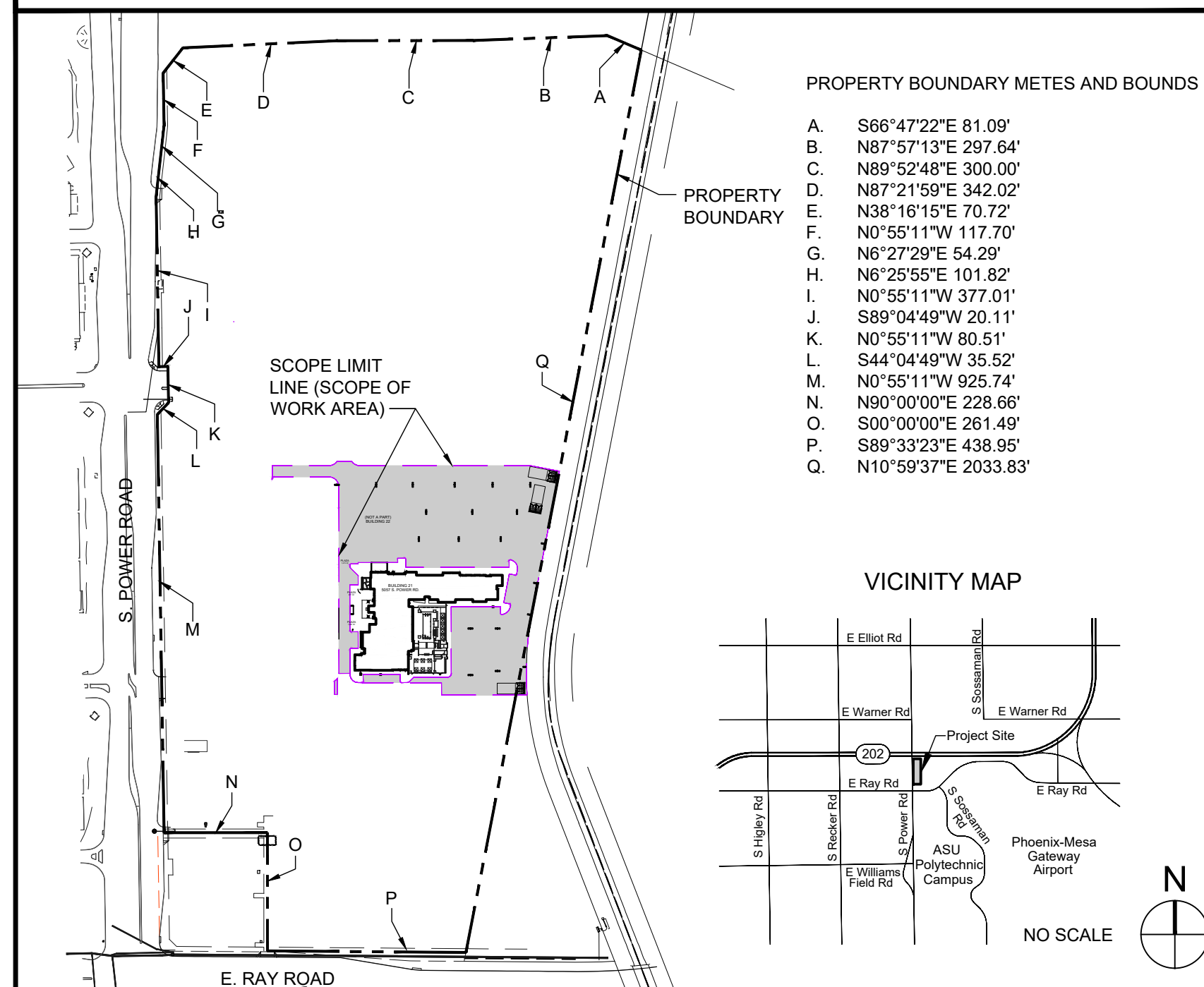


### KEY PLAN - OVERALL SITE



### KEY NOTES - SITE

- EXISTING CONCRETE SIDEWALK
- EXISTING PAVED PARKING AREA
- EXISTING LANDSCAPE AREA
- EXISTING CURB
- EXISTING POLE LIGHT FIXTURE
- EXISTING FIRE HYDRANT - SEE CIVIL DRAWINGS
- EXISTING DECORATIVE PAVING AT CROSSWALK
- EXISTING PROPERTY BOUNDARY
- EXISTING CURB TO BE REMOVED
- EXISTING BUILDING
- EXISTING ASPHALT PAVING
- EXISTING TRANSFORMER FOR MULTI-FAMILY PROPERTY TO SOUTH
- NOT USED
- 4" CONCRETE SIDEWALK, TYPICAL - SEE DETAILS 14 & 15
- OUTDOOR AMENITY AREA AS PART OF HOTEL BUILDING SCOPE
- ASPHALT PAVING, TYPICAL - SEE CIVIL DRAWINGS
- 6" CONCRETE CURB, TYPICAL - SEE DETAIL 12 WHERE CURB ABUTS HARDSCAPE
- STRAIGHT-RUN ACCESSIBLE CURB RAMP, TYPICAL - SEE DETAILS 7 & 11
- PARKING STRIPING - 4" WIDE MARKINGS - PAINT WHITE, TYPICAL
- LANDSCAPING SURROUNDED BY 6" CONCRETE CURB, TYPICAL
- DOUBLE TRASH ENCLOSURE - SEE DETAIL 1 - ENCLOSURES (TO COMPLY WITH SOLID WASTE DETAIL M-62.01 THRU M-62.04.2)
- TO COMPLY WITH CURRENT SOLID WASTE DETAIL M-62.01 THRU M-62.04.2
- LIMIT OF PROPOSED ASPHALT PAVING - SEE CIVIL DRAWINGS
- LANDSCAPING - SEE LANDSCAPE DRAWINGS
- PREPARED PAD FOR FUTURE BUILDING 22 (BLDG 22 NOT A PART) - SEE CIVIL DRAWINGS
- SCOPE LIMIT LINE (SCOPE OF WORK AREA) - GRAY SHADE INDICATES SCOPE OF WORK AREA - SEE CIVIL & LANDSCAPE DRAWINGS
- DECORATIVE PAVING AT CROSSWALK - SEE DETAIL 9
- DECORATIVE PAVING AT HOTEL ENTRY - SEE DETAIL 9 SIM
- DECORATIVE PAVING AS PART OF HOTEL BUILDING SCOPE
- PAVED OUTDOOR AREA WITH SCREEN WALLS AS PART OF HOTEL BUILDING SCOPE
- 11'-0" x 18'-0" ACCESSIBLE PARKING STALL WITH 5' ACCESS AISLE
- ACCENT LIGHTING FOR BUILDING, TYPICAL AS PART OF HOTEL BUILDING SCOPE
- BICYCLE RACK - SEE DETAIL 13
- FIRE TRUCK TURNING RADI - 55' OUTSIDE, 35' INSIDE
- PROPOSED HOTEL BUILDING FOOTPRINT
- NOT USED
- FUTURE PARKING STALLS SHOWN DASHED
- POLE LIGHT FIXTURE, TYP. - SEE DETAIL 16
- 8'-0" x 16'-0" COMPACT PARKING STALL - TYP. THIS ROW

### PROJECT DESCRIPTION

THIS SUBMITTAL INCLUDES SITE IMPROVEMENTS FOR A 222,430 SF PORTION OF THIS PARCEL, INDICATED BY GRAY SHADE ON THE PLAN. IT INCLUDES A 33,172 GSF FOOTPRINT FOR BUILDING 21 A MULTI-STORY, DUAL-BRANDED HOTEL WITH A 12,390 GSF OUTDOOR AMENITY AREA, A PREPARED PAD FOR A FUTURE 7,200 GSF BUILDING 21 (BLDG 21 NOT A PART) AND ASSOC. SITE IMPROVEMENTS.

THIS PROJECT WILL COMPLY WITH DESIGN GUIDELINES APPROVED WITH ZONING CASE ZON18-00775.

### SITE DATA

ASSESSOR PARCEL NUMBER:	304-30-064
ZONING CLASSIFICATION (EXISTING):	LC - LIMITED COMMERCIAL
LAND USE (EXISTING):	LC - LIMITED COMMERCIAL
SITE AREA (NET):	1,690,818 SF / 38.816 AC
SCOPE OF WORK AREA (NET):	222,430 SF / 5.106 AC
TOTAL BUILDING AREA:	52,762 SF
HOTEL & RESTAURANT:	33,172 SF FOOTPRINT (112,000 SF ALL FLOORS)
HOTEL OUTDOOR AMENITY:	12,390 SF
FUTURE BUILDING 22:	7,200 SF
VEHICLE PARKING REQUIRED:	
HOTEL:	174 + 80 + 7 + 24 + 12 = 297
GUEST ROOMS:	1 PER ROOM = 174
RESTAURANT (INDOOR):	6,000 SF / 75 SF = 80
RESTAURANT (OUTDOOR):	1,260 SF / 200 SF = 7
ASSEMBLY HALL, (CONFERENCE):	1,750 SF / 75 SF = 24
BACK OF HOUSE (EMPLOYEE):	4,500 SF / 375 SF = 12
FUTURE SHOPS BUILDING:	7,200 SF / 375 SF = 20
TOTAL PARKING REQUIRED:	317 SPACES
VEHICLE PARKING PROVIDED:	
HOTEL:	305
FUTURE SHOPS BUILDING:	21
TOTAL VEHICLE PARKING PROVIDED:	326 SPACES
BICYCLE PARKING REQUIRED:	1 PER 10 VEHICLE SPACES = 326 / 10 = 32.6 = 33 SPACES
BICYCLE PARKING PROVIDED:	34 SPACES

SITE PLAN (SCOPE OF WORK AREA)  
SCALE: 1" = 30'-0"

90'  
60'  
30'  
0'  
SCALE: 1" = 30'-0"

