

2567 HOTEL PRELIMINARY REVIEW

2567 EL CAMINO REAL, REDWOOD CITY,
CA 94061



PROJECT DATA

	ALLOWED	PROPOSED	NOTES
MAX. HEIGHT:	60'	48'-0"	
# OF STORIES:	3 MIN.	4	HOTEL
FLOOR AREA RATIO:	1.5	1.5	COMMERCIAL

SETBACK & OPENINGS:	SETBACK	
	ALLOWED	PROPOSED
SOUTH ELEVATION (FRONT)	10'-0"	10'-0"
NORTH ELEVATION (REAR)	15'-22'	15'-22'
WEST ELEVATION (SIDE)	0'-0"	0'-0"
EAST ELEVATION (SIDE)	0'-0"	0'-0"

PARKING

GUESTROOM NET SF (NOT INCLUDE EXT. & PARTY WALL)

STANDARD GUESTROOM (66):	165 SF X 66 =	10,890 SF
ADA GUESTROOM/ 3RD, 4TH FLR (2):	375 SF X 2 =	750 SF
ADA GUESTROOM/ 2ND FLR (1):	280 SF X 1 =	1280 SF

TOTAL GUESTROOM NET SF : 11,920 SF

REQUIRED PARKING: 1 SPACE /250 SF = 11,920 SF / 1 PARKING/ 250 SF = 48 PARKING
(46) + (2) HC SPACES = PROVIDED : 48 OK

BICYCLE PARKING

PRIVATE PARKING: (1/ 1,000 SF) 850 SF / 1,000 SF = (1) REQUIRED < (2) PROVIDED

PUBLIC PARKING: (1/ 35' STREET FRONTAGE) 222' /35' = (7) REQUIRED < (8) PROVIDED

TOTAL BICYCLE PARKING : (10)

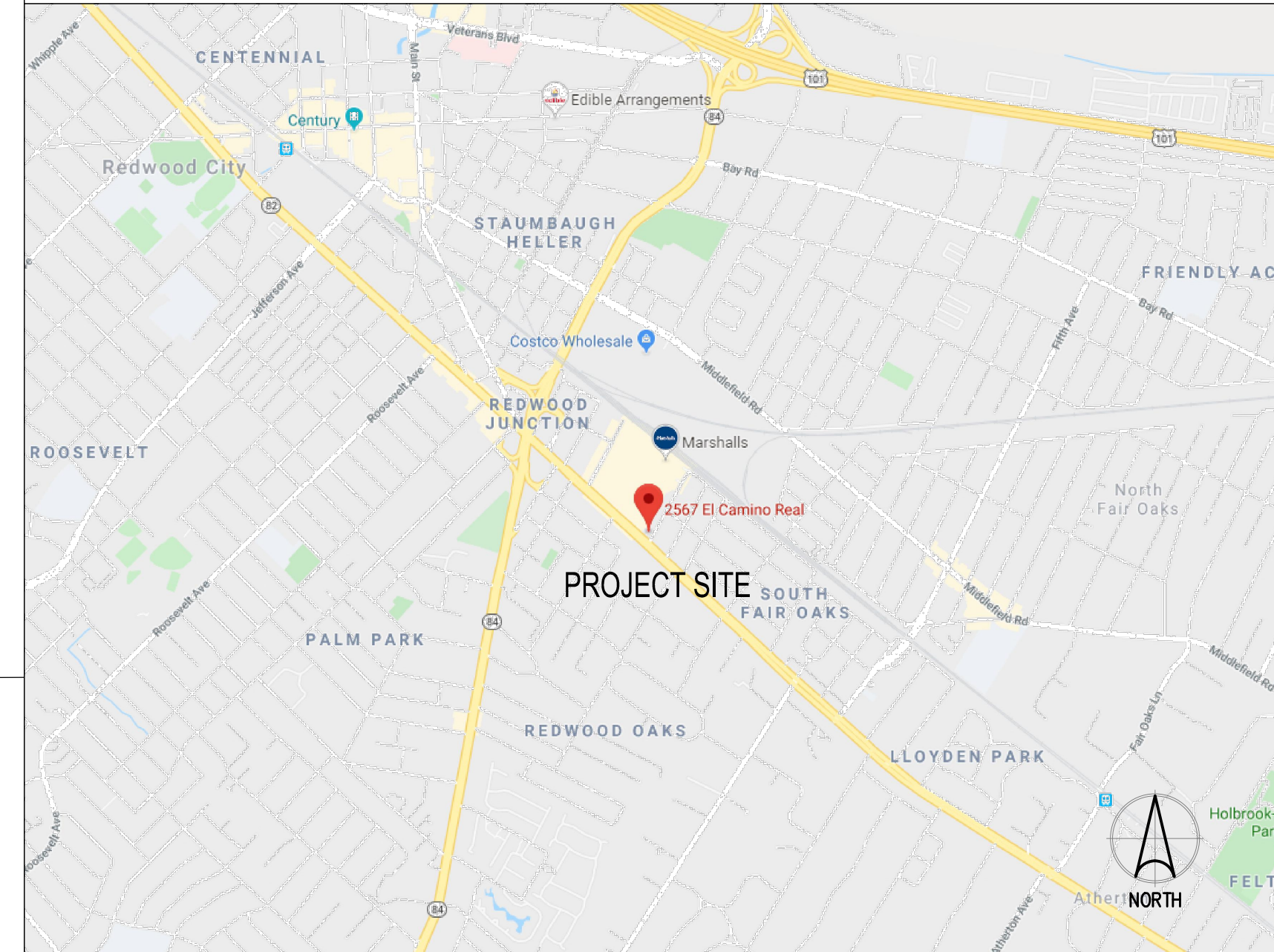
SHEET INDEX

- A0.0 COVER SHEET
- A0.1 DETAIL SCALED VICINITY MAP
- A2.0 CONCEPTUAL SITE PLAN / SECOND FLOOR PLAN
- A2.1 CONCEPTUAL THIRD / FOURTH & ROOF PLANS
- A3.0 CONCEPTUAL ELEVATIONS
- A3.2 CONCEPTUAL PERSPECTIVE RENDERINGS
- S1 SURVEY

PROJECT DIRECTORY

ARCHITECT
Tectonic Builders Coporation
10118 Bandley Dr. #E,
Cupertino, CA 95014
1-408-216-0804
Larry Wang larrywang@tectoniccorp.com

VICINITY MAP



DESCRIPTION

NEW 4 STORIES OF HOTEL INCLUDES 69 GUESTROOMS WITH ONE LEVEL OF PARKING AT GRADE.
TOTAL OF 69 GUESTROOMS AND 48 PARKING SPACES.

PROJECT INFORMATION

PROPERTY ADDRESS : 2561-2567 EL CAMINO REAL,
REDWOOD CITY, CA 94061
APN : 054-261-230; 054-261-220; 054-261-210
ZONING : CMU-1 DISTRICT
COMMERCIAL MIXED USE-1
DENSITY: FAR 1.5
LOT AREA: 12,487 SF (0.32 ACRES)
PROPOSED GROSS FLOOR AREA: 18,715 SF
OCCUPANCY: R-2
TYPE OF CONSTRUCTION: I-A, V-A
AUTOMATIC SPRINKLER SYSTEM: YES (NFPA 13 OR 13R)
PROJECT FUNDING: PRIVATE
MAX. HEIGHT 60'-0" ; 48'-0" PROVIDED

FAR / PROPOSED USE SF

FLOOR	AREA	USE
1ST FLOOR :	850 SF	LOBBY AREA
2ND FLOOR:	5,965 SF	23 UNITS GUESTROOM
3RD FLOOR:	5,950 SF	23 UNITS GUESTROOM
4TH FLOOR:	5,950 SF	23 UNITS GUESTROOM
TOTAL :	18,715 SF	69 UNITS

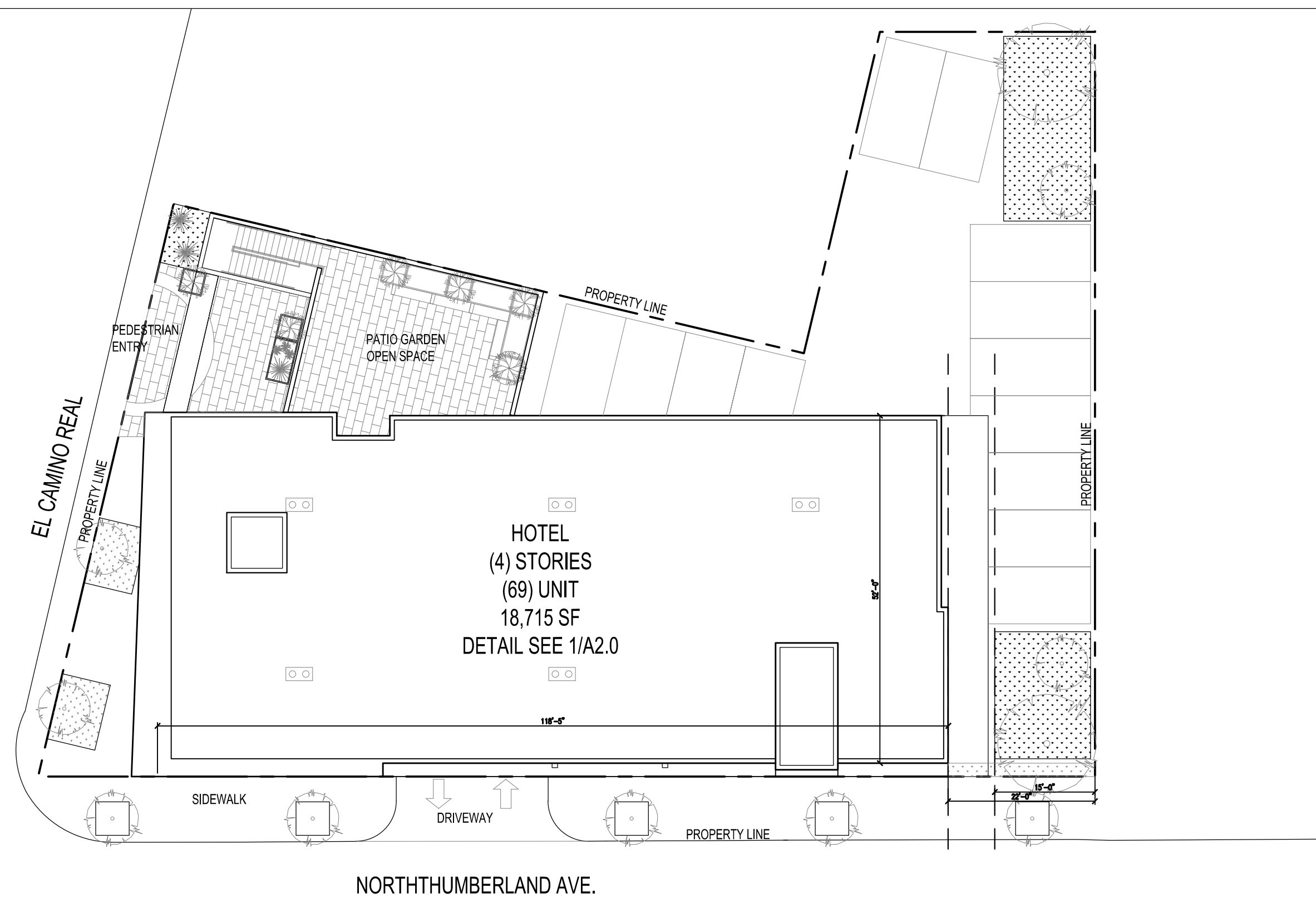
FAR: 1.5 X 12,487 SF = 18,730 SF > 18,715 SF PROVIDED OK

TYPICAL GUESTROOM NET SF : 11,920 SF

BUILDING AREA CALCULATION

Criteria: R-2 Occupancy, Type V-A Construrction, Sprinklered (CBC506)
Total Building Area @ 1st, 2nd, 3rd, & 4th Floors: 18,720 sq.ft.

AREA MODIFICATION (CBC 506)
Aa = [At + (NS x If)] x Sa
= [12,000 + (12,000 x 0.0)] x 2
= 24,000 sqft
Aa x 3 Stories = 72,000 SF
72,000 max. allowed > 18,715 proposed --> OK

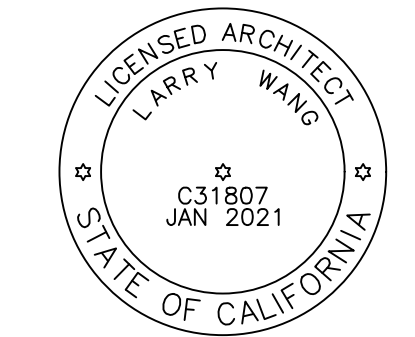


1 KEY SITE PLAN
SCALE: 1/16" = 1'-0"



TECTONIC BUILDERS CORPORATION

10118 Bandley Dr. #E,
Cupertino, CA 95014



PLAN CHECK SET

These documents are property of TECTONIC BUILDERS, INC. and are not to be reproduced, changed or copied without the expressed written consent of TECTONIC BUILDERS INC.

DATE: OCT 30, 2020

DRAWN: ET

CHECKED: LW

REVISIONS BY:

RELEASED BY:

12-14-2019_1ST-PRELIMINARY PLANNING SUBMITTAL

08-26-2020_2ND-PRELIMINARY PLANNING SUBMITTAL

10-30-2020_3RD-PRELIMINARY PLANNING SUBMITTAL

JOB NO:

2567 HOTEL
EL CAMINO
2567 EL CAMINO REAL,
REDWOOD CITY, CA 94061
PRELIMINARY REVIEW

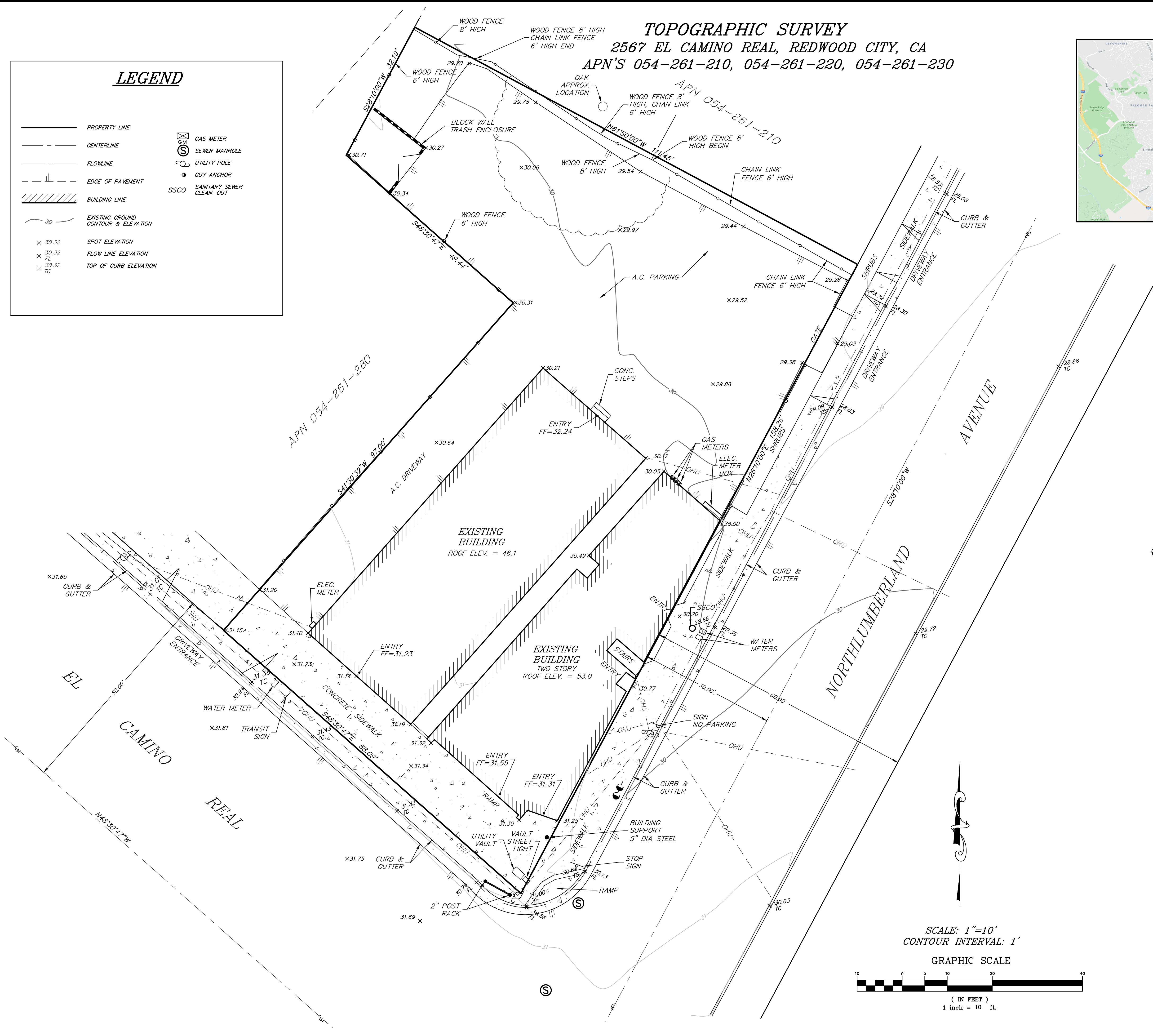
SHEET INFO

COVER SHEET

SHEET NO.

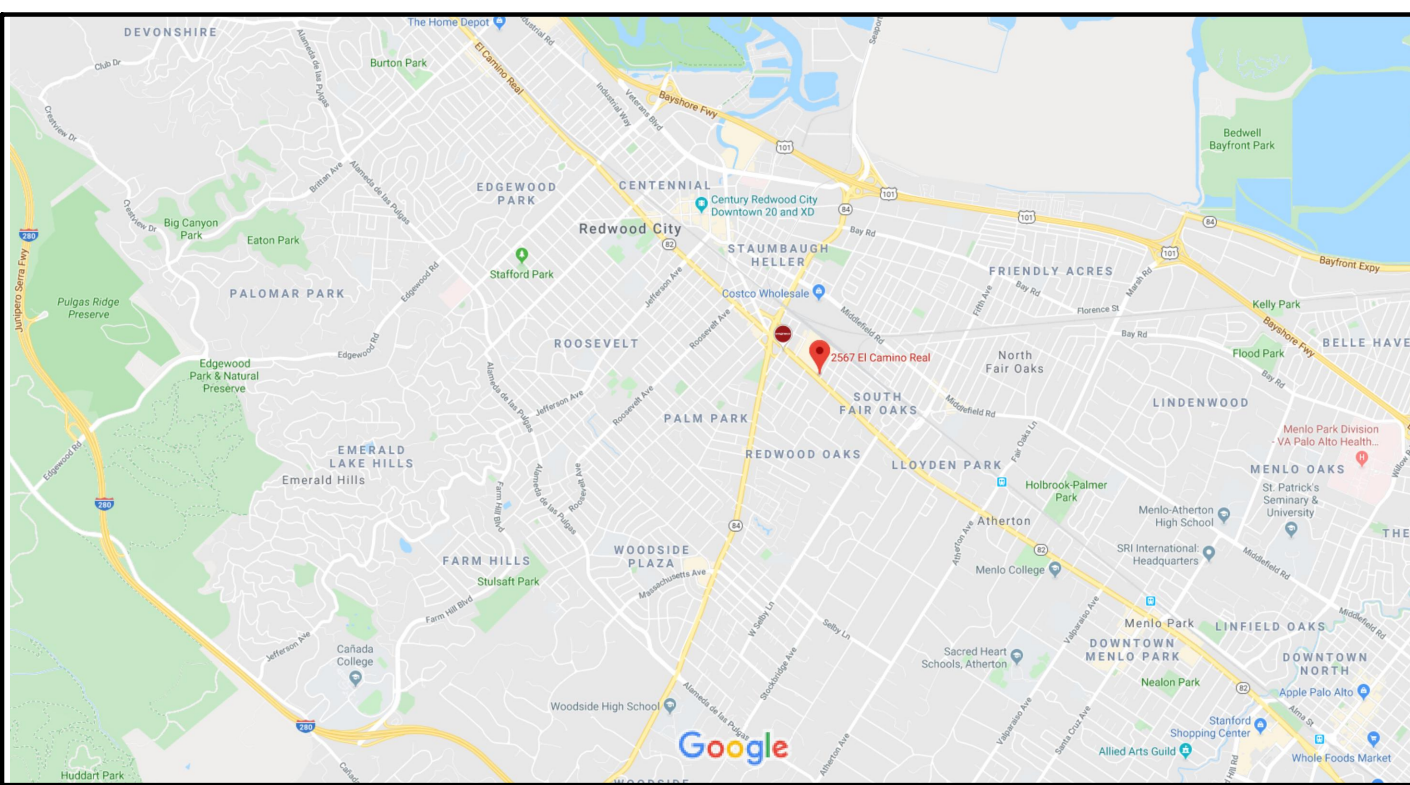
A0.0

OF -- SHEETS



LEGEND

- PROPERTY LINE
- CENTERLINE
- FLOWLINE
- ||—— EDGE OF PAVEMENT
- ||—— BUILDING LINE
- 30 — EXISTING GROUND CONTOUR & ELEVATION
- x 30.32 SPOT ELEVATION
- x 30.32 FL FLOW LINE ELEVATION
- x 30.32 TC TOP OF CURB ELEVATION
- GM GAS METER
- SM SEWER MANHOLE
- UTILITY POLE
- GA GUY ANCHOR
- SSCO SANITARY SEWER CLEAN-OUT



VICINITY MAP
N.T.S.

SITE NOTES

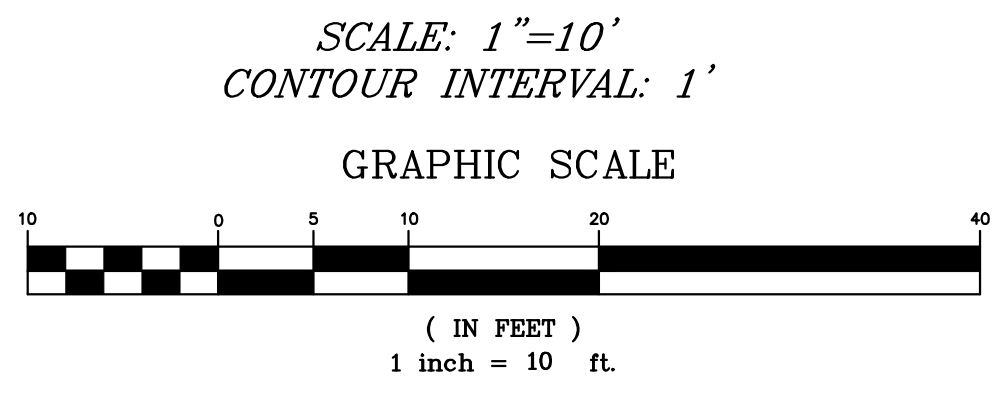
OWNER: NEW RIVER DEVELOPMENT LLC
APN: 054-261-210, 220, 230
ADDRESS: 2567 EL CAMINO REAL, REDWOOD CITY CA
SITE AREA: 12,488 SF, 0.29 ACRES

BENCHMARK

2" BRASS DISC, CITY OF REDWOOD CITY BENCHMARK # 23, LOCATED APPROXIMATELY 900' NORTHWESTERLY IN EL CAMINO REAL.
ELEVATION=27.74'

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN OCTOBER 2019, THAT PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND DO NOT REFLECT A BOUNDARY SURVEY UNLESS SPECIFICALLY NOTED HEREON, AND THAT THIS MAP DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON.

IF UNDERGROUND UTILITIES, ZONE, SETBACK AND STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM AVAILABLE SOURCES NOT CONNECTED WITH THIS CORPORATION THEREFORE, NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID INFORMATION.



Copyright (C) 2019 by Trio/Holmes Associates. All Rights Reserved. This Document is Intended Only for Use on the Project Specified in the Title Block. Any Reproduction of this Document or Portion of this Document Without the Express Written Consent of Trio/Holmes, is Prohibited.

REVISIONS:	BY:

PREPARED FOR:
DAZHI CHEN
SAN JOSE, CA

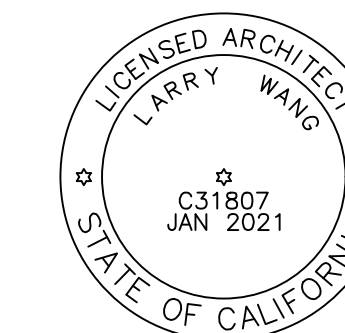
2567 EL CAMINO REAL, REDWOOD CITY
TOPOGRAPHIC SURVEY
COUNTY OF SAN MATEO, STATE OF CALIFORNIA

DATE 10/29/19
SCALE 1"=10'
DRAWN JSP
JOB NO. 09.2039
DWC



TECTONIC BUILDERS CORPORATION

10118 Bandley Dr. #E, Cupertino, CA 95014



PLAN CHECK SET

These documents are property of TECTONIC BUILDERS, INC. and are not to be reproduced, changed or copied without the expressed written consent of TECTONIC BUILDERS INC.

DATE: OCT 30, 2020

DRAWN: ET

CHECKED: LW

REVISIONS BY:

RELEASED BY:

12-14-2019_1ST-PRELIMINARY PLANNING SUBMITTAL

08-26-2020_2ND-PRELIMINARY PLANNING SUBMITTAL

10-30-2020_3RD-PRELIMINARY PLANNING SUBMITTAL

JOB NO:

2567 HOTEL
EL CAMINO

2567 EL CAMINO REAL
REDWOOD CITY, CA 94061
PRELIMINARY REVIEW

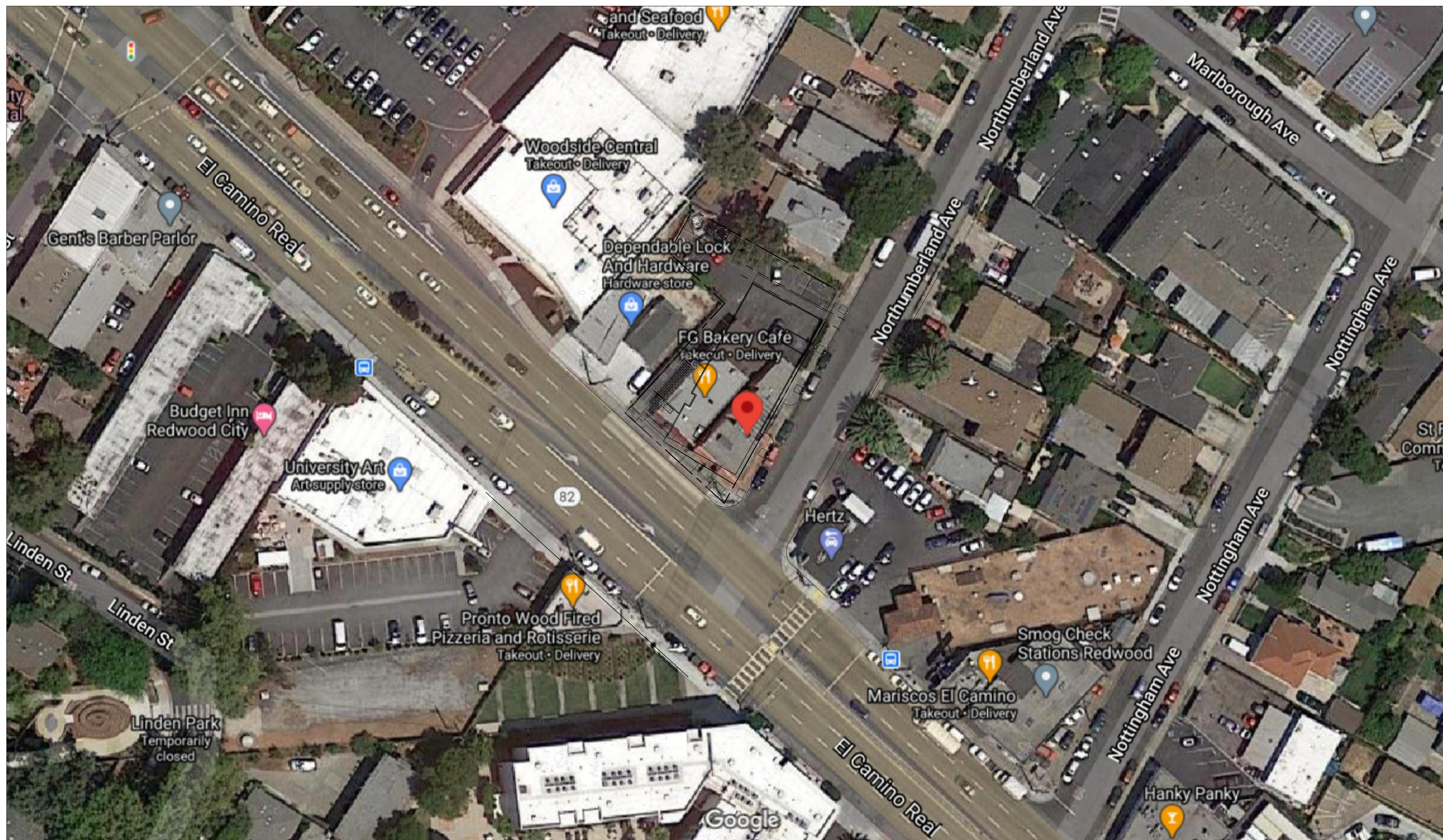
SHEET INFO

VICINITY MAP

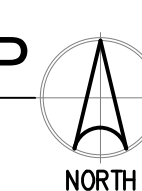
SHEET NO.

A0.1

OF -- SHEETS



1 DETAIL SCALED VICINITY MAP
SCALE: 1/32" = 1'-0"





TECTONIC BUILDERS CORPORATION

10118 Bantley Dr. #E, Cupertino, CA 95014



PLAN CHECK SET

These documents are property of TECTONIC BUILDERS, INC. and are not to be reproduced, changed or copied without the expressed written consent of TECTONIC BUILDERS, INC.

DATE: AUG 26, 2020

DRAWN: ET

CHECKED: LW

REVISIONS BY:

RELEASED BY:

12-14-2019_1ST-PRELIMINARY PLANNING SUBMITTAL
08-26-2020_2ND-PRELIMINARY PLANNING SUBMITTAL

JOB NO:

2567 HOTEL
EL CAMINO
2567 EL CAMINO REAL,
REDWOOD CITY, CA 94061
PRELIMINARY REVIEW

SHEET INFO

CONCEPTUAL
SECOND FLOOR PLAN
GROUND FLOOR PLAN

SHEET NO.

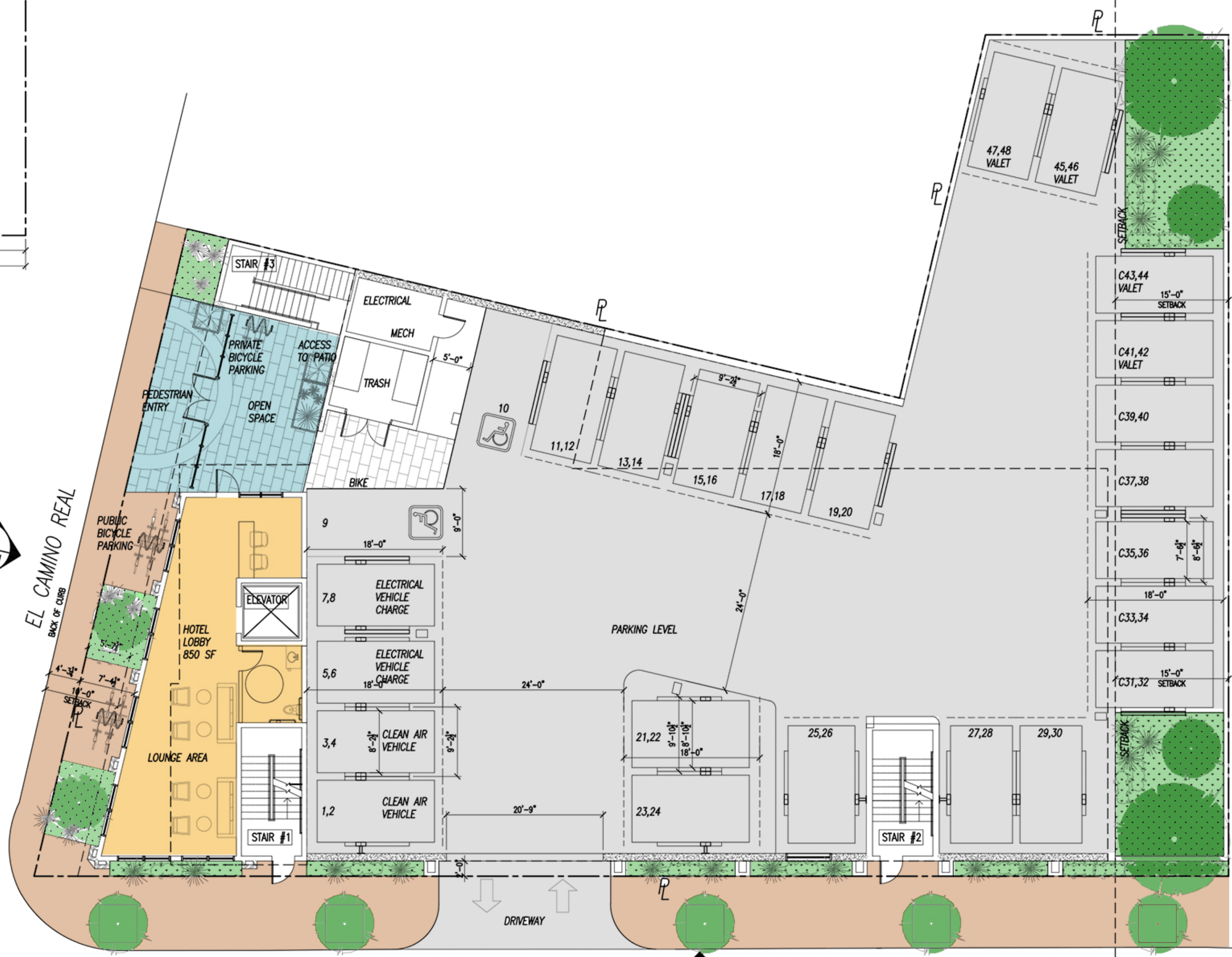
A2.0

OF -- SHEETS



2 SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

- PEDESTRIAN SIDEWALK
- PARKING / DRIVEWAY
- LANDSCAPE AREA
- GUESTROOM AREA
- HOTEL PUBLIC AREA
- OPEN SPACE RECREATION

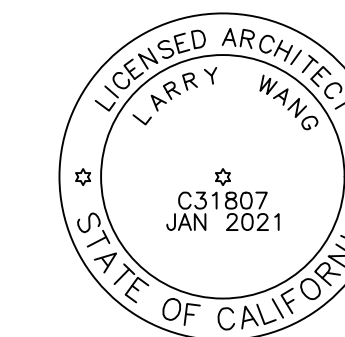


1 GROUND FLOOR PLAN / SITE PLAN
SCALE: 3/32" = 1'-0"



TECTONIC BUILDERS CORPORATION

10118 Bandley Dr. #E, Cupertino, CA 95014



PLAN CHECK SET

These documents are property of TECTONIC BUILDERS, INC., and are not to be reproduced, changed or copied without the expressed written consent of TECTONIC BUILDERS INC.

DATE: OCT 30, 2020

DRAWN: ET

CHECKED: LW

REVISIONS BY:

RELEASED BY:

12-14-2019_1ST-PRELIMINARY PLANNING SUBMITTAL

08-26-2020_2ND-PRELIMINARY PLANNING SUBMITTAL

10-30-2020_3RD-PRELIMINARY PLANNING SUBMITTAL

JOB NO:

2567 HOTEL
EL CAMINO
2567 EL CAMINO REAL,
REDWOOD CITY, CA 94061
PRELIMINARY REVIEW

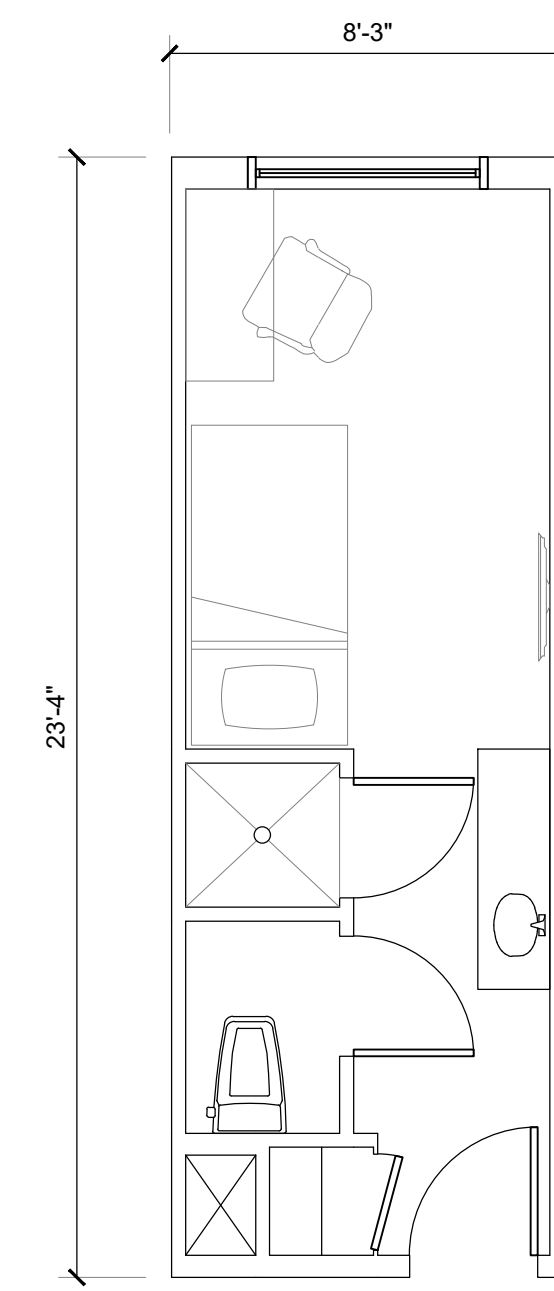
SHEET INFO

CONCEPTUAL
THIRD/ FOURTH
ROOF
FLOOR PLAN

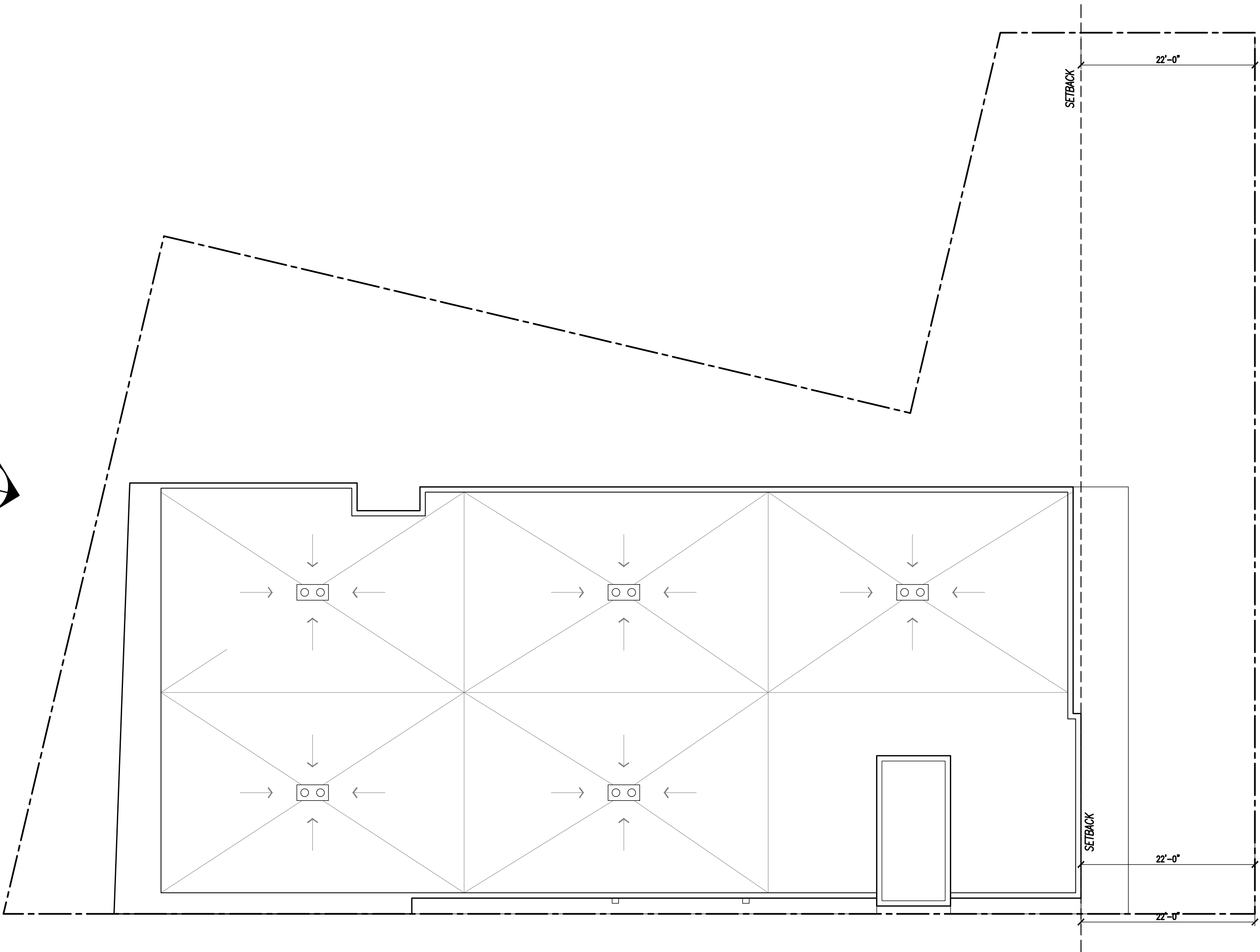
SHEET NO.

A2.1

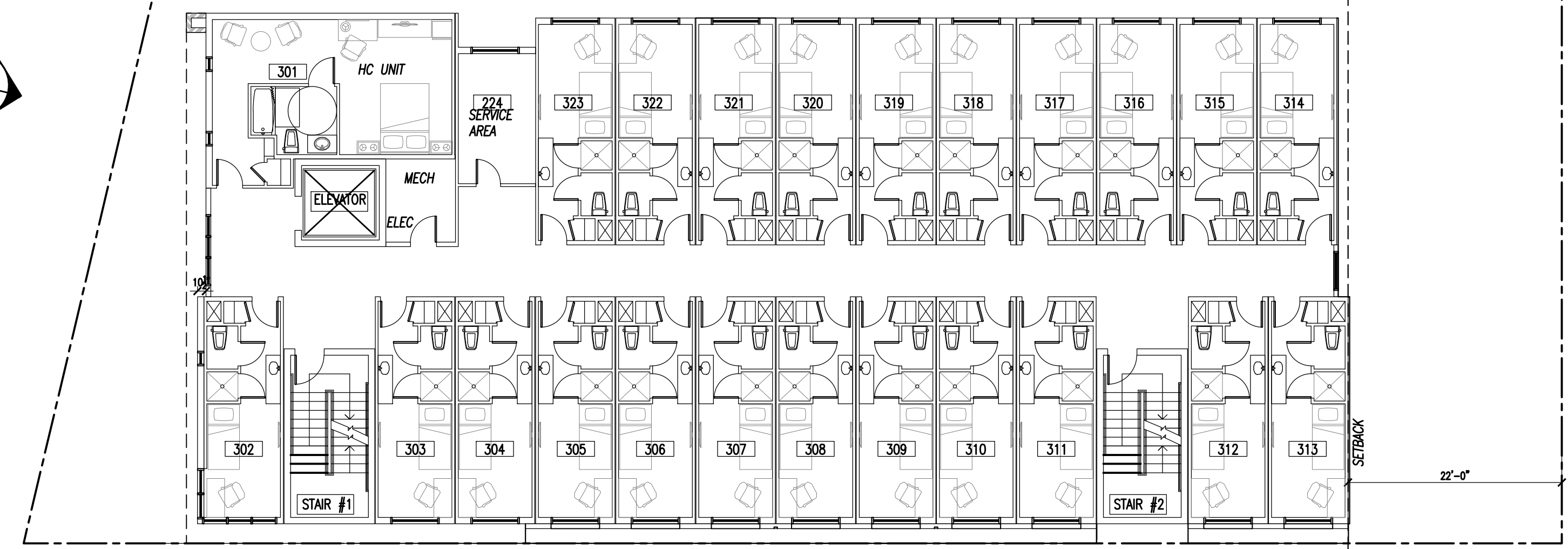
OF -- SHEETS



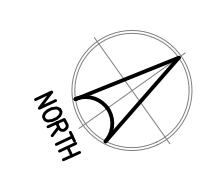
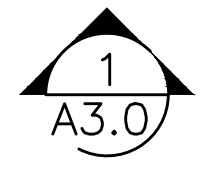
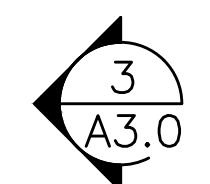
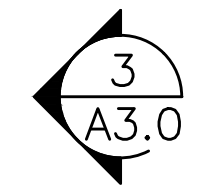
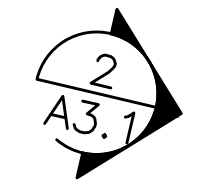
3 TYPICAL GUESTROOM PLAN
SCALE: 1/4" = 1'-0"



2 ROOF PLAN
SCALE: 3/32" = 1'-0"



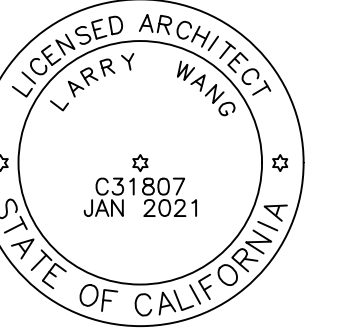
1 THIRD/ FOURTH FLOOR PLAN
SCALE: 3/32" = 1'-0"





TECTONIC BUILDERS CORPORATION

10118 Bantley Dr. #E,
Cupertino, CA 95014



PLAN CHECK SET

These documents are property of TECTONIC BUILDERS, INC. and are not to be reproduced, changed or copied without the expressed written consent of TECTONIC BUILDERS INC.

DATE: OCT 30, 2020

DRAWN: ET

CHECKED: LW

REVISIONS BY:

RELEASED BY:

12-14-2019_1ST-PRELIMINARY PLANNING SUBMITTAL

08-26-2020_2ND-PRELIMINARY PLANNING SUBMITTAL

10-30-2020_3RD-PRELIMINARY PLANNING SUBMITTAL

JOB NO:

2567 HOTEL
EL CAMINO
2567 EL CAMINO REAL
REDWOOD CITY, CA 94061
PRELIMINARY REVIEW

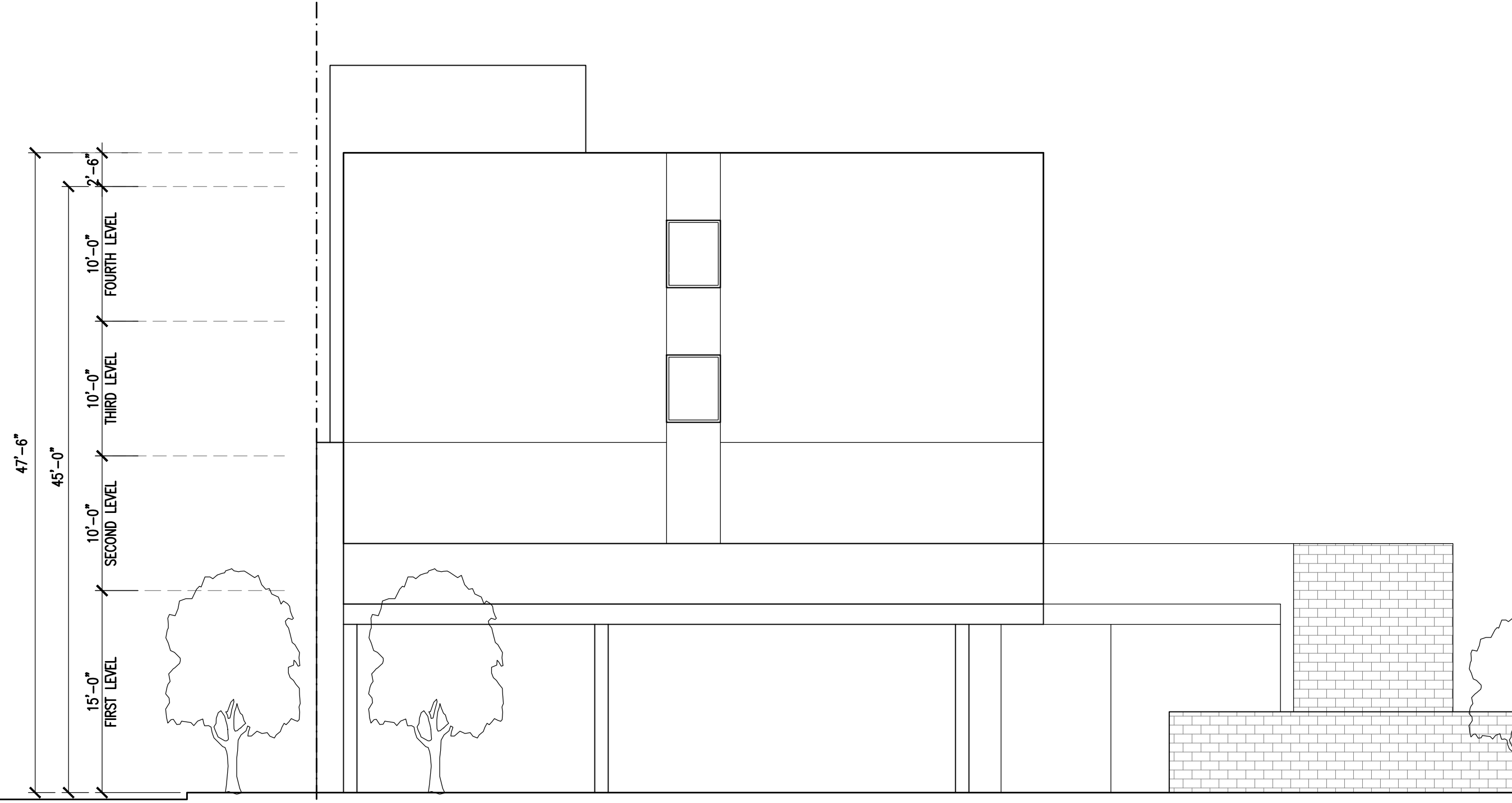
SHEET INFO

CONCEPTUAL
FRONT STREET (SOUTH)
NORTHUMBERLAND AVE
ELEVATIONS

SHEET NO.

A3.0

OF -- SHEETS



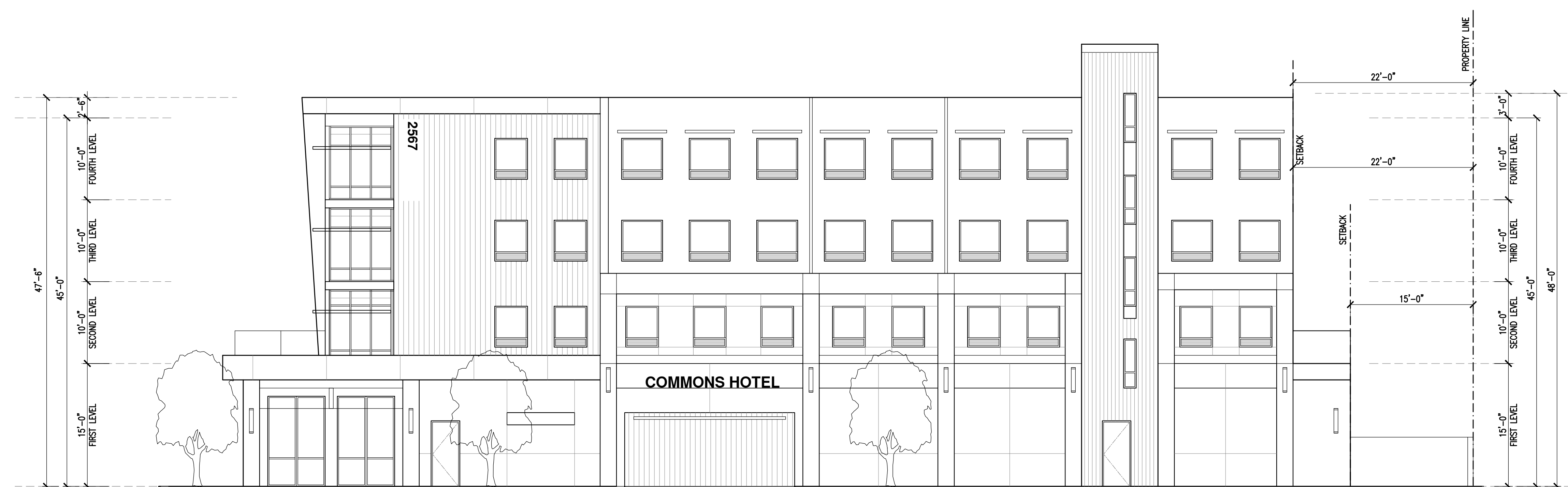
3 BACK ELEVATION
NORTH ELEVATION

SCALE: 3/8" = 1'-0"



2 EL CAMINO REAL ELEVATION
SOUTH ELEVATION

SCALE: 3/8" = 1'-0"



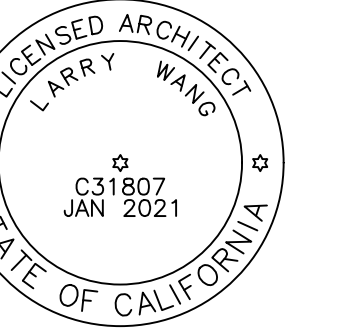
1 NORTHUMBERLAND ELEVATION
EAST ELEVATION

SCALE: 3/8" = 1'-0"



TECTONIC BUILDERS CORPORATION

10118 Bantley Dr. #E,
Cupertino, CA 95014



2 EL CAMINO REAL PERSPECTIVE SOUTH ELEVATION
SCALE: NTS



1 NORTHUMBERLAND PERSPECTIVE EAST ELEVATION
SCALE: NTS

PLAN CHECK SET

These documents are property of TECTONIC BUILDERS, INC., and are not to be reproduced, changed or copied without the expressed written consent of TECTONIC BUILDERS INC.

DATE: OCT 30, 2020

DRAWN: ET

CHECKED: LW

REVISIONS BY:

RELEASED BY:

12-14-2019_1ST-PRELIMINARY PLANNING SUBMITTAL

08-26-2020_2ND-PRELIMINARY PLANNING SUBMITTAL

10-30-2020_3RD-PRELIMINARY PLANNING SUBMITTAL

JOB NO:

2567 HOTEL
EL CAMINO
2567 EL CAMINO REAL
REDWOOD CITY, CA 94061
PRELIMINARY REVIEW

SHEET INFO

CONCEPTUAL PERSPECTIVE RENDERINGS

SHEET NO.

A3.2

OF -- SHEETS