



8-STORY AC HOTEL & 8-STORY COURTYARD MARRIOT

SUNNYVALE, CALIFORNIA

1235 BORDEAUX DR. SUNNYVALE, CA 94086

SPECIAL DEVELOPMENT PERMIT REVIEW

11-13-2015

DEVELOPMENT PERMIT REVIEW
PLANNING COMMISSION HEARING
11/13/2015

1235 BORDEAUX DR.
SUNNYVALE, CALIFORNIA

COVER SHEET / INDEX

BORDEAUX AC & COURTYARD HOTEL
SUNNYVALE, CALIFORNIA

T2 DEVELOPMENT

0.0

75-15741-00

FLOOD ZONE MAP



ZONING MAP



LOCATION MAP



PROJECT DATA

ASSESSOR'S PARCEL NO:	
LOT AREA (POST DEDICATION):	131,000 SF (3.00 ACRES)
LOT COVERAGE:	53,755 SF 53,755/ 131,000= 41.0%
DRIVEWAY PARKING AREA:	26,590 SF
TYPE OF CONSTRUCTION:	AC HOTEL TYPE I-A FULLY SPRINKLED COURTYARD HOTEL TYPE I-A FULLY SPRINKLED
USE AND OCCUPANCY:	MIXED (A2, B, R-1)
PROPOSED AC HOTEL PROPOSED COURTYARD HOTEL PROPOSED PARKING STRUCTURE	100,540 SF 100,520 SF 73,370 SF
FLOOR AREA RATIO	274,430 SF / 131,000 SF = 2.09 FAR

PROJECT DIRECTORY

OWNER	ARCHITECT
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PROJECT DESCIPTION

The hotel project is located along Bordeaux Drive and Java Drive in the Moffett Park specific plan area of the City of Sunnyvale, CA. The project consists of two hotels, the first an AC Hotel consisting of 200 keys, the second is a Courtyard Marriot, extended stay hotel, consisting of 150 keys. Each hotel is eight stories and shares a covered open space and third level podium deck that both serve as an outdoor dining / lounge amenity area. Access to both hotels is provided by a common drop off loop separate from the entry drive. The entry adjoins the main drive that loops around the project to additional surface parking and a parking structure. The project is especially pedestrian / bicycling friendly with numerous enhanced connections, bike parking and seating areas open to the public. As an amenity to the hotels and the surrounding community public art and a communal park / lounge area is provided at street level.

The project offers a seamless connection to the nearby offices and shopping centers in the surrounding Moffett Park area. Two hundred and eighty parking stalls are provided with 52 stalls and a shared drop-off on grade and the rest of the parking provided in an on grade parking structure. Local flora and fauna will blend the buildings, site parking and parking structure into the surrounding landscape. Full access for the public and emergency services is provided through the site.

AREA / GUESTROOM SUMMARY

AC HOTEL

TYPES / LEVELS	KING ROOM	* KING ROOM (ACC)	DBL QUEEN ROOM	* DBL QUEEN ROOM (ACC)	# KEYS	GROSS SF	NOTES
(1) GROUND	7	0	0	0	7	14,020	* 10 mobility and 20
(2) SECOND	21	0	6	1	28	12,360	communications
(3) THIRD	19	1	4	1	25	12,360	accessible rooms per
(4) FOURTH	22	1	4	1	28	12,360	2013 CBC Chapter 11B
(5) FIFTH	22	1	4	1	28	12,360	
(6) SIXTH	23	0	4	1	28	12,360	
(7) SEVENTH	23	0	4	1	28	12,360	
(8) EIGHTH	23	0	4	1	28	12,360	
(R) ROOF							
TOTAL	160	3	30	7	200	100,540	
	80%	2%	15%	4%	100%		
	82%		19%				

COURTYARD MARRIOT

TYPES / LEVELS	KING ROOM	* KING ROOM (ACC)	DBL QUEEN ROOM	* DBL QUEEN ROOM (ACC)	ONE BEDROOM	TWO BEDROOM	FAMILY SUITE	# KEYS	GROSS SF	NOTES
(1) GROUND	3	0	0	0	0	0		3	13,770	* 7 mobility and 14
(2) SECOND	12	0	4	0	2	1	1	20	12,790	communications
(3) THIRD	10	0	2	1	2	1	1	17	12,790	accessible rooms per
(4) FOURTH	15	1	3	1	2	0		22	12,370	2013 CBC Chapter 11B
(5) FIFTH	15	1	3	1	2	0		22	12,370	
(6) SIXTH	15	1	3	1	2	0		22	12,110	
(7) SEVENTH	15	1	3	1	2	0		22	12,160	
(8) EIGHTH	15	1	3	1	2	0		22	12,160	
(R) ROOF										
TOTAL	100	5	21	6	14	2	2	150	100,520	
	67%	3%	14%	4%	9%	1%	1%	100%		

PROVIDED PARKING	STALLS	GROSS SF
SURFACE PARKING	52	
PARKING STRUCTURE (G)	59	22,450
PARKING STRUCTURE (P1)	67	22,450
PARKING STRUCTURE (P2)	67	22,450
PARKING STRUCTURE (P3)	35	6,020
	280	73,370

APPLICABLE CODES

ALL WORK SHALL BE IN ACCORDANCE WITH STANDARDS STATED IN THE PROJECT SPECIFICATIONS AND ALL APPLICABLE LOCAL, COUNTY, STATE, AND FEDERAL CODES AND ORDINANCES, INCLUDING BUT NOT LIMITED TO:

AMERICAN DISABILITIES ACT
UNIFORM BUILDING CODE
CALIFORNIA STATE TITLE 24
CALIFORNIA STATE BOARD OF CONSUMER AFFAIRS FOR AREAS OF WORK GOVERNED BY APPLICABLE LICENCE REQUIREMENTS
CITY OF SUNNYVALE

ADDITIONAL FORMS & REPORTS

PLANNING DIVISION APPLICATION FORM

USE PERMIT/SPECIAL DEVELOPMENT JUSTIFICATIONS

CHANGE OF USE FORM

PROJECT DATA SHEET - COMMERCIAL

ENVIRONMENTAL INFORMATION FORM

GREEN BUILDING CHECKLIST

STORM WATER MANAGEMENT PLAN DATA FORM

WATER-EFFICIENT LANDSCAPING CHECKLIST

CALIFORNAI HISTORICAL RESOURCES INFORMATION SYSTEM (C.H.R.I.S.) LETTER

FEDERAL AVIATION ADMINISTRATION LETTER

TITLE REPORT — ACOUSTICAL REPORT

ARBORIST REPORT — GEOTECH REPORT

LIGHTING REPORT

PLANNING & ZONING INFORMATION

DEVELOPMENT PERMIT FILE NO:

LOCATION OF PROPERTY:	SOUTHWEST CORNER OF BORDEAUX DRIVE AND JAVA DRIVE.
ZONING :	MPTOD MOFFETT PARK TOD
PROPOSED USE:	HOTEL, 200 ROOMS (AC HOTEL, BY MARRIOTT) HOTEL, 150 ROOMS (COURTYARD HOTEL, BY MARRIOTT)
BUILDING SETBACKS:	
FRONT:	20'
SIDE:	15'
SIDE:	15'
HEIGHT REQUIREMENT:	8 STORY MAXIMUM 135 FT MAXIMUM
F.A.R. REQUIREMENT:	50% MAXIMUM

PARKING

REQUIRED PARKING

0.8 PARKING STALLS PER ROOM, MAXIMUM
1.2 PARKING STALLS PER ROOM, MINIMUM

TOTAL REQUIRED PARKING:
350 ROOMS X 0.8 STALLS = 280 STALLS, MINIMUM
350 ROOMS X 1.2 STALLS = 420 STALLS, MAXIMUM

PARKING PROVIDED:
TOTAL STALLS = 280 STALLS
(SURFACE PARKING) = 52
(PARKING STRUCTURE) = 228

ACCESSIBLE PARKING STALLS:
REQUIRED (ENTIRE SITE): 9 STALLS, (INCLUDING 1 VAN ACCESSIBLE STALLS)
PROVIDED (ENTIRE SITE): 10 STALLS, (INCLUDING 3 VAN ACCESSIBLE STALLS - 4 STALLS ON GRADE, 6 COVERED IN GARAGE)

BICYCLE STORAGE -SHORT TERM - CLASS 2:
REQUIRED (ENTIRE SITE): 14 STALLS (5% OF AUTOMOBILE PARKING)
PROVIDED (ENTIRE SITE): 16 STALLS, (8 PARKING GARAGE) + (4-AC HOTEL) + (4-COURTYARD HOTEL)

BICYCLE STORAGE - LONG TERM - CLASS 1:
REQUIRED (ENTIRE SITE): 14 STALLS (1:30 ROOMS + 1:30 EMPLOYEES= 12 + 2)
PROVIDED (ENTIRE SITE): 14 STALLS, (10 PARKING GARAGE) + (2-AC HOTEL) + (2-COURTYARD HOTEL)

ELECTRIC CAR CHARGING STALLS:
REQUIRED (ENTIRE SITE): 9 STALLS, (3% OF PROVIDED PARKING)
PROVIDED (ENTIRE SITE): 12 STALLS

DLR Group
Architecture Engineering Planning Interiors

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EL CAMINO REAL PRECISE PLAN: DESIGN GUIDELINES

SECTION	REQUIRED DESIGN GUIDELINE	MET	BY	COMMENT
4.2.1	4.2.1 DESIGN PROJECTS TO FIT INTO THEIR SUNNYVALE EL CAMINO REAL CONTEXT a. New projects should be sensitive to neighboring projects in terms of scale, style, form and materials. b. Creativity and innovation are encouraged, but wildly different designs (e.g., highly reflective glass boxes) that greatly contrast with the general character of the streetscape are discouraged. The goal of the City is to create a vibrant commercial and mixed use district that has a visual unity and a unique sense of place, and that is more than just a collection of individual projects. c. Tailor franchise and corporate design to the site and city. 1. Avoid bright and highly contrasting color schemes. Especially avoid roof materials and colors than are brighter than the normal commercial structure on El Camino Real. 2. Avoid co-branded structures (i.e., two fast food restaurants within a single building) that have markedly different appearances in favor of a more unified design. d. Use colors that complement adjacent projects. 1. Avoid bright colors that make the building appear to be a large sign board. 2. Corporate color combinations may be used, but a change of the shade and intensity of color maybe required for approval.	YES	ARCH	SHALL COMPLY
4.2.2	4.2.2 INTEGRATE THE DESIGN OF ALL PROJECT BUILDINGS a. Large structures should be visually broken up into smaller components through changes in massing, form and texture. b. Pad buildings, including fast food restaurants, should have forms, colors, and detailing similar to the main buildings of the complex. c. Provide size transitions between larger and smaller buildings rather than sharp changes from very large to small structures.	MET	ARCH	SHALL COMPLY SEE A-5.1 & A-5.2
4.2.3	4.2.3 PROVIDE A WELL INTEGRATED ARCHITECTURAL DESIGN a. Distinctive architectural styles are preferred over generic designs that can be seen all over the Bay Area. b. Avoid boxy structures with appendages. 1. Break up tall box-like structures with one story volumes or elements such as pedestrian arcades. An example is shown below. 2. Provide projecting volumes, towers, materials changes, and lower scale elements (e.g., trellises) at building corners to assist in mitigating the box look. c. Avoid “false front” architecture where facade elements appear to be pasted onto flat box structures. 1. Buildings should incorporate wall plane changes that are significant enough (at least 18 inches with larger changes preferred) to give the building more of a sense of assembled volumes rather than appliques over a box. 2. Front facade materials, design articulation, and details should be carried around to all visible sides of the building, including those visible from adjacent residential or commercial parcels. 3. Use columns and pilasters to break up large wall surfaces. 4. Towers, roofs, and parapet elements with visible sides should be deep enough to appear as solid volume elements, not as narrow wall extensions. d. Design buildings with a distinctive base, middle and top. 1. Building base examples include stone, projecting stucco base, rusticated texture, and deep set windows. 2. Building middle examples include the use of a different material (e.g., stucco, brick, metal panels), and different textures. 3. Building top examples include projecting roof overhangs, projecting cornices, shaped parapets, and projecting wall caps. The use of metal flashing caps alone at the top of a wall is strongly discouraged in favor of a more finished wall top appearance. 4. Avoid forms and material or color changes that divide walls vertically into equal or near equal areas. The use of a 1/3 to 2/3 ratio will generally result in a more visually satisfactory design. e. Provide well-defined building entries.	MET	ARCH	SHALL COMPLY
4.2.3	4.2.3 PROVIDE A WELL INTEGRATED ARCHITECTURAL DESIGN 1. Tower elements or projecting building masses at entries can assist in giving them additional importance. 2. Walkway and plaza areas with special paving, lighting and pedestrian amenities (e.g., well design benches and trash receptacles) can assist in defining the building entries and in giving users a place to meet and wait. 3. Special decorative lights can enhance building entries. f. Visible roofs are encouraged. 1. Clay tile roofs of the color and quality on the Cherry Orchard project at the Mathilda Avenue intersection would generally always be acceptable. Other materials,including standing metal seam roofing, will be evaluated on a case-by-case basis. 2. Roof overhangs are encouraged to assist in defining the top of the buildings and in providing sun shading to windows. 3. Roof forms should be simple and not overly complex. 4. Where visible roofs are not provided, the use of projecting cornices and parapet caps are strongly encouraged. g. Screen roof mounted equipment. 1. Sloped roof edges and parapet walls should be the first choice for roof mounted equipment screening, rather than relying in screen walls surrounding only the equipment. 2. Equipment needs to be screened to the top of the equipment. Waivers of screening requirements can be considered. 3. To determine visibility from surrounding locations on the ground, utilize a view point of 5 feet above grade at a distance of 200 feet. Also, consider whether the equipment would be visible from the windows of adjacent multi-story structures. 4. Roof mounted equipment should be grouped whenever 5. Where shielding with roofs and parapets are not possible, roof screens should fit the architectural design and materials of the building. They should appear to be a part of the building design, not as a foreign object added to the roof. 6. The design and extent of the roof screen should relate to the main building form. Screen walls may be required beyond the minimum extent needed to screen the actual equipment. h. Provide substantial architectural detail. 1. Use details that are related to pedestrians near the building rather than large scaled details that are primarily related to the view from the street. In cases where that longer range detail view is important to the design,provide additional pedestrian scaled detail on the structures. 2. Where traditional architectural styles are utilized, the buildings forms and detailing should be authentic and true to the specific style	MET	ARCH	SHALL COMPLY
4.2.4	4.2.4 PROVIDE WELL DESIGNED AND ARTICULATED BUILDING FACADES a. Design buildings that emphasize forms and details that are scaled and oriented to the pedestrian and to the parking lots, not to the street b. Buildings located near street frontages are encouraged. c. Avoid blank facades in excess of 20 feet in length. d. For facades with multiple tenant customer entries, provide transparent windows and doors for a minimum of 60% of the horizontal length of the building. Limit window sill heights to a maximum of 42 inches above grade. e. Break long buildings up into smaller modules that appear more as a collection of buildings than as one long building. f. The use of pedestrian arcades or awnings are encouraged to provide pedestrian weather and sun protection and to visually relate shop fronts to the human scale. 1. The use of extra large awnings or awnings that covera larger portion of the facade (often called “awning architecture”) is strongly discouraged. 2. Fabric awnings are preferred, but contemporary metal and glass awnings are acceptable if compatible with the architectural style of the building. g. Entries on street-facing facades are encouraged. h. Provide finished designs for all facades facing public streets or pedestrian pathways even if entries do not orient to them. Some typical techniques include the following:	MET	ARCH	SHALL COMPLY
4.2.4	4.2.4 PROVIDE WELL DESIGNED AND ARTICULATED BUILDING FACADES 1. Long walls broken into smaller modules 2. Transparent windows 3. Opaque or translucent windows in normal storefront frames 4. Display windows 5. Pilasters 6. Awnings and canopies 7. Trellises and lattices with landscaping	MET	ARCH	SHALL COMPLY
4.4.2.5	4.4.2.5 EMPHASIZE THE USE OF HIGH QUALITY MATERIALS a. Preferred materials include the following: 1. Stucco 2. Stone 3. Brick 4. Wood 5. Split face concrete block 6. Metal panels with high quality factory finishes b. Discouraged materials include the following: 1. Highly reflective materials 2. Smooth face concrete block 3. Concrete tilt up walls 4. Prefabricated metal panels c. Avoid materials and colors that make the building appear to be a big sign. d. Use low reflectance materials and colors e. Avoid dark tinted glass in favor of highly transparent glazing. f. Avoid materials and color changes without a plane change. Make material and color changes at inside corners to avoid the appearance of a pasted on veneer. g. Utilize low reflectance, subtle, neutral or earth tone colors for major building walls and elements. Limit brighter colors to building trim.	MET	ARCH	SHALL COMPLY
4.3.1	4.3.1 DEVELOP SITE PLANS TO MINIMIZE IMPACTS ON ADJACENT RESIDENTIAL NEIGHBORHOODS a. Locate buildings as well as service, storage and trash areas to minimize their impact on adjacent residential properties. Orienting building entries to El Camino Real and separating the project buildings from adjacent residential development with employee parking is often the best means of reducing negative impacts. b. Avoid auto service bays exposed to residential property lines. c. Follow the design guidelines contained in Section 4.1.6 above.	YES	ARCH	SEE A-0.2, A-0.6, AND A-1.1 TRASH AND UTILITIES LOCATED WITHIN BUILDING ENVELOPE AND NOT EXPOSED TO RESIDENTIAL PROPERTY LINES.
4.3.2	4.3.2 PROVIDE BUFFERS BETWEEN COMMERCIAL PROJECTS AND ADJACENT RESIDENTIAL NEIGHBORHOODS a. Maintain a minimum 20-foot setback from property lines adjacent to residential neighborhoods. b. Install a solid, decorative masonry wall along property lines, which provides sound attenuation for adjacent residential properties. Walls with solid piers to break up the wall surface should be used. The height of the wall should be: 1. at least 6 feet for one-story commercial building adjacent to residential neighborhoods, although taller may be required; and 2. 8 feet for commercial buildings taller than one-story. c. Provide a landscape buffer along residential property lines. Plant evergreen trees within the setback at a minimum spacing of 20 feet on center. Use 24-inch box trees as a minimum size. Species and spacing should be selected to provide visual screening of the full height of the structures within 7 years of commercial space occupancy. Because of the variety of conditions that may exist along commercial/residentialinterfaces (e.g., sunlight access), consultation with owners of the adjacent properties is often a good idea. Variations to the above landscape guideline will be considered to meet the special needs of neighbors.	YES	ARCH	SEE SHEET A-0.2 & A-0.3 EXISTING WALL BETWEEN PROJECT SITE AND EXISTING RESIDENTIAL ZONES. EXISTING TREES AND LANDSCAPE EXISTS BETWEEN RESIDENTIAL ZONES AND PROJECT SITE WILL NOT BE DEMOLISHED.
4.3.3	4.3.3 RESPECT THE SCALE AND CHARACTER OF ADJACENT RESIDENTIAL NEIGHBORHOODS a. Limit the height of buildings within 75 feet of a residential zoning distance to the maximum height allowed in the adjoining residential zoning district. b. For commercial projects with frontage on streets serving residential uses: 1. Provide well designed and detailed walls or fences along the street with a minimum of 5 feet of landscaping(including trees) between the sidewalk and the wall or consider combination of berms and walls. 2. Avoid blank walls. 3. Design street-facing facades which exceed 50 feet inlength as though they were constructed on individual parcels no wider than 50 feet. The utilization of modules that are similar to those in the residential neighborhood is the most desirable approach. c. Preserve and incorporate existing mature trees whenever possible.			
4.3.3	4.3.3 RESPECT THE SCALE AND CHARACTER OF ADJACENT RESIDENTIAL NEIGHBORHOODS d. For all building walls that are visible from residential areas or units, utilize forms, materials and architectural detailing similar to those used on the structure’s primary entry facade.	YES	ARCH	a. SEE SHEETS: A-0.0, A-5.1, & A-5.2 b. SEE SHEETS: A-5.1 & A-5.2 c. SHALL COMPLY SEE ARBORIST REPORT AND LANDSCAPE PLANS d. SEE SHEETS: A-5.1 & A-5.2
4.3.4	4.3.4 LIMIT PRIVACY INTRUSIONS ON ADJACENT RESIDENTIAL PROPERTIES a. Avoid windows, doors or openings on facades which face residential uses whenever possible. b. Avoid windows which would provide views into residential windows and residential private yards. c. If windows or openings are necessary, keep sizes small on facades facing residences to minimize privacy and lighting intrusions.	MET	ARCH	MINIMAL SIGHT LINES FROM BUILDING INTO RESIDENTIAL AREAS. SEE FLOOR PLAN A-1.1-1.5 FOR ORIENTATION
4.3.5	4.3.5 DESIGN SITE LIGHTING TO MINIMIZE LIGHT INTRUSIONS ON SURROUNDING RESIDENTIAL AREAS a. Use only fully shielded lighting fixtures for all site and building lights to eliminate glare. b. Use the minimum amount of wattage and coverage needed to satisfy specific security needs. c. Select lighting fixtures which are attractive and complementary to the design of the building. d. Mount fixtures to the lowest height level consistent with the functional needs of the lighting. In no case should fixtures be mounted at a height greater than 15 feet. e. Emphasize low level, uniform lighting to avoid abrupt changes from bright lights to darkness. f. Limit the lighting of project signs that are visible from nearby residences to indirect sources. Fixtures should be shielded to avoid direct view of the bulb. g. Lighting reduction and energy efficient timer systems are required after normal business hours except for lighting that is needed for general safety and security.	YES	ARCH	SHALL COMPLY
4.3.6	4.3.6 MINIMIZE VISUAL AND NOISE INTRUSIONS FROM MECHANICAL EQUIPMENT a. Locate noise generating ground and roof mounted mechanical equipment away from residential properties to the maximum degree possible. b. Follow the visual screening guidelines contained in Section 4.2.3 above. c. Locating loading docks and service areas behind buildings can create conflicts with neighboring residents. Extreme care in the design shall be taken to minimize those impacts.	MET	ARCH	SEE A-0.6 & A-4.1 HVAC EQUIPMENT WILL BE ROOF MOUNTED AND APPROPRIATELY SCREENED LOADING DOCKS ARE BEHIND BUILDINGS AND NEXT TO 8'-0" WALL.
4.4	BIG BOX DEFINITION For the purposes of these design guidelines, Big Boxes are defined as large retail structures (typically over 25,000 square feet) in single plate floor area and serving a single tenant as a stand alone retail stucture, or as a 50% or more increase to a structure of 25,000 square feet or more.Occassionally, a Big Box project may contain two major tenants. These guidelines are supplemental to the guidelines contained in Section 4.1 above.	N/A	N/A	NOT APPLICABLE
4.5	INTENT Strip centers are generally discouraged since they tend to provide fewer pedestrian and shopper amenities than more varied site layouts. However, the shallow depth of many sites along El Camino Real may limit development of some parcels to projects composed of inline stores with limited setback variations.In general, projects should conform to the general guidelines contained in the above sections. The following are a reinforcement of the most important guidelines along with additional suggestions for achieving a quality development that fits comfortably into the El Camino Real context and contributes to Sunnyvale’s El Camino Real overall sense of place.	N/A	N/A	NOT APPLICABLE
4.6	INTENT Sunnyvale’s auto dealerships are a valued resource for the citizens of the community and a significant source of revenue for the City. Typically, the dealerships occupy some of the largest parcels along El Camino Real’s commercial district. In addition to the major name brand dealerships, there are also a number of used car sales establishments.In the future, new dealerships might move to the street, and existing dealerships may expand or remodel. The intent of these guidelines is to maintain the major elements needed for these uses to maintain competitiveness while suggesting means to upgrade the image of El Camino Real as a major mixed use commercial district.	N/A	N/A	NOT APPLICABLE

DEVELOPMENT PERMIT REVIEW
4TH REVIEW
10/1/2015

SUNNYVALE DESIGN GUIDELINES

BORDEAUX AC & COURTYARD HOTEL
SUNNYVALE, CALIFORNIA

1235 BORDEAUX DR.
SUNNYVALE, CALIFORNIA

T2 DEVELOPMENT

0.1.2

75-15741-00

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SUNNYVALE NOISE ORDINANCE

SECTION	REQUIRED DESIGN GUIDELINE	MET	BY	COMMENT
16.08.030	Section 16.08.030 Hours of construction-Time and noise limitations: Construction activity is permitted between the hours of 8 a.m. to 6 p.m. to Monday through Friday and 8 a.m. to 5 p.m. on Saturday. There shall be no construction activity on Sunday or federal holidays.	YES	AE	SEE ATTACHED 8.5X11 ACOUSTICAL ENGINEERING SERVICES NOISE STUDY.
19.38.030	Section 19.38.030 Recycling and solid waste facilities: Trash enclosures and other noise generating equipment shall be located away from residential areas.	YES	AE	SEE A-1.0 GROUND FLOOR PLAN TRASH ENCLOSURE IS WITHIN BUILDING ENVELOPE.
19.42.030	Section 19.42.030 Noise or sound level: Operational noise shall not exceed seventyfive dBA at any point on the property line of the premises upon which the noise or sound is generated or produced; provided, however that the noise or sound level shall not exceed fifty five (55) dBA during the nighttime or sixty (60) dBA during daytime hours at any point on adjacent residential zoned property.	YES	AE	SEE ATTACHED 8.5X11 ACOUSTICAL ENGINEERING SERVICES NOISE STUDY.
19.42.060	Section 19.42.060 Ground vibration regulated: Every activity or operation shall be conducted in such a manner that ground vibration generated or produced on the premises is not perceptible at any point on the property line of the premises without the use of a special measuring instrument.	YES	AE	SEE ATTACHED 8.5X11 ACOUSTICAL ENGINEERING SERVICES NOISE STUDY.

MUNICIPAL CODE REQUIREMENTS

SECTION	REQUIRED DESIGN GUIDELINE	MET	BY	COMMENT
19.44.150	19.44.150. General sign requirements.	YES	ARCH	SHALL COMPLY
19.44.160	19.44.160. Permanent signs in nonresidential zoning districts. (a)êêêêStandards. All signs in nonresidential districts are subject to the standards in this section, except that residential uses in nonresidential zoning districts must comply with standards for signs in residential zoning districts. êêêêêêêêêêêê(1)êêêêTable 19.44.160(a) applies to properties in the commercial and office zoning districts, except as listed in subsection (2).	YES	ARCH	SEE ELEVATIONS
19.46.100.	19.46.100. General requirements for nonresidential and mixed-use parking. (a) Allowable Locations for Parking. Required parking shall be located off-street. Parking is allowed in any required setback area except for required vision triangles described in Section 19.34.060 (Vision triangles). Parking shall be located on-site unless a parking management plan is approved with associated parking agreements. (b) Type of Parking. Parking may be provided in the following forms: surface, underground or parking garages. Parking lifts, carousels or other types of mechanized parking require approval of the planning commission through a use permit. Any proposal for mechanized parking shall be accompanied with a proposed parking management plan. (c) Minimum Spaces. Nonresidential uses shall provide parking in accordance with Tables 19.46.100(a), (b) and (c) (Nonresidential Parking Requirements). All square footage numbers refer to gross floor area of the use. For uses not listed, the director shall determine required parking ratios based on accepted guidelines such as ITE or ULI. When any fraction of a parking space is required, the entire space shall be provided. Uses that provide certain facilities may be allowed fewer parking spaces as described in subsection (e) (Incentives). (d) Review of Shared Parking. Shared parking may be considered as part of any discretionary permit review. If a discretionary permit is not otherwise required, a miscellaneous plan permit shall be submitted to request consideration of shared parking.	YES	ARCH	SEE SHEET A-0.2

DEVELOPMENT PERMIT REVIEW
4TH REVIEW
10/1/2015

SUNNYVALE DESIGN GUIDELINES

1235 BORDEAUX DR.
SUNNYVALE, CALIFORNIA

BORDEAUX AC & COURTYARD HOTEL
SUNNYVALE, CALIFORNIA

T2 DEVELOPMENT

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MUNICIPAL CODE REQUIREMENTS

SECTION	REQUIRED DESIGN GUIDELINE	MET	BY	COMMENT
19.46.100.	(e) Incentives. The installation of employee showers and locker rooms may reduce required parking up to three percent of the total spaces. (f) Multiple Uses on a Property. For multi-tenant properties, the director or approving body may use a combination of appropriate requirements to determine the required parking. Shopping center uses are regulated separately in Section 19.46.110(i) (Shopping centers). (1) Mixed Uses Including Residential. ò Mixed useó means a development that includes nonresidential uses and residential uses on the same development site. The director or approving body may determine parking ratios based on accepted guidelines such as ITE or ULI. Parking management plans and bicycle parking are required for mixed use development. (2) Nonresidential Multi-Tenant Properties. (A) Calculation. In determining which requirements are appropriate in the case of a multi-tenant use on a property that is not a shopping center, any single use occupying thirty percent or less of the total floor area occupied by all of the uses shall be treated as though it were part of the uses occupying the remaining seventy percent. (B) Captive Market. For uses that are accessory to a larger business and primarily serve the needs of that business, no additional parking is required. Examples include a coffee or snack shop within an office or hotel development or a copy/package store within a business park. (g) Additional Requirements. Tables 19.46.100(a), (b) and (c) list additional requirements as described in this section. (1) Specific Use Standards. Refer to Section 19.46.110 (Definitions and parking standards for specific nonresidential land uses) for definitions and information on parking requirements specific to a particular land use. (2) Bicycle Parking. Refer to Section 19.46.150 (Bicycle parking) for related requirements. (3) Parking Management Plans. Refer to Section 19.46.160 (Parking management plans and tools) for related requirements. (4) Loading Spaces. If the use lists òloading spaceó as an additional requirement, one loading space shall be available per lot as described in the citywide design guidelines. Lots with less than fifteen spaces are exempt from this requirement. (5) Car Share Spaces. òCar shareó means a space for carpool vehicles or a vehicle-sharing provider. If the use lists òcar share spacesó as an additional requirement, a minimum of five percent of all parking spaces shall be permanently reserved for the exclusive use of car share vehicles. Car share spaces will be reserved with lot markings, signs, or other techniques. (6) Electric Car Chargers. New construction of industrial uses, research and development office or other office uses with one hundred spaces or more is required to provide pre-wiring for a minimum of Level 2 electric car chargers for a minimum of three percent of the total parking spaces provided. (h) Fleet Vehicles. Parking of fleet vehicles is regulated separately in Section 19.46.140 (Parking and storage of fleet vehicles).	YES	ARCH	SEE SHEET A-0.2

SECTION	REQUIRED DESIGN GUIDELINE	MET	BY	COMMENT
19.56.020. Solar Energy Systems	19.56.020. Solar energy systems ñ Impairment of solar access by structures. (a) No building permit shall be issued for any construction, the effect of which when completed would be to interfere with solar access to the rooftop of any structure or to any preexisting active solar collector on nearby property. Solar access means the absence of shadows blocking or reducing exposure to the sun to an extent greater than ten percent daily during the hours between nine a.m. to three p.m., Pacific Standard Time, throughout any solar cycle. Nothing contained herein shall require modification to any structure, the shade pattern of which would impair solar access to rooftops or active solar collectors established later in time (b) The provisions of this chapter shall not apply to structures or uses within the DSP zoning district. (Ord. 2904-09 Å 5)	YES	ARCH	SEE SHEET A-0.6

PUBLIC WORKS REQUIREMENTS

SECTION	REQUIRED DESIGN GUIDELINE	MET	BY	COMMENT
13.08.030	13.08.030 Encroachment permit required. (a) Except as otherwise provided in Section 13.08.040, it is unlawful for any person to encroach or to make or to cause to be made any encroachment without first having obtained an encroachment permit from the city engineer. (b) Encroachment permits shall be issued by the city engineer upon such conditions the city engineer deems necessary to protect the public interest, safety and welfare. (c) All obligations, responsibilities and other requirements of the permittee as described in this chapter shall be binding on subsequent owners of the encroachment. (d) Any person owning or maintaining any encroachment existing as of the effective date of this chapter, which has not previously been the subject of a written permit or agreement, and is not exempt under Section 13.08.040 shall be required to apply for a permit pursuant to this chapter by April 1, 1995 . If an application is not timely made, or if application is made but a permit is denied, the city may remove the encroachment. Prior to such removal the city shall give not less than thirty daysô written notice by mail to the person or persons who reasonably appear to own or maintain such encroachment, if the identity and address thereof can be ascertained with reasonable efforts by the city. (e) Any encroachment for which a permit is required and for which no permit has been issued pursuant to this chapter shall be deemed a public nuisance which may be abated by the city pursuant to Chapter 9.26. (Ord. 2477-94 Å 2).	N/A	N/A	DULY NOTED
13.08.060.	13.08.060. Permit applications. (a) An application for a permit required by this chapter shall be made on a form prescribed by the city engineer. The application shall be signed by the applicant and shall include the following: (1) The name, address and telephone number of the applicant; (2) The name, address and telephone number of the contractor if the proposed work is to be done by a contractor. If the name of the contractor is not known to applicant at the time of submittal of the application, any encroachment permit issued shall be conditional upon the furnishing of contractor related information to the city engineer not later than ten days after the contractor is known to the permittee, and at least three days prior to commencement of work by the contractor, unless the city engineer gives a written extension to provide this information; (3) The location, purpose, extent and nature of the proposed work; (4) The period of time when the proposed work will be performed; (5) A certificate of insurance for the applicant and contractorñs insurance carrier in a form satisfactory to the city; (6) All other complete and descriptive	N/A	N/A	DULY NOTED

SECTION	REQUIRED DESIGN GUIDELINE	MET	BY	COMMENT
13.08.060.	13.08.060. Permit applications. information, including plats, plans, specifications and analyses the city engineer may require so as to describe the work and its effect on the right-of-way, including the mode of operation, maintenance and use; (7) The written order or consent to work there under, required by law, issued by the California Public Utilities Commission or any other public district, agency or body having jurisdiction; (8) Current maps and records of the underground facilities at the site, if applicable, unless this requirement is waived by the city engineer. (b) The application for a permit shall refer to, and incorporate by reference, all of the provisions of this chapter. (c) A permit shall not be issued unless and until the order or consent required pursuant to subsection (a)(7) is first obtained and filed with the city engineer. The permittee shall be knowledgeable and comply with all applicable federal, state and local laws, regulations and orders which may in any manner affect the permit. The permittee shall insure that its agents, employees and contractors are at all times in compliance with all applicable laws, regulations and orders. (Ord. 2477-94 Å 2).	N/A	N/A	DULY NOTED
13.08.070.	13.08.070. Liability and insurance. (a) The permittee shall be responsible for all liability imposed by law for personal injury or property damage proximately caused by work permitted and done by permittee under the permit; failure on permitteeös part to perform obligations under the permit in respect to maintenance; or the existence of any permitted encroachment. If any claim of such liability is made against the city, its officers or employees, permittee shall defend, indemnify and hold them, and each of them, harmless from such claim insofar as permitted by law. (b) Before a permit is issued, the applicant, or the contractor who is to perform the work, shall secure, at its expense, a policy of broad form commercial general liability insurance, on an òoccurrenceó basis. If the work to be performed involves any excavation, the policy shall include an endorsement that affords coverage for explosion, collapse and underground hazards. The policy shall name the city and its officers, employees and agents as additional insureds and shall protect them from claims for personal injury, death or property damage suffered by third persons and arising out of the work authorized by the permit and the manner of installation or construction. The insurance shall be in effect on the date that the work is commenced and shall be maintained in effect until the work has been completed and the work has been accepted by the city engineer, pursuant to Section 13.08.090. The policy shall include a cancellation clause requiring the issuing company to provide a thirty-day written notice of cancellation, suspension or modification, to the named certificate holder. A certificate of the insurance shall be filed with the department of public works prior to commencement of work. (c) If the work to be performed under a permit will involve an excavation more than six inches in depth in a street, the applicant or contractor shall furnish liability insurance coverage in an amount not less than five hundred thousand dollars combined single limit. For permits not involving excavation or excavation less than six inches in depth, the applicant or the contractor shall furnish such liability insurance coverage in an amount not less than three hundred thousand dollars combined single limit. If an applicant or a contractor maintains with the city a certificate of continuous insurance coverage, such applicant or contractor shall change his or her insurance coverage to be in compliance with the requirements of this section on or before the renewal date of the policy. The city engineer may increase, decrease or waive the insurance limits set forth above in those cases in which the city engineer determines that special circumstances justify such an	N/A	N/A	DULY NOTED
13.08.070.	increase, decrease or waiver. (Ord. 2477-94 Å 2).	N/A	N/A	DULY NOTED

DEVELOPMENT PERMIT REVIEW
4TH REVIEW
10/1/2015

SUNNYVALE DESIGN GUIDELINES

1235 BORDEAUX DR.
SUNNYVALE, CALIFORNIA

BORDEAUX AC & COURTYARD HOTEL
SUNNYVALE, CALIFORNIA

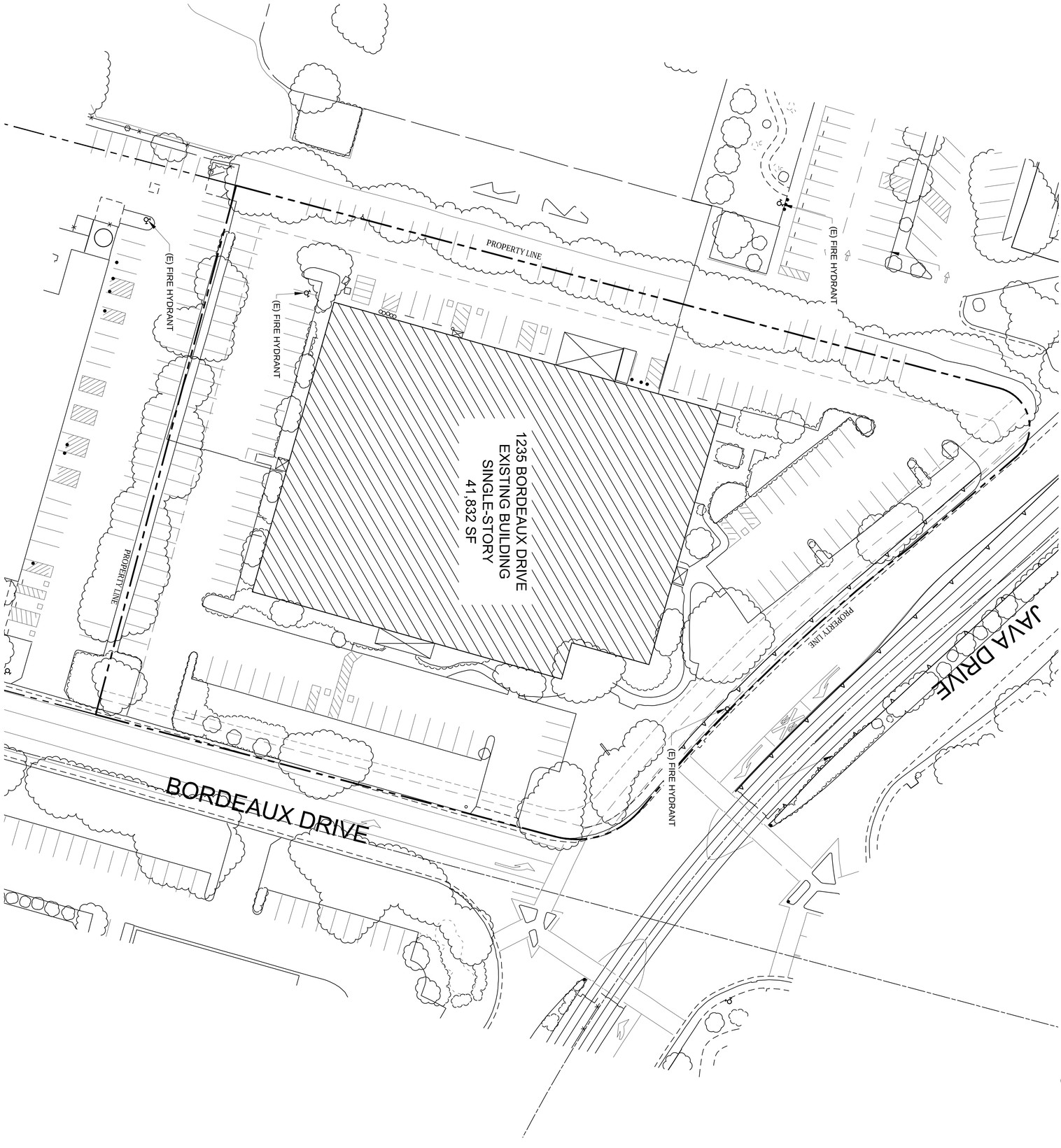
T2 DEVELOPMENT

0.1.3

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EXISTING SITE PLAN
SCALE = 1" : 30'-0"

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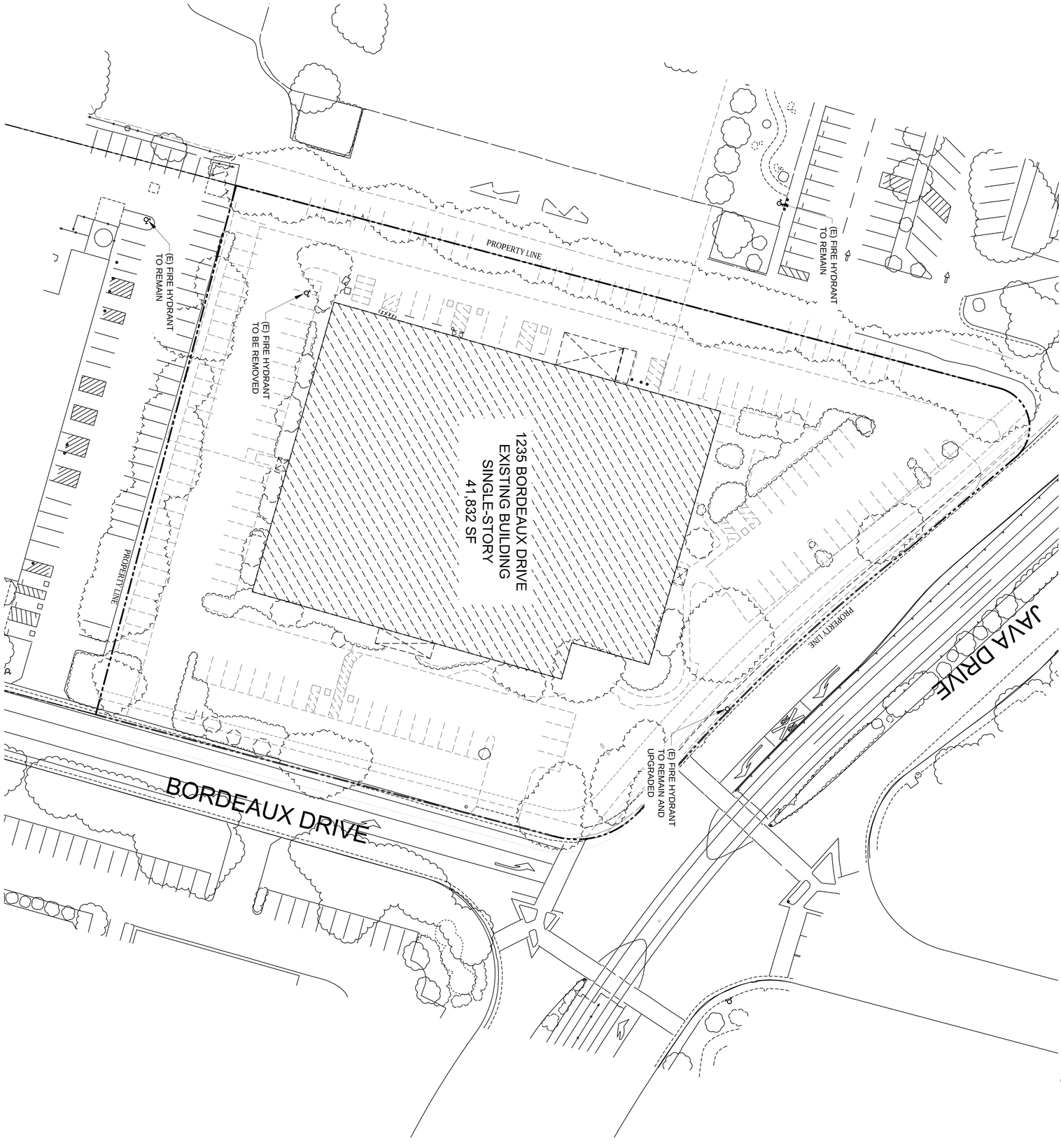
EXISTING SITE PLAN

T2 DEVELOPMENT

BORDEAUX AC & COURTYARD HOTEL
SUNNYVALE, CALIFORNIA

1235 BORDEAUX DR.
SUNNYVALE, CALIFORNIA

DEVELOPMENT PERMIT REVIEW
4TH REVIEW
10/1/2015



SITE DEMOLITION PLAN
SCALE = 1" : 30'-0"

ATTACHMENT 8 - Page 6 of 60

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SITE DEMOLITION PLAN

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SUNNYVALE, CALIFORNIA

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SUNNYVALE, CALIFORNIA

DEVELOPMENT PERMIT REVIEW
4TH REVIEW
10/1/2015



ADJACENCY CONTEXT VIEW FROM NORTH EAST



ADJACENCY CONTEXT VIEW FROM SOUTH





EXISTING SITE CONTEXT



TOTAL LOT SIZE: 131,000 SF
TOTAL LOT COVERAGE: 53,755 SF (41.0%)
MAXIMUM LOT COVERAGE ALLOWED: 58,950 SF (45.0%)

SITE PLAN
SCALE = 1" : 25'-0"

NORTH

DEVELOPMENT PERMIT REVIEW
PLANNING COMMISSION HEARING
11/13/2015

SITE PLAN

BORDEAUX AC & COURTYARD HOTEL
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SUNNYVALE, CALIFORNIA

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ACCESSIBLE PEDESTRIANPATH OF TRAVEL

VEHICULAR PATH OF TRAVEL

VICINITY / ACCESSIBILITY PLAN
SCALE = 1" : 30'-0"

NORTH

DEVELOPMENT PERMIT REVIEW
4TH REVIEW
10/1/2015

VICINITY/ ACCESSIBILITY PLAN

BORDEAUX AC & COURTYARD HOTEL
SUNNYVALE, CALIFORNIA

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ATTACHMENT 8 - Page 9 of 60

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A-0.6

TRASH ACCESS PLAN

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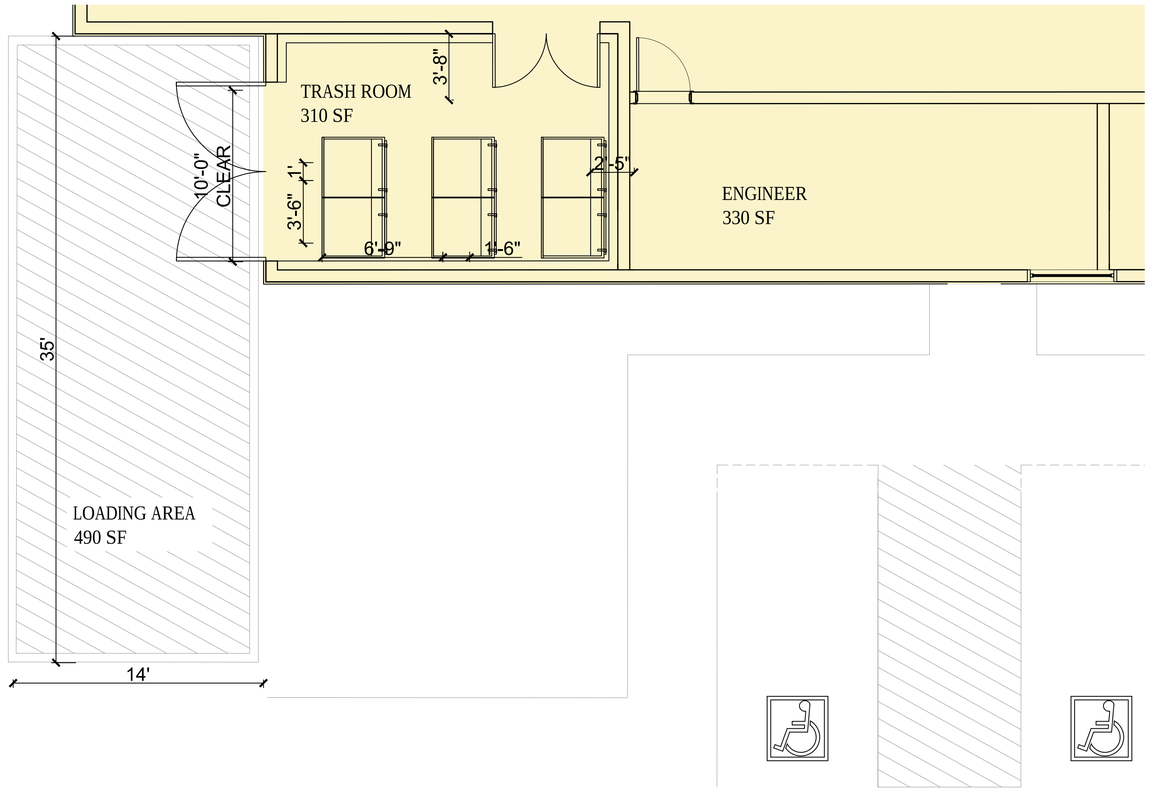
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SUNNYVALE, CALIFORNIA

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SUNNYVALE, CALIFORNIA

DEVELOPMENT PERMIT REVIEW
4TH REVIEW
10/1/2015

AC PROJECT SIZE =	100,360 SF
PROJECTED WASTE VOLUME PER SF =	0.0003 CYD/SF
WEEKLY VOLUME =	30.1 CYD
3 SEVICE PER DAY =	10 CYD/DAY
NO. OF BINS =	4
COMMERCIAL FRONT LOAD BIN SIZE:	
3 CUBIC YARD	60" HEIGHT, 81" WIDTH, 42" DEPTH

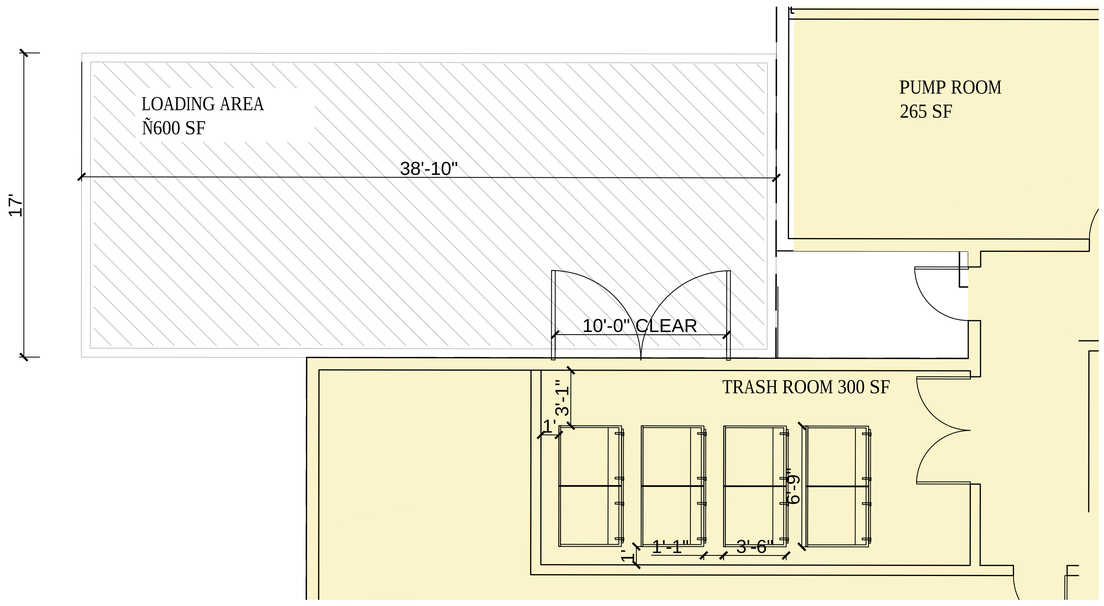
*City of Sunnyvale Design Guidelines
For Solid Waste and Recycling Facilities



1. AC TRASH ACCESS PLAN
SCALE = 1/4": 1'-0"

RI PROJECT SIZE =	102,380 SF
PROJECTED WASTE VOLUME PER SF =	0.0003 CYD/SF
WEEKLY VOLUME =	30.7 CYD
3 SEVICE PER DAY =	10.2 CYD/DAY
NO. OF BINS =	4
COMMERCIAL FRONT LOAD BIN SIZE:	
3 CUBIC YARD	60" HEIGHT, 81" WIDTH, 42" DEPTH

*City of Sunnyvale Design Guidelines
For Solid Waste and Recycling Facilities



2. COURTYARD TRASH ACCESS PLAN
SCALE = 1/4": 1'-0"

DEVELOPMENT PERMIT REVIEW
4TH REVIEW
10/1/2015

1235 BORDEAUX DR.
SUNNYVALE, CALIFORNIA

TRASH ACCESS PLAN

BORDEAUX AC & COURTYARD HOTEL
SUNNYVALE, CALIFORNIA

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DEC. 21 - 9:00 AM
SCALE = 1" : 100'



DEC. 21 - 3:00 PM
SCALE = 1" : 100'

19.56.020. SOLAR ENERGY SYSTEMS - IMPAIRMENT OF SOLAR ACCESS BY STRUCTURES

(a) No building permit shall be issued for any construction, the effect of which when completed would be to interfere with solar access to the rooftop of any structure or to any preexisting active solar collector on nearby property. Solar access means the absence of shadows blocking or reducing exposure to the sun to an extent greater than ten percent daily during the hours between nine a.m. to three p.m., Pacific Standard Time, throughout any solar cycle. Nothing contained herein shall require modification to any structure, the shade pattern of which would impair solar access to rooftops or active solar collectors established later in time

(b) The provisions of this chapter shall not apply to structures or uses within the DSP zoning district. (Ord. 2904-09 Â 5)

PERCENTAGE OF BUILDINGS IN SHADOW FROM NEW BUILDING DURING THE HOURS OF 9:00AM TO 3:00PM IS LESS THAN 10%. SHADOWS CAST ON EXISTING OR PROPOSED BUILDINGS DOES NOT AFFECT ANY EXISTING SOLAR ARRAYS. SHADOWS CAST FROM NEW BUILDINGS DOES NOT IMPACT EXISTING OR PROPOSED BUILDING ROOF AREAS.

DEVELOPMENT PERMIT REVIEW
4TH REVIEW
10/1/2015

SOLAR STUDY

BORDEAUX AC & COURTYARD HOTEL
SUNNYVALE, CALIFORNIA

1235 BORDEAUX DR.
SUNNYVALE, CALIFORNIA

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1. WEST VIEW FROM JAVA DRIVE AND BORDEAUX DRIVE INTERSECTION



2. SOUTH VIEW FROM JAVA DRIVE AND BORDEAUX DRIVE INTERSECTION



3. EAST VIEW FROM JAVA DRIVEENTRY



4. SOUTH-WEST VIEW FROM NORTH-EAST CORNER OF SITE



5. NORTH-WEST VIEW FROM SOUTH-EAST CORNER OF SITE



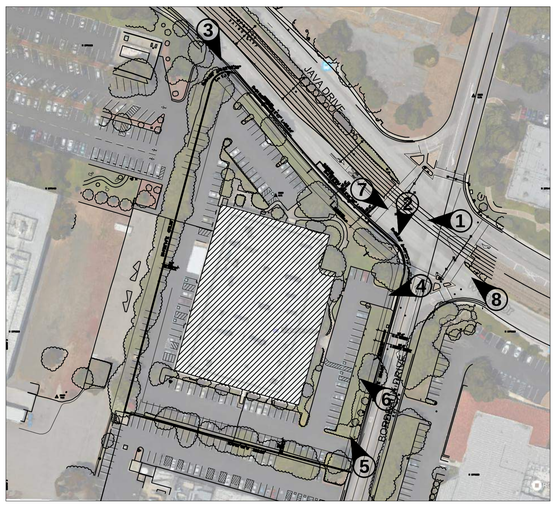
6. WEST VIEW FROM BORDEAUX DRIVE



7. EAST VIEW FROM JAVA DRIVE NEAR INTERSECTION



8. WEST VIEW FROM JAVA DRIVE NEAR INTERSECTION



VICINITY / ACCESSIBILITY PLAN
SCALE = 1" : 100'-0"

NORTH

DEVELOPMENT PERMIT REVIEW
4TH REVIEW
10/1/2015

EXISTING SITE PHOTOS

BORDEAUX AC & COURTYARD HOTEL
SUNNYVALE, CALIFORNIA

1235 BORDEAUX DR.
SUNNYVALE, CALIFORNIA

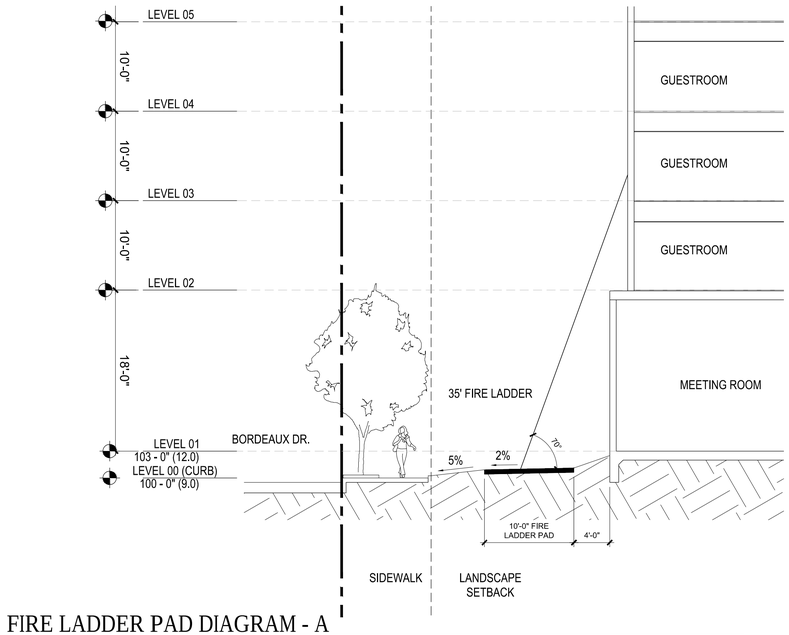
T2 DEVELOPMENT

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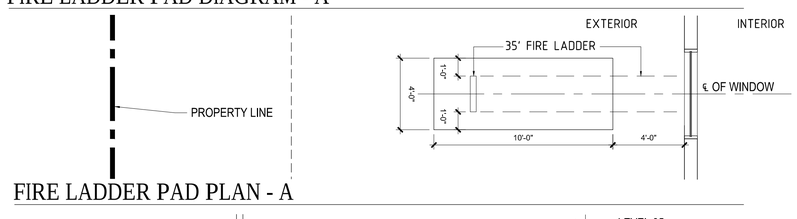
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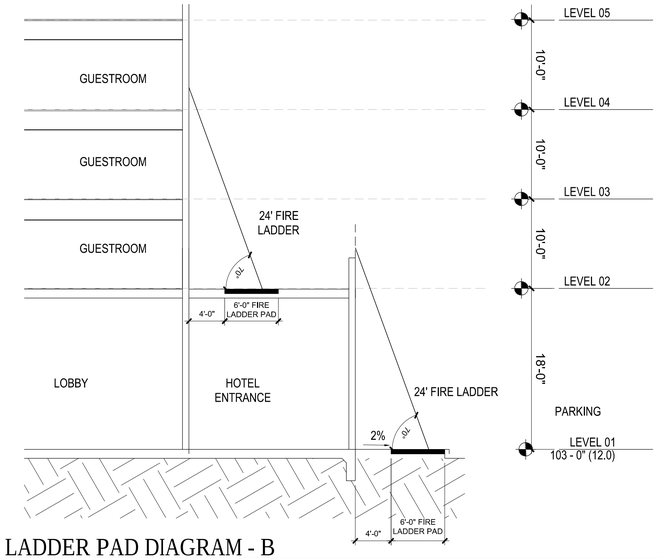
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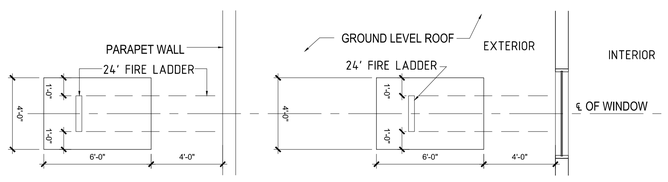
FIRE LADDER PAD DIAGRAM - A



FIRE LADDER PAD PLAN - A



FIRE LADDER PAD DIAGRAM - B



FIRE LADDER PAD PLAN - B



NOTE:
ALL RESCUE WINDOWS MUST BE ACCESSIBLE. FIRE LADDER PAD TO SUPPORT NO LESS THAN 1000 LBS

APPROVED FIRE ACCESS ROAD SHALL BE ASPHALT, CONCRETE OR ANOTHER APPROVED ALL WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 90,000 POUNDS

FIRE ACCESS PLAN
SCALE = 1" : 30'-0"

NORTH

DEVELOPMENT PERMIT REVIEW
4TH REVIEW
10/1/2015

FIRE ACCESS PLAN

BORDEAUX AC & COURTYARD HOTEL
SUNNYVALE, CALIFORNIA

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VIEW REFERENCE MAP
N.T.S.

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DEVELOPMENT PERMIT REVIEW
4TH REVIEW
10/1/2015

VIEW IMPACTS FROM RESIDENTIAL AREA

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SUNNYVALE, CALIFORNIA

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PUBLIC AMENITIES

PUBLIC PLAZA	1545 SF
AC LOUNGE	1036 SF
BAR	675 SF
DINING	550 SF
BUFFET	225 SF
THE MARKET	100 SF

GUEST AMENITIES

MEETING ROOM	625 SF
3RD FLOOR POOL DECK	3,335 SF
3RD FLOOR FITNESS	845 SF
3RD FL. GUEST LAUNDRY	200 SF

DEVELOPMENT PERMIT REVIEW
5TH REVIEW
11/6/2015

AC HOTEL GROUND & SECOND FLOOR PLANS

BORDEAUX AC & COURTYARD HOTEL
1235 BORDEAUX DR.
SUNNYVALE, CALIFORNIA

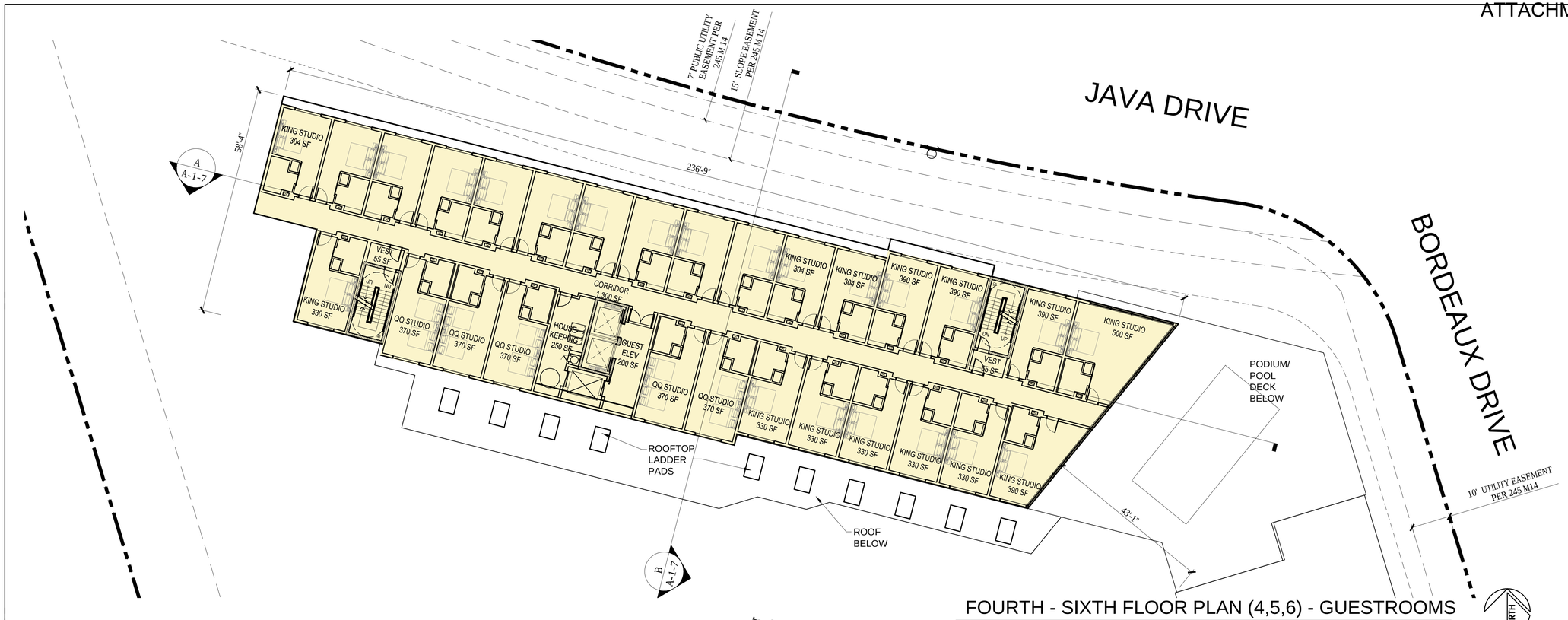
DEVELOPMENT

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75-157741-00

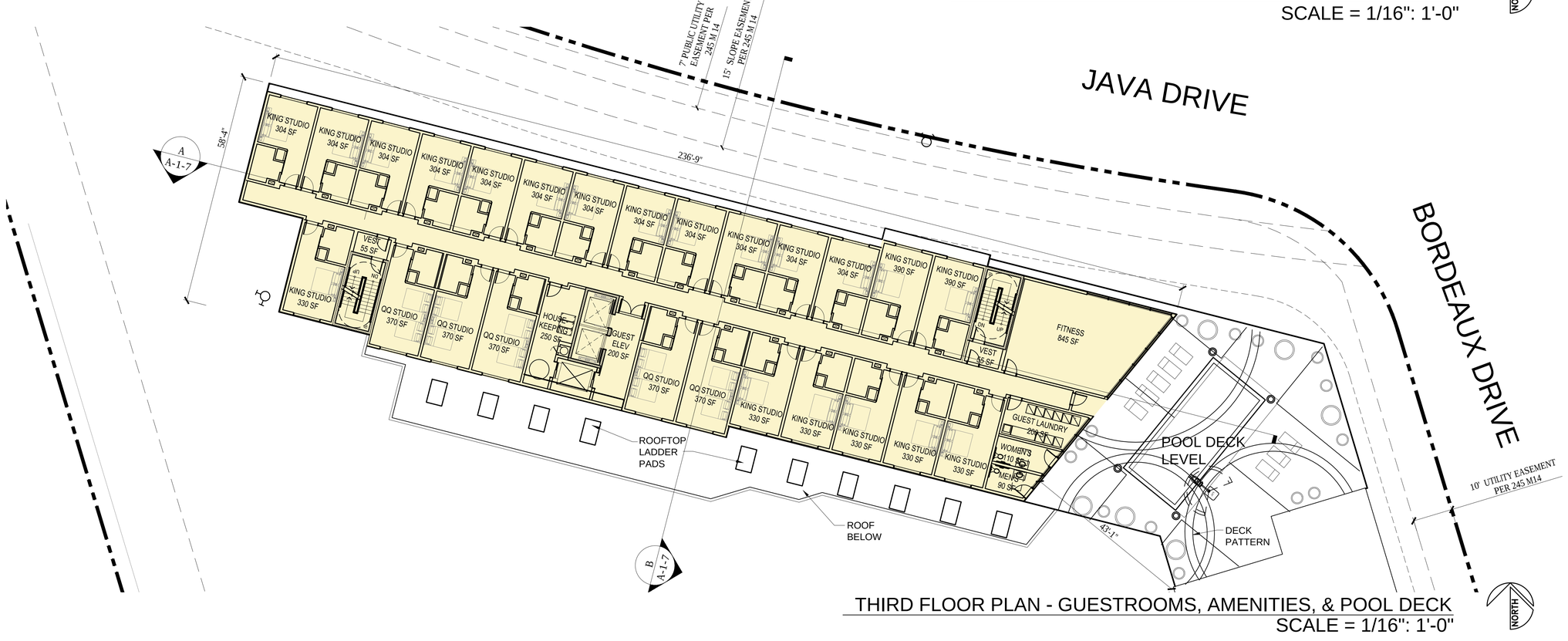
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FOURTH - SIXTH FLOOR PLAN (4,5,6) - GUESTROOMS

SCALE = 1/16": 1'-0"



THIRD FLOOR PLAN - GUESTROOMS, AMENITIES, & POOL DECK

SCALE = 1/16": 1'-0"

DEVELOPMENT PERMIT REVIEW
4TH REVIEW
10/1/2015

AC HOTEL THIRD & FOURTH-SIXTH FLOOR PLANS

BORDEAUX AC & COURTYARD HOTEL
1235 BORDEAUX DR.
SUNNYVALE, CALIFORNIA

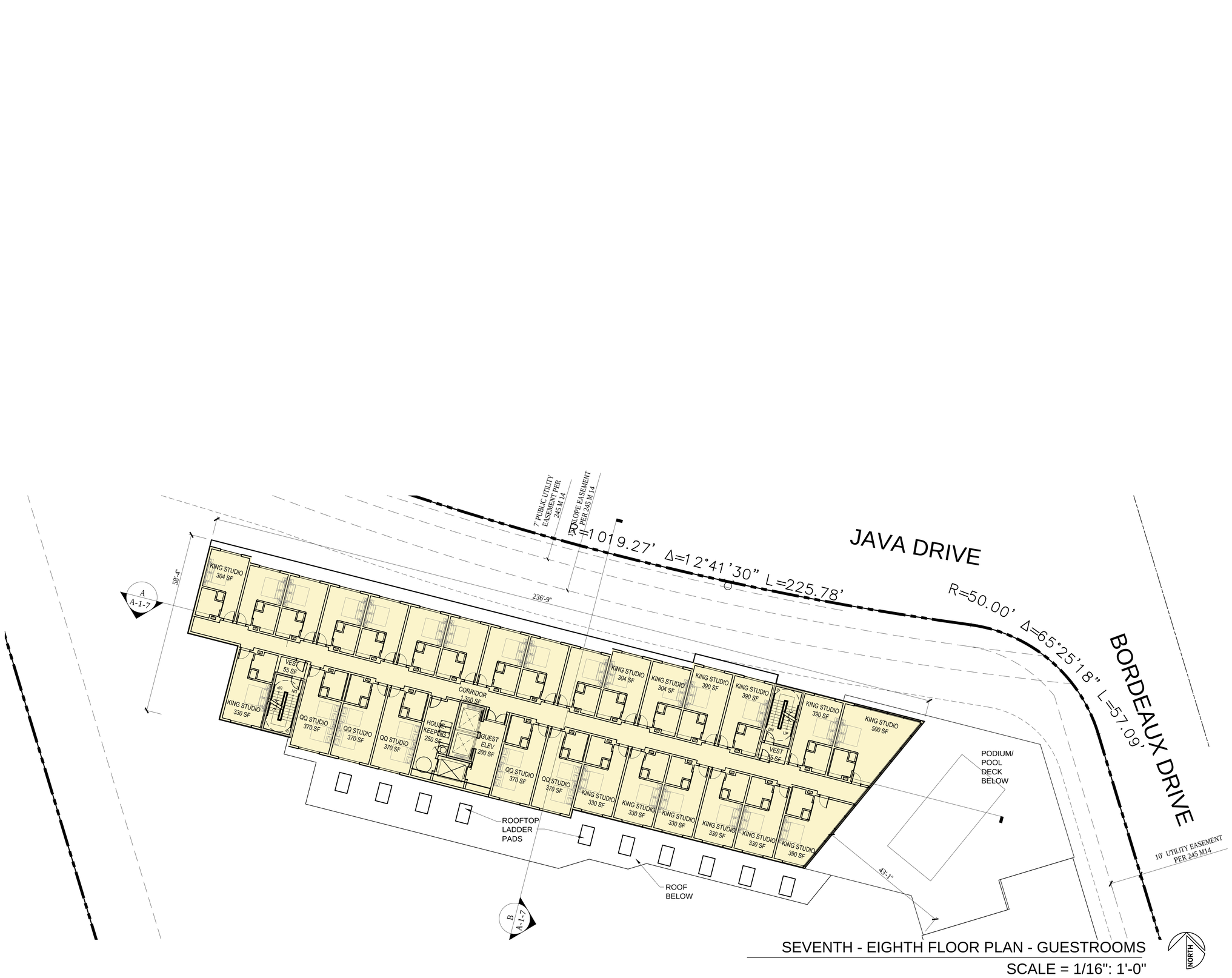
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SEVENTH - EIGHTH FLOOR PLAN - GUESTROOMS

SCALE = 1/16": 1'-0"

DEVELOPMENT PERMIT REVIEW
4TH REVIEW
10/1/2015

SEVENTH-EIGHTH FLOOR PLAN

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SUNNYVALE, CALIFORNIA

AC HOTEL SEVENTH-EIGHTH FLOOR PLAN

T2 DEVELOPMENT

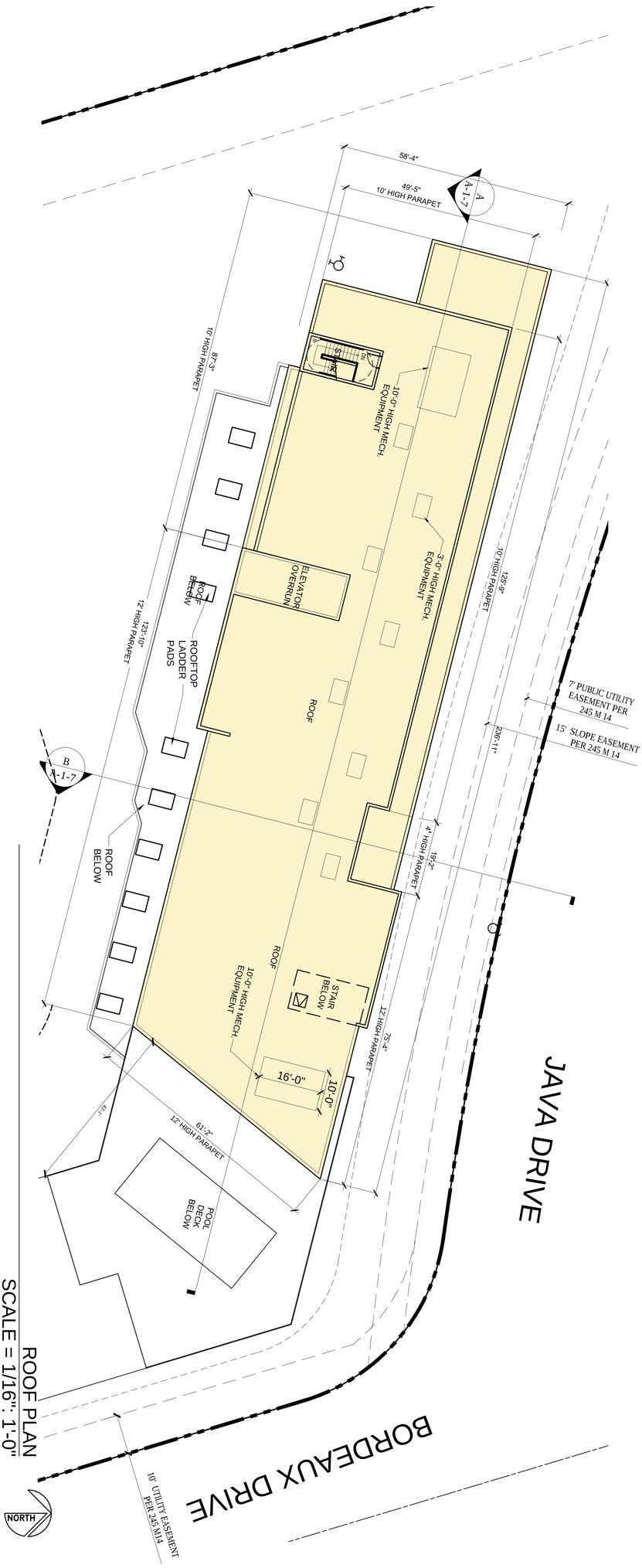
BORDEAUX AC & COURTYARD HOTEL
SUNNYVALE, CALIFORNIA

A-1.3

75-15741-00

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ROOF PLAN
SCALE = 1/16": 1'-0"

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A-1.4

AC HOTEL ROOF PLAN

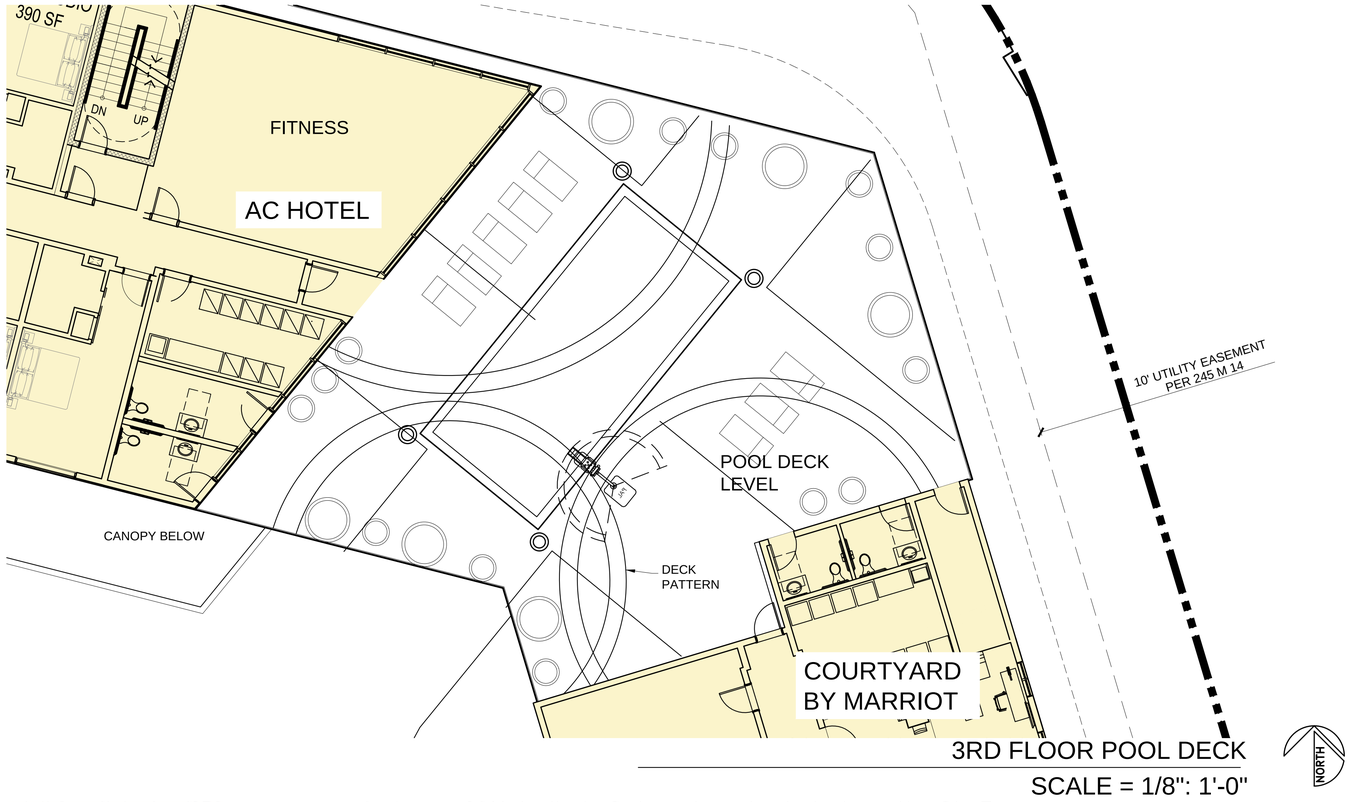
DEVELOPMENT PERMIT REVIEW
4TH REVIEW
10/1/2015

75-15741-00

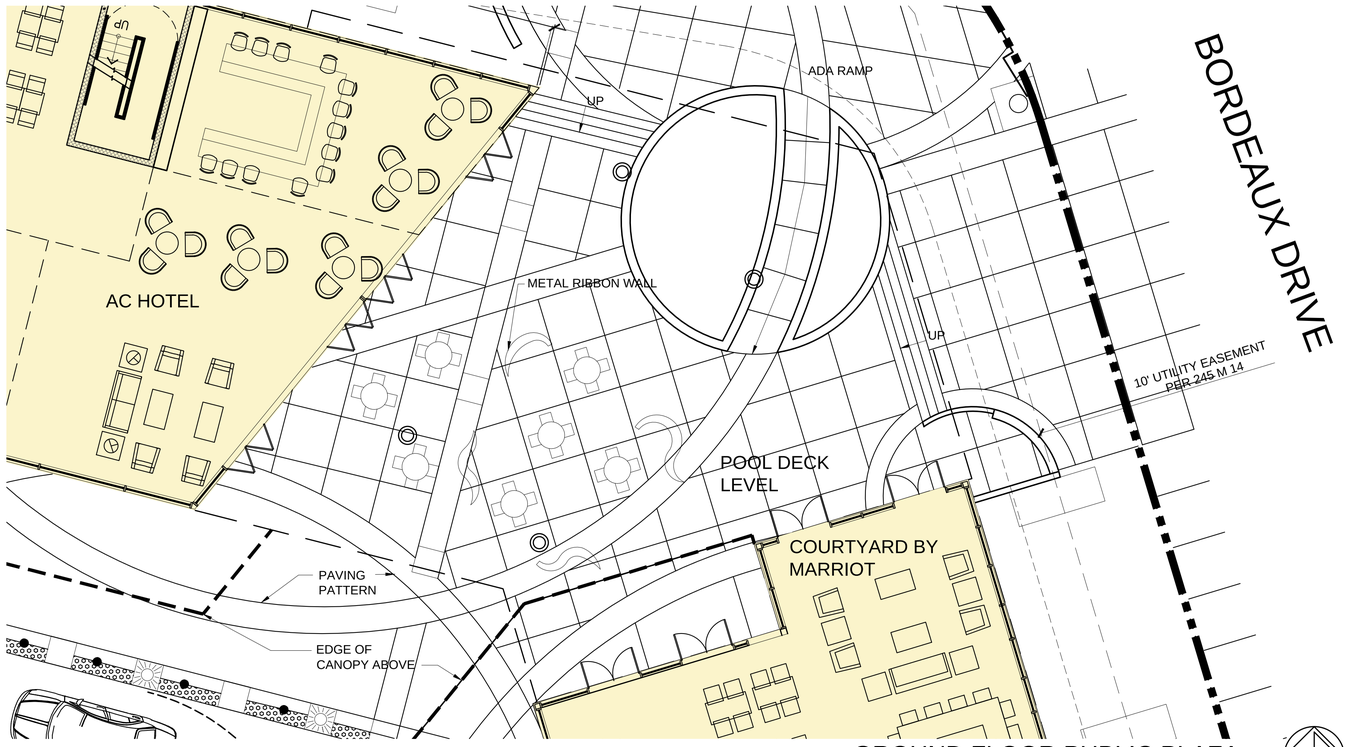
T2 DEVELOPMENT

BORDEAUX AC & COURTYARD HOTEL
SUNNYVALE, CALIFORNIA

1235 BORDEAUX DR.
SUNNYVALE, CALIFORNIA



3RD FLOOR POOL DECK
SCALE = 1/8": 1'-0"



GROUND FLOOR PUBLIC PLAZA
SCALE = 1/8": 1'-0"

DEVELOPMENT PERMIT REVIEW
4TH REVIEW
10/1/2015

ENLARGED PLAZA AND POOL DECK PLANS

BORDEAUX AC & COURTYARD HOTEL
SUNNYVALE, CALIFORNIA

1235 BORDEAUX DR.
SUNNYVALE, CALIFORNIA

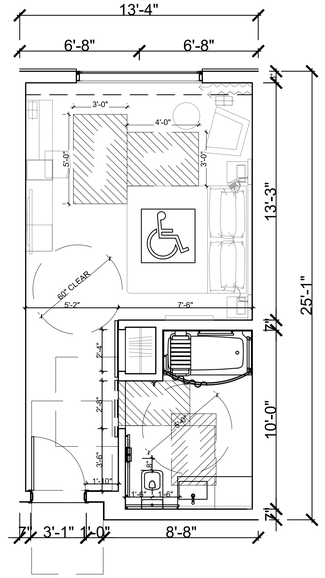
T2 DEVELOPMENT

A-1.5

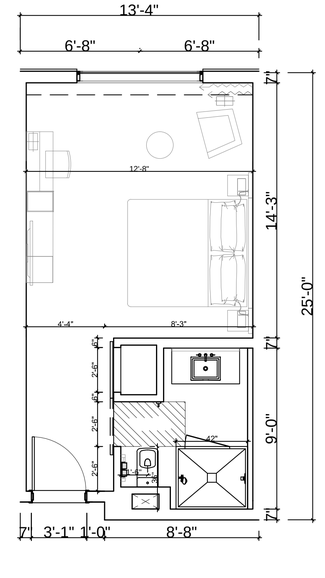
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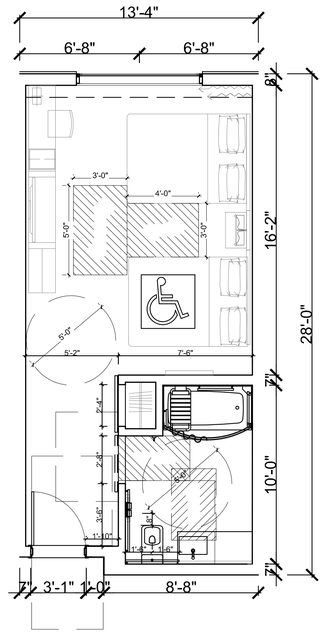
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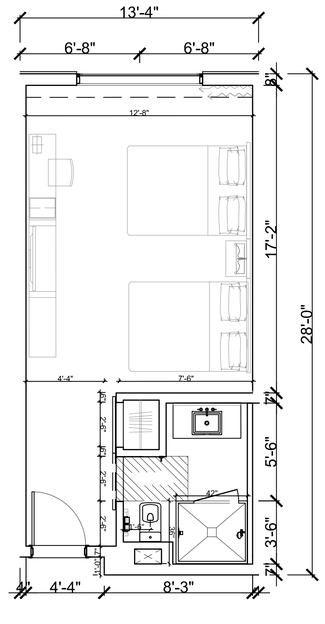
KING ACCESSIBLE ROOM
330 SF
SCALE = 1/4"= 1'-0"



KING ROOM
330 SF
SCALE = 1/4"= 1'-0"



QUEEN-QUEEN ACCESSIBLE ROOM
370 SF
SCALE = 1/4"= 1'-0"



QUEEN-QUEEN ROOM
370 SF
SCALE = 1/4"= 1'-0"

DEVELOPMENT PERMIT REVIEW
4TH REVIEW
10/1/2015

AC HOTEL GUESTROOM PLANS

BORDEAUX AC & COURTYARD HOTEL
SUNNYVALE, CALIFORNIA

1235 BORDEAUX DR.
SUNNYVALE, CALIFORNIA

DEVELOPMENT

75-15741-00

A-1.6

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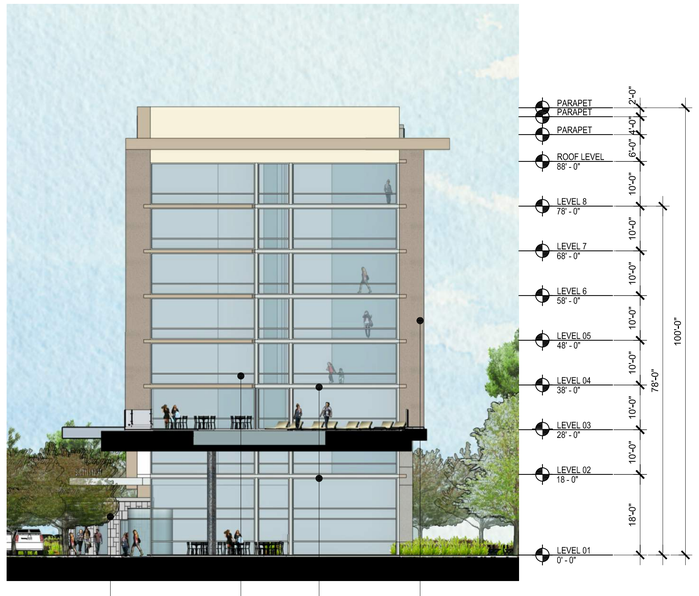
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WEST ELEVATION
SCALE = 1/16": 1'-0"



SOUTH ELEVATIONS (INTERIOR)
SCALE = 1/16": 1'-0"



EAST ELEVATION (BORDEAUX & JAVA)
SCALE = 1/16": 1'-0"



NORTH ELEVATION (JAVA)
SCALE = 1/16": 1'-0"

DEVELOPMENT PERMIT REVIEW
PLANNING COMMISSION HEARING
11/13/2015

AC HOTEL ELEVATIONS

BORDEAUX AC & COURTYARD HOTEL
SUNNYVALE, CALIFORNIA

1235 BORDEAUX DR.
SUNNYVALE, CALIFORNIA

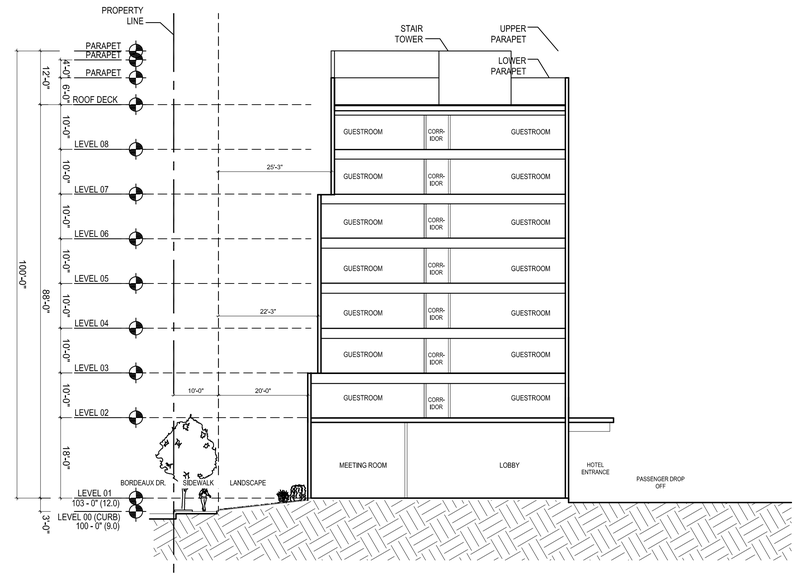
T2 DEVELOPMENT

A-1.7

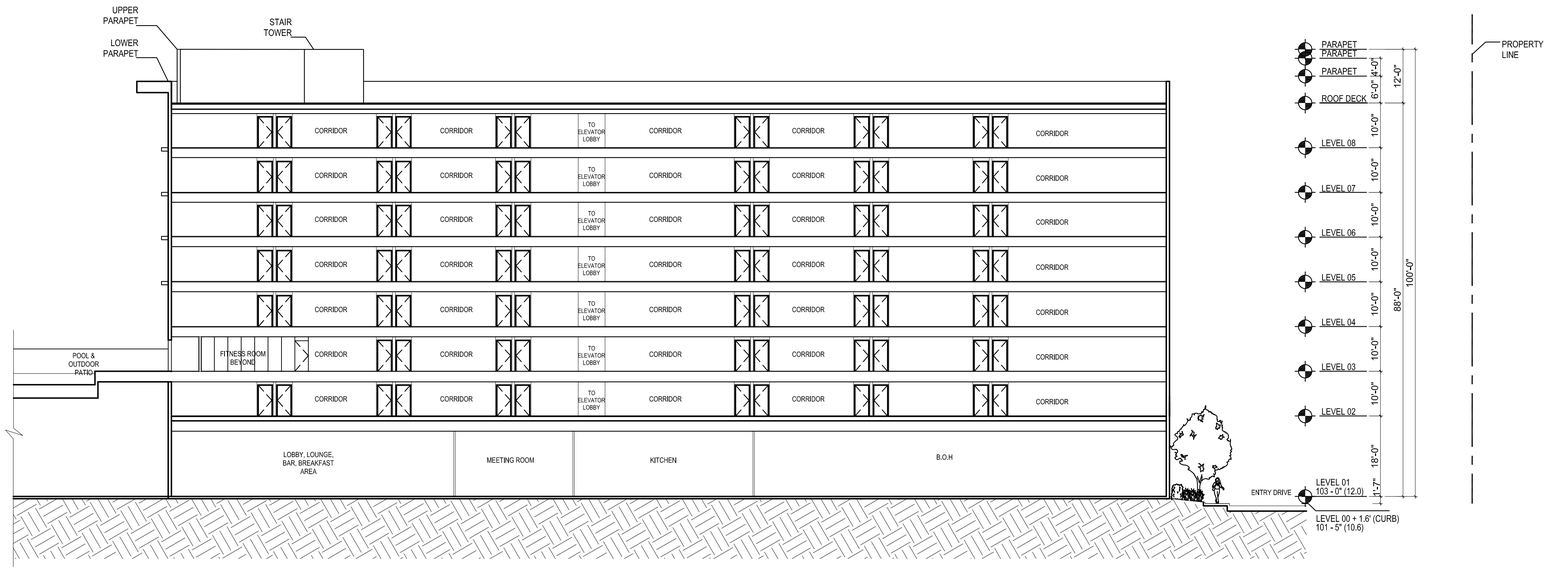
75-15741-00

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AC HOTEL SECTION- B
SCALE = 1/16": 1'-0"



AC HOTEL SECTION- A
SCALE = 1/16": 1'-0"

DEVELOPMENT PERMIT REVIEW
PLANNING COMMISSION HEARING
11/13/2015

AC BUILDING SECTIONS

BORDEAUX AC & COURTYARD HOTEL
1235 BORDEAUX DR.
SUNNYVALE, CALIFORNIA

T2 DEVELOPMENT

A-1.8

75-15741-00

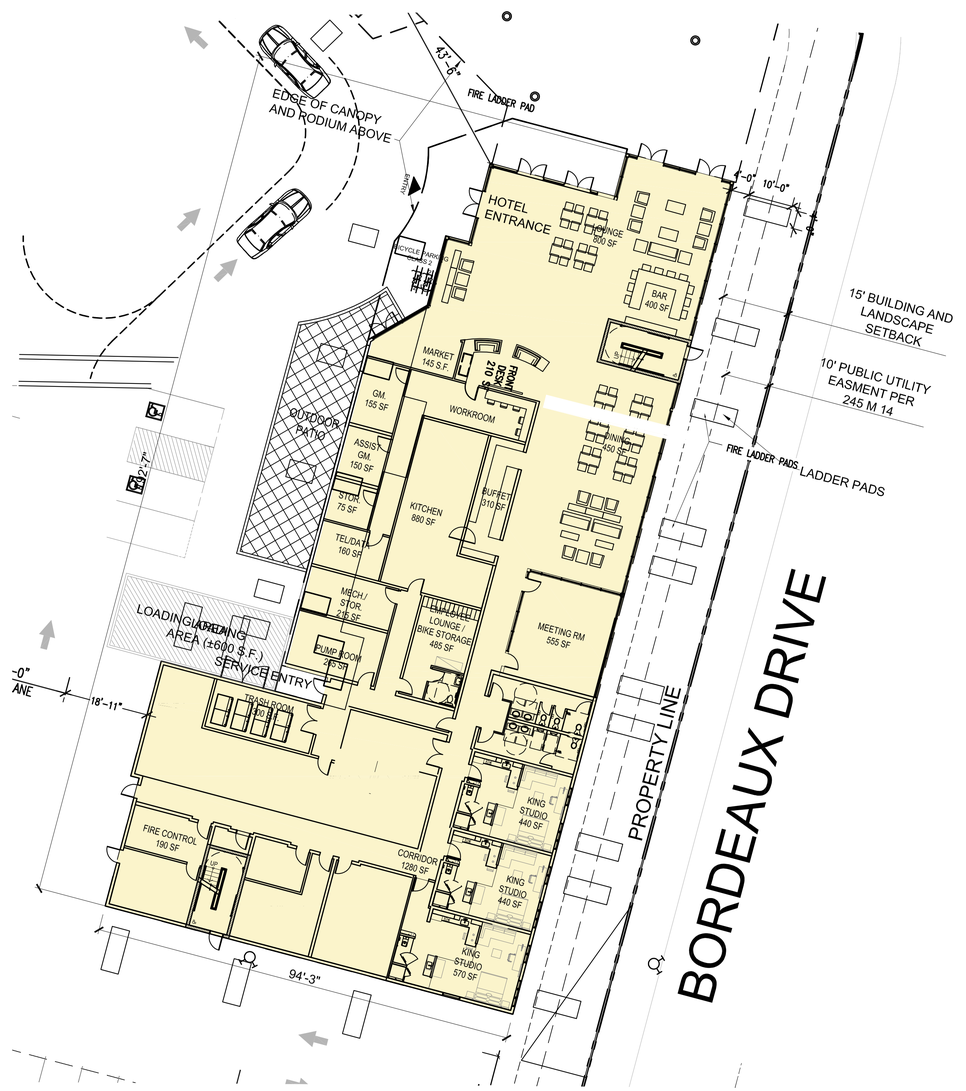
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SECOND FLOOR PLAN
SCALE = 1/16": 1'-0"

NORTH



GROUND FLOOR PLAN
SCALE = 1/16": 1'-0"

NORTH

PUBLIC AMENITIES

LOUNGE	800 SF
BAR	400 SF
LOBBY	1110 SF
THE MARKET	145 SF
DINING	450 SF
BUFFET	310 SF
OUTDOOR PATIO	983 SF

GUEST AMENITIES

MEETING ROOM	555 SF
3RD FLOOR FITNESS	985 SF
3RD FL. GUEST LAUNDRY	200 SF

DEVELOPMENT PERMIT REVIEW
5TH REVIEW
11/6/2015

COURTYARD GROUND & SECOND FLOOR PLANS

BORDEAUX AC & COURTYARD HOTEL
1235 BORDEAUX DR.
SUNNYVALE, CALIFORNIA

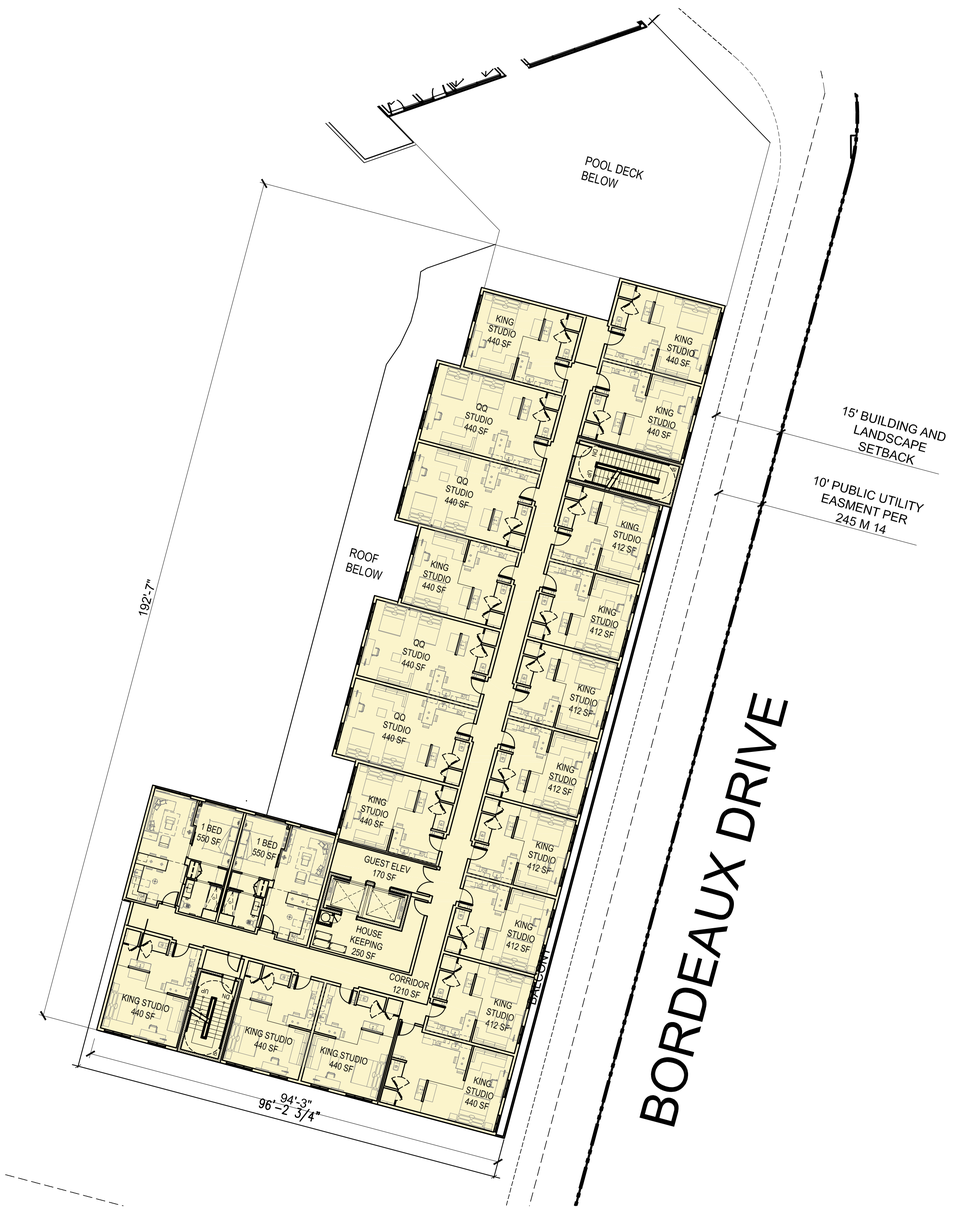
T2 DEVELOPMENT

A-2.1

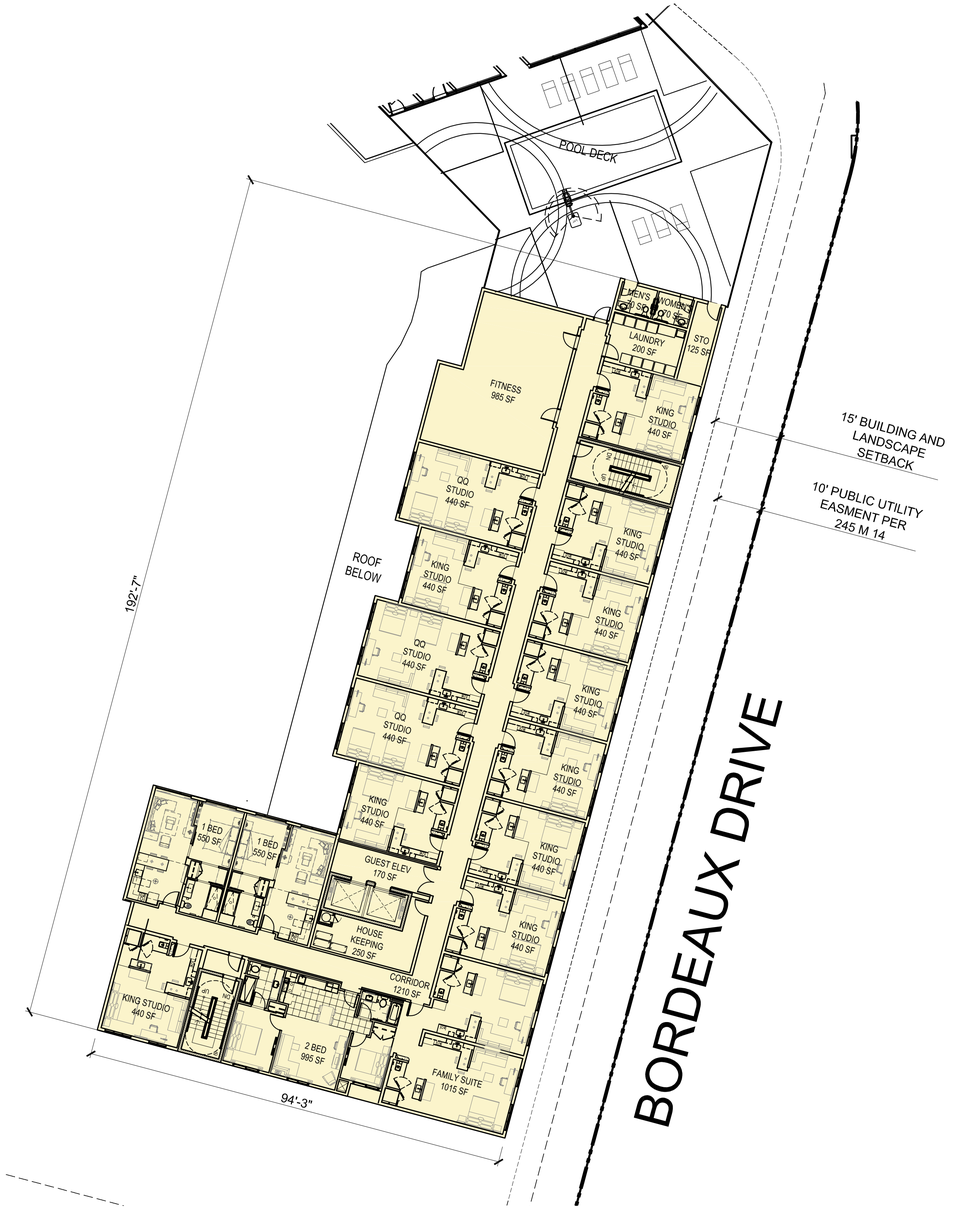
75-15741-00

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TYPICAL (4-5) FLOOR PLAN
SCALE = 1/16": 1'-0"



THIRD FLOOR PLAN
SCALE = 1/16": 1'-0"

DEVELOPMENT PERMIT REVIEW
4TH REVIEW
10/1/2015

COURTYARD THIRD & TYPICAL (4-5) FLOOR PLANS

BORDEAUX AC & COURTYARD HOTEL
1235 BORDEAUX DR.
SUNNYVALE, CALIFORNIA

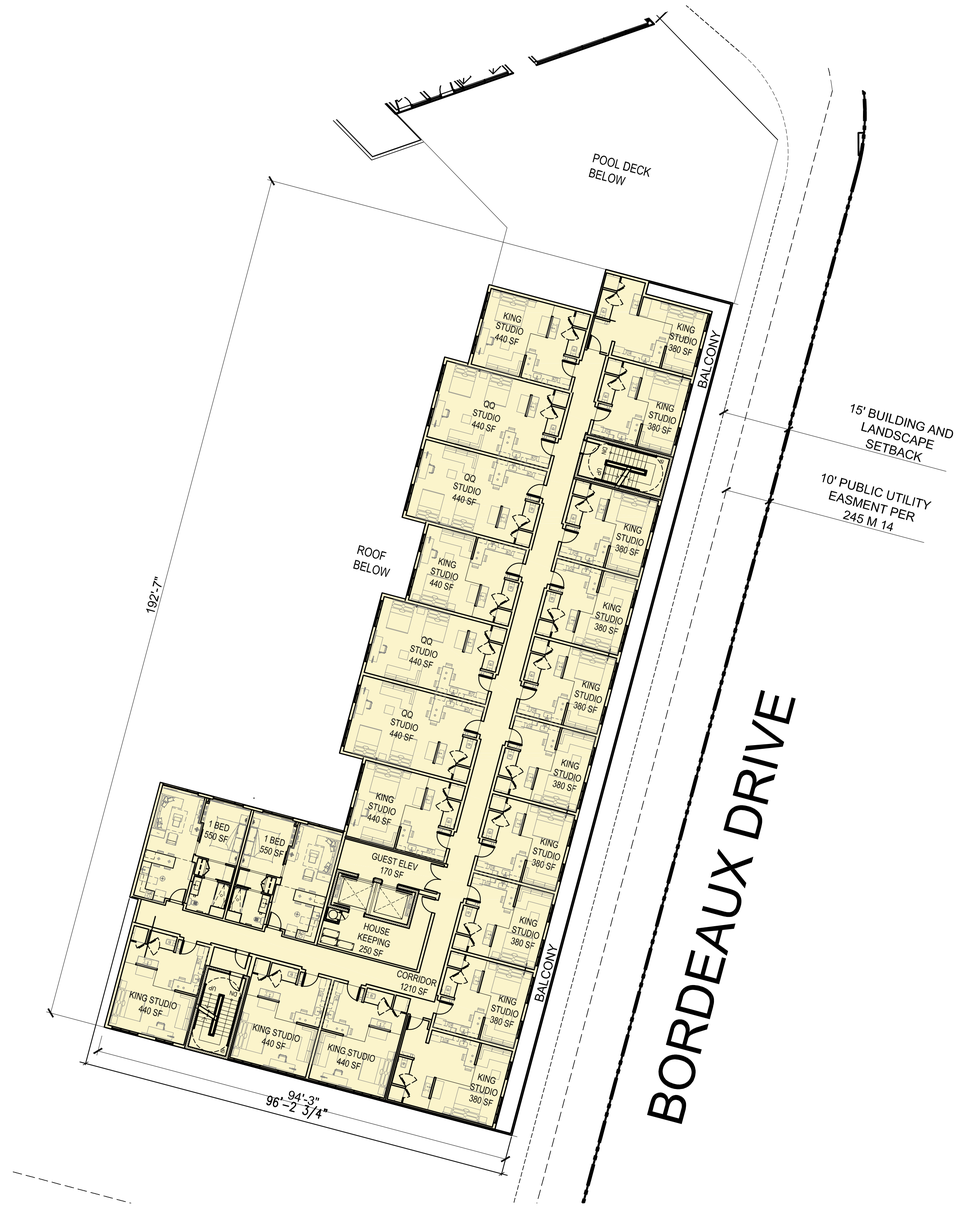
DEVELOPMENT

A-2.2

75-157741-00

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TYPICAL (6-8) FLOOR PLAN
SCALE = 1/16": 1'-0"

NORTH

DEVELOPMENT PERMIT REVIEW
4TH REVIEW
10/1/2015

COURTYARD TYPICAL (6-8) FLOOR PLANS
BORDEAUX AC & COURTYARD HOTEL
SUNNYVALE, CALIFORNIA
1235 BORDEAUX DR.
SUNNYVALE, CALIFORNIA

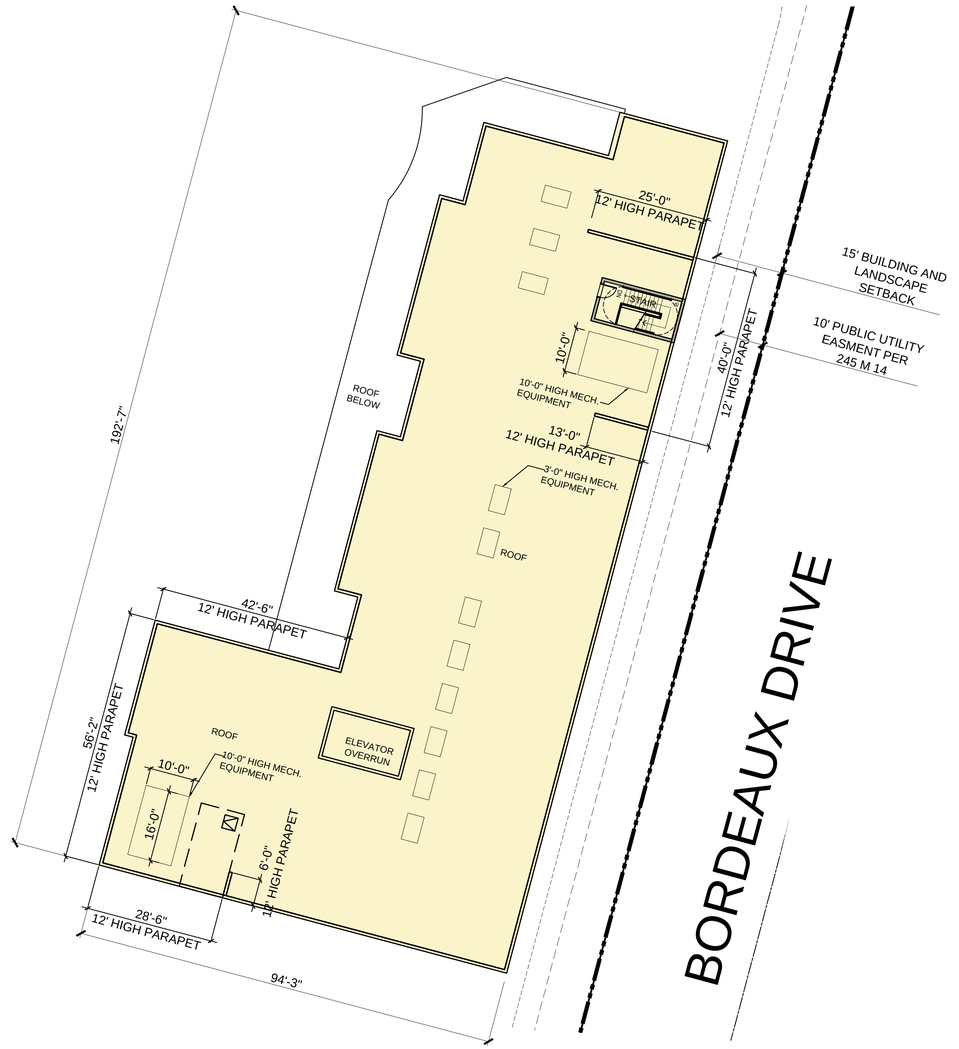
T2 DEVELOPMENT

A-2.3

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ROOF PLAN
SCALE = 1/16": 1'-0"

NORTH

DEVELOPMENT PERMIT REVIEW
4TH REVIEW
10/1/2015

COURTYARD ROOF PLAN

BORDEAUX AC & COURTYARD HOTEL
SUNNYVALE, CALIFORNIA

1235 BORDEAUX DR.
SUNNYVALE, CALIFORNIA

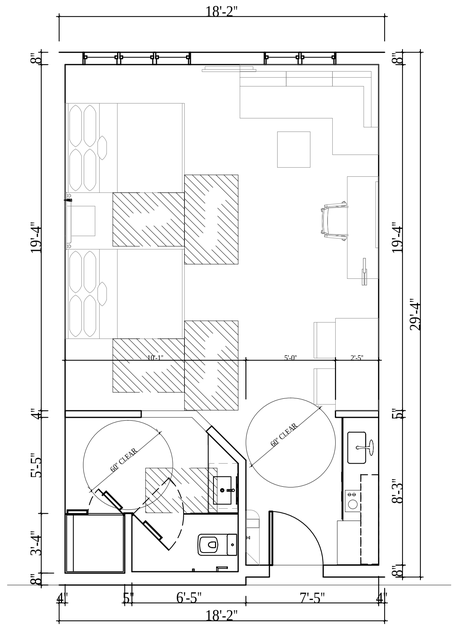
T2 DEVELOPMENT

A-2.4

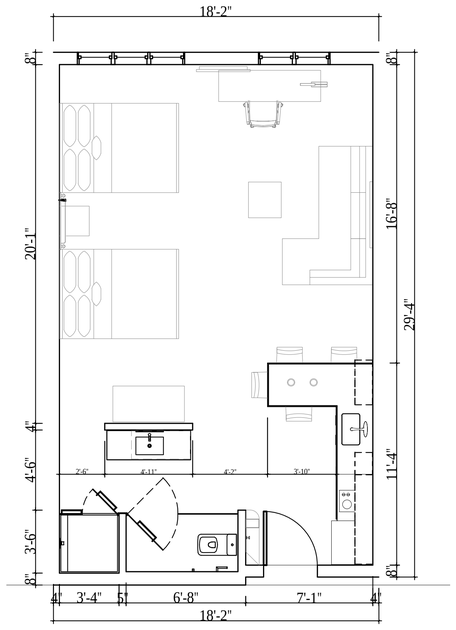
75-15741-00

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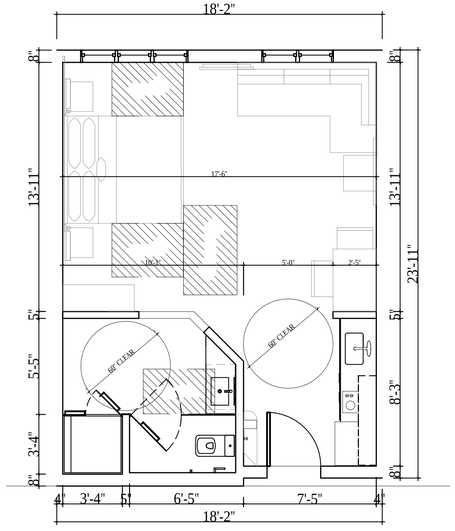
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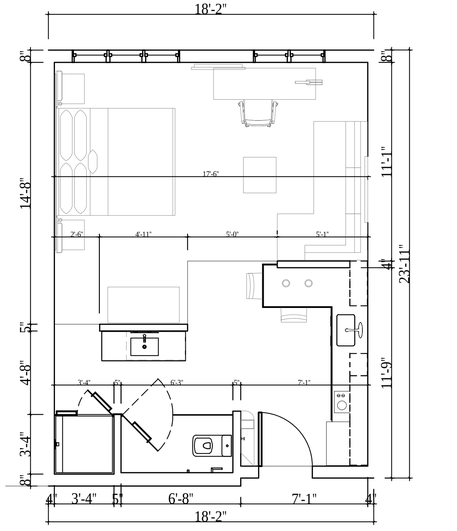
QUEEN-QUEEN ACCESSIBLE STUDIO
540 SF
SCALE = 1/4"= 1'-0"



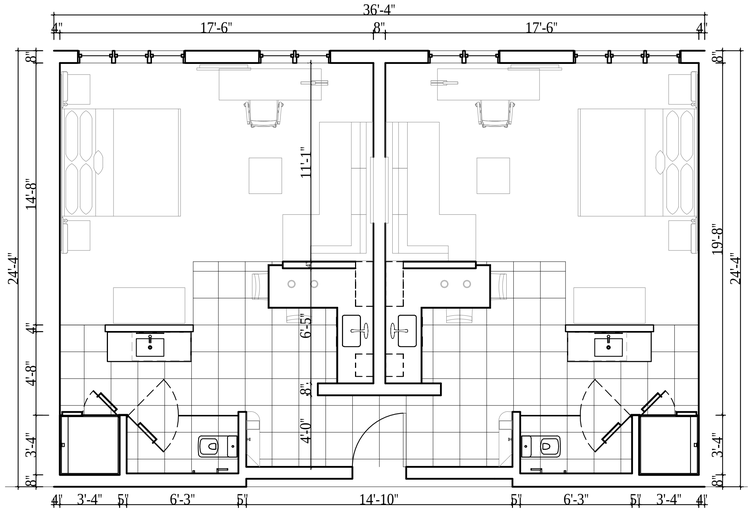
QUEEN-QUEEN STUDIO
540 SF
SCALE = 1/4"= 1'-0"



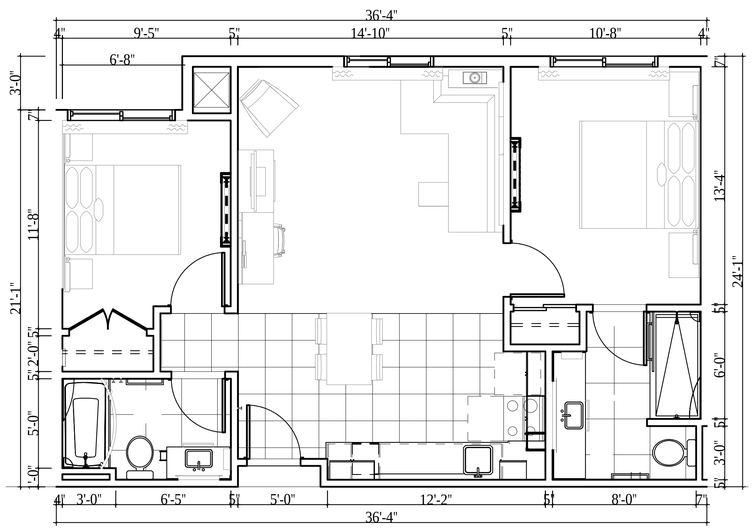
KING ACCESSIBLE STUDIO
440 SF
SCALE = 1/4"= 1'-0"



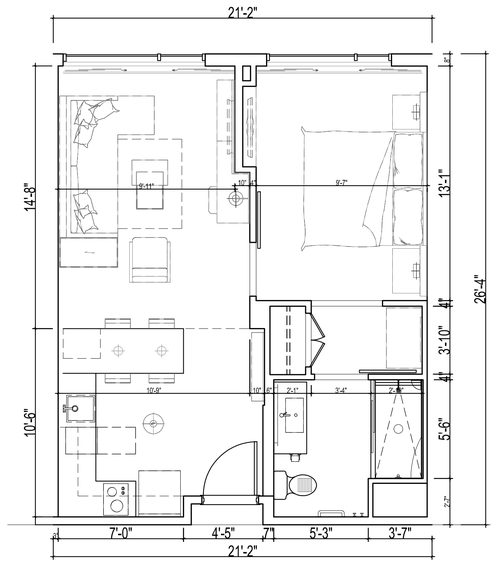
KING STUDIO
440 SF
SCALE = 1/4"= 1'-0"



FAMILY SUITE
885 SF
SCALE = 1/4"= 1'-0"



TWO BEDROOM
850 SF
SCALE = 1/4"= 1'-0"



ONE BEDROOM
555 SF
SCALE = 1/4"= 1'-0"

DEVELOPMENT PERMIT REVIEW
4TH REVIEW
10/1/2015

COURTYARD GUESTROOM PLANS

BORDEAUX AC & COURTYARD HOTEL
1235 BORDEAUX DR.
SUNNYVALE, CALIFORNIA

T2 DEVELOPMENT

A-2.5

75-15741-00

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SOUTH ELEVATION
SCALE = 1/16": 1'-0"



EAST ELEVATION (BORDEAUX)
SCALE = 1/16": 1'-0"



NORTH ELEVATION (BORDEAUX & JAVA)
SCALE = 1/16": 1'-0"



WEST ELEVATION (MAIN ENTRY)
SCALE = 1/16": 1'-0"

DEVELOPMENT PERMIT REVIEW
PLANNING COMMISSION HEARING
11/13/2015

COURTYARD ELEVATIONS

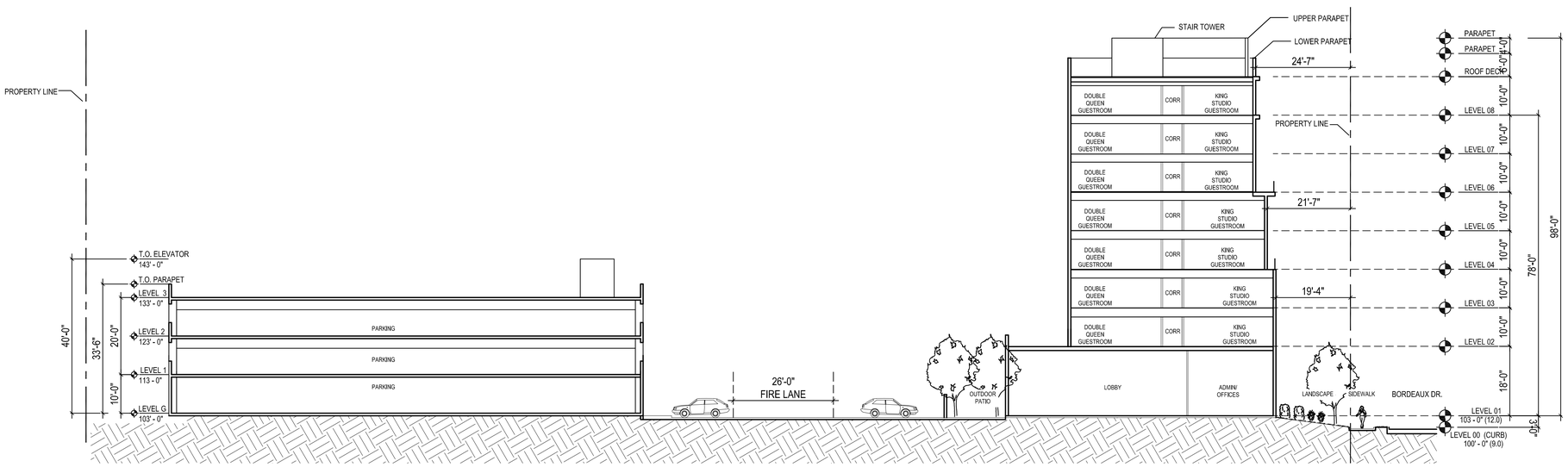
BORDEAUX AC & COURTYARD HOTEL
1235 BORDEAUX DR.
SUNNYVALE, CALIFORNIA

A-2.6

75-15741-00

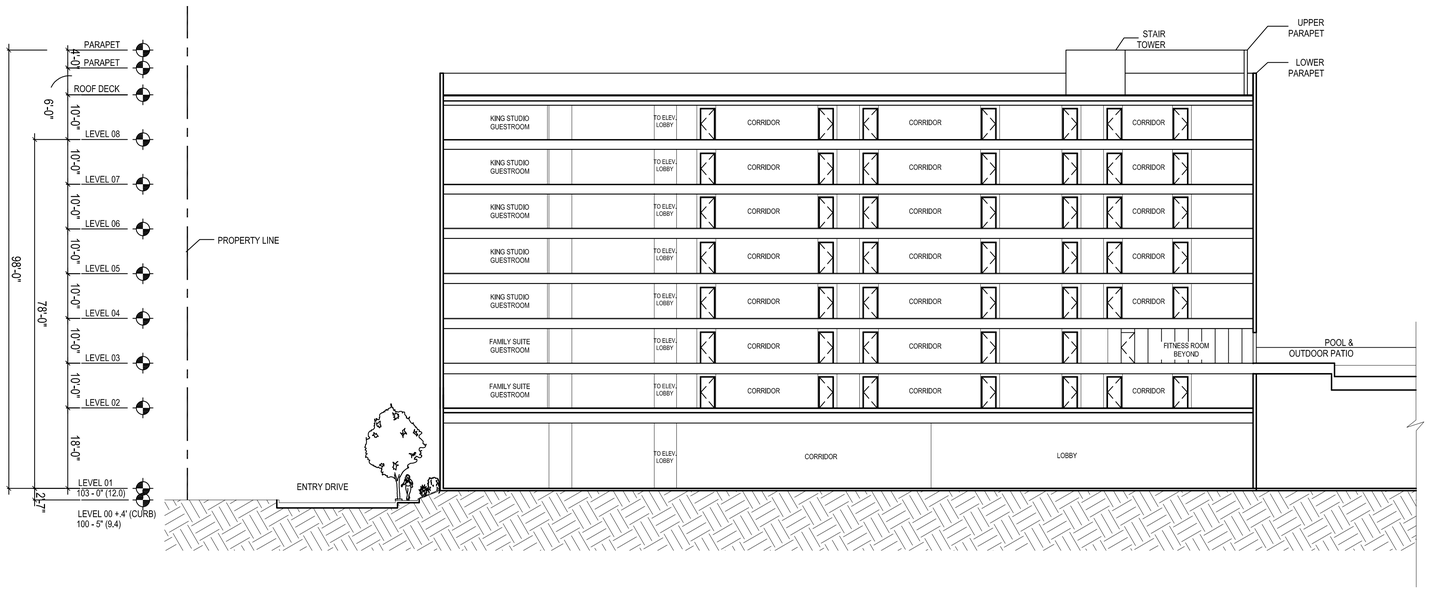
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SECTION- C
SCALE = 1/16": 1'-0"

SECTION- B
SCALE = 1/16": 1'-0"



SECTION- A
SCALE = 1/16": 1'-0"

DEVELOPMENT PERMIT REVIEW
PLANNING COMMISSION HEARING
11/13/2015

COURTYARD BUILDING SECTIONS

BORDEAUX AC & COURTYARD HOTEL
1235 BORDEAUX DR.
SUNNYVALE, CALIFORNIA

T2 DEVELOPMENT

A-2.7

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PARKING LEVEL 2 PLAN
SCALE = 1/16": 1'-0"

NORTH



PARKING LEVEL 1 PLAN
SCALE = 1/16": 1'-0"

NORTH

DEVELOPMENT PERMIT REVIEW
5TH REVIEW
11/6/2015

PARKING STRUCTURE PLANS

BORDEAUX AC & COURTYARD HOTEL
1235 BORDEAUX DR.
SUNNYVALE, CALIFORNIA

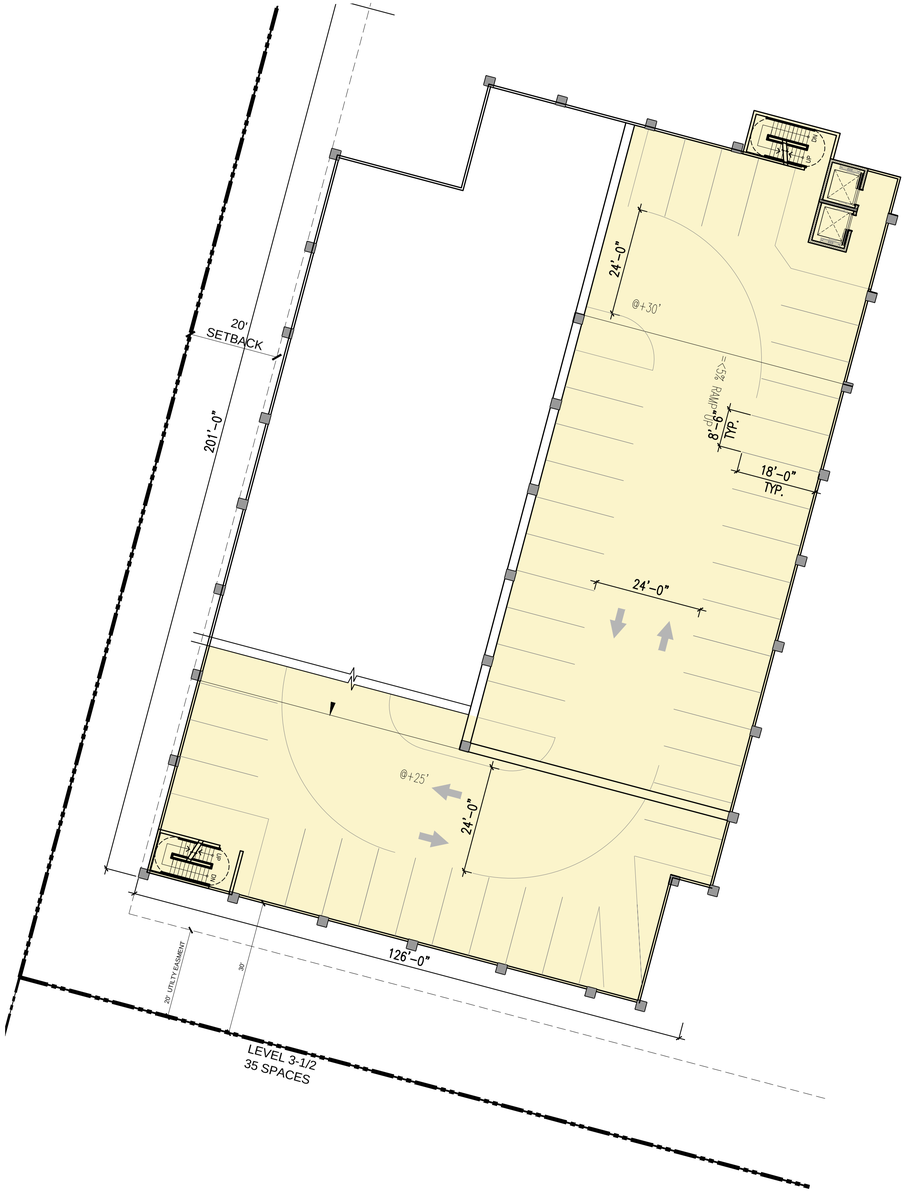
T2 DEVELOPMENT

A-3.0

75-15741-00

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PARKING LEVEL 3-1/2 PLAN
SCALE = 1/16": 1'-0"



PARKING LEVEL 3 PLAN
SCALE = 1/16": 1'-0"

DEVELOPMENT PERMIT REVIEW
4TH REVIEW
10/1/2015

PARKING STRUCTURE PLANS

BORDEAUX AC & COURTYARD HOTEL
1235 BORDEAUX DR.
SUNNYVALE, CALIFORNIA

T2 DEVELOPMENT

A-3.1

75-15741-00

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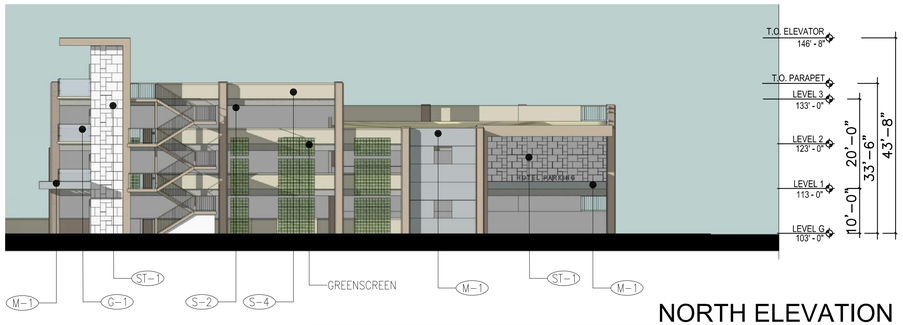
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NORTH ELEVATION (W/LANDSCAPE)
SCALE = 1/16": 1'-0"

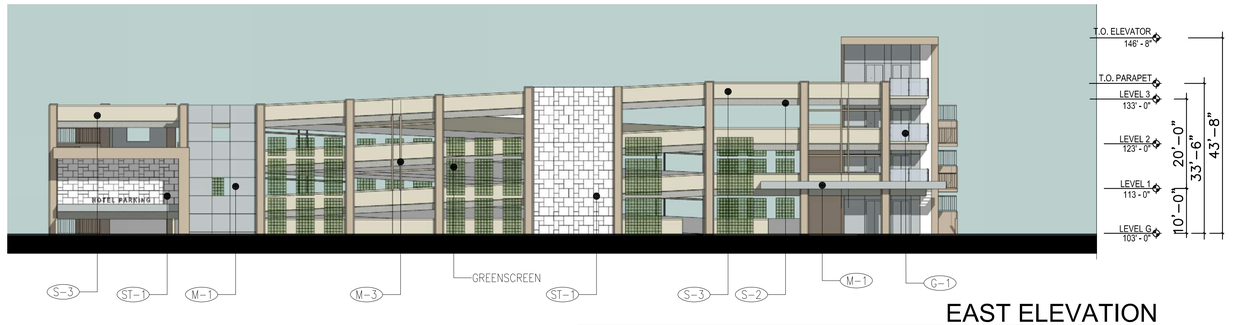


EAST ELEVATION (W/LANDSCAPE)
SCALE = 1/16": 1'-0"



NORTH ELEVATION
SCALE = 1/16": 1'-0"

NOTE: ELEVATIONS ARE ENHANCED 70% WITH A VARIETY
OF GREEN SCREEN, STONE, PLASTER & METAL FINISHES



EAST ELEVATION
SCALE = 1/16": 1'-0"

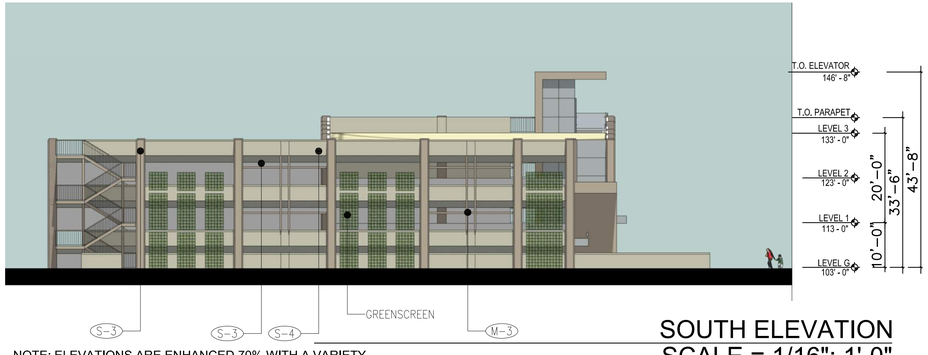
NOTE: ELEVATIONS ARE ENHANCED 70% WITH A VARIETY
OF GREEN SCREEN, STONE, PLASTER & METAL FINISHES



SOUTH ELEVATION (W/LANDSCAPE)
SCALE = 1/16": 1'-0"

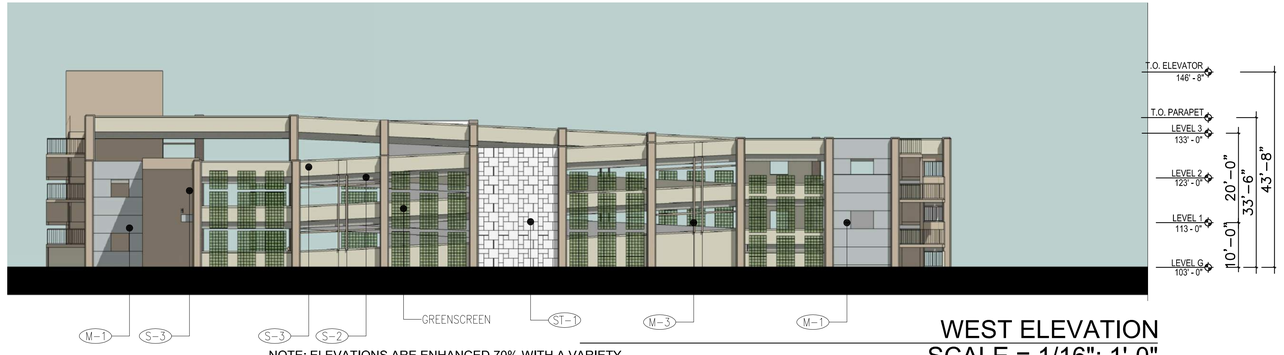


WEST ELEVATION (W/LANDSCAPE)
SCALE = 1/16": 1'-0"



SOUTH ELEVATION
SCALE = 1/16": 1'-0"

NOTE: ELEVATIONS ARE ENHANCED 70% WITH A VARIETY
OF GREEN SCREEN, STONE, PLASTER & METAL FINISHES



WEST ELEVATION
SCALE = 1/16": 1'-0"

NOTE: ELEVATIONS ARE ENHANCED 70% WITH A VARIETY
OF GREEN SCREEN, STONE, PLASTER & METAL FINISHES

DEVELOPMENT PERMIT REVIEW
PLANNING COMMISSION HEARING
11/13/2015

PARKING STRUCTURE ELEVATIONS

BORDEAUX AC & COURTYARD HOTEL
1235 BORDEAUX DR.
SUNNYVALE, CALIFORNIA

T2 DEVELOPMENT

A-3.2

75-15741-00

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BORDEAUX DRIVE LOOKING WEST



AERIAL VIEW SOUTHWEST

DEVELOPMENT PERMIT REVIEW
PLANNING COMMISSION HEARING
11/13/2015

PROJECT VIEWS

BORDEAUX AC & COURTYARD HOTEL
1235 BORDEAUX DR.
SUNNYVALE, CALIFORNIA

A-4.0

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VIEW LOOKING EAST



VIEW LOOKING NORTHEAST



INTERIOR PROJECT VIEW



INTERIOR PROJECT VIEW

DEVELOPMENT PERMIT REVIEW
PLANNING COMMISSION HEARING
11/13/2015

PROJECT VIEWS

BORDEAUX AC & COURTYARD HOTEL
SUNNYVALE, CALIFORNIA

1235 BORDEAUX DR.
SUNNYVALE, CALIFORNIA

T2 DEVELOPMENT

A-4.1

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BORDEAUX SITE ENTRY

JAVA SITE ENTRY





PARKING STRUCTURE JAVA ENTRY

PARKING STRUCTURE BORDEAUX ENTRY





HOTEL DROP OFF

PARKING STRUCTURE

DEVELOPMENT PERMIT REVIEW
PLANNING COMMISSION HEARING
11/13/2015

PROJECT VIEWS

BORDEAUX AC & COURTYARD HOTEL
1235 BORDEAUX DR.
SUNNYVALE, CALIFORNIA

T2 DEVELOPMENT

A-4.2

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JAVA, WESTBOUND



BORDEAUX, NORTHBOUND



JAVA, EASTBOUND



BORDEAUX, NORTHBOUND



DEVELOPMENT PERMIT REVIEW
4TH REVIEW
10/1/2015

PROJECT VIEWS

BORDEAUX AC & COURTYARD HOTEL
SUNNYVALE, CALIFORNIA

1235 BORDEAUX DR.
SUNNYVALE, CALIFORNIA

T2 DEVELOPMENT

A-4.3

75-15741-00

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PROJECT INTERIOR VIEW



POOL DECK LEVEL VIEW



HOTEL DROP OFF / POOL LEVEL



POOL DECK VIEW

DEVELOPMENT PERMIT REVIEW
PLANNING COMMISSION HEARING
11/13/2015

PROJECT VIEWS

BORDEAUX AC & COURTYARD HOTEL
1235 BORDEAUX DR.
SUNNYVALE, CALIFORNIA

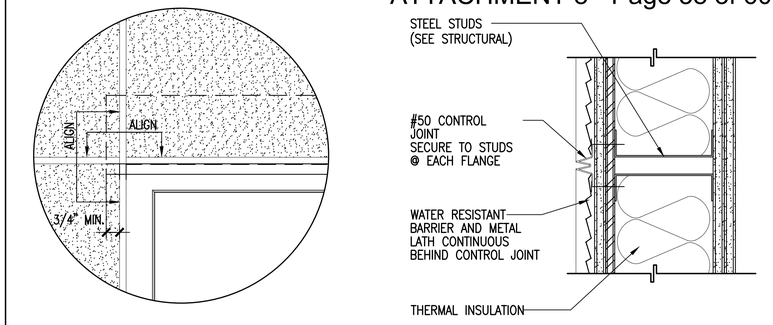
T2 DEVELOPMENT

A-4.4

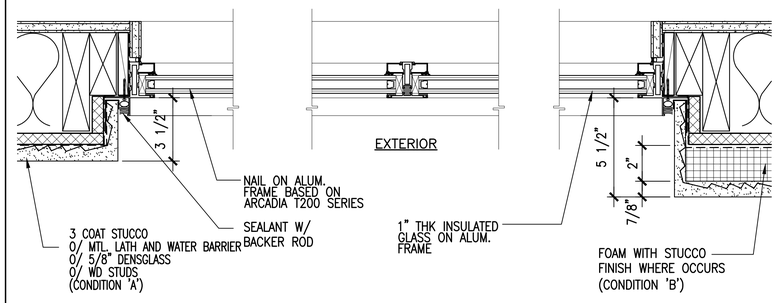
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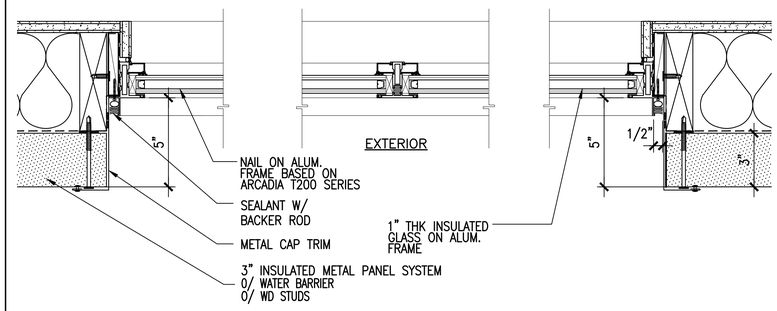
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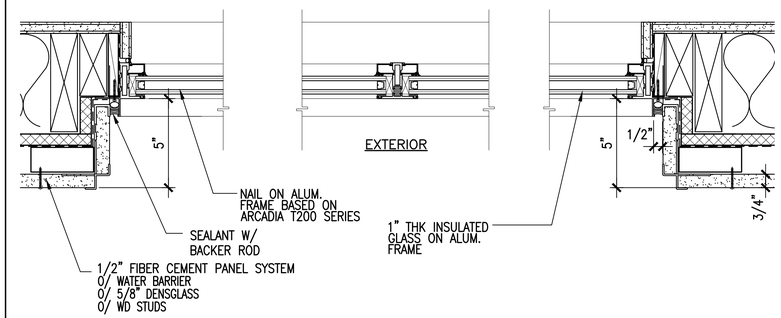
TYPICAL DETAIL AT EXT. PLASTER CONTROL JOINT | 4



PLAN DETAIL AT WINDOW & EXTERIOR PLASTER CEMENT SYSTEM | 3



PLAN DETAIL AT WINDOW & METAL PANEL SYSTEM | 2



PLAN DETAIL AT WINDOW & EXTERIOR FIBER CEMENT SYSTEM | 1

DEVELOPMENT PERMIT
REVIEW
4TH REVIEW
10/1/2015

1235 BORDEAUX DR.
SUNNYVALE, CALIFORNIA

TYPICAL BUILDING DETAILS

BORDEAUX AC & COURTYARD HOTEL
SUNNYVALE, CALIFORNIA

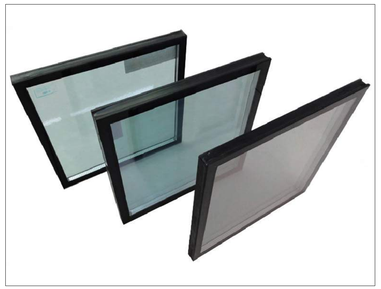
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A-5.0

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G-1

ST-1



ST-2





S-1



S-2



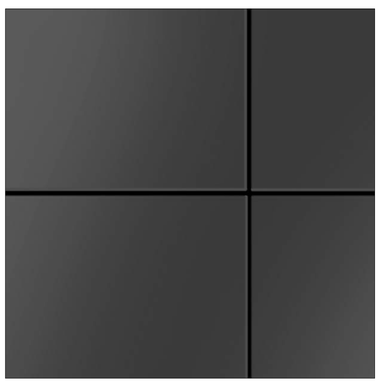
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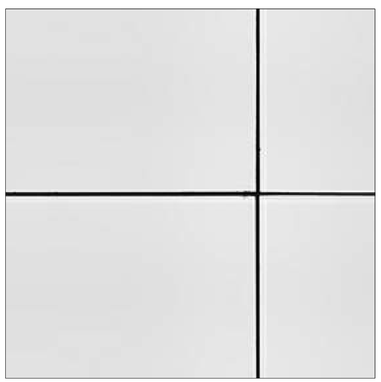
S-4



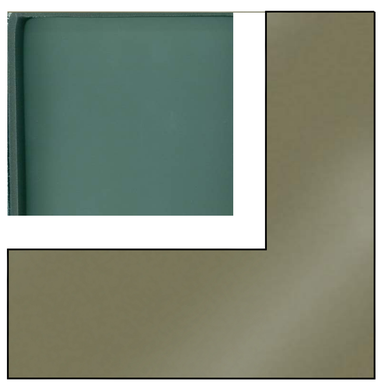
F-1



M-1



M-2



M-3

FINISH SCHEDULE			
NO.	MATERIAL	FINISH	COLOR
G-1	CLEAR, LOW-E GLAZING	FACTORY FINISH	PPG- "CLEAR"
ST-1	MANUFACTURED STONE TILE	HONED	FMG- "MARMI THASSOS"
ST-2	MANUFACTURED STONE TILE	SMOOTH	FMG- "PURE LIGHT IVORY"
S-1	EXT. CEMENT PLASTER	SMOOTH W/ INTEGRAL COLOR	MERLEX- "ALABASTER"
S-2	EXT. CEMENT PLASTER	SMOOTH W/ INTEGRAL COLOR	MERLEX- "THUNDER SKY"
S-3	EXT. CEMENT PLASTER	SMOOTH W/ INTEGRAL COLOR	MERLEX- "MORROCAN SAND"
S-4	EXT. CEMENT PLASTER	SMOOTH W/ INTEGRAL COLOR	MERLEX- "WRIGHTWOOD"
F-1	FIBER CEMENT PANEL -	"EMPIRE BLOCK" FACTORY FINISH	EMPIRE BLOCK- "CONCRETE COLOR"
M-1	METAL PANEL SYSTEM -	ANODIZED "SUNSTORM"	PPG- "SILVERSTORM"
M-2	METAL PANEL SYSTEM	ANODIZED "SUNSTORM"	PPG- "SUNLIGHT SILVER"
M-3	METAL PANEL SYSTEM	ANODIZED "SUNSTORM"	PPG- "CchampagNE"

DEVELOPMENT PERMIT REVIEW
PLANNING COMMISSION HEARING
11/13/2015

1235 BORDEAUX DR.
SUNNYVALE, CALIFORNIA

MATERIAL BOARD

BORDEAUX AC & COURTYARD HOTEL
SUNNYVALE, CALIFORNIA

DEVELOPMENT

A-6.0

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CONTROL DEVICE LEGEND

DIM X	CONTROL ZONE TAG
S	LOCAL SWITCH
	LOCAL DIMMER
S3	3-WAY SWITCH
3	3-WAY LOCAL DIMMER
S	DOOR-SWITCH
OS	WALLBOX-MOUNTED OCCUPANCY SENSOR WITH (1) ZONE
OS	WALLBOX-MOUNTED OCCUPANCY SENSOR WITH (2) ZONES
OS	OCCUPANCY SENSOR - 360 DEGREE FIELD
OS	OCCUPANCY SENSOR - 180 DEGREE FIELD
OS	OCCUPANCY SENSOR - CORRIDOR FIELD
PC	PHOTOCELL
	CONTROL STATION
	CONTROL RECEPTACLE STATION
DEVICE ID / TYPE	CONTROL DEVICE TAG

LIGHTING SYMBOL LEGEND

	RECESSED DOWNLIGHT
	RECESSED ADJUSTABLE DOWNLIGHT
	RECESSED WALLWASHER (OPEN SIDE LIT)
	RECESSED SHOWER LIGHT
	PENDANT OR CLOSE-CEILING MOUNTED FIXTURE
	SURFACE MOUNTED ACCENT LIGHT
	TRACK-MOUNTED ACCENT LIGHT
	WALL-MOUNTED FIXTURE
	RECESSED FLUORESCENT 2X4, 2X2, ETC.
	SURFACE-MOUNTED FLUORESCENT 2X4, 2X2, ETC.
	PENDANT-MOUNTED LINEAR FLUORESCENT
	FLUORESCENT STRIPLIGHT
	STEPLIGHT
	INGRADE UPLIGHT
	FLOODLIGHT
	BOLLARD
	LOW-VOLTAGE STRIPLIGHT
N N	NEON LAMP
FO FO	LINEAR FIBER-OPTIC SYSTEM
LED LED	LINEAR LED SYSTEM
J	ELECTRICAL JUNCTION BOX
1	KEYNOTE
	LED COLOR CHANGING BATTEN WASH LIGHT
	MOVING YOKE INTELLIGENT STAGE LIGHT
	LED STAGE STROBE LIGHT
	WATER-BASED STAGE HAZE MACHINE
	LED WATER EFFECT STAGE LIGHT

DRAWING INDEX

PERMIT SET: 10/1/2015

LIGHTING

●	LT0.00	LIGHTING SHEET INDEX
●	LT0.01	LIGHTING FIXTURE SCHEDULE
●	LT1.00	SITE LIGHTING PLAN
●	LT3.00	SITE LIGHTING PHOTOMETRIC CALCULATION

THIS DRAWING RELATES TO LIGHTING DESIGN INTENT ONLY. THE RUZIKA COMPANY DOES NOT ASSUME RESPONSIBILITY FOR STRUCTURAL INTEGRITY, BUILDING, RIGGING, CONSTRUCTION, FABRICATION, MATERIAL, OR EQUIPMENT.

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FOR LIGHTING DESIGN INFORMATION ONLY

PRELIMINARY DEVELOPMENT PERMIT REVIEW

6/15/2015

LIGHTING SHEET INDEX

BORDEAUX AC & COURTYARD HOTEL

1235 BORDEAUX DR.
SUNNYVALE, CALIFORNIA

T2 DEVELOPMENT

LT0.00

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LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	LAMP	WATTS	VOLTAGE	LOCATION	NOTES
BB1	40" HEIGHT WET LISTED VANDAL RESISTANT SQUARE LED BOLLARD	LIGMAN LIGHTING UVA-10001-21W-W30-<VOLTAGE>-<FINISH> FINISH: TBD BUG RATING: B2-U0-G0	LED INCLUDED 3000 KELVIN	21		120/277	PATHWAY-ENTRY
LL1	DAMP LISTED 5' RECESSED LINEAR LED LIGHT	AXIS LIGHTING BBRLED-B3-MF-750-90-30-FL-<FINISH>-<VOLTAGE>-D-1-<MOUNTING>-<CONTROL>	LED INCLUDED 3000 KELVIN	35		120/277	PLAZA
PP1	16' WET LISTED SINGLE HEAD LED POLE LIGHT WITH SHIELDED LIGHT SOURCE, MOTION SENSOR AND PHOTOCELL FOR ON/OFF CONTROL	BEGA LIGHTING 7954-K3-<FINISH> POLE: 920HR (STRAIGHT ROUND 16' POLE) BUG RATING: B2-U0-G2 IMS FOR MOTION SENSOR AND PHOTOCELL ON/OFF CONTROL FSIR-100 CONFIGURATION TOOL	LED INCLUDED 3000 KELVIN	80		120/277	
PP2	14' HEIGHT WET LISTED VANDAL RESISTANT SQUARE LED POLE LIGHT	LIGMAN LIGHTING UVA-20001-41W-W30-<VOLTAGE>-<FINISH>-C-HGT14 FINISH: TBD BUG RATING: B2-U0-G0	LED INCLUDED 3000 KELVIN	41		120/277	PATHWAY
UU1	7" DIAMETER INGRADE WET LISTED ADJUSTABLE UPLIGHT	KIM LIGHTING LTV83SS-<OPTIC>-12L-3K-UV-14W	LED INCLUDED 3000 KELVIN	14		120/277	TREE ACCENT LIGHT

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FOR LIGHTING DESIGN INFORMATION ONLY

PRELIMINARY DEVELOPMENT
PERMIT REVIEW
6/15/2015

LIGHTING FIXTURE SCHEDULE

BORDEAUX AC & COURTYARD HOTEL

SUNNYVALE, CALIFORNIA

1235 BORDEAUX DR.
SUNNYVALE, CALIFORNIA

T2 DEVELOPMENT

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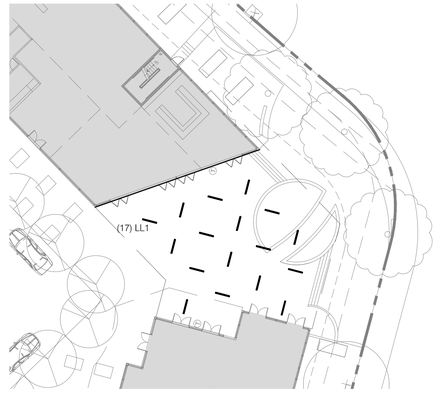
LT0.01

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-
LT1.00
SITE LIGHTING PLAN
1" = 25'-0"
BAR IS 3" LONG WHEN PRINTED AT FULL SCALE



-
LT1.00
PLAZA LIGHTING RCP
1" = 25'-0"
BAR IS 3" LONG WHEN PRINTED AT FULL SCALE

GENERAL NOTES

1. VERIFY MOUNTING LOCATIONS AND HEIGHTS OF ALL DEVICES WITH ARCHITECT PRIOR TO INSTALLATION.
2. ALL FIXTURE AND CONTROL LOCATIONS MUST BE VERIFIED BY THE LIGHTING CONSULTANT AT THE JOBSITE PRIOR TO ROUGH-IN.
3. LOOPING INDICATES CONTROL ZONE DESIGN INTENT ONLY. REFER TO ELECTRICAL DRAWINGS FOR DIMMING, SWITCHING AND CIRCUITRY INFORMATION.
4. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR AND EQUIPMENT THAT IS NECESSARY FOR THE FOCUS AIMING OF ADJUSTABLE LIGHTING FIXTURES AND THE PROGRAMMING OF LIGHTING PRESETS OR EFFECTS PER THE DIRECTION OF THE LIGHTING DESIGN CONSULTANT.
5. ELECTRICAL CONTRACTOR, FIXTURE SUPPLIER, AND LAMP SUPPLIER MUST VERIFY THAT ALL LED LAMPS ARE COMPATIBLE WITH FIXTURE TRIM HOUSINGS, LAMP SOCKETS, LOW VOLTAGE TRANSFORMERS, AND ELECTRICAL DIMMING SYSTEMS PRIOR TO PLACING ANY LIGHTING EQUIPMENT ORDERS AFTER FIXTURE SHOP DRAWINGS SUBMITTALS ARE APPROVED. LAMPS SHOULD BE OPERABLE AT FULL OR DIMMED INTENSITY WITH NO VISUALLY PERCEIVED FLICKERING WHEN ALL LAMPS ON THE CIRCUIT ARE ENERGIZED.

THIS DRAWING RELATES TO LIGHTING DESIGN INTENT ONLY. THE RUZIKA COMPANY DOES NOT ASSUME RESPONSIBILITY FOR STRUCTURAL INTEGRITY, BUILDING, RIGGING, CONSTRUCTION, FABRICATION, MATERIAL, OR EQUIPMENT.

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FOR LIGHTING DESIGN INFORMATION ONLY

PRELIMINARY DEVELOPMENT
PERMIT REVIEW
6/15/2015

SITE LIGHTING PLAN

BORDEAUX AC & COURTYARD HOTEL

SUNNYVALE, CALIFORNIA

1235 BORDEAUX DR.
SUNNYVALE, CALIFORNIA

T2 DEVELOPMENT

LT1.00

THE RUZIKA COMPANY
LIGHTING DESIGNERS + FACADE CONSULTANTS
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LIGHTING PHOTOMETRIC STUDY SUMMARY
PARKING LOT LIGHTING AVERAGE ILLUMINANCE: 2.52 fc
PATHWAY LIGHTING AVERAGE ILLUMINANCE: 3.39 fc
PLAZA LIGHTING AVERAGE ILLUMINANCE: 11.8 fc

GENERAL NOTES

1. VERIFY MOUNTING LOCATIONS AND HEIGHTS OF ALL DEVICES WITH ARCHITECT PRIOR TO INSTALLATION.
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5. ELECTRICAL CONTRACTOR, FIXTURE SUPPLIER, AND LAMP SUPPLIER MUST VERIFY THAT ALL LED LAMPS ARE COMPATIBLE WITH FIXTURE TRIM HOUSINGS, LAMP SOCKETS, LOW VOLTAGE TRANSFORMERS, AND ELECTRICAL DIMMING SYSTEMS PRIOR TO PLACING ANY LIGHTING EQUIPMENT ORDERS AFTER FIXTURE SHOP DRAWINGS SUBMITTALS ARE APPROVED. LAMPS SHOULD BE OPERABLE AT FULL OR DIMMED INTENSITY WITH NO VISUALLY PERCEIVED FLICKERING WHEN ALL LAMPS ON THE CIRCUIT ARE ENERGIZED.

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PRELIMINARY DEVELOPMENT PERMIT REVIEW 6/15/2015

SITE LIGHTING PHOTOMETRIC CALCULATION

BORDEAUX AC & COURTYARD HOTEL

SUNNYVALE, CALIFORNIA

1235 BORDEAUX DR.
SUNNYVALE, CALIFORNIA

T2 DEVELOPMENT

LT3.00

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---- SITE LIGHTING PHOTOMETRIC STUDY
LT3.00 1"=25'-0"
BAR IS 3" LONG WHEN PRINTED AT FULL SCALE

GENERAL NOTES

1. PLANS ARE BASED UPON ARCHITECTURAL AND CIVIL DRAWINGS PREPARED BY DLR GROUP AND BKF ENGINEERS. CONTRACTOR SHALL REVIEW THESE DOCUMENTS, CONFIRM ALL DIMENSIONS AND ELEVATIONS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES, EITHER ON THE PLANS OR OBSERVED IN THE FIELD PRIOR TO COMMENCING WORK.

2. ALL WORK SHALL BE PERFORMED BY QUALIFIED LICENSED CONTRACTORS OR SUBCONTRACTORS HAVING AT LEAST 5 YEARS EXPERIENCE WITH SIMILAR PROJECTS.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND PAYING ALL FEES RELATED TO THE SCOPE OF WORK, UNLESS STATED OTHERWISE IN THE CONTRACT.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK WITH THAT OF OTHER SUBCONTRACTORS ON THE SITE TO AVOID CONFLICTS WITH WORK SEQUENCE AND DELAYS IN THE PROGRESS OF WORK BY OTHERS.

5. CODES AND STANDARDS: ALL WORK SHALL BE IN ACCORDANCE WITH STANDARDS STATED IN THE PROJECT SPECIFICATIONS AND ALL APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL CODES AND ORDINANCES, INCLUDING BUT NOT LIMITED TO:
   AMERICAN DISABILITIES ACT
   UNIFORM BUILDING CODE
   CALIFORNIA STATE TITLE 24
   CALIFORNIA STATE BOARD OF CONSUMER AFFAIRS FOR AREAS OF WORK GOVERNED BY APPLICABLE LICENCE REQUIREMENTS
   CITY OF SUNNYVALE

6. CONSTRUCTION LAYOUT: CONTRACTOR SHALL STAKE IN THE FIELD ALL ITEMS SHOWN ON THESE PLANS TO BE CONSTRUCTED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK. IF CONFLICTS BETWEEN PROPOSED CONSTRUCTION AND EXISTING SURFACE AND SUBSURFACE CONDITIONS ARE APPARENT, NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY AND DO NOT PROCEED WITH WORK UNTIL AUTHORIZED TO PROCEED. ALL CHANGES TO PROPOSED CONSTRUCTION WORK MUST BE AUTHORIZED BY LANDSCAPE ARCHITECT IN WRITING. UNAUTHORIZED WORK SHALL BE SUBJECT TO REMOVAL AND PROPERLY CONSTRUCTED IN ACCORDANCE WITH CONDITIONS IDENTIFIED ON THE DRAWINGS AND PROJECT SPECIFICATIONS OR AS AMENDED IN WRITING BY THE LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.

7. GRADING AND DRAINAGE: CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH ALL RELATED PLANS, DRAWINGS AND SPECIFICATIONS PRIOR TO COMMENCING WORK, INCLUDING BUT NOT LIMITED TO: ARCHITECTURAL, CIVIL, STRUCTURAL, PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS. NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICTS OR OBSTRUCTIONS RELATED TO THE WORK IMMEDIATELY FOR DIRECTIONS OR MODIFICATIONS TO THE PROPOSED PLANS. DO NOT PROCEED WITH WORK WHICH MODIFIES OR CHANGES THE PLANS WITHOUT AUTHORIZATION BY THE OWNER'S REPRESENTATIVE.

8. INSPECTIONS: PROVIDE MINIMUM 48 HOURS PRIOR NOTICE TO LANDSCAPE ARCHITECT TO SCHEDULE INSPECTIONS. INSPECTIONS SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS. CONTRACTOR TO MAKE EVERY EFFORT TO COMBINE ITEMS FOR INSPECTION WHENEVER POSSIBLE.
   a. PRE-CONSTRUCTION SITE WALK THROUGH
   b. CONSTRUCTION LAYOUT
   c. GRADING AND FORM WORK
   d. IRRIGATION MAINLINES AND VALVING – PRIOR TO BACK FILLING TRENCHES (INCLUDES FULLY PRESSURIZED MAIN LINES.)
   e. IRRIGATION HEAD LAYOUT PRIOR TO INSTALLATION AND PLANTING LAYOUT PRIOR TO INSTALLATION.
   f. PRELIMINARY INSPECTION OF FINAL WORK PRIOR TO AUTHORIZING MAINTENANCE PERIOD.
   g. FINAL INSPECTION PRIOR TO AUTHORIZING MAINTENANCE PERIOD
   h. END OF MAINTENANCE PERIOD PRIOR TO AUTHORIZING WARRANTY PERIOD

9. SUBMITTALS: CONTRACTOR SHALL ALLOW 21 DAYS REVIEW BY OWNER'S REPRESENTATIVE FOR APPROVAL OF SUBMITTAL ITEMS. CONTRACTOR TO IDENTIFY LEAD TIMES FOR PRODUCTION, MANUFACTURE AND DELIVERY OF ALL SUBMITTAL ITEMS IDENTIFIED IN THE SPECIFICATIONS AND PROVIDE ADEQUATE TIME FOR REVIEW BY OWNER'S REPRESENTATIVE. DELAYS TO THE WORK SCHEDULE RESULTING FROM INADEQUATE TIME TO REVIEW SUBMITTAL ITEMS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

10. NOTIFY PROJECT ARBORIST TO REVIEW ALL GRADING PRIOR TO COMMENCING WITH WORK AT EXISTING TREES.

LAYOUT NOTES

1. DIMENSIONS ARE TO FACE OF CURB, FACE OF WALL, FACE OF COLUMN, AND EDGE OF PAVING UNLESS OTHERWISE NOTED.

2. VERIFY EXISTING AND NEW UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ANY CONFLICTS OR DISCREPANCIES TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.

3. AFTER NOTIFYING UNDERGROUND SERVICE ALERT AND HAVING MARKED & LOCATED UTILITIES, CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE WHICH UTILITIES, IF ANY, HAVE BEEN ABANDONED BY EACH SPECIFIC UTILITY COMPANY.

4. ALL PAVING SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% AND A MINIMUM CROSS SLOPE OF 1% UNLESS OTHERWISE NOTED.

5. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS RELATED TO THE WORK IMMEDIATELY FOR DIRECTIONS OR MODIFICATIONS TO THE PROPOSED PLANS. DO NOT PROCEED WITH WORK WHICH MODIFIES OR CHANGES THE DESIGN WITHOUT AUTHORIZATION BY LANDSCAPE ARCHITECT.

6. STAKE PROPOSED IMPROVEMENTS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

7. COORDINATE ALL CONSTRUCTION ELEMENTS PRIOR TO INSTALLATION. VERIFY CRITICAL DIMENSIONS, REFERENCE, AND CONSTRUCTION CONDITIONS PRIOR TO INITIATING WORK.

PLANTING NOTES

1. ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH PLANTING WORK AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN.

2. PLANT COUNT IS FOR THE CONVENIENCE OF THE CONTRACTOR. IN CASE OF DISCREPANCIES, THE PLAN SHALL GOVERN.

3. PLANT MATERIAL LOCATIONS SHOWN ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE IN THE FIELD BY THE LANDSCAPE ARCHITECT. PLANT LOCATIONS ARE TO BE ADJUSTED IN THE FIELD AS NECESSARY TO SCREEN UTILITIES BUT NOT SIGNS NOR TO IMPEDE ACCESS.

4. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE SUBSTITUTIONS, ADDITIONS, AND DELETIONS IN THE PLANTING SCHEME AS THEY FEEL NECESSARY WHILE WORK IS IN PROGRESS UPON APPROVAL OF THE OWNER. SUCH CHANGES ARE TO BE ACCOMPANIED BY EQUITABLE ADJUSTMENTS IN THE CONTRACT PRICE IF NECESSARY.

5. ALL TREES ARE TO BE STAKED AS SHOWN ON THE TREE STAKING DIAGRAMS. BRANCHING HEIGHT OF TREES SHALL BE A 6-0" MINIMUM ABOVE FINISH PAVING. ALL TREES IN A FORMAL GROUP PLANTING SHALL BE MATCHING IN SIZE AND SHAPE. LANDSCAPE ARCHITECT SHALL BE CONSULTED REGARDING ORIENTATION OF TREES PRIOR TO PLANTING AND/OR BACKFILLING. TREES INSTALLED WITHOUT THIS APPROVAL WILL BE SUBJECT TO REMOVAL AND REPLANTING TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.

6. ALL BOXED MATERIALS SHALL BE HAND-PICKED AND TAGGED BY THE LANDSCAPE ARCHITECT AT THEIR PLACE OF ORIGIN.

7. ON GRADE PLANTING BACKFILL MIX SHALL CONSIST OF PLANTING MIX PER SPECIFICATIONS.

8. ALL PLANTING AREAS SHALL BE TOP-DRESSED WITH A MINIMUM 2" LAYER OF APPROVED MULCH. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING

9. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY HIS OPERATIONS TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE WITHOUT ANY ADDITIONAL CHARGE.

10. TREES MUST HAVE AN UNCUT LEADER WITH A UNIFORM TAPER FROM BASE TO TIP. TREES MUST MEET AT LEAST NORMAL CALIPER AND HEIGHT FOR CONTAINER SIZE. TREES WHICH ARE OVERGROWN, ROOT BOUND, OR WITH CO-DOMINANT LEADERS ARE NOT ACCEPTABLE.

ABBREVIATIONS

ADJ	ADJACENT
AGG	AGGREGATE
AL	ALIGN
CB	CATCH BASIN
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTERLINE
CLR	CLEARANCE
CO	CLEAN OUT
CONC	CONCRETE
CONT	CONTINUOUS
DL	DRAINLINE
DWG	DRAWING(S)
(E)	EXISTING
EJ	EXPANSION JOINT
EP	EDGE OF PAVEMENT
EQ	EQUAL
EW	EACH WAY
FG	FINISHED GRADE
FOB	FACE OF BUILDING
FOW	FACE OF WALL
FP	FINISH PAVING
GB	GRADE BREAK
HP	HIGH POINT
INT	INTERSECTION
LT	LIGHT
MAX	MAXIMUM
MIN	MINIMUM
NTS	NOT TO SCALE
OC	ON CENTER
PA	PLANTING AREA
POB	POINT OF BEGINNING
S	SLOPE
SAD	SEE ARCHITECT DRAWINGS
SD	STORM DRAIN
SIM	SIMILAR
SJ	SCORE JOINT
SPECS	SPECIFICATIONS
SCD	SEE CIVIL ENGINEER DRAWINGS
STL	STEEL
TC	TOP OF CURB
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VIF	VERIFY IN FIELD

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
L0.01	COVER SHEET
L1.01	LANDSCAPE PLAN
L1.02	ENLARGED PLAN – PLAZA
L2.01	PLANTING PLAN
L3.01	HYDROZONE PLAN
L4.01	SHADE ANALYSIS PLAN
L5.01	TREE REPLACEMENT PLAN
L6.01	SECTIONS
L7.01	DETAILS & PRECEDENT IMAGES

DEVELOPMENT PERMIT REVIEW
4TH REVIEW
10/01/2015

1235 BORDEAUX DR.
SUNNYVALE, CALIFORNIA

L0.01
COVER SHEET
BORDEAUX AC & RI HOTEL
SUNNYVALE, CALIFORNIA

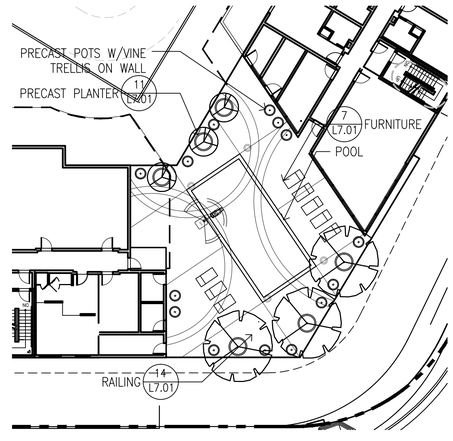
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15 L7.01 DECORATIVE PAVING
FLOWERING ACCENT TREES
(E) TREE TO REMAIN
12 L7.01 BENCHES
JAVA DRIVE
STREET TREE @ 35' O.C.
3 L7.01 10' SIDEWALK AND 4X5 TREE WELLS
17 L7.01 DECOMPOSED GRANITE LADDER PADS
FLUSH CURB CONDITION WITH TRUNCATED DOMES
TREES IN GRATES
MONUMENT SIGN, EACH HOTEL
TRASH/RECYCLING RECEPTACLE
18 L7.01 COLUMNS
(E) TREES TO REMAIN
(E) UTILITIES TO BE INSTALLED UNDERGROUND OR RELOCATED
POOL DECK ABOVE
ENTRY STAIRS
PUBLIC ART/WATER CASCADE PER MOFFITT PARK SPECIFIC PLAN 10 L7.01
ADA RAMP
6' SIDEWALK AND 4' PLANTER STRIP 4 L7.01
PEDESTRIAN LIGHTING ALONG FRONTAGE
(E) TREES TO REMAIN
FLOWERING ACCENT TREES IN GRATES, ADA ACCESSIBLE SIDEWALK
15 L7.01 DECORATIVE PAVING
BORDEAUX DRIVE
LIGHT BOLLARDS
SEAT BLOCKS WITH LIGHTING 8 L7.01
METAL RIBBON WALLS 9 L7.01
CAFE TABLES AND CHAIRS 13 L7.01
SPECIALTY CONCRETE PAVING & BANDS 16 L7.01
6 L7.01 GREEN SCREEN
DECORATIVE PAVING 15 L7.01
PLANTED MOUND/RAIN GARDEN
PLEACHED BOSQUE 5 L7.01
EV EV EV EV EV
EV EV EV EV
(E) PH TO BE REMOVED
UNDER GROUND STORM WATER STORAGE TANK
SDMH
12" SD
W
G
E
-0"
-6"

1 GROUND FLOOR
SCALE: 1"=20'-0"



2 THIRD FLOOR POOL DECK
SCALE: 1"=20'-0"

NORTH
0 10 20 40 60
Scale 1" = 20 ft

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4TH REVIEW
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L1.01
LANDSCAPE PLAN
BORDEAUX AC & RI HOTEL
SUNNYVALE, CALIFORNIA
1235 BORDEAUX DR.
SUNNYVALE, CALIFORNIA

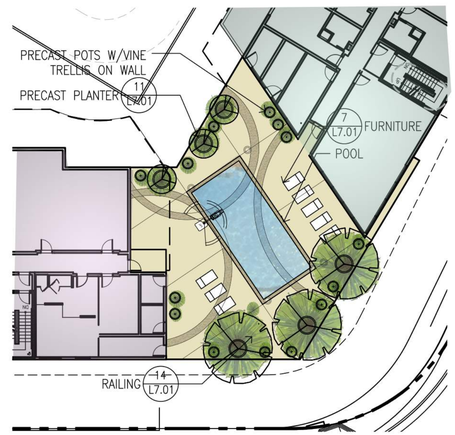
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15 L7.01 DECORATIVE PAVING
FLOWERING ACCENT TREES
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FLUSH CURB CONDITION WITH TRUNCATED DOMES
TREES IN GRATES
LIGHT BOLLARDS
SEAT BLOCKS WITH LIGHTING 8 L7.01
METAL RIBBON WALLS 9 L7.01
CAFE TABLES AND CHAIRS 13 L7.01
MONUMENT SIGN, EACH HOTEL
TRASH/RECYCLING RECEPTACLE
18 L7.01 COLUMNS
(E) TREES TO REMAIN
(E) UTILITIES TO BE INSTALLED UNDERGROUND OR RELOCATED
DECORATIVE PAVING 15 L7.01
FLOWERING ACCENT TREES IN GRATES, ADA ACCESSIBLE SIDEWALK
PEDESTRIAN LIGHTING ALONG FRONTAGE
(E) TREES TO REMAIN
6' SIDEWALK AND 4' PLANTER STRIP 4 L7.01
POOL DECK ABOVE
ENTRY STAIRS
PUBLIC ART/WATER CASCADE PER MOFFITT PARK SPECIFIC PLAN 10 L7.01
ADA RAMP
BORDEAUX DRIVE

1 GROUND FLOOR
SCALE: 1"=20'-0"



2 THIRD FLOOR POOL DECK
SCALE: 1"=20'-0"

NORTH
0 10 20 40 60
Scale 1" = 20 ft

DEVELOPMENT PERMIT REVIEW
4TH REVIEW
10/01/2015

L1.01
LANDSCAPE PLAN
BORDEAUX AC & RI HOTEL
SUNNYVALE, CALIFORNIA
1235 BORDEAUX DR.
SUNNYVALE, CALIFORNIA

T2 DEVELOPMENT

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LIGHT BOLLARDS

TREES IN TREE GRATES

SEAT BLOCKS WITH LIGHTING (8 / L7.01)

METAL RIBBON WALLS (9 / L7.01)

CAFE TABLES AND CHAIRS (13 / L7.01)

(E) TREE TO REMAIN

MONUMENT SIGN, EACH HOTEL

TRASH/RECYCLE RECEPTACLE

BUILDING ENTRANCE FROM PLAZA

(18 / L7.01) COLUMNS

(E) TREE TO REMAIN

(E) UTILITIES TO BE INSTALLED UNDERGROUND OR RELOCATED

POOL DECK ABOVE

ENTRY STAIRS

PUBLIC ART / WATER CASCADE PER MOFFITT PARK SPECIFIC PLAN (10 / L7.01)

ADA RAMP

1 PLAZA
SCALE: 1/8"=1'-0"

NORTH

0 2' 4' 8' 16'
Scale 1/8" = 1'-0"

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4TH REVIEW
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L1.02
ENLARGED PLAN - PLAZA
BORDEAUX AC & RI HOTEL
SUNNYVALE, CALIFORNIA

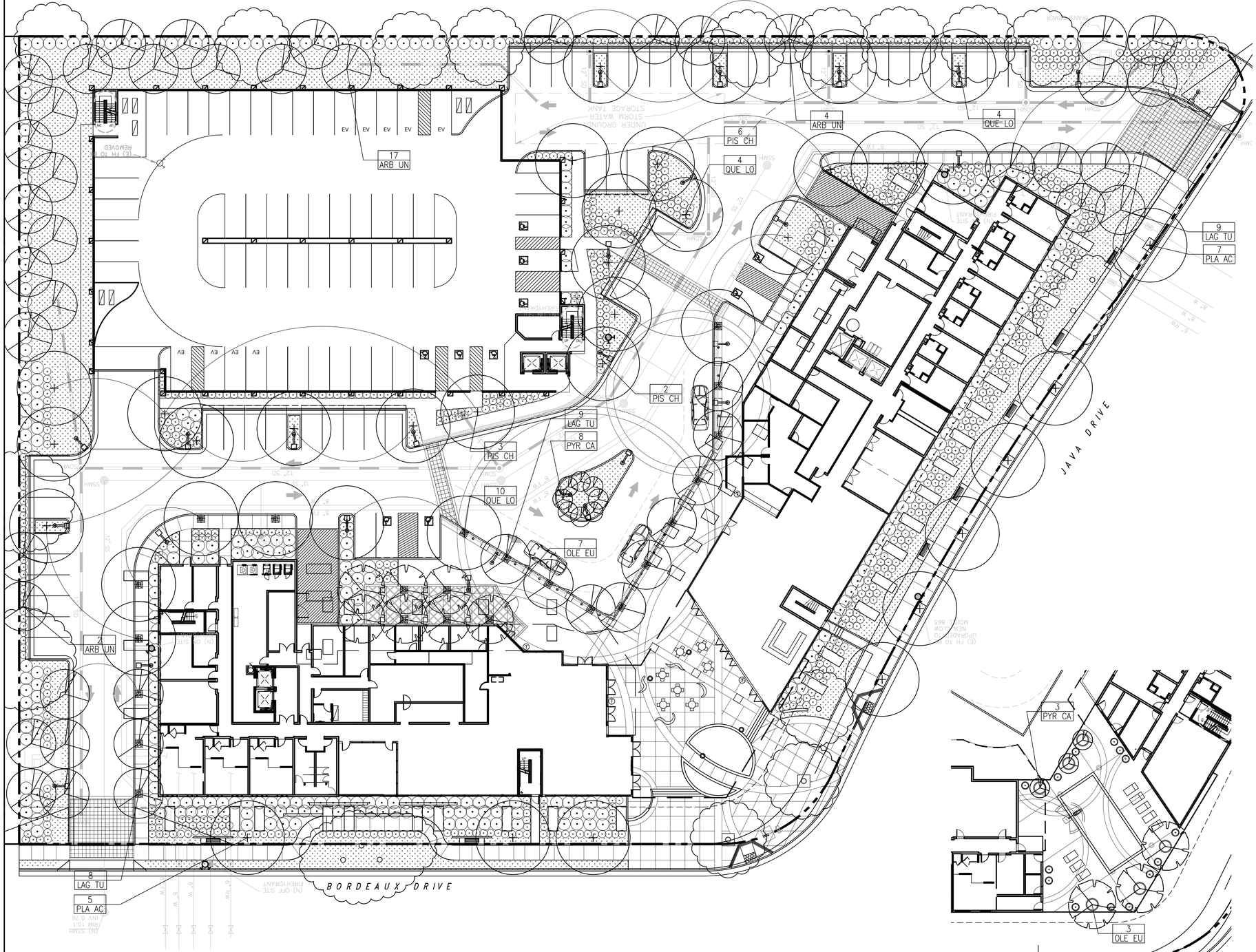
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DEVELOPMENT

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1 GROUND FLOOR
SCALE: 1"=20'-0"

2 THIRD FLOOR POOL DECK
SCALE: 1"=20'-0"

PLANTING LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	WTR USE
TREES						
SCREEN & STREET TREE						
ARB UN	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	24" BOX	PER PLAN	23	L
PLA AC	PLATANUS X ACERIFOLIA 'YARWOOD'	LONDON PLANE	24" BOX	PER PLAN	12	M
ORNAMENTAL TREE						
PIS CH	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	PER PLAN	12	L
PYR CAL	PYRUS CALLERYANA 'CHANTICLEER'	ORNAMENTAL PEAR	24" BOX	PER PLAN	11	M
QUE IL	QUERCUS LOBATA	VALLEY OAK	24" BOX	PER PLAN	18	L
ACCENT TREE						
LAG TU	LAGERSTROEMIA 'TUSCARORA'	RED CRAPE MYRTLE	24" BOX	PER PLAN	26	L
OLE EU	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE	24" BOX	PER PLAN	14	L
LARGE SHRUBS						
	ARCTOSTAPHYLOS 'HOWARD McMINN'	HOWARD McMINN MANZANITA	15 GAL	6'-0" OC		L
	CEANOTHUS SPP	CALIFORNIA LILAC	5 GAL	8'-0" OC		L
	LOROPETALUM SPP	FRINGE FLOWER	5 GAL	6'-0" OC		L
	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY	15 GAL	6'-0" OC		L
	RIBES SANGUINEUM GLUTINOSUM	PINK-FLOWERING CURRANT	5 GAL	5'-0" OC		L
	TEUCRIUM FRUTICANS 'AZUREUM'	BUSH GERMANDER	5 GAL	6'-0" OC		L
MEDIUM & SMALL SHRUBS						
	CALAMAGROSTIS 'KARL FOESTER'	FEATHER REED GRASS	5 GAL	3'-0" OC		L
	DIETES BICOLOR	FORTNIGHT LILY	5 GAL	3-0" OC		L
	LIMONIUM PEREZII	SEA LAVENDER	1 GAL	3'-0" OC		L
	MIMULUS AURANTIACUS	MONKEYFLOWER	5 GAL	3'-0" OC		L
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	3'-6" OC		L
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	3'-0" OC		L
	NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GAL	4'-0" OC		L
	PHORMIUM 'CREAM DELIGHT'	NEW ZEALAND FLAX	5 GAL	4'-0" OC		L
	POLYSTICHUM CALIFORNICA	SWORD FERN	1 GAL	3'-0" OC		L
	ROSA "SEA FOAM"	GROUNDCOVER ROSE	1 GAL	4'-0" OC		M
	SALVIA LEUCANTHA	MEXICAN SAGE	5 GAL	3'-0" OC		L
SMALL SHRUBS & GROUNDCOVERS						
	ACHILLEA MILLEFOLIUM 'PAPRIKA'	YARROW	1 GAL	3'-0" OC		L
	ARCTOSTAPHYLOS EDMUNSII 'GREEN SUPREME'	BRONZE MAT MANZANITA	1 GAL	5'-0" OC		L
	CEANOTHUS GRISEUS 'ANCHOR BAY'	CALIFORNIA LILAC	1 GAL	5'-0" OC		L
	HELICHTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL	2'-6" OC		L
	HEMEROCALLIS SPP	DAY LILY	1 GAL	2'-0" OC		M
	LANTANA 'ORANGE SUNRISE'	LANTANA	1 GAL	3'-0" OC		L
	LAVANDULA STOECHAS 'OTTO QUAST'	SPANISH LAVENDER	1 GAL	2'-6" OC		L

LANDSCAPING			
	SITE AREA SF	LANDSCAPE AREA SF	%
ENTIRE SITE	136,846	30,721	22.4%
PARKING LOT	31,386	6,930	22.1%

NOTE

1. OVER 80% NATIVE, LOW WATER USE PLANTS USED

NORTH

0 10 20 40 60

Scale 1" = 20 ft

DEVELOPMENT PERMIT REVIEW
4TH REVIEW
10/01/2015

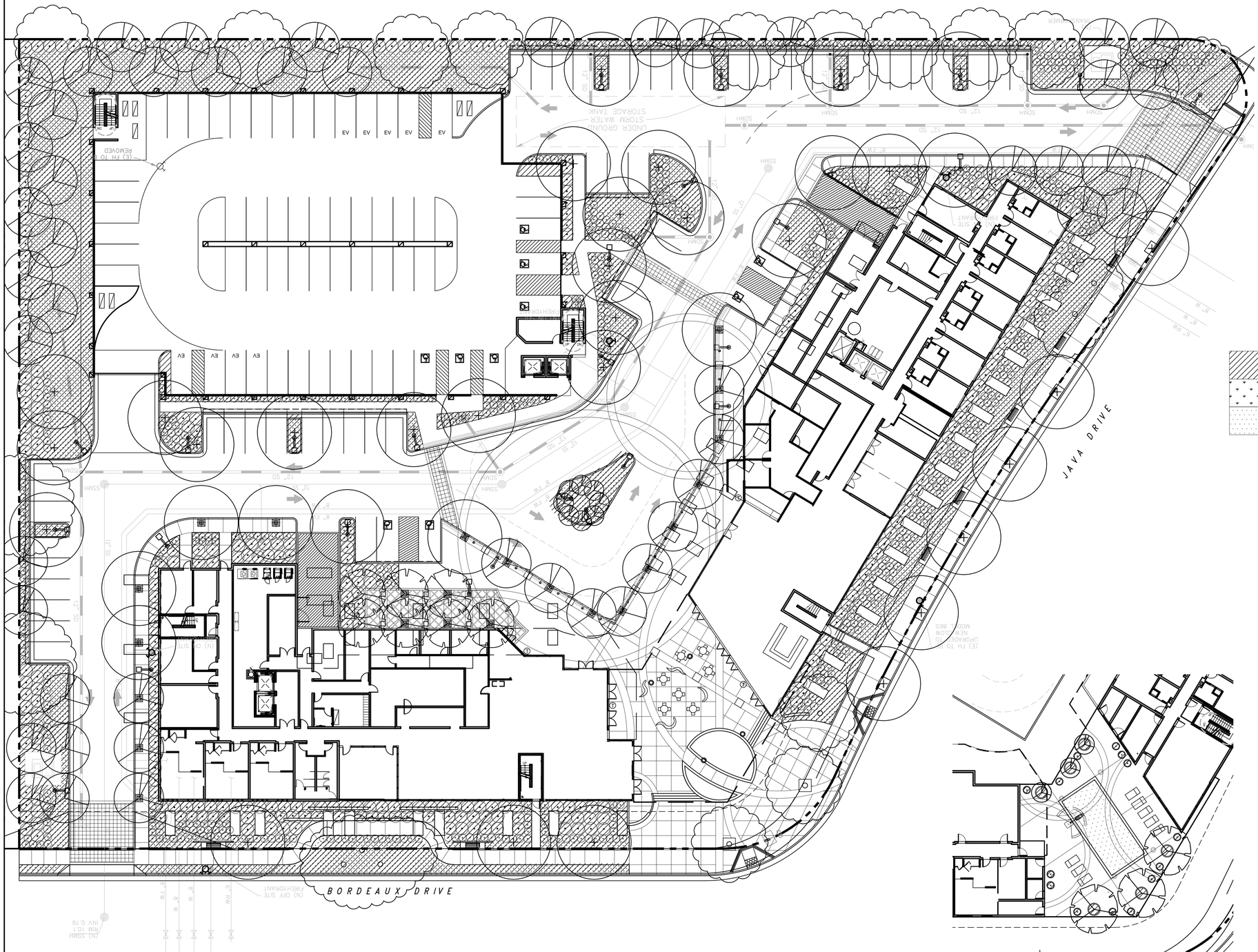
L2.01
PLANTING PLAN
BORDEAUX AC & RI HOTEL
1235 BORDEAUX DR.
SUNNYVALE, CALIFORNIA

T2 DEVELOPMENT

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1 GROUND FLOOR
SCALE: 1"=20'-0"

2 THIRD FLOOR POOL DECK
SCALE: 1"=20'-0"

HYDROZONE LEGEND

HYDROZONE	WATER USE TYPE	IRRIGATION TYPE	SQUARE FOOT TOTALS
HYDROZONE 1	LOW	DRIP	30,145 (98.1%)
HYDROZONE 2	LOW-MEDIUM MIX	BUBBLERS	0 (0%)
POOL	HIGH	-	576 (1.9%)
TREES	50% LOW 50% MEDIUM	BUBBLERS	56 LOW 56 MEDIUM

NOTE
REFER TO L2.01 FOR PLANTING PLAN AND PLANT LIST

NORTH

0 10 20 40 60
Scale 1" = 20 ft

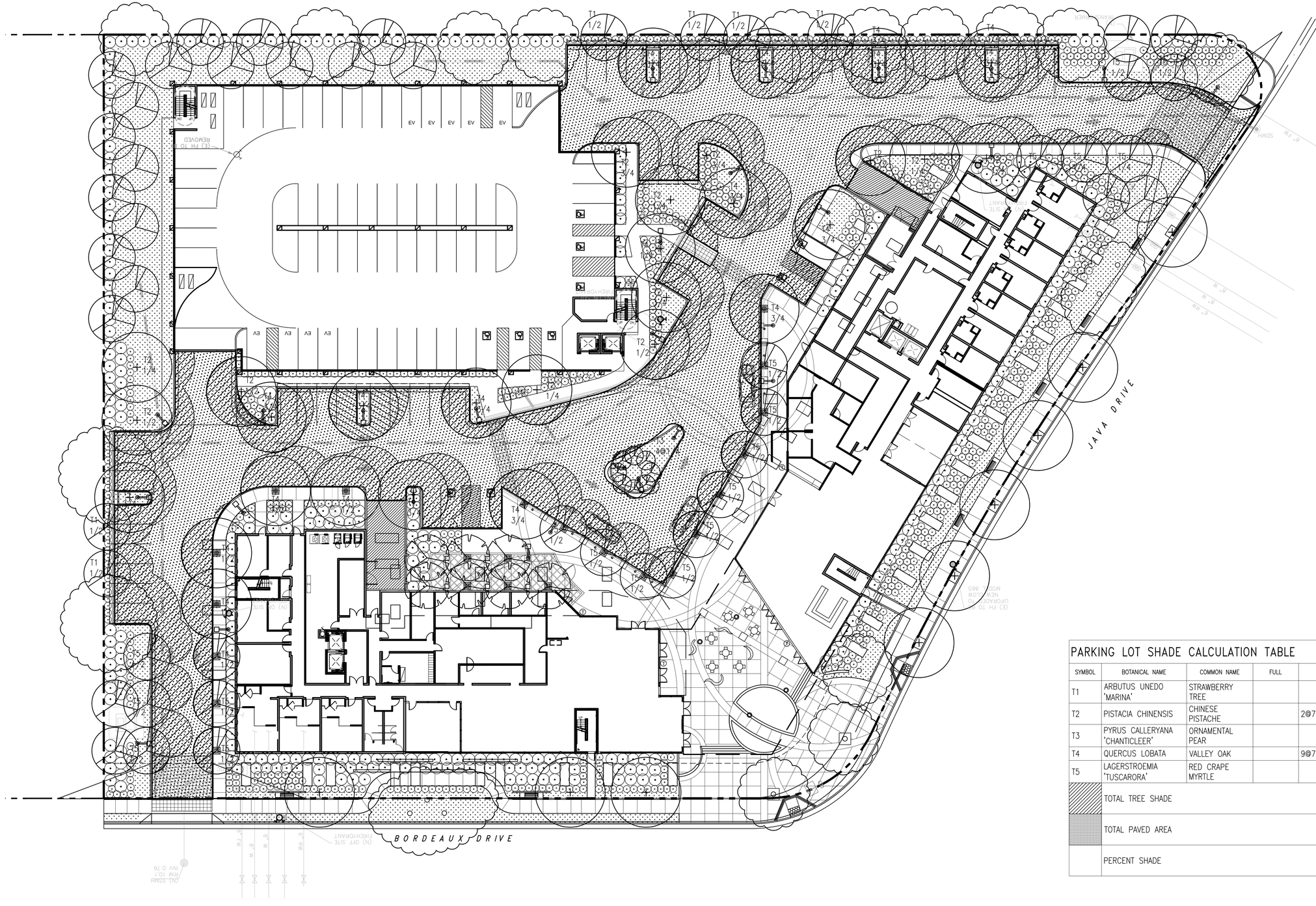
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4TH REVIEW
10/01/2015

L3.01
HYDROZONE PLAN
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SUNNYVALE, CALIFORNIA

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PARKING LOT SHADE CALCULATION TABLE

SYMBOL	BOTANICAL NAME	COMMON NAME	FULL	¾	½	¼	TOTAL
T1	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE			6@318 SF		1,908 SF
T2	PISTACIA CHINENSIS	CHINESE PISTACHE		2@780 SF	3@511 SF	5@263 SF	4,408 SF
T3	PYRUS CALLERYANA 'CHANTICLEER'	ORNAMENTAL PEAR				4@12 SF	48 SF
T4	QUERCUS LOBATA	VALLEY OAK		9@720 SF	4@465 SF	1@238 SF	8,578 SF
T5	LAGERSTROEMIA 'TUSCARORA'	RED CRAPE MYRTLE			17@220	3@120	4,100 SF
	TOTAL TREE SHADE						19,402 SF
	TOTAL PAVED AREA						33,258 SF
	PERCENT SHADE						57.20%

NORTH

0 10 20 40 60

Scale 1" = 20 ft

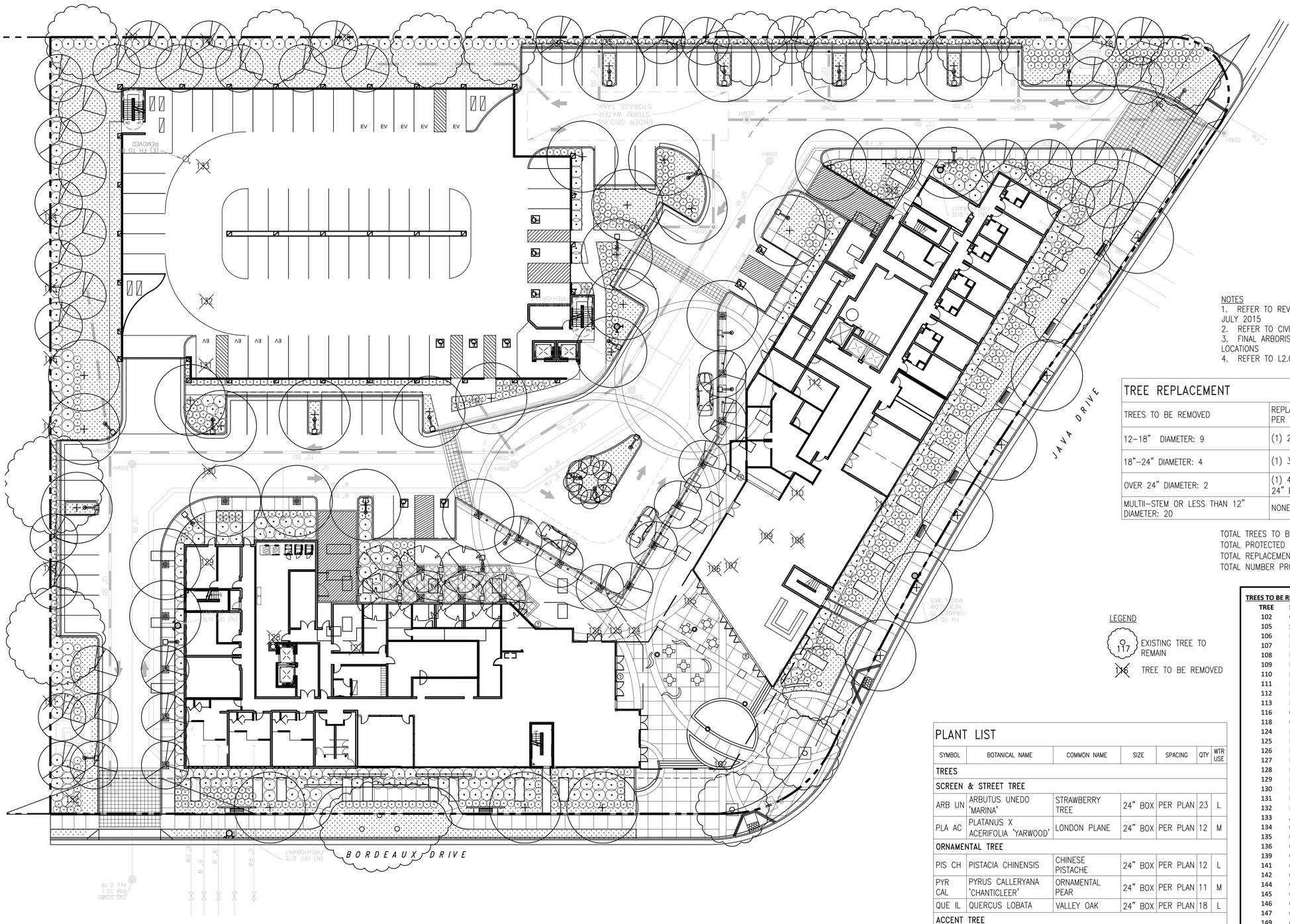
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4TH REVIEW
10/01/2015

L4.01
SHADE ANALYSIS PLAN
BORDEAUX AC & RI HOTEL
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SUNNYVALE, CALIFORNIA

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1 GROUND FLOOR
SCALE: 1"=20'-0"

NOTES
1. REFER TO REVISED ARBORIST REPORT COMPLETED BY HORTSCIENCE INC. JULY 2015
2. REFER TO CIVIL DRAWINGS FOR TREE REMOVAL PLAN
3. FINAL ARBORIST REPORT REQUIRED FOR PRECISE EXISTING TRUNK LOCATIONS
4. REFER TO L2.01 FOR PLANTING PLAN

TREE REPLACEMENT		
TREES TO BE REMOVED	REPLACEMENT TREES REQUIRED PER TREE REMOVED	TOTAL REPLACEMENT TREES REQUIRED
12–18" DIAMETER: 9	(1) 24: BOX OR (3) 15 GAL	(9) 24" BOX
18"–24" DIAMETER: 4	(1) 36" BOX OR (2) 24" BOX	(8) 24" BOX
OVER 24" DIAMETER: 2	(1) 48" BOX, (2) 36" BOX, OR (4) 24" BOX	(8) 24" BOX
MULTII–STEM OR LESS THAN 12" DIAMETER: 20	NONE REQUIRED	NONE REQUIRED

TOTAL TREES TO BE REMOVED (PROTECTED AND UNPROTECTED): (35)
TOTAL PROTECTED TREES TO BE REMOVED: (21)
TOTAL REPLACEMENT TREES REQUIRED: (25) 24" BOX
TOTAL NUMBER PROPOSED REPLACEMENT TREES: (116) 24" BOX

LEGEND
117 EXISTING TREE TO REMAIN
116 TREE TO BE REMOVED

PLANT LIST						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	WTR USE
TREES						
SCREEN & STREET TREE						
ARB UN	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	24" BOX	PER PLAN	23	L
PLA AC	PLATANUS X ACERIFOLIA 'YARWOOD'	LONDON PLANE	24" BOX	PER PLAN	12	M
ORNAMENTAL TREE						
PIS CH	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	PER PLAN	12	L
PYR CAL	PYRUS CALLERYANA 'CHANTICLEER'	ORNAMENTAL PEAR	24" BOX	PER PLAN	11	M
QUE IL	QUERCUS LOBATA	VALLEY OAK	24" BOX	PER PLAN	18	L
ACCENT TREE						
LAG TU	LAGERSTROEMIA 'TUSCARORA'	RED CRAPE MYRTLE	24" BOX	PER PLAN	26	L
OLE EU	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE	24" BOX	PER PLAN	10	L

TREES TO BE REMOVED

TREE	SPECIES	DIAMETER	PROTECTED?	IMPACTS
102	Canary Island Pine	29	YES	Remove, within bldng
105	Sawleaf zelkova	14	YES	Remove, within grading
106	English Holly	4	NO	Remove, within bldng
107	English Holly	4	NO	Remove, within bldng
108	English Holly	7	NO	Remove, within bldng
109	English Holly	5	NO	Remove, within bldng
110	English Holly	6	NO	Remove, within bldng
111	Holly Oak	24	YES	Remove, within bldng
112	Mexican Fan Palm	23	YES	Remove, within bldng
113	Mexican Fan Palm	23	YES	Remove, within grading
116	Canary Island Pine	27	YES	Remove, within grading
118	Chinese Elm	15	YES	Remove, within grading
124	Purpleleaf plum	6,6	YES	Remove, within bldng
125	Purpleleaf plum	13,6	YES	Remove, within bldng
126	Purpleleaf plum	6,5,4	YES	Remove, within grading
127	Purpleleaf plum	8	NO	Remove, within bldng
128	Purpleleaf plum	10,9	YES	Remove, within bldng
129	Purpleleaf plum	8,5,4,4	YES	Remove, within bldng
130	Purpleleaf plum	6,5	YES	Remove, within parking
131	Purpleleaf plum	7,6,5	YES	Remove, within parking
132	Purpleleaf plum	8	NO	Remove, within parking
133	Australian willow	13,8,9	YES	Remove, within parking
134	Chinese Elm	14	YES	Remove, within grading
135	Chinese Elm	13	YES	Remove, within grading
136	Chinese Elm	14	YES	Remove, within grading
139	Chinese Elm	7	NO	Remove, within grading
141	Chinese Elm	10	NO	Remove, within grading
142	Chinese Elm	11	NO	Remove, within grading
144	Chinese Elm	12	YES	Remove, within grading
145	Chinese Elm	11	NO	Remove, within grading
146	Chinese Elm	10	NO	Remove, within grading
147	Chinese Elm	9	NO	Remove, within grading
149	Chinese Elm	11	NO	Remove, within grading
151	Chinese Elm	16	YES	Remove, within grading
152	Canary Island Pine	23	YES	Remove, within sidewalk

NORTH

0 10 20 40 60
Scale 1" = 20 ft

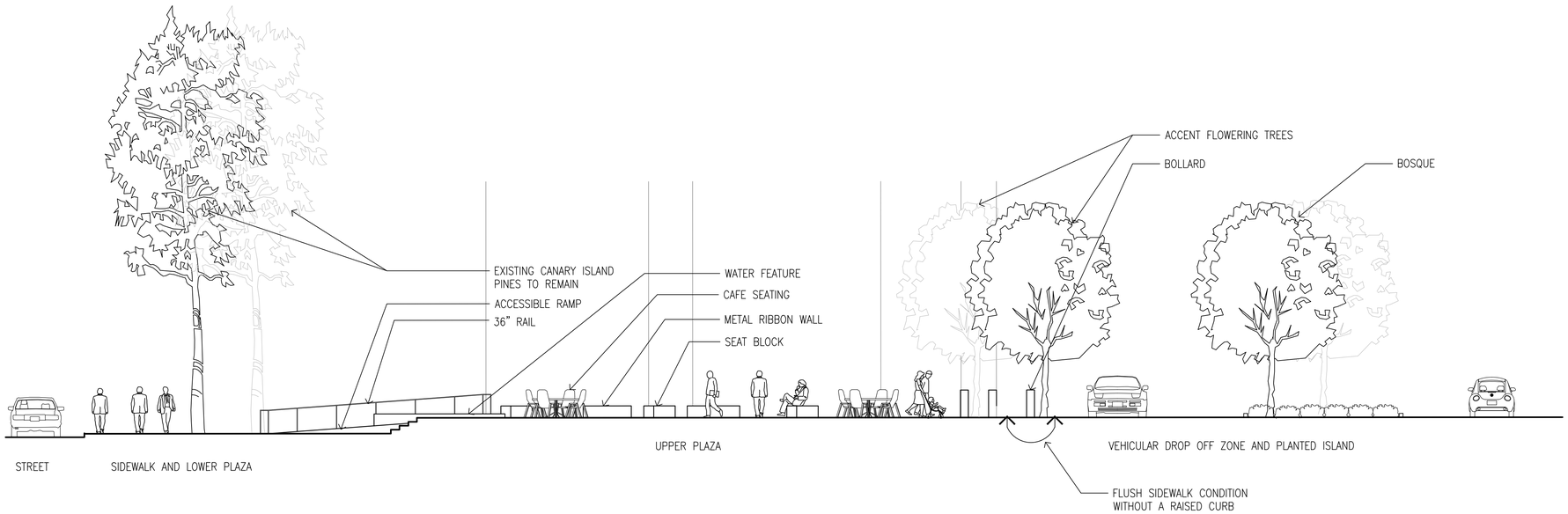
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4TH REVIEW
10/01/2015

L5.01
TREE REPLACEMENT PLAN
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1235 BORDEAUX DR.
SUNNYVALE, CALIFORNIA

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1 SECTION
SCALE: 1/8" = 1'-0"

DEVELOPMENT PERMIT REVIEW
4TH REVIEW
10/01/2015

L6.01
SECTIONS
BORDEAUX AC & RI HOTEL
SUNNYVALE, CALIFORNIA
1235 BORDEAUX DR.
SUNNYVALE, CALIFORNIA

T2 DEVELOPMENT

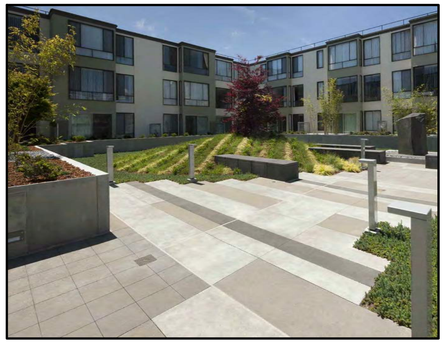
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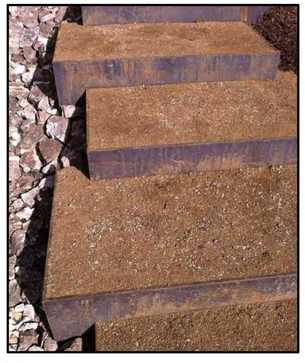
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15 DECORATIVE PAVING
SCALE: NTS



16 SPECIALTY CONCRETE PAVING & BANDS
SCALE: NTS



17 DECOMPOSED GRANITE LADDER PAD
SCALE: NTS



11 POOL DECK PLANTERS
SCALE: N/A



12 BENCHES AT BORDEAUX & JAVA DRIVES
SCALE: N/A



13 CAFE TABLES & CHAIRS
SCALE: NTS



18 COLUMNS
SCALE: NTS



14 RAILING
SCALE: NTS



6 GREEN SCREEN
SCALE: N/A



7 POOL DECK FURNITURE
SCALE: NTS



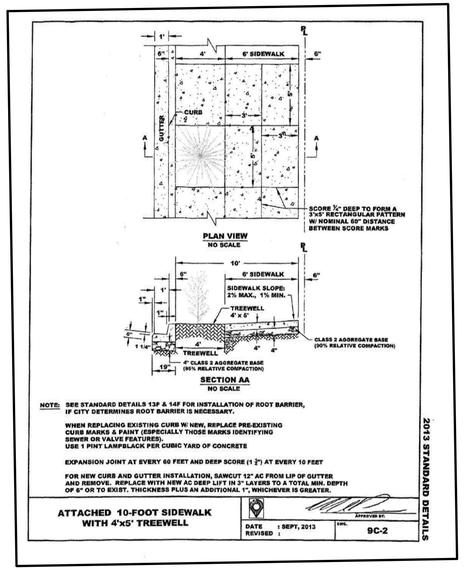
8 SEAT BLOCKS WITH LIGHTING AT PLAZA
SCALE: NTS



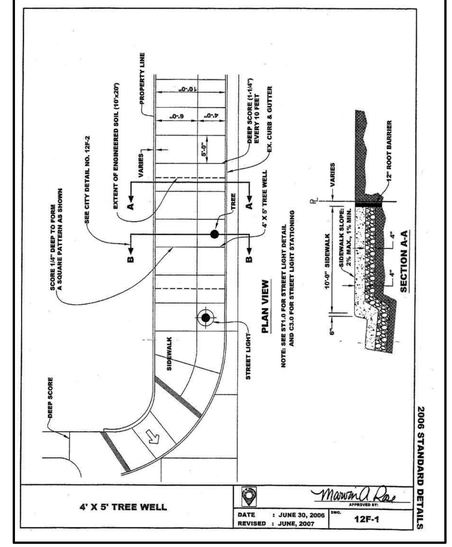
9 METAL RIBBON WALLS
SCALE: NTS



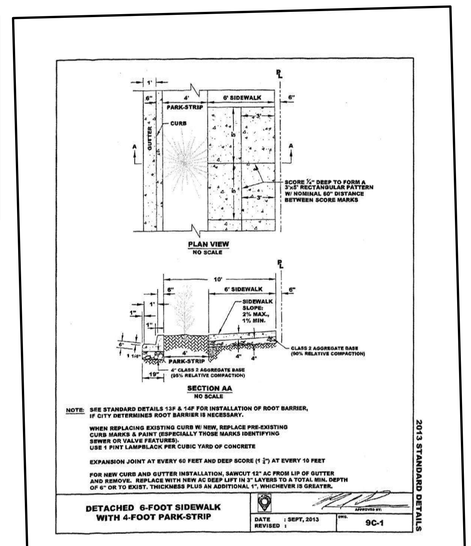
10 WATER FEATURE
SCALE: NTS



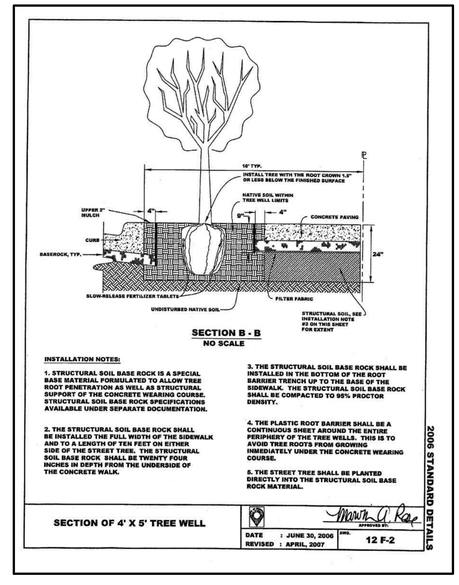
3 10' SIDEWALK WITH 4'X5' TREE WELL
SCALE: NTS



1 4'X5' TREE WELL
SCALE: NTS



4 6' SIDEWALK WITH 4' PARK-STRIP
SCALE: NTS



2 SECTION OF 4'X5' TREE WELL
SCALE: NTS



5 PLEACHED TREE BOSQUE
SCALE: N/A

L7.01
DETAILS & PRECEDENT IMAGES
BORDEAUX AC & RI HOTEL
SUNNYVALE, CALIFORNIA

DEVELOPMENT PERMIT REVIEW
4TH REVIEW
10/01/2015

1235 BORDEAUX DR.
SUNNYVALE, CALIFORNIA

BRUCE JETT ASSOCIATES
Landscape Architects
CRLA #3335
925.254.5422
2 Theatre Square #218
Orinda, CA 94563

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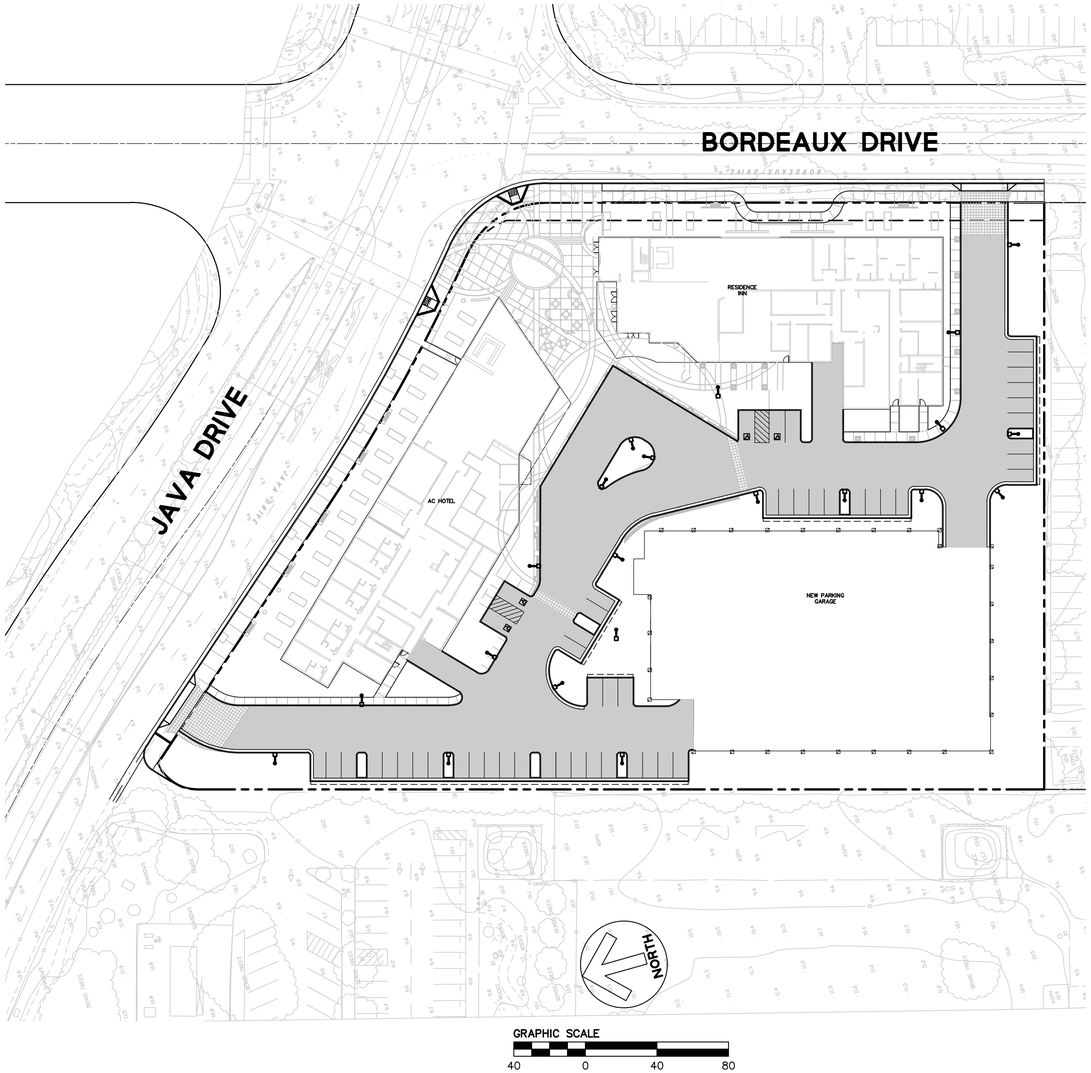
SITE DEVELOPMENT PLANS
1235 BORDEAUX DRIVE
CITY OF SUNNYVALE, SANTA CLARA COUNTY, CALIFORNIA

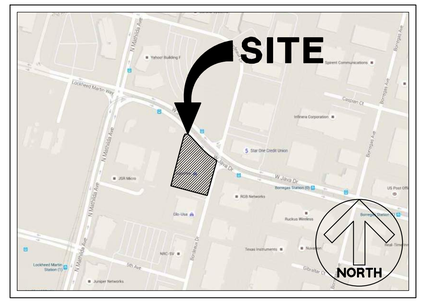
GENERAL NOTES

1. OWNER:	T2 DEVELOPMENT
2. DEVELOPER:	T2 DEVELOPMENT 620 NEWPORT CENTER DRIVE, 14TH FLOOR NEWPORT BEACH, CA 92660 CONTACT: GREG LEBON (949) 610-8037
3. CIVIL ENGINEER:	BKF ENGINEERS 1650 TECHNOLOGY DRIVE, SUITE 650 SAN JOSE, CA 95110 CONTACT: ISAAC KONTOROVSKY (408) 467-9187
4. ARCHITECT:	DLR GROUP/PASADENA 117 E COLORADO BLVD, 5TH FLOOR PASADENA, CA 91105 CONTACT: JEREMY GRANT (626) 204-5740
5. LANDSCAPE ARCHITECT:	BRUCE JETT ASSOCIATES, INC. 3 ALTARINDA ROAD, SUITE 201 ORINDA, CA 94563 CONTACT: BRUCE JETT (925) 254-5422
6. ASSESSORS PARCEL NO.	110-25-044
7. EXISTING ZONING:	MP-TOD
8. PROPOSED ZONING:	MP-TOD
9. EXISTING USE:	INDUSTRIAL
10. PROPOSED USE:	2 NEW HOTELS ONE 8 STORY (200 ROOM) AC HOTEL ONE 8 STORY (150 ROOM) RESIDENCE INN
11a. GROSS AREA: 11b. NET AREA (POST DEDICATION):	133,986 SF (3.08 ACRES) 131,000 SF (3.01 ACRES)
12. HEIGHT REQUIREMENTS:	8 STORY MAXIMUM 75 FT MAXIMUM (HOTELS ALLOWED TO EXCEED 75'-0" HT WITH USE PERMIT) 30 FT MAXIMUM
13. F.A.R. REQUIREMENT:	50% MAXIMUM (66,993 SF)
14. LOT SIZE REQUIREMENT:	22,500 SF MINIMUM
15. LOT COVERAGE REQUIREMENT:	45% MAXIMUM (60,294 SF)
16. PAVEMENT COVERAGE REQUIREMENT:	N/A

17. UTILITIES:

A. WATER:	PUBLIC STREETS:	CITY OF SUNNYVALE
B. SANITARY SEWER:	PUBLIC STREETS:	CITY OF SUNNYVALE
C. STORM DRAIN:	PUBLIC STREETS:	CITY OF SUNNYVALE
D. GAS/ELECTRIC:		PACIFIC GAS & ELECTRIC
E. TELEPHONE:		AT&T
F. CABLE TV:		COMCAST





VICINITY MAP
N.T.S.

SHEET INDEX

SHEET NO.	DESCRIPTION
C1.0	TITLE SHEET/GENERAL NOTES
C2.0	EXISTING CONDITIONS/TREE REMOVAL PLAN
C3.0	PRELIMINARY SITE PLAN
C4.0	PRELIMINARY GRADING & DRAINAGE PLAN
C5.0	PRELIMINARY UTILITY PLAN
C6.0	PRELIMINARY STORMWATER MANAGEMENT PLAN AND DETAILS
C7.0	FIRE ACCESS EXHIBIT

ABBREVIATIONS

CSV	= CITY OF SUNNYVALE
(E)	= EXISTING
EVAE	= EMERGENCY VEHICLE ACCESS EASEMENT
PAE	= PUBLIC ACCESS EASEMENT
PSDE	= PRIVATE STORM DRAIN EASEMENT
PSSE	= PRIVATE SANITARY SEWER EASEMENT
PUE	= PUBLIC UTILITY EASEMENT
PWE	= PRIVATE WATER EASEMENT
PIEE	= PRIVATE INGRESS AND EGRESS EASEMENT
DET	= DETAIL
DWY	= DRIVEWAY
LS	= LANDSCAPE STRIP
(N)	= NEW
ROW	= RIGHT OF WAY
STD	= STANDARD
SW	= SIDEWALK
TYP	= TYPICAL

DEVELOPMENT PERMIT REVIEW
4TH REVIEW
10/1/2015

TITLE SHEET/GENERAL NOTES

BORDEAUX AC & COURTYARD HOTEL
1235 BORDEAUX DR.
SUNNYVALE, CALIFORNIA

T2 DEVELOPMENT

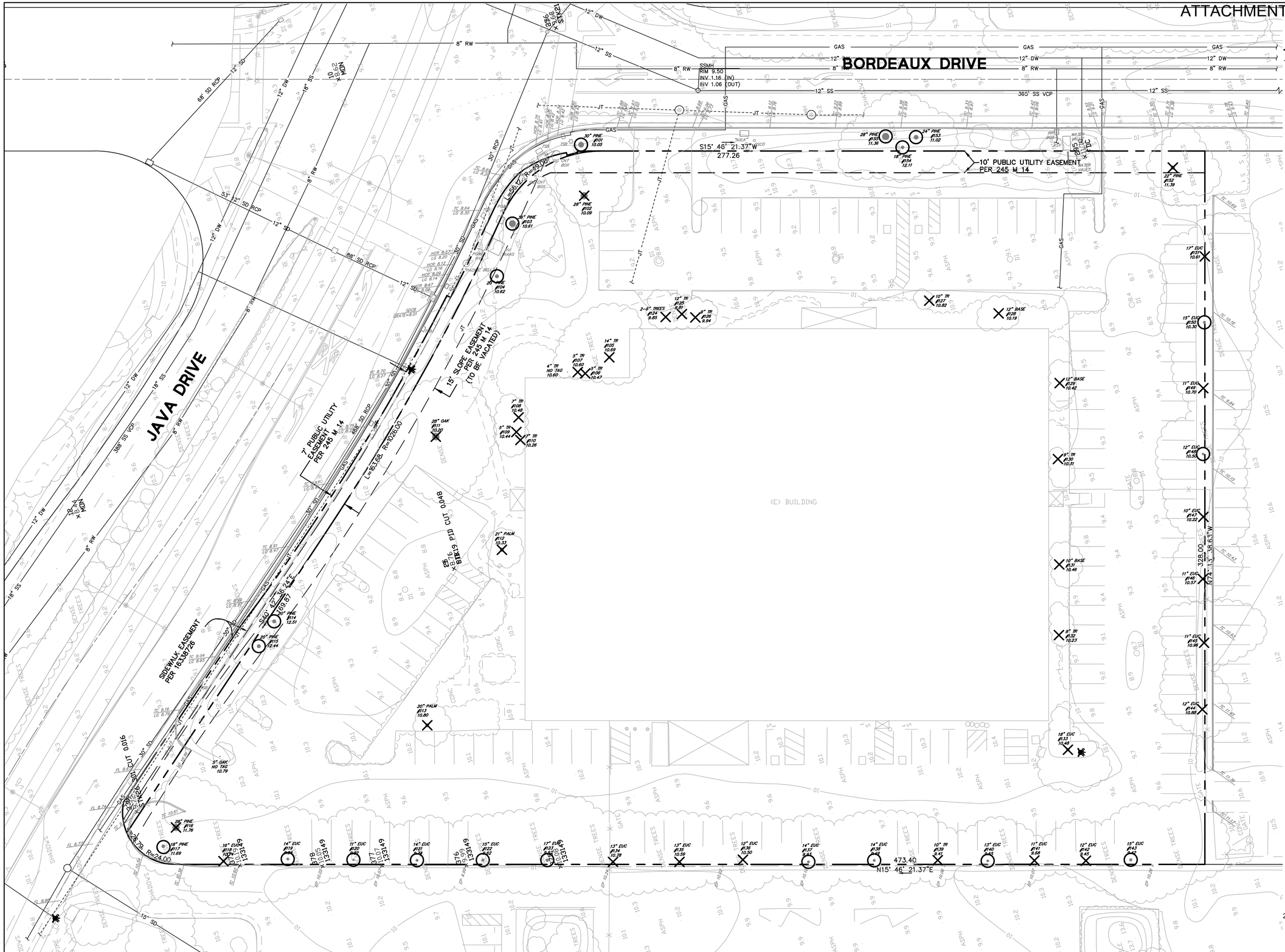
BKF Engineers | Surveyors | Planners
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San Jose, CA 95110
37 9100 408.467.9199

75-15741-00

C1.0

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LEGEND

- PROPERTY LINE
- EASEMENT LINE
- PRESERVE AND PROTECT EXISTING TREE
- REMOVE EXISTING TREE

KEYNOTES

EXISTING 10' PUE TO BE VACATED PENDING THAT NO EXISTING CITY OWNED OR PRIVATE OWNED UTILITIES ARE WITHIN 10' PUE. VERIFICATION OF SAID UTILITILES TBD.

SURVEY NOTES

ATLA SURVEY PERFORMED BY COMMERCIAL DUE DILIGENCE SERVICE DATED JANUARY 8, 2015, REFERENCE NO: 10203-01.

SUPPLEMENTARY FIELD SURVEY PERFORMED BY BKF ENGINEERS DATED APRIL 8TH, 2015 JOB NO: 20156034

DEVELOPMENT PERMIT REVIEW
4TH REVIEW
10/1/2015

EXISTING CONDITIONS/TREE REMOVAL PLAN

BORDEAUX AC & COURTYARD HOTEL
1235 BORDEAUX DR.
SUNNYVALE, CALIFORNIA

T2 DEVELOPMENT

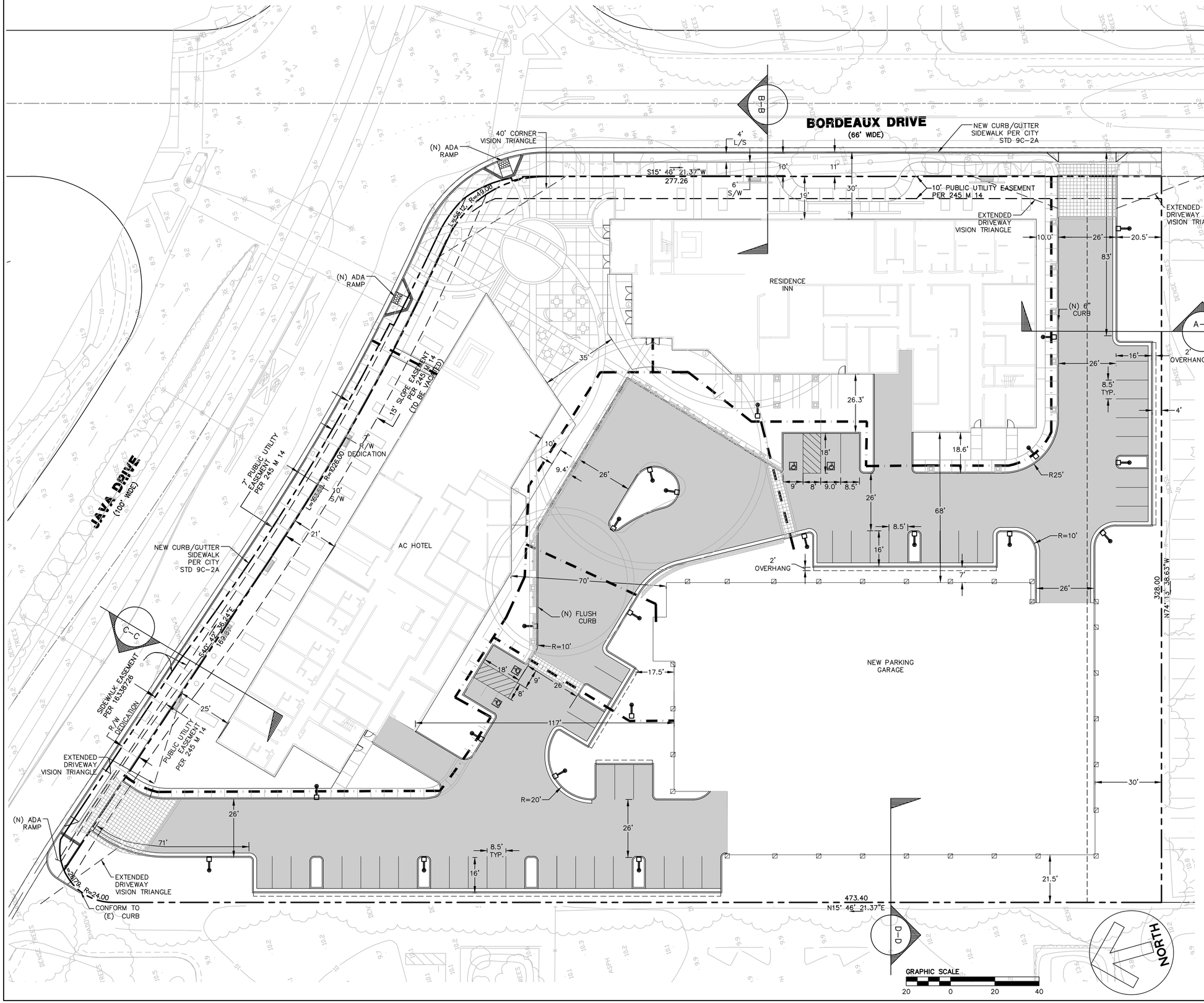
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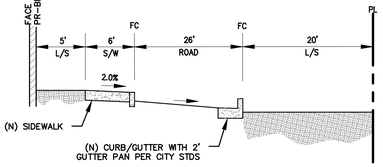
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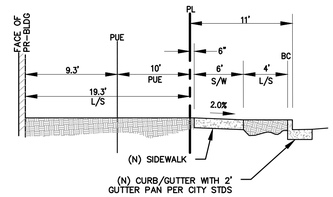


LEGEND

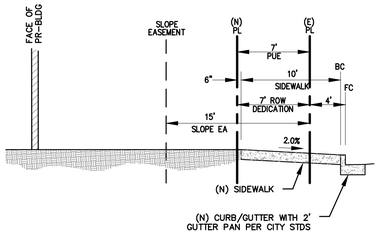
- PROPERTY LINE
- EASEMENT LINE
- VERTICAL CURB AND GUTTER
- VERTICAL/FLUSH CURB
- VALLEY GUTTER
- CITY STANDARD DRIVEWAY PER 6C-4
- NEW AC
- DECORATIVE PAVING
- BUILDING SETBACK LINE (23')
- ACCESSIBLE PATH OF TRAVEL
- SITE LIGHTING POLE



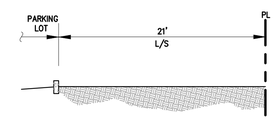
SECTION A-A
NO SCALE



SECTION B-B
NO SCALE



SECTION C-C
NO SCALE



SECTION D-D
NO SCALE

DEVELOPMENT PERMIT REVIEW
4TH REVIEW
10/1/2015

PRELIMINARY SITE PLAN

BORDEAUX AC & COURTYARD HOTEL
SUNNYVALE, CALIFORNIA

1235 BORDEAUX DR.
SUNNYVALE, CALIFORNIA

DEVELOPMENT

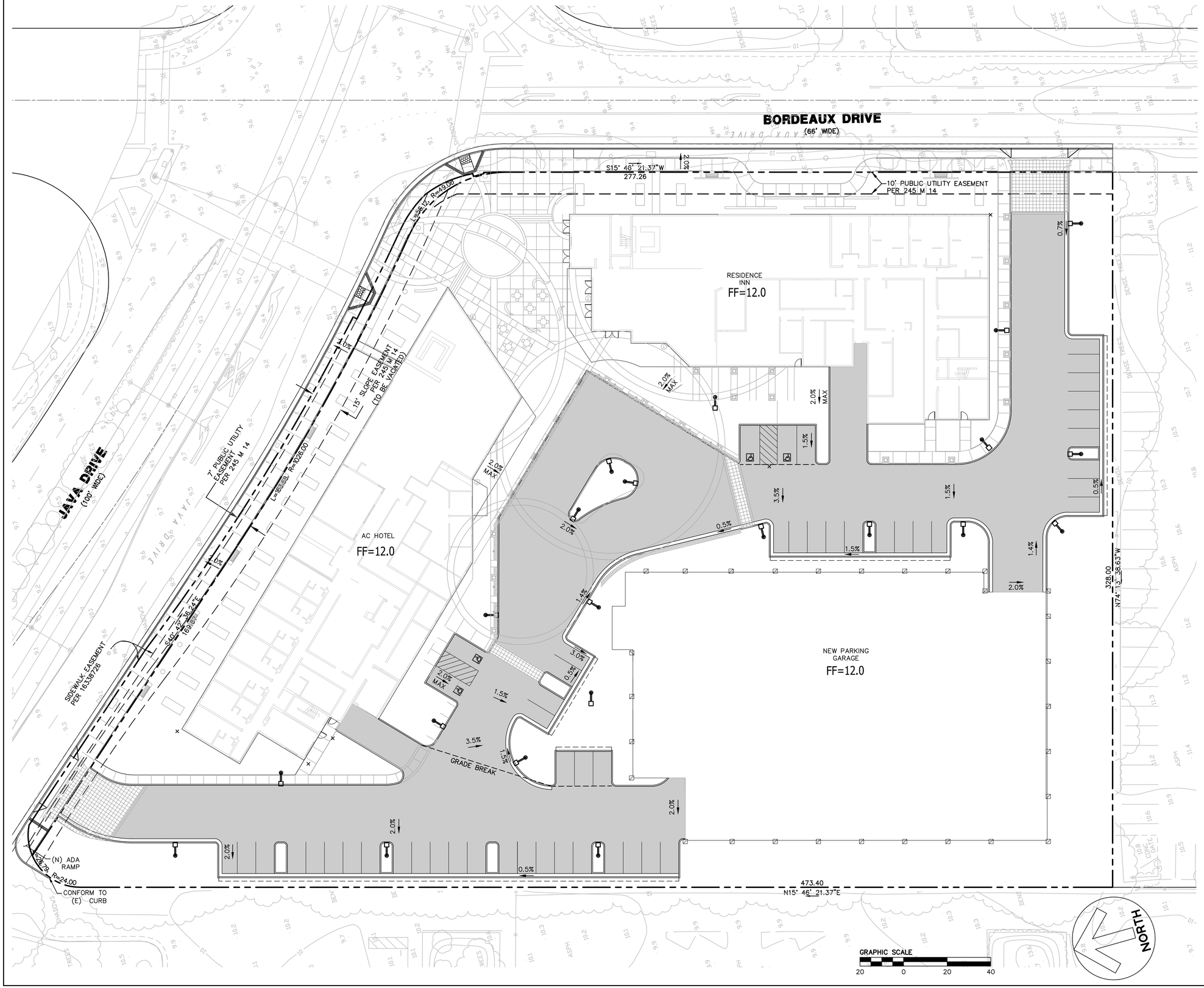
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LEGEND

- PROPERTY LINE
- EASEMENT LINE
- CURB AND GUTTER
- 6" VERTICAL CURB
- RIDGE LINE
- HARDSCAPE SLOPE
- SLOPE TO DRAIN (LANDSCAPE
- AD AREA DRAIN
- OFD OVERFLOW DRAIN
- BB BUBBLER BOX
- TC XX.X / FL XX.X PROPOSED ELEVATIONS
- CO CURB OPENING
- TC TOP OF CURB
- PV PAVEMENT
- FL FLOW LINE
- LG LIP OF GUTTER
- LP LOW POINT
- HP HIGH POINT

PRELIMINARY GRADING & DRAINAGE PLAN

DEVELOPMENT PERMIT REVIEW
4TH REVIEW
10/1/2015

BORDEAUX AC & COURTYARD HOTEL
1235 BORDEAUX DR.
SUNNYVALE, CALIFORNIA

T2 DEVELOPMENT

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LEGEND

- PROPERTY LINE
- STORM DRAIN LINE (TREATED)
- SD — STORM DRAIN LINE (UNTREATED)
- SS — SANITARY SEWER LINE
- DW — DOMESTIC WATER LINE
- RW — RECYCLED WATER
- FW — FIRE WATER LINE
- JT — EX. JOINT TRENCH LINE
- GAS — EX. GAS LINE
- SDMH — STORM DRAIN MANHOLE
- OFD — OVER FLOW DRAIN
- AD — AREA DRAIN
- BB — BUBBLER BOX
- SSMH — SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- WATER VALVE
- RP — REDUCED PRESSURE ASSEMBLY
- PIV — POST INDICATOR VALVE
- FDC — FIRE DEPARTMENT CONNECTION
- FH — FIRE DEPARTMENT CONNECTION
- RPDA — REDUCED PRESSURE DETECTOR ASSEMBLY
- WM — WATER METER (TO BE RADIO-READ METERS)
- CHECK VALVE
- TRANSFORMER (UNDERGROUND)

BORDEAUX DRIVE (66' WIDE)

JAVA DRIVE (100' WIDE)

(N) OFF SITE FIREHYDRANT

(N) SSMH RIM 10.1 INV 0.76

S15° 46' 21.37"W 277.26

10' PUBLIC UTILITY EASEMENT PER 245 M 14

L=84.14' R=43.00'

RESIDENCE INN

AC HOTEL

NEW PARKING GARAGE

(E) FH TO BE UPGRADED TO NEW CLOW MODEL 865

15' SLOPE EASEMENT PER 245 M 14 (TO BE VACATED)

7' PUBLIC UTILITY EASEMENT PER 245 M 14

L=162.00' R=1026.00'

S40° 47' 36.24"E 160.00'

SIDEWALK EASEMENT PER 163367/26

(N) ON SITE FIREHYDRANT

(N) SSCO

(N) TRANSFORMER

UNDER GROUND STORM WATER STORAGE TANK

(E) FH TO BE REMOVED

(E) FH TO REMAIN

328.00 N74° 13' 36.63"W

473.40 N15° 46' 21.37"E

GRAPHIC SCALE 20 0 20 40

NORTH

DEVELOPMENT PERMIT REVIEW
4TH REVIEW
10/1/2015

PRELIMINARY UTILITY PLAN

BORDEAUX AC & COURTYARD HOTEL
1235 BORDEAUX DR.
SUNNYVALE, CALIFORNIA

T2 DEVELOPMENT

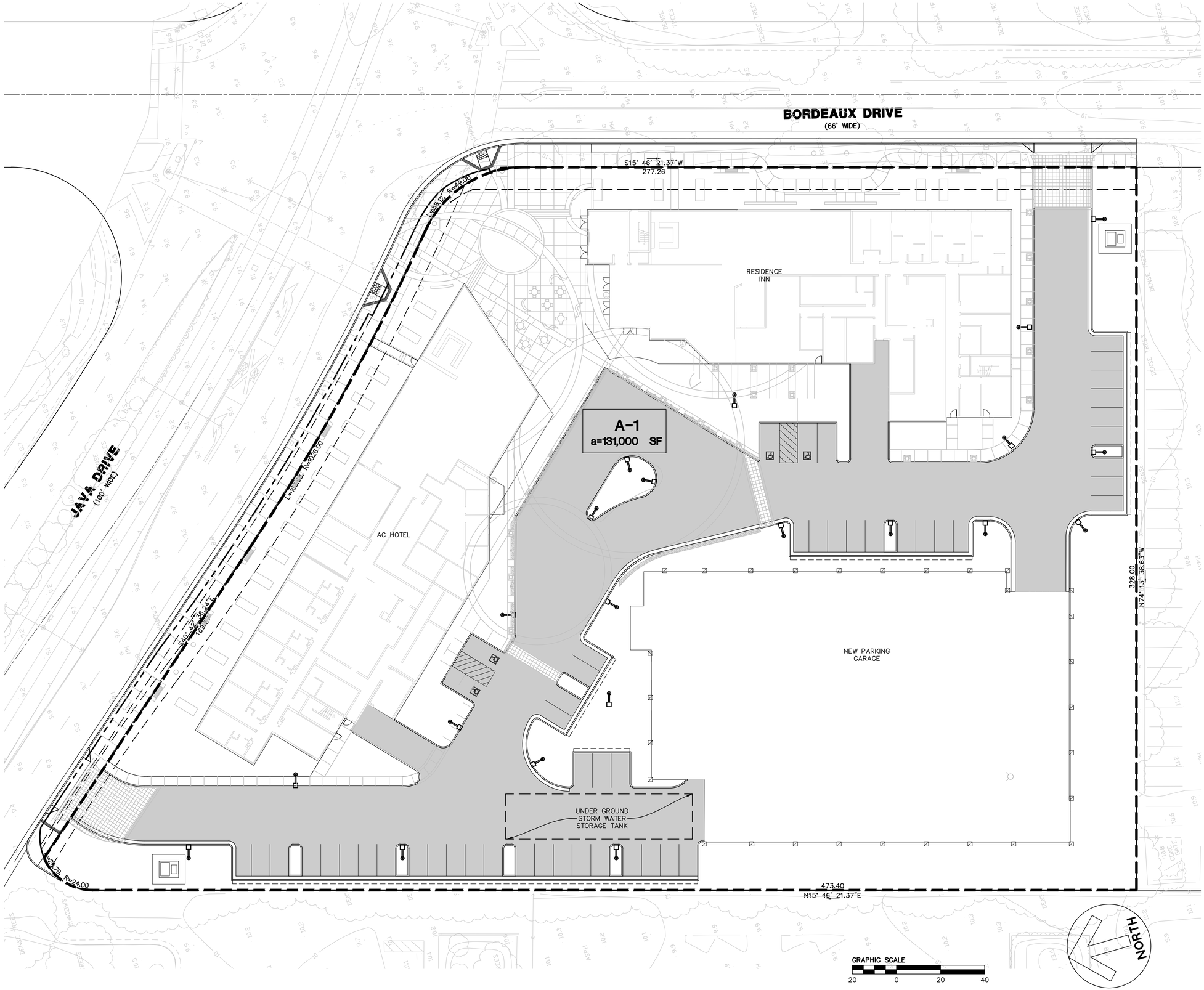
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LEGEND

- PROPERTY LINE
- A-X a=X,XXX SF — DRAINAGE AREA BOUNDARY
- STORM DRAIN MANHOLE
- OVERFLOW DRAIN
- DRAINAGE SLOPE
- BB — BUBBLER BOX

NOTE:
1. STORMWATER MANAGEMENT PLAN DESIGNED IN ACCORDANCE WITH SUNNYVALE MUNICIPAL CODE CHAPTER 12.60 AS WELL AS THE RECOMMENDATIONS IN THE PRELIMINARY GEOTECHNICAL INVESTIGATION BY CORNERSTON, DATED JUNE 29, 2015.
2. DRAINAGE WEEP HOLES ARE REQUIRED IN ALL 6-INCH CONCRETE CURBS NEXT TO LANDSCAPE AREAS.

DEVELOPMENT PERMIT REVIEW
4TH REVIEW
10/1/2015

PRELIMINARY STORMWATER PLAN

BORDEAUX AC & COURTYARD HOTEL
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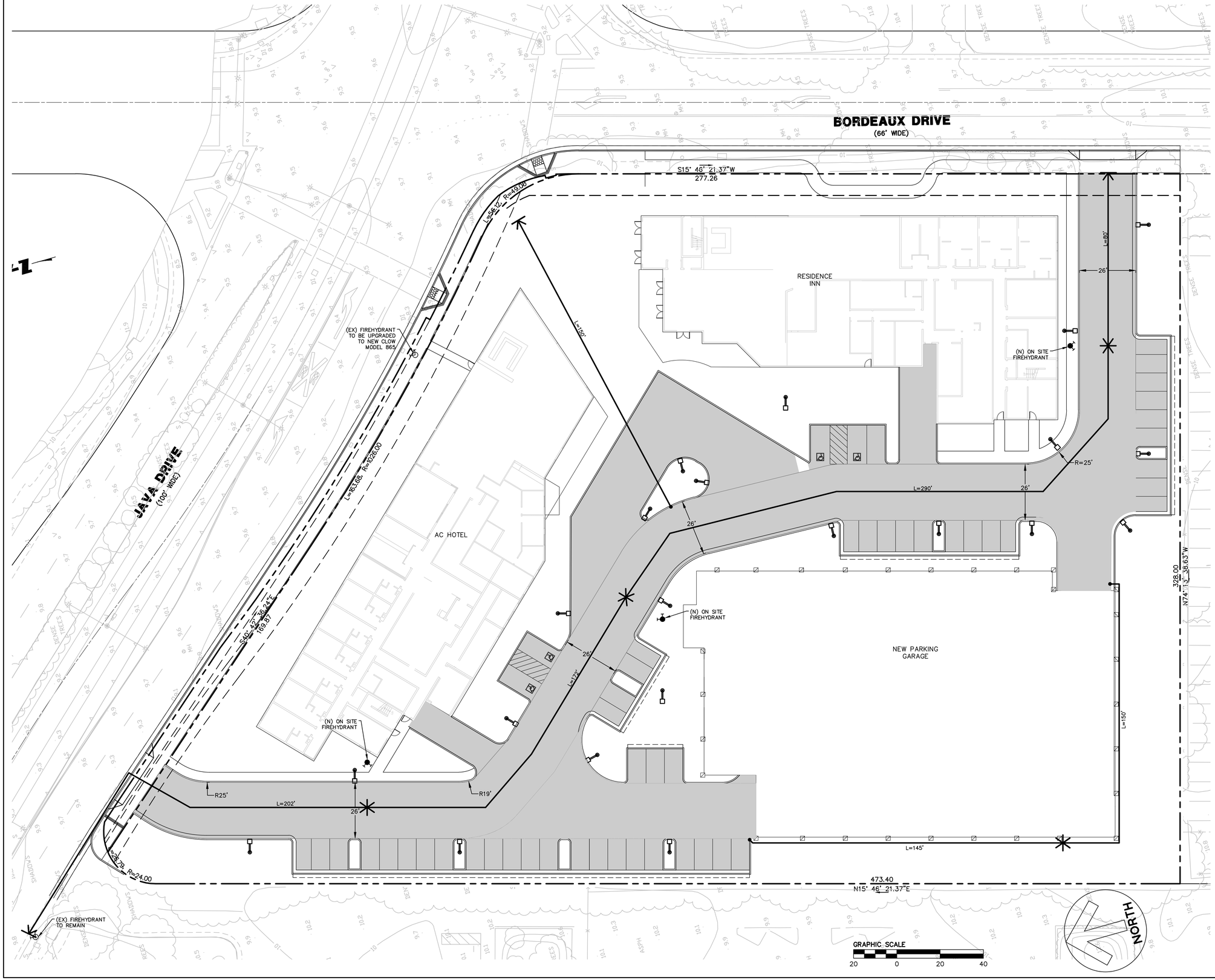
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PRELIMINARY FIRE ACCESS EXHIBIT

DEVELOPMENT PERMIT REVIEW
4TH REVIEW
10/1/2015

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