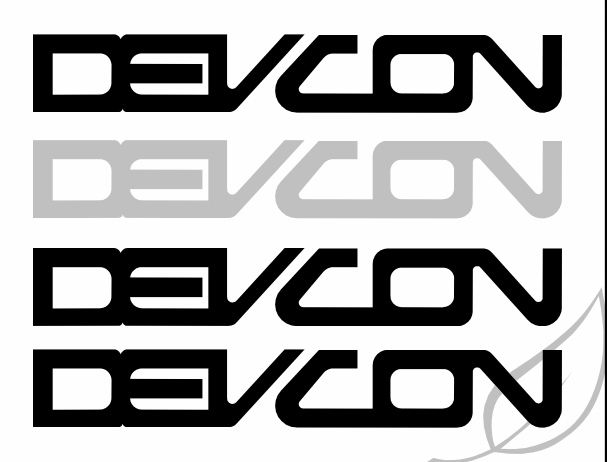




**EXTERIOR ELEVATION ALONG TAAFEE STREET**

**CITYLINE**  
DOWNTOWN SUNNYVALE  
BLOCK 3N 250  
250 W. WASHINGTON AVE.  
SUNNYVALE, CA. 94086









OFFICE OF COUNTY ASSESSOR - SANTA CLARA COUNTY, CALIFORNIA

BOOK 209 PAGE 35

SUNNYSVALE TOWN CENTER  
TRACT NO. 10057  
S28-M-45

TAAFFE STREET

34

0.376 Ac.  
24  
LOT 2

28  
UNIT 1  
RETAIL/COMMERCIAL  
(UNIT 1 IS ABOVE UNIT 2, INCLUDING PARKING GARAGE ELEV.)

29  
UNIT 2  
RETAIL/COMMERCIAL  
(UNIT 2 ELEV. >= 0.0  
(OPPOSED ELEV. >= 0.0))

21  
BLOCK 3

22  
PCL. B  
5,000 AC.

AREA OF DEVELOPMENT

FRANCES AVE.

28  
L.L.A. 20033369

AV

6

SUNNYSVALE TOWN CENTER  
TRACT NO. 9925  
818-M-45

MURPHY AVE.

5  
BLOCK 5

13  
LOT 2  
1,971 Ac.

14  
REDEVELOPMENT AGENCY OF SUNNYSVALE

15  
LOT 1  
1,917 Ac.

16  
LOT 2  
47,156 sf

17  
LOT 4  
10,690 sf  
ELEV. 939 TO 10,649

18  
LOT 1  
2,804 Ac. (TOTAL)

19  
LOT 3  
24,840 sf  
ELEV. 941 TO 10,141

20  
LOT 5  
2,804 Ac. (TOTAL)

21  
LOT 6  
2,804 Ac. (TOTAL)

22  
LOT 7  
2,804 Ac. (TOTAL)

23  
LOT 8  
2,804 Ac. (TOTAL)

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LOT 9  
2,804 Ac. (TOTAL)

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LOT 10  
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LOT 11  
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LOT 118  
2,804 Ac. (TOTAL)

134  
LOT 119  
2,804 Ac. (TOTAL)

135  
LOT 120  
2,804 Ac. (TOTAL)

136  
LOT 121  
2,804 Ac. (TOTAL)

137  
LOT 122  
2,804 Ac

WEST WASHINGTON AVENUE

AREA OF DEVELOPMENT

FRANCES STREET

NEW STREET

RESIDENTIAL BUILDING (PLANNED)

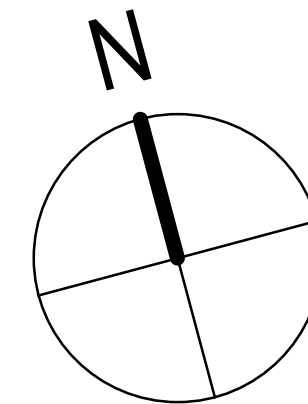
RESIDENTIAL BUILDING (PLANNED)

WEST MCKINLEY AVENUE

SOUTH HARTE STREET

SOUTH MURPHY AVENUE

THE PROPOSED OFFICE PROJECT CONSISTS OF TWO 108'-0" (TO TOP OF ROOF DECK ) TALL, HIGHRISE STEEL STRUCTURE ON APPROXIMATELY 174,428 SQ.FT ALONG WEST WASHINGTON AVENUE BETWEEN SOUTH TAAFFE STREET AND SOUTH MURPHY STREET. PROGRAMMING AT THE SITE CONSISTS OF TWO PARKING LEVELS BELOW GRADE, WITH GROUND LEVEL RETAIL (50,892 SF) LOBBY(13,204 SF) AND OFFICE (417,969 SF) DISTRIBUTED BETWEEN THE TWO TOWERS. BUILDING 3A TO CONTAIN SECOND FLOOR FLEX SPACE (22,103 SF), AND 499,775 GSF OF OFFICE TO BE DISTRIBUTED BETWEEN THE TWO TOWERS FROM LEVEL 02 TO LEVEL 07. THIS PROJECT MAY ENTAIL MINOR VARIANCES TO THE ADOPTED SPECIFIC PLAN FOR DOWNTOWN SUNNYSVALE

[illegible]

|                                       |                                                                                                                                                                                                      |
|---------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PROJECT TITLE:                        | CITY/LINE SUNNYVALE BUILDINGS 3A & 3B                                                                                                                                                                |
| LEAD AGENCY NAME AND ADDRESS:         | CITY OF SUNNYVALE<br>PLANNING AND BUILDING DIVISIONS<br>COMMUNITY DEVELOPMENT DEPARTMENT<br>456 W. OLIVE AVE.<br>SUNNYVALE, CA 94086                                                                 |
| CONTACT PERSON AND PHONE NUMBER:      | SHAUN MENDRIN<br>CITY OF SUNNYVALE<br>PLANNING AND BUILDING DIVISIONS<br>COMMUNITY DEVELOPMENT DEPARTMENT<br>456 W. OLIVE AVE.<br>SUNNYVALE, CA 94086<br>(408) 730-7431<br>SMENDRIN@SUNNYVALE.CA.GOV |
| PROJECT LOCATION:                     | W WASHINGTON AVE. BETWEEN TAAFFE ST AND MURPHY ST<br>SUNNYVALE, CALIFORNIA                                                                                                                           |
| PARCEL APN:                           | 209-35-022                                                                                                                                                                                           |
| PROJECT APPLICANT'S NAME AND ADDRESS: | HUNTER PROPERTIES<br>ATTN: JOSHUA RUPERT<br>10121 MILLER AVE # 200<br>CUPERTINO, CA 95014                                                                                                            |
| EXISTING GENERAL PLAN DESIGNATIONS:   | TRANSIT MIXED USE                                                                                                                                                                                    |
| EXISTING ZONING:                      | DSP/18 (DOWNTOWN SPECIFIC PLAN)                                                                                                                                                                      |
| REQUIRED PERMITS:                     | PLANNING PERMIT                                                                                                                                                                                      |

| Date       | Description              |
|------------|--------------------------|
| 02.10.2020 | ENTITLEMENT SUBMITTAL    |
| 07.17.2020 | ENTITLEMENT RESUBMITTAL  |
| 10.23.2020 | DRAFT ENTITLEMENT REVIEW |
| 12.23.2020 | ENTITLEMENT RESUBMITTAL  |
| 02.05.2021 | ENTITLEMENT RESUBMITTAL  |

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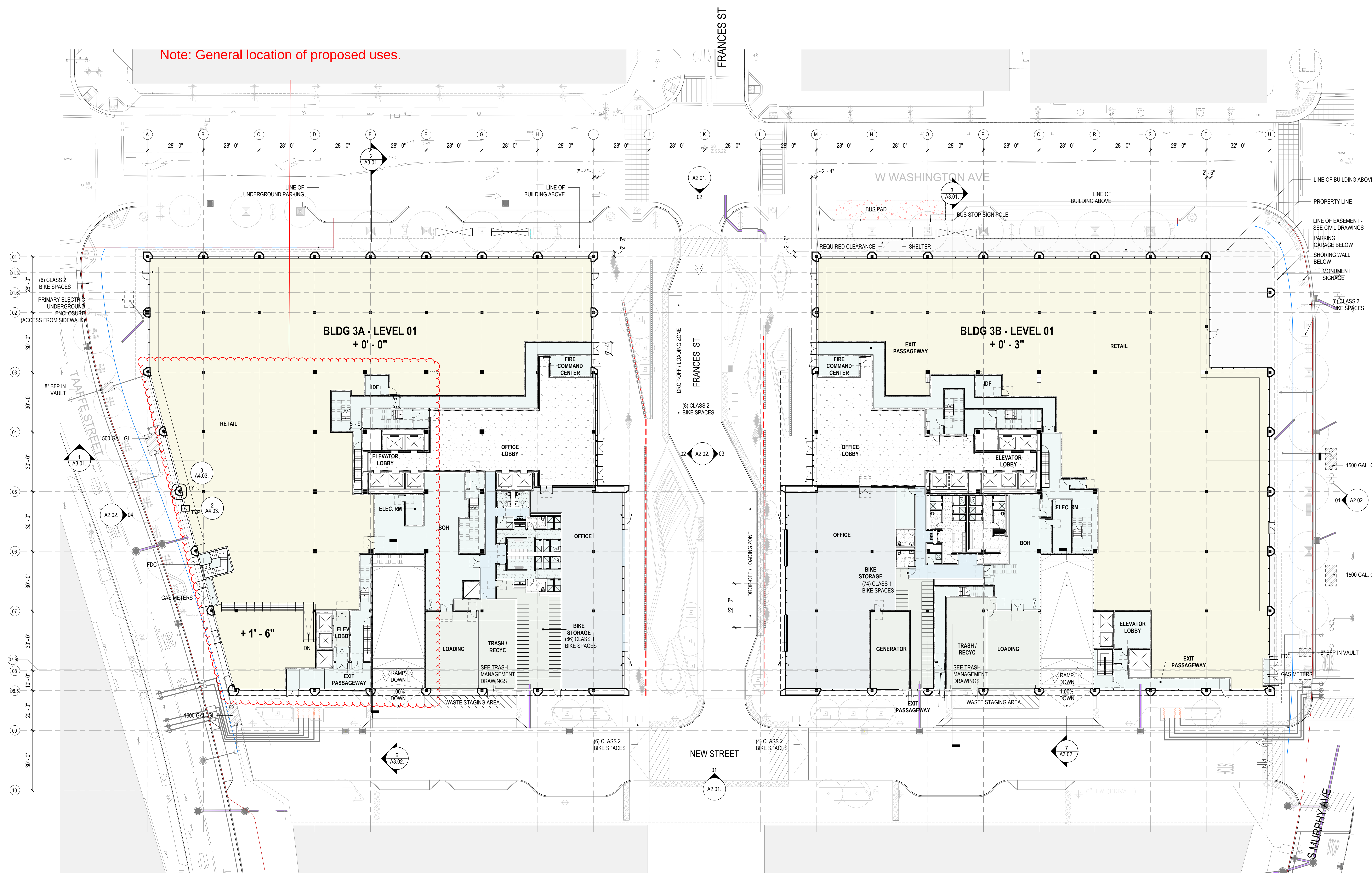


Applicant should refer to the Sunnyvale Municipal Code (<http://qcode.us/codes/sunnyvale>) for current requirements.

|                                                                | EXISTING CONDITIONS         | PROPOSED PROJECT                          | REQUIRED/ PERMITTED                        |
|----------------------------------------------------------------|-----------------------------|-------------------------------------------|--------------------------------------------|
| <input type="checkbox"/> General Plan                          | Transit Mixed Use           | Transit Mixed Use                         | Transit Mixed Use                          |
| <input type="checkbox"/> Zoning District                       | Downtown Specific Plan, #18 | Downtown Specific Plan, #18               | Downtown Specific Plan, #18                |
| <input type="checkbox"/> Lot Size (sq. ft.)                    | 156,380 SF                  | 174,428 SF (Building 3 North)             | Per SDP min.                               |
| <input type="checkbox"/> Gross Floor Area (sq. ft.)            | -                           | 499,775 SF office + 110,408 SF Commercial | 709,000 SF office + 642,000 SF Retail max. |
| <input type="checkbox"/> Lot Coverage (%)                      | -                           | 55%                                       | Per SDP max.                               |
| <input type="checkbox"/> Floor Area Ratio (FAR)                |                             | 3.50                                      | max.                                       |
| <input type="checkbox"/> Gross Floor Area of Tenant (sq. ft.)  |                             | N/A                                       | N/A                                        |
| <input type="checkbox"/> Building Height (ft.)                 |                             | 108'                                      | max.                                       |
| <input type="checkbox"/> No. of Stories                        |                             | 7                                         | max.                                       |
| <input type="checkbox"/> No. of Buildings On-Site              |                             | 2                                         |                                            |
| <input type="checkbox"/> Distance Between Buildings (ft.)      |                             | 76'                                       | max.                                       |
| <input type="checkbox"/> Front Setbacks                        |                             | 2'                                        | 0'-0" min.                                 |
| <input type="checkbox"/> Left Side Setbacks (facing property)  |                             | 10'-0"                                    | 0'-0" min.                                 |
| <input type="checkbox"/> Right Side Setbacks (facing property) |                             | 10'-0"                                    | 0'-0" min.                                 |
| <input type="checkbox"/> Rear Setback                          |                             | 62'-6"                                    | 20'-0" min.                                |
| <input type="checkbox"/> Landscaping (total sq. ft.)           |                             | 45,274 SF                                 | min.                                       |
| <input type="checkbox"/> % Based on Lot Area                   |                             | 26%                                       | min.                                       |
| <input type="checkbox"/> Terrace Area                          |                             | 24,698 SF (67 TREES)                      | min.                                       |
| <input type="checkbox"/> Parking Lot Area Shading (%)          |                             |                                           | 50% min. in 15 yrs.                        |
| <input type="checkbox"/> Water Conserving Plants (%)           |                             | 70%                                       | 70% min.                                   |
| <input type="checkbox"/> Total No. of Parking Spaces           |                             | 786                                       | SEE A0.03 SHEET FOR MIN. NUMBER min.       |
| <input type="checkbox"/> Standards                             |                             | 741                                       | min.                                       |
| <input type="checkbox"/> Accessible Spaces                     |                             | 13 ADA + 4 VAN ACCESSIBLE + 1 AMBULATORY  | min.                                       |
| <input type="checkbox"/> Covered Spaces                        |                             | 786                                       | min.                                       |
| <input type="checkbox"/> Carpool Spaces                        |                             | 63                                        | 5 % min.                                   |
| <input type="checkbox"/> Aisle Width (ft.)                     |                             | 24' / 20'                                 | min.                                       |
| <input type="checkbox"/> Bicycle Parking (Class 1 / Class 2)   |                             | Class 1: 144 / Class 2: 30                | min.                                       |
| <input type="checkbox"/> Impervious Surface Area (sq. ft.)     |                             |                                           |                                            |
| <input type="checkbox"/> Impervious Surface (%)                |                             |                                           |                                            |
| <input type="checkbox"/> Art in Private Development            |                             | 550 SF ART PAVILION                       |                                            |

For Reference ONLY.  
From Planning Permit # 2020-7110.





|  Date | Description              |
|------------------------------------------------------------------------------------------|--------------------------|
| 02.10.2020                                                                               | ENTITLEMENT SUBMITTAL    |
| 07.17.2020                                                                               | ENTITLEMENT RESUBMITTAL  |
| 10.23.2020                                                                               | DRAFT ENTITLEMENT REVIEW |
| 12.23.2020                                                                               | ENTITLEMENT RESUBMITTAL  |
| 02.05.2021                                                                               | ENTITLEMENT RESUBMITTAL  |

Seal / Signature

**NOT FOR  
CONSTRUCTION**

Project Name  
CITYLINE BUILDING 3A & 3B

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

| Description   |
|---------------|
| LEVEL 01 PLAN |

Scale  
As indicated

## A1.02.

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For Reference ONLY.  
From Planning Permit # 2020-7110.

1 LEVEL 01  
SCALE: 1" = 20'-0"



## HUNTER PROPERTIES

200 W. WASHINGTON AVE  
SUNNYVALE, CALIFORNIA

## Gensler

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

Tel 415.433.3700  
Fax 415.836.4599

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

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

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

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

|  Date | Description              |
|------------------------------------------------------------------------------------------|--------------------------|
| 02.10.2020                                                                               | ENTITLEMENT SUBMITTAL    |
| 07.17.2020                                                                               | ENTITLEMENT RESUBMITTAL  |
| 10.23.2020                                                                               | DRAFT ENTITLEMENT REVIEW |
| 12.23.2020                                                                               | ENTITLEMENT RESUBMITTAL  |
| 02.05.2021                                                                               | ENTITLEMENT RESUBMITTAL  |

Seal / Signature

**NOT FOR  
CONSTRUCTION**

Project Name

CITYLINE BUILDING 3A & 3B

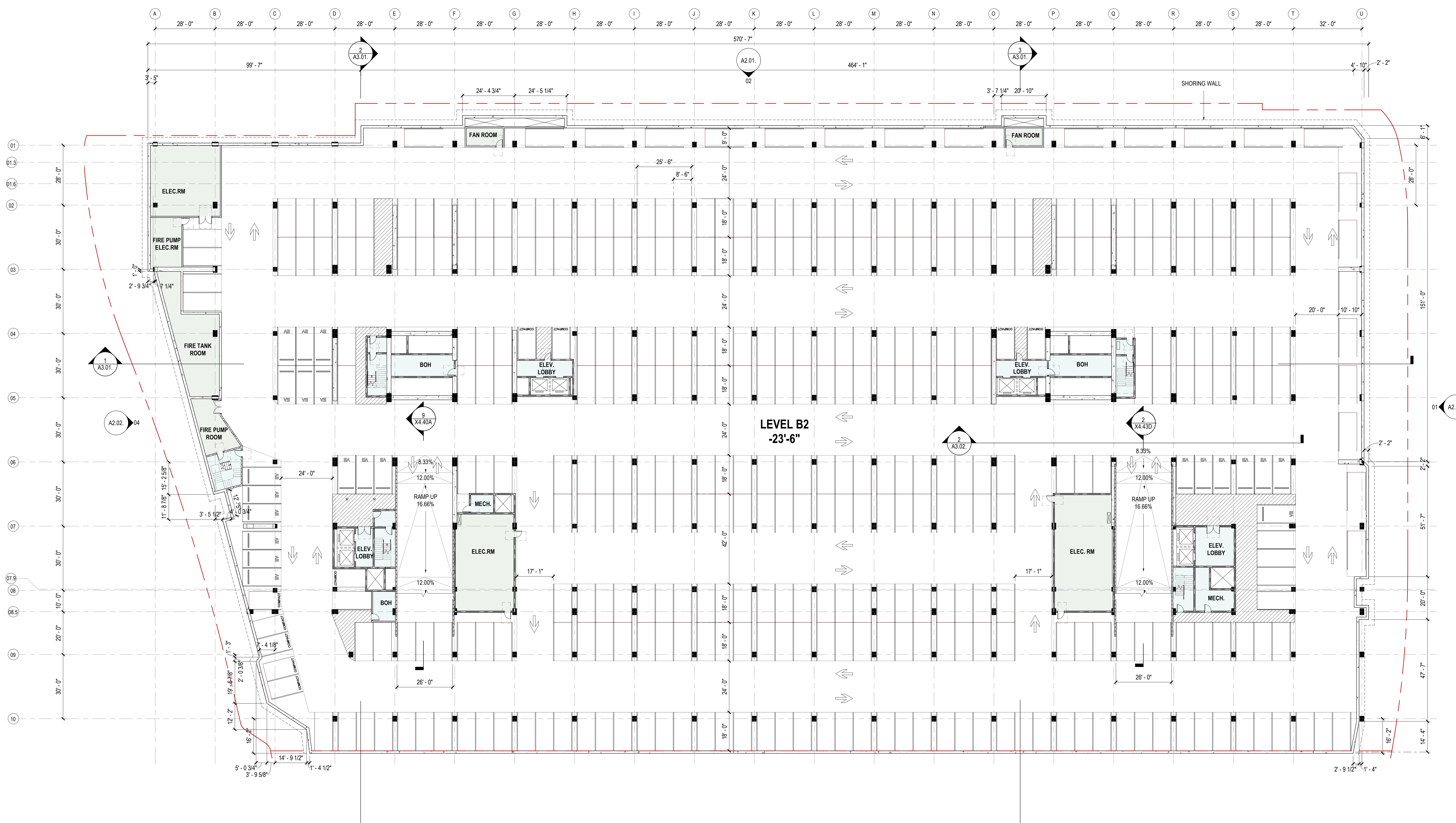
|                |             |
|----------------|-------------|
| Project Number | 01.3440.000 |
|----------------|-------------|

| Description   |
|---------------|
| LEVEL B2 PLAN |

Scale  
As indicated

**A1.00.**

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For Reference ONLY.  
From Planning Permit # 2020-7110.

1 LEVEL B2  
SCALE: 1" = 20'-0"



# HUNTER PROPERTIES

200 W. WASHINGTON AVE  
SUNNYVALE, CALIFORNIA

## Gensler

45 Fremont Street  
Suite 1500  
San Francisco, CA 94105  
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| Date       | Description              |
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| 12.23.2020 | ENTITLEMENT RESUBMITTAL  |
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Seal / Signature

**NOT FOR  
CONSTRUCTION**

Project Name  
CITYLINE BUILDING 3A & 3B

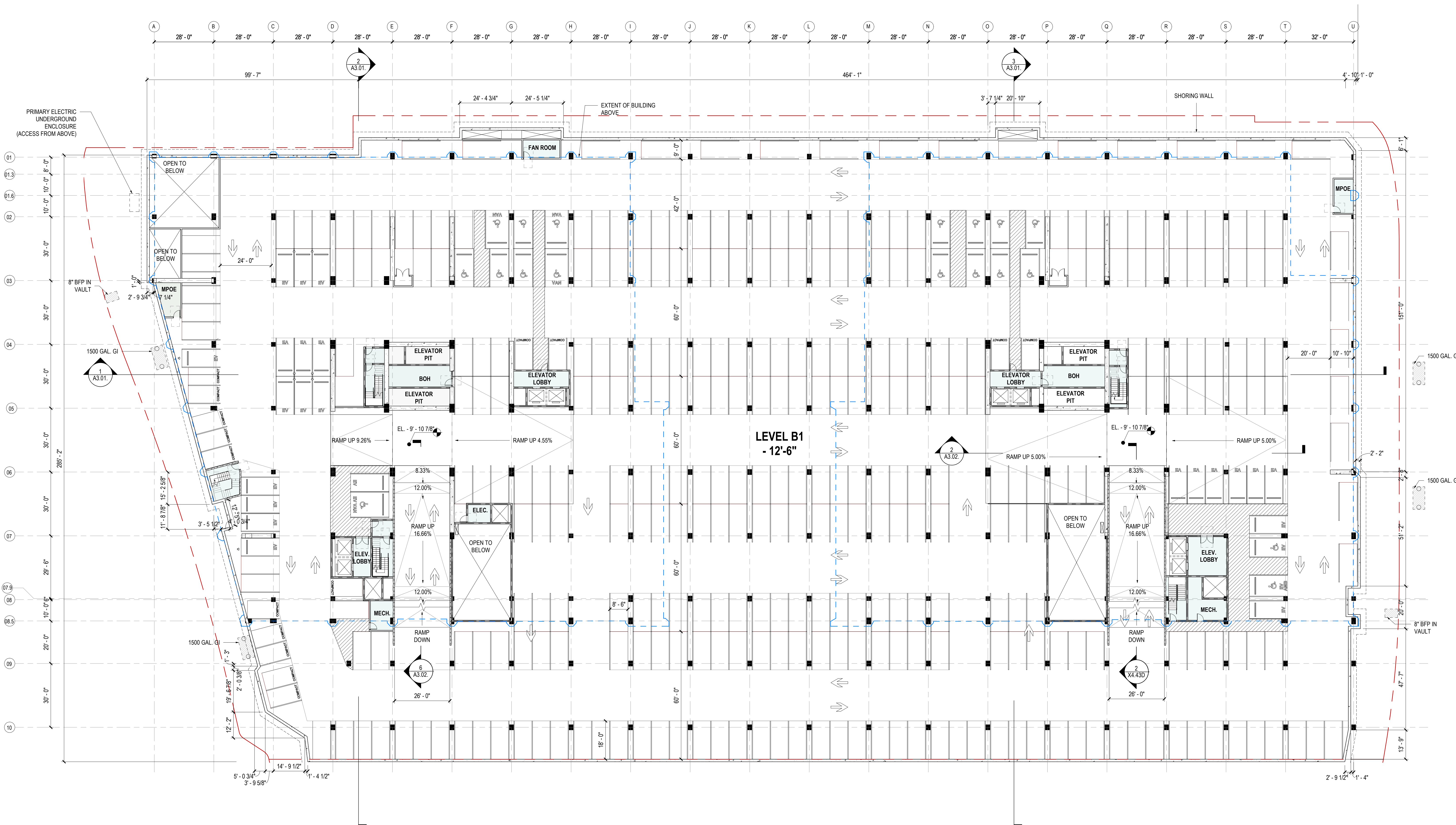
Project Number  
01.3440.000

Description  
LEVEL B1 PLAN

Scale  
As indicated

**A1.01.**

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From Planning Permit # 2020-7110.**

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