



333-385 MOFFETT PARK DRIVE

SMP REV. 03 / MSDP REV. 01 SUBMITTAL - PLNG # 2025-0137

JULY 29TH 2025

HGA

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ONE SANSOME STREET, SUITE 1550
SAN FRANCISCO, CA 94104

ARCHITECT

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SAN FRANCISCO, CA 94108
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2025.07.29 SMP SUBMITTAL REV-03

2025.07.29 MSDP SUBMITTAL REV-02

2025.04.30 SMP SUBMITTAL REV-02

2025.04.30 MSDP SUBMITTAL REV-01

2025.01.20 SMP/MSDP SUBMITTAL

2023.11.03 90% SCHEMATIC DESIGN

2023.10.12 SITE MASTER PLAN SUBMITTAL

#

date

issue description

333-385 MOFFETT PARK DRIVE
SUNNYVALE, CA 94089

project number: 22-387

date: 2025.01.15

COVER

G0.00

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COMMERCIAL/INDUSTRIAL PROJECT DATA
Applicant should refer to the Sunnyvale Municipal Code (<http://qcode.us/codes/sunnyvale>) for current requirements.

	EXISTING CONDITIONS	PROPOSED PROJECT	REQUIRED/ PERMITTED
☐ General Plan			
☐ Zoning District		moftett park specific plan	
☐ Use (If vacant, how long has it been vacant?)	commercial, retail	commercial / R&D	N/A
☐ Lot Size (sq. ft.)	217,798 SF	217,798 SF	min.
☐ Gross Floor Area (sq. ft.)	89,142 SF (per ALTA)	293,996 SF	294,027 SF max.
☐ Lot Coverage (%)	29,650 +/- SF	SEE G2.03	70% max.
☐ Floor Area Ratio (FAR)	217/49 = 0.23	1.35	0.35 / 1.35 / 2.0 max.
☐ Gross Floor Area of Tenant (sq. ft.)	n/a	n/a	n/a
☐ Building Height (ft.)	34.6'	85'	145' max.
☐ No. of Stories	2 stories	6 stories	n/a max.
☐ No. of Buildings On-Site	2 buildings	1 building	n/a
☐ Distance Between Buildings (ft.)	n/a	n/a - xodium	n/a max.
☐ Front Setbacks	93'	35' (2' from P.U.) / 24'-32' (from PDRS)	10' min; 40' max min.
☐ Left Side Setbacks (facing property)	38'	43' (48' from P.U.) / 10'-14' (from PDRS)	10' min; 40' max min.
☐ Right Side Setbacks (facing property)	80'	43'-47'	10' min; 40' max min.
☐ Rear Setback	73'	58'	10' min; 40' max min.
☐ Landscaping (total sq. ft.)		49,374 SF	43,560 SF min.
☐ % Based on Lot Area		23 SF	20% min.
☐ % Based on Parking Lot			n/a min.
☐ Parking Lot Area Shading (%)		16%	50% min. in 15 yrs.
☐ Water Conserving Plants (%)		80%	70% min.
☐ Total No. of Parking Spaces	338	Public: 218 / Private: 582	Public: 294 / Private: 588 max.
☐ Standards	327	Public: 36 / Private: 120	N/A min.
☐ Accessible Spaces	11	Public: 5 / Private: 8	Public: 4 / Private: 6 min.
☐ Covered Spaces	0	Public: 208 / Private: 568	min.
☐ Carpool Spaces	0	Public: 18 / Private: 47	8 % min.
☐ Aisle Width (ft.)	20'-26' (varies)	24'	24' min.
☐ Bicycle Parking (Class 1 / Class 2)		Class 1: 152 / Class 2: 38	Class 1: 147 / Class 2: 37 min.
☐ Impervious Surface Area (sq. ft.)	168,818 SF	168,189 SF	168,818 SF max.
☐ Impervious Surface (%)	77.4%	77.2%	77.4% max.
☒ Art in Private Development	Public Art Provided Onsite - project to coordinate with City of Sunnyvale		

One-Stop Permit Center at City Hall, 456 W. Olive Ave., 408-730-7380
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"

Rev. 11/13

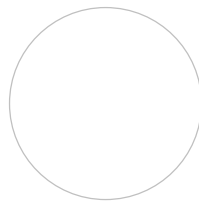
4 SUNNYVALE PROJECT DATA SHEET

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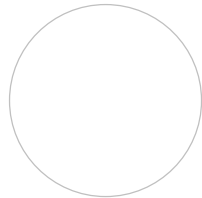
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CODE SUMMARY,
OCCUPANCY
SEPARATION
SECTION, FIRE
SEPARATION
DIAGRAM

G1.01

GENERAL INFORMATION

BUILDING ADDRESS: 333-385 MOFFETT PARK DRIVE, SUNNYVALE, CA 94089
APN: 110-34-005
LOT AREA: 217,788 SF
ZONING: M402
NEIGHBORHOOD: SUNNYVALE, CA
PROPERTY DEV. AREA: Sola (South of Java)
LOT COVERAGE: 82,650 SF / 217,788 SF = 38%
F.A.R.: 294,000 SF / 217,788 SF = 1.35
SCOPE OF WORK: SEE SCOPE OF WORK SECTION

APPLICABLE CODES

2022 CALIFORNIA TITLE 24 REGULATIONS (CALIFORNIA BUILDING STANDARDS CODE) INCLUDES:
2022 CALIFORNIA ADMINISTRATIVE CODE (CAC PART 1)
2022 CALIFORNIA BUILDING CODE (CBC PART 2)
2022 CALIFORNIA ELECTRICAL CODE (CEC PART 3)
2022 CALIFORNIA MECHANICAL CODE (CMC PART 4)
2022 CALIFORNIA PLUMBING CODE (CPC PART 5)
2022 CALIFORNIA ENERGY CODE (CEC PART 6)
2022 CALIFORNIA FIRE CODE (CFC PART 9)
2022 CALIFORNIA EXISTING BUILDING CODE (PART 10)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN PART 11)
2022 CALIFORNIA REFERENCED STANDARDS CODE (PART 12)

APPLICABLE LOCAL ZONING ORDINANCES

MOFFETT PARK SPECIFIC PLAN

NOTES:
ALONG WITH OTHER APPLICABLE CA STATE LAWS, LOCAL APPLICABLE CODES
AND REGULATIONS, THE MORE RESTRICTIVE PROVISIONS AND ADOPTED ORDINANCES SHALL PREVAIL.

CBC CHAPTER 3 - OCCUPANCY CLASSIFICATION AND USE

MIXED USED OCCUPANCY

BUSINESS	GROUP B (SEC. 304.1); COMMERCIAL OFFICE
ASSEMBLY	GROUP A ACCESSORY TO B (504.2); ELEVATOR LOBBIES
PARKING	GROUP A-3 (SEC. 303.4); AMENITY TERRACE; BUILDING LOBBIES
	GROUP S-2 (SEC. 311.3); PARKING GARAGE

CBC CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREA

BUILDING AREAS (SEPARATED, MIXED OCCUPANCY) (SECTION 503)			
STORY	OCCUPANCY GROUP	DESIGNATED AREA	ALLOWABLE AREA
1	A-3	6,791 SF	UNLIMITED
	B	5,815 SF	UNLIMITED
	S-2	95,313 SF	298,250 SF (W/ AREA INCR)
2	B	3,057 SF	UNLIMITED
	S-2	101,488 SF	298,250 SF (W/ AREA INCR)
3	S-2	116,493 SF	298,250 SF (W/ AREA INCR)
4	B	74,732 SF	UNLIMITED
5	B	75,967 SF	UNLIMITED
6	B	76,267 SF	UNLIMITED

MIXED OCCUPANCY ALLOWABLE HEIGHT AND STORIES (ABOVE GRADE) (TABLE 504.3):

OCCUPANCY: A-3, B, S-2
ALLOWABLE HEIGHT: 190 FT ABOVE GRADE PLANE
PROPOSED HEIGHT: 85 FT MAX TOP OF ROOFING HEIGHT (EXCL. PARAPETS, PENTHOUSES,
ROOF SCREENS, ETC.)

ALLOWABLE NO. OF STORIES ABOVE GRADE PLANE: 12
PROPOSED: 3 STORIES OFFICE OVER 3 STORIES ABOVE GRADE PARKING

MIXED OCCUPANCY ALLOWABLE AREAS (TABLE 506.2):

BUSINESS & STORAGE SPRINKLER	MAX. ALLOWABLE FACTOR
BAS2	SM 65,000 SF

MIXED OCCUPANCY AREA CALCULATIONS (SEC. 506.2.4)
 $A_t = [A] + [N] + [P]$ (SEC. 506.2.4)

If = $[P/P - 0.25] W/30$

CBC CHAPTER 6 - TYPE OF CONSTRUCTION

TYPE I-B
FULL SPRINKLERED: YES (NFPA 13)
HIGHRISE: NO

FIRE RESISTANCE REQUIREMENTS FOR BUILDING ELEMENTS (CBC TABLE 601)

BUILDING ELEMENT	FIRE RESISTANCE RATING		
	REQUIRED	PROVIDED	REMARKS
PRIMARY STRUCTURAL FRAMING	2	2	-
BEARING WALLS (EXTERIOR)	2	2	-
BEARING WALLS (INTERIOR)	2	2	-
NONBEARING WALLS AND PARTITIONS (INTERIOR)	0	-	-
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	2	2	-
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	1	1	-

FIRE RESISTANCE REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (CBC TABLE 705.5)

FIRE SEPARATION DISTANCE = X FEET	FIRE SEPARATION REQUIRED	FIRE SEPARATION PROVIDED	FIRE RATING REQUIRED	FIRE RATING PROVIDED	REMARKS
NORTH	30'	45'-3"	0	0	-
SOUTH	30'	42'-4"	0	0	-
EAST	30'	41'-2"	0	0	-
WEST	30'	41'-11"	0	0	-

CBC CHAPTER 7 - FIRE AND SMOKE PROTECTION

EXTERIOR WALLS PROJECTION (SEC. 705.2):

ALLOWABLE PROJECTIONS (PER SECTION AND TABLE 705.2)

FIRE SEPARATION DISTANCE (FEET)	REQ. DIST.	PROVIDED	REMARKS
NORTH	45'-3"	40' MAX	6" CORNICE
SOUTH	42'-4"	40' MAX	6" CORNICE
EAST	41'-2"	40' MAX	6" CORNICE
WEST	41'-11"	40' MAX	6" CORNICE

NP = NOT PERMITTED

EXTERIOR WALLS OPENINGS ALLOWED (SEC. 705.8):

ALLOWABLE PROJECTIONS (PER SECTION AND TABLE 705.8)

FIRE SEPARATION DISTANCE (FEET)	REQ. DIST.	PROVIDED	REMARKS
NORTH	45'-3"	>30	NO LIMIT UNPROTECTED SPRINK.
SOUTH	42'-4"	>30	NO LIMIT UNPROTECTED SPRINK.
EAST	41'-2"	>30	NO LIMIT UNPROTECTED SPRINK.
WEST	41'-11"	>30	NO LIMIT UNPROTECTED SPRINK.

NP = NOT PERMITTED

FIRE-RATED CONSTRUCTION (SEC. 713.4):

2HR: SHAFT - 4 OR MORE STORIES (INCLUDING BASEMENTS)

FIRE-RATED OPENING PROTECTIVES (SEC. 716.4):

2 HR WALL	1 1/2 HR DOOR	SHAFT, INTERIOR EXIT STAIRWAYS
1 HR WALL	1 HR DOOR	FIRE BARRIER, SHAFT EXIT ACCESS STAIRWAY, ETC.
1 HR WALL	45 MIN DOOR	OTHER FIRE BARRIERS/PARTITIONS
1 HR WALL	20 MIN DOOR	FIRE PARTITION, CORRIDOR WALLS

CBC CHAPTER 8 - INTERIOR FINISHES

INTERIOR WALL AND CEILING FINISHES REQUIREMENTS BY OCCUPANCY (SEC. 803.13):

OCCUPANCY	INTERIOR EXIT STAIRWAYS AND GROUP RAMP AND ACCESS PASSAGEWAYS	CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAY AND RAMP	ROOMS AND ENCLOSED SPACES
A-3	B	B	C
B	B	C	C
S-2	C	C	C

FLOORS TO MEET THE REQUIREMENTS OF SECTION 804.

CBC CHAPTER 9 - FIRE PROTECTION AND LIFE SAFETY SYSTEMS

AUTOMATIC SPRINKLER SYSTEM (SEC. 903):

PROVIDED

PORTABLE FIRE EXTINGUISHERS (SEC. 906):

TO BE PROVIDED IN ALL OCCUPANCIES.
LOW/ORDINARY HAZARD

2A RATING
11,250 SF MAX/PER EXTINGUISHER
75FT MAX DISTANCE

FIRE ALARM (SEC. 907):

EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM TO BE PROVIDED THAT COMPLES WITH CBC SECTION 907.5.2.2

CBC CHAPTER 10 MEANS OF EGRESS

DESIGN OCCUPANT LOAD (SEC. 1004.1):

MAX. FLOOR AREA ALLOWANCES PER OCCUPANT	15 SF NET
ASSEMBLY (UNCONCENTRATED)	1 PER 18" OF LENGTH
ASSEMBLY (BENCHES)	150 SF GROSS
BUSINESS (UNCONCENTRATED)	200 SF GROSS
PARKING GARAGES	300 SF GROSS
ACCESSORY STORAGE/MECH.	

MEANS OF EGRESS SIZING (SEC. 1005):

SEE EGRESS PLANS FOR ACTUAL CAPACITIES	
STARWAYS	WIDTH (INCHES/OCCUPANT) 0.2 (SEC. 1005.3.1 EXCEPTION 1)
OTHER EGRESS COMPONENTS	0.15 (SEC. 1005.3.2 EXCEPTION 2)

EGRESS CONVERGENCE AT LEVEL 1 (SEC. 1005.6)

SPACES WITH A SINGLE EXIT (SPRINKLER) (SEC. 1006.2.1):

GROUP	MAX. OCC. LOAD	MAX. COMMON PATH OF EGRESS
A-3	49	75 FT
B	49	100 FT
S-2	29	100 FT

NUMBER OF EXITS (SEC. 1006.3.1):

OCCUPANTS	NUMBER OF EXITS OR EXIT ACCESS PER STORY
1-500	2 REQUIRED; 2 PROVIDED (BUILDING B)
501-1000	3 REQUIRED; 3 PROVIDED (BUILDING A)
1001+	4 REQUIRED; 4 PROVIDED (PODIUM ROOFDECK ONLY)

CONFIGURATION (SEC. 1007.1.1 EXCEPTION 2):

TWO EXITS, EXIT ACCESS DOORWAYS, EXIT ACCESS STAIRWAYS OR RAMPS,
OR ANY COMBINATION THEREOF, THEY SHALL BE PLACED A DISTANCE APART
NOT LESS THAN ONE THIRD THE LENGTH OF THE MAXIMUM OVERALL
DIAGONAL DIMENSION OF THE AREA SERVED.

ALL DIAGONALS SHOWN ON EGRESS PLANS CONFORM.

ACCESSIBLE MEANS OF EGRESS (SEC. 1009.2.1):

1 ELEVATOR PER BUILDING (A AND B) TO BE PROVIDED WITH AN ELEVATOR T
THAT MEETS SECTION 1009.4, ELEVATOR CONNECTED TO EMERGENCY
POWER.

DOORS, GATES AND TURNSTILES (SEC. 1010.1):

DOOR MIN. CLEAR WIDTH: 32" WITH MAX. LEAF 48" WIDE.

STAIRWAYS (SEC. 1011.2):

WIDTH: 44" MIN., 36" IF OCC. LOAD <50 (EXCEPTION 1)
HEADROOM: 80" MIN.
RISER HEIGHT: 4" MIN. - 7" MAX.
RISER DEPTH: 11" MIN.

EXIT ACCESS TRAVEL DISTANCE (SPRINKLER) (SEC. 1017):

GROUP	MAX. EXIT ACCESS TRAVEL DISTANCE
A	250 FT
B	300 FT
S-2	400 FT

DEAD END CORRIDOR MAX LENGTH (SEC. 1020.5):

GROUP	MAX. DEAD END
A	50 FT
B	50 FT
S-2	50 FT

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PARTITION RATING
■■■■ 3 HOUR FIRE-RESISTANCE
■■■ 2 HOUR FIRE-RESISTANCE
■■ 1 HOUR FIRE-RESISTANCE

PARTITION TYPE
■ FIRE WALL
■ FIRE BARRIER
■ FIRE PARTITION
■ SMOKE BARRIER
■ SMOKE PARTITION

FOR FIRE DOOR RATINGS SEE CBC TABLE 716.1(2)
FOR FIRE WINDOWS SEE CBC TABLE 716.1(3)

FIRE EXTINGUISHERS (CFC SEC.906)

ALL FEED ARE SURFACE MOUNTED.
MAX TRAVEL DIST TO NEAREST FEED NOT TO EXCEED 75'

FEED-C → FEED LOCATION
FH → FIRE HOSE CABINET
S → STROBE
P → PULL STATION

OCCUPANCY GROUPS

A-3
B
S-2

ROOM TAG

Name → ROOM NAME
RM. NO. → ROOM NUMBER
OC → OCCUPANCY
AREA → AREA IN SQUARE FEET
1 OCC./ → OCCUPANCY LOAD FACTOR
LOAD → TOTAL SPACE OCCUPANCY LOAD

EXIT DOOR TAG

DOOR 11 → DOOR MARK
EXIT LOAD → EXIT OCCUPANCY LOAD
FACTOR → FACTOR
REQ. W. → DOOR CLEAR WIDTH REQUIRED
WIDTH → DOOR CLEAR WIDTH PROVIDED

EXIT STAIR TAG

STAIR 1: B14.1 → STAIR MARK
EXIT LOAD → LEVELS SERVED
EXIT OCCUPANCY LOAD → EXIT OCCUPANCY LOAD
FACTOR → FACTOR
REQ. W. → CLEAR WIDTH REQUIRED
WIDTH → CLEAR WIDTH PROVIDED

EXIT SIGN

EXIT SIGN - CEILING HUNG
DIRECTION OF EGRESS
DIRECTION OF EGRESS
EXIT SIGN - WALL HUNG

EXIT ACCESS TRAVEL DISTANCE

CP = 43' - 0"
COMMON PATH OF TRAVEL
36" CLR PATH OF TRAVEL
MOST REMOTE POINT ON LEVEL
ACCESSIBLE PATH OF TRAVEL

EXIT LOAD TAG

DIRECTION OF EGRESS
EXIT LOAD
CUMULATIVE EXIT LOAD

DIAGONALS & SEPARATION DIST.

EXIT SEPARATION: 14' - 6" → SEPARATION BETWEEN EXITS
NAME OF THE SERVED AREA
MAXIMUM DIAGONAL OF SERVED AREA
Suite #1 MAX. OVERALL DIAGONAL = 29' - 0"
1/3 DIAGONAL = 9' - 8" → MAX. DIAGONAL DIVIDED BY 3 (+ MIN. SEPARATION BETWEEN EXITS ALLOWED)

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**CODE ANALYSIS
PLANS**

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**CODE ANALYSIS
PLANS**

G1.02

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1 FLOOR PLAN - LEVEL 1/P1

1/32" = 1'-0"

OCCUPANCY & EXITING LEGEND

1/8" = 1'-0"

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B
S-2

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1 OCC./ ← OCCUPANCY LOAD FACTOR
LOAD: ← TOTAL SPACE OCCUPANCY LOAD

EXIT DOOR TAG

DOOR 11 ← DOOR MARK
EXIT LOAD: EL ← EXIT OCCUPANCY LOAD
FACTOR: 0.2 ← FACTOR
REQ. W.: ReqW ← DOOR CLEAR WIDTH REQUIRED
WIDTH: 32" ← DOOR CLEAR WIDTH PROVIDED

EXIT STAIR TAG

STAIR 1: B14.1 ← STAIR MARK
EXIT LOAD: OL ← LEVELS SERVED
EXIT OCCUPANCY LOAD
FACTOR: 0.2 ← FACTOR
REQ. W.: ReqW ← CLEAR WIDTH REQUIRED
WIDTH: 32" ← CLEAR WIDTH PROVIDED

EXIT SIGN

EXIT SIGN - CEILING HUNG
DIRECTION OF EGRESS
DIRECTION OF EGRESS
EXIT SIGN - WALL HUNG

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EXIT
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**CODE ANALYSIS
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OCCUPANT LOAD - LEVEL 1/P2

SPACE	AREA	OCCUPANT LOAD	LOAD
CREATOR MEZZANINE	2,972 SF	150	20
ELEV. LOBBY	167 SF	150	2
ELEV. LOBBY	167 SF	150	2
ELEV. LOBBY	253 SF	150	2
ELEV. LOBBY	169 SF	150	2
ELEV. LOBBY	3,747 SF		28
ELEC	67 SF	300	1
ELEC	59 SF	300	1
ELEC	67 SF	300	1
ELEC	59 SF	300	1
IDF	49 SF	300	1
IDF	53 SF	300	1
IDF	65 SF	300	1
IDF	53 SF	300	1
P2 PARKING	99,960 SF	300	334
STORAGE	67 SF	300	1
	100,498 SF		343
	104,246 SF		371

1/32" = 1'-0"

OCCUPANCY & EXITING LEGEND

1/8" = 1'-0"

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PARTITION RATING
■ ■ ■ ■ 3 HOUR FIRE-RESISTANCE
■ ■ ■ 2 HOUR FIRE-RESISTANCE
■ ■ 1 HOUR FIRE-RESISTANCE

PARTITION TYPE
■ FIRE WALL
■ FIRE BARRIER
■ FIRE PARTITION
■ SMOKE BARRIER
■ SMOKE PARTITION

• FOR FIRE DOOR RATINGS SEE CBC TABLE 716.1(2)
• FOR FIRE WINDOWS SEE CBC TABLE 716.1(3)

FIRE EXTINGUISHERS (CFC SEC.906)

ALL FEC ARE SURFACE MOUNTED.
MAX TRAVEL DIST TO NEAREST FEC NOT TO EXCEED 75'

← FEC-C ← FEC LOCATION
[FH] ← FIRE HOSE CABINET
[S] ← STROBE
[P] ← PULL STATION

OCCUPANCY GROUPS

■ B
■ S-2

ROOM TAG

Name ← ROOM NAME
RM. NO. 101 ← ROOM NUMBER
OC: B ← OCCUPANCY
AREA: 150 SF ← AREA IN SQUARE FEET
1 OCC./ 100 SF ← OCCUPANCY LOAD FACTOR
LOAD: OL ← TOTAL SPACE OCCUPANCY LOAD

EXIT DOOR TAG

DOOR 11 ← DOOR MARK
EXIT LOAD: EL ← EXIT OCCUPANCY LOAD
FACTOR: 0.2 ← FACTOR
REQ. W.: ReqW ← DOOR CLEAR WIDTH REQUIRED
WIDTH: 32" ← DOOR CLEAR WIDTH PROVIDED

EXIT STAIR TAG

STAIR 1: B14.1 ← STAIR MARK
EXIT LOAD: OL ← LEVELS SERVED
EXIT OCCUPANCY LOAD
FACTOR: 0.2 ← FACTOR
REQ. W.: ReqW ← CLEAR WIDTH REQUIRED
WIDTH: 32" ← CLEAR WIDTH PROVIDED

EXIT SIGN

EXIT SIGN - CEILING HUNG
DIRECTION OF EGRESS
DIRECTION OF EGRESS
EXIT SIGN - WALL HUNG

EXIT ACCESS TRAVEL DISTANCE

CP = 43' - 0"
----- COMMON PATH OF TRAVEL
EXIT
36" CLR PATH OF TRAVEL
MOST REMOTE POINT ON LEVEL
ACCESSIBLE PATH OF TRAVEL

EXIT LOAD TAG

24 ← DIRECTION OF EGRESS
24 ← EXIT LOAD
24 ← CUMULATIVE EXIT LOAD

DIAGONALS & SEPARATION DIST.

← EXIT SEPARATION: 14' - 6" ← SEPARATION BETWEEN EXITS
NAME OF THE SERVED AREA
MAXIMUM DIAGONAL OF SERVED AREA
Suite #1 MAX. OVERALL DIAGONAL = 29' - 0"
1/3 DIAGONAL = 9' - 8" ← MAX. DIAGONAL DIVIDED BY 3 (+ MIN. SEPARATION BETWEEN EXITS ALLOWED)

OCCUPANT LOAD - LEVEL 1/P3

SPACE	AREA	OCCUPANT LOAD FACTOR	LOAD
ELEV. LOBBY	160 SF	150	2
ELEV. LOBBY	183 SF	150	2
ELEV. LOBBY	191 SF	150	2
ELEV. LOBBY	185 SF	150	2
ELEV. LOBBY	718 SF	150	8
ELEC	59 SF	300	1
ELEC	59 SF	300	1
ELEC	67 SF	300	1
ELEC	67 SF	300	1
IDF	53 SF	300	1
IDF	49 SF	300	1
IDF	53 SF	300	1
IDF	65 SF	300	1
P3 PARKING	115,113 SF	300	384
STORAGE	64 SF	300	1
	115,649 SF		383
	116,368 SF		401

1/32" = 1'-0"

OCCUPANCY & EXITING LEGEND

1/8" = 1'-0"

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1 FLOOR PLAN - LEVEL 1/P3

project number: 22-387
date: 2025.01.15

CODE ANALYSIS
PLANS

SUNNYVALE, CA 94089

**333-385 MOFFETT
PARK DRIVE**

2023.10.12 SITE MASTER PLAN SUBMITTAL

2023.11.03 90% SCHEMATIC DESIGN

2025.01.20 MSPI MSDF SUBMITTAL

2025.04.30 MSDF SUBMITTAL REV-01

2025.04.30 MSPI SUBMITTAL REV-02

2025.07.29 MSDF SUBMITTAL REV-02

2025.07.29 MSPI SUBMITTAL REV-03

G1.04

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PARTITION RATING

3 HOUR FIRE-RESISTANCE
2 HOUR FIRE-RESISTANCE
1 HOUR FIRE-RESISTANCE

PARTITION TYPE

FIRE WALL
FIRE BARRIER
FIRE PARTITION
SMOKE BARRIER
SMOKE PARTITION

FOR FIRE DOOR RATINGS SEE CBC TABLE 716.1(2)
FOR FIRE WINDOWS SEE CBC TABLE 716.1(3)

FIRE EXTINGUISHERS (CFC SEC.906)

ALL FEED ARE SURFACE MOUNTED.
MAX TRAVEL DIST TO NEAREST FEED NOT TO EXCEED 75'

FEC-C ← FEC LOCATION
FH ← FIRE HOSE CABINET
S ← STROBE
P ← PULL STATION

OCCUPANCY GROUPS

A-3
A-3
B
LINEAR
FOOTAGE
S-2

ROOM TAG

Name ← ROOM NAME
RM. NO. ← ROOM NUMBER
OC. ← OCCUPANCY
AREA: ← AREA IN SQUARE FEET
1 OCC./ ← OCCUPANCY LOAD FACTOR
LOAD: ← TOTAL SPACE OCCUPANCY LOAD

EXIT DOOR TAG

DOOR 11 ← DOOR MARK
EXIT LOAD: EL ← EXIT OCCUPANCY LOAD
FACTOR: 0.2 ← FACTOR
REQ. W. ← REQ W ← DOOR CLEAR WIDTH REQUIRED
WIDTH: 32" ← DOOR CLEAR WIDTH PROVIDED

EXIT STAIR TAG

STAIR 1: B14.1 ← STAIR MARK
EXIT LOAD: OL ← EXIT OCCUPANCY LOAD
FACTOR: 0.2 ← FACTOR
REQ. W. ← REQ W ← CLEAR WIDTH REQUIRED
WIDTH: 32" ← CLEAR WIDTH PROVIDED

EXIT SIGN

EXIT SIGN - CEILING HUNG
DIRECTION OF EGRESS
DIRECTION OF EGRESS
EXIT SIGN - WALL HUNG

EXIT ACCESS TRAVEL DISTANCE

CP = 43' - 0"
COMMON PATH OF TRAVEL
EXIT
36" CLR PATH OF TRAVEL
MOST REMOTE POINT ON LEVEL
ACCESSIBLE PATH OF TRAVEL

EXIT LOAD TAG

DIRECTION OF EGRESS
EXIT LOAD
CUMULATIVE EXIT LOAD

DIAGONALS & SEPARATION DIST.

EXIT SEPARATION: 14' - 6"
SEPARATION BETWEEN EXITS
NAME OF THE SERVED AREA
MAXIMUM DIAGONAL
OF SERVED AREA
Suite #1 MAX. OVERALL DIAGONAL = 29' - 0"
1/3 DIAGONAL = 9' - 8"
MAX. DIAGONAL DIVIDED BY 3
(+ MIN. SEPARATION BETWEEN
EXITS ALLOWED)

2025.07.29 SMP SUBMITTAL REV-03
2025.07.29 MSDP SUBMITTAL REV-02
2025.04.30 SMP SUBMITTAL REV-01
2025.04.30 MSDP SUBMITTAL REV-01
2025.01.20 SMP MSDP SUBMITTAL
2023.11.03 90% SCHEMATIC DESIGN
2023.10.12 SITE MASTER PLAN SUBMITTAL

date issue description

**333-385 MOFFETT
PARK DRIVE**

SUNNYVALE, CA 94089

project number: 22-387
date: 2025.01.15

**CODE ANALYSIS
PLANS**

G1.05

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1 FLOOR PLAN - LEVEL 2

1/32" = 1'-0"

OCCUPANCY & EXITING LEGEND

1/8" = 1'-0"

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PARTITION RATING

3 HOUR FIRE-RESISTANCE
2 HOUR FIRE-RESISTANCE
1 HOUR FIRE-RESISTANCE

PARTITION TYPE

FIRE WALL
FIRE BARRIER
FIRE PARTITION
SMOKE BARRIER
SMOKE PARTITION

FOR FIRE DOOR RATINGS SEE CBC TABLE 716.1(2)
FOR FIRE WINDOWS SEE CBC TABLE 716.1(3)

FIRE EXTINGUISHERS (CFC SEC.906)

ALL FEC ARE SURFACE MOUNTED.
MAX TRAVEL DIST TO NEAREST FEC NOT TO EXCEED 75'

FEC-C ← FEC LOCATION
FH ← FIRE HOSE CABINET
* ← STROBE
P ← PULL STATION

OCCUPANCY GROUPS

B
S-2

ROOM TAG

Name ← ROOM NAME
RM. NO. ← ROOM NUMBER
OC. ← OCCUPANCY
AREA: ← AREA IN SQUARE FEET
1 OCC./ ← OCCUPANCY LOAD FACTOR
LOAD: ← TOTAL SPACE OCCUPANCY LOAD

EXIT DOOR TAG

DOOR 11 ← DOOR MARK
EXIT LOAD: EL ← EXIT OCCUPANCY LOAD
FACTOR: 0.2 ← FACTOR
REQ. W.: ReqW ← DOOR CLEAR WIDTH REQUIRED
WIDTH: 32" ← DOOR CLEAR WIDTH PROVIDED

EXIT STAIR TAG

STAIR 1: B14.1 ← STAIR MARK
EXIT LOAD: OL ← EXIT OCCUPANCY LOAD
FACTOR: 0.2 ← FACTOR
REQ. W.: ReqW ← CLEAR WIDTH REQUIRED
WIDTH: 32" ← CLEAR WIDTH PROVIDED

EXIT SIGN

EXIT SIGN - CEILING HUNG
DIRECTION OF EGRESS
DIRECTION OF EGRESS
EXIT SIGN - WALL HUNG

EXIT ACCESS TRAVEL DISTANCE

CP = 43' - 0" ← COMMON PATH OF TRAVEL
EXIT
36" CLR PATH OF TRAVEL
MOST REMOTE POINT ON LEVEL
ACCESSIBLE PATH OF TRAVEL

EXIT LOAD TAG

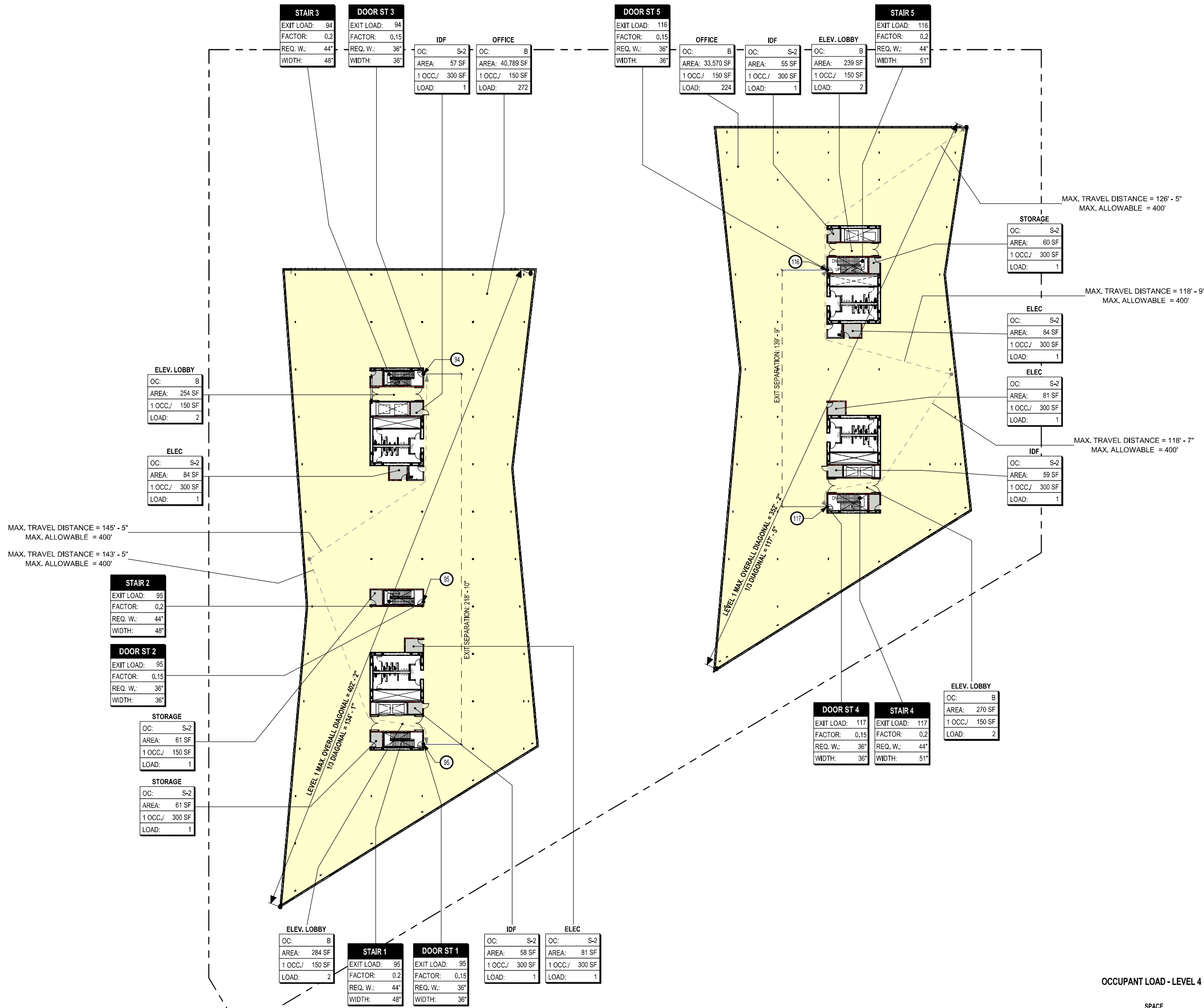
DIRECTION OF EGRESS
EXIT LOAD
CUMULATIVE EXIT LOAD

DIAGONALS & SEPARATION DIST.

EXIT SEPARATION: 14' - 6" ← SEPARATION BETWEEN EXITS
NAME OF THE SERVED AREA
MAXIMUM DIAGONAL OF SERVED AREA
Suite #1 MAX. OVERALL DIAGONAL = 29' - 0"
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OCCUPANCY & EXITING LEGEND

1/8" = 1'-0"



OCCUPANT LOAD - LEVEL 4

SPACE	AREA	OCCUPANT LOAD FACTOR	LOAD
BUILDING A			
ELEV. LOBBY	284 SF	150	2
ELEV. LOBBY	254 SF	150	2
OFFICE	40,789 SF	150	272
STORAGE	61 SF	150	1
STORAGE	61 SF	150	1
	41,489 SF		278
ELEC	81 SF	300	1
ELEC	84 SF	300	1
IDF	58 SF	300	1
IDF	57 SF	300	1
STORAGE	61 SF	300	1
STORAGE	60 SF	300	1
	401 SF		6
	41,850 SF		284
BUILDING B			
OFFICE	33,570 SF	150	224
ELEV. LOBBY	270 SF	150	2
ELEV. LOBBY	239 SF	150	2
	34,079 SF		228
ELEC	81 SF	300	1
ELEC	84 SF	300	1
IDF	58 SF	300	1
IDF	55 SF	300	1
STORAGE	60 SF	300	1
	339 SF		5
	34,417 SF		233

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PARTITION RATING

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2 HOUR FIRE-RESISTANCE
1 HOUR FIRE-RESISTANCE

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FIRE PARTITION
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SMOKE PARTITION

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FEC-C ← FEC LOCATION

[FH] ← FIRE HOSE CABINET

[S] ← STROBE

[P] ← PULL STATION

OCCUPANCY GROUPS

S-2

ROOM TAG

Name ← ROOM NAME
RM. NO.: 101 ← ROOM NUMBER
OC: B ← OCCUPANCY
AREA: 150 SF ← AREA IN SQUARE FEET
1 OCC./ 100 SF ← OCCUPANCY LOAD FACTOR
LOAD: OL ← TOTAL SPACE OCCUPANCY LOAD

EXIT DOOR TAG

DOOR 11 ← DOOR MARK
EXIT LOAD: EL ← EXIT OCCUPANCY LOAD
FACTOR: 0.2 ← FACTOR
REQ. W.: ReqW ← DOOR CLEAR WIDTH REQUIRED
WIDTH: 32" ← DOOR CLEAR WIDTH PROVIDED

EXIT STAIR TAG

STAIR 1: B14.1 ← STAIR MARK
LEVELS SERVED
EXIT LOAD: OL ← EXIT OCCUPANCY LOAD
FACTOR: 0.2 ← FACTOR
REQ. W.: ReqW ← CLEAR WIDTH REQUIRED
WIDTH: 32" ← CLEAR WIDTH PROVIDED

EXIT SIGN

EXIT SIGN - CEILING HUNG
DIRECTION OF EGRESS
EXIT SIGN - WALL HUNG

EXIT ACCESS TRAVEL DISTANCE

CP = 43' - 0" ← COMMON PATH OF TRAVEL
EXIT
36" CLR PATH OF TRAVEL
MOST REMOTE POINT ON LEVEL
ACCESSIBLE PATH OF TRAVEL

EXIT LOAD TAG

DIRECTION OF EGRESS
EXIT LOAD
CUMULATIVE EXIT LOAD

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EXIT SEPARATION: 14' - 6" ← SEPARATION BETWEEN EXITS
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OCCUPANT LOAD - ROOF LEVEL

SPACE	AREA	OCCUPANT LOAD FACTOR	LOAD
BUILDING A			
MECHANICAL ENCLOSURE	14,608 SF	300	49
ELEV. CONTROL RM.	56 SF	300	1
ELEV. CONTROL RM.	56 SF	300	1
ELEC	165 SF	300	1
	14,887 SF		52
	14,887 SF		52
BUILDING B			
MECHANICAL ENCLOSURE	10,598 SF	300	36
ELEV. CONTROL RM.	59 SF	300	1
ELEV. CONTROL RM.	51 SF	300	1
ELEC	123 SF	300	1
	10,831 SF		39
	10,831 SF		39

1/32" = 1'-0"

OCCUPANCY & EXITING LEGEND

1/8" = 1'-0"

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date: 2025.01.15

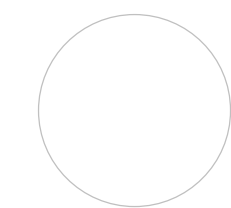
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**333-385 MOFFETT
PARK DRIVE**

SUNNYVALE, CA 94089

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2025.04.30 SMP SUBMITTAL REV-01
2025.04.30 MSDP SUBMITTAL REV-01
2025.01.20 SMP MSDP SUBMITTAL
2023.11.03 90% SCHEMATIC DESIGN
2023.10.12 SITE MASTER PLAN SUBMITTAL

date issue description



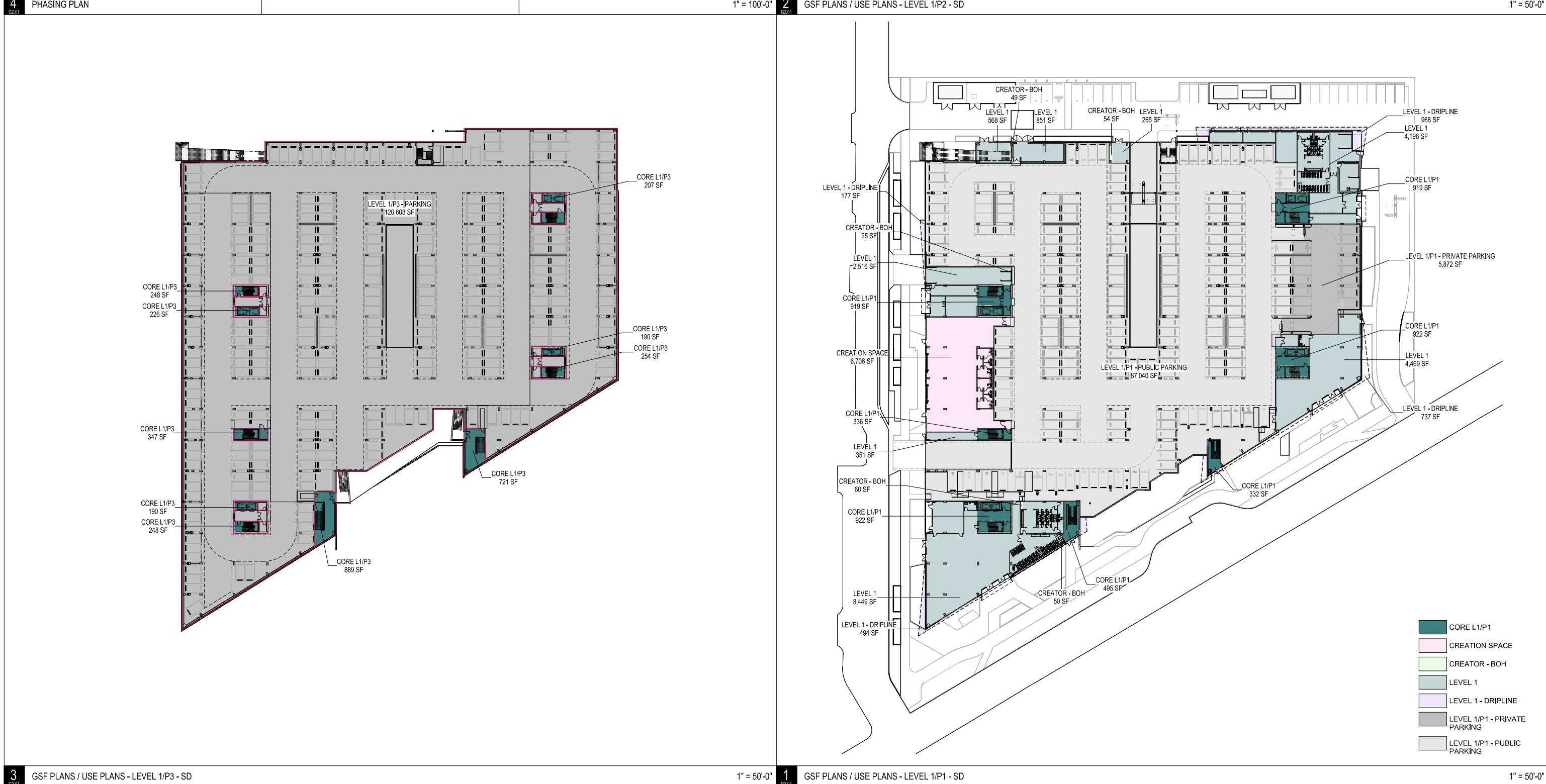
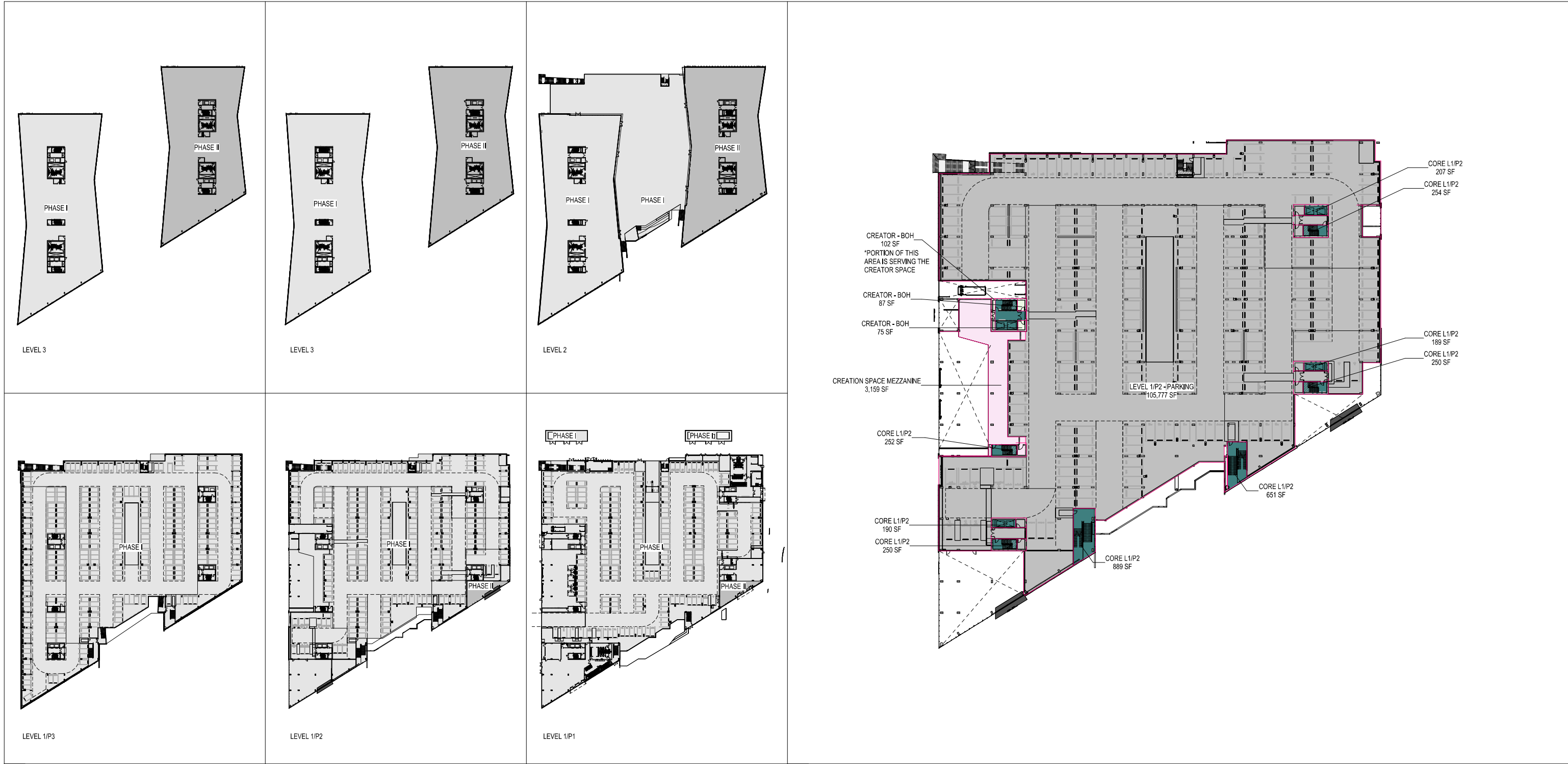
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GROSS BUILDING AREAS - FAR	
Level L1/P1	4,845 SF
CORE L1/P1	6,708 SF
CREATION SPACE	239 SF
CREATOR - BOH	22,639 SF
LEVEL 1	3,767 SF
Level L1/P2	3,159 SF
CREATION SPACE MEZZANINE	284 SF
CREATOR - BOH	3,775 SF
Level L1/P3	7,236 SF
Level L2	627 SF
L2 CORE	73,375 SF
Level L3	7,267 SF
L3 CORE	629 SF
L3 SHAFT	74,759 SF
Level L4	7,350 SF
L4 CORE	741 SF
L4 SHAFT	74,763 SF
LEVEL 4	1,084 SF
ROOF Level	293,858 SF
TOTAL SF	

AREAS NOT INCLUDED IN G.S.F.	
ELEVATED PLAZA	42,296 SF
LEVEL 1 - DRIPLINE	2,377 SF
LEVEL 1/P1 - PRIVATE PARKING	5,872 SF
LEVEL 1/P1 - PUBLIC PARKING	87,940 SF
LEVEL 1/P2 - PARKING	105,777 SF
LEVEL 1/P3 - PARKING	120,608 SF
TOTAL SF	363,969 SF

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2025.07.29 MSDP SUBMITTAL REV-02
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2025.04.30 MSDP SUBMITTAL REV-01
2025.01.20 SMPI MSDP SUBMITTAL
2023.11.03 90% SCHEMATIC DESIGN
2023.10.12 SITE MASTER PLAN SUBMITTAL

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**333-385 MOFFETT
PARK DRIVE**
SUNNYVALE, CA 94089

project number: 22-387
date: 2025.01.15

**BUILDING AREA
PLANS**

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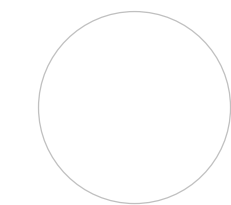
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2025.04.30 MSDP SUBMITTAL REV-01
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2023.11.03 90% SCHEMATIC DESIGN
2023.10.12 SITE MASTER PLAN SUBMITTAL

date issue description



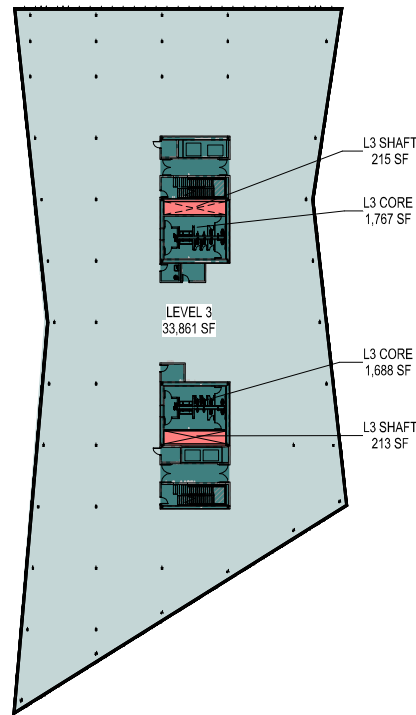
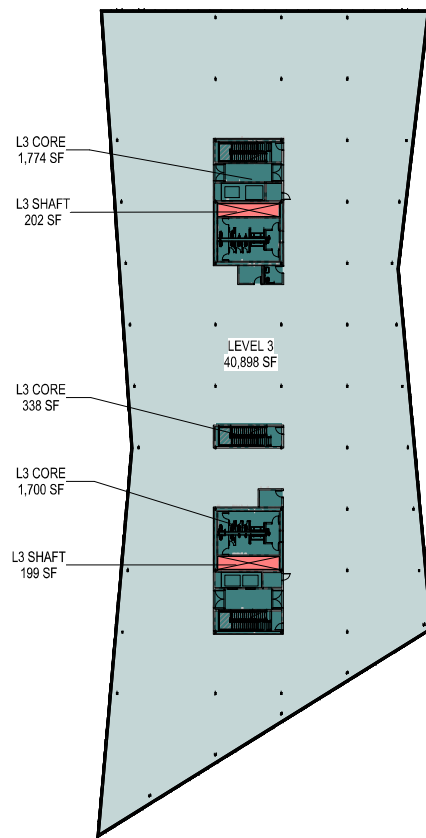
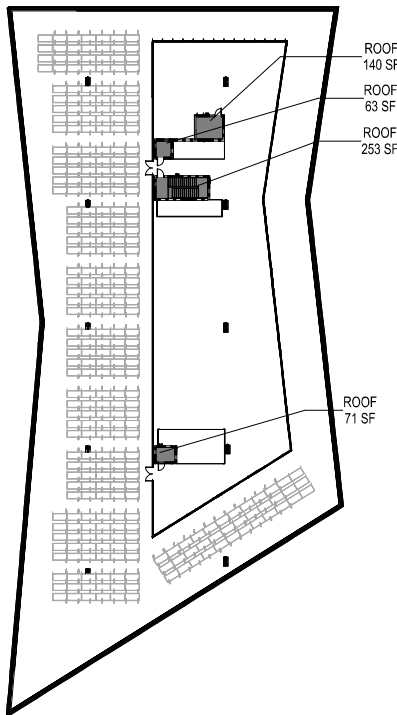
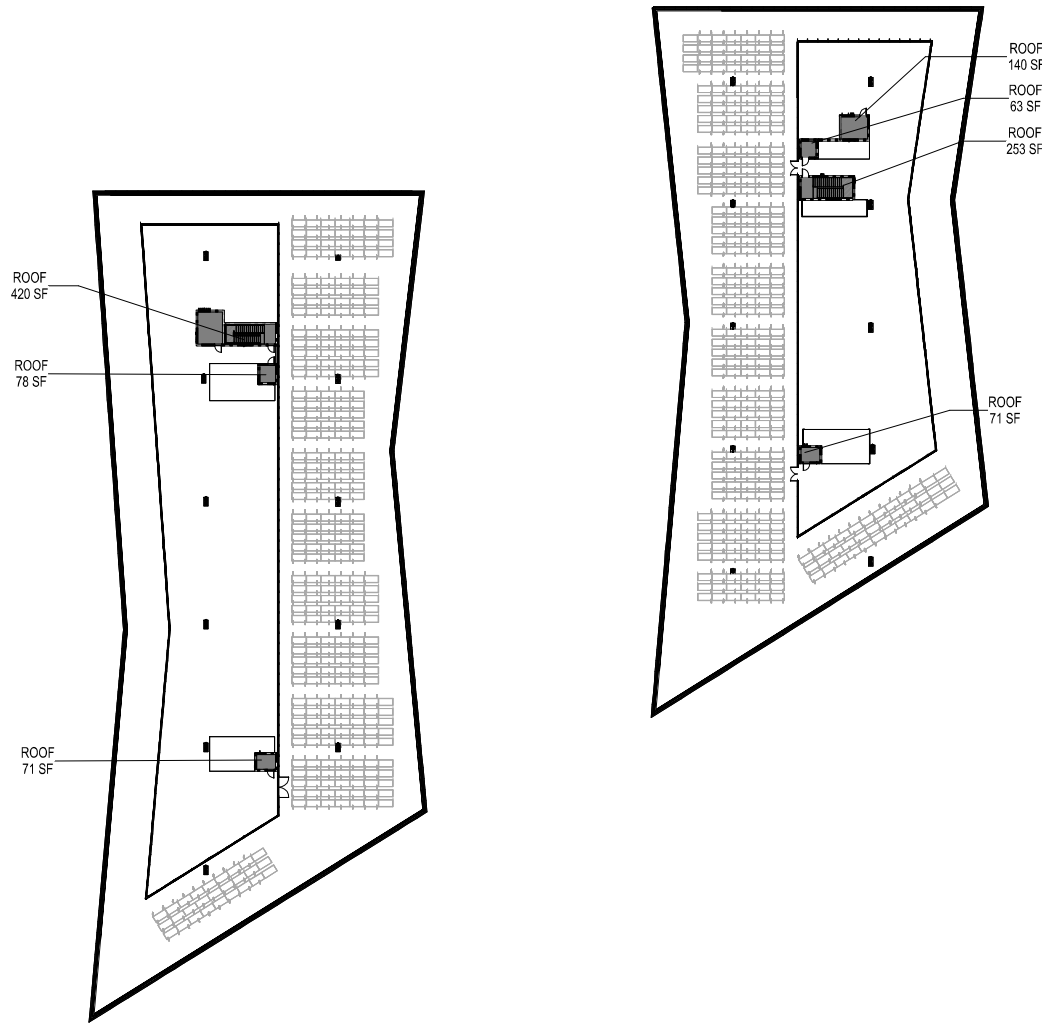
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date: 2025.01.15

**BUILDING AREA
PLANS**

G2.02

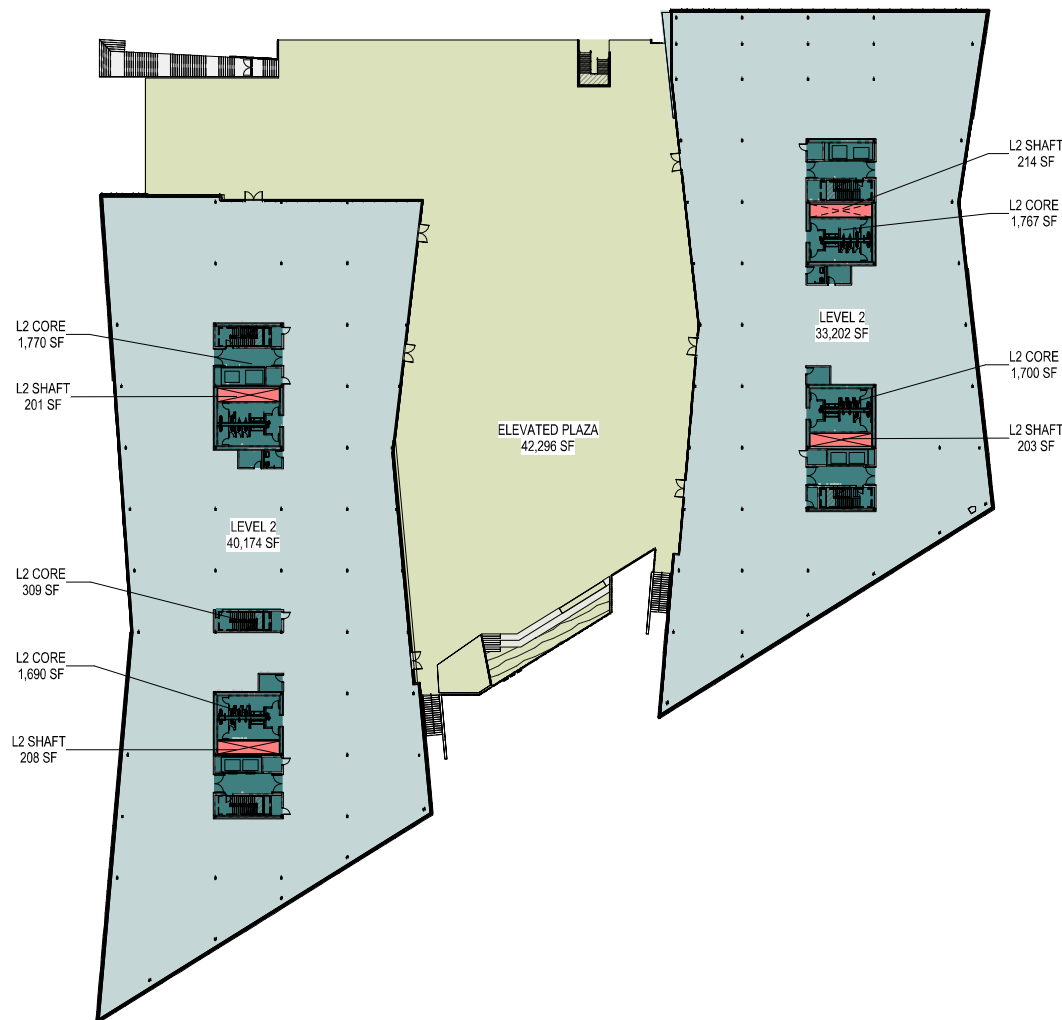
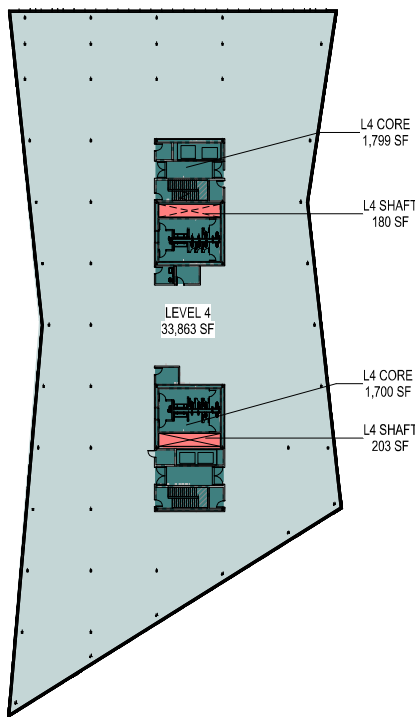
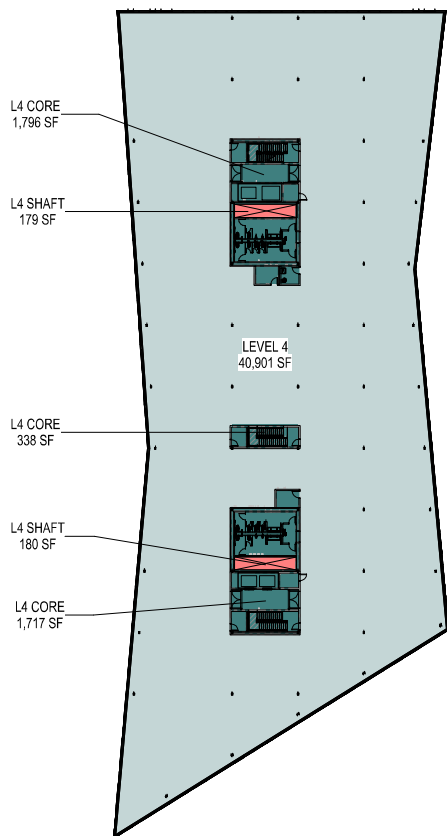


L3 CORE
L3 SHAFT
LEVEL 3

4 GSF PLANS / USE PLANS - ROOF - SD

1" = 50'-0" 2 GSF PLANS / USE PLANS - LEVEL 3 - SD

1" = 50'-0"



ELEVATED PLAZA
L2 CORE
L2 SHAFT
LEVEL 2

GROSS BUILDING AREAS - FAR

Level L1P1	
CORE L1P1	4,845 SF
CREATION SPACE	6,708 SF
CREATOR - BOH	239 SF
LEVEL 1	22,639 SF
Level L1P2	
CORE L1P2	3,767 SF
CREATION SPACE	3,159 SF
MEZZANINE	
CREATOR - BOH	284 SF
Level L1P3	
CORE L1P3	3,775 SF
Level L2	
L2 CORE	7,236 SF
L2 SHAFT	627 SF
LEVEL 2	73,375 SF
Level L3	
L3 CORE	7,267 SF
L3 SHAFT	629 SF
LEVEL 3	74,759 SF
Level L4	
L4 CORE	7,350 SF
L4 SHAFT	741 SF
LEVEL 4	74,763 SF
ROOF Level	
ROOF	1,064 SF
TOTAL SF	293,858 SF

AREAS NOT INCLUDED IN G.S.F.

ELEVATED PLAZA	42,296 SF
LEVEL 1 - DRIFLINE	2,377 SF
LEVEL 1P1 - PRIVATE PARKING	5,872 SF
LEVEL 1P1 - PUBLIC PARKING	87,940 SF
LEVEL 1P2 - PARKING	105,777 SF
LEVEL 1P3 - PARKING	120,608 SF
TOTAL SF	363,969 SF

3 GSF PLANS / USE PLANS - LEVEL 4 - SD

1" = 50'-0" 1 GSF PLANS / USE PLANS - LEVEL 2 - SD

1" = 50'-0"

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2025.07.29 SMP SUBMITTAL REV-03
2025.07.29 MSDP SUBMITTAL REV-02
2025.04.30 SMP SUBMITTAL REV-01
2025.04.30 MSDP SUBMITTAL REV-01
2025.01.20 SMP/MSDP SUBMITTAL
2023.11.03 90% SCHEMATIC DESIGN
2023.10.12 SITE MASTER PLAN SUBMITTAL

date issue description

**333-385 MOFFETT
PARK DRIVE**
SUNNYVALE, CA 94089

project number: 22-387
date: 2025.01.15

**LOT COVERAGE AND
PAVING AREAS**

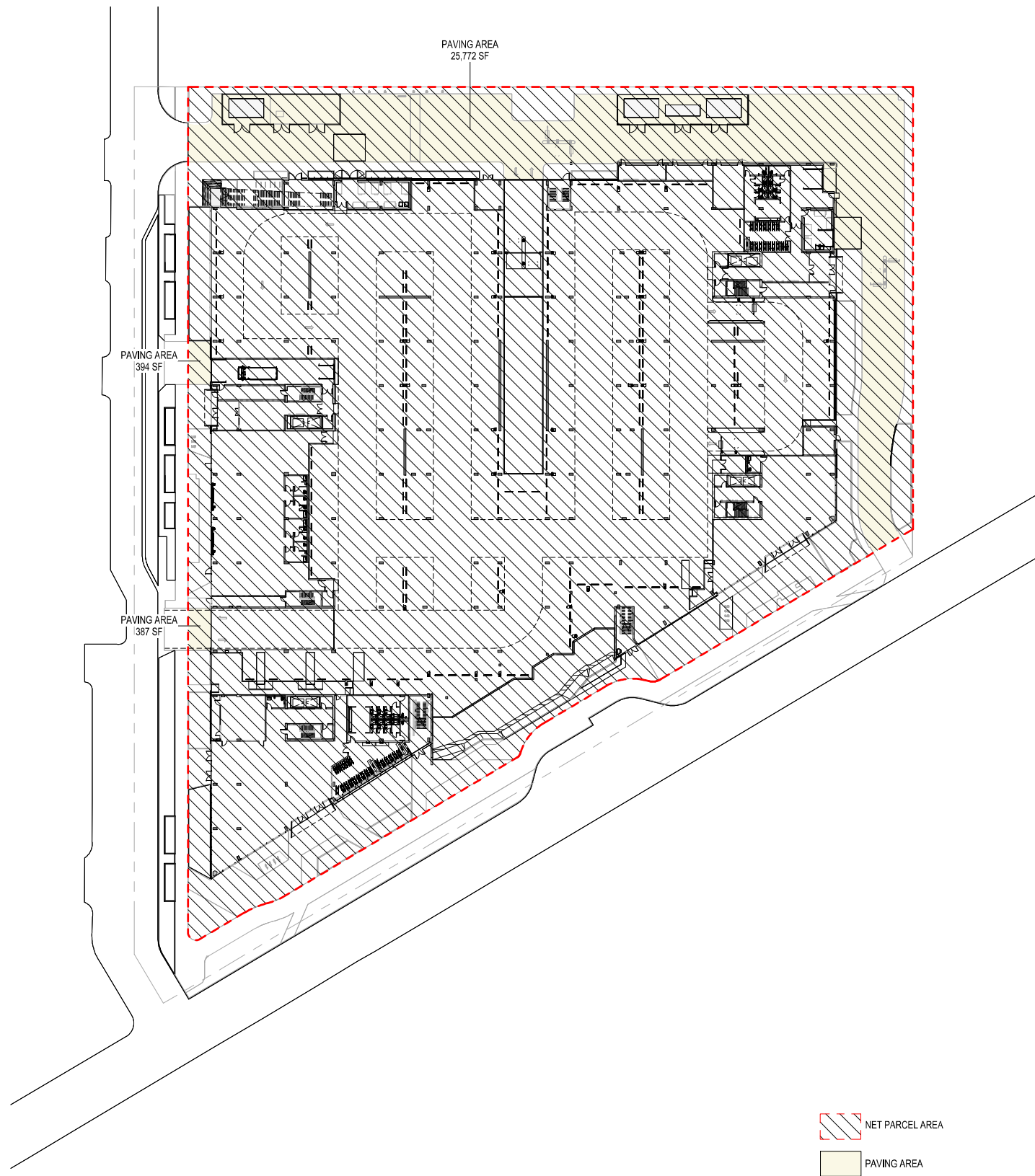
G2.03

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2 LEVEL 2

1" = 50'-0" 1 LEVEL 1



1" = 50'-0"

MOFFETT PARK SPECIFIC PLAN

CHAPTER 5.2.3 - BUILDING MASS COVERAGE AND PAVING AREA

BUILDING MASS COVERAGE

REQUIRED	NON-RESIDENTIAL DEVELOPMENT OUTSIDE FINE GRAIN CORE - 70% MAXIMUM
PROVIDED	NET PARCEL AREA = 188,129 SF PROVIDED BUILDING MASS COVERAGE = 82,650 SF $82,650 / 188,129 = 0.44$ TOTAL 44%

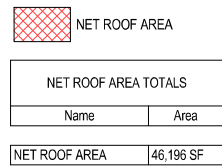
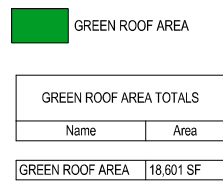
PAVING AREA

REQUIRED	NON-RESIDENTIAL DEVELOPMENT OUTSIDE FINE GRAIN CORE - 25% MAXIMUM
PROVIDED	NET PARCEL AREA = 188,129 SF PROVIDED PAVING AREA = 26,553 SF $26,553 / 188,129 = 0.14$ TOTAL 14%

MOFFETT PARK SPECIFIC PLAN SUMMARY

3" = 1'-0"

NOT FOR CONSTRUCTION



1" = 50'-0"

$$1^{\circ} = 50'-0''$$

CHAPTER 5.4.3 - GREEN ROOFS

GREEN ROOF CALCULATIONS	
REQUIRED	NET ROOF AREA BETWEEN 30,000 SF AND 49,999 SF = 40% GREEN ROOF PROVIDED.
NET ROOF AREA EXEMPTIONS	THE FOLLOWING USES ARE EXEMPT FROM NET ROOF AREA CALCULATIONS: CODIFIED AMENITY SPACES, CODIFIED SETBACKS, HVAC SYSTEMS, FIRE SUPPRESSION SYSTEMS, ASSOCIATED ASSEMBLY AND SERVICE MAINTENANCE PATHWAYS TO ALL EQUIPMENT AND EMERGENCY CORRIDORS, PUBLIC BUILDINGS AND MASS TIMBER BUILDINGS ARE FULLY EXEMPT FROM THIS STANDARD.
PROVIDED	NET ROOF AREA: 46,196 SF PROVIDED GREEN ROOF AREA: 18,601 SF $46,192 \text{ SF} \times 40\% = 18,476 \text{ SF}$ $18,601 \text{ SF} > 18,476 \text{ SF}$
NOTES	NOTES ON EXCLUDED AREAS: 1) IF ACCESS ABLE PROVIDED BETWEEN SOLAR PV PANELS FOR MAINTENANCE AND EGRESS. 2) 1' CLEARANCE FROM ALL ROOF EDGES FOR FACADE MAINTENANCE EQUIPMENT AND EGRESS. 3) ROOF MECHANICAL AREAS EXCLUDED, EXCEPT AT TOP OF ELEVATOR O'VERRUNS AND ASSOCIATED ELECTRICAL ROOMS. 4) EGRESS PATH PROVIDED BETWEEN SOLAR PV PANELS AND ROOF SCREEN.

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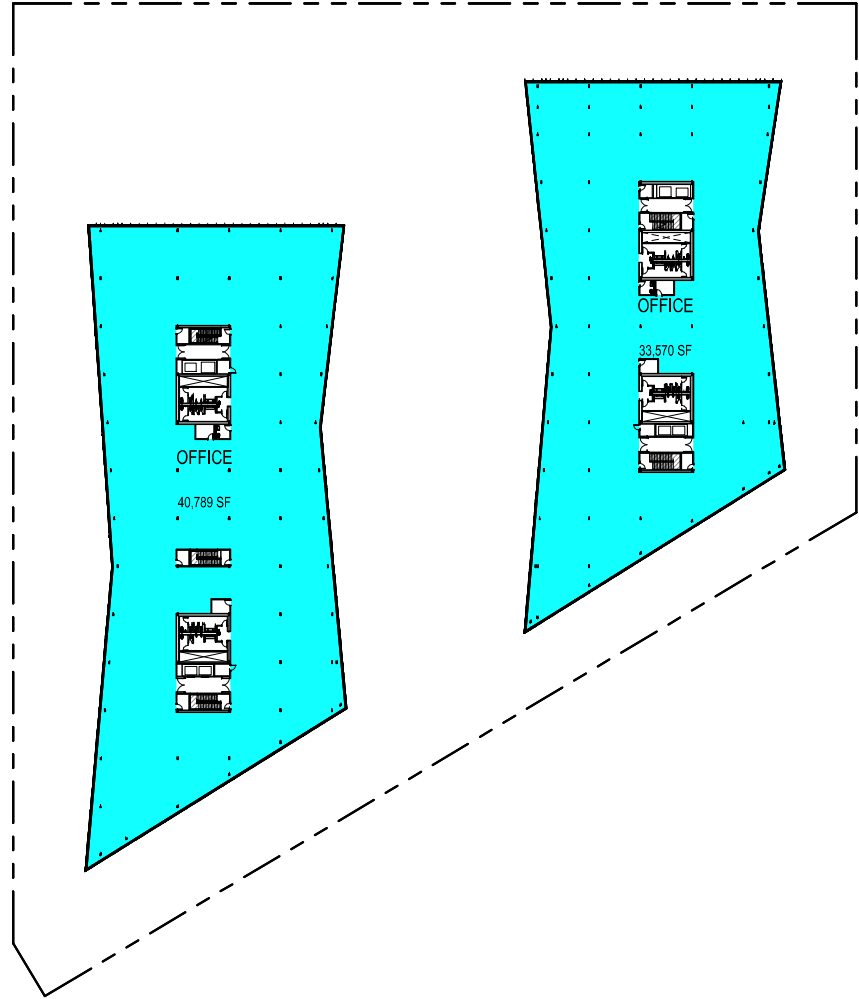
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2025.07.29 MSDP SUBMITTAL REV-02
2025.04.30 SMP SUBMITTAL REV-09
2025.04.30 MSDP SUBMITTAL REV-01
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date issue description

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project number: 22-387
date: 2025.01.15

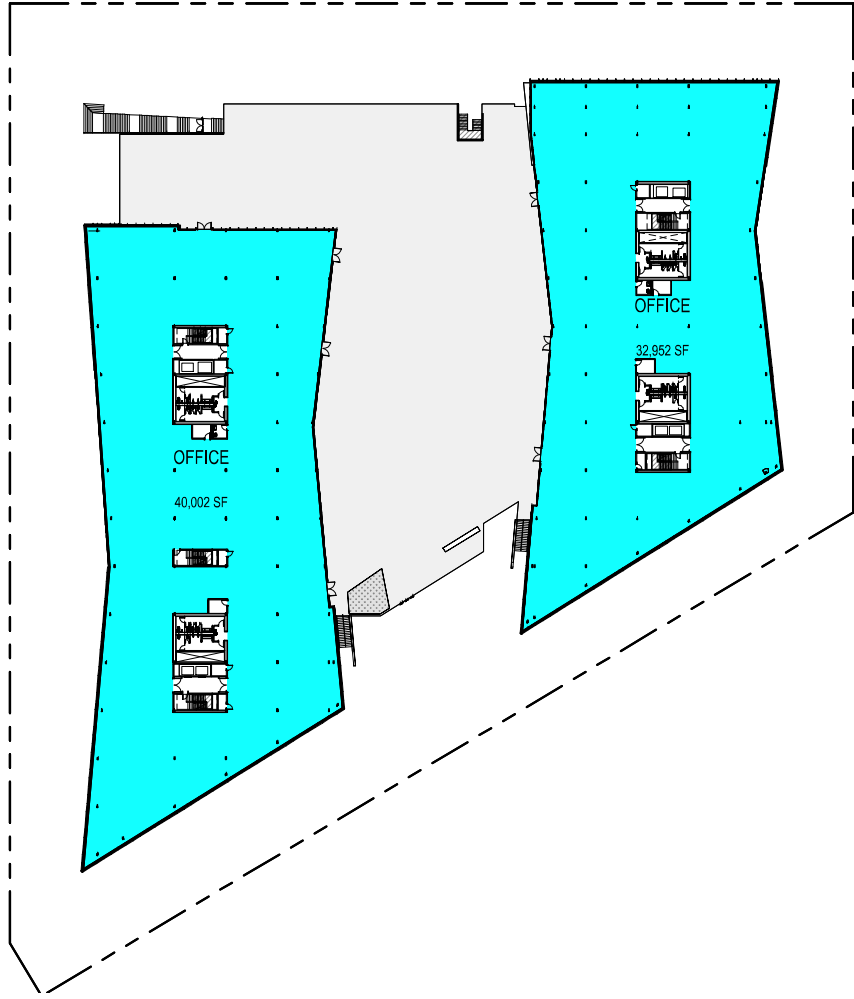
**PLUMBING
CALCULATIONS**

G2.06



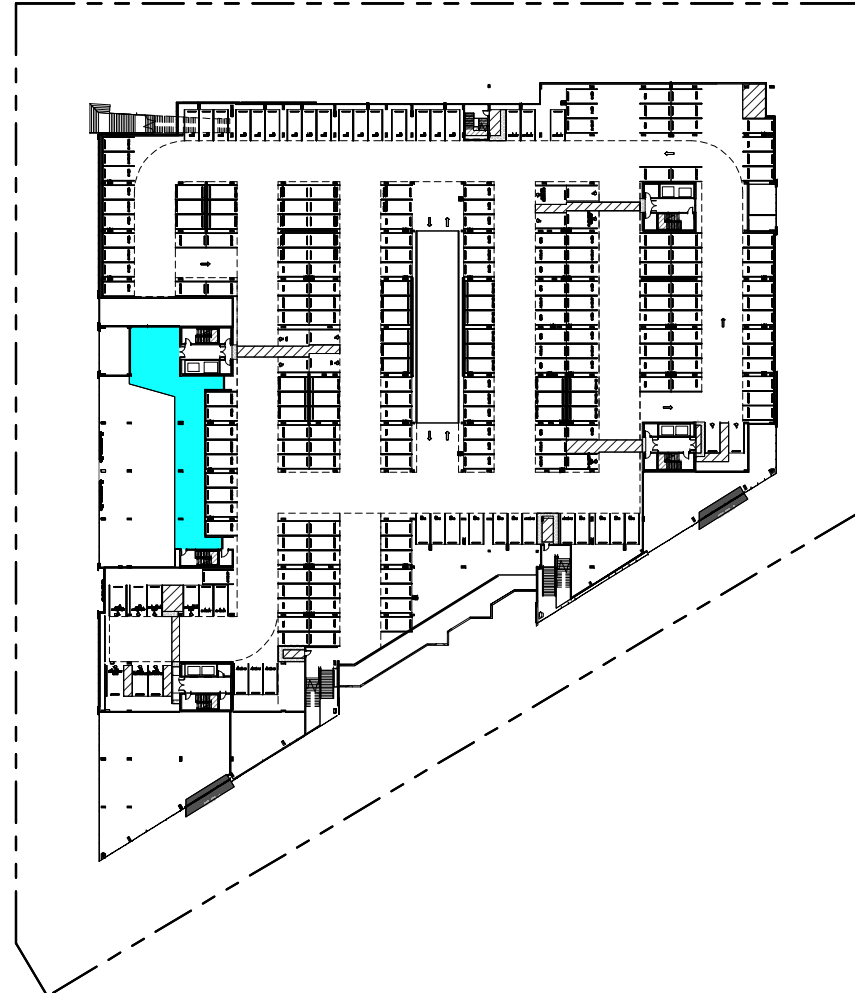
6 PCalcs - Level L4

1/64" = 1'-0"



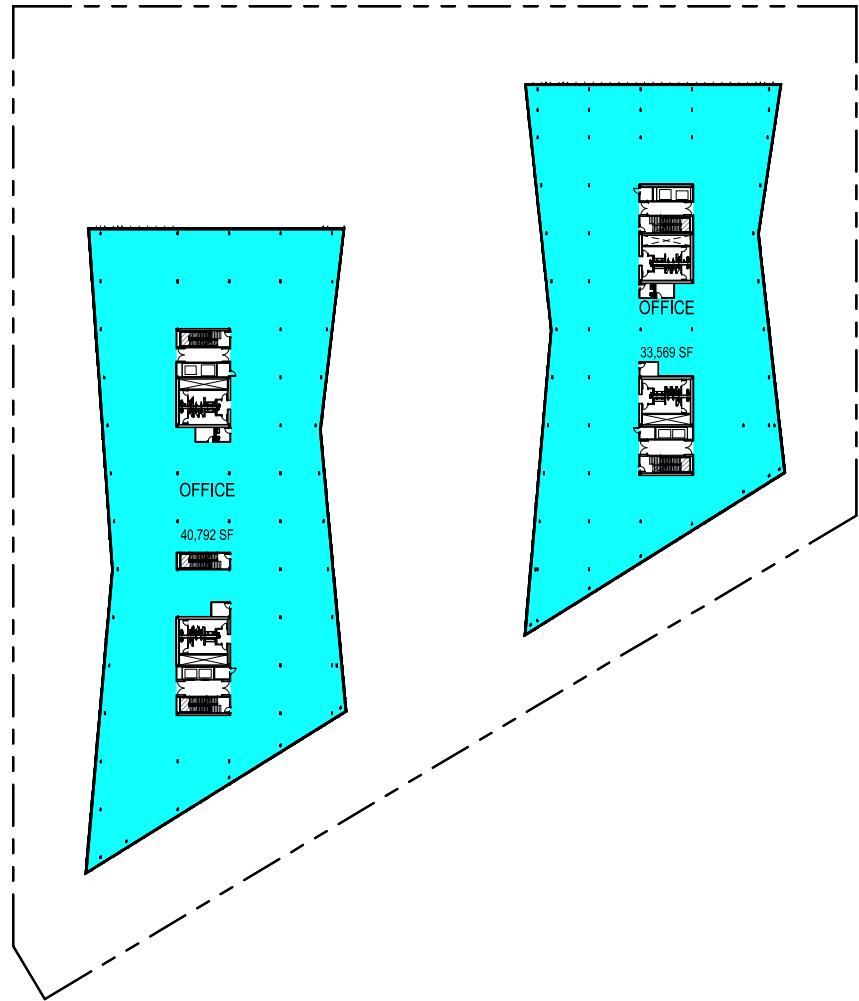
4 FLOOR PLAN - LEVEL 2

1/64" = 1'-0"



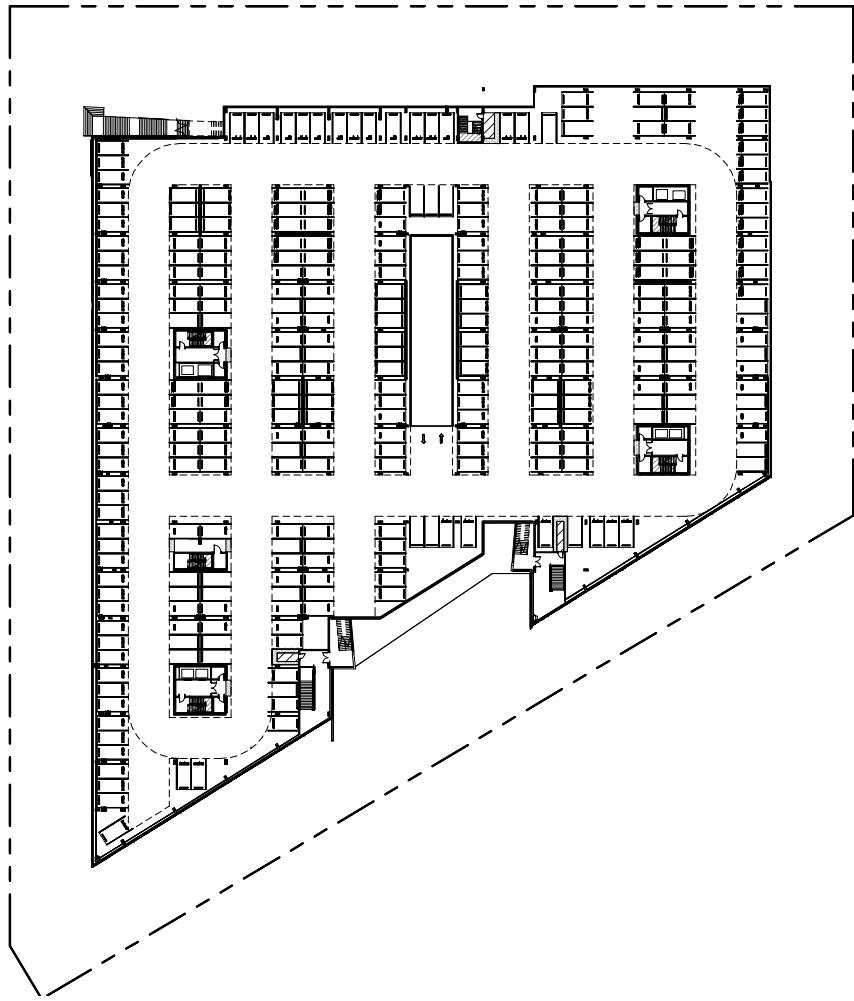
2 PCalcs - LEVEL 1/P2

1/64" = 1'-0"



5 PCalcs - Level L3

1/64" = 1'-0"



3 PCalcs - LEVEL 1/P3

1/64" = 1'-0"



1 FLOOR PLAN - LEVEL 1

1/64" = 1'-0"

PLUMBING CALCULATIONS BUILDING A (L2-L4)												
OCC. LOAD (2022 CPC 422.1 TABLE A)			MIN. REQ'D FIXTURES (2022 CPC TABLE 422.1)									
OC / OLF	AREA	OL	WC			URINALS		LAV			DF	SS
			M	F	UNISEX	M	F	M	F	UNISEX		
B / 150	100091	667	3.67	10.00		2.67		4.33	5.33		4.45	1
TOTAL REQ'D			4	10		3		5	6		5	1
TOTAL PROVIDED			12	24	3	12		18	18	3	6	0

PLUMBING CALCULATIONS BUILDING B (L2-L4)												
OCC. LOAD (2022 CPC 422.1 TABLE A)			MIN. REQ'D FIXTURES (2022 CPC TABLE 422.1)									
OC / OLF	AREA	OL	WC			URINALS		LAV			DF	SS
			M	F	UNISEX	M	F	M	F	UNISEX		
B / 150	121583	811	4.01	11.04		3.02		5.02	6.03		5.40	1
TOTAL REQ'D			5	12		4		6	7		6	1
TOTAL PROVIDED			12	24	3	12		18	18	3	6	0

PLUMBING CALCULATIONS CREATION SPACE												
OCC. LOAD (2022 CPC 422.1 TABLE A)			MIN. REQ'D FIXTURES (2022 CPC TABLE 422.1)									
OC / OLF	AREA	OL	WC			URINALS		LAV			DF	SS
			M	F	UNISEX	M	F	M	F	UNISEX		
B / 150	8870	59	0.59	1.97		0.30		0.39	0.59		0.39	1
TOTAL REQ'D			1	2		1		1	1		1	1
TOTAL PROVIDED			2	4	0	2		2	2	0	1	0

PLUMBING CALCULATIONS PARKING LEVELS												
OCC. LOAD (2022 CPC 422.1 TABLE A)			MIN. REQ'D FIXTURES (2022 CPC TABLE 422.1)									
OC / OLF	AREA	OL	WC			URINALS		LAV			DF	SS
			M	F	UNISEX	M	F	M	F	UNISEX		
B / 150	12070	80	0.80	2.51		0.40		0.54	0.80		0.54	1
S-2 / 4000	6136	2	0.01	0.01		0.00		0.01	0.01		0.01	1
TOTAL REQ'D			1	3		1		1	1		1	2
TOTAL PROVIDED			0	0	6	2		0	0	6	2	0

0
150
4000

Plumbing Calcs

BUILDING A
B / 150 121,583 SF
121,583 SF

BUILDING B
B / 150 100,091 SF
100,091 SF

CREATOR SPACE
B / 150 8,703 SF
8,703 SF

POOL/AM
B / 150 12,023 SF
S-2 / 4000 6,188 SF
18,212 SF

1/8" = 1'-0"

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2025.04.30 SMP SUBMITTAL REV-01
2025.04.30 MSDP SUBMITTAL REV-01
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PARK DRIVE**

SUNNYVALE, CA 94089

project number: 22-387
date: 2025.01.15

ACCESSIBILITY PLANS

G2.07

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6 LEVEL 4

1" = 50'-0" 4 LEVEL 2

1" = 50'-0" 2 LEVEL 1/P2

1" = 50'-0"

5 LEVEL 3

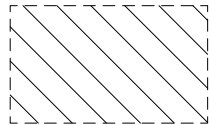
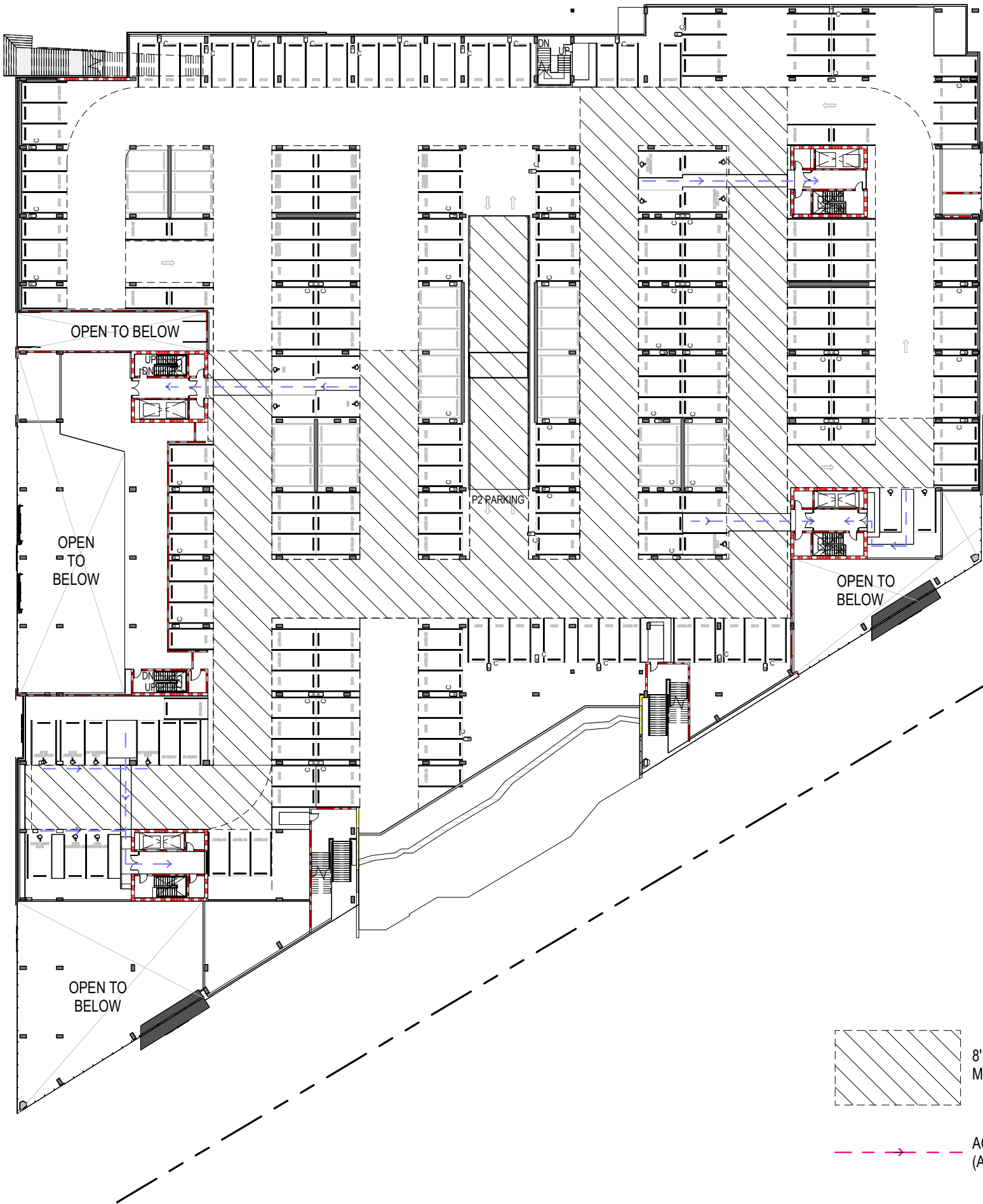
1" = 50'-0" 3 LEVEL 1/P3

1" = 50'-0" 1 LEVEL 1/P1

1" = 50'-0"

NOT FOR CONSTRUCTION



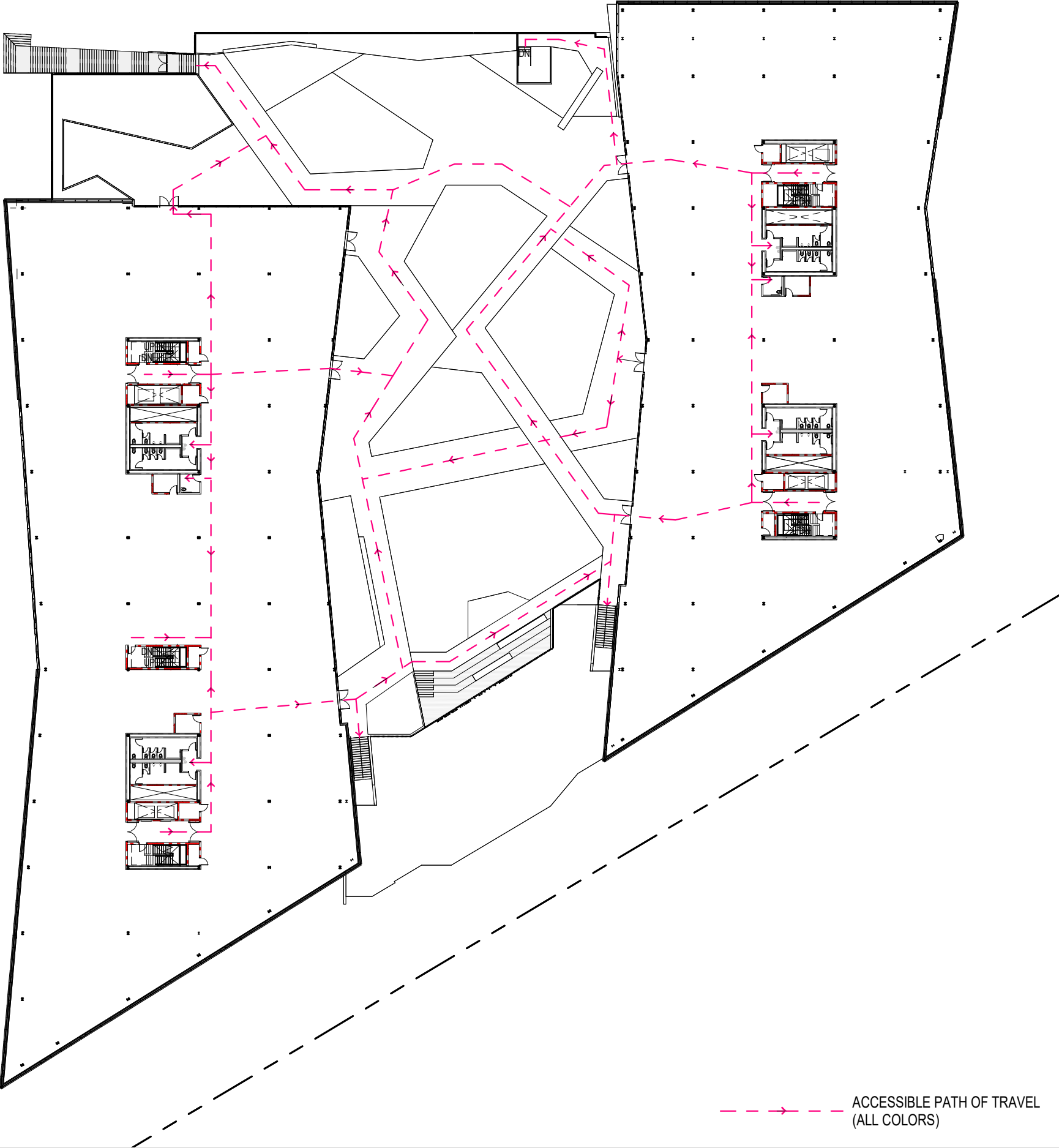


8' - 2" CLEAR CEILING HEIGHT
MINIMUM WITHIN THIS AREA

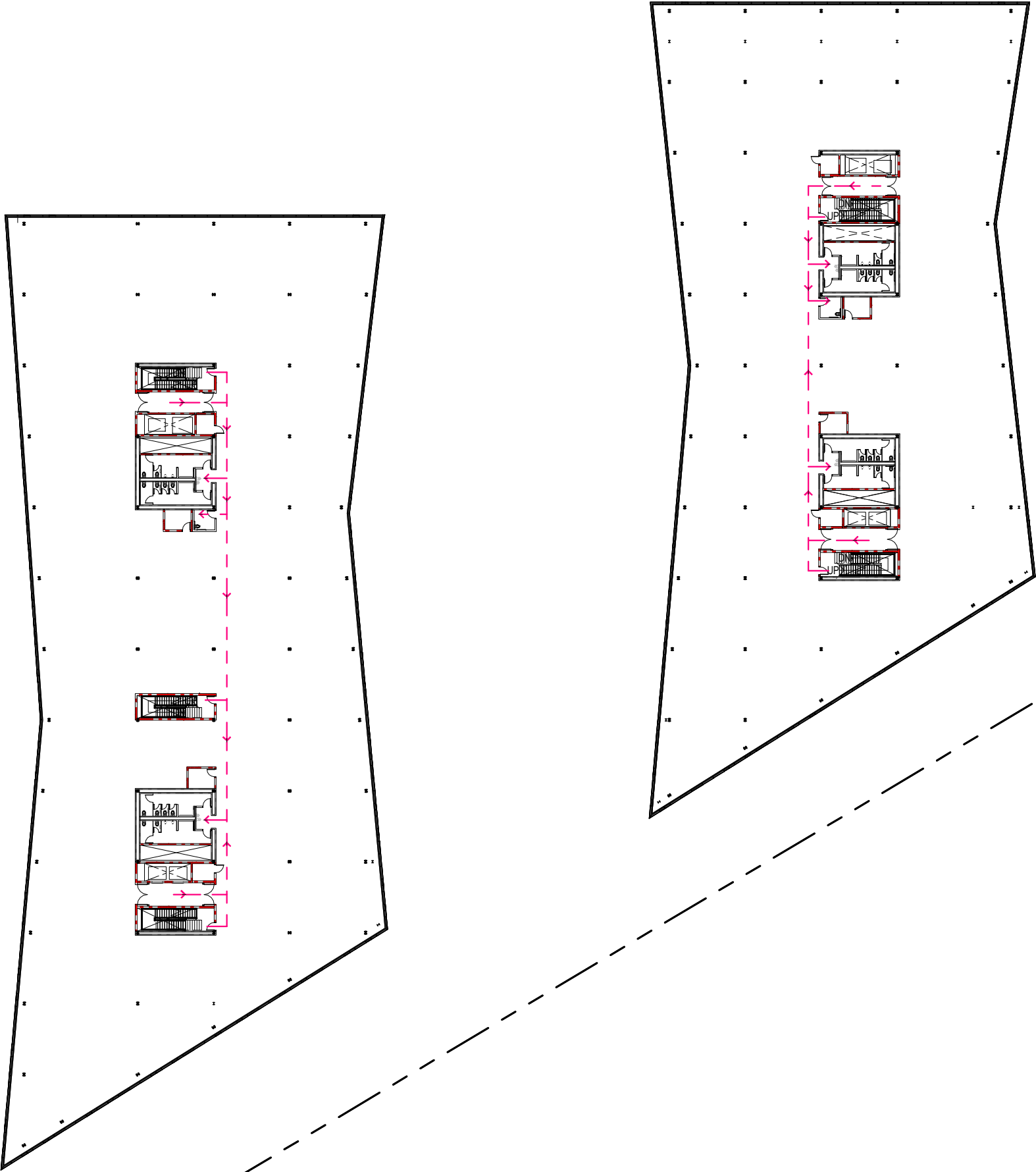


ACCESSIBLE PATH OF TRAVEL
(ALL COLORS)





ACCESSIBLE PATH OF TRAVEL
(ALL COLORS)



--->--- ACCESSIBLE PATH OF TRAVEL
(ALL COLORS)

ELEVATOR T THAT
MEETS SECTION 1009.4.
CONNECTED TO
EMERGENCY POWER.

ELEVATOR T THAT
MEETS SECTION 1009.4.
CONNECTED TO
EMERGENCY POWER.

--->--- ACCESSIBLE PATH OF TRAVEL
(ALL COLORS)



2022 CALIFORNIA GREEN BUILDING STANDARDS CODE NONRESIDENTIAL MANDATORY MEASURES, SHEET 3 (January 2023)

Y	NA	RESPON PARTY	
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5.504.4 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.6.

5.504.4.1 Adhesives, sealants and caulks. Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 116B VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. Such products also shall comply with the Rule 116B prohibition on the use of certain toxic substances (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in subsection 2, below.
2. Aerosol adhesives, and smaller unit doses of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with Section 94507.

Less Water and Less Exempt Compounds in Grams per Liter	
ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	80
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT SPECIFICALLY LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 116B, www.arb.ca.gov/DREB/SC/CDRHMTLR116B.PDF

Less Water and Less Exempt Compounds in Grams per Liter	
SEALANTS	CURRENT VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	700
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NONPOROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	750
OTHER	750

NOTE: FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THESE TABLES, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 116B.

5.504.3 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.36 and 4.37 of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply.

5.504.4.1 Aerosol Paints and coatings. Aerosol paints and coatings shall meet the PMNIR Limits for ROC in Section 94522(c)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of California Code of Regulations, Title 17, commencing with Section 94500, and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8 Rule 49.

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TABLE 5.504.4.3 - CONT.

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	CURRENT VOC LIMIT
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOSS COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH-TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	280
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	350
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	780
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE FINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	440

GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, Feb. 1, 2006. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

5.504.4.3.2 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

5.504.4.4 Carpet Systems. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs: <https://www.cdph.ca.gov/Programs/CCDCDP/DCDC/ELH/BAQ/Pages/VOC.aspx#testlabs>

5.504.4.4.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs: <https://www.cdph.ca.gov/Programs/CCDCDP/DCDC/ELH/BAQ/Pages/VOC.aspx#testlabs>

5.504.4.4.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 5.504.4.1.

5.504.4.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure (ATCM) for Composite Wood (17 CCR 93120 et seq.). Those materials not exempted under the ATCM must meet the specified emission limits, as shown in Table 5.504.4.5.

5.504.4.5.3 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoked as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European ENR 338 standards.
5. Other methods acceptable to the enforcing agency.

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333 FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 9/16 INCHES (8 MM).

Y	NA	RESPON PARTY	
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5.504.4.6 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specifications 01350).

See California Department of Public Health's website for certification programs and testing labs: <https://www.cdph.ca.gov/Programs/CCDCDP/DCDC/ELH/BAQ/Pages/VOC.aspx#testlabs>

5.504.4.6.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.

5.504.4.7 Thermal insulation. Comply with the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 12, January 2017 (Emission testing method for California Specification 01350). See California Department of Public Health's website for certification programs and testing labs: <https://www.cdph.ca.gov/Programs/CCDCDP/DCDC/ELH/BAQ/Pages/VOC.aspx#testlabs>

5.504.4.7.1 Verification of compliance. Documentation shall be provided verifying that thermal insulation materials meet the pollutant emission limits.

5.504.4.8 Acoustical ceiling and wall panels. Comply with the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350). See California Department of Public Health's website for certification programs and testing labs: <https://www.cdph.ca.gov/Programs/CCDCDP/DCDC/ELH/BAQ/Pages/VOC.aspx#testlabs>

5.504.4.8.1 Verification of compliance. Documentation shall be provided verifying that acoustical finish materials meet the pollutant emission limits.

5.504.5.3 Filters. 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 13. MERV 13 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.

Exceptions: Existing mechanical equipment.

5.504.5.3.1 Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating.

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5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL. 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.

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SECTION 5.505 INDOOR MOISTURE CONTROL

5.505.1 INDOOR MOISTURE CONTROL. Buildings shall meet or exceed the provisions of California Building Code, CBC, Title 24, Part 2, Section 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

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SECTION 5.506 INDOOR AIR QUALITY

5.506.1 OUTSIDE AIR DELIVERY. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 120 (Requirements for Ventilation) of the California Energy Code, or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8.

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5.506.2 CARBON DIOXIDE (CO₂) MONITORING. For buildings or additions equipped with demand control ventilation, CO₂ sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120(c)(4).

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5.506.3 Carbon dioxide (CO₂) monitoring in classrooms. (DSA-55) Each public K-12 school classroom, as listed in Table 100.1.A of the California Energy Code, shall be equipped with a carbon dioxide monitor or sensor that meets the following requirements:

1. The monitor or sensor shall be permanently affixed in a tamper-proof manner in each classroom between 3 and 6 feet (914 mm and 1829 mm) above the floor and at least 5 feet (1524 mm) away from door and operable windows.
2. When the monitor or sensor is not integral to an Energy Management Control System (EMCS), the monitor or sensor shall display the carbon dioxide readings on the device. When the sensor is integral to an EMCS, the carbon dioxide readings shall be available to and regularly monitored by facility personnel.
3. A monitor shall provide notification through a visual indicator on the monitor when the carbon dioxide levels in the classroom have exceeded 1,100ppm. A sensor integral to an EMCS shall provide notification to facility personnel through a visual and/or audible indicator when the carbon dioxide levels in the classroom have exceeded 1,100ppm.
4. The monitor or sensor shall measure carbon dioxide levels at minimum 15-minute intervals and shall maintain a record of maximum carbon dioxide maxima elements of not less than 30 days duration.
5. The monitor or sensor used to measure carbon dioxide levels shall have the capacity to measure carbon dioxide levels with a range of 400ppm to 2000ppm or greater.
6. The monitor or sensor shall be certified by the manufacturer to be accurate within 75ppm at 1,000ppm carbon dioxide concentration and shall be certified by the manufacturer to require calibration no more frequently than once every 5 years.

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SECTION 5.507 ENVIRONMENTAL COMFORT

5.507.4 ACQUISITION CONTROL. Energy building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTM E 90 and ASTM E 411, or Outdoor-Indoor Sound Transmission Class (OTC) determined in accordance with ASTM E 1332, using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2.

Exception: Buildings with few or no occupants or where occupants are not likely to be affected by exterior noise, as determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking structures and utility buildings.

Exception: (DSA-55) For public schools and community colleges, the requirements of this section and all subsections apply only to new construction.

5.507.4.1 Exterior noise transmission, prescriptive method. Wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall meet a composite STC rating of at least 50 or a composite OTC rating of not less than 40, with exterior windows of a minimum STC of 40 or OTC of 30 in the following locations:

1. Within the 65 dBA noise contour of an airport.

Exceptions:

1. L or CNEL for military airports shall be determined by the Facility Air Installation Compatible Land Use Zone (AICLZ) plan.
2. L or CNEL for other airports and heliports for which a land use plan has not been developed shall be determined by the local general plan noise element.

2. Within the 65 dBA or L_{dn} noise contour of a freeway or expressway, railroad, industrial source or fixed-guideway source as determined by the Noise Element of the General Plan.

5.507.4.1.1 Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dBA or L_{dn} or greater during any hour of operation shall have building, addition or alteration exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 or (OTC 35), with exterior windows of a minimum STC of 40 or (OTC 30).

5.507.4.2 Performance Method. For buildings located as defined in Section 5.507.4.1 or 5.507.4.1.1, wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (Leq-1hr) of 50 dBA in occupied areas during any hour of operation.

5.507.4.2.1 Site Features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the building, addition or alteration project to mitigate sound migration to the interior.

5.507.4.2.2 Documentation of Compliance. An acoustical analysis documenting controlling interior sound levels shall be prepared by a person approved by the architect or engineer of record.

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5.507.4.3 Interior sound transmission. Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.

Note: Examples of assemblies and their various STC ratings may be found at the California Office of Noise Control: www.scoi.ca.gov/PDF/CasesStudies/lat_coc_ratings.pdf

SECTION 5.508 OUTDOOR AIR QUALITY

5.508.1 Ozone depletion and greenhouse gas reductions. Installations of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.

5.508.1.1 Chlorofluorocarbons (CFCs). Install HVAC, refrigeration and fire suppression equipment that do not contain CFCs.

5.508.1.2 Halons. Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.

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5.508.2 Supermarket refrigerant leak reduction. 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.

Exception: 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 nonhydrocarbon-leaking refrigerants (that include ammonia, carbon dioxide (CO₂), and potentially other refrigerants).

5.508.2.1 Refrigerant piping. Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below.

5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack.

5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less.

5.508.2.1.2.1 Anchorage. One-fourth-inch OD tubing shall be securely clamped to a rigid towel to keep vibration levels below 0.015 in/s.

5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.

Exception: Single-flared tubing connections may be used with a multilayer seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's recommendations.

5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.

5.508.2.2 Valves. Valves, Valves and fittings shall comply with the California Mechanical Code and as follows:

5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.

5.508.2.2.1.1 Pressure detection. A pressure gauge, pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve.

5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are permitted for use.

5.508.2.2.2.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic.

5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place.

5.508.2.2.2.2.1 Chain tethers. Chain tethers to fit over the stem are required for valves designed to have seal caps.

Exception: Valves with seal caps that are not removed from the valve during stem operation.

5.508.2.3 Refrigerated service cases. Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils of corrosion-resistant material, such as stainless steel, or be coated to prevent corrosion from these substances.

5.508.2.3.1 Coil coating. Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency.

5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device that indicates the level of refrigerant in the receiver.

5.508.2.5 Pressure testing. The system shall be pressure tested during installation prior to evacuation and charging.

5.508.2.5.1 Minimum pressure. The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum.

5.508.2.5.2 Leaks. Check the system for leaks, repair any leaks, and retest for pressure using the same gauge.

5.508.2.5.3 Allowable pressure change. The system shall stand, unaltered, for 24 hours with no more than a +/- one pound pressure change from 300 psig, measured with the same gauge.

5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging.

5.508.2.6.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and hold for 30 minutes.

5.508.2.6.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes.

5.508.2.6.3 Third vacuum. Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.

**CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS**

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Untrained persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCO]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence in the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC-GO] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence in the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIATIONS BETWEEN BUILDING DEPARTMENT ADOPTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

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2025.07.29 SMP SUBMITTAL REV-03
2025.07.29 MSP SUBMITTAL REV-02
2025.04.30 SMP SUBMITTAL REV-01
2025.04.30 MSP SUBMITTAL REV-01
2023.11.03 SMP SUBMITTAL
2023.10.12 SITE MASTER PLAN SUBMITTAL

date issue description

333-385 MOFFETT
PARK DRIVE
SUNNYVALE, CA 94089

project number: 22-387
date: 2025.01.15

GREEN BUILDING
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LEED v4 for BD+C Core and Shell 333 Moffett Park Core									
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2025.01.20 SMP/MSDP SUBMITTAL
2023.11.03 90% SCHEMATIC DESIGN
2023.10.12 SITE MASTER PLAN SUBMITTAL
date issue description

**333-385 MOFFETT
PARK DRIVE**
SUNNYVALE, CA 94089

project number: 22-387
date: 2025.01.15

**SOLAR SHADING
ANALYSIS**

G3.21

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333 MOFFETT PARK DRIVE EAST ELEVATION



333 MOFFETT PARK DRIVE NORTH ELEVATION



333 MOFFETT PARK DRIVE SOUTH ELEVATION



333 MOFFETT PARK DRIVE WEST ELEVATION



385 MOFFETT PARK DRIVE NORTH ELEVATION



385 MOFFETT PARK DRIVE NORTH ELEVATION



385 MOFFETT PARK DRIVE EAST ELEVATION



385 MOFFETT PARK DRIVE SOUTH ELEVATION



385 MOFFETT PARK DRIVE SOUTH ELEVATION

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**EXISTING
CONDITIONS PHOTOS**

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385 MOFFETT PARK DRIVE WEST ELEVATION



LANEWAY NORTH LOOKING SOUTH



LANEWAY SOUTH LOOKING NORTH



LANEWAY SOUTH @ MOFFETT PARK DRIVE



237 MOFFETT PARK DRIVE BUILDING ENTRY DRIVEWAY



237 MOFFETT PARK DRIVE GARAGE ENTRY SOUTH



MOFFETT PARK DRIVE EAST LOOKING WEST



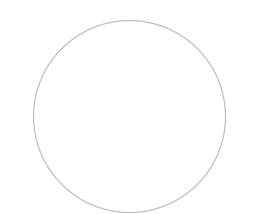
MOFFETT PARK DRIVE WEST LOOKING EAST



333/385 MOFFETT PARK DRIVE MAIN VEHICLE ENTRY

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**EXISTING
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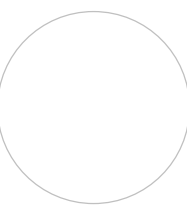
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3D VIEW

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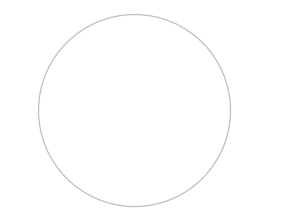
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3D VIEW

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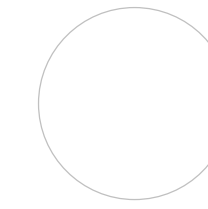
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3D VIEW

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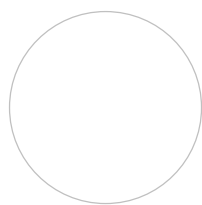
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3D VIEWS

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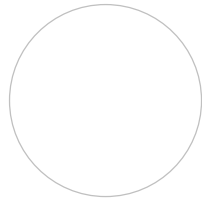
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3D VIEWS

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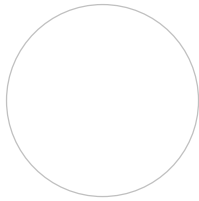
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HILLSIDE PLANTING ILLUSTRATION

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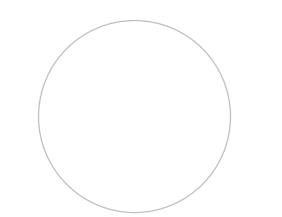
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3D VIEWS

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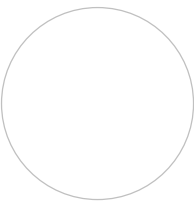
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**3D VIEWS - CONTEXT
VIEWS**

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**3D VIEWS - AERIAL
CONTEXT VIEWS**

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HISTORICAL CONTEXT - MOFFETT PARK AIRFIELD - US NAVY / NAS / NASA



AIRFIELD/RUNWAY LANDSCAPE



DIRIGABLE AIRSHIP HANGARS 2 & 3 @ MOFFETT FIELD



MONUMENTAL BUILDING 'FLOATING' ON A PODIUM



CLEAR AND OPAQUES GLAZING AREAS FOR SOLAR SHADING & REDUCTION OF HEAT GAIN



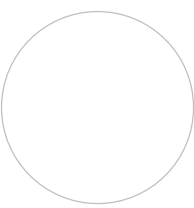
INFLECTION OF LONG FACADE FOR DYNAMIC BUILDING ARTICULATION



2 COMPLEMENTARY VOLUMES

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**HISTORIC & BUILDING
PRECEDENTS**

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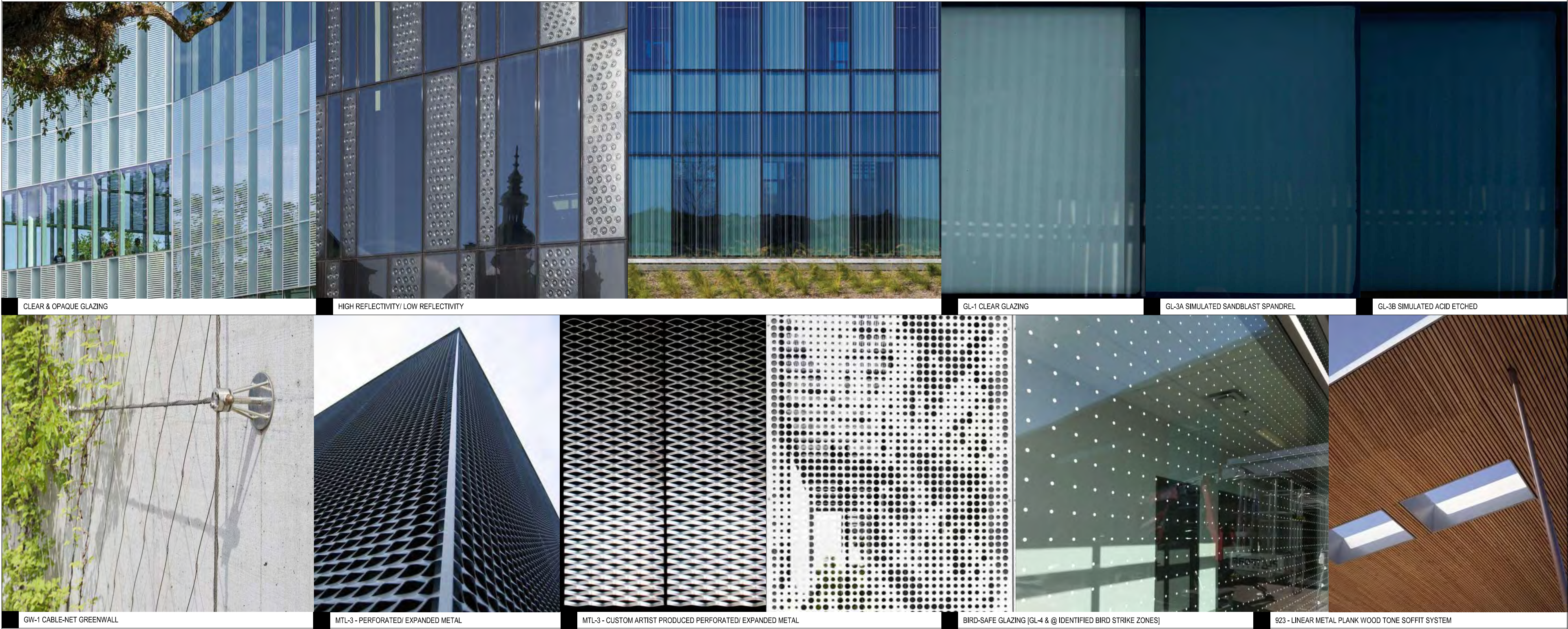
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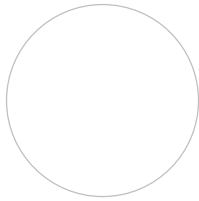
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LEGEND

- BOUNDARY LINE/LOT LINE
- EASEMENT LINE
- BUILDING LINE
- CURB LINE
- FENCE LINE
- GAS LINE
- TELEPHONE LINE
- RECLAIMED WATER LINE
- WATER LINE
- ELECTRIC LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE

BASIS OF BEARINGS

THE BEARING OF NORTH 75°55'55" WEST ALONG THE CENTERLINE OF HUMBOLDT COURT AS SHOWN ON THAT PARCEL MAP FILED FOR RECORD IN BOOK 435 OF MAPS AT PAGE 28 IN THE OFFICE OF THE COUNTY RECORDER OF SANTA CLARA COUNTY WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCHMARK

THE BENCHMARK USED FOR THIS SURVEY IS A CITY OF SUNNYVALE BENCHMARK, BM176, DESCRIBED AS BRASS DISC IN EAST END OF DOWNSLOPE HEADWALL AT INTERSECTION OF MOFFETT PARK DRIVE AND SUNNYVALE EAST CHANNEL.

ELEV = 19.37 FEET (NAVD83 DATUM)

SYMBOLS & ABBREVIATIONS

- ACR ACCESSIBLE RAMP
- AD AREA DRAIN
- ANDOE ANDOE PULLBOX
- BFP BACK FLOW PREVENTER
- BIKE BIKE RACK
- BLDC BUILDING CORNER
- BOLD BUILDING LINE
- BLDG OWNG BUILDING OVERHANG
- BNDX BENCH
- BOL BOLLARD
- BW BACK OF WALK
- CB CATCH BASIN
- CD COLUMN CENTERLINE
- COM-MH COMMUNICATION MANHOLE
- COM-PB COMMUNICATION PULLBOX
- CONC CONCRETE
- DWY EXISTING GROUND
- EG EDGE OF PAVEMENT
- EPB ELECTRIC PULLBOX
- ETW EDGE OF TRAVELED WAY
- FD FIRE DEPARTMENT CONNECTION
- FF BUILDING FINISHED FLOOR
- FGDOR FINISHED GRADE AT DOOR
- FL FLOW LINE
- FL FENCE
- FNC FENCE WIRE
- GEATE GATE POLE
- GB GRADE BREAK
- GM GAS METER
- H-SYM ACCESSIBLE SYMBOL
- IRON IRON FENCE
- JP JOINT POLE
- UP UP OF GUTTER
- L/S LANDSCAPE
- BLDG OWNG BUILDING OVERHANG
- PED PEDESTAL
- PVI POST INDICATOR VALVE
- PM PARKING METER
- PHL ELEC PANEL ON TO WALL
- PP POWER POLE
- SSDO STORM DRAIN CLEANOUT
- SSM SANITARY MANHOLE
- SSN SIGN
- SSCO SANITARY CLEANOUT
- SSM SANITARY MANHOLE
- STL STREET LIGHT
- STPB STREET LIGHT PULLBOX
- SW SW
- SWALE SWALE
- TOP OF CURB TOP OF CURB
- TEL-MH TELEPHONE MANHOLE
- TRANS TRANSFORMER
- TR (SIC, STEM, TYPE) TREE (SIC, STEM, TYPE)
- VGUT FLOWLINE VALLEY/GUTTER
- VLT ELEC VAULT
- WM WATER METER
- WP WHITE PAINT MARK
- WV WATER VALVE

GRAPHIC SCALE 1"=30'
30 0 30 60

#	date	issue description
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2024.07.10	2024.07.10	SITE MASTER PLAN RESUBMITTAL
2024.06.14	2024.06.14	100% SCHEMATIC DESIGN
2023.11.30	2023.11.30	ENTITLEMENT SET
2023.11.03	2023.11.03	90% SCHEMATIC DESIGN
2023.10.12	2023.10.12	SITE MASTER PLAN SUBMITTAL

333 Moffett Drive

SUNNYVALE, CA 94089

project number: 20221116
date: 2025.07.28

EXISTING
CONDITIONS AND
BOUNDARY PLAN

C1.0

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# 2023.10.12	SITE MASTER PLAN SUBMITTAL

date issue description

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project number: 20221116
date: 2025.07.28

DEMOLITION PLAN

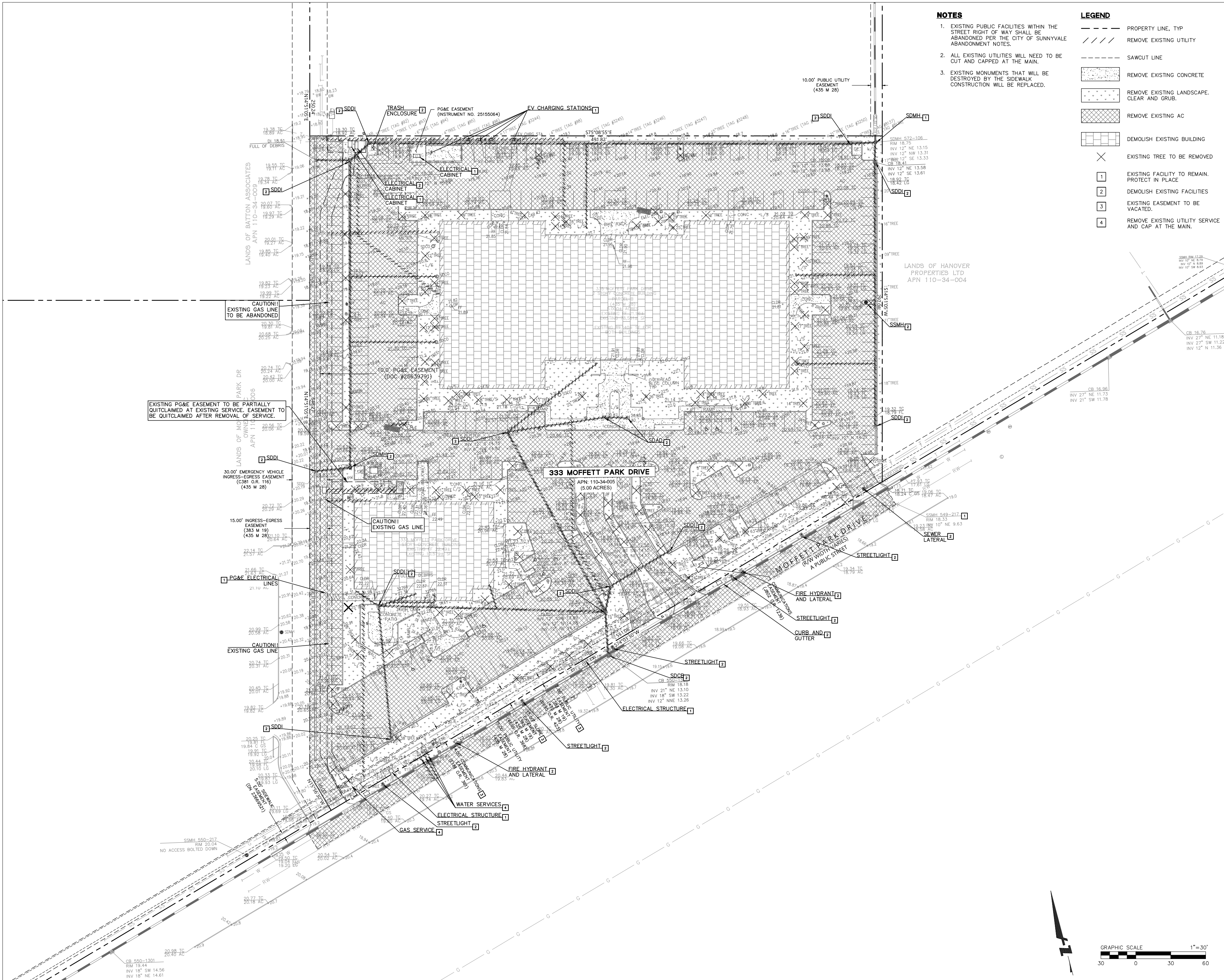
C2.0

NOTES

- EXISTING PUBLIC FACILITIES WITHIN THE STREET RIGHT-OF-WAY SHALL BE ABANDONED PER THE CITY OF SUNNYVALE ABANDONMENT NOTES.
- ALL EXISTING UTILITIES WILL NEED TO BE CUT AND CAPPED AT THE MAIN.
- EXISTING MONUMENTS THAT WILL BE DESTROYED BY THE SIDEWALK CONSTRUCTION WILL BE REPLACED.

LEGEND

- PROPERTY LINE, TYP
- REMOVE EXISTING UTILITY
- SAWCUT LINE
- REMOVE EXISTING CONCRETE
- REMOVE EXISTING LANDSCAPE, CLEAR AND GRUB.
- REMOVE EXISTING AC
- DEMOLISH EXISTING BUILDING
- EXISTING TREE TO BE REMOVED
- EXISTING FACILITY TO REMAIN, PROTECT IN PLACE
- DEMOLISH EXISTING FACILITIES
- EXISTING EASEMENT TO BE VACATED.
- REMOVE EXISTING UTILITY SERVICE AND CAP AT THE MAIN.



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2023.11.03 90% SCHEMATIC DESIGN
2023.10.12 SITE MASTER PLAN SUBMITTAL

date issue description

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project number: 20221116
date: 2025.07.28

**PRELIMINARY SITE
PLAN**

C3.0

242 HUMBOLDT COURT

LEGEND

- AC PAVEMENT
- CONCRETE
- BIORETENTION
- TYPE II SLURRY SEAL
- LANDSCAPE STRIP (SLP)
- GRASSCRETE (SLP)
- YELLOW CURB
- RED CURB
- WHITE CURB

NOTES:
1. THE PERPETUAL MAINTENANCE OF SIDEWALK IMPROVEMENTS ALONG THE PROJECT FRONTAGE MOFFETT PARK DRIVE SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

GRAPHIC SCALE
30 0 30 60
1"=30'

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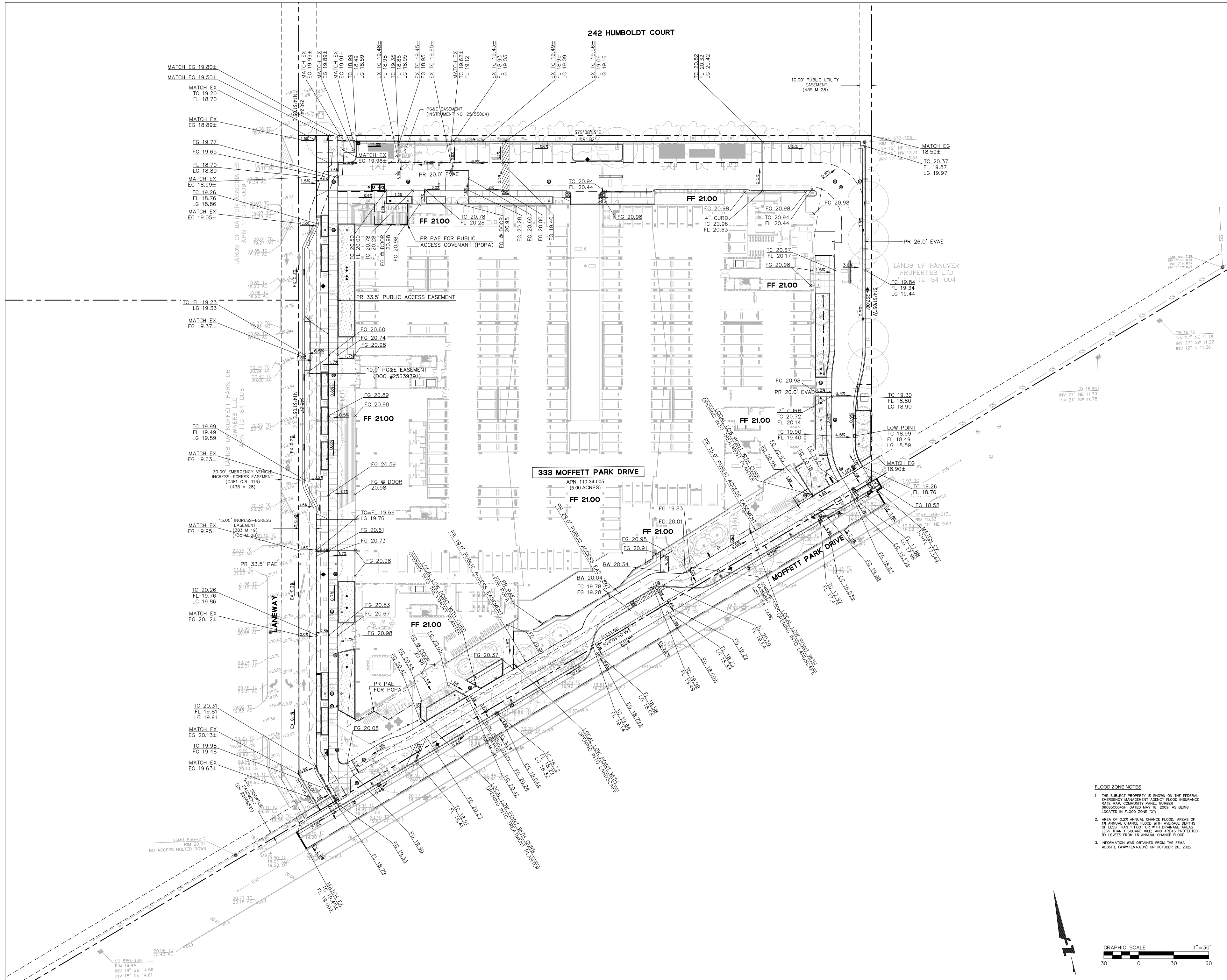
SUNNYVALE, CA 94089

project number: 20221116
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**PRELIMINARY
GRADING AND
DRAINAGE PLAN**

C4.0

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FLOOD ZONE NOTES

1. THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 06085C0049H, DATED MAY 18, 2009, AS BEING LOCATED IN FLOOD ZONE "X".
2. AREA OF 0.2% ANNUAL CHANCE FLOOD: AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
3. INFORMATION WAS OBTAINED FROM THE FEMA WEBSITE (WWW.FEMA.GOV) ON OCTOBER 20, 2022.

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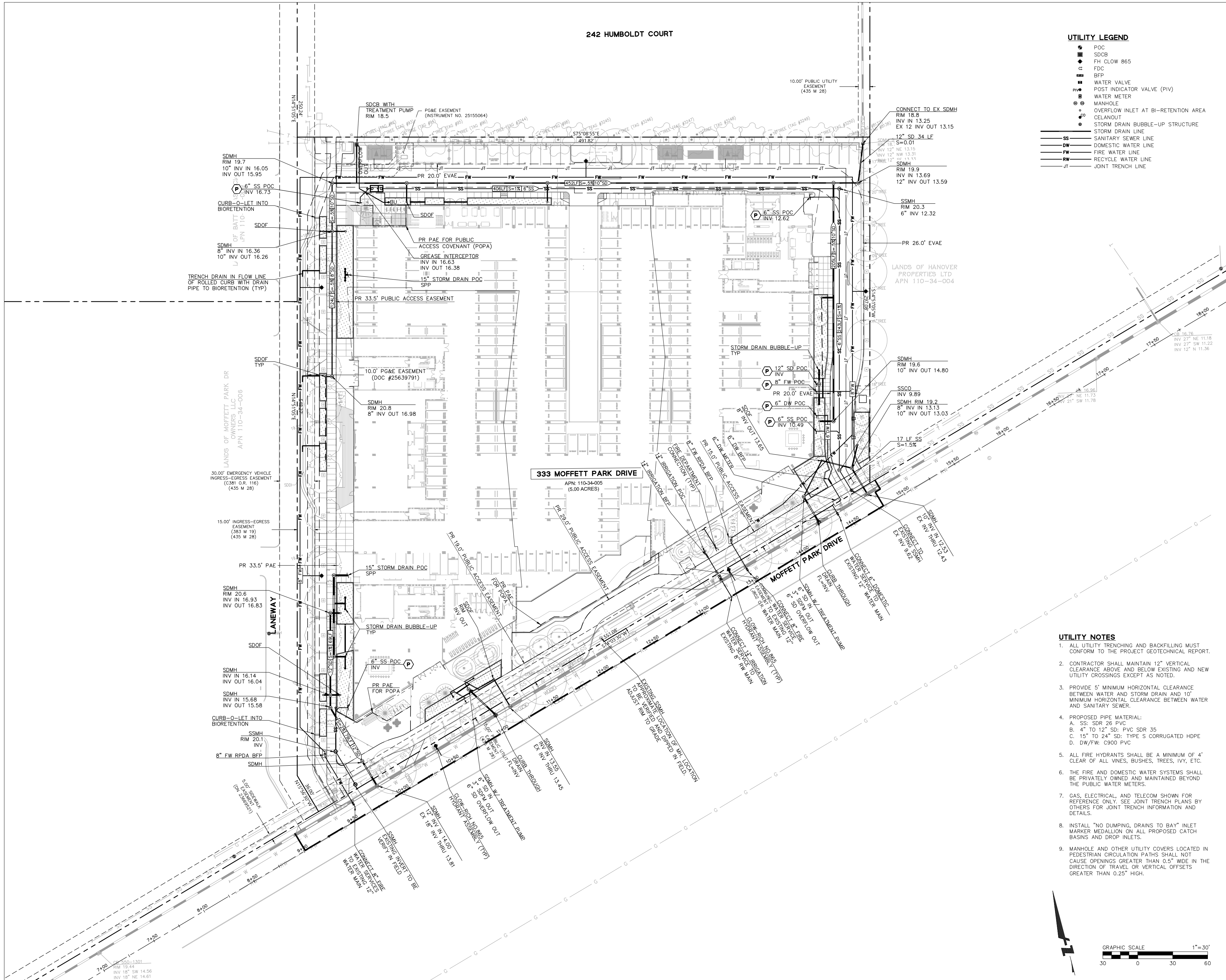
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project number: 20221116
date: 2025.07.28

**PRELIMINARY
UTILITY PLAN**

C5.0



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date: 2025.07.28

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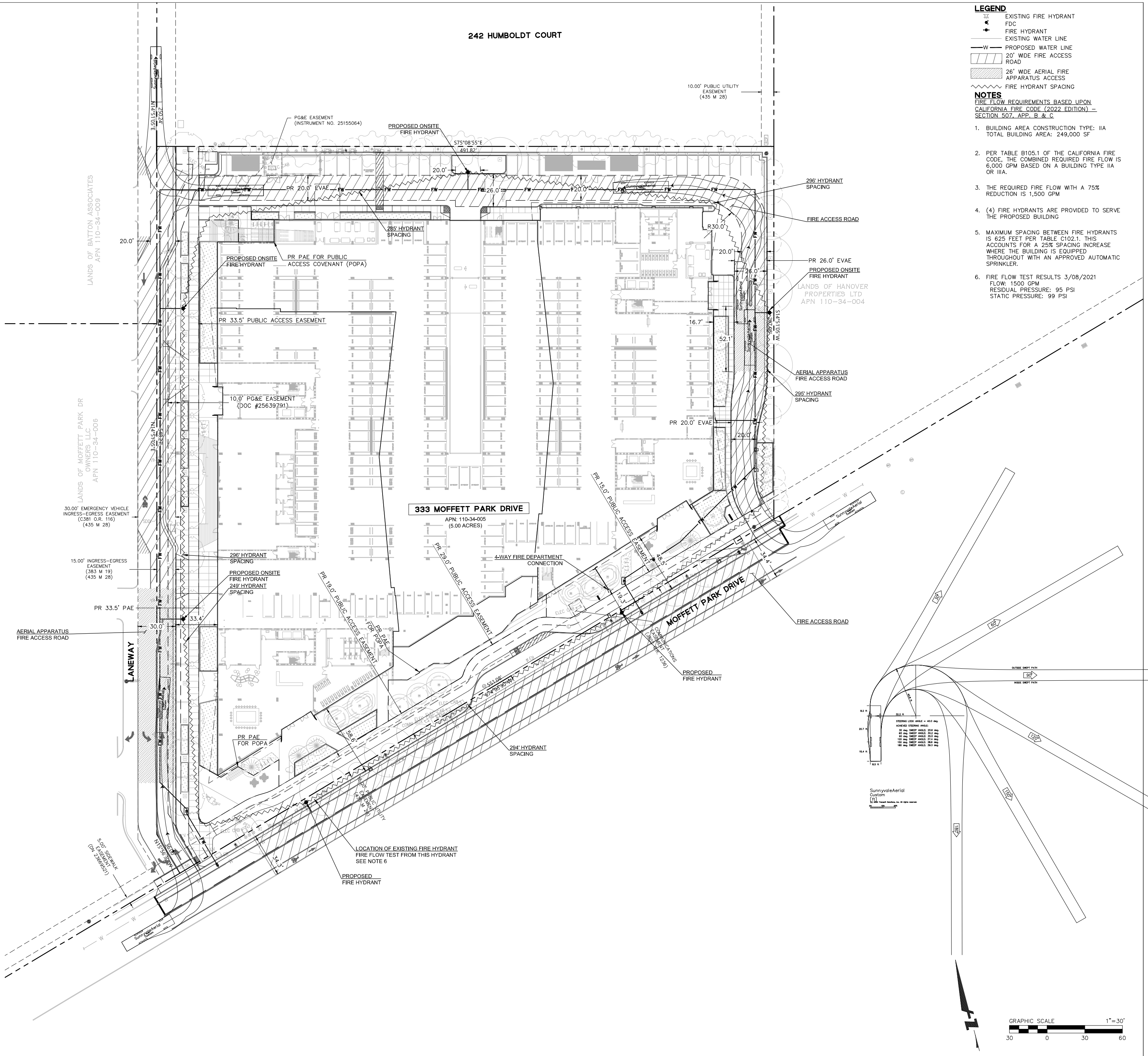
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**FIRE ACCESS
PLAN**

C7.0



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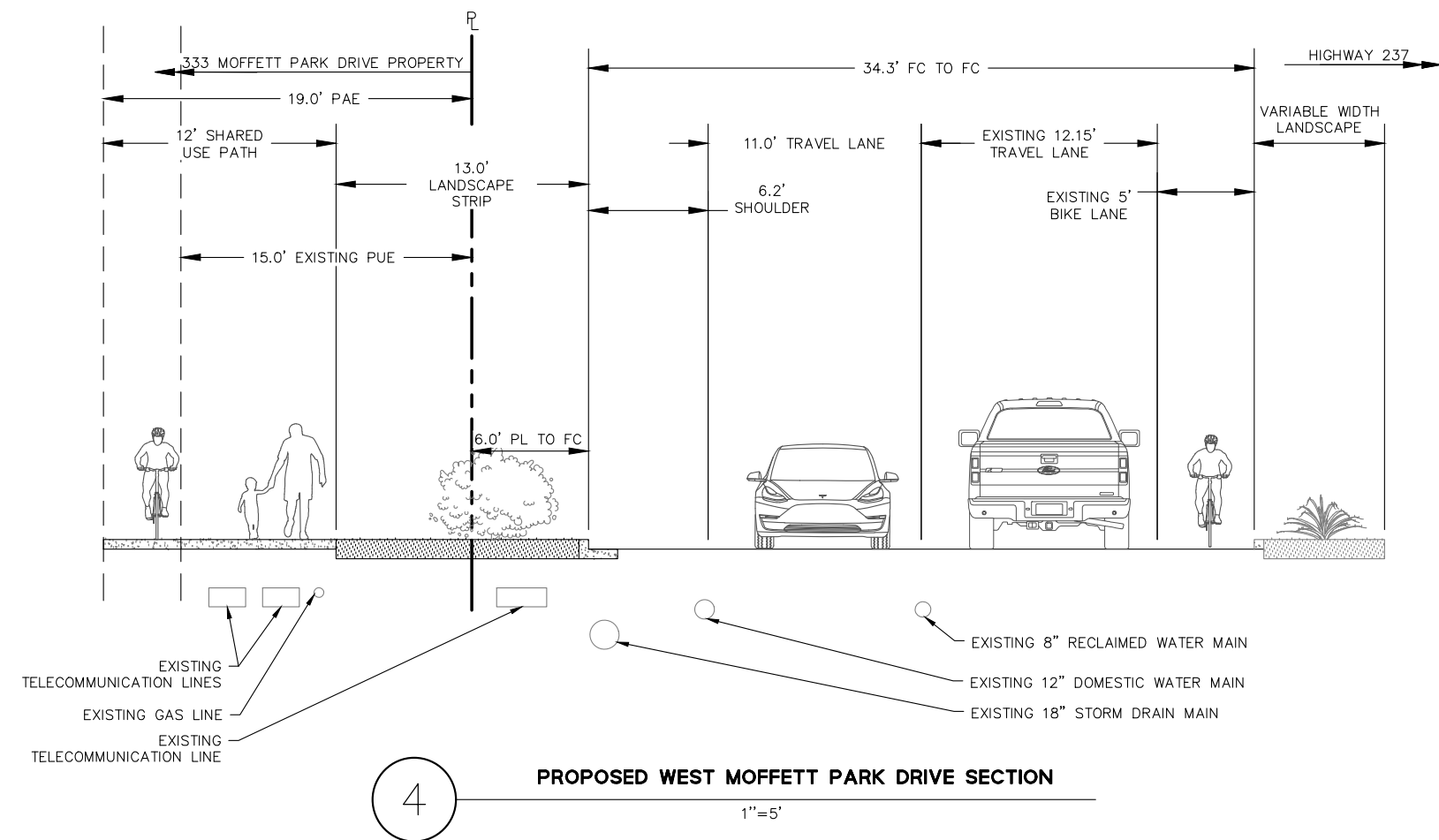
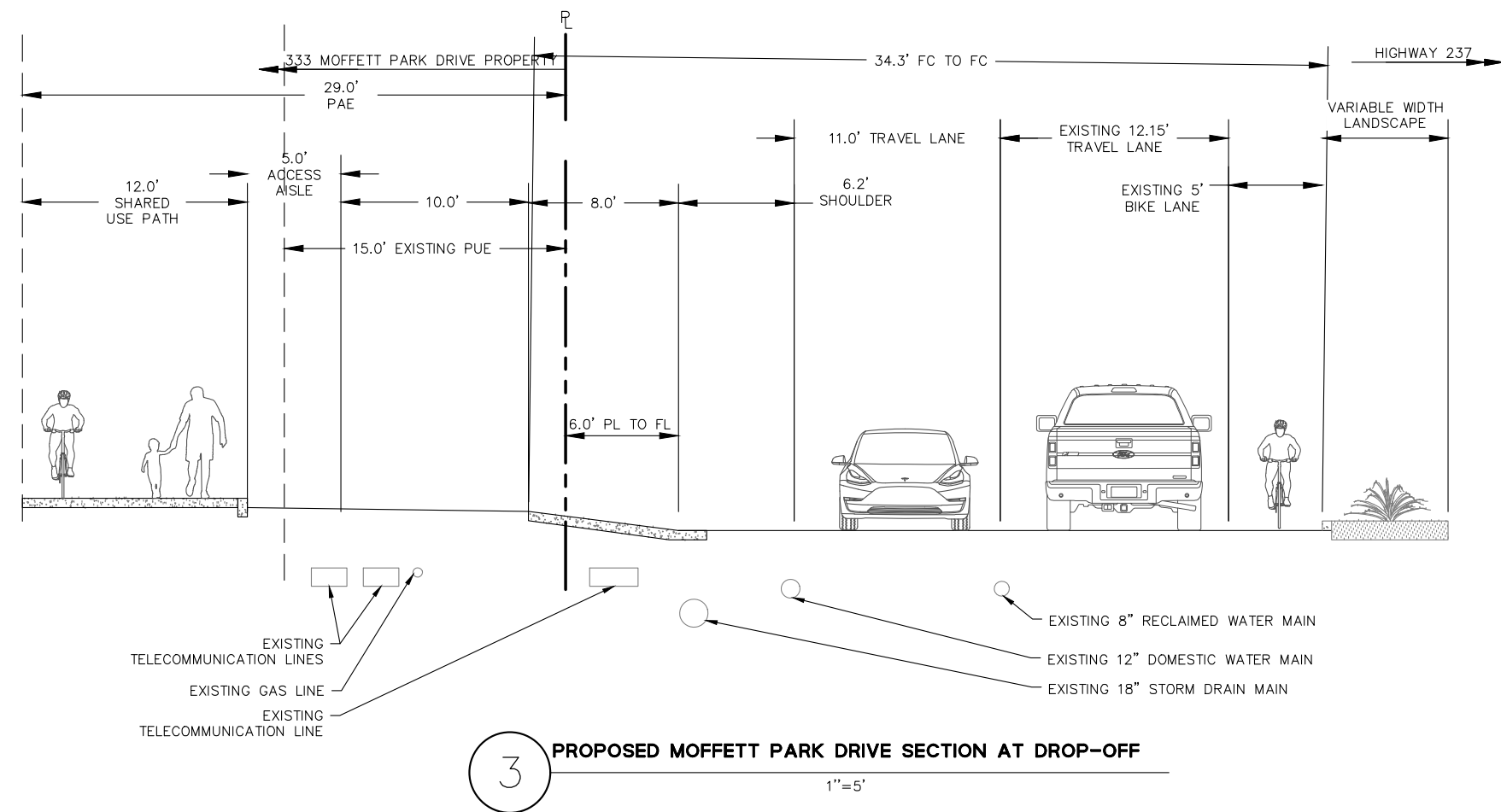
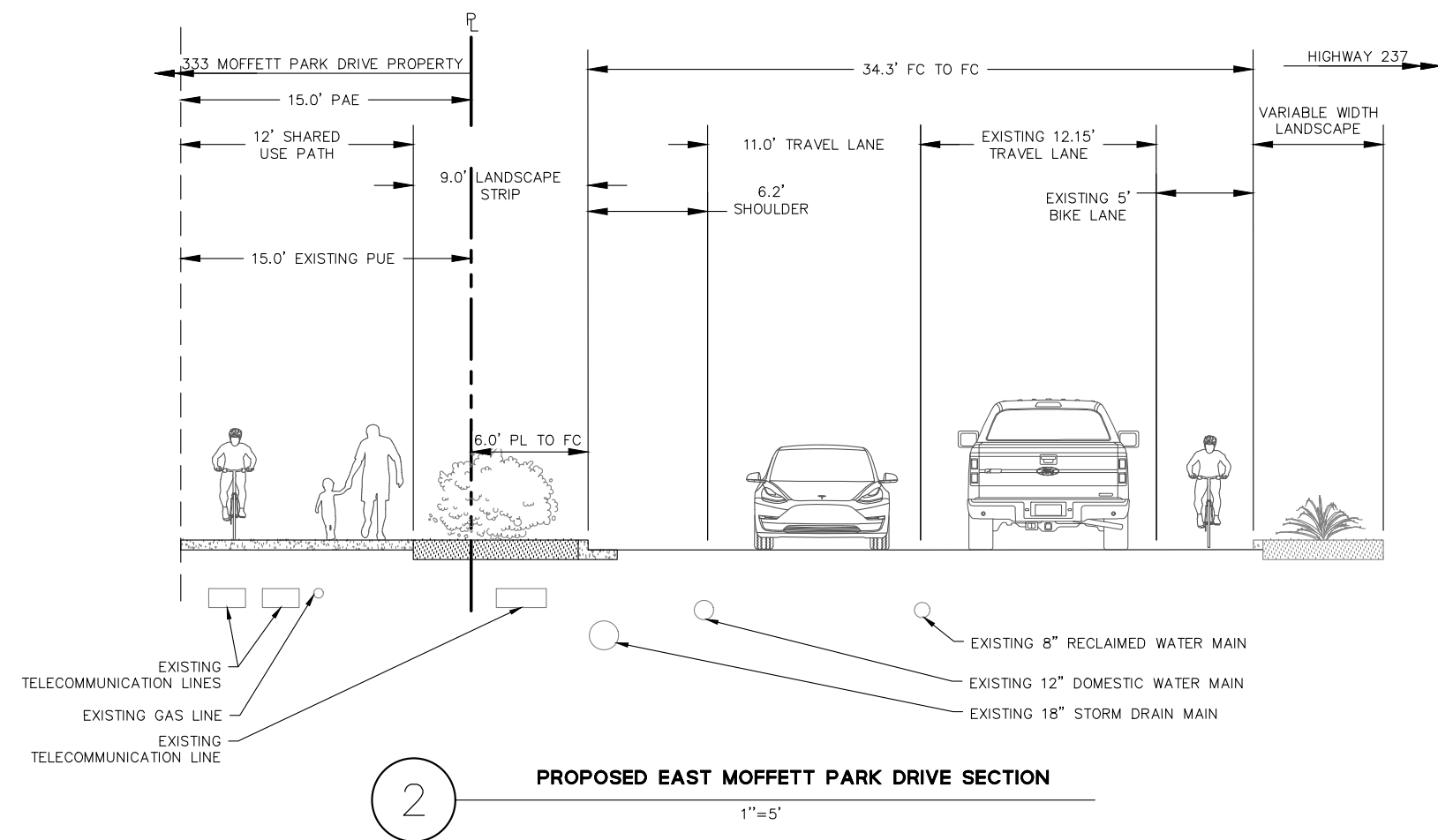
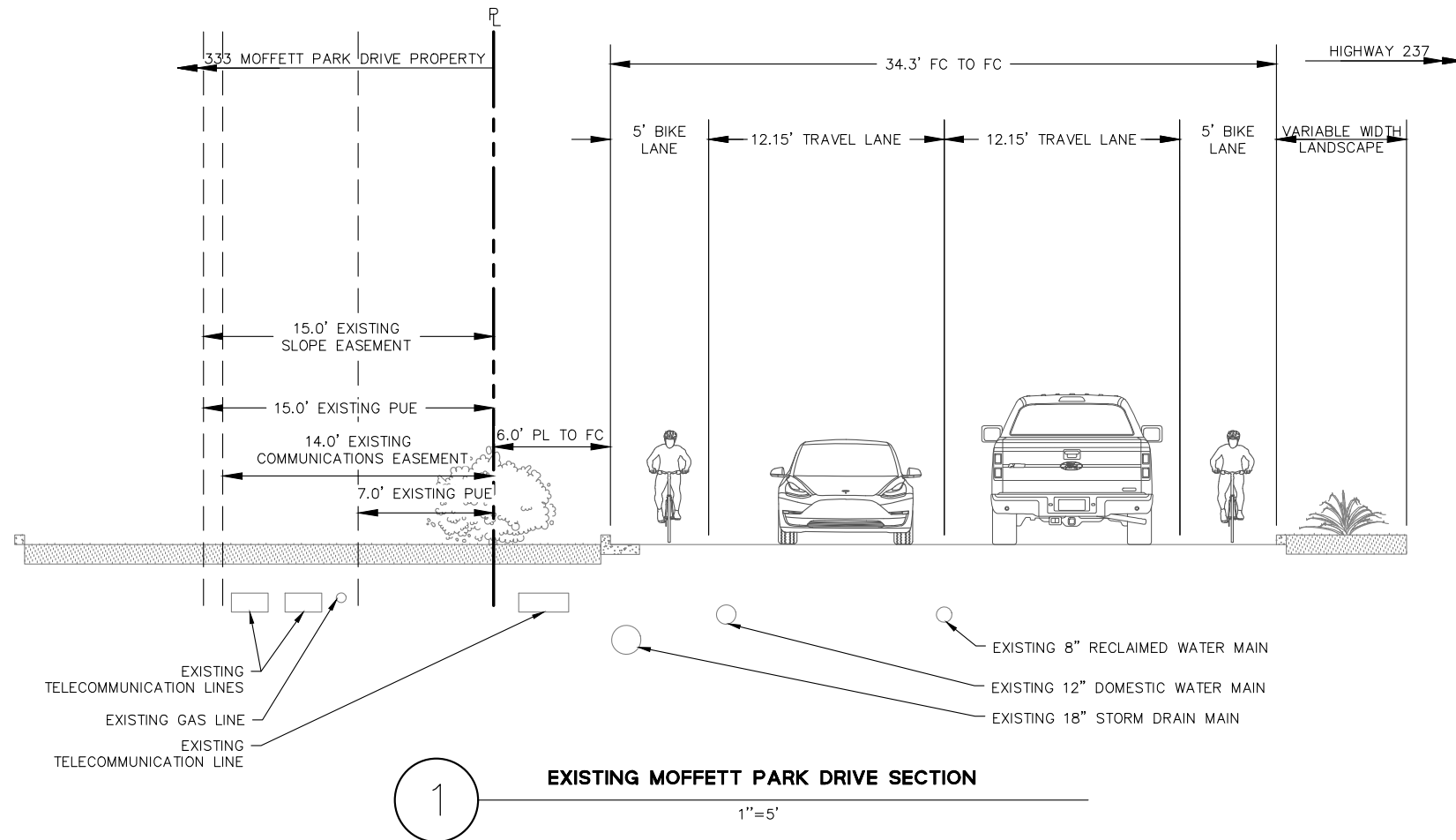
SUNNYVALE, CA 94089

project number: 20221116

date: 2025.07.28

**MOFFETT PARK
DRIVE CROSS
SECTIONS**

C8.0

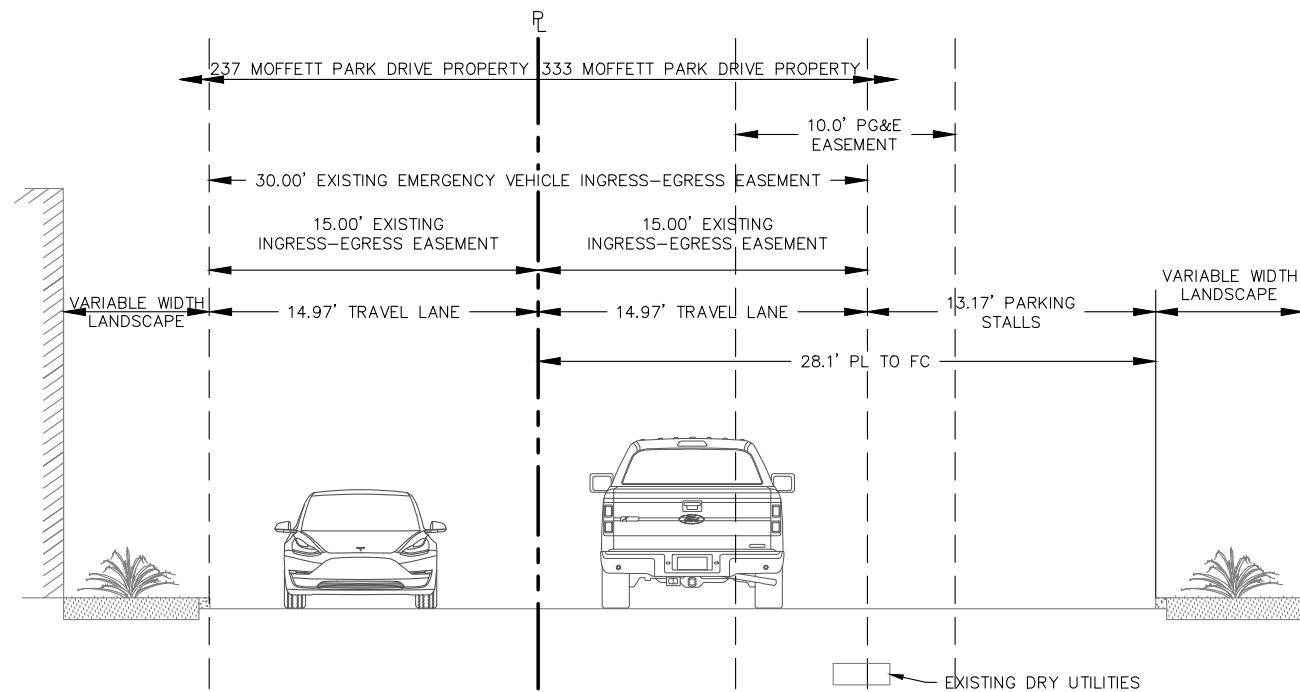


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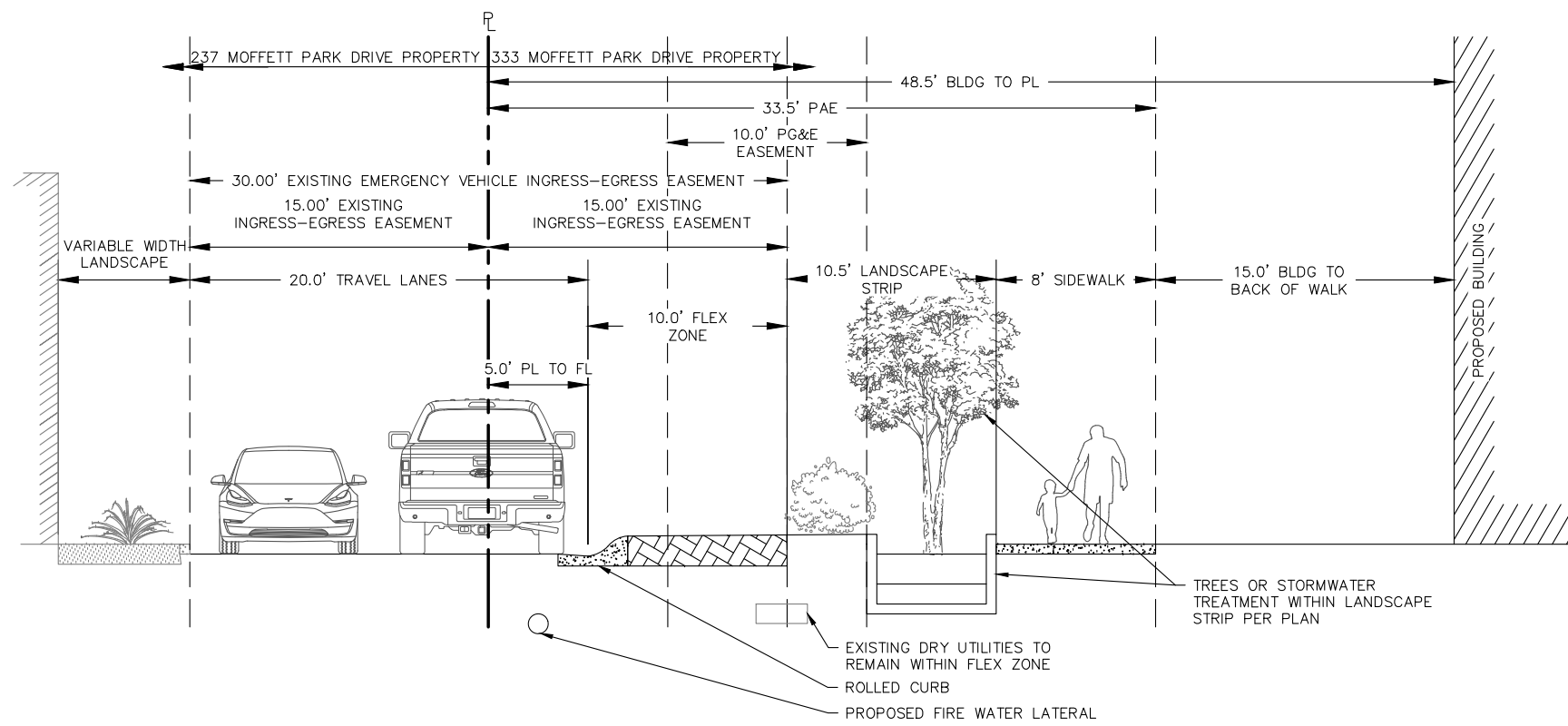
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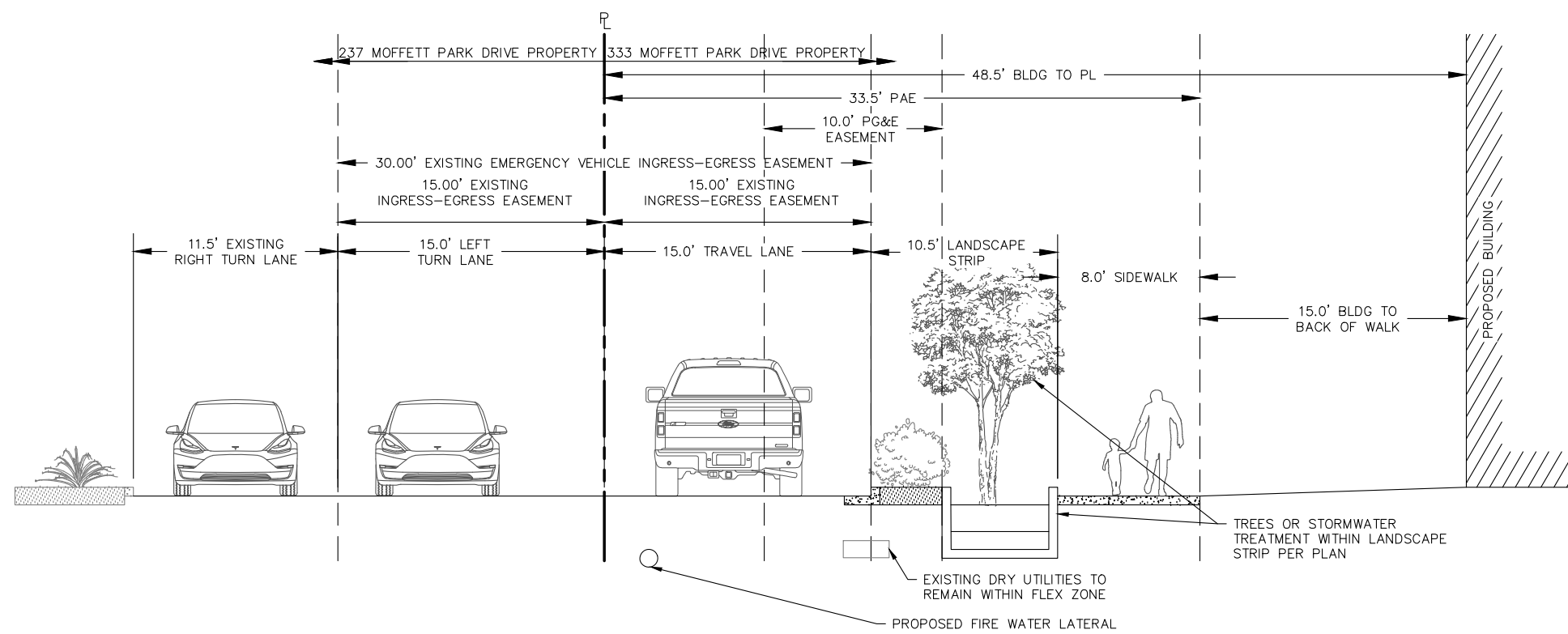
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1
EXISTING LANEWAY SECTION
1"=5'



2
PROPOSED NORTHERN LANEWAY SECTION
1"=5'



3
PROPOSED SOUTHERN LANEWAY SECTION
1"=5'

#	date	issue description
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LANEWAY CROSS
SECTIONS

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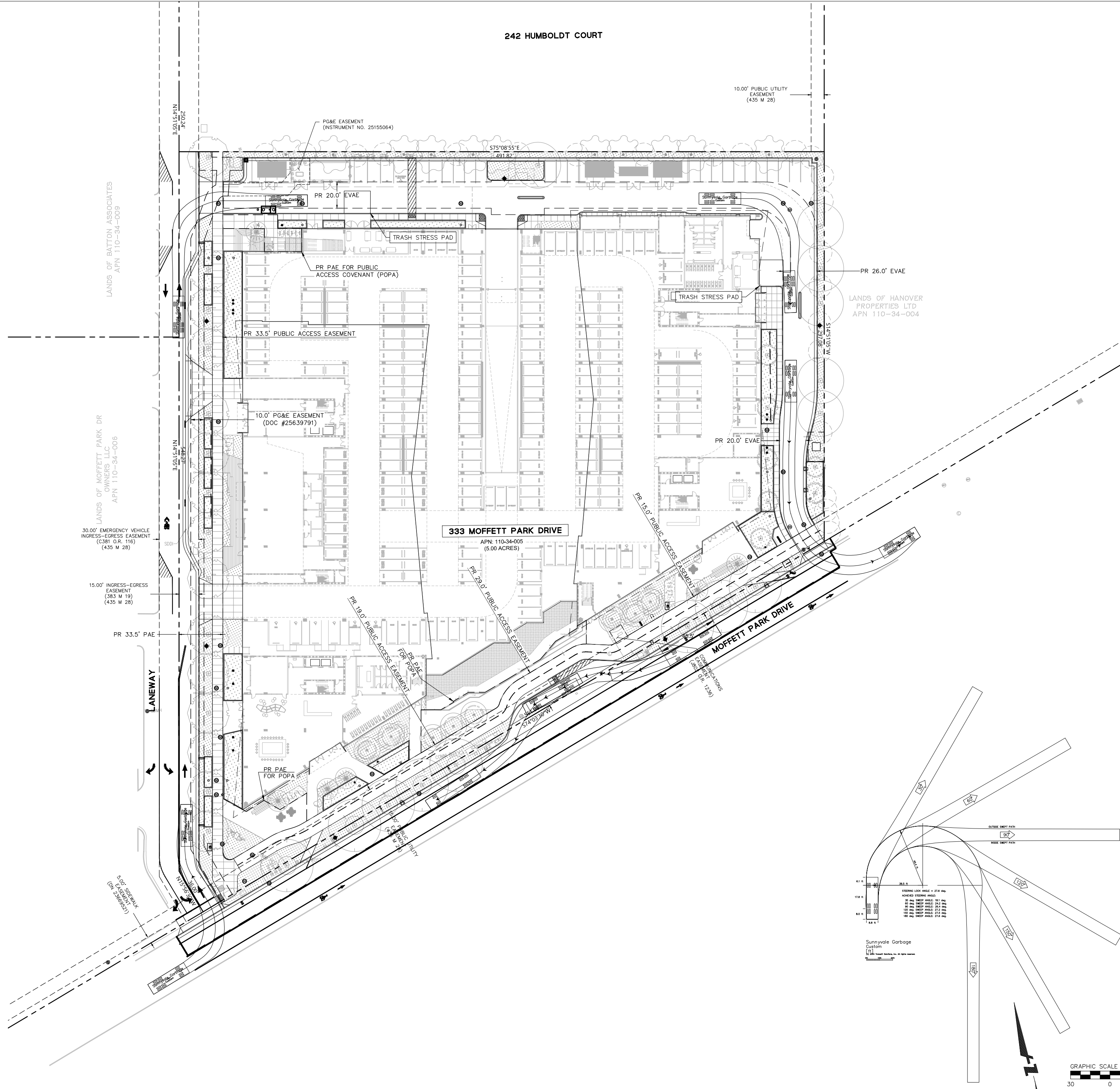
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**SUNNYVALE
TRASH TRUCK
TURNING**

C9.0

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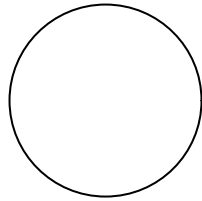
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Client - Line 3
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Client - Line 5

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2024.12.20 SMP SUBMITTAL
2024.06.14 100% SCHEMATIC DESIGN
2023.11.03 90% SCHEMATIC DESIGN
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333-385 MOFFETT
PARK DRIVE

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project number: 22-387
date: 2024.12.20

LANDSCAPE NOTES &
LEGEND

L0.00

Sheet List Table

Sheet Number	Sheet Title
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L2.00	LANDSCAPE MATERIAL PLAN - GROUND
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L4.00	LANDSCAPE IRRIGATION PLAN
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L6.05	LANDSCAPE CONSTRUCTION DETAILS - PODIUM
L7.00	LANDSCAPE PLANTING DETAILS

PROJECT ABBREVIATIONS

AC	ASPHALTIC CONCRETE	LSJ	LONGITUDINAL SHRINKAGE JOINT
AB	AGGREGATE BASE	MAX	MAXIMUM
AD	AREA DRAIN	MFR	MANUFACTURER
ARCH	ARCHITECT	MH	MANHOLE
AVG	AVERAGE	MIN	MINIMUM
B&B	BALL AND BURLAP	MM	MILLIMETERS
BC	BACK OF CURB	NIC	NOT IN CONTRACT
BF	BOTTOM OF FENCE	NTS	NOT TO SCALE
BLDG	BUILDING	OC	ON CENTER
BOR	BACK OF RAMP	OCW	ON CENTER EACH WAY
BOS	BOTTOM OF SLOPE	OD	OUTSIDE DIAMETER
BR	BIKE RACK	OPP	OPPOSITE
BS	BOTTOM OF STEP (STAIR)	PA	PIPE ANCHOR
BSW	BACK OF SIDEWALK	PLA	PLANTING AREA
BW	BOTTOM OF WALL	PED	PEDESTAL
CAL	CALIPER	PDSN	PEDESTRIAN
CB	CATCH BASIN OR CEMENT	PERF	PERFORATED
BASE		PIP	POINT OF CONNECTION
CH	CHANNEL OR CHILLER	POC	POINT OF CONNECTION
CHD	CONCRETE HEADER	PT	POINT OF TANGENCY
CIP	CAST-IN-PLACE	R	RADIUS
CJ	CONTROL JOINT	RB	ROOT BARRIER
CL	CENTER LINE	RGB	ROUNDED GRADE BREAK
CLR	CLEARANCE	RIM	RIM ELEVATION
CMU	CONCRETE MASONRY UNIT	ROW	RIGHT OF WAY
CO	CLEAN OUT	SAD	SEE ARCHITECTURAL DRAWINGS
COJ	CONSTRUCTION JOINT	SB	SPLASH BLOCK
CONC	CONCRETE	SBSD	SEE BUILDING STRUCTURAL DRAWINGS
CONT	CONTINUOUS	SCD	SEE CIVIL DRAWINGS
CP	CENTER POINT	SD	STORM DRAIN
CTR	CENTER	SED	SEE ELECTRICAL DRAWINGS
D/B	DESIGN/BUILD	SG	SUBGRADE
DI	DRAIN INLET	SF	SQUARE FEET
DIA	DIAMETER	SHP	SWALE FLOWLINE HIGH POINT
DIM	DIMENSION	SIM	SIMILAR
DN	DOWN	SJ	SCORE JOINT
EA	EACH	SLD	SEE LIGHTING DRAWINGS
EF	EACH FACE	SPCS	SPECIFICATIONS
EJ	EXPANSION JOINT	SSL	STRAIGHT SLOPE
EJS	EXPANSION JOINT W/ SEALANT	SSD	SEE STRUCTURAL DRAWINGS
EL	ELEVATION	SSGD	SEE SIGN DRAWINGS
ENGR	ENGINEER	SWPPP	STORMWATER POLLUTION PREVENTION PLAN
EP	EDGE OF PAVEMENT	TBD	TO BE DETERMINED
EQ	EQUAL	TD	TOP OF DRAIN
EW	EACH WAY	TOC	TOP OF CURB
(E)	EXISTING	TOR	TOP OF RAMP
FDC	FIRE DEPARTMENT CONNECTION	TPIL	TREE PLANTING TRENCH LIMIT
FFE	FINISHED FLOOR ELEVATION	TOBR	TOP OF BERM
FG	FINISHED GRADE	TOF	TOP OF FENCE
FH	FIRE HYDRANT	TOFG	TOP OF FOOTING
FL	FLOW LINE	TOPN	TOP OF FOUNDATION
FW	FACE OF WALL	T&B	TOP AND BOTTOM
FS	FINISHED SURFACE	TOP	TOP OF POST
GC	GENERAL CONTRACTOR	TOS	TOP OF SLOPE
GB	GRADE BREAK	TS	TOP OF STEP (STAIR)
GJ	GROUT JOINT	TSS	TOP OF STRUCTURAL SLAB
HPK	HANDICAP PARKING STALL	TW	TOP OF WALL
HC	HANDICAP	TWL	TREE WELL
HDR	HEADER	TYP	TYPICAL
HH	HANDHOLE	UFC	UNIFORM FIRE CODE
HP	HIGH POINT	VEH	VEHICULAR
HV	HOSE VALVE	WPM	WATER PROOF MEMBRANE
HVP	HANDICAP VAN PARKING STALL	WWF	WELDED WIRE FABRIC
ID	INSIDE DIAMETER		
IE	INVERT ELEVATION		
INV	INVERTED		
LOW	LIMIT OF WORK		
LPT	LOW POINT		

GENERAL LANDSCAPE PROJECT NOTES

- ALL NOTES APPEARING ON THESE PLANS SHALL BE CONSIDERED AS INCIDENTAL WORK AND AS A PART OF THIS CONTRACT.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 8 (CAL/OSHA) AND THE GENERAL CONDITIONS OF THE PROJECT SPECIFICATIONS.
- CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION INCLUDING LOCATIONS OF FIBER OPTIC LINES, PROPOSED UTILITIES, AREA DRAINS, MANHOLES, AND VAULTS AS INDICATED ON THE PROJECT SURVEY AND ANY CIVIL UTILITY PLANS. OBTAIN COPIES OF UTILITY PLANS FROM OWNERS ARCHIVES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL FIELD MARK ALL UTILITY LINES AND POT HOLE TO DETERMINE DEPTH OF BURIED UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL RECORD & MONITOR WORK IN THESE AREAS AND POT HOLE AS NEEDED TO IDENTIFY OBJECTS.
- FOR MARKING UNDERGROUND FACILITIES, CALL UNDERGROUND SERVICE ALERT MINIMUM TWO DAYS PRIOR TO DIGGING. 1-800-227-2600, BETWEEN 6:00 AM- 7:00 PM, MONDAY- FRIDAY, EXCEPT HOLIDAYS.
- PROTECT EXISTING UNDERGROUND UTILITIES, VAULTS AND CONNECTIONS AND REPAIR ANY DAMAGE TO FULL OPERATIONS TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
- ELEVATIONS AND LOCATIONS OF ALL EXISTING UTILITIES WHICH CROSS THE LINE OF CONSTRUCTION SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO START OF ANY CONSTRUCTION AFFECTING SAID LINES.
- CONTRACTOR SHALL COORDINATE UTILITY SHUTDOWN WITH CITY ENGINEER AND APPROPRIATE AGENCIES OR OWNER'S REPRESENTATIVE.
- REFER TO CIVIL DRAWINGS FOR ALL STORM DRAIN LINE CONNECTIONS IN LANDSCAPE PLANTING AREAS.
- REFER TO CIVIL DRAWINGS FOR IRRIGATION POINT OF CONNECTION AND SEPARATE IRRIGATION SERVICE METER.
- REFER TO CIVIL DRAWINGS FOR HORIZONTAL AND VERTICAL CONTROL OF DRIVE AISLES, CURBS, GUTTERS, AND CITY SIDEWALKS.
- REFER TO CIVIL DRAWINGS FOR ALL UTILITY CONNECTIONS, ADJUSTED UTILITY ELEVATIONS AND RIM ELEVATIONS.
- REFER TO ELECTRICAL PLANS FOR LIGHTING AND IRRIGATION CONTROLLER CONNECTIONS
- EXISTING ELEVATION INFORMATION BASED ON TOPOGRAPHICAL SURVEY BY PROVIDED BY THE OWNER'S REPRESENTATIVE. VERIFY GRADES PRIOR TO CONSTRUCTION AND NOTIFY OWNER'S REPRESENTATIVE IF EXISTING CONDITIONS VARY FROM PLANS.
- STORM INLET BOXES SHALL NOT BE LEFT UNCOVERED AT ANY TIME.
- THE CONTRACTOR SHALL PROCEED WITH DUE CAUTION DURING UNDERGROUND OPERATIONS AND SHALL REPAIR OR REPLACE ALL UTILITIES AND SERVICES, EITHER MARKED IN THE FIELD OR INDICATED ON THE PLANS, WHICH ARE DAMAGED DURING CONSTRUCTION, AT HIS OWN EXPENSE, TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE UNDER THIS CONTRACT FOR REPAIRING AND REPLACING AT THE CONTRACTOR'S OWN EXPENSE ANY DRAINAGE STRUCTURES, UTILITIES, WALLS, EXISTING PLANTS, FURNITURE, LIGHTS, WALKWAYS, PAVING, SIGNAGE, OR OTHER EXISTING IMPROVEMENTS TO REMAIN WHICH ARE DAMAGED OR DESTROYED BY OPERATION OF THIS CONTRACT. LIKEWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY AND ALL DAMAGES OCCURRING AS A RESULT OF THE CONTRACTOR'S OPERATION, ONSITE, ON ADJACENT PROPERTIES AND ANYWHERE OUTSIDE THE CONTRACT LIMIT LINES. THE DAMAGED ITEMS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL VERIFY EXISTING CONDITIONS IN THE FIELD. ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE INFORMATION SHOWN ON THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO THE START OF CONSTRUCTION.
- WORK SHALL NOT BEGIN UNTIL ADEQUATE TEMPORARY BARRICADES, BARRIERS, FENCES, WARNING SIGNS, LIGHTS, OR OTHER SUCH TRAFFIC AND PEDESTRIAN WARNING AND CONTROL DEVICES AS REQUIRED ARE IN PLACE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL AT ALL TIMES.
- ADJUST LIDS OF ALL (E) IN-GRADE UTILITY BOXES AND VAULTS TO MEET NEW GRADES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING ALL EXISTING PLANT MATERIAL TO REMAIN THROUGHOUT THE DURATION OF THE CONTRACT TO ENSURE HEALTHY OF PLANT MATERIAL TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE. SEE SPEC. SECTIONS 32-93-00, PLANTING.
- KEEP ALL PLANTING AND PAVING AREAS FREE FROM WEEDS, DEBRIS AND TRASH THROUGHOUT THE DURATION OF THE CONTRACT.
- A DETAILED ADAPTIVE MANAGEMENT PLAN AND MAINTAINACE PROGRAM FOR THE PODIUM DURING THE START OF THE BUILDING PERMIT PHASE OF THE PROJECT.
- ALL PROPOSED DECORATIVE PAVEMENT, VERTICAL CURBS AND RETAINING WALLS PERTAINING TO ON-SITE DEVELOPMENT SHALL NOT BE LOCATED WITHIN THE CITY RIGHT-OF-WAY.

LANDSCAPE DESIGN CRITERIA

- PLANTING TO BE DESIGNED TO PROVIDE MAXIMUM SAFETY FOR USERS. PLANTING WILL BE PROVIDED ALONG WALLS, FENCES, AND AT BUILDING FOUNDATIONS AND WILL BE MAINTAINED AT AN APPROPRIATE HEIGHT FOR CLEAR VISIBILITY.
 - FINISH GRADING SHALL BE POSITIVE SURFACE DRAINAGE ACROSS PLANTED AREAS AND AWAY FROM BUILDING FOUNDATIONS. REFER TO LANDSCAPE GRADING PLAN FOR ALL EXISTING AND PROPOSED GRADE INFORMATION.
 - ALL AREAS ON GRADE SHALL RECEIVE 6" OF TOP SOIL AND 3" OF BARK MULCH. SOIL AMENDMENTS WILL BE ADDED BASED ON SOIL LAB RECOMMENDATIONS.
 - STORMWATER MANAGEMENT TO COMPLY WITH SPECIAL PROJECT CATEGORY B' C3 REQUIREMENTS AND STORM WATER POLLUTION PREVENTION PLAN (SWPPP). BIOSWALES AND/OR INFILTRATION PLANTERS WILL BE USED TO TREAT STORM WATER. REFER TO CIVIL DOCUMENTS.
 - LANDSCAPE FEATURES EMPLOYED TO MINIMIZE RUNOFF AND PROMOTE SURFACE FILTRATION INCLUDE:
A) PROVIDING GENTLE SLOPES NOT TO EXCEED 10 PERCENT IN LANDSCAPE AREAS.
B) INSTALLING PLANTS WITH LOW WATER REQUIREMENTS.
C) INSTALLING PLANTS APPROPRIATE FOR THE LOCATION AND MICRO-CLIMATE.
D) UTILIZING BIOSWALES AND/OR INFILTRATION PLANTERS TO CAPTURE RUNOFF BEFORE IT EXITS THE SITE.
E) INSTALLING COBBLE SPLASH PADS WHERE RUNOFF IS DISCHARGED INTO BIOSWALES OR INFILTRATION PLANTERS TO AVOID EROSION.
 - ON SITE LANDSCAPE LIGHTING TO BE PROVIDED BY POLES AND BOLLARDS.
 - ALL PLANTING GROUPS ARE DESIGNED FOR WATER USE AND ARRANGED BY WATER HYDROZONES BASED ON WATER NEEDS.
 - PLANTING PALETTE HAS BEEN DEVELOPED BASED ON WATER USE REQUIREMENTS.
 - "WATER USE RATING IS BASED ON WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS), UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION. VL=VERY LOW, L=LOW, M=MEDIUM, H=HIGH
 - TO PROMOTE PLANT HEALTH AND PLAN FOR THE USE OF RECYCLED WATER, THE DESIGN AND MAINTENANCE OF THE LANDSCAPE IRRIGATED WITH RECYCLED WATER WILL CONFORM TO SECTION 7 OF THE SUNNYVALE CITY RECYCLED WATER DEVELOPMENT STANDARDS.
 - RECYCLED WATER SYSTEMS AND SYSTEM COMPONENTS WILL BE LABELED "RECYCLED WATER - DO NOT DRINK" ACCORDING TO STATE REGULATIONS AND THE SUNNYVALE CITY RECYCLED WATER DEVELOPMENT STANDARDS (SECTION 3), WHICH EVER IS MORE STRINGENT.
 - QUICK COUPLER VALVE, SPRINKLER HEAD RING, DRIP TUBING, VALVES AND VALVE BOX LIDS ARE PURPLE AND CLEARLY TAGGED AND/OR LABELED
 - IRRIGATION SYSTEM AND ITS COMPONENTS MUST BE LABELED ACCORDING TO STATE REGULATIONS AND THESE STANDARDS, WHICH EVER MAY BE MORE STRINGENT.
 - LANDSCAPE PLAN SHALL MEET & COMPLY WITH THE NATIVE VEGETATION REQUIREMENT PER SECTION 6.6.3 URBAN FOREST AND APPENDIX B.
- ## IRRIGATION DESIGN CRITERIA
- IRRIGATION DESIGN TO COMPLY WITH ABA 1881 REQUIREMENTS. FOLLOW THE STATEWIDE MODEL ORDINANCE DESIGN GUIDELINES AND CITY REQUIREMENTS WITH USE OF WATER EFFICIENT LANDSCAPING AND LOW WATER-WISE PLANTS. ALL PLANTED AREAS SHOWN WILL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
 - THE IRRIGATED SYSTEMS WILL BE A PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL.
 - ALL TREE, SHRUB AND GROUND COVER AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND DRIP OR LOW FLOW IRRIGATION SYSTEM. TREE, SHRUB, AND GROUND COVER AREAS SHALL BE ON SEPARATE VALVES.
 - ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.
 - ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS.
 - THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:
A) LOCATION AND SIZE OF WATER METERS FOR THE LANDSCAPE.
B) LOCATION, TYPE AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, RAIN SWITCHES, QUICK COUPLERS, AND BACKFLOW PREVENTION DEVICES.
C) STATIC WATER PRESSURE AT THE POINT OF CONNECTION TO THE PUBLIC WATER SUPPLY.
D) FLOW RATE (GALLONS PER MINUTE) AND REMOTE CONTROL VALVE SIZE.
 - QUICK COUPLERS WILL BE LOCATED AT EVERY 80 TO 100 FEET ALONG THE IRRIGATION MAIN LINE.
 - IRRIGATION SYSTEM AND FINAL DESIGN SHALL BE PROVIDED AT A LATER DATE.
 - IRRIGATION SYSTEM FEATURES EMPLOYED TO ACHIEVE WATER CONSERVATION GOALS INCLUDE:
A) SMART IRRIGATION CONTROLLERS CAPABLE OF RESPONDING TO ON-SITE WEATHER CONDITIONS.
B) CONTROLLERS WITH MULTIPLE PROGRAMS.
C) WATERING SCHEDULES EMPLOYING SHORT CYCLES.
D) RAIN SHUT-OFF DEVICES TO PREVENT IRRIGATION AFTER SIGNIFICANT PRECIPITATION.
E) DRIP AND/OR BUBBLER IRRIGATION FOR SHRUBS AND TREES IN PLANTER AREAS WHICH HAVE A SHRUB DENSITY THAT WILL CAUSE EXCESSIVE SPRAY INTERFERENCE OF AN OVERHEAD SYSTEM.
F) USE OF FLOW REDUCERS TO MITIGATE SPRAY OF BROKEN HEADS NEXT TO SIDEWALK, STREETS, AND DRIVEWAYS.
 - ALL LANDSCAPE DESIGN SHALL COMPLY WITH THE WATER EFFICIENT LANDSCAPE ORDINANCE SECTION 6.6.6 LANDSCAPE DESIGN GUIDELINES.

NOT FOR CONSTRUCTION

HCA

CLIENT
Ellis Partners
OWNER - LINE 4
Client - Line 3
Client - Line 4
Client - Line 5

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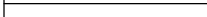
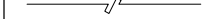
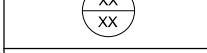
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2025.04.23 SMP/MSPD SUBMITTAL
2024.12.20 SMP SUBMITTAL
2024.06.14 100% SCHEMATIC DESIGN
2023.11.03 90% SCHEMATIC DESIGN
2023.10.12 SITE MASTER PLAN SUBMITTAL
date issue description

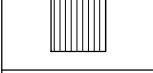
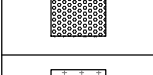
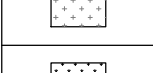
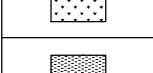
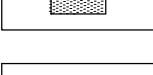
**333-385 MOFFETT
PARK DRIVE**
SUNNYVALE, CA 94089

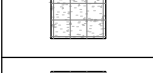
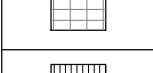
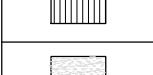
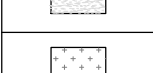
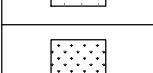
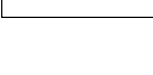
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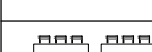
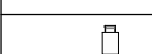
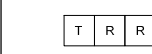
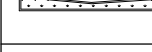
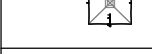
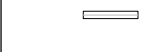
**LANDSCAPE NOTES &
LEGEND**

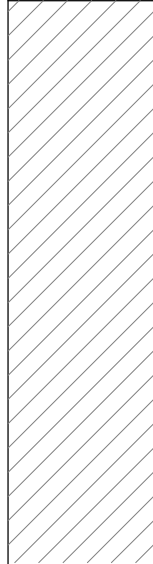
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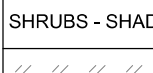
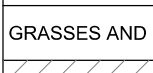
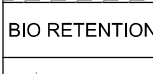
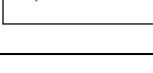
GENERAL LANDSCAPE PROJECT LEGEND		
KEY	DESCRIPTION	DETAIL
	LIMIT OF WORK	
	PROPERTY LINE	
	MATCH LINE	
	PHASE LINE	
	BREAK LINE	
	(E) SANITARY LINE	
	(E) STORM DRAIN LINE	
	(E) WATER LINE	
	(E) ELECTRIC LINE	
	(E) GAS LINE	
	DETAIL CALLOUT	
	ELEVATION INDICATOR	
	SECTION / ELEVATION DETAIL	
	TREE, REFER TO PLANTING PLAN	

LANDSCAPE MATERIAL LEGEND - GROUND LEVEL		
KEY	DESCRIPTION	DETAIL# / SHEET #
	CONCRETE PEDESTRIAN PAVING INTEGRAL COLOR CONCRETE PAVING FINISH: TOP-CAST 03 COLOR: TBD	1/L6.00
	PEDESTRIAN PAVING - TYPE 1 COLOR:TBD	4/L6.00
	PEDESTRIAN PAVING - TYPE 2 COLOR:TBD	8/L6.00
	STABILIZED DG PAVING	3/L6.03
	DETECTABLE WARNING PAVER	N/A
	PLANTING AREA	L7.00
	BIORETENTION PLANTING AREA	L7.00
	GEO-PAVER	1/L6.02

LANDSCAPE MATERIAL LEGEND - PODIUM LEVEL		
KEY	DESCRIPTION	DETAIL# / SHEET #
	PAVER ON PEDESTAL - TYPE 1	1/L6.03
	PAVER ON PEDESTAL - TYPE 2	1/L6.03
	PAVER ON PEDESTAL - TYPE 3	1/L6.03
	WOOD PAVER ON PEDESTAL -TYPE 4	2/L6.03
	DECOMPOSED GRANITE PAVING	3/L6.03
	PLANTING AREA	L7.00
	BIORTENTION PLANTING AREA	L7.00

SITE FURNISHING LEGEND				
KEY	DESCRIPTION	MODEL	MANUFACTURER	DETAIL# / SHEET #
	BIKE RACK TYPE 1	TBD	TBD	9/L6.00
	CAFE TABLE + CHAIR	TBD	TBD	N/A
	SINGLE CHAIRS	TBD	TBD	N/A
	COMMUNITY TABLE	TBD	TBD	N/A
	TABLE	TBD	TBD	N/A
	PING PONG TABLE	TBD	TBD	N/A
	TRASH/RECYCLE UNIT	TBD	TBD	N/A
	LOUNGE CHAIR	TBD	TBD	N/A
	CONCRETE SEATWALL	TBD	TBD	N/A
	CONCRETE BIORETENTION PLANTER	TBD	TBD	N/A
	OUTDOOR KITCHEN W/ BBQ + SINK	TBD	TBD	1/L6.04
	REMOVABLE UMBRELLA	TBD	TBD	N/A
	BENCH (GROUND LEVEL OR PODIUM)	TBD	TBD	2/L6.01, 2/L6.04
	BOULDER SEATING	TBD	TBD	5/L6.01
	REMOVABLE CUBE SEATING	TBD	TBD	N/A
	REMOVABLE TABLE	TBD	TBD	N/A

TREES*								
SYMBOL	KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	WATER USE	80% MATURE CANOPY	MATURE SIZE
	ARB MAR	ARBUTUS MARINA	MARINA MADRONE	36" BOX	AS SHOWN	L	24' W	40' H X 30'W
	CER OCC	CERCIS OCCIDENTALIS	WESTERN REDBUD	36" BOX	AS SHOWN	L	12' W	25' H X 15' W
	LAG IND	LAGERSTROEMIA 'NATCHEZ'	NATCHEZ HYBRID CRAPE MYRTLE	36" BOX	AS SHOWN	L	16' W	25' H X 20'W
	PLA RAC	PLATANUS RACEMOSA	WESTERN SYCAMORE	36" BOX	AS SHOWN	M	28' W	80'H X 35' W
	QUE LOB	QUERCIS LOBATA	VALLEY OAK	36" BOX	AS SHOWN	L	40' W	70' H X 50' W
	ROB PUR	ROBINIA 'PURPLE ROBE'	PURPLE ROBE LOCUST	36" BOX	AS SHOWN	L	30' W	40' H X 30' W
	ULM PAR	ULMUS PARVIFOLIA 'DRAKE'	DRAKE CHINESE ELM	36" BOX	AS SHOWN	L	35' W	45' H X 43'W
HATCH	KEY	SCIENTIFIC NAME		SIZE	SPACING	WATER USE	MATURE SIZE	
SHRUBS - FULL SUN								
	ACH MIL	ACHILLEA MILLEFOLIUM	YARROW	1 GAL	2'-6"	L		2' H X 2' W
	AGA AME	AGAVE AMERICANA	CENTURY PLANT	15 GAL	5'-0"	VL		4' H X 6' W
	ASC FAS	ASCLEPIAS CALIFORNICA	CALIFORNIA MILKWEED	5 GAL	3'-0"	L		3' H X 3' W
	ASC FAS	ASCLEPIAS FASCICULARIS	NARROW LEAF MILKWEED	5 GAL	3'-0"	L		3' H X 3' W
	PHL FRU	PHLOMIS FRUTICOSA	JERUSALEM SAGE	5 GAL	3'-0"	L		3' H X 5' W
	ROS COU	ROMNEYA COULTERI	MATILILJA POPPY	5 GAL	2'-0"	L		5' H X 7' W
	SAL CLE	SALVIA CLEVELANDII	CLEVELAND SAGE	5 GAL	6'-0"	L		3' H X 6' W
	YUC FIL	YUCCA FILAMENTOSA 'BRIGHT EDGE'	BRIGHT EDGE YUCCA	5 GAL	4'-0"	L		3' H X 4' W

SHRUB, GRASSES, PERENNIALS + GROUNDCOVER PLANTING SCHEDULE CONTINUED							
HATCH	KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	WATER USE	MATURE SIZE
SHRUBS - PART SUN							
	AGA ATT	AGAVE ATTENUATA 'RAY OF LIGHT'	FOX TAIL AGAVE	5 GAL	5'-0"	L	4' H X 6' W
	ASP DEN	ASPARAGUS DENSIFLORUS 'MYERS'	FOXTAIL FERN	5 GAL	2'-0"	M	1' H X 1'-6' W
	ALO JOH	ALOE 'JOHNSON'S HYBRID'	ALOE 'JOHNSON'S HYBRID'	5 GAL	9'-0"	M	8' H X 10' W
	CAL GRA	CALANDRINIA GRANDIFLORA	ROCK PURSEANE	5 GAL	2'-0"	L	1' H X 3' W
	ERI FAS	ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	5 GAL	2'-0"	L	8' H X 6' W
	EPI CAN	EPIOBIUM CANUM	CALIFORNIA FUSHIA	5 GAL	2'-0"	L	3' H X 3' W
	FAS JAP	FATSIA JAPONICA	JAPANESE ARALIA	5 GAL	3'-0"	M	10' H X 6' W
	LEU SAF	LEUCADENDRON 'SAFARI SUNSET'	SAFARI CONEBUSH	15 GAL	5'-0"	L	8' H X 6' W
	LUP ALB	LUPINUS ALBIFRONS	SILVER LUPINE	5 GAL	3'-0"	L	3' H X 4' W
	MEL MAJ	MELIANTHUS MAJOR	HONEY BUSH	15 GAL	5'-0"	L	6' H X 6' W
	PHI SEL	PHILODENDRON SELLOUM	TREE PHILODENDRON	15 GAL	5'-0"	M	8' H X 6' W
	RHA CAL	RHAMNUS CALIFORNICA	COFFEEBERRY	15 GAL	8'-0"	L	6' H X 8' W
	SAL MEL	SALVIA MELLIFERA	BLACK SAGE	5 GAL	3'-0"	L	3' H X 4' W
	TIB URV	TIBOUCHINA URVILLEANA	PRINCESS FLOWER	15 GAL	5'-0"	M	6' H X 6' W
SHRUBS - SHADE							
	ASP ELA	ASPIDISTRA ELATIOR	CAST IRON PLANT	5 GAL	1'-6"	L	2' H X 2' W
	CLI MIN	CLIVIA MINIATA	NATAL LILY	5 GAL	2'-0"	M	1'-6" H X 2' W
	MAH EUR	MAHONIA EURYBRACTEATA 'SOFT CARESS'	SOFT CARESS MAHONIA	5 GAL	2'-0"	L	3' H X 3' W
	POL MUN	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	5 GAL	2'-0"	M	2' H X 2' W
	WOO FIM	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	5 GAL	3'-0"	M	4' H X 4' W
GRASSES AND GROUND COVERS - FULL SUN							
	ANE LES	ANEMANTHELE LESSONIANA	NEW ZEALAND WIND GRASS	5 GAL	2'-0"	M	2' H X 2' W
	BAC PIL	BACCHARIS PILULARIS	COYOTE BRUSH	5 GAL	2'-0"	L	1' H X 6' W
	BOU GRA	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA	5 GAL	2'-0"	L	1' H X 1' W
	CEA GRI	CEANOTHUS GRISEUS VAR. HORIZONTALIS	CALIFORNIAN LILAC	5 GAL	2'-0"	L	2' H X 8' W
	FRA CHI	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	1 GAL	2'-0"	M	6' H X 2' W
	MUH DUB	MUHLENBERGIA DUBIA	PINE MUHLY	5 GAL	2'-0"	L	2' H X 2' W
	SEN VIT	SENECIO VITALIS	NARROW-LEAF CHALKSTICKS	1 GAL	2'-6"	L	1' H X 3' W
GRASSES AND GROUND COVERS - PART SUN							
	CHO TEC	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	5 GAL	2'-0"	L	2' H X 2' W
	DES CES	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	1 GAL	2'-0"	L	2' H X 1.5' W
	LOM LON	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	5 GAL	3'-0"	L	2' H X 2' W
	MUH CAP	MUHLEBERGIA CAPILLARIS 'WHITE CLOUD'	WHITE CLOUD MUHLY	5 GAL	4'-0"	L	4' H X 4' W
BIO RETENTION TREATMENT PLANTS							
	ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	5 GAL	2'-0"	L	2' H X 2' W
	BOU GRA	BOUTELOUA GRACILIS	BLUE GRAMA	5 GAL	2'-0"	L	2' H X 2' W
	CAR TUM	CAREX PRAEGRACILIS	CLUSTERED FIELD SEDGE	5 GAL	3'-0"	L	3' H X 3' W
	DES CES	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	1 GAL	2'-0"	L	2' H X 1.5' W
	ELY TRI	ELYMUS TRITICOIDES	CREEPING WILDRIE	5 GAL	2'-0"	L	2' H X 2' W
	JUN PAT	JUNCUS PATENS	COMMON RUSH	5 GAL	2'-0"	L	2' H X 1.5' W
	MUH DUB	MUHLENBERGIA DUBIA	PINE MUHLY	5 GAL	3'-0"	L	2' H X 2' W
	SAL CLE	SALVIA CLEVELANDII	CLEVELAND SAGE	5 GAL	2'-6"	L	4' H X 4' W

LANDSCAPE NOTES & LEGEND

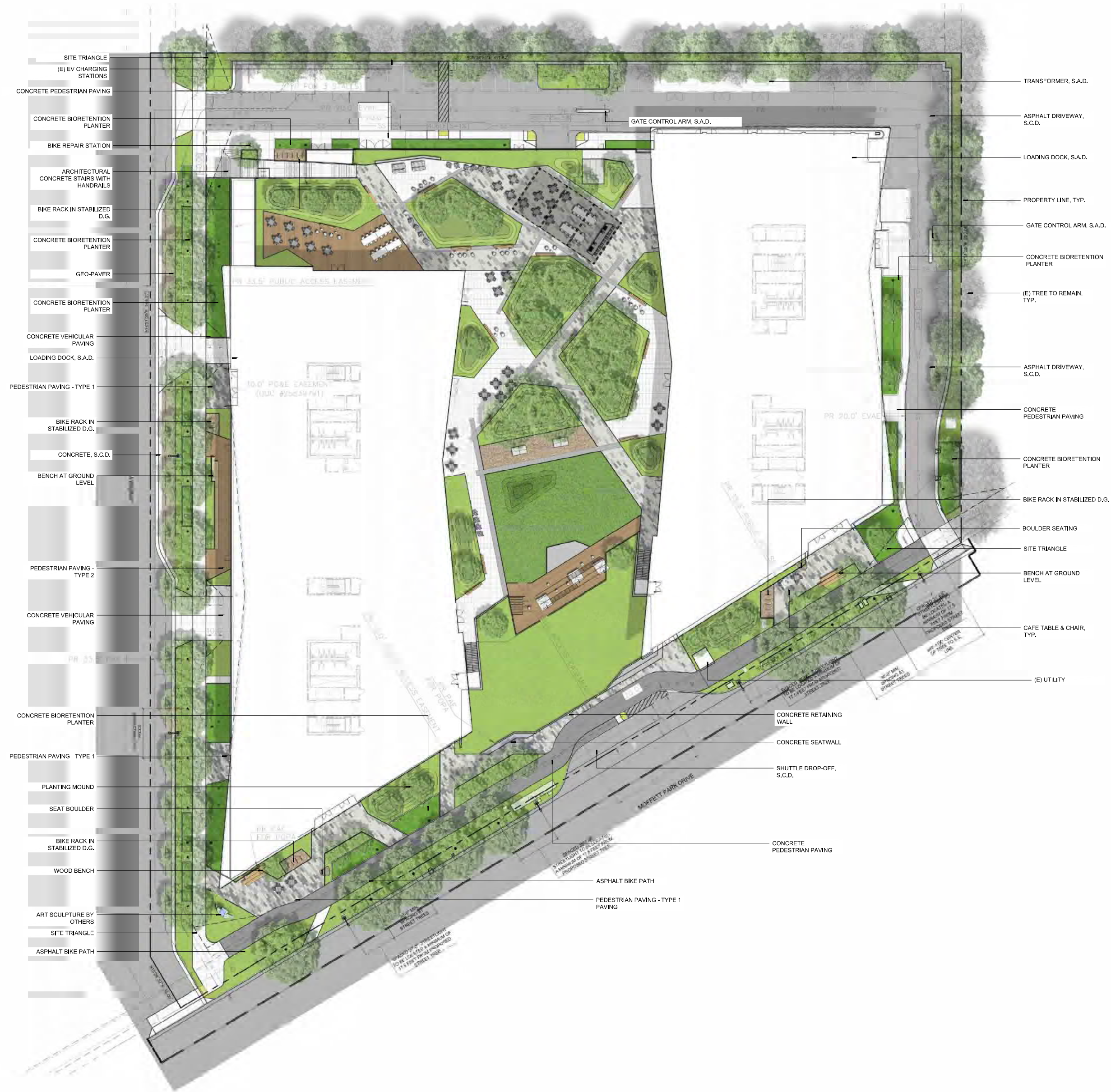
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SCALE: 1"=30'-0"

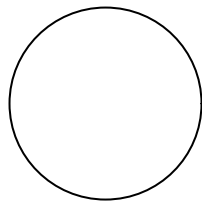
PROJECT NORTH

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file: AutoCAD Docx/22-387_333 Moffett Park Drive/22-387_333 moffett park drive.dwg
10/27/2023 2:10:20 PM

LANDSCAPE ILLUSTRATIVE PLAN

2025.07.17 SMP/MSDP SUBMITTAL
2025.04.23 SMP/MSDP SUBMITTAL
2024.12.20 SMP SUBMITTAL
2024.06.14 100% SCHEMATIC DESIGN
2023.11.03 90% SCHEMATIC DESIGN
2023.10.12 SITE MASTER PLAN SUBMITTAL

date issue description



**333-385 MOFFETT
PARK DRIVE**

SUNNYVALE, CA 94089

project number: 22-387
date: 2024.12.20

LANDSCAPE
ILLUSTRATIVE PLAN

L0.02

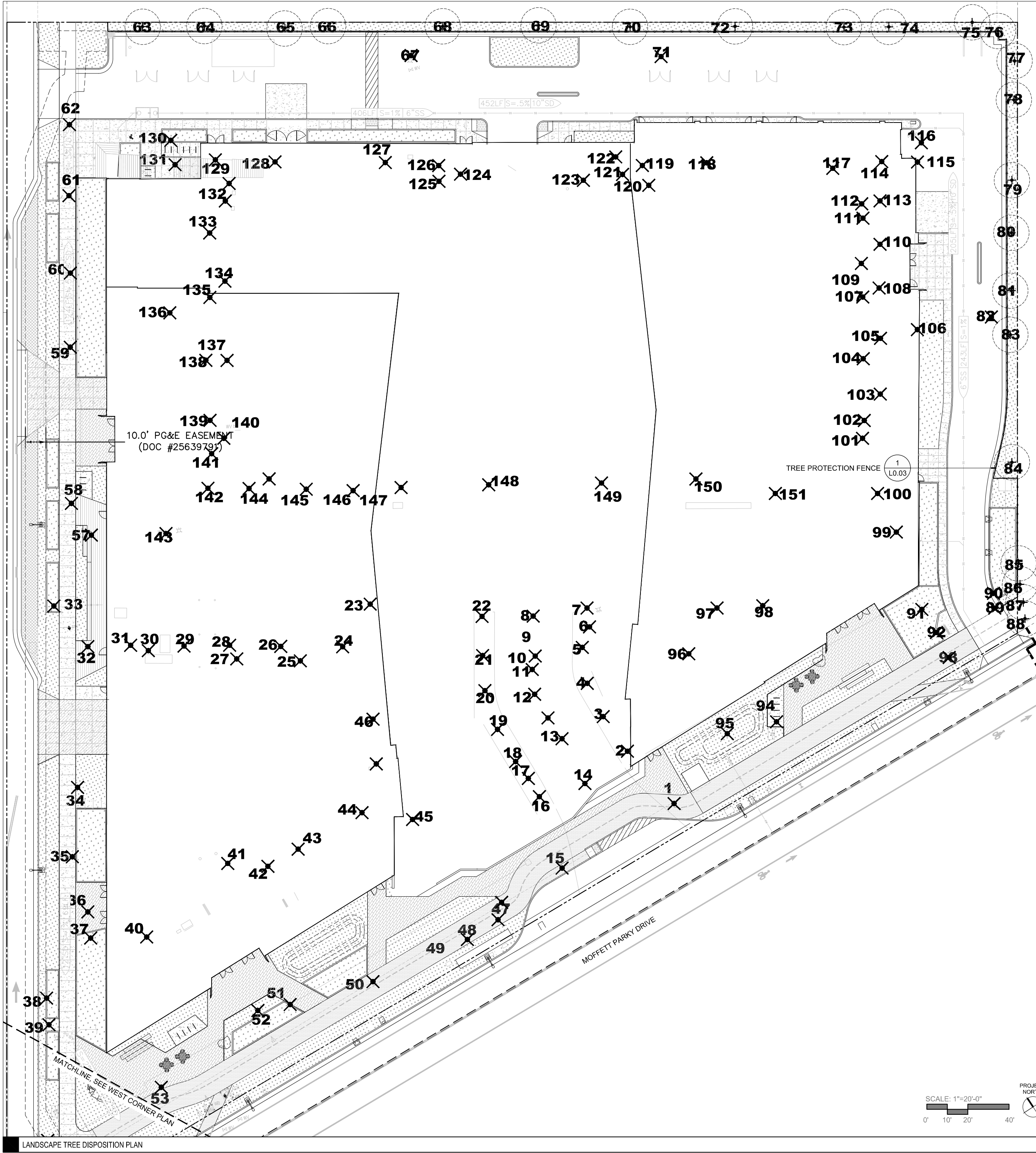
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LANDSCAPE TREE DISPOSITION PLAN

TREE PROTECTION LEGEND

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

EXISTING TREES TO REMAIN			
SPECIES	NUMBER	PROTECTED	NOT PROTECTED
LYNCH PINE	1	1	0
EUROPEAN WHITE BIRCH	1	1	0
PRENANDELLA	1	1	0
LYNCH PINE	1	1	0
LYNCH PINE	1	1	0
TOTAL	5	5	0

PROPOSED TREES			
SPECIES	NUMBER	GROUND FLOOR	FODIUM FLOOR
LYNCH PINE	1	1	0
EUROPEAN WHITE BIRCH	1	1	0
PRENANDELLA	1	1	0
LYNCH PINE	1	1	0
LYNCH PINE	1	1	0
TOTAL	5	5	0

TOTAL EXISTING TREES			
TOTAL EXISTING TREES TO REMAIN	5	5	0
TOTAL EXISTING TREES TO BE REMOVED	0	0	0
TOTAL PROPOSED TREES	5	5	0
TOTAL TREES ON SITE	10	10	0
NET LOSS OF TREES ON SITE	0	0	0

*52 of the 108 existing trees to be removed are considered protected as defined by the City of Sunnyvale Tree Preservation Ordinance 2023 93, Chapter 19.94

PROTECTED TREES						
EXISTING TREE SIZE	NUMBER ON EXISTING TREE	16" BOX	24" BOX	36" BOX	48" BOX	TREE NUMBER
12" DBH	1	1	0	0	0	1
14" DBH	1	1	0	0	0	2
16" DBH	1	1	0	0	0	3
18" DBH	1	1	0	0	0	4
20" DBH	1	1	0	0	0	5
22" DBH	1	1	0	0	0	6
24" DBH	1	1	0	0	0	7
26" DBH	1	1	0	0	0	8
28" DBH	1	1	0	0	0	9
30" DBH	1	1	0	0	0	10
32" DBH	1	1	0	0	0	11
34" DBH	1	1	0	0	0	12
36" DBH	1	1	0	0	0	13
38" DBH	1	1	0	0	0	14
40" DBH	1	1	0	0	0	15
42" DBH	1	1	0	0	0	16
44" DBH	1	1	0	0	0	17
46" DBH	1	1	0	0	0	18
48" DBH	1	1	0	0	0	19
50" DBH	1	1	0	0	0	20
52" DBH	1	1	0	0	0	21
54" DBH	1	1	0	0	0	22
56" DBH	1	1	0	0	0	23
58" DBH	1	1	0	0	0	24
60" DBH	1	1	0	0	0	25
62" DBH	1	1	0	0	0	26
64" DBH	1	1	0	0	0	27
66" DBH	1	1	0	0	0	28
68" DBH	1	1	0	0	0	29
70" DBH	1	1	0	0	0	30
72" DBH	1	1	0	0	0	31
74" DBH	1	1	0	0	0	32
76" DBH	1	1	0	0	0	33
78" DBH	1	1	0	0	0	34
80" DBH	1	1	0	0	0	35
82" DBH	1	1	0	0	0	36
84" DBH	1	1	0	0	0	37
86" DBH	1	1	0	0	0	38
88" DBH	1	1	0	0	0	39
90" DBH	1	1	0	0	0	40
92" DBH	1	1	0	0	0	41
94" DBH	1	1	0	0	0	42
96" DBH	1	1	0	0	0	43
98" DBH	1	1	0	0	0	44
100" DBH	1	1	0	0	0	45
102" DBH	1	1	0	0	0	46
104" DBH	1	1	0	0	0	47
106" DBH	1	1	0	0	0	48
108" DBH	1	1	0	0	0	49
110" DBH	1	1	0	0	0	50
112" DBH	1	1	0	0	0	51
114" DBH	1	1	0	0	0	52
116" DBH	1	1	0	0	0	53
118" DBH	1	1	0	0	0	54
120" DBH	1	1	0	0	0	55
122" DBH	1	1	0	0	0	56
124" DBH	1	1	0	0	0	57
126" DBH	1	1	0	0	0	58
128" DBH	1	1	0	0	0	59
130" DBH	1	1	0	0	0	60
132" DBH	1	1	0	0	0	61
134" DBH	1	1	0	0	0	62
136" DBH	1	1	0	0	0	63
138" DBH	1	1	0	0	0	64
140" DBH	1	1	0	0	0	65
142" DBH	1	1	0	0	0	66
144" DBH	1	1	0	0	0	67
146" DBH	1	1	0	0	0	68
148" DBH	1	1	0	0	0	69
150" DBH	1	1	0	0	0	70
152" DBH	1	1	0	0	0	71
154" DBH	1	1	0	0	0	72
156" DBH	1	1	0	0	0	73
158" DBH	1	1	0	0	0	74
160" DBH	1	1	0	0	0	75
162" DBH	1	1	0	0	0	76
164" DBH	1	1	0	0	0	77
166" DBH	1	1	0	0	0	78
168" DBH	1	1	0	0	0	79
170" DBH	1	1	0	0	0	80
172" DBH	1	1	0	0	0	81
174" DBH	1	1	0	0	0	82
176" DBH	1	1	0	0	0	83
178" DBH	1	1	0	0	0	84
180" DBH	1	1	0	0	0	85
182" DBH	1	1	0	0	0	86
184" DBH	1	1	0	0	0	87
186" DBH	1	1	0	0	0	88
188" DBH	1	1	0	0	0	89
190" DBH	1	1	0	0	0	90
192" DBH	1	1	0	0	0	91
194" DBH	1	1	0	0	0	92
196" DBH	1	1	0	0	0	93
198" DBH	1	1	0	0	0	94
200" DBH	1	1	0	0	0	95
202" DBH	1	1	0	0	0	96
204" DBH	1	1	0	0	0	97
206" DBH	1	1	0	0	0	98
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210" DBH	1	1	0	0	0	100
212" DBH	1	1	0	0	0	101
214" DBH	1	1	0	0	0	102
216" DBH	1	1	0	0	0	103
218" DBH	1	1	0	0	0	104
220" DBH	1	1	0	0	0	105
222" DBH	1	1	0	0	0	106
224" DBH	1	1	0	0	0	107
226" DBH	1	1	0	0	0	108
228" DBH	1	1	0	0	0	109
230" DBH	1	1	0	0	0	110
232" DBH	1	1	0	0	0	111
234" DBH	1	1	0	0	0	112
236" DBH	1	1	0	0	0	113
238" DBH	1	1	0	0	0	114
240" DBH	1	1	0	0	0	115
242" DBH	1	1	0	0	0	116
244" DBH	1	1	0	0	0	117
246" DBH	1	1	0	0	0	118
248" DBH	1	1	0	0	0	119
250" DBH	1	1	0	0	0	120
252" DBH	1	1	0	0	0	121
254" DBH	1	1	0	0	0	122
256" DBH	1	1	0	0	0	123
258" DBH	1	1	0	0	0	124
260" DBH	1	1	0	0	0	125
262" DBH	1	1	0	0	0	126
264" DBH	1	1	0	0	0	127
266" DBH	1	1	0	0	0	128
268" DBH	1	1	0	0	0	129
270" DBH	1	1	0	0	0	130
272" DBH	1	1	0	0	0	131
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276" DBH	1	1	0	0	0	133
278" DBH	1	1	0	0	0	134
280" DBH	1	1	0	0	0	135
282" DBH	1	1	0	0	0	136
284" DBH	1	1	0	0	0	137
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288" DBH	1	1	0	0	0	139
290" DBH	1	1	0	0	0	140
292" DBH	1	1	0	0	0	141
294" DBH	1	1	0	0	0	142
296" DBH	1	1	0	0	0	143
298" DBH	1	1	0	0	0	144
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302" DBH	1	1	0	0	0	146
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306" DBH	1	1	0	0	0	148
308" DBH	1	1	0	0	0	149
310" DBH	1	1	0	0	0	150
312" DBH	1	1	0	0	0	151
314" DBH	1	1	0	0	0	152
316" DBH	1	1	0	0	0	153
318" DBH	1	1	0	0	0	154
320" DBH	1	1	0	0	0	155
322" DBH	1	1	0	0	0	156
324" DBH	1	1	0	0	0	157
326" DBH	1	1	0	0	0	158
328" DBH	1	1	0	0	0	159
330" DBH	1	1	0	0	0	160
332" DBH	1	1	0	0	0	161
334" DBH	1	1	0	0	0	162
336" DBH	1	1	0	0	0	163
338" DBH	1	1	0	0	0	164
340" DBH	1	1	0	0	0	165
342" DBH	1	1	0	0	0	166
344" DBH	1	1	0	0	0	167
346" DBH	1	1	0	0	0	168
348" DBH	1	1	0	0	0	169
350" DBH	1	1	0	0	0	170
352" DBH	1	1	0	0	0	171
354" DBH	1	1	0	0	0	172
356" DBH	1	1	0	0	0	173
358" DBH	1	1	0	0	0	174
360" DBH	1	1	0	0	0	175
362" DBH	1	1	0	0	0	176
364" DBH	1	1	0	0	0	177
366" DBH	1	1	0	0	0	178
368" DBH	1	1	0	0	0	179
370" DBH	1	1	0	0	0	180
372" DBH	1	1	0	0	0	181
374" DBH	1	1	0	0	0	182
376" DBH	1	1	0	0	0	183
378" DBH	1	1	0	0	0	184
380" DBH	1	1	0	0	0	185
382" DBH	1	1	0	0	0	186
384" DBH	1	1	0	0	0	187
386" DBH	1	1	0	0	0	188
388" DBH	1	1	0	0	0	189
390" DBH	1	1	0	0	0	190
392" DBH	1	1	0	0	0	191
394" DBH	1	1	0	0	0	192
396" DBH	1	1	0	0	0	193
398" DBH	1	1	0	0	0	194
400" DBH	1	1	0	0	0	195
402" DBH	1	1	0	0	0	196
404" DBH	1	1	0	0	0	197
406" DBH	1	1	0	0	0	198
408" DBH	1	1	0	0	0	199
410" DBH	1	1	0	0	0	200
412" DBH	1	1	0	0	0	201
414" DBH	1	1	0	0	0	202
416" DBH	1	1	0			

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LANDSCAPE OPEN SPACE TYPES

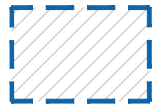


LIMIT OF PRIVATE OWNERSHIP PUBLIC
OCCUPANCY (POPAS)

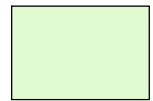
MOFFETT PARK DRIVE POPAS = 12,119 SF

8' POPAS STRIP (LANEWAY PAE
EXPANSION) = 4,549 SF.

BIKE SERVICE POPAS= 964 SF.



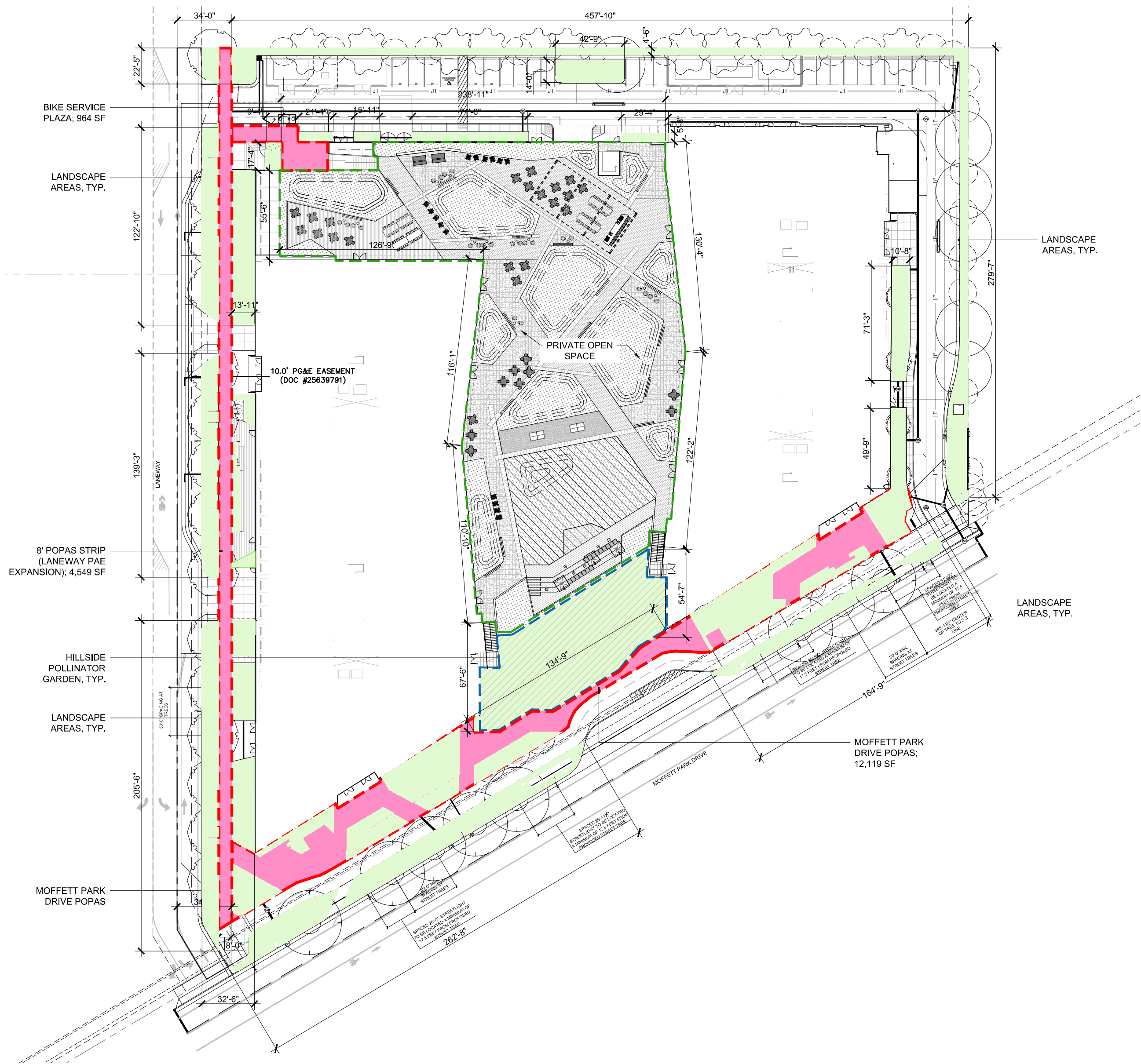
MINI PARK:
HILLSIDE POLLINATOR GARDEN, TYP. =
6,379 SF.



LANDSCAPE AREAS AT GROUND
FLOOR =31,445 SF.



LIMIT OF PRIVATE OPEN SPACE AT
PODIUM LEVEL = 42,800 SF.
THIS WILL INCLUDE A MINIMUM OF
20% OR (8,560 SF.) OF AREA SHALL
BE PLANTED WITH TREES, GROUND
COVER, AND/OR SHRUBS.

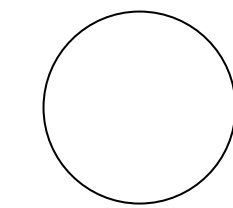


SCALE: 1"=30'-0"



2025.07.17 SMP/MSPD SUBMITTAL
2025.04.23 SMP/MSPD SUBMITTAL
2024.12.20 SMP SUBMITTAL
2024.06.14 100% SCHEMATIC DESIGN
2023.11.03 90% SCHEMATIC DESIGN
2023.10.12 SITE MASTER PLAN SUBMITTAL

date issue description



**333-385 MOFFETT
PARK DRIVE**

SUNNYVALE, CA 94089

project number: 22-387
date: 2024.12.20

LANDSCAPE OPEN
SPACE FRAMEWORK

L0.04

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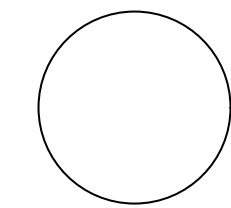
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**333-385 MOFFETT
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**LANDSCAPE GRADING
PLAN - PODIUM**

L1.00

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10/27/2023 2:10:20 PM

LANDSCAPE GRADING PLAN - PODIUM

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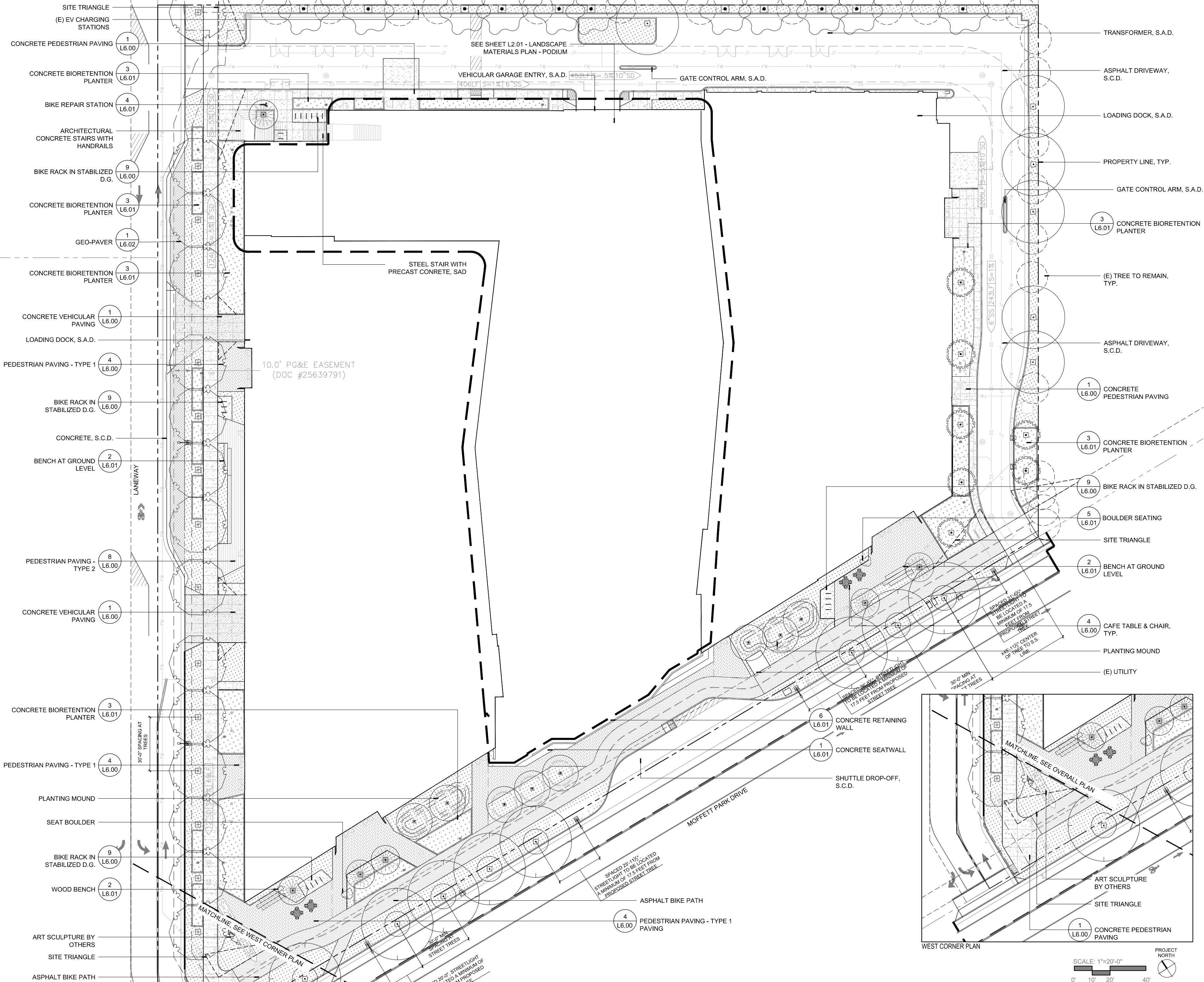
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date issue description

**333-385 MOFFETT
PARK DRIVE**
SUNNYVALE, CA 94089

project number: 22-387
date: 2024.12.20

**LANDSCAPE MATERIAL
PLAN - GROUND**

L2.00

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date: 2024.12.20

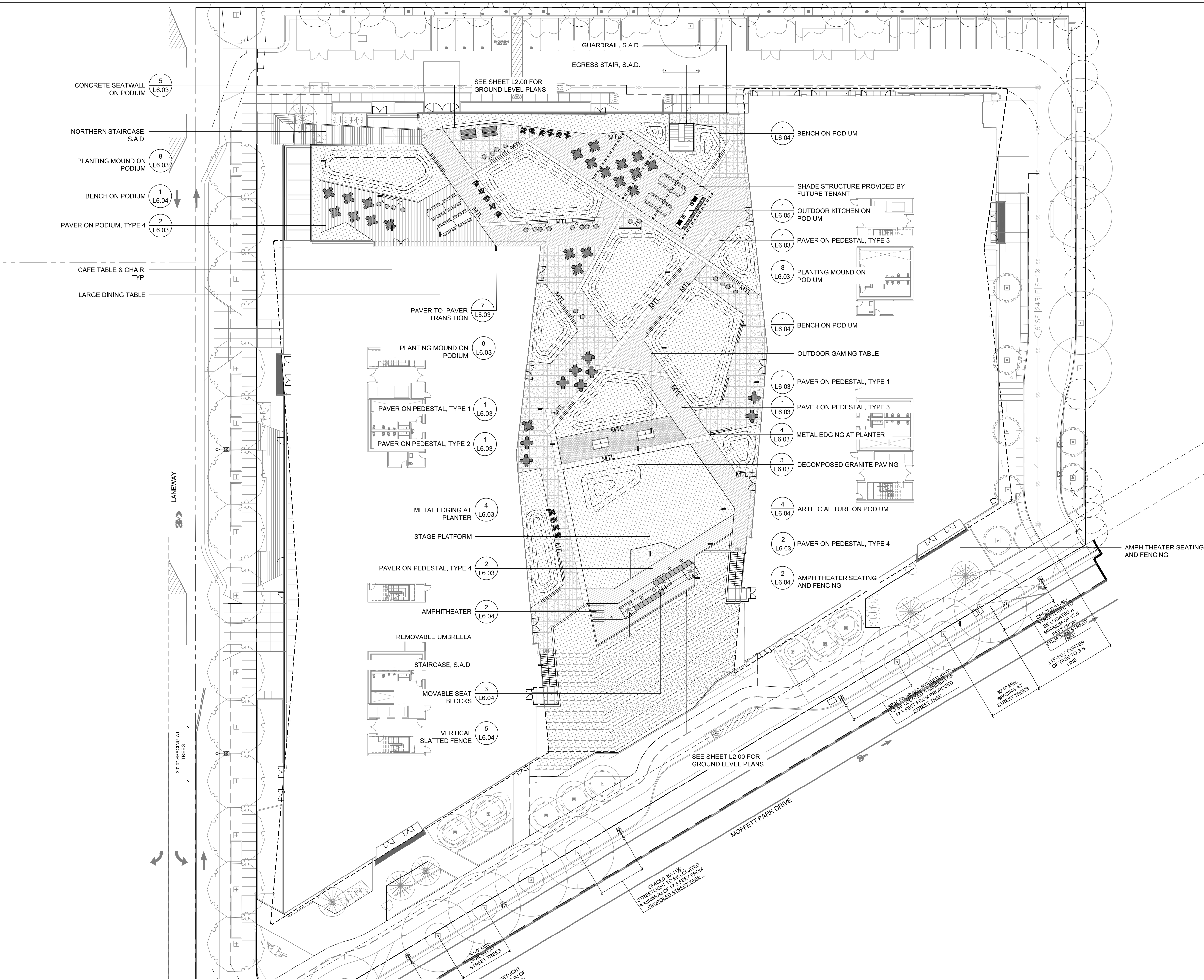
**LANDSCAPE
MATERIALS PLAN -
PODIUM**

L2.01

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file: AutoCAD Docx/1722-387_333 Moffett Park Drive/22-387_333 moffett park drive.rvt
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LANDSCAPE MATERIALS PLAN - PODIUM

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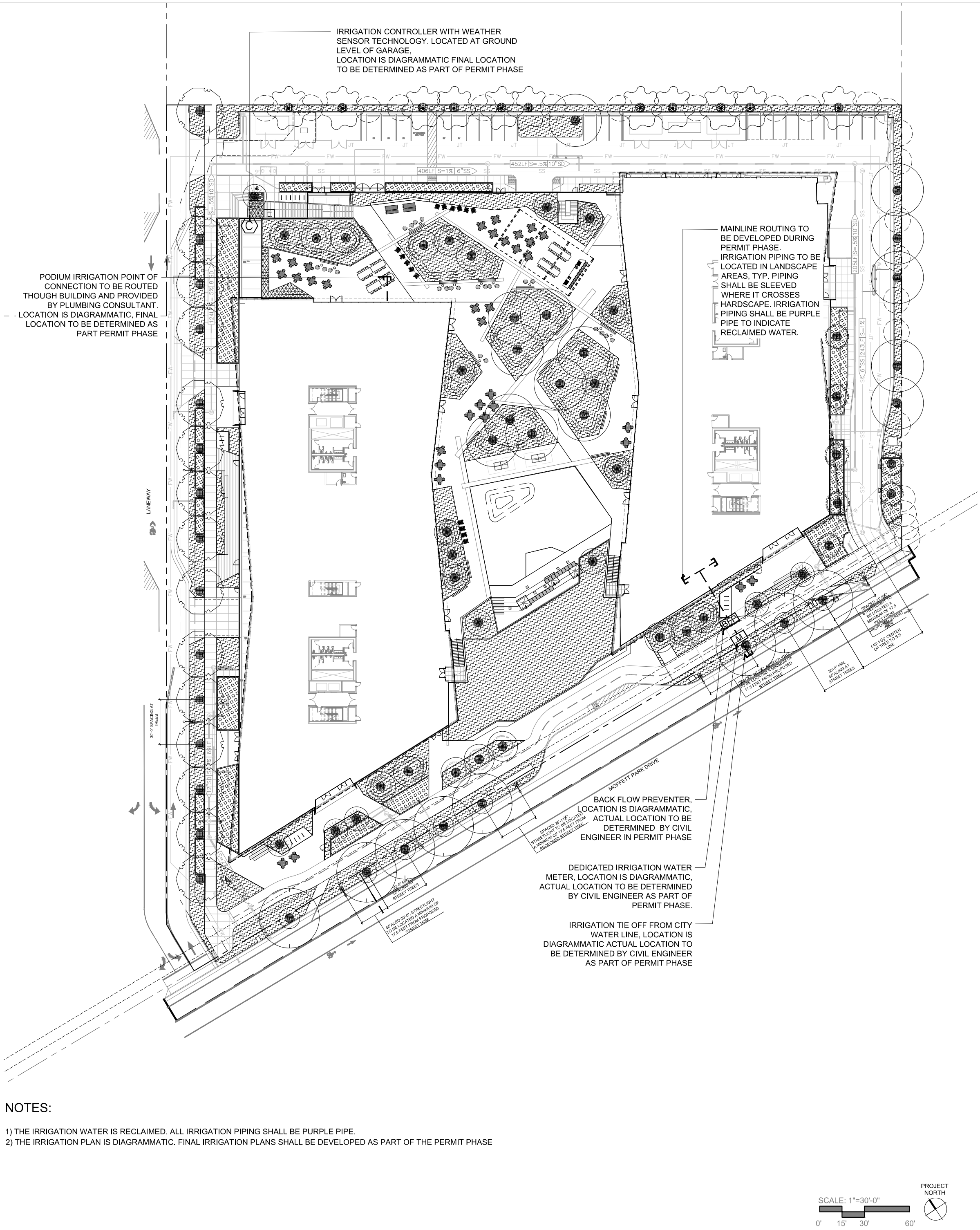
IRRIGATION DATA SUMMARY	
TOTAL LANDSCAPE AREA:	48,446 SQFT
PROJECT TYPE:	NEW, PRIVATE
WATER SUPPLY TYPE:	RECYCLED

IRRIGATION HYDROZONE LEGEND			
KEY	ZONE	IRRIGATION TYPE	TOTAL AREA
	HYDROZONE 1 - LOW SHRUBS	DRIP	38,317 SQFT
	HYDROZONE 2 - MEDIUM SHRUBS	DRIP	504 SQFT
	HYDROZONE 3 - LOW TREES	DRIP	2,128 SQFT
	HYDROZONE 4 - MEDIUM TREES	DRIP	308 SQFT
	HYDROZONE 5 - MEDIUM STORMWATER	DRIP	7189 SQFT

IRRIGATION LEGEND	
SYMBOL	DESCRIPTION
	WATER METER
	BACKFLOW PREVENTER
	AUTOMATIC IRRIGATION CONTROLLER
	MAINLINE, SLEEVE UNDER HARDSCAPE, MAINLINE ROUTING IS DIAGRAMMATIC, ALL PIPING TO BE PURPLE PIPE

CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE WATER USE CALCULATION

California Water Efficient Landscape Worksheet							
Reference Evapotranspiration (ET _a)		45.4		Project Type		Non-Residential	
Hydrozone # / Planting Description ²		Plant Factor (PF)	Irrigation Method ³	Irrigation Efficiency (IE) ²	ETAF (PF/IE)	Landscape Area (Sq. Ft)	ETAF x Area
Regular Landscape Areas:							
1 - Low Shrubs	0.1	Drip	0.81	0.12	38510	4754	133825
2 - Medium Shrubs	0.5	Drip	0.81	0.62	504	311	8757
3 - Low Trees	0.2	Drip	0.81	0.25	2128	525	14790
4 - Medium Trees	0.6	Drip	0.81	0.74	308	238	6422
5 - Medium Stormwater	0.5	Drip	0.81	0.62	7197	4443	125050
Totals						48446	10062
Special Landscape Areas:							
					1		0
					1		0
					1		0
					1		0
Totals						0	0
ETWU Total							298844
Maximum Allowed Water Allowance (MAWA)							616192



- NOTES:
- 1) THE IRRIGATION WATER IS RECLAIMED. ALL IRRIGATION PIPING SHALL BE PURPLE PIPE.
 - 2) THE IRRIGATION PLAN IS DIAGRAMMATIC. FINAL IRRIGATION PLANS SHALL BE DEVELOPED AS PART OF THE PERMIT PHASE

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2024.12.20 SMP SUBMITTAL
2024.06.14 100% SCHEMATIC DESIGN
2023.11.03 90% SCHEMATIC DESIGN
2023.10.12 SITE MASTER PLAN SUBMITTAL

date issue description

333-385 MOFFETT PARK DRIVE
SUNNYVALE, CA 94089

project number: 22-387
date: 2024.12.20

LANDSCAPE
IRRIGATION PLAN

L4.00

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date issue description

**333-385 MOFFETT
PARK DRIVE**

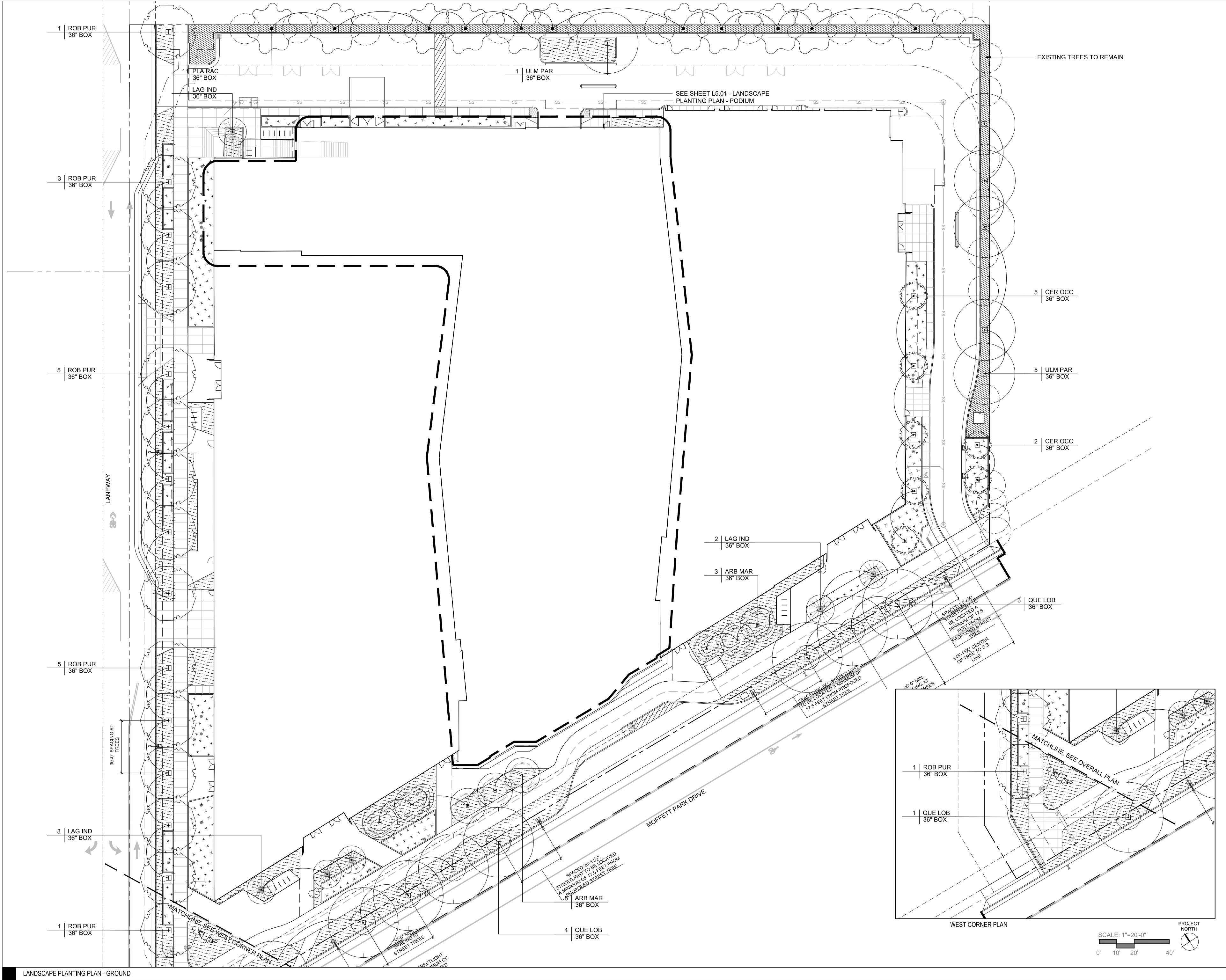
SUNNYVALE, CA 94089

project number: 22-387
date: 2024.12.20

**LANDSCAPE PLANTING
PLAN - GROUND**

L5.00

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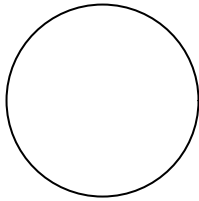
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**333-385 MOFFETT
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project number: 22-387
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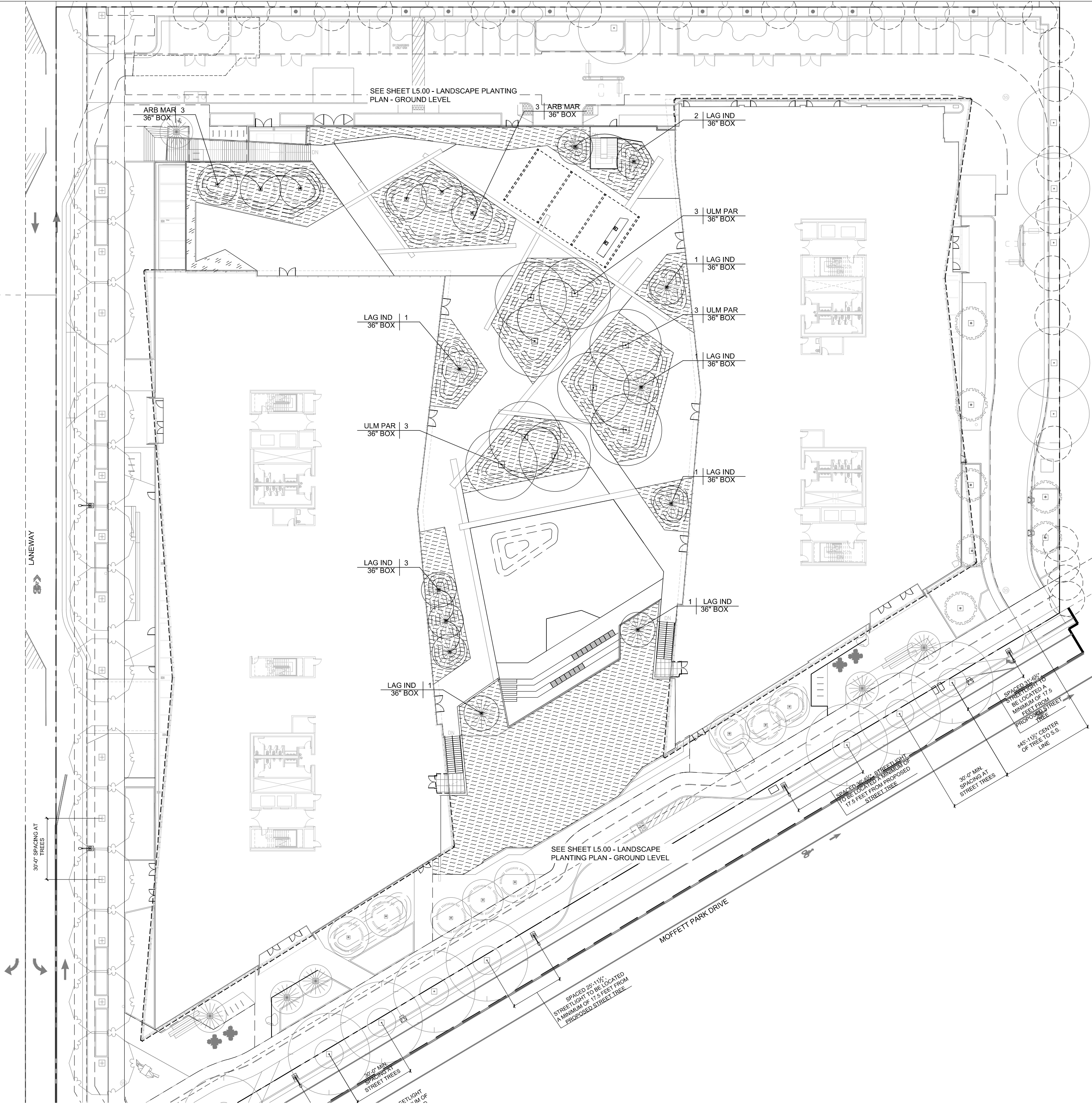
**LANDSCAPE PLANTING
PLAN - PODIUM**

L5.01

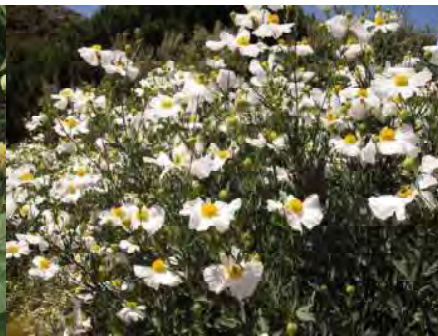
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LANDSCAPE PLANTING PLAN - PODIUM

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SHRUBS - FULL SUN								
	ACHILLEA MILLEFOLIUM	AGAVE AMERICANA	ASCLEPIAS CALIFORNICA	ASCLEPIAS FASCICULARIS	PHLOMIS FRUTICOSA	ROMNEYA COULTERI	SALVIA CLEVELANDII	YUCCA FILAMENTOSA 'BRIGHT EDGE'
SHRUBS - PART SUN								
	AGAVE ATTENUATA 'RAY OF LIGHT'	ASPARAGUS DENSIFLORUS 'MYERS'	ALOE 'JOHNSON'S HYBRID'	CALANDRINIA GRANDIFLORA	ERIOGONUM FASCICULATUM	EPILOBIUM CANUM	FATSIA JAPONICA	LEUCADENDRON 'SAFARI SUNSET'
								
	LUPINUS ALBIFRONS	MELIANTHUS MAJOR	RHAMNUS CALIFORNICA	SALVIA MELLIFERA	TIBOUCHINA URVILLEANA	CLIVIA MINIATA	MAHONIA EURYBRACTEATA 'SOFT CARESS'	POLYSTICHUM MUNITUM
			GRASS + GROUND COVER - FULL SUN					
	WOODWARDIA FIMBRIATA			ANEMANTELE LESSONIANA	BACCHARIS PILULARIS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	CEANOTHUS GRISEUS VAR. HORIZONTALIS	FRAGARIA CHILOENSIS
			GRASS + GROUND COVER - PART SUN					
	SENECIO VITALIS			CHONDROPETALUM TECTORUM	DESCHAMPSIA CESPITOSA	LOMANDRA LONGIFOLIA 'BREEZE'	MUHLEBERGIA CAPILLARIS 'WHITE CLOUD'	
BIORETENTION PLANTS								
	ACHILLEA MILLEFOLIUM	BOUTELOUA GRACILIS	CAREX PRAEGRACILIS	DESCHAMPSIA CESPITOSA	ELYMUS TRITICOIDES	JUNCUS PATENS	MUHLENBERGIA DUBIA	SALVIA CLEVELANDII
TREES								
	ARBUTUS MARINA	CERCIS OCCIDENTALIS	LAGERSTROEMIA 'NATCHEZ'	PLATANUS RACEMOSA	QUERCUS LOBATA	ROBINIA X AMBIGUA 'PURPLE ROBE'	ULMUS PARVIFOLIA	

LANDSCAPE PLANTING IMAGES

HGA

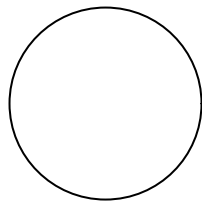
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date issue description



**333-385 MOFFETT
PARK DRIVE**
SUNNYVALE, CA 94089

project number: 22-387
date: 2024.12.20

LANDSCAPE PLANTING
IMAGES

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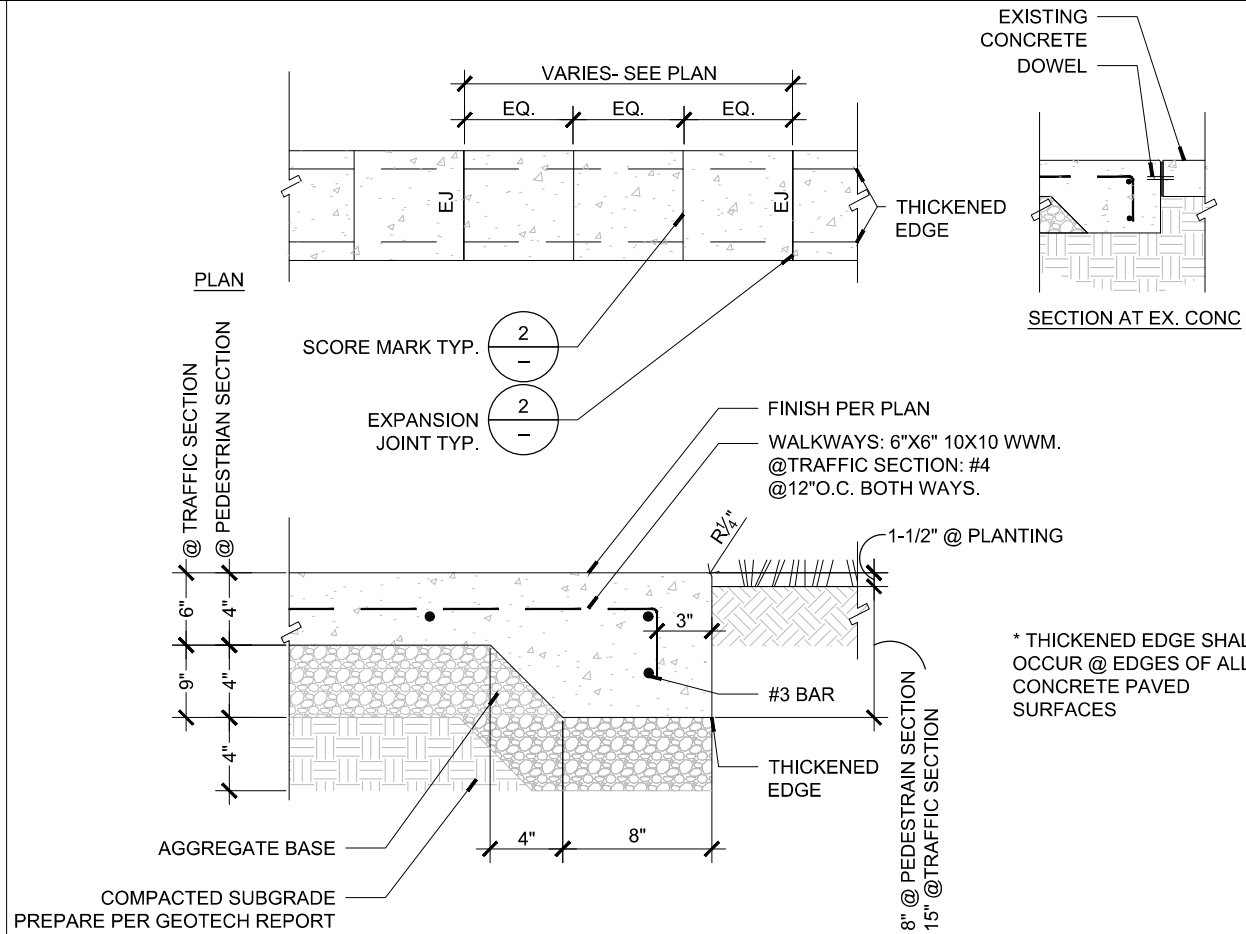
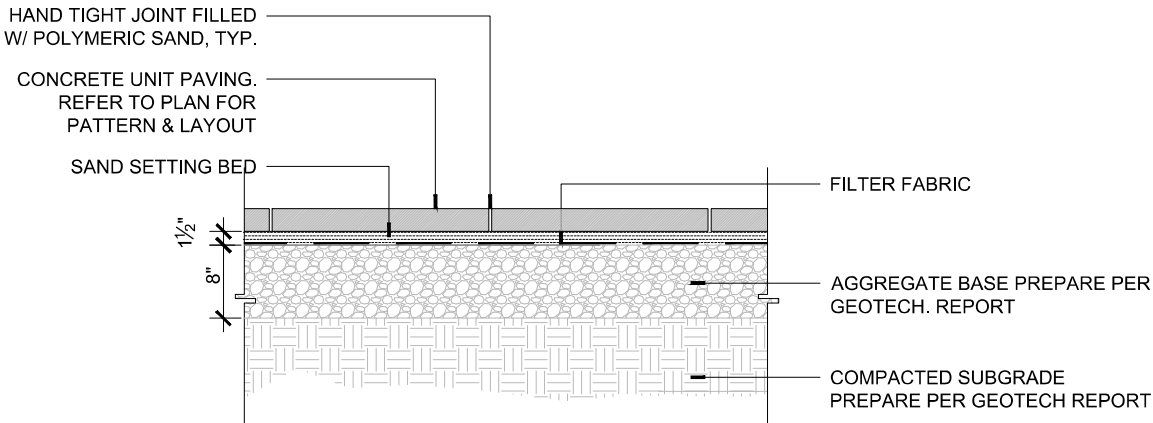
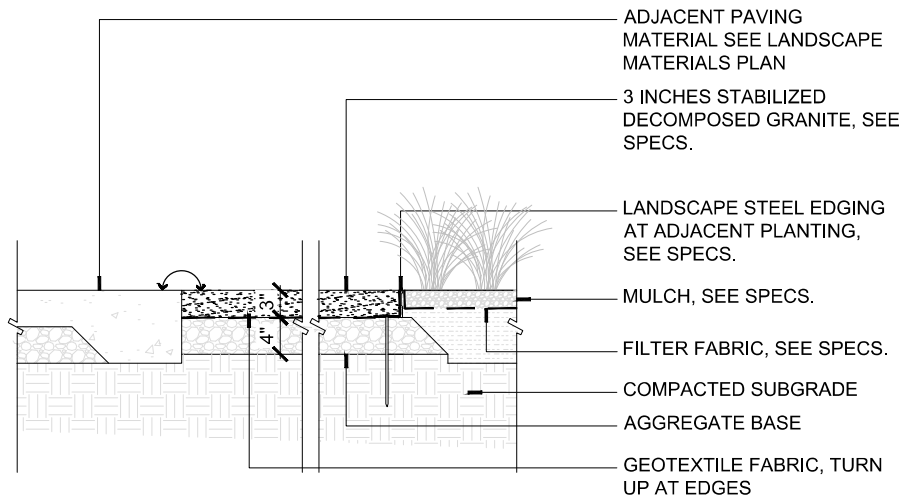
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7 STABILIZED D.G. PAVING

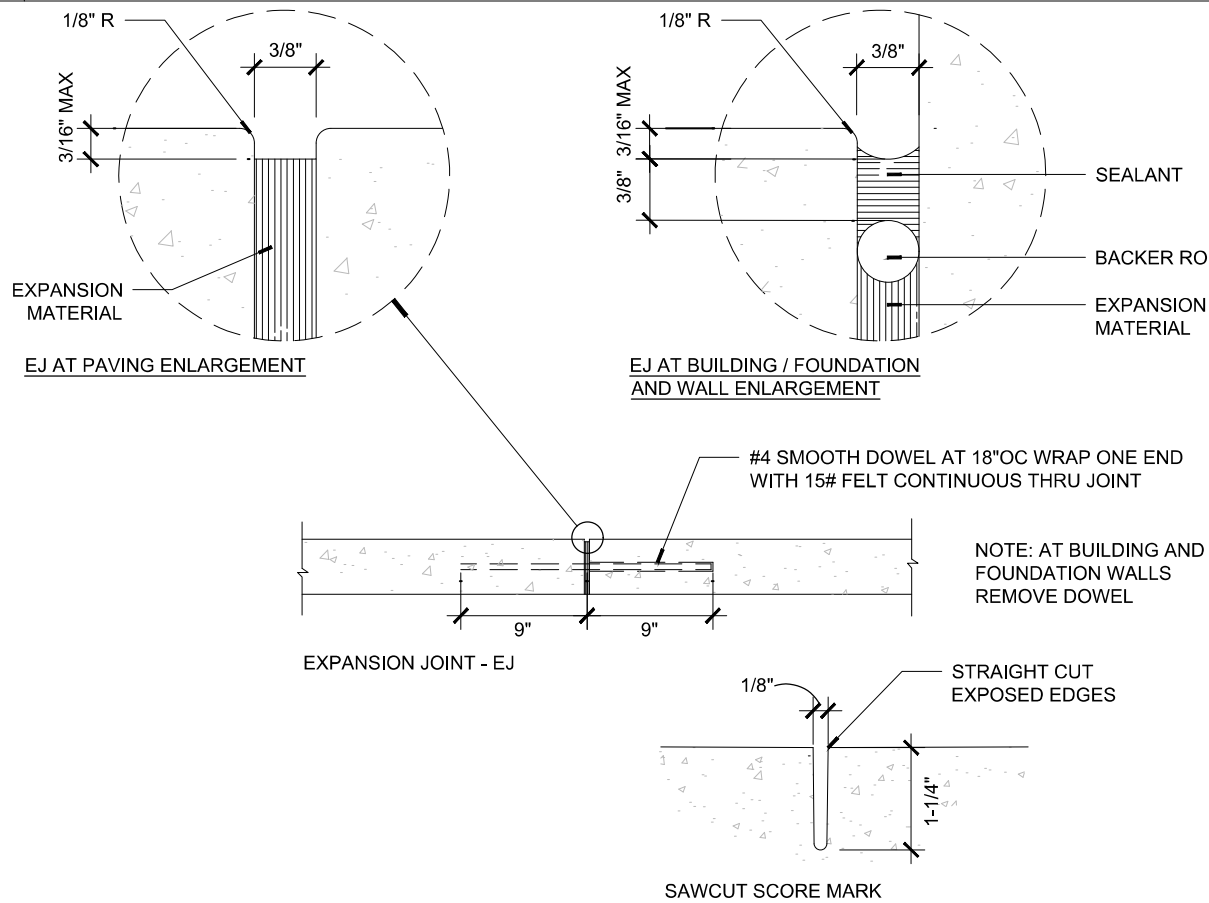
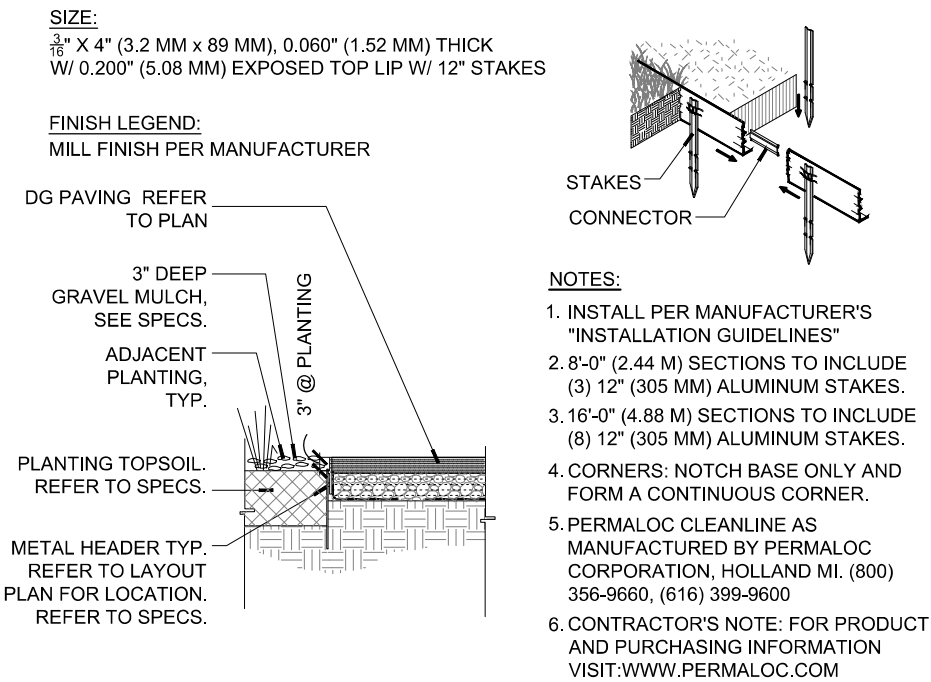
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4 PEDESTRIAN PAVING - TYPE 1

NTS

1 CONCRETE PAVING

NTS



8 PEDESTRIAN PAVING - TYPE 2

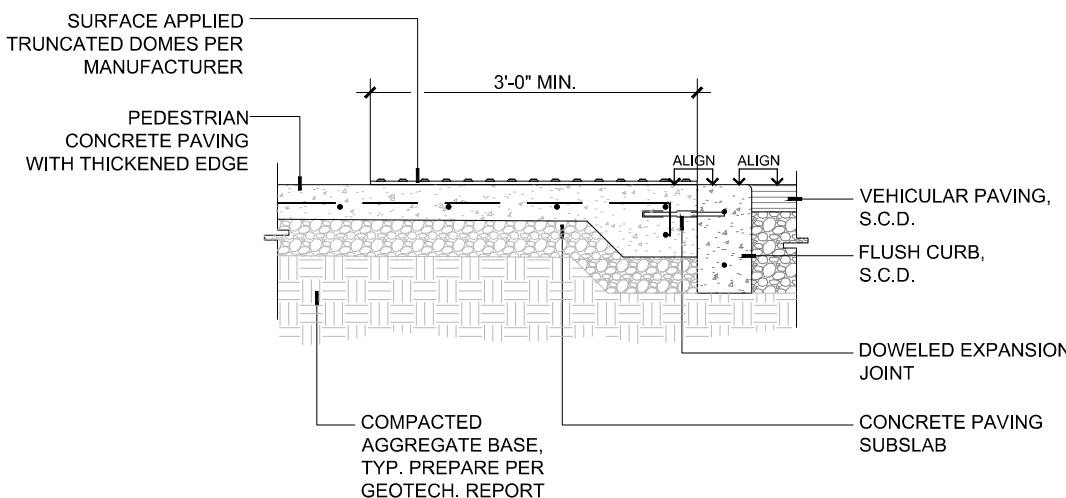
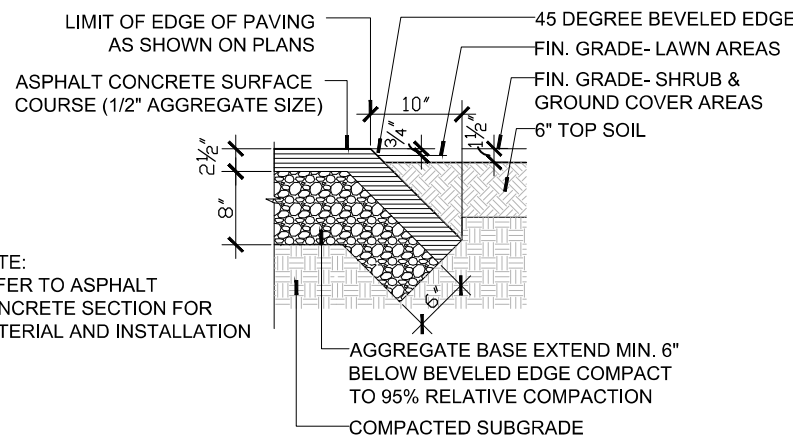
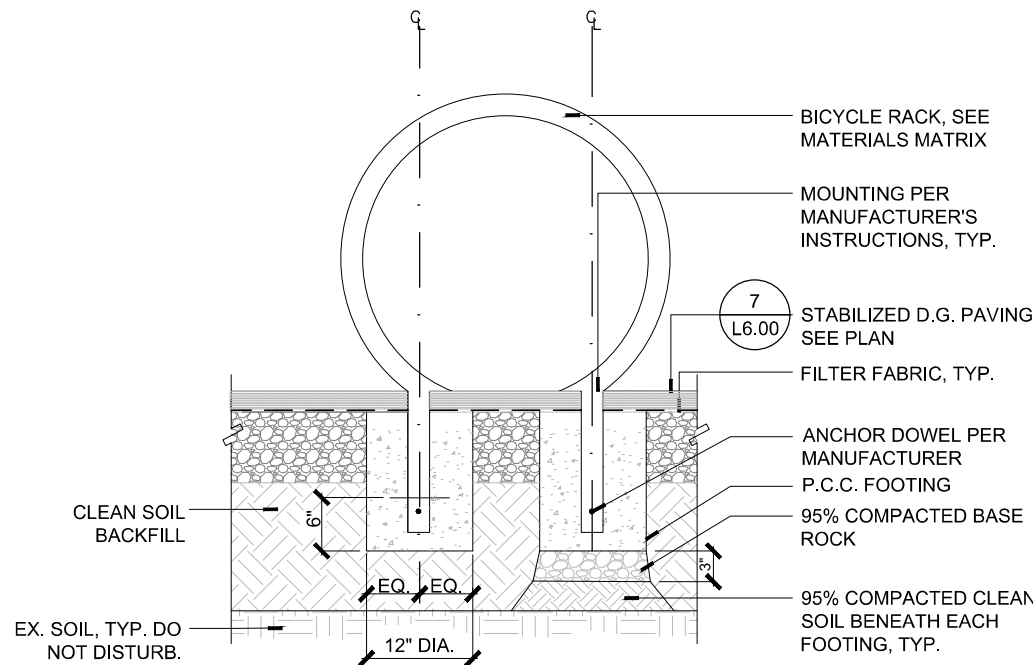
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5 METAL HEADER

NTS

2 CONCRETE JOINT

NTS



9 BIKE RACK IN STABILIZED D.G.

NTS

6 ASPHALT PAVING

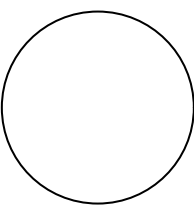
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3 DETECTABLE WARNING PAVER

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**333-385 MOFFETT
PARK DRIVE**

SUNNYVALE, CA 94089

project number: 22-387
date: 2024.12.20

**LANDSCAPE
CONSTRUCTION
DETAILS**

NOT FOR CONSTRUCTION

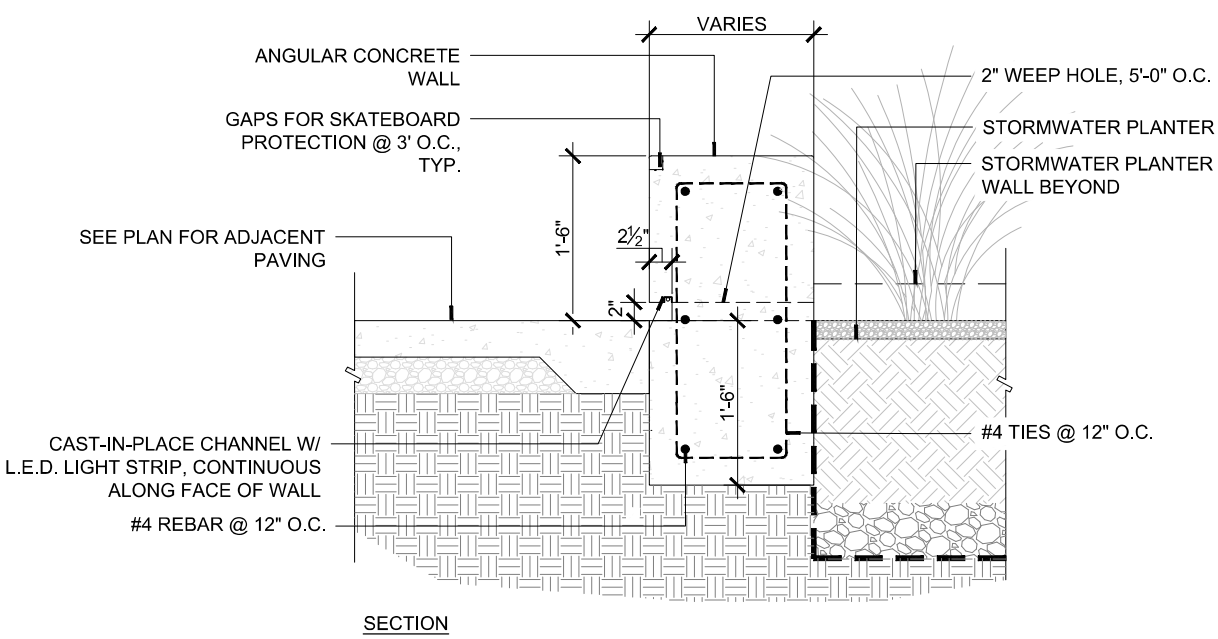
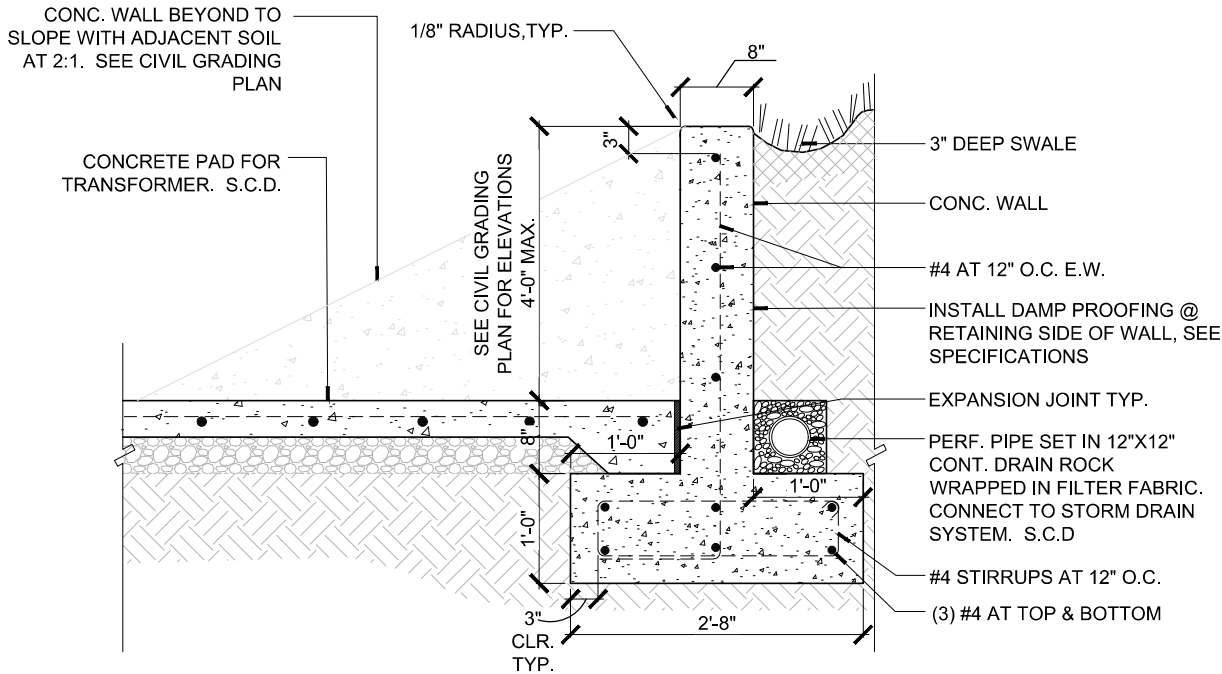
L6.00

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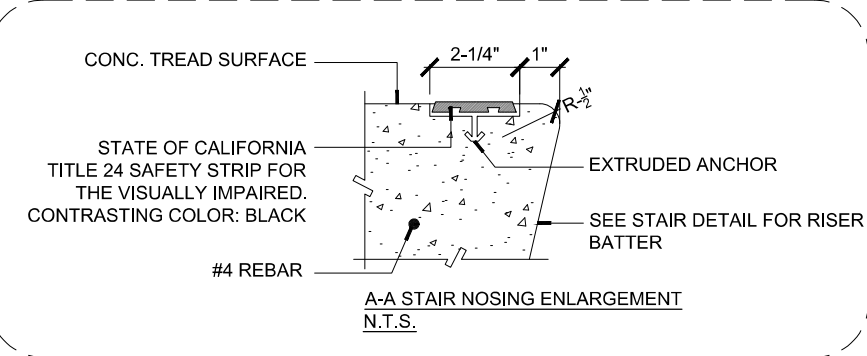
6 CONCRETE RETAINING WALL

4 BIKE REPAIR STATION

1 CONCRETE SEATWALL

NTS

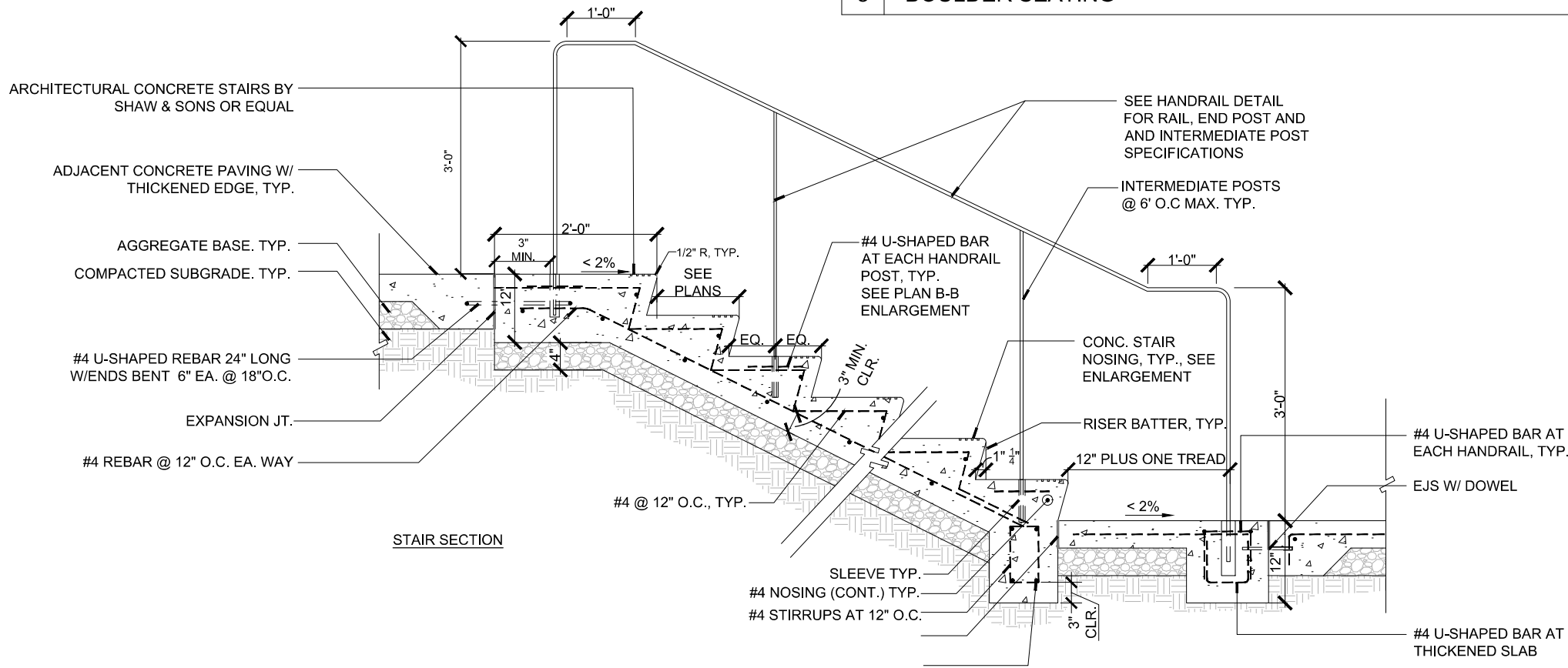
- NOTE:
1. SEE LAYOUT PLAN AND GRADING PLAN FOR NUMBER OF RISERS(R) AND TREADS(T)
 2. ALL EXPOSED FACES OF CONCRETE STAIR SHALL RECEIVE SAME FINISH & COLOR. REFER TO SPECIFICATIONS.
 3. HANDRAILS TO RECEIVE PRIMER AND PAINT. SEE SPECS FOR ADDITIONAL INFORMATION.
 4. ALL RAILING TO BE HOT DIPPED GALVANIZED STL., PRIMED AND PAINTED TO MATCH ARCHITECTURAL MULLIONS. SAMPLE TO BE SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL.



5 BOULDER SEATING

2 BENCH ON GROUND LEVEL

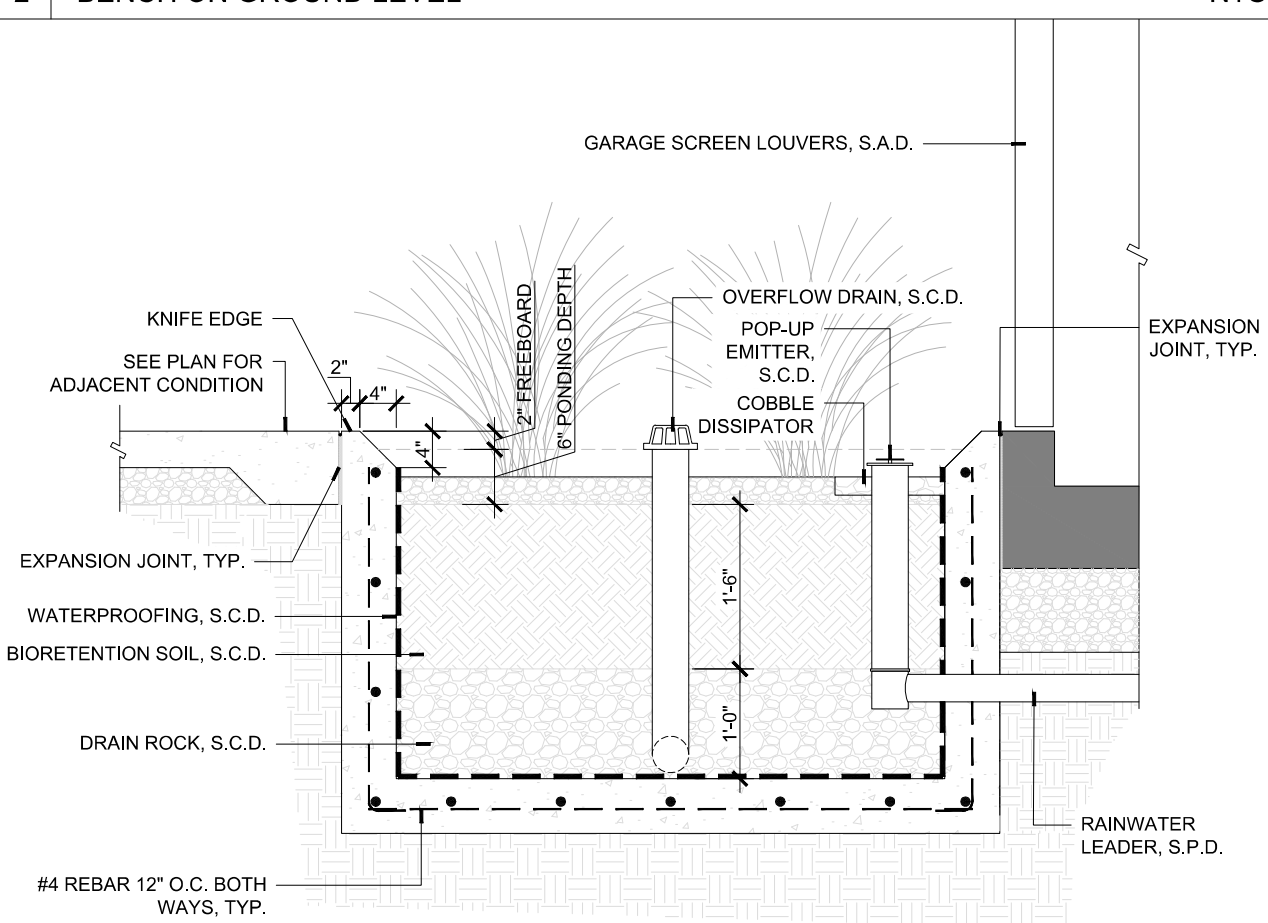
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7 ARCHITECTURAL CONCRETE STAIR

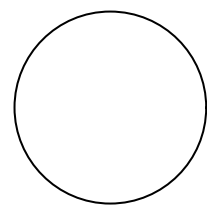
3 CONCRETE BIORETENTION PLANTER

NTS



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2024.12.20 SMP SUBMITTAL
2024.06.14 100% SCHEMATIC DESIGN
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2023.10.12 SITE MASTER PLAN SUBMITTAL

date issue description



**333-385 MOFFETT
PARK DRIVE**
SUNNYVALE, CA 94089

project number: 22-387
date: 2024.12.20

**LANDSCAPE
CONSTRUCTION
DETAILS**

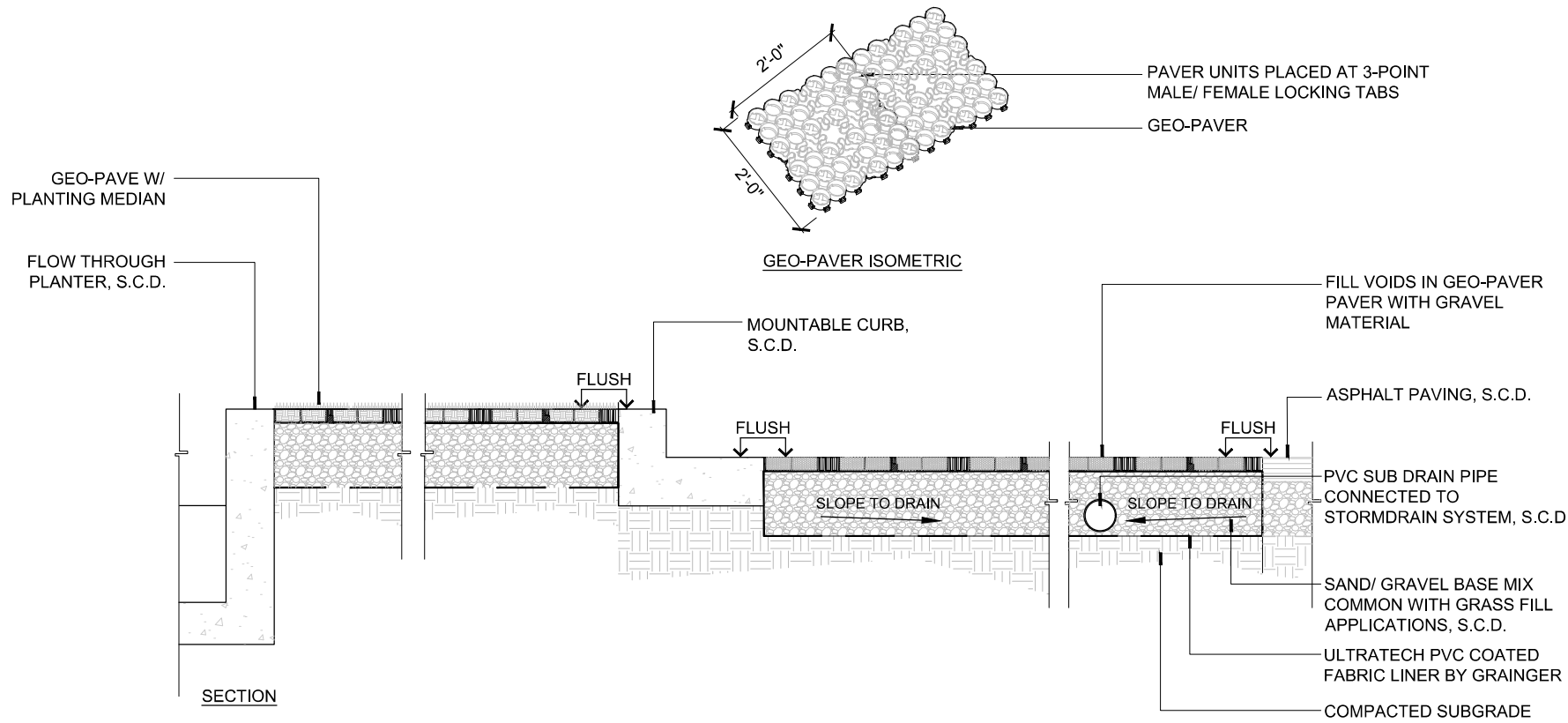
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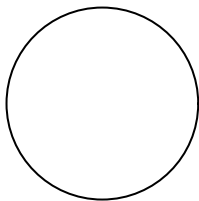
1 | GEO-PAVER

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PARK DRIVE**

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**LANDSCAPE
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DETAILS**

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L6.02

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6 METAL HEADER ON CONCRETE CURB NTS		4 METAL EDGING AT PLANTER NTS		1 CONCRETE PAVER ON PEDESTAL NTS	
7 PAVES TO PAVES TRANSITION NTS		5 CONCRETE SEATWALL ON PODIUM NTS		2 PAVES ON PEDESTAL - TYPE 4 NTS	
8 PLANTING MOUND ON PODIUM NTS		3 DECOMPOSED GRANITE PAVING ON PODIUM NTS			

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**333-385 MOFFETT
PARK DRIVE**
SUNNYVALE, CA 94089

project number: 22-387
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**LANDSCAPE
CONSTRUCTION
DETAILS - PODIUM**

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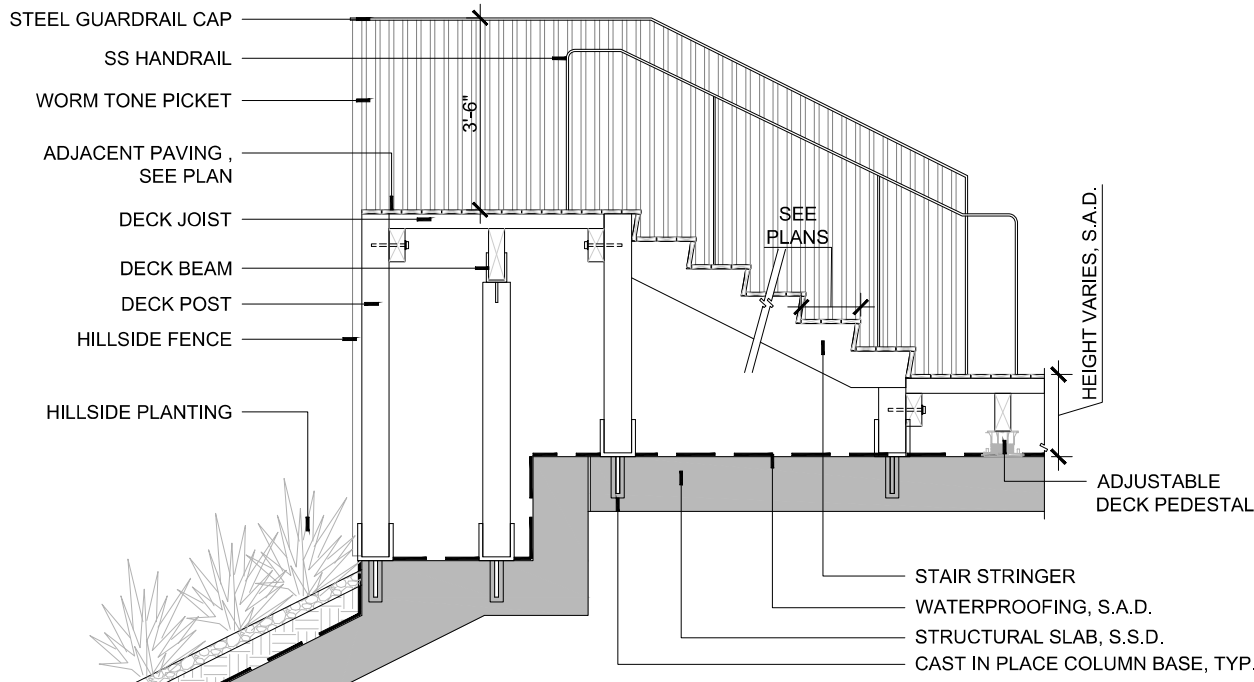
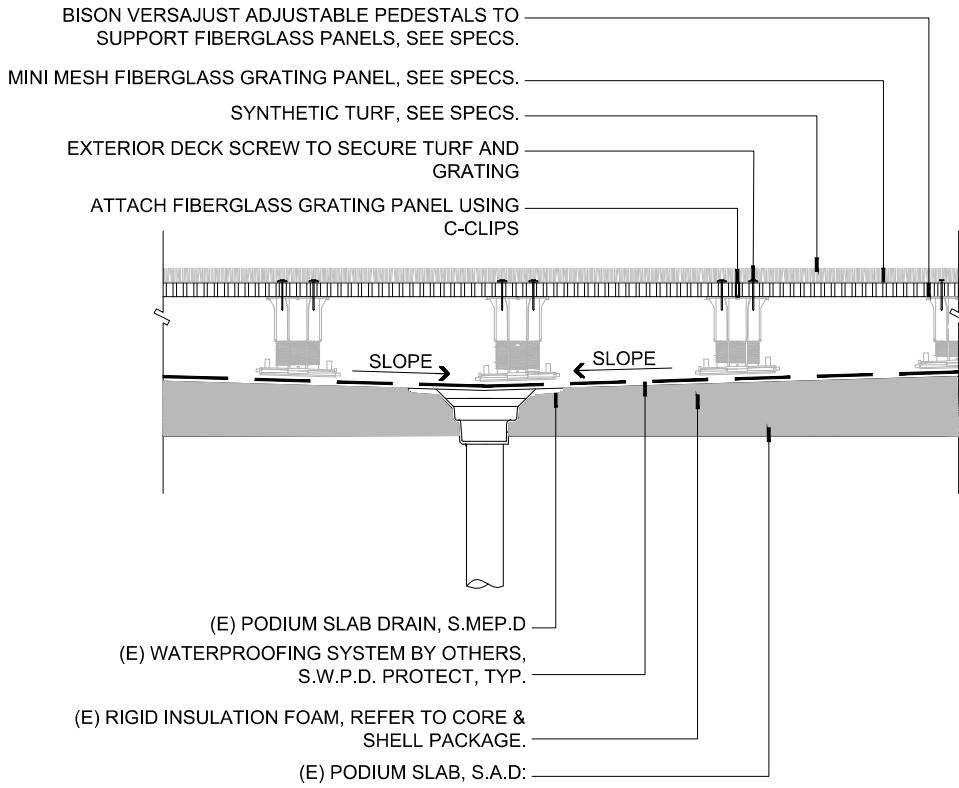
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- NOTES:
1. BENCH CONSTRUCTED WITH 6"X18" REDWOOD TIMBER
 2. HEAVY DUTY BOLTS TO BE THREADED THROUGH TIMBER MEMBERS

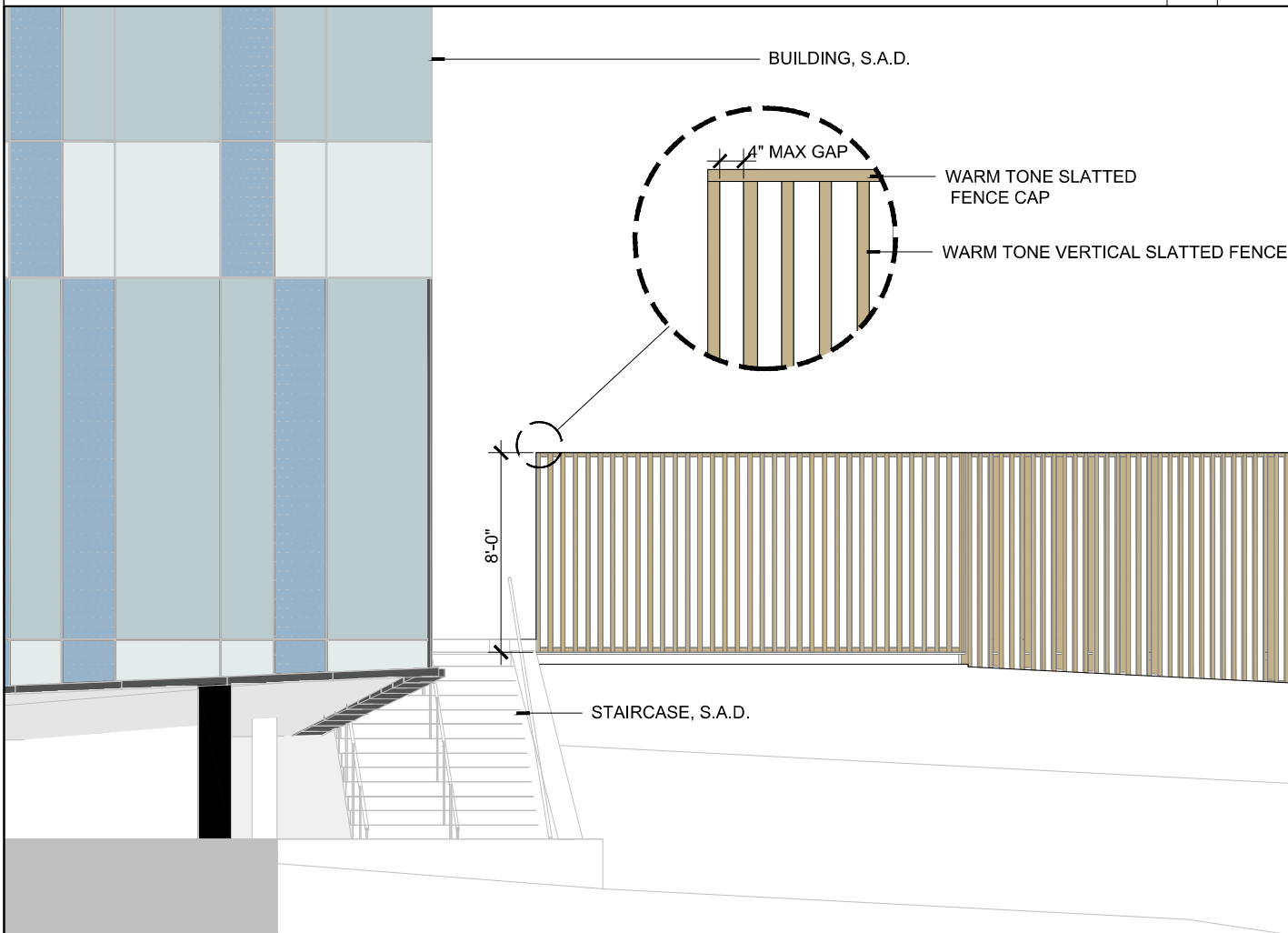
3 REMOVABLE SEAT BLOCKS

1 BENCH ON PODIUM



4 ARTIFICIAL TURF ON PODIUM

2 AMPHITHEATER

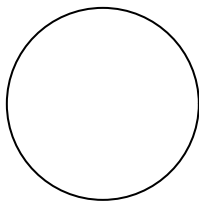


5 VERTICAL SLATTED FENCE

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LANDSCAPE
CONSTRUCTION
DETAILS - PODIUM

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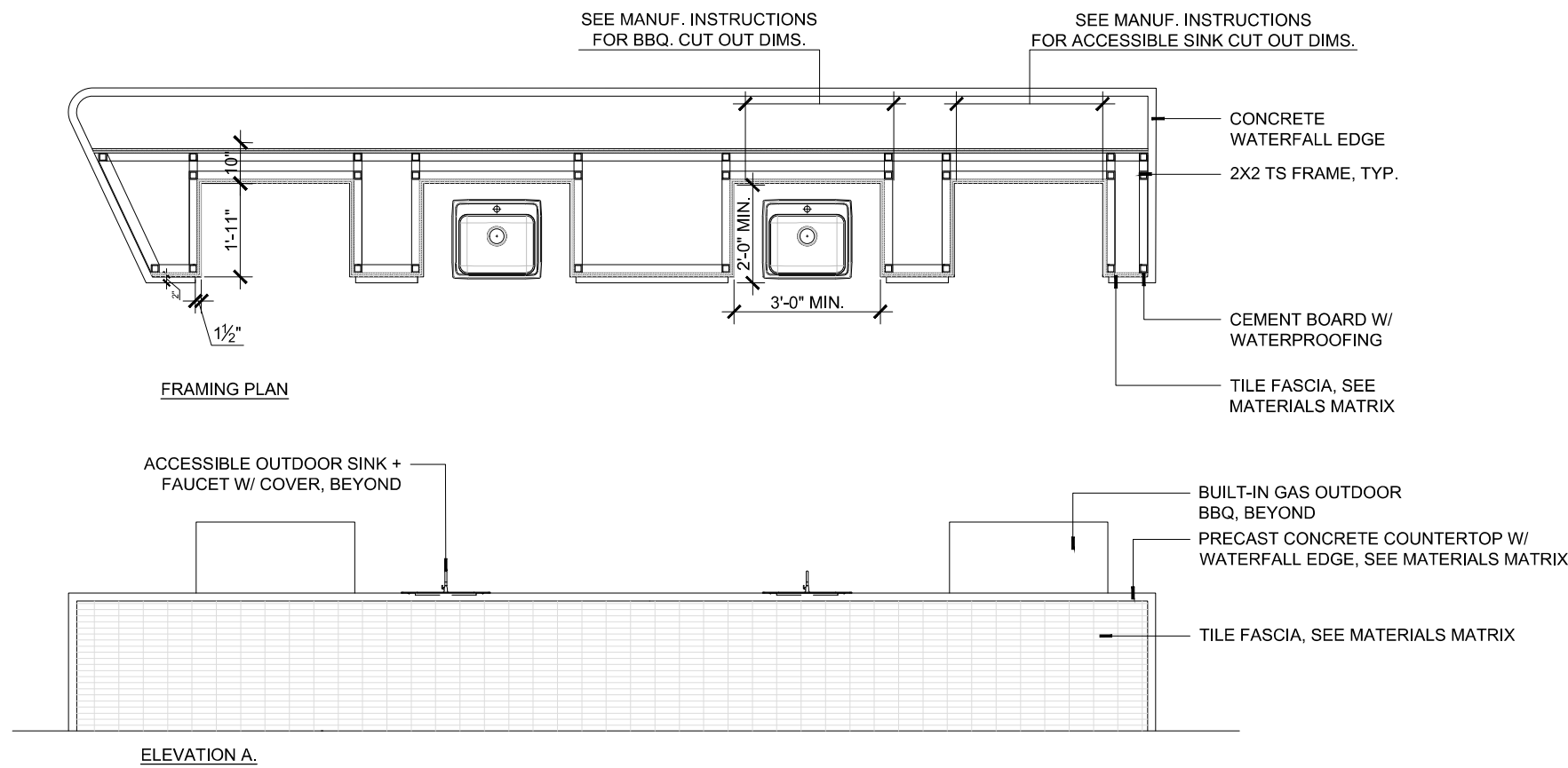
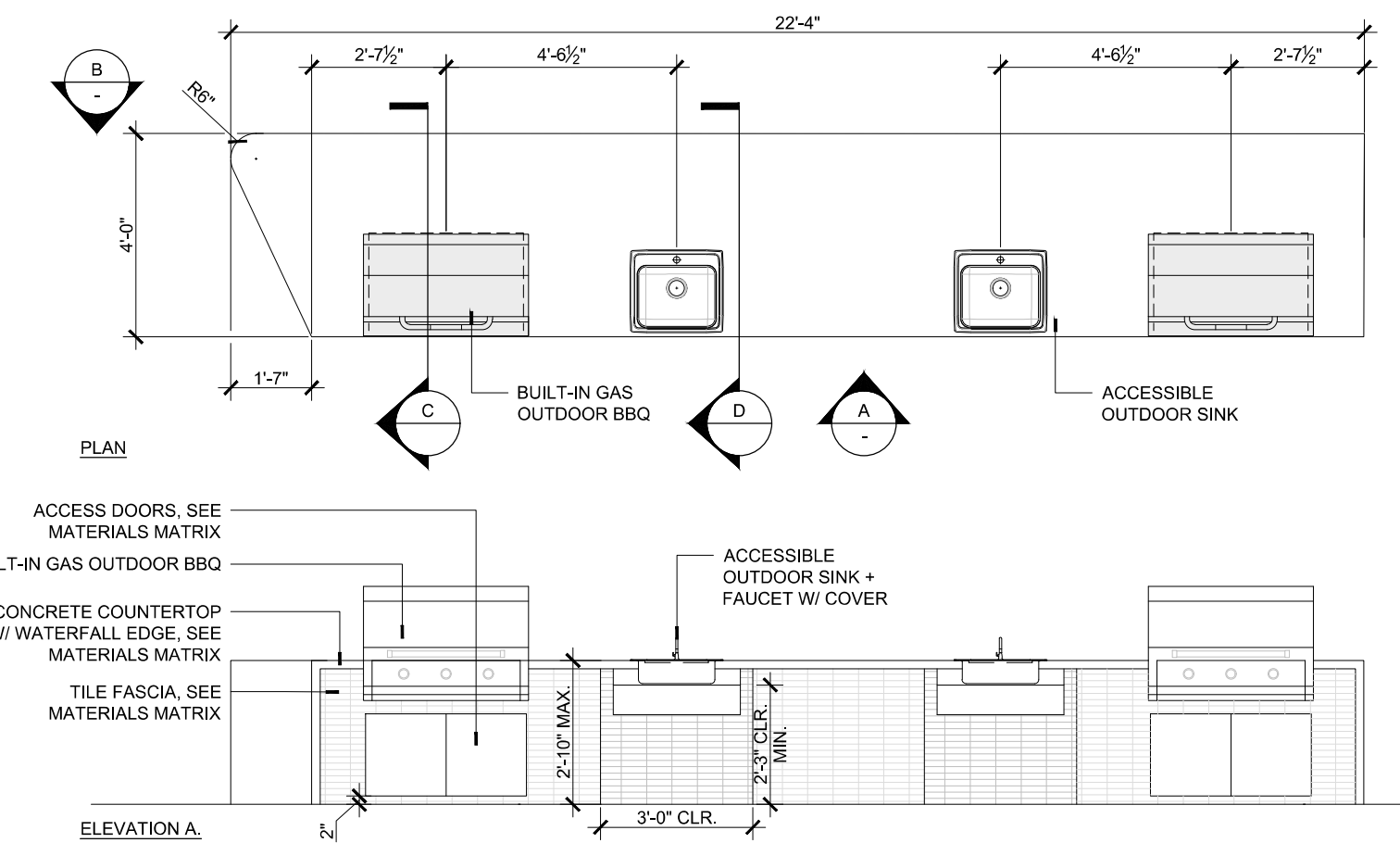
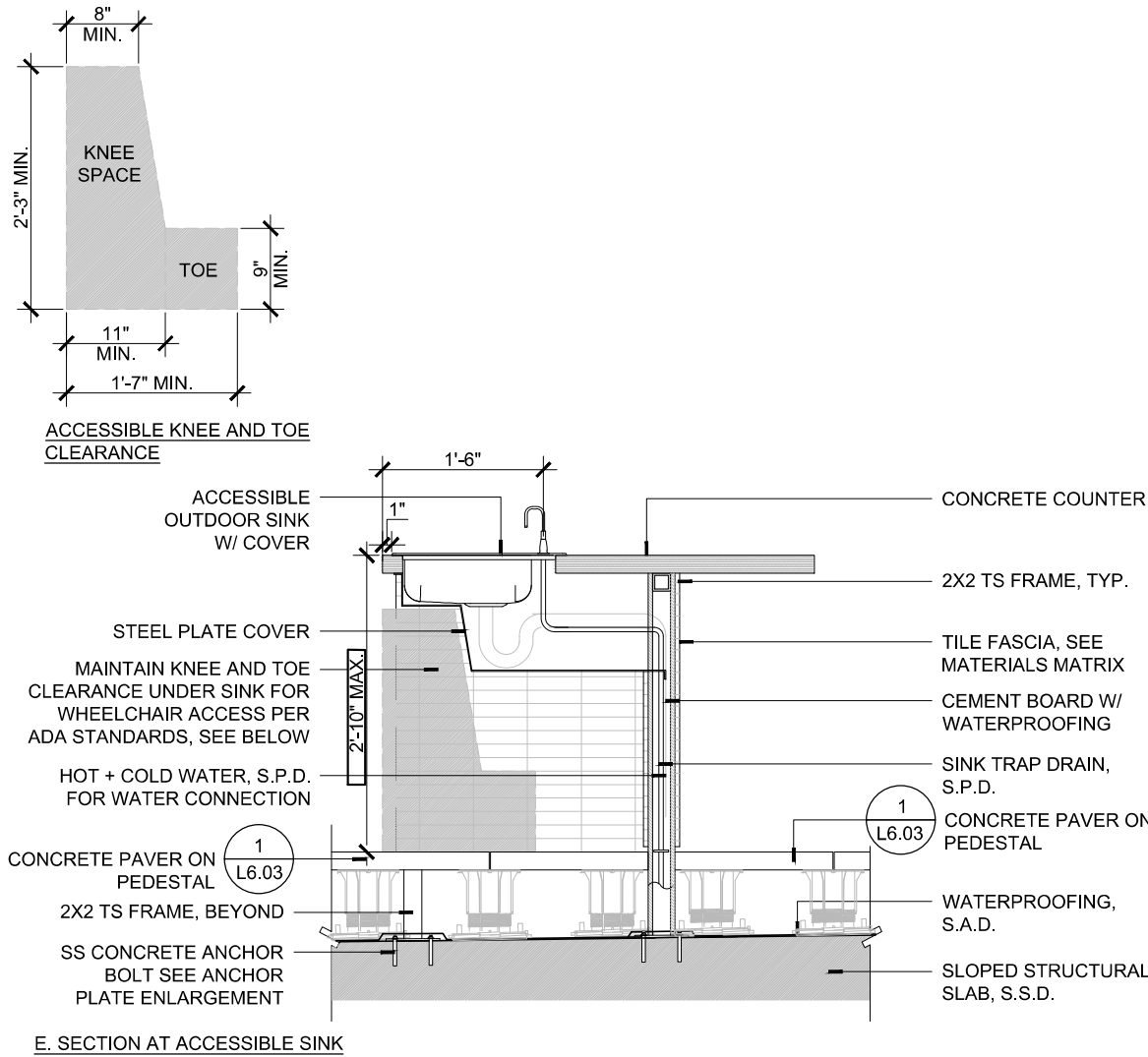
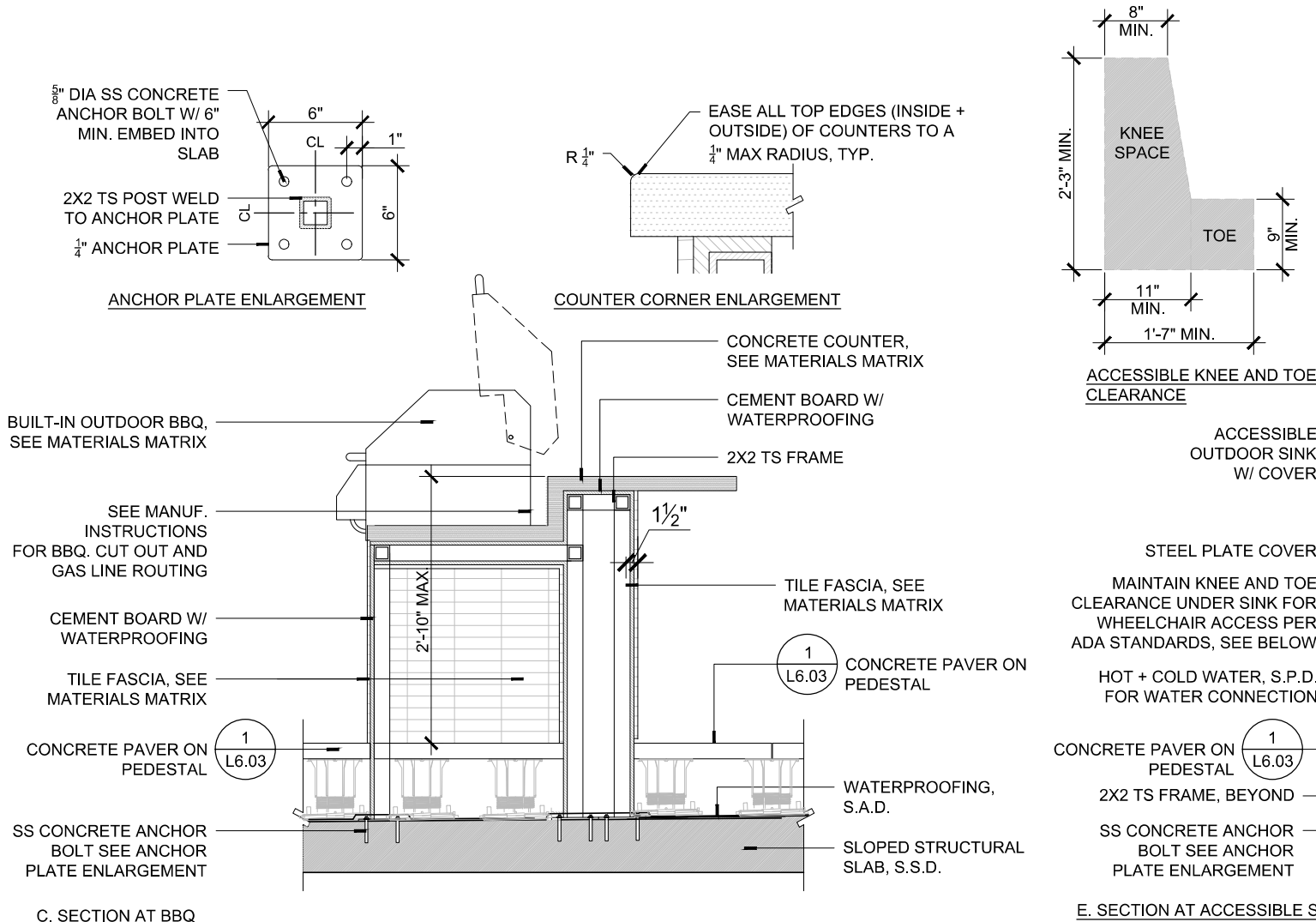
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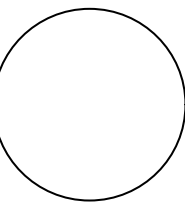
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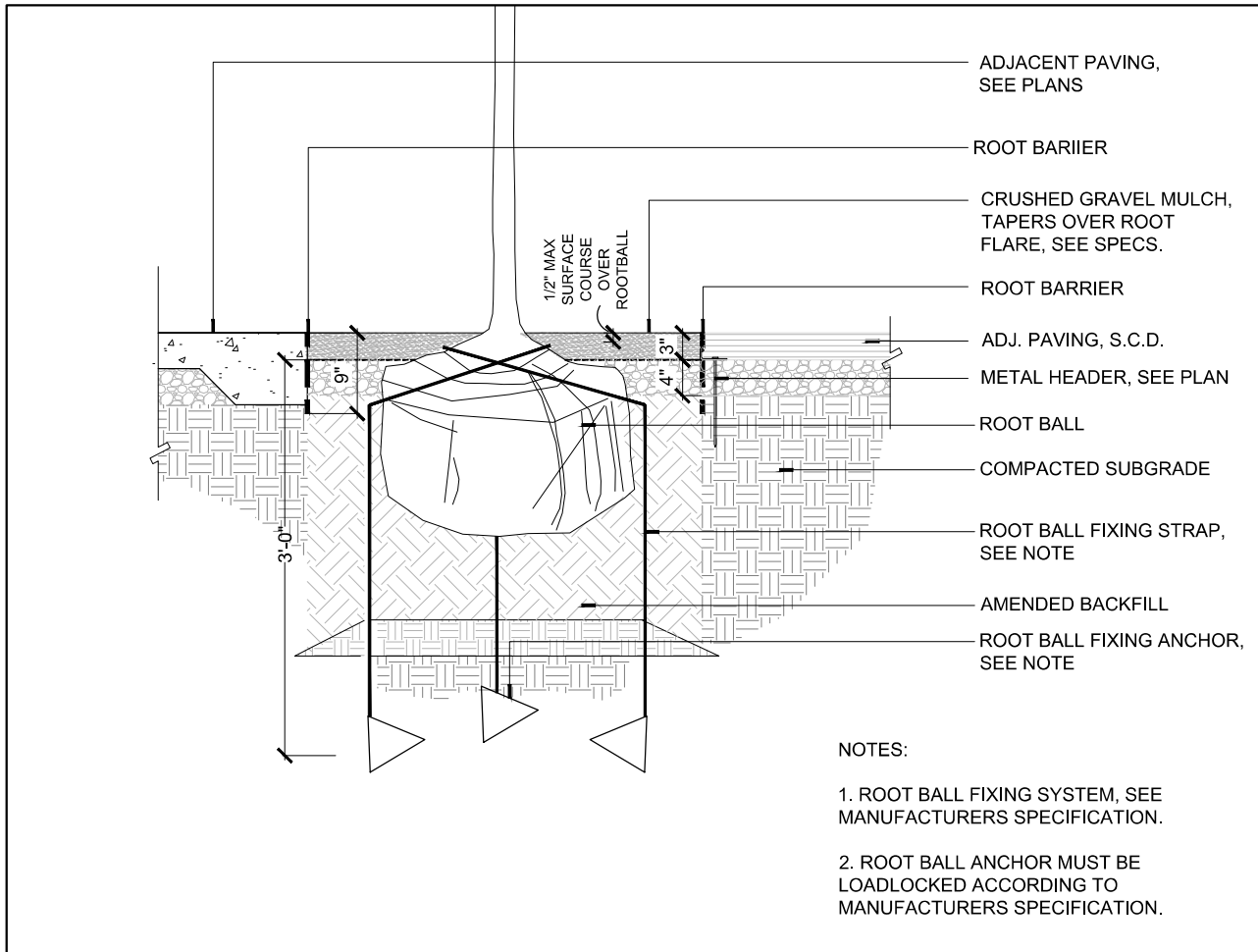
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LANDSCAPE
CONSTRUCTION
DETAILS - PODIUM

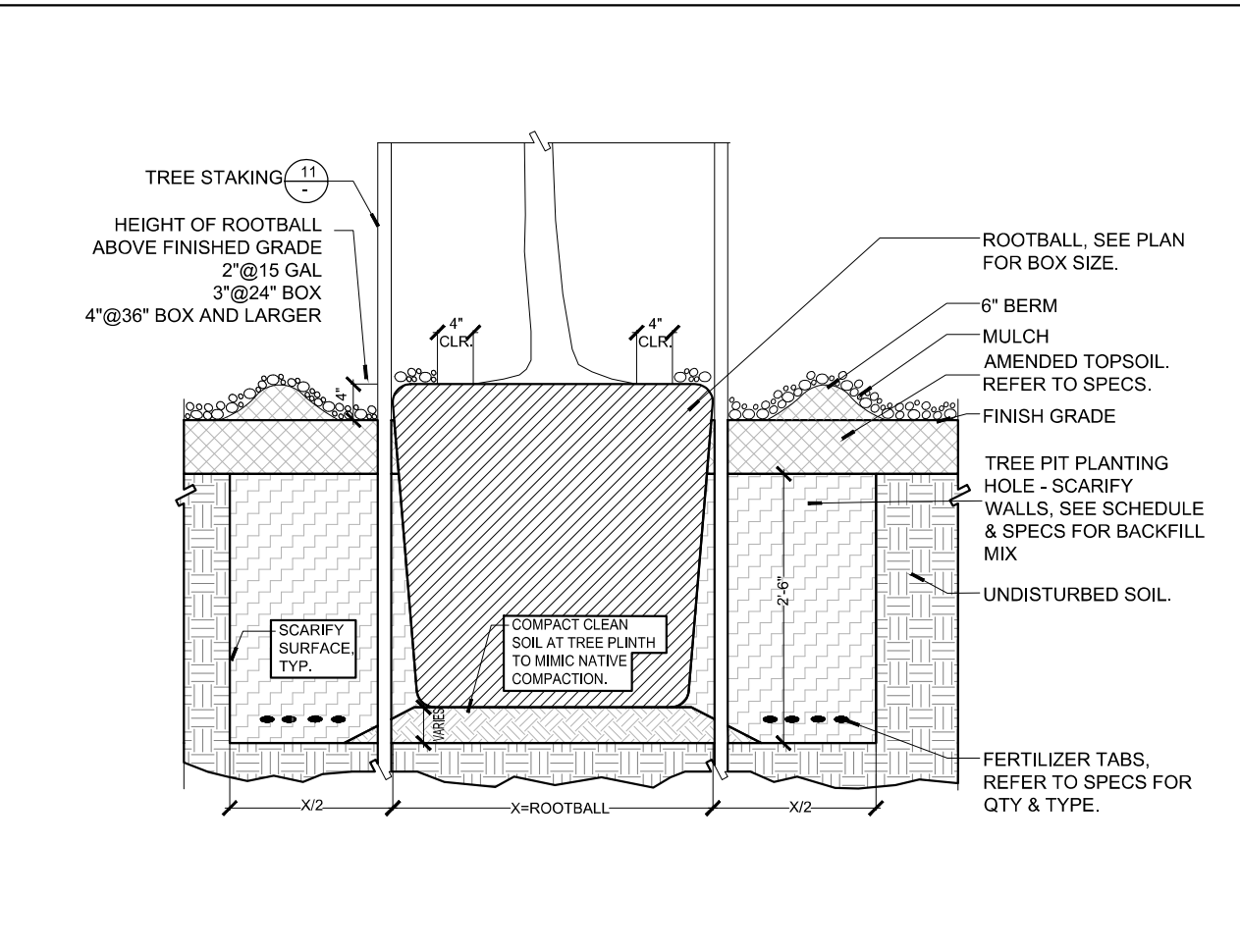
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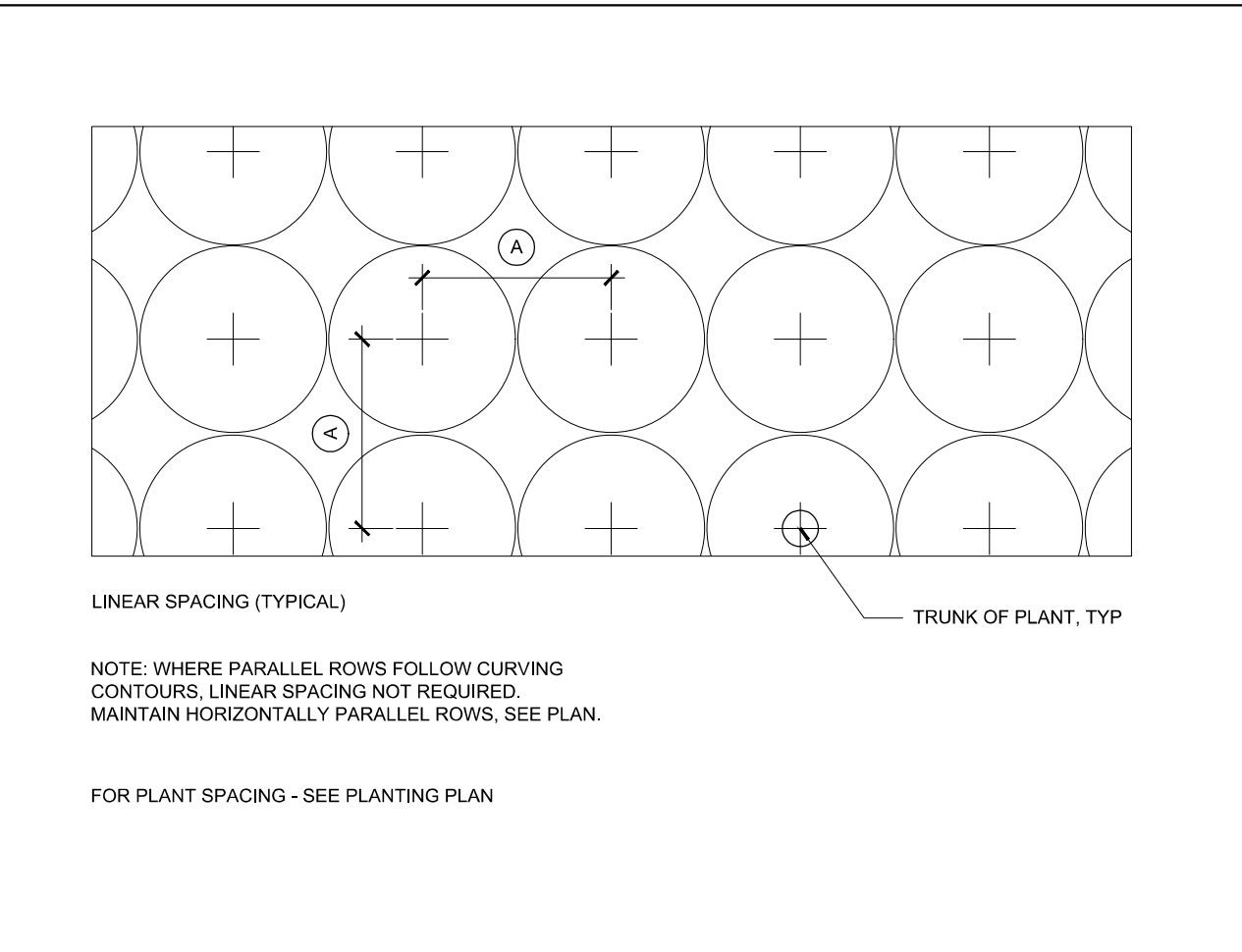
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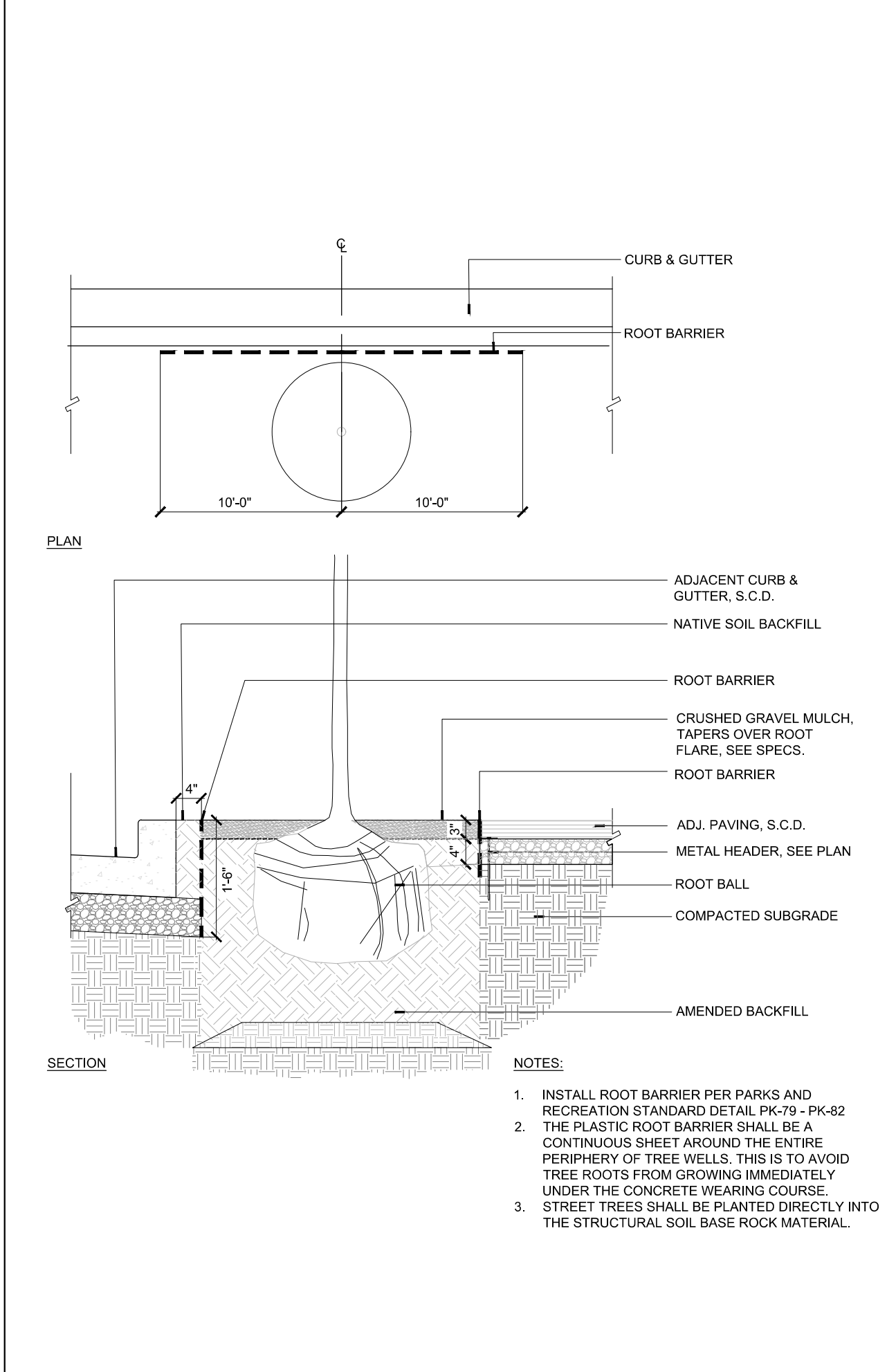
6 ROOT BALL ANCHOR NTS



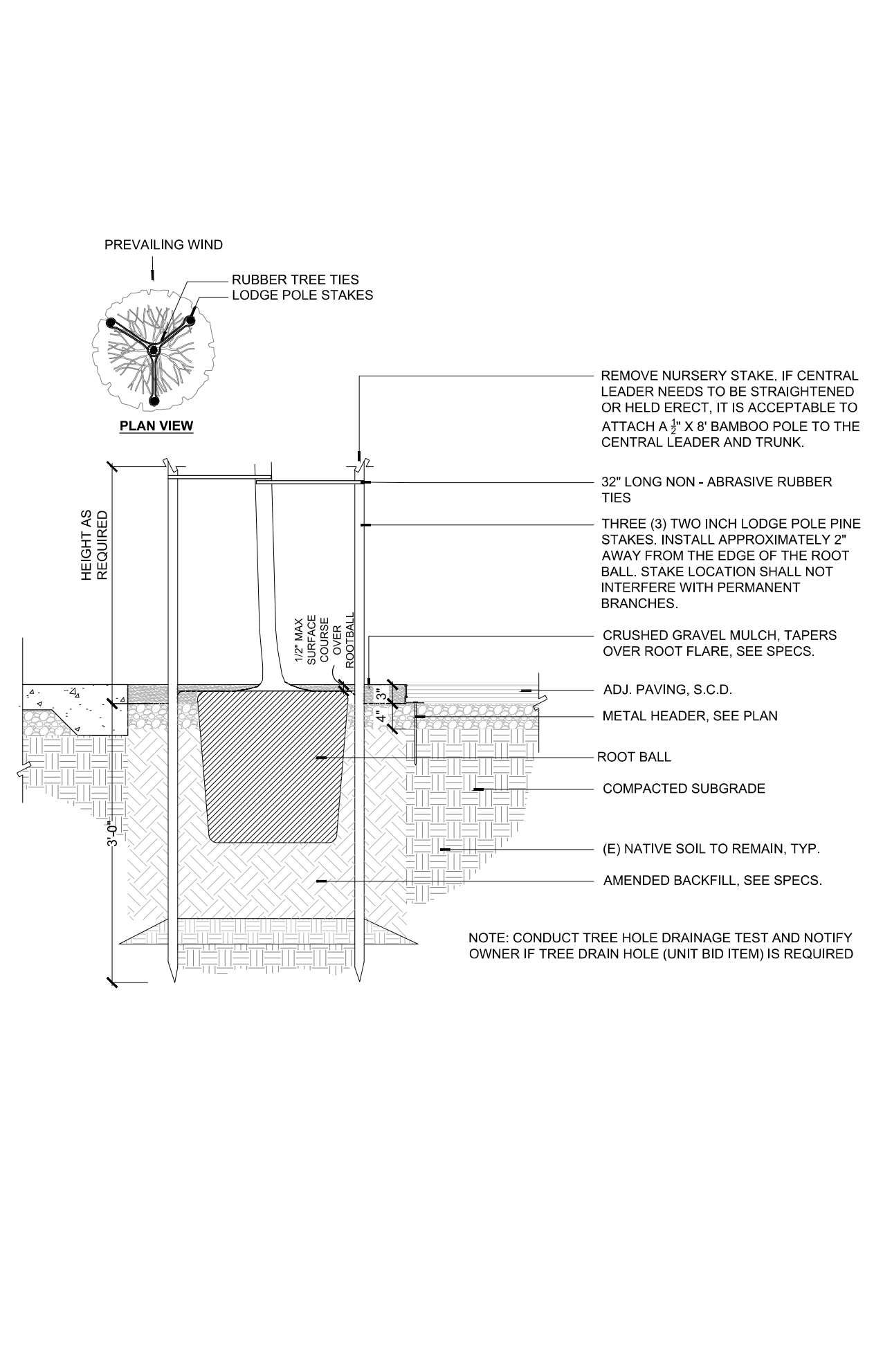
4 TREE PLANTING NTS



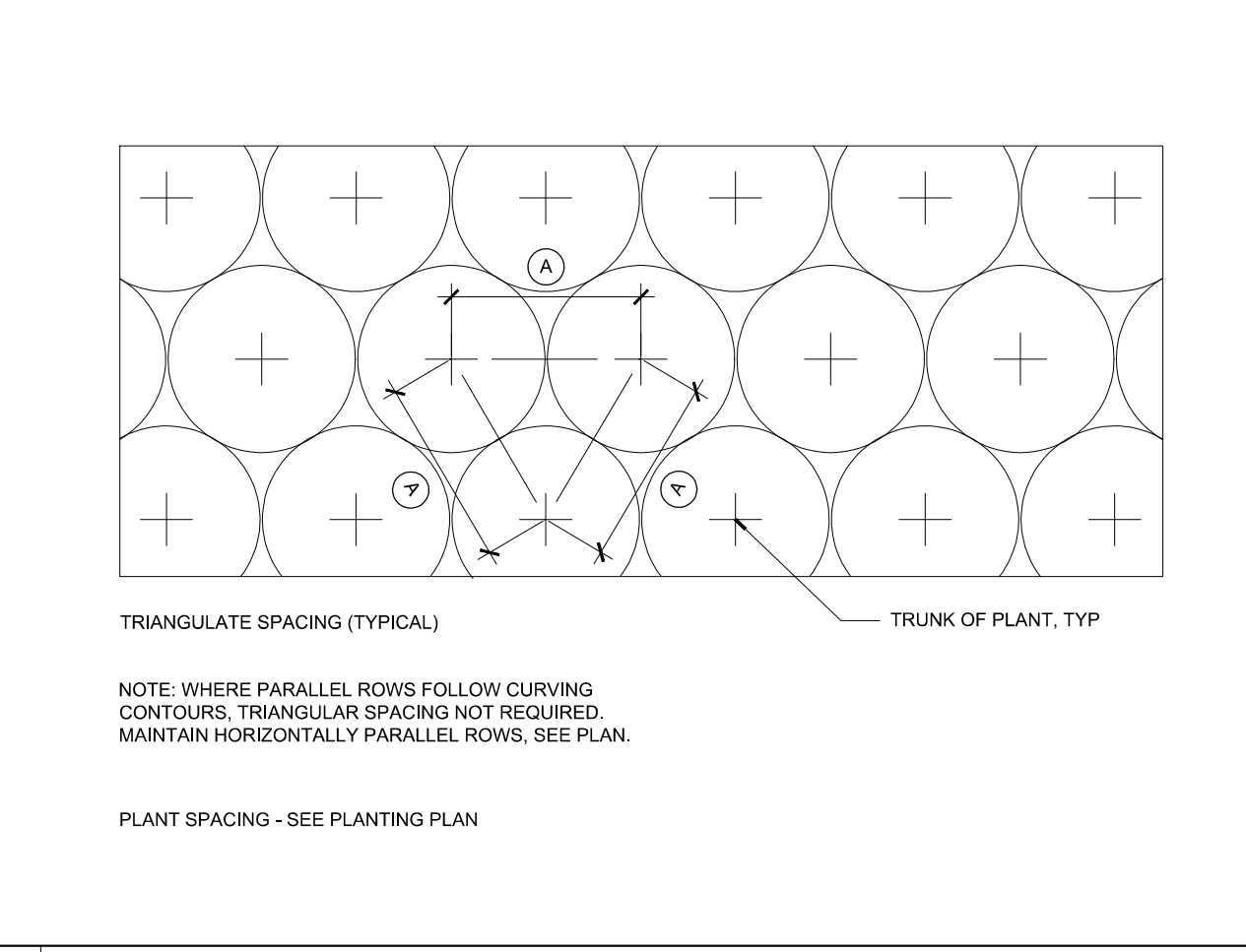
1 PLANT SPACING - LINEAR NTS



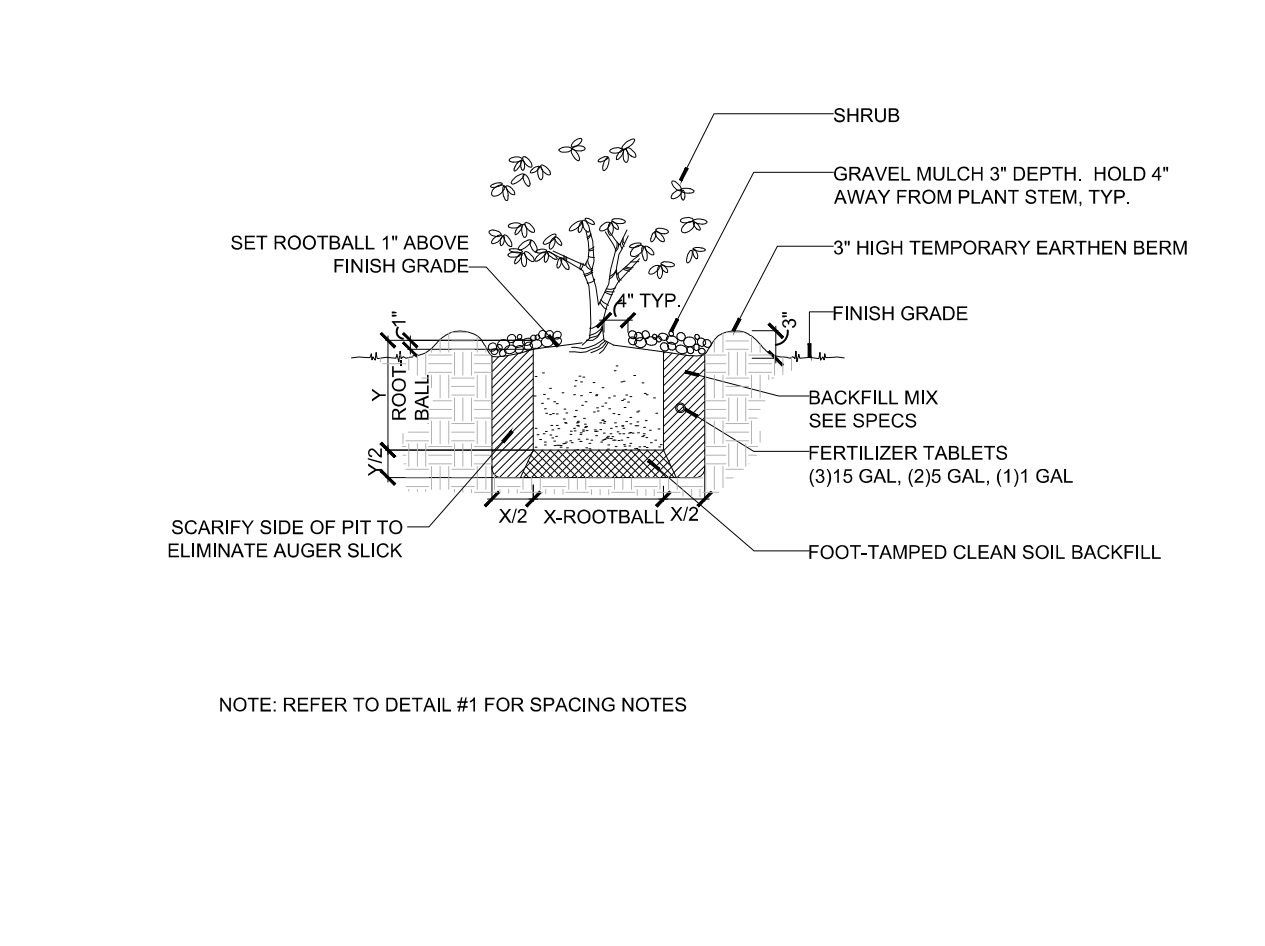
7 ROOT-BARRIER NTS



5 TREE STAKING NTS



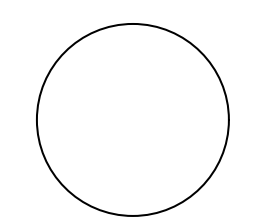
2 PLANT SPACING - TRIANGULAR NTS



3 SHRUB PLANTING NTS

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2025.07.17 SMP/MSPD SUBMITTAL
2025.04.23 SMP/MSPD SUBMITTAL
2024.12.20 SMP SUBMITTAL
2024.06.14 100% SCHEMATIC DESIGN
2023.11.03 90% SCHEMATIC DESIGN
2023.10.12 SITE MASTER PLAN SUBMITTAL



**333-385 MOFFETT
PARK DRIVE**
SUNNYVALE, CA 94089

project number: 22-387
date: 2024.12.20

LANDSCAPE PLANTING
DETAILS

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L7.00

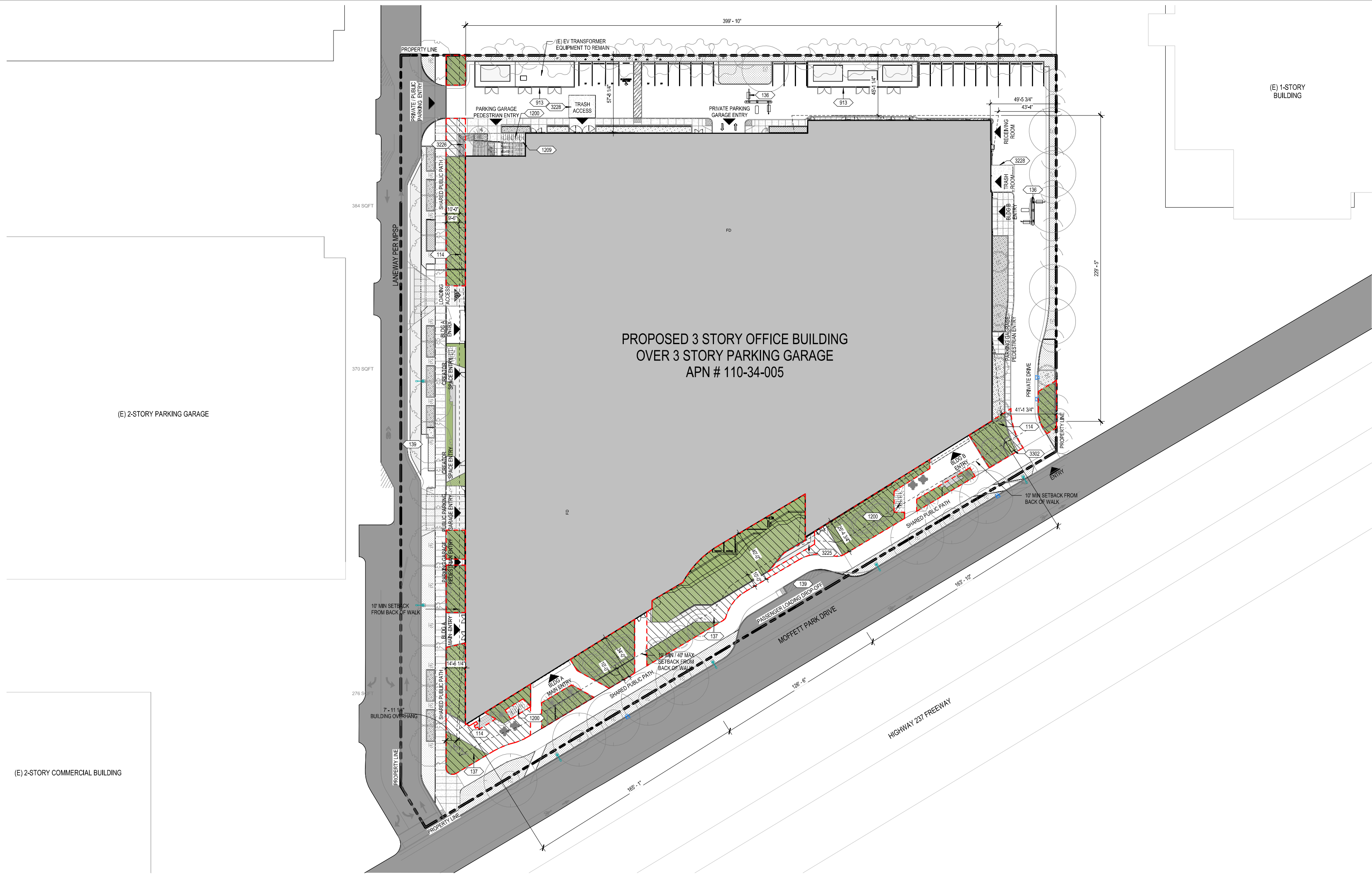
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(E) 2-STORY PARKING GARAGE

(E) 2-STORY COMMERCIAL BUILDING

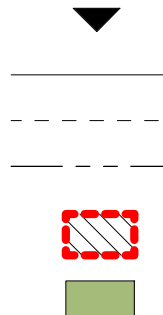
PROPOSED 3 STORY OFFICE BUILDING
OVER 3 STORY PARKING GARAGE
APN # 110-34-005



1/32" = 1'-0"

1 SITE PLAN

1. NO WORK IS TO BE DONE IN AREAS MARKED "N.J.C.", U.O.N.
2. GC SHALL REFER TO OWNER PROVIDED TOPOGRAPHICAL SURVEY, GEOTECHNICAL AND/OR ENVIRONMENTAL REPORT(S), DRY UTILITIES AND SHORING DRAWINGS OR SIM, SUCH DOCUMENTS ARE N.J.C. BY ARCHITECT BUT SHALL REFERED TO FOR COORDINATION



BUILDING MAIN ENTRY

BUILDING OUTLINE

EASEMENT LINE

PROPERTY LINE

17,256 SF SETBACK CHARACTER AREA
MINIMUM 80% LANDSCAPE AREA = 13,865 SF MIN. REQ.

14,004 SF LANDSCAPE AREA PROVIDED

* 5.2.2 BUILDING SETBACKS

C. GROUND FLOOR OFFICE, WHERE GROUND FLOOR OFFICE SPACE IS PROVIDED, THE SETBACK CHARACTER SHOULD ENHANCE THE PUBLIC REALM THROUGH LANDSCAPING, PRIVATE OPEN SPACE AREAS, AND GRADE SEPARATION. BUILDING SETBACK AREAS ABUTTING GROUND FLOOR OFFICE USES SHALL BE A MINIMUM 80% LANDSCAPE AREA.

* THE FOLLOWING GROUND FLOOR PROJECTIONS AND INTRUSIONS INTO THE SETBACK AREA SHALL BE EXCLUDED FROM CALCULATIONS: BUILDING ENTRIES; SEATING AREAS WITH DIRECT ACCESS TO INTERIOR SPACES, RESIDENTIAL PORCHES/BALCONIES, PUBLIC ART, DRIVEWAYS, BIKE PARKING

KEYNOTE TAG

- 114 BUILDING OVERHANG ABOVE
- 136 PARKING ACCESS CONTROL ARMS/ GATES
- 137 PUBLIC SEATING PARK, S.L.D.
- 139 VEHICLE DROPOFF, S.C.D.
- 913 PRE-FINISHED METAL PANEL, FINISH TO MATCH METAL PANEL FACADE (MTL-1), 6'-0" HIGH (ESTIMATED), FINAL HEIGHT BASED ON TRANSFORMER EQUIPMENT HEIGHT.
- 1200 BIKE RACK, S.L.D.
- 1209 BIKE REPAIR STATION
- 3225 CONCRETE RETAINING WALL AND BENCH, HIGH QUALITY ARCHITECTURAL CONCRETE, S.L.D.
- 3226 MONOLITHIC CONCRETE STAIR, HIGH QUALITY ARCHITECTURAL CONCRETE
- 3228 CONCRETE STRESS PAD, S.C.D.
- 3302 BFP, S.C.D.

- 2025.07.29 SMP SUBMITTAL REV-03
- 2025.07.29 MSDP SUBMITTAL REV-02
- 2025.04.30 SMP SUBMITTAL REV-01
- 2025.04.30 MSDP SUBMITTAL REV-01
- 2025.01.20 SMP SUBMITTAL
- 2023.11.03 90% SCHEMATIC DESIGN
- 2023.10.12 SITE MASTER PLAN SUBMITTAL

date issue description

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SITE PLAN

A1.01

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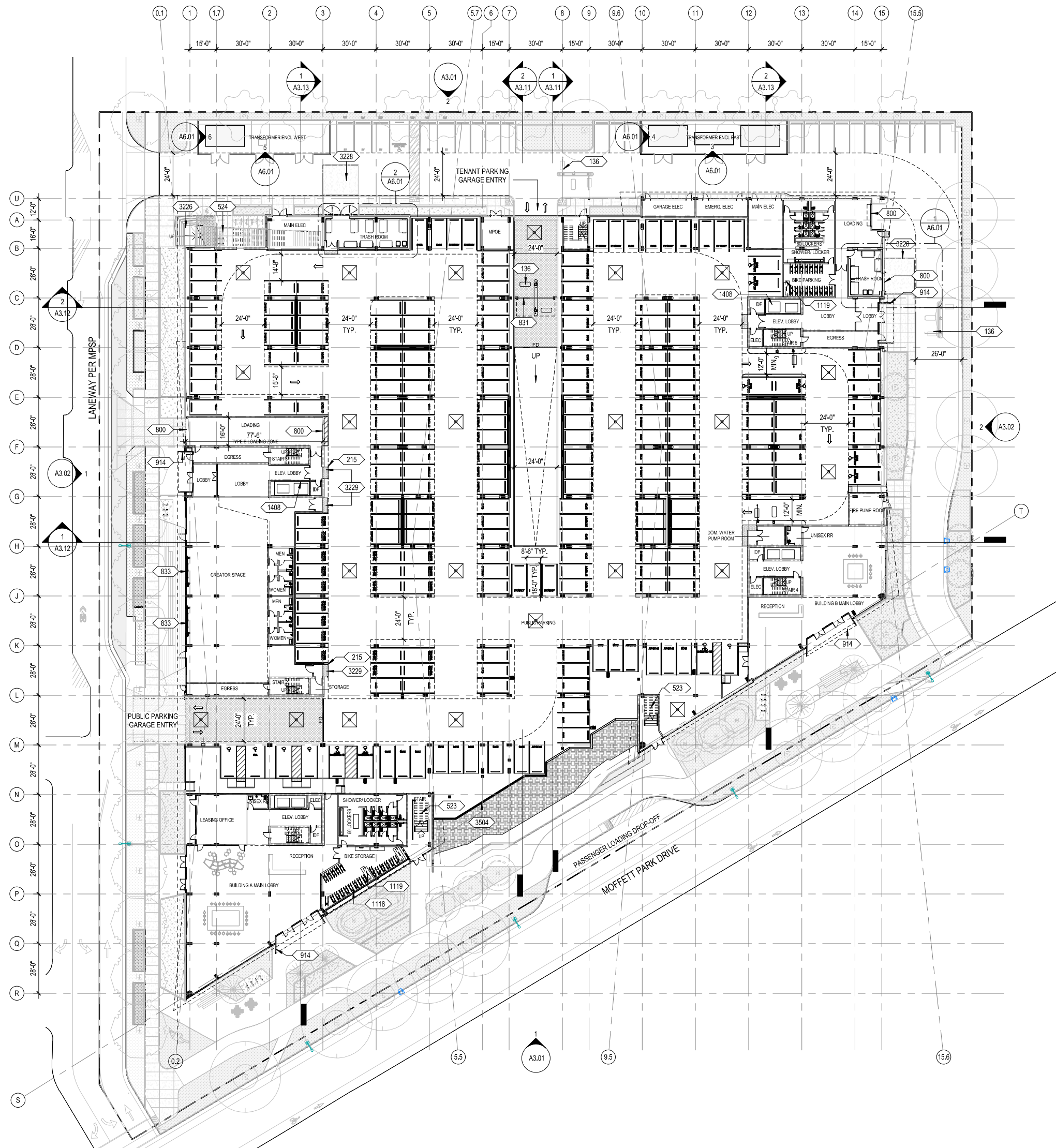
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1 FLOOR PLAN - LEVEL 1/P1



1/32" = 1'-0"

- FLOOR PLAN LEGEND**
- AD1A PARTITION TAG
 - CH 000 CURTAIN WALL TAG
 - TRUNCATED DOMES
 - CONCRETE WALL
 - 1 HR. FIRE RATED WALL CONSTRUCTION
 - 2 HR. FIRE RATED WALL CONSTRUCTION
 - FEC FIRE EXTINGUISHING CABINET, SEE FEC TABLE
 - FD FLOOR DRAIN
 - AREA DRAIN
 - LINEAR DRAIN
 - ROOF DRAIN
 - TRAFFIC COATING AREA
 - FIRE EXTINGUISHER CABINET TYPES
 - FEC-A SURFACED MOUNTED
 - FEC-B SEMI-RECESS MOUNTED
 - FEC-C RECESS MOUNTED

KEYNOTE TAG

- 136 PARKING ACCESS CONTROL ARMS/ GATES
- 215 CONCRETE FILLED STEEL STAIRS
- 524 STEEL STAIR WITH PRECAST CONCRETE STAIR TREADS.
- 800 ROLLUP DOOR
- 831 OVERHEAD COILING SECURITY GRILLE, HIGH SPEED OPERATION
- 833 VERTICALLY OPERATING ALUMINUM AND IGU GARAGE DOOR, FINISH TO MATCH CURTAIN WALL FINISH.
- 914 METAL PANEL ENTRY PORTAL, FINISH TO MATCH CURTAIN WALL MULLION FINISH
- 1118 BIKE DECKER DOUBLE STACKING BIKE RACKS
- 1119 CARGO BIKE STORAGE ON W/BACK : 1 OR 2 CARGO BIKES PER RACK AS SHOWN.
- 1408 GURNEY/ SERVICE ELEVATOR, ELEVATOR ON EMERGENCY POWER
- 3226 MONOLITHIC CONCRETE STAIR, HIGH QUALITY ARCHITECTURAL CONCRETE
- 3228 CONCRETE STRESS PAD, S.C.D.
- 3229 DETECTABLE WARNING
- 3504 CONCRETE WALL WITH HOT RUBBERIZED ASPHALTIC WATERPROOFING, S.S.D. LANDSCAPE AND FOAM BUILDUP ON STEPPED CONCRETE STRUCTURE, S.L.D.

KEYNOTE LEGEND

2025.07.29 SMP SUBMITTAL REV-03
2025.07.29 MSDP SUBMITTAL REV-02
2025.04.30 SMP SUBMITTAL REV-01
2025.04.30 MSDP SUBMITTAL REV-01
2025.01.20 SMP/MSDP SUBMITTAL
2023.11.03 90% SCHEMATIC DESIGN
2023.10.12 SITE MASTER PLAN SUBMITTAL

date issue description

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**FLOOR PLAN - LEVEL
1/P1**

A2.01

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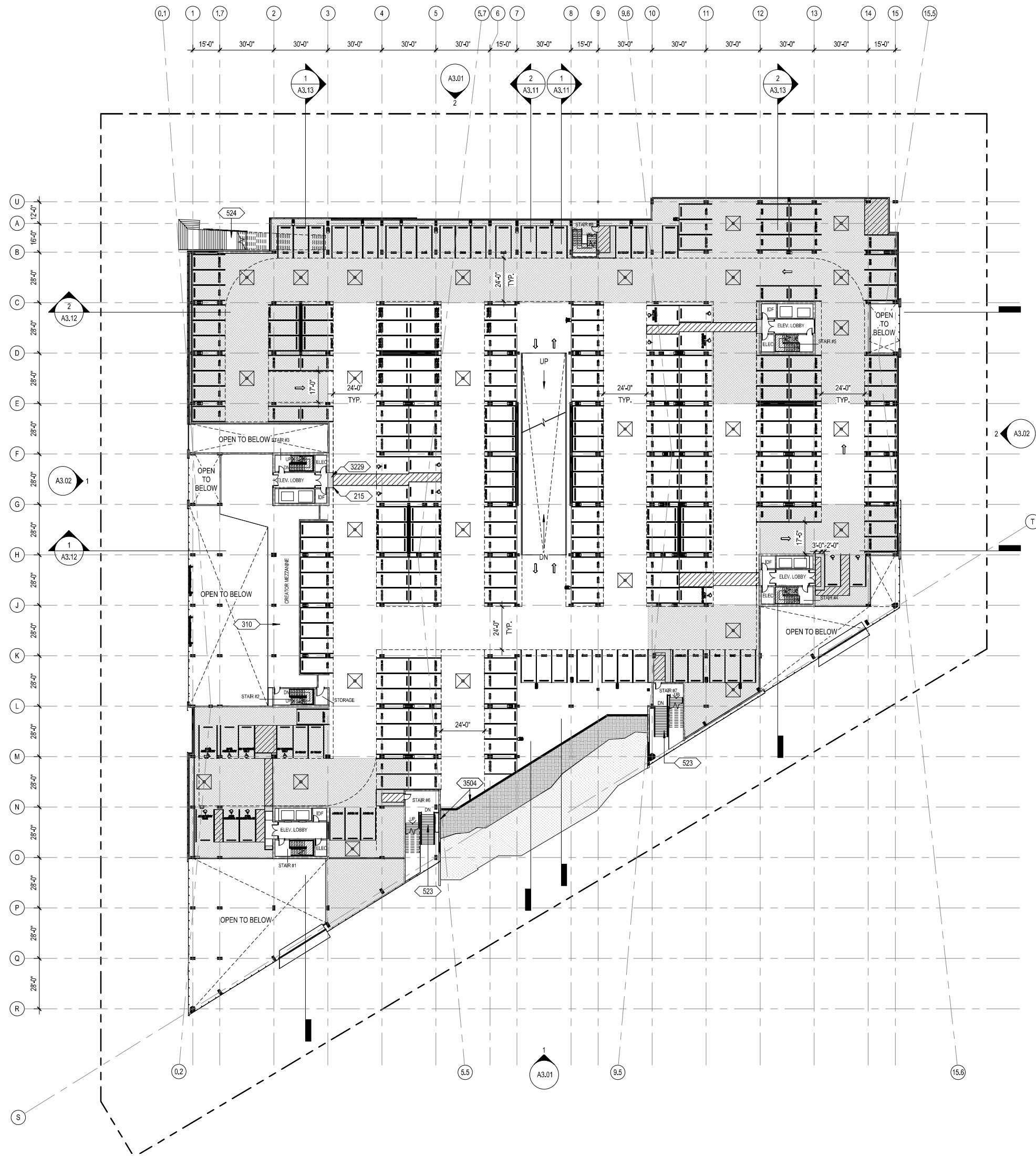
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1 FLOOR PLAN - LEVEL 1/P2



1/32" = 1'-0"

- LEGEND**
- PARTITION TAG
 - CURTAIN WALL TAG
 - TRUNCATED DOMES
 - CONCRETE WALL
 - 1 HR. FIRE RATED WALL CONSTRUCTION
 - 2 HR. FIRE RATED WALL CONSTRUCTION
 - FIRE EXTINGUISHING CABINET, SEE FEC TABLE
 - FLOOR DRAIN
 - AREA DRAIN
 - LINEAR DRAIN
 - ROOF DRAIN
 - TRAFFIC COATING AREA
 - FIRE EXTINGUISHING CABINET TYPES**
 - FEC-A SURFACED MOUNTED
 - FEC-B SEMI-RECESS MOUNTED
 - FEC-C RECESS MOUNTED

- KEYNOTE TAG**
- KEYNOTE TAG
 - 215** CONCRETE SLAB FOR FUTURE MEZZANINE, S.S.D., RAILING AND FLOOR FINISH BY TENANT.
 - 310** CONCRETE FILLED STEEL STAIRS
 - 524** STEEL STAIR WITH PRECAST CONCRETE STAIR TREADS.
 - 3229** DETECTABLE WARNING
 - 3504** CONCRETE WALL WITH HOT RUBBERIZED ASPHALTIC WATERPROOFING, S.S.D. LANDSCAPE AND FOAM BUILDUP ON STEPPED CONCRETE STRUCTURE, S.L.D.

FLOOR PLAN LEGEND

KEYNOTE LEGEND

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2025.07.29 MSDP SUBMITTAL REV-02
2025.04.30 SMP SUBMITTAL REV-01
2025.04.30 MSDP SUBMITTAL REV-01
2025.01.20 SMPI MSDP SUBMITTAL
2023.11.03 90% SCHEMATIC DESIGN
2023.10.12 SITE MASTER PLAN SUBMITTAL

date issue description

**333-385 MOFFETT
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SUNNYVALE, CA 94089

project number: 22-387
date: 2025.01.15

FLOOR PLAN - LEVEL
1/P2

A2.01.2

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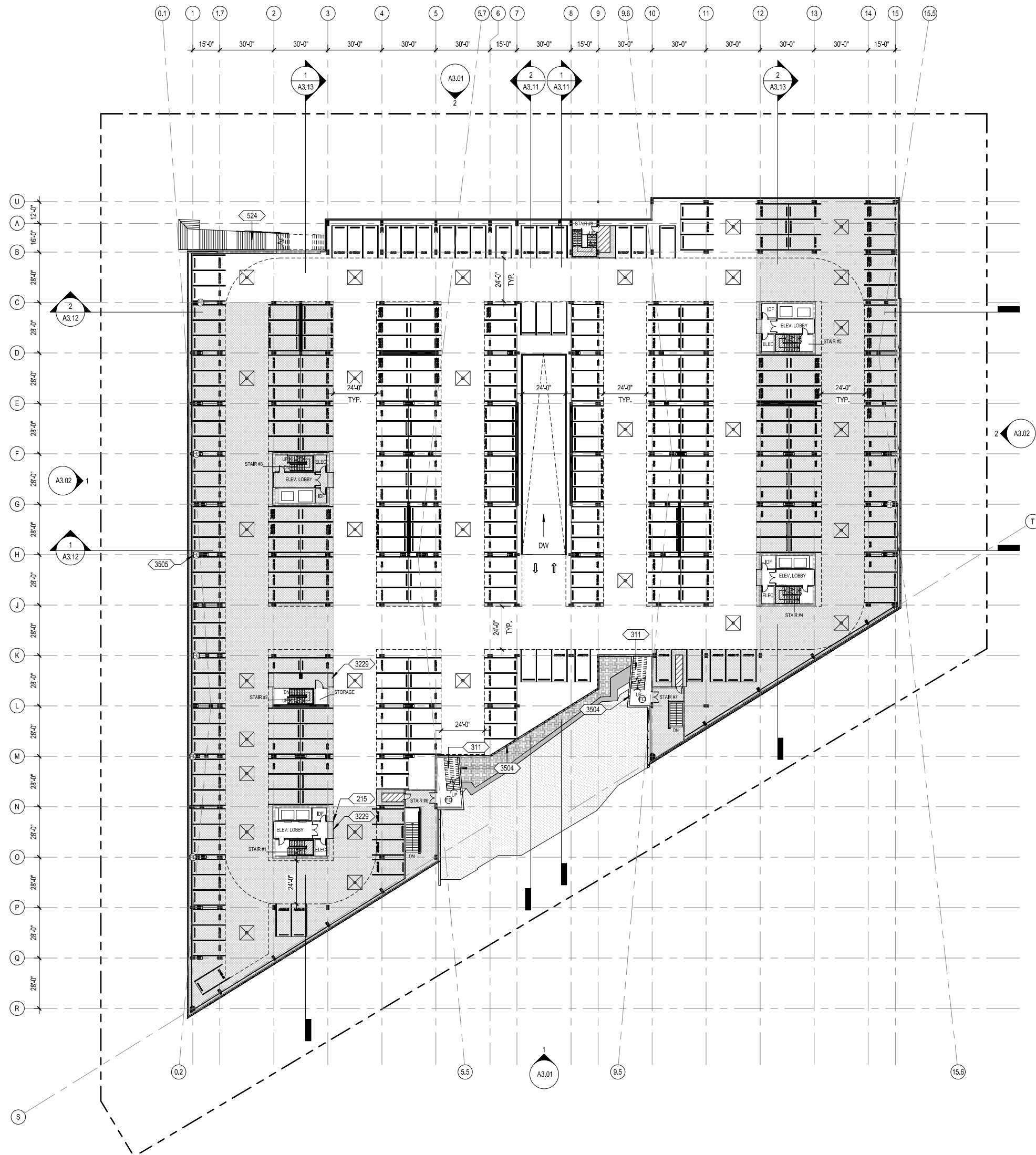
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1 FLOOR PLAN - LEVEL 1/P3



1/32" = 1'-0"

- FLOOR PLAN LEGEND**
- A3.01 PARTITION TAG
 - ◇ CH 000 CURTAIN WALL TAG
 - ▨ TRUNCATED DOMES
 - ▨ CONCRETE WALL
 - ▨ 1 HR. FIRE RATED WALL CONSTRUCTION
 - ▨ 2 HR. FIRE RATED WALL CONSTRUCTION
 - ▨ FIRE EXTINGUISHING CABINET, SEE FEC TABLE
 - FD FLOOR DRAIN
 - ▨ AREA DRAIN
 - FD LINEAR DRAIN
 - ▨ ROOF DRAIN
 - ▨ TRAFFIC COATING AREA
 - FIRE EXTINGUISHER CABINET TYPES**
 - FEC-A SURFACED MOUNTED
 - FEC-B SEMI-RECESS MOUNTED
 - FEC-C RECESS MOUNTED

- KEYNOTE LEGEND**
- 0000 KEYNOTE TAG
 - 215 GALVANIZED STEEL STAIRS WITH PRECAST CONCRETE STAIR TREADS, S.L.D.
 - 311 STEEL STAIR WITH PRECAST CONCRETE STAIR TREADS.
 - 524 DETECTABLE WARNING
 - 3504 CONCRETE WALL WITH HOT RUBBERIZED ASPHALTIC WATERPROOFING, S.S.D., LANDSCAPE AND FOAM BUILDUP ON STEPPED CONCRETE STRUCTURE, S.L.D.
 - 3505 SLOPED CONCRETE TO DRAIN, 2" DROP, S.S.D.

- 2025.07.29 SMP SUBMITTAL REV-03
2025.07.29 MSDP SUBMITTAL REV-02
2025.04.30 SMP SUBMITTAL REV-01
2025.04.30 MSDP SUBMITTAL REV-01
2025.01.20 SMP SUBMITTAL
2023.11.03 90% SCHEMATIC DESIGN
2023.10.12 SITE MASTER PLAN SUBMITTAL

date issue description

**333-385 MOFFETT
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project number: 22-387
date: 2025.01.15

**FLOOR PLAN - LEVEL
1/P3**

A2.01.3

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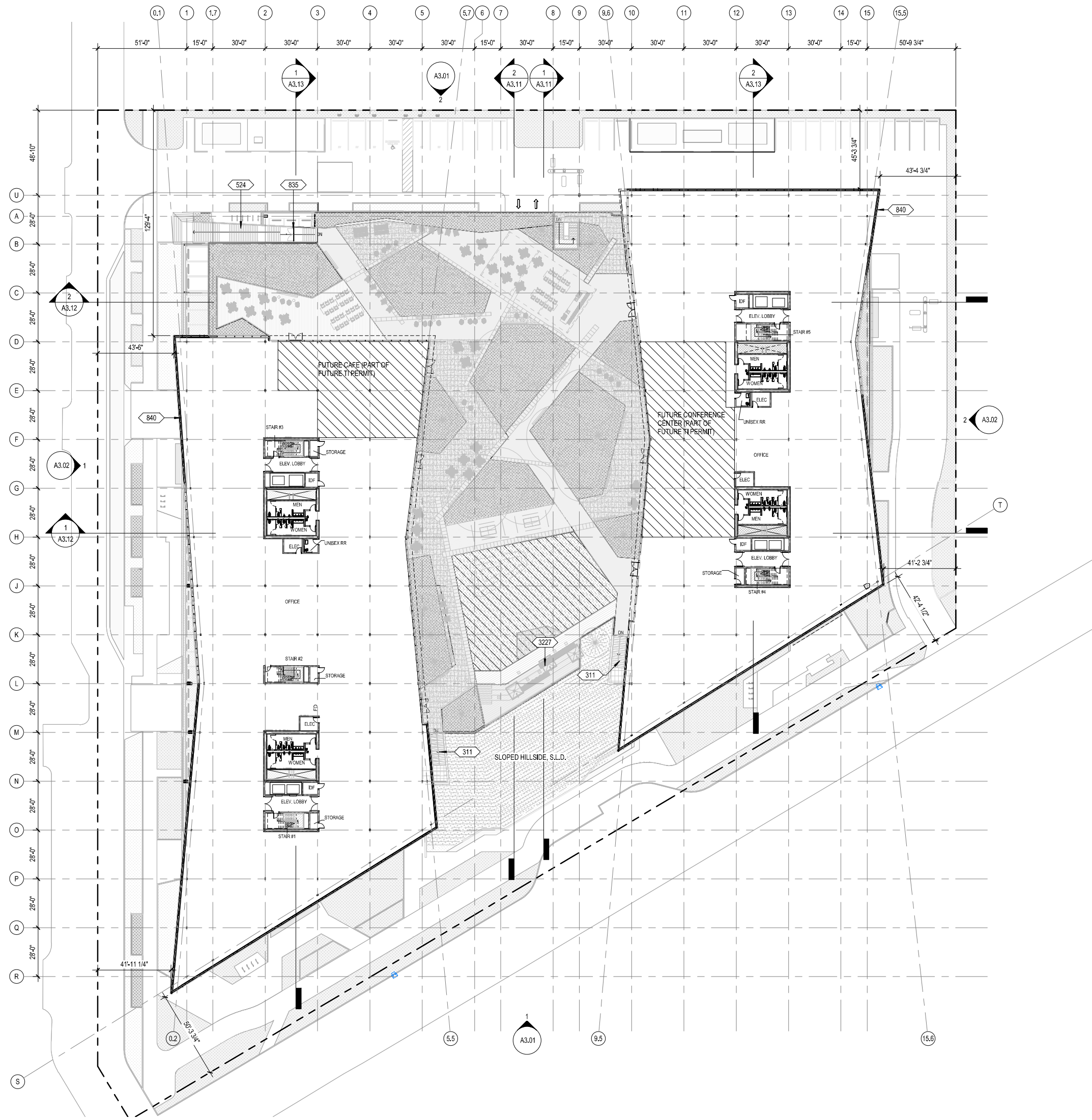
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2025.04.30 MSDP SUBMITTAL REV-01
2025.01.20 SMP/MSDP SUBMITTAL
2023.11.03 90% SCHEMATIC DESIGN
2023.10.12 SITE MASTER PLAN SUBMITTAL

date issue description

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project number: 22-387
date: 2025.01.15
**FLOOR PLAN - LEVEL
2**

A2.02



1 FLOOR PLAN - LEVEL 2

- FLOOR PLAN LEGEND**
- AD1A** PARTITION TAG
 - CH 000** CURTAIN WALL TAG
 - TRUNCATED DOMES
 - CONCRETE WALL
 - 1 HR. FIRE RATED WALL CONSTRUCTION
 - 2 HR. FIRE RATED WALL CONSTRUCTION
 - FIRE EXTINGUISHING CABINET, SEE FEC TABLE
 - FLOOR DRAIN
 - AREA DRAIN
 - LINEAR DRAIN
 - ROOF DRAIN
 - TRAFFIC COATING AREA
 - FIRE EXTINGUISHER CABINET TYPES**
 - FEC-A SURFACED MOUNTED
 - FEC-B SEMI-RECESS MOUNTED
 - FEC-C RECESS MOUNTED

- KEYNOTE LEGEND**
- 0000** KEYNOTE TAG
 - 311** GALVANIZED STEEL STAIRS WITH PRECAST CONCRETE STAIR TREADS, S.L.D.
 - 524** STEEL STAIR WITH PRECAST CONCRETE STAIR TREADS.
 - 835** 8FT TALL SECURITY GATES
 - 840** GLASS CURTAIN WALL, SEE ELEVATIONS FOR GLASS TYPE
 - 3227** WOOD DECK AND TIERED SEATING, S.L.D.

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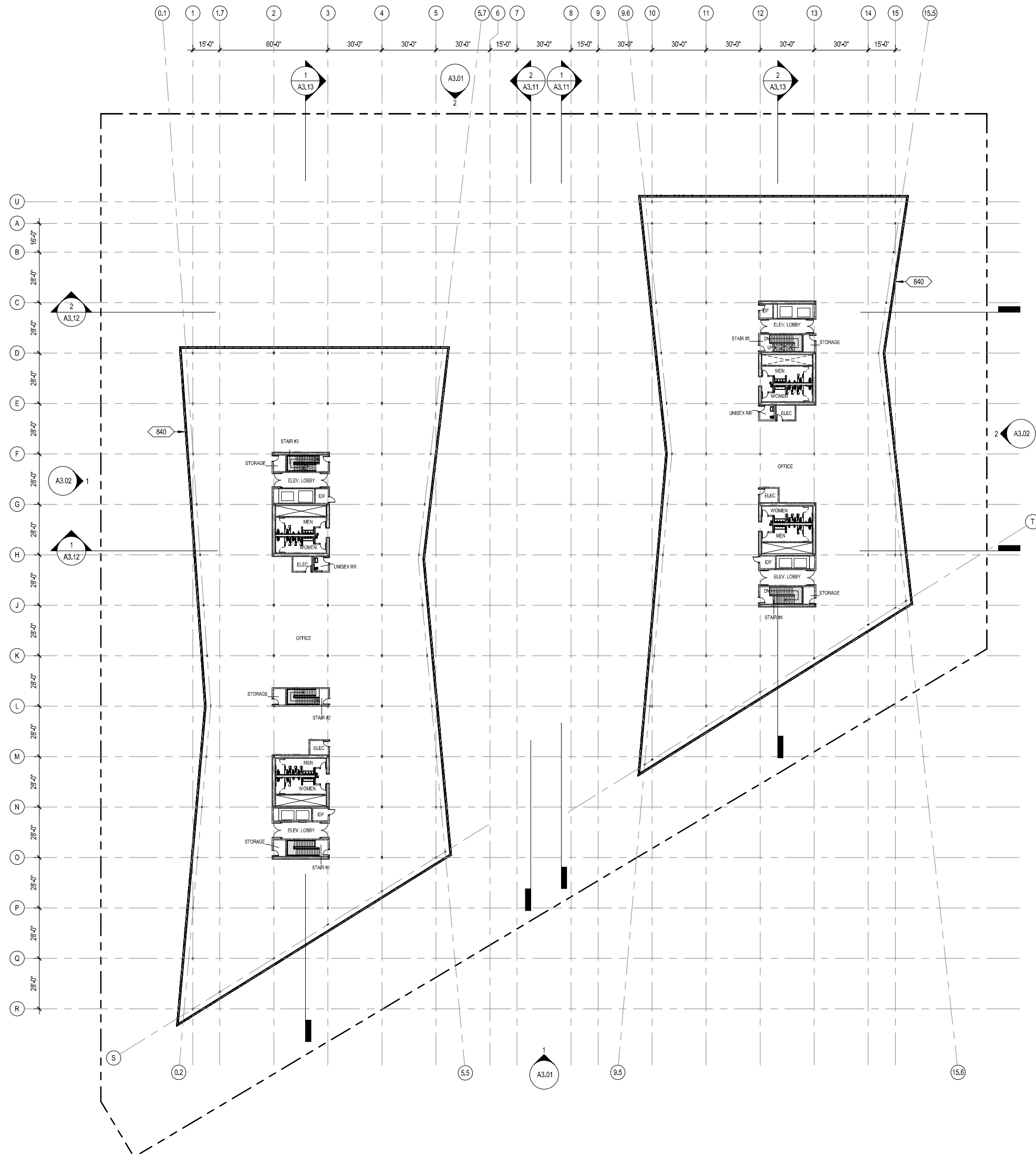
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1/32" = 1'-0"

1 FLOOR PLAN - LEVEL 5

- A3.01 PARTITION TAG
- ◇ CH 000 CURTAIN WALL TAG
- TRUNCATED DOMES
- CONCRETE WALL
- 1 HR. FIRE RATED WALL CONSTRUCTION
- 2 HR. FIRE RATED WALL CONSTRUCTION
- FEC FIRE EXTINGUISHING CABINET, SEE FEC TABLE
- FD FLOOR DRAIN
- AREA DRAIN
- FD LINEAR DRAIN
- ROOF DRAIN
- TRAFFIC COATING AREA
- FIRE EXTINGUISHER CABINET TYPES
- FEC-A SURFACED MOUNTED
- FEC-B SEMI-RECESS MOUNTED
- FEC-C RECESS MOUNTED

- ◇ 0000 KEYNOTE TAG
- B40 GLASS CURTAIN WALL, SEE ELEVATIONS FOR GLASS TYPE

FLOOR PLAN LEGEND

KEYNOTE LEGEND

2025.07.28 SMP SUBMITTAL REV-03
2025.07.28 MSDP SUBMITTAL REV-02
2025.04.30 SMP SUBMITTAL REV-01
2025.04.30 MSDP SUBMITTAL REV-01
2025.01.20 SMP/MSDP SUBMITTAL
2023.11.03 90% SCHEMATIC DESIGN
2023.10.12 SITE MASTER PLAN SUBMITTAL

date issue description

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FLOOR PLAN - LEVEL
4

A2.04

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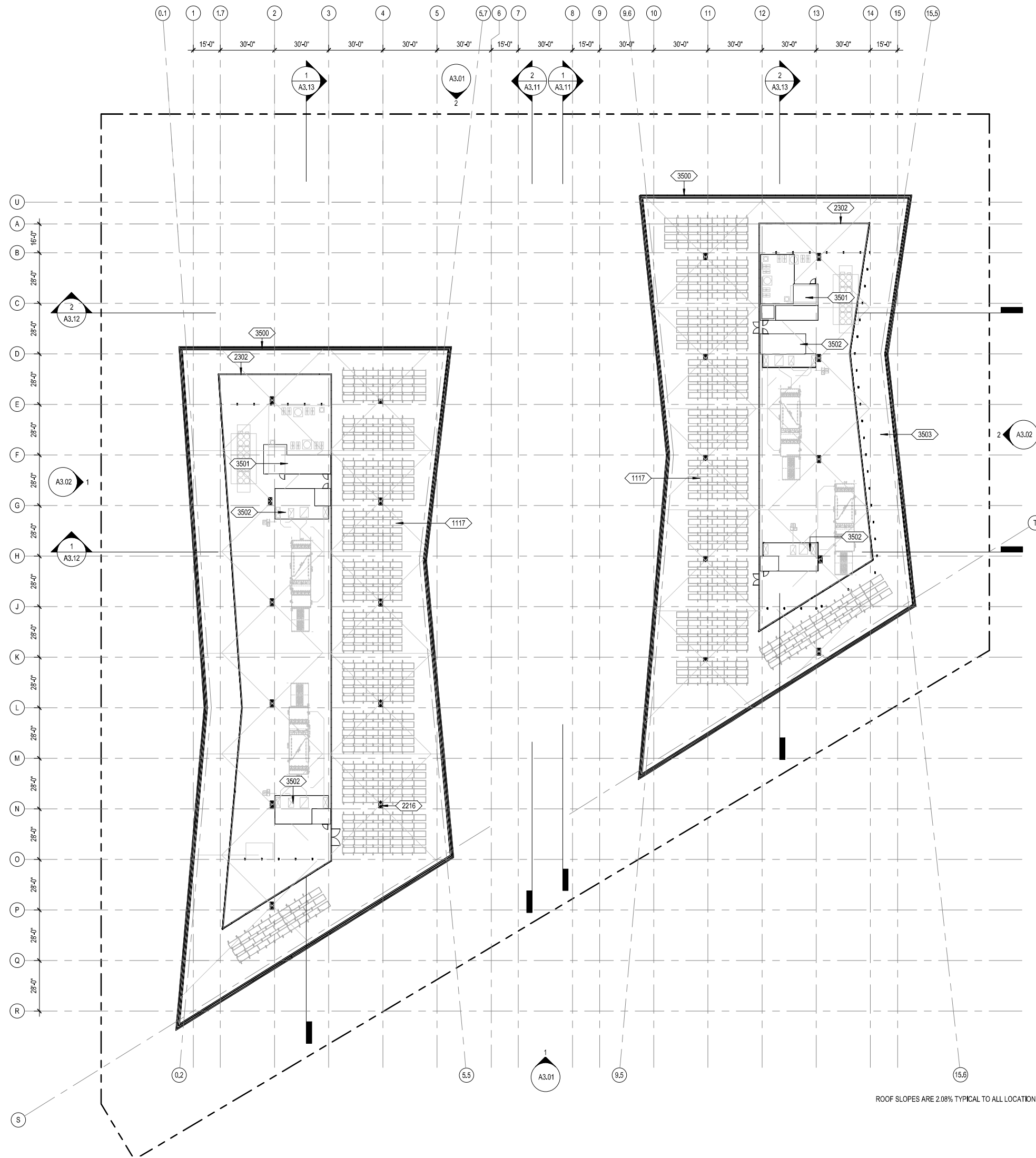
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ROOF SLOPES ARE 2.08% TYPICAL TO ALL LOCATION

1 FLOOR PLAN - ROOF LEVEL

1/32" = 1'-0"

- A3.01A PARTITION TAG
- ◇ CH 000 CURTAIN WALL TAG
- TRUNCATED DOMES
- CONCRETE WALL
- 1 HR. FIRE RATED WALL CONSTRUCTION
- 2 HR. FIRE RATED WALL CONSTRUCTION
- FIRE EXTINGUISHING CABINET, SEE FEC TABLE
- FD FLOOR DRAIN
- AREA DRAIN
- LINEAR DRAIN
- ROOF DRAIN
- TRAFFIC COATING AREA
- FIRE EXTINGUISHER CABINET TYPES
- FEC-A SURFACED MOUNTED
- FEC-B SEMI-RECESS MOUNTED
- FEC-C RECESS MOUNTED

- 0000 KEYNOTE TAG
- 1117 SOLAR PANEL ARRAY. SEE ELECTRICAL NARRATIVE FOR REQUIREMENTS. GC TO INCLUDE ALL COMPONENTS OF SOLAR ARRAY INCLUDING STRUCTURAL SUPPORTS AND ELECTRICAL EQUIPMENT INFRASTRUCTURE.
- 2216 ROOF DRAIN & OVERFLOW, S.P.D.
- 2302 CORRUGATED METAL PANEL MECHANICAL SCREEN (10' TALL) ON PAINTED GALVANIZED STEEL STRUCTURE
- 3500 TOP OF CURTAIN WALL AND RECESSED PARAPET. SEE DETAILS ON ALOX
- 3501 TOP OF STAIR, ELECTRICAL AND EQUIPMENT ROOMS. CORRUGATED METAL PANEL WALLS, PARAPET AND CAPS. SINGLE PLY ROOFING TO TOP OF ROOMS
- 3502 TOP OF ELEVATOR OVERRUN AND MECHANICAL SHAFT. SINGLE PLY ROOFING AND WALLS
- 3503 SINGLE PLY ROOFING, WITH PRIMA TO STRUCTURAL PENETRATIONS, PROVIDE 1 ROOF DRAIN AND OVERFLOW PER STRUCTURAL BAY. 2.08% MIN SLOPE TO DRAIN. TYPICAL. ROOF DRAINS ARE STANDARD 8-LEVEL ROOF DRAINS.

FLOOR PLAN LEGEND

KEYNOTE LEGEND

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2025.07.29 MSDP SUBMITTAL REV-02
2025.04.30 SMP SUBMITTAL REV-01
2025.04.30 MSDP SUBMITTAL REV-01
2025.01.20 SMP SUBMITTAL
2023.11.03 90% SCHEMATIC DESIGN
2023.10.12 SITE MASTER PLAN SUBMITTAL

date issue description

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date: 2025.01.15

FLOOR PLAN - ROOF
DECK

A2.06

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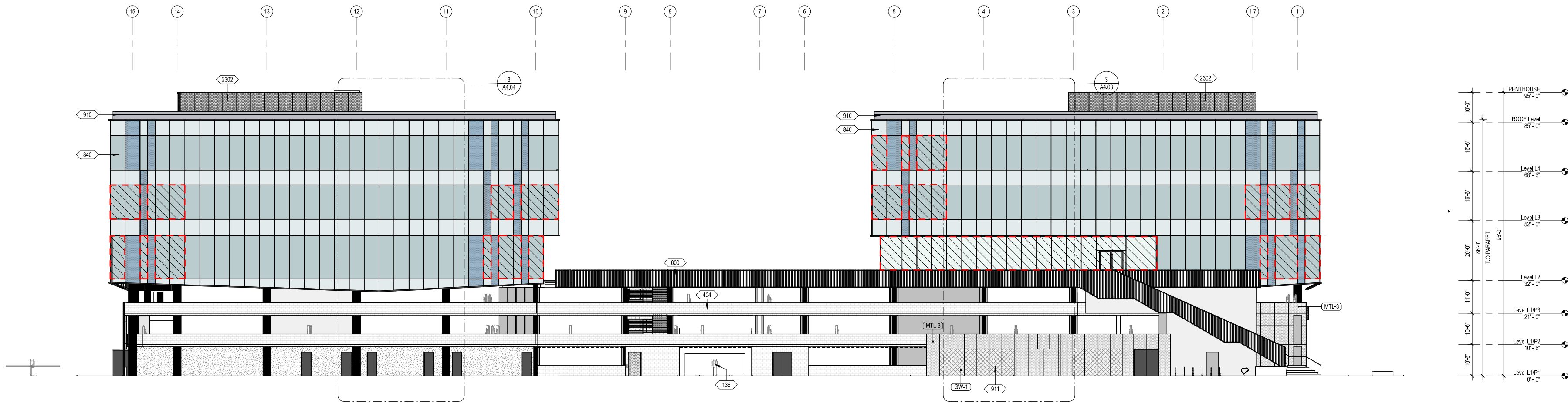
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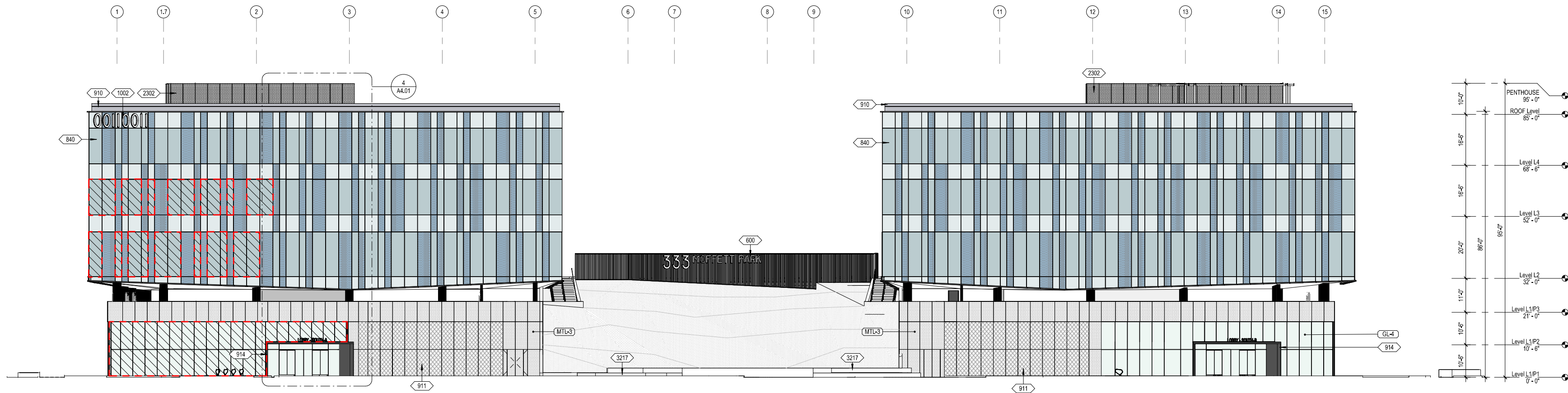
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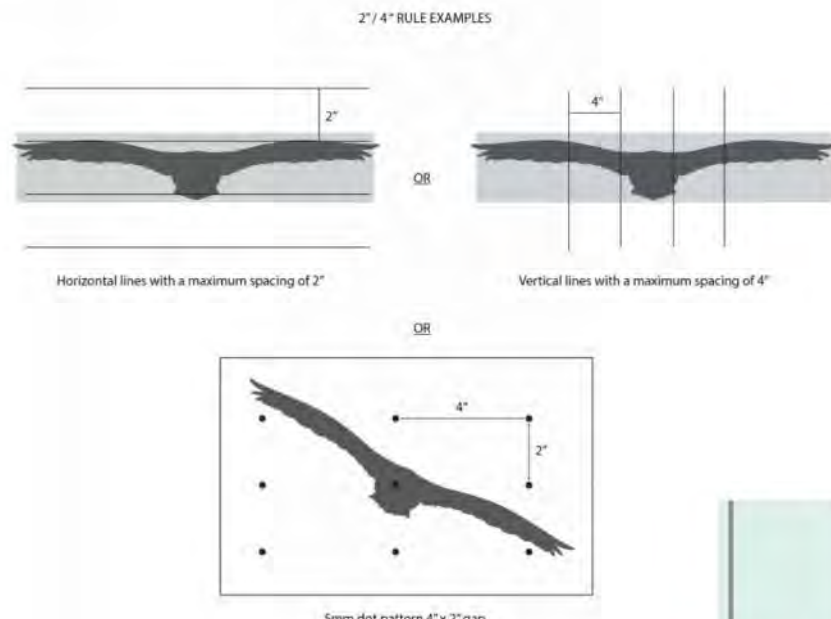
2 NORTH ELEVATION

1/16" = 1'-0"



1 SOUTH ELEVATION

1/16" = 1'-0"



*NOTE - GLASS BUILDING ENVELOPE IS DESIGNED AS 50/50 CLEAR TO OPAQUE RATIO FOR SOLAR HEAT GAIN REDUCTION. THEREFORE, ONLY CLEAR GLASS PANELS WOULD BE SUBJECT TO BIRD SAFE TREATMENT AS ASSESSED BELOW. OPAQUE GLASS PANELS ARE CONSIDERED TO COMPLY WITH BIRD-SAFE SURFACE TREATMENT REQUIREMENTS.

GLAZING ASSESSMENT OF PROJECT COMPLIANCE WITH THE CITY OF SUNNYVALE'S BIRD-SAFE* SEE AVIAN COLLISION RISK ASSESSMENT REPORT INCLUDED IN SUBMISSION TO SHOW COMPLIANCE WITH THE CITY'S BIRD-SAFE DESIGN REQUIREMENTS BASED ON ANALYSIS BY A QUALIFIED ORNITHOLOGIST WITH BIRD SAFETY EXPERTISE INDICATING THAT PROPOSED CONSTRUCTION WILL NOT POSE A HAZARD TO BIRDS.

AVIAN COLLISIONS WITH THE GLASS FACADES OF THE PROPOSED BUILDING ARE EXPECTED TO BE INFREQUENT DUE TO THE RELATIVELY LOW ABUNDANCE OF BIRDS IN THE VICINITY OF THE PROJECT SITE AS WELL AS THE USE OF BIRD-SAFE GLAZING ON THE BUILDING THAT WOULD REDUCE THE POTENTIAL FOR AVIAN COLLISIONS. THE PROJECT WOULD THEREFORE NOT RESULT IN THE LOSS OF A SUBSTANTIAL PROPORTION OF ANY SPECIES' BAY-AREA POPULATIONS OR ANY BAY-AREA BIRD COMMUNITY, EVEN IN THE ABSENCE OF BIRD-SAFE DESIGN, HOWEVER, AS DESIGNED, THE PROJECT WILL NOT COMPLY WITH ALL OF THE REQUIREMENTS IN THE CITY'S BIRD-SAFE DESIGN GUIDELINES RELATED TO BIRD-SAFE DESIGN, AND WOULD BE REQUIRED TO EITHER MODIFY THE DESIGN TO COMPLY WITH THOSE REQUIREMENTS OR APPLY FOR A WAIVER (AS PERMITTED FOR SPECIFIC PLAN REQUIREMENTS) BASED ON THE SITE-SPECIFIC ANALYSIS CONTAINED HEREIN AND CONTINGENT ON APPROVAL BY THE PLANNING COMMISSION.

GLASS WITH APPLIED BIRD SAFE FRITTING. SEE AVIAN COLLISION RISK ASSESSMENT.

2X4 Surface #2, Example 1
Pattern: 1/8" Vertical Lines, 4" On-Center
(Point #2056), 9% Coverage

2X4 Surface #2, Example 2
Pattern: 1/8" Dots, 2x4 In-Line
(Point #51295), 6.8% Coverage

2X2 Example 1
Pattern: 1/8" Lines, 2" On-Center
Horizontal or Vertical
(Point #2834), 9% Coverage

2X2 Example 2
Pattern: 1/4" Dots, 2" In-Line
(Point #51775), 1% Coverage

2X2 Example 3
Pattern: 1/4" Dots, 2x2 Staggered
(Point #51767), 1% Coverage

MATERIAL TAG

- CM-1 CONCRETE MASONRY UNIT, TYPE 1
- GL-1 1" IGU VISION GLASS - REFER TO BOD
- GL-2 1" IGU VISION GLASS WITH SHADOW BOX AND INSULATION - REFER TO BOD
- GL-3 1" IGU SIMULATED ETCHED GLASS AND INSULATION - REFER TO BOD
- GL-4 1" IGU VISION ULTRA CLEAR GLASS - REFER TO BOD
- GW-1 CABLE NET FOR GREEN WALL
- MTL-1 ALUMINUM, PTD.
- MTL-2 CORRUGATED METAL PANEL, PTD.
- MTL-3 ALUMINUM MESH, PTD.
- MTL-4 METAL PANEL ON CONCRETE STEM WALL - PAINT TO MATCH
- PL-1 DARK STUCCO ON METAL FRAMED WALL
- PT-2 BLACK PAINT AT EXPOSED COLUMNS ON P3 LEVEL, LOBBIES AND PERIMETER

MATERIAL LEGEND

KEYNOTE TAG

- 138 PARKING ACCESS CONTROL ARMS / GATES
- 404 CMU CRASH WALL, PAINTED BLACK
- 600 WOOD SLAT RAILING ON METAL FRAME GUARDRAIL
- 840 GLASS CURTAIN WALL. SEE ELEVATIONS FOR GLASS TYPE
- 910 FRAMED PARAPET WALL WITH METAL PANEL FINISH TO MATCH MULLION PAINT
- 911 CABLE NET PLANTING WALL
- 914 METAL PANEL ENTRY PORTAL, FINISH TO MATCH CURTAIN WALL MULLION FINISH
- 1002 TENANT SIGNAGE
- 2302 CORRUGATED METAL PANEL MECHANICAL SCREEN (10' TALL) ON PAINTED GALVANIZED STEEL STRUCTURE
- 3217 CONCRETE BENCH, S.L.D.

KEYNOTE LEGEND

2025.07.29 SMP SUBMITTAL REV-03
2025.07.29 MSDP SUBMITTAL REV-02
2025.04.30 SMP SUBMITTAL REV-01
2025.04.30 MSDP SUBMITTAL REV-01
2025.01.20 SMPI MSDP SUBMITTAL
2023.11.03 90% SCHEMATIC DESIGN
2023.10.12 SITE MASTER PLAN SUBMITTAL

date issue description

**333-385 MOFFETT
PARK DRIVE**

SUNNYVALE, CA 94089

project number: 22-387
date: 2025.01.15

**NORTH / SOUTH
ELEVATION**

A3.01

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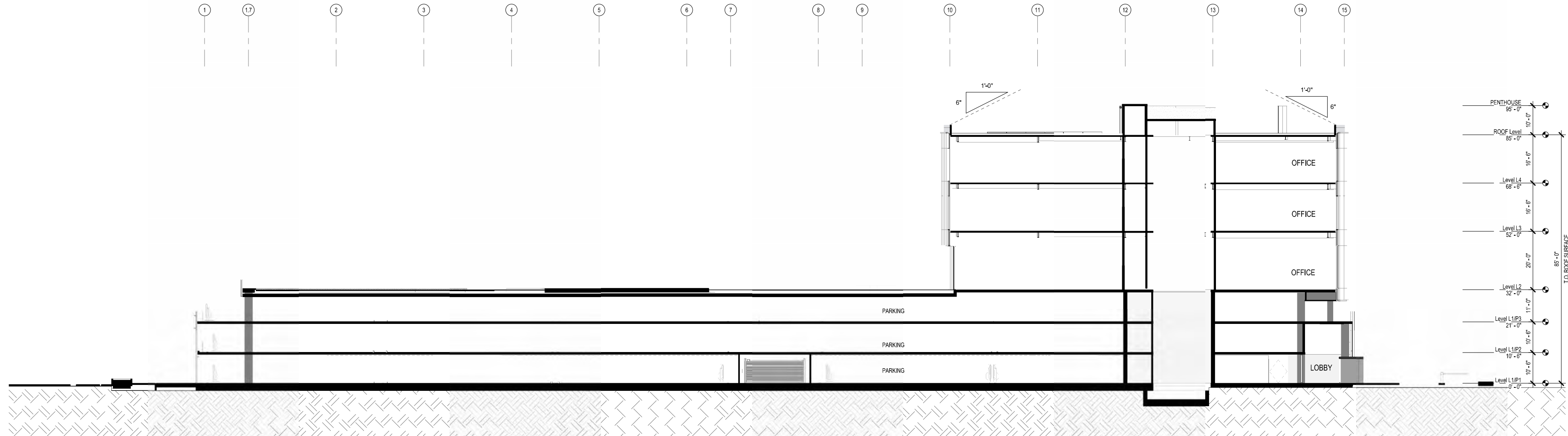
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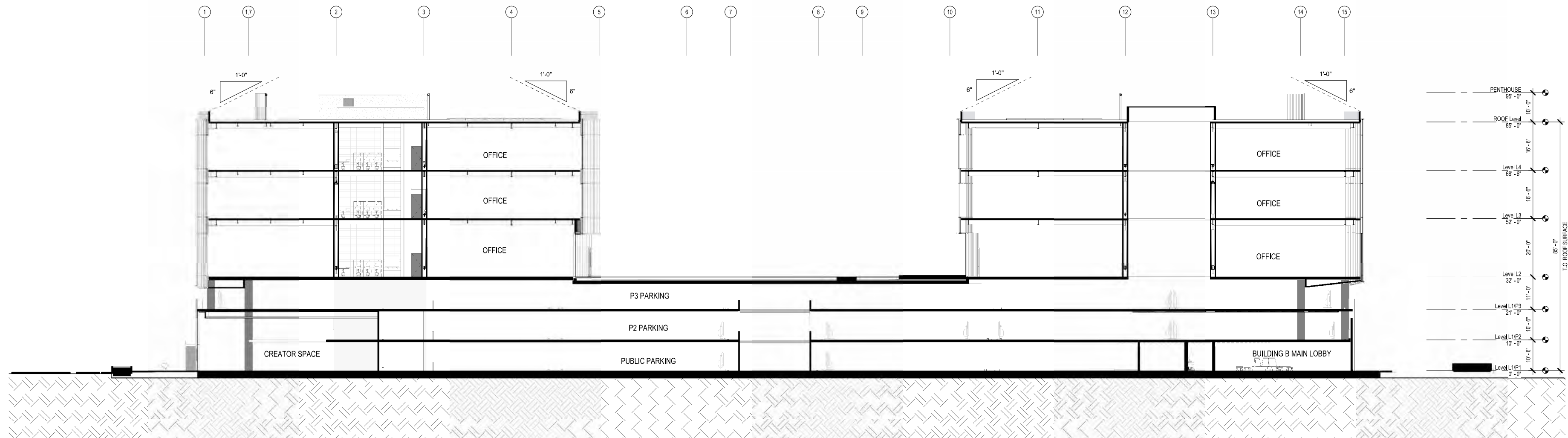
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2 BUILDING SECTION W-E BETWEEN GRIDS A.1 & B

1/16" = 1'-0"



1 BUILDING SECTION W-E BETWEEN GRIDS H & I

1/16" = 1'-0"

2025.07.29 SMP SUBMITTAL REV-03
2025.07.29 MSDP SUBMITTAL REV-02
2025.04.30 SMP SUBMITTAL REV-09
2025.04.30 MSDP SUBMITTAL REV-01
2025.01.20 SMP/MSDP SUBMITTAL
2023.11.03 90% SCHEMATIC DESIGN
2023.10.12 SITE MASTER PLAN SUBMITTAL

date issue description

**333-385 MOFFETT
PARK DRIVE**

SUNNYVALE, CA 94089

project number: 22-387
date: 2025.01.15

BUILDING SECTIONS

A3.12

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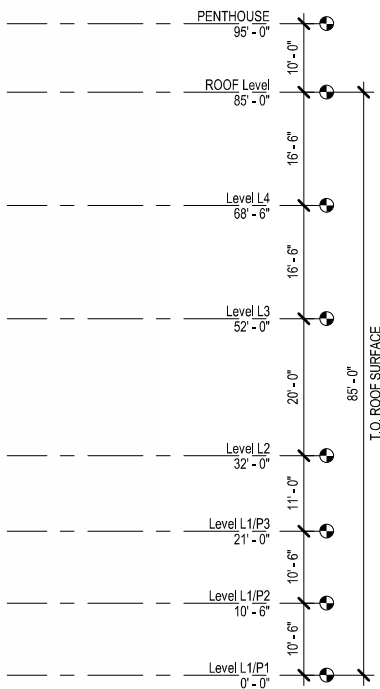
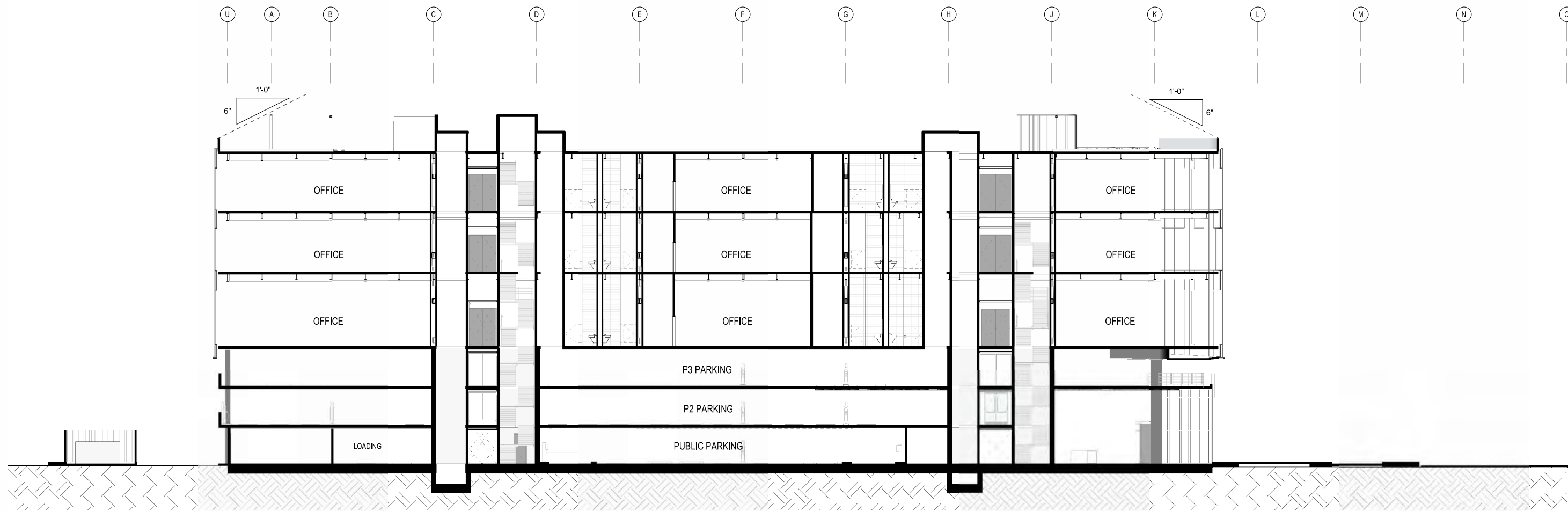
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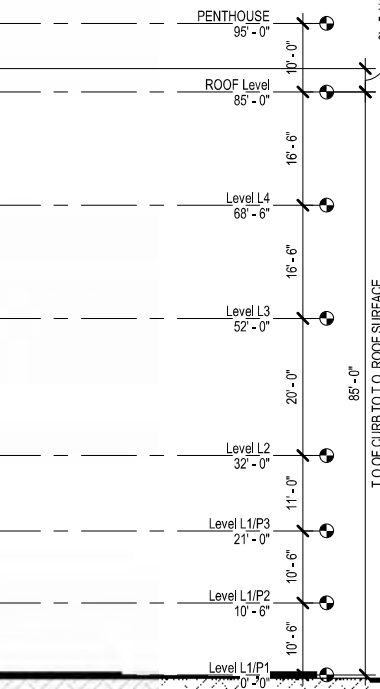
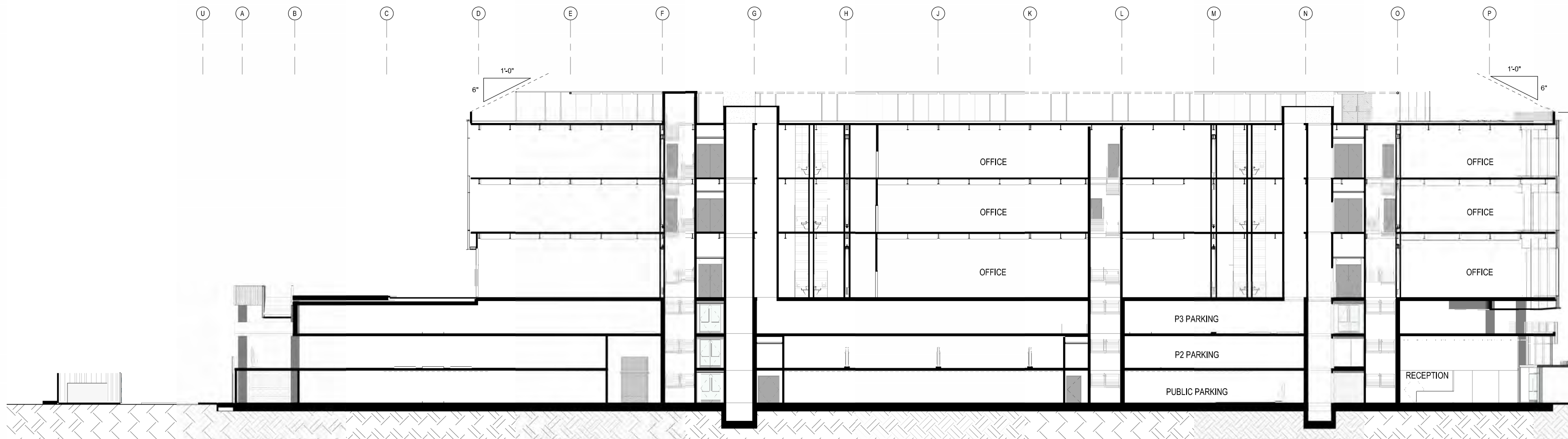
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2 BUILDING SECTION N-S BETWEEN GRIDS 12 & 13

1/16" = 1'-0"



1 BUILDING SECTION N-S BETWEEN GRIDS 2 & 3

1/16" = 1'-0"

2025.07.29 SMP SUBMITTAL REV-03
2025.07.29 MSDP SUBMITTAL REV-02
2025.04.30 SMP SUBMITTAL REV-01
2025.04.30 MSDP SUBMITTAL REV-01
2025.01.20 SMP SUBMITTAL
2023.11.03 90% SCHEMATIC DESIGN
2023.10.12 SITE MASTER PLAN SUBMITTAL

date issue description

**333-385 MOFFETT
PARK DRIVE**

SUNNYVALE, CA 94089

project number: 22-387
date: 2025.01.15

BUILDING SECTIONS

A3.13

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KEYNOTE TAG

- 545 CRASH RATED CABLE RAIL
721 RIGID INSULATION
910 FRAMED PARAPET WALL WITH METAL PANEL FINISH TO MATCH MULLION PAINT
923 WOOD TONE METAL PLANK SOFFIT
3506 METAL PANEL ENTRY CANOPY AND SIDES ON STRUCTURAL STEEL FRAME, FINISH TO MATCH CURTAIN WALL FINISH; WET JOINED METAL PANEL

KEYNOTE LEGEND

1/4" = 1'-0"

MATERIAL TAG

- CM-1 CONCRETE MASONRY UNIT, TYPE 1
GL-1 1" IGU VISION GLASS - REFER TO BOO
GL-2 1" IGU VISION GLASS WITH SHADOW BOX AND INSULATION - REFER TO BOO
GL-3 1" IGU SIMULATED ETCHED GLASS AND INSULATION - REFER TO BOO
GL-4 1" IGU VISION ULTRA CLEAR GLASS - REFER TO BOO
GW-1 CABLE NET FOR GREEN WALL
MTL-1 ALUMINUM, PTD.
MTL-2 CORRUGATED METAL PANEL, PTD.
MTL-3 ALUMINUM MESH, PTD.
MTL-4 METAL PANEL ON CONCRETE STEM WALL - PAINT TO MATCH
PL-1 DARK STUCCO ON METAL FRAMED WALL
PT-2 BLACK PAINT AT EXPOSED COLUMNS ON P3 LEVEL, LOBBIES AND PERIMETER

MATERIAL LEGEND

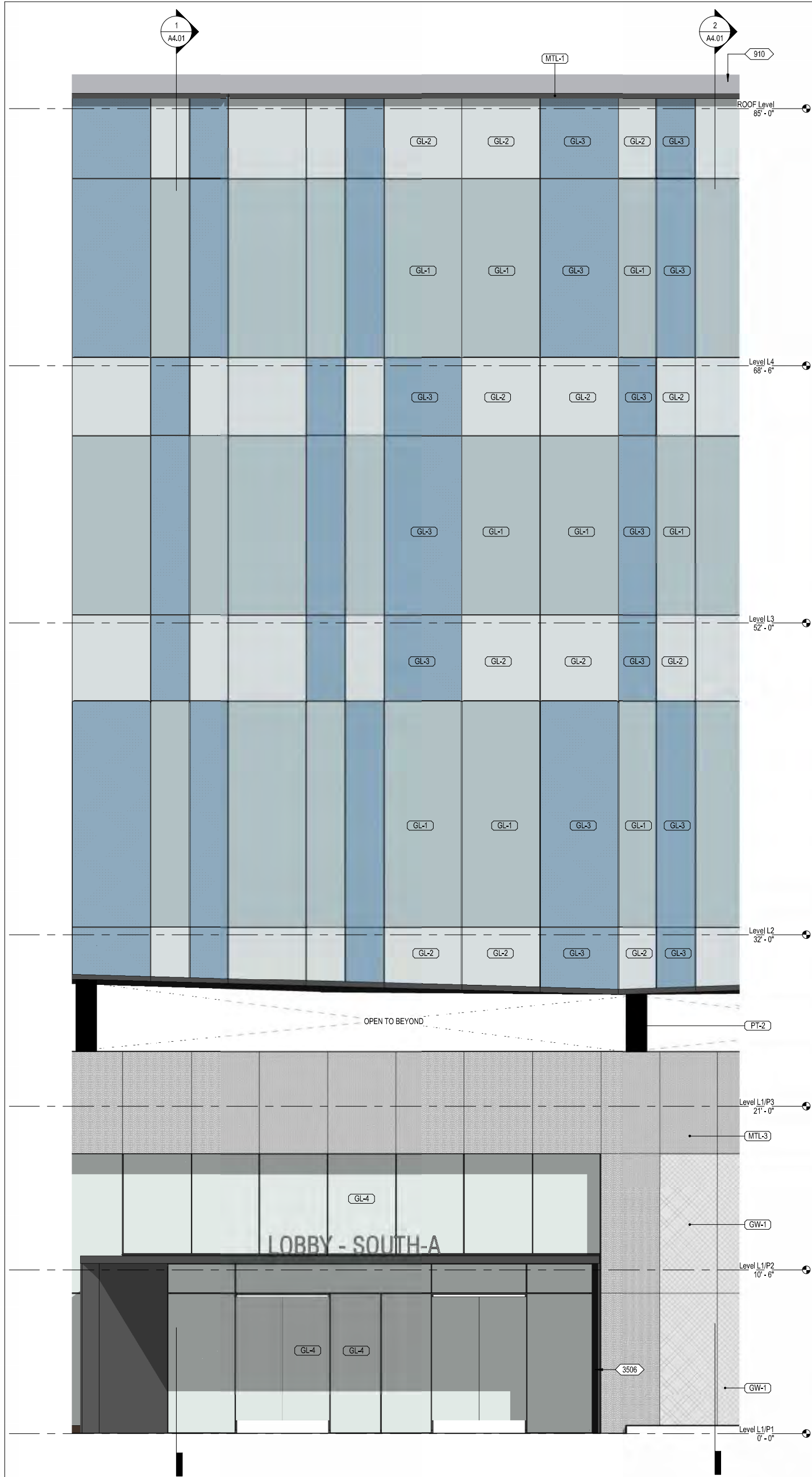
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2025.07.29 MSP SUBMITTAL REV-02
2025.04.30 SMP SUBMITTAL REV-01
2025.04.30 MSP SUBMITTAL REV-01
2025.01.20 SMPI MSP SUBMITTAL
2023.11.03 90% SCHEMATIC DESIGN
2023.10.12 SITE MASTER PLAN SUBMITTAL
date issue description

**333-385 MOFFETT
PARK DRIVE**
SUNNYVALE, CA 94089

project number: 22-387
date: 2025.01.15

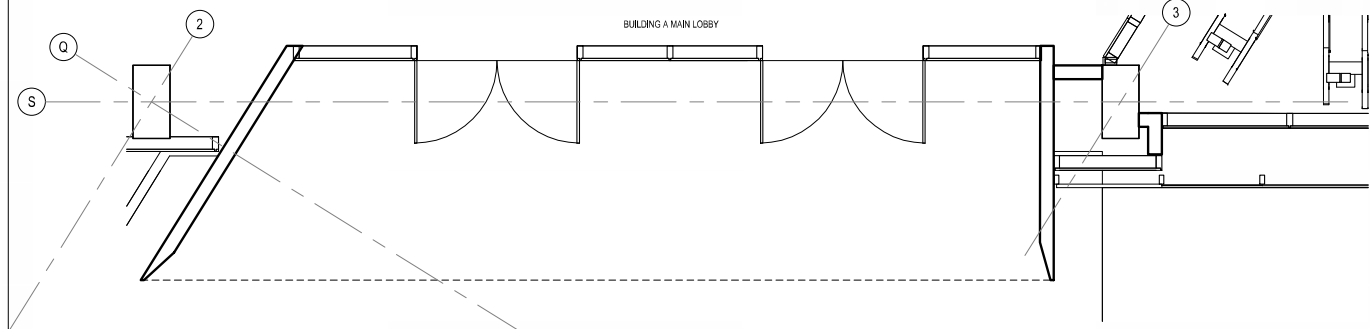
**ENLARGED
ELEVATION,
SECTIONS & PLANS**

A4.01



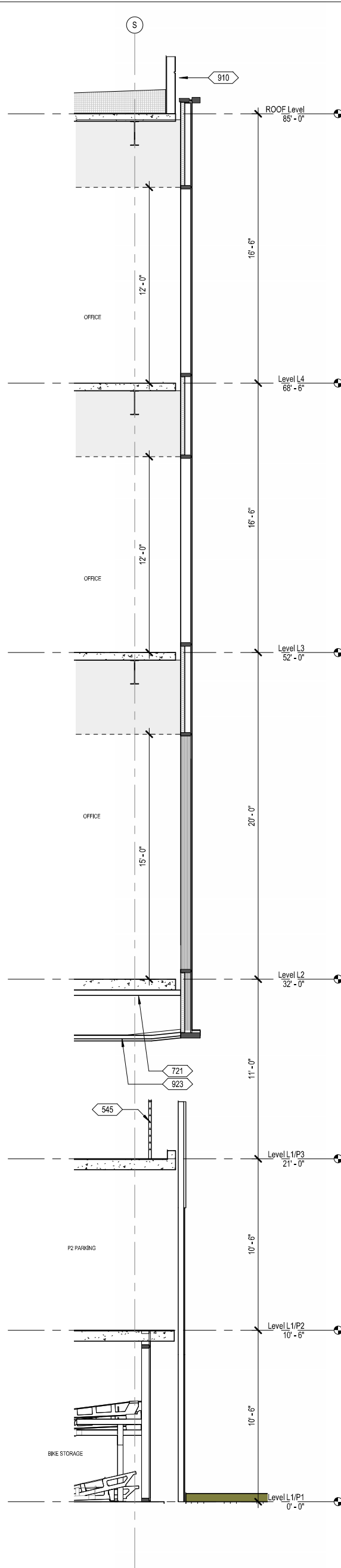
4 ENLARGED SOUTH ELEVATION

1/4" = 1'-0"



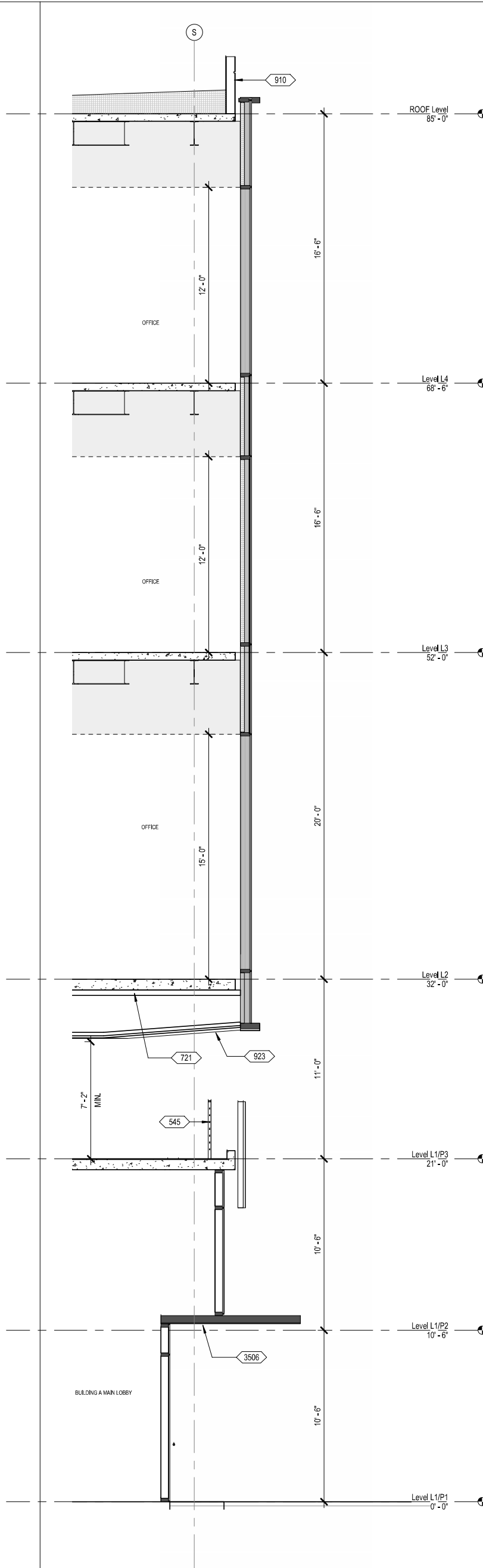
3 ENLARGED PLAN - BLDG A SOUTH WALL

1/4" = 1'-0"



2 WALL SECTION - BLDG A SOUTH WALL 1

1/4" = 1'-0"

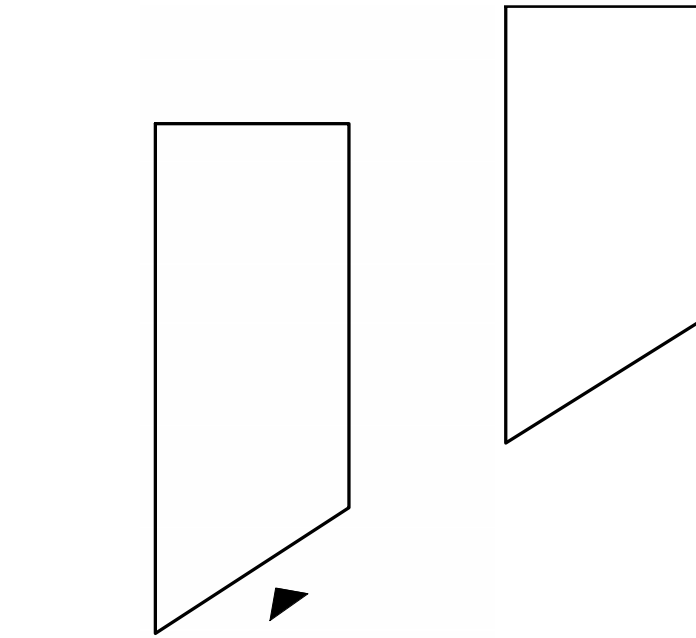


1 WALL SECTION - BLDG A SOUTH WALL

1/4" = 1'-0"

KEYPLAN

1/4" = 1'-0"



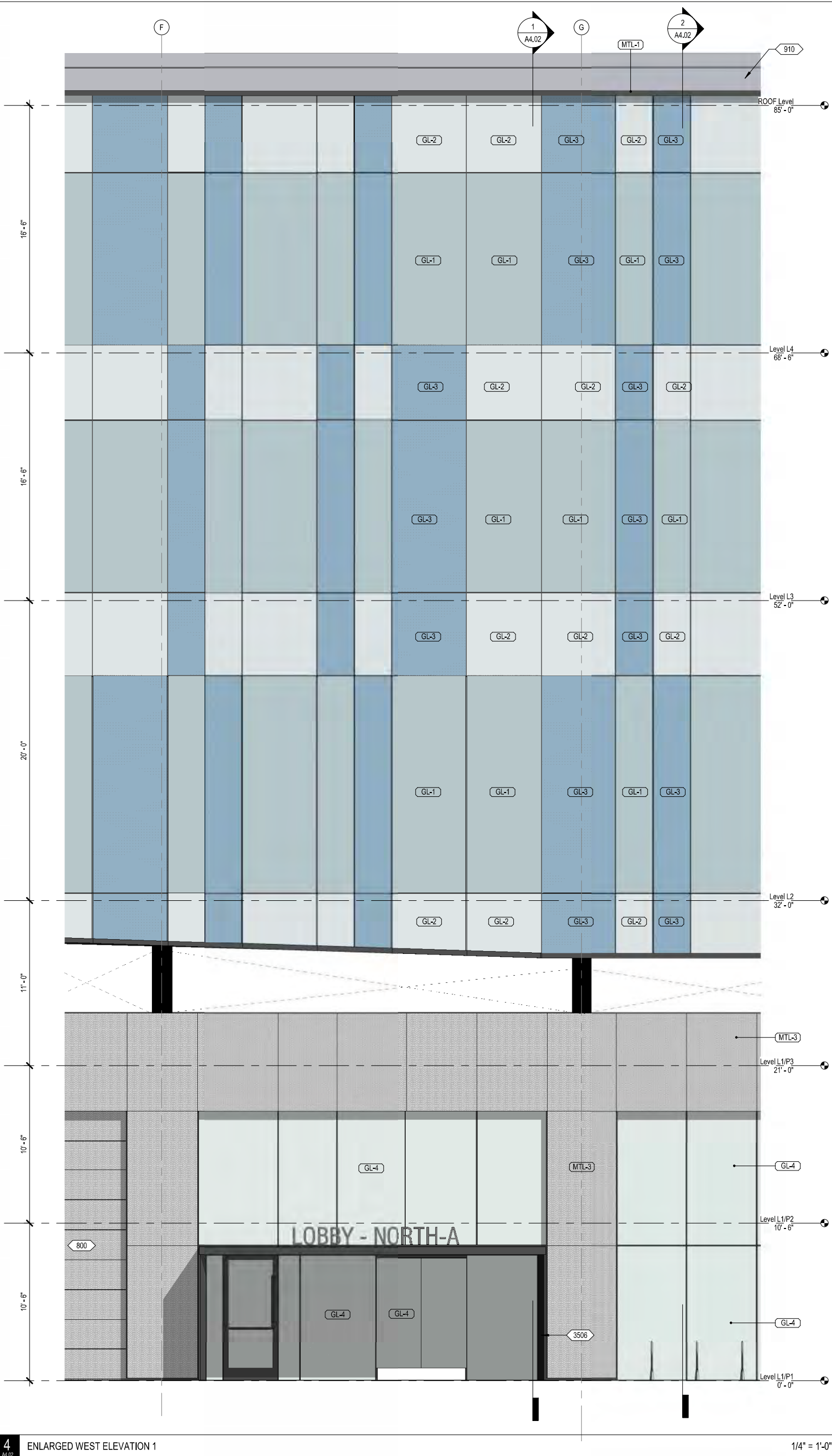
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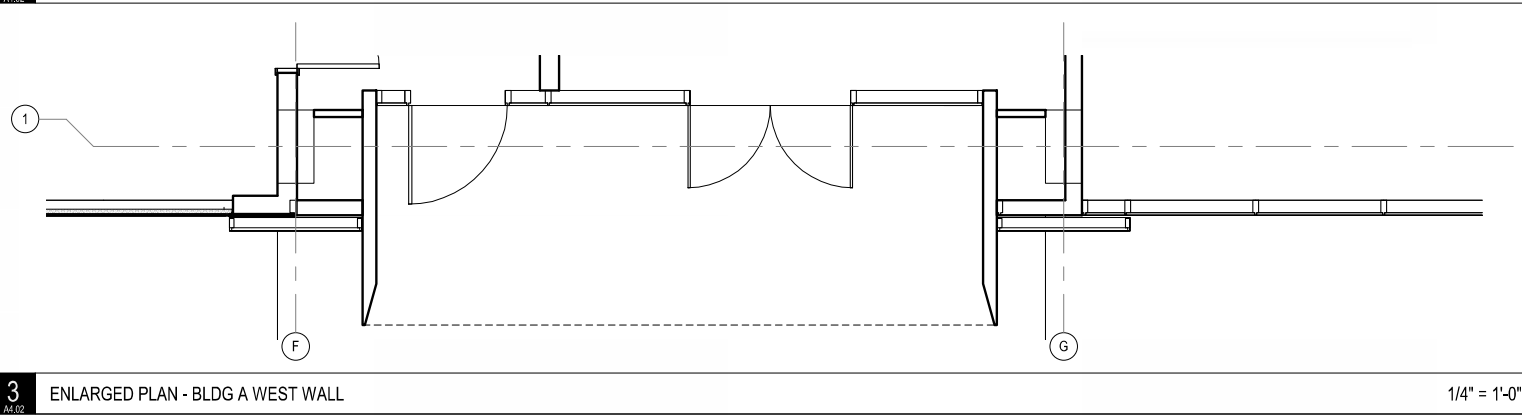
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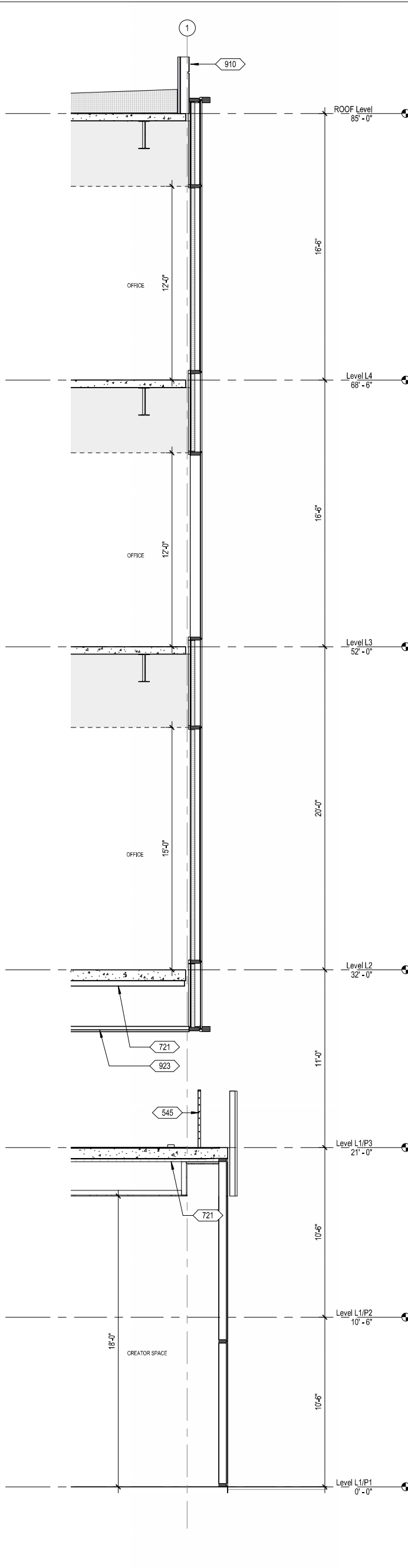
4 ENLARGED WEST ELEVATION 1

1/4" = 1'-0"



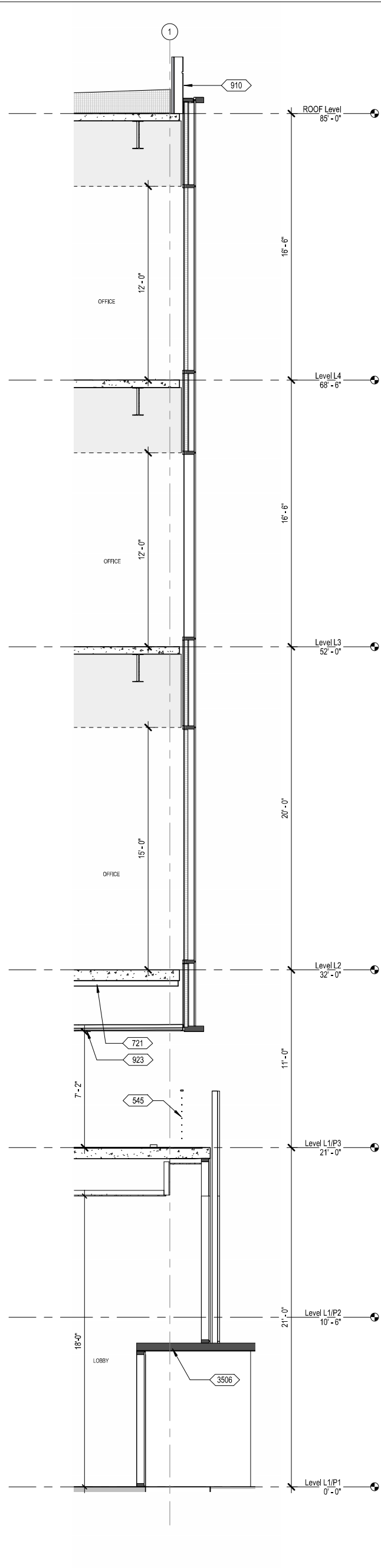
3 ENLARGED PLAN - BLDG A WEST WALL

1/4" = 1'-0"



2 WALL SECTION - BLDG A WEST WALL 1

1/4" = 1'-0"



1 WALL SECTION - BLDG A WEST WALL

1/4" = 1'-0"

- KEYNOTE TAG
- 545 CRASH RATED CABLE RAIL
 - 721 RIGID INSULATION
 - 800 ROLL-UP DOOR
 - 910 FRAMED PARAPET WALL WITH METAL PANEL FINISH TO MATCH MULLION PAINT
 - 922 CEILING, N.A.C.
 - 923 WOOD TONE METAL PLANK SOFFIT
 - 3506 METAL PANEL ENTRY CANOPY AND SIDES ON STRUCTURAL STEEL FRAME FINISH TO MATCH CURTAIN WALL FINISH, WET JOINED METAL PANEL

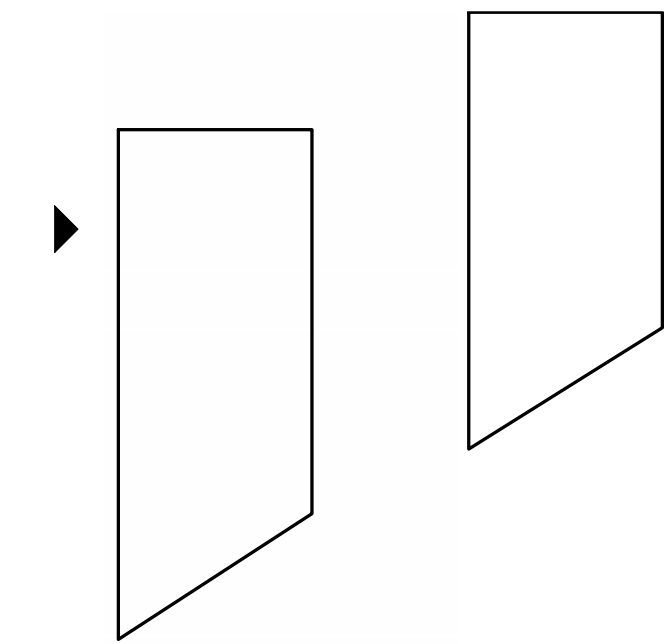
KEYNOTE LEGEND

1/4" = 1'-0"

MATERIAL TAG

- CM-1 CONCRETE MASONRY UNIT, TYPE 1
- GL-1 1" ISU VISION GLASS - REFER TO BOO
- GL-2 1" ISU VISION GLASS WITH SHADOW BOX AND INSULATION - REFER TO BOO
- GL-3 1" ISU SIMULATED ETCHED GLASS AND INSULATION - REFER TO BOO
- GL-4 1" ISU VISION ULTA CLEAR GLASS - REFER TO BOO
- GM-1 CABLE NET FOR GREEN WALL
- MTL-1 ALUMINUM, PTD.
- MTL-2 CORRUGATED METAL PANEL, PTD.
- MTL-3 ALUMINUM MESH, PTD.
- MTL-4 METAL PANEL ON CONCRETE STEM WALL - PAINT TO MATCH
- PL-1 DARK STUCCO ON METAL FRAMED WALL
- PT-2 BLACK PAINT AT EXPOSED COLUMNS ON P3 LEVEL, LOBBIES AND PERIMETER

MATERIAL LEGEND



2025.07.29 SMP SUBMITTAL REV-03
2025.07.29 MSDP SUBMITTAL REV-02
2025.04.30 SMP SUBMITTAL REV-01
2025.04.30 MSDP SUBMITTAL REV-01
2025.01.20 SMP SUBMITTAL
2023.11.03 90% SCHEMATIC DESIGN
2023.10.12 SITE MASTER PLAN SUBMITTAL
date issue description

**333-385 MOFFETT
PARK DRIVE**

SUNNYVALE, CA 94089

project number: 22-387
date: 2025.01.15

**ENLARGED
ELEVATION,
SECTIONS & PLANS**

A4.02

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- 0000 KEYNOTE TAG
- 400 CONCRETE MASONRY UNIT (CMU), S.S.D.
404 CMU CRASH WALL, PAINTED BLACK
600 WOOD SLAT RAILING ON METAL FRAME GUARDRAIL
721 RIGID INSULATION
724 BATT INSULATION
910 FRAMED PARAPET WALL WITH METAL PANEL, FINISH TO MATCH MULLION PAINT

KEYNOTE LEGEND 1/4" = 1'-0"

- 7 MATERIAL TAG
- CM-1 CONCRETE MASONRY UNIT, TYPE 1
GL-1 1" IGU VISION GLASS - REFER TO BOO
GL-2 1" IGU VISION GLASS WITH SHADOW BOX AND INSULATION - REFER TO BOO
GL-3 1" IGU SIMULATED ETCHED GLASS AND INSULATION - REFER TO BOO
GL-4 1" IGU VISION ULTRA CLEAR GLASS - REFER TO BOO
GW-1 CABLE NET FOR GREEN WALL
MTL-1 ALUMINUM, PTD.
MTL-2 CORRUGATED METAL PANEL, PTD.
MTL-3 ALUMINUM MESH, PTD.
MTL-4 METAL PANEL ON CONCRETE STEM WALL - PAINT TO MATCH
PL-1 DARK STUCCO ON METAL FRAMED WALL
PT-2 BLACK PAINT AT EXPOSED COLUMNS ON P3 LEVEL, LOBBIES AND PERIMETER

MATERIAL LEGEND

KEYPLAN 1/4" = 1'-0"

2025.07.29 SMP SUBMITTAL REV-03
2025.07.29 MSDP SUBMITTAL REV-02
2025.04.30 SMP SUBMITTAL REV-01
2025.04.30 MSDP SUBMITTAL REV-01
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2023.11.03 90% SCHEMATIC DESIGN
2023.10.12 SITE MASTER PLAN SUBMITTAL

date issue description

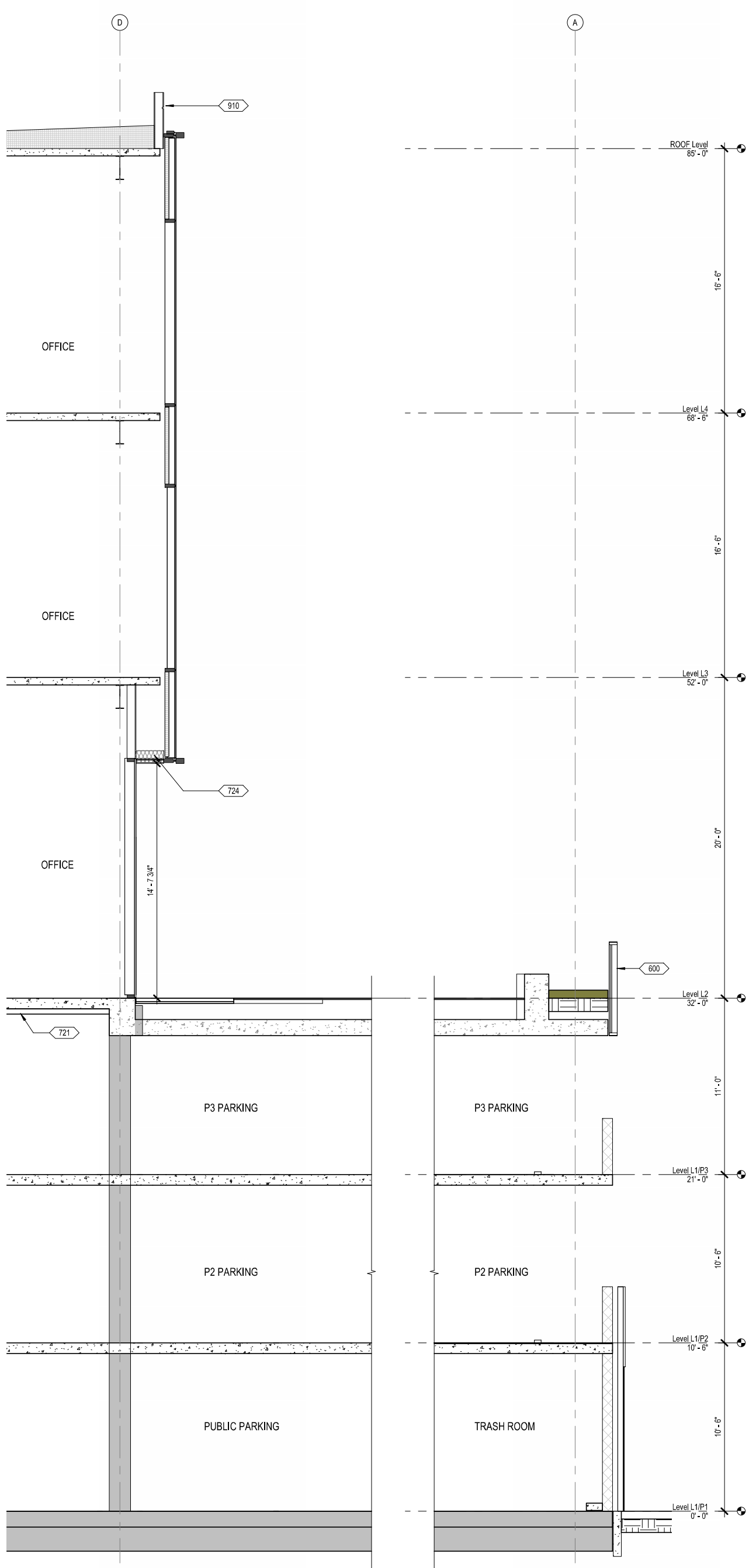
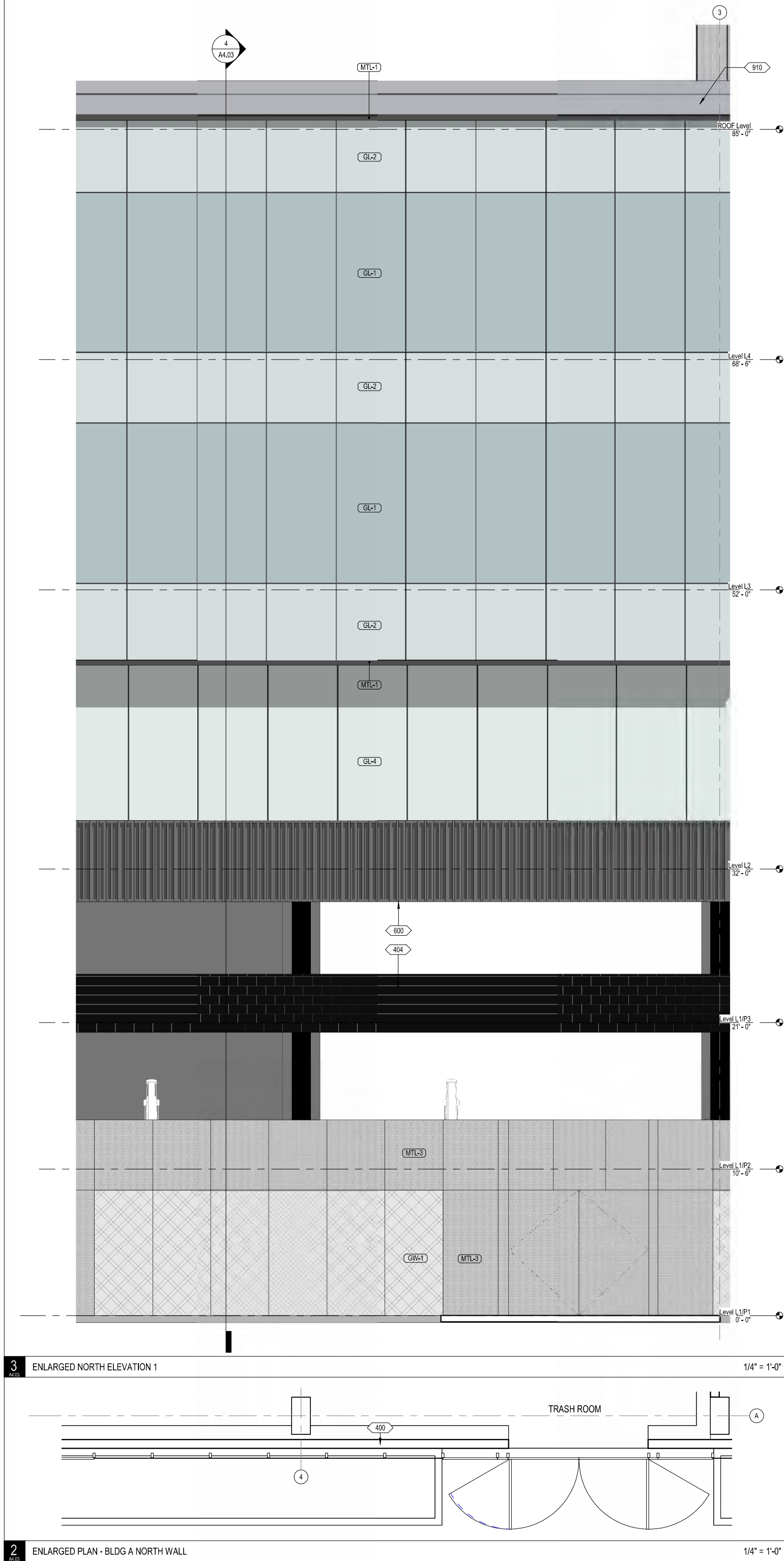
**333-385 MOFFETT
PARK DRIVE**
SUNNYVALE, CA 94089

project number: 22-387
date: 2025.01.15

**ENLARGED
ELEVATION,
SECTIONS & PLANS**

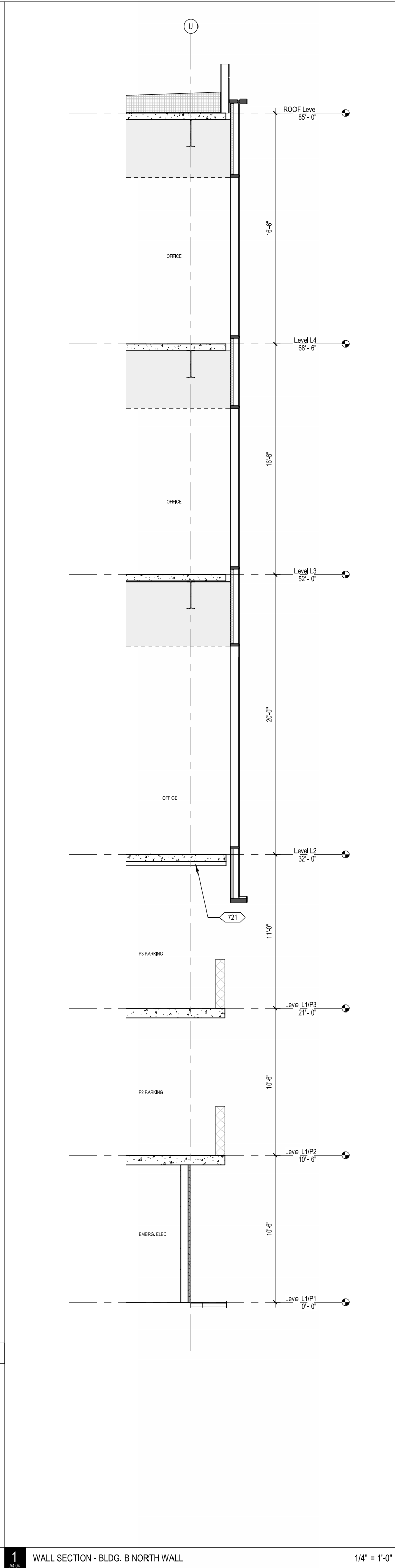
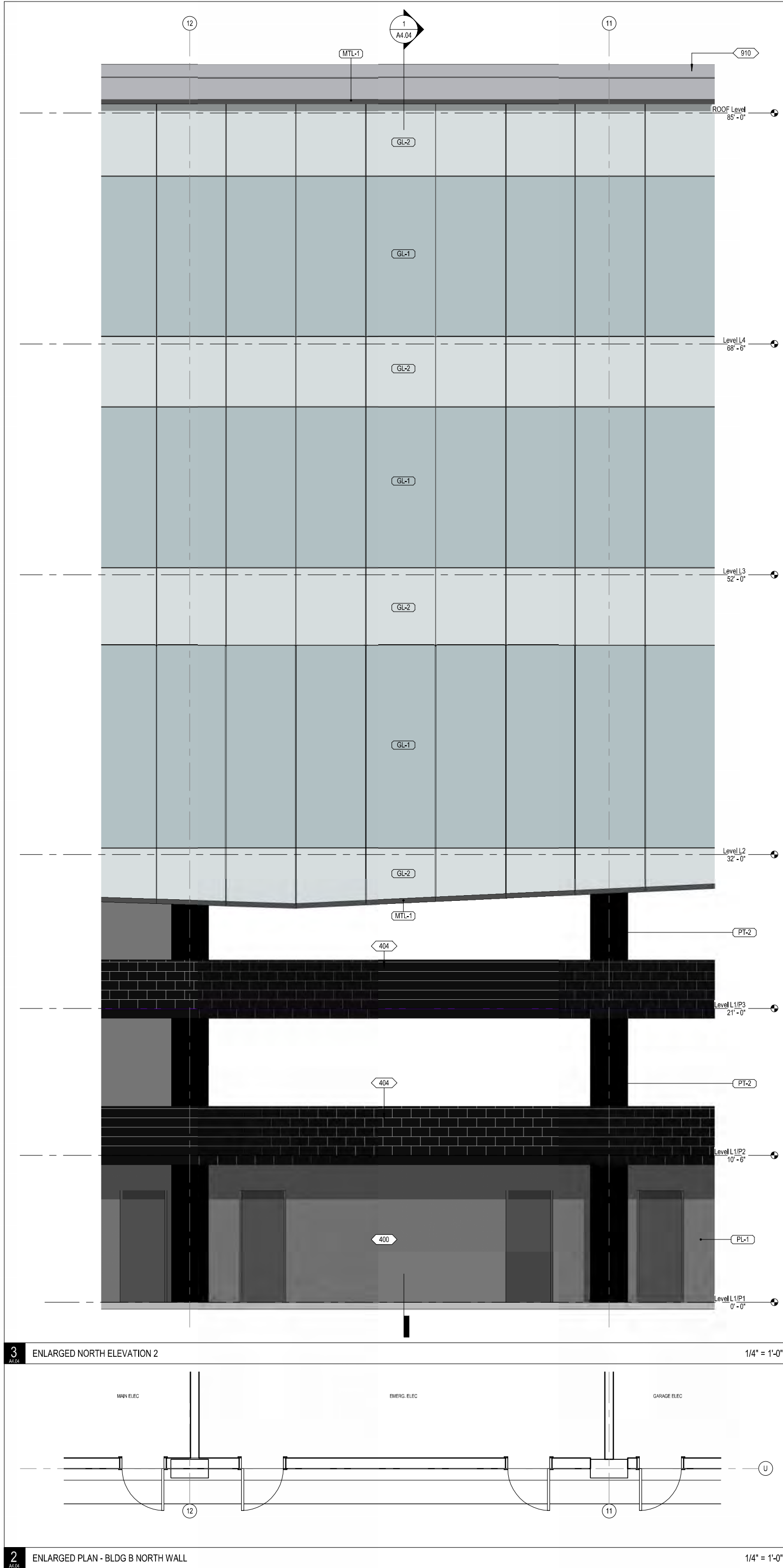
A4.03

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- KEYNOTE TAG
- 400 CONCRETE MASONRY UNIT (CMU), S.S.D.
404 CMU CRASH WALL, PAINTED BLACK
721 RIGID INSULATION
910 FRAMED PARAPET WALL WITH METAL PANEL, FINISH TO MATCH MULLION PAINT

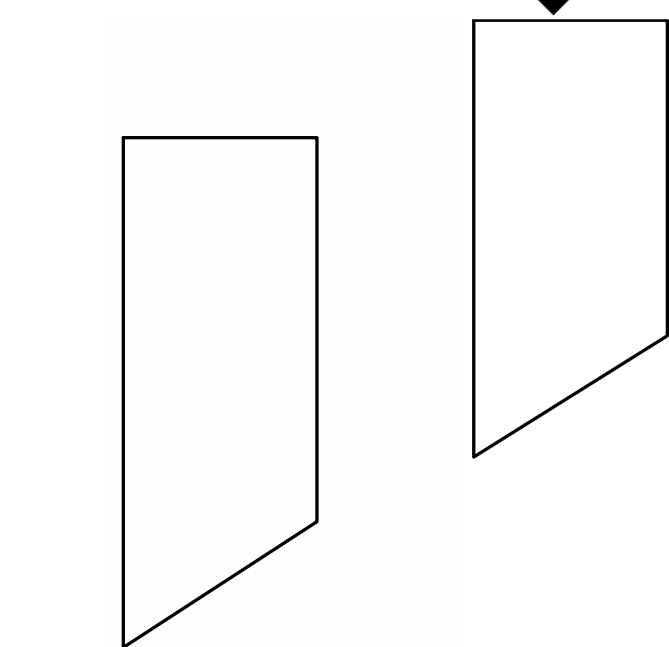
KEYNOTE LEGEND

1/4" = 1'-0"

MATERIAL TAG

- CM-1 CONCRETE MASONRY UNIT, TYPE 1
GL-1 1" IGU VISION GLASS - REFER TO BOO
GL-2 1" IGU VISION GLASS WITH SHADOW BOX AND INSULATION - REFER TO BOO
GL-3 1" IGU SIMULATED ETCHED GLASS AND INSULATION - REFER TO BOO
GL-4 1" IGU VISION ULTRA CLEAR GLASS - REFER TO BOO
GM-1 CABLE NET FOR GREEN WALL
MTL-1 ALUMINUM, PTD.
MTL-2 CORRUGATED METAL PANEL, PTD.
MTL-3 ALUMINUM MESH, PTD.
MTL-4 METAL PANEL ON CONCRETE STEM WALL - PAINT TO MATCH
PL-1 DARK STUCCO ON METAL FRAMED WALL
PT-2 BLACK PAINT AT EXPOSED COLUMNS ON P3 LEVEL, LOBBIES AND PERIMETER

MATERIAL LEGEND



KEYPLAN

1/4" = 1'-0"

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2023.09.29 SITE MASTER PLAN SUBMITTAL
date issue description

**333-385 MOFFETT
PARK DRIVE**
SUNNYVALE, CA 94089

project number: 22-387
date: 2025.01.15

ENLARGED
ELEVATION,
SECTIONS & PLANS

A4.04

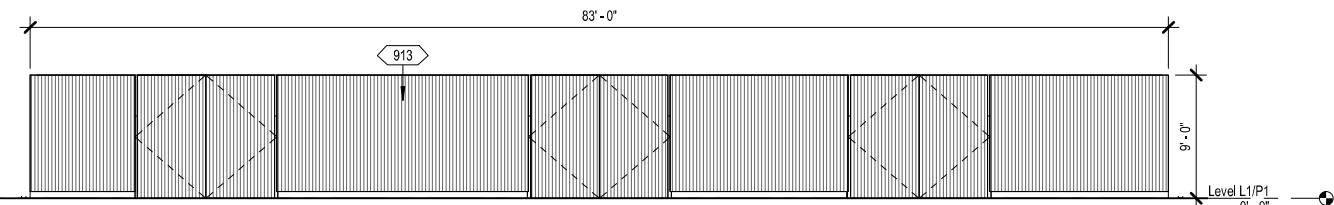
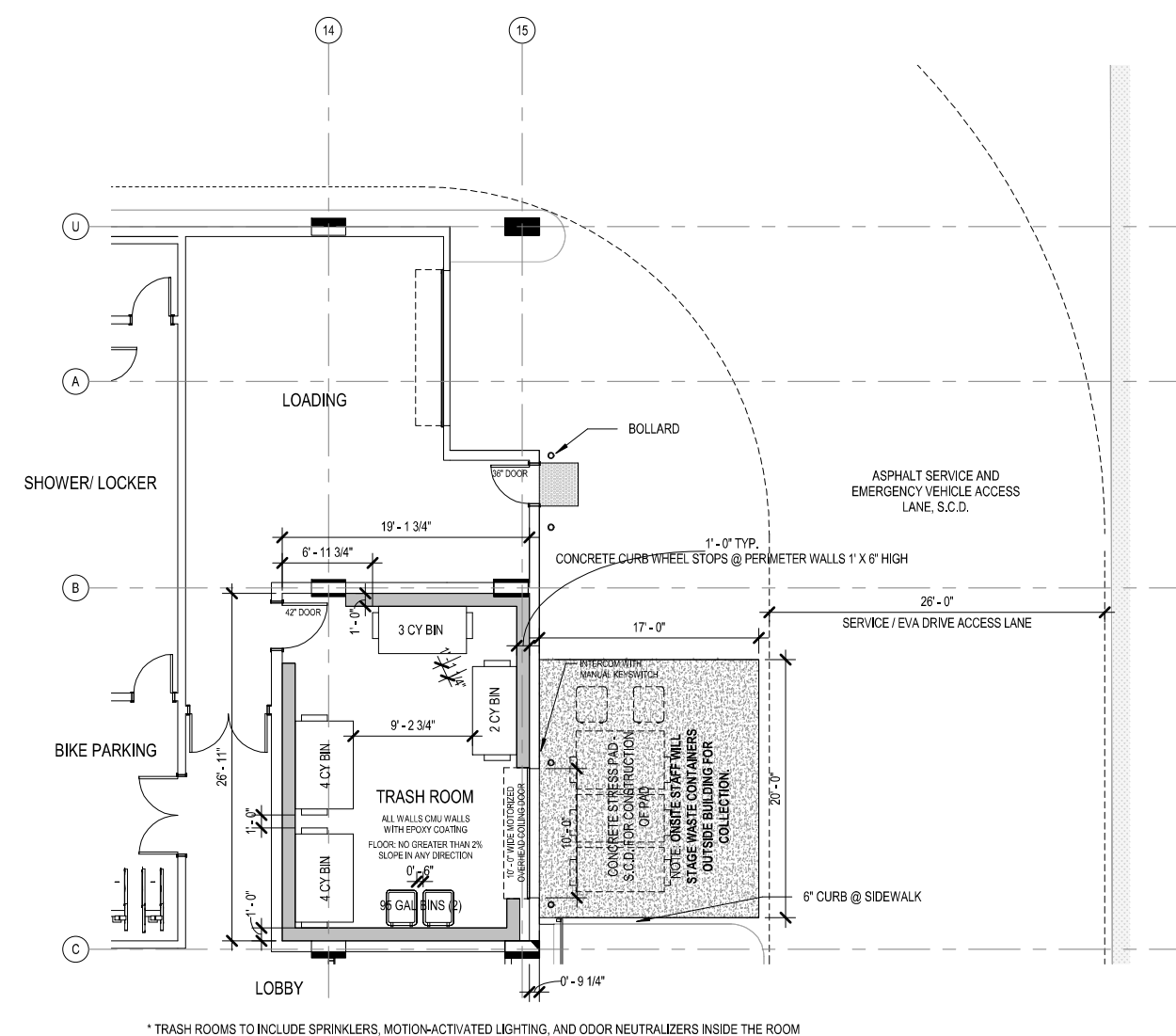
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	date	issue description
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ENLARGED TRASH
ROOMS - STAGING &
ACCESS -
TRANSFORMER
ENCLOSURE
ELEVATIONS

A6.01



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Client - Line 4
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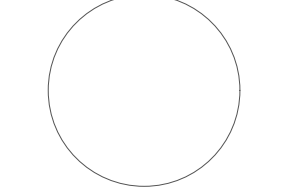
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GROUND LEVEL LIGHTING PLAN
AND LIGHT LEVEL CALCULATION
RESULTS

2025.07.29 SMP SUBMITTAL REV-03
2025.07.29 MSOP SUBMITTAL REV-02
2025.04.30 SMP SUBMITTAL REV-02
2025.04.30 MSOP SUBMITTAL REV-01
2025.01.20 SMP/MSOP SUBMITTAL
2023.11.03 90% SCHEMATIC DESIGN
2023.10.12 SITE MASTER PLAN SUBMITTAL

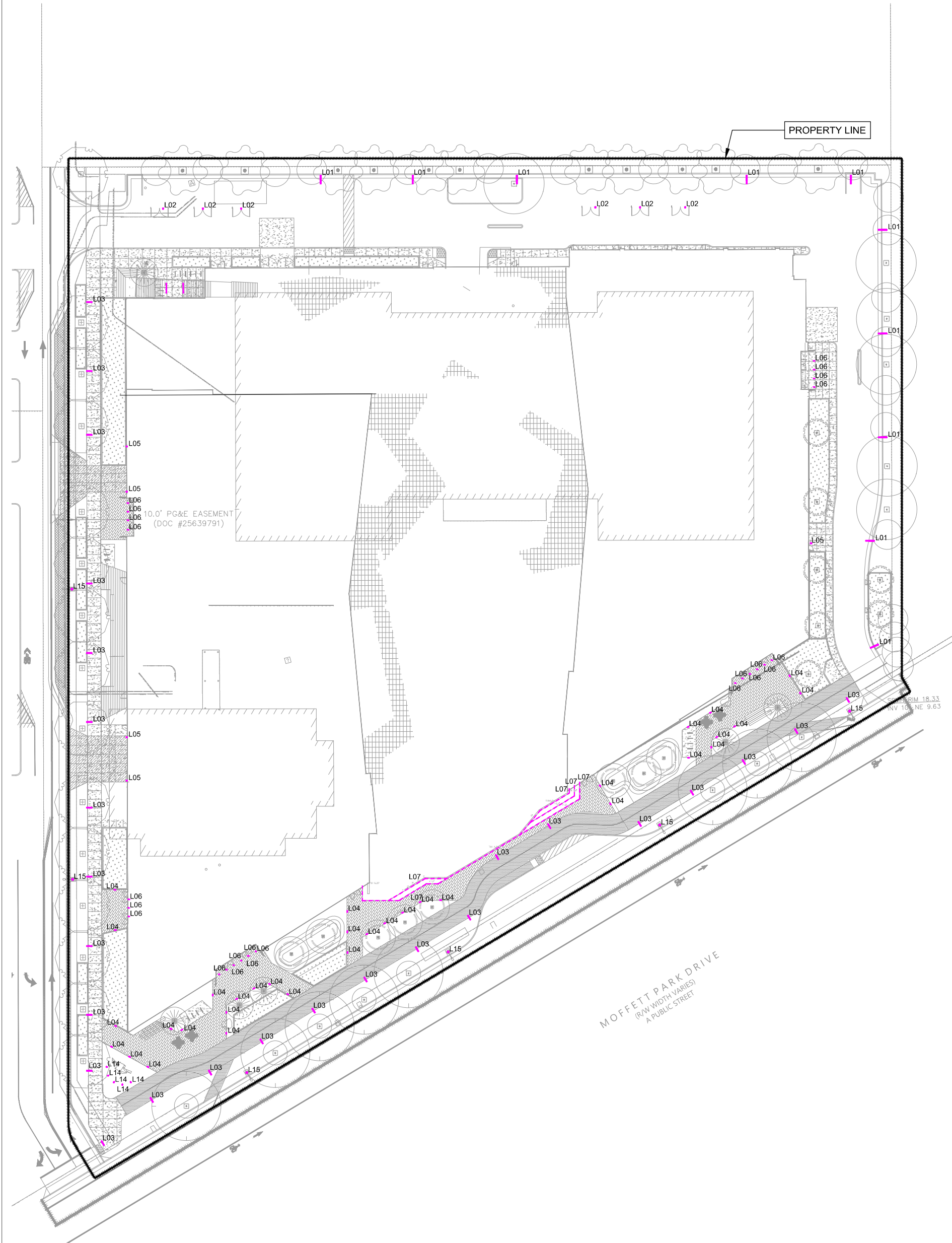
date issue description



**333-385 MOFFETT
PARK DRIVE**
SUNNYVALE, CA 94089

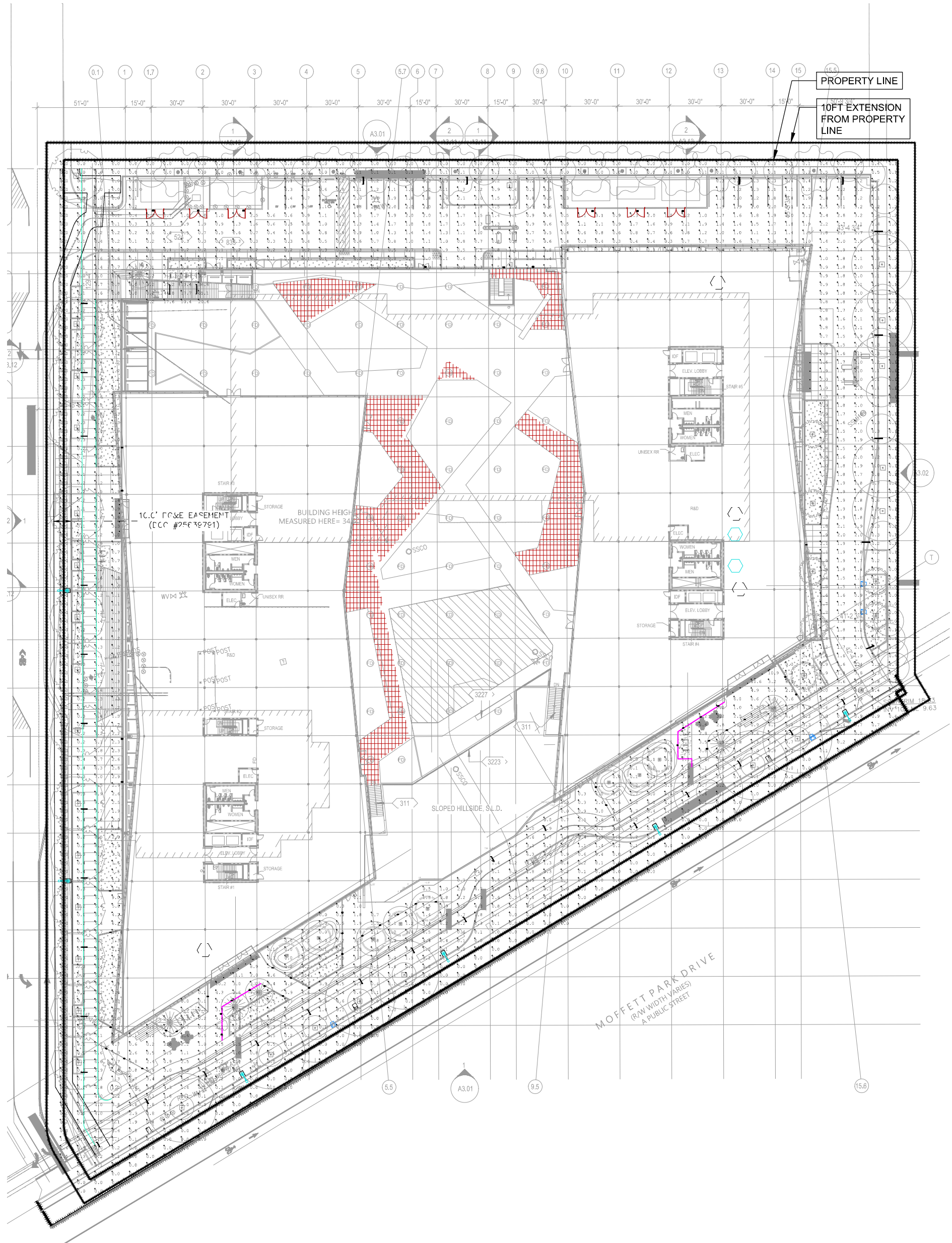
project number: 22-387
date: 2024.12.20

LT1.00



1 GROUND LEVEL LIGHTING PLAN

Scale: 1/32" = 1'-0"



2 GROUND LEVEL LIGHT LEVELS

Scale: 1/32" = 1'-0"

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file: Autodesk Docs/722-387_333 Moffett Park Drive/22-387 333 moffett park drive.rvt
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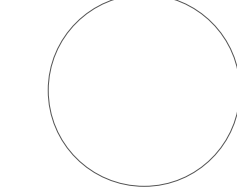
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CONSULTANT
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landscape architecture
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PODIUM LEVEL LIGHTING PLAN
AND LIGHT LEVEL CALCULATION
RESULTS

2025.07.29 SMP SUBMITTAL REV-03
2025.07.29 MSOP SUBMITTAL REV-02
2025.04.30 SMP SUBMITTAL REV-02
2025.04.30 MSOP SUBMITTAL REV-01
2025.01.20 SMP MSOP SUBMITTAL
2023.11.03 90% SCHEMATIC DESIGN
2023.10.12 SITE MASTER PLAN SUBMITTAL

date issue description



**333-385 MOFFETT
PARK DRIVE**

SUNNYVALE, CA 94089

project number: 22-387
date: 2024.12.20



1 PODIUM LEVEL LIGHTING PLAN

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



2 PODIUM LEVEL LIGHT LEVELS

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

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Client - Line 4
Client - Line 5

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CONSULTANT

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LUMINAIRE SCHEDULE

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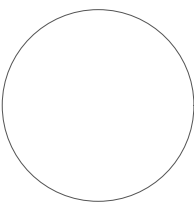
Notes:

1. Luminale Schedule should be inserted in conjunction with Architectural & Services drawings.
2. Before referring, it is the Contractor's responsibility to ensure load limits of Luminale are within maximums.
3. Cableway Number (Order code number) is for info only. Where there is a discrepancy between the specified Luminale info and the cableway number ordered, customer MUST be aware from the order that the order is for Luminale.
4. All Luminale Photos to be confirmed by Architect before ordering.
5. Any changes to the document are shown in bold italics.

2025.07.29	SMP SUBMITTAL REV-03
2025.07.29	MSDP SUBMITTAL REV-02
2025.04.30	SMP SUBMITTAL REV-02
2025.04.30	MSDP SUBMITTAL REV-01
2025.01.20	SMP/ MSDP SUBMITTAL
2023.11.03	90% SCHEMATIC DESIGN
# 2023.10.12	SITE MASTER PLAN SUBMITTAL

#	date	issue description
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	date	issue description
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project number: 22-387
date: 2024.12.20