

# MOFFETT GATEWAY

1221 Crossman Avenue, Sunnyvale, California

SUBMITTAL FOR MAJOR MOFFETT PARK DESIGN REVIEW

APRIL 24, 2013  
RESUBMITTAL JULY 19, 2013



## VICINITY MAP



## CONTACT

**CLIENT/OWNER**  
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## PROJECT DATA

A. ZONING DESIGNATION: MP TOD  
 B. TOTAL LOT AREA (NET): 676,518 SQ. FT. (15.5307 ACRES)

C. LOT COVERAGE:

	FIRST FLOOR AREA
BUILDING 1	37,330 SQ. FT.
BUILDING 2	37,330 SQ. FT.
GARAGE & AMENITIES	72,950 SQ. FT.
<b>TOTAL</b>	<b>147,610 SQ. FT.</b>

LOT COVERAGE 21.8%

D. OPEN SPACE: 25.0%

E. SITE WIDE LANDSCAPE: 20.0%

F. PARKING LOT LANDSCAPE: 21.0%

G. PROPOSED BUILDING FLOOR AREA:

	NO OF STORIES	GROSS BUILDING AREA
BUILDING 1	7	264,607 SQ. FT.
BUILDING 2	7	264,607 SQ. FT.
AMENITIES (OVER PARKING STRUCTURE)	1	12,000 SQ. FT.
<b>TOTAL</b>		<b>541,214 SQ. FT.</b>

PARKING STRUCTURE 3 LEVELS

H. EXISTING BUILDING AREA: 159,226 SQ.FT.

I. MINIMUM BUILDING SETBACKS:

NORTH	67'-11"
SOUTH	74'-0"
WEST	25'-0" (PARKING STRUCTURE)
EAST	9'-10"

J. PROPOSED FAR: 0.80 (=541,214 SF/ 676,518 SF)

K. PROPOSED BUILDING USE: OFFICE

L. BUILDING HEIGHT:

	ALLOWABLE:	PROPOSED:
	130'-0"	TO TOP OF ROOF SCREEN
BUILDING 1	120'-0"	
BUILDING 2	120'-0"	
GARAGE & AMENITIES	43'-6"	

M. PARKING:

REQUIRED PARKING:	
OFFICE BUILDING 1 (1/300):	882 STALLS
OFFICE BUILDING 2 (1/300):	882 STALLS
AMENITIES (1/300):	40 STALLS
<b>TOTAL REQUIRED</b>	<b>1,804 STALLS</b>

PROPOSED PARKING:	
SURFACE PARKING	1,129 STALLS (inc 22 handicap spaces, required 20 plus 1 for each 100)
PARKING STRUCTURE	675 STALLS (inc 14 handicap spaces, required 2% of total)
<b>TOTAL</b>	<b>1,804 STALLS</b>

UNINSTALL SIZE: 8.5' X 18', 24' DRIVE ISLE, 26' FIRE LANE  
 HANDICAPPED PARKING SIZE: 9' X 18'

N. BIKE PARKING REQUIRED @1/6,000 SF= 96 TOTAL  
 (24 RACKS, 72 SECURED)  
 BIKE PARKING PROVIDED @1/6,000 SF 96 TOTAL  
 (24 RACKS, 72 SECURED)

## GENERAL NOTES:

- ALL OFFSITE IMPROVEMENT WILL BE INSTALLED PER CITY OF SUNNYVALE STANDARDS (CURB, GUTTER, SIDEWALK, STREET TREES, STREET LIGHTS AND CONDUITS, ETC.)
- STOP SIGN, LEGEND AND STOP BAR TO BE INSTALLED AT ALL PROPOSED DRIVEWAY EXITS.
- ALL EXISTING ASPHALT CONCRETE DRIVEWAY APPROACHES TO BE REMOVED. THE UN-USED DRIVEWAY TO BE REPLACED WITH PROPOSED SIDEWALK, CURB AND GUTTER PER CITY OF SUNNYVALE STANDARDS. THE PROPOSED DRIVEWAY APPROACHES TO BE INSTALLED PER CITY OF SUNNYVALE STANDARD DETAIL 6C-1.
- ANY EXISTING DEFICIENT OR DAMAGED PUBLIC IMPROVEMENTS WITHIN THE LIMIT OF WORK WILL BE RESTORED OR UPGRADED TO THE CURRENT CITY OF SUNNYVALE STANDARDS.
- THIS PROJECT IS NOT ANTICIPATED TO CAUSE ANY NEGATIVE IMPACT ON THE DRAINAGE PATTERN FOR ADJACENT PROPERTIES.
- EROSION AND SEDIMENT CONTROL PLAN, STORMWATER MANAGEMENT PLAN (SWMP) AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) TO BE PREPARED DURING CONSTRUCTION DOCUMENT PHASE.

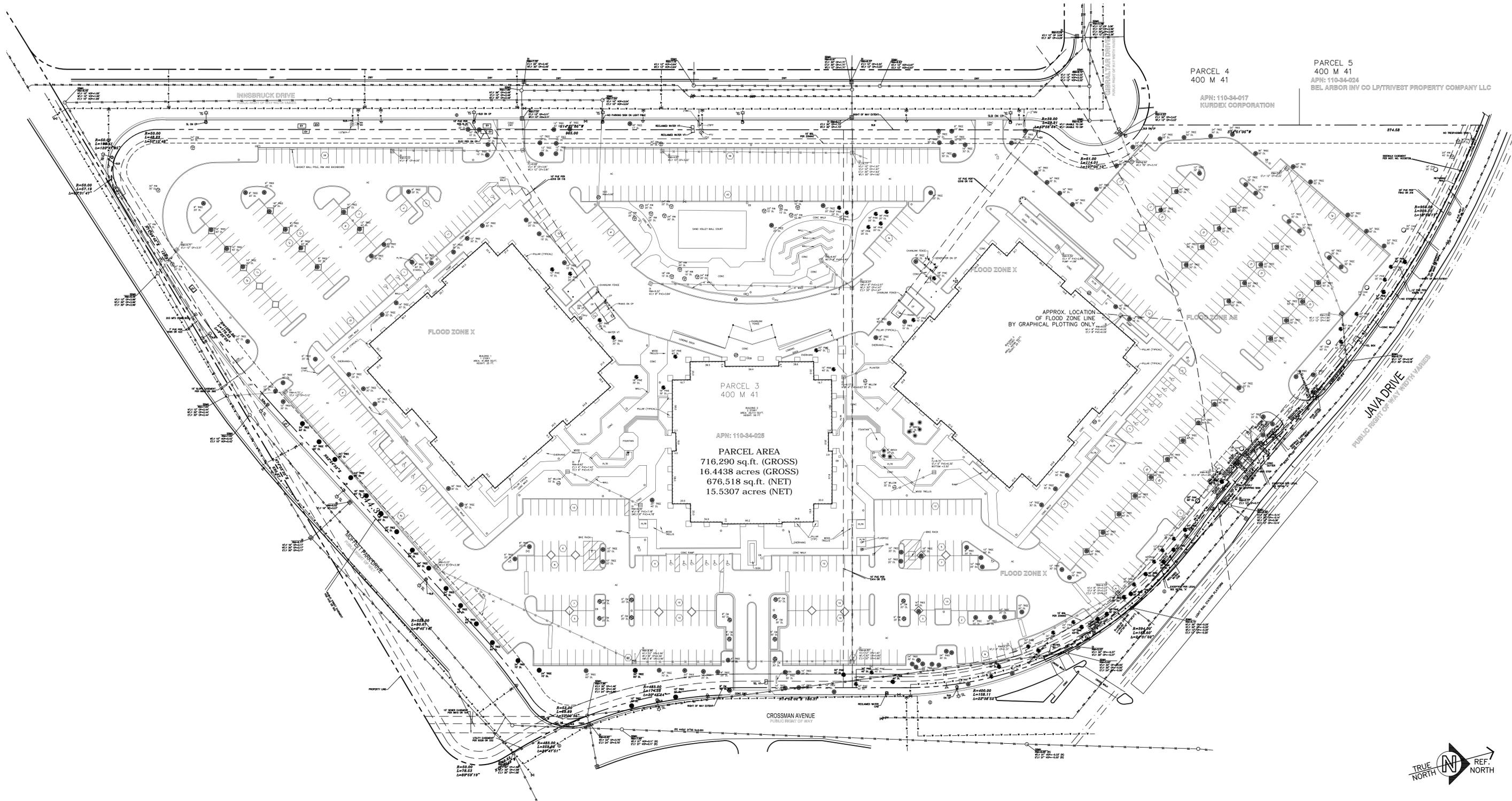
## SHEET INDEX

- PROJECT DATA, VICINITY MAP, CONTACTS AND SHEET INDEX
- EXISTING SITE PLAN/ TOPOGRAPHIC SURVEY
- PRELIMINARY SITE PLAN
- TRASH ENCLOSURE PLAN & ELEVATIONS, DOUBLE STRIPE DIAGRAM
- PRELIMINARY GRADING AND DRAINAGE PLAN
- PRELIMINARY FIRE TRUCK CIRCULATION PLAN
- PRELIMINARY SEMI-TRUCK AND TRASH TRUCK CIRCULATION PLAN
- PRELIMINARY PEDESTRIAN AND VEHICLE TO GARAGE CIRCULATION PLAN
- PRELIMINARY UTILITY PLAN
- PRELIMINARY FIRE HYDRANT COVERAGE PLAN
- PRELIMINARY EASEMENT EXHIBIT
- EXISTING TREE PLAN
- PRELIMINARY LANDSCAPE PLAN
- PRELIMINARY HYDROZONE PLAN
- PRELIMINARY SHADING PLAN
- PRELIMINARY LIGHTING PLAN
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- BUILDING I - 3RD AND 4TH FLOOR PLANS, TYPICAL
- BUILDING I - 5th & 6th AND 7th FLOOR PLANS, TYPICAL
- BUILDING I - ROOF PLAN, TYPICAL
- BUILDING I - EAST AND SOUTH ELEVATIONS, TYPICAL
- BUILDING I - WEST AND NORTH ELEVATIONS, TYPICAL
- TYPICAL BUILDING SECTION AND SITE SECTION
- STREETSCAPE SECTIONS
- GARAGE & AMENITIES - BASEMENT, 1ST AND 2ND LEVEL PLANS
- GARAGE & AMENITIES - 3RD LEVEL AND ROOF PLANS
- GARAGE & AMENITIES - ELEVATIONS AND SECTION

### COLOR EXHIBITS (11"X17")

- |         |  |
|---------|--|
| E1      | SITE PLAN                                  |
| E2-3    | VEHICULAR/PEDESTRIAN/BIKE ROUTES           |
| E4-12   | PERSPECTIVES                               |
| E13-E18 | BUILDING AND GARAGE ELEVATIONS             |
| E19     | EXAMPLES OF TYPICAL SERVICE YARD SCREENING |
| E20     | EXISTING SITE PHOTOS                       |
| E21     | ARCHITECTURAL COMPARISON IMAGES            |
| E22     | PRELIMINARY STORMWATER MANAGEMENT PLAN     |

Jul 19, 2013 - 1:50pm djedkins P:\JayPaul\WfGateway\1-Compass\_Gen\9943001\Draw\Arch\02-Existing\_Site\_Plan.dwg



# Moffett Gateway Sunnyvale, CA.

Project Number: 9943.001



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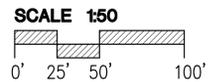
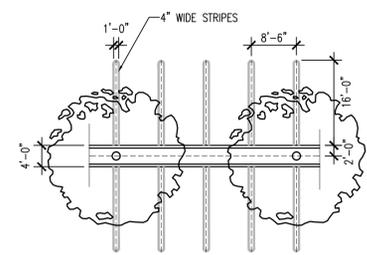
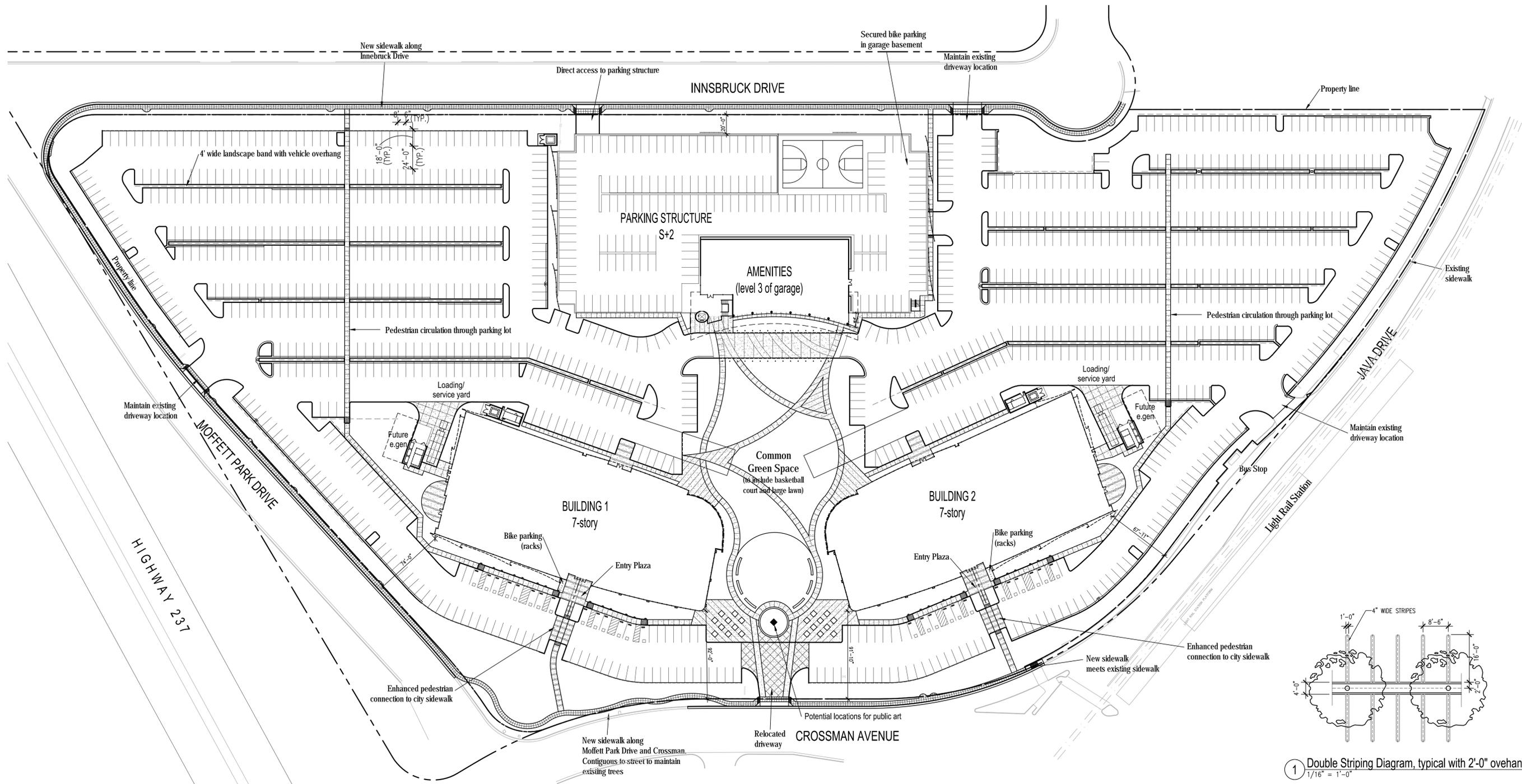
## EXISTING SITE PLAN- TOPOGRAPHIC SURVEY

PRC - 01.30.2013  
MMPDR - 04.24.2013

# 2



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Project Number: 9943.001

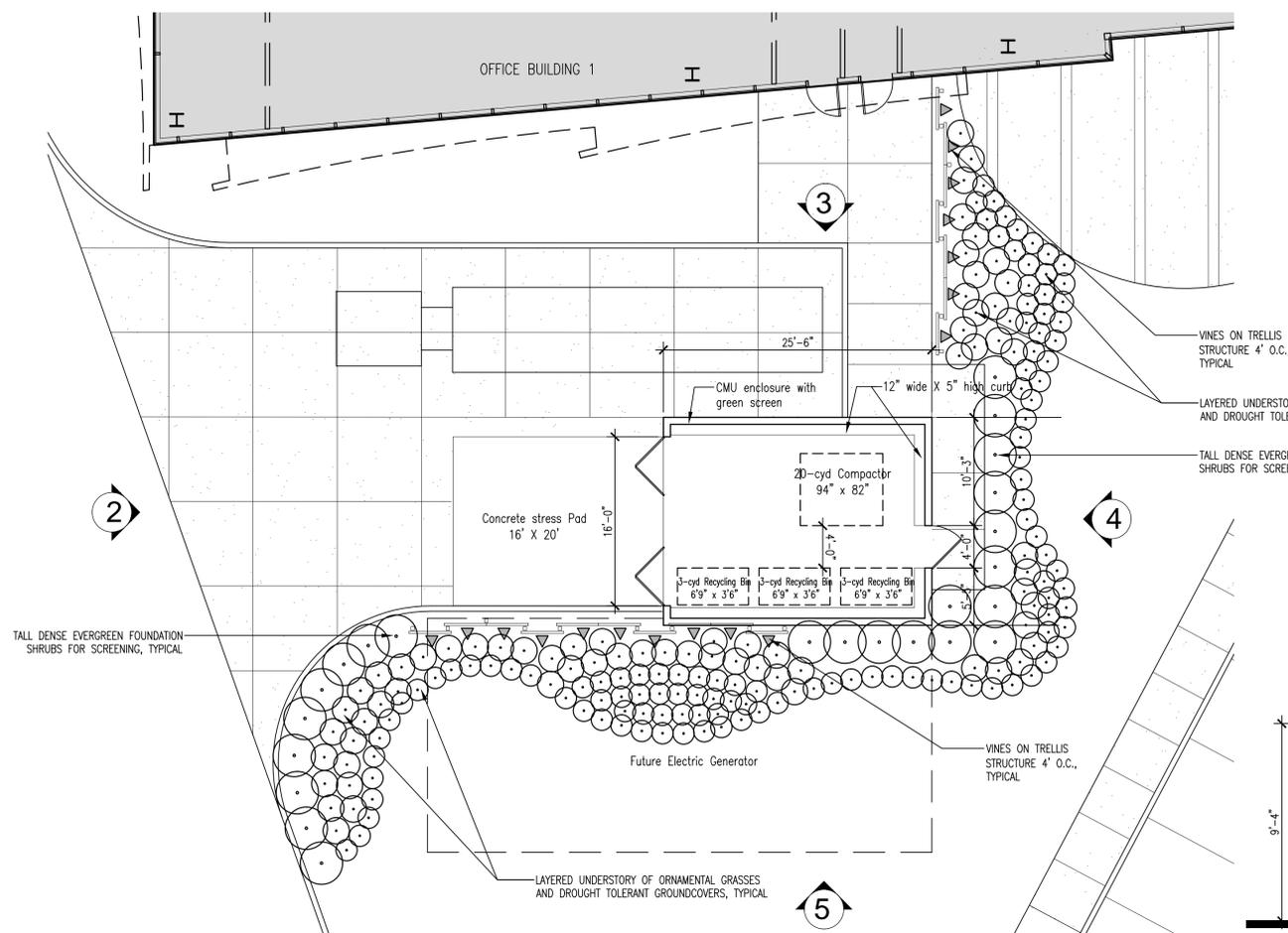
## PRELIMINARY SITE PLAN

PRC-01.30.2013 PCSS-06.19.2013  
 REVISED-03.13.2013 MMPDR-07.19.2013  
 MMPDR-04.24.2013

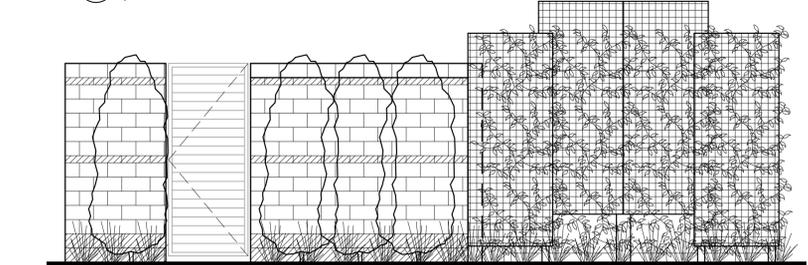
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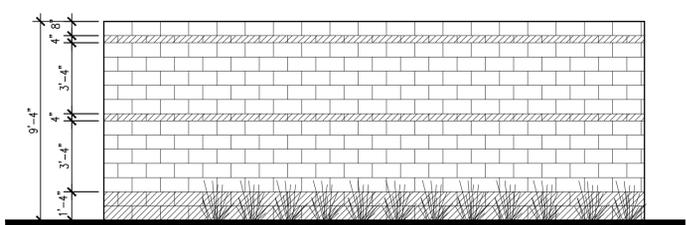
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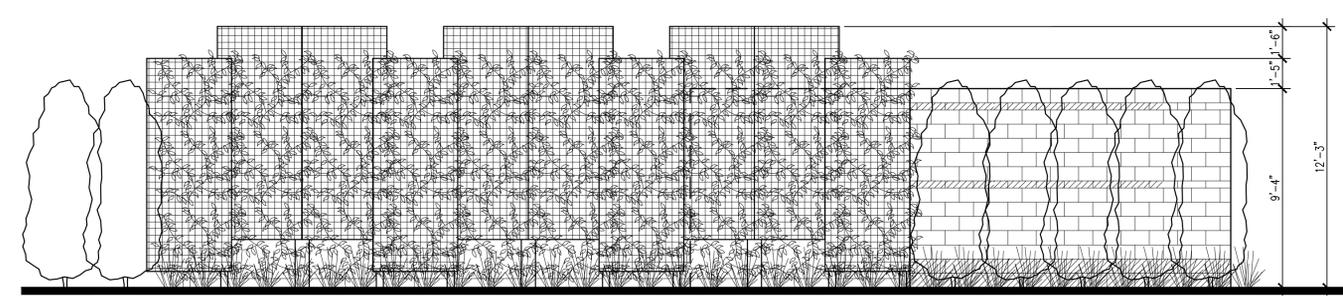
1 FLOOR PLAN OF TRASH ENCLOSURE & FUTURE E. GENERATOR  
1/8" = 1'-0"



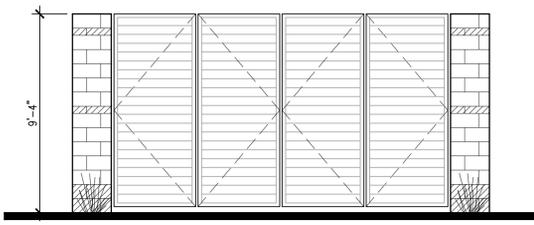
4 REAR ELEVATION OF TRASH ENCLOSURE  
1/4" = 1'-0"



3 SIDE ELEVATION OF TRASH ENCLOSURE  
1/4" = 1'-0"



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



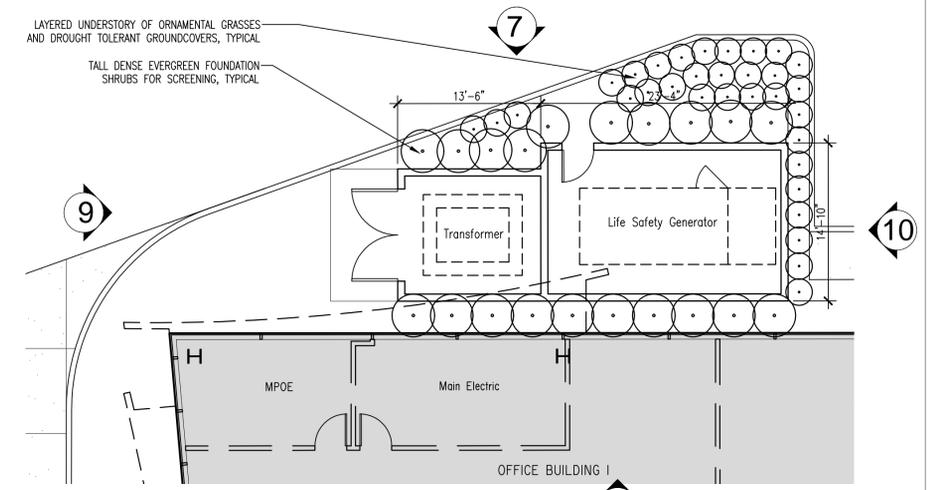
2 FRONT ELEVATION OF TRASH ENCLOSURE  
1/4" = 1'-0"

**Trash Enclosure Calculation:**

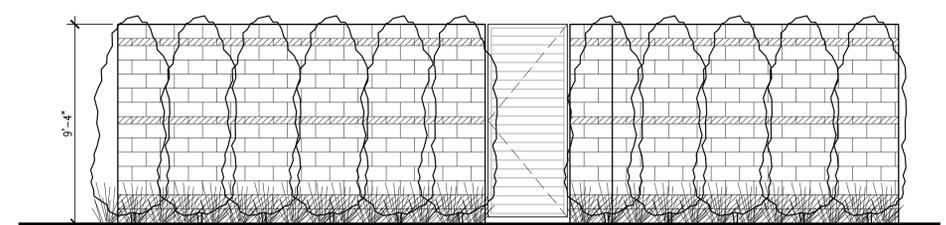
- based on "City of Sunnyvale design guidelines for solid waste and recycling facilities"

- Building 1 = 264,607 SF
- Building 2 = 264,607 SF
- Amenity Building (No food service) = 12,000 SF
- Total Area = 541,214 SF

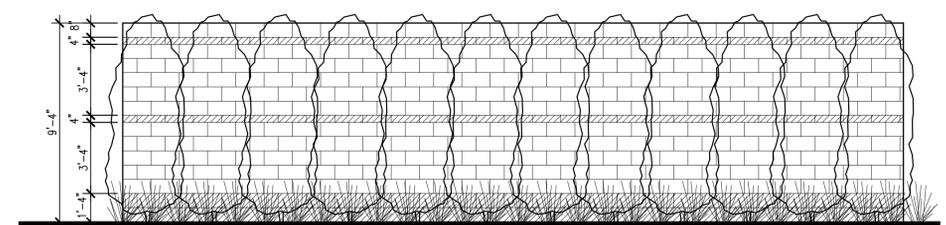
1. Total Building Area: 541,214 sq.ft
2. Projected waste volume per sq.ft: 0.0003 CYD/ sq.ft
3. Weekly volume: 541,214 x 0.0003= 162.36 CYD
4. Cyd per service day: 162.36/ 3= 54.12 CYD/ service day
5. For each building: needs 27 cyd capacity bins



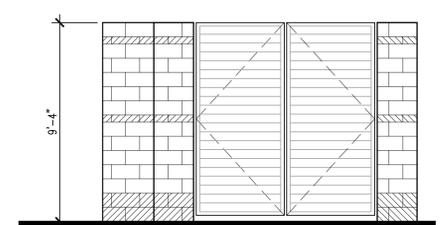
6 SIDE ELEVATION OF TRANSFORMER & GENERATOR  
1/8" = 1'-0"



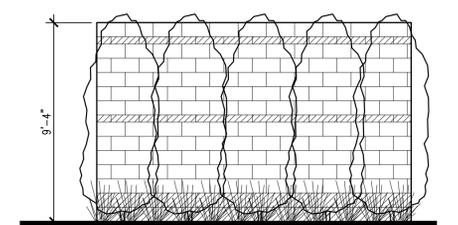
7 FRONT ELEVATION OF TRANSFORMER & GENERATOR  
1/4" = 1'-0"



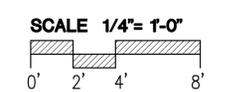
8 REAR ELEVATION OF TRANSFORMER & GENERATOR  
1/4" = 1'-0"



9 SIDE ELEVATION OF TRANSFORMER & GENERATOR  
1/4" = 1'-0"



10 SIDE ELEVATION OF TRANSFORMER & GENERATOR  
1/4" = 1'-0"



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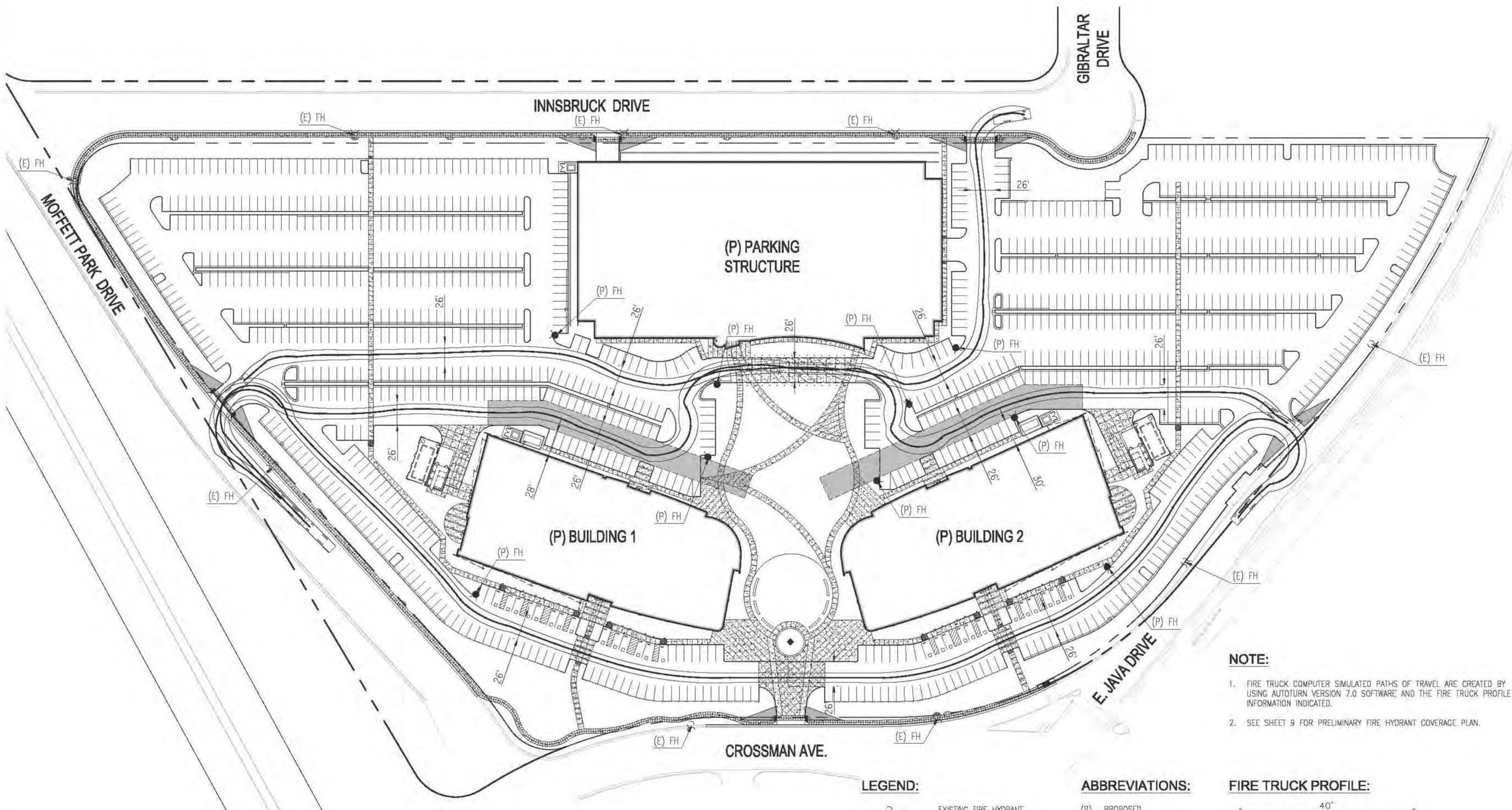
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TRASH ENCLOSURE- PLAN & ELEVATIONS  
MMPDR- 07.19. 2013

**3B**



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- NOTE:**
1. FIRE TRUCK COMPUTER SIMULATED PATHS OF TRAVEL ARE CREATED BY USING AUTOTURN VERSION 7.0 SOFTWARE AND THE FIRE TRUCK PROFILE INFORMATION INDICATED.
  2. SEE SHEET 9 FOR PRELIMINARY FIRE HYDRANT COVERAGE PLAN.

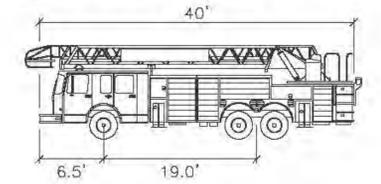
**LEGEND:**

- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE ACCESS ROAD WITHIN A MINIMUM OF 15 FEET AND A MAXIMUM OF 30 FEET FROM THE BUILDING.
- FIRE TRUCK COMPUTER SIMULATED PATH OF TRAVEL
- VISION TRIANGLE PER CITY OF SUNNYVALE'S REQUIREMENT

**ABBREVIATIONS:**

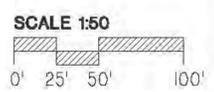
- (P) PROPOSED
- (E) EXISTING
- FH FIRE HYDRANT

**FIRE TRUCK PROFILE:**



**SUNNYVALE FIRE TRUCK**

WIDTH :	10.00 FEET
TRACK :	8.17 FEET
LOCK TO LOCK TIME :	6.0 SECONDS
STEERING ANGLE :	33.2 DEGREE
INSIDE TURNING RADIUS :	25.0 FEET



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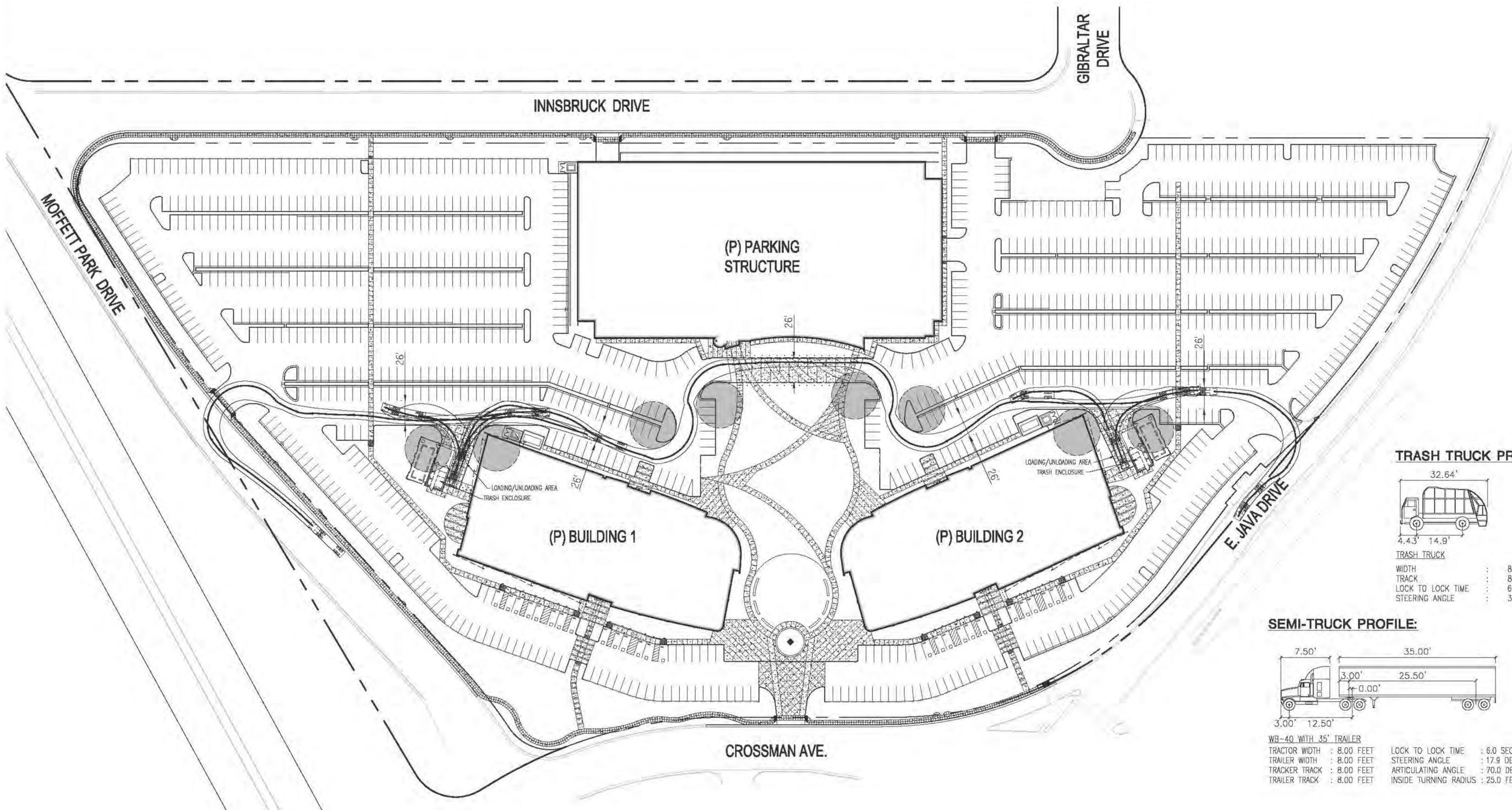
**PRELIMINARY FIRE TRUCK CIRCULATION PLAN**

MMPDR - 04.24.2013  
RESUBMITTAL - 07.19.2013

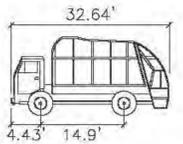
**5**



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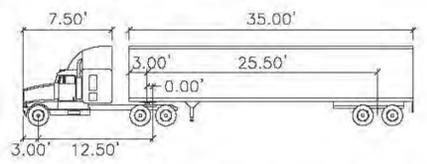


**TRASH TRUCK PROFILE:**



TRASH TRUCK	
WIDTH	: 8.2 FEET
TRACK	: 8.2 FEET
LOCK TO LOCK TIME	: 6.0 SECONDS
STEERING ANGLE	: 35.0 DEGREE

**SEMI-TRUCK PROFILE:**

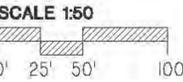


WB-40 WITH 35' TRAILER	
TRACTOR WIDTH	: 8.00 FEET
TRAILER WIDTH	: 8.00 FEET
TRACKER TRACK	: 8.00 FEET
TRAILER TRACK	: 8.00 FEET
LOCK TO LOCK TIME	: 6.0 SECONDS
STEERING ANGLE	: 17.9 DEGREE
ARTICULATING ANGLE	: 70.0 DEGREE
INSIDE TURNING RADIUS	: 25.0 FEET MINIMUM

**NOTE:**

1. TRASH TRUCK AND SEMI-TRUCK COMPUTER SIMULATED PATH OF TRAVEL AREA CREATED BY USING AUTOTURN VERSION 7.0 SOFTWARE AND THE TRUCK PROFILE INFORMATION INDICATED.

**LEGEND:**

 25' RADIUS CIRCLE INDICATING THE TRUCK MINIMUM TURNING RADIUS  
 TRASH AND SEMI-TRUCK COMPUTER SIMULATED PATH OF TRAVEL  
 TRUE NORTH REF. NORTH  
 SCALE 1:50  
0' 25' 50' 100'

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**PRELIMINARY SEMI TRUCK AND TRASH TRUCK CIRCULATION PLAN**

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