



1250 Lakeside Drive Sunnyvale, CA

Special Development Permit/Specific Plan Amendment

Revised Submission October 6th, 2016

Sunnyvale Partners, LTD

nbbj

523 West Sixth St Suite 300
Los Angeles, CA 90014
t: 213.243.3333 f: 213.243.3334

Master Plan Architect

PROJECT SUMMARY

The proposed project is a unique mixed-use hotel and residential development located within the v Specific Plan in northeast Sunnyvale, California previously occupied by a 378-key low rise hotel. The site area is 8.83 acres.

The site is located at 1250 Lakeside Drive along the US Route 101 Bayshore Freeway near one of Sunnyvale’s key vehicular gateways, the Lawrence Expressway off-ramp, thus connecting the project to the cities of the Peninsula between San Francisco and San Jose. This transportation orientation puts the development in close proximity to many of the City and Regional amenities and visitor attractions. Therefore, the following City goals will be satisfied by this uniquely designed development:

- Creation of a landmark project that showcases the City at this important gateway site.
- Maintaining a successful hotel that is an important part of the City’s economy and business environment.
- Increasing the City’s supply of housing stock and improve the jobs/housing ratio.
- Providing high quality residential development.

The project is proposed to be developed in two structures. One is a 6-story courtyard hotel with connected structured parking providing 263 guestrooms within a building that will not exceed 85 feet in height except for rooftop features, which will not exceed 100 feet in height. Attached to the hotel is a 3,000 sf restaurant, which fronts the lake. The other is a 6-story residential building of 250 units over podium parking that will not exceed 78 feet in height except for rooftop features, which will not exceed 93 feet in height. The residential unit count is planned to not exceed 47 units per acre of land.

The site area improvements will be a creatively designed landscape and hardscape, which will feature pastoral areas and social areas. A pedestrian path along the lake will give full access to the public. Private areas will provided adjacent to the residential development for occupant amenities. Outdoor areas adjacent to the hotel and restaurant will be planned for guest and public social gathering and functions. Vehicular and service access is provided for the residential and hotel projects from Lakeside Drive, while fire department access as afforded entirely around both projects.

The residential building has been designed with a human scale, and includes village-like massing with intervening private courtyards above the podium, social amenities and a pool area that faces the lake. Various types of amenities spaces, indoor and outdoor, connect to the courtyards and pool area for use by the occupants of the residential complex.

The hotel building features an integrated inside/outside landscaped character with the main ground floor guest functions connected directly to outdoor social gathering areas and an inner, open-air pool courtyard. Meeting rooms and banquet facilities are also connected directly to outdoor social gathering areas and the courtyard. The hotel building mass features a series of terraces oriented towards that lake that offers a series of public social gathering areas and private terraces connected to several of the guestrooms.

Parking for the hotel is provided by a three (3) level above-grade parking structure attached and adjacent to the hotel for a maximum of 255 spaces. Parking for the residential is provided by a two (2) level parking podium below the residential units and courtyards for a maximum of 444 spaces. Accommodation for the required occupant storage spaces will be provided on the residential floors and bicycle storage will be provided in the parking podium. Both parking areas will be appropriately designed to be aesthetically pleasing and integrated with the development.

PROJECT
INFO

	Site Area: 8.83 Acres	Previous Use: Hotel	Proposed Number Residential Units: 250	Residential Density 47 du/ac
Site Address: 1250 Lakeside Drive, Sunnyvale, CA	Current Zoning: Refer to Lakeside Specific Plan (previously Industrial and Service (M-S)	Proposed Use: Mixed-Use Multi-Family Residential and Hotel	Proposed Number of Hotel Guestrooms: 263	Building Height Max: 85’ T.O.Roof 100’ T.O. Parapet / Rooftop Features

PROJECT TEAM	Residential Architect BDE Architecture 950 Howard Street San Francisco, CA 94103 Jonathan Ennis jennis@bdearch.com 415-677-0966	Parking Consultant IPD International 560 14th Street, Suite 300 Oakland, CA 94612 Raju Nandwana 510-473-0300	Food Service, Laundry, Waste Management Cini-Little International 625 Fair Oaks Avenue, Suite 250 South Pasadena, CA 91030 Kerry Bowden o. 626-441-7700
Developer: Sunnyvale Partners, Ltd. 7600 East Orchard Road Suite 230 South Greenville Village, CO 80111 Contact: Terri Marinelli tmarinelli@wittekdevelopment.com 814-574-3642	Civil Engineer BKF Engineering 1650 Technology Drive, Suite 650 San Jose, CA 95110 Patrick Chan 408-467-9100	Life Safety/Code Analysis Jensen Hughes 1000 Wilshire Boulevard Suite 260 Los Angeles, CA 90017 Mary K. Schneider, P.E. o. 213-412-1400 x 73004	Waste Management - Residential Scott Brown American Trash Management, Inc. 1900 Powell Street Suite 890 Emeryville, CA 94608 1-415-292-5410 fax 1-415-292-5401 direct
Hotel Architect/Master Planner NBBJ 523 W. 6th Street, Suite 300 Los Angeles, CA 90014 213-243-3333 Keith Kaneko - Senior Associate kkaneko@nbbj.com	Landscape Architect SWA 811 W. 7th Street, 8th Floor Los Angeles, CA 90017 Gerdo Aquino 213-236-9090	Arborist HortScience, Inc 325 Ray Street Pleasanton, CA 94566 John Leffingwell Horticultural Consultant 955-484-0211	

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G1.1

PROGRAM INFO & PARKING INFO
RESIDENTIAL

Site Area Lot 1 5.34 acres 232,424 sf Occupancy R-2
Construction Type III B

	Unit Type	Unit Rentable	Floor Levels								Unit	%	Rentable Area
Apartments													
UNIT TYPE			1ST	2ND	3RD	4TH	5TH	6TH	7TH	Total		by Type	
STUDIO	S1	443	-	-	4	4	4	4	4	20		8,860	
	S2	476	-	-	4	4	4	8	8	28		13,328	
	S2.1	476	-	-	4	4	4	-	-	12		5,712	
	S3	496	-	-	-	-	-	2	2	4		1,984	
	S4	462	-	-	2	2	2	-	-	6		2,772	
TOTAL			0	0	14	14	14	14	14	70	28%	32,656	
1 BEDROOM	A1	770	-	-	-	-	2	6	6	14		10,780	
	A1.1	726	-	-	4	4	2	-	-	10		7,260	
	A1.2	730	-	-	2	2	2	-	-	6		4,380	
	A2	764	-	-	-	-	2	2	2	6		4,584	
	A2.1	802	-	-	2	2	-	-	-	4		3,208	
	A3	810	-	-	2	2	-	-	-	4		3,240	
	A3.1	855	-	-	-	-	-	2	2	4		3,420	
	A3.2	823	-	-	-	-	2	-	-	2		1,646	
	A4	766	-	-	4	4	-	-	-	8		6,128	
	A4.1	816	-	-	-	-	4	4	4	12		9,792	
	A5	763	-	-	4	4	4	-	-	12		9,156	
	A5.1	779	-	-	-	-	-	4	4	8		6,232	
	A6	845	-	-	4	4	-	-	-	8		6,760	
	A6.1	903	-	-	-	-	4	4	4	12		10,836	
	TOTAL			0	0	22	22	22	22	22	110	44%	87,422
2 BEDROOM	B1	981	-	-	-	-	4	4	4	12		11,772	
	B1.1	963	-	-	-	-	-	4	4	8		7,704	
	B2	1,386	-	-	2	2	-	-	-	4		5,544	
	B2.1	1,346	-	-	-	-	-	2	2	4		5,384	
	B2.2	1,417	-	-	-	-	2	2	2	6		8,502	
	B2.3	1,342	-	-	2	2	2	-	-	6		8,052	
	B3	1,229	-	-	2	2	-	-	-	4		4,916	
	B3.1	1,267	-	-	-	-	2	2	2	6		7,602	
	B4	899	-	-	-	4	4	-	-	8		7,192	
	B4.1	899	-	-	4	-	-	-	-	4		3,596	
	B5	938	-	-	-	4	-	-	-	4		3,752	
	B5.1	938	-	-	4	-	-	-	-	4		3,752	
	TOTAL			0	0	14	14	14	14	14	70	28%	77,768
TOTAL UNITS			0	0	50	50	50	50	50	250		197,846	

1. Based on typical units, not including decks
2. Includes Lobby, Corridors, Stairs, etc. Amenity spaces, decks and courtyards not included

Residential Parking Summary										
	Bicycle Parking (Private) ₃	Bicycle Parking (Public)	Tandem Parking	Regular Accessible	Van Accessible	Electric Vehicle Charging	Full Size Stall	Full Size Guest	Accessible Van Guest	Total ₁
Basement	80	10	4	8	2	30	193	2	1	236
Level 1	-	-	6	6	-	26	164	-	-	196
Total	80	10	10	14	2	56	357	2	1	432

1 - Does not include Bicycle Parking
2 - Grand Total Includes Tandem Parking Spaces, but does not include bicycle parking
3 - All private bicycle spaces to be Class I, all public spaces Class II

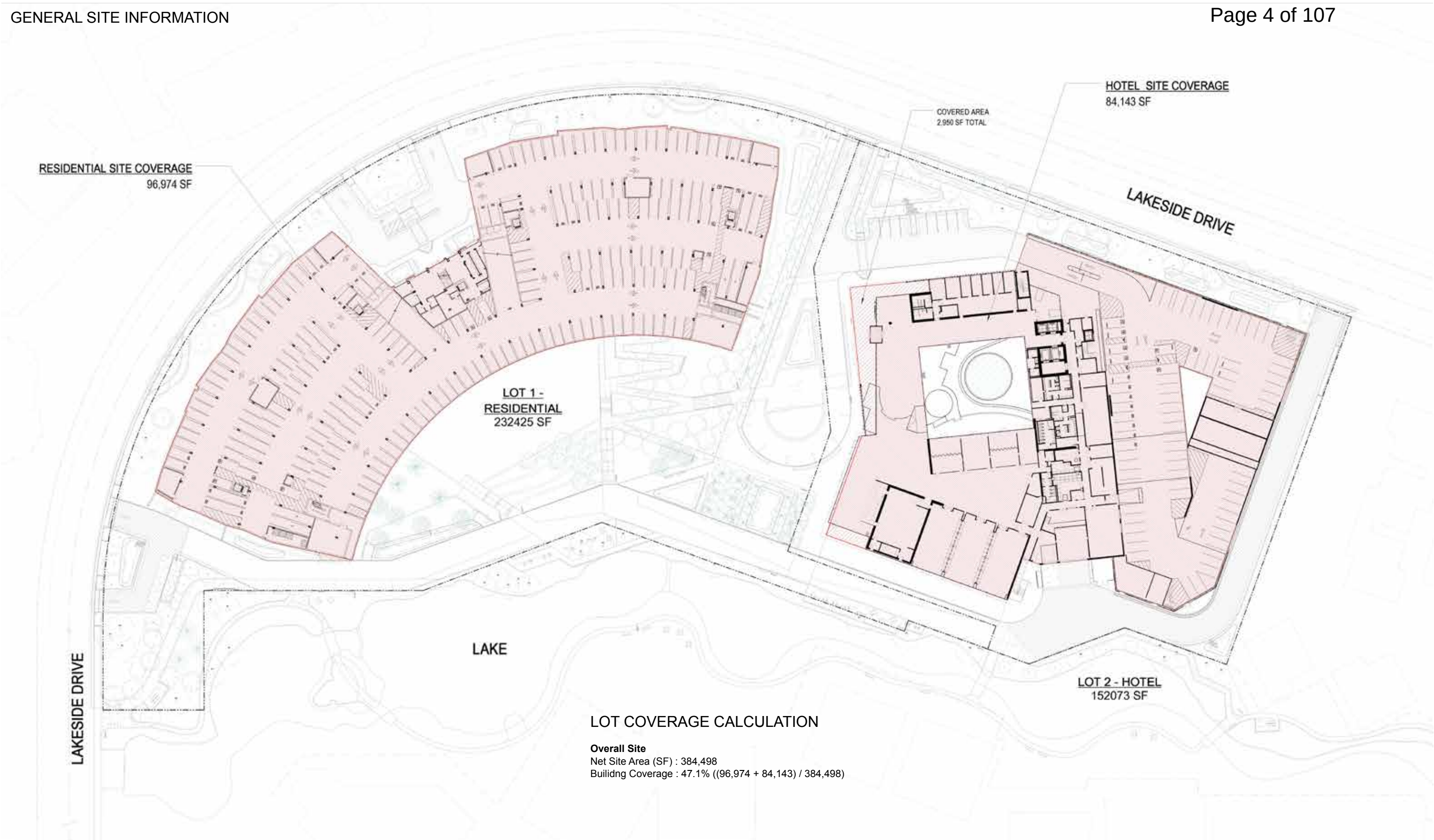
HOTEL

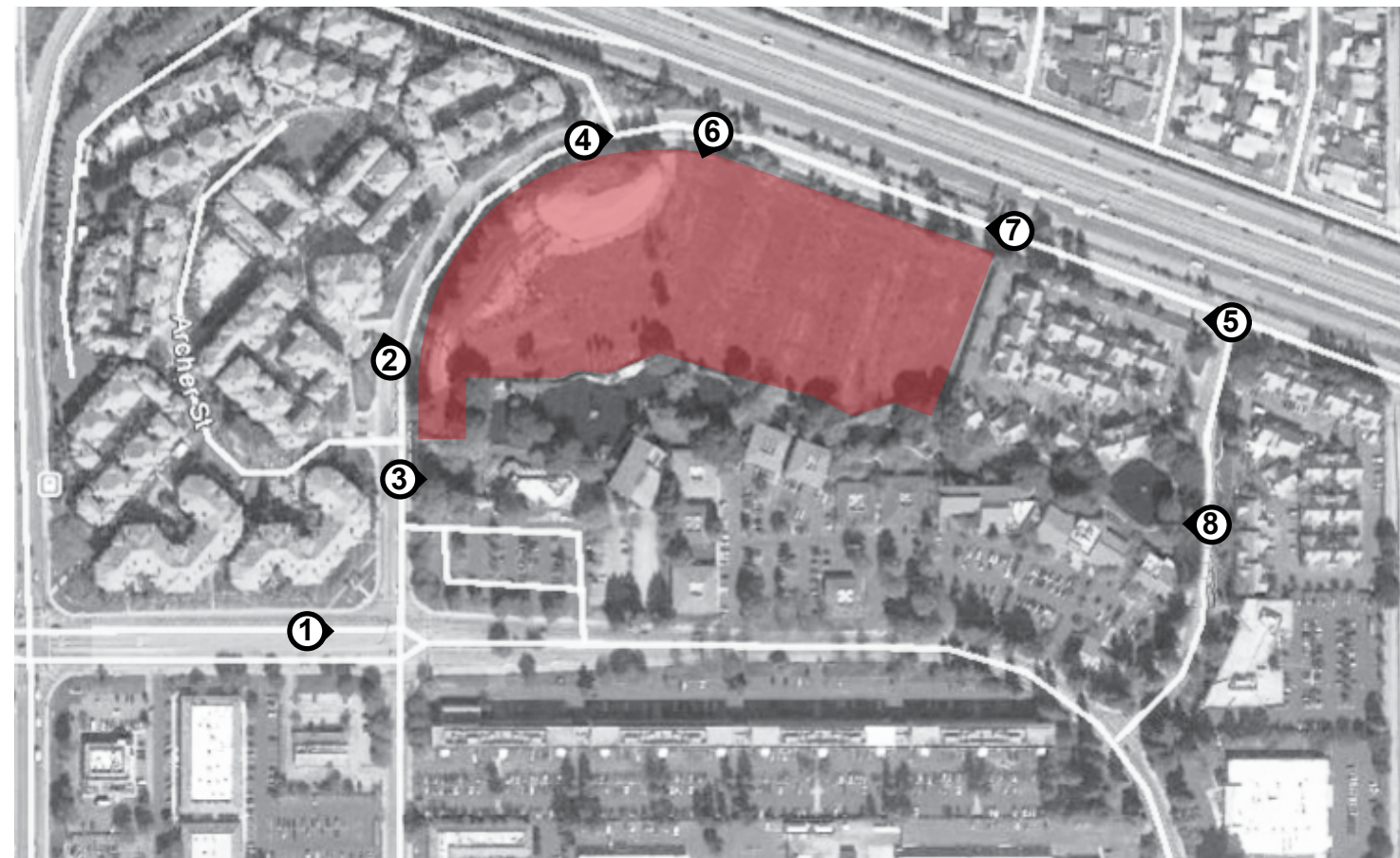
Site Area Lot 2 3.49 acres 152,072 sf FAR 1.09

GUESTROOM COUNTS				
	Typical	Adjoining	Total	Keys / Floor
LEVEL 2				
King (Std)	41	8	49	70
Double Double		12	12	
Corner Suites		4	4	
Suites	3		3	
King (Mobility)	2		2	
LEVEL 3				
King (Std)	48	8	56	75
Double Double		11	11	
Corner Suites		3	3	
Suites	3		3	
King (Mobility)	2		2	
LEVEL 4				
King (Std)	43	6	49	65
Double Double		9	9	
Corner Suites		3	3	
Suites	2		2	
King (Mobility)	2		2	
LEVEL 5				
King (Std)	30	3	33	43
Double Double		5	5	
Corner Suites		2	2	
Suites	2		2	
King (Mobility)	1		1	
LEVEL 6				
King (Std)	2	1	3	10
Double Double		2	2	
Corner Suites		1	1	
Suites	3		3	
King (Mobility)	1		1	
TOTAL KEYS				
263				
Room Type Totals				
King (Std)	190			
Double Double	39			
Corner Suites	13			
Suites	13			
King (Mobility)	8			
Adjoining King / DBL-DBL Rooms				
Rooms	52			
(Pairs)	26			
Building Gross Square Footage				
Level 1	45,118			
Level 2	32,052			
Level 3	31,857			
Level 4	28,008			
Level 5	19,528			
Level 6	9,261			
Total	165,824			
Parking Garage (Not incl in FAR)				
P1	36,452			
P2	32,569			
P3	28,693			
Total	97,714			
BUILDING SUPPORT				
Mechanical & Equipment	8,245			
Housekeeping / Storage	3,576			
Total	11,821			
Interior Program Spaces				
Banquet	9,032			
Banquet A	1,697			
Banquet B	1,735			
Banquet C	1,730			
Prefunction	3,870			
Exterior Program Spaces				
2,097	Banquet			
699	Banquet Patio			
699	Banquet Patio			
699	Banquet Patio			
Meeting				
3,170	Meeting			
738	Conference Center			
425	Meeting 1			
421	Meeting 2			N/A
384	Meeting 3			Meeting Terrace
385	Meeting 4			N/A
495	Meeting 5			
322	Co-work area			Meeting Terrace
Restaurant / Bar / Lounge				
6,952	Restaurant / Bar / Lounge			
3,054	Restaurant			Outdoor Dining
1,037	Lobby Bar			Courtyard Seating + Patio
1,380	Rooftop Bar			
1,481	Informal Lounge			Rooftop Bar Patio
Kitchen / Food Services				
3,546	Kitchen / Food Services			
2,546	Kitchen			
254	Pantry (Meeting Rooms)			
185	Rooftop Bar Support			
561	Grab & Go			
Gift Shop				
522	Gift Shop			
522	Sundry Shop			
Office				
2,780	Office			
164	Fin A			
156	Fin B			
178	Fin C			
353	Front Admin			
233	Front Office			
232	Gen Mgr			
148	HK Office			
164	HR			
549	M&R / Admin Support			
156	Sales			
85	Security			
362	Check In			
207	Engineering Office			
Back of House				
3,910	Back of House			
1,830	Loading Dock			
938	Laundry/Valet			
1,142	Employee Facilities			

Hotel Parking Summary								
	Bicycle Parking ₁	Surface Parking	Regular Accessible	Van Accessible	Electric Vehicle	Restaurant Parking	Full Size Stall	Total ₁
Level 1	18	15	5	2	8	45	16	91
Level 2	-	-	-	-	-	-	87	87
Level 3	-	-	-	-	-	-	77	77
Total	18	15	5	2	8	45	180	255

1 - Does not include Bicycle Parking
2 - Per Sunnyvale Non-Residential Parking Requirements: Bicycle parking at Hotel is not required. Bicycle parking required at Restaurant = 5% x 45 Vehicles = 3 spaces. All spaces provided are Class II. See L-Series for locations.





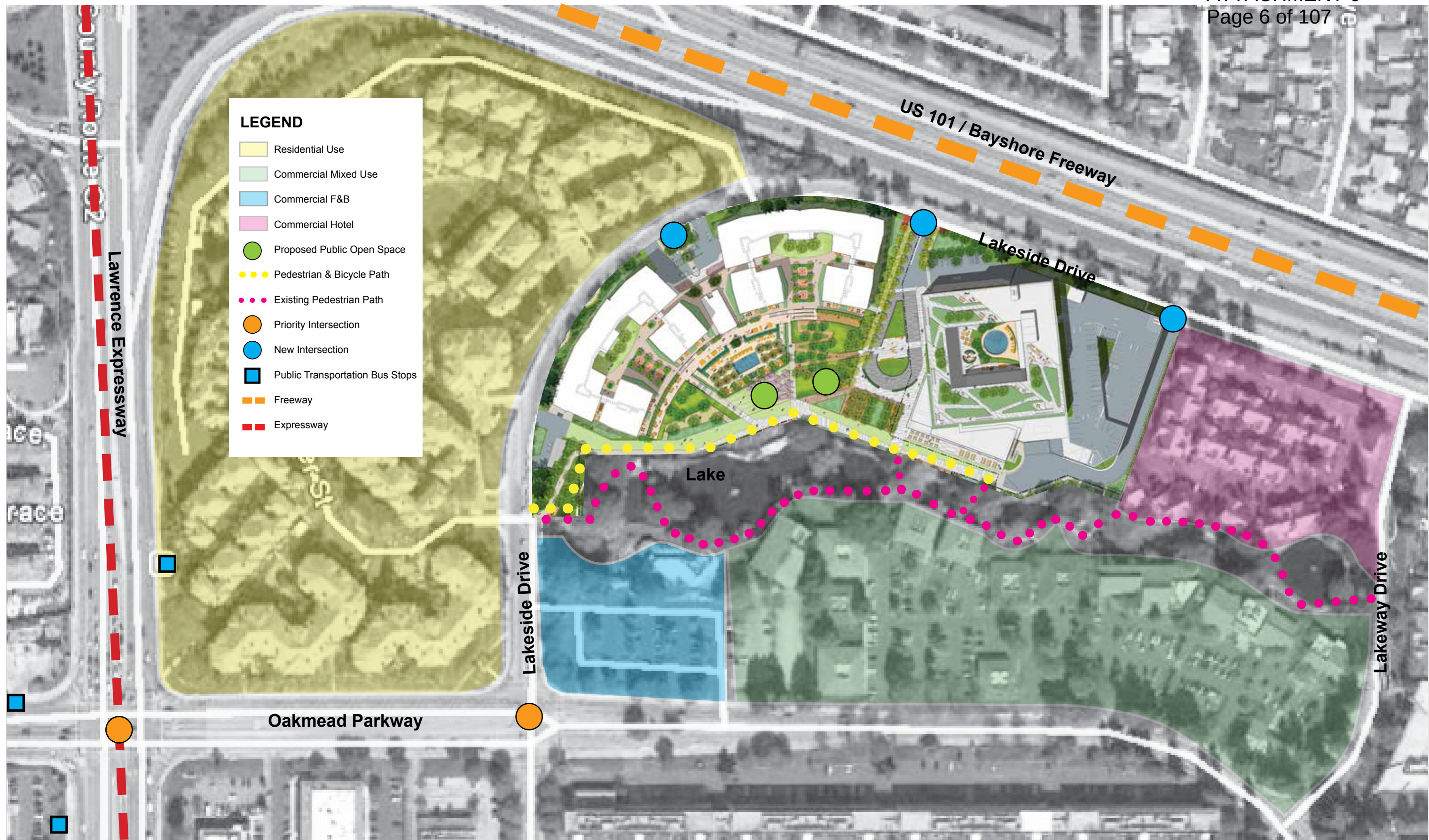
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VICINITY MAP &
CONTEXT PHOTOS

G1.2





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ILLUSTRATIVE SITE
PLAN

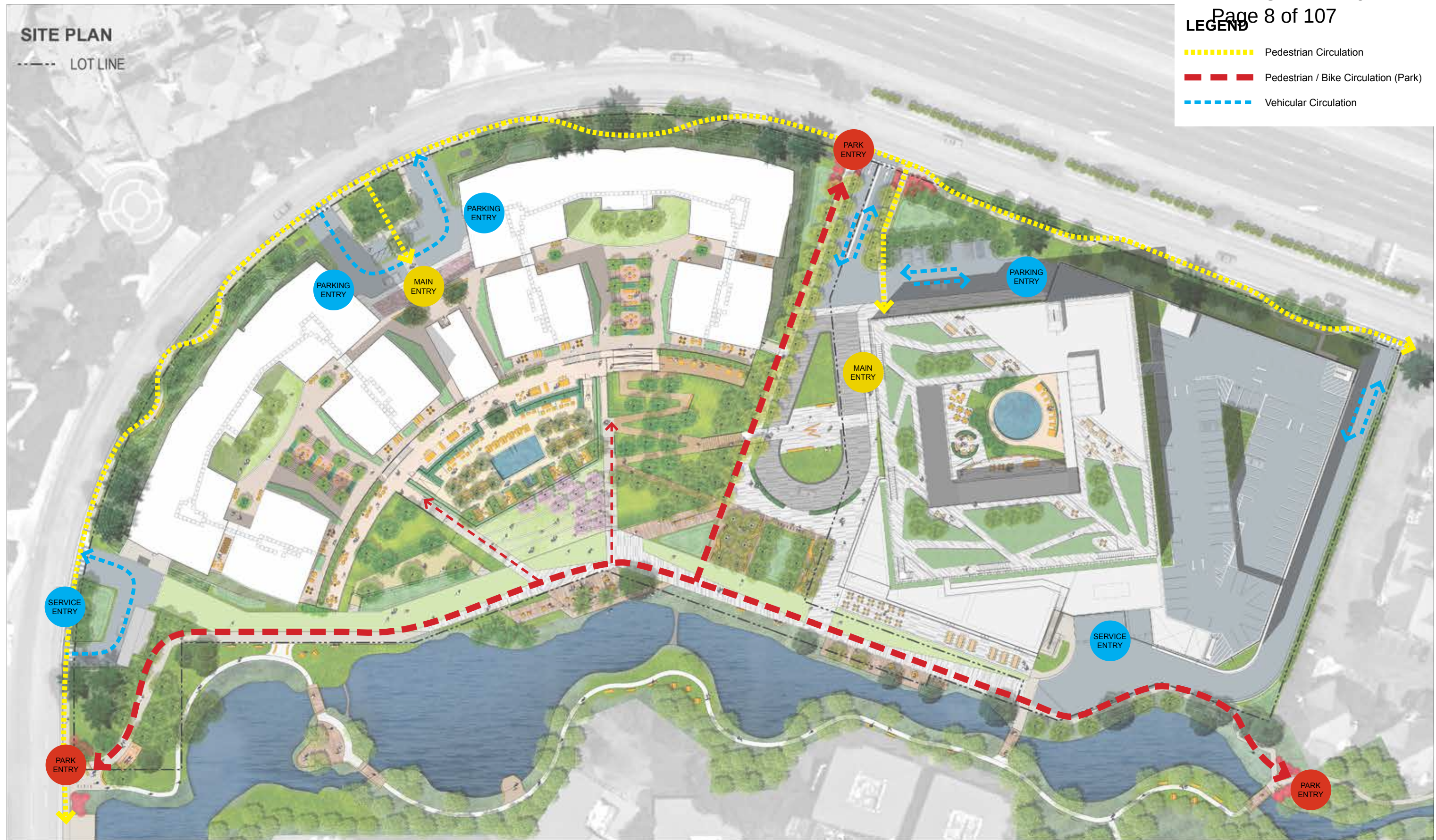
S1.2

SITE PLAN

LOT LINE

LEGEND

- Pedestrian Circulation
- Pedestrian / Bike Circulation (Park)
- Vehicular Circulation



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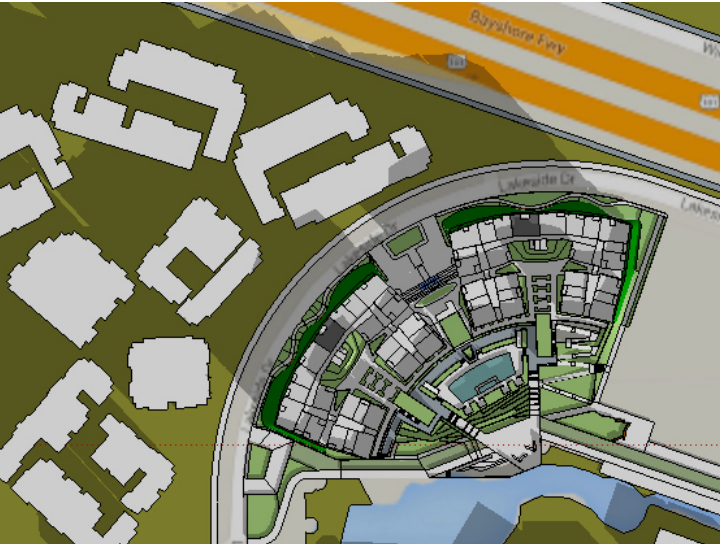
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CIRCULATION PLAN

S1.3

SOLAR STUDY - RESIDENTIAL

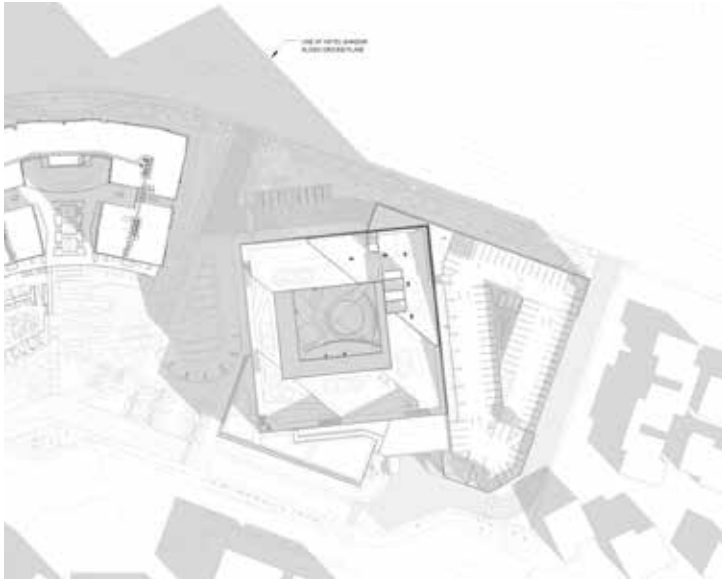
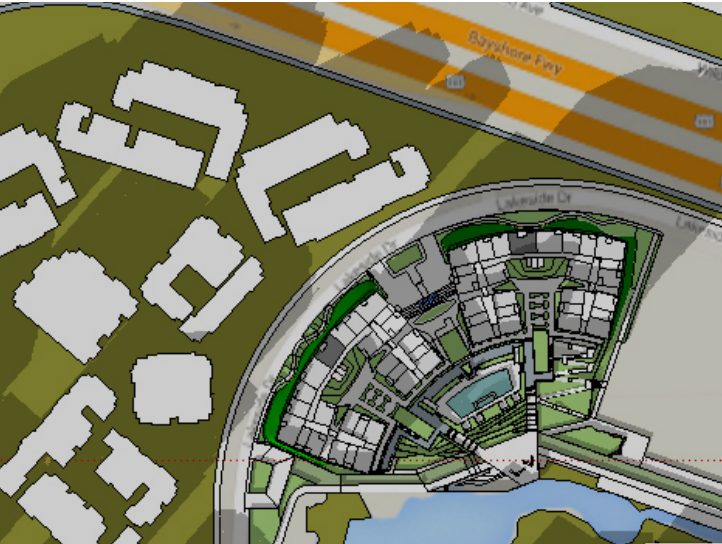
The Solar Shading studies below were done for the Solar Equinox,December 21st.



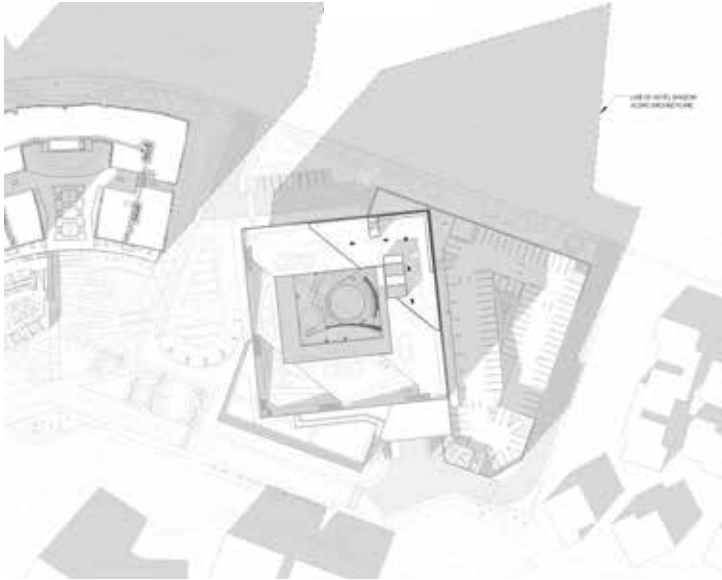
Shaded Neighboring Roof Areas - December 21st (Winter Solstice)
Comparing Individual Building and Overall Complex
Residential Building

time	sf shaded	%
900	5,893	38.9%
1000	319	2.1%
1100	0	0.0%
1200	0	0.0%
1300	0	0.0%
1400	0	0.0%
1500	0	0.0%
average:	887	5.9%

Neighboring Building
Roof Area: 15,134



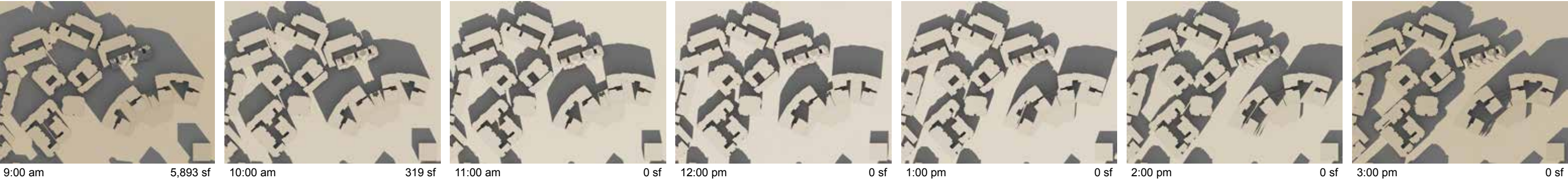
There are no shadows cast on neighboring roofs by the Hotel.



SOLAR STUDY - HOTEL

DECEMBER 21ST (WINTER SOLSTICE) - WORST CASE SCENARIO

SHADOW IS CAST ON NEIGHBORING BUILDING AT 9:00 AM AND 10:00 AM.
AFTER APPROXIMATELY 10:30AM THERE ARE NO LONGER ANY SHADOWS CAST ON NEIGHBORING BUILDINGS.
THIS REMAINS TRUE FOR THE REST OF THE DAY UNTIL AT LEAST 3:00PM



12 MONTH STUDY (9:00 AM, 21ST DAY OF EACH MONTH) - WORST CASE SCENARIO

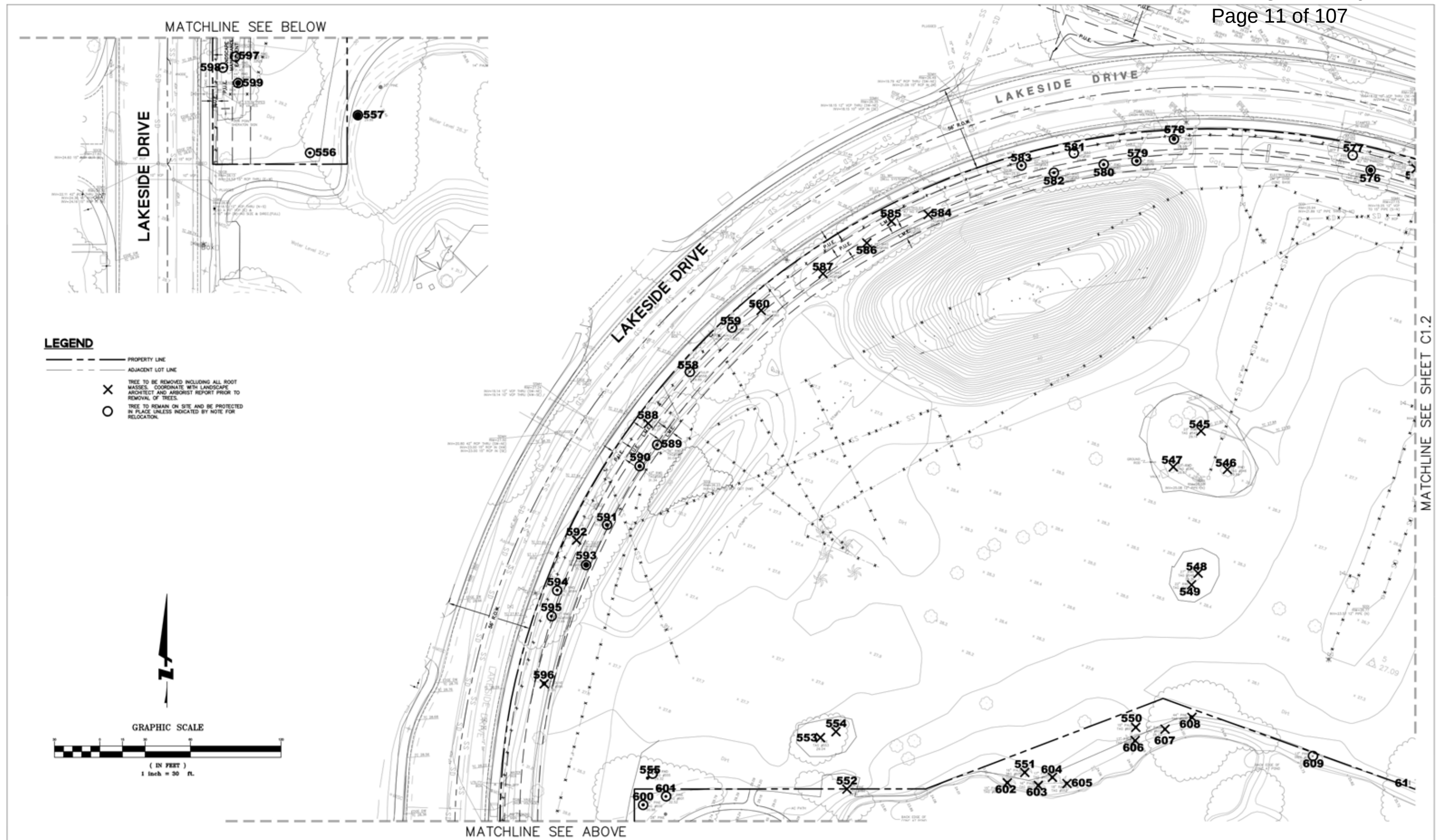
SHADOW IS CAST ON NEIGHBORING BUILDING ONLY DURING MONTHS OF JANUARY, NOVEMBER, AND DECEMBER.



RESULTS
STUDIES PERFORMED FOR EVERY MONTH OF THE YEAR, AT EACH HOUR BETWEEN 9:00AM AND 3:00PM

	9:00	10:00	11:00	12:00	13:00	14:00	15:00	MONTHLY AVERAGE (9am-3pm)	MONTHLY AVERAGE (%)
January 21, 2016	3803 sf	34 sf	0 sf	0 sf	0 sf	0 sf	0 sf	548 sf	3.62%
February 21, 2016	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0.00%
March 21, 2016	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0.00%
April 21, 2016	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0.00%
May 21, 2016	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0.00%
June 21, 2016	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0.00%
July 21, 2016	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0.00%
August 21, 2016	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0.00%
September 21, 2016	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0.00%
October 21, 2016	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0.00%
November 21, 2016	1360 sf	0 sf	0 sf	0 sf	0 sf	0 sf	0 sf	194 sf	1.28%
December 21, 2016	5893 sf	319 sf	0 sf	0 sf	0 sf	0 sf	0 sf	887 sf	5.86%
YEARLY AVARAGE (JAN-DEC)	921 sf	29 sf	0 sf	0 sf	0 sf	0 sf	0 sf	136 sf	0.90%
YEARLY AVARAGE (%)	6.09%	0.19%	0.00%	0.00%	0.00%	0.00%	0.00%	0.90%	

Roof Area of Neighboring building:	15134 sf
Cumulative Average of all 84 data points:	136 sf
Cumulative Shading of Neighboring Building (%):	0.90%



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Los Angeles, CA 90014
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7600 East Orchard Road
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Greenville Village, CO 80111
Sunnyvale, CA

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BKF
ENGINEERS . SURVEYORS . PLANNERS

EXISTING CONDITIONS

C1.1



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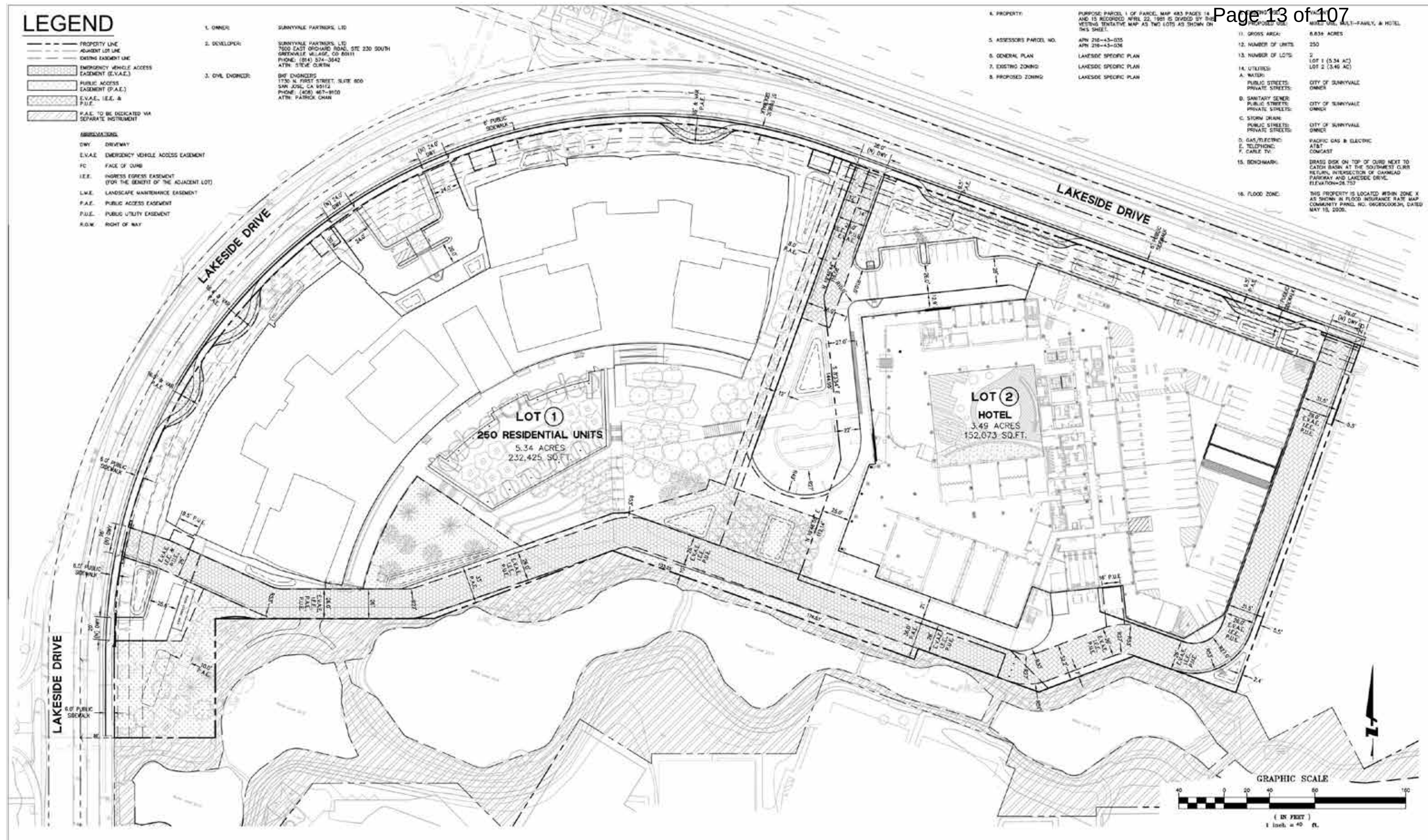
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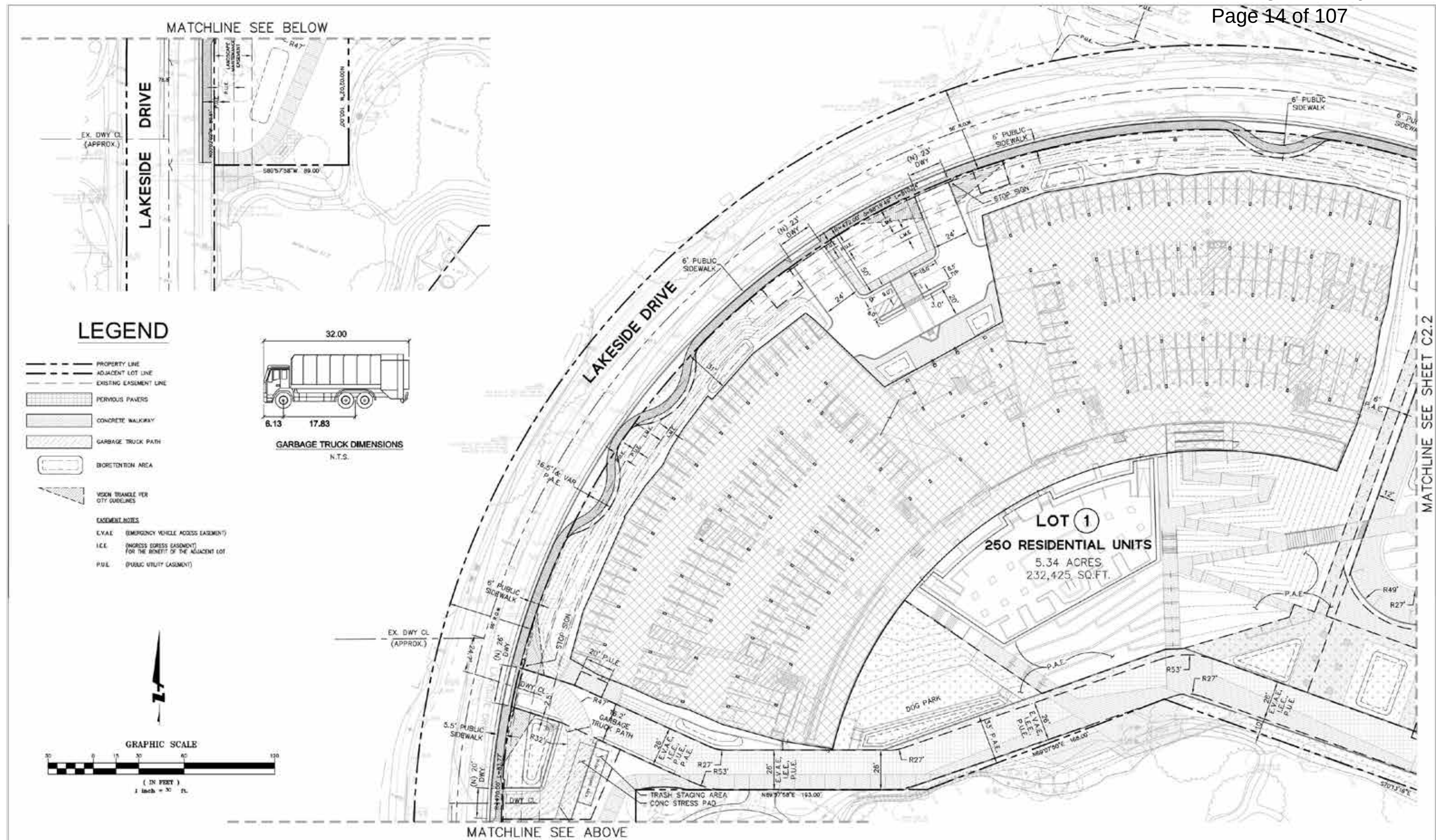
1250 Lakeside Drive
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EXISTING CONDITIONS

C1.2





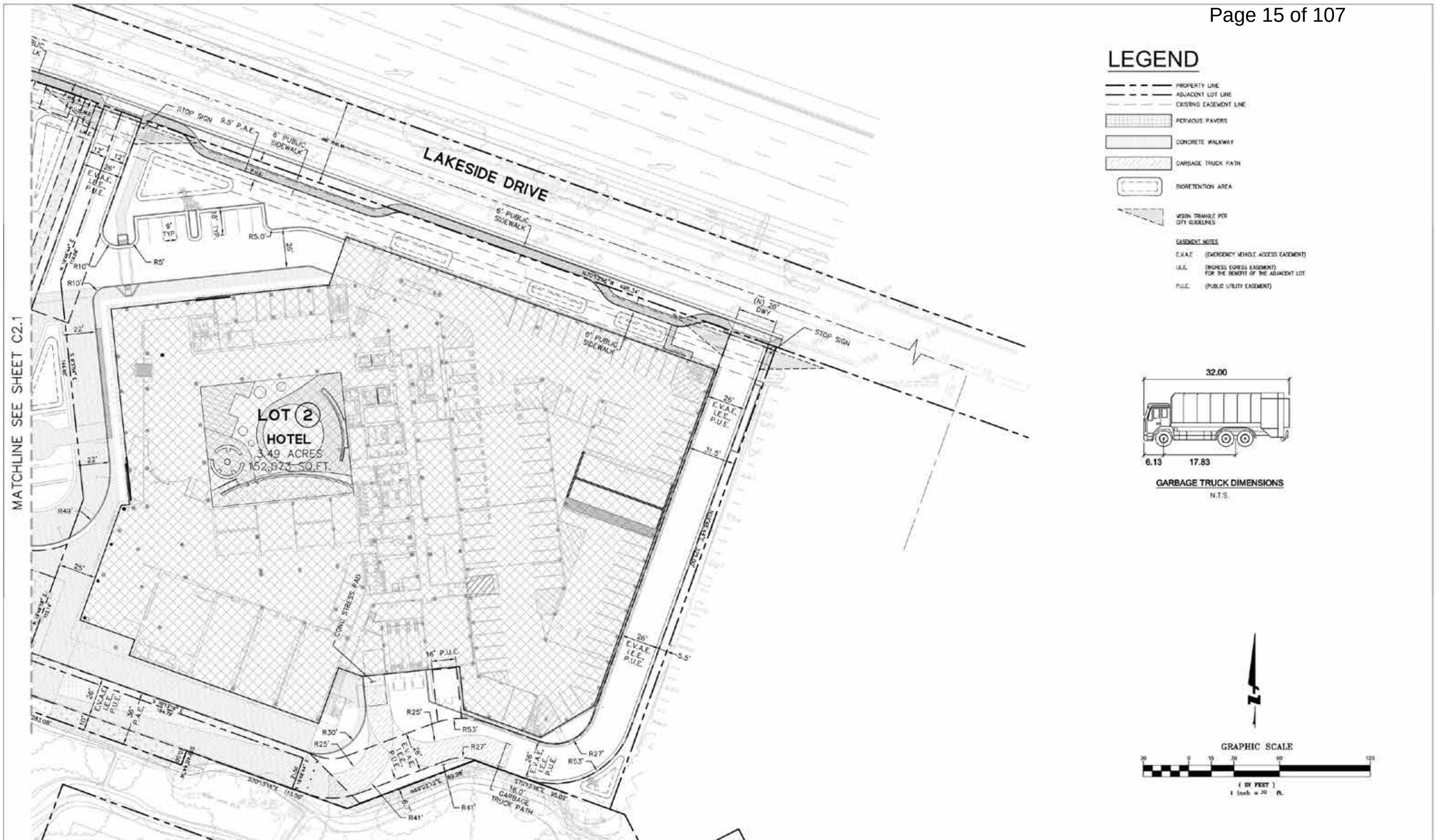
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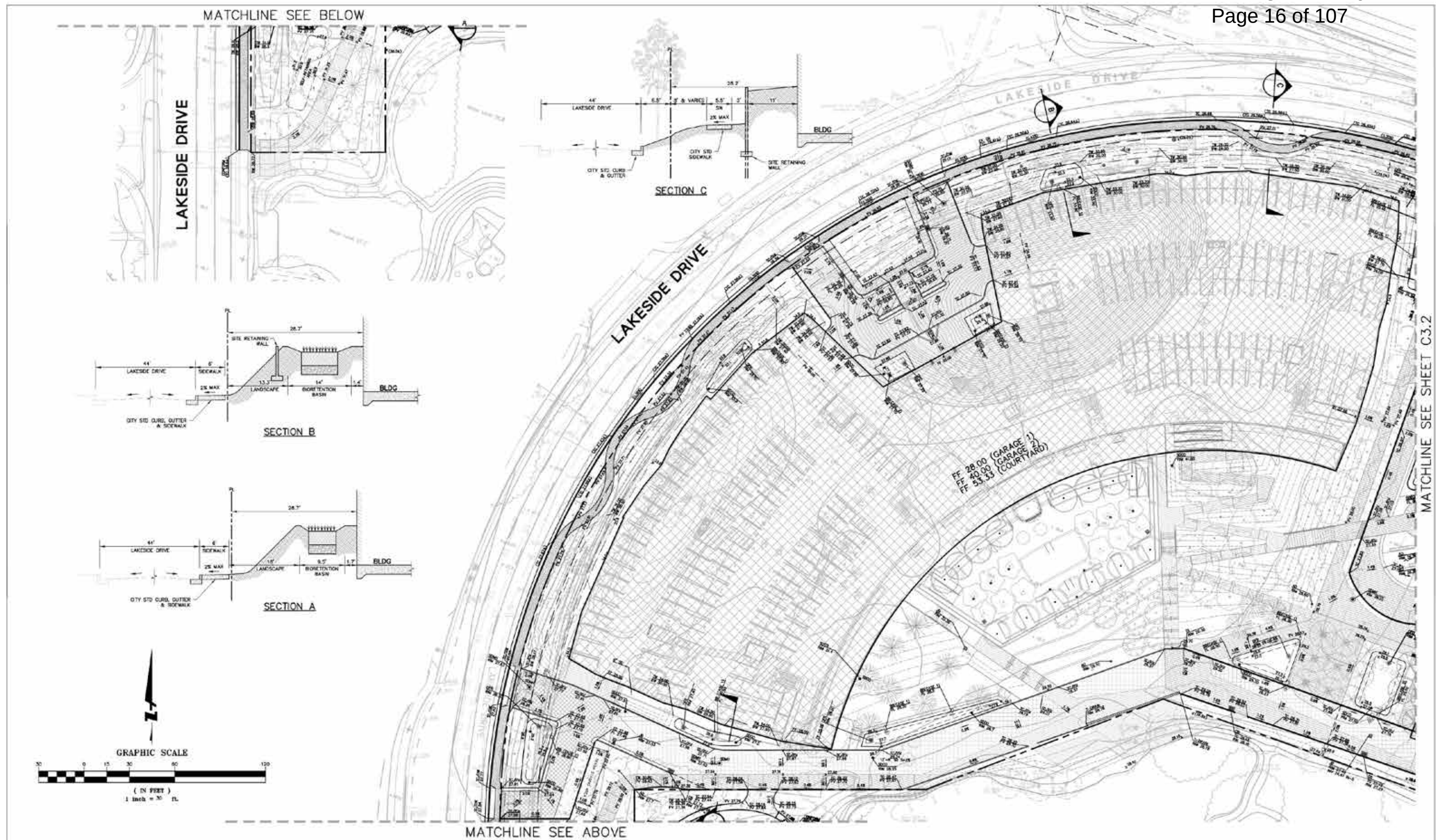
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Sunnyvale, CA

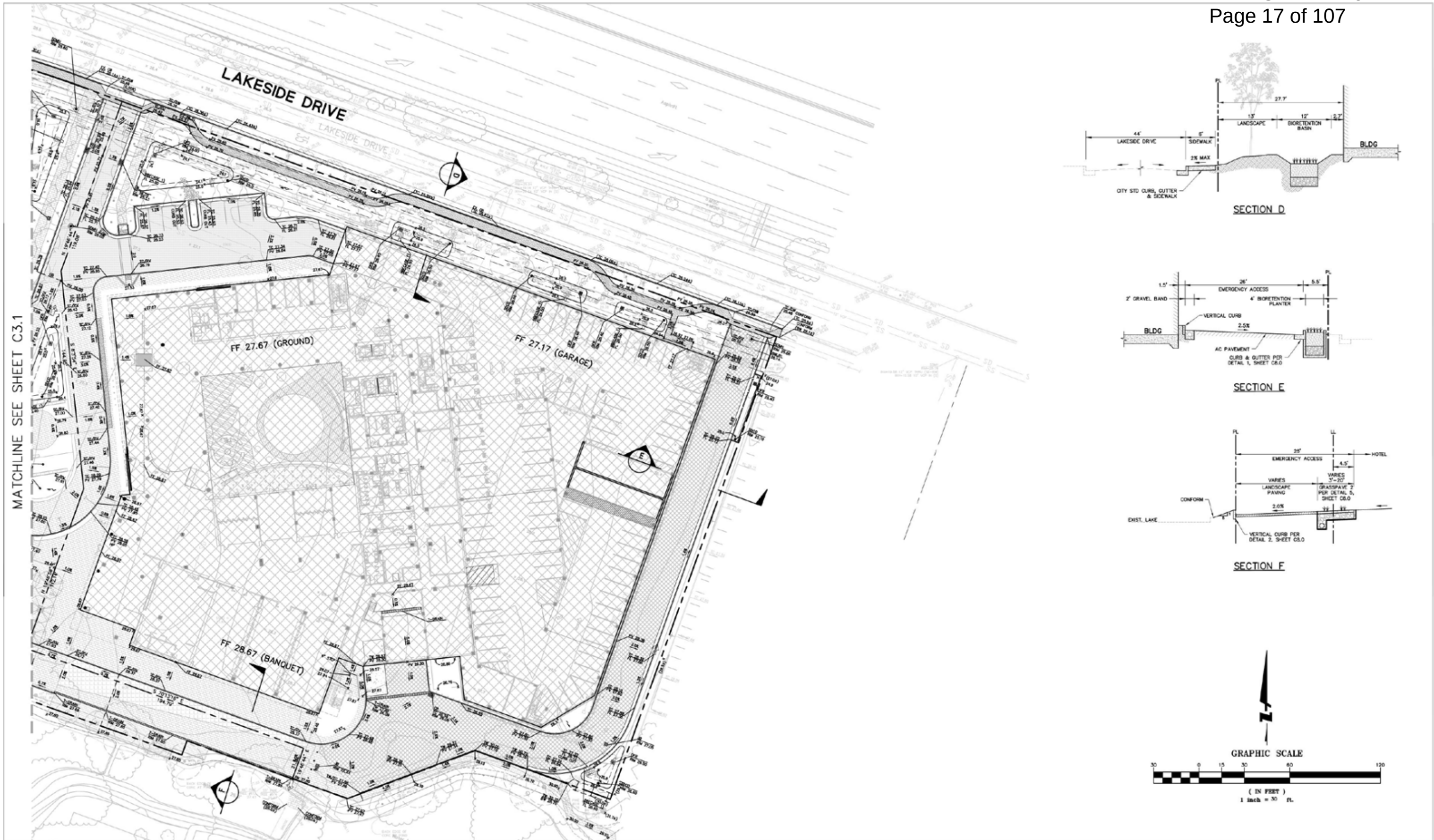
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PRELIMINARY
HORIZONTAL CONTROL/
MAP SHEET
C2.1







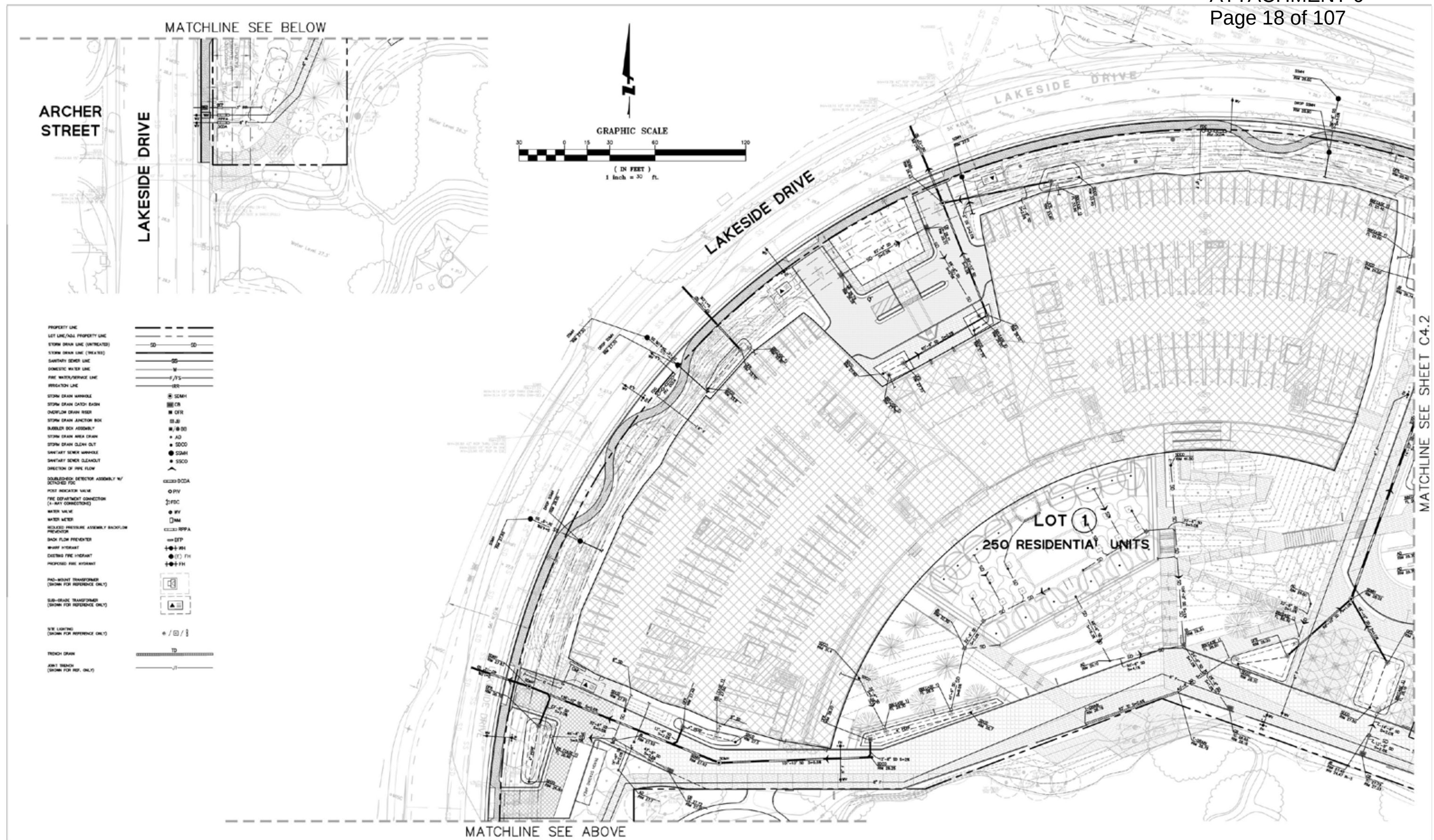
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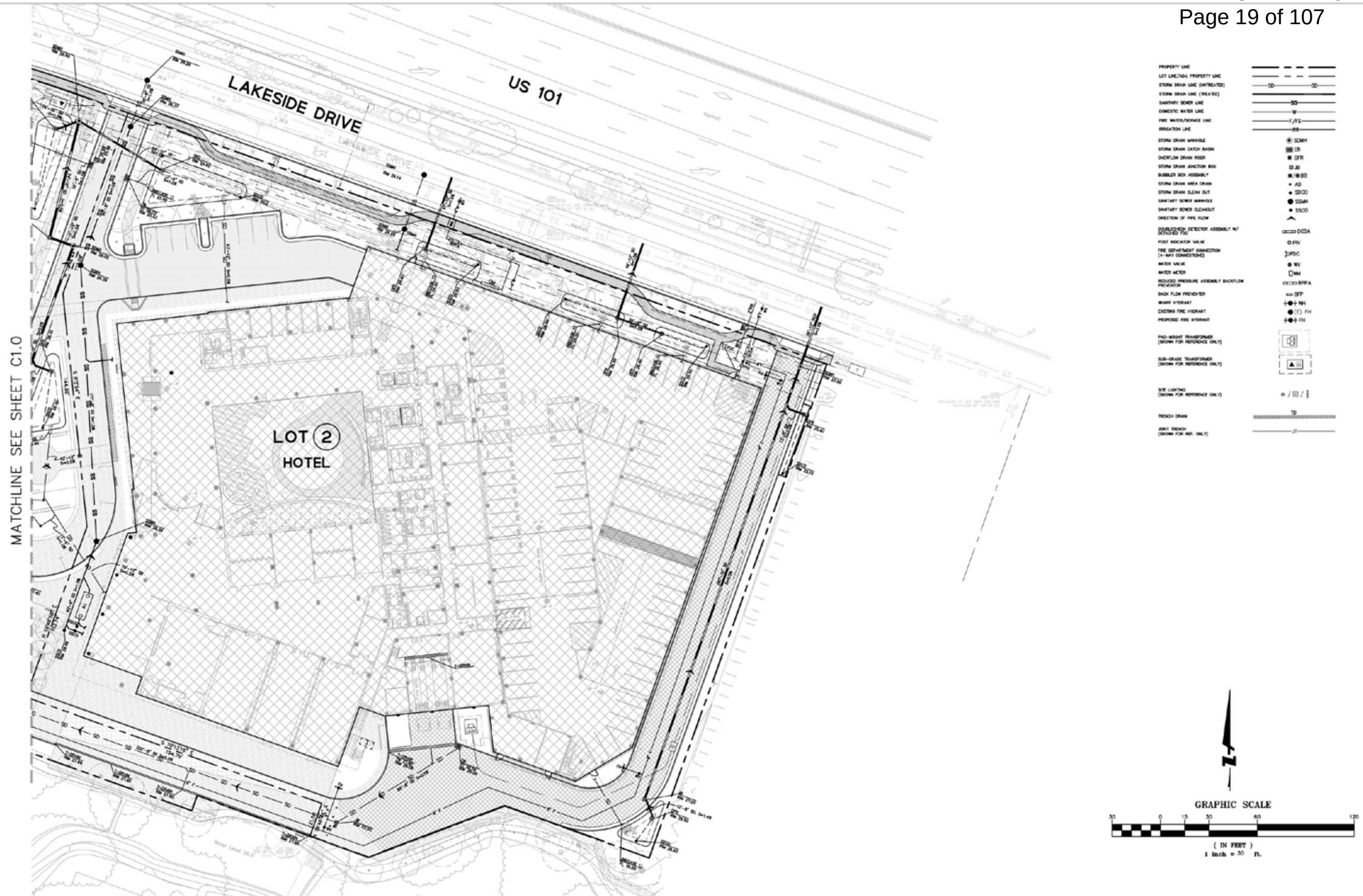
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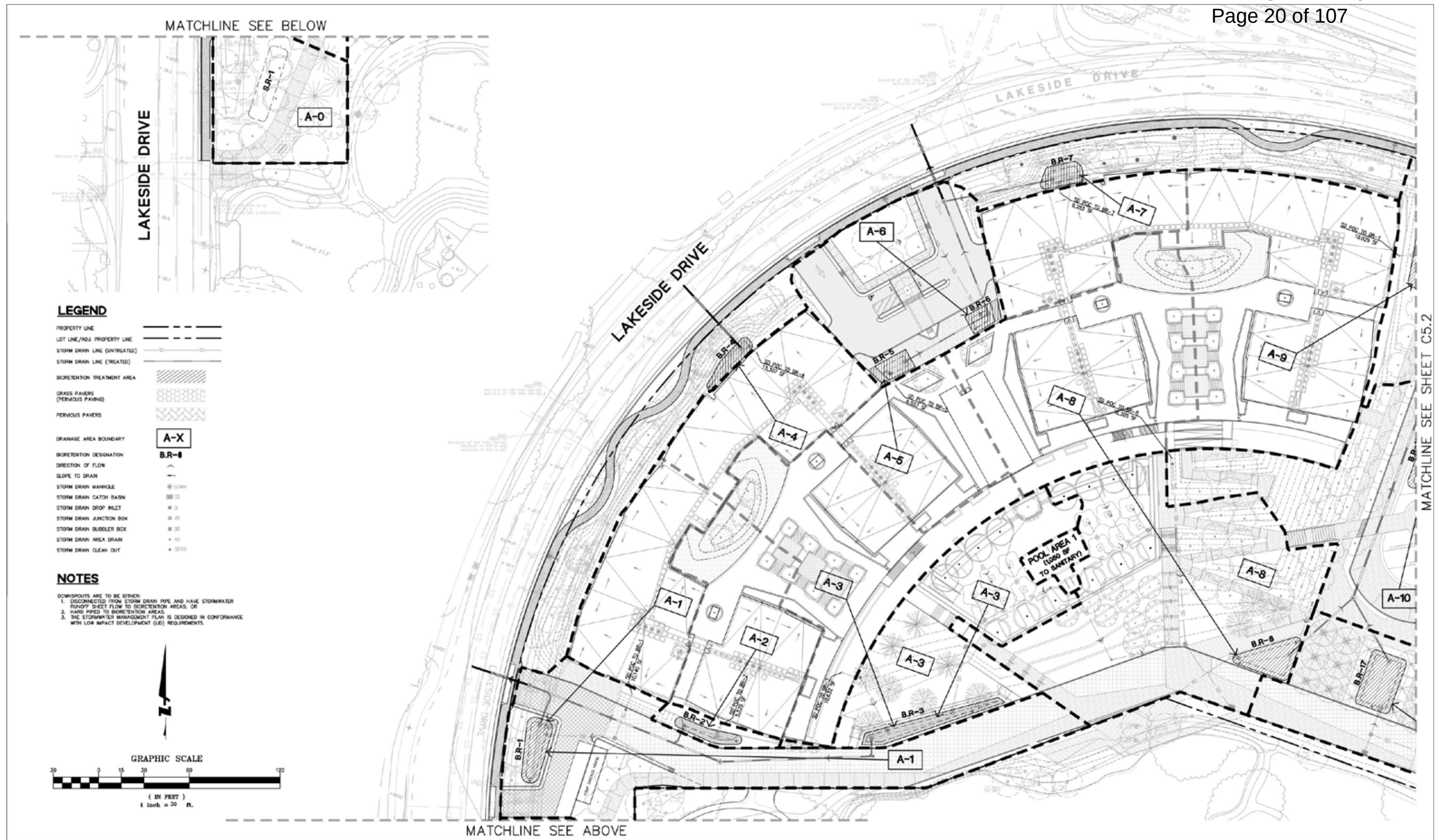
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ENGINEERS . SURVEYORS . PLANNERS

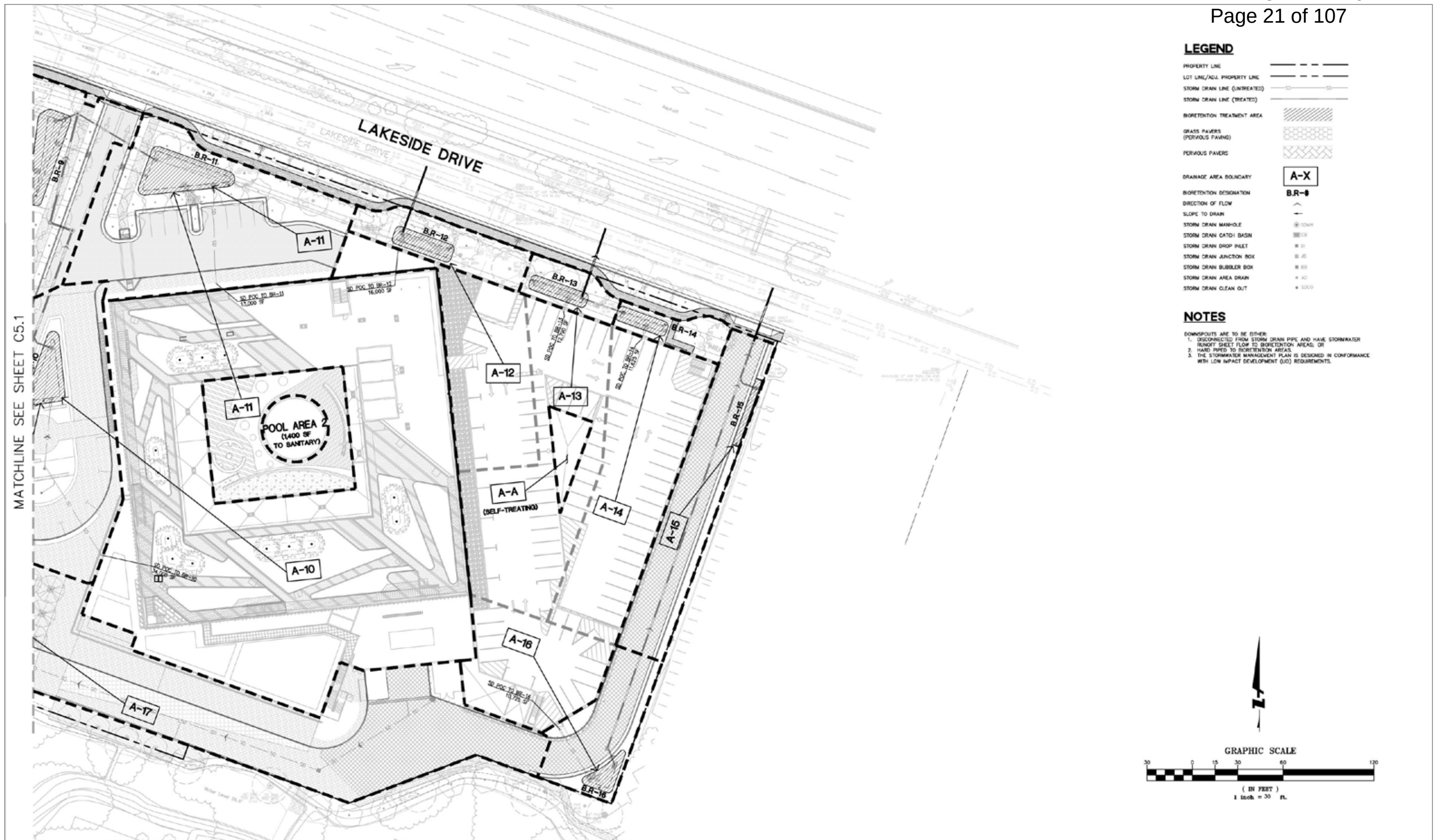
PRELIMINARY GRADING
& DRAINAGE PLAN

C3.2



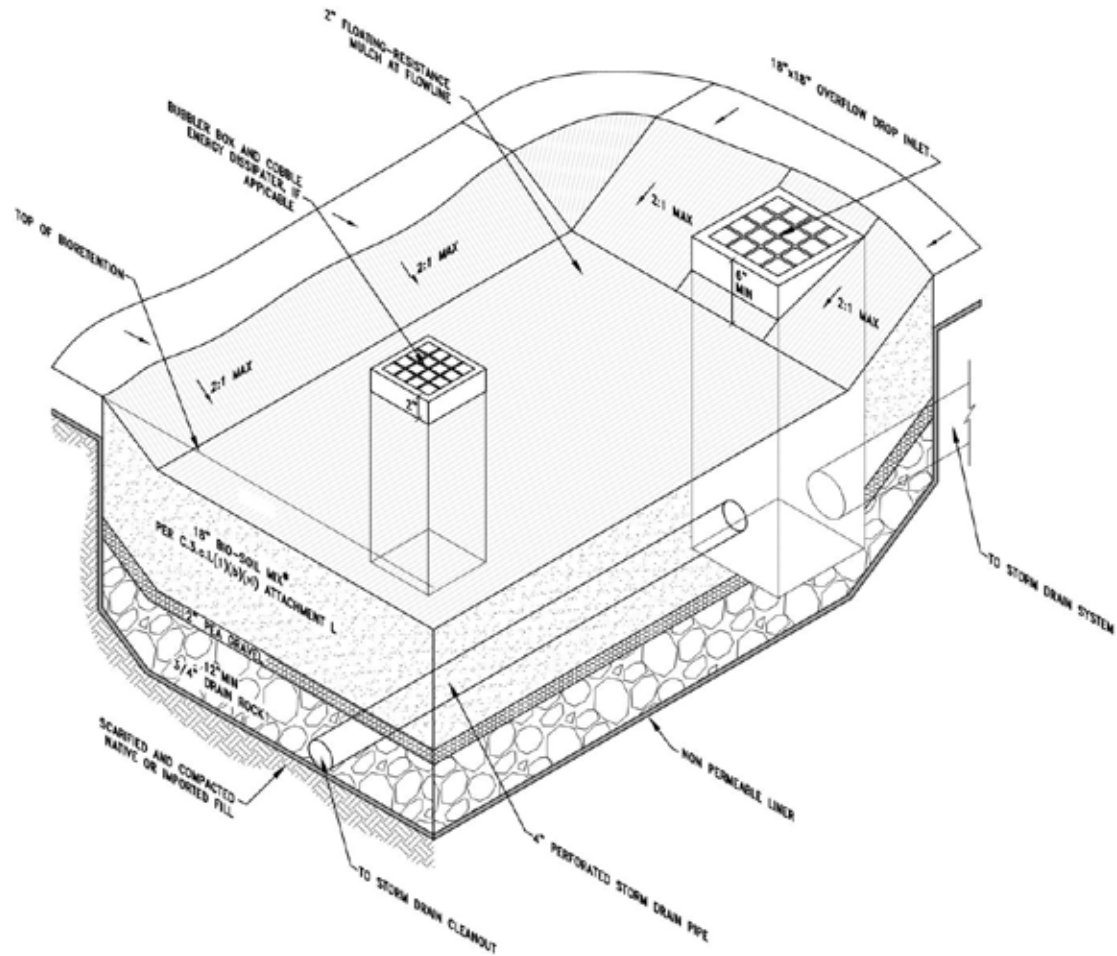




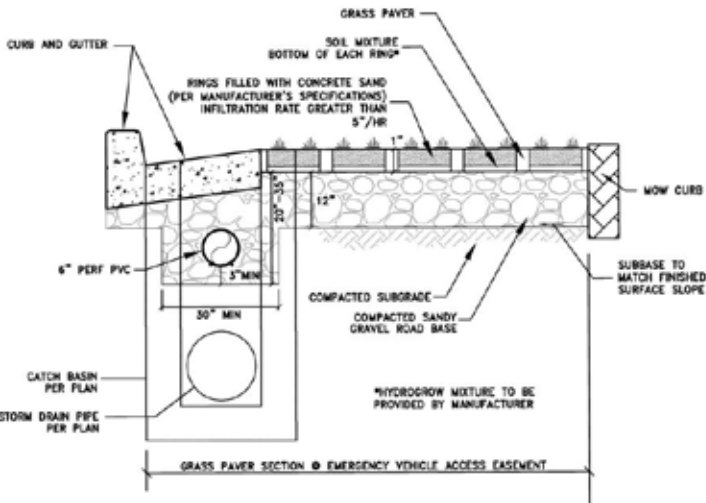


TREATMENT CONTROL MEASURE SUMMARY			
AREAS DRAINAGE	DRAINAGE AREA SIZE (SF)	TREATMENT PROVIDED (SF)	PROPOSED TREATMENT CONTROLS
A-0	6970	620	SR-1 RETAINING
A-1	16,440	425	BR-1 BIORETENTION
A-2	11,290	330	BR-2 BIORETENTION
A-3	27,260	480	BR-3 BIORETENTION
A-4	8,300	305	BR-4 BIORETENTION
A-5	8,030	335	BR-5 BIORETENTION
A-6	10,560	290	BR-6 BIORETENTION
A-7	8,260	340	BR-7 BIORETENTION
A-8	43,430	726	BR-8 BIORETENTION
A-9	10,570	274	BR-9 BIORETENTION
A-10	44,030	1,000	BR-10 BIORETENTION
A-11	21,370	945	BR-11 BIORETENTION
A-12	11,120	484	BR-12 BIORETENTION
A-13	13,700	390	BR-13 BIORETENTION
A-14	13,600	340	BR-13 BIORETENTION
A-15	6,090	184	BR-13 BIORETENTION
A-16	10,360	360	BR-13 BIORETENTION
A-17	37,600	900	BR-13 BIORETENTION
A-A	3,860		SELF-TREATING
A-B	41,110		GREEN ROOF
POOL AREA 1	7,400	-	-
POOL AREA 2	1,550	-	-
TOTAL	355,930		

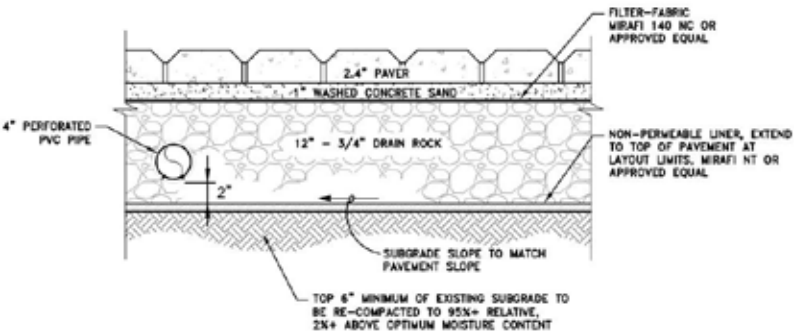
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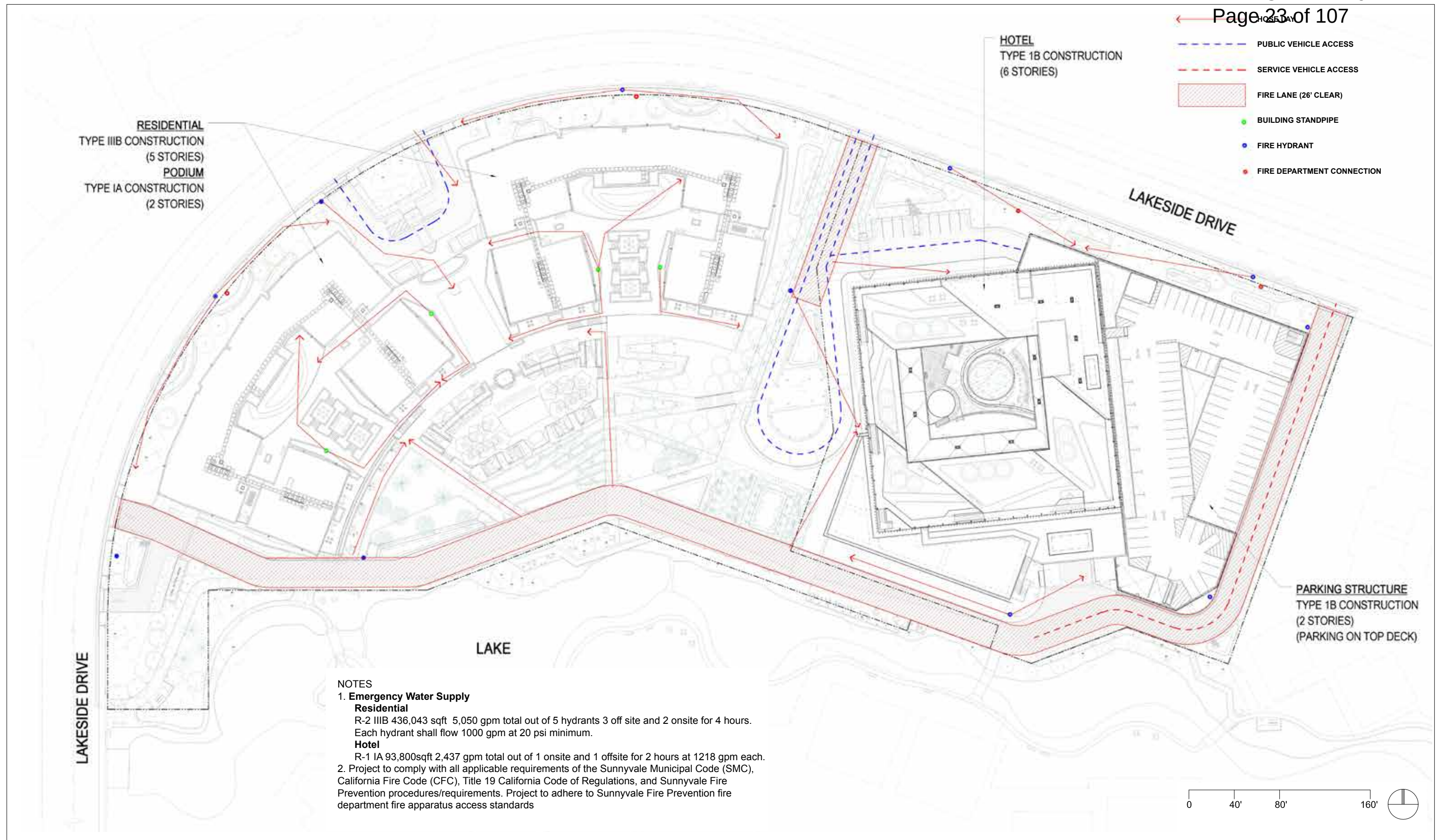


SAMPLE DETAIL FOR GRASS PAVERS:



SAMPLE DETAIL FOR PERVIOUS PAVERS:







MR. ANTHONY MANZO
MILLENNIUM SUNNYVALE HOTEL
NARRATIVE SUMMARY OF ROOFTOP EGRESS APPROACH

1MAY000006 - Page 2
June 29, 2015

MR. ANTHONY MANZO
MILLENNIUM SUNNYVALE HOTEL
NARRATIVE SUMMARY OF ROOFTOP EGRESS APPROACH

1MAY000006 - Page 3
June 29, 2015

June 29, 2015

Mr. Anthony Manzo
NBBJ
523 West 6th Street, Suite 300
Los Angeles, CA 90014
213.243.3333
VIA EMAIL: AManzo@nbbj.com

RE: **MILLENNIUM SUNNYVALE HOTEL**
NARRATIVE SUMMARY OF EXTERIOR EGRESS APPROACH

Dear Mr. Manzo:

JENSEN HUGHES is providing this narrative summary of the conceptual exterior egress approach for the Millennium Sunnyvale hotel project for use in discussions with the Authority Having Jurisdiction (AHJ). This item will require particular attention and/or further evaluation and development as the design progresses.

The following summarizes the key concepts and code sections of the 2013 California Building Code (CBC) relevant to the rooftop egress approach:

1. One exit from each floor will be provided via an interior exit stairway that will discharge directly to the exterior at grade or will discharge to a 2-hour exit passageway leading to the exterior.
2. The second means of egress from each floor will be provided via egress balconies complying with CBC Section 1019, one at each end of the interior guestroom corridor at each floor. The tiered roof of the building will serve as the exterior exit balconies serving each floor. The exterior egress balconies will discharge to a common exterior exit stairway that will comply with CBC Section 1026.
3. The following summarizes the key requirements applicable to the exterior egress balconies at each level, in accordance with Section 1019:
 - A. Exterior egress balconies are required to be separated from the interior of the building by walls and opening protectives as required for corridors – 1-hour fire partitions with 20-minute doors. This section also requires the exterior egress balconies to be separated from the level(s) below by 1-hour assemblies. The 1-hour separation would be extended 10 feet horizontally from either side of the exterior exit balcony.
 - B. The long side of the egress balconies are required to be at least 50% open.

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- C. The egress balconies are required to be located at least 10 feet from adjacent lot lines or adjacent buildings on the same lot unless exterior walls are protected based on fire separation distance per Section 705.
- D. Dual egress doors between the exterior egress balconies/terraces on Levels 5 through 7 and the interior guestroom corridor at each floor should not be required. The roof terraces at these levels will be for the private use of the specific hotel suite it is connected to and are not intended to be a shared amenity for use by all hotel guests. It is assumed that each terrace will be considered as part of the guestroom it is associated with and therefore egress from each terrace will be through the guestroom to the interior corridor. Therefore, the doors between the interior guestroom corridors and the exterior exit balconies at each floor should only be required to swing in the outward direction (i.e., in the direction of egress travel).
- E. It is our understanding that a portion of the Level 4 terrace will be a bar and seating area amenity space. The means of egress pathway (exterior egress balcony) will be required to be maintained clear and unobstructed at all times and will be utilized for egress only. Signage, guards, planters and/or other physical barriers will likely be required to differentiate the means of egress pathway from the bar/seating terrace and to discourage utilizing the exterior egress balcony for tables and chairs.
- F. Dual egress doors between the exterior egress balcony/terrace on Level 4 and the interior guestroom corridor will be required. Due to the anticipated occupant load of the Level 4 outdoor bar and seating area, two means of egress will be required from this space. One means of egress will be the exterior exit balcony and exterior exit stairway and the second will be the interior exit stairway in the Level 4 guestroom corridor. Therefore, the doors between the Level 4 exterior egress balcony/terrace and the interior guestroom corridor will be required to be dual egress doors.
4. The following summarizes the key requirements applicable to the exterior exit stairway in accordance with Section 1026:
 - A. Exterior exit stairways are required to be separated from the interior of the building by 2-hour fire barriers, 2-hour horizontal assemblies, or both.
 - B. The building exterior walls that are adjacent to the exterior exit stairway are required to be protected in accordance with Section 1022.7 – 1-hour exterior walls with 1/2-hour openings for 10 feet to either side of stairway and landings, extending from the ground to a point 10 feet above the highest landing or the roofline, whichever is lower.
 - C. Exterior exit stairways are required to be located at least 10 feet from adjacent lot lines or adjacent buildings on the same lot unless exterior walls are protected based on fire separation distance per Section 705.

- D. At least one side of the exterior exit stairway is required to be open. The open side is required to have at least 35 square feet of aggregate open area adjacent to each floor level and the level of each intermediate landing. The open areas of the exterior exit stairway are required to be located adjacent to an open yard, court or the public way.
- E. Capacity of the exterior exit stair should be determined on a per floor basis (not cumulative of all levels utilizing the exterior exit stairway). Per Sections 1005.3.1 and 1005.6, where a stairway serves more than one story, only the occupant load of each story considered individually should be used in calculating the required capacity of the stairway serving that story. Additionally, since the occupant loads of two different stories do not converge on an intermediate story, the capacity for the stairway is not required to be based on the cumulative total.
5. Exterior egress balconies and the exterior exit stair will be utilized for egress only (i.e., not intended to be used as a means to access other floors/terraces). This may require signage, guards, planters and/or other physical barriers to differentiate the means of egress pathways from the guestroom terraces and bar/seating terrace. Additionally, the signage, guards or other physical barriers may be required to discourage the use of the exit balconies and exterior exit stairway as a means of accessing other terraces/levels.
6. Additional relevant means of egress criteria are outlined below for reference:
 - A. Maximum exit access travel distance for Groups R and A occupancies – 250 feet (CBC Table 1016.2).
 - B. Maximum common path of egress travel for Groups R and A occupancies – 75 feet (CBC Table 1014.3).
 - C. Dead ends in corridors limited to 20 feet if serving A occupancies; dead ends limited to 50 feet if only serving Groups R and B (No Group A). (CBC 1018.4).

JENSEN HUGHES

Prepared by:

Mary K. Schneider

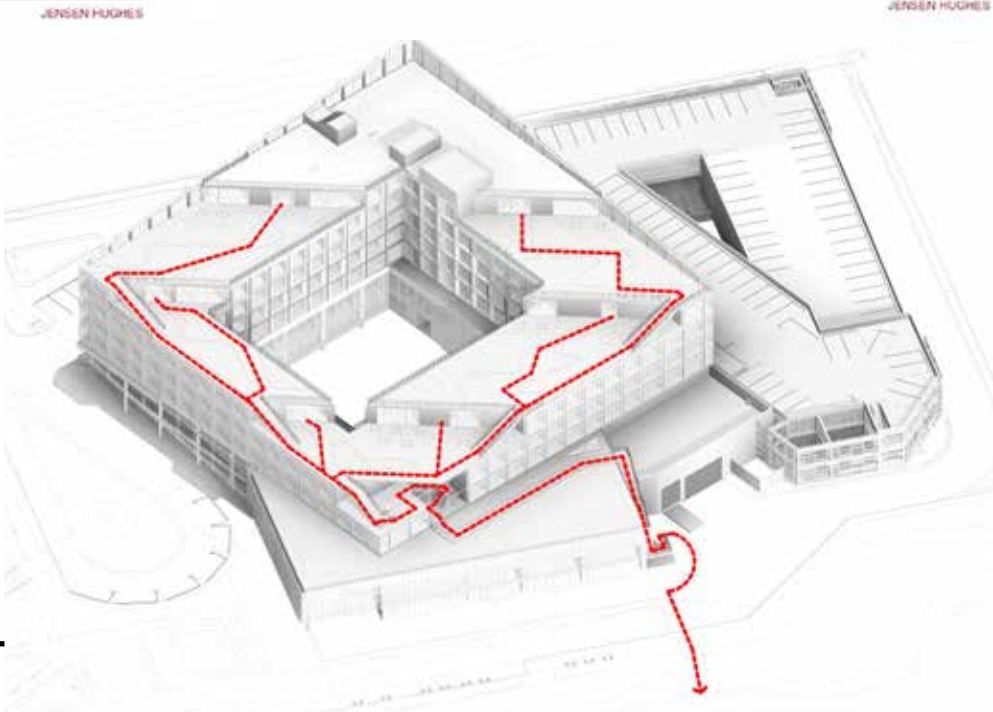
Mary K. Schneider, P.E.
Senior Fire Protection Engineer

Reviewed by:

Matthew W. Donahue

Matthew W. Donahue, P.E.
Associate Director – Los Angeles

MKS/MWD:na
1MAY000006/20150629_Millennium Sunnyvale - Summary of Exterior Egress Approach_rev1



EGRESS AXONOMETRIC DIAGRAM

NOTE: For further information & detail on Waste Management Plan, please see "Special Development Permit/Specific Plan Amendment Application Booklet" pages 93 - 114.

- WASTE HOLDING ROOMS
- TRASH STAGING AREA
- CONCRETE STRESS PAD
- WASTE CART PATHWAY
- WASTE SERVICE ACCESS



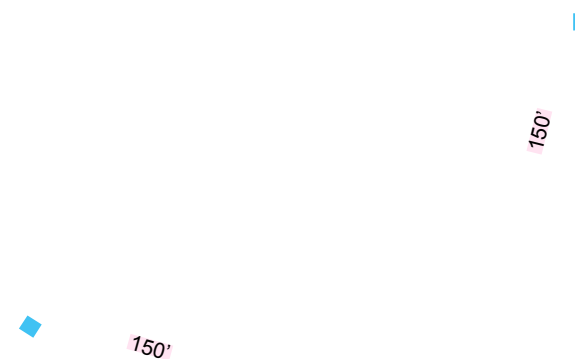
A. RESIDENTIAL TRASH SCREENING FROM EAST



B. RESIDENTIAL TRASH SCREENING FROM EAST



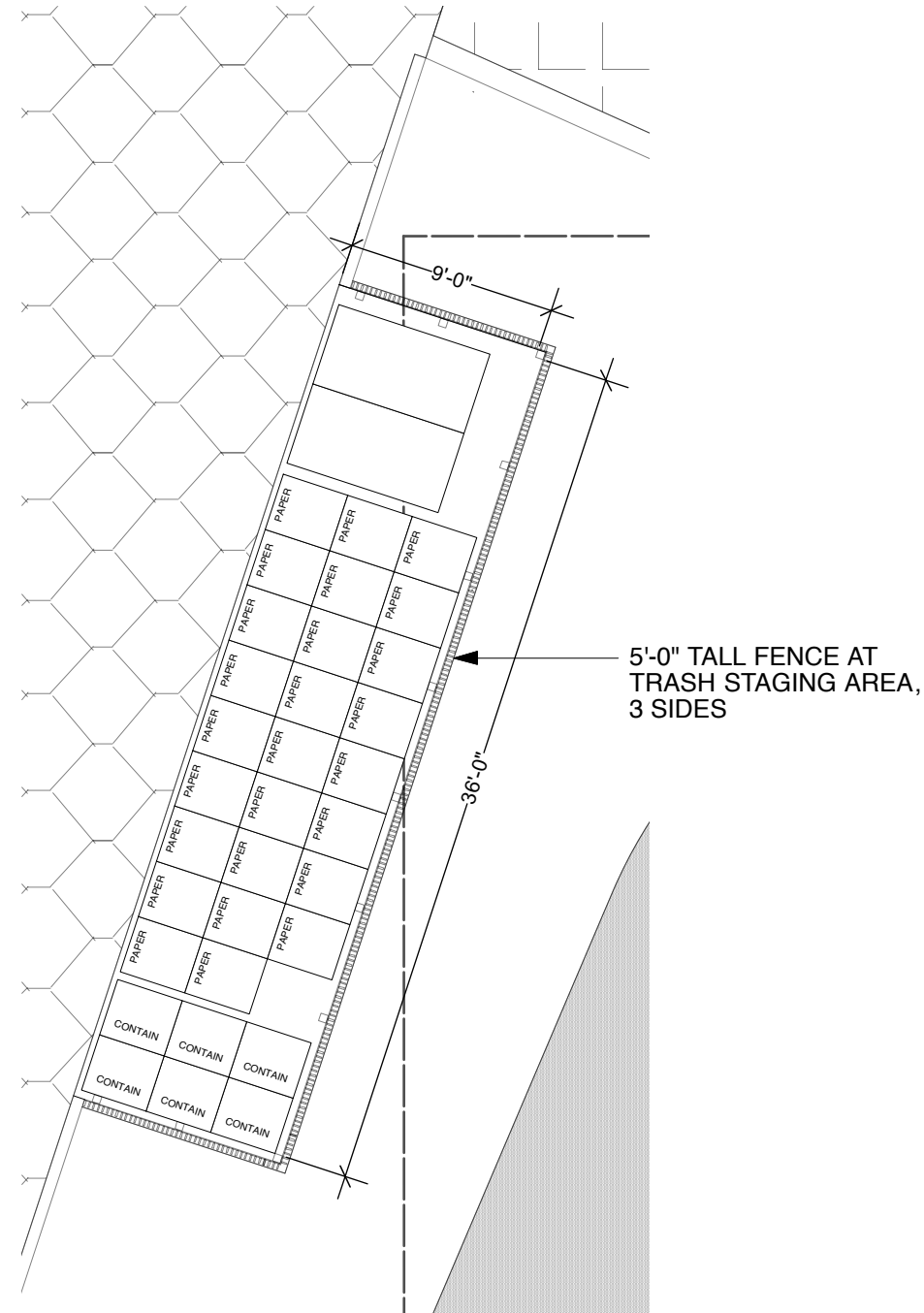
SOLID WASTE DIAGRAM
NOT TO SCALE



RESIDENTIAL TRASH CHUTE LOCATIONS
NOT TO SCALE

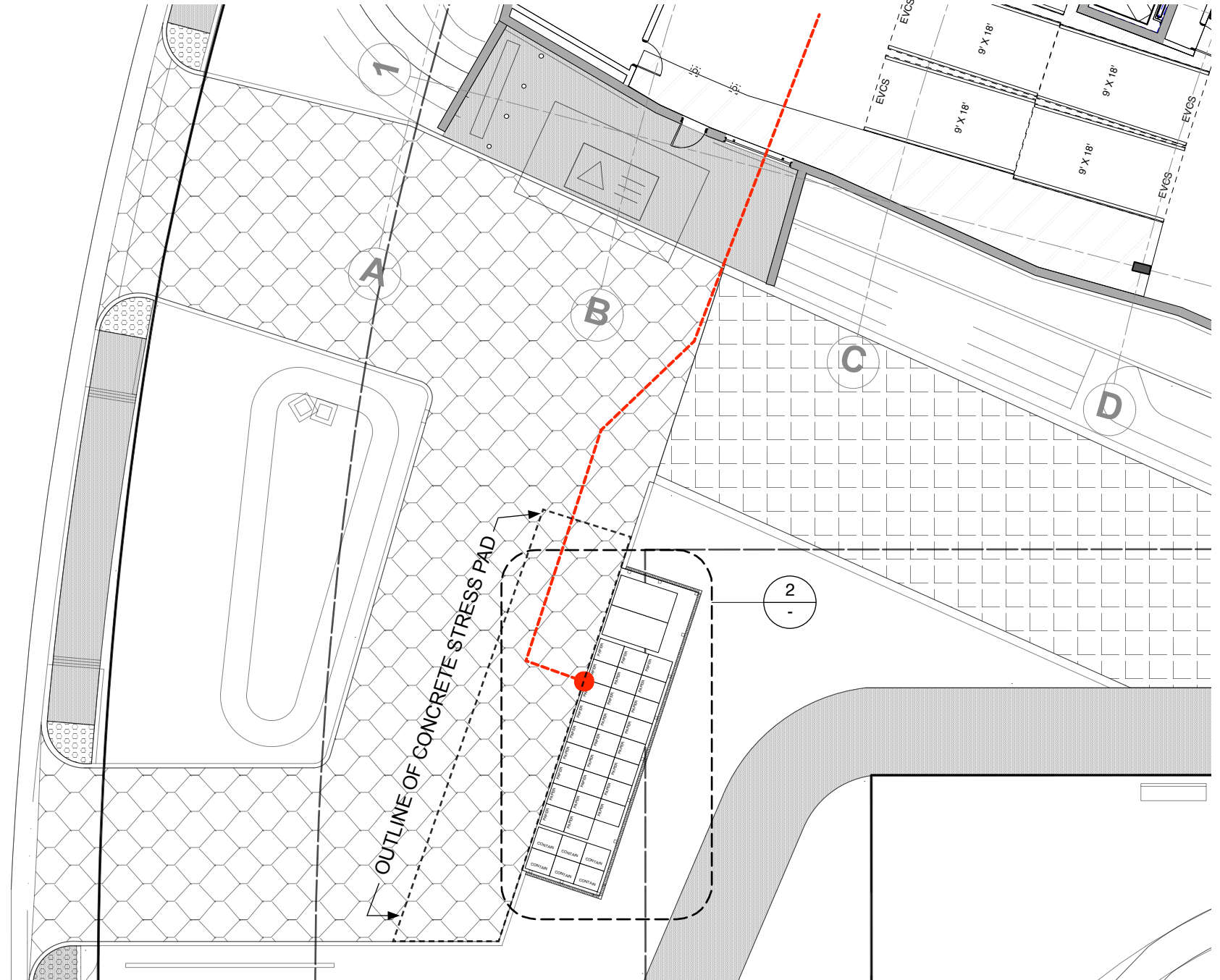


NOTE:
SHOWN WITH MAXIMUM STAGING AREA CAPACITY
(TRASH PICK-UP 2X WEEKLY)

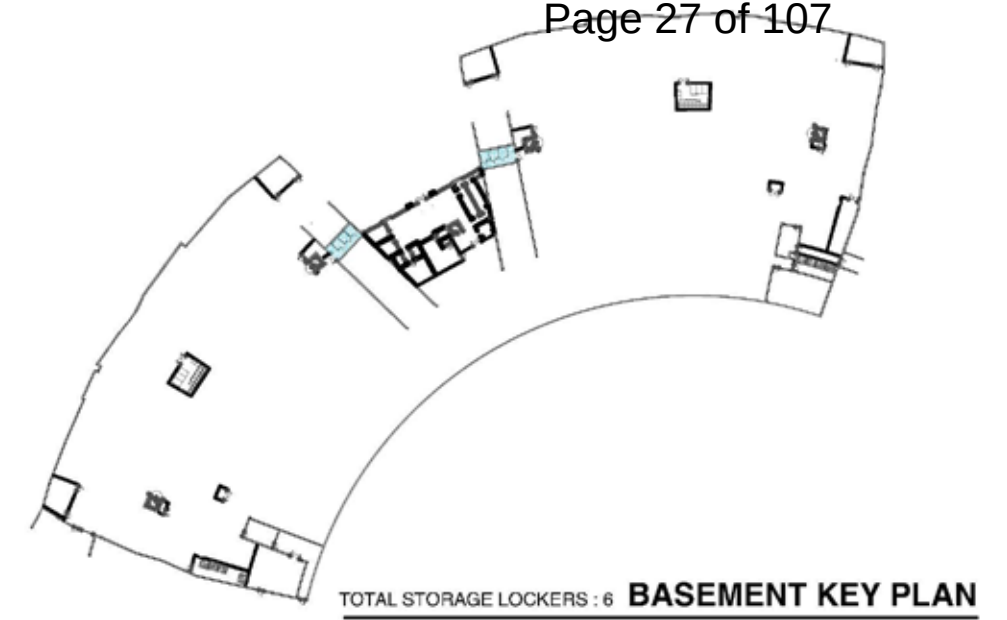
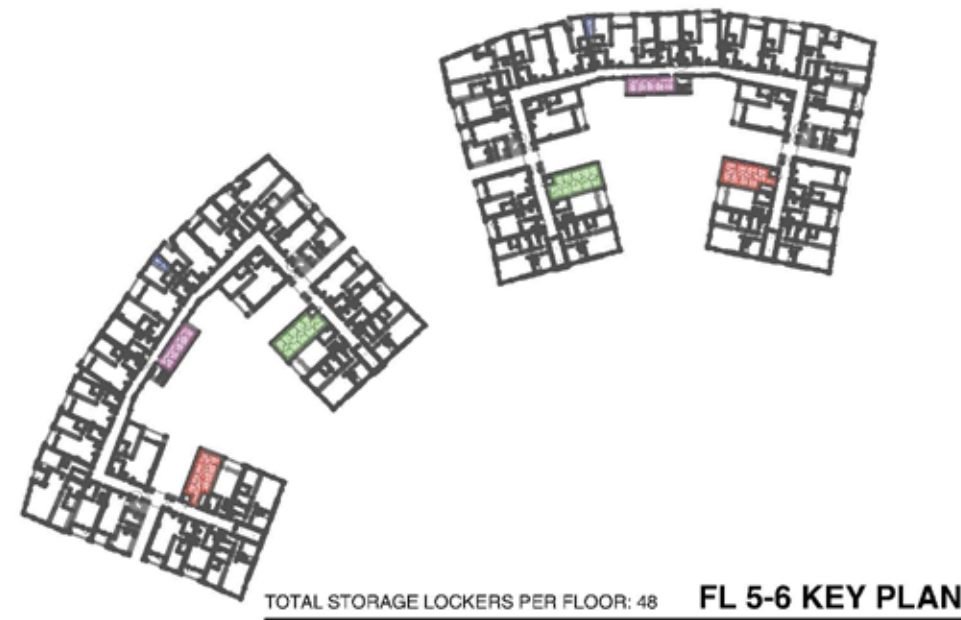


ENLARGED PLAN AT TRASH STAGING AREA **2**

ROUTE FROM TRASH ROOMS TO STAGING AREA, (2) WEEKLY.
ALL DUMPSTERS TO BE TRANSPORTED BY ON-SITE CART
STORED IN TRASH ROOM



SITE PLAN AT SW ENTRANCE **1**



TENANT STORAGE:

BASEMENT: 6
300 CUBIC FT MIN.; LOCATED IN LOCKERS (NEXT TO ELEVATORS) = 6

FIRST FLOOR: 0

SECOND FLOOR: 50
300 CUBIC FT MIN.; LOCATED IN LOCKERS AT CORRIDOR = 46
68 SF ROOM (680 cu/ft); LOCATED AT UNIT A1.1 = 2
50 SF ROOM (500 cu/ft); LOCATED AT UNIT B3 = 2

THIRD FLOOR: 50
300 CUBIC FT MIN.; LOCATED IN LOCKERS AT CORRIDOR = 46
68 SF ROOM (680 cu/ft); LOCATED AT UNIT A1.1 = 2
50 SF ROOM (500 cu/ft); LOCATED AT UNIT B3 = 2

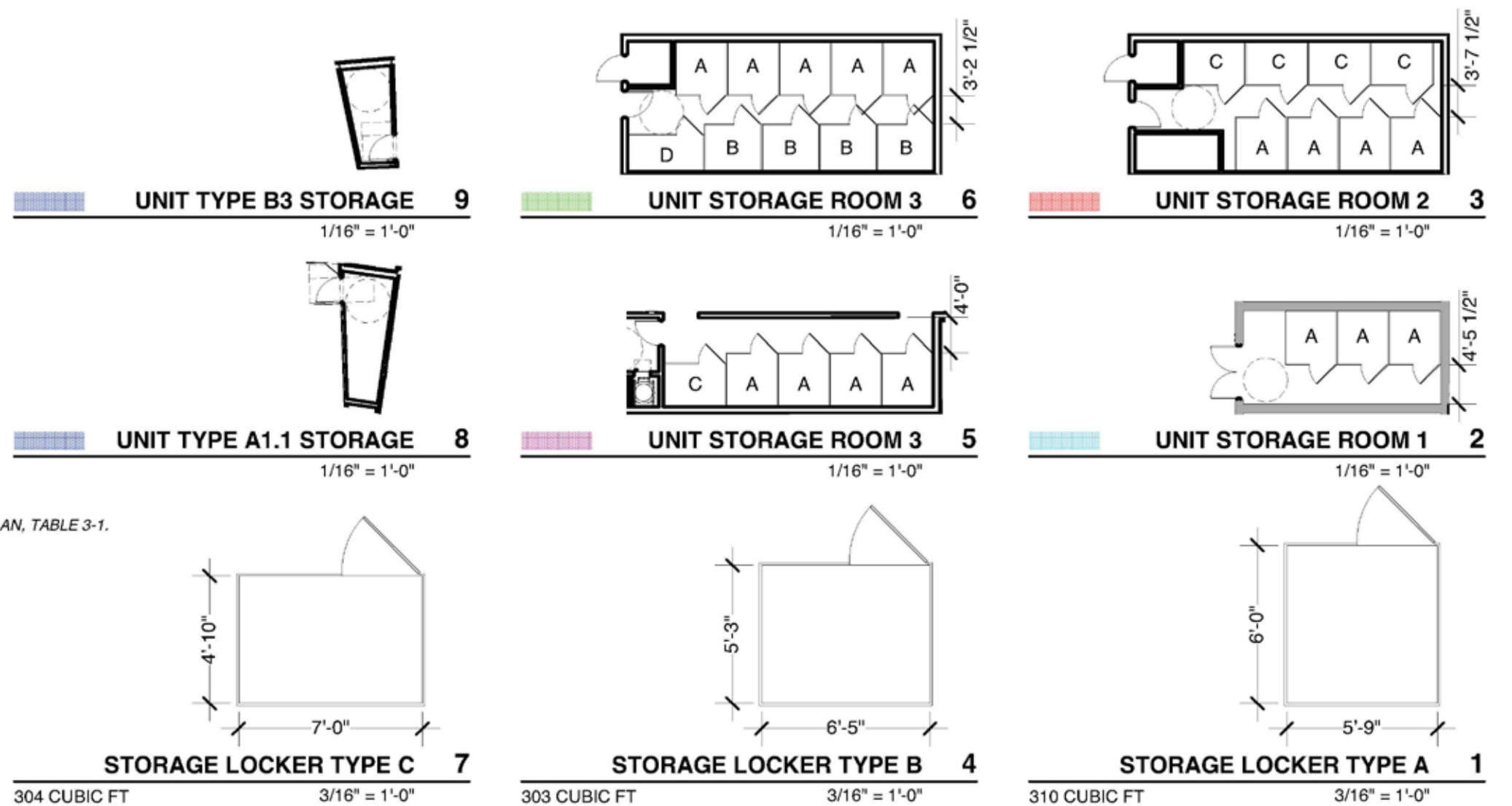
FOURTH FLOOR: 50
300 CUBIC FT MIN.; LOCATED IN LOCKERS AT CORRIDOR = 46
68 SF ROOM (680 cu/ft); LOCATED AT UNIT A1.1 = 2
58 SF ROOM (580 cu/ft); LOCATED AT UNIT B3 = 2

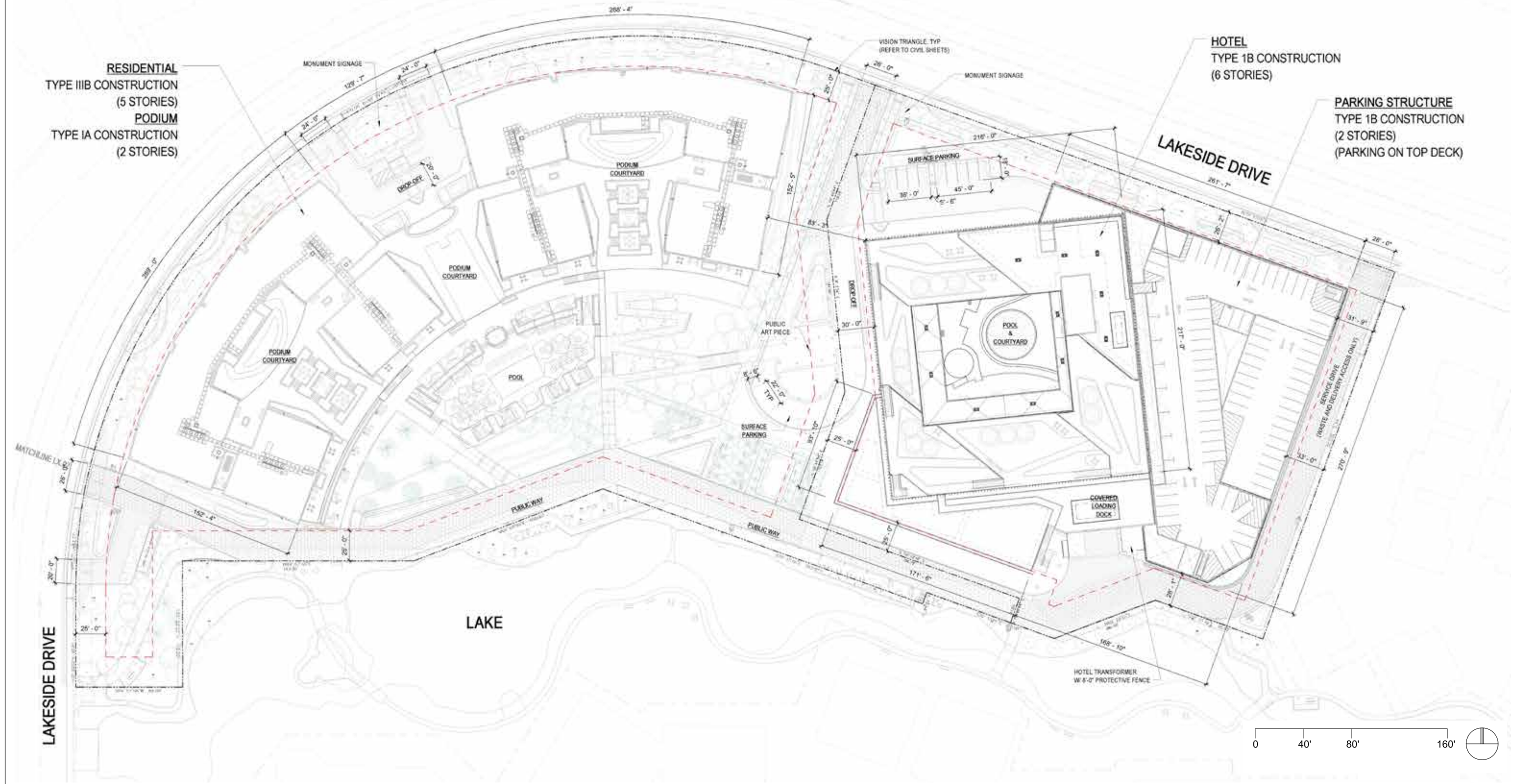
FIFTH FLOOR: 48
300 CUBIC FT MIN.; LOCATED IN LOCKERS AT CORRIDOR = 46
58 SF ROOM (580 cu/ft); LOCATED AT UNIT B3 = 2

SIXTH FLOOR: 48
300 CUBIC FT MIN.; LOCATED IN LOCKERS AT CORRIDOR = 46
58 SF ROOM (580 cu/ft); LOCATED AT UNIT B3 = 2

TOTAL UNITS IN PROJECT = 250
TOTAL STORAGE UNITS PROVIDED = 252

* ALL STORAGE CLOSETS ARE 300 CU.FT. MIN. PER SUNNYVALE LAKESIDE SPECIFIC PLAN, TABLE 3-1.

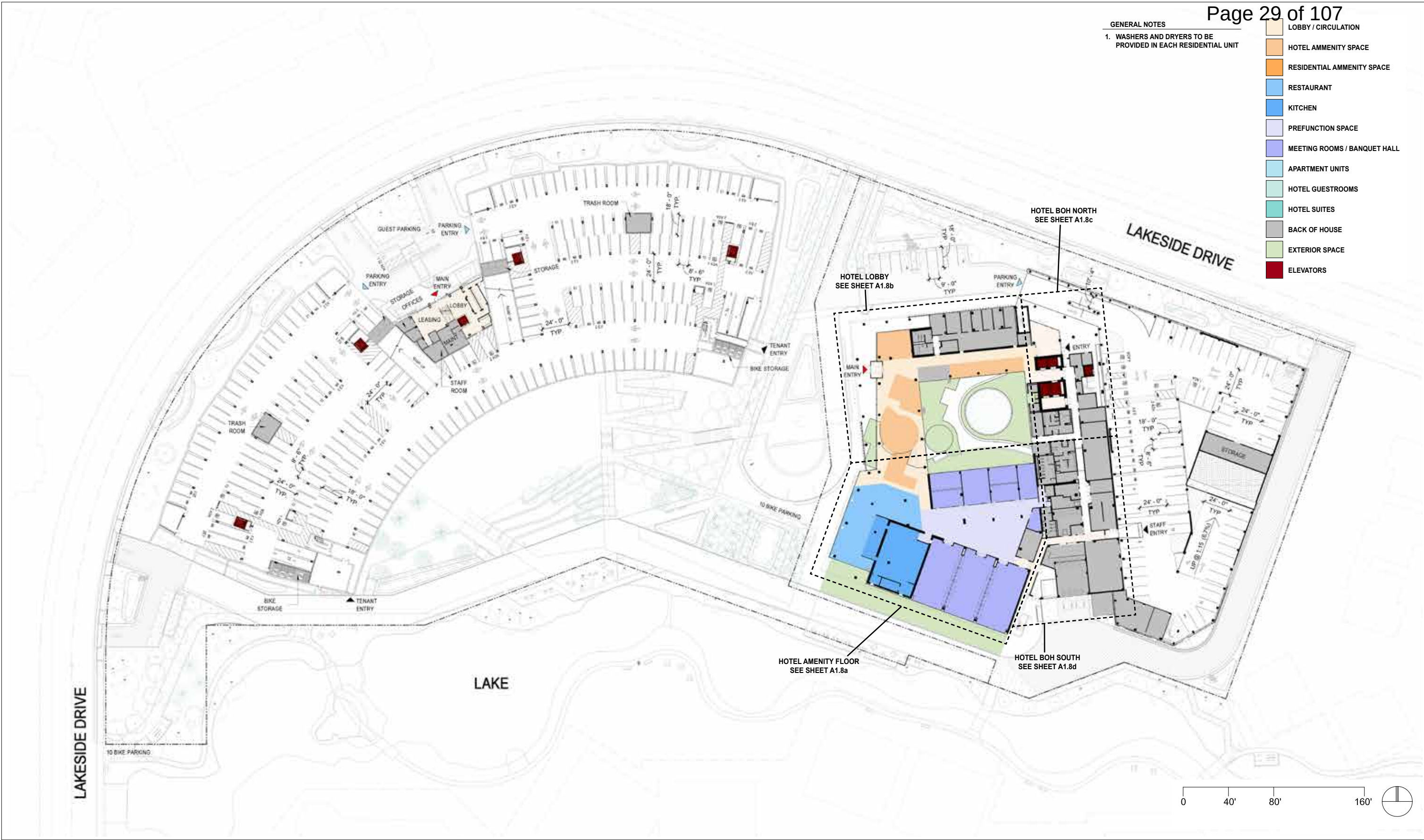




GENERAL NOTES

1. WASHERS AND DRYERS TO BE PROVIDED IN EACH RESIDENTIAL UNIT

- LOBBY / CIRCULATION
- HOTEL AMMENITY SPACE
- RESIDENTIAL AMMENITY SPACE
- RESTAURANT
- KITCHEN
- PREFUNCTION SPACE
- MEETING ROOMS / BANQUET HALL
- APARTMENT UNITS
- HOTEL GUESTROOMS
- HOTEL SUITES
- BACK OF HOUSE
- EXTERIOR SPACE
- ELEVATORS



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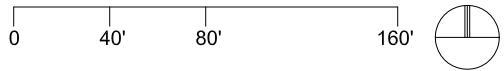
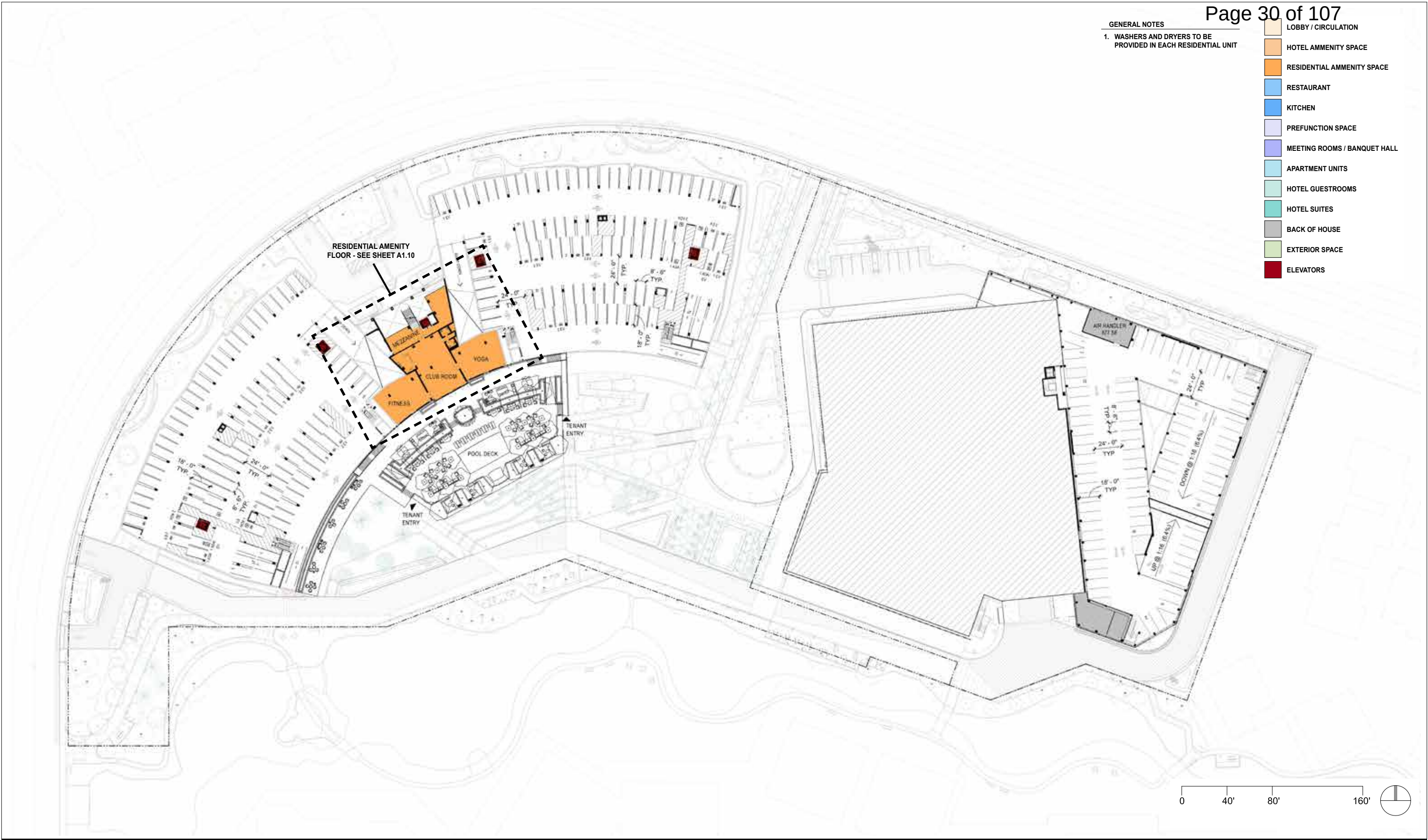
BUILDING PLANS:
 HOTEL L 1
 RESIDENTIAL LOBBY / P1

A1.1

GENERAL NOTES

1. WASHERS AND DRYERS TO BE PROVIDED IN EACH RESIDENTIAL UNIT

- LOBBY / CIRCULATION
- HOTEL AMMENITY SPACE
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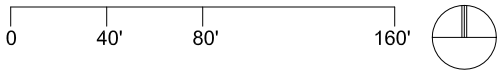
BUILDING PLANS:
HOTEL P2
RESIDENTIAL AMENITY / P1

A1.1a

GENERAL NOTES

1. WASHERS AND DRYERS TO BE PROVIDED IN EACH RESIDENTIAL UNIT

- LOBBY / CIRCULATION
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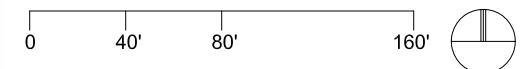


BUILDING PLANS:
HOTEL L2
RESIDENTIAL PODIUM
A1.2

GENERAL NOTES

1. WASHERS AND DRYERS TO BE PROVIDED IN EACH RESIDENTIAL UNIT

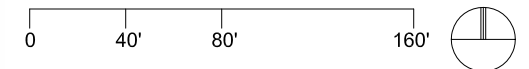
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- HOTEL AMMENITY SPACE
- RESIDENTIAL AMMENITY SPACE
- RESTAURANT
- KITCHEN
- PREFUNCTION SPACE
- MEETING ROOMS / BANQUET HALL
- APARTMENT UNITS
- HOTEL GUESTROOMS
- HOTEL SUITES
- BACK OF HOUSE
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- ELEVATORS



GENERAL NOTES

1. WASHERS AND DRYERS TO BE PROVIDED IN EACH RESIDENTIAL UNIT

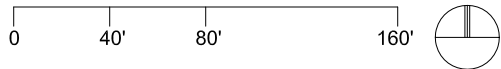
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GENERAL NOTES

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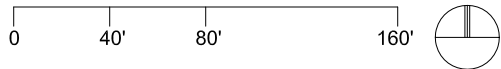
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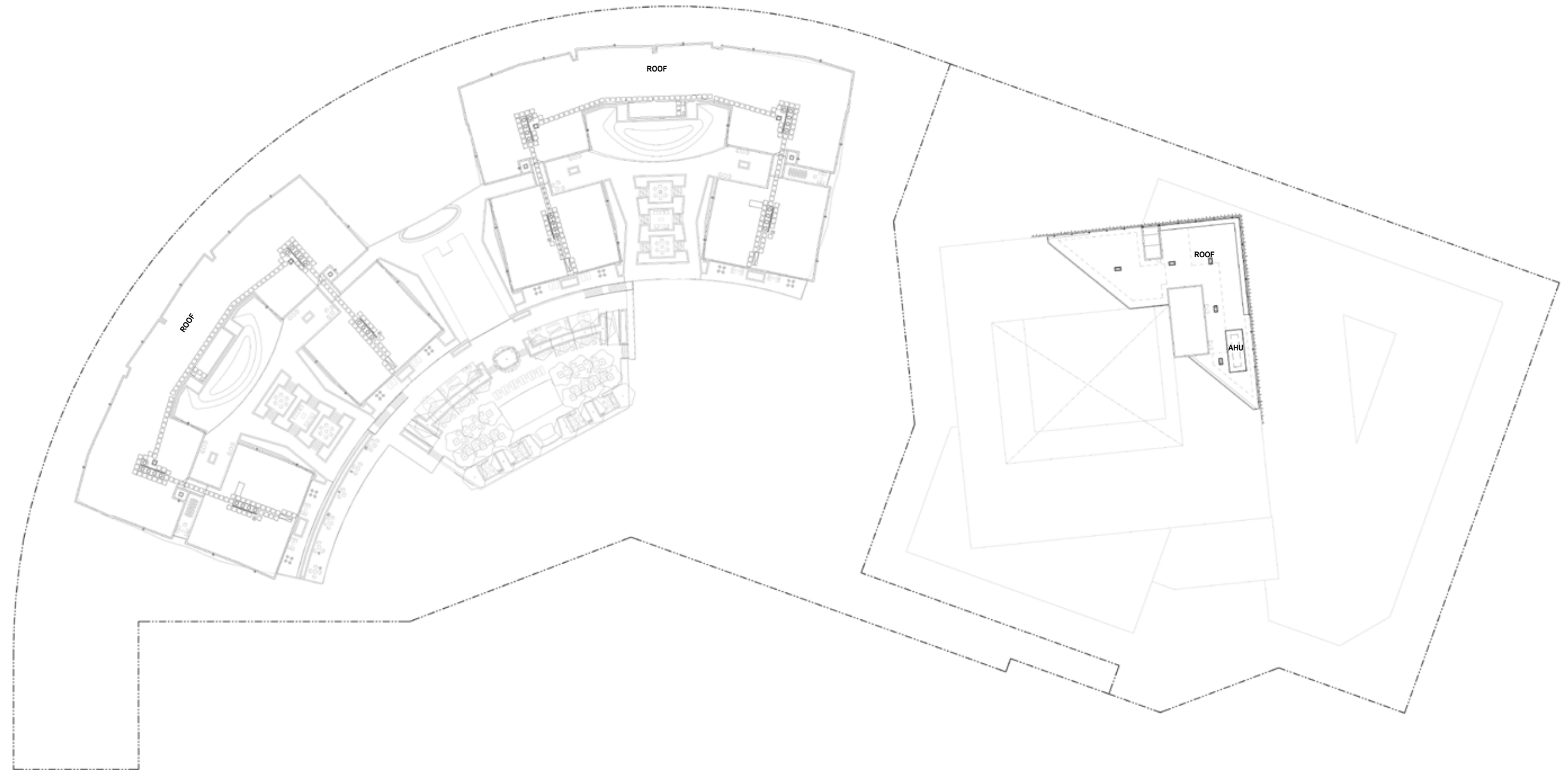


GENERAL NOTES

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- HOTEL GUESTROOMS
- HOTEL SUITES
- BACK OF HOUSE
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0 40' 80' 160'



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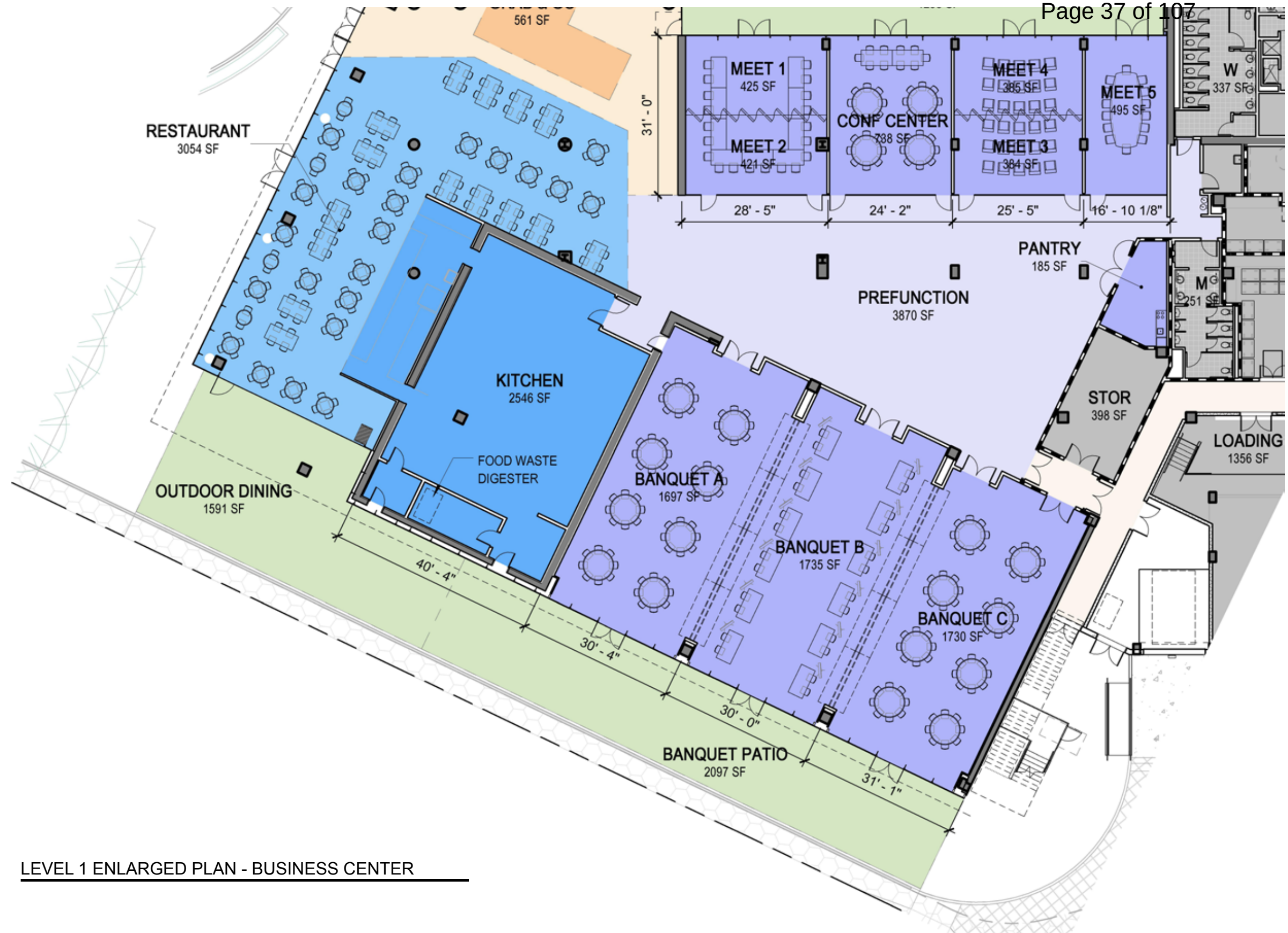
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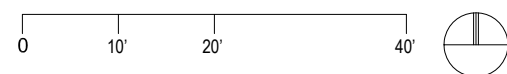
BUILDING PLANS:
ROOF

A1.7

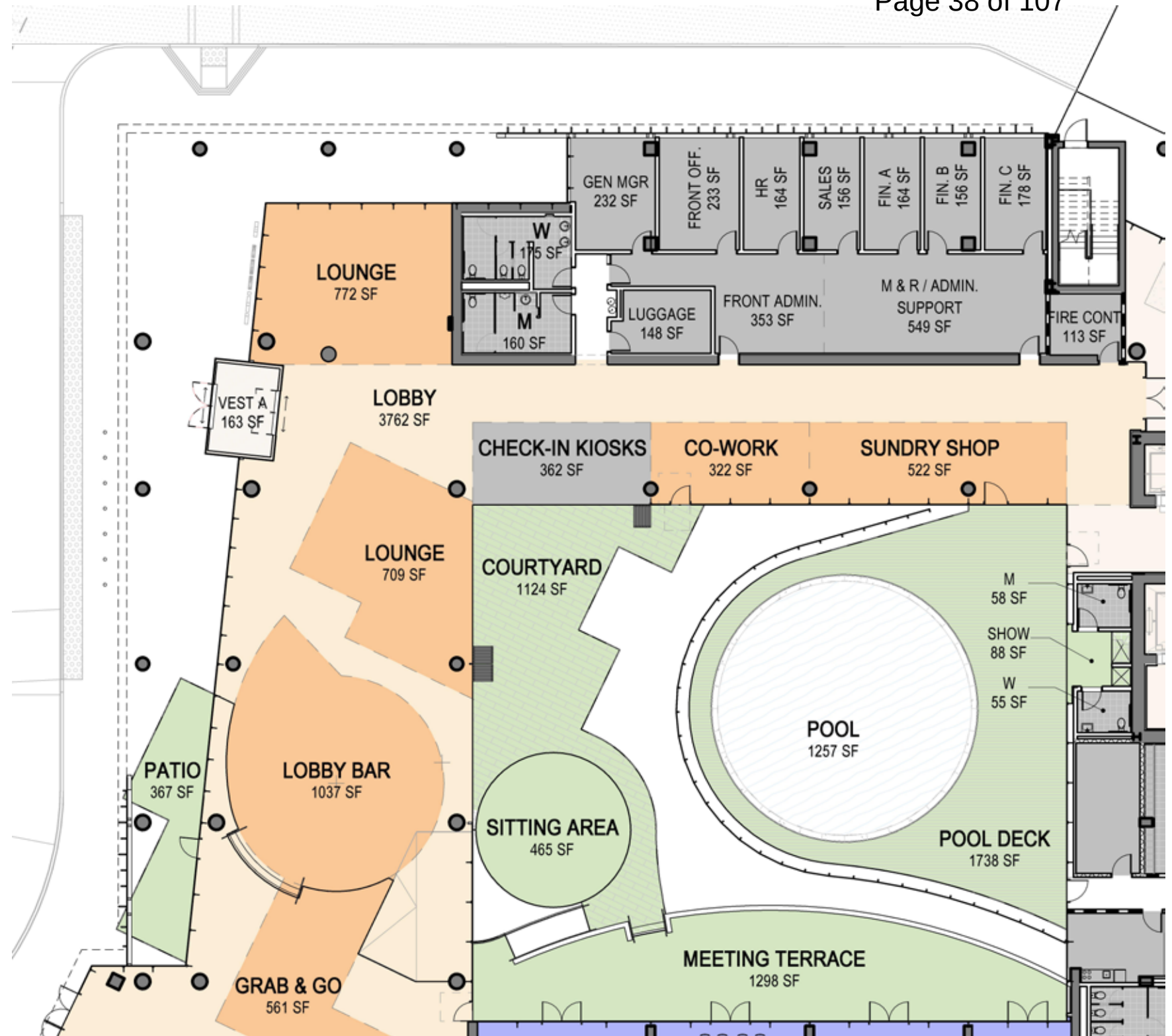
- LOBBY / CIRCULATION
- HOTEL AMMENITY SPACE
- RESIDENTIAL AMMENITY SPACE
- RESTAURANT
- KITCHEN
- PREFUNCTION SPACE
- MEETING ROOMS / BANQUET HALL
- APARTMENT UNITS
- HOTEL GUESTROOMS
- HOTEL SUITES
- BACK OF HOUSE
- EXTERIOR SPACE
- ELEVATORS



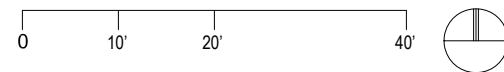
LEVEL 1 ENLARGED PLAN - BUSINESS CENTER



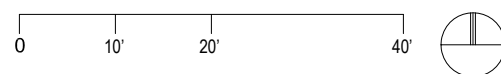
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- HOTEL AMMENITY SPACE
- RESIDENTIAL AMMENITY SPACE
- RESTAURANT
- KITCHEN
- PREFUNCTION SPACE
- MEETING ROOMS / BANQUET HALL
- APARTMENT UNITS
- HOTEL GUESTROOMS
- HOTEL SUITES
- BACK OF HOUSE
- EXTERIOR SPACE
- ELEVATORS



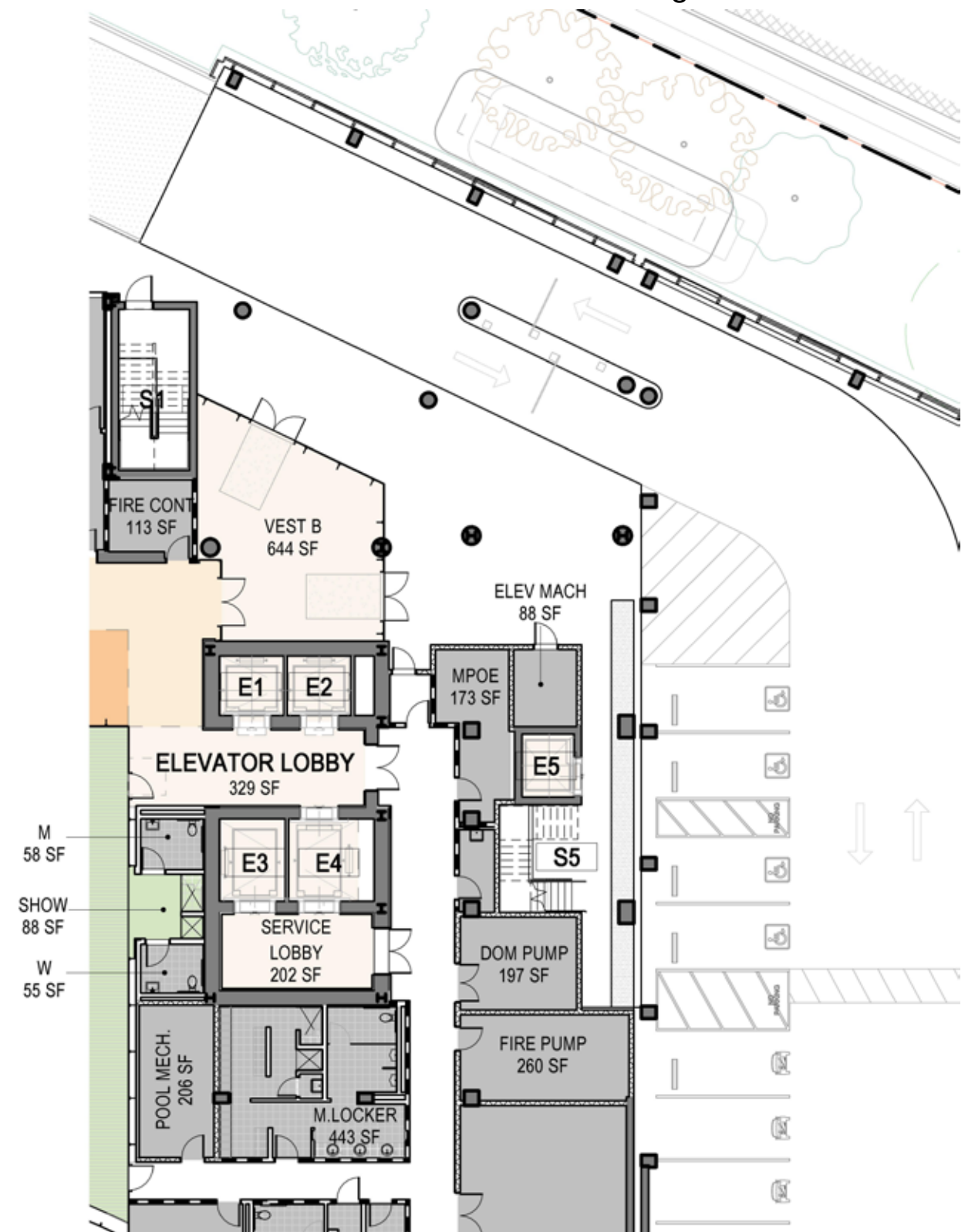
LEVEL 1 ENLARGED PLAN - HOTEL LOBBY & COURTYARD



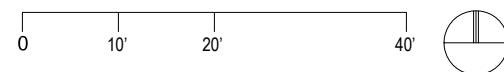
- LOBBY / CIRCULATION
- HOTEL AMMENITY SPACE
- RESIDENTIAL AMMENITY SPACE
- RESTAURANT
- KITCHEN
- PREFUNCTION SPACE
- MEETING ROOMS / BANQUET HALL
- APARTMENT UNITS
- HOTEL GUESTROOMS
- HOTEL SUITES
- BACK OF HOUSE
- EXTERIOR SPACE
- ELEVATORS



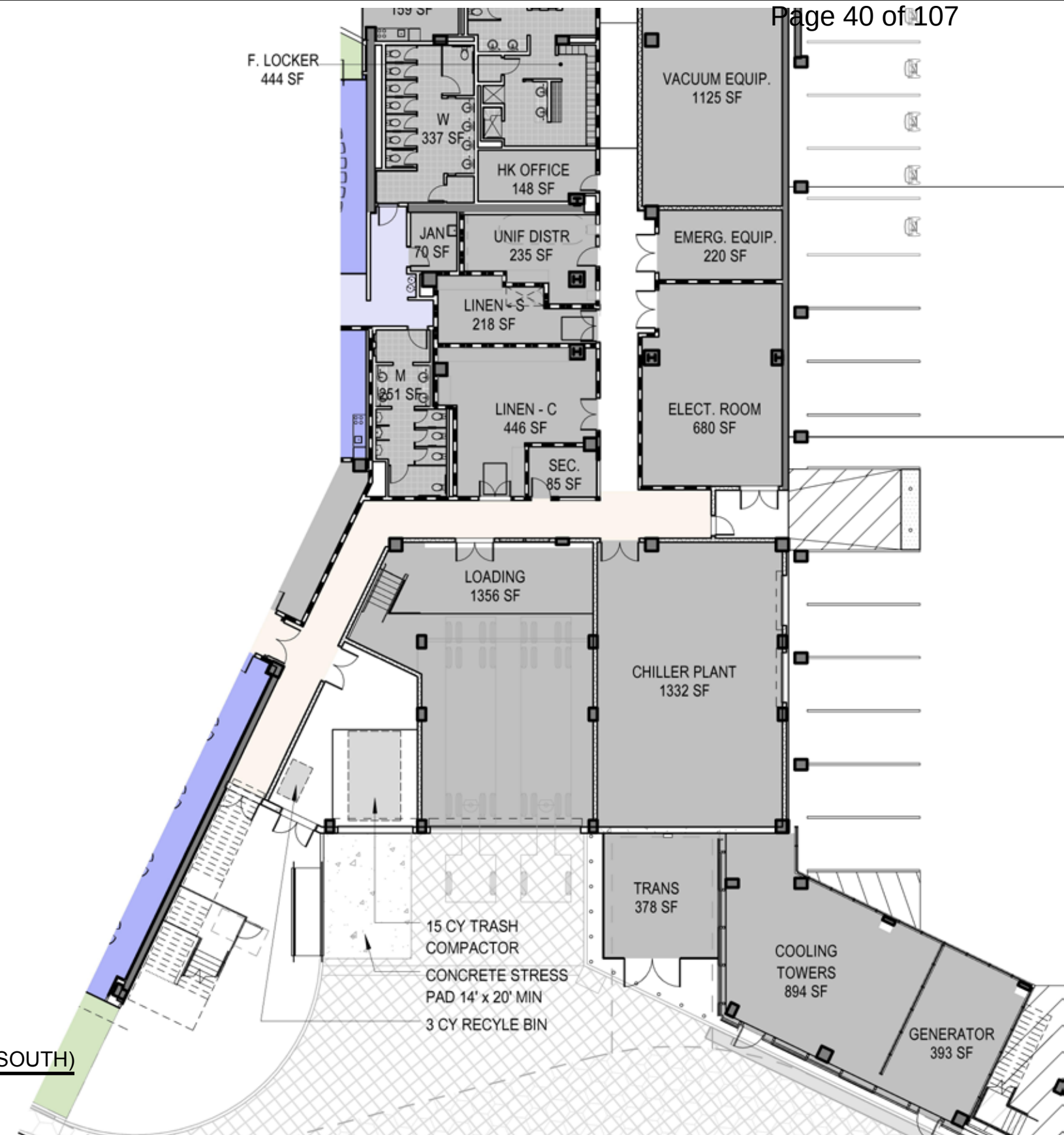
LEVEL 1 ENLARGED PLAN - BACK OF HOUSE (NORTH)



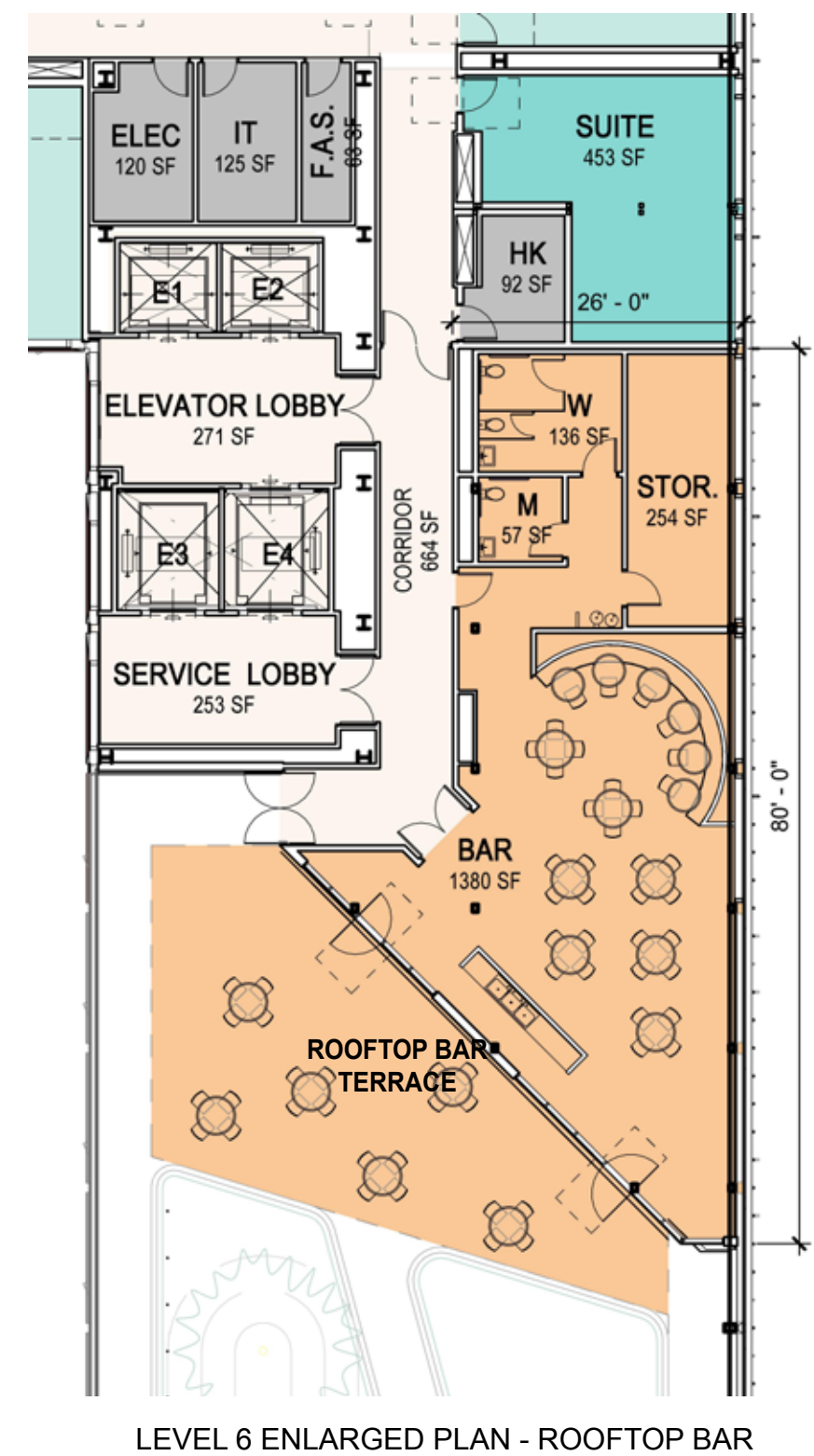
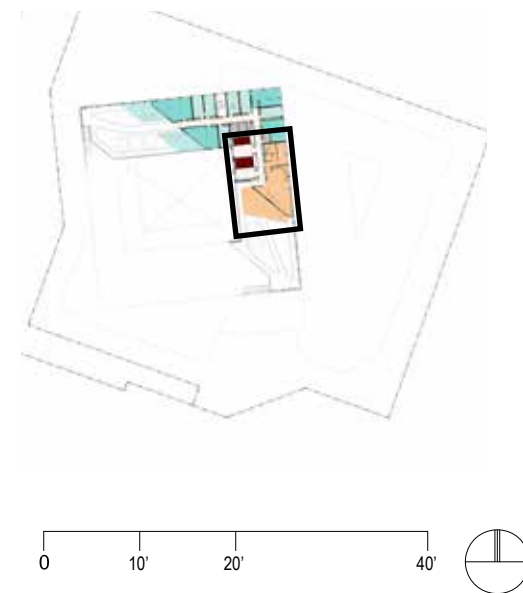
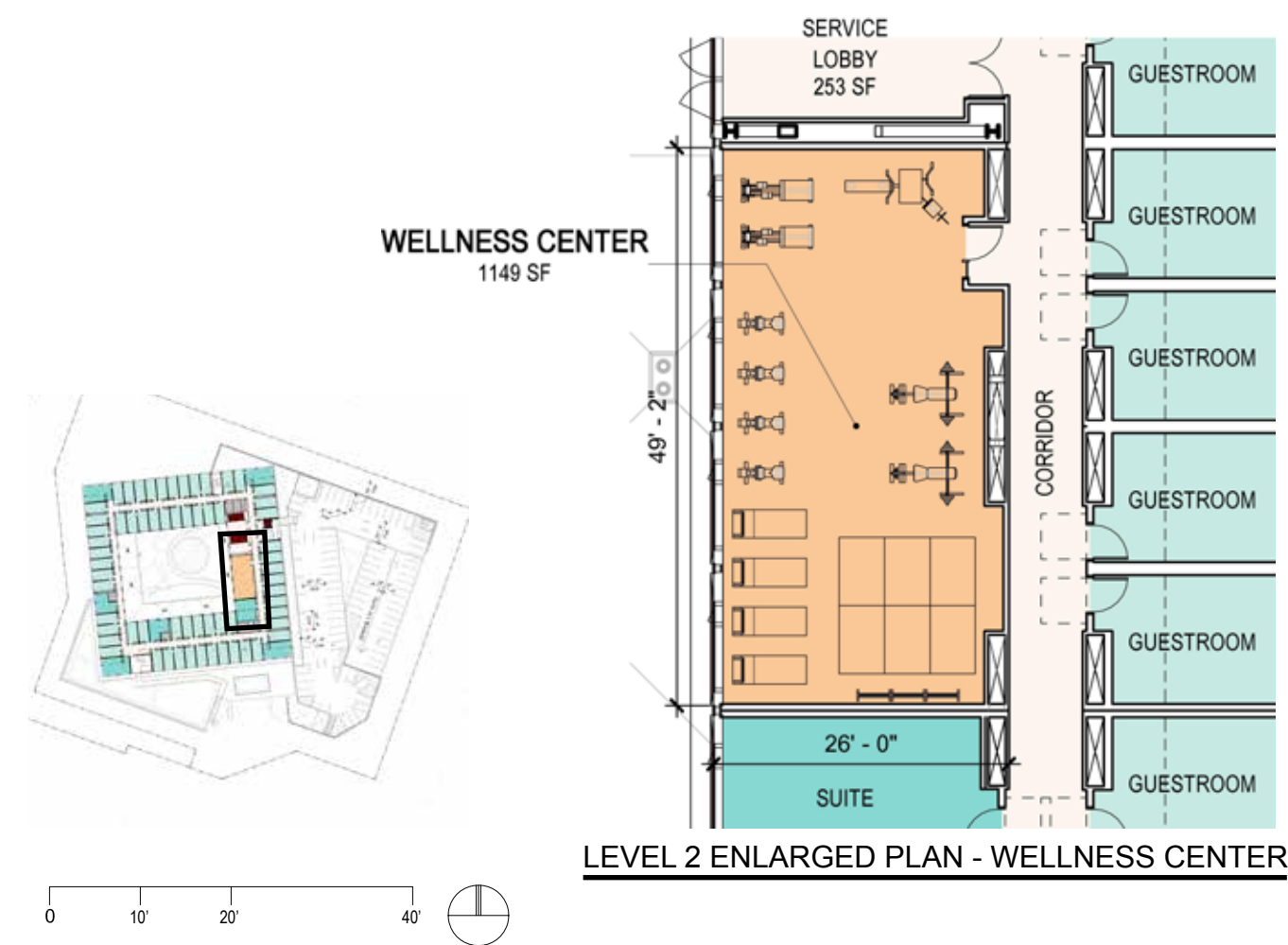
- LOBBY / CIRCULATION
- HOTEL AMMENITY SPACE
- RESIDENTIAL AMMENITY SPACE
- RESTAURANT
- KITCHEN
- PREFUNCTION SPACE
- MEETING ROOMS / BANQUET HALL
- APARTMENT UNITS
- HOTEL GUESTROOMS
- HOTEL SUITES
- BACK OF HOUSE
- EXTERIOR SPACE
- ELEVATORS



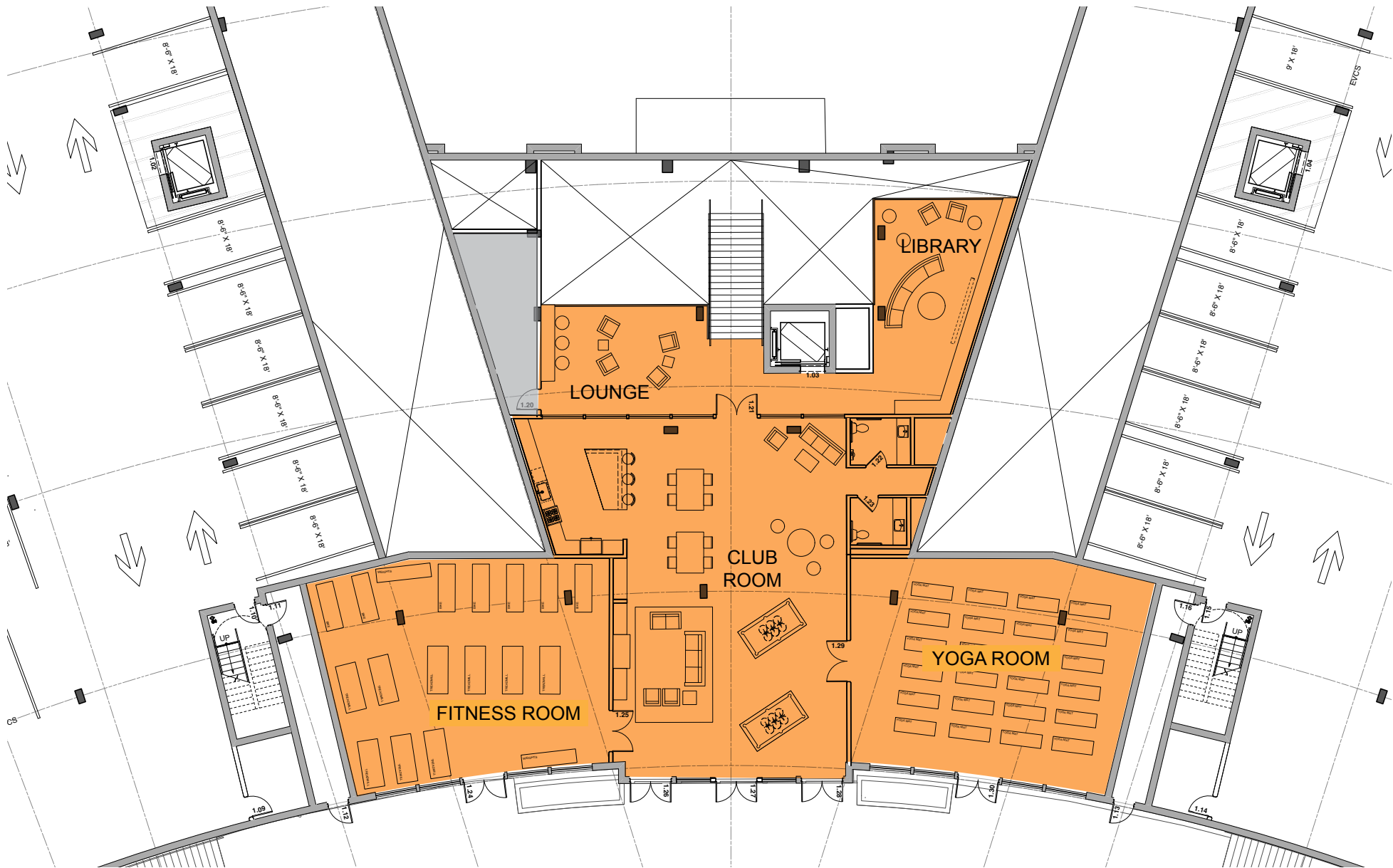
LEVEL 1 ENLARGED PLAN - BACK OF HOUSE (SOUTH)



- LOBBY / CIRCULATION
- HOTEL AMMENITY SPACE
- RESIDENTIAL AMMENITY SPACE
- RESTAURANT
- KITCHEN
- PREFUNCTION SPACE
- MEETING ROOMS / BANQUET HALL
- APARTMENT UNITS
- HOTEL GUESTROOMS
- HOTEL SUITES
- BACK OF HOUSE
- EXTERIOR SPACE
- ELEVATORS



- LOBBY / CIRCULATION
- HOTEL AMMENITY SPACE
- RESIDENTIAL AMMENITY SPACE
- RESTAURANT
- KITCHEN
- PREFUNCTION SPACE
- MEETING ROOMS / BANQUET HALL
- APARTMENT UNITS
- HOTEL GUESTROOMS
- HOTEL SUITES
- BACK OF HOUSE
- EXTERIOR SPACE
- ELEVATORS



RESIDENTIAL LEVEL P1 ENLARGED PLAN - RESIDENTIAL AMENITY



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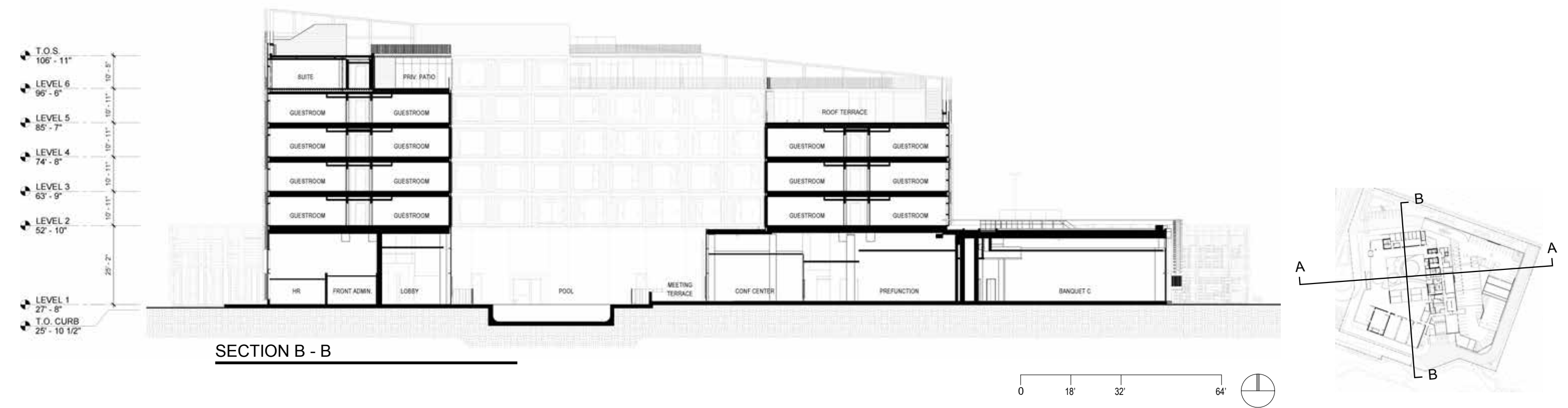
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Sunnyvale, CA

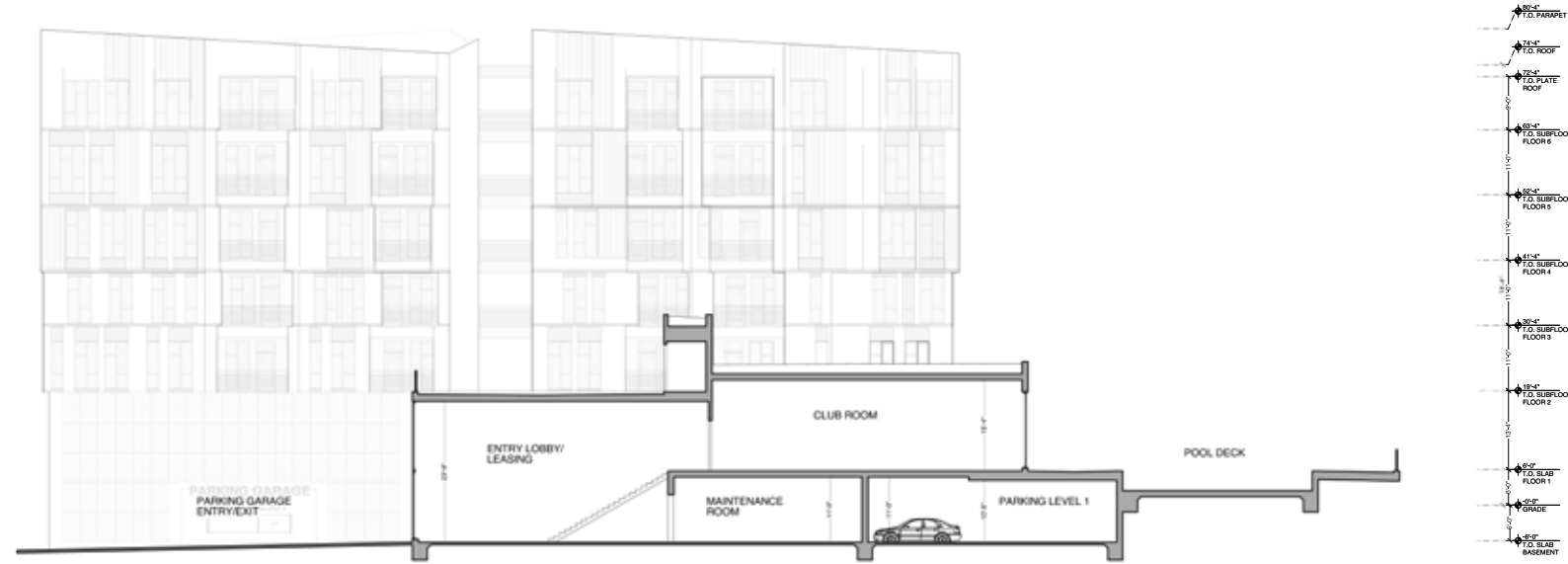
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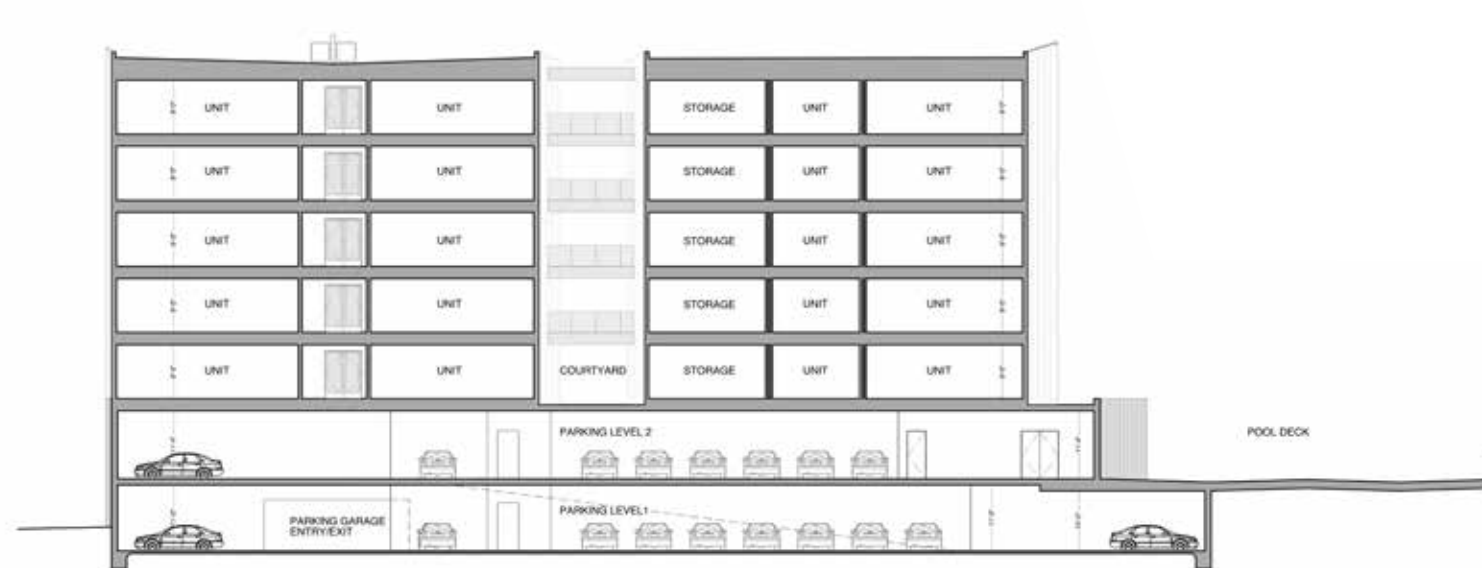
ENLARGED PLAN:
RESIDENTIAL AMENITY

A1.10

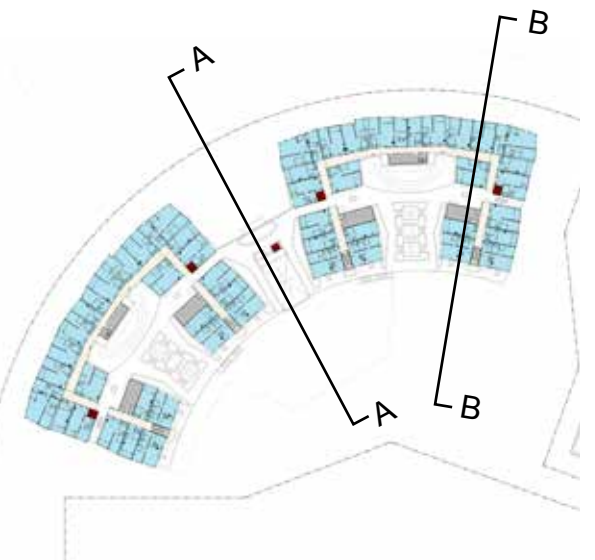
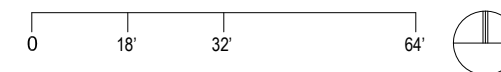




SECTION A - A



SECTION B - B





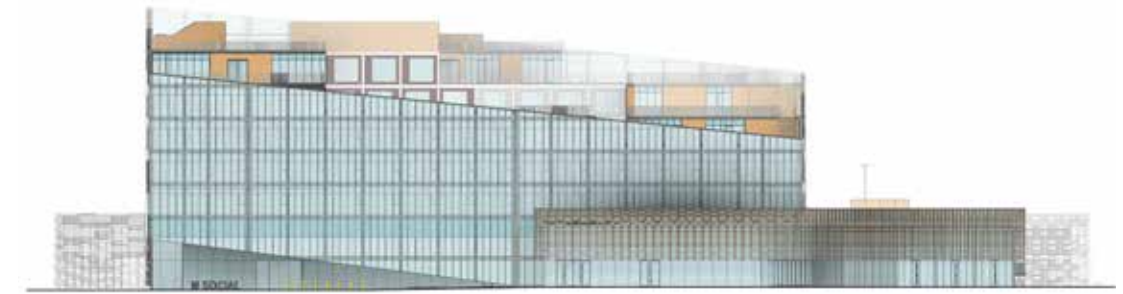
HOTEL ELEVATION - NORTH



HOTEL ELEVATION - EAST



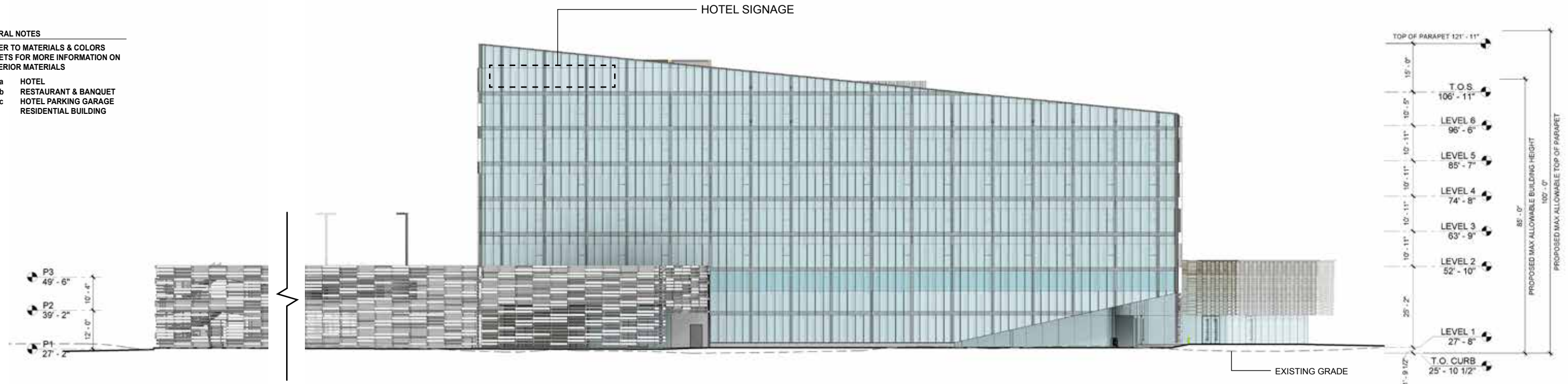
HOTEL ELEVATION - SOUTH



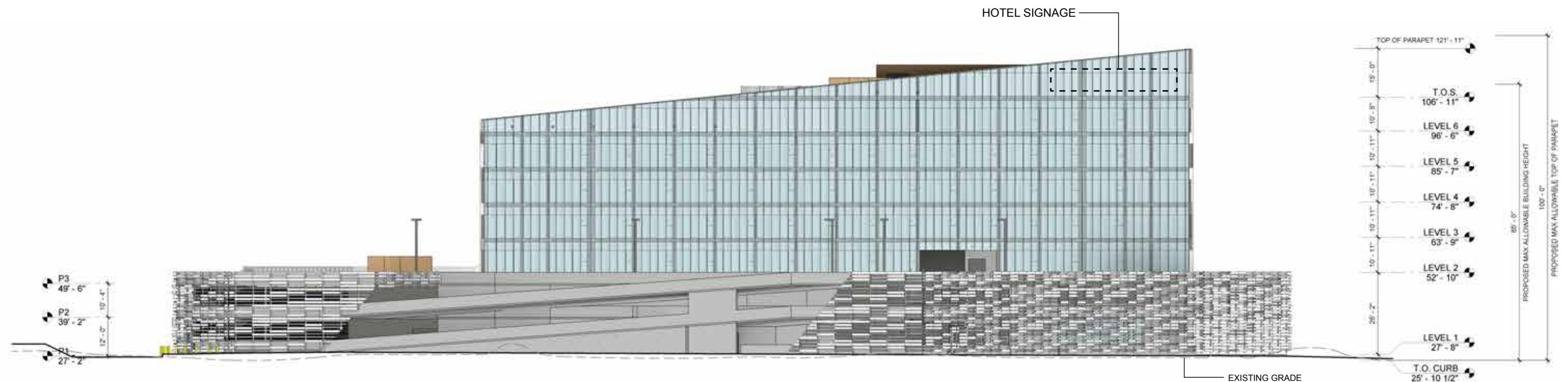
HOTEL ELEVATION - WEST

GENERAL NOTES

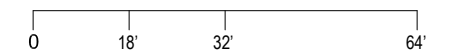
1. REFER TO MATERIALS & COLORS SHEETS FOR MORE INFORMATION ON EXTERIOR MATERIALS
- A3.8a HOTEL
 - A3.8b RESTAURANT & BANQUET
 - A3.8c HOTEL PARKING GARAGE
 - A3.9 RESIDENTIAL BUILDING



ENLARGED HOTEL ELEVATION - NORTH

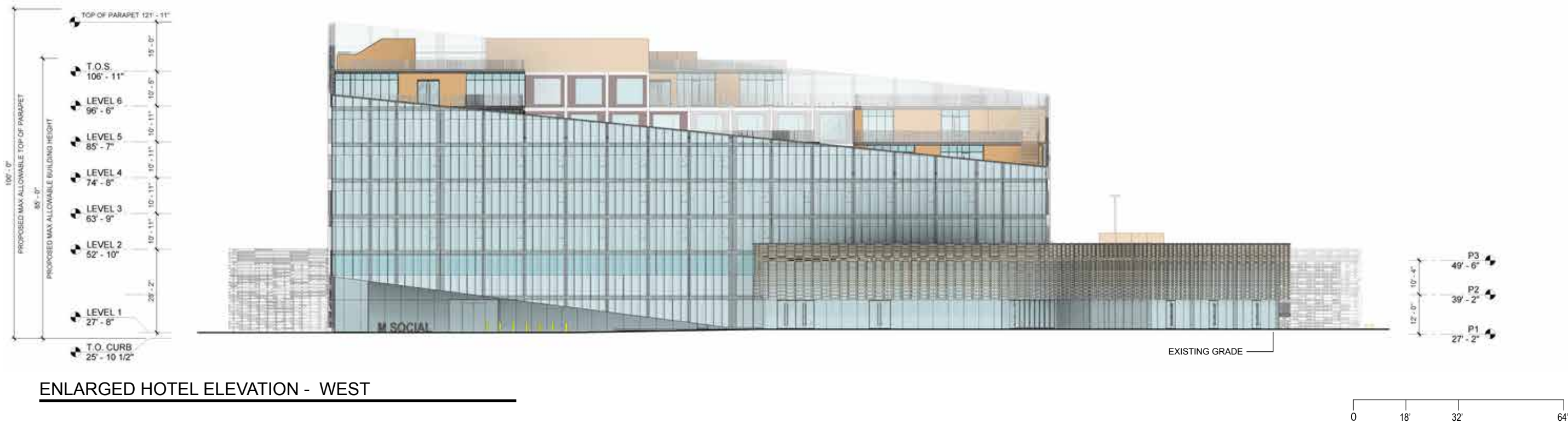


ENLARGED HOTEL ELEVATION - EAST





ENLARGED HOTEL ELEVATION - SOUTH



ENLARGED HOTEL ELEVATION - WEST

GENERAL NOTES

1. REFER TO MATERIALS & COLORS
SHEETS FOR MORE INFORMATION ON
EXTERIOR MATERIALS

- A3.8a HOTEL
- A3.8b RESTAURANT & BANQUET
- A3.8c HOTEL PARKING GARAGE
- A3.9 RESIDENTIAL BUILDING



SOUTH ELEVATION



NORTH ELEVATION



TYPICAL GREEN SCREEN
COVERAGE



SOUTHWEST ELEVATION



NORTHEAST ELEVATION

GENERAL NOTES

1. REFER TO MATERIALS & COLORS
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- A3.8a HOTEL
- A3.8b RESTAURANT & BANQUET
- A3.8c HOTEL PARKING GARAGE
- A3.9 RESIDENTIAL BUILDING



ENLARGED RESIDENTIAL ELEVATION - SOUTH



ENLARGED RESIDENTIAL ELEVATION - SOUTH

0 18' 32' 64'

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ENLARGED ELEVATIONS:
RESIDENTIAL

A3.5

GENERAL NOTES

1. REFER TO MATERIALS & COLORS
SHEETS FOR MORE INFORMATION ON
EXTERIOR MATERIALS

- A3.8a HOTEL
- A3.8b RESTAURANT & BANQUET
- A3.8c HOTEL PARKING GARAGE
- A3.9 RESIDENTIAL BUILDING



80'-4"
T.O. PARAPET
74'-4"
T.O. ROOF
72'-4"
T.O. PLATE
ROOF
9'-0"
63'-4"
T.O. SUBFLOOR
FLOOR 6
11'-0"
52'-4"
T.O. SUBFLOOR
FLOOR 5
11'-0"
41'-4"
T.O. SUBFLOOR
FLOOR 4
11'-0"
30'-4"
T.O. SUBFLOOR
FLOOR 3
11'-0"
19'-4"
T.O. SUBFLOOR
FLOOR 2
13'-4"
6'-0"
T.O. SLAB
FLOOR 1
-0'-0"
FINISHED GRADE
-6'-0"
T.O. SLAB
BASEMENT
1'-9 3/8"
-7'-8 3/8"
T.O. CURB

ENLARGED RESIDENTIAL ELEVATION - NORTH



80'-4"
T.O. PARAPET
74'-4"
T.O. ROOF
72'-4"
T.O. PLATE
ROOF
9'-0"
63'-4"
T.O. SUBFLOOR
FLOOR 6
11'-0"
52'-4"
T.O. SUBFLOOR
FLOOR 5
11'-0"
41'-4"
T.O. SUBFLOOR
FLOOR 4
11'-0"
30'-4"
T.O. SUBFLOOR
FLOOR 3
11'-0"
19'-4"
T.O. SUBFLOOR
FLOOR 2
13'-4"
6'-0"
T.O. SLAB
FLOOR 1
-0'-0"
FINISHED GRADE
-6'-0"
T.O. SLAB
BASEMENT
1'-9 3/8"
-7'-8 3/8"
T.O. CURB

ENLARGED RESIDENTIAL ELEVATION - NORTH

0 18' 32' 64'



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ENLARGED ELEVATIONS:
RESIDENTIAL

A3.6

GENERAL NOTES

1. REFER TO MATERIALS & COLORS
SHEETS FOR MORE INFORMATION ON
EXTERIOR MATERIALS

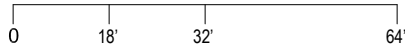
- A3.8a HOTEL
- A3.8b RESTAURANT & BANQUET
- A3.8c HOTEL PARKING GARAGE
- A3.9 RESIDENTIAL BUILDING



ENLARGED RESIDENTIAL ELEVATION - EAST



ENLARGED RESIDENTIAL ELEVATION - WEST



COLOR/MATERIAL REFERENCE - HOTEL FACADE

VERTICAL FINS TYPES / ALUMINUM COATING COLORS



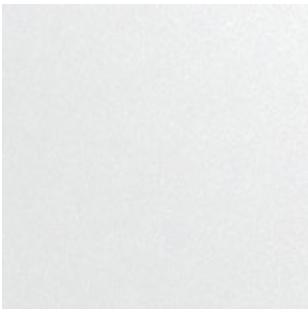
Vertical Fins - Typ 001
Depth - 3 1/2"
Width - 6"
Height - 5'
Paint Color
1616 Stormy Sky



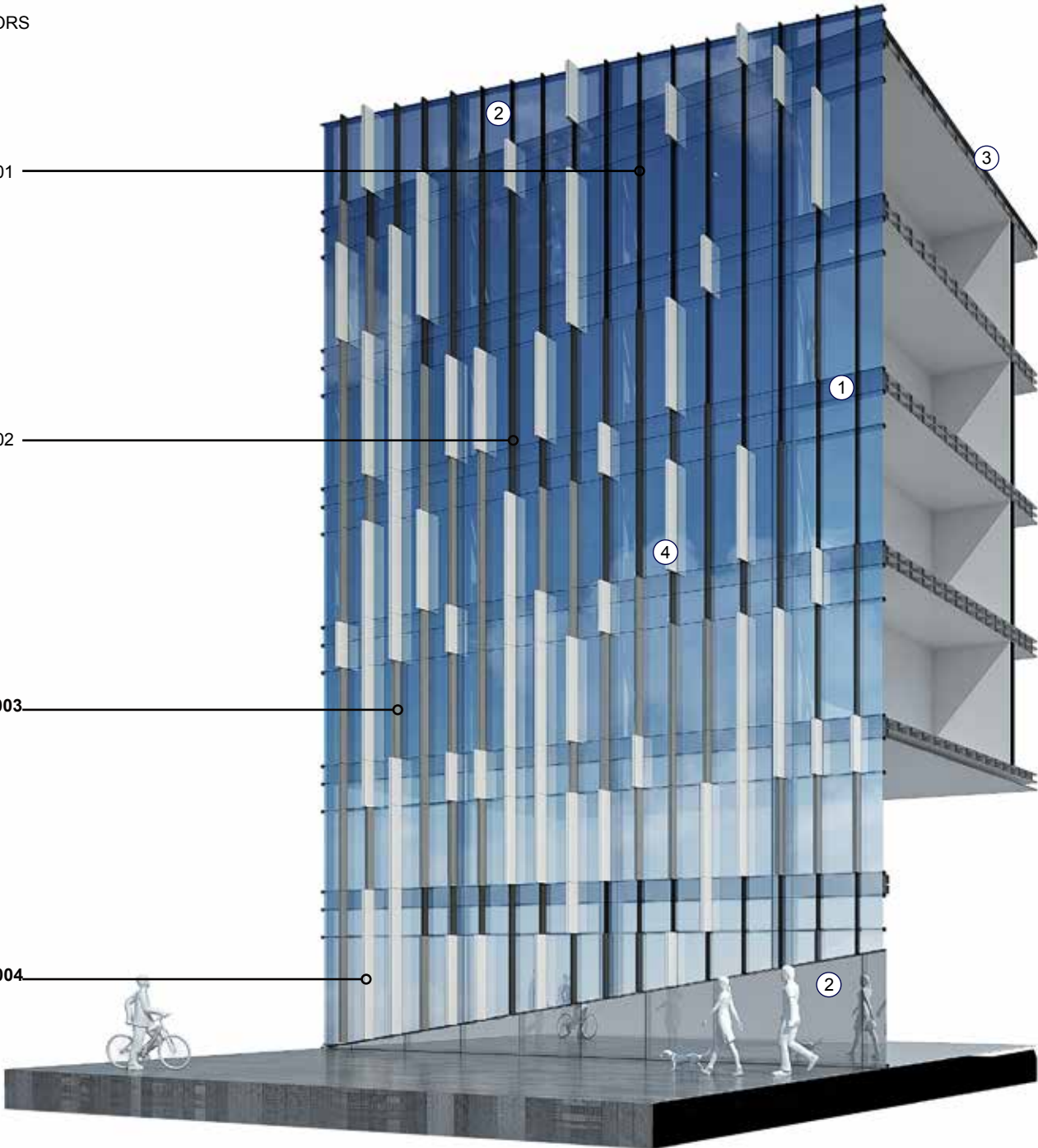
Vertical Fins - Typ 002
Depth - 7"
Width - 3 1/2"
Height - 5'
Paint Color
1615 Rock Gray



Vertical Fins - Typ 003
Depth - 11"
Width - 2 1/2"
Height - 5'
Paint Color
1592 Blue Springs



Vertical Fins - Typ 004
Depth - 14 1/4"
Width - 1 1/4"
Height - 5'
Paint Color
OC-21 Winter White

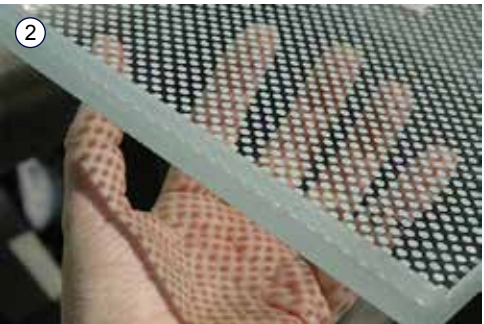


HOTEL WALL SECTION

SPANDREL



FRITTED GLASS



GREEN SEDUM



ALUMINUM CURTAIN WALL +
ALUMINUM VERTICAL LOUVER

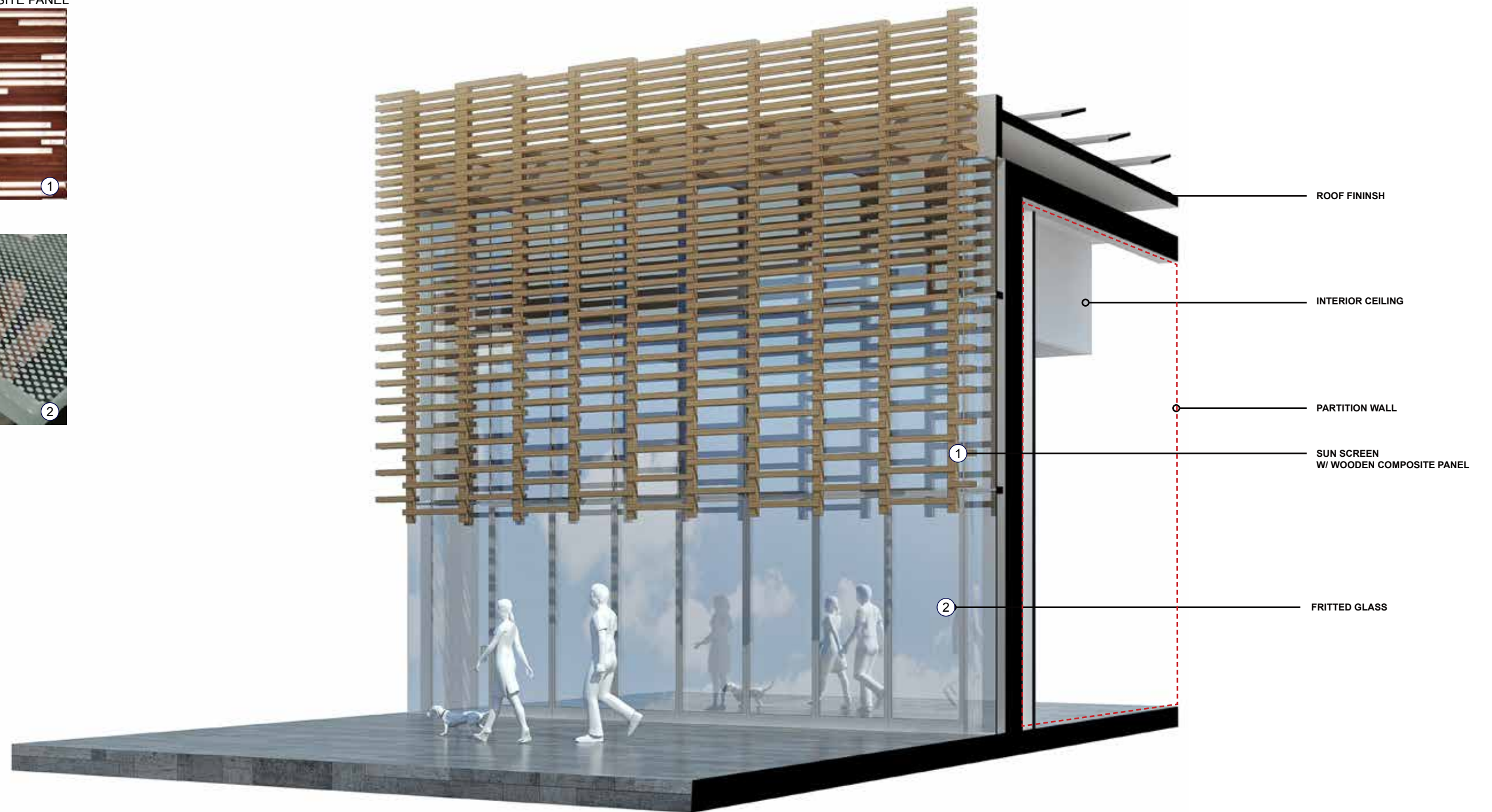
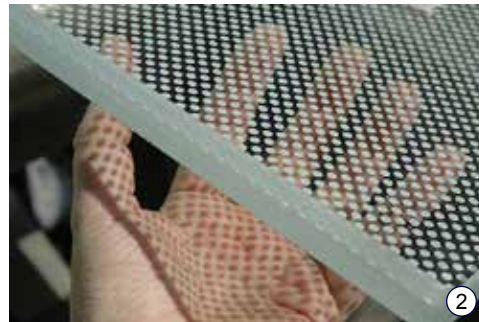


COLOR/MATERIAL REFERENCE - RESTAURANT & BANQUET FACADE

SUN SCREEN W/ WOODEN COMPOSITE PANEL



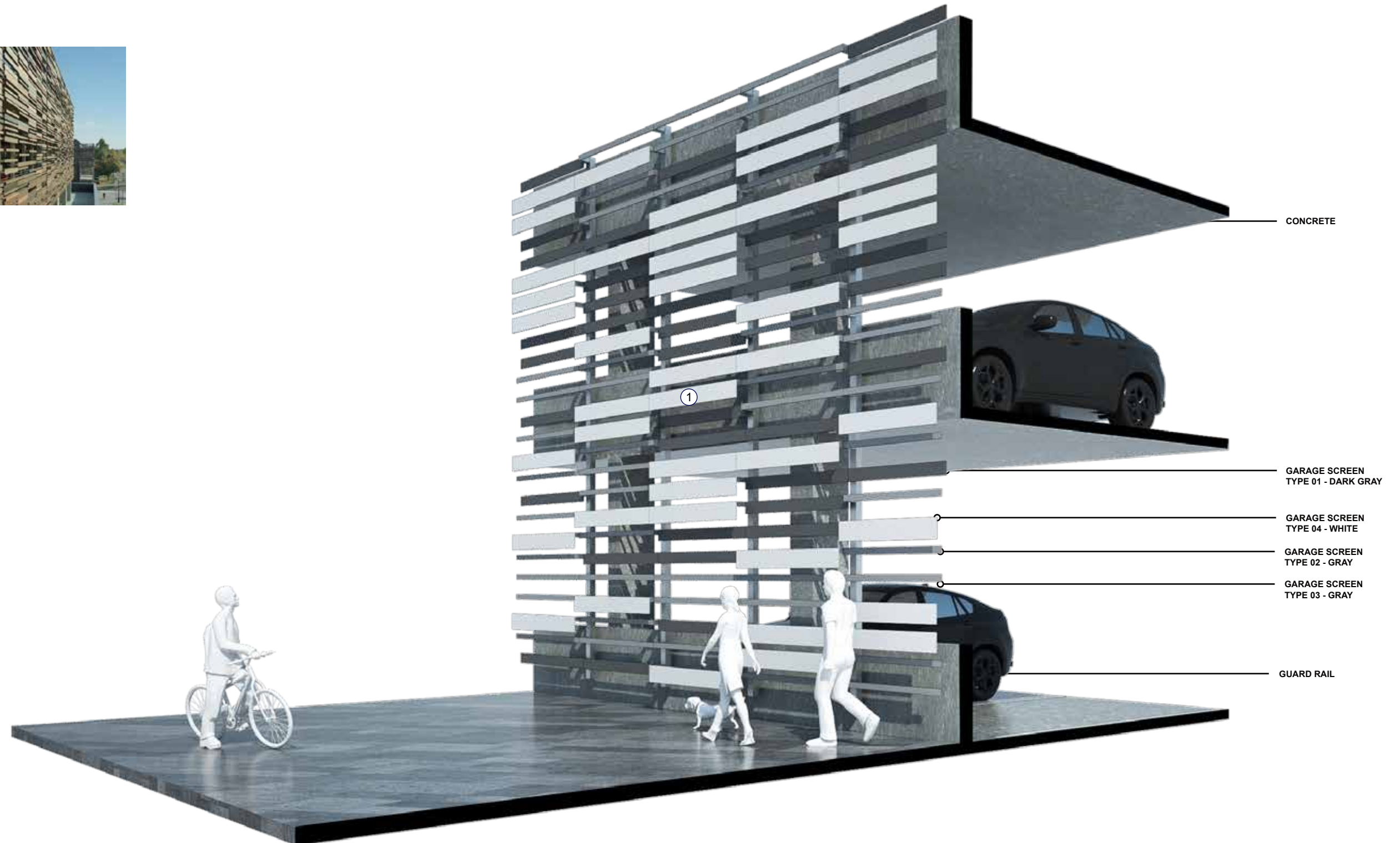
FRITTED GLASS



RESTAURANT AND BANQUET WALL SECTION

COLOR/MATERIAL REFERENCE - HOTEL PARKING STRUCTURE

PARKING SCREEN



COLOR/MATERIAL REFERENCE - COURTYARD FACADE



LAMINAM PANEL - OXIDE GRIGIO FINISH

LAMINAM PANEL - OXIDE MORO FINISH

GLASS STOREFRONT



COLOR/MATERIAL REFERENCE - RESIDENTIAL FACADE



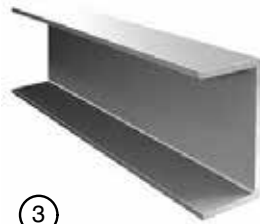
1

STAGGERED ALUMINUM FINS



2

HORIZONTAL STEEL
GUARDRAIL



3

METAL CHANNEL
(TYPICAL AT FLOOR LINE)



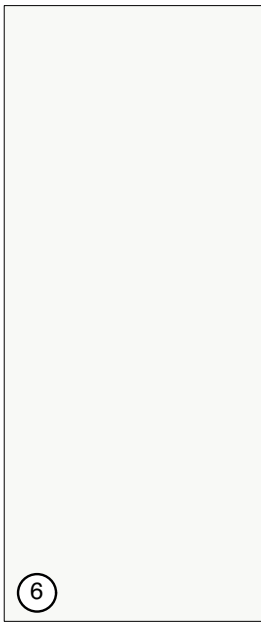
4

SMOOTH FINISHED
CONCRETE (GARAGE)



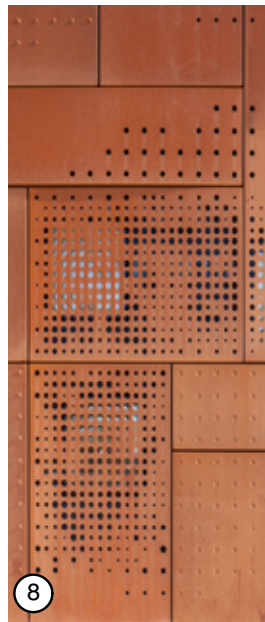
5

GREEN SCREEN PANEL
O/ HANGING VINES



6

SWISSPEARL
ACCENT PANEL



8

PERFORATED METAL
SCREEN (AT POOL DECK)



7

PLASTER
COLOR 1



9

PLASTER
COLOR 2



BUILDING ELEVATION AT NORTH ENTRY TO SITE

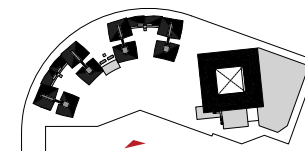
EXTERIOR BUILDING FINISHES



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RENDERINGS

A4.1

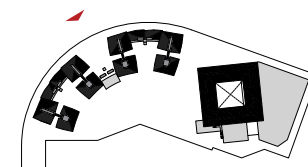


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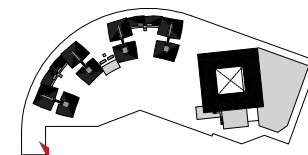
A4.2



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RENDERINGS

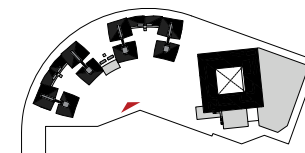
A4.3



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RENDERINGS

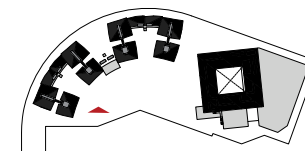
A4.4



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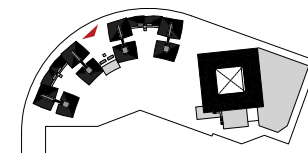
RENDERINGS

A4.5



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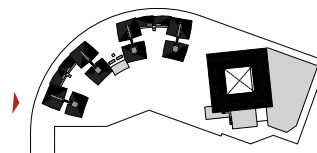
A4.5a



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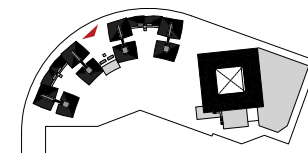
RENDERINGS

A4.6



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RENDERINGS

A4.7

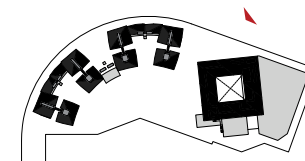


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RENDERINGS

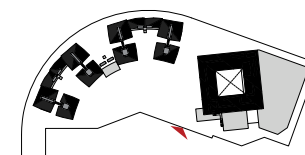
A4.8



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RENDERINGS

A4.9



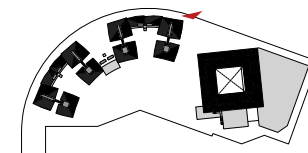
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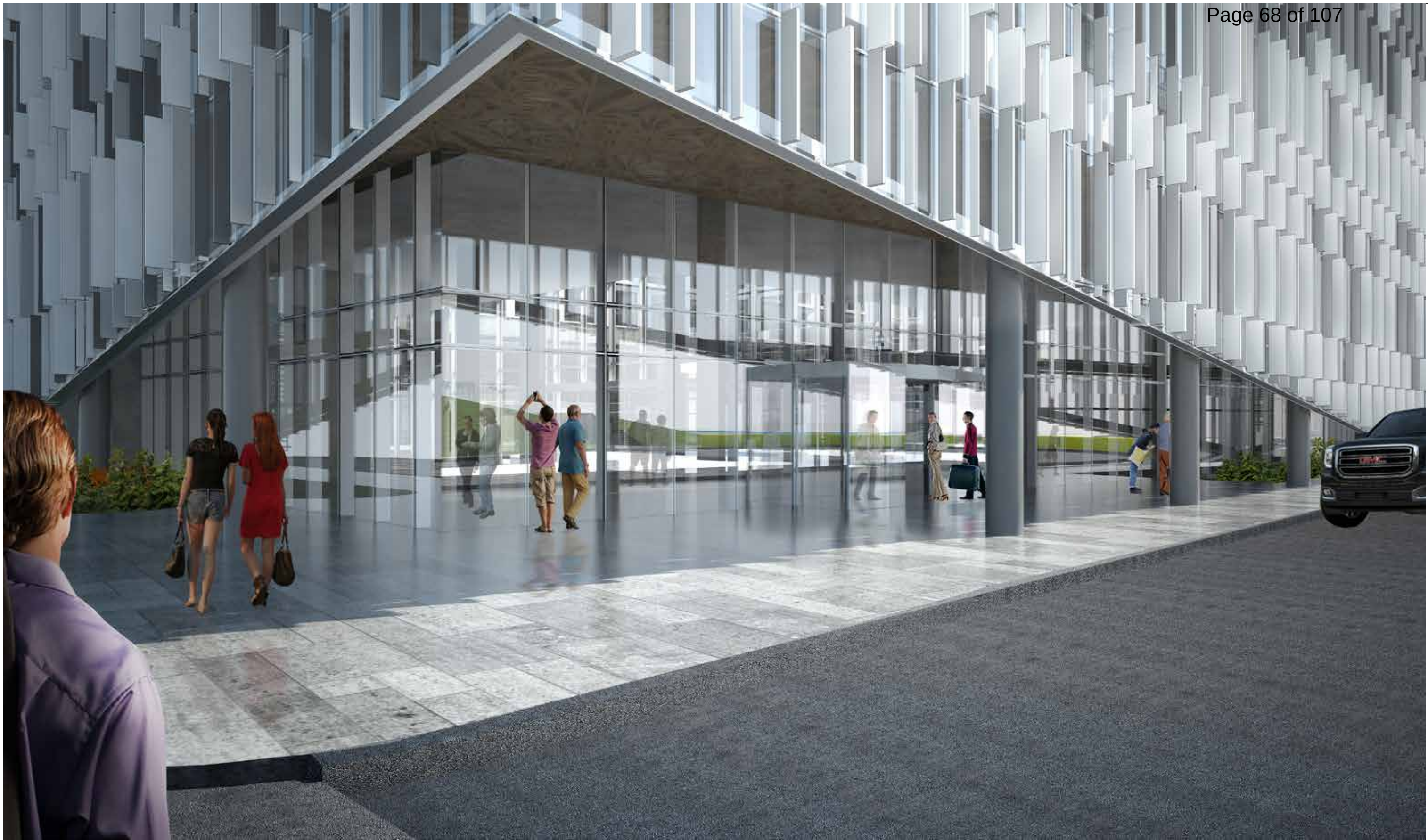
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RENDERINGS

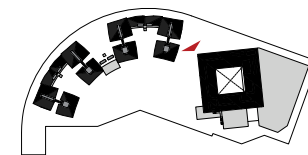
A4.10



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RENDERINGS

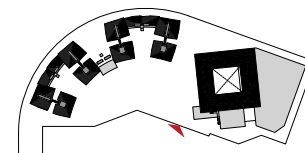
A4.11



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RENDERINGS

A4.12



SITE PLAN

--- LOT LINE



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swa

LANDSCAPE PLAN

L1.0

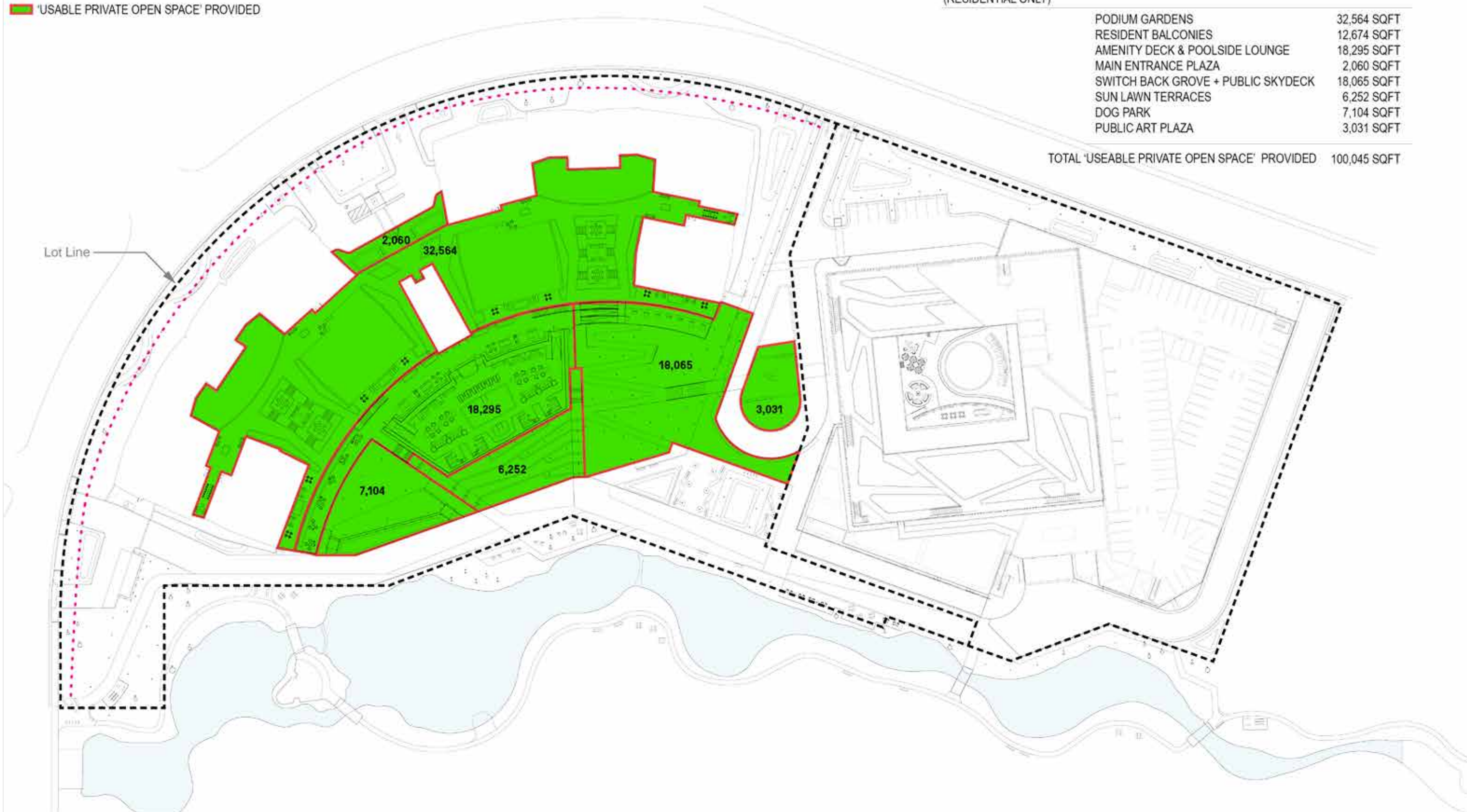
'USABLE OPEN SPACE - RESIDENTIAL' - REQUIREMENT

'USABLE PRIVATE OPEN SPACE' PROVIDED

'USABLE PRIVATE OPEN SPACE' REQUIREMENT - 400 SQFT X 250 UNITS = 100,000 SQFT (RESIDENTIAL ONLY)

PODIUM GARDENS	32,564 SQFT
RESIDENT BALCONIES	12,674 SQFT
AMENITY DECK & POOLSIDE LOUNGE	18,295 SQFT
MAIN ENTRANCE PLAZA	2,060 SQFT
SWITCH BACK GROVE + PUBLIC SKYDECK	18,065 SQFT
SUN LAWN TERRACES	6,252 SQFT
DOG PARK	7,104 SQFT
PUBLIC ART PLAZA	3,031 SQFT

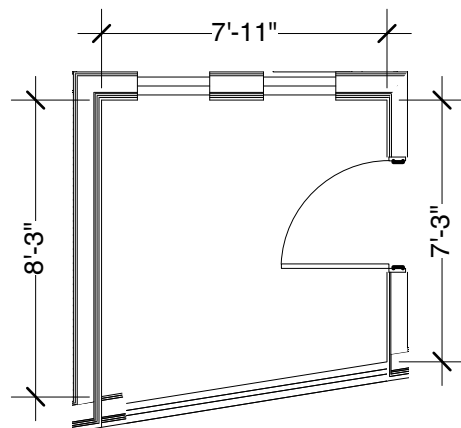
TOTAL 'USEABLE PRIVATE OPEN SPACE' PROVIDED 100,045 SQFT



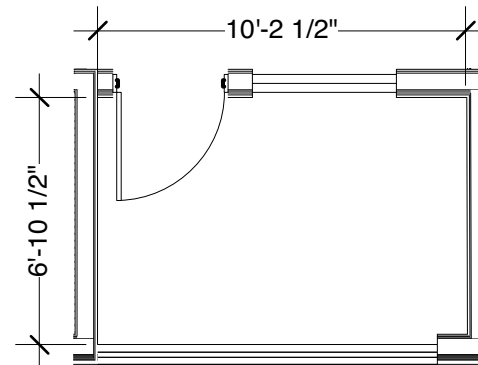


TOAL COVERED BALCONY SQ FT: 12,400 SQ FT

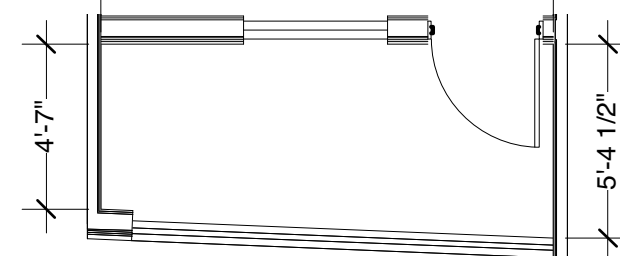
KEY PLAN



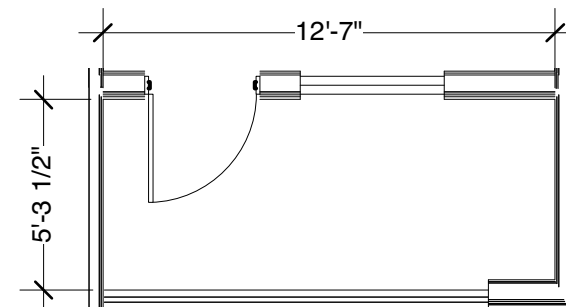
BALCONY TYPE B2.2 10
6 UNITS
60 SF
3/16" = 1'-0"



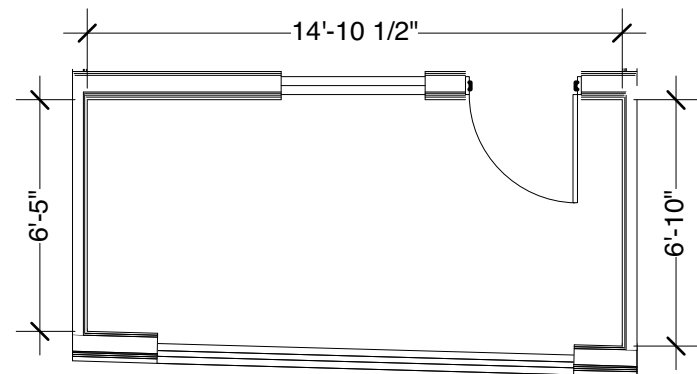
BALCONY TYPE A5.1 7
8 UNITS
67 SF
3/16" = 1'-0"



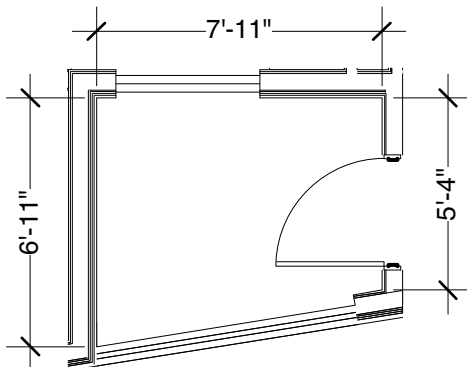
BALCONY TYPE A1.2 4
6 UNITS
62 SF
3/16" = 1'-0"



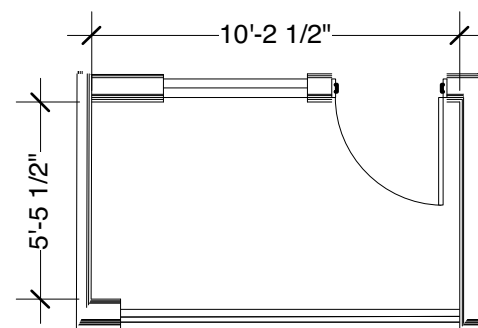
BALCONY TYPE A1.1 3
38 UNITS
63 SF
3/16" = 1'-0"



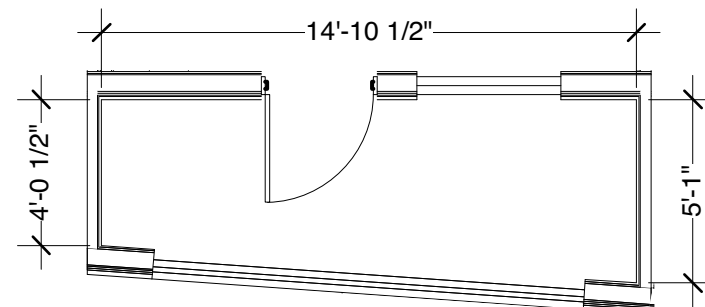
BALCONY TYPE B3.1 12
6 UNITS
99 SF
3/16" = 1'-0"



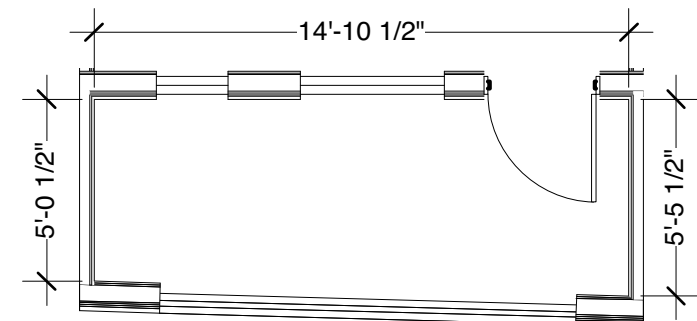
BALCONY TYPE B2 9
14 UNITS
47 SF
3/16" = 1'-0"



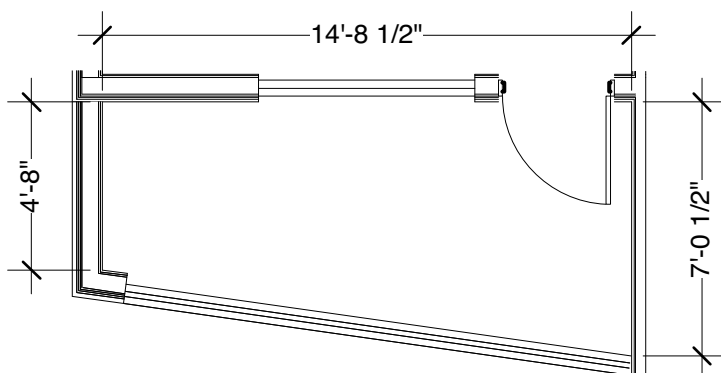
BALCONY TYPE A5 6
12 UNITS
56 SF
3/16" = 1'-0"



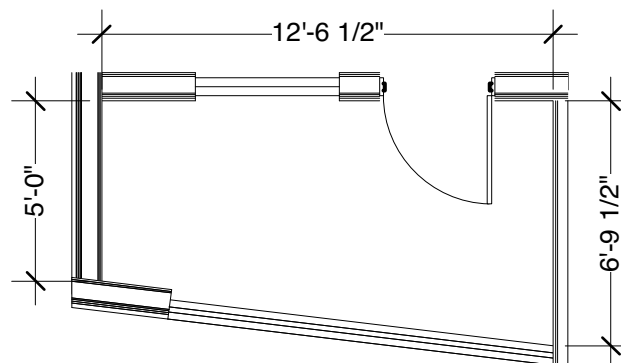
BALCONY TYPE S2.1 2
12 UNITS
68 SF
3/16" = 1'-0"



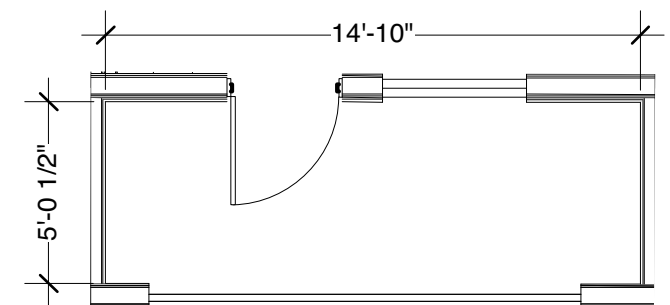
BALCONY TYPE B3 11
4 UNITS
78 SF
3/16" = 1'-0"



BALCONY TYPE A6 8
8 UNITS
84 SF
3/16" = 1'-0"



BALCONY TYPE A4 5
8 UNITS
72 SF
3/16" = 1'-0"



BALCONY TYPE S1 1
60 UNITS
75 SF
3/16" = 1'-0"

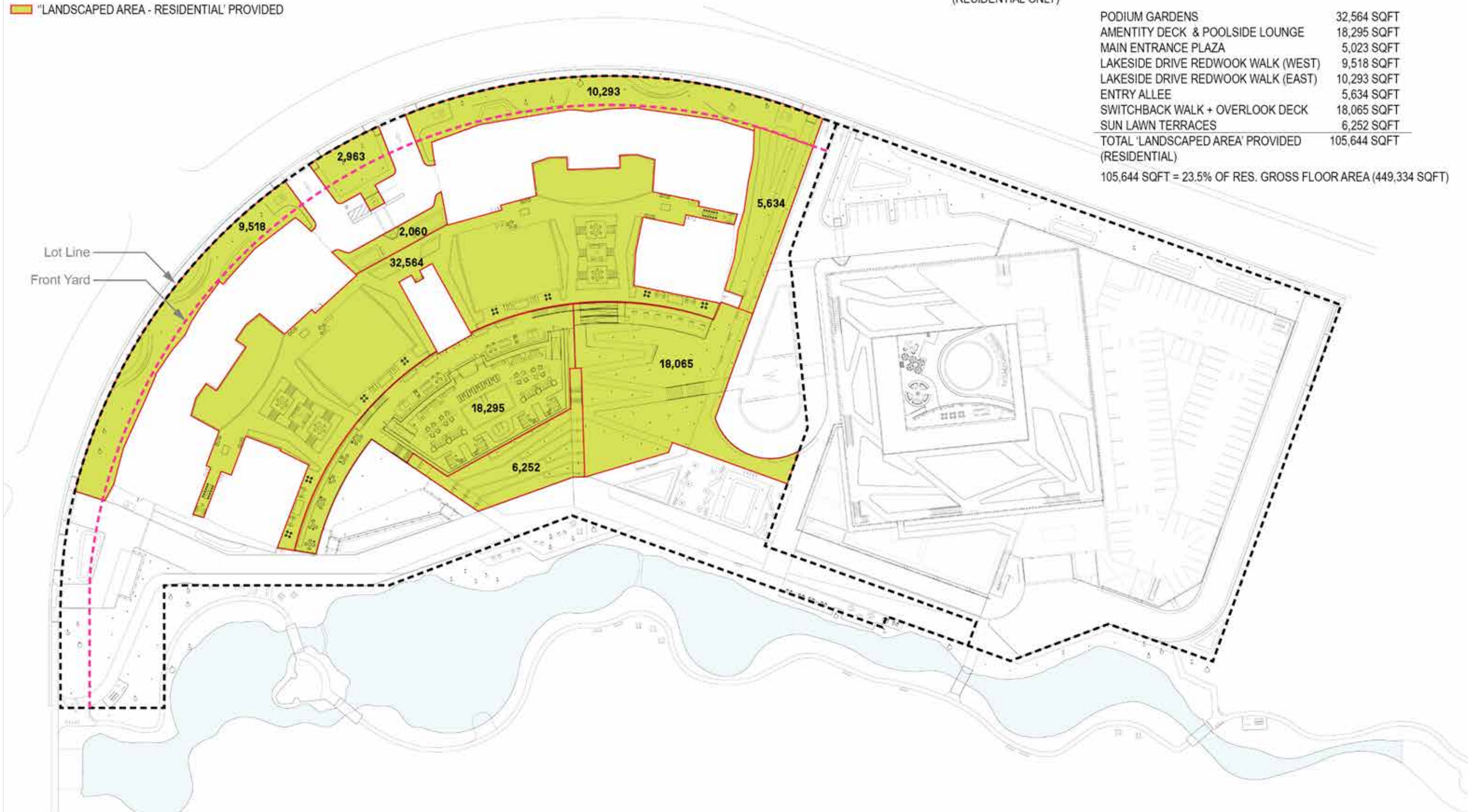
'LANDSCAPED AREA - RESIDENTIAL' - REQUIREMENT

"LANDSCAPED AREA - RESIDENTIAL" PROVIDED

'LANDSCAPED AREA - RESIDENTIAL' REQ. : 400 SQFT X 250 UNITS = 100,000 SQFT
(RESIDENTIAL ONLY)

PODIUM GARDENS	32,564 SQFT
AMENTITY DECK & POOLSIDE LOUNGE	18,295 SQFT
MAIN ENTRANCE PLAZA	5,023 SQFT
LAKESIDE DRIVE REDWOOD WALK (WEST)	9,518 SQFT
LAKESIDE DRIVE REDWOOD WALK (EAST)	10,293 SQFT
ENTRY ALLEE	5,634 SQFT
SWITCHBACK WALK + OVERLOOK DECK	18,065 SQFT
SUN LAWN TERRACES	6,252 SQFT
TOTAL 'LANDSCAPED AREA' PROVIDED (RESIDENTIAL)	105,644 SQFT

105,644 SQFT = 23.5% OF RES. GROSS FLOOR AREA (449,334 SQFT)

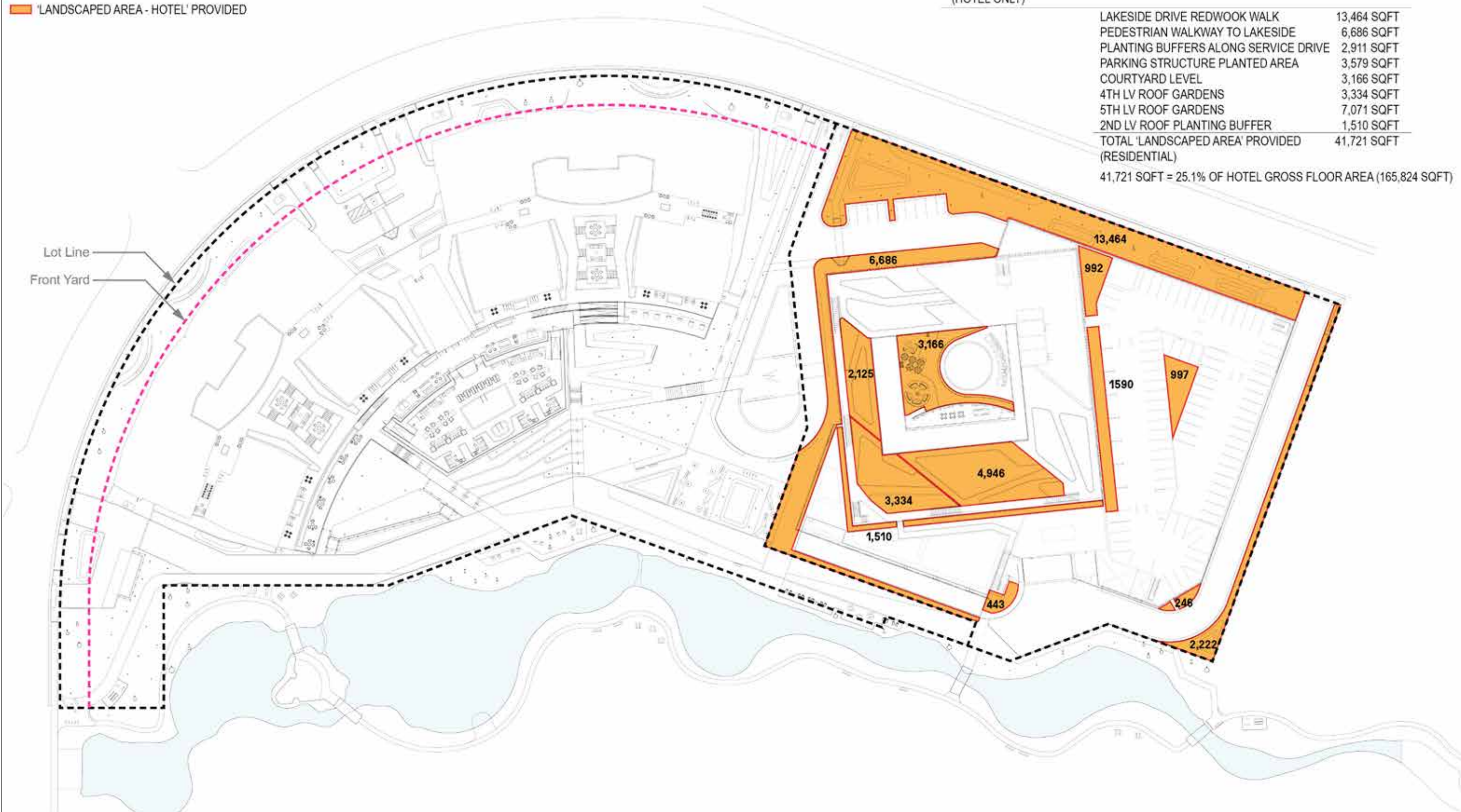


'LANDSCAPED AREA - HOTEL' - REQUIREMENT

'LANDSCAPED AREA - HOTEL' PROVIDED

'LANDSCAPED AREA - HOTEL' REQ. : 20% OF G.F.A. (165,824 SQFT) = 33,144 SQFT
(HOTEL ONLY)

LAKESIDE DRIVE REDWOOD WALK	13,464 SQFT
PEDESTRIAN WALKWAY TO LAKESIDE	6,686 SQFT
PLANTING BUFFERS ALONG SERVICE DRIVE	2,911 SQFT
PARKING STRUCTURE PLANTED AREA	3,579 SQFT
COURTYARD LEVEL	3,166 SQFT
4TH LV ROOF GARDENS	3,334 SQFT
5TH LV ROOF GARDENS	7,071 SQFT
2ND LV ROOF PLANTING BUFFER	1,510 SQFT
TOTAL 'LANDSCAPED AREA' PROVIDED (RESIDENTIAL)	41,721 SQFT
41,721 SQFT = 25.1% OF HOTEL GROSS FLOOR AREA (165,824 SQFT)	

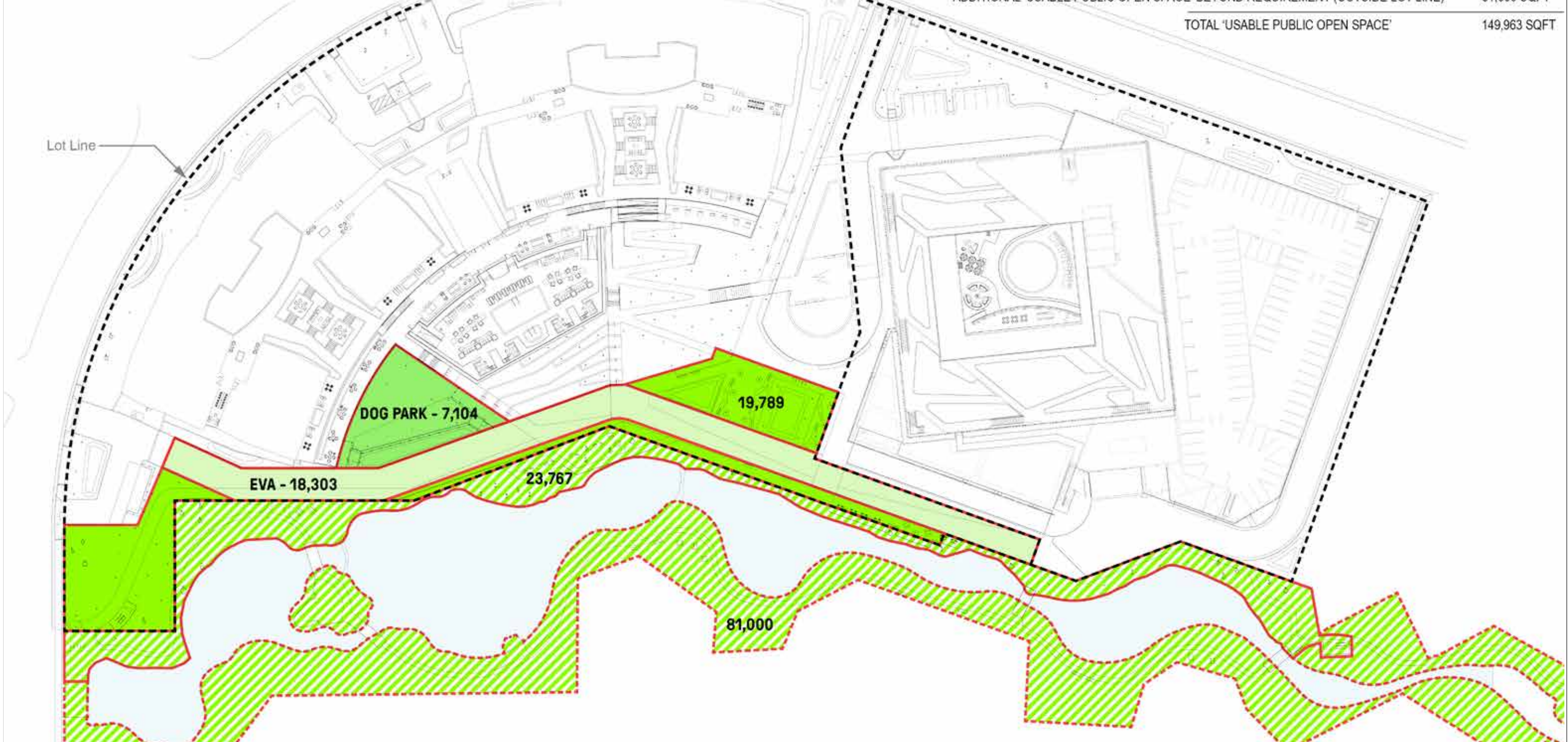


'USEABLE PUBLIC OPEN SPACE' TO BE PROVIDED IN LIEU OF PARK FEE

- DOG PARK 'USEABLE PUBLIC OPEN SPACE' INCLUDED IN REQUIREMENT (WITHIN LOT LINE) TO BE PROVIDED IN LIEU OF PARK FEE
- EVA 'USEABLE PUBLIC OPEN SPACE' BEYOND REQUIREMENT (WITHIN LOT LINE) TO BE PROVIDED IN LIEU OF PARK FEE
- OTHER 'USEABLE PUBLIC OPEN SPACE' BEYOND REQUIREMENT (WITHIN LOT LINE) TO BE PROVIDED IN LIEU OF PARK FEE
- 'USEABLE PUBLIC OPEN SPACE' BEYOND REQUIREMENT (OUTSIDE OF LOT LINE) TO BE PROVIDED IN LIEU OF PARK FEE
- ADDITIONAL 'USEABLE PUBLIC OPEN SPACE' BEYOND REQUIREMENT (OUTSIDE OF LOT LINE) TO BE PROVIDED IN LIEU OF PARK FEE

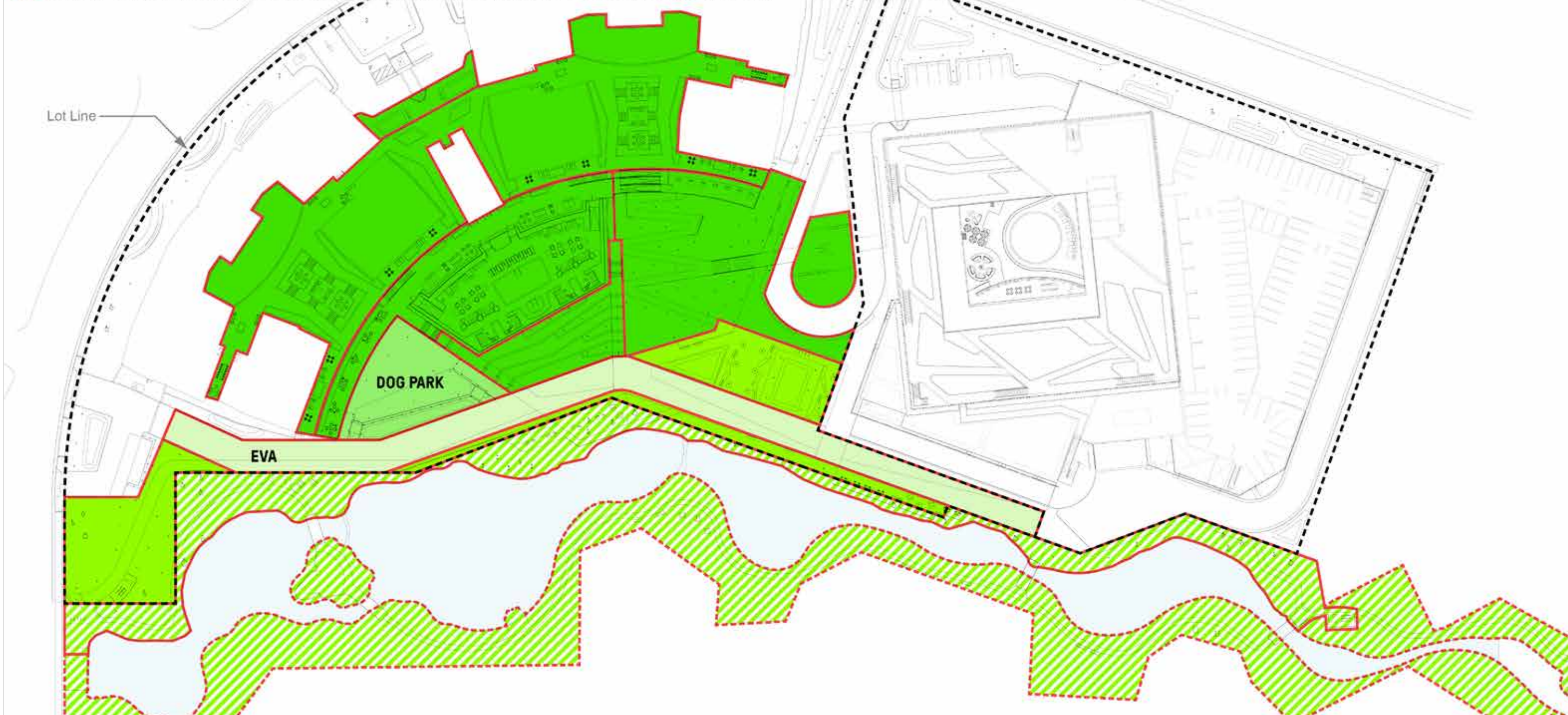
**AREA TO BE PROVIDED FOR PUBLIC PARK IN LIEU OF CITY FEE
(AREA MUST BE BEYOND ENTITLEMENT PACKAGE REQUIREMENTS)**

DOG PARK 'USEABLE PUBLIC OPEN SPACE' INCLUDED IN REQUIREMENT (WITHIN LOT LINE)	7,104 SQFT
EVA 'USEABLE PUBLIC OPEN SPACE' PROVIDED BEYOND REQUIREMENT (WITHIN LOT LINE)	18,303 SQFT
OTHER 'USEABLE PUBLIC OPEN SPACE' PROVIDED BEYOND REQUIREMENT (WITHIN LOT LINE)	19,789 SQFT
'USEABLE PUBLIC OPEN SPACE' PROVIDED BEYOND REQUIREMENT (OUTSIDE LOT LINE)	23,767 SQFT
ADDITIONAL 'USEABLE PUBLIC OPEN SPACE' BEYOND REQUIREMENT (OUTSIDE LOT LINE)	81,000 SQFT
TOTAL 'USEABLE PUBLIC OPEN SPACE'	149,963 SQFT



COMBINED 'USEABLE PUBLIC OPEN SPACE'

- 'USABLE OPEN SPACE' INCLUDED IN REQUIREMENT (WITHIN LOT LINE)
- DOG PARK 'USEABLE PUBLIC OPEN SPACE' INCLUDED IN REQUIREMENT (WITHIN LOT LINE) TO BE PROVIDED IN LIEU OF PARK FEE
- EVA 'USABLE PUBLIC OPEN SPACE' BEYOND REQUIREMENT (WITHIN LOT LINE) TO BE PROVIDED IN LIEU OF PARK FEE
- OTHER 'USABLE PUBLIC OPEN SPACE' BEYOND REQUIREMENT (WITHIN LOT LINE) TO BE PROVIDED IN LIEU OF PARK FEE
- 'USABLE PUBLIC OPEN SPACE' BEYOND REQUIREMENT (OUTSIDE OF LOT LINE) TO BE PROVIDED IN LIEU OF PARK FEE
- ADDITIONAL 'USABLE PUBLIC OPEN SPACE' BEYOND REQUIREMENT (OUTSIDE OF LOT LINE) TO BE PROVIDED IN LIEU OF PARK FEE

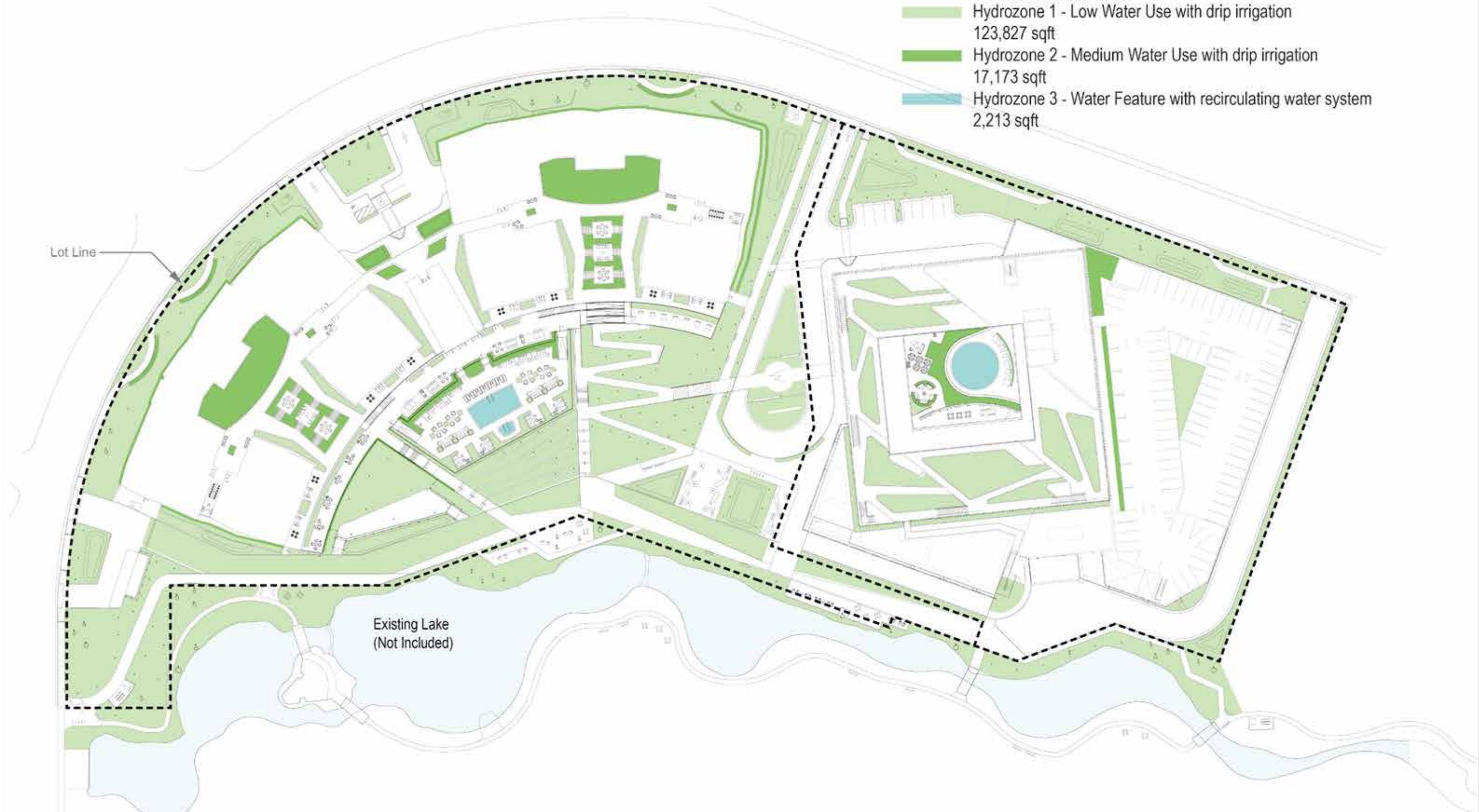


HYDROZONES PLAN

HYDROZONES

Water Efficiency Design

- Hydrozone 1 - Low Water Use with drip irrigation
123,827 sqft
- Hydrozone 2 - Medium Water Use with drip irrigation
17,173 sqft
- Hydrozone 3 - Water Feature with recirculating water system
2,213 sqft



1. WATER'S EDGE
2. TREE GROVE
3. STORMWATER FEATURES
4. COURTYARD GARDENS
5. ROOF GARDENS

LANDSCAPE CONCEPT NARRATIVE

Connecting people with nature is at the heart of the landscape concept for 1250 Lakeside Drive. The landscape spaces and outdoor programming engage the lake and create contiguous connections within the development and to the surrounding neighborhood. While walking along waterfront promenade visitors will pass beneath the shade of the mature trees and relax by the banks of the lake's calm waters.

The towering trees along Lakeside Drive coupled with ground level planting and berming will help create a pleasant scale for both pedestrians and drivers passing by the development. The sustainable ethics of stormwater management and drought tolerant planting will be on display and celebrated throughout the landscape.

A hierarchy of public, semi-public, and private spaces forms as the ground elevation transitions from the lower levels of the waterfront to the upper levels of the residential and hotel buildings. The semi-public amphitheater space can play host to special events and gatherings as well as casual seating overlooking the lake. A series of outdoor spaces provides a range of activity levels ranging from active recreation decks and high-energy social areas to quiet places for relaxation and solitude.



WEST PUBLIC ENTRY - ENLARGED PLAN

KEY MAP



LARGE SCALE SIGNAGE



ENTRY PLAZA



FITNESS STATION



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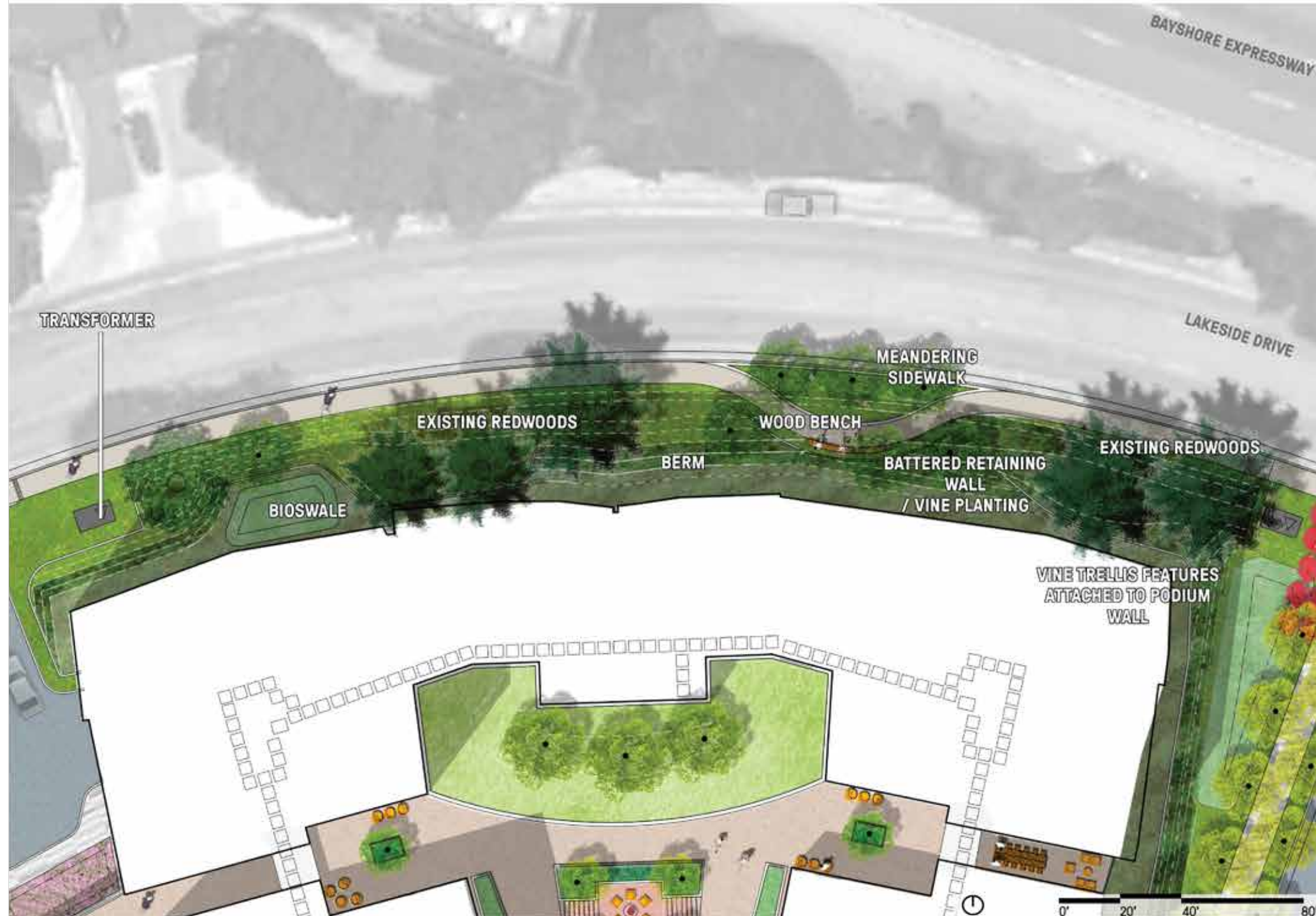
swa

ENLARGED PLAN: WEST
PUBLIC ENTRY

L2.1a

LAKESIDE DRIVE REDWOODS WALK - ENLARGED PLAN

KEY MAP



MEANDERING REDWOOD WALK



LUSH BERM



SEAT WALLS

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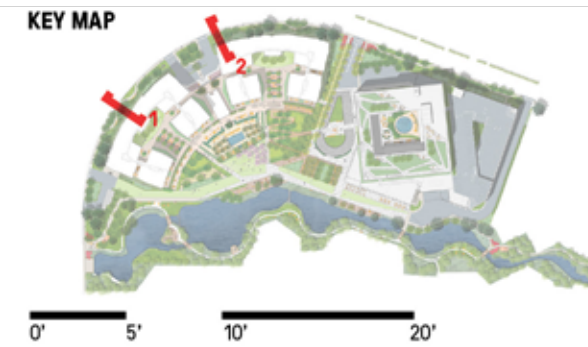
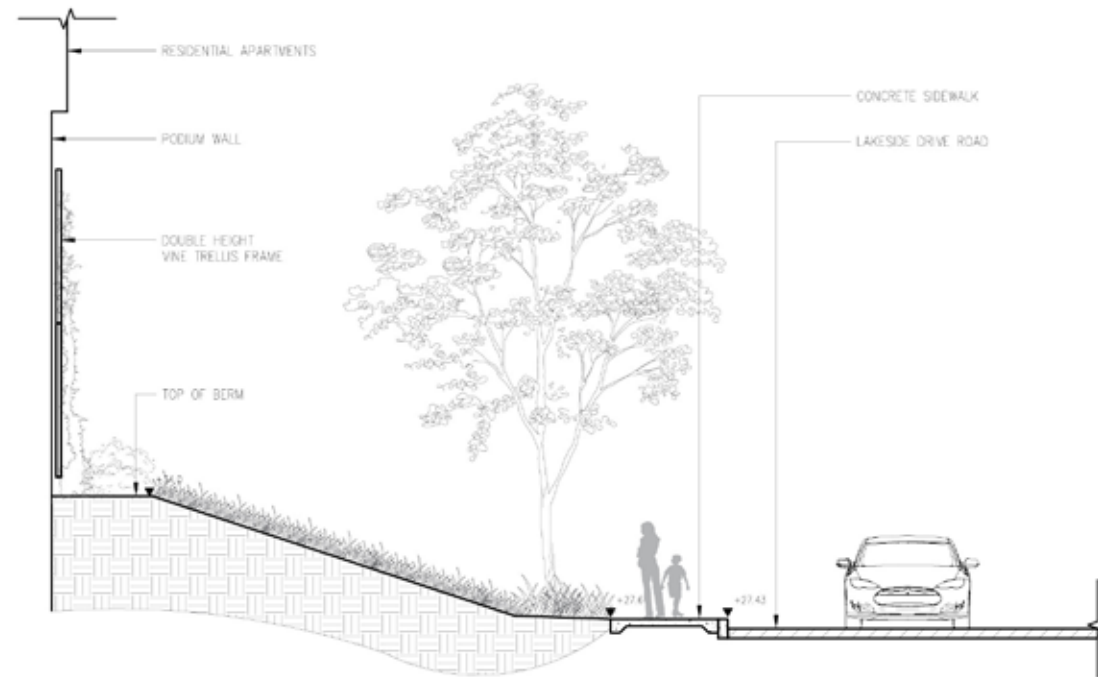
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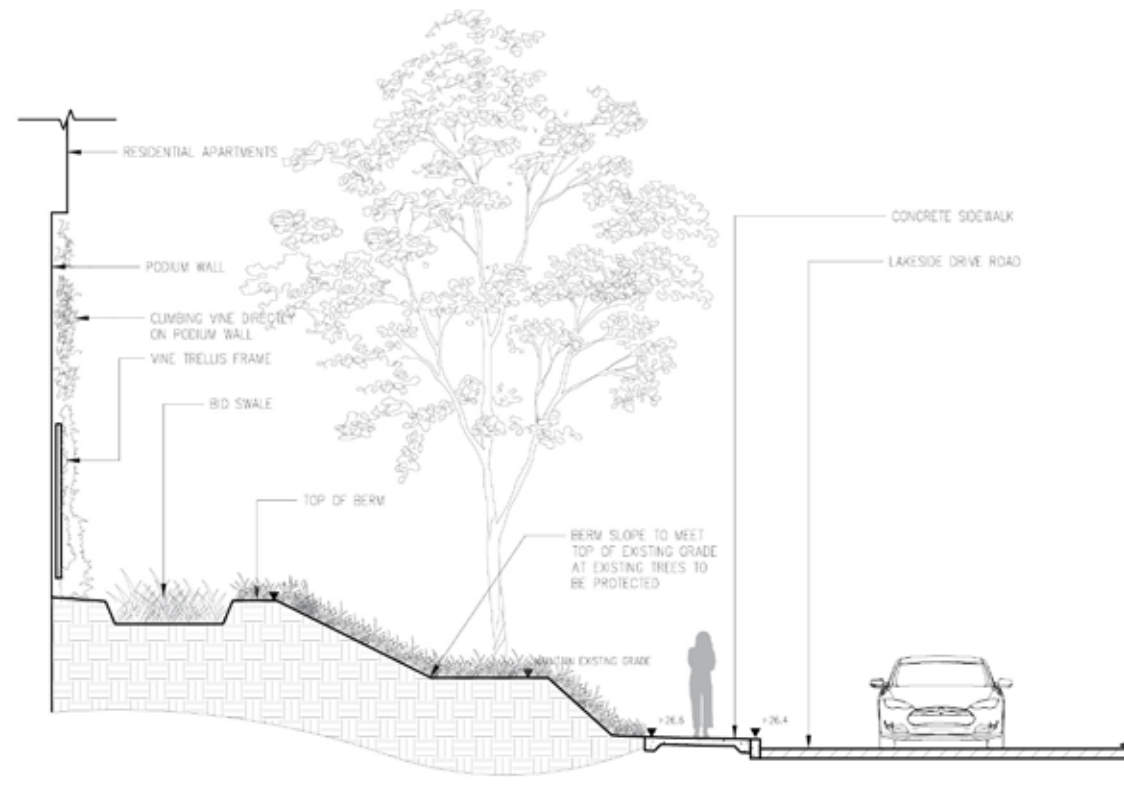
ENLARGED PLAN:
LAKESIDE DRIVE
REDWOODS WALK

L2.2a

LAKESIDE DRIVE REDWOODS WALK - TYPICAL SECTIONS



Lakeside Drive Redwoods Walk - Section 1



Lakeside Drive Redwoods Walk - Section 2

NORTH PUBLIC ENTRY - ENLARGED PLAN

KEY MAP



STRONG DIRECTIONAL PATH TO LAKESIDE PARK WITH SIGNAGE



GINKGO ALLEE WITH SHADED SEATING



SOCIAL SEATING BUFFERED FROM DRIVEWAY

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ENLARGED PLAN:
NORTH PUBLIC ENTRY

L2.3a

LAKE FRONT PROMENADE WEST - ENLARGED PLAN

KEY MAP



WOOD DECK WITH LAKESIDE SEATING



TERRACE PLANTERS



DOG PARK

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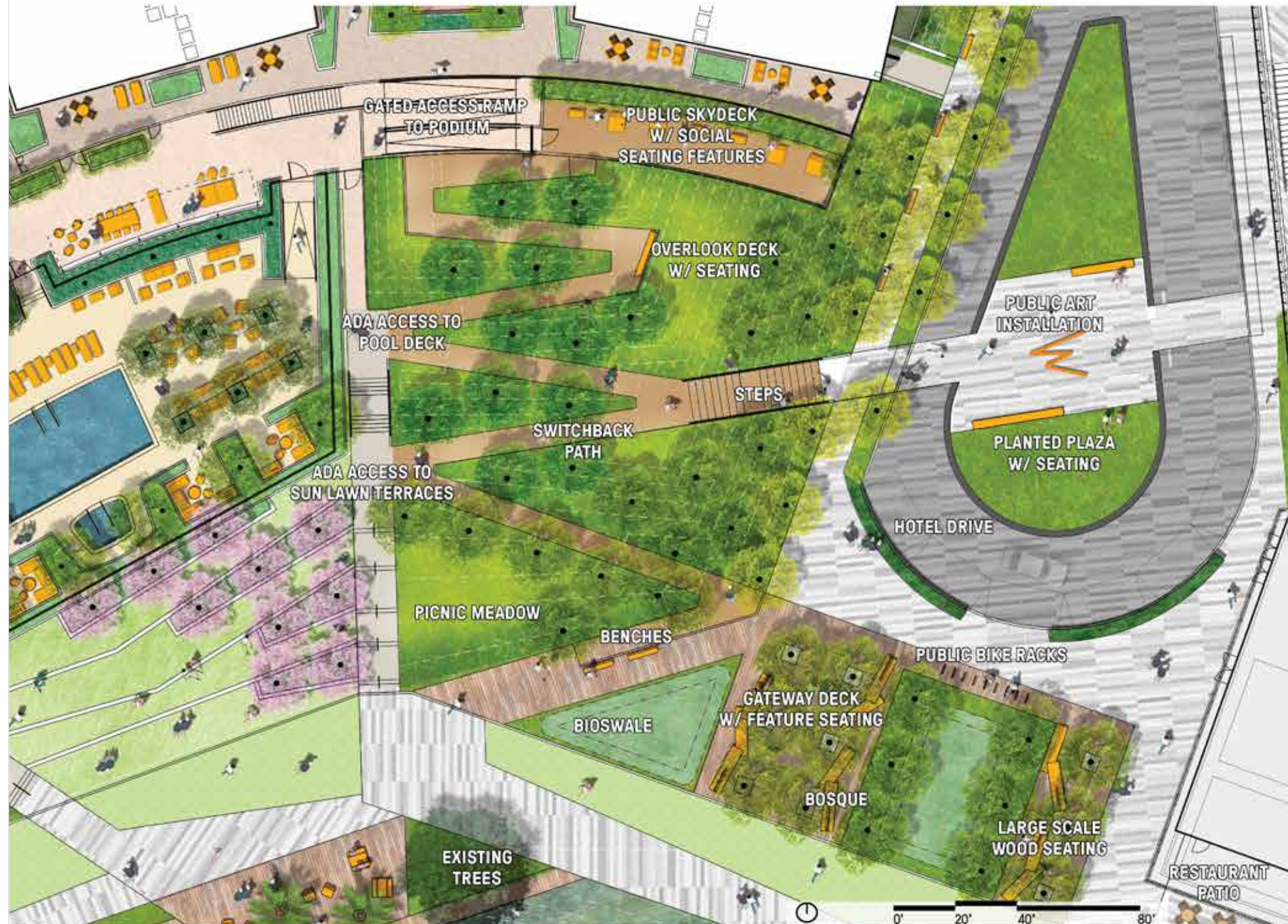
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ENLARGED PLAN:
LAKEFRONT
PROMENADE WEST

L2.4a

PUBLIC GARDEN WALK + SKY DECK - ENLARGED PLAN

KEY MAP



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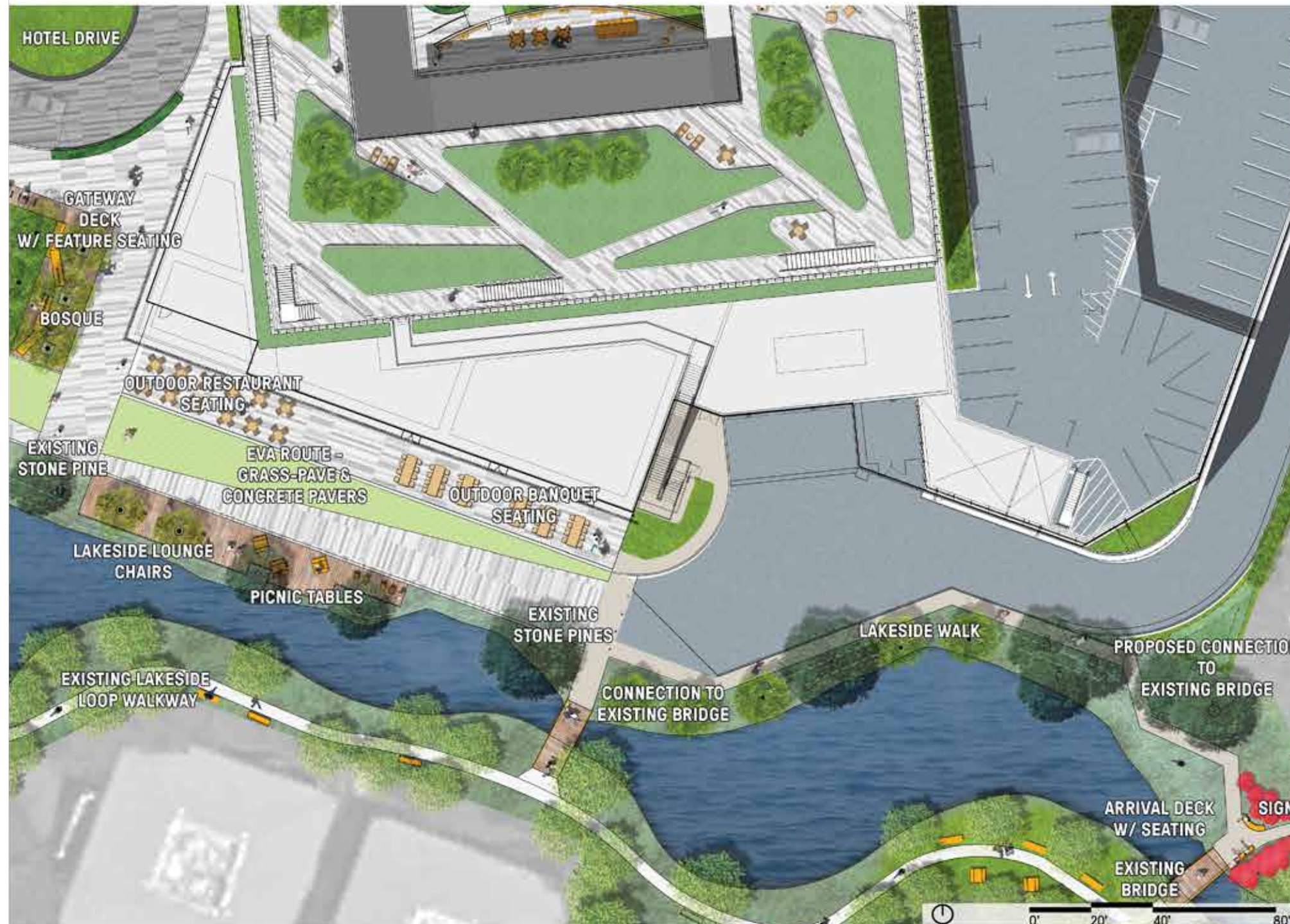
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ENLARGED PLAN:
PUBLIC GARDEN WALK
+ SKY DECK

L2.5a

LAKE FRONT PROMENADE EAST - ENLARGED PLAN



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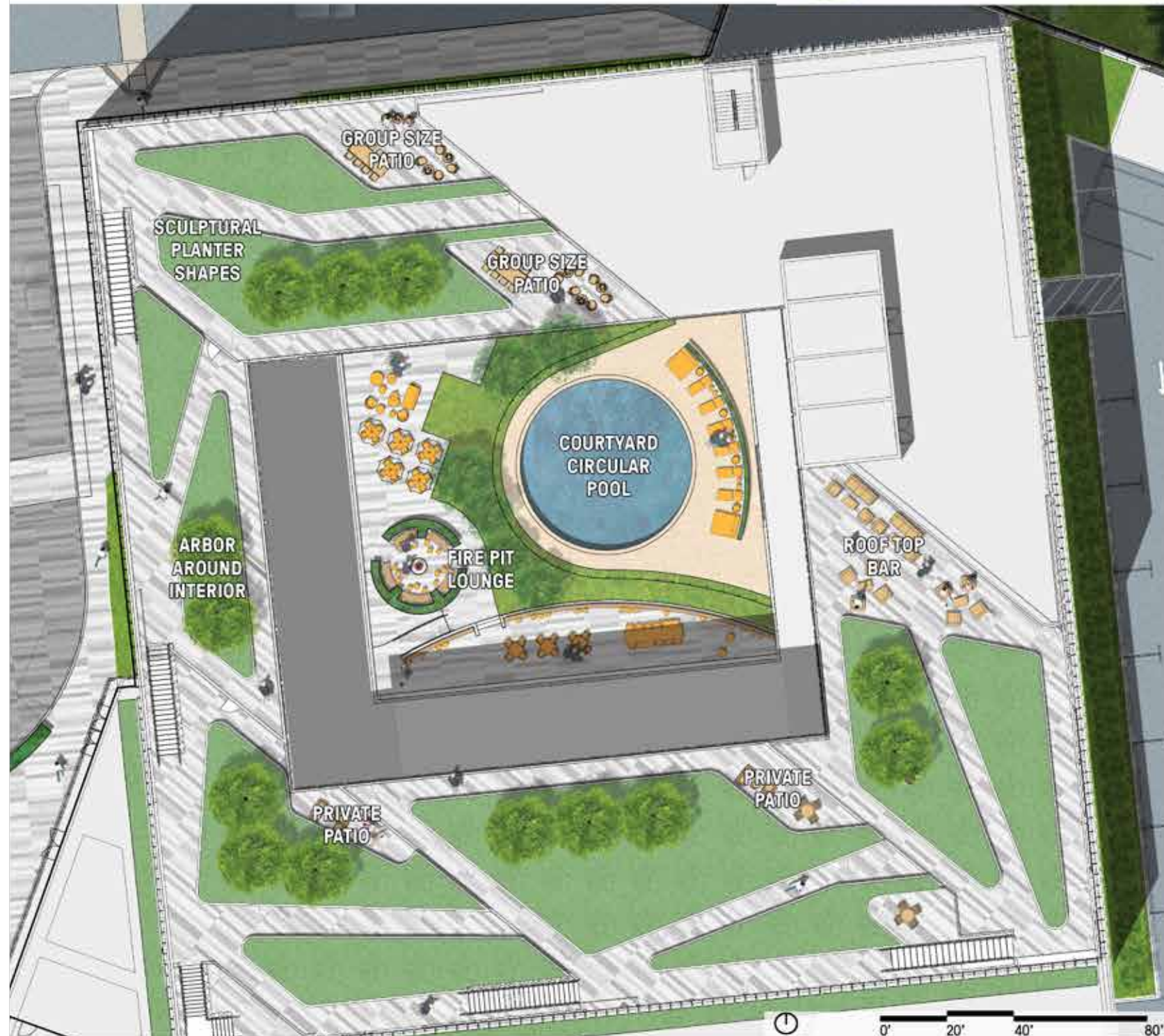
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ENLARGED PLAN: LAKE
FRONT PROMENADE
EAST

L2.6a

HOTEL ROOF GARDENS - ENLARGED PLAN

KEY MAP



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ENLARGED PLAN:
HOTEL ROOF GARDENS

L2.7a

HOTEL + PARKING STRUCTURE GREEN ROOFS - ENLARGED PLAN

KEY MAP



CHERRY LAUREL SCREEN ALONG SERVICE DRIVE



BAMBOO SCREEN IN RAISED PLANTER



GIANT TIMBER BAMBOO ATRIUM

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ENLARGED PLAN: HOTEL
+ PARKING STRUCTURE
GREEN ROOFS

L2.8a

RESIDENTIAL LEVEL 2 (POOL DECK) - ENLARGED PLAN

KEY MAP



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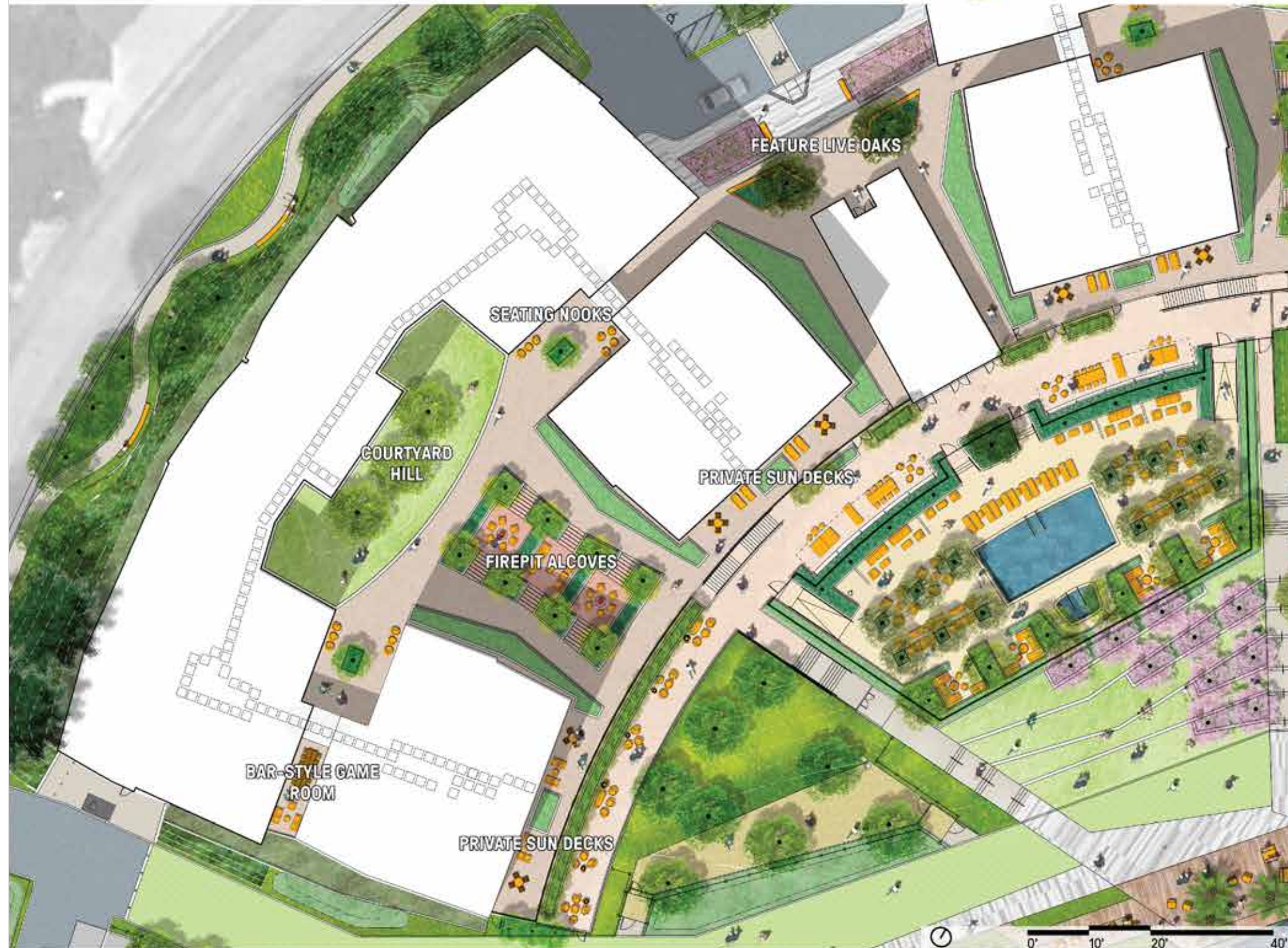
swa

ENLARGED PLAN:
RESIDENTIAL LEVEL 2
(POOL DECK)

L2.9a

RESIDENTIAL LEVEL 3 (PODIUM GARDENS) - ENLARGED PLAN

KEY MAP



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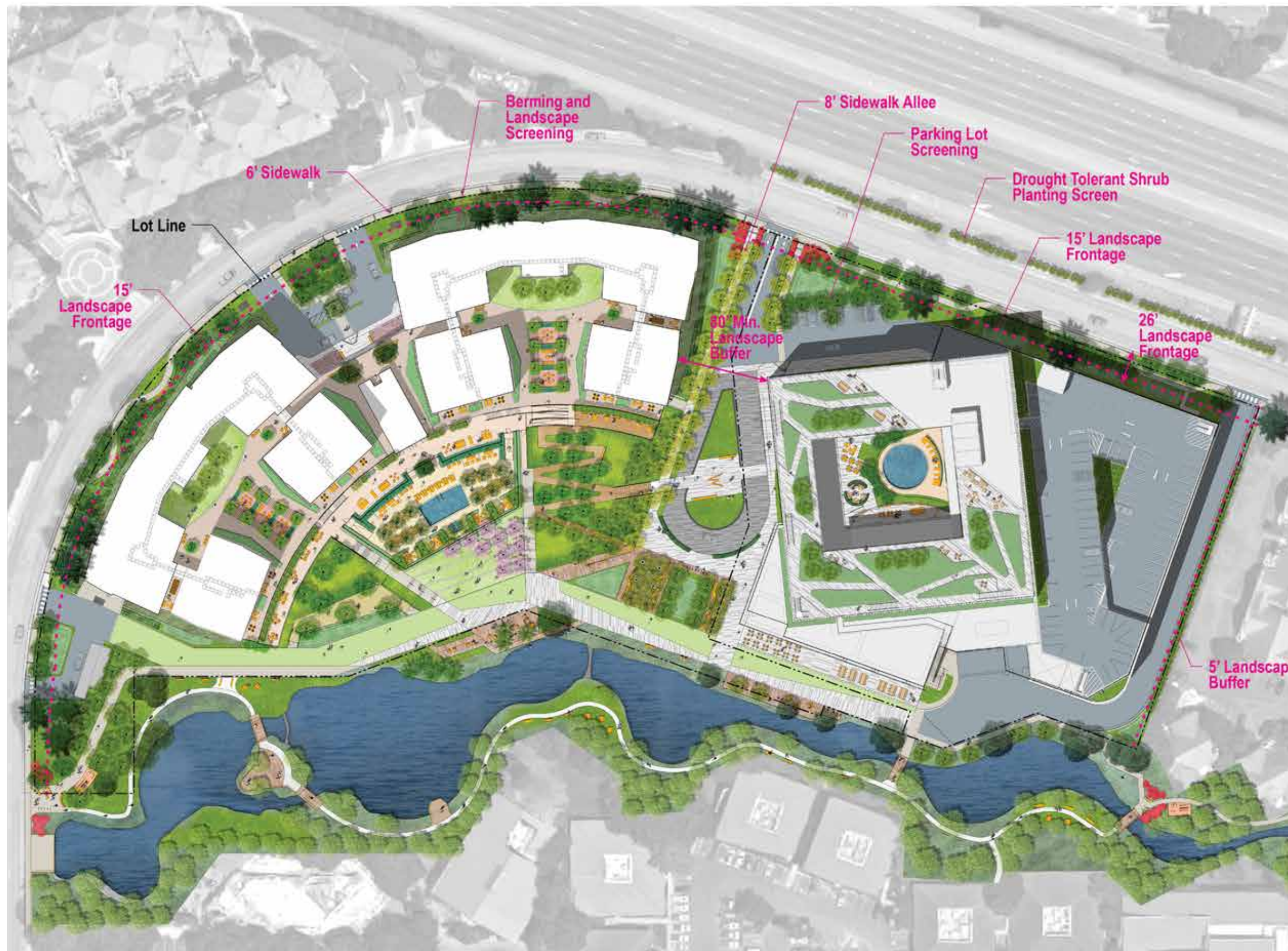
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ENLARGED PLAN:
RESIDENTIAL LEVEL 3
(PODIUM GARDENS)

L2.10a

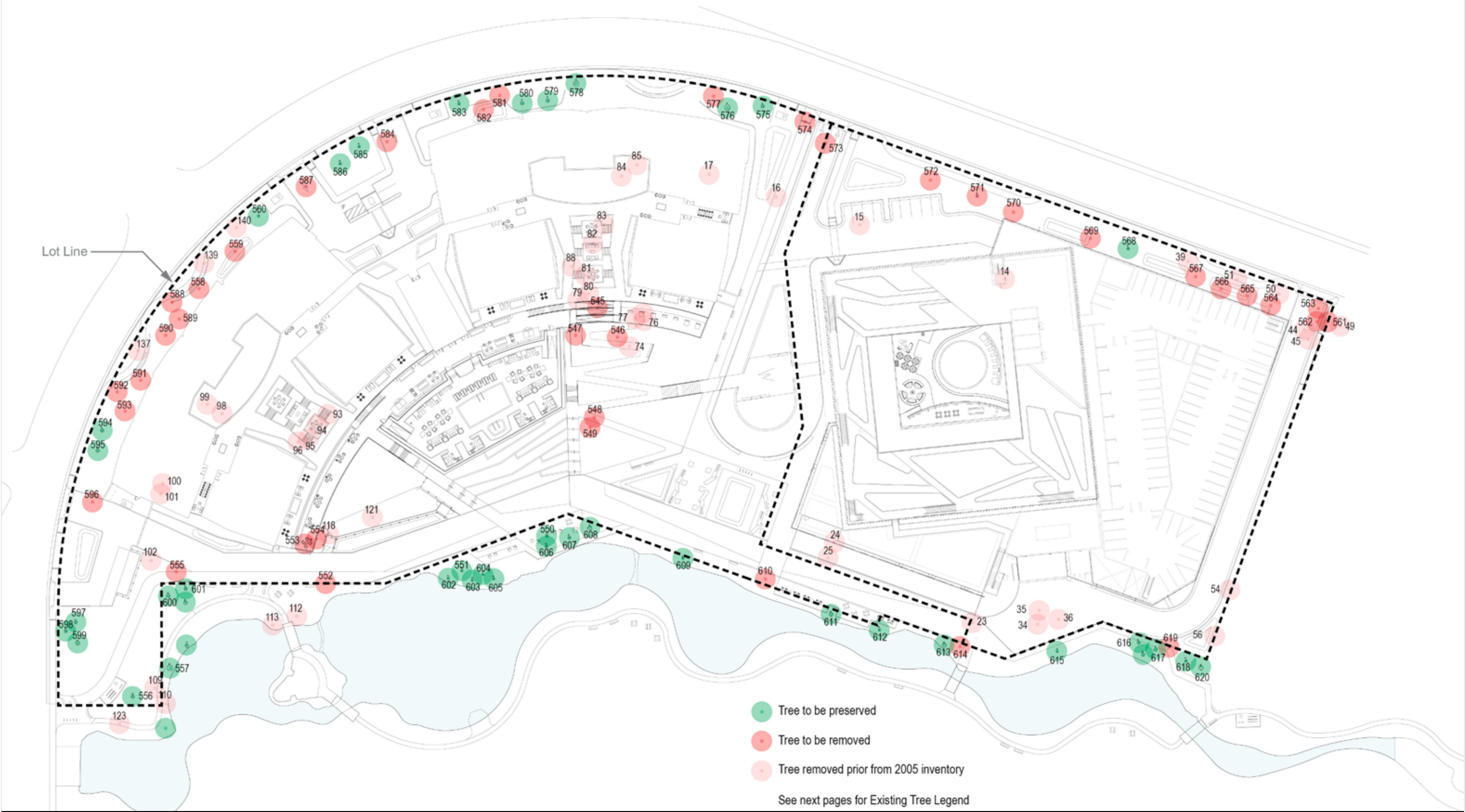


- General planting and soil management**
1. Plant selection and installation shall be done in accordance with accepted horticultural industry practices.
 2. Landscaping shall include trees, shrubs, vines, flowers, ground covers or a combination thereof.
 3. Plant materials shall be sized and spaced to achieve immediate effect, in accordance with horticultural industry practices and at the discretion of the director of community development. Trees shall be of minimum fifteen gallon size.
 4. Plants with similar water needs shall be grouped.
 5. A minimum two-inch layer of mulch shall be applied on all non-turf soil areas.
 6. Soil amendments, such as compost, shall be incorporated according to the soil conditions at the project site and based on what is appropriate for selected plans.
 7. The grading shall be designed to minimize soil erosion, runoff and water waste. The grading shall avoid soil compaction in planted landscaped areas.

Irrigation system design

1. All landscaped areas shall have a permanent irrigation system
2. The irrigation system shall be designed and maintained to meet or exceed an average landscaping irrigation efficiency of seventy percent.
3. Water will not be wasted resulting from an inefficient irrigation system.
4. Irrigation system will be designed with hydrozones to meet the individual needs of each plant group. Valves and control circuits shall be separated based on the required rate and quantity of water used.
5. Each valve shall irrigate a hydrozone with similar site, slope, sun exposure, soil conditions and plant materials with similar water use. Where feasible, trees shall be placed on separate valves from shrubs, groundcovers, and turf.
6. Sprinkler heads and other emission devices shall be selected based on what is appropriate for the plant type within that hydrozone. Sprinkler heads must have matched precipitation rates within each circuit.
7. Bubbler or drip-type irrigation, or other low-flow, non-spray technology shall be provided for trees, shrubs, mulched areas, areas with slope greater than ten percent, and areas that are less than eight feet wide in any direction.
8. All irrigation controllers will utilize either evapotranspiration or soil moisture sensor data and be capable of dual or multiple programming. Irrigation systems shall also incorporate sensors (rain, freeze, wind, etc.) that suspend or alter irrigation operation during unfavorable weather conditions.
9. Irrigation controllers and backflow devices shall be screened from public view.
10. Irrigation will be scheduled between eight p.m. and ten a.m.

TREE REMOVALS & PROTECTION PLAN



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TREE PRESERVATION &
REMOVAL

L3.1

EXISTING TREE LEGEND - CURRENT

Tree	Species	Diameter	Protected	Impacts	Replacement Requirement	Tree	Species	Diameter	Protected	Impacts	Replacement Requirement
545	Coast redwood	23	Yes	Remove, declining.	2 - 24" box	583	Southern magnolia	22	Yes	Preserve	
546	Coast redwood	23	Yes	Remove, declining.	2 - 24" box	584	Southern magnolia	22	Yes	Remove, within entry	2 - 24" box
547	Coast redwood	27	Yes	Remove, declining.	4 - 24" box	585	Southern magnolia	18	Yes	Preserve	
548	Coast redwood	27	Yes	Remove, within landscaping	4 - 24" box	586	Southern magnolia	22	Yes	Preserve	
549	Coast redwood	22	Yes	Remove, within landscaping	2 - 24" box	587	Southern magnolia	19	Yes	Remove, within entry	2 - 24" box
550	Mexican fan palm	15	Yes	Preserve		588	Tulip poplar	25	Yes	Remove, declining.	4 - 24" box
551	Mexican fan palm	16	Yes	Preserve		589	Coast redwood	36	Yes	Remove, less than 10' from bldg.	4 - 24" box
552	Aleppo pine	25	Yes	Remove, impacted by EVA	4 - 24" box	590	Coast redwood	42	Yes	Remove, less than 10' from bldg.	4 - 24" box
553	African fern pine	18	Yes	Remove, within new bldg.	1 - 24" box	591	Coast redwood	36	Yes	Remove, less than 10' from bldg.	4 - 24" box
554	African fern pine	16	Yes	Remove, within new bldg.	1 - 24" box	592	Tulip poplar	18	Yes	Remove, declining.	1 - 24" box
555	Coast redwood	19	Yes	Remove, impacted by EVA	2 - 24" box	593	Coast redwood	57	Yes	Remove, less than 10' from bldg.	4 - 24" box
556	Canary Island palm	30	Yes	Preserve		594	Coast redwood	32	Yes	Preserve	
557	Aleppo pine	28,25,22	Yes	Preserve		595	Coast redwood	35	Yes	Preserve	
558	Coast redwood	24	Yes	Remove, less than 10' from bldg.	2 - 24" box	596	Olive	7,7,7,4	No	Remove, impacted by EVA	1 - 24" box
559	Coast redwood	44	Yes	Remove, less than 10' from bldg.	4 - 24" box	597	Coast redwood	28	Yes	Preserve	
560	Southern magnolia	17	Yes	Preserve		598	Coast redwood	30	Yes	Preserve	
561	Coast redwood	37	Yes	Remove, impacted by EVA	4 - 24" box	599	Coast redwood	44	Yes	Preserve	
562	Coast redwood	18	Yes	Remove, impacted by EVA	1 - 24" box	600	Italian stone pine	36	Yes	Preserve	
563	Tulip poplar	18	Yes	Remove, impacted by EVA	1 - 24" box	601	Italian stone pine	28	Yes	Preserve	
564	Coast redwood	21	Yes	Remove, less than 10' from bldg.	2 - 24" box	602	Mexican fan palm	15	Yes	Preserve	
565	Coast redwood	41	Yes	Remove, less than 10' from bldg.	4 - 24" box	603	Mexican fan palm	16	Yes	Preserve	
566	Coast redwood	16	Yes	Remove, less than 10' from bldg.	1 - 24" box	604	Mexican fan palm	17	Yes	Preserve	
567	Coast redwood	43	Yes	Remove, less than 10' from bldg.	4 - 24" box	605	Mexican fan palm	18	Yes	Preserve	
568	Coast redwood	21	Yes	Preserve		606	Mexican fan palm	17	Yes	Preserve	
569	Coast redwood	35	Yes	Remove, less than 10' from bldg.	4 - 24" box	607	Mexican fan palm	18	Yes	Preserve	
570	Callery pear	13	Yes	Remove, less than 10' from bldg.	1 - 24" box	608	Italian stone pine	44	Yes	Preserve	
571	Olive	8,8,6	No	Remove, within landscaping	1 - 24" box	609	Japanese black pine	13	Yes	Preserve	
572	Olive	10,8,8,7,7	Yes	Remove, within landscaping	1 - 24" box	610	Italian stone pine	41	Yes	Remove, impacted by EVA	4 - 24" box
573	Callery pear	20	Yes	Remove, within entry	2 - 24" box	611	Weeping willow	40	Yes	Preserve	
574	Callery pear	15	Yes	Remove, within entry	1 - 24" box	612	Monterey pine	18	Yes	Preserve	
575	Coast redwood	31	Yes	Preserve		613	Italian stone pine	46	Yes	Preserve	
576	Coast redwood	57	Yes	Preserve		614	Italian stone pine	33	Yes	Remove, impacted by EVA	4 - 24" box
577	Japanese black pine	11	No	Remove, declining	1 - 24" box	615	Weeping willow	15	Yes	Preserve	
578	Coast redwood	41	Yes	Preserve		616	Italian stone pine	26	Yes	Preserve	
579	Coast redwood	36	Yes	Preserve		617	Italian stone pine	32	Yes	Preserve	
580	Coast redwood	34	Yes	Preserve		618	Aleppo pine	21	Yes	Preserve	
581	Southern magnolia	14	Yes	Remove, declining.	1 - 24" box	619	Purple-leaf plum	8	No	Remove, declining.	1 - 24" box
582	Southern magnolia	19	Yes	Remove, less than 10' from bldg.	2 - 24" box	620	Aleppo pine	46	Yes	Preserve	

TOTAL: 94 - 24" box trees

EXISTING TREE LEGEND - 2005

Tree	Species	Diameter	Protected	Impacts	Replacement Requirement
14	Canary island date palm	34	Yes	Removed prior to construction	4 - 24" box
15	Canary island date palm	48	Yes	Removed prior to construction	4 - 24" box
16	Canary island date palm	42	Yes	Removed prior to construction	4 - 24" box
17	Canary island date palm	39	Yes	Removed prior to construction	4 - 24" box
24	Monterey pine	23	Yes	Removed prior to construction	2 - 24" box
25	Monterey pine	20	Yes	Removed prior to construction	2 - 24" box
33	White Alder	19	Yes	Removed prior to construction	2 - 24" box
34	White Alder	23	Yes	Removed prior to construction	2 - 24" box
35	White Alder	21	Yes	Removed prior to construction	2 - 24" box
36	White Alder	18	Yes	Removed prior to construction	1 - 24" box
39	Tulip tree	16	Yes	Removed prior to construction	1- 24" box
44	Coast redwood	13	Yes	Removed prior to construction	1 - 24" box
45	Coast redwood	15	Yes	Removed prior to construction	1 - 24" box
49	Tulip tree	17	Yes	Removed prior to construction	1 - 24" box
50	Tulip tree	15	Yes	Removed prior to construction	1 - 24" box
51	Tulip tree	12	Yes	Removed prior to construction	1 - 24" box
54	Krauter's vesuvius plum	12	Yes	Removed prior to construction	1 - 24" box
56	Krauter's vesuvius plum	12	Yes	Removed prior to construction	1 - 24" box
74	Coast redwood	21	Yes	Removed prior to construction	2 - 24" box
75	Coast redwood	18	Yes	Removed prior to construction	1 - 24" box
76	Coast redwood	17	Yes	Removed prior to construction	1 - 24" box
77	Coast redwood	19	Yes	Removed prior to construction	2 - 24" box
79	Coast redwood	19	Yes	Removed prior to construction	2 - 24" box
80	Coast redwood	19	Yes	Removed prior to construction	2 - 24" box
81	Coast redwood	26	Yes	Removed prior to construction	4 - 24" box
82	Coast redwood	22	Yes	Removed prior to construction	2 - 24" box
83	Coast redwood	20	Yes	Removed prior to construction	2 - 24" box
84	Coast redwood	13	Yes	Removed prior to construction	1 - 24" box
85	Coast redwood	12	Yes	Removed prior to construction	1 - 24" box
88	Canary island palm	29	Yes	Removed prior to construction	4 - 24" box
93	Mexican fan palm	13	Yes	Removed prior to construction	1 - 24" box
94	Mexican fan palm	19	Yes	Removed prior to construction	2 - 24" box
95	Coast redwood	15	Yes	Removed prior to construction	1 - 24" box
96	Coast redwood	15	Yes	Removed prior to construction	1 - 24" box
98	Coast redwood	17	Yes	Removed prior to construction	1 - 24" box
99	Coast redwood	19	Yes	Removed prior to construction	2 - 24" box
100	Coast redwood	15	Yes	Removed prior to construction	1 - 24" box
101	Coast redwood	15	Yes	Removed prior to construction	1 - 24" box
102	Coast redwood	20	Yes	Removed prior to construction	2 - 24" box

Tree	Species	Diameter	Protected	Impacts	Replacement Requirement
109	Chinese elm	12	Yes	Removed prior to construction	1 - 24" box
110	Chinese elm	16	Yes	Removed prior to construction	1 - 24" box
112	Weeping willow	34	Yes	Removed prior to construction	4 - 24" box
113	Mexican fan palm	14	Yes	Removed prior to construction	1 - 24" box
118	Fern pine	16	Yes	Removed prior to construction	1 - 24" box
121	Fern pine	14	Yes	Removed prior to construction	1 - 24" box
123	Aleppo pine	24	Yes	Removed prior to construction	2 - 24" box
137	Tulip tree	24	Yes	Removed prior to construction	2 - 24" box
139	Tulip tree	19	Yes	Removed prior to construction	2 - 24" box
140	Tulip tree	21	Yes	Removed prior to construction	2 - 24" box

TOTAL: 89 - 24" box trees total

SITE PLANT PALETTE

Botanical Name

Common Name

Hydrozone

Trees

Arbutus marina
Brachychiton populneus
Celtis australis
Cercis occidentalis
Ginkgo bilboa
Olea europea
Pinus pinea
Pistacia chinensis
Platanus acerfolia 'Yarwood'
Prunus serrulata
Quercus agrifolia
Quercus lobata
Quercus ilex

Marina Arbutus
Bottle Tree
European Hackberry
Western Redbud
Maiden Hair Tree
European Olive
Italian Stone Pine
Chinese Pistache
London Plane Tree
Japanese Cherry
Coast Live Oak
Valley Oak
Holly Oak

Low
Low
Low
Low
Medium
Low
Low
Low
Medium
Medium
Low
Low
Low



Cercis occidentalis / Western Redbud



Olea europea / European Olive



Platanus acerfolia / London Plane Tree

Shrubs

Arctostaphylos densiflora 'McMinn'
Baccharis pilularis
Bambusa oldhamii
Callistemon citrinus
Ceanothus 'Dark Star'
Echium fastuosum
Heteromeles arbutifolia
Lantana montevidensis
Lavandula angustifolia
Mulenbergia rigens
Rhamnus californica
Rhus integrifolia
Rosmarinus officinalis
Salvia clevelandii

Manzanita 'McMinn'
Coyote Brush
Giant Timber Bamboo
Lemon Bottlebrush
Dark Star Ceanothus
Pride of Madeira
Toyon
Trailing Lantana
English Lavendar
Deer Grass
California Coffeeberry
Lemonade Berry
Rosemary
Cleveland Sage

Low
Low
Low
Low
Low
Low
Low
Low
Low
Low
Low
Low
Low
Low



Callistemon 'Little John' / Dwarf Bottlebrush



Ceanothus 'Dark Star' / Dark Star Ceanothus



Heteromeles arbutifolia / Toyon

Groundcovers

Dymondia margaretae
Festuca idahoensis
Festuca rubra
Myoporum parvifolium 'Pink'
Rosmarinus officinalis 'Prostrata'

Dymondia
Idaho Fescue
Creeping Red Fescue
Pink Australian Racer
Creeping Rosemary

Low
Low
Low
Low
Low



Rhus integrifolia / Lemonade Berry



Rosmarinus officinalis / Rosemary



Rosmarinus officinalis 'Prostratus' / Creeping Rosemary

Bioswale Plants

Allium 'Globemaster'
Aristida purpurea
Cephalanthus occidentalis
Chondropetalum tectorum
Iris douglasiana

Ornamental Onion
Purple Three-Awn
Buttonbush
Cape Reed
Pacific Coast Iris

Low
Low
Medium
Low
Low

PROPOSED TREE PLAN

PARKING LOT 1

SYM	BOTANICAL NAME/COMMON NAME	FULL	3/4	HALF S.F.	1/4	TOTAL S.F.
T1	Eriobotrya deflexa/ Bronze Loquat		1@362 s.f.	2@246 s.f.		854
T2	Magnolia grandiflora/ S. Magnolia (existing)				1@397.5 s.f.	397

Total Tree Shade	1,251 s. f.
Total Paved Area	2,385 s.f.
Percent Shaded	52.5%

PARKING LOT 2

SYM	BOTANICAL NAME/COMMON NAME	FULL	3/4	HALF S.F.	1/4	TOTAL S.F.
T1	Olea Europea/ European Olive		1@368 s.f.	4@246 s.f.		1,352
T2	Ginkgo Bilboa/ Maiden Hair Tree		1@540 s.f.	3@353 s.f.		1,599

Total Tree Shade	2,951 s. f.
Total Paved Area	3,770 s.f.
Percent Shaded	78.2%



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1250 Lakeside Drive
Sunnyvale, CA
Special Development Permit/Specific Plan Amendment
Revised Submission October 6, 2016

swa

TREES - PROPOSED
L3.5

PROPOSED TREE LEGEND

Abbrev.	Botanical	Common Name	Water Use	Size	Quantity
<u>Ground Level</u>					
BRA POP	Brachychiton populneus (WC)	Bottle Tree	Low	24" box	8
ARB UNE	Arbutus unedo	Strawberry Tree	Low	24" box	2
ARB MAR	Arbutus marina	Marina Arbutus	Low	24" box	2
CEL AUS	Celtis australis (WC)	European Hackberry	Low	24" box	12
CER OCC	Cercis occidentalis (N) (WC)	Western Redbud	Very Low	24" box	5
CUP SEM	Cupressus sempervirens	Italian Cypress	Low	24" box	3
ERI DEF	Eriobotrya deflexa (WC)	Bronze Loquat	Medium	36" box	4
GIN BIL	Ginkgo bilboa (WC)	Maiden Hair Tree	Medium	36" box	29
LAU NOB	Laurus nobilis	Sweetbay	Low	24" box	6
OLE EUR	Olea europea (WC)	European Olive	Very Low	24" box	9
PHO CAN	Phoenix canariensis	Canary Island Date Palm	Low	36" box	2
PIN PIN	Pinus pinea (N) (WC)	Italian Stone Pine	Very Low	24" box	3
PIN PIN	Pinus pinea (N) (WC)	Italian Stone Pine	Very Low	48" box	1
PIN THU	Pinus thunbergii (WC)	Japanese Black Pine	Medium	24" box	3
PIS CHI	Pistacia chinensis (WC)	Chinese Pistache	Low	24" box	10
PLA ACE	Platanus acerifolia (WC)	London Plane Tree	Medium	36" box	18
PRU SER	Prunus serrulata	Japanese Cherry	Medium	24" box	10
QUE AGR	Quercus agrifolia (N) (WC)	Coast Live Oak	Very Low	36" box	8
QUE ENG	Quercus ilex (WC)	Holly Oak	Low	36" box	9
QUE LOB	Quercus lobata (N) (WC)	Valley Oak	Low	36" box	4
QUE RUB	Quercus rubra	Northern Red Oak	Medium	36" box	4
ZEL SER	Zelkova serrata	Saw Leaf Zelkova	Medium	36" box	15
					167 Total

<u>Residential Podium Level 2</u>					
FRA OXY	Fraxinus oxycarpa	Raywood Ash	Medium	24" box	6
LAG IND	Lagerstroemia indica (WC)	Crepe Myrtle	Low	24" box	8
OLE EUR	Olea europea (WC)	European Olive	Very Low	24" box	12
QUE AGR	Quercus agrifolia (N) (WC)	Coast Live Oak	Very Low	36" box	1
					27 Total

<u>Residential Podium Level 3</u>					
ACE PAL	Acer palmatum	Japanese Maple	Medium	24" box	4
ARB UNE	Arbutus unedo	Strawberry Tree	Low	24" box	16
MEL QUI	Melaleuca quinquenervia	Cajeput Tree	Low	24" box	6
QUE AGR	Quercus agrifolia (N) (WC)	Coast Live Oak	Very Low	36" box	2
					28 Total

Abbrev.	Botanical	Common Name	Water Use	Size	Quantity
<u>Hotel Courtyard</u>					
MAG SOU	Magnolia X soulangeana	Saucer Magnolia	Medium	48" box	1
MAG SOU	Magnolia X soulangeana	Saucer Magnolia	Medium	24" box	5
					6 Total
<u>Hotel Roof</u>					
LAG IND	Lagerstroemia indica (WC)	Crape Myrtle	Low	24" box	3
LAU SAR	Laurus 'saratoga'	Saratoga Laurel	Low	24" box	8
					11 Total

Total Trees Proposed: 239

TREE CALCULATIONS

Total Trees Required:

+ Trees Required per Total Landscape Area - Residential
449,334 sqft x 20% = 89,867 sqft (1 tree per 1000 sqft): 90 trees

+ Trees Required per Total Landscape Area - Hotel
165,824 sqft x 20% = 33,165 sqft (1 tree per 1000 sqft): 34 trees

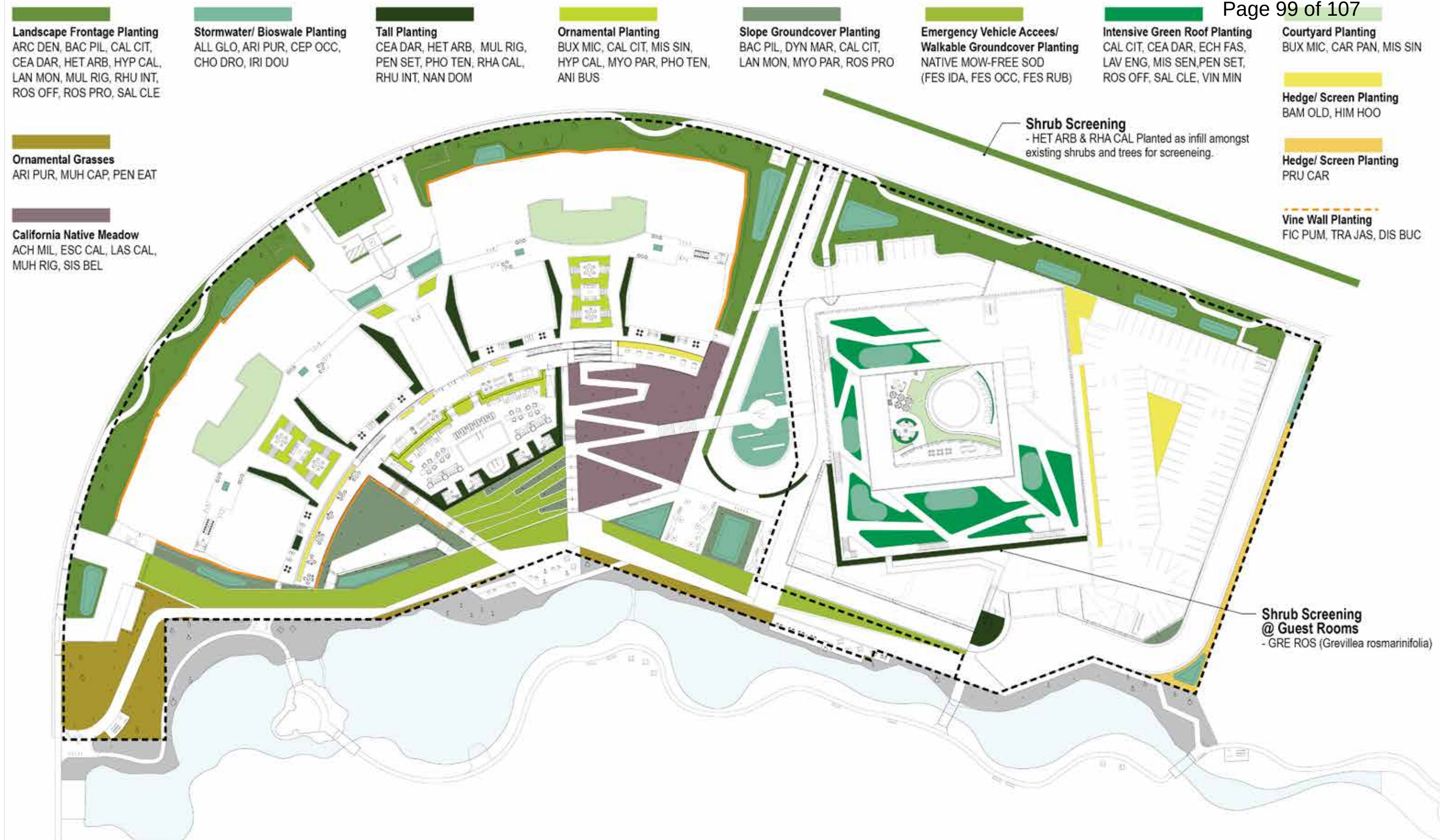
Total Trees Required: 124 trees (24" box value)

Total Trees Provided:

	Tree Quantity	Value
+ 24" box trees	141	141 - 24" box
+ 36" box trees	96	192 - 24" box
+ 48" box trees	2	8 - 24" box

- Trees Provided as Replacement Value for Removals :		183 - 24" box
- Trees Porvided for Parking Lot Shading Requirement.:	12 trees	19 - 24" box
- Required Street Trees:	0 trees	0

Total Trees Provided Toward Requirement: 139 trees (24" box value)



PROPOSED SHRUB & GROUNDCOVER LEGEND

Abbrev.	Botanical	Common Name	Water Use	Size
Shrubs				
ARC DEN	Arctostaphylos densiflora ‘McMinn’ (N)	Manzanita ‘McMinn’	Low	5 GAL
ANI BUS	Anigozanthos ‘bush tango’	Bush Tango Kangaroo Paw	Med	5 GAL
BAC PIL	Baccharis pilularis ‘Twin Peaks’ (N)	Coyote Brush	Low	5 GAL
BER THU	Berberis thunbergi	Japanese Barberry	Low	5 GAL
BUX MIC	Buxus microphylla	Boxwood	Med	5 GAL
CAL CIT	Callistemon citrinus ‘Little John’	Dwarf Bottlebrush	Low	5 GAL
CEA DAR	Ceanothus ‘Dark Star’ (N)	Dark Star Ceanothus	Low	5 GAL
ECH FAS	Echium candicans	Pride of Madeira	Low	5 GAL
GRE ROS	Grevillea rosmarinifolia ‘Scarlet Sprite’	Rosemary Grevillea	Low	5 GAL
HET ARB	Heteromeles arbutifolia	Toyon	Low	5 GAL
LAN MON	Lantana montevidensis	Trailing Lantana	Low	5 GAL
LAV ANG	Lavandula angustifolia	English Lavendar	Low	5 GAL
MIS SIN	Miscanthus Sinensis	Eulalia Grass	Med	5 GAL
MUL RIG	Mulenbergia rigens (N)	Deer Grass	Low	5 GAL
PEN SET	Pennisetum setaceum	Fountain Grass	Low	5 GAL
PHO TEN	Phorium tenax	New Zealand Flax	Low	5 GAL
RHA CAL	Rhamnus californica (N)	California Coffeeberry	Low	5 GAL
RHU INT	Rhus integrifolia (N)	Lemonade Berry	Low	5 GAL
ROS OFF	Rosmarinus officinalis ‘Ken Taylor’	Rosemary	Low	5 GAL
SAL CLE	Salvia clevelandii (N)	Cleveland Sage	Low	5 GAL
Hedge				
BAM OLD	Bambusa oldhamii	Giant Timber Bamboo	Low	5 GAL
HIM HOO	Himalayacalamus hookerianus	Blue Bamboo	Med	5 GAL
PRU CAR	Prunus Caroliniana ‘Compacta’	Cherry Laurel	Med	15 GAL
NAN DOM	Nandina domestica	Heavenly Bamboo	Med	5 GAL
Groundcovers				
CAR PAN	Carex Pansa (N)	California Sedge	Med	1 GAL
DYM MAR	Dymondia margaretae	Dymondia	Low	1 GAL
FES IDA	Festuca idahoensis (N)	Idaho Fescue	Low	Sod
FES OCC	Festuca occidentalis	Western Fescue	Low	Sod
FES OCC	Festuca rubra (N)	Creeping Red Fescue	Low	Sod
HYP CAL	Hypericum calycinum	Creeping St. John's Wort	Med	1 GAL
MYO PAR	Myoporum parvifolium ‘Pink’	Pink Australian Racer	Low	1 GAL
ROS PRO	Rosemarinus officinalis ‘Prostrata’	Creeping Rosemary	Low	1 GAL
VIN MIN	Vinca minor	Periwinkle	Med	1 GAL
Bioswale Plants				
ALL GLO	Allium ‘Globemaster’ (N)	Ornamental Onion	Low	1 GAL
ARI PUR	Aristida purpurea (N)	Purple Three-Awn	Low	1 GAL
CEP OCC	Cephalanthus occidentalis (N)	Buttonbush	Med	1 GAL
CHO DRO	Chondropetalum tectorum	Cape Reed	Low	5 GAL
IRI DOU	Iris douglasiana (N)	Pacific Coast Iris	Low	1 GAL

Abbrev.	Botanical	Common Name	Water Use	Size
Ornamental Grasses				
ARI PUR	Aristda purpurea	PURPLE THREE-AWN	Low	1 GAL
MUH CAP	Muhlenbergia capillaris ‘Regal Mist’	Texas Muhly Grass	Low	1 GAL
PEN EAT	Pennisetum ‘Eaton Canyon’	Pennisetum ‘Eaton Canyon’	Low	1 GAL
Native Meadow				
ACH MIL (N)	Achillea millefolium	Yarrow	Low	1 GAL
ESC CAL (N)	Eschscholzia californica	California Poppy	Low	1 GAL
LAS CAL (N)	Lasthenia californica	Goldfields	Low	1 GAL
MUH RIG (N)	Muhlenbergia rigens	Deer Grass	Low	1 GAL
SIS BEL (N)	Sisyrinchium bellum	Blue Eyed Grass	Low	1 GAL
Vines				
DIS BUC	Distictis Buccinatoria	Red Trumpet Vine	Med	1 GAL
FIC PUM	Ficus Pumila	Creeping Fig	Med	1 GAL
TRA JAS	Trachlospermum jasminoides	Star Jasmine	Med	1 GAL

PROMENADE PAVING



WOOD DECKING



EMERGENCY VEHICLE ACCESS



POOL DECK



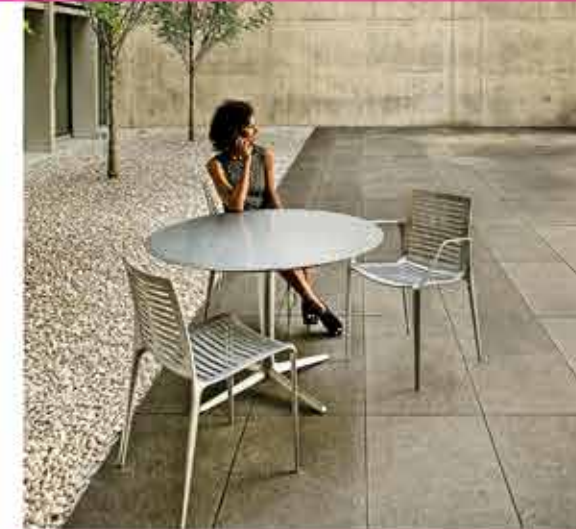
PLAZA PAVING



VEHICLE ENTRY COURT PLAZA



TABLES AND CHAIRS



BENCHES



LOUNGE FURNITURE



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LANDSCAPE PALATE -
FURNITURE

L4.2

BIKE RACKS



LIGHT BOLLARDS



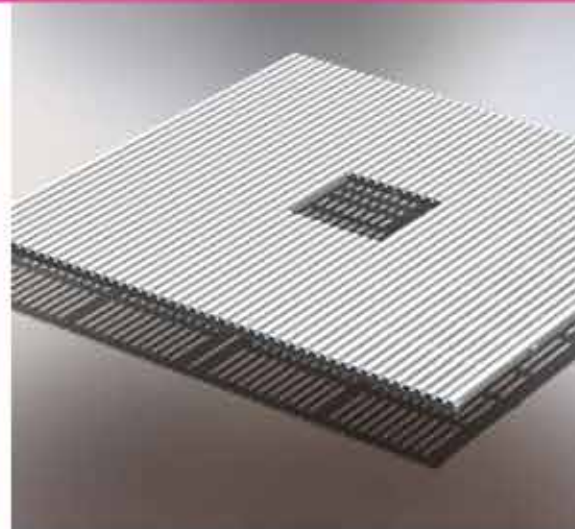
PLANTERS

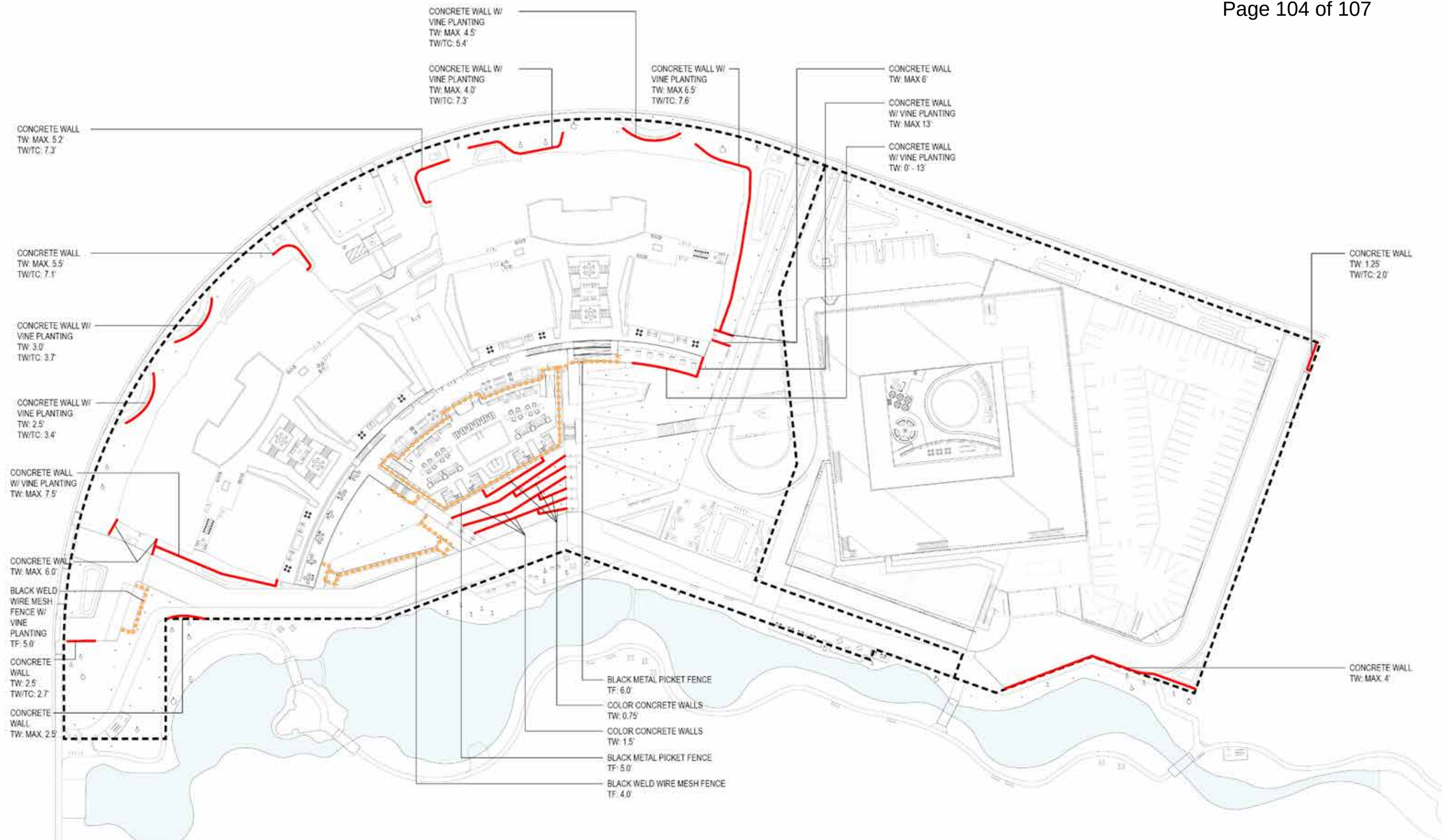


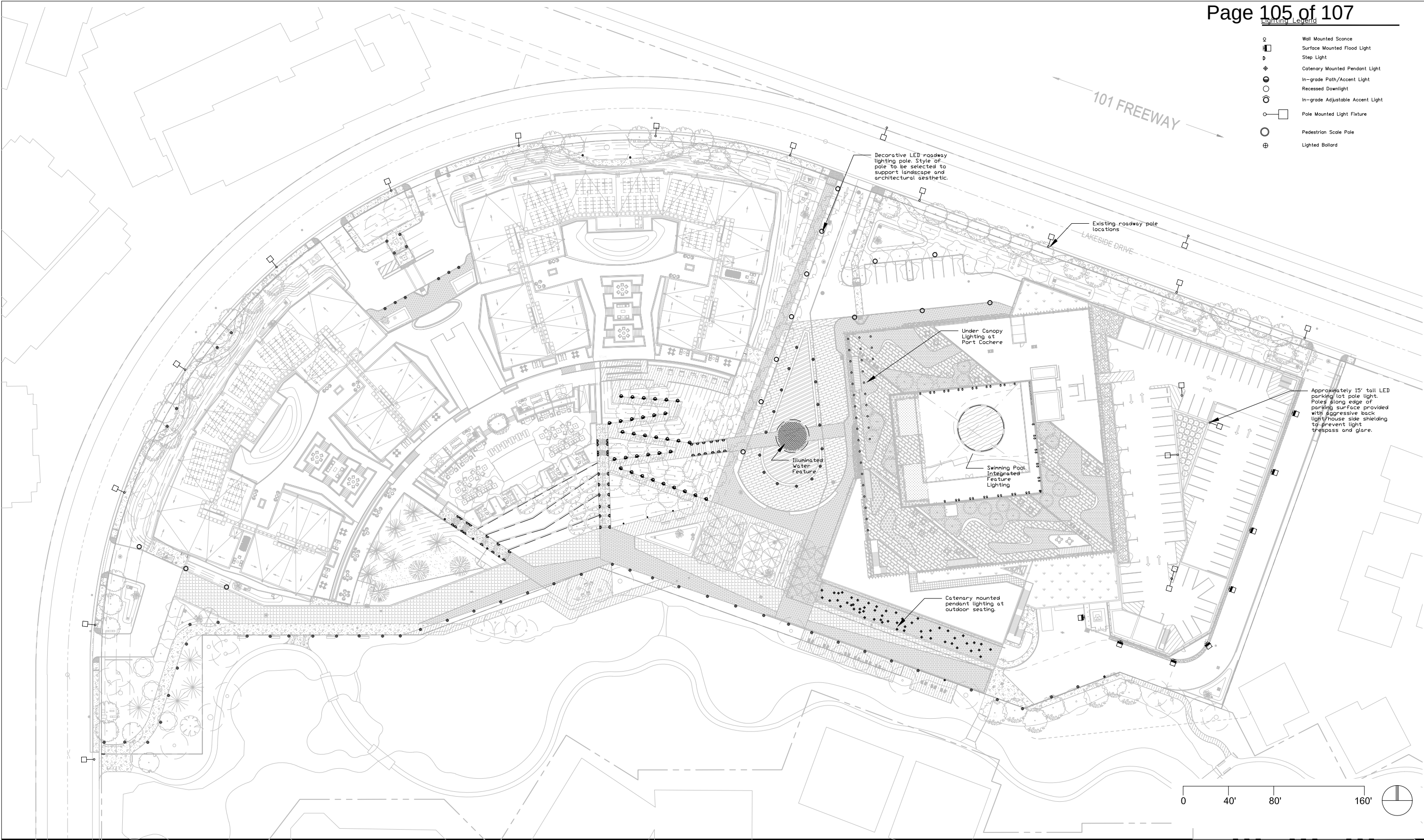
TRASH RECEPTACLES



GRATES







PATHWAYS



ROOF TERRACE



BRIDGE LIGHTING



COURTYARD



TREE LIGHTING



BENCH LIGHTING

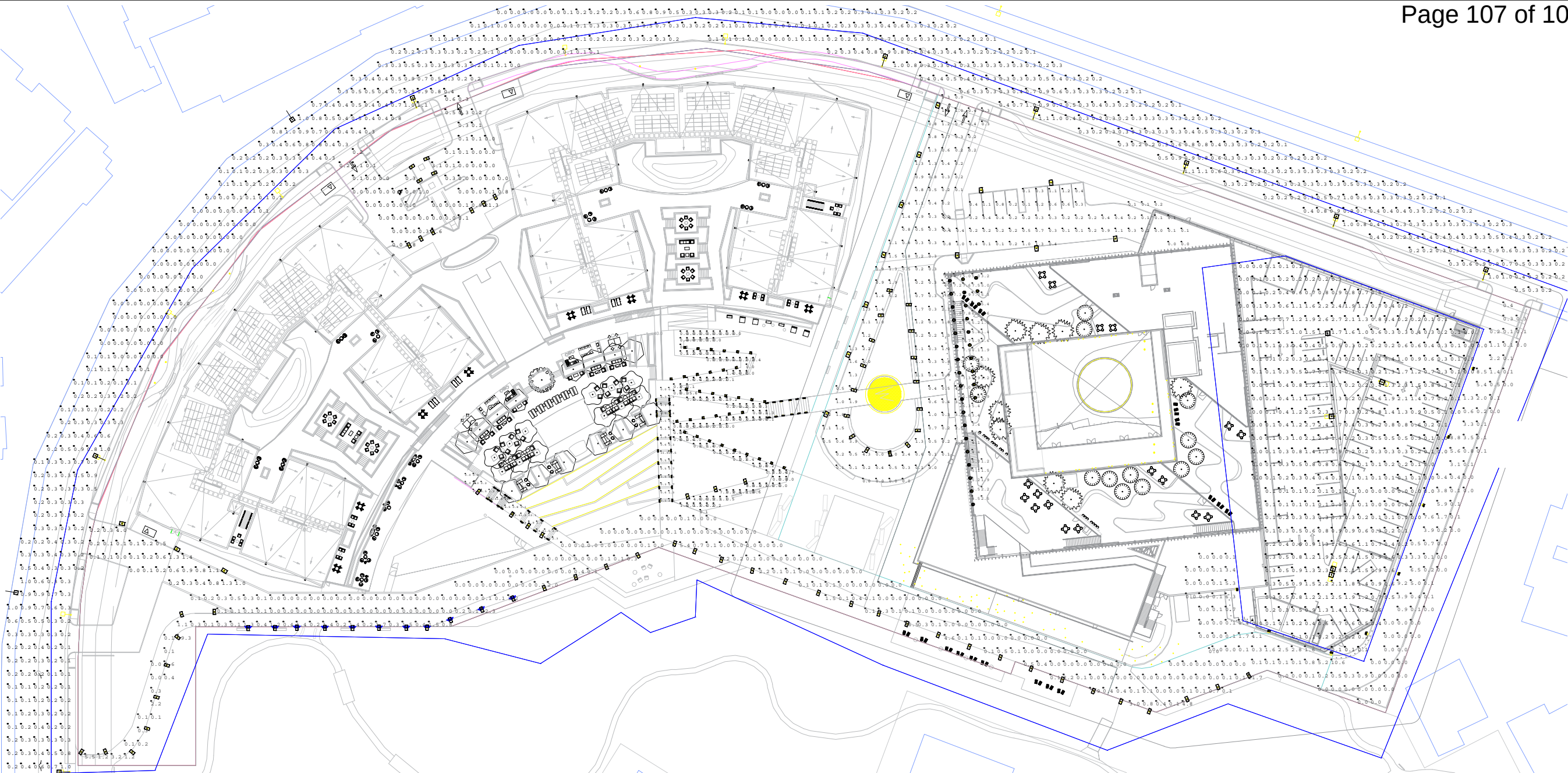


POOL



LANDSCAPE TERRACE





General Notes

- 1. Refer to Site Lighting Cut Sheets for preliminary fixture selection.
- 2. All pole heights (except for Sunnyvale Street Lights) are set at 15’ AFG.
- 3. Wall packs (type A) mounted at 8’ AFG. Optics selected to direct light along drive aisle and away from residential neighbors.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Entrance	Illuminance	Fc	1.08	6.3	0.0	N.A.	N.A.
Entrance 2	Illuminance	Fc	0.63	21.3	0.0	N.A.	N.A.
Lakeside Drive	Illuminance	Fc	0.30	1.1	0.0	N.A.	N.A.
Loading Dock Entry	Illuminance	Fc	1.16	10.6	0.0	N.A.	N.A.
Parking Entrance	Illuminance	Fc	0.36	1.3	0.0	N.A.	N.A.
Parking Lot	Illuminance	Fc	0.58	2.7	0.0	N.A.	N.A.
Porte Cochere	Illuminance	Fc	5.26	7.9	1.2	4.38	6.58
Stepped Pathway	Illuminance	Fc	4.14	19.6	0.0	N.A.	N.A.
Stepped Pathway 2	Illuminance	Fc	2.14	12.5	0.0	N.A.	N.A.
Truck Access Residential	Illuminance	Fc	0.57	4.0	0.0	N.A.	N.A.
Water Pathway	Illuminance	Fc	0.69	22.3	0.0	N.A.	N.A.
Ramping Pathway	Illuminance	Fc	1.13	35.6	0.0	N.A.	N.A.