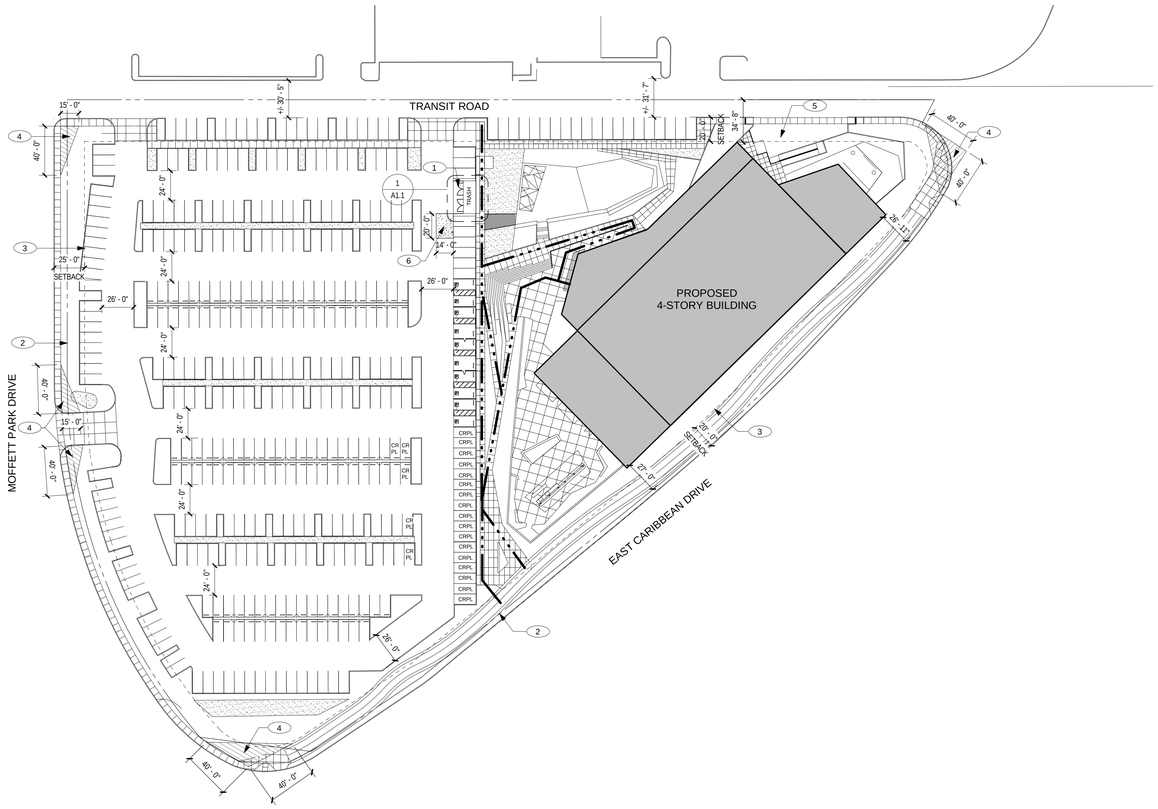
PLANNING PACKAGE FOR:
1389 MOFFETT PARK DRIVE



SITE PLAN
1" = 50'-0"

1

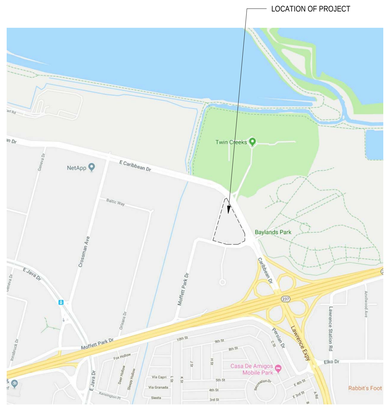
DRAWING INDEX:

Sheet Number	Sheet Name
ARCHITECTURE	
A1	SITE PLAN
A1.1	SITE DETAILS
A2	FLOOR PLANS
A3	FLOOR PLANS
A4	BUILDING ELEVATIONS
A5	RENDERINGS
A6	SOLAR STUDY
A7	PHOTOMETRICS PLAN
A8	PRELIMINARY LEED CHECKLIST
CIVIL	
C1.0	EXISTING CONDITIONS PLAN
C2.0	PROPOSED SITE PLAN
C3.0	PROPOSED GRADING AND DRAINAGE PLAN
C4.0	PROPOSED UTILITIES PLAN
C5.0	PROPOSED STORMWATER MANAGEMENT PLAN
LANDSCAPE	
L0	LANDSCAPE DRAWINGS
L1	OVERALL LANDSCAPE PLAN
L2	AREA DIAGRAM - LANDSCAPED AREA
L3	AREA DIAGRAM - PARKING LOT PLANTING
L4	AREA DIAGRAM - PARKING LOT SHADING
L5	TREE & PLANTING SCHEDULE
L6	TREE REMOVAL & PROTECTION PLAN

PROJECT DESCRIPTION

1389 MOFFETT PARK DRIVE INCLUDES THE CONSTRUCTION OF ONE NEW 4 - STORY CORE AND SHELL BUILDING AND ASSOCIATED SITE IMPROVEMENTS. THE PROJECT IS LOCATED ON A SITE OF APPROXIMATELY 6 ACRES.

VICINITY MAP



PROJECT DATA

SITE ADDRESS: 1389 MOFFETT PARK DRIVE
SUNNYVALE, CA 94089

ZONING/SITE INFORMATION:

CURRENT ZONING:	MPI, (MOFFETT PARK SPECIFIC PLAN-INDUSTRIAL)
PARCEL NUMBER:	110-37-002
TOTAL SITE AREA:	6 ACRES
BUILDING SETBACKS:	FRONT = 25', SIDE = 20', REAR = 0'
ALLOWABLE BUILDING HEIGHT:	120' - 0"

FAR: .47

BUILDING:

PROPOSED AREA:	123,595 SF
1ST FLOOR:	33,405 SF
2ND FLOOR:	33,865 SF
3RD FLOOR:	33,865 SF
4TH FLOOR	22,460 SF
AVG FLOOR PLATE:	+/- 33,865 SF
PROPOSED STORIES:	4 STORIES
PROPOSED HEIGHT:	APPROX 66 '- 0" TO TOP OF PARAPET (74' - 5" FROM FACE OF CURB)

OCCUPANCY: B - OFFICE

CONSTRUCTION TYPE: TYPE I-B
FULLY SPRINKLERED

PARKING:

(N) BLDG @ 3.3/1000:

123,595 SF (3.3)/1000 = 408 STALLS REQUIRED

UNIVERSAL STALL DIMENSION: 8' - 6" W x 18' - 0"D

PARKING	PARKING PROVIDED		
DESCRIPTION	STANDARD	ACCESSIBLE	TOTAL
QUANTITY (SURFACE)	399	10 (2 VAN)	409

LOT COVERAGE:

BUILDING: 13%
PARKING: 55%
LANDSCAPE: 32%

RESTROOM CALCULATIONS:

LEVEL	OCC GROUP	AREA	OCC (M/W)	FIXTURES REQUIRED		FIXTURES PROVIDED	
				WOMEN	MEN	WOMEN	MEN
FLR 1	B	33,405 SF	84/84	4 WC / 2 LAVS	2 WC / 1 UR / 2 LAVS	5 WC / 3 LAVS	3 WC / 2 UR / 3 LAVS
FLR 2	B	33,865 SF	85/85	4 WC / 2 LAVS	2 WC / 1 UR / 2 LAVS	5 WC / 3 LAVS	3 WC / 2 UR / 3 LAVS
FLR 3	B	33,865 SF	85/85	4 WC / 2 LAVS	2 WC / 1 UR / 2 LAVS	5 WC / 3 LAVS	3 WC / 2 UR / 3 LAVS
FLR 4	B	22,460 SF	57/57	4 WC / 2 LAVS	2 WC / 1 UR / 1 LAV	5 WC / 3 LAVS	3 WC / 2 UR / 3 LAVS

NOTES:
1. REQUIREMENTS PER 2016 CPC TABLE 422.1.
2. OCCUPANCY GROUP: B - OFFICE
3. AREAS SHOWN ARE USABLE SPACES LESS ACCESSORY AREAS (HALLWAYS, RESTROOMS, STAIR ENCLOSURE, ..) PER 2013 CPC TABLE A EXCEPTION
4. OCCUPANT LOAD FACTOR: 200 SF FOR "OFFICE" (PER 2016 CPC TABLE A.)

SOLID WASTE AND RECYCLING CALCULATIONS:

OFFICE WASTE / RECYCLING	
PROJECTION OF WASTE / RECYCLING VOLUME	0.3 CYD / 1,000 SF (OFFICE > 35,000 SF
BUILDING SF	123,595 SF
TOTAL WEEKLY VOLUME (CYD)	37
NO. OF SERVICE DAYS	3
VOLUME PER SERVICE DAYS (CYD)	12
WASTE	4.8
FOOD SCRAP	1.2
RECYCLING	6
NO. OF 3 CYD BINS (WASTE)	2
NO. OF 1 CYD BINS (FOOD SCRAP)	1
NO. OF 3 CYD BINS (RECYCLING)	2

NOTE: ALL RECYCLING, SOLID WASTE AND FOODSCRAP CONTAINERS SHALL BE METAL OR STATE FIRE MARSHALL LISTED NON-METALLIC

KEYNOTES

1. TRASH & RECYCLING ENCLOSURE
2. INDICATES PROPERTY LINE
3. INDICATES REQUIRED SETBACK
4. INDICATES EXTENDED VISION TRIANGLE. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
5. LOADING AREA
6. LOADING AREA STRESS PAD

LEGEND

C	COMPACT SPACE
	ACCESSIBLE SPACE
V	VAN ACCESSIBLE SPACE
CRPL	CAR SHARE/CARPOOL SPACES
	PROPERTY LINE
	ACCESSIBLE PATH OF TRAVEL

08/08/18

A1

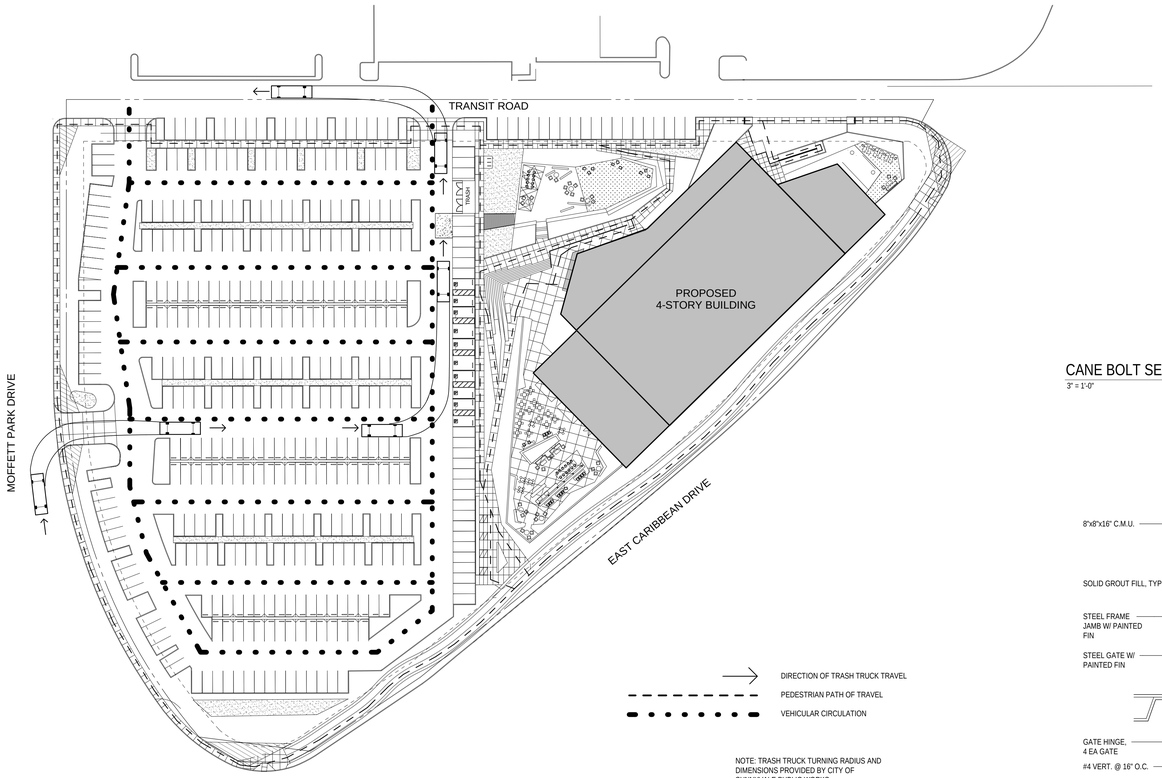
HARVEST PROPERTIES

1389 MOFFETT PARK DRIVE

1389 MOFFETT PARK DRIVE
SUNNYVALE, CA 94089

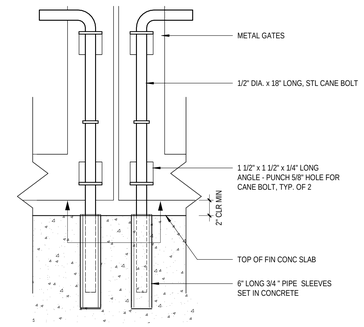
SITE PLAN

RMW architecture & interiors
vision function space culture ideas experience
think listen build speak learn

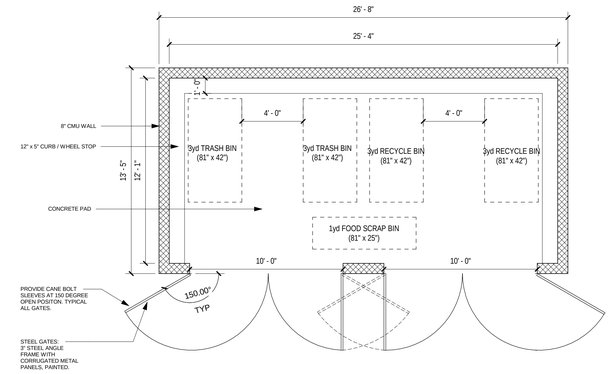


NOTE: TRASH TRUCK TURNING RADIUS AND DIMENSIONS PROVIDED BY CITY OF SUNNYVALE PUBLIC WORKS.

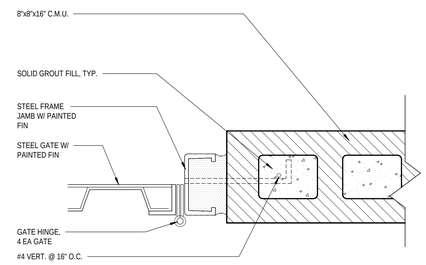
VEHICULAR AND PEDESTRIAN CIRCLULATION PLAN 6
1" = 50'-0"



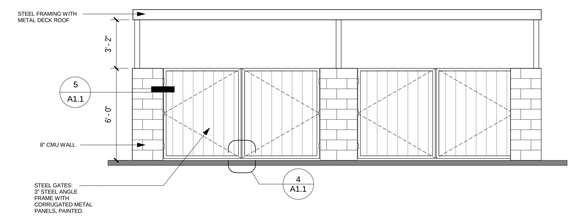
CANE BOLT SECTION 4
3" = 1'-0"



ENLARGED TRASH ENCLOSURE 1
1/4" = 1'-0"



GATE JAMB 5
3" = 1'-0"



TRASH ENCLOSURE ELEVATION 2
1/4" = 1'-0"

SOLID WASTE AND RECYCLING CALCULATIONS:

OFFICE WASTE / RECYCLING	
PROJECTION OF WASTE / RECYCLING VOLUME	0.3 CYD / 1,000 SF (OFFICE > 35,000 SF
BUILDING SF	123,595 SF
TOTAL WEEKLY VOLUME (CYD)	37
NO. OF SERVICE DAYS	3
VOLUME PER SERVICE DAYS (CYD)	12
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FOOD SCRAP	1.2
RECYCLING	6
NO. OF 3 CYD BINS (WASTE)	2
NO. OF 1 CYD BINS (FOOD SCRAP)	1
NO. OF 3 CYD BINS (RECYCLING)	2

NOTE: ALL RECYCLING, SOLID WASTE AND FOODSCRAP CONTAINERS SHALL BE METAL OR STATE FIRE MARSHALL LISTED NON-METALLIC

SOLID WASTE AND RECYCLING CALCULATIONS 3
12" = 1'-0"

03/18/19

A1.1

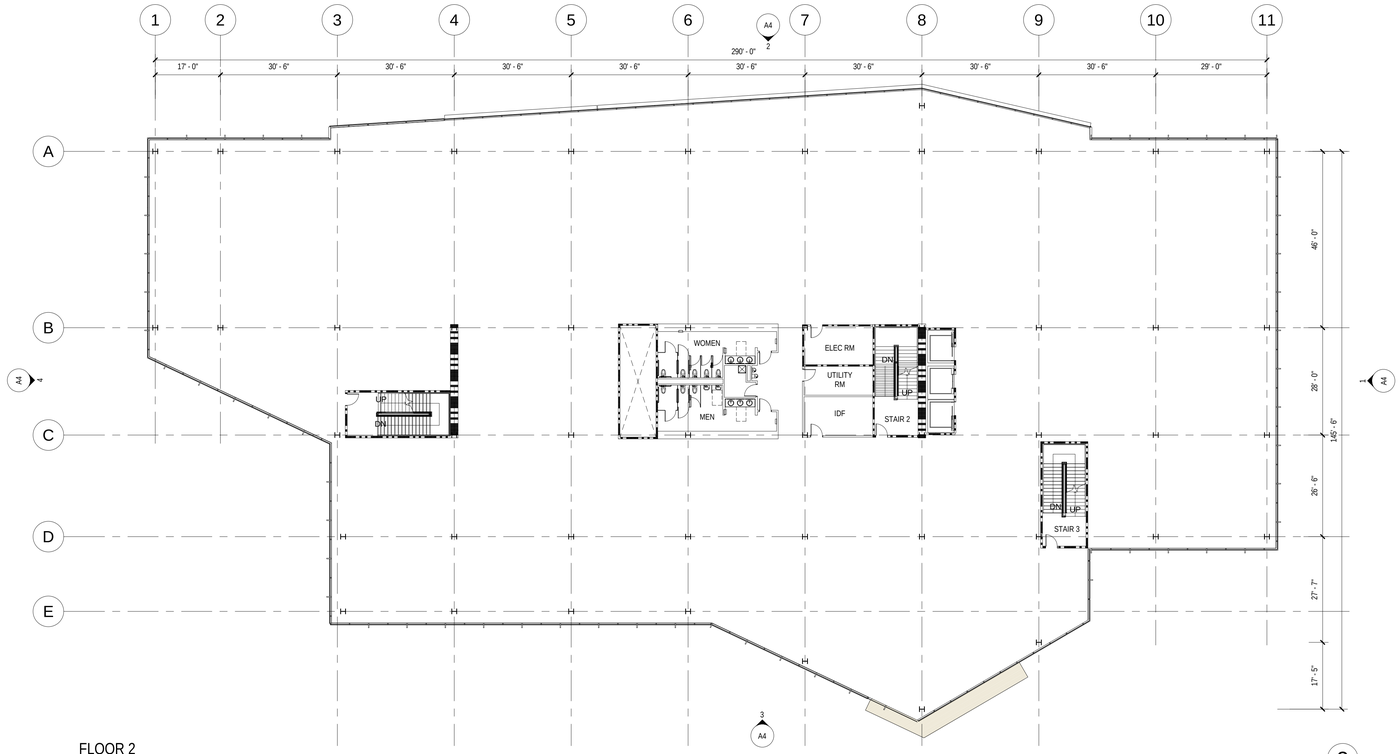
HARVEST PROPERTIES

1389 MOFFETT PARK DRIVE

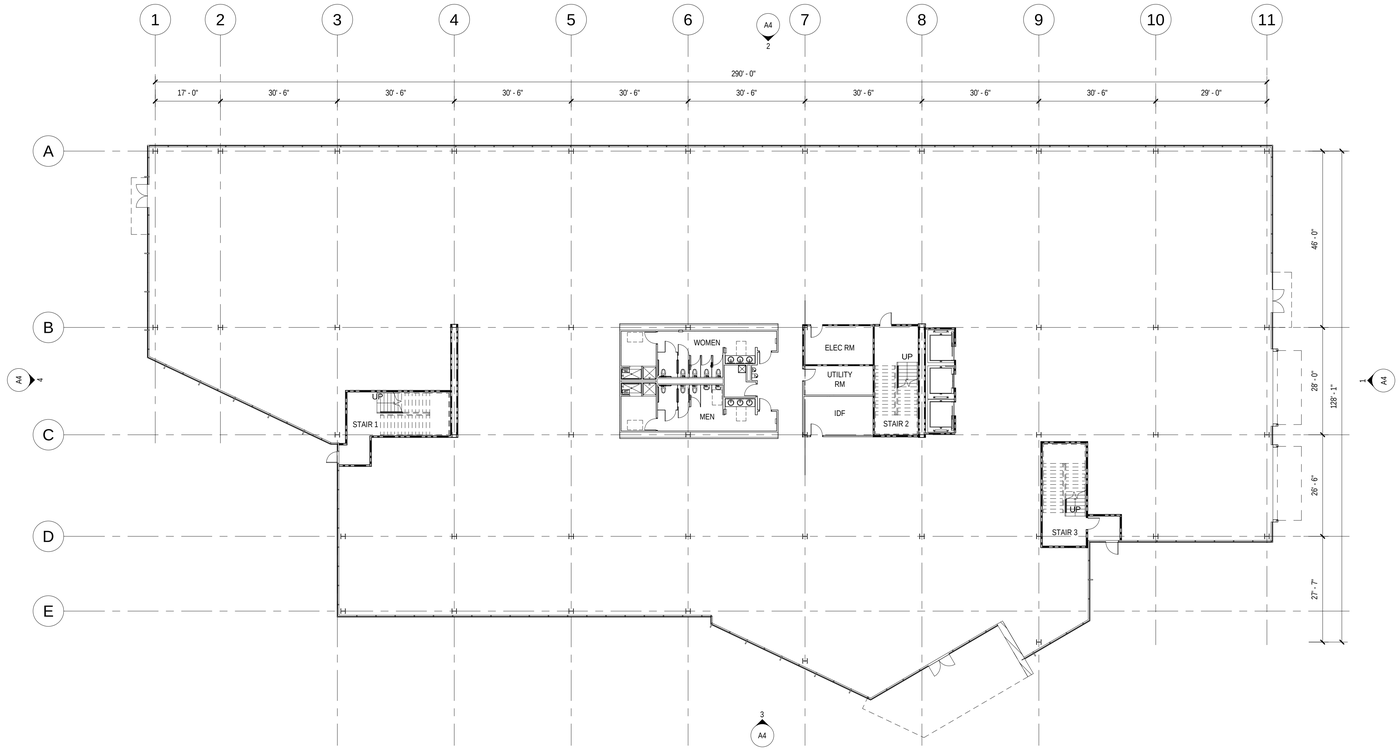
1389 MOFFETT PARK DRIVE
SUNNYVALE, CA 94089

SITE DETAILS

RMW architecture & interiors
vision function space culture ideas experience
think listen build speak learn



FLOOR 2
1/16" = 1'-0"



FLOOR 1
1/16" = 1'-0"

08/10/18

A2

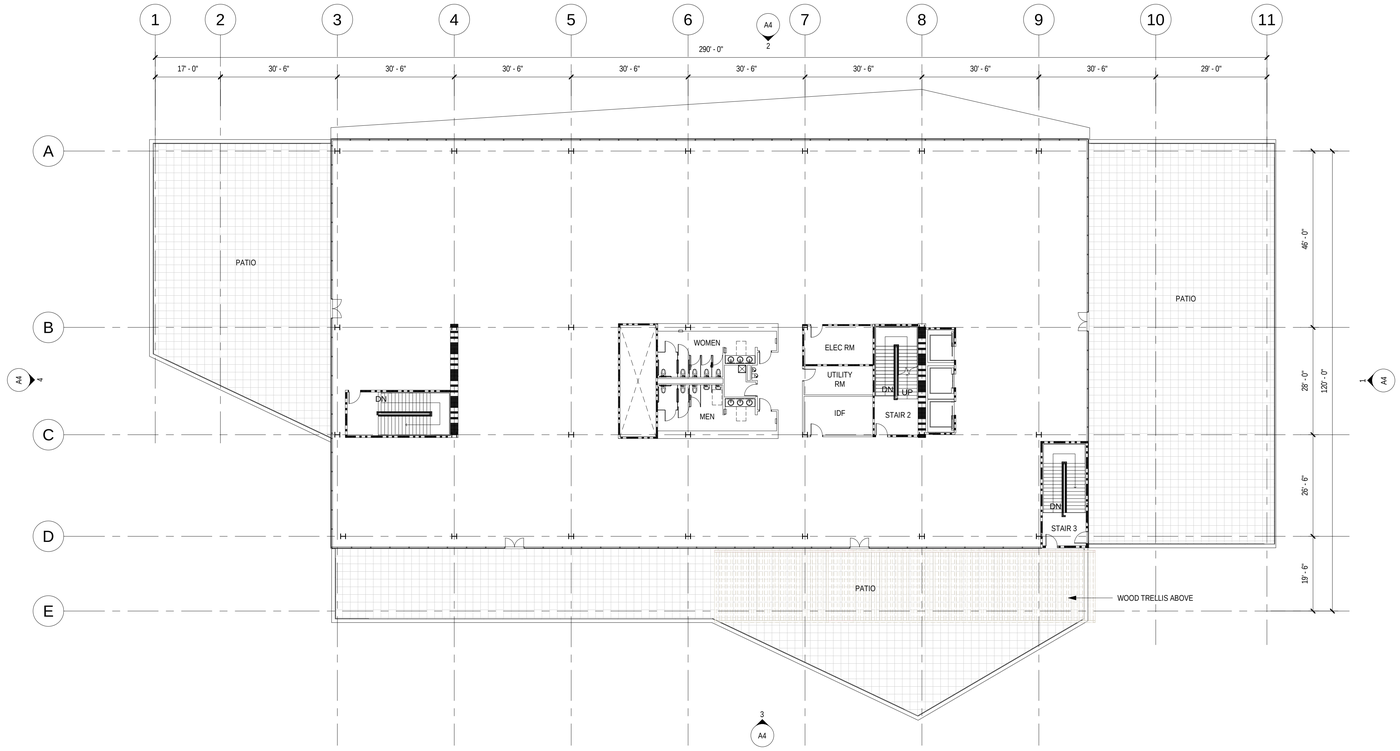
1389 MOFFETT PARK DRIVE

1389 MOFFETT PARK DRIVE
SUNNYVALE, CA 94089

FLOOR PLANS

HARVEST PROPERTIES

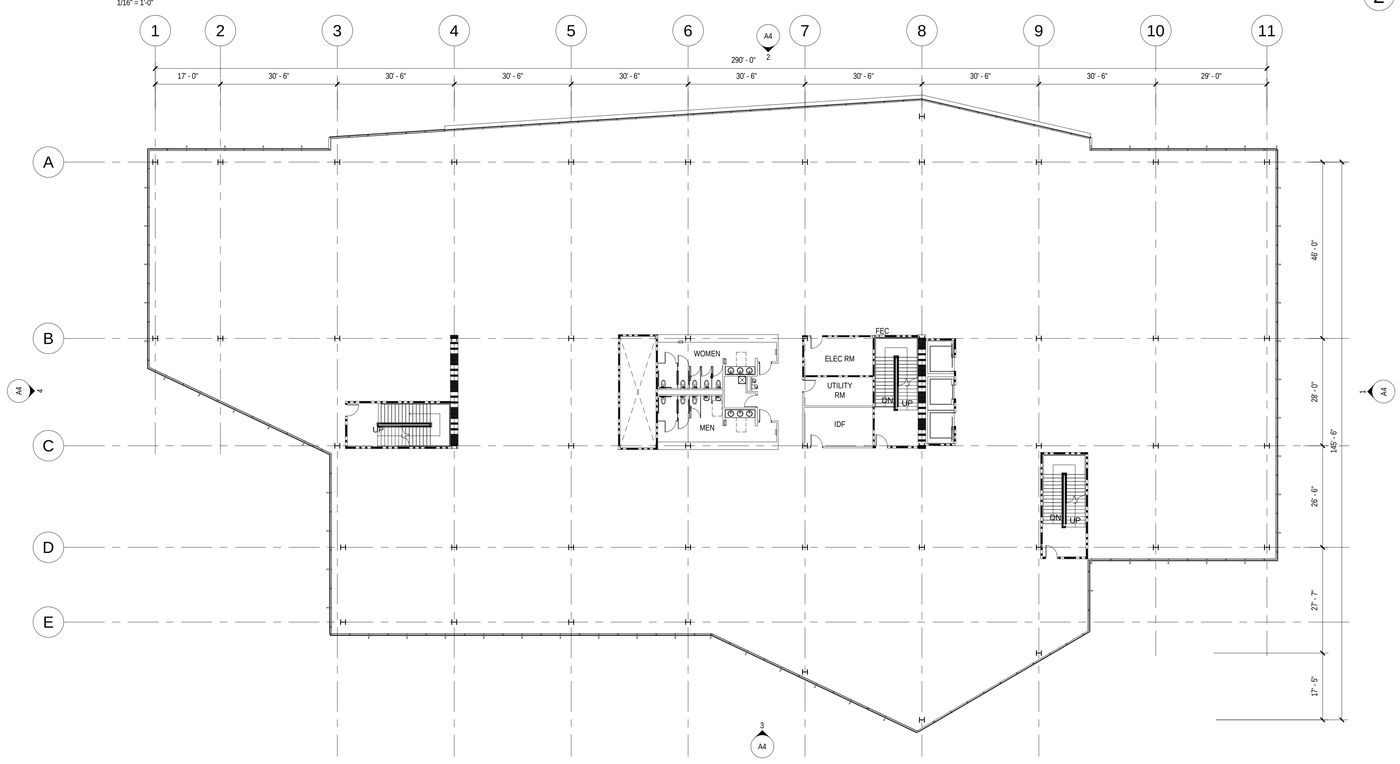
RMW architecture & interiors
vision function space culture ideas experience
think listen build speak learn



FLOOR 4

1/16" = 1'-0"

2



FLOOR 3

1/16" = 1'-0"

1

08/10/18

A3

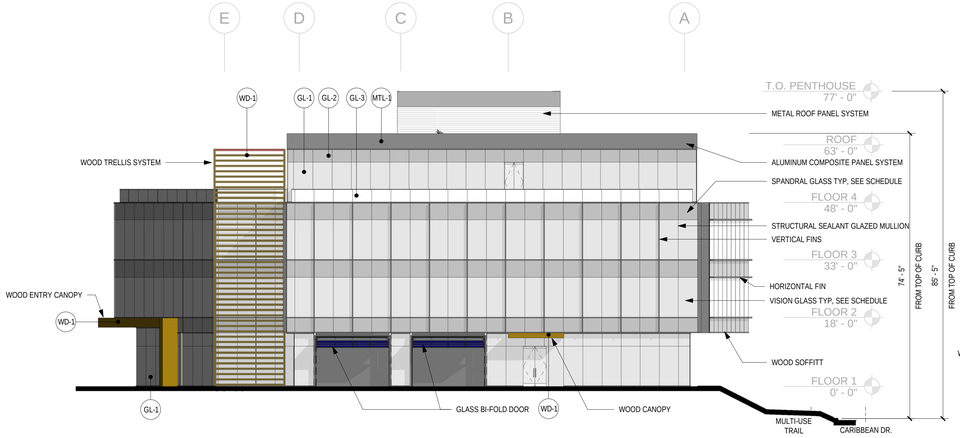
1389 MOFFETT PARK DRIVE

1389 MOFFETT PARK DRIVE
SUNNYVALE, CA 94089

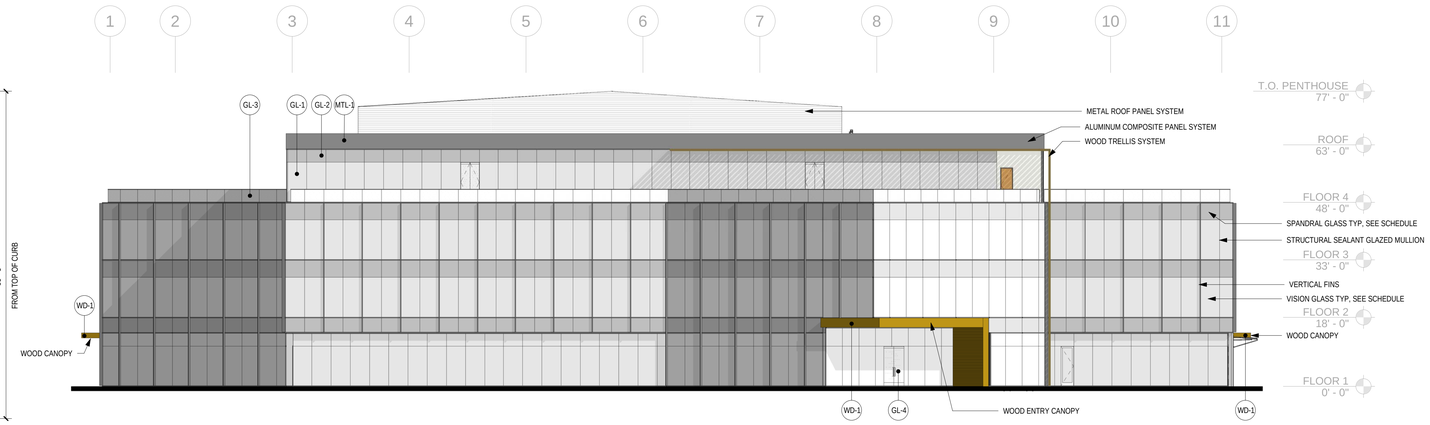
FLOOR PLANS

HARVEST PROPERTIES

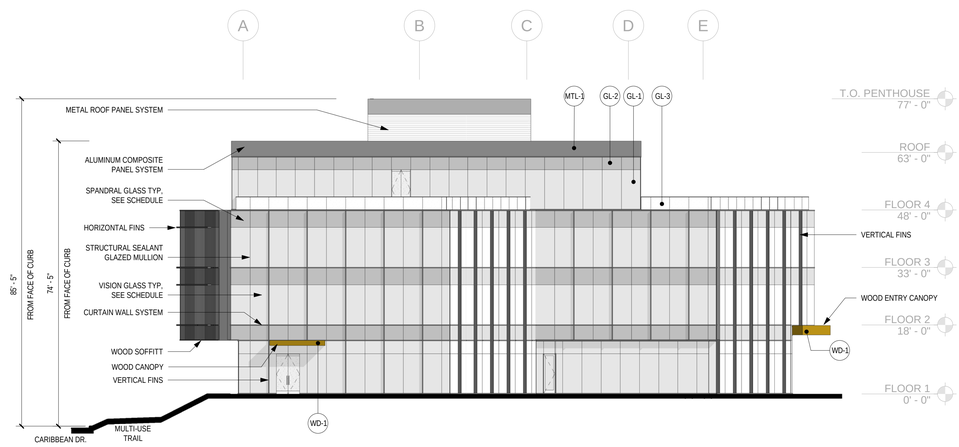
RMW architecture & interiors
vision function space culture ideas experience think listen build speak learn



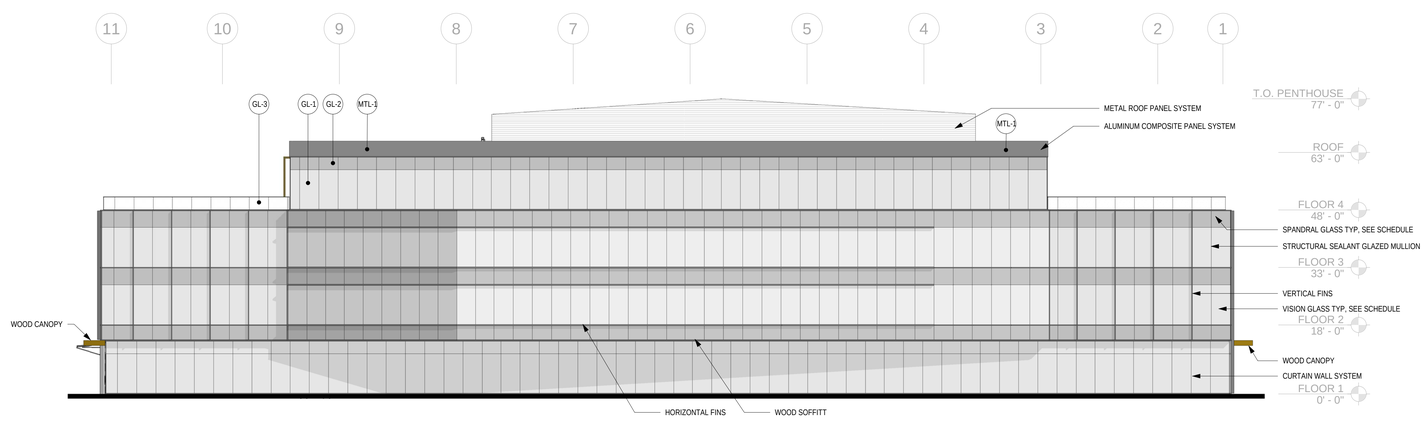
EAST ELEVATION
1/16" = 1'-0"
1



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



WEST ELEVATION
1/16" = 1'-0"
4



NORTH ELEVATION
1/16" = 1'-0"
2

EXTERIOR MATERIAL LEGEND:

CURTAIN WALL AND STOREFRONT:

GL-1 1" INSULATED VISION GLASS.
GLASS TYPE: SOLARBAN 70XL ON CLEAR OR APPROVED EQUAL

GL-2 1" INSULATED SPANDREL GLASS
GLASS TYPE: SOLARBAN 70XL ON CLEAR OR APPROVED EQUAL
COATING COLOR: TBD

GL-3 1/2" SINGLE PANE CLEAR GLASS
LOCATION: TERRACE GUARDRAIL

GL-4 1" INSULATED CLEAR GLASS
GLASS TYPE: STARPHIRE ULTRA-CLEAR OR APPROVED EQUAL

AL-1 BASIS OF DESIGN: KAWNEER 1600 SYSTEM 3
COLOR: TBD

EXTERIOR METAL PANEL SYSTEM

MTL-1 ALUMINUM COMPOSITE PANEL W/ POWDER COATED FINISH
FINISH AND COLOR: TBD

EXTERIOR WOOD TRELLIS

WD-1 FINISH AND COLOR: TBD

08/10/18

A4

HARVEST PROPERTIES

1389 MOFFETT PARK DRIVE

1389 MOFFETT PARK DRIVE
SUNNYVALE, CA 94089

BUILDING ELEVATIONS

RMW architecture & interiors
vision
function
space
culture
ideas
experience
think
listen
build
speak
learn

VIEW LOOKING NORTH

VIEW LOOKING SOUTH

VIEW LOOKING NORTHWEST

VIEW FROM ROOF TERRACE

08/08/18

A5

HARVEST
PROPERTIES

1389 MOFFETT PARK DRIVE

1389 MOFFETT PARK DRIVE
SUNNYVALE, CA 94089

RENDERINGS

RMW architecture & interiors
vision
function
space
culture
ideas
experience
think
listen
build
speak
learn

JUNE 21 - 3:00 PM

DECEMBER 21 - 3:00 PM

JUNE 21 - 9:00 AM

DECEMBER 21 - 9:00 AM

11/29/18

A6

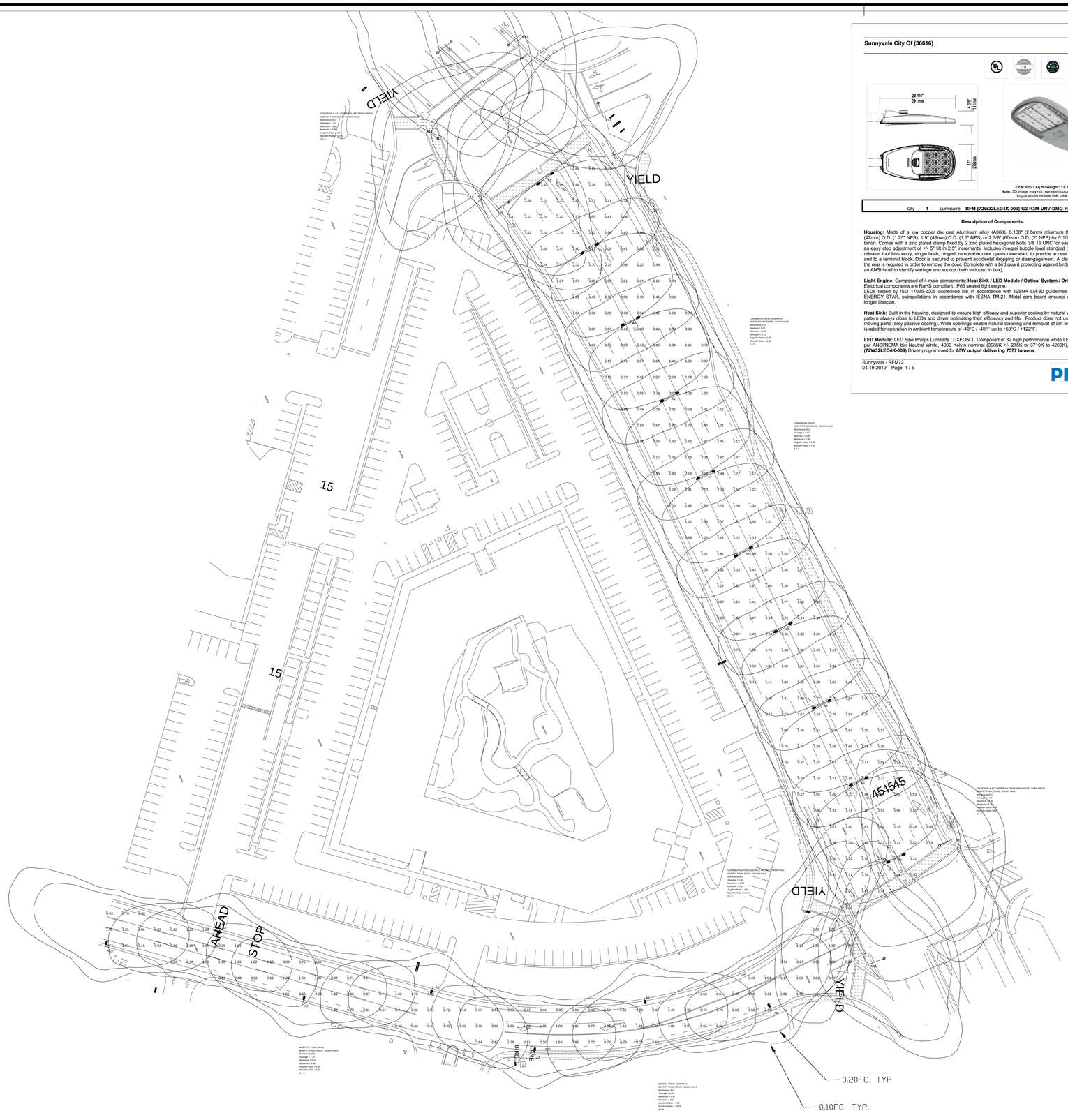
HARVEST
PROPERTIES

1389 MOFFETT PARK DRIVE

1389 MOFFETT PARK DRIVE
SUNNYVALE, CA 94089

SOLAR STUDY

RMW architecture & interiors
vision
function
space
culture
ideas
experience
think
listen
build
speak
learn



Sunnyvale City Of (36616)

EPA: 0.523 sq ft / weight: 12.3 lb (5.6 kg)
Note: 3D image may not represent color or option selected.
Logins above include link, click to access.

Qty	Luminaire
1	**RFM-{72W32LED4K-009}-G2-R3M-UNV-DMG-RCD7-API2011-SP2-GY3**

Description of Components:

Housing: Made of a low copper die cast Aluminum alloy (A360), 0.100" (2.5mm) minimum thickness. Fits on a 1.66" (42mm) O.D. (1.25" NPS), 1.9" (48mm) O.D. (1.5" NPS) or 2 3/8" (60mm) O.D. (2" NPS) by 5 1/2" (140mm) minimum long tenon. Comes with a zinc plated clamp fixed by 2 zinc plated hexagonal bolts 3/8 16 UNC for ease of installation. Provides an easy step adjustment of +/- 5° till in 2.5° increments. Includes integral bubble level standard (always included). A quick release, tool less entry, single latch, hinged, removable door opens downward to provide access to electronic components and to a terminal block. Door is secured to prevent accidental dropping or disengagement. A clearance of 13" (330mm) at the rear is required in order to remove the door. Complete with a bird guard protecting against birds and similar intruders and an ANSI label to identify wattage and source (both included in box).

Light Engine: Composed of 4 main components: **Heat Sink / LED Module / Optical System / Driver**
Electrical components are RoHS compliant, IP66 sealed light engine.
LEDs tested by ISO 17025-2005 accredited lab in accordance with IESNA LM-80 guidelines in compliance with EPA ENERGY STAR, extrapolations in accordance with IESNA TM-21. Metal core board ensures greater heat transfer and longer lifespan.

Heat Sink: Built in the housing, designed to ensure high efficacy and superior cooling by natural vertical convection air flow pattern always close to LEDs and driver optimising their efficiency and life. Product does not use any cooling device with moving parts (only passive cooling). Wide openings enable natural cleaning and removal of dirt and debris. Entire luminaire is rated for operation in ambient temperature of -40°C / -40°F up to +50°C / +122°F.

LED Module: LED type Philips Lumileds LUXEON T. Composed of 32 high performance white LEDs. Color temperature as per ANSI/NEMA bin Neutral White, 4000 Kelvin nominal (3985K +/- 275K or 3710K to 4260K), CRI 70 Min. 75 Typical. **(72W32LED4K-009)** Driver programmed for **65W output delivering 7577 lumens**.

PHILIPS

Sunnyvale City Of (36616)

Optical System: 0% uplight and U0 per IESNA TM-15.

Driver: High power factor of 90% minimum. Electronic driver, operating range 50/60 Hz. Auto-adjusting universal voltage input from 120 to 277 VAC rated for both application line to line or line to neutral, Class I, THD of 20% max. **Driver comes with dimming compatible 0-10 volts.**

The current supplying the LEDs will be reduced by the driver if the driver experiences internal overheating as a protection to the LEDs and the electrical components. Output is protected from short circuits, voltage overload and current overload. Automatic recovery after correction. Standard built-in driver surge protection of 2.5kV (min).

Driver Options: (DMG) Integrated Feature, Dimming compatible 0-10 volts. For applicable warranty, certification and operation guide see Philips Lumec dimmable luminaire specification document for unapproved device installed by other. To get document, click on this link: Specification document or go on web site on this address: http://www.lumec.com/Lumec3DV2/PdfWebLink/Philips Lumec dimmable luminaire specification document for unapproved device installed by other.pdf

Luminaire Options: (RCD7), Receptacle with 7 pins enabling dimming and with two extra connections for future use (these connections are capped off at the factory - requires connections to be made in the field), can be used with a twist-lock control device or photoelectric cell or a shorting cap. Use of photocell or shorting cap is required to ensure proper illumination. **(SP2)**, Integral surge protector tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure with elevated 20kV/20kA waveforms for Line-Ground, Line-Neutral and Neutral-Ground, and in accordance with U.S. DOE (Department of Energy) MSSLC (Municipal Solid-State Street Lighting Consortium) model specification for LED roadway luminaires electrical immunity requirements for High Test Level 10kV / 10kA.

Luminaire Useful Life: Refer to IES files for energy consumption and delivered lumens for each option. Based on ISTMT in-situ thermal testing in accordance with UL1598 and UL8750, Philips System Reliability Tool. Philips Advance data LM-80/TM-21 data, expected to reach 100,000 + hours with >L70 lumen maintenance @ 25°C. Luminaire Useful Life accounts for LED lumen maintenance AND all of these additional factors including: LED life, driver life, PCB substrate, solder joints, on/off cycles, burning hours and corrosion.

PHILIPS

Sunnyvale City Of (36616)

Miscellaneous

Description of Components:

Wiring: The connection of the luminaire is done using a terminal block connector 600V, 85A for use with #2-14 AWG. wires from the primary circuit, located inside the housing. Due to the inrush current that occurs with electronic drivers, recommend using a 10Amp time delay fuse to avoid unwanted fuse blowing (false tripping) that can occur with normal or fast acting fuses.

Hardware: All exposed screws shall be complete with Ceramic primer-seal basecoat to reduce seizing of the parts and offers a high resistance to corrosion. All seals and sealing devices are made and/or lined with EPDM and/or silicone and/or rubber.

Finish: Color to be **medium grey (GY3)** and in accordance with the AAMA 2603 standard. Application of polyester powder coat paint (4 mils/100 microns) with ± 1 mils/24 microns of tolerance. The Thermosetting resins provides a discoloration resistant finish in accordance with the ASTM D2244 standard, as well as luster retention in keeping with the ASTM D523 standard and humidity proof in accordance with the ASTM D2247 standard.

The surface treatment achieves a minimum of 3000 hours for salt spray resistant finish in accordance with testing performed and per ASTM B117 standard.

LED products manufacturing standard: The electronic components sensitive to electrostatic discharge (ESD) such as light emitting diodes (LEDs) are assembled in compliance with IEC61340-5-1 and ANSI/ESD S20.20 standards so as to eliminate ESD events that could decrease the useful life of the product.

Vibration Resistance: The RFM meets the **ANSI C136.31**, American National Standard for Roadway Luminaire Vibration specifications for Bridge/overpass applications (Tested for 3G over 100 000 cycles).

The RFM meets the **California Test 611, Testing durability of mast arm mounted luminaires**, specifications (a 2 000 000 cycles test).

Service Tag: Each individual luminaire is uniquely identifiable, thanks to the Philips Service tag application. With a simple scan of a QR code, placed on the inside of the mast door, you gain instant access to the luminaire configuration, making installation and maintenance operations faster and easier, no matter what stage of the luminaire's lifetime. Just download the APP and register your product right away. For more details visit: philips.com/servicetag

Warranty: Luminaire comes with a warranty of 10 years on product and finish. See https://www.usa.lighting.philips.com/support/support/warranty for details.

Certifications and Compliance: cULus Listed for Canada and USA. Luminaire meets DOE and MSSLC Model Specification for LED Roadway Luminaires. Medium RoadFocus luminaires are DesignLights Consortium qualified. Luminaire complies with or exceeds the following ANSI C136 standards: .2, .3, .10, .14, .15, .22, .25, .31, .37, .41.

Web site information details: Click on any specific information details you need: / cULus Certification / Warranty

PHILIPS

Luminaire Schedule - LED

Project: MOFFET PARK DRIVE - SUNNYVALE

Symbol	Qty	Label	Arrangement	Lum. Watts	Lum. Lumens	LLF	LLD	LDD	UDF	Description	Filename
	8	A2	SINGLE	64	7577	0.950	0.950	1.000	1.000	LUMEC RFM-{72W32LED4K-009}-G2-R3M-UNV @ 27'-6" + 6' ARM	Configured RFM-72W32LED4K-G2-R
	10	A3	BACK-BACK	64	7577	0.950	0.950	1.000	1.000	LUMEC RFM-{72W32LED4K-009}-G2-R3M-UNV @ 33'-3" + 8' ARM	Configured RFM-72W32LED4K-G2-R

Luminaire Schedule - LED

Project: EXISTING

Symbol	Qty	Label	Arrangement	Lum. Watts	Lum. Lumens	LLF	LLD	LDD	UDF	Description	Filename
	6	EX1	SINGLE	133	9867	0.950	0.950	1.000	1.000	EXISTING LED COBRAHEADS ON TRAFFIC POLE @ 34'-3" + 15' ARM	STR-LWY-2M-__-08-D-UL-525-43K-
	1	EX2	BACK-BACK	133	9867	0.950	0.950	1.000	1.000	EXISTING LED COBRAHEADS @ 33'-3" + 8' ARM	STR-LWY-2M-__-08-D-UL-525-43K-

Calculation Summary

Project: MOFFET PARK DRIVE - SUNNYVALE

Description	CalcType	Units	Grid Z	Avg	Max	Min	Avg/Min	Max/Min
CARIBBEAN DRIVE SIDEWALK	Illuminance	Fc	0	0.61	1.15	0.12	5.08	9.58
CARIBBEAN DRIVE SIDEWALK PROJECT FRONTAGE	Illuminance	Fc	0	0.60	2.68	0.15	4.00	17.87
CARRIBEAN DRIVE	Illuminance	Fc	0	1.67	3.92	0.56	2.98	7.00
CROSSWALK AT CARIBBEAN DRIVE AND MOFFET PARK DRIVE	Illuminance	Fc	0	1.42	3.09	0.35	4.06	8.83
CROSSWALK AT CARIBBEAN AND TWIN CREEKS	Illuminance	Fc	0	1.61	3.95	0.36	4.47	10.97
MOFFET DRIVE SIDEWALK	Illuminance	Fc	0	0.82	2.47	0.24	3.42	10.29
MOFFETT PARK DRIVE	Illuminance	Fc	0	1.11	2.74	0.36	3.08	7.61

PRELIMINARY - NOT FOR CONSTRUCTION

ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE

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

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

Associated Lighting Representatives, Inc.

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

REPORT FOR: RMW ARCHITECTS AND INTERIORS
BY: APPLICATIONS ENGINEERING; RAMON ZAPATA
SALES REPRESENTATIVE: ALR; JD STEVENS

AGI32 VERSION 19.6
AGI (C) 2019 LIGHTING ANALYSTS, INC.
10268 W. CENTENNIAL ROAD, SUITE 202
LITTLETON, CO 80127

PROJECT DESCRIPTION

1389 MOFFET PARK DRIVE AND CARIBBEAN DRIVE
CITY OF SUNNYVALE

DRAWING NO. / INPUT FILE
16808JDS.DWG / 16808JDS.A32

SCALE	SHEET	DATE	REV
1" = 40'	1 OF 1	04.22.2019	X

LEED v4 for BD+C: Core and Shell

Project Checklist (preliminary)

Project Name: 1389 Moffett Park Drive, Sunnyvale, CA 94089
Date: 2019 March

Y	?	N			
1			Credit	Integrative Process	1

5	7	28	Location and Transportation		20
		20	Credit	LEED for Neighborhood Development Location	20
2			Credit	Sensitive Land Protection	2
		3	Credit	High Priority Site	3
	1	5	Credit	Surrounding Density and Diverse Uses	6
	6		Credit	Access to Quality Transit	6
1			Credit	Bicycle Facilities	1
1			Credit	Reduced Parking Footprint	1
1			Credit	Green Vehicles	1

9	2	0	Sustainable Sites		11
Y			Prereq	Construction Activity Pollution Prevention	Required
1			Credit	Site Assessment	1
1	1		Credit	Site Development - Protect or Restore Habitat	2
1			Credit	Open Space	1
2	1		Credit	Rainwater Management	3
2			Credit	Heat Island Reduction	2
1			Credit	Light Pollution Reduction	1
1			Credit	Tenant Design and Construction Guidelines	1

7	4	0	Water Efficiency		11
Y			Prereq	Outdoor Water Use Reduction	Required
Y			Prereq	Indoor Water Use Reduction	Required
Y			Prereq	Building-Level Water Metering	Required
1	1		Credit	Outdoor Water Use Reduction	2
4	2		Credit	Indoor Water Use Reduction	6
1	1		Credit	Cooling Tower Water Use	2
1			Credit	Water Metering	1

22	11	0	Energy and Atmosphere		33
Y			Prereq	Fundamental Commissioning and Verification	Required
Y			Prereq	Minimum Energy Performance	Required
Y			Prereq	Building-Level Energy Metering	Required
Y			Prereq	Fundamental Refrigerant Management	Required
6			Credit	Enhanced Commissioning	6
8	10		Credit	Optimize Energy Performance	18
1			Credit	Advanced Energy Metering	1
2			Credit	Demand Response	2
2	1		Credit	Renewable Energy Production	3
1			Credit	Enhanced Refrigerant Management	1
2			Credit	Green Power and Carbon Offsets	2

5	6	3	Materials and Resources		14
Y			Prereq	Storage and Collection of Recyclables	Required
Y			Prereq	Construction and Demolition Waste Management Planning	Required
	3	3	Credit	Building Life-Cycle Impact Reduction	6
1	1		Credit	Building Product Disclosure and Optimization - Environmental Product Declarations	2
1	1		Credit	Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1	1		Credit	Building Product Disclosure and Optimization - Material Ingredients	2
2			Credit	Construction and Demolition Waste Management	2

8	2	0	Indoor Environmental Quality		10
Y			Prereq	Minimum Indoor Air Quality Performance	Required
Y			Prereq	Environmental Tobacco Smoke Control	Required
2			Credit	Enhanced Indoor Air Quality Strategies	2
2	1		Credit	Low-Emitting Materials	3
1			Credit	Construction Indoor Air Quality Management Plan	1
2	1		Credit	Daylight	3
1			Credit	Quality Views	1

4	2	0	Innovation		6
3	2		Credit	Innovation	5
1			Credit	LEED Accredited Professional	1

2	2	0	Regional Priority			4
1			Credit	Regional Priority: Specific Credit	BPD&O - Sourcing	1
1			Credit	Regional Priority: Specific Credit	Indoor Water Use Reduction	1
	1		Credit	Regional Priority: Specific Credit		1
	1		Credit	Regional Priority: Specific Credit		1

63	36	31	TOTALS	Possible Points:	110

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

Regional Priority credits available

Optimize energy performance (threshold: 10)
Access to quality transit (threshold: 5)
Building life-cycle impact reduction (threshold: 3)
Building product disclosure and optimization - sourcing of raw materials (threshold: 0)
Rainwater management (threshold: 3)
Indoor water use reduction (threshold: 4)

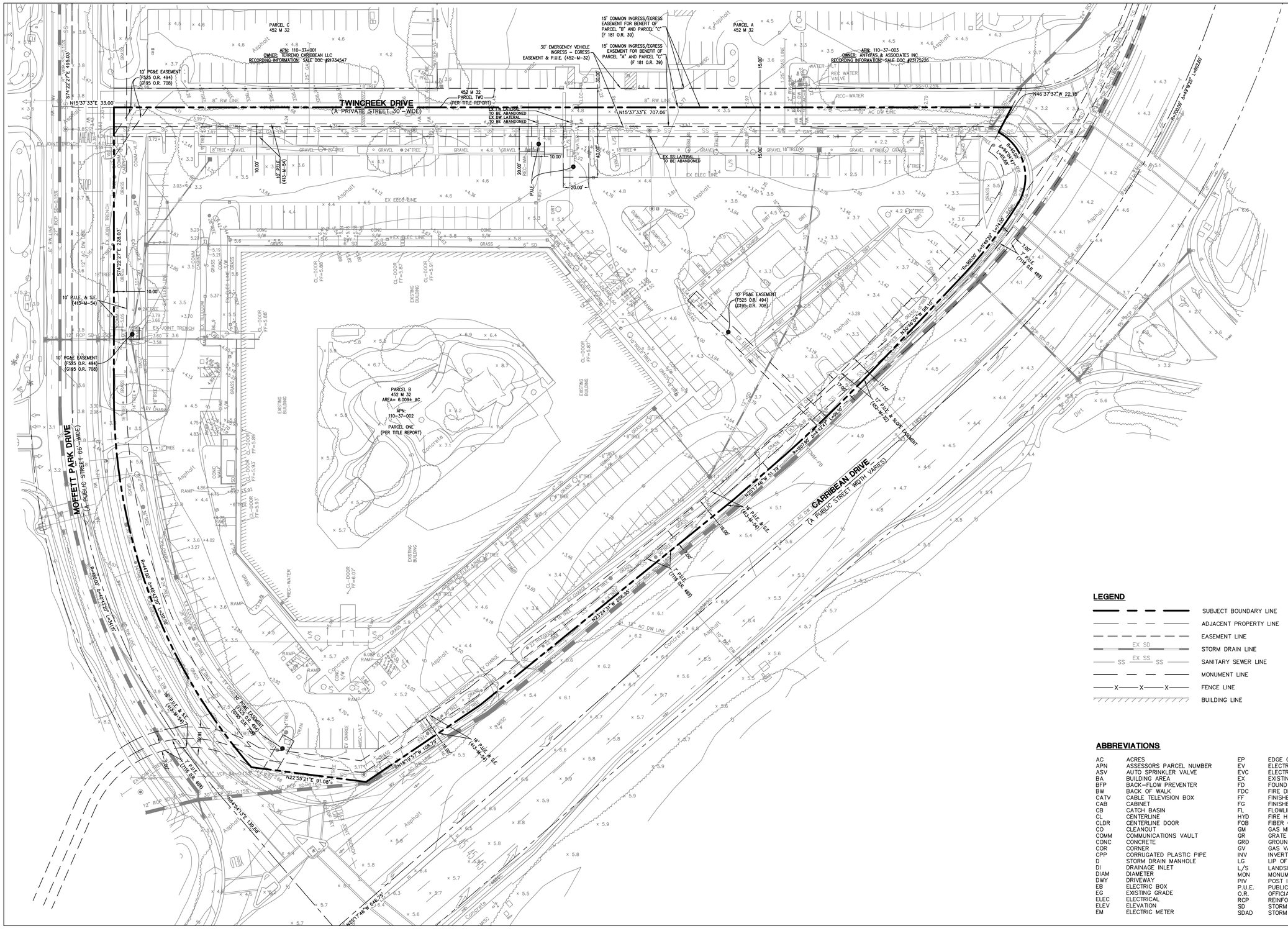
HARVEST PROPERTIES

1389 MOFFETT PARK DRIVE

1389 MOFFETT PARK DRIVE
SUNNYVALE, CA 94089

PRELIMINARY LEED CHECKLIST

RMW architecture & interiors
vision function space culture ideas experience
think listen build speak learn



GRAPHIC SCALE

30 0 30 60

BENCHMARK STATEMENT

THE BENCHMARK USED FOR THIS SURVEY IS A CITY OF SUNNYVALE BENCHMARK, BM31, DESCRIBED AS BRASS DISC IN TOP OF CURB NEXT TO CATCH BASIN AT THE NORTHWEST CURB RETURN, INTERSECTION OF MOFFETT PARK DRIVE AND CARIBBEAN DRIVE, CITY OF SUNNYVALE.

ELEV = 3.266 FEET (NAVD88 DATUM)

REFRENCES

1. FIRST AMERICAN TITLE INSURANCE COMPANY ORDER NUMBER: NCS-899837-SC, DATED AUGUST, 09 2018.
2. 452 M 32
3. 413 M 54
4. DOC. 18277901
5. APN 110-37-002

SURVEY NOTES

1. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

2. DATES OF FIELD SURVEY: OCTOBER 2018

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

4. BENCHMARK: THE BENCHMARK USED FOR THIS SURVEY IS A CITY OF SUNNYVALE BENCHMARK, BM31, DESCRIBED AS BRASS DISC IN TOP OF CURB NEXT TO CATCH BASIN AT THE NORTHWEST CURB RETURN, INTERSECTION OF MOFFETT PARK DRIVE AND CARIBBEAN DRIVE, CITY OF SUNNYVALE.

   ELEV = 3.266 FEET (NAVD88 DATUM)

5. BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON ARE BASED UPON THE CALIFORNIA COORDINATE SYSTEM OF 1983, CCS83, ZONE 3, (EPOCH 2018.25) IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819.

6. AERIAL BASED TOPOGRAPHIC MAP SHOWN AS BACKGROUND TO THIS SURVEY PROVIDED BY 360 AERIAL SURVEYS DATED 10/22/18.

7. UTILITY NOTE: THE TYPES, LOCATIONS, AND SIZES OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE BASED ON AS-BUILT MAPS, GIS MAPS, AND OTHER UTILITY INFORMATION FROM DIFFERENT SOURCES. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO DELINEATE ALL KNOWN UNDERGROUND UTILITIES.

LEGEND

▬ ▬ ▬ ▬	SUBJECT BOUNDARY LINE	⋈ WV	WV
— — — —	ADJACENT PROPERTY LINE	☼ ⊸☼	STREET LIGHT
- - - - - - -	EASEMENT LINE	●	BOLLARD
EX SD	STORM DRAIN LINE	○ CO	CLEAN OUT
SS EX SS SS	SANITARY SEWER LINE	≪	FIRE DEPARTMENT CONNECTION
— — — —	MONUMENT LINE	o—o	BACK FLOW PREVENTION DEVICE
—X—X—X—	FENCE LINE	▦	STORM DRAIN CATCH BASIN
//////////	BUILDING LINE	■	STORM DRAIN INLET
		◉	MANHOLE

ABBREVIATIONS

AC	ACRES	EP	EDGE OF PAVEMENT	SDCB	STORM DRAIN CATCH BASIN
APN	ASSESSORS PARCEL NUMBER	EV	ELECTRIC VAULT	SDMH	STORM DRAIN MANHOLE
ASV	AUTO SPRINKLER VALVE	EVC	ELECTRIC VEHICLE CHARGER	SF	SQUARE FEET
BA	BUILDING AREA	EX	EXISTING	SLB	STREET LIGHT BOX
BFP	BACK-FLOW PREVENTER	FD	FOUND	S/W	SIDEWALK
BW	BACK OF WALK	FDC	FIRE DEPARTMENT CONNECTION	SS	SANITARY SEWER
CATV	CABLE TELEVISION BOX	FF	FINISHED FLOOR	SSCO	SANITARY SEWER CLEAN OUT
CAB	CABINET	FG	FINISHED GRADE	SSMH	SANITARY SEWER MANHOLE
CB	CATCH BASIN	FL	FLOWLINE	STLT	STREET LIGHT
CL	CENTERLINE	HYD	FIRE HYDRANT	STR	STAIR
CLDR	CENTERLINE DOOR	FOB	FIBER OPTIC BOX	TC	TOP OF CURB
CO	CLEANOUT	GM	GAS METER	TEL	TELEPHONE
COMM	COMMUNICATIONS VAULT	GR	GRATE	TOP	TOP OF SLOPE
CONC	CONCRETE	GRD	GROUND	TMH	TELEPHONE MANHOLE
COR	CORNER	GV	GAS VALVE	TRANS	TRANSFORMER
CPP	CORRUGATED PLASTIC PIPE	INV	INVERT	UB	UNDERGROUND BOX
D	STORM DRAIN MANHOLE	LG	LIP OF GUTTER	UNK	UNKNOWN
DI	DRAINAGE INLET	L/S	LANDSCAPE	UTIL	UTILITY
DIAM	DIAMETER	MON	MONUMENT	VG	VALLEY GUTTER
DWY	DRIVEWAY	PIV	POST INDICATOR VALVE	VLT	VAULT
EB	ELECTRIC BOX	P.U.E.	PUBLIC UTILITY EASEMENT	WB	WATER BOX
EG	EXISTING GRADE	O.R.	OFFICIAL RECORDS	WM	WATER METER
ELEC	ELECTRICAL	RCP	REINFORCED CONCRETE PIPE	W-T	WALL TOP
ELEV	ELEVATION	SD	STORM DRAIN	WV	WATER VALVE
EM	ELECTRIC METER	SDAD	STORM DRAIN AREA DRAIN		

07/10/19

C1.0

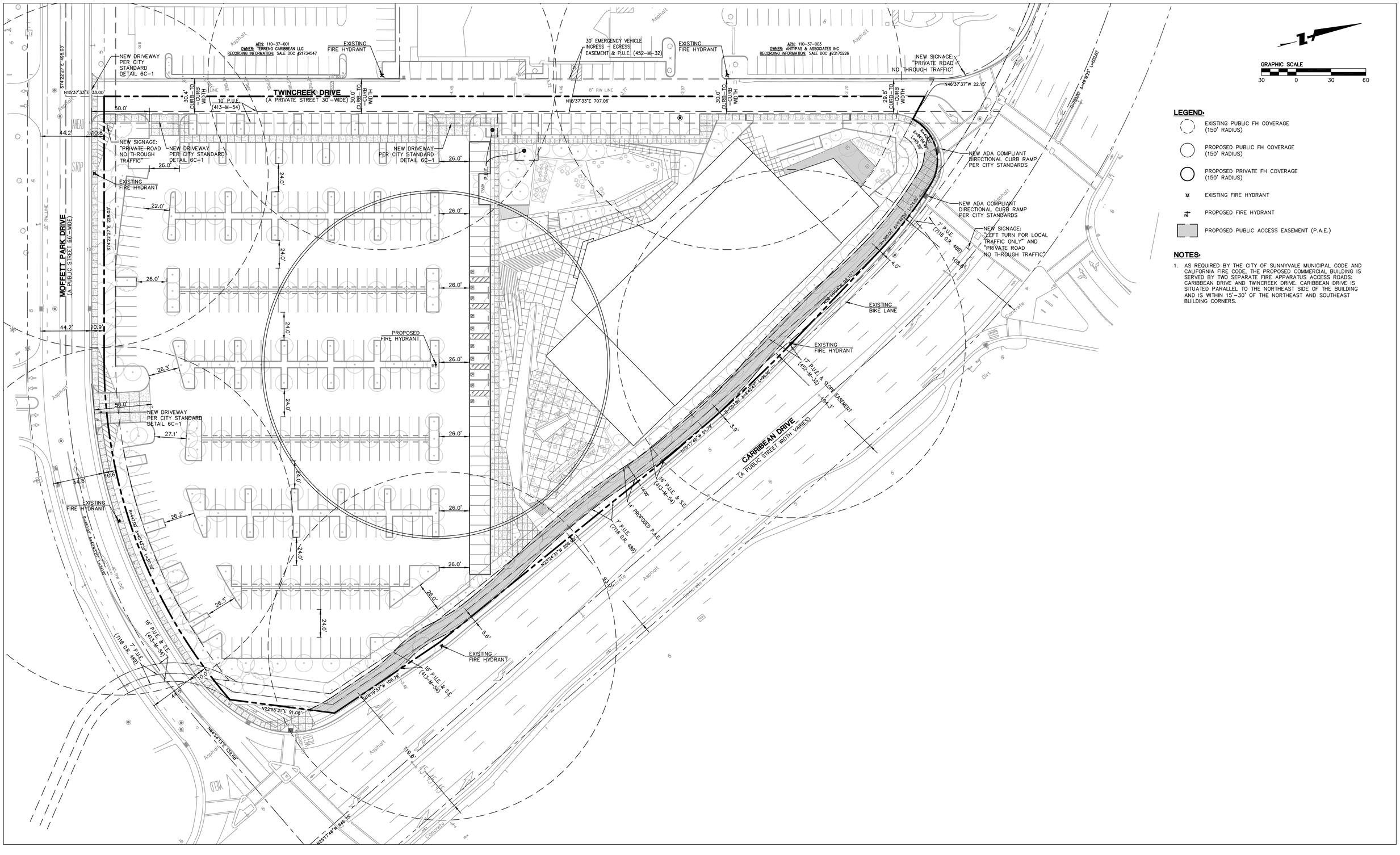
HARVEST
PROPERTIES

1389 MOFFETT PARK DRIVE

1389 MOFFETT PARK DRIVE
SUNNYVALE, CA 94089

EXISTING CONDITIONS PLAN

vision
function
space
culture
ideas
experience
RMW think
listen
build
speak
learn
architecture & interiors



07/10/19

C2.0

1389 MOFFETT PARK DRIVE

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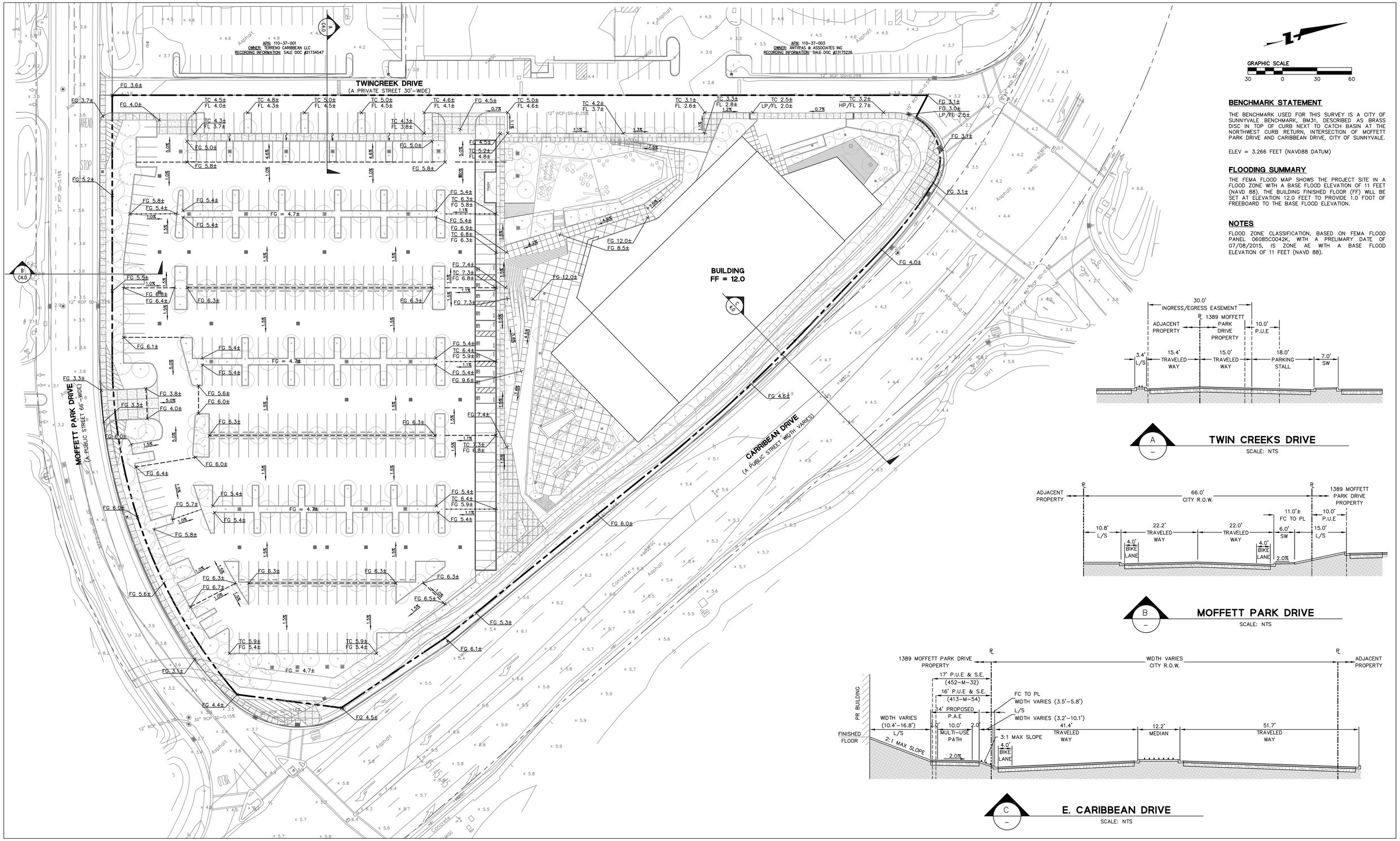
SUNNYVALE, CA 94089

PROPOSED SITE PLAN

HARVEST PROPERTIES

vision
function
space
culture
ideas
experience
RMW architecture & interiors
think
listen
build
speak
learn



BENCHMARK STATEMENT

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ELEV = 3.266 FEET (NAVD88 DATUM)

FLOODING SUMMARY

THE FEMA FLOOD MAP SHOWS THE PROJECT SITE IN A FLOOD ZONE WITH A BASE FLOOD ELEVATION OF 11 FEET (NAVD 88). THE BUILDING FINISHED FLOOR (FF) WILL BE SET AT ELEVATION 12.0 FEET TO PROVIDE 1.0 FOOT OF FREEBOARD TO THE BASE FLOOD ELEVATION.

NOTES

FLOOD ZONE CLASSIFICATION, BASED ON FEMA FLOOD PANEL 06085C0042K, WITH A PRELIMARY DATE OF 07/08/2015, IS ZONE AE WITH A BASE FLOOD ELEVATION OF 11 FEET (NAVD 88).

07/10/19

C3.0

1389 MOFFETT PARK DRIVE

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PROPOSED GRADING AND DRAINAGE PLAN

HARVEST PROPERTIES

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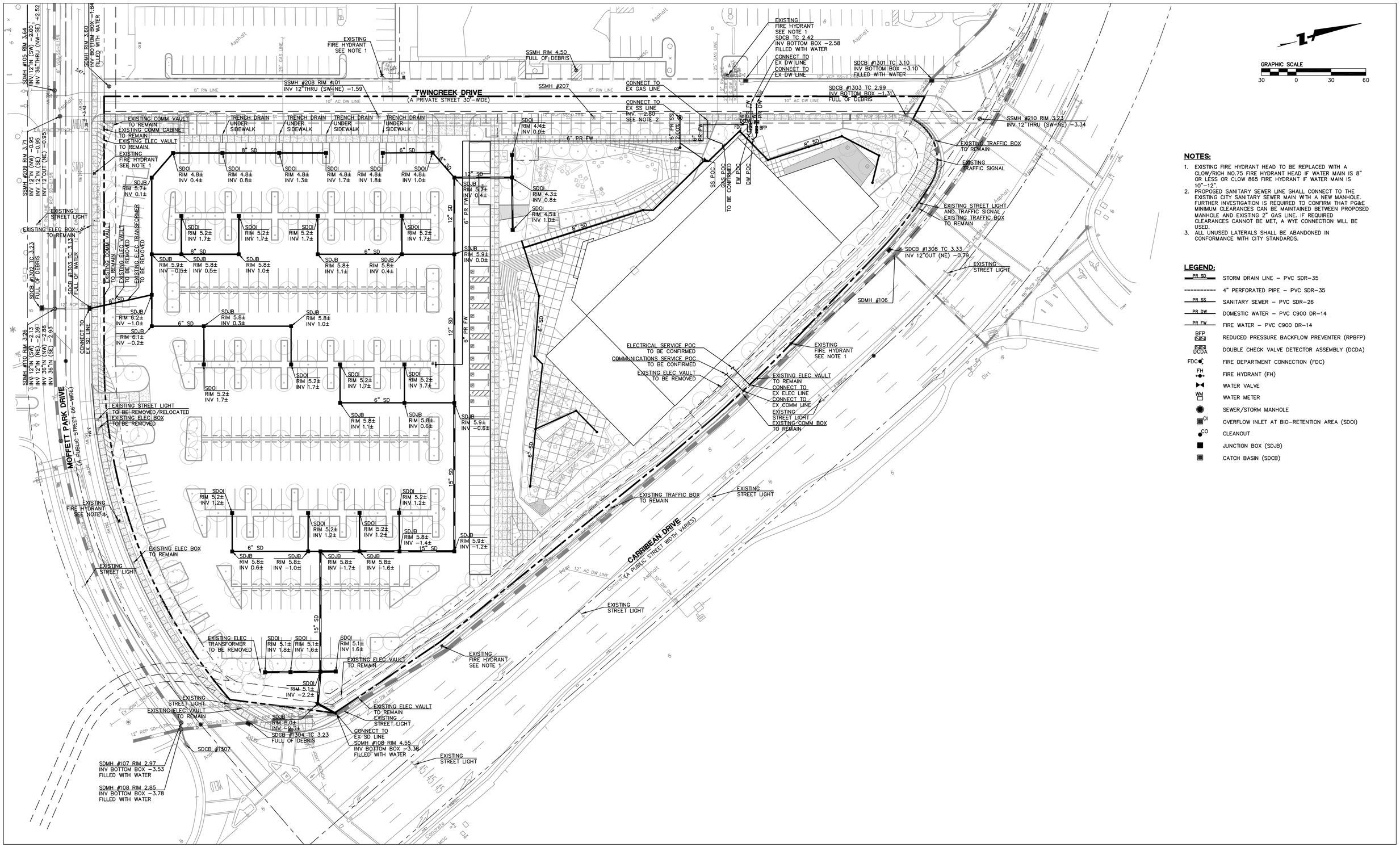

07/10/19

C4.0

HARVEST PROPERTIES

1389 MOFFETT PARK DRIVE

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SUNNYVALE, CA 94089

PROPOSED UTILITIES PLAN

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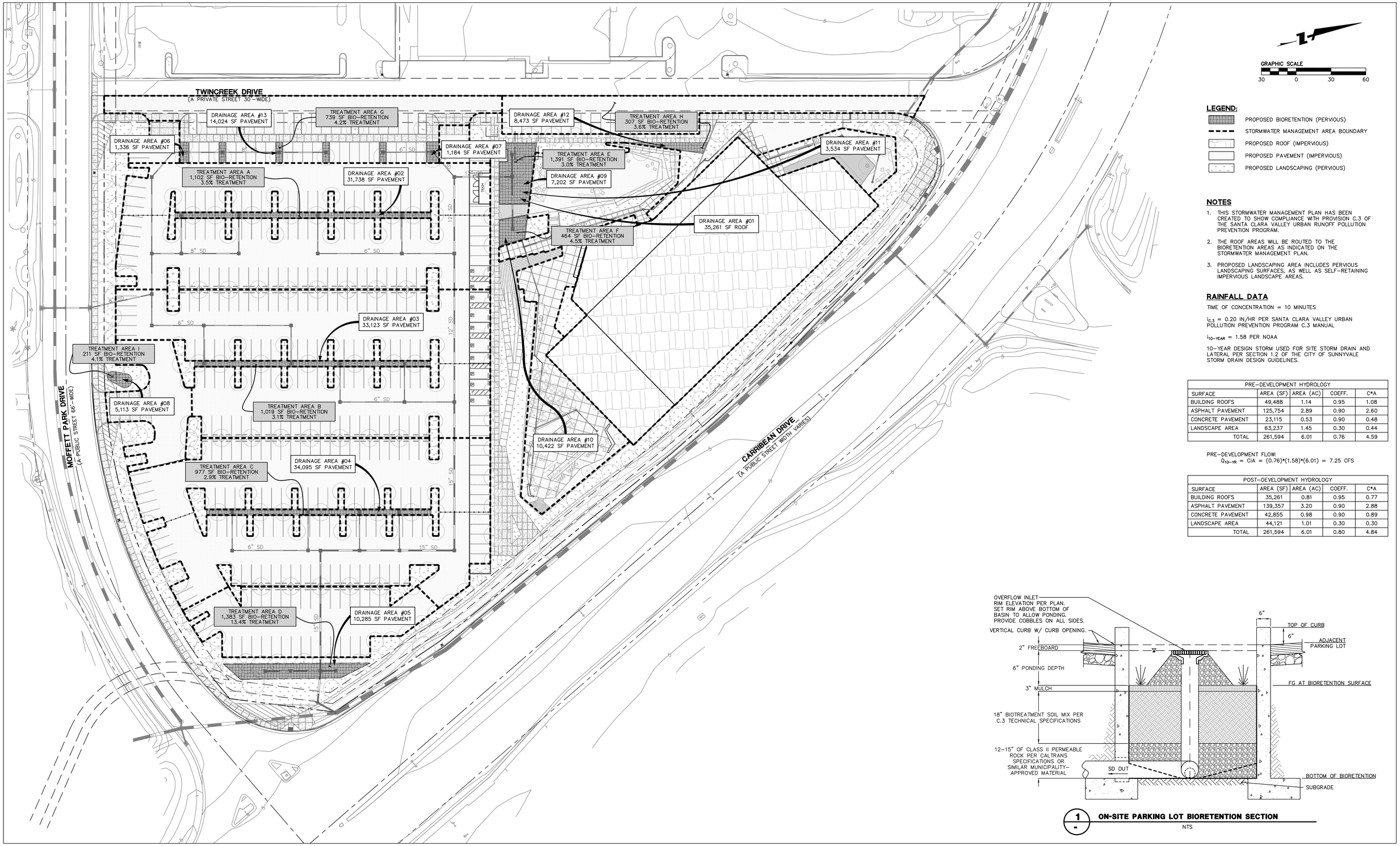

LEGEND:

- PROPOSED BIORETENTION (PERVIOUS)
- STORMWATER MANAGEMENT AREA BOUNDARY
- PROPOSED ROOF (IMPERVIOUS)
- PROPOSED PAVEMENT (IMPERVIOUS)
- PROPOSED LANDSCAPING (PERVIOUS)

NOTES

1. THIS STORMWATER MANAGEMENT PLAN HAS BEEN CREATED TO SHOW COMPLIANCE WITH PROVISION C.3 OF THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM.
2. THE ROOF AREAS WILL BE ROUTED TO THE BIORETENTION AREAS AS INDICATED ON THE STORMWATER MANAGEMENT PLAN.
3. PROPOSED LANDSCAPING AREA INCLUDES PERVIOUS LANDSCAPING SURFACES, AS WELL AS SELF-RETAINING IMPERVIOUS LANDSCAPE AREAS.

RAINFALL DATA

TIME OF CONCENTRATION = 10 MINUTES

$i_{C.3}$ = 0.20 IN/HR PER SANTA CLARA VALLEY URBAN POLLUTION PREVENTION PROGRAM C.3 MANUAL

$i_{10-YEAR}$ = 1.58 PER NOAA

10-YEAR DESIGN STORM USED FOR SITE STORM DRAIN AND LATERAL PER SECTION 1.2 OF THE CITY OF SUNNYVALE STORM DRAIN DESIGN GUIDELINES.

PRE-DEVELOPMENT HYDROLOGY				
SURFACE	AREA (SF)	AREA (AC)	COEFF.	C*A
BUILDING ROOFS	49,488	1.14	0.95	1.08
ASPHALT PAVEMENT	125,754	2.89	0.90	2.60
CONCRETE PAVEMENT	23,115	0.53	0.90	0.48
LANDSCAPE AREA	63,237	1.45	0.30	0.44
TOTAL	261,594	6.01	0.76	4.59

PRE-DEVELOPMENT FLOW:
Q_{10-YR} = CIA = (0.76)*(1.58)*(6.01) = 7.25 CFS

POST-DEVELOPMENT HYDROLOGY				
SURFACE	AREA (SF)	AREA (AC)	COEFF.	C*A
BUILDING ROOFS	35,261	0.81	0.95	0.77
ASPHALT PAVEMENT	139,357	3.20	0.90	2.88
CONCRETE PAVEMENT	42,855	0.98	0.90	0.89
LANDSCAPE AREA	44,121	1.01	0.30	0.30
TOTAL	261,594	6.01	0.80	4.84

1 - ON-SITE PARKING LOT BIORETENTION SECTION
NTS

07/10/19

C5.0

HARVEST PROPERTIES

1389 MOFFETT PARK DRIVE

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SUNNYVALE, CA 94089

PROPOSED STORMWATER MANAGEMENT PLAN

RMW architecture & interiors
vision function space culture ideas experience
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N 0 10' 20' 30' 60'

L0

06/17/19

HARVEST PROPERTIES

1389 MOFFETT PARK DRIVE

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SUNNYVALE, CA 94089

LANDSCAPE DRAWINGS

RMW architecture & interiors
vision
function
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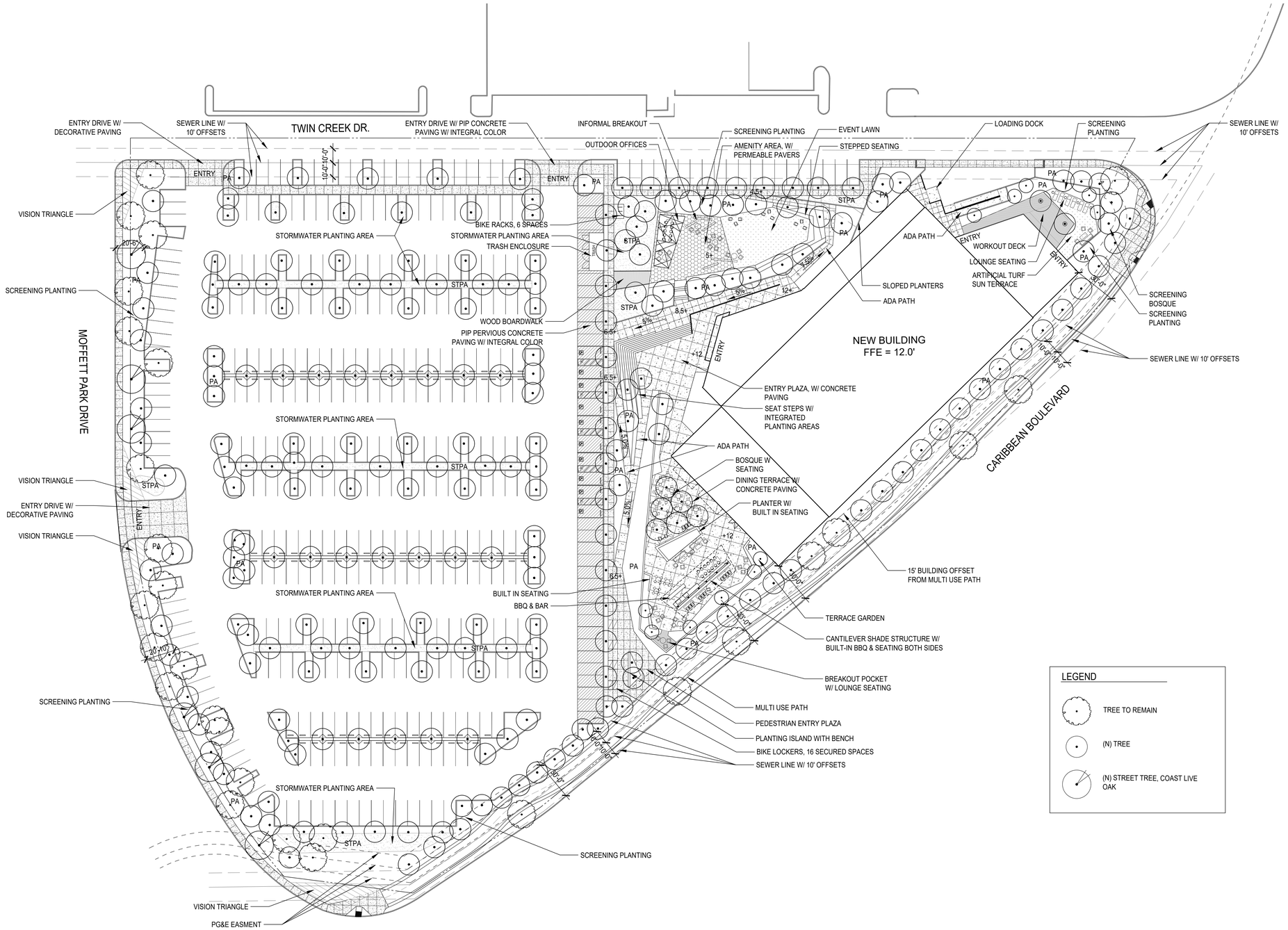

06/17/19

0 10' 20' 30' 60'

L1

HARVEST PROPERTIES

1389 MOFFETT PARK DRIVE

1389 MOFFETT PARK DRIVE
SUNNYVALE, CA 94089

OVERALL LANDSCAPE PLAN

RMW architecture & interiors
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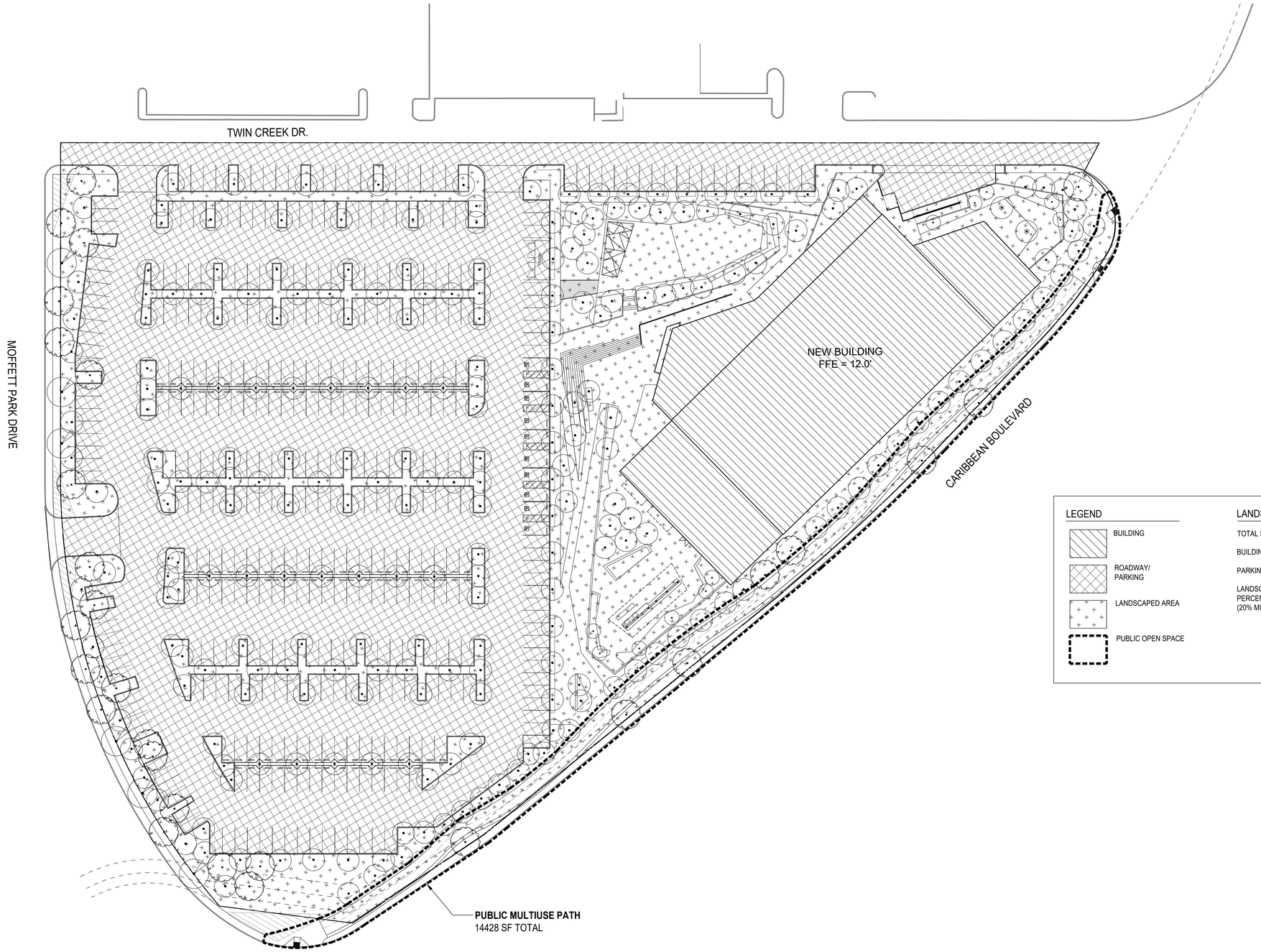

LEGEND

- BUILDING
- ROADWAY/ PARKING
- LANDSCAPED AREA
- PUBLIC OPEN SPACE

LANDSCAPED AREA

TOTAL SITE AREA:	271,760 SF
BUILDING FOOTPRINT:	35,257 SF
PARKING AND ROADWAYS:	136,836 SF
LANDSCAPED AREA:	89,498 SF
PERCENT OF SITE AREA: (20% MIN REQUIRED)	33%

N

0 10' 20' 30' 60'

L2

06/17/19

HARVEST PROPERTIES

1389 MOFFETT PARK DRIVE

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SUNNYVALE, CA 94089

AREA DIAGRAM: LANDSCAPED AREA

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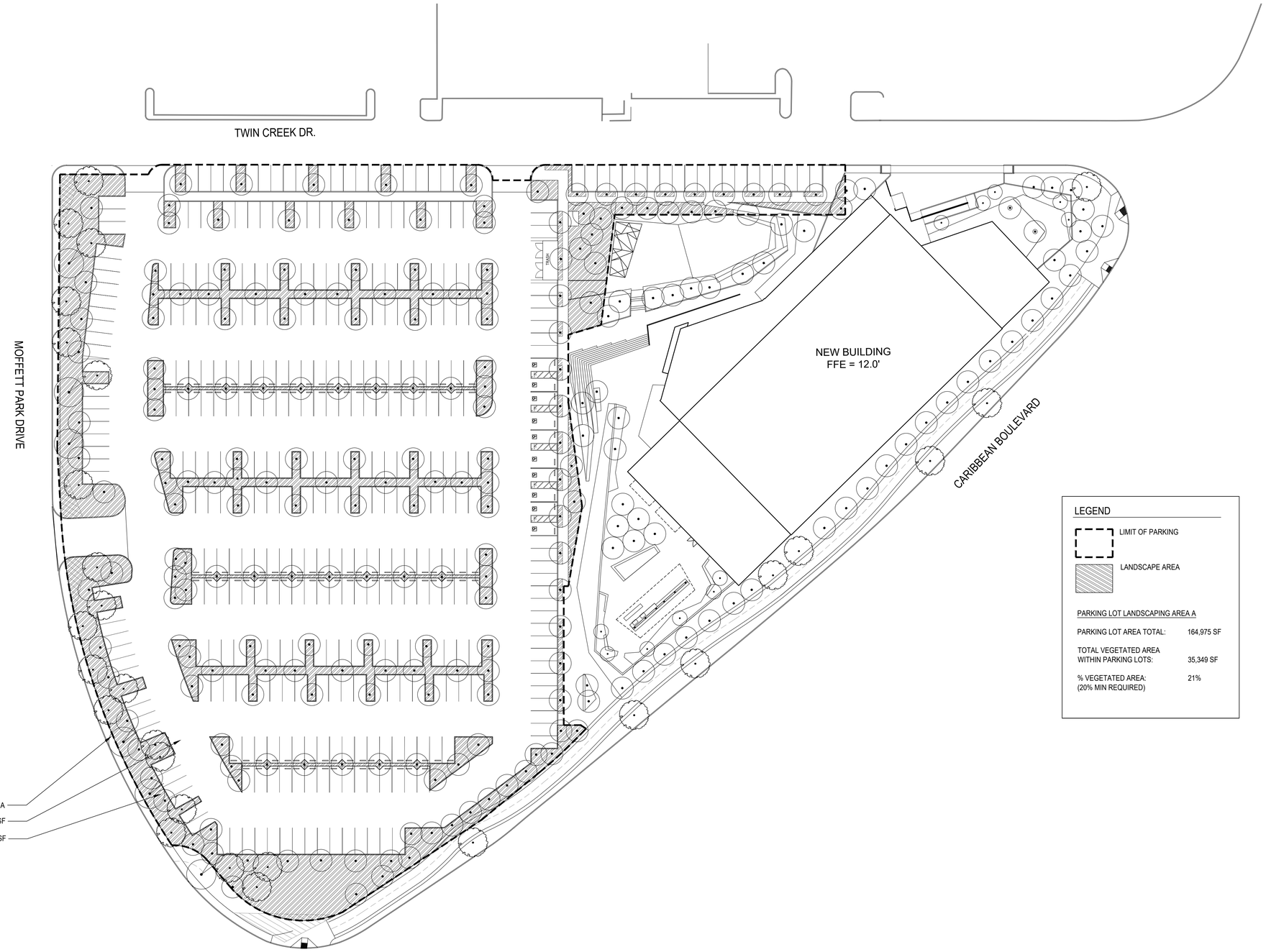

LEGEND

LIMIT OF PARKING

LANDSCAPE AREA

PARKING LOT LANDSCAPING AREA A

PARKING LOT AREA TOTAL:	164,975 SF
TOTAL VEGETATED AREA WITHIN PARKING LOTS:	35,349 SF
% VEGETATED AREA: (20% MIN REQUIRED)	21%

06/17/19

0 10' 20' 30' 60'

L3

HARVEST PROPERTIES

1389 MOFFETT PARK DRIVE

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SUNNYVALE, CA 94089

AREA DIAGRAM: PARKING LOT PLANTING

RMW architecture & interiors
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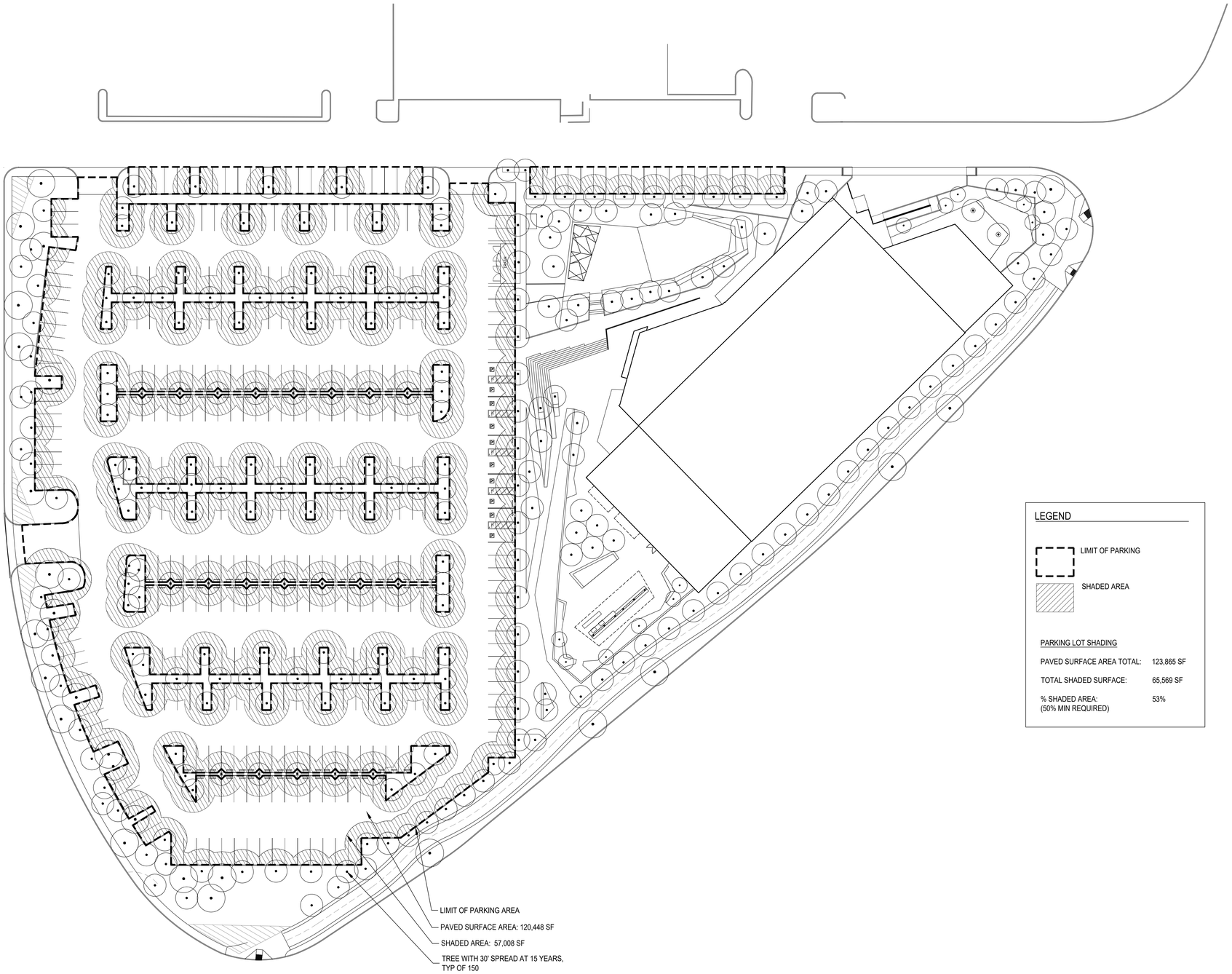

LEGEND

LIMIT OF PARKING

SHADED AREA

PARKING LOT SHADING

PAVED SURFACE AREA TOTAL:	123,865 SF
TOTAL SHADED SURFACE:	65,569 SF
% SHADED AREA: (50% MIN REQUIRED)	53%

0 10' 20' 30' 60'

L4

06/17/19

HARVEST PROPERTIES

1389 MOFFETT PARK DRIVE

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AREA DIAGRAM: PARKING LOT SHADING

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vision function space culture ideas experience think listen build speak learn

TREE SCHEDULE

QTY	SYMBOL	ABBR.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	CALIPER	HEIGHT	MATURE HEIGHT	MATURE WIDTH	WUCOLS
TREES											
		ACE NEG	ACER NEGUNDO	BOX ELDER	24" BOX	SEE PLAN	>2"	11'-13'	40'	30'	M
		CER CAN	CERCIS CANADENSIS	EASTERN REDBUD	24" BOX MULTI-STEM	SEE PLAN	>1-1/2"	6-7'	25'	25'	M
		CER OCC	*CERCIS OCCIDENTALIS*	WESTERN REDBUD	24" BOX MULTI-STEM	SEE PLAN	>1-1/2"	6-7'	15'	15'	L
		CHI LIN	*CHILOPSIS LINEARIS 'TIMELESS BEAUTY' MULTI-STEM*	TIMELESS BEAUTY DESERT WILLOW MULTI-STEM	24" BOX MULTI-STEM	SEE PLAN	>1-1/2"	6-7'	25'	20'	L
		PLA ACE	*PLATANUS ACERIFOLIA*	LONDON PLANE TREE	36" BOX	SEE PLAN	>3"	12'-14'	45'	35'	L
		PLA RAC	*PLATANUS RACEMOSA*	WESTERN SYCAMORE	24" BOX	SEE PLAN	>2"	11'-13'	40'	35'	L
		QUE AGR	*QUERCUS AGRIFOLIA*	COAST LIVE OAK	24" BOX	35' O.C.	>2"	11'-13'	40'	40'	L
		QUE VIR	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	36" BOX	SEE PLAN	>3"	12'-14'	40'	40'	L

NOTES:

1. STREET TREES AT MOFFETT PARK DRIVE AND CARIBBEAN DRIVE TO BE COAST LIVE OAK, SPACED 35' O.C.

PLANT SCHEDULE

QTY	SYMBOL	ABBR.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	MATURE HEIGHT	MATURE WIDTH	WUCOLS
SHRUBS									
		ARC HOW	*ARCTOSTAPHYLOS 'DR HURD'*	DR HURD MANZANITA	15 GAL	7'0" O.C.	10'-0"	10'	L
		ARC HOW	*ARCTOSTAPHYLOS 'HOWARD MCMINN'*	HOWARD MCMINN MANZANITA	15 GAL	4'0" O.C.	5'	7'	L
		CAR CAL	*CARPENTERIA CALIFORNICA 'ELIZABETH'*	ELIZABETH BUSH ANEMONE	10 GAL	4'0" O.C.	5'	7'	L
		CEA JUL	*CEANOTHUS 'JULIA PHELPS'*	SMALL LEAF MOUNTAIN LILAC	15 GAL	4'0" O.C.	5'	7'	L
		COR STO	*CORNUS STOLONIFERA*	RED TWIG DOGWOOD	15 GAL	6'0"O.C.	6'	8'	L
		DIP LON	*DIPLACUS LONGIFOLIUS*	CONEJO MONKEY FLOWER	1 GAL	24" O.C.	3'	3'	L
		ERI GIG	ERIOGONUM GIGANTEA	BUCKWHEAT	5 GAL	48" O.C.	4'	5'	VL
		FRE KEN	*FREMONTODENDRON 'KEN TAYLOR'*	KEN TAYLOR FLANNEL BUSH	15 GAL	5'0" O.C.	5'	8'	VL
		LUP ALB	*LUPINUS ALBIFRONS*	BUSH LUPINE	5 GAL	3'0" 0.C.	3'	4'	VL
		RHA EVE	*RHAMNUS CALIFORNICA 'EVE CASE'*	EVE CASE COFFEE BERRY	15 GAL	5'0" O.C.	6'	6'	L
		RHA MOU	*RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'*	MOUND SAN BRUNO COFFEE BERRY	15 GAL	4'0" O.C.	5'	5'	L
GROUNDCOVERS									
		ARC CAR	ARCTOSTAPHYLOS 'CARMEL SUR'	CARMEL SUR MANZANITA	5 GAL	36" O.C.	18"	6'	L
		ARC PAC	*ARCTOSTAPHYLOS 'PACIFIC MIST'*	PACIFIC MIST MANZANITA	5 GAL	36" O.C.	2'-0"	8'-0"	L
		BAC PIG	BACCHARIS PILULARIS 'PIGEON POINT'	PIGEON POINT COYOTE BRUSH	1 GAL	4'0" O.C.	18"	8'	L
		CEA YAN	*CEANOTHUS 'YANKEE POINT'*	YANKEE POINT CEANOTHUS	5 GAL	4'0" O.C.	30"	8'	L
		RHA SEA	RHAMNUS CALIFORNICA 'SEAVIEW'	SEAVIEW COFFEEBERRY	5 GAL	4'0" O.C.	1-2'	6'	L
		SAT DOU	*SATUREJA DOUGLASII*	YERBA BUENA	1 GAL	24" O.C.	6"	3'	L
GRASSES & RUSHES									
		CHO TEC	*CHONDROPETALUM TECTORUM*	CAPE RUSH	1 GAL	48" O.C.	4'	4'	L
		FES MAR	*FESTUCA MAREI*	ATLAS FESCUE	4" POT	36"O.C.	30"	30"	L
		JUN PAT	*JUNCUS PATENS*	CALIFORNIA GREY RUSH	1 GAL	30" O.C.	2'	2'	L
		LEY CON	*LEYMUS CONDENSATUS 'CANYON PRINCE'*	CANYON PRINCE WILD RYE	4" POT	42" O.C.	4'	3'	L
		MUH DUB	MUHLENBERGIA DUBIA	DEER GRASS	1 GAL	48" O.C.	4'	4'	L
		SES AUT	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL	24" O.C.	2'	2'	L
PERENNIALS									
		ACH MIL	ACHILLEA MILLEFOLIUM 'MOONSHINE'	FERN LEAF YARROW	1 GAL	30" O.C.	2'	30"	L
		PEN BOP	PENSTEMON HETEROPHYLUS 'MARGARITA BOP'	BLUE BEDDER PENSTEMON	1 GAL	30" O.C.	2'	30"	L
		ROM COU	ROMNEYA COULTERI	MATIJILLA POPPY	1 GAL	8' O.C.	4-6'	6	L
VINES									
		BIG CAP	BIGNONIA CAPREOLATA	CROSSVINE	15 GAL	3' O.C.	60'	-	M
		CAM RAD	CAMPSIS RADICANS	TRUMPET VINE	15 GAL	3' O.C.	40'	-	L
		VIT CAL	VITIS CALIFORNICA 'ROGERS RED'	ROGERS RED WILD GRAPE	5 GAL	10' O.C.	15'	-	L
TURF									
TOTAL: SF		TURF	TURF SOD	TURF SOD	SOD	SEE SPECS			H

THIS PLANS MEETS WATER-EFFICIENT LANDSCAPING REQUIREMENTS PER THE MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE (MWELO) CONTAINED WITH CHAPTER 2.7, DIVISION 2, TITLE 23, CALIFORNIA CODE OF REGULATIONS.

06/17/19

L5

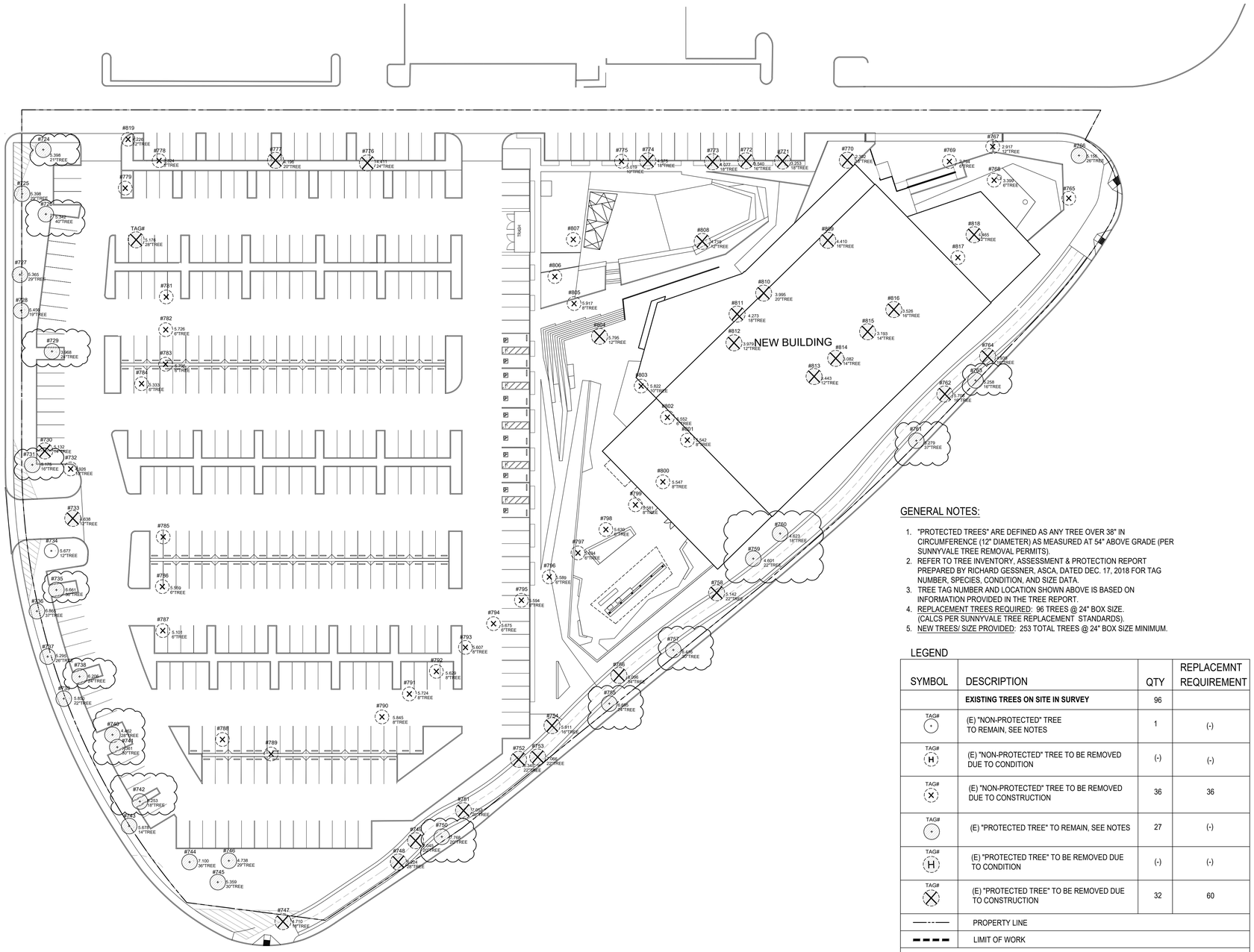
HARVEST PROPERTIES

1389 MOFFETT PARK DRIVE

1389 MOFFETT PARK DRIVE
SUNNYVALE, CA 94089

TREE & PLANTING SCHEDULE

RMW architecture & interiors
vision function space culture ideas experience
think listen build speak learn



GENERAL NOTES:

1. "PROTECTED TREES" ARE DEFINED AS ANY TREE OVER 38" IN CIRCUMFERENCE (12" DIAMETER) AS MEASURED AT 54" ABOVE GRADE (PER SUNNYVALE TREE REMOVAL PERMITS).
2. REFER TO TREE INVENTORY, ASSESSMENT & PROTECTION REPORT PREPARED BY RICHARD GESSNER, ASCA, DATED DEC. 17, 2018 FOR TAG NUMBER, SPECIES, CONDITION, AND SIZE DATA.
3. TREE TAG NUMBER AND LOCATION SHOWN ABOVE IS BASED ON INFORMATION PROVIDED IN THE TREE REPORT.
4. REPLACEMENT TREES REQUIRED: 96 TREES @ 24" BOX SIZE. (CALCS PER SUNNYVALE TREE REPLACEMENT STANDARDS).
5. NEW TREES/ SIZE PROVIDED: 253 TOTAL TREES @ 24" BOX SIZE MINIMUM.

LEGEND

SYMBOL	DESCRIPTION	QTY	REPLACEMNT REQUIREMENT
	EXISTING TREES ON SITE IN SURVEY	96	
TAG#	(E) "NON-PROTECTED" TREE TO REMAIN, SEE NOTES	1	(-)
TAG# H	(E) "NON-PROTECTED" TREE TO BE REMOVED DUE TO CONDITION	(-)	(-)
TAG#	(E) "NON-PROTECTED" TREE TO BE REMOVED DUE TO CONSTRUCTION	36	36
TAG#	(E) "PROTECTED TREE" TO REMAIN, SEE NOTES	27	(-)
TAG# H	(E) "PROTECTED TREE" TO BE REMOVED DUE TO CONDITION	(-)	(-)
TAG#	(E) "PROTECTED TREE" TO BE REMOVED DUE TO CONSTRUCTION	32	60
	PROPERTY LINE		
	LIMIT OF WORK		

000# — TAG #
4.926 — ELEVATION
52"TREE — DBH

TREE PROTECTION NOTES:

1. IT IS REQUIRED THAT PROTECTIVE FENCING BE PROVIDED DURING THE CONSTRUCTION PERIOD TO PROTECT TREES TO BE PRESERVED. LOCATE FENCING A MINIMUM RADIUS DISTANCE OF 6 TIMES THE TRUNK DIAMETER IN ALL DIRECTIONS FROM THE TRUNK, AT THE OUTER EDGE OF THE DRIP-LINE (TREE CANOPY), OR AT THE LIMITS OF THE TREE PROTECTION ZONE AS IDENTIFIED BY THE PROJECT ARBORIST AROUND ALL TREES TO REMAIN, WHICHEVER IS GREATER.
   - PROTECTIVE FENCING MUST CONSIST OF CHAIN LINK FENCING WITH A MINIMUM HEIGHT OF 6 FEET.
   - FENCING MUST BE MOUNTED ON STEEL POSTS DRIVEN APPROXIMATELY 2 FEET INTO THE SOIL.
   - FENCING POSTS MUST BE LOCATED A MAXIMUM OF 10 FEET ON CENTER.
   - PROTECTIVE FENCING MUST BE INSTALLED PRIOR TO THE ARRIVAL OF MATERIALS, VEHICLES, OR EQUIPMENT.
   - PROTECTIVE FENCING MUST NOT BE MOVED, EVEN TEMPORARILY, AND MUST REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED, UNLESS APPROVED BE A CERTIFIED ARBORIST.
   - TREE PROTECTION SIGNAGE SHALL BE MOUNTED TO ALL INDIVIDUAL TREE PROTECTION FENCES.
2. CUTTING OR DISTURBING ANY ROOTS GREATER THAN 2 INCHES IN DIAMETER IS STRICTLY PROHIBITED WITHOUT THE REVIEW, APPROVAL, AND UNDER THE SUPERVISION OF THE PROJECT ARBORIST.
3. A CERTIFIED ARBORIST SHALL SUPERVISE ANY EXCAVATION ACTIVITIES WITHIN THE TREE PROTECTION ZONE OF EXISTING TREES.
4. WHILE CONSTRUCTING UNDERGROUND UTILITIES, TRENCHES SHALL BE LOCATED OUTSIDE THE DRIP LINES OF TREES EXCEPT WHERE APPROVED BY THE ARBORIST.
5. THERE SHALL BE NO GRADING, TRENCHING, OR SURFACE SCRAPING INSIDE THE DRIPLINES OF PROTECTED TREES, UNLESS SPECIFICALLY APPROVED BY A CERTIFIED ARBORIST.
6. TRENCHES FOR ANY UNDERGROUND UTILITIES (GAS, ELECTRICITY, WATER, PHONE, TV CABLE, ETC.) SHALL BE LOCATED OUTSIDE THE DRIPLINES OF PROTECTED TREES, UNLESS APPROVED BY A CERTIFIED ARBORIST. ALTERNATIVE METHODS OF INSTALLATION MAY BE SUGGESTED.
7. MULCH SHALL COVER ALL BARE SOILS WITHIN THE TREE PROTECTION FENCING. THIS MATERIAL SHALL BE 6-8 INCHES IN DEPTH AFTER SPREADING, AND MUST BE INSTALLED BY HAND.
8. LOOSE SOIL AND MULCH SHALL NOT BE ALLOWED TO SLIDE DOWN SLOPE TO COVER THE ROOT ZONES OR THE ROOT COLLARS OF PROTECTED TREES.
9. MATERIALS SHALL NOT BE STORED, STOCKPILED, DUMPED, OR BURIED INSIDE THE DRIPLINES OF PROTECTED TREES.
10. EXCAVATED SOIL SHALL NOT BE PILED OR DUMPED, EVEN TEMPORARILY, INSIDE THE DRIPLINES OF PROTECTED TREES.
11. ANY PRUNING MUST BE DONE BY A COMPANY WITH AN ARBORIST CERTIFIED BY THE ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) AND ACCORDING TO ISA, WESTERN CHAPTER STANDARDS, 1998.
12. REPAIR OF EXISTING, OR ANY FUTURE, LANDSCAPE IRRIGATION TRENCHES SHALL BE LOCATED OUTSIDE THE DRIPLINES OF PROTECTED TREES, UNLESS APPROVED BY A CERTIFIED ARBORIST.
13. REPAIR OF EXISTING, OR ANY FUTURE, LANDSCAPE IRRIGATION SYSTEMS SHALL BE DESIGNED TO AVOID WATER STRIKING THE TRUNKS OF TREES, ESPECIALLY OAK TREES.
14. LANDSCAPE MATERIALS (COBBLES, DECORATIVE BARK, STONES, FENCING, ETC.) MUST NOT BE INSTALLED DIRECTLY IN CONTACT WITH THE BARK OF TREES DUE TO THE RISK OF SERIOUS DISEASE INFECTION.

0 10' 20' 30' 60'

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06/17/19

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TREE REMOVAL & PROTECTION PLAN

RMW architecture & interiors
vision function space culture ideas experience
think listen build speak learn