

## Santa Clara Dual - Branded Hotel

Santa Clara, California  
Use Permit / PCC Set

March 25, 2020

(Revision 1 October 9, 2020)

(Revision 2 January 27, 2021)

(Revision 3 April 23, 2021)

G0.0



MOGUL CAPITAL

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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 guest rooms. The Extended Stay hotel brand will have 206 of these rooms and the remaining 190 rooms will be for the Limited Services hotel brand. Construction type is 3A and the building is fully sprinkled, with total area of 211,645 sf (excluding parking). The building is six stories with one valet only serviced 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 298 parking stalls, of which 30 stalls shall be provided with EVA charging stations. (The required 2 ADA van stalls and 5 ADA stalls will be incorporated into the stacked and overhead parking system. 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 indoor fitness area.

This project requests minor modifications for the following (2) items:

- The ML zoning requires 1 parking stall/guest room, 396 rooms required 396 stalls. Minor modification of 25% = 99 stalls which will permit a min of 297 stalls. We propose that parking may be decreased to .75 stalls per guestroom as allowed by the Santa Clara City Code for minor modifications. The updated plan provides 298 stalls which is in compliance and within the allowed 25% difference. In addition, the 2010 Santa Clara Station Area Plan section 3-P-26 allows reduced parking if shuttle services are provided by the Hotel to the airport and other local transport.
- The proposed building is located in the Santa Clara Station Area Regional Commercial zone. The ML zoning permits 70' building height - proposed building height is 79', measured from the average grade plane of the site to the top of the roof high point. Minor modification allows for 25% deviation of standard 70' x 25% = 17.5' our proposed building height increase is 9' which within the 25% difference allowed and will exceed the standard with 12.8%.

#### 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 of 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, or the SP100 suspended overhead parking spaces 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/nesting 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. The new hotel will be providing a 24-Hour valet parking service for all guest and visitor parking. A compliant loading and unloading zone has been provided at the main entrance, making this the shortest route into the facility. The valet parking facility will also provide EVCS service to make connections to the vehicles upon request for all guest and visitors. There will be no parking stalls provided for self-park at this facility. If a guest has a specialty vehicle that cannot be operated by a valet due to vehicle controls, there are two areas designed for Van Accessible/Alternate self-park within the garage area. These two areas will allow a guest to drive the vehicle to a compliant parking stall with an access aisle and an accessible route to the interior of the facility. The vehicle will be in the original location when that guest returns. All guests and visitors to the new hotel will need to contact the valet to retrieve their vehicle whether an EVCS was utilized, an accessible parking stall was used or if required to self-park due to controls of the vehicle.

**11B-209.4 Valet Parking.** Parking facilities that provide valet parking services shall provide at least one passenger drop-off and loading zone complying with 11B-503 (Passenger Loading Zones). The parking requirements of 11B-208.1 apply to facilities with valet parking.

**11B-209.5 Mechanical Access Parking Garages.** Mechanical access parking garages shall provide at least one passenger drop-off and loading zone complying with 11B-503 (Passenger Loading Zones) at vehicle drop-off and vehicle pick-up areas.

#### 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 (ISPS) 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 SANTA CLARA AREA STATION AREA, DESIGNATED SANTA CLARA REGIONAL COMMERCIAL (ML) PER THE SANTA CLARA STATION AREA PLAN. MAXIMUM BUILDING HEIGHT ALLOWED IS 70 FEET ABOVE THE AVERAGE GRADE PLANE.

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

ARCHITECTURE	
G0.0	Cover Sheet
G1.0	General Information
SP1.0	Landscape Site Plan
A100	Existing Site Plan
A101	Site Plan & Level 1 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
A115	EMT Vehicle Route
A201	Building Elevations
A202	Building Elevations
A301	Building Sections
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 Wet Utilities
C-5.1	Preliminary Dry Utilities
C-6	Preliminary Offsite Plan
C-7	Preliminary Fire Access
MEP	
M1.0	MEP First Floor Plan
M2.6	MEP Roof 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	312 BROKAW ROAD, 240 COLEMAN AVENUE AND 1290 COLEMAN AVENUE	Limited Services Hotel	Extended Stay Hotel	
APN	230-05-45, 46, 50	0 Rooms	0 Rooms	19,042 SF (Parking / Unacc. Sp. Excluded)
Lot Area	72,204 SF	38 Rooms	38 Rooms	38,831 SF
Lot Coverage	69.4%	38 Rooms	42 Rooms	38,443 SF
Zoning District	Santa Clara Regional Commercial (ML)	4th Floor	38 Rooms	38,443 SF
OCCUPANCY GROUPS		5th Floor	38 Rooms	42 Rooms
Hotel	R-1	6th Floor	38 Rooms	42 Rooms
Meeting Rooms/Fitness	A-3	Subtotal	190 Rooms	206 Rooms
Breakfast Area	A-2	TOTAL	396 Rooms	211,645 SF (Parking Excl.)
Admin Offices	B	Accessibility / Communication Feature Room Requirements		
Garage	S-2	Accessibility:		
CONSTRUCTION TYPE		(CBC Table 11B-224.2)		
Construction Type	Type 3A, Fully sprinklered	301 - 400 rooms: 12 ADA units required		
BUILDING SPRINKLER SYSTEM TO MEET REQUIREMENTS OF CBC 903.1.1.1	YES	Rooms w/ Roll-in Showers: 4		
ALLOWABLE AREA PER CBC TABLE 506.2 FOR R-1:	72,000 S.F.	Rooms w/o Roll-in Showers: 8		
ALLOWABLE HEIGHT (FEET) PER CBC TABLE 504.3 FOR R-1:	85 FEET	Communication Features:		
ALLOWABLE HEIGHT (STORIES ABOVE GRADE PLANE) PER CBC TABLE 504.4 FOR R-1:	5	(CBC Table 11B-224.4)		
MINIMUM BUILDING INTENSITY		301 - 400 rooms: 20 Rooms required		
max FAR		max. allowed/SF provided/SF		
3.00		216,059 (Parking Excl.) 211,645 (Parking Excl.) - FAR 2.93		



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PROJECT #  
**5018**

DATE:  
03.25.2020

NOTES:  
USE PERMIT / PCC SET

CLIENT:



CONSULTANT:



REVISIONS:

- |          |                      |
|----------|----------------------|
| 10/9/20  | RESPONSE TO COMMENTS |
| 01/27/21 | RESPONSE TO COMMENTS |
| 04/23/21 | RESPONSE TO COMMENTS |

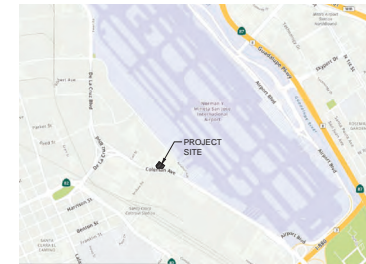
SANTA CLARA DUAL-BRANDED HOTEL  
SANTA CLARA, CALIFORNIA

GENERAL INFORMATION

SHEET:

G1.0

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



VICINITY MAP  
NTS



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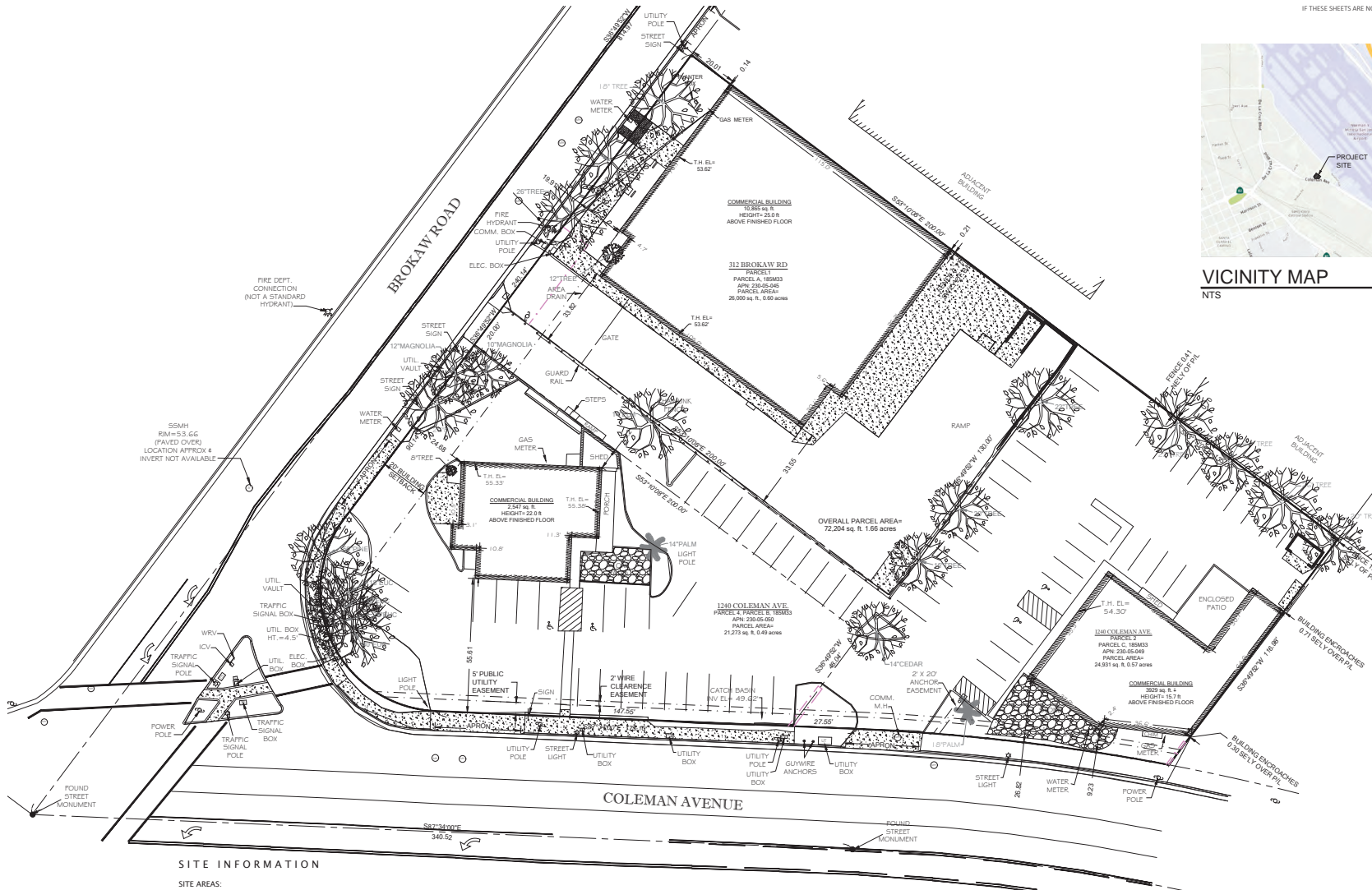
REVISIONS:  
10/9/20 RESPONSE  
TO COMMENTS

SANTA CLARA DUAL-BRANDED HOTEL  
SANTA CLARA, CALIFORNIA

EXISTING SITE PLAN

SHEET:

**A100**  
△



**SITE INFORMATION**

**SITE AREAS:**

Parcel 1:	26,000 S.F.
Parcel 2:	24,931 S.F.
Parcel 4:	21,273 S.F.
<b>TOTAL</b>	<b>72,204 S.F.</b>

**Existing Building Areas:**

Commercial Building (Parcel 1):	10,865 S.F.
Restaurant (Parcel 2):	3,929 S.F.
Restaurant (Parcel 4):	2,547 S.F.
<b>TOTAL</b>	<b>17,341 S.F.</b>

Existing FAR: 17,341 S.F. / 72,204 S.F. = 0.24



**EXISTING SITE PLAN**

1" = 20'





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CONSULTANT:



REVISIONS:

- △ 10/9/20 RESPONSE TO COMMENTS
- △ 01/27/21 RESPONSE TO COMMENTS
- △ 04/23/21 RESPONSE TO COMMENTS

#### PROJECT INFORMATION

Site Area: 72,204 SF

#### PARKING

Triple stacked System	264 Parking Stalls
Overhead parking	34 Parking Stalls
<b>TOTAL</b>	<b>298 Parking Stalls Provided</b>

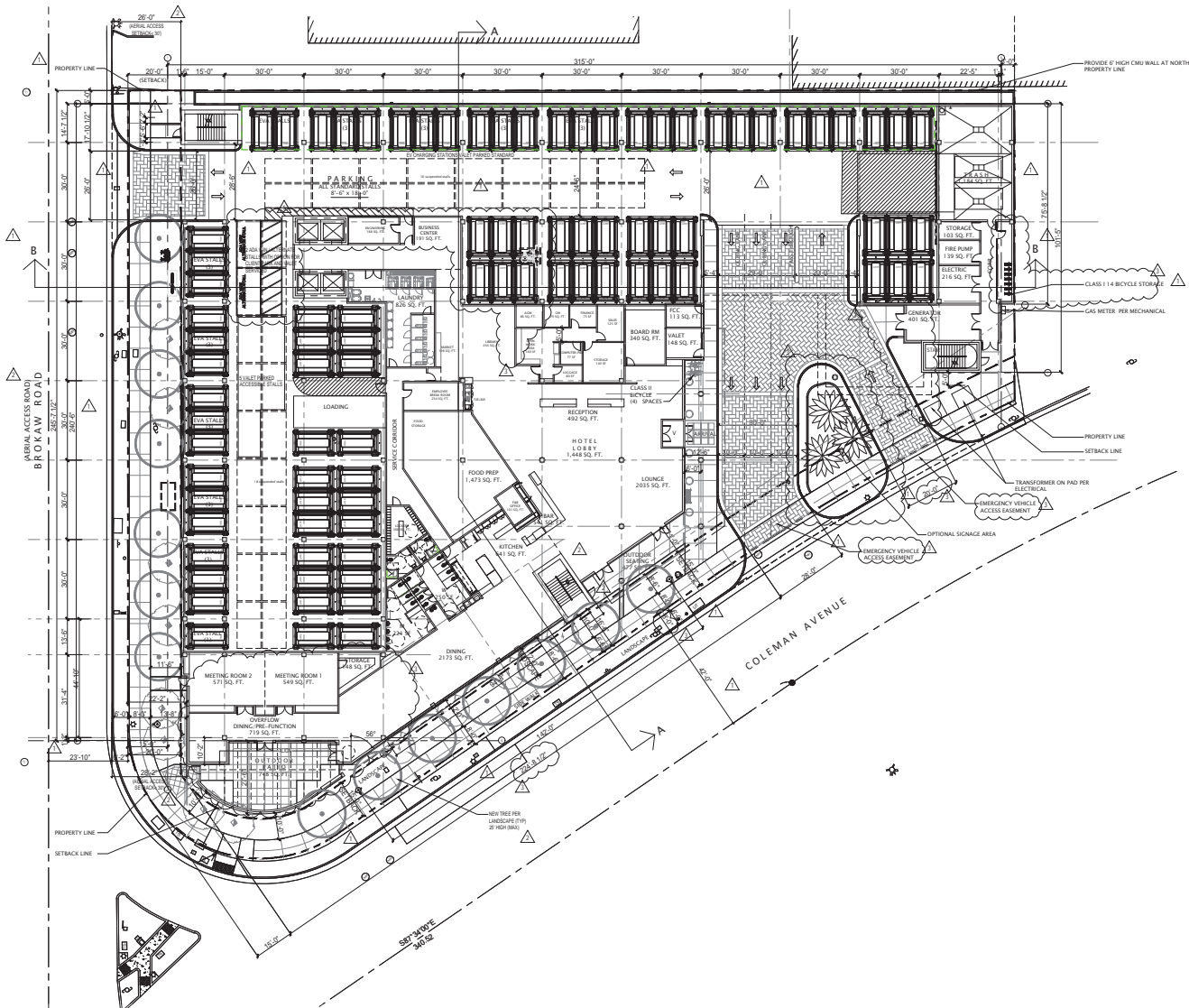
ADA required parking is part of the Parking System	
Acc Van Parking	2 Parking Stalls
ADA Parking	5 Parking Stalls
<b>TOTAL ADA</b>	<b>7 Parking Stalls Provided</b>

Total Rooms provided 396 - Parking Stalls required 396 stalls  
Minor Modification of 25% reduction, min allowed = 297 stalls

#### SQUARE FOOTAGE CALC

1st Floor	50,108 SF (19,042 SF PARKING / UNOCCUPIED SPACE EXCLUDED)
2nd Floor	38,831 SF
3rd Floor	38,443 SF
4th Floor	38,443 SF
5th Floor	38,443 SF
6th Floor	38,443 SF
<b>TOTAL</b>	<b>211,645 SF</b>

FAR = 211,645 (EXCL PARKING/UNOCCUPIED SPACE) / 72,204 SF (SITE AREA)  
= 2.93 (3.0 MAX)  
△ Art coverage 69.4%



#### 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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DATE: **03.25.2020**

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REVISIONS:

- △ 10/9/20 RESPONSE TO COMMENTS
- △ 01/27/21 RESPONSE TO COMMENTS

#### ROOM CALCULATIONS

	LIMITED SERVICES HOTEL	EXTENDED STAY HOTEL
1st Floor	---	---
Mezzanine	---	---
2nd Floor	38 Rooms	38 Rooms
3rd Floor	38 Rooms	42 Rooms
4th Floor	38 Rooms	42 Rooms
5th Floor	38 Rooms	42 Rooms
6th Floor	38 Rooms	42 Rooms
	190 Rooms	206 Rooms
<b>TOTAL</b>	<b>396 Rooms</b>	

03.25.2020

SANTA CLARA DUAL-BRANDED HOTEL  
SANTA CLARA, CALIFORNIA

LEVEL 2 PLAN

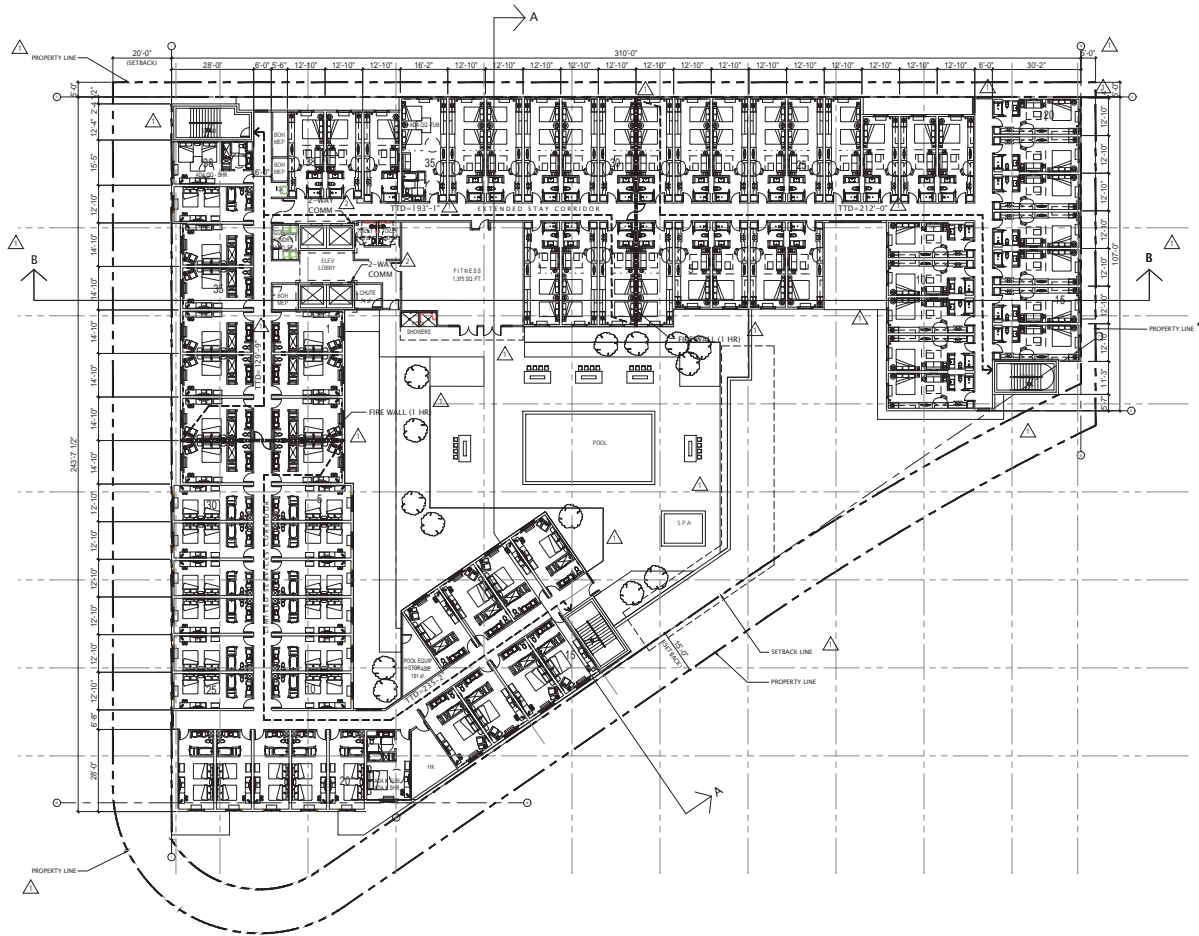
SHEET:

**A102**



## LEVEL 2 PLAN

1" = 20'





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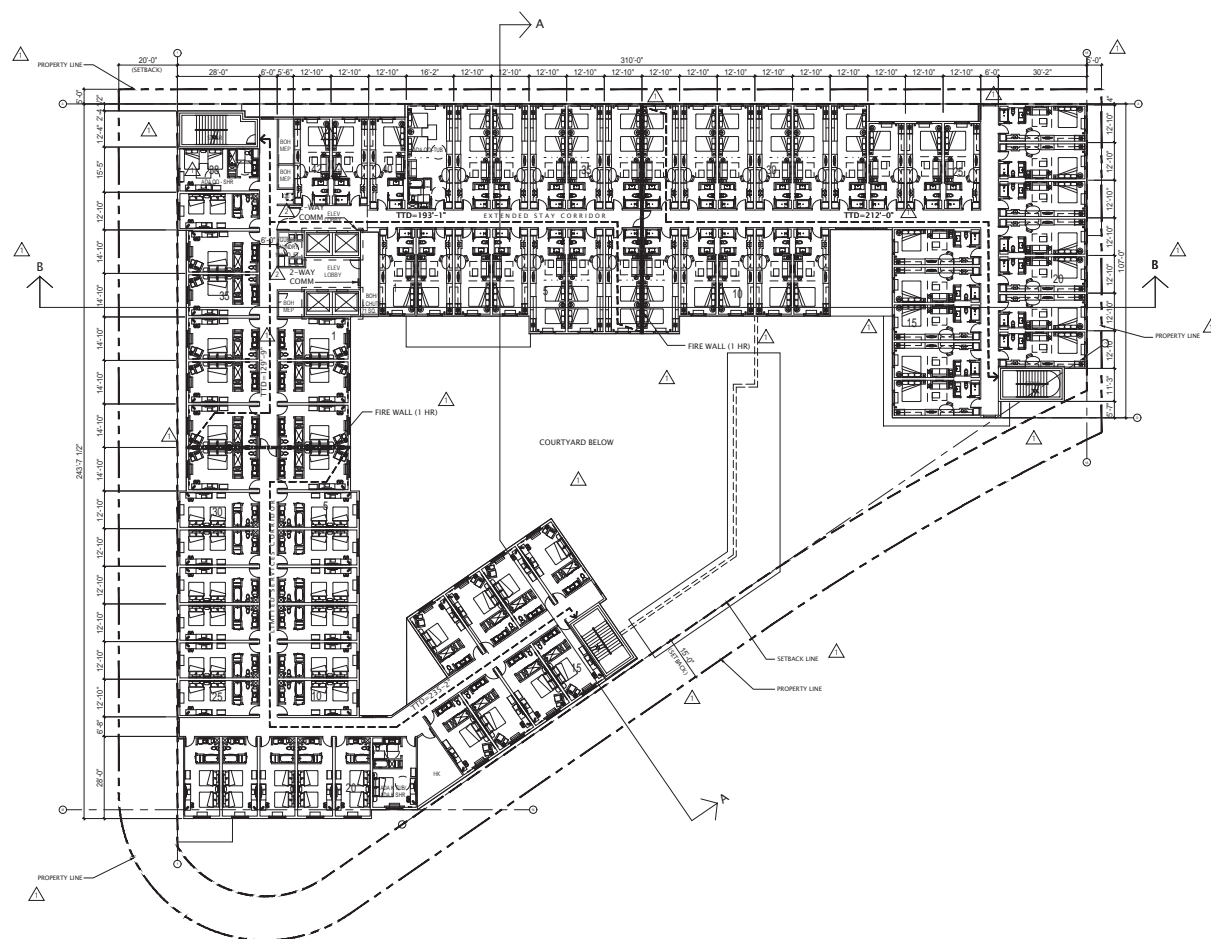
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2	01/27/21	RESPONSE TO COMMENTS

SANTA CLARA DUAL-BRANDED HOTEL  
SANTA CLARA, CALIFORNIA

LEVEL 3-6 PLAN

SHEET:

A103



	LIMITED SERVICES HOTEL	EXTENDED STAY HOTEL
1st Floor Mezzanine	---	---
2nd Floor	38 Rooms	38 Rooms
3rd Floor	38 Rooms	42 Rooms
4th Floor	38 Rooms	42 Rooms
5th Floor	38 Rooms	42 Rooms
6th Floor	38 Rooms	42 Rooms
	190 Rooms	206 Rooms
<b>TOTAL</b>	<b>396 Rooms</b>	

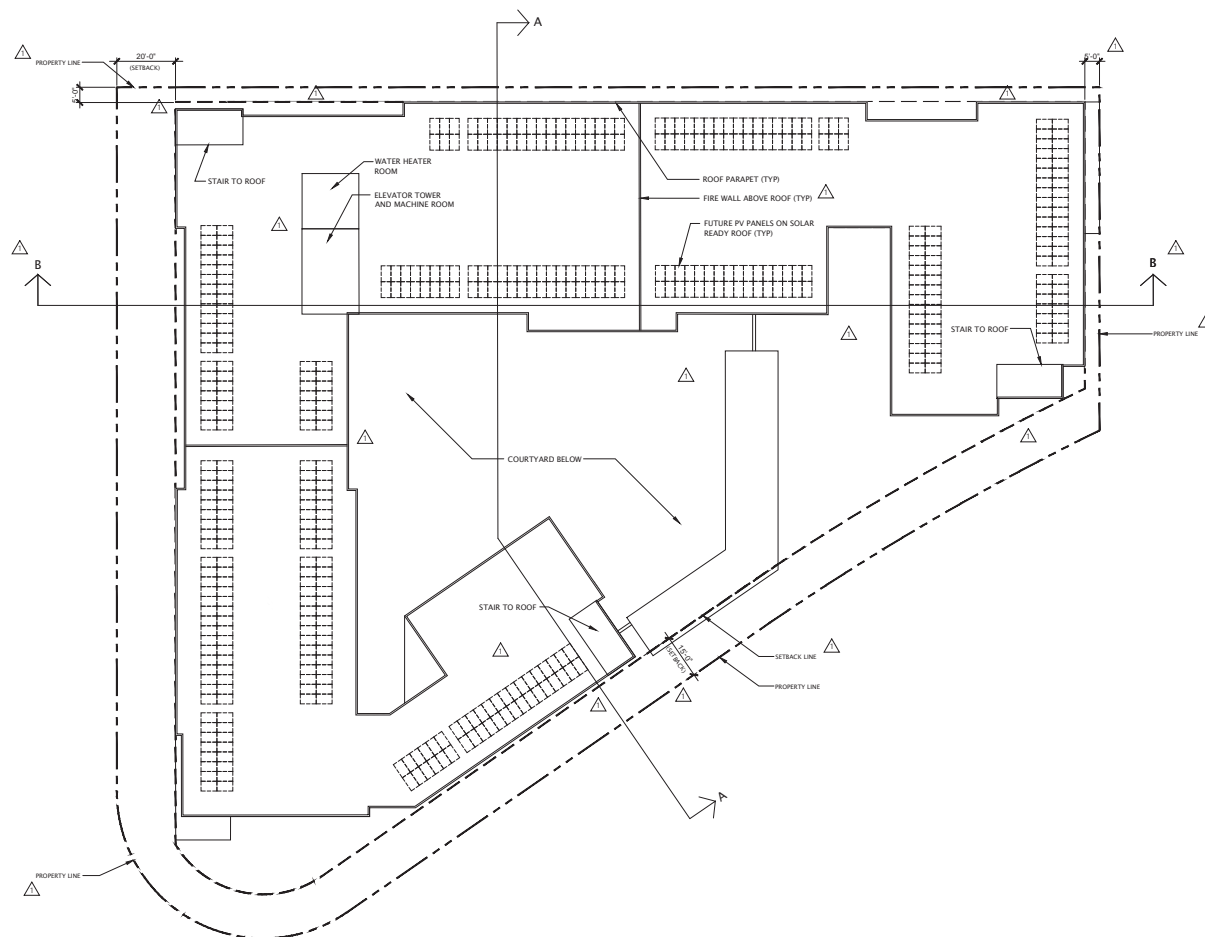
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LEVEL 3-6 PLAN

$$1^{\circ} = 20'$$

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# ROOF PLAN

1" = 20'



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PROJECT # **5018**

DATE: **03.25.2020**

NOTES:  
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CLIENT:



CONSULTANT:



REVISIONS:

10/9/20 RESPONSE TO COMMENTS

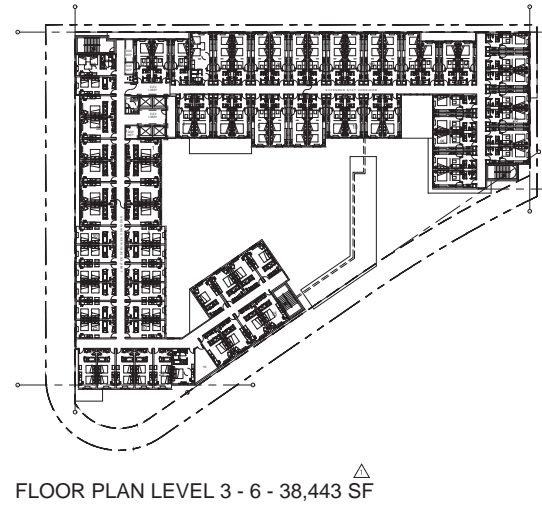
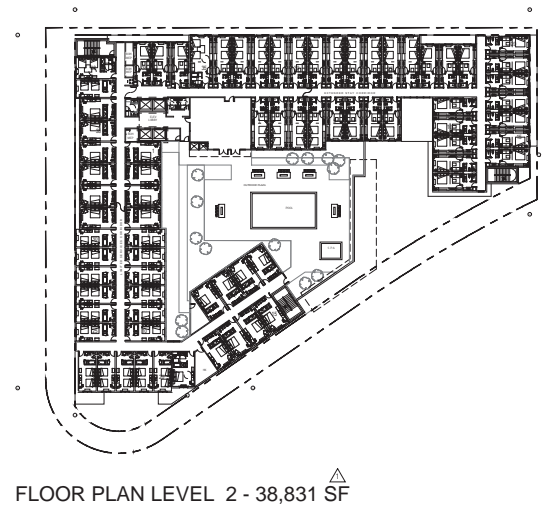
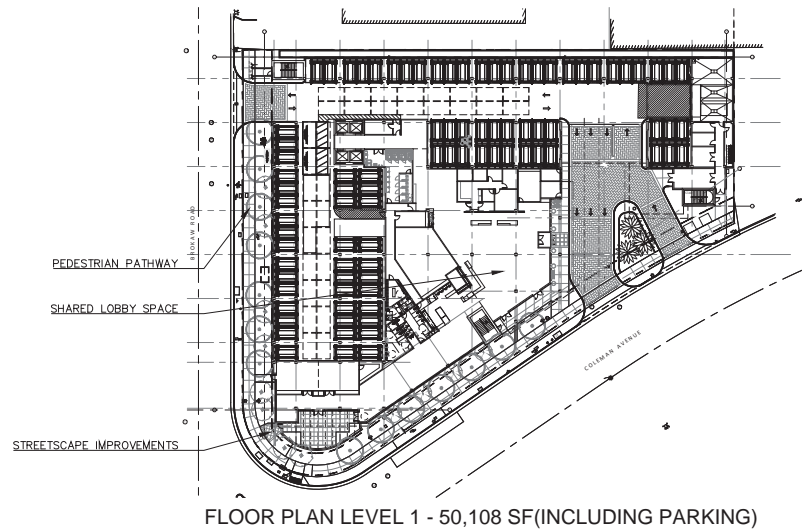
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SANTA CLARA, CALIFORNIA

ROOF PLAN

SHEET:

**A104**





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NOTES:  
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CLIENT:



CONSULTANT:



REVISIONS:

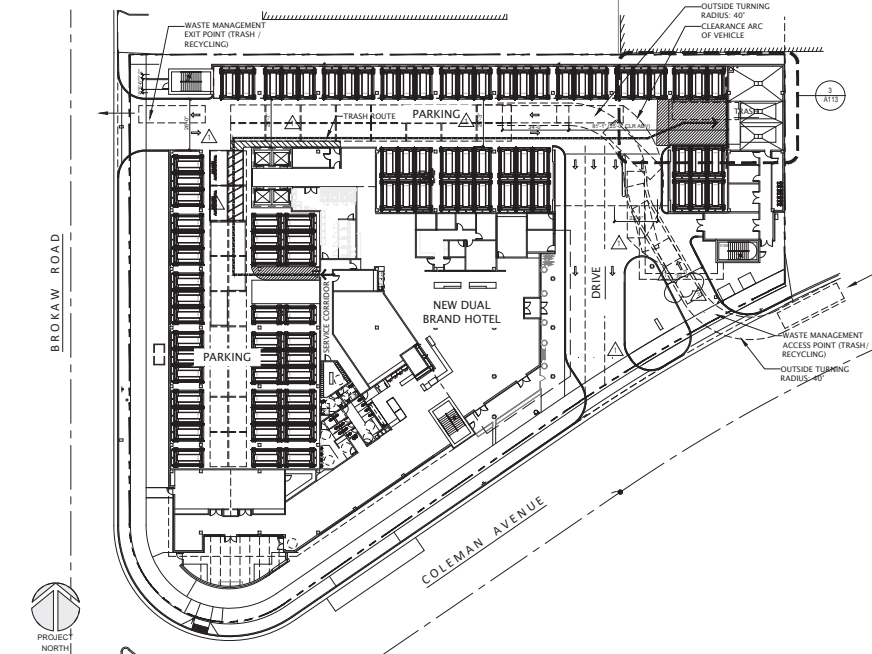
10/2/20 RESPONSE  
TO COMMENTS

SANTA CLARA DUAL-BRANDED HOTEL  
SANTA CLARA, CALIFORNIA

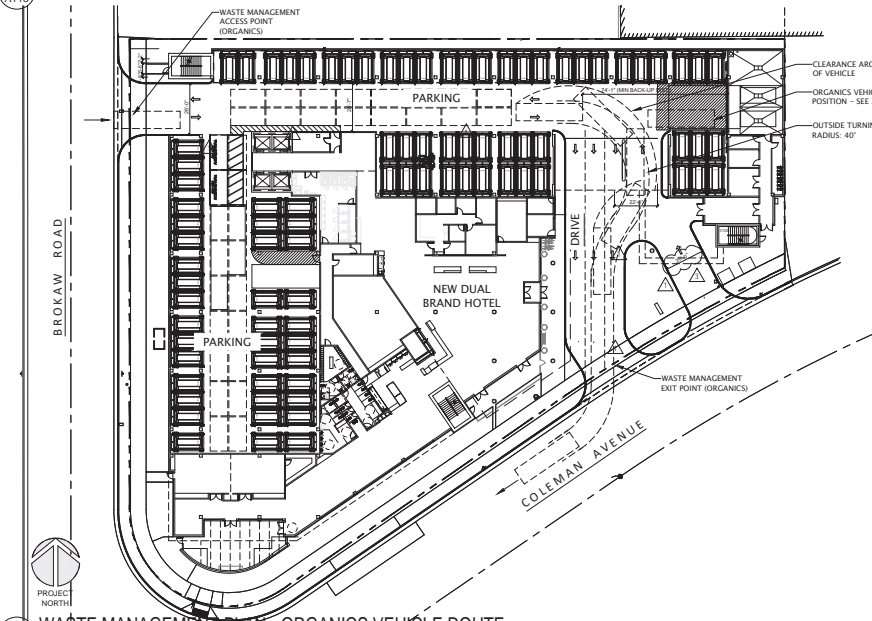
BUILDING AREA PLAN

SHEET:

**A111**



1 WASTE MANAGEMENT PLAN - COMPACTOR VEHICLE ROUTE  
A113 SCALE: 1" = 30'



2 WASTE MANAGEMENT PLAN - ORGANICS VEHICLE ROUTE  
A113 SCALE: 1" = 30'

## TRASH COLLECTION NARRATIVE:

- GARBAGE COLLECTION AND PICKUP:**  
ALL GARBAGE IS TO BE BROUGHT TO THE TRASH COMPACTOR AT THE NE CORNER OF THE BUILDING ON THE FIRST FLOOR. HOTEL AND GUESTROOM GARBAGE SHALL BE BROUGHT OUT OF THE BUILDING ON CARTS AT THE BACK OF HOUSE LOADING AREA OFF OF THE SERVICE CORRIDOR. THEY SHALL THEN BE BROUGHT THROUGH THE PARKING GARAGE TO THE TRASH ROOM ALONG THE PATH SHOWN ON THE PLAN, AND PLACED IN THE 20 C.Y. TRASH COMPACTOR IN THE TRASH ROOM. THE TRASH IS THEN TO BE COMPACTED AND PICKED UP 3 TIMES A WEEK BY MISSION TRAILS WASTE SYSTEMS. MISSION TRAILS TRUCKS SHALL ENTER THE SITE VIA THE DRIVE OFF OF COLEMAN, AND DRIVING THROUGH THE PARKING GARAGE SHALL MAKE A LEFT TURN UNTIL THE TRUCKS ARE APPROXIMATELY 80 FEET FROM THE ROLL-UP DOOR AT THE TRASH ROOM. THE TRUCKS SHALL THEN BACK UP TO SERVICE / PICK UP THE COMPACTORS AND UPON COMPLETION SHALL THEN DRIVE STRAIGHT AHEAD AND EXIT THE PARKING GARAGE AT BROOKWAY ROAD.
- RECYCLING COLLECTION AND PICKUP:**  
ALL MATERIALS DEEMED CAPABLE OF RECYCLING BY MISSION TRAILS WASTE SYSTEMS ARE TO BE BROUGHT TO THE TRASH ROOM IN CARTS, VIA THE SAME ROUTE USED FOR GARBAGE, AND PLACED IN THE 20 C.Y. RECYCLABLE COMPACTOR. MISSION TRAILS TRUCKS SHALL ALSO USE THE SAME ROUTE TO ENTER AND EXIT THE SITE AS ESTABLISHED FOR THE TRASH COMPACTOR IN ORDER TO SERVICE / PICK UP THE RECYCLABLE COMPACTOR.
- ORGANIC MATERIALS COLLECTION AND PICKUP:**  
ALL MATERIALS CLASSIFIED AS BEING ORGANIC BY MISSION TRAILS WASTE SYSTEMS ARE TO BE BROUGHT TO THE TRASH ROOM IN CARTS, VIA THE SAME ROUTE USED FOR GARBAGE AND RECYCLING. THEY WILL THEN BE PLACED IN THE (2) 2 C.Y. BINS IN THE TRASH ROOM AS SHOWN ON THE PLAN. ON COLLECTION DAYS, THE BINS SHALL BE BROUGHT OUT OF THE TRASH ROOM BY HOTEL STAFF AND PLACED IN FRONT OF THE TRASH COMPACTOR IN LOADING POSITION AS SHOWN ON THE PLAN. AFTER THE BINS HAVE BEEN EMPTIED THEY SHALL BE PROMPTLY RETURNED TO THE TRASH ROOM BY HOTEL STAFF. MISSION TRAILS TRUCKS SHALL ENTER THE SITE VIA BROOKWAY ROAD AND DRIVE STRAIGHT TO THE END OF THE GARAGE, TO THE TRASH ROOM DOORS INSIDE THE ORGANIC MATERIALS BINS ARE PLACED LOADING. AFTER THE BINS ARE EMPTIED, THE TRUCKS SHALL BACK UP UNTIL THEY ARE APPROXIMATELY 73 FEET FROM THE TRASH ROOM DOOR WALL. THEY SHALL THEN CAREFULLY MAKE A RIGHT TURN AT THE 2ND DRIVE AND MANUEVER TO THE EXIT AT COLEMAN AVENUE AS SHOWN ON THE PLAN.

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

GUESTROOM WASTE COLLECTION SUMMARY									
SOLID WASTE CALCULATIONS									
# UNITS	C.Y. /WK. /UNIT	TOTAL (C.Y.)	COMPACTION	TOTAL C.Y./WEEK	COMP. CAPACITY	# PICKUPS /WEEK			
990	0.33	326.67	0.25	81.67	20 C.Y.	3			
RECYCLING CALCULATIONS									
# UNITS	CY /WK. /UNIT	TOTAL (C.Y.)	COMPACTION	TOTAL C.Y./WEEK	COMP. CAPACITY	# PICKUPS / WEEK			
990	0.33 (5)	65.34	0.25	16.33	20 C.Y.	2			
ORGANICS CALCULATIONS									
# UNITS	GAL./WK. /UNIT	TOTAL GAL. /WK.	GAL./200 - C.Y. /WK.	2 C.Y. BIN SIZE	C.Y. BINS	# PICKUPS / WEEK			
990	4	3960	7.92	4	2"	3			

PUBLIC SPACES / MEETING ROOMS / HOTEL ADMIN. / BACK OF HOUSE COLLECTION SUMMARY									
SOLID WASTE CALCULATIONS									
TOTAL AREA	LIBS. /WK. PER 100 SF	TOTAL LIBS. /WK.	LIBS TO C.Y.	TOTAL C.Y.	COMPACTION	TOTAL C.Y./WEEK	# PICKUPS / WEEK		
19,229	2.5	480	0.09	43.26	0.25	10.81	3"		
RECYCLING CALCULATIONS									
TOTAL REFUSE	RECYCLE FACTOR	TOTAL (C.Y.)	COMPACTION	TOTAL C.Y./WEEK	COMP. CAPACITY	# PICKUPS / WEEK			
480	50	21.60	0.25	5.40	20 C.Y.	2"			

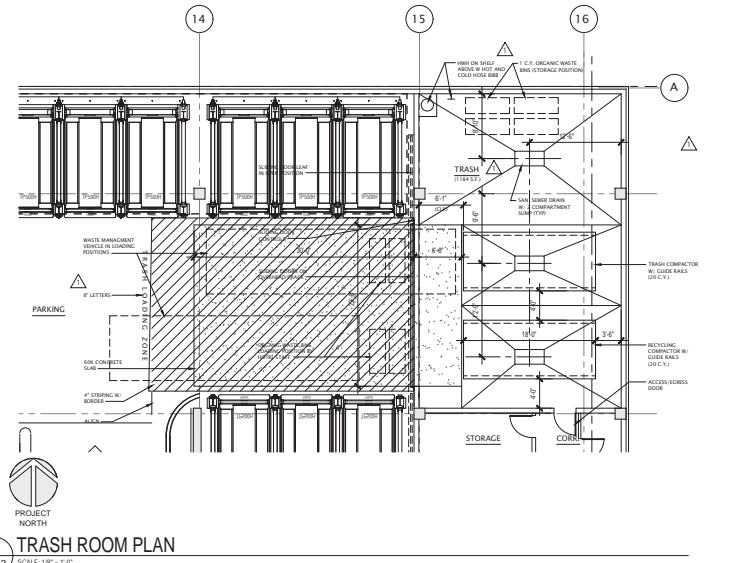
**NOTES:**

ALTHOUGH AMOUNT OF COMPACTED WASTE IS LESS THAN WHAT WOULD BE REQUIRED FOR 3 PICKUP DAYS INDIVIDUALLY, IT WILL INSTEAD BE ADDED TO THE REFUSE GENERATED BY THE GUESTROOMS AND BE COLLECTED AT THE SAME TIME. TRASH COMPACTOR CAPACITY IS 20 C.Y. SO THE TOTAL ESTIMATED AMOUNT PER PICKUP WILL BE APPROXIMATELY 14.4 C.Y.

ALTHOUGH AMOUNT OF COMPACTED WASTE IS LESS THAN WHAT WOULD BE REQUIRED FOR 2 PICKUP DAYS INDIVIDUALLY, IT WILL INSTEAD BE ADDED TO THE REFUSE GENERATED BY THE GUESTROOMS AND BE COLLECTED AT THE SAME TIME. RECYCLE COMPACTOR BIN CAPACITY IS 20 C.Y. SO THE TOTAL ESTIMATED AMOUNT PER PICKUP WILL BE APPROXIMATELY 10.81 C.Y.

2 C.Y. BIN SIZES WERE USED TO CALCULATE THE ORGANICS WASTE TO BE GENERATED BY THE HOTEL. HOWEVER, AS MISSION TRAILS TRUCKS DO NOT USE THAT SIZE (IN 1 C.Y. BINS WILL ACTUALLY BE USED IN THE FACILITY).

**GENERAL NOTE:**  
REGARDLESS OF THE ACTUAL TRASH LOAD, THE CITY OF SANTA CLARA REQUIRES THAT ALL COMPACTORS BE EMPTIED ONCE A WEEK.



3 TRASH ROOM PLAN  
A113 SCALE: 1/8" = 1'-0"



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PROJECT #: **5018**

DATE: **03.25.2020**

NOTES:  
USE PERMIT / PC SET

CLIENT:



CONSULTANT:



REVISIONS:

- 10/9/20 RESPONSE TO COMMENTS
- 4/23/21 RESPONSE TO COMMENTS

SANTA CLARA DUAL-BRANDED HOTEL  
SANTA CLARA, CALIFORNIA  
WASTE MANAGEMENT PLAN

SHEET:

**A113**



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CONSULTANT:



REVISIONS:

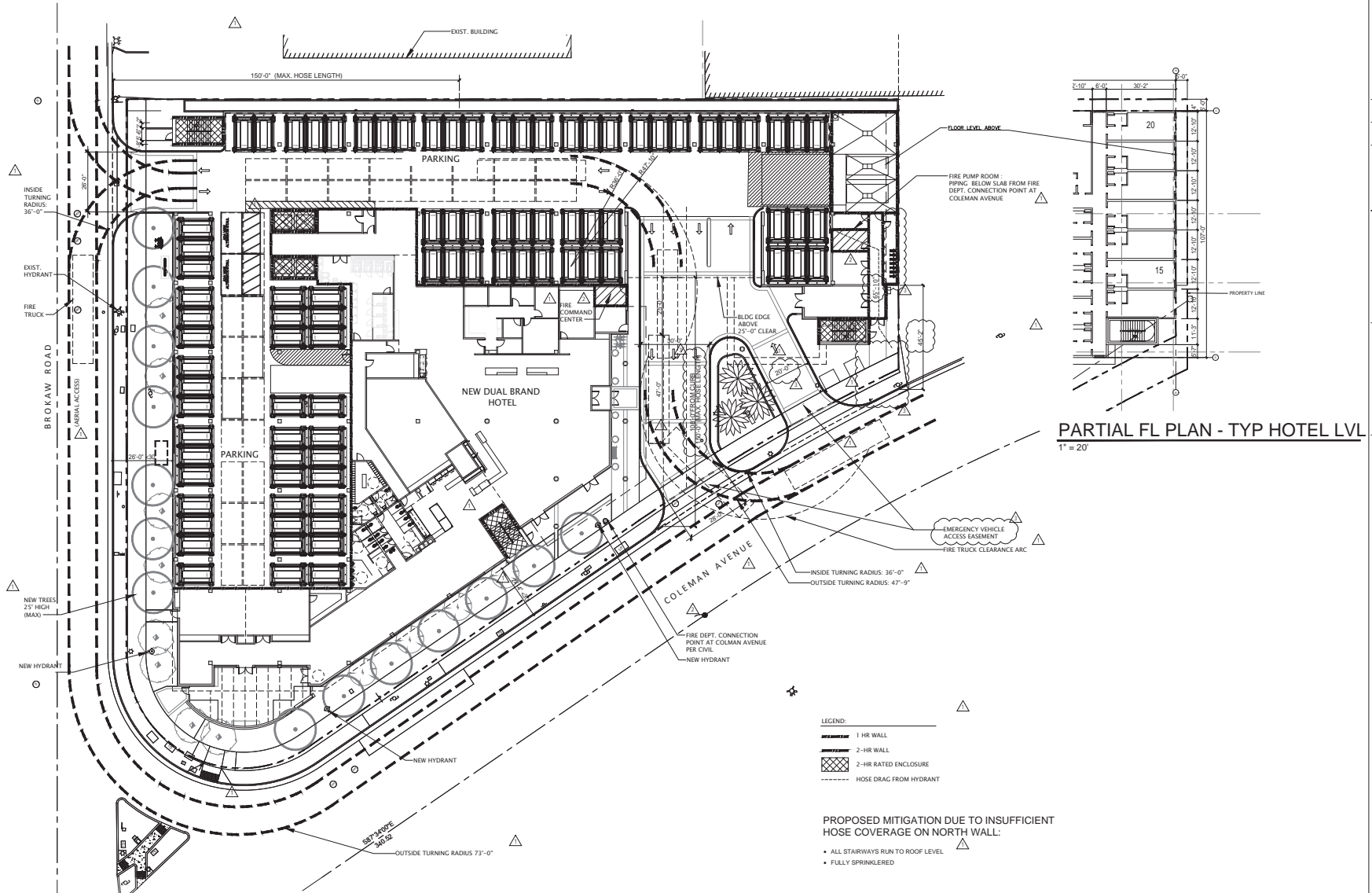
- △ 10/9/20 RESPONSE TO COMMENTS
- △ 01/27/21 RESPONSE TO COMMENTS
- △ 04/23/21 RESPONSE TO COMMENTS

**SANTA CLARA DUAL-BRANDED HOTEL**  
SANTA CLARA, CALIFORNIA

**FIRE ACCESS PLAN**

SHEET:

**A114**



**FIRE ACCESS PLAN**

1" = 20'





**Jensen  
Design  
Architects**  
7730 LEARY WAY NE  
REDMOND, WA 98052  
425.216.0318

PROJECT # **5018**

DATE: **03.25.2020**

NOTES:  
USE PERMIT / PCC SET

CLIENT:



CONSULTANT:



REVISIONS:

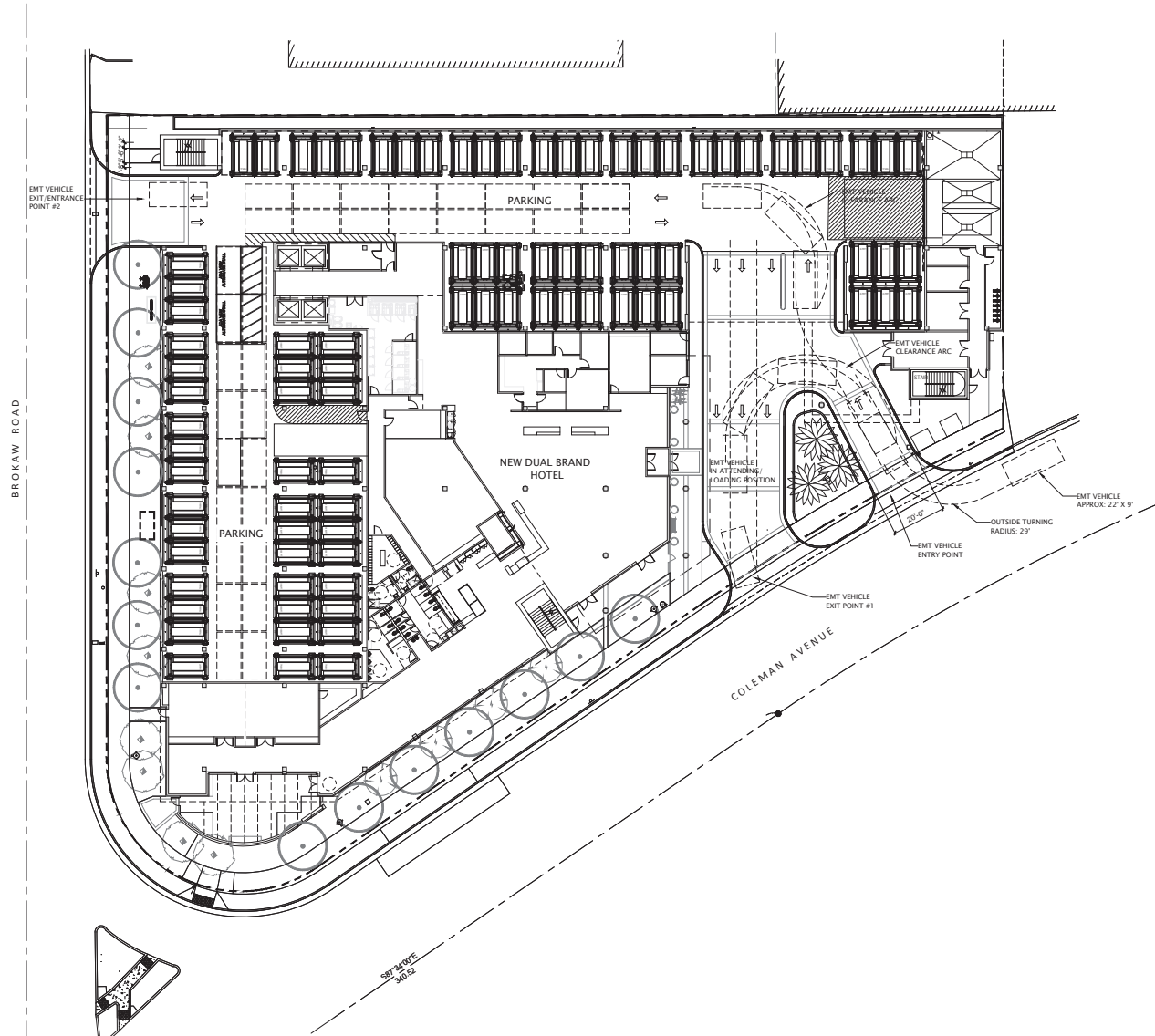
△ 04/23/20 RESPONSE  
TO COMMENTS

**SANTA CLARA DUAL-BRANDED HOTEL**  
SANTA CLARA, CALIFORNIA

**EMT VEHICLE ROUTE**

SHEET:

**A115**



**EMT VEHICLE ROUTE**

1" = 20'

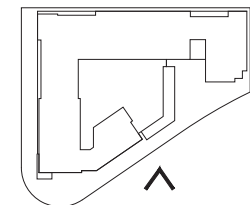
IF THESE SHEETS ARE NOT 24" X 36" THEN DRAWING IS NOT TO SCALE.



ELEVATION AT COLEMAN AVENUE

# MATERIAL LEGEND

1. FAUX WOOD PANEL (1)
2. FAUX WOOD PANEL (2)
3. METAL PANEL - DARK GREY
4. METAL LOUVER VENT
5. EIFS - 1 (BEIGE)
6. EIFS - 2 (GREY)
7. PERFORATED METAL PANEL
8. PERFORATED METAL PANEL 164 METRO ARTISAN PANEL



KEY PLAN

SOUTH ELEVATION

1" = 20'-0"

PARTIAL FLOOR PLAN L1



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Architects**

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REDMOND, WA 98052  
425.216.0319

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CLIENT:



CONSULTANT:



REVISIONS:

- △ 10/9/20 RESPONSE TO COMMENTS
- △ 01/27/21 RESPONSE TO COMMENTS

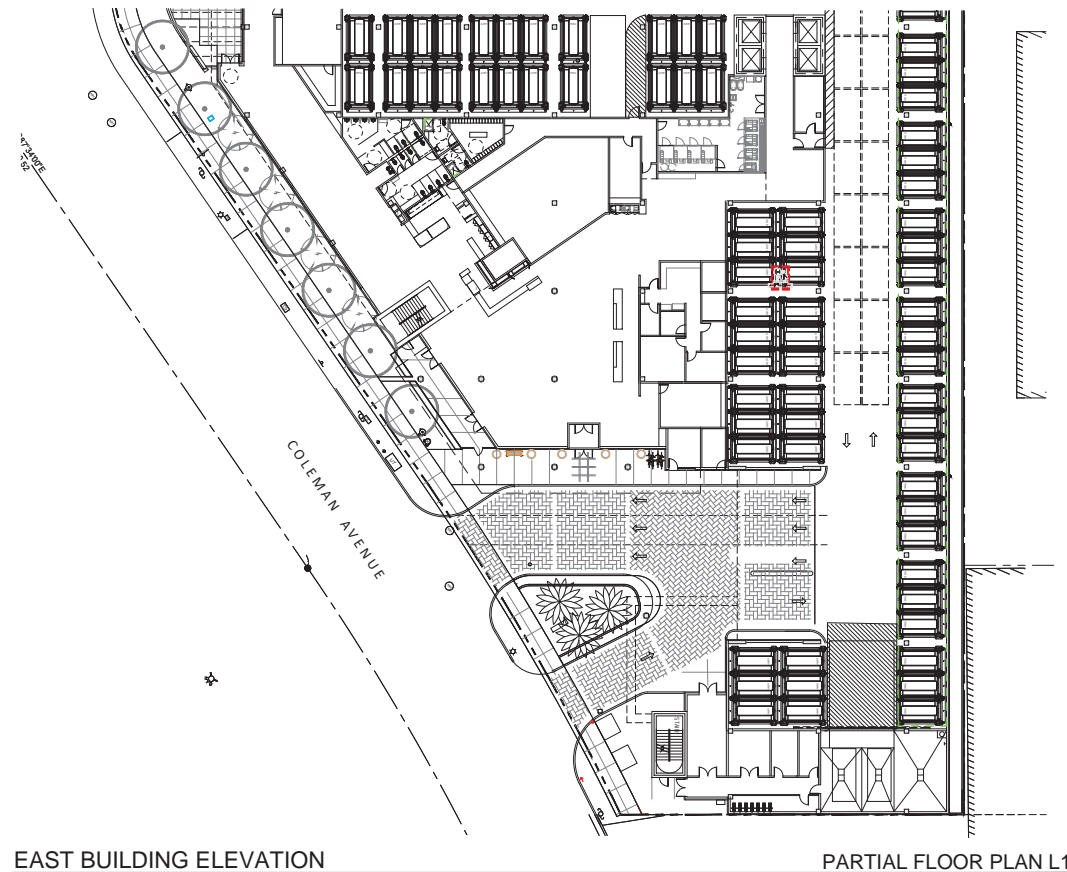
SANTA CLARA DUAL-BRANDED HOTEL  
SANTA CLARA, CALIFORNIA

BUILDING ELEVATIONS

SHEET:

**A201**

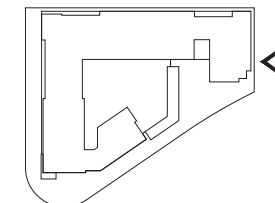
IF THESE SHEETS ARE NOT 24" X 36" THEN DRAWING IS NOT TO SCALE.



EAST BUILDING ELEVATION  
1" = 20'-0"

## MATERIAL LEGEND

1. FAUX WOOD PANEL (1)
2. FAUX WOOD PANEL (2)
3. METAL PANEL - DARK GREY
4. METAL LOUVER VENT
5. EIFS - 1 (BEIGE)
6. EIFS - 2 (GREY)
7. PERFORATED METAL PANEL
8. PERFORATED METAL PANEL  
164 METRO ARTISAN PANEL



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CLIENT:



CONSULTANT:



REVISIONS:

10/9/20 RESPONSE  
TO COMMENTS

SANTA CLARA DUAL-BRANDED HOTEL  
SANTA CLARA, CALIFORNIA

BUILDING ELEVATIONS

SHEET:

**A202**





**NORTH ELEVATION**

1/16" = 1'-0"



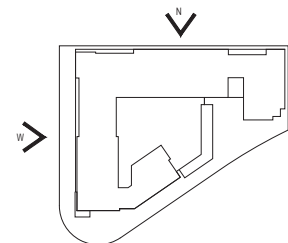
**WEST ELEVATION ALONG BROKAW ROAD**

1/16" = 1'-0"

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

**MATERIAL LEGEND**

1. FAUX WOOD PANEL (1)
2. FAUX WOOD PANEL (2)
3. METAL PANEL - DARK GREY
4. METAL LOUVER VENT
5. EIFS - 1 (BEIGE)
6. EIFS - 2 (GREY)
7. PERFORATED METAL PANEL
8. PERFORATED METAL PANEL 164 METRO ARTISAN PANEL



KEY PLAN



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Architects**

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425.216.0118

PROJECT # **5018**

DATE: 03.25.2020

NOTES:  
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CLIENT:



CONSULTANT:



REVISIONS:

- △ 10/9/20 RESPONSE TO COMMENTS
- △ 01/27/21 RESPONSE TO COMMENTS

SANTA CLARA DUAL-BRANDED HOTEL  
SANTA CLARA, CALIFORNIA

BUILDING ELEVATIONS

SHEET:

**A203**



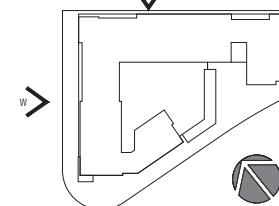
NORTH ELEVATION ALONG ADJACENT PROPERTY LINE



WEST ELEVATION ALONG BROKAW ROAD

MATERIAL LEGEND

- |                        |                        |                            |                      |                     |                     |                           |   |
|------------------------|------------------------|----------------------------|----------------------|---------------------|---------------------|---------------------------|---|
|                        |                        |                            |                      |                     |                     |                           |   |
| 1. FAUX WOOD PANEL (1) | 2. FAUX WOOD PANEL (2) | 3. METAL PANEL - DARK GREY | 4. METAL LOUVER VENT | 5. EIFS - 1 (BEIGE) | 6. EIFS - 2 (BROWN) | 7. PERFORATED METAL PANEL | 8. PERFORATED METAL PANEL 164 METRO ARTISAN |



**Jensen Design Architects**  
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425.216.0519

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NOTES:  
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CLIENT:



CONSULTANT:



REVISIONS:

- △ 10/9/20 RESPONSE TO COMMENTS
- △ 01/27/21 RESPONSE TO COMMENTS

SANTA CLARA DUAL-BRANDED HOTEL  
SANTA CLARA, CALIFORNIA

ENLARGED BUILDING ELEVATIONS

SHEET:

**A204**

BROKAW ROAD

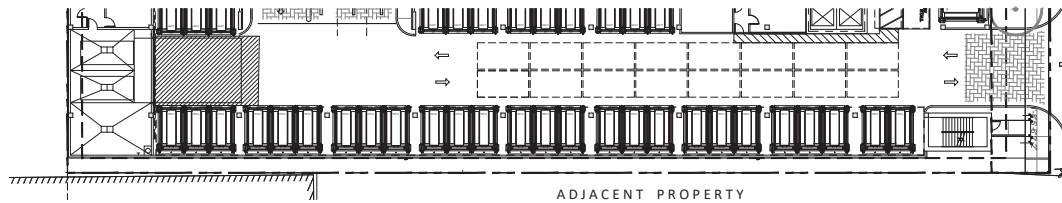
COLEMAN AVENUE



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



ELEVATION ALONG ADJACENT PROPERTY LINE



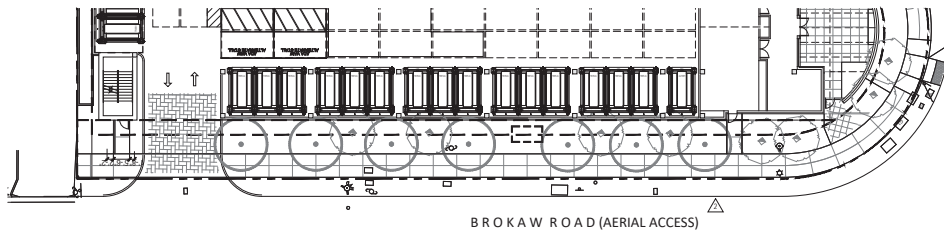
NORTH ELEVATION

1" = 20'-0"

PARTIAL FLOOR PLAN L1



ELEVATION ALONG 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. METAL PANEL - DARK GREY



4. METAL LOUVER VENT



5. EIFS - 1 (BEIGE)



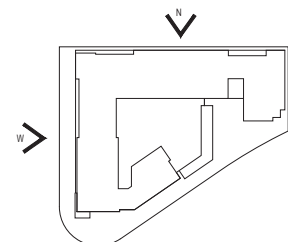
6. EIFS - 2 (GREY)



7. PERFORATED METAL PANEL



8. PERFORATED METAL PANEL  
164 METRO ARTISAN PANEL



KEY PLAN



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Architects**

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REDMOND, WA 98052  
425.216.0318

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DATE: 03.25.2020

NOTES:  
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CLIENT:



CONSULTANT:



REVISIONS:

- △ 10/9/20 RESPONSE TO COMMENTS
- △ 01/27/21 RESPONSE TO COMMENTS

SANTA CLARA DUAL-BRANDED HOTEL  
SANTA CLARA, CALIFORNIA

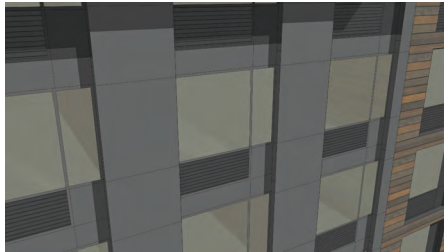
BUILDING ELEVATIONS

SHEET:

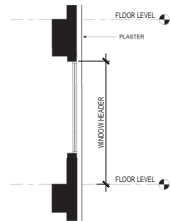
**A203**



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



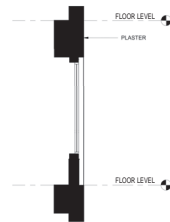
ENLARGED ELEVATION VIEW



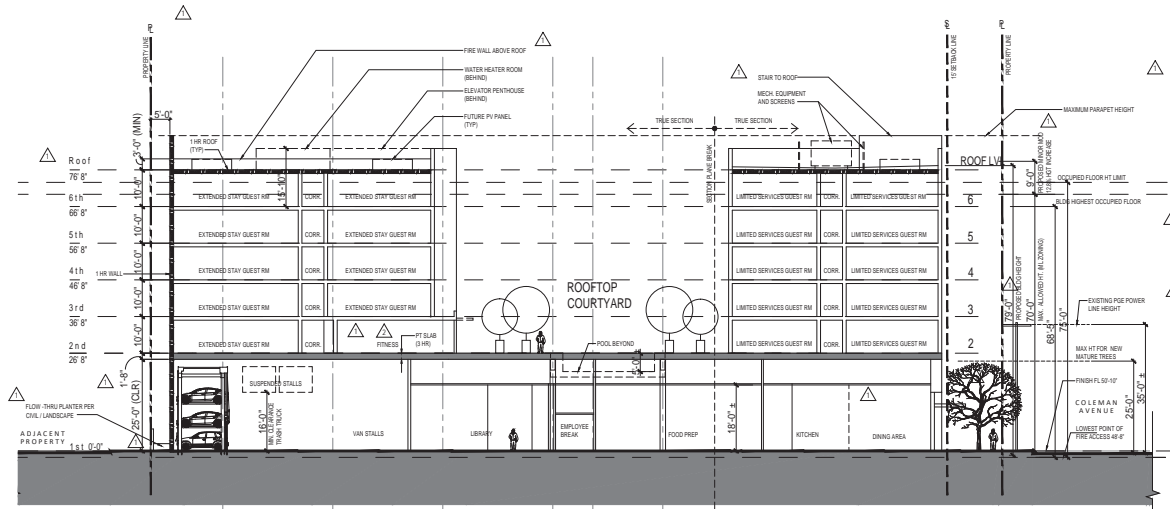
ENLARGED WALL SECTION



ENLARGED ELEVATION VIEW

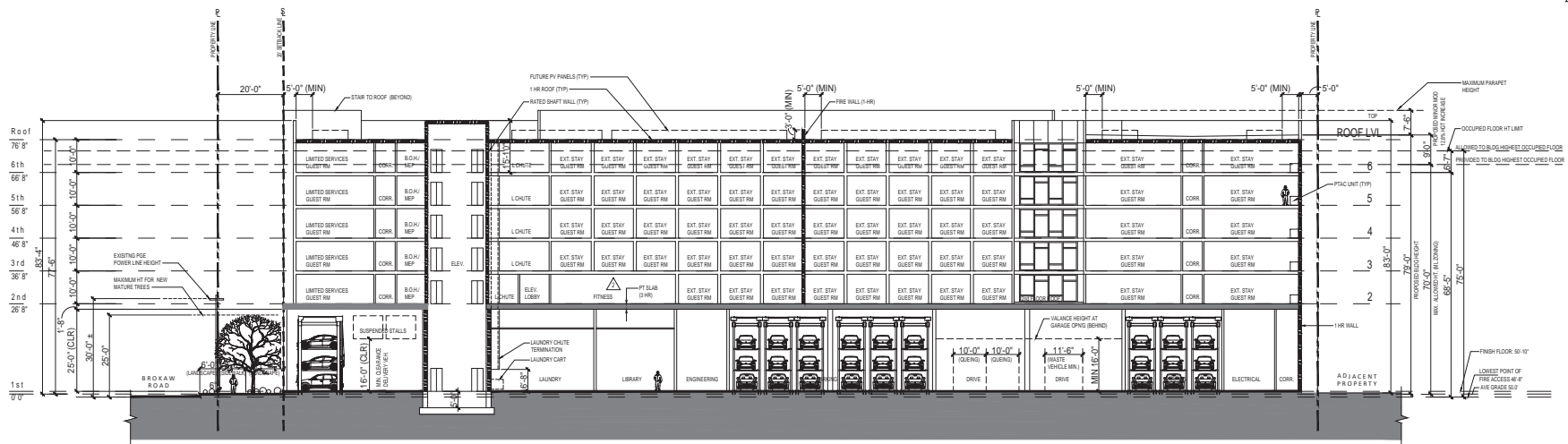


ENLARGED WALL SECTION



BUILDING SECTION A-A  
1/16" = 1'-0"

PROPOSED WINDOW DETAILS  
NTS



BUILDING SECTION B-B  
1/16" = 1'-0"



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CLIENT:



CONSULTANT:



REVISIONS:

10/9/20 RESPONSE  
TO COMMENTS  
01/27/21 RESPONSE  
TO COMMENTS

SANTA CLARA DUAL-BRANDED HOTEL  
SANTA CLARA, CALIFORNIA

BUILDING SECTIONS

SHEET:

A301



SOUTHEAST CORNER AT COLEMAN AVENUE



VIEW FROM COLEMAN AVENUE



BUILDING PERSPECTIVES



VIEWS FROM FROM COLEMAN AVENUE



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NOTES:  
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CLIENT:



CONSULTANT:



REVISIONS:

SANTA CLARA DUAL-BRANDED HOTEL  
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



**Jensen  
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Architects**

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REDMOND, WA 98052  
425.216.0318

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CLIENT:



CONSULTANT:



REVISIONS:

SANTA CLARA DUAL-BRANDED HOTEL  
SANTA CLARA, CALIFORNIA

BUILDING PERSPECTIVES

SHEET:

**A402**



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



WEST VIEW FROM PEDESTRIAN PATHWAY



DROP - OFF AREA



MAIN ENTRY ON COLEMAN AVENUE



COLEMAN AVENUE AND PEDESTRIAN PATHWAY

## BUILDING PERSPECTIVES



**Jensen  
Design  
Architects**

7730 LEARY WAY NE  
REDMOND, WA 98052  
425.216.0318

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DATE: **03.25.2020**

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CLIENT:



CONSULTANT:



REVISIONS:

SANTA CLARA DUAL-BRANDED HOTEL  
SANTA CLARA, CALIFORNIA

BUILDING PERSPECTIVES

SHEET:

**A403**



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



AMENITIES AT ROOF PLAZA



AERIAL VIEW AT SOUTHWEST CORNER



ADJACENT PROPERTY AND BROKAW ROAD

## BUILDING PERSPECTIVES



Jensen  
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Architects

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REDMOND, WA 98052  
425.216.0318

PROJECT # 5018

DATE: 03.25.2020

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CLIENT:



CONSULTANT:



REVISIONS:

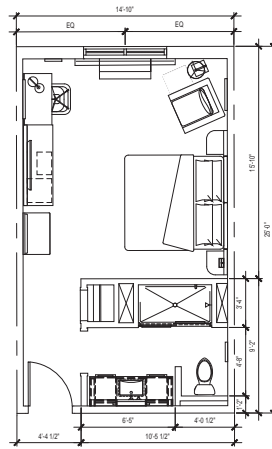
SANTA CLARA DUAL-BRANDED HOTEL  
SANTA CLARA, CALIFORNIA

BUILDING PERSPECTIVES

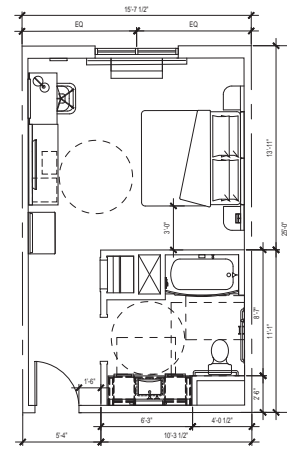
SHEET:

A404

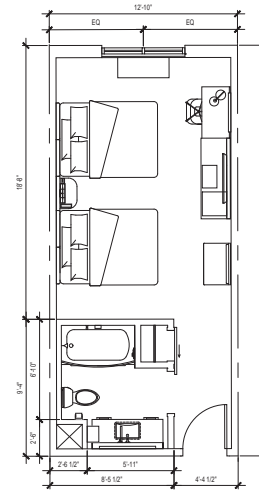
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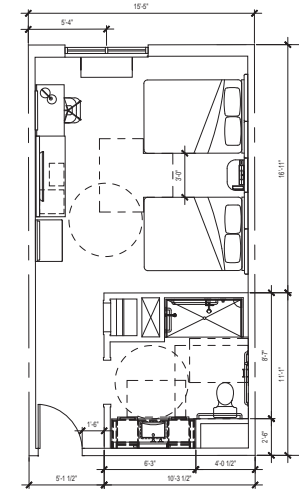
TYPICAL SINGLE KING (329 S.F.)  
LIMITED SERVICES HOTEL



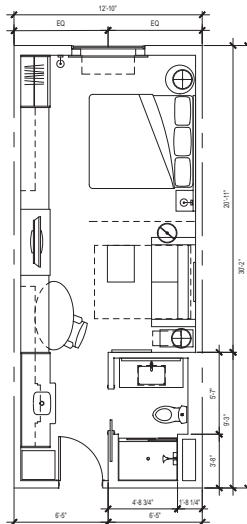
SINGLE KING ADA  
TUB/SHOWER (344 S.F.)  
LIMITED SERVICES HOTEL



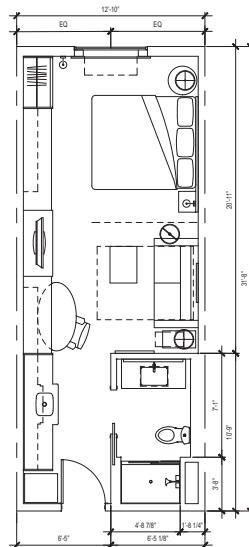
TYPICAL DOUBLE QUEEN (311 S.F.)  
LIMITED SERVICES HOTEL



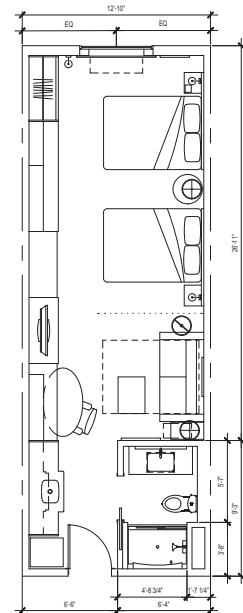
DOUBLE QUEEN ADA (TUB/SHOWER (380 S.F.)  
LIMITED SERVICES HOTEL



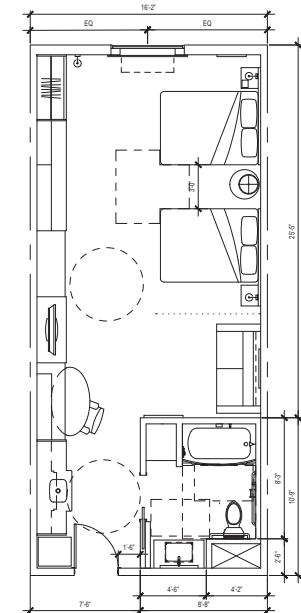
TYPICAL KING STUDIO (338 S.F.)  
EXTENDED STAY HOTEL



KING STUDIO EXTENDED (356 S.F.)  
EXTENDED STAY HOTEL



TYPICAL DOUBLE QUEEN (411 S.F.)  
EXTENDED STAY HOTEL



DOUBLE QUEEN ADA TUB (523 S.F.)  
EXTENDED STAY HOTEL

## GUESTROOM PLANS

1/4" = 1'-0"



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CONSULTANT:



REVISIONS:

△ 10/9/20 RESPONSE  
TO COMMENTS

SANTA CLARA DUAL-BRANDED HOTEL  
SANTA CLARA, CALIFORNIA

GUESTROOM PLANS

△ SHEET:

**A601**