

PLANNING RESUBMITTAL





PROJECT INFORMATION

	ALLOWABLE:	PROPOSED:
HEIGHT:	75' AND 8 STORIES	75' AND 6 STORIES + (SHARED) BASEMENT
EXISTING FAR: PROPOSED FAR:	HOTELS EXEMPTED FROM FAR	0 (295), 0.3 (247) 2.2
LOT AREA: LOT COVERAGE:	22,500 MIN. 45% MAX.	65,512 SF 23,710 SF / 36%
FRONT SETBACK:	35'-0"	35'-0"
SIDE SETBACK:	NO MIN, 20' TOTAL MAX.	28'-4" TOTAL
REAR SETBACK:	NO MIN.	7'-7"

**Site Location:**  
247 / 295 Commercial St.  
Sunnyvale, CA 94085

**ZONING DISTRICT:**  
MS - Industrial and Service

**APN:**  
20534013, 20534006

**EXISTING BUILDING AREAS:**  
247 Commercial St: 4,800 SF Approx.  
295 Commercial St: 4,920 SF Approx.

**OCCUPANCY:**  
R-1 and R-2

BUILDING CODE AND CONSTRUCTION TYPE SUMMARY

THE PROJECT WILL CONSIST OF TWO (2) SEPARATE HOTEL OPERATIONS WITH A SINGLE (SHARED) UNDERGROUND VALET PARKING FACILITY.

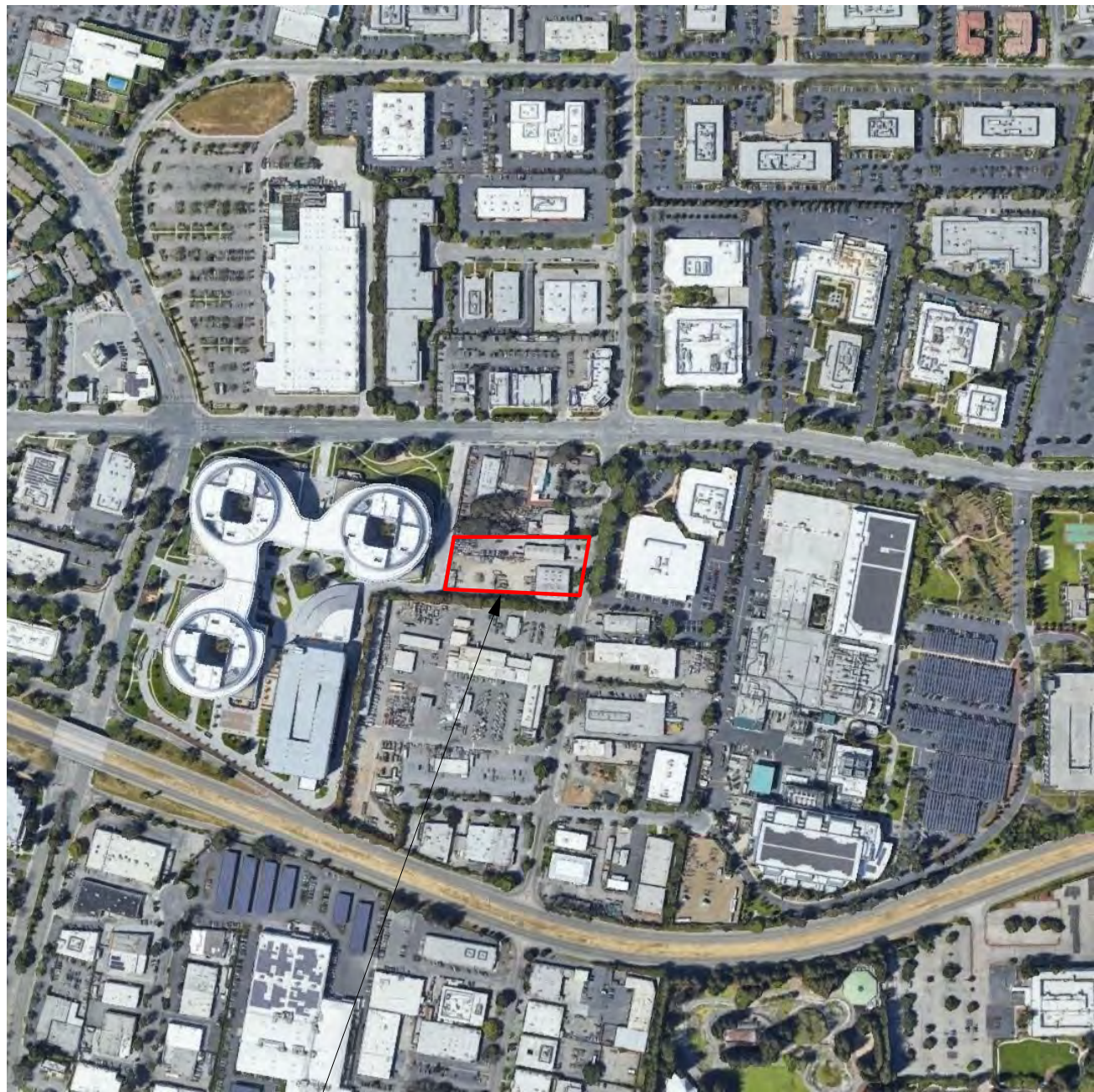
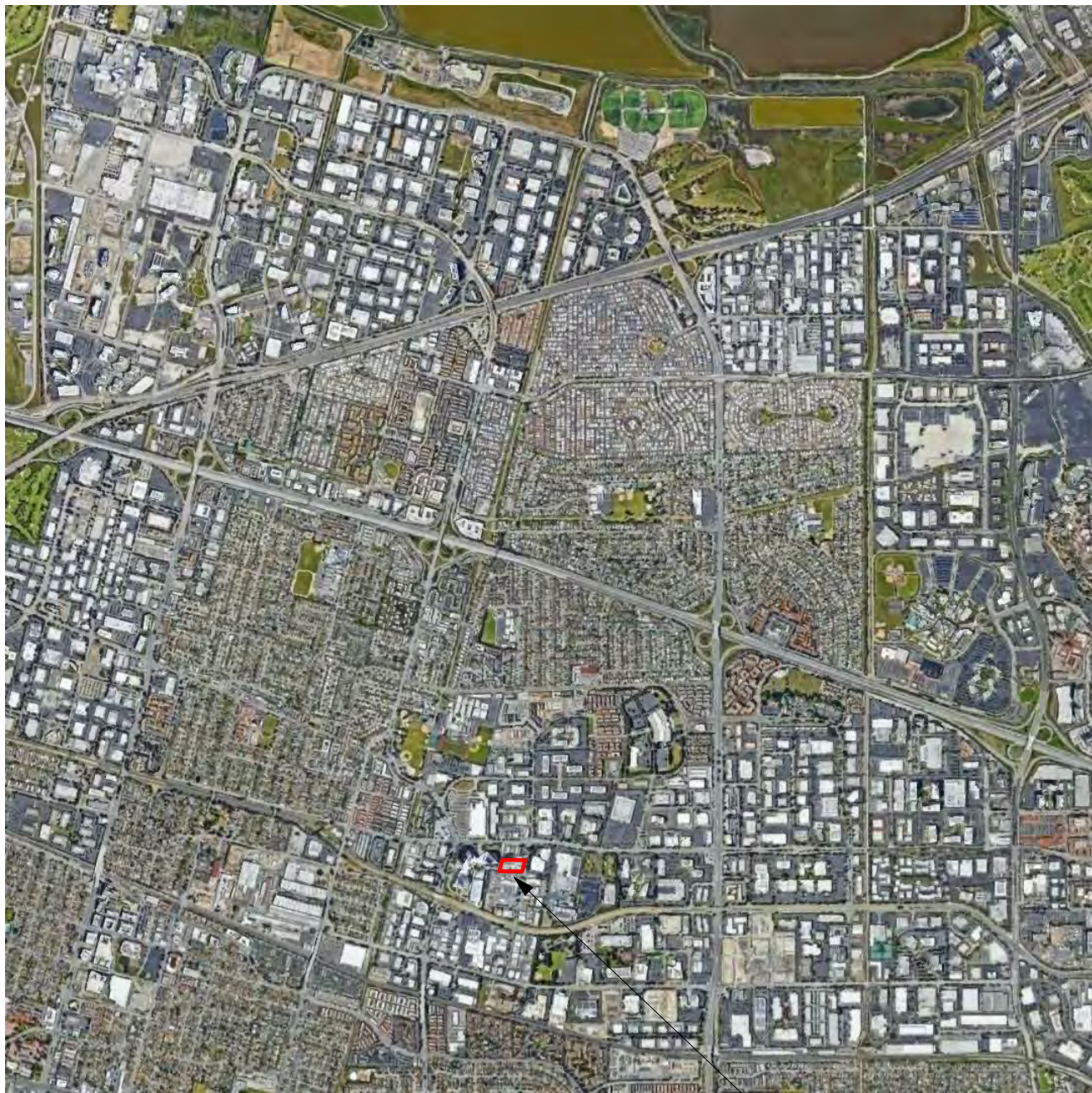
THE SELECT SERVICE HOTEL (EAST BUILDING) WILL BE CONSTRUCTED OF FIVE (5) LEVELS TYPE IIIA (WOOD) CONSTRUCTION OVER ONE (1) LEVEL OF ABOVE GROUND TYPE IIA (CONCRETE) "PODIUM" WITH THE ONE (1) LEVEL OF SUBTERRANEAN PARKING.

THE EXTENDED STAY HOTEL (WEST BUILDING) WILL BE CONSTRUCTED OF FIVE (5) LEVELS TYPE IIIA (WOOD) CONSTRUCTION OVER ONE (1) LEVEL OF ABOVE GROUND TYPE IIA (CONCRETE) "PODIUM" WITH THE ONE (1) LEVEL OF (SHARED) SUBTERRANEAN PARKING.

FIRE ACCESS TO BOTH BUILDINGS WILL BE PROVIDED BY A FIRE LANE APPROXIMATELY 26' IN WIDTH. A PORTION OF THE FIRE LANE WILL BE USED FOR LOADING AND TRASH ACCESS, BUT NOT FOR THE ACT OF LOADING OR HAULING TRASH.

BOTH HOTELS WILL USE THE FIRE LANE FOR EGRESS ACCESS. ADEQUATE EGRESS WIDTH WILL BE PROVIDED ALONGSIDE THE FIRE LANE. ALL PORTIONS OF THESE BUILDINGS WILL BE FULLY SPRINKLERED.

CONTEXT MAP



PROJECT LOCATION

GROSS SQUARE FOOTAGE

Extended stay:

LEVEL 1	11,885 SF
LEVEL 2	13,405 SF
LEVEL 3	13,405 SF
LEVEL 4	13,405 SF
LEVEL 5	13,405 SF
LEVEL 6	13,405 SF
ROOF LEVEL	1,085 SF
TOTAL	79,995 SF

Select Service:

LEVEL 1	10,305 SF
LEVEL 2	10,310 SF
LEVEL 3	10,310 SF
LEVEL 4	10,310 SF
LEVEL 5	10,310 SF
LEVEL 6	10,310 SF
ROOF LEVEL	1,085 SF
TOTAL	62,940 SF

Basement:

BASEMENT LEVEL	43,120 SF
TOTAL	43,120 SF

PROJECT DIRECTORY

ARCHITECT:	LOWNEY ARCHITECTURE 360 17th STREET, SUITE 100 OAKLAND, CA 94612 ATTN: ERIC PRICE ERIC@LOWNEYARCH.COM 510.836.5400 510.836.5454(FAX)	LANDSCAPE ARCHITECT:	LOWNEY ARCHITECTURE 360 17th STREET, SUITE 100 OAKLAND, CA 94612 ATTN: JENNIFER IVANOVICH JENNIFER@LOWNEYARCH.COM 510.836.5400 FAX #(FAX)
CIVIL ENGINEER:	SANDIS ENGINEERING 1700 S WINCHESTER BLVD #200 CAMPBELL, CA 95008 ATTN: NEBIYU TADDESSE NTADDESSE@SANDIS.NET 408.636.0923 408.636.0999(FAX)	INTERIOR DESIGNER:	ONE UNION STUDIO 1 UNION SQUARE WEST, SUITE 814 NEW YORK, NY 10003 ATTN: JIWON YOO JIWON@ONEUNIONSTUDIO.COM 917.224.0405 FAX #(FAX)
STRUCTURAL ENGINEER:	KPW STRUCTURAL ENGINEERS 55 HARRISON ST #550 OAKLAND, CA 94607 ATTN: JOHN WESTPHAL WESTPHAL@KPWSE.COM 510.208.3302 FAX #(FAX)	LIGHTING DESIGN:	ALR INC. 7777 PARDEE LANE OAKLAND, CA 94621 ATTN: TIM HALEY TIMHALEY@ALRINC.COM 925.997.5934 FAX #(FAX)
LEED CONSULTANT:	RINCON CONSULTANTS, INC. 200 WASHINGTON ST., SUITE 207 SANTA CRUZ, CA 95060 ATTN: RYAN GARDNER RGARDNER@RINCONCONSULTANTS.COM 831.440.3899 FAX #(FAX)		

DRAWING LIST

GENERAL	
G0.0	COVER SHEET
G0.1	ZONING ANALYSIS, CODE ANALYSIS + VICINITY MAP
G0.2	DATA SHEET
G0.3	CALGREEN CHECKLIST
G0.4	CALGREEN CHECKLIST
G0.5	LEED CHECKLIST
G1.0	STREETSCAPE
G1.1	PHOTO MONTAGES
G1.2	3D VIEWS
G1.3	3D VIEWS
G1.4	3D VIEWS
G1.6	AERIAL MONTAGE
G1.7	SUNNYVALE AERIALS
G1.8	STREET VIEWS
G1.9	STREET VIEWS
G1.10	SHADOW STUDIES
G1.11	SHADOW STUDIES -SHADED BUILDINGS MATRIX
17	

ARCHITECTURAL	
A0.1	PROPOSED SITE PLAN
A0.1A	ACCESS AND EGRESS PLAN
A0.2	(SHARED) BASEMENT PARKING PLAN
A1.E1	EXTENDED STAY LEVEL 1 PLAN
A1.E2	EXTENDED STAY LEVEL 2
A1.E3	EXTENDED STAY ROOF PLAN
A1.S1	SELECT SERVICE LEVEL 1 PLAN
A1.S2	SELECT SERVICE LEVEL 2 PLAN
A1.S3	SELECT SERVICE ROOF PLAN
A2.1	BUILDING ELEVATIONS - EXTENDED STAY HOTEL
A2.2	BUILDING ELEVATIONS - EXTENDED STAY HOTEL
A2.3	BUILDING ELEVATIONS - SELECT SERVICE HOTEL
A2.4	BUILDING ELEVATIONS - SELECT SERVICE HOTEL
A2.5	CODE ANALYSIS- ELEVATIONS
A3.1	SITE SECTION
A3.2	SITE SECTION
A3.3	EXTENDED STAY BUILDING SECTION
A3.4	SELECT SERVICE BUILDING SECTION
A4.1	EXTENDED STAY GUEST ROOM LAYOUTS
A4.2	SELECT SERVICE GUEST ROOM LAYOUTS
A4.3	TRASH ROOM LAYOUT
21	

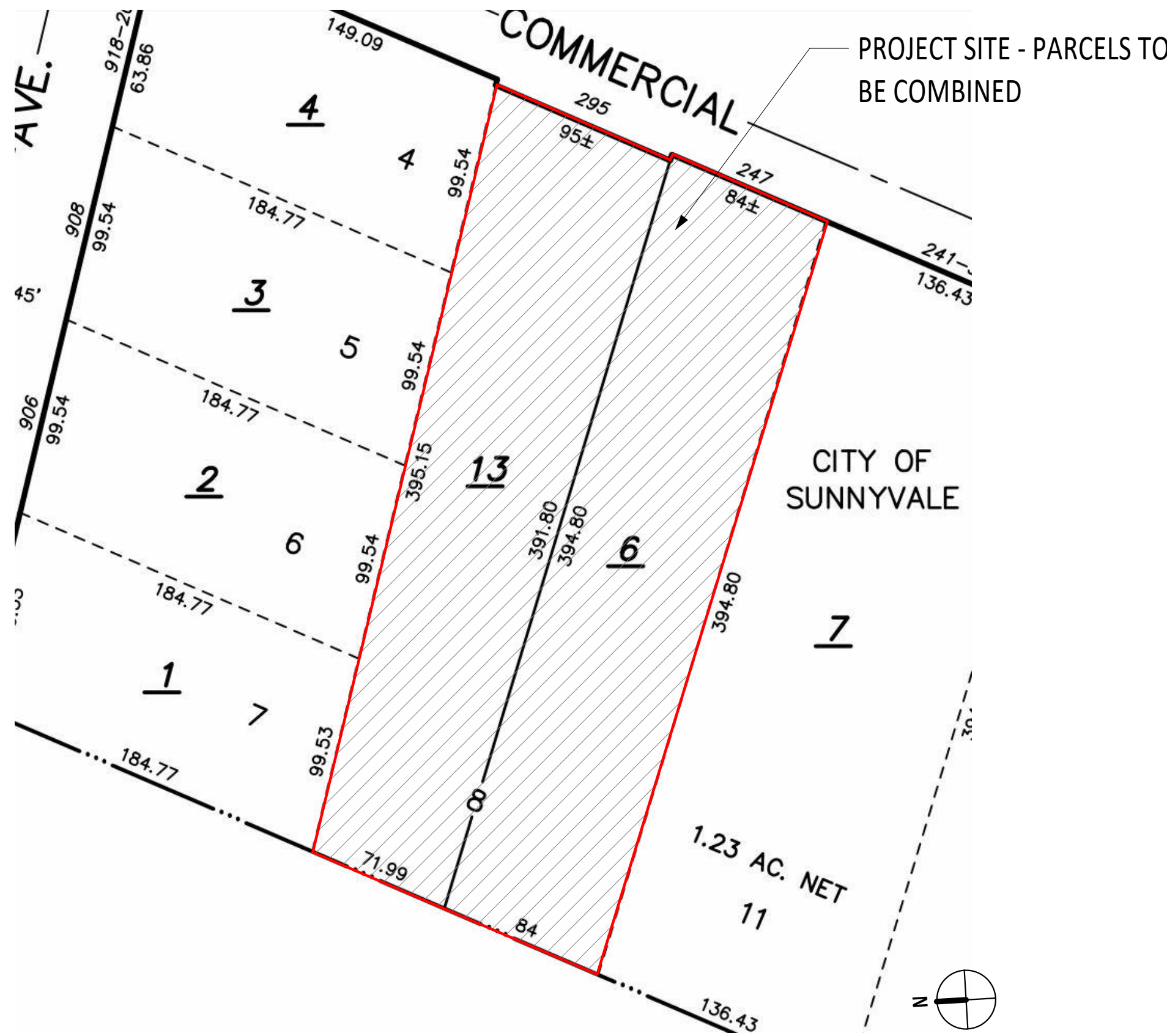
LANDSCAPE	
L1.0	GROUND LEVEL LANDSCAPE PLAN
L1.1	EXTENDED STAY ENLARGED COURTYARD PLAN
L1.2	STREET FRONT ENLARGEMENT
L2.0	PLANTING LIST
L2.1	PLANTING PLAN
L3.0	HYDROZONE PLAN
L4.0	FENCE ELEVATIONS & DETAILS
7	

LIGHTING	
LT.1	LIGHTING PLAN
LT.2	PHOTOMETRIC PLAN
2	

CIVIL	
C-1.0	TOPOGRAPHIC SURVEY
C-2.0	DEMOLITION PLAN
C-3.0	GRADING AND DRAINAGE PLAN
C-3.1	SECTIONS
C-3.2	SECTIONS
C-4.0	UTILITY PLAN
C-5.0	STORMWATER MANAGEMENT PLAN
C-6.0	BLUEPRINT FOR A CLEAN BAY
C-7.0	FIRE ACCESS PLAN
C-8.0	GARBAGE ACCESS PLAN
10	

TOTAL SHEETS: 57

PARCEL MAP



ZONING ANALYSIS, CODE ANALYSIS + VICINITY MAP

COMMERCIAL STREET HOTELS - 01/05/2021

G0.1



EXTENDED STAY BUILDING

OPERATIONS SCHEDULE

BASEMENT LEVEL	
COMP	98 SF
ELEVATOR	58 SF
MECHANICAL	243 SF
UTILITY	843 SF
LEVEL 1	
BIKE ROOM	129 SF
CORRIDOR	980 SF
DINING	505 SF
ELEVATOR	115 SF
ELEVATOR LOBBY	293 SF
EMPLOYEE RM, SALES	437 SF
FIRE PUMP	144 SF
FITNESS	629 SF
FOOD STORAGE	197 SF
GM OFFICE	113 SF
KITCHEN	257 SF
LAUNDRY	135 SF
LAUNDRY STAGING	212 SF
LOBBY	1,936 SF
LUGGAGE	94 SF
RESTROOMS	381 SF
SALES OFFICE	97 SF
STAFF BATHROOM	102 SF
STAIR	365 SF
STORAGE	113 SF
TRASH	287 SF
TOTAL SF	8,762 SF

GUEST ROOM COUNT

LEVEL 1	
KING	8
KING ADA	1
	9
LEVEL 2	
KING	25
KING ADA	1
KING SUITE	1
	27
LEVEL 3	
KING	25
KING ADA	1
KING SUITE	1
	27
LEVEL 4	
KING	25
KING ADA	1
KING SUITE	1
	27
LEVEL 5	
KING	25
KING ADA	1
KING SUITE	1
	27
LEVEL 6	
KING	25
KING ADA	1
KING SUITE	1
	27
TOTAL	144

PARKING COUNT

REQUIRED: 0.8 SPACE / HOTEL ROOM

0.8 X 144 = 116 SPACES REQUIRED

SELECT SERVICE BUILDING

OPERATIONS SCHEDULE

Not Placed	
CORRIDOR	0 SF
GENERATOR	0 SF
IDF	0 SF
MECHANICAL	0 SF
MEETING ROOMS	0 SF
RESTROOMS	0 SF
STAIR	0 SF
STORAGE	0 SF
BASEMENT LEVEL	
ELEC	594 SF
IDF	89 SF
MECHANICAL	271 SF
UTILITY	618 SF
LEVEL 1	
BAR	687 SF
BIKE ROOM	116 SF
ELEVATOR	115 SF
EMPLOYEE RM	410 SF
FIRE PUMP, FIRE RISER	137 SF
FITNESS	801 SF
GM OFFICE	116 SF
KITCHEN	850 SF
LAUNDRY STAGING	183 SF
LINEN CHUTE	15 SF
LOBBY	2,005 SF
LUGGAGE STORAGE	78 SF
MEETING ROOMS	756 SF
RESTROOMS	622 SF
SALES	204 SF
STAIR	357 SF
STORAGE	239 SF
TRASH	275 SF
TOTAL	9,536 SF

GUEST ROOM COUNT

LEVEL 2	
ADA KING	1
DOUBLE QUEEN	3
KING	21
KING SUITE	1
	26
LEVEL 3	
ADA KING	1
DOUBLE QUEEN	4
KING	20
KING SUITE	1
	26
LEVEL 4	
ADA KING	1
DOUBLE QUEEN	5
KING	19
KING SUITE	1
	26
LEVEL 5	
ADA KING	1
DOUBLE QUEEN	5
KING	19
KING SUITE	1
	26
LEVEL 6	
ADA KING	1
DOUBLE QUEEN	5
KING	19
KING SUITE	1
	26
TOTAL	130

PARKING COUNT

REQUIRED: 0.8 SPACE / HOTEL ROOM

0.8 X 130 = 104 SPACES REQUIRED

PROPOSED PARKING COUNT:

BASEMENT LEVEL		
EXTENDED STAY	ADA	2
EXTENDED STAY	EVCS	4
EXTENDED STAY	EVCS - ADA	1
EXTENDED STAY	EVCS - ADA VAN	1
EXTENDED STAY	TANDEM	3
SELECT SERVICE	ADA	2
SELECT SERVICE	STANDARD	2
SHARED	STACKER (+2)	143
SHARED	STACKER (+2,-1)	42

LEVEL 1		
SHORT TERM	ADA	2
SHORT TERM	STANDARD	1
TOTAL		203





CALGREEN COMMERCIAL MANDATORY CHECKLIST  
THESE REQUIREMENTS APPLY TO BUILDING PERMITS SUBMITTED ON OR AFTER JANUARY 1, 2020

Following is a standardized checklist of the 2019 California Green Building Standards Code (CalGreen) requirements that may be used to demonstrate compliance with the CalGreen Mandatory Measures (Chapter 5). This checklist is required for all new buildings and additions/alterations that increase the building's conditioned area. The requirements shall apply only to and/or within the specific area of the addition or alteration.

CALGreen Reference	Description	Designer's Comments with Plan Sheet Reference	City Field Inspection Verification
5.1 Planning and Design	5.106.1 Storm water pollution prevention. Newly constructed projects which disturb less than one acre of land shall prevent the pollution of storm water runoff from the construction activities through local ordinance in Section 5.106.1.1 or Best management practices (BMP) in Section 5.106.1.2.	Sheet:	Initials and Date:
5.1 Planning and Design	5.106.4 <b>Bicycle parking.</b> Comply with Sections 5.106.4.1 and 5.106.4.2; or meet local ordinance, whichever is stricter. 5.106.4.1 <b>Short-term bicycle parking.</b> If the project is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5% of visitor motorized vehicle parking capacity, with a minimum of one two-bike capacity rack. <b>Exception:</b> Additions or alterations which add nine or less visitor vehicular parking spaces. 5.106.4.2 <b>Long-term bicycle parking.</b> For new buildings with 10 or more tenant-occupants or for additions or alterations that add 10 or more tenant vehicular parking space, provide secure bicycle parking for 5% of the tenant vehicular parking spaces being added, with a minimum of one space. Acceptable parking facilities shall be convenient from the street and shall meet one of the following: 1. Covered, lockable enclosures with permanently anchored racks for bicycles; 2. Lockable bicycle rooms with permanently anchored racks; or Lockable, permanently anchored bicycle lockers.	Sheet:	Initials and Date:

One-Stop Permit Center at City Hall, 456 W. Olive Ave., 408-730-7444  
Building and Planning Division representatives are available 8 a.m. - 12:30 p.m. and 1 p.m. - 5 p.m.  
Sunnyvale.ca.gov - Search "Planning and Building"

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5.1 Planning and Design	5.106.5.3 <b>Electric vehicle (EV) charging.</b> New Construction shall comply with Section 5.106.5.3.1 or Section 5.106.5.3.2 to facilitate future installation of electric vehicle supply equipment (EVSE). 5.106.5.3.1 <b>Single charging space requirements.</b> When only a single charging space is required per Table 5.106.5.3.3, a raceway is required to be installed at the lime of construction and shall be installed in accordance with the California Electrical Code. 5.106.5.3.2 <b>Multiple charging spaces requirements.</b> When multiple charging spaces are required per Table 5.106.5.3.3 raceway(s) is/are required to be installed at the time of construction and shall be installed in accordance with the California Electrical Code. 5.106.5.3.3 <b>EV charging space calculation. [N]</b> per Table 5.106.5.3.3 below:	Sheet:	Initials and Date:
5.1 Planning and Design	5.106.5.3.4 <b>[N]Identification.</b> The service panel or subpanel(s) circuit directory shall identify the reserved overcurrent protective device space(s) for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE." 5.106.5.3.5 <b>[N]</b> EV spaces count as designated parking.	Sheet:	Initials and Date:
5.1 Planning and Design	5.106.8 <b>Light pollution reduction.</b> Outdoor lighting systems shall be designed and installed to comply with the following: 1. The minimum requirements in the California Energy Code for Lighting Zones 1-4 as defined in Chapter 10 of the California Administrative Code; and 2. Backlight, Uptight and Glare (BUG) ratings as defined in IESNA TM-15- 11; and 3. Allowable BUG ratings not exceeding those shown in Table 5.106.8, OR comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent. <b>Exceptions:</b> 1. Luminaires that qualify as exceptions in Section 140.7 of the California Energy Code Emergency lighting	Sheet:	Initials and Date:
5.1 Planning and Design	5.106.12 <b>Shade Trees.</b> Shade trees shall be planted. Percentages shown shall be measured at noon on the summer solstice 5.106.12.1 <b>Surface parking areas.</b> Stade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 50% of the parking area within 15 years 5.106.12.2 <b>Landscape areas.</b> Shade tree plantings, minimum #10 container size shall be installed to provide 20% shade within 15 years. 5.106.12.3 <b>Hardscape areas.</b> Shade tree plantings, minimum #10 container size shall be installed to provide shade of 20% of the hardscape area within 15 years.	Sheet:	Initials and Date:
5.2 Energy	5.201.1 <b>Scope</b> Compliance with the California Energy Commission mandatory standards.	Sheet:	Initials and Date:

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5.3 Water Efficiency and Conservation	5.303.3 <b>Water conserving plumbing fixtures and fittings.</b> Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following: 5.303.3.1 <b>Water closets.</b> The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type Toilets. <b>Note:</b> The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush. 5.303.3.2 <b>Urinals.</b> 5.303.3.2.1 <b>Wall-mounted urinals.</b> The effective flush volume of wall- mounted urinals shall not exceed 0.125 gallons per flush. 5.303.3.2.2 <b>Floor-mounted urinals.</b> The effective flush volume of floor-mounted urinals shall not exceed 0.5 gallons per flush. 5.303.3.3 <b>Showerheads.</b> 5.303.3.3.1 <b>Single showerhead.</b> Showerheads shall have a maximum flow rate of not more than 2.0 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads. 5.303.3.3.2 <b>Multiple showerheads</b> serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time. <b>Note: A</b> hand-held shower shall be considered a showerhead.	Sheet:	Initials and Date:
5.3 Water Efficiency and Conservation	5.303.4 <b>Commercial kitchen equipment.</b> 5.303.4.1 <b>Food waste disposers.</b> Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no more than 10 minutes or inactivity. Disposers shall use no more than 8 gpm of water. <b>Note:</b> This code section does not affect local jurisdiction authority to prohibit or require disposer installation	Sheet:	Initials and Date:
5.3 Water Efficiency and Conservation	5.303.5 <b>Areas of additions or alteration.</b> For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply to new fixtures in additions or areas of alterations to the building.	Sheet:	Initials and Date:
5.3 Water Efficiency and Conservation	5.303.6 <b>Standards for plumbing fixtures and fittings.</b> Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1401.1 of the California Plumbing Code and in Chapter 6 of this code.	Sheet:	Initials and Date:

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5.3 Water Efficiency and	5.304.1 <b>Outdoor Water Use Scope.</b> The provisions of Section 5.304 Outdoor Water Use reference the mandatory Model Water Efficiency Landscape Ordinance (MWEO) contained with Chapter 2.7, Division 2, Title 23, California Code of Regulations.	Sheet:	Initials and Date:
5.4 Material Conservation and Resource Efficiency	5.408.1 <b>Construction waste management.</b> Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent. 5.408.1.1 <b>Construction waste management plan.</b> Where a local jurisdiction does not have a construction and demolition waste management ordinance that is more stringent, submit a construction waste management plan that complies with Items 1 through 4 of this section. 5.408.1.2 <b>Waste management company.</b> Utilize a waste management company that can provide verifiable documentation that the percentage of construction waste material diverted from the landfill complies with this section. <b>Exceptions to Sections 5.408.1.1 and 5.408.1.2:</b> 1. Excavated soil and land-clearing debris 2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist. 3. Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets. 5.408.1.4 <b>Documentation.</b> Provide documentation of the waste management plan that meets the requirements listed in Sections 5.408.1.1 through 5.408.1.3, and the plan is accessible to the enforcement authority. 5.408.2 <b>Universal Waste.</b> Additions and alterations to a building or tenant space that meet the scoping provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction documents. 5.408.3 <b>Excavated soil and land clearing debris.</b> 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. <b>Exception:</b> Reuse, either on-or off-site, of vegetation or soil contaminated by disease or pest infestation.	Sheet:	Initials and Date:

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5.4 Material Conservation and Resource Efficiency	5.410.1 <b>Recycling by occupants.</b> Provide readily accessible areas that serve the entire building and are identified for the depositing, storage, and collection of non-hazardous materials including organic waste for recycling. 5.410.1.1 <b>Additions.</b> All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30 percent or more in floor area, shall provide recycling areas on site. <b>Exception:</b> Additions within a tenant space resulting in less than a 30% increase in the tenant space floor area.	Sheet:	Initials and Date:
5.4 Material Conservation and Resource Efficiency	5.410.4 <b>Testing and adjusting.</b> Testing and adjusting of systems shall be required for buildings less than 10,000 square feet. Applies to new systems serving additions or alterations. 5.410.3.2 <b>Systems.</b> Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include, as applicable to the project, the systems listed in 5.410.4.2. 5.410.3.3 <b>Procedures.</b> Perform testing and adjusting procedures in accordance with applicable standards on each system as determined by enforcing agency. 5.410.3.3.1 <b>HVAC balancing.</b> Before a new space conditioning system serving a building or space is operated for normal use, the system should be balanced in accordance with the procedures defined by national standards listed in 5.410.3.3.1. 5.410.3.4 <b>Reporting.</b> After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services. 5.410.3.5 <b>Operation and maintenance manual.</b> Provide the building owner with detailed operating and maintenance instructions and copies of guaranties/warranties for each system prior to final inspection. <b>Inspections and reports.</b> Include a copy of all inspection verifications and reports required by the enforcing agency.	Sheet:	Initials and Date:
5.4 Material Conservation and Resource Efficiency	5.503.1 <b>Fireplaces.</b> Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. <b>Woodstoves.</b> Woodstoves shall comply with US EPA New Source Performance Standards (NSPS) emissions limits, where applicable, and shall have a permanent label indicating they are certified to meet the emission limit.	Sheet:	Initials and Date:

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5.4 Material Conservation and Resource	5.504.1.3 <b>Temporary ventilation.</b> If the HVAC system is used during construction, use return air filters with a MERV of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30% based on ASHRAE 52.1-1992. Replace all filters immediately prior to occupancy. Applies to additions or alterations.	Sheet:	Initials and Date:
5.4 Material Conservation and Resource Efficiency	5.504.3 <b>Covering of duct openings and protection of mechanical equipment during construction.</b> At the time of rough installation and during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet-metal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may enter the system.	Sheet:	Initials and Date:
5.4 Material Conservation and Resource Efficiency	5.504.4 <b>Finish material pollutant control.</b> <b>Adhesives, sealants and caulks.</b> Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits. <b>Paints and coatings.</b> Paints, stains and other coatings shall be compliant with voc limits. <b>Aerosol paints and coatings.</b> Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds. <b>Verification.</b> Documentation shall be provided to verify that compliant VOC limit finish materials have been used.		
5.4 Material Conservation and Resource Efficiency	5.504.4.4 <b>Carpet systems.</b> All carpet installed in the building interior shall meet the testing and product requirements of one of the following: 1. Carpet and Rug Institute's Green Label Plus Program. 2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350.) 3. NSF/ ANSI 140 at the Gold level. 4. Scientific Certifications Systems Indoor Advantage™ Gold. <b>Carpet cushion.</b> All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program. <b>Carpet adhesive.</b> All carpet adhesive shall meet the requirements of Table 5.504.4.1.		

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5.4 Material Conservation and Resource Efficiency	5.504.4.6 <b>Resilient flooring systems.</b> For 80% of floor area receiving resilient flooring, installed resilient flooring shall meet at least one of the following: 1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program; 2. Compliant with the VOC-emission limits and testing requirements specified in the California Department of Public Health's 2010 Standard Method for the Testing and Evaluation Chambers, Version 1.1, February 2010; 3. Compliant with the Collaborative for High Performance Schools California (CA-CHPS) Criteria Interpretation for EQ 7.0 and 7.1 (formerly EQ. 2.2) dated July 2012 and listed in the CHPS High Performance Product Database; or 4. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children's for Schools Program). 5.504.4.6.1 <b>Verification of compliance.</b> Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.	Sheet:	Initials and Date:
5.4 Material Conservation and Resource Efficiency	5.504.5.3 <b>Filters.</b> In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 8. MERV 8 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual. <b>Exceptions:</b> 1. An ASHRAE 10-percent to 15-percent efficiency filter shall be permitted for an HVAC unit meeting the 2013 <i>California Energy Code</i> having 60,000 Btu/h or less capacity per fan coil, if the energy use of the air delivery system is 0.4 W /cfm or less at design air flow. 2. Existing mechanical equipment. 5.504.5.3.1 <b>Labeling.</b> Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating.	Sheet:	Initials and Date:
5.4 Material Conservation and Resource Efficiency	5.504.7 <b>Environmental tobacco smoke (ETS) control.</b> Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building as already prohibited by other laws or regulations; or as enforced by ordinances, regulations or policies of any city, county, city and county, California Community College, campus of the California State University, or campus of the University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post signage to inform building occupants of the prohibitions.	Sheet:	Initials and Date:
5.5 Environmental Quality	5.505.1 <b>Indoor moisture control.</b> Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1203 and Chapter 14.1.	Sheet:	Initials and Date:

5.5 Environmental Quality	5.508.2 <b>Supermarket refrigerant leak reduction.</b> New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high- global-warming potential (high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities. <b>Exception:</b> Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO2), and potentially other refrigerants.	Sheet:	Initials and Date:
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LEED v4 for BD+C: Hospitality  
Project Checklist

Y	?	N
1	0	0
NA	NA	NA
1	0	0
2	0	0
5	0	0
5	0	0
1	0	0
1	0	0
1	0	0
1	0	0

Project Name:  
Date:

Summary of Requirements
1. Perform simple box energy modeling analysis AND preliminary water budget analysis before completion of schematic design and document how analysis informed design decisions in project's OPR and BOD
NA
Located on previously developed land or land that does not meet the criteria for sensitive land
Infill location in a historic district (1pt); OR Priority designation site (1pt); OR Brownfield remediation (2pts)
1. Density within 1/4 miles of project is 22,000 sqft per acre of buildable land - 2pts; OR 35,000 sqft per acre of buildable land - 3pts
2. Main entrance within 1/2 mi of 4-7 existing publicly available diverse uses (1pt); OR 8 diverse uses (2pts)
Entrance within 1/4 mile of 360 weekday + 216 weekend trips
1. Entry within 200 yards from a bicycle network connecting to at least 10 diverse uses OR bus rapid transit stop/light or heavy rail station/commuter rail station/ferry terminal
2. Provide short-term bicycle storage for at least 2.5% of all peak visitors (minimum four spaces) within 100 ft of main entrance
3. Provide long-term bicycle storage for at least 5% of regular building occupants (minimum four spaces) within 100 feet of functional entry
Parking capacity must be 40% below the base ratios recommended by Parking Consultants Council. 5% of parking spaces must be carpool preferred parking
1. 5% of parking spaces = preferred parking for green vehicles OR 20% reduced parking rate for green vehicles
2. EVSE (L2 charger, comply with local standard for electrical connectors, networked and participating in demand-response program) in 2% of all parking spaces (additional to spaces above)
Create and implement an erosion and sedimentation control plan for construction activities
Complete and document site survey/assessment that includes information on topography, hydrology, climate, vegetation, soils, human use, and human health effects. Assessment should explain how site features influenced project design.

8	2	0
Y	0	0
1	0	0

2	0	0
2	0	0
2	0	0
2	0	0

14	2	0
Y	0	0
Y	0	0

2	0	0
3	0	0
1	0	0
2	0	0
1	0	0
2	0	0

Use at least 20 different permanently installed products sourced from at least 5 different manufacturers that meet disclosure criteria (1 pt) AND/OR ensure 50% of permanently installed products meet impact reduction requirements (additional 1 pt). Calculation benefits to sourcing products within 100 miles
Use at least 20 different permanently installed products from at least 5 different manufacturers that have publicly released a report from their raw material suppliers (1pt) AND/OR ensure 25% of permanently installed products meet at least one of the responsible extraction criteria (additional 1 pt). Calculation benefits to sourcing products within 100 miles
Use at least 20 different permanently installed products from at least 5 different manufacturers that meet chemical inventory requirements (1pt) AND/OR ensure 25% of permanently installed products document their material ingredient optimization (additional 1pt) AND/OR ensure 25% of permanently installed products have optimized manufacturer supply chain (additional 1pt). Calculation benefits to sourcing products within 100 miles
Recycle/salvage nonhazardous C&D materials. Waste to energy can be considered diversion. Divert 50%-75% of total C&D material including 3-4 material streams (1-2 pt) OR reduce total C&D material to 2.5 lbs per square foot
Meet minimum ASHRAE or local equivalent requirements for ventilation for acceptable indoor air quality AND monitor outdoor air intake
Prohibit smoking inside and outside except in designated smoking areas 25 feet from all entries/air intakes/operable windows OR provide documentation of regulations that do not allow this. Include signage
Install permanent entryway systems at least 10 ft long to capture dirt/particulates and maintain weekly; and sufficiently exhaust spaces where hazardous gases or chemicals may be present or used and include self-closing doors/deck-to-deck partitions/hard-lid ceiling and include particle filters in ventilation systems connected to outdoor air (1pt)
AND/OR design project to minimize entry of pollutants into building (demonstrate with modeling); or increase breathing zone outdoor air ventilation rates by 30% above minimum; or monitor CO2 concentrations in densely occupied spaces; or evaluate potential sources of additional air contaminants besides CO2 (additional 1pt)
1. Conduct product category calculations and achieve threshold level of compliance
2. If some products in a category do not meet the criteria, use the budget calculation method
Develop and implement an indoor air quality management plan for the construction and preoccupancy phases of the building
1. Install new filtration media and perform building flush-out OR
2. conduct baseline IAQ test after construction ends and before occupancy and demonstrate that contaminants do not exceed concentration criteria
Design HVAC systems and building envelope to meet ASHRAE Standard OR ISO and GEN Standards; provide individual thermal comfort controls for >60% of individual occupant spaces
Provide individual lighting controls to 90% of individual occupant spaces (1pt) AND/OR ensure lighting quality meets criteria (additional 1pt)

2	0	0
1	0	0
2	1	0
2	0	0
1	0	0

9	0	2
Y	0	0
Y	0	0
Y	0	0
2	0	0
6	0	0
2	0	0
1	0	0

29	0	4
Y	0	0

1. Preserve and protect 40% of greenfield area on the site if it exists.
2. Restore 30% of the previously disturbed area (including green roof area if project density is >1.5 FAR) to meet specific criteria
OR provide financial support equivalent to at least \$0.40 per square foot for total site area
30% of total site area should be outdoor space (25% vegetated, can include green roof) with pedestrian oriented, recreation oriented, garden oriented, or preservation oriented component.
Manage on-site runoff for the 95th (2 points) or 98th (3 points) percentile of regional or local rainfall events using low impact development and green infrastructure
Nonroof and roof measure should be greater than or equal to the total paving site area plus total roof area.
•Nonroof and roof measure equation: Nonroof area * 2 + High reflectance roof area * 4/3 + vegetated roof area * 4/3
•Nonroof area consists of: shade cover from vegetation, energy generation systems, structures meeting SR value requirements; paving material meeting SR value requirements; open-grit pavement
•High reflectance roof area must meet SR value requirements
Meet uplight and light trespass requirements using either backlight-uplight-glare method or calculation method.
Landscape does not require a permanent irrigation system beyond 2 years OR reduce project's landscape water requirement by at least 30% from calculated baseline for the site's peak watering month (use EPA WaterSense Water Budget Tool)
Reduce aggregate water consumption by 20% from the baseline. All toilets, urinals, private lavatory faucets, and showerheads must be WaterSense labeled
Install permanent water meters that measure the total potable water use for the building and associated grounds and commit to sharing with USGBC monthly and annual water usage summaries for first 5 years of operation
Landscape does not require permanent irrigation after 2 years (2pts). OR reduce project's landscape water requirement by an additional 20% (1pt) - 70% (2pts) from calculated baseline
Reduce aggregate water consumption by 25% (1pt), 30% (2 pts), 35% (3 pts), 40% (4 pts), 45% (5pts) from the baseline AND install equipment (washing machines or kitchen equipment), that meets efficiency requirements
NA
Install permanent water meters for two or more water subsystems (i.e., irrigation, indoor plumbing fixtures and fittings, domestic hot water, boiler, reclaimed water)
Complete commissioning process activities for mechanical, electrical, plumbing, and RE systems/assemblies in accordance with ASHRAE guidelines

3	0	0
1	0	0
1	0	0
1	3	0
3	0	0
1	0	0
4	0	0
1	0	0
1	0	0
1	0	0
1	0	0
89	7	12

Possible Points: 110  
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110

Provide manual or automatic glare-control devices for all regularly occupied spaces
Provide quality views
Provide effective acoustic design
Achieve significant, measurable environmental performance using a strategy not addressed in the LEED green building rating system (innovation/1-3pt), achieve one pilot credit from USGBC's Pilot Credit Library (pilot/1-3pt); achieve exemplary performance in an existing LEED v4 prerequisite or credit that allows exemplary performance (exemplary performance/1-2pts)
At least one principal participant of the project team must be a LEED AP with a specialty appropriate for the project.

Y	0	0
Y	0	0
Y	0	0
4	2	0
18	0	0
1	0	0
2	0	0
3	0	0
1	0	0
2	0	0

8	0	5
Y	0	0
Y	0	0
5	0	0

Documented 5% energy improvement over baseline and design must comply with ANSI/ASHRAE/IESNA Standard, include project's energy consumption costs; compare against baseline building
OR Comply with ANSI/ASHRAE/IESNA Standard and HVAC and service water heating requirements
OR Comply with ANSI/ASHRAE/IESNA Standard including Sections 1-3
Install new building-level energy meters or submeters to provide building-level energy consumption data and commit to sharing data with USGBC for first 5 years of operation
Do not use CFC-based refrigerants
Complete enhanced commissioning process activities for mechanical, electrical, plumbing, and RE systems/assemblies in accordance with ASHRAE guidelines (3 pts) AND develop monitoring based procedures to assess energy and water consumption performance (additional 1 pt) AND/OR fulfill requirements in EA Prerequisite Fundamental Commissioning and Verification as they apply to the building's thermal envelope (additional 2 pts)
Conduct whole-building energy simulation to demonstrate 6% (1pt) to 50% (18 pts) improvement in proposed building performance compared to baseline.
Install advanced energy metering for whole-building energy sources and energy end-uses that represent 10% or more of total annual consumption
Design building and equipment for participation in demand response programs through load shedding or shifting (does not include on-site electricity generation)
Use renewable energy systems to offset building energy costs. Percentage (1% = 1pt to 10% = 3 pts) of renewable energy should be equal to equivalent cost of usable energy produced by renewable energy system/total building annual energy cost.
Use refrigerants that have an ODP of 0 and GWP of <50 OR select refrigerants used in HVAC&R equipment to minimize emission of compounds that contribute to ozone depletion and climate change in compliance with requirements
Engage in a contract for green power or carbon offsets (50% - 1pt, 100% - 2pts)
Provide dedicated accessible areas for collection and storage of recyclable materials (paper, cardboard, glass, plastics, metals) for entire building. Conduct proper collection, storage, and disposal for batteries, mercury containing lamps, and e-waste
Develop and implement a C&D waste management plan; target at least 5 materials for diversion (excludes ADC) and describe diversion strategies including where it will be taken and how the recycling facility will process the material. Provide a final waste report
Reuse existing building OR renovate abandoned building OR reuse/salvage building materials from off-site as percentage of surface area. 25% - 2pts; 50% - 3pts; 75% - 4pts





CORNER OF E ARQUES AVE AND COMMERCIAL ST



SITE APPROACH ON COMMERCIAL STREET



SITE APPROACH ON COMMERCIAL STREET



SITE APPROACH ON COMMERCIAL STREET





PHOTO MONTAGE- COMMERCIAL STREET



PHOTO MONTAGE- E ARQUES AVE





VIEW OF MAIN ENTRY





VIEW OF COMMERCIAL ST. STREETScape, RESTAURANT PATIO ALONG COMMERCIAL ST.





SOUTHERN AERIAL VIEW



HIGH BIRDSEYE VIEW



VIEW ALONG COMMERCIAL ST. NEAR SOUTHERN DRIVEWAY ENTRY



AERIAL VIEW OF BACK PATIO





SIMULATED AERIAL VIEW FROM NORTHEAST

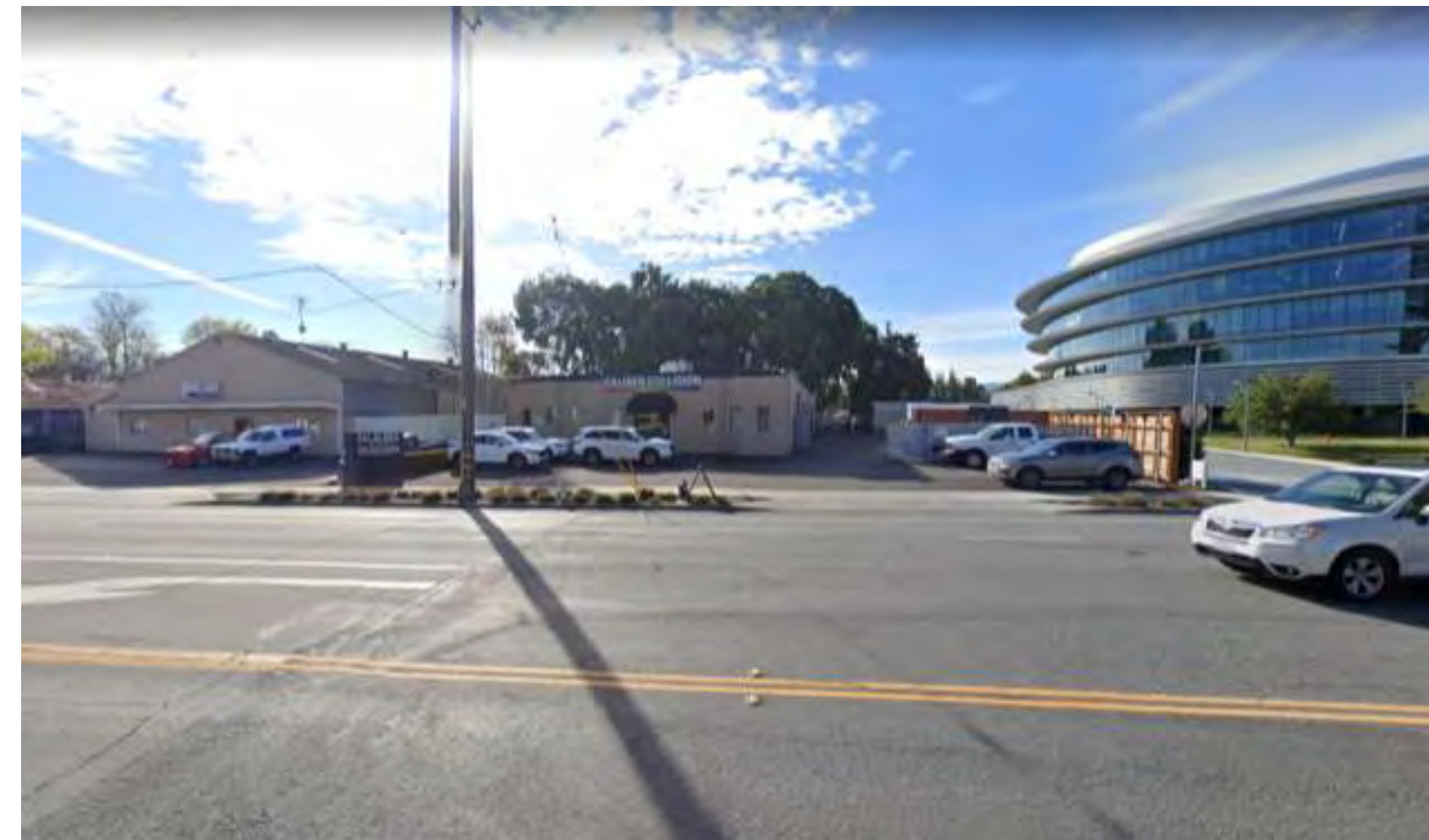








1. 263 SANTA ANA CT.



2. 904 EAST ARQUES AVE.



3. 906 EAST ARQUES AVE.



4. 908 EAST ARQUES AVE.



5. 920 EAST ARQUES AVE.



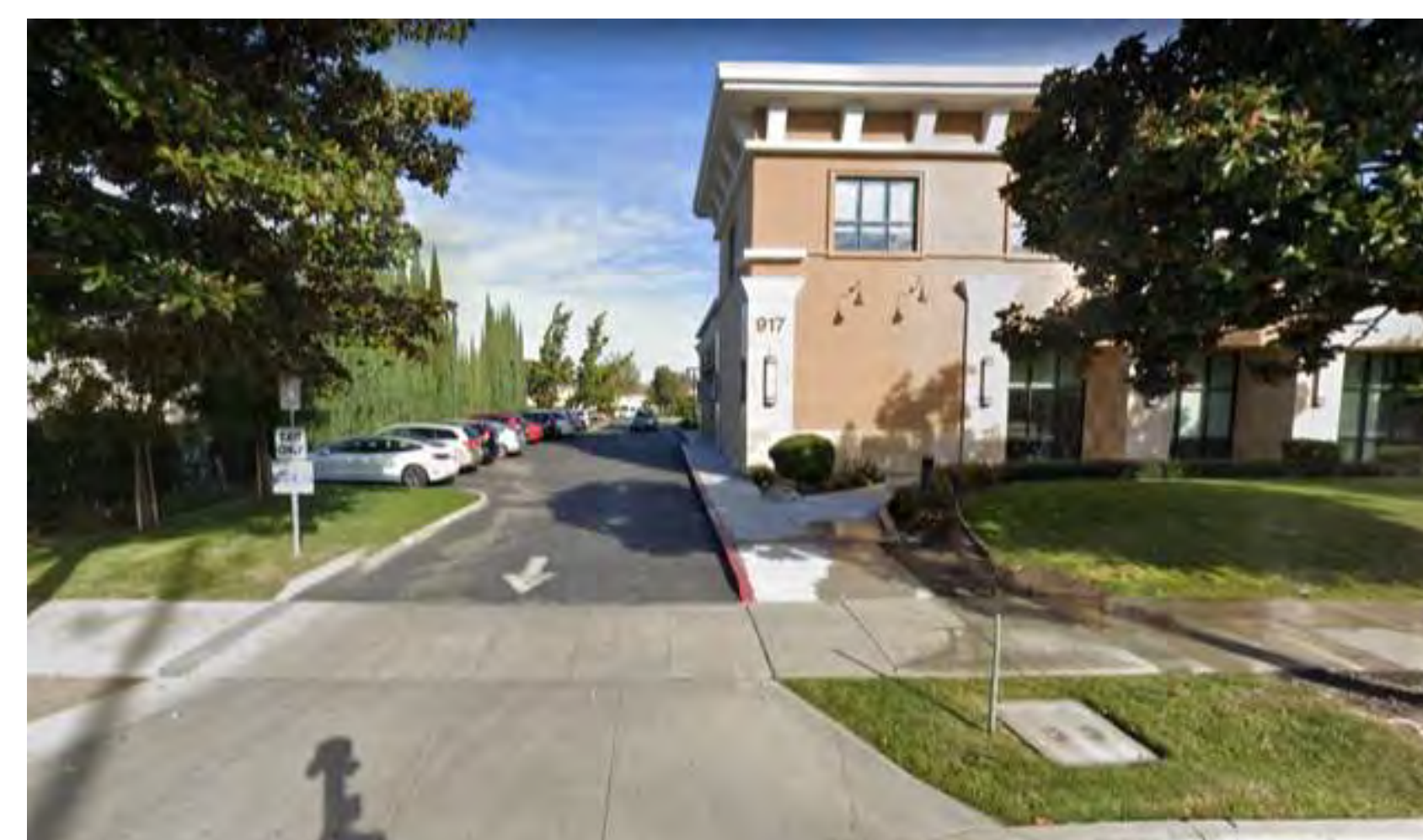
6. 930 EAST ARQUES AVE.



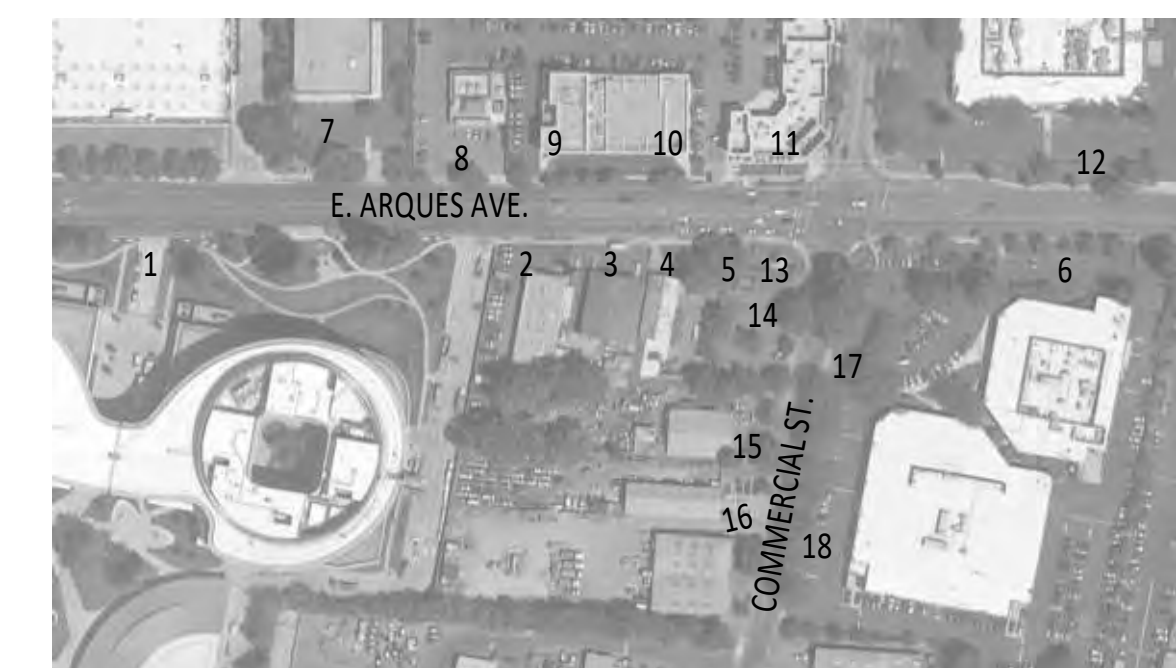
7. 875 EAST ARQUES AVE.



8. 907 EAST ARQUES AVE.



9. 917 EAST ARQUES AVE.



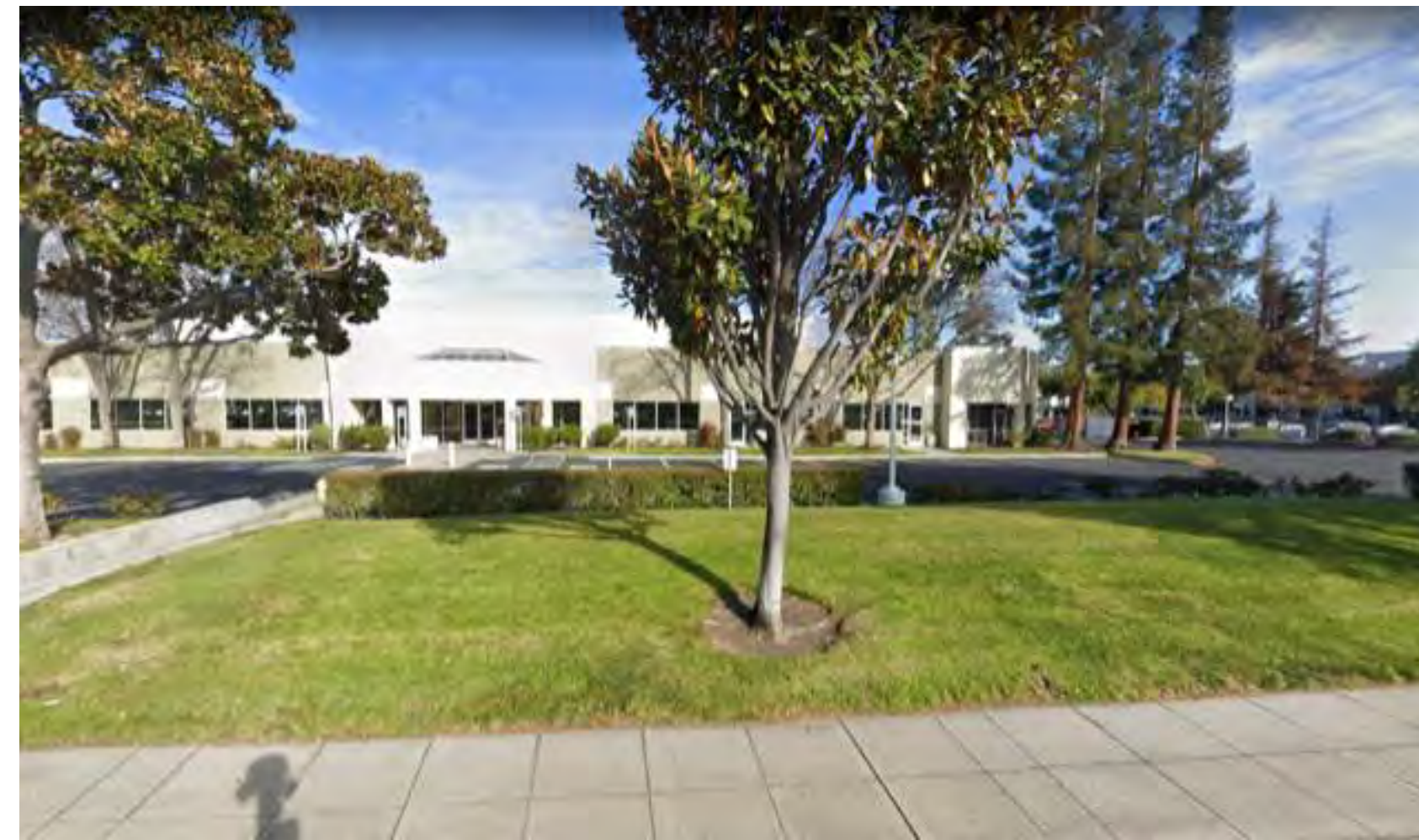




10. 921 EAST ARQUES AVE.



11. 927 EAST ARQUES AVE.



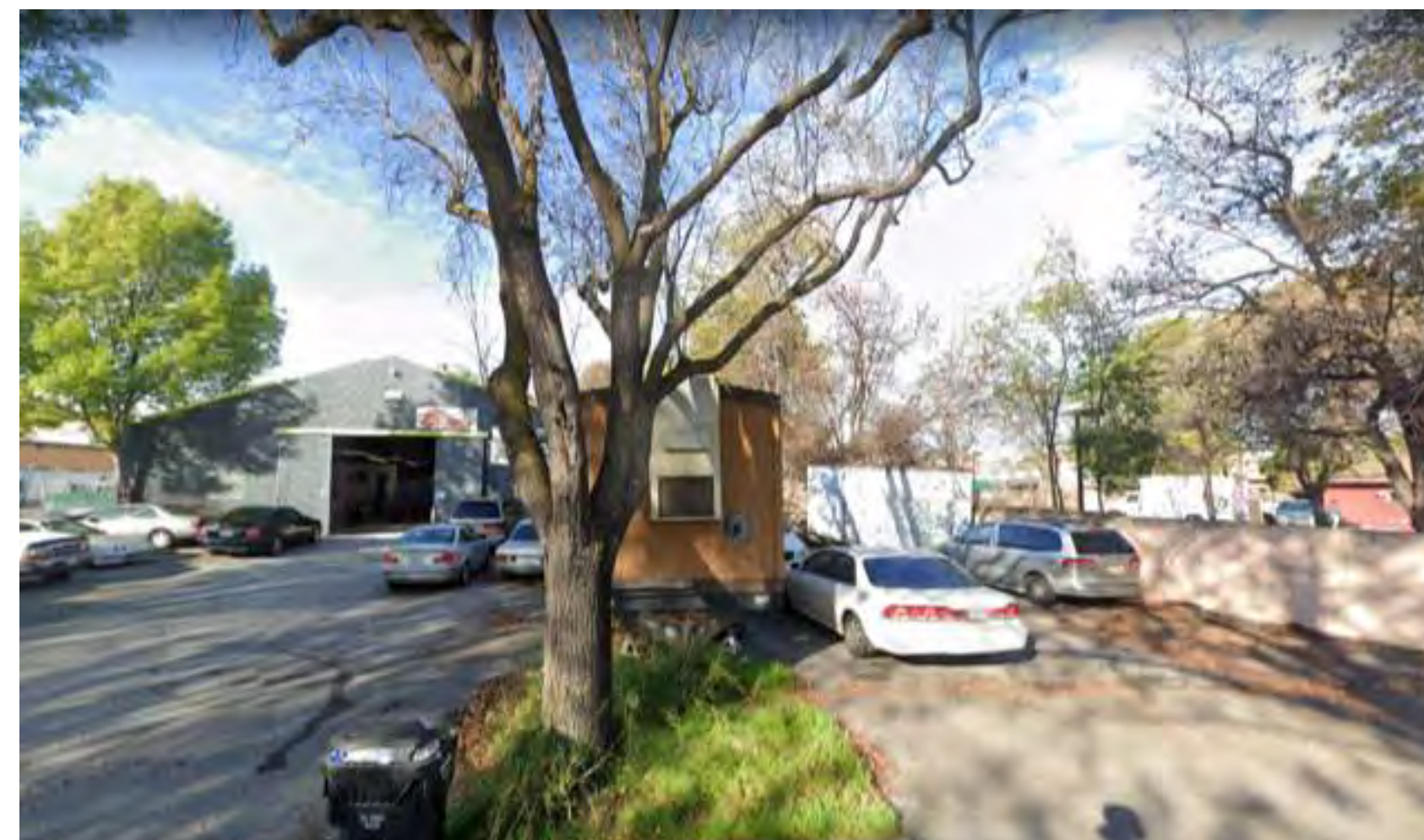
12. 931 EAST ARQUES AVE.



13. 201 COMMERCIAL ST.



14. 201 COMMERCIAL ST.



15. 295 COMMERCIAL ST.



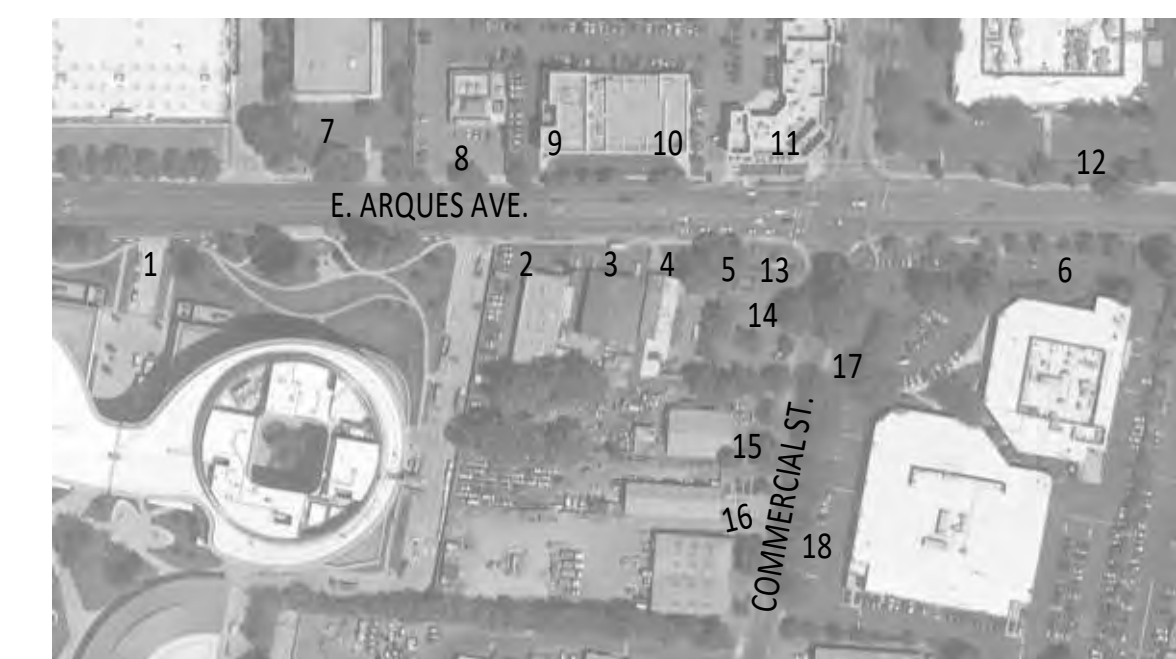
16. 247 COMMERCIAL ST.



17. 204 COMMERCIAL ST.

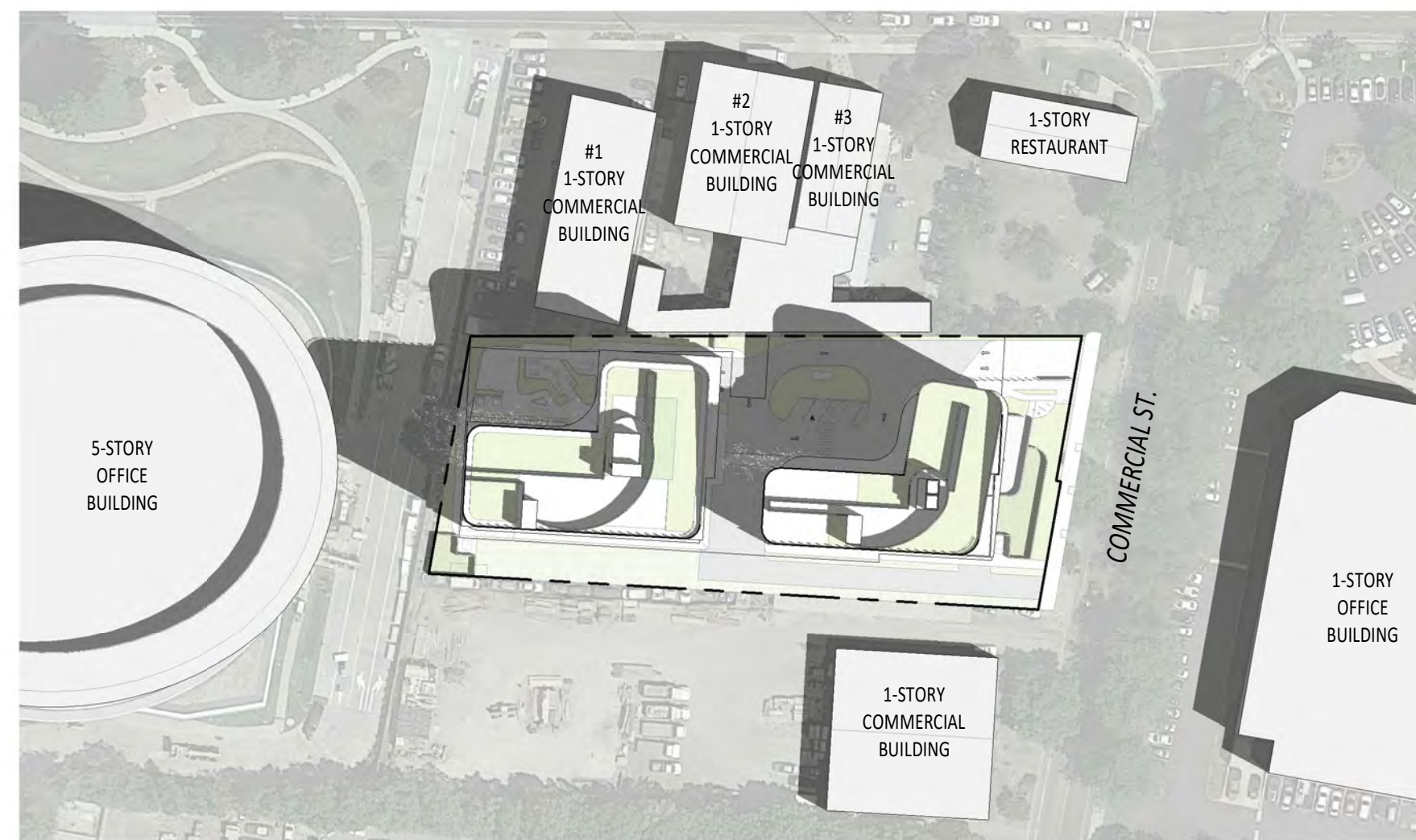


18. 250 COMMERCIAL ST.

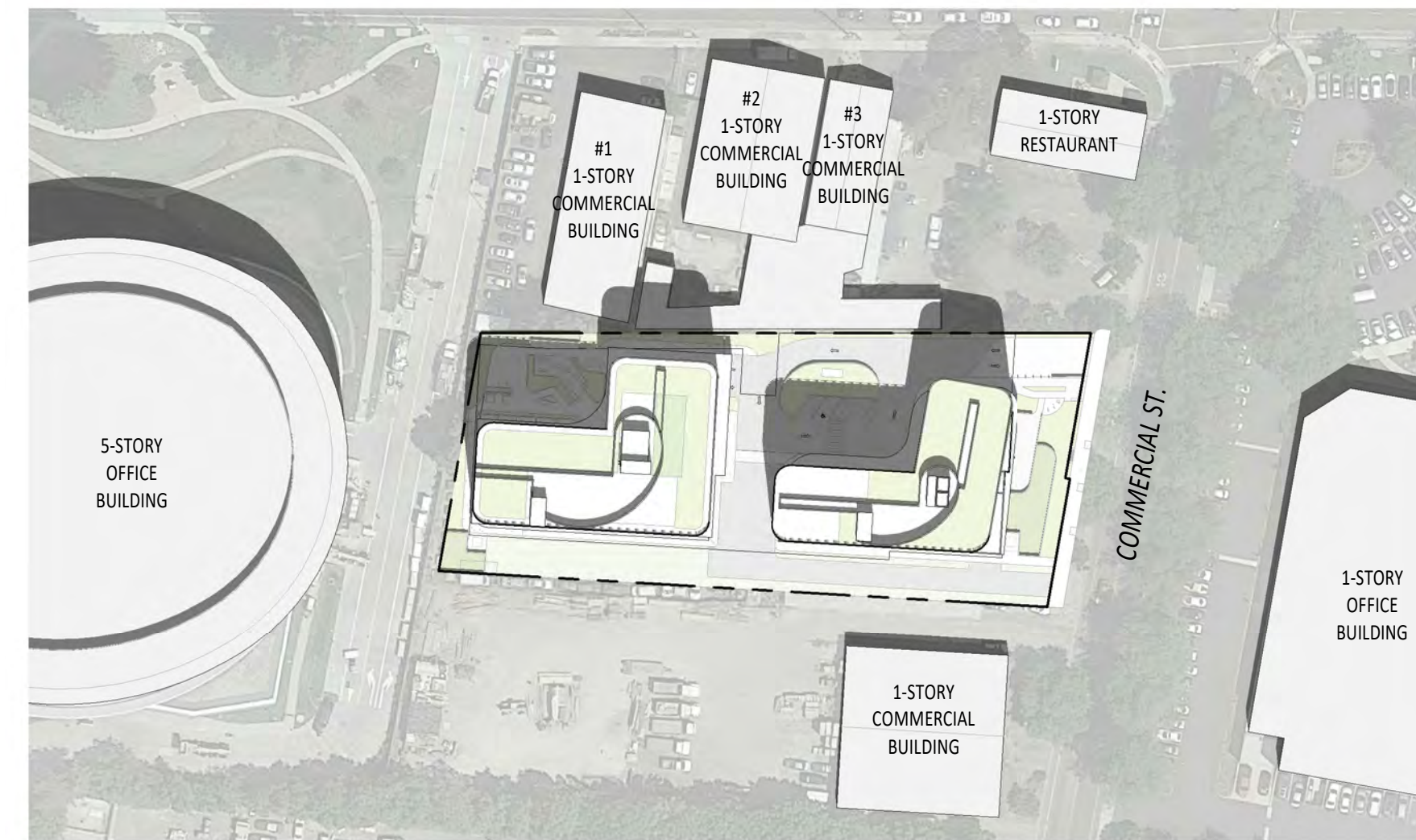




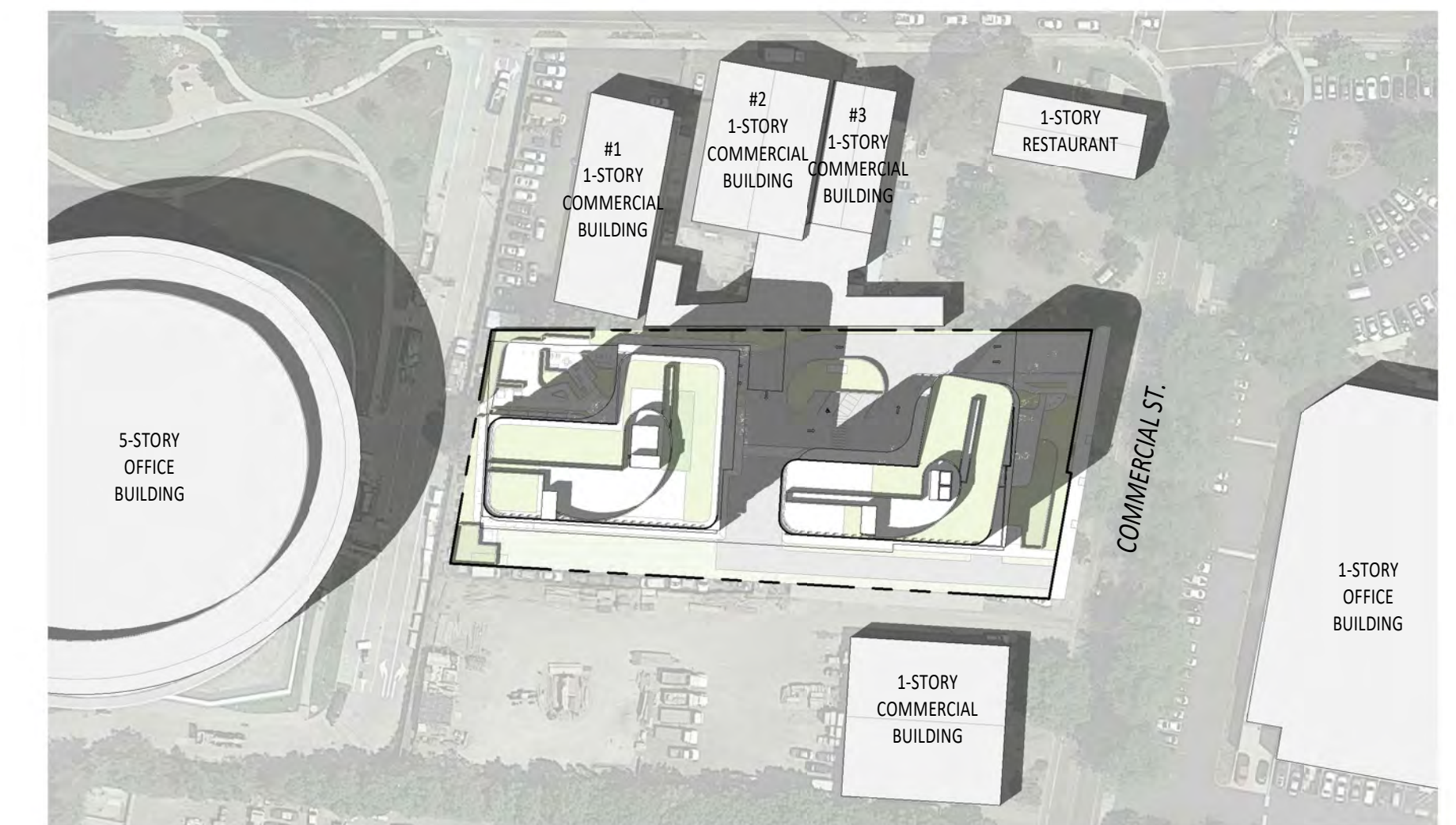
**FALL- SPRING**



EQUINOX - 9AM

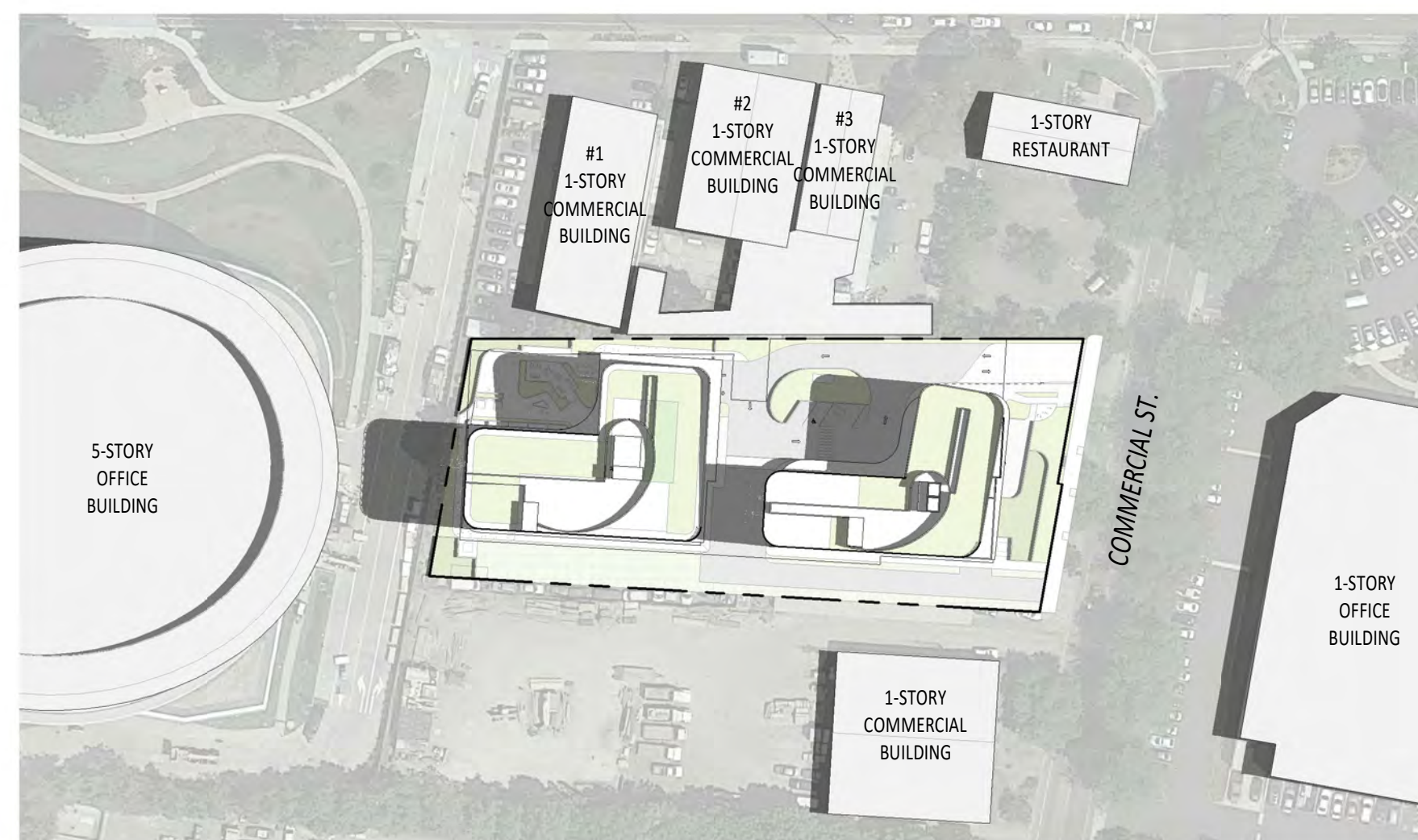


EQUINOX - 12PM

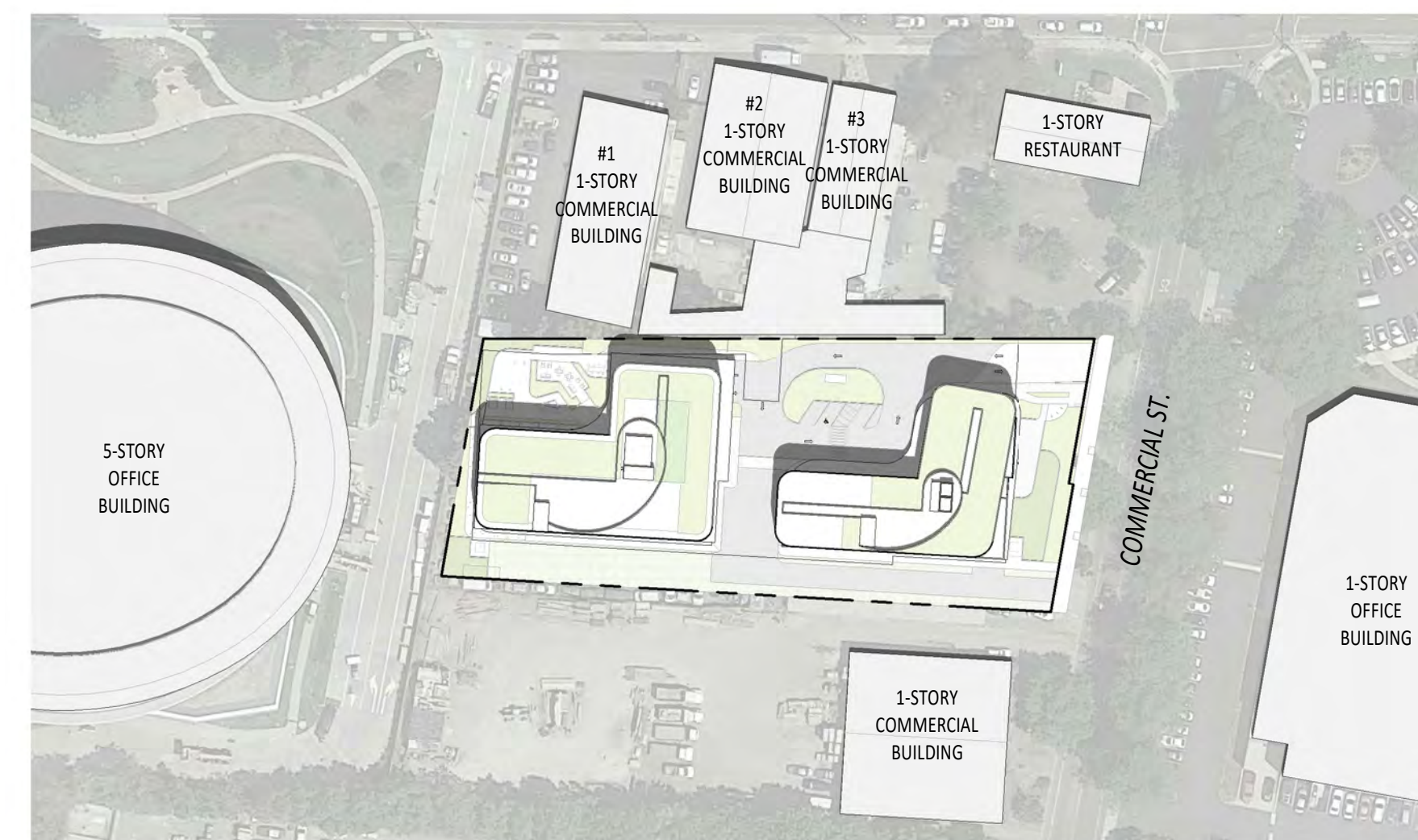


EQUINOX - 3PM

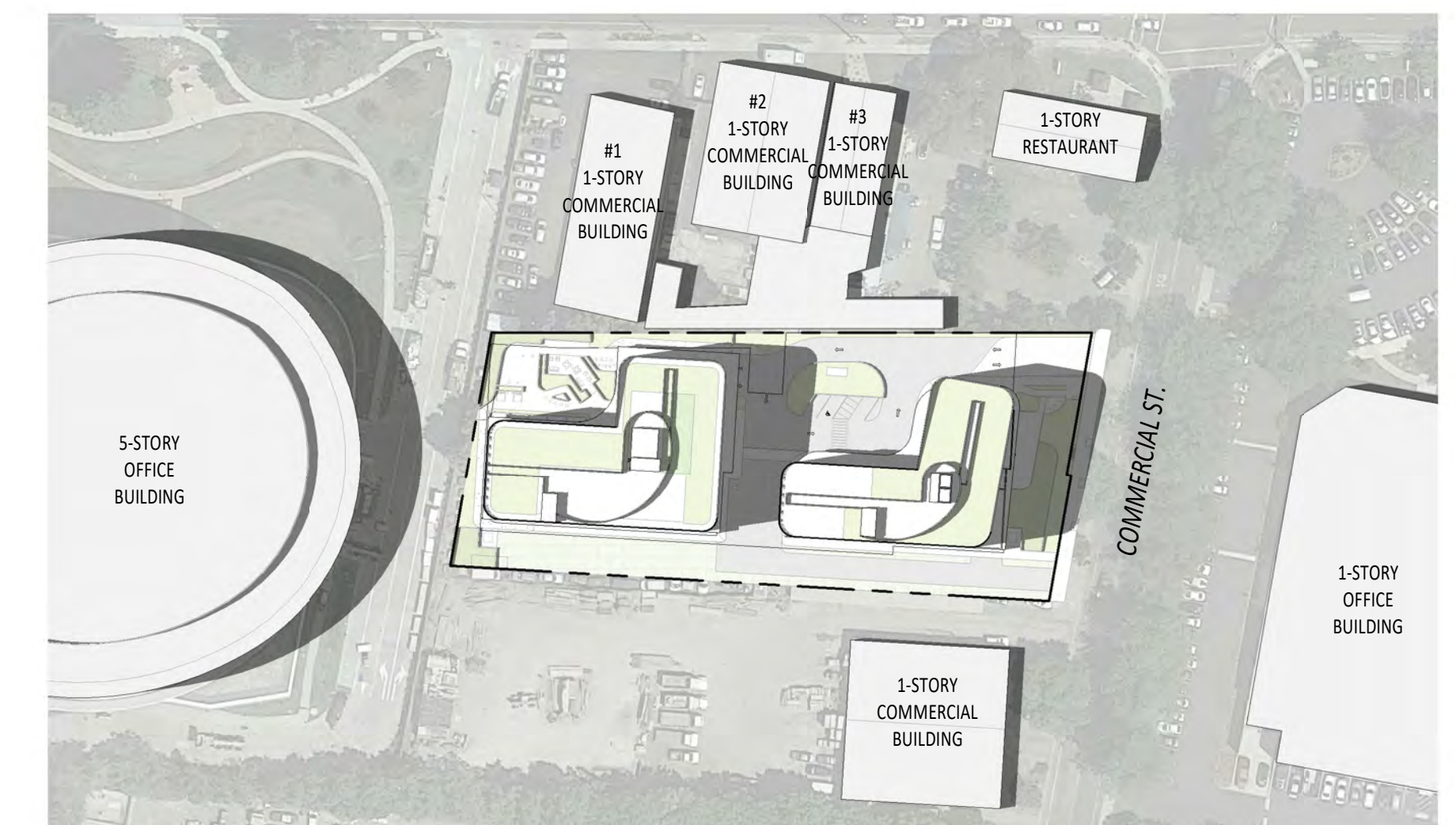
**SUMMER**



SUMMER SOLSTICE - 9AM

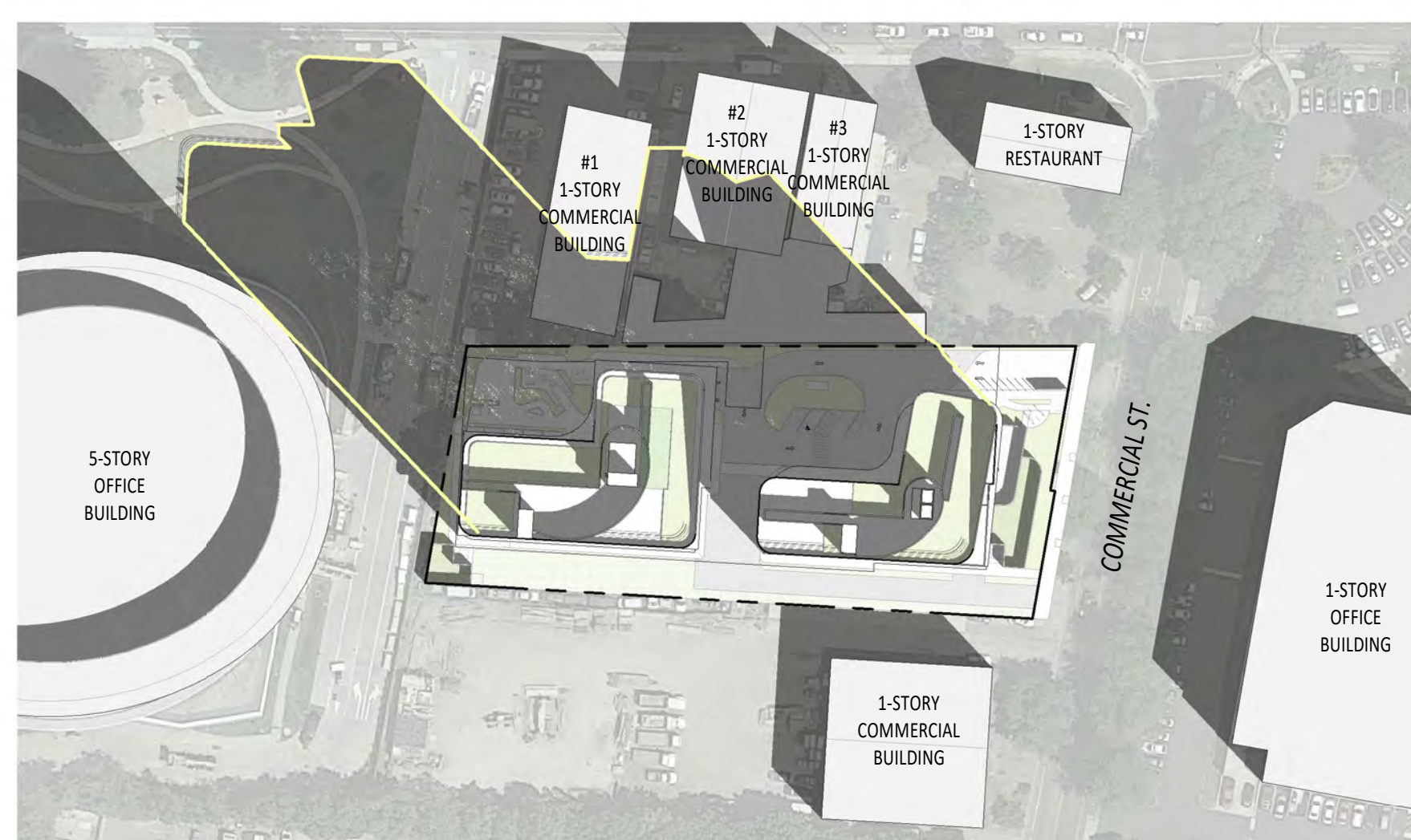


SUMMER SOLSTICE - 12PM

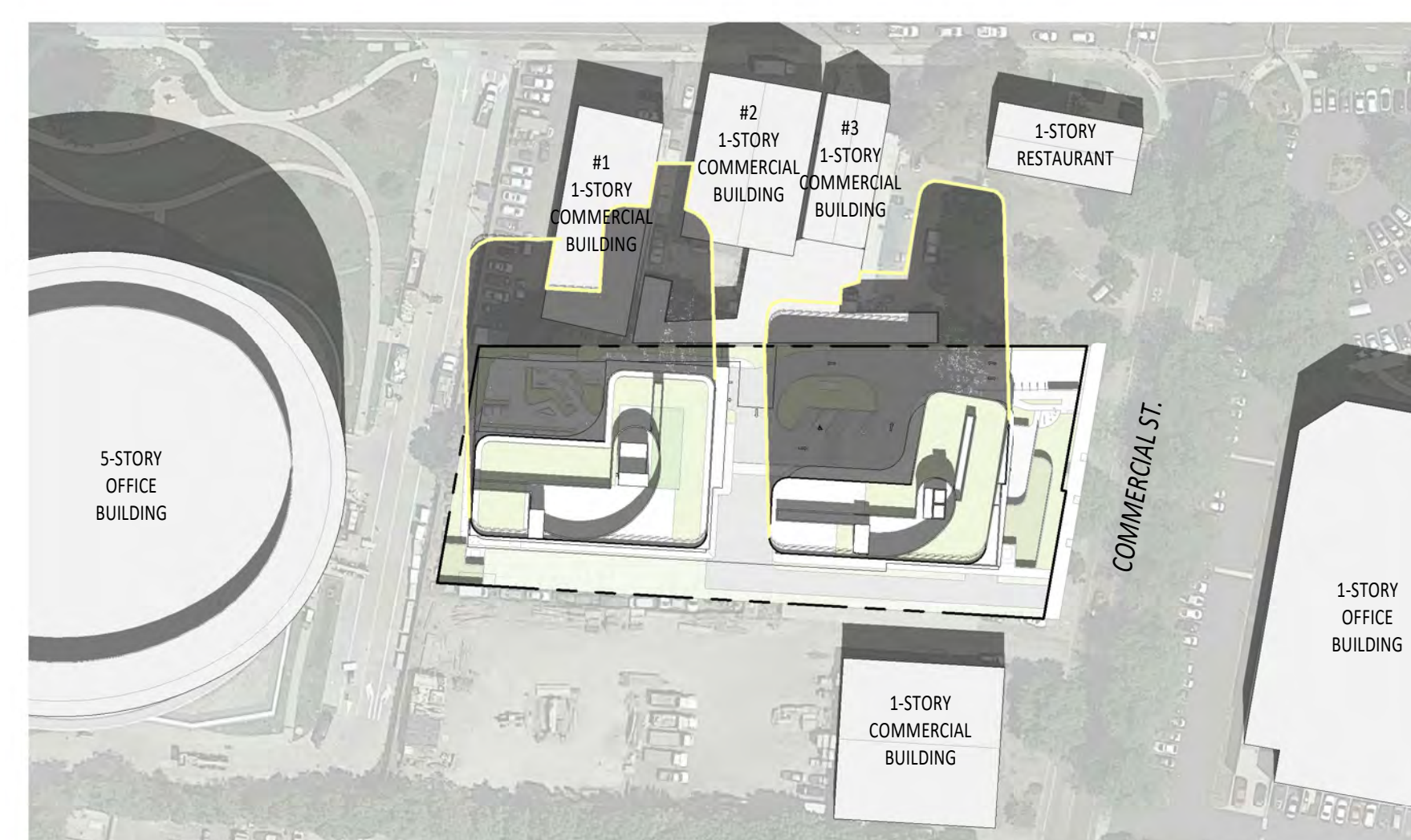


SUMMER SOLSTICE - 3PM

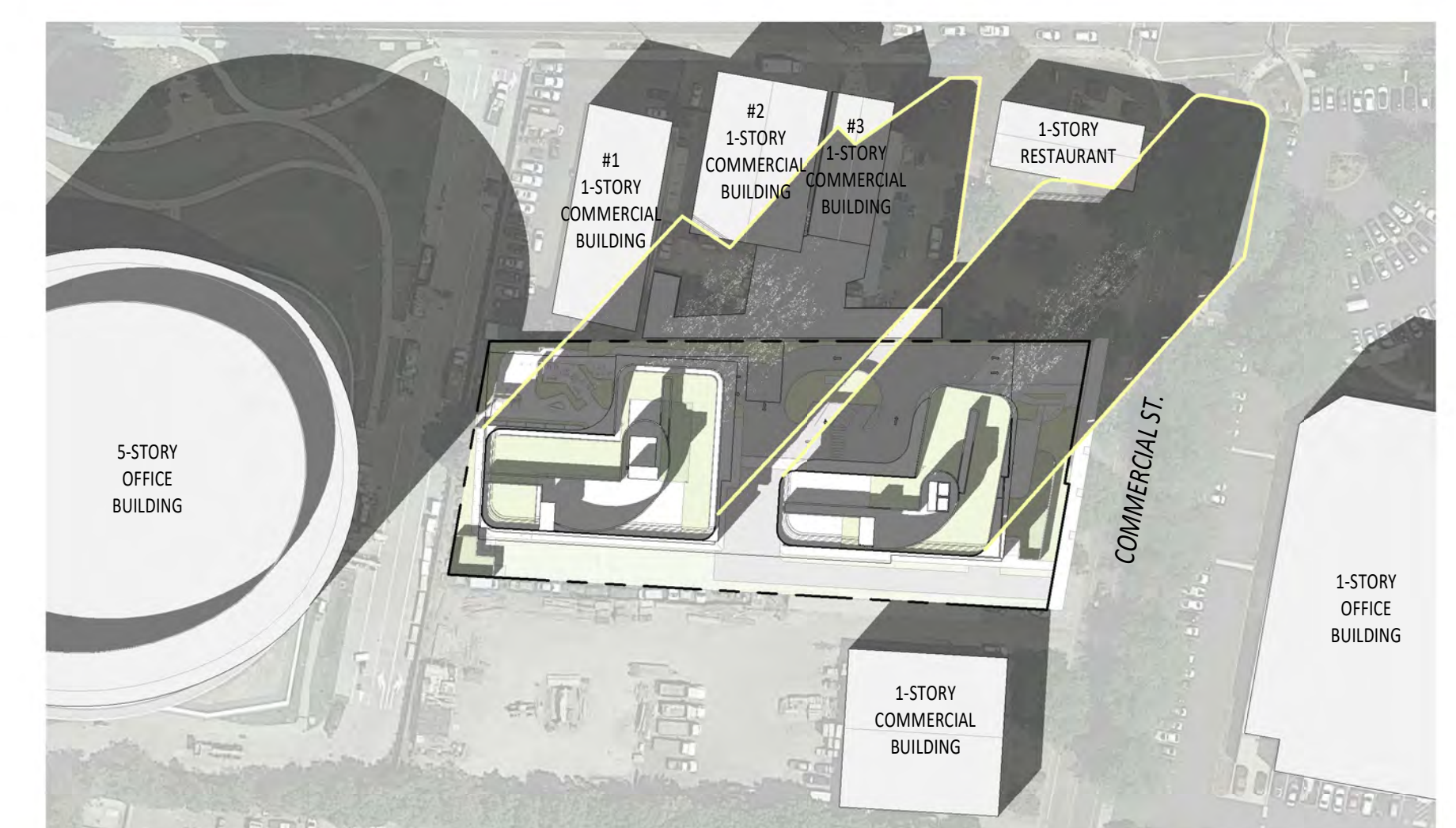
**WINTER**



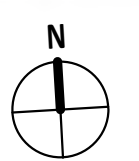
WINTER SOLSTICE - 9AM



WINTER SOLSTICE - 12PM



WINTER SOLSTICE - 3PM





Building #1 7855 sf

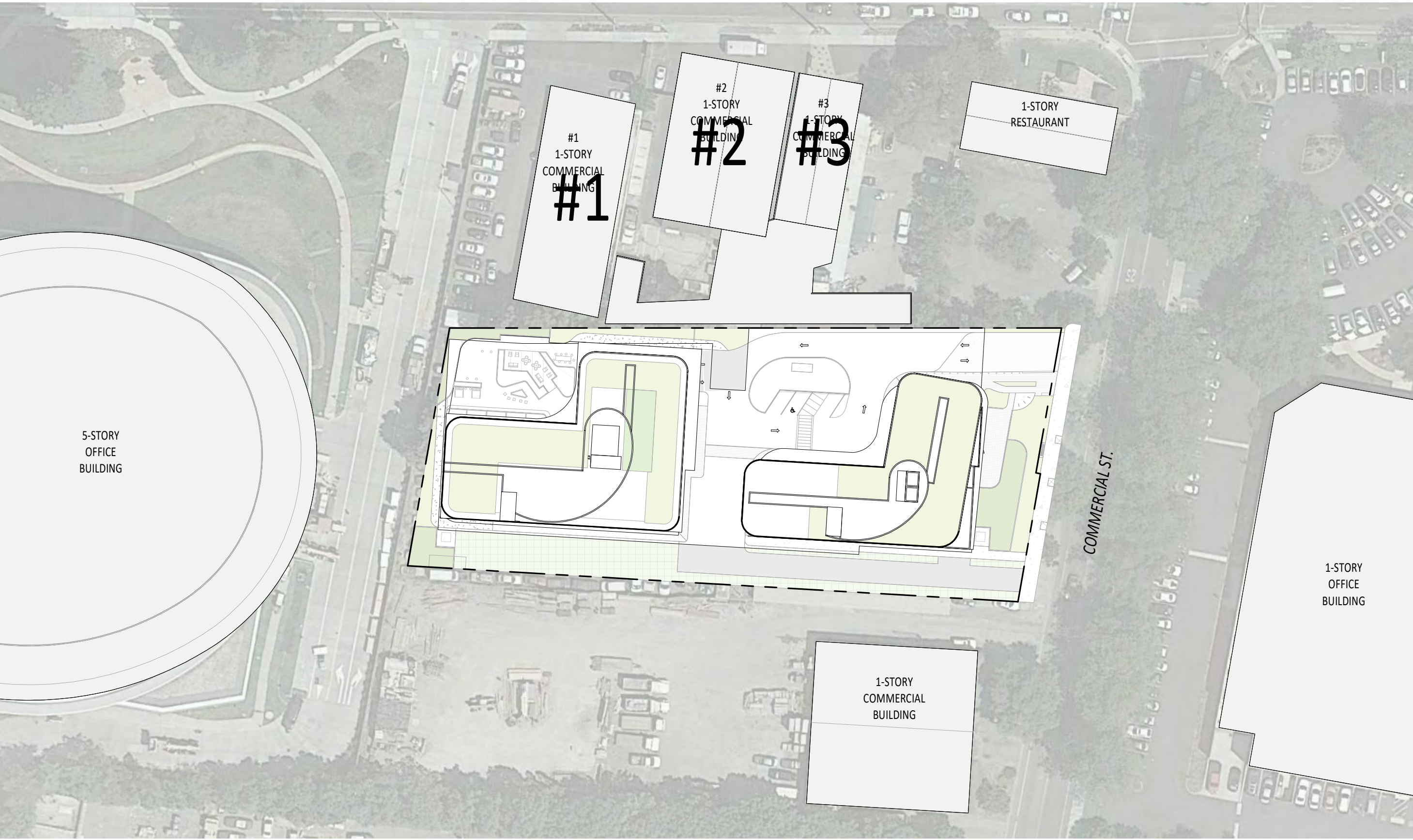
MONTH	TIME							Percentage
	9AM	10AM	11AM	12PM	1PM	2PM	3PM	
1 January	28%	43%	44%	26%	14%	16%	11%	26%
2 February	14%	25%	21%	11%	2%	0%	1%	11%
3 March	7%	9%	7%	4%	0%	0%	0%	4%
4 April	0%	0%	0%	0%	0%	0%	0%	0%
5 May	0%	0%	0%	0%	0%	0%	0%	0%
6 June	0%	0%	0%	0%	0%	0%	0%	0%
7 July	0%	0%	0%	0%	0%	0%	0%	0%
8 August	0%	0%	0%	0%	0%	0%	0%	0%
9 September	4%	6%	5%	2%	0%	0%	0%	3%
10 October	21%	24%	14%	6%	0%	0%	0%	9%
11 November	33%	44%	33%	18%	11%	14%	4%	22%
12 December	39%	53%	51%	33%	22%	26%	10%	33%
Average	12%	17%	14%	8%	4%	5%	2%	9%

Building #2 7992 sf

month/time	9AM	10AM	11AM	12PM	1PM	2PM	3PM	Percentage
1 January	18%	0%	0%	0%	0%	4%	12%	5%
2 February	0%	0%	0%	0%	0%	0%	0%	0%
3 March	0%	0%	0%	0%	0%	0%	0%	0%
4 April	0%	0%	0%	0%	0%	0%	0%	0%
5 May	0%	0%	0%	0%	0%	0%	0%	0%
6 June	0%	0%	0%	0%	0%	0%	0%	0%
7 July	0%	0%	0%	0%	0%	0%	0%	0%
8 August	0%	0%	0%	0%	0%	0%	0%	0%
9 September	0%	0%	0%	0%	0%	0%	0%	0%
10 October	0%	0%	0%	0%	0%	0%	0%	0%
11 November	4%	0%	0%	0%	0%	6%	8%	3%
12 December	29%	0%	0%	2%	5%	19%	20%	11%
Total	4%	0%	0%	0%	0%	2%	3%	2%

Building #3 4016 sf

month/time	9AM	10AM	11AM	12PM	1PM	2PM	3PM	Percentage
1 January	1%	11%	0%	0%	0%	0%	33%	6%
2 February	0%	0%	0%	0%	0%	0%	0%	0%
3 March	0%	0%	0%	0%	0%	0%	0%	0%
4 April	0%	0%	0%	0%	0%	0%	0%	0%
5 May	0%	0%	0%	0%	0%	0%	0%	0%
6 June	0%	0%	0%	0%	0%	0%	0%	0%
7 July	0%	0%	0%	0%	0%	0%	0%	0%
8 August	0%	0%	0%	0%	0%	0%	0%	0%
9 September	0%	0%	0%	0%	0%	0%	0%	0%
10 October	0%	0%	0%	0%	0%	0%	0%	0%
11 November	10%	2%	0%	0%	0%	4%	41%	8%
12 December	11%	25%	0%	0%	0%	5%	67%	15%
Total	2%	3%	0%	0%	0%	1%	12%	3%



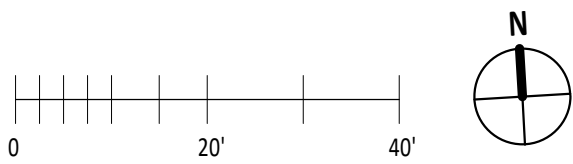
KEY MAP



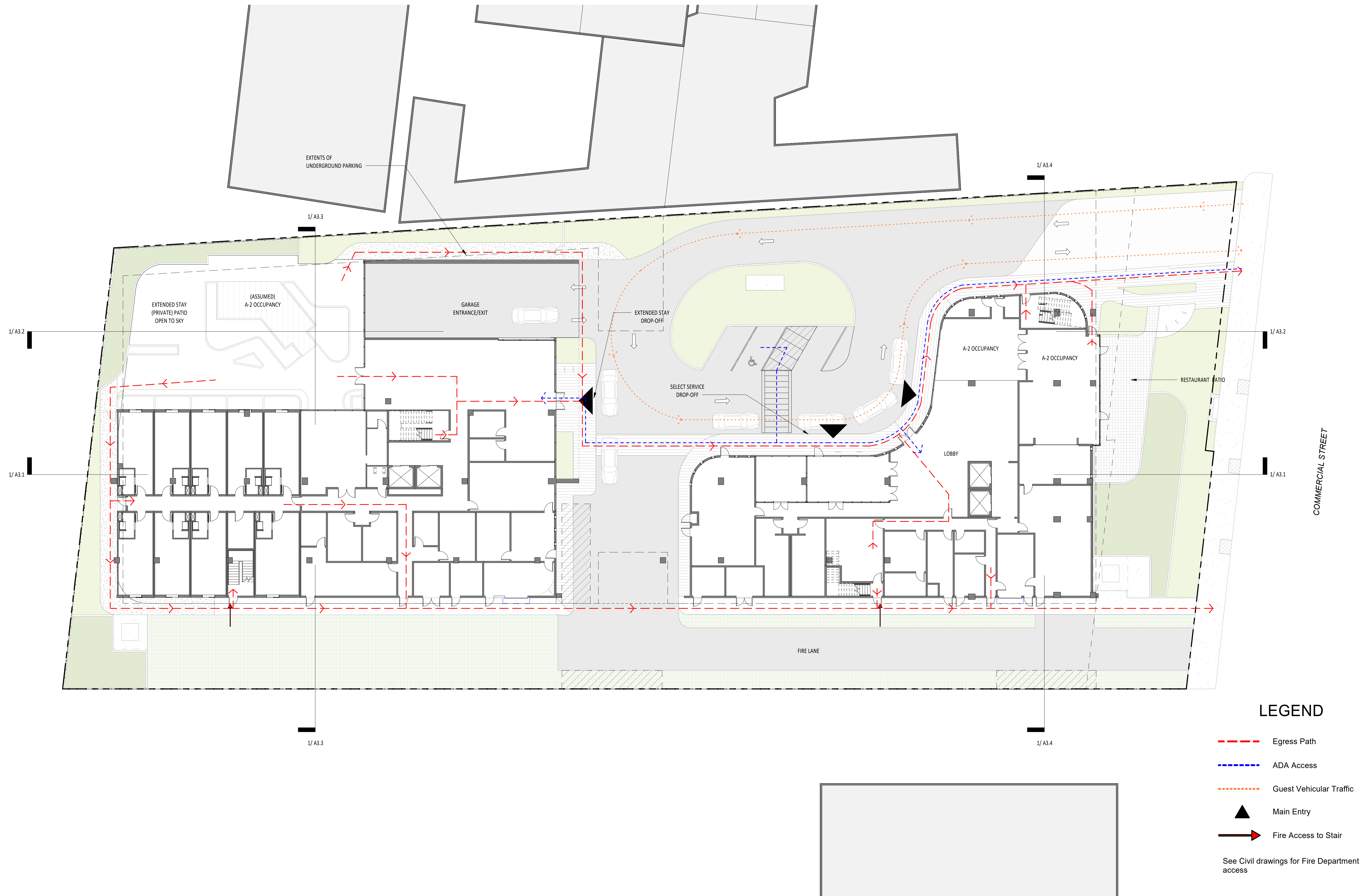


KEY NOTES

- 1 LOADING
  - 2 OUTDOOR PATIO ACCESSED FROM INSIDE ONLY
  - 3 TRASH
  - 4 DROP-OFF / PICK-UP
  - 5 PARKING ACCESS
  - 6 DRIVEWAY/ ENTRANCE
  - 7 FIRE ACCESS
  - 8 TRANSFORMER
  - 9 PROPOSED WALL/FENCING
  - 10 COVERED TRASH STAGING AREA
  - 11 EXISTING BUILDING
  - 12 PARKING STALL
  - 13 PEDESTRIAN CROSSWALK
  - 14 CLEAR VISION TRIANGLE
  - 15 VALET STATION
- OUTLINE OF BUILDING ABOVE  
——— BASEMENT OUTLINE  
— IMAGINARY BUILDING SEPARATION LINE FOR CBC CODE ANALYSIS ONLY; SEE SHEET A2.5 FOR CALCULATIONS











PARKING COUNT

BASEMENT LEVEL		
EXTENDED STAY	ADA	2
EXTENDED STAY	EVCS	4
EXTENDED STAY	EVCS - ADA	1
EXTENDED STAY	EVCS - ADA VAN	1
EXTENDED STAY	TANDEM	3
SELECT SERVICE	ADA	2
SELECT SERVICE	STANDARD	2
SHARED	STACKER (+2)	143
SHARED	STACKER (+2,-1)	42

LEVEL 1

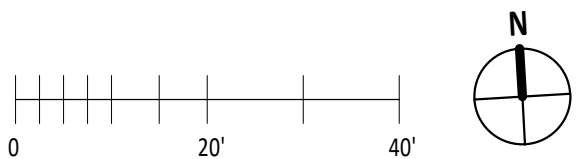
SHORT TERM	ADA	2
SHORT TERM	STANDARD	1
TOTAL		203

LEGEND

--- Egress Path

COLOR LEGEND

- CIRCULATION
- PARKING
- UTILITY





KEY NOTES

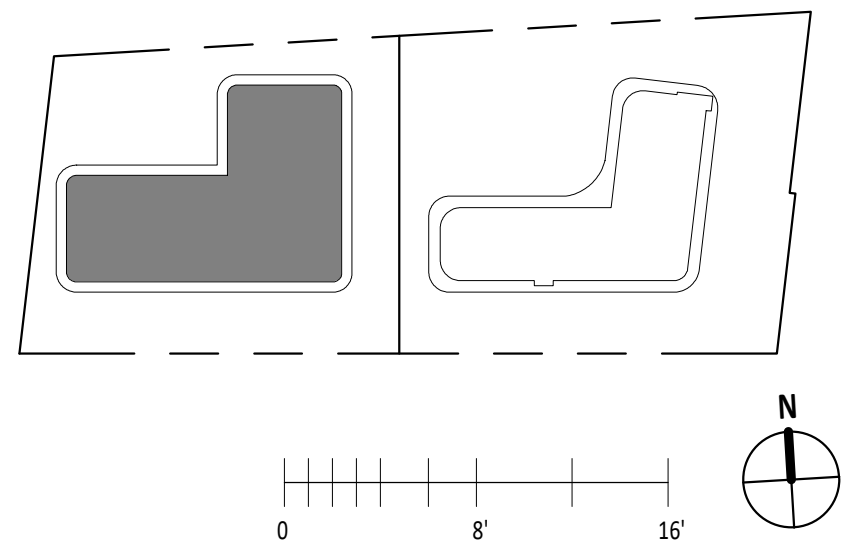
- 1 OUTDOOR SEATING
- 2 GLAZING/ STOREFRONT
- 3 WALL/ FENCING
- 4 SIDEWALK/ PAVING
- 5 LINE OF CANOPY ABOVE
- 6 VEHICULAR RAMP
- 7 PRIVATE OUTDOOR PATIO
- 8 FIRE RISER
- 9 VALET STATION; CBC 11B- 209.4
- 10 BUILDING OUTLINE ABOVE

LEGEND

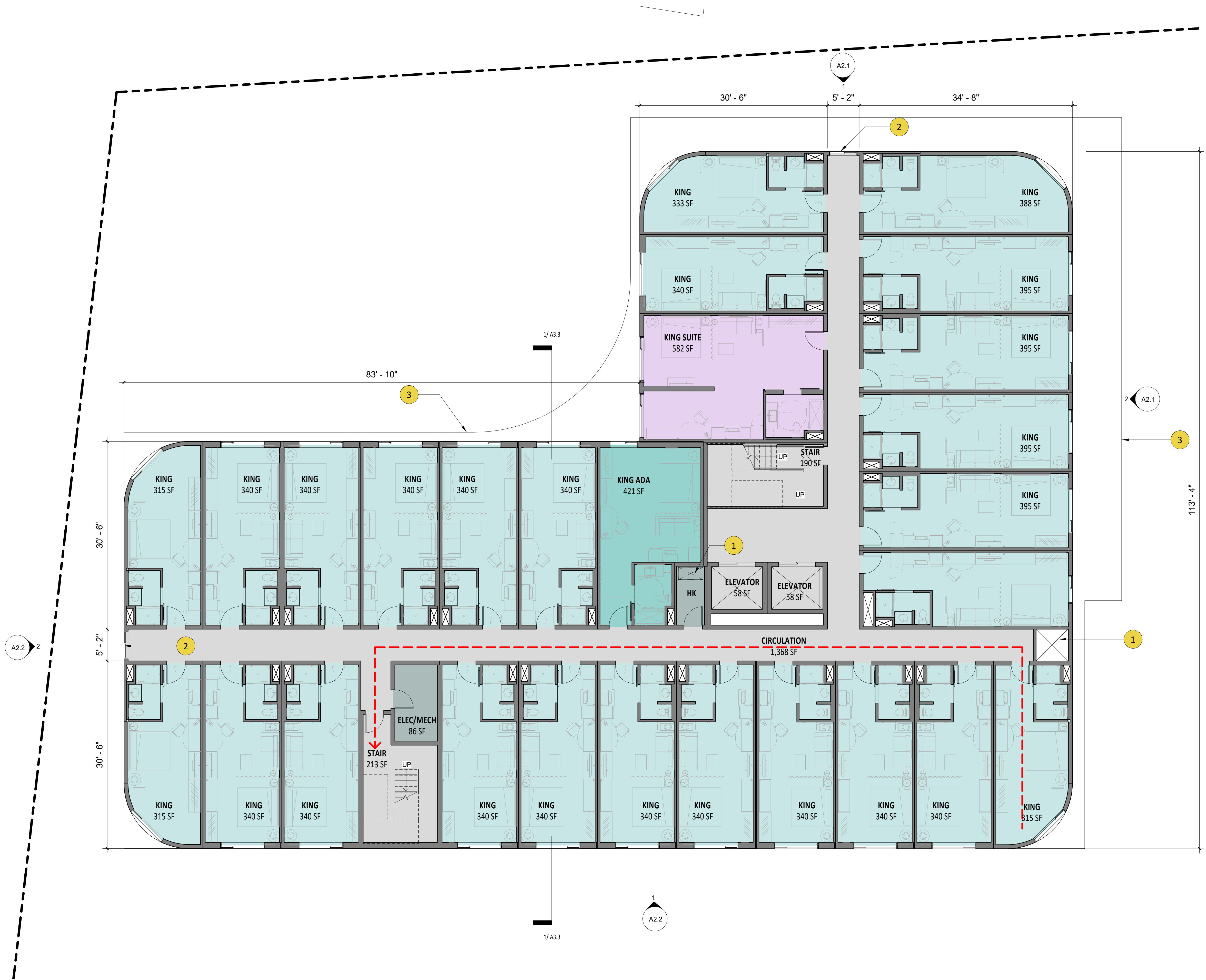
--- Egress Path

COLOR LEGEND

- LOBBY
- AMENITY
- CIRCULATION
- KING ROOM
- KING ROOM - ADA
- STAFF
- BACK OF HOUSE
- UTILITY
- PLANTING







KEY NOTES

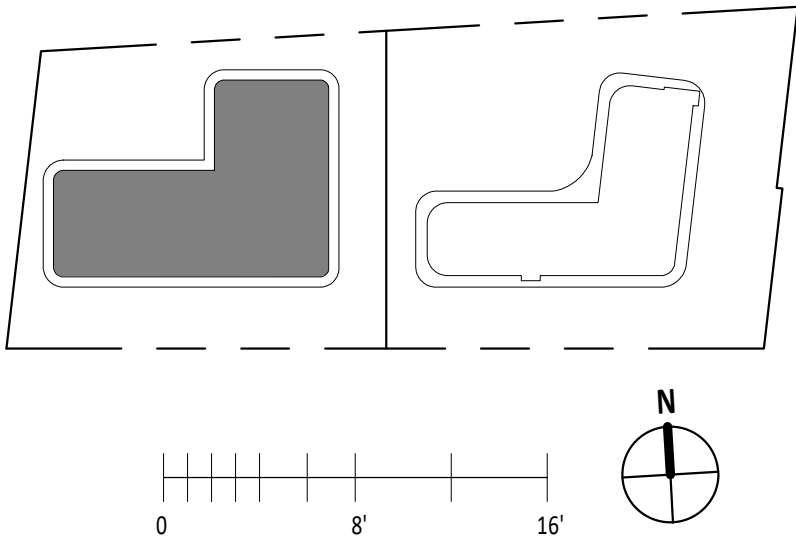
- 1 SHAFT
- 2 WINDOW
- 3 ARCHITECTURAL PROJECTION (BELOW)

LEGEND

--- Egress Path

COLOR LEGEND

- CIRCULATION
- KING ROOM
- KING SUITE
- KING ROOM - ADA
- BACK OF HOUSE
- UTILITY



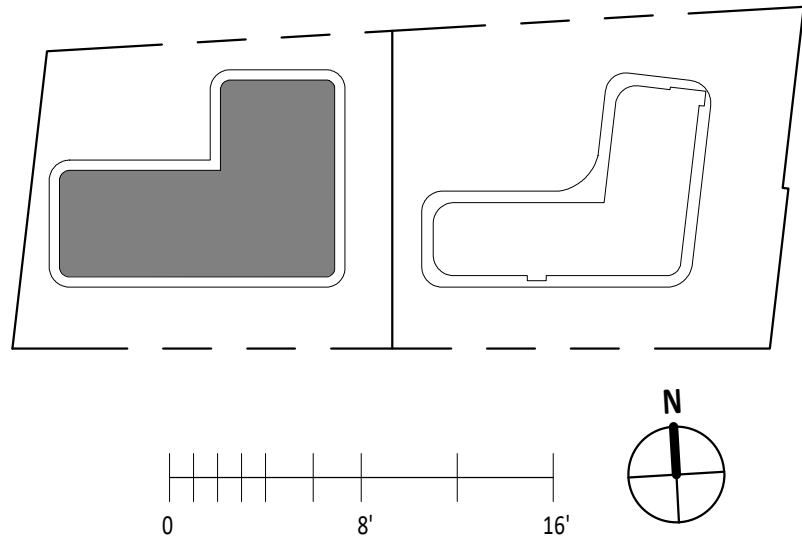
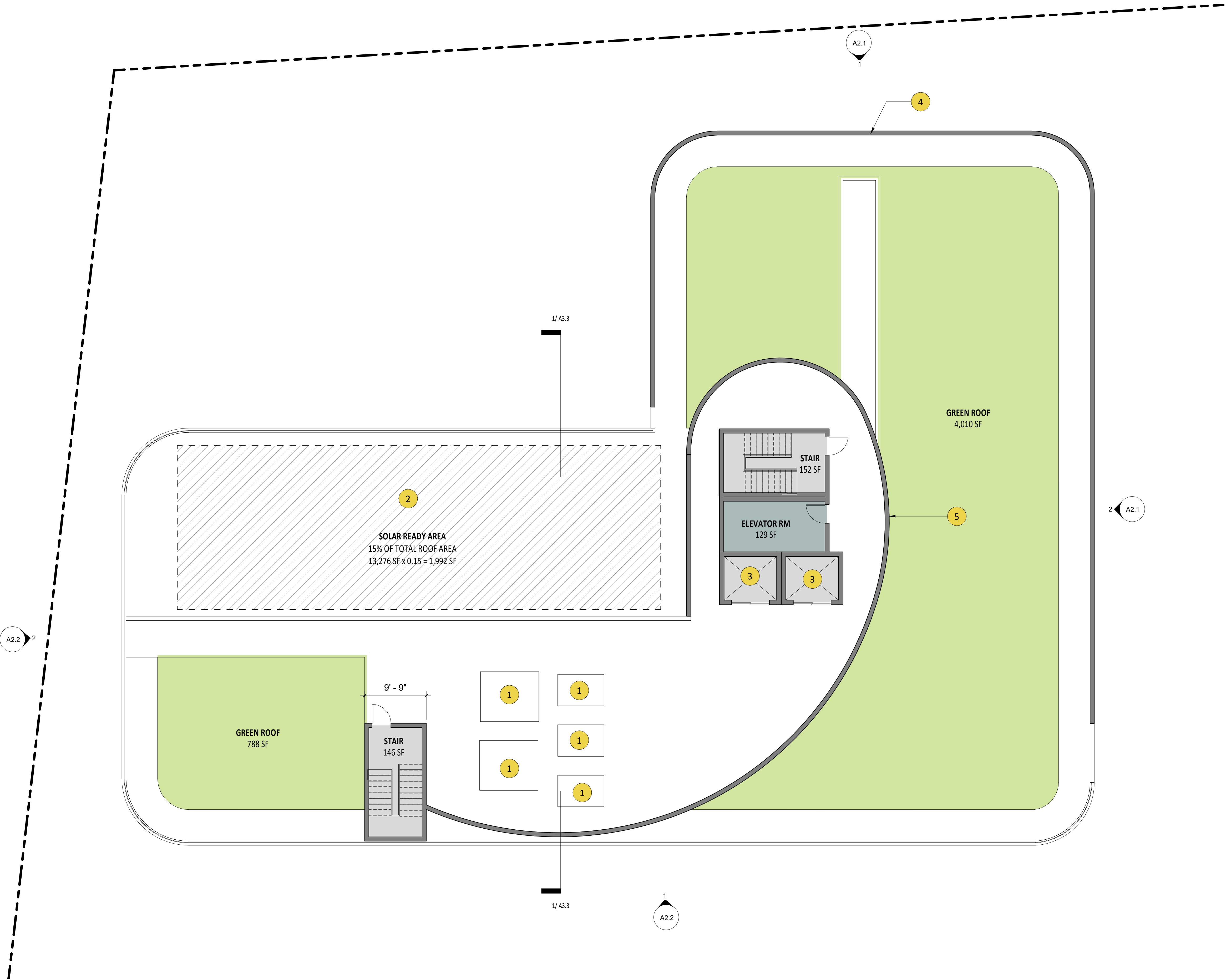


KEY NOTES

- 1 MECHANICAL EQUIPMENT
- 2 SOLAR READY AREA
- 3 ELEVATOR OVERRUN
- 4 PARAPET
- 5 MECHANICAL SCREENING, SEE 3 / A2.4

COLOR LEGEND

- CIRCULATION
- PLANTED SPACE
- UTILITY





KEY NOTES

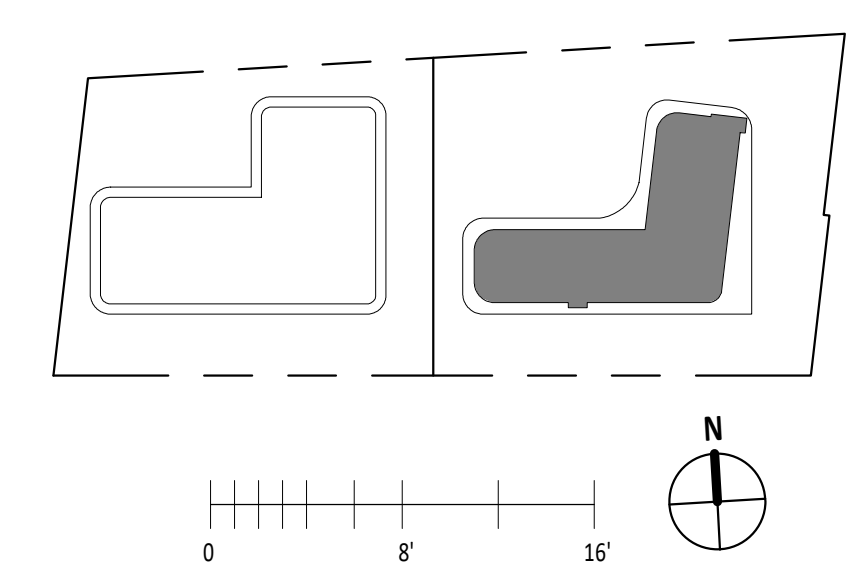
- 1 OUTDOOR SEATING
- 2 GLAZING/ STOREFRONT
- 3 WALL/ FENCING
- 4 SIDEWALK/ PAVING
- 5 LINE OF CANOPY ABOVE
- 6 VEHICULAR RAMP
- 7 PRIVATE OUTDOOR PATIO
- 8 FIRE RISER
- 9 VALET STATION; CBC 11B- 209.4
- 10 BUILDING OUTLINE ABOVE

LEGEND

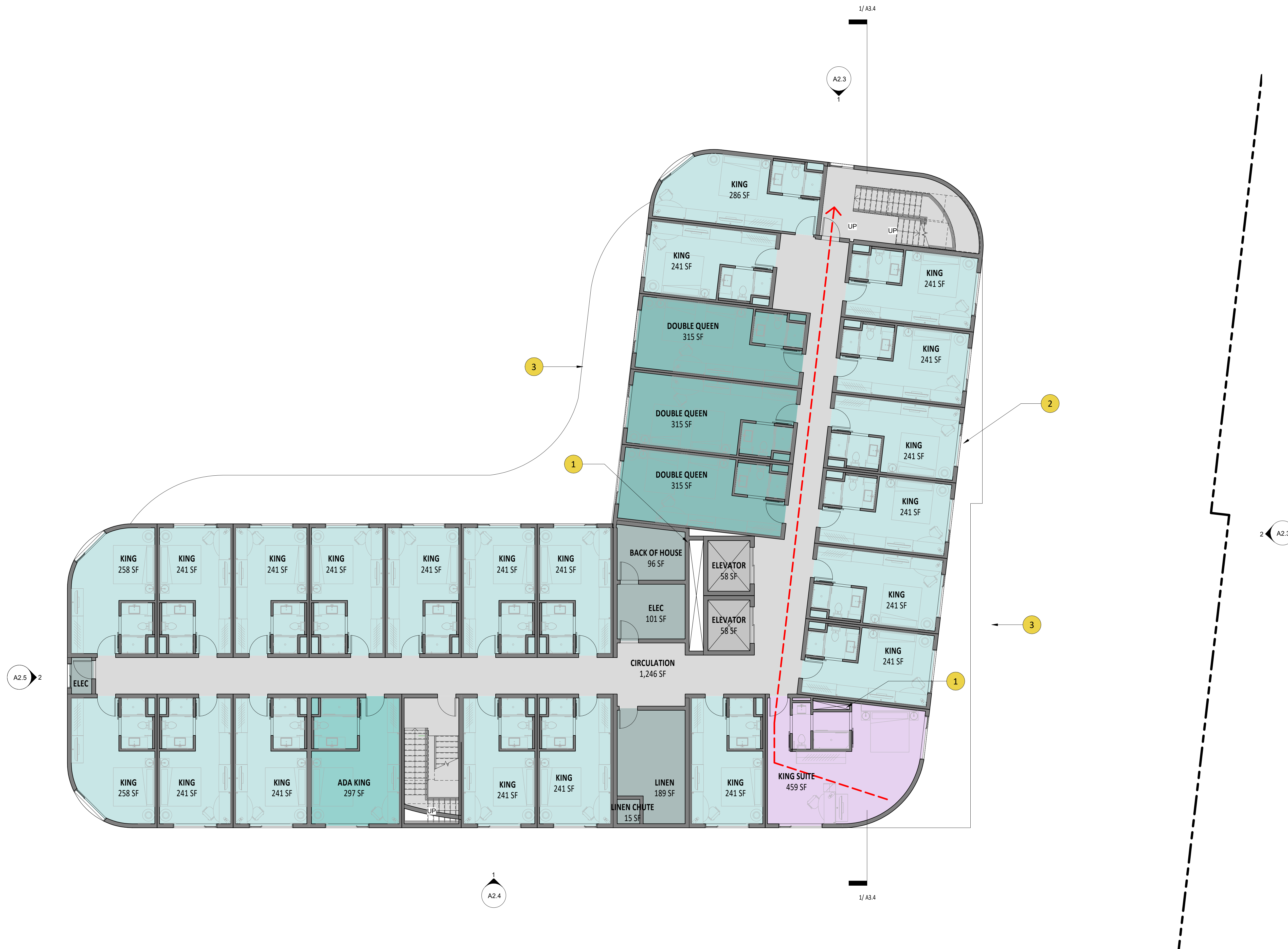
--- Egress Path

COLOR LEGEND

- LOBBY
- AMENITY
- CIRCULATION
- STAFF
- BACK OF HOUSE
- UTILITY







KEY NOTES

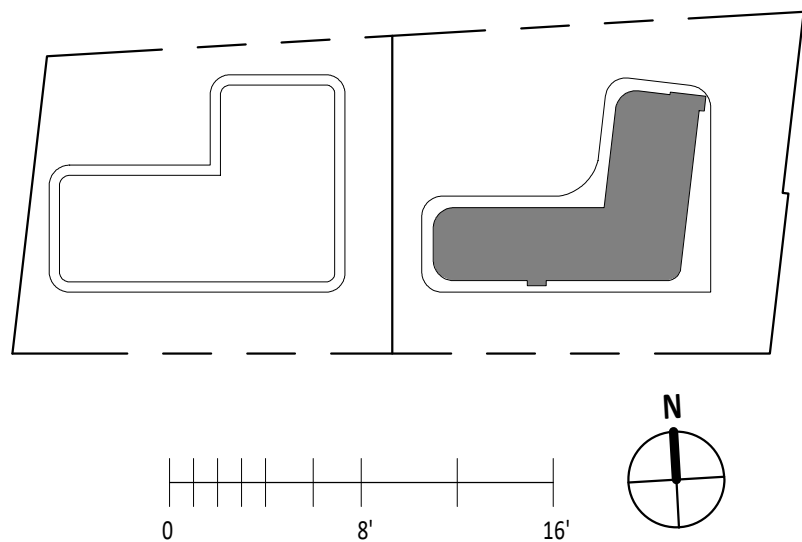
- 1 SHAFT
- 2 WINDOW
- 3 ARCHITECTURAL PROJECTION (BELOW)

LEGEND

--- Egress Path

COLOR LEGEND

- CIRCULATION
- ELEVATOR
- KING ROOM
- KING SUITE
- KING ROOM - ADA
- BACK OF HOUSE
- UTILITY
- DOUBLE QUEEN ROOM



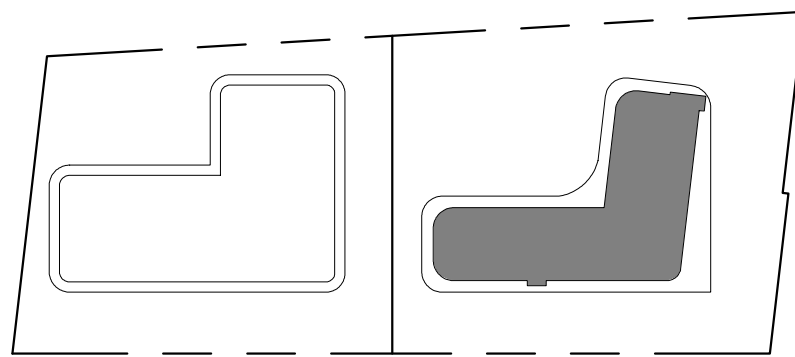


KEY NOTES

- 1 MECHANICAL EQUIPMENT
- 2 SOLAR READY AREA
- 3 ELEVATOR OVERRUN
- 4 PARAPET
- 5 MECHANICAL SCREENING, SEE 3 / A2.4

COLOR LEGEND

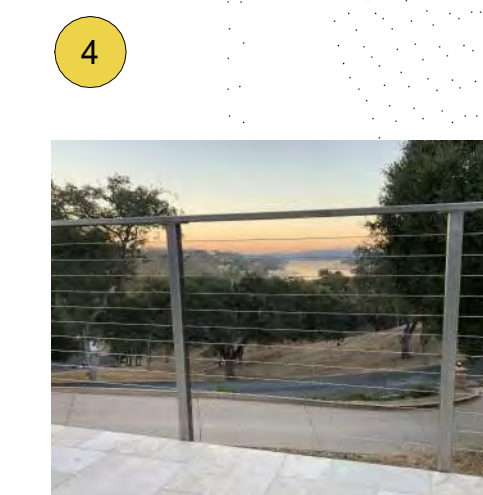
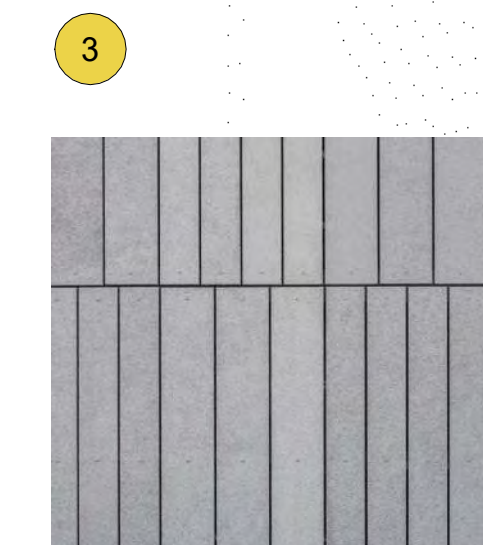
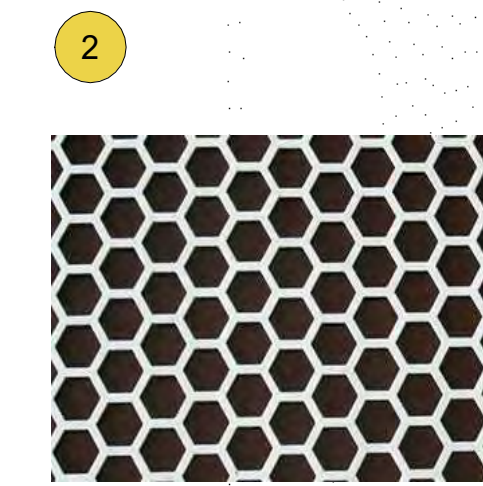
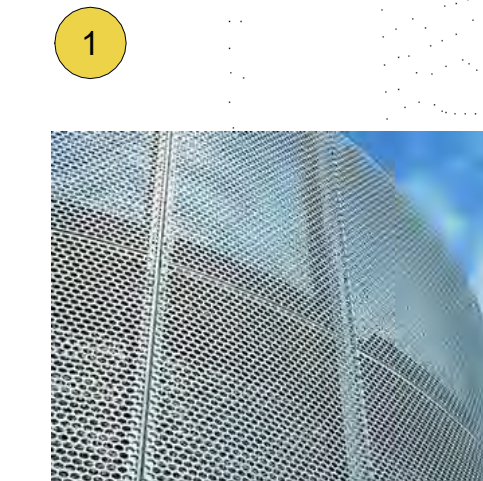
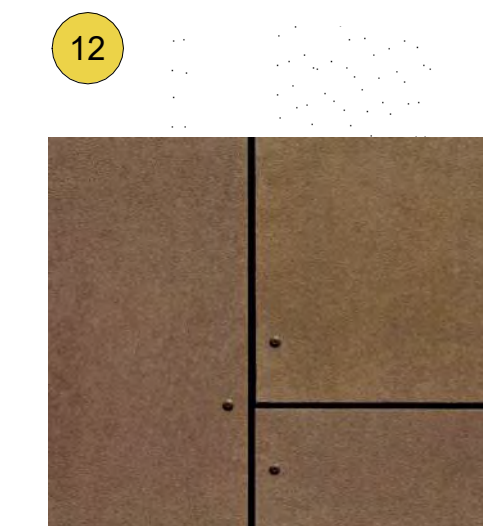
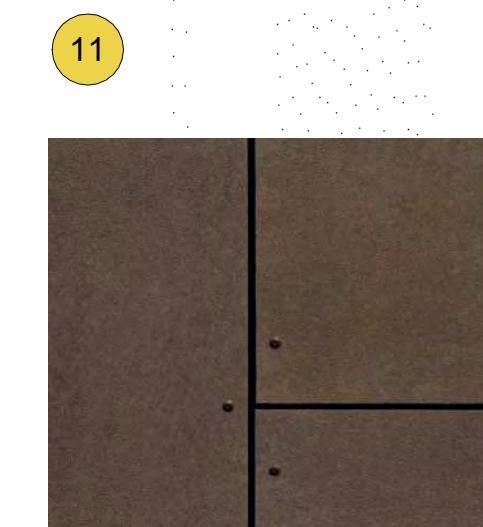
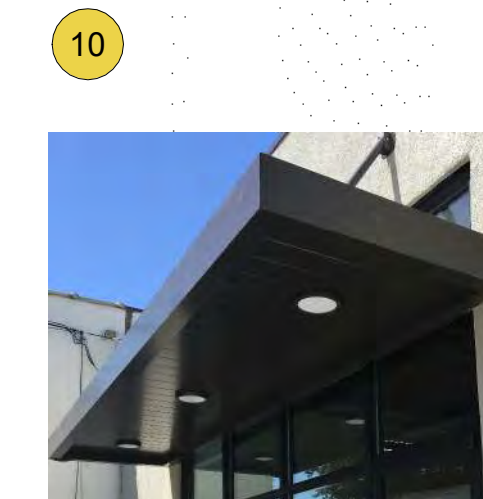
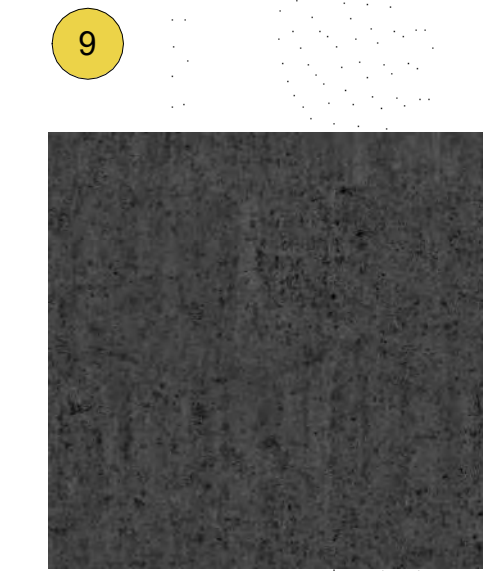
- CIRCULATION
- PLANTED SPACE
- UTILITY



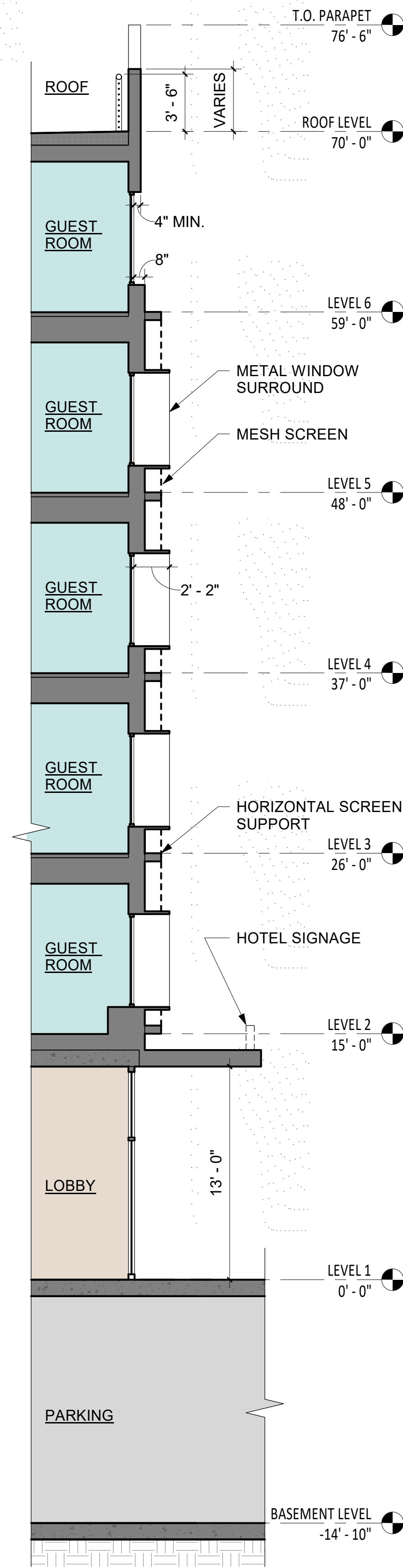


MATERIALS

- 1 METAL- WINDOW FRAMES
- 2 PERFORATED METAL OR MESH SCREEN
- 3 STOREFRONT- BRONZE ALUMINUM
- 4 GFRC PANELS- LIGHT GREY
- 5 CABLE GUARDRAIL / FALL PROTECTION
- 6 COMPOSITE PANEL- FLUSH SIDING DARK WOOD TEXTURE
- 7 STUCCO, SMOOTH HAND TROWELED - DARK BROWN
- 8 STUCCO, SMOOTH HAND TROWELED - CINNAMON
- 9 STUCCO, SMOOTH HAND TROWELED - LIGHT GRAY
- 10 STUCCO, SMOOTH HAND TROWELED - DARK GRAY
- 11 METAL CANOPY
- 12 COMPOSITE PANEL - DARK BROWN
- 13 COMPOSITE PANEL - CINNAMON



0 32' 64'



3 WALL SECTION THROUGH MESH SCREEN  
3/16" = 1'-0"



2 EXTERIOR ELEVATION - EXTENDED STAY HOTEL ENTRY ELEVATION (EAST)  
3/32" = 1'-0"

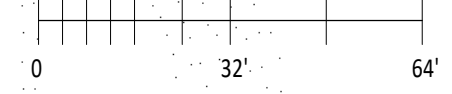
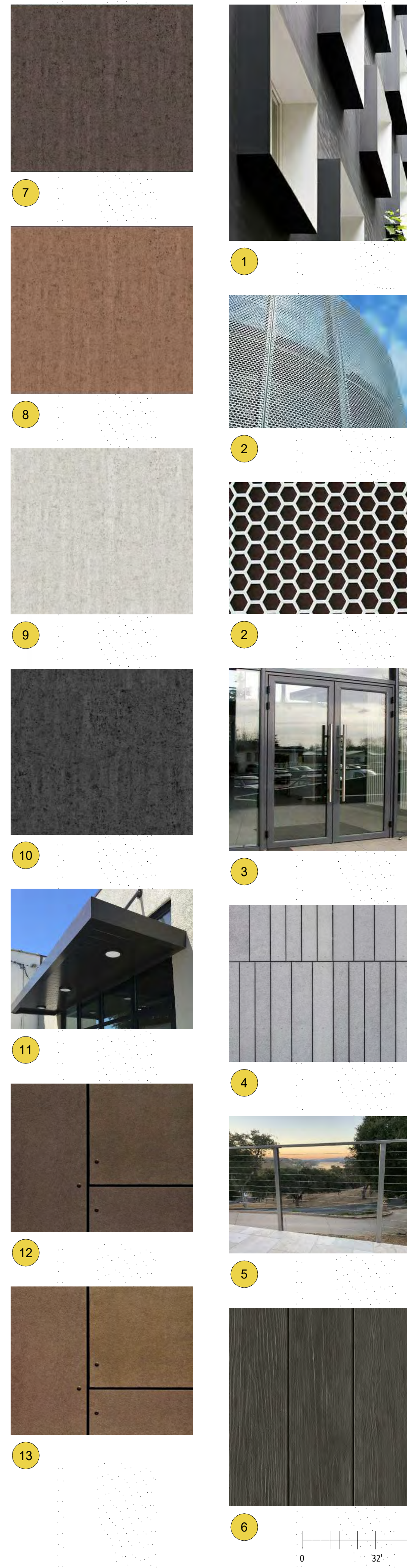


1 EXTERIOR ELEVATION - EXTENDED STAY HOTEL COURTYARD (NORTH)  
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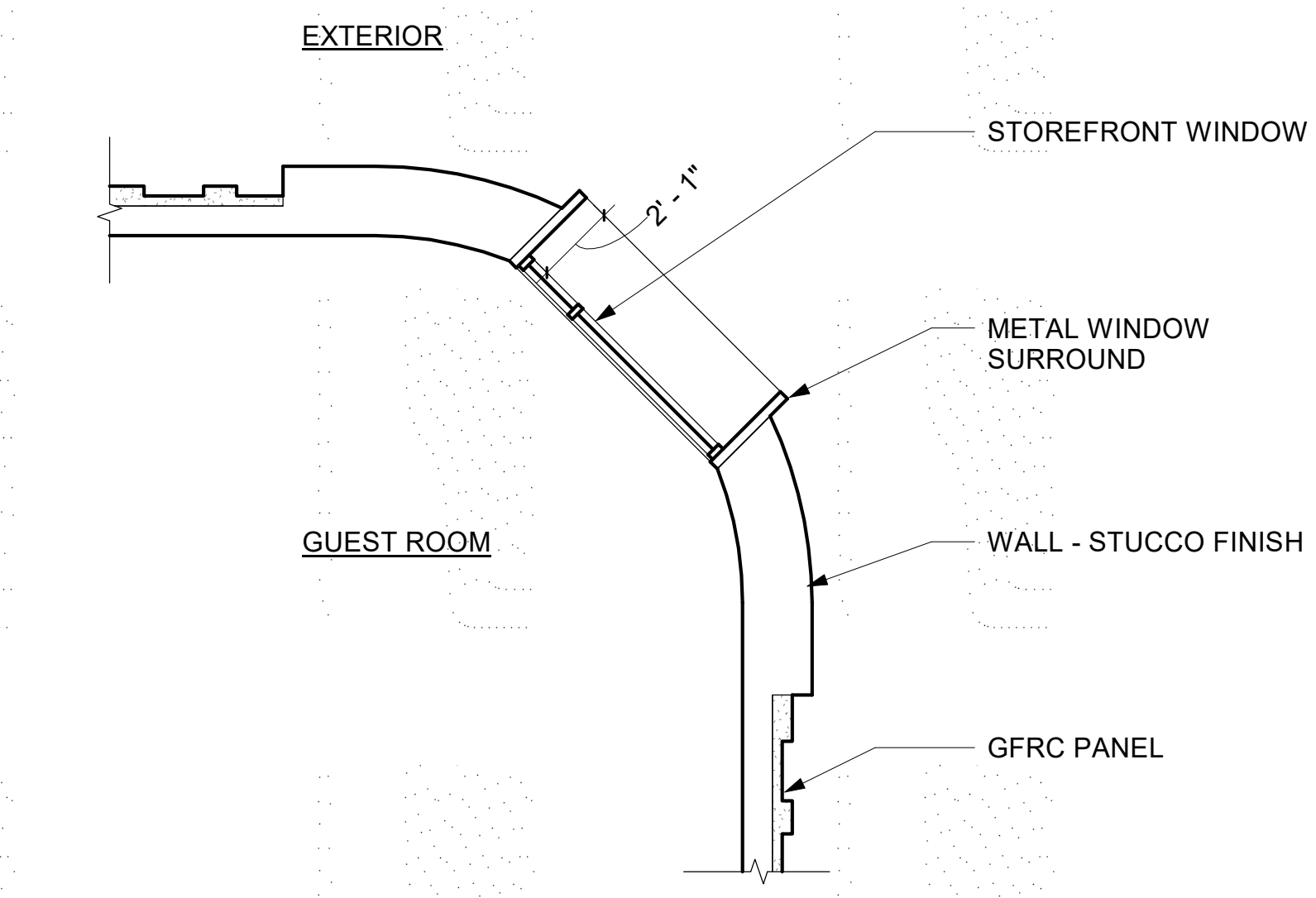


MATERIALS

- 1 METAL- WINDOW FRAMES
- 2 PERFORATED METAL OR MESH SCREEN
- 3 STOREFRONT- BRONZE ALUMINUM
- 4 GFRC PANELS- LIGHT GREY
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- 10 STUCCO, SMOOTH HAND TROWELED - DARK GRAY
- 11 METAL CANOPY
- 12 COMPOSITE PANEL - DARK BROWN
- 13 COMPOSITE PANEL - CINNAMON



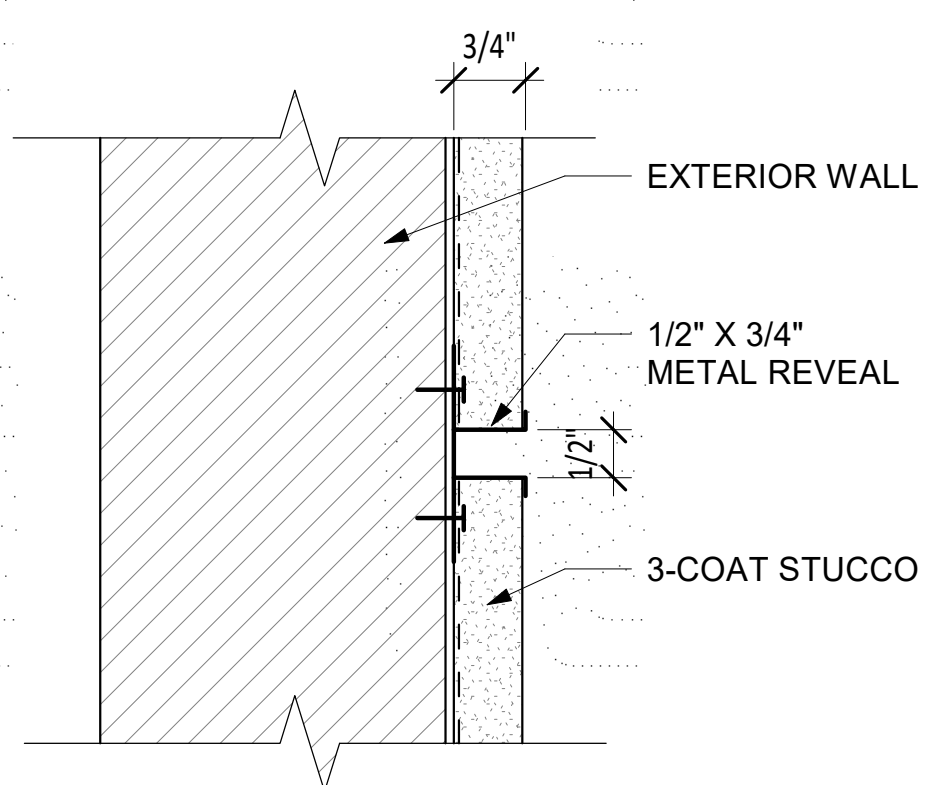
2 EXTERIOR ELEVATION - EXTENDED STAY HOTEL COURTYARD (WEST)  
3/32" = 1'-0"



4 CORNER WINDOW AND MATERIAL TRANSITIONS - PLAN VIEW  
1/4" = 1'-0"



1 EXTERIOR ELEVATION - EXTENDED STAY HOTEL (SOUTH)  
3/32" = 1'-0"



3 TYPICAL STUCCO REVEAL  
6" = 1'-0"



MATERIALS

- 1 METAL- WINDOW FRAMES
- 2 PERFORATED METAL OR MESH SCREEN
- 3 STOREFRONT- BRONZE ALUMINUM
- 4 STOREFRONT - NATURAL ALUMINUM
- 5 BLUE STONE TILE
- 6 GFRC PANELS- LIGHT GREY
- 7 COMPOSITE PANEL- FLUSH SIDING DARK WOOD TEXTURE
- 8 STUCCO, SMOOTH HAND TROWELED - DARK GRAY
- 9 STUCCO, SMOOTH HAND TROWELED - LIGHT BLUEBERRY
- 10 STUCCO, SMOOTH HAND TROWELED - LIGHT GRAY
- 11 METAL CANOPY
- 12 CABLE GUARDRAIL / FALL PROTECTION
- 13 COMPOSITE PANEL - DARK GRAY



7



1



2



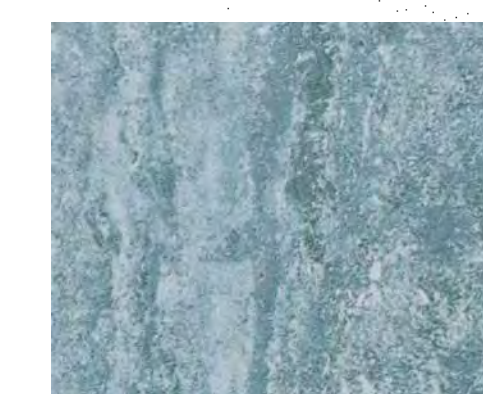
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3



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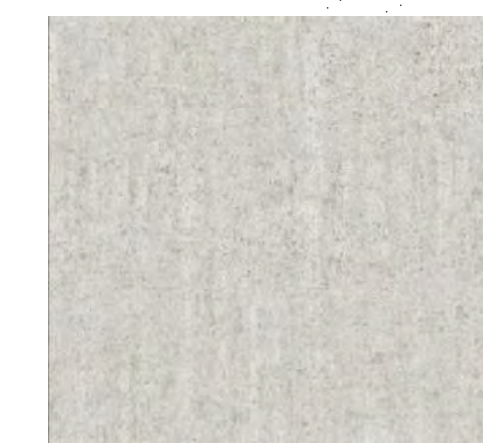
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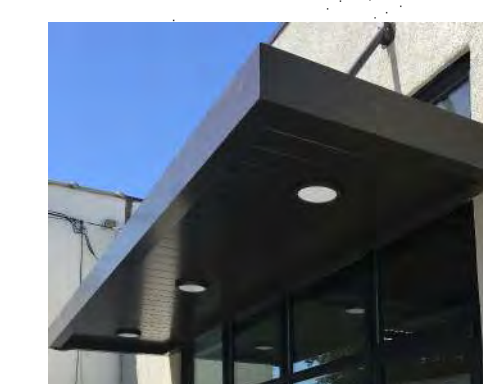
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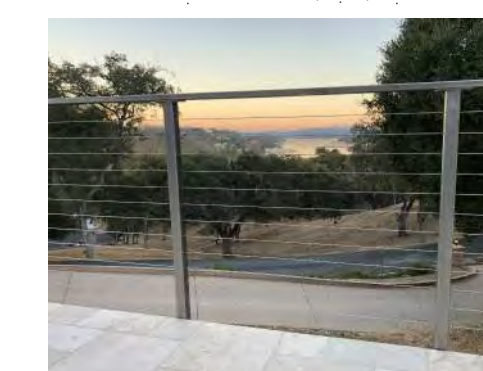
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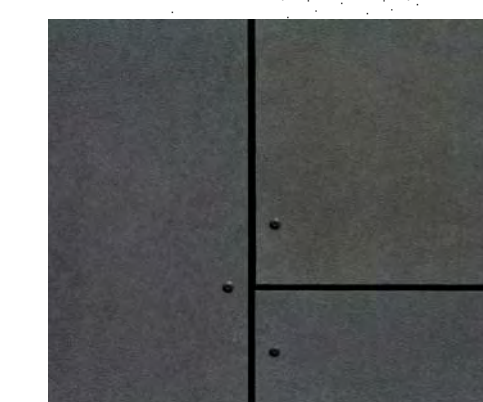
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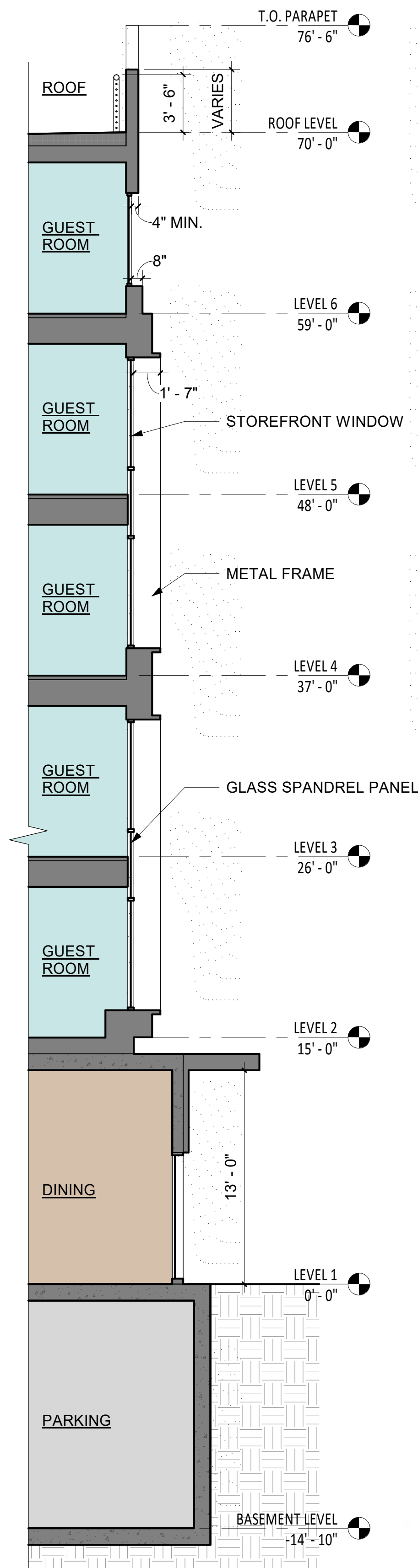
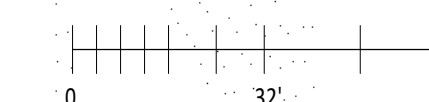
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12



13



3 WALL SECTION THROUGH BAY  
3/16" = 1'-0"



2 EXTERIOR ELEVATION - SELECT SERVICE HOTEL RESTAURANT PATIO (EAST)  
3/32" = 1'-0"



1 EXTERIOR ELEVATION - SELECT SERVICE HOTEL ENTRY (NORTH)  
3/32" = 1'-0"



## MATERIALS

- 1 METAL - WINDOW FRAMES
- 2 PERFORATED METAL OR MESH SCREEN
- 3 STOREFRONT - BRONZE ALUMINUM
- 4 STOREFRONT - NATURAL ALUMINUM
- 5 BLUE STONE TILE
- 6 GFRC PANELS- LIGHT GREY
- 7 COMPOSITE PANEL- FLUSH SIDING DARK WOOD TEXTURE
- 8 STUCCO, SMOOTH HAND TROWELED - DARK GRAY
- 9 STUCCO, SMOOTH HAND TROWELED - LIGHT BLUEBERRY
- 10 STUCCO, SMOOTH HAND TROWELED - LIGHT GRAY
- 11 METAL CANOPY
- 12 CABLE GUARDRAIL / FALL PROTECTION
- 13 COMPOSITE PANEL - DARK GRAY



7



1



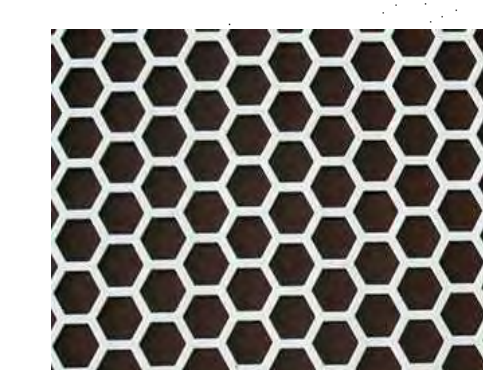
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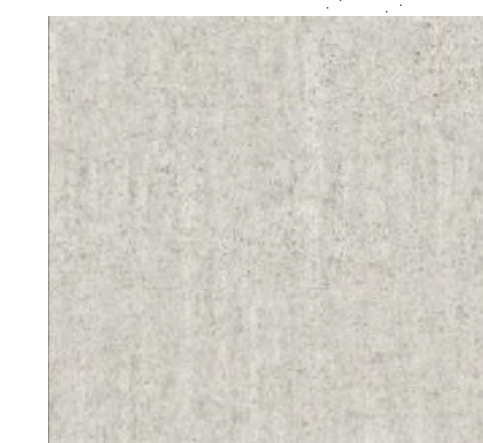
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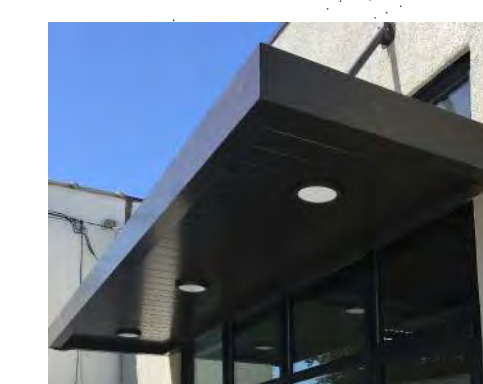
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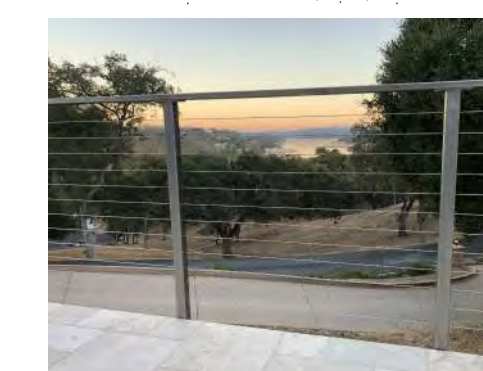
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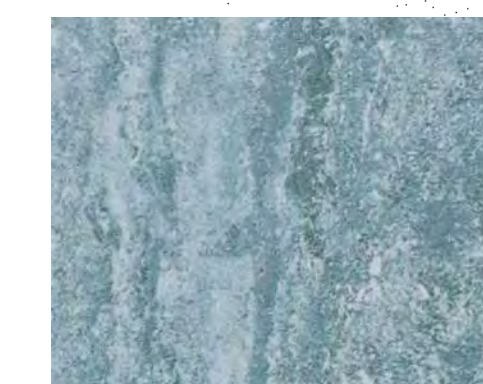
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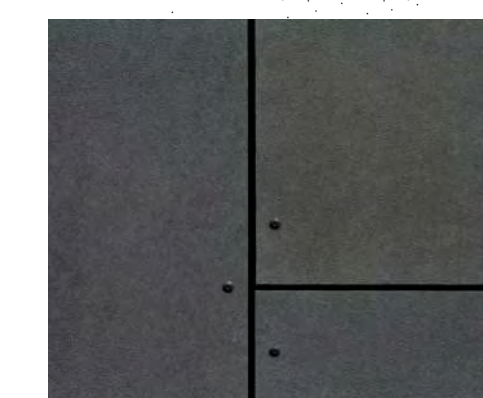
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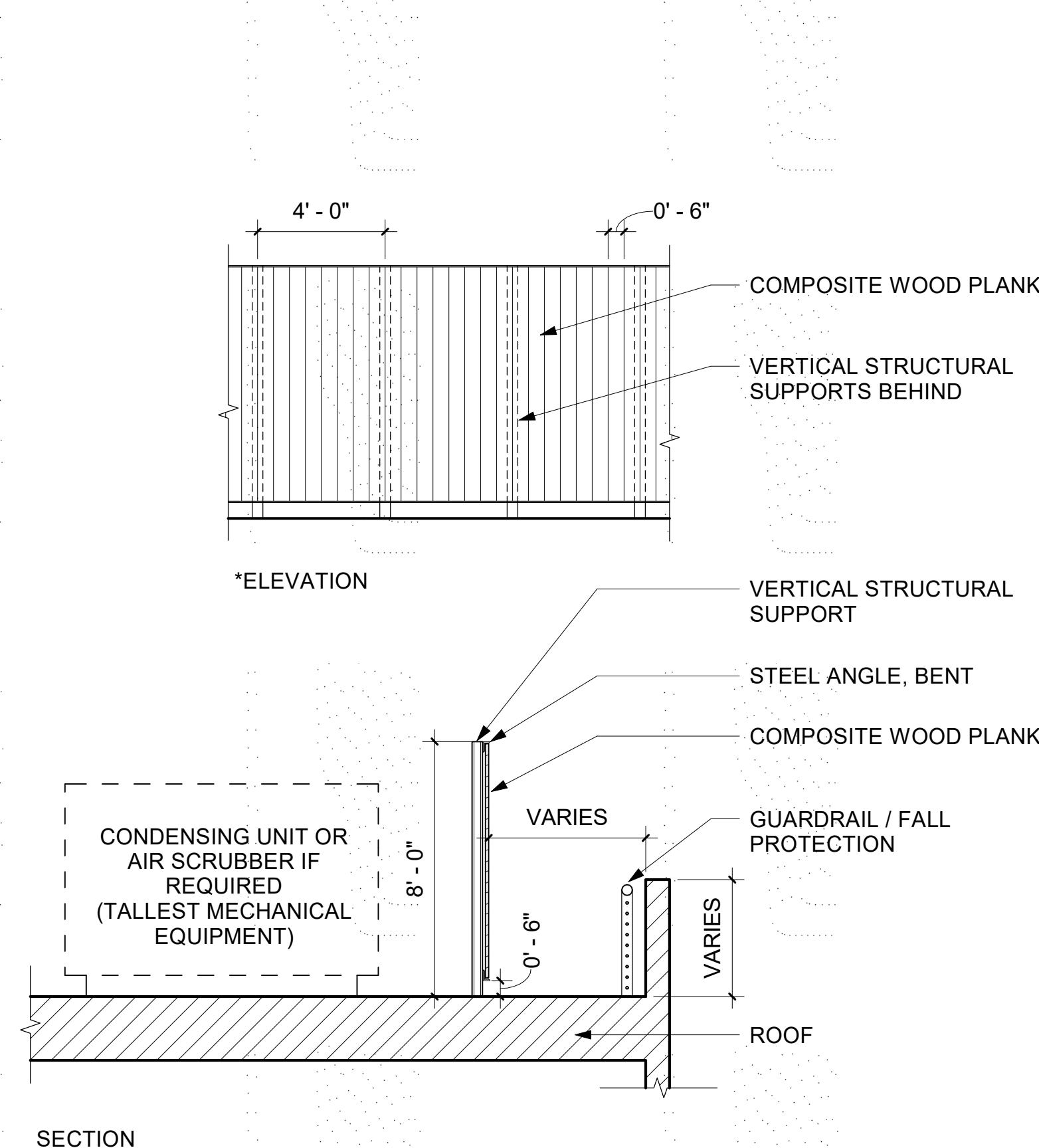
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13



6



3 MECHANICAL SCREENING DETAIL  
1/4" = 1'-0"



2 EXTERIOR ELEVATION - SELECT SERVICE HOTEL RESTAURANT ENTRY (WEST)  
3/32" = 1'-0"



1 EXTERIOR ELEVATION - SELECT SERVICE HOTEL (SOUTH)  
3/32" = 1'-0"





**RATIO CALCULATIONS FOR UNPROTECTED OPENINGS (PER CBC 705.8):**  
WALL AREA= 3,810 SQ. FT. 45% ALLOWED= 1,715 SQ. FT. PROVIDED= 891 SQ. FT.

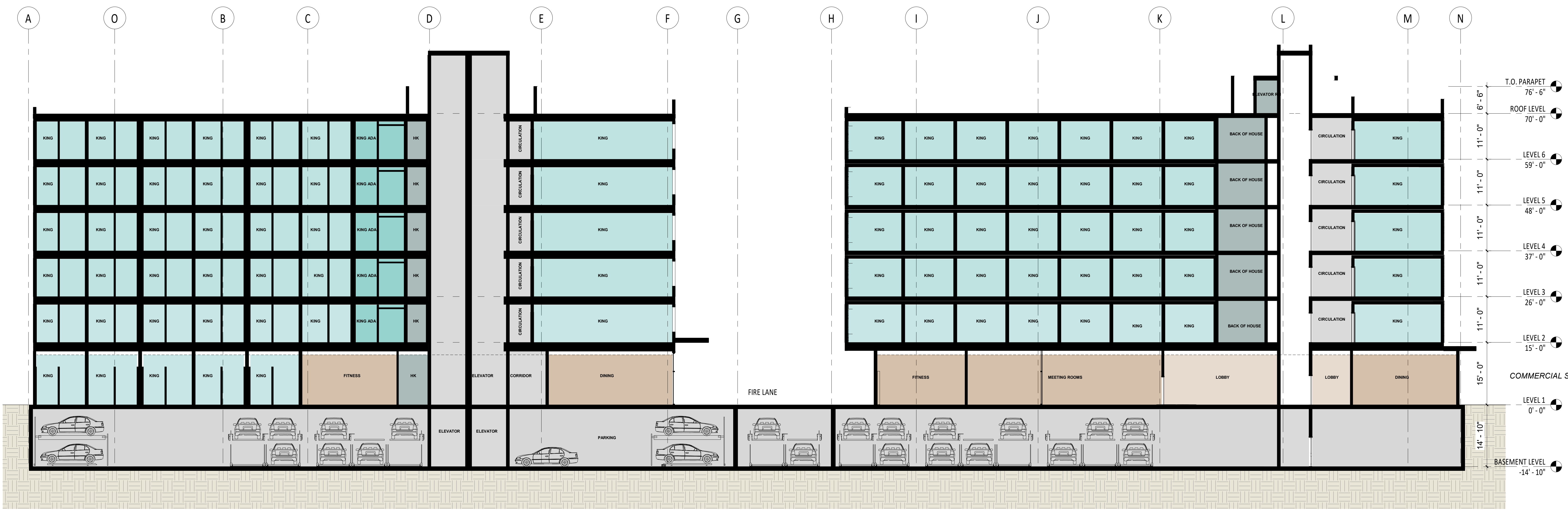
① EXTERIOR ELEVATION - EXTENDED STAY HOTEL ENTRY ELEVATION (EAST)  
3/32" = 1'-0"



**RATIO CALCULATIONS FOR UNPROTECTED OPENINGS (PER CBC 705.8):**  
WALL AREA= 3,816 SQ. FT. 45% ALLOWED= 1,718 SQ. FT. PROVIDED= 810 SQ. FT.

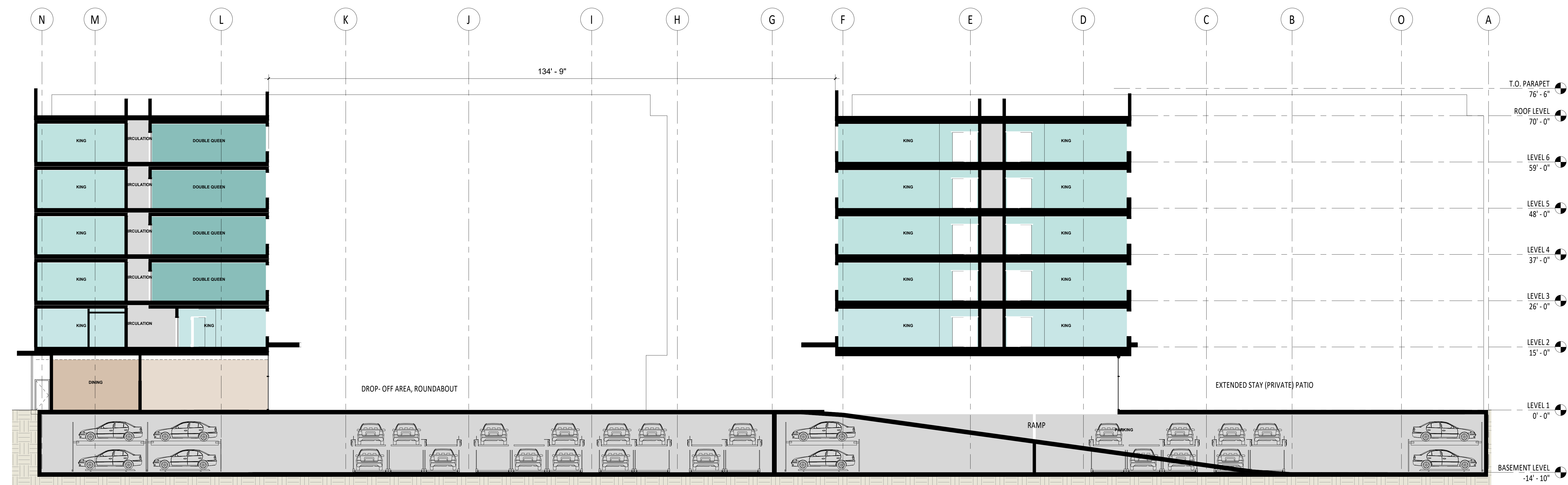
② EXTERIOR ELEVATION - SELECT SERVICE HOTEL RESTAURANT ENTRY (WEST)  
3/32" = 1'-0"





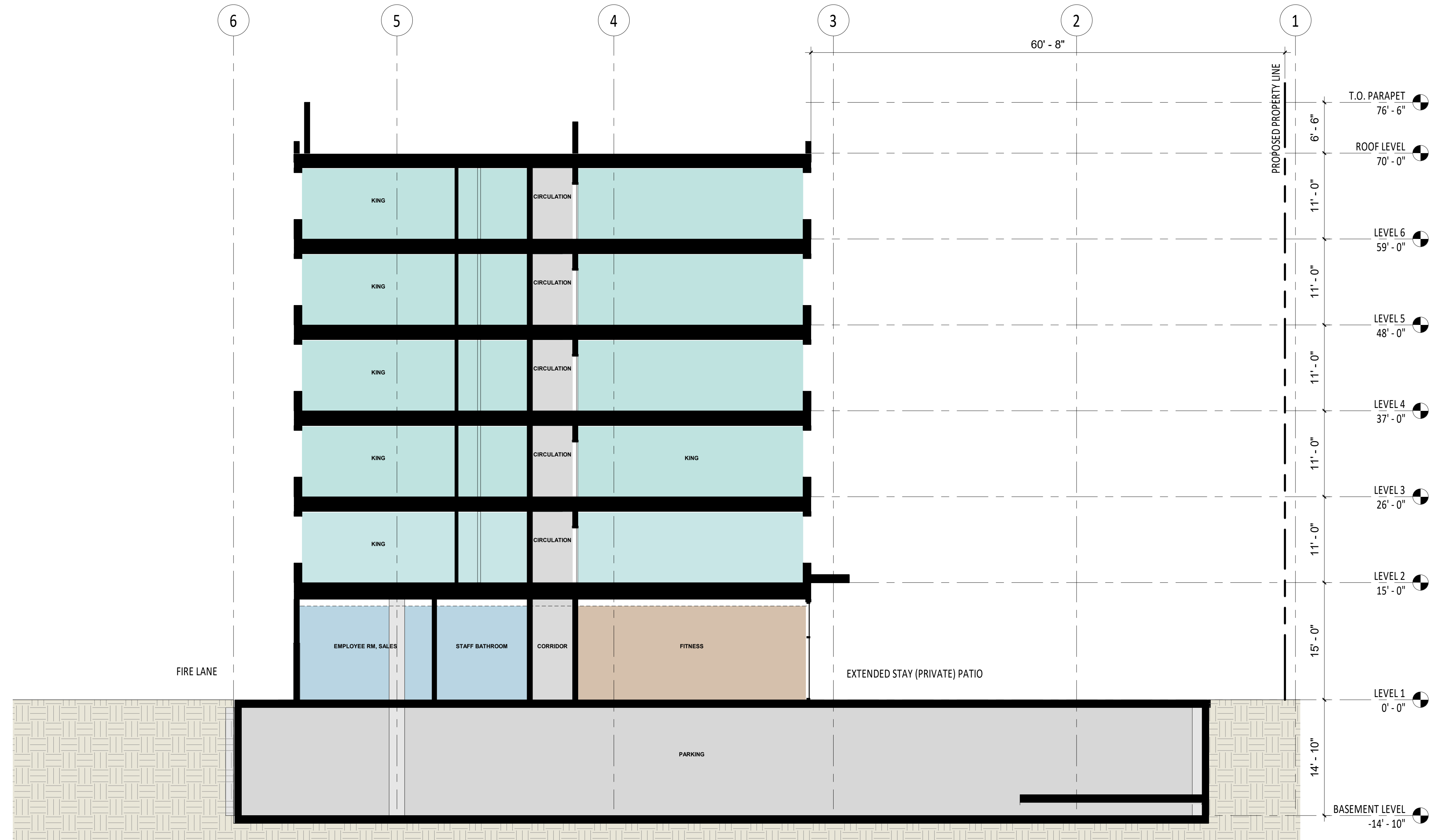
① SITE SECTION THROUGH INTERIOR FIRE LANE LOOKING NORTH  
3/32" = 1'-0"





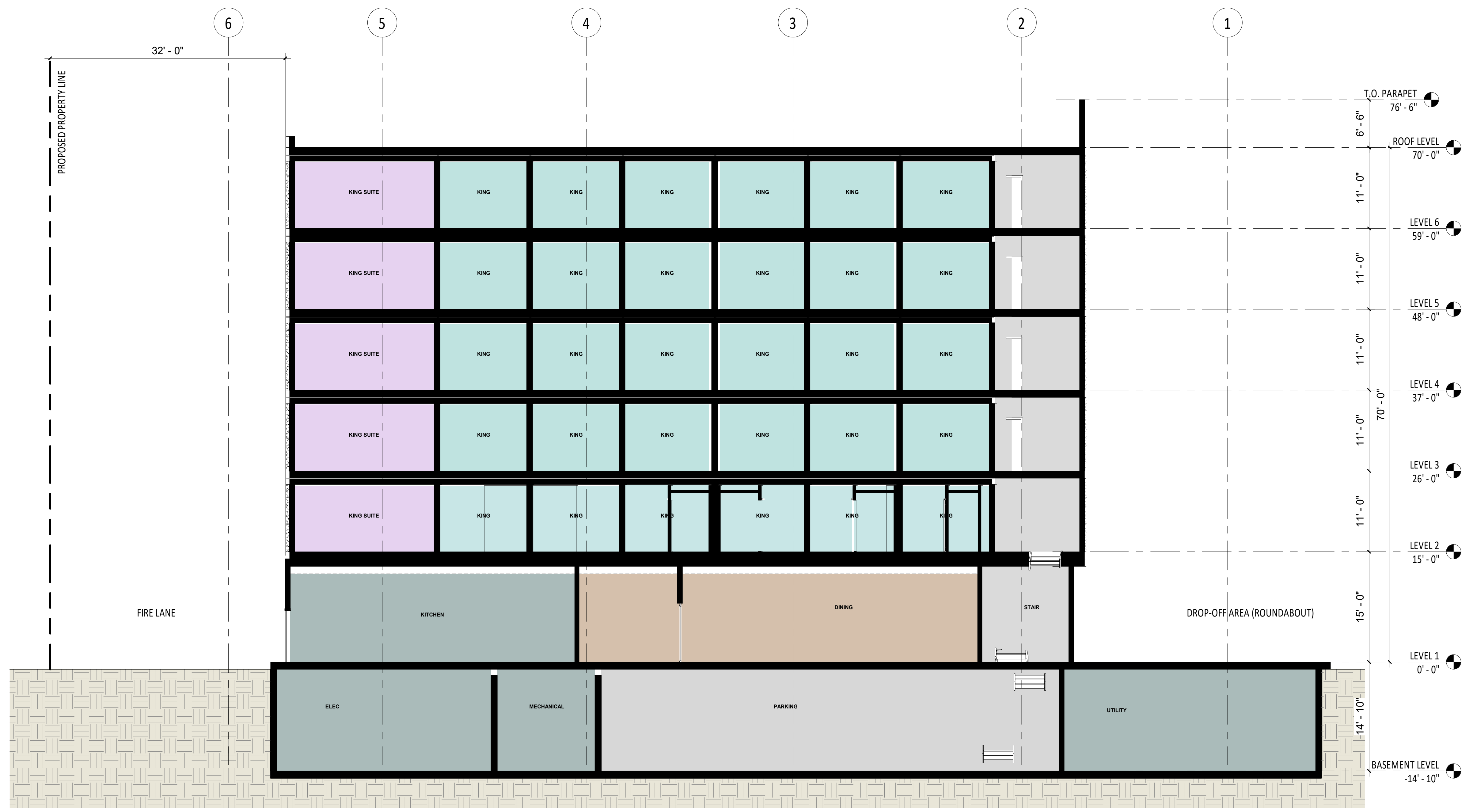
① SITE SECTION THROUGH MAIN ENTRY AND PARKING ACCESS RAMP LOOKING SOUTH  
3/32" = 1'-0"





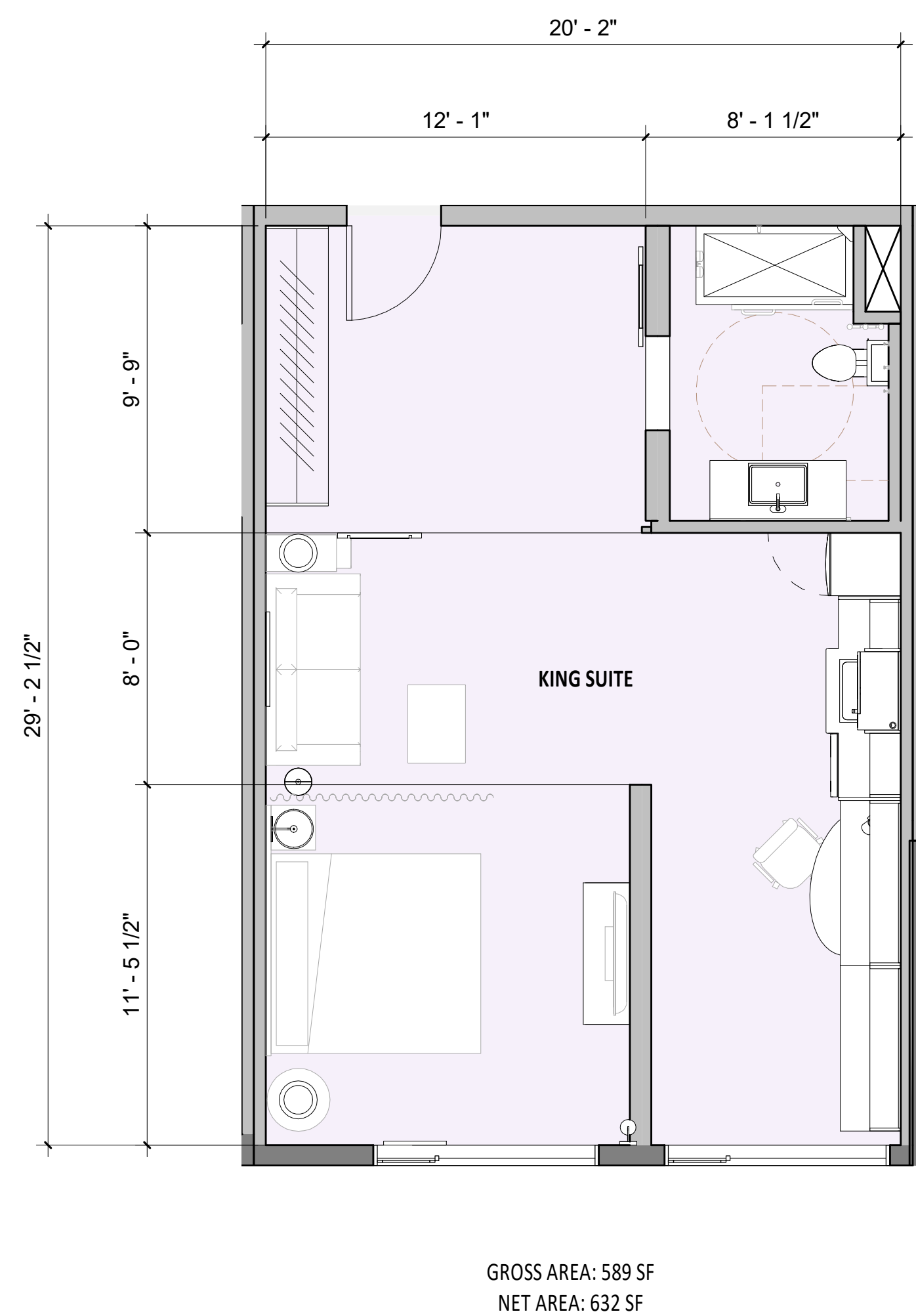
① EXTENDED STAY BUILDING SECTION - THROUGH PRIVATE PATIO  
1/8" = 1'-0"



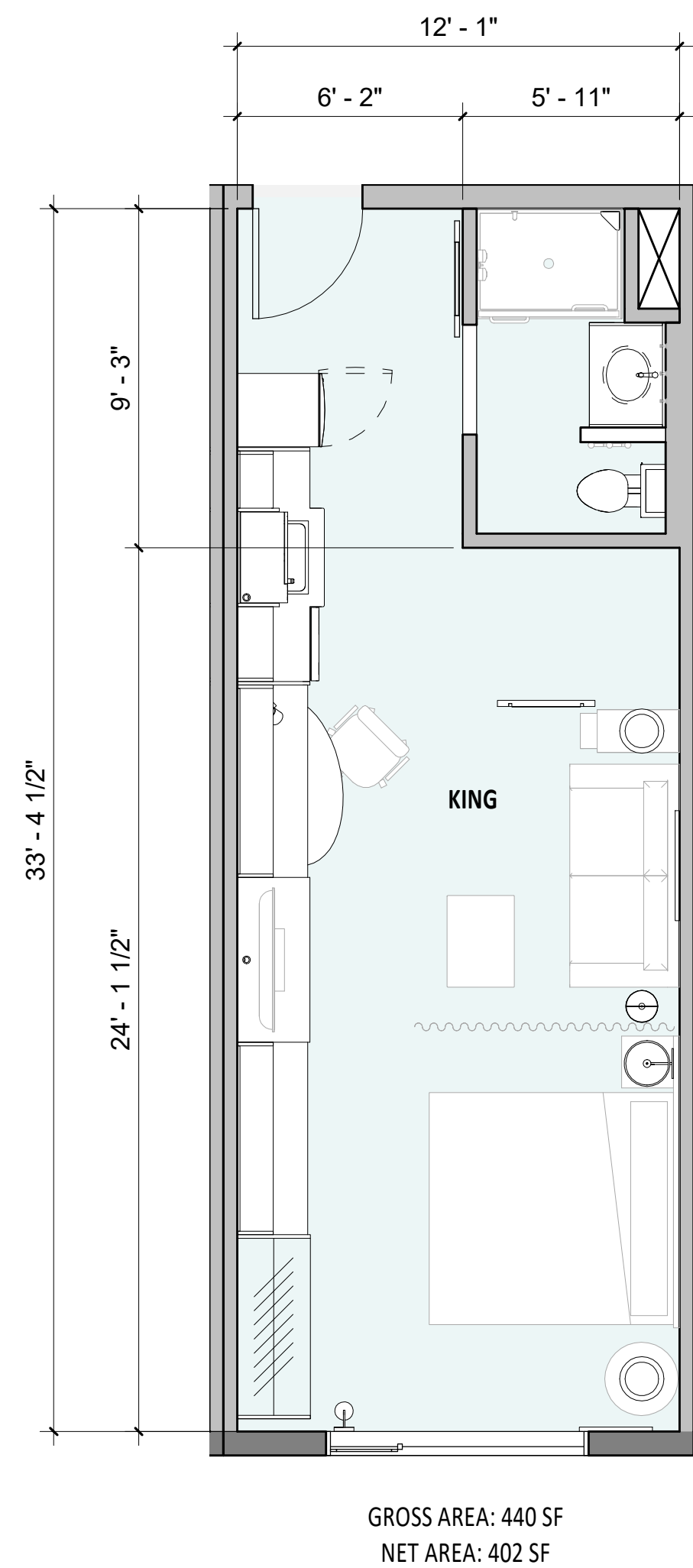


① SELECT SERVICE BUILDING SECTION - THROUGH RESTAURANT  
1/8" = 1'-0"

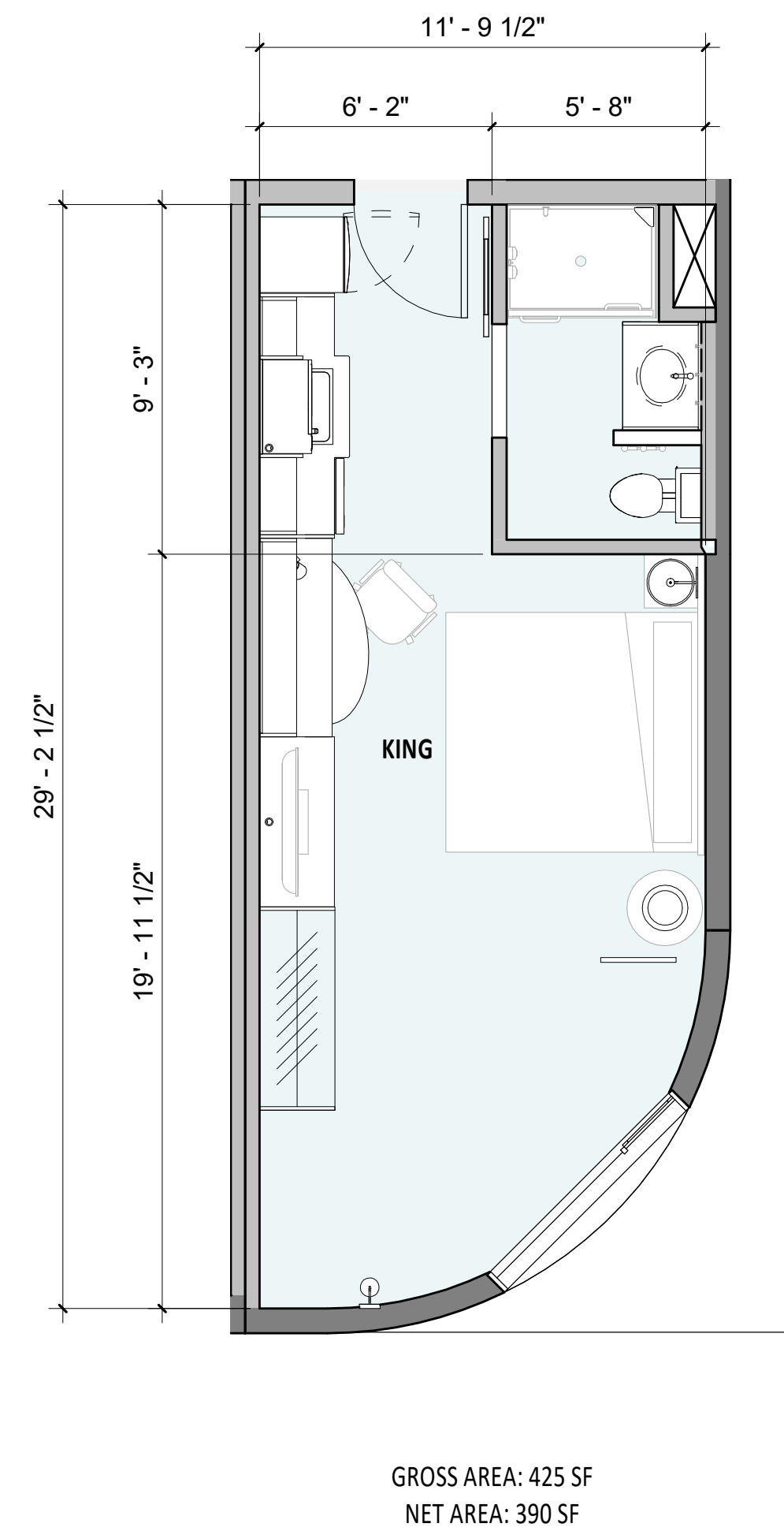




① ENT\_ENLARGED\_EXTENDED STAY - KING\_SUITE  
1/4" = 1'-0"



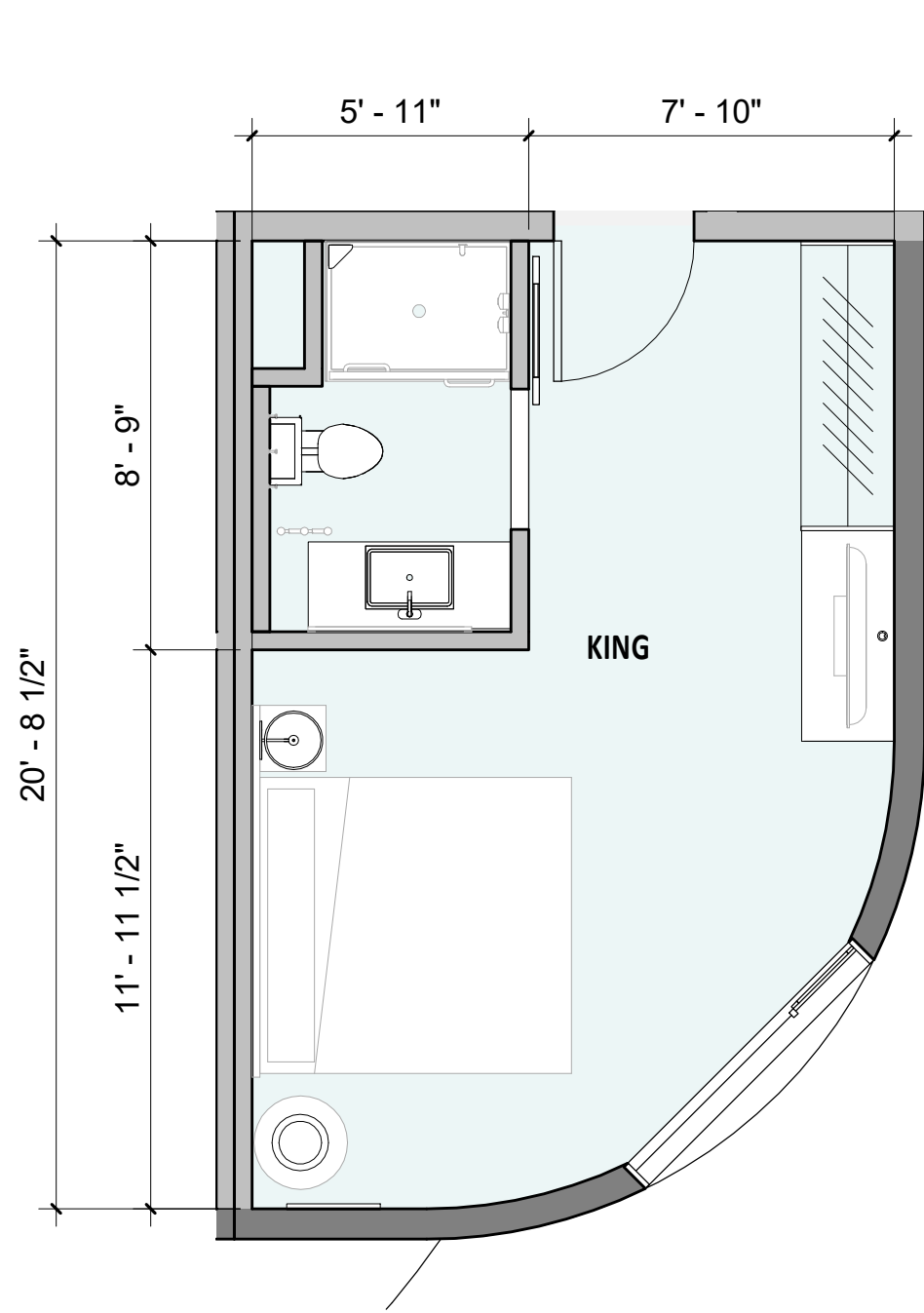
⑤ ENT\_ENLARGED\_EXTENDED STAY - KING  
1/4" = 1'-0"



④ ENT\_ENLARGED\_EXTENDED STAY - KING\_EXTENDED CORNER  
1/4" = 1'-0"

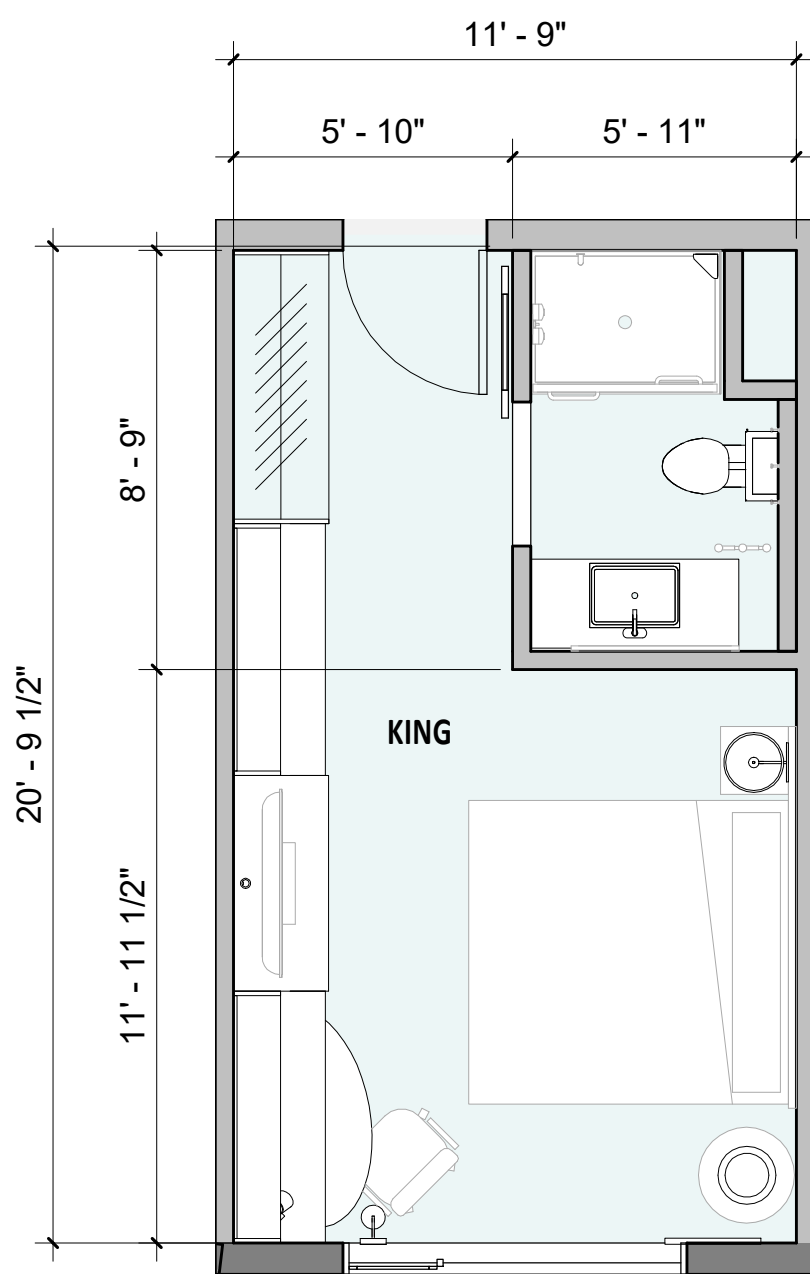
WALL LEGEND	
	INTERIOR WALL
	EXTERIOR WALL





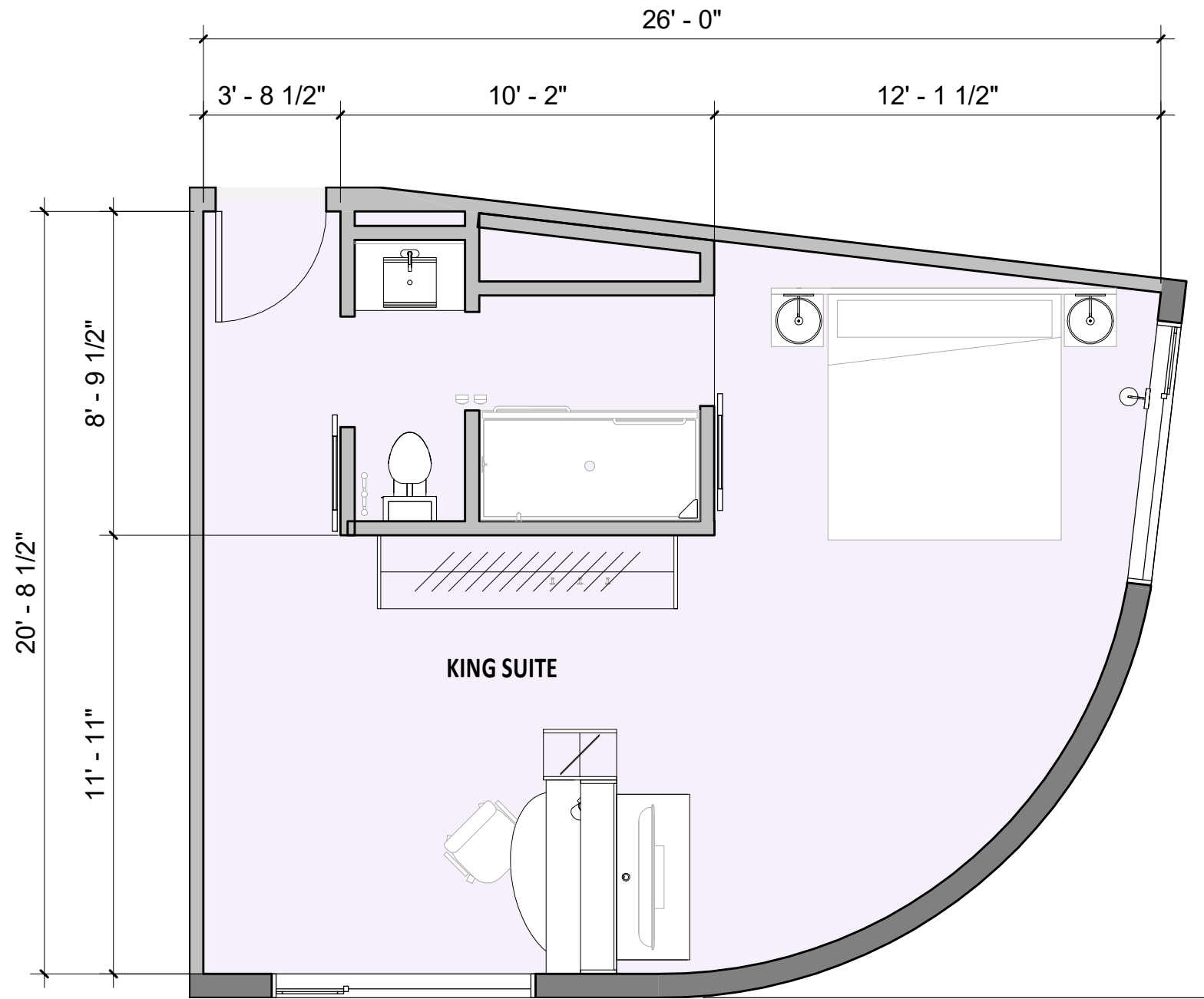
GROSS AREA: 291 SF  
NET AREA: 262 SF

⑥ SELECT SERVICE CORNER KING GUEST ROOM  
1/4" = 1'-0"



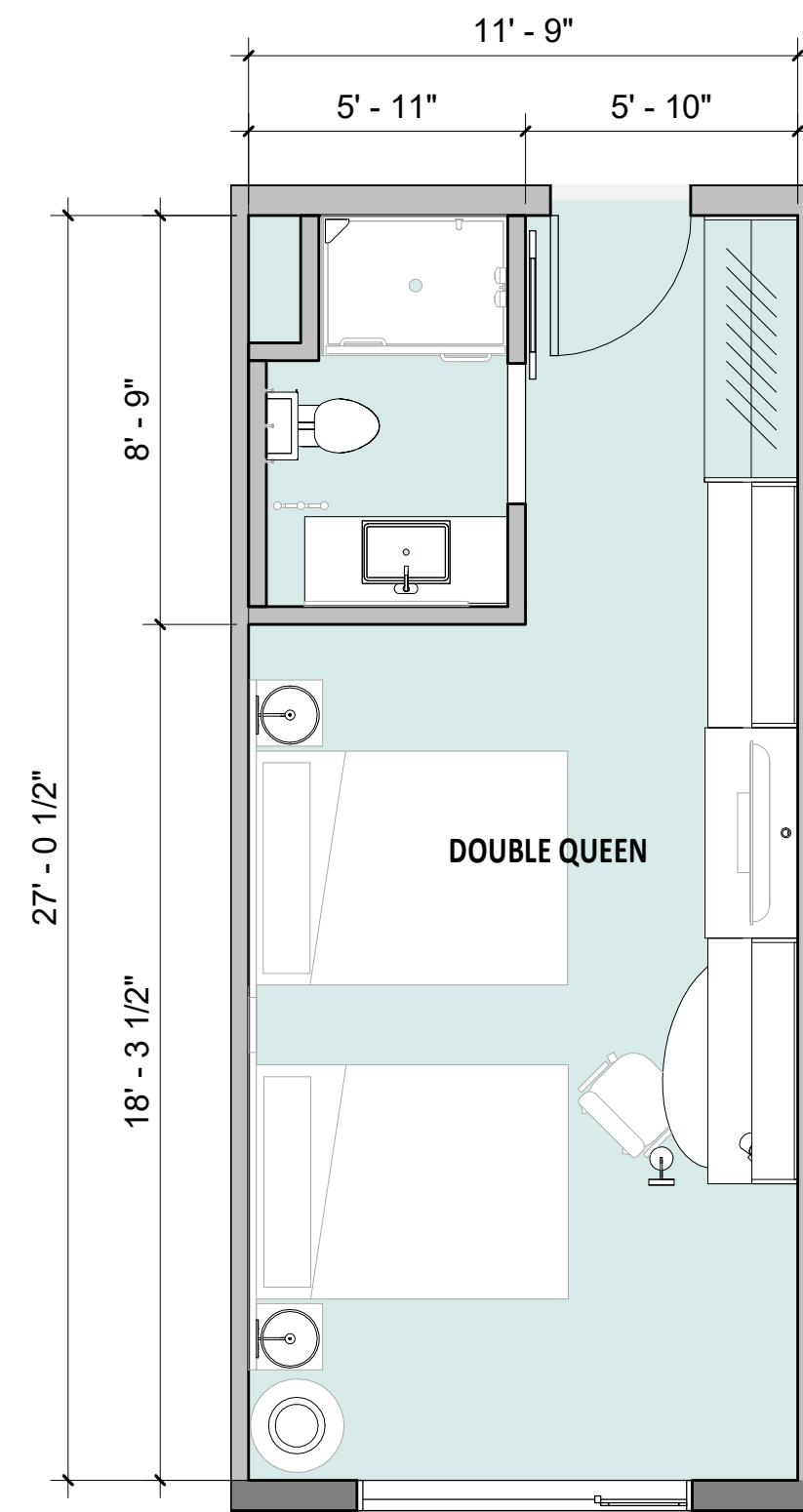
GROSS AREA: 268 SF  
NET AREA: 243 SF

⑨ SELECT SERVICE KING GUEST ROOM  
1/4" = 1'-0"



GROSS AREA: 513 SF  
NET AREA: 471 SF

⑦ SELECT SERVICE KING SUITE GUEST ROOM  
1/4" = 1'-0"



GROSS AREA: 350 SF  
NET AREA: 317 SF

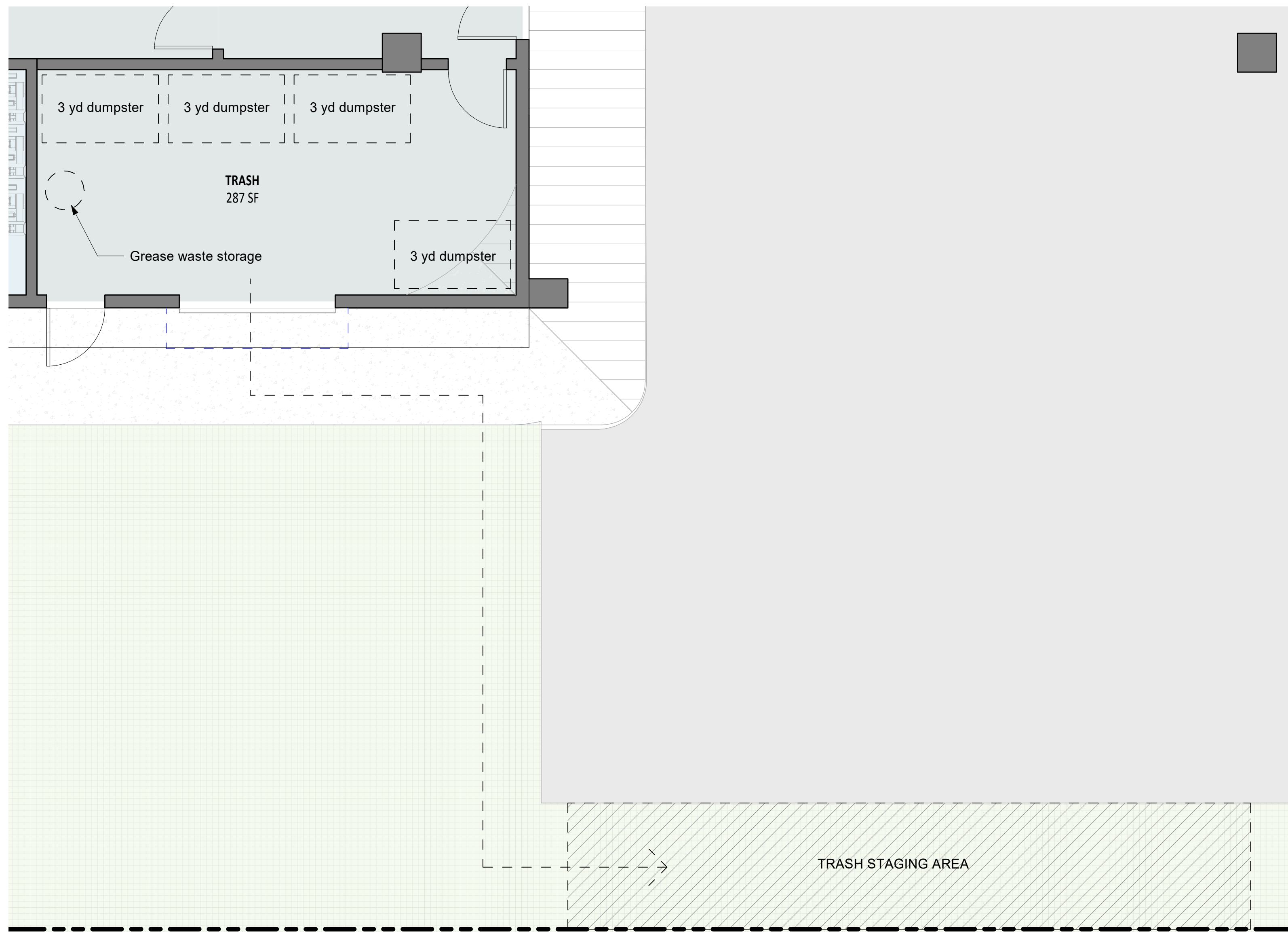
⑧ SELECT SERVICE DOUBLE QUEEN GUEST ROOM  
1/4" = 1'-0"

#### WALL LEGEND

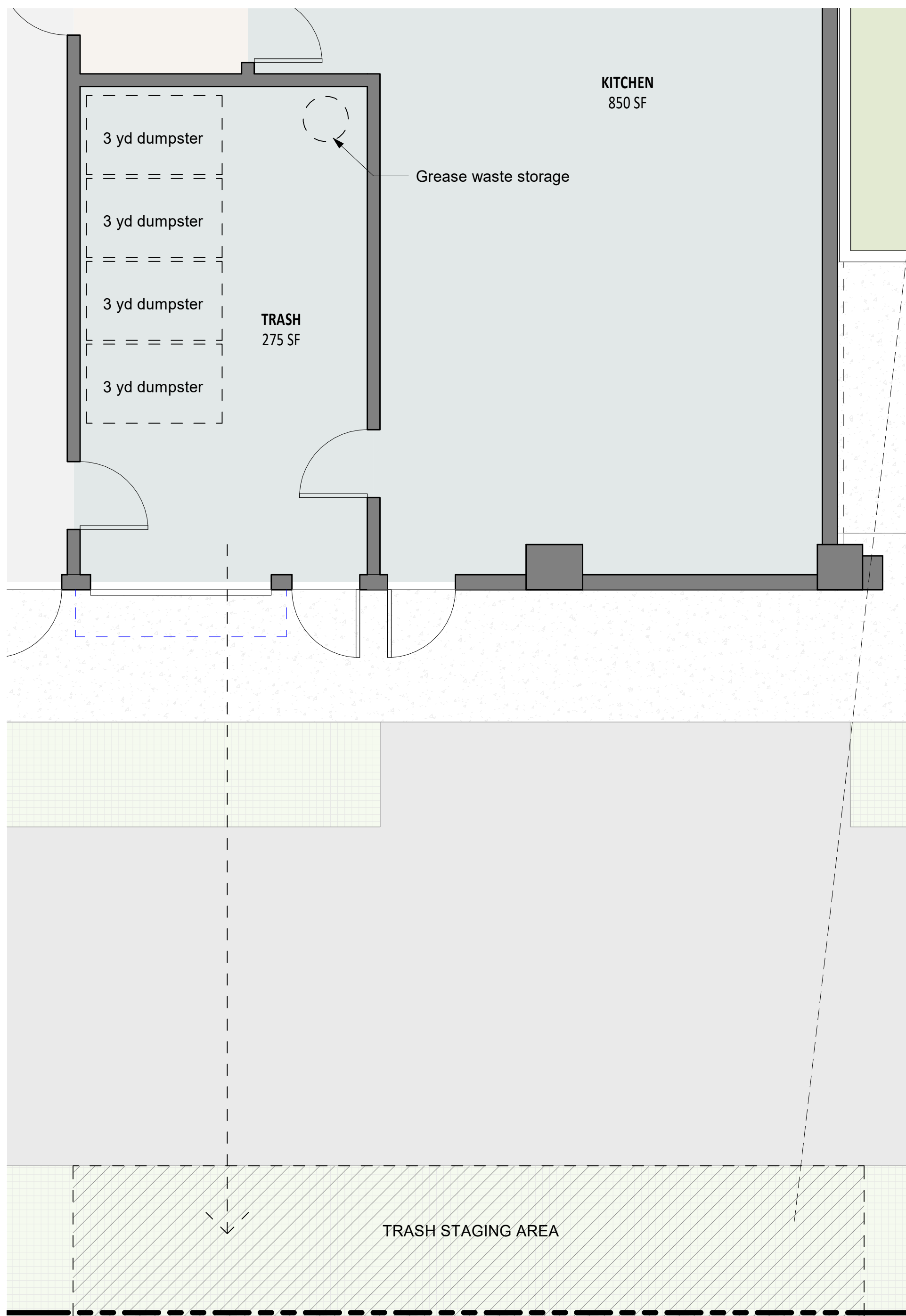
- INTERIOR WALL
- EXTERIOR WALL





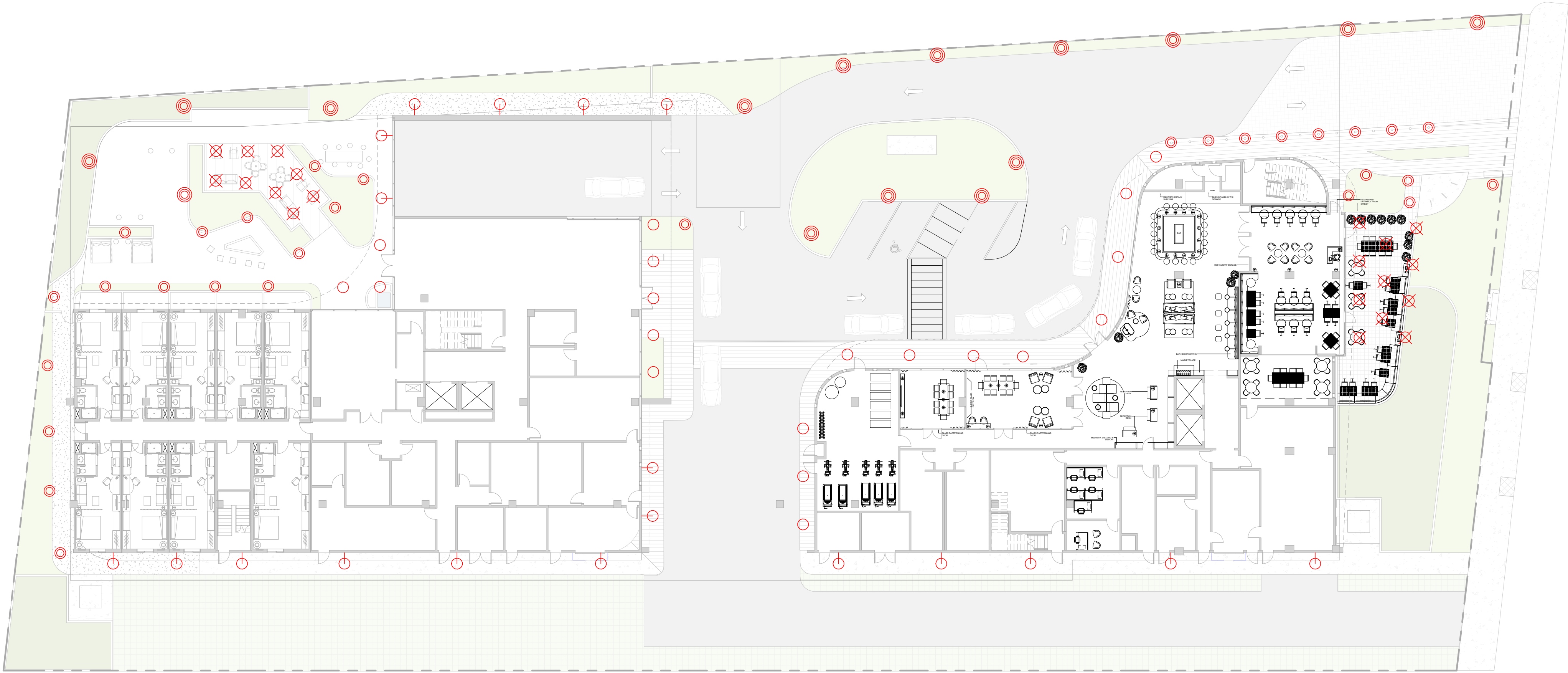


② EXTENDED STAY ENLARGED TRASH ROOM LAYOUT  
1/4" = 1'-0"




① SELECT SERVICE ENLARGED TRASH ROOM LAYOUT  
1/4" = 1'-0"






LIGHTING LEGEND




 **LIGHT COLUMN**  
STERNBERG LIGHTING RIALTA LIGHT COLUMN  
10'-0" HEIGHT




 **LIGHT BOLLARD**  
STERNBERG LIGHTING RIALTA LIGHT COLUMN  
3'-6" HEIGHT




 **RECESSED SOFFIT LIGHT**  
BEGA 24 923  
13'-0" MOUNTING HEIGHT












 **TRELLIS GLOBE PENDANT**  
TEGAN LIGHTING EXTON KORE-EX5 WITH  
LABYRINTH ORB SHADE  
12'-0" MOUNTING HEIGHT, GLOBE AT 8'-0"



 **WALL MOUNTED SCONCE**  
BEGA 33 242  
7'-0" MOUNTING HEIGHT





Luminaire Schedule										
Symbol	Qty	Tag	Description	Lum. Lumens	LLD	LOD	UDF	LLF	Lum. Watts	Filename
	10	B1a	Sterberg Lighting Rialta Light Column RT403SV2-26L45T3R-MDL03 - 10'-0"	2446	0.944	0.900	1.000	0.850	30.8	RT403-SV2-26L45T3R-MDL03-IES
	1	B1b	Sterberg Lighting Rialta Light Column RT403CA-26L45T5-MDL03 - 10'-0"	2403	0.944	0.900	1.000	0.850	31.3	RT403-SV2-26L45T5-MDL03-IES
	4	B2a	Sterberg Lighting Rialta Light Column RT403SV2-26L45T4-MDL03 - 10'-0"	2368	0.944	0.900	1.000	0.850	30.8	RT403-SV2-26L45T4-MDL03-IES
	25	B2b	Sterberg Lighting Rialta Light Column RT403SV2-26L45T5-MDL03-SV2 - 3'-6"	2367	0.944	0.900	1.000	0.850	30.6	RT403-SV2-26L45T5-MDL03-SV2-IES
	5	B2c	Sterberg Lighting Rialta Light Column RT403SV2-26L45T3R-MDL03-SV2 - 3'-6"	2368	0.944	0.900	1.000	0.850	30.6	RT403-SV2-26L45T3R-MDL03-SV2-IES
	2	B2d	Sterberg Lighting Rialta Light Column RT403SV2-26L45T4-MDL03-SV2 - 3'-6"	2340	0.944	0.900	1.000	0.850	30.7	RT403-SV2-26L45T4-MDL03-SV2-IES
	19	D	Bege 24 B23 - 13'-0"	1218	0.944	0.900	1.000	0.850	15	24B23_BEGA-IES-ies
	20	P	Tegen Lighting Exten Kire-EXS with ledynith orb shade EXS-FCG-LD - 8'-0"	146	0.944	0.900	1.000	0.850	5.3	L11710000-IES
	19	W	Bege 33 242 - 7'-0"	1993	0.944	0.900	1.000	0.850	22.9	33242_BEGA-IES-ies

Calculation Summary									
Label	CalcType	Units	Grid Z	Avg	Max	Min	Avg/Min	Max/Min	
Parking + Drive	Illuminance	Fc	0	1.72	30.5	0.0	N.A.	N.A.	
Patio	Illuminance	Fc	0	6.92	26.1	1.4	4.94	18.64	
Sidewalk East	Illuminance	Fc	0	7.64	31.2	0.0	N.A.	N.A.	
Sidewalk North	Illuminance	Fc	0	5.08	25.4	1.3	3.89	19.54	
Sidewalk West	Illuminance	Fc	0	7.35	38.1	0.0	N.A.	N.A.	
Trellis East	Illuminance	Fc	0	2.64	20.3	0.6	4.40	33.63	

\*\*\*LIGHTING LAYOUT VERIFICATION\*\*\*

ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP RATINGS. FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.

Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

Associated Lighting Representatives, Inc.



ASSOCIATED LIGHTING REPRESENTATIVES, INC.  
7777 PARDEE LANE  
P.O. BOX 2265  
OAKLAND, CA 94621  
PHONE: (510) 638-0158 - FAX (510) 638-2908

REPORT FOR: LOWNEY ARCHITECTS  
BY: APPLICATIONS ENGINEERING: ERIN COLCORD, LC, LEED GA  
SALES REPRESENTATIVE: ALR, TIM HALEY, LC



AGI32 VERSION 19.13  
AGI (C) 1999-2020 LIGHTING ANALYSTS, INC.  
10268 W. CENTENNIAL RD, SUITE 202  
LITTLETON, CO 80127

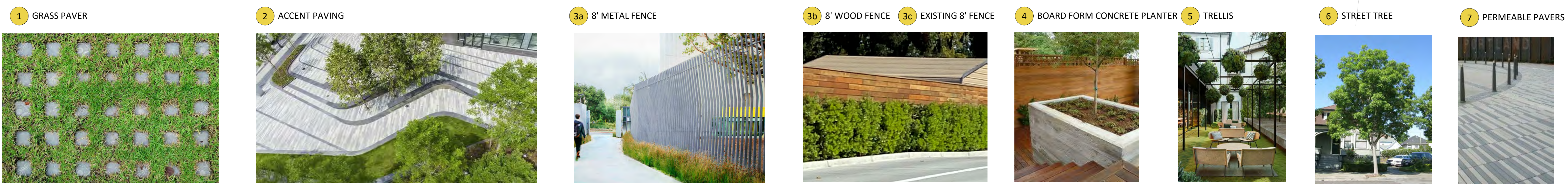
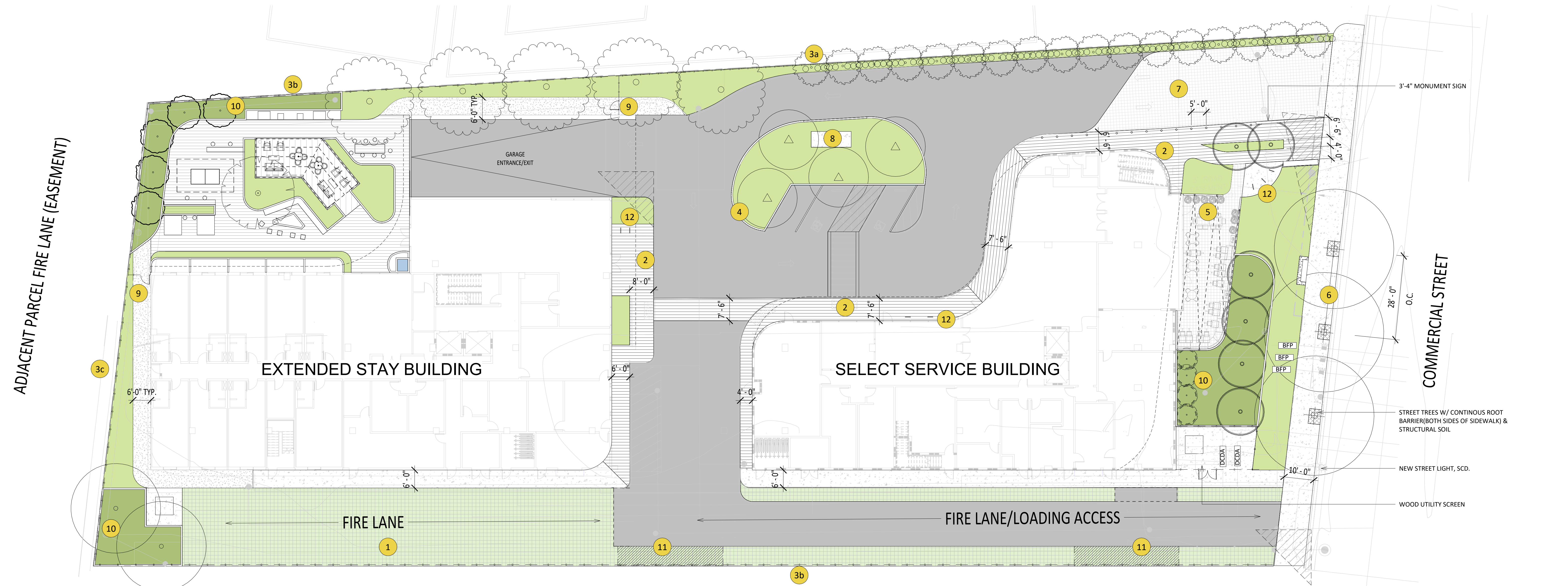
PROJECT DESCRIPTION

COMMERCIAL STREET HOTEL - SITE  
SUNNYVALE, CA

DRAWING NO. / INPUT FILE  
18196HAL-R02.DWG / .A32

SCALE: 3/32" = 1'-0" SHEET: 1 OF 1 DATE: 10 / 30 / 2020 REV: 2



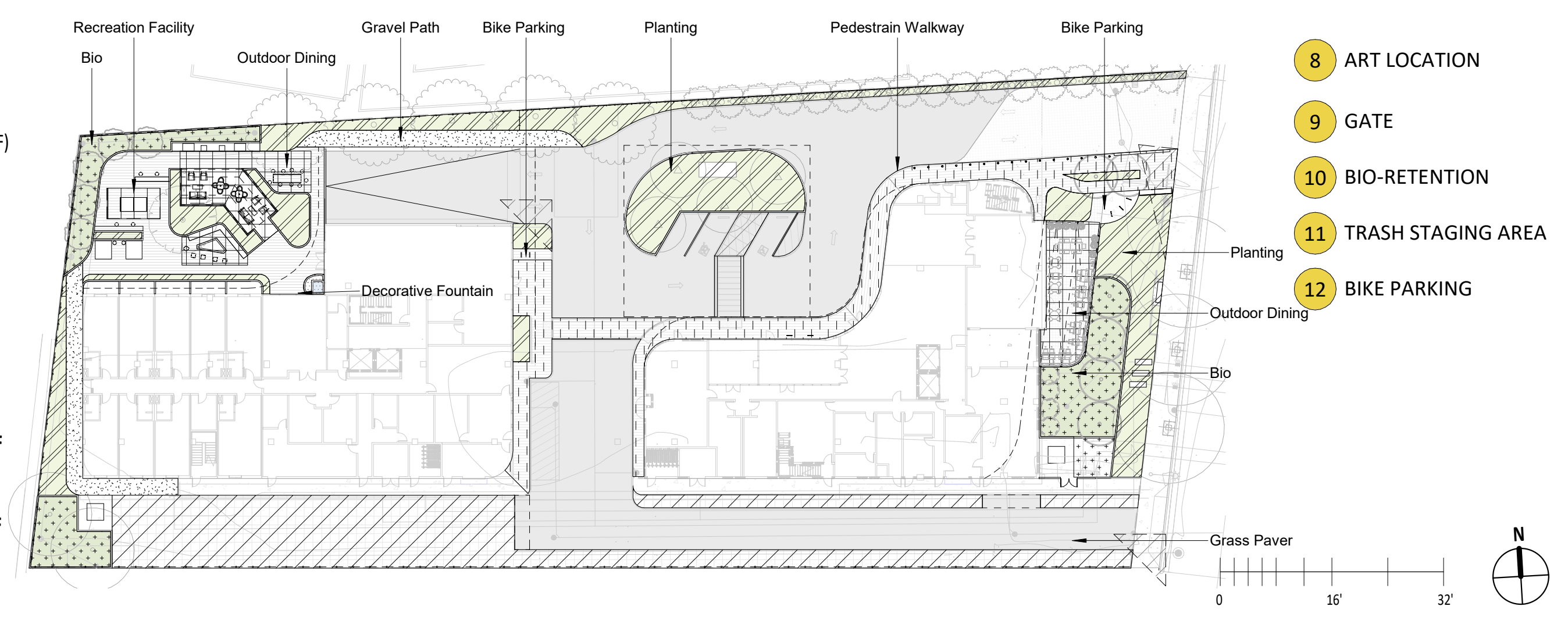


MATERIAL LEGEND

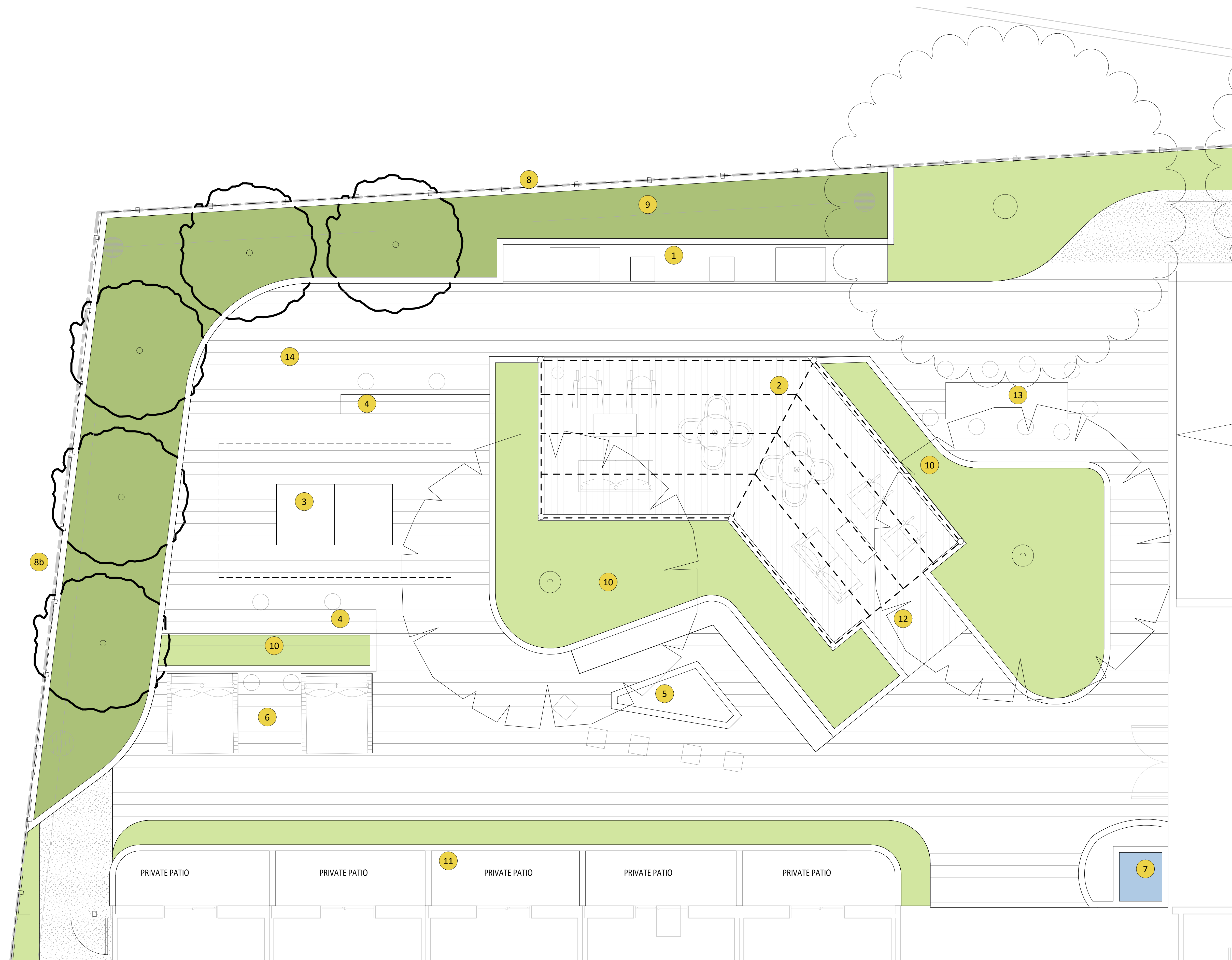
	GRASS PAVER		GRAVEL PAVING		PLANTING AREA
	ACCENT PAVING		VEHICULAR CONCRETE PAVING		BIORETENTION
	CONCRETE PAVING		WOOD DECKING		BENCH
	PERMEABLE PAVERS				

LANDSCAPE AREA CALCULATION

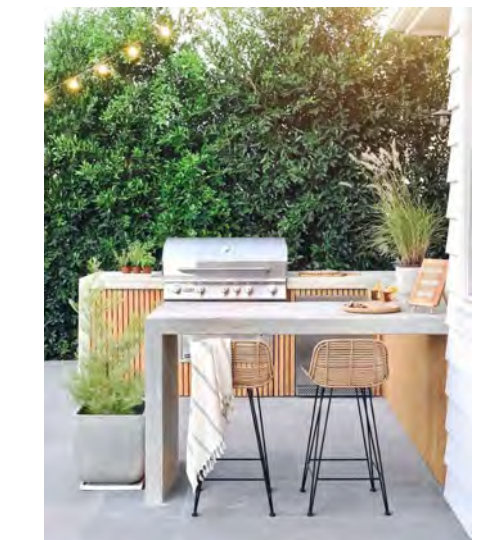
	OTHER LANDSCAPED AREA (SF)	PARKING LOT LANDSCAPED AREA (SF)	
Gravel Path	1,261		
Planting	4,523		
Bio	2,545		
50% Grasspaver	2,998		
Outdoor Eating	2,058		
Pedestrian walkway	3,188		
Bike Parking	171		
Recreation facilities	209		
Decorative Fountain	48		
<b>Total</b>	<b>17,001 SF</b>	<b>1,370</b>	<b>18,371 SF</b>
<b>PARKING LOT</b>		<b>4,020 SF</b>	
<b>BUILDING AREA</b>	<b>142,934 SF</b>		
<b>LOT AREA</b>			
	11.9%	34.1%	28.0%
<b>TOTAL LANDSCAPE AREA:</b>	<b>18,371 SF (28%)</b>		
1 TREE / 1,000 SF = 21 TREES			
24 NEW TREES ON SITE			







1 BBQ COUNTER W/ SINK



2 DINING AREA W/ TRELLIS

3 PING-PONG TABLE



4 BENCH SEATING W/ SIDE TABLE

5 FIRE PIT W/ SEATING

6 DAY BEDS

7 FOUNTAIN / RAIN CHAIN

8 WOOD FENCE

8b EXISTING WOOD FENCE

9 BIO-RETENTION

10 RAISED PLANTER

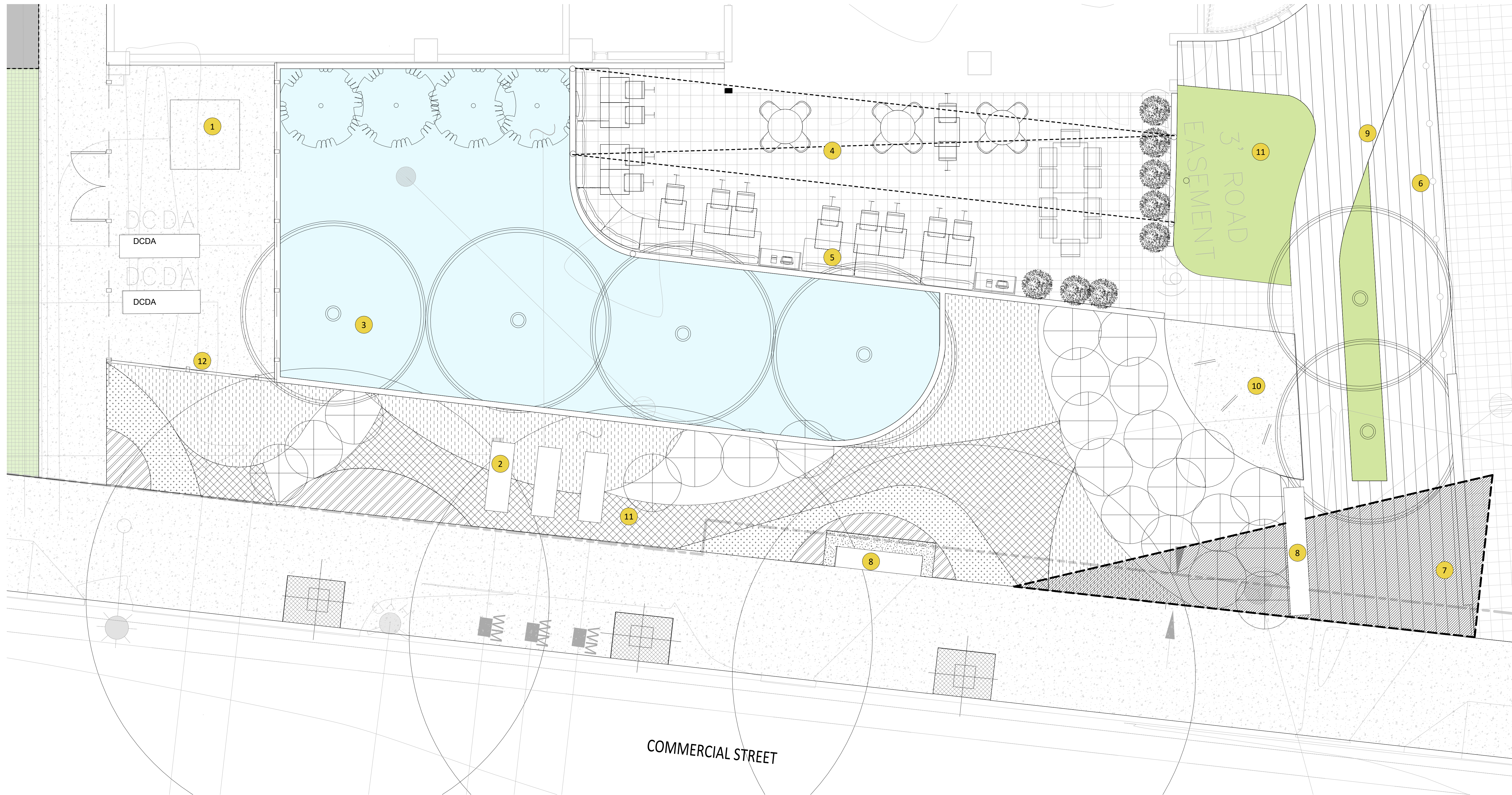
11 METAL SCREEN

12 WOOD DECK

13 COMMUNITY TABLE



13 GAME AREA





- |                             |                 |                      |
|-----------------------------|-----------------|----------------------|
| 1 TRANSFORMER, SCD          | 6 LIGHT BOLLARD | 11 PLANTING AREA     |
| 2 BACKFLOW PREVENTOR, SCD   | 7 HOTEL SIGNAGE | 12 UTILITY ENCLOSURE |
| 3 BIORETENTION PLANTING     | 8 BENCH         |                      |
| 4 OUTDOOR DINING W/ TRELLIS | 9 ACCENT PAVING |                      |
| 5 TABLES & SOFAS            | 10 BIKE RACKS   |                      |

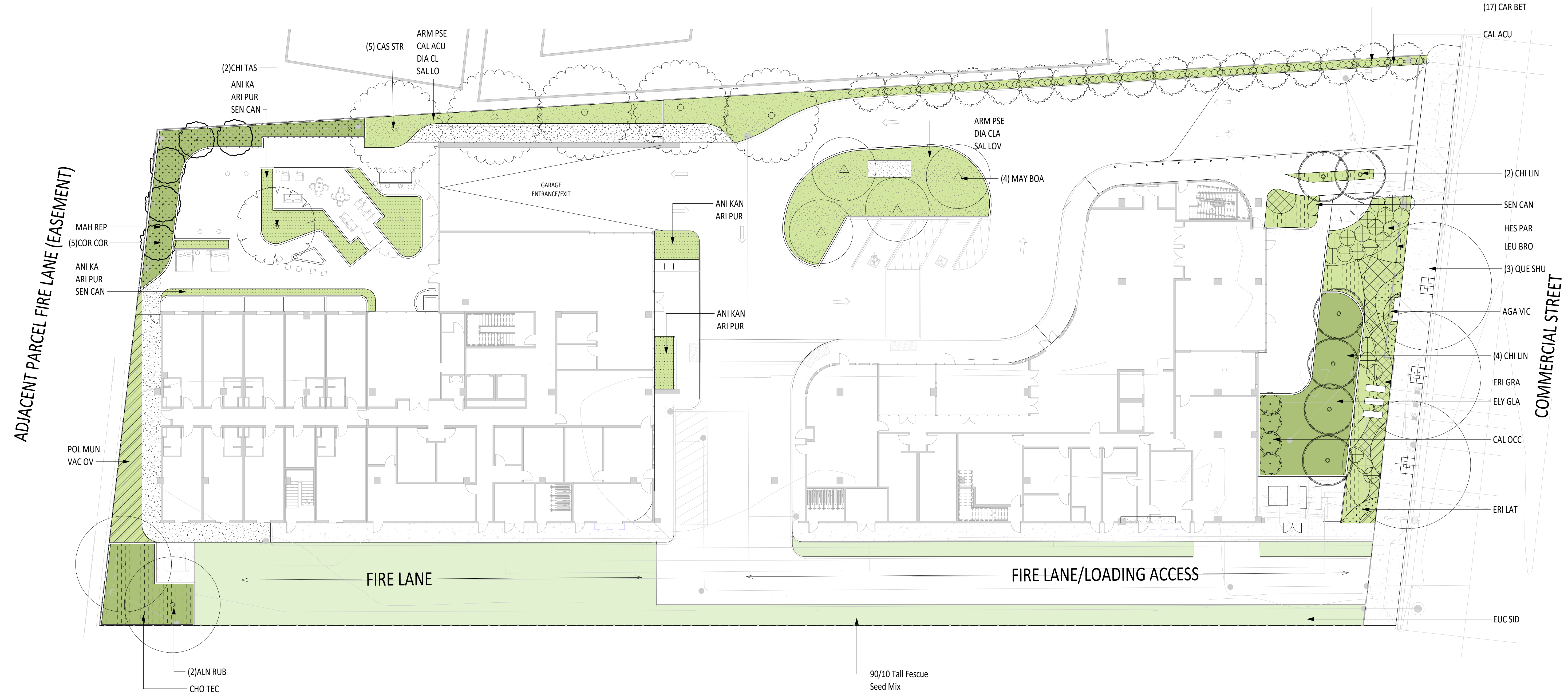


TREES							
Abbreviation	Image	Scientific Name	Common Name	QTY.	Size	WUCOLS	Notes
ALN RUB		Alnus rubra	Red Elder	2	24" Box	high	80' H x 30' W
CAR BET		Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam	17	24" Box	medium	35'H x 9-15' W
CAS STR		Casuarina stricta	Beefwood	5	24" Box	low	20- 45' H x 20'-30' W
CHI LIN		Chilopsis spp	Desert Willow	6	24" Box	low	15'-30' H x 10'-20' W
CHI TAS		Chitalpa x taskentensis 'Pink Dawn'	Chitalpa	2	24" Box	low	25'H x 25'W
COR COR		Corylus cornuta var. californica	California Hazelnut	5	24" Box	low	5- 12' H x 10' W
MAY BOA		Maytenus boaria	Mayten Tree	4	36" Box		30- 50' H x 20' W
QUE SHU		Quercus shumardii	Shumardii Oak	3	24" Box	low	50-70' H x 40' W

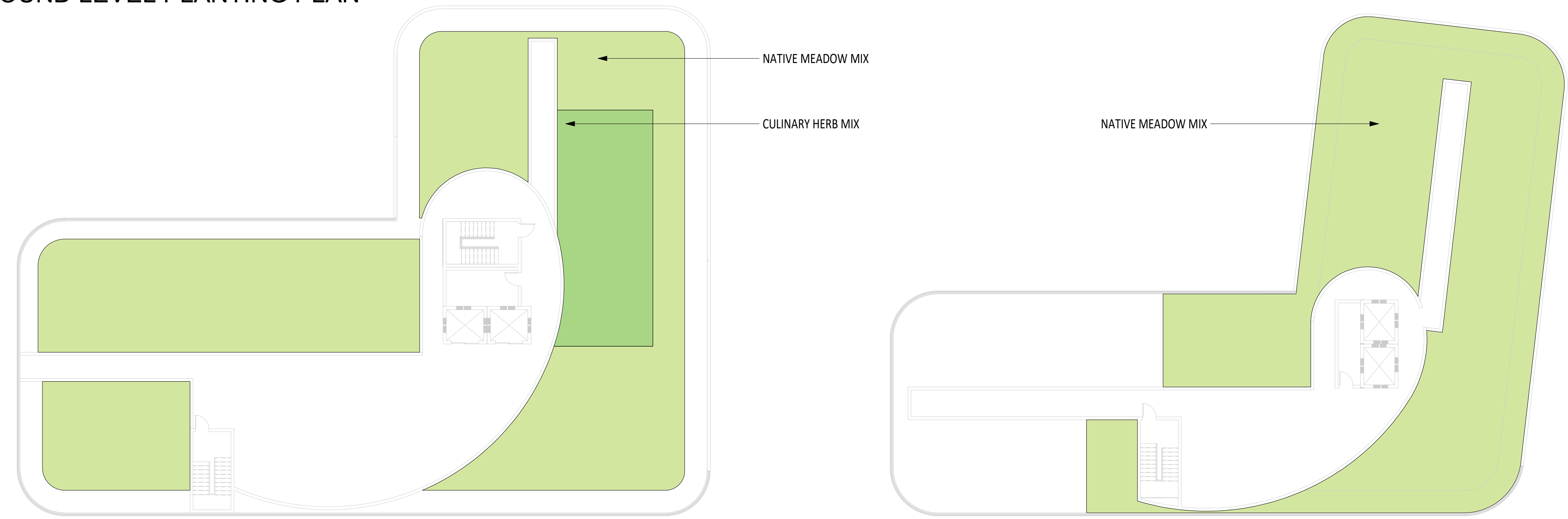
Tree Replacement Schedule		
TREES TO BE REMOVED (see arborist report)	REQUIRED REPLACEMENT TREES	PROPOSED REPLACEMENT TREES
One 12-18" diameter	One 24" box or Three 15-gallon	One 24" box
Zero 19-24" diameter	One 36" box or Two 24" box	
Ten +24" diameter	One 48" box, Two 36" box, or Four 24" box	Four 36" box and Thirty nine 24" box
*One protected tree 38" diameter plus		

SHRUBS, PERENNIALS AND GRASSES						
Abbreviation	Image	Scientific Name	Common Name	Size	WUCOLS	Notes
90/10 Tall Fescue		90/10 Tall Fescue	90/10 Tall Fescue seed mix	seed mix	low	SEED MIX
AGA VIC		Agave victoria reginae	Queen Victoria Agave	5 Gal	low	<1'H x 1-2'W
ANI KA		Anigozanthos 'Kanga Pink'	Kanga Pink Kangaroo Paw	5 Gal	low	1-2'H x 1-2'W
ARI PUR		Aristida purpurea	Purple Three Awn	5 Gal	low	2-3'H x 1-2'W
ARM PSE		Armeria pseudarmeria 'Dreamland'	Dreamland Seadrift	1 Gal	moderate	10-12"H x W
CAL ACU		Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1 Gal	low	2-3'H x 2' W
CAL OCC		Calycanthus occidentalis	Spicebush	15 Gal	low	6-10'H x 6-8'W
CHO TEC		Chondropetulum tectorum	Small Cape Rush	5 Gal	low	2-3'H x 4-5'W
DIA CLA		Dianella 'Clarity Blue'	Clarity Blue Dianella	5 Gal	moderate	2-2.5'H x 1.5-2'W
ELY GLA		Elymus glaucus	Blue Wildrye	5 Gal	low	3-5'H x 3-5'W
ERI GRA		Eriogonum grande var. rubescens	Red-Flowering Buckwheat	5 Gal	low	1-3'H x 1-3'W
ERI LAT		Eriogonum latifolium	Seaside Buckwheat	5 Gal	low	1-2'H x 1-2'W
HES PAR		Hesperaloe parviflora	Red Yucca	5 Gal	low	3-4'H x 4-5'W
LEU BRO		Leucophyta brownii	Cushion Bush	5 Gal	low	1-3'H x 1-3'W
MAH REP		Mahonia repens	Creeping Oregon Grape	5 Gal	low	1-2'H x 3-4'W
POL MUN		Polystichum munitum	Western Sword Fern	5 Gal	moderate	2-3'H x 2-4'W
SAL LO		Salvia 'Love and Wishes'	Love and Wishes Sage	5 Gal	high	3-4'H x 2-3'W
SEN CAN		Senecio canicans 'Senaw'	Angel Wings	1 Gal	low	10-16"H x 1'W
VAC OV		Vaccinium ovatum	Evergreen Huckleberry	15 Gal	moderate	5-12'H x 4-5'W



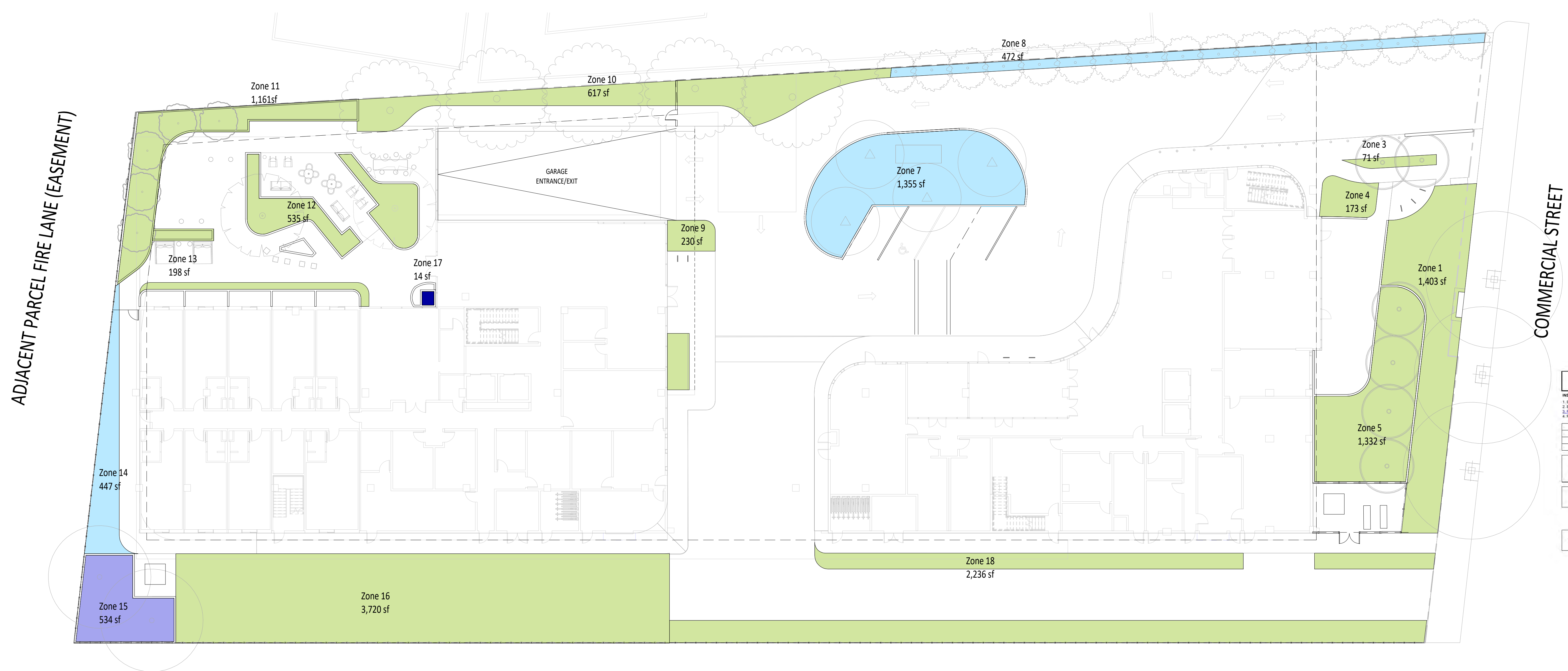


GROUND LEVEL PLANTING PLAN



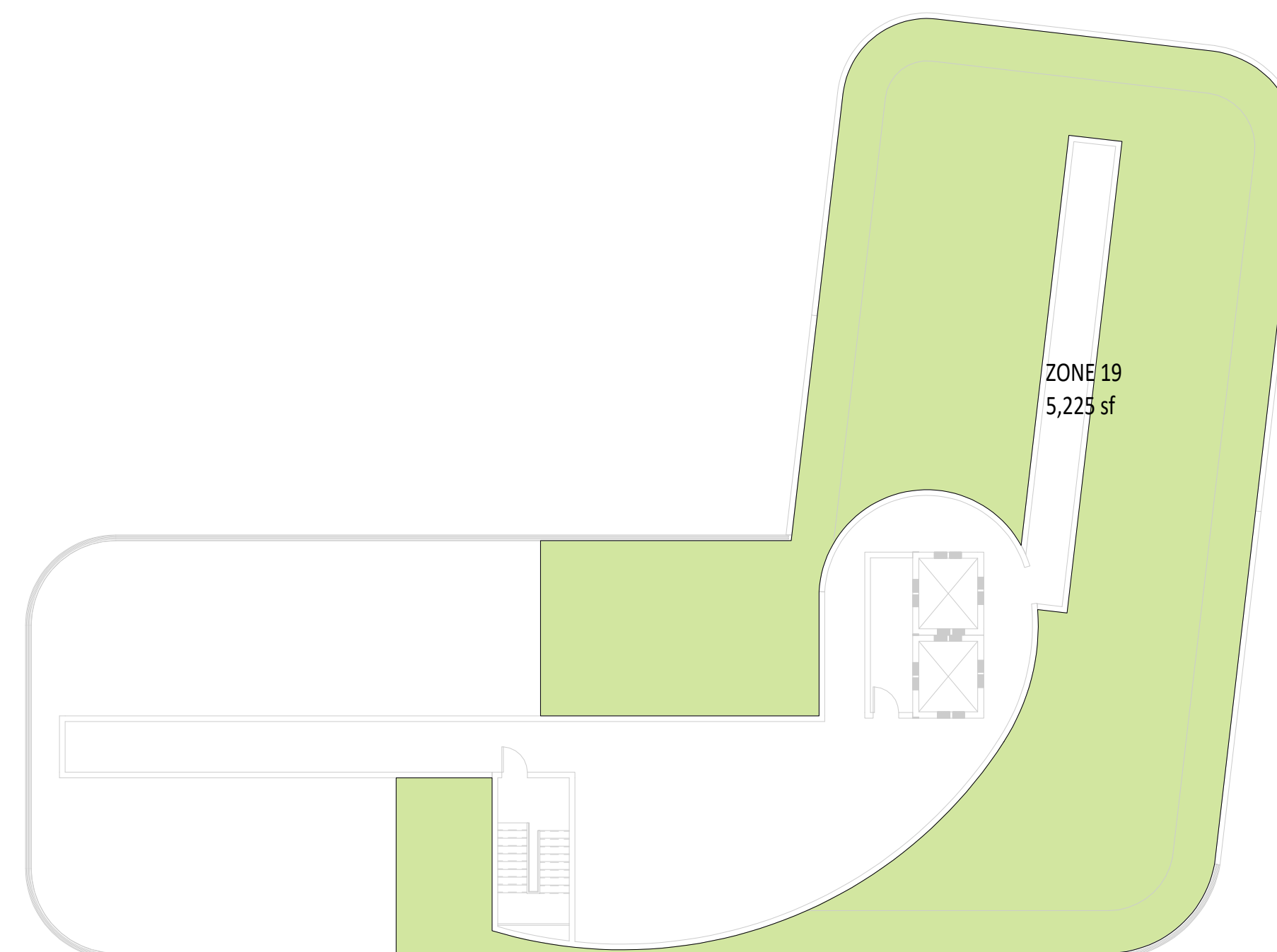
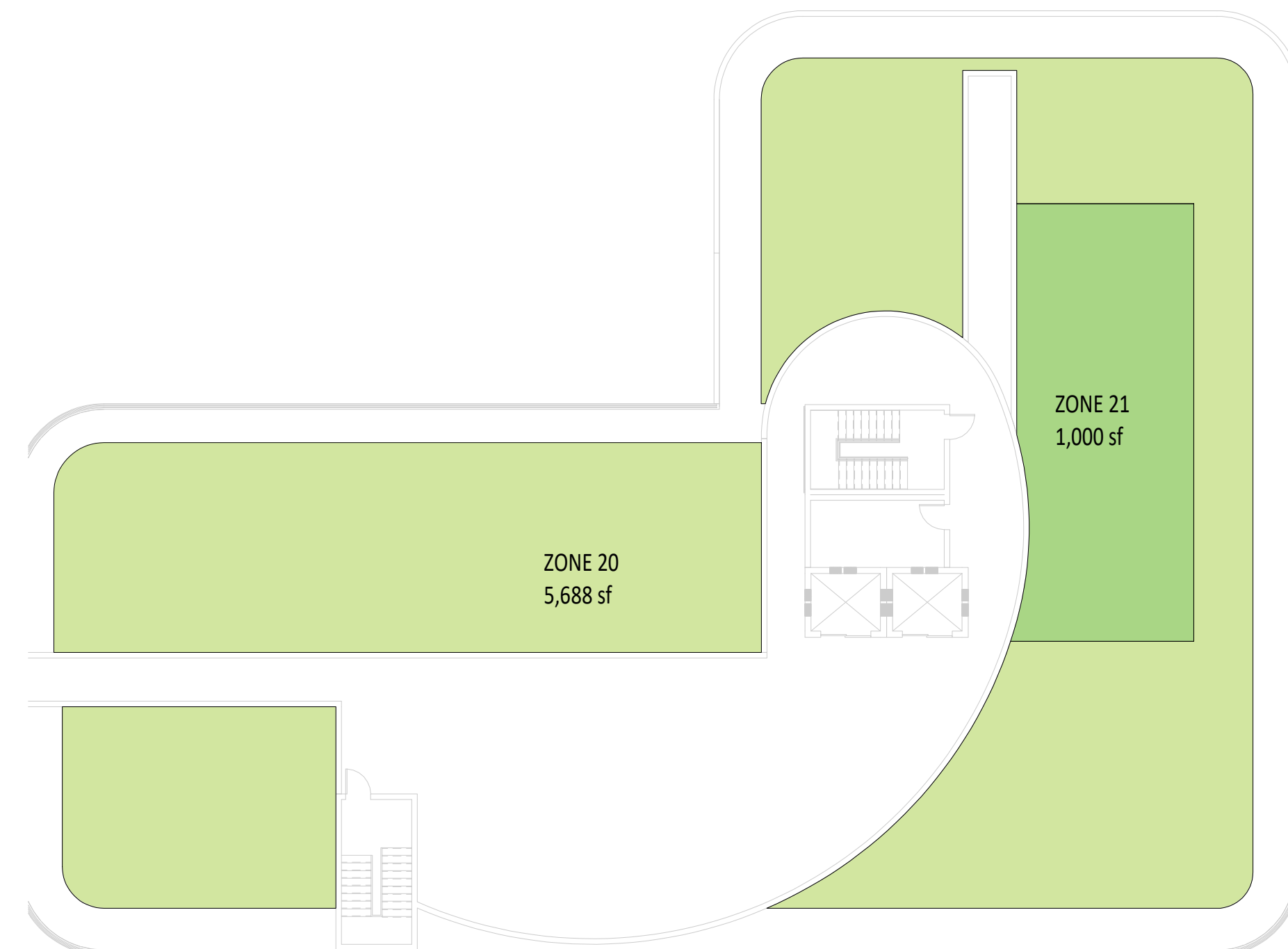
ROOF PLANTING PLAN





WELo Water Budget and Water Use Calculator											
<b>INSTRUCTIONS:</b> 1. Enable macros. 2. Enter values in blue cells. Gray cells will automatically fill. 3. For Eto, refer to Appendix A of the codebook, available here: <a href="https://www.water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency">https://www.water.ca.gov/Programs/Water-Use-And-Efficiency/Urban-Water-Use-Efficiency</a> . 4. Print this sheet and submit with Landscape Document Package for the Comprehensive Performance Compliance Pathway.											
Date: 7/24/2020 Project Name: Commercial Hotel Project Contact: Jennifer Ivanovich Project Contact Email: <a href="mailto:jivanich@lowneyarch.com">jivanich@lowneyarch.com</a>											
Maximum Applied Water Allowance (MAWA)	Project Type	Eto	ETAF	Special Landscape Area (SLA)	Total Landscape Area including SLA	MAWA (gall/y)	MAWA * Eto * (18.52) * (ETAF * LA) + (1 * ETAF * SLA)				
	Non-residential	0.5	0.85	1,014	20,411	340,464					
Estimated Total Water Use (ETWU)							Eto	(SF * PF) / IE	SLA	ETWU (gall/y)	ETWU * Eto * (18.52) * (PF * SF) / IE + SLA
							0.5	7.69	0.014	247,773	
Difference between MAWA and ETWU							101,882				
Project meets water budget.											
<b>ETWU Calculation (Regular landscape area)</b>											
Zone #	Description	Select Irrigation	Square Feet (SF)	Plant Factor (PF)	Irrigation Efficiency (IE)	(SF * PF) / IE					
1	sidewalk	Drip	1,403	0.20	0.81	348					
2											
3	sidewalk	Drip	71	0.30	0.81	26					
4	patio	Drip	173	0.30	0.81	64					
5	bio in patio	Drip	1,332	0.20	0.81	329					
6											
7	landsc	Drip	1,355	0.80	0.81	1,024					
8	entry	Drip	472	0.50	0.81	291					
9	hotel 2 entry	Drip	230	0.30	0.81	85					
10	garage entry	Drip	617	0.20	0.81	152					
11	hotel 2 bio	Drip	1,161	0.20	0.81	287					
12	courtyard	Drip	535	0.20	0.81	132					
13	courtyard	Drip	198	0.20	0.81	49					
14	fence wall	Drip	447	0.50	0.81	276					
15	bio	Drip	534	0.80	0.81	527					
16	turf block	Spray	3,720	0.20	0.75	962					
17	water feature										
18	surf 2	Drip	2,236	0.20	0.81	552					
19	roof 1	Drip	5,225	0.20	0.81	1,290					
20	roof 2	Drip	5,688	0.20	0.81	1,404					
21	herb garden										
Landscape area (not including SLA)			25,397								
<b>ETWU Calculation (Special Landscape Areas (SLA))</b>											
Description			Square Feet (SF)	Plant Factor / Irrigation Efficiency (PF/IE)	(SF * PF) / IE						
Edible planting area			1,000	1.0	1,000						
Multi-use and sports field turf area				1.0							
Area irrigated with recycled water			14	1.0	14						
Pool				1.0							
Total SLA			1,014								
Total Landscape Area (including SLA) from ETWU Calculation			26,411								

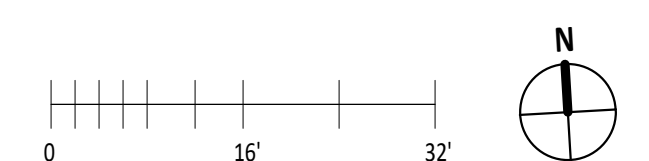
GROUND LEVEL PLANTING PLAN



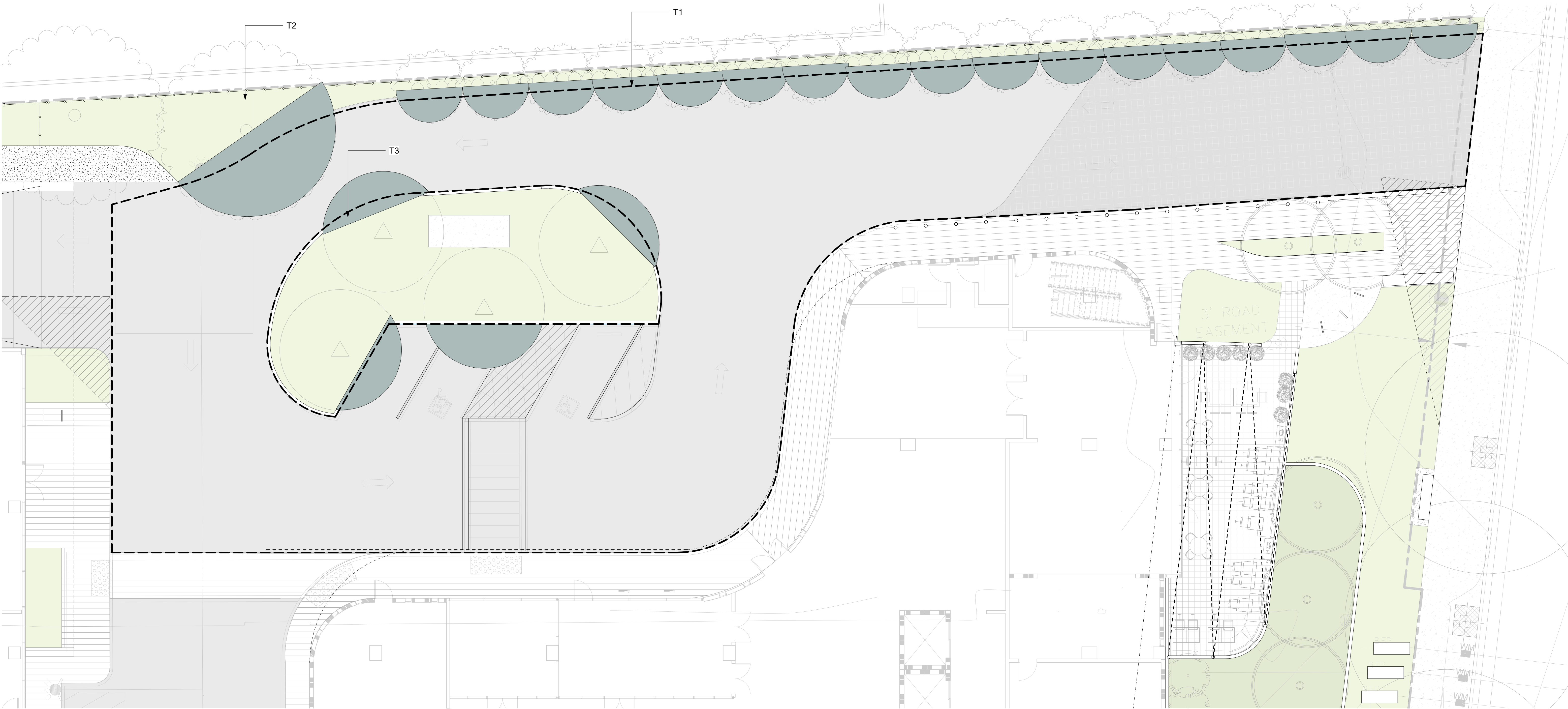
ROOF PLANTING PLAN

## HYDROZONE LEGEND

- Low water use area  
Total Area: 23,002 sf
- Moderate water use area  
Total Area: 1,861 sf
- High water use area  
Total Area: 534 sf
- Water Feature  
Total Area: 14 sf
- Special Landscape Area  
Total Area: 1,000 sf







	BOTANICAL NAME/ COMMON NAME	HALF (SF)	1/4(SF)	TOTAL(SF)
T1	Carpinus betulus 'Frans Fontaine' / Frans Fontaine Hornbeam	17@ 56.5		960
T2	Casuarina stricta / Beefwood	1@ 330		330
T3	Maytenus boaria / Mayten Tree	1@ 190	3@ 95	475
				<hr/> 1,765

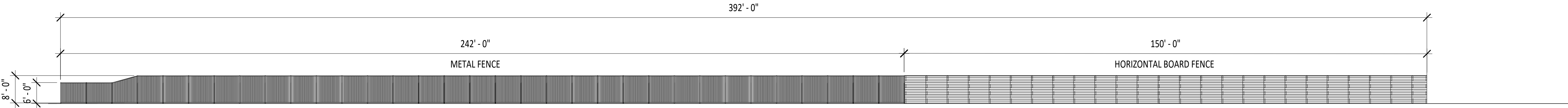
TREE SHADE: 1,765 SF

PAVED AREA: 9,520 SF

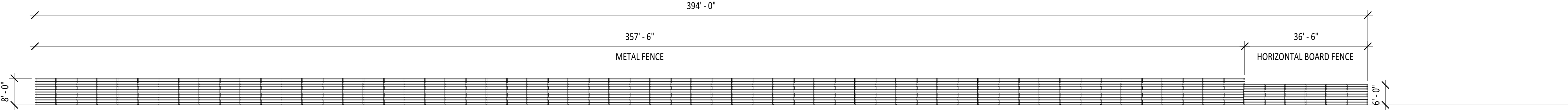
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PERCENTAGE: 18.5%





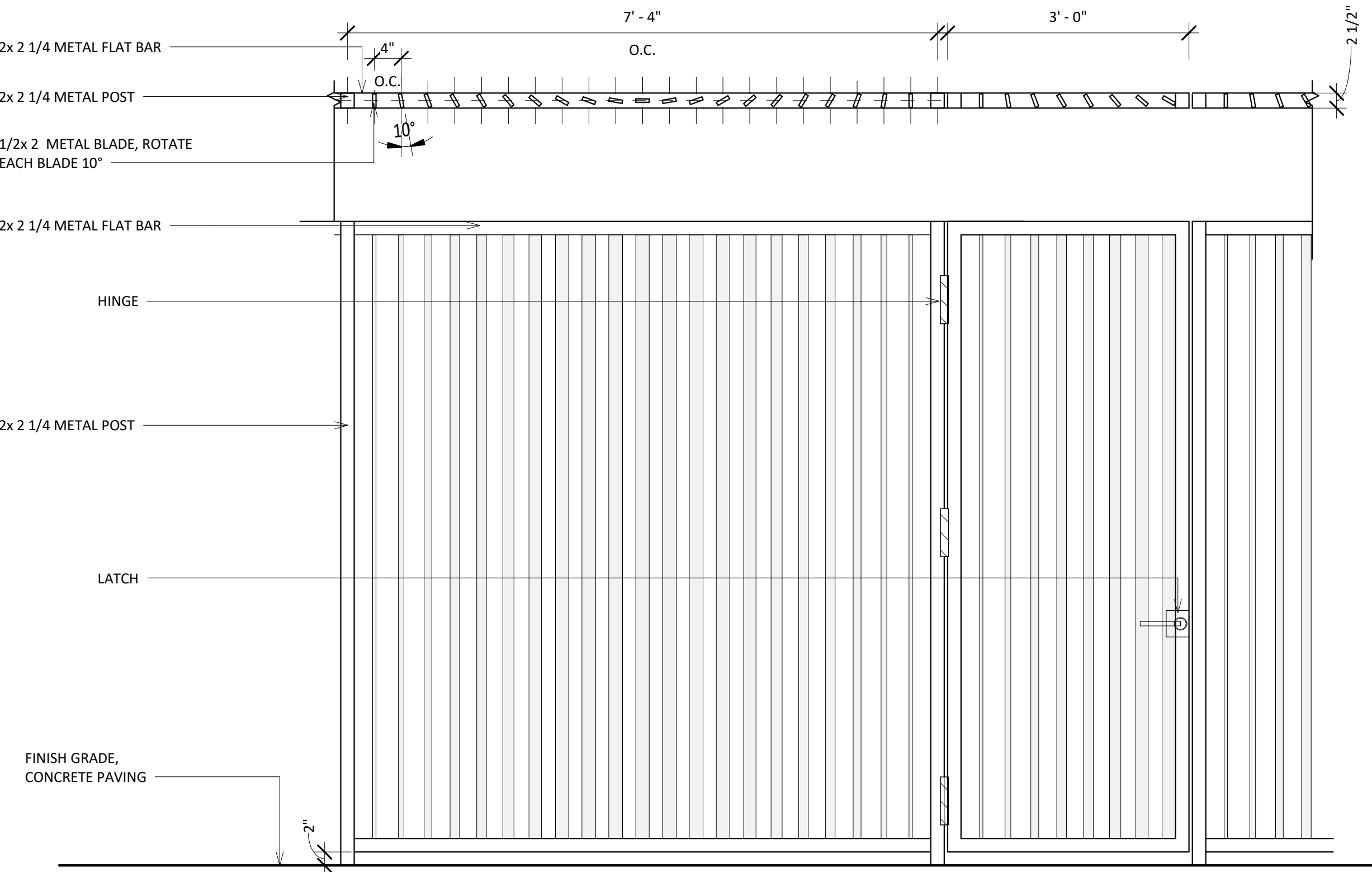
NORTH SIDE FENCE ELEVATION



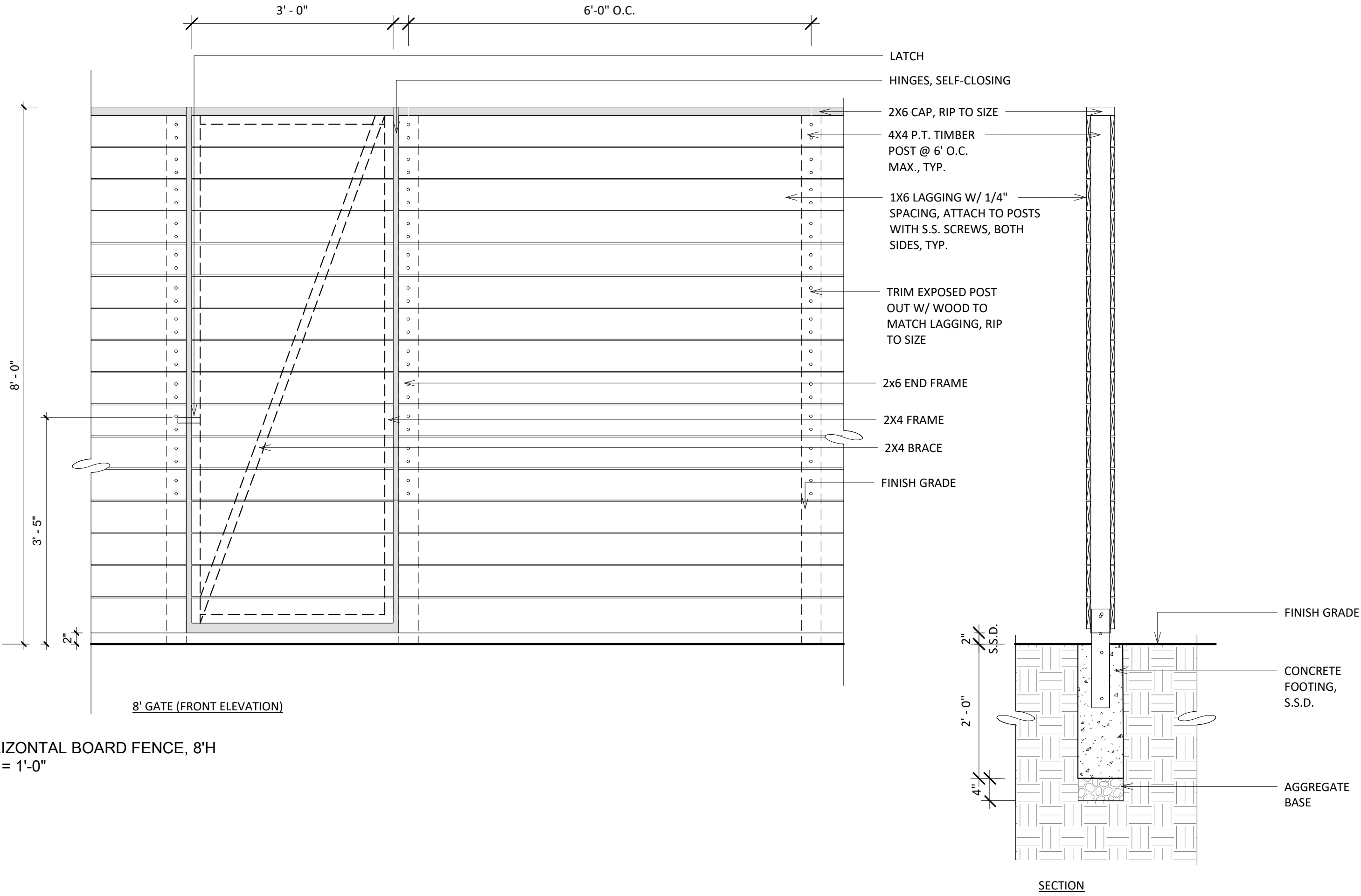
SOUTH SIDE FENCE ELEVATION

① FENCE ELEVATION  
1/16" = 1'-0"

NOTES:  
1. GATE SHALL SWING TOWARDS EGRESS.

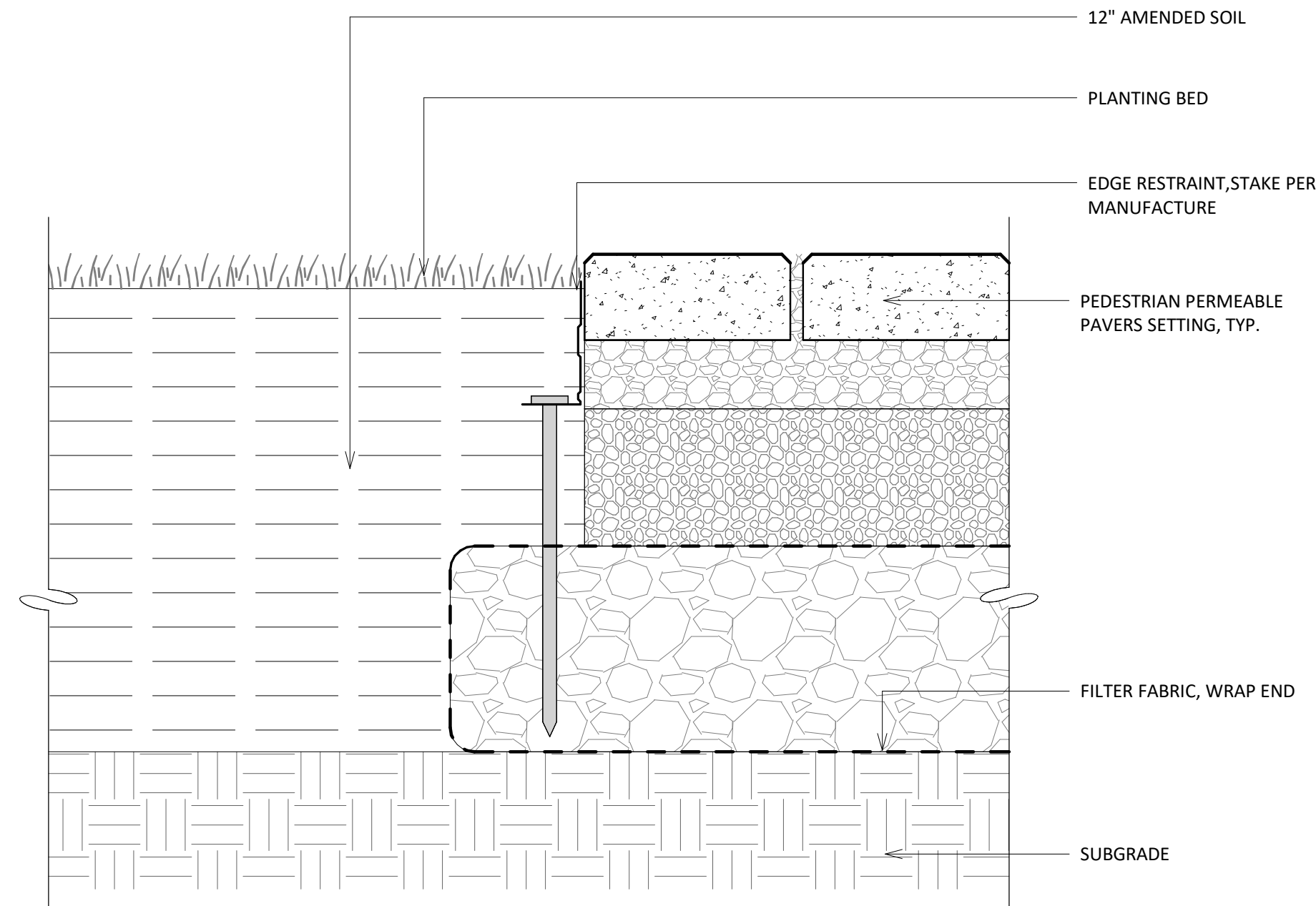


② METAL FENCE TYP.  
3/4" = 1'-0"

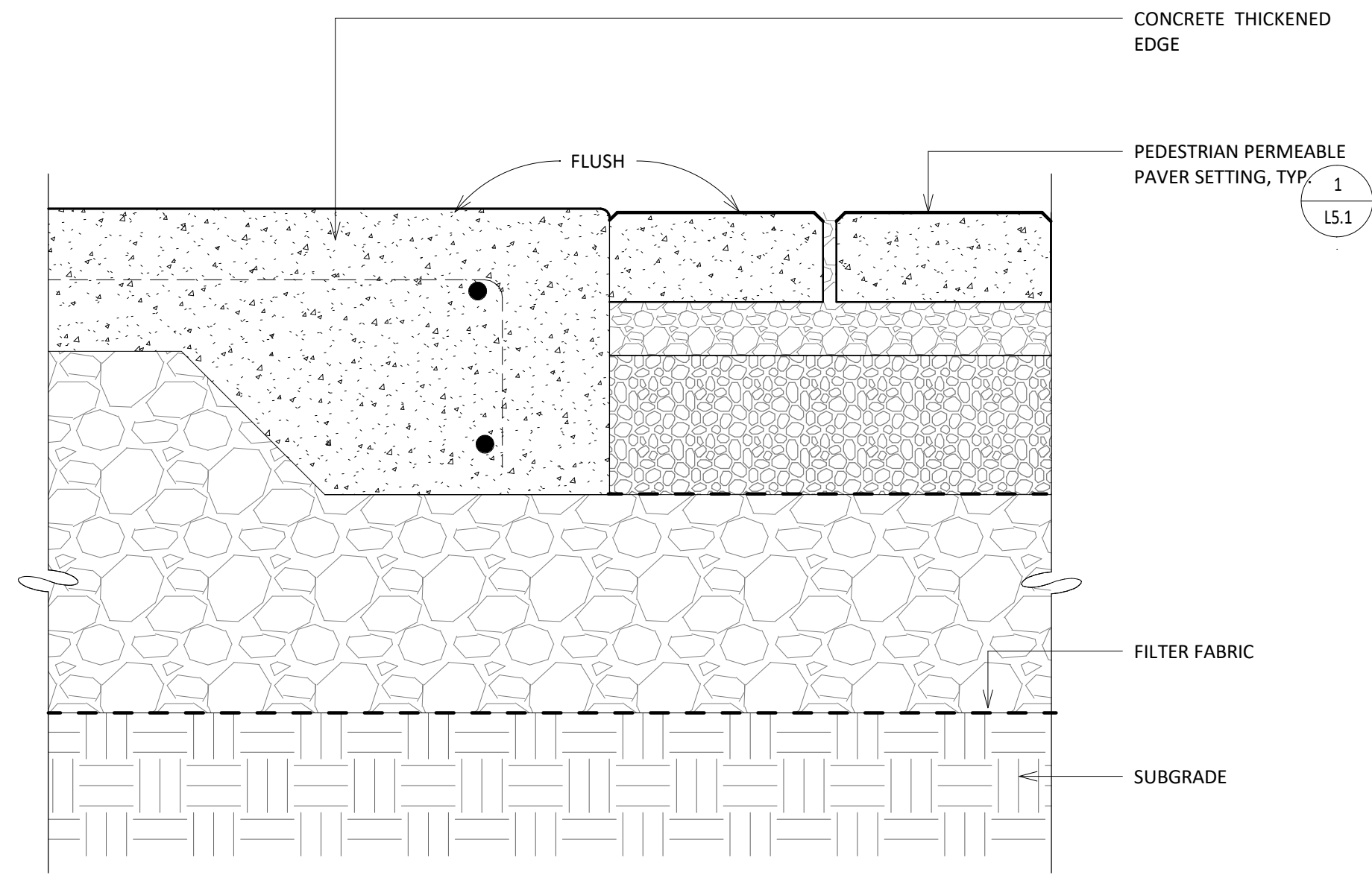


③ HORIZONTAL BOARD FENCE, 8'H  
3/4" = 1'-0"

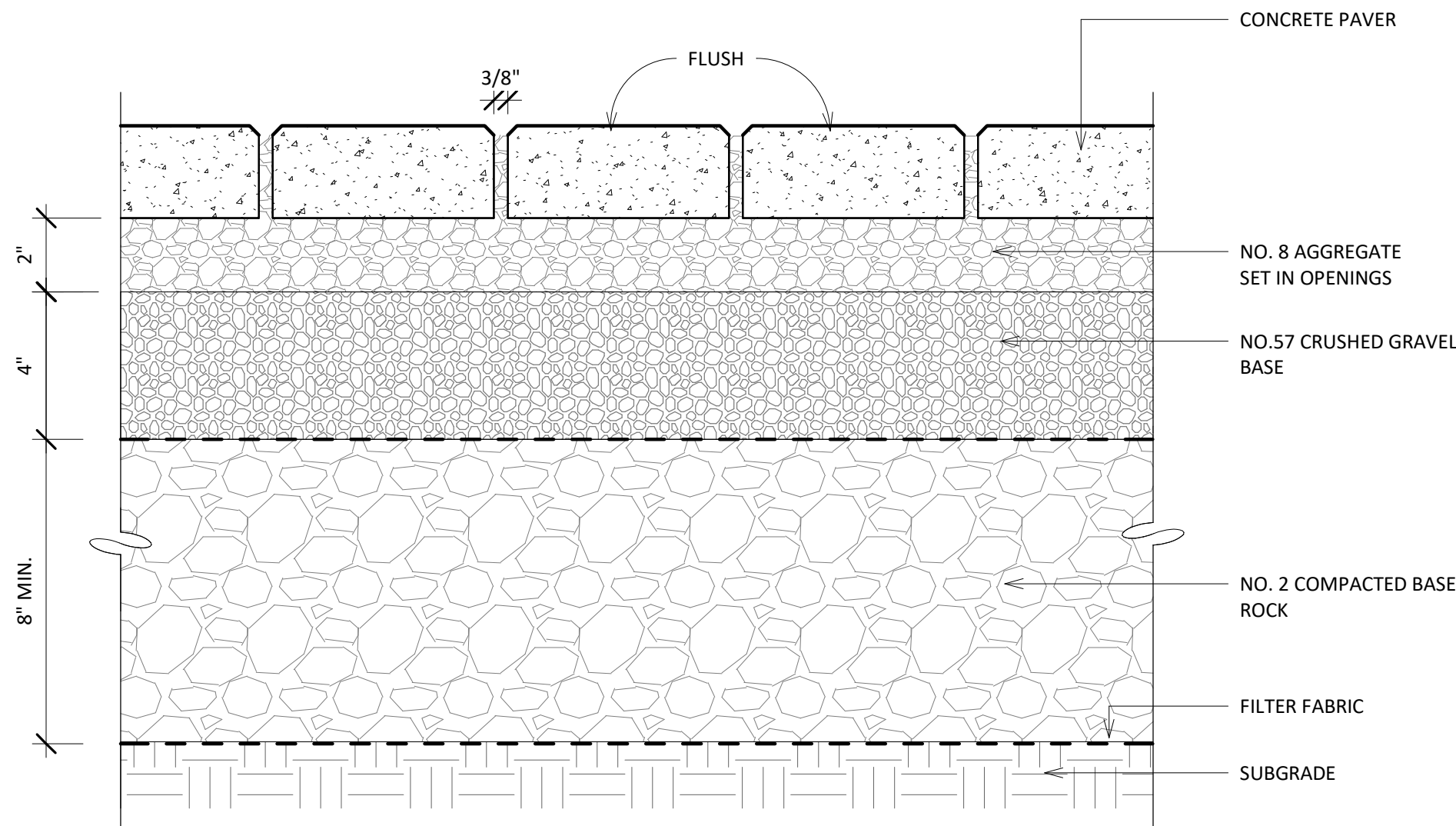




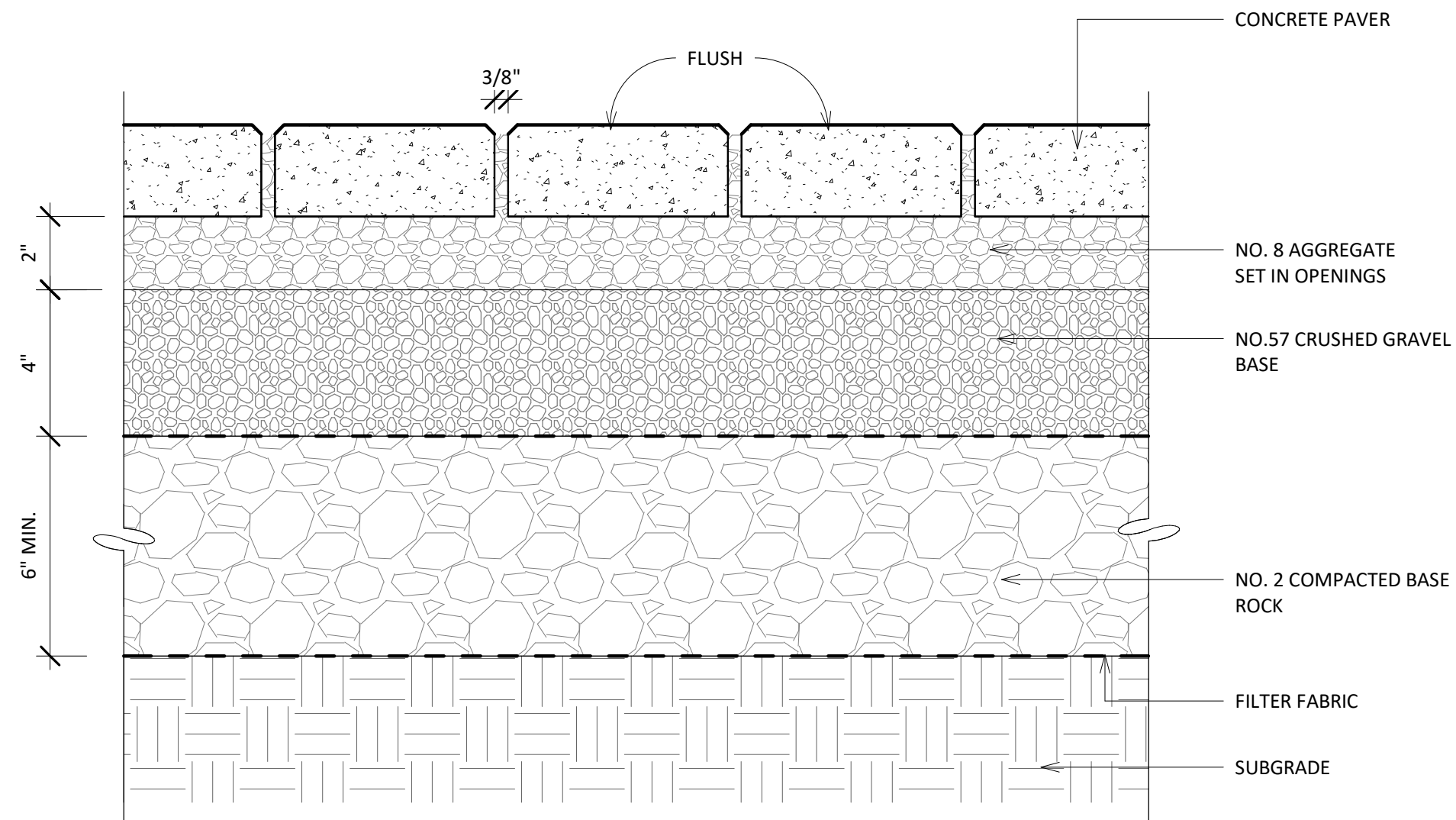
③ PEDESTRIAN PERMEABLE PAVERS @ PLANTING  
3" = 1'-0"



② PERMEABLE PAVER @ CONCRETE  
3" = 1'-0"



④ VEHICULAR PERMEABLE PAVER SETTING, TYP.  
3" = 1'-0"



① PEDESTRIAN PERMEABLE PAVER SETTING, TYP.  
3" = 1'-0"



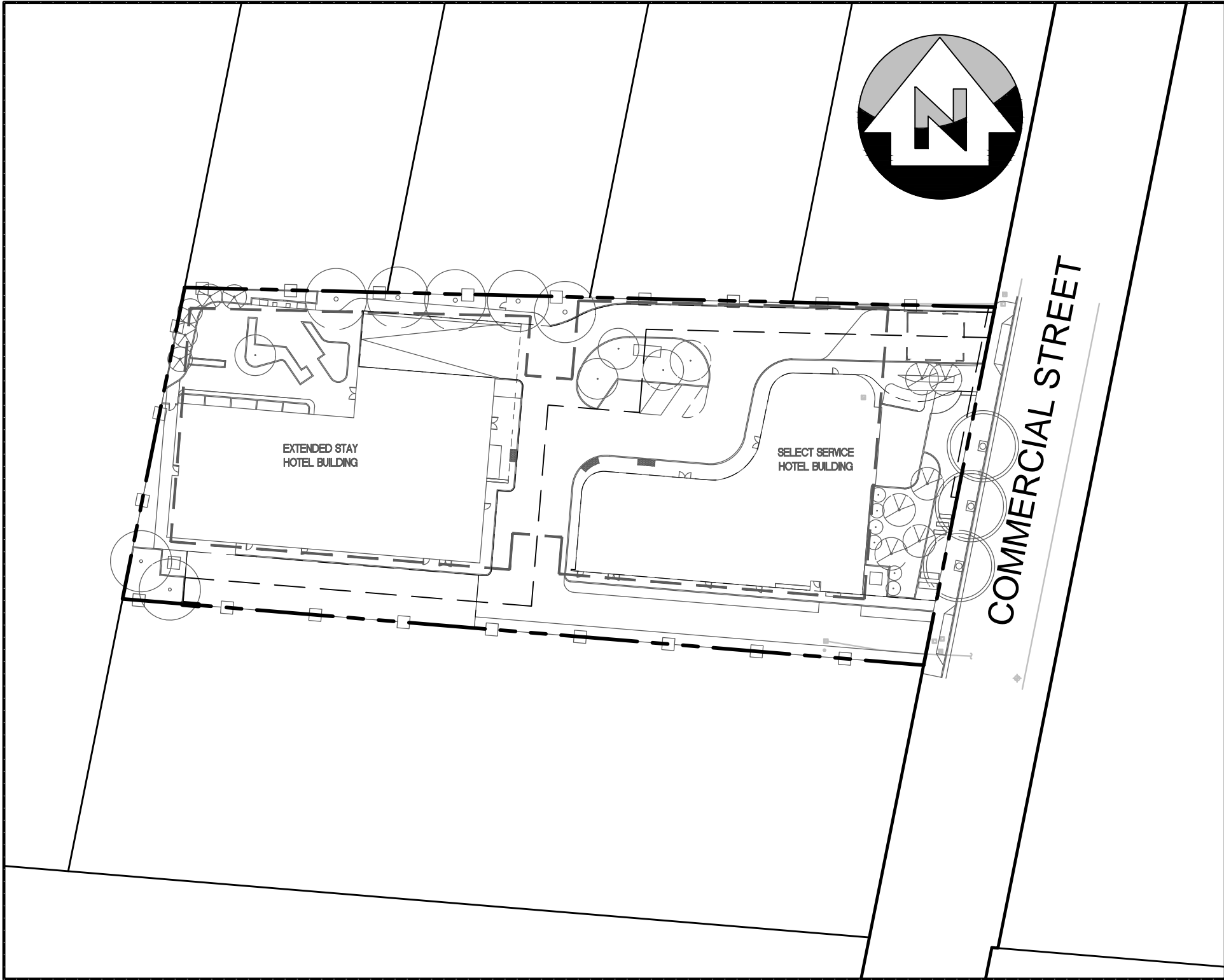
LEGEND

EXISTING	PROPOSED
SAWCUT AND CONFORM LINE	
RETAINING WALL	
A.C. PAVEMENT	
CONC. VALLEY GUTTER	
CONC. SIDEWALK OR PAD	
6" CURB & GUTTER	
EDGE OF A.C. PAVEMENT	
6" VERTICAL CURB	
CENTER LINE	
SANITARY SEWER MAIN	8" SS
STORM DRAIN MAIN	15" SD
PERFORATED PIPE	6" SD
WATER MAIN	6" W
FIRE WATER MAIN	4" FW
DOMESTIC WATER MAIN	4" DW
CHILLED WATER MAIN	4" CHW
IRRIGATION LINE	4" IRR
HOT WATER SUPPLY & RETURN	HWS-HWR
STEAM LINE	ST
TRENCH DRAIN	
CONDENSATE RETURN	CR
FLOW LINE	
CHAIN LINK FENCE	x x
GAS MAIN	2" G
ELECTRIC AND SIGNAL DUCT BANK	E
OVERHEAD ELECTRIC LINE	OHE
UNDERGROUND ELECTRIC LINE	UGE
STREET LIGHT CONDUIT	SL
CONTOUR ELEVATION LINE	85
SPOT ELEVATION	x 95.94
DIRECTION OF SLOPE	2:1 1%
GAS METER	GM
GAS VALVE	GV
WATER METER	WM
WATER VALVE	WV
FIRE HYDRANT	+
BACK FLOW PREVENTOR	PIV
POST INDICATOR VALVE	PIV
FIRE DEPARTMENT CONNECTION	
WATER LINE TEE	
CAP AND PLUG END	
AIR RELEASE VALVE	
SIGN	
ACCESSIBLE RAMP	
CONCRETE THRUST BLOCK	
REDUCER	
SANITARY SEWER MANHOLE	SSCO
SANITARY SEWER CLEANOUT	SSCO
STORM DRAIN MANHOLE	
STORM DRAIN AREA DRAIN	
STORM DRAIN CATCH BASIN	CB
STORM DRAIN CURB INLET	SDCO
STORM DRAIN CLEANOUT	SDCO
ELECTROLIER	
JOINT POLE	JP
OVERLAND RELEASE	P
CONSTRUCTION DETAIL REFERENCE	15 CS.2

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES ACT
ASB	AGGREGATE SUBBASE
BC	BEGINNING OF CURVE
BFP	BACK FLOW PREVENTOR
BLDC	BUILDING CORNER
BLDG	BUILDING
BOD	BOTTOM OF DOCK
BOL	BOLLARD
BOS	BOTTOM OF STEP
BOW	FG @ BOTTOM OF WALL
BVC	BEGIN VERTICAL CURVE
BW	BACK OF WALK
C	CONCRETE OR CIVIL
C&G	CURB AND GUTTER
CB	CATCH BASIN
CI	COMBINATION INLET
CIP	CAST IRON PIPE
CL	CENTER LINE OR CLASS
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
COI	CURB OPENING INLET
CONC	CONCRETE
CONST	CONSTRUCTION OR CONSTRUCT
CY	CUBIC YARD
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DOM	DOMESTIC
DW	DOMESTIC WATER
DWG	DRAWING
E	EAST
EC	END OF CURVE
EP	EDGE OF PAVEMENT
ER	END OF RETURN
EVC	END VERTICAL CURVE
ELEV	ELEVATION
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX, EXIST.	EXISTING
FC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FOUND	FOUNDATION
FS	FINISHED SURFACE
FT	FIRE TRENCH
FW	FIRE WATER
G	GROUND ELEVATION
GB	GRADE BREAK
GV	GATE VALVE
HCR	ACCESSIBLE RAMP
HP	HIGH POINT
INV	INVERT ELEVATION
JP	JOINT POLE
JT	JOINT TRENCH
LIP	LIP OF GUTTER
LP	LOW POINT
LSA	LANDSCAPE ARCHITECT
MAX	MAXIMUM
MEP	MECHANICAL/ELECTRICAL/PLUMBING
MH	MANHOLE
MIN	MINIMUM
MPVC	MIDPOINT OF VERTICAL CURVE
MON	MONUMENT
N	NORTH
N.I.C.	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
P	PAVEMENT ELEVATION
PAE	PRIVATE ACCESS EASEMENT
PCC	PORTLAND CEMENT CONCRETE / POINT OF CONTINUOUS CURVATURE
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PMH	POWER MANHOLE
POC	POINT ON CURVE
PP	POWER POLE
PRC	POINT OF REVERSE CURVATURE
PVC	POLYVINYL CHLORIDE PIPE
R	RADIUS
RC	RELATIVE COMPACTION
RCP	REINFORCED CONCRETE PIPE
RPPA	REDUCED PRESSURE PRINCIPLE ASSEMBLY
R/W	RIGHT OF WAY
S	SLOPE OR SOUTH
S.A.D.	SEE ARCHITECTURAL DRAWINGS
SB	SEDIMENT BASIN
SD	STORM DRAIN
S.E.D.	SEE ELECTRICAL DRAWINGS
SF	SILT FENCE
SG	SUBGRADE
S.L.D.	SEE LANDSCAPE DRAWINGS
S.M.D.	SEE MECHANICAL DRAWINGS
SMH	SIGNAL MANHOLE
S.P.D.	SEE PLUMBING DRAWINGS
SS	SANITARY SEWER
STA	STATION
STD	STANDARD
S/W	SIDEWALK
TC	TOP OF CURB
TD	TRENCH DRAIN
TOD	TOP OF DOCK
TOE	TOE OF SLOPE
TOS	TOP OF STAIR
TOW	FG @ TOP OF WALL
TS	TOP OF SLAB
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
U/G	UNDERGROUND
VC	VERTICAL CURVE
WM	WATER METER
WV	WATER VALVE
W	WEST
WWF	WELDED WIRE FABRIC
W/	WITH

247 / 295 COMMERCIAL STREET  
TENTATIVE PARCEL MAP  
FOR CONDOMINIUM PURPOSES  
SUNNYVALE, CA



SITE PLAN

1" = 60'

PROPERTY ZONING INFORMATION

EXISTING USE: INDUSTRIAL  
PROPOSED USES: INDUSTRIAL  
EXISTING ZONE: MS  
PROPOSED ZONE: MS  
MINIMUM LOT AREA: 22,500 SQ.FT.  
PROPOSED LOT AREA (SQ.FT.): 65,765 SQ.FT.

PURPOSE OF MAP

THIS PROPOSED LOT MERGER FOR CONDOMINIUM PURPOSES.

PROJECT DESCRIPTION

THE PROJECT PROPOSES TO CONSTRUCT 2 HOTEL BUILDINGS LOCATED ABOVE AN UNDERGROUND SHARED PARKING GARAGE. REQUIRED SURFACE AND SUBSURFACE INFRASTRUCTURE INCLUDING DRIVE AISLES, PARKING, SIDEWALKS, UTILITIES AND STORMWATER MEASURES WILL BE CONSTRUCTED TO SUPPORT THE PROPOSED PROJECT. THIS PROJECT WILL REMOVE 16 TREES. EMERGENCY VEHICLE ACCESS IS PROVIDED THROUGH THE SITE.

UNAUTHORIZED CHANGES AND USES

CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THE PLANS.



VICINITY MAP

N.T.S.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 88°48'36" WEST ESTABLISHED BETWEEN FOUND MONUMENTS ALONG ARQUES ROAD, ESTABLISHED BY GPS OBSERVATION USING GNSS RTK METHODS CONNECTED TO THE LEICA SMARTNET REAL TIME NETWORK TIED INTO CALIFORNIA STATE PLANE COORDINATES, ZONE 10, NAD83, EPOCH 2019.25. SAID BEARING IS ROTATED 0°35'24" FROM THAT CERTAIN BEARING SHOWN AS NORTH 89°24' WEST ON THAT CERTAIN MAP ENTITLED "TRACT NO. 1025 INDUSTRIAL ACRES UNIT NO. 1" FILED FOR RECORD ON AUGUST 18, 1952, IN BOOK 40 OF MAPS, PAGE 11, SANTA CLARA COUNTY RECORDS.

BENCHMARK

THE ELEVATION REFERENCE FOR THIS SURVEY IS A CITY OF SUNNYVALE BENCHMARK, BM ID 56, LOCATED AT THE INTERSECTION OF WOLFE ROAD AND ARQUES AVENUE, ON THE NORTHWEST CURB RETURN. DESCRIBED AS BRASS DISC IN TOP OF CURB NEXT TO CATCH BASIN.

ELEVATION = 51.52 FEET (NAVD 88 DATUM)

GENERAL NOTES

ASSESSORS PARCEL NO:	205-34-006 & 205-34-013
OWNER/SUBDIVIDER:	DOA DEVELOPMENT LLC 1900 THE ALAMENDA, SUITE 600 SAN JOSE, CA 95126 ATTN: BRIANNA ROBERTSON
MAP PREPARED BY:	SANDIS CIVIL ENGINEERS, SURVEYORS AND PLANNERS 1700 SOUTH WINCHESTER BOULEVARD PHONE: (408) 636-0900 FAX: (408) 636-0999 ATTN: CHAD BROWNING, R.C.E. 68315
PROPOSED NUMBER OF LOTS:	ONE (1)
TOTAL PARCEL ACREAGE:	1.51 ACRES
WATER SUPPLY:	CITY OF SUNNYVALE
SEWAGE DISPOSAL:	CITY OF SUNNYVALE
STORM DRAINAGE:	CITY OF SUNNYVALE
GAS:	PG&E
ELECTRIC:	PG&E
TELEPHONE:	AT&T, COMCAST
AREAS SUBJECT TO INUNDATION:	NONE
EXISTING LAND USE:	INDUSTRIAL

SHEET INDEX

TM-1.0	COVER SHEET
TM-2.0	TOPOGRAPHIC SURVEY
TM-3.0	1 LOT SUBDIVISION UNIT A AND B
TM-3.1	1 LOT SUBDIVISION UNIT C
TM-3.2	EXISTING AND PROPOSED EASEMENTS
TM-4.0	GRADING AND DRAINAGE PLAN
TM-5.0	UTILITY PLAN



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**SILICON VALLEY TRI-VALLEY CENTRAL VALLEY SACRAMENTO EAST BAY/SF**

DATE: 10/30/2020	DATE: _____, 2020
SCALE: 1" = 20'	
DRAWN BY: PT	
APPROVED BY: CB	
DRAWING NO.: 220073	CHAD J. BROWNING R.C.E. NO. 68315, EXPIRES 9-30-21

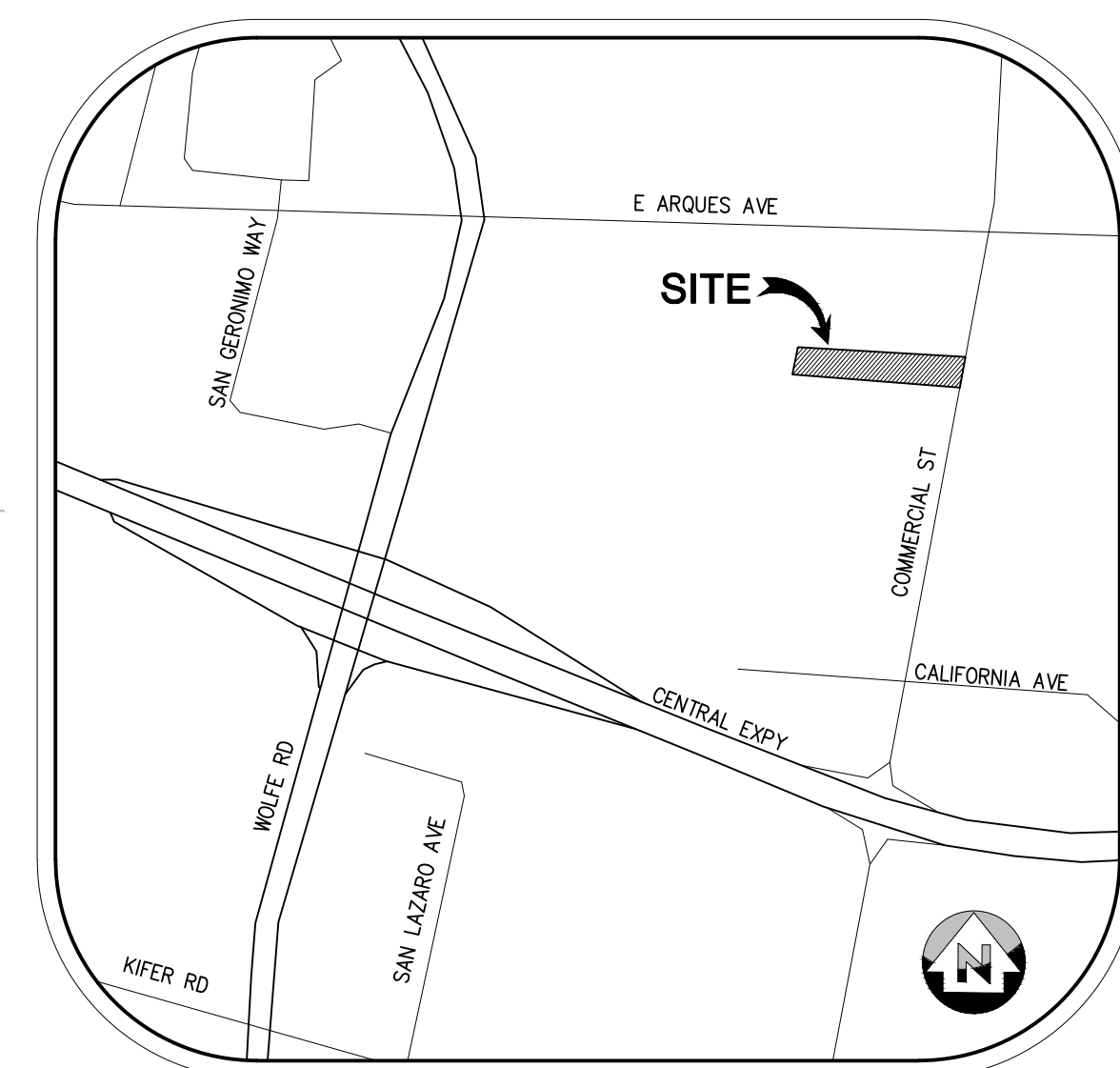
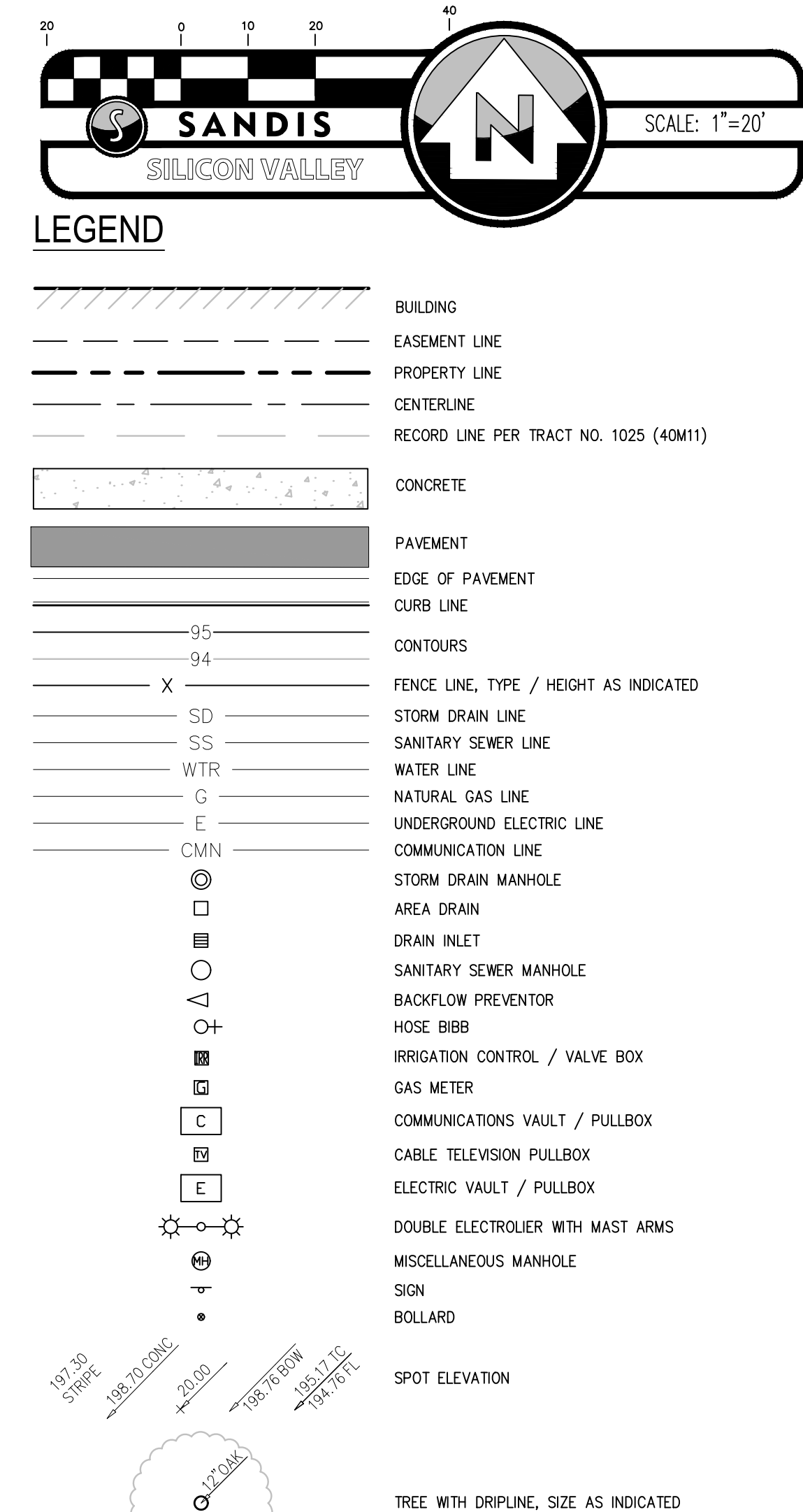
No.	DATE	BY	DESCRIPTION	APR'VD

COVER SHEET

247 / 295 COMMERCIAL STREET  
TENTATIVE MAP  
FOR CONDOMINIUM PURPOSES  
SUNNYVALE CALIFORNIA

SHEET  
TM-1.0  
OF 7 SHEETS





VICINITY MAP  
N.T.S.

1. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. DATES OF FIELD SURVEY: 03/05/2020, 03/06/2020 AND 06/22/2020.
3. OVERHEAD ELECTRIC LINES ARE NOT SHOWN ON THIS MAP.

THE ELEVATION REFERENCE FOR THIS SURVEY IS A CITY OF SUNNYVALE BENCHMARK,  
BM ID 56, LOCATED AT THE INTERSECTION OF WOLFE ROAD AND ARGUES AVENUE, ON THE NORTHWEST CURB  
RETURN. DESCRIBED AS BRASS DISC IN TOP OF CURB NEXT TO CATCH BASIN.

ELEV. = 51.52 FEET (NAVD 88 DATUM)

SET MAG NAIL IN ASPHALT 3.72' WEST OF EASTERLY CURB LINE OF COMMERCIAL STREET  
ELEV. = 52.30 FEET (NAVD 88 DATUM)

THE PARCEL LINES SHOWN HEREON ARE THE RESULT OF A BOUNDARY SURVEY MADE IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.

THE BEARING OF NORTH 88°48'36" WEST ESTABLISHED BETWEEN FOUND MONUMENTS ALONG ARQUES ROAD, ESTABLISHED BY GPS OBSERVATION USING GNSS RTK METHODS CONNECTED TO THE LEICA SMARTNET REAL TIME NETWORK TIED INTO CALIFORNIA STATE PLANE COORDINATES, ZONE III, NAD83, EPOCH 2019.25. SAID BEARING IS ROTATED 0°35'24" FROM THAT CERTAIN BEARING SHOWN AS NORTH 89°24' WEST ON THAT CERTAIN MAP ENTITLED "TRACT NO. 1025 INDUSTRIAL ACRES UNIT NO. 1" FILED FOR RECORD ON AUGUST 18, 1952, IN BOOK 40 OF MAPS, PAGE 11, SANTA CLARA COUNTY RECORDS.

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.

No.	DATE	BY	DESCRIPTION	APR'V

## TOPOGRAPHIC SURVEY

247 / 295 COMMERCIAL STREET  
TENTATIVE MAP  
FOR CONDOMINIUM PURPOSES  
SUNNYVALE CALIFORNIA

SHEET

**TM-2.0**

OF **7** SHEETS

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SILICON VALLEY TRI-VALLEY CENTRAL VALLEY SACRAMENTO EAST BAY/SF

**CIVIL ENGINEERS  
SURVEYORS  
PLANNERS**

DATE:	10/30/2020
SCALE:	1" = 20'
DRAWN BY:	PT
APPROVED BY:	CB
DRAWING NO:	220073

DATE \_\_\_\_\_, 2020

CHAD J. BROWNING  
R.C.E. NO. 68315, EXPIRES 9-30-21

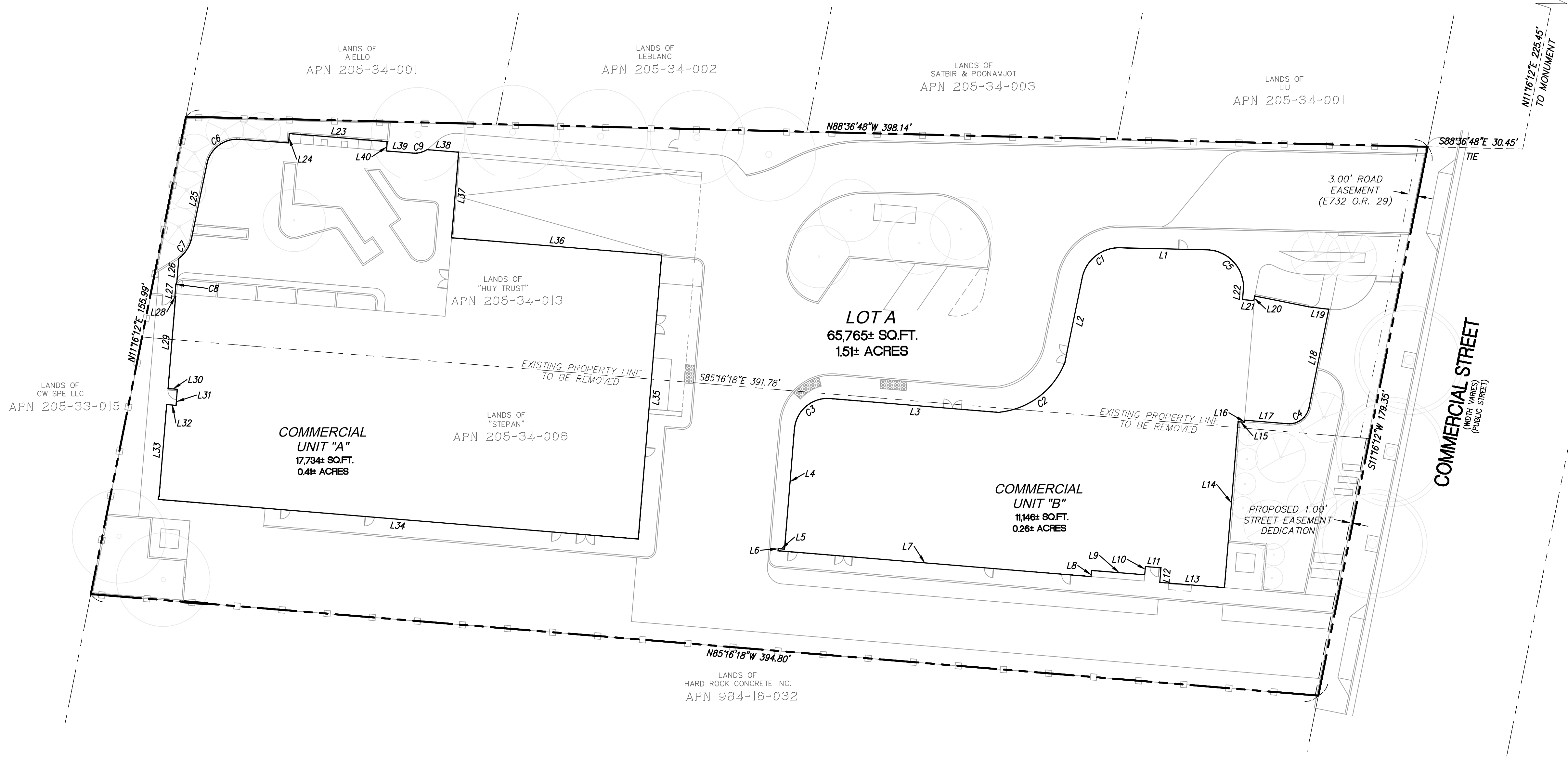
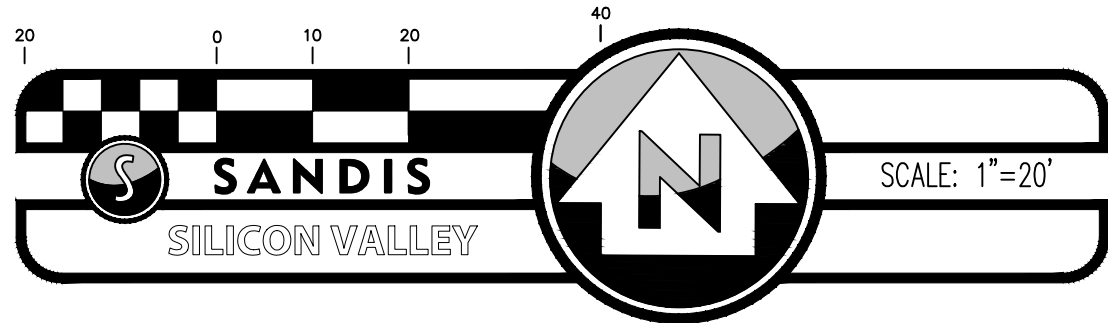
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E ARQUES AVENUE



LEGEND

- PROPERTY LINE
- EXISTING PROPERTY LINE TO BE REMOVED
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- CONDOMINIUM UNIT
- PROPOSED EMERGENCY VEHICLE ACCESS EASEMENT

BOUNDARY NOTE

THE PARCEL LINES SHOWN HEREON ARE THE RESULT OF A BOUNDARY SURVEY MADE IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.

NOTES

- THE EXISTING TWO PARCELS ARE PROPOSED TO BE COMBINED INTO ONE PARCEL PER THIS MAP.
- THE PROJECT WILL CONTAIN 3 COMMERCIAL CONDOMINIUM UNITS..
- SEE SHEET TM-2.0 FOR TOPOGRAPHIC SURVEY

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 88°48'36" WEST ESTABLISHED BETWEEN FOUND MONUMENTS ALONG ARQUES ROAD, ESTABLISHED BY GPS OBSERVATION USING GNSS RTK METHODS CONNECTED TO THE LEICA SMARTNET REAL TIME NETWORK TIED INTO CALIFORNIA STATE PLANE COORDINATES, ZONE III, NAD83, EPOCH 2019.25. SAID BEARING IS ROTATED 0°35'24" FROM THAT CERTAIN BEARING SHOWN AS NORTH 89°24' WEST ON THAT CERTAIN MAP ENTITLED "TRACT NO. 1025 INDUSTRIAL ACRES UNIT NO. 1" FILED FOR RECORD ON AUGUST 18, 1952, IN BOOK 40 OF MAPS, PAGE 11, SANTA CLARA COUNTY RECORDS.

Line Table		
Line #	Length	Direction
L1	27.916	N88° 38' 32.76"W
L2	29.011	S11° 36' 48.87"W
L3	54.088	N85° 16' 17.75"E
L4	38.667	S04° 43' 42.25"W
L5	2.045	N85° 16' 17.75"W
L6	0.667	S04° 43' 42.25"W
L7	100.677	S85° 16' 17.75"E
L8	2.000	N04° 43' 42.25"E
L9	17.104	S85° 16' 17.75"E
L10	2.667	N04° 43' 42.25"E
L11	5.000	S85° 16' 17.75"E
L12	4.667	S04° 43' 42.25"W
L13	20.803	S85° 16' 17.75"E
L14	53.348	N04° 43' 42.25"E
L15	2.000	S85° 16' 17.75"E
L16	0.667	N04° 43' 42.25"E
L17	13.810	S85° 16' 17.75"E
L18	32.364	N11° 24' 59.98"E
L19	6.601	N82° 59' 12.33"W
L20	1.497	S12° 54' 34.72"W

Line Table		
Line #	Length	Direction
L21	3.579	N85° 16' 17.75"W
L22	4.443	N03° 34' 26.64"E
L23	31.500	S85° 16' 17.75"E
L24	3.000	N04° 43' 42.25"E
L25	25.000	N11° 46' 42.67"E
L26	7.724	N04° 43' 42.25"E
L27	3.500	N04° 43' 42.25"E
L28	0.250	N85° 16' 17.75"W
L29	29.500	N04° 43' 42.25"E
L30	3.000	N85° 16' 17.75"W
L31	5.162	N04° 43' 42.25"E
L32	3.000	S85° 16' 17.75"E
L33	29.500	N04° 43' 42.25"E
L34	154.369	N85° 16' 17.75"W
L35	91.306	S04° 43' 42.25"W
L36	67.576	S85° 16' 17.75"E
L37	27.500	S04° 43' 42.25"W
L38	10.153	S85° 16' 17.75"E
L39	8.449	S85° 16' 17.75"E
L40	3.000	S04° 43' 42.25"W

Curve Table			
Curve #	Length	Radius	Delta
C1	16.047	12.058	076.2483
C2	27.005	25.237	061.3103
C3	17.182	10.681	092.1690
C4	9.216	6.500	081.2340
C5	18.089	12.000	086.3688
C6	13.482	9.877	078.2107
C7	7.919	11.272	040.2539
C8	1.120	2.391	026.8319
C9	4.826	7.500	036.8699



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SILICON VALLEY TRI-VALLEY CENTRAL VALLEY SACRAMENTO EAST BAY/SF

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APPROVED BY:	CB
DRAWING NO.:	220073

DATE \_\_\_\_\_, 2020

CHAD J. BROWNING  
R.C.E. NO. 68315, EXPIRES 9-30-21

No.	DATE	BY	DESCRIPTION	APR'VD

1 LOT SUBDIVISION  
UNITS A AND B

247 / 295 COMMERCIAL STREET  
TENTATIVE MAP  
FOR CONDOMINIUM PURPOSES  
SUNNYVALE CALIFORNIA

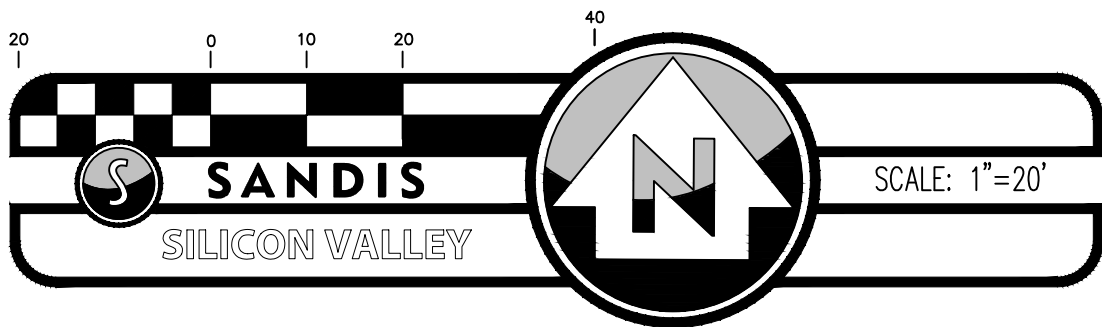
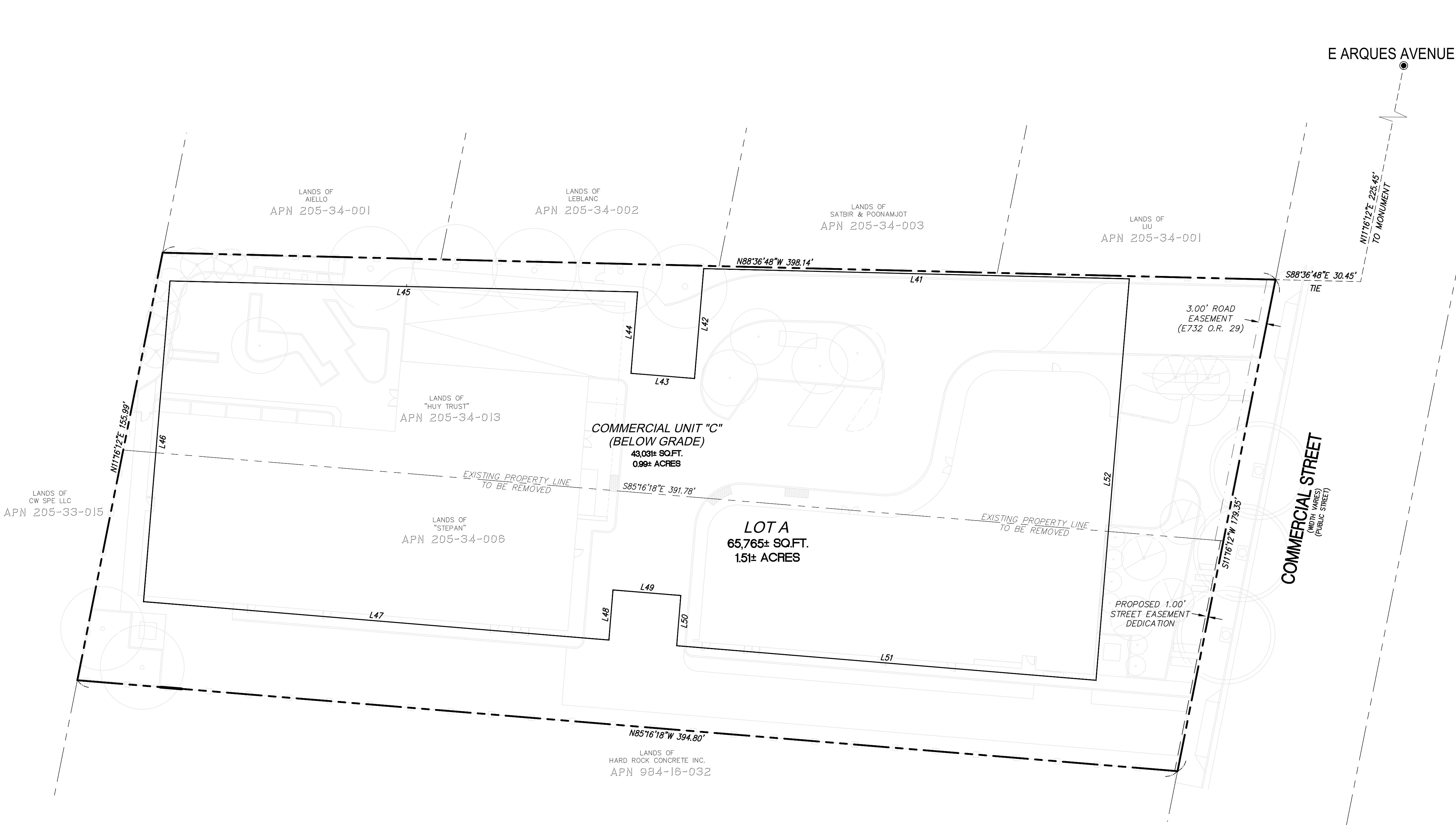
SHEET

TM-3.0

OF 7 SHEETS



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LEGEND

- PROPERTY LINE
- EXISTING PROPERTY LINE TO BE REMOVED
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- CONDOMINIUM UNIT/RETAINING WALL LINE
- PROPOSED EMERGENCY VEHICLE ACCESS EASEMENT

BOUNDARY NOTE

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BASIS OF BEARINGS

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Line Table		
Line #	Length	Direction
L41	152.259	N88° 36' 47.75"W
L42	39.484	S04° 48' 19.08"W
L43	22.799	N85° 16' 17.75"W
L44	29.190	N04° 43' 42.25"E
L45	167.299	N88° 38' 32.76"W
L46	115.129	S04° 43' 42.25"W
L47	167.010	S85° 16' 17.75"E
L48	18.000	N04° 43' 42.25"E
L49	24.333	S85° 16' 17.75"E
L50	18.000	S04° 43' 42.25"W
L51	150.460	S85° 16' 17.75"E
L52	144.135	N04° 45' 05.66"E



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CHAD J. BROWNING  
R.C.E. NO. 68315, EXPIRES 9-30-21

No.	DATE	BY	DESCRIPTION	APR'VD

1 LOT SUBDIVISION  
UNIT C

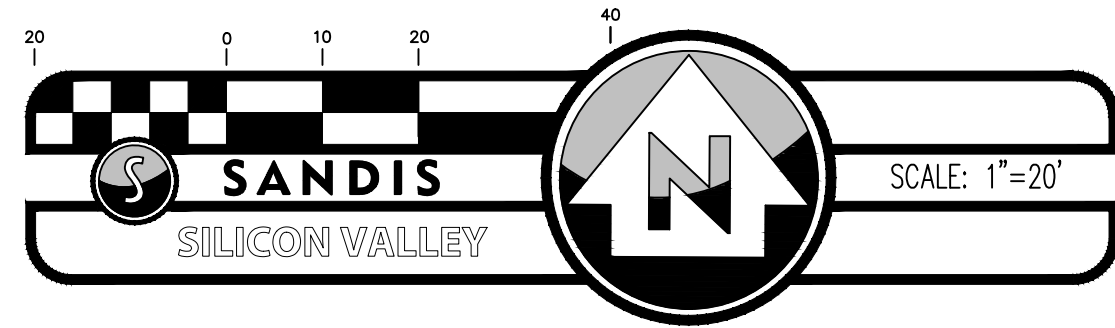
247 / 295 COMMERCIAL STREET  
TENTATIVE MAP  
FOR CONDOMINIUM PURPOSES  
SUNNYVALE CALIFORNIA

SHEET

TM-3.1

OF 7 SHEETS

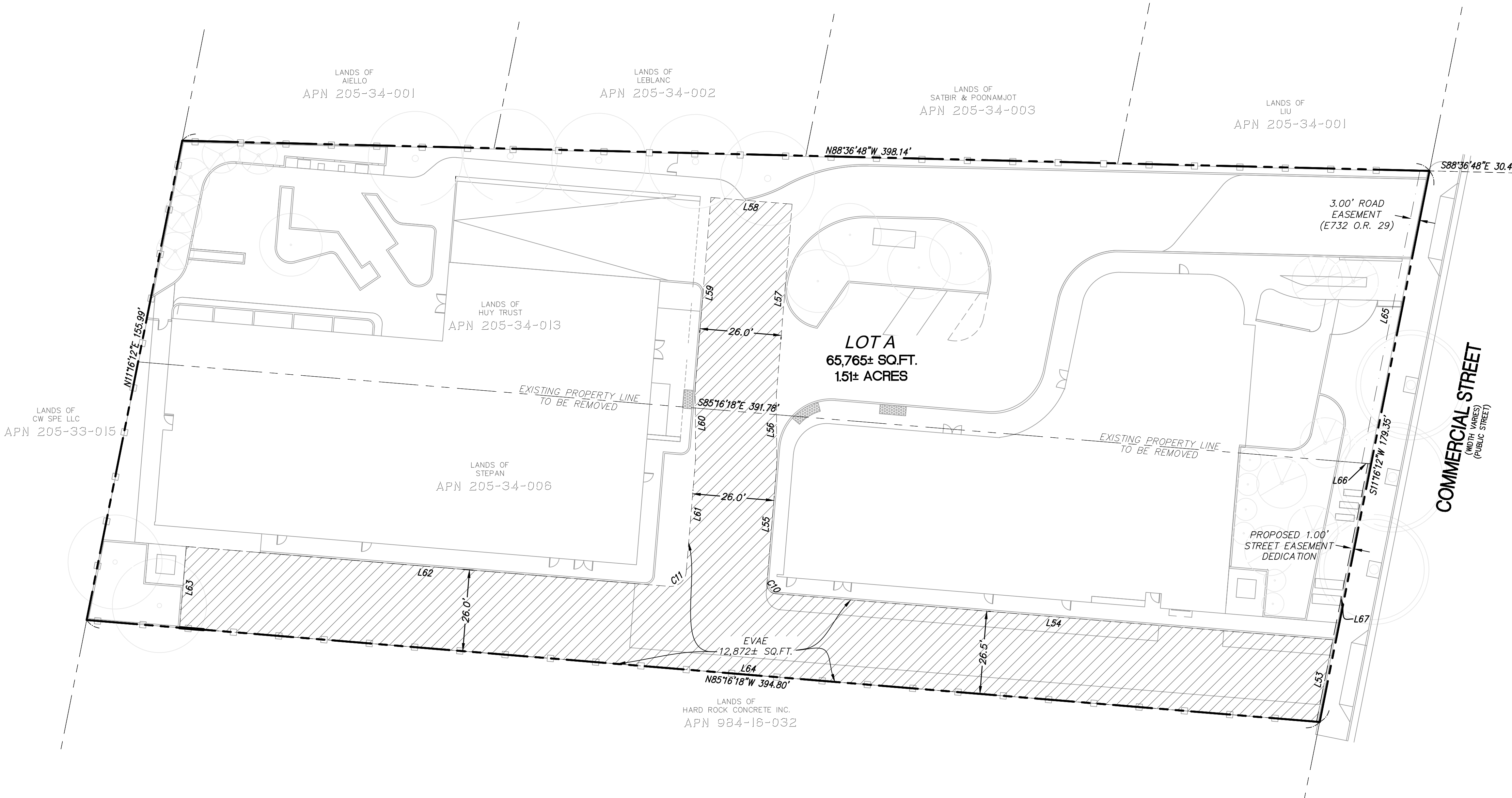




E ARQUES AVENUE

N11°16'12"E 223.45'  
TO MONUMENT

COMMERCIAL STREET  
(WITH WARES)  
(PUBLIC STREET)



LEGEND

- PROPERTY LINE
- EXISTING PROPERTY LINE TO BE REMOVED
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
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Line Table		
Line #	Length	Direction
L53	26.674	N11° 16' 12.25"E
L54	178.435	N85° 16' 17.75"W
L55	37.694	N04° 43' 42.25"E
L56	22.893	N00° 16' 10.29"W
L57	60.833	N04° 43' 42.24"E
L58	26.000	N85° 16' 17.76"W
L59	60.833	S04° 43' 23.36"W
L60	22.893	S00° 16' 34.86"E
L61	35.000	S04° 43' 41.84"W
L62	153.443	N85° 16' 48.70"W
L63	26.000	S04° 43' 11.30"W
L64	364.042	S85° 16' 17.75"E
L65	95.169	N11° 16' 12.25"E
L66	3.020	S85° 16' 17.75"E
L67	84.000	N11° 16' 12.25"E

Curve Table			
Curve #	Length	Radius	Delta
C10	4.712	3.000	090.0000
C11	7.853	5.000	089.9914

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R.C.E. NO. 68315, EXPIRES 9-30-21

No.	DATE	BY	DESCRIPTION	APR'VD

EXISTING AND PROPOSED  
EASEMENTS

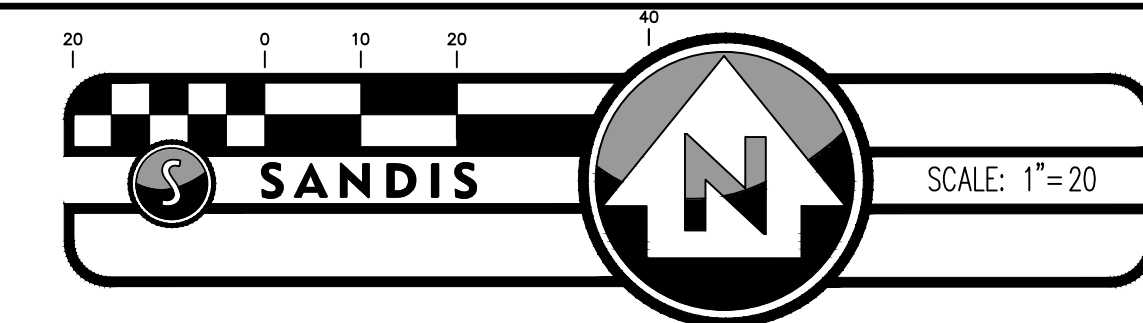
247 / 295 COMMERCIAL STREET  
TENTATIVE MAP  
FOR CONDOMINIUM PURPOSES  
SUNNYVALE CALIFORNIA

SHEET

TM-3.2

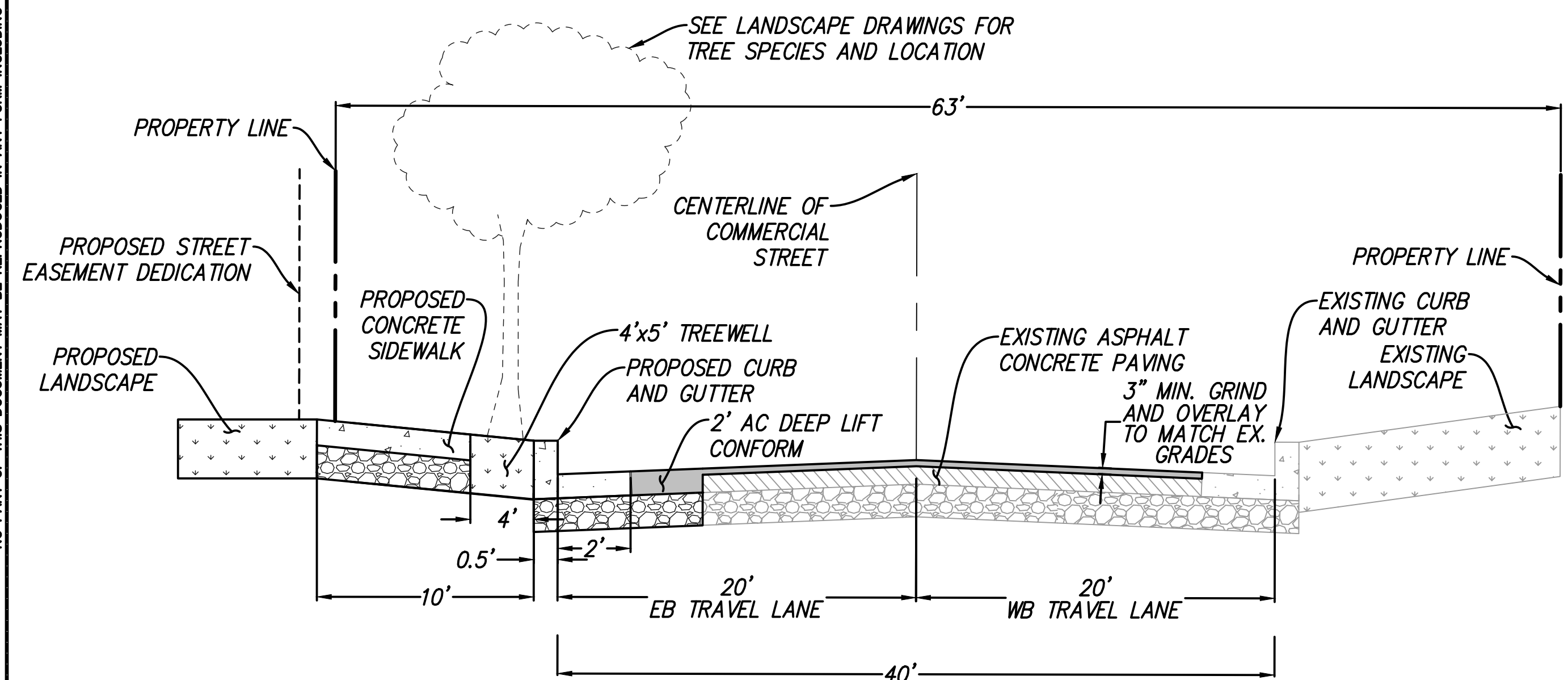
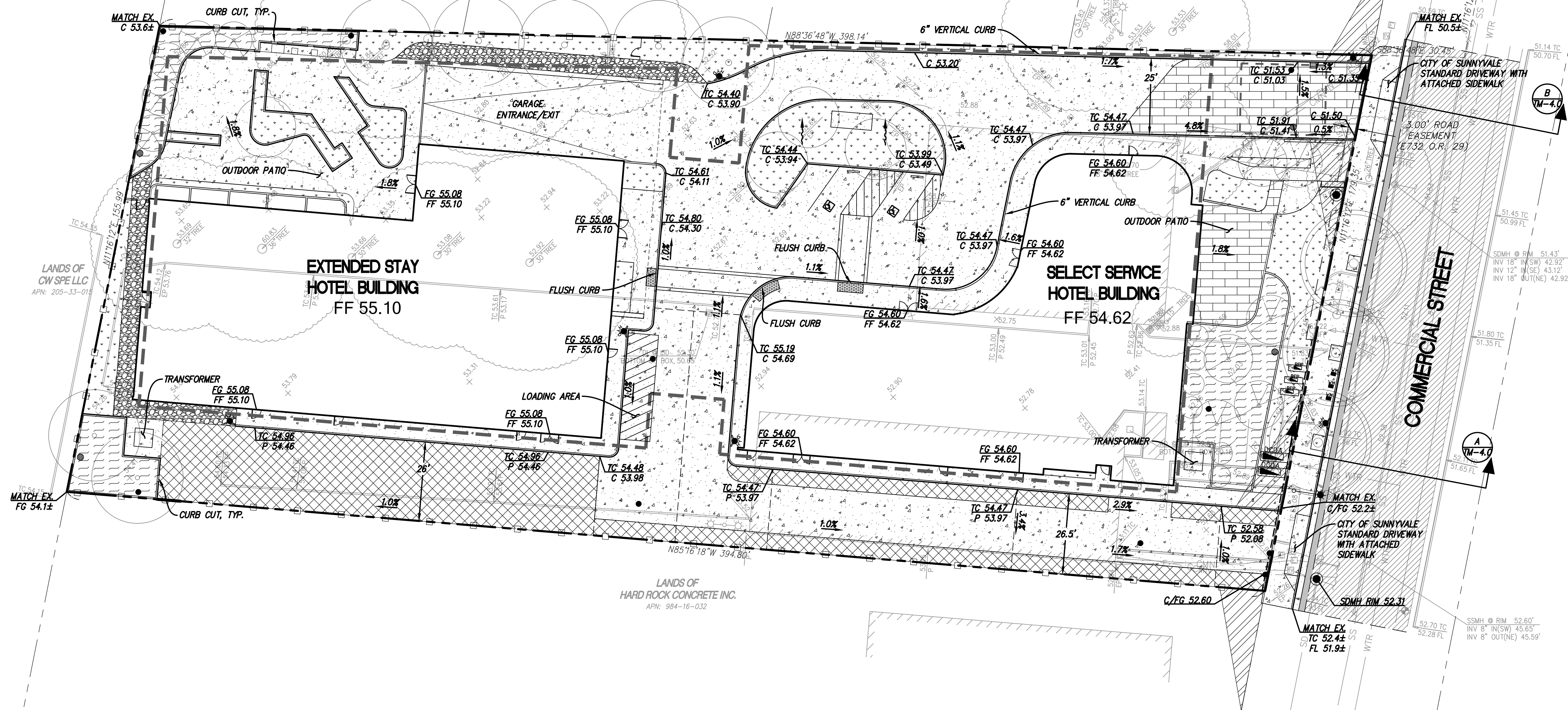
OF 7 SHEETS



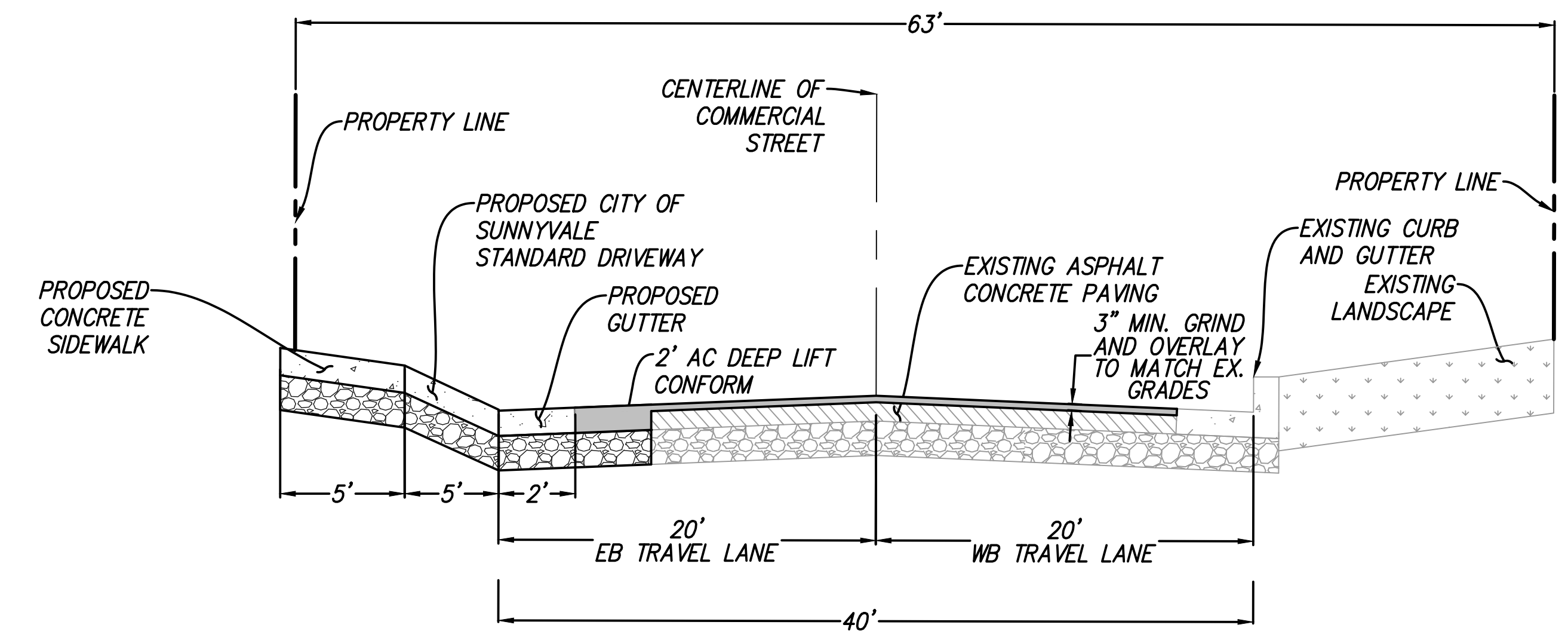


LEGEND

- PROPERTY LINE
- GRADE BREAK LINE
- UNDERGROUND GARAGE
- SILVA CELLS
- AC DEEP LIFT CONFORM
- CONCRETE PAVEMENT
- LANDSCAPE AREA
- GRASS PAVERS
- PERVIOUS PAVERS
- BIO-TREATMENT AREA
- GRAVEL AREA
- TYPE II SLURRY SEAL
- TACTILE WARNING PAVEMENT
- EXTENDED VISION TRIANGLE



SECTION A  
NOT TO SCALE



SECTION B  
NOT TO SCALE

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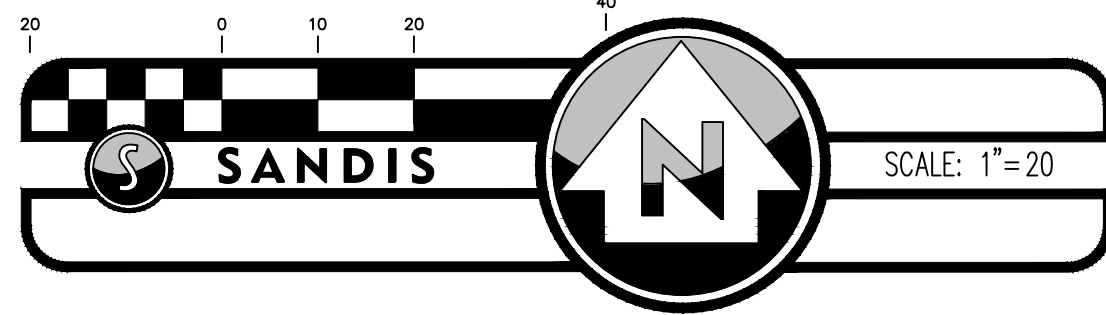
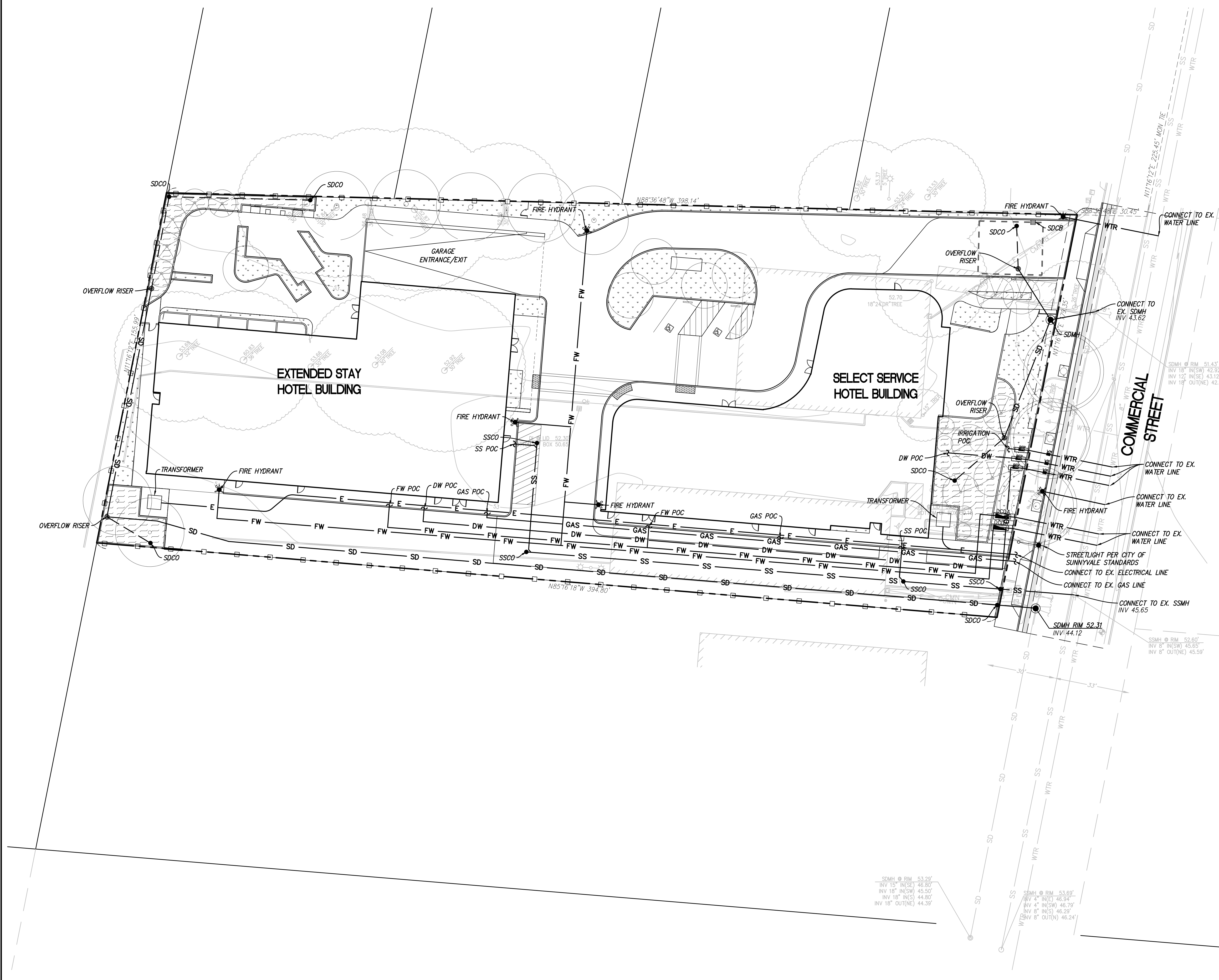
GRADING AND DRAINAGE PLAN

247 / 295 COMMERCIAL STREET  
TENTATIVE MAP  
FOR CONDOMINIUM PURPOSES  
SUNNYVALE CALIFORNIA

SHEET  
TM-4.0  
OF 7 SHEETS



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### LEGEND

- PROPERTY LINE
- SS SANITARY SEWER LINE
- SD STORM DRAIN LINE
- PERFORATED PIPE
- DW DOMESTIC WATER LINE
- FW FIRE WATER LINE
- G GAS LINE
- E ELECTRIC AND SIGNAL DUCT BANK
- WTR WATER LINE LATERAL
- SILVA CELL
- STORM CIRCULAR OVERFLOW RISER
- CLEANOUT
- STORM DRAIN MANHOLE
- STORM DRAIN CATCH BASIN
- FIRE HYDRANT
- BIO-TREATMENT AREA

### STORM DRAIN NOTES

- PRIVATE STORM DRAIN LINE 4-INCH THROUGH 12-INCH WITH A MINIMUM OF TWO (2) FEET OF COVER IN NON-TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 GREEN PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH BELLS AND SPIGOT CONNECTIONS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS, 45° ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
- PRIVATE STORM DRAIN LINE 6-INCH THROUGH 12-INCH WITH LESS THAN THREE (3) FEET OF COVER IN VEHICULAR TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) C900, RATED FOR 150 PSI CLASS PIPE. PROVIDE AND INSTALL "STORM DRAIN" MARKER TAPE FOR THE ENTIRE LENGTH OF PIPE TRENCH. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, OBTUSE ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
- ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
- ALL TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
- FOR GRAVITY FLOW SYSTEMS CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION OF ANY GRAVITY FLOW SYSTEM.
- DRAINS SHOWN ON CIVIL PLANS ARE NOT INTENDED TO BE THE FINAL NUMBER AND LOCATION OF ALL DRAINS. PLACEMENT AND NUMBER OF LANDSCAPING DRAINS ARE HIGHLY DEPENDENT ON GROUND COVER TYPE AND PLANT MATERIAL. CONTRACTOR SHALL ADD ADDITIONAL AREA DRAINS AS NEEDED AND AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- INSTALL SEPARATE SUB-DRAIN SYSTEM BEHIND RETAINING WALLS PER GEOTECHNICAL REPORT AND CONNECT TO STORM DRAIN SYSTEM AS SHOWN ON PLANS.
- ALL DOWN SPOUTS SHALL DISCHARGE DIRECTLY ON TO ADJACENT PAVEMENT SURFACES OR SPLASH BLOCKS UNLESS OTHERWISE NOTED ON PLANS. SEE ARCHITECTURE PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.

### SANITARY SEWER NOTES

- ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT STANDARDS.
- PRIVATE SANITARY SEWER MAIN AND SERVICE LINE 4-INCH THROUGH 8-INCH SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 GREEN SEWER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH BELL AND SPIGOT CONNECTIONS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS OR 45° ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
- ALL LATERALS SHALL HAVE A TWO WAY CLEANOUT AT FACE OF BUILDING AND AS SHOWN ON PLANS.
- IF (E) SEWER LATERAL IS TO BE USED, CONTRACTOR SHALL VIDEO INSPECT, PERFORM PRESSURE TEST ON (E) SEWER LATERAL, AND SHALL PERFORM ANY NEEDED REPAIRS.

### WATER SYSTEM NOTES

- MAINTAIN WATER MAIN LINES 10' AWAY FROM SANITARY SEWER MAIN LINES. LATERALS SHALL BE SEPARATED PER PLAN DIMENSIONS.
- WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90 DEGREE ANGLE AND WATER LINES SHALL BE MINIMUM OF 12" ABOVE TOP OF SANITARY SEWER LINES.
- ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE WATER DISTRICT STANDARDS.
- ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.
- THRUST RESTRAINTS SHALL BE DESIGNED AND INSTALLED AT ALL TEES, CROSSES, BENDS (HORIZONTAL AND VERTICAL), AT SIZE CHANGES AND AT FIRE HYDRANTS.



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SILICON VALLEY TRI-VALLEY CENTRAL VALLEY SACRAMENTO EAST BAY/SF

DATE: 10/30/2020  
SCALE: 1" = 20'  
DRAWN BY: PT  
APPROVED BY: CB  
DRAWING NO.: 220073

DATE: \_\_\_\_\_, 2020

CHAD J. BROWNING  
R.C.E. No. 68315, EXPIRES 9-30-21

No.	DATE	BY	DESCRIPTION	APR'VD

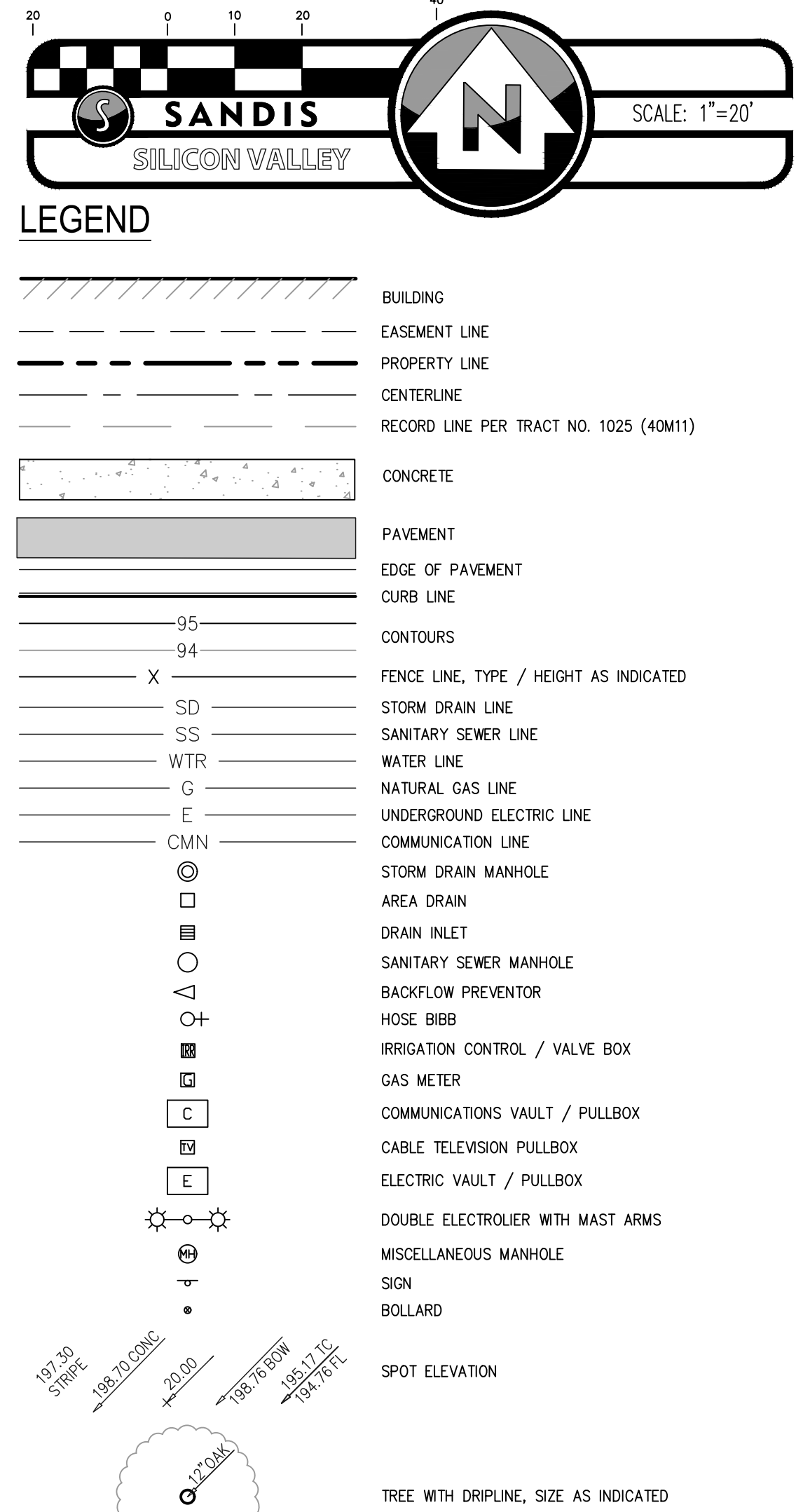
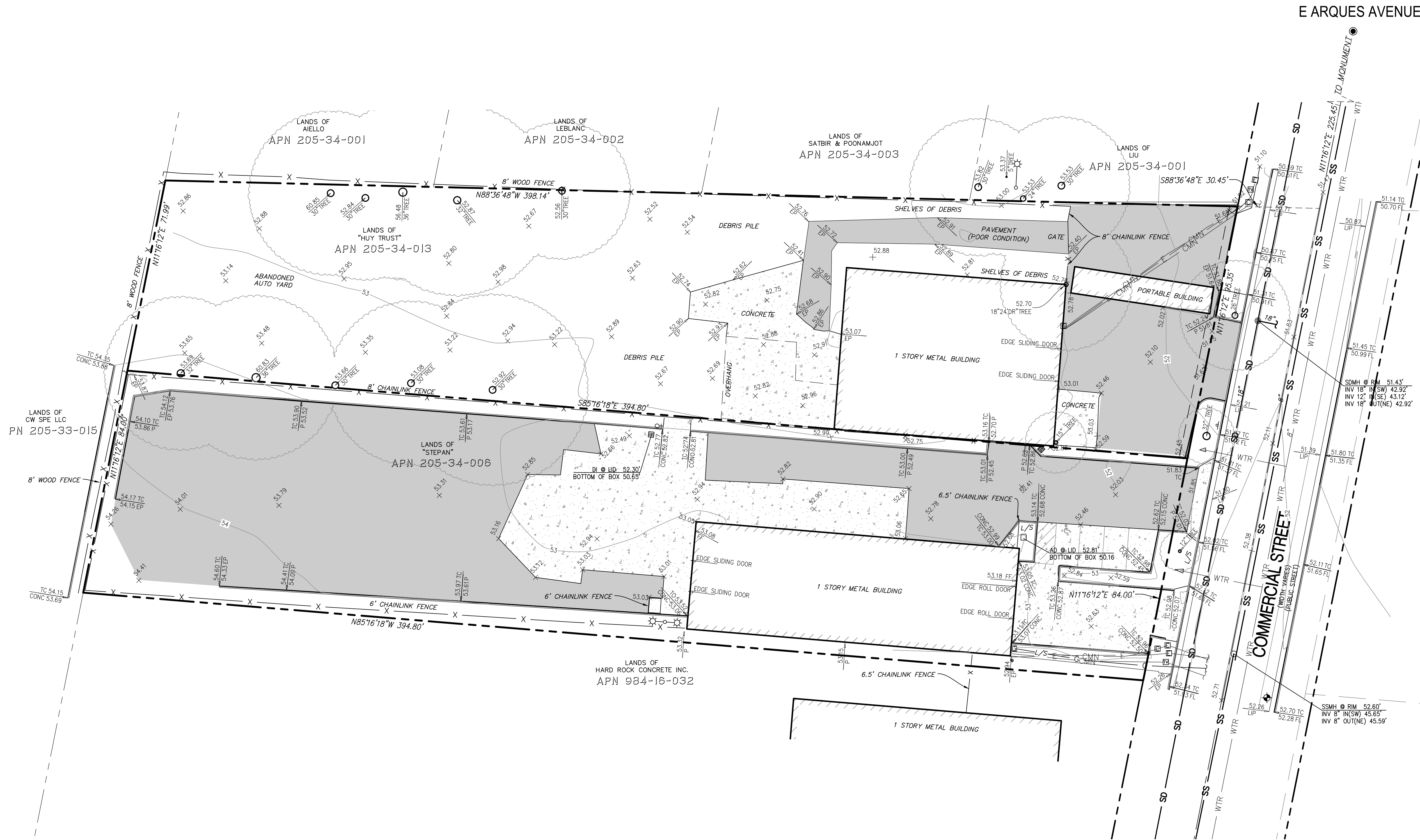
UTILITY PLAN

247 / 295 COMMERCIAL STREET  
TENTATIVE MAP  
FOR CONDOMINIUM PURPOSES  
SUNNYVALE CALIFORNIA

SHEET  
TM-5.0  
OF 7 SHEETS



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**SURVEY NOTES**

- ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- DATES OF FIELD SURVEY: 03/05/2020, 03/06/2020 AND 06/22/2020.
- OVERHEAD ELECTRIC LINES ARE NOT SHOWN ON THIS MAP.

**BENCHMARK**

THE ELEVATION REFERENCE FOR THIS SURVEY IS A CITY OF SUNNYVALE BENCHMARK, BM ID 56, LOCATED AT THE INTERSECTION OF WOLFE ROAD AND ARQUES AVENUE, ON THE NORTHWEST CURB RETURN, DESCRIBED AS BRASS DISC IN TOP OF CURB NEXT TO CATCH BASIN.  
ELEV. = 51.52 FEET (NAVD 88 DATUM)

**SITE BENCHMARK**

SET MAG NAIL IN ASPHALT 3.72' WEST OF EASTERLY CURB LINE OF COMMERCIAL STREET  
ELEV. = 52.30 FEET (NAVD 88 DATUM)

**BOUNDARY NOTE**

THE PARCEL LINES SHOWN HEREON ARE THE RESULT OF A BOUNDARY SURVEY MADE IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.

**BASIS OF BEARINGS**

THE BEARING OF NORTH 88°48'36" WEST ESTABLISHED BETWEEN FOUND MONUMENTS ALONG ARQUES ROAD, ESTABLISHED BY GPS OBSERVATION USING GNSS RTK METHODS CONNECTED TO THE LEICA SMARTNET REAL TIME NETWORK TIED INTO CALIFORNIA STATE PLANE COORDINATES, ZONE III, NAD83, EPOCH 2019.25. SAID BEARING IS ROTATED 0°35'24" FROM THAT CERTAIN BEARING SHOWN AS NORTH 89°24' WEST ON THAT CERTAIN MAP ENTITLED "TRACT NO. 1025 INDUSTRIAL ACRES UNIT NO. 1" FILED FOR RECORD ON AUGUST 18, 1952, IN BOOK 40 OF MAPS, PAGE 11, SANTA CLARA COUNTY RECORDS.

**UNDERGROUND UTILITY NOTE**

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.

**MONUMENT PRESERVATION NOTICE**

IF AT ANY TIME A SURVEY MONUMENT WILL BE DESTROYED OR COVERED DURING CONSTRUCTION PHASE OF THE PROJECT, IT MUST BE PERPETUATED IN ACCORDANCE WITH STATE LAW.

PURSUANT TO PROFESSIONAL LAND SURVEYOR'S ACT SECTION 8771(B), CONTROLLING MONUMENTS SHALL BE LOCATED AND REFERENCED BY OR UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR. UPON COMPLETION OF CONSTRUCTION, THESE MONUMENTS WILL HAVE TO BE RESET IN THE SURFACE OF THE NEW CONSTRUCTION IN ORDER TO PERPETUATE THEIR LOCATION. A CORNER RECORD OR A RECORD OF SURVEY SHALL BE FILED TO DOCUMENT THE REFERENCED MONUMENTS PRIOR TO CONSTRUCTION AND THEIR NEW POSITION AND CHARACTER AFTER THEY HAVE BEEN RESET.

**VICINITY MAP**  
N.T.S.

**SURVEYOR'S STATEMENT**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF BRIANNA ROBERTSON IN FEBRUARY, 2020.

KELLY S. JOHNSON  
L.S. NO. 9126  
Professional Land Surveyor  
State of California



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**TOPOGRAPHIC SURVEY**

**COMMERCIAL STREET HOTEL  
247 / 295 COMMERCIAL STREET**

**SUNNYVALE**

**CALIFORNIA**

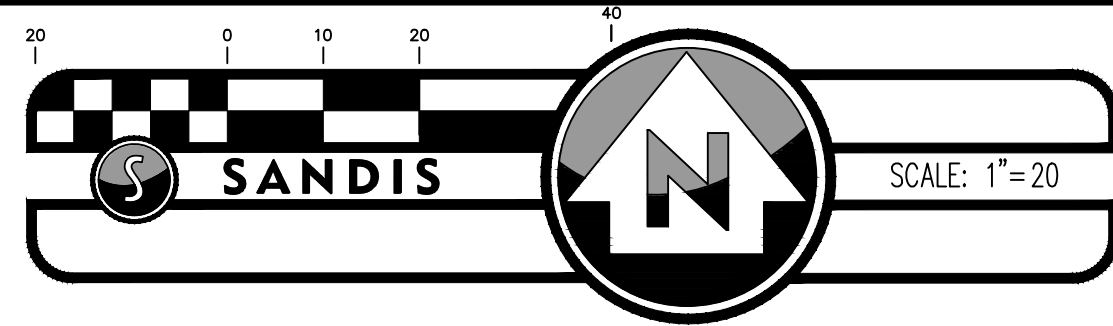
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**C-1.0**

OF **10** SHEETS

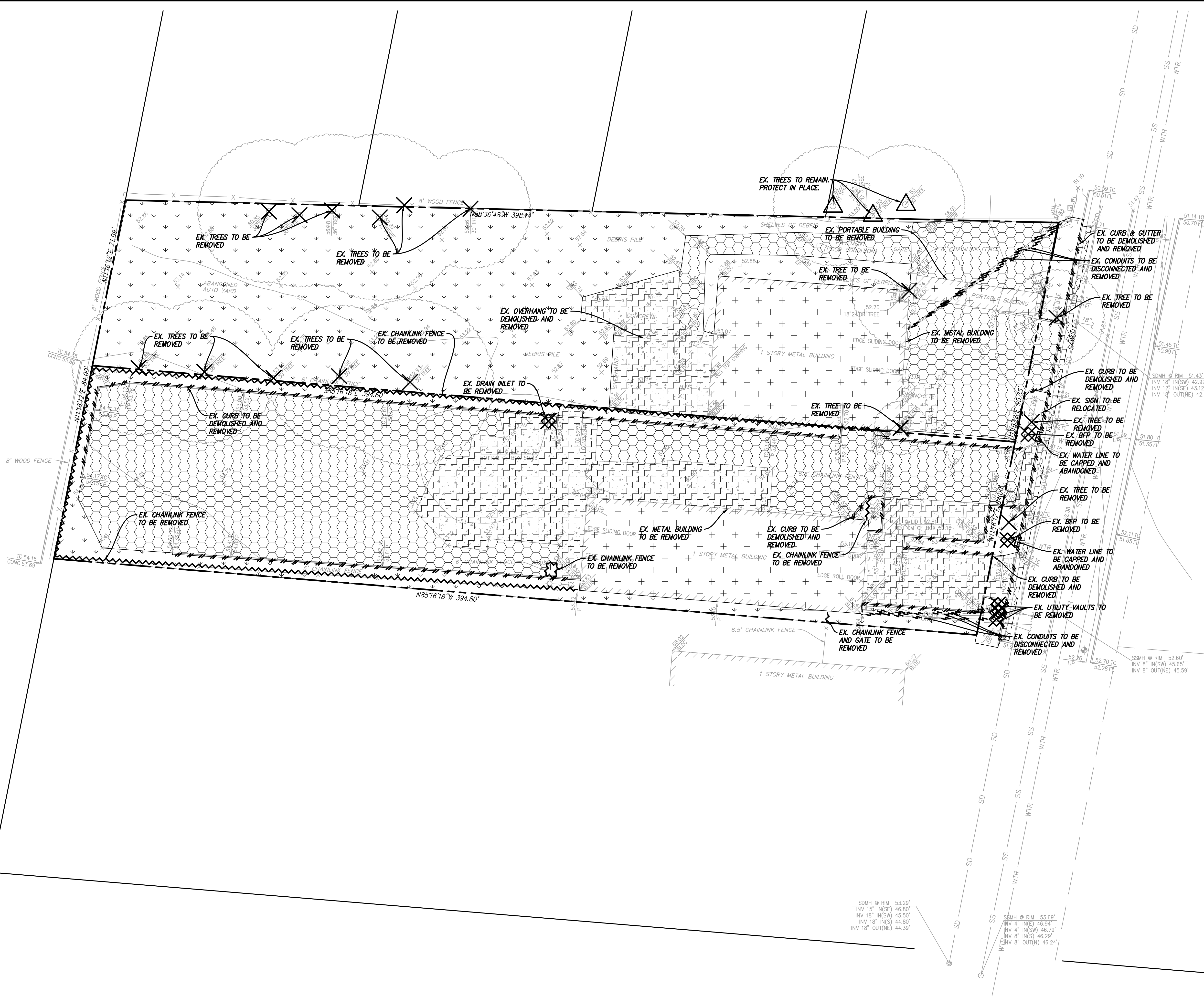


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LEGEND

- SAWCUT LINE. CONTRACTOR SHALL SAWCUT WITH A NEAT, CLEAN EDGE. SAWCUT CONCRETE AT NEAREST JOINT TO SAWCUT LINE SHOWN ON PLAN.
- [Pattern] DEMOLISH AND REMOVE AC PAVING AND ANY ASSOCIATED BASE ROCK. STABILIZE THE EXISTING SUBGRADE. DEMOLISHED MATERIAL MAY BE USED AS BASE ROCK IF APPROVED BY GEOTECHNICAL ENGINEER.
- [Pattern] DEMOLISH AND REMOVE CONCRETE INCLUDING ANY ASSOCIATED BASE ROCK AND REBAR. STABILIZE THE EXISTING SUBGRADE. DEMOLISHED MATERIAL MAY BE USED AS BASE ROCK IF APPROVED BY THE GEOTECHNICAL ENGINEER.
- [Symbol] CLEAR AND GRUB EXISTING LANDSCAPE AREA SO NO ORGANICS ARE STILL PRESENT.
- [Symbol] DEMOLISH AND REMOVE EXISTING BUILDING. STABILIZE THE EXISTING SUBGRADE.
- [Symbol] DEMOLISH AND REMOVE EXISTING CURB AND GUTTER, INCLUDING ANY ASSOCIATED REBAR OR BASE ROCK. SAWCUT WITH NEAT, CLEAN EDGE.
- [Symbol] REMOVE EXISTING WALL OR FENCE INCLUDING ASSOCIATED FOOTINGS. RETURN FENCE TO OWNER.
- [Symbol] DEMOLISH AND REMOVE EX. UTILITY STRUCTURE
- [Symbol] CAP EXISTING UTILITY WHERE SHOWN PER UTILITY OWNERS SPECIFICATIONS AND REQUIREMENTS. IF PRESSURIZED UTILITY CONTRACTOR SHALL HAVE COMPETENT PROFESSIONAL DESIGN PIPE RESTRAINTS.
- [Symbol] PROTECT EXISTING UTILITY TO REMAIN
- [Symbol] REMOVE EXISTING TREE AND ROOT BALL. COORDINATE WITH LANDSCAPE ARCHITECT AND PROJECT ARBORIST PRIOR TO REMOVING ANY TREES.
- [Symbol] PROTECT EXISTING TREE TO REMAIN. SEE LANDSCAPE PLANS AND ARBORIST'S REPORT FOR TREE PROTECTION DETAILS.



DEMOLITION PLAN

COMMERCIAL STREET HOTEL  
247 / 295 COMMERCIAL STREET

SUNNYVALE

CALIFORNIA

SHEET

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SILICON VALLEY TRI-VALLEY CENTRAL VALLEY SACRAMENTO EAST BAY/SF

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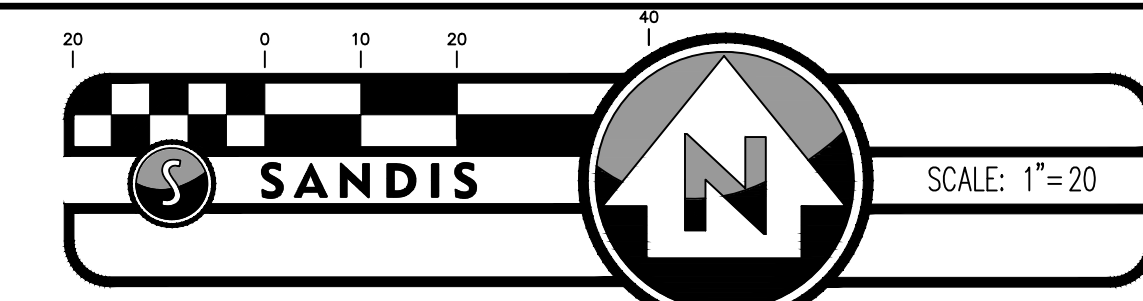
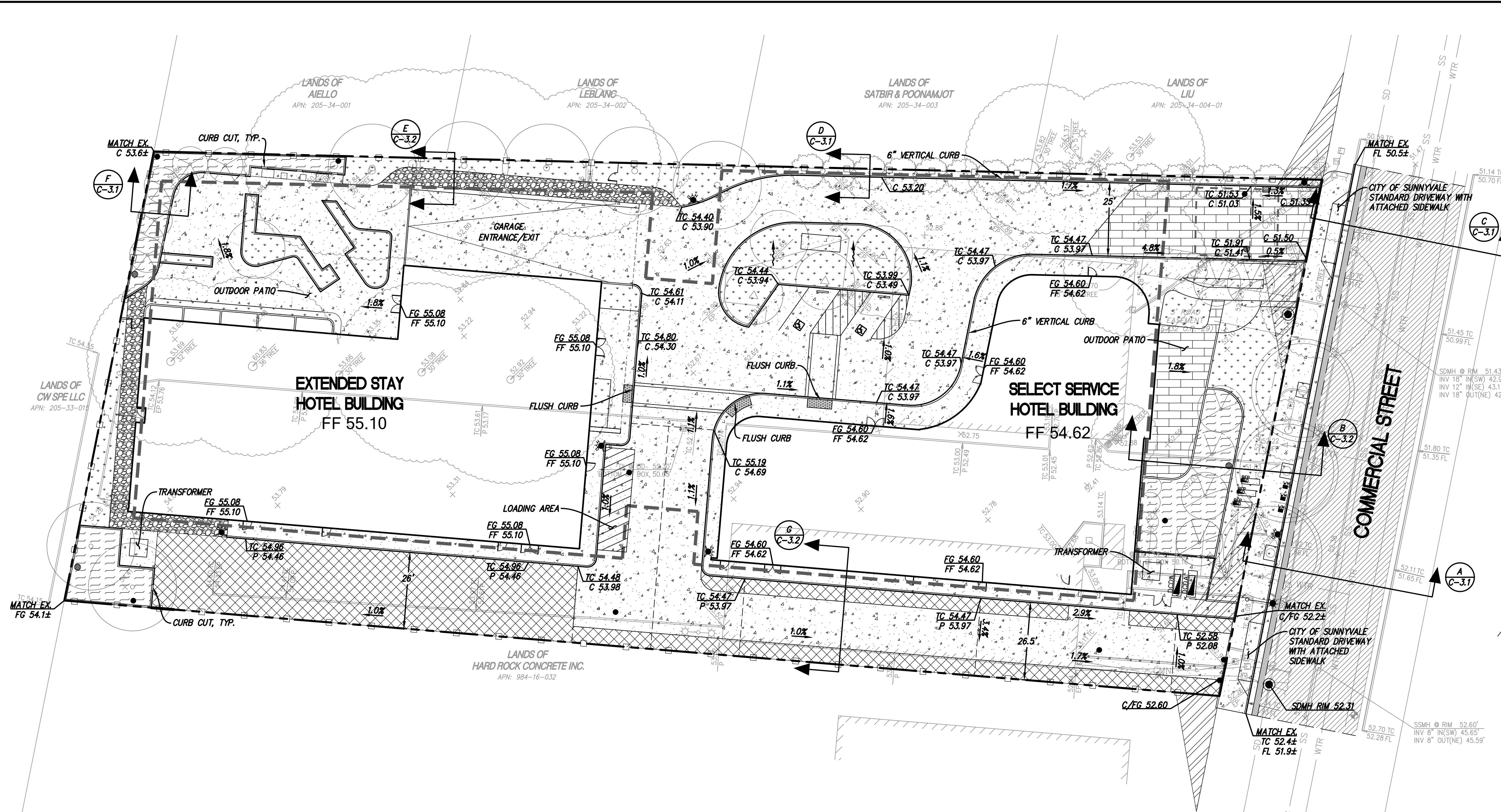
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LEGEND

- PROPERTY LINE
- GRADE BREAK LINE
- UNDERGROUND GARAGE
- SILVA CELLS
- AC DEEP LIFT CONFORM
- CONCRETE PAVEMENT
- LANDSCAPE AREA
- GRASS PAVERS
- PERVIOUS PAVERS
- BIO-TREATMENT AREA
- GRAVEL AREA
- TYPE II SLURRY SEAL
- TACTILE WARNING PAVER
- EXTENDED VISION TRIANGLE



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GRADING AND DRAINAGE PLAN

COMMERCIAL STREET HOTEL  
247 / 295 COMMERCIAL STREET

SUNNYVALE

CALIFORNIA

SHEET  
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OF 10 SHEETS

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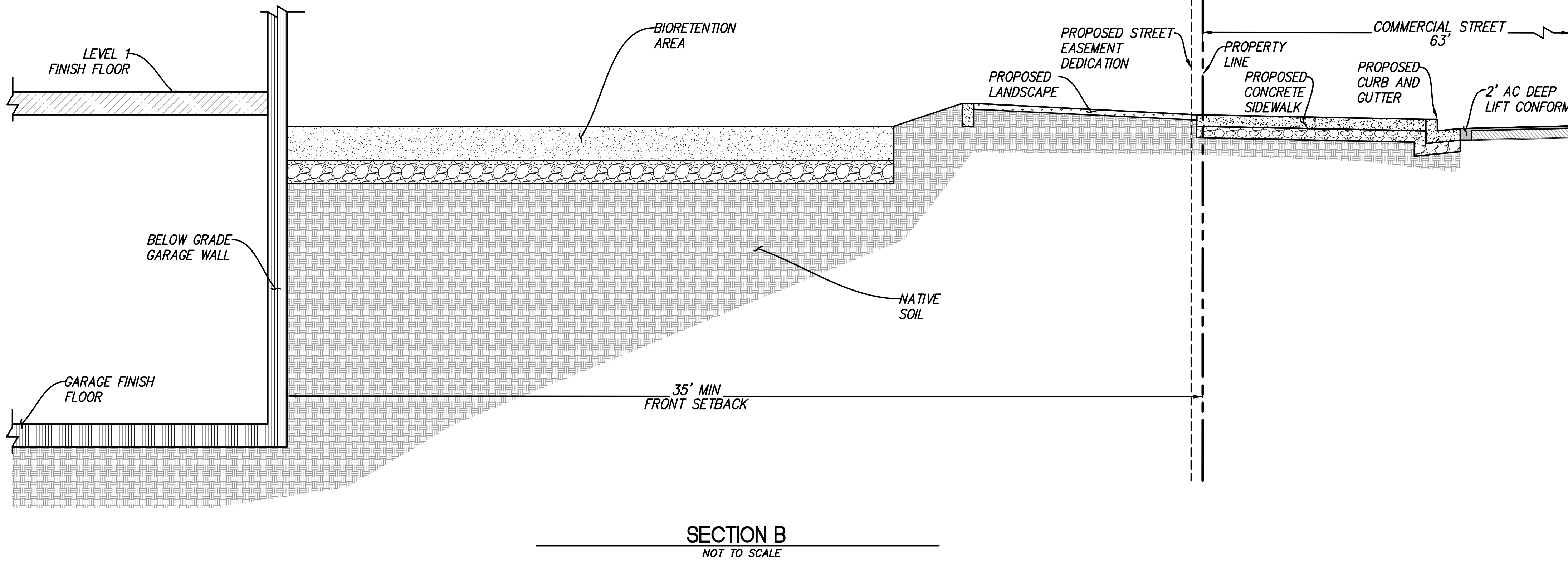
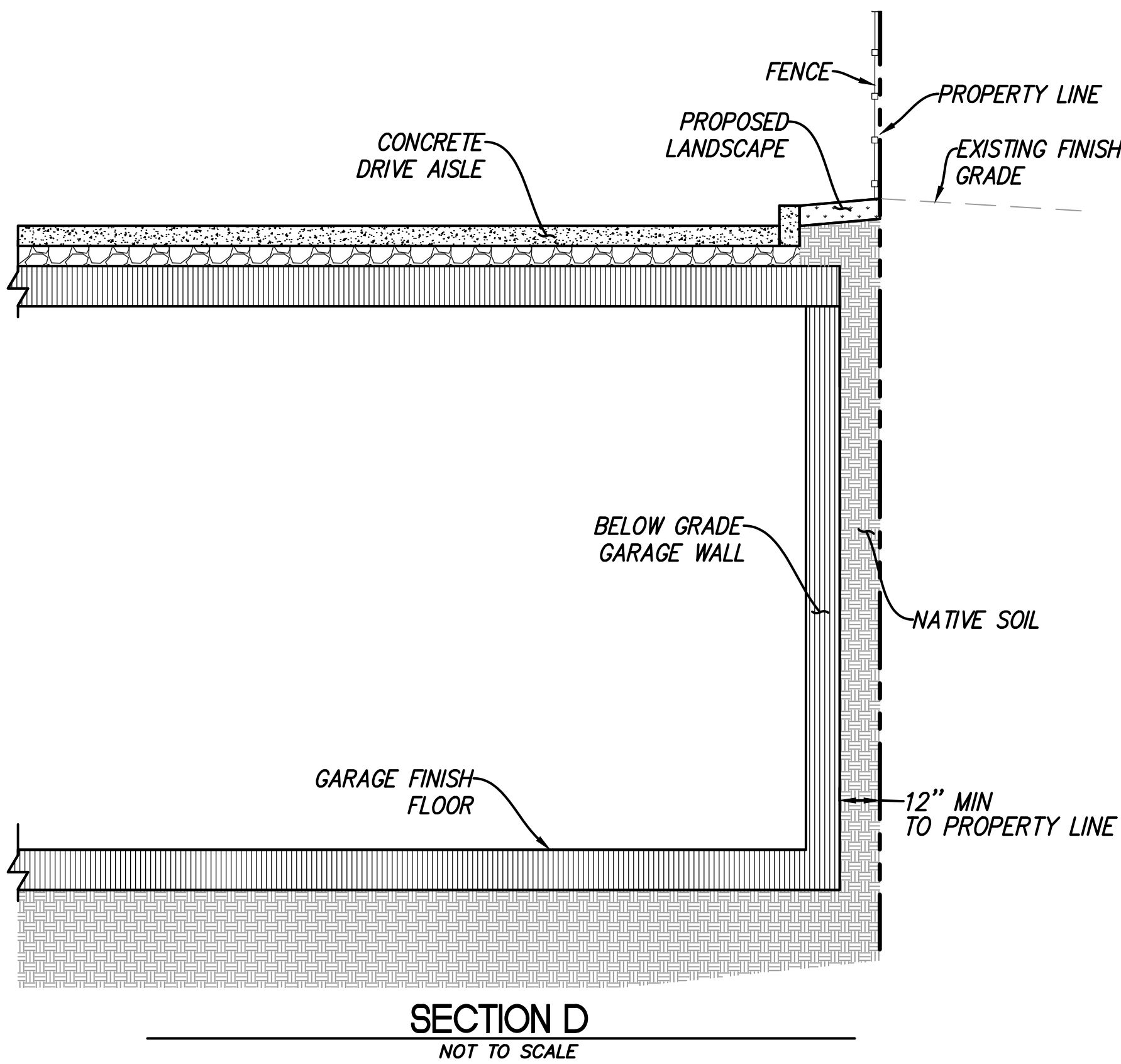
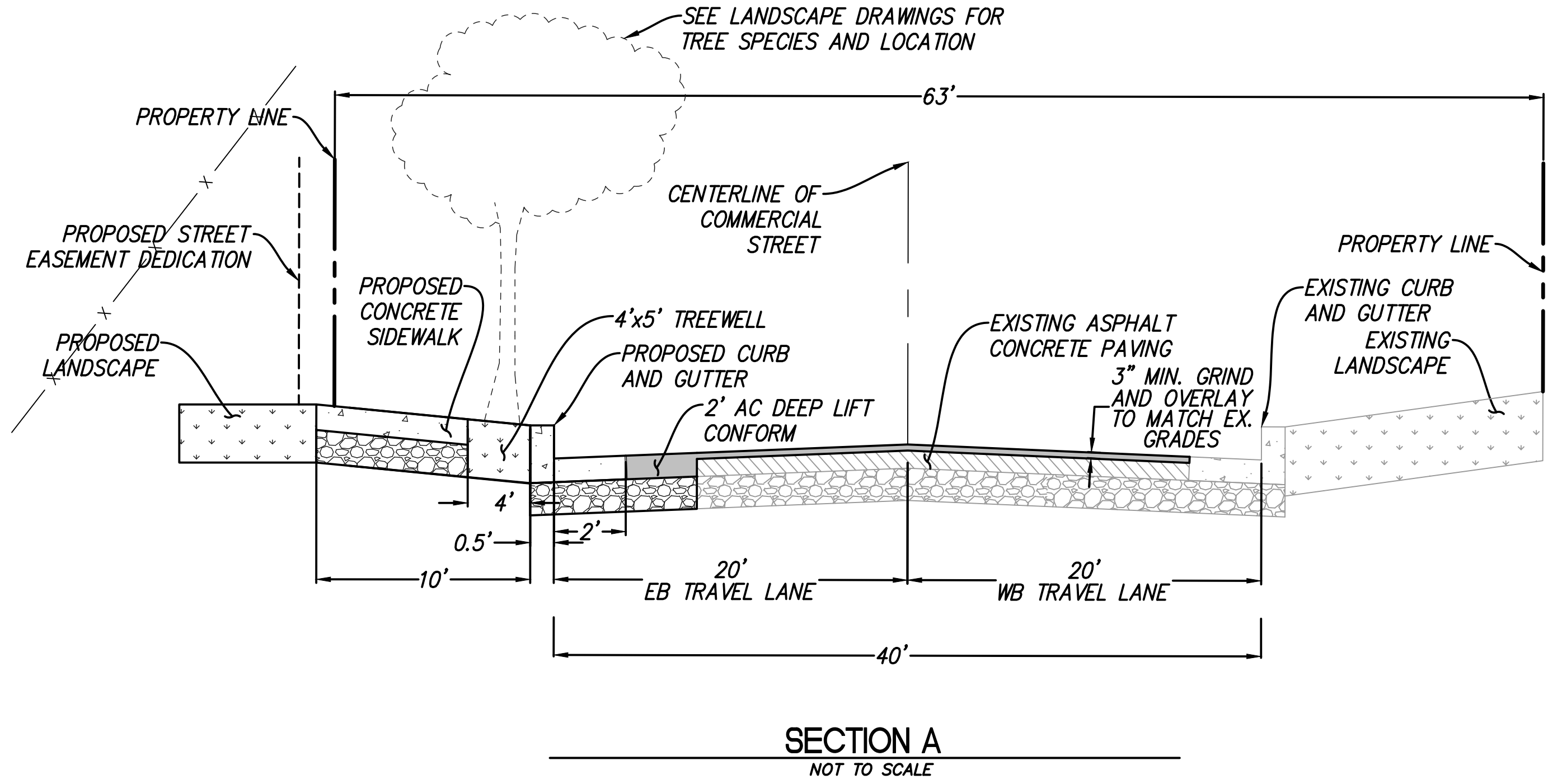
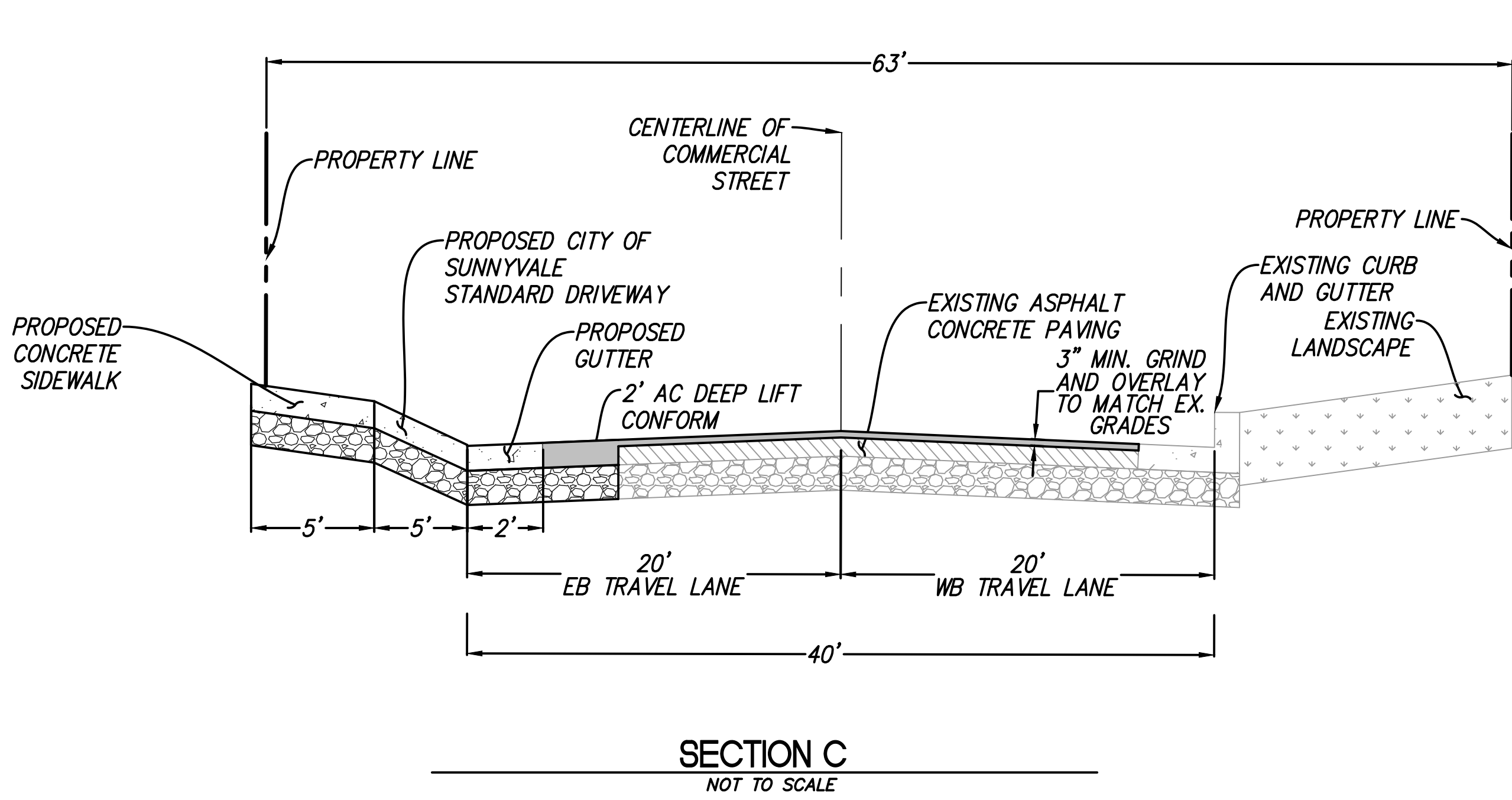
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NOTES:

- 1. DEVELOPER ACKNOWLEDGES THAT TIE-BACKS ENCRROACHING INTO PUBLIC RIGHT-OF-WAY IS NOT ALLOWED.
- 2. TIE-BACKS MAY ENCRROACH INTO ADJACENT PROPERTY(IES) AND DEVELOPER WILL OBTAIN ADJACENT PROPERTY OWNER'S CONSENT LETTER(S) AGREEING TO THE PROPOSED ENCRROACHMENT AND SUBMIT CONSENT LETTER TO THE CITY AS PART OF THE BUILDING PERMIT SUBMITTAL.
- 3. CONSTRUCTION ACTIVITIES WITHIN ADJACENT PROPERTY(IES) IS NOT ALLOWED WITHOUT ADJACENT PROPERTY OWNER'S CONSENT LETTER.



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SECTIONS

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247 / 295 COMMERCIAL STREET

SUNNYVALE

CALIFORNIA

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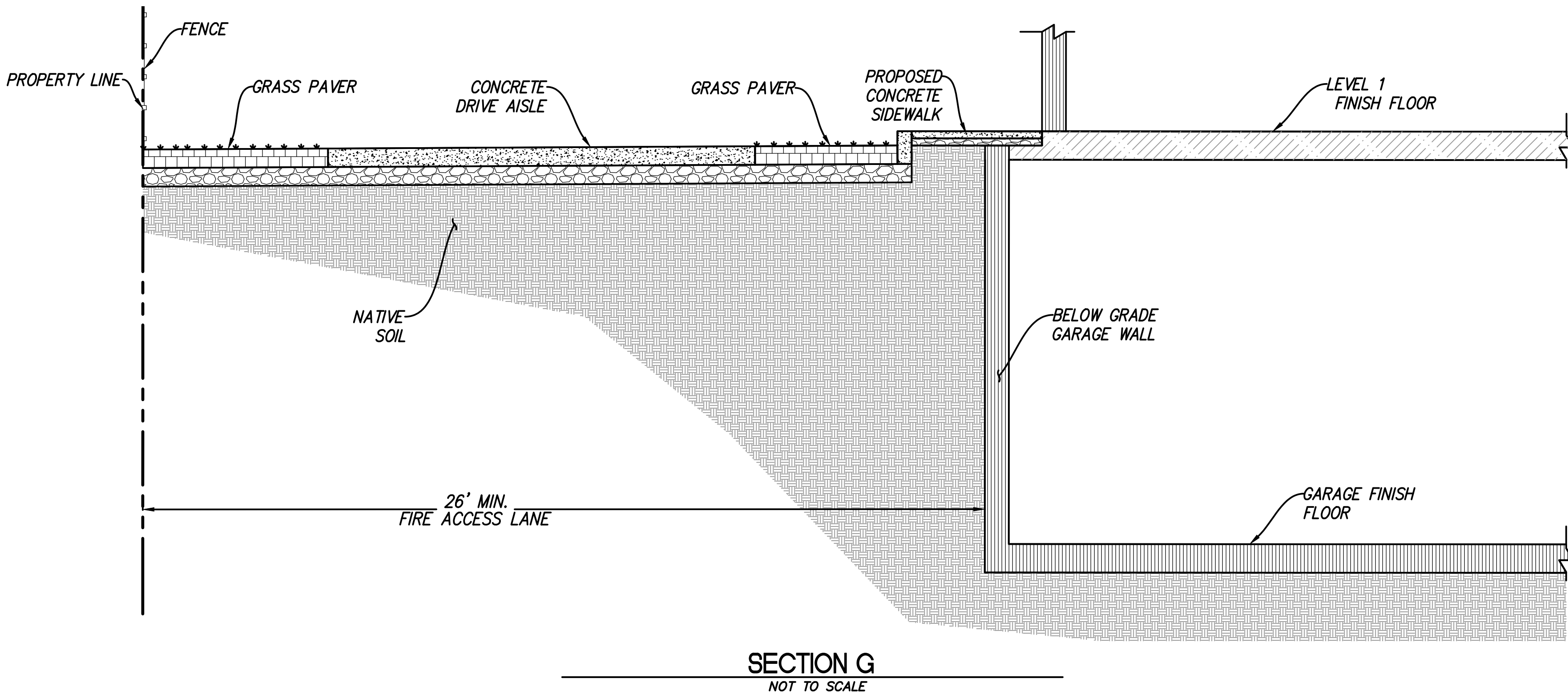
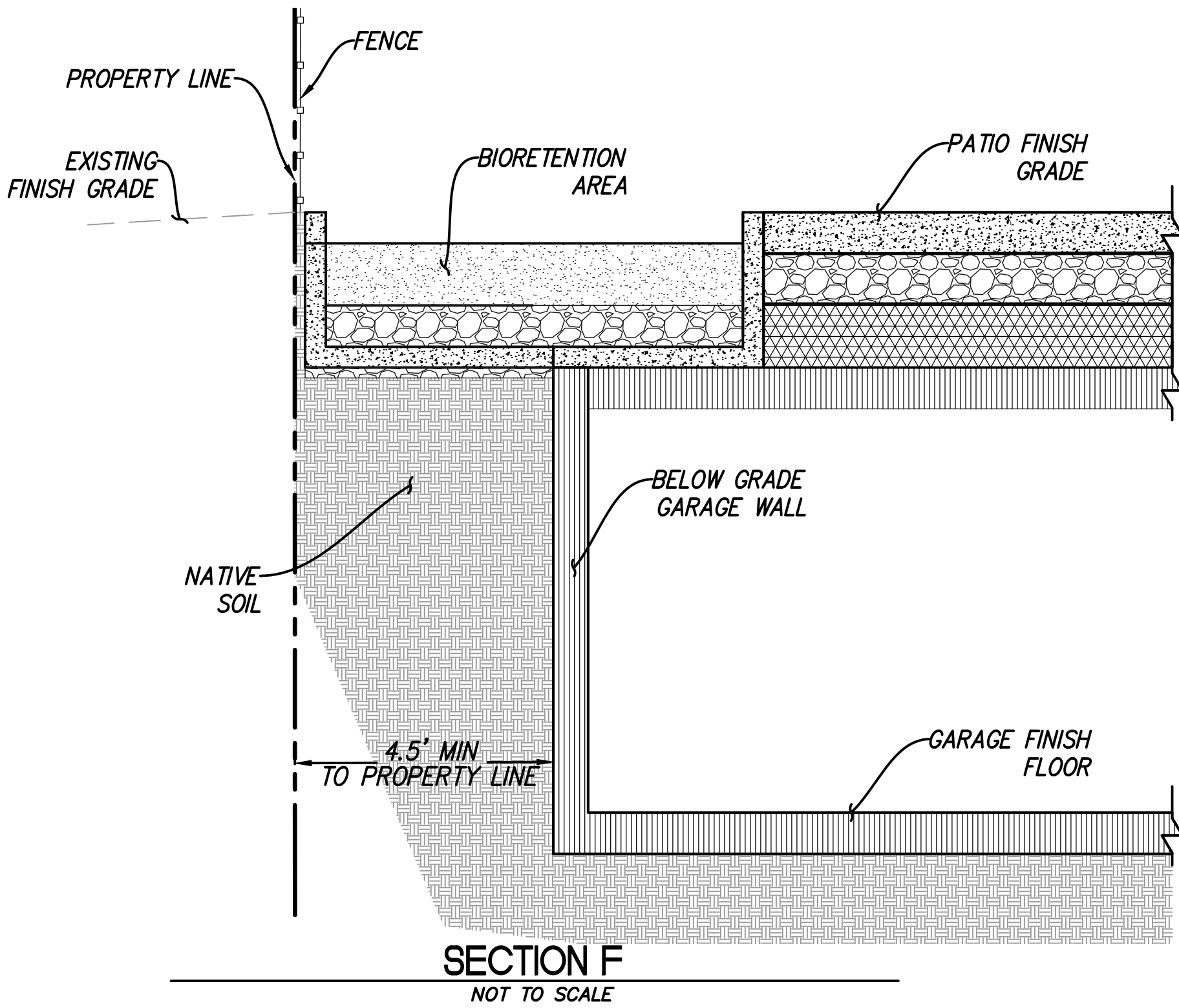
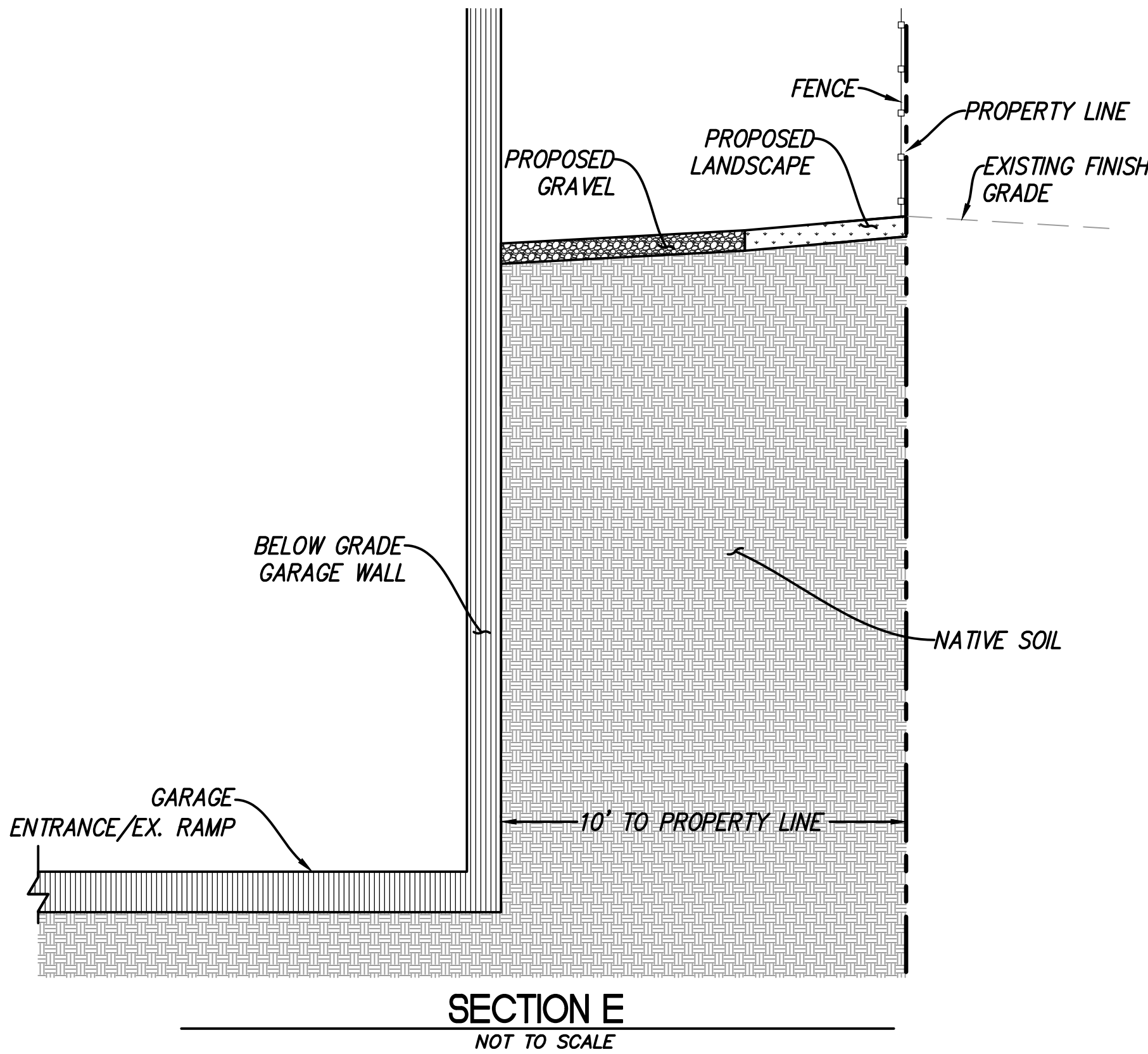
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COMMERCIAL STREET HOTEL  
247 / 295 COMMERCIAL STREET

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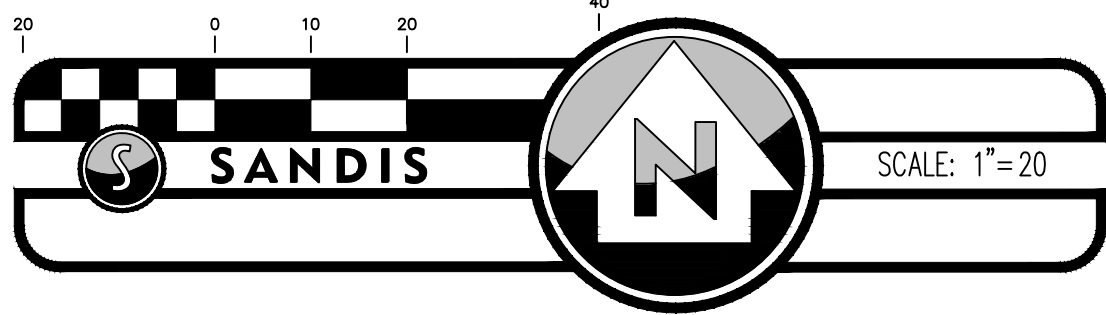
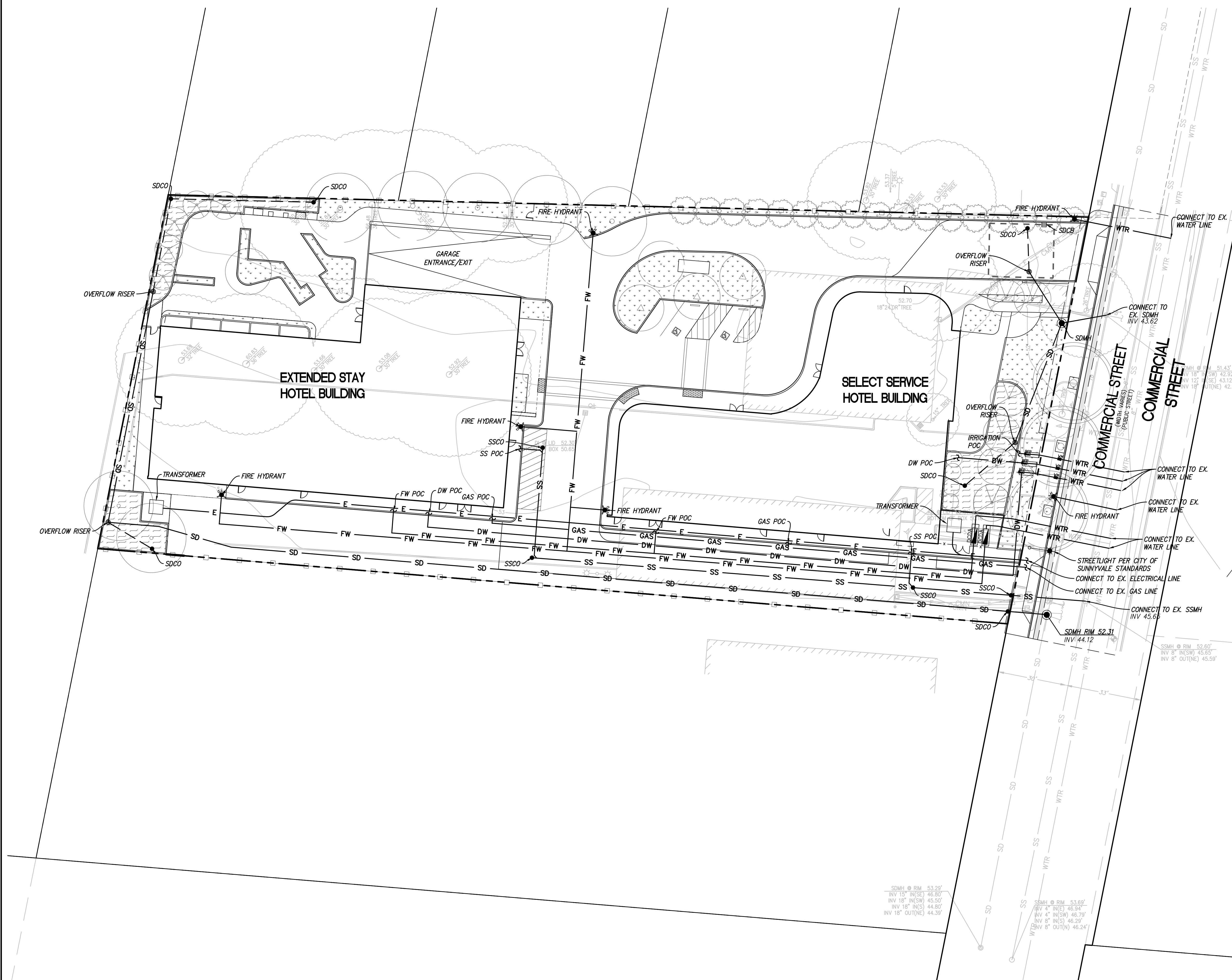
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### LEGEND

- PROPERTY LINE
- SS SANITARY SEWER LINE
- SD STORM DRAIN LINE
- PERFORATED PIPE
- DW DOMESTIC WATER LINE
- FW FIRE WATER LINE
- G GAS LINE
- E ELECTRIC AND SIGNAL DUCT BANK
- WTR WATER LINE LATERAL
- SILVA CELL
- STORM CIRCULAR OVERFLOW RISER
- CLEANOUT
- STORM DRAIN MANHOLE
- STORM DRAIN CATCH BASIN
- ★ FIRE HYDRANT
- BIO-TREATMENT AREA

### STORM DRAIN NOTES

- PRIVATE STORM DRAIN LINE 4-INCH THROUGH 12-INCH WITH A MINIMUM OF TWO (2) FEET OF COVER IN NON-TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 GREEN PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH BELLS AND SPIGOT CONNECTIONS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS, 45° ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
- PRIVATE STORM DRAIN LINE 6-INCH THROUGH 12-INCH WITH LESS THAN THREE (3) FEET OF COVER IN VEHICULAR TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) C900, RATED FOR 150 PSI CLASS PIPE. PROVIDE AND INSTALL "STORM DRAIN" MARKER TAPE FOR THE ENTIRE LENGTH OF PIPE TRENCH. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, OBTUSE ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
- ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
- ALL TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
- FOR GRAVITY FLOW SYSTEMS CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION OF ANY GRAVITY FLOW SYSTEM.
- DRAINS SHOWN ON CIVIL PLANS ARE NOT INTENDED TO BE THE FINAL NUMBER AND LOCATION OF ALL DRAINS. PLACEMENT AND NUMBER OF LANDSCAPING DRAINS ARE HIGHLY DEPENDENT ON GROUND COVER TYPE AND PLANT MATERIAL. CONTRACTOR SHALL ADD ADDITIONAL AREA DRAINS AS NEEDED AND AS DIRECTED BY THE LANDSCAPE ARCHITECT.
- INSTALL SEPARATE SUB-DRAIN SYSTEM BEHIND RETAINING WALLS PER GEOTECHNICAL REPORT AND CONNECT TO STORM DRAIN SYSTEM AS SHOWN ON PLANS.
- ALL DOWN SPOUTS SHALL DISCHARGE DIRECTLY ON TO ADJACENT PAVEMENT SURFACES OR SPLASH BLOCKS UNLESS OTHERWISE NOTED ON PLANS. SEE ARCHITECTURE PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.

### SANITARY SEWER NOTES

- ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT STANDARDS.
- PRIVATE SANITARY SEWER MAIN AND SERVICE LINE 4-INCH THROUGH 8-INCH SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 GREEN SEWER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH BELL AND SPIGOT CONNECTIONS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS OR 45° ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
- ALL LATERALS SHALL HAVE A TWO WAY CLEANOUT AT FACE OF BUILDING AND AS SHOWN ON PLANS.
- IF (E) SEWER LATERAL IS TO BE USED, CONTRACTOR SHALL VIDEO INSPECT, PERFORM PRESSURE TEST ON (E) SEWER LATERAL, AND SHALL PERFORM ANY NEEDED REPAIRS.

### WATER SYSTEM NOTES

- MAINTAIN WATER MAIN LINES 10' AWAY FROM SANITARY SEWER MAIN LINES. LATERALS SHALL BE SEPARATED PER PLAN DIMENSIONS.
- WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90 DEGREE ANGLE AND WATER LINES SHALL BE MINIMUM OF 12" ABOVE TOP OF SANITARY SEWER LINES.
- ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPLICABLE WATER DISTRICT STANDARDS.
- ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.
- THRUST RESTRAINTS SHALL BE DESIGNED AND INSTALLED AT ALL TEES, CROSSES, BENDS (HORIZONTAL AND VERTICAL), AT SIZE CHANGES AND AT FIRE HYDRANTS.



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UTILITY PLAN

COMMERCIAL STREET HOTEL  
247 / 295 COMMERCIAL STREET

SUNNYVALE

CALIFORNIA

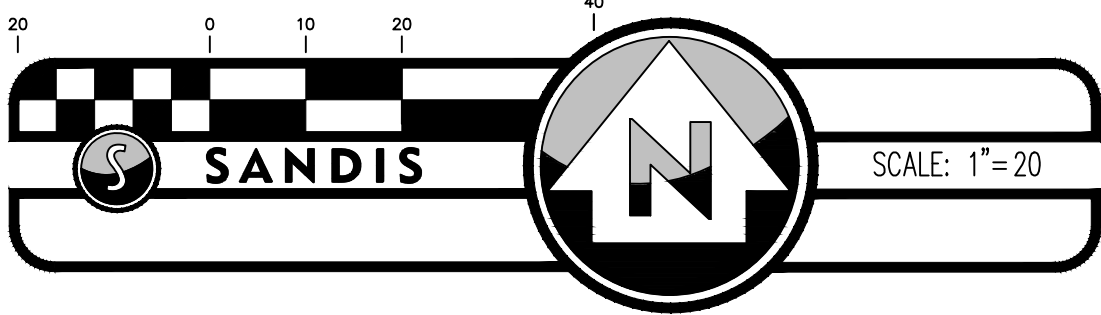
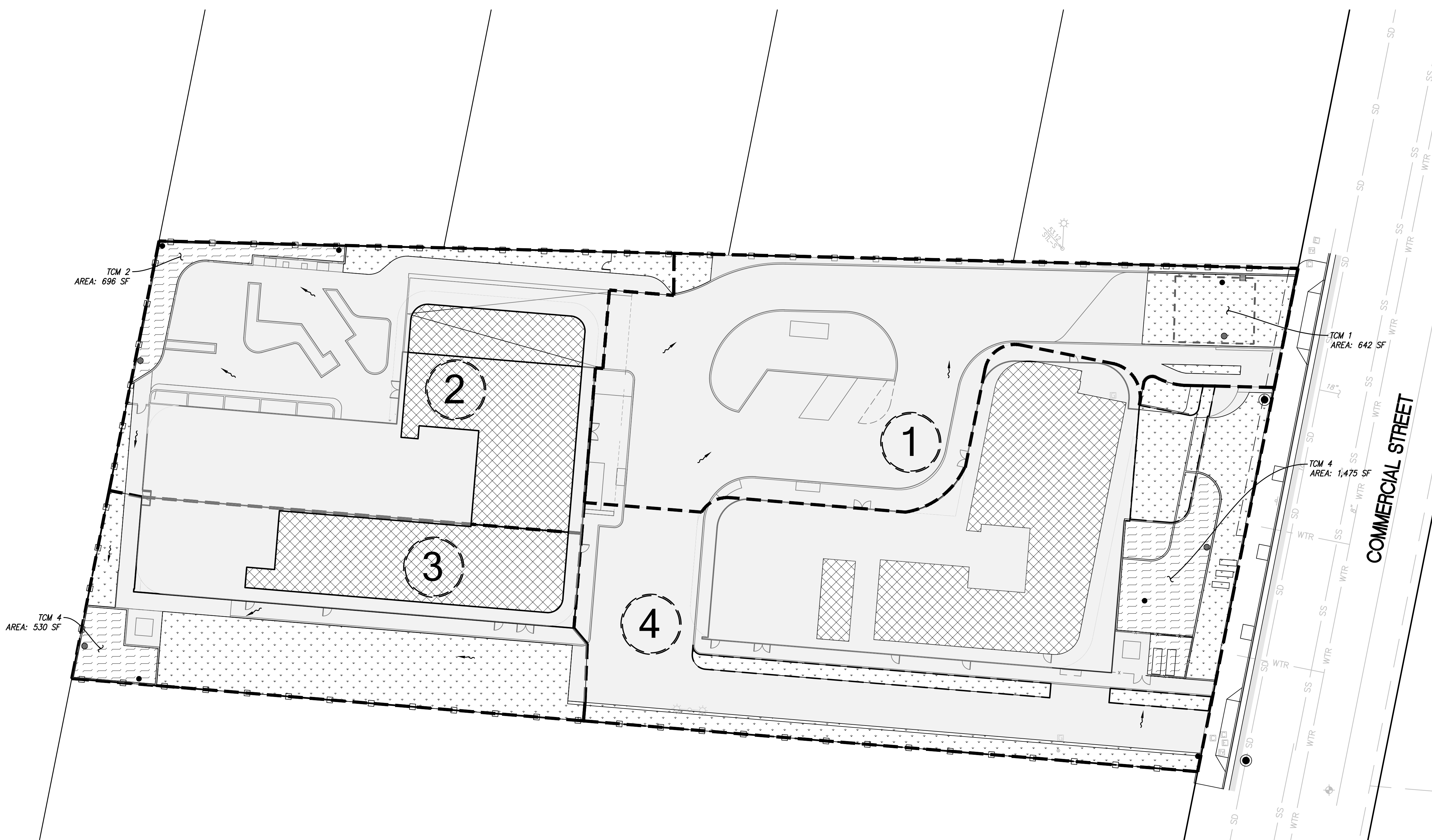
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STORMWATER  
MANAGEMENT PLAN LEGEND

- PERVIOUS AREA
- IMPERVIOUS AREA
- BIO-RETENTION AREA
- GREEN ROOF SELF TREATING AREA
- SILVA CELLS
- DRAINAGE AREA BOUNDARY
- FLOW DIRECTION

HYDROMODIFICATION NOTE:

THE PROJECT IS EXEMPT FROM HYDROMODIFICATION REQUIREMENTS PER THE SANTA CLARA C.3 TECHNICAL GUIDANCE DOCUMENT. THE PROJECT IS EXEMPT FROM HYDROMODIFICATION DUE TO THE WATER SHED DRAINING INTO A HARDENED CHANNEL.

SITE TREATMENT AREA NOTE:

THIS PROJECT IS REPLACING MORE THAN 50% OF THE EXISTING IMPERVIOUS AREA AND THEREFORE MUST TREAT THE ENTIRE SITE.

STORMWATER MANAGEMENT NOTES:

- THIS PLAN PRESENTS METHODS AND CALCULATIONS FOR COMPLYING WITH THE REQUIREMENTS OF PROVISION C.3 OF THE MUNICIPAL REGIONAL STORMWATER PERMIT IN ACCORDANCE WITH THE SANTA CLARA COUNTY PROGRAM AND THE CITY OF SUNNYVALE REQUIREMENTS.
- THE FOLLOWING TREATMENT MEASURES ARE PROPOSED TO REGULATE THE QUALITY OF STORM WATER LEAVING THE SITE.
  - SELF-TREATING AREA – RUNOFF IN THIS AREA ORIGINATES IN AND FLOWS THROUGH PLANTING PRIOR TO EXITING THE PROJECT SITE, NO TREATMENT IS REQUIRED
  - BIO-RETENTION AREA – RUNOFF IN THIS AREA IS DIRECTED TO A BIO-RETENTION PLANTER/AREA FOR FILTRATION, INFILTRATION AND EVAPOTRANSPIRATION PRIOR TO EXISTING THE SITE. PLANTING AND SOIL REQUIREMENTS APPLY
  - SILVA CELL – RUNOFF IN THIS AREA IS DIRECTED TO A SILVA CELL SYSTEM WITH A BIOTREATMENT SOIL MIX FOR FILTRATION PRIOR TO EXITING THE SITE.

BMP Summary Table												
Drainage Area	TOTAL AREA		IMPERVIOUS AREA		PERVIOUS AREA		GREEN ROOF		Percent Impervious	Treatment Area Required (sf)	Treatment Control Method	Treatment Provided (sf)
	sq. ft.	Ac.	sq. ft.	Ac.	sq. ft.	Ac.	sq. ft.	Ac.				
DMA-1	15,098	0.35	13,618	0.31	1,480	0.03	0	0.00	90.2%	545	Silva Cell	642
DMA-2	15,539	0.36	10,243	0.24	1,565	0.04	3,730	0.09	65.9%	410	Bioretention Area	696
DMA-3	11,249	0.26	3,723	0.09	4,624	0.11	2,902	0.07	33.1%	149	Bioretention Area	530
DMA-4	23,879	0.55	12,795	0.29	6,052	0.14	5,031	0.12	53.6%	512	Bioretention Area	1,475
TOTAL	65,765	0.96	40,379	0.63	13,722	0.18	11,664	0.15	61.4%	1,103		3,343



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SILICON VALLEY TRI-VALLEY CENTRAL VALLEY SACRAMENTO EAST BAY/ SF

CIVIL ENGINEERS  
SURVEYORS  
PLANNERS

DATE: 10/30/2020  
SCALE: 1" = 20'  
DRAWN BY: AP  
APPROVED BY: NT  
DRAWING NO.: 220073

DATE \_\_\_\_\_, 2021

CHAD J. BROWNING  
R.C.E. NO. 68315, EXPIRES 9-30-21

No.	DATE	BY	DESCRIPTION	APR'VD

STORMWATER MANAGEMENT PLAN

COMMERCIAL STREET HOTEL  
247 / 295 COMMERCIAL STREET

SUNNYVALE

CALIFORNIA

SHEET

C-5.0

OF 10 SHEETS



# Blueprint for a Clean Bay

## Best Management Practices for the Construction Industry

Remember: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. You may be held responsible for any environmental damage caused by your subcontractors or employees.



### Preventing Pollution: It's Up to Us

In the Santa Clara Valley, storm drains transport water directly to local creeks and San Francisco Bay without treatment. Stormwater pollution is a serious problem for wildlife dependent on our creeks and bays and for the people who live near polluted streams or bayslands. Common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; sediment created by erosion; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain.



Santa Clara Valley  
Urban Runoff  
Pollution Prevention Program

Thirteen valley municipalities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight stormwater pollution. This "blueprint" summarizes "Best Management Practices (BMPs)" for stormwater pollution prevention.

### Spill Response Agencies:

In the City of Sunnyvale, DIAL 9-1-1.

State Office of Emergency Service  
Warning Center (24 hours)

.....1-800-852-7550

Santa Clara County Environmental  
Health Services

.....(408) 299-6930

### Small Business Hazardous Waste Disposal Program

Santa Clara County businesses that generate less than 27 gallons or 220 pounds of hazardous waste per month are eligible to use Santa Clara County's Small Business Hazardous Waste Disposal Program. Call (408) 299-7300 for a quote, more information or guidance on disposal.

### Local Pollution Control Agencies:

County of Santa Clara  
Pollution Prevention Program

.....(408) 441-1195

County of Santa Clara Integrated Waste  
Management Program

.....(408) 441-1198

Santa Clara County Hazardous  
Waste Program

.....(408) 299-7300

For information on the disposal of hazardous waste

County of Santa Clara District Attorney  
Environmental Crimes Hotline

.....(408) 299-TIPS

Santa Clara Valley Water District  
.....(408) 265-2600

Santa Clara Valley Water  
District Pollution Hotline

.....1-888-510-5151

Santa Clara County Recycling Hotline  
.....1-800-533-8414

Regional Water Quality Control Board  
.....(510) 622-2300

Serving San Francisco Bay Region

Sunnyvale Water Pollution  
Control Plant

.....(408) 730-7270

Sunnyvale Recycling Program

.....(408) 730-7262

Or visit [www.ci.sunnyvale.ca.us/recycle](http://www.ci.sunnyvale.ca.us/recycle)

County of Santa Clara District Attorney  
Recycling Drop-Off Center,  
Garbage Disposal

.....(408) 752-8530

### Painting and Application of Solvents and Adhesives

Who should use this information?

- Painters
- Paperhangers
- Plasterers
- Graphic Artists
- Dry Wall Crews
- Floor Covering Installers
- General Contractors
- Home Builders
- Developers
- Homeowners

### Storm Drain Pollution from Paints, Solvents, and Adhesives

All paints, solvents, and adhesives contain chemicals that are harmful to wildlife in local creeks, San Francisco Bay, and the Pacific Ocean. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. Paint material and wastes, adhesives and cleaning fluids should be recycled when possible, or disposed of properly to prevent these materials from flowing into storm drains and watercourses.

### Doing the Job Right Handling Paint Products

- Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues, and cleaning fluids are hazardous wastes and must be disposed of as hazardous. Contact the Santa Clara County Hazardous Waste Program at (408) 299-7300.

- Wash water from painted buildings constructed before 1978 can contain high amounts of lead, even if paint chips are not present. Before you begin stripping paint or cleaning pre-1978 building exteriors with water under high pressure, test paint for lead by taking paint scrapings to a local laboratory. See Yellow Pages for a state-certified laboratory.

- If there is loose paint on the building, or if the paint tests positive for lead, block storm drains. Check with the wastewater treatment plant to determine whether you may discharge water to the sanitary sewer, or if you must send it offsite for disposal as hazardous waste.

### Paint Removal

- Buildings constructed before 1978 may have lead paint in them. Test paint for lead by taking samples to a local environmental testing laboratory to determine if removed paint must be disposed of as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury or tributyl tin must be disposed of as hazardous wastes. Lead based paint removal requires a state-certified contractor.
- When stripping or cleaning building exteriors with high-pressure water, block storm drains. Direct wash water onto a dirt area, or check Sunnyvale Water Pollution Control Plant (408) 730-7270 to find out if you can collect (mop or vacuum) building cleaning water and dispose to the sanitary sewer. Sampling of the water may be required to assist the wastewater treatment authority in making its decision.

### Painting Cleanup

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, French drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary

- sewer. Never pour paint down a storm drain. Dispose of excess liquids and residue as hazardous waste.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.
- When thoroughly dry, empty paint cans, used brushes, rags, and drop cloths may be disposed of as garbage in a sanitary landfill. Leave lids off paint cans so the refuse collector can see that they are empty. Empty, dry paint cans also may be recycled as metal.
- Dispose of empty aerosol paint cans as hazardous waste or at household hazardous waste collection events.

### Recycle/Reuse Leftover Paints Whenever Possible

- Donate excess water-based (latex) paint for reuse. Call the Santa Clara County Hazardous Waste Program at (408) 299-7300 for details.
- Reuse leftover oil-based paint. Dispose of non-recyclable thinners, sludge and unwanted paint, as hazardous waste.
- Unopened cans of paint may be able to be returned to the paint vendor. Check with the vendor regarding its "buy-back" policy.

### General Construction and Site Supervision

Who should use this information?

- General Contractors
- Site Supervisors
- Inspectors
- Home Builders
- Developers
- Homeowners



### Doing the Job Right General Principles

- Keep an orderly site and ensure good housekeeping practices are used.
- Maintain equipment properly.
- Cover materials when they are not in use.
- Keep materials away from streets, storm drains and drainage channels.
- Ensure dust control water doesn't leave site or discharge to storm drains.

### Advance Planning To Prevent Pollution

- Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins. Use the *Erosion and Sediment Control Field Manual*, available from the Regional Water Quality Control Board San Francisco Bay Region, as a reference.
- Control the amount of runoff crossing your site (especially during excavation) by using berms or temporary or permanent drainage ditches to divert water flow around the site. Reduce stormwater runoff velocities by constructing temporary check dams or berms where appropriate.
- Train your employees and subcontractors. Make sure everyone who works at the construction site is familiar with this information. Inform subcontractors about the storm-water requirements and their own responsibilities. Use BAASMA, *Blueprint for a Clean Bay*, a construction best

### Storm Drain Pollution from Construction Activities

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter, or street have a direct impact on local creeks and the Bay.

As a contractor, or site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

management practices guide available from the Santa Clara Valley Urban Runoff Pollution Prevention Program, and California Storm Water Quality Association Stormwater Best Management Practice Handbook: Construction, (Jan 2003) as references.

### Good Housekeeping Practices

- Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, bermed if necessary. Make major repairs off site.
- Keep materials out of the rain - prevent runoff contamination at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- Keep pollutants off exposed surfaces. Place trash cans and recycling receptacles around the site to minimize litter.
- Clean up leaks, drips and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces.
- Never hose down "dirty" pavement or surfaces where materials have spilled.
- Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.
- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean out a dumpster by hosing it down on the construction site.

- Place portable toilets away from storm drains. Make sure portable toilets are in good working order. Check frequently for leaks.

### Materials/Waste Handling

- Practice Source Reduction - minimize waste when you order materials. Order only the amount you need to finish the job.
- Use recyclable materials whenever possible. Arrange for pick-up of recyclable materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleared vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, batteries, and tires.
- Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. (See Sunnyvale Recycling Program information listed above.) Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.

### Permits

- In addition to local grading and building permits, you will need to obtain coverage under the State's General Construction Activity Stormwater Permit if your construction site's disturbed area totals 1 acre or more. Information on the General Permit can be obtained from the Regional Water Quality Control Board.

### Landscaping, Gardening, And Pool Maintenance

Who should use this information?

- Landscapers
- Gardeners
- Swimming Pool/Spa Service and Repair Workers
- General Contractors
- Home Builders
- Developers
- Homeowners



### Storm Drain Pollution from Landscaping and Swimming Pool Maintenance

Many landscaping activities expose soils and increase the likelihood that earth and garden chemicals will run off into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algaecides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

### Doing the Job Right General Business Practices

- Protect stockpiles (e.g. asphalt, sand, or soil) and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- Schedule grading and excavation projects during dry weather.
- Use temporary check dams or ditches to divert runoff away from storm drains.
- Protect storm drains with sandbags or other sediment controls.
- Revegetation is an excellent form of erosion control for any site. Replant as soon as possible with temporary vegetation such as grass seed.

### Landscaping/Garden Maintenance

- Consider using Integrated Pest Management Techniques. Use pesticides sparingly, according to instructions on the label. Rinse empty containers, and use rinsewater as product. Dispose of rinsed, empty containers in the trash.
- Dispose of unused pesticides as hazardous waste.

### Pool/Fountain/Spa Maintenance Draining pools or spas

When it's time to drain a pool, spa, or fountain, please be sure to call the Sunnyvale Water Pollution Control Plant (408) 730-7270 before you start for further guidance on flow rate restrictions, backflow prevention, and handling special cleaning waste (such as acid wash). Discharge flows should be kept to the low levels typically possible through a garden hose. Higher flow rates may be prohibited by local ordinance.

- Never discharge pool or spa water to a street or storm drain; discharge to a sanitary sewer cleanout.
- If possible, when emptying a pool or spa, let chlorine dissipate for a few days and then recycle/reuse water by draining it gradually onto a landscaped area. OR
- Contact the Sunnyvale Water Pollution Control Plant (408) 730-7270. You may be able to discharge to the sanitary sewer by running the hose to a utility sink or sewer pipe clean-out.
- Do not use copper-based algaecides. Control algae with chlorine or other alternatives, such as sodium bromide.

### Filter Cleaning

- Never clean a filter in the street or near a storm drain. Rinse cartridge and diatomaceous earth filters onto a dirt area, and spade filter residue into soil. Dispose of spent diatomaceous earth in the garbage.
- If there is no suitable dirt area, call the Sunnyvale Water Pollution Control Plant (408) 730-7270 for instructions on discharging filter backwash or rinsewater to the sanitary sewer.

### Earth-Moving and Dewatering Activities

Who should use this information?



- Bulldozer, Back Hoe, and Grading Machine Operators
- Dump Truck Drivers
- Site Supervisors
- General Contractors
- Home Builders
- Developers

### Storm Drain Pollution from Earth-Moving Activities

Soil excavation and grading operations loosen large amounts of soil that can blow or blow into storm drains when handled improperly. Sediments in runoff can clog storm drains, smother aquatic life, and destroy habitats in creeks and the Bay. Effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces.

Contaminated groundwater is a common problem in the Santa Clara Valley. Depending on soil types and site history, groundwater pumped from construction sites may be contaminated with toxics (such as oil or solvents) or laden with sediments. Any of these pollutants can harm wildlife in creeks or the Bay, or interfere with wastewater treatment plant operation. Discharging sediment-laden water from a dewatering site into any water of the state without treatment is prohibited.

### Doing the Job Right General Business Practices

- Schedule excavation and grading work during dry weather.
  - Perform major equipment repairs away from the job site.
  - When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
  - Do not use diesel oil to lubricate equipment parts, or clean equipment.
- Practices During Construction
- Remove existing vegetation only when absolutely necessary. Plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
  - Protect downslope drainage courses, streams, and storm drains with wattles, or temporary drainage swales. Use check dams or ditches to divert runoff around excavations. Refer to the Regional Water Quality Control Board's *Erosion and Sediment Control*

*Field Manual* for proper erosion and sediment control measures, and California Stormwater Quality Association Stormwater Best Management Practice Handbook (construction, 2003)

- Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

### Dewatering Operations Check for Toxic Pollutants

- Check for odors, discoloration, or an oily sheen on groundwater.
- Call your local wastewater treatment agency and ask whether the groundwater must be tested.
- If contamination is suspected, have the water tested by a certified laboratory.
- Call your local wastewater treatment agency and ask whether the groundwater must be tested.
- Depending on the test results, you may be allowed to discharge pumped groundwater to the storm drain (if no sediments present) or sanitary sewer. OR, you may be required to collect and haul pumped groundwater offsite for treatment and disposal at an appropriate treatment facility.

### Detecting Contaminated Soil or Groundwater

Contaminated groundwater is a common problem in the Santa Clara Valley. It is essential that all contractors and subcontractors involved know what to look for in detecting contaminated soil or groundwater, and testing ponded groundwater before pumping. Watch for any of these conditions:

- Unusual soil conditions, discoloration or odor.
- Abandoned under-ground tanks.
- Abandoned wells.
- Buried barrels, debris or trash.

If any of these are found follow the procedures below.

- Check for Sediment Levels*
- If the water is clear, the pumping time is less than 24 hours, and the flow rate is less than 20 gallons per minute, you may pump water to the street or storm drain.
- If the pumping time is more than 24 hours and the flow rate greater than 20 gpm, call your local wastewater treatment plant for guidance.
- If the water is not clear, solids must be filtered or settled out by pumping to a settling tank prior to discharge. Options for filtering include:
  - Pumping through a perforate pipe sunk part way into a small pit filled with gravel.
  - Pumping from a bucket placed below water level using a submersible pump;
  - Pumping through a filtering device such as a swimming pool filter or filter fabric wrapped around end of suction pipe.
- When discharging to a storm drain, protect the inlet using a barrier of burlap bags filled with drain rock, or cover inlet with filter fabric anchored under the grate. OR pump water through a grassy swale prior to discharge.

### Fresh Concrete and Mortar Application

Who should use this information?

- Masons and Bricklayers
- Sidewalk Construction Crews
- Patio Construction Workers
- Construction Inspectors
- General Contractors
- Home Builders
- Developers
- Concrete Delivery/Pumping Workers



### Storm Drain Pollution from Fresh Concrete And Mortar Applications

Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks can block storm drains, causes serious problems, and is prohibited by law.

### Doing the Job Right General Business Practices

- Wash out concrete mixers only in designated wash-out areas in your yard, away from storm drains and waterways, where the water will flow into a temporary waste pit in a dirt area. Let water percolate through soil and dispose of settled, hardened concrete as garbage. Whenever possible, recycle washout by pumping back into mixers for reuse.
- Wash out chutes onto dirt areas at site that do not flow to streets or drains.
- Always store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Protect dry materials from wind.
- Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from streets, gutters, storm drains, rainfall, and runoff.
- Do not use diesel fuel as a lubricant on concrete forms, tools, or trailers.

### During Construction

- Don't mix up more fresh concrete or cement than you will use in a two-hour period.
- Set up and operate small mixers on tarps or heavy plastic drop cloths.
- When cleaning up after driveway or sidewalk construction, wash fires onto dirt areas, not down the driveway or into the street or storm drain.
- Protect applications of fresh concrete and mortar from rainfall and runoff until the material has dried.
- Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) be vacuumed from a catchment created by blocking a storm drain inlet. If necessary, divert runoff with temporary berms. Make sure runoff does not reach gutters or storm drains.
- When breaking up pavement, be sure to pick up all the pieces and dispose of properly. Recycle large chunks of broken concrete at a local recycling facility. Call the Sunnyvale Recycling Program at (408) 730-7262 for information.
- Never bury waste material. Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- Never dispose of washout into the street, storm drains, drainage ditches, or streams.

### Roadwork and Paving

Who should use this information?

- Road Crews
- Driveway/Sidewalk/Parking Lot Construction Crews
- Seal Coat Contractors
- Operators of Grading Equipment, Paving Machines, Dump Trucks, Concrete Mixers
- Construction Inspectors
- General Contractors
- Developers
- Home Builders



### Storm Drain Pollution from Roadwork

Road paving, surfacing, and pavement removal happen right in the street, where there are numerous opportunities for asphalt, saw-cut slurry, or excavated material to illegally enter storm drains. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains, creeks, and the Bay.

### Doing the Job Right General Business Practices

- Develop and implement erosion/sediment control plans for roadway embankments.
- Schedule excavation and grading work during dry weather.
- Check for and repair leaking equipment.
- Perform major equipment repairs at designated areas in your maintenance yard, where cleanup is easier. Avoid performing equipment repairs at construction sites.
- When refueling or when vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- Do not use diesel oil to lubricate equipment parts or clean equipment.
- Recycle used oil, concrete, broken asphalt, etc. whenever possible, or dispose of properly.
- Take broken up concrete to a local recycling facility. Call the Sunnyvale Recycling Program at (408) 730-7262 for information.

### During Construction

- Avoid paving and seal coating in wet weather, or when rain is forecast, to prevent fresh materials from contacting stormwater runoff.
- Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- Protect drainage ways by using earth dikes, sand bags, or other controls to divert or trap and filter runoff.
- Never wash excess material from exposed aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.
- Cover stockpiles (asphalt, sand, etc.) and other construction materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or plastic sheets and berms.
- Park paving machines over drip pans or absorbent material (cloth, rags, etc.) to catch drips not in use.
- Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags) Dig up, remove, and properly dispose of contaminated soil.

- Collect and recycle or appropriately dispose of excess abrasive gravel or sand.
- Avoid over-application by water trucks for dust control.

### Asphalt/Concrete Removal

- Avoid creating excess dust when breaking asphalt or concrete.
- After breaking up old pavement, be sure to remove all chunks and pieces. Make sure broken pavement does not come in contact with rainfall or runoff.
- When making saw cuts, use as little water as possible. Shovel or vacuum saw-cut slurry and remove from the site. Cover or protect storm drain inlets during saw-cutting. Sweep up, and properly dispose of, all residues.
- Sweep, never hose down streets to clean up tracked dirt. Use a street sweeper or vacuum truck. Do not dump vacuumed liquor in storm drains.

### Heavy Equipment Operation

Who should use this information?

- Vehicle and Equipment Operators
- Site Supervisors
- General Contractors
- Home Builders
- Developers



### Stormwater Pollution from Heavy Equipment on Construction Sites

Poorly maintained vehicles and heavy equipment that leak fuel, oil, antifreeze or other fluids on the construction site are common sources of storm drain pollution. Prevent spills and leaks by isolating equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible.

### Doing the Job Right Site Planning and Preventive Vehicle Maintenance

- Designate one area of the construction site, well away from streams or storm drain inlets, for auto and equipment parking, refueling, and routine vehicle and equipment maintenance. Contain the area with berms, sand bags, or other barriers.
- Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site where cleanup is easier.
- If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers. Recycle them wherever possible, otherwise, dispose of them as hazardous wastes.
- Do not use diesel oil to lubricate equipment parts, or clean equipment. Use only water for any onsite cleaning.
- Cover exposed fifth wheel hitches and other oily or greasy equipment during rain events.
- Use as little water as possible for dust control. Ensure water used doesn't leave silt or discharge to storm drains.

### Spill Cleanup

- Clean up spills immediately when they happen.
- Never hose down "dirty" pavement or impermeable surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags) whenever possible and properly dispose of absorbent materials.
- Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills to the appropriate local spill response agencies immediately. In Sunnyvale, dial 9-1-1 if hazardous materials might enter the storm drain.
- If the spill poses a significant hazard to human health and safety, property or the environment, you must also report it to the State Office of Emergency Services 1-800-852-7500.



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SILICON VALLEY TRI-VALLEY CENTRAL VALLEY SACRAMENTO EAST BAY/ SF

DATE: 10/30/2020

SCALE: 1" = 20'

DRAWN BY: AP

APPROVED BY: NT

DRAWING NO.: 220073

DATE: , 2021

CHAD J. BROWNING  
R.C.E. NO. 68315, EXPIRES 9-30-21

No.	DATE	BY	DESCRIPTION	APR'VD

BLUEPRINT FOR A CLEAN BAY

COMMERCIAL STREET HOTEL  
247 / 295 COMMERCIAL STREET

SUNNYVALE

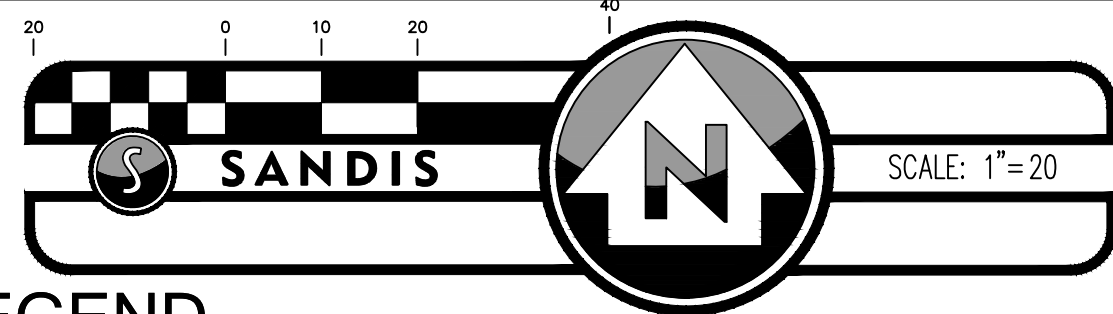
CALIFORNIA

SHEET

C-6.0

OF 10 SHEETS





LEGEND

- PROPOSED FIRE HYDRANT
- FIRE ACCESS PATH
- GRASS PAVERS/TURF BLOCK FIRE ACCESS ROAD
- CONCRETE FIRE ACCESS ROAD
- BUILDING FACE WITHIN 150' OF FIRE ACCESS LANE

FIRE NOTES

- ALL FIRE APPARATUS ACCESS ROADS SHALL ADHERE TO SUNNYVALE FIRE PREVENTION FIRE DEPARTMENT STANDARDS.
- APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE ASPHALT, CONCRETE OR ANOTHER APPROVED ALL WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS AT LEAST 90,000 POUNDS. (SMC 503.2.3)
- ALL EXISTING FIRE HYDRANTS SHOWN ARE NO. 75 WITH ONE 2.5" AND ONE 4.5" OUTLET. NEW/REPLACED HYDRANTS SHALL BE A NEW MODEL OF RICH-CLOW VALVE COMPANY MODEL 75 HYDRANTS.
- FIRE APPARATUS ACCESS ROADS SERVING BUILDINGS OR PORTIONS OF BUILDINGS OR FACILITIES EXCEEDING 30 FEET IN HEIGHT ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 26 FEET. ACCESS ROADS ONSITE SHALL MEET THE MINIMUM REQUIRED WIDTH OF 26 FEET FOR EMERGENCY VEHICLE ACCESS.

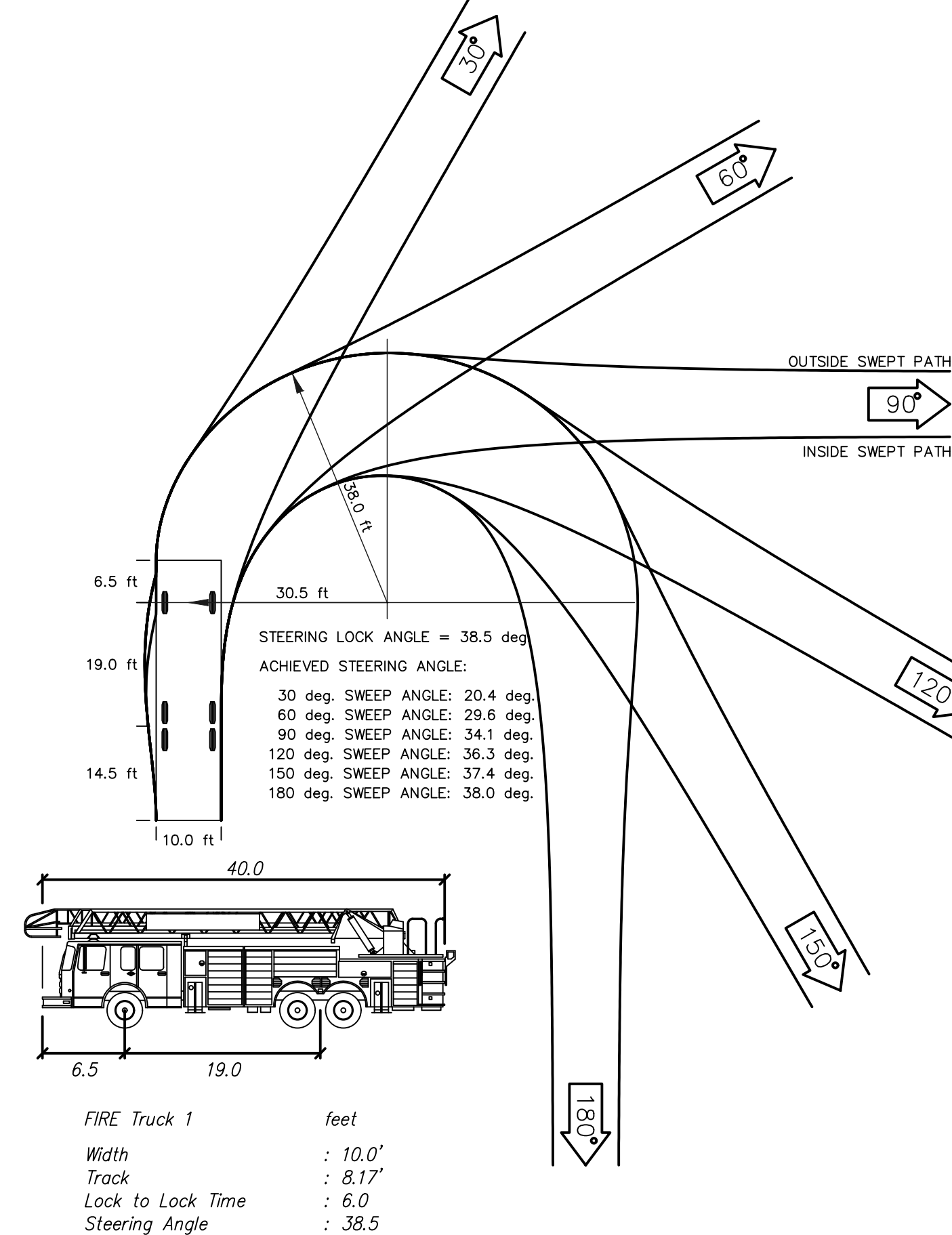
FIRE FLOW REQUIREMENTS

SELECT SERVICE HOTEL BUILDING

CONSTRUCTION TYPE: TYPE IIIA  
GROSS BUILDING FLOOR AREA: 106,059 SF  
YES; NFPA 13 SPRINKLER SYSTEM (CFC SECTION 903.3.1.1)  
ALLOWED FIRE FLOW REDUCTION: 50% (CFC TABLE B105.2)  
REQUIRED FIRE FLOW: 2,375 GPM (CFC TABLE B105.1(2))  
REQUIRED FIRE FLOW DURATION: 4 HR (CFC TABLE B105.1(2) & B105.2)  
REQUIRED NUMBER OF HYDRANTS: 5 (ORD. NO. 2016-12, CFC TABLE C102.1)  
AVERAGE HYDRANT SPACING: 300 FT (ORD. NO. 2016-12, CFC TABLE C102.1)

EXTENDED STAY HOTEL BUILDING

CONSTRUCTION TYPE: TYPE IIIA  
GROSS BUILDING FLOOR AREA: 79,996 SF  
YES; NFPA 13 SPRINKLER SYSTEM (CFC SECTION 903.3.1.1)  
ALLOWED FIRE FLOW REDUCTION: 50% (CFC TABLE B105.2)  
REQUIRED FIRE FLOW: 2,000 GPM (CFC TABLE B105.1(2))  
REQUIRED FIRE FLOW DURATION: 4 HR (CFC TABLE B105.1(2) & B105.2)  
REQUIRED NUMBER OF HYDRANTS: 4 (ORD. NO. 2016-12, CFC TABLE C102.1)  
AVERAGE HYDRANT SPACING: 350 FT (ORD. NO. 2016-12, CFC TABLE C102.1)



NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM INCLUDING PHOTOCOPY, RECORDING OR ANY INFORMATION RETRIEVABLE AND STORAGE SYSTEM, WITHOUT PERMISSION IN WRITING FROM SANDIS.



CIVIL ENGINEERS  
SURVEYORS  
PLANNERS

DATE: 10/30/2020  
SCALE: 1" = 20'  
DRAWN BY: AP  
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DATE: \_\_\_\_\_, 2021

CHAD J. BROWNING  
R.C.E. NO. 68315, EXPIRES 9-30-21

No.	DATE	BY	DESCRIPTION	APR'VD

FIRE ACCESS PLAN

COMMERCIAL STREET HOTEL  
247 / 295 COMMERCIAL STREET

SUNNYVALE

CALIFORNIA

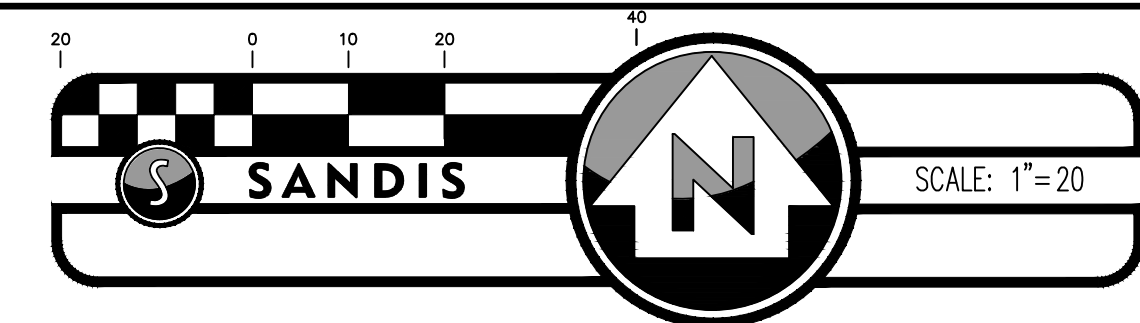
SHEET

C-7.0

OF 10 SHEETS

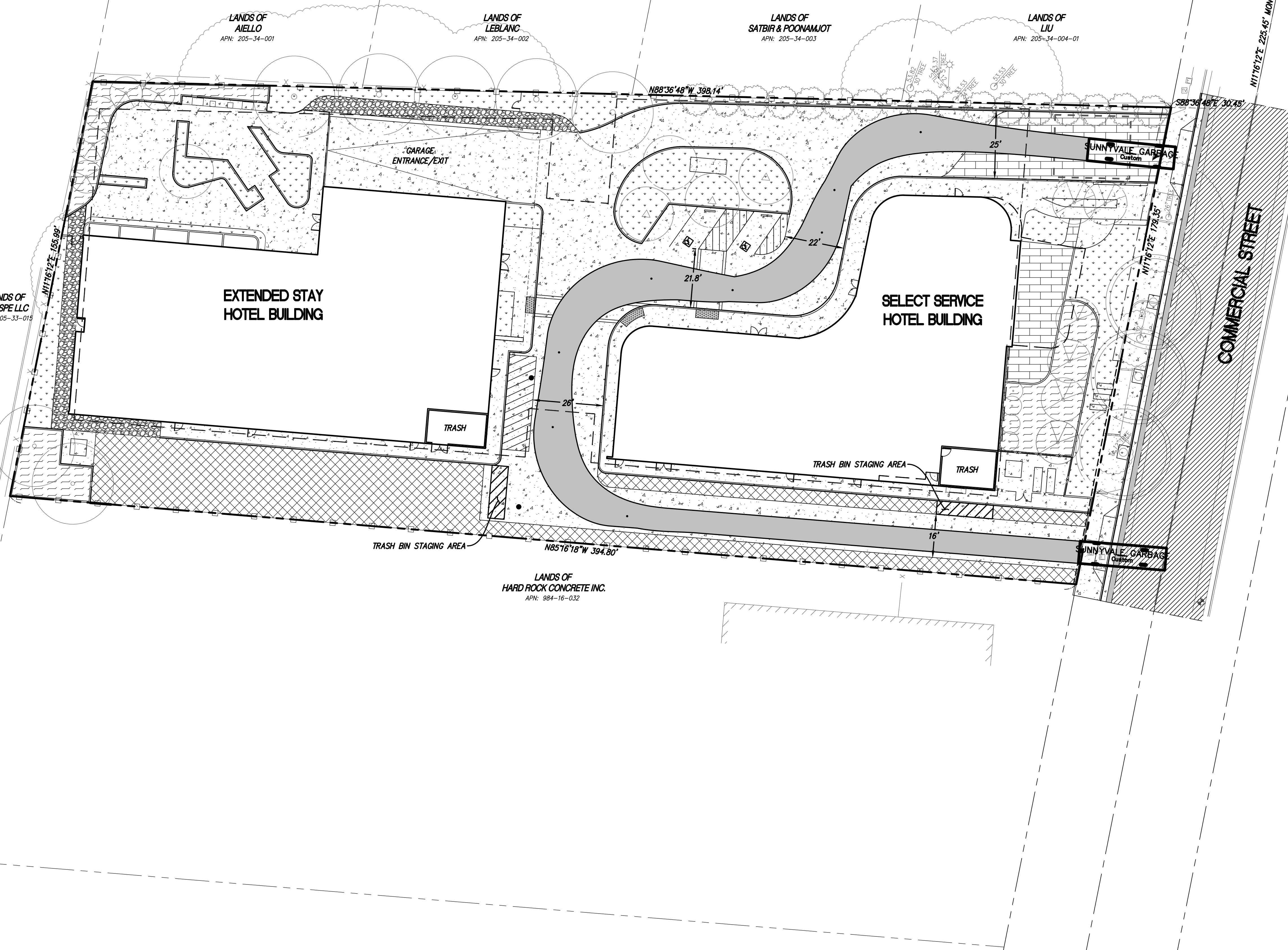
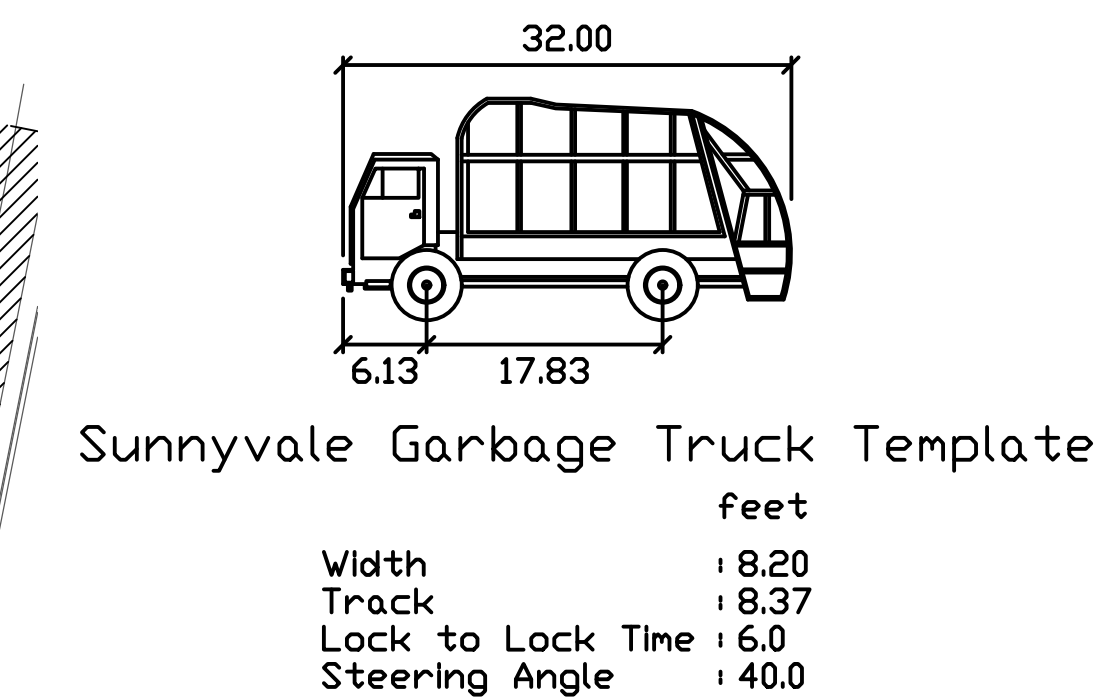


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LEGEND

- GARBAGE ACCESS PATH
- GRASS PAVERS/TURF BLOCK FIRE ACCESS ROAD
- PERVIOUS PAVERS
- CONCRETE PAVEMENT



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SILICON VALLEY TRI-VALLEY CENTRAL VALLEY SACRAMENTO EAST BAY/SF

DATE: 10/30/2020	DATE: _____, 2021
SCALE: 1" = 20'	
DRAWN BY: AP	
APPROVED BY: NT	
DRAWING NO: 220073	CHAD J. BROWNING R.C.E. NO. 68315, EXPIRES 9-30-21

No.	DATE	BY	DESCRIPTION	APR'VD

GARBAGE ACCESS PLAN

COMMERCIAL STREET HOTEL  
247 / 295 COMMERCIAL STREET

SUNNYVALE CALIFORNIA

SHEET  
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