

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

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

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

- 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

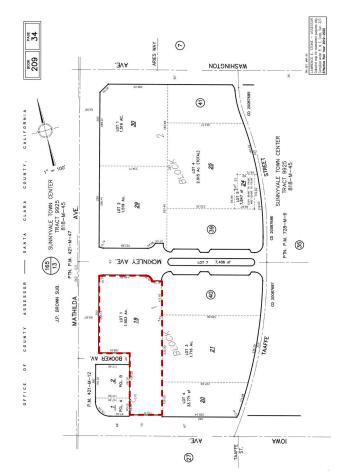
01.3388.000

ENTITLEMENT SET COVER

A0.00.

		HUNTER
	SHEET INDEX - ENTITLEMENTS	
	Sheet Number Sheet Name	PROPERTIES
	A0.00. ENTITLEMENT SET COVER A0.01. DRAWING INDEX A0.02. PROJET PROMATION A0.03. DETAILED CODE SHEET A0.04. EXISTING CONDITIONS - PHOTOS A0.05. LOWER LEVEL SITE PLAN A0.06. LEVEL OF STEP PLAN A0.07. ROOF SITE PLAN	300 S. MATHILDA AVE SUNNYVALE, CALIFORNIA
	A0.02. PROJECT INFORMATION A0.03. DETAILED CODE SHEET	CONTRACT, OF LIFE CHARACTER
	A0.04. EXISTING CONDITIONS - PHOTOS  A0.05. LOWER LEVEL SITE PLAN	
	A0.06. LEVEL 01 SITE PLAN A0.07. ROOF SITE PLAN	
	A.0.0s. GROSS AREA PLAIS AND CRITCHLATION PLANS A.0.9. GROSS AREA PLAIS AND CRITCHLATION PLANS	Gensler
	A0.10. LEVEL 01 - PEDESTRIAN AND VEHICULAR CIRCULATION A0.90. MATERIA A0.91. MATERIA A0.91. RENDERINGST	45 Fremont Street Tel 415.433.3700
	A0.22 RENDERINGS	Suite 1500 Fax 415.836.4599 San Francisco, CA 94105 United States
	A1.0. LOWER LEVEL PLAN A1.0. LEVEL 01 PLAN	
	A1.03 RCHUMER LEVEL PLAN A1.00 LEVEL 01 PLAN A1.01 LEVEL 02 PLAN A1.02 LEVEL 02 PLAN A1.03 PLAN A1.04 LEVEL 03 PLAN	CIVIL ENGINEER  BKF ENGINEERS  255 SHORELINE DRIVE, SUITE 200
	A1.05.   LEVEL 05 PLAN	REDWOOD CITY, CA 94065
	A1.06. LEVEL 06 PLAN A1.07. ROOF PLAN	LANDSCAPE ARCHITECT THE GUZZARDO PARTNERSHIP, INC.
	A2.00. BUILDING ELEVATIONS - WEST & SOUTH A2.01. BUILDING ELEVATIONS - EAST & NORTH	181 GREENWICH ST, SAN FRANCISCO, CA 94111
	A2.02. SITE ELEVATIONS. WEST & NORTH  A3.01. BUILDING SITE LOWER LEVEL RAMP. FINLARGED PLAN & SECTION  LOWER LEVEL RAMP. FINLARGED PLAN & SECTION	STRUCTURAL ENGINEER
	A4.0. LOWER LEVEL RAWN - ENLARGED HA & SECTION A4.0. LOWER RAMP - ENLARGED HA & SECTION A4.0. LOWER RAMP - ENLARGED HA & SECTION A4.0. LOWER RAMP - ENLARGED HA & WALL SECTIONS	NISHKIAN MENNINGER 600 HARRISON ST, SUITE 110 SAN FRANCISCO, CA 94107
	A4.0. Levites to rain a management of the state of the st	
	C2 GENERAL NOTES C3 EXISTING CONDITIONS	MECHANICAL, ELECTRICAL, & PLUMBING ENGINEER PAE ENGINEERS 48 GOLDEN GATE AVENUE,
	C4 SITE PLAN C5 GRADING PLAN	SAN FRANCISCO, CA 94102
	C6	WATERPROOFING WJE
	C8	WJE 2000 POWELL ST, #1650 EMERYVILLE, CA 94608
	U.10 TRUCK TORNING PLAN L1.10 ILLUMOSCAPE PLAN L1.10 ILLUMOSCAPE NOTES AND IMAGERY	△ Date Description
	Ende Democrate Interest and Int	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
an ch		NOT FOR
-Nia Lic		CONSTRUCTION
EMENT		
ĖNITIL		Project Name
200720-		CITYLINE BUILDING 1B
3.000-20		Project Number
.01.338		01.3388.000
line 1B -		Description
ents/City		DRAWING INDEX
(Docume		
\$/28904		Scale
C:\User		
3 AM		
11:04:55		A0.01.
15/2020		
=		© 2020 Gensler

#### ASSESOR'S MAP



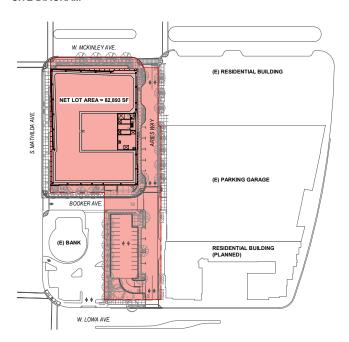
### SUNNYVALE PROJECT DATA SHEET



COMMERCIAL/INDUSTRIAL PROJECT DATA
Applicant should refer to the Sunnyvale Municipal Code (http://gcode.us/codes/sunnyvale)

	<b>Existing Conditions</b>	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 Coverange (%)		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"	
ront Setbacks		16'-7"	
Left Side Setbacks (facing property)		27'-7"	
Right Side Setbacks (facing property)		16'7"	
Rear Setback		6'11"	
arking Garage Area (sq. ft)		97,885	
On-Site Parking Area (sq. ft.)		36,068	
andscaping (total sq. ft.)		9,103	
6 Based on Lot Area		10.98%	
Based on Parking Lot (On-Site)		25.24%	
Based on Parking Lot (Garage)		9.30%	
arking Lot Area Shading (% On-Site)			
Parking Lot Area Shading (% Garage)		0%	
Water Conserving Plants (%)			
otal No. of Parking Spaces		352	
itandards		199	
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"	
Bicyle Parking (Class 1 / Class 2)		70	
Impervious Surface Area (sq. ft)			
Impervious Surface (%)			
Art in Private Development		1257	

#### SITE DIAGRAM



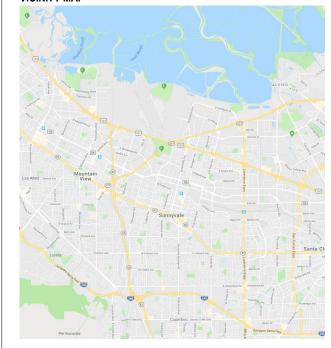
#### PROJECT DESCRIPTION

THE PROPOSED OFFICE PROJECT CONSISTS OF AN 85 TALL NON-HIGHRISE STEEL STRUCTURE ON APPROXIMATELY 1.9 A CRES AT THE INTERSECTION OF 5. MATHLIDA 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 05. THIS PROJECT MAY ENTAIL MINIOR VARIANCES TO THE ADOPTED SPECIFIC PLAN FOR DOWNTOWN SUNNYVALE.

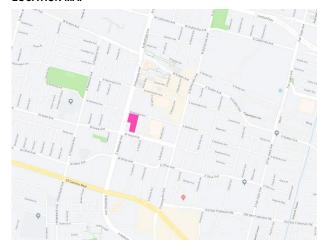
#### CITYLINE 1B PROPOSED DEVELOPMENT AREA

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

## VICINITY MAP



#### LOCATION MAP



#### **GENERAL PROJECT INFORMATION**

PROJECT TITLE: CITYLINE SUNNYVALE PARCEL B

LEAD AGENCY NAME AND ADDRESS:

CITY OF SUNNYVALE
PLANNING AND BUILLING DIVISIONS
COMMUNITY DEVELOPMENT DEPARTMENT
458 W. OLIVE AVE.
SUNNYVALE, CA 94086

CONTACT PERSON AND PHONE NUMBER:
MICHELLE KING
CITY OF SUNNYVALE
PLANNING AND BUILDING DIVISIONS
COMMUNITY DEVELOPMENT DEPARTMENT
AND SULP DEVELOPMENT DEPARTMENT
AND SULP DEVELOPMENT DEPARTMENT
SUNNYVALE
CA 94086
(510) 238-6471
MKING@SUNNYVALE CA GOV

PROJECT LOCATION: 300 S. MATHILDA AVE, SUNNYVALE, CALIFORNIA ASSESSOR'S PARCEL NO. 20934019

"S NAME AND ADDRESS: HI INTER DROBERTIES

PROJECT APPLICANT'S NAME AND ADDRESS: HUNTER PROPERTIES ATTN: JOSHUA RUPERT 10121 MILER AVE # 200 CUPERTINO, CA 95014

EXISTING GENERAL PLAN DESIGNATIONS: TRANSIT MIXED USE

EXISTING ZONING: DSP/18 (DOWNTOWN SPECIFIC PLAN)

REQUESTED PERMITS: PLANNING PERMIT

# 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
BKF 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 11
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

5 11.05.2020 ENTITLEMENT RESUBMITTAL

Seal / Signature

# NOT FOR CONSTRUCTION

Project Name

CITYLINE BUILDING 1B

Project Number

01.3388.000

Description

PROJECT INFORMATION

Scale

1" = 80'-0"

A0.02.

#### LIFE SAFETY CODE SUMMARY

BUILDING ADDRESS: ASSESOR'S PARCEL NUMBERS: OCCUPANCY TYPE:

TYPE OF CONSTRUCTION: RISK CATEGORY: TYPE I-A

ALLOWABLE BUILDING HEIGHT: ALLOWABLE NUMBER OF STORIES: ALLOWABLE AREA FACTOR:

BUILDING HEIGHT (CBC 2019 SECTION 202): BUILDING HEIGHT (ASCE7-10):

UNDERGROUND CONSTRUCTION:

FIRE PROTECTION:
PRIMARY STRUCTURAL FRAME:
BEARING WALLS:
EXTERIOR NON-BEARING WALLS:
NITERIOR NON-BEARING WALLS:
FILOOT DECK & SECONDARY MEMBERS:
ROOF DECK & SECONDARY MEMBERS:

300 S. MATHILDA AVE, SUNNYVALE, CALIFORNIA
2033-0109
UPPER OFFICE FLOORS
RETAIL
A (PER CEC 2019 SECTION 303)
PARKING GARAGE
S. (PER CEC 2019 SECTION 311.3)

CBC 2019 SECTION 405 EXEMPT (ONE BELOW GRADE FLOOR)

3 HOURS (2 HOUR AT PENTHOUSE ROOFS ONLY)
3 HOURS
UNPROTECTED
UNPROTECTED
2 HOURS
1.5 HOURS CBC 2019 SECTION 713.4 CBC 2019 SECTION 713.4 CBC 2019 SECTION 713.4

#### MASSING DIAGRAMS









## **PARKING MATRIX**

	STALLS	PROPOSED
	PROVIDED	ALLOCATIO
TOTAL PARKING	252	
BASEMENT	154	
STANDARD		154
ADA (*)		0
ADA VAN(**)		0
LVL1	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
F1 /4		1.4

	FROVIDED		
	TOTAL PARKING	252	
	BASEMENT	154	
	STANDARD		154
# Located at Level 1 per 11B-208.3.1 I	Exc. 2 ADA (*)		5
# Located at Level 1 per 11B-208.3.1 I	Exc. 2 ADA VAN(**)		1
	LVL 1	41	
	STANDARD		33
	ADA(*)		1
	ADA VAN(**)		1
	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

STALLS REQUIRED

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	panotica
Lot Area		2	82,894 sf	2
Zoning Dist	rict	Zoning Map	DSP/18 (Downtown Specific Plan)	
General Pla	n Designation	Zoning Data	Transit Mixed Use	2
Maximum ( Area	Office Gross Floor	Table 19.28.050	155,469 sf	322,000 sf
	aurant/Entertain Floor Area	Table 19.28.050	8,732 sf	
Minimum L	ot Size	Table 19.28.090	0.30 Acre	0.30 Acre
Approximat	te Density	Table 19.28.100(b)	N/A	N/A
Maximum l	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 ri		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 La Easements	andscaping	Sec. 19.08.030	All property fronting the right-of-way for Mathilda Ave within the boundarties of DSP: 10 ft	10 ft
Minimum S Requireme	ietbacks/Build-To nt	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 L	andscaped 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	9
Architectur	al Standards	Sec. 19.28.120	The Architectural Guidelines for The Downtown Specific Plan	0
	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.ff
	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%
Parking Requireme	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%
nts	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 $20^{\circ}$	34-
	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		
		City of Sunnyvale Green Building Program	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	Cal Green Mandatory Checklist Non- Residential Projects	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%	
	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: CODE SUMMARY: 19.46.100 ONE LOADING SPACE SHALL BE AVAILABLE PER LOT

TOTAL BERTHS REQUIRED: TOTAL BERTHS PROPOSED:

#### OFF-STREET PARKING

PLANNING CODE SECTION: CODE SUMMARY:

19.28.140
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.

583 SPACES REQUIRED PER DSP, 282 SPACES REQUIRED PER GENERAL DEVELOPMENT STANDARDS 352 PARKING STALLS INCLUDING TANDEM PARKING 330 PARKING STALLS NOT INCLUDING TANDEM PARKING PARKING REQUIRED: PARKING PROPOSED:

#### **BICYCLE PARKING REQUIREMENTS**

PLANNING CODE SECTION: CODE SUMMARY:

19.46. 15U 5% OF THE TOTAL NUMBER OF VEHICULAR PARKING SPACES PROVIDED 75% OF REQUIRED BICYCLE PARKING SPACES SHALL BE SECURED BICYCLE

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 5% OF ALL REGULAR BUILDING OCCUPANTS, BUT NO FEWER THAN FOUR STORAGE SPACES FER BUILDING IN ADDITION TO THE SHORT-TERM BICYCLE STORAGE SPACES FOR DUILDING IN ADDITION TO THE SHORT-TERM BICYCLE STORAGE SPACES FOR BUILDING IT 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:

CODE SUMMARY:

CITY OF SUNNYVALE DESIGN GUIDELINES FOR SOLID WASTE AND RECYCLING FACILITIES
FULL-SERVICE RESTAURANT >6.000SQ.FT. 3 CYD PER 1.000SQ.FT

>6,000SQ.F1, 3 CYD PER 1,000SQ.F1
CONSIDER FRONT-LOAD COMPACTOR
0.3 CYD/1.000SQ.FT
CONSIDER ROLL-OFF OR FRONT-LOAD COMPACTOR OFFICE

RETAIL GROSS AREA: ENCLOSURE SIZE REQUIRED:

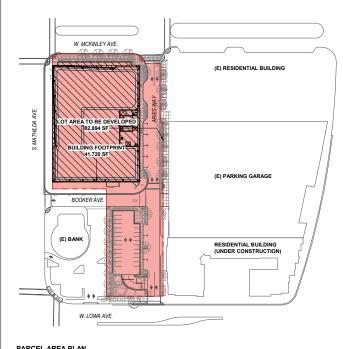
8,732 SQ.FT 28 CYD

OFFICE GROSS AREA VOLUME REQUIRED:

#### **LOT COVERAGE & FLOOR AREA RATIO**

LOT AREA TO BE DEVELOPED

41,720 SF (50.3% OF LOT AREA) 262,099 SF 3.16



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

# HUNTER **PROPERTIES**

300 S. MATHILDA AVE SUNNYVALE, CALIFORNIA

## Gensler

45 Fremont Street 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 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 ENTITI EMENT 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

DETAILED CODE SHEET

Scale

As indicated

A0.03.









**HUNTER** 

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

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

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

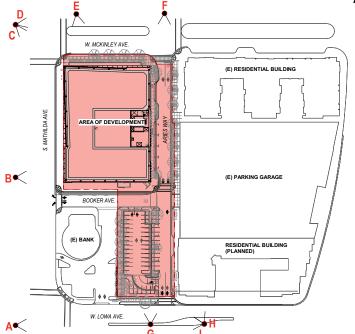
1 11.08.2019 ENTITLEMENT SUBMITTAL
2 02.19.2020 ENTITLEMENT RESUBMITTAL
3 04.08.2020 ENTITLEMENT RESUBMITTAL
4 08.07.2020 ENTITLEMENT RESUBMITTAL
5 11.05.2020 ENTITLEMENT RESUBMITTAL











Seal / Signature

# **NOT FOR** CONSTRUCTION

Project Name

CITYLINE BUILDING 1B

Project Number

01.3388.000

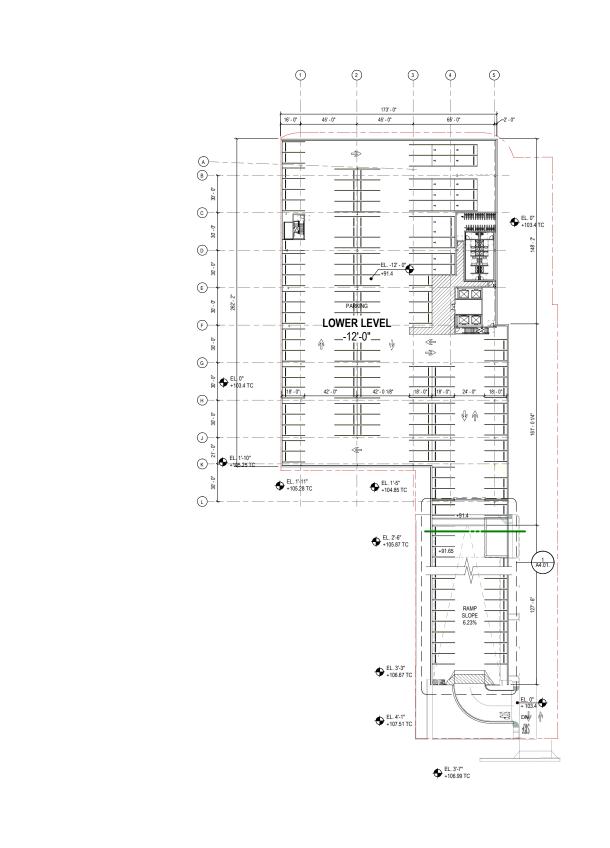
Description

EXISTING CONDITIONS - PHOTOS

1" = 80'-0"

A0.04.





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

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

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

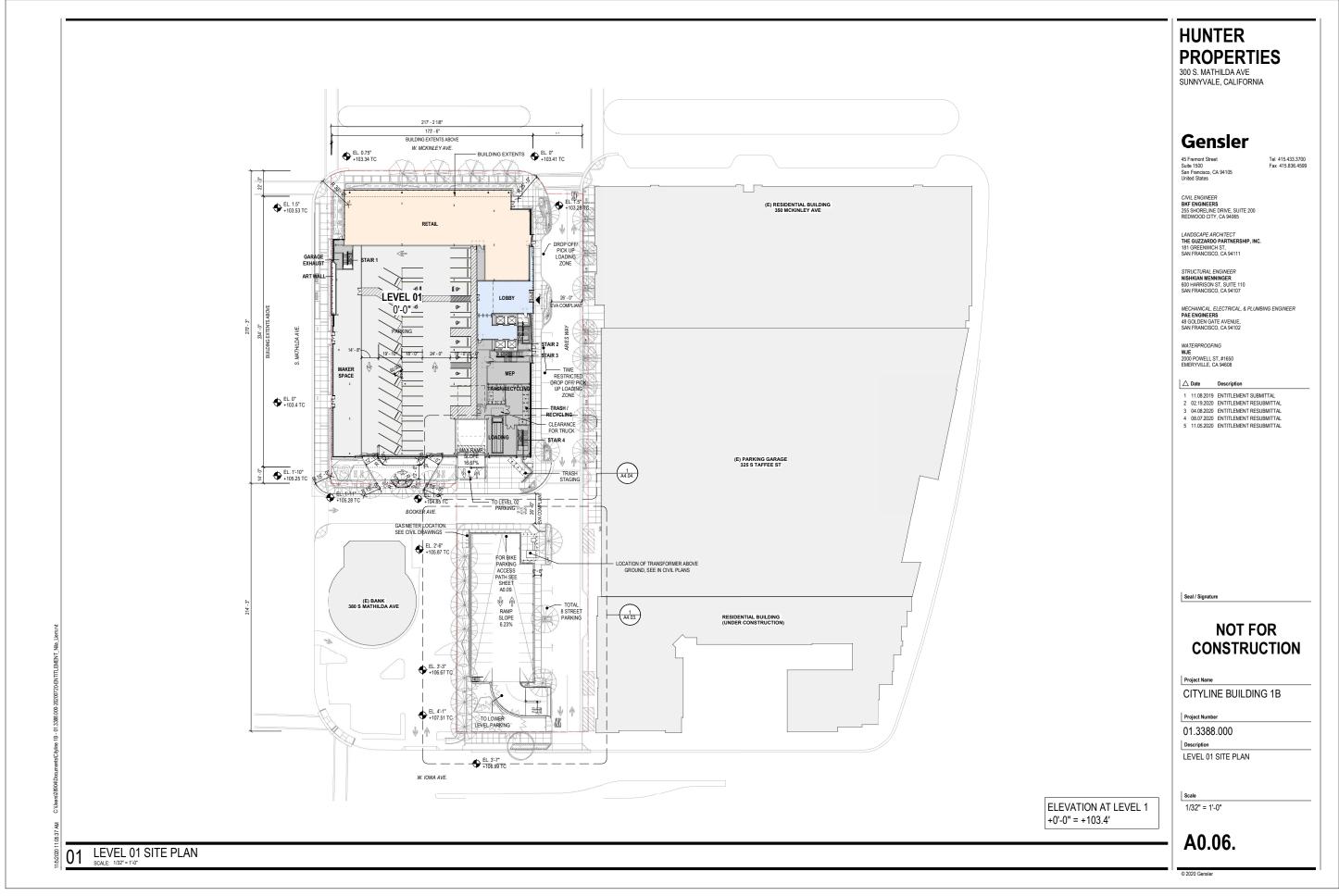
LOWER LEVEL SITE PLAN

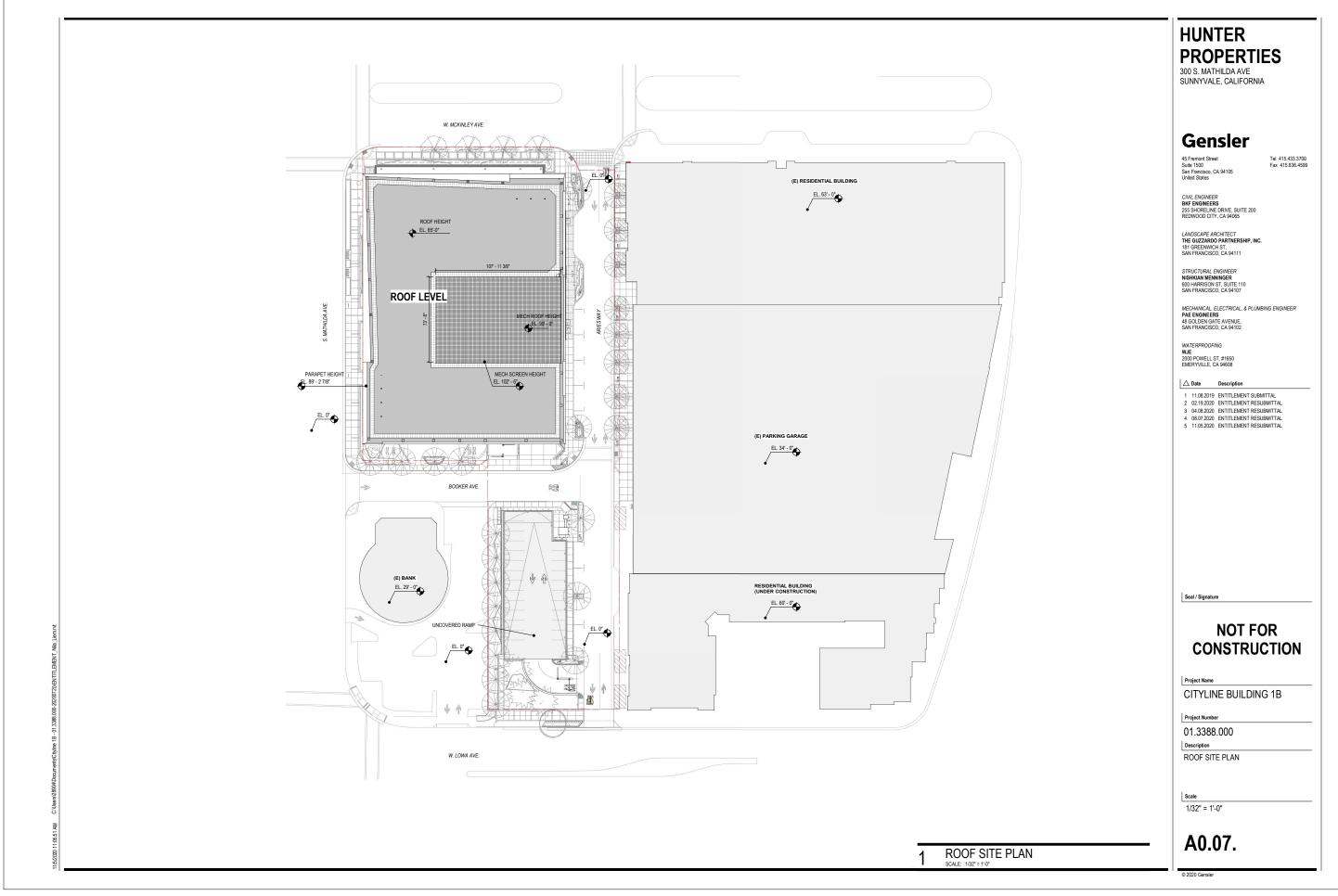
1/32" = 1'-0"

A0.05.

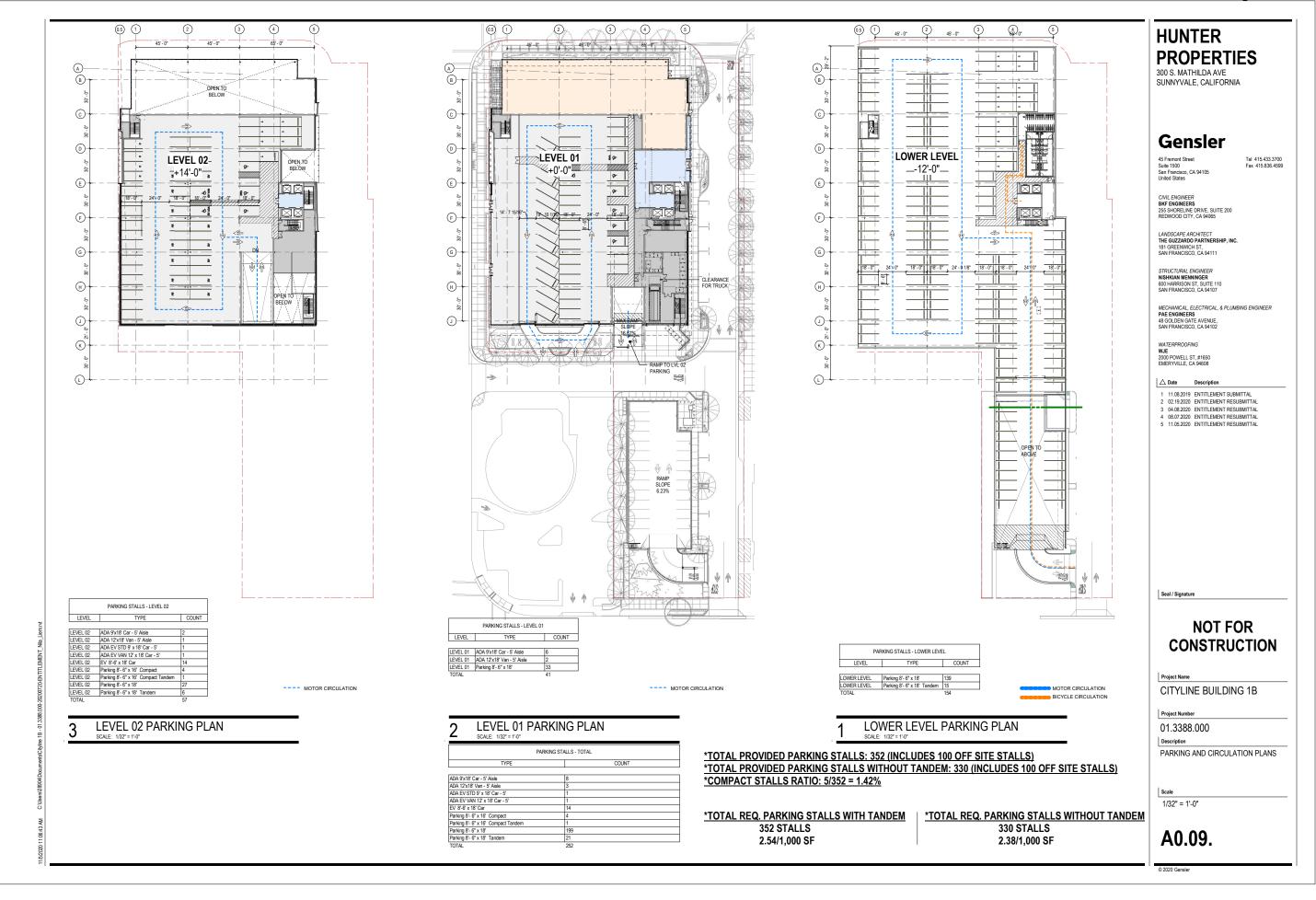
© 2020 Gensler

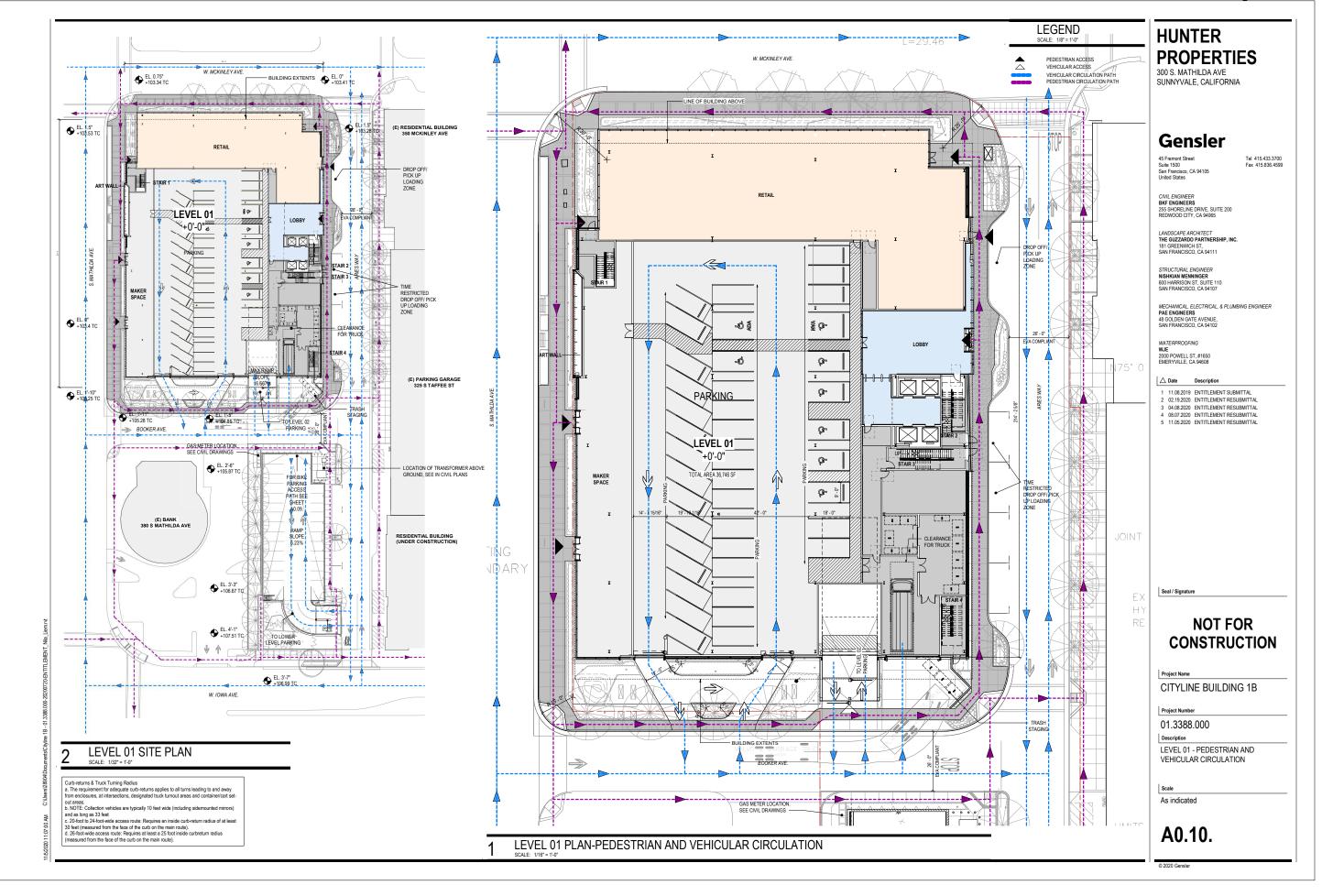
01 LOWER LEVEL SITE PLAN

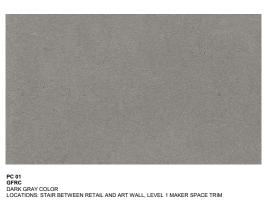














MP 01
PAINTED METAL PANEL
METALIC SILVER COLOR
LOCATIONS: LEVEL 03-06 BUILDING WALL, METAL FIN ON CURTAIN WALL



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

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



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

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

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

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

MATERIAL PALETTE

A0.90.







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



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

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



04 VIEW FROM WEST: 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

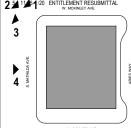
CIVIL ENGINEER
BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065

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

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

WJE 2000 POWELL ST, #1650 EMERYVILLE, CA 94608

1 11.08.2019 ENTITLEMENT SUBMITTAL
2 02.19.2020 ENTITLEMENT RESUBMITTAL
3 04.08.2020 ENTITLEMENT RESUBMITTAL
4 08.07.2020 ENTITLEMENT RESUBMITTAL
2 5 11.6 1 20 ENTITLEMENT RESUBMITTAL



**KEY PLAN** 

Seal / Signature

# **NOT FOR** CONSTRUCTION

Project Name

CITYLINE BUILDING 1B

Project Number

01.3388.000 Description

RENDERINGS

1" = 100'-0"

A0.91.





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



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

02 VIEW FROM SOUTHEAST: ARIES WAY



04 VIEW FROM SOUTHEAST: ARIES WAY & BOOKER 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
BKF ENGINEERS
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94065

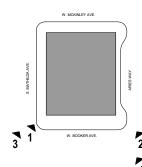
LANDSCAPE ARCHITECT THE GUZZARDO PARTNERSHIP, INC. 181 GREENWICH ST, SAN FRANCISCO, CA 94111

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



# **NOT FOR** CONSTRUCTION

Project Name

CITYLINE BUILDING 1B

Project Number

01.3388.000 Description

RENDERINGS

1" = 100'-0"

A0.92





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

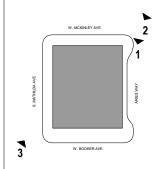
LANDSCAPE ARCHITECT THE GUZZARDO PARTNERSHIP, INC. 181 GREENWICH ST, SAN FRANCISCO, CA 94111

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



Seal / Signature

# **NOT FOR** CONSTRUCTION

Project Name

CITYLINE BUILDING 1B

Project Number

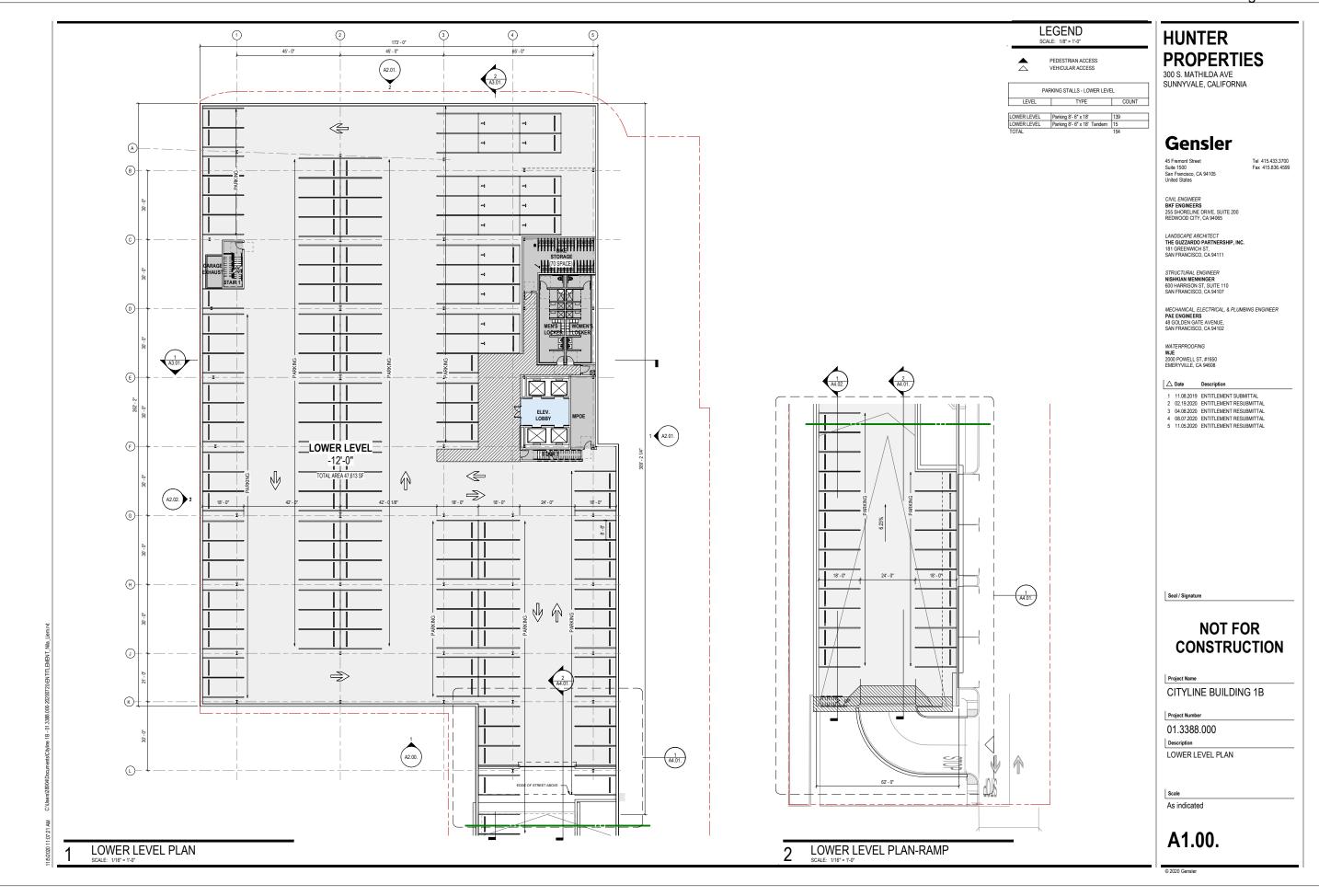
01.3388.000

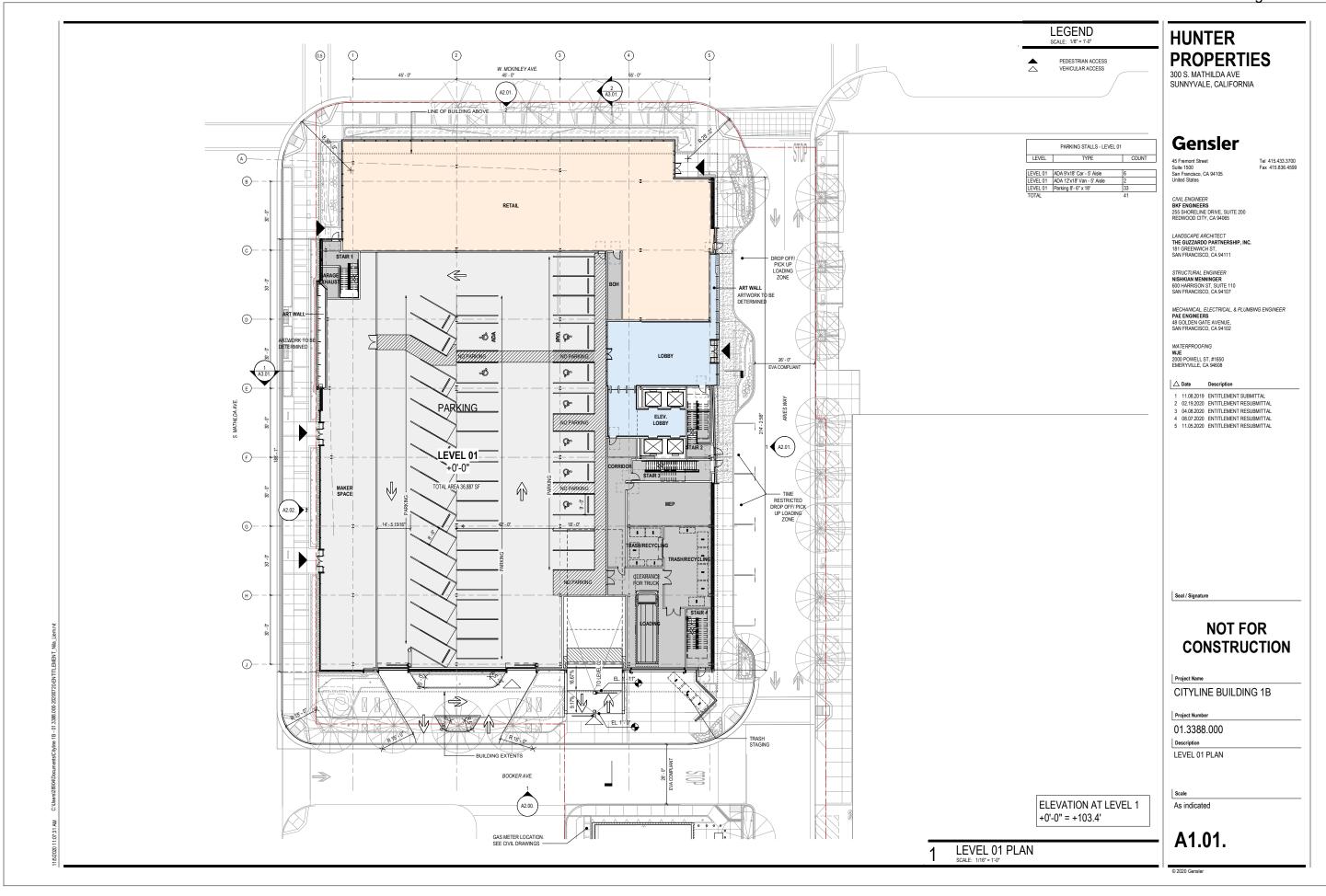
Description

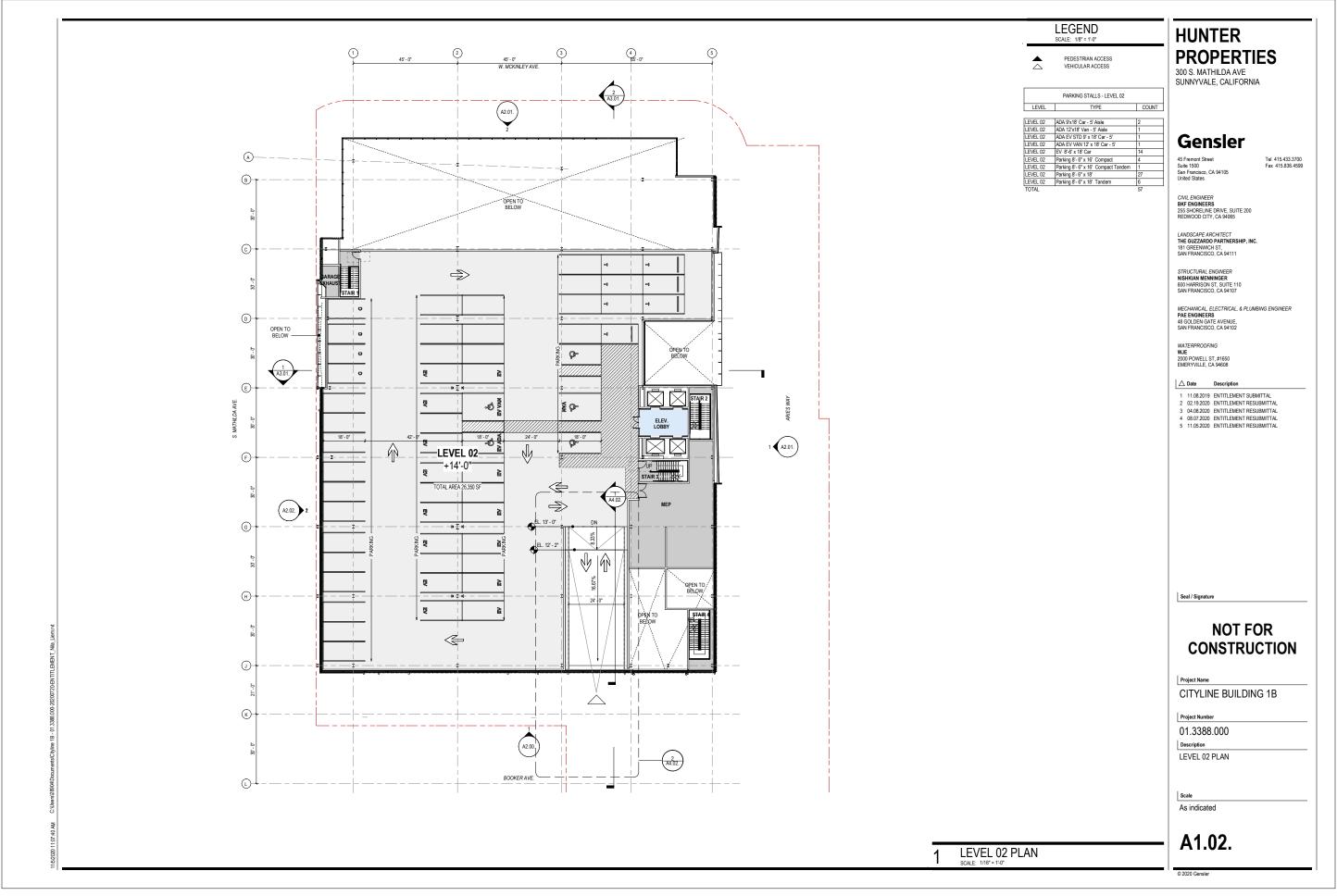
RENDERINGS

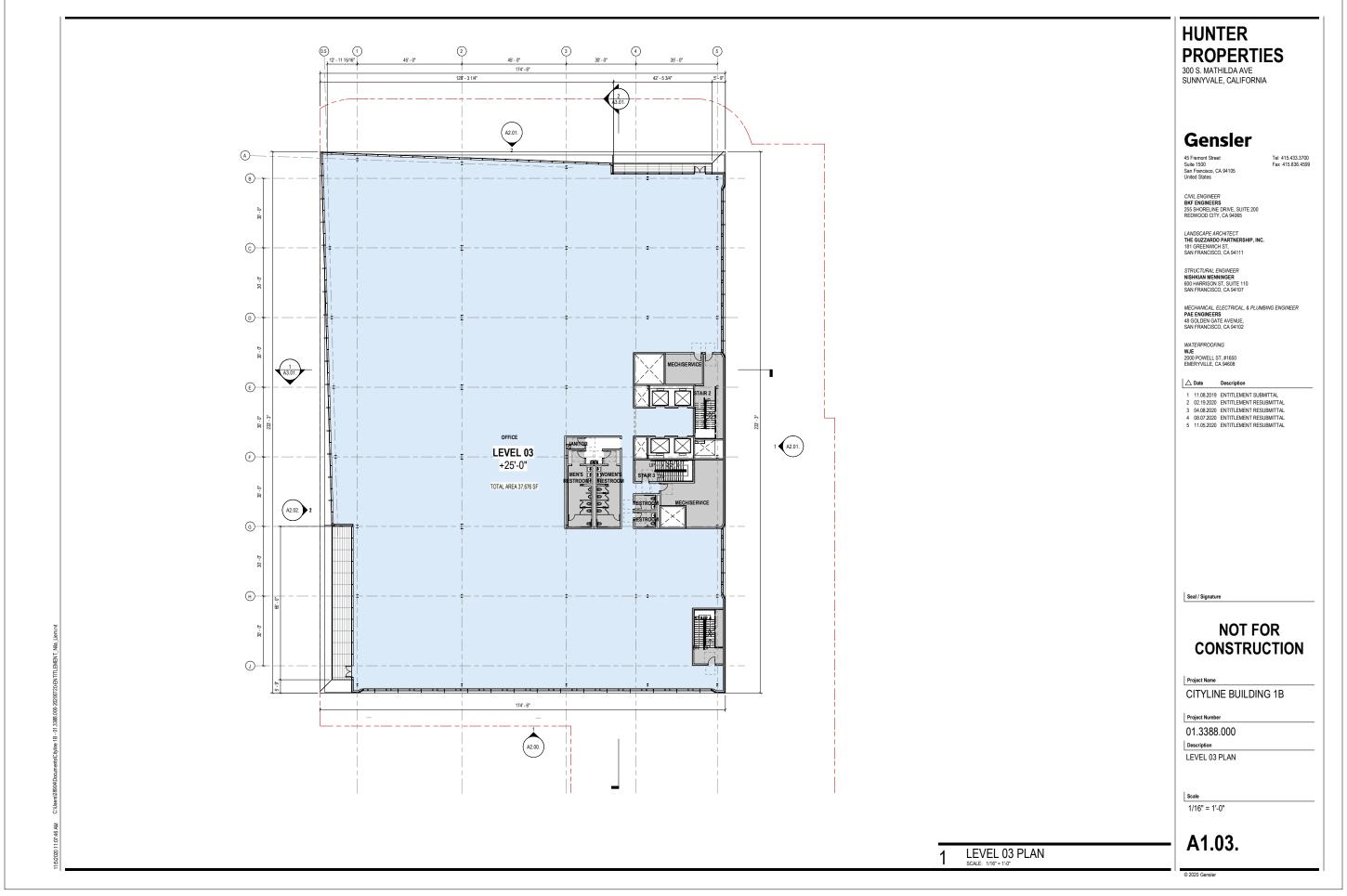
1" = 100'-0"

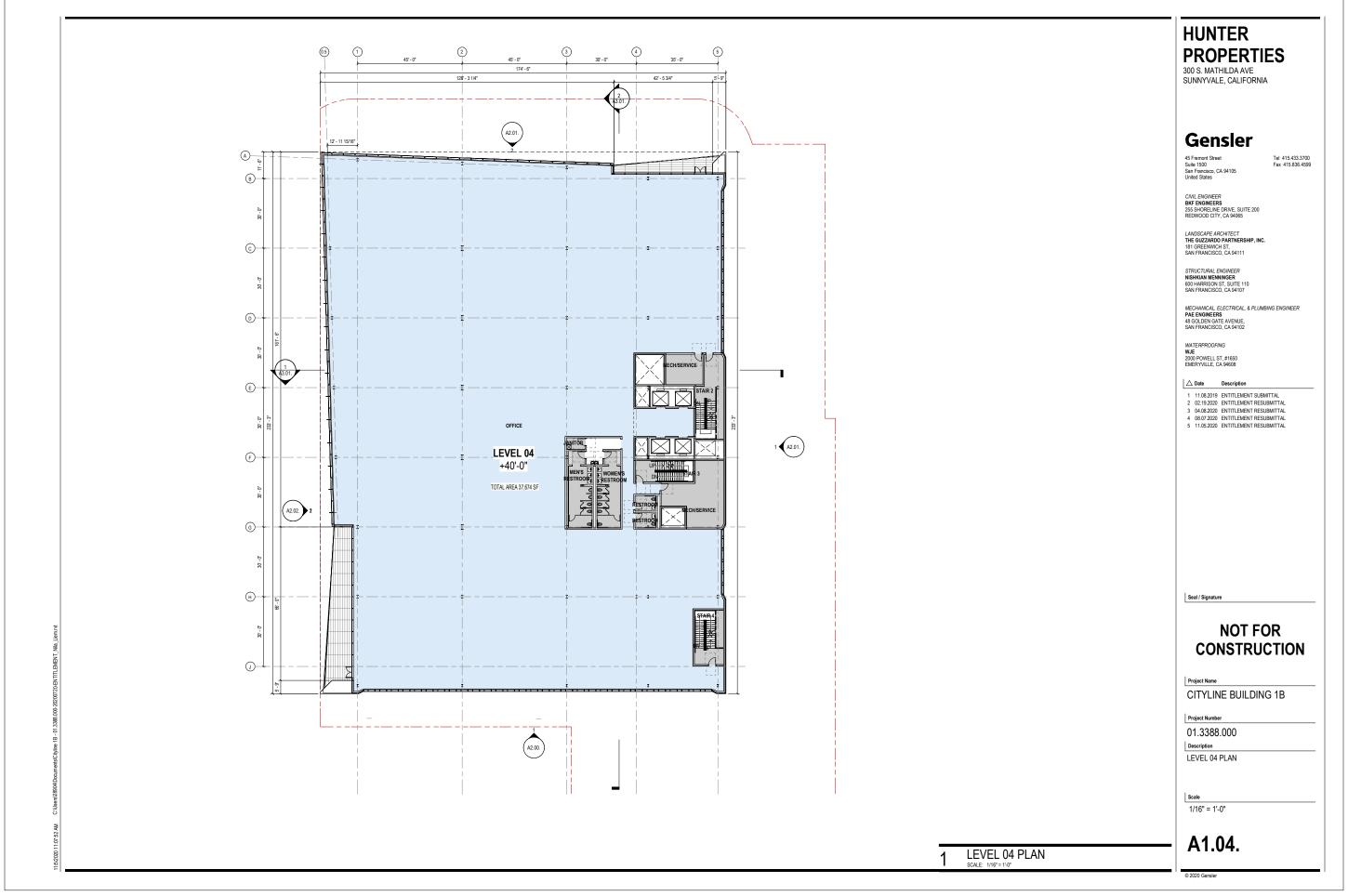
A0.93

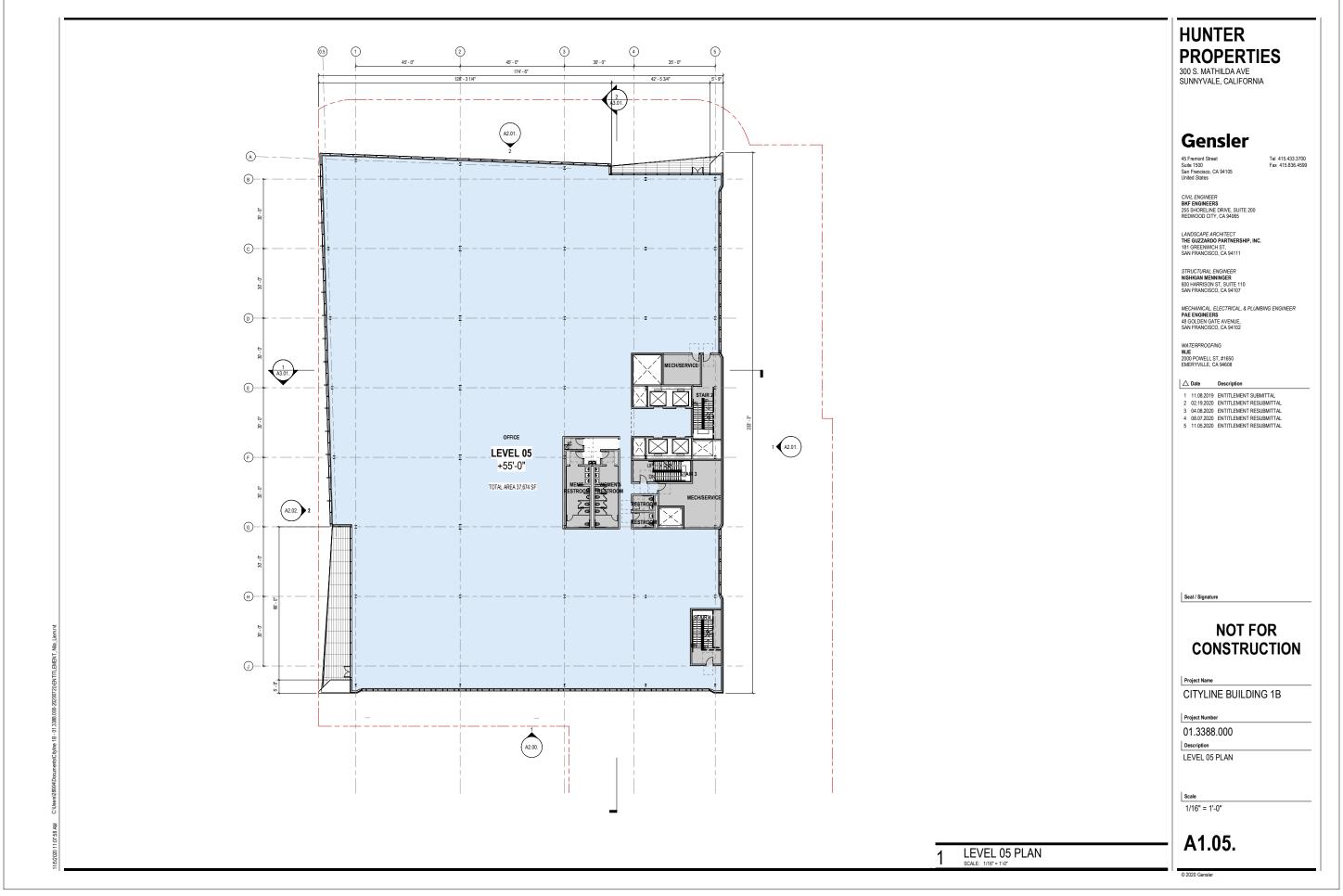


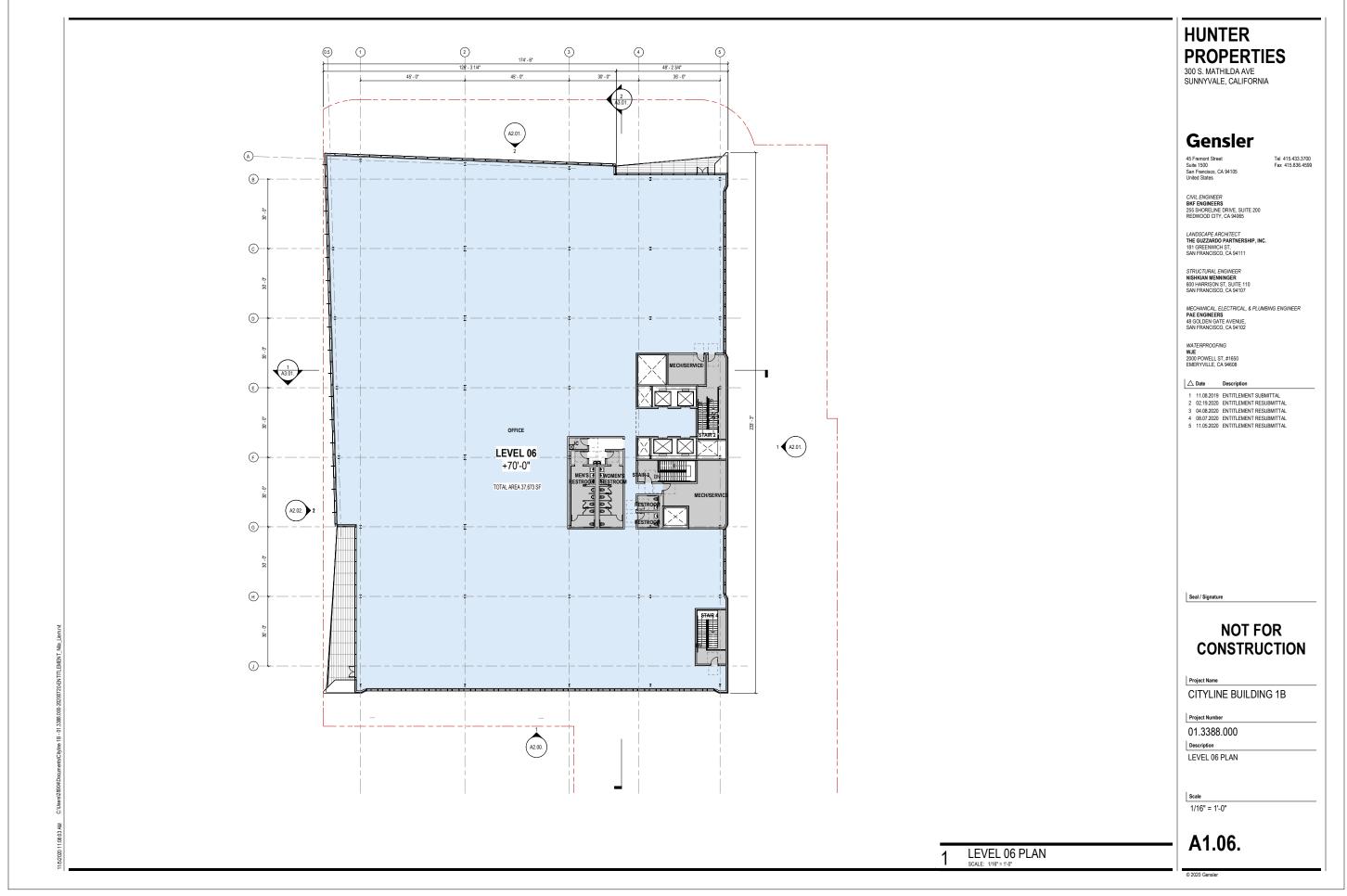


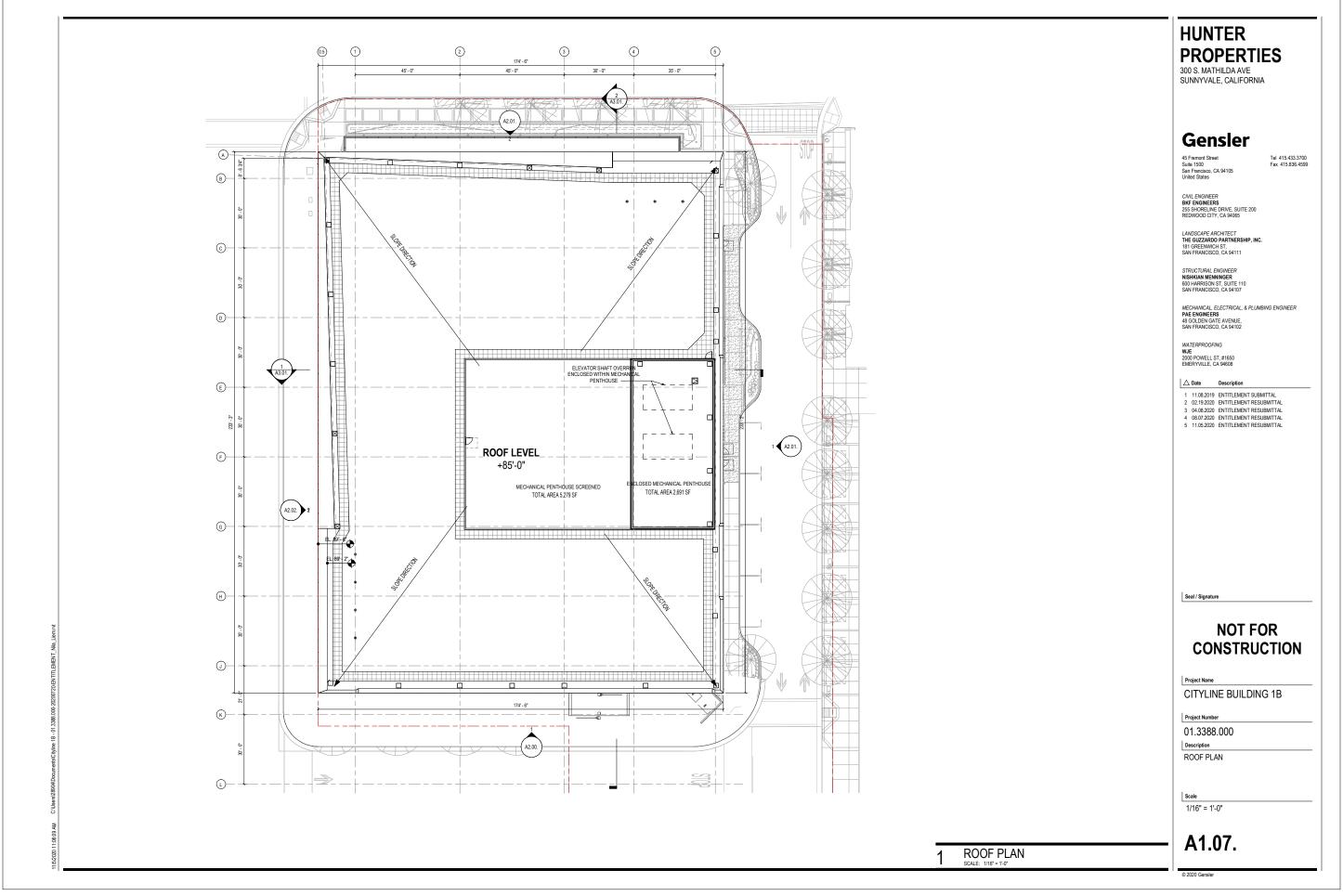






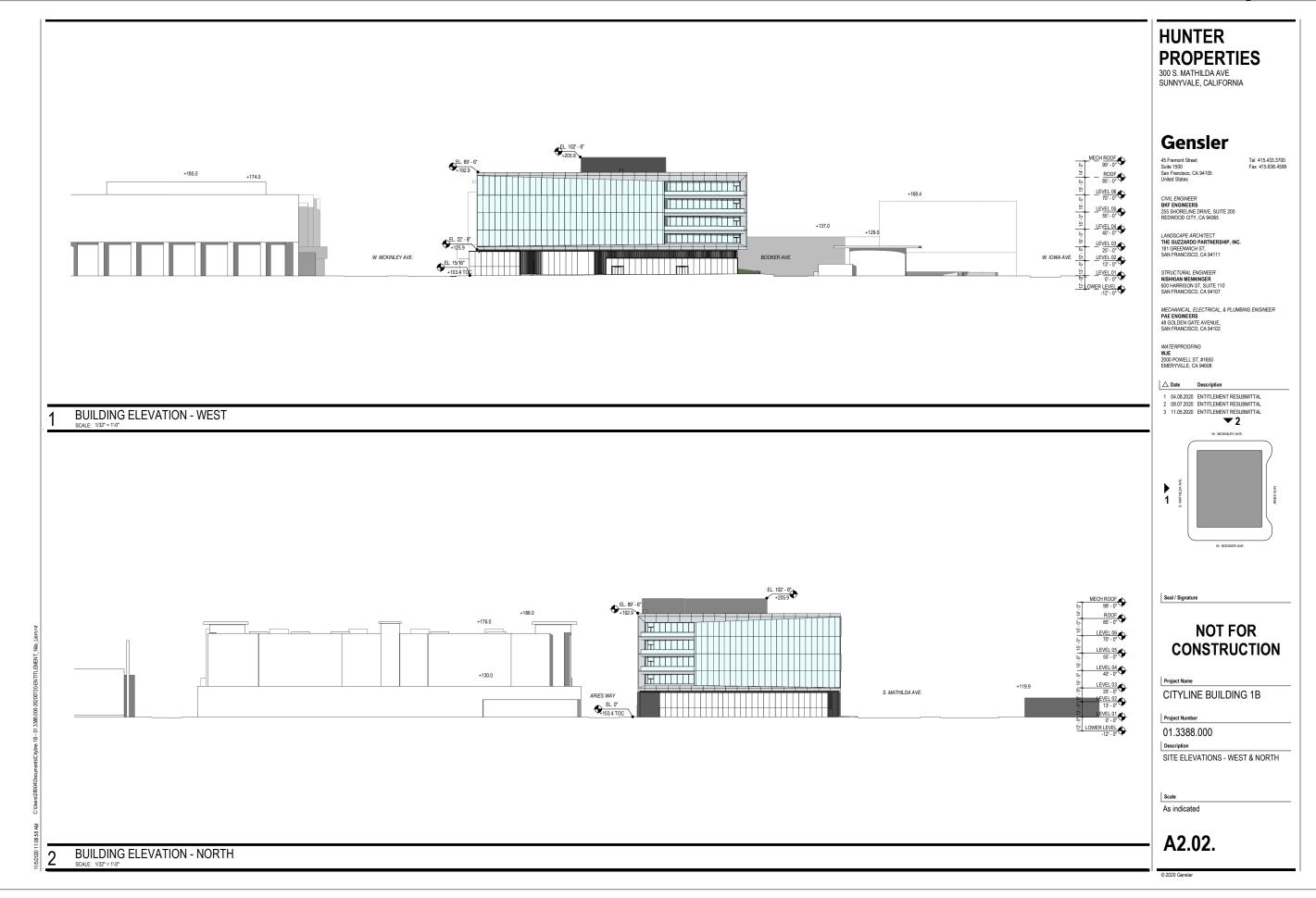


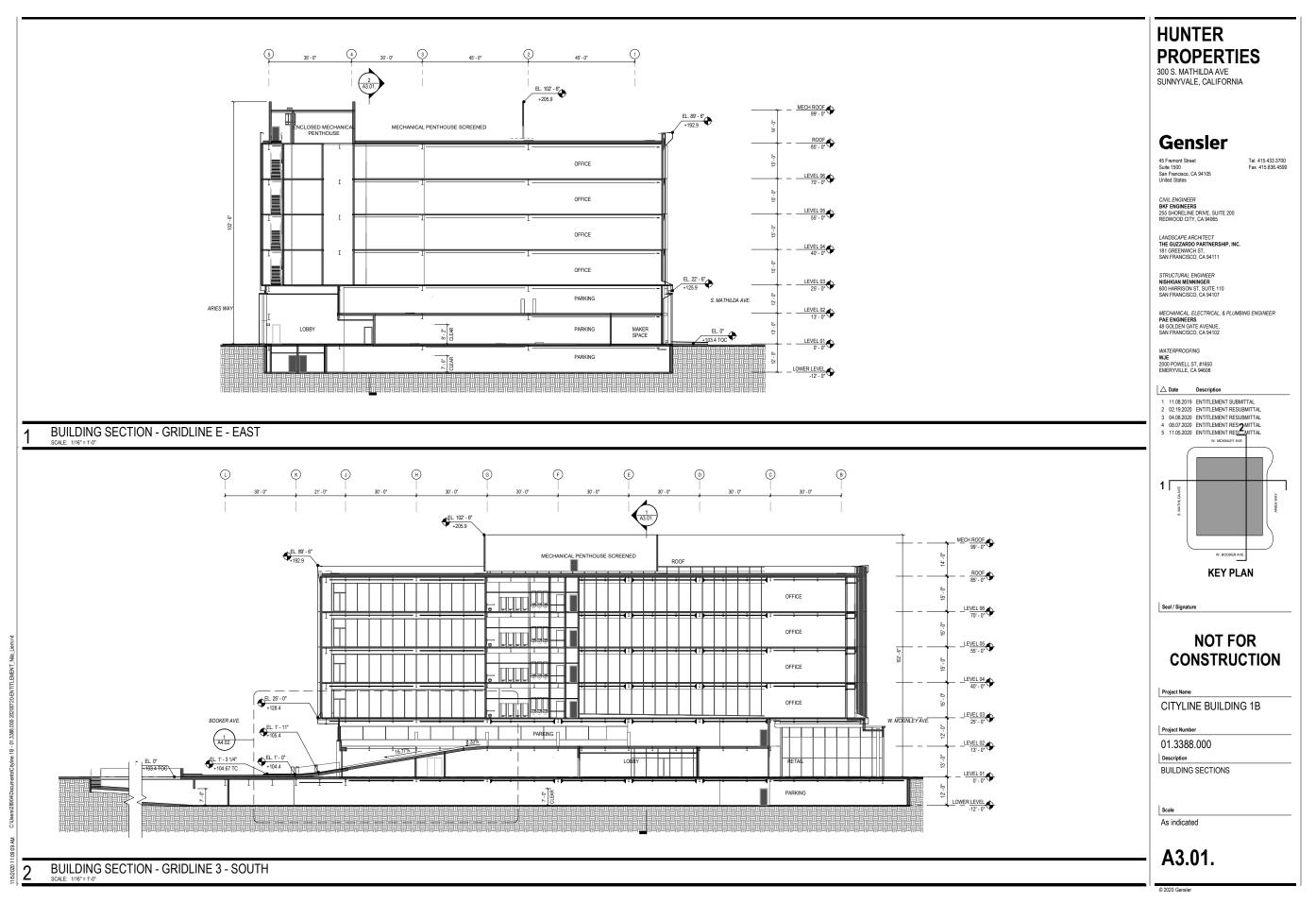


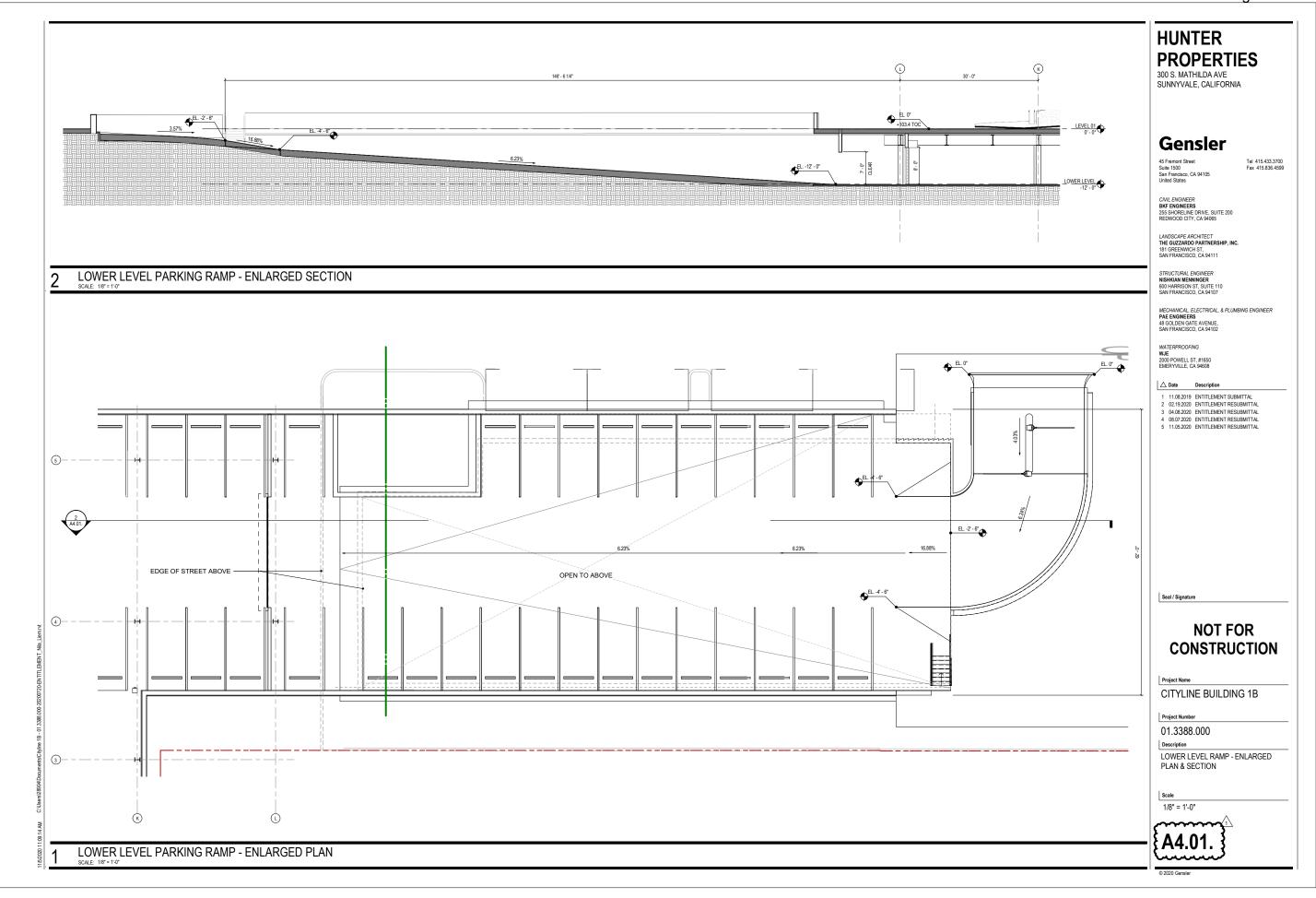


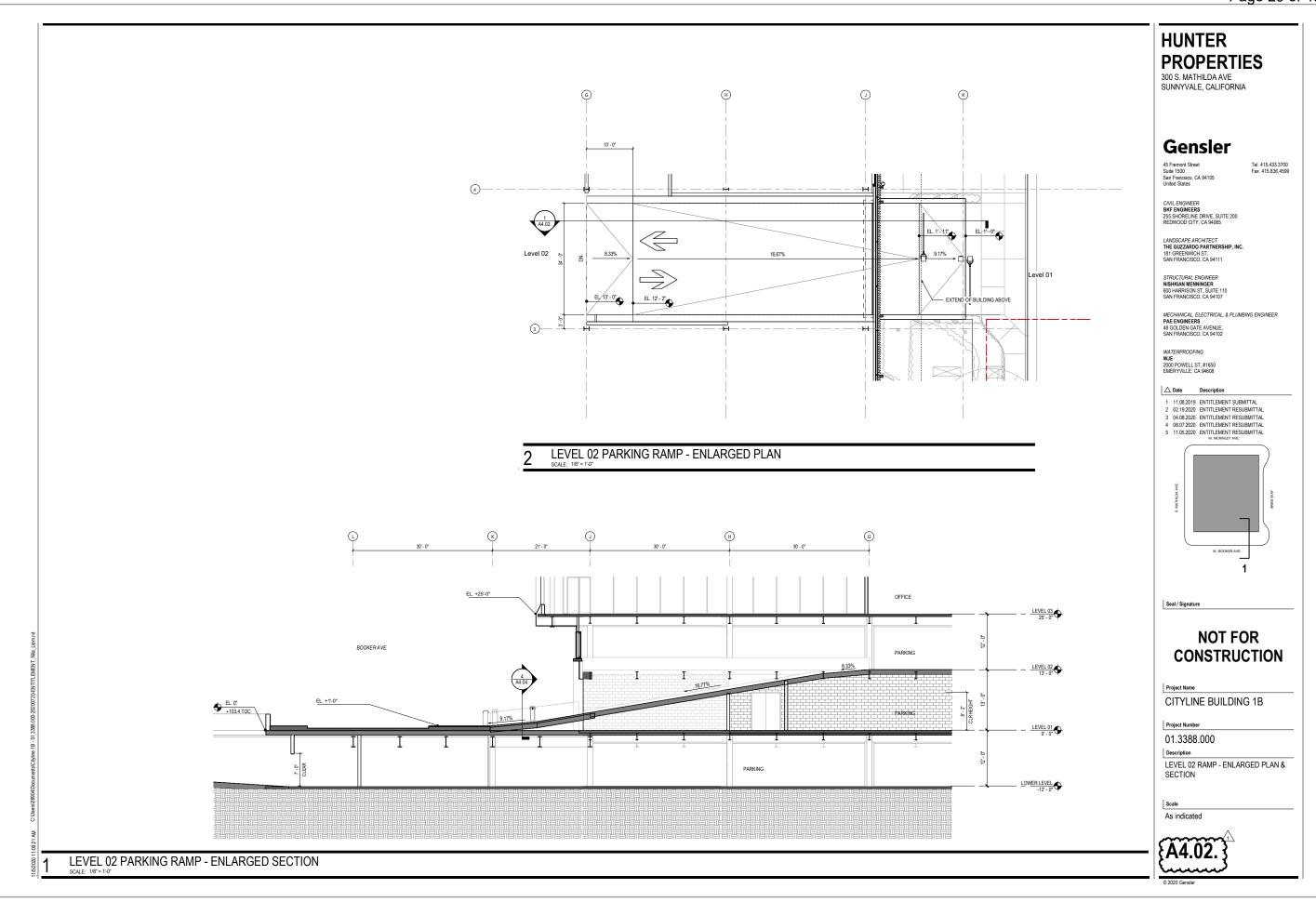


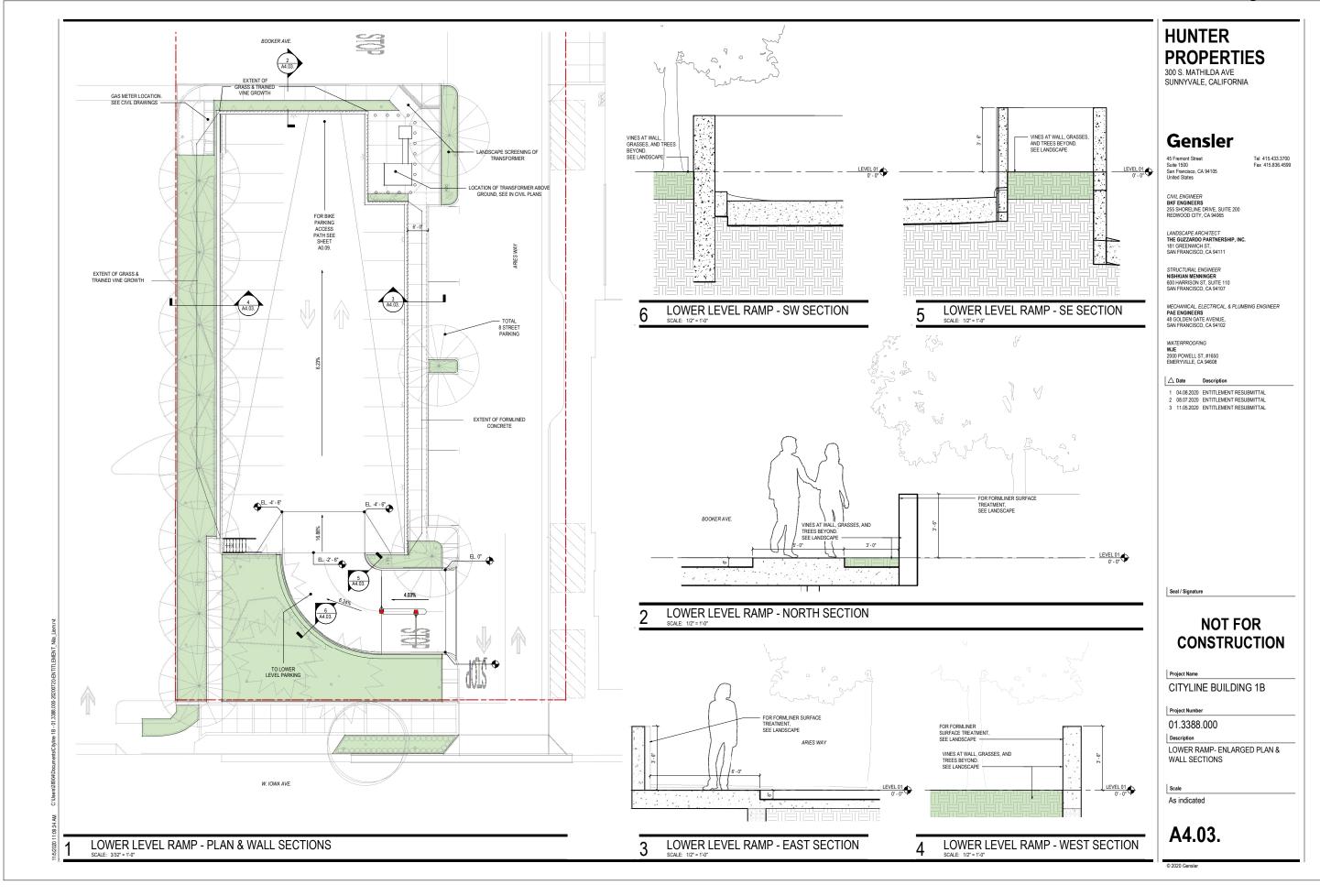


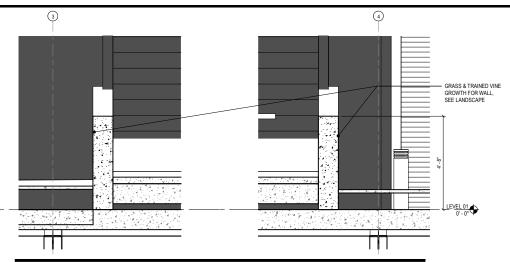












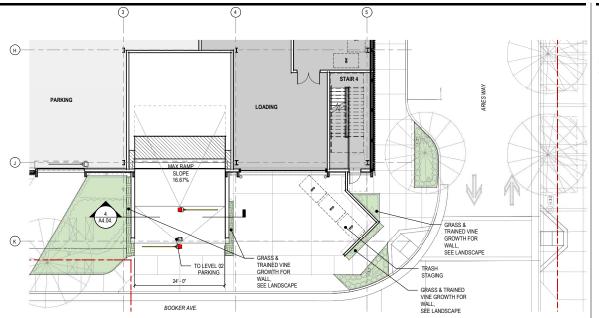
LEVEL 02 - PARKING RAMP SECTION



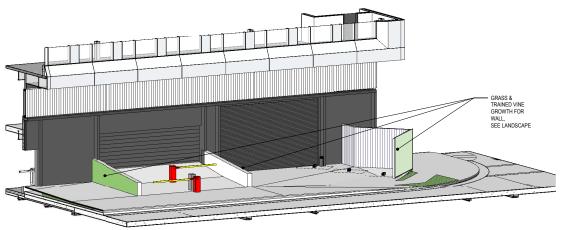
5 ENLARGED VIEW FROM SOUTHWEST: SOUTH MATHILDA AVE. & BOOKER AVE.



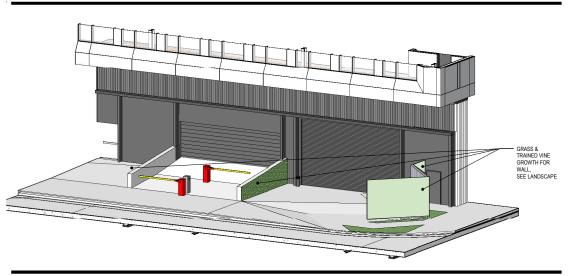
6 ENLARGED VIEW FROM SOUTHEAST: ARIES WAY & BOOKER AVE.



LEVEL 02 - PARKING RAMP



AXONOMETRIC SOUTH LOADING DOCK BELOW - WEST



AXONOMETRIC SOUTH LOADING DOCK - EAST

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

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

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

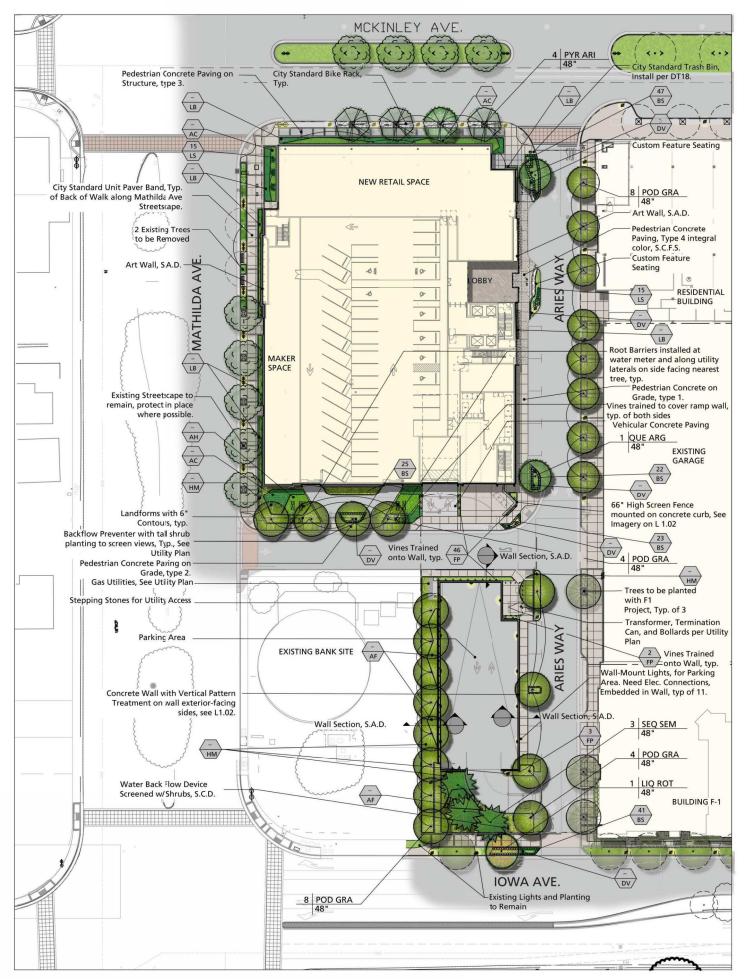
01.3388.000

Description

LEVEL 02 RAMP - PLAN, AXON & RENDERINGS

As indicated

A4.04.



## PLANT PALETTE

KEY					
TREES	SIZE*	BOTANICAL NAME	COMMON NAME	COMMENTS	QUANTITY
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 Gall	on minim	um unless otherwise noted on plan	าร		
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
НМ	5 Ga	Hypericum moseranum	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 r	noted on plans as groundcover			
PERENNIA	LS 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

HUNGER of 43
PROPERTIES

300 S. MATHILDA AVE SUNNYVALE, CALIFORNIA



Landscape Architects • Land Planners

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

△ Date □	escription
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

----



Sum

MAXIMUM APPLIED WATER ALLOWANCE

 $AWA = (ETo) \times (0.62) \times [(0.55 \times LA) + (0.45 \times SLA)]$ 

ESTIMATED TOTAL WATER USE

ETWU = (ETo) x (0.62) x ((PF x HA)/IE + SLAT

High Water Feature (High)

RESULTS

\*\* 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)

water features not using recycled water.

0.62 = Conversion Factor (to gallons per square foot)

ETo = Reference Evapotranspiration (inches per year) 0.55 = ET Adjustment Factor (ETAF) for residential projects

of water features using recycled water.

0.45 = The additional ET Adjustment Factor for SLA (1.0 - 0.55 = 0.45)

PF - Plant Factor from WUCOLS' or equivalent reference

nter total project Landscaped Area

nter Special Landscaped Area

RESULTS:

PROJECT #:

LA = Planted landscaped area including SLA and not including hardscapes. Also include surface area of

SLA = Portion of the Landscaped Area identified as Special Landscaped Area. Also include surface area

Efficiency (IE)

PROJECT #:

(sq ft)

45.30 ETo (inches/year)

9,103 LA (square feet)

0.00 SLA (square feet)

140,616.77 MAWA (gallons/year

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



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



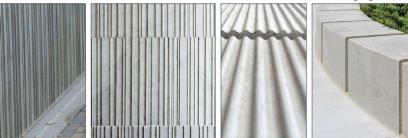
Picture frame Concrete Paving (Type 3)



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 Recepticales, Light Poles, Bike Rack and Paving



Hypericum moseranum - Gold Flower Screening Backflow Preventers



Buxus Along Streetscape and City Standard Concrete Paving







Pyrus C. 'Aristocrat' - Callery Pear Tree Liquidambar 'Rotundiloba' - Sweet Gum

Attachment 1 HUPNIGET Of 43

300 S. MATHILDA AVE SUNNYVALE, CALIFORNIA



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

	△ Date De	scription
ļ.	11.08.2019	Entitlement Submittal
	02.19.2020	Entitlement Resubmittal
	04.01.2020 07.17.2020	Entitlement Resubmittal : Entitlement Resubmittal : Entitlement Resubmittal

Seal / Signature



CITYLINE SUNNYVALE PARCEL B

Project Number

20046002

LANDSCAPE NOTES AND **IMAGERY** 

L1.02

© 2015 Gensler

# Structural Soil 10' max. City Standard Tree Grate -24" Box City Standard Street Tree 6" high Deep Root Barrier. \_3" ø x 6' Single Lodge Pole Stake w∕ Nylon Straps -Bubbler, Typ. of 2 Aggregate Bas Tree Grate Hanger -Irrigation Lateral Line 4" below Aggregate Base Subsurface Irrigation System Structural Soil. See City Standard Specifications. 3' Irrigation Main/Supply Line 1" Backfill Soil Mix between Deep Root Barrier and Curb/Rock subgade Barrier and Carby Rock Subgade —24" high Deep Root Barrier —Native Soil —Planting Pit Twice as Large as Root Ball Sunnyvale Tree Grate and Planting

CITY OF SUNNYVALE/ENGINEERING DIVISION CONSTRUCTION NOTES (FOR COMPLIANCE WITH CITY STANDARDS)

- ENCROACHMENT PERMITS: OBTAIN AN ENCROACHMENT PERMIT FROM PUBLIC WORKS DEPARTMENT FOR ALL OFF-SITE IMPROVEMENTS SHOWN ON THIS PLAN. SEE WEB-SITE LINK HEREIN FOR PERMIT APPLICATION DETAILS.
  HTTP://SUNNYVALE.CA.GOV/DEPARTMENTS/PUBLICWORKS/ENCROACHMENTPERMITS.ASPX
- STANDARD DETAILS AND CONSTRUCTION GUIDELINES: ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY'S LATEST STANDARD DETAILS AND SPECIFICATIONS, DESIGN STANDARDS AND, DESIGN AND CONSTRUCTION GUIDELINES, UNLESS OTHERWISE APPROVED BY THE CITY. SEE WEB-SITE LINK HEREIN-HTTP: //SUNNTYALE.CO.GOV/DEPARTMENTS/PUBLICWORKS/CITYSTANDARDDETAILSANDSPECIFI CATIONS.ASPX
- 3. NOTIFICATIONS: NOTIFY CITY PUBLIC WORKS INSPECTOR AT (408) 730-7415 BEFORE 4 PM A MINIMUM OF 24 HOURS IN ADVANCE OF STARTING WORK AND FOR EACH INSPECTION REQUEST, INCLUDING THE FINAL INSPECTION.
- UTILITY LOCATION VERIFICATION: IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES WITH THE APPROPRIATE AGENCIES.
- UNDERGROUND SERVICE ALERT NOTIFICATION: CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (USA) AT (800) 227-2600 OR 811 AT LEAST 48 HOURS PRIOR TO STARTING WORK. CONTRACTOR SHALL RETAIN DOCUMENTATION TO VERIFY USA CONTACT.
- TRAFFIC CONTROL: TRAFFIC CONTROL SHALL BE PER CITY—APPROVED TRAFFIC CONTROL PLAN. SHORT TERM AND/OR LONG TERM TRAFFIC CONTROL PLANS ARE REQUIRED TO BE SUBMITTED AND APPROVED BY THE DIVISION OF TRANSPORTATION AND TRAFFIC PRIOR TO THE START OF ANY WORK IMPACTING THE PUBLIC RIGHT—OF—MAY TRAFFIC CONTROL PLANS SHALL BE SUBMITTED AT THE SAME TIME AS THE ENCROCHMENT PERMIT APPLICATION. TRAFFIC CONTROL PLANS MUST BE PREPARED AND STAMPED BY PERSON TRAINED/CERTIFIED TO PREPARE TRAFFIC CONTROL LANS AND TO COMPLY WITH CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL EVICES (CALIFORNIA MUTCD), LATEST EDITION A COMPLETED TRAFFIC CONTROL EVICES (CALIFORNIA MUTCD), LATEST EDITION A
- 7. ELEVATION DATUM: ALL ELEVATIONS SHOWN ARE BASED UPON CITY OF SUNNYVALE DATUM, UNLESS OTHERWISE NOTED ON THE PLANS.
- 8. SURVEY MONUMENT PRESERVATION AND RESTORATION: ALL STANDARD STREET MONUMENTS, LOT CORNER PIPES, AND OTHER PERMANENT MONUMENTS DISTURBED DURING THE PROCESS OF CONSTRUCTION SHALL BE REPLACED AND A RECORD OF SURVEY OR CORNER RECORD PER SECTION 8771 OF THE PROFESSIONAL LAND SURVEYOR'S ACT FILED BEFORE ACCEPTANCE OF THE IMPROVEMENTS BY THE CITY. COPIES OF ANY RECORD OF SURVEY OR CORNER RECORDS SHALL BE SUBMITTED TO THE CITY.
- ERRORS AND OMISSIONS: APPROVAL OF PLANS DOES NOT RELIEVE THE CONTRACTOR/OWNER OF THE RESPONSIBILITY FOR THE CORRECTION OF MISTAKES, ERRORS OR OMISSIONS.
- RECORD DRAWINGS: CONTRACTOR SHALL KEEP UP—TO—DATE A COMPLETE RECORD SET OF PRINTS OF THE CONTRACT DRAWINGS SHOWING EVERY CHANGE FROM THE ORIGINAL DRAWINGS MADE DURING THE COURSE OF CONSTRUCTION INCLUDING EXACT LOCATION, SIZES, MATERIALS AND EQUIPMENT. A COMPLETE SET OF CORRECTED AND COMPLETED RECORD DRAWING PRINTS (AS—BUILTS) SHALL BE SUBMITTED TO THE CITY PUBLIC WORKS INSPECTOR PRIOR TO FINAL ACCEPTANCE FOR REVIEW AND APPROVAL BY THE CITY.
- 11. UTILITY INSTALLATION COORDINATION: CONTRACTOR SHALL COORDINATE UTILITY INFORMATION SHOWN ON THE PLANS WITH UTILITY OWNERS, INCLUDING BUT NOT LIMITED TO PGAE, WATER, CABLE, TELEPHONE AND/OR JOINT TRENCH FACILITIES, FOR LAYOUT AND DETAILS OF INSTALLATION, RELOCATION, ADJUSTMENT AND ABANDONMENT.
- 12. WATER SERVICE INSTALLATION: CONSTRUCTION OF WATER SERVICES SHALL BE PER SECTION 306 AND PER CITY OF SUNNYVALE STANDARD DETAILS. ALL WET (LUYE) TAPS 12' AND SMALLEE PERFORMED BY THE CITY AND RECURRE A MINIMUM 48 HOURS WRITTEN ADVANCE NOTHIFICATION TO THE CITY PUBLIC WORKS INSPECTOR. ALL EXISTING VALUE OPERATIONS SHALL BE OPERATED ONLY BY THE CITY.
- 13. WATER METERS AND METER BOXES: WATER METERS AND METER BOXES SHALL BE FURNISHED AND INSTALLED BY THE CITY UPON ACCEPTANCE OF A WATER SERVICE LATERAL LINE, AND THE PROPERTY OWNER HAS ASSUMED RESPONSIBILITY FOR THE CONNECTION ON THE DISCHARGE SIDE
- BACKFLOW PREVENTION DEVICES: BACKFLOW PREVENTION DEVICES SHALL BE REQUIRED ON ALL NON-SINGLE FAMILY RESIDENCES FOR IRRIGATION, DOMESTIC, AND FIRE LINES, PER CITY STANDARD DETAIL DRAWINGS AND AS SHOWN ON CITY APPROVED PLANS, A BACKFLOW PREVENTION ENCLOSURE MAY BE REQUIRED FOR BACKFLOW DEVICES FROM 1/2" TO 2". NO METER SHALL BE TURNED ON UNTIL THERE IS FULL COMPLIANCE WITH THE CROSS-CONNECTION CONTROL PROGRAM.
- 15. WATER SERVICE SADDLES, VALVES, AND PIPE: THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING THE SERVICE SADDLE OR TAPPING SLEEVE AND TAPPING GATE VALVE. A LIST OF WATER VALVES AND APPURTENANCES CAN BE FOUND IN THE CITY STANDARD SPECIFICATIONS, SECTION 208-7 WATER MAIN DUCTILE IRON PIPE APPURTENANCES CAN BE FOUND IN SECTION 207-9.2.1.2 OF THE CITY SPECIFICATIONS.
- WATER VALVE LOCATION MARKING: THE LOCATION OF ALL VALVES IN THE STREET SHALL BE MARKED WITH AN INCISED ARROW ON THE TOP THE MEAREST CURP POINTING TO THE GATE VALVE AND THE DISTANCE IN FEET TO THE VALVE MARKED WITH INCISED ROMAN NUMERALS ON FACE OF THE CURP, ALL IN 2" HIGH CHARACTERS.
- WATER SYSTEM DISINFECTION: NEW WATER PIPELINES, VALVES, FITTINGS, AND APPURTENANCES SHALL BE DISINFECTED, TESTED BY THE CONTRACTOR, AND SHALL PASS ALL BACTERIOLOGICAL AND OTHER WATER QUALITY REQUIREMENTS BEFORE BEING PUT INTO SERVICE. CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT REQUIRED TO DISINFECT AND TEST THE PIPELINES AND APPURTENANCES. WATER MAIN DISINFECTING AND FLUSHING SHALL BE PER SECTION 306-1.4.7 OF THE CITY STANDARD SPECIFICATIONS, AND SHALL BE WITNESSED DAY, THE CITY HARDER STANDARD SPECIFICATIONS, AND SHALL BE WITNESSED
- 18. WATER PRESSURE: WATER PRESSURE TEST SHALL BE PERFORMED PER SECTION 306 OF THE CITY STANDARD SPECIFICATIONS.
- 19. WATER SERVICE SHUTDOWNS: IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY AFFECTED RESIDENTS AND BUSINESSES 48 HOURS IN WRITING PRIOR TO THE START OF A WATER MAIN SHUTDOWN. A WATER MAIN SHUTDOWN WILL BE DONE BY CITY CREWS ONLY.
- 20. WET UTILITY INSTALLATION: WET UTILITIES (SANITARY, STORM, WATER) PIPE MATERIALS AND APPURTENANCES SHALL BE PER SECTION 207 OF THE CITY OF SUNNYVALE STANDARD SPECIFICATIONS AND IN ACCORDANCE WITH THE LATEST CITY DESIGN STANDARDS. ALL WATER MAINS NORTH OF THE CALITARIN RALIROAD TRACKS SHALL BE AWAY C -900 CLASS 200 PVC OR BE POLY WRAPPED AND TAPED DUCILL BROW PIPE.

ALL WORK FOR STORM AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE.

IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORK UPSTREAM, CONTRACTOR SHALL PROCEED AT CONTRACTOR'S OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY, CONTRACTOR SHALL VERIFY LOCATION OF SANITARY SEWER LATERAL WITH OWNER PRIOR TO CONSTRUCTION. THE RE-LUSE OF ANY EXISTING CITY UTILITY SERVICE LINES AND APPURTENHANCES IS SUBJECT TO CITY'S REVIEW AND APPROVAL, CONTRACTOR SHALL EXPOSE THE EXISTING FACILITIES DURING CONSTRUCTION FOR CITY'S EVALUATION OR PROVIDE VIDEO FOOTAGE OF THE EXISTING PIPE CONDITION. CONTRACTOR SHALL REPLACE ANY DEFICIENT FACILITIES AS DEEMED NECESSARY BY CITY PUBLIC WORKS INSPECTOR.

- 21. SEWER AND STORM DRAIN ELEVATION DATA: CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK.
- 22. UTILITY PROTECTION: CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND SERVICE LATERALS FROM DAMAGE DUE TO CONTRACTOR'S OPERATIONS, ANY AND ALL UTILITY SERVICE LATERALS THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE CITY PUBLIC WORKS INSPECTOR.
- 23. UTILITY LOCATION POTHOLING: IT IS THE CONTRACTOR'S RESPONSIBILITY TO POTHOLE AND/OR UNCOVER AND EXPOSE EXISTING UTILITIES AT CROSSING LOCATIONS. BACKFILL, COMPACTION, AND PAYEMENT REPAIR OF POTHOLED LOCATIONS SHALL BE DONE TO THE SATISFACTION OF THE CITY PUBLIC WORKS INSPECTOR.
- 24. UTILITY CROSSINGS: THE EXISTING UTILITIES CROSSING THE NEW PIPELINE ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE TYPE, SIZE, LOCATION AND DEPTH OF ALL THE UTILITY CROSSINGS (BOTH MAINS AND LATERALS) ARE CORRECT AS SHOWN. NO GUARANTEE IS MADE THAT ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) ARE SHOWN.
- 25. UTILITY CROSSING SEPARATION: CONTRACTOR SHALL MAINTAIN A MINIMUM 12 INCH VERTICAL AND 4 FEET HORIZONTAL CLEARANCE TO OTHER EXISTING UTILITIES. FIVE FEET HORIZONTAL CLEARANCE MUST BE MAINTAINED WHEN WORKING NEAR NATURAL GAS LINES. WHERE 12 INCH VERTICAL MINIMUM CLEARANCES CANNOT BE MAINTAINED, USE THE FOLLOWING:
- G.INSTALL CONCRETE SADDLE EITHER ON THE UPPER OR LOWER PIPE IN ACCORDANCE WITH APPLICABLE STANDARD DETAILS AND AS APPROVED BY THE CITY; AND
- b.PLACE NEW PIPELINE JOINTS AT A MINIMUM 5 FEET FROM THE CENTERLINE OF THE EXISTING PIPE. THE TWO JOINTS ON EITHER SIDE OF NEW PIPELINE ARE TO BE RESTRAINED. THIS METHOD APPLIES TO THE NEW PIPELINE CROSSING BELOW AN EXISTING WATER LINE OR ABOVE AN EXISTING SEWER: AND/OR
- CPLACE RUE PIPELINE JOINTS AT A MINIMUM 9 FEET FROM THE CENTERLINE OF THE EXISTING PIPE. THE TWO JOINTS ON EITHER SIDE OF NEW PIPELINE ARE TO BE RESTRAINED. THIS METHOD APPLIES TO THE NEW PIPELINE CROSSING ABOVE AN EXISTING WATER LINE OR BELOW. d. BLANKET PROTECTION FOR PIPES OR ENCASEMENT FOR PIPES MAY BE REQUIRED AS DIRECTED AND APPROVED BY THE CITY ENGINEER
- 26. UTILITY VAULTS AND PULLBOXES: ALL EXISTING UTILITY VAULTS AND/OR PULL BOXES THAT ARE LOOSE AND/OR BROKEN SHALL BE RE-SECURED AND/OR REPLACED TO THE CITY PUBLIC WORKS INSPECTOR'S SATISFACTION. ALL EXISTING AND NEW UTILITY STRUCTURES SHALL BE ADJUSTED TO FINISH GRADE.
- 27. VEHICLE AND PEDESTRIAN ACCESS: VEHICLE AND PEDESTRIAN ACCESS IN ACCORDANCE WITH AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS MUST BE PROVIDED AT ALL TIMES TO ALL ABUTTING PROPERTIES, EXCEPT AS APPROVED BY THE CITY PUBLIC WORKS INSPECTOR. 48 HOURS WRITTEN NOTICE MUST BE GIVEN TO THE AFFECTED PROPERTY OWNER(S) WHEN ACCESS IS AFFECTED.
- TEMPORARY TRENCH PAVING: TRENCHES DEEMED BY THE INSPECTOR TO BE CORRECTLY BACKFILLED BUT NOT PERMANENTLY PAVED MAY BE TEMPORARILY PAVED WITH CUTBACK ASPHALT <u>UNTIL THE NEXT WORKING DAY.</u>

TRENCHES DEEMED BY THE INSPECTOR TO BE CORRECTLY BACKFILLED BUT NOT PERMANENTLY PAVED MAY BE TEMPORARILY PAVED WITH HIGH-PERFORMANCE PATCHING MATERIAL <u>UNTIL PERMANENT PAVING IS INSTALLED</u>, DUE TO THE INSTABILITY OF CUTBACK ASPHALT, IT IS NOT ALLOWED AS INTERIM PAVING WHILE WAITING FOR PERMANENT PAVING UNLESS PERMANENT PAVING IS DONE THE FOLLOWING WORKDAY.

CITY OF SUNNYVALE/ENGINEERING DIVISION CONSTRUCTION

NOTES (CONT.) (FOR COMPLIANCE WITH CITY STANDARDS)

29. FINISH PAVING STANDARDS: ALL PAVING - TEMPORARY OR PERMANENT - MUST INSTALLED IN A MANNER THAT PROVIDES AN ACCEPTABLE SAFE PASSAGEWAY FOR TRAFFIC AND PEDESTRIANS (INCLUDING ADA).

ASPHALT CONCRETE SHALL CONFORM TO SECTION 203 OF THE CITY STANDARD DETAILS. ASPHALT CONCRETE SHALL NOT BE PLACED WHEN THE ATMOSPHERIC TEMPERATURE IS BELOW 10°C (50°F) AND FALLING OR DURING UNSUITABLE WEATHER, AS DETERMINED BY THE INSPECTOR.

- 30. CRACK SEALING: CONTRACTOR SHALL HOT-APPLY CRACK SEAL EMULSION TO ALL CRACKS IN PAVEMENT PRIOR TO ANY SLURRY SEAL APPLICATION.
- TRENCH PLATES: STEEL PLATES MAY BE USED PER THE CITY PUBLIC WORKS INSPECTOR'S APPROVAL AND WHEN IN COMPLIANCE WITH CALTRANS SPECIFICATION TR-0157, WHICH ADDRESSES REQUIRED PLATE THICKNESSES, EDGING DESIGN, PLACEMENT, AND ANTI-SKID
- 32. TRENCH BACKFILL: TYPICAL TRENCH BACKFILL SHALL BE PER APPLICABLE CITY STANDARD NUMBERS 16A-1, 16A-2, 16A-3, 16A-4, 16A-5, AND 16A-6. FOR COF OR CLSM. THE 28-0AY COMPRESSIVE STRENGTH SHALL BE A MINIMUM OF 50 PSI AND A MAXIMUM OF 100 PSI TYPICAL TRENCH BACKFILL FOR WATER SHALL BE SAND 6 BELOW THE PIPE UP TO THE SPRING LINE OF THE PIPE

FOR BEDDING, CLASS 2 AB SHALL USED FOR THE REMAINDER. CLASS 2 AB TO BE DAMPENED AND COMPACTED WITH A RAMMER OR VIBRATION PLATE TO 95% COMPACTION EVERY 12" LIFT.

- WARRANTY PERIOD: THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REPAIRS TO TRENCHES AND PAVEMENT FOR A ONE—YEAR WARRANTY PERIOD AFTER ACCEPTANCE OF THE WORK BY THE CITY. ONE YEAR AFTER ACCEPTANCE, THE CITY WILL MAKE A FINAL INSPECTION. IF REPAIRS HAVE TO BE MADE, THE CONTRACTOR OR DEVELOPER WILL BE NOTIFIED TO MAKE REPAIRS.
- 34. GRADE BREAK DETAILS: GRADE BREAKS ON CURBS AND SIDEWALKS TO BE ROUNDED OFF (WHILE CONCRETE FINISHING WORK IS IN PROGRESS) IN FORM WORK AND FINISHED SURFACING.
- 35. TRAFFIC STRIPING: CONTRACTOR SHALL REPLACE EXISTING CURB MARKINGS AND PAINT (OR THERMOPLASTIC) AFTER INSTALLATION OF NEW CURB AND GUTTER.

CONTRACTOR SHALL REPLACE EXISTING TRAFFIC STRIPING/LEGENDS AND DETECTOR LOOPS THAT ARE DISTURBED BY CONSTRUCTION OPERATIONS TO THE CITY INSPECTOR'S SATISFACTION. ALL PAVEMENT MARKINGS ARE TO BE THERMOPLASTIC MATERIAL.

- 36. JOBSITE MANAGEMENT: CONTRACTOR IS REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- 37. ALL CONSTRUCTION MATERIALS, EQUIPMENT, STORAGE, STOCKPILING, AND STAGING MUST BE DONE ON-SITE AND THE PUBLIC RIGHT-OF-WAY/STREET MUST BE KEPT CLEAR AND FREE OF DEBRIS.
- 38. EMERGENCY CONTACT INFO: THE CONTRACTOR SHALL PROVIDE 24-HOUR/7-DAY CONTACT INFORMATION TO THE CITY INSPECTOR.
- 39. STORMWATER BEST MANAGEMENT PRACTICES: CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE STATE OF CALIFORNIA BEST MANAGEMENT PRACTICES HANDBOOK FOR APPLICABLE STORMWATER RUNOFF CONTROL MEASURES AND EMPLOY ITS PROVISIONS THROUGHOUT ALL
- 40. STENCILS FOR CATCHBASINS AND STORMWATER INLETS: CONTRACTOR SHALL STENCIL ALL NEW OR REPAIRED CATCHBASINS AND STORMDRAIN INLETS WITH THE NON-POINT-SOURCE "NO DUMPING" MESSAGE AS SHOWN ON THE CITY-APPROVED PLANS. THE STENCIL IS AVAILABLE FROM THE CITY'S ENVIRONMENTAL SERVICES DEPARTMENT AT (408) 730-7260.
- REMOVAL OF USA MARKINGS: ALL UNDERGROUND SERVICE ALERT (USA) MARKINGS ON CONCRETE AND ASPHALTIC PAVEMENT OR OTHER STRUCTURES SHALL BE REMOVED WHEN THEY ARE NO LONGER REQUIRED. ACCEPTABLE MEANS OF REMOVAL INCLUDE SAND BLASTING OR HIGH PRESSURE WATER BLASTING.

CITY OF SUNNYVALE STREET LIGHTING NOTES.

MATERIALS LIST SUBMISSION: A LIST OF THE MATERIALS PROPOSED BY THE CONTRACTOR TO BE USED ON THIS PROJECT FOR STREET LIGHTING INCLUDING, BUT NOT LIMITED TO, LUMINAIRES, POLES, CONDUIT, CONDUCTORS, PULL BOXES AND SERVICE EQUIPMENT SHALL BE SUBMITTED TO THE CITY'S TRAFFIC AND TRANSPORTATION DIVISION FOR REVIEW PRIOR TO THE START OF WORK. THE LIST SHALL INCLUDE THE MANUFACTURER'S SPECIFICATIONS FOR ALL APPLICABLE PRODUCTS.

2. ELECTRICAL SERVICES:

a. INSTALL A 240V SERVICE NEXT TO EACH PG&E SECONDARY BOX USED FOR STREETLIGHT SERVICE, UNLESS SPECIFIED OTHERWISE.

b. ALL ELECTRIC SERVICE POINTS SHOWN ON THESE PLANS WERE DETERMINED BY PG&E AND ARE

TENTATIVE AND SHOWN FOR REFERENCE ONLY. THE ACTUAL SERVICE POINT(S) MUST BE CONFIRMED WITH PG&E PRIOR TO CONSTRUCTION OF ELECTRICAL WORK. ALL ADDITIONAL COSTS

CONTINUED WITH PORCE PRIOR TO CONSTRUCTION OF ELECTRICAL WORK. ALL ADDITIONAL COSTS INCURRED FOR WORK MODIFICATIONS REQUIRED DUE TO FINAL SERVICE POINT LOCATIONS/ADJUSTMENT SHALL BE BORNE BY THE PERMITTEE. IF THE FINAL SERVICE POINT LOCATION(S) DIFFER FROM THE TENTATIVE SERVICE POINT LOCATION(S) AS SHOWN ON THE PLANS, THE PERMITTEE SHALL REVISE THE PLANS AND NOTIFY THE PUBLIC WORKS INSPECTOR OF ANY CHANGES AND SHALL OBTAIN CITY APPROVAL OF CHANGES PRIOR TO INSTALLATION OF FLECTIFICAL WORK

- EQUIPMENT SALVAGE: ALL EQUIPMENT TO BE SALVAGED SHALL BE DELIVERED TO THE CITY OF SUNNYVALE CORPORATION YARD AT 221 COMMERCIAL STREET IN SUNNYVALE. CONTACT CITY PUBLIC WORKS INSPECTIOR PRIOR TO DELIVERY FOR FURTHER INSTRUCTIONS.
- OVERHEAD LINE CLEARANCE: PERMITTEE IS RESPONSIBLE FOR PROVIDING CLEARANCE FOR ELECTROLLERS AND TRAFFIC SIGNAL STANDARDS FROM OVERHEAD UTILITY LINES. CLEARANCE MUST BE A MINIMUM OF 10 FEET FROM HIGH VOLTAGE LINES, 3 FEET FROM SECONDARY LINES, AND 1 FOOT FROM COMMUNICATION LINES. NO ELECTROLLER OR TRAFFIC SIGNAL STANDARD SHALL BE INSTALLED UNTIL PROPER CLEARANCE IS OBTAINED. ALL EXPENSES ASSOCIATED WITH PROVIDING THESE CLEARANCES MUST BE BORNE BY THE DEVELOPER.
- ELECTROLIER LOCATIONS: ALL ELECTROLIER LOCATIONS SHALL BE STAKED IN THE FIELD BY THE PERMITTEE.
- ELECTROLIER SPECIFICATIONS: ALL NEW ELECTROLIERS SHALL BE CITY OF SUNNYVALE STANDARD PER CITY STANDARD SPECIFICATIONS (SECTION 209) AND DETAILS (NUMBERS 1D THROUGH 5D).
- PULLBOXES: ALL NEW PULL BOXES SHALL BE #3-1/2 UNLESS NOTED OTHERWISE.
- GROUNDING CONDUCTOR(S): A CONTINUOUS #8 AWG GROUNDING CONDUCTOR SHALL BE INSTALLED FOR EACH NEW LUMINAIRE ON NEW OR RE-WIRED ELECTROLIERS. THE GROUNDING CONDUCTOR SHALL BE TERMINATED IN THE LUMINAIRE HOUSING AND CONNECTED TO THE GROUNDING WIRE IN BASE OF THE DOLE.
- POLE REPLACEMENT SPECIFICATIONS: ANY EXISTING "SAN JOSE OCTOFLUTES" (METAL POLES) SHALL BE REPLACED WITH CITY OF SUNNYVALE STANDARD MARBELITE POLES.
- 10. TESTING: CONTRACTOR SHALL TEST ALL STREET LIGHTS BEFORE AND AFTER THE PROJECT TO ENSURE ALL WORK AS EXPECTED



# VICINITY MAP

#### BENCH MARK:

CITY OF SUNNYVALE BENCHMARK #72. BRASS DISK IN TOP OF CURB NEXT TO CATCH BASIN AT THE SOUTHWEST CURB RETURN, INTERSECTION OF SUNNYVALE AVENUE AND IOWA AVENUE. NGVD 29 ELEVATION 104.279 USED AS A BASIS THIS PROJECT. THIS BENCHMARK WAS DESTROYED. CLOSEST CITY OF SUNNYVALE BENCHMARK TO THIS PROJECT IS BENCHMARK #2. BENCHMARK #2 NGVD 29 ELEVATION 113.366.

CITY OF SUNNYVALE NOW USES AS DATUM NAVD 88. BENCHMARK #2. BRASS DISK IN TOP OF CURB NEXT TO CATCH BASIN AT TRAFFIC SIGNAL BOX, SOUTHWEST CORNER OF WEST CLUYE AND MATHILIDA AVENUE. NAVD 88 ELEVATION 115.872

BENCHMARK #2 NGVD 29 ELEVATION 113.366 BENCHMARK #2 NAVD 88 ELEVATION 115.872

#### BASIS OF BEARINGS

THE BEARING N75-08'00"W OF THE MONUMENT LINE OF IOWA AVENUE, AS SHOWN ON THAT CERTAIN PARCEL MAP WHICH WAS FILED JULY 3, 1978 IN BOOK 421 OF MAPS AT PAGES, 46 AND 47, RECORDS OF SANTA CLARA COUNTY, WAS TAKEN AS THE BASIS OF

#### PROJECT SUMMARY

THIS PROJECT CALLS FOR THE CONSTRUCTION OF A SIX-STORY OFFICE BUILDING WITH GROUND FLOOR FIAIL, ONE LEVEL OF BELOW GRADE PARKING. AND TWO LEVELS OF ABOVE GROUND PARKING AT THE CORNER OF MATHILDA AVENUE AND

#### DRAWING INDEX

- TITLE SHEET GENERAL NOTES
- EXISTING CONDITIONS SITE PLAN GRADING PLAN
- UTILITY PLAN
- STRIPING PLAN
- FIRE HOSE REACH PLAN
- CROSS SECTIONS
  TRUCK TURNING PLAN

# LEGEND AND ABBREVIATIONS

TOP OF CURB

TYPICAL ON CENTER

		PROPOSED	EXISTING
AB	AGGREGATE BASE		
AC	ASPHALT CONCRETE		
ASPH	ASPHALT		
BFP	BACK FLOW PREVENTER		
CB	CATCH BASIN		
CCP	CONCRETE CYLINDER PIPE		
C&G	CURB AND GUTTER		•
CONC	CONCRETE		
DW	DOMESTIC WATER	w	
(E)	EAST		
E	ELECTRICAL		— - — Е —
E (OH)	ELECTRICAL (OVERHEAD)	_	
FDC	FIRE DEPARTMENT CONNECTION		
FH	FIRE HYDRANT GAS	++++	+
G INV	INVERT	G	
JT	JOINT TRENCH	_	
01	CONT INCINOIT	Jī	
MH	MANHOLE		
O.D.	OUTSIDE DIAMETER		
PCC	PORTLAND CEMENT CONCRETE		
PIV	POST INDICATOR VALVE		
PVC	POLYVINYL CHLORIDE		
RCP	REINFORCED CONCRETE PIPE		
SD	STORM DRAIN		
SP	STAND PIPE		
SS	SANITARY SEWER	s	
S/W	SIDEWALK	<b>5</b>	
VCP	VITRIFIED CLAY PIPE		
T	TELEPHONE		
wv	WATER VALVE	⊗	⊗



# 1730 N. FIRST STREE

Attachment 1

**HUPNIGE TR** of 43

**PROPERTIES** 

300 S. MATHILDA AVE

SUNNYVALE, CALIFORNIA

SAN JOSE CA 95112 PHONE (408) 467-9100 FAX (408) 467-9199

#### △ Date

Entitlement Submittal 01.08.2020 Plan Check Response 02.14.2020 City Resubmittal

07.24.2020 Entitlement Resubmittal 4

04.08.2020 City Resubmittal 07.01.2020 Aries way sw coordination

Seal / Signature



Project Name

CITYLINE SUNNYVALE PARCEL B

Project Numbe 20046002

TITLE SHEET

NO SCALE

#### 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 OCCUPYING 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
- 5. 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 K KRETE. COF 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 KIKRETE 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.
- 9. UN-USED PIPES BETWEEN THE CURB AND THE RIGHT-OF-WAY ARE TO BE REMOVED AND DISPOSED (NOT
- 10. SALVAGE AND ARRANGE THE EXISTING FACILITIES (I.E., MANHOLE COVERS, MANHOLE FRAMES, ETC.) TO BE PICKED UP BY THE CITYS ENVIRONMENTAL SERVICES DEPARTMENT BY PRIOR ARRANGEMENT.

- 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 ABANDOMENT.
- 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.
- 6. FILL ALL WATER MAINS TO BE ABANDONED-IN-PLACE WITH SAND/CLSM/CONCRETE MIX WITHIN THE PUBLIC RIGHT-OF-WAY.
- 7. 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.
- 8. 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 THAN18"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.
- 9. 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.
- 10. 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.

- IEMAL:
  COORDINATE WITH CITY TO PROPERLY REMOVE OR ABANDON IN PLACE UNUSED EXISTING CITY UTILITY SERVICE LINES
  DISCOVERED THAT WERE LEFT IN PLACE BY OTHERS.
- 2. CONTACT UTILITY COMPANIES FOR REMOVAL, ABANDONMENT, ADJUSTMENT OR RELOCATION OF THEIR FACILITIES.
- 3. SEE DEMOLITION PLANS FOR REMOVAL OF ON-SITE IMPROVEMENTS (NOT APPLICABLE)
- 4. 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

- 1. 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.
- 4. CONTRACTOR WILL MAINTAIN ALL FACILITIES UNTIL ACCEPTANCE BY OWNER.
- 5. 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 DCCURS THE WORK WILL STOP IN THAT AREA AND A PLAN FOR DE-WATERING WILL BE PROVIDED TO THE CITY FOR RECIVEM 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.
- 8. CONTRACTOR SHALL INSURE POSITIVE DRAINAGE TO EXISTING DRAINAGE FACILITIES FROM NEW PAVEMENT SECTIONS, OVERLAY PAVEMENT SECTIONS, AND PATCH DEPRESSIONS.
- 9. CURBS AND SIDEWALKS SHALL BE FORMED AND FINISHED SO THAT THE GRADE BREAKS ARE ROUNDED OFF.
- 10. ALL EXISTING MANHOLES, FRAMES, INLETS, VALVE BOXES, VAULTS AND OTHER STRUCTURES SHALL BE ADJUSTED TO THE FINAL GRADES.
- 11. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL USA TO IDENTIFY AND MARK ALL UNDERGROUND UTILITIES WITHIN THE PROJECT AREA.
- 12. ALL EXISTING LANDSCAPE SHALL BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE, OR REPLACED IN KIND.
- 13. 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.
- 14. SHOULD ANY CONFLICTS APPEAR BETWEEN THE DRAWINGS AND THE SPECIFICATIONS THE MOST STRINGENT REQUIREMENT OF EITHER DOCUMENT SHALL APPLY.
- 15. UNDERGROUNDING OF UTILITIES FOR ALL NEW DEVELOPMENT SHALL BE PROVIDED AS PER CHAPTER 19.46 OF THE MUNICIPAL CODE.
- 16. 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.
- 17. 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.
- 18. HOURS OF CONSTRUCTION MONDAY THROUGH FRIDAY

HOURS OF COUNSTICKLION
MONDAY THROUGH FRIDAY
SATURDAY
SATURDAY
SUNDAYS AND NATIONAL HOUDAYS
NO ACTIVITY ALLOWED

- 19. 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.
- 20. ALL CONSTRUCTION ACTIVITIES IN THIS PHASE AREA ARE SUBJECT TO THE SOIL CONTAMINATION MANAGEMENT PLAN.
- 21. 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
- 22. COORDINATE WITH CITY TO PROPERLY REMOVE OR ABANDON IN PLACE UNUSED EXISTING CITY UTILITY SERVICE LINES DISCOVERED THAT WERE LEFT IN PLACE BY OTHERS.
- 23. CONTACT UTILITY COMPANIES FOR REMOVAL, ABANDONMENT, ADJUSTMENT OR RELOCATION OF THEIR FACILITIES.
- 24. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ANY EXISTING UTILITIES.
- 25. 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.

#### Attachment 1

# HUPNGET of 43

300 S. MATHILDA AVE SUNNYVALE, CALIFORNIA



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

△ Date Descriptio 01.08.2020 Plan Check Response 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



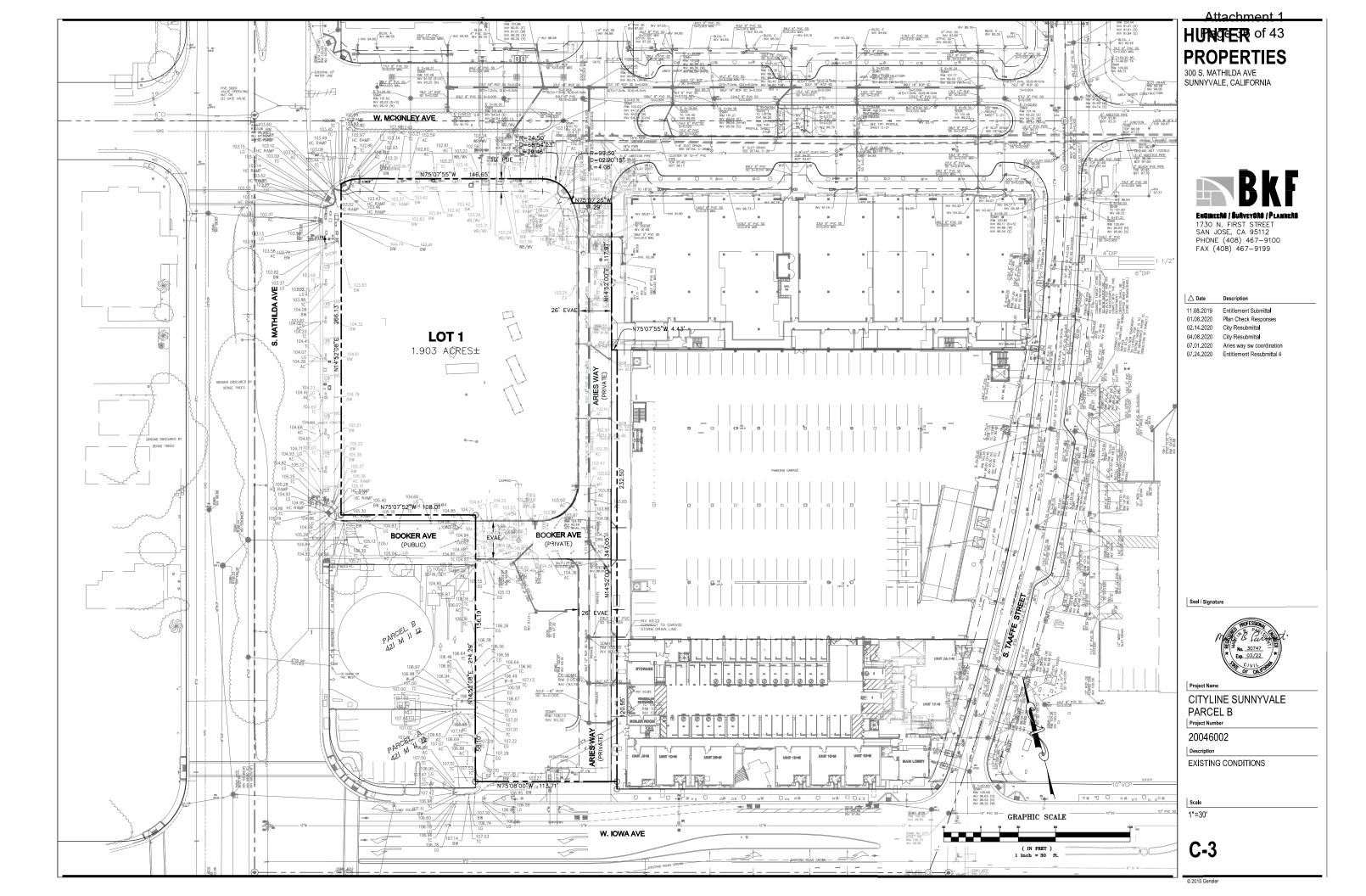
Project Name

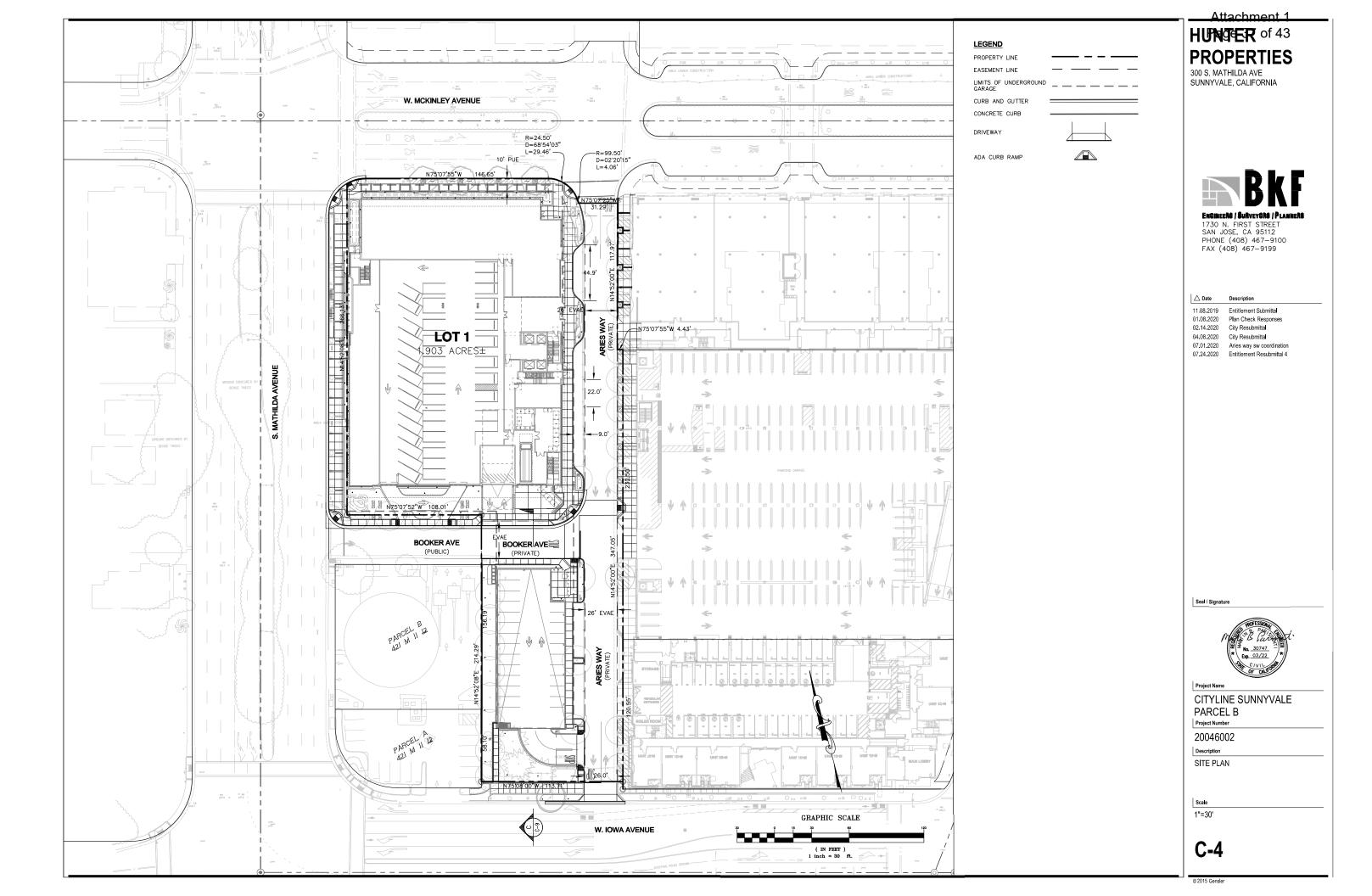
CITYLINE SUNNYVALE PARCEL B

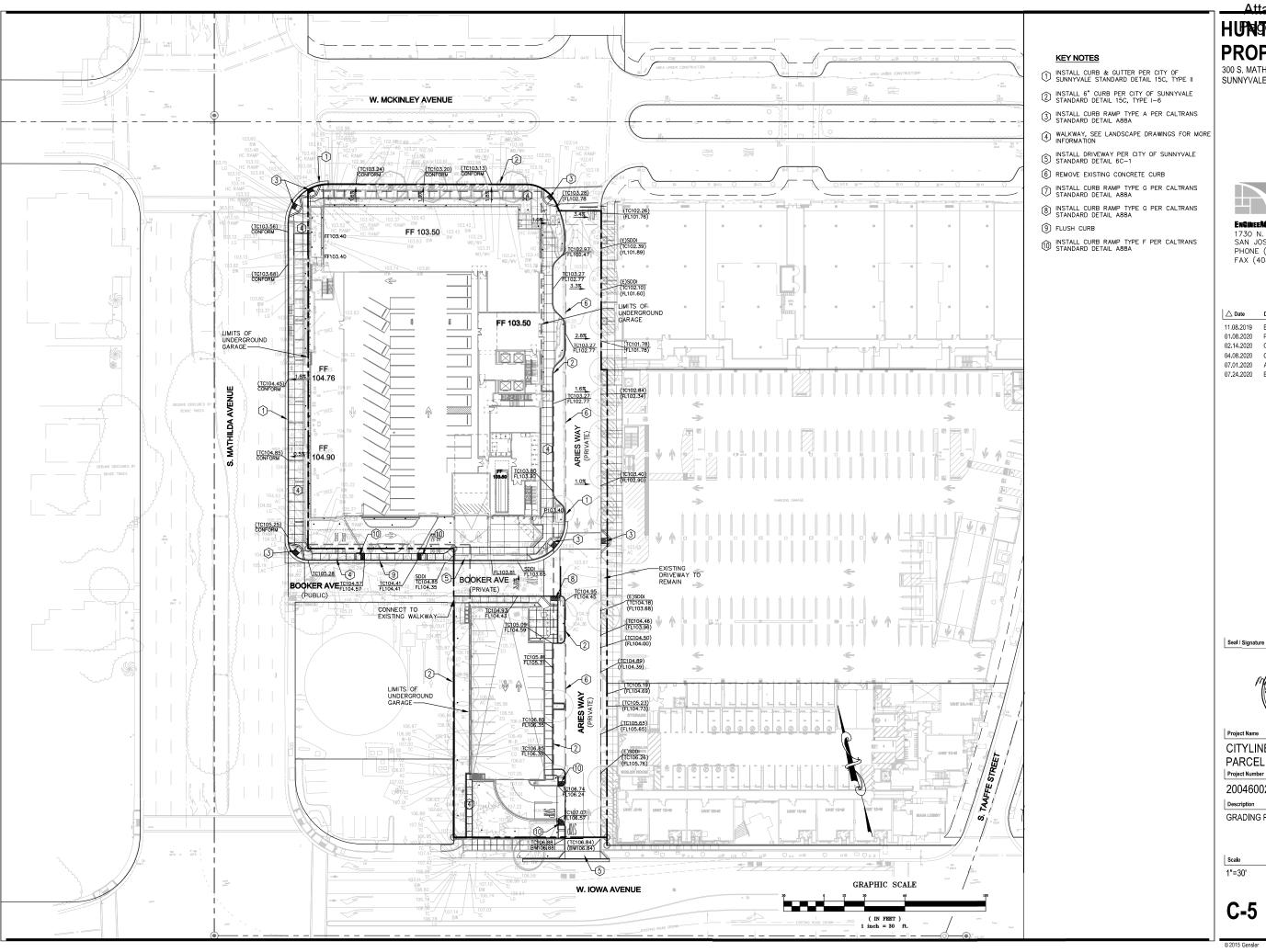
Project Number 20046002

**GENERAL NOTES** 

NO SCALE







# HUNGER of 43 **PROPERTIES**

300 S. MATHILDA AVE SUNNYVALE, CALIFORNIA



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

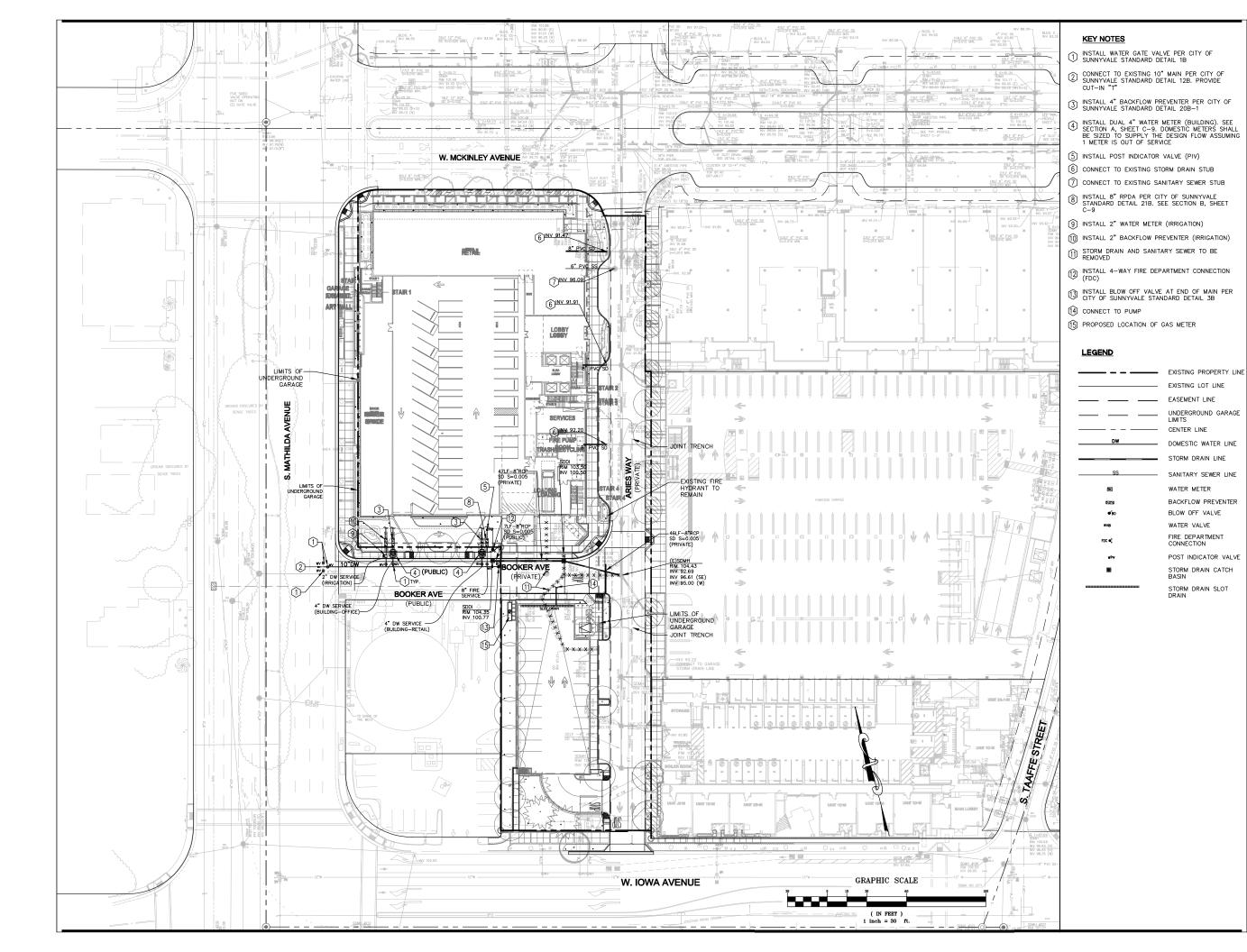
11.08.2019	Entitlement Submittal
01.08.2020	Plan Check Responses
02.14.2020	City Resubmittal
04.08.2020	City Resubmittal
07.01.2020	Aries way sw coordination
07.24.2020	Entitlement Resubmittal 4



CITYLINE SUNNYVALE PARCEL B

20046002

GRADING PLAN



# HUNGER of 43 **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	
١	07.24.2020	Entitlement Resubmittal 4	

Seal / Signature

STORM DRAIN LINE SANITARY SEWER LINE WATER METER BACKFLOW PREVENTER BLOW OFF VALVE WATER VALVE

POST INDICATOR VALVE



Project Name

CITYLINE SUNNYVALE PARCEL B

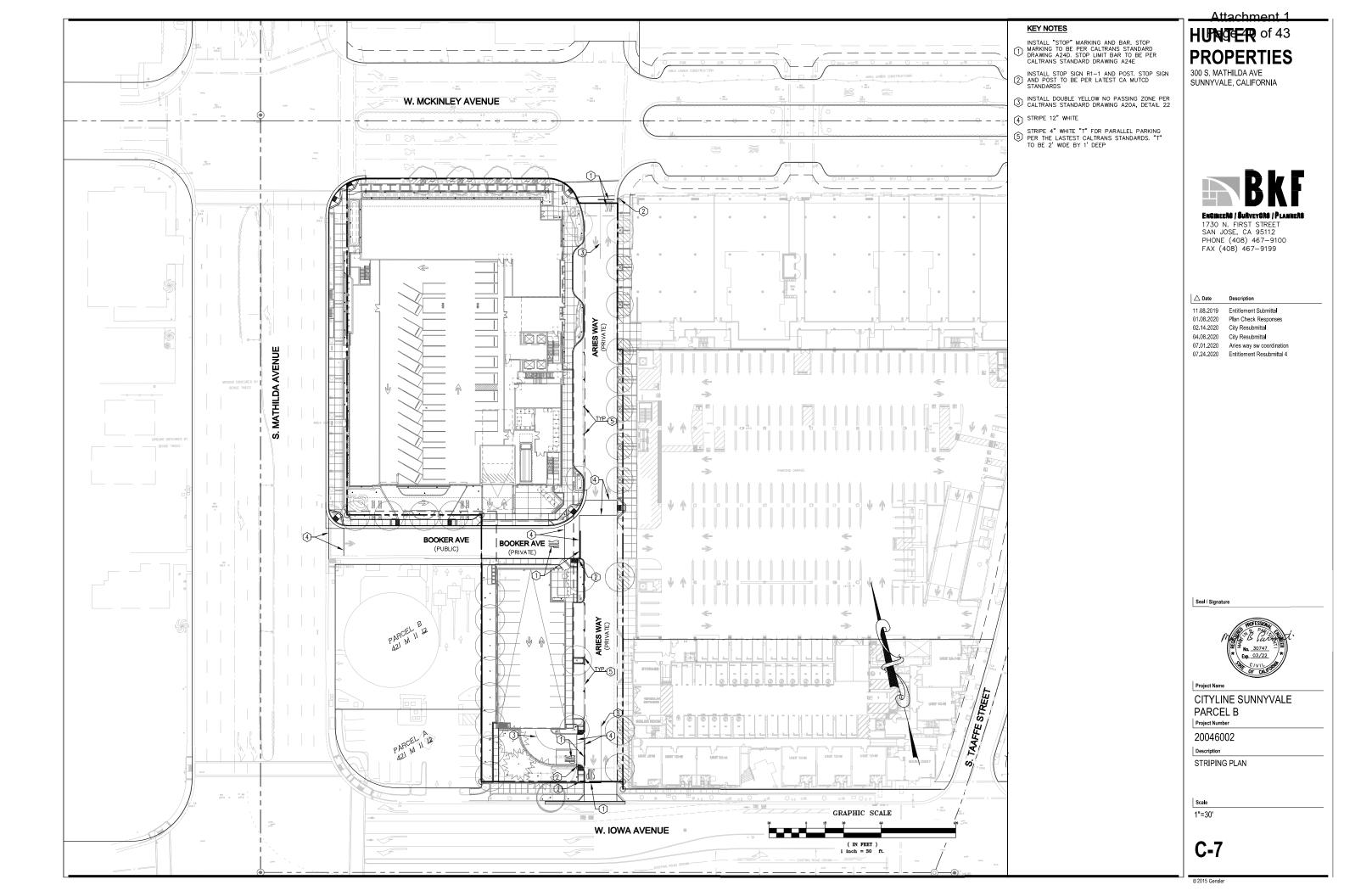
Project Number

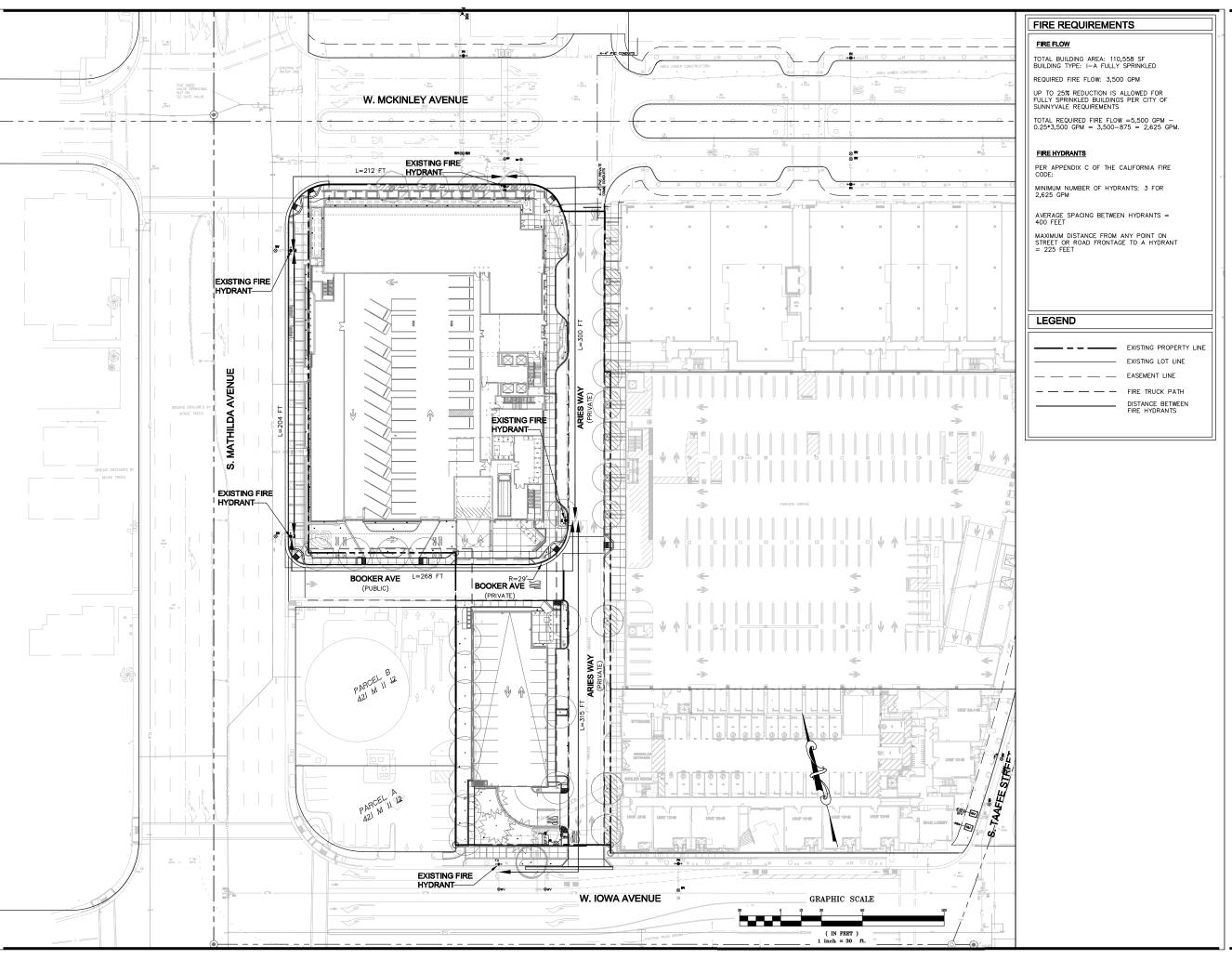
20046002

UTILITY PLAN

1"=30'

**C-6** 





# **HUNGER** of 43 **PROPERTIES**

300 S. MATHILDA AVE SUNNYVALE, CALIFORNIA



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

à	△ 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



CITYLINE SUNNYVALE PARCEL B

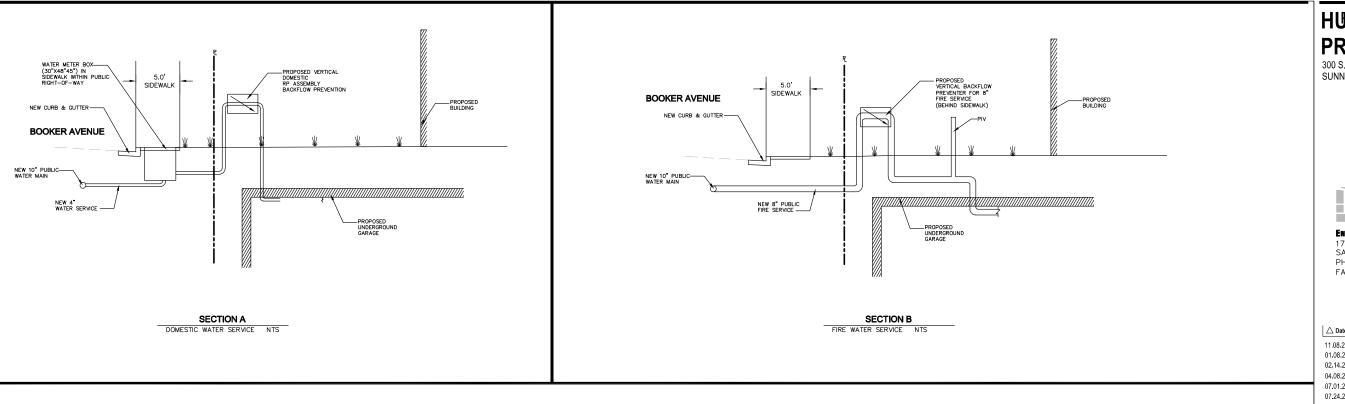
Project Number

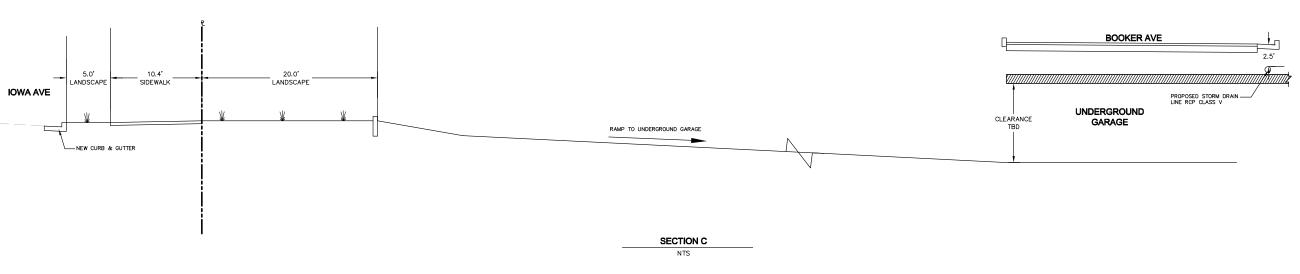
20046002

FIRE HOSE REACH PLAN

1"=30'

**C-8** 





HUNGER of 43
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 SECTIONS

Scale NONE

\_ \_

C-8

© 2015 Gensle

