



CITYLINE SUNNYVALE BUILDING B

ENTITLEMENT RESUBMITTAL
NOVEMBER 05, 2020

**HUNTER
PROPERTIES**
300 S. MATHILDA 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
BNF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065
LANDSCAPE ARCHITECT
THE GUZZARDO PARTNERSHIP, INC.
181 GREENWICH ST.
SAN FRANCISCO, CA 94111

STRUCTURAL ENGINEER
NISHKIAN MENNINGER
600 HARRISON ST, SUITE 110
SAN FRANCISCO, CA 94107

MECHANICAL, ELECTRICAL, & PLUMBING ENGINEER
PAE ENGINEERS
48 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102

WATERPROOFING
WJE
2000 POWELL ST, #1650
EMERYVILLE, CA 94608

△	Date	Description
1	11.08.2019	ENTITLEMENT SUBMITTAL
2	02.19.2020	ENTITLEMENT RESUBMITTAL
3	04.08.2020	ENTITLEMENT RESUBMITTAL
4	08.07.2020	ENTITLEMENT RESUBMITTAL
5	11.05.2020	ENTITLEMENT RESUBMITTAL

Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name	CITYLINE BUILDING 1B
Project Number	01.3388.000
Description	ENTITLEMENT SET COVER

Scale

A0.00.

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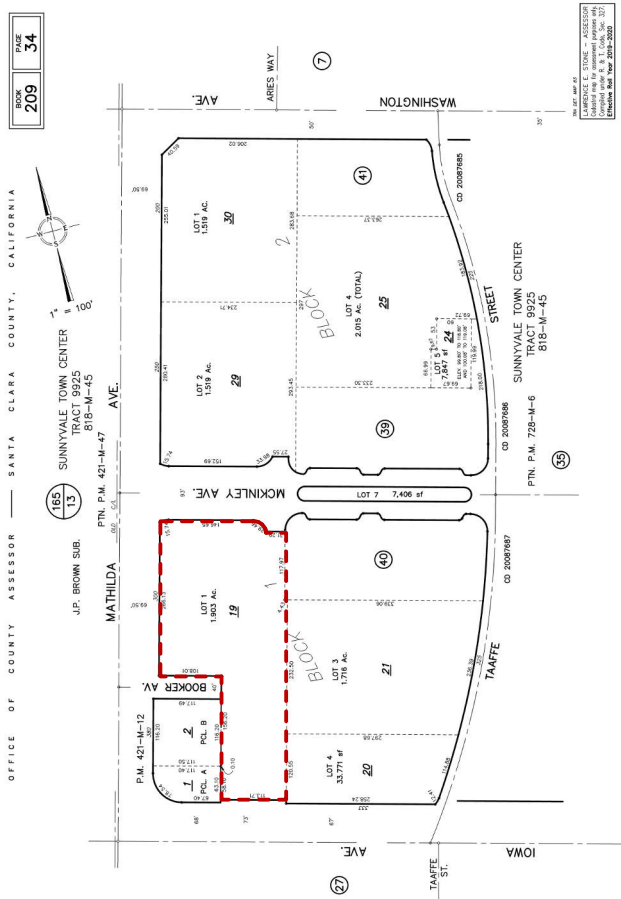
DRAWING INDEX

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SHEET INDEX - ENTITLEMENTS	
Sheet Number	Sheet Name
A0.00.	ENTITLEMENT SET COVER
A0.01.	DRAWING INDEX
A0.02.	PROJECT INFORMATION
A0.03.	DETAILED CODE SHEET
A0.04.	EXISTING CONDITIONS - PHOTOS
A0.05.	LOWER LEVEL SITE PLAN
A0.06.	LEVEL 01 SITE PLAN
A0.07.	ROOF SITE PLAN
A0.08.	GROSS AREA PLANS
A0.09.	PARKING AND CIRCULATION PLANS
A0.10.	LEVEL 01 - PEDESTRIAN AND VEHICULAR CIRCULATION
A0.90.	MATERIAL PALETTE
A0.91.	RENDERINGS
A0.92.	RENDERINGS
A0.93.	RENDERINGS
A1.00.	LOWER LEVEL PLAN
A1.01.	LEVEL 01 PLAN
A1.02.	LEVEL 02 PLAN
A1.03.	LEVEL 03 PLAN
A1.04.	LEVEL 04 PLAN
A1.05.	LEVEL 05 PLAN
A1.06.	LEVEL 06 PLAN
A1.07.	ROOF PLAN
A2.00.	BUILDING ELEVATIONS - WEST & SOUTH
A2.01.	BUILDING ELEVATIONS - EAST & NORTH
A2.02.	SITE ELEVATIONS - WEST & NORTH
A3.01.	BUILDING SECTIONS
A4.01.	LOWER LEVEL RAMP - ENLARGED PLAN & SECTION
A4.02.	LEVEL 02 RAMP - ENLARGED PLAN & SECTION
A4.03.	LOWER RAMP- ENLARGED PLAN & WALL SECTIONS
A4.04.	LEVEL 02 RAMP - PLAN, AXON & RENDERINGS
C1	TITLE SHEET
C2	GENERAL NOTES
C3	EXISTING CONDITIONS
C4	SITE PLAN
C5	GRADING PLAN
C6	UTILITY PLAN
C7	STRIPING PLAN
C8	FIRE HOSE REACH PLAN
C9	CROSS SECTION
C10	TRUCK TURNING PLAN
L1.01	ILLUSTRATIVE LANDSCAPE PLAN
L1.02	LANDSCAPE NOTES AND IMAGERY

ASSESSOR'S MAP



SUNNYVALE PROJECT DATA SHEET

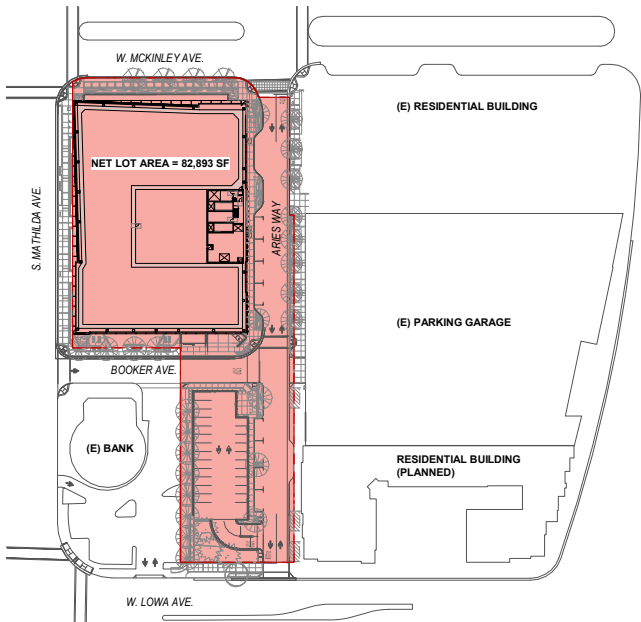


COMMERCIAL/INDUSTRIAL PROJECT DATA

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	
Zoning District	DSP/18		
Lot Size (sq. ft.)	1.9 Acre	82,893	82,893
Building Footprint (sq.ft)		41,720	
Gross Floor Area (sq. ft.)		262,099	
Lot Coverage (%)		50.33%	
Floor Area Ratio (FAR)		3.16	
Gross Floor Area of Tenant (sq. ft.)		155,469 SF	
Building Height (ft.)		85'-0"	
No. of Stories		6 Stories	
No. of Buildings On-Site		1	
Distance Between Buildings (ft.)		54'-5"	
Front Setbacks		16'-7"	
Left Side Setbacks (facing property)		27'-7"	
Right Side Setbacks (facing property)		167"	
Rear Setback		6'11"	
Parking Garage Area (sq. ft)		97,885	
On-Site Parking Area (sq. ft.)		36,068	
Landscaping (total sq. ft.)		9,103	
% Based on Lot Area		10.98%	
% Based on Parking Lot (On-Site)		25.24%	
% Based on Parking Lot (Garage)		9.30%	
Parking Lot Area Shading (% On-Site)			
Parking Lot Area Shading (% Garage)		0%	
Water Conserving Plants (%)		352	
Total No. of Parking Spaces		199	
Standards			
Accessible Spaces		8	
Van Accessible		3	
Tandem Spaces		22	
Compact Spaces		4	
EV Spaces		14	
EV ADA Spaces		1	
EV Van		1	
Aisle Width (ft.)		24'-0"	
Bicycle Parking (Class 1 / Class 2)		70	
Impervious Surface Area (sq. ft)			
Impervious Surface (%)			
Art in Private Development		1257	

SITE DIAGRAM



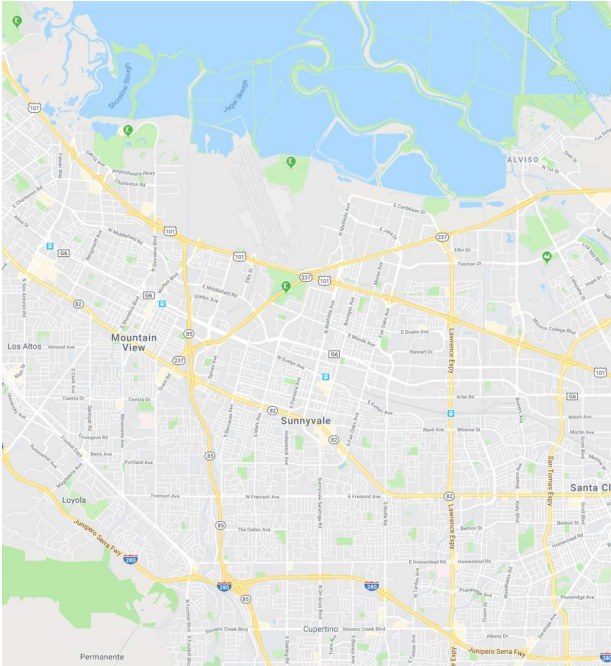
PROJECT DESCRIPTION

THE PROPOSED OFFICE PROJECT CONSISTS OF AN 85' TALL, NON-HIGHRISE STEEL STRUCTURE ON APPROXIMATELY 1.9 ACRES AT THE INTERSECTION OF S. MATHILDA AVE. AND W. MCKINLEY AVE. PROGRAMMING AT THE SITE CONSISTS OF THREE PARKING LEVELS, ONE BELOW GRADE AND TWO ABOVE, WITH GROUND LEVEL RETAIL (8,732 SF), AND 155,469 GSF OF OFFICE ON FOUR LEVELS FROM LEVEL 03 TO LEVEL 06. THIS PROJECT MAY ENTAIL MINOR VARIANCES TO THE ADOPTED SPECIFIC PLAN FOR DOWNTOWN SUNNYVALE.

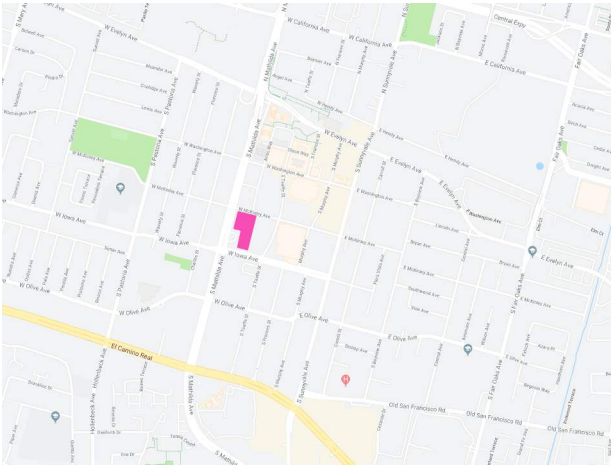
CITYLINE 18 PROPOSED DEVELOPMENT AREA

PROGRAM	AREA (GSF)
OFFICE	138,283
OFFICE BOH	15,164
LOBBY	2,022
TOTAL	155,469
RETAIL	8,732
PARKING	92,918
SHARED SERVICES	4,980
TOTAL	262,099

VICINITY MAP



LOCATION MAP



GENERAL PROJECT INFORMATION

PROJECT TITLE:	CITYLINE SUNNYVALE PARCEL B
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:	MICHELLE KING CITY OF SUNNYVALE PLANNING AND BUILDING DIVISIONS COMMUNITY DEVELOPMENT DEPARTMENT 456 W. OLIVE AVE. SUNNYVALE, CA 94086 (510) 238-6417 MKING@SUNNYVALE.CA.GOV
PROJECT LOCATION:	300 S. MATHILDA AVE, SUNNYVALE, CALIFORNIA ASSESSOR'S PARCEL NO. 20934019
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:	DSP/18 (DOWNTOWN SPECIFIC PLAN)
REQUESTED PERMITS:	PLANNING PERMIT

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1" = 80'-0"

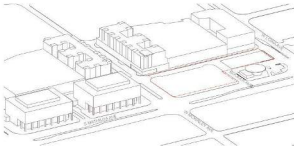
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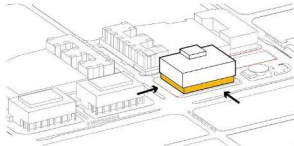
LIFE SAFETY CODE SUMMARY

BUILDING ADDRESS: ASSESSOR'S PARCEL NUMBERS: OCCUPANCY TYPE:	300 S. MATHILDA AVE, SUNNYVALE, CALIFORNIA 20934019 UPPER OFFICE FLOORS RETAIL PARKING GARAGE	MIXED NON SEPARATED A & B OCCUPANCIES (PER CBC SECTION 508.3) A (PER CBC 2019 SECTION 303) S-2 (PER CBC 2019 SECTION 311.3)
TYPE OF CONSTRUCTION: RISK CATEGORY:	TYPE I-A II	
ALLOWABLE BUILDING HEIGHT: ALLOWABLE NUMBER OF STORIES: ALLOWABLE AREA FACTOR:	UNLIMITED (PER CBC 2019 TABLE 504.3) UNLIMITED (PER CBC 2019 TABLE 504.4) UNLIMITED (PER CBC 2019 TABLE 506.2)	
BUILDING HEIGHT (CBC 2019 SECTION 202): BUILDING HEIGHT (ASCE7-10):	99'-0" (HIGHEST ROOF SURFACE, INCLUDING PENTHOUSE) 85'-0" (HIGHEST STRUCTURAL DECK, NOT INCLUDING PENTHOUSE)	
UNDERGROUND CONSTRUCTION:	CBC 2019 SECTION 405	EXEMPT (ONE BELOW GRADE FLOOR)
FIRE PROTECTION: PRIMARY STRUCTURAL FRAME: BEARING WALLS: EXTERIOR NON-BEARING WALLS: INTERIOR NON-BEARING WALLS: FLOOR DECK & SECONDARY MEMBERS: ROOF DECK & SECONDARY MEMBERS:	CBC 2019 TABLE 601 CBC 2019 TABLE 601 CBC 2019 TABLE 602 CBC 2019 TABLE 601 CBC 2019 TABLE 601	3 HOURS (2 HOUR AT PENTHOUSE ROOFS ONLY) 3 HOURS UNPROTECTED UNPROTECTED 2 HOURS 1.5 HOURS
SHAFTS: STAIRS SHAFTS: ELEVATORS SHAFTS: HVAC & MISC	CBC 2019 SECTION 713.4 CBC 2019 SECTION 713.4 CBC 2019 SECTION 713.4	2 HOURS 2 HOURS 2 HOURS

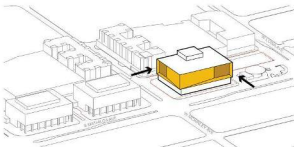
MASSING DIAGRAMS



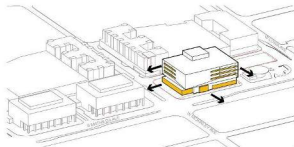
EXISTING CONDITION
VACANT SINCE 1943, THE SITE IS LOCATED AT ONE OF CITYLINE'S MOST VISIBLE ENTRIES AT THE INTERSECTION OF W. MCKINLEY AND MATHILDA.



BASE MASSING
THE MASSING IS INFORMED BY THE STREET WALL CREATED BY THE ADJACENT OFFICE BUILDINGS AT 200 AND 250 MATHILDA AS WELL AS THE RESIDENTIAL BUILDING NEXT DOOR. PICKING UP ON THE DATUMS OF THESE PROJECTS A RECESSED BASE ARTICULATES GROUND LEVEL, EXPERIENCE AND DISTINGUISHES BETWEEN THE PUBLIC AND PRIVATE REALMS.



UPPER MASSING
THE RECESSED UPPER MASSING CREATES A DRAMATIC CORNER TO THE BUILDING AT THIS HIGHLY VISIBLE INTERSECTION.



URBAN GESTURE
FURTHER ARTICULATION OF THE FACADES CREATES BALCONIES ON THE UPPER RECESSED MASSING. BELOW, RETAIL IS ACTIVATED AND MADE MORE VISIBLE BY SLIDING THIS VOLUME SLIGHTLY OUTWARD FROM THE BUILDING ABOVE TOWARD MCKINLEY, AND PORTALS FOR ART WALL AND LEASING OFFICE FACE TOWARD MATHILDA.

PARKING MATRIX

TOTAL PARKING...	STALLS PROVIDED	PROPOSED ALLOCATION
252	252	
BASEMENT	154	
STANDARD	154	
ADA (*)	0	
ADA VAN(**)	0	
LVL 1	41	
STANDARD	33	
ADA(*)	6	
ADA VAN(**)	2	
LVL 2	57	
STANDARD	38	
ADA(*)	2	
ADA VAN(**)	1	
EV*	14	
EV ADA**	1	
EV ADA VAN**	1	
SUBTOTALS	252	REQUIRED
STANDARD	225	
ADA(*)	8	
ADA VAN(**)	3	
EV*	14	
EV ADA**	1	
EV ADA VAN**	1	

CODE REFERENCE
*FOR REQUIRED EV CHARGING SPACES REFER TO CBC TABLE 5.105.5.3.3
** FOR REQUIRED NUMBER OF EV ADA & EV ADA VAN SPACE REFER TO CBC TABLE 11B-228.3.2.1
(*) FOR REQUIRED NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES REFER TO CBC TABLE 11B-208.2
(**) FOR REQUIRED NUMBER OF VAN PARKING SPACES REFER TO CBC 11B-208.2.4
FOR INFORMATION REGARDING PARKING FACILY REFER TO CBC 11B-208.3.1 EXCEPTION 2

ZONING SUMMARY

Item	Section	Planning Code	Required / Allowed
APN		20934019	
Lot Area		82,894 sf	
Zoning District	Zoning Map	DSP/18 (Downtown Specific Plan)	
General Plan Designation	Zoning Data	Transit Mixed Use	
Maximum Office Gross Floor Area	Table 19.28.050	155,469 sf	322,000 sf
Maximum Retail/Restaurant/Entertainment Gross Floor Area	Table 19.28.050	8,732 sf	
Minimum Lot Size	Table 19.28.090	0.30 Acre	0.30 Acre
Approximate Density	Table 19.28.100(b)	N/A	N/A
Maximum Lot Coverage	Table 19.28.090	Per SDP (Special Development Permit): Lot coverage shall be evaluated on a project by project basis.	Per SDP
Required right-of-way dedications	Table 19.28.100(b)	5 ft. along Mathilda Avenue north of Booker; 10 ft. along Mathilda south of Booker; 5 ft. along Iowa between Mathilda and Parking Garage B	
Grants of Landscaping Easements	Sec. 19.08.030	All property fronting the right-of-way for Mathilda Ave within the boundarties of DSP: 10 ft	10 ft
Minimum Setbacks/Build-To Requirement	Table 19.28.100(b)	Mathilda Ave: 0 ft	0 ft
Minimum Interior Setbacks	Table 19.28.100(b)	Side:0 ft; Rear: 0 ft	0 ft
Minimum Landscaped Areas	Table 19.28.110	Commercial Uses or Office Uses:All areas not devoted to driveways and surface access zones such as aisles parking and ramps shall be landscaped Surface Parking Lots: 20% of the parking lot area	
Architectural Standards	Sec. 19.28.120	The Architectural Guidelines for The Downtown Specific Plan	
Min. Parking Requirements	Table 19.28.140	Office/Retail: 1/250 sq.ft per DSP (Min. 2/1,000sq.ft, Max. 4/1,000sq.ft per General Development Standards)	1/250 sq.ft
Min. EV Parking	Sec. 19.46.100	To provide pre-wiring for a minimum of Level 2 electric car chargers for a minimum of 3% of the total parking spaces provided.	3%
Min. Car Share Spaces	Sec. 19.46.100	5% of the total number of vehicular parking spaces provided	5%
Max. Compact Spaces	Table 19.28.140	10% of the total number of vehicular parking spaces provided 50% of compact spaces shall be located along the parking lot periphery and designated as employee parking. The remaining 50% may be interspersed throughout the parking lot.	10%
Standard Parking Space	Sec. 19.46.120	8'-6" x 18'	8'-6" x 18'
Driveways	Sec. 19.46.120	Minimum one-way driveway width: 12' and minimum two-way driveway width shall be 20'	
Maneuvering Area	Sec. 19.46.120	Backing distance for ninety-degree parking spaces:24'	24'
Bicycle Parking	Sec. 19.46.150	5% of the total number of vehicular parking spaces provided 75% of required bicycle parking spaces shall be secured bicycle parking	5%
Loading	Sec. 19.46.100	1 per lot	1

GREEN BUILDING CHECKLIST

Item	Section	Planning Code	Required / Allowed	Provided
CalGreen/LEED	City of Sunnyvale Green Building Program	CALGreen Mandatory Measures and LEED Gold Level with USGBC Certification, including Design Phase Credits reviewed and approved by USGBC		
Green Building Program	Designated parking	Projects can increase FAR by 10% or height by 10' by achieving: 1. LEED Gold Level with USGBC Certification that achieves at least 75 total points with Design Phase Credits reviewed and approved by USGBC; and 2. All-electric3 (e.g. no gas line connection).		
Green Building Program	Designated parking	To provide designated parking for any combination of low-emitting, fuel-efficient and carpool/van pool vehicles: 201 and over total number of parking spaces: 8%	8%	
Green Building Program	EV Charging Spaces	Cal Green Mandatory Checklist Non-Residential Projects 201 and over total number of parking spaces: 6%	6%	

OFF-STREET LOADING

PLANNING CODE SECTION:	19.46.100
CODE SUMMARY:	ONE LOADING SPACE SHALL BE AVAILABLE PER LOT
TOTAL BERTHS REQUIRED:	1
TOTAL BERTHS PROPOSED:	1

OFF-STREET PARKING

PLANNING CODE SECTION:	19.28.140
CODE SUMMARY:	PER DOWNTOWN SPECIFIC PLAN DISTRICT, FOR OFFICE/RETAIL USE, 1/250 SQ.FT. MAX. COMPACT SPACES 10% OF THE TOTAL NUMBER OF VEHICULAR PARKING SPACES PROVIDED PER GENERAL DEVELOPMENT STANDARDS, MIN. 2/1,000 SQ.FT.; MAX. 4/1,000 SQ.FT.
PARKING REQUIRED:	563 SPACES REQUIRED PER DSP, 282 SPACES REQUIRED PER GENERAL DEVELOPMENT STANDARDS
PARKING PROPOSED:	352 PARKING STALLS INCLUDING TANDEM PARKING 330 PARKING STALLS NOT INCLUDING TANDEM PARKING

BICYCLE PARKING REQUIREMENTS

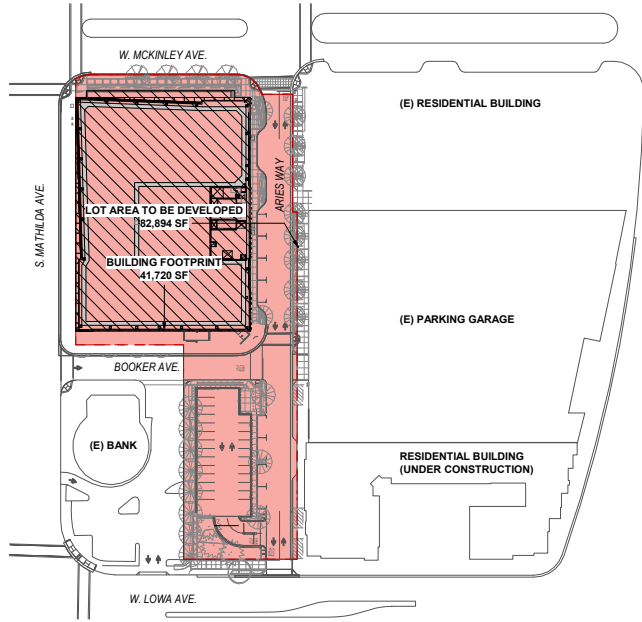
PLANNING CODE SECTION:	19.46.150
CODE SUMMARY:	5% OF THE TOTAL NUMBER OF VEHICULAR PARKING SPACES PROVIDED 75% OF REQUIRED BICYCLE PARKING SPACES SHALL BE SECURED BICYCLE PARKING
VEHICULAR PARKING PROPOSED:	352 PARKING STALLS WITH TANDEM 330 PARKING STALLS WITHOUT TANDEM
LEED V4 REQUIREMENT:	PROVIDE SHORT-TERM BICYCLE STORAGE FOR AT LEAST 2.5% OF PEAK VISITORS, BUT NO FEWER THAN FOUR STORAGE SPACES PER BUILDING. PROVIDE LONG-TERM BICYCLE STORAGE FOR AT LEAST 8% OF ALL REGULAR BUILDING OCCUPANTS, BUT NO FEWER THAN FOUR STORAGE SPACES PER BUILDING IN ADDITION TO THE SHORT- TERM BICYCLE STORAGE SPACES. PROVIDE AT LEAST ONE ON-SITE SHOWER WITH CHANGING FACILITY FOR THE FIRST 100 REGULAR BUILDING OCCUPANTS AND ONE ADDITIONAL SHOWER FOR EVERY 150 REGULAR BUILDING OCCUPANTS THEREAFTER.
BICYCLE PARKING REQUIRED:	19 SPACES PER PLANNING CODE 37 SPACES PER LEED V4

RECYCLING AND WASTE ALLOCATION

PLANNING CODE SECTION:	CITY OF SUNNYVALE DESIGN GUIDELINES FOR SOLID WASTE AND RECYCLING FACILITIES
CODE SUMMARY:	FULL-SERVICE RESTAURANT >6,000SQ.FT, 3 CYD PER 1,000SQ.FT OFFICE CONSIDER FRONT-LOAD COMPACTOR 0.3 CYD/1,000SQ.FT CONSIDER ROLL-OFF OR FRONT-LOAD COMPACTOR
RETAIL GROSS AREA:	8,732 SQ.FT
ENCLOSURE SIZE REQUIRED:	28 CYD
OFFICE GROSS AREA:	155,469 SQ.FT
VOLUME REQUIRED:	44 CYD

LOT COVERAGE & FLOOR AREA RATIO

LOT AREA TO BE DEVELOPED:	82,894 SF
BUILDING FOOTPRINT:	41,720 SF (50.3% OF LOT AREA)
BUILDING FLOOR AREA:	292,089 SF
FLOOR AREA RATIO:	3.16



PARCEL AREA PLAN
SCALE 1" = 80'-0"

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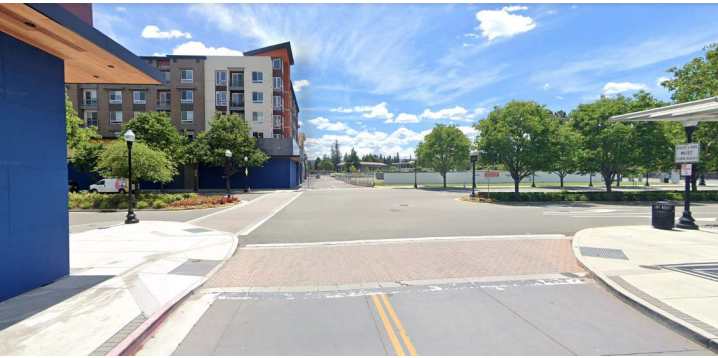
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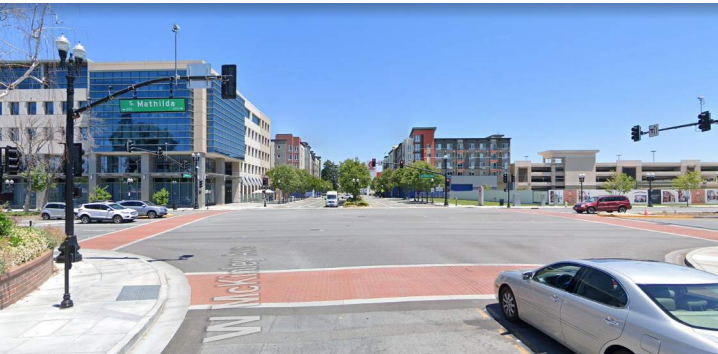
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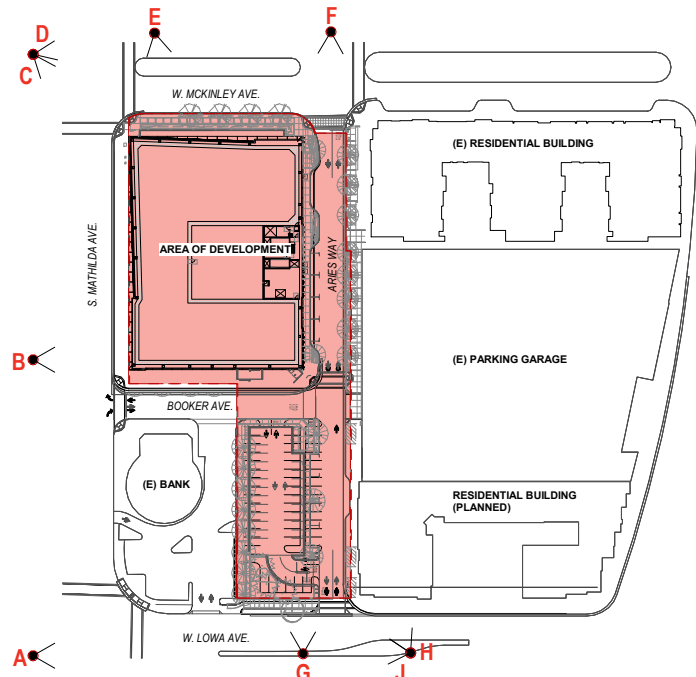
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1 11.08.2019	ENTITLEMENT SUBMITTAL
2 02.19.2020	ENTITLEMENT RESUBMITTAL
3 04.08.2020	ENTITLEMENT RESUBMITTAL
4 08.07.2020	ENTITLEMENT RESUBMITTAL
5 11.05.2020	ENTITLEMENT RESUBMITTAL

Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name

CITYLINE BUILDING 1B

Project Number

01.3388.000

Description

EXISTING CONDITIONS - PHOTOS

Scale

1" = 80'-0"

A0.04.

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**HUNTER
PROPERTIES**
300 S. MATHILDA AVE
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CIVIL ENGINEER
BNF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065

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

STRUCTURAL ENGINEER
NISHKIAN MENNINGER
600 HARRISON ST, SUITE 110
SAN FRANCISCO, CA 94107

MECHANICAL, ELECTRICAL, & PLUMBING ENGINEER
PAE ENGINEERS
48 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102

WATERPROOFING
WJE
2000 POWELL ST., #1650
EMERYVILLE, CA 94608

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Seal / Signature

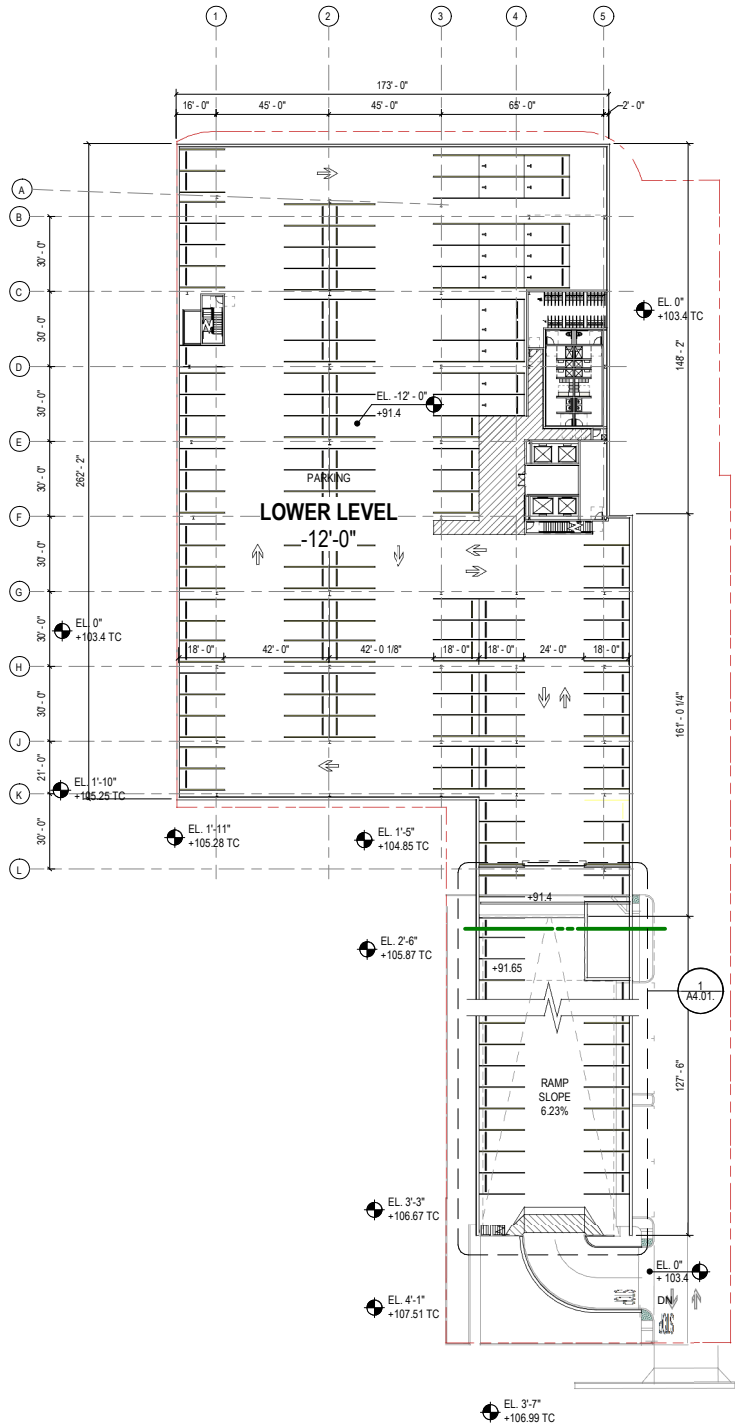
**NOT FOR
CONSTRUCTION**

Project Name	CITYLINE BUILDING 1B
Project Number	01.3388.000
Description	LOWER LEVEL SITE PLAN

Scale
1/32" = 1'-0"

A0.05.

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Seal / Signature

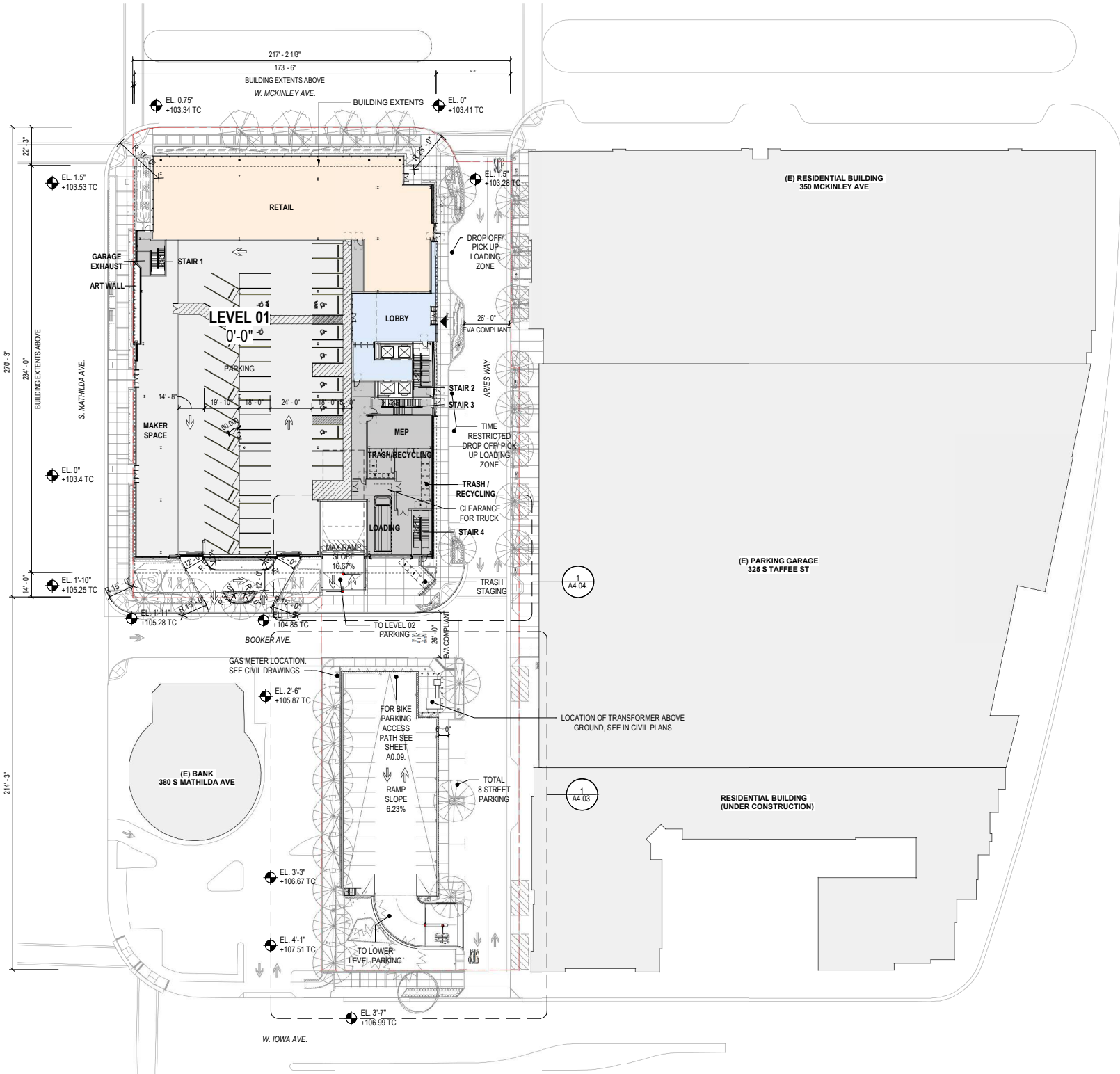
**NOT FOR
CONSTRUCTION**

Project Name
CITYLINE BUILDING 1B
Project Number
01.3388.000
Description
LEVEL 01 SITE PLAN

Scale
1/32" = 1'-0"

A0.06.

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ELEVATION AT LEVEL 1
+0'-0" = +103.4'

11/5/2020 11:56:37 AM C:\Users\2894\Documents\Cyline 1B - 01.3388.000-2020720\ENTITLEMENT_Nila_Lam.rvt

01 LEVEL 01 SITE PLAN
SCALE: 1/32" = 1'-0"

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Project Name

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Project Number

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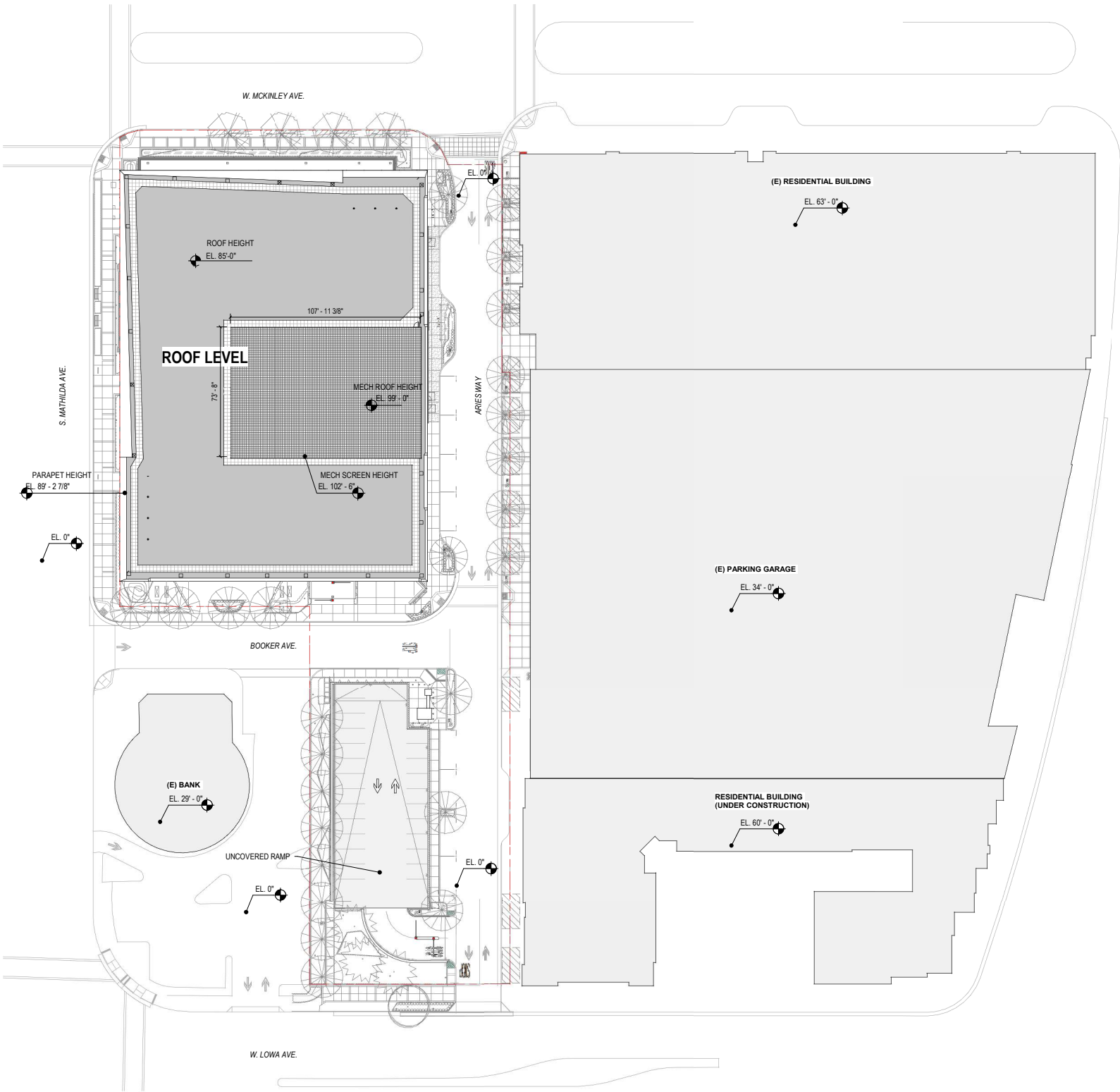
ROOF SITE PLAN

Scale

1/32" = 1'-0"

A0.07.

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1 ROOF SITE PLAN
SCALE: 1/32" = 1'-0"

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Project Name
CITYLINE BUILDING 1B

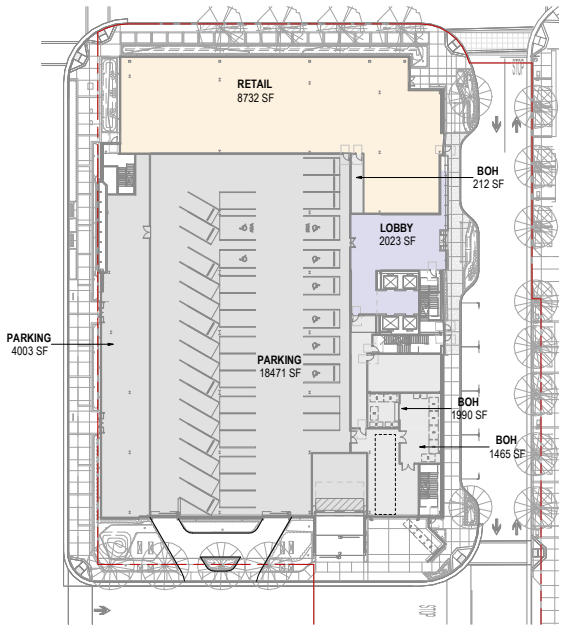
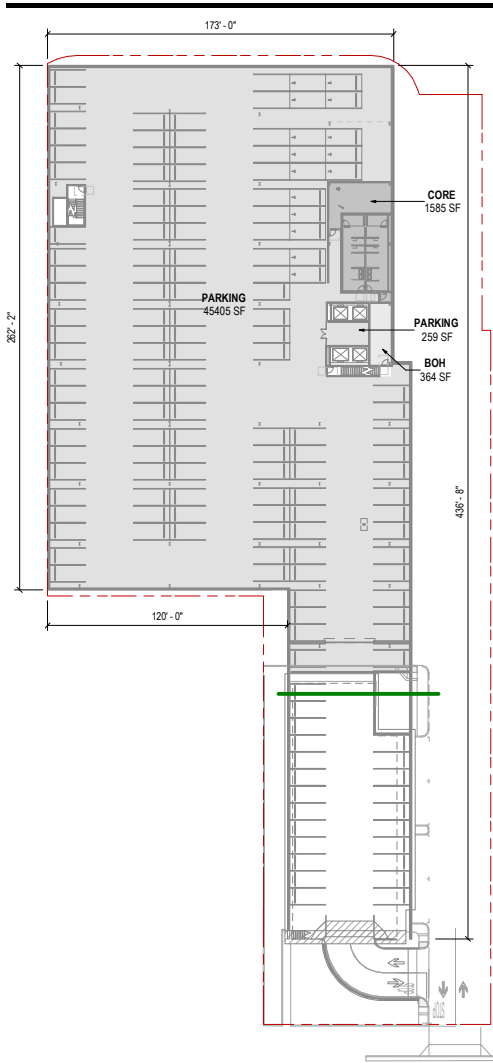
Project Number
01.3388.000

Description
GROSS AREA PLANS

Scale
1" = 40'-0"

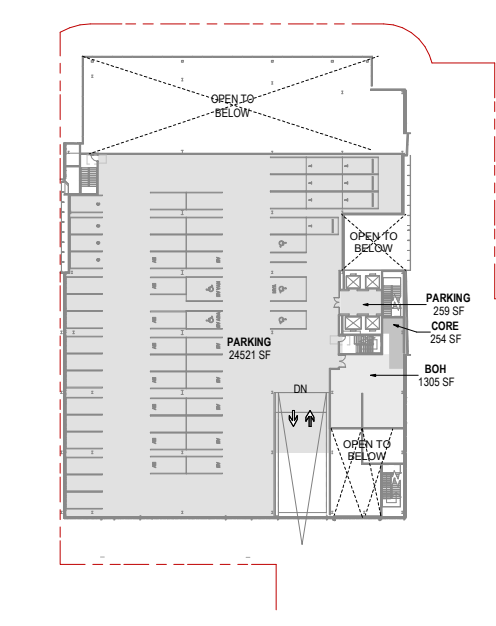
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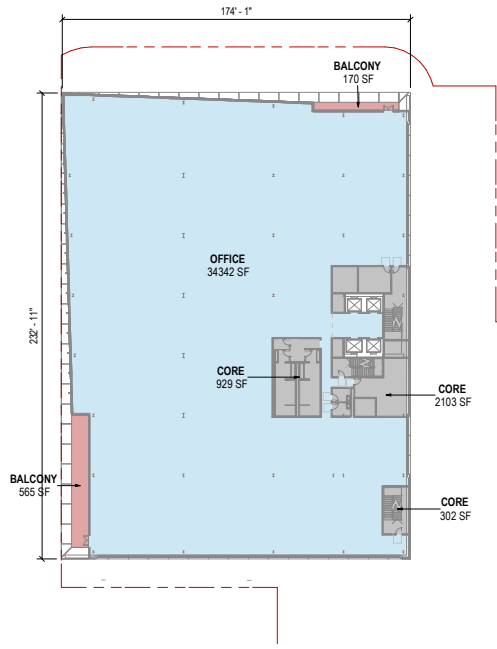
GROSS AREA - LEVEL 01		PARKING STALLS - LEVEL 01		
NAME	AREA	LEVEL	TYPE	COUNT
BOH	3667	LEVEL 01	ADA 9'x18' Car - 5' Aisle	6
LOBBY	2023	LEVEL 01	ADA 12'x18' Van - 5' Aisle	2
PARKING	22474	LEVEL 01	Parking 8'-6" x 18'	33
RETAIL	8732	TOTAL		41
GRAND TOTAL	36896			

02 LEVEL 01
SCALE: 1" = 40'-0"



GROSS AREA - LEVEL 02		PARKING STALLS - LEVEL 02		
NAME	AREA	LEVEL	TYPE	COUNT
BOH	1305	LEVEL 02	ADA 9'x18' Car - 5' Aisle	2
CORE	254	LEVEL 02	ADA 12'x18' Van - 5' Aisle	1
PARKING	24780	LEVEL 02	ADA EV STD 9' x 18' Car - 5'	1
		LEVEL 02	ADA EV VAN 12' x 18' Car - 5'	1
		LEVEL 02	EV 8'-6" x 18' Car	14
		LEVEL 02	Parking 8'-6" x 16' Compact	4
		LEVEL 02	Parking 8'-6" x 16' Compact Tandem	1
		LEVEL 02	Parking 8'-6" x 18'	27
		LEVEL 02	Parking 8'-6" x 18' Tandem	6
		TOTAL		57
GRAND TOTAL	26339			

03 LEVEL 02
SCALE: 1" = 40'-0"

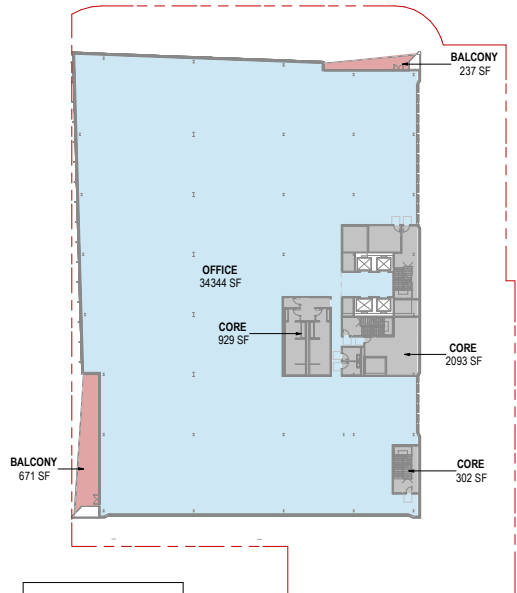


GROSS AREA - LEVEL 03	
NAME	AREA
BALCONY	735
CORE	3334
OFFICE	34342
GRAND TOTAL	38411

04 LEVEL 03
SCALE: 1" = 40'-0"

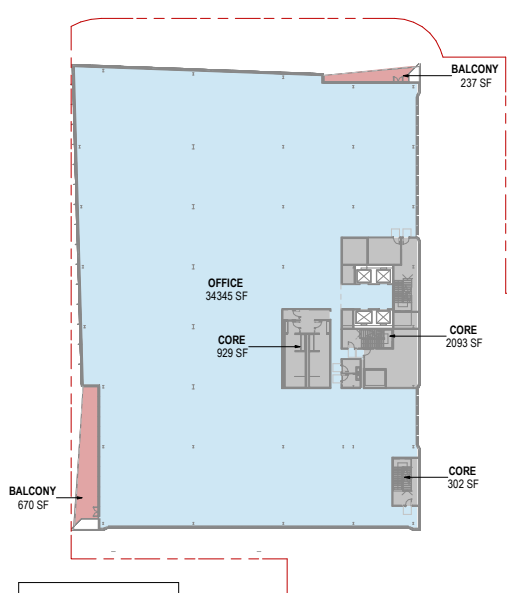
01 LOWER LEVEL
SCALE: 1" = 40'-0"

GROSS AREA - LOWER LEVEL		PARKING STALLS - LOWER LEVEL		
NAME	AREA	LEVEL	TYPE	COUNT
BOH	364	LOWER LEVEL	Parking 8'-6" x 18'	139
CORE	1585	LOWER LEVEL	Parking 8'-6" x 18' Tandem	15
PARKING	45664	TOTAL		154
GRAND TOTAL	47613			



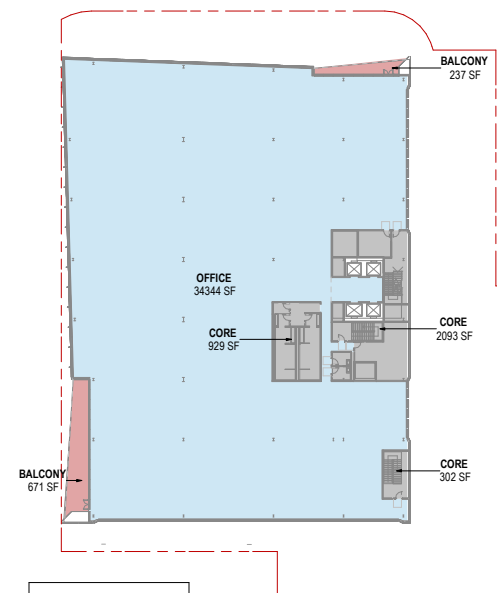
GROSS AREA - LEVEL 04	
NAME	AREA
BALCONY	908
CORE	3324
OFFICE	34344
GRAND TOTAL	38575

05 LEVEL 04
SCALE: 1" = 40'-0"



GROSS AREA - LEVEL 05	
NAME	AREA
BALCONY	907
CORE	3324
OFFICE	34345
GRAND TOTAL	38576

06 LEVEL 05
SCALE: 1" = 40'-0"



GROSS AREA - LEVEL 06	
NAME	AREA
BALCONY	908
CORE	3324
OFFICE	34344
GRAND TOTAL	38575

07 LEVEL 06
SCALE: 1" = 40'-0"

CITYLINE 1B PROPOSED DEVELOPMENT AREA

PROGRAM	AREA (GSF)
OFFICE	138,283
OFFICE BOH	15,164
LOBBY	2,022
TOTAL	155,469
RETAIL	8,732
PARKING	92,918
SHARED SERVICES	4,980
TOTAL	262,099

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STRUCTURAL ENGINEER
NISHKIAN MENNINGER
600 HARRISON ST, SUITE 110
SAN FRANCISCO, CA 94107

MECHANICAL, ELECTRICAL, & PLUMBING ENGINEER
PAE ENGINEERS
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SAN FRANCISCO, CA 94102

WATERPROOFING
WJE
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EMERYVILLE, CA 94608

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Seal / Signature

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CONSTRUCTION

Project Name

CITYLINE BUILDING 1B

Project Number

01.3388.000

Description

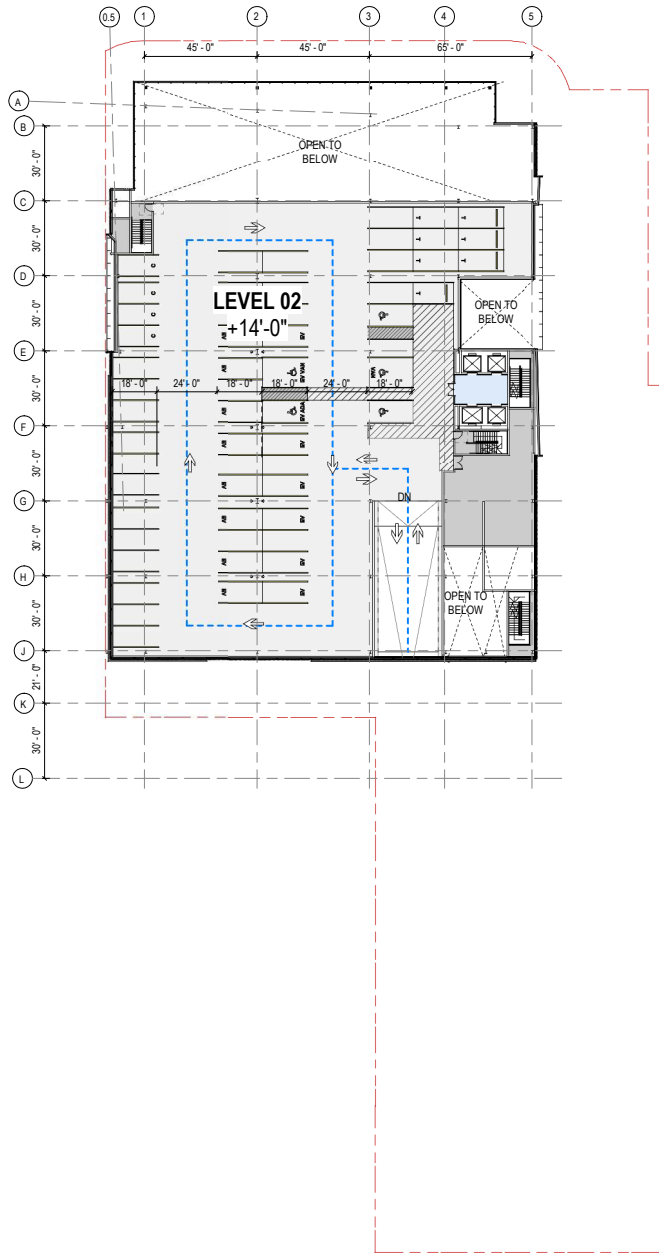
PARKING AND CIRCULATION PLANS

Scale

1/32" = 1'-0"

A0.09.

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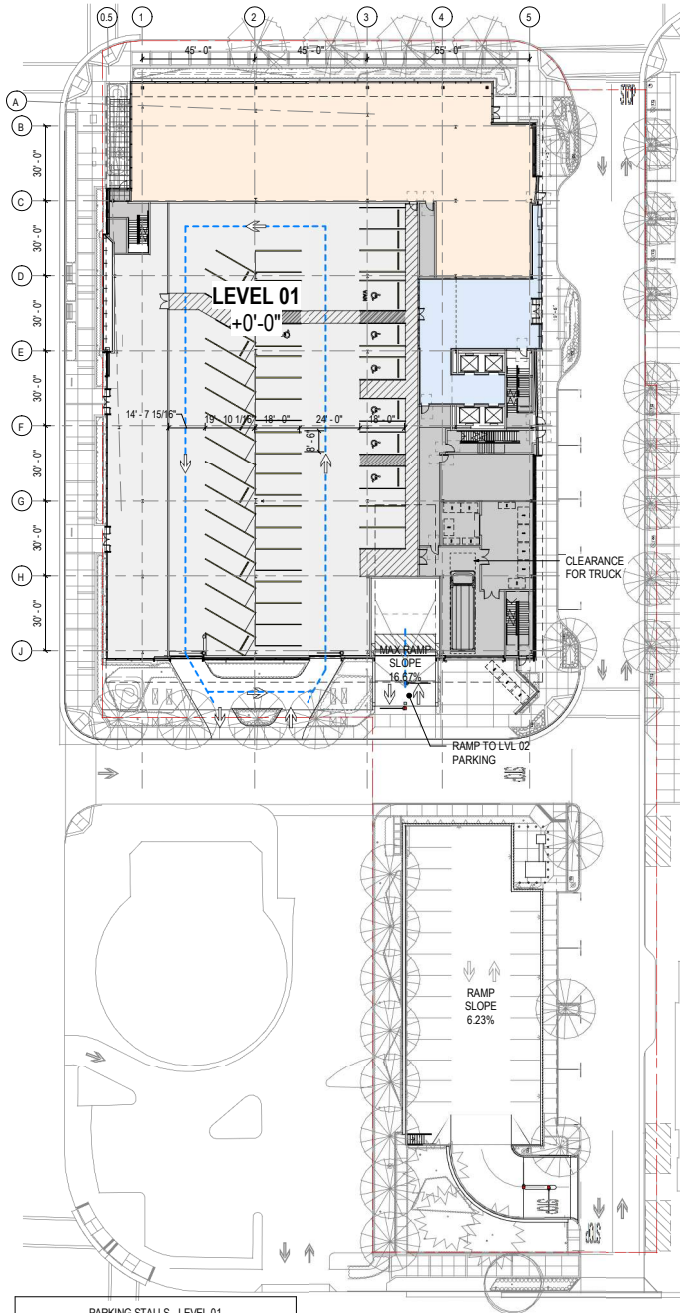


PARKING STALLS - LEVEL 02		
LEVEL	TYPE	COUNT
LEVEL 02	ADA 9'x18' Car - 5' Aisle	2
LEVEL 02	ADA 12'x18' Van - 5' Aisle	1
LEVEL 02	ADA EV STD 9' x 18' Car - 5'	1
LEVEL 02	ADA EV VAN 12' x 18' Car - 5'	1
LEVEL 02	EV 8'-6" x 18' Car	14
LEVEL 02	Parking 8'-6" x 16' Compact	4
LEVEL 02	Parking 8'-6" x 16' Compact Tandem	1
LEVEL 02	Parking 8'-6" x 18'	27
LEVEL 02	Parking 8'-6" x 18' Tandem	6
TOTAL		57

--- MOTOR CIRCULATION

3 LEVEL 02 PARKING PLAN

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



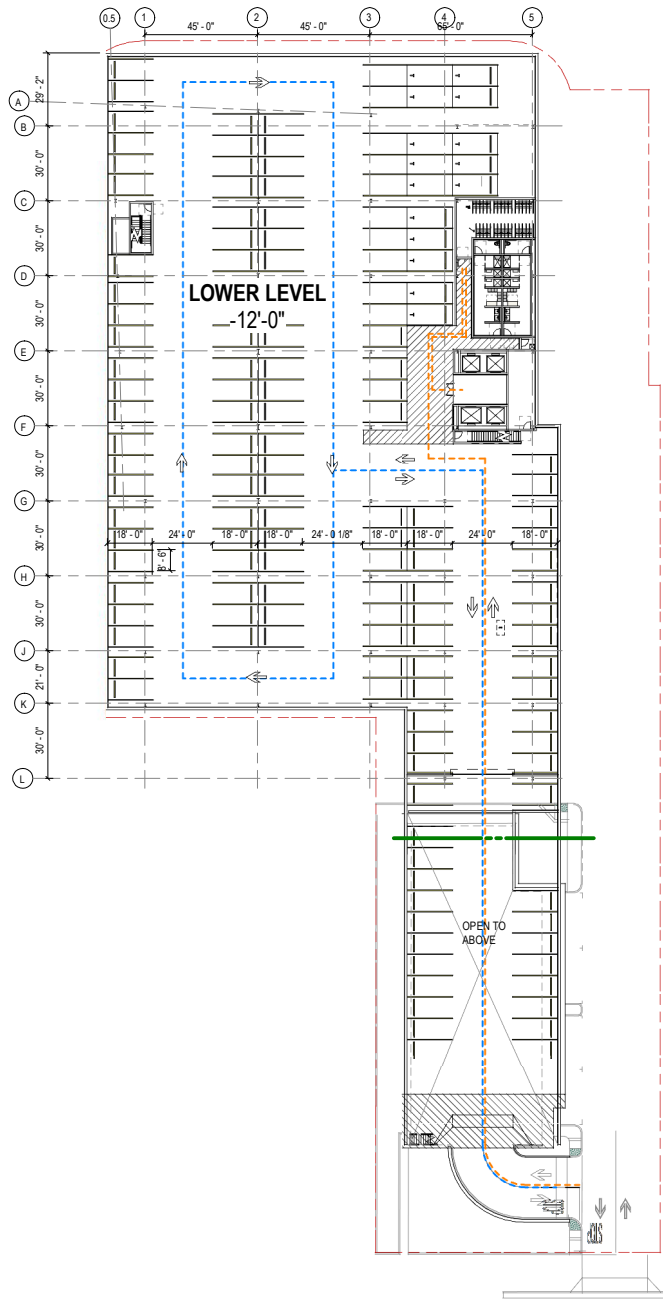
PARKING STALLS - LEVEL 01		
LEVEL	TYPE	COUNT
LEVEL 01	ADA 9'x18' Car - 5' Aisle	6
LEVEL 01	ADA 12'x18' Van - 5' Aisle	2
LEVEL 01	Parking 8'-6" x 18'	33
TOTAL		41

--- MOTOR CIRCULATION

2 LEVEL 01 PARKING PLAN

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

PARKING STALLS - TOTAL	
TYPE	COUNT
ADA 9'x18' Car - 5' Aisle	8
ADA 12'x18' Van - 5' Aisle	3
ADA EV STD 9' x 18' Car - 5'	1
ADA EV VAN 12' x 18' Car - 5'	1
EV 8'-6" x 18' Car	14
Parking 8'-6" x 16' Compact	4
Parking 8'-6" x 16' Compact Tandem	1
Parking 8'-6" x 18'	199
Parking 8'-6" x 18' Tandem	21
TOTAL	262



PARKING STALLS - LOWER LEVEL		
LEVEL	TYPE	COUNT
LOWER LEVEL	Parking 8'-6" x 18'	139
LOWER LEVEL	Parking 8'-6" x 18' Tandem	15
TOTAL		154

--- MOTOR CIRCULATION
--- BICYCLE CIRCULATION

1 LOWER LEVEL PARKING PLAN

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

***TOTAL PROVIDED PARKING STALLS: 352 (INCLUDES 100 OFF SITE STALLS)**
***TOTAL PROVIDED PARKING STALLS WITHOUT TANDEM: 330 (INCLUDES 100 OFF SITE STALLS)**
***COMPACT STALLS RATIO: 5/352 = 1.42%**

***TOTAL REQ. PARKING STALLS WITH TANDEM**
352 STALLS
2.54/1,000 SF

***TOTAL REQ. PARKING STALLS WITHOUT TANDEM**
330 STALLS
2.38/1,000 SF

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Project Name

CITYLINE BUILDING 1B

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01.3388.000

Description

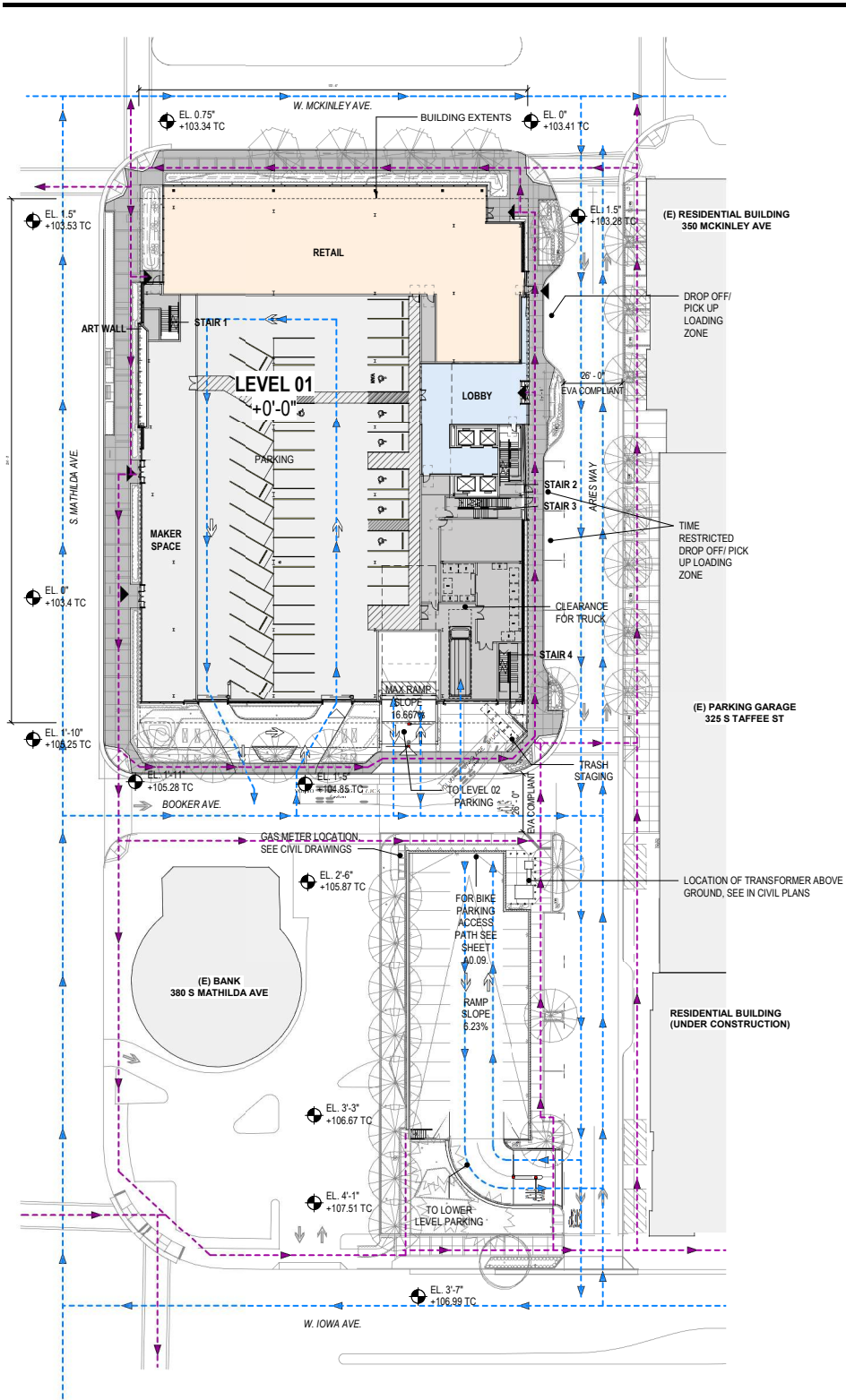
LEVEL 01 - PEDESTRIAN AND
VEHICULAR CIRCULATION

Scale

As indicated

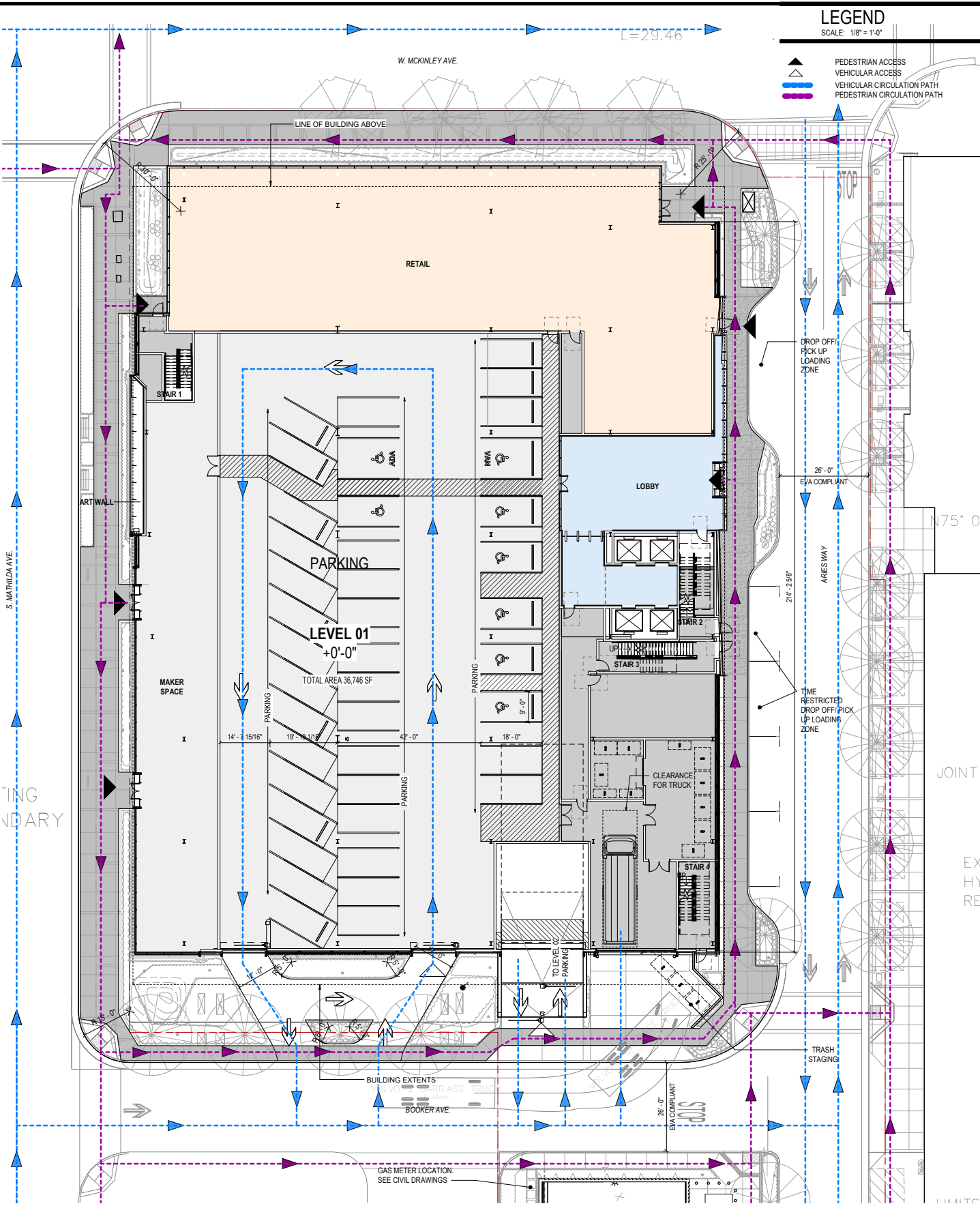
A0.10.

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2 LEVEL 01 SITE PLAN
SCALE: 1/32" = 1'-0"

Curb-returns & Truck Turning Radius
a. The requirement for adequate curb-returns applies to all turns leading to and away from enclosures, at intersections, designated truck turnout areas and container/cart set-out areas.
b. NOTE: Collection vehicles are typically 10 feet wide (including sidemounted mirrors) and as long as 33 feet.
c. 20-foot to 24-foot-wide access route: Requires an inside curb-return radius of at least 30 feet (measured from the face of the curb on the main route).
d. 26-foot-wide access route: Requires at least a 25 foot inside curbreturn radius (measured from the face of the curb on the main route).



1 LEVEL 01 PLAN-PEDESTRIAN AND VEHICULAR CIRCULATION
SCALE: 1/16" = 1'-0"

HUNTER PROPERTIES

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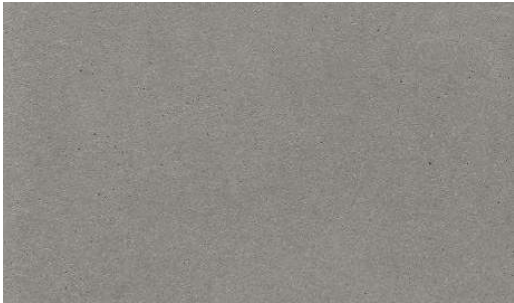
Description

MATERIAL PALETTE

Scale

A0.90.

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PC 01
GFRP
DARK GRAY COLOR
LOCATIONS: STAIR BETWEEN RETAIL AND ART WALL, LEVEL 1 MAKER SPACE TRIM



MP 01
PAINTED METAL PANEL
METALIC SILVER COLOR
LOCATIONS: LEVEL 03-06 BUILDING WALL, METAL FIN ON CURTAIN WALL



MP 03
DARK PAINTED METAL SCREEN
DARK BRONZE COLOR
LOCATIONS: MECHANICAL PENTHOUSE



GL 02
STOREFRONT GLASS
VIRACON - VE 13-85
LAMINATED LOW-IRON GLASS - SIMILAR TO VIRACON - VE 13-85
LOCATIONS: LOBBIES, RETAIL, ART WALL



MP 02
DARK PAINTED METAL
DARK BRONZE COLOR
LOCATIONS: BASE



GL 01
CURTAIN WALL GLASS
HIGH PERFORMANCE IGU - SIMILAR TO AGC INTERPANE - STOPRAY VISION 50
NEUTRAL COLOR
LOCATIONS: ALL CURTAIN WALL PANELS



01 VIEW FROM NORTHWEST: WEST MCKINLEY AVE. & SOUTH MATHILDA AVE.



02 VIEW FROM NORTHWEST: WEST MCKINLEY AVE. & SOUTH MATHILDA AVE.



03 VIEW FROM NORTHWEST: WEST MCKINLEY AVE. & SOUTH MATHILDA AVE.



04 VIEW FROM WEST: SOUTH MATHILDA AVE.

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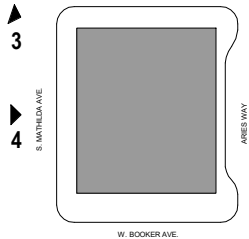
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KEY PLAN

Seal / Signature

NOT FOR
CONSTRUCTION

Project Name
CITYLINE BUILDING 1B

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01.3388.000
Description
RENDERINGS

Scale
1" = 100'-0"

A0.91.



01 VIEW FROM SOUTHWEST: SOUTH MATHILDA AVE. & BOOKER AVE.



02 VIEW FROM SOUTHEAST: ARIES WAY



03 VIEW FROM SOUTHWEST: SOUTH MATHILDA AVE. & BOOKER AVE.



04 VIEW FROM SOUTHEAST: ARIES WAY & BOOKER AVE.

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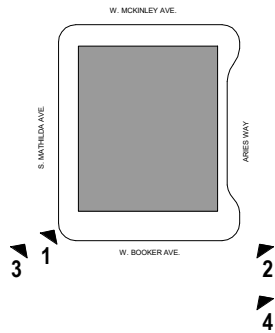
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04.08.2020	ENTITLEMENT RESUBMITTAL
08.07.2020	ENTITLEMENT RESUBMITTAL
11.05.2020	ENTITLEMENT RESUBMITTAL



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**NOT FOR
CONSTRUCTION**

Project Name

CITYLINE BUILDING 1B

Project Number

01.3388.000

Description

RENDERINGS

Scale

1" = 100'-0"

A0.92

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01 VIEW FROM NORTHEAST: WEST MCKINLEY AVE. & ARIES WAY



02 VIEW FROM NORTHEAST: WEST MCKINLEY AVE.



03 VIEW FROM SOUTHWEST: SOUTH MATHILDA AVE.

HUNTER PROPERTIES

300 S. MATHILDA 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
BNF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065

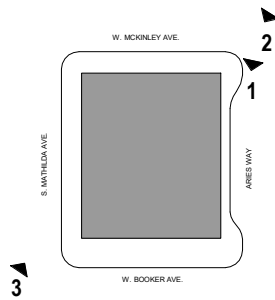
LANDSCAPE ARCHITECT
THE GUZZARDO PARTNERSHIP, INC.
181 GREENWICH ST.
SAN FRANCISCO, CA 94111

STRUCTURAL ENGINEER
NISHKIAN MENNINGER
600 HARRISON ST, SUITE 110
SAN FRANCISCO, CA 94107

MECHANICAL, ELECTRICAL, & PLUMBING ENGINEER
PAE ENGINEERS
48 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102

WATERPROOFING
WJE
2000 POWELL ST., #1650
EMERYVILLE, CA 94608

△	Date	Description
1	08.07.2020	ENTITLEMENT RESUBMITTAL
2	11.05.2020	ENTITLEMENT RESUBMITTAL



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Project Name	CITYLINE BUILDING 1B
Project Number	01.3388.000
Description	RENDERINGS

Scale	1" = 100'-0"
-------	--------------

A0.93

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5 11.05.2020	ENTITLEMENT RESUBMITTAL

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Project Name
CITYLINE BUILDING 1B

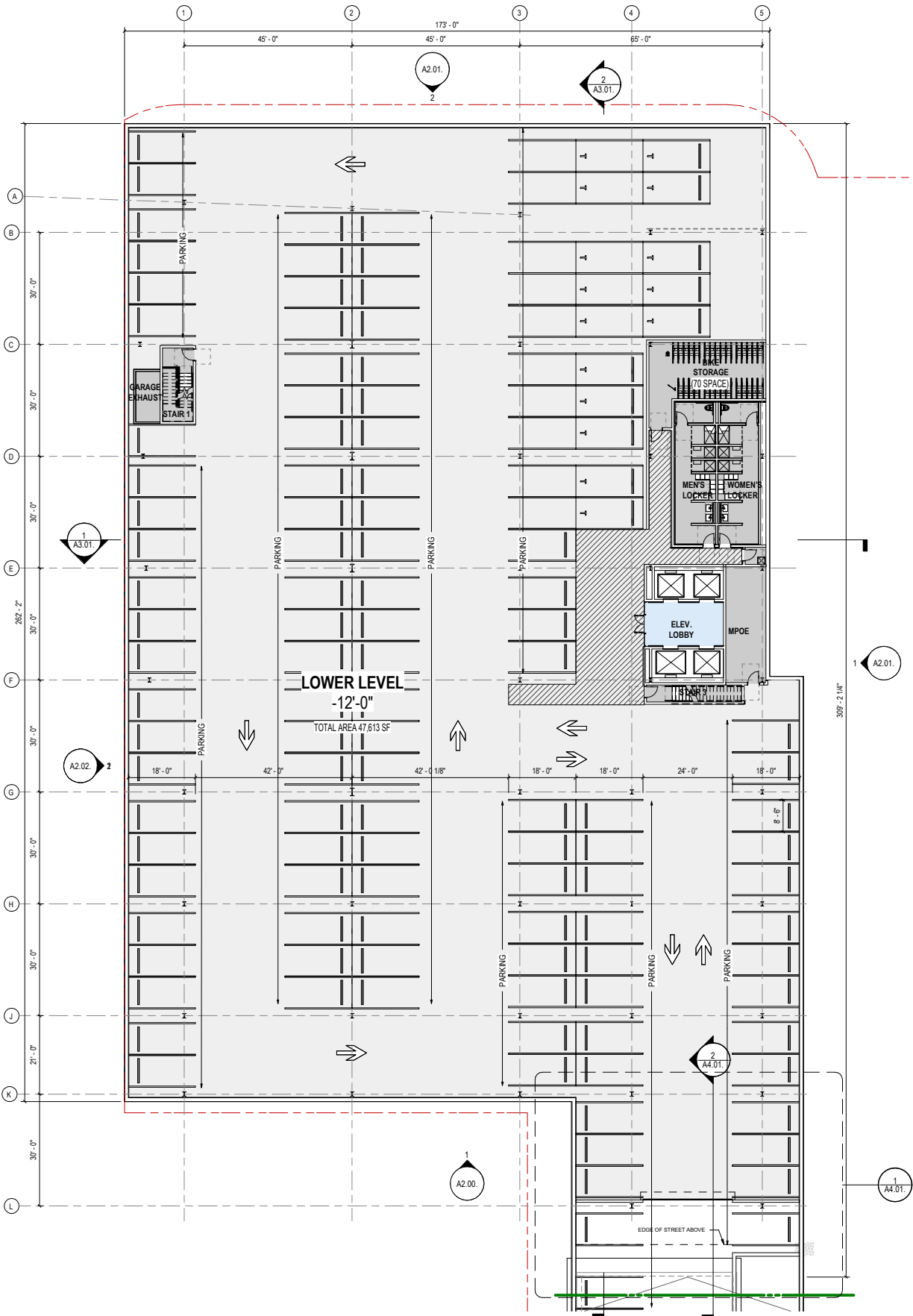
Project Number
01.3388.000

Description
LOWER LEVEL PLAN

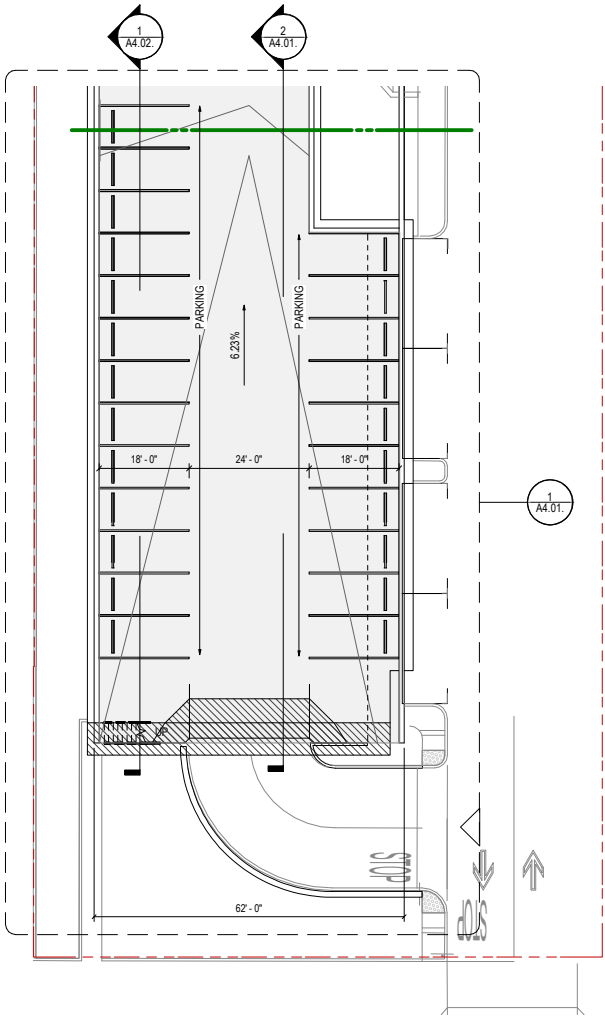
Scale
As indicated

A1.00.

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1 LOWER LEVEL PLAN
SCALE: 1/16" = 1'-0"



2 LOWER LEVEL PLAN-RAMP
SCALE: 1/16" = 1'-0"

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CONSTRUCTION**

Project Name	CITYLINE BUILDING 1B
Project Number	01.3388.000
Description	LEVEL 01 PLAN

Scale
As indicated

A1.01.

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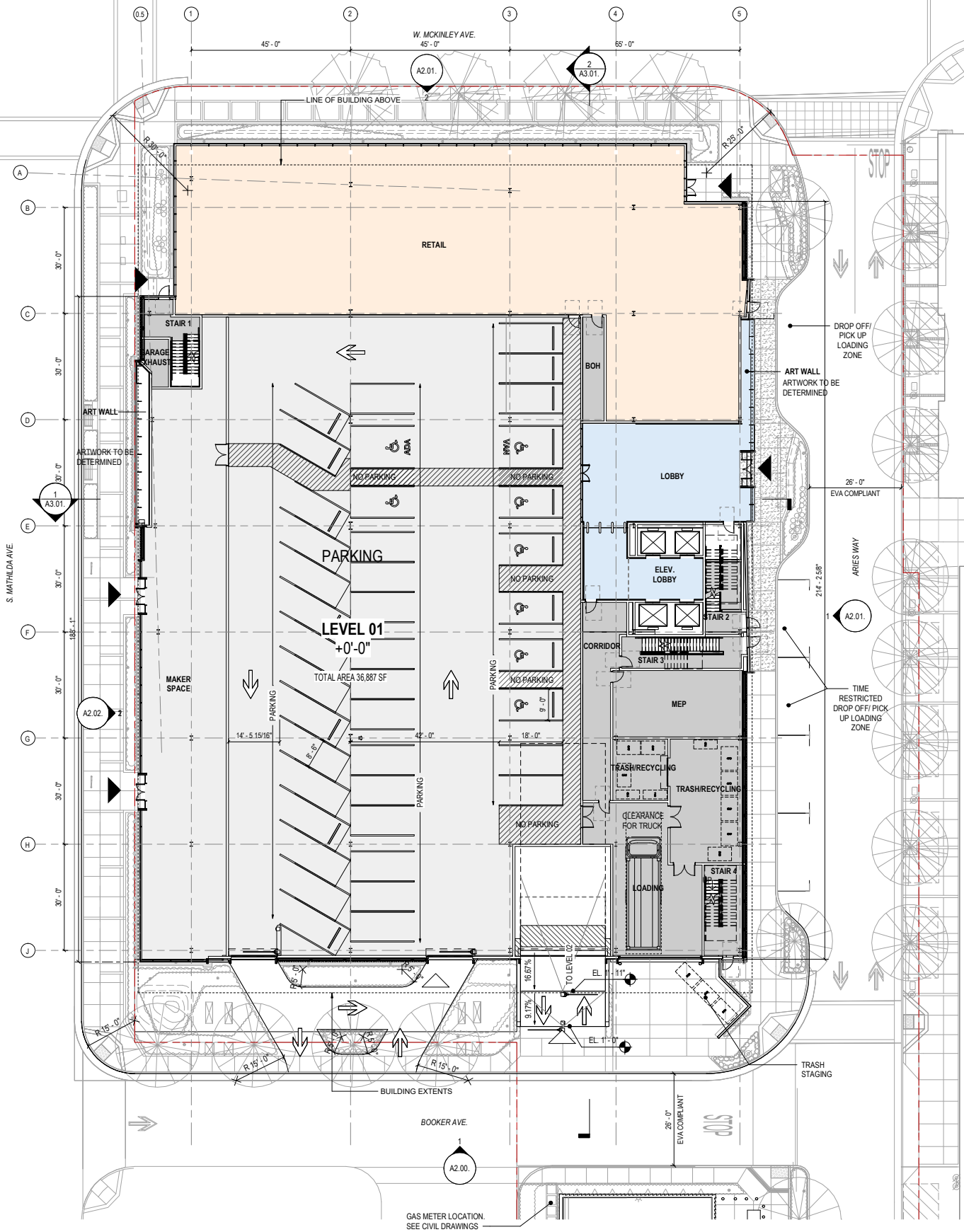
LEGEND
SCALE: 1/8" = 1'-0"

▲ PEDESTRIAN ACCESS
△ VEHICULAR ACCESS

PARKING STALLS - LEVEL 01		
LEVEL	TYPE	COUNT
LEVEL 01	ADA 9'x18' Car - 5' Aisle	6
LEVEL 01	ADA 12'x18' Van - 5' Aisle	2
LEVEL 01	Parking 8'-6" x 18'	33
TOTAL		41

ELEVATION AT LEVEL 1
+0'-0" = +103.4'

1 LEVEL 01 PLAN
SCALE: 1/16" = 1'-0"



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Project Name	CITYLINE BUILDING 1B
Project Number	01.3388.000
Description	LEVEL 02 PLAN

Scale
As indicated

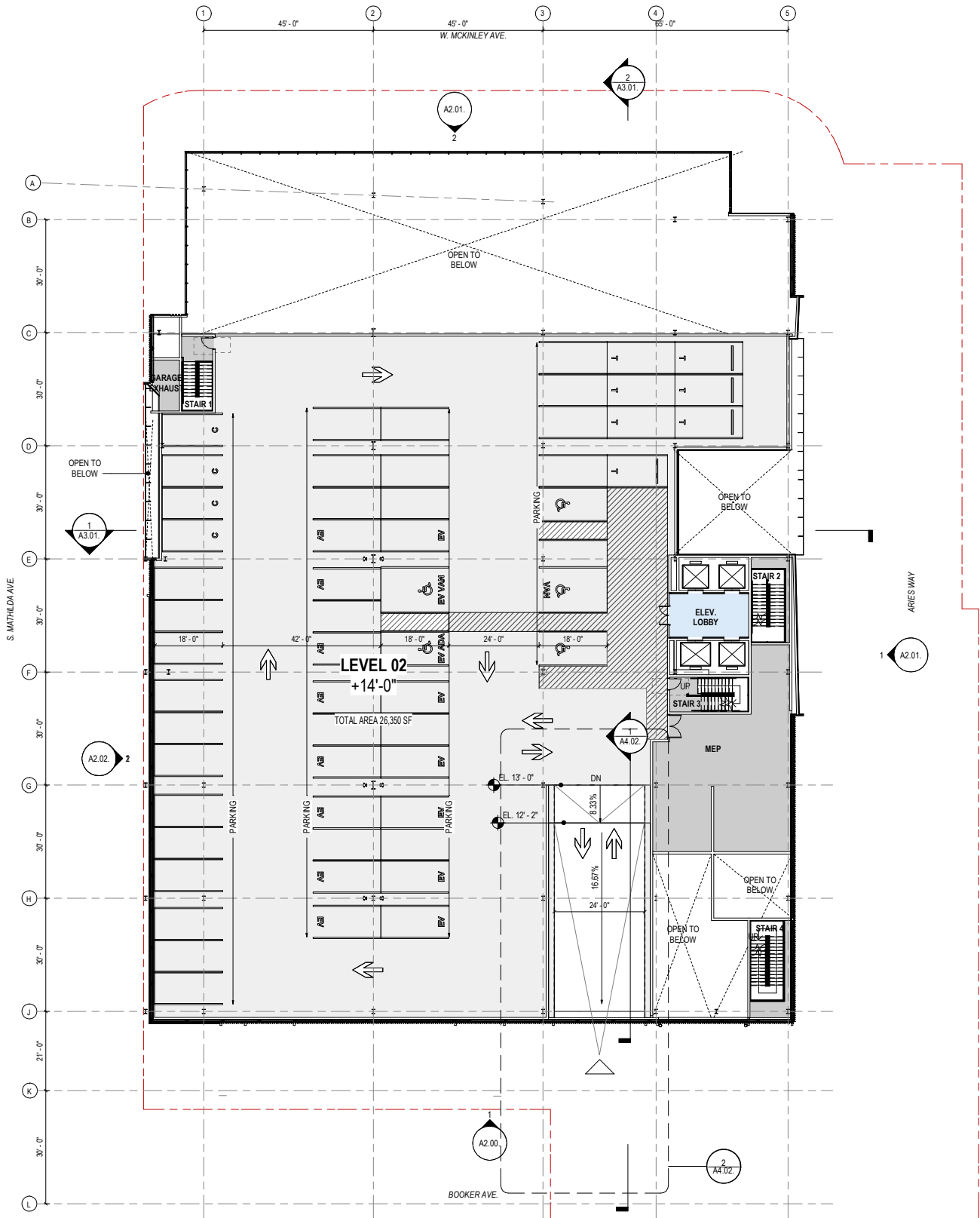
A1.02.

LEGEND

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

▲ PEDESTRIAN ACCESS
△ VEHICULAR ACCESS

PARKING STALLS - LEVEL 02		
LEVEL	TYPE	COUNT
LEVEL 02	ADA 9'x18' Car - 5' Aisle	2
LEVEL 02	ADA 12'x18' Van - 5' Aisle	1
LEVEL 02	ADA EV STD 9' x 18' Car - 5'	1
LEVEL 02	ADA EV VAN 12' x 18' Car - 5'	1
LEVEL 02	EV 8'-6" x 18' Car	14
LEVEL 02	Parking 8'-6" x 16' Compact	4
LEVEL 02	Parking 8'-6" x 16' Compact Tandem	1
LEVEL 02	Parking 8'-6" x 18'	27
LEVEL 02	Parking 8'-6" x 18' Tandem	6
TOTAL		57



1 LEVEL 02 PLAN
SCALE: 1/16" = 1'-0"

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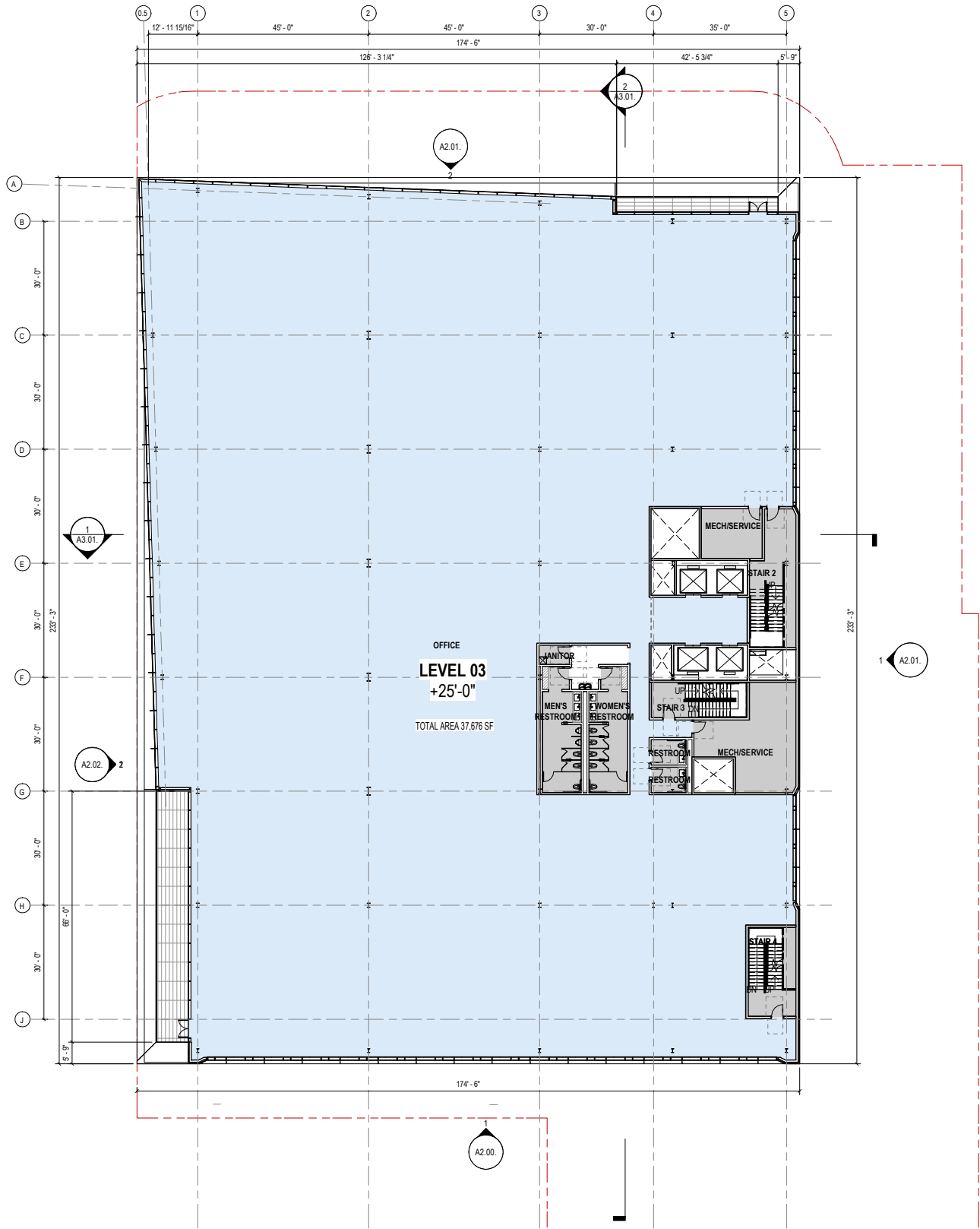
**NOT FOR
CONSTRUCTION**

Project Name	CITYLINE BUILDING 1B
Project Number	01.3388.000
Description	LEVEL 03 PLAN

Scale
1/16" = 1'-0"

A1.03.

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1 LEVEL 03 PLAN
SCALE: 1/16" = 1'-0"

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**NOT FOR
CONSTRUCTION**

Project Name

CITYLINE BUILDING 1B

Project Number

01.3388.000

Description

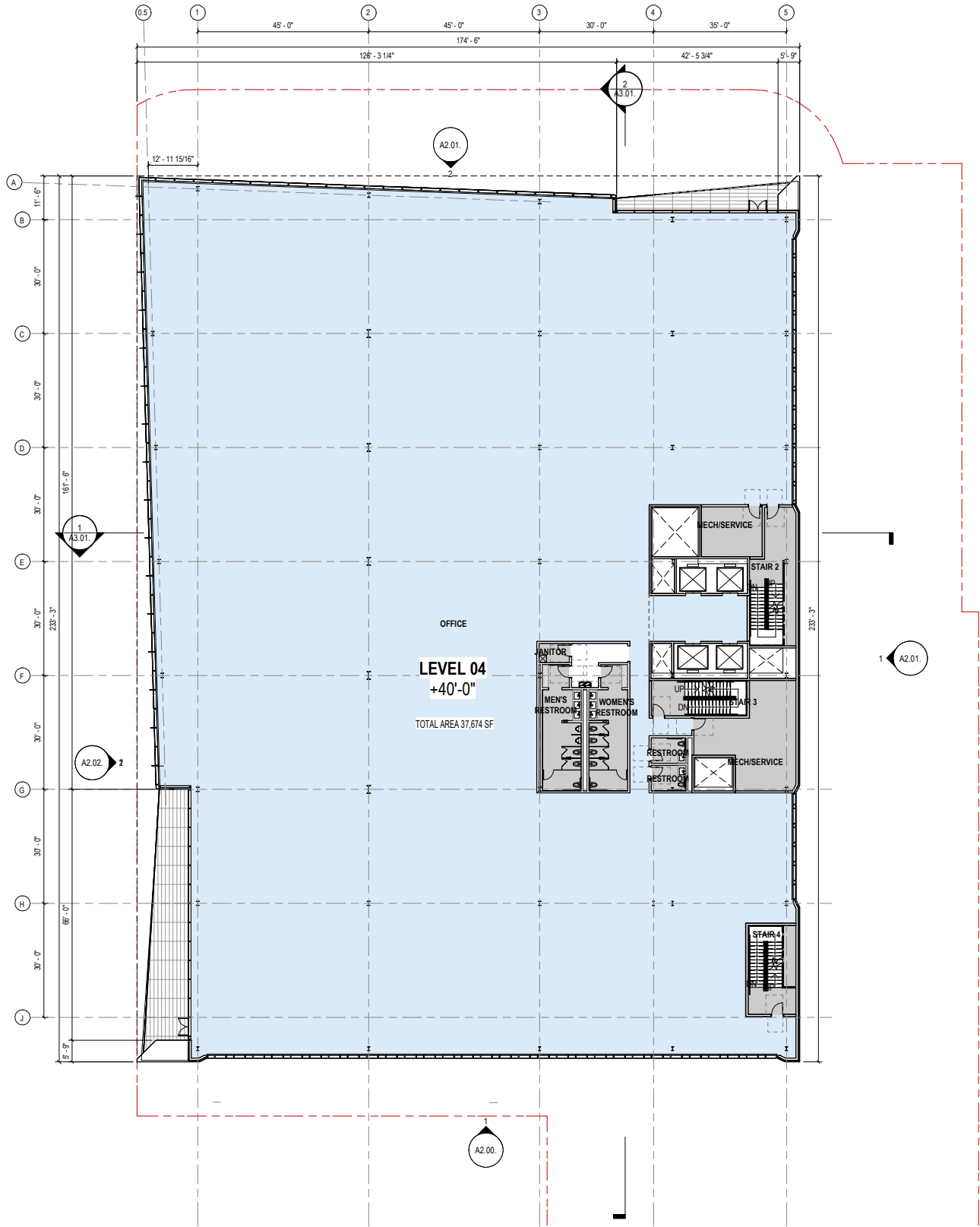
LEVEL 04 PLAN

Scale

1/16" = 1'-0"

A1.04.

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1 LEVEL 04 PLAN
SCALE: 1/16" = 1'-0"

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Seal / Signature

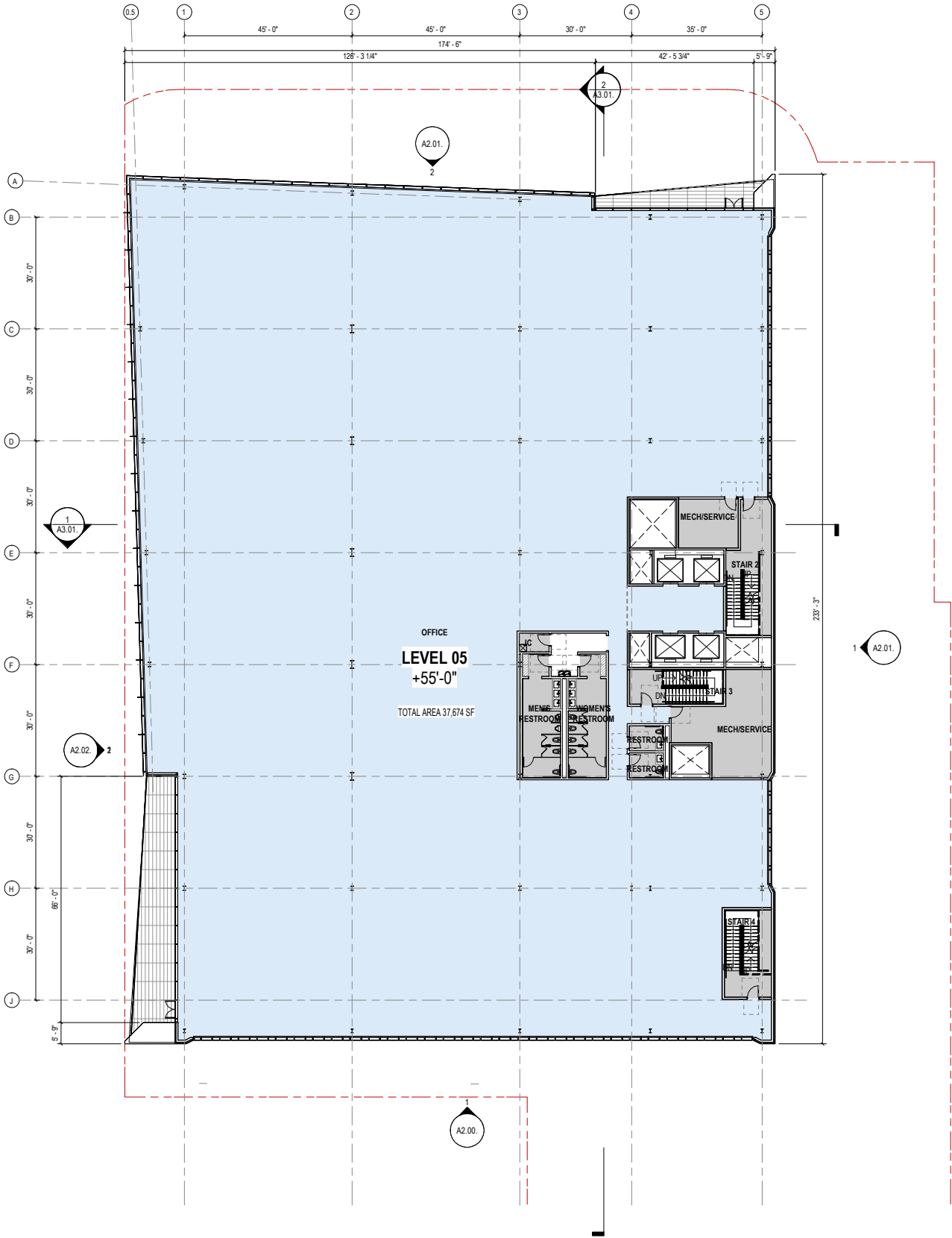
**NOT FOR
CONSTRUCTION**

Project Name
CITYLINE BUILDING 1B
Project Number
01.3388.000
Description
LEVEL 05 PLAN

Scale
1/16" = 1'-0"

A1.05.

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1 LEVEL 05 PLAN
SCALE: 1/16" = 1'-0"

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Seal / Signature

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CONSTRUCTION**

Project Name

CITYLINE BUILDING 1B

Project Number

01.3388.000

Description

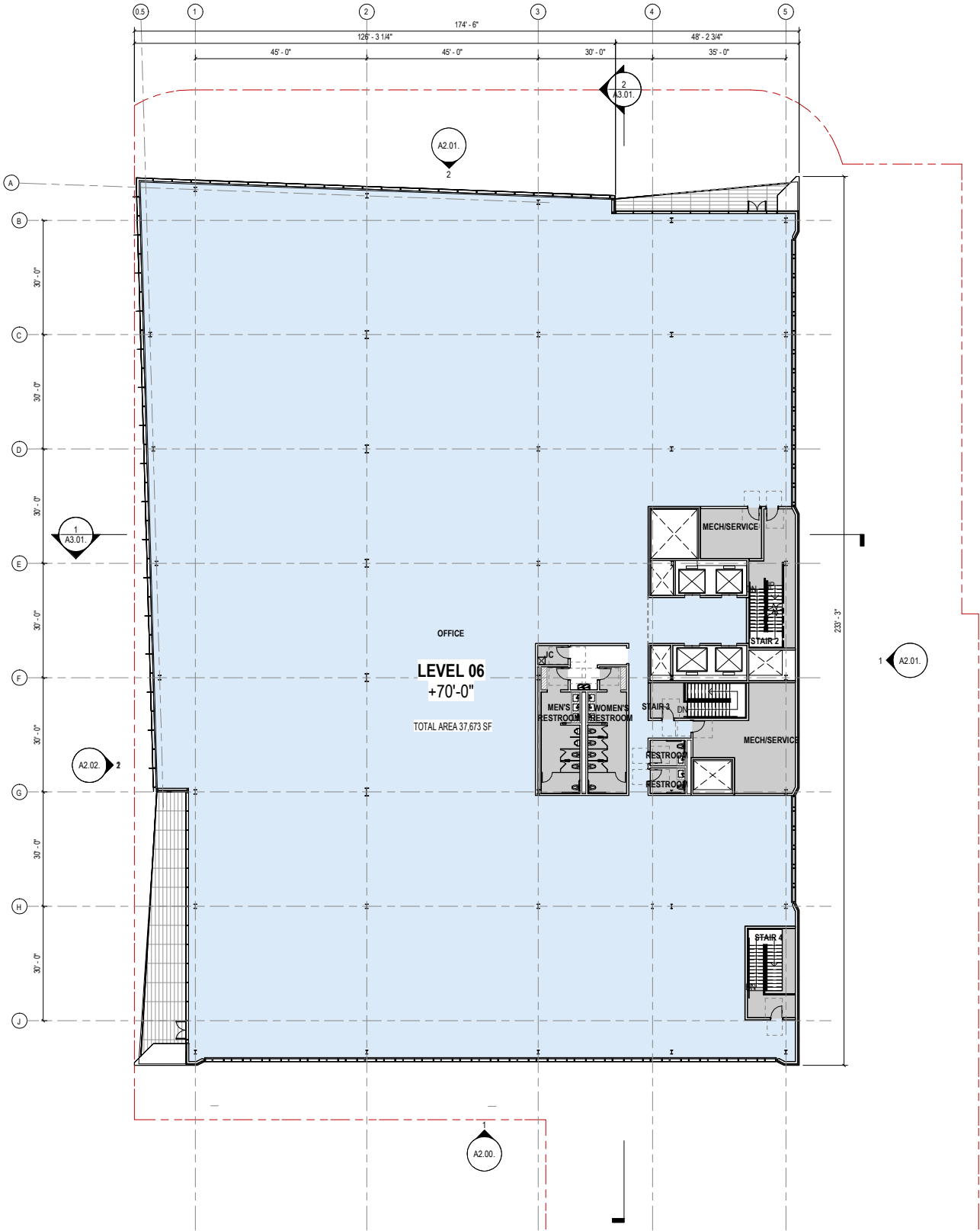
LEVEL 06 PLAN

Scale

1/16" = 1'-0"

A1.06.

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1 LEVEL 06 PLAN
SCALE: 1/16" = 1'-0"

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Seal / Signature

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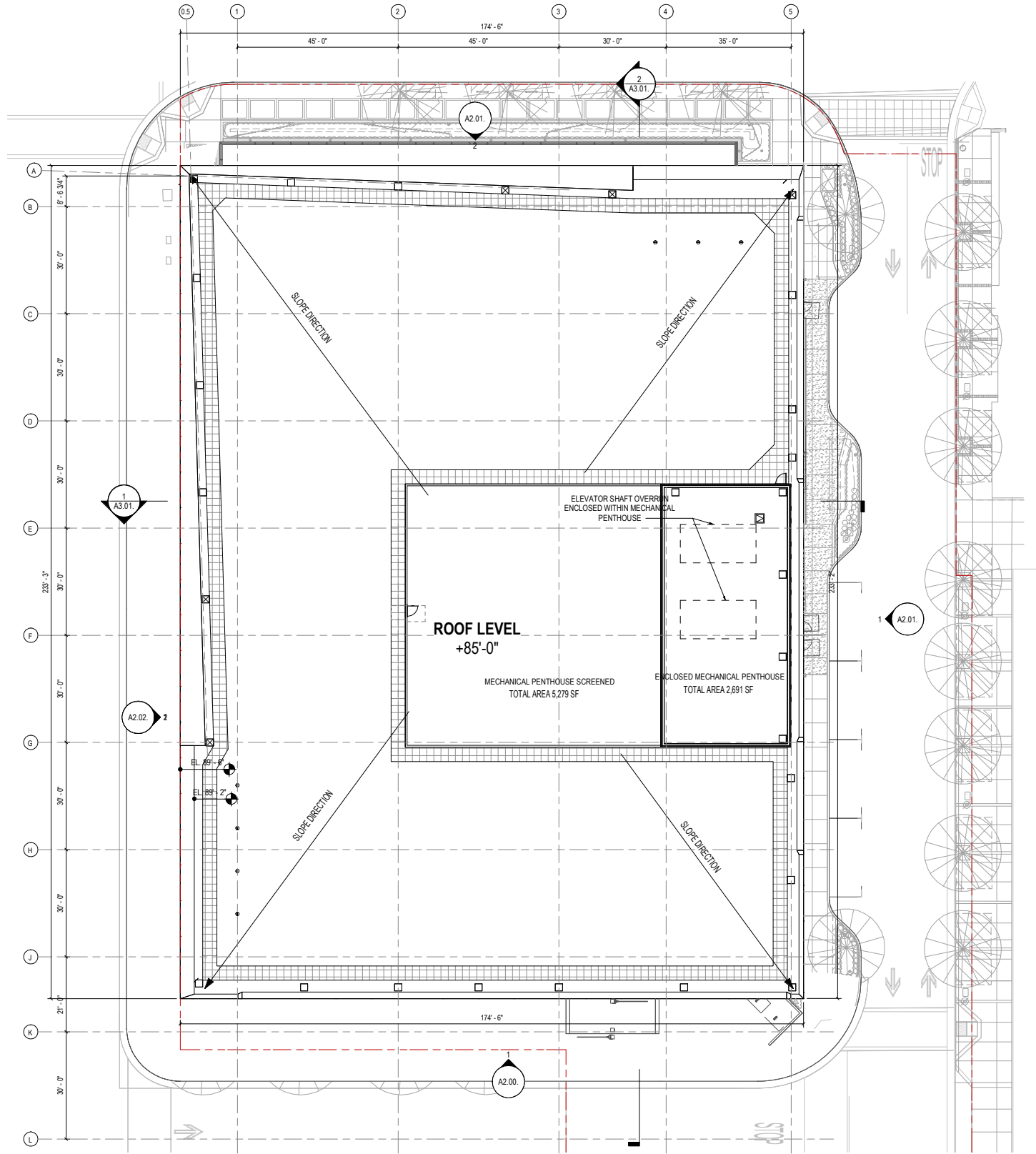
ROOF PLAN

Scale

1/16" = 1'-0"

A1.07.

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1 ROOF PLAN
SCALE: 1/16" = 1'-0"

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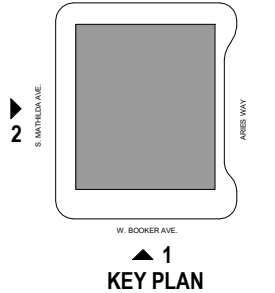
LANDSCAPE ARCHITECT
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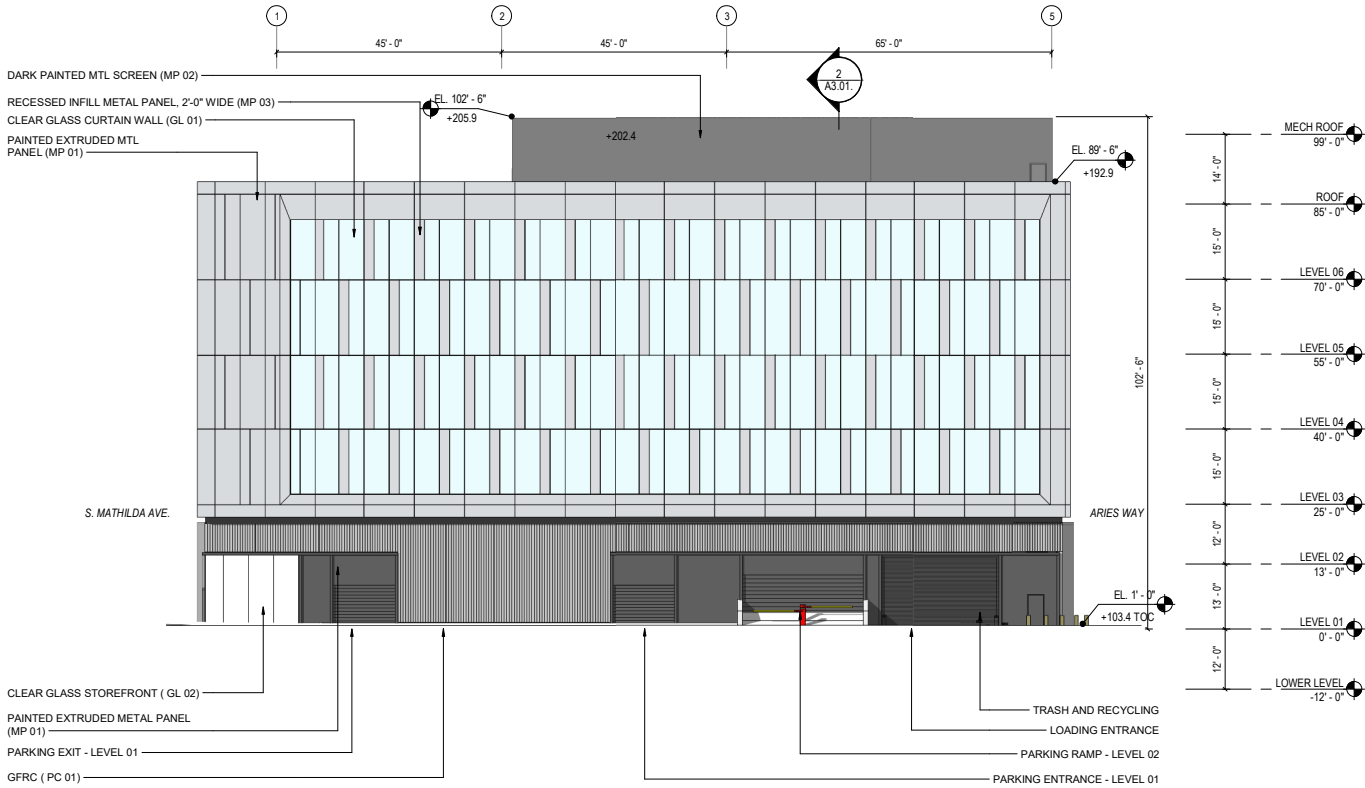
BUILDING ELEVATIONS - WEST &
SOUTH

Scale

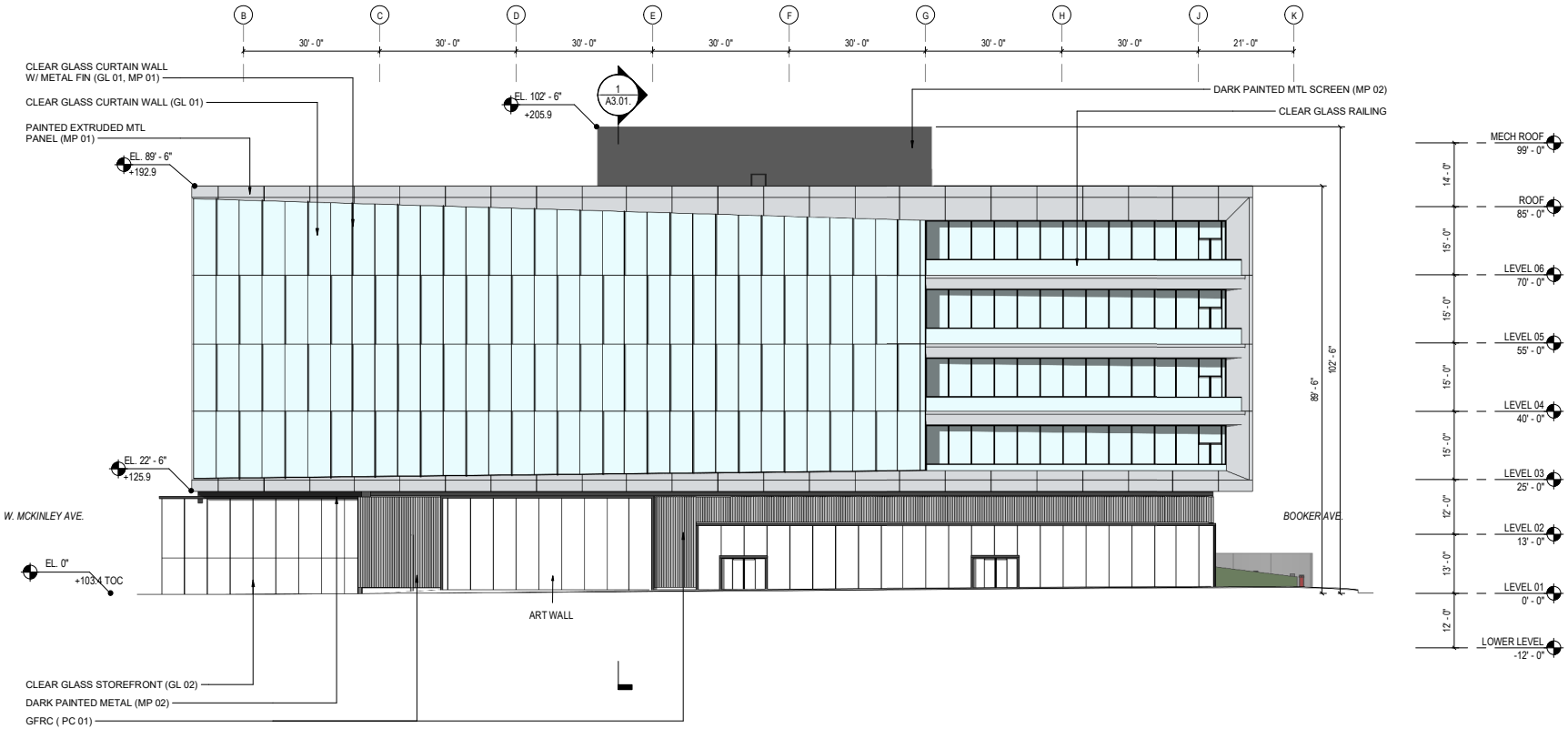
As indicated

A2.00.

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1 BUILDING ELEVATION - SOUTH
SCALE: 1/16" = 1'-0"



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

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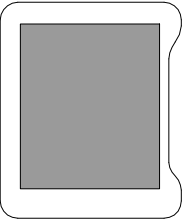
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KEY PLAN

Seal / Signature

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Project Name
CITYLINE BUILDING 1B

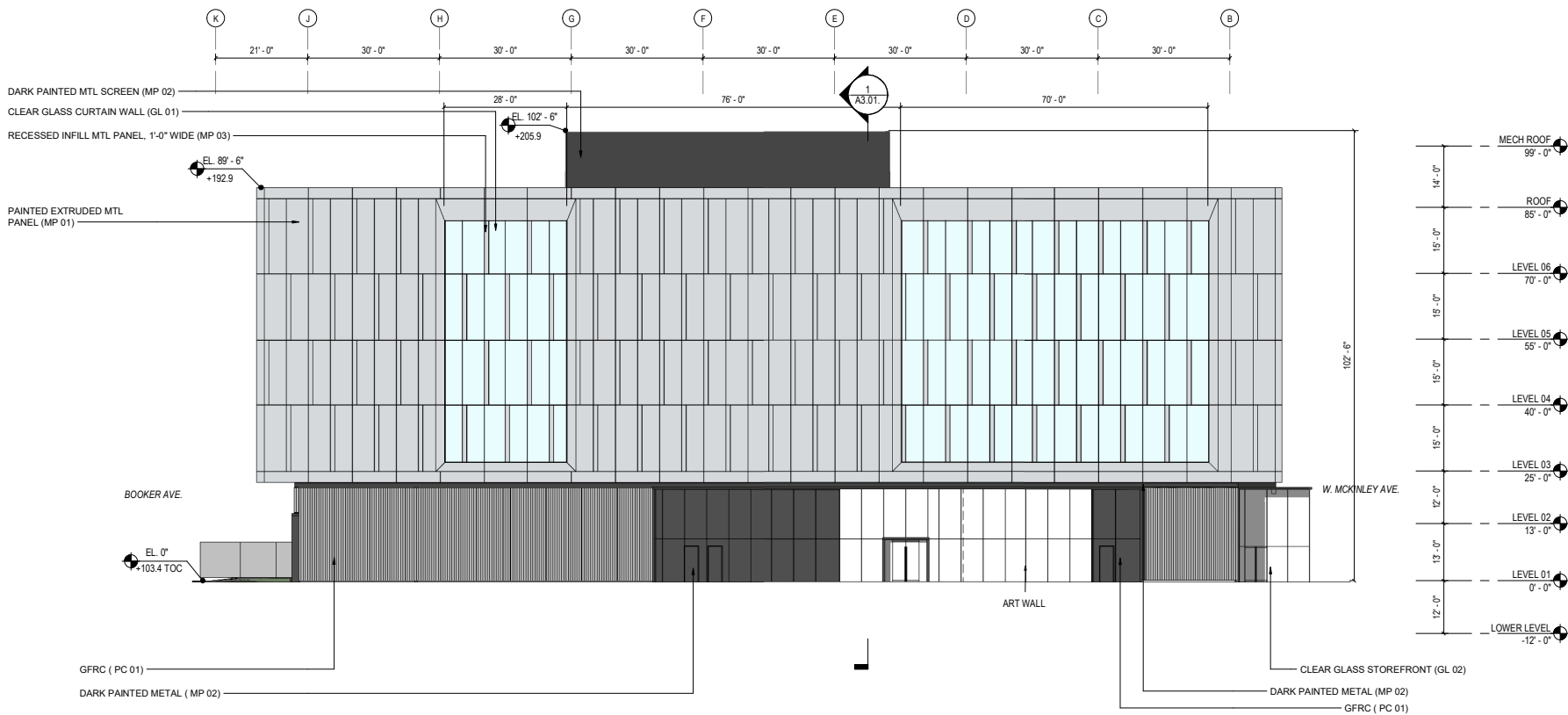
Project Number
01.3388.000

Description
BUILDING ELEVATIONS - EAST & NORTH

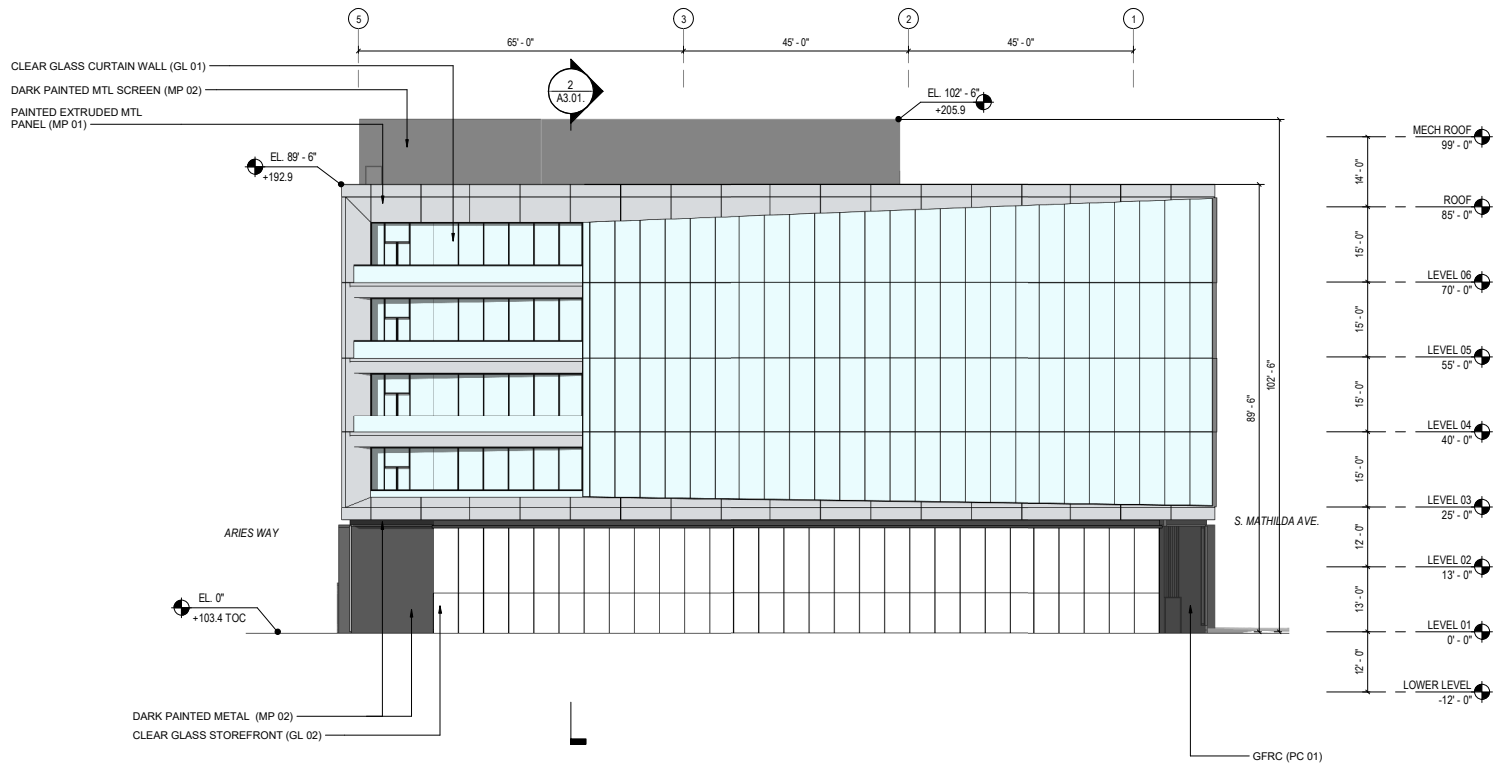
Scale
As indicated

A2.01.

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1 BUILDING ELEVATION - EAST
SCALE: 1/16"=1'-0"



2 BUILDING ELEVATION - NORTH
SCALE: 1/16"=1'-0"

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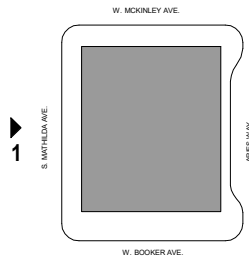
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Project Name

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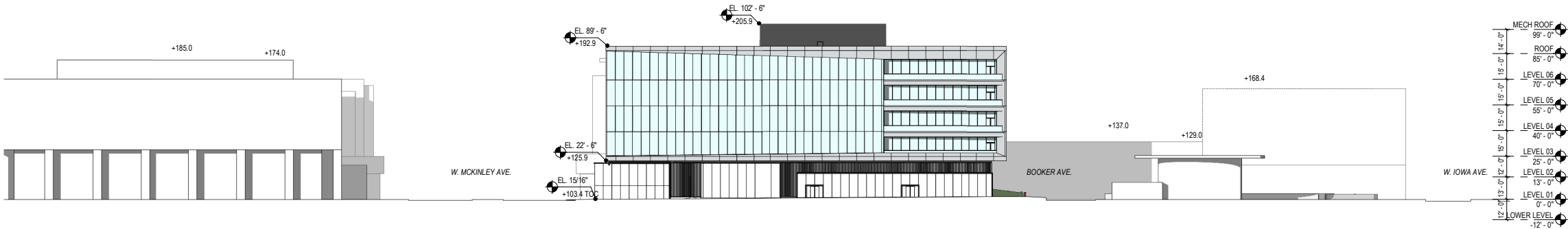
SITE ELEVATIONS - WEST & NORTH

Scale

As indicated

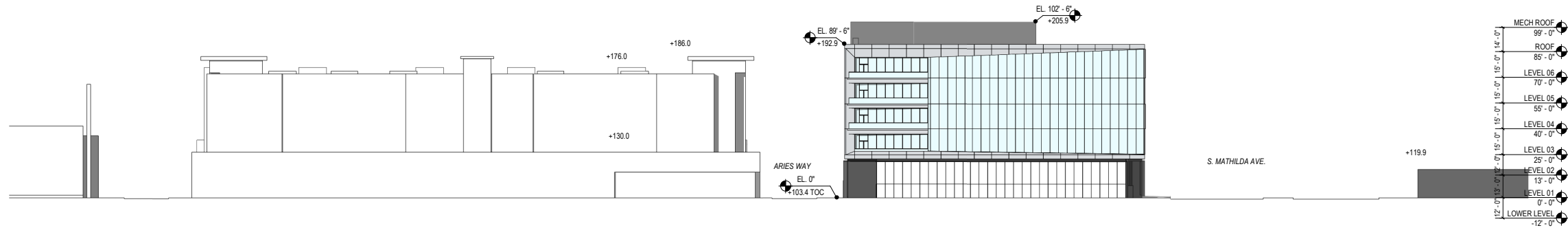
A2.02.

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1 BUILDING ELEVATION - WEST

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



2 BUILDING ELEVATION - NORTH

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

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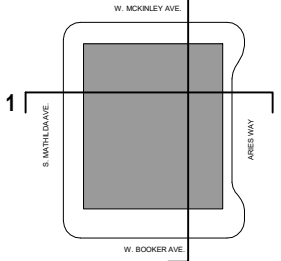
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SAN FRANCISCO, CA 94111

STRUCTURAL ENGINEER
NISHKIAN MENNINGER
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SAN FRANCISCO, CA 94107

MECHANICAL, ELECTRICAL, & PLUMBING ENGINEER
PAE ENGINEERS
48 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102

WATERPROOFING
WJE
2000 POWELL ST, #1650
EMERYVILLE, CA 94608

△	Date	Description
1	11.08.2019	ENTITLEMENT SUBMITTAL
2	02.19.2020	ENTITLEMENT RESUBMITTAL
3	04.08.2020	ENTITLEMENT RESUBMITTAL
4	08.07.2020	ENTITLEMENT RESUBMITTAL
5	11.05.2020	ENTITLEMENT RESUBMITTAL



KEY PLAN

Seal / Signature

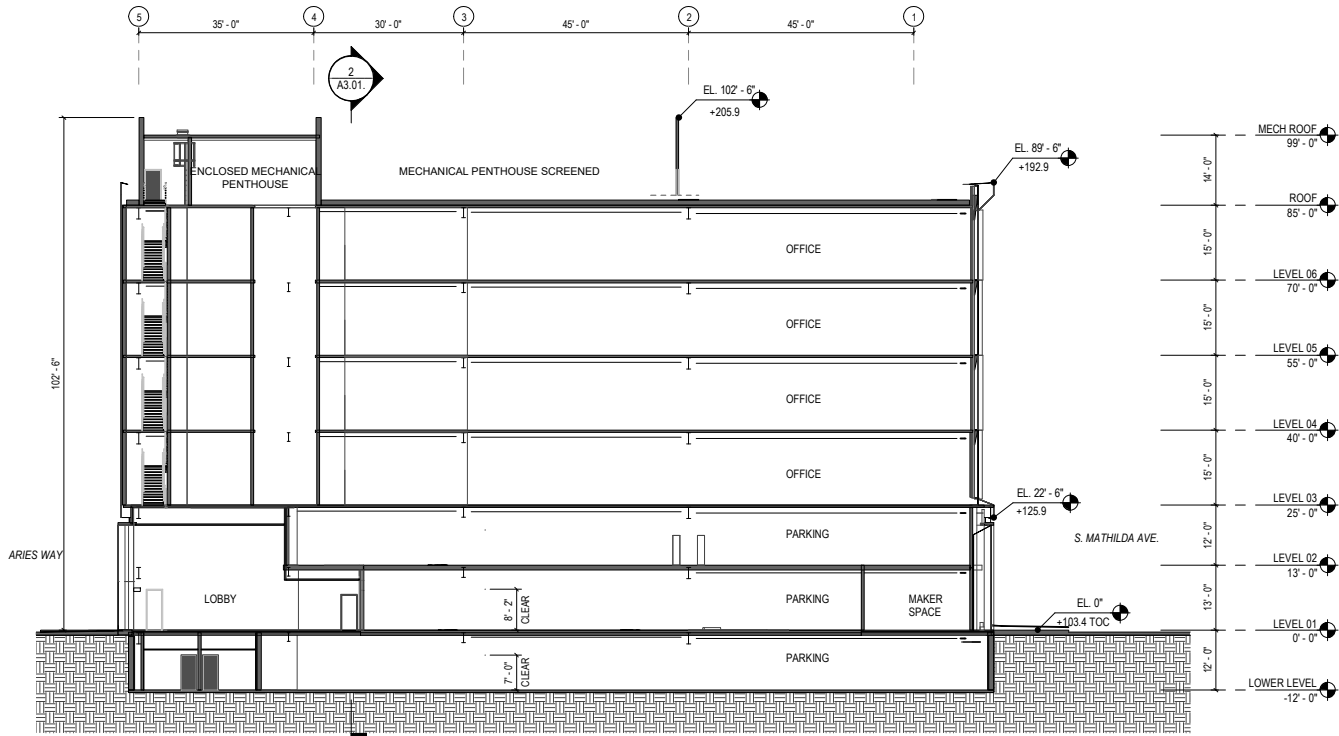
**NOT FOR
CONSTRUCTION**

Project Name	CITYLINE BUILDING 1B
Project Number	01.3388.000
Description	BUILDING SECTIONS

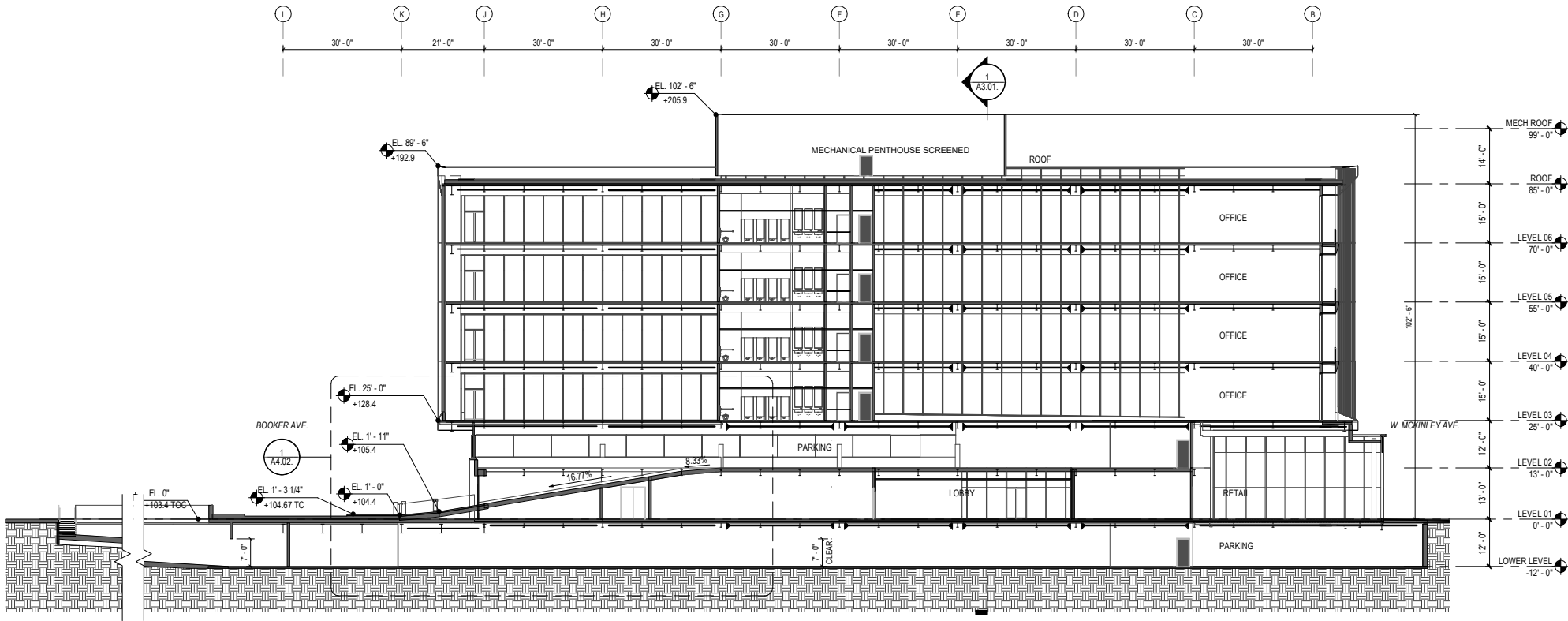
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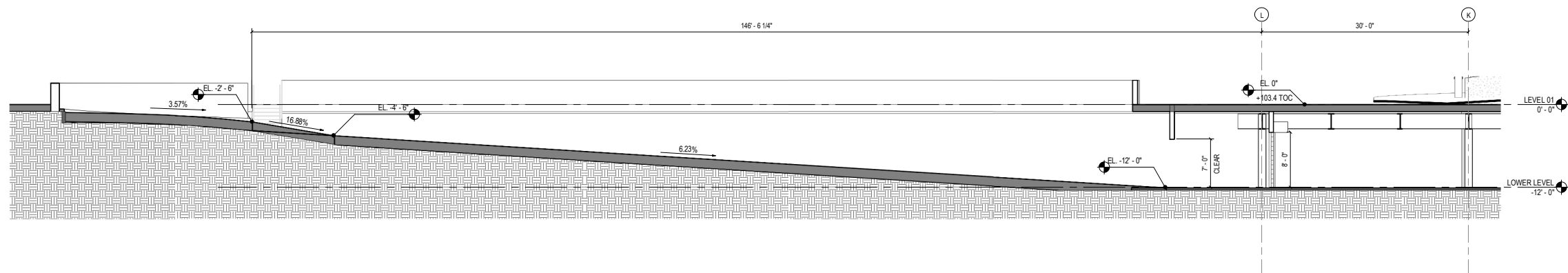
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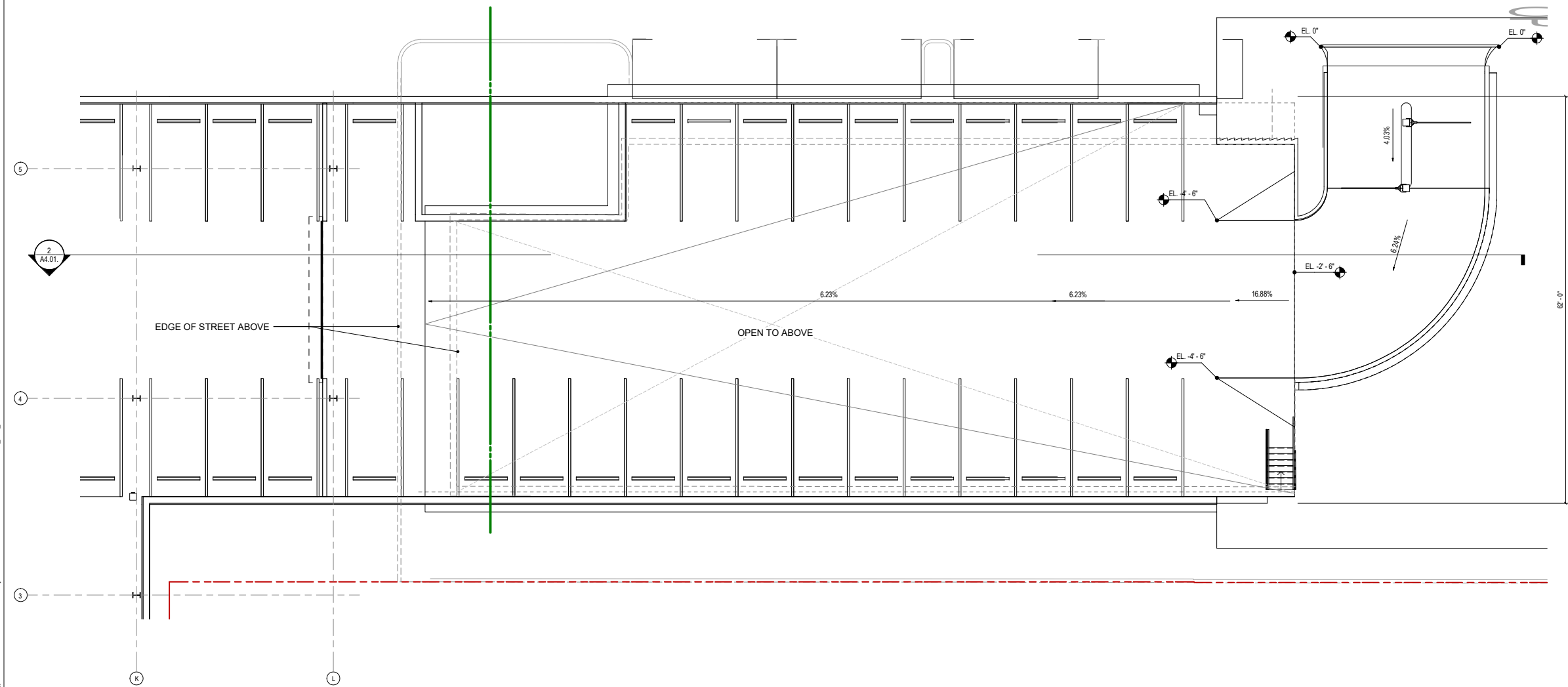
1 BUILDING SECTION - GRIDLINE E - EAST
SCALE: 1/16" = 1'-0"



2 BUILDING SECTION - GRIDLINE 3 - SOUTH
SCALE: 1/16" = 1'-0"



2 LOWER LEVEL PARKING RAMP - ENLARGED SECTION
SCALE: 1/8" = 1'-0"



1 LOWER LEVEL PARKING RAMP - ENLARGED PLAN
SCALE: 1/8" = 1'-0"

**HUNTER
PROPERTIES**
300 S. MATHILDA AVE
SUNNYVALE, CALIFORNIA

Gensler

45 Fremont Street
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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
THE GUZZARDO PARTNERSHIP, INC.
181 GREENWICH ST.
SAN FRANCISCO, CA 94111

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SAN FRANCISCO, CA 94102

WATERPROOFING
WJE
2000 POWELL ST., #1650
EMERYVILLE, CA 94608

△	Date	Description
1	11.08.2019	ENTITLEMENT SUBMITTAL
2	02.19.2020	ENTITLEMENT RESUBMITTAL
3	04.08.2020	ENTITLEMENT RESUBMITTAL
4	08.07.2020	ENTITLEMENT RESUBMITTAL
5	11.05.2020	ENTITLEMENT RESUBMITTAL

Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name

CITYLINE BUILDING 1B

Project Number

Description
LOWER LEVEL RAMP - ENLARGED PLAN & SECTION

Scale
1/8" = 1'-0"

A4.01.

**HUNTER
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BNF ENGINEERS
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REDWOOD CITY, CA 94065

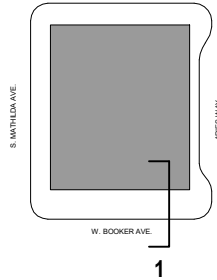
LANDSCAPE ARCHITECT
THE GUZZARDO PARTNERSHIP, INC.
181 GREENWICH ST.
SAN FRANCISCO, CA 94111

STRUCTURAL ENGINEER
NISHKIAN MENNINGER
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PAE ENGINEERS
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SAN FRANCISCO, CA 94102

WATERPROOFING
WJE
2000 POWELL ST., #1650
EMERYVILLE, CA 94608

Date	Description
1 11.08.2019	ENTITLEMENT SUBMITTAL
2 02.19.2020	ENTITLEMENT RESUBMITTAL
3 04.08.2020	ENTITLEMENT RESUBMITTAL
4 08.07.2020	ENTITLEMENT RESUBMITTAL
5 11.05.2020	ENTITLEMENT RESUBMITTAL W. MCKINLEY AVE.



Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name
CITYLINE BUILDING 1B

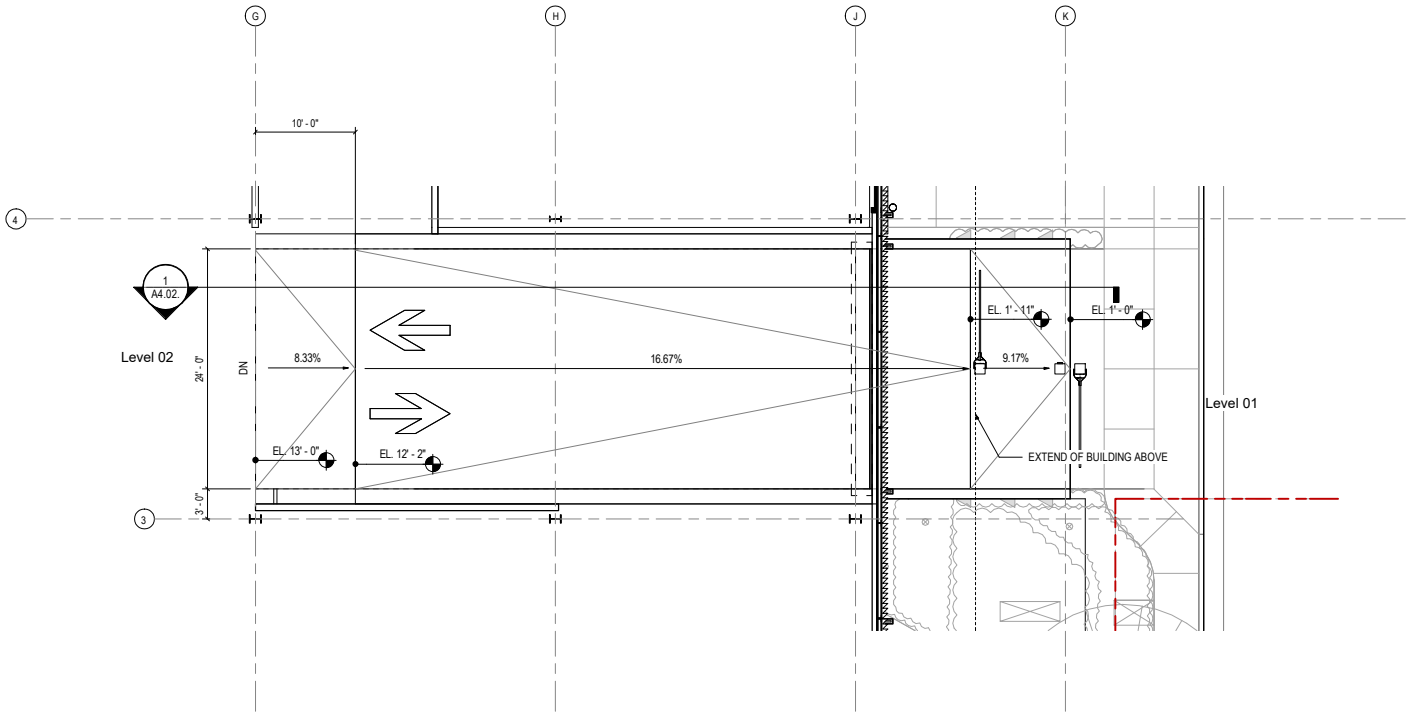
Project Number
01.3388.000

Description
LEVEL 02 RAMP - ENLARGED PLAN &
SECTION

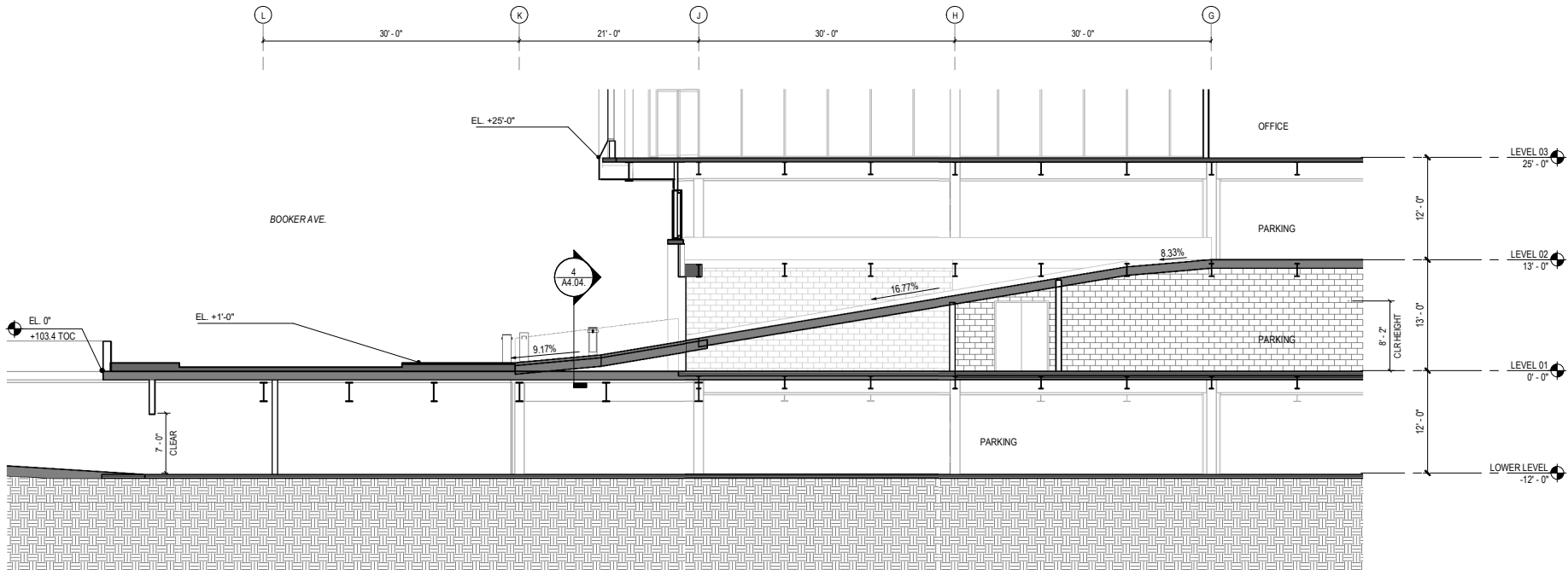
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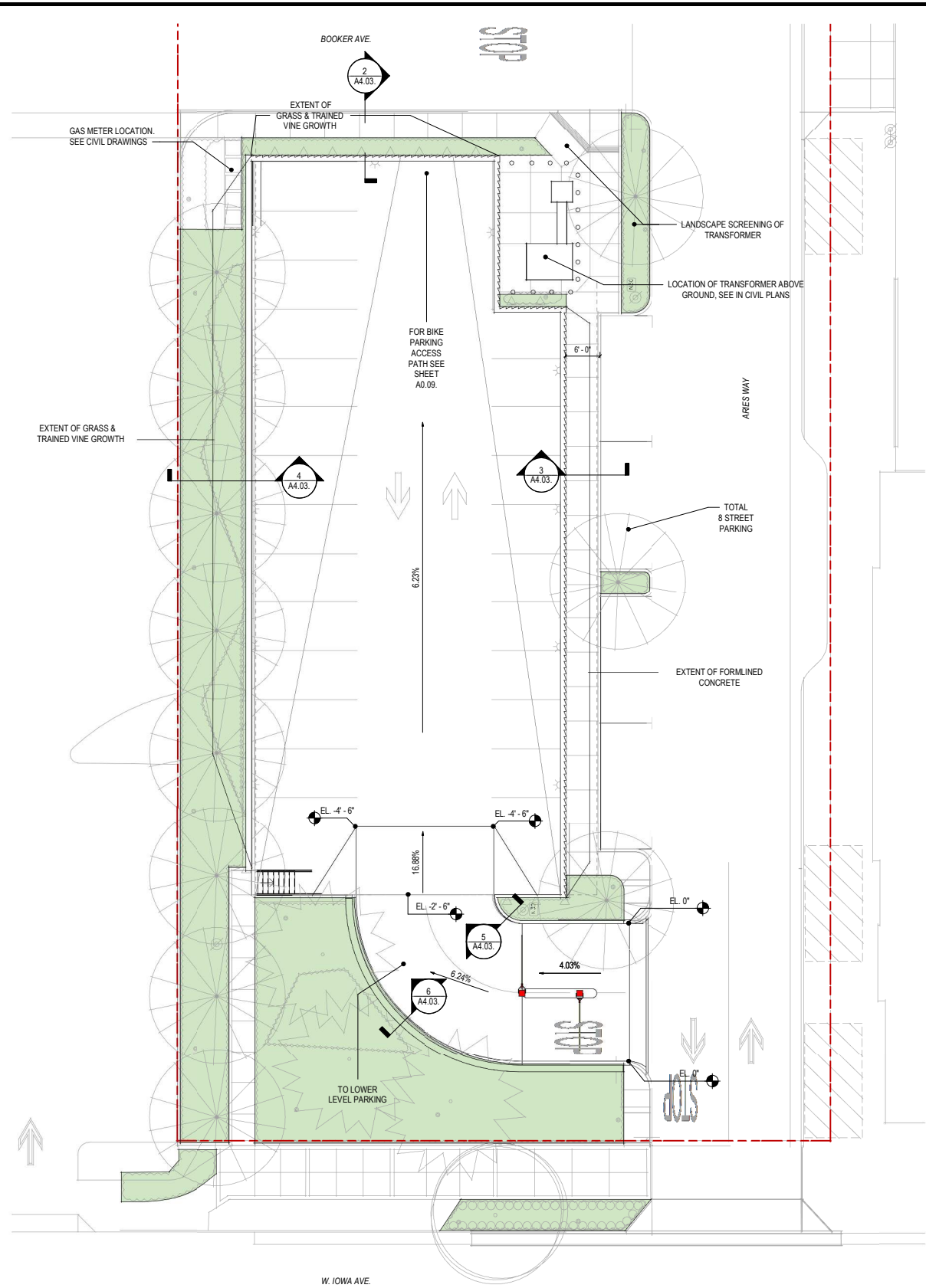
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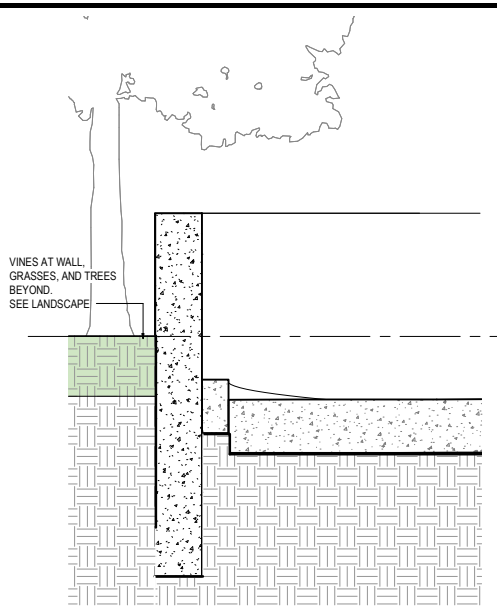
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SCALE: 1/8" = 1'-0"



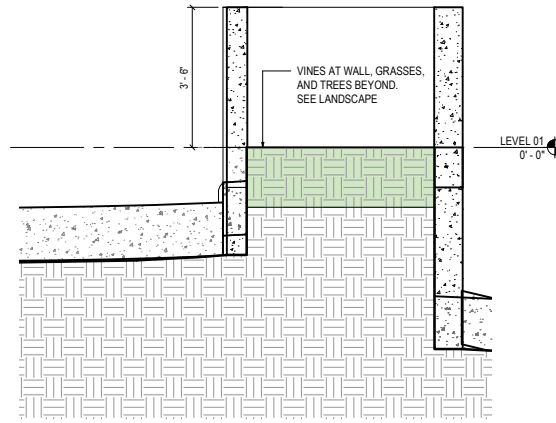
1 LEVEL 02 PARKING RAMP - ENLARGED SECTION
SCALE: 1/8" = 1'-0"



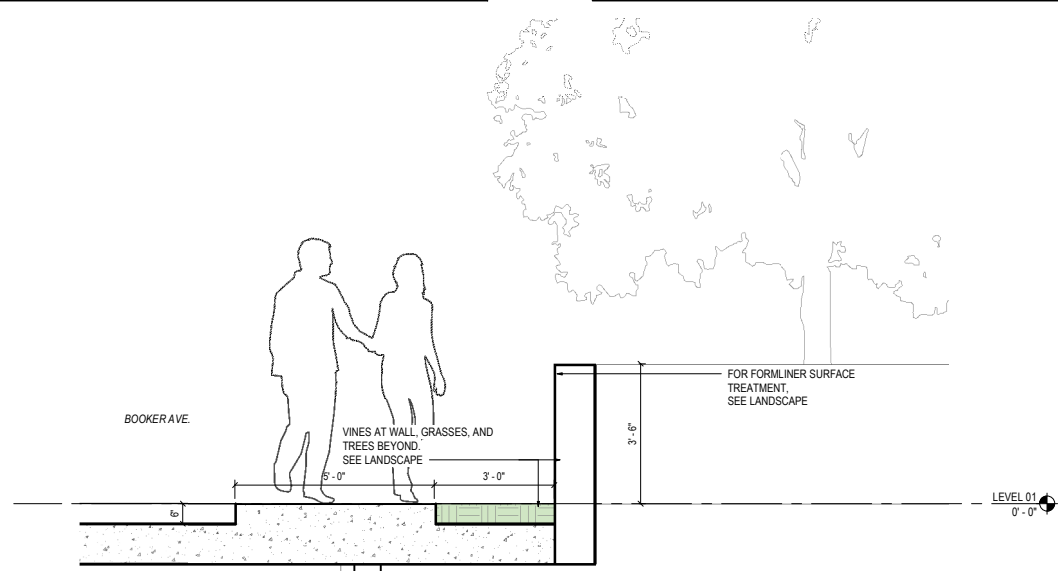
1 LOWER LEVEL RAMP - PLAN & WALL SECTIONS



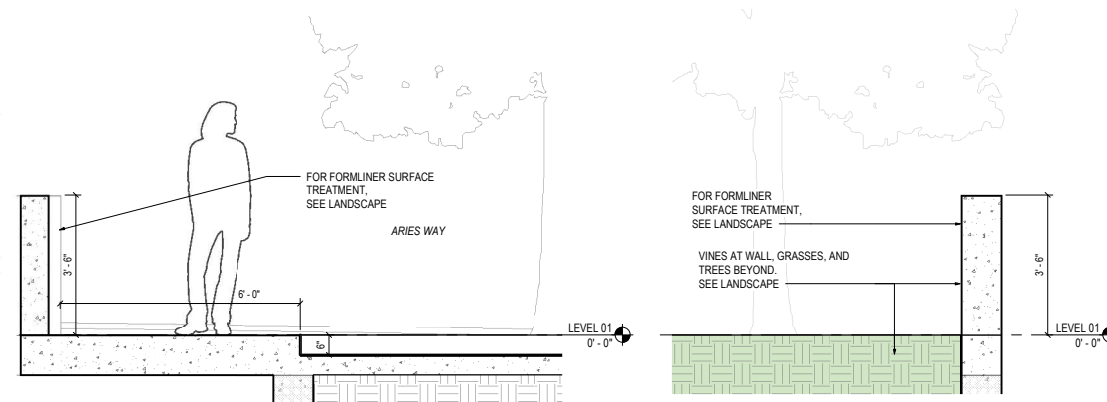
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SCALE: 1/2" = 1'-0"



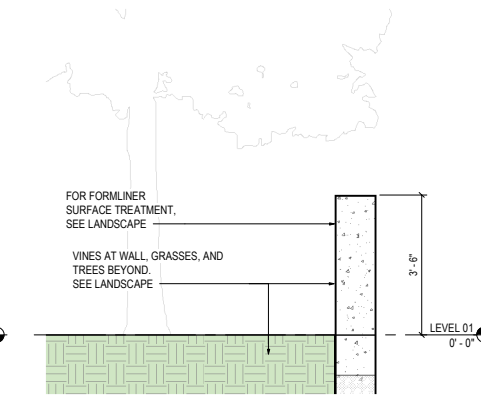
5 LOWER LEVEL RAMP - SE SECTION
SCALE: 1/2" = 1'-0"



2 LOWER LEVEL RAMP - NORTH SECTION



3 LOWER LEVEL RAMP - EAST SECTION



4 LOWER LEVEL RAMP - WEST SECTION

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BKF ENGINEERS
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PAE ENGINEERS
48 GOLDEN GATE AVENUE,
SAN FRANCISCO, CA 94102

WATERPROOFING
WJE
2000 POWELL ST, #1650
EMERYVILLE, CA 94608

△	Date	Description
1	04.08.2020	ENTITLEMENT RESUBMITTAL
2	08.07.2020	ENTITLEMENT RESUBMITTAL
3	11.05.2020	ENTITLEMENT RESUBMITTAL

Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name

CITYLINE BUILDING 1B

Project Number	01.3388.000
----------------	-------------

Description
LOWER RAMP- ENLARGED PLAN & WALL SECTIONS

Scale
As indicated

A4.03.

**HUNTER
PROPERTIES**
300 S. MATHILDA AVE
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LANDSCAPE ARCHITECT
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NISHKIAN MENNINGER
600 HARRISON ST., SUITE 110
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MECHANICAL, ELECTRICAL, & PLUMBING ENGINEER
PAE ENGINEERS
48 GOLDEN GATE AVENUE
SAN FRANCISCO, CA 94102

WATERPROOFING
WJE
2000 POWELL ST., #1650
EMERYVILLE, CA 94608

Date	Description
1 04.08.2020	ENTITLEMENT RESUBMITTAL
2 08.07.2020	ENTITLEMENT RESUBMITTAL
3 11.05.2020	ENTITLEMENT RESUBMITTAL

Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name
CITYLINE BUILDING 1B

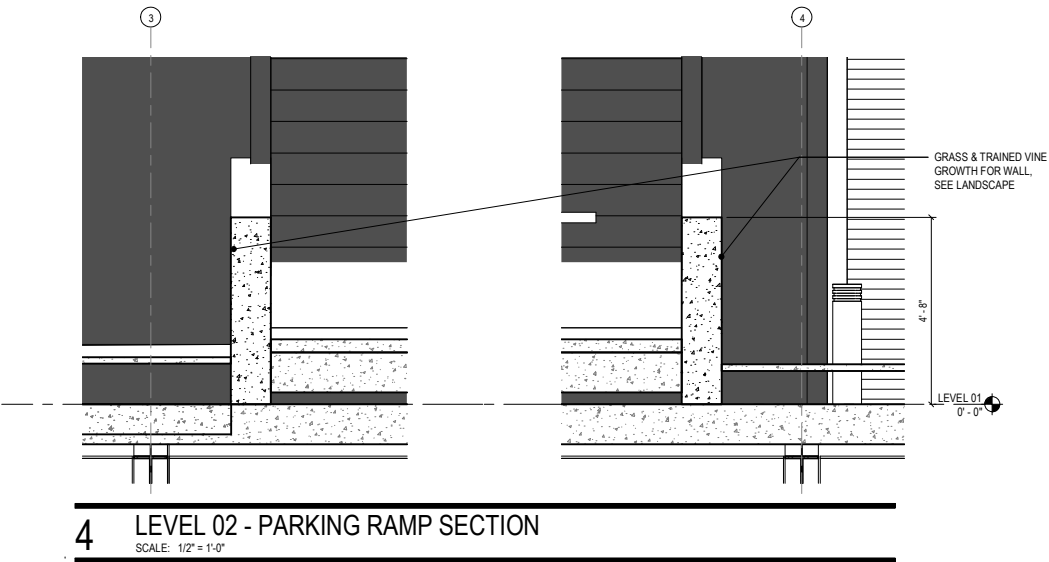
Project Number
01.3388.000

Description
LEVEL 02 RAMP - PLAN, AXON &
RENDERINGS

Scale
As indicated

A4.04.

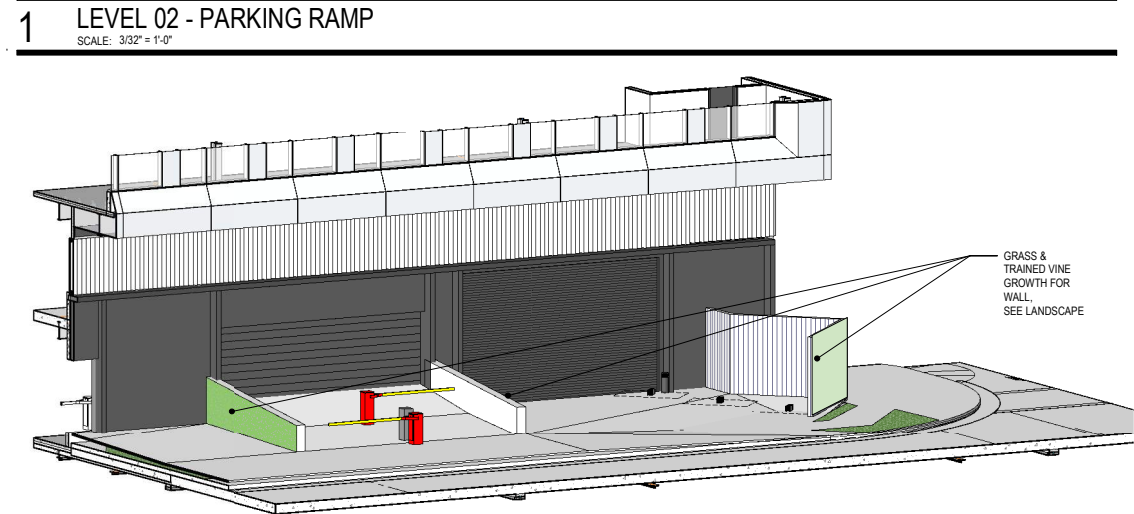
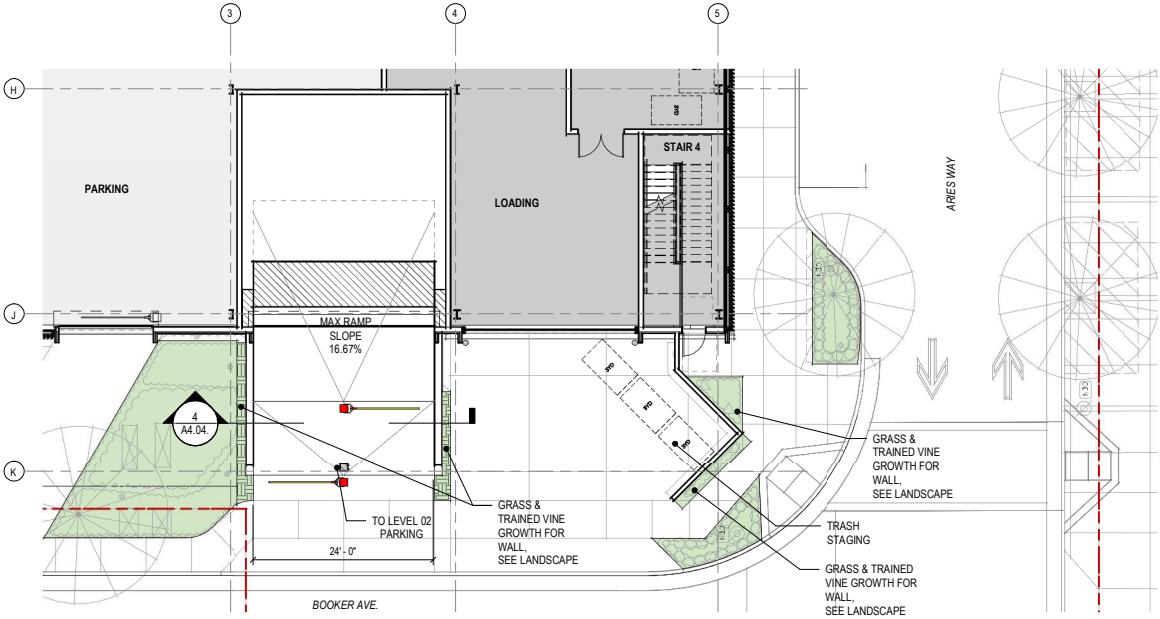
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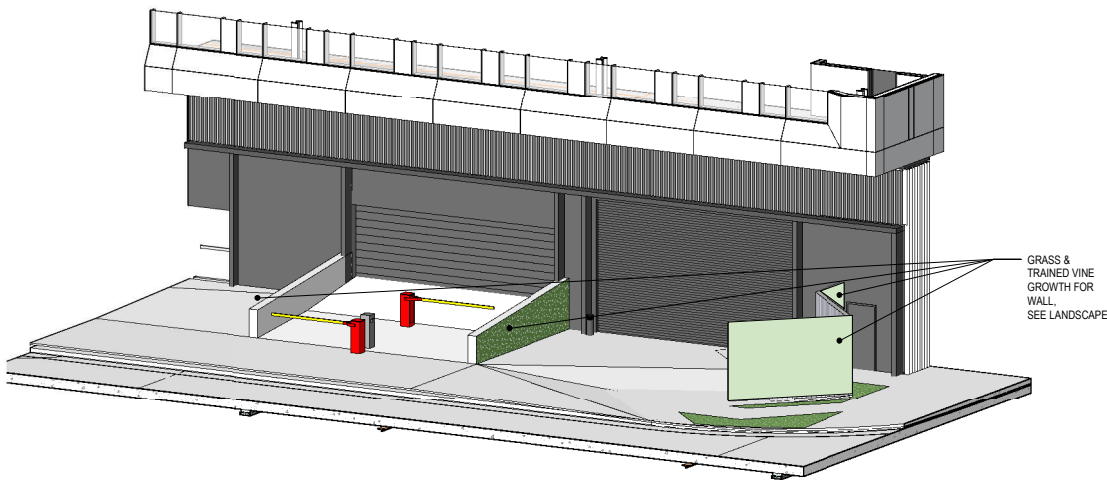
5 ENLARGED VIEW FROM SOUTHWEST: SOUTH MATHILDA AVE. & BOOKER AVE.



6 ENLARGED VIEW FROM SOUTHEAST: ARIES WAY & BOOKER AVE.



2 AXONOMETRIC SOUTH LOADING DOCK BELOW - WEST
SCALE:



3 AXONOMETRIC SOUTH LOADING DOCK - EAST
SCALE:

HUNTER PROPERTIES

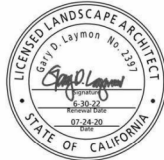
300 S. MATHILDA AVE
SUNNYVALE, CALIFORNIA



181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672
F 415 433 5003

Date	Description
11.08.2019	Entitlement Submittal
02.19.2020	Entitlement Resubmittal
04.01.2020	Entitlement Resubmittal 2
07.17.2020	Entitlement Resubmittal 3
07.24.2020	Entitlement Resubmittal 4

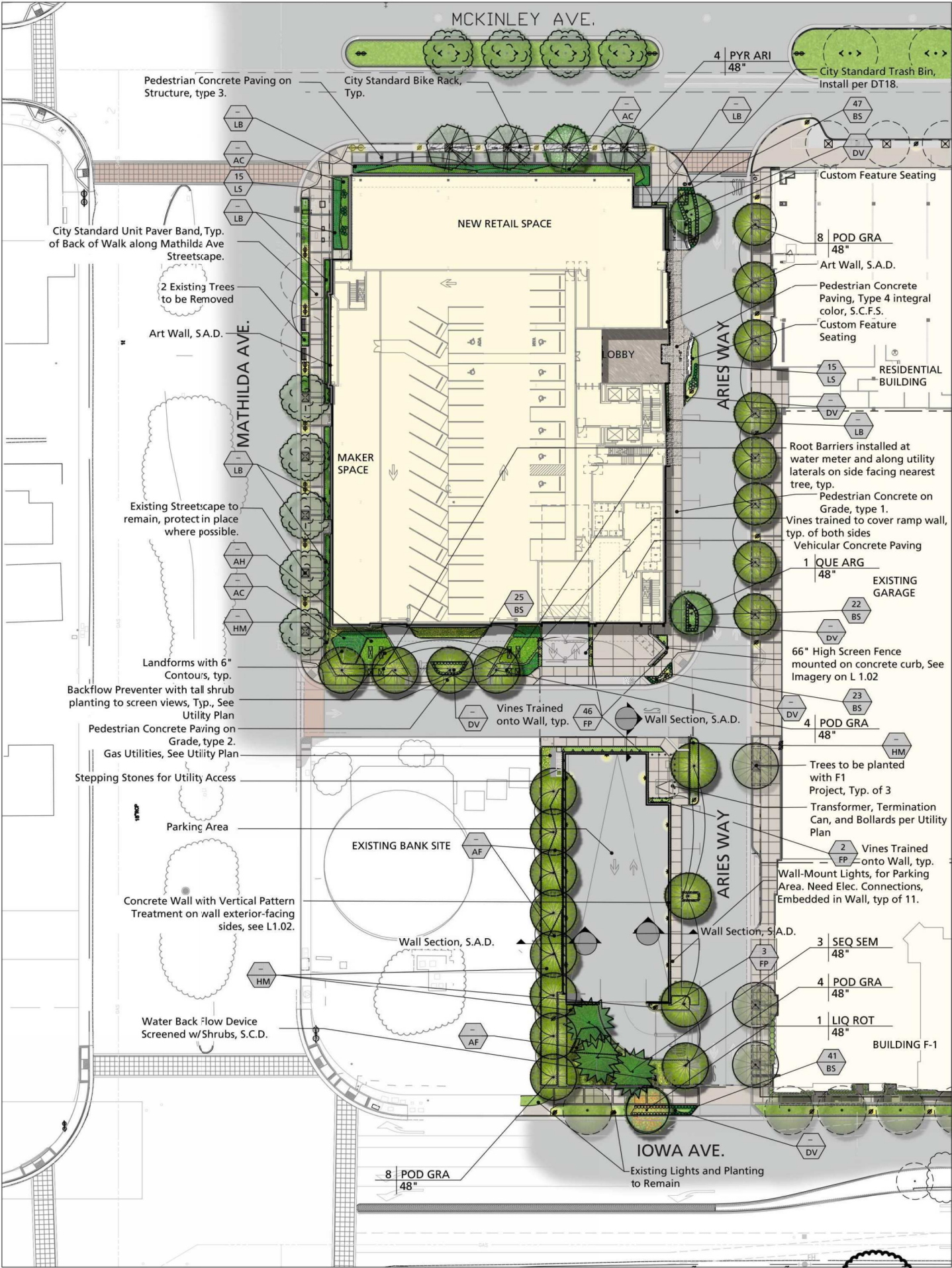
Seal / Signature



Project Name
CITYLINE SUNNYVALE
PARCEL B
Project Number
20046002
Description
ILLUSTRATIVE
LANDSCAPE PLAN

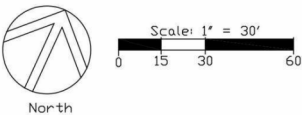
Scale

L1.01



PLANT PALETTE

KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	QUANTITY
TREES					
LIQ ROT	48" Box	Liquidambar 'Rotundiloba'	Sweet Gum	Medium Water Use	1
POD GRA	48" Box	Podocarpus gracilior	Fern Pine	Medium Water Use	25
PYR ARI	48" Box	Pyrus c. 'Aristocrat'	Callery Pear	Medium Water Use	4
QUE AGR	48" Box	Quercus agrifolia	Coast Live Oak	Low Water Use	2
SEQ SEM	48" Box	Sequoia sempervirens	Coast Redwood	High Water Use	3
* 15 Gallon minimum unless otherwise noted on plans					
SHRUBS					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING**/COMMENTS	
AC	5 Ga	Acacia cognata 'Cousin Itt'	Little River Wattle	48" O.C. Low Water Use	59
AF	5 Ga	Asclepias fascicularis	Narrow Leaf Milkweed	12" O.C. Low Water Use	630
AH	15 Gcl	Arctostaphylos d. 'Howard McMinn'	Vine Hill Manzanita	36" O.C. Low Water Use	48
BS	5 Ga	Buxus sempervirens	Boxwood	18" O.C. Medium Water Use	148
HM	5 Ga	Hypericum moserianum	Gold Flower	48" O.C. Low Water Use	289
LS	5 Ga	Leucadendron 'Safari Sunset'	Safari Sunset Conebush	60" O.C. Low Water Use	30
**If used as or noted on plans as groundcover					
PERENNIALS and GRASSES					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING**/COMMENTS	
DV	5 Gal	Dietes vegeta	Fortnight Lily	24" O.C. Low Water Use	117
LB	5 Gal	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	24" O.C. Low Water Use	281
VINES					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	
FP	1 Gal	Ficus pumila	Creeping Fig	Medium Water Use	48



COLOR AND FINISH SCHEDULE

- PEDESTRIAN CONCRETE PAVING
- Type 1 Natural grey concrete with light broom finish. Sweep perpendicular to path of travel.
- Type 2 Sunnyvale City Standard Sidewalk.
- Type 3 Picture Frame Paving. Concrete with 6" frame.
- Type 4 Concrete Paving, Integral Color: Graphite Top-seeded with Silica Carbide, Finish: Top-cast Medium Etch
- UNIT PAVERS
- Type 1 Precast Concrete Pavers. Pacific Interlock Pavingstone
1193 B. So. De Anza Blvd.
San Jose, CA 95129
408.257.2645
- Concrete unit pavers, 5/8" wet mortar setting bed with sand swept joints. Style: Holland, Color: Charcoal (City Standard Color) Dimension: 4"x 8"x 4-3/8"

TRASH RECEPTACLES- Per City Standard.

Trash Receptacle Model #S-42 with S-2 Spun steel dome. Finish: Black powder coat. Available from Victor Stanley, PO Drawer 330, Dunkirk, MD 20754, (T) 800.368.2573. Contractor to submit sample to Landscape Architect for approval prior to fabrication. Contractor to provide unit price. Quantity to be determined by Landscape Architect and Owner.

LIGHTING FIXTURES

Street Light. Single-head Acorn fixture, per City Standard.

Street Light. Twin-head Acorn fixture, per City Standard.

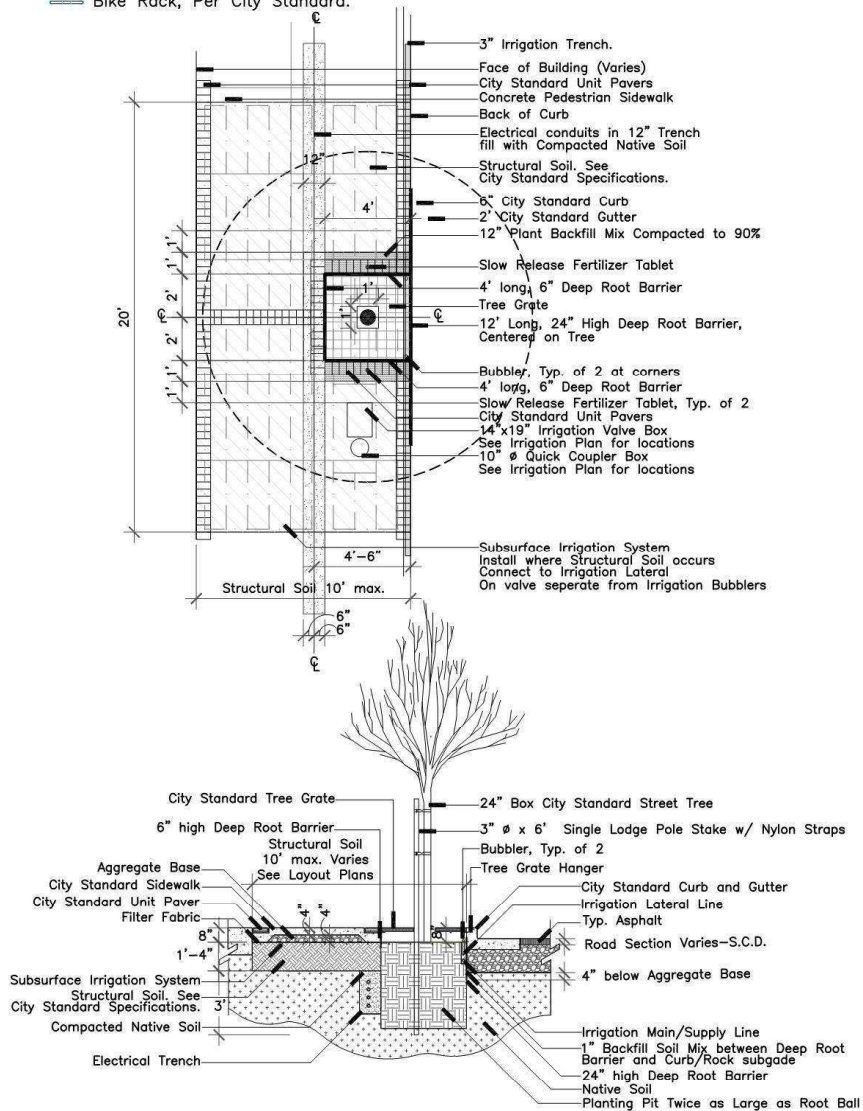
Wall-Mounted Flood Lights. Gardco 101 LED Wall Sconce by Signify with Motion Response as required by code. Color Temperature to Match City Standard Street Lights.

TREE GRATES AND TREE GUARDS

Tree Grate Per City Standard

BIKE RACK

Bike Rack, Per City Standard.



Sunnyvale Tree Grate and Planting

Not to Scale

MAXIMUM APPLIED WATER ALLOWANCE		PROJECT #:	
MAWA = (ETo) x (0.62) x [(0.55 x LA)+(0.45 x SLA)]			
ETo**	San Jose (Sunnyvale)	45.30	ETo (inches/year)
Enter total project Landscaped Area		9,103	LA (square feet)
Enter Special Landscaped Area		0.00	SLA (square feet)
RESULTS:			
		140,616.77	MAWA (gallons/year)

** Eto Values derived from Appendix A of the CA Model Water Efficient Landscape Ordinance, CA Dept. of Water Resources

MAWA= Maximum applied water allowance (gallons per year)
ETo = Reference Evapotranspiration (inches per year)
0.55 = ET Adjustment Factor (ETAF) for residential projects
LA = Planted landscaped area including SLA and not including hardscapes. Also include surface area of water features not using recycled water.
0.62 = Conversion Factor (to gallons per square foot)
SLA = Portion of the Landscaped Area identified as Special Landscaped Area. Also include surface area of water features using recycled water.
0.45 = The additional ET Adjustment Factor for SLA (1.0 - 0.55 = 0.45)

	ESTIMATED TOTAL WATER USE	PROJECT #:
$ETWU = (ET_o) \times (0.62) \times [(PF \times HA)/IE + SLA]$		

Irrigation Efficiency Values		ETWU =	
Drip System	0.81	Estimated total water use per year (gallons per year)	
Overhead Spray System	0.75	ETo = Reference Evapotranspiration (inches per year)	
Water Feature/Other	0.75	PF = Plant Factor from WUCOLS or equivalent reference subject to approval	

Plant Water Use Type		Plant Factor (PF)	
Very Low		0 - 0.1	
Low		0.2 - 0.3	
Moderate		0.4 - 0.6	
High		0.7 - 1.0	
Water Feature (High)		1.0	
SLA		1.0	

HYDROZONE TABLE					
Hydrozone	Plant Water Use Type(s)	Plant Factor (PF)	Irrigation Type	Irrigation Efficiency (IE)	Hydrozone Area (HA) (sq. ft.)
N/A	Very Low	0.1	Drip System	0.81	0
2	Moderate	0.5	Drip System	0.81	2,938
3	Water Feature (High)	1.0	Water Feature/Other	0.75	741
1	Low	0.2	Drip System	0.81	5,424
SLA		1			0
Sum					9,103

RESULTS	MAWA = 140,617	ETWU = 116,296 gallons/year
	ETWU must be less than or equal to MAWA	
	ETWU complies with MAWA	

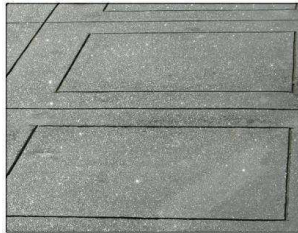


66" High Screen Fence on Protective Curb - From Aries Ave



66" High Screen Fence on Protective Curb - From Services Area

HARDSCAPE AND PLANTING



Picture frame Concrete Paving (Type 3)



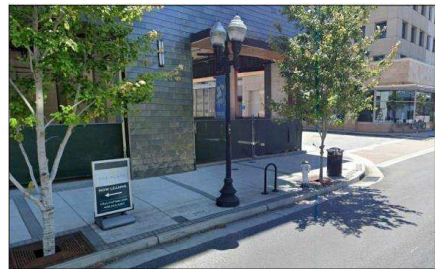
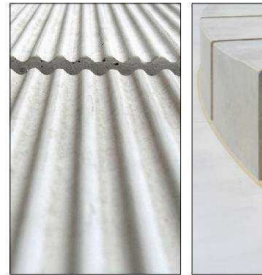
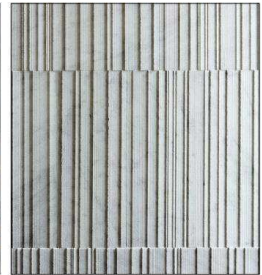
Fig Vine on Wall



Fence Screening Trash Staging



Potential Treatments for Vertical Patterning on Walls at Parking Area. Refer to Wall Sections, S.A.D.



City Standard Trash Receptacles, Light Poles, Bike Rack and Paving



Hypericum moserianum - Gold Flower Screening Backflow Preventers



Buxus Along Streetscape and City Standard Concrete Paving



Lomandra Along Building



Pyrus C. 'Aristocrat' - Callery Pear Tree



Liquidambar 'Rotundiloba' - Sweet Gum

PROPERTIES

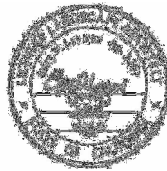
300 S. MATHILDA AVE
SUNNYVALE, CALIFORNIA

THE
GUZZARDO
PARTNERSHIP INC.
Landscape Architects • Land Planners

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Date	Description
11.08.2019	Entitlement Submittal
02.19.2020	Entitlement Resubmittal
04.01.2020	Entitlement Resubmittal 2
07.17.2020	Entitlement Resubmittal 3
07.24.2020	Entitlement Resubmittal 4

Seal / Signature



Project Name
CITYLINE SUNNYVALE
PARCEL B
Project Number
20046002
Description
LANDSCAPE NOTES AND
IMAGERY

Scale

L1.02

HUNTER PROPERTIES

300 S. MATHILDA AVE
SUNNYVALE, CALIFORNIA

**BKF**

ENGINEERS / SURVEYORS / PLANNERS

1730 N. FIRST STREET
SAN JOSE, CA 95112
PHONE (408) 467-9100
FAX (408) 467-9199

△ Date	Description
11.08.2019	Entitlement Submittal
01.08.2020	Plan Check Responses
02.14.2020	City Resubmittal
04.08.2020	City Resubmittal
07.01.2020	Aries way sw coordination
07.24.2020	Entitlement Resubmittal 4

Seal / Signature



Project Name

CITYLINE SUNNYVALE
PARCEL B

Project Number

20046002

Description

GENERAL NOTES

Scale

NO SCALE

C-2

CITY OF SUNNYVALE SEWER AND WATER LINE ABANDONMENT REQUIREMENTS (FOR COMPLIANCE WITH CITY STANDARDS)

SEWERS:

- ABANDON IN-PLACE ANY UN-USED EXISTING SANITARY SEWER LATERAL PIPE FROM BACK OF THE CURB TO THE SEWER MAIN.
- ANY EXISTING PIPE OCCUPPYING THE SAME TRENCH THAT WILL BE USED BY A NEW LINE MUST BE REMOVED AND CANNOT BE ABANDONED IN PLACE.
- ANY PIPE TO BE ABANDONED, MAIN LINE OR SERVICE LATERAL, IS TO BE SEPARATED TO CREATE A MINIMUM OF THREE FEET SEPARATION FROM THE NEAREST ACTIVE MAIN LINE SEGMENT.
- IN THE EVENT OF A SERVICE LATERAL DISCONNECTION FROM AN ACTIVE MAIN, OR AN INACTIVE MAIN DISCONNECTION FROM AN ACTIVE MAIN IN THE ABSENCE OF A MANHOLE, THE ACTIVE MAIN SHALL BE REPAIRED AS FOLLOWS:
(a) IF THE ORIGINAL LATERAL CONNECTION WAS MADE WITH A FACTORY "WYE", THEN THE "WYE" IS INTACT AND UNDAMAGED SHALL BE SEALED APPROPRIATELY TO PREVENT MATERIAL OR WATER INTRUSION.
(b) IF THE ORIGINAL LATERAL CONNECTION WAS MADE IN ANY OTHER FASHION BESIDES A FACTORY "WYE" OR THE FACTORY "WYE" IS DAMAGED, THEN THE ACTIVE SEWER MAIN SECTION SHALL BE REPLACED TO ELIMINATE THE EXISTING CONNECTION POINT IN ORDER TO ADEQUATELY SEAL THE MAIN.
(c) THE MAIN SECTION TO BE REPLACED SHALL EXTEND TO THE NEAREST FACTORY PIPE "BELL" OR JOINT AS APPLICABLE.
- FILL ABANDONED PIPE WITH BACKFILL MATERIAL: SAND, OR CONTROLLED DENSITY FILL (CDF) SUCH AS FLOWABLE FILL, CONTROLLED LOW STRENGTH MATERIAL (CLSM), FLOWABLE MORTAR, PLASTIC SOIL CEMENT, SOIL CEMENT SLURRY, OR KRETE. CDF MUST HAVE UNCONFINED COMPRESSIVE STRENGTH OF 100 PSI OR LESS TO ALLOW FOR FUTURE EXCAVATION OF THE AREA.
- IF SAND IS USED TO FILL ABANDONED PIPE, SECURELY CLOSE EACH PIPE END BY INSTALLING A WATERTIGHT PLUG OF CONCRETE, CONTROLLED DENSITY FILL (CDF), CONTROLLED LOW STRENGTH MATERIAL (CLSM), FLOWABLE MORTAR, PLASTIC SOIL CEMENT, SOIL CEMENT SLURRY, OR KRETE NOT LESS THAN TWO FEET IN LENGTH.
- PIPES TO BE ABANDONED THAT ARE NON-CONTINUOUS OR BROKEN BY CONSTRUCTION ACTIVITY ARE TO BE REPAIRED SUFFICIENTLY TO CONTAIN THE SELECTED ABANDONMENT BACKFILL MATERIAL. IF SUCH REPAIRS ARE IMPRACTICAL OR INFEASIBLE, THE PIPE(S) SHALL BE REMOVED AND DISPOSED.
- SEAL UN-USED PIPE(S) AT THE BACK OF THE CURB PER GREEN BOOK SECTION 306-5 OR TO THE CITY'S SATISFACTION.
- UN-USED PIPES BETWEEN THE CURB AND THE RIGHT-OF-WAY ARE TO BE REMOVED AND DISPOSED (NOT ABANDONED IN PLACE).
- SALVAGE AND ARRANGE THE EXISTING FACILITIES (I.E., MANHOLE COVERS, MANHOLE FRAMES, ETC.) TO BE PICKED UP BY THE CITY'S ENVIRONMENTAL SERVICES DEPARTMENT BY PRIOR ARRANGEMENT.

WATER LINES:

- COORDINATE WITH ENVIRONMENTAL SERVICES DEPARTMENT/WATER OPERATIONS AT 408-730-7900 FOR WRITTEN NOTIFICATIONS OF WATER SERVICE INTERRUPTION TO ALL AFFECTED ADDRESSES 48-HOURS IN ADVANCE.
- EXCAVATE TO EXPOSE WATER MAINS AND/OR SERVICE LINES AS NEEDED FOR WORK TO BE PERFORMED BY THE CITY. CITY CREWS TO PERFORM ALL ACTUAL DISCONNECTION AND REPAIR WORK ON ACTIVE CITY WATER MAINS, INCLUDING OPERATION OF ISOLATING NECESSARY VALVES. COORDINATE WITH PUBLIC WORKS INSPECTOR IN ADVANCE TO SCHEDULE CITY'S WORK.
- REMOVE THE VALVE CAN AND RISER PIPE 18-INCHES BELOW GRADE. IF THE VALVE OPERATING NUT IS LESS THAN THE 18-INCHES BELOW GRADE THEN THE VALVE BONNET MUST BE REMOVED TO ACQUIRE THE NECESSARY CLEARANCE FOR PROPER ABANDONMENT.
- BACKFILL AND RESTORE THE ROADWAY IN ACCORDANCE WITH CITY STANDARDS WHEN WORK ON THE WATER MAIN, VALVE OR SERVICE IS COMPLETE. PRIOR APPROVAL BY THE CITY IS REQUIRED FOR ANY AFTER-HOUR INSPECTIONS AND/OR SHUT DOWNS.
- FOR FIRE HYDRANT ABANDONMENT: REMOVE THE HYDRANT BURY, BREAKOFF RISE, AND ANY OTHER SPOOLS OR PIPE 24-INCHES BELOW GRADE. THE BURY IS TO BE CAPPED OR PLUGGED. ABANDONMENTS OF FIRE HYDRANTS TO BE APPROVED BY THE CITY'S FIRE PROTECTION ENGINEER PRIOR TO ABANDONMENT.
- FILL ALL WATER MAINS TO BE ABANDONED-IN-PLACE WITH SAND/CLSM/CONCRETE MIX WITHIN THE PUBLIC RIGHT-OF-WAY.
- FOR SERVICE LINES LESS THAN 4" DIAMETER:
(a) REMOVE OR ABANDON UNUSED EXISTING WATER SERVICE LINES IN PLACE. ANY PORTION OF THE SERVICE LINE THAT IS LESS THAN 18" BELOW GRADE SHALL BE REMOVED TO THE CITY'S SATISFACTION.
- FOR SERVICE LINES 4" AND LARGER IN DIAMETER:
(a) REMOVE OR ABANDON UNUSED EXISTING WATER SERVICE LINES IN PLACE. ANY PORTION OF THE SERVICE LINE THAT IS LESS THAN 18" BELOW GRADE SHALL BE REMOVED TO THE CITY'S SATISFACTION.
(b) ANY SERVICE TO BE ABANDONED IN PLACE SHALL BE FILLED WITH CLSM OR OTHER EQUIVALENT MATERIAL AND PLUGGED WITH ONE-FOOT LONG CONCRETE IN BOTH ENDS.
- ENSURE THAT ALL PIPELINES TO BE ABANDONED HAVE A MINIMUM OF A THREE FOOT SEPARATION FROM THE LIVE PORTION OF THE WATER MAIN (A SECTION REMOVED) LINE FOR PIPES 4" AND LARGER IN DIAMETER. THE END OF THE PIPE SHALL BE SECURELY SEALED AT THE PIPE ENDS BY INSTALLING A WATERTIGHT PLUG OF CONCRETE NOT LESS THAN ONE FOOT THICK.
- COORDINATE WITH PUBLIC WORKS INSPECTOR TO ENSURE ALL DOMESTIC, FIRE AND IRRIGATION METERS SHALL BE REMOVED AND SALVAGED EXCLUSIVELY BY THE CITY AND PROTECTED IN PLACE UNTIL CITY CREWS HAVE REMOVED THEM. AFTER CITY REMOVED THE METERS, REMOVE ENTIRE BOX/VAULT AND PROPERLY COMPLETE THE BACKFILL IN ACCORDANCE WITH CITY STANDARDS AND REQUIREMENTS.

GENERAL:

- COORDINATE WITH CITY TO PROPERLY REMOVE OR ABANDON IN PLACE UNUSED EXISTING CITY UTILITY SERVICE LINES DISCOVERED THAT WERE LEFT IN PLACE BY OTHERS.
- CONTACT UTILITY COMPANIES FOR REMOVAL, ABANDONMENT, ADJUSTMENT OR RELOCATION OF THEIR FACILITIES.
- SEE DEMOLITION PLANS FOR REMOVAL OF ON-SITE IMPROVEMENTS (NOT APPLICABLE)
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ANY EXISTING UTILITIES.
- MAINTAIN AND PROVIDE REDLINE IMPROVEMENT PLANS TO THE ENGINEER OF RECORD TO IDENTIFY ALL FACILITIES THAT HAVE BEEN ABANDONED IN PLACE OR REMOVED FOR RECORD DRAWINGS.

ENGINEER'S GENERAL NOTES

- ALL WORK SHALL COMPLY WITH CITY OF SUNNYVALE, CA MUTCD AND CALTRANS STANDARD PLANS AND SPECIFICATIONS UNLESS OTHERWISE SHOWN ON PLANS.
- CONTRACTOR SHALL REVIEW THE CONTRACT DOCUMENTS AS TO THE ACCURACY OF THE ORIGINAL AND FINISH GRADES SET FORTH ON THESE PLANS, ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK.
- DURING THE PROGRESS OF THE WORK, THE CONTRACTOR SHALL KEEP THE PREMISES IN A NEAT AND CLEAN CONDITION, DISPOSING OF REFUSE IN A SATISFACTORY MANNER AS OFTEN AS DIRECTED, OR AS MAY BE NECESSARY SO THAT THERE SHALL AT NO TIME BE ANY UNSIGHTLY ACCUMULATION OF RUBBISH.
- CONTRACTOR WILL MAINTAIN ALL FACILITIES UNTIL ACCEPTANCE BY OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE ON OR OFF THE PROJECT SITE AS A RESULT OF THE LACK OF DUST CONTROL.
- ALL WATER ENCOUNTERED IN CONSTRUCTION SHALL BE DISPOSED OF BY THE CONTRACTOR IN SUCH A MANNER AS WILL NOT DAMAGE PROPERTY OR CREATE A NUISANCE OR HEALTH MENACE. THE CONTRACTOR SHALL FURNISH, INSTALL AND OPERATE PUMPS, PIPES, APPLIANCES, AND EQUIPMENT OF SUFFICIENT CAPACITY TO KEEP ALL EXCAVATIONS AND WORK AREAS FREE FROM WATER. DEWATERING SYSTEM, IF REQUIRED, SHALL BE INSTALLED AND MAINTAINED TO MEET ALL QUALITY DISCHARGE REQUIREMENTS. IF UNEXPECTED GROUND WATER OCCURS THE WORK WILL STOP IN THAT AREA AND A PLAN FOR DE-WATERING WILL BE PROVIDED TO THE CITY FOR REVIEW AND APPROVAL.
- CONTRACTOR SHALL REPLACE OR REPAIR, AT HIS OWN EXPENSE, ALL DAMAGED, REMOVED OR OTHERWISE DISTURBED WALLS, FENCES, CURBS, ABOVE GRADE IMPROVEMENTS OR PHYSICAL FEATURES OF WHATEVER NATURE TO THEIR ORIGINAL CONDITIONS, WHETHER SPECIFICALLY INDICATED ON THE PLANS OR NOT.
- CONTRACTOR SHALL INSURE POSITIVE DRAINAGE TO EXISTING DRAINAGE FACILITIES FROM NEW PAVEMENT SECTIONS, OVERLAY PAVEMENT SECTIONS, AND PATCH DEPRESSIONS.
- CURBS AND SIDEWALKS SHALL BE FORMED AND FINISHED SO THAT THE GRADE BREAKS ARE ROUNDED OFF.
- ALL EXISTING MANHOLES, FRAMES, INLETS, VALVE BOXES, VAULTS AND OTHER STRUCTURES SHALL BE ADJUSTED TO THE FINAL GRADES.
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL USA TO IDENTIFY AND MARK ALL UNDERGROUND UTILITIES WITHIN THE PROJECT AREA.
- ALL EXISTING LANDSCAPE SHALL BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE, OR REPLACED IN KIND.
- THE SECURITY PERIMETER FENCING SHALL BE MAINTAINED AT ALL TIMES. EXISTING FENCES SHALL NOT BE REMOVED UNTIL NEW FENCES ARE COMPLETELY INSTALLED. THE CONTRACTOR MAY INSTALL GATES IN THE TEMPORARY SECURITY FENCING AS NEEDED, HOWEVER, THESE GATES SHALL REMAIN LOCKED WHEN NOT IN USE.
- SHOULD ANY CONFLICTS APPEAR BETWEEN THE DRAWINGS AND THE SPECIFICATIONS THE MOST STRINGENT REQUIREMENT OF EITHER DOCUMENT SHALL APPLY.
- UNDERGROUNDING OF UTILITIES FOR ALL NEW DEVELOPMENT SHALL BE PROVIDED AS PER CHAPTER 19.46 OF THE MUNICIPAL CODE.
- CURBS, GUTTERS, SIDEWALKS, STREETS UTILITIES, TRAFFIC CONTROL SIGNS, ELECTROLIERS (UNDERGROUND WIRING) SHALL BE DESIGNED, CONSTRUCTED AND/OR INSTALLED IN ACCORDANCE WITH CITY OF SUNNYVALE STANDARDS PRIOR TO OCCUPANCY.
- AIR BORNE DUST FROM THE CONSTRUCTION SITE WILL NOT BE TOLERATED. SHOULD THE CONSTRUCTION ACTIVITIES FAIL TO PREVENT AIR BORNE DUST PARTICLES, WORK WILL BE STOPPED UNTIL IMPROVED DUST CONTROL IS IN PLACE.
- HOURS OF CONSTRUCTION
MONDAY THROUGH FRIDAY 7:00 A.M. TO 6:00 P.M.
SATURDAY 8:00 A.M. TO 5:00 P.M. (MUST HAVE PRIOR CITY APPROVAL)
SUNDAYS AND NATIONAL HOLIDAYS NO ACTIVITY ALLOWED
- ALL WORK SHALL FOLLOW THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT TITLED "GEOTECHNICAL INVESTIGATION - SUNNYVALE TOWN CENTER", PREPARED BY TREADWELL & ROLLO, DATED APRIL 13, 2007.
- ALL CONSTRUCTION ACTIVITIES IN THIS PHASE AREA ARE SUBJECT TO THE SOIL CONTAMINATION MANAGEMENT PLAN.
- NO UTILITY SHALL BE REMOVED FROM SERVICE UNTIL A REPLACEMENT IS CONSTRUCTED OR A BYPASS SYSTEM IS APPROVED BY THE CITY. ALL UTILITIES TO REMAIN IN SERVICE AT ALL TIMES
- COORDINATE WITH CITY TO PROPERLY REMOVE OR ABANDON IN PLACE UNUSED EXISTING CITY UTILITY SERVICE LINES DISCOVERED THAT WERE LEFT IN PLACE BY OTHERS.
- CONTACT UTILITY COMPANIES FOR REMOVAL, ABANDONMENT, ADJUSTMENT OR RELOCATION OF THEIR FACILITIES.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ANY EXISTING UTILITIES.
- MAINTAIN AND PROVIDE REDLINE IMPROVEMENT PLANS TO THE ENGINEER OF RECORD TO IDENTIFY ALL FACILITIES THAT HAVE BEEN ABANDONED IN PLACE OR REMOVED FOR RECORD DRAWINGS.

PROPERTIES

300 S. MATHILDA AVE
SUNNYVALE, CALIFORNIA



1730 N. FIRST STREET
SAN JOSE, CA 95112
PHONE (408) 467-9100
FAX (408) 467-9199

Date	Description
11.08.2019	Entitlement Submittal
01.08.2020	Plan Check Responses
02.14.2020	City Resubmittal
04.08.2020	City Resubmittal
07.01.2020	Aries way sw coordination
07.24.2020	Entitlement Resubmittal 4

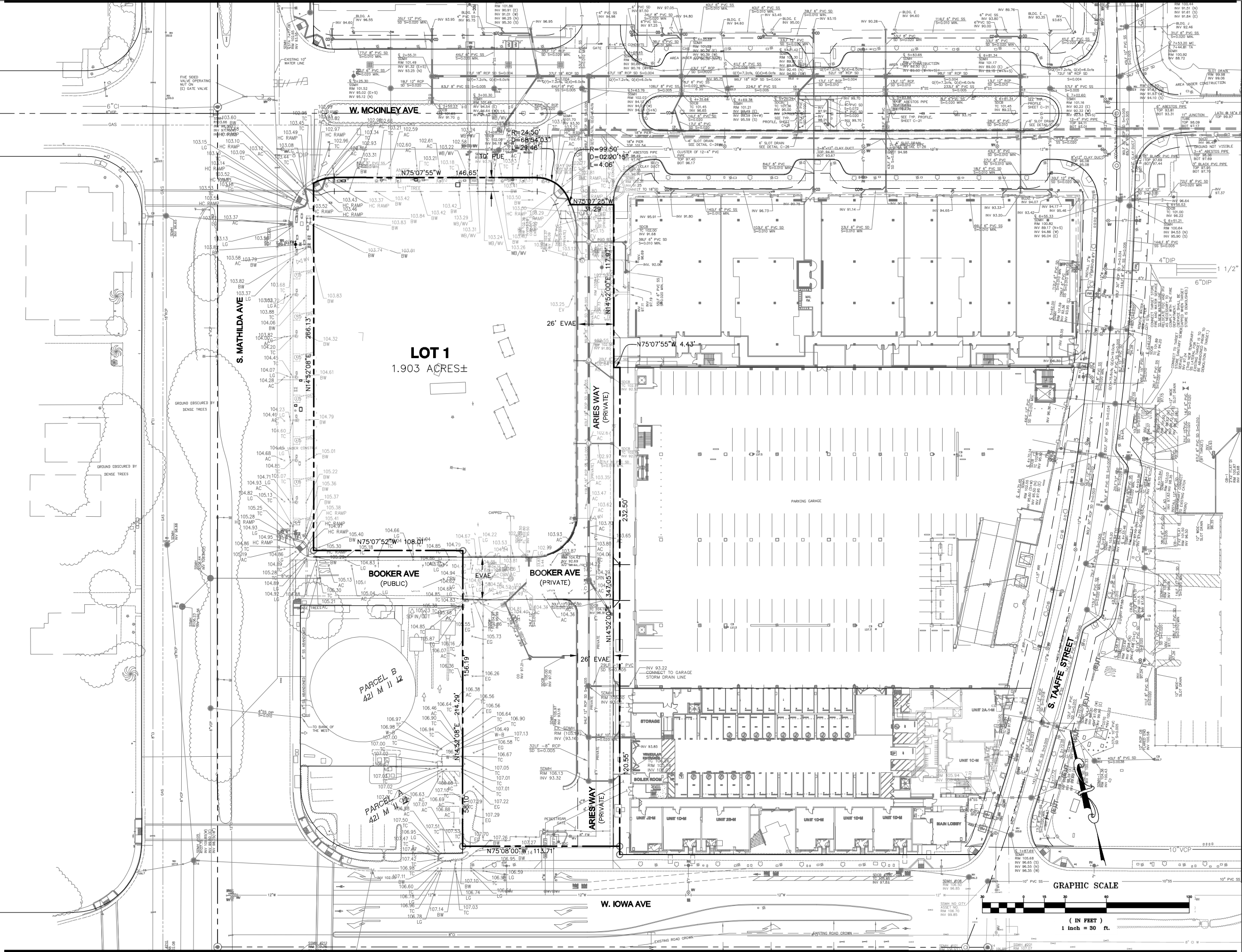
Seal / Signature



Project Name
CITYLINE SUNNYVALE
PARCEL B
Project Number
20046002
Description
EXISTING CONDITIONS

Scale
1"=30'

C-3



HUNTER PROPERTIES

300 S. MATHILDA AVE
SUNNYVALE, CALIFORNIA

**BKF**

ENGINEERS / SURVEYORS / PLANNERS

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07.24.2020	Entitlement Resubmittal 4

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Project Name

CITYLINE SUNNYVALE
PARCEL B

Project Number

20046002

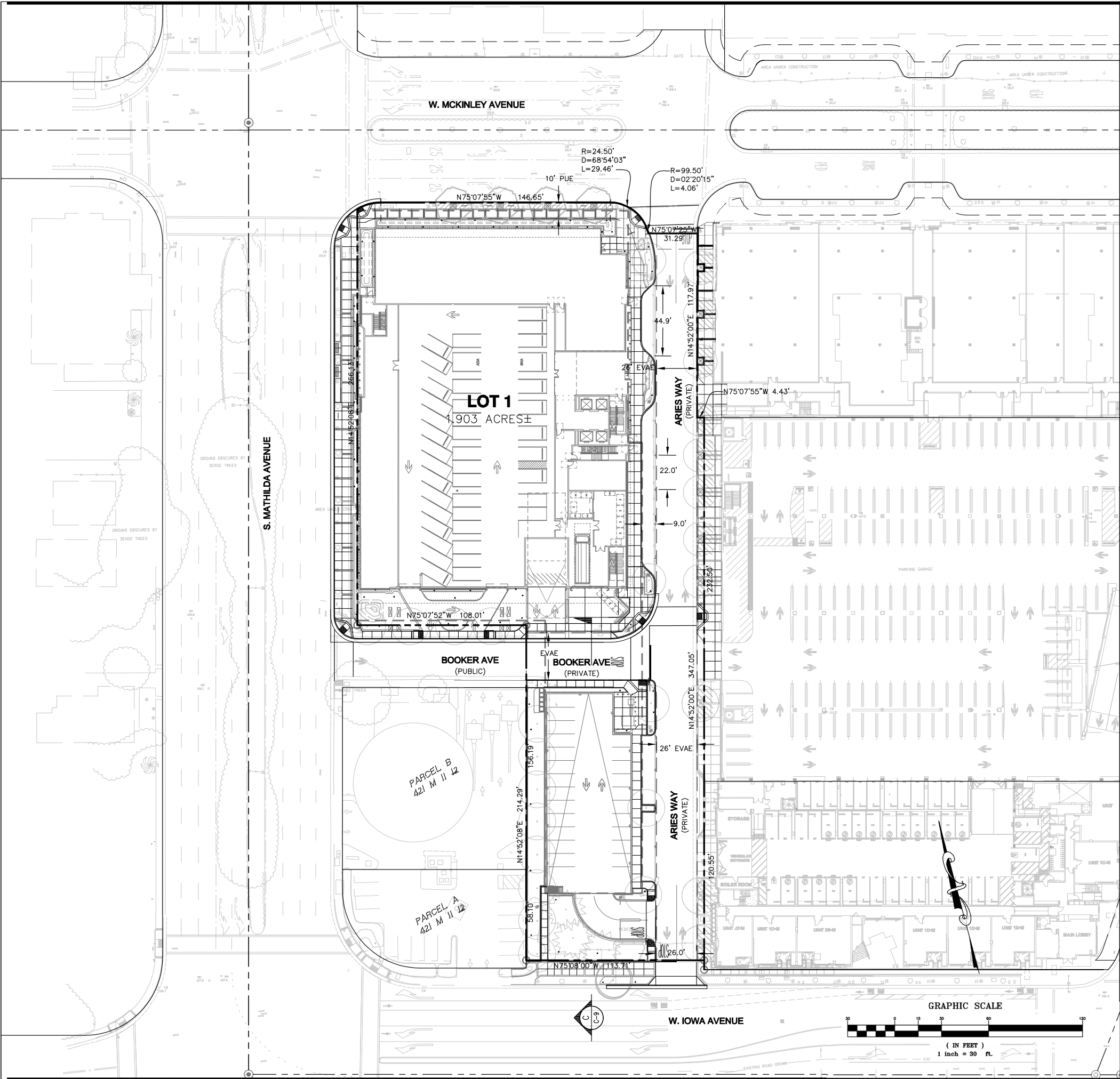
Description

SITE PLAN

Scale

1"=30'

C-4



HUNTER PROPERTIES

300 S. MATHILDA AVE
SUNNYVALE, CALIFORNIA



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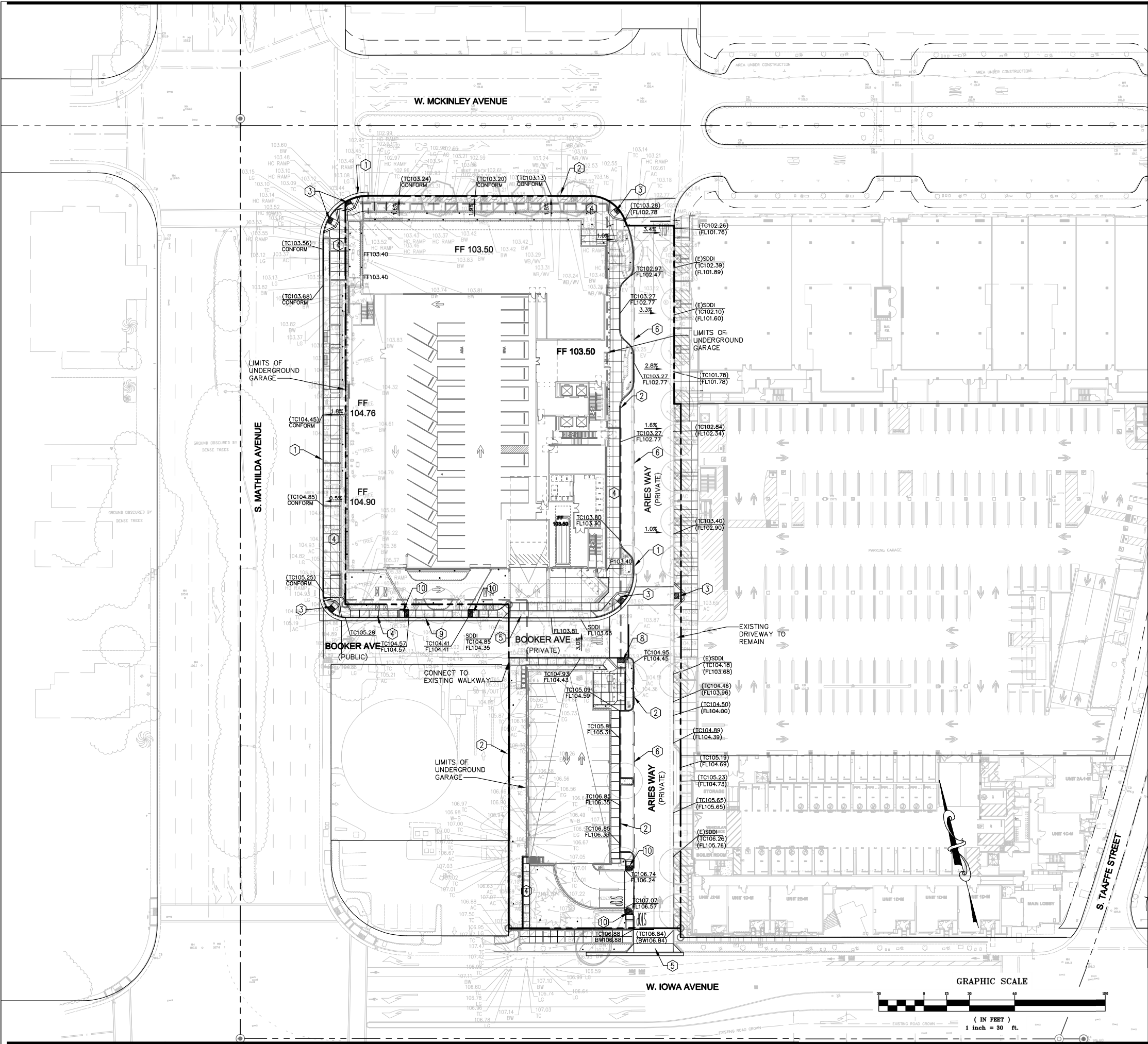
Project Name
**CITYLINE SUNNYVALE
PARCEL B**

Project Number
20046002

Description
GRADING PLAN

Scale
1"=30'

C-5



KEY NOTES

1. INSTALL CURB & GUTTER PER CITY OF SUNNYVALE STANDARD DETAIL 15C, TYPE II
2. INSTALL 6" CURB PER CITY OF SUNNYVALE STANDARD DETAIL 15C, TYPE I-6
3. INSTALL CURB RAMP TYPE A PER CALTRANS STANDARD DETAIL A88A
4. WALKWAY, SEE LANDSCAPE DRAWINGS FOR MORE INFORMATION
5. INSTALL DRIVEWAY PER CITY OF SUNNYVALE STANDARD DETAIL 6C-1
6. REMOVE EXISTING CONCRETE CURB
7. INSTALL CURB RAMP TYPE G PER CALTRANS STANDARD DETAIL A88A
8. INSTALL CURB RAMP TYPE G PER CALTRANS STANDARD DETAIL A88A
9. FLUSH CURB
10. INSTALL CURB RAMP TYPE F PER CALTRANS STANDARD DETAIL A88A

PROPERTIES

300 S. MATHILDA AVE
SUNNYVALE, CALIFORNIA

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Project Name
CITYLINE SUNNYVALE
PARCEL B
Project Number
20046002
Description
UTILITY PLAN

Scale

1"=30'

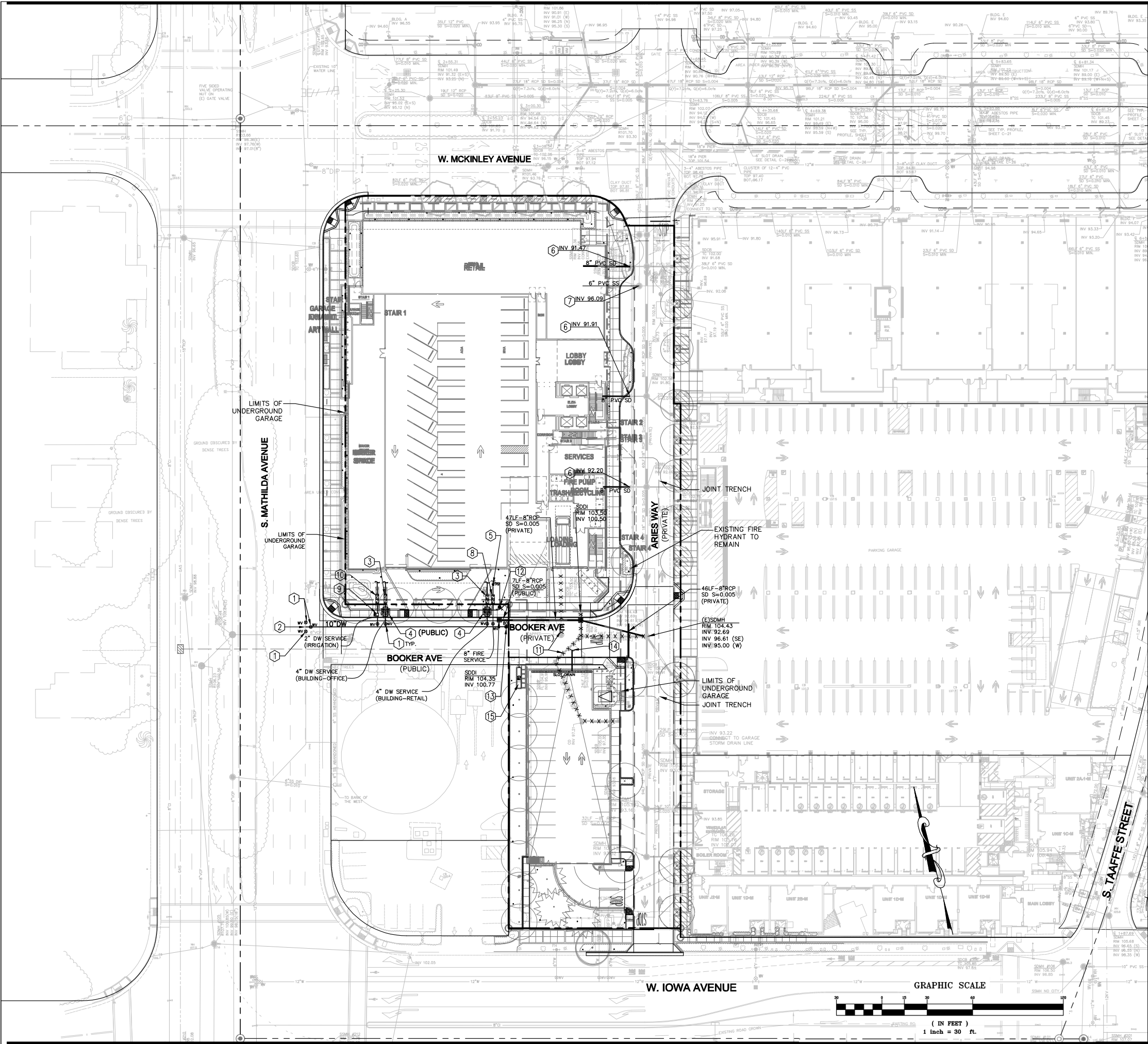
C-6

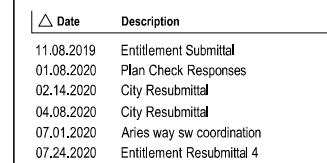
KEY NOTES

- 1 INSTALL WATER GATE VALVE PER CITY OF SUNNYVALE STANDARD DETAIL 1B
- 2 CONNECT TO EXISTING 10" MAIN PER CITY OF SUNNYVALE STANDARD DETAIL 12B. PROVIDE CUT-IN "T"
- 3 INSTALL 4" BACKFLOW PREVENTER PER CITY OF SUNNYVALE STANDARD DETAIL 20B-1
- 4 INSTALL DUAL 4" WATER METER (BUILDING). SEE SECTION A, SHEET C-9. DOMESTIC METERS SHALL BE SIZED TO SUPPLY THE DESIGN FLOW ASSUMING 1 METER IS OUT OF SERVICE
- 5 INSTALL POST INDICATOR VALVE (PIV)
- 6 CONNECT TO EXISTING STORM DRAIN STUB
- 7 CONNECT TO EXISTING SANITARY SEWER STUB
- 8 INSTALL 8" RPDA PER CITY OF SUNNYVALE STANDARD DETAIL 21B. SEE SECTION B, SHEET C-9
- 9 INSTALL 2" WATER METER (IRRIGATION)
- 10 INSTALL 2" BACKFLOW PREVENTER (IRRIGATION)
- 11 STORM DRAIN AND SANITARY SEWER TO BE REMOVED
- 12 INSTALL 4-WAY FIRE DEPARTMENT CONNECTION (FDC)
- 13 INSTALL BLOW OFF VALVE AT END OF MAIN PER CITY OF SUNNYVALE STANDARD DETAIL 3B
- 14 CONNECT TO PUMP
- 15 PROPOSED LOCATION OF GAS METER

LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING LOT LINE
---	EASEMENT LINE
---	UNDERGROUND GARAGE LIMITS
---	CENTER LINE
DW	DOMESTIC WATER LINE
---	STORM DRAIN LINE
SS	SANITARY SEWER LINE
WM	WATER METER
BFB	BACKFLOW PREVENTER
BOV	BLOW OFF VALVE
WVB	WATER VALVE
FDC	FIRE DEPARTMENT CONNECTION
PIV	POST INDICATOR VALVE
SDCB	STORM DRAIN CATCH BASIN
SDSD	STORM DRAIN SLOT DRAIN



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Project Name

CITYLINE SUNNYVALE
PARCEL B

Project Number

20046002

Description	
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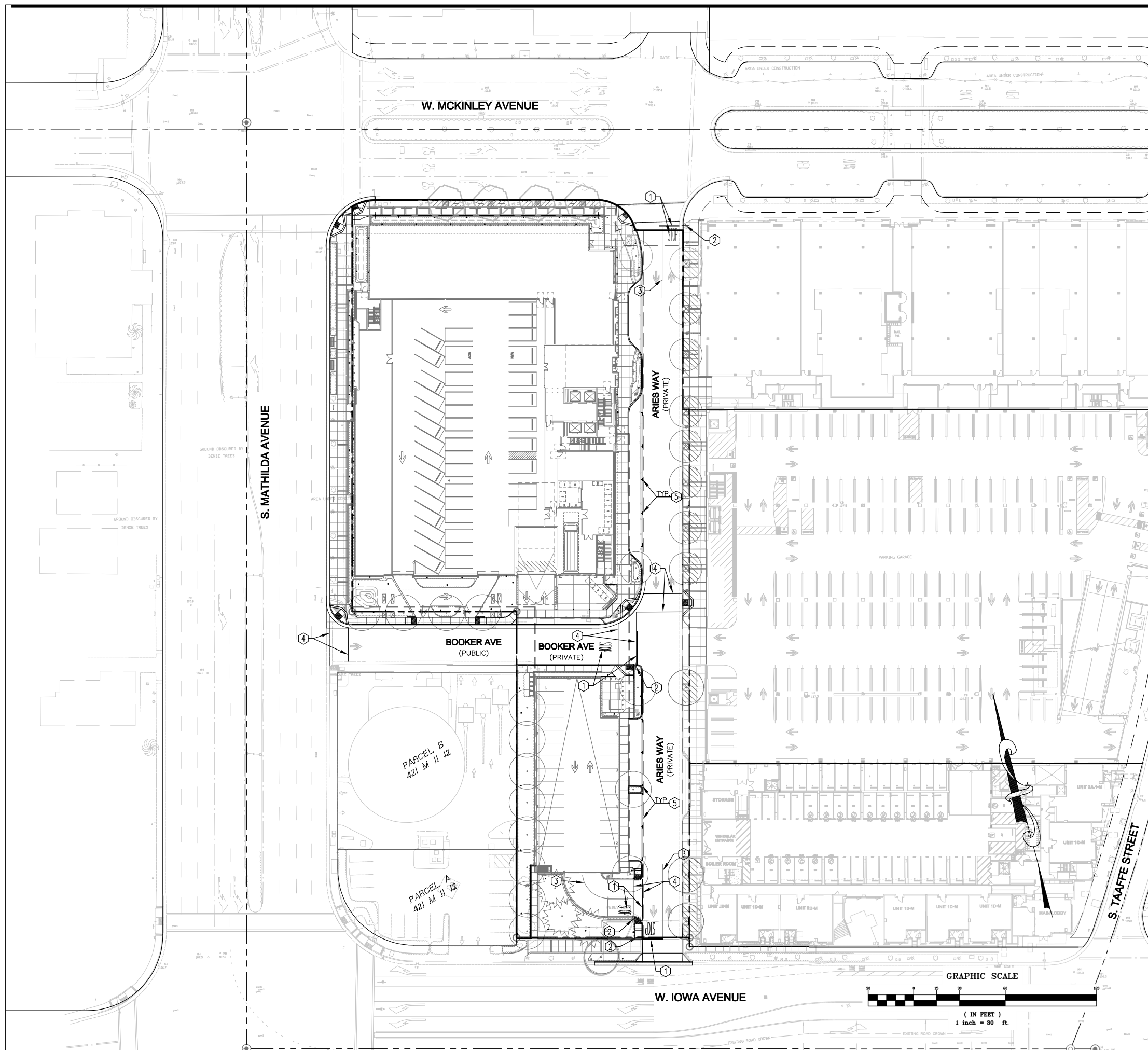
STRIPING PLAN

Scale

1"=30'

C-7

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HUNTER PROPERTIES

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Project Name

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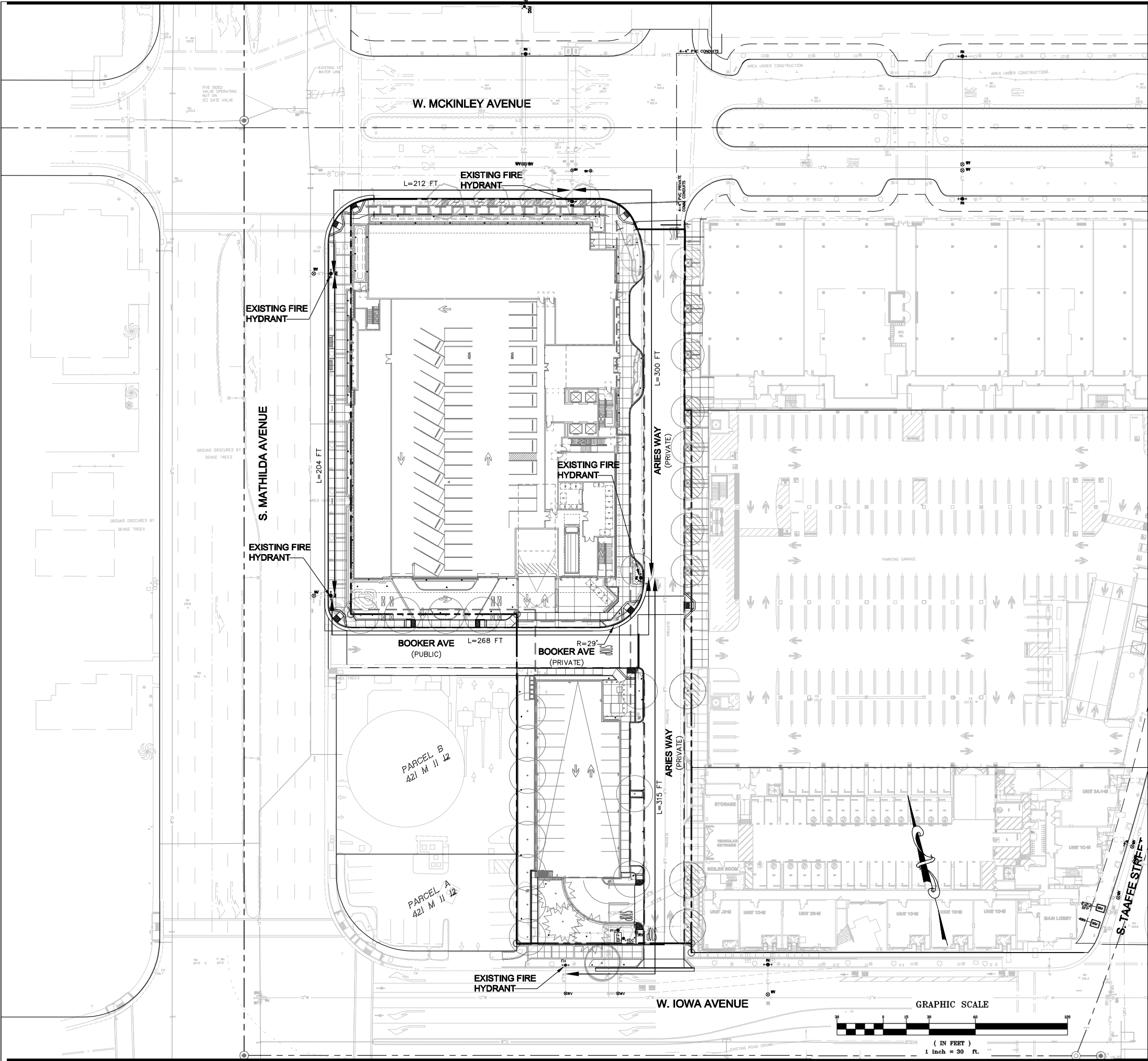
Description

FIRE HOSE REACH PLAN

Scale

1"=30'

C-8



FIRE REQUIREMENTS

FIRE FLOW

TOTAL BUILDING AREA: 110,558 SF
BUILDING TYPE: I-A FULLY SPRINKLED
REQUIRED FIRE FLOW: 3,500 GPM

UP TO 25% REDUCTION IS ALLOWED FOR
FULLY SPRINKLED BUILDINGS PER CITY OF
SUNNYVALE REQUIREMENTS

TOTAL REQUIRED FIRE FLOW =5,500 GPM -
0.25*3,500 GPM = 3,500-875 = 2,625 GPM.

FIRE HYDRANTS

PER APPENDIX C OF THE CALIFORNIA FIRE
CODE:

MINIMUM NUMBER OF HYDRANTS: 3 FOR
2,625 GPM

AVERAGE SPACING BETWEEN HYDRANTS =
400 FEET

MAXIMUM DISTANCE FROM ANY POINT ON
STREET OR ROAD FRONTAGE TO A HYDRANT
= 225 FEET

LEGEND

- EXISTING PROPERTY LINE
- EXISTING LOT LINE
- EASEMENT LINE
- FIRE TRUCK PATH
- DISTANCE BETWEEN FIRE HYDRANTS

HUNTER PROPERTIES

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Project Name

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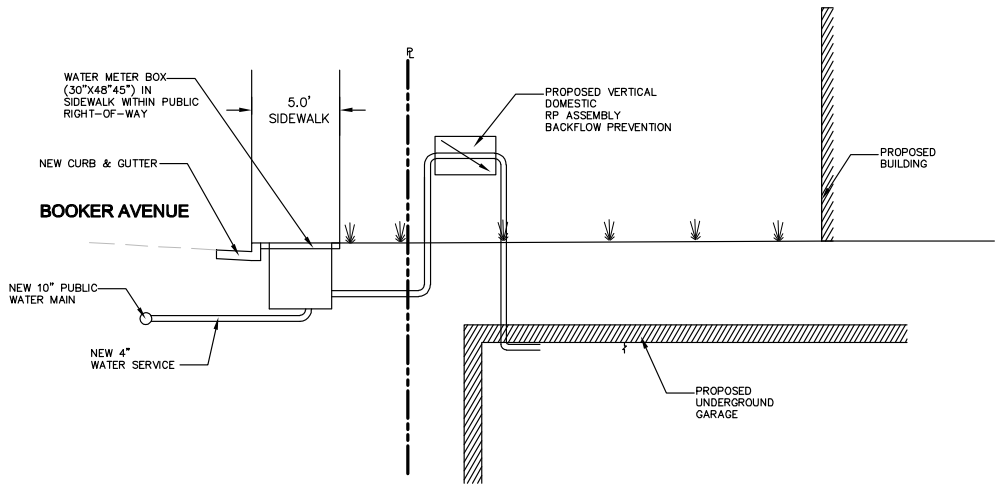
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SECTIONS

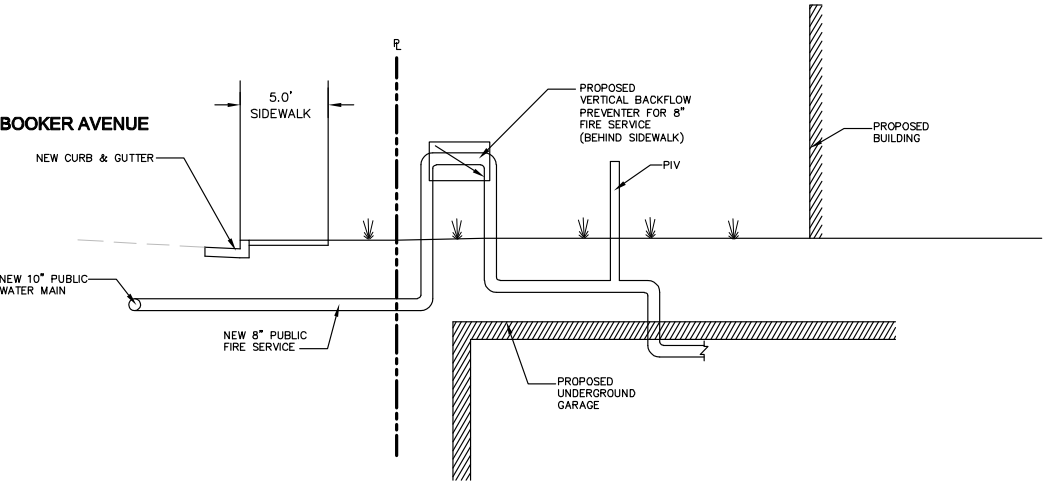
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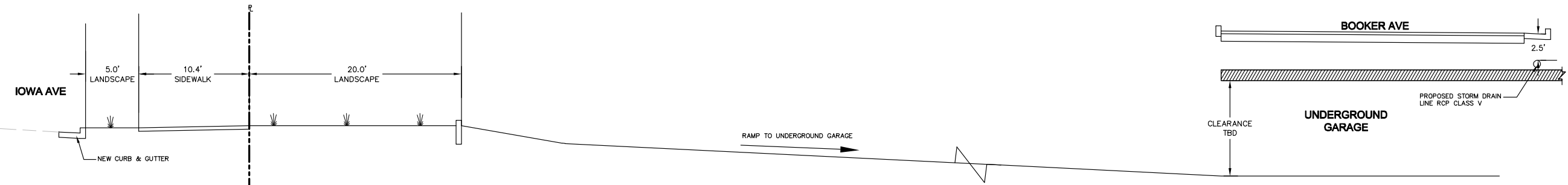
C-9



SECTION A
DOMESTIC WATER SERVICE NTS



SECTION B
FIRE WATER SERVICE NTS



SECTION C
NTS

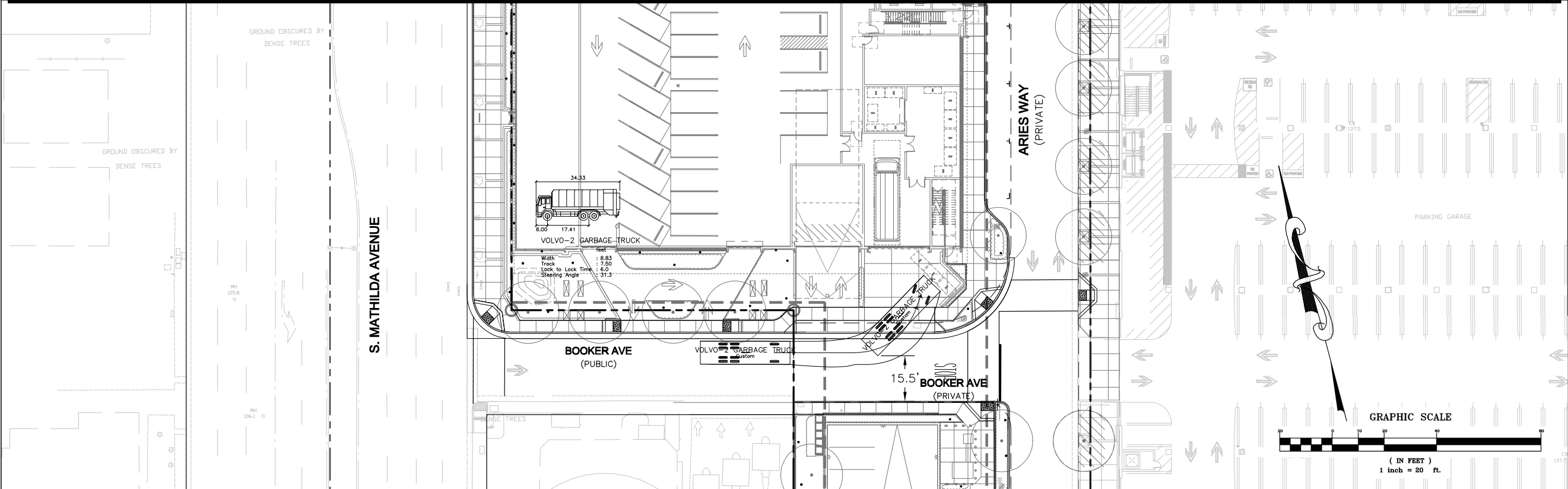
PROPERTIES

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SUNNYVALE, CALIFORNIA

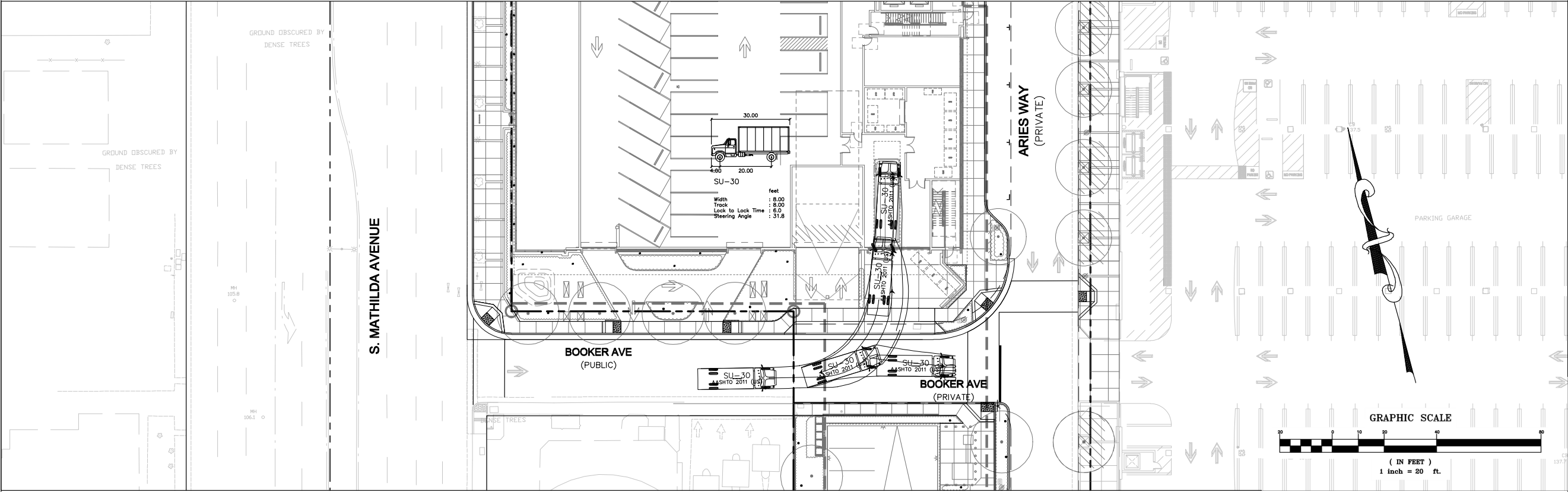


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GARBAGE TRUCK TURNING TEMPLATE



INGLE UNIT TRUCK TURNING TEMPLATE

Seal / Signature



Project Name

CITYLINE SUNNYVALE
PARCEL B

Project Number

20046002

Description

TRUCK TURNING PLAN

Scale

1"=30'

C-10