



## Santa Clara Dual - Branded Hotel

Santa Clara, California  
Use Permit / PCC Set

March 25, 2020



**CLIENT**  
Mogul Hospitality Partners  
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Midway, UT 84049

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**ARCHITECT**  
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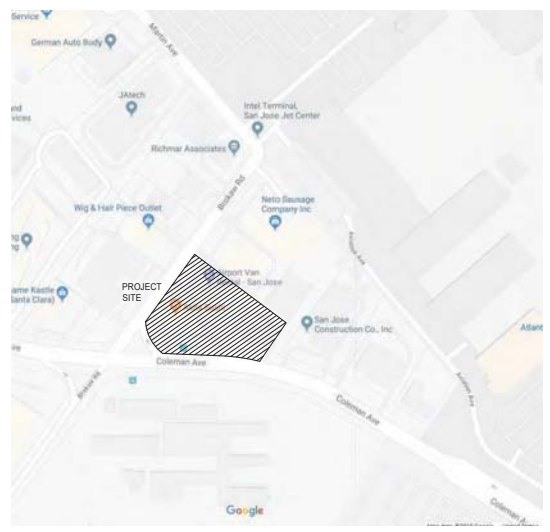


**MECHANICAL ENGINEER**  
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Houston TX 77058

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SHEET:

GO.0



VICINITY MAP

**PROJECT NARRATIVE:**

The project is located at the Northeast side of the intersection of Brokaw Road and Coleman Avenue. It is a dual branded hotel, consisting of an Extended Stay hotel brand and a Limited Services hotel brand, with a combined total of 396 modular guest rooms. The Extended Stay hotel brand will have 201 of these rooms and the remaining 195 rooms will be for the Limited Services hotel brand. Construction type is 1B and the building is fully sprinklered, with total area of 204,852 sf (excluding parking). The building is six stories with one parking garage provided at ground level. The parking areas are equipped with 3 level mechanical stacker systems and suspended overhead parking providing a total capacity of 282 parking stalls, of which 29 stalls shall be provided with EVA charging stations. There are also two freestanding ADA van parking stalls in the garage (also provided with EVA charging station as required by code). All parking is valet only; self-parking is not provided. The design incorporates screening to provide seamless transition between the hotel and parking pedestrian experience.

At the ground level, one lobby is provided for both hotel brands with one reception desk, lounge, meeting space, bar, and breakfast area. The amenity areas will be shared between both brands and will include an outdoor second-level courtyard with a swimming pool, spa and BBQ area, and indoor fitness area.

This project proposes a modification for a parking decrease:

**Modification 1:**

The required parking is 1 stall per guestroom - we request to decrease that to .71 stalls per guestroom so that for 396 guestrooms we will provide 284 stalls. We request this due to the 2010 Santa Clara Station Area Plan section 3-P-26 which allows reduced parking if shuttle services are provided by the Hotel to the airport and other local transport.

**PARKING NARRATIVE:**

Hotel guests and staff shall bring their vehicles onto the property entering the garage off of Brokaw Road and proceed through the garage to the queuing lanes at the valet drop off / pick up station north of the main entry. They will then be met by a valet team member who will assist them with exiting their vehicle and assign them a ticket. The valet will then drive the vehicle off the site onto Coleman Avenue where he/she will make a right turn onto Brokaw Road, and taking the next right will enter the garage and move the vehicle to its assigned space in either the TP500 triple stacker system, the SP100 suspended overhead parking or the ADA van stalls as determined by the ticket assigned. When the owner returns to retrieve the vehicle, he/she will then provide the appropriate proof/ticket to the valet staff and the valet will then remove the vehicle from the platform/holding area, drive it back to the valet station and return it to the owner.

Waiting times for drop off/ pickup of vehicles have been kept to a minimum as the TP500 triple stackers typically with one valet load in about three minutes and also unload in about three minutes. The SP100 suspended units typically load and unload with one valet operator in about 22 to 30 seconds.

**APPLICABLE CODES / REFERENCES**

- 2019 CA BUILDING CODE
- 2019 CA ELECTRICAL CODE
- 2019 CA MECHANICAL CODE
- 2019 CA PLUMBING CODE
- 2015 International Swimming Pool and Spa Code (ISPSA) with amendments
- 2019 CA ENERGY CODE with amendments
- 2019 CA GREEN BUILDING STANDARDS
- CITY OF SANTA CLARA MUNICIPAL CODE AND ORDINANCES
- SANTA CLARA STATION AREA PLAN (2010)

**ZONING INFORMATION**

SITE IS IN THE MARTIN DISTRICT CLASSIFIED AS COMMERCIAL AND MIXED USE 2 PER THE SANTA CLARA STATION AREA PLAN. MAXIMUM BUILDING HEIGHT ALLOWED IS 100 FEET ABOVE FIRST FLOOR.

ARCHITECTURE	
G0.0	Cover Sheet
G1.0	General Information
SP1.0	Landscape Site Plan
A101	Site Plan & Level 1 Plan
A101.5	Mezzanine Plan
A102	Level 2 Plan
A103	Level 3 - 6 Plans
A104	Roof Plan
A111	Building Area Plan
A113	Waste Management Plan
A114	Fire Access Plan
A201	Building Elevations
A202	Building Elevations
A301	Building Section
A401	Building Perspectives
A402	Building Perspectives
A403	Building Perspectives
A404	Building Perspectives
A601	Guestroom Plans
LANDSCAPE	
L-1	Conceptual Landscape Plan - Ground Level
L-2	Existing Tree & Landscape Plan - Ground Level
L-3	Composite Utility & Landscape Plan - Ground Level
L-4	Conceptual Landscape Plant Palette - Ground Level
CIVIL	
C-1	Existing Conditions
C-2	Preliminary Demo Plan
C-3	Preliminary Grading Plan
C-4	Preliminary SWMP Plan
C-5	Preliminary Utilities
MEP	
M1.0	MEP First Floor Plan
P1.0	Plumbing Calculation
E1.0	Electrical One Line Diagram
E1.1	Electrical Load Analysis

**PROGRAM AND BUILDING GENERAL INFORMATION**

PLANNING AND BUILDING CODE DATA		PROGRAM		GROSS AREA	
Address	BROKAW ROAD & COLEMAN AVENUE	Limited Services Hotel	Extended Stay Hotel	19,197 SF ( Parking / Unocc. Sp. Excluded)	
APN	290-05-45, 46, 50	1st Floor	0 Rooms	37,535 SF	
Lot Area	72,204 SF	2nd Floor	39 Rooms	36,928 SF	
Lot Coverage	69.4%	3rd Floor	39 Rooms	36,928 SF	
Zoning District	Mixed Use 2/Commercial*	4th Floor	39 Rooms	36,928 SF	
OCCUPANCY GROUPS		5th Floor	39 Rooms	36,928 SF	
Hotel	R-1	6th Floor	39 Rooms	36,928 SF	
Meeting Rooms/Fitness	A-3	Subtotal	195 Rooms	204,444 SF (Parking Excl.)	
Breakfast Area	A-2	TOTAL	396 Rooms		
Admin Offices	B				
Garage	S-2				
CONSTRUCTION TYPE					
Construction Type	Type 1B, Fully sprinklered				
BUILDING SPRINKLER SYSTEM TO MEET REQUIREMENTS OF CBC 903.3.1.1					
ALLOWABLE AREA PER CBC TABLE 506.2 FOR R-1:	UNLIMITED				
ALLOWABLE HEIGHT (FEET) PER CBC TABLE 504.3 FOR R-1:	180 FEET				
ALLOWABLE HEIGHT (STORIES ABOVE GRADE PLANE) PER CBC TABLE 504.4 FOR R-1:	12				
MINIMUM BUILDING INTENSITY					
max FAR	3.00	max allowed/SF	provided/SF		
		216,009 (Parking Excl.)	204,444 (Parking Excl.)	- FAR 2.83	

\* Per City of Santa Clara Station Area Plan- August 2010



PROJECT #: 5018

DATE: 03.25.2020

NOTES: USE PERMIT / PCC SET



CONSULTANT:



REVISIONS:

SANTA CLARA DUAL-BRANDED HOTEL  
 SANTA CLARA, CALIFORNIA  
 GENERAL INFORMATION

SHEET:  
**G1.0**



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 425.216.8318

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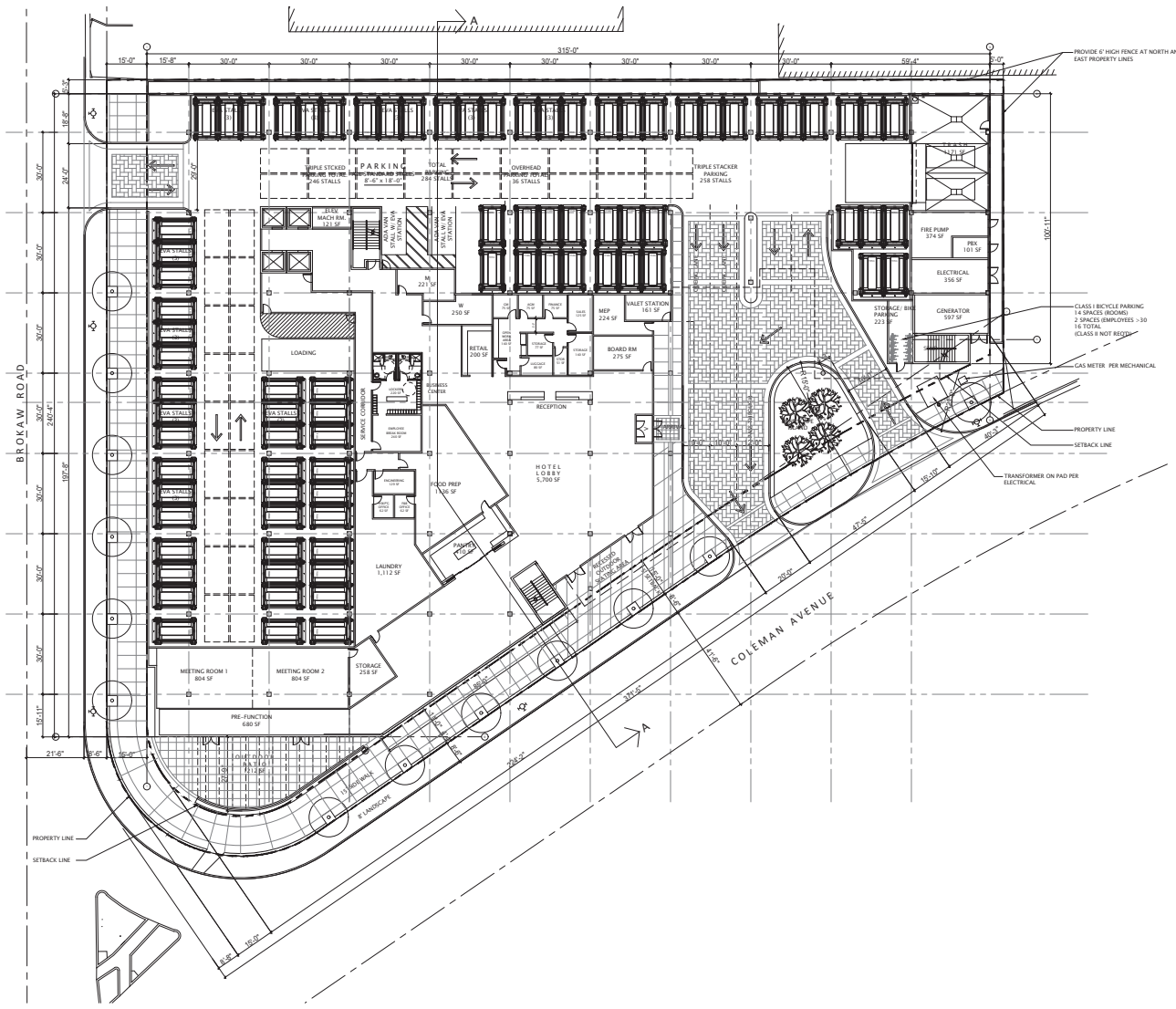
CLIENT:



CONSULTANT:



REVISIONS:



**PROJECT INFORMATION**

Site Area: 72,204 SF

**PARKING**

Triple stacked on ground 246 Parking Stalls  
 Overhead parking 36 Parking Stalls  
 Van Parking 2 Parking Stalls

TOTAL 284 Parking Stalls  
 (297 required at .75 / UNIT)  
 284 provided at .71 / UNIT

**SQUARE FOOTAGE CALC**

1st Floor 50,108 SF ( 19,197 SF PARKING / UNOCCUPIED SPACE EXCLUDED)  
 2nd Floor 37,535 SF  
 3rd Floor 36,928 SF  
 4th Floor 36,928 SF  
 5th Floor 36,928 SF  
 6th Floor 36,928 SF  
 TOTAL 204,444 SF

FAR = 204,444 (EXCL PARKING/UNOCCUPIED SPACE) / 72,204 SF (SITE AREA) = 2.83 (3.0 MAX)

03.25.2020



**SITE PLAN & LEVEL 1 PLAN**  
 1" = 20'

SANTA CLARA DUAL-BRANDED HOTEL  
 SANTA CLARA, CALIFORNIA

SITE PLAN & LEVEL 1 PLAN

SHEET:

**A101**

IF THESE SHEETS ARE NOT 24" X 36" THEN DRAWING IS NOT TO SCALE.



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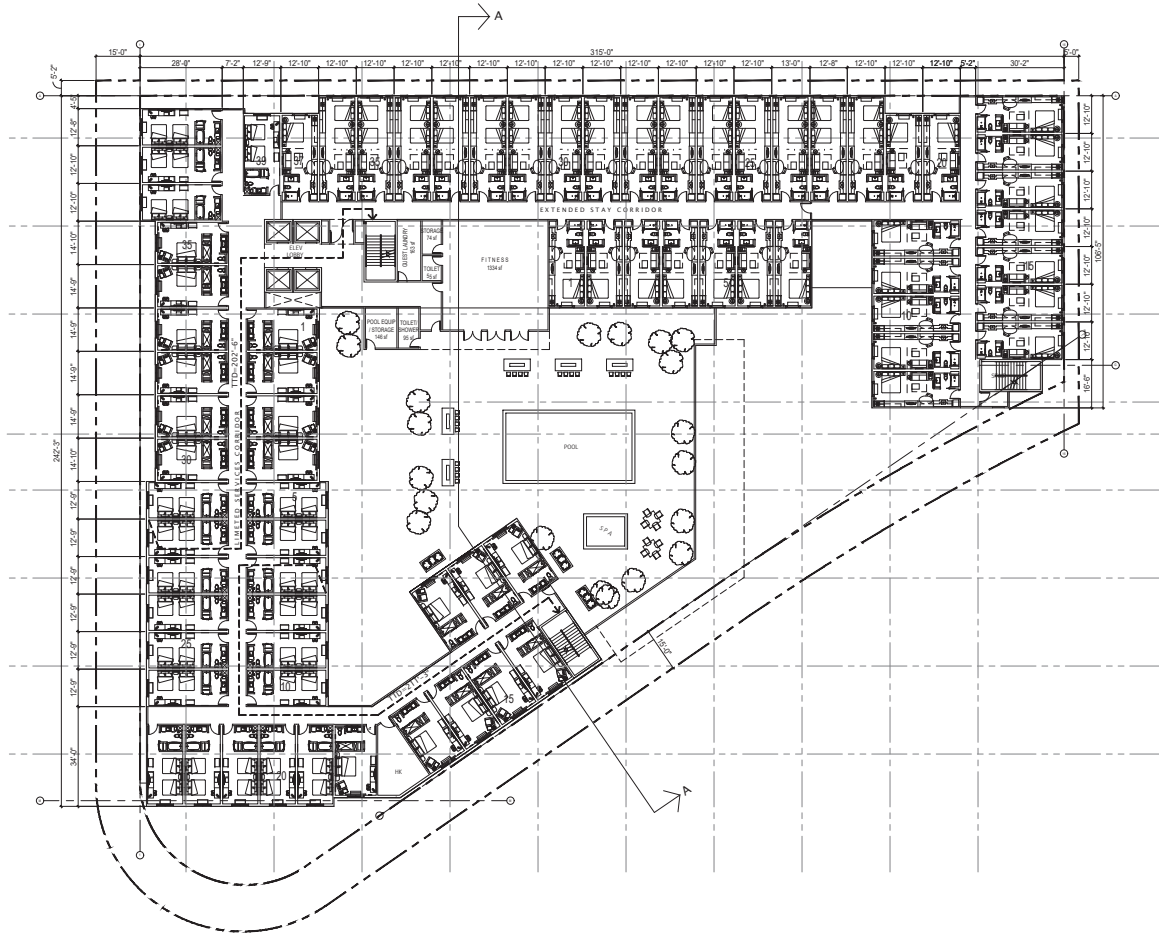
CLIENT:



CONSULTANT:



REVISIONS:



**ROOM CALCULATIONS**

	EXTENDED STAY HOTEL	LIMITED SERVICES HOTEL
1st Floor	37 Rooms	39 Rooms
Mezzanine	---	---
2nd Floor	41 Rooms	39 Rooms
3rd Floor	41 Rooms	39 Rooms
4th Floor	41 Rooms	39 Rooms
5th Floor	41 Rooms	39 Rooms
6th Floor	41 Rooms	39 Rooms
	201 Rooms	195 Rooms
<b>TOTAL</b>	<b>396 Rooms</b>	

03.25.2020



**LEVEL 2 PLAN**  
1" = 20'

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SANTA CLARA, CALIFORNIA

LEVEL 2 PLAN

SHEET:

**A102**



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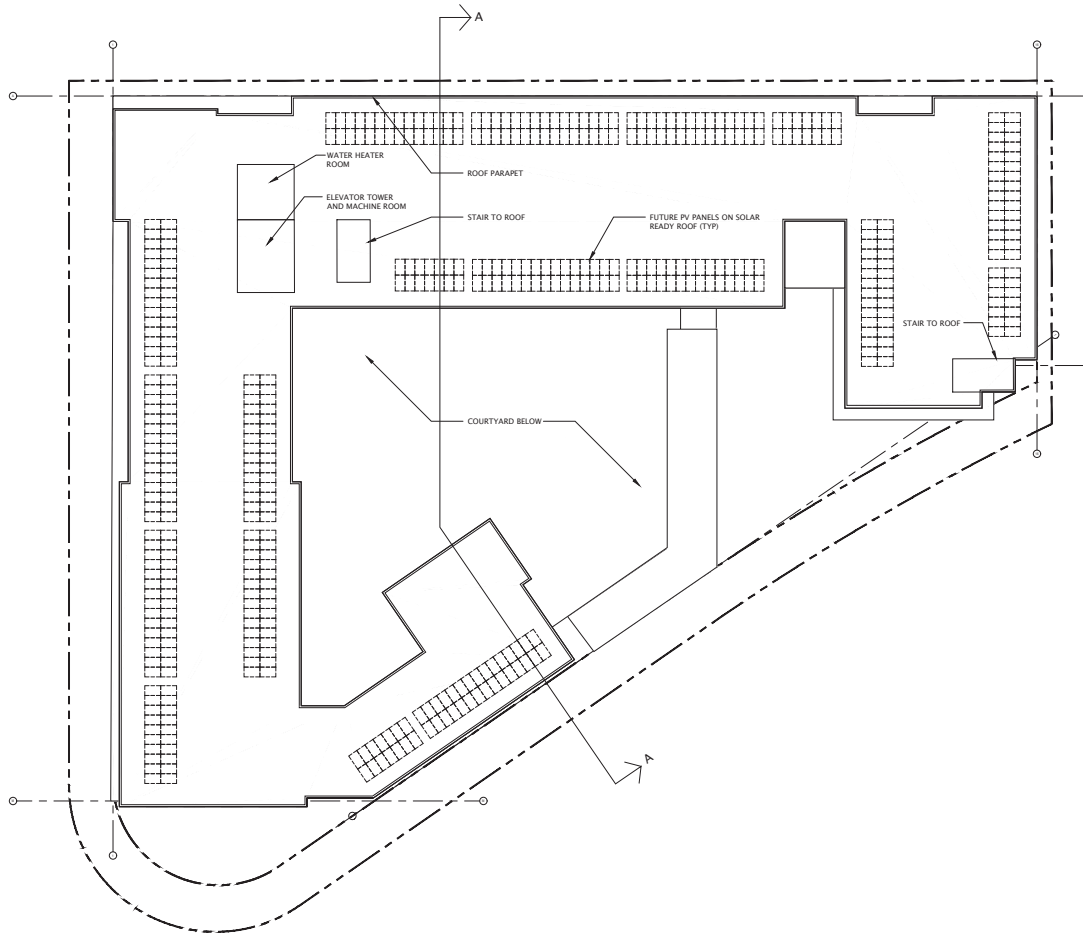
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SANTA CLARA, CALIFORNIA

ROOF PLAN

SHEET:

**A104**



**ROOF PLAN**  
1" = 20'











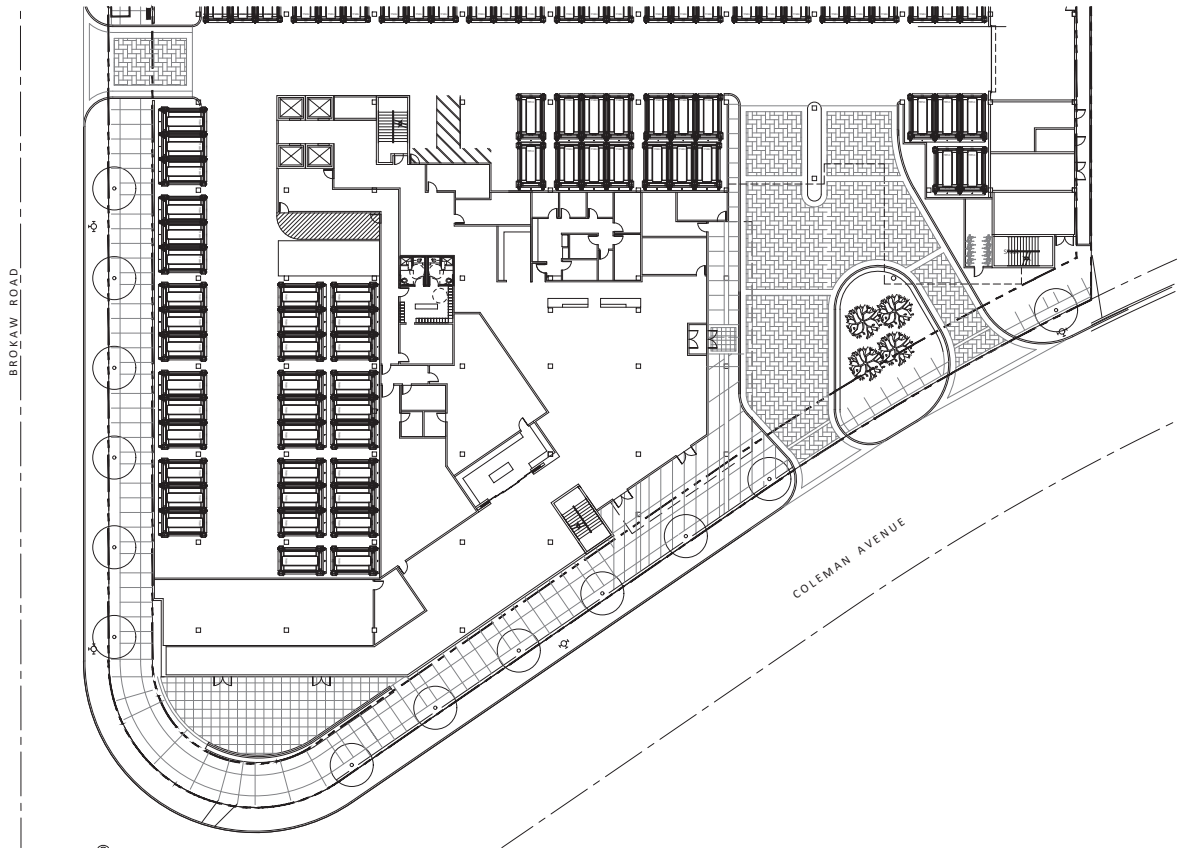
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ELEVATION AT COLEMAN AVENUE

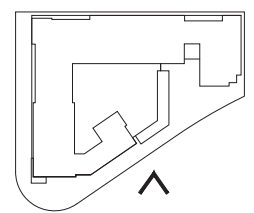
**MATERIAL LEGEND**

-  1. FAUX WOOD PANEL (1)
-  2. FAUX WOOD PANEL (2)
-  3. FIBER CEMENT PANELS - BEIGE
-  4. METAL PANEL - DARK GREY
-  5. METAL LOUVER VENT
-  6. EIFS - 1 (BEIGE)
-  7. EIFS - 2 (BROWN)
-  8. PERFORATED METAL PANEL



SOUTH ELEVATION  
1" = 20'-0"

PARTIAL FLOOR PLAN L1



KEY PLAN



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SANTA CLARA, CALIFORNIA

BUILDING ELEVATIONS

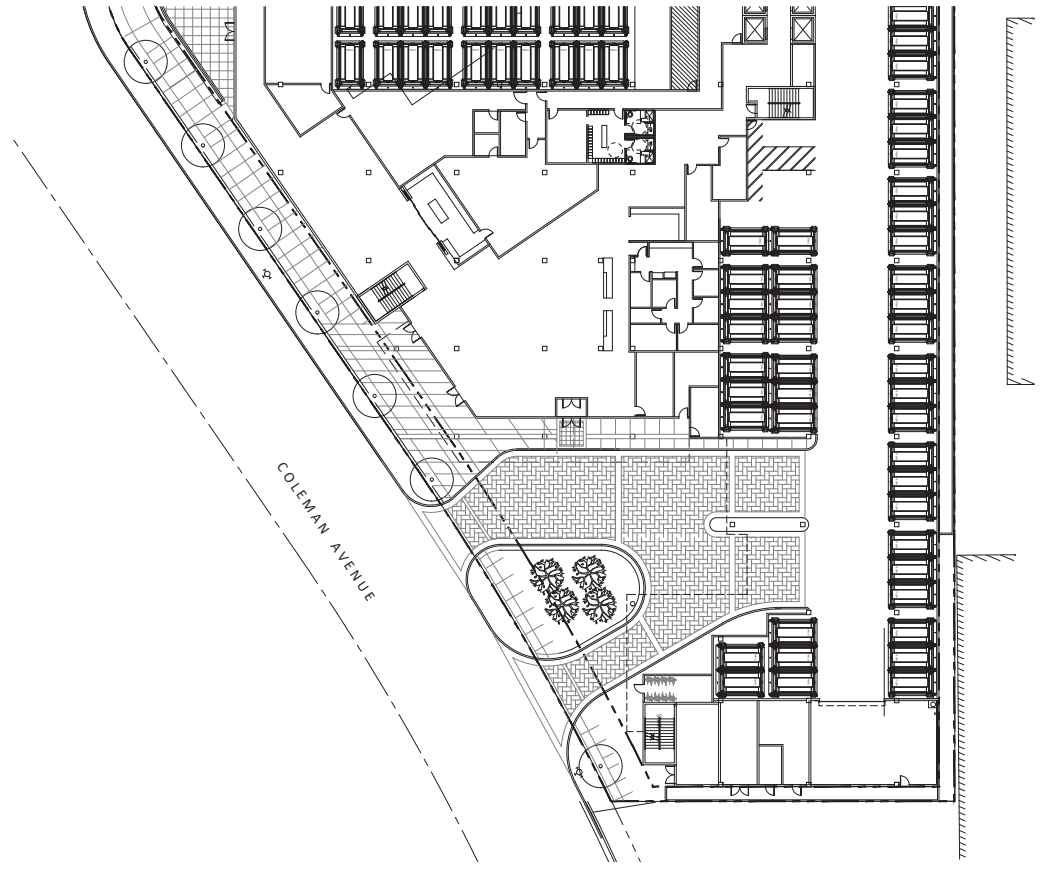
SHEET:

**A201**

IF THESE SHEETS ARE NOT 24" X 36" THEN DRAWING IS NOT TO SCALE.



ELEVATION AT COLEMAN AVENUE



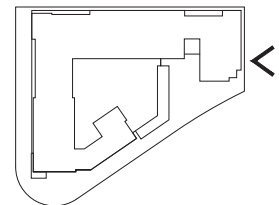
PARTIAL FLOOR PLAN L1

EAST BUILDING ELEVATION

1" = 20'-0"

MATERIAL LEGEND

-  1. FAUX WOOD PANEL (1)
-  2. FAUX WOOD PANEL (2)
-  3. FIBER CEMENT PANELS - BEIGE
-  4. METAL PANEL - DARK GREY
-  5. METAL LOUVER VENT
-  6. EIFS - 1 (BEIGE)
-  7. EIFS - 2 (BROWN)
-  8. PERFORATED METAL PANEL



KEY PLAN



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425.216.0319

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CLIENT:



CONSULTANT:



REVISIONS:

SANTA CLARA DUAL-BRANDED HOTEL  
SANTA CLARA, CALIFORNIA

BUILDING ELEVATIONS

SHEET:

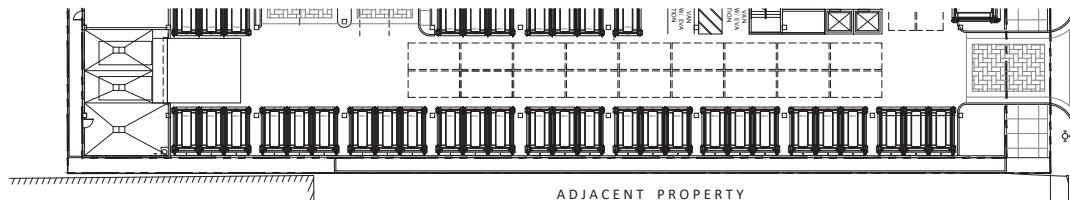
**A202**



IF THESE SHEETS ARE NOT 24" X 36" THEN DRAWING IS NOT TO SCALE.



ELEVATION ALONG ADJACENT PROPERTY LINE



ADJACENT PROPERTY

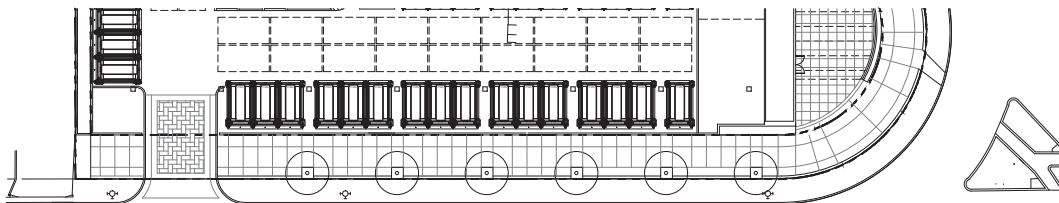
NORTH ELEVATION

1" = 20'-0"

PARTIAL FLOOR PLAN L1



ELEVATION ALONG BROKAW ROAD



BROKAW ROAD

WEST BUILDING ELEVATION

1" = 20'-0"

PARTIAL FLOOR PLAN L1

MATERIAL LEGEND

- 1. FAUX WOOD PANEL (1)
- 2. FAUX WOOD PANEL (2)
- 3. FIBER CEMENT PANELS - BEIGE
- 4. METAL PANEL - DARK GREY
- 5. METAL LOUVER VENT
- 6. EIFS - 1 (BEIGE)
- 7. EIFS - 2 (BROWN)
- 8. PERFORATED METAL PANEL



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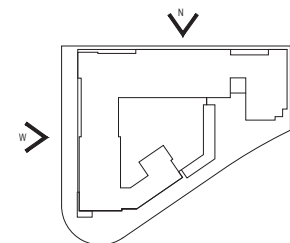
REVISIONS:

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SANTA CLARA, CALIFORNIA

BUILDING ELEVATIONS

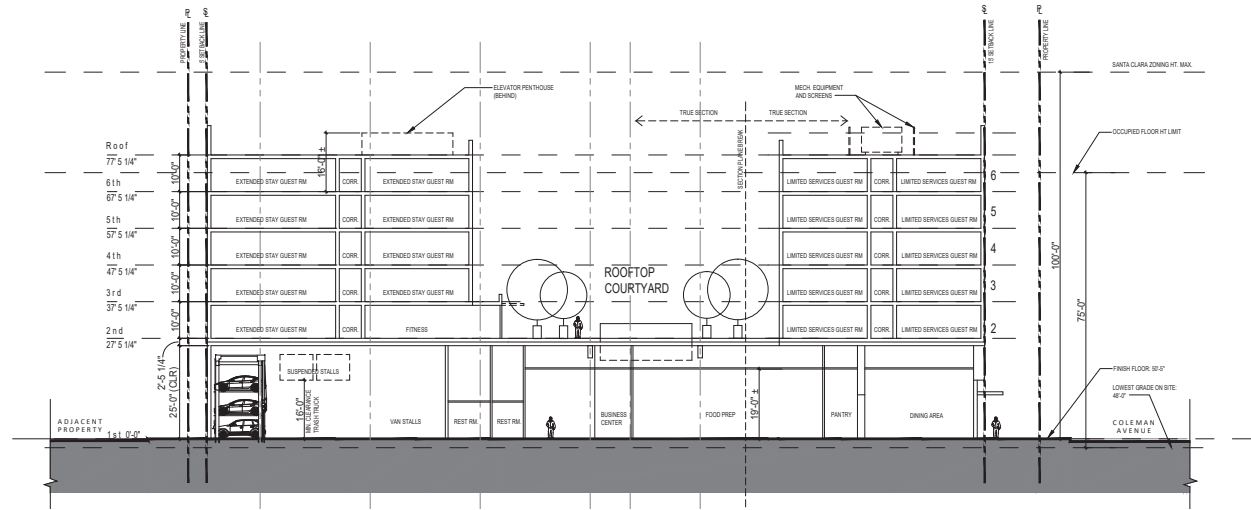
SHEET:

**A203**



KEY PLAN

IF THESE SHEETS ARE NOT 24" X 36" THEN DRAWING IS NOT TO SCALE.



**BUILDING SECTION A-A**

1/16" = 1'-0"



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SANTA CLARA DUAL-BRANDED HOTEL  
 SANTA CLARA, CALIFORNIA

BUILDING SECTION

SHEET:

**A301**



SOUTHEAST CORNER AT COLEMAN AVENUE



VIEW FROM COLEMAN AVENUE



BUILDING PERSPECTIVES



VIEWS FROM FROM COLEMAN AVENUE



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SANTA CLARA, CALIFORNIA

BUILDING PERSPECTIVES

SHEET:

A401





INTERSECTION AT BROKAW ROAD AND COLEMAN AVENUE



NORTHEAST CORNER AT ADJACENT PROPERTY



AERIAL VIEW AT SOUTHEAST CORNER

BUILDING PERSPECTIVES



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BUILDING PERSPECTIVES

SHEET:

A402



WEST VIEW FROM PEDESTRIAN PATHWAY



DROP - OFF AREA



MAIN ENTRY ON COLEMAN AVENUE



COLEMAN AVENUE AND PEDESTRIAN PATHWAY

BUILDING PERSPECTIVES



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SANTA CLARA, CALIFORNIA

BUILDING PERSPECTIVES

SHEET:

A403





AMENITIES AT ROOF PLAZA



AERIAL VIEW AT SOUTHWEST CORNER



ADJACENT PROPERTY AND BROKAW ROAD

BUILDING PERSPECTIVES



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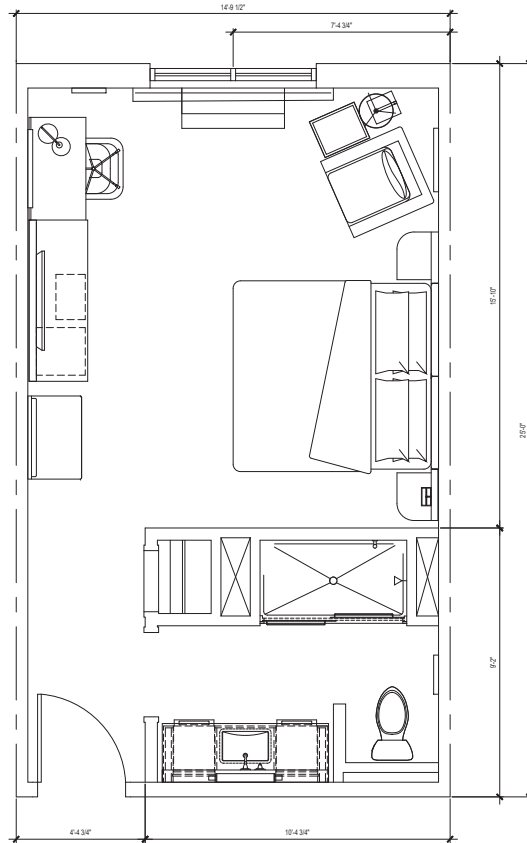
SANTA CLARA DUAL-BRANDED HOTEL  
SANTA CLARA, CALIFORNIA

BUILDING PERSPECTIVES

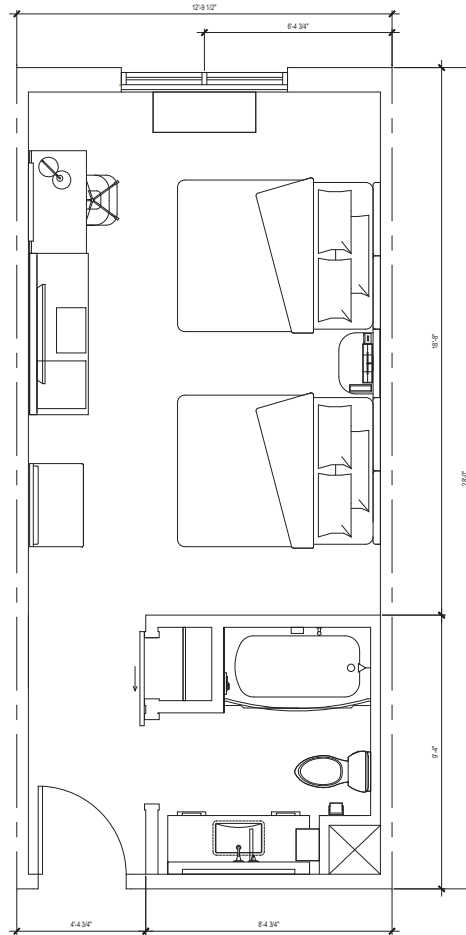
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A404

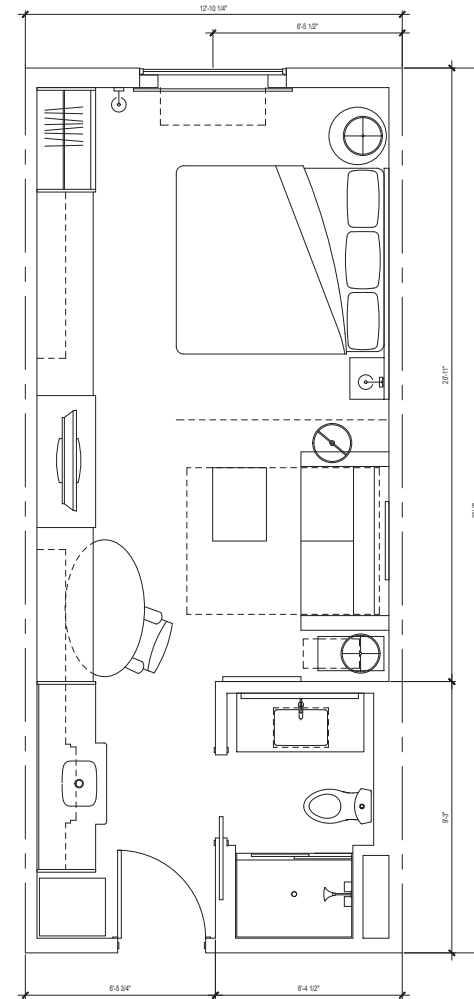




TYPICAL SINGLE KING (331 S.F.)  
LIMITED SERVICES HOTEL



TYPICAL DOUBLE QUEEN (314 S.F.)  
LIMITED SERVICES HOTEL



TYPICAL SINGLE KING STUDIO (341 S.F.)  
EXTENDED STAY HOTEL

**GUESTROOM PLANS**

1/2" = 1'-0"



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SANTA CLARA, CALIFORNIA

GUESTROOM PLANS

SHEET:

**A601**

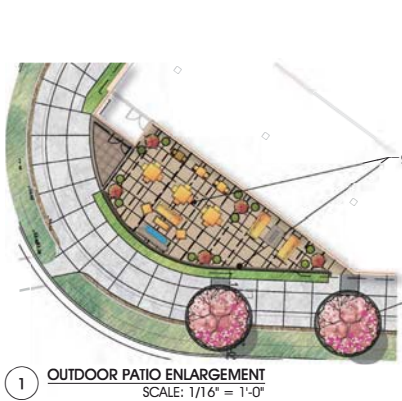


**PLANT PALETTE**

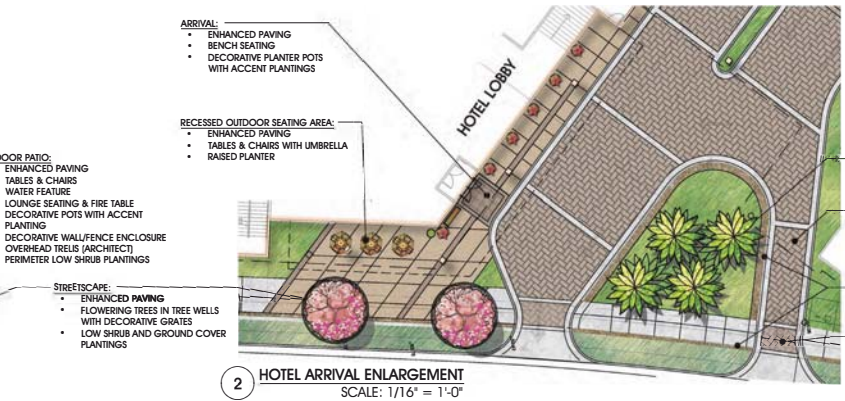
SUNSET ZONE: 17

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS (REGION 1)	SPACING	QUANTITY
<b>TREES - PROPOSED</b>						
	Phoenix dactylifera 'Deglet Noor'	Date Palm	18' B.T.H.	Low	Per Plan	4
	Lagerstroemia indica 'Muskege'	Crape Myrtle	24" Box	Mod.	Per Plan	13
<b>SHRUBS/ GROUNDCOVERS</b>						
	Bouteloua g. 'Blonde Ambition'	Blue Gramma	1 Gal.	Low	2' O.C.	81.5
	Callistemon v. 'Little John'	Dwarf Bottlebrush	5 Gal.	Low	3' O.C.	130
	Carissa macrocarpa 'Green Carpet'	Green Carpet Naktal Plum	1 Gal.	Low	2' O.C.	110
	Coprosma 'Variegata Queen'	Variegata Minor Plant	5 gal.	Mod.	3' O.C.	81.5
	Dianella laetevirens 'Variegata'	Flax Lily	5 gal.	Mod.	12' O.C.	100
	Echeveria 'Afterglow'	Echeveria	1 Gal.	Low	12' O.C.	50
	Hemerocallis hybrids	Dyblly	5 gal.	Mod.	2' O.C.	80
	Ligularia japonica 'Tessanum'	Texas Pinet	5 gal.	Mod.	3' O.C.	50
	Rosa 'Flower Carpet'	Groundcover Rose	5 gal.	Mod.	2' O.C.	90
	Westringia l. 'Mundt'	Mundt Coast Rosemary	5 gal.	Low	2' O.C.	70
<b>PARKWAY SHRUBS/ GROUNDCOVERS</b>						
	Lomandra 'Breeze'	Dwarf Mat Rush	5 Gal.	Mod.	3' O.C.	65
	Callistemon v. 'Little John'	Dwarf Bottlebrush	5 Gal.	Low	3' O.C.	65
	Carissa m. 'Green Carpet'	Dwarf Naktal Plum	1 Gal.	Low	3' O.C.	100
	Coprosma 'Variegata Queen'	Variegata Minor Plant	5 Gal.	Mod.	3' O.C.	55
	Dianella l. 'Variegata'	Flax Lily	5 Gal.	Mod.	2' O.C.	45
<b>FLOW THROUGH PLANTER</b>						
	Lomandra 'Breeze'	Dwarf Mat Rush	5 Gal.	Mod.	3' O.C.	154
<b>SCREEN SHRUBS</b>						
	Dodonaea v. 'Purpurea'	Hopsed Ruth	15 Gal.	Low	4' O.C.	8
	Prunus caroliniana 'Compacta'	Compact Cherry Laurel	15 Gal.	Low	4' O.C.	8
	Rhamnus californica 'Sive Case'	Dwarf Cotoneaster	5 Gal.	Low	4' O.C.	15
	Westringia 'Blue Gem'	Blue Gem Coast Rosemary	5 Gal.	Low	4' O.C.	14
<b>POTTERY PLANTING</b>						
	Aeonium arboreum 'Zwartkop'	Black Rose Aeonium	5 Gal.	Low	1 per pot	1 per pot
	Agave attenuata 'Kara Stripper'	Variegated Agave	5 Gal.	Low	1 per pot	1 per pot
	Cordyline 'Electric Pink'	Electric Pink Cordyline	5 Gal.	Mod.	1 per pot	1 per pot
	Echeveria 'Afterglow'	Afterglow Echeveria	1 Gal.	Low	6 per pot	6 per pot
	Phormium 'Bronze Baby'	New Zealand Flax	5 Gal.	Mod.	1 per pot	1 per pot
	Sedum muscadinum 'Coppertone'	Stonecrop	1 Gal.	Low	3 per pot	3 per pot
	Sedum Morganianum	Buro's Tail	1 Gal.	Low	3 per pot	3 per pot

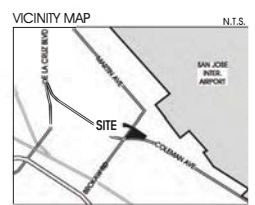
**NOTES:**  
 PLANT MATERIAL NOT LISTED MAY BE USED, SUBJECT TO APPROVAL BY THE CITY.  
 ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY DESIGN GUIDELINES, CODES AND REGULATIONS.  
 ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION SYSTEM.  
 ALL LANDSCAPE INSTALLATION SHALL BE PERMANENTLY MAINTAINED.



1 **OUTDOOR PATIO ENLARGEMENT**  
 SCALE: 1/16" = 1'-0"



2 **HOTEL ARRIVAL ENLARGEMENT**  
 SCALE: 1/16" = 1'-0"



**CONCEPTUAL LANDSCAPE PLAN - GROUND LEVEL**

SANTA CLARA, CALIFORNIA



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