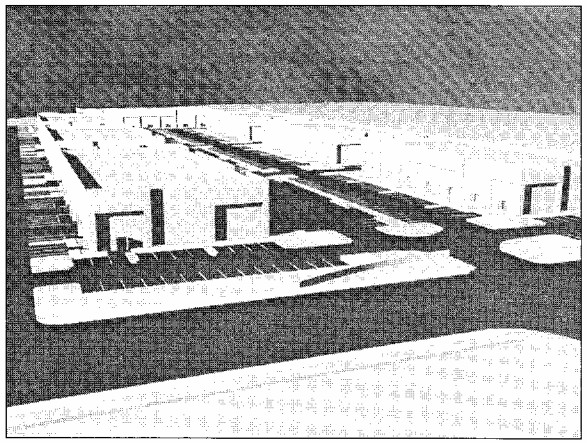
KIFER ROAD

OFFICE INDUSTRIAL PARK

SUNNYVALE, CA



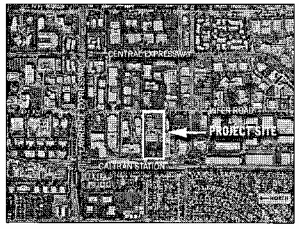
Abbreviations

AL.	ALUMINUM	GL.	GLASS	STRL.	STORAGE
APPROX.	APPROXIMATE	GR.	GRADE	STRL.	STRUCTURAL
ASPH.	ASPHALT				
		H.	HORIZ	THK.	THICK
BLDG.	BUILDING	HDCP.	HANDICAPPED	TYP.	TYPICAL
CO.	CONCRETE	JT.	JOINT	U.O.N.	UNLESS OTHERWISE NOTED
COL.	COLUMN			V.	VERT
CONC.	CONCRETE	LT.	LIGHT	W.	WITH
CONSTR.	CONSTRUCTION			W/	WITH
CTR.	CENTER	MAX.	MAXIMUM		
		MECH	MECHANICAL		
DET.	DETAIL	MET.	METAL		
DIM.	DIMENSION	MIN.	MINIMUM	W/O	WITHOUT
DN.	DOWN	MISC.	MISCELLANEOUS		
DR.	DOOR	MUL.	MULLION		
DS.	DOWNSPOUT				
DWG.	DRAWING	N.	NORTH		
DWR	DRAWER	NOM.	NOMINAL		
		N.T.S.	NOT TO SCALE		
E.	EAST	O.A.	OVERALL		
EA.	EACH	OC.	ON CENTER		
EL.	ELEVATION	OH	OPPOSITE HAND		
ELEC.	ELECTRICAL				
EQ.	EQUAL	PL.	PLATE		
EQPT.	EQUIPMENT	RAD.	RADIUS		
EXIST.	EXISTING	R.O.	ROUGH OPENING		
EXT.	EXTERIOR	REQD	REQUIRED		
		R.W.L.	RAIN WATER LEADER		
FIN.	FINISH	S.	SOUTH		
FL.	FLOOR	SECT.	SECTION		
F.G.	FIELD GLUE	SIM.	SIMILAR		
FT.	FOOT OR FEET	STD.	STANDARD		
FUT.	FUTURE	STL.	STEEL		

PROJECT INFO. / CODE DATA:

1. TYPE: Office/ R & D
2. ADDRESS: 1290 Kifer Road
3. CONSTRUCTION TYPE: Type V - N
4. ASSESSORS PARCEL NUMBER: 216-27-010
5. ZONING DISTRICT - MS
6. LOT SIZE: 11.515 ACRES
7. GROSS FLOOR AREA - 176,000 (.35 FAR +/-)
8. LOT COVERAGE - 35%
9. F.A.R - .35

VICINITY MAP:



PROJECT TEAM

OWNER:
Cilento Properties
228 Hamilton Avenue Ste. 200 (650) 798-5400
Palo Alto, CA FAX: (650) 798-5401
OWNER CONTACT: Rio Cilio email: rcilio@cilentoinc.com

CONSULTANTS:
ARCHITECT:
RMW Architecture & Interiors
160 Pine Street, Suite 400 (415) 781-9800
San Francisco, CA 94111 FAX: (415) 788-3346
CONTACT NAME: Diane Bauer, Principal email: dbauer@rmw.com

CIVIL ENGINEERS:
Brian Kangas Foulk
168 Park Way (408) 463-8300
Campbell, CA 95008 FAX: (408) 463-8398
CONTACT NAME: Marty Markowski email: mgmarkowski@bkf.com

LANDSCAPE ARCHITECT:
Cotburn & Tarapata
215 Highland Avenue (650) 342-9081
Burlingame, CA FAX: (650) 343-7021
CONTACT NAME: Brent Cotburn, Principal email: brent@ctdesind.com

SHEET INDEX:

COVER SHEET
A0.0 COVER SHEET

CIVIL
C-1 Existing Conditions
C-2 Grading And Drainage Plan
C-3 Utility Plan
C-4 Tentative Map

LANDSCAPE
L-1 Landscape Plan

ARCHITECTURAL
A0.1 SITE MASTER PLAN
A0.2 SITE PHASING PLAN
A2.1 TYPICAL FLOOR PLAN AND MEZZANINE PLAN
A2.2 TYPICAL ROOF PLAN
A3.1 EXTERIORS AND SECTION

RMW architecture & interiors
160 Pine Street
San Francisco, CA 94111
Tel 415.781.9800
Fax 415.788.3346
www.rmw.com

1290 KIFER ROAD
OFFICE INDUSTRIAL PARK

approved for the owner by

approved for the architect by

date	description	date
	USE PERMIT	APRIL 8, 2004

drawn by: vc

checked by: bn

date:

scale:

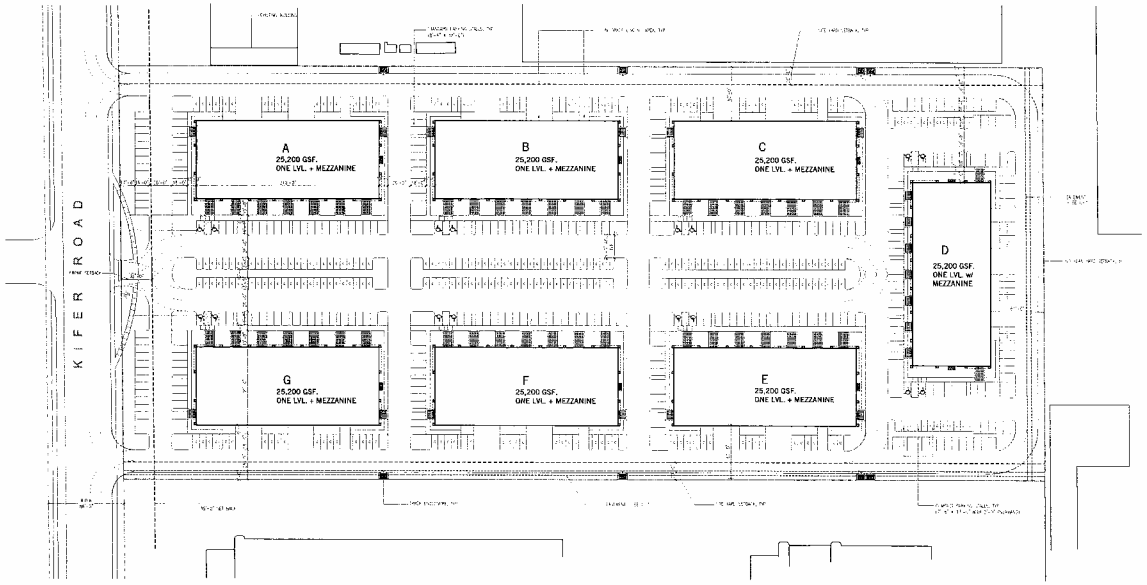
project number:

COVER SHEET

sheet no.

A0.0

ATTACHMENT 1
Page 1 of 12



0' 10' 20' 40'
1" = 40'-0"

SITE PLAN
SCALE: 1" = 40'-0"
1

Key Notes :

PARKING DISTRIBUTION:-	STANDARD	COMPACT	ACCESSIBLE	TOTAL
	302	306 (50%)	16	624

TYPICAL PARKING:-

A. STANDARD STALLS = 8'-6" X 18'-0" (20 8'-6" X 16'-0" WITH 2'-0" OVERHANG
B. COMPACT STALLS = 7'-6" X 15'-0" (8 7'-6" X 13'-0" WITH 2'-0" OVERHANG
C. HANDICAP STALLS = 8'-6" X 18'-0"

PHASING : - SEE SHEET A0.2

PHASE 1 CONSTRUCTION WILL INCLUDE:
COMPLETION OF KIFER ROAD FRONTAGE, MAIN DRIVE AISLES, BUILDINGS C, D AND E,
AND ALL SITE WORK TO A LINE APPROXIMATELY AT THE SOUTH FACE OF BUILDINGS B & F

REMAINDER OF SITE WORK, SITE UTILITIES AND BUILDINGS WILL BE LATER PHASES BASED UPON USE SALES

Symbol Legend :

- ACCESSIBLE PARKING
- VAN ACCESSIBLE PARKING
- COMPACT PARKING
- TRASH ENCLOSURE
- PROPERTY LINE
- BICYCLE RACK FOR CLASS II SPACES + BICYCLES TYPICAL

CLASS I = BICYCLE SPACES:
DUE TO THE NATURE OF THE SMALL BUSINESSES (LARGE S.F. TYPICALLY) AND TENANTS,
IT IS ASSUMED THAT CLASS I BICYCLE SPACES ARE PROVIDED WITHIN INDIVIDUAL TENANT SUITES.

FIRE TRUCK TURNING RADIUS: 35'-0" INSIDE RADIUS
& 55'-0" DRIVE AISLES TYP.

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1290 KIFER ROAD
SUNNYVALE, CA

approved for the owner by:

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issue	description	date
USE PERMIT		APRIL 23, 2004

drawn by: LA
checked by: RH
date
scale
project number
date of issue

SITE MASTER PLAN

A0.1

ATTACHMENT 1
Page 2 of 12

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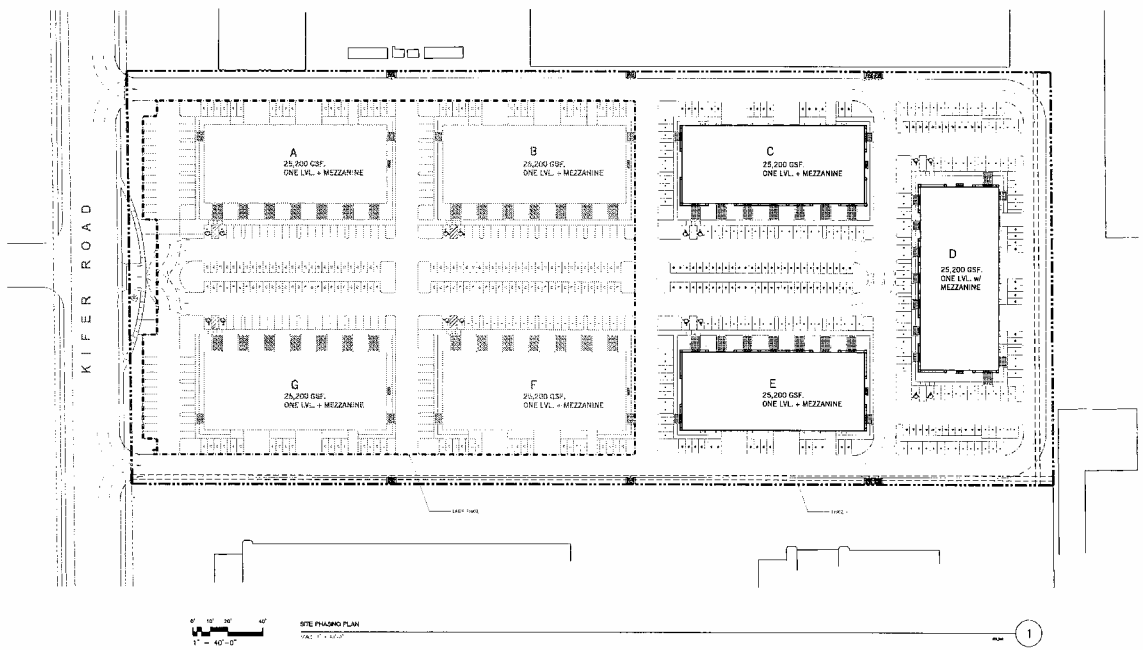

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SUNNYVALE, CA

APPROVED FOR THE OWNER BY:

APPROVED FOR THE ARCHITECT BY:

Status - description: date:

USE PERMIT APRIL 25, 2004

PLAN NORTH

DRAWN BY: KT

CHECKED BY: JW

PLANS:

SCALE:

PROJECT NUMBER:

SITE PHASING PLAN

SHEET NO.:

A0.2

ATTACHMENT 4
Page 5 of 12

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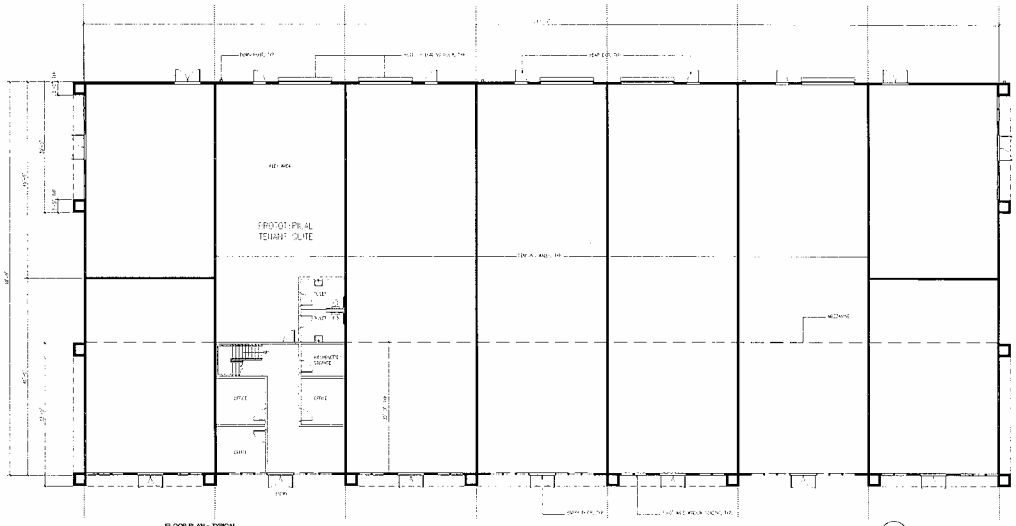
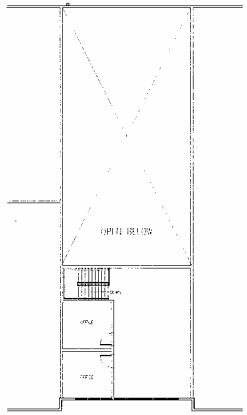


FLOOR PLAN - TYPICAL

1



MEZZANINE PLAN

2

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APRIL 23, 2004

ATTACHMENT 4
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TYPICAL FLOOR PLAN
AND MEZZANINE PLAN

A2.1

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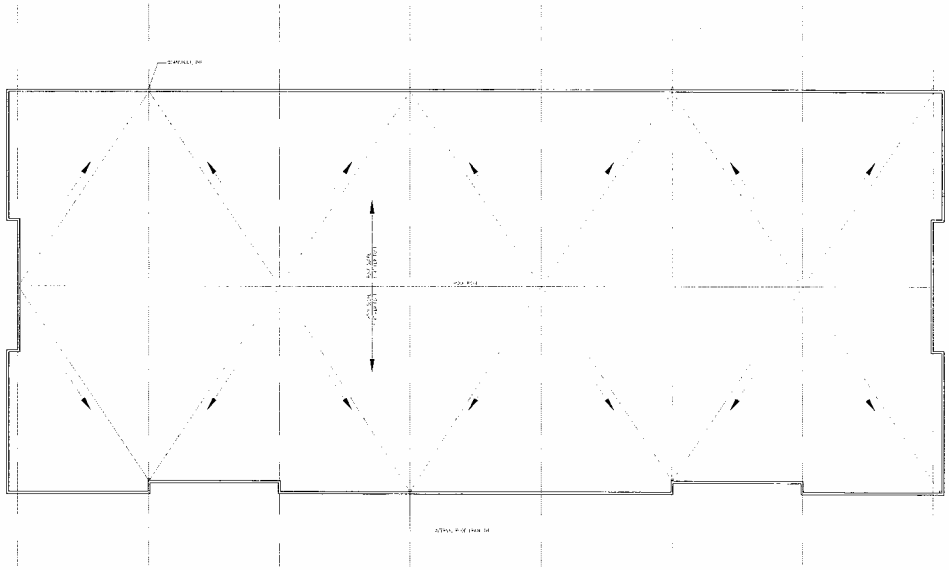

ROOF PLAN - TYPICAL

1

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Issue: description: date:

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ATTACHMENT 4
Page 5 of 12

TYPICAL ROOF PLAN

A2.2

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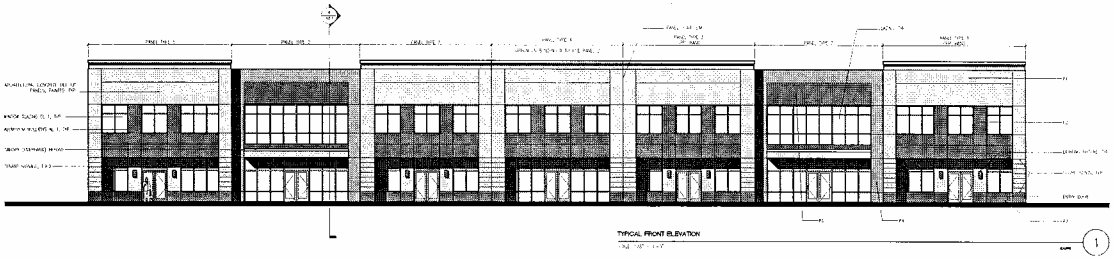
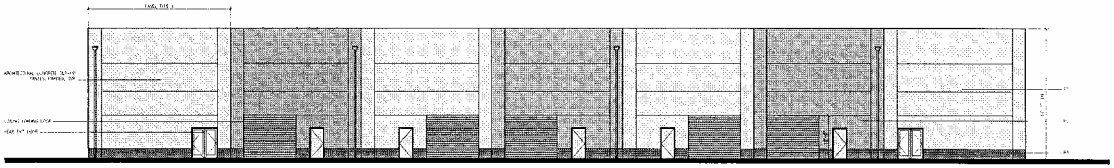
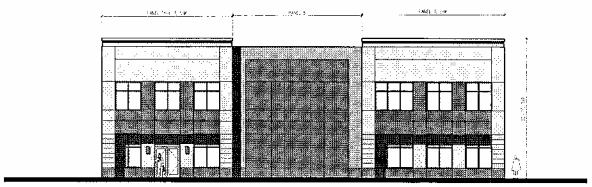


TYPICAL FRONT ELEVATION 1

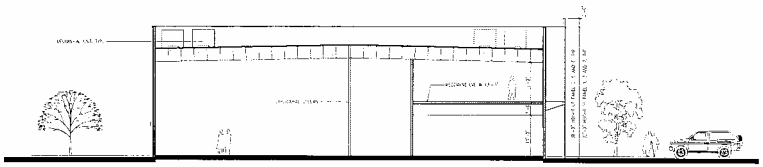


TYPICAL REAR ELEVATION 2

FINISH LEGEND



TYPICAL SIDE ELEVATION 3



SECTION 4

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ATTACHMENT 4
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EXTERIOR ELEVATIONS AND SECTION

A3.1

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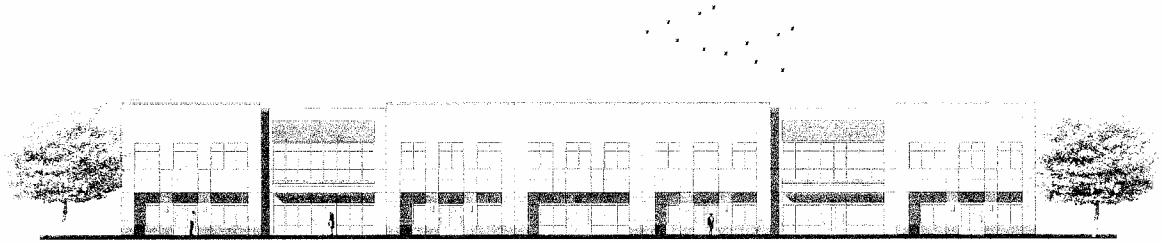

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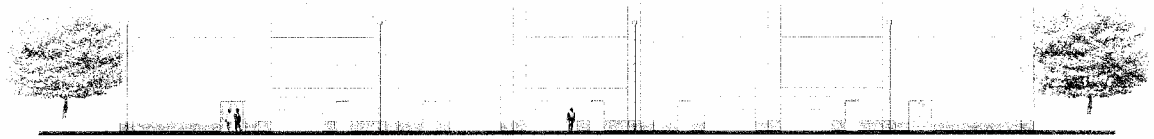

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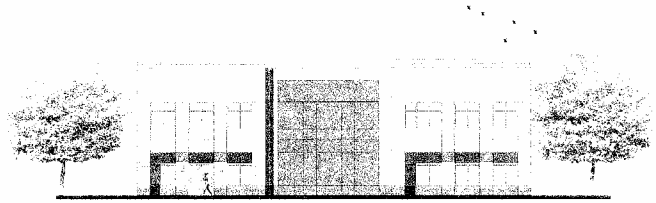

TYPICAL SIDE ELEVATION 3

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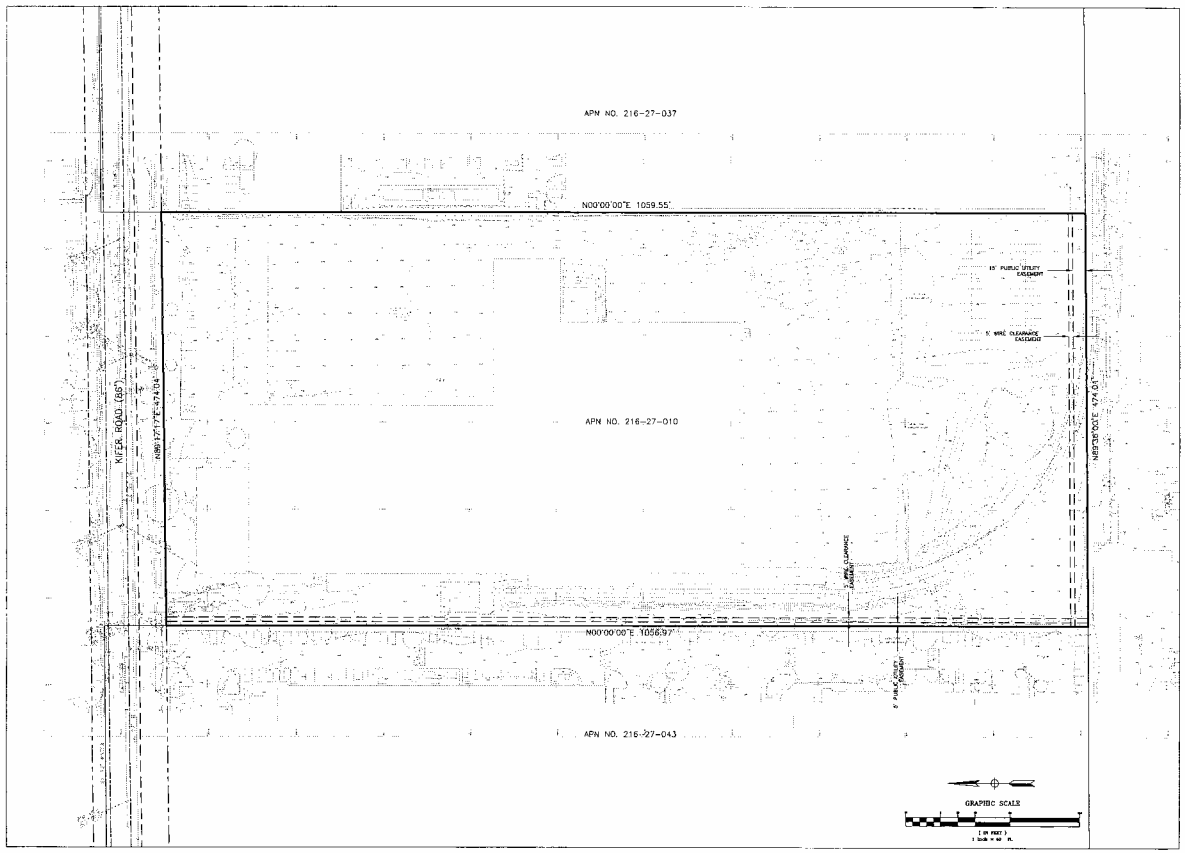
RENDERED ELEVATIONS



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Fax 415.789.5216
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1290 KIFER ROAD
OFFICE INDUSTRIAL PARK

approved for the owner by:

approved for the architect by:

issue: description: date:

drawn by: ATN

checked by: MBP

scale:

project number:

EXISTING CONDITIONS

sheet no.:

ATTACHMENT 4
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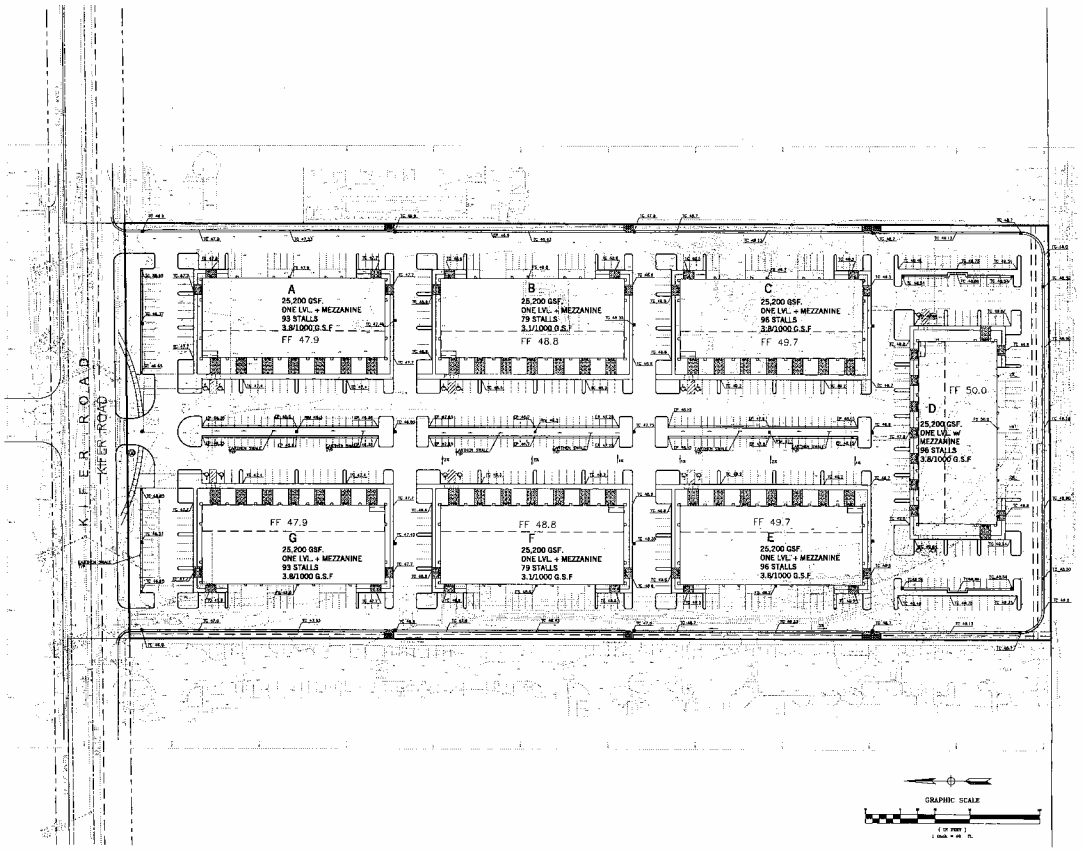

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1290 KIFER ROAD
OFFICE INDUSTRIAL PARK

GRADING AND
DRAINAGE PLAN

ATTACHMENT
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C-2

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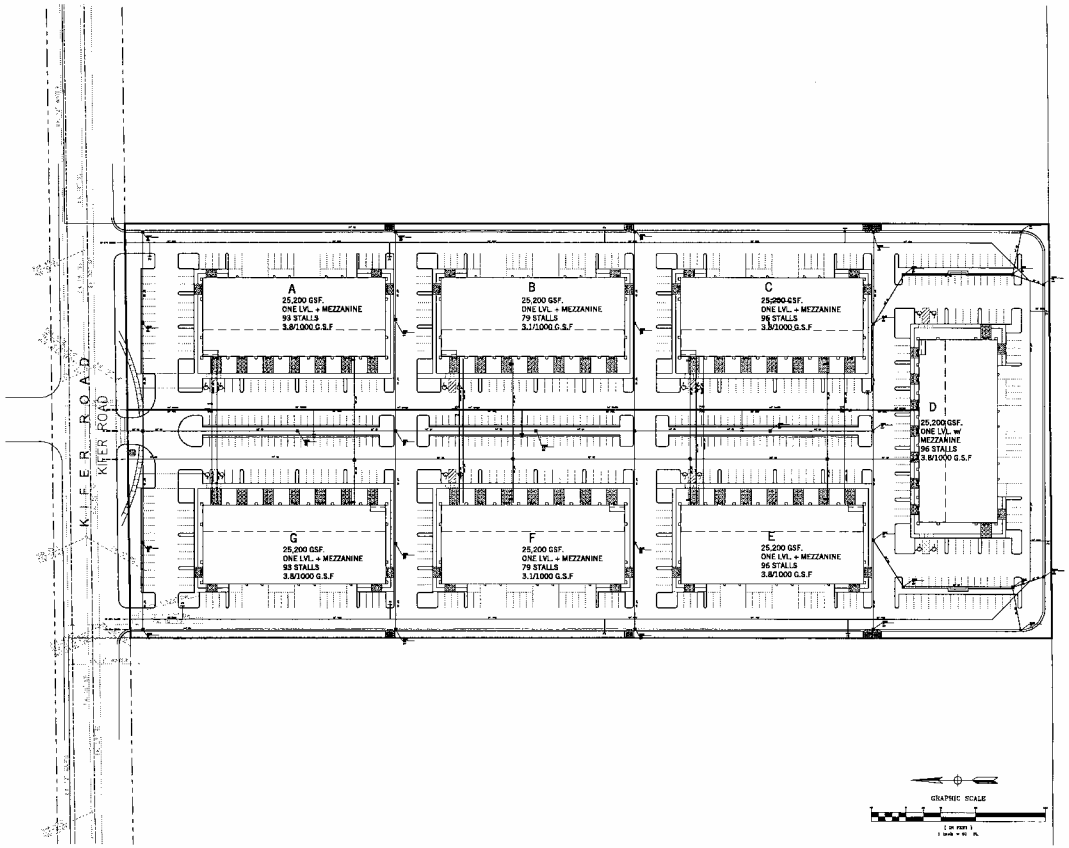

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OFFICE INDUSTRIAL PARK

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issue : description : date :

drawn by : ATN
checked by : MBP
design

scale :
project number :

UTILITY PLAN

sheet no. :

ATTACHMENT 4
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C-3

K:\ENG03\036136\dwg\c-3.dwg 28 Apr 2004 4:03:16pm brok

AREA OF BOUNDARY	501,615 SQ.FT.	11.52 AC.
LOT A	18,900 SQ.FT.	0.43 AC.
LOT B	18,900 SQ.FT.	0.43 AC.
LOT C	18,900 SQ.FT.	0.43 AC.
LOT D	18,900 SQ.FT.	0.43 AC.
LOT E	18,100 SQ.FT.	0.43 AC.
LOT F	18,900 SQ.FT.	0.43 AC.
LOT G	18,900 SQ.FT.	0.43 AC.
COMMON AREA	388,215 SQ.FT.	8.91 AC.

PROPERTY DESCRIPTION: APN 216-27-010

SUBDIVISION DESCRIPTION: 12 LOT SUBDIVISION

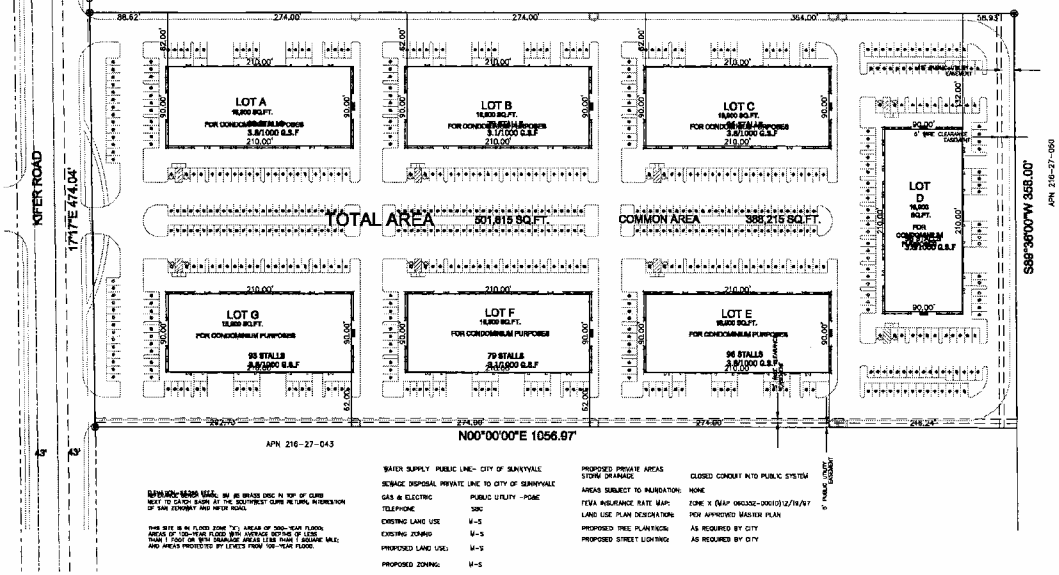
SITE = APPROX 11.52 AC (501,615 SQ. FT.)
BUILDING AREA = 151,200 SQ. FT
FAR =.30
COMMON AREA = 388,215 SQ. FT.

TOTAL PARKING = 624 STALLS (4.2 PER 1000 SQ.FT.)

PROPERTY ADDRESS:
1290 KIFER ROAD
SUNNYVALE, CALIFORNIA

OWNER/SUBDIVIDER GILBANE
228 HAMILTON AVENUE
SUITE 300
PALO ALTO, CALIFORNIA 94301
(650) 798-5400 FAX NUMBER: (650) 798-5401
ATTEN: NEI CHU

ENGINEER: BKF ENGINEERS
881 RODER PARK DRIVE-SUITE 100
SAN JOSE, CALIFORNIA 95131
(408) 467-9100
ATTEN: MARTY PARISSENTI (408) 467-9117



WATER SUPPLY	PUBLIC LINE- CITY OF SUNNYVALE
SEWAGE DISPOSAL	PRIVATE LINE TO CITY OF SUNNYVALE
GAS & ELECTRIC	PUBLIC UTILITY -PG&E
TELEPHONE	SBC
EXISTING LAND USE	M-S
EXISTING ZONING	M-S
PROPOSED LAND USE:	M-S
PROPOSED ZONING:	M-S
PROPOSED PUBLIC AREAS:	NONE

PROPOSED PRIVATE AREAS STORM DRAINAGE	CLOSED CONDUIT INTO PUBLIC SYSTEM
AREAS SUBJECT TO INUNDATION:	NONE
FEMA INSURANCE RATE MAP:	ZONE X (MAP 06085C-0061D)12/18/97
LAND USE PLAN DESIGNATION:	PDX APPROVED MASTER PLAN
PROPOSED TREE PLANTINGS:	AS REQUIRED BY CITY
PROPOSED STREET LIGHTING	AS REQUIRED BY CITY

THIS SITE IS IN FLOOD ZONE "X", AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

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1290 KIFER ROAD
SUNNYVALE, CA

TENTATIVE MAP

ATTACHMENT 4
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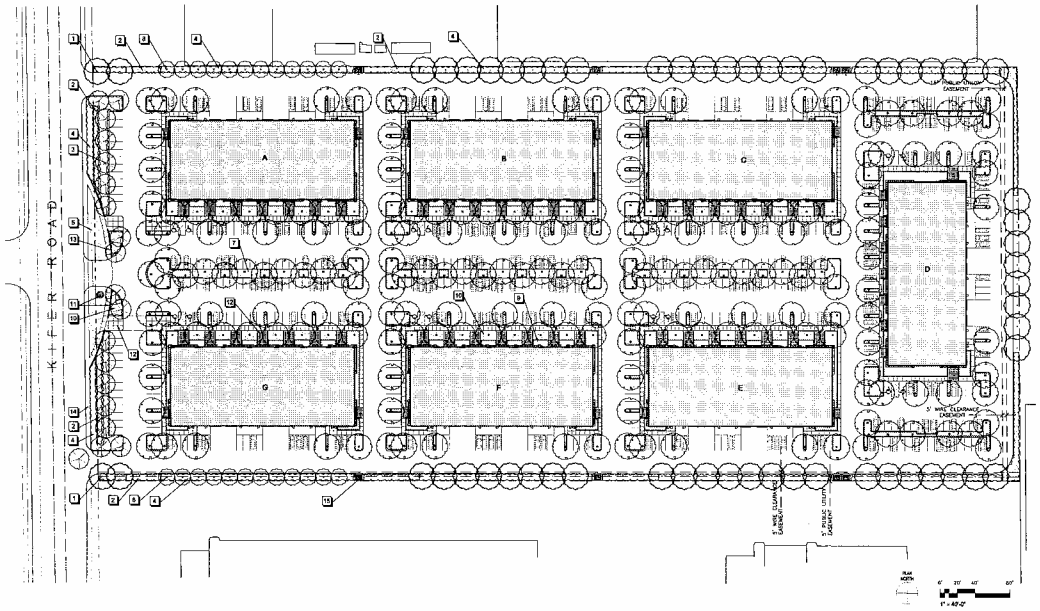

LEGEND

1. **PERIMETER EVERGREEN BUFFER TREES ON PLANTED BERM.**
   15 Gallon Cans
   - Tristania, *Tristania laurina 'Elegant'*
   - Chinese Elm, *Ulmus parvifolia*
   - Carolina Laurel Cherry, *Prunus carolniana*
2. **BIOSWALE**
   - Berkeley Sedge, *Carex tumulicola*
   - Western Sword Fern, *Polystichum munitum* @ higher edges
3. **ENTRY TREES**
   15 Gallon Cans
   - Purple Leaf Plum, *Prunus cerasifera 'Krauter Vesuvius'*
   - Ornamental Pear, *Pyrus calleryana 'Aristocrat'*
4. **PLANTED BERM.** See 7, site planting, for types.
5. **ENTRY LAWN**
6. **LARGE CANOPY PARKING LOT TREE**
   15 Gallon Cans
   - London Plane Tree, *Platanus acerifolia 'Yarwood'*
7. **SITE PLANTING**
   SHRUBS, 1-5 Gallon Cans
   - White Escallonia, *Escallonia bifida*
   - India Hawthorn, *Rhaphiolepis indica 'Clara'*
   - Xylosma, *Xylosma congestum 'Compacta'*
   - Lily of the Nile, *Agapanthus africanus 'Queen Anne'*
   - Fortnight Lily, *Dietes bicolor*
   - Dwarf Fountaine, *Eucalyptus 'Torn'*
   GROUNDCOVER
   - Purple-leaf Wintercreeper, *Euonymus fortunei 'Coloratus'*
   - Creeping Coprosma, *Coprosma kirkii*
8. **ACCENT TREES**
   15 Gallon Cans
   - Crape Myrtle (Lavender), *Lagerstroemia s 'Muskogee'*
   - River Birch, *Betula nigra*
   - Japanese Maple, *Acer palmatum*
9. **ACCENT SHRUBS**
   1-5 Gallon Cans
   - Fortnight Lily, *Dietes vegeta*
   - New Zealand Flax, *Phormium tenax*
10. **ACCENT GROUNDCOVER**
    - Gazania, *Gazania 'Mitsuwa Yellow'*
    - Mexican Evening Primrose, *Denothera berandieri 'Siskiyou', Lawn*
11. **PUBLIC ART OPTIONS:**
    - ART WALL
    - INCORPORATED INTO ENTRY WALL
    - STAND ALONE PIECE IN ENTRY LAWN
    WITH WALL BACKDROP
12. **PEDESTRIAN ENTRY PLAZAS**
13. **OPTIONAL SIGNAGE WALL**
14. **EXISTING CITY SIDEWALK**
15. **TRASH ENCLOSURE.** SEE ARCHITECTURAL DRAWINGS.

DESIGN CONCEPT

Responding to the existing streescape, 1290 Kifer Road's frontage landscape serves as a physical and visual tunnel into the site. This entry landscape will also serve as the setting for a public art piece situated within a panel of lawn. Providing separation from the front parking court and the public street are planted berms accented with flowering trees.

Upon entering, a central spine displays bands of colorful planting marking the procession through the site. The varied elevations of the store fronts are brought into unison with bands of foundation shrubs and ground cover. To accentuate the variation in store fronts, yet not detract from the site's structure, different species of planting will be used in the foundation shrubs and ground cover.

The perimeter of the site makes extensive use of bioswales to capture and absorb stormwater run-off. Simultaneously, the perimeter has been designed to buffer the views between properties by use of tree planted berms that relate to the entry and broad-leaf evergreen trees.

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COTTONGAMBIONI
landscape architecture

1290 KIFER ROAD
SUNNYVALE, CA

approved for the owner by

approved for the architect by

issue	description	date
	SDE Review	4/13/04

drawn by: VT
checked by: DG
date

scale: 1" = 40'-0"
project number: 2400.00

LANDSCAPE PLAN

sheet no: L0.1