



Miramar Capital

# PEERY PARK

888-894 ROSS DRIVE  
SUNNYVALE, CA 94089

## PLANNING PERMIT

June 3, 2020

Revised: September 29, 2020

**WRNS STUDIO**  
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**PEERY PARK**  
888-894 ROSS DRIVE  
SUNNYVALE, CA 94089  
PROJECT NO.: 18024.00  
Miramar Capital

ISSUES	REVISION LIST	DATE
1	PLANT PERMIT	10/03/18
2	PLANT PERMIT	10/16/19
3	PLANT PERMIT	06/03/20

AHJ # \_\_\_\_\_

COVER

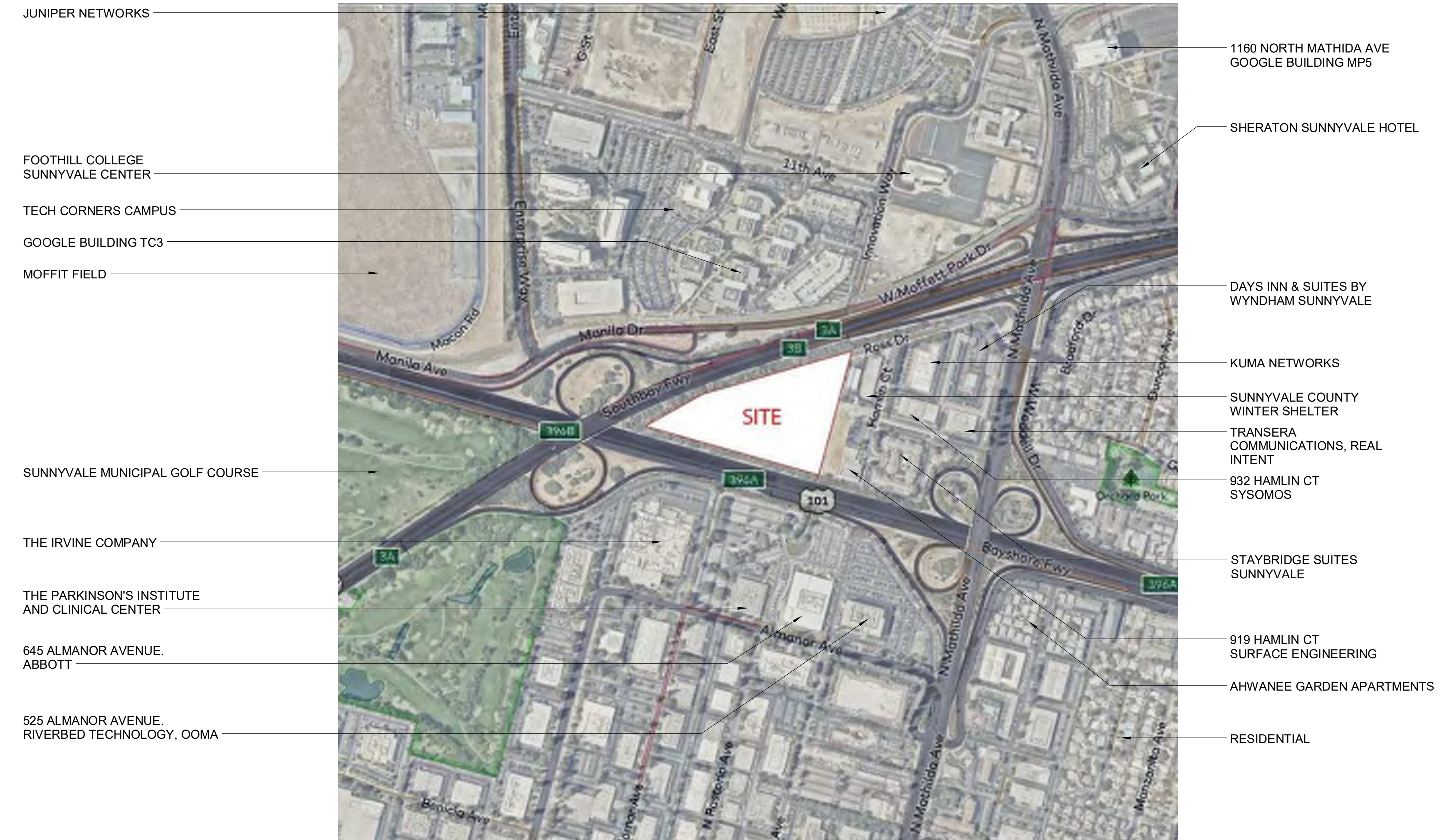
G-000

APPLICABLE CODES & AGENCIES	PROJECT INFO	PROJECT DIRECTORY	DRAWING SHEET INDEX
<p><b>BUILDING CODES:</b></p> <p>2019 CALIFORNIA BUILDING CODE (VOLUME 1)</p> <p>2019 CALIFORNIA BUILDING CODE (VOLUME 2)</p> <p>2019 CALIFORNIA GREEN BUILDING STANDARDS CODE</p> <p>2019 CALIFORNIA ELECTRICAL CODE</p> <p>2019 CALIFORNIA MECHANICAL CODE</p> <p>2019 CALIFORNIA PLUMBING CODE</p> <p>2019 CALIFORNIA FIRE CODE</p> <p>2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS CODE</p> <p><b>FIRE CODES:</b></p> <p>2019 CALIFORNIA FIRE CODE</p> <p>SUNNYVALE AMENDMENTS TO THE CALIFORNIA FIRE CODE (SMC 16.52)</p> <p>NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES AND STANDARDS</p>	<p><b>PROJECT LOCATION</b></p> <p>888-884 ROSS DRIVE SUNNYVALE, CA 94089</p> <p><b>PROJECT SUMMARY</b></p> <p>WRNS STUDIO IS PLEASED TO SUBMIT THIS PLANNING APPLICATION ON BEHALF OF MIRAMAR CAPITAL FOR THE PEERY PARK PROJECT.</p> <p>882-888 ROSS DRIVE IS A 391,131 SF (8.98 ACRE) SITE THAT SITS AT THE NORTH-EAST CORNER OF THE INTERSECTION OF THE 101 AND THE 237 FREEWAYS. THE SITE IS IN THE INNOVATIVE EDGE SUB-DISTRICT OF THE PEERY PARK SPECIFIC PLAN DISTRICT. THE SITE IS ROUGHLY TRIANGULAR AND ACCESSED FROM ROSS DRIVE AT ITS NORTH. THE PROPERTY IS ABUTTED BY PROPERTIES TO ITS WEST. THE EXISTING PROPERTY CURRENTLY HAS THREE ONE-OR-TWO STORY BUILDINGS THAT ARE PROPOSED TO BE DEMOLISHED AS PART OF THIS PROJECT.</p> <p>THE PROPOSED PROJECT CONSISTS OF A 'HIGH QUALITY, INNOVATIVE DESIGN' OF TWO FIVE LEVEL OFFICE BUILDINGS. THE PROJECT INCLUDES SITE IMPROVEMENT OVER THE ENTIRE PROPERTY. THE TWO OFFICE BUILDINGS ARE PROPOSED AS 'TYPE B' OFFICE. THE PROJECT ALSO INCLUDES A NEW FIVE TO SIX LEVEL PARKING STRUCTURE.</p>	<p><b>DEVELOPER</b></p> <p>MIRAMAR DEVELOPMENT CONTACT: PERRY HARRIUAJE Y1 22 S SANTA CRUZ AVE, FLOOR 2 LOS GATOS, CA 95030 408-600-0368</p> <p><b>CIVIL</b></p> <p>HMH ENGINEERS CONTACT: RAY HASHIMOTO 1570 OAKLAND ROAD SAN JOSE, CA 95131 408-487-2200</p> <p><b>LIGHTING</b></p> <p>WATT CONTACT: JASON NACHES SEATTLE, WASHINGTON JNACHES@WATTLIGHTING.NET 206-317-4699</p> <p><b>STRUCTURAL</b></p> <p>NISHKIAN MENNINGER CONTACT: LEVON NISHKIAN 800 HARRISON STREET SAN FRANCISCO, CA 94107 415-836-9616</p> <p><b>WASTE MANAGEMENT</b></p> <p>AMERICAN TRASH MANAGEMENT CONTACT: STEVE SELZER 1388 SUTTER ST STE 920 SAN FRANCISCO, CA 94109 415-292-5400</p> <p><b>ARCHITECT</b></p> <p>WRNS STUDIO CONTACT: BRIAN MILMAN 501 SECOND STREET SUITE 402 SAN FRANCISCO, CA 94107 415-489-2242</p> <p><b>LANDSCAPE</b></p> <p>STUDIO FIVE CONTACT: RICHARD SHARP 25 SAN ANSELMO AVE SAN ANSELMO, CA 94960 1 (415) 524-8517</p> <p><b>SUSTAINABILITY</b></p> <p>INTERFACE ENGINEERING CONTACT: SHAWN MACLEAN 135 MAIN STREET, SUITE 400 SAN FRANCISCO, CA 94105 415-489-7272</p> <p><b>TRAFFIC</b></p> <p>TDM SPECIALISTS, INC. CONTACT: ELIZABETH HUGHES ELIZABETH.HUGHES@TDMSPECIALISTS.COM 408-420-4211</p> <p><b>ACOUSTICS</b></p> <p>CHARLES M. SALTER ASSOCIATES CONTACT: CHARLES SALTER 130 SUTTER STREET SAN FRANCISCO, CA 94104 415-397-0454</p>	<p><b>GENERAL</b></p> <p>G-000 COVER</p> <p>G-001 DRAWING INDEX, PROJECT DIRECTORY, PROJECT INFO</p> <p>G-002 PLANNING INFORMATION AND CODE SUMMARY</p> <p>G-002.1 ACCESSIBILITY PLAN</p> <p>G-002.2 FLOOR PLANS - BUILDING A - EXIT DIAGRAMS</p> <p>G-002.3 FLOOR PLANS - BUILDING B - EXIT DIAGRAMS</p> <p>G-003 EXISTING CONDITIONS</p> <p>G-004 SITE PLAN</p> <p>G-004.1 SITE ELEVATIONS</p> <p>G-004.3 GRID PLAN</p> <p>G-004.4 SOLAR SHADING ANALYSIS</p> <p>G-005.1 RENDERINGS</p> <p>G-005.2 RENDERINGS</p> <p>G-005.3 RENDERINGS</p> <p><b>CIVIL</b></p> <p>C-1 UTILITY EASEMENT &amp; LOT LINE DISPOSITION PLAN</p> <p>C-2 CONCEPTUAL SITE PLAN</p> <p>C-3 CONCEPTUAL GRADING AND DRAINAGE PLAN</p> <p>C-4 EXISTING UTILITY DEPOSITION</p> <p>C-5 CONCEPTUAL UTILITY PLAN</p> <p>C-6 CONCEPTUAL STORMWATER CONTROL PLAN</p> <p>C-7 WASTE MANAGEMENT &amp; FIRE ACCESS EXHIBIT</p> <p><b>LANDSCAPE</b></p> <p>L-001 ILLUSTRATIVE PLAN</p> <p>L-001A ILLUSTRATIVE PLAN - LEVEL 2 &amp; 3</p> <p>L-002 PERSPECTIVE VIEWS</p> <p>L-002A PERSPECTIVE VIEWS</p> <p>L-003 PHOTOGRAPHIC IMAGERY</p> <p>L-004 PHOTOGRAPHIC IMAGERY</p> <p>L-005 TREE DISPOSITION PLAN</p> <p>L-005A TREE PROTECTION NOTES AND DETAILS</p> <p>L-006 PARKING LOT SHADE PLAN</p> <p>L-007 MATERIAL SCHEDULE</p> <p>L-008 PLANT SCHEDULE</p> <p>L-100 MATERIALS PLAN</p> <p>L-101 MATERIALS PLAN - LEVEL 2 &amp; 3</p> <p>L-200 PLANTING PLAN</p> <p>L-201 PLANTING PLAN - LEVEL 2 &amp; 3</p> <p>L-300 IRRIGATION PLAN</p> <p>L-301 IRRIGATION PLAN - LEVELS 3 &amp; 3</p> <p>L-302 IRRIGATION LEGEND AND NOTES</p> <p>L-303 IRRIGATION DETAILS</p> <p>L-304 IRRIGATION DETAILS</p> <p>L-305 IRRIGATION DETAILS</p> <p><b>ARCHITECTURAL - BUILDING A</b></p> <p>A.A-101 FLOOR PLAN - BUILDING A - LEVEL 1</p> <p>A.A-102 FLOOR PLAN - BUILDING A - LEVEL 2</p> <p>A.A-103 FLOOR PLAN - BUILDING A - LEVEL 3</p> <p>A.A-104 FLOOR PLAN - BUILDING A - LEVEL 4</p> <p>A.A-105 FLOOR PLAN - BUILDING A - LEVEL 5</p> <p>A.A-106 FLOOR PLAN - BUILDING A - ROOF LEVEL</p> <p>A.A-301 BUILDING ELEVATIONS - BUILDING A</p> <p>A.A-302 BUILDING ELEVATIONS - BUILDING A</p> <p>A.A-311 BUILDING SECTIONS - BUILDING A</p> <p><b>ARCHITECTURAL - BUILDING B</b></p> <p>A.B-101 FLOOR PLAN - BUILDING B - LEVEL 1</p> <p>A.B-102 FLOOR PLAN - BUILDING B - LEVEL 2</p> <p>A.B-103 FLOOR PLAN - BUILDING B - LEVEL 3</p> <p>A.B-104 FLOOR PLAN - BUILDING B - LEVEL 4</p> <p>A.B-105 FLOOR PLAN - BUILDING B - LEVEL 5</p> <p>A.B-106 FLOOR PLAN - BUILDING B - ROOF LEVEL</p> <p>A.B-301 BUILDING ELEVATIONS - BUILDING B</p> <p>A.B-302 BUILDING ELEVATIONS - BUILDING B</p> <p>A.B-311 BUILDING SECTIONS - BUILDING B</p> <p><b>ARCHITECTURAL - PARKING GARAGE</b></p> <p>A.P-101 FLOOR PLAN - GARAGE - LEVEL P1 &amp; P2</p> <p>A.P-102 FLOOR PLAN - GARAGE - LEVEL P3 &amp; P4</p> <p>A.P-103 FLOOR PLAN - GARAGE - LEVEL P5 &amp; P6</p> <p>A.P-301 PARKING GARAGE ELEVATIONS</p> <p>A.P-311 PARKING GARAGE SECTIONS</p> <p><b>ARCHITECTURAL - TRASH ENCLOSURES</b></p> <p>A.T-401 TRASH ENCLOSURES</p> <p><b>ARCHITECTURAL PRECEDENTS &amp; VIGNETTES</b></p> <p>A-501 PRECEDENT IMAGES</p> <p>A-502 MATERIALS BOARD</p> <p><b>LIGHTING</b></p> <p>LT-101 SITE LIGHTING LAYOUT</p> <p>LT-102 SITE LIGHTING CALCULATIONS</p> <p>LT-103 SITE LIGHTING FIXTURES</p>

**VICINITY MAP**



**LOCATION MAP**



## CODE SUMMARY BUILDINGS A & B

## PLANNING INFORMATION

## PLANNING INFORMATION

## PLANNING INFORMATION

TYPE OF CONSTRUCTION	TYPE II-A	TYPE II-B
REQUIRED FIRE RESISTIVE RATINGS	PRIMARY STRUCTURAL FRAME 1 HOUR EXTERIOR BEARING WALLS 1 HOUR INTERIOR BEARING WALLS 1 HOUR EXTERIOR NON-BEARING WALLS SEE "FIRE SEPARATION DISTANCE" BELOW INTERIOR NON-BEARING WALLS 0 HOUR FLOORS - CEILING/FLOORS 1 HOUR ROOF - CEILING/ROOFS 1 HOUR STAIRWAY ENCLOSURE SEE "FLOOR OPENINGS & SHAFTS" BELOW SHAFT ENCLOSURES SEE "FLOOR OPENINGS & SHAFTS" BELOW	PRIMARY STRUCTURAL FRAME 1 HOUR EXTERIOR BEARING WALLS 1 HOUR INTERIOR BEARING WALLS 1 HOUR EXTERIOR NON-BEARING WALLS SEE "FIRE SEPARATION DISTANCE" BELOW INTERIOR NON-BEARING WALLS 0 HOUR FLOORS - CEILING/FLOORS 1 HOUR ROOF - CEILING/ROOFS 1 HOUR STAIRWAY ENCLOSURE SEE "FLOOR OPENINGS & SHAFTS" BELOW SHAFT ENCLOSURES SEE "FLOOR OPENINGS & SHAFTS" BELOW
OCCUPANCY	BUSINESS, OCCUPANCY B	
ALLOWABLE AREA	TYPE 2A, "B" OCCUPANCY; SM (OVER TWO FLOORS FULLY SPRINKLERED); 112,500 SF FRONTAGE AREA INCREASE = (37,500' * 75 = 28,125 SF) = 140,625 SF. SINGLE OCCUPANCY BUILDINGS = 140,625 X 3 = 421,875 SF.	
ALLOWABLE STORIES	5 STORIES / 6 STORIES	
ALLOWABLE HEIGHT	78 FEET / 85 FEET  * INCREASE IN ALLOWABLE AREA, STORY & HEIGHT FOR BUILDINGS EQUIPPED WITH A SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 * INCREASE IN ALLOWABLE AREA, SINGLE OCCUPANCY	
ACTUAL AREA	<b>BUILDING A</b>	<b>BUILDING B</b>
ACTUAL STORIES	LEVEL 1: 51,915 SF LEVEL 2: 36,800 SF LEVEL 3: 32,700 SF LEVEL 4: 32,700 SF LEVEL 5: 32,700 SF TOTAL: 186,915 SF	LEVEL 1: 50,215 SF LEVEL 2: 39,800 SF LEVEL 3: 36,800 SF LEVEL 4: 36,800 SF LEVEL 5: 36,800 SF TOTAL: 200,515 SF
ACTUAL HEIGHT	*5 STORIES  *76 FEET (TOP OF ROOF), 86 FEET (TOP OF PARAPET)	*5 STORIES  *76 FEET (TOP OF ROOF), 86 FEET (TOP OF PARAPET)
FIRE SEPARATION DISTANCE	EXTERIOR NON BEARING WALLS, GROUP B 0 FT < X ≤ 5 FT = 1 HR 5 FT < X ≤ 10 FT = 1 HR 10 FT < X ≤ 30 FT = 0 HR 30 FT < X = 0 HR	
EXTERIOR WALL OPENINGS	MAXIMUM AREA OF EXTERIOR WALL OPENINGS FIRE SEPARATION DISTANCE 0'-3" 3'-5" 5'-10" 10'-15" 15'-20" 20'-25" 25'-30" >30" UNPROTECTED N.P. N.P. 10% 15% 25% 45% 70% N.L. PROTECTED N.P. 15% 25% 45% 75% N.L. N.L. / UNPROTECTED & SPRINKLERED  N.P. = NOT PERMITTED N.L. = NO LIMIT	
FLOOR OPENINGS & SHAFTS	4 STORIES OR MORE = 2 HR	
EXITING & OCCUPANT LOAD	SEE G-002.2 & G-002.3 FOR EXIT DIAGRAMS	
EXITS REQUIRED	SEE G-002.2 & G-002.3 FOR EXIT DIAGRAMS	
EXITS PROVIDED	<b>BUILDING A:</b> LEVEL 1: 5 EXITS PROVIDED* LEVEL 2: 3 EXITS PROVIDED** LEVEL 3: 2 EXITS PROVIDED LEVEL 4: 2 EXITS PROVIDED LEVEL 5: 2 EXITS PROVIDED SEE G-002.2 FOR EXIT DIAGRAMS	<b>BUILDING B:</b> LEVEL 1: 3 EXITS PROVIDED* LEVEL 2: 3 EXITS PROVIDED LEVEL 3: 2 EXITS PROVIDED LEVEL 4: 2 EXITS PROVIDED LEVEL 5: 2 EXITS PROVIDED G-002.3 FOR EXIT DIAGRAMS
TRAVEL DISTANCE	GROUP B OCCUPANCY: 200 FT / *300 FT * INCREASE IN ALLOWABLE TRAVEL DISTANCE FOR BUILDINGS EQUIPPED WITH A SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1	
AREA OF REFUGE	NO AREA OF REFUGE IS PROVIDED	
ELEVATORS	ONE ELEVATOR SHALL PROVIDE MEDICAL EMERGENCY SERVICES TO ALL LANDINGS ELEVATOR MACHINE ROOMS SHALL HAVE AN INDEPENDENT VENTILATION OR AC SYSTEM	
FIRE PROTECTION	AUTOMATIC FIRE SPRINKLERS PROVIDED IN ACCORDANCE WITH SECTION 903.3.1.1	
NOTES:	ALL EXITS ARE ACCESSIBLE	

**PARKING STRATEGY:**  
THE PEERY PARK / 892-888 ROSS DRIVE PROJECT PROPOSES TO PROVIDE PARKING IN AN OVERALL CAMPUS STRATEGY WITH A PARKING STRUCTURE AND SOME ON-SITE PARKING SPACES.

OFFICE GROSS SQUARE FOOTAGE: 391,131 GSF  
OFFICE LEASABLE AREA @ 90% EFFICIENCY: 352,017 LSF

PARKING REQUIREMENTS (MIN: 3.3/1,000 SF - MAX: 4/1,000 SF)  
**PARKING STALLS PROVIDED: 1,291 STALLS (3.3/1,000 SF)**

**SUSTAINABILITY GOAL**  
THE PROPOSED PROJECT HAS THE POTENTIAL TO ACHIEVE HIGH LEVELS OF SUSTAINABILITY. WE WILL PROPOSE SEVERAL DESIGN STRATEGIES THAT FOCUS ON ENHANCING RESOURCE EFFICIENCY AND ENSURING GOOD INDOOR ENVIRONMENTAL QUALITY AS WELL AS STRATEGIES THAT WILL REDUCE ENERGY CONSUMPTION, WATER CONSUMPTION AND WASTE. WE ARE ALSO INCORPORATING ELEMENTS INTO THE PROJECT THAT WILL ENCOURAGE TRANSIT OPTIONS SUCH AS BICYCLING AS VIABLE TRANSPORTATION MODES THAT DECREASE THE NEED TO DRIVE.

**LEED GOAL**  
THE PROJECT TEAM IS DESIGNING THE PROJECT TO ACHIEVE A LEED GOLD CERTIFICATION, WHILE AMBITIOUS, WE REALIZE THAT IT WILL BE A VALUABLE ASSET TO THE CITY OF SUNNYSVALE. KEY TARGET CREDITS WILL BE IN THE AREA OF AN IMPROVED SITE, INCREASED ENERGY EFFICIENCY, THOUGHTFUL WATER MANAGEMENT AND GOOD INDOOR ENVIRONMENTAL QUALITY.

**BUILDING LOT COVERAGE:**  
BUILDING A: 50,812 SF  
BUILDING B: 51,637 SF  
GARAGE: 72,378 SF  
TOTAL: 174,827 SF  
BUILT LOT: 44.1%

**GRADE CHANGE**  
THERE ARE NO EXISTING OR PROPOSED RETAINING WALLS OR GRADE CHANGES AT PROPERTY LINES.

**PERVIOUSNESS / IMPERVIOUSNESS:**  
SEE CIVIL DRAWINGS.

**PLANNING DATA:**  
PEERY PARK SPECIFIC PLAN  
GENERAL PLAN DESIGNATION: INNOVATION EDGE  
SITE AREA: 391,131 SF  
APN: 110-07-035 AND 110-07-036  
FAR: 1.0

**EXISTING BUILDINGS**

894 ROSS DR:	2 LEVELS	43,726 SF	36' HEIGHT
892 ROSS DR:	1 LEVEL	50,721 SF	24' HEIGHT
888 ROSS DR:	2 LEVELS	43,718 SF	36' HEIGHT
TOTAL BUILDING AREA:		<b>138,163 SF</b>	

THIS PROJECT PROPOSES TWO NEW OFFICE BUILDINGS AND A PARKING STRUCTURE WITH LANDSCAPE SITE IMPROVEMENTS. "PROFESSIONAL OFFICE" AND "CORPORATE OFFICE" ARE PERMITTED USES AT THIS SITE. LOCAL ZONING HAS LIMITED THE INNOVATION EDGE TO 88 FEET IN HEIGHT AND 6 STORIES. PROPOSED STRUCTURES ARE MAXIMUM 5 FLOORS AND DO NOT EXCEED 88 FEET IN HEIGHT.

THIS PROJECT USES 252,968 SF FROM THE ENTITLEMENT CAP FOR THE PEERY PARK SPECIFIC PLAN (NOT INCLUDING THE EXISTING BUILDING SF). THIS PROJECT REACHES AN FAR OF 1.00.

**POTENTIAL BUILDING AREA**

EXISTING BUILDING AREA:	138,163 SF
ENTITLEMENT CAP:	252,968 SF
TOTAL:	391,131 SF
FAR:	<b>1.00 FAR</b>

**PROPOSED BUILDING AREA**

BUILDING A:	186,915 SF
BUILDING B:	200,515 SF
GARAGE:	3,701 SF
TOTAL PROPOSED AREA:	<b>391,131 SF</b>

**PARKING COUNT**

- LEVEL P1: 247 STALLS
- LEVEL P2: 234 STALLS
- LEVEL P3: 234 STALLS
- LEVEL P4: 232 STALLS
- LEVEL P5: 239 STALLS
- LEVEL P6: 75 STALLS

**\* PARKING GARAGE TOTAL: 1,261 STALLS**

\* SURFACE (VISITOR PARKING) 30 STALLS

PROJECT TOTAL: **1,291 STALLS**

\* ADA PARKING STALLS REQ'D @ 2% OF TOTAL: 26 STALLS  
OF WHICH, VAN ACCESSIBLE REQ'D @ 1/6 OF ADA TOTAL: 5 STALLS

\* LOW-EMITTING, FUEL-EFFICIENT @ 3% PER CALGREEN 5.106.5.2: 39 STALLS  
\* CARPOOL / VANPOOL @ 5% PER CALGREEN 5.106.5.2: 65 STALLS

\* EV ADA PER CBC 11B-228.3.2.1: 1 STALL  
\* EV ADA VAN PER CBC 11B-228.3.2.1: 1 STALL

**BICYCLE PARKING COUNT**

- \* LONG-TERM BICYCLE PARKING REQUIRED @ 5% OF TENANT: 63 SPACES
- \* PARKING SPACES PER CALGREEN 5.106.4.1: 124 SPACES
- \* LONG-TERM BICYCLE PARKING PROVIDED (CLASS I SECURE): 124 SPACES

\* SHORT-TERM BICYCLE PARKING REQUIRED @ 5% OF 30 VISITOR PARKING SPACES PER CALGREEN 5.106.4.1: 2 SPACES  
\* SHORT-TERM BICYCLE PARKING PROVIDED ON SITE (CLASS II): 20 SPACES

**VOLUNTARY CALGREEN MEASURES**

- \* SHOWER STALLS REQ'D, FOR EACH 200 FTE, PER A5.106.4.3: 18 STALLS
- \* SHOWER/ CHANGING STALLS PROVIDED: 18 STALLS
- \* 2-TIER LOCKERS REQ'D, FOR EACH 50 FTE, PER A5.106.4.3: 70 LOCKERS
- \* 2-TIER LOCKERS PROVIDED: 74 LOCKERS

## PROPOSED COMMUNITY BENEFITS

THE PROJECT IS IN ZONE 1 OF THE PEERY PARK SPECIFIC PLAN AND REACHED 100% FAR. THE BASE LINE IS 35 POINTS, AND IT NEEDS 65 POINTS TO REACH THE REQUIRED 100 COMMUNITY BENEFITS POINTS.

THIS PROJECT PROPOSES THE BELOW POINTS:

- CONFIGURE OVER 40% OF SITE OPEN SPACE / LANDSCAPE (7 POINTS)
- STRUCTURED PARKING (5 POINTS)
- LEED GOLD (10 POINTS)
- COMMUNITY BENEFIT FUND (43 POINTS)

--TOTAL: 65 POINTS

## OFFICE CONSTRUCTION TYPE

THE OFFICE BUILDINGS ARE DESIGNED AS BUILDING TYPE II-A.

ALLOWABLE BIDDING HEIGHT (CBC TABLE 504.3): 85' (SPRINKLERED)  
TALLEST (BUILDINGS A&B) ROOF IS 76'

ALLOWABLE BUILDING STORES (CBC TABLE 504.4): 6 (SPRINKLERED)  
BUILDINGS A&B ARE 5 STORIES.

ALLOWABLE FLOOR AREA, CBC TABLE 506.2: 112,500 SF (SM / SPRINKLERED) WITH AREA INCREASE TOTAL ALLOWABLE AREA: 382,900 SF. BUILDING A IS 186,915 SF. BUILDING B IS 200,515 SF.

## PRELIMINARY LEED CHECKLIST

**LEED v4 for BD+C: Core and Shell**  
Project Checklist

Project Name: \_\_\_\_\_  
Date: \_\_\_\_\_

Req	Code	Feature	Points	Current	Target
1		Integrative Process	1	Credit	1
4	6	27	20	20	20
14	0	0	14	0	14
7	1	2	10	10	10
5	1	0	6	0	6
7	2	2	11	11	11
2	1	1	4	4	4
18	13	1	33	33	33

**TOTALS**  
Certified: 40 to 49 points. Silver: 50 to 59 points. Gold: 60 to 79 points. Platinum: 80 to 110  
**61 | 26 | 33 | TOTALS** Possible Points: **110**

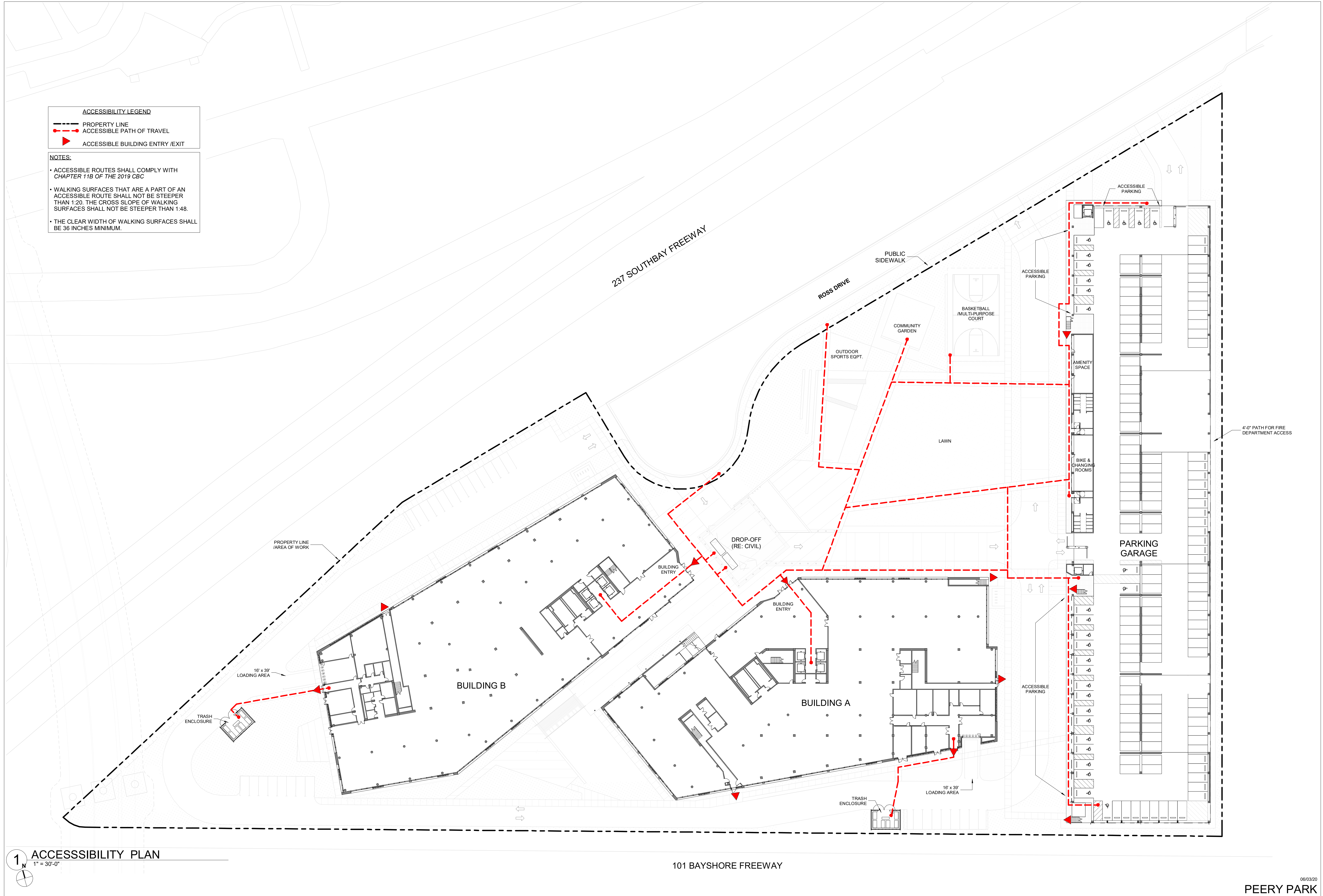
## PLUMBING FIXTURE SUMMARY BUILDINGS A & B

REQUIRED PLUMBING FIXTURES BUILDINGS A+B	REQUIRED FIXTURE COUNT					
	WATER CLOSETS	URINALS	LAVATORIES	DRINKING FOUNTAINS		
CALIFORNIA PLUMBING CODE TABLE 422.1	M	F	M	F	F	
FLOOR 1	B 1.5	3.5	1.0	1.0	1.5	1.0
B as "A"	1.0	3.0	5	5	7	5
TOTAL	2.5	6.5	1.8	1.8	2.2	1.8
FLOOR 2	B 1.3	3.2	.6	.8	1.3	.8
B as "A"	.5	1.9	5	.3	3	4
TOTAL	1.8	5.1	1.1	1.2	1.6	1.2
FLOOR 3	B 1.3	3.3	8	9	1.3	9
B as "A"	.5	1.9	5	.3	3	4
TOTAL	1.8	5.2	1.1	1.2	1.6	1.3
FLOOR 4	B 1.4	3.4	7	.9	1.3	9
B as "A"	.5	2.0	5	.3	3	4
TOTAL	1.9	5.4	1.2	1.2	1.6	1.3
FLOOR 5	B 1.3	3.3	.6	.9	1.3	9
B as "A"	.5	2.1	5	.3	3	4
TOTAL	1.8	5.4	1.1	1.2	1.6	1.3
PROVIDED PLUMBING FIXTURES BUILDING A+B	ACTUAL FIXTURE COUNT					
	WATER CLOSETS	URINALS	LAVATORIES	DRINKING FOUNTAINS		
	M	F	M	F	F	
FLOOR 1	3	7	4	4	4	2
FLOOR 2	3	7	4	4	4	2
FLOOR 3	3	7	4	4	4	2
FLOOR 4	3	7	4	4	4	2
FLOOR 5	3	7	4	4	4	2

**ACCESSIBILITY LEGEND**

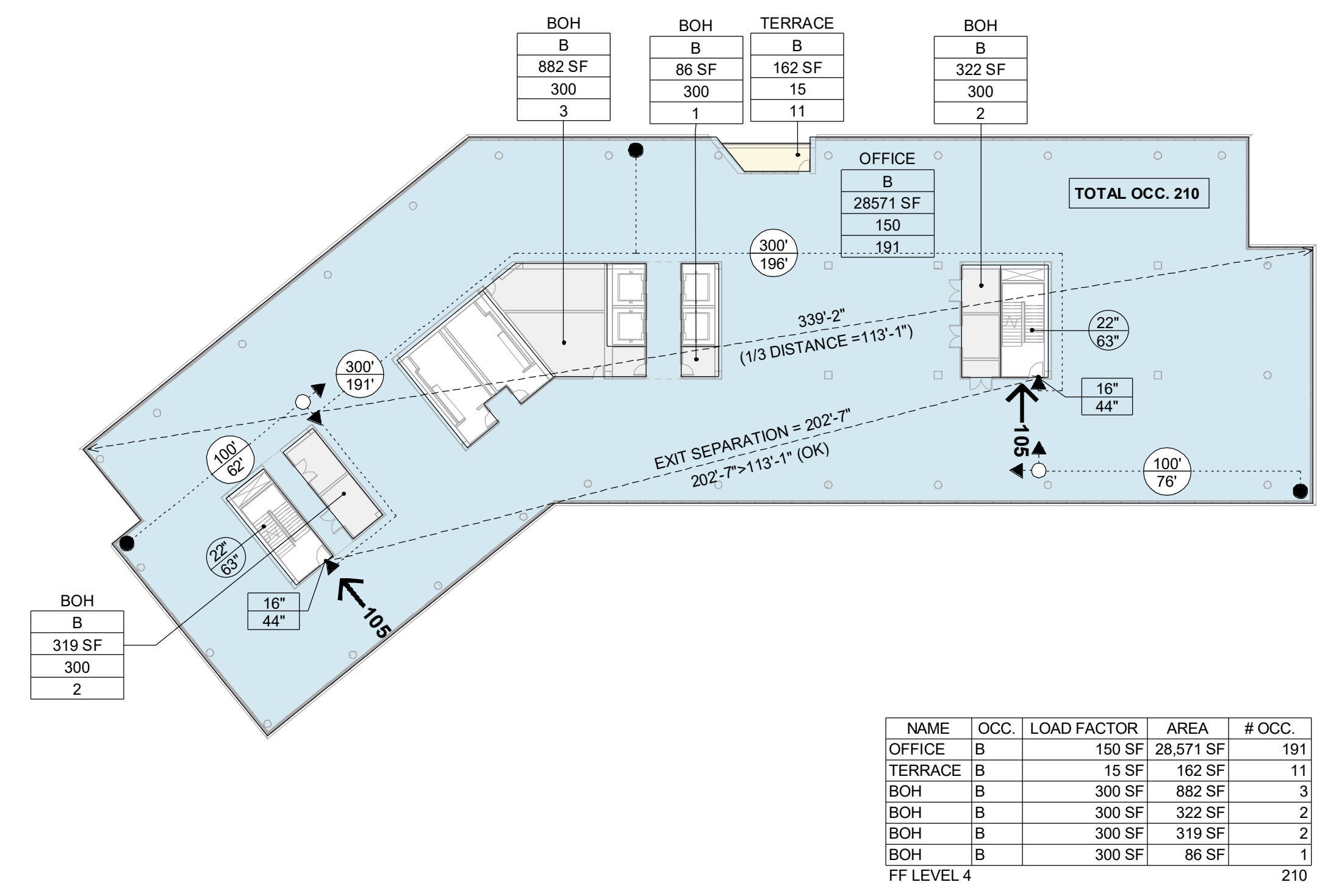
- PROPERTY LINE
- - - ACCESSIBLE PATH OF TRAVEL
- ▶ ACCESSIBLE BUILDING ENTRY /EXIT

- NOTES:**
- ACCESSIBLE ROUTES SHALL COMPLY WITH CHAPTER 11B OF THE 2019 CBC
  - WALKING SURFACES THAT ARE A PART OF AN ACCESSIBLE ROUTE SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48.
  - THE CLEAR WIDTH OF WALKING SURFACES SHALL BE 36 INCHES MINIMUM.

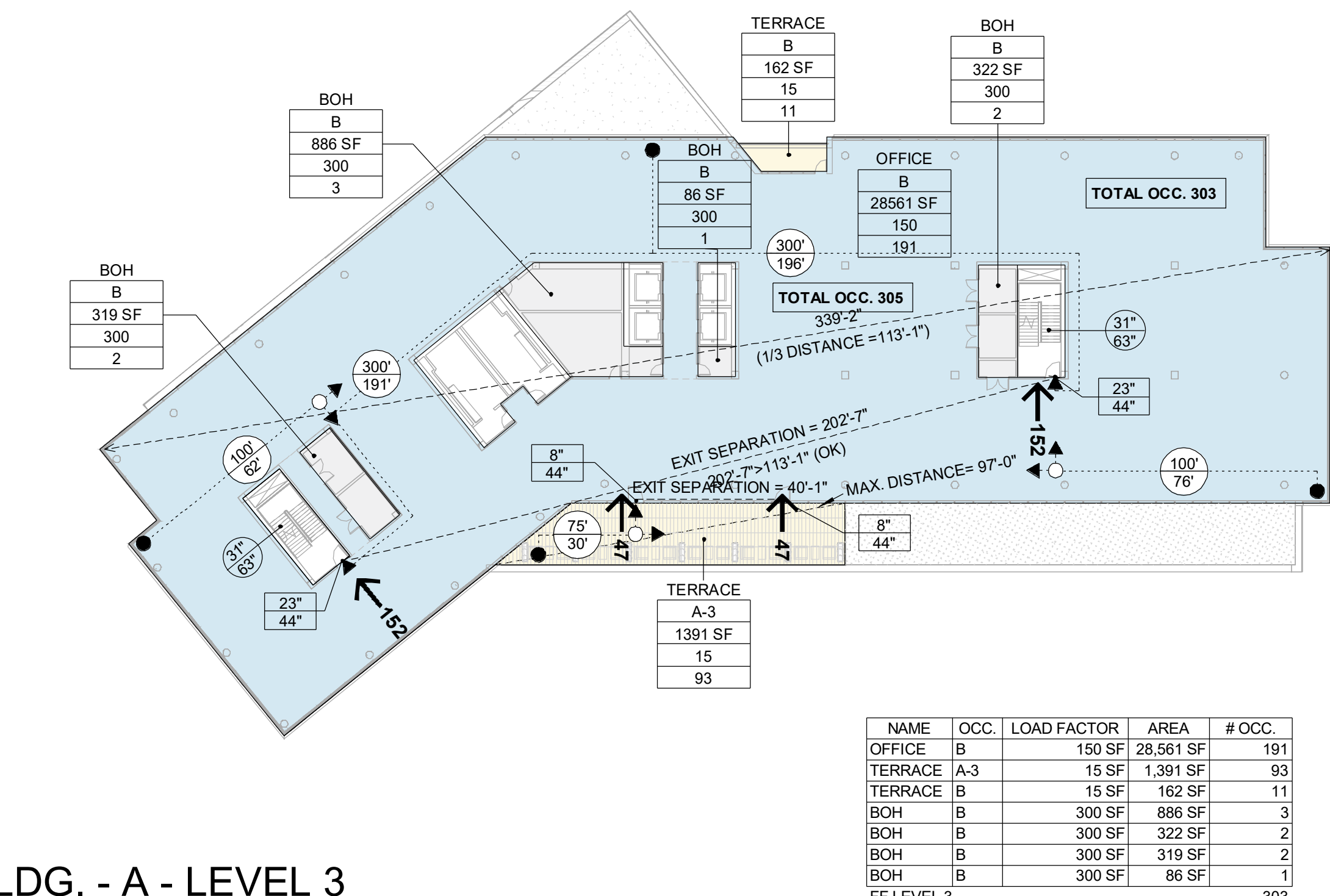


**1 ACCESSIBILITY PLAN**  
1" = 30'-0"

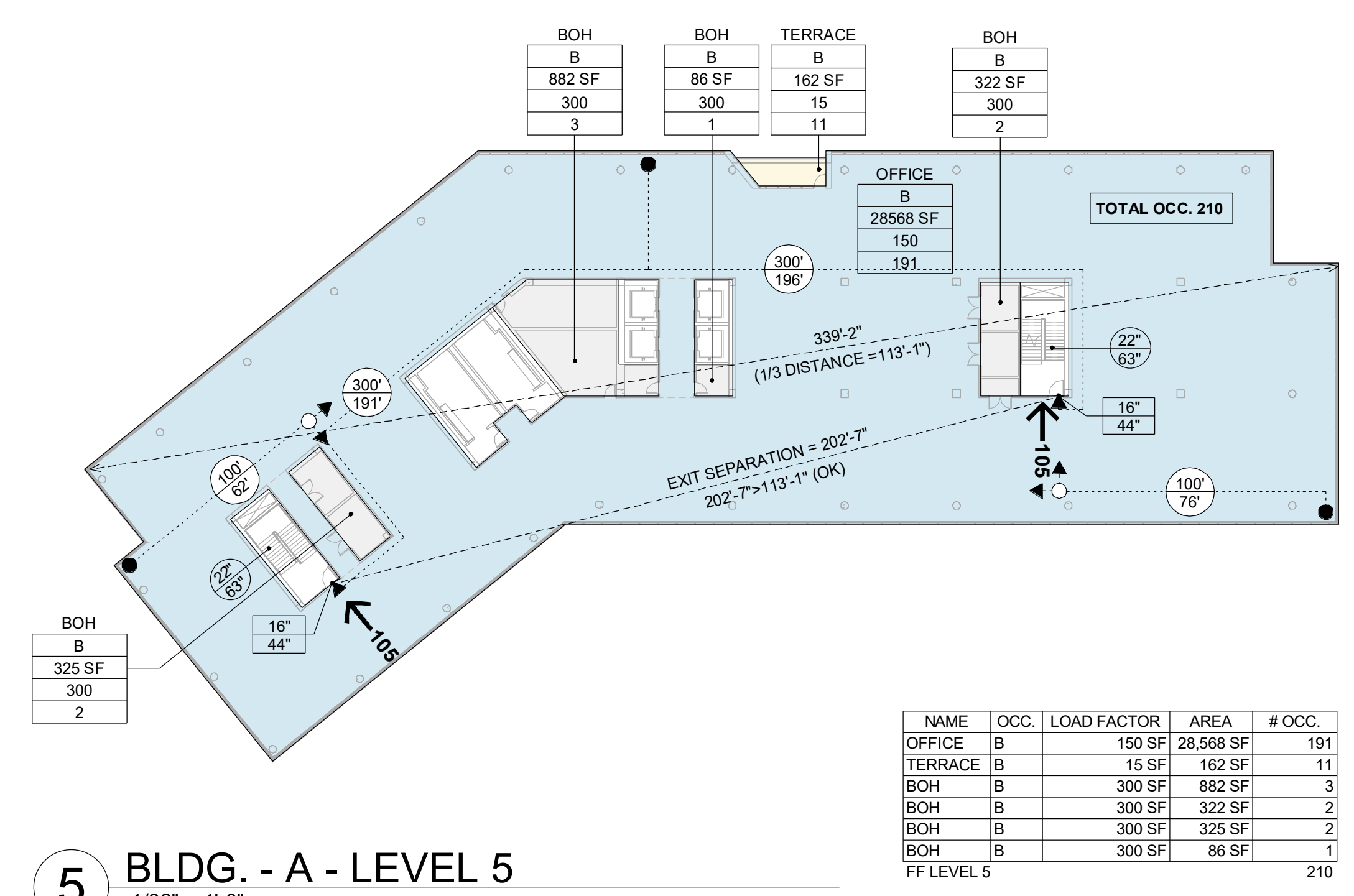
101 BAYSHORE FREEWAY



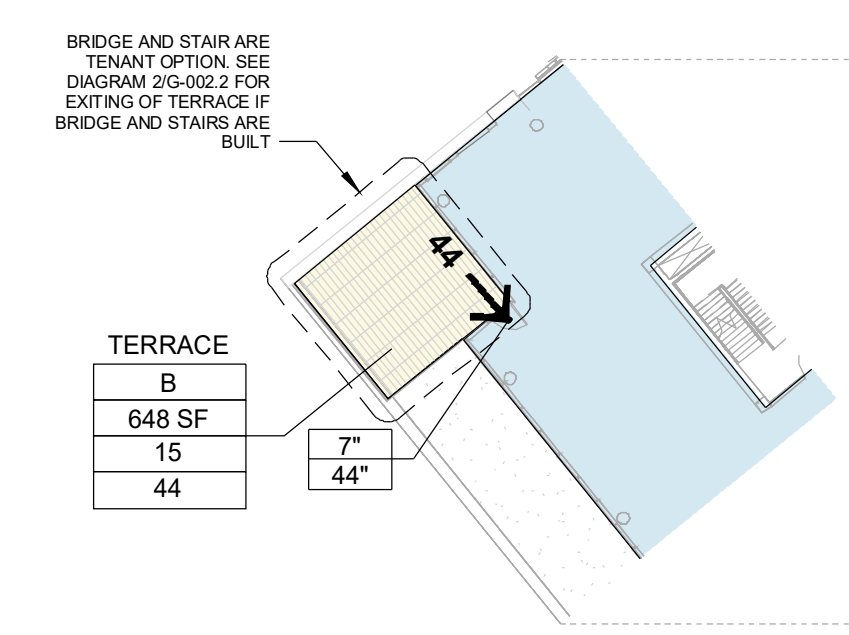
4 BLDG. A - LEVEL 4  
1/32" = 1'-0"



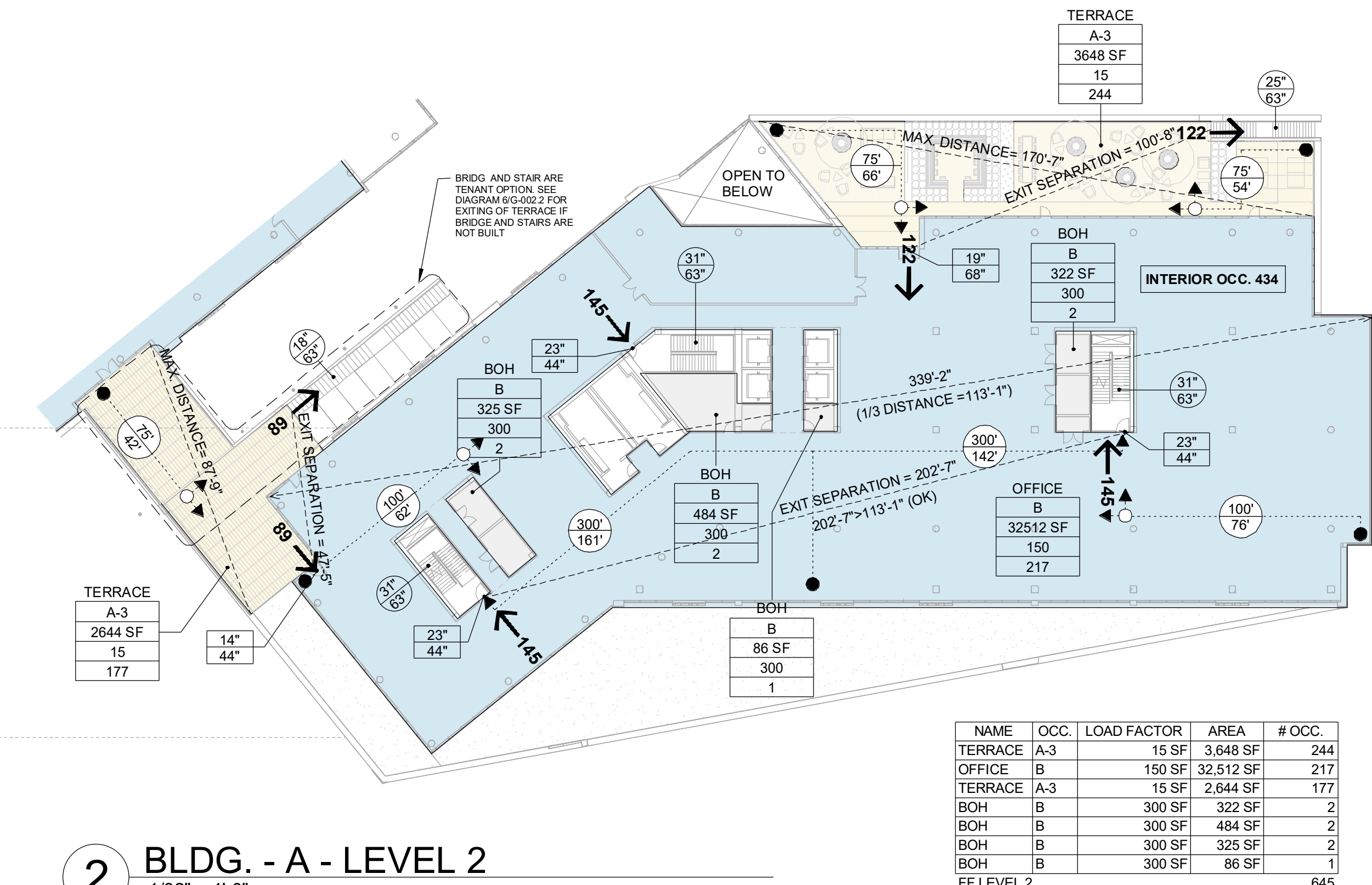
3 BLDG. - A - LEVEL 3  
1/32" = 1'-0"



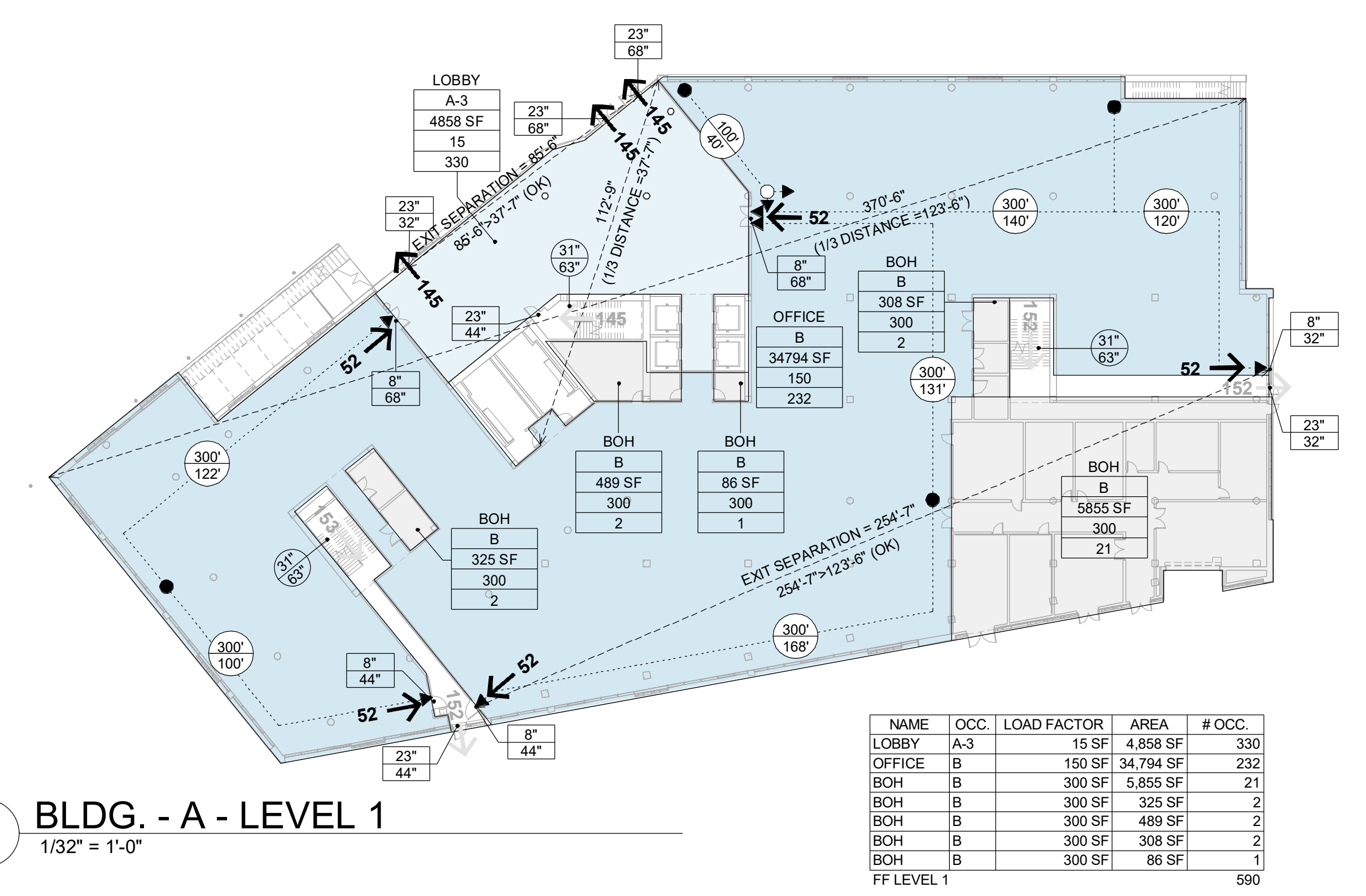
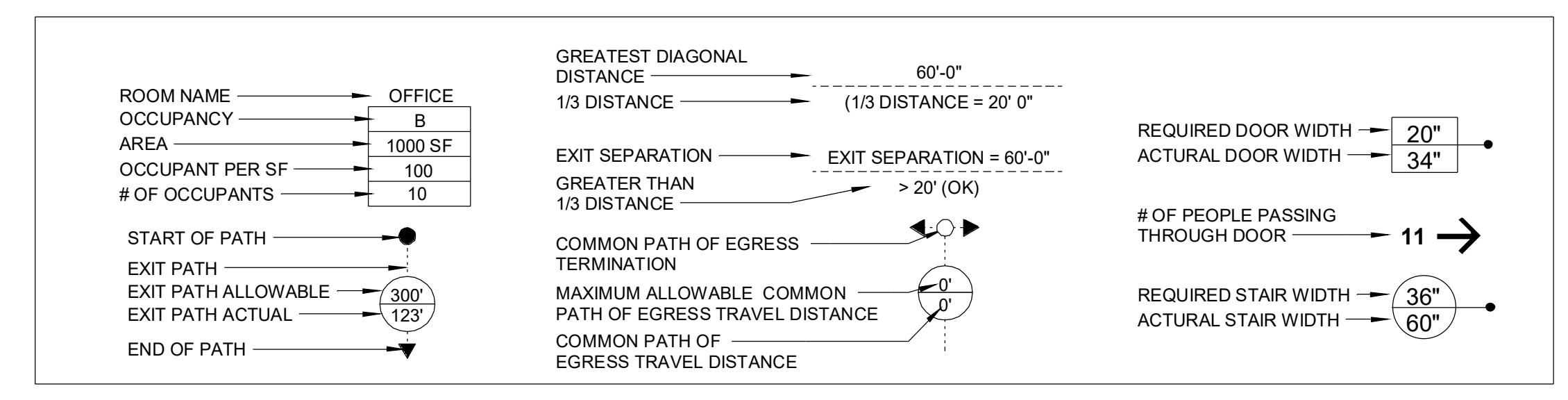
5 BLDG. - A - LEVEL 5  
1/32" = 1'-0"



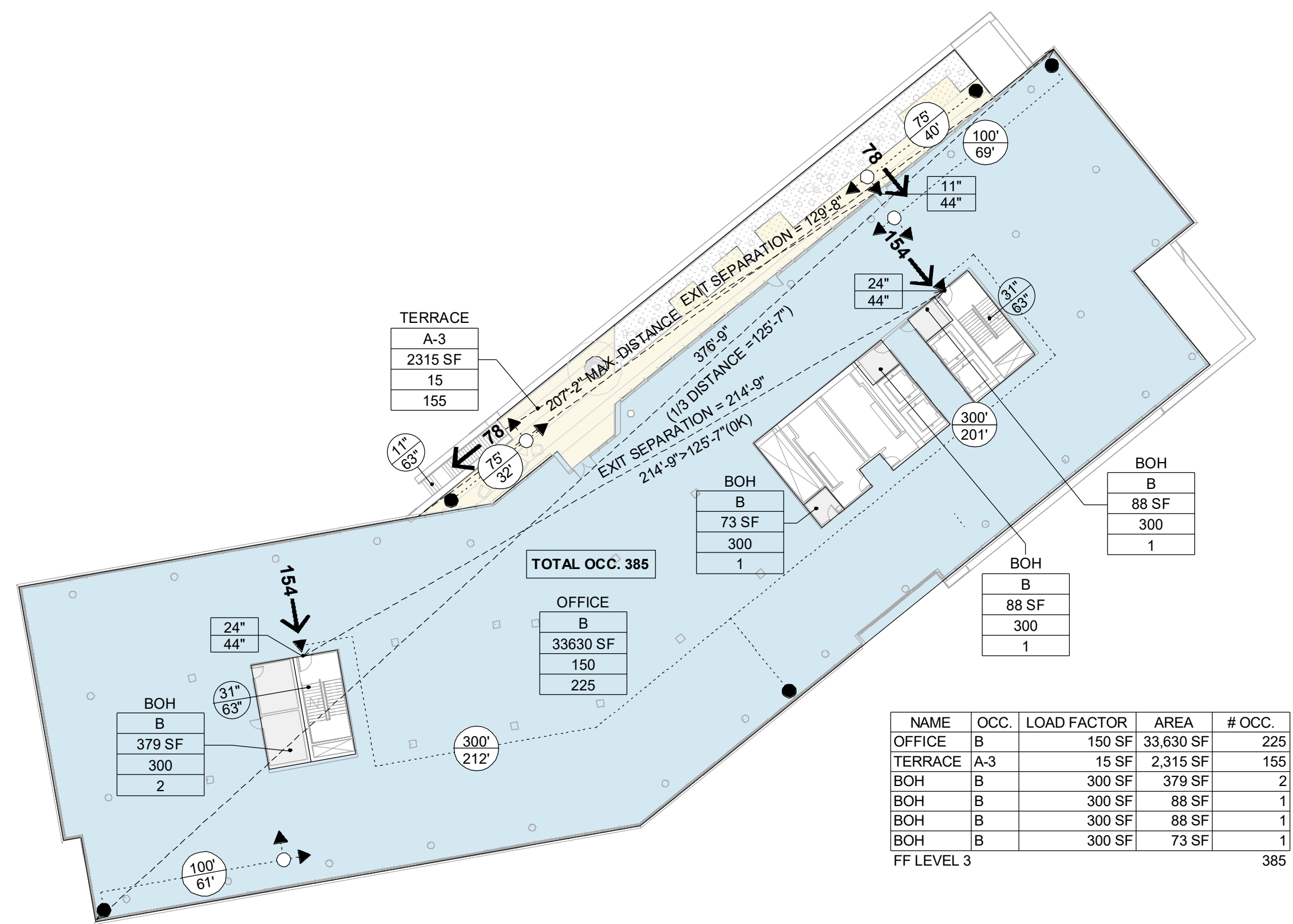
6 TERRACE ALTERNATE  
1/32" = 1'-0"



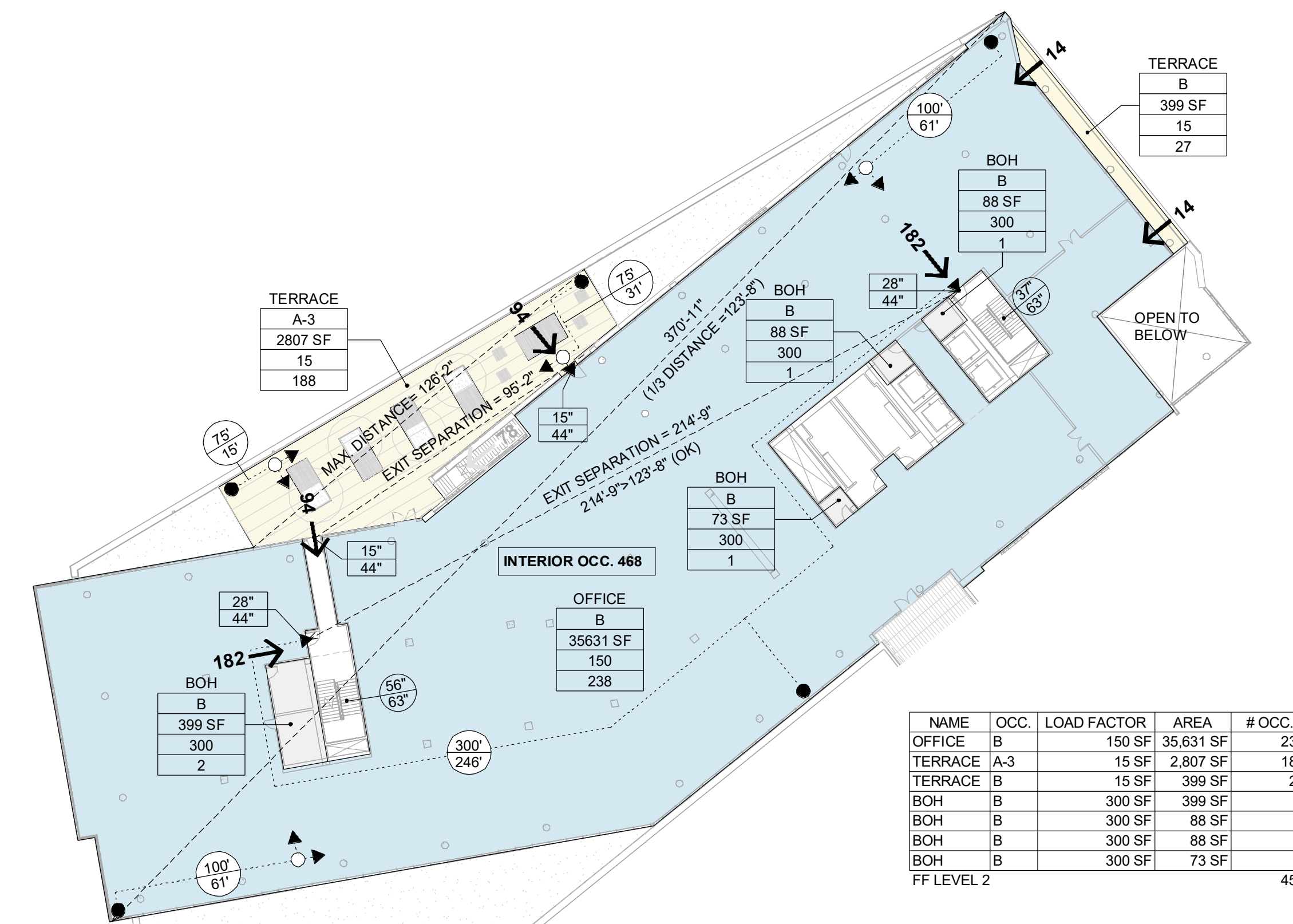
2 BLDG. - A - LEVEL 2  
1/32" = 1'-0"



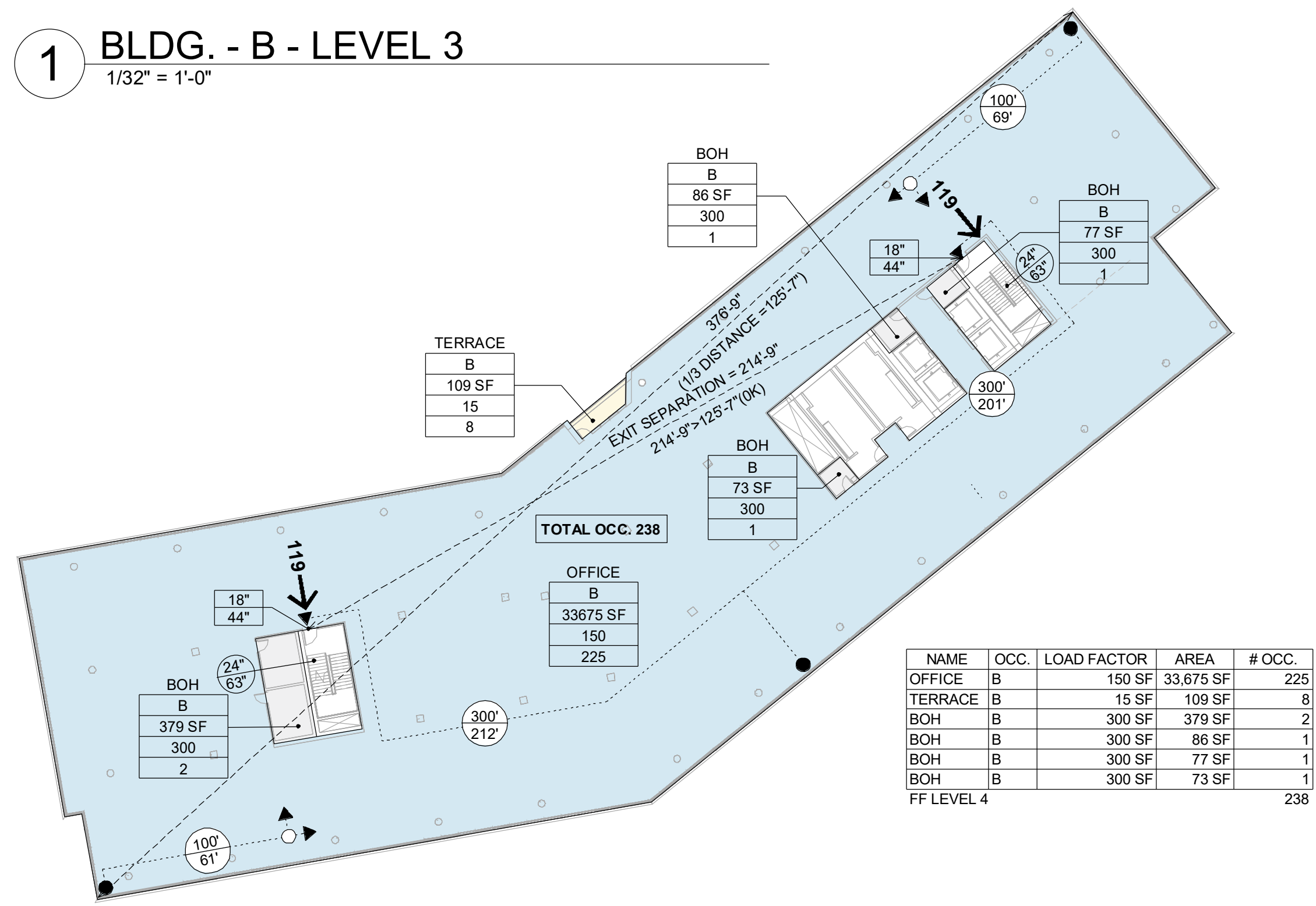
1 BLDG. - A - LEVEL 1  
1/32" = 1'-0"



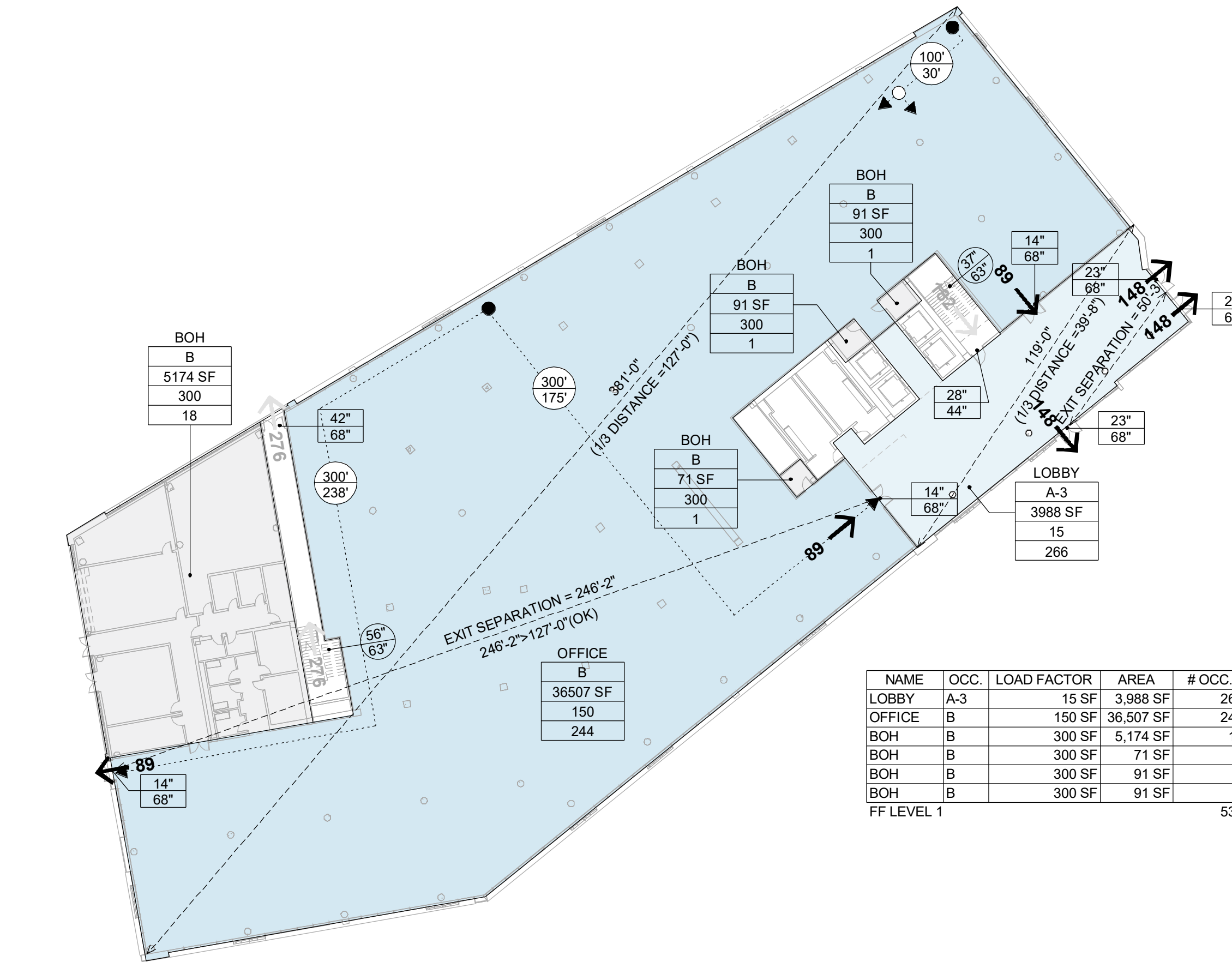
1 BLDG. - B - LEVEL 3  
1/32" = 1'-0"



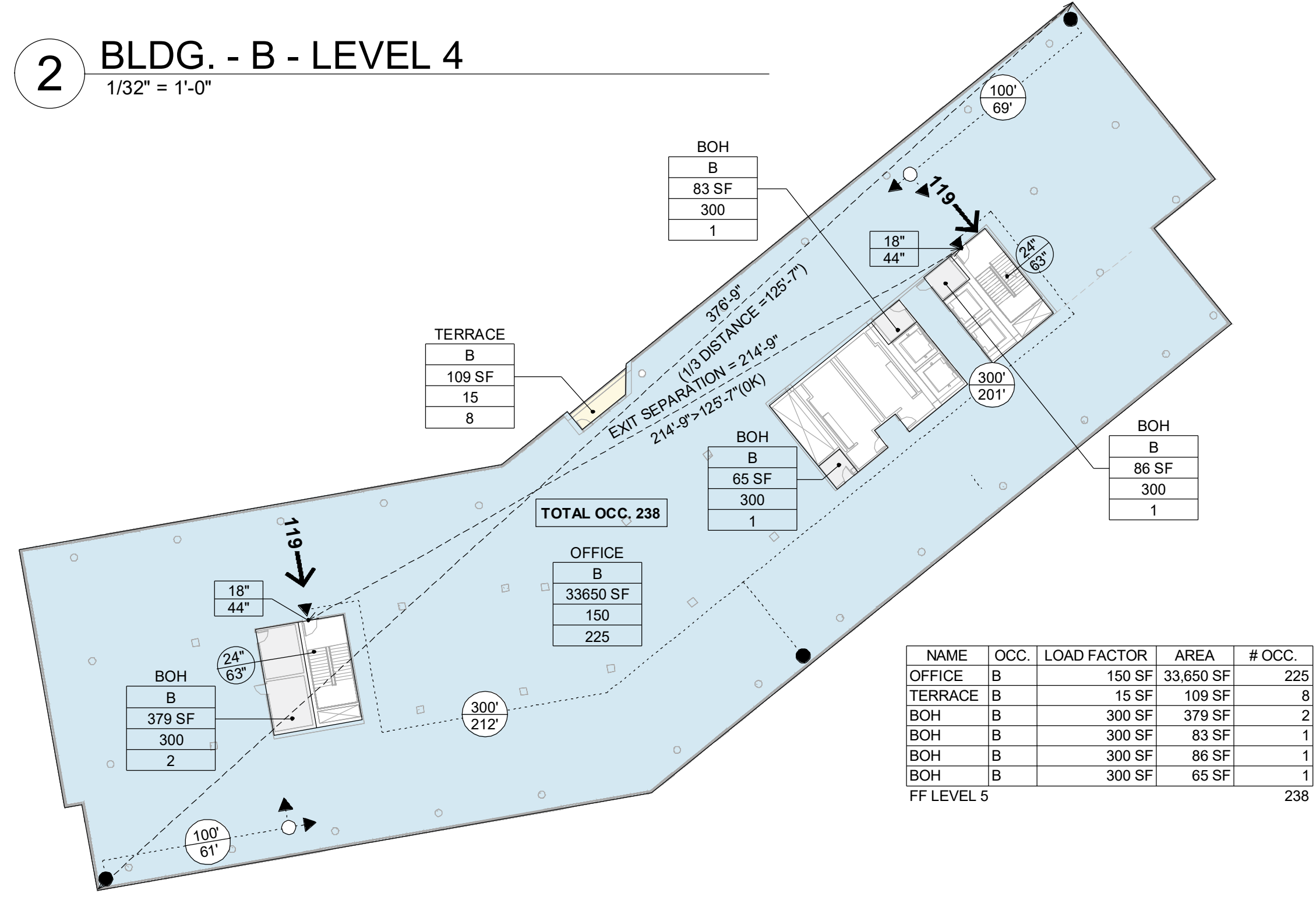
7 BLDG. - B - LEVEL 2  
1/32" = 1'-0"



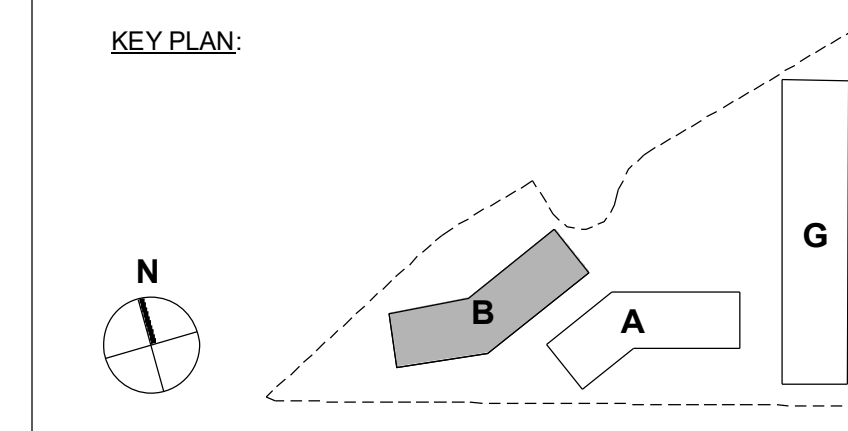
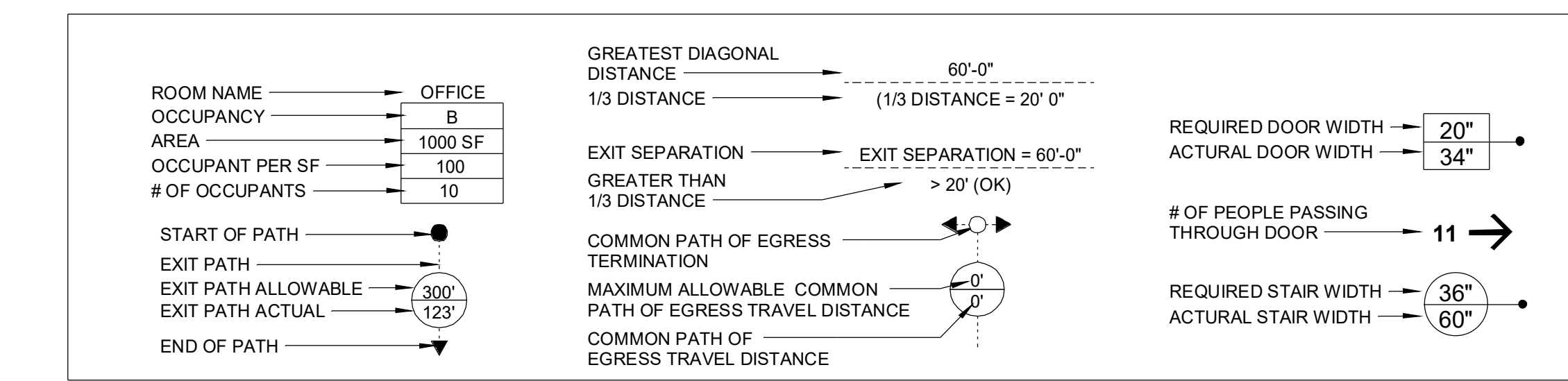
2 BLDG. - B - LEVEL 4  
1/32" = 1'-0"



6 BLDG. - B - LEVEL 1  
1/32" = 1'-0"



8 BLDG. - B - LEVEL 5  
1/32" = 1'-0"





ROSS DRIVE CULDESAC



SURFACE PARKING BEHIND 888 OR 894 ROSS DR



SURFACE PARKING AND LANDSCAPE



PARKING WITH LANDSCAPE



VIEW LOOKING NORTH TOWARDS ROSS DRIVE



PARKING WITH LANDSCAPE



PROPERTY EAST OF PROJECT



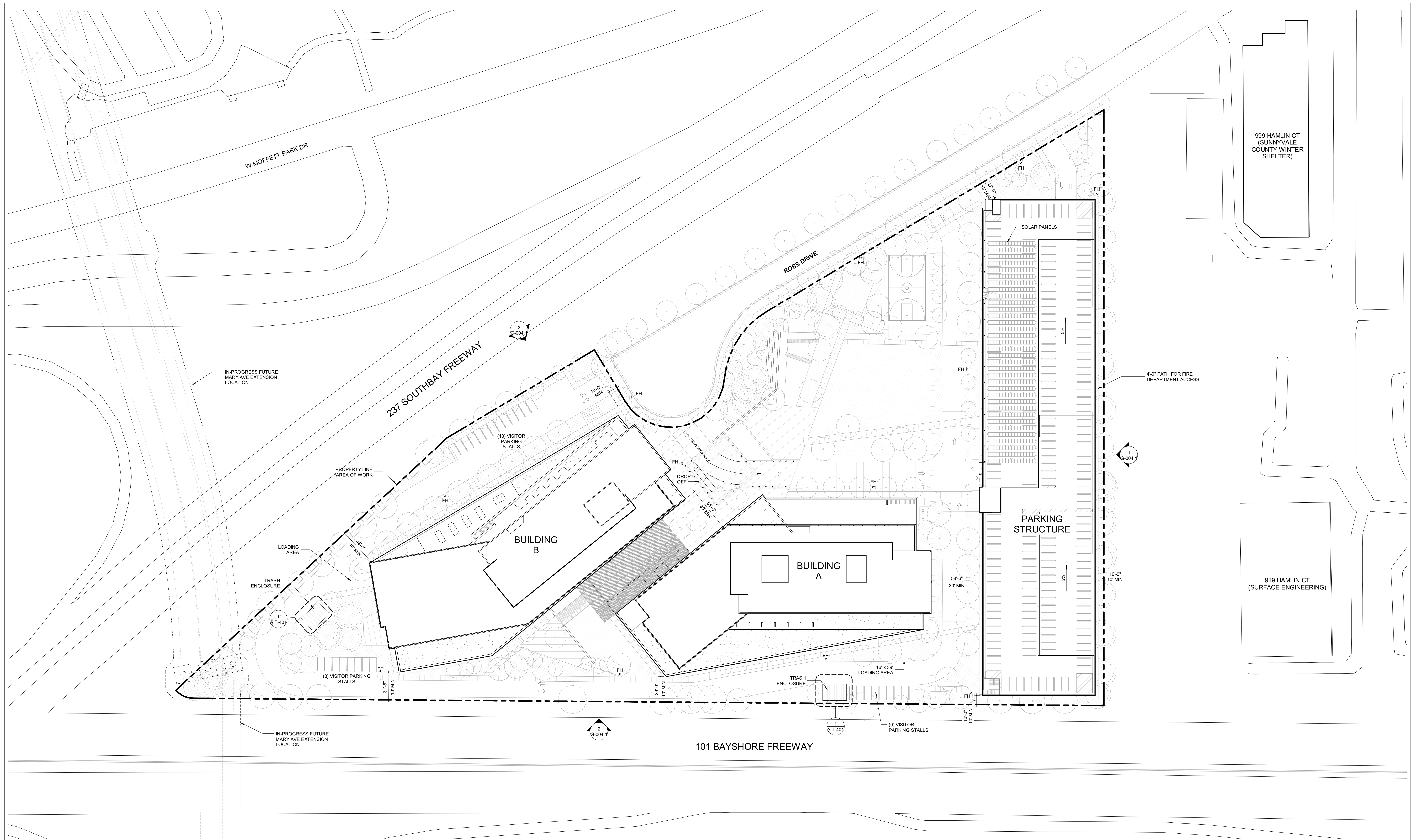
PARKING WITH LANDSCAPE AT 888 OR 894 ROSS DR



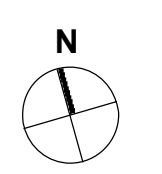
POND AT 888 OR 894 ROSS DR



892 ROSS DR



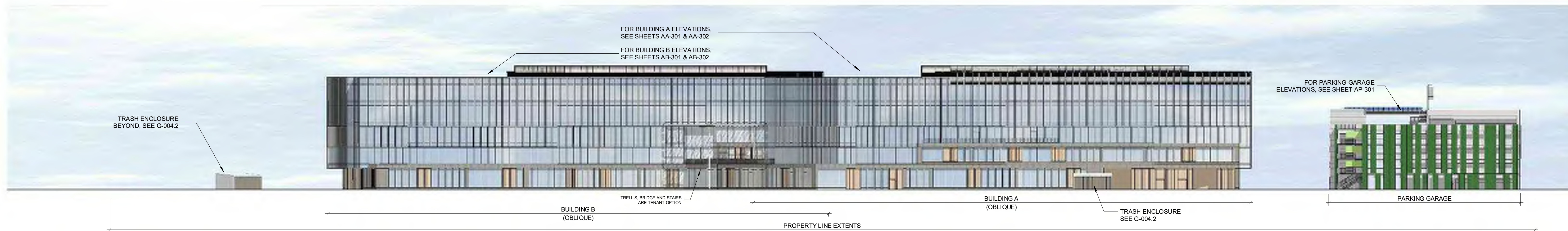
1 SITE PLAN  
1" = 40'-0"







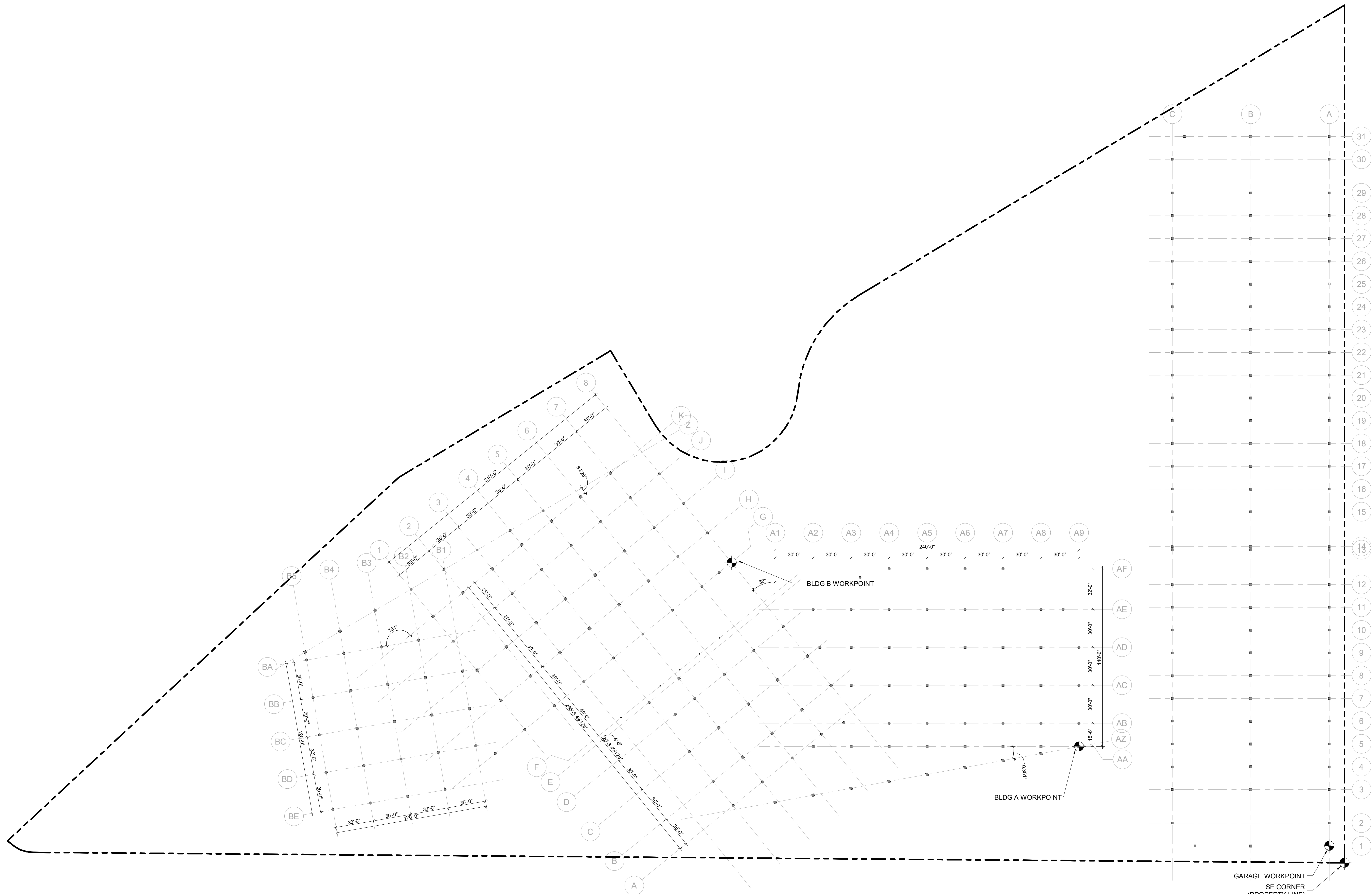
1 SITE ELEVATION - EAST  
1/32" = 1'-0"



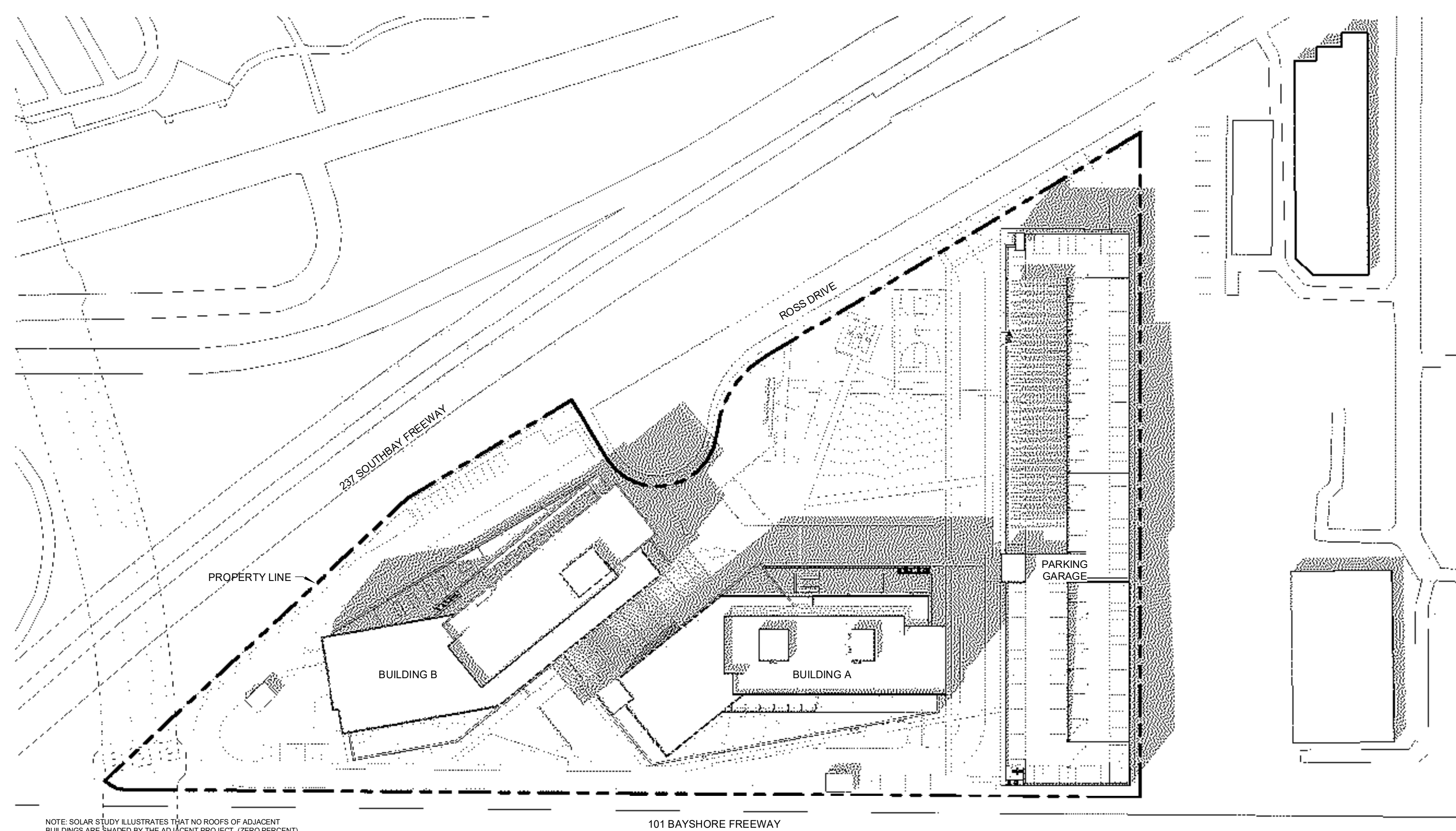
2 SITE ELEVATION - BAYSHORE FREEWAY  
1/32" = 1'-0"



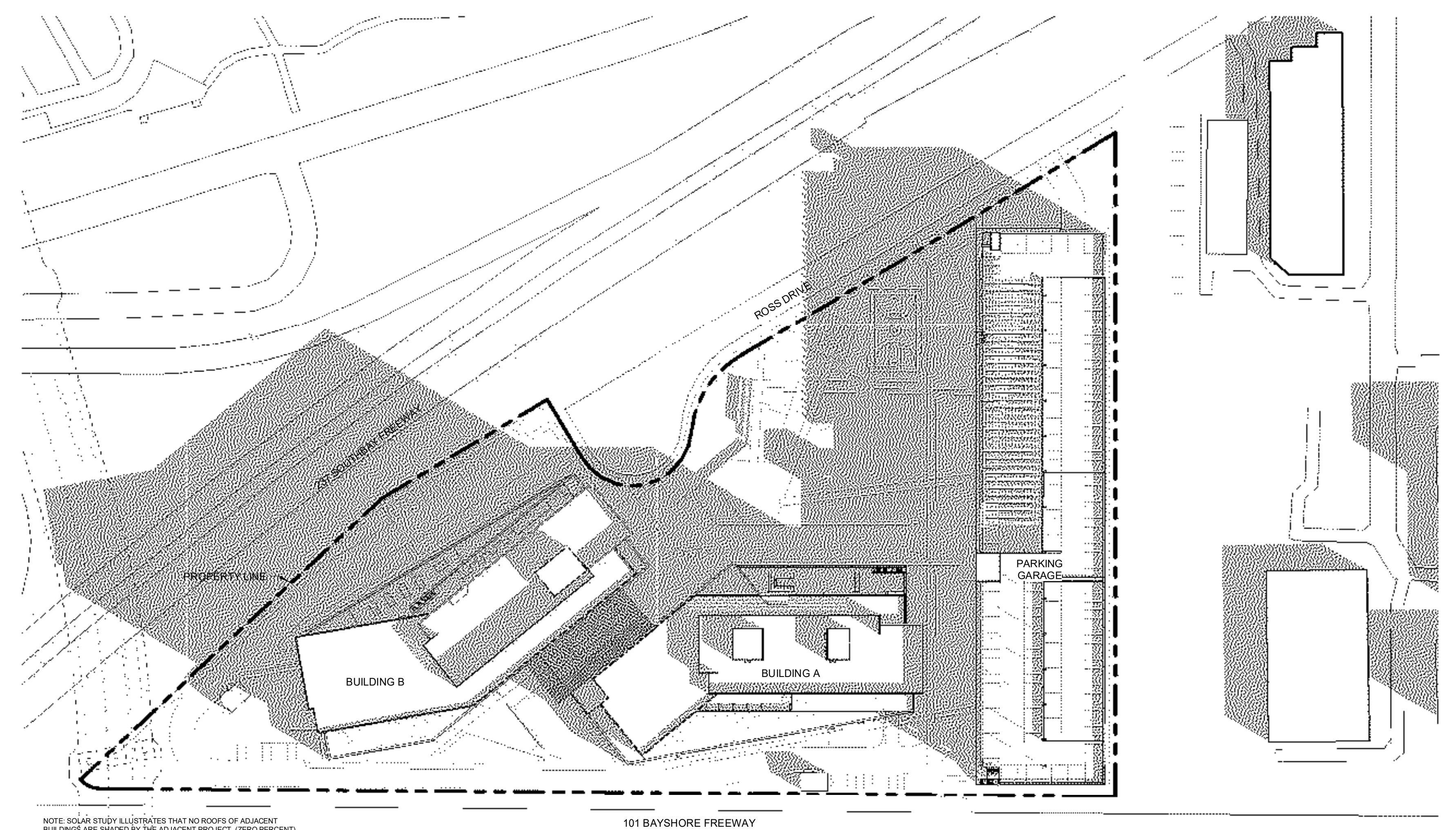
3 SITE ELEVATION - ROSS DRIVE  
1/32" = 1'-0"



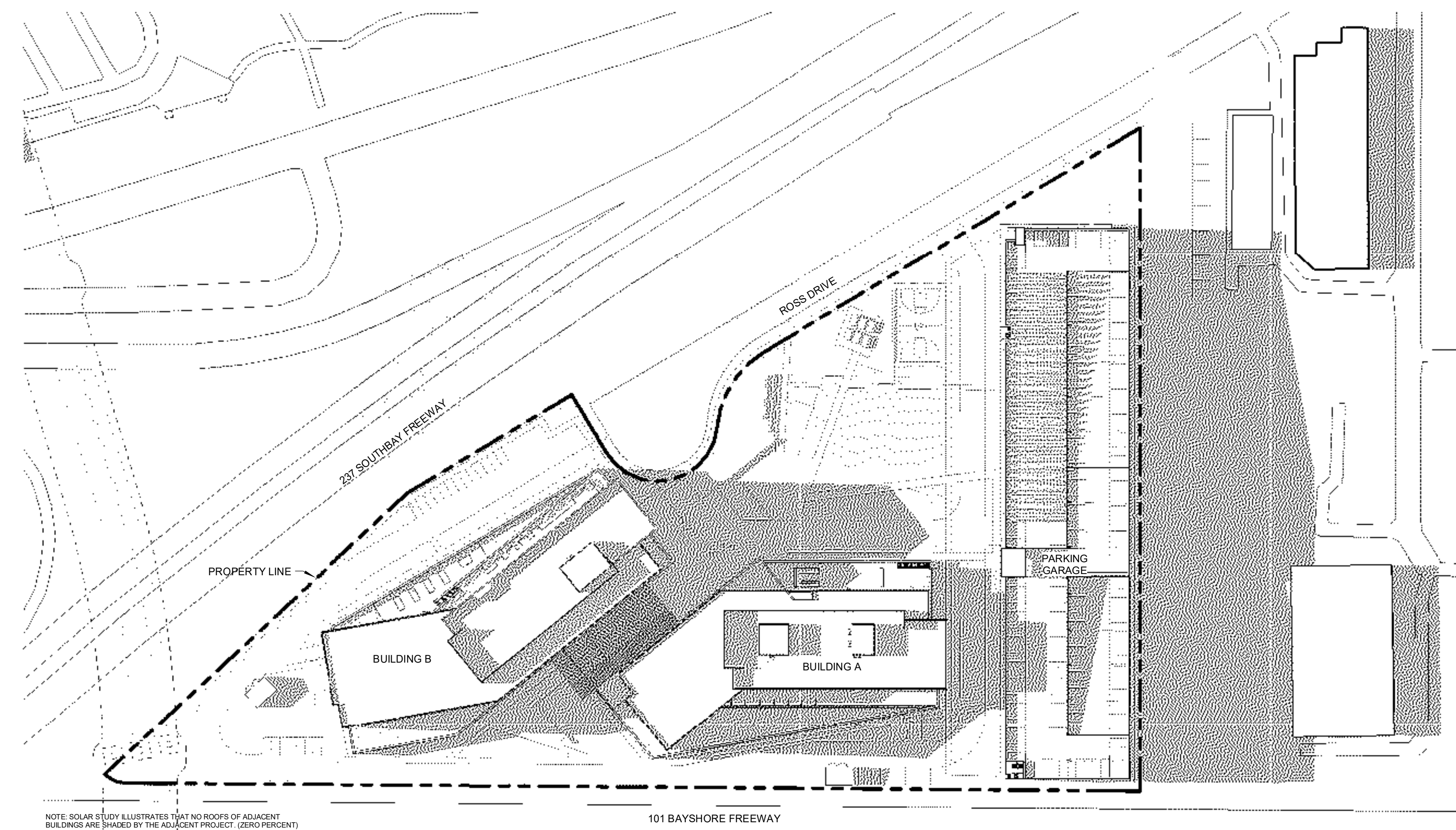
**1** GRID PLAN - LEVEL 1  
1" = 30'-0"



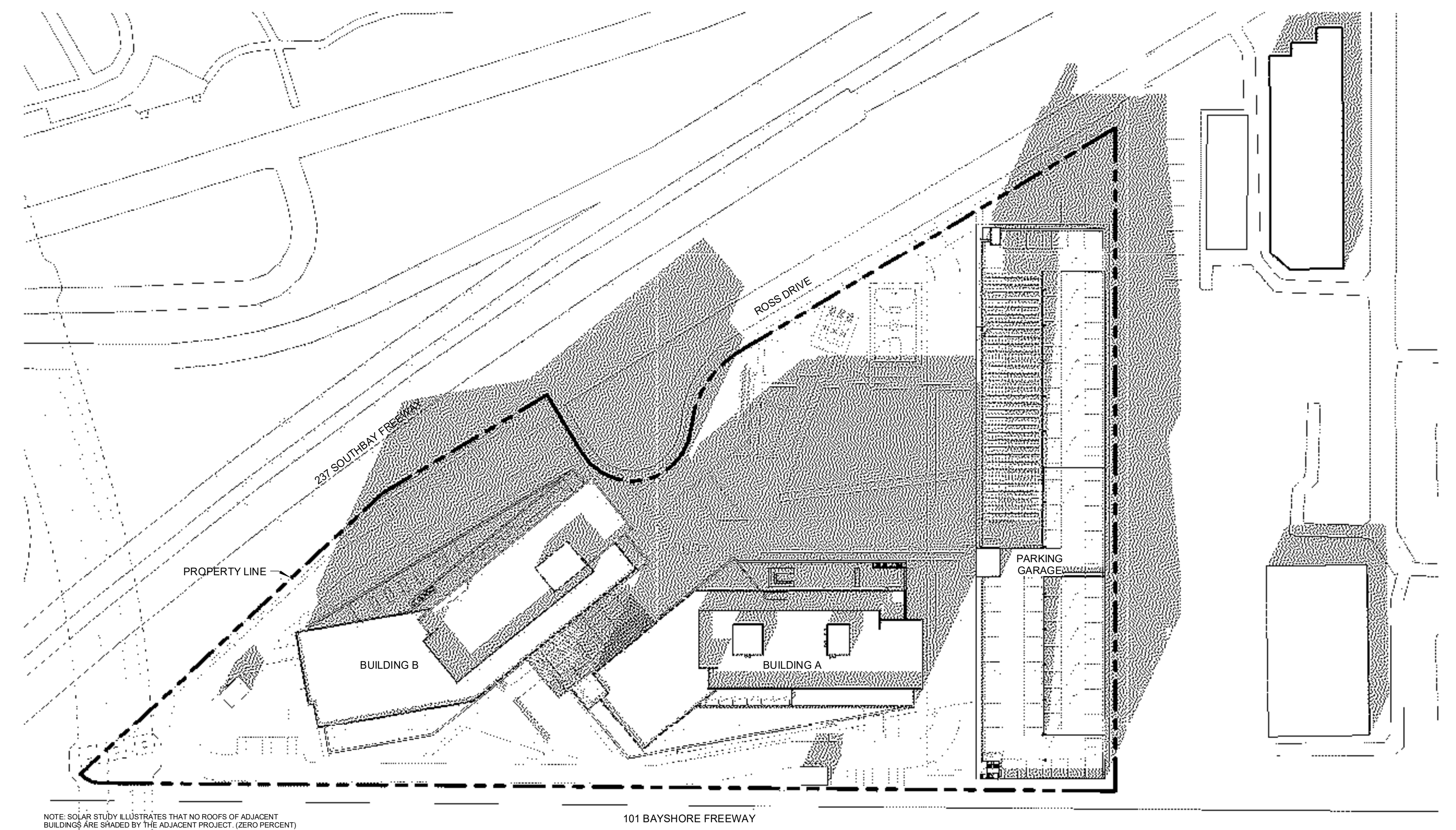
4 EQUINOX - 3PM  
1" = 80'-0"



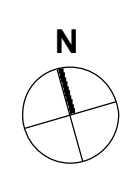
2 WINTER SOLSTICE - 9AM  
1" = 80'-0"



3 SUMMER SOLSTICE - 6PM  
1" = 80'-0"



1 WINTER SOLSTICE - 3PM  
1" = 80'-0"





VIEW OF BUILDINGS FROM OPEN SPACE



VIEW OF BUILDING ENTRIES FROM OPEN SPACE



VIEW OF FORUM BETWEEN BUILDINGS



VIEW OF FORUM FROM THE SOUTH SIDE



VIEW OF PARKING GARAGE FROM ROSS DRIVE



VIEW OF ENTRY FROM ROSS DRIVE



VIEW OF CAMPUS FROM BLDG. B



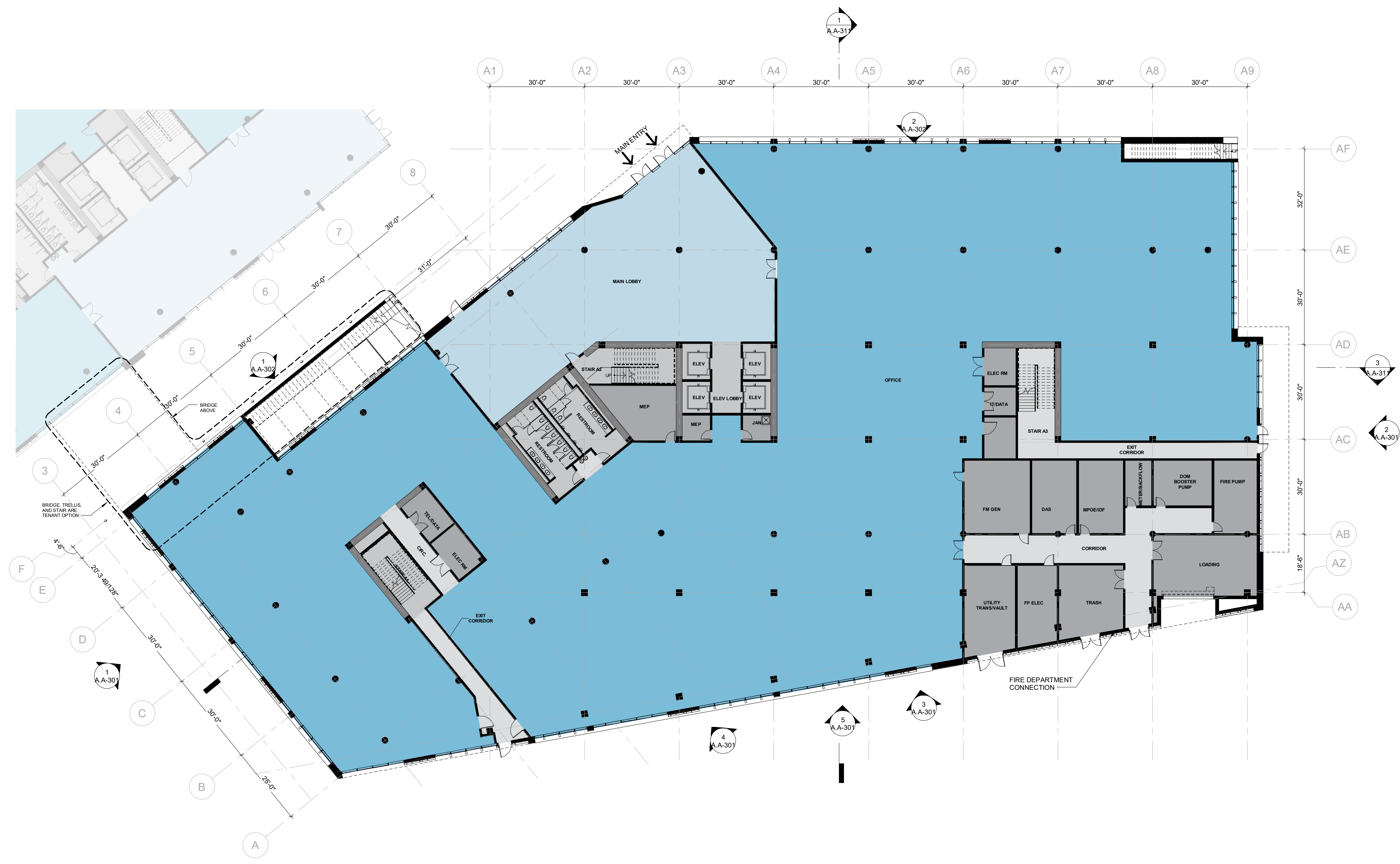
VIEW FROM BLDG. A TERRACE



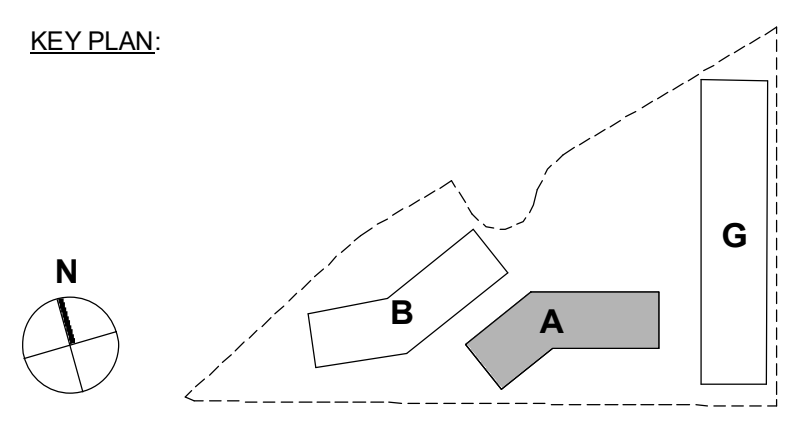
VIEW OF OFFICE BUILDINGS FROM US-101

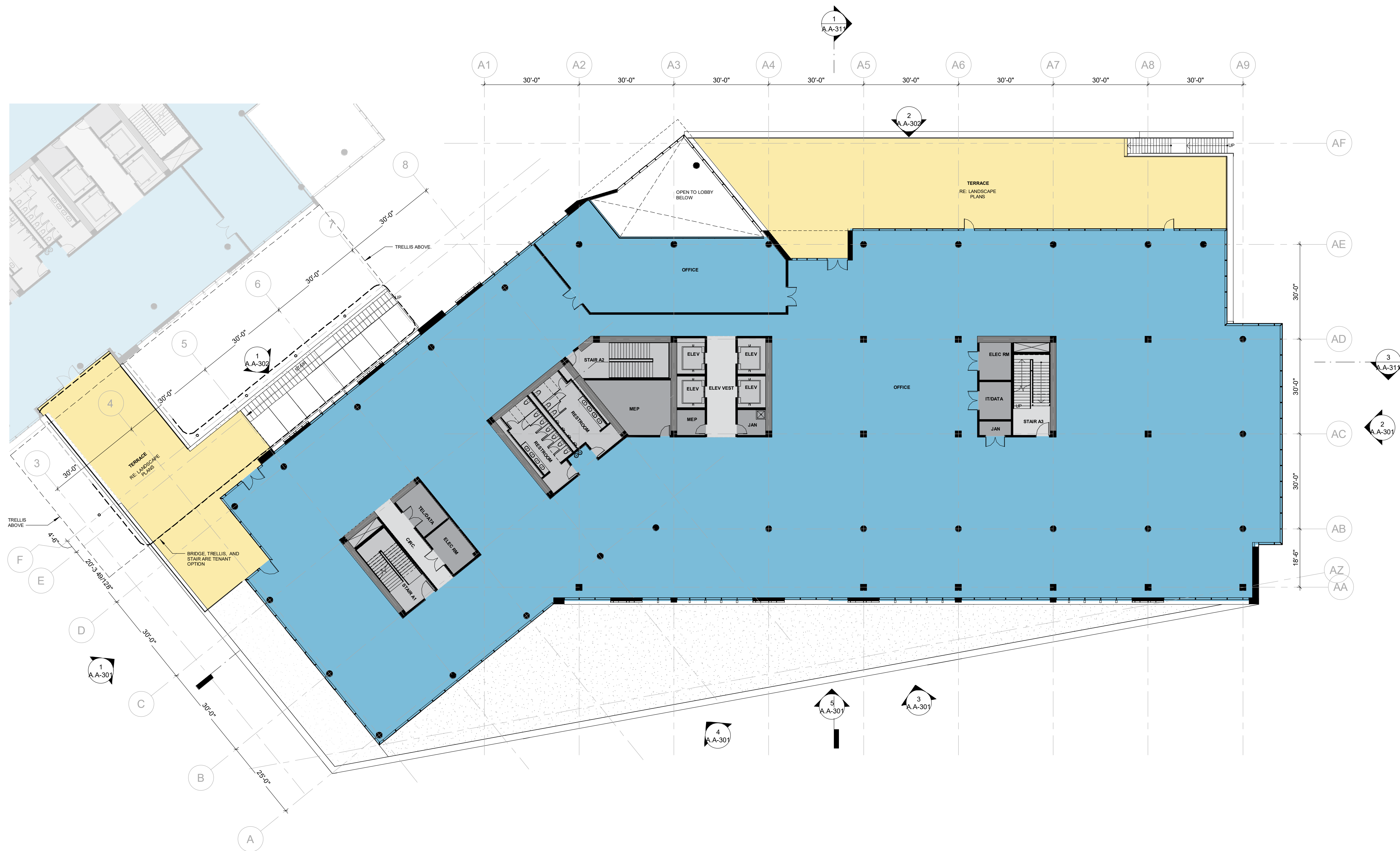


VIEW OF PARKING GARAGE FROM US-101

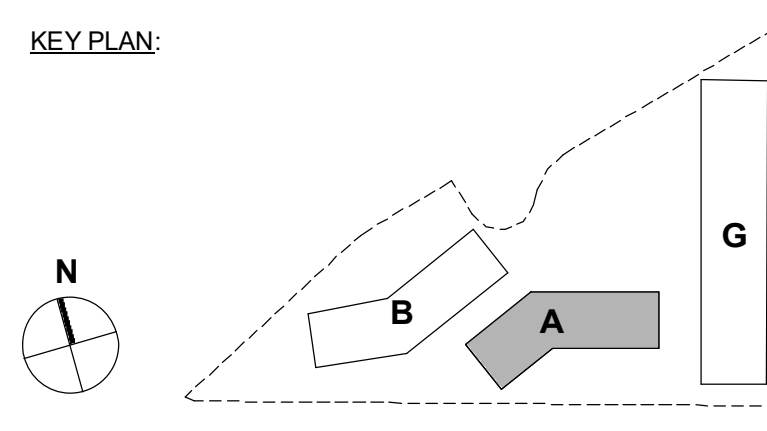


**1** FLOOR PLAN - LEVEL 1 - BLDG A  
 1/16" = 1'-0"

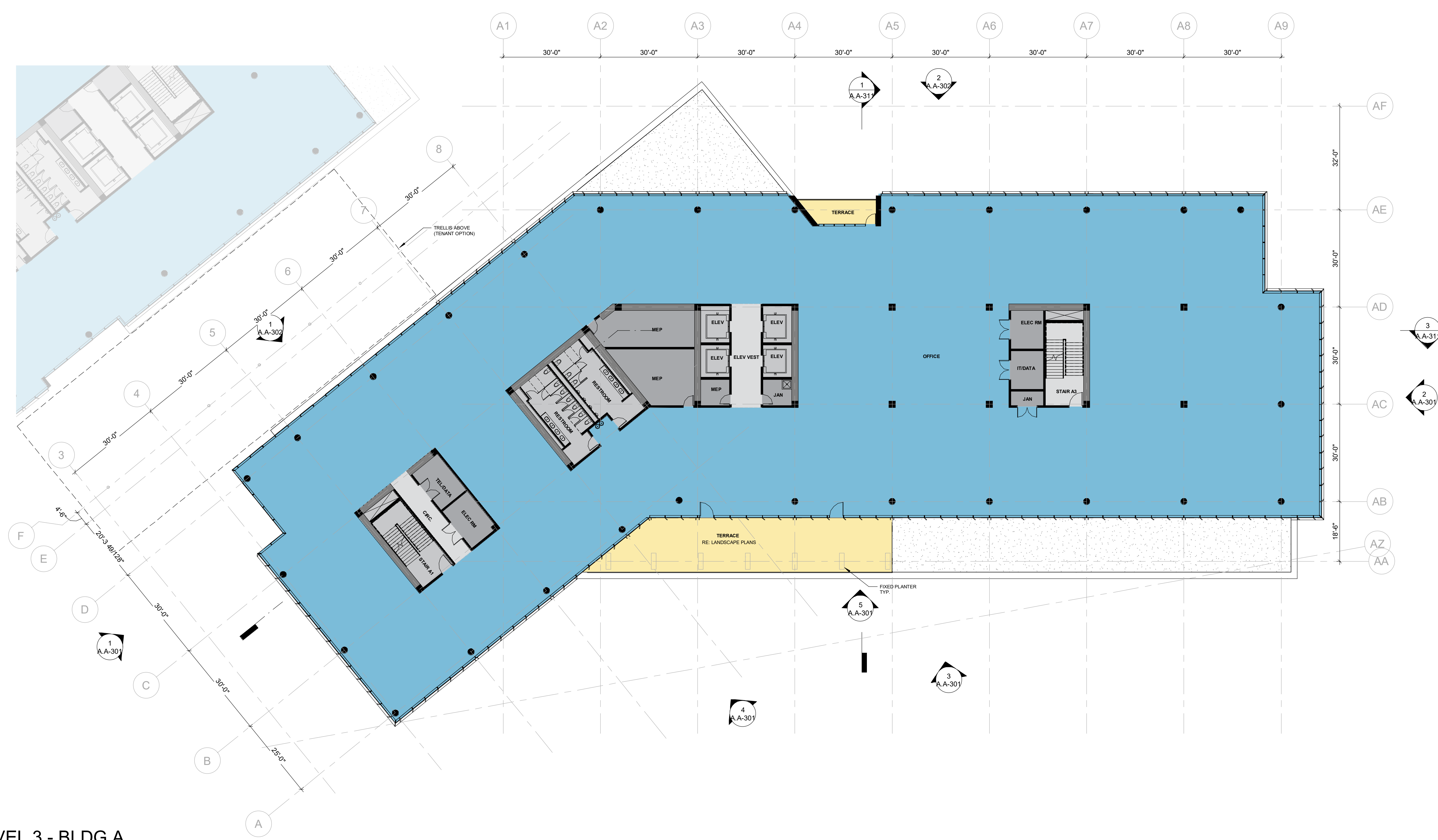




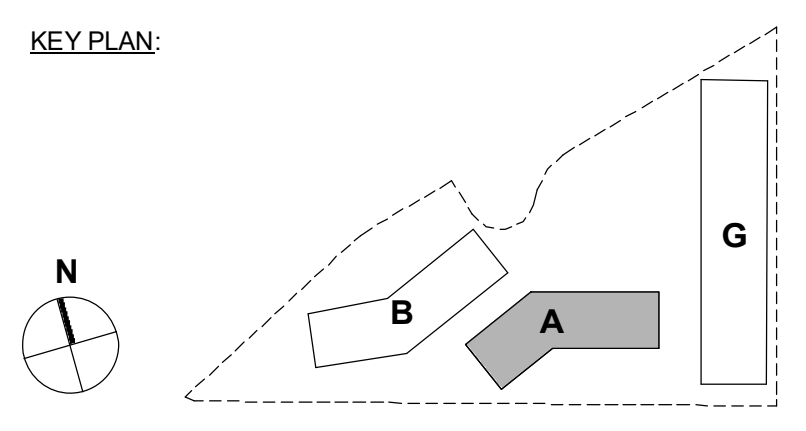
**1 FLOOR PLAN - LEVEL 2 - BLDG A**  
1/16" = 1'-0"

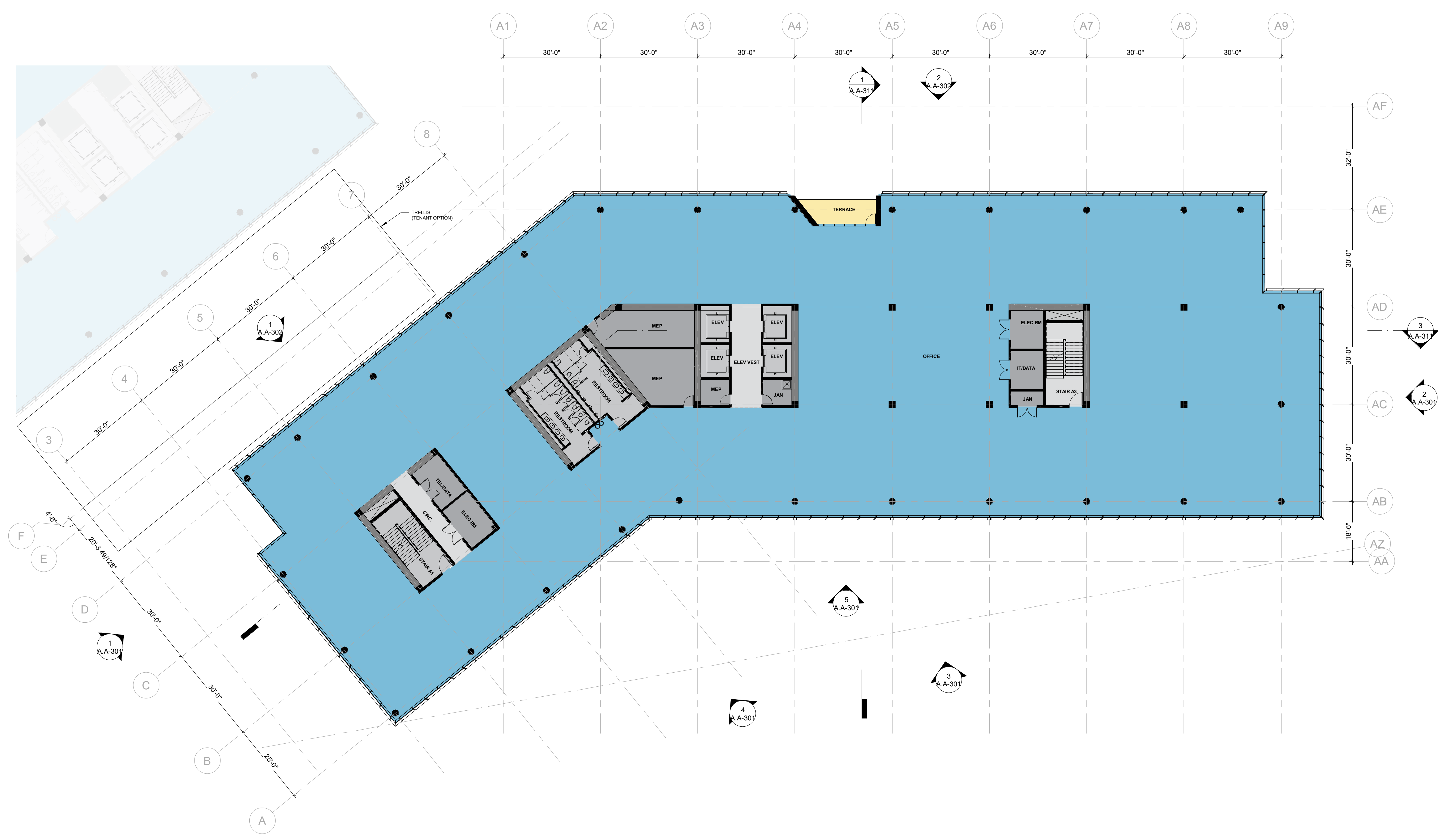




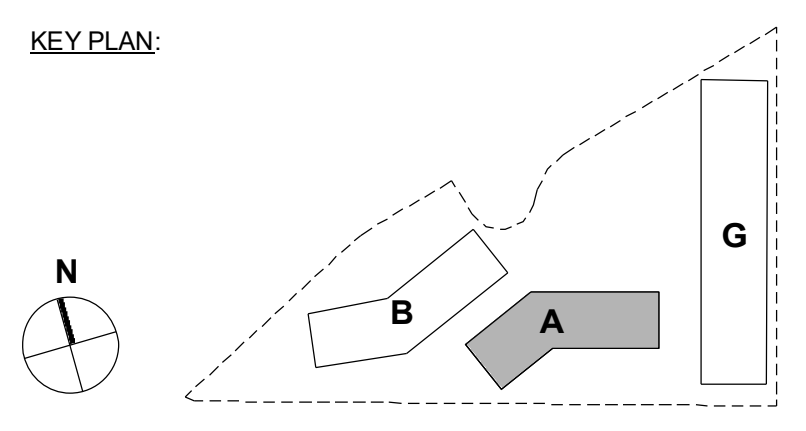


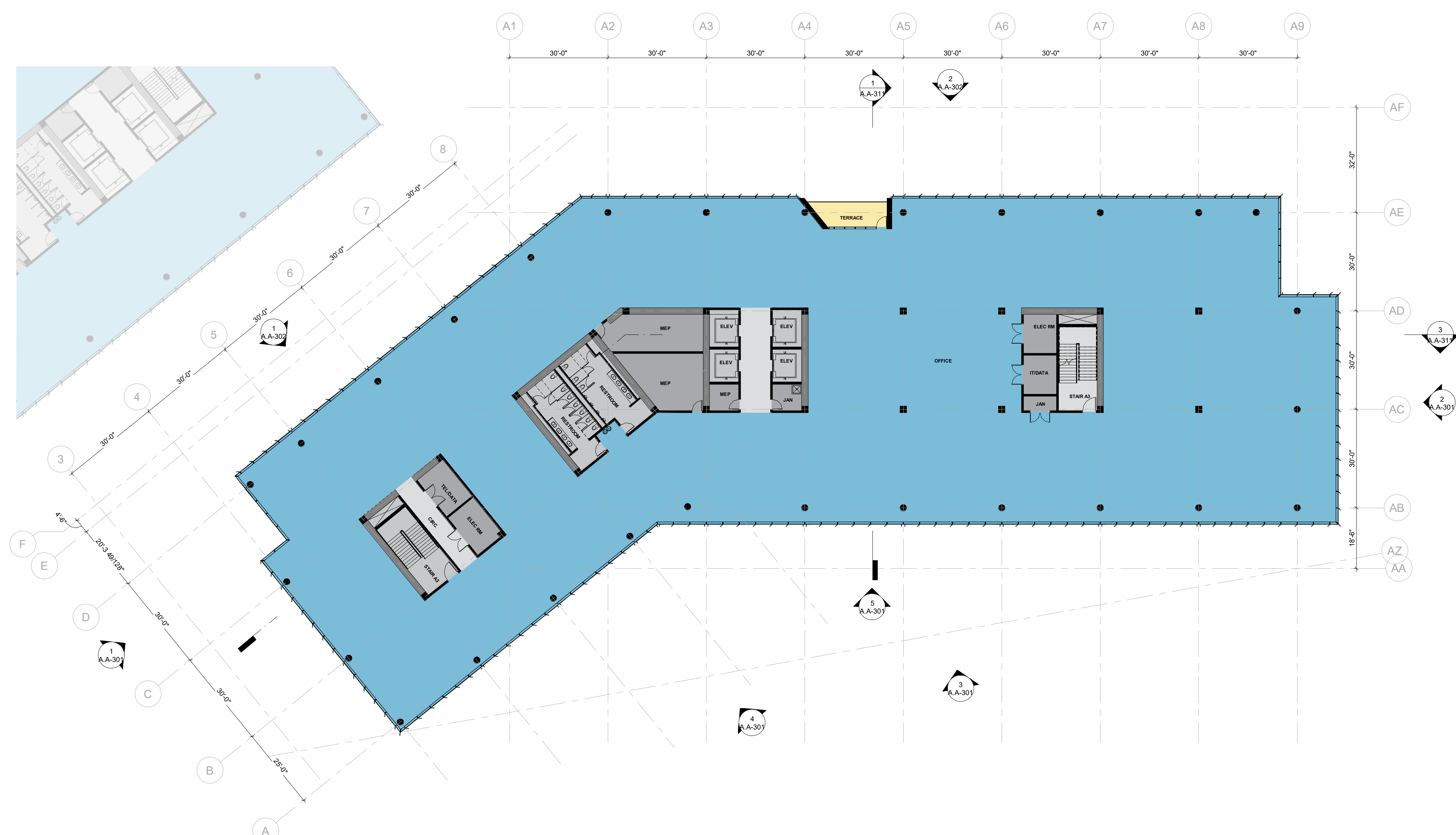
**1** FLOOR PLAN - LEVEL 3 - BLDG A  
1/16" = 1'-0"



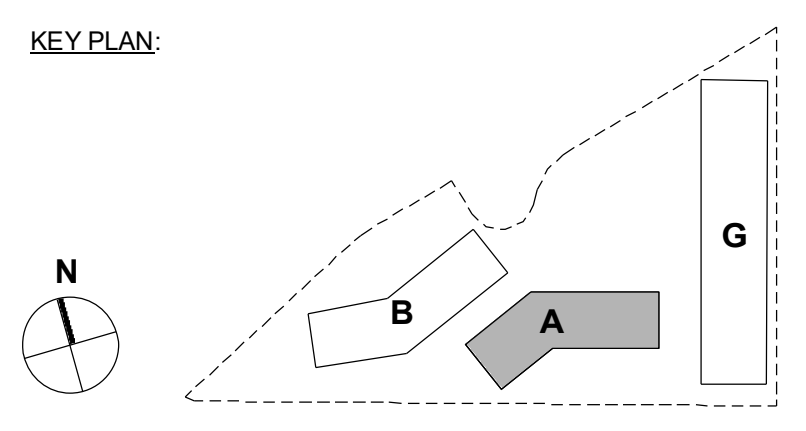


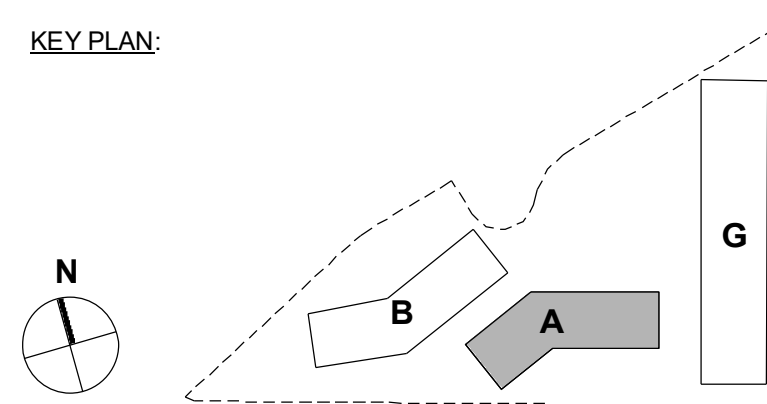
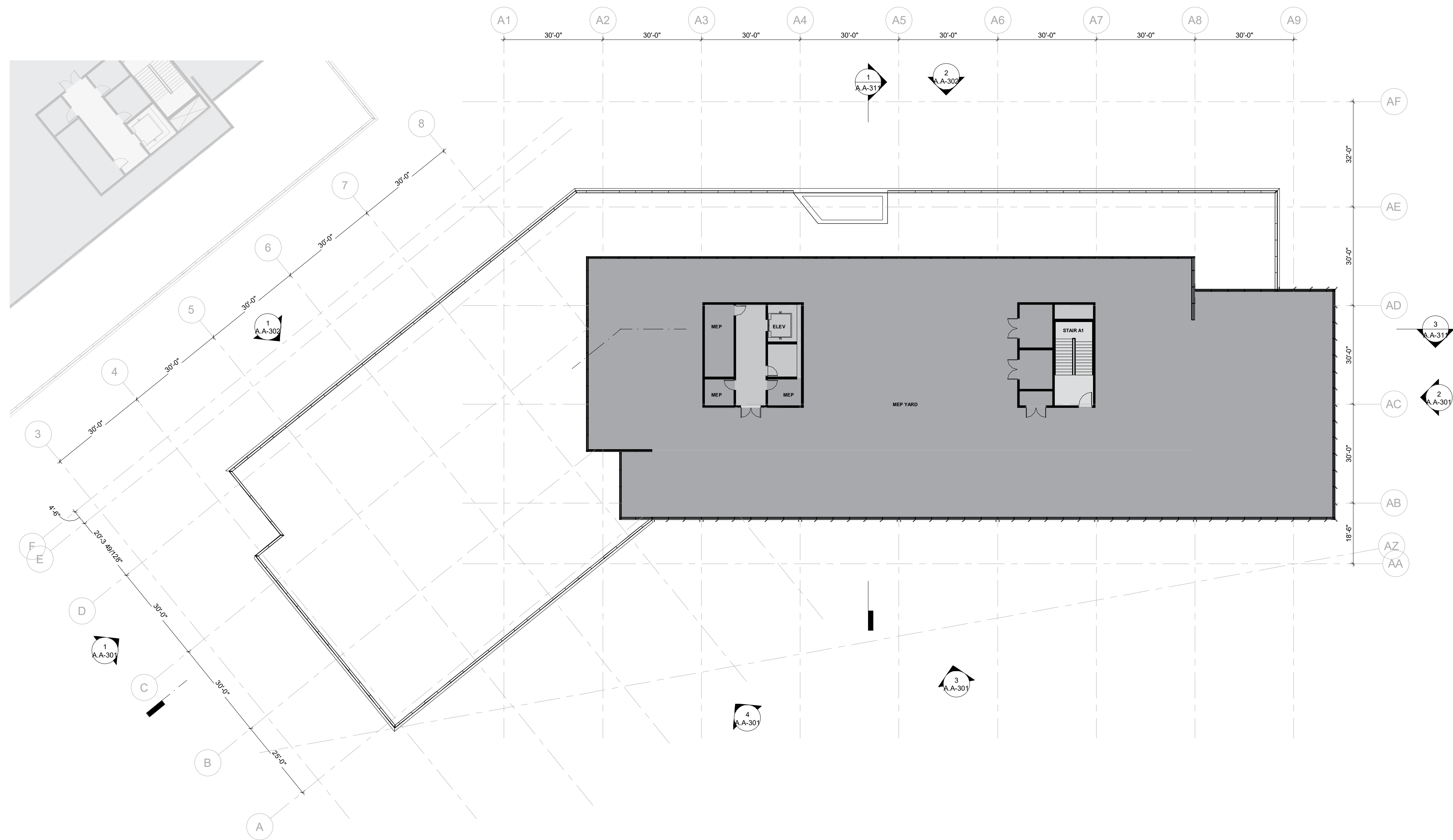
**1 FLOOR PLAN - LEVEL 4 - BLDG A**  
1/16" = 1'-0"





**1 FLOOR PLAN - LEVEL 5 - BLDG A**  
 1/16" = 1'-0"







1 ELEVATION - BUILDING A - WEST  
1/16" = 1'-0"

- PENTHOUSE 86'-0"
- PARAPET 79'-6"
- ROOF 76'-0"
- FF LEVEL 5 61'-6"
- FF LEVEL 4 47'-0"
- FF LEVEL 3 32'-6"
- FF LEVEL 2 18'-0"
- FF LEVEL 1 0"



2 ELEVATION - BUILDING A - EAST  
1/16" = 1'-0"

- PENTHOUSE 86'-0"
- PARAPET 79'-6"
- ROOF 76'-0"
- FF LEVEL 5 61'-6"
- FF LEVEL 4 47'-0"
- FF LEVEL 3 32'-6"
- FF LEVEL 2 18'-0"
- FF LEVEL 1 0"

**KEYNOTE LEGEND**

C-3	TEXTURED FIBER CEMENT PANEL
GL-1	CLEAR VISION GLASS
GL-2	SHADOW BOX GLASS
MTL-1	CLEAR ANODIZED ALUMINUM
MTL-3	CHAMPAGNE ANODIZED ALUMINUM



3 ELEVATION - BUILDING A - SOUTH  
1/16" = 1'-0"

- PENTHOUSE 86'-0"
- PARAPET 79'-6"
- ROOF 76'-0"
- FF LEVEL 5 61'-6"
- FF LEVEL 4 47'-0"
- FF LEVEL 3 32'-6"
- FF LEVEL 2 18'-0"
- FF LEVEL 1 0"



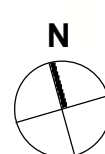
4 ELEVATION - BUILDING A - SOUTH (WEST WING)  
1/16" = 1'-0"

- PENTHOUSE 86'-0"
- PARAPET 79'-6"
- ROOF 76'-0"
- FF LEVEL 5 61'-6"
- FF LEVEL 4 47'-0"
- FF LEVEL 3 32'-6"
- FF LEVEL 2 18'-0"
- FF LEVEL 1 0"



5 ELEVATION - BUILDING A - SOUTH (EAST WING)  
1/16" = 1'-0"

- PENTHOUSE 86'-0"
- PARAPET 79'-6"
- ROOF 76'-0"
- FF LEVEL 5 61'-6"
- FF LEVEL 4 47'-0"
- FF LEVEL 3 32'-6"
- FF LEVEL 2 18'-0"
- FF LEVEL 1 0"



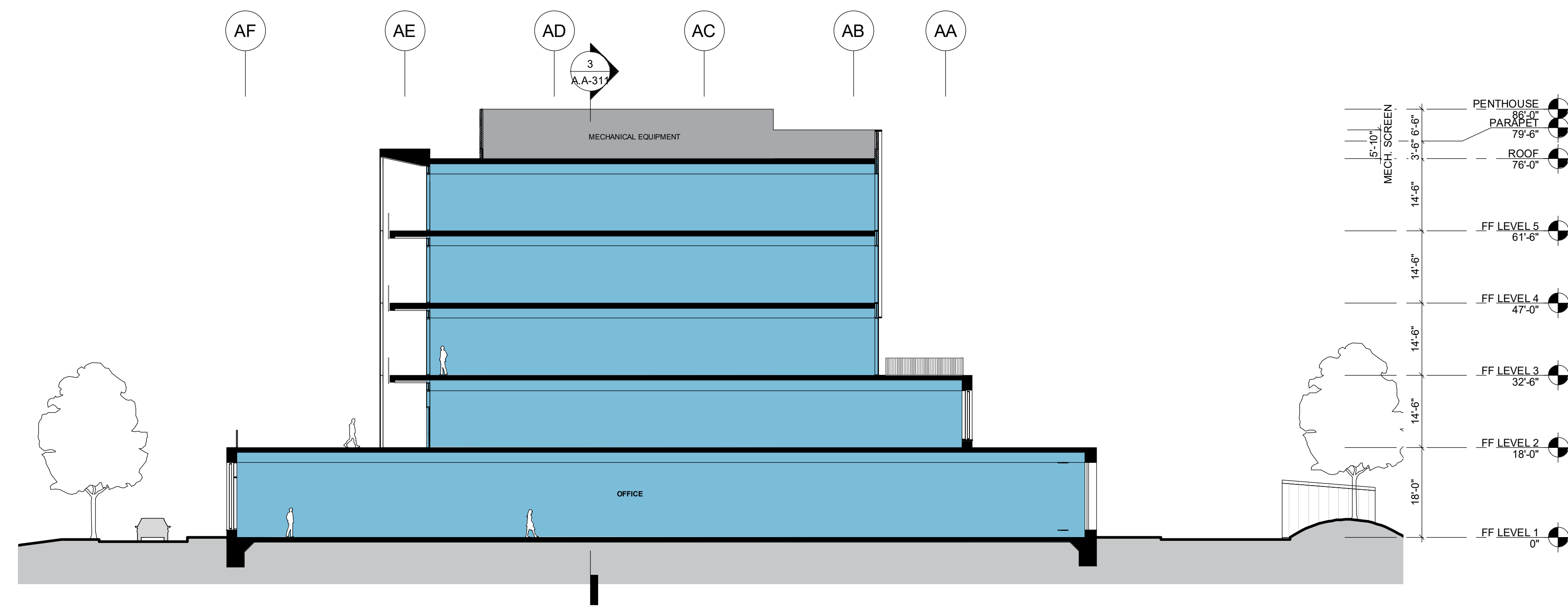
KEYNOTE LEGEND	
C-3	TEXTURED FIBER CEMENT PANEL
GL-1	CLEAR VISION GLASS
GL-2	SHADOW BOX GLASS
MTL-1	CLEAR ANODIZED ALUMINUM
MTL-3	CHAMPAGNE ANODIZED ALUMINUM
WD-1	WOOD SIDING



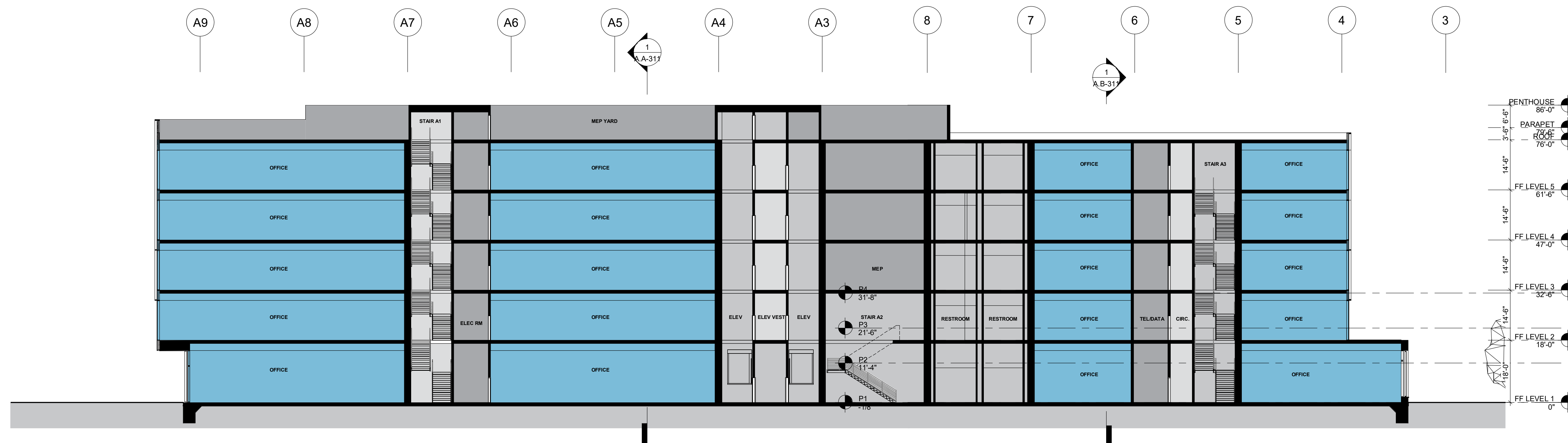
**1** ELEVATION - BUILDING A - NORTHWEST  
1/16" = 1'-0"



**2** ELEVATION - BUILDING A - NORTH  
1/16" = 1'-0"

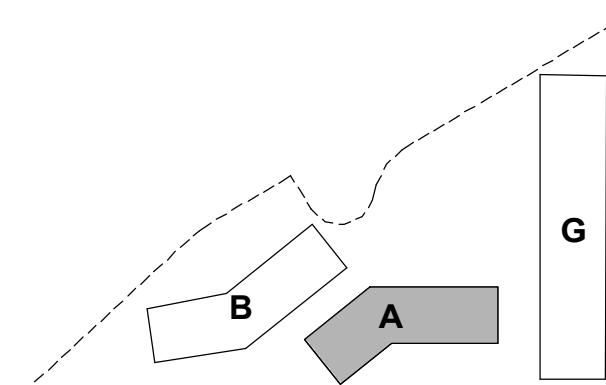


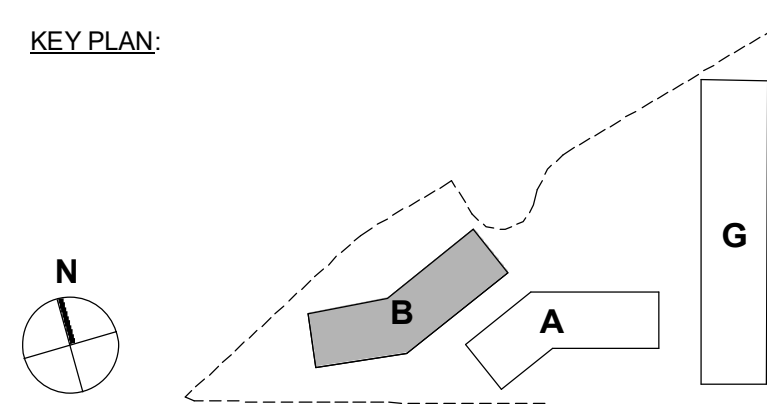
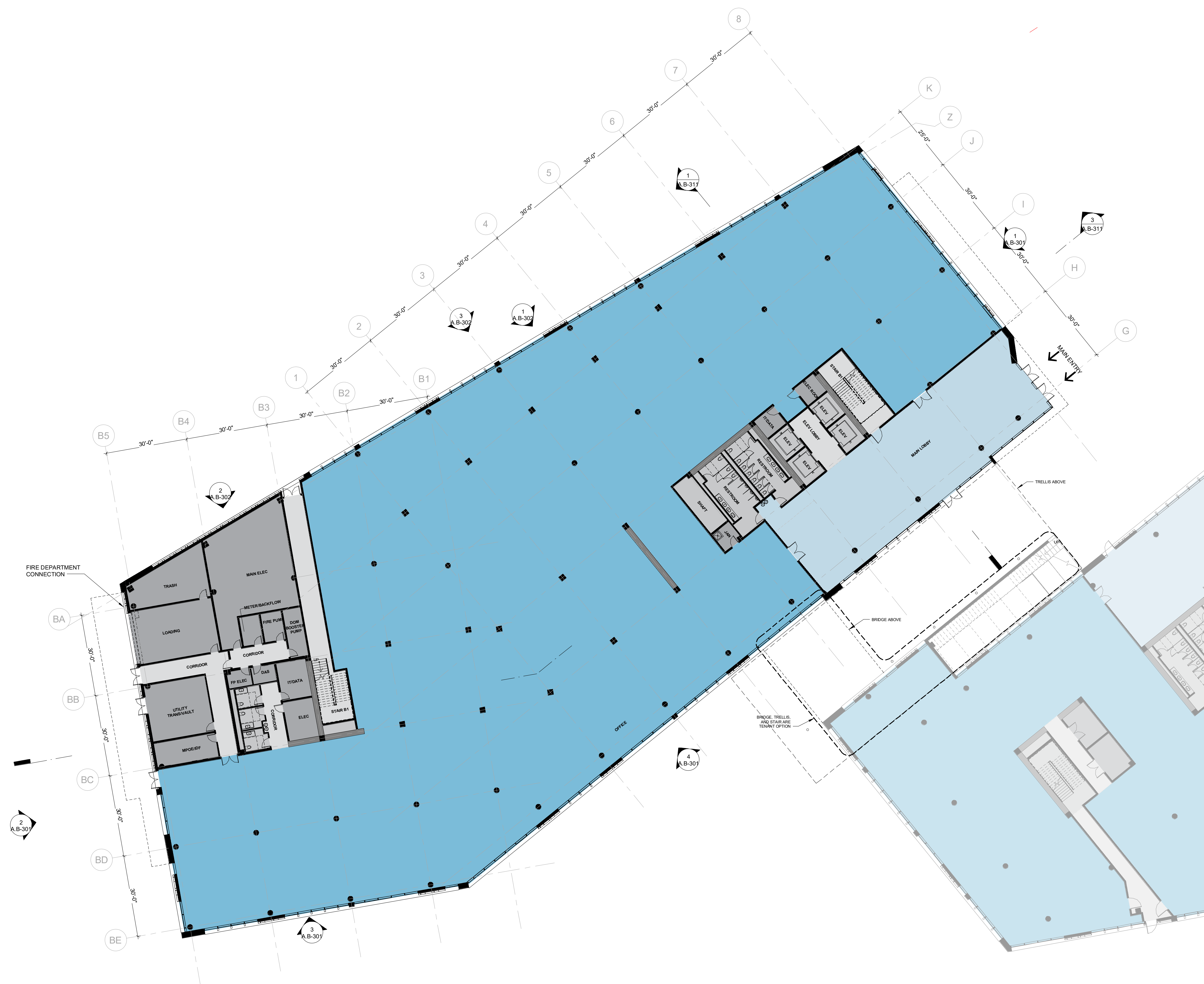
1 SECTION - BUILDING A-1  
1/16" = 1'-0"



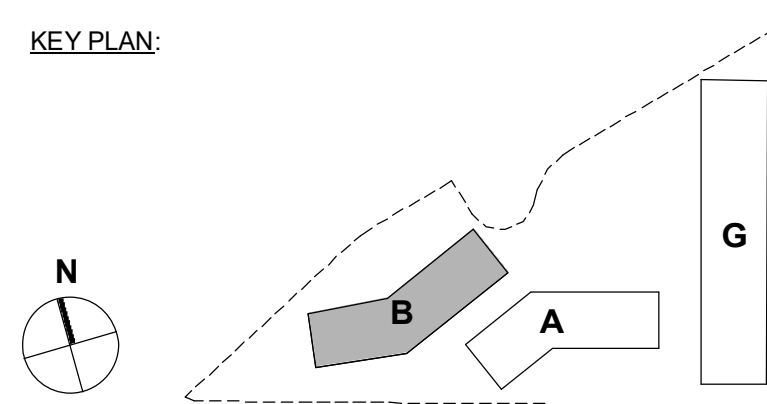
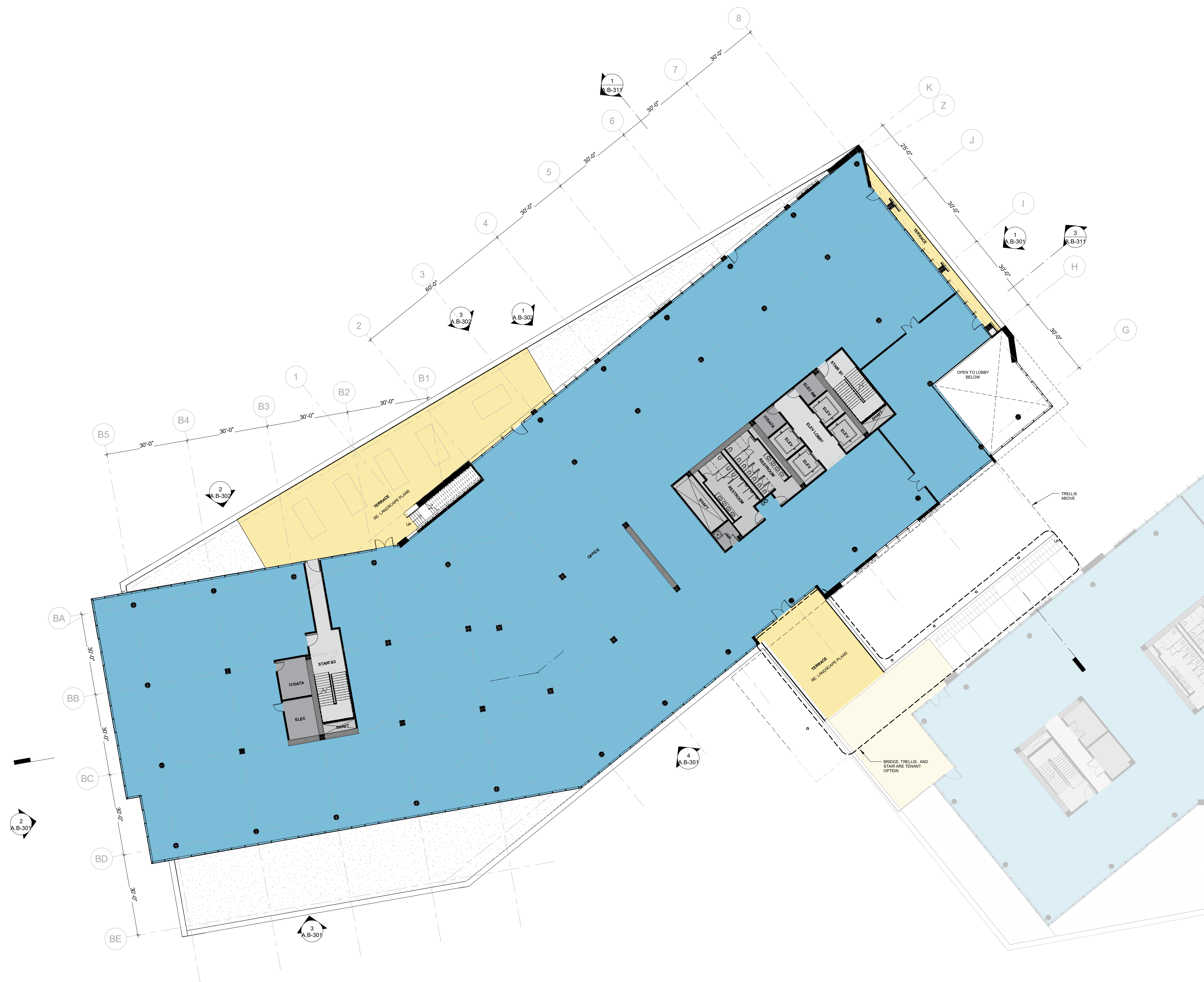
3 SECTION - BUILDING A-2  
1/16" = 1'-0"

KEY PLAN:

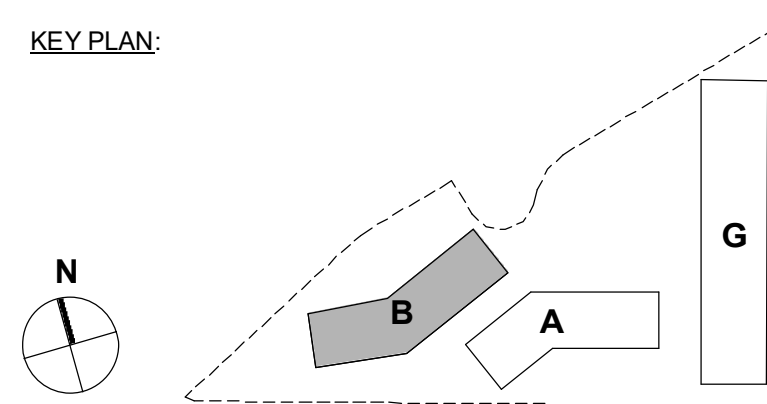
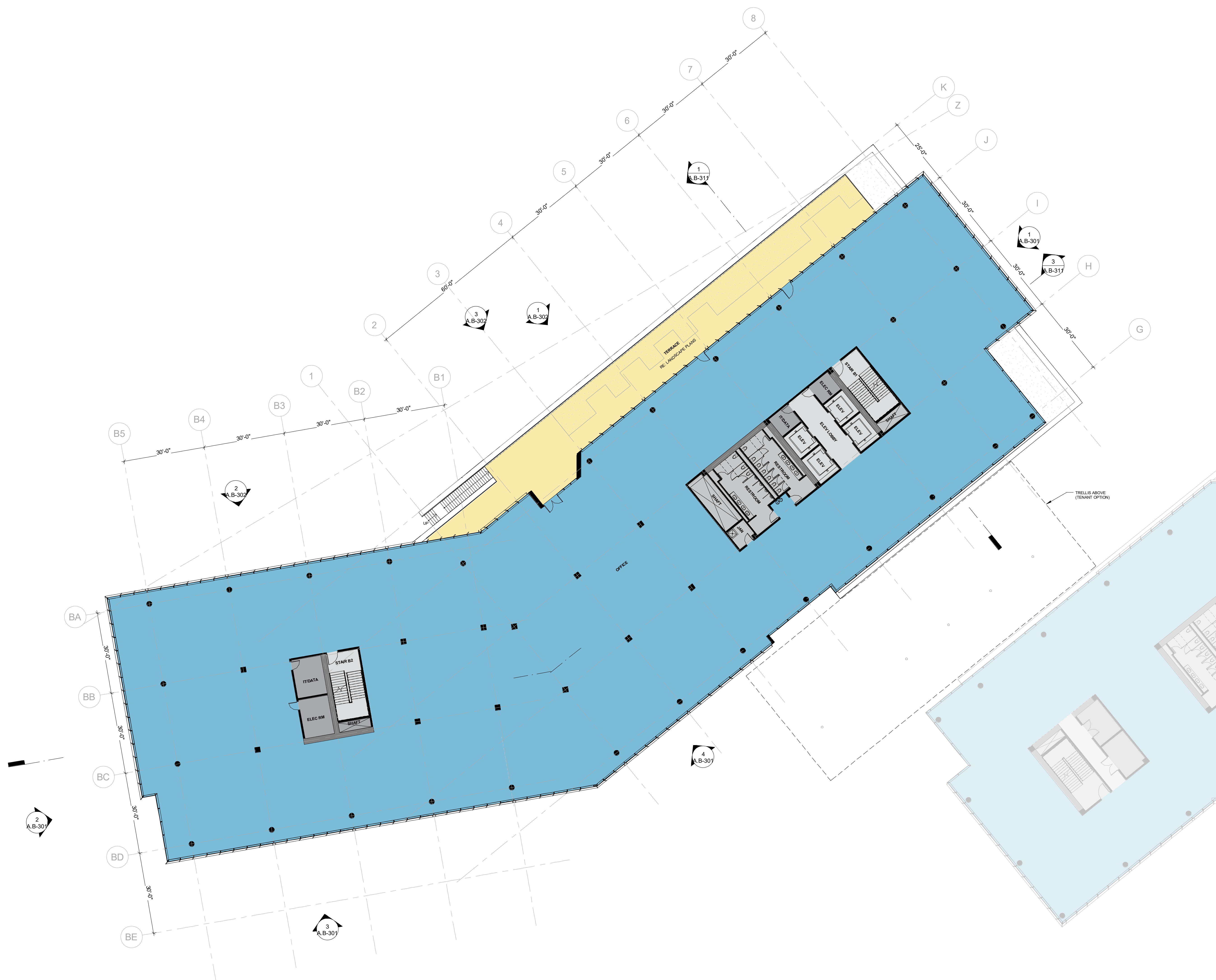


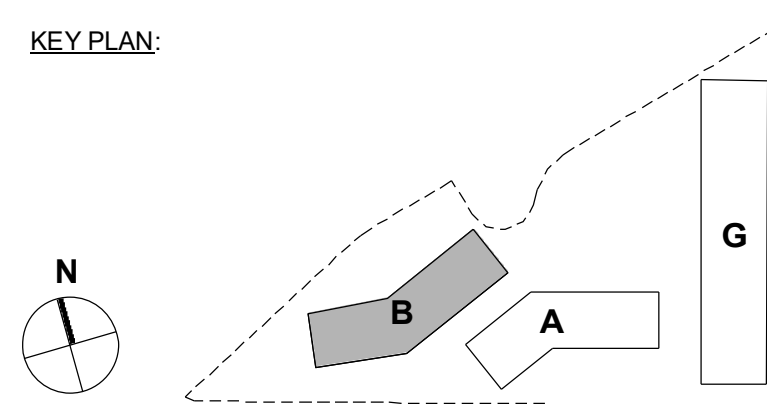
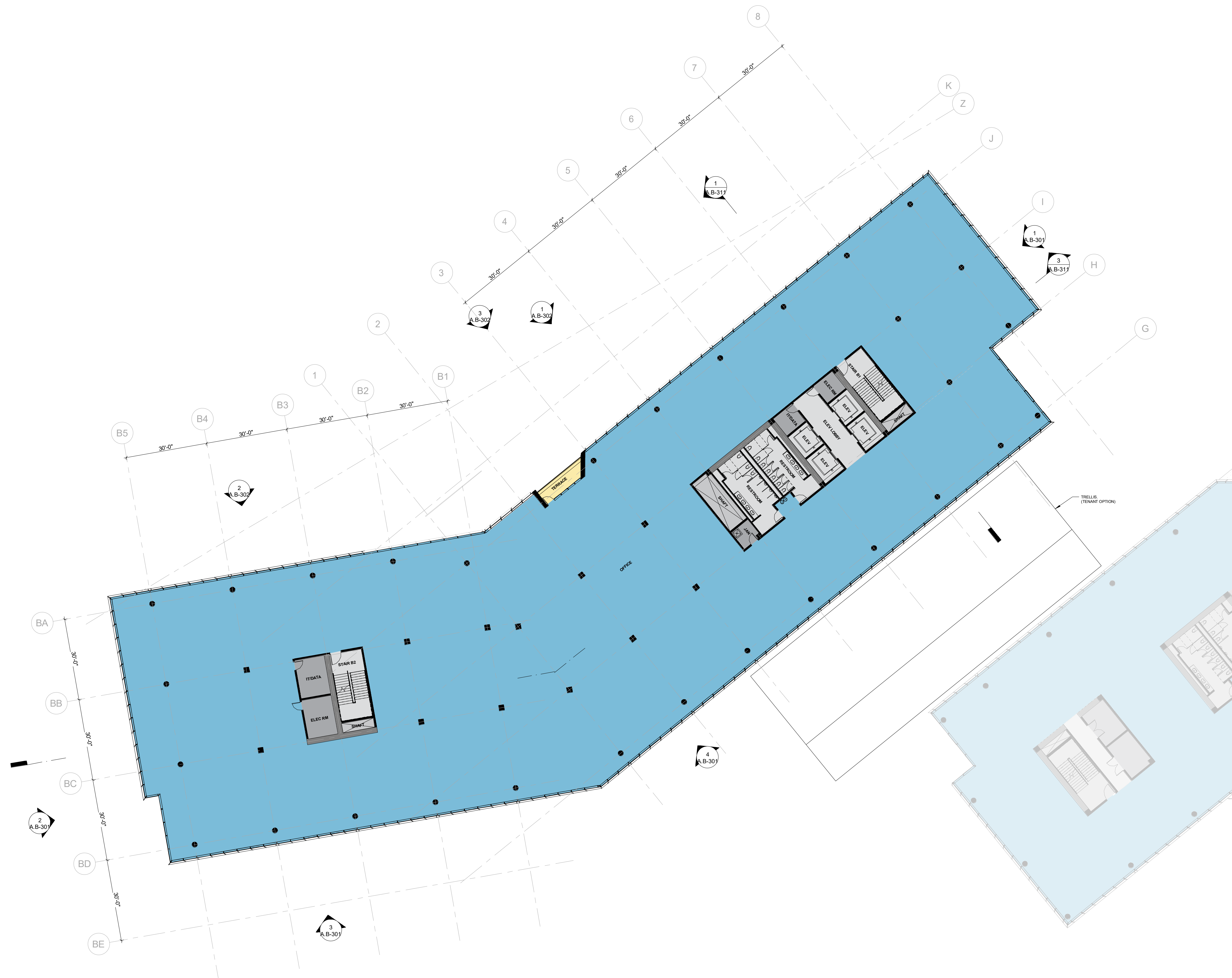


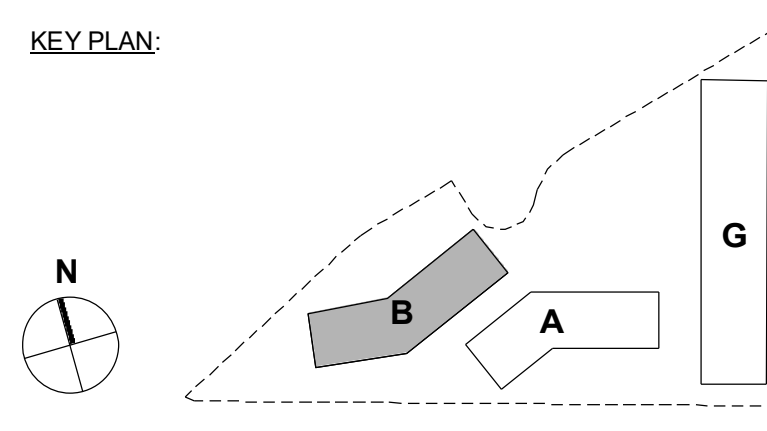
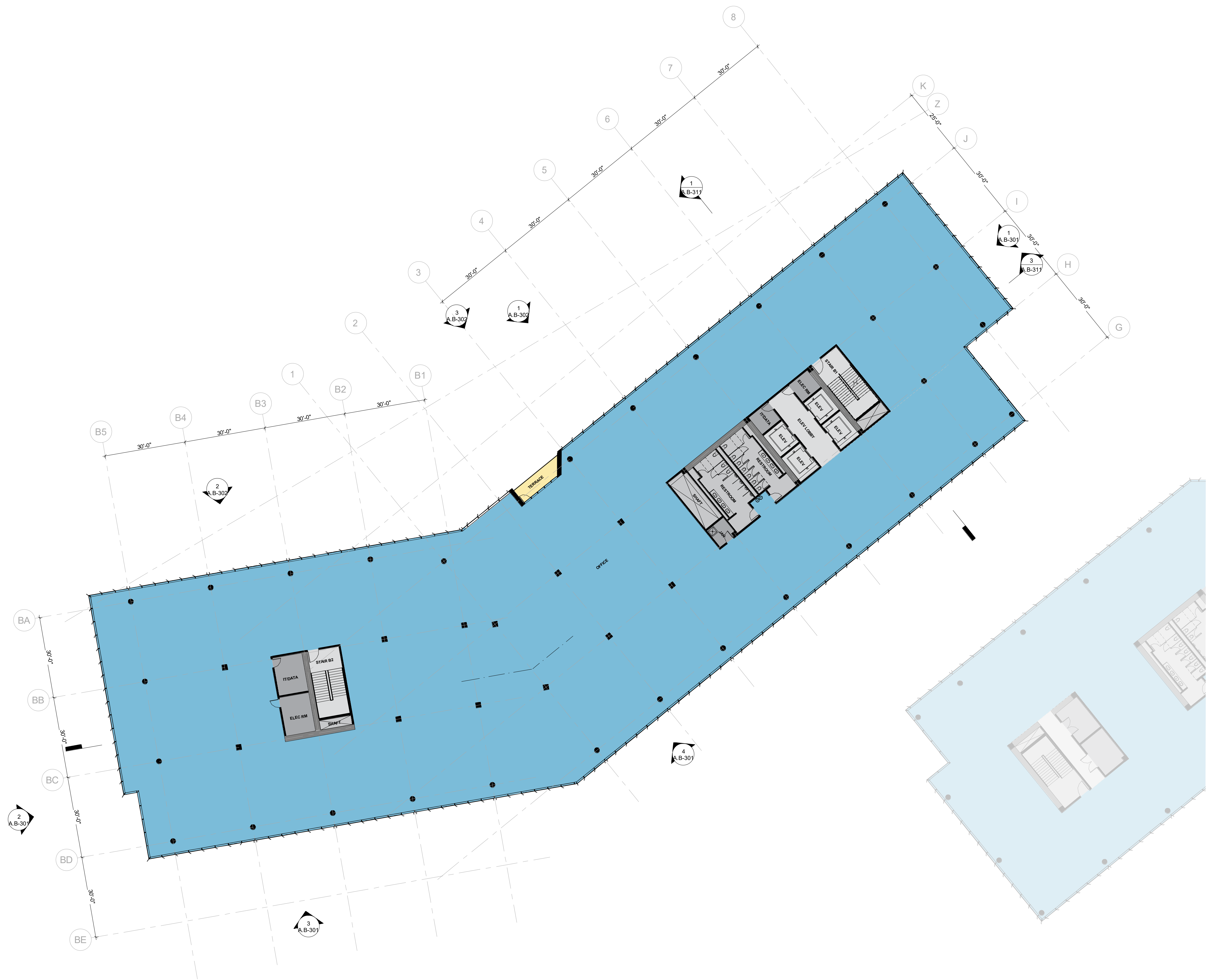


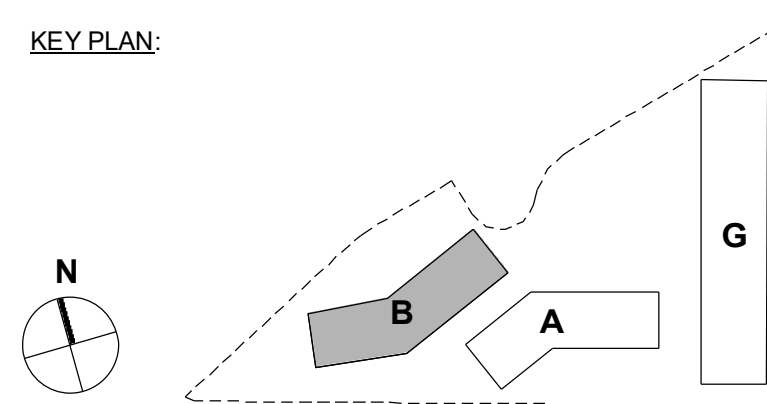
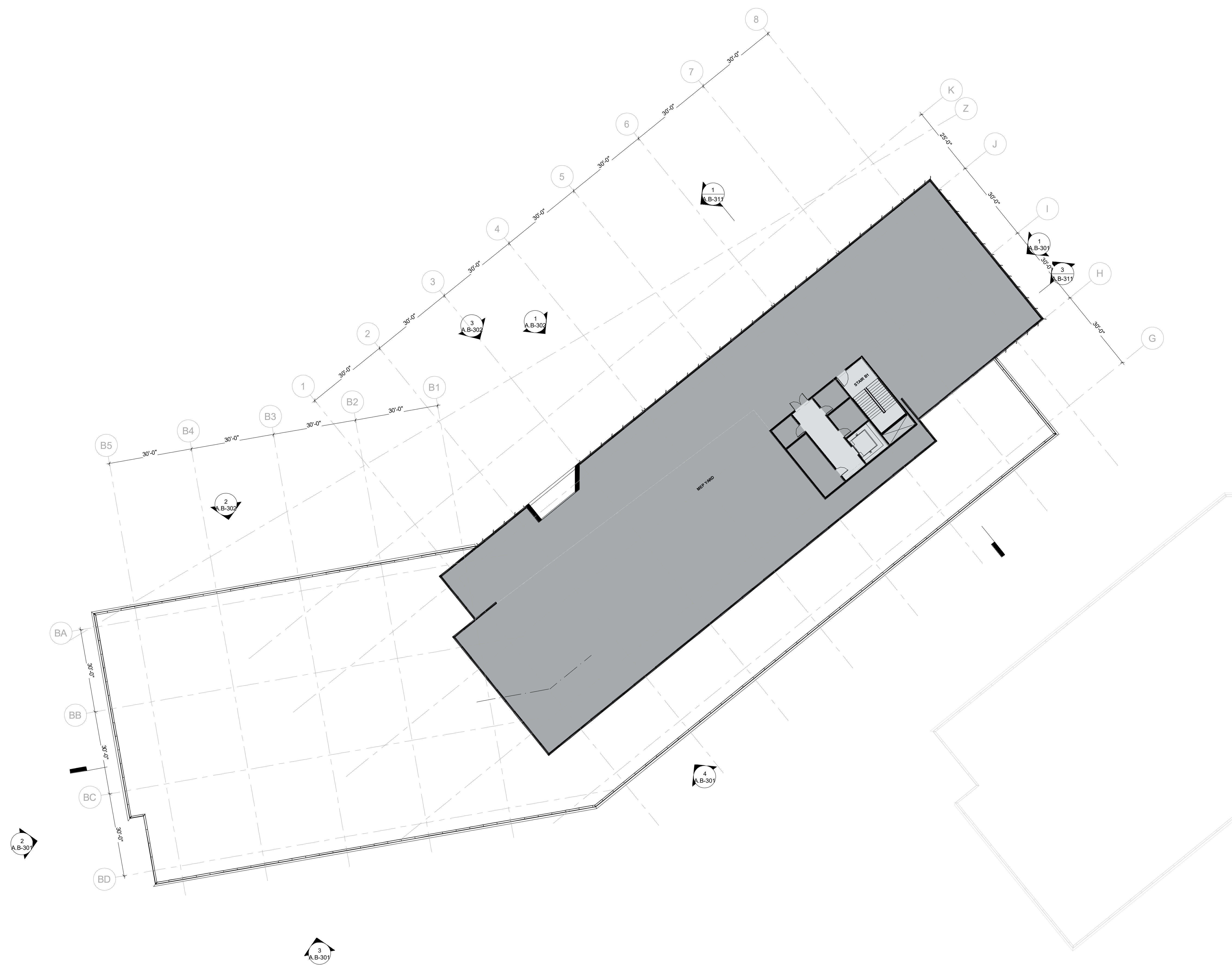


**1** FLOOR PLAN - LEVEL 2 - BLDG B  
1/16" = 1'-0"











KEYNOTE LEGEND	
C-1	BOARD FORMED CONCRETE
GL-1	CLEAR VISION GLASS
GL-2	SHADOW BOX GLASS
MTL-3	CHAMPAGNE ANODIZED ALUMINUM
WD-1	WOOD SIDING

1 ELEVATION - BUILDING B - EAST  
1/16" = 1'-0"



2 ELEVATION - BUILDING B - WEST  
1/16" = 1'-0"



3 ELEVATION - BUILDING B - SOUTH  
1/16" = 1'-0"



4 ELEVATION - BUILDING B - SOUTHEAST  
1/16" = 1'-0"

KEYNOTE LEGEND	
C-3	TEXTURED FIBER CEMENT PANEL
GL-1	CLEAR VISION GLASS
GL-2	SHADOW BOX GLASS
MTL-1	CLEAR ANODIZED ALUMINUM
MTL-3	CHAMPAGNE ANODIZED ALUMINUM



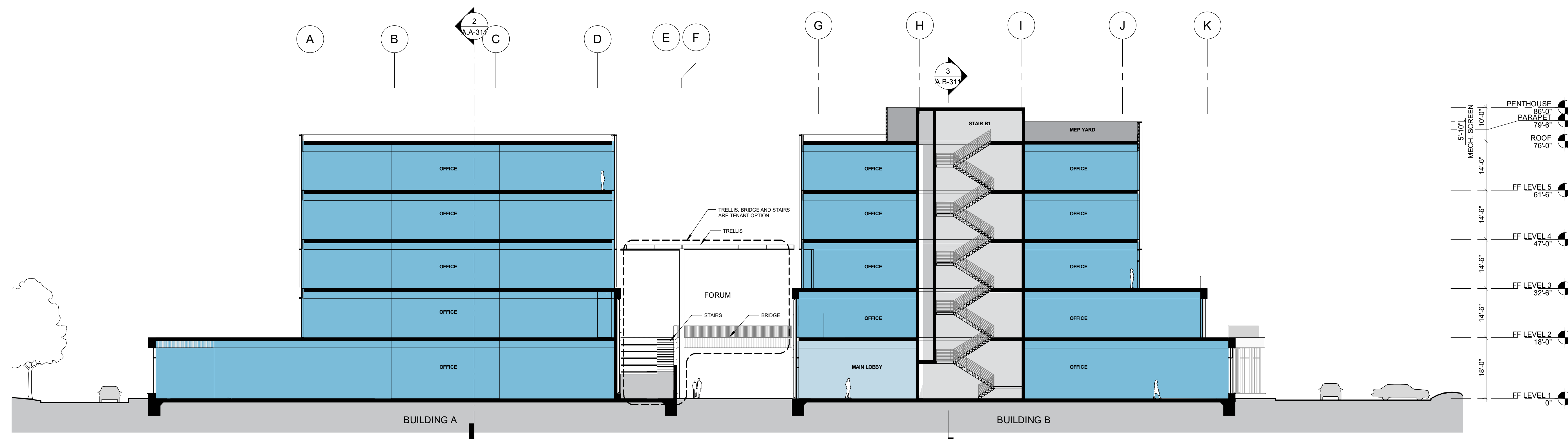
1 ELEVATION - BUILDING B - NORTH (EAST WING)  
1/16" = 1'-0"



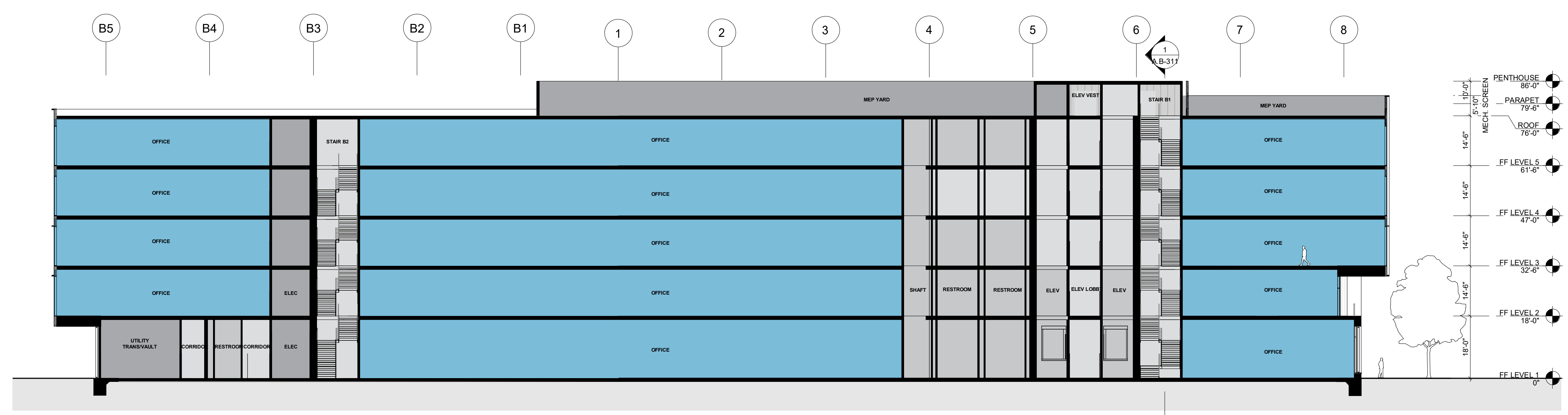
2 ELEVATION - BUILDING B - NORTH (WEST WING)  
1/16" = 1'-0"



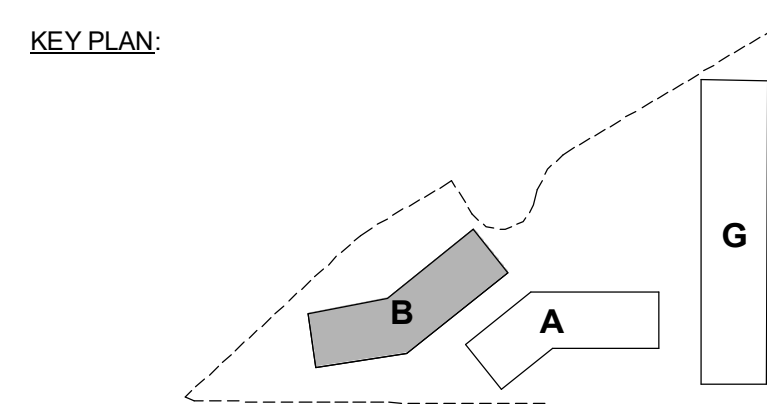
3 ELEVATION - BUILDING B - NORTH  
1/16" = 1'-0"



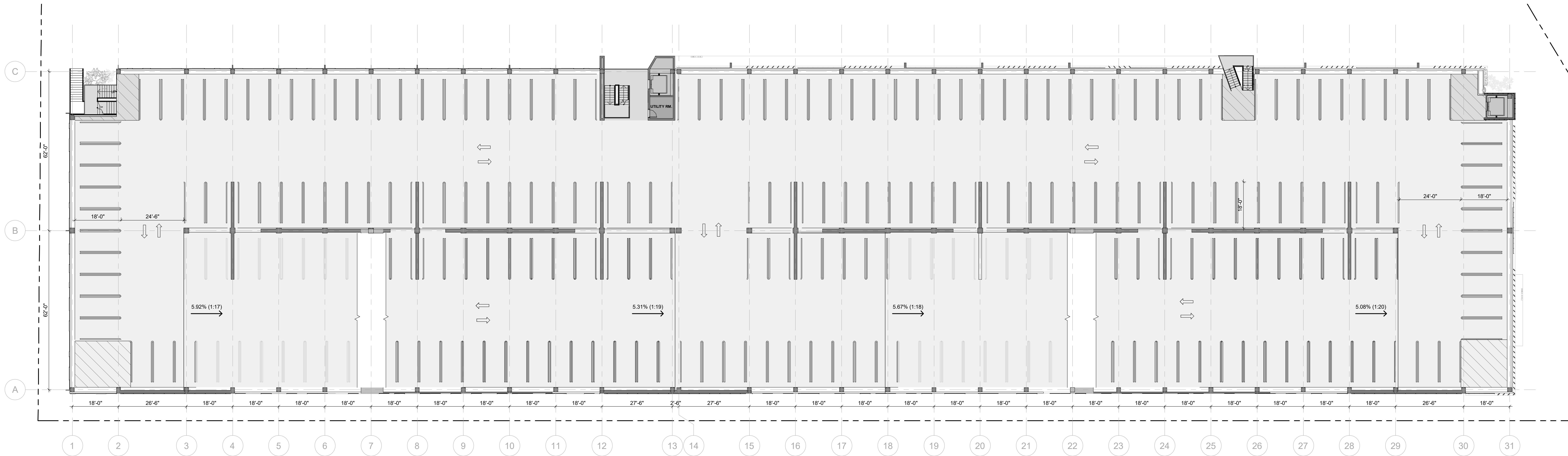
**1 SECTION - BUILDING B-1**  
1/16" = 1'-0"



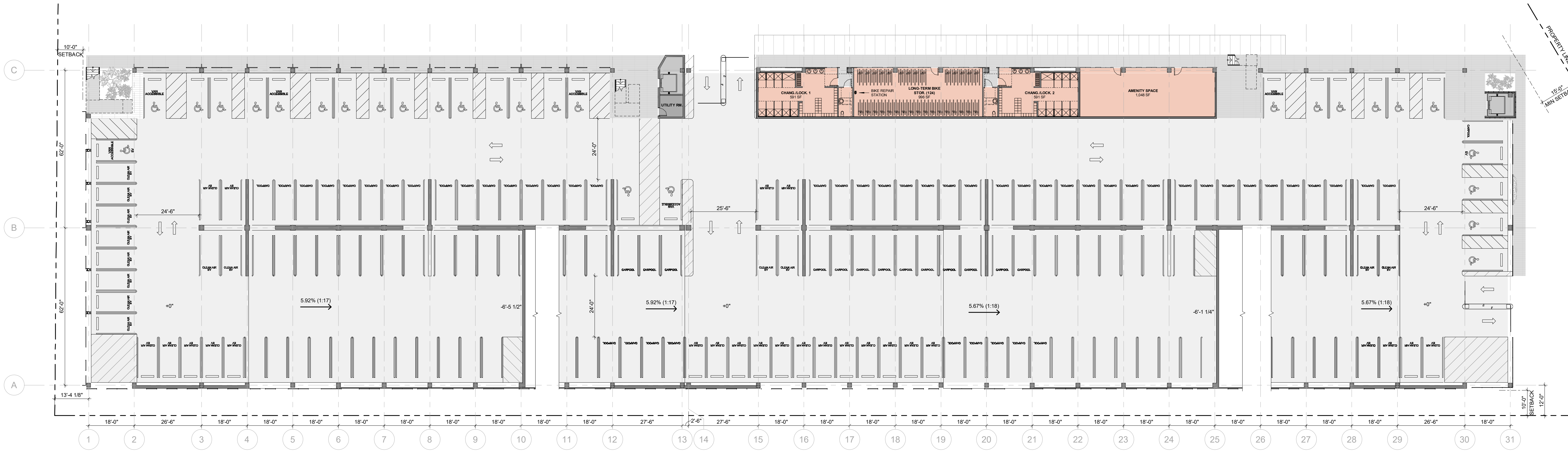
**3 SECTION - BUILDING B-2**  
1/16" = 1'-0"







**2 FLOOR PLAN - TYP. FLOOR**  
1/16" = 1'-0"



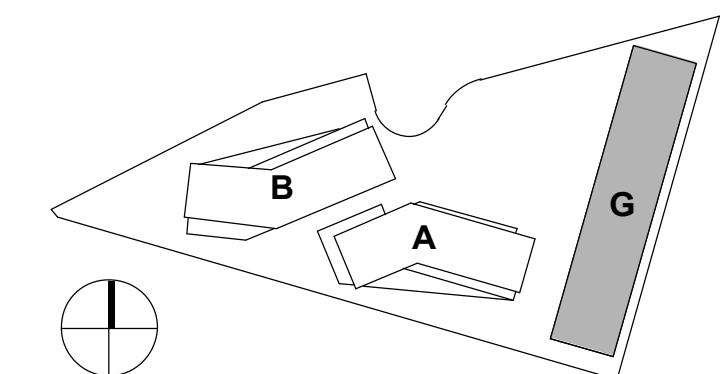
**1 FLOOR PLAN - LEVEL P1**  
1/16" = 1'-0"

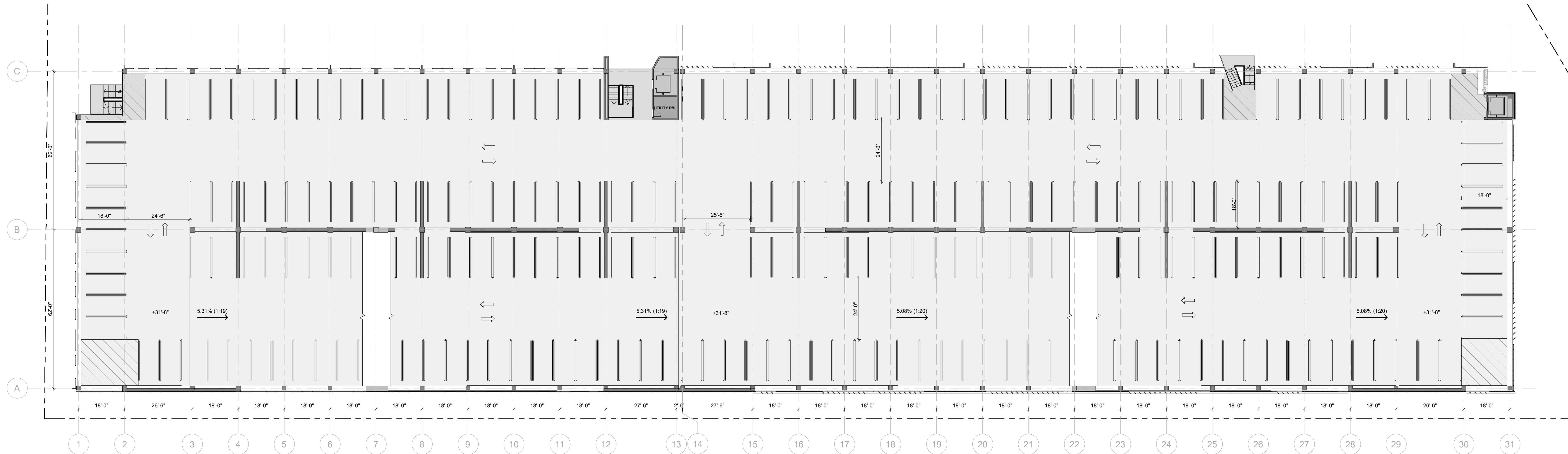
**PARKING STALLS NOTES:**  
 • ALL STANDARD SPACES TO BE 8'-6" x 18'-0"  
 • DOUBLE LINES, 12" APART MEASURED FROM CENTER AND 4" WIDE TO MARK THE SIDES OF EACH SPACE  
 • LINES ARE 16' LONG WITH ROUNDED RADIUS ENDS

PARKING COUNT	
• LEVEL P1	247 STALLS
• LEVEL P2	234 STALLS
• LEVEL P3	234 STALLS
• LEVEL P4	232 STALLS
• LEVEL P5	239 STALLS
• LEVEL P6	75 STALLS
• PARKING GARAGE TOTAL:	1,261 STALLS
• SURFACE (VISITOR PARKING)	30 STALLS
• <b>PROJECT TOTAL:</b>	<b>1,291 STALLS</b>

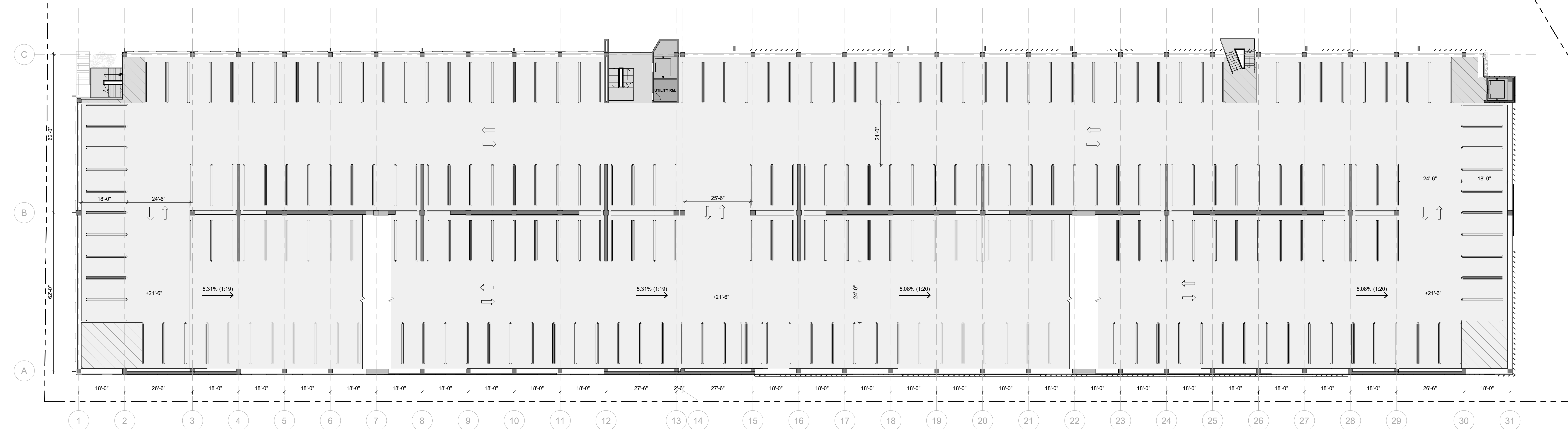
PARKING CALCULATIONS	
• OFFICE GROSS SQUARE FOOTAGE:	391,131 GSF
• OFFICE LEASABLE AREA @ 90% EFFICIENCY:	352,017 LSF
• OCCUPANTS / FTE:	3,520 FTE
• <b>PARKING STALLS PROVIDED:</b>	<b>1,291 STALLS (3.3 /1,000 SF)</b>
• PARKING REQUIREMENTS (MIN: 3.3/1,000 SF - MAX: 4/1,000 SF)	
• ADA PARKING STALLS REQ'D @ 2% OF TOTAL:	26 STALLS
• OF WHICH, VAN ACCESSIBLE REQ'D @ 1% OF ADA TOTAL:	5 STALLS
• LOW-EMITTING, FUEL-EFFICIENT, EV @ 3% PER CALGREEN 5.106.5.2:	39 STALLS
• CARPOOL /VANPOOL @ 5% PER CALGREEN 5.106.5.2:	65 STALLS
• EV ADA PER CBC 11B-228.3.2.1:	1 STALL
• EV ADA VAN PER CBC 11B-228.3.2.1:	1 STALL

BIKE PARKING CALCULATIONS	
• LONG-TERM BICYCLE PARKING REQUIRED @ 5% OF TENANT PARKING SPACES PER CALGREEN 5.106.4.1:	63 SPACES
• LONG-TERM BICYCLE PARKING PROVIDED (CLASS I SECURE):	124 SPACES
• SHORT-TERM BICYCLE PARKING REQUIRED @ 5% OF 30 VISITOR PARKING SPACES PER CALGREEN 5.106.4.1:	2 SPACES
• SHORT-TERM BICYCLE PARKING PROVIDED ON SITE (CLASS II):	20 SPACES
<b>VOLUNTARY CALGREEN MEASURES</b>	
• SHOWER/ CHANGING STALLS REQUIRED FOR EACH 200 FTE, PER A5.106.4.3:	18 STALLS
• SHOWER/ CHANGING STALLS PROVIDED:	18 STALLS
• 2-TIER LOCKERS REQUIRED FOR EACH 50 FTE, PER A5.106.4.3:	70 LOCKERS
• 2-TIER LOCKERS PROVIDED:	74 LOCKERS

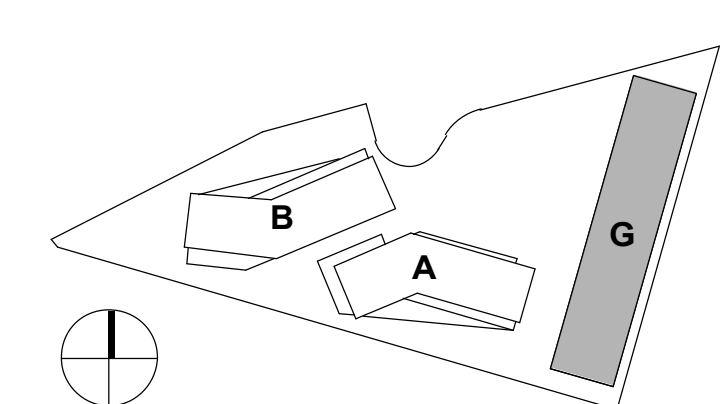




2 FLOOR PLAN - LEVEL P4  
1/16" = 1'-0"

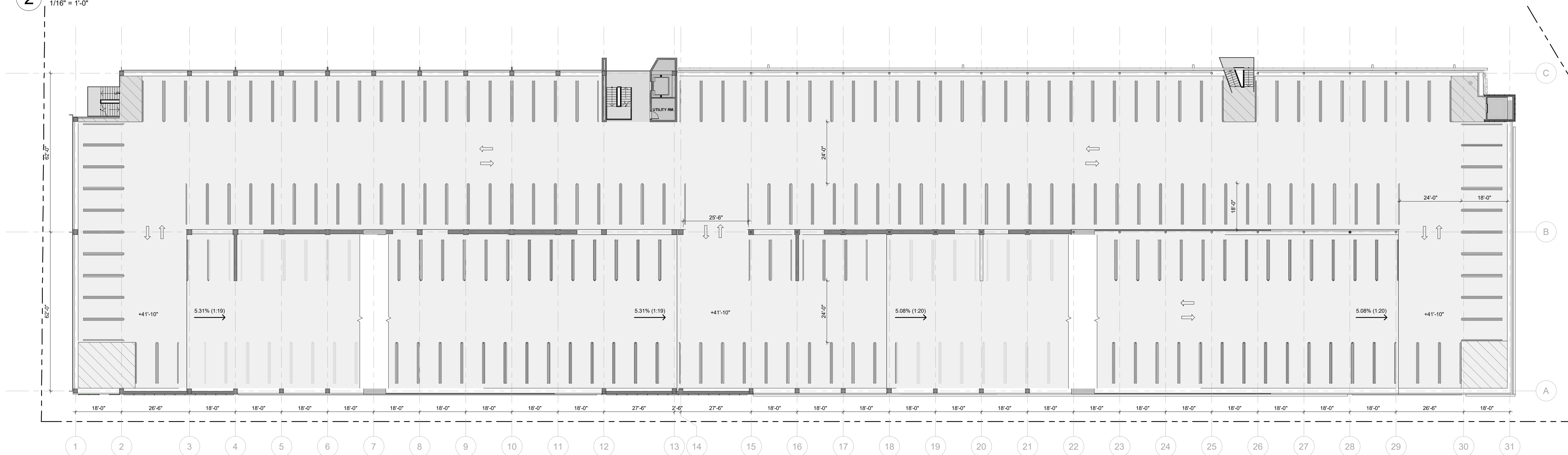


1 FLOOR PLAN - LEVEL P3  
1/16" = 1'-0"

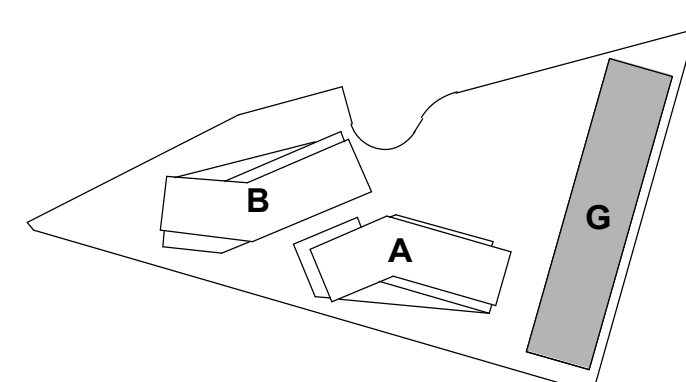


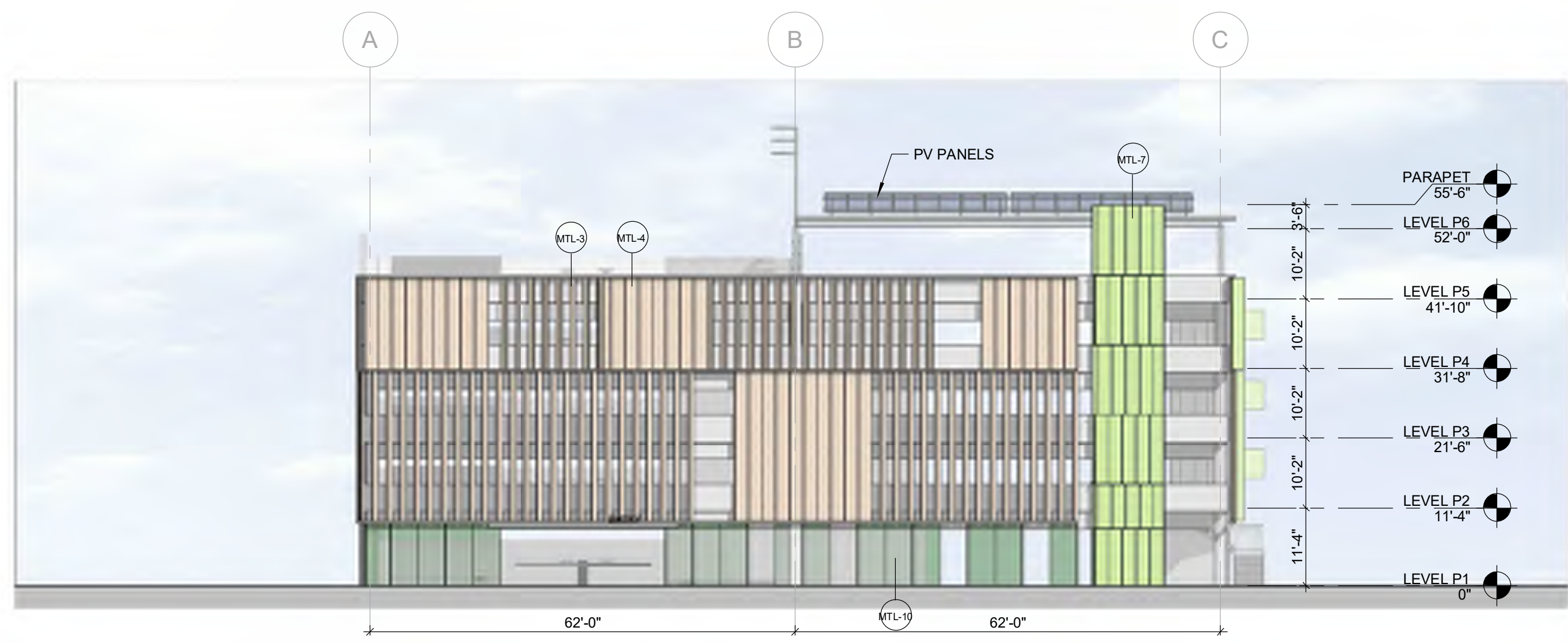


**2** FLOOR PLAN - LEVEL P6  
1/16" = 1'-0"



**1** FLOOR PLAN - LEVEL P5  
1/16" = 1'-0"





**4 GARAGE - NORTH ELEVATION**  
1/16" = 1'-0"



**3 GARAGE - SOUTH ELEVATION**  
1/16" = 1'-0"



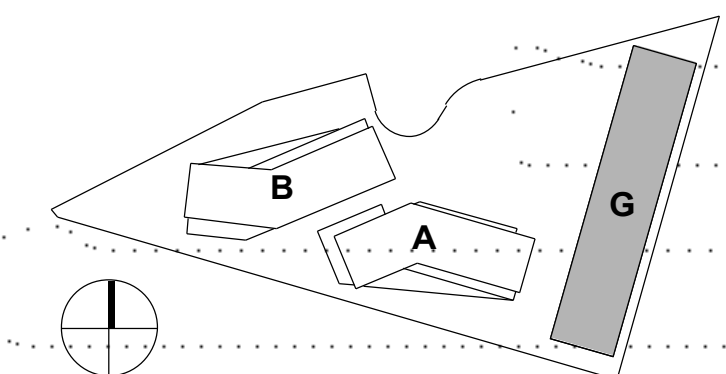
**2 GARAGE - WEST ELEVATION**  
1/16" = 1'-0"

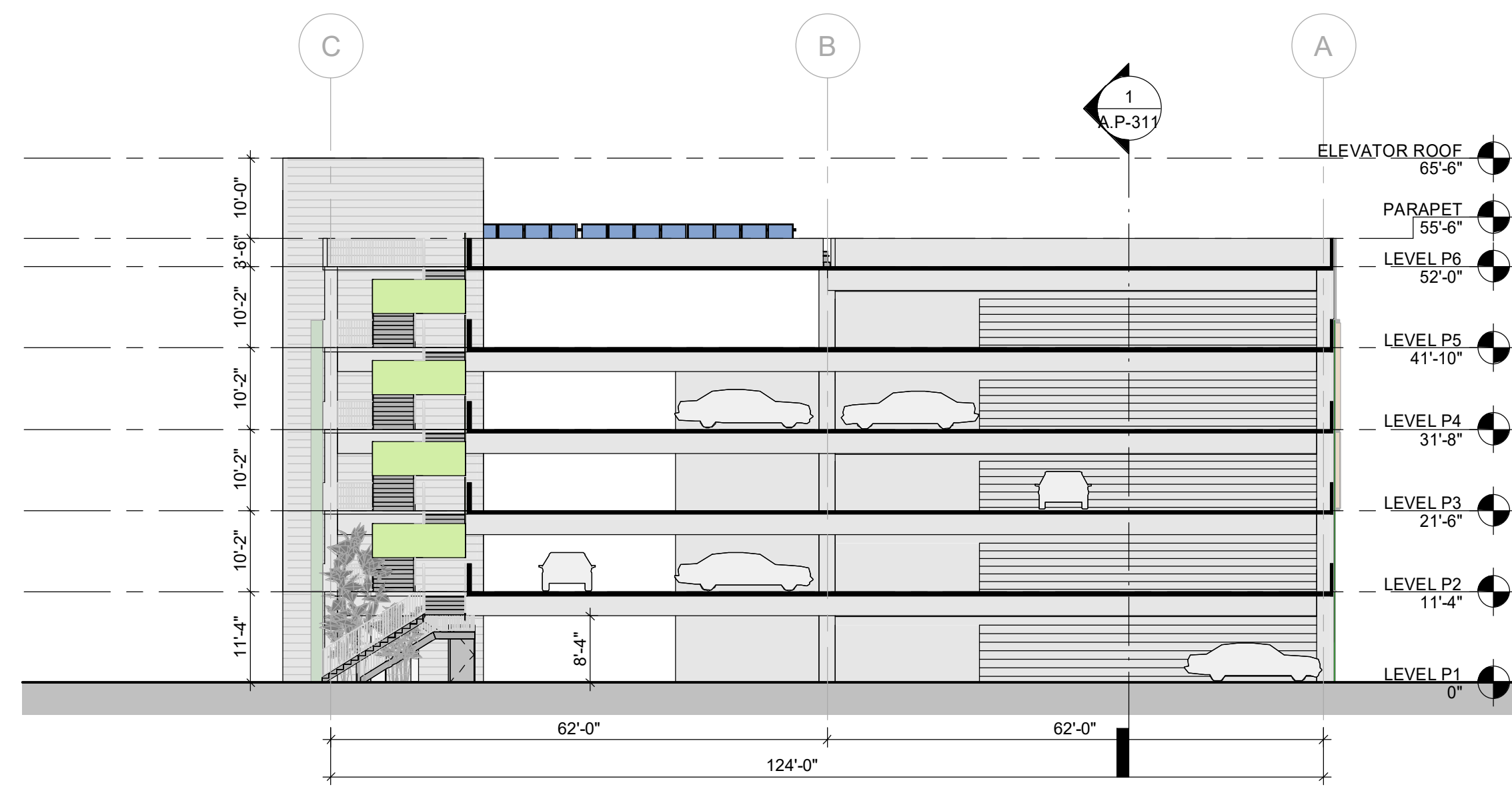


**1 GARAGE - EAST ELEVATION**  
1/16" = 1'-0"

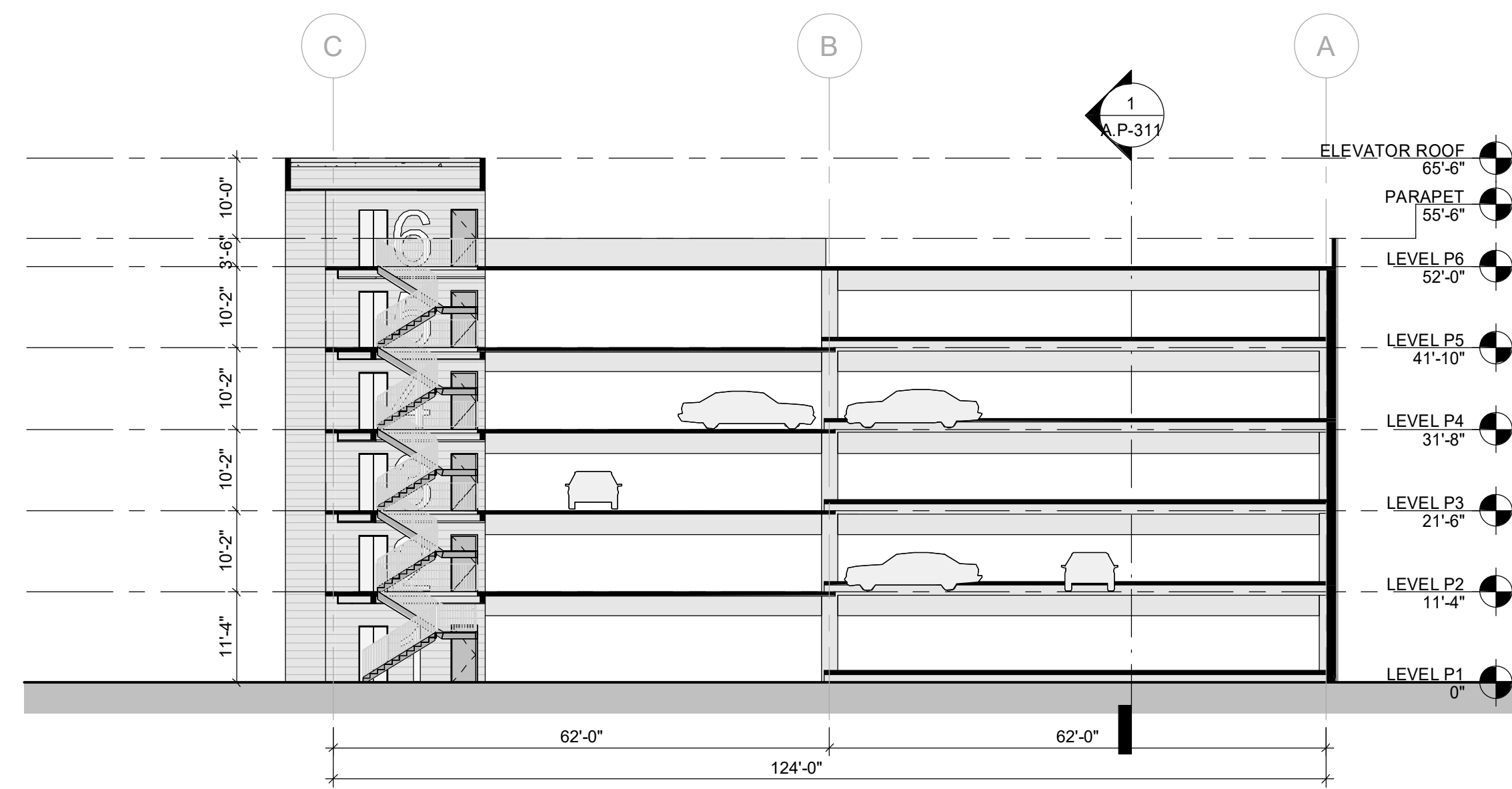


#	KEYNOTE LEGEND
C-1	BOARD FORMED CONCRETE
C-2	CAST-IN-PLACE CONCRETE
GL-1	CLEAR VISION GLASS
GL-3	OBSCURE GLASS
LAM-1	HIGH PRESSURE LAMINATE PANEL, COLOR/PATTERN #1
LAM-2	HIGH PRESSURE LAMINATE PANEL, COLOR/PATTERN #2
MTL-3	CHAMPAGNE ANODIZED ALUMINUM
MTL-4	CHAMPAGNE ANODIZED ALUMINUM PERFORATED
MTL-7	ACCENT COLOR ALUMINUM
MTL-10	GREENSCREEN GRILLE SYSTEM

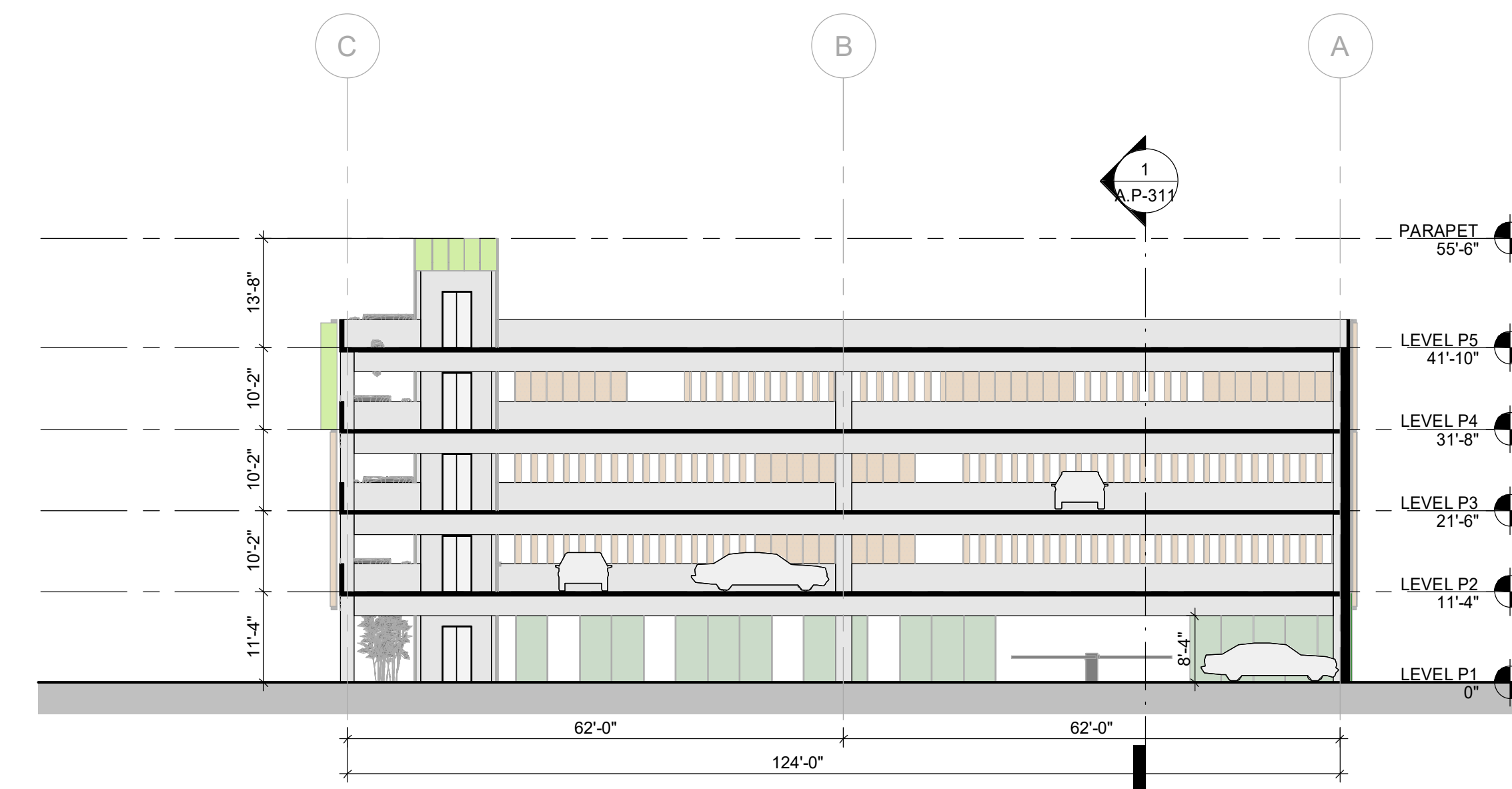




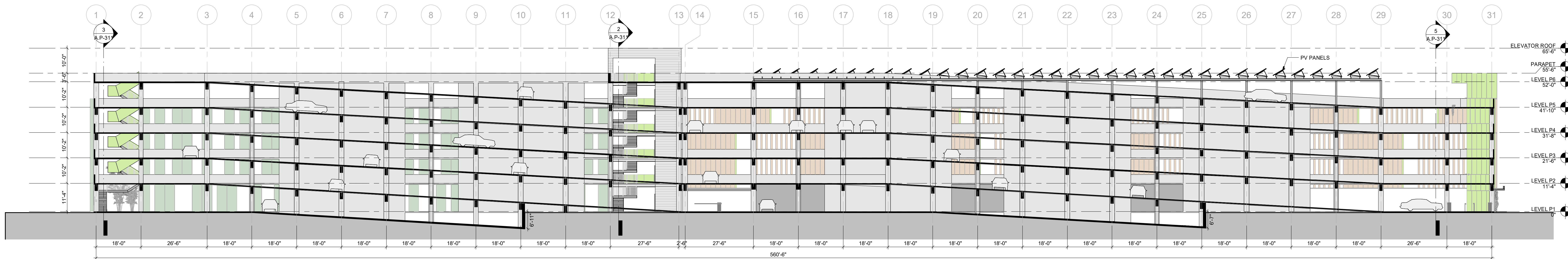
3 GARAGE - SECTION A1  
1/16" = 1'-0"



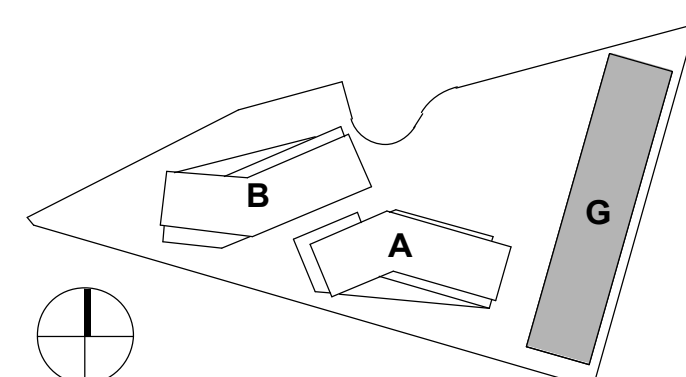
2 GARAGE - SECTION A2  
1/16" = 1'-0"

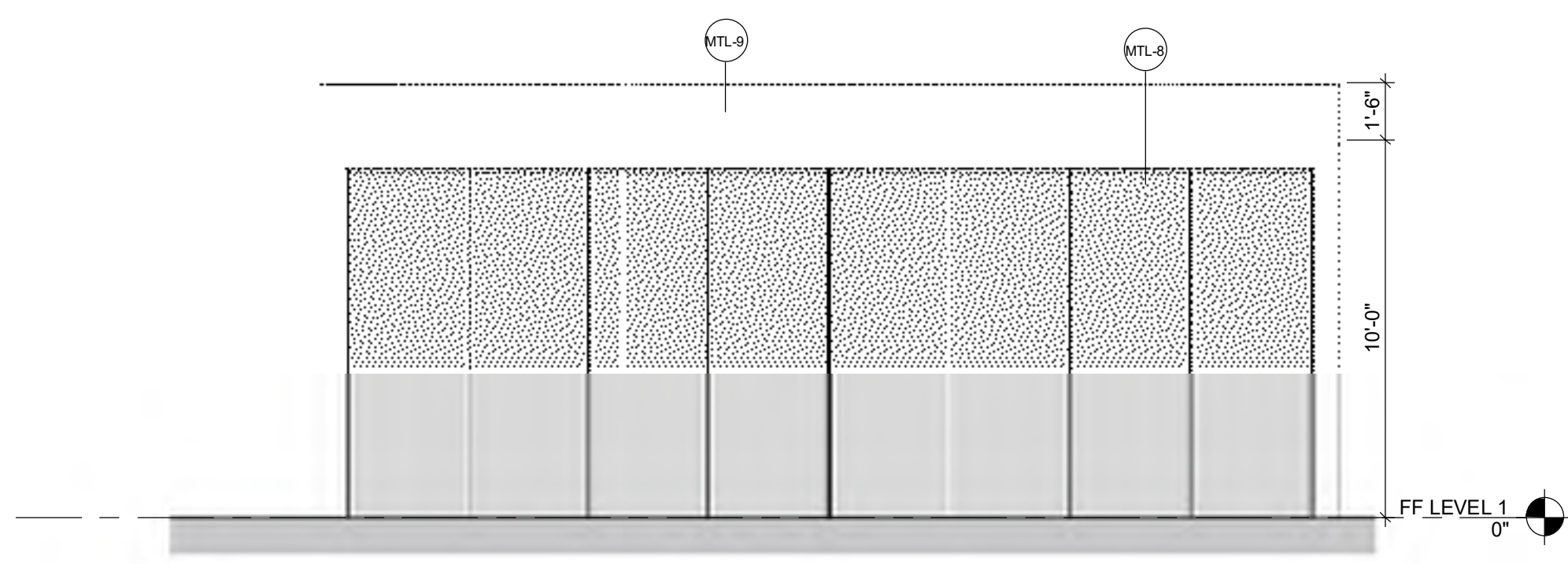


5 GARAGE - SECTION A3  
1/16" = 1'-0"

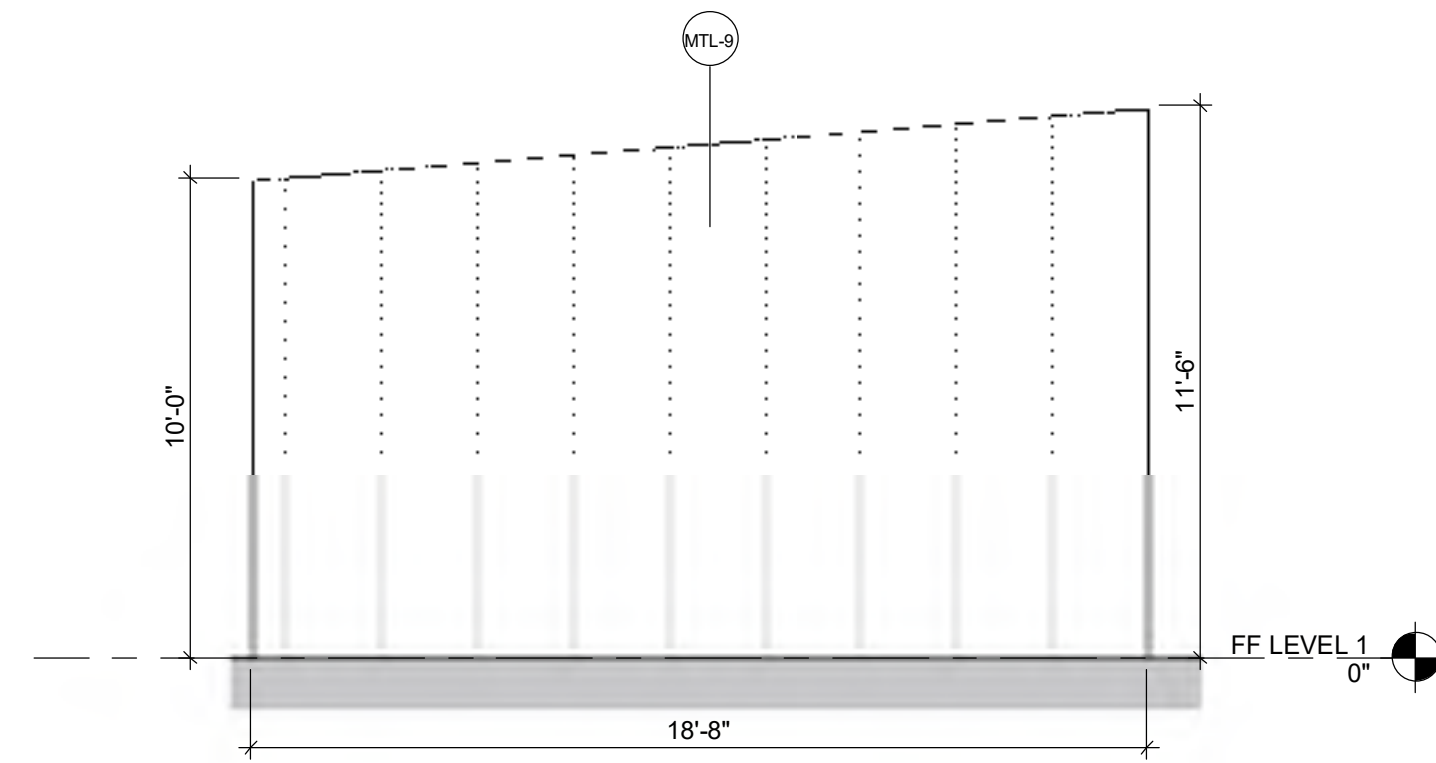


1 GARAGE - SECTION B1  
1/16" = 1'-0"

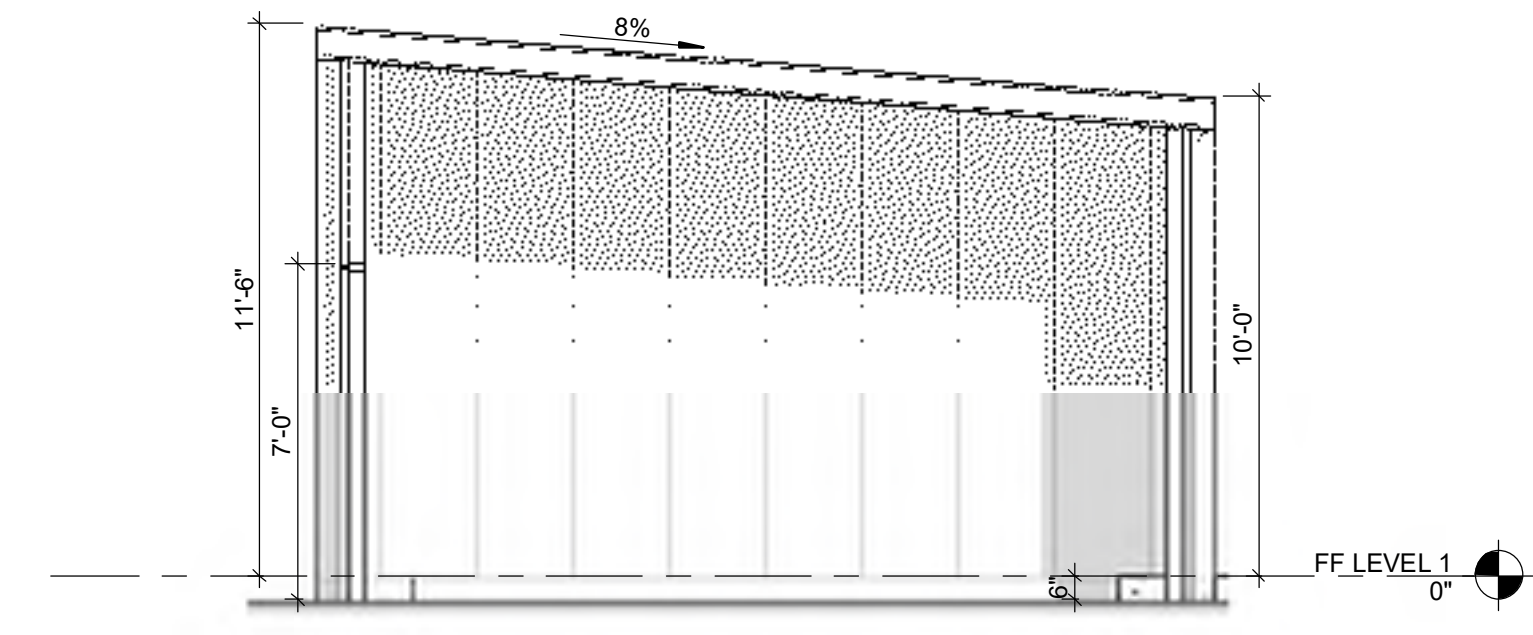




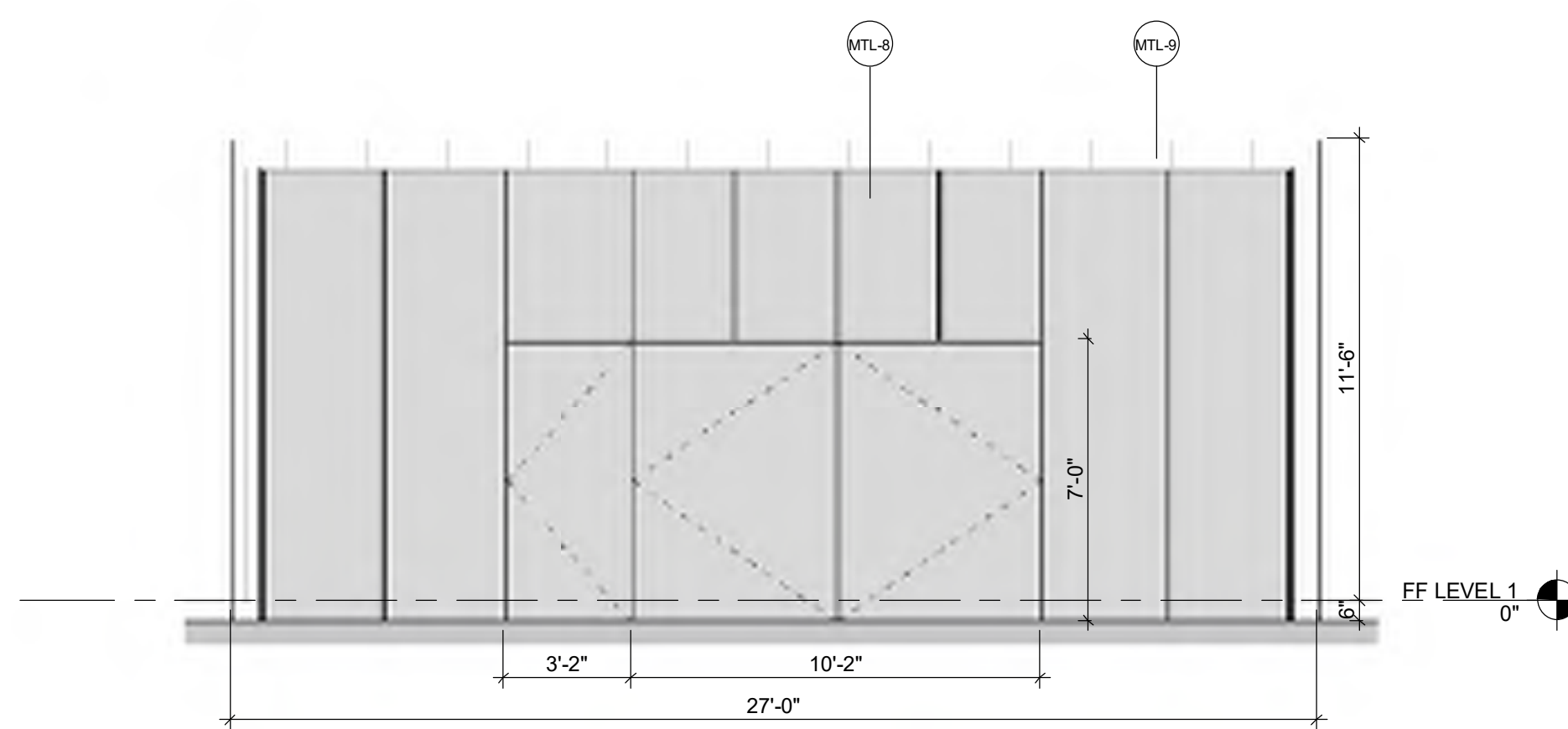
5 TRASH ENCLOSURE - SOUTH ELEVATION  
1/4" = 1'-0"



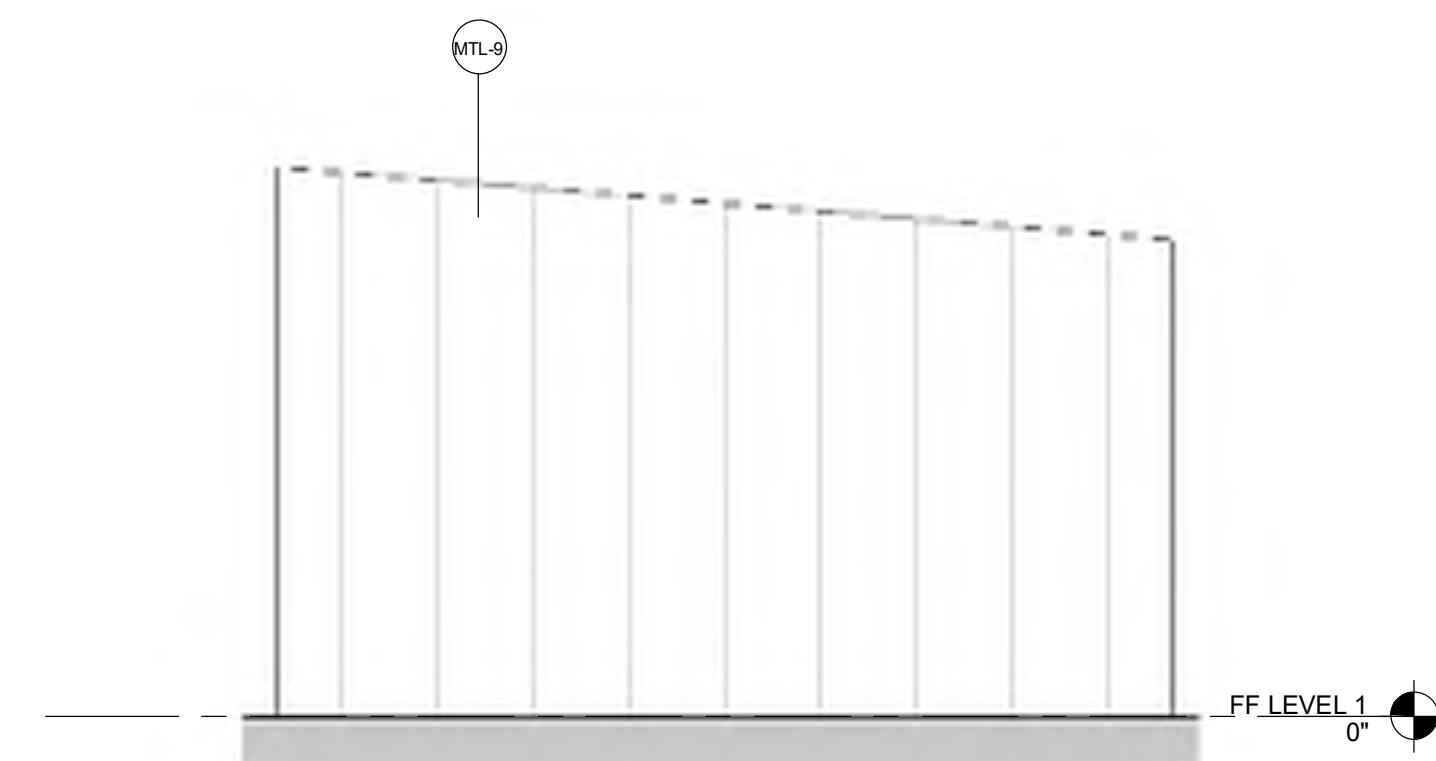
6 TRASH ENCLOSURE - EAST ELEVATION  
1/4" = 1'-0"



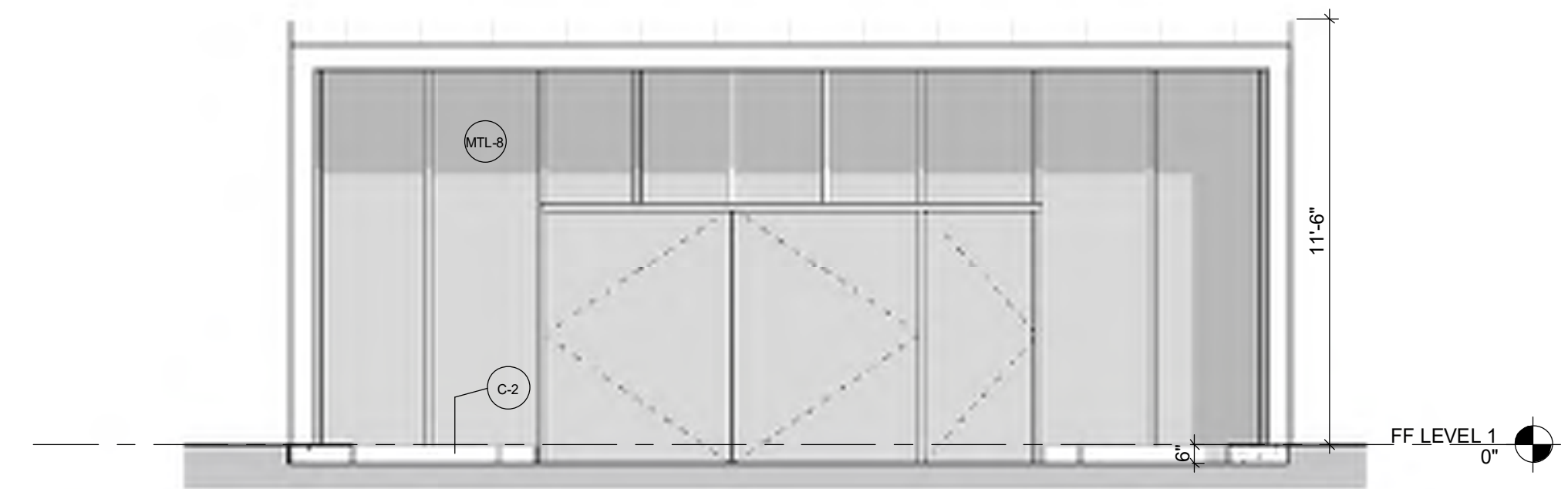
3 TRASH ENCLOSURE - SECTION B  
1/4" = 1'-0"



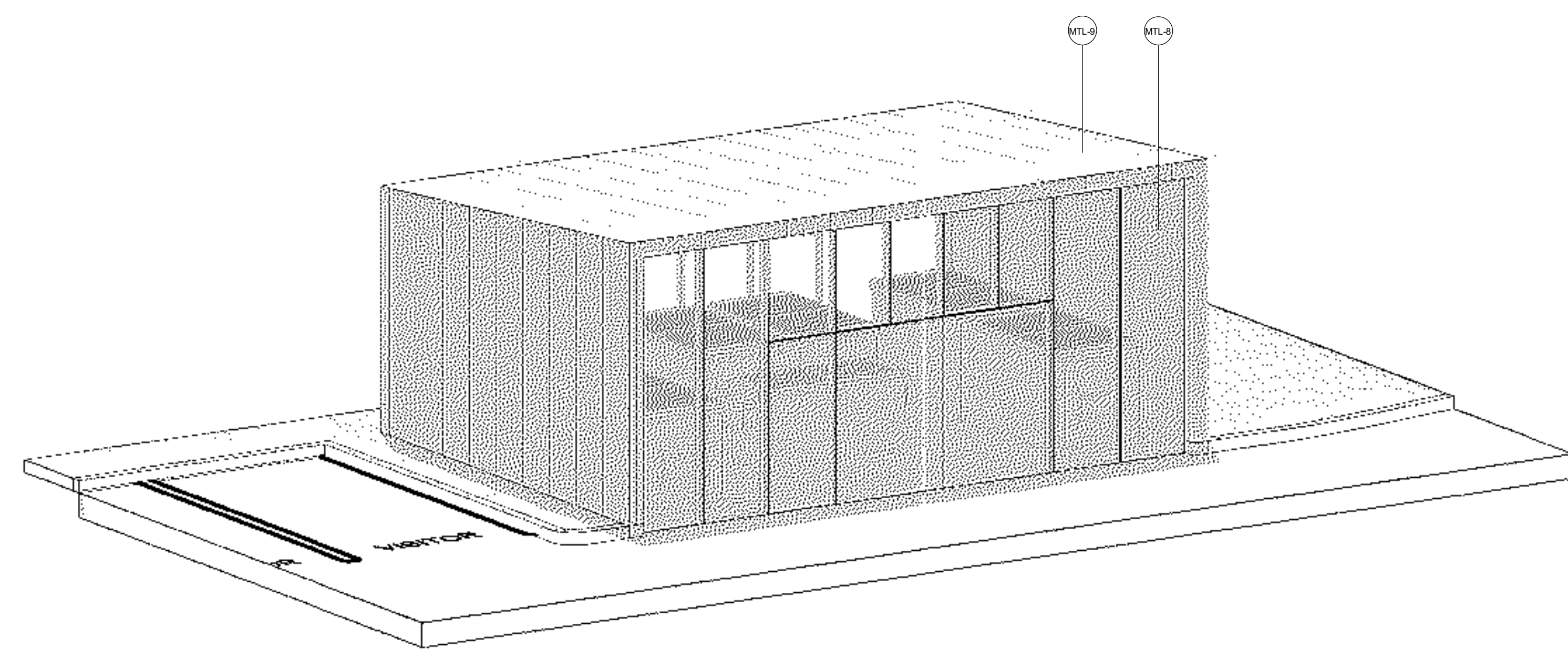
4 TRASH ENCLOSURE - NORTH ELEVATION  
1/4" = 1'-0"



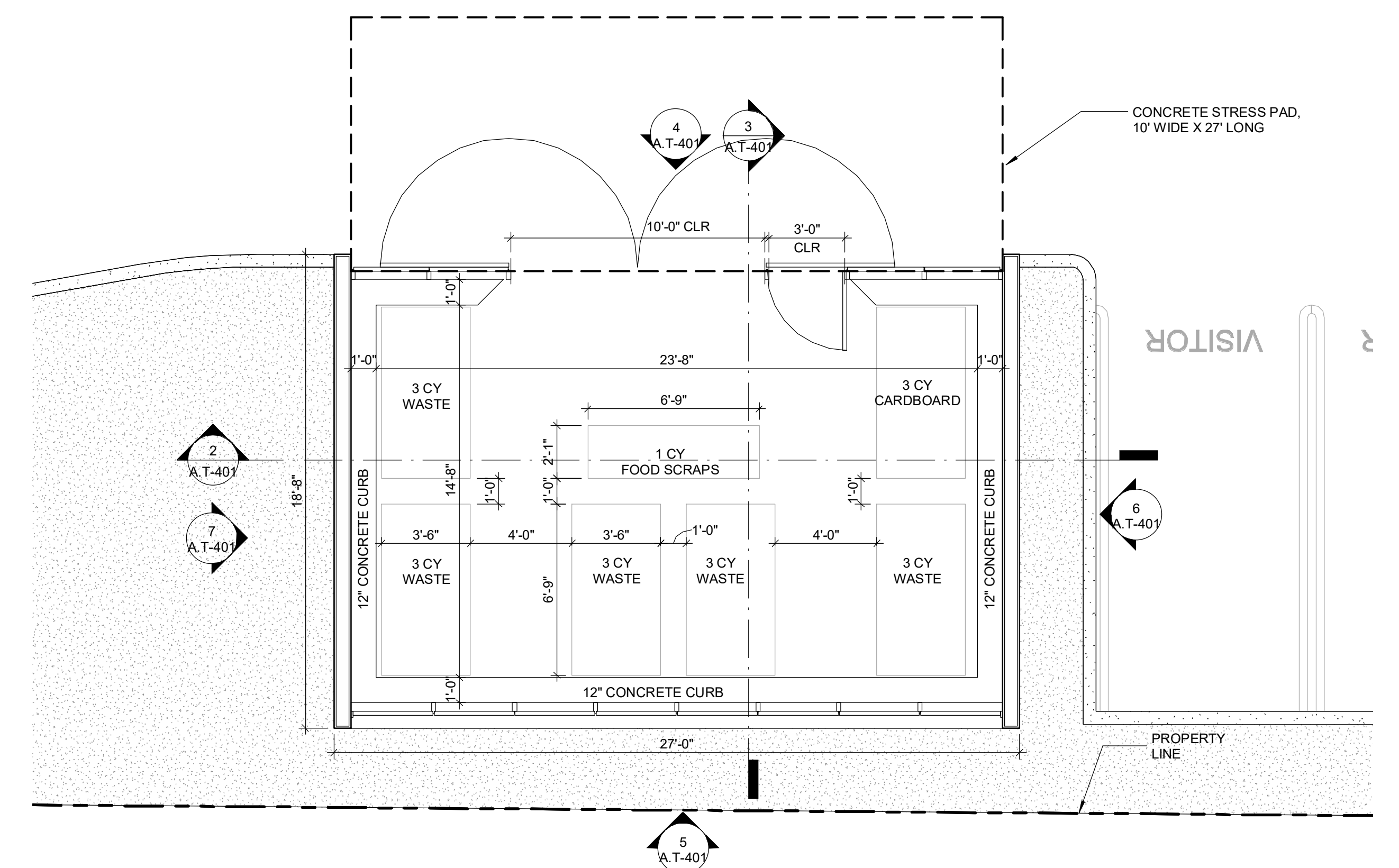
7 TRASH ENCLOSURE - WEST ELEVATION  
1/4" = 1'-0"



2 TRASH ENCLOSURE - SECTION A  
1/4" = 1'-0"

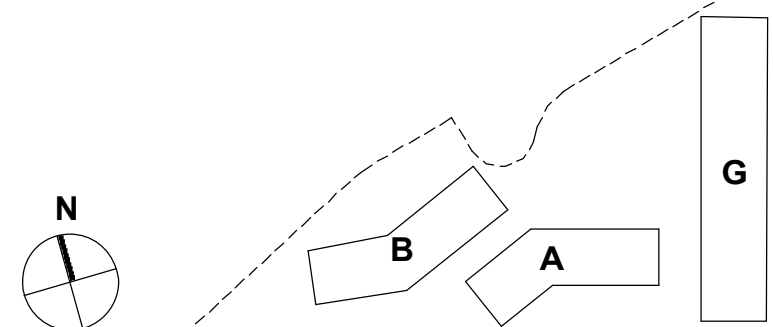


8 TRASH ENCLOSURE - AXONOMETRIC VIEW



1 TRASH ENCLOSURE - FLOOR PLAN  
1/4" = 1'-0"

KEY PLAN:



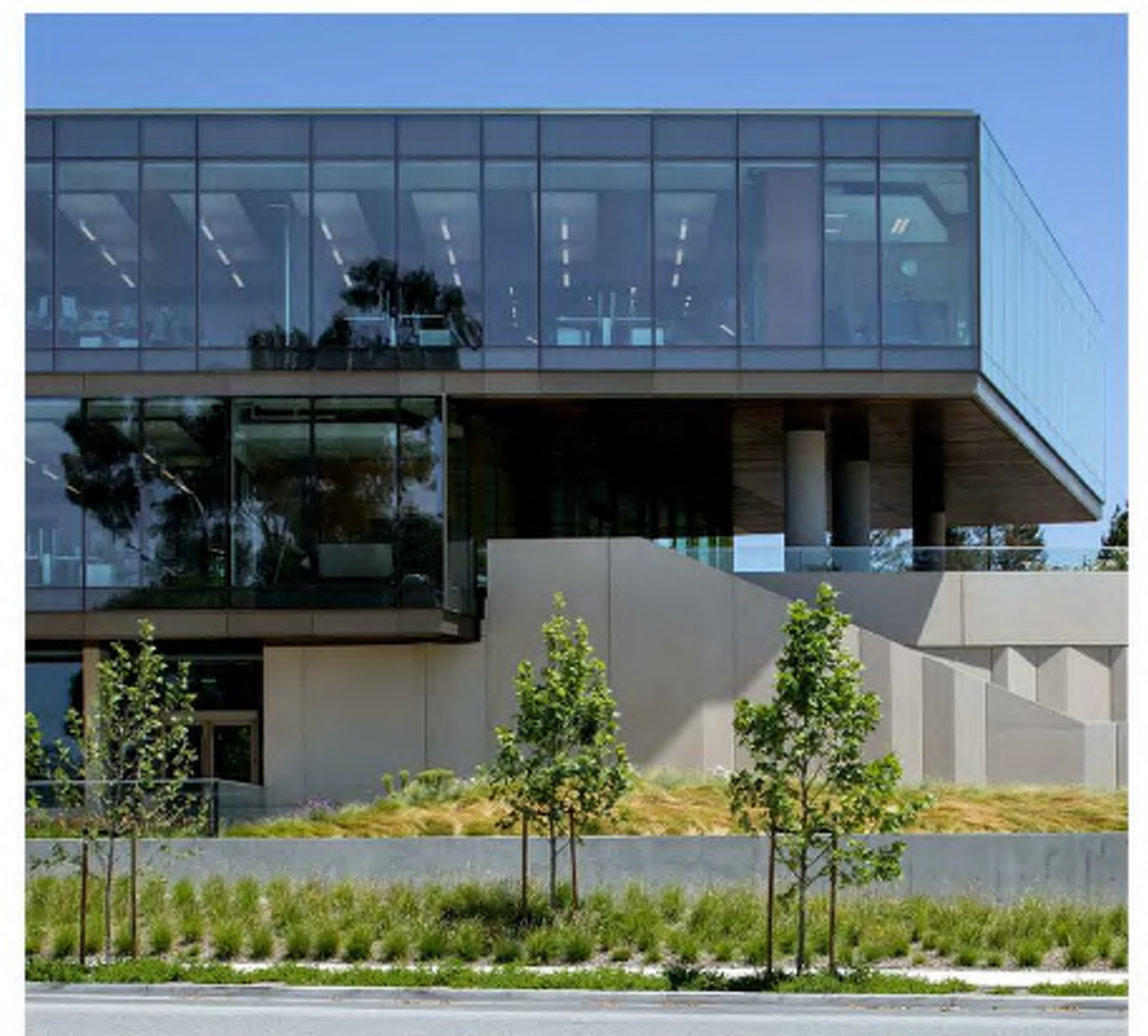
#	KEYNOTE LEGEND
C-2	CAST-IN-PLACE CONCRETE
MTL-8	DARK GREY PAINTED ALUMINUM PERFORATED
MTL-9	LIGHT GREY PAINTED STANDING SEAM METAL PANEL



TRELLIS BETWEEN BUILDINGS



IN-BETWEEN SPACES



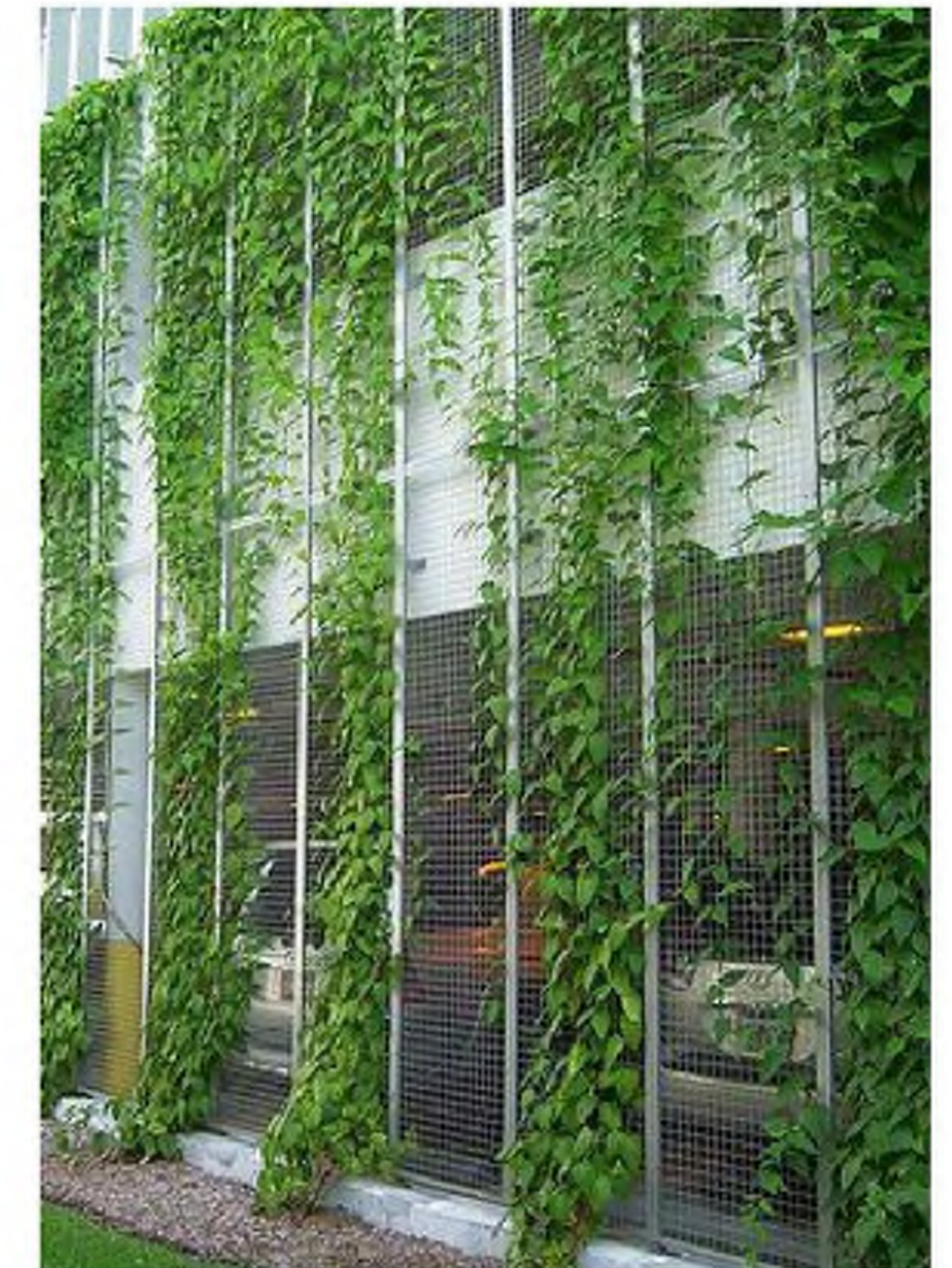
OFFICE SKIN



OFFICE SKIN



GARAGE SKIN



GARAGE SKIN



TEXTURED FIBER CEMENT PANEL  
OFFICE BUILDINGS (C-3)



INSULATED GLAZING  
OFFICE BUILDINGS (GL-1 & GL-2)



ANODIZED CLEAR ALUMINUM  
OFFICE BUILDINGS (MTL-1)



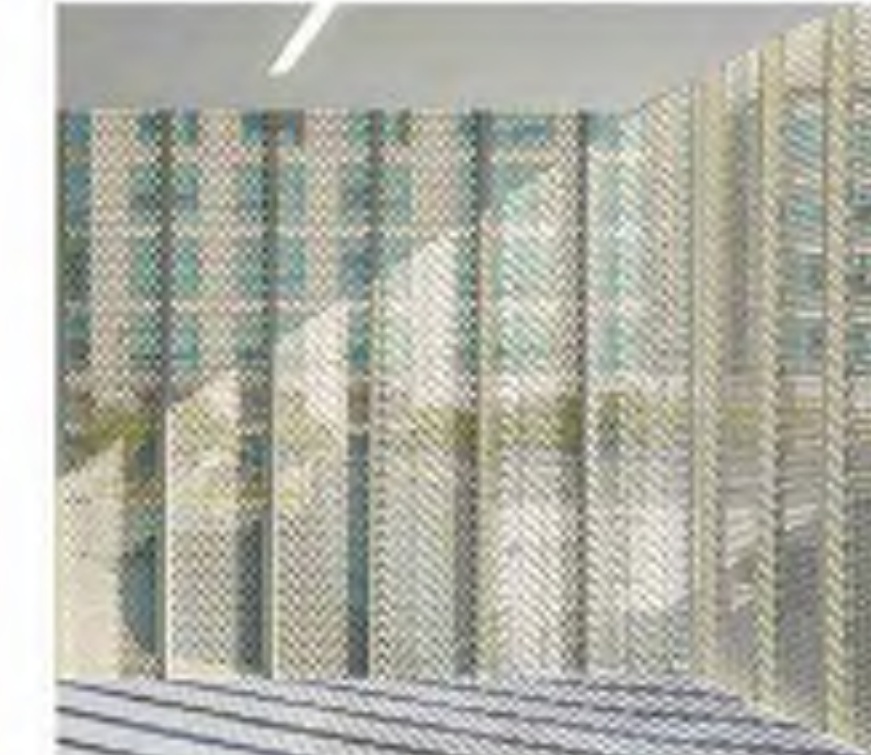
METAL, PAINTED WHITE  
OFFICE BUILDINGS (MTL-5)



ANODIZED CHAMPAGNE ALUMINUM  
OFFICE BUILDINGS PODIUM (MTL-3)



ANODIZED CHAMPAGNE ALUMINUM.  
GARAGE (MTL-3)



CHAMPAGNE PERFORATED METAL SCREEN  
PARKING GARAGE (MTL-4)



GRAY STANDING SEAM METAL PANEL.  
TRASH ENCLOSURE (MTL-9)



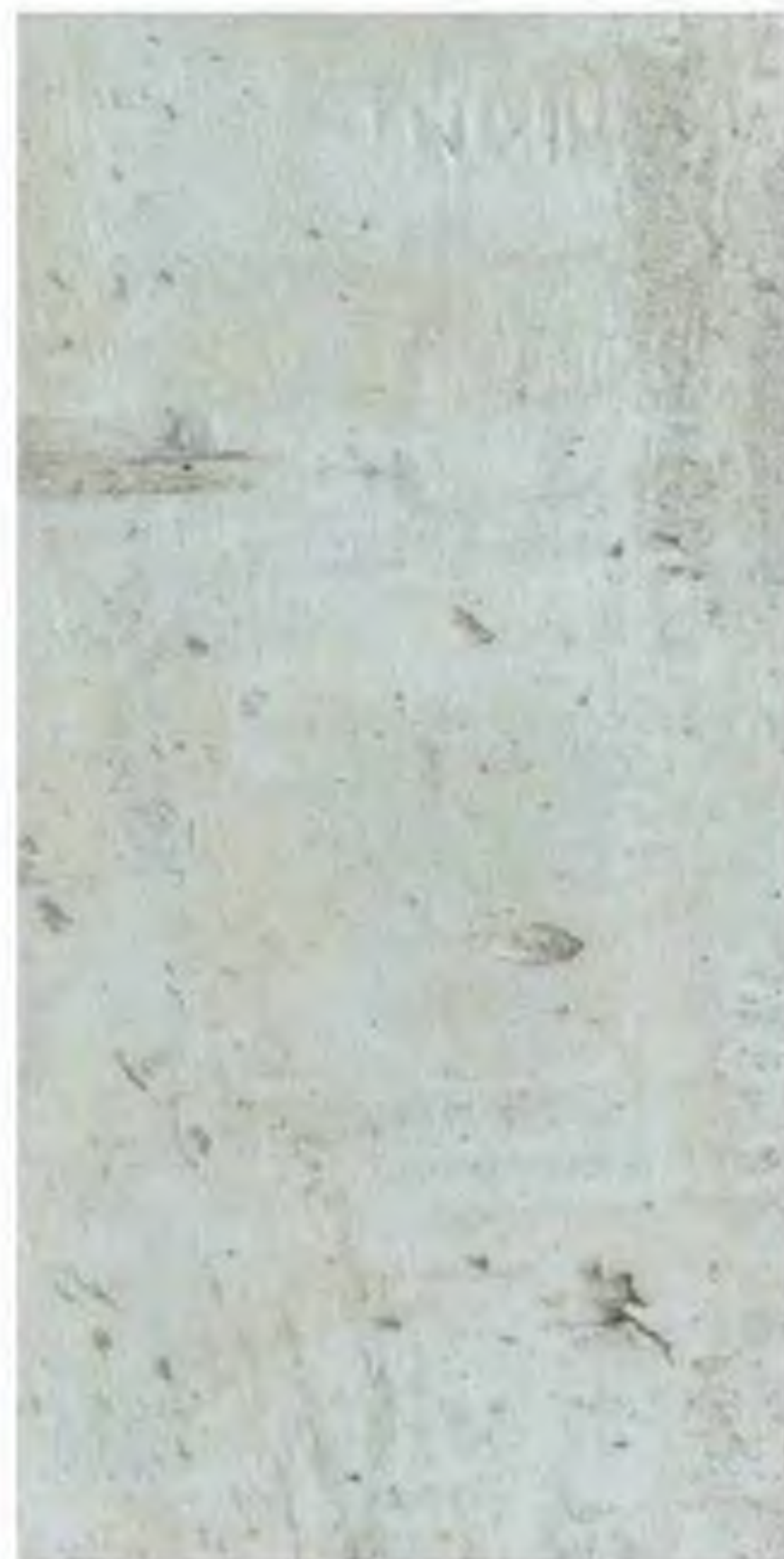
DARK GREY PERFORATED METAL SCREEN  
TRASH ENCLOSURE (MTL-8)



EXTERIOR WOOD SIDING  
OFFICE BUILDINGS (WD-1)



BOARD FORMED CONCRETE  
PARKING GARAGE (C1)



CAST-IN-PLACE CONCRETE  
PARKING GARAGE (C-2)



PRIVACY GLAZING, FRITTED  
PARKING GARAGE (GL-3)



METAL, PAINTED GREY  
OFFICE, MECH. SCREEN (MTL-6)



METAL, PAINTED GREY  
OFFICE, MECH. SCREEN.  
ALTERNATE (MTL-6)



METAL PANEL, PAINTED GREEN  
PARKING GARAGE (MTL-7)

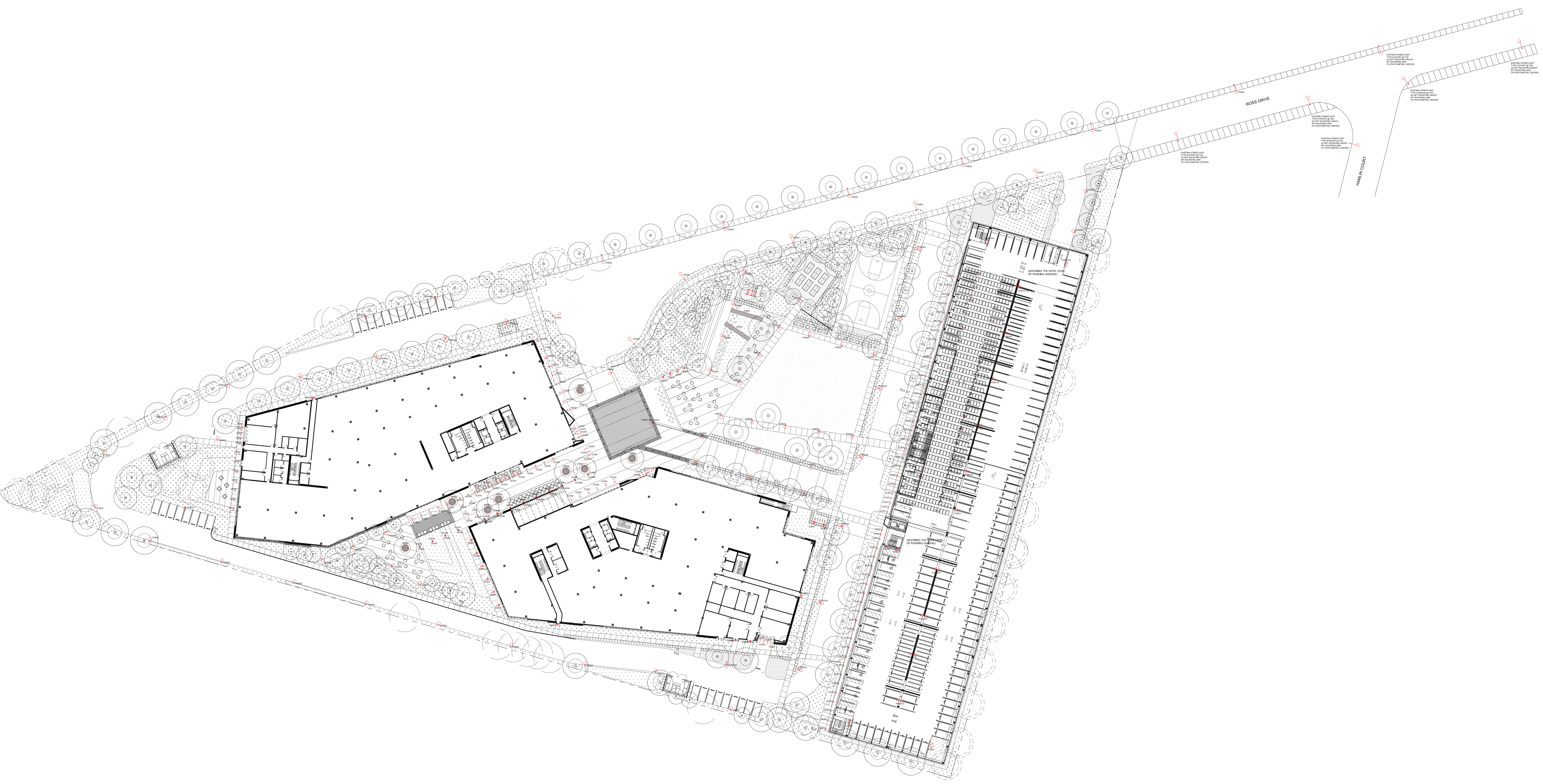


GREENSCREEN TRELLIS SYSTEM  
PARKING GARAGE (MTL-10)



HIGH PRESSURE LAMINATE PANEL WITH GRAPHIC  
PARKING GARAGE (LAM-1 /LAM-2)





**TARGET LIGHT LEVELS:**

- Ross Drive roadway and sidewalk illumination levels per Sunnyvale PRC comments dated 12/6/2018
  - Minimum Maintained Average Illuminance  $\geq 1.1$  f.c
  - Uniformity Ratio (Avg/Min)  $\leq 4.0$
  - Max/Min Ratio  $\leq 20$
- Loop Drive illumination levels per IES RP-8 (same as referenced in Sunnyvale Roadway Lighting Design Criteria document, revised 2/28/2018).
  - $> 0.5$ fc Avg
  - $< 6.0$  Avg/Min ratio
- Surface Parking (at-ground level) per Sunnyvale Citywide Design Guidelines, updated 2013
  - $> 0.5$ fc Avg
  - Light poles up to 16' height permitted
- Parking Garage (roof level)
  - 1.0fc Min for drive aisles and parking areas, though the perimeter of parking spaces (i.e. nose of vehicle) may fall to 0.5fc MIN).
    - $< 15:1$  Max/Min ratio
- Mid-block pedestrian crosswalk per Sunnyvale Roadway Lighting Design Criteria document, revised 2/28/2018:
  - $> 0.5$ fc Avg @ ground plane
  - $< 4.0$  Avg/Min ratio
  - $> 0.2$ fc Min vertical light level @ 5' above ground
- Pedestrian pathways / sidewalks at roadsides:
  - $> 0.5$ fc Avg @ ground plane
  - $> 0.2$ fc Min
- Pedestrian pathways / sidewalks distant from roadways
  - $> 0.5$ fc Avg @ ground plane
  - $> 0.2$ fc Min

Table 2: Illuminance Method - Recommended Values (for Roadway Illumination)

Road and Pedestrian Conflict Area	Road	pavement Classification (Minimum Maintained Average Values)			Uniformity Ratio $E_{avg}/E_{min}$	Veiling Luminance Ratio $L_{road}/L_{sky}$
		R1	R2 & R3	R4		
Freeway Class A	High	6.0/0.8	9.0/0.9	8.0/0.8	3.0	0.3
	Medium	4.0/0.4	6.0/0.6	5.0/0.5	3.0	0.3
	Low	10.0/1.0	14.0/1.4	13.0/1.3	3.0	0.3
Expressway	High	8.0/0.8	9.0/0.9	8.0/0.8	3.0	0.3
	Medium	8.0/0.8	12.0/1.2	10.0/1.0	3.0	0.3
	Low	6.0/0.6	9.0/0.9	8.0/0.8	3.0	0.3
Major	High	12.0/1.2	17.0/1.7	15.0/1.5	3.0	0.3
	Medium	9.0/0.9	13.0/1.3	11.0/1.1	3.0	0.3
	Low	6.0/0.6	9.0/0.9	8.0/0.8	3.0	0.3
Collector	High	8.0/0.8	12.0/1.2	10.0/1.0	4.0	0.4
	Medium	6.0/0.6	9.0/0.9	8.0/0.8	4.0	0.4
	Low	4.0/0.4	6.0/0.6	5.0/0.5	4.0	0.4
Local*	High	6.0/0.6	9.0/0.9	8.0/0.8	6.0	0.4
	Medium*	5.0/0.5	7.0/0.7	6.0/0.6	6.0	0.4
	Low	3.0/0.3	4.0/0.4	4.0/0.4	6.0	0.4

Source: IES RP-8 (Roadway Lighting Recommended Practice)  
Also referenced in Sunnyvale Roadway Lighting Design Criteria, revised 2/28/2018  
<https://sunnyvale.ca.gov/civicax/filebank/blobload.aspx?BlobID=25441>

\* Per Calculation Assumptions listed below, all roads within project boundary assumed to be "Local" road with "Medium" pedestrian conflict classification, with minimum lighting level targets per above IES RP-8 table.

**Table 6: Recommended Maintained Illuminance Levels for Pedestrian Ways**  
(Taken from Table 2 IESNA DG-6-94; Recommended Lighting for Walkways and Class 1 Bikeways)

Walkway and Bikeway Classification	Minimum Average Horizontal Illuminance Levels on Pavement* (lux/footcandles)	Average Vertical Illuminance Levels for Special Pedestrian Security** (lux/footcandles)
Commercial Areas	10/1	20/2
Intermediate Areas	5/0.5	10/1
Residential Areas	2/0.2	5/0.5

**Walkways (Roadside) and Type A Bikeways:**

Commercial Areas	10/1	20/2	Sidewalks (Roadside)
Intermediate Areas	5/0.5	10/1	
Residential Areas	2/0.2	5/0.5	

**Walkways Distant from Roadways and Type B Bikeways:**

Walkways and Bikeways	5/0.5	5/0.5	Pedestrian + Bicycle areas distant from Roadways
Pedestrian Stairways	5/0.5	10/1	
Pedestrian Tunnels	20/2	55/0.5	

\*Uniformity ratios should not be greater than 10:1 maximum to minimum  
\*\*For pedestrian identification at a distance, values are specified at 1.8 meters (6 feet) above the walkway.  
Specially designed light should be used.

Source: IES RP-33 (Lighting for Exterior Environments Recommended Practice)

Calculation Summary - SITE LIGHTING

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Surface Parking_SW	Fc	1.7	2.5	0.8	2.1	3.1
Surface Parking_SE	Fc	1.6	2.6	0.5	3.2	5.2
Surface Parking_NW	Fc	1.9	2.3	1.1	1.7	2.1
Sidewalk_Ross Drive South	Fc	1.1	3.0	0.4	2.7	7.5
Sidewalk_Ross Drive North	Fc	1.5	3.2	0.4	3.8	8.0
Sidewalk_S_Ross Dr to Hamlin Ct	Fc	0.9	2.1	0.5	1.8	4.2
Sidewalk_N_Ross Dr to Hamlin Ct	Fc	1.3	3.0	0.7	1.9	4.3
Roadway_Ross Drive to Hamlin Ct	Fc	1.7	3.1	0.8	2.1	3.9
Roadway_Ross Drive (in site boundary)	Fc	1.9	3.5	0.6	3.1	5.8
Roadway_Loop Drive	Fc	1.6	4.3	0.6	2.7	7.2
Roadway_Drop Off connector	Fc	2.1	5.0	0.8	2.6	6.3
Roadway_Drop Off Area	Fc	2.2	6.1	0.6	3.6	10.2
Intersection_Ross Drive & Hamlin Ct	Fc	1.9	3.5	0.7	2.7	5.0
Crosswalk_Loop Road N_1	Fc	1.2	1.6	0.9	1.4	1.8
Crosswalk_Loop Road E_7	Fc	1.6	2.6	1.0	1.6	2.6
Crosswalk_Loop Road E_6	Fc	1.5	1.9	0.8	1.8	2.4
Crosswalk_Loop Road E_5	Fc	1.6	2.1	1.0	1.6	2.1
Crosswalk_Loop Road E_4	Fc	1.5	2.1	1.3	1.2	1.6
Crosswalk_Loop Road E_3	Fc	1.6	2.3	1.0	1.6	2.3
Crosswalk_Loop Road E_2	Fc	1.2	1.8	0.7	1.7	2.6
Crosswalk_Loop Road E_1	Fc	1.5	1.9	1.0	1.5	1.9
Crosswalk_Loop Road @ Ross Drive	Fc	1.5	2.0	1.0	1.5	2.0
Crosswalk_Drop Off Entrance	Fc	2.2	3.6	1.0	2.2	3.6

Calculation Summary - PARKING GARAGE ROOF

Label	Units	Avg	Max	Min	Max/Min	Avg/Min
P3 level_roof top	Fc	2.80	6.2	0.7	8.86	4.00
P3 level_PV array	Fc	3.60	8.0	0.8	10.00	4.50
P4 level	Fc	2.05	4.8	0.5	9.60	4.10
P4 ramp	Fc	1.80	4.0	0.5	8.00	3.60

- CALCULATION ASSUMPTIONS:**
- All calculation points represent horizontal light level at ground plane in footcandles (fc).
  - Light loss factor (LLF) for the calculations are as follows:
    - LLF = 0.95 for Ross Drive per Sunnyvale PRC comments dated 12/6/2018.
    - LLF = 0.90 for all light fixtures within project boundary.
  - All roads within project boundary = R1 (concrete) road surface classification, Local Road classification per IES-8 (Roadway Lighting Recommended Practice), Commercial / Industrial Corridor per Sunnyvale Roadway Lighting Design Criteria (local road used primarily for direct access to commercial / industrial property).
  - Medium Pedestrian Conflict Area classification per IES RP-8.
  - Parking garage = R1 road surface classification
  - Refer to sheet LT-103 for light fixture descriptions and mounting heights.

**PEDESTRIAN CLASSIFICATIONS PER IES RP-8:**

- HIGH** = over 100 pedestrians/hour
- MEDIUM** = 1 to 100 pedestrians / hour
- LOW** = 10 or fewer pedestrians / hour

**LEGEND:**

Typical Ross Drive cobrahead fixture; "web" graphic indicates aiming orientation.

Typical Loop Drive roadway fixture; "web" graphic indicates aiming orientation.

Light levels measured on the ground plane in footcandles (fc). Typical grid spacing is 5' on center for roadway calculation points, 3' on center for pedestrian pathway/sidewalk calculation points.

