MARIANI'S INN & RESIDENCES

SEIDEL ARCHITECTS

2500 EL CAMINO REAL, SANTA CLARA, CALIFORNIA









Landscape Architecture + Design



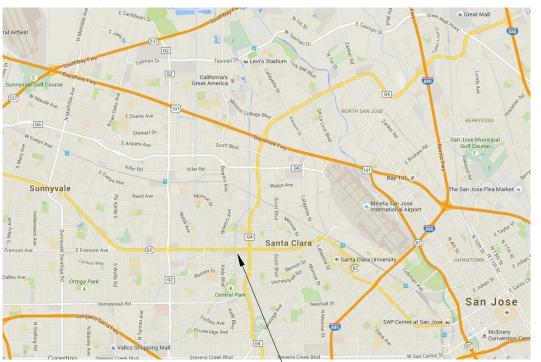
MARIANI'S INN AND RESIDENCES

2500 EL CAMINO REAL SANTA CLARA, CA

PROJECT DATA MATRIX

APN #'s	WEST BLOCK 290-46-001 290-46-002		EAST BLOCK 290-46-015 290-46-016		
APN#'s	290-46-002				
			290-46-016		
	000 40 000		290-46-016		
	290-46-003		290-46-017		
	200 10 000		200 10 011		
at Ci-a	0.0400 A		0.0004 A		
_ot Size	3.8493 Acres		3.2881 Acres		
	167, 676 SF		143, 230 SF		
Existing Uses and Square Feet	Retail	14,902 SF	Hotel	58,400 SF	
	Restaurant	5,833 SF	Service Station	1,614 SF	
		-	Service Station	1,014 31	
	Residential Apartments - 36 dwelling units	24,774 SF			
	Total	45,509 SF	Total	60,014 SF	
		<u> </u>		'	
Proposed Uses and Square Feet	Hotel Building #1	141,490 SF	Residential Apartments	289,753 SF	
Topocoa occo ana oquato i cot	Hotel Building #2	66,630 SF	Parking Garage (below apartments)	157,965 SF	
		,		•	
	Residential Apartments	39,994 SF	Residential Townhouses	40,910 SF	
	Restaurant	6,954 SF			
	Parking Garage	128,643 SF			
	Total	,	Total	488,628 SF	
	Total	000,7 11 01	Total	+00,020 OI	
roposed Dwelling Unit Density	36 Units per acre plus 10% hopus for	r mooting the equivale	 nt of LEED Gold = 39.6DU/acre X 7.1374 acres = 282	Dwelling Unit	
Toposed Dwening Offit Bensity	Of office per dere plus 10 / 0 bolids for	Thecting the equivalen	111 Of EEED COId - 03.000/doie X 7.1074 doies - 202 i	Dwelling Office	
Proposed Lot Coverage	85,609/167,676 = 51%		87,322/143,230 = 61%		
Fraffic Impact Analysis	See Traffic Impact Stud	У	See Traffic Impact Study		
Parking	Hotel Building #1 and Building #2		Residential Apartments		
		311	# of units	232	
	# of guest rooms				
	parking factor (per room)	0.8	parking factor (per unit)	na	
	parking stalls required	249	parking stalls required	na	
	total parking stalls provided		resident parking stalls provided	272	
				31	
	Residential Apartments	20	guest parking stalls provided		
	# of units	30	total parking stalls provided	303	
	parking factor (per unit)	na			
	parking stalls required		Residential Townhouses		
	parking stalls provided	45	# of units	20	
		40	parking factor (per unit)	na	
	Restaurants				
	total area	6,954 SF	parking stalls required	na	
	parking factor	1 200 SF	resident parking stalls provided	40	
	parking stalls required	35	guest parking stalls provided	10	
	total parking stalls provided		total parking stalls provided	50	
	total parking stalls provided	33	total parting stalls provided		
	grand total parking required		grand total parking required	na	
	grand total parking provided	352	grand total parking provided	353	
	Summary of Space types		Summary of Space types		
	Summary of Space types standard spaces	197	Summary of Space types standard spaces	227	
	-		•		
	compact space		compact space	108	
	ADA spaces	8	ADA spaces	7	
	EV charging spaces	3	EV charging spaces	10	
	EV ADA charging spaces		EV ADA spaces	1	
	EV ADA ondrying spaces	•	LV ADA Spaces	•	
Restaurant Seating	195 indoor seats		0 seats		
	95 outdoor seats				
Dougoust of Site for Outdoor Stores	00/		00/		
Percent of Site for Outdoor Storage	0%		0%		
Occupancy Type	Hotel Building #1	R-1, A-2, B, S	Residential Apartments	R-2	
· ·	Hotel Building #2	R-1, A-2, B, S	Residential Townhouses	R-2	
	Residential Apartments	R-2		1 1-2-	
	•				
	Parking Garage	S-2			
	1				
Construction Type	Hotel Building #4	Type I B or III A/I A	Posidontial Anartments	Type I A co	
Construction Type	Hotel Building #1	Type I-B or III-A/I-A	Residential Apartments	Type I-A and	
Construction Type	Hotel Building #2	Type I-B or III-A/I-A	Residential Apartments Residential Townhouses	Type I-A and Type V-	
Construction Type					

AREA MAP



PROJECT SITE



2500 EL CAMINO REAL SANTA CLARA, CA 9505⁷

APPLICANT
EL CAMINO REAL ECR LLC
2500 EL CAMINO REAL
SANTA CLARA, CA 95051

PROJECT TEAM

RESIDENTIAL ARCHITECT
SEIDEL ARCHITECTS
545 SANSOME STREET
SUITE 901
SAN FRANCISCO, CA 94111
P: 415.397.5535

HOTEL ARCHITECT
STANTON ARCHITECTURE
1501 MARIPOSA STREET
SUITE 328
SAN FRANCISCO, CA 94107
P: 415.865.9600

LANDSCAPE ARCHITECT
JETT LANDSCAPE ARCHITECTURE
2 THEATRE SQUARE
SUITE 218
ORINDA, CA 94563
P: 925.254.5422

CIVIL ENGINEER
MISSION ENGINEERS, INC.
2355 DE LA CRUZ BLVD.
SANTA CLARA, CA 95050
P: 408.727.8262

URBAN PLANNER
URBAN DESIGN INNOVATIONS
604 SAN CARLOS AVENUE
ALBANY, CA 94706
P: 510.558.8871

DEVELOPMENT CONSULTANT BROOKWOOD GROUP 1 EMBARCADERO CENTER SUITE 500 SAN FRANCISCO, CA 94111 P: 415.402.0202

DRAWING INDEX

GENERAL

A0.0 COVER SHEET
A0.1 NEIGHBORHOOD CONTEXT PLAN
A0.2 NEIGHBORHOOD PHOTOS & CIRCULATION

LANDSCAPE

L1.0 OVERALL LANDSCAPE PLAN
L1.1 LEGEND, NOTES & CALCULATIONS
L2.0 ITEM W1 - CREEKSIDE PLAZA
L2.1 ITEM W2 - HOTEL COURTYARD

L2.2 ITEM W4, W5 & E6 - HOTEL ROOF TERRACE & ECR... L2.3 ITEM W3 - PARK L2.4 ITEM E1 - PUBLIC PLAZA

L2.5 ITEM E2 & E5 - RESIDENTIAL COURTYARD A & ROOF DECK L2.6 ITEM E3 & E7 - RESIDENTIAL COURTYARD B &...

L2.7 ITEM E8 - BUTTERFLY GARDEN & WALK
L3.0 LANDSCAPE SECTIONS & PRECEDENT IMAGERY
L4.0 LANDSCAPE & UTILITY COMPOSITE PLAN

ARCHITECTURAL

OVERALL MASTER PLAN
 EAST BLOCK APARTMENTS LOWER GARAGE PLAN
 EAST BLOCK APARTMENTS UPPER GARAGE PLAN

A2.1 EAST BLOCK APARTMENTS UPPER GARAGE PLAN
A2.2 EAST BLOCK APARTMENTS GROUND FLOOR PLAN
A2.3 EAST BLOCK APARTMENTS 2ND FLOOR PLAN

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A2.10 EAST BLOCK APARTMENTS ELEVATIONS
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A2.14 EAST BLOCK APARTMENTS SECTIONS

A3.1 EAST BLOCK TOWNHOUSES GROUND FLOOR PLAN
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A3.3 EAST BLOCK TOWNHOUSES ROOF PLAN
A3.10 EAST BLOCK TOWNHOUSES ELEVATIONS

A4.1 WEST BLOCK APARTMENTS GROUND & 2ND FLOOR PLANS
A4.2 WEST BLOCK APARTMENTS 2ND & 3RD FLOOR PLANS
A4.10 WEST BLOCK APARTMENTS ELEVATIONS

4.11 ELEVATION COLOR STUDIES

A5.1 WEST BLOCK HOTEL LOWER LEVEL PLAN
A5.2 WEST BLOCK HOTEL GROUND FLOOR PLAN
A5.3 WEST BLOCK HOTEL SECOND FLOOR PLAN
A5.4 WEST BLOCK HOTEL THIRD FLOOR PLAN

A5.5 WEST BLOCK HOTEL FOURTH FLOOR PLAN
A5.6 WEST BLOCK HOTEL FIFTH FLOOR PLAN
A5.7 WEST BLOCK HOTEL SIXTH FLOOR PLAN

A5.8 WEST BLOCK HOTEL ROOF PLAN
A5.10 WEST BLOCK HOTEL 1 ELEVATIONS
A5.11 WEST BLOCK HOTEL 1 ELEVATIONS
A5.12 WEST BLOCK HOTEL 1 SECTIONS

A5.13 WEST BLOCK HOTEL 2 ELEVATIONS
A5.14 WEST BLOCK HOTEL 2 SECTIONS
A5.15 WEST BLOCK PARKING GARAGE SECTIONS

CIVIL

NOTES & DETAILS

BOUNDARY/TOPOGRAPHY/DEMOLITION PLAN -WEST

BOUNDARY/TOPOGRAPHY/DEMOLITION PLAN -EAST

GRADING, DRAINAGE & UTILITY ROUTING PLAN -WEST

GRADING, DRAINAGE & UTILITY ROUTING PLAN -EAST

C4 STREET SECTIONS
C5W STORMWATER MANAGEMENT PLAN-WEST
C5E STORMWATER MANAGEMENT PLAN-EAST

NO. DATE ISSUE

DATE ISSUE

DRAWING TITLE

COVER SHEET

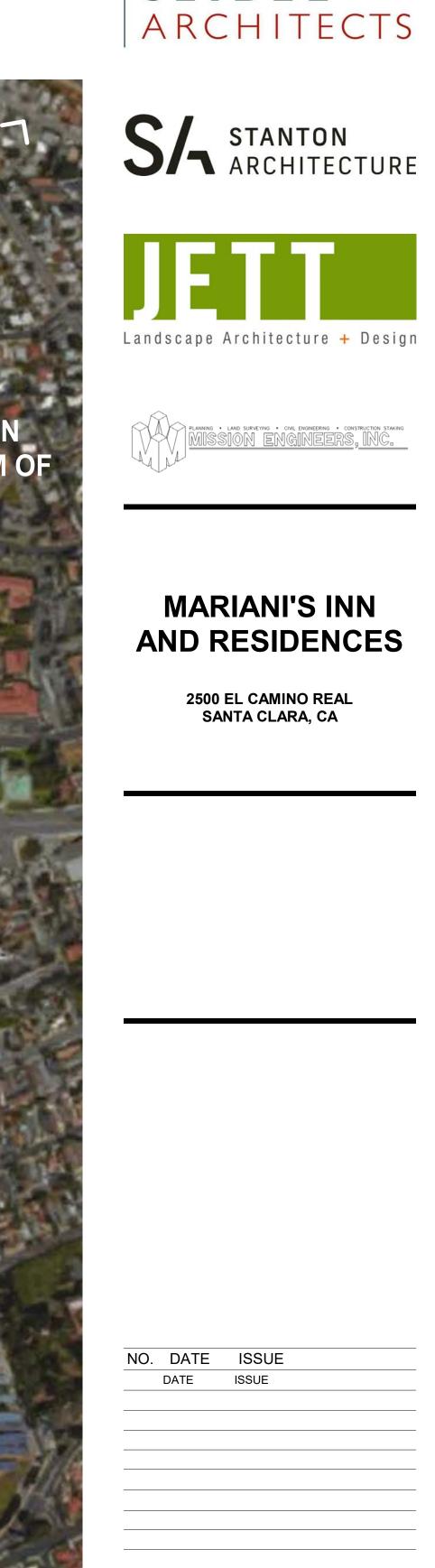
STATUS PCC SUBMITTAL

DATE 04/13/2018

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	DATE	ISSUE	

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NEIGHBORHOOD CONTEXT PLAN

STATUS

PCC SUBMITTAL





EL CAMINO REAL STREETSCAPE LOOKING NORTH









MARIANI'S INN AND RESIDENCES

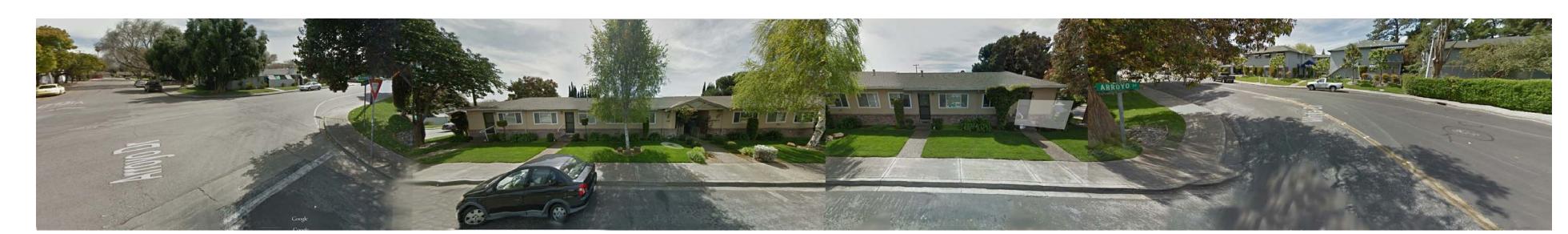
2500 EL CAMINO REAL SANTA CLARA, CA



BUCHANAN STREETSCAPE LOOKING EAST



BOWE STREETSCAPE LOOKING WEST



ARROYO STREETSCAPE LOOKING SOUTH

DATE	

DRAWING TITLE

NEIGHBORHOOD PHOTOS & CIRCULATION

STATUS

PCC SUBMITTAL

04/13/2018 SHEET NO.

S/A STANTON
ARCHITECTURE

SEIDEL ARCHITECTS





MARIANI'S INN AND RESIDENCES

2500 EL CAMINO REAL SANTA CLARA, CA

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OVERALL LANDSCAPE PLAN

STATUS

PCC SUBMITTAL

DATE 04/17/2018
SHEET NO.

L1.0

CONCEPT	UAL TREE PALETTE				
SYMBOL	BOTANICAL NAME	COMMON NAME	CONT SIZE	SPACING	WTR USE
STREET TREES					
	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	24" BOX	PER PLAN	M
•	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	PER PLAN	L
	PLATANUS X ACERIFOLIA 'COLOMBIA'	LONDON PLANE TREE	24" BOX	PER PLAN	M
	QUERCUS SUBER	CORK OAK	24" BOX	PER PLAN	L
	ULMUS PARVIFOLIA 'TRUE GREEN'	TRUE GREEN ELEM	24" BOX	PER PLAN	L
SCREEN & SHA	ADE TREES				
	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	24" BOX	PER PLAN	L
	GLEDITSIA 'SHADEMASTER'	HONEY LOCUST	24" BOX	PER PLAN	L
	LAURUS NOBILIS	SWEET BAY	24" BOX	PER PLAN	L
	LOPHOSTOMEN CONFERTUS	BRISBANE BOX	24" BOX	PER PLAN	M
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	PER PLAN	L
	PODOCARPUS MACROPHYLLUS 'MAKI'	SHRUBBY YEW PINE	24" BOX	PER PLAN	M
	QUERCUS LOBATA	VALLEY OAK	24" BOX	PER PLAN	L
	QUERCUS SUBER	CORK OAK	24" BOX	PER PLAN	L
ACCENT TREES	5				
X	ACER PALMATUM 'SANGO KAKU'	CORAL BARK JAPANESE MAPLE	24" BOX	PER PLAN	M
	CERCIS CANADENSIS 'FOREST PANSY'	EASTERN REDBUD	24" BOX	PER PLAN	M
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	PER PLAN	L
£ . }	LAGERSTROEMIA 'NATCHEZ'	WHITE CRAPE MYRTLE	24" BOX	PER PLAN	L
	MALUS x 'SPRING SNOW'	FRUITLESS CRABAPPLE	24" BOX	PER PLAN	M
	OLEA EUROPAEA 'SEVILLANO' (MATURE 40 YR. OLD)	SEVILLANO FRUITING OLIVE	60" BOX	PER PLAN	VL
	OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	24" BOX	PER PLAN	VL
	PYRUS CALLERYANA 'HOLMFORD'	NEW BRADFORD PEAR	24" BOX	PER PLAN	M
	QUERCUS AGRIFOLIA (MULTI)	COAST LIVE OAK	60" BOX	PER PLAN	VL
	RHAPHIOLEPIS 'MAJESTIC BEAUTY' STD	INDIAN HAWTHORN STD	15 GAL	PER PLAN	L

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT SIZE	SPACING	WTR U
TREET	SCAPE & SITE PALETTE				
/////	ACACIA COGNATA 'COUSIN ITT'	LITTLE RIVER WATTLE	5 GAL	4'-0" OC	L
	ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	1 GAL	2'-0" OC	L
	AEONIUM 'SUNBURST'	COPPER PINWHEEL	1 GAL	1'-6" OC	L
	AGAVE ATTENUATA 'NOVA'	BLUE FOXTAIL AGAVE	5 GAL	3'-0" OC	L
	ANIGOZANTHOS 'BUSH TANGO'	KANGAROO PAWS	5 GAL	2'-0" OC	L
	ARCTOSTAPHYLOS X 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL	5'-0" OC	L
	ASPIDISTRA ELATIOR	CAST IRON PLANT	1 GAL	2'-0" OC	L
	AZALEA SOUTHERN INDICA HYBRID `G. L. TABOR`	G. L. TAYLOR AZALEA	5 GAL	4'-0" OC	M
	CALLISTEMON 'LITTLE JOHN'	DWARF CALLISTEMON	1 GAL	4'-0" OC	L
	CEANOTHUS 'SKYLARK'	WILD LILAC	1 GAL	5'-0" OC	L
	CORDYLINE AUSTRALIS 'ATROPURPUREA'	BRONZE DRACAENA	1 GAL	3'-0"	L
	CORREA 'WINN'S WONDER'	AUSTRAILIAN FUCHSIA	1 GAL	3'-0" OC	L
	DIETES BICOLOR	FORTNIGHT LILY	5 GAL	3'-0" OC	L
////	GREVILLEA X `NOELLII`	GREVILLEA	5 GAL	4'-0" OC	L
	KNIPHOFIA UVARIA 'BLAZE'	RED HOT POKER	1 GAL	3'-0" OC	L
	LANTANA MONTEVIDENSIS	LANTANA	5 GAL	3'-0" OC	L
	LEUCOPHYLLUM FRUTESCENS 'COMPACTA'	TEXAS RANGER	5 GAL	5'-0" OC	L
	LIBERTIA PEREGRINANS	ORANGE LIBERTIA	1 GAL	2'-0" OC	L
	LOROPETALUM CHINENSE `SHANG-WHITE`	EMERALD SNOW FRINGE FLOWER	5 GAL	4'-0" OC	L
	MUHLENBERGIA DUBIA	PINE MUHLY	5 GAL	2'-6" OC	L
	PARTHENOCISSUS HACIENDA CREEPER	HACIENDA CREEPER	15 GAL	PER PLAN	L
	PHORMIUM SPECIES	NEW ZEALAND FLAX	5 GAL	VARIES	L
	PITTOSPORUM TOBIRA `VARIEGATA`	VARIEGATED MOCK ORANGE	5 GAL	4'-0" OC	L
	ROSA BANKSIAE 'LUTEA'	YELLOW BANKS ROSE	15 GAL	PER PLAN	L
	SALVIA LEUCANTHA 'SANTA BARBARA'	MEXICAN BUSH SAGE	5 GAL	4'-0" OC	L
	SANTOLINA CHAMAECYPARISSUS	GRAY LAVENDER COTTON	1 GAL	3'-0" OC	L
	SENECIO MANDRALISCAE	KLEINIA	1 GAL	2'-0" OC	L
	SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL	5 GAL	3'-0" OC	L
	STACHYS BYZANTINA	LAMB'S EAR	1 GAL	1'-6" OC	L
CORM	WATER PALETTE		1 0112	1 0 00	
+ + + + + + + + + + + + + + + + + + +	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL	2'-0" OC	L
* * * *	CHONDROPETALUM ELEPHANTINUM	LARGE CAPE RUSH	1 GAL	6'-0" OC	L
* * *	FESTUCA MAIREI	ATLAS FESCUE	1 GAL	3'-0" OC	L
* * * * * * * * * * * * * * * * * * *	IRIS DOUGLASIANA	DOUGLAS IRIS	1 GAL	2'-0" OC	L
*	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	2'-6" OC	L
* * * *	SALVIA ULIGINOSA	BLUE SPIKE SAGE	1 GAL	2'-0" OC	L
* * * * * * * * * * * * * * * * * * *	SYSRINCHIUM BELLUM 'NORTH COAST'	BLUE-EYED GRASS	1 GAL	1'-0" OC	L
· · · ·	RFLY GARDEN PALETTE	PLOT LIED GIVANS	1 UAL	1-0 00	L
	ACHILLEA MILLEFOLIUM 'MOONSHINE'	YARROW	1 GAL	2'-0" OC	M
	ARCTOSTAPHYLOS 'HOWARD MCMINN'	MANZANITA	15 GAL	5'-0" OC	L
	ARMERIA MARITIMA	THRIFT		1'-0" OC	M
			1 GAL		
	ASCLEPIAS TUBEROSA	BUTTERFLY WEED	1 GAL	2'-0" OC	M
	BUDDLEJA 'BLUE CHIP'	DWARF BUTTERFLY BUSH	5 GAL	3'-0" OC	M
	COREOPSIS VERTICILLATA 'MOONBEAM'	THREADLEAF COREOPSIS	1 GAL	2'-0" OC	L
	HETEROMELES ARBUTIFOLIA	TOYON	15 GAL	8'-0" OC	L
. 1	PENSTEMON 'BLUE SPRINGS'	FOOTHILL PENSTEMON	1 GAL	1'-6" OC	L
	RHAMNUS CALIFIFORNICA 'LITTLE SUR'	COFFEEBERRY	15 GAL	3'-0" OC	L

ITEM	SHEET	DESCRIPTION	AREA
E1	L2.4	EAST BLOCK - PUBLIC PLAZA PARK-LIKE GATHERING SPACE	3,8
E2-E3	L2.5 & L2.6	EAST BLOCK - RESIDENTIAL COURTYARDS PARK-LIKE, QUIET AREAS, FAMILY PICNIC, GAMES	14,9
E4	L1.0	EAST BLOCK - FITNESS & YOGA ROOM RECREATION CENTER	2,8
E5	L2.5	EAST BLOCK - ROOF DECK	67
E6	L2.2	EAST BLOCK - ECR HISTORY WALK	2,2
E7	L2.6	EAST BLOCK - RECREATIONAL SPACE WITH SCULPTURAL PLAY CLIMBER AND RESILIENT SURFACING	1,1
E8	L2.7	EAST BLOCK - BUTTERFLY GARDEN & WALK	4,4
W1	L2.0	WEST BLOCK - CREEKSIDE PLAZA PARK-LIKE QUIET AREA	91
W2	L2.1	WEST BLOCK - HOTEL COURTYARD	3,0
W3	L2.3	WEST BLOCK - PARK PARK-LIKE, QUIET AREAS, GATHERING SPACE, FAMILY PICNIC	5,2
W4	L2.2	WEST BLOCK - HOTEL TERRACE	1,9
W5	L2.2	WEST BLOCK - ECR HISTORY WALK	1,2
l		TOTAL PROVIDED	42,5
		TOTAL REQUIRED	32,6
		% OF ACRE PROVIDED	98
		% OF ACRE REQUIRED	75

TREE REPLACEMENT

EX TREES REMOVED: 125 TREE REPLACEMENT RATIO: 2:1 TOTAL REQUIRED TREES: 250 TOTAL PROPOSED TREES: 250

- 1. REPLACEMENT TREES SHALL BE 24" BOX SPECIMEN TREES, OR EQUAL ALTERNATIVE AS APPROVED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.
- 2. STREET TREE SPECIES TO BE COORDINATED WITH CITY ARBORIST

IRRIGATION DESIGN INTENT

- 1. THESE PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), THE CITY OF SANTA CLARA DESIGN GUIDELINES.
- 2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH.
- 3. THE IRRIGATION SYSTEM IS TO BE A FULLY AUTOMATIC, WEATHER-BASED SYSTEM USING RAIN SENSOR, LOW FLOW DRIP AND BUBBLER DISTRIBUTION.
- 4. ALL SELECTED COMPONENTS SHALL BE PERMANENT, COMMERCIAL GRADE, SELECTED FOR DURABILITY, VANDAL RESISTANCE, AND MINIMUM MAINTENANCE REQUIREMENT.
- 5. THE SYSTEM SHALL INCLUDE A MASTER CONTROL VALVE AND FLOW SENSING CAPABILITY WHICH WILL SHUT DOWN ALL OR PART OF THE SYSTEM IF LEAKS ARE DETECTED.
- 6. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO DELIVER WATER TO HYDROZONES BASED ON MOISTURE REQUIREMENTS OF THE PLANT GROUPING.

PLANTING DESIGN INTENT

- 1. ALL TREES BETWEEN 5' & 10' FROM UTILITIES TO USE CITY APPROVED TREE ROOT BARRIER (TRB).
- 2. ALL TREES WITHIN 5' OF PAVEMENT SHALL USE TREE ROOT BARRIERS.
- 3. THE PLANTING DESIGN SHALL UTILIZE A VARIETY OF MEDITERRANEAN-STYLE, NATIVE, AND DROUGHT-TOLERANT PLANT SPECIES TO CREATE LAYERS OF COLOR AND TEXTURE TO COMPLEMENT THE ARCHITECTURE AND SETTING.
- 4. PLANT SPECIES SHALL BE SELECTED BASED ON LOCAL CLIMATE SUITABILITY, DISEASE AND PEST RESISTANCE, AND WATER-USE AS LISTED IN THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) PLANT LIST, WUCOLS IV.
- 5. 80% OF PLANT MATERIAL TO BE NATIVE OR LOW WATER USE AND FOLLOW MWELO GUIDELINES.
- 6. TURF/LAWN SHALL NOT EXCEED 10% OF THE LANDSCAPE AREA. TURF SPECIES, IF INCLUDED, SHALL BE A FESCUE-BLEND TURF GRASS TO MINIMIZE WATER CONSUMPTION.
- 7. NO PLANT CONSIDERED INVASIVE IN THE REGION AS LISTED BY THE CAL-IPC WILL BE USED.
- 8. THE PLANTING DESIGN SHALL ALLOW FOR THE PLANTS TO REACH THEIR NATURAL,
- FULL-GROWN SIZE TO ELIMINATE THE NEED FOR EXCESSIVE PRUNING OR HEDGING. 9. PLANTS SHALL BE GROUPED IN HYDROZONES BASED ON WATER USE AND EXPOSURE.
- 10. TREE LOCATIONS SHALL BE DESIGNED FOR MAXIMUM AESTHETIC EFFECTS AND PASSIVE SOLAR BENEFITS, CREATING SUMMER SHADE AND WINTER SUN EXPOSURE.
- 11. ALL PLANTING AREAS SHALL RECEIVE A 3-INCH LAYER OF MULCH.



SEIDEL ARCHITECTS





MARIANI'S INN AND RESIDENCES

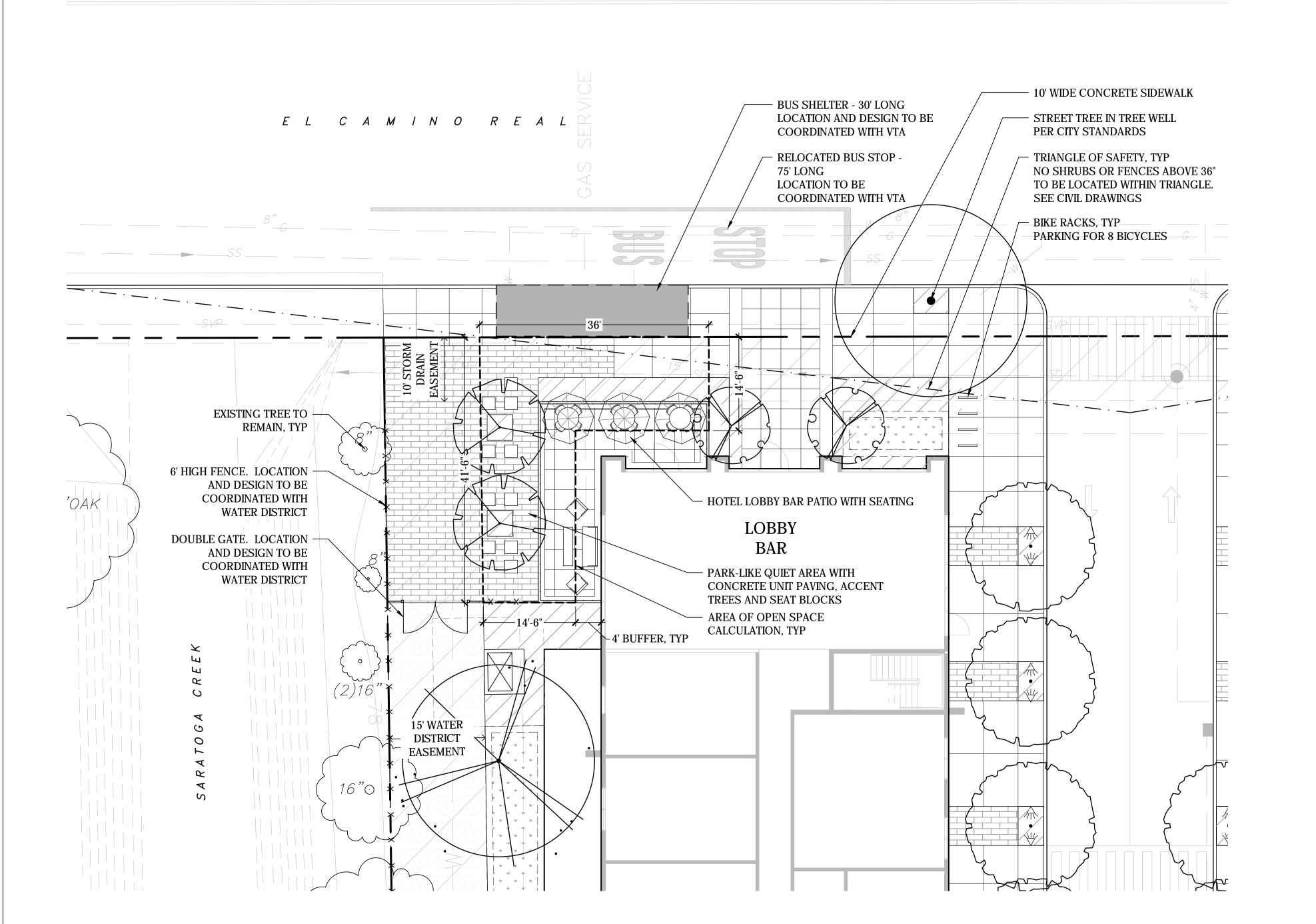
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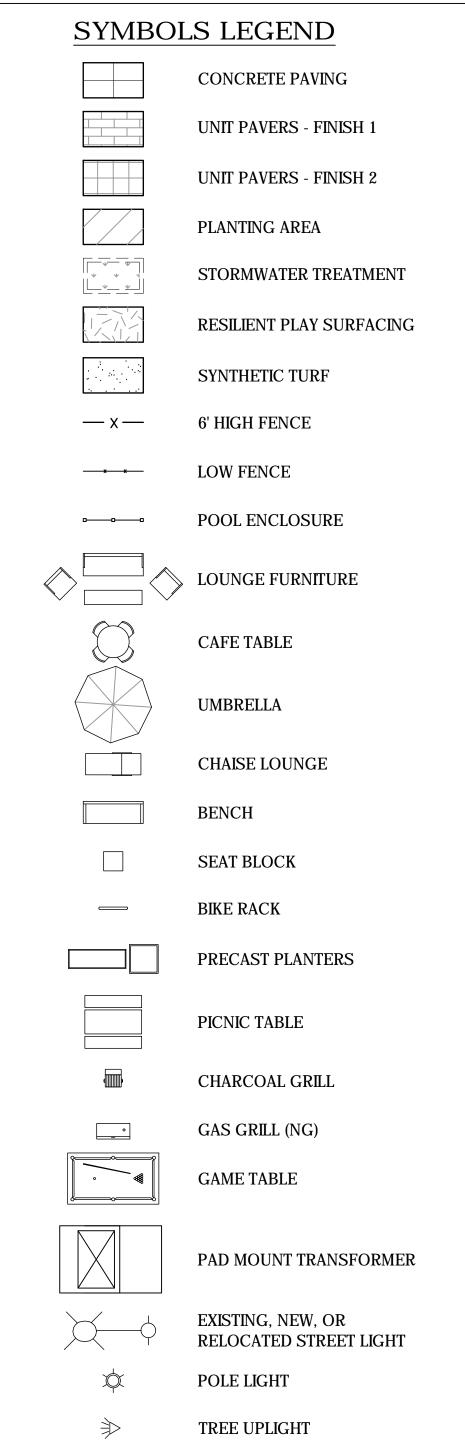
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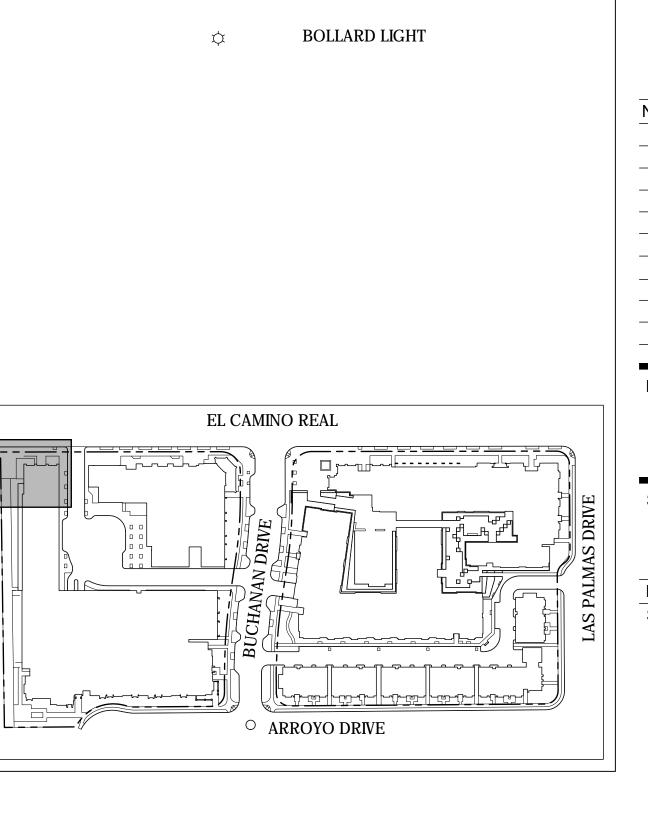
LEGEND, NOTES & CALCULATIONS

STATUS

PCC SUBMITTAL







SCALE: 1" = 10'-0"



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2500 EL CAMINO REAL SANTA CLARA, CA

NO.	DATE	ISSUE
	DATE	ISSUE

DRAWING TITLE

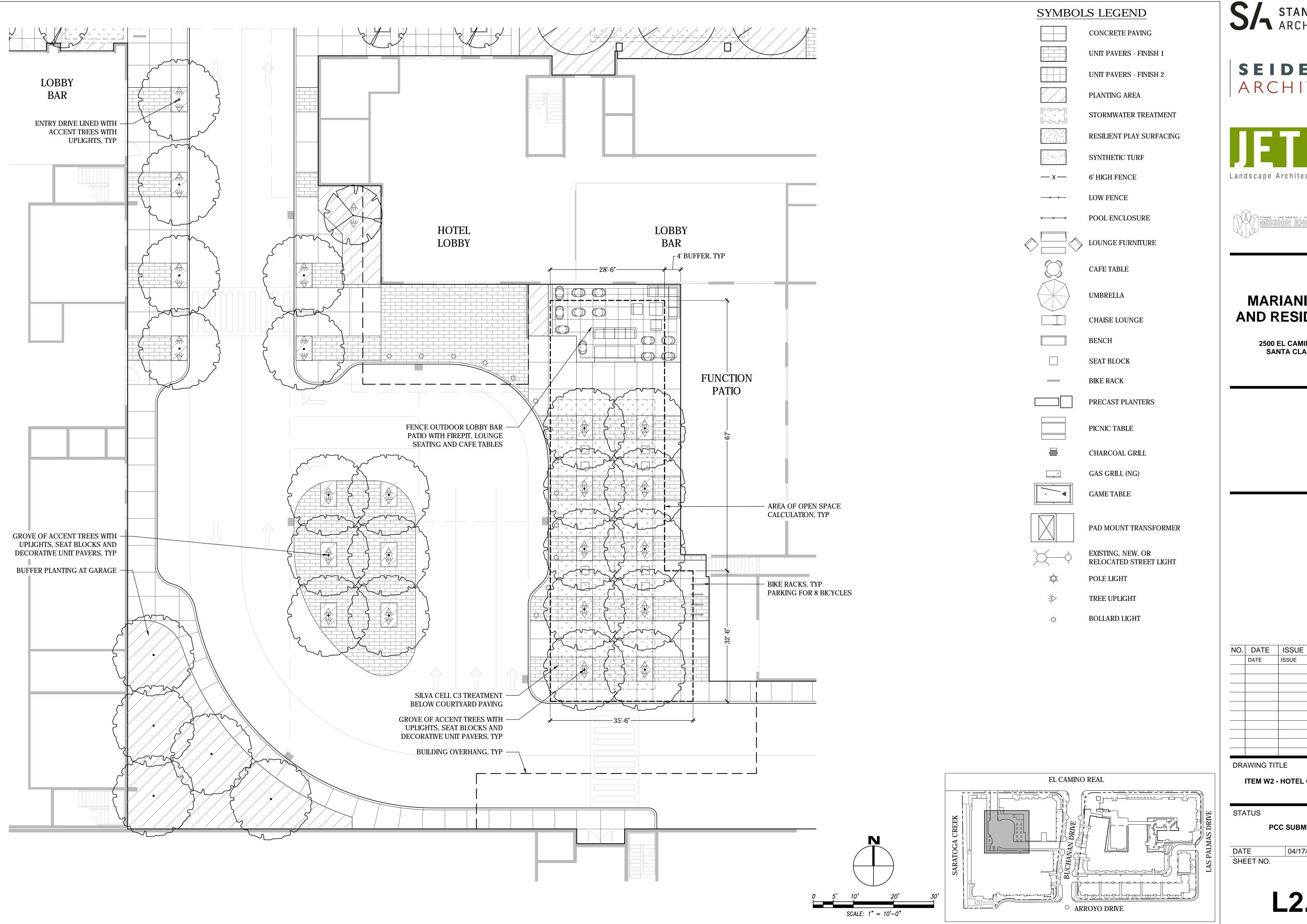
ITEM W1 - CREEKSIDE PLAZA

STATUS

PCC SUBMITTAL

DATE 04/17/2018
SHEET NO.

L2.0





Landscape Architecture + Design



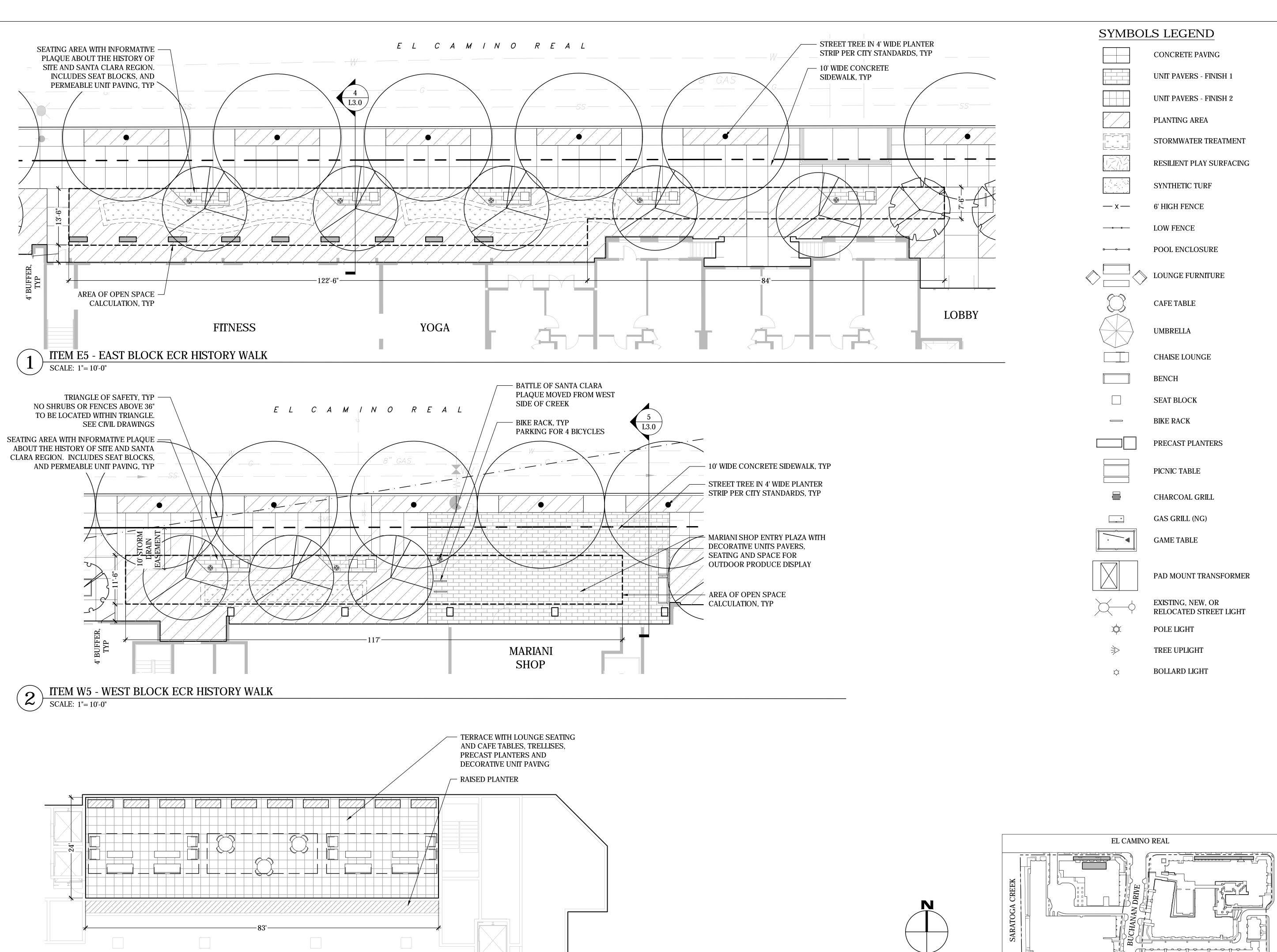
MARIANI'S INN AND RESIDENCES

2500 EL CAMINO REAL SANTA CLARA, CA

ITEM W2 - HOTEL COURTYARD

PCC SUBMITTAL

04/17/2018



ITEM W4 - HOTEL ROOF TERRACE

SCALE: 1"= 10'-0"

S/ STANTON
ARCHITECTURE

SEIDEL ARCHITECTS



Landscape Architecture + Design



MARIANI'S INN AND RESIDENCES

2500 EL CAMINO REAL SANTA CLARA, CA

NO.	DATE	ISSUE
	DATE	ISSUE

DRAWING TITLE

ITEM W4, W5 & E6 - HOTEL ROOF TERRACE & ECR HISTORY WALK

STATUS

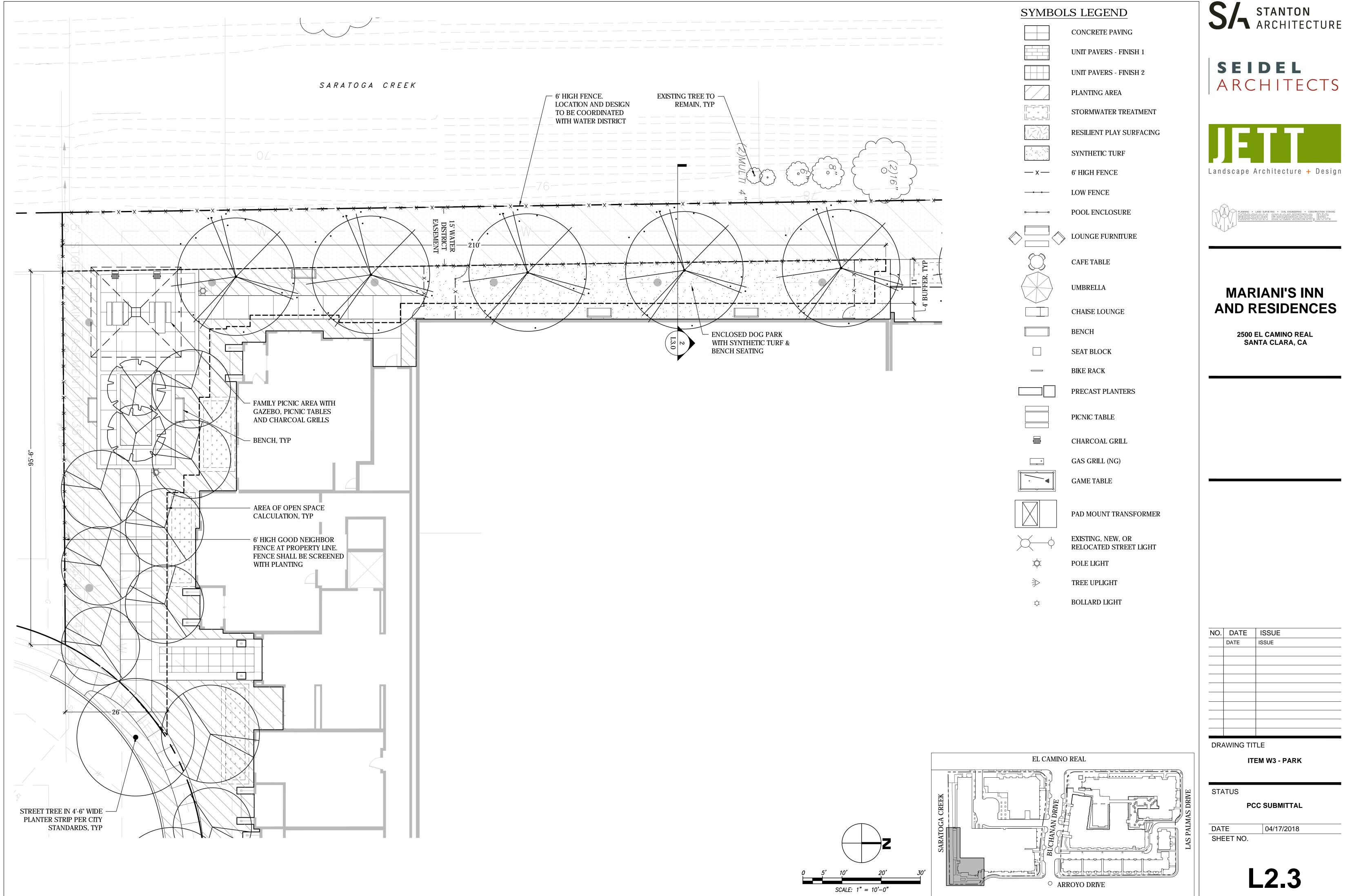
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ARROYO DRIVE

PCC SUBMITTAL

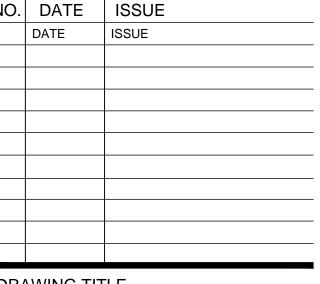
DATE 04/17/2018
SHEET NO.

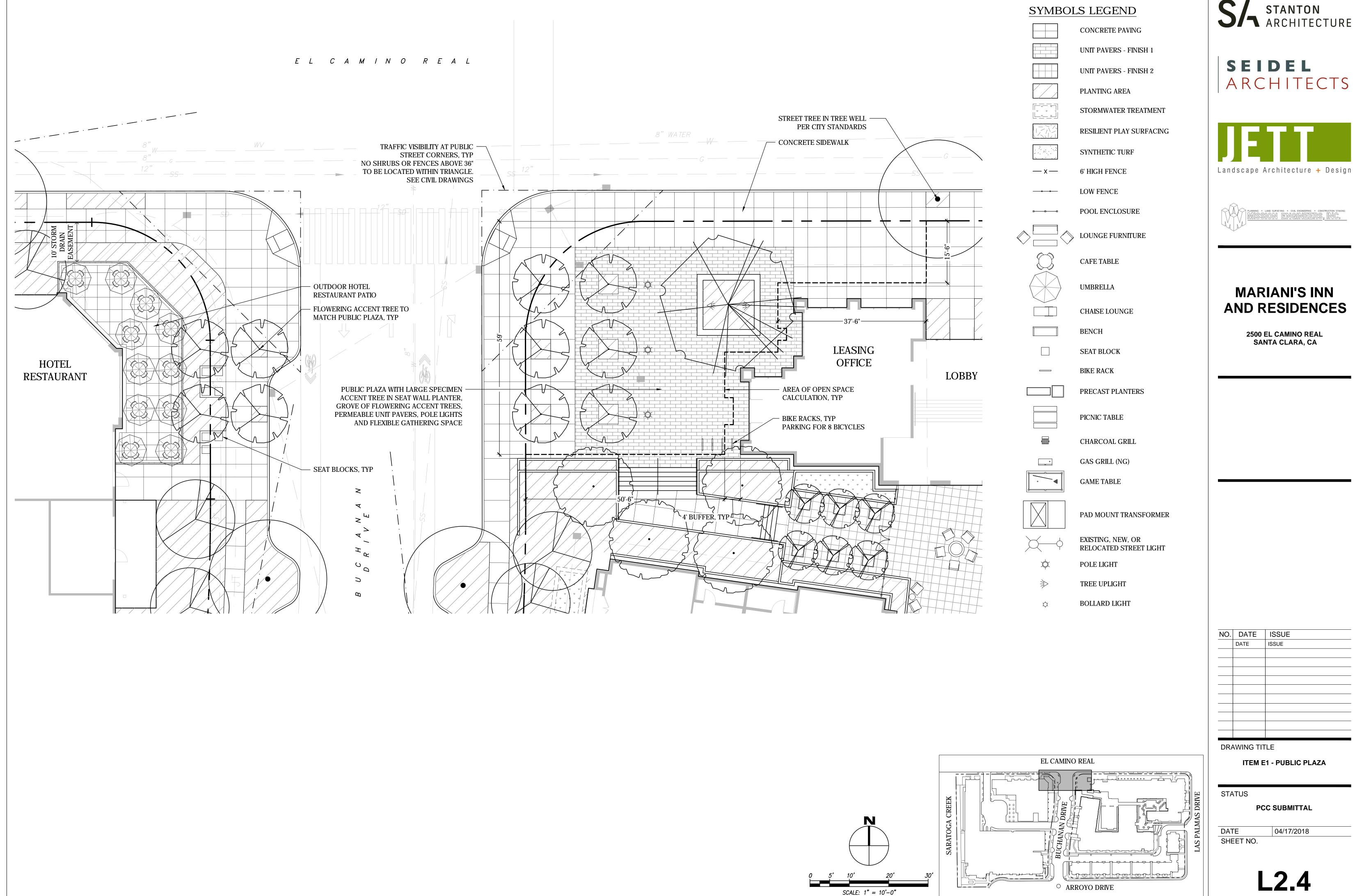
L2.2





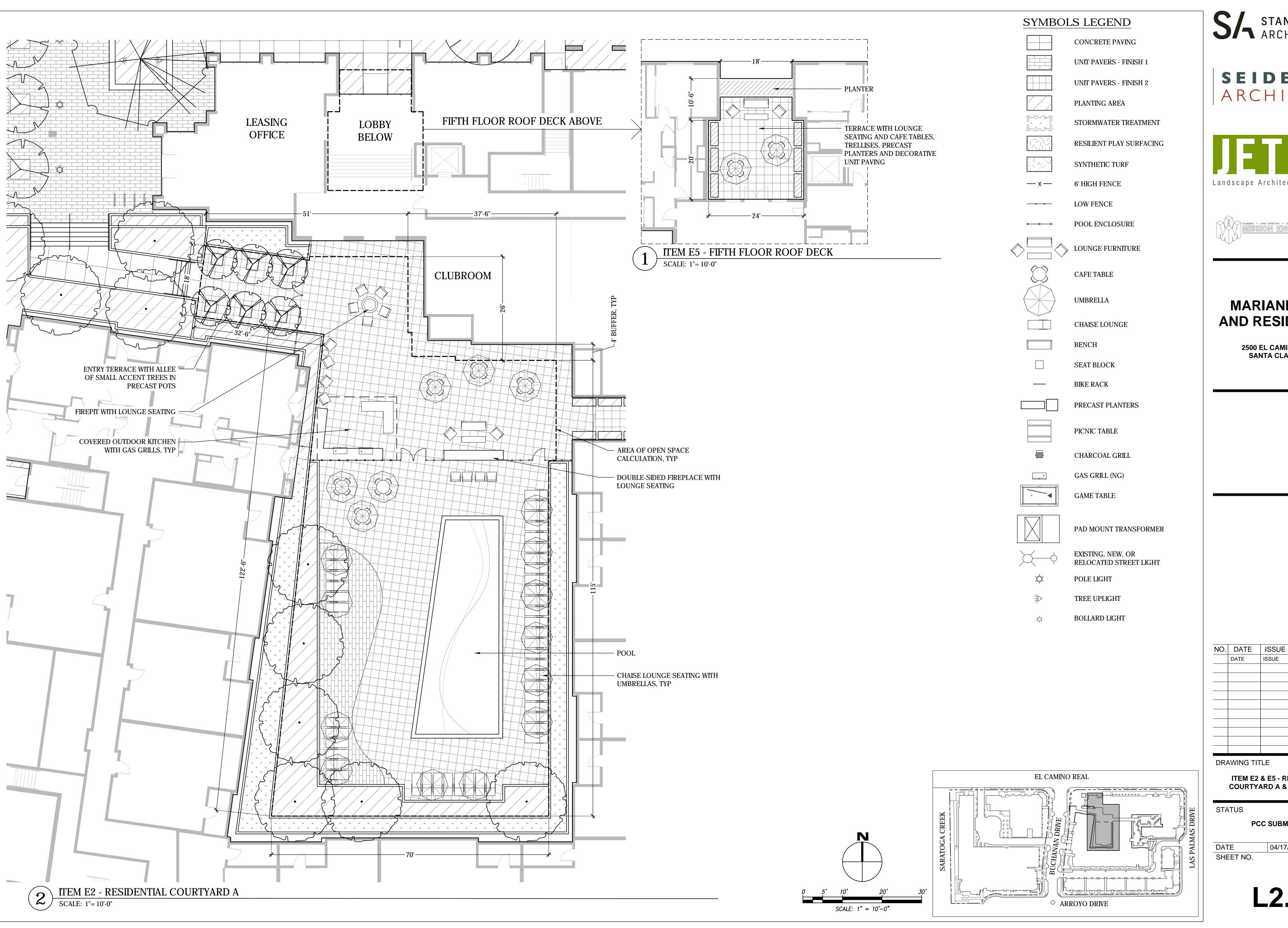














Landscape Architecture + Design



MARIANI'S INN AND RESIDENCES

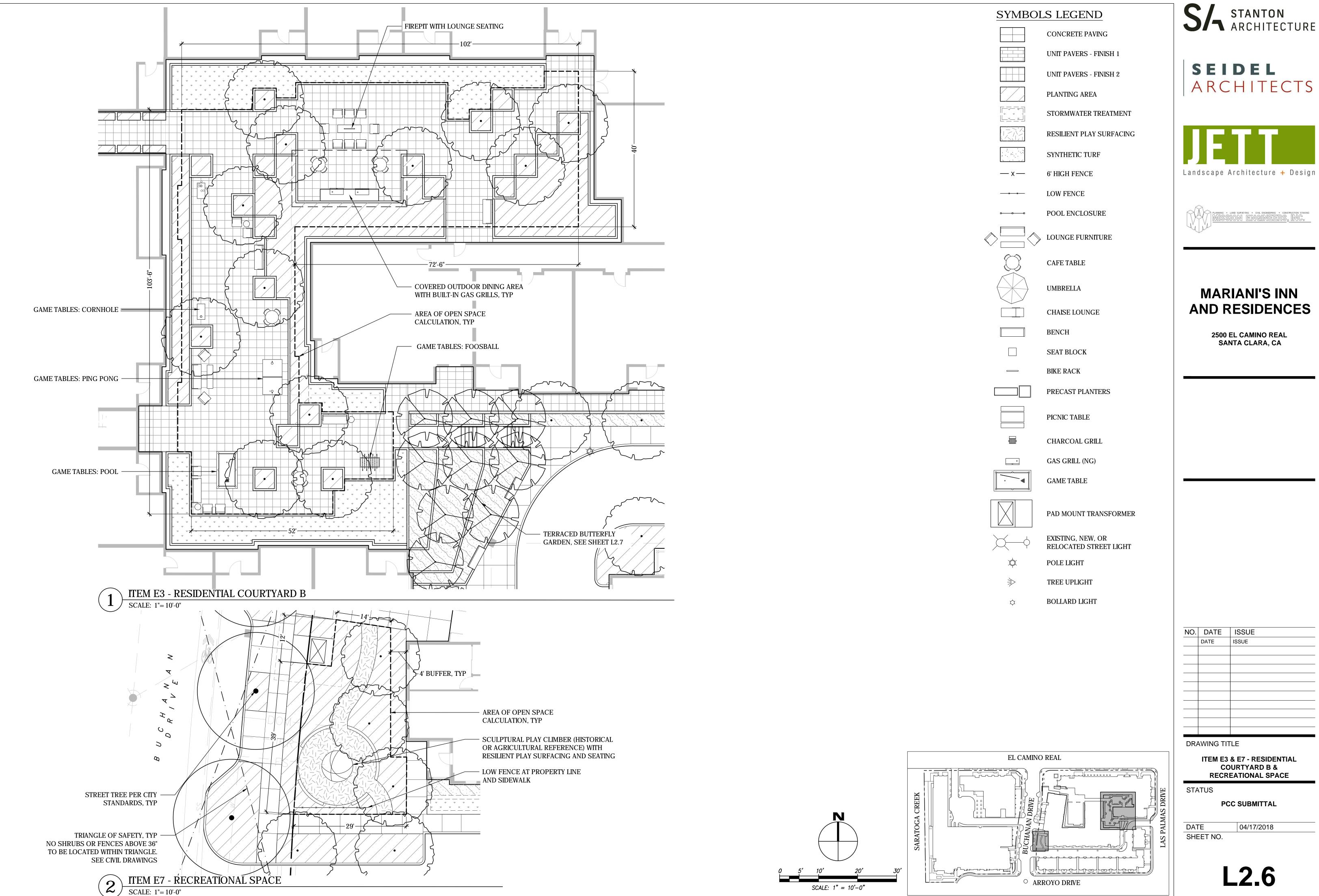
2500 EL CAMINO REAL SANTA CLARA, CA

ISSUE **DRAWING TITLE**

ITEM E2 & E5 - RESIDENTIAL **COURTYARD A & ROOF DECK**

PCC SUBMITTAL

04/17/2018







MARIANI'S INN AND RESIDENCES

2500 EL CAMINO REAL SANTA CLARA, CA

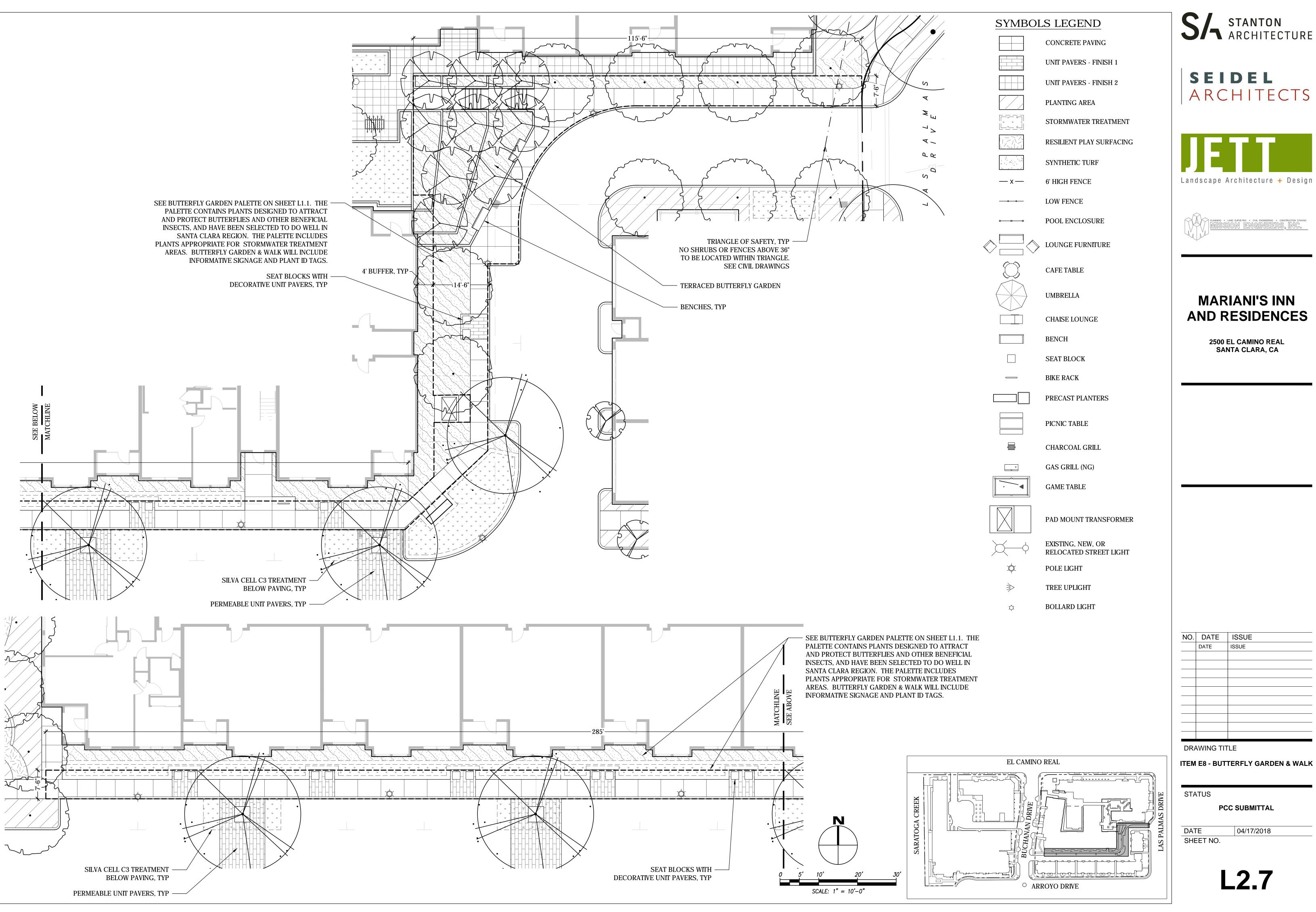
NO. DATE ISSUE DATE ISSUE

ITEM E3 & E7 - RESIDENTIAL COURTYARD B & RECREATIONAL SPACE

STATUS

PCC SUBMITTAL

04/17/2018 SHEET NO.







MARIANI'S INN AND RESIDENCES

2500 EL CAMINO REAL SANTA CLARA, CA

NO.	DATE	ISSUE
	DATE	ISSUE

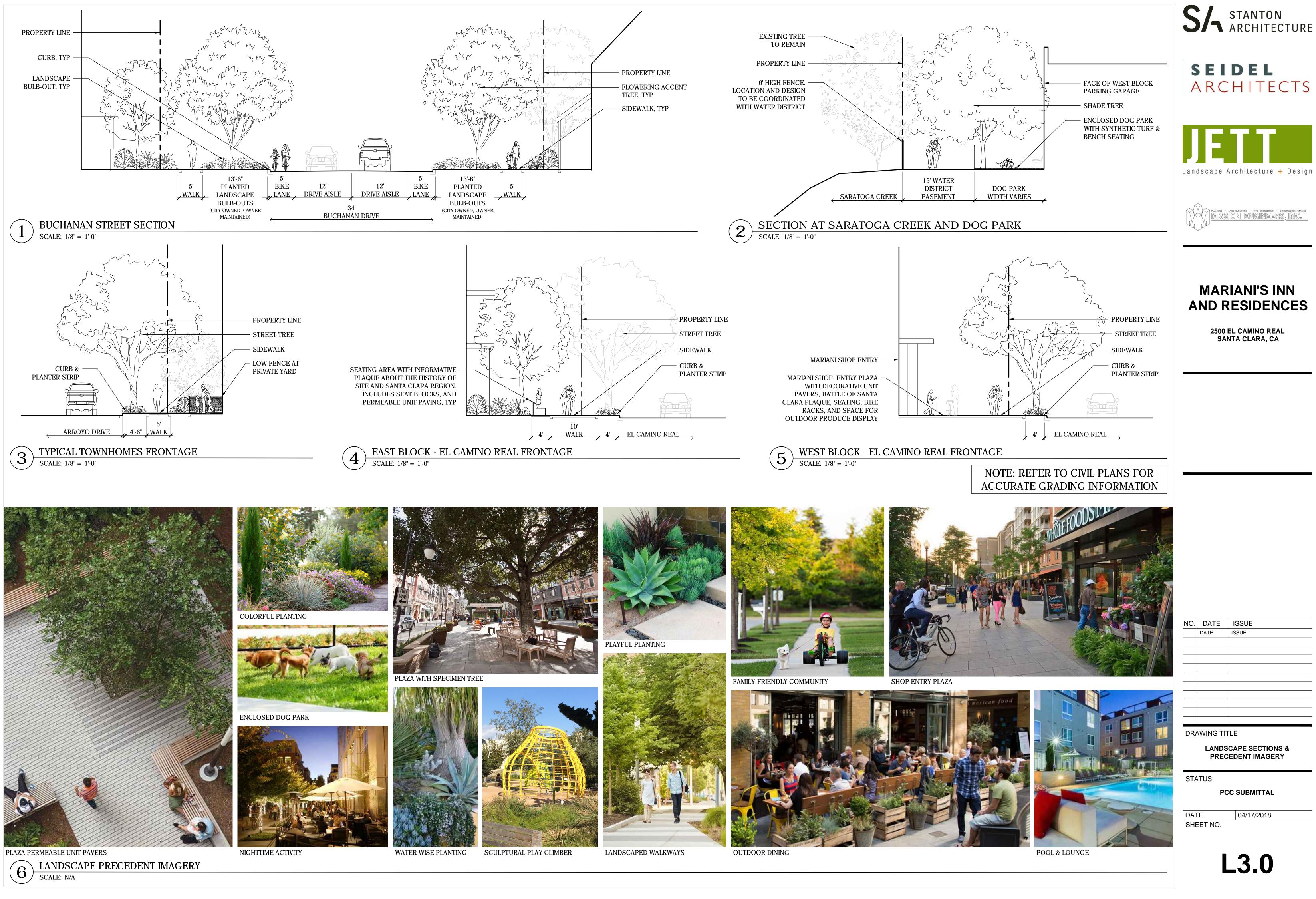
DRAWING TITLE

ITEM E8 - BUTTERFLY GARDEN & WALK

STATUS

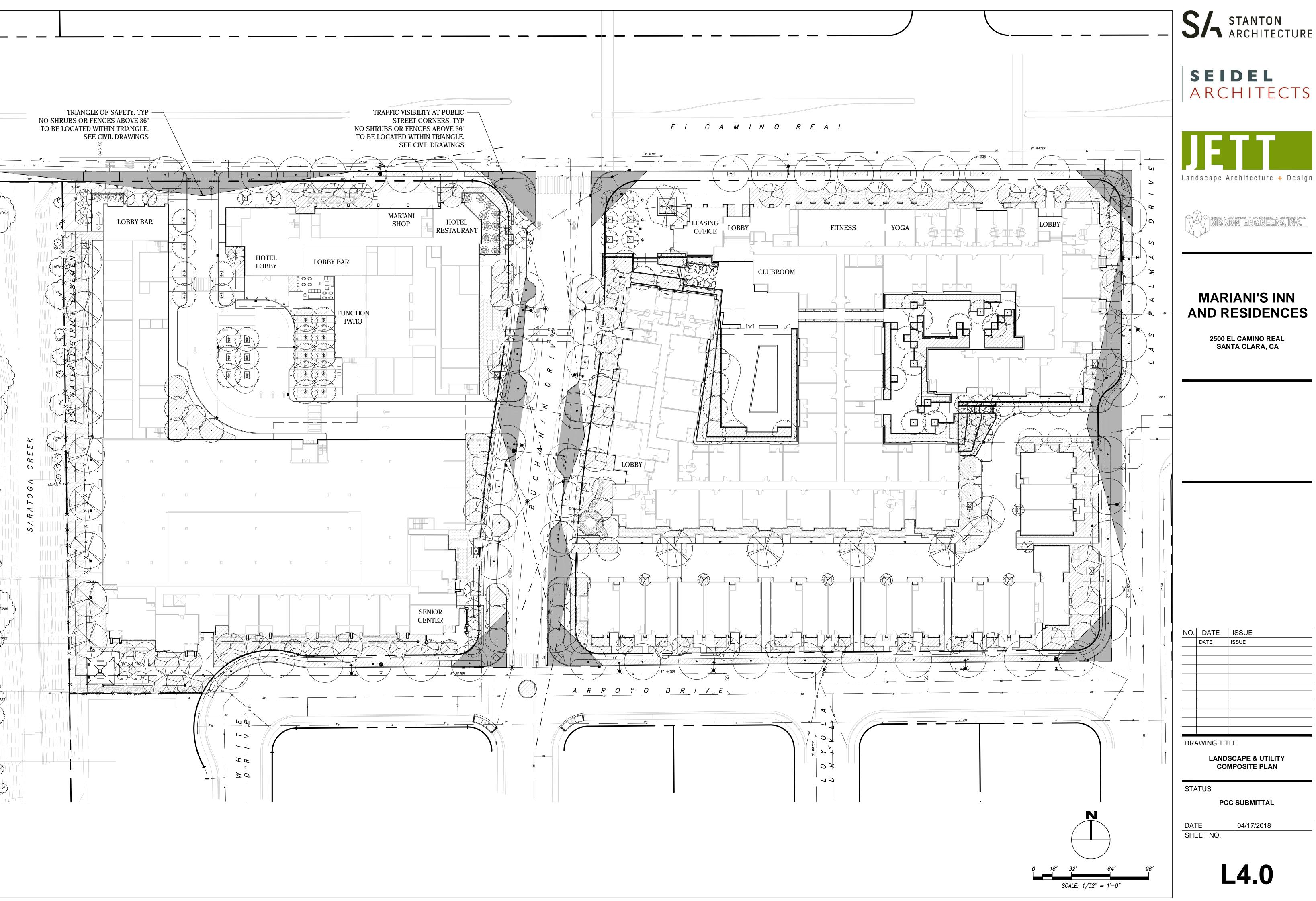
PCC SUBMITTAL

04/17/2018 SHEET NO.



L3.0

04/17/2018









S/A STANTON ARCHITECTURE

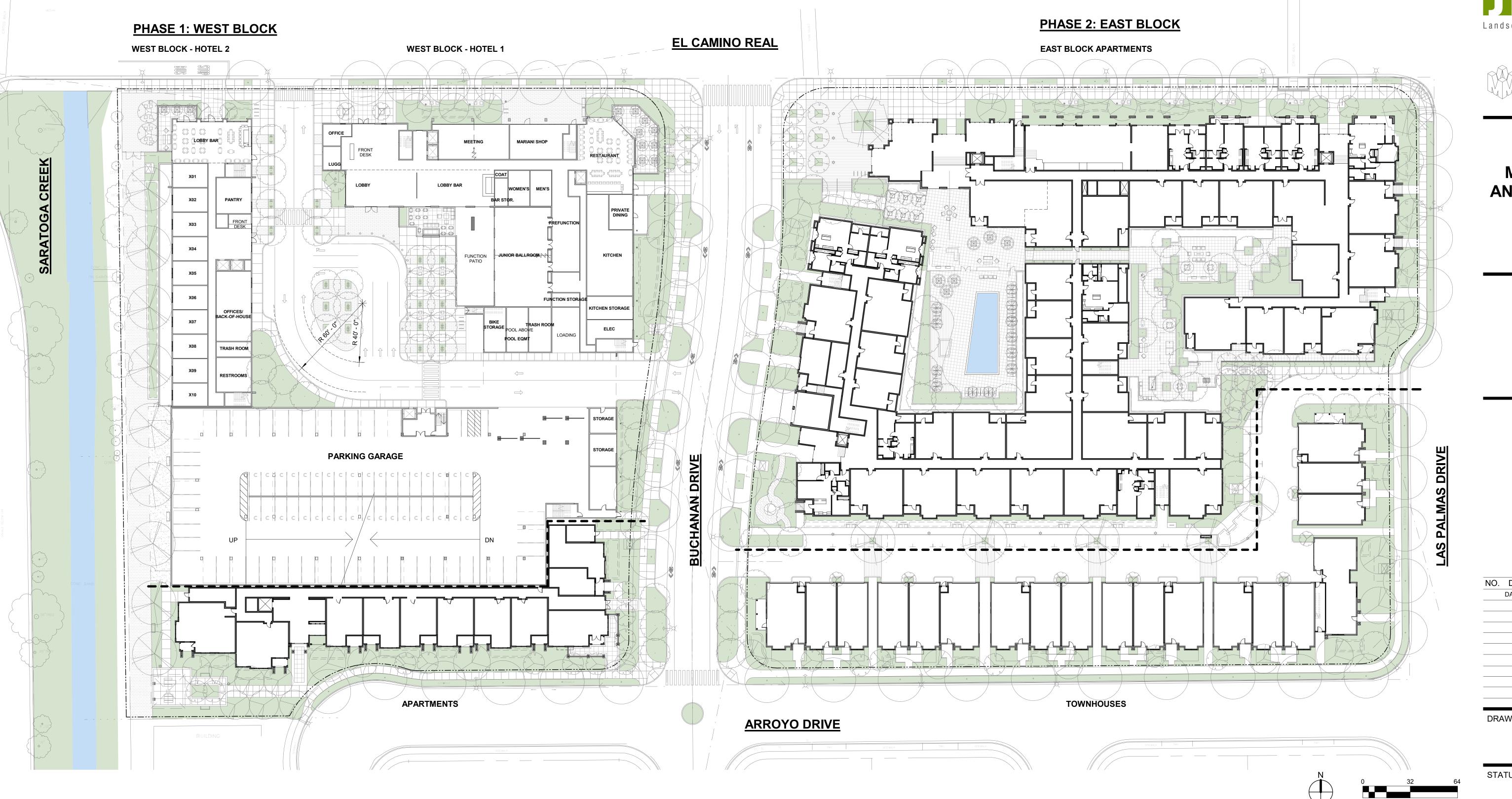




MARIANI'S INN AND RESIDENCES

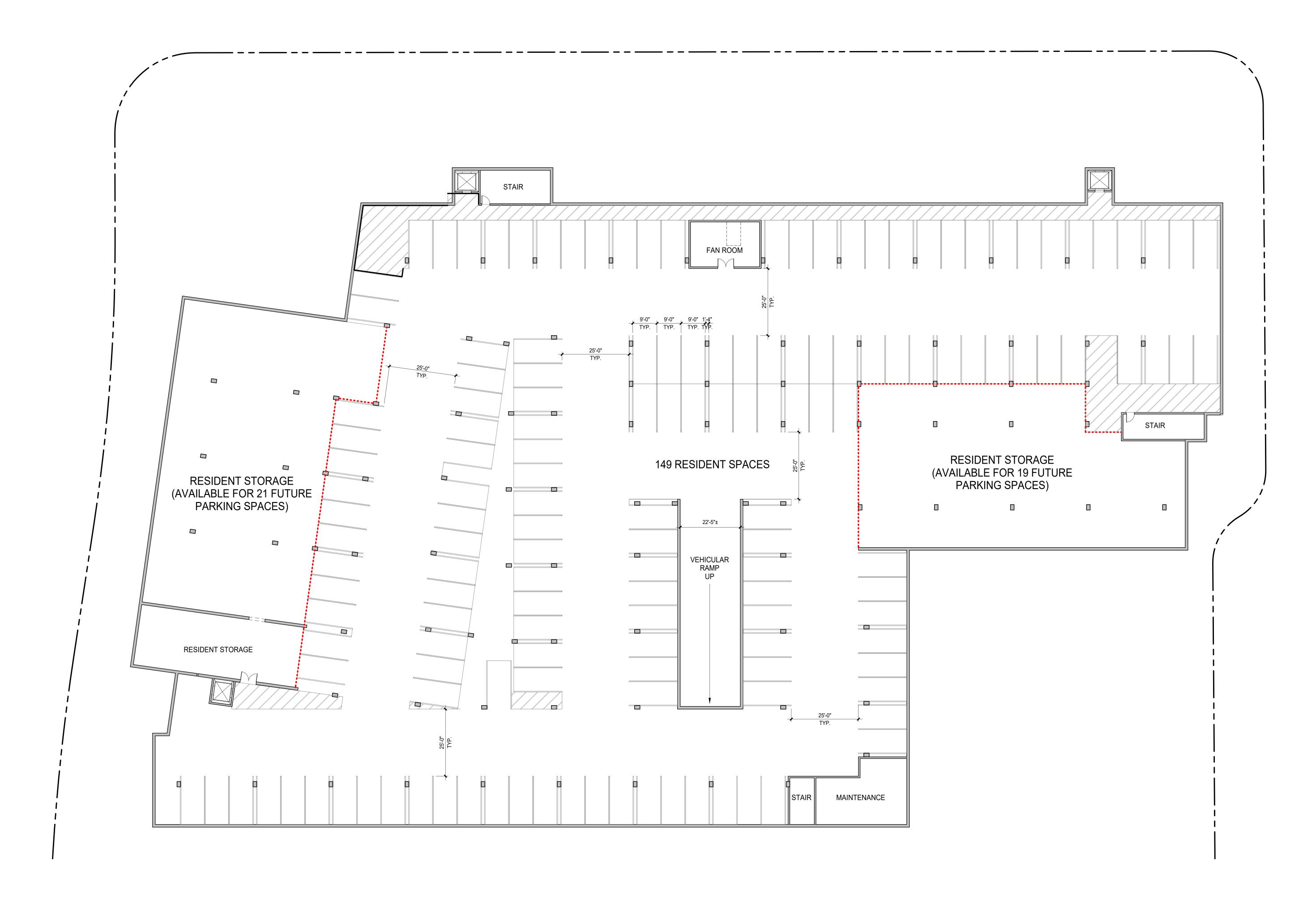
2500 EL CAMINO REAL SANTA CLARA, CA

NO DATE ICCLIE
NO. DATE ISSUE DATE ISSUE
DRAWING TITLE
OVERALL MASTER PLAN
STATUS
PCC SUBMITTAL



SHEET NO.

04/17/2018





S/A STANTON ARCHITECTURE





MARIANI'S INN AND RESIDENCES

2500 EL CAMINO REAL SANTA CLARA, CA

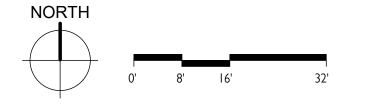
NO.	DATE	ISSUE
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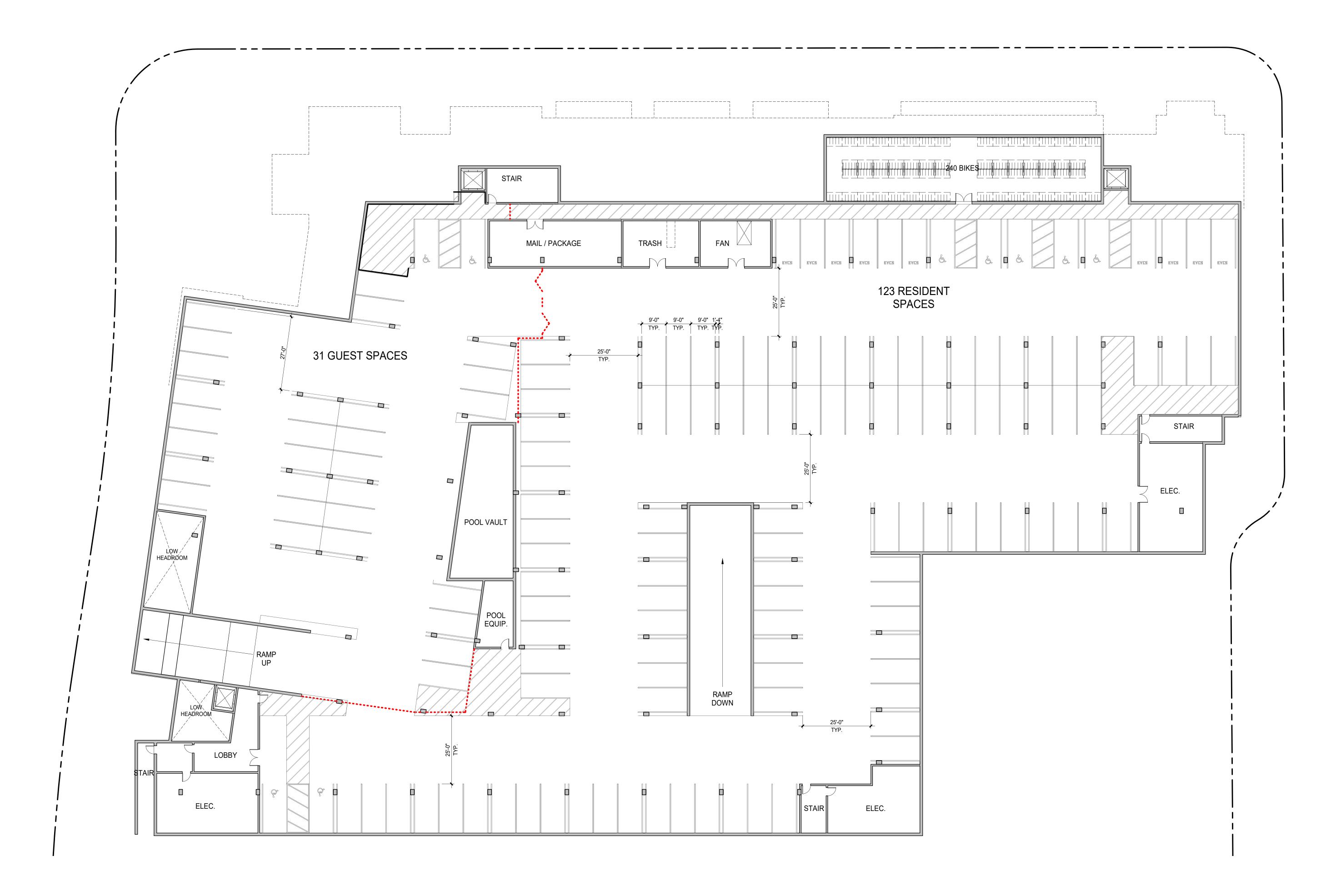
DRAWING TITLE

EAST BLOCK APARTMENTS LOWER
GARAGE PLAN

STATUS

PCC SUBMITTAL













MARIANI'S INN AND RESIDENCES

2500 EL CAMINO REAL SANTA CLARA, CA

NO.	DATE	ISSUE	
	DATE	ISSUE	

DRAWING TITLE

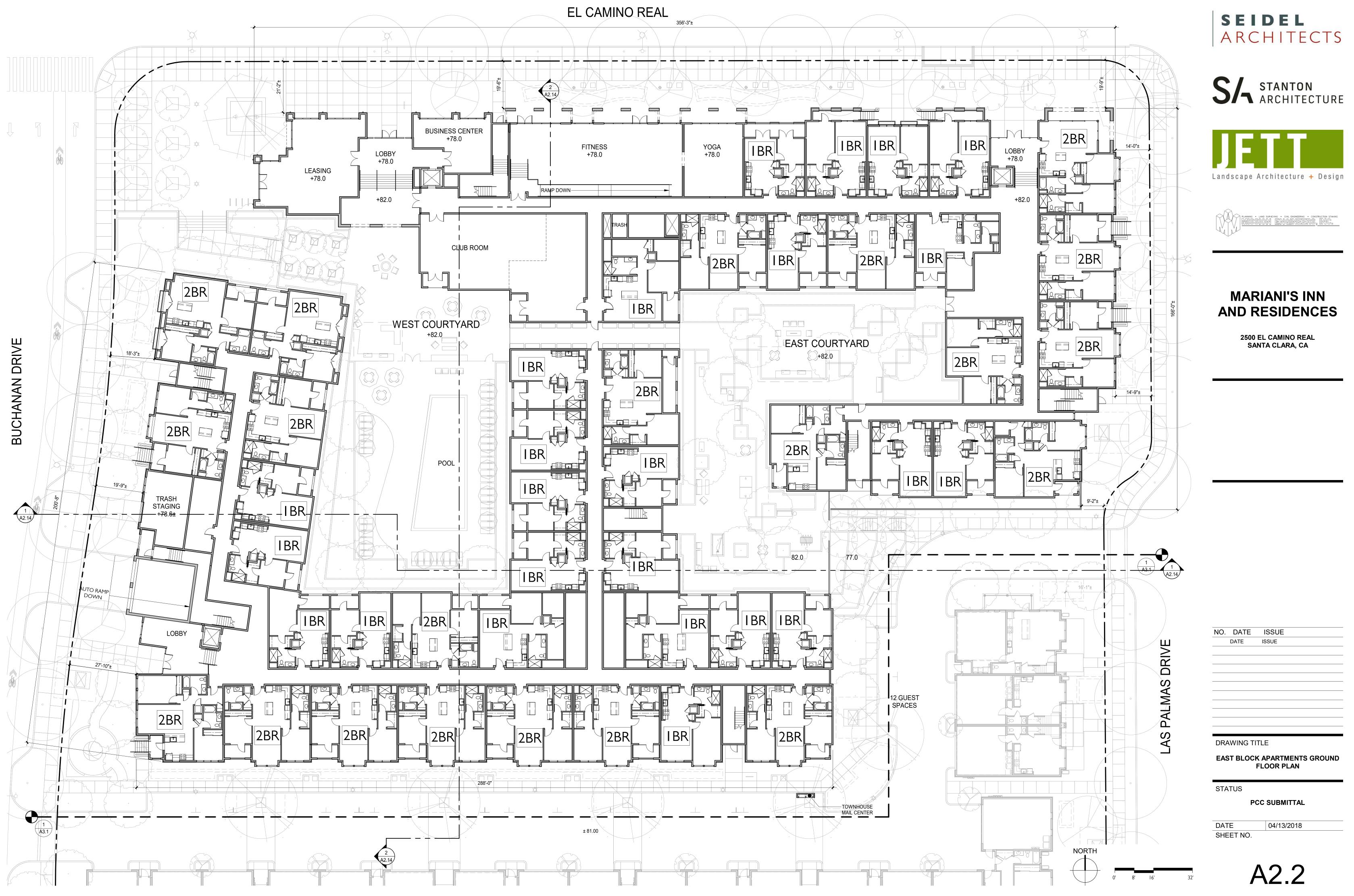
EAST BLOCK APARTMENTS UPPER GARAGE PLAN

STATUS

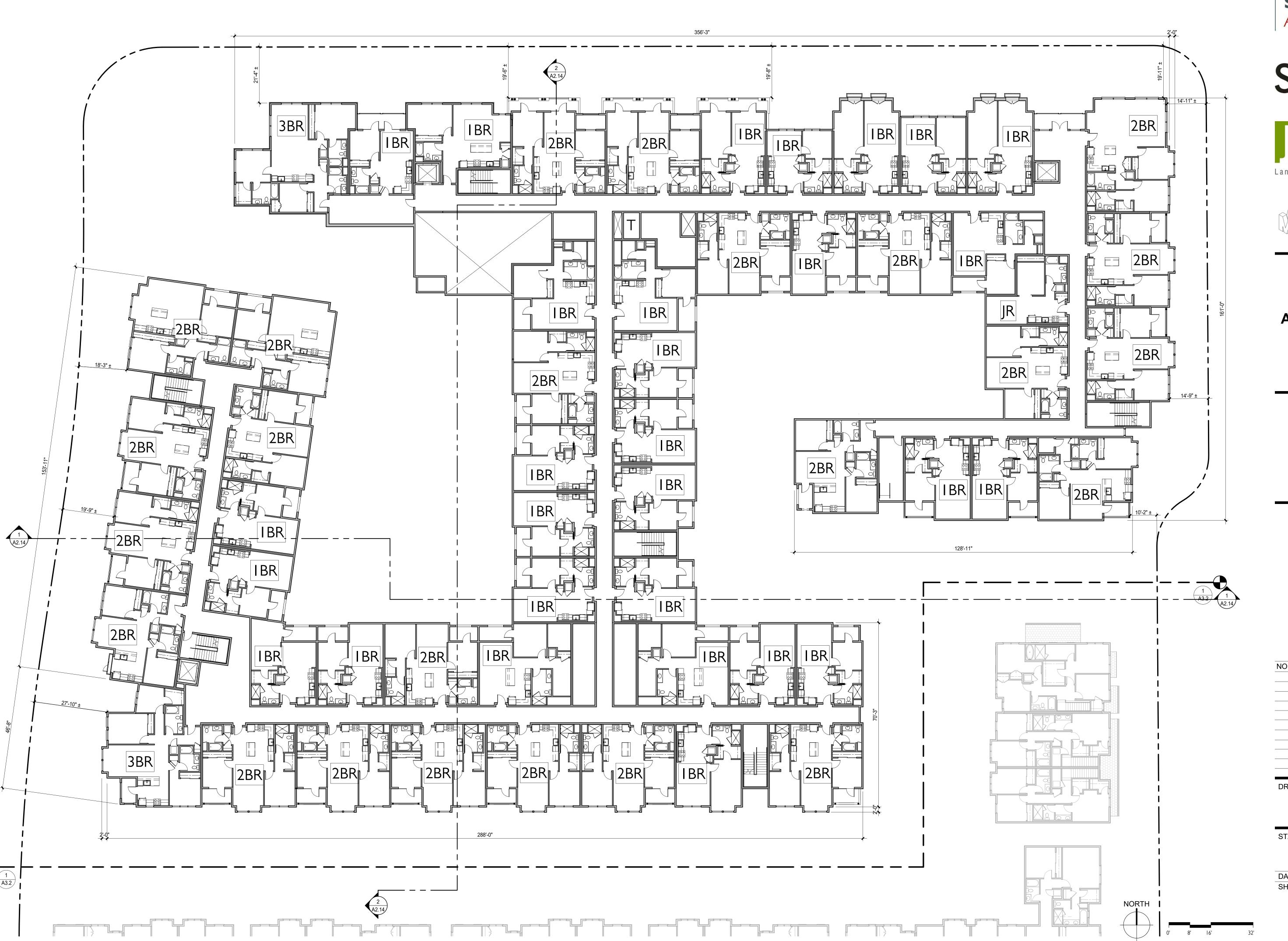
PCC SUBMITTAL

DATE 04/13/2018 SHEET NO.

A2.1









S/ STANTON ARCHITECTURE





MARIANI'S INN AND RESIDENCES

2500 EL CAMINO REAL SANTA CLARA, CA

NO.	DATE	ISSUE	
	DATE	ISSUE	

DRAWING TITLE

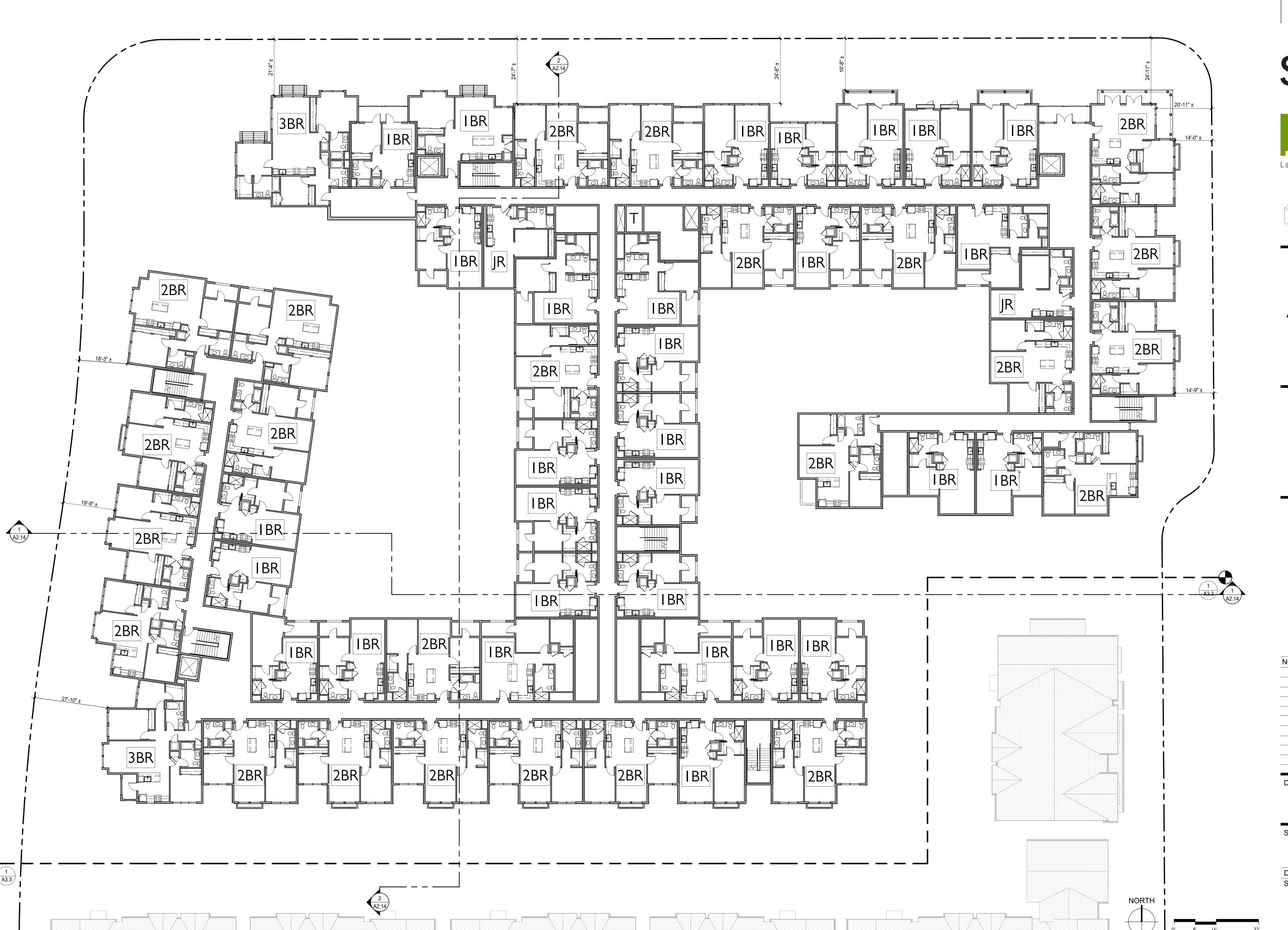
EAST BLOCK APARTMENTS 2ND FLOOR PLAN

STATUS

PCC SUBMITTAL

DATE 04/13/2018 SHEET NO.

A2.3





S/ STANTON ARCHITECTURE





MARIANI'S INN AND RESIDENCES

2500 EL CAMINO REAL SANTA CLARA, CA

Ю.	DATE	ISSUE	
	DATE	ISSUE	

DRAWING TITLE

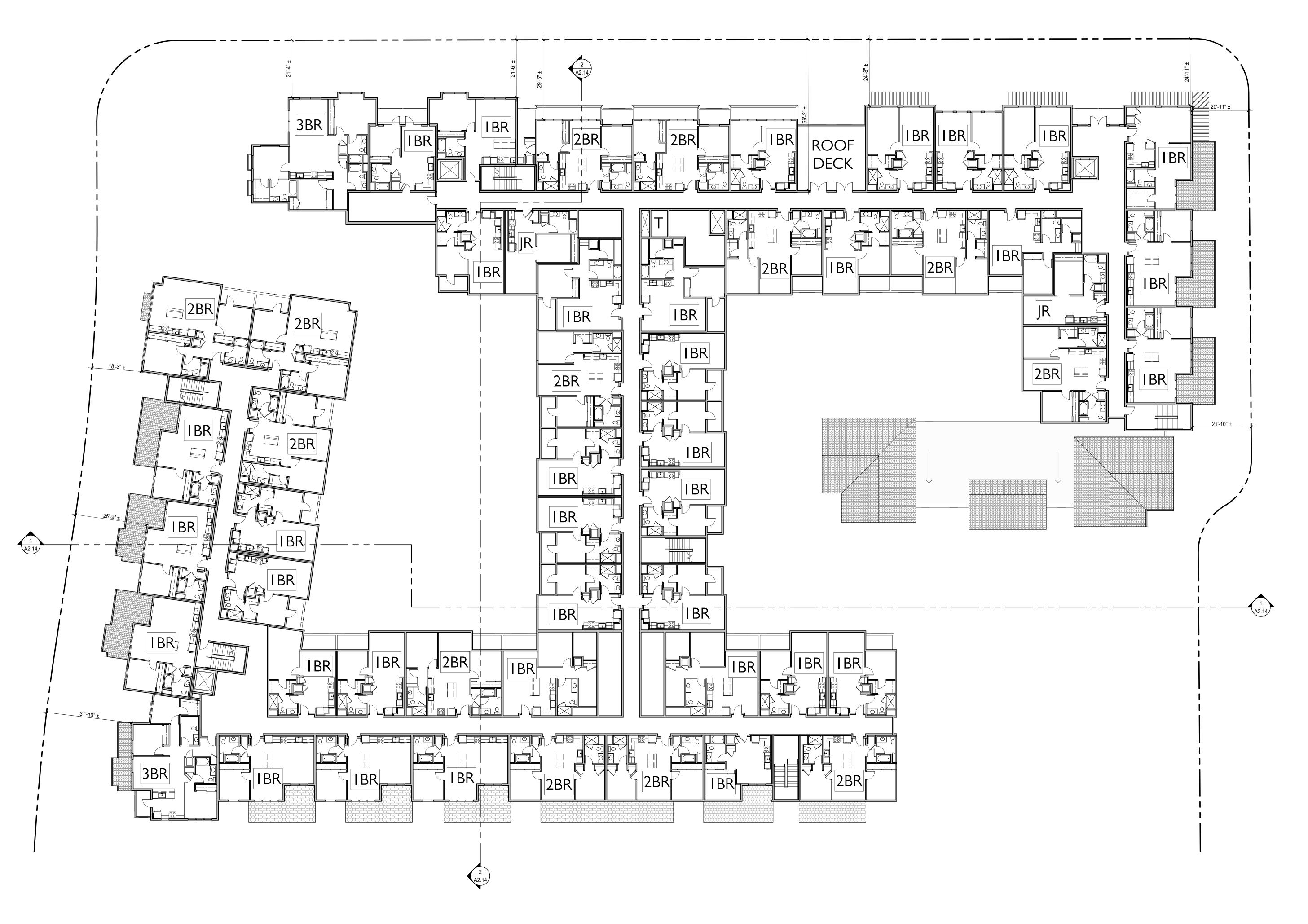
EAST BLOCK APARTMENTS 3RD FLOOR PLAN

STATUS

PCC SUBMITTAL

DATE 04/13/2018 SHEET NO.

A2.4





S/ STANTON ARCHITECTURE





MARIANI'S INN AND RESIDENCES

2500 EL CAMINO REAL SANTA CLARA, CA

NO.	DATE	ISSUE		
	DATE	ISSUE		
			•	

DRAWING TITLE

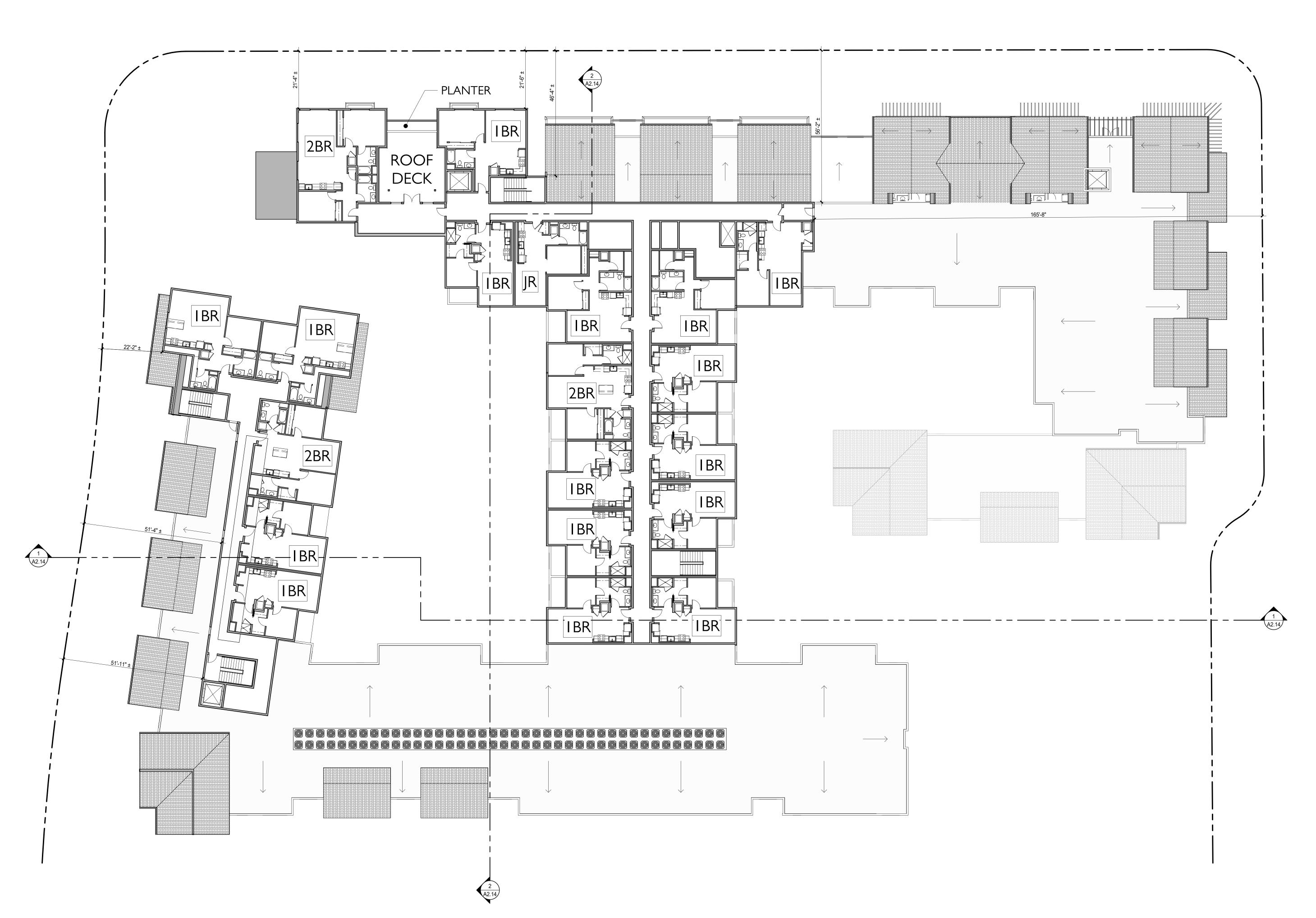
EAST BLOCK APARTMENTS 4TH FLOOR PLAN

STATUS

PCC SUBMITTAL

DATE 04/13/2018
SHEET NO.

A2 5





S/A STANTON ARCHITECTURE





MARIANI'S INN AND RESIDENCES

2500 EL CAMINO REAL SANTA CLARA, CA

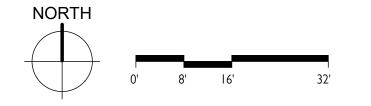
Ο.	DATE	ISSUE	
	DATE	ISSUE	

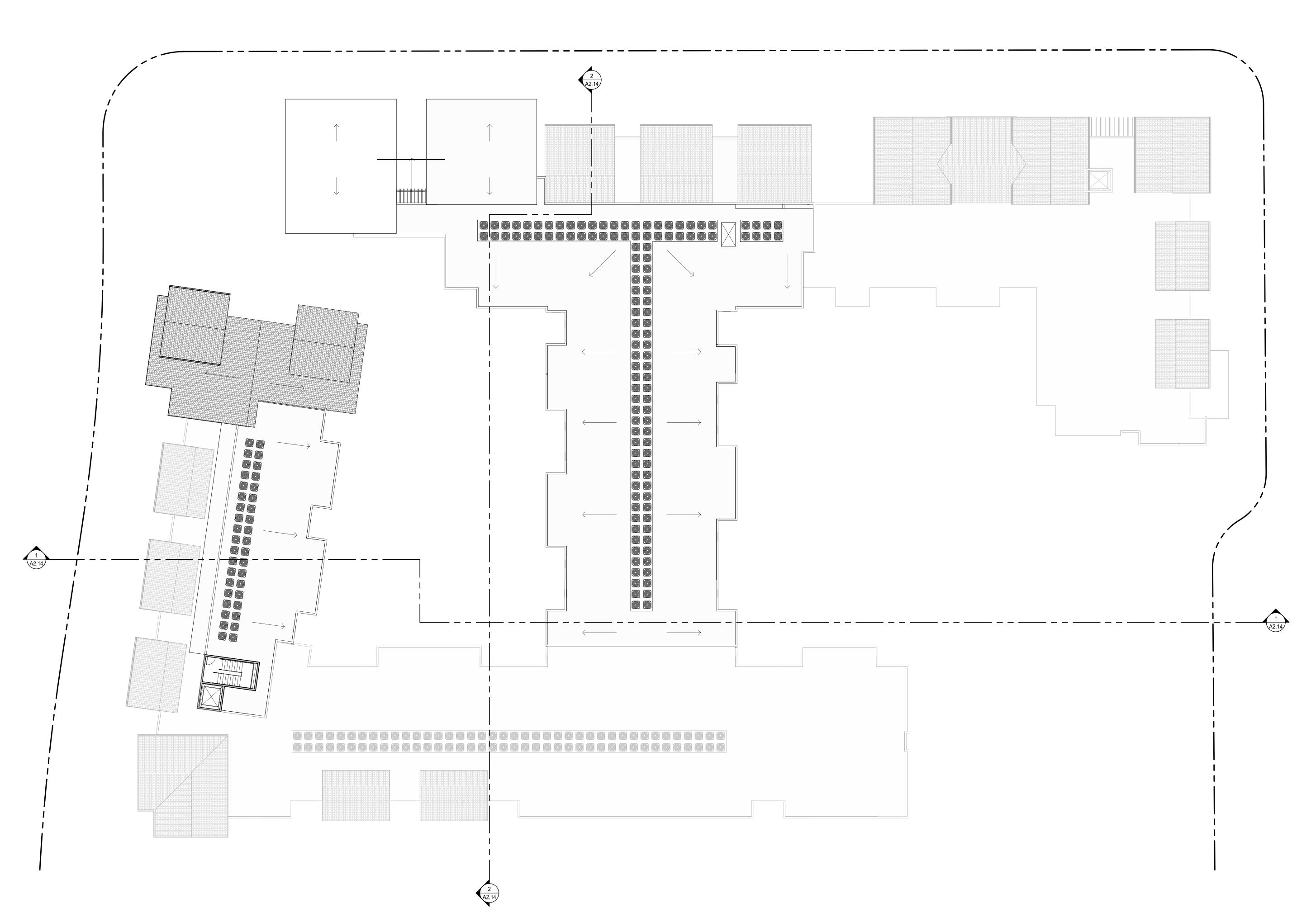
DRAWING TITLE

EAST BLOCK APARTMENTS 5TH FLOOR PLAN

STATUS

PCC SUBMITTAL







S/A STANTON ARCHITECTURE





MARIANI'S INN AND RESIDENCES

2500 EL CAMINO REAL SANTA CLARA, CA

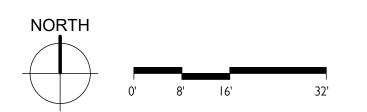
10.	DATE	ISSUE	
	DATE	ISSUE	

DRAWING TITLE

EAST BLOCK APARTMENTS ROOF PLAN

STATUS

PCC SUBMITTAL





SEE SHEET A2.12 FOR MATERIAL AND COLOR INFORMATION

EAST BLOCK - EL CAMINO REAL (NORTH) ELEVATION

1/16" = 1'-0"









MARIANI'S INN AND RESIDENCES

2500 EL CAMINO REAL SANTA CLARA, CA

NO.	DATE	ISSUE	
	DATE	ISSUE	

DRAWING TITLE

EAST BLOCK APARTMENTS ELEVATIONS

STATUS

PCC SUBMITTAL

