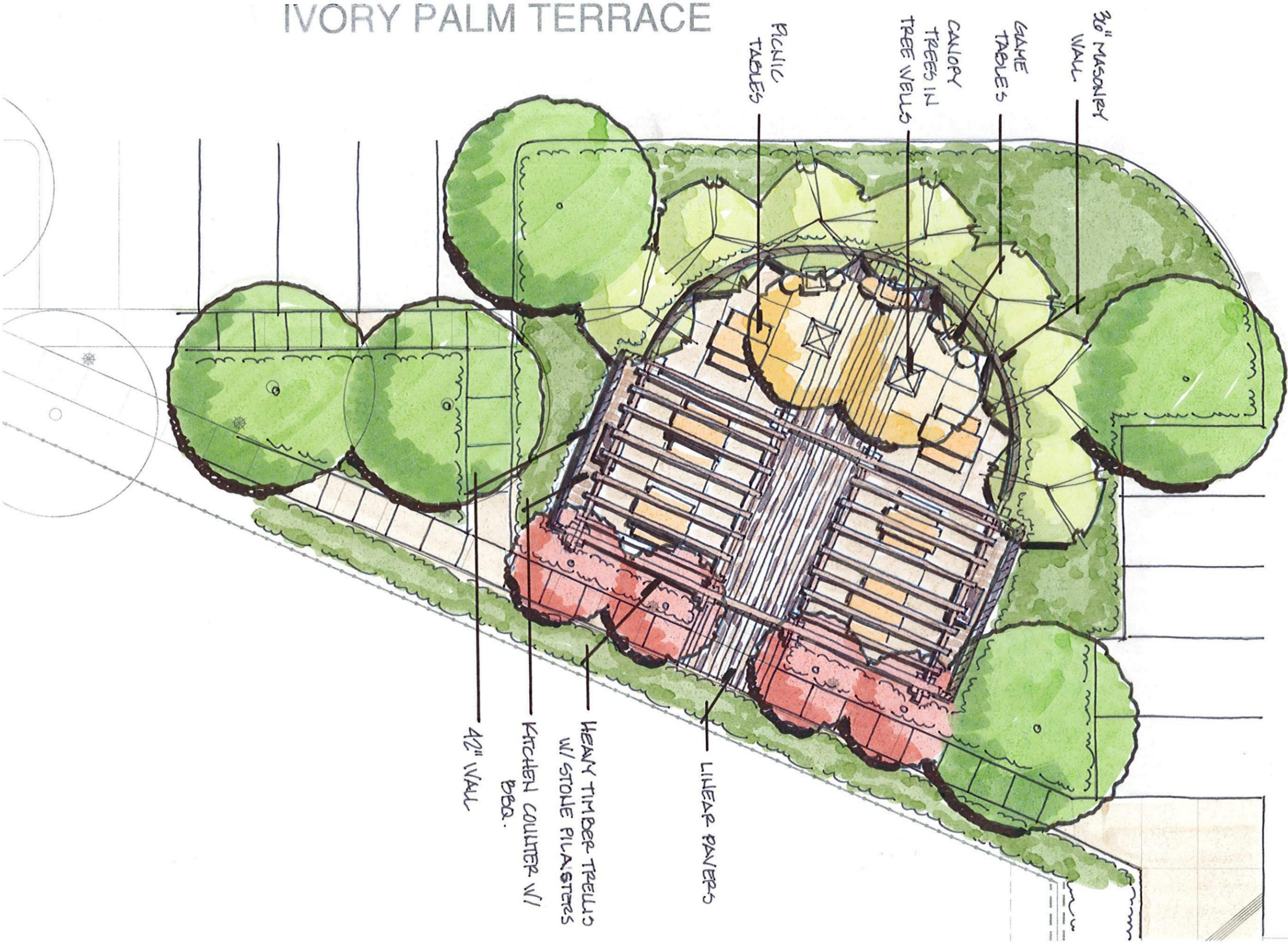


IVORY PALM TERRACE



30" MASONRY WALL

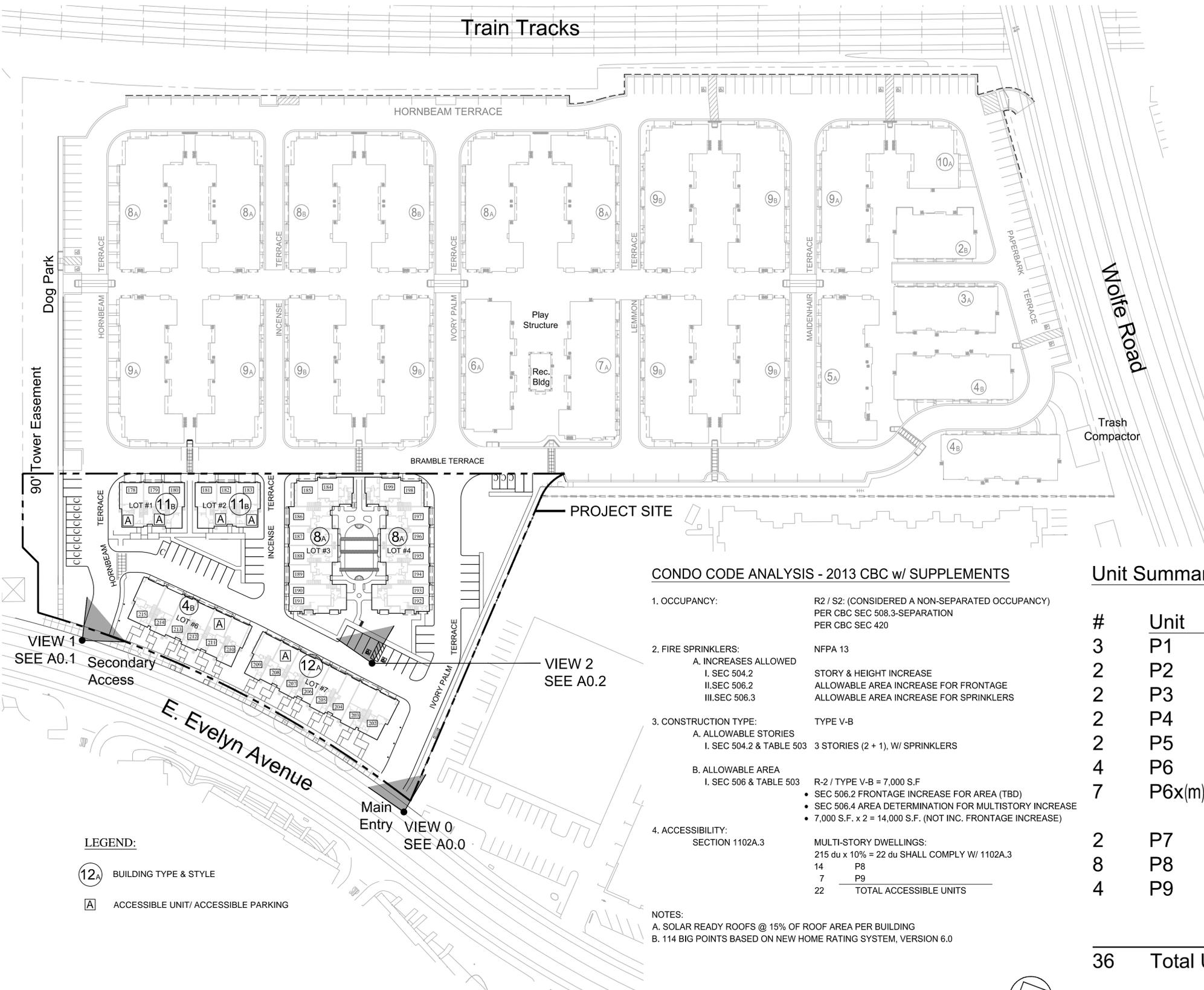
GAME TABLES

CANOPY TREES IN TREE WELLS

PICNIC TABLES

LINEAR PAVERS

HEAVY TIMBER TRELLIS W/ STOLE PILASTERS
 KITCHEN COUNTER W/ BBQ.
 42" WALL



Building Summary

#	Bldg Type	Bldg #	Units
1	Bldg 4B (6-Plex)	Bldg 6	6
2	Bldg 8A (8-Plex)	Bldg 3 & 4	16
2	Bldg 11B (3-Plex)	Bldg 1 & 2	6
1	Bldg 12A (8-Plex)	Bldg 7	8
Total Units			36

Unit Summary

#	Unit	Bed	Bath	Living NSF	Garage NSF	Garage Cond.
3	P1	2	2.5	1320 nsf	561 nsf	Tandem
2	P2	2	2.5	1368 nsf	474 nsf	Side-By-Side
2	P3	3	3.5	1700 nsf	411 nsf	Side-By-Side
2	P4	2	2.5	1375 nsf	450 nsf	Tandem
2	P5	3	3.5	1653 nsf	429 nsf	Tandem
4	P6	3	3.5	1683 nsf	401 nsf	Side-By-Side
7	P6x(m)	3	3.5	1735 nsf	401 nsf	Side-By-Side
					448 nsf @ end	
2	P7	3	3.5	1734 nsf	413 nsf	Side-By-Side
8	P8	4	3.5	1914 nsf	407 nsf	Side-By-Side
4	P9	4	3.5	2070 nsf	463 nsf	Side-By-Side
					501 nsf @ alt	
36 Total Units						

CONDO CODE ANALYSIS - 2013 CBC w/ SUPPLEMENTS

- OCCUPANCY:** R2 / S2; (CONSIDERED A NON-SEPARATED OCCUPANCY)
PER CBC SEC 508.3-SEPARATION
PER CBC SEC 420
- FIRE SPRINKLERS:** NFPA 13
A. INCREASES ALLOWED
I. SEC 504.2 STORY & HEIGHT INCREASE
II. SEC 506.2 ALLOWABLE AREA INCREASE FOR FRONTAGE
III. SEC 506.3 ALLOWABLE AREA INCREASE FOR SPRINKLERS
- CONSTRUCTION TYPE:** TYPE V-B
A. ALLOWABLE STORIES
I. SEC 504.2 & TABLE 503 3 STORIES (2 + 1), W/ SPRINKLERS
B. ALLOWABLE AREA
I. SEC 506 & TABLE 503 R-2 / TYPE V-B = 7,000 S.F.
• SEC 506.2 FRONTAGE INCREASE FOR AREA (TBD)
• SEC 506.4 AREA DETERMINATION FOR MULTISTORY INCREASE
• 7,000 S.F. x 2 = 14,000 S.F. (NOT INC. FRONTAGE INCREASE)
- ACCESSIBILITY:** SECTION 1102A.3
MULTI-STORY DWELLINGS:
215 du x 10% = 22 du SHALL COMPLY W/ 1102A.3
14 P8
7 P9
22 TOTAL ACCESSIBLE UNITS

NOTES:
A. SOLAR READY ROOFS @ 15% OF ROOF AREA PER BUILDING
B. 114 BIG POINTS BASED ON NEW HOME RATING SYSTEM, VERSION 6.0

LEGEND:

- 12A** BUILDING TYPE & STYLE
- A** ACCESSIBLE UNIT/ ACCESSIBLE PARKING



SITE PLAN AND CODE ANALYSIS

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11-13-2015
A0.4



LEGEND

Open Space

Landscape*

C-3 Water Quality
(not included in open space calculation)

*USABLE OPEN SPACE AREAS THAT MEET THE DEFINITION OF LANDSCAPING MAY CONTRIBUTE TOWARDS THE MINIMUM LANDSCAPED AREA OF THE SITE PER SUNNYVALE MUNICIPAL CODE 19.39.040(d)

PROJECT SITE SUMMARY

Building Coverage	Building F.A.R.
Site: 86,605 sf (1.99 ac)	Site: 86,605 sf (1.99 ac)
Buildings: 29,435 sf	Buildings: 87,784 sf
Coverage: 34%	F.A.R.: 1.01

Lot Coverage / FAR Summary

Lot	Type	Coverage Per 19.12 (14)	FAR Per 19.12 (7, 12)			Gross Floor Area
			1st Floor	2nd Floor	3rd Floor	
1	11B	2668 sf	2605 sf	2652 sf	2578 sf	7835 sf
2	11B	2668 sf	2605 sf	2652 sf	2578 sf	7835 sf
3	8A	6411 sf	6056 sf	6739 sf	6225 sf	19020 sf
4	8A	6411 sf	6056 sf	6739 sf	6225 sf	19020 sf
6	4B	4915 sf	4839 sf	5043 sf	4914 sf	14796 sf
7	12A	6362 sf	6266 sf	6590 sf	6422 sf	19278 sf
Totals		29,435 sf (34%)				87,784 sf (1.01)

Open Space:
 Required Usable Open Space: 400 sf/unit (Per Table 19.37.040)
14,400 sf = 400 sf x 36 units
 Open Space Provided: 23,453 sf
 Deck Area Provided: +1,724 sf
 Total Open Space Provided: **25,177 sf** (699 sf/unit)

Private Usable Open Space Provided - Deck / Porch Area

# of units	Plan / Bldg	Deck S.F.	Deck Dims	Porch S.F.	Porch Dims	Total Private Open Area
3	1 / 6,7	--	--	--	5'4"x1'10"	--
2	2 / 3,4	96 sf	18'1"x5'0"	--	5'0"x5'4"	192 sf
2	3 / 3,4	82 sf	10'1"x8'0"	--	11'2"x2'2"	164 sf
2	4 / 3,4	--	10'1"x5'0"	--	10'0"x2'6"	--
2	5 / 3,4	--	10'3"x4'4"	--	12'4"x5'8"	--
4	6 / 3,4	118 sf	15'4"x7'1"	--	15'4"x8'5"	472 sf
7	6x / 1,2,6,7	--	--	--	4'8"x4'11"	--
2	7 / 6,7	128 sf	18'0"x7'2"	--	5'0"x4'2"	256 sf
8	8 / 1-7	80 sf	9'1"x8'6"	--	5'4"x1'10"	640 sf
4	9 / 1,2,6,7	--	--	--	8'4"x3'2"	--
36 Units						1,724 sf

Landscape: S.L.D. SHEET L7
 Required Landscape Area: 425 sf/unit (Per Table 19.37.040)
15,300 sf = 425 sf x 36 units
 Landscape Provided: **24,380 sf** (677 sf/unit)

ENTIRE SITE SUMMARY

Building Coverage	Building F.A.R.
Site: 497,233 sf (11.41 ac)	Site: 497,233 sf (11.41 ac)
Buildings: 171,139 sf	Buildings: 487,212 sf
Coverage: 34%	F.A.R.: .98

Open Space:
 Required Usable Open Space: 400 sf/unit (Per Table 19.37.040)
85,200 sf = 400 sf x 213 units
 Open Space Provided: 109,712 sf
 Deck Area Provided: +12,886 sf
 Total Open Space Provided: **122,598 sf** (575 sf/unit)

Landscape: S.L.D. SHEET L7A
 Required Landscape Area: 425 sf/unit (Per Table 19.37.040)
90,525 sf = 425 sf x 213 units
 Landscape Provided: **106,685 sf** (501 sf/unit)

Private Usable Open Space Provided - Deck / Porch Area

# of units	Plan	Deck S.F.	Deck Dims	Porch S.F.	Porch Dims	Total Private Open Area
5	1	--	--	--	5'4"x1'10"	--
24	1x	--	--	--	5'4"x1'10"	--
8/10	2	98/96 sf	18'1"x5'0"	--	5'0"x5'4"	1,744 sf
18	3	82 sf	10'1"x8'0"	--	11'2"x2'2"	1,476 sf
19	4	--	10'1"x5'0"	--	10'0"x2'6"	--
19	5	--	10'3"x4'4"	--	12'4"x5'8"	--
43	6	118 sf	15'4"x7'1"	--	15'4"x8'5"	5,074 sf
13	6x	--	--	--	4'8"x4'11"	--
19	7	128 sf	18'0"x7'2"	--	5'0"x4'2"	2,432 sf
27	8	80 sf	9'1"x8'6"	--	5'4"x1'10"	2,160 sf
8	9	--	--	--	8'4"x3'2"	--
213 Units						12,886 sf



SITE PLAN - OPEN SPACE - COVERAGE

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