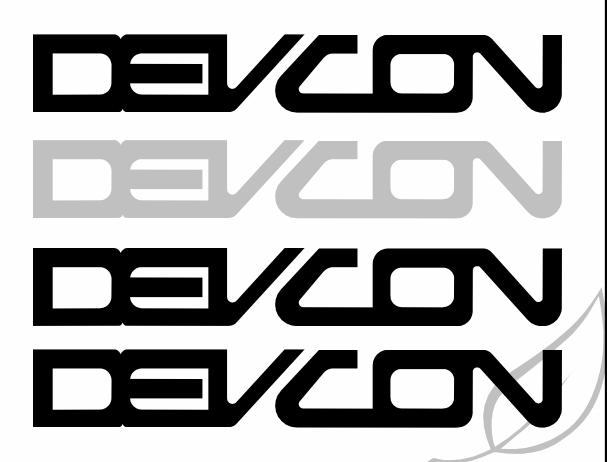




EXTERIOR ELEVATION ALONG TAAFEE STREET

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

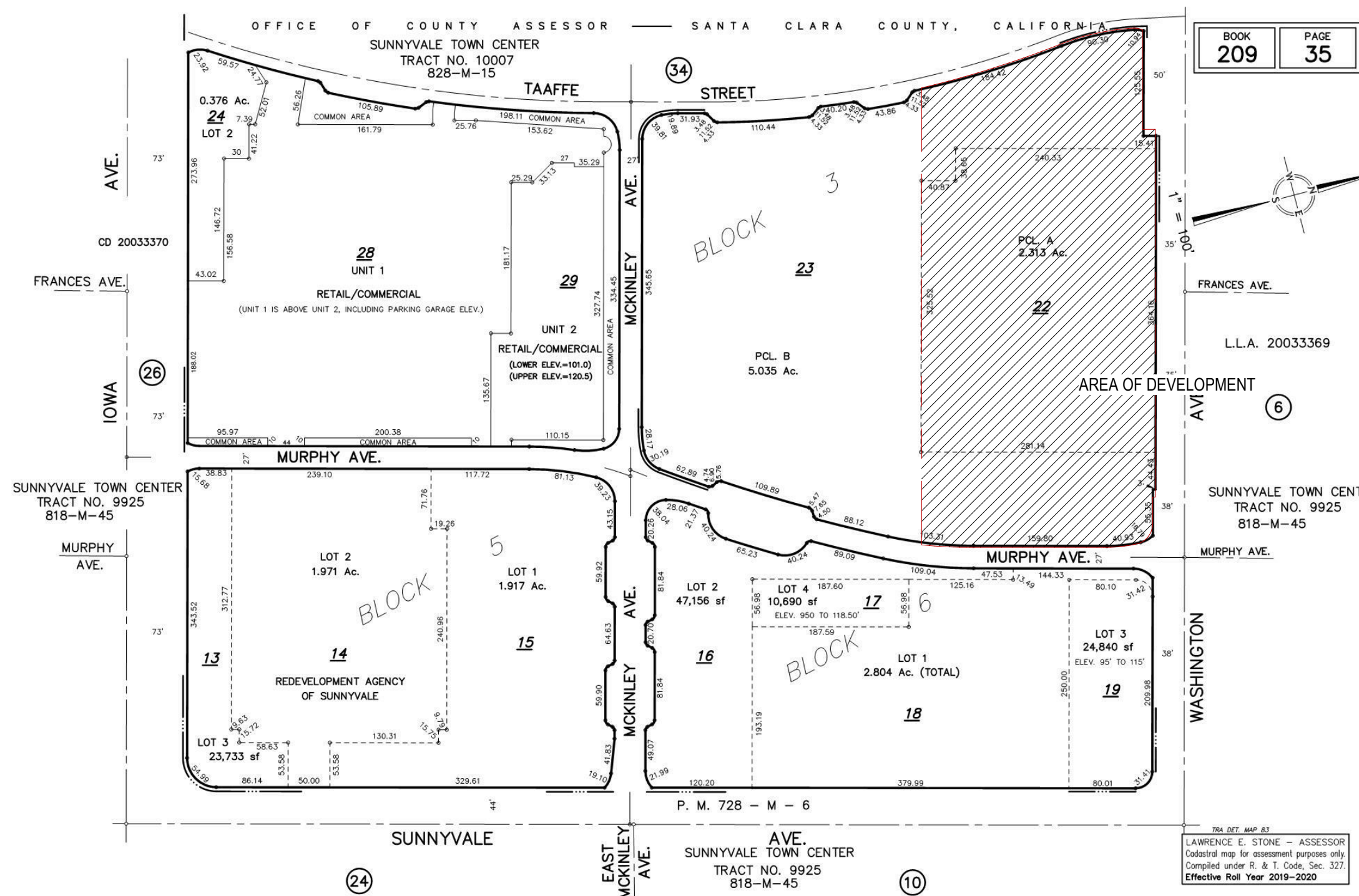




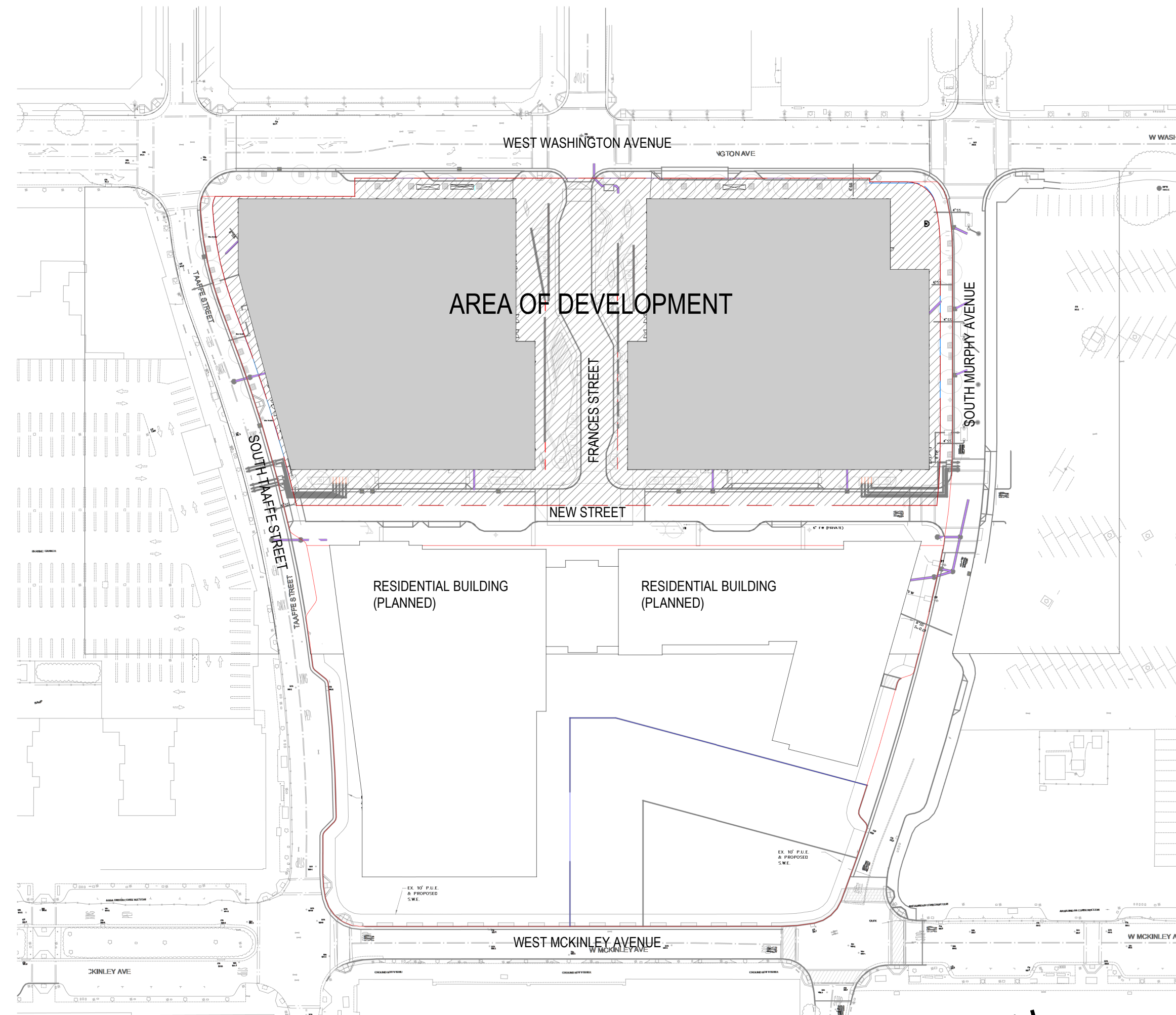
1 250 WA CONFERENCE-FITNESS CENTER LAYOUT OPTION 1
3/32" = 1'-0"

AA

ASSESSOR'S MAP

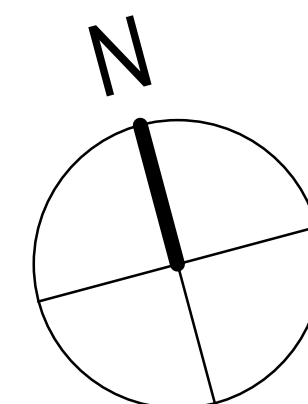


SITE DIAGRAM

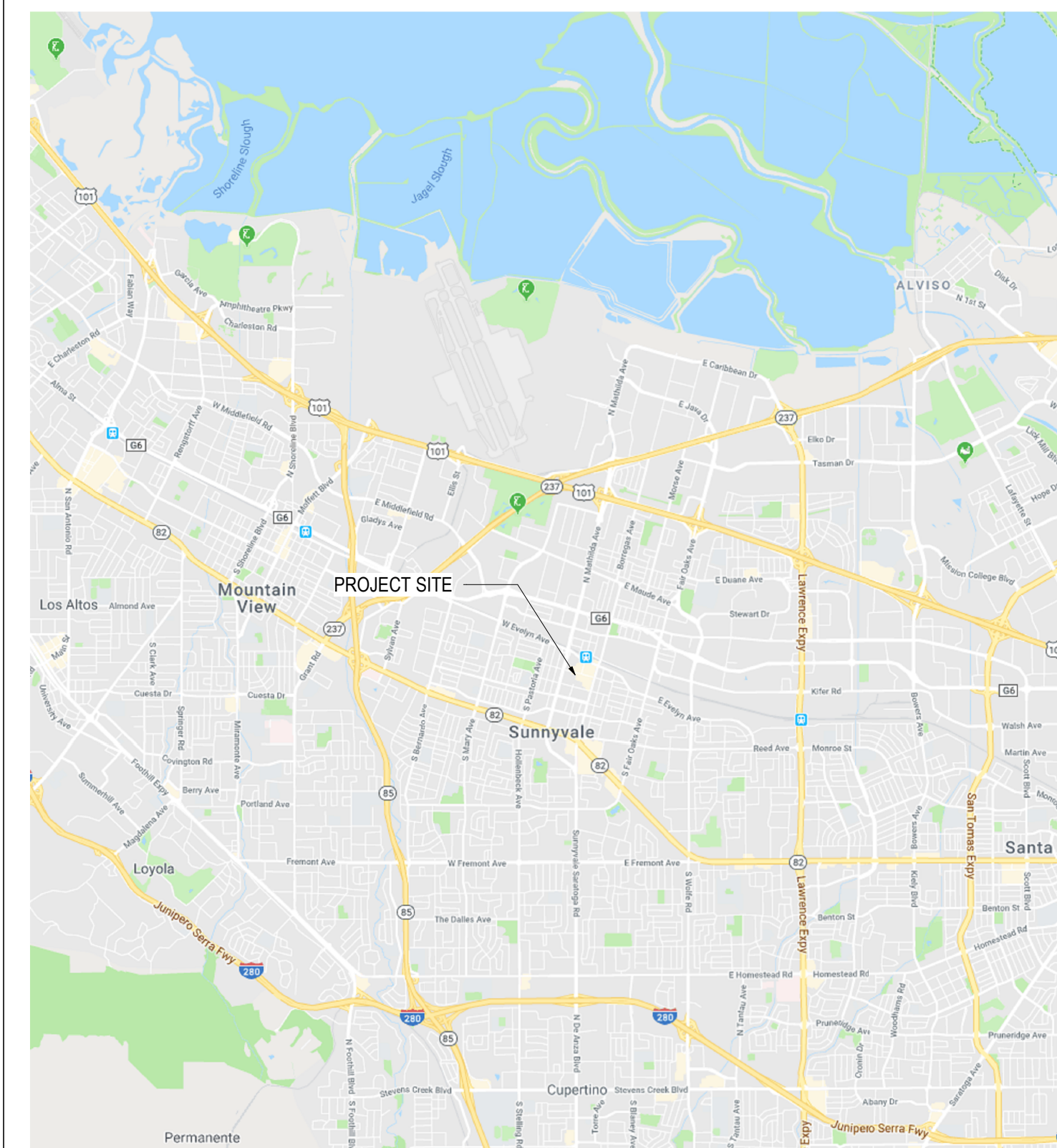


PROJECT DESCRIPTION

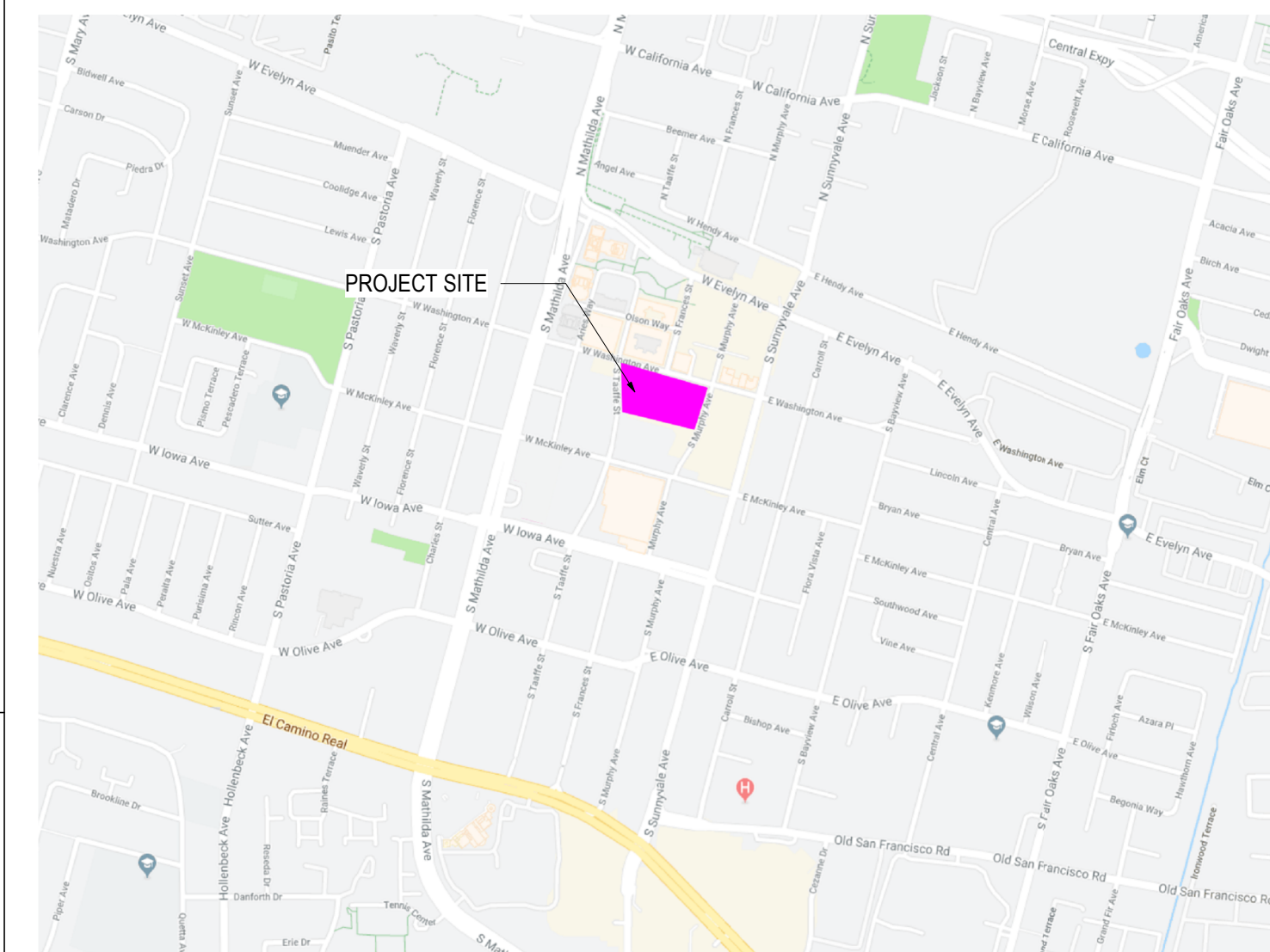
THE PROPOSED OFFICE PROJECT CONSISTS OF TWO 106'-0" (TO TOP OF ROOF DECK) TALL, HIGHRISE STEEL STRUCTURE, ON APPROXIMATELY 174,428 SQ.FT ALONG WEST WASHINGTON AVENUE BETWEEN SOUTH TAFT STREET AND SOUTH MURPHY STREET. PROGRAMMING AT THE SITE CONSISTS OF TWO PARKING TALLIES BELOW GRADE, WITH GROUND LEVEL RETAIL (50,892 SF) LOBBY(13,204 SF) AND OFFICE (147,969 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 SUNNYSIDE.



VICINITY MAP



LOCATION MAP



GENERAL PROJECT INFORMATION

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

HUNTER PROPERTIES

200 W. WASHINGTON AVE
SUNNYVALE, CALIFORNIA

Gensler

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

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
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Description
PROJECT INFO, LOCATION MAP
ASSESSOR'S PARCEL MAP

Scale
As indicated

A0.02.

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COMMERCIAL/INDUSTRIAL PROJECT DATA

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

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

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

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

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Seal / Signature

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CITYLINE BUILDING 3A & 3B

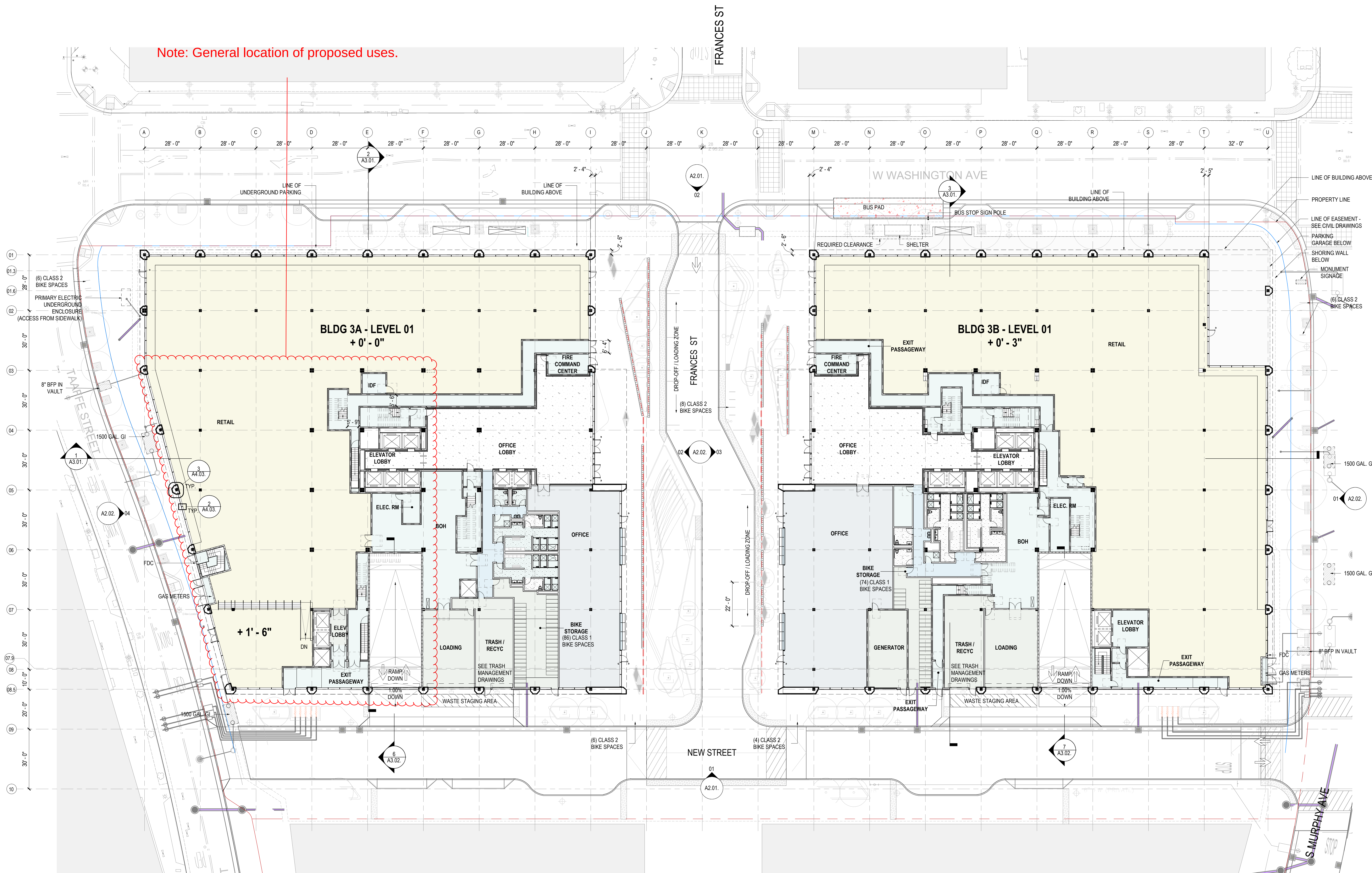
Project Number
01.3440.000

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"

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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.



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

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

HUNTER PROPERTIES

200 W. WASHINGTON AVE
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45 Fremont Street
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Seal / Signature

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Project Name
CITYLINE BUILDING 3A & 3B

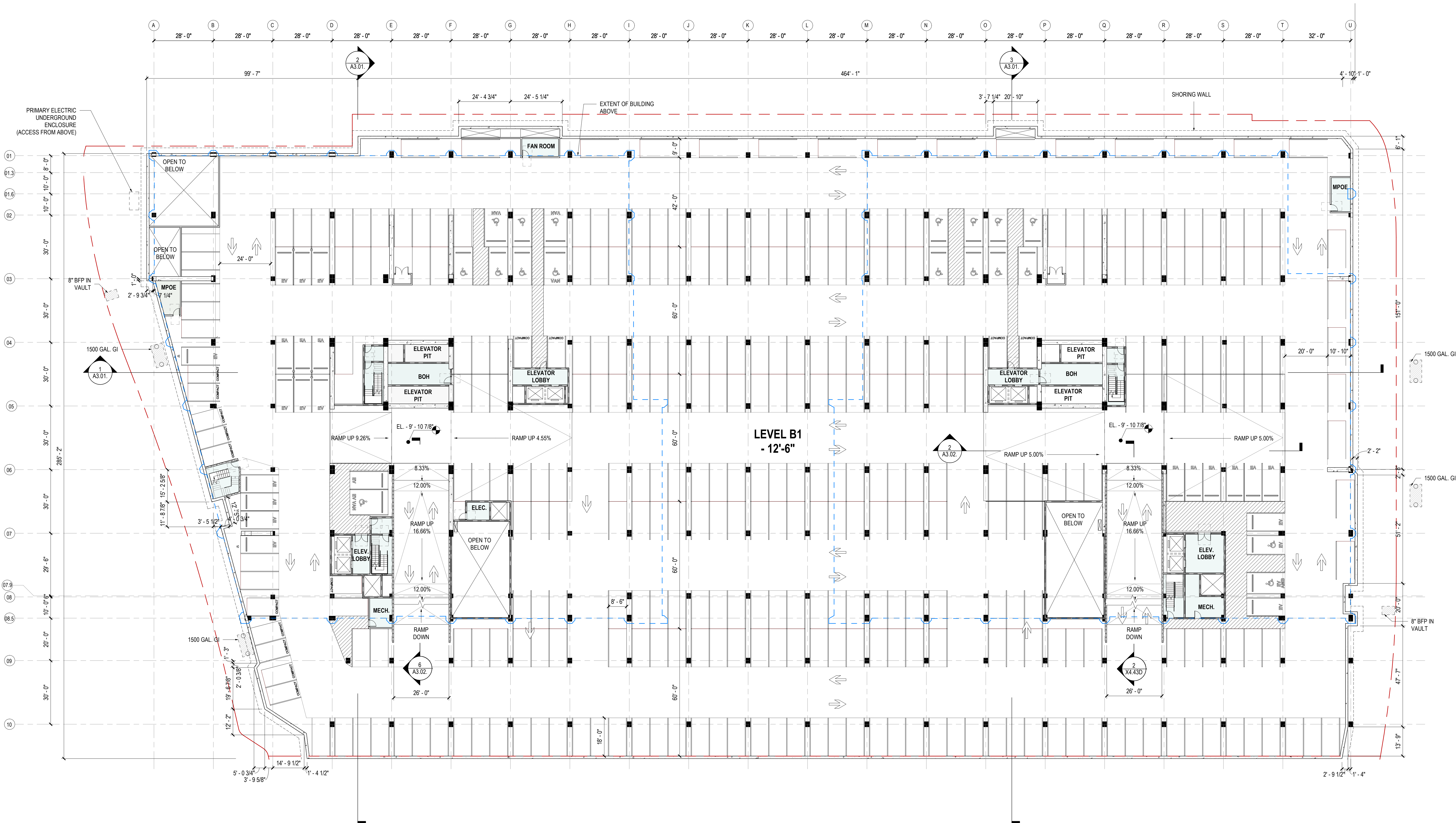
Project Number
01.3440.000

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"