

Updated June 20th, 2023

Matthew Pruter
City of Menlo Park
City Hall -1st Floor 701 Laurel Menlo Park, CA 94025

RE: Menlo Park Proposed Hotel Narrative

Dear Mr. Pruter,

Thank you for your consideration of the proposed hotel development located at 3723 Haven Avenue. The purpose of this letter is to request an additional planning commission hearing for architectural control. Since the project's approval at the initial planning commission hearing on November 14th, 2022, the design & engineering teams have been diligently working to ensure compliance with California Building Code, Accessibility codes, and local requirements. While working through these requirements, some portions of the building had to be updated to comply with code/engineering requirements.

Below is a brief description of high-level updates that were made since our approval in November 2022.

Level 1

- Electrical room locations changed due to PG&E requirements. Rooms are now closer to transformer location. Consequently, the ADA van space location was relocated.
- Dry sprinkler room and water entry rooms were added for sprinkler & plumbing requirements.
- Stair wall & elevator wall thicknesses were adjusted due to structural requirements.

Parking Levels

- Car stackers were moved to level 2 to avoid any public interaction with equipment as it could be a safety concern.
- Electrical room and dry sprinkler rooms were added for engineering requirements per code).

Level 4

- Landscape was fully designed and developed for permit set. The project maintains (the previously approved square foot areas for) public and private spaces at the amenity deck.
- Laundry room was removed as services (and will be outsourced), and two guestrooms were relocated to allow for a larger fitness room. Majority of the updates at this level was internal to the building and the project is still in full compliance with the FAR requirements.

Guestroom Levels

- All guestrooms are now designed and developed per Marriott brand standards.
- Mechanical shafts were added for building code exhaust requirements.
- The service alley façade had to be straightened out for structural shear requirements. This change is not street facing and impacts only the façade facing the alley.

Roof

- Roof plan has now been fully developed. Electrical space added for solar requirements.

Exterior

- The corner has been squared off to provide required clearances at the corner guestroom. This created a design conflict with the frame that extended to the roof, so the design was altered, and the silver frame now wraps the entire public space/hotel lobby storefront at level 4. This design update is still in keeping with the original design intent identified in the project description letter.

As noted previously, the changes noted above are high level and can be viewed in detail in the comparison plan set provided. The side by side helps identify the plan updates and will hopefully show the changes are minimal and low impact.

Please see below for the remainder of the project description letter.

Address

3723 Haven Avenue, Menlo Park, CA

Existing

Currently, there is a 1-story office building on the site with approximately 13,681 square feet.

Proposed

Proposed 8-Story hotel building, consisting of 163 rooms and 124 parking spaces.

Level 1: Parking, Service areas, Elevators to Jump Lobby Levels 2-3: Above grade parking

Level 4: Jump Lobby including an indoor/outdoor lounge, fitness center and library.

Levels 5-8: Guestrooms & back of house. The guestroom levels will begin at 44'-8 5/8" (Level 5) above the finished floor.

Design Overview

In general, the Hotel intends to be a neighborhood resource, and thus will provide reasonable access to the roof garden amenity, bar and lounge area for dining and entertainment.

The project has many areas open to the public, including the rooftop garden, the front plaza area along Haven Avenue, the coffee/lounge, and the hardscape area around the main entry.

As the ground level garden and hardscape shall be accessed by the public, especially the neighbors who live in the apartments behind our hotel, and the office workers on each side of the hotel, a ground floor coffee/lounge is being offered as a neighborhood amenity which can be directly accessed from the street and sidewalk, as opposed to entering through the hotel.

Access to the podium level public garden space is via a dedicated elevator and stair at the

Northeast corner of the building with a direct connection to this space. The provided elevator does not stop at any other level and will be an express connection to the public space. Both the stair and elevator will be clearly signed and provide wayfinding for the public to use this space.

The front façade of the building, which faces Haven Avenue is divided into 5 vertical slices. The base of the building is set back a minimum of twenty feet from the property line, and further, a Loggia provides relief, rain protection and shade for the ground floor coffee shop. A majority of the façade is set back an additional ten feet from the base of the building to provide vertical relief. The façade is characterized by different punched window types, storefront glazing as well as different materials in each vertical section. The roof line is staggered to provide interest, and a large tower element punctuates the entrance to the hotel.

Per Response Letter previous responses are included below from the following comments:

The development team feels that the modulation requirement has been met by the current geometry along Haven Avenue. The building is divided into 7 vertical segments along the front façade and those vertical segments have a staggered roof line, as well as being in different planar relation to one another. Additionally, the Hotel is designed so that the South wing follows the easement line which makes a diagonal through the site, that diagonal is expressed on the entry tower, which stands taller than the rest of the facades and contains the Moxy signage, the as well as the transparent storefront at level 4 contained within silver metal panel which provides a portal to the rooftop community garden. The stair tower at the end of the building is then set back from the face in a significant manner. The two-bay sliver to the South of the community garden portal is set back from the adjacent planes by four feet.

The base of the building along the front is divided into 6 segments, and features a loggia along two of the segments, which provides rain protection and shade along the window wall into the lobby and coffee/lounge. The building is very much articulated and meets and exceeds the spirit of your community ordinance calling for 1 modulation. In comparison with the adjacent, recently constructed Hotel Nia by Marriott, the Moxy has significantly more articulation, and is a smaller building. The parking structure is also nicely disguised using Silver Kaynemail screening as shown in the material board on sheet EN-36 on the second and third level, and actually contributes to the variety in the front façade and creating balcony areas on the 4th floor for public enjoyment. For the coffee/lounge and bar and restaurant, we are requesting a use permit to accommodate outdoor seating. The corner towers along the front façade announce two entryways, the Hotel entrance as primary, and the community garden entrance as secondary.

Refer to the elevation sheets to best explain the 3d geometry of the façade along with the perspective provided on the cover sheet. The horizontal offsets are shown on the elevation sheets and dimensions have been provided to show the height differential. In addition, sheets EN-25 through EN-28 show the roofline, as well as the horizontal offsets at the 3 vertical segments of the façade.

In summary, we feel that the building design meets the spirit of the ordinance, and we have heard positive comment from Planning Commission on the façade design facing Haven Avenue. The

development team therefore would like to move forward with the unaltered design of the façade and let the Planning Commission subjectively assess the design.

Alcohol Licensing Deferral

We are deferring the administrative approval and obtaining the Class 47 license through the California Department of Alcoholic Beverage Control, to after the Planning Commission action.

Generator Deferral

The diesel-powered back-up generator, which requires administrative permit is being deferred until after Planning Commission action.

17. Please provide an adequate series of step-backs, in alignment with Section 16.43.130 (2) of the Zoning Ordinance. Because the site is located in the flood zone, this property is subject to a 10-foot increase per the requirements, and based on the table in the aforementioned section, please provide the following step-backs along the front elevation (facing Haven Avenue): • One step-back of 15 feet at 70 feet height, and an additional 10-foot step-back at 85 feet in height.

Response: Acknowledged. We understand the ordinance and understand that the diagram shows an urban street front condition, in which the building façade is on the edge of the public sidewalk (likely the property line). Due to the business owners in our neighborhood imposing a twenty-foot set-back on buildings, we conclude that we exceed the building setback requirements, which are meant to provide visual relief and reduce urban shadow.

The existing design of the front plaza provides adequate landscaped areas, shaded seating and a minimum of 20-foot setback to the sidewalk. Due to the curvature of Haven Avenue along the North end, the setback to the sidewalk is much greater, actually doubling the distance to 40 feet at some points and provides a generous landscape area to buffer the outdoor seating in the approach to the community garden entrance.

The vertical setbacks as requested by the city were then incorporated into the November 2020 submittal, as requested, and the Haven Avenue Façade updated to provide more vertical relief between the tower entry element and the balance of the façade

Generator Details

1. Please clarify the use of the diesel generator (and hazardous materials) in more detail, outlining when it would be needed and whether it would service the entire site, or something more particular. In particular, an explanation of its purpose and how the hazardous materials are used to power the generator is needed. Please also explain the amount of fuel that would be stored on site, how often and when refueling would need to occur, how often and when (specific day of the week and time of day) testing will need to occur (along with the duration of testing), and how the project will address any noise implications.
 - a. JSE Response: The Generator will be used to provide backup power to life safety branch, standby branch, & optional branches of emergency system. The Life safety branch will include emergency lighting, fire alarm, & fire pump. The standby branch will include

elevators & HVAC systems associated with any smoke control systems. The optional branch will include any non code required areas such as kitchen equipment, freezers, motors, points of sale, HVAC systems, etc. The fuel system shall include a UL Listed, 600gallon (approximately 18 hours of runtime), double wall fuel tank base. It shall have the structural integrity to support the engine-generator set. Minimum features shall include all welded construction, a lockable fuel filler cap, fuel gauge, low fuel level alarm, tank rupture alarm, fuel line check valve and fittings for fuel supply, return, fill and vent. The generator must maintain no less than 300 gallons of fuel (8 hours runtime is minimum code requirement for fire pump). Re-fueling is subject to the amount fuel level due to generator running during emergency situations and/or exercising and maintenance. Refuel would occur every 12 weeks and testing would occur the first Monday of every Month at 9 AM. Testing will last approximately 30 minutes.

2. Please explain the ventilation that would be used and describe the method(s) by which ventilation would occur.
 - a. JSE Response: Ventilation will be achieved bases on requirements from the manufacturer via intake and exhaust louvers sized accordingly and located on opposing walls of the generator room. Louvers will have motorized dampers to maintain fire rating.
3. Based on the recent reviews of diesel generator projects, please also explain why a diesel generator is the most feasible option for the project's back-up power supply. A justification will be needed in this letter, in addition to the description explaining whether any alternatives have been considered and why they may not be feasible. At the recent 2/22/2021 Planning Commission meeting, the Planning Commission expressed concern about the proposed use of a diesel-powered generator for a project at 1395 Chrysler Drive (the staff report is available here: https://www.menlopark.org/DocumentCenter/View/27404/F1_1395-Chrysler-Drive?bidId, and the minutes are available here: https://www.menlopark.org/AgendaCenter/ViewFile/Minutes/_02222021-3581). Please note that the discussion mainly involved seeing if alternative energy sources (e.g., rechargeable batteries, etc.) could be used instead of diesel, and whether alternative energy sources were considered. It is likely that the Planning Commission will ask similar questions for this project.
 - a. JSE Response: Diesel is a reliable source of fuel for an emergency backup system. Natural Gas is not allowed within this jurisdiction. Backup power for the fire pump is required to have 8 hours of runtime per NFPA, which batteries will not be able to meet efficiently.
4. Any construction details pertaining to the installation of the hazardous materials (namely, timing) are also needed in the project description letter. If possible, please include specifications for the generator as part of the project description letter.
 - a. JSE Response: Generator cut sheet provided. Fuel tank size and run time has been modified to meet the requirements stated in project description.

*Please note spec in plan is 1000 Gallon / we will be utilizing 600 Gallon.

Food and Beverage

The hotel management will make the bar and rooftop garden open to the public during daytime business hours, and until bar closing hour which is 10pm daily. Any public activity past ten PM maybe subject to control due to noise which can interfere with hotel guests trying to sleep.

While interior dining and lounge spaces may be reserved for hotel guests or paying customers, the public shall be allowed to access these spaces as a customer, during normal business operations between 6am and 10pm.

The Hotel will have a full bar, defined by serving beer, wine, spirits as allowed by the State of California and open standard hours per city code. Lobby and public areas are open 24 hours. Residents from neighboring areas will have 24 access to the hotel however loitering and soliciting will not be allowed. "Doors will always be open."

Lobby area will be open 24 hours to all guests and the public and will offer free "super" wifi internet. Guests and the public can essentially use the hotel lobby work areas as no charge "we-work" space with local coffee and beverage available for purchase – i.e. Emerald Hills Roastery, etc. Our goal is to make the F&B experience very "Menlo" and unique from neighboring cities.

Light continental breakfast and tapas style foods will be served for lunch and dinner. Menu will be determined by Marriott but will be local foods based with as much of a farm to table concept as possible and a local fare twist. Special food events (unique food trucks, celebrity chef, etc.) will be advertised and open to the public, mostly on the weekends. The dining concepts will not be full fare meals, just very healthy small plates at price points to serve the general public.

Parking

Parking will be valet only 24/7. Depending on need public parking will be available during slower periods however guest parking will be priority. Parking Stackers will only be operated by the trained professional valet staff. Guest will not have access them.

The stacker being used is a hydraulic, prefabricated system, that is progressive in its design, as it can provide greater parking capacity to valet parking, with environmentally friendly benefits of utilizing less space, concrete and building structure, while conveniently storing away cars for easy retrieval Electric Vehicle charging stations are provided for both standard parking stalls and for accessible stalls. Accessible stalls are located on all 3 levels of the parking structure.

Five convenience parking stalls are located near the front entry drop off zone to accommodate people waiting for hotel guests.

Public Space

The Moxy Hotel enjoys a generous front yard in the form of a linear park. Planting beds arranged like piano keys perpendicular to the façade allow for the public to easily stroll through the gardens and enjoy a nice moment on one of the Hotel's Park benches. As the café is the backdrop for the linear park, it is also convenient as a neighborhood gathering area. Toward the North end of the park, umbrella tables and a small plaza are ringed by existing boulders, which provide the entryway to the Hotel roof garden.

The balcony of the roof garden is visible from the Haven Avenue sidewalk, and is accessible by an elevator and stairway, with direct, non-stop service to the roof deck. There will be individual wayfinding and signage for the Roof deck public space. This will be visible from the public way along Haven Ave. and from the vehicular entry of the property.

The stairwell itself has plenty of glass to be transparent to the public, and the 4th level is punctuated by a picture window and an open-air balcony. Once off the elevator, you are directly into the public open space area, and have ample seating, planters, fire pits, and other amenities which are also found on the Hotel guest side of the roof deck.

While a Pergola is a visual barrier between the public garden and the hotel bar area, there is restricted movement between both halves to provide alcohol service on the bar side. Comfortable outdoor furniture, night lighting and a peaceful ambiance make this a perfect neighborhood amenity, and provide a view opportunity to the Bay, over the tops of the adjacent warehouses. This is truly an enhancement, and a value add to the residents adjacent to our project.

None of the covered areas have been tabulated in our public open space calculations, but the ancillary areas certainly do add shade and comfort to the edge of the public open space that is a further enhancement of the park and leisure concept.

The South side of the site is a landscape area with dense landscape and a bioswale. The Southeast corner has a monument sign for the Hotel. The public open space is a non-programmed space; however, this serves as a landscape buffer and visual barrier on that edge of the site. Furthermore, there is additional open space on the podium roof deck, which is the Hotel bar area. We have approximately split the types of open space programmed for the roof deck.

Per Menlo Park ordinance, use of the podium roof for a rooftop garden, and added public open space is encouraged as a design principal. Due to the size of our site at 33,192sf our code required open space is 30%, or 9,958 sf. See revised sheet EN-35 for updated areas tabulated for Public and Private Open Space. In so doing we have also enhanced the neighborhood experience in providing a long, elevated view out to the Bay. The open space provided includes outdoor furniture, landscape planters, decorative hardscape, potted plants, shaded pergolas and umbrella tables to lengthen and enrich the experience both at the ground level and roof top / podium garden level. The advantage of utilizing the podium for the garden space is that it elevates the view corridor above the neighboring warehouse buildings so that there can be a

line of site to San Francisco Bay. More than any other property, this amenity will be distinctive for the Moxy Hotel and a signature attraction for Menlo Park.

In summary, the Moxy Hotel affords the neighborhood an elegant park environment for leisure and relaxation, as a neighborhood meeting place, and allows the public to passively enjoy the Hotel as well as interact with the Hotel amenities (food and bar service). We can see this becoming a very popular destination by those living adjacent in addition to the rotation of guests. The linear park along Haven Avenue, coupled with the easily accessible podium level garden provide a great variety of experience, and allow the public to enjoy the sunny or shady side of the building, depending upon the mood.

Neighborhood Meeting

Our team held a neighborhood meeting as scheduled on 8/6/19. As you are aware, we had the meeting at the Hotel Nia which is very close to the proposed Moxy Hotel site.

We had only three people come to the meeting. One stated he lived nearby but not very close. One stated he was from LA and was a friend of an employee at Facebook. We didn't get the other individual who was with these folks.

Upon further research, we found out they were from the Hotel Nia. They are as follows:

These gentlemen from Ensemble showed up to our meeting.

<https://ensemble.net/company/team/>.

1. Kambiz Babaooff – Chairman
2. Brian Ehrlich – Chief Investment Office
3. Third I did not see on their website.

They were basically inquiring information on our project since they were part of the group that financed the Nia.

No neighbors showed up.

Our team met personally with JoAnn and Paul Tyson on 8/5/19 at 1:30pm. They are the adjacent landowners of the dog kennel, daycare, boarding and grooming business as well as the storage facility located at 3757 Haven Avenue, Menlo Park, CA. This meeting went extremely well, and I am having my attorney write up the agreement. I promised them that I would proffer several things during the approval process. They are as follows:

1. When we rework the driveway, we cannot do any work between the hours of 6:30AM – 9:30 AM and 4:30 PM – 7:00 PM.
2. We will be required to provide the landowners the following:
 - i. Updated plans with details showing the revised driveway, curbing etc.
 - ii. They want to have the contact information of the project supervisor so if they have any questions and concerns, they have direct access to that person.

- iii. We will need to keep them updated as to the schedule and invite them to the job meetings (monthly) so if they want to attend, they are more than welcome. The schedule is critical to them because one of the businesses is a dog grooming and training facility. Noise is a big factor with this type of business.
- iv. We need to have a pre-construction meeting with them to show the “anticipated” schedule and introduce the parties. This should take place a minimum of two weeks prior to the start of construction.
- v. A critical provision needs to include that we are well aware this is a dog kennel, daycare and boarding facility which provides some grooming services. Also, we have no issue with this business and the related noise of barking dogs.

Our team conducted a neighborhood outreach meeting in 2019 prior to Covid 19 protocols and suspension of in person meetings. No further neighborhood meetings will be held at this time.

Brand

Moxy Hotels serves as a playground that attracts Fun Hunter travelers and is designed to give guests everything they want and nothing they don't at an affordable price.

Lively public spaces, minimalist style and cozy guest rooms offer up a new way of traveling. The brand is well suited for urban/metro areas with a favorable cost-to-build model, featuring efficient rooms and a lean staffing model.

For more information, please visit <http://moxy-hotels.marriott.com/en/our-story>.

Sincerely,
Al Patel
Owner
Titan Management

CC: Nitin Patel, Elevate Architects
Al Shaghghi, AMS Assoc.



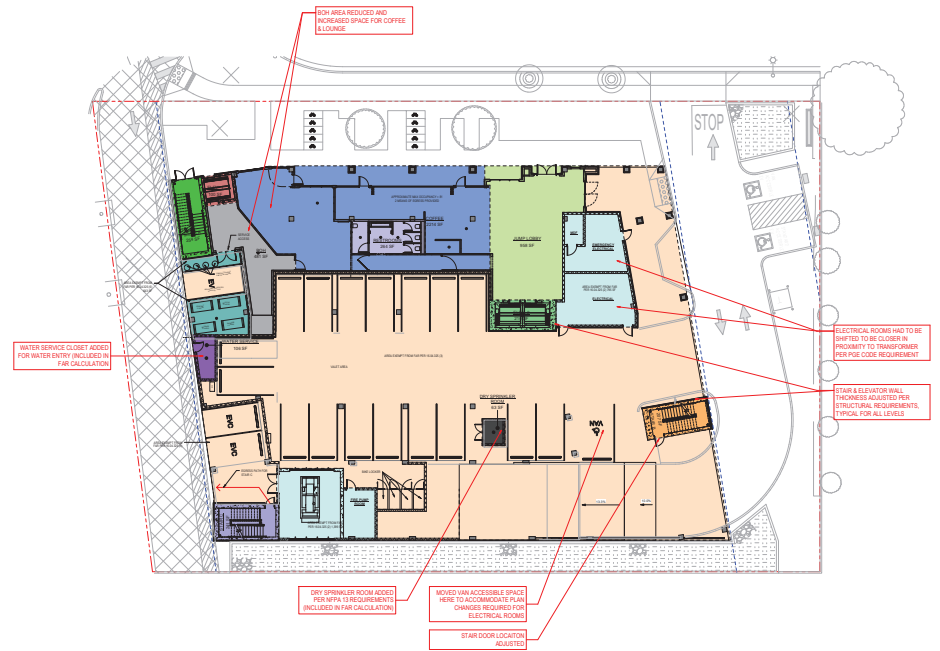
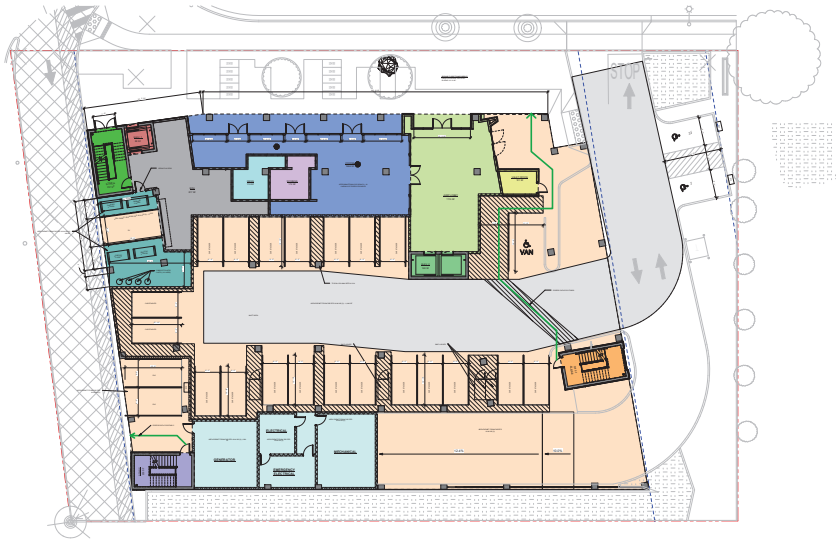
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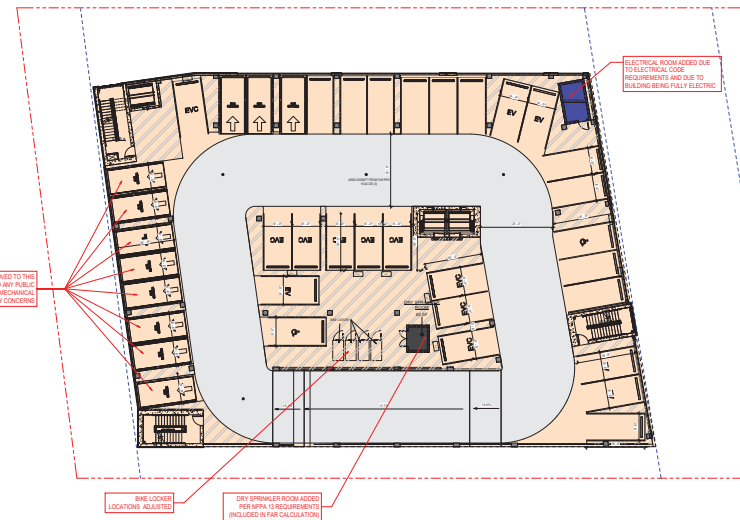
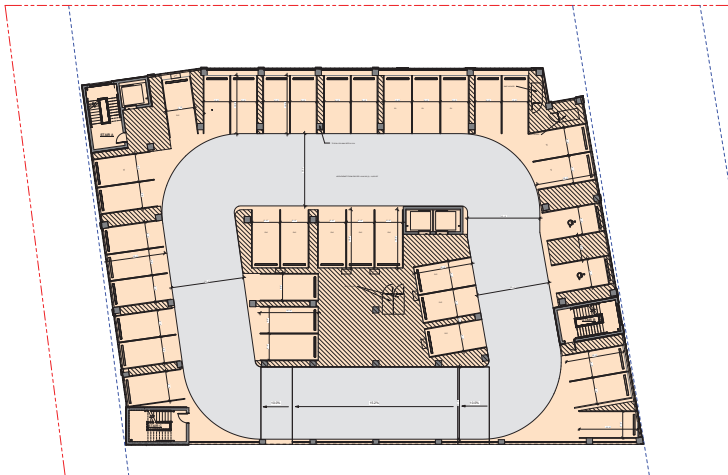


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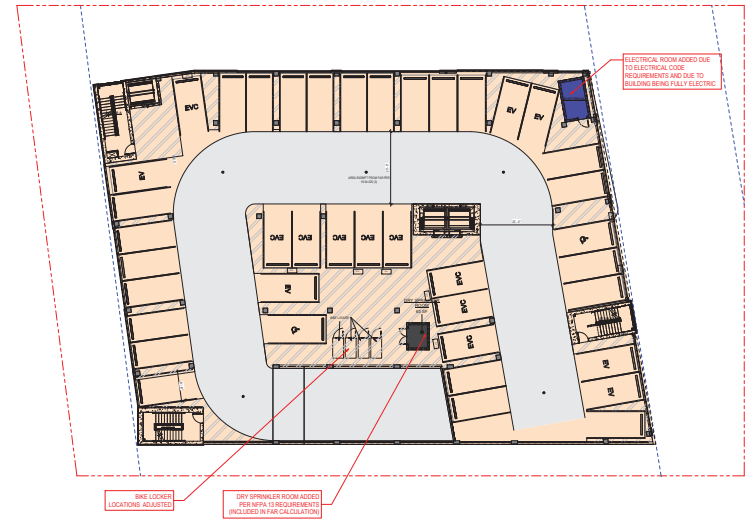
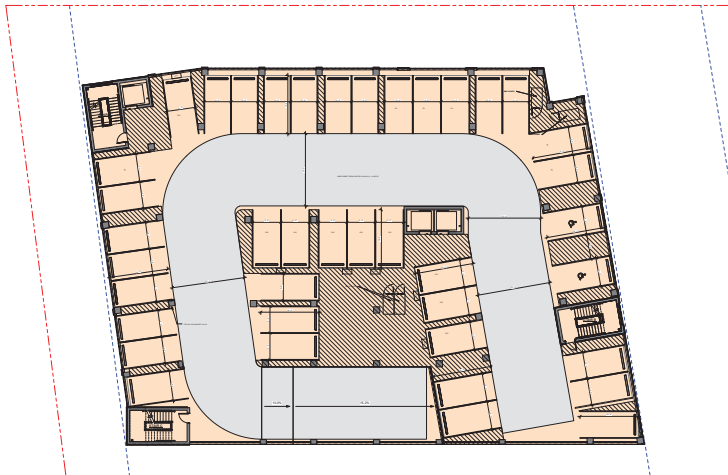
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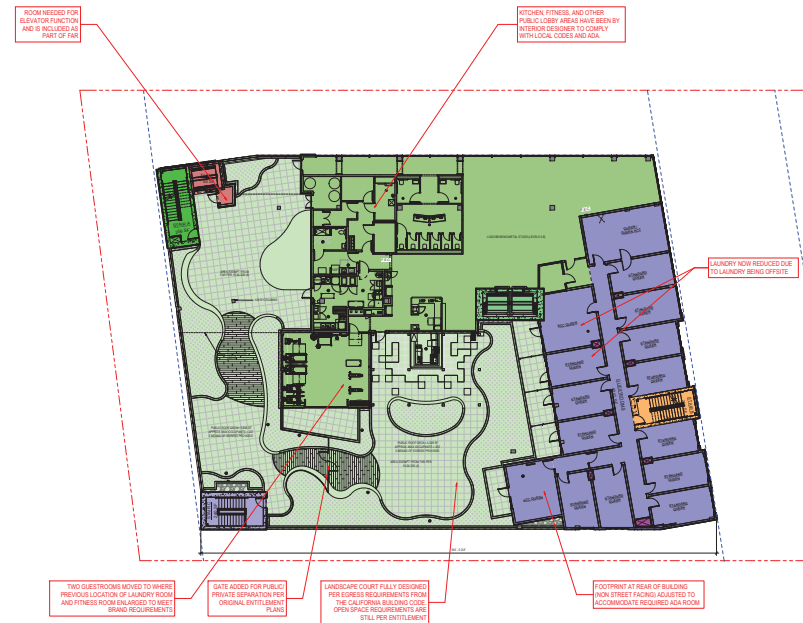
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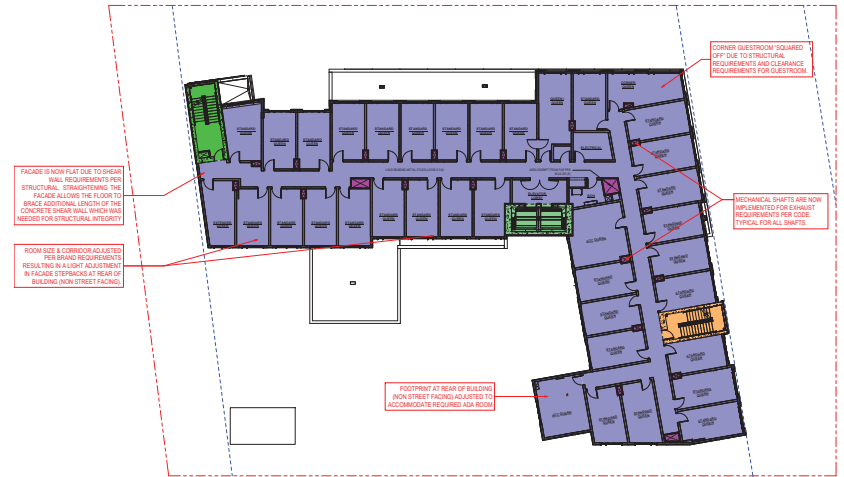


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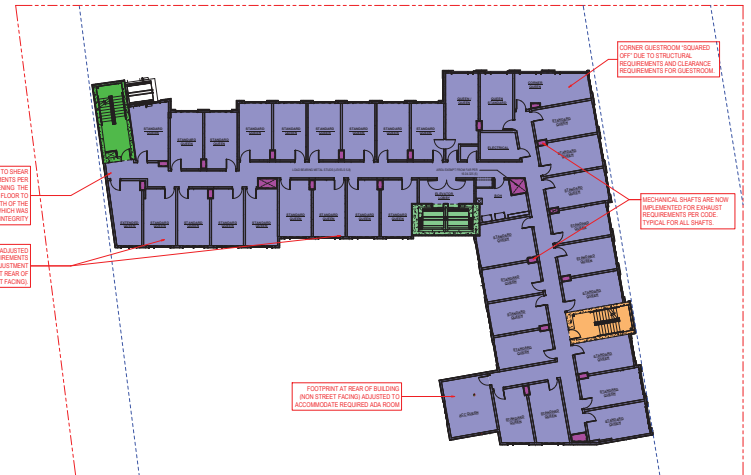
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FACADE IS NOW FLAT DUE TO BEAR WALL REQUIREMENTS PER STRUCTURAL. STRENGTHENING THE FACADE ALLOWS THE FLOOR TO BRACE ADDITIONAL WEIGHT OF THE CONCRETE BEAR WALL WHICH WAS NEEDED FOR STRUCTURAL INTEGRITY

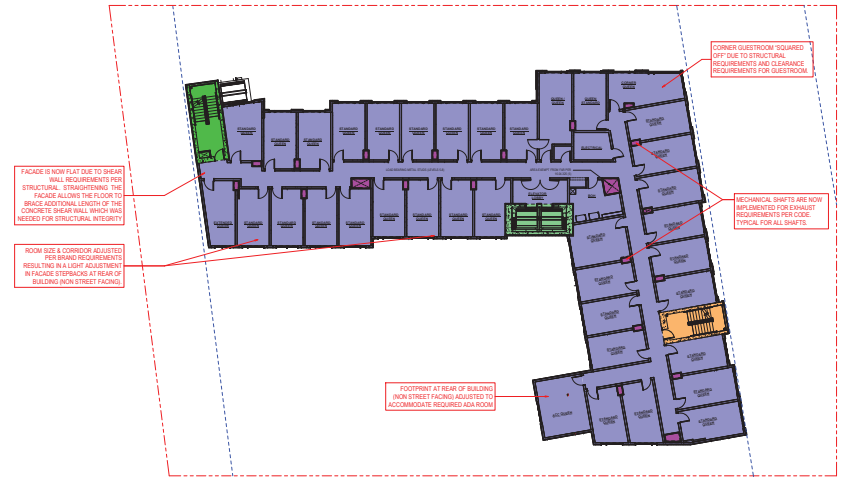
ROOM SIZE & CORRIDOR ADJUSTED PER BRAND REQUIREMENTS RESULTING IN A LIGHT ADJUSTMENT IN FACADE STEPPACKS AT REAR OF BUILDING (NORTH STREET FACING)

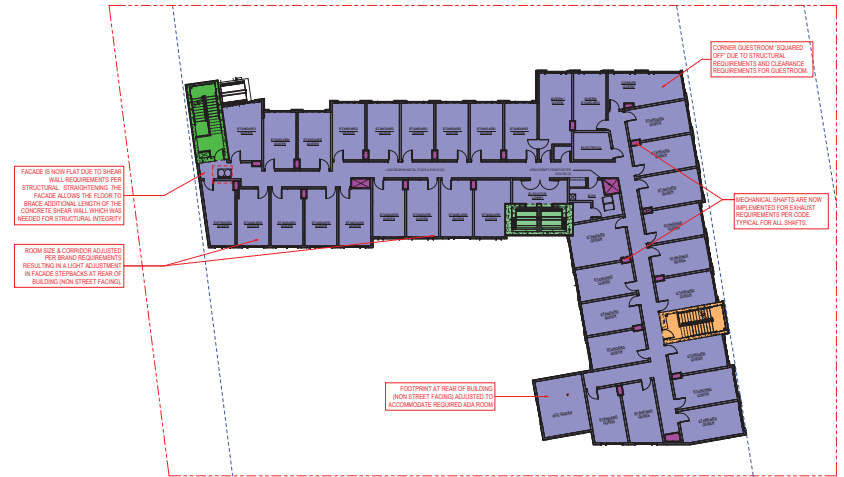


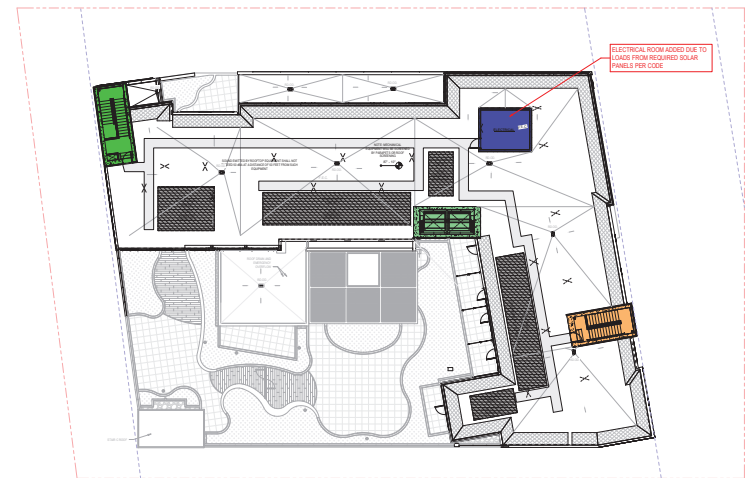
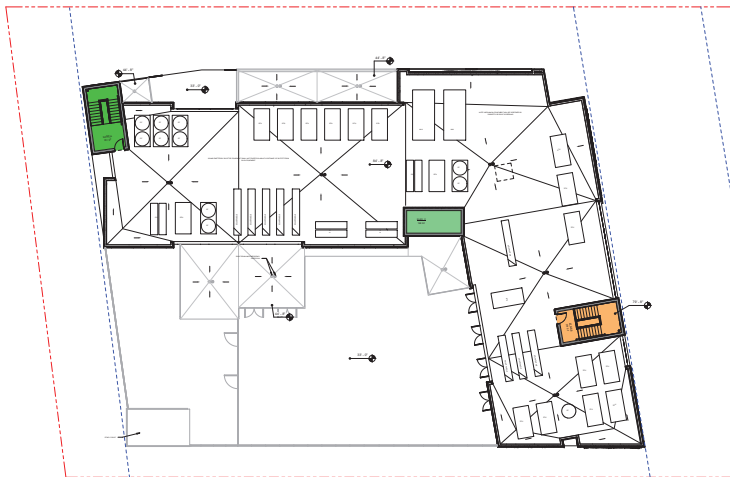
CORNER GUESTROOM SQUARED OFF DUE TO STRUCTURAL REQUIREMENTS AND CLEARANCE REQUIREMENTS FOR GUESTROOM

MECHANICAL SHAFTS ARE NOW IMPLEMENTED FOR EXHAUST REQUIREMENTS PER CODE TYPICAL FOR ALL SHAFTS

FOOTPRINT AT REAR OF BUILDING (NORTH STREET FACING) ADJUSTED TO ACCOMMODATE REQUIRED ADA ROOM







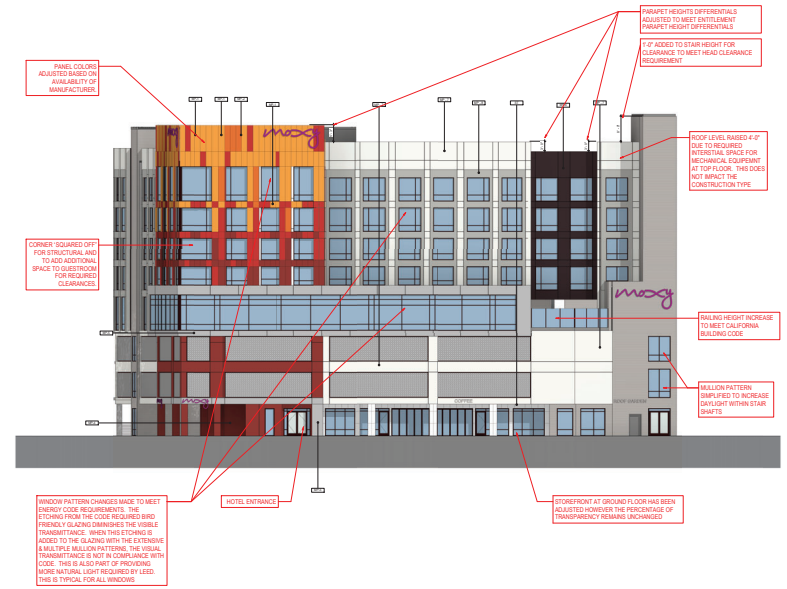
ELECTRICAL ROOM ADDED DUE TO
LOADS FROM REQUIRED SOLAR
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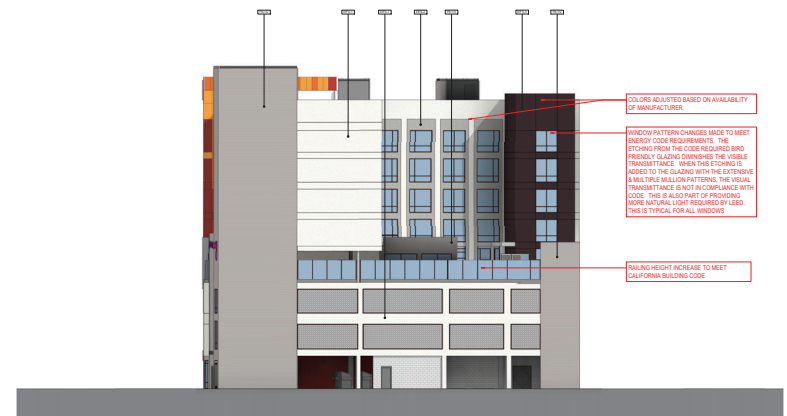
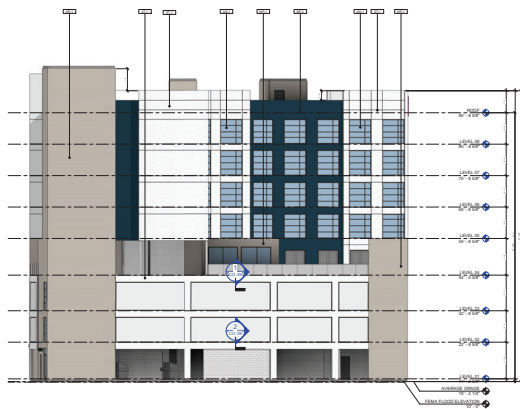
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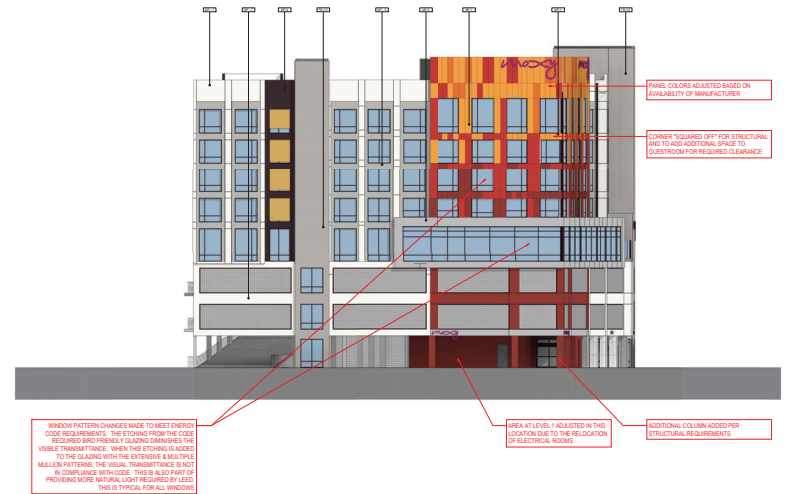
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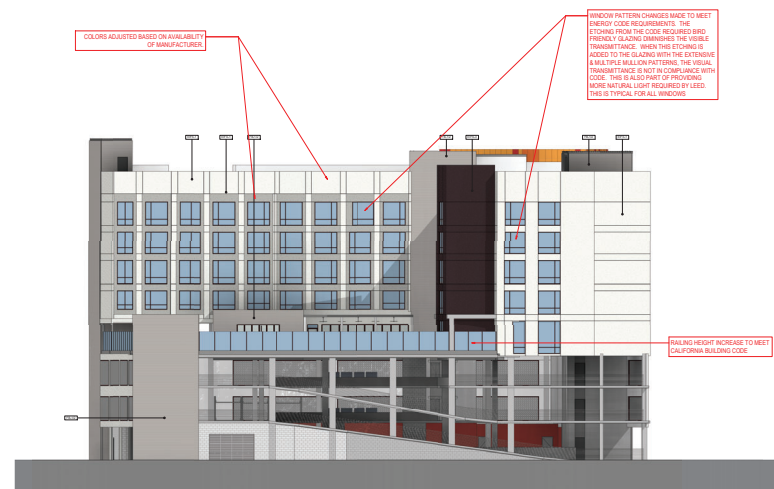
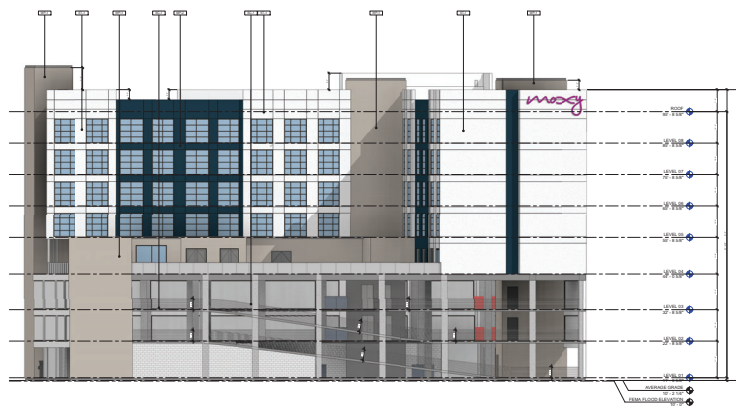


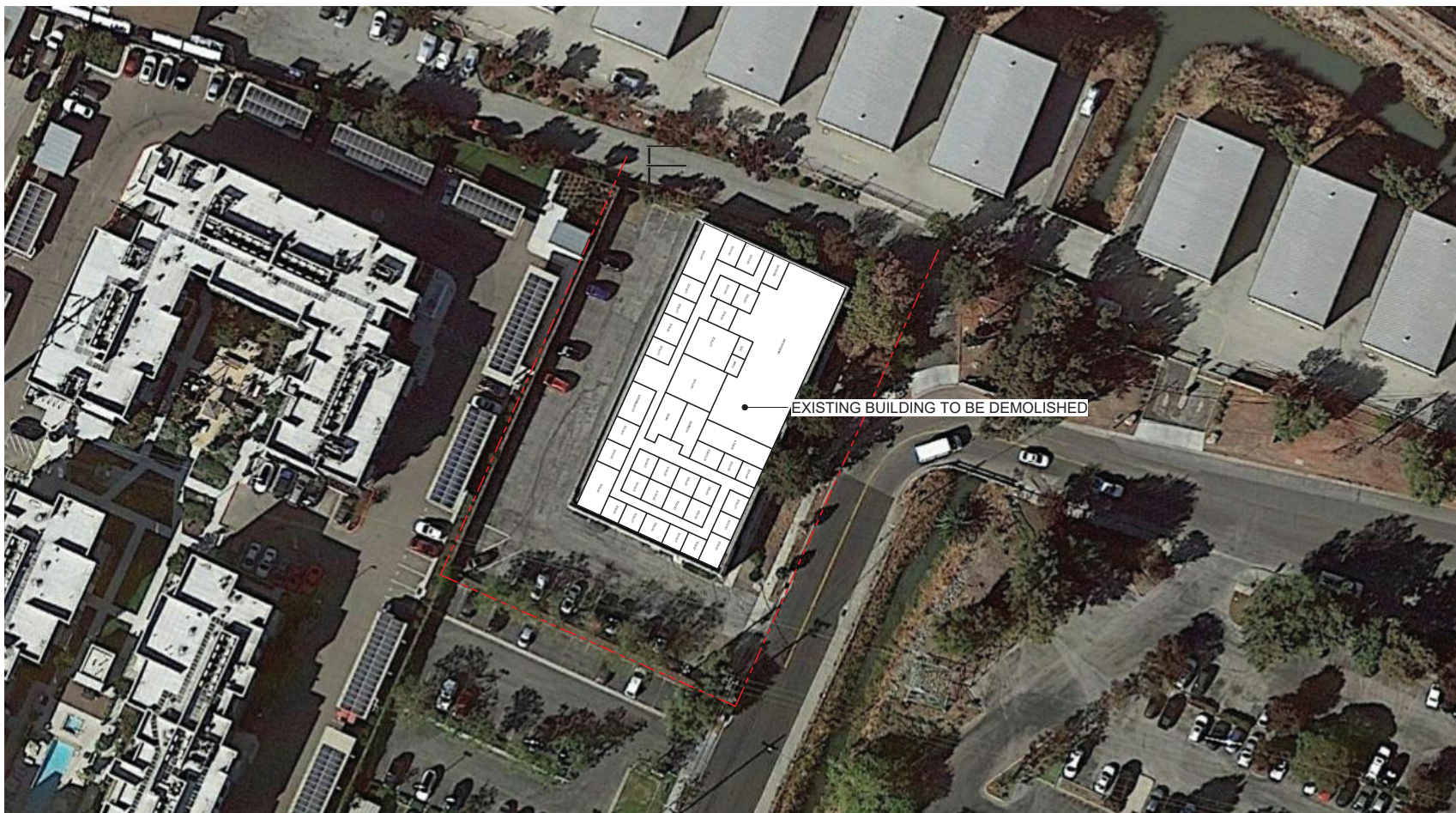




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PATEL ARCHITECTS STUDIO, PC

ELEVATE
architecture
studio

SE - SUITE 530 - ATLANTA
PHONE: 404.594.8862

DEVELOPMENT



3723 HAVEN AVENUE
MENLO PARK, CA 94025-1011

OWNER

STAR CITY
DEVELOPMENT

3217 TETON DR
ATLANTA, GA 30339

CONSULTANT:

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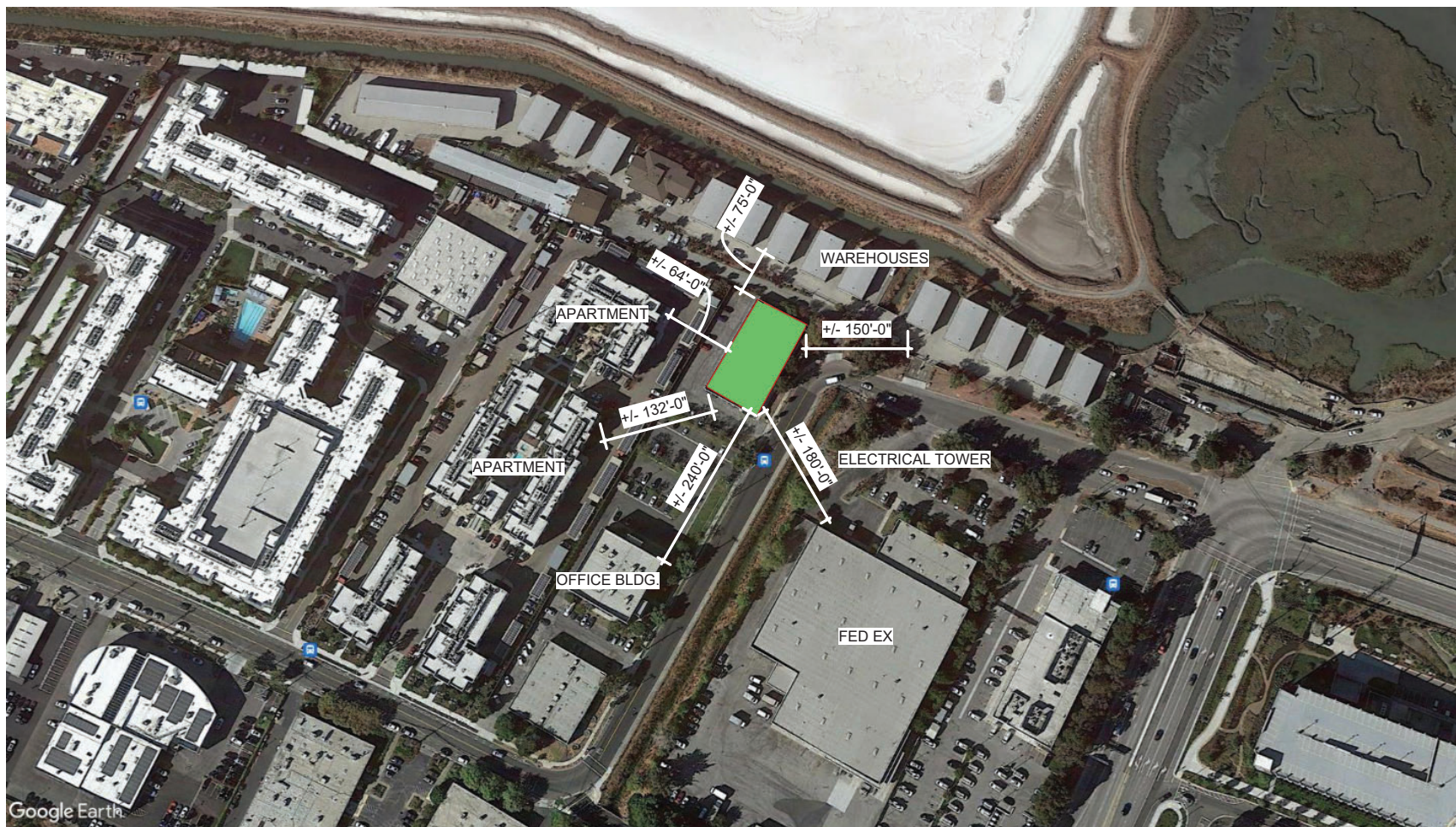
ELEVATE PROJECT NUMBER: 21-03.01

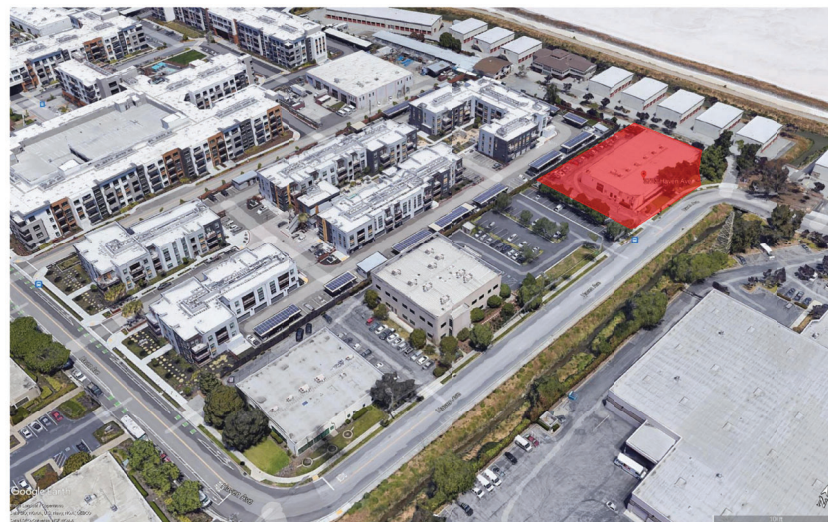
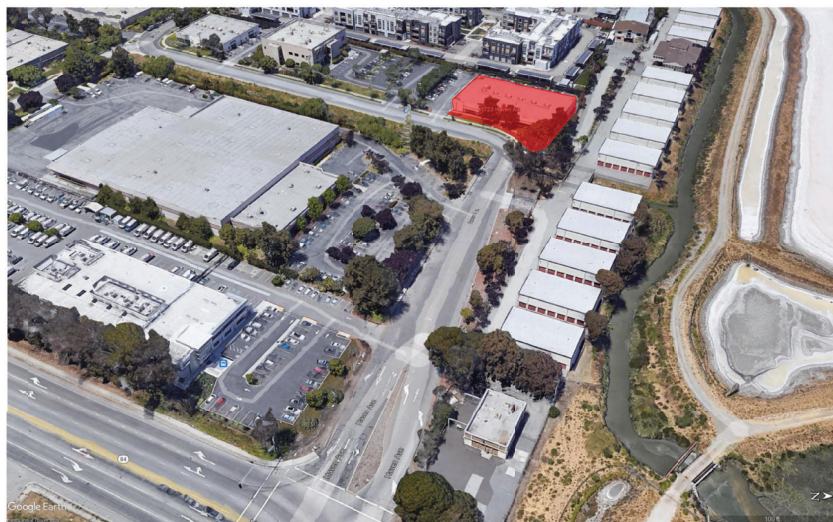
SHEET TITLE:

EXISTING CONDITIONS

SHEET NUMBER:

EN-03

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SEAL:

ARCHITECT:

ELEVATE | architecture studio
 PATEL ARCHITECTS STUDIO, PC
 1775 THE EXCHANGE SE • SUITE 300 • ATLANTA, GEORGIA 30339
 PHONE: 404.594.8802
www.elevatearchitect.com

DEVELOPMENT:



3723 HAVEN AVENUE
MENLO PARK, CA 94025-1011

OWNER:

STAR CITY
DEVELOPMENT

3217 TETON DR
ATLANTA, GA 30339

CONSULTANT:

ISSUANCES:

DATE	DESCRIPTION	MARK
11/23/2022	PERMIT SET	
06/20/2023	PC REVISION 1	1

ELEVATE PROJECT NUMBER: 21-03.01		

SHEET TITLE:

SITE ELEVATION

SHEET NUMBER:

EN-05

GSF LEGEND

- BOH
- COFFEE
- DRY SPRINKLER ROOM
- ELEV. 1
- ELEV. 2
- EXCLUDED 16.04.325 (2)
- EXCLUDED 16.04.325 (3)
- EXCLUDED 16.04.325 (6)
- JUMP LOBBY
- RESTROOMS
- STAR A
- STAR B
- STAR C
- WATER SERVICE

BOH AREA REDUCED AND INCREASED SPACE FOR COFFEE & LOUNGE

WATER SERVICE CLOSET ADDED FOR WATER ENTRY (INCLUDED IN FAR CALCULATION)

ELECTRICAL ROOMS HAD TO BE SHIFTED TO BE CLOSER IN PROXIMITY TO TRANSFORMER PER PGE CODE REQUIREMENT

STAIR & ELEVATOR WALL THICKNESS ADJUSTED PER STRUCTURAL REQUIREMENTS, TYPICAL FOR ALL LEVELS

DRY SPRINKLER ROOM ADDED PER NFPA 13 REQUIREMENTS (INCLUDED IN FAR CALCULATION)

MOVED VAN ACCESSIBLE SPACE HERE TO ACCOMMODATE PLAN CHANGES REQUIRED FOR ELECTRICAL ROOMS

STAIR DOOR LOCATION ADJUSTED

1. ELECTRICAL ROOMS HAD TO BE SHIFTED TO BE IN CLOSER PROXIMITY TO TRANSFORMER FOR ELECTRICAL CODE REQUIREMENTS.
2. DRY SPRINKLER ROOM ADDED PER NFPA 13 REQUIREMENTS (INCLUDED IN FAR CALCULATION)
3. WATER SERVICE CLOSET ADDED FOR WATER ENTRY (INCLUDED IN FAR CALCULATION)
4. BOH AREA REDUCED AND ADDED TO COFFEE & LOUNGE AREA
5. MOVED VAN ACCESSIBLE HERE TO ACCOMMODATE PLAN CHANGES REQUIRED FOR ELECTRICAL
6. STAIR DOOR LOCATION ADJUSTED
7. STAIR & ELEVATOR WALL THICKNESS ADJUSTED PER STRUCTURAL REQUIREMENTS

LEVEL 01 - FAR SF TABLE		
Level	Name	Area
LEVEL 01	DRY SPRINKLER ROOM	63 SF
LEVEL 01	WATER SERVICE	106 SF
EXCLUDED FROM FAR		
LEVEL 01	EXCLUDED 16.04.325 (2)	1,460 SF
LEVEL 01	EXCLUDED 16.04.325 (3)	177,589 SF
LEVEL 01	EXCLUDED 16.04.325 (6)	324 SF
INCLUDED IN FAR		
LEVEL 01	BOH	481 SF
LEVEL 01	COFFEE	2,214 SF
LEVEL 01	ELEV. 1	120 SF
LEVEL 01	ELEV. 2	210 SF
LEVEL 01	JUMP LOBBY	958 SF
LEVEL 01	RESTROOMS	294 SF
LEVEL 01	STAR A	294 SF
LEVEL 01	STAR B	294 SF
LEVEL 01	STAR C	294 SF
TOTAL SF		
INCLUDED IN FAR		18,875 SF



REAL:

ARCHITECT:

DEVELOPMENT:

OWNER:

CONSULTANT:

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MENLO PARK, CA 94025-1011

STAR CITY DEVELOPMENT

3217 TETON DR

ATLANTA, GA 30339

ISSUANCES:

DATE	DESCRIPTION	BY
11/23/2022	PERMIT SET	
05/20/2023	PC REVISION 1	1

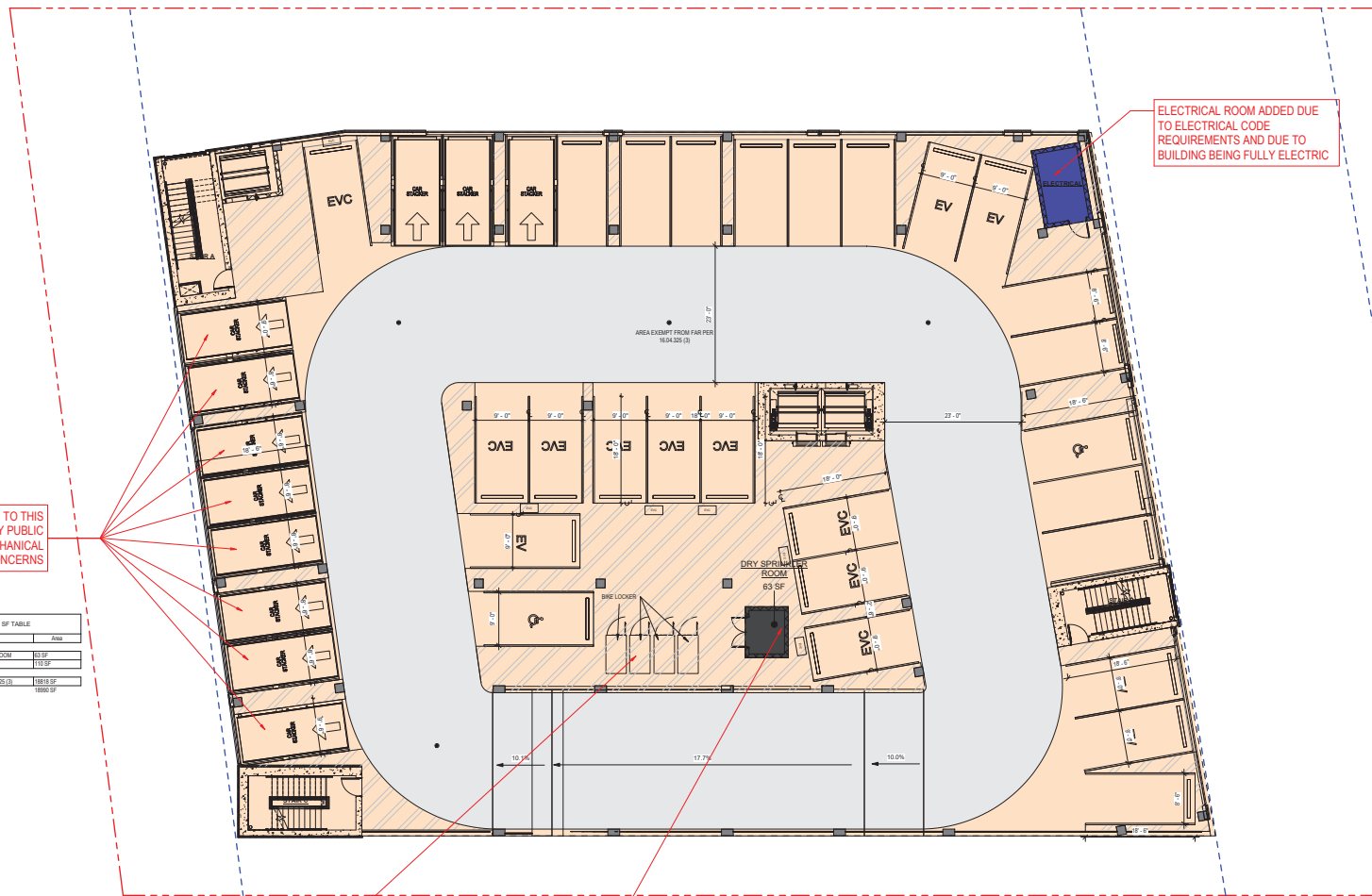
ELEVATE PROJECT NUMBER: 21-03-01

SHEET TITLE:

LEVEL 1

SHEET NUMBER:

EN-07



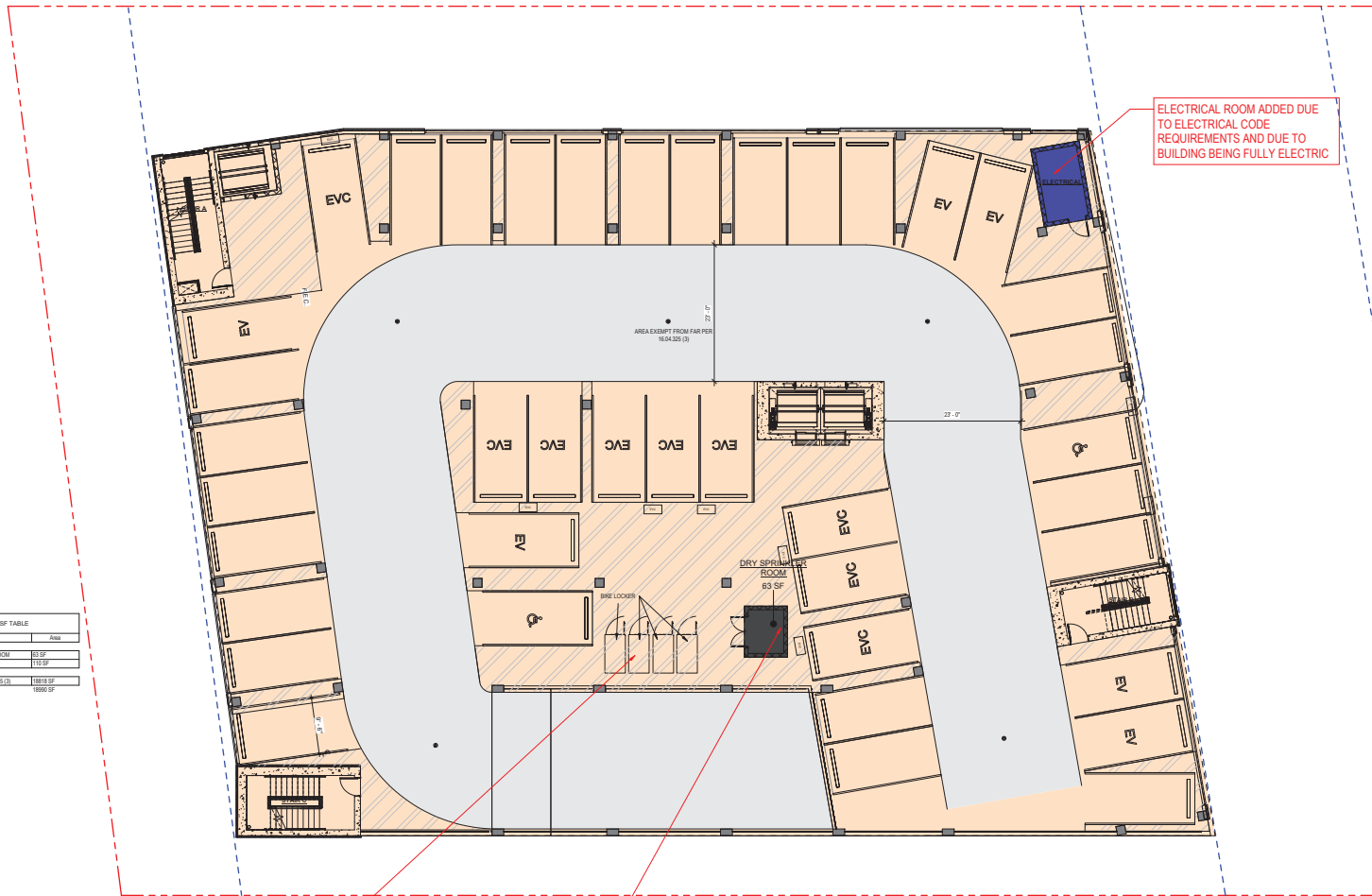
LEVEL 02 - FAR SF TABLE		
Level	Name	Area
LEVEL 02	DRY SPRINKLER ROOM	63 SF
LEVEL 02	ELECTRICAL	110 SF
EXCLUDED FROM FAR		
LEVEL 02	EXCLUDED 16.04.325 (3)	18818 SF
TOTAL SF		18990 SF

DRY SPRINKLER ROOM ADDED
PER NFPA 13 REQUIREMENTS
(INCLUDED IN FAR CALCULATION)

1. CAR STACKERS MOVED TO THIS LEVEL TO AVOID ANY PUBLIC INTERACTION WITH MECHANICAL EQUIPMENT FOR SAFETY CONCERNS.
2. ELECTRICAL ROOM ADDED DUE TO ELECTRICAL CODE REQUIREMENTS AND DUE TO BUILDING BEING FULLY ELECTRIC (INCLUDED IN FAR CALCULATION)
3. DRY SPRINKLER ROOM ADDED PER NFPA 13 REQUIREMENTS (INCLUDED IN FAR CALCULATION)



GSF LEGEND
 ■ DRY SPRINKLER ROOM
 ■ ELECTRICAL
 ■ EXCLUDED 16.04.325 (3)



1. ELECTRICAL ROOM ADDED DUE TO ELECTRICAL CODE REQUIREMENTS AND DUE TO BUILDING BEING FULLY ELECTRIC (INCLUDED IN FAR CALCULATION)
 2. DRY SPRINKLER ROOM ADDED PER NFPA 13 REQUIREMENTS (INCLUDED IN FAR CALCULATION)

REAL:

ARCHITECT:

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DEVELOPMENT:

moxy
 HOTELS

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 MENLO PARK, CA 94025-1011

OWNER:

STAR CITY
 DEVELOPMENT

3217 TETON DR
 ATLANTA, GA 30339

CONSULTANT:

ISSUANCES:

DATE	DESCRIPTION	BY
08/20/2023	PC REVISION 1	

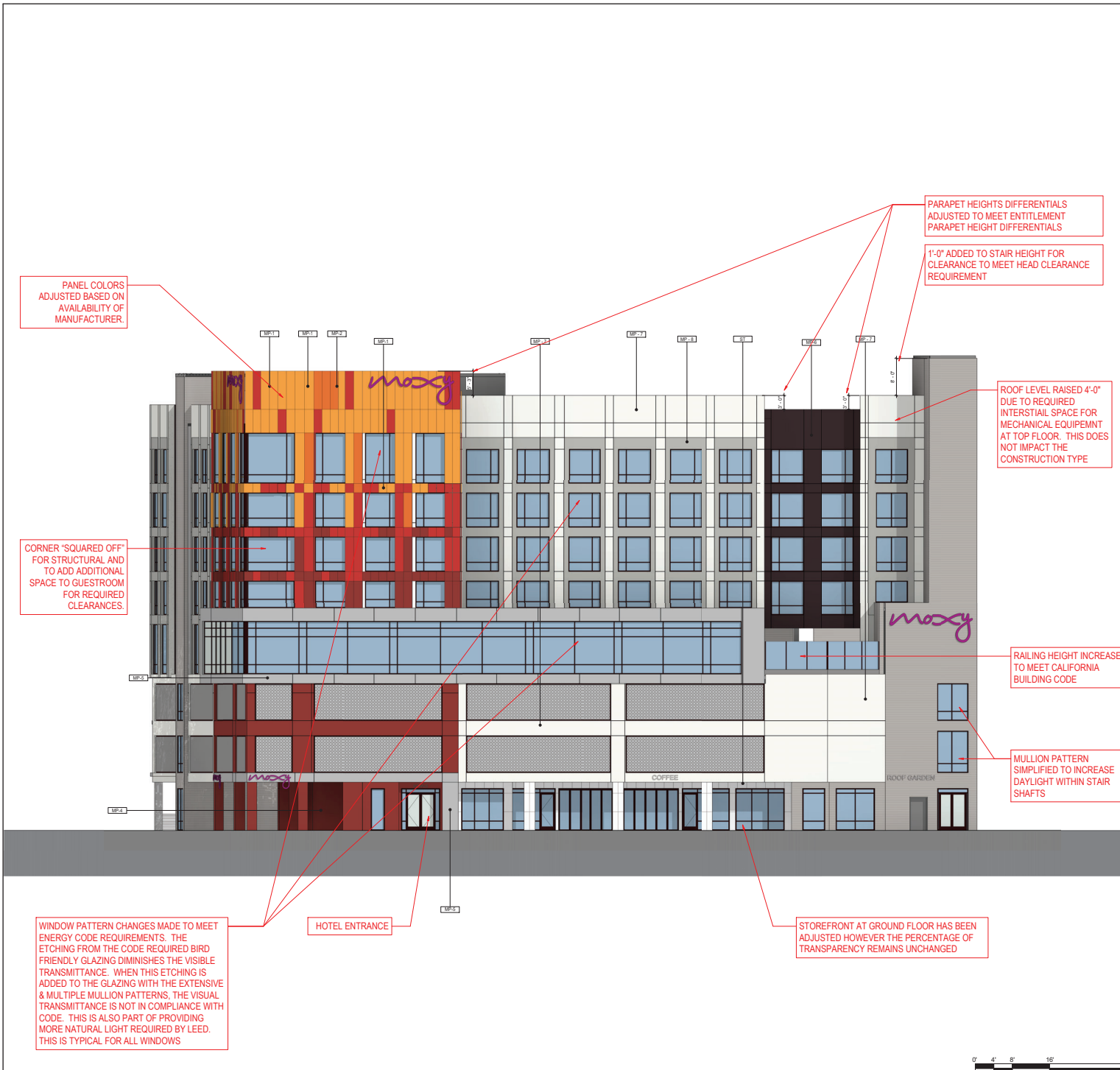
ELEVATE PROJECT NUMBER: 21-03-01

SHEET TITLE:

LEVEL 3

SHEET NUMBER:

EN-09



EXTERIOR FINISHES			
TAG	DESCRIPTION	MANUFACTURER	FINISH / COLOR
DIVISION 05			
05-1	ARCHITECTURAL METAL	WYNNEVILLE	SILVER
05-2	GLASS RAILING	BEE SPEC	GLASS + CLEAR FRAME + EXTRA DARK BRONZE
DIVISION 07			
07-1	EIFS - ACCENT COLOR	STOTHERN CI	SMOOTH / SW 7757
07-2	EIFS - ACCENT COLOR	STOTHERN CI	SMOOTH / SW 7668
07-3	EIFS - ACCENT COLOR	STOTHERN CI	SMOOTH / SW 7628
07-4	EIFS - ACCENT COLOR	STOTHERN CI	SMOOTH / SW 7628
07-5	EIFS - ACCENT COLOR	STOTHERN CI	SMOOTH / SW 7628
07-6	EIFS - ACCENT COLOR	STOTHERN CI	SMOOTH / SW 7628
07-7	EIFS - ACCENT COLOR	STOTHERN CI	SMOOTH / SW 7628
07-8	EIFS - ACCENT COLOR	STOTHERN CI	SMOOTH / SW 7628
07-9	EIFS - ACCENT COLOR	STOTHERN CI	SMOOTH / SW 7628
07-10	EIFS - ACCENT COLOR	STOTHERN CI	SMOOTH / SW 7628
07-11	EIFS - ACCENT COLOR	STOTHERN CI	SMOOTH / SW 7628
07-12	EIFS - ACCENT COLOR	STOTHERN CI	SMOOTH / SW 7628
07-13	EIFS - ACCENT COLOR	STOTHERN CI	SMOOTH / SW 7628
07-14	EIFS - ACCENT COLOR	STOTHERN CI	SMOOTH / SW 7628
07-15	EIFS - ACCENT COLOR	STOTHERN CI	SMOOTH / SW 7628
07-16	EIFS - ACCENT COLOR	STOTHERN CI	SMOOTH / SW 7628
07-17	EIFS - ACCENT COLOR	STOTHERN CI	SMOOTH / SW 7628
07-18	EIFS - ACCENT COLOR	STOTHERN CI	SMOOTH / SW 7628
07-19	EIFS - ACCENT COLOR	STOTHERN CI	SMOOTH / SW 7628
07-20	EIFS - ACCENT COLOR	STOTHERN CI	SMOOTH / SW 7628
07-21	EIFS - ACCENT COLOR	STOTHERN CI	SMOOTH / SW 7628
07-22	EIFS - ACCENT COLOR	STOTHERN CI	SMOOTH / SW 7628
07-23	EIFS - ACCENT COLOR	STOTHERN CI	SMOOTH / SW 7628
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07-99	EIFS - ACCENT COLOR	STOTHERN CI	SMOOTH / SW 7628
07-100	EIFS - ACCENT COLOR	STOTHERN CI	SMOOTH / SW 7628

DIVISION 08			
08-1	GLAZING	DTRO	SOLARBAN 65 / CLEAR
08-2	GLAZING	DTRO	SOLARBAN 65 / SOLARBLUE
08-3	GLAZING SYSTEM	DTRO	DTRO 100 / EXTRA DARK BRONZE
DIVISION 23			
23-1	GLAZING	DTRO	SOLARBAN 65 / CLEAR

AVERAGE NATURAL GRADE			
FIN ELEVATION	+11.05		
SOUTH ELEVATION	+10.05		
WEST ELEVATION	+10.05		
NORTH ELEVATION	+10.05		

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ARCHITECT:

DEVELOPMENT:

moxy HOTELS

OWNER:

STAR CITY DEVELOPMENT

CONSULTANT:

ISSUANCES:

DATE	DESCRIPTION	BY
11/23/2022	PERMIT SET	1
05/20/2023	PC REVISION 1	1

ELEVATE PROJECT NUMBER: 21-03-01

SHEET TITLE:

EAST (FRONT) ELEVATION

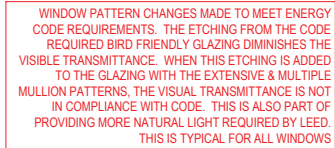
SHEET NUMBER:

EN-25



AVERAGE NATURAL GRADE:
EAST ELEVATION: +11.05
SOUTH ELEVATION: +10.02
WEST ELEVATION: +9.325
NORTH ELEVATION: +10.39

SHEET TITLE:
NORTH (LEFT) ELEVATION
SHEET NUMBER:
EN-27



AREA AT LEVEL 1 ADJUSTED IN THIS
LOCATION DUE TO THE RELOCATION
OF ELECTRICAL ROOMS

ADDITIONAL COLUMN ADDED PER
STRUCTURAL REQUIREMENTS

EXTERIOR FINISHES				
TAG	DESCRIPTION	MANUFACTURER	FINISH / COLOR	
DIVISION 05				
AM	ARCHITECTURAL WEH SH	NOT AVAILABLE	CL COLOR	
SS	FLASH FINISHING	SEE SPECS	GLAZZ / CLEAR FINISH - EXTRA DARK BRNZE	
DIVISION 07				
EPF-1	EPF- ACQUENT COLOR	STOROTHERM CO	BM0001/180 757	
EPF-2	EPF- ACQUENT COLOR	STOROTHERM CO	BM0001/180 766	
EPF-3	EPF- ACQUENT COLOR	STOROTHERM CO	BM0001/180 768	
EPF-4	EPF- ACQUENT COLOR	STOROTHERM CO	BM0001/180 769	
EPF-5	EPF- ACQUENT COLOR	STOROTHERM CO	BM0001/180 770	
EPF-6	EPF- ACQUENT COLOR	STOROTHERM CO	BM0001/180 771	
EPF-7	EPF- ACQUENT COLOR	STOROTHERM CO	BM0001/180 772	
EPF-8	EPF- ACQUENT COLOR	STOROTHERM CO	BM0001/180 773	
EPF-9	EPF- ACQUENT COLOR	STOROTHERM CO	BM0001/180 774	
EPF-10	EPF- ACQUENT COLOR	STOROTHERM CO	BM0001/180 775	
EPF-11	EPF- ACQUENT COLOR	STOROTHERM CO	BM0001/180 776	
EPF-12	EPF- ACQUENT COLOR	STOROTHERM CO	BM0001/180 777	
EPF-13	EPF- ACQUENT COLOR	STOROTHERM CO	BM0001/180 778	
EPF-14	EPF- ACQUENT COLOR	STOROTHERM CO	BM0001/180 779	
EPF-15	EPF- ACQUENT COLOR	STOROTHERM CO	BM0001/180 780	
EPF-16	EPF- ACQUENT COLOR	STOROTHERM CO	BM0001/180 781	
EPF-17	EPF- ACQUENT COLOR	STOROTHERM CO	BM0001/180 782	
EPF-18	EPF- ACQUENT COLOR	STOROTHERM CO	BM0001/180 783	
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EPF-56	EPF- ACQUENT COLOR	STOROTHERM CO	BM0001/180 821	
EPF-57	EPF- ACQUENT COLOR	STOROTHERM CO	BM0001/180 822	
EPF-58	EPF- ACQUENT COLOR	STOROTHERM CO	BM0001/180 823	
EPF-59	EPF- ACQUENT COLOR	STOROTHERM CO	BM0001/1	

AVERAGE NATURAL GRADE:
EAST ELEVATION: +11.0
SOUTH ELEVATION: +10.0
WEST ELEVATION: +9.32
NORTH ELEVATION: +10.2

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DEVELOPMENT



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MENLO PARK, CA 94025-1011

OWNER

STAR CITY
DEVELOPMENT

3217 TETON DR
ATLANTA, GA 30339

CONSULTANT:

[illegible]

ELEVATE PROJECT NUMBER: 21-03.01

SHEET TITLE:

SOUTH (RIGHT)
ELEVATION

SHEET NUMBER:

EN-28

