



DEVCON  
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City of Sunnyvale  
Community Development Department  
Planning Department – City Hall  
456 West Olive Avenue  
Sunnyvale, CA 94086

Re: 1212 Bordeaux Drive  
Sunnyvale, Ca

Sir/Madam

The subject property located at 1212 Bordeaux Drive, Sunnyvale, California consists of 4.596 acres (200,182 sq. ft. per ALTA/ACSM Land Title Survey 7-3-2014 performed by Bock & Clark National Surveyor's Network and signed by Jayne E. Leavitt registration # 8898) This property currently has a vacated one-story 71,901 sq. ft. building which is +/- 22' high. (Measured at the northwest corner) The existing FAR is 36 % (71,901 / 200,183) There are currently 288 parking spaces. The former use was R&D office, general office, corporate office and administrative office. The zoning is MP-TOD – Moffett Park Transit Oriented Development The proposed project scope consists of demolishing the existing building and erecting a new two story building with a partial mezzanine consisting of 100, 091 sq. ft. total sq. ft. and approximately 40 'high with a partial roof mechanical screen (+/- 12' high). This will be a warm shell with elevator, stairs and restroom cores. The proposed FAR is 50 % (100,091/200182) which complies with the current zoning for this site. – The proposed lot coverage is 22 % (44,900/200,183). The use will be consistent with the previous use – R&D Office and general office use. There are approximately 450 anticipated employees and the hours of operation are standard business hours. The warm shell is being designed for a single tenant use. The parking provided is 2/1000 and is justified by the Tenant Transportation Program, there is an alternate parking plan provided to demonstrate that the required capacity of 3.3/1000 sq. ft. is achievable.

Thank you for your consideration.

Pamela M Warren, AIA

Architect

CPRA Confidential Treatment  
Request Not for Public Release - CPRA  
Exempt Confidential and Proprietary  
Business / Siting Information Pre-  
Decisional Draft - For Review Only