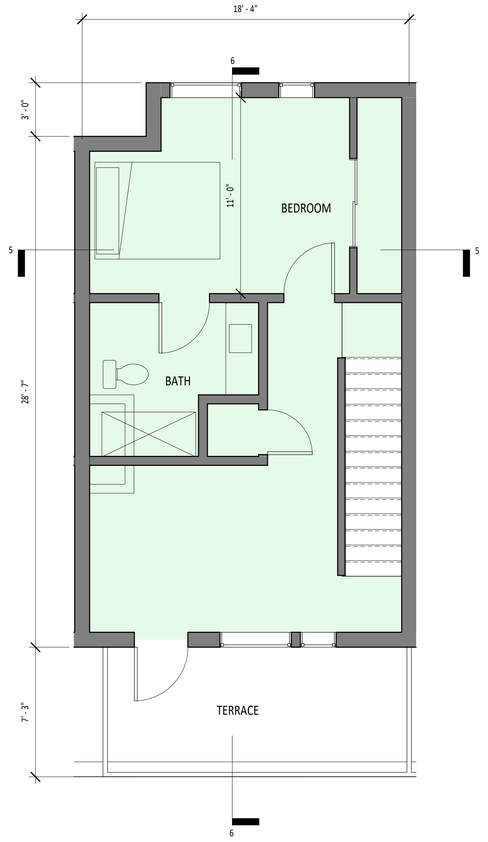
1 TOWNHOME LEVEL 1
1/4" = 1'-0"



2 TOWNHOME LEVEL 2
1/4" = 1'-0"



3 TOWNHOME LEVEL 3
1/4" = 1'-0"



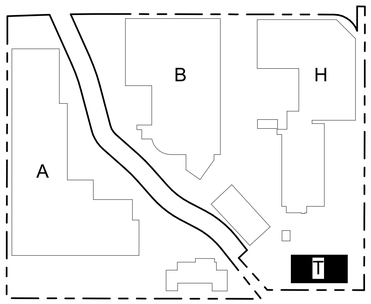
4 TOWNHOME LEVEL 4
1/4" = 1'-0"

Parking Schedule	
Comments	Count
PRIVATE GARAGE	4
TANDEM	4
Grand total: 8	8

EV PARKING CALCULATIONS (CGB 4.106.4.2):

EV-CAPABLE SPACES (10%)	1
EV-READY SPACES (25%)	2

KEYPLAN



lowney arch

TOWNHOME - UNIT PLANS

CREEKSIDE HOTEL AND RESIDENCES - 11.12.2024

T21

THE PROPERTY BOUNDARY AND EASEMENTS, BASED ON THE ALTA SURVEY PROVIDED TO BKF, WERE CONDUCTED BY MORAN ENGINEERING, DATED JULY 6, 2020.

EL CAMINO REAL (120' WIDE)

MATADERO AVE. (40' WIDE)

MATADERO CREEK

PARCEL ONE PER DOC. 24745372

PARCEL TWO PER DOC. 24745372

PARCEL FIVE PER DOC. 24745372

PARCEL SIX PER DOC. 24745372

PARCEL SEVEN PER DOC. 24745372

PARCEL FOUR PER DOC. 24745372

PARCEL EIGHT PER DOC. 24745372

EXISTING BUILDING

EXISTING HOTEL TOWER "D"

EXISTING HOTEL BUILDING "C"

EXISTING RESIDENTIAL BUILDING "C"

POOL

FOUNTAIN

TRASH ENCLOSURE

PEDESTRIAN BRIDGE

BRIDGE

CONC WALK

CONC HEADWALL

ACCESS STRIP

PUBLIC UTILITY EASEMENT

PUBLIC STREET AND ROAD EASEMENT

SANITARY SEWER EASEMENT PER 1961 O.R. 149

STORM WATER MANAGEMENT AND/OR DRAINAGE EASEMENT PER 1955 O.R. 1577

PUBLIC UTILITY WATER LINE EASEMENT PER 1955 O.R. 1577

THE BOARD OF TRUSTEES OF THE LELAND STANFORD JUNIOR UNIVERSITY APN 142-20-046

MARINARO APN 137-08-007

LEGEND

AC		ASPHALTIC CONCRETE
AD		AREA DRAIN
ANODE	Ⓐ	ANODE
BFP		BACKFLOW PREVENTOR
BOL	⊗	BOLLARD
CLF		CHAINLINK FENCE
CMB		COMMUNICATION BOX
CMH	Ⓒ	COMMUNICATION MANHOLE
CO		UTILITY CLEANOUT
CONC		CONCRETE
DET		DETECTOR
EB		ELECTRICAL BOX
ECB		ELECTRICAL CABINET
EMH	Ⓔ	ELECTRICAL MANHOLE
ET		ELECTRICAL TRANSFORMER
EV		ELECTRICAL VALVE
EVT		ELECTRICAL VAULT
FDC		FIRE DEPARTMENT CONNECTION
FH		FIRE HYDRANT
FL		FLOW LINE
GV		GAS VALVE
GUY		GUY WIRE
LG		LIP OF GUTTER
LP		LIGHT POLE
MH		MANHOLE
MON		MONUMENT
OVHG		BUILDING OVERHANG
PIV		POST INDICATOR VALVE
SCM		SECURITY CAMERA
SDDI		STORM DRAIN DROP INLET
SIGN		SIGN
SLB		STREET LIGHT BOX
SSMH	Ⓢ	SANITARY SEWER MANHOLE
TC		TOP OF CURB
TCAM		TRAFFIC CAMERA
TG		TOP OF GRATE
TOE		BOTTOM OF SLOPE
TS		TRAFFIC SIGNAL
TSB		TRAFFIC SIGNAL BOX
TVT		TELEPHONE VAULT
UB		UTILITY BOX
VG		VALLEY GUTTER
WF		WOOD FENCE
WM		WATER METER
WV		WATER VALVE
WVT		WATER VAULT
XING		CROSSWALK BUTTON

FENCE LINE
TRAFFIC STRIPING
BUILDING PERIMETER
TOP OF SLOPE/TOP OF BANK
BOUNDARY LINE
ADJACENT LOT LINE
EASEMENT LINE
LOT LINE

ELEVATION DATUM

SANTA CLARA VALLEY WATER DISTRICT
BENCHMARK NO. 046

BRASS DISK ON THE TOP AND CENTER OF SOUTHWESTERLY HEADWALL AT EL CAMINO REAL AND MATADERO CREEK.

ELEVATION = 40.21 FEET (NAVD88)

BASIS OF BEARING

THE BEARING N33°21'00"E OF THE CENTERLINE OF HANSEN WAY, AS SAID BEARING IS SHOWN ON TRACT NO. 7506, FILED FOR RECORD ON FEBRUARY 9, 1984 IN BOOK 524 OF MAPS AT PAGE 31, RECORDS OF SANTA CLARA COUNTY.

FLOOD HAZARD INFORMATION

THIS SITE IS LOCATED WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA'S) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 06085C0017H EFFECTIVE DATE MAY 18, 2009. THE FIRM SHOWS THE PROPERTY IS WITHIN ZONE X, 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

THE FIRM SHOWS THE MATADERO CREEK IS WITHIN THE SPECIAL FLOOD AREAS ZONE A WITH NO BASE FLOOD ELEVATIONS DETERMINED. SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL FLOOD (100-YEAR FLOOD).

GRAPHIC SCALE
20 0 20 40

BKF ENGINEERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

EXISTING CONDITIONS C1.0

Creekside Hotel, Palo Alto, CA - June 21, 2024

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CONSTRUCTION NOTE:

ALL WORKS IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED PER CITY OF PALO ALTO PUBLIC WORKS' STANDARDS (DETAILS AND SPECIFICATIONS) BY A LICENSED CONTRACTOR WHO MUST FIRST OBTAIN A STREET WORK PERMIT FROM PUBLIC WORKS AT THE CITY DEVELOPMENT CENTER.

LEGEND

- REMOVE BUILDING INCLUDING FOUNDATION
- REMOVE AC PAVEMENT INCLUDING CONCRETE CURB, AC BERM AND AGGREGATE BASE
- REMOVE CONCRETE PAVEMENT INCLUDING CONCRETE CURB, GUTTER AND AGGREGATE BASE
- REMOVE UTILITY LINE

KEY NOTES

1. FIRE HYDRANT TO REMAIN
2. TRAFFIC SIGNAL AND APPURTENANCES TO REMAIN
3. ELECTRICAL/COMMUNICATION STRUCTURE AND LINE TO REMAIN
4. STORM DRAIN STRUCTURE AND PIPE TO REMAIN
5. REMOVE WATER/FIRE SERVICE, STRUCTURE AND APPURTENANCES, SEE NOTE 7 AND 8
6. WATER STRUCTURE TO REMAIN
7. CONCRETE WALK, CURB AND GUTTER TO REMAIN
8. REMOVE STORM DRAIN STRUCTURE AND PIPE
9. REMOVE LIGHT POLE, FIXTURE AND FOUNDATION INCLUDING ELECTRICAL BOX
10. SIGN TO REMAIN
11. REMOVE ELEC/COMM VAULT, TRANSFORMER AND APPURTENANCES
12. REMOVE GAS METER AND APPURTENANCES
13. SCREEN WALL TO REMAIN
14. REMOVE SIGN, POST AND FOUNDATION

DEMOLITION NOTES

1. SEE LANDSCAPE PLAN AND ARBORIST REPORT FOR TREE DISPOSITION, PROTECTION AND AREAS TO BE CLEARED AND GRUBBED OF EXISTING VEGETATION AND TOP SOIL.
2. WORK OUTSIDE OF THE PROPERTY LINE SHOULD BE PERFORMED AS NEEDED, ON SCHEDULE. SUCH AREAS ARE NOT TO BE CLOSED FOR THE ENTIRE DURATION OF CONSTRUCTION.
3. CONTRACTOR SHALL PROTECT EXISTING DRY UTILITY INSTALLATIONS, POLES, TRANSFORMERS, LINES AND UTILITY VAULTS UNTIL THEY ARE REMOVED. CONTRACTOR SHALL COORDINATE ALL DRY UTILITY DEMOLITION WITH ELECTRICAL AND/OR JOINT TRENCH PLANS.
4. ITEMS SHOWN TO BE REMOVED ARE INDICATED PER INFORMATION AVAILABLE TO THE ENGINEER. THE PRESENCE OF ANY ADDITIONAL UTILITIES NOT SHOWN ON THESE PLANS SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO DEMOLITION AND INCLUDED IN THE BASE CONTRACT PRICE.
5. ALL UTILITIES NOT INDICATED TO BE REMOVED OR RELOCATED SHALL BE PROTECTED IN PLACE AND THEIR RIMS ADJUSTED TO NEW FINISHED GRADE.
6. FOR ELECTRICAL LINES TO BE ABANDONED, PULL OUT CABLE AND ABANDON CONDUIT IN PLACE.
7. SERVICE LATERALS INCLUDING BACKFLOW DEVICES AND CLEANOUTS SHALL BE PROTECTED IN PLACE. REMOVAL SHALL NOT OCCUR UNTIL AFTER CITY OF PALO ALTO UTILITY (CPAU) DISCONNECTION AND ABANDONMENT OF THE SERVICE LATERALS.
8. CONTRACTOR SHALL COORDINATE WITH CPAU TO DISCONNECT AND REMOVE EXISTING WATER, SANITARY SEWER, GAS, ELECTRIC AND FIBER SERVICE.
9. CONTRACTOR SHALL COORDINATE WITH THE COMMUNICATION PROVIDER TO DISCONNECT AND REMOVE ANY EXISTING FIBER, CABLE TELEVISION AND TELEPHONE SERVICES.
10. CONTRACTOR SHALL CALL U.S.A. (811) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION ACTIVITIES.
11. CONTRACTOR SHALL RECYCLE ON-SITE MATERIALS PER CITY OF PALO ALTO REQUIREMENTS.
12. ALL WORK WITHIN EL CAMINO REAL IS PER CALTRANS PERMIT.
13. ALL DEBRIS SHALL BE REMOVED AND DISPOSED OF PROPERLY OFF-SITE.

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GRAPHIC SCALE
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PRELIMINARY DEMOLITION PLAN C2.0

Creekside Hotel, Palo Alto, CA - June 21, 2024

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CONSTRUCTION NOTE:

ALL WORKS IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED PER CITY OF PALO ALTO PUBLIC WORKS' STANDARDS (DETAILS AND SPECIFICATIONS) BY A LICENSED CONTRACTOR WHO MUST FIRST OBTAIN A STREET WORK PERMIT FROM PUBLIC WORKS AT THE CITY DEVELOPMENT CENTER.

LEGEND

- AC PAVEMENT (TYPE A AC OVER CALTRANS CL. 2 AB)
- NEW PUBLIC SIDEWALK EASEMENT
- NEW PERVIOUS PAVEMENT
- EDGE OF BELOW GROUND PARKING STRUCTURE
- ABOVE GROUND FLOW-THROUGH PLANTER
- BIORETENTION BASIN
- SELF-RETAINING AREA
- CONCRETE PAVEMENT
- BOUNDARY LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- LOT LINE

KEY NOTES

1. CONCRETE VERTICAL CURB
2. CONCRETE CURB AND GUTTER
3. CONCRETE FLUSH CURB
4. CITY STANDARD DRIVEWAY
5. CITY STANDARD SIDEWALK
6. CITY STANDARD CURB RAMP
7. CITY STANDARD CURB AND GUTTER
8. CALTRANS STANDARD DRIVEWAY
9. PEDESTRIAN BRIDGE
10. VEHICULAR BRIDGE
11. ABOVE GROUND FLOW-THROUGH PLANTER
12. BIORETENTION BASIN
13. PRIVATE WALK, S.L.D.
14. TRAFFIC SIGNAL TO REMAIN
15. POWER POLE AND GUY WIRES TO REMAIN
16. DECOMPOSED GRANITE, S.L.D.
17. EDGE OF BELOW GROUND PARKING STRUCTURE, S.A.D.
18. TRASH ENCLOSURE, S.A.D.
19. 10'x12' CONCRETE STRESS PAD

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PRELIMINARY SITE PLAN C3.0

Creekside Hotel, Palo Alto, CA - June 21, 2024

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CONSTRUCTION NOTE:

ALL WORKS IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED PER CITY OF PALO ALTO PUBLIC WORKS' STANDARDS (DETAILS AND SPECIFICATIONS) BY A LICENSED CONTRACTOR WHO MUST FIRST OBTAIN A STREET WORK PERMIT FROM PUBLIC WORKS AT THE CITY DEVELOPMENT CENTER.

LEGEND

- OVER LAND RELEASE
- ABOVE GROUND FLOW-THROUGH PLANTER
- BIORETENTION BASIN
- SELF-RETAINING AREA
- PERVIOUS PAVEMENT
- BOUNDARY LINE
- ADJACENT LOT LINE
- LOT LINE

ABBREVIATIONS

FFE	FINISHED FLOOR ELEVATION
FL	FLOW LINE
GB	GRADE BREAK
GRD	FINISHED GRADE
PV	FINISHED PAVEMENT ELEVATION
RL	RIDGE LINE
TC	TOP OF CURB ELEVATION

EARTHWORK QUANTITIES

CUT:	19,320 CY
FILL:	0 CY
BALANCE:	19,320 CY

EARTHWORK QUANTITIES SHOWN ARE FOR PERMITTING PURPOSE ONLY. CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK CALCULATION AND USE THEIR QUANTITIES FOR BIDDING AND COST ESTIMATES.

EL CAMINO REAL (120' WIDE)

MATADERO AVE. (40' WIDE)

MATADERO CREEK

CENTERLINE

FFE 38.80

FFE 38.50

FFE 38.90

FFE 38.05

FFE 37.45

FFE 38.15

FFE 38.75

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PRELIMINARY GRADING PLAN C4.0

Creekside Hotel, Palo Alto, CA - June 21, 2024

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CONSTRUCTION NOTE:

ALL WORKS IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED PER CITY OF PALO ALTO PUBLIC WORKS' STANDARDS (DETAILS AND SPECIFICATIONS) BY A LICENSED CONTRACTOR WHO MUST FIRST OBTAIN A STREET WORK PERMIT FROM PUBLIC WORKS AT THE CITY DEVELOPMENT CENTER.

EL CAMINO REAL (120' WIDE)

MATADERO AVE. (40' WIDE)

MATADERO CREEK

LOADING ZONE

DMA-1
7,390 SF
PUBLIC ROADWAY
EQUIVALENTLY TREATED
BY EQ-1A THRU 1D

DMA-2
7,478 SF

DMA-3
2,858 SF

DMA-4
4,572 SF

DMA-5
10,199 SF

DMA-6A
14,754 SF

DMA-6B
3,502 SF

DMA-7
8,487 SF

DMA-8
4,776 SF

DMA-9
3,194 SF

DMA-10
4,082 SF

DMA-11
3,035 SF

DMA-12A
27,565 SF

DMA-12B
8,746 SF

DMA-13
7,371 SF

DMA-14
31,902 SF

DMA-15
12,405 SF

TCM-1A
71 SF

TCM-1B
60 SF

TCM-1C
79 SF

TCM-1D
168 SF

TCM-3
97 SF

TCM-4
112 SF

TCM-5
312 SF

TCM-6
665 SF

TCM-7
2,836 SF

TCM-8
4,776 SF

TCM-10
161 SF

TCM-11
194 SF

TCM-12
1,397 SF

TCM-14
1,283 SF

TCM-15
3,776 SF

EQ-1A
2,197 SF
PUBLIC ROADWAY

EQ-1B
2,031 SF
PUBLIC ROADWAY

EQ-1C
2,488 SF
PUBLIC ROADWAY

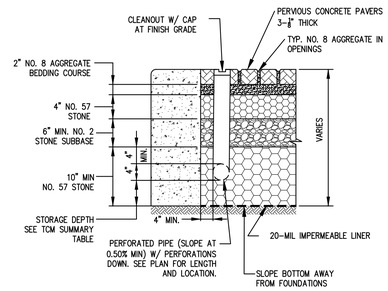
EQ-1D
7,009 SF
PUBLIC ROADWAY

THE BOARD OF TRUSTEES OF THE LELAND STANFORD JUNIOR UNIVERSITY APN 142-20-046

MARINARO APN 137-08-007

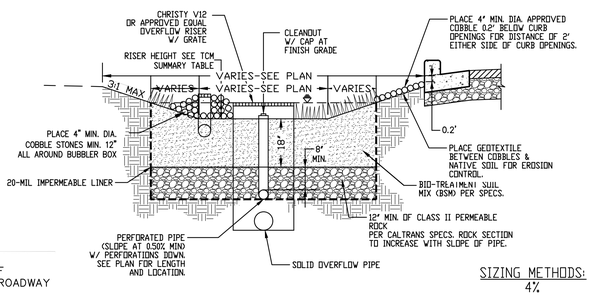
LEGEND

- NEW PERVIOUS PAVEMENT
- EDGE OF BELOW GROUND PARKING STRUCTURE
- ABOVE GROUND FLOW-THROUGH PLANTER
- BIORETENTION BASIN
- SELF-RETAINING AREA
- DRAINAGE MANAGEMENT AREA (DMA)



3 PERVIOUS PAVEMENT (SELF RETAINING)
SCALE: NTS

2 FLOW-THROUGH PLANTER (ABOVE GRADE)
SCALE: NTS



SIZING METHODS:
4%

1 BIORETENTION BASIN W/ LINER
SCALE: NTS

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PRELIMINARY STORMWATER CONTROL PLAN

Creekside Hotel, Palo Alto, CA - June 21, 2024

C5.0

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TREATMENT CONTROL MEASURE SUMMARY TABLE

DMA #	TCM #	Location	Treatment Type	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (Permeable Pavement) (s.f.)	Pervious Area (Other) (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	Storage Depth Required (ft)	Storage Depth Provided (ft)	# of Cartridges Required	# of Cartridges Provided	Media Type	Cartridge Height (inches)	# of Credit Trees	Treatment Credit (s.f.)	Comments
1		Offsite	Untreated ****	N/A	N/A	7,390	7,040	0	350	-	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Being equivalently treated by EQ-1
2		Onsite	Self-treating areas	LID	N/A	7,478	0	0	7,478	4.83%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
3	3	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	2,858	1,921	0	937	1.84%	77	97	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
4	4	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	3. Flow-Volume Combo	4,572	4,460	0	112	2.95%	178	112	12	1.00	1.00	N/A	N/A	N/A	N/A	N/A	N/A	
5	5	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	3. Flow-Volume Combo	10,199	9,887	0	312	6.58%	395	312	6	0.50	0.50	N/A	N/A	N/A	N/A	N/A	N/A	
6	6	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	18,256	16,881	530	845	11.78%	675	695	6	0.50	0.50	N/A	N/A	N/A	N/A	N/A	N/A	
7	7	Onsite	Pervious pavement w/ underdrain	LID	1B. Volume	8,487	5,265	2,836	386	5.48%	N/A	N/A	N/A	0.10	0.33	N/A	N/A	N/A	N/A	N/A	N/A	
8	8	Onsite	Pervious pavement w/o underdrain	LID	1B. Volume	4,776	0	4,776	0	3.08%	N/A	N/A	N/A	0.01	0.33	N/A	N/A	N/A	N/A	N/A	N/A	
9		Onsite	Self-treating areas	LID	N/A	3,194	0	0	3,194	2.06%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
10	10	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	4,082	3,769	0	313	2.63%	151	161	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
11	11	Onsite	Self-retaining areas	LID	1B. Volume	3,035	384	1,239	1,412	1.96%	N/A	N/A	N/A	0.38	0.50	N/A	N/A	N/A	N/A	N/A	N/A	
12	12	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	36,311	30,789	1,562	3,960	23.44%	1,232	1,397	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
13		Onsite	Self-treating areas	LID	N/A	7,371	0	1,457	5,914	4.76%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
14	14	Onsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	31,902	29,205	0	2,697	20.59%	1,168	1,283	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
15	15	Onsite	Pervious pavement w/ underdrain	LID	1B. Volume	12,405	7,468	3,776	1,161	8.01%	N/A	N/A	N/A	0.38	0.50	N/A	N/A	N/A	N/A	N/A	N/A	
EQ-1A	1A	Offsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	2,197	1,732	0	465	-	69	71	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Equivalent Treatment for DMA 1
EQ-1B	1B	Offsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	2,031	1,411	0	620	-	56	60	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Equivalent Treatment for DMA 1
EQ-1C	1C	Offsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	2,488	1,635	0	853	-	65	79	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Equivalent Treatment for DMA 1
EQ-1D	1D	Offsite	Bioretention unlined w/ underdrain	LID	2C. Flow: 4% Method **	7,009	4,192	0	2,817	-	168	168	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Equivalent Treatment for DMA 1
					Totals:	168,651	118,999	16,176	33,476	100.00%												

STORMWATER BEST MANAGEMENT PRACTICES (BMPs) NOTE:

1. BMPs ASSOCIATED WITH REFUSE MANAGEMENT (INCLUDING ACTIONS RELATED TO REFUSE PICK-UP AND THE ENCLOSURE ITSELF) SHALL BE FOLLOWED TO ENSURE POLLUTION PREVENTION AND PREVENTING POTENTIAL DISCHARGES TO THE CITY'S STORM DRAIN SYSTEM. STORMWATER BMPs INCLUDE, BUT ARE NOT LIMITED TO, POWER WASHING THE PAVEMENT ON BOTH THE PRIVATE PROPERTY AND IN THE RIGHT-OF-WAY AND SIDEWALK A MINIMUM OF ONCE PER YEAR BEFORE THE WET SEASON BEGINS ON OCTOBER 1ST; UTILIZING A POWER WASHING CONTRACTOR THAT IS A RECOGNIZED SURFACE CLEANER BY THE BAY AREA STORMWATER MANAGEMENT AGENCIES ASSOCIATION (BASMAA); DISPOSING OF WASH WATER ACCORDING TO THE RECOGNIZED SURFACE CLEANER CERTIFICATION REQUIREMENTS; AND REMOVING ANY POTENTIAL TRASH BUILD-UP ON A REGULAR BASIS.
2. STAFF FROM STORMWATER PROGRAM (WATERSHED PROTECTION DIVISION) MAY BE PRESENT DURING INSTALLATION OF STORMWATER TREATMENT MEASURES. CONTACT PAM BOYLE RODRIGUEZ, STORMWATER PROGRAM MANAGER, AT (650) 329-2421 BEFORE INSTALLATION.
3. BAY-FRIENDLY GUIDELINES (RESCAPECA.ORG)
   - DO NOT USE CHEMICALS FERTILIZERS, PESTICIDES, HERBICIDES, OR COMMERCIAL SOIL AMENDMENT. USE ORGANIC MATERIALS REVIEW INSTITUTE (OMRI) MATERIALS AND COMPOST. REFER TO THE BAY-FRIENDLY LANDSCAPE GUIDELINES: HTTP://WWW.STOPWASTE.ORG/RESOURCE/BROCHURES/BAY-FRIENDLY-LANDSCAPE-GUIDELINES-SUSTAINABLE-PRACTICES-LANDSCAPE-PROFESSIONAL FOR GUIDANCE.
4. AVOID COMPACTING SOIL IN AREAS THAT WILL BE UNPAVED.
5. PAMC 16.09.165(h) STORM DRAIN LABELING – STORM DRAIN INLETS SHALL BE CLEARLY MARKED WITH THE WORDS "NO DUMPING – FLOWS TO MATADERO CREEK," OR EQUIVALENT.
6. PROJECT WILL NOT LOCATE OVERFLOW STRUCTURES DIRECTLY IN LINE WITH OR NEXT TO STORMWATER INLET STRUCTRES INTO FLOW-THROUGH PLANTERS OR BIORETENTION AREAS.

BKF ENGINEERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

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CONSTRUCTION NOTE:

ALL WORKS IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED PER CITY OF PALO ALTO PUBLIC WORKS' STANDARDS (DETAILS AND SPECIFICATIONS) BY A LICENSED CONTRACTOR WHO MUST FIRST OBTAIN A STREET WORK PERMIT FROM PUBLIC WORKS AT THE CITY DEVELOPMENT CENTER.

LEGEND

- SD — UNTREATED STORM DRAIN LINE
- SD — TREATED STORM DRAIN LINE
- PERFORATED SD LINE
- SS — SANITARY SEWER LINE
- W — DOMESTIC WATER
- FW — FIRE PROTECTION WATER
- BACKFLOW DEVICE
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- SD INLET/OVERFLOW/BUBBLER
- CD — SD/SS CLEANOUT

EL CAMINO REAL (120' WIDE)

MATADERO AVE. (40' WIDE)

MATADERO CREEK

LOADING ZONE

CONNECT TO PUBLIC MAIN

CONNECT TO EX. CB

UPGRADE FH TO CURRENT CPAU W&W STANDARDS

FH TO REMAIN

IRR METER

WATER METER

TRANSFORMER

SDCO (TYP)

OVERFLOW DRAIN RIM38.05

6"SD PERF S=0.5% MIN

OVERFLOW DRAIN RIM40.65

OVERFLOW DRAIN RIM39.40

BUBBLER BOX RIM39.50

AREA DRAIN RIM37.25 GR37.00

OVERFLOW DRAIN RIM37.30

SDMH RIM37.60

BUBBLER BOX RIM37.40 (TYP)

OVERFLOW DRAIN RIM40.60

BUBBLER BOX RIM40.70

SD OUTLET INV35.30

SDMH RIM38.40

OVERFLOW DRAIN RIM37.75

BUBBLER BOX RIM37.85

DRAIN INLET RIM37.55 (ON STRUCTURE)

SSCO IE 32.95

SSMH IE 32.60

SSCO IE 33.20

SSCO IE 32.45

SSMH RIM37.25 CONNECT TO EX. SD LINE

CONNECT TO EX. SS LINE

6"SS S=2% MIN

12"SD S=0.3% MIN

OVERFLOW DRAIN RIM36.60

OVERFLOW DRAIN RIM36.80

BUBBLER BOX RIM38.00

OVERFLOW DRAIN RIM37.90

SSCO IE 32.20

SSCO IE 31.55

SSCO IE 34.20

BUBBLER RIM37.25

BUBBLER RIM37.60

NEW FH

SDMH RIM38.10

OVERFLOW DRAIN RIM37.15

OVERFLOW DRAIN RIM37.50

SDI RIM37.45

SDI RIM37.80

CONNECT TO PUBLIC MAIN

GRAPHIC SCALE

20 0 20 40

BKF ENGINEERS
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SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

PRELIMINARY UTILITY PLAN C6.0

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EXISTING TREE INVENTORY

TAG	BOTANIC NAME	COMMON NAME	DBH (INCHES)	HEALTH	PROTECTED TREE	REMOVE TREE	# OF REQ. REPLACE MENT TREES*
1	ULMUS PARVIFOLIA	CHINESE ELM	20.1	GOOD	YES	REMOVE	6 - 24" BOX
2	PYRUS CALLERYANA	CALLERY PEAR	13.5	FAIR		REMOVE	3 - 24" BOX
3	PYRUS CALLERYANA	CALLERY PEAR	12.7	FAIR		REMOVE	3 - 24" BOX
4	PYRUS CALLERYANA	CALLERY PEAR	17.9	FAIR	YES	REMOVE	3 - 24" BOX
5	PYRUS CALLERYANA	CALLERY PEAR	11.3	FAIR		REMOVE	3 - 24" BOX
6	ULMUS PARVIFOLIA	CHINESE ELM	22.9	GOOD	YES	REMOVE	6 - 24" BOX
7	PISTACIA CHINENSIS	CHINESE PISTACHE	5.9	FAIR		REMOVE	3 - 24" BOX
8	PYRUS CALLERYANA	CALLERY PEAR	5.9	FAIR		REMOVE	3 - 24" BOX
9	PYRUS CALLERYANA	CALLERY PEAR	8.6	FAIR		REMOVE	3 - 24" BOX
10	LAGERSTROEMIA SP.	CRAPE MYRTLE	9.7	FAIR		REMOVE	3 - 24" BOX
11	LAGERSTROEMIA SP.	CRAPE MYRTLE	9.8	FAIR		REMOVE	3 - 24" BOX
12	LAGERSTROEMIA SP.	CRAPE MYRTLE	8.3	FAIR		REMOVE	3 - 24" BOX
13P	PLATANUS X HISPANICA	LONDON PLANE	15.5	FAIR	YES	PRESERVE	N/A
14P	PLATANUS X HISPANICA	LONDON PLANE	21.7	FAIR	YES	REMOVE	4 - 24" BOX
15	PINUS THUNBERGII	JAPANESE BLACK PINE	9.9	FAIR		REMOVE	3 - 24" BOX
16	QUERCUS AGRIFOLIA	COAST LIVE OAK	11.3	POOR		REMOVE	3 - 24" BOX
17P	QUERCUS PALUSTRIS	PIN OAK	5.3	POOR	YES	REMOVE	2 - 24" BOX
18P	GINKGO BILOBA	GINKGO	16.5	GOOD	YES	PRESERVE	N/A
19	PYRUS KAWAKAMII	EVERGREEN PEAR	17.4	FAIR	YES	REMOVE	3 - 24" BOX
20	PYRUS KAWAKAMII	EVERGREEN PEAR	19.5	FAIR	YES	REMOVE	4 - 24" BOX
21	PYRUS CALLERYANA	CALLERY PEAR	18.9	FAIR	YES	REMOVE	3 - 24" BOX
22	PYRUS CALLERYANA	CALLERY PEAR	15.8	FAIR	YES	REMOVE	3 - 24" BOX
23	PYRUS CALLERYANA	CALLERY PEAR	13.9	FAIR		REMOVE	3 - 24" BOX
24	PLATANUS X HISPANICA	LONDON PLANE	24.5	GOOD	YES	REMOVE	4 - 24" BOX
25	SEQUOIA SEMPERVIRENS	REDWOOD	13.2	GOOD		REMOVE	3 - 24" BOX
26	LIGUSTRUM JAPONICUM	PRIVET	20.2	POOR			N/A
27	ALIANTHUS ALTISSIMA	TREE OF HEAVEN	9.0	FAIR			N/A
28	CORNUS SP.	DOGWOOD	3.0	POOR			2 - 24" BOX
29	PRUNUS SERRULATA	CHERRY	10.7	FAIR		REMOVE	3 - 24" BOX
30	QUERCUS AGRIFOLIA	COAST LIVE OAK	11.0	GOOD		REMOVE	3 - 24" BOX
31	PRUNUS SERRULATA	CHERRY	10.3	FAIR		REMOVE	3 - 24" BOX
32	PRUNUS SERRULATA	CHERRY	6.6	FAIR		REMOVE	3 - 24" BOX
33	PRUNUS SERRULATA	CHERRY	6.6	FAIR		REMOVE	3 - 24" BOX
34	SEQUOIA SEMPERVIRENS	REDWOOD	7.5	POOR		REMOVE	3 - 24" BOX
35	SEQUOIA SEMPERVIRENS	REDWOOD	8.3	FAIR		REMOVE	3 - 24" BOX
36	SEQUOIA SEMPERVIRENS	REDWOOD	14.9	FAIR		REMOVE	3 - 24" BOX
37	SEQUOIA SEMPERVIRENS	REDWOOD	14.7	FAIR		PRESERVE	N/A
38	QUERCUS AGRIFOLIA	COAST LIVE OAK	10.8	FAIR		REMOVE	N/A
39	PITTOSPORUM TOBIRA	PITTOSPORUM	13.2	GOOD		REMOVE	3 - 24" BOX
40	PYRUS CALLERYANA	CALLERY PEAR	13.5	GOOD		REMOVE	3 - 24" BOX
41	PYRUS CALLERYANA	CALLERY PEAR	9.2	DEAD		REMOVE	N/A
42	PYRUS CALLERYANA	CALLERY PEAR	14.1	FAIR		REMOVE	3 - 24" BOX
43	PYRUS CALLERYANA	CALLERY PEAR	15.4	FAIR	YES	REMOVE	3 - 24" BOX
44	PYRUS CALLERYANA	CALLERY PEAR	13.8	FAIR		REMOVE	3 - 24" BOX
45	PYRUS CALLERYANA	CALLERY PEAR	12.8	FAIR		REMOVE	3 - 24" BOX
46	PYRUS CALLERYANA	CALLERY PEAR	15.8	FAIR	YES	REMOVE	3 - 24" BOX
47P	QUERCUS LOBATA	VALLEY OAK	13.2	FAIR	YES	PRESERVE	N/A
48	ACER MACROPHYLLUM	BIG LEAF MAPLE	18.8	GOOD	YES	PRESERVE	N/A
49	ARAUCACIA HETEROPHYLLA	NORFOLK ISLAND PINE	8.0	FAIR		REMOVE	3 - 24" BOX
50	ARBUTUS UNEDO	STRAWBERRY MADRONE	14.1	POOR		REMOVE	3 - 24" BOX
51	ACER PALMATUM	JAPANESE MAPLE	10.5	FAIR		REMOVE	3 - 24" BOX
52	MAYTENUS BOARIA	MAYTEN	8.4	POOR		REMOVE	3 - 24" BOX
53	MAYTENUS BOARIA	MAYTEN	4.6	FAIR		REMOVE	3 - 24" BOX
54PX	SEQUOIA SEMPERVIRENS	REDWOOD	27.4	DEAD	YES	REMOVE	N/A
55	MAYTENUS BOARIA	MAYTEN	7.0	FAIR		REMOVE	3 - 24" BOX
56	MAYTENUS BOARIA	MAYTEN	6.3	FAIR		REMOVE	3 - 24" BOX
57	MAYTENUS BOARIA	MAYTEN	6.6	POOR		REMOVE	2 - 24" BOX
58	MAYTENUS BOARIA	MAYTEN	5.8	POOR		REMOVE	2 - 24" BOX
59	PRUNUS SERRULATA	CHERRY	5.3	FAIR		REMOVE	2 - 24" BOX
60	PYRUS CALLERYANA	CALLERY PEAR	15.4	POOR	YES	REMOVE	3 - 24" BOX
61	ACER PALMATUM	JAPANESE MAPLE	27.0	GOOD	YES	REMOVE	4 - 24" BOX
62	MAYTENUS BOARIA	MAYTEN	4.4	POOR		REMOVE	2 - 24" BOX
63	MAYTENUS BOARIA	MAYTEN	9.1	POOR		REMOVE	3 - 24" BOX
64	MAYTENUS BOARIA	MAYTEN	8.1	POOR		REMOVE	3 - 24" BOX
65	PITTOSPORUM TOBIRA	PITTOSPORUM	8.8	POOR		REMOVE	3 - 24" BOX
66	CORDYLINE AUSTRALIS	CABBAGE PALM	4.4	FAIR		REMOVE	N/A
67	CORDYLINE AUSTRALIS	CABBAGE PALM	4.4	FAIR		REMOVE	N/A
68	ACER PALMATUM	JAPANESE MAPLE	5.5	FAIR		REMOVE	3 - 24" BOX
69P	SEQUOIA SEMPERVIRENS	REDWOOD	40.9	FAIR	YES	REMOVE	3-24" BOX
70	LIGUSTRUM JAPONICUM	PRIVET	15.4	FAIR		REMOVE	N/A
70	LIGUSTRUM JAPONICUM	PRIVET	15.4	FAIR		REMOVE	N/A
71	LIGUSTRUM JAPONICUM	PRIVET	11.0	FAIR		REMOVE	N/A
72	LIGUSTRUM JAPONICUM	PRIVET	5.5	FAIR		REMOVE	N/A
73	LIGUSTRUM JAPONICUM	PRIVET	7.7	FAIR		REMOVE	N/A
74	LIGUSTRUM JAPONICUM	PRIVET	13.8	FAIR		REMOVE	N/A
75	LIGUSTRUM JAPONICUM	PRIVET	5.5	FAIR		REMOVE	N/A
76	LIGUSTRUM JAPONICUM	PRIVET	10.5	FAIR		REMOVE	N/A
77	LIGUSTRUM JAPONICUM	PRIVET	5.5	FAIR		REMOVE	N/A
78	LIGUSTRUM JAPONICUM	PRIVET	9.9	FAIR		REMOVE	N/A
79	LIGUSTRUM JAPONICUM	PRIVET	9.9	FAIR		REMOVE	N/A

EXISTING TREE INVENTORY

TAG	BOTANIC NAME	COMMON NAME	DBH (INCHES)	HEALTH	PROTECTED TREE	REMOVE TREE	# OF REQ. REPLACE MENT TREES*
80	LIGUSTRUM JAPONICUM	PRIVET	8.3	FAIR		REMOVE	N/A
81	LIGUSTRUM JAPONICUM	PRIVET	6.6	FAIR		REMOVE	N/A
82	LIGUSTRUM JAPONICUM	PRIVET	4.7	FAIR		REMOVE	N/A
83	LIGUSTRUM JAPONICUM	PRIVET	5.7	FAIR		REMOVE	N/A
84	LIGUSTRUM JAPONICUM	PRIVET	4.7	FAIR		REMOVE	N/A
85	LIGUSTRUM JAPONICUM	PRIVET	7.4	FAIR		REMOVE	N/A
86	ACACIA MELANOXYLON	BLACK ACACIA	9.2	GOOD		REMOVE	N/A
87	LIGUSTRUM JAPONICUM	PRIVET	3.4	FAIR		REMOVE	N/A
88	EUCALYPTUS GLOBULUS	BLUE GUM EUCALYPTUS	13.2	FAIR		REMOVE	N/A
89	EUCALYPTUS GLOBULUS	BLUE GUM EUCALYPTUS	52.8	FAIR		REMOVE	N/A
90	OLEA EUROPAEA	OLIVE	9.1	FAIR		REMOVE	N/A
91X	EUCALYPTUS GLOBULUS	BLUE GUM EUCALYPTUS	60	DEAD		REMOVE	N/A
92	ACACIA MELANOXYLON	BLACK ACACIA	20.8	FAIR		REMOVE	N/A
93	MAGNOLIA GRANDIFLORA	MAGNOLIA	14.0	FAIR		REMOVE	3 - 24" BOX
94	AFROCARPUS FALCATUS	AFRICAN FERN PINE	24.8	FAIR		REMOVE	4 - 24" BOX
95X	ACACIA DEALBATA	ACACIA	15	DEAD		REMOVE	N/A
96X	ACACIA DEALBATA	ACACIA	14.7	DEAD		REMOVE	N/A
97X	ACACIA DEALBATA	ACACIA	6.7	DEAD		REMOVE	N/A
98	ILEX AQUIFOLIUM	HOLLY	9.0	FAIR		REMOVE	N/A
99	OLEA EUROPAEA	OLIVE	3.9	FAIR		REMOVE	N/A
100	OLEA EUROPAEA	OLIVE	8.8	FAIR		REMOVE	N/A
101P	QUERCUS LOBATA	VALLEY OAK	19.8	POOR	YES	REMOVE	6 - 24" BOX
102P	QUERCUS AGRIFOLIA	COAST LIVE OAK	22.0	GOOD	YES	PRESERVE	N/A
103	QUERCUS AGRIFOLIA	COAST LIVE OAK	11.0	FAIR		PRESERVE	N/A
104	EUCALYPTUS GLOBULUS	BLUE GUM EUCALYPTUS	60.5	FAIR		REMOVE	N/A
105	ACER PALMATUM	JAPANESE MAPLE	8.8	GOOD		REMOVE	3 - 24" BOX
106	ALNUS RUBRA	ALDER	8.8	FAIR		REMOVE	N/A
107	PYRUS CALLERYANA	CALLERY PEAR	21.3	FAIR	YES	REMOVE	4 - 24" BOX
108	PRUNUS CAROLINIANA	CHERRY LAUREL	5.9	FAIR		REMOVE	3 - 24" BOX
109	ACER PALMATUM	JAPANESE MAPLE	6.6	GOOD		REMOVE	3 - 24" BOX
110	ACER PALMATUM	JAPANESE MAPLE	26.4	GOOD		REMOVE	3 - 24" BOX
111	PYRUS CALLERYANA	CALLERY PEAR	14.6	FAIR		REMOVE	3 - 24" BOX
112	LEPTOSPERMUM LAEVIGATUM	TEA TREE	11.3	FAIR		REMOVE	3 - 24" BOX
113	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	24.2	GOOD		REMOVE	N/A
114	EUCALYPTUS BOTRYOIDES	EUCALYPTUS	49.9	POOR	YES	REMOVE	6 - 24" BOX
115	BETULA PENDULA	BIRCH	13.2	FAIR		REMOVE	N/A
116	BETULA PENDULA	BIRCH	9.4	FAIR		REMOVE	N/A
117	BETULA PENDULA	BIRCH	9.2	FAIR		REMOVE	N/A
118	BETULA PENDULA	BIRCH	9.9	FAIR		REMOVE	N/A
119	BETULA PENDULA	BIRCH	9.9	FAIR		REMOVE	N/A
120	BETULA PENDULA	BIRCH	8.6	FAIR		REMOVE	N/A
121	BETULA PENDULA	BIRCH	8.5	FAIR		REMOVE	N/A
122	BETULA PENDULA	BIRCH	13.5	FAIR		REMOVE	N/A
123	ACER PALMATUM	JAPANESE MAPLE	5.5	GOOD		REMOVE	3 - 24" BOX
124	BETULA PENDULA	BIRCH	13.0	FAIR		REMOVE	N/A
125	BETULA PENDULA	BIRCH	7.8	FAIR		REMOVE	N/A
126	ACER PALMATUM	JAPANESE MAPLE	9.5	FAIR		REMOVE	3 - 24" BOX
127	ALIANTHUS ALTISSIMA	TREE OF HEAVEN	23.1	FAIR		REMOVE	N/A
128	ALIANTHUS ALTISSIMA	TREE OF HEAVEN	16.7	FAIR		REMOVE	N/A
129P	SEQUOIA SEMPERVIRENS	REDWOOD	29.5	GOOD	YES	PRESERVE	N/A
130	ALIANTHUS ALTISSIMA	TREE OF HEAVEN	18.4	FAIR		REMOVE	N/A
131	ALIANTHUS ALTISSIMA	TREE OF HEAVEN	17.3	FAIR		REMOVE	N/A
132	ALIANTHUS ALTISSIMA	TREE OF HEAVEN	17.8	FAIR		REMOVE	N/A
133	ALIANTHUS ALTISSIMA	TREE OF HEAVEN	20.2	FAIR		REMOVE	N/A
134	PRUNUS CAROLINIANA	CHERRY LAUREL	11.0	POOR		REMOVE	3 - 24" BOX
135	ACER PALMATUM	JAPANESE MAPLE	7.6	FAIR		REMOVE	3 - 24" BOX
136	ALIANTHUS ALTISSIMA	TREE OF HEAVEN	14.0	POOR		REMOVE	N/A
137P	SEQUOIA SEMPERVIRENS	REDWOOD	29.7	GOOD	YES	PRESERVE	N/A
138P	SEQUOIA SEMPERVIRENS	REDWOOD	20.4	GOOD	YES	PRESERVE	N/A
139X	ACACIA MELANOXYLON	BLACK ACACIA	17	DEAD		REMOVE	N/A
140X	PINUS HALEPENSIS	ALEPPO PINE	33.3	DEAD		REMOVE	N/A
141	ALIANTHUS ALTISSIMA	TREE OF HEAVEN	22.9	FAIR		REMOVE	N/A
142	LIGUSTRUM JAPONICUM	PRIVET	8.8	POOR		REMOVE	N/A
143	ACACIA MELANOXYLON	BLACK ACACIA	22	FAIR		REMOVE	N/A
144	SAMBUCUS NIGRA	ELDERBERRY	11	FAIR		PRESERVE	N/A
145	ACACIA MELANOXYLON	BLACK ACACIA	3.3	FAIR		REMOVE	N/A
146	ACACIA MELANOXYLON	BLACK ACACIA	10.6	FAIR		REMOVE	N/A
147	GREVILLIA ROBUSTA	SILK OAK	26.4	POOR		REMOVE	6 - 24" BOX
148	ACACIA MELANOXYLON	BLACK ACACIA	26.4	POOR		REMOVE	N/A
149	ACACIA MELANOXYLON	BLACK ACACIA	6.6	POOR		REMOVE	N/A
150	ACACIA MELANOXYLON	BLACK ACACIA	4.4	POOR		REMOVE	N/A
151*P	QUERCUS LOBATA	VALLEY OAK	70.4	FAIR	YES	PRESERVE	N/A
152P	QUERCUS AGRIFOLIA	COAST LIVE OAK	26.4	GOOD	YES	PRESERVE	N/A
153	ACACIA MELANOXYLON	BLACK ACACIA	11	FAIR		REMOVE	N/A
154	OLEA EUROPAEA	OLIVE	5.5	POOR		REMOVE	N/A
155	ACER PALMATUM	JAPANESE MAPLE	8.8	GOOD		REMOVE	3 - 24" BOX
156	PRUNUS SERRULATA	CHERRY	5.5	FAIR		REMOVE	3 - 24" BOX
157	PRUNUS SERRULATA	CHERRY	6.6	FAIR		REMOVE	3 - 24" BOX
158	PRUNUS SERRULATA	CHERRY	6.6	FAIR		REMOVE	3 - 24" BOX
159P	QUERCUS LOBATA	VALLEY OAK	13.7	FAIR	YES	PRESERVE	N/A

EXISTING TREE INVENTORY

TAG	BOTANIC NAME	COMMON NAME	DBH (INCHES)	HEALTH	PROTECTED TREE	REMOVE TREE	# OF REQ. REPLACE MENT TREES*
160	FRAXINUS ANGUSTIFOLIA	RAYWOOD ASH	11.2	FAIR		REMOVE	3 - 24" BOX
161	FRAXINUS ANGUSTIFOLIA	RAYWOOD ASH	9.9	POOR		REMOVE	3 - 24" BOX
162	ACACIA MELANOXYLON	BLACK ACACIA	16	POOR		REMOVE	N/A
163	ACACIA MELANOXYLON	BLACK ACACIA	6.6	POOR		REMOVE	N/A
164	ACACIA DEALBATA	ACACIA	8.9	POOR		REMOVE	N/A
165	ACACIA DEALBATA	ACACIA	13.1	POOR		REMOVE	N/A
166P	QUERCUS AGRIFOLIA	COAST LIVE OAK	25.7	GOOD	YES	PRESERVE	N/A
167*P	QUERCUS AGRIFOLIA	COAST LIVE OAK	14.3	GOOD	YES	PRESERVE	N/A
168*	QUERCUS AGRIFOLIA	COAST LIVE OAK	11	GOOD		PRESERVE	N/A
169	SEQUOIA SEMPERVIRENS	REDWOOD	7.2	FAIR		REMOVE	3 - 24" BOX
170*	ACACIA DEALBATA	ACACIA	20.9	POOR		PRESERVE	N/A
171P*	QUERCUS AGRIFOLIA	COAST LIVE OAK	16.5	FAIR	YES	PRESERVE	N/A
172*	QUERCUS AGRIFOLIA	COAST LIVE OAK	11	FAIR		PRESERVE	N/A
173	PINUS HALEPENSIS	ALEPPO PINE	8.8	GOOD		PRESERVE	N/A
174P*	PINUS HALEPENSIS	ALEPPO PINE	39.6	FAIR		REMOVE	6 - 24" BOX
175P*	EUCALYPTUS SIDEROXYLON	RED IRON BARK	39.6	POOR		REMOVE	6 - 24" BOX
176P*	PINUS RADIATA	MONTEREY PINE	16.5	POOR		REMOVE	4 - 24" BOX

EXISTING TREE INVENTORY KEY

P PROTECTED TREE
* ON NEIGHBORING PROPERTY
X FAILED DURING STORM AND REMOVED (7 TOTAL)

*TREE REPLACEMENT NOTES

1. SEE ARBORIST REPORT (JUNE 24, 2024) FOR TREE REPLACEMENT RECOMMENDATIONS.

TREE PRESERVATION & REMOVAL NOTES

1. PROJECT ARBORIST TO BE KIELTY ARBORIST SERVICES LLC. PROJECT ARBORIST TO MEET WITH THE CONTRACTOR, LANDSCAPE ARCHITECT AND CITY'S ARBORIST ON SITE TO DISCUSS TREE PRESERVATION, REVIEW THE LOCATION OF THE TREE PROTECTION FENCING, OTHER TREE PROTECTIONS AND WORK PROCEDURES AROUND TREES PRIOR TO CONSTRUCTION AND BE PRESENT ON SITE FOR ALL WORK WITHIN TREE PROTECTION ZONE OF EXISTING TREES.
2. ARBORIST REPORT PREPARED BY KIELTY ARBORIST SERVICES LLC ON JUNE 24, 2024 TITLED "3398, 3400, 3450 EL CAMINO REAL, PALO ALTO, CA ARBORIST REPORT 2024." CONTRACTORS TO REVIEW REPORT PRIOR TO BEGINNING WORK AND IMPLEMENT PROTECTION STRATEGIES. REQUEST COPIES OF REPORT FROM OWNER'S REPRESENTATIVE.
3. BEFORE ANY DEMOLITION OR CONSTRUCTION ACTIVITY BEGINS COMPLETELY ENCLOSE THE TREE PROTECTION ZONE (TPZ) AS SHOWN ON TREE PRESERVATION PLAN AND ARBORIST REPORT, INSTALL ALL SPECIFIED TRUNK PROTECTION AND ROOT BUFFERS. FENCING AND OTHER PROTECTIONS TO REMAIN IN PLACE UNTIL GRADING AND CONSTRUCTION IS COMPLETED.
4. CONTRACTOR NOT TO ENGAGE IN ANY CONSTRUCTION ACTIVITY WITHIN THE TPZ WITHOUT THE APPROVAL OF THE PROJECT ARBORIST OF LANDSCAPE ARCHITECT INCLUDING: OPERATING, MOVING OR STORING EQUIPMENT; STORING OR STAGING SUPPLIES OR MATERIALS. DO NOT PERMIT EMPLOYEES TO ENTER FENCED AREAS.
5. DO NOT OPERATE OR PARK VEHICLES OR HEAVY EQUIPMENT WITHIN THE TPZ.
6. STRICTLY MINIMIZE GRADING, CONSTRUCTION AND DEMOLITION WORK TO OCCUR WITHIN THE TPZ. ALL WORK WITHIN TPZ MUST BE MONITORED AND APPROVED BY THE PROJECT ARBORIST.
7. ALL EXCAVATION AND OR TRENCHING WORK DONE WITHIN THE TPZ IS TO BE DONE BY HAND OR AIR TOOLS ONLY.
8. ALL PRUNING, BRANCH TIE BACK, TREE REMOVAL, ROOT PRUNING AND STUMP REMOVAL IS TO BE DIRECTLY SUPERVISED BY AN ISA CERTIFIED ARBORIST.
9. IMMEDIATELY REPORT ANY INJURY DONE TO A TREE DURING CONSTRUCTION TO THE PROJECT ARBORIST SO THAT APPROPRIATE TREATMENTS CAN BE APPLIED.
10. TREE PRUNING NEEDED FOR CLEARANCE DURING CONSTRUCTION MUST BE PERFORMED BY A CERTIFIED ARBORIST AND NOT BY CONSTRUCTION PERSONNEL.
11. ROOT PRUNING REQUIRED FOR CONSTRUCTION PURPOSES MUST RECEIVE THE PRIOR APPROVAL OF, AND BE SUPERVISED BY THE PROJECT ARBORIST.
12. CONTRACTOR TO MINIMIZE DISTURBANCE TO EXISTING TREE ROOTS ON SITE. OUTSIDE OF THE TPZ, ANY ROOT LARGER THAN 1" OBSTRUCTING CONSTRUCTION TO BE CUT CLEANLY WITH A SAW. IF ANY ROOTS GREATER THAN 2" ARE ENCOUNTERED STOP WORK AND CONTACT THE LANDSCAPE ARCHITECT/PROJECT ARBORIST IMMEDIATELY.
13. ALL TRENCHING AROUND TREES IS TO BE COMPLETED WITH THE USE OF AN AIRSPADE TO A DEPTH NEEDED TO EXPOSE ROOTS FOR REVIEW.
14. ALL AIRSPADE WORK IS TO BE COMPLETED BY AN EXPERIENCED TREE COMPANY UNDER THE SUPERVISION OF A CERTIFIED ARBORIST.
15. SOIL FROM AIRSPADE WORK IS TO BE COLLECTED AND STORED ON SITE TO BE RETURNED TO THE EXPOSED ROOT AREAS ONCE TRENCHING WORK IS COMPLETED.
16. REQUIRED CUTTING OF ANY ROOTS ENCOUNTERED DURING THE TRENCHING PROCESS IS ONLY TO BE DONE AFTER A CERTIFIED ARBORIST HAS MADE A VISUAL ASSESSMENT AND GIVEN DIRECTION ON THE CUTTING.
17. ROOTS EXPOSED DURING THE TRENCHING PROCESS MUST BE PROTECTED AS MUCH AS POSSIBLE. COVER EXPOSED ROOTS WITH BURLAP AND KEEP MOIST. ONCE THE TRENCHING WORK HAS BEEN COMPLETED, RETURN THE EXCAVATED SOIL TO THE EXPOSED ROOTS AND INSTALL MULCH AS A PROTECTIVE LAYER.
18. TREE PROTECTION PROCEDURES TO FOLLOW CITY OF PALO ALTO TREE TECHNICAL MANUAL.

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STATE OF CALIFORNIA

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EXISTING TREE INVENTORY
CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

L1.0

TREE PRESERVATION AND REMOVAL LEGEND

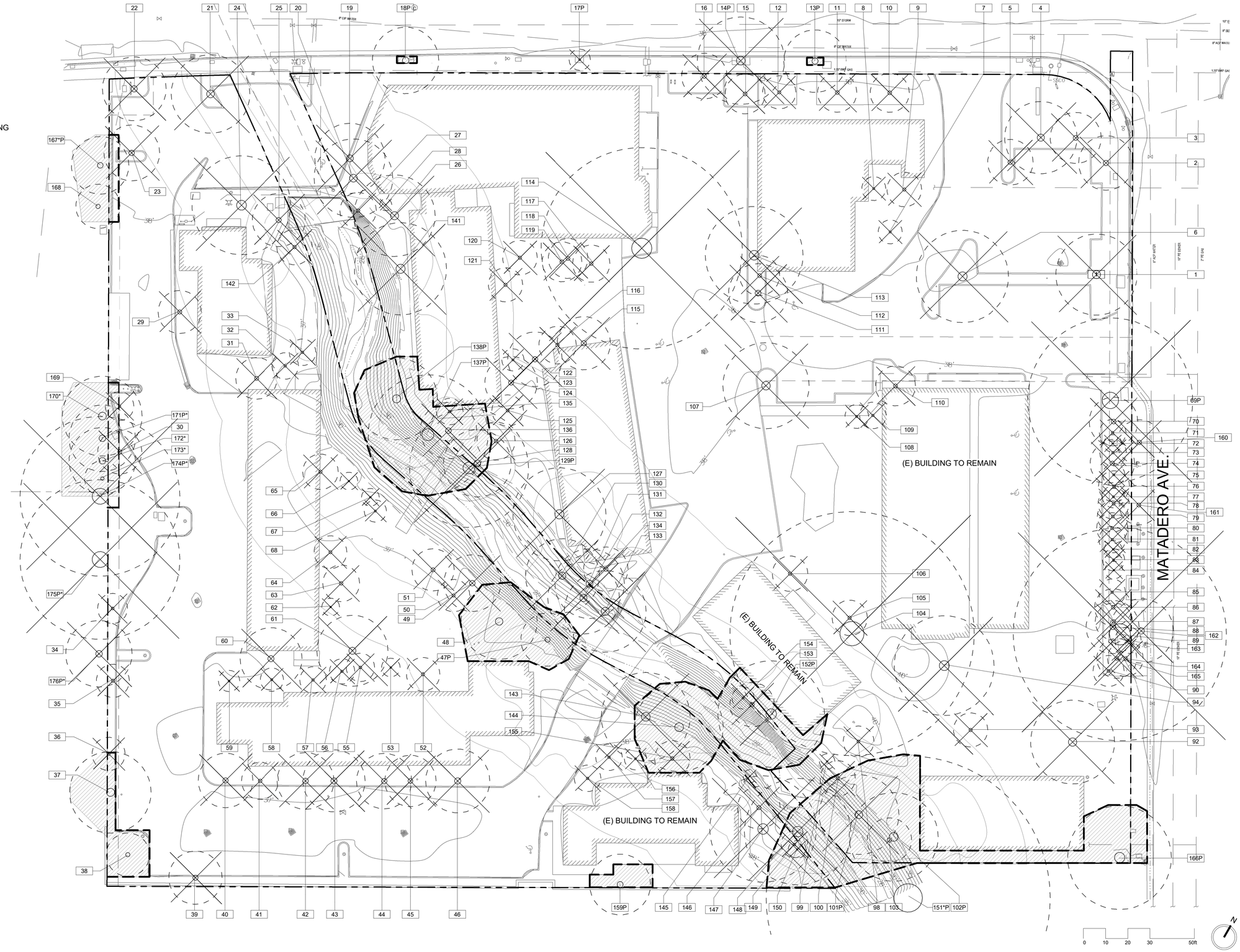
EXISTING TREE AND CANOPY

EXISTING TREE TO BE REMOVED, REMOVE STUMP TO 2' BELOW FINISH GRADE

TREE PROTECTION FENCING, PLACE FENCING AS SHOWN ON PLANS

TREE PROTECTION ZONE (TPZ) - ALL DEMOLITION, GRADING, EXCAVATION, CONSTRUCTION AND STAGING TO BE APPROVED BY PROJECT DESIGNATED ARBORIST.

SEE T-1 FOR TREE PROTECTION FENCING AND OTHER INFORMATION



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TREE PRESERVATION & REMOVAL PLAN

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

L1.1

STATEMENT OF LANDSCAPE DESIGN INTENT

THE DESIGN FOR THE CREEKSIDE APARTMENTS CREATES OUTDOOR SPACES THAT SERVE THE RESIDENTS OF THE APARTMENTS, HOTEL GUESTS, THE PUBLIC, AND WILDLIFE. THE SPACES ARE DESIGNED TO BE VISUALLY APPEALING, FUNCTIONAL, AND SUSTAINABLE. THE LANDSCAPE WILL BLEND PLANTING, NEW AND EXISTING TREES, HARDSCAPE, FURNISHINGS, LIGHTING, AND FENCING.

MATADERO CREEK: THE CREEK IS THE SIGNIFICANT FEATURE OF THE SITE, CURRENTLY CHARACTERIZED BY STEEP BANKS OVERGROWN WITH INVASIVE IVY WITH LARGE CHUCKS OF CONCRETE IN THE STREAM BED. THE PROJECT WILL REHABILITATE THE CREEK BY REMOVING INVASIVE PLANTS AND REPLACING THEM WITH NATIVE RIPARIAN SPECIES, ENHANCING WILDLIFE HABITATS, PARTICULARLY FOR BIRDS. EMBRACING THE CREEK AS A CENTRAL DESIGN ELEMENT, THE PROJECT, APTLY NAMED 'CREEKSIDE HOTEL AND RESIDENCES,' WILL TRANSFORM IT INTO A FOCAL POINT OF THE SITE. A DESIGNATED CREEKSIDE TRAIL WILL WELCOME THE PUBLIC, ALLOWING BOTH RESIDENTS AND VISITORS TO ENJOY THE BEAUTY OF THE CREEK. THIS APPROACH NOT ONLY ENHANCES THE AESTHETIC AND ECOLOGICAL VALUE OF THE SITE BUT WILL ALSO STRENGTHEN THE CONNECTION BETWEEN THE RESIDENCES. AND THE NATURAL ASPECTS OF THE CREEK.

RECREATIONAL SPACES: THE DESIGN INCLUDES VARIOUS RECREATIONAL AREAS SUCH AS THE CREEKSIDE WALKING PATH, CHILDREN'S PLAY AREAS, SOCIALIZING SPACES, LARGE YOGA/EXERCISE/DANCE PLATFORMS, AND SPACES FOR OUT GAMES LIKE PING-PONG. SPACES WILL BE THOUGHTFULLY DESIGNED TO CATER TO THE DIVERSE NEEDS OF RESIDENTS, PROMOTING RELAXATION, SOCIAL INTERACTION, AND PHYSICAL ACTIVITY.

PLANTING: THE PLANTING WILL REHABILITATE AND EXPAND UPON THE RIPARIAN HABITAT AROUND THE CREEK - CURRENTLY SEVERELY DIMINISHED- TO HAVE YEAR-ROUND BEAUTY AND A HABITAT FOR COMPATIBLE CREEK WILDLIFE. ALL PLANTINGS WILL BE CLIMATE-ADAPTED AND REQUIRE MINIMAL IRRIGATION.

PRIVACY AND SECURITY: THE PUBLIC PATH ON THE EAST SIDE OF THE CREEK WILL BE OPEN AND INVITING, ENCOURAGING PUBLIC USE. HOWEVER, THE POOL AREA AND THE WEST SIDE OF THE CREEK WILL BE EXCLUSIVELY FOR RESIDENTS. RESTRICTED AREAS ACCESSIBLE ONLY TO RESIDENTS WILL BE SECURED WITH FENCING AND KEYED GATES. THE PATH AND ALL OUTDOOR USABLE SPACES WILL HAVE LIGHTING. THE POOL AREA WILL BE PROTECTED BY A 5' FENCE AND SCREEN PLANTING.

IRRIGATION: THE PROPOSED LANDSCAPE WILL HAVE A WATER-EFFICIENT IRRIGATION SYSTEM TO COMPLY WITH CALIFORNIA'S WATER EFFICIENT LANDSCAPE ORDINANCE (WELO). THE SYSTEM WILL UTILIZE ADVANCED DRIP IRRIGATION TECHNOLOGY TO DELIVER WATER DIRECTLY TO THE ROOT ZONES OF PLANTS, SIGNIFICANTLY REDUCING WATER WASTE DUE TO EVAPORATION AND RUNOFF. SMART CONTROLLERS WITH WEATHER-BASED SENSORS WILL ADJUST WATERING SCHEDULES IN REAL TIME BASED ON LOCAL WEATHER CONDITIONS, ENSURING OPTIMAL WATER USAGE THROUGHOUT THE YEAR. SOIL MOISTURE SENSORS WILL ENHANCE EFFICIENCY BY PROVIDING PRECISE DATA TO PREVENT OVERWATERING.

LIGHTING: THE LANDSCAPE LIGHTING WILL ENSURE APPROPRIATE ILLUMINATION LEVELS FOR VARIOUS SPACES, ADHERING TO THE CORRECT FOOT CANDLE REQUIREMENTS FOR WALKING PATHS, EATING AREAS, PICK-UP AND DROP-OFF ZONES, POOLSIDE AREAS, AND GENERAL SOCIALIZING SPACES. EACH AREA WILL BE LIT TO PROVIDE BOTH SAFETY AND AMBIANCE, ENHANCING THE OVERALL AESTHETIC OF THE LANDSCAPE. THE SYSTEM WILL COMPLY WITH CALIFORNIA'S DARK SKY INITIATIVE BY MINIMIZING LIGHT POLLUTION AND PRESERVING THE NATURAL NIGHT ENVIRONMENT. LOW-VOLTAGE LED TECHNOLOGY WILL BE EMPLOYED THROUGHOUT, OFFERING ENERGY EFFICIENCY, LONG-LASTING PERFORMANCE, AND REDUCED MAINTENANCE COSTS. THESE LEDS WILL BE CAREFULLY SELECTED AND POSITIONED TO DIRECT LIGHT WHERE NEEDED, AVOIDING GLARE AND SPILLAGE, THUS CREATING A WELCOMING AND ENVIRONMENTALLY FRIENDLY OUTDOOR ENVIRONMENT FOR ALL USERS.

SUSTAINABILITY: SUSTAINABILITY IS A KEY FOCUS, WITH NATIVE AND DROUGHT-TOLERANT PLANTS REDUCING WATER USAGE, EFFICIENT IRRIGATION SYSTEMS, AND RAINWATER HARVESTING. THE LANDSCAPE WILL ALSO SERVE ENVIRONMENTAL GOALS BY ENHANCING BIODIVERSITY, REDUCING POLLUTION, AND MITIGATING THE URBAN HEAT ISLAND EFFECT. COMMUNITY ENGAGEMENT WILL BE ENCOURAGED THROUGH GARDENING AREAS AND EDUCATIONAL SPACES, FOSTERING A SENSE OF BELONGING AND WELL-BEING AMONG RESIDENTS.

BIORETENTION PLANTING- SHRUBS & GROUNDCOVER

BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	WATER USE	WATER USE SOURCE
SHRUB				
ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL	LOW	WUCOLS
HETEROMELES ARBUTIFOLIA	TOYON	15 GAL	LOW	WUCOLS
RHAMNUS CALIFORNICUS 'SEA VIEW'	SEA VIEW COFFEEBERRY	15 GAL	LOW	WUCOLS
RIBES SANGUINEUM 'CLAREMONT'	FLOWERING CURRANT	5 GAL	LOW	WUCOLS
GROUNDCOVER				
SALVIA SONOMENSIS	CREEPING SAGE	1 GAL	LOW	WUCOLS
GRASS				
CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	LOW	WUCOLS
FESTUCA IDAHOENSIS	IDAHO FESCUE	1 GAL	VERY LOW	WUCOLS
MUHLENBERGIA RIGENS	DEERGRASS	1 GAL	LOW	WUCOLS

ORNAMENTAL PLANTING- SHRUBS & GROUNDCOVER

BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	WATER USE	WATER USE SOURCE
SUCCULENT				
AGAVE BLUE FLAME	BLUE FLAME AGAVE	5 GAL	LOW	WUCOLS
SHRUB				
ACACIA COGNATA COUSIN ITT	LITTLE RIVER WATTLE	5 GAL	LOW	WUCOLS
BACCHARIS PILULARIS 'TWIN PEAKS'	DWARF COYOTE BRUSH	5 GAL	LOW	WUCOLS
CEANOTHUS GLORIOSUS 'ANCHOR BAY'	POINT REYES CEANOTHUS	5 GAL	LOW	WUCOLS
PHORMIUM 'TONY TIGER'	DWARF VERIGATED NEW ZELAND FLAX	5 GAL	LOW	WUCOLS
RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY	5 GAL	LOW	WUCOLS
SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL	LOW	WUCOLS
PERENNIAL				
ANIGOZANTHOS 'BUSH DEVIL'	KANGAROO PAW		LOW	WUCOLS
GROUNDCOVER				
ROSMARINUS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	5 GAL	LOW	WUCOLS
STACHYS BYZANTINA 'BIG EARS'	LAMB'S EARS	1 GAL	LOW	WUCOLS
GRASS				
BOUTELOUA GRACILIS 'BLONDE AMBITION'	MOSQUITO GRASS	1 GAL	LOW	SAN MARCOS
FESTUCA MAIREI	ATLAS FESCUE	1 GAL	LOW	WUCOLS
LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH		LOW	WUCOLS
MUHLENBERGIA CAPILLARIS 'WHITE CLOUD'	WHITE AWN MUHLY	1 GAL	LOW	WUCOLS
FERN				
POLYPODIUM CALIFORNICUM	CALIFORNIA POLYPODY FERN	1 GAL	VERY LOW	WUCOLS

RIPARIAN PLANTING- SHRUBS & GROUNDCOVER

BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	WATER USE	WATER USE SOURCE
SHRUB				
CEANOTHUS CUNEATUS	BUCKBRUSH	5 GAL	VERY LOW	WUCOLS
DIPLACUS AURANTIACUS	BUSH MONKEY FLOWER	5 GAL	VERY LOW	WUCOLS
FRANGULA CALIFORNICA	COFFEEBERRY	5 GAL	LOW	WUCOLS
HETEROMELES ARBUTIFOLIA	TOYON	15 GAL	LOW	WUCOLS
HOLODISCUS DISCOLOR	OCEAN SPRAY	5 GAL	LOW	WUCOLS
LONICERA INVOLUCRATA	BLACK TWINBERRY	5 GAL	LOW	WUCOLS
LUPINUS ALBIFRONS	SILVER LUPINE	1 GAL	VERY LOW	WUCOLS
LUPINUS NANUS	SKY LUPINE	1 GAL	LOW	WUCOLS
ROSA CALIFORNICA	CALIFORNIA WILD ROSE	1GAL	LOW	WUCOLS
SYMPHORICARPOS ALBUS 'TILDEN PARK'	SNOWBERRY	5 GAL	LOW	WUCOLS
SYMPHORICARPOS MOLLIS	SNOWBERRY	5 GAL	LOW	WUCOLS
PERENNIAL				
ACHILLEA MILLEFOLIUM	YARROW	1 GAL	LOW	WUCOLS
ASCLEPIAS FASCICULARIS	NARROW LEAF MILKWEED	1 GAL	LOW	WUCOLS
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY	5 GAL	VERY LOW	WUCOLS
LUPINUS BICOLOR	MINIATURE LUPINE	5 GAL	LOW	WUCOLS
STACHYS BULLATA	CALIFORNIA HEDGENETTLE	1 GAL	LOW	WUCOLS
GRASS				
BROMUS CARINATUS	CALIFORNIA BROME GRASS	1 GAL	MODERATE	WUCOLS
FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL	LOW	WUCOLS
KOELERIA MACRANTHA	JUNE GRASS	1 GAL	LOW	WUCOLS
LEYMUS GLAUCUS	BLUE WILDRYE	1 GAL	LOW	WUCOLS
MELICA CALIFORNICA	CALIFORNIA MELIC GRASS	1 GAL	VERY LOW	WUCOLS
MELICA IMPERFECTA	COAST RANGE MELIC	1 GAL	VERY LOW	WUCOLS
STIPA LEPIDA	FOOTHILL NEEDLE GRASS	1 GAL	VERY LOW	WUCOLS
STIPA PULCHRA	PURPLE NEEDLEGRASS	1 GAL	VERY LOW	WUCOLS

NOTES:
1. RIPARIAN PLANTING TREES, SHRUBS, GRASSES AND PERENNIALS ARE FROM DESIGN MEMORANDUM PREPARED BY WRA ENVIRONMENTAL CONSULTANTS SPECIFICALLY FOR THIS SITE.

TREES

BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	WATER USE (SOURCE: WUCOLS)	PLANT ZONE
TREE				
ACER NEGUNDO	BOX ELDER	24" BOX	MODERATE	RIPARIAN
ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	24" BOX	MODERATE	STREET
AESCULUS CALIFORNICA	CALIFORNIA BUCKEYE	24" BOX	VERY LOW	STREET / SITE
ARBUTUS UNEDO	STRAWBERRY TREE	24" BOX	LOW	SITE
ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY TREE	24" BOX	LOW	SITE
CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	VERY LOW	SITE
CHILOPSIS LINEARIS	DESERT WILLOW	24" BOX	VERY LOW	SITE
CITRUS LATIFOLIA	BEARSS LIME	15 GAL	MODERATE	SITE UPPER LEVELS
CITRUS LIMON 'MEYER IMPROVED'	IMPROVED MEYER LEMON	15 GAL	MODERATE	<varies>
FRAXINUS LATIFOLIA	OREGON ASH	24" BOX	MODERATE	RIPARIAN
GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX	MODERATE	SITE
HYMENOSPORUM FLAVUM	SWEETSHADE	24" BOX	MODERATE	SITE
PHOENIX ROEBELENII	PIGMY DATE PALM	24" BOX	LOW	SITE
PRUNUS ILICIFOLIA	HOLLY LEAF CHERRY	24" BOX	MODERATE	RIPARIAN
PRUNUS VIRGINIANA	CHOKECHERRY	24" BOX	MODERATE	RIPARIAN
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	VERY LOW	RIPARIAN
QUERCUS DOUGLASII	BLUE OAK	24" BOX	VERY LOW	RIPARIAN
QUERCUS LOBATA	VALLEY OAK	24" BOX	LOW	RIPARIAN
SEQUOIA SEMPERVIRENS 'APTOS BLUE'	COAST REDWOOD	24" BOX	HIGH	SITE
UMBELLULARIA CALIFORNICA	CALIFORNIA BUCKEYE	24" BOX	VERY LOW	RIPARIAN

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LANDSCAPE DESIGN STATEMENT & PLANT LIST

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

L2.0

LANDSCAPE OPEN SPACE SUMMARY

GROUND LEVEL

USABLE COMMUNITY SPACE	34,427	sqft
LANDSCAPED AREA	12,647	sqft
(% COVERAGE)	(36%)	

PRIVATE SPACE

USABLE COMMUNITY OPEN SPACE	3,114	sqft
LANDSCAPED AREA	713	sqft
(% COVERAGE)	(22%)	

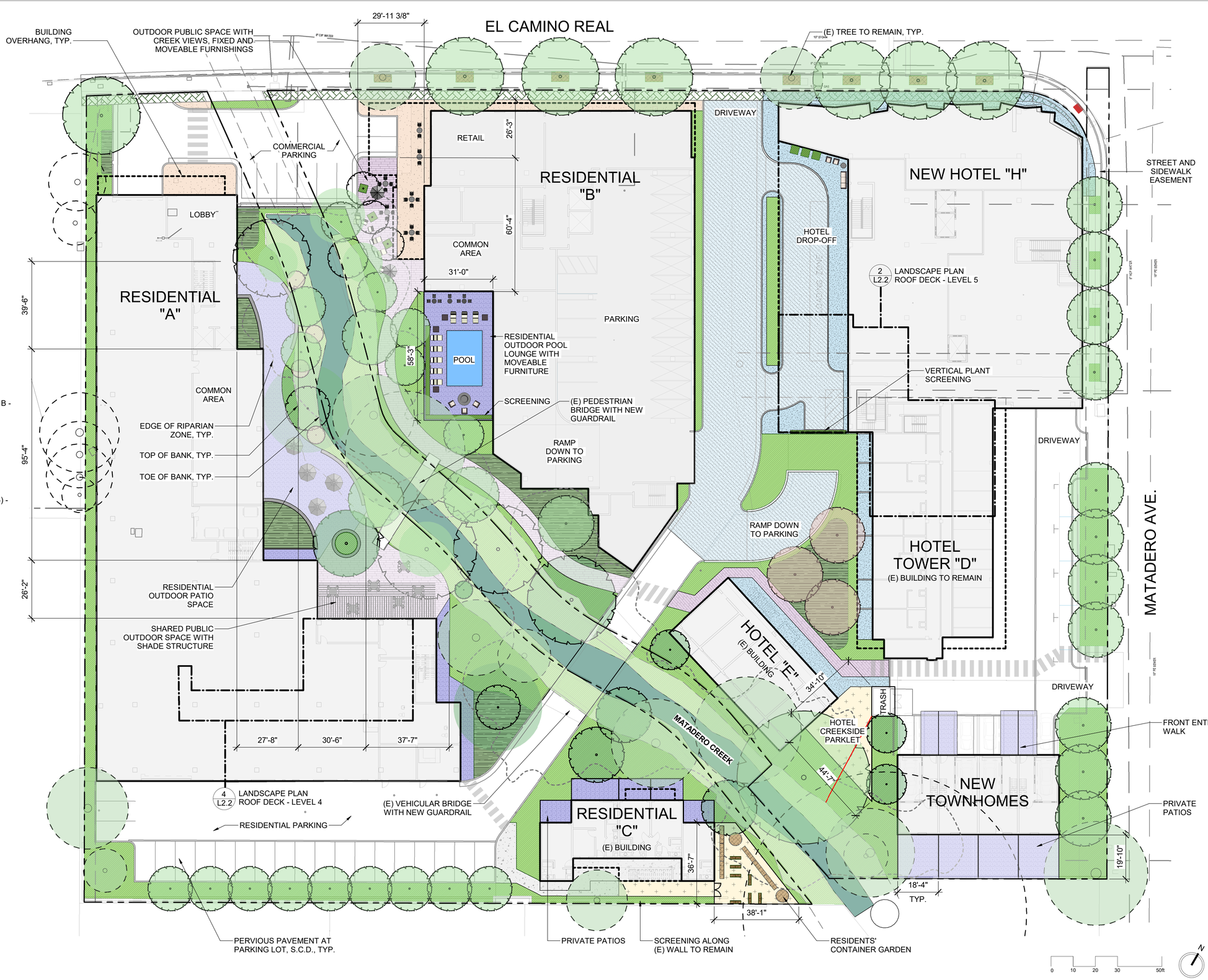
LANDSCAPE HARDSCAPE MATERIAL LEGEND

- COLORED CONCRETE AT BUILDINGS A AND B - PEDESTRIAN GRADE
- DECORATIVE CONCRETE AT HOTEL - PEDESTRIAN GRADE | VEHICULAR GRADE
- DECORATIVE HARDSCAPE (RESIDENTIAL) - AT-GRADE PERMEABLE PAVERS | DECKING
- DECORATIVE HARDSCAPE (PUBLIC ACCESS) - AT-GRADE PERMEABLE PAVERS | DECKING
- PERVIOUS DECOMPOSED GRANITE

LANDSCAPE SOFTSCAPE MATERIAL LEGEND

- ORNAMENTAL PLANTING
- RIPARIAN PLANTING - BETWEEN TOP AND TOE OF BANK
- BIORETENTION PLANTING, S.C.D.
- WOOD MULCH
- TREE - (E) TO REMAIN, SEE L1.0-L1.2, T-1
- TREE

SEE L2.0 FOR PLANT LIST



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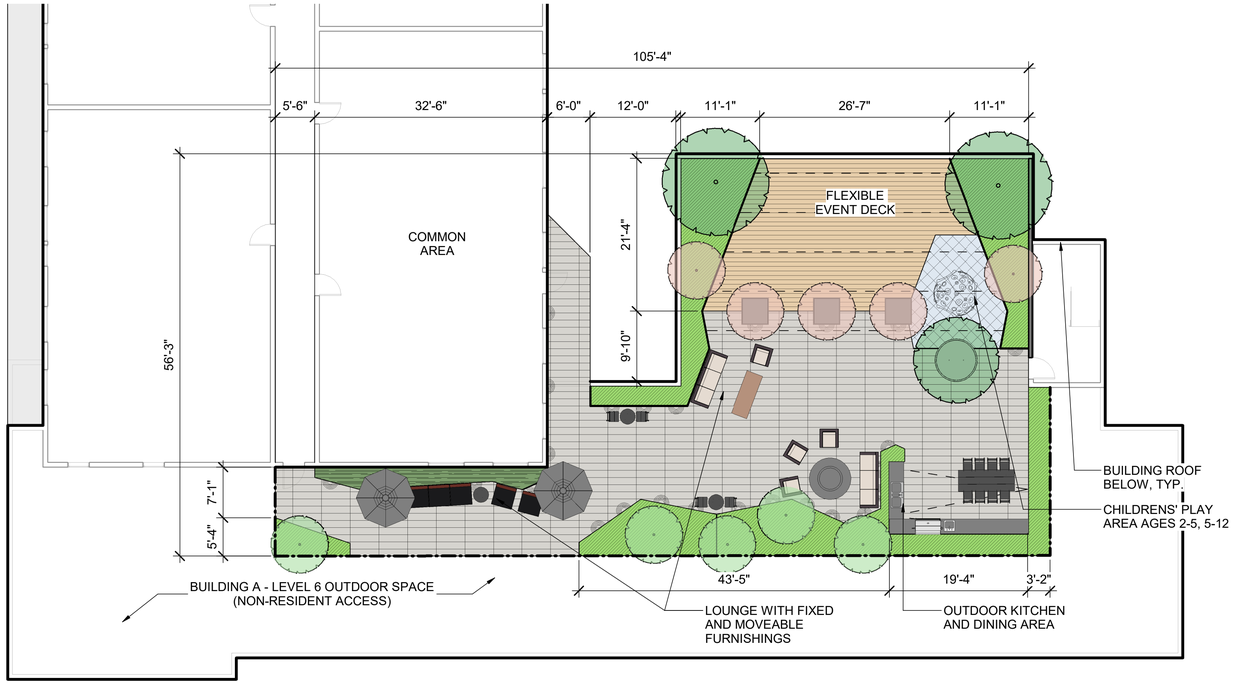
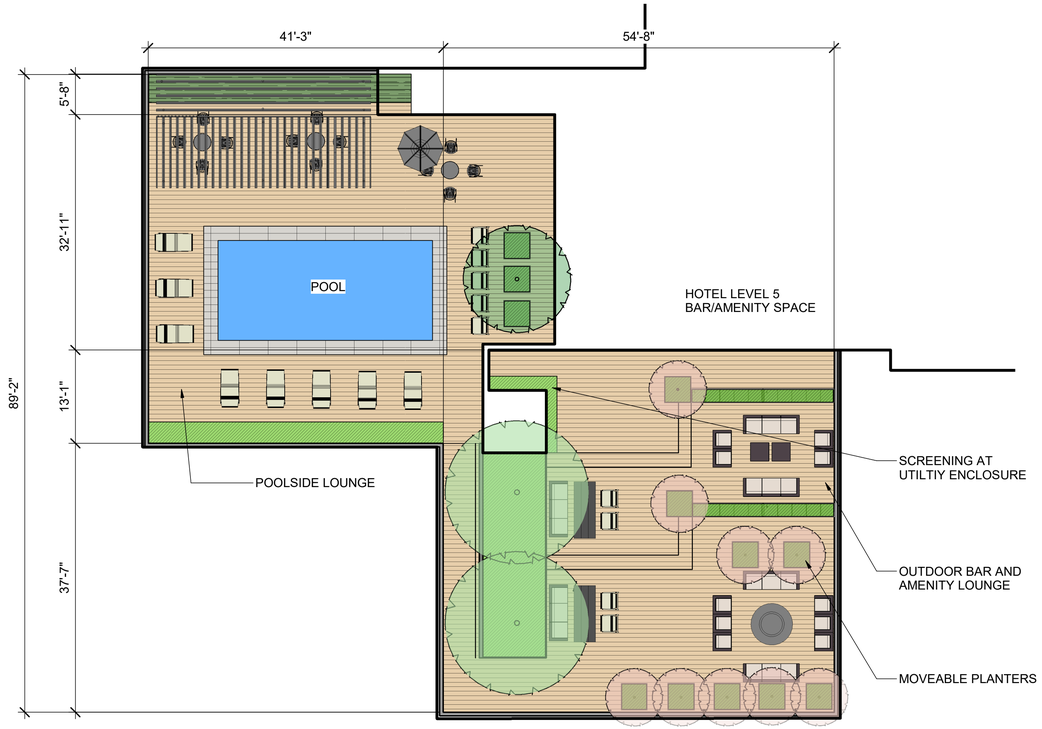
LANDSCAPE PLAN GROUND LEVEL

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

L2.1



4 L2.2 LANDSCAPE PLAN ROOF DECK - BLDG A L6
1" = 10'-0"



2 L2.2 LANDSCAPE PLAN ROOF DECK HOTEL L5
1" = 10'-0"

LANDSCAPE OPEN SPACE SUMMARY

GROUND LEVEL

USABLE COMMUNITY SPACE	34,427	sqft
LANDSCAPED AREA	12,647	sqft
(% COVERAGE)	(36%)	

PRIVATE SPACE

USABLE COMMUNITY OPEN SPACE	3,114	sqft
LANDSCAPED AREA	713	sqft
(% COVERAGE)	(22%)	

HARDSCAPE MATERIAL LEGEND - ROOF DECKS

- DECORATIVE PAVERS
- WOODEN DECKING
- RESILIENT RUBBER SURFACING AT PLAY AREA

SOFTSCAPE MATERIAL LEGEND - ROOF DECKS

- PLANTING AREA
- STORMWATER TREATMENT AREA, S.C.D.
- TREES, SEE L2.0 FOR PLANT LIST

0 5 10 15 25ft

N

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LANDSCAPE PLAN UPPER LEVELS

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

L2.2

PEDESTRIAN CIRCLUATION

BICYCLE CIRCULATION

BIKE RACKS

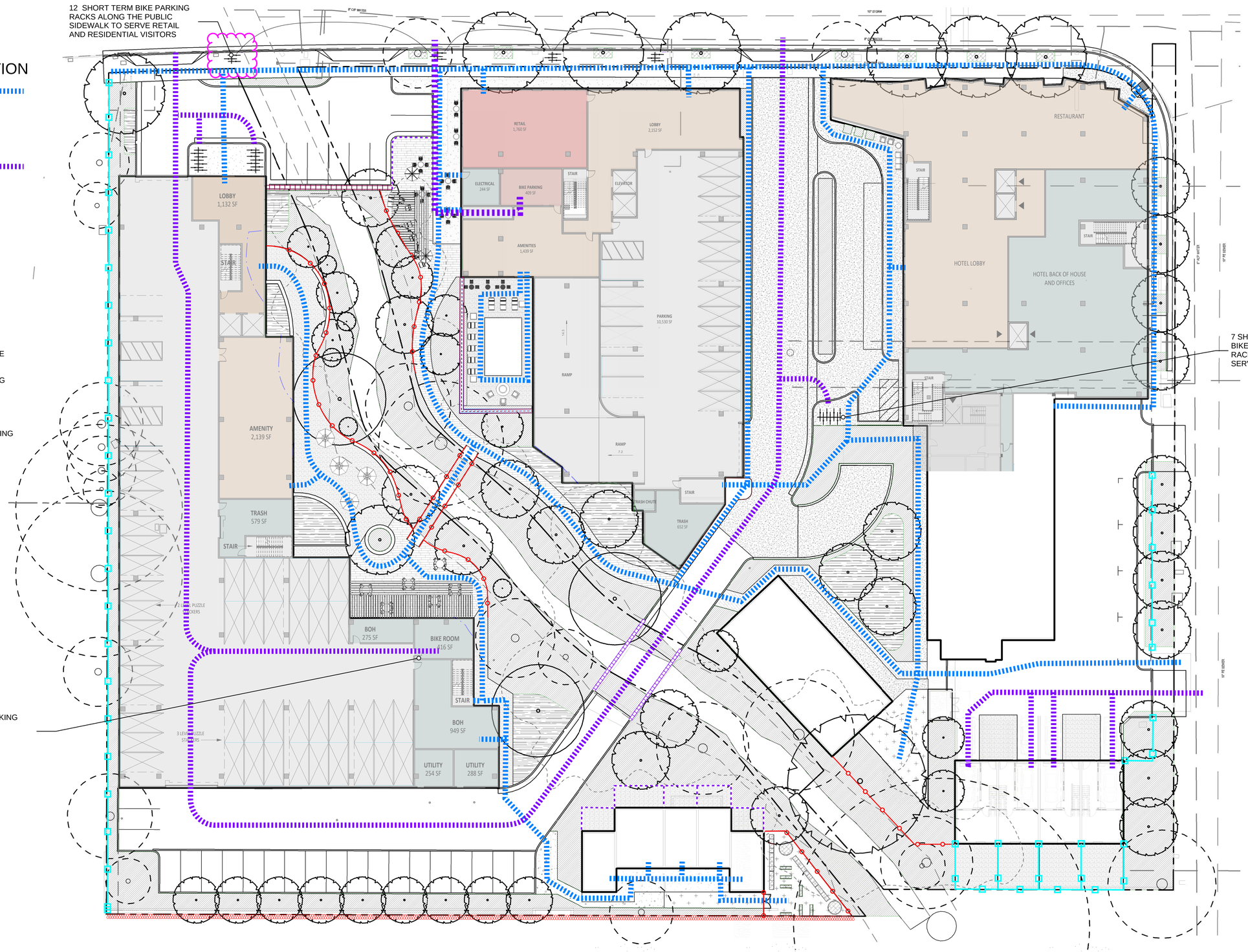
GUARDRAIL & FENCING LEGEND

- 42" HIGH GUARDRAIL
- RETAIN EXISTING 8' SOUNDWALL
- 6' WOOD PRIVACY FENCE
- BRIDGE VEHICLE RAILING
- 60" HIGH POOL FENCING
- 36" HIGH PATIO SCREENING

12 SHORT TERM BIKE PARKING RACKS ALONG THE PUBLIC SIDEWALK TO SERVE RETAIL AND RESIDENTIAL VISITORS

7 SHORT TERM BIKE PARKING RACKS TO SERVE HOTEL

LONG TERM PARKING FOR RESIDENTS



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LICENSED LANDSCAPE ARCHITECT
CHRISTOPHER W. KENT
No. 4900
Renewal Date
STATE OF CALIFORNIA

PROGRESS PRINT
NOT FOR CONSTRUCTION

PGAdesign
LANDSCAPE ARCHITECTS
tel 510.465.1284 url PGAdesign.com
444 17th Street Oakland CA 94612

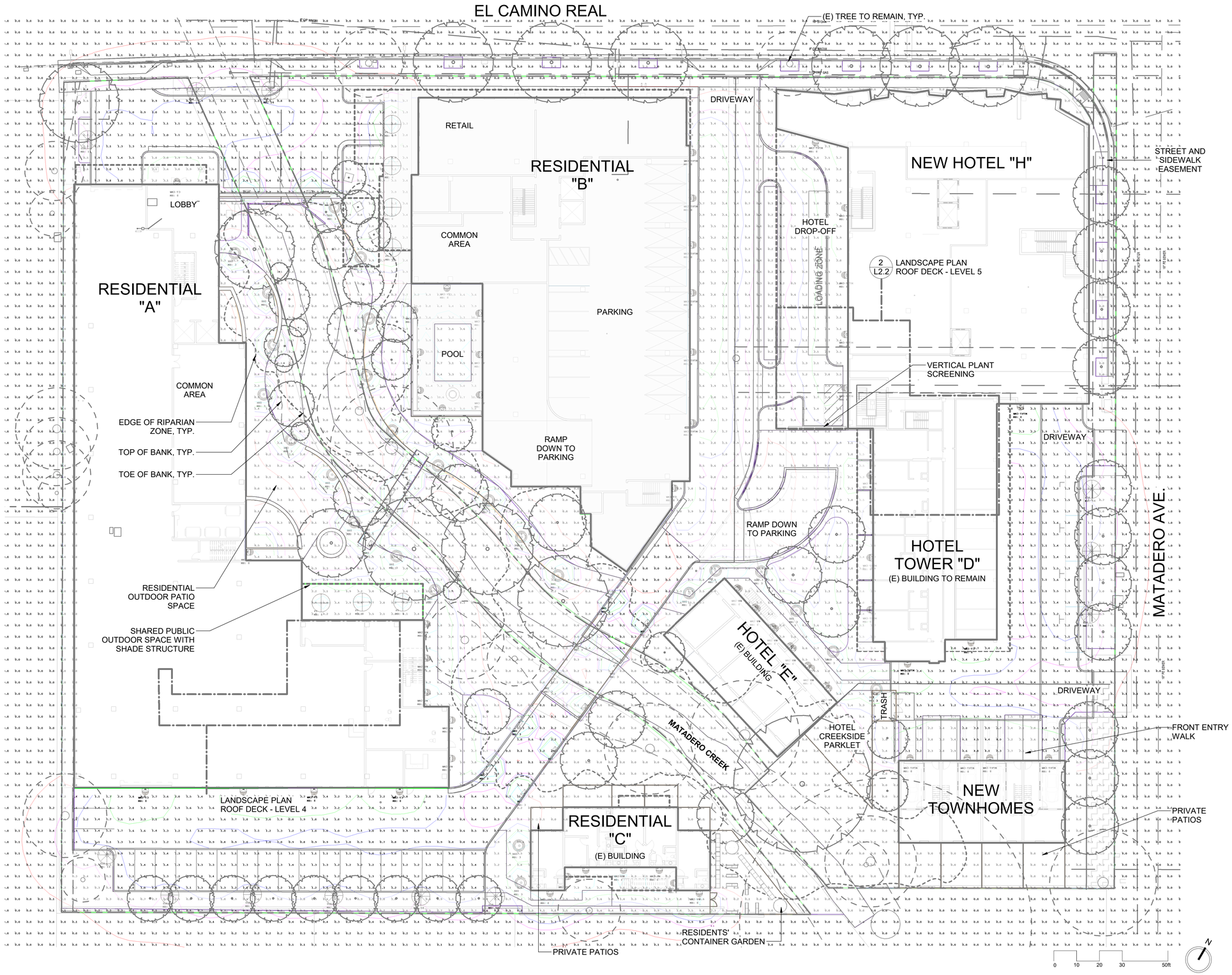
PEDESTRIAN AND BICYCLE CIRCULATION
GUARDRAIL & FENCING PLAN GROUND LEVEL

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

L2.3

LIGHTING FIXTURES

- BUILDING SCONCE LIGHT — 6 / L3.2
- BRIDGE SCONCE LIGHT — 5 / L3.2
- PEDESTRIAN BOLLARD LIGHT — 4 / L3.2
- PENDANT LIGHT — 3 / L3.2
- POLE LIGHT- 14' TALL — 1 / L3.2
- STREET LIGHT, 40' TALL CITY OF PALO ALTO STANDARD



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LICENSED LANDSCAPE ARCHITECT — CHRISTOPHER W. KERN — 6,930 — Renewal Date — Date — STATE OF CALIFORNIA

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1 / L3.0 LIGHTING PLAN GROUND FLOOR
1" = 20'-0"

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LANDSCAPE ARCHITECTS
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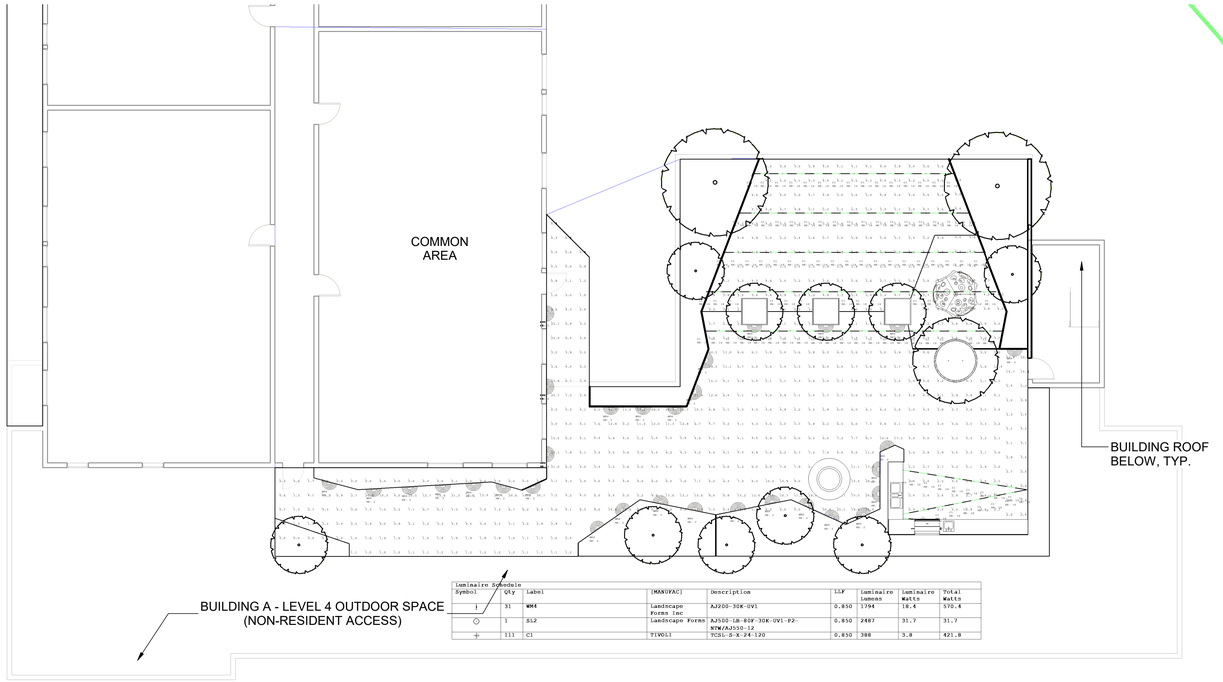
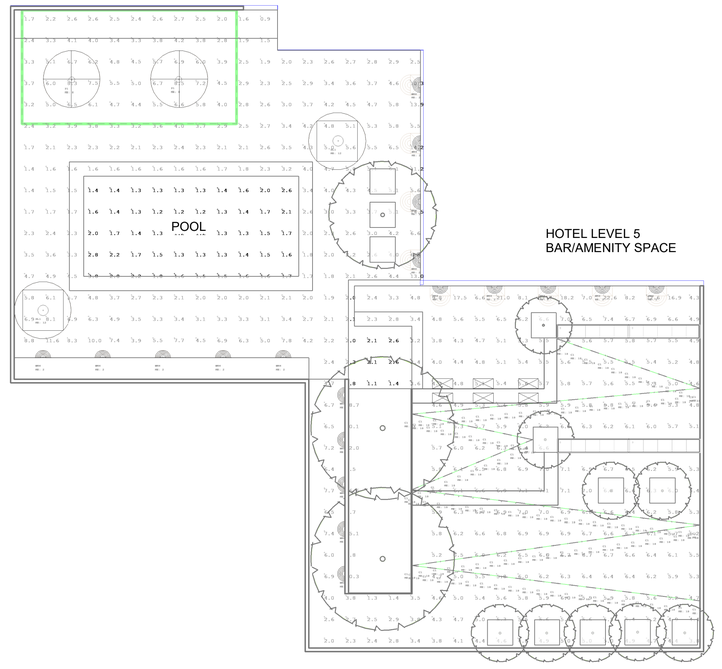
LIGHTING PLAN GROUND FLOOR

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

L3.0



Luminaire Schedule								
Symbol	Qty	Label	[MANUFAC]	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
I	31	WM4	Landscape Forms Inc	AJ200-30K-UV1	0.850	1794	18.4	570.4
⊙	1	SL2	Landscape Forms	AJ500-LB-80F-30K-UV1-P2-NTW/AJ550-12	0.850	2487	31.7	31.7
+	111	C1	TIVOLI	TCSL-S-X-24-120	0.850	388	3.8	421.8



Luminaire Schedule								
Symbol	Qty	Label	[MANUFAC]	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
⊙	2	P1	Landscape Forms Inc	AJ300-30K-UV1	1.000	1491	18.3	36.6
⊙	2	SL1	Landscape Forms	AJ500-LB-80F-30K-UV1-P2-NTW/AJ550-12	0.850	2487	31.7	63.4
I	19	WM4	Landscape Forms Inc	AJ200-30K-UV1	0.850	1794	18.4	349.6
+	114	C1	TIVOLI	TSCL-S-X-24-120	0.850	388	3.8	433.2

1 L3.1 LIGHTING PLAN ROOF DECK - BLDG A L6
1" = 10'-0"

2 L3.1 LIGHTING PLAN ROOF DECK HOTEL L5
1" = 10'-0"

LIGHTING FIXTURES

IN-WALL LIGHT (2 / L3.2)

STEP

BUILDING SCONCE LIGHT (6 / L3.2)

PENDANT LIGHT (3 / L3.2)

POLE LIGHT- 12' TALL (1 / L3.2)

OVERHEAD ACCENT LIGHTING (7 / L3.2)

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LIGHTING PLAN UPPER LEVELS

CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

L3.1

Motive Area Light

landscapeforms

Spec Sheet | AJ500



Motive is a sophisticated family of lights that blurs the line between indoor and outdoor lighting to create out-of-the-ordinary settings. Designed by Justin Champaign, Motive celebrates the beauty of illumination and its interaction with architecture, objects, and space. The luminaires' neutral sculptural form address an array of applications for buildings and grounds, pathways, social spaces, and high-profile areas such as art installations and entrances.

Housing & Materials
A UV stable, impact modified diffused acrylic lens seals to the cast aluminum round luminaire housing. Luminaire mounts to a tenon on the top of pole and is secured with three stainless steel set screws. Top cover is secured by three magni-coated cap screws on top of the luminaire.

Electrical
Internally mounted surge protected 120V through 277V 50/60Hz electronic driver, 0-10V dimming, -40°C start temperature. Available with optional ANSI C136.41 twist lock receptacle Motive area light ships prewired.

Light Engine
Cast aluminum light cartridge with high powered LEDs mounted to a RoHS compliant circuit board delivers indirect lighting in conjunction with the spun aluminum reflector (not available on Lambertian). Replaceable cartridge provides ease of installation and serviceability. Available in 2700K, 3000K, 3500K, and 4000K. >80 CRI across all available color temperatures.

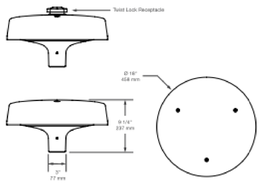
Distributions


Warranty
LED lighting products are warranted for six years.

Certification
UL Listed for Wet Location, CE, International Dark Sky Approved, Buy America Compliant, RoHS Compliant

Designed by Justin Champaign

Click here for patent information related to this product.



Weight: 27 lbs (luminaire only)
EPA: 0.69 ft²

TM21 L70(10k): 60,000 hrs
Protection Class: IP66

1 L3.2 POLE LIGHT 12" = 1'-0"

Motive Wall Mount Light

landscapeforms

Spec Sheet | AJ200



Motive is a sophisticated family of lights that blurs the line between indoor and outdoor lighting to create out-of-the-ordinary settings. Designed by Justin Champaign, Motive celebrates the beauty of illumination and its interaction with architecture, objects, and space. The luminaires' neutral sculptural form address an array of applications for buildings and grounds, pathways, social spaces, and high-profile areas such as art installations and entrances.

Housing & Materials
A UV stable, impact modified diffused acrylic lens seals to the cast aluminum round luminaire housing. Luminaire mounts to standard junction box (by others) with included wall mount plate and gasket. The luminaire's cast lid is secured with three socket head set screws. All hardware is magni-coated.

Electrical
Internally mounted surge protected 120V through 277V 50/60Hz electronic driver. -40°C start temperature., leading edge and trailing edge phase-cut dimmable. Motive path light ships prewired.

Light Engine
Cast aluminum light cartridge features high powered LEDs mounted to a RoHS compliant circuit board delivering indirect lighting. Motive Wall Mount Light can be configured with a short Type V (Lambertian) distribution. The replaceable cartridge provides ease of installation and serviceability. Available in 2700K, 3000K, 3500K, and 4000K. >80 CRI across all available color temperatures.

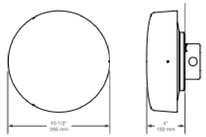
Distribution


Warranty
LED lighting products are warranted for six years.

Certification
UL Listed for Wet Location, CE, Buy America Compliant, RoHS Compliant

Designed by Justin Champaign

Click here for patent information related to this product.



Weight: 7 lbs

TM21 L70(10k): 60,000 hrs
Protection Class: IP66

2 L3.2 IN- WALL LIGHT 12" = 1'-0"

Motive Pendant Light

landscapeforms

Spec Sheet | AJ300



Motive is a sophisticated family of lights that blurs the line between indoor and outdoor lighting to create out-of-the-ordinary settings. Designed by Justin Champaign, Motive celebrates the beauty of illumination and its interaction with architecture, objects, and space. The luminaires' neutral sculptural form address an array of applications for buildings and grounds, pathways, social spaces, and high-profile areas such as art installations and entrances.

Housing & Materials
A UV stable, impact modified diffused acrylic lens seals to the cast aluminum round luminaire housing. Luminaire mounts to junction box (by others) with either a rigid 16 gauge steel stem or 18/3 SOOW cord and ceiling mount plate and gasket. The luminaire's cast lid is secured with three socket head set screws. All hardware is magni-coated.

Electrical
Internally mounted surge protected 120V through 277V 50/60Hz electronic driver. -40°C start temperature., leading edge and trailing edge phase-cut dimmable. Motive pendant light ships prewired.

Light Engine
Cast aluminum light cartridge features high powered LEDs mounted to a RoHS compliant circuit board delivering indirect lighting. Motive Pendant Light can be configured with a short Type V (Lambertian) distribution. The replaceable cartridge provides ease of installation and serviceability. Available in 2700K, 3000K, 3500K, and 4000K. >80 CRI across all available color temperatures.

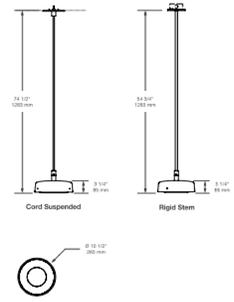
Distribution


Warranty
LED lighting products are warranted for six years.

Certification
UL Listed for Wet Location, CE, International Dark Sky Approved, Buy America Compliant, RoHS Compliant

Designed by Justin Champaign

Click here for patent information related to this product.



Weight: 7 lbs (luminaire only)

TM21 L70(10k): 60,000 hrs
Protection Class: IP66

3 L3.2 PENDANT LIGHT 12" = 1'-0"

Motive Path Light

landscapeforms

Spec Sheet | AJ100



Motive is a sophisticated family of lights that blurs the line between indoor and outdoor lighting to create out-of-the-ordinary settings. Designed by Justin Champaign, Motive celebrates the beauty of illumination and its interaction with architecture, objects, and space. The luminaires' neutral sculptural form address an array of applications for buildings and grounds, pathways, social spaces, and high-profile areas such as art installations and entrances.

Housing & Materials
A UV stable, impact modified diffused acrylic lens seals to the cast aluminum round luminaire housing. Luminaire mounts via a cast aluminum hub bolted directly to the top of cast aluminum pole. The luminaire's cast lid is secured with three socket head set screws. All hardware is magni-coated.

Electrical
Internally mounted surge protected 120V through 277V 50/60Hz electronic driver. -40°C start temperature., leading edge and trailing edge phase-cut dimmable. Motive path light ships prewired.

Light Engine
Cast aluminum light cartridge features high powered LEDs mounted to a RoHS compliant circuit board delivering indirect lighting in conjunction with semi-specular aluminum reflector. Motive Path Light can be configured with a Type IV or Type V distribution. The replaceable cartridge provides ease of installation and serviceability. Available in 2700K, 3000K, 3500K, and 4000K. >80 CRI across all available color temperatures.

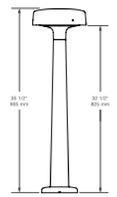
Distributions


Warranty
LED lighting products are warranted for six years.

Certification
UL Listed for Wet Location, CE, International Dark Sky Approved, Buy America Compliant, RoHS Compliant

Designed by Justin Champaign

Click here for patent information related to this product.



Weight: 16 lbs

TM21 L70(10k): 60,000 hrs
Protection Class: IP66

4 L3.2 PEDESTRIAN BOLLARD LIGHT 12" = 1'-0"

WPX0 LED
Wall Pack

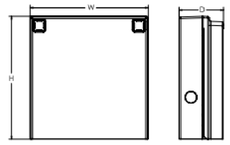


Catalog Number
Notes
Type

Introduction
The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in four sizes, the WPX family delivers 850 to 9,200 lumens with a wide, uniform distribution.

The WPX0 full cut-off wall pack is an excellent above the door lighting solution. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Standard features such as Adjustable Lumen Output (ALO), color switching and switchable photocell make WPX0 ideal for any application.

Specifications
Depth (D): 2"
Height (H): 5.75"
Width (W): 5.5"
Weight: 2.5lbs



Ordering Information
EXAMPLE: WPX0 LED ALO SWW2 MVOLT PE DDBXD

Series	Color Temperature	Voltage	Controls	Finish
WPX0 LED ALO 850 - 1,650 Lumens	SWW2 3000K / 4000K / 5000K	MVOLT 120V - 277V	PE Photocell (On/Off)	DDBXD Dark bronze

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration.

NOTES:
Default out of the box settings: 1,650 Lumens, 4000K, Photocell enabled

FEATURES & SPECIFICATIONS

INTENDED USE
The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX0, WPX1, WPX2 and WPX3 are ideal for replacing up to 70W, 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution. WPX is rated for -40°C to 40°C.

CONSTRUCTION
WPX features a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66-rated, and sealed against moisture or environmental contaminants.

ELECTRICAL
Light engine consist of high-efficacy LEDs and LED lumen maintenance of L86/100,000 hours. Color temperature (CCT) can be switched between 3000K, 4000K and 5000K with minimum CRI of 80. Electronic driver ensures system power factor >90% and THD <20%. The luminaire operates on MVOLT (120V - 277V) input.

A module inside the luminaire allows the installer to not only switch between CCTs, but also the adjust the lumen output and switch on and off the photocell (PE).

INSTALLATION
WPX can be mounted directly over a standard electrical junction box. A port on the back surface allows poke-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66-Rated. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.lithonia.acuitybrands.com/CustomerResources/Terms_and_conditions.asp

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

5 L3.2 BRIDGE SCONCE LIGHT 12" = 1'-0"

WDGE2 LED
Architectural Wall Sconce
Visual Comfort Optic

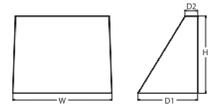


Catalog Number
Notes
Type

Introduction
The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 delivers up to 6,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

Specifications
Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: (without options) 13.5 lbs



WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI) P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	10W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Reflective	10W	10W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Reflective	15W	10W	Standalone / nLight	--	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Reflective			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information
EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P1[1] P1SW P2[1] P2SW P3[1] P3SW P4[1] Once with small window (SW) is required to accommodate sensors. See page 2 for more details. P5[1]	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K[2] 5000K	80CRI 90CRI	VF Visual comfort forward throw VW Visual comfort wide	MVOLT 347[3] 480[3]	**Shipped included** SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[4] **Shipped separately** AWS 120inch Architectural wall spacer PBBW 5 surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.

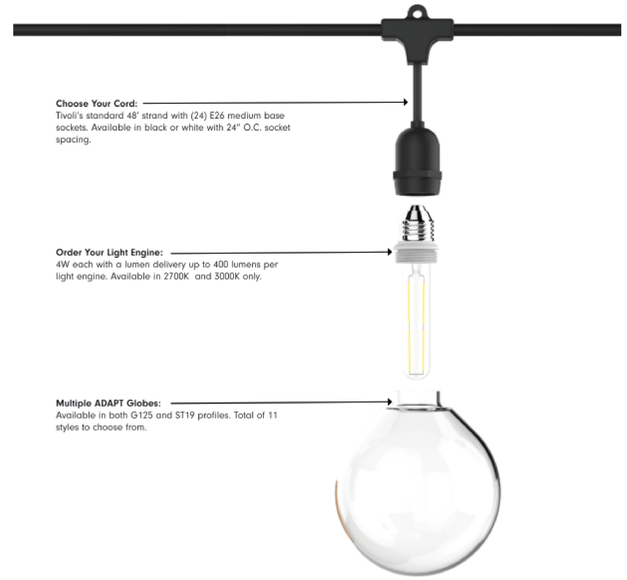
Options		Finish	
E4WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (4W, 0°C min)	**Standalone Sensors/Controls** (only available with P1SW, P2SW & P3SW)	DDBXD Dark bronze
E10WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 0°C min)	PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.	DBLXD Black
E20WC	Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)	PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching	DNAXD Natural aluminum
PE[5]	Photocell, Button Type	PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.	DWHXD White
DS[5]	Dual switching (comes with 2 drivers and 2 light engines; see page 3 for details)	PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.	DSSXD Sandstone
DMG[5]	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	**Networked Sensors/Controls** (only available with P1SW, P2SW & P3SW)	DDBTXD Textured dark bronze
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.	NLTAIR2 PIR nLight AIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights.	DBLBXD Textured black
BAA	Buy American Act Compliant	NLTAIR2 PIRH nLight AIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights. See page 4 for out of the box functionality	DNATXD Textured natural aluminum
			DWHGXD Textured white
			DSSTXD Textured sandstone

6 L3.2 BUILDING SCONCE LIGHT 12" = 1'-0"

ADAPT | Commercial String Light

tivoli

ADAPT COMMERCIAL STRING LIGHT- How it works
Choose your cord color, light engine, and multiple globe options to create a unique experience for any personal or public space.



Choose Your Cord:
Tivoli's standard 48' strand with (24) E26 medium base sockets. Available in black or white with 24" O.C. socket spacing.

Order Your Light Engine:
4W each with a lumen delivery up to 400 lumens per light engine. Available in 2700K and 3000K only.

Multiple ADAPT Globes:
Available in both G125 and ST19 profiles. Total of 11 styles to choose from.

Tivoli, LLC. reserves the right to modify this specification without prior notice.
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7 L3.2 OVERHEAD ACCENT LIGHTING 12" = 1'-0"

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LIGHTING CUT SHEETS
CREEKSIDE HOTEL AND RESIDENCES - 6.26.2024

L3.2