

17490 Monterey Road | Morgan Hill, CA

*Leal
Vineyards*

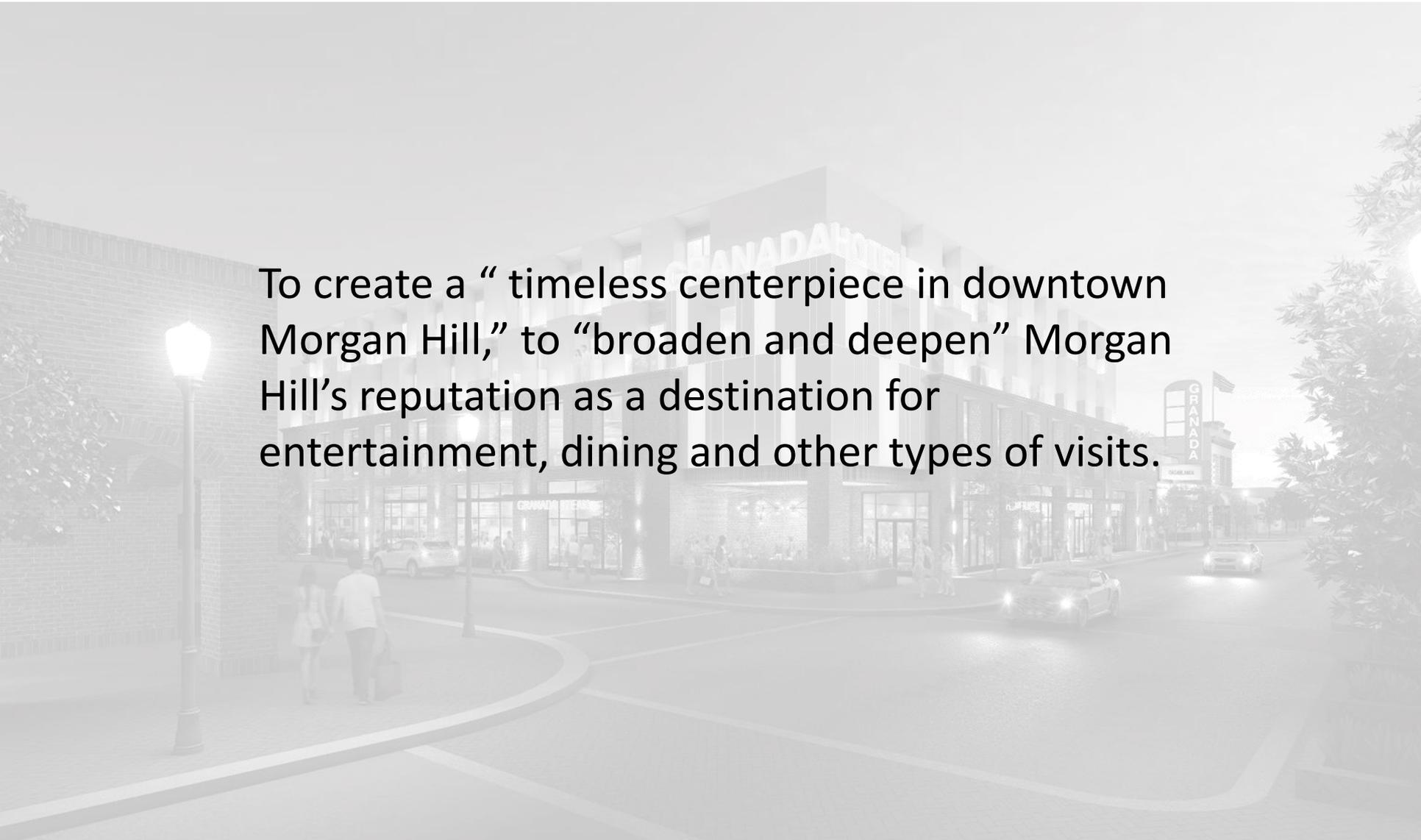
Designed With



VISION

17490 Monterey Road | Morgan Hill

To create a “timeless centerpiece in downtown Morgan Hill,” to “broaden and deepen” Morgan Hill’s reputation as a destination for entertainment, dining and other types of visits.



PROJECT BENEFITS

▪ **JOB CREATION**

- Full/Part Time commercial related jobs.
- Construction related jobs

• **OTHER CONTRIBUTIONS**

- \$294,000 Annually in General fund revenues in the form of annual sales (retail spending), property and hotel taxes.
- Impact and Permit fees paid to City
- Contribution to Morgan Hill Unified School District



EXISTING CONDITIONS

- Single-story buildings, partially vacant
- Residences along the north property line and commercial businesses along the east, west and south

17490 Monterey Road | Morgan Hill



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1 PROJECT SITE

3 HISTORIC GRANADA THEATER

2 24 HOUR VALET SERVICE

4 EXISTING BRICK BUILDING

CONTEXT



A. ACROSS E. 1ST STREET - RESTAURANT/BAR, RESTAURANT, BUSINESS & RESIDENTIAL COMMUNITY



B. ACROSS E. 1ST STREET - PARKING LOT & RESTAURANT/BAR



C. ADJACENT LOTS ALONG MONTEREY STREET - HISTORIC GRANADA THEATER & OFFICES/BUSINESSES



D. ACROSS MONTEREY STREET - MISCELLANEOUS OFFICES/BUSINESSES, RESTAURANT & OFFICE BUILDING



E. OPPOSITE CORNER - MISCELLANEOUS BUSINESSES

ARCHITECTURE



- Structure uniquely designed for Downtown Morgan Hill
- Sympathetic in form, Scale and height to Adjacent Structures
- Architecture Style blends well with adjacent buildings

CONCEPTUAL SITE PLAN



- 1 PASEO HOTEL MAIN PEDESTRIAN
- 2 OUTDOOR EVENTS AREA
- 3 RESTAURANT PATIO
- 4 BAR PATIO
- 5 LANDSCAPE PLANTERS
- 6 24-HOUR VALET SERVICE
- 7 VALET DROP OFF & GUEST REGISTRATION PARKING AREA
- 8 BIKE RACK

■ The project responds to the city's long-time goal to revitalize this downtown neighborhood with hotel use and a boost tourism.

Zoning CBD – Central Business District – Downtown Commercial

- Site Area: 1.09 AC
- Building Area: 67,940 Sf
- Guest Rooms: 60
- Density: 1.43 F.A.R.
- Lot Coverage 43%
- Building height 55' to Top of Roof Plate



FIRST LEVEL FLOOR PLAN



- 1 HOTEL LOBBY
- 2 LUGGAGE STORAGE
- 3 SMALL CONFERENCE ROOM
- 4 KITCHEN
- 5 RESTAURANT
- 6 FLOWER COOLER STORAGE FEATURE
- 7 FLOWER SHOP
- 8 MARKET
- 9 BAR / PATIO
- 10 WINE BAR
- 11 PASEO / COURTYARD



- Off Street Courtyard
- Operable Windows and French door along bar patio and courtyard



SECOND LEVEL FLOOR PLAN



- 1 SPA & FITNESS
 - 2 MASSAGE ROOM
 - 3 BRIDAL SET UP ROOM
 - 4 CATERING / SET-UP KITCHEN
 - 5 STORAGE
 - 6 BANQUET HALL # 1
 - 7 BANQUET HALL # 2
 - 8 POOL AREA
- Guests can also enjoy the beautiful outdoors including a resort-style pool.



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First Street



- 1 FITNESS CENTER
- 2 MAID / LAUNDRY
- 3 ELEVATOR LOBBY
- 4 OUTDOOR LOUNGE
- 5 ROOF GARDEN

- Lorem Ipsum is simply dummy text of the printing and typesetting industry. Lorem Ipsum the industry's standard
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OPEN TO BELOW



ORGANIC "ROOFTOP" VEGETABLE GARDEN



OUTDOOR LOUNGE WITH BLACK & WHITE MOVIE PROJECTION

Monterey Rd.



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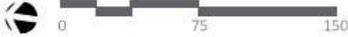
First Street



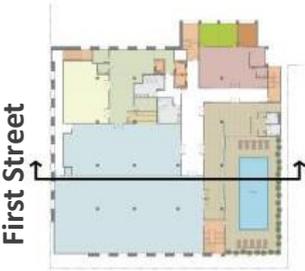
1 MAID / LAUNDRY

2 ELEVATOR LOBBY

Monterey Rd.



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Monterey Rd.



Special Accent Design at corner of building

- Pedestrian entries providing visual terminus to building street frontage.
- Off Street Courtyard
- Operable door along bar patio and courtyard
- Use of high quality materials



- Visual continuity of display windows along with architectural and landscape details providing interesting pedestrian environment.
- Large display windows
- Deep set upper floor windows
- Decorative architectural details, decorative cornices

- Creates an interesting environment for pedestrian



- Façade Articulation
- Building Sympathetic in form, scale and height to adjacent building
- Create visual distinction between each floor





Photorealistic Rendering

Note:
Color in rendering does not represent
proposed color.

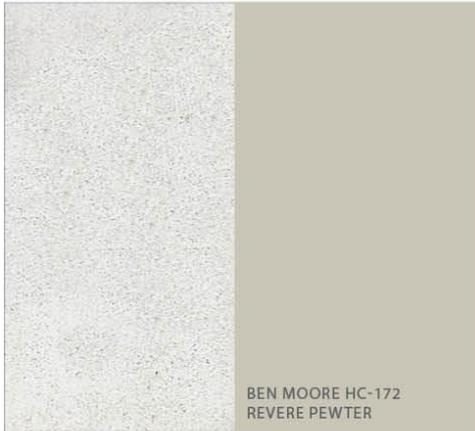




- Off-Street courtyard/ paseo creating a linkage from the street to hotel entrance



- Restaurant with indoor-outdoor character to increase vitality to the street.
- Restaurant will feature large operable windows

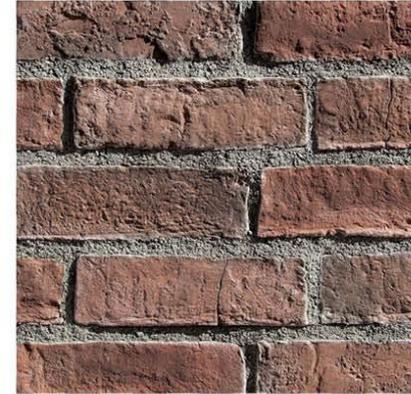


BEN MOORE HC-172
REVERE PEWTER

EXTERIOR CEMENT PLASTER / SMOOTH TROWEL FINISH
OMEGA STUCCO : SMOOTH COAT
COLOR: BENJAMIN MOORE REVERE PEWTER HC-172



RECLAIMED WOOD LOOK - TILE
PORCELANOSA : HAMPTON GRAY



BRICK VENEER
CORONADO STONE: THIN BRICK
SICILIAN BRICK - MARSALA BLEND

**ALUMINUM
STOREFRONT**



CORTEN STEEL
WESTERN STATES METAL
PRE RUSTED : A606-4



FRAMELESS GLASS GUARDRAIL
GLASPRO : SPA



RAIN SCREEN
KRION: COLOR TO MATCH
EXTERIOR CEMENT PLASTER



GRANADA HOTEL - MIXED-USE
MORGAN HILL, CALIFORNIA

MATERIAL BOARD

MAY 9, 2016
KTGY NO. 20150688.00

Architecture+Planning
12555 W. Jefferson Blvd., Suite 100
Los Angeles, CA 90066
310.394.2623
ktgy.com



Photorealistic Rendering

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LANDSCAPE SITE PLAN



EXISTING CONDITIONS



Preserve existing off site trees

Protect existing street trees, brick sidewalk and planters.

MONTEREY RD.



Paseo/Hotel Entry:

- Lush planting in shaded corridor
- Decorative pavers along the paseo
- Vines to grow up the wall to provide screening.



Outdoor Event Space:

- Large multi-trunked olive trees in raised planters will provide shade and for events.
- Privacy created w/ tree canopy and surrounding walls that match the architectural brick façade.



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- Entry court/Drop-off:**
- Bio-swales and pervious paving allow storm water to be retained on site
 - Large olive trees and espaliered fruit trees surround the drop off area
 - Solely native and drought tolerant and adapted species plant species are used



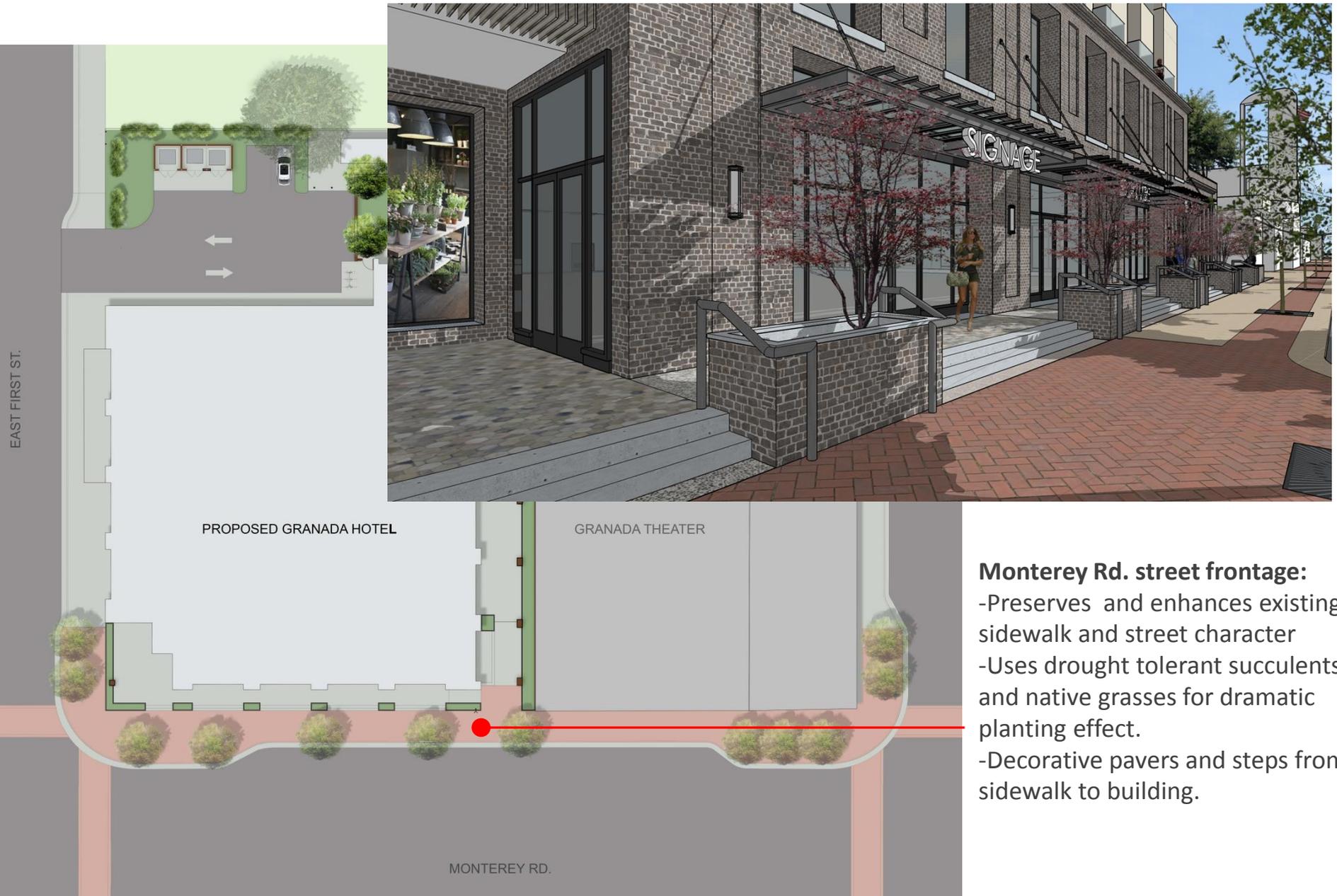
MONTEREY RD.



Service Area:

- Planting areas act as bioswales to treat runoff from paved areas.
- Espaliered fruit trees help screen utilities and trash enclosure.





- Monterey Rd. street frontage:**
- Preserves and enhances existing sidewalk and street character
 - Uses drought tolerant succulents and native grasses for dramatic planting effect.
 - Decorative pavers and steps from sidewalk to building.



Pool deck:

- Large olive trees/grasses and succulents in raised planters along the pool perimeter
- Wood lounges are built into planter at pool perimeter

3rd Floor Roof Terrace:

- Raised planters w. kitchen herbs, dwarf fruit trees, succulents and olive trees.
- Open/informal space for watching films

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