

**HUNTER
PROPERTIES**
200 W. WASHINGTON AVE
SUNNYVALE, CALIFORNIA

Gensler

45 Fremont Street
Suite 1500
San Francisco, CA 94105
United States
Tel: 415.433.3700
Fax: 415.836.4599

CIVIL ENGINEER
BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065

LANDSCAPE ARCHITECT
BIONIC
833 MARKET STREET, SUITE 601
SAN FRANCISCO, CA 94103

LANDSCAPE ARCHITECT
THE GUZZARDO PARTNERSHIP, INC.
181 GREENWICH ST.
SAN FRANCISCO, CA 94111

ILLUMINATION DESIGN
LUMENWORKS
3410 LAKESHORE AVE, SUITE 201
OAKLAND, CA 94610

△ Date	Description
02.10.2020	ENTITLEMENT SUBMITTAL
07.17.2020	ENTITLEMENT RESUBMITTAL
10.23.2020	DRAFT ENTITLEMENT REVIEW

Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name
CITYLINE BUILDING 3A & 3B

Project Number
01.3440.000

Description
COVER SHEET

Scale
As indicated

A0.00.

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CITYLINE SUNNYVALE BUILDINGS 3A & 3B

DRAFT ENTITLEMENT REVIEW
OCTOBER 23, 2020

**Planning Application 2020-7110
Planning Commission Study Session
November 9, 2020**

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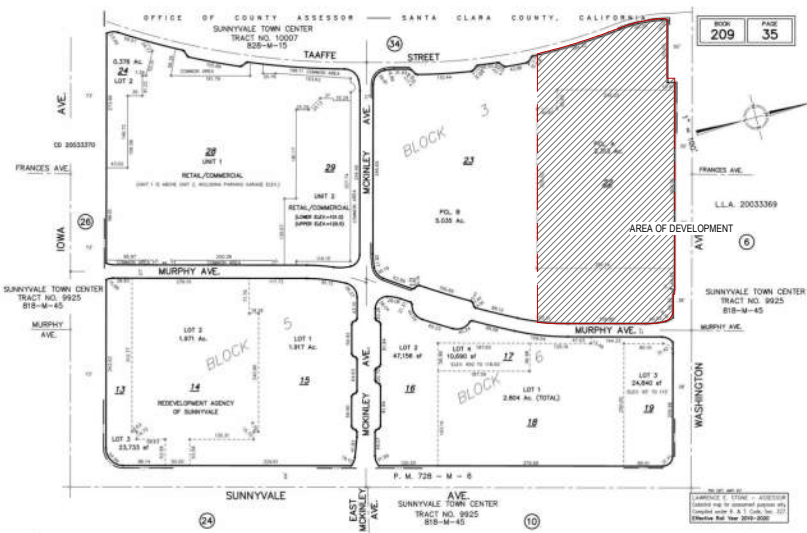
Project Number
01.3440.000

Description
DRAWING INDEX

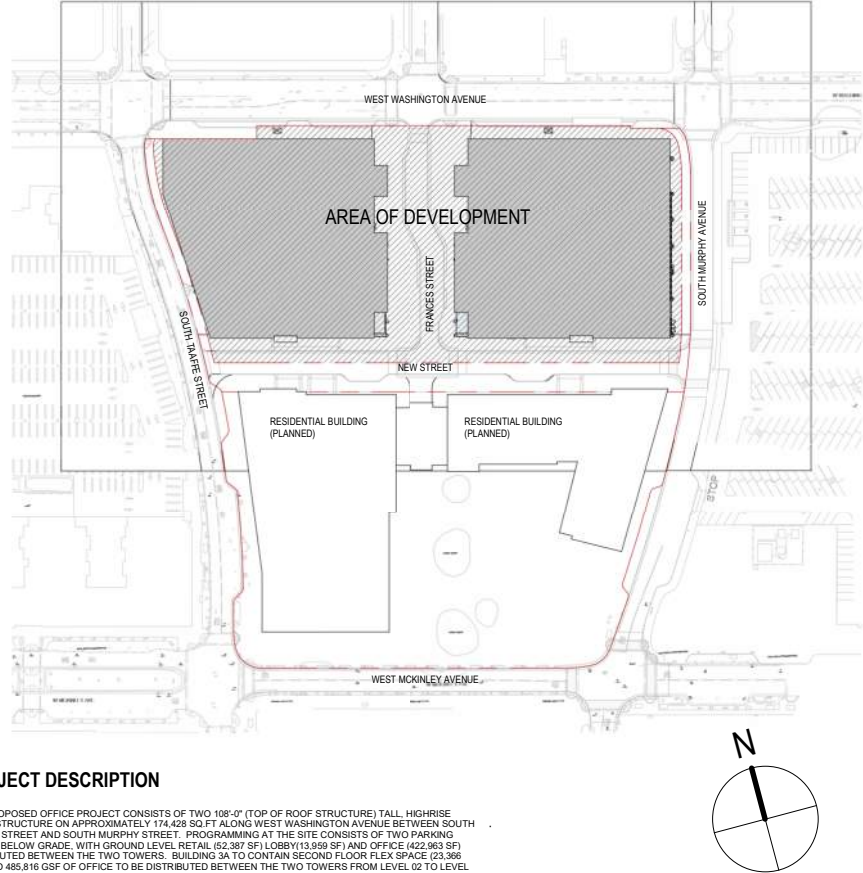
Scale
As indicated

A0.01.

ASSESSOR'S MAP



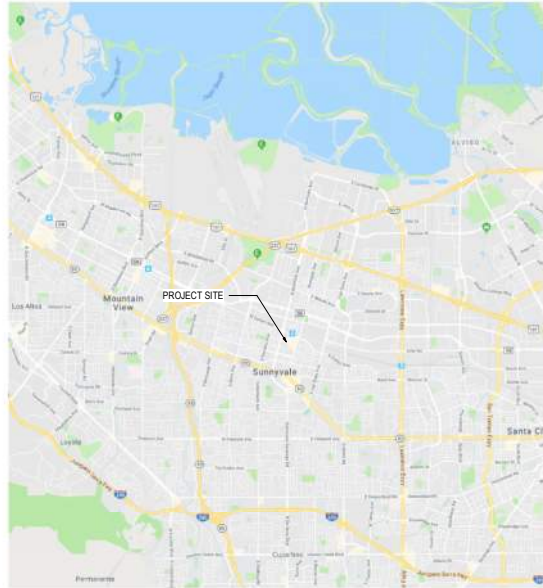
SITE DIAGRAM



PROJECT DESCRIPTION

THE PROPOSED OFFICE PROJECT CONSISTS OF TWO 108'-0" (TOP OF ROOF STRUCTURE) TALL, HIGHRISE STEEL STRUCTURE ON APPROXIMATELY 174,428 SQ. FT. ALONG WEST WASHINGTON AVENUE BETWEEN SOUTH TAAFFE STREET AND SOUTH MURPHY STREET. PROGRAMMING AT THE SITE CONSISTS OF TWO PARKING LEVELS BELOW GRADE, WITH GROUND LEVEL RETAIL (52,387 SF) LOBBY (13,959 SF) AND OFFICE (422,963 SF) DISTRIBUTED BETWEEN THE TWO TOWERS. BUILDING 3A TO CONTAIN SECOND FLOOR FLEX SPACE (23,366 SF), AND 485,816 GSF OF OFFICE TO BE DISTRIBUTED BETWEEN THE TWO TOWERS FROM LEVEL 02 TO LEVEL 07. THIS PROJECT MAY ENTAIL MINOR VARIANCES TO THE ADOPTED SPECIFIC PLAN FOR DOWNTOWN SUNNYVALE.

VICINITY MAP



LOCATION MAP



GENERAL PROJECT INFORMATION

PROJECT TITLE: CITYLINE SUNNYVALE BUILDINGS 3A & 3B
LEAD AGENCY NAME AND ADDRESS: CITY OF SUNNYVALE
PLANNING AND BUILDING DIVISIONS
COMMUNITY DEVELOPMENT DEPARTMENT
456 W. OLIVE AVE.
SUNNYVALE, CA 94086
CONTACT PERSON AND PHONE NUMBER: SHAJIN MENDRIN
CITY OF SUNNYVALE
PLANNING AND BUILDING DIVISIONS
COMMUNITY DEVELOPMENT DEPARTMENT
456 W. OLIVE AVE.
SUNNYVALE, CA 94086
(408) 730-7431
SMENDRIN@SUNNYVALE.CA.GOV
PROJECT LOCATION: W WASHINGTON AVE. BETWEEN TAAFFE ST AND MURPHY ST
SUNNYVALE, CALIFORNIA
PARCEL APN: 209-35-022
PROJECT APPLICANT'S NAME AND ADDRESS: HUNTER PROPERTIES
ATTN: JOSHUA RUPERT
10121 MILLER AVE # 200
CUPERTINO, CA 95014
EXISTING GENERAL PLAN DESIGNATIONS: TRANSIT MIXED USE
EXISTING ZONING: DSP18 (DOWNTOWN SPECIFIC PLAN)
REQUESTED PERMITS: PLANNING PERMIT

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PROJECT INFO, LOCATION MAP,
ASSESSOR'S PARCEL MAP

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A0.02.



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	Transit Mixed Use	Transit Mixed Use	Transit Mixed Use
☐ Zoning District	Downtown Specific Plan, #18	Downtown Specific Plan, #18	Downtown Specific Plan, #18
☐ Lot Size (sq. ft.)	156,380 SF	174,428 SF (Building 3 North)	Per SDP min.
☐ Gross Floor Area (sq. ft.)	-	422,963 SF office + 52,387 SF Retail	709,000 SF office + 642,000 SF Retail max.
☐ Lot Coverage (%)	-	57%	Per SDP max.
☐ Floor Area Ratio (FAR)	-	3.44	max.
☐ Gross Floor Area of Tenant (sq. ft.)	-	N/A	N/A
☐ Building Height (ft.)	-	108'	max.
☐ No. of Stories	-	7	max.
☐ No. of Buildings On-Site	-	2	-
☐ Distance Between Buildings (ft.)	-	76'	max.
☐ Front Setbacks	-	2'	0'-0" min.
☐ Left Side Setbacks (facing property)	-	10'-0"	0'-0" min.
☐ Right Side Setbacks (facing property)	-	10'-0"	0'-0" min.
☐ Rear Setback	-	62'-6"	20'-0" min.
☐ Landscaping (total sq. ft.)	-	-	min.
☐ % Based on Lot Area	-	-	min.
☐ % Based on Parking Lot	-	-	min.
☐ Parking Lot Area Shading (%)	-	-	50% min. in 15 yrs.
☐ Water Conserving Plants (%)	-	-	70% min.
☐ Total No. of Parking Spaces	-	880	SEE A0.03 SHEET FOR MIN. NUMBER min.
☐ Standards	-	780	min.
☐ Accessible Spaces	-	14 ADA + 4 VAN ACCESSIBLE	min.
☐ Covered Spaces	-	880	min.
☐ Carpool Spaces	-	44	5 % min.
☐ Aisle Width (ft.)	-	24'	min.
☐ Bicycle Parking (Class 1 / Class 2)	-	Class 1: 143 / Class 2: 30	min.
☐ Impervious Surface Area (sq. ft.)	-	-	-
☐ Impervious Surface (%)	-	-	-
☐ Art in Private Development	-	812 SF ART PAVILION	-

PRELIMINARY LEED SCORECARD

*BUILDING GROSS AREA FOR FLOOR AREA RATIO CALCULATIONS DETERMINED BY SUNNYVALE ZONING ORDINANCE 19.12.070 DEFINITIONS AS "THE AREA DEVOTED TO COVERED PARKING SHALL BE EXCLUDED FROM THE GROSS FLOOR AREA"

A0.03.

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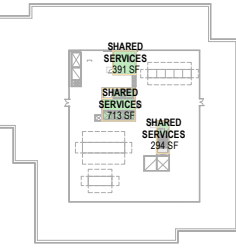
Project Number
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Description
GROSS AREA PLANS

Scale
As indicated

A0.04.

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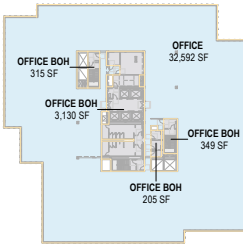


GROSS AREA - ROOF PLAN

3A	
* SHARED SERVICES	1,398 SF
3B	
* SHARED SERVICES	1,398 SF
TOTAL	2,797 SF
* Shared services to include: Electrical room, Elevator lobby, Stairs	

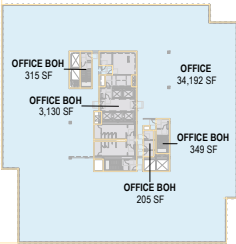
10 T.O.SS ROOF LEVEL

SCALE: 1" = 60'-0"



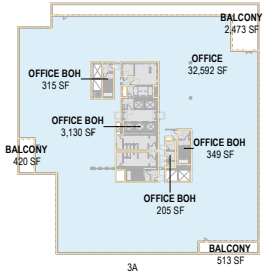
GROSS AREA - LEVEL 04

3A	
OFFICE	32,592 SF
OFFICE BOH	3,999 SF
3B	
OFFICE	34,192 SF
OFFICE BOH	3,999 SF
TOTAL	74,782 SF



09 LEVEL 07 AREA

SCALE: 1" = 60'-0"

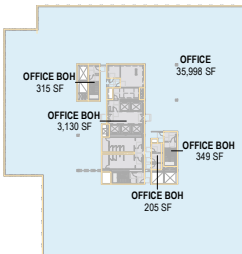


GROSS AREA - LEVEL 07

3A	
BALCONY	3,407 SF
OFFICE	32,592 SF
OFFICE BOH	3,999 SF
3B	
BALCONY	2,548 SF
OFFICE	34,192 SF
OFFICE BOH	3,999 SF
TOTAL	80,737 SF

08 LEVEL 06 AREA

SCALE: 1" = 60'-0"

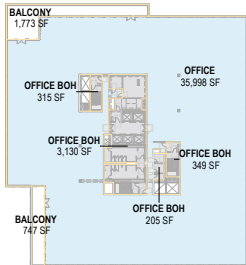


GROSS AREA - LEVEL 06

3A	
OFFICE	35,998 SF
OFFICE BOH	3,999 SF
3B	
OFFICE	36,740 SF
OFFICE BOH	3,999 SF
TOTAL	80,737 SF

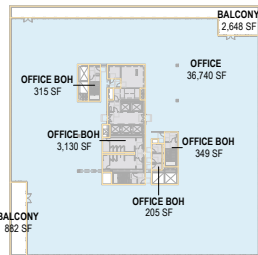
07 LEVEL 05 AREA

SCALE: 1" = 60'-0"



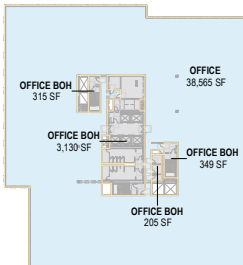
GROSS AREA - LEVEL 04

3A	
BALCONY	2,520 SF
OFFICE	35,998 SF
OFFICE BOH	3,999 SF
3B	
BALCONY	3,530 SF
OFFICE	36,740 SF
OFFICE BOH	3,999 SF
TOTAL	86,787 SF



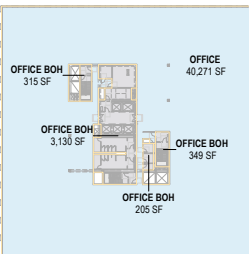
06 LEVEL 04 AREA

SCALE: 1" = 60'-0"



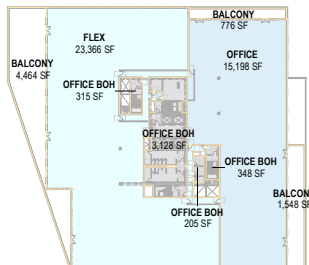
GROSS AREA - LEVEL 03

3A	
OFFICE	38,565 SF
OFFICE BOH	3,999 SF
3B	
OFFICE	40,271 SF
OFFICE BOH	3,999 SF
TOTAL	86,834 SF



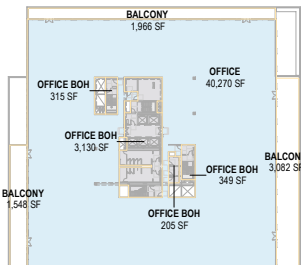
05 LEVEL 03 AREA

SCALE: 1" = 60'-0"



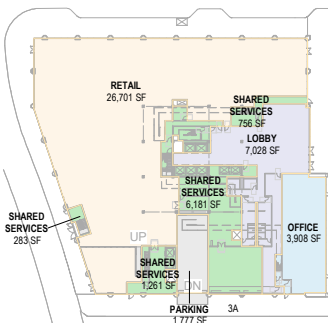
GROSS AREA - LEVEL 02

3A	
BALCONY	6,788 SF
FLEX	23,366 SF
OFFICE	15,198 SF
OFFICE BOH	3,996 SF
3B	
BALCONY	6,596 SF
OFFICE	40,270 SF
OFFICE BOH	3,999 SF
TOTAL	100,213 SF



04 LEVEL 02 AREA

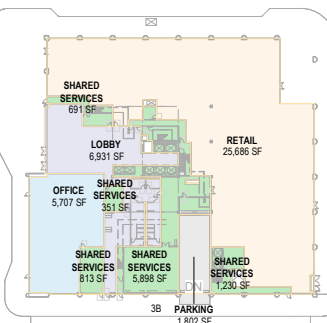
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GROSS AREA - LEVEL 01

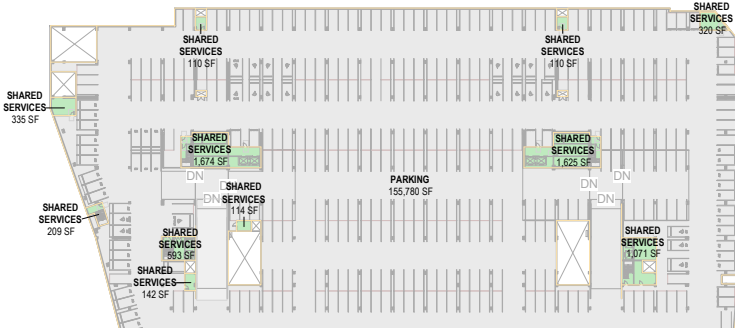
3A	
LOBBY	7,028 SF
OFFICE	3,508 SF
PARKING	1,777 SF
RETAIL	26,701 SF
* SHARED SERVICES	8,481 SF
3B	
LOBBY	6,931 SF
OFFICE	5,707 SF
PARKING	1,802 SF
RETAIL	25,686 SF
* SHARED SERVICES	8,983 SF
TOTAL	97,002 SF

* Shared services to include: Exist passageway, FCC, IDF, BOH, Elec. room, Loading, Trash/recycling, Elevator lobby, Gas meters, Stairs and Generator room



03 LEVEL 01 AREA

SCALE: 1" = 60'-0"



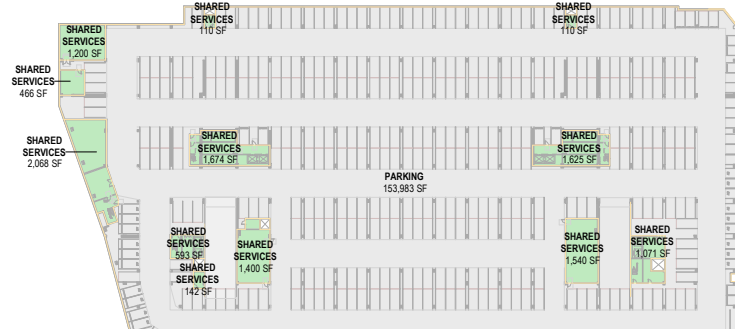
GROSS AREA - LOWER LEVEL 1

PARKING	155,780 SF
* SHARED SERVICES	6,302 SF
TOTAL	162,082 SF

* Shared services to include: Elevator pit, BOH, Mechanical room, Elevator lobby, Stairs, Gas meters, MPOE, Fan room

02 LOWER LEVEL 01 AREA

SCALE: 1" = 60'-0"



GROSS AREA - LOWER LEVEL 2

PARKING	153,983 SF
* SHARED SERVICES	11,999 SF
TOTAL	165,982 SF

* Shared services to include: Elevator pit, BOH, Mechanical room, Elevator lobby, Stairs, Gas meters, MPOE, Fan room

01 LOWER LEVEL 02 AREA

SCALE: 1" = 60'-0"

PROPOSED DEVELOPMENT AREA

OFFICE	422,963 SF
OFFICE BOH	62,853 SF
LOBBY	13,959 SF
OFFICE TOTAL	499,775 SF
PARKING	
RETAIL	52,387 SF
FLEX	23,366 SF
* SHARED SERVICES	23,693 SF
COMMERCIAL TOTAL	99,446 SF
TOTAL FLOOR AREA	599,221 SF

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--- BICYCLE ACCESS

--- VEHICLE CIRCULATION

PARKING STALL - LOWER LEVEL 01	
TYPE	COUNT
8'-6" x 15' COMPACT	12
8'-6" x 18'	366
8'-6" x 18' EV	34
9'-0" x 18' ADA	14
9'-0" x 18' EV ADA STANDARD	2
10' x 18' EV AMBULATORY	2
11' x 18' ADA VAN	3
12' x 18' EV ADA VAN	1
TOTAL	434

--- VEHICLE CIRCULATION

PARKING STALL - LOWER LEVEL 02	
TYPE	COUNT
8'-6" x 15' COMPACT	13
8'-6" x 18'	414
8'-6" x 18' EV	19
TOTAL	446

PARKING STALL - TOTAL	
TYPE	COUNT
8'-6" x 15' COMPACT	25
8'-6" x 18'	780
8'-6" x 18' EV	53
9'-0" x 18' ADA	14
9'-0" x 18' EV ADA STANDARD	2
10' x 18' EV AMBULATORY	2
11' x 18' ADA VAN	3
12' x 18' EV ADA VAN	1
TOTAL	880

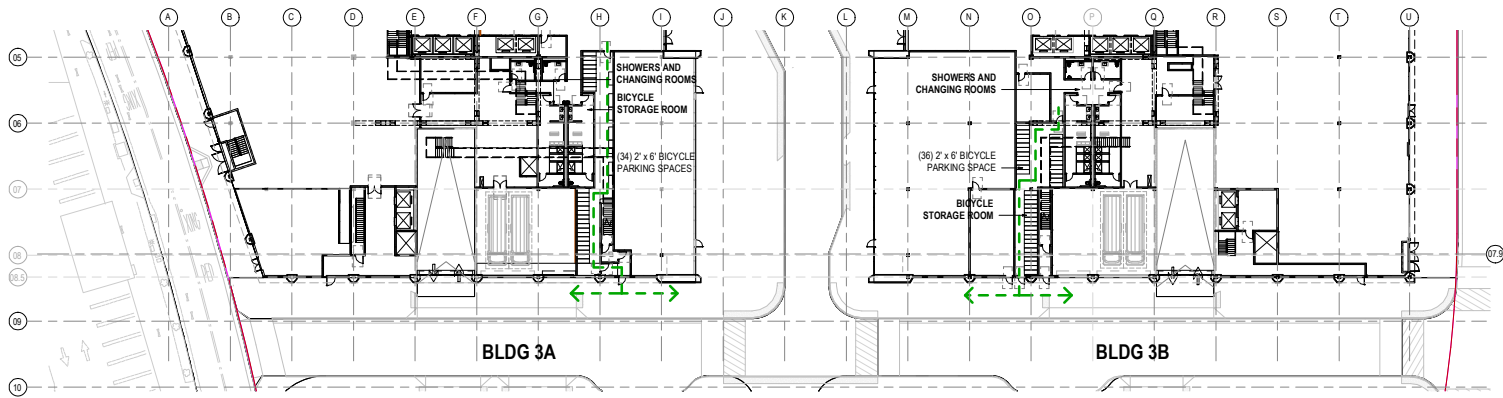
COMPACT STALLS RATIO: 25/880 = 2.84%

REQUIRED ACCESSIBLE PARKING SPACES: 17 SPACES
PROPOSED ACCESSIBLE PARKING SPACES: 17 SPACES

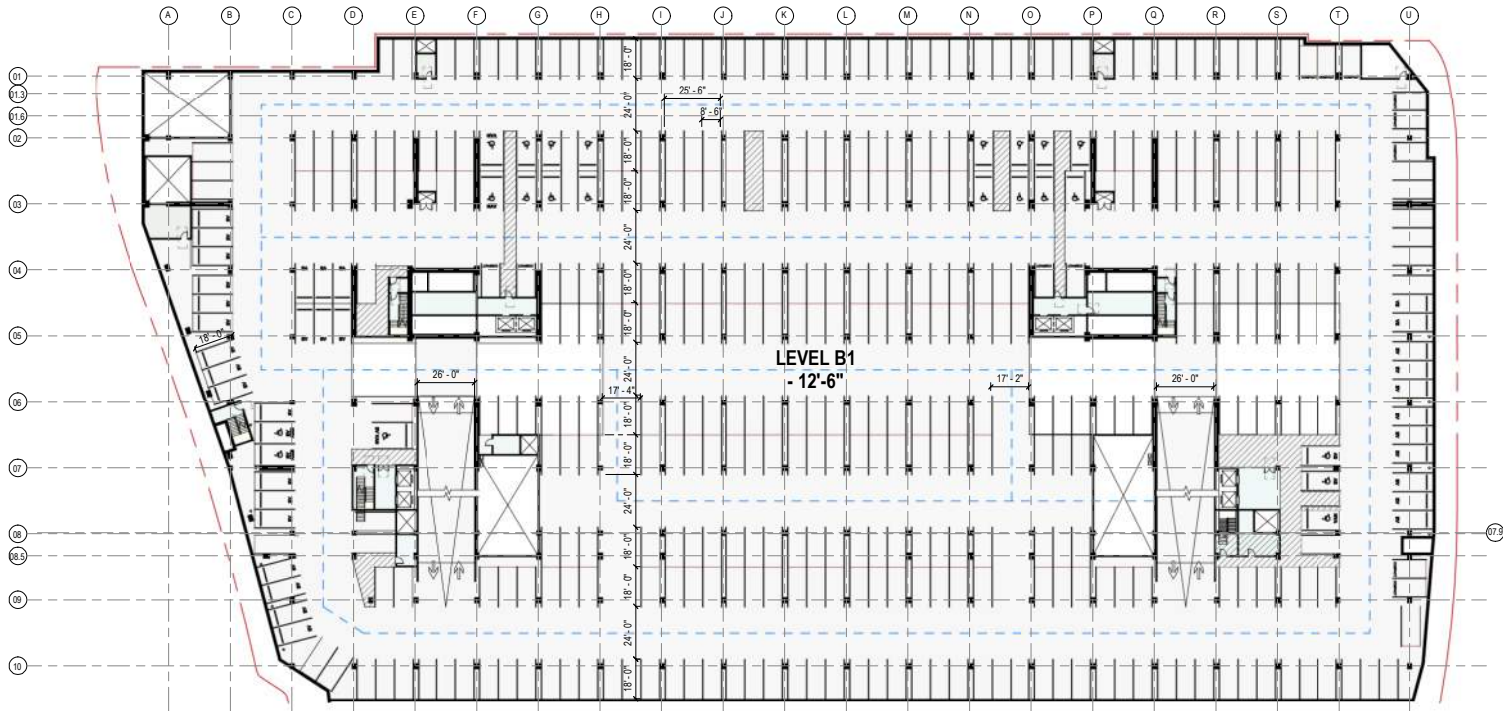
REQUIRED ACCESSIBLE VAN SPACES: (17 / 6) = 3 SPACES
PROPOSED ACCESSIBLE VAN SPACES: 3 SPACES

REQUIRED CARPOOL / CLEAN AIR VEHICLES (CA) 0.05 X 880 = 44 SPACES
PROPOSED CARPOOL / CLEAN AIR VEHICLES (CA) 44 SPACES

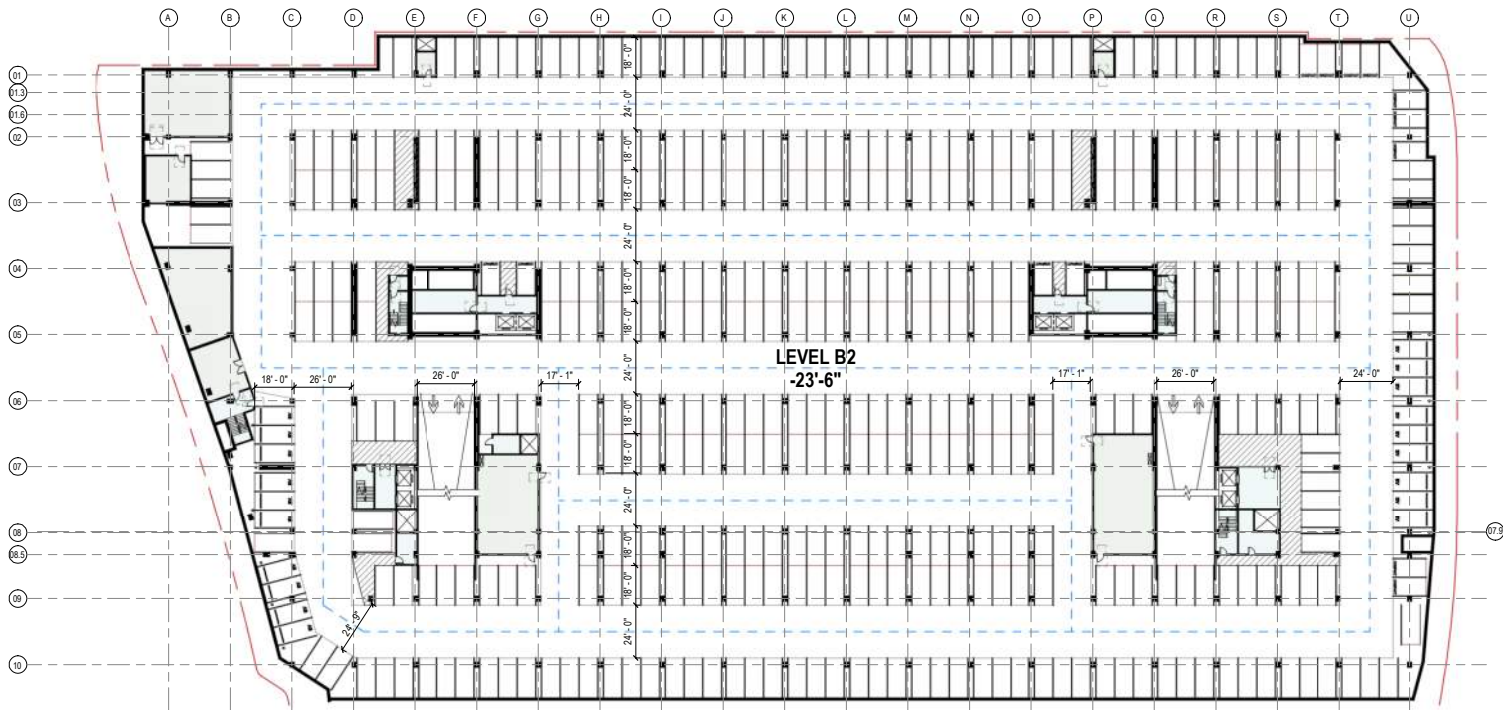
REQUIRED ELECTRIC VEHICLE CHARGING STATION (EVCS) 0.06 X 880 = 53 SPACES
PROPOSED ELECTRIC VEHICLE CHARGING STATION (EVCS) 58 SPACES



3 LEVEL 01 BICYCLE PARKING PLAN
SCALE: 1/32" = 1'-0"



02 LOWER LEVEL 01 VEHICLE PARKING PLAN
SCALE: 1/32" = 1'-0"



01 LOWER LEVEL 02 VEHICLE PARKING PLAN
SCALE: 1/32" = 1'-0"

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3410 LAKESHORE AVE, SUITE 201
OAKLAND, CA 94610

△ Date	Description
02/10/2020	ENTITLEMENT SUBMITTAL
07/17/2020	ENTITLEMENT RESUBMITTAL
10/23/2020	DRAFT ENTITLEMENT REVIEW

Seal / Signature

NOT FOR
CONSTRUCTION

Project Name
CITYLINE BUILDING 3A & 3B

Project Number
01.3440.000

Description
EXISTING CONDITIONS - PHOTOS

Scale
As indicated

A0.20.



H



A



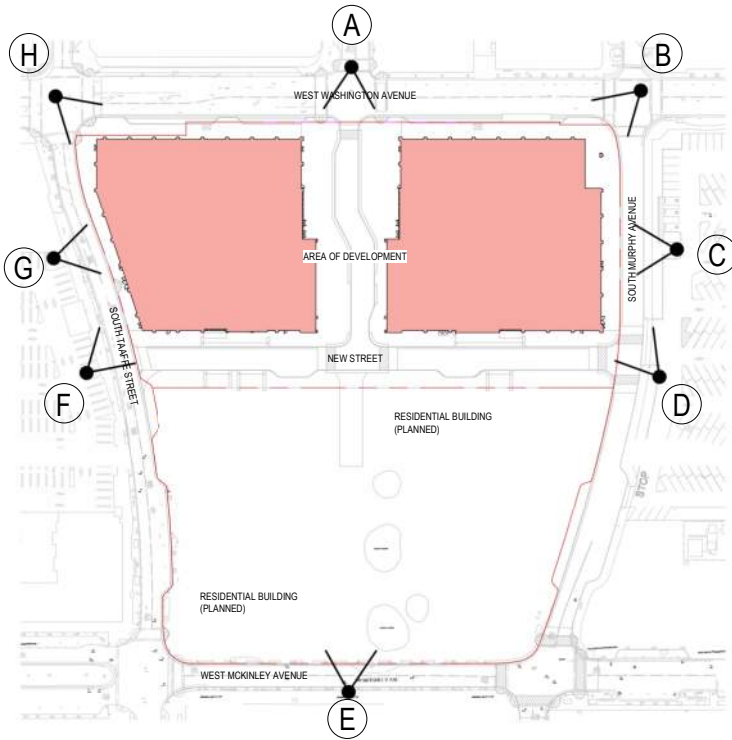
B



C



D



G



E



F

HUNTER
PROPERTIES
200 W. WASHINGTON AVE
SUNNYVALE, CALIFORNIA

Gensler

45 Fremont Street
Suite 1500
San Francisco, CA 94105
United States
Tel: 415.433.3700
Fax: 415.836.4599

CIVIL ENGINEER
BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065

LANDSCAPE ARCHITECT
BIONIC
833 MARKET STREET, SUITE 601
SAN FRANCISCO, CA 94103

LANDSCAPE ARCHITECT
THE GUZZARDO PARTNERSHIP, INC.
181 GREENWICH ST.
SAN FRANCISCO, CA 94111

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LUMENWORKS
3410 LAKESHORE AVE, SUITE 201
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Project Name
CITYLINE BUILDING 3A & 3B

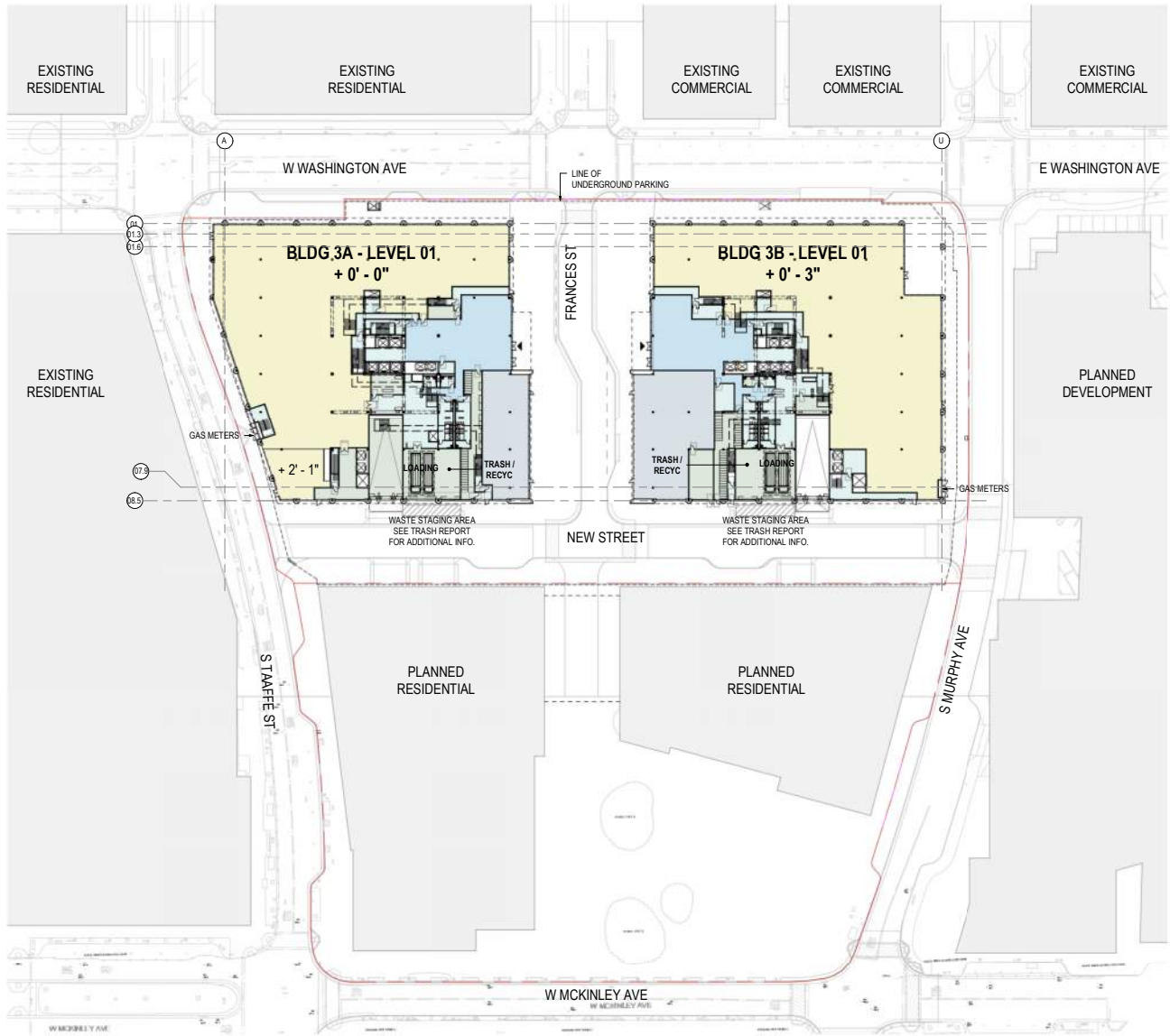
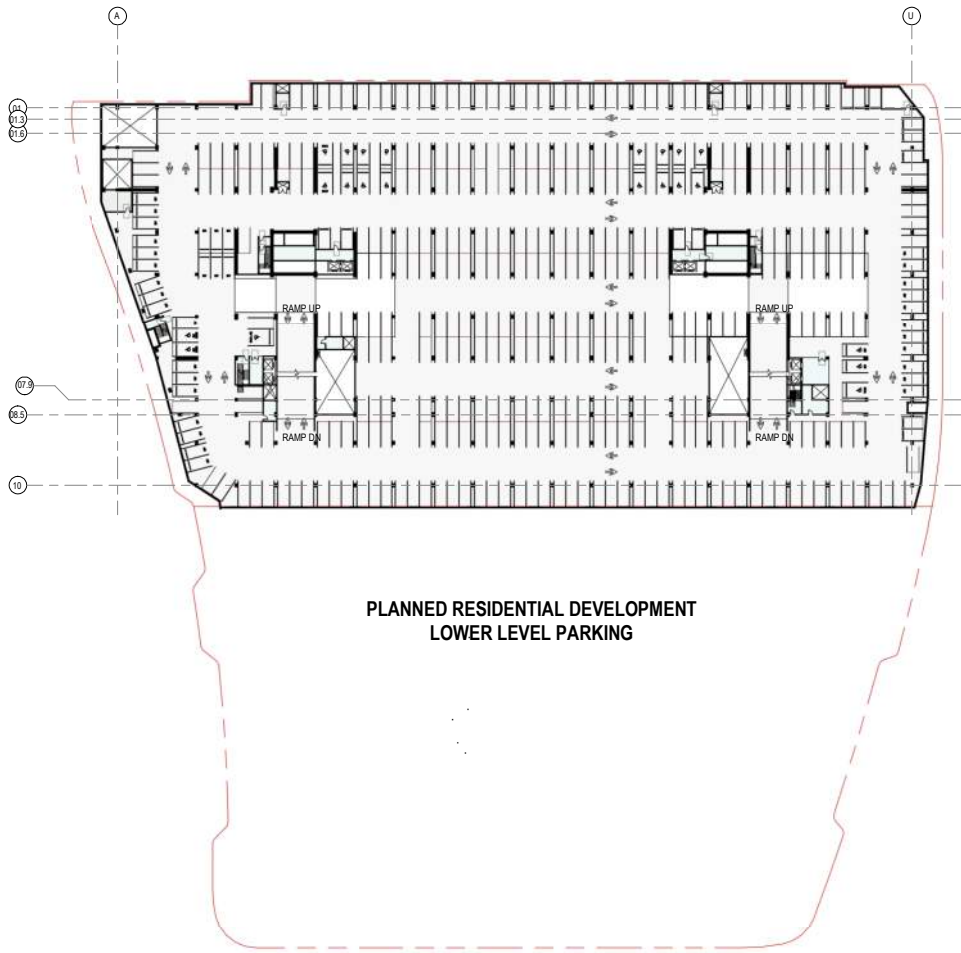
Project Number
01.3440.000

Description
CONTEXT PLAN

Scale
As indicated

A0.30.

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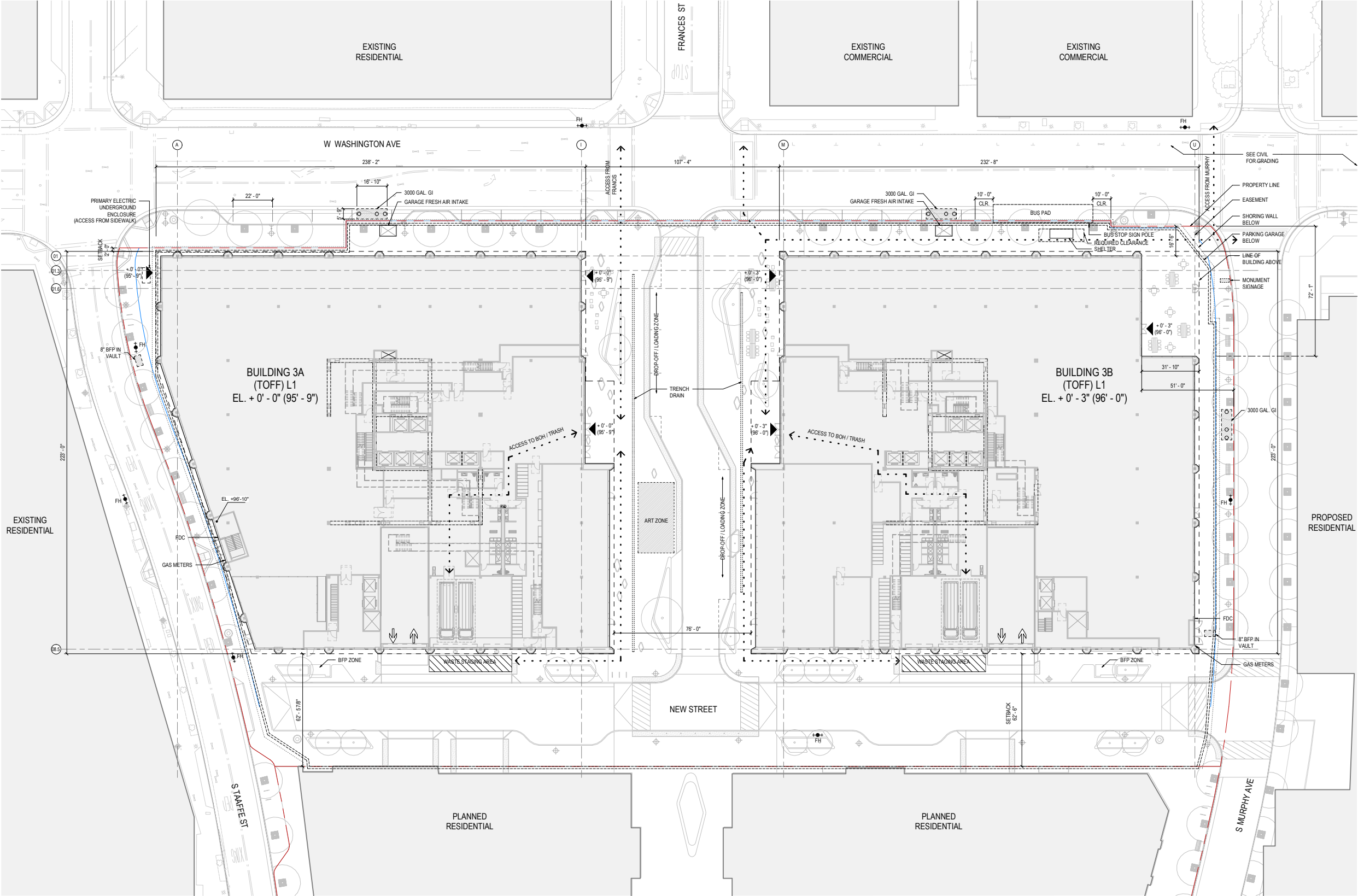
45 Fremont Street
Suite 1500
San Francisco, CA 94105
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255 SHORELINE DRIVE, SUITE 200
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CONSTRUCTION**

Project Name
CITYLINE BUILDING 3A & 3B

Project Number
01.3440.000

Description
SITE PLAN

Scale
As indicated

A0.40.

1 *SITE PLAN
SCALE: 3/8" = 1'-0"

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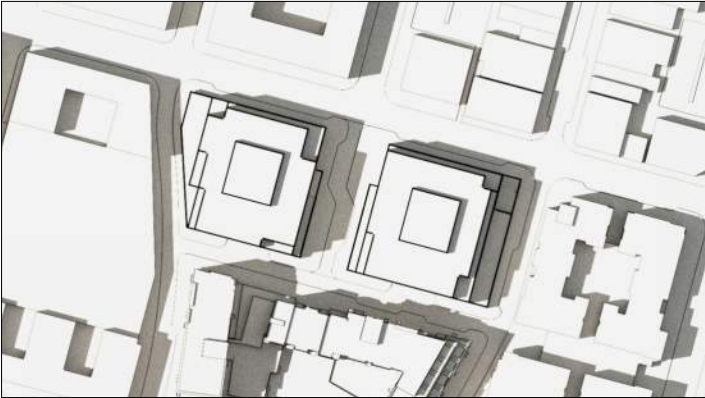
Project Name
CITYLINE BUILDING 3A & 3B

Project Number
01.3440.000

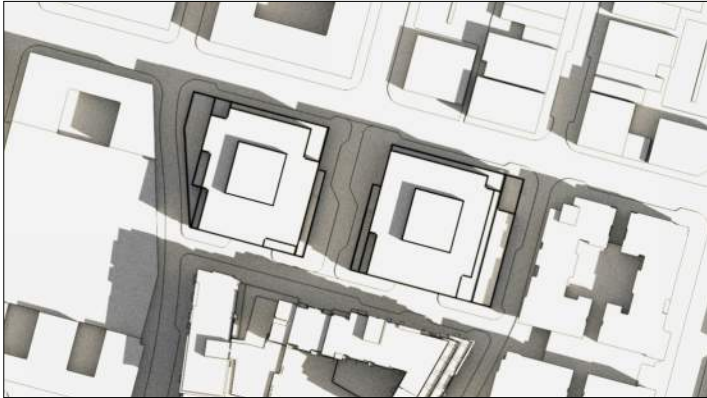
Description
SHADING DIAGRAM

Scale
As indicated

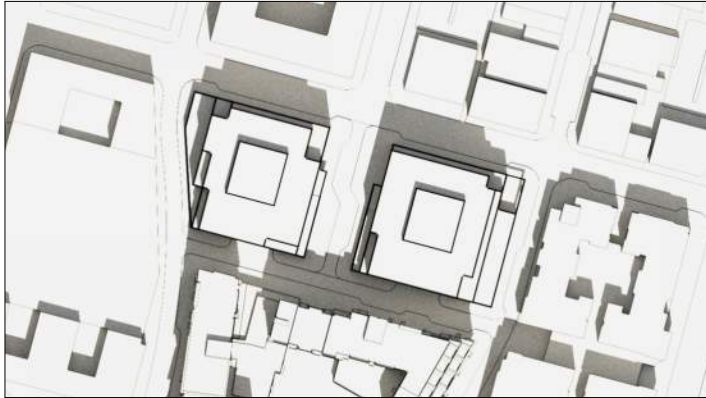
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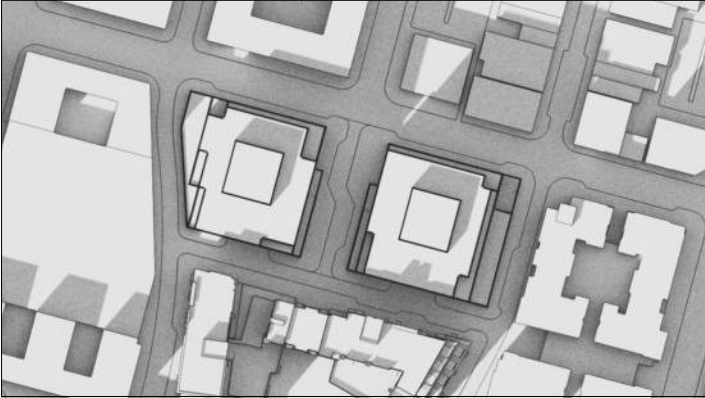
MARCH 21 - 9 AM



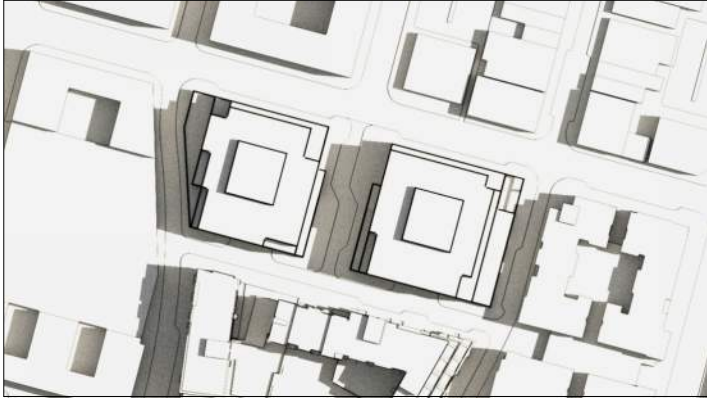
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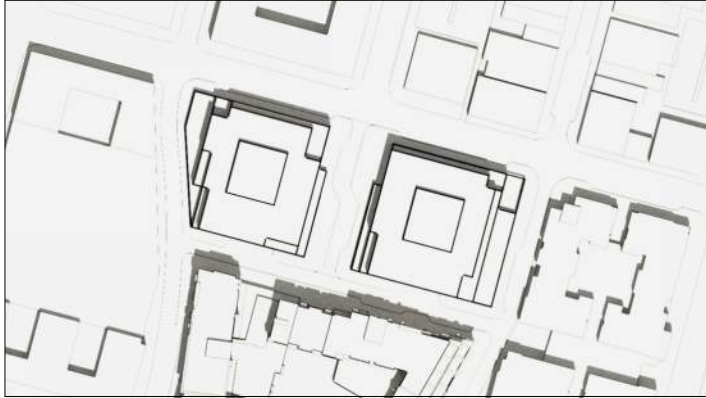
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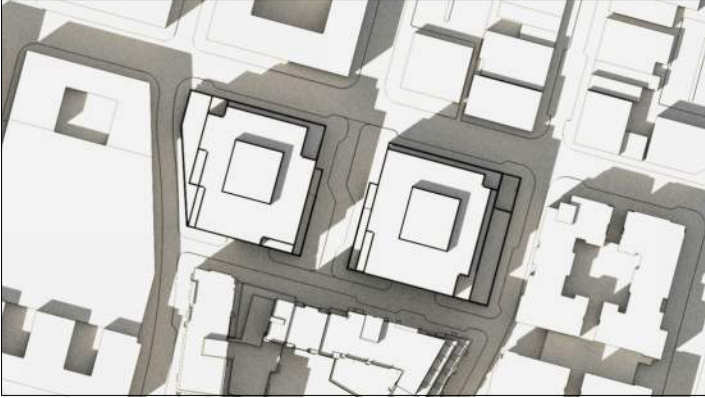
JUNE 21 - 9 AM



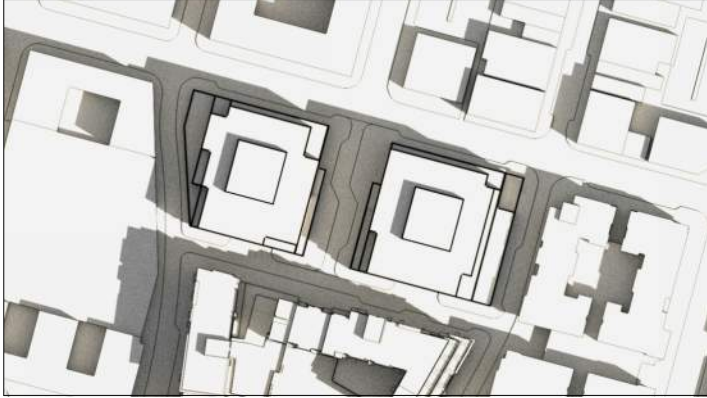
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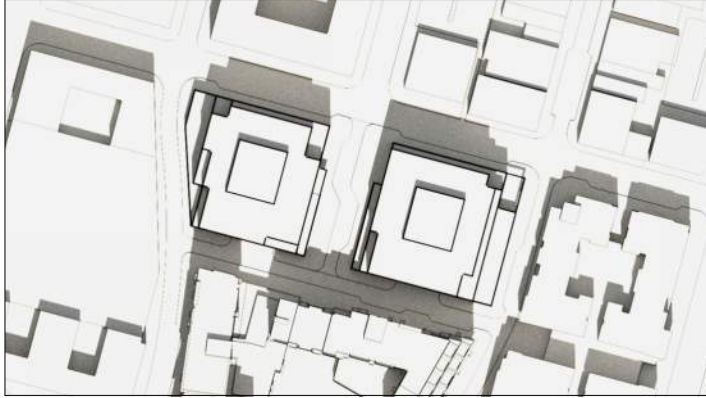
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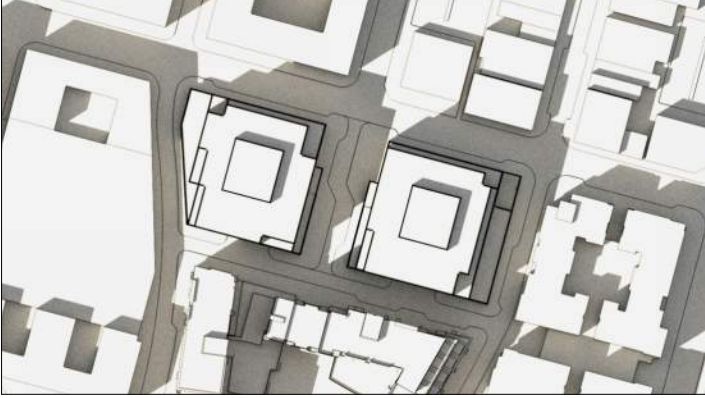
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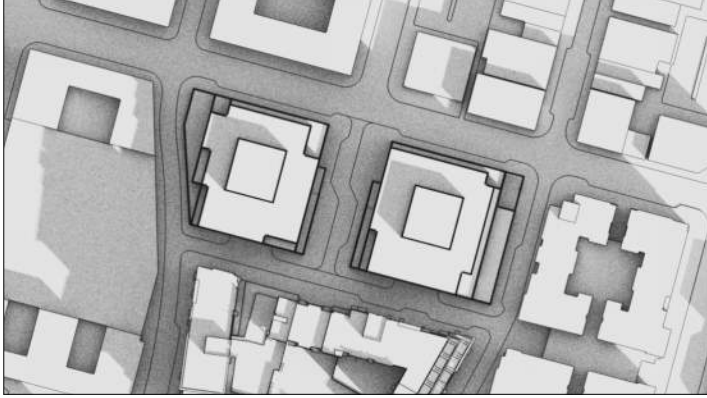
SEPTEMBER 21 - 12 PM



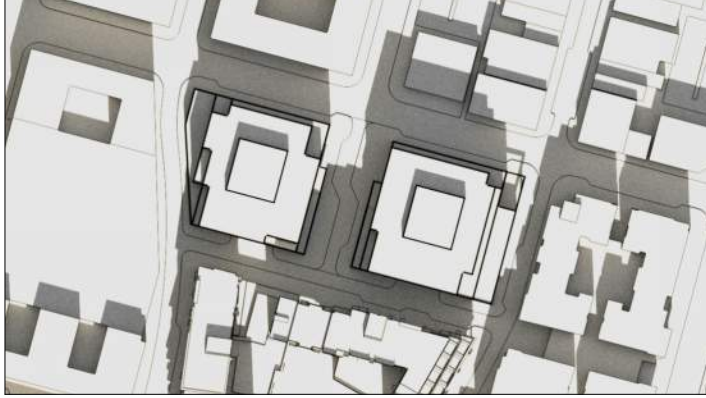
SEPTEMBER 21 - 3 PM



DECEMBER 21 - 9 AM



DECEMBER 21 - 12 PM



DECEMBER 21 - 3 PM

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PROPERTIES

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ILLUMINATION DESIGN
LUMENWORKS
3410 LAKESHORE AVE, SUITE 201
OAKLAND, CA 94610

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	10/23/2020	DRAFT ENTITLEMENT REVIEW

Seal / Signature

NOT FOR
CONSTRUCTION

Project Name
CITYLINE BUILDING 3A & 3B

Project Number
01.3440.000

Description
MATERIAL PALETTE

Scale
As indicated

A0.90.

TOWER FACADE



TP 01 - TERRACOTTA

TOWER FACADE INFILL PANEL
OPTION 1



TP 01 - METAL PANEL

TOWER FACADE INFILL PANEL
OPTION 2



MP 01 - METAL PANEL

FORMED METAL PANEL AT
PENTHOUSE SCREEN

TOWER BASE



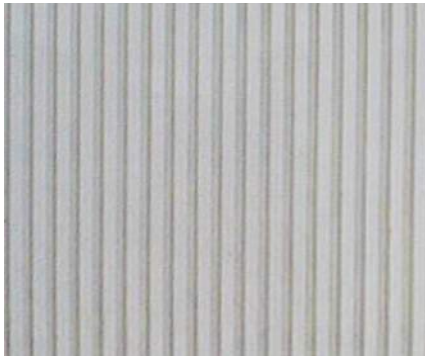
BC 01 - PRECAST CONCRETE

BASE CLADDING
OPTION 1



BC 01 - GFRC

BASE CLADDING
OPTION 2



BC 02 - PRECAST CONCRETE - TEXTURED

BASE CLADDING
OPTION 1



BC 02 - GFRC - TEXTURED

BASE CLADDING
OPTION 2

GLAZING



GL 01/GL 02 - INSULATED GLAZING UNIT



GL 03 - LAMINATED GLAZING

MATERIALS SHOWN FOR ILLUSTRATIVE PURPOSES, FINAL
DESIGN TO INCORPORATE EQUIVALENT SUBSTITUTES

**HUNTER
PROPERTIES**
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**NOT FOR
CONSTRUCTION**

Project Name
CITYLINE BUILDING 3A & 3B

Project Number
01.3440.000

Description
RENDERINGS

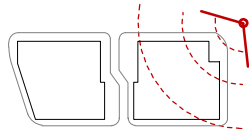
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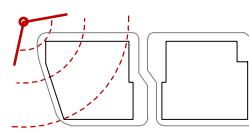
© 2020 Gensler



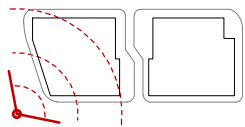
3 View from NE to SW, W Washington Street and S Murphy Ave



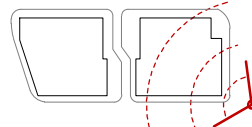
1 View from NW to SE, W Washington Ave and S Taaffe St



4 View from SW to NE, S Taaffe St and New Street



2 View from SE to NW, S Murphy Street and New Street



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BIONIC
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CONSTRUCTION**

Project Name
CITYLINE BUILDING 3A & 3B

Project Number
01.3440.000

Description
RENDERINGS

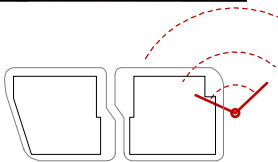
Scale
As indicated

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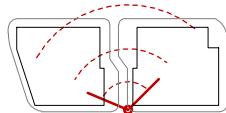
© 2020 Gensler



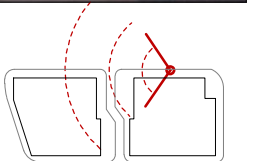
3 View from South to North on Murphy Street



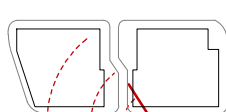
1 View from South to North on Frances Street



4 View down Washington Street



2 View from East to West on New Street



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200 W. WASHINGTON AVE
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BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065

LANDSCAPE ARCHITECT
BIONIC
833 MARKET STREET, SUITE 601
SAN FRANCISCO, CA 94103

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THE GUZZARDO PARTNERSHIP, INC.
181 GREENWICH ST.
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10/23/2020	DRAFT ENTITLEMENT REVIEW

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**NOT FOR
CONSTRUCTION**

Project Name
CITYLINE BUILDING 3A & 3B

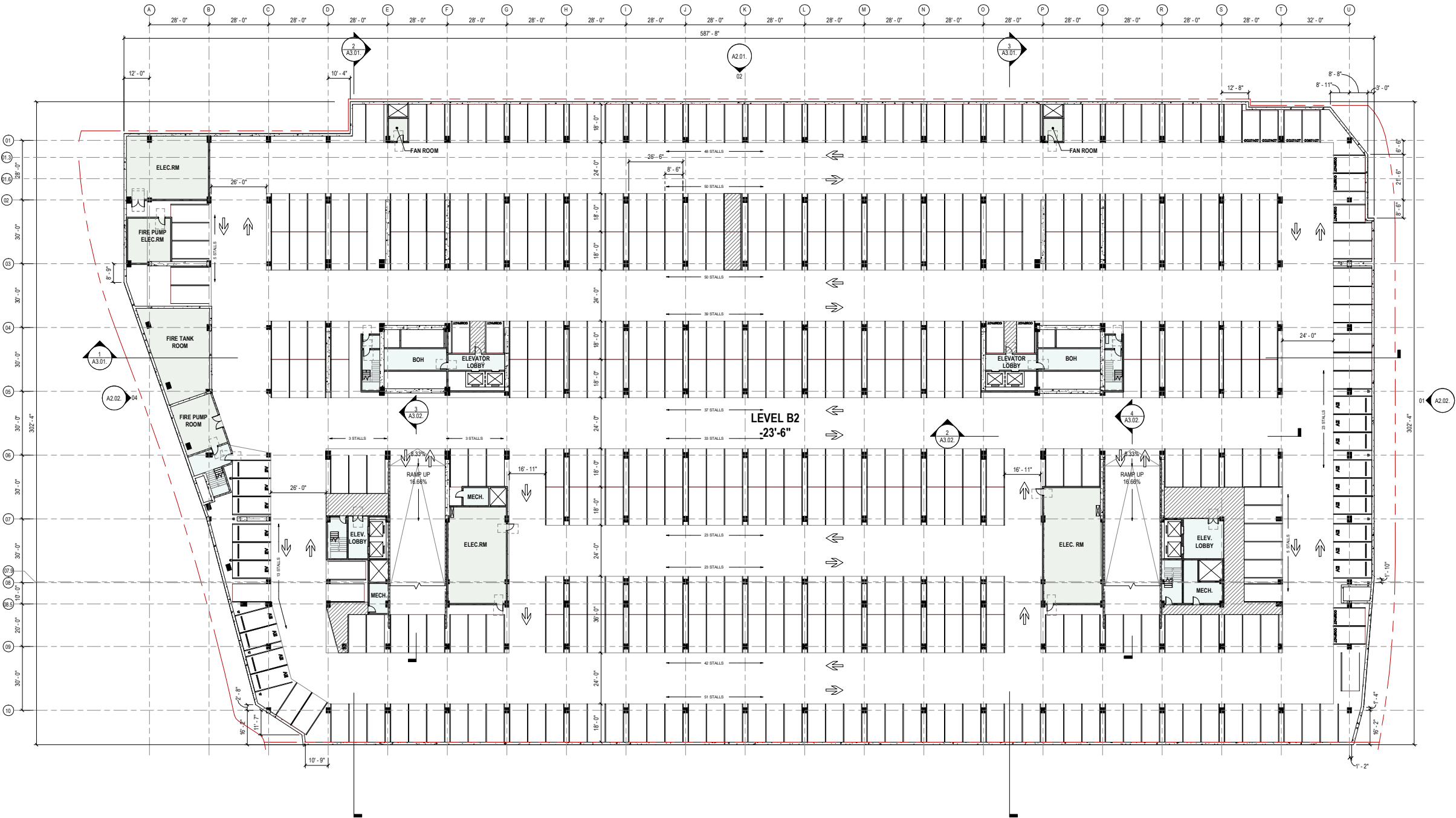
Project Number
01.3440.000

Description
LEVEL B2 PLAN

Scale
As indicated

A1.00.

PARKING STALL - LOWER LEVEL 02	
TYPE	COUNT
8'-6"x15' COMPACT	13
8'-5"x12'	414
8'-5"x18' EV	19
TOTAL	446



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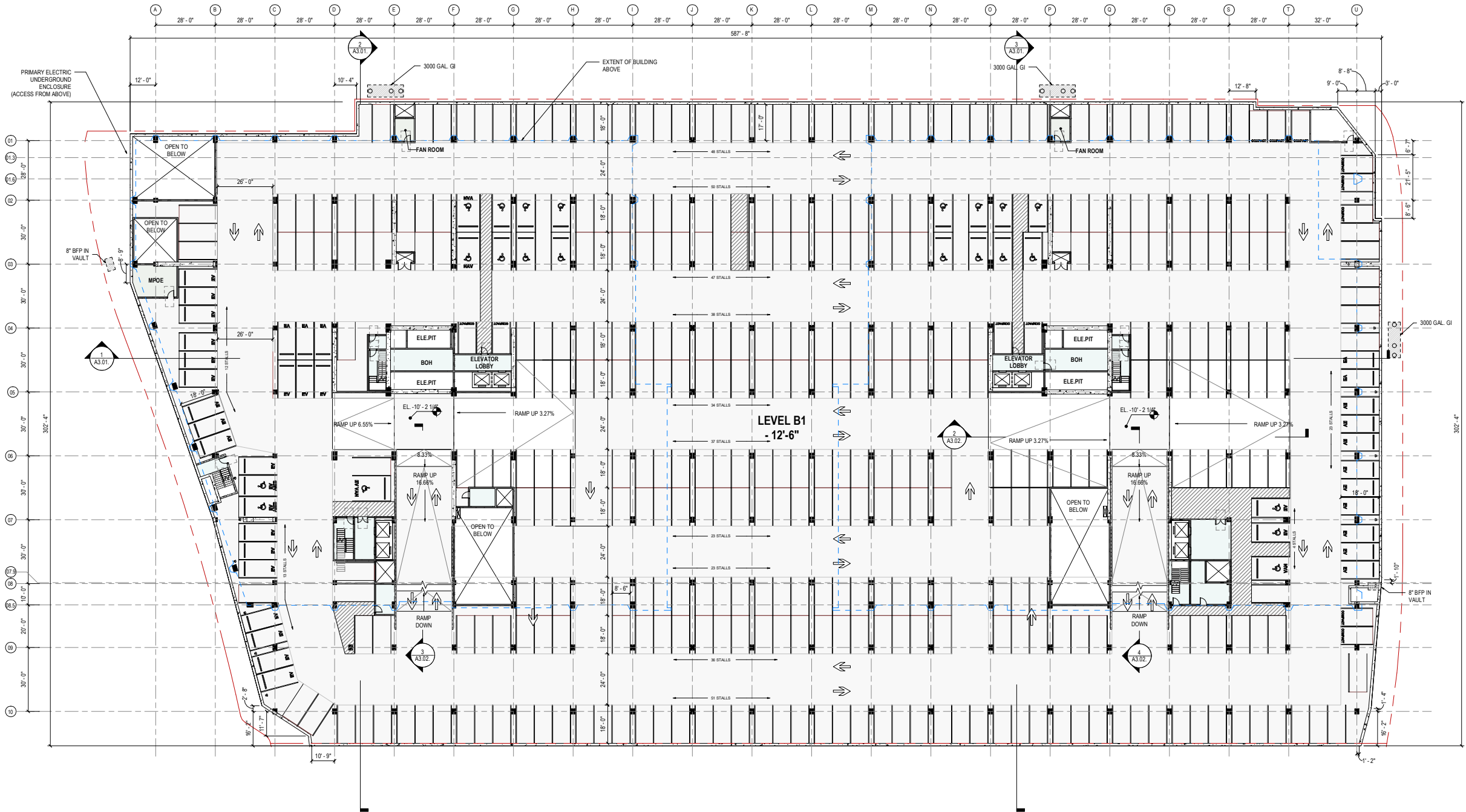
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PARKING STALL - LOWER LEVEL 01	
TYPE	COUNT
8'-6" x 15' COMPACT	12
8'-6" x 18'	366
8'-6" x 18' EV	34
9'-0" x 18' ADA	14
9'-0" x 18' EV ADA STANDARD	2
10'-0" x 18' EV AMBULATORY	2
11' x 18' ADA VAN	3
12' x 18' EV ADA VAN	1
Total	434



Date	Description
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CONSTRUCTION**

Project Name
CITYLINE BUILDING 3A & 3B

Project Number
01.3440.000

Description
LEVEL B1 PLAN

Scale
As indicated

A1.01.

1 LEVEL B1
SCALE: 1" = 20'-0"

45 Fremont Street
Suite 1500
San Francisco, CA 94105
United States

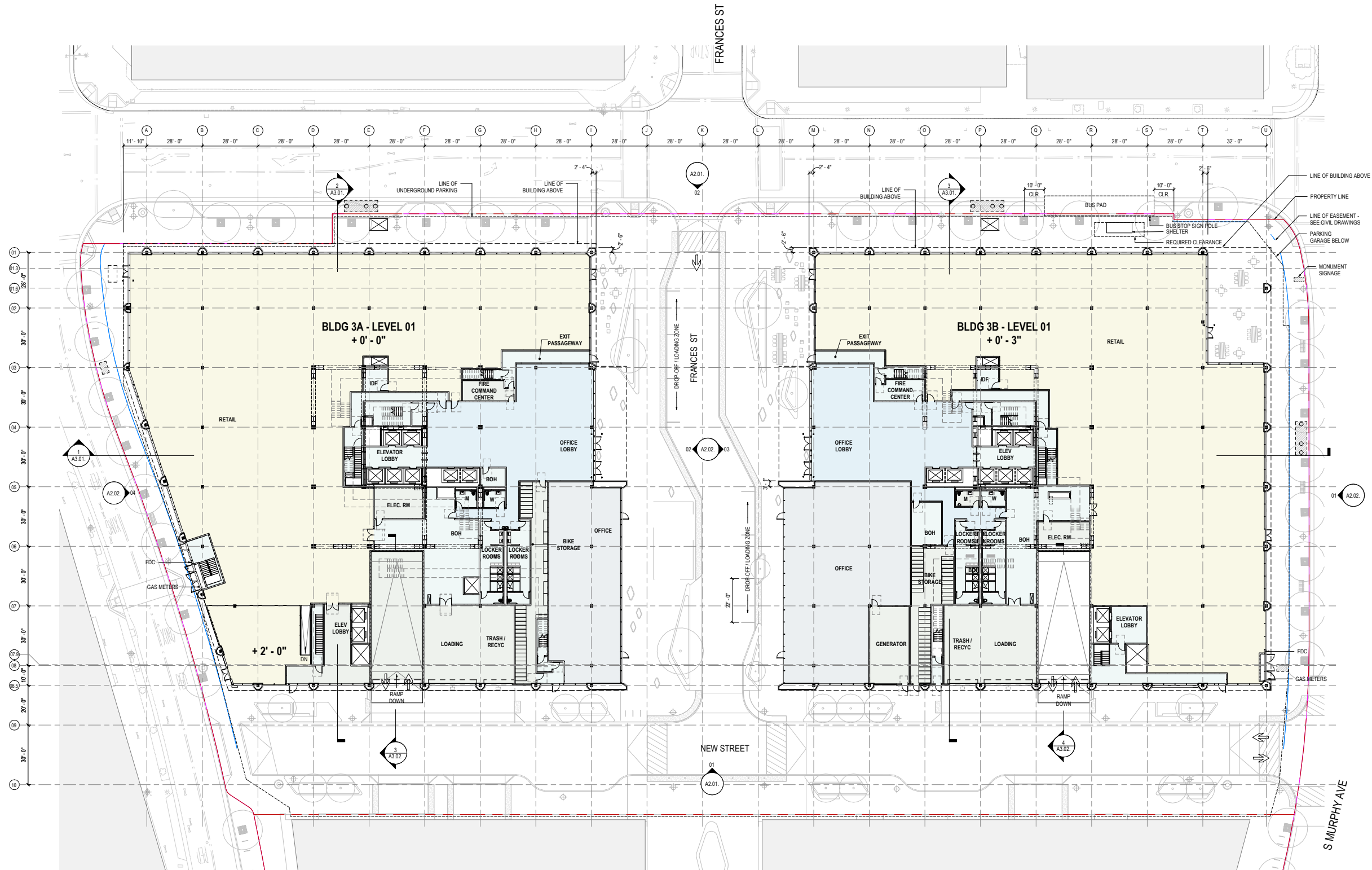
Tel 415.433.3700
Fax 415.836.4599

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BKF ENGINEERS
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Project Name

CITYLINE BUILDING 3A & 3B

Project Number
01.3440.000

LEVEL 01 PLAN

Scale
As indicated

A1.02.

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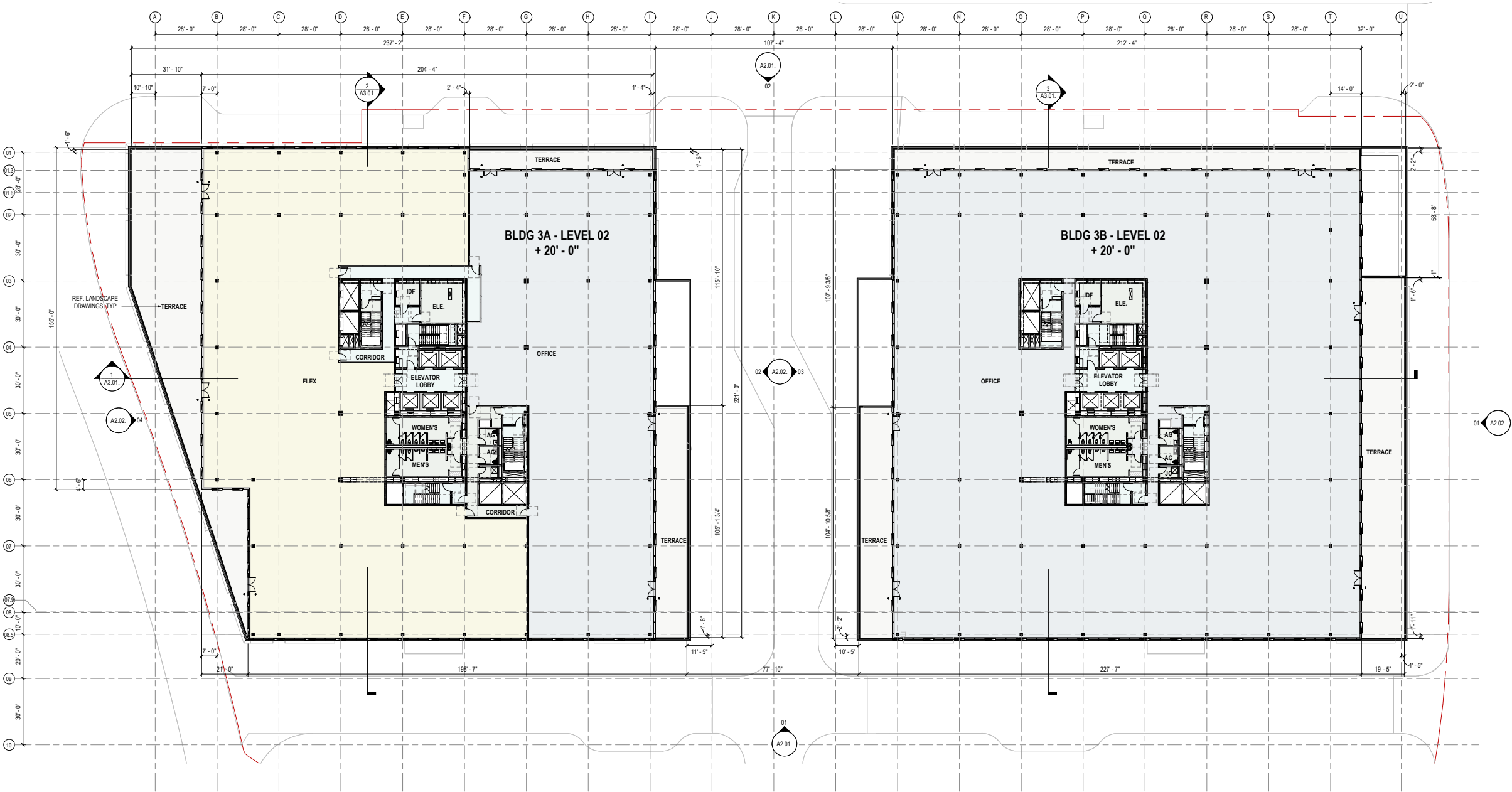
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Suite 1500
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**NOT FOR
CONSTRUCTION**

Project Name
CITYLINE BUILDING 3A & 3B

Project Number
01.3440.000

Description
LEVEL 02 PLAN

Scale
As indicated

A1.03.

1 LEVEL 02
SCALE: 1" = 20'-0"

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PROPERTIES**
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CONSTRUCTION**

Project Name
CITYLINE BUILDING 3A & 3B

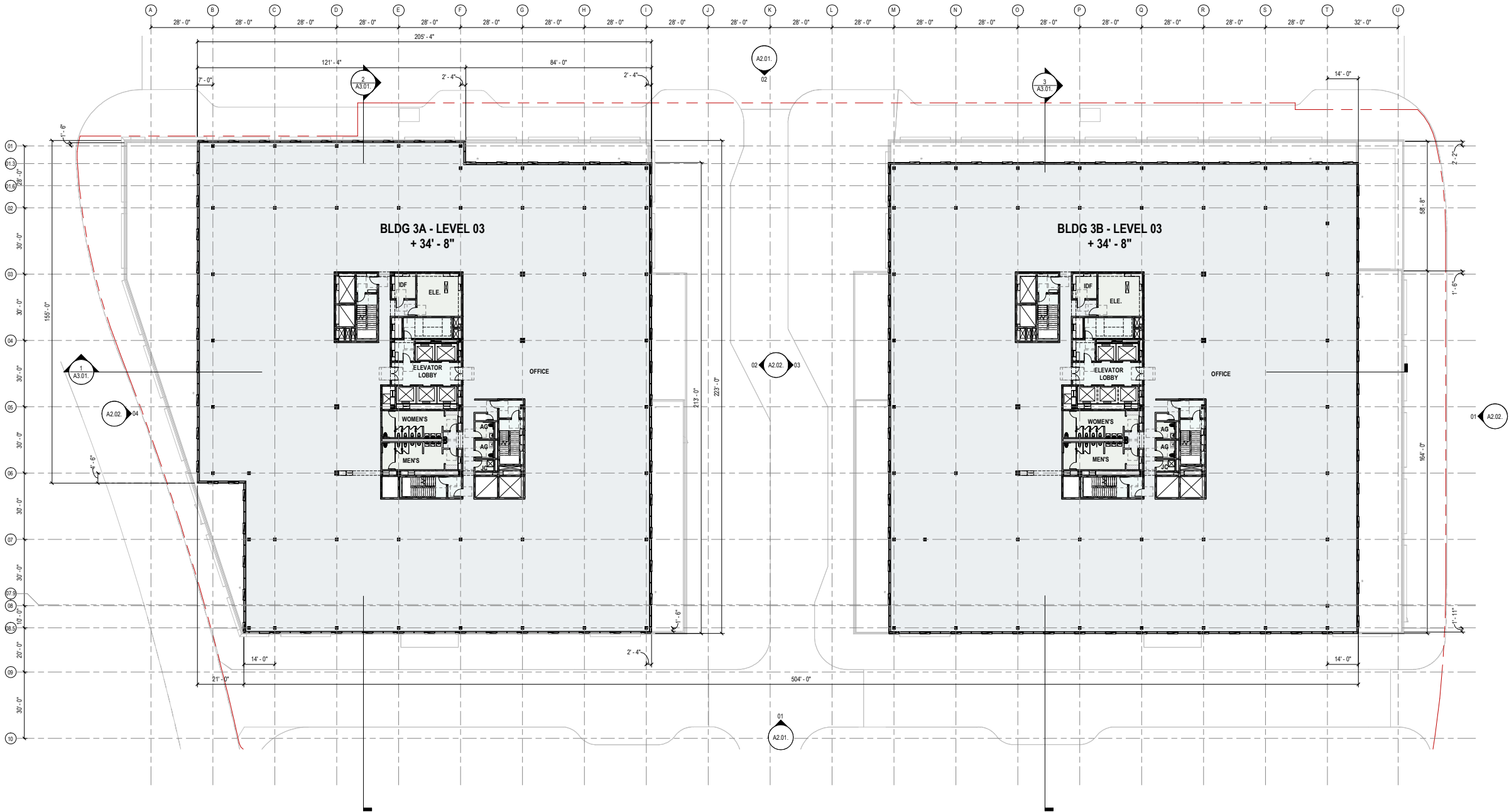
Project Number
01.3440.000

Description
LEVEL 03 PLAN

Scale
As indicated

A1.04.

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1 LEVEL 03
SCALE: 1" = 20'-0"

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Project Name
CITYLINE BUILDING 3A & 3B

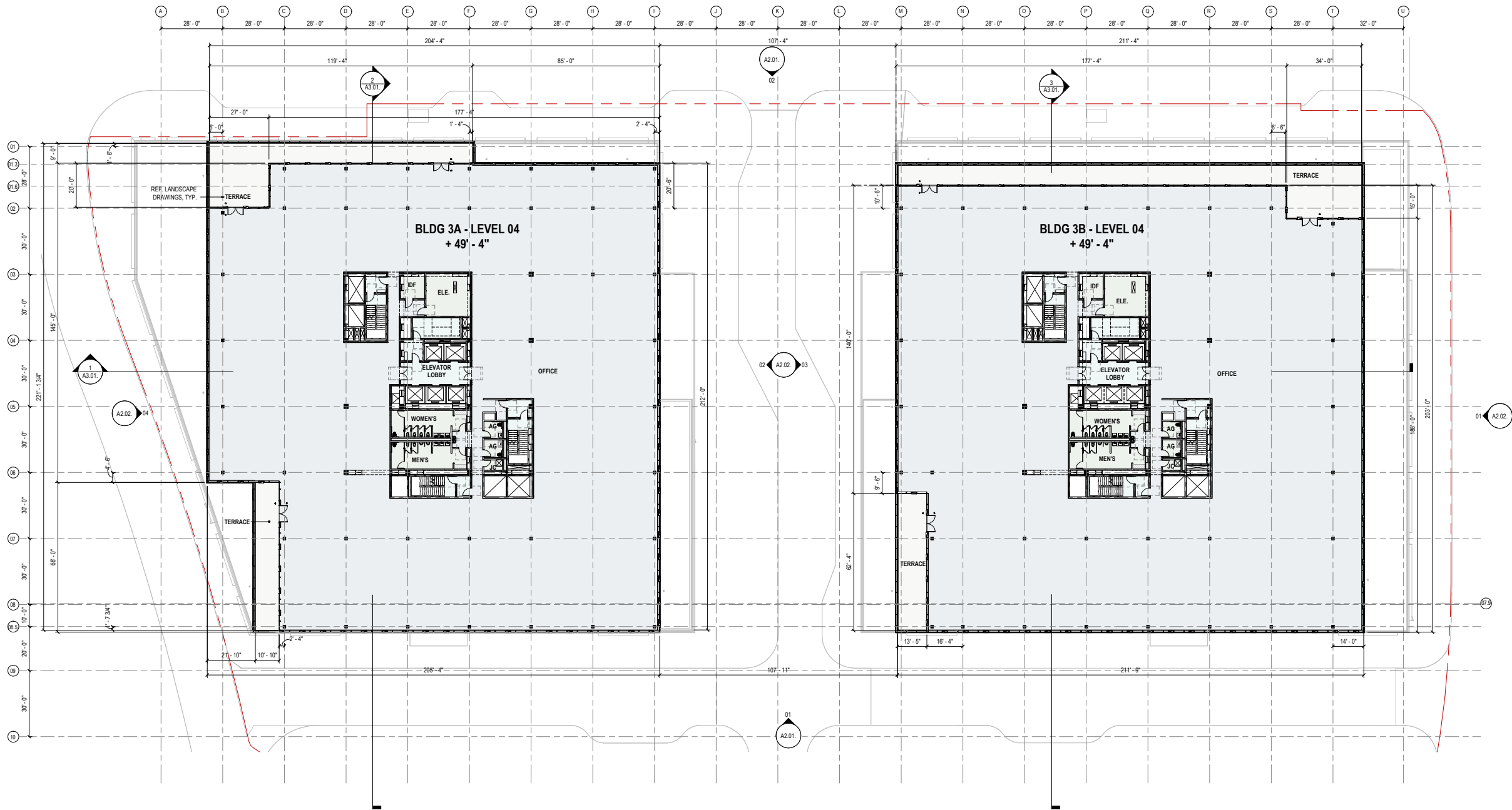
Project Number
01.3440.000

Description
LEVEL 04 PLAN

Scale
As indicated

A1.05.

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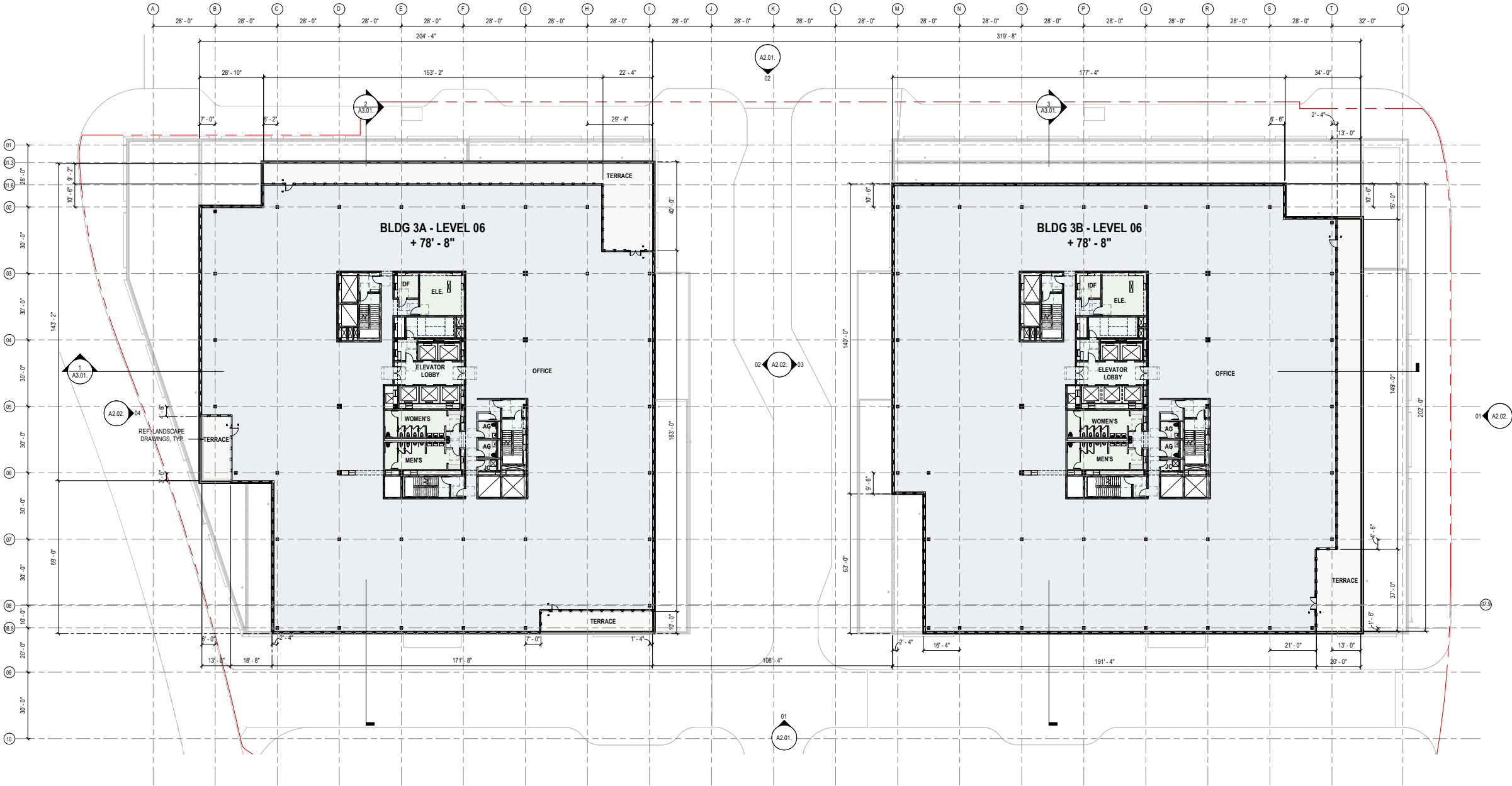
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LANDSCAPE ARCHITECT
THE GUZZARDO PARTNERSHIP, INC.
181 GREENWICH ST.
SAN FRANCISCO, CA 94111

ILLUMINATION DESIGN
LUMENWORKS
3410 LAKESHORE AVE, SUITE 201
OAKLAND, CA 94610



△	Date	Description
	02/10/2020	ENTITLEMENT SUBMITTAL
	07/17/2020	ENTITLEMENT RESUBMITTAL
	10/23/2020	DRAFT ENTITLEMENT REVIEW

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CONSTRUCTION

Project Name

CITYLINE BUILDING 3A & 3B

Project Number

01.3440.000

Description

LEVEL 06 PLAN

Scale

As indicated

A1.07.

1 LEVEL 06
SCALE: 1" = 20'-0"

**HUNTER
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200 W. WASHINGTON AVE
SUNNYVALE, CALIFORNIA

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BKF ENGINEERS
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BIONIC
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Project Name
CITYLINE BUILDING 3A & 3B

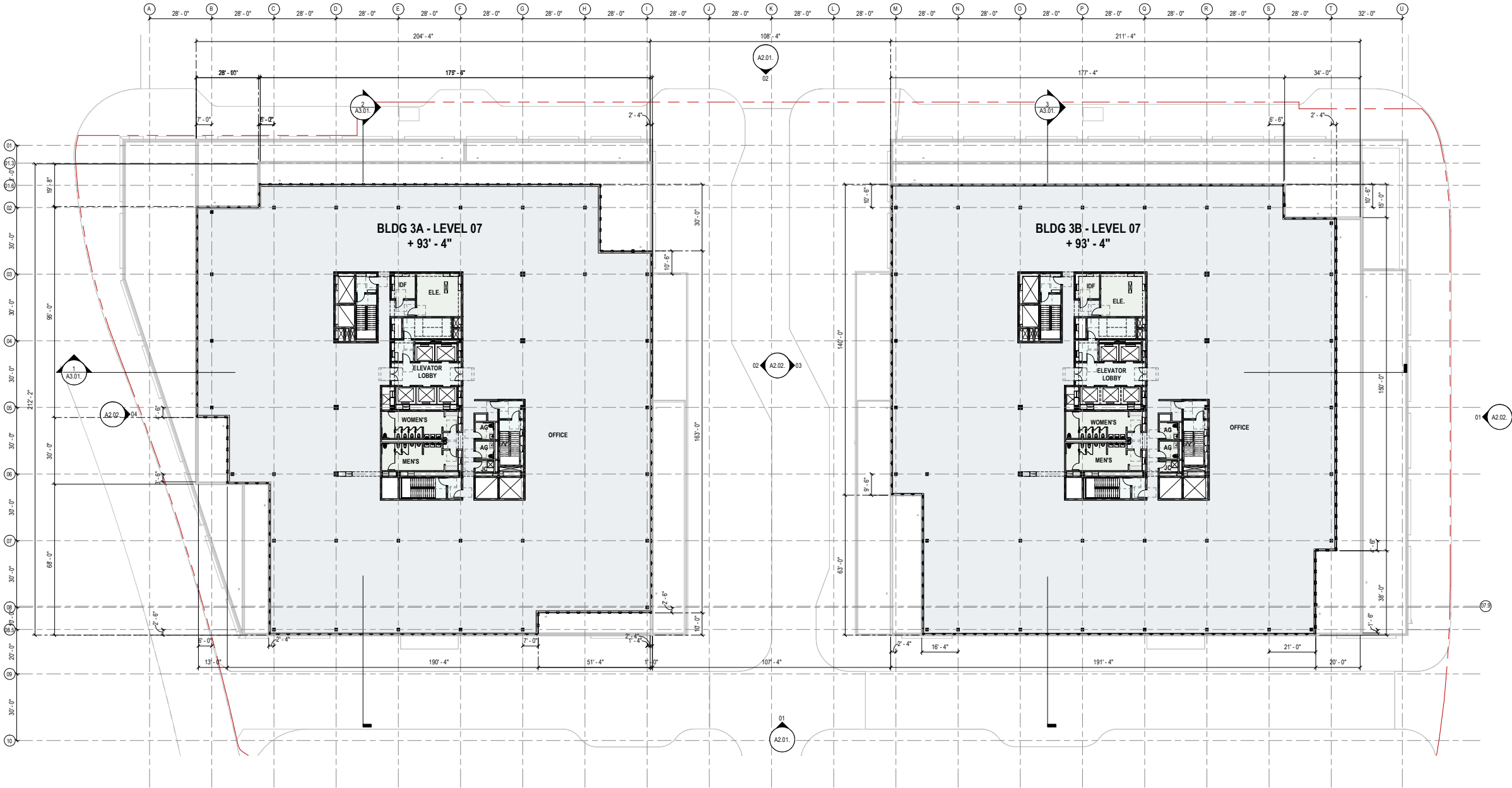
Project Number
01.3440.000

Description
LEVEL 07 PLAN

Scale
As indicated

A1.08.

1 LEVEL 07
SCALE: 1"=20'-0"



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Date	Description
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10.23.2020	DRAFT ENTITLEMENT REVIEW

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CONSTRUCTION

Project Name
CITYLINE BUILDING 3A & 3B

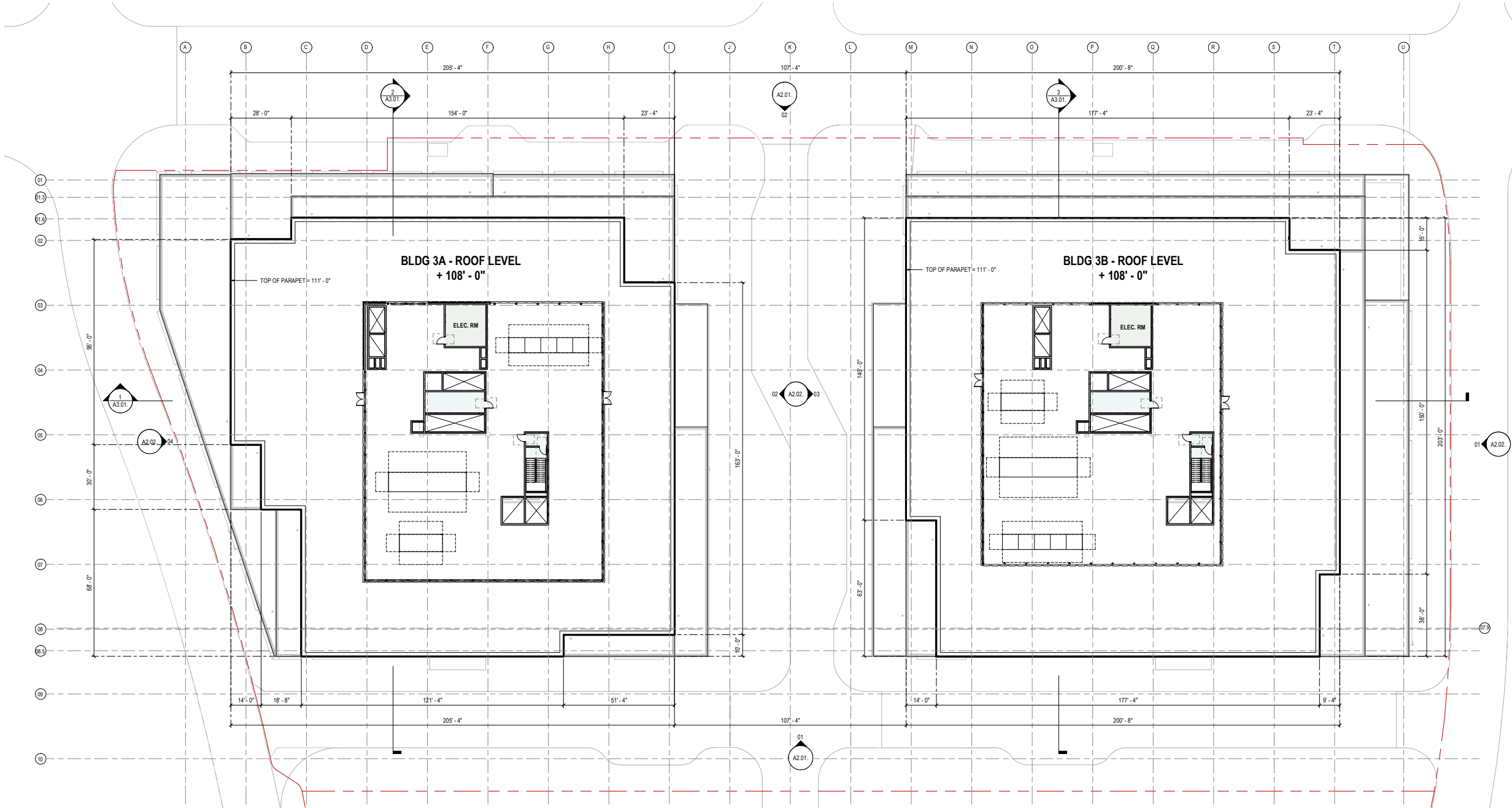
Project Number
01.3440.000

Description
ROOF LEVEL PLAN

Scale
As indicated

A1.09.

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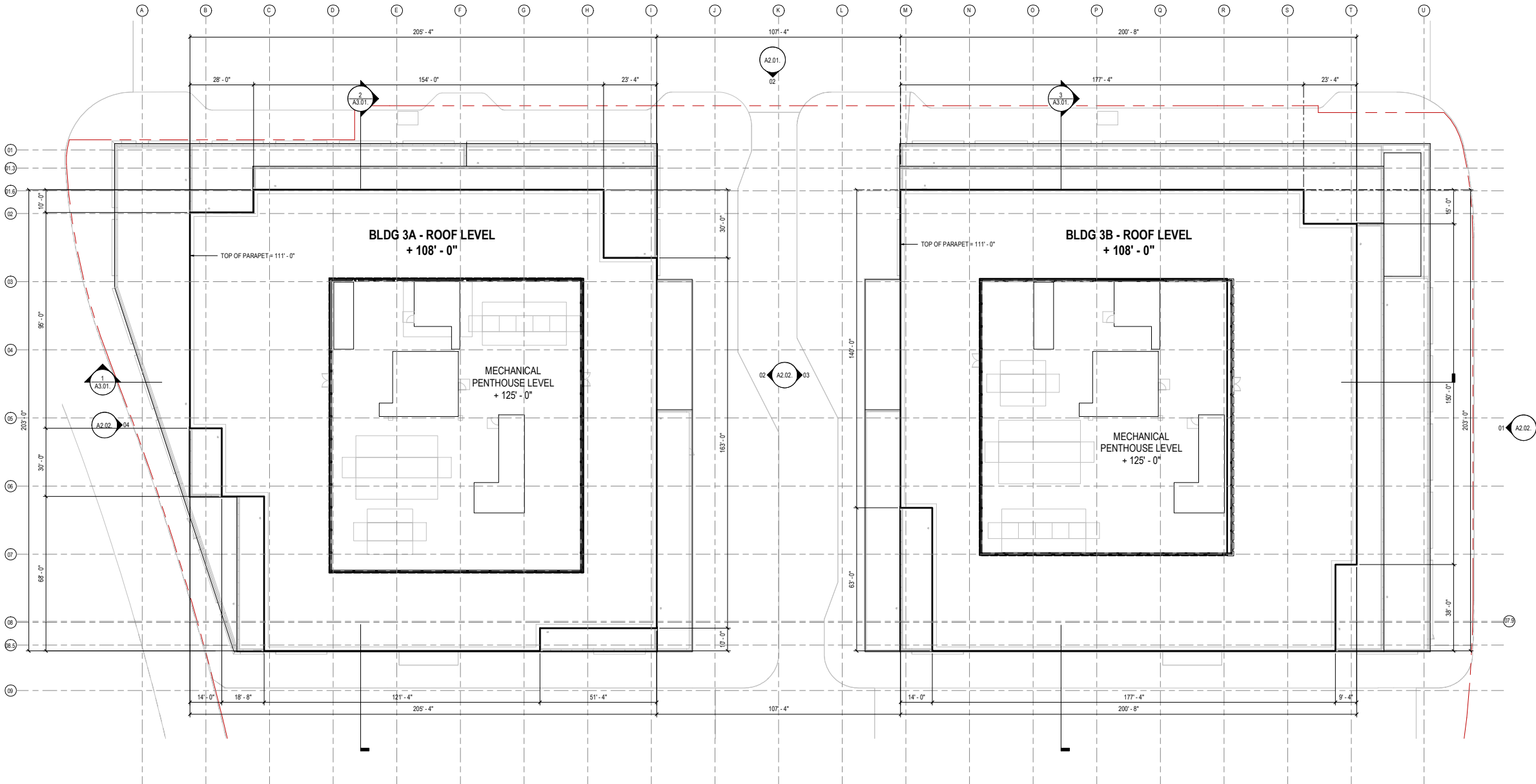
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Project Name
CITYLINE BUILDING 3A & 3B

Project Number
01.3440.000

Description
PENTHOUSE LEVEL PLAN

Scale
As indicated

A1.10.

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02 **BUILDING ELEVATION - NORTH
SCALE: 1" = 20'-0"



01 **BUILDING ELEVATION - SOUTH
SCALE: 1" = 20'-0"

GENERAL NOTES

- 1 REFER TO A0.90 FOR MATERIAL DESIGNATIONS
- 2 REFER TO A4.XX SHEETS FOR TYPICAL EXTERIOR DETAILS

Date	Description
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Project Name
CITYLINE BUILDING 3A & 3B

Project Number
01.3440.000

Description
BUILDING ELEVATIONS - NORTH & SOUTH

Scale
As indicated

A2.01.

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04 **BUILDING A - WEST ELEVATION
SCALE: 1" = 20'-0"

02 **BUILDING A - EAST ELEVATION
SCALE: 1" = 20'-0"



03 **BUILDING B - WEST ELEVATION
SCALE: 1" = 20'-0"

01 **BUILDING B - EAST ELEVATION
SCALE: 1" = 20'-0"

GENERAL NOTES

- 1 REFER TO A0.90 FOR MATERIAL DESIGNATIONS
- 2 REFER TO A4.XX SHEETS FOR TYPICAL EXTERIOR DETAILS

Date	Description
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Project Name
CITYLINE BUILDING 3A & 3B

Project Number
01.3440.000

Description
BUILDING ELEVATIONS - EAST &
WEST

Scale
As indicated

A2.02.

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BIONIC
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ILLUMINATION DESIGN
LUMENWORKS
3410 LAKE SHORE AVE, SUITE 201
OAKLAND, CA 94610

MURPHY AVE. ELEVATION



WASHINGTON AVE.

← CONTINUITY OF STREETSCAPE →

△ Date	Description
07/17/2020	ENTITLEMENT RESUBMITTAL
10/23/2020	DRAFT ENTITLEMENT REVIEW

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CONSTRUCTION

Project Name
CITYLINE BUILDING 3A & 3B

Project Number
01.3440.000

Description
MURPHY STREETSCAPE

Scale
As indicated

A2.03.

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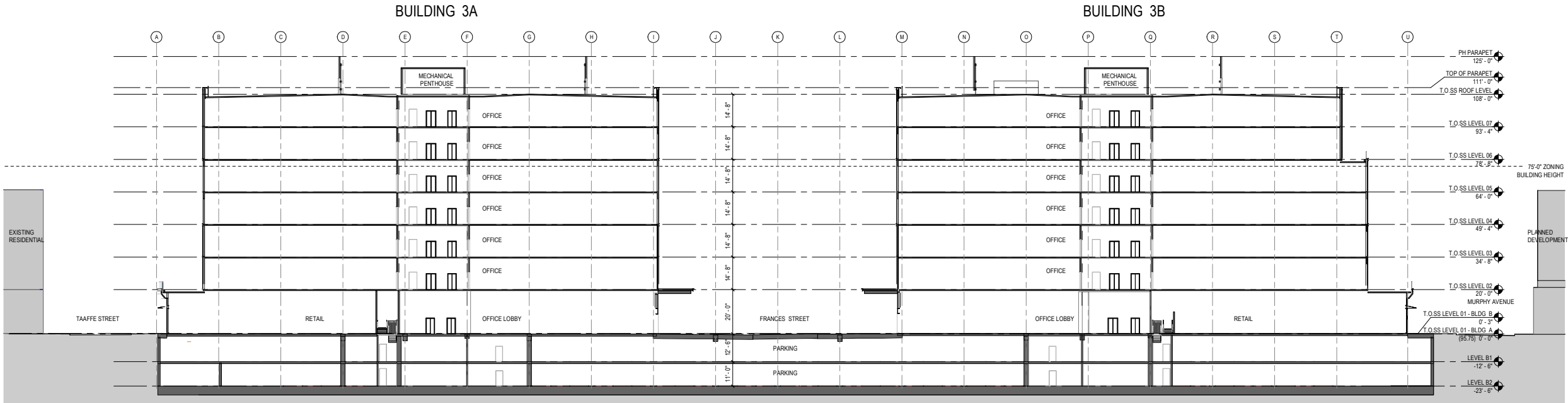
Tel 415.433.3700
Fax 415.836.4599

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BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065

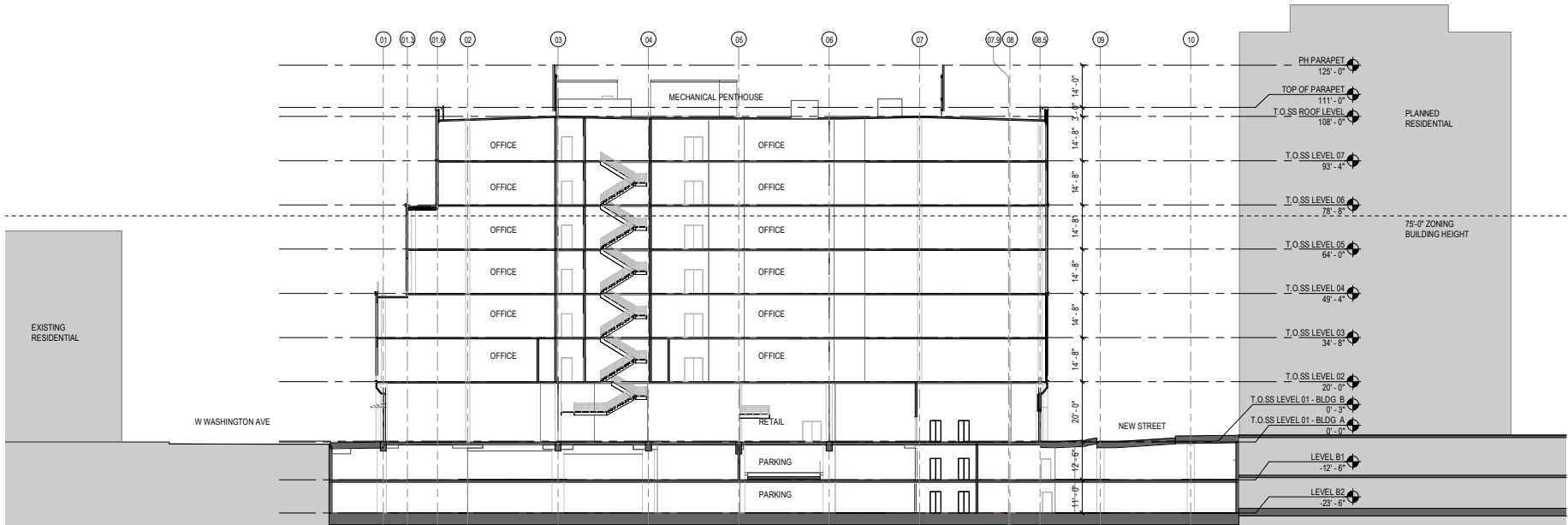
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BIONIC
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SAN FRANCISCO, CA 94103

LANDSCAPE ARCHITECT
THE GUZZARDO PARTNERSHIP, INC.
181 GREENWICH ST.
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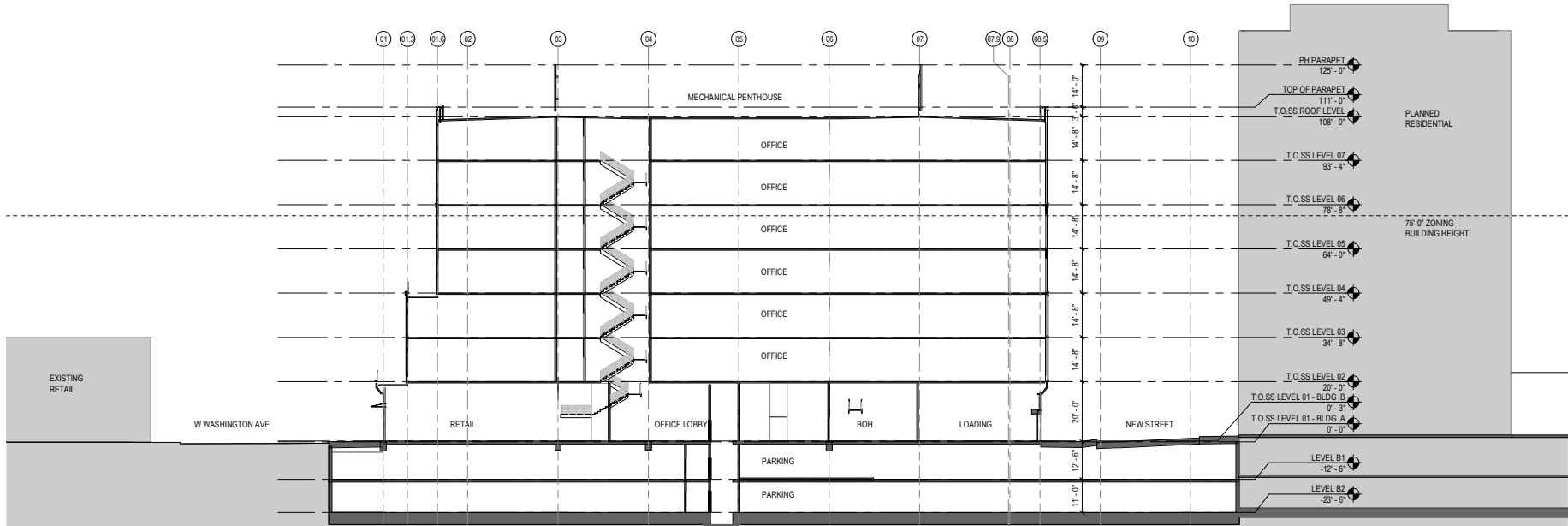
ILLUMINATION DESIGN
LUMENWORKS
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1 *BUILDING SECTION - EAST-WEST
SCALE: 1" = 20'-0"



2 **BUILDING A SECTION - NORTH-SOUTH
SCALE: 1" = 20'-0"



3 **BUILDING B SECTION - NORTH-SOUTH
SCALE: 1" = 20'-0"

Date	Description
02/10/2020	ENTITLEMENT SUBMITTAL
07/17/2020	ENTITLEMENT RESUBMITTAL
10/23/2020	DRAFT ENTITLEMENT REVIEW

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CONSTRUCTION

Project Name
CITYLINE BUILDING 3A & 3B

Project Number
01.3440.000

Description
BUILDING SECTIONS

Scale
As indicated

A3.01.

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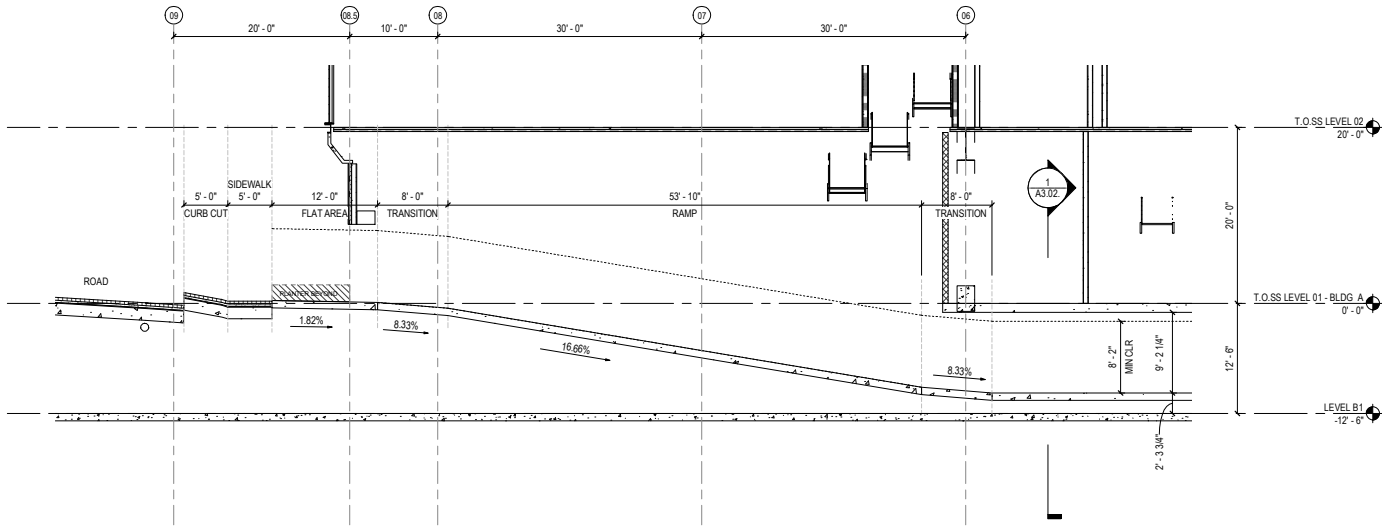
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Fax 415.836.4599

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BKF ENGINEERS
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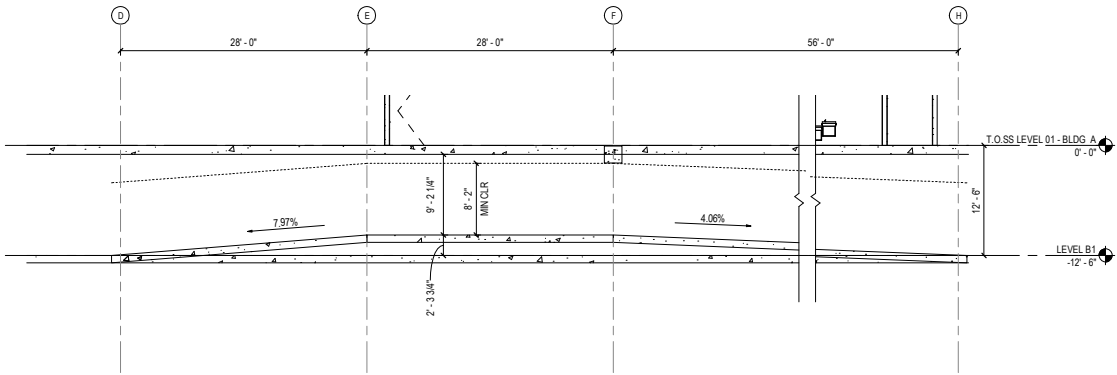
LANDSCAPE ARCHITECT
BIONIC
833 MARKET STREET, SUITE 601
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LANDSCAPE ARCHITECT
THE GUZZARDO PARTNERSHIP, INC.
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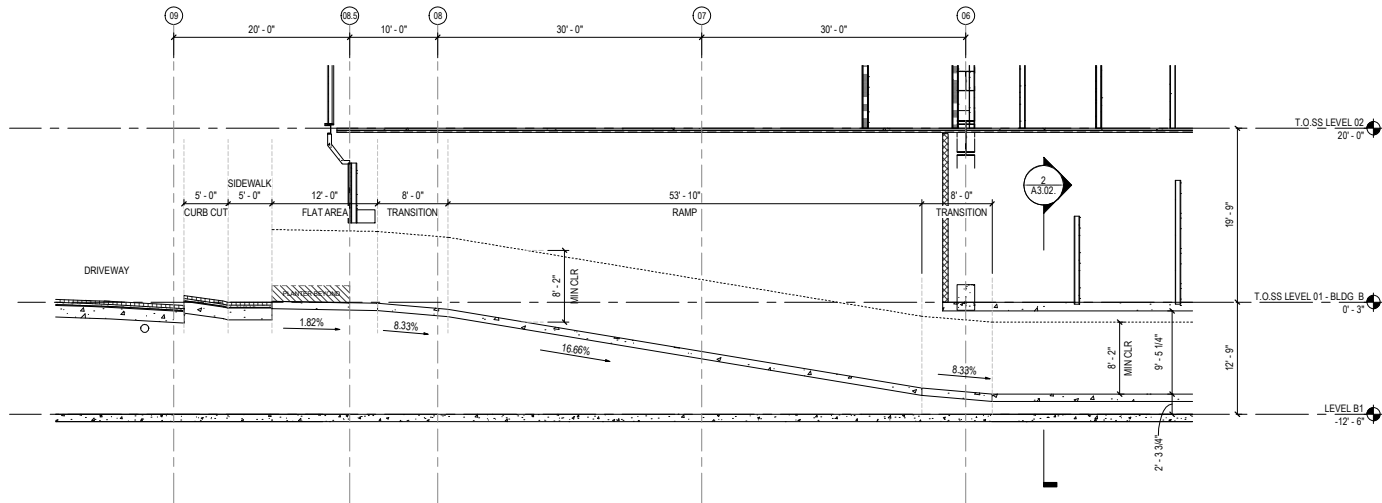
ILLUMINATION DESIGN
LUMENWORKS
3410 LAKESHORE AVE, SUITE 201
OAKLAND, CA 94610



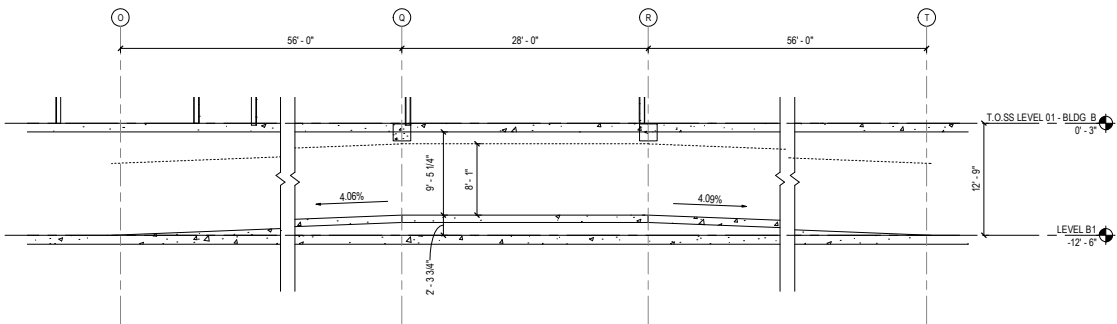
3 SECTION - BLDG A PARKING RAMP - NORTH / SOUTH
SCALE: 1/8" = 1'-0"



1 SECTION -BLDG A PARKING RAMP - EAST / WEST_
SCALE: 1/8" = 1'-0"



4 SECTION - BLDG B PARKING RAMP - NORTH / SOUTH
SCALE: 1/8" = 1'-0"



2 SECTION -BLDG B PARKING RAMP - EAST / WEST
SCALE: 1/8" = 1'-0"

Date	Description
07/17/2020	ENTITLEMENT RESUBMITTAL
10/23/2020	DRAFT ENTITLEMENT REVIEW

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Project Name
CITYLINE BUILDING 3A & 3B

Project Number
01.3440.000

Description
PARKING RAMP SECTIONS

Scale
As indicated

A3.02.

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SUNNYVALE, CALIFORNIA

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BIONIC
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ILLUMINATION DESIGN
LUMENWORKS
3410 LAKESHORE AVE, SUITE 201
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1 REFER TO A0.90 FOR MATERIAL
DESIGNATIONS

1 REFER TO A0.90 FOR MATERIAL
DESIGNATIONS

△ Date	Description
10.23.2020	DRAFT ENTITLEMENT REVIEW

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CONSTRUCTION**

Project Name

CITYLINE BUILDING 3A & 3B

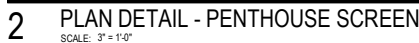
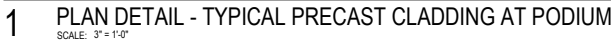
Project Number	01.3440.000
----------------	-------------

EXTERIOR DETAILS

Scale
As indicated

A4.01.

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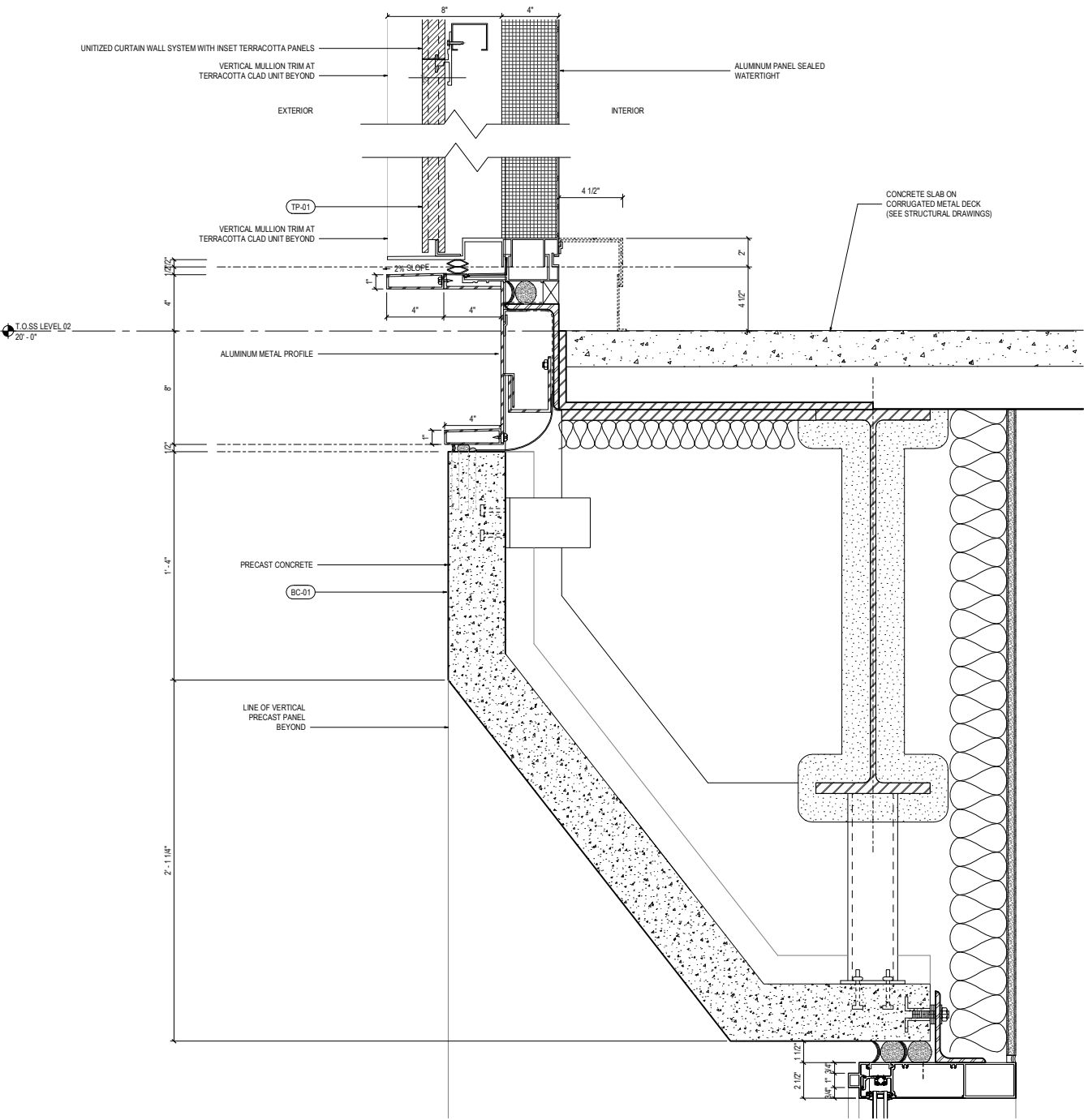
LANDSCAPE ARCHITECT
BIONIC
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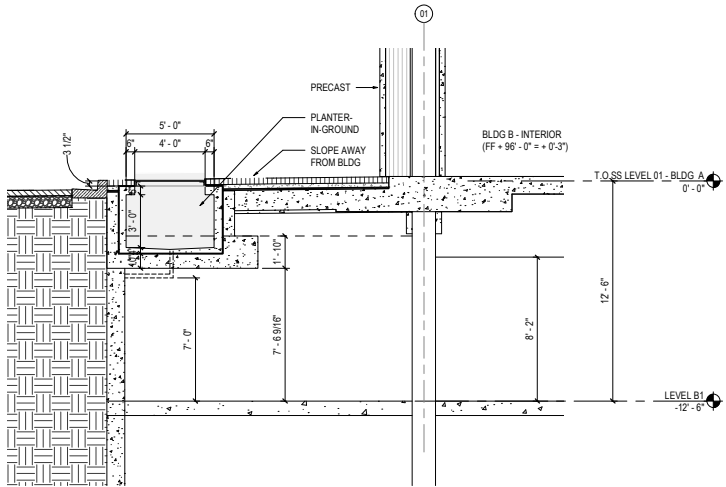
GENERAL NOTES

1 REFER TO A0.90 FOR MATERIAL
DESIGNATIONS



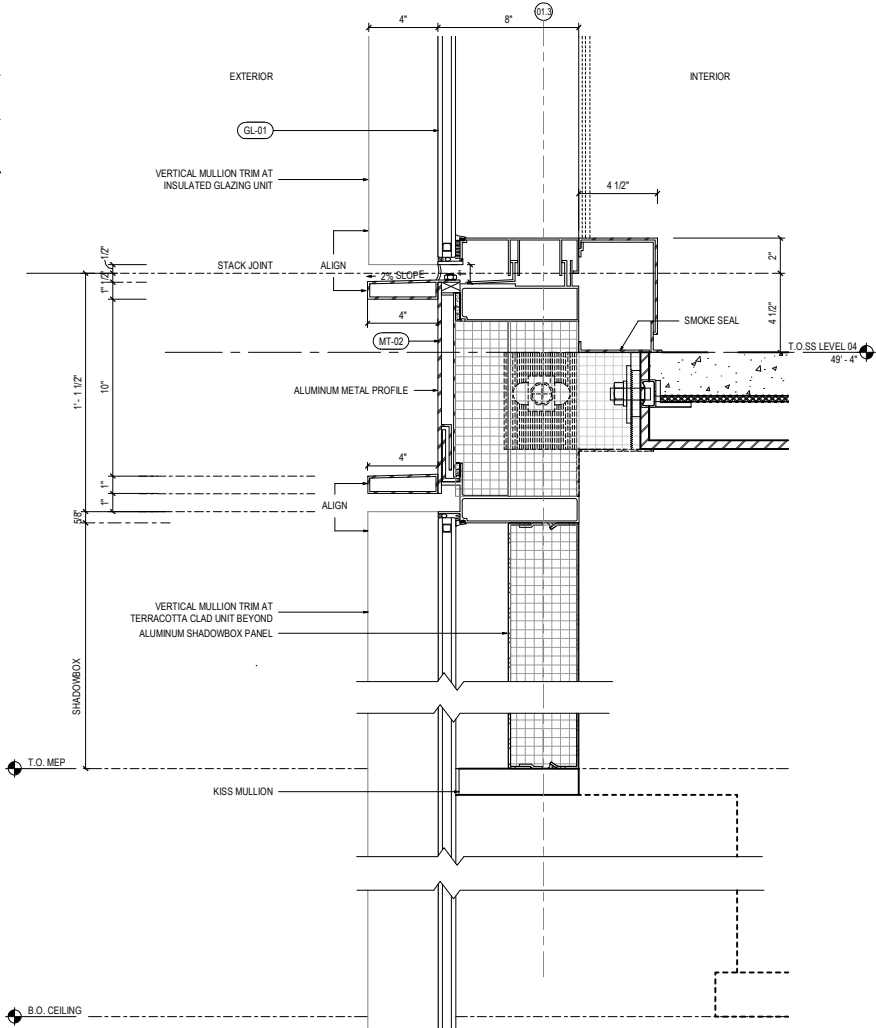
3 SECTION DETAIL - TYPICAL PRECAST CLADDING AT PODIUM

SCALE: 3/8" = 1'-0"



1 TYPICAL PLANTER DETAIL @ WASHINGTON ST.

SCALE: 1/4" = 1'-0"



2 SECTION DETAIL - TYPICAL TOWER CURTAIN WALL ASSEMBLY

SCALE: 3/8" = 1'-0"

Date	Description
10/23/2020	DRAFT ENTITLEMENT REVIEW

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Project Name
CITYLINE BUILDING 3A & 3B

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Description
EXTERIOR DETAILS

Scale
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1	02.10.20	ENTITLEMENT SUBMITTAL
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3	08.21.20	100% SCHEMATIC DESIGN
4	10.23.20	DRAFT ENTITLEMENT REVIEW

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CONSTRUCTION

Project Name
CITYLINE SUNNYVALE
BLOCK 3 BUILDINGS 3A & 3B
Project Number
01.3440.000
Description
CONCEPTUAL
LANDSCAPE PLAN

Scale
1" = 20'

L0.1

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LANDSCAPE ARCHITECT
BIONIC
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SAN FRANCISCO, CA 94103

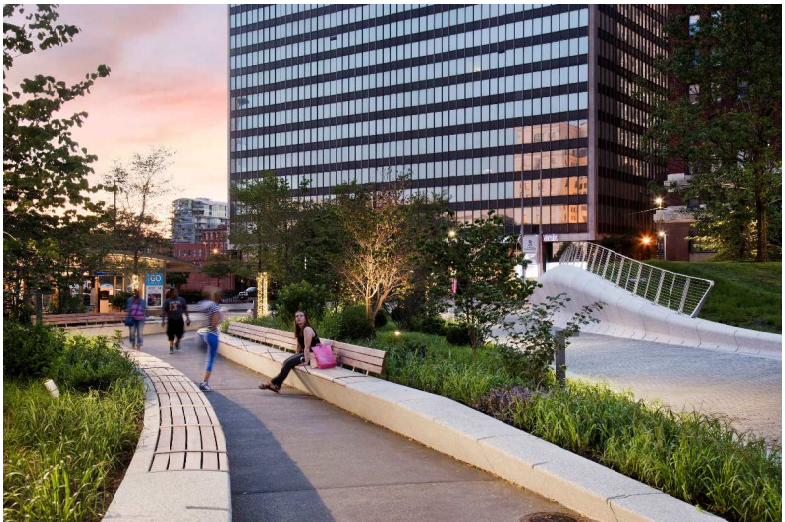
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1 PEDESTRIAN PRIORITY STREET



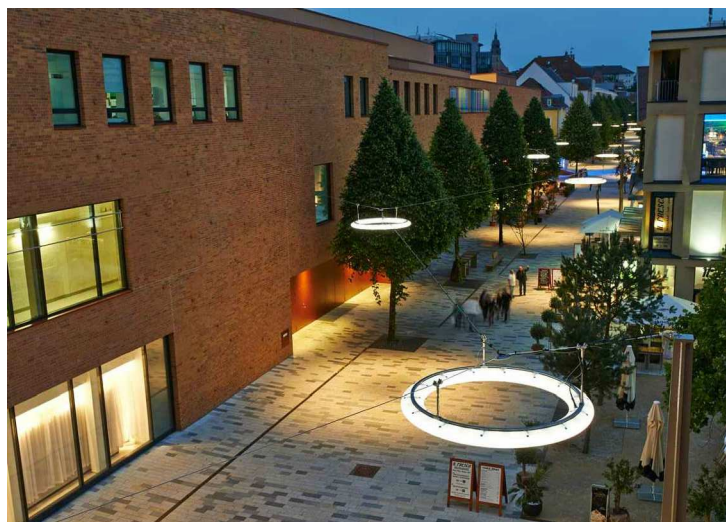
2 FLEXIBLE PROGRAMMING



3 RAISED PLANTER/SEATING EDGE



4 POTENTIAL PAVILION/ART ELEMENT



5 POTENTIAL OVERHEAD LIGHTING ELEMENT



6 MOVABLE AND FIXED FURNISHINGS



Date	Description
1 02.10.20	ENTITLEMENT SUBMITTAL
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4 10.23.20	DRAFT ENTITLEMENT REVIEW

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Project Name
CITYLINE SUNNYVALE
BLOCK 3 BUILDINGS 3A & 3B
Project Number
01.3440.000
Description
CONCEPTUAL LANDSCAPE
IMAGERY

Scale
1" = 20'

L0.2

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1 02.10.20	ENTITLEMENT SUBMITTAL
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3 06.21.20	100% SCHEMATIC DESIGN
4 10.23.20	DRAFT ENTITLEMENT REVIEW

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Project Name

CITYLINE SUNNYVALE
BLOCK 3 BUILDINGS 3A & 3B

Project Number

01.3440.000

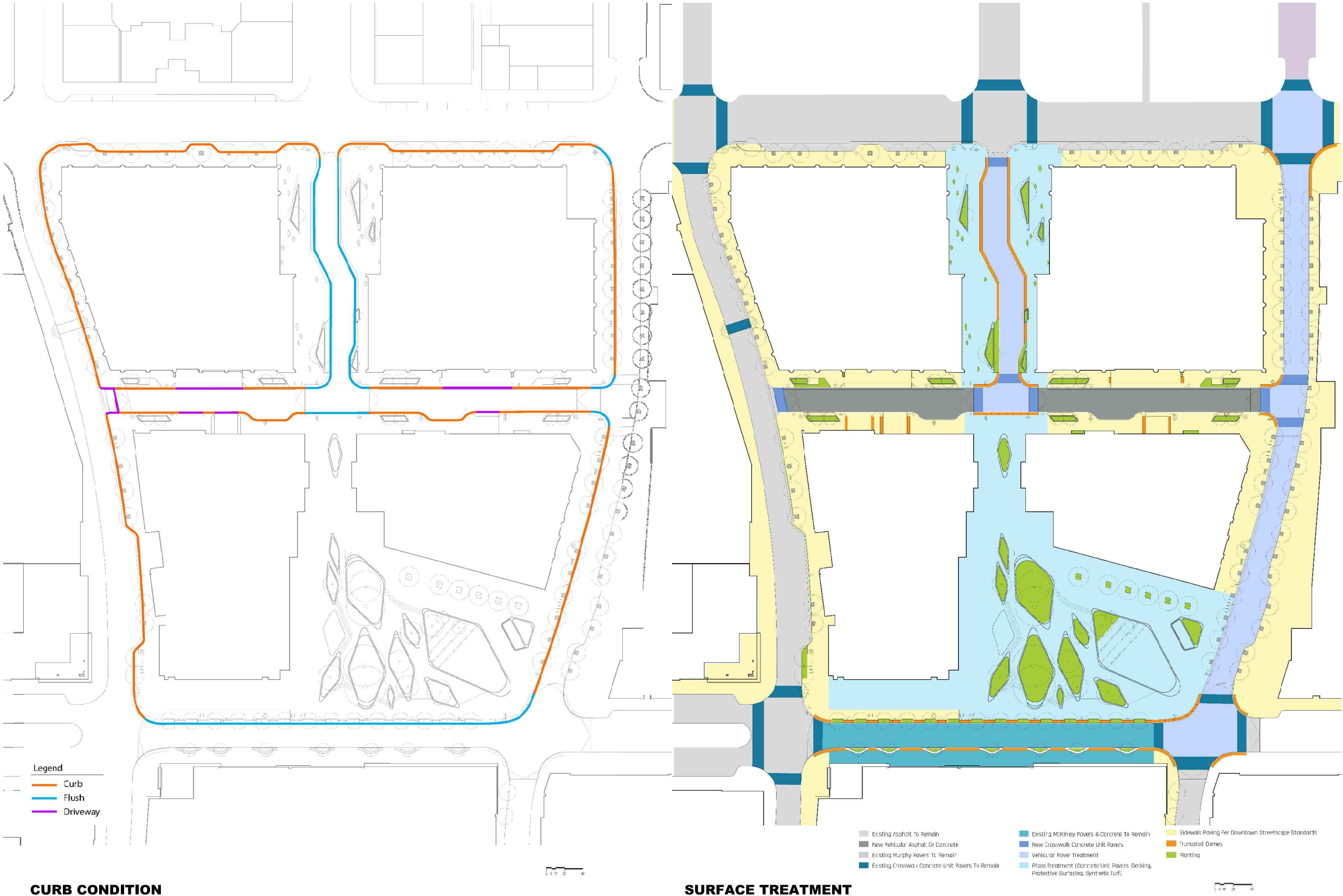
Description

SITE DIAGRAMS

Scale

1" = 20'

L0.3



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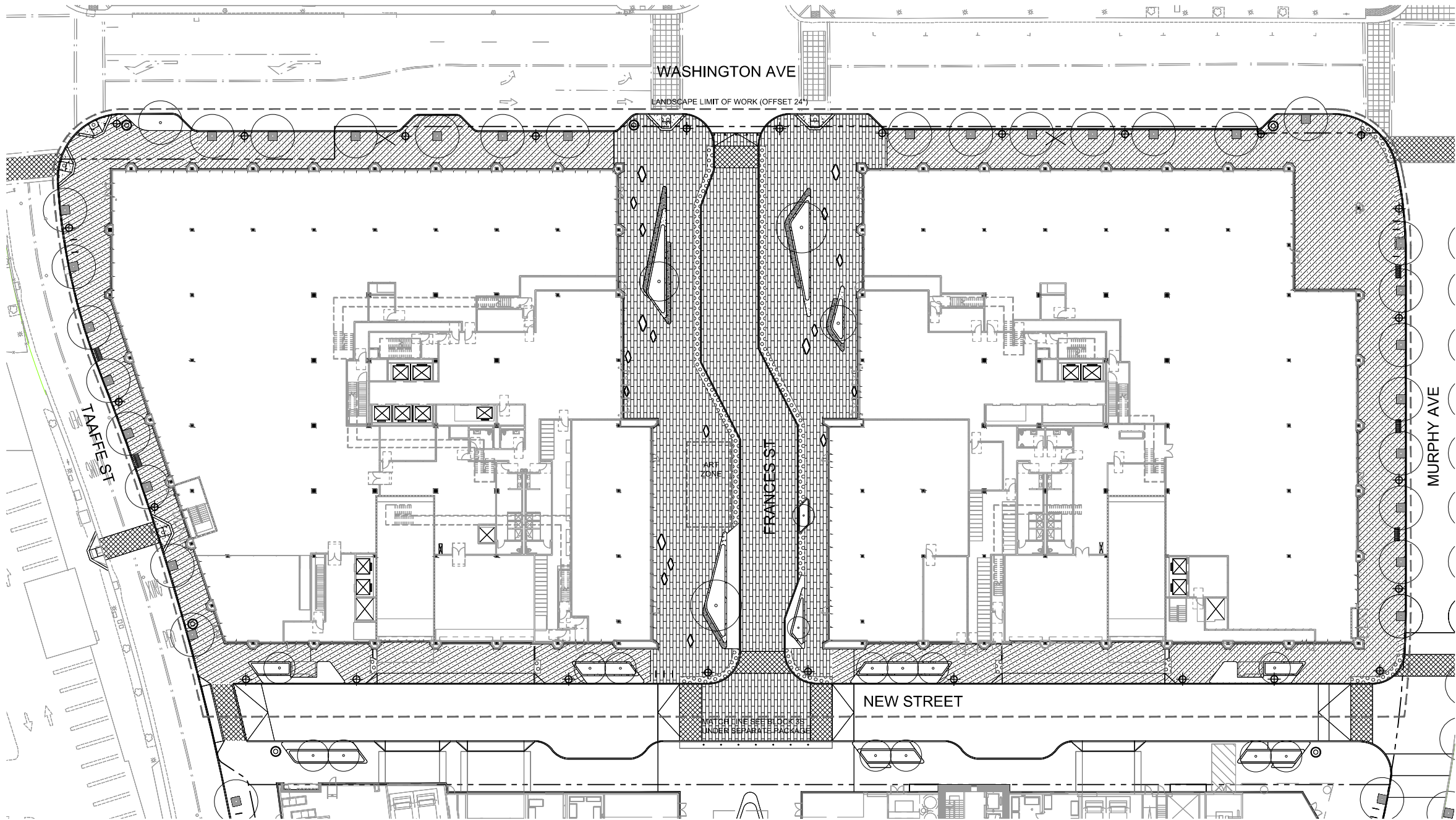
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Project Name
CITYLINE SUNNYVALE
BLOCK 3 BUILDINGS 3A & 3B
Project Number
01.3440.000
Description
CONCEPTUAL
MATERIALS PLAN

Scale
1" = 20'

L1.1



NOTES
1. LANDSCAPE LIMIT OF WORK (LLOW)
OFFSET 24" FOR CLARITY.

LEGEND

- CONCRETE UNIT PAVERS

SIDEWALK PAVING PER
DOWNTOWN STREETScape
STANDARDS
SEE L3.1

CROSSWALK PER
DOWNTOWN STREETScape
STANDARD

TACTILE WARNING

CONCRETE PLANTER

RAISED PLANTER SEATING
EDGE
- BENCH PER DOWNTOWN
STREETScape STANDARD

LOOP BIKE RACK PER
DOWNTOWN STREETScape
STANDARD

TRASH RECEPTACLE PER
DOWNTOWN STREETScape
STANDARD

STREET LIGHT
SEE LIGHTING PLAN

REMOVABLE BOLLARD

TREE GRATE PER DOWNTOWN
STREETScape STANDARD

POTENTIAL TENANT SUPPLIED
MOVEABLE PLANTER

LANDSCAPE LIMIT OF WORK

TREE PLANTING SCHEDULE

							Cultural Size @ 10 Yr. Maturity in feet		Water Requirement/ WUCOLS	
Symbol	Botanical Name	Common Name	Native or Adaptive	Evergreen /Deciduous	Std/Multi	Size	H	W	L - M - H	Quantity
Murphy Ave Street Tree										
Pa	Platanus acerifolia 'Columbia'	London plane tree	Adaptive	Deciduous	Std	24" box	50'	35'	M	8
Taaffe St Street Tree										
Tl	Tristanlopsis laurina	Little Leaf Myrtle	Adaptive	Evergreen	Std	24" box	30'	20'	M	8
Washington/New Street Street Tree										
Ar	Acer rubrum 'Armstrong'	Columnar Red Maple	Adaptive	Deciduous	Std	24" box	30'	12'	M	25
Frances Trees										
Gt	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honey Locust	Adaptive	Deciduous	Std	24" box	35'	25'	L	2
Ce	Cornus 'Eddie's White Wonder'	Eddie's White Wonder Dogwood	Native	Deciduous	Multi	24" box	15'	12'	M	2
Ag	Acer griseum	Paperbark Maple	Adaptive	Deciduous	Multi	24" box	20'	15'	M	1

GROUND PLANE PLANTING SCHEDULE

							Cultural Size @ 10 Yr. Maturity in inches		Water Requirement/ WUCOLS	
Symbol	Botanical Name	Common Name	Native or Adaptive	Evergreen /Deciduous	Size	Size	H	W	L - M - H	
Streetscape Planting										
Cd	Carex divulsa	European Gray Sedge/Berkeley Sedge	Adaptive	Evergreen	1 Gal	1 gal	24	24	L	
Cp	Carex pansa	Dune Sedge	Native	Evergreen	1 Gal	1 gal	12	12	L	
Dv	Dietes vegata	Fortnight Lily	Adaptive	Evergreen	1 Gal	1 gal	36	36	L	
Lb	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	Adaptive	Evergreen	1 Gal	1 gal	36	36	L	
Md	Muhlenbergia dubia	Pine Muhly	Native	Evergreen	1 Gal	1 gal	36	36	L	
Mr	Muhlenbergia rigens	Deergrass	Native	Evergreen	1 Gal	1 gal	48	48	L	
Sp	Stipa pulchra	Purple Needlegrass	Native	Evergreen	1 Gal	1 gal	60	48	VL	
Sc	Salvia clevelandii 'Winnifred Gilman'	Blue Cleveland Sage	Native	Evergreen	5 Gal	1 gal	48	48	L	
Sgp	Salvia greggii x 'Purple'	Purple Autumn Sage	Native	Evergreen	1 Gal	1 gal	36	36	L	
Frances Planting										
Bg	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama Grass	Native	Semi Evergreen	1 Gal	1 gal	18	18	L	
Do	Daphne odora 'Aureo-marginata'	Variegated Winter Daphne	Adaptive	Evergreen	1 Gal	1 gal	36	36	L	
De	Daphne x transatlantica 'BLAFRA'	Eternal Fragrance Daphne	Adaptive	Evergreen	1 Gal	1 gal	36	36	M (Zone 2)	
Dc	Deschampsia cespitosa	Tufted Hair Grass / Fairy Wand Grass	Native	Evergreen	1 Gal	1 gal	24	24	L	
La	Lavandula angustifolia 'hidcote blue'	Hidcote Blue English Lavender	Adaptive	Evergreen	1 Gal	1 gal	36	36	L	
LI	Lavandula latifolia	Spike Lavender	Adaptive	Evergreen	1 Gal	1 gal	36	24	L	
Lia	Lavandula x intermedia 'Alba'	White Lavender	Adaptive	Evergreen	1 Gal	1 gal	36	36	L	
Lc	Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	Native	Evergreen	1 Gal	1 gal	36	36	L	
Pa	Pennisetum alopecuroides 'hamein'	Hamein Dwarf Fountain Grass	Adaptive	Deciduous	1 Gal	1 gal	30	24	L	
Ph	Penstemon heterophyllus x Margarita 'BOP'	Foothill Penstemon	Native	Evergreen	1 Gal	1 gal	18	24	L	
Pr	Penstemon 'Red Riding Hood'	Dwarf Red Fountain Grass / Red Riding Hood Beardtongue	Adaptive	Evergreen	1 Gal	1 gal	18	24	L	
Sch	Salvia chamaedryoides	Germander Sage	Adaptive	Evergreen	1 Gal	1 gal	24	36	L	
Sgu	Salvia greggii x 'Ultra Violet'	Ultra Violet Hybrid Autumn Sage	Native	Evergreen	1 Gal	1 gal	24	24	L	
Ss	Salvia spathacea	Hummingbird Sage	Native	Evergreen	1 Gal	1 gal	30	48	L	



Lavandula angustifolia 'hidcote blue'
Hidcote Blue English Lavender



Lomandra longifolia 'Breeze'
Dwarf Mat Rush



Lavandula x intermedia 'Alba'
White Lavender



Pennisetum alopecuroides 'hamein'
Hamein Dwarf Fountain Grass



Salvia clevelandii 'Winnifred Gilman'
Blue Cleveland Sage



Acer griseum
Paperbark Maple



Platanus acerifolia 'Columbia'
London Plane Tree



Cercis texensis 'Oklahoma'
Redbud



Cornus 'Eddie's White Wonder'
Eddie's White Wonder Dogwood

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SAN FRANCISCO, CA 94103

bionic
landscape architect urban design planning

△	Date	Description
1	02.10.20	ENTITLEMENT SUBMITTAL
2	07.17.20	ENTITLEMENT RESUBMITTAL
3	06.21.20	100% SCHEMATIC DESIGN
4	10.23.20	DRAFT ENTITLEMENT REVIEW

Seal / Signature

NOT FOR
CONSTRUCTION

Project Name
CITYLINE SUNNYVALE
BLOCK 3 BUILDINGS 3A & 3B
Project Number
01.3440.000
Description
PLANTING SCHEDULE

Scale

NTS

L2.1

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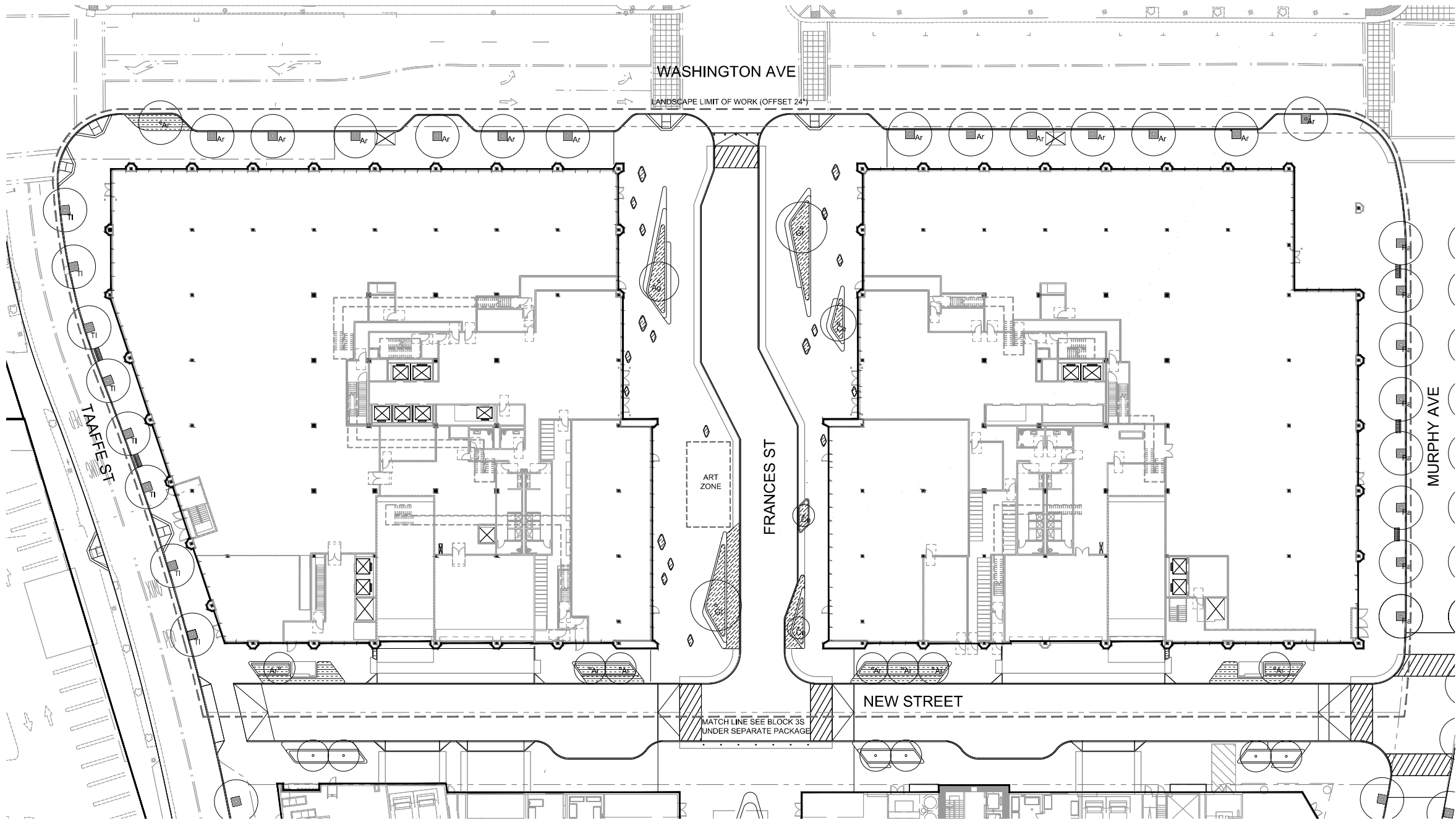
Seal / Signature

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Project Name
CITYLINE SUNNYVALE
BLOCK 3 BUILDINGS 3A & 3B
Project Number
01.3440.000
Description
CONCEPTUAL
PLANTING PLAN

Scale
1" = 20'

L2.2



NOTES

- LANDSCAPE LIMIT OF WORK (LLOW)
OFFSET 24" FOR CLARITY.
- REFER TO L2.1 FOR PLANTING SCHEDULE.

LEGEND

- STREETSCAPE PLANTING
- FRANCES PLANTING
- TREE (PROPOSED)

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CITYLINE SUNNYVALE
BLOCK 3 BUILDINGS 3A & 3B

Project Number

01.3440.000

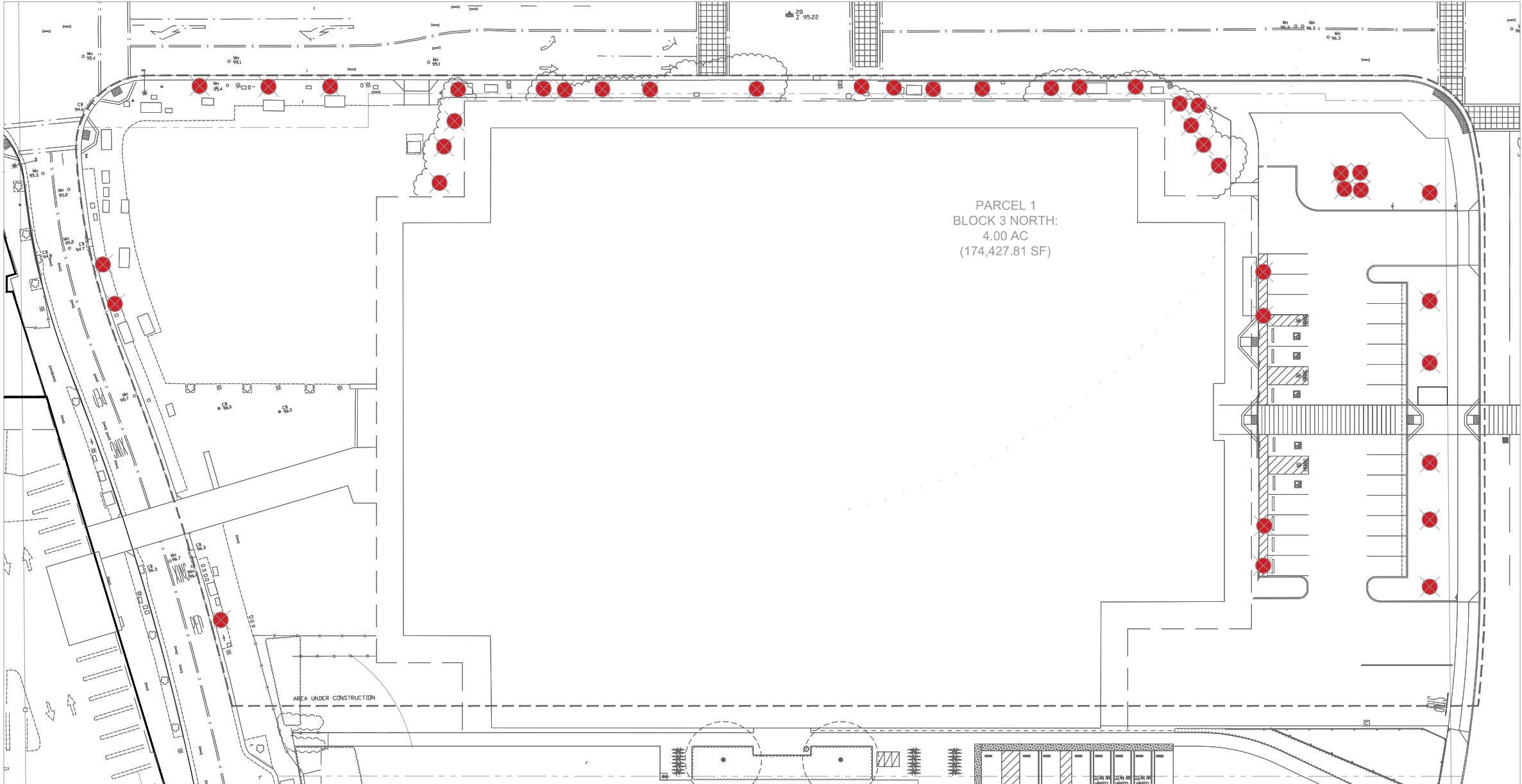
Description

TREE DISPOSITION
PLAN

Scale

1" = 20'

L2.3



LEGEND



(E) TREE TO REMOVE (40)

PROTECTED TREE REMOVAL AND REPLACEMENT TABLE

Removed Ordinance Tree Diameter	Quantity Removed	Tree Replacement Required
12" - 18" diameter	12	(12) 24" box trees (36) 15-gallon trees
18" - 24" diameter	3	(3) 36" box trees (6) 24" box trees

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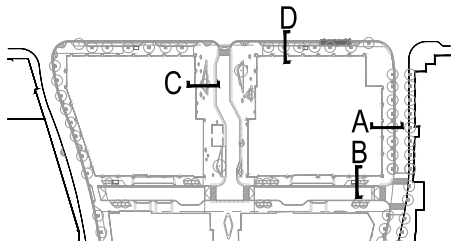
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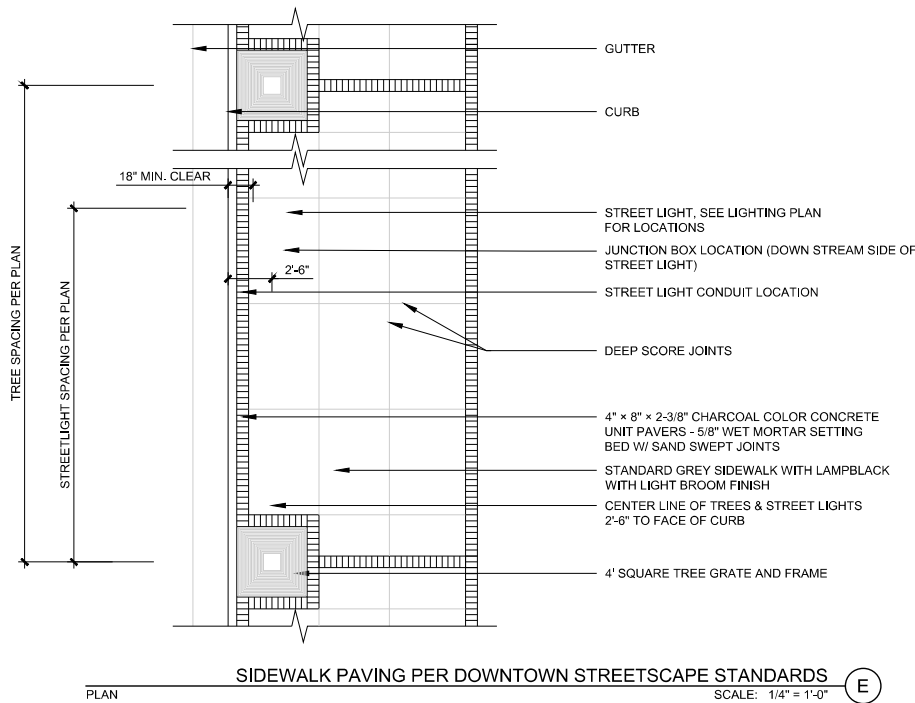
Project Name
CITYLINE SUNNYVALE
BLOCK 3 BUILDINGS 3A & 3B
Project Number
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Description
STREETSCAPE
SECTIONS/DETAILS

Scale
AS SHOWN

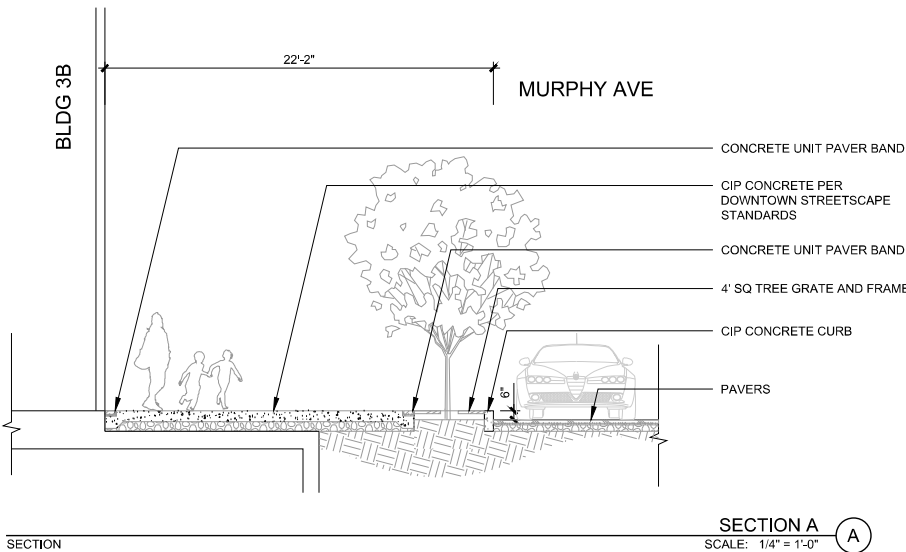
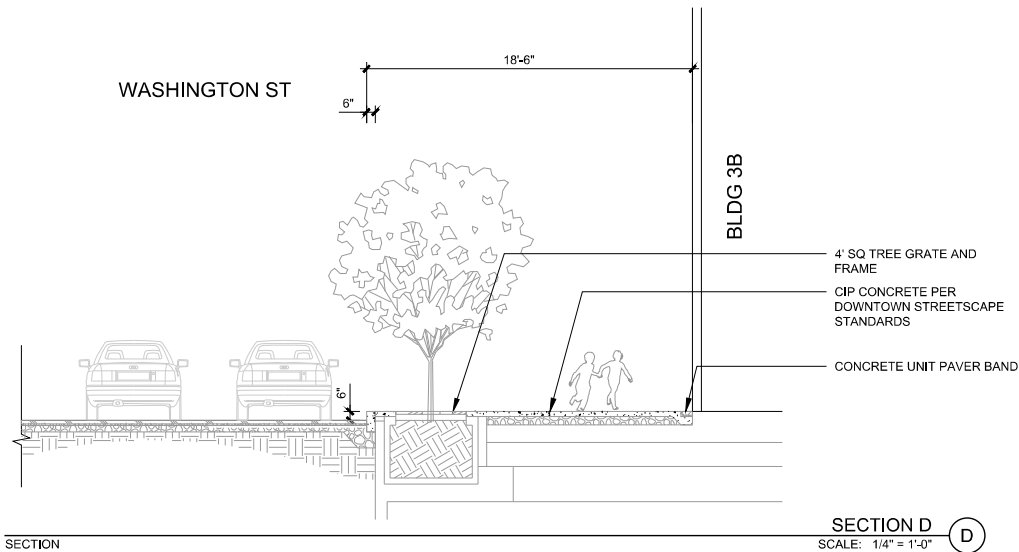
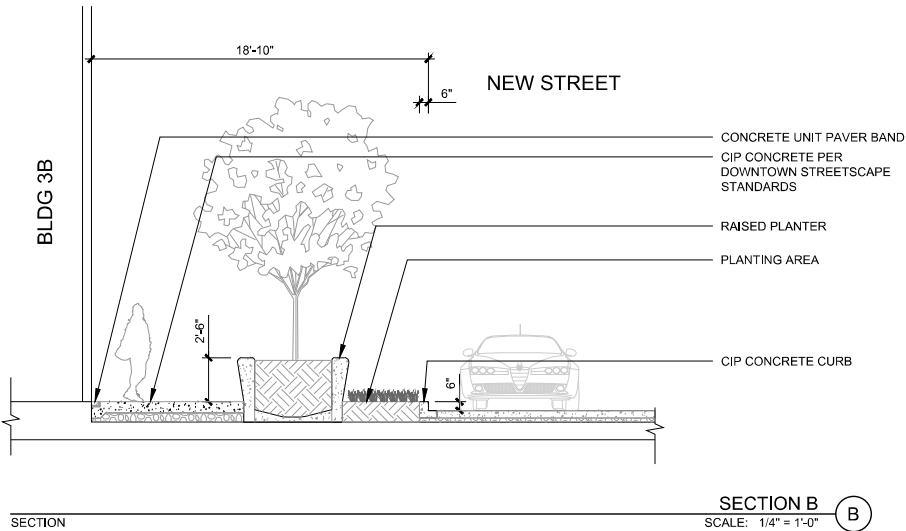
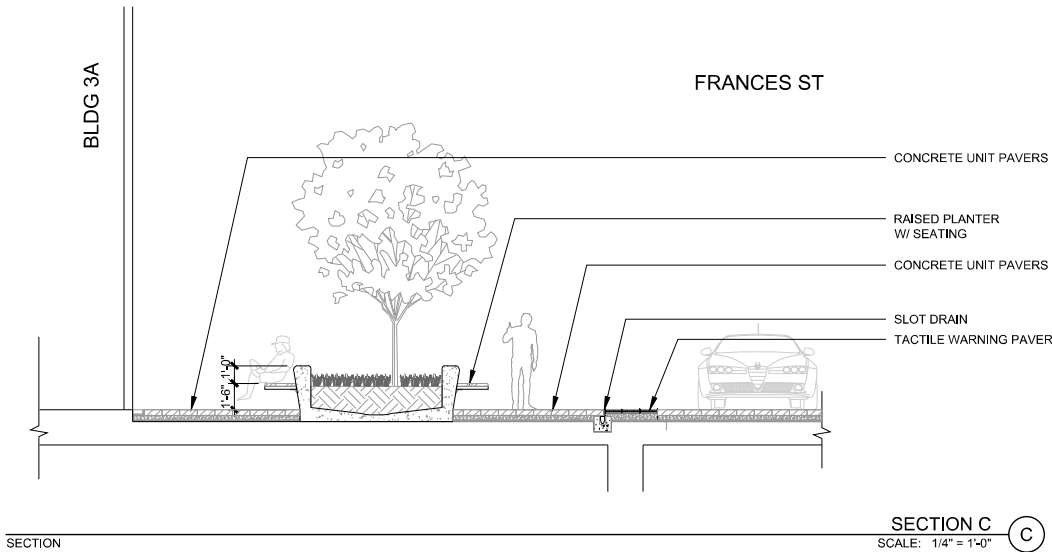
L3.1



KEY MAP



PLAN
SIDEWALK PAVING PER DOWNTOWN STREETSCAPE STANDARDS
SCALE: 1/4\" = 1'-0\"





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Project Number
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Description
CONCEPTUAL LANDSCAPE
COMPOSITE PLAN
- TERRACES

Scale
1" = 20'-0"

L3.00



NOTES:
1. Movable furniture not in contract, shown for reference only
2. Design shown as illustrative demonstration of possible layout - Final design to be completed by office tenant

PLANT PALETTE

TREES						
KEY	BOTANICAL NAME	COMMON NAME	COMMENT	SIZE	WUCOLS	NATIVE
ARB MAR	Arbutus marina	Marina Madrone	Standard	24" box	L	N
CHA HUM	Chamaerops humilis	European Fan Palm	Multi trunk	36" box	L	N
LIV CHI	Livistona chinensis	Chinese Fan Palm	Standard	6' BTH	M	N
POD ELO	Podocarpus elongata 'Monnal'	Blue Ice Yellow-Wood	Standard	24" box	M	N
OLE SWA	Olea europaea 'Swan Hill'	Fruitless Olive	Multi trunk	24"Box	M	N
SHRUBS, PERENNIALS and GRASSES						
KEY	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	WUCOLS	
AC	Acacia cognata 'Cousin It'	Little River Wattle	36" o.c.	5 gal	L	NATIVE
AB	Anigozanthos 'Bush Ranger'	Dwarf Kangaroo Paw	18" o.c.	1 gal	L	N
AP	Aloe plicata	Aloe Plicata	36" o.c.	5 gal	L	N
AR	Arbutus unedo 'Compacta'	Strawberry Bush	30" o.c.	5 gal	L	N
CP	Campanula portenschlagiana	Bellflower	12" o.c.	1 gal	L	N
CF	Calamagrostis foliosa	Mendocino Reed Grass	30" o.c.	5 gal	L	Y
CT	Chondropetalum tectorum	Cape Rush	48" o.c.	5 gal	L	N
EB	Echeveria 'Blue Bird'	Mexican Snowball	12" o.c.	1 gal	L	N
EBR	Echeveria 'Big Red'	Big Red Hen and Chicks	12" o.c.	1 gal	L	N
EZ	Echeveria 'Zorro'	Echeveria 'Zorro'	12" o.c.	1 gal	L	N
HM	Hakonechloa macro 'Aureola'	Japanese Forest Grass	24" o.c.	5 gal	M	N
LI	Liberia perenianae	Orange Ubertia	18" o.c.	5 gal	L	N
LP	Lomandra 'Platinum Beauty'	Mat Rush	30" o.c.	5 gal	L	N
LC	Loropetalum chinense 'Rubrum'	Chinese Fringe-flower	36" o.c.	5 gal	L	N
ND	Nandina domestica 'Firepower'	Heavenly Bamboo	30" o.c.	5 gal	L	N
NE	Nephrolepis cordifolia	Southern Sword Fern	30" o.c.	5 gal	M	N
PAH	Pennisetum alopecuroides 'Hamel'	Dwarf Fountain Grass	18" o.c.	5 gal	L	N
PH	Philodendron xanadu	Philodendron Xandu	30" o.c.	5 gal	M	N
SM	Sedum morganianum	Donkey's Tail	12" o.c.	5 gal	L	N
SR	Streptzia reginae	Bird of Paradise	36" o.c.	5 gal	M	N

IRRIGATION NOTES

NOTES OF DESIGN INTENT	
1.	IRRIGATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE.
2.	IRRIGATION CONTROLLER SHALL BE "SMART" SELF ADJUSTING BASED ON DAILY ET REQUIREMENTS OF THE PLANT MATERIAL.
3.	DEDICATED IRRIGATION SYSTEM WATER METER SHALL CONNECT TO A LOOPEED IRRIGATION SYSTEM SUPPLYLINE.
4.	LOW PRECIPITATION RATE IRRIGATION SPRAY HEADS SHALL BE USED WHEREVER PLANTING MATERIAL AND WATER EFFICIENT LANDSCAPE ORDINANCE WILL ALLOW.
5.	HIGH EFFICIENCY DRIP IRRIGATION SHALL BE USED WHEREVER PRACTICLE WITHIN GROUNDCOVER AND SHRUB AREAS.
6.	DEDICATED IRRIGATION ZONES FOR TREES SHALL BE DESIGNED WITH BUBBLER IRRIGATION.
7.	VALVE BOX LOCATIONS SHALL BE IN GROUNDCOVER AREAS WHEREVER POSSIBLE.

COLOR FINISH SCHEDULE

PAVING



24" sq. Porcelain Pavers on Pedestal System by Tile Tech. Metal backing and pedestal supports if required, as per manufacturer's guidelines.
Terrazzo Series:
The pavers to be configured in a semi-random pattern containing a mix of the 2 color/finish types shown below.



Type 1:
Terrazzo White Black



Type 2:
Terrazzo Gray Black

DECORATIVE PEBBLES



3/4" Ø Quartz Pebbles available from Lynso Garden Supplies. Color: Mix of black/white/grey/rust-colored. 18" bands of pebbles to be defined in spaces shown on plan between building facade and adjacent planters, with metal headers, available from Permaloc. Install to be flush with adjacent paving. Typical of all bands.



PLANTERS ON STRUCTURE

FuSe Metal Planter systems available from ORE Planters. Heights of planters vary, with Planters shown with Trees to be 30" high above adjacent finished paving level, and all other planters to be 24" high. Typical. All exposed edges eased. Color/Finish: Standard Powdercoat by Manufacturer.



LANDSCAPE LIGHTING

Outdoor rated LED strip Integrated into ORE FuSe Planter walls



Tree Uplights, Delta star LED by B-K Lighting. Stake mounted. Low voltage, junction boxes to be located in planting areas.



NOTES:
1. Design shown as illustrative demonstration of possible materials, products, and finishes - Final design to be completed by office tenant

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