

PROJECT DATA TABLE – A – OVERALL SITE

	EXISTIN G	PROPOSED	REQUIRED/ PERMITTED
<b>General Plan</b>	Residenti al Low- Medium Density	Same	Residential Low-Medium Density
<b>Zoning District</b>	R-1.5/PD	Same	R-1.5/PD
<b>Lot Size (s.f.) and acres</b>	383,973 (8.8 ac)	Public park=87,480 (2 ac) Public ROW=30,627m (0.7 ac) Net lot for project=265,866 (6.1 ac) Private street=42,855 (1 ac) Remainder common lot=1,668 (0.04 ac) 58 single-family lots: Individual lots=3,226 to 4,883 Average individual lot: w/private street=4,584 w/o private street=3,816	Each lot 4,200 min.
<b>Gross Floor Area (s.f.)</b>	--	Total for 58 homes=187,460 Average house size=3,232 Plan 1=3,152 Plan 2=3,123 Plan 3=3,263 Plan 4=3,465	Average house size= 1,908 (based on average individual lot)
<b>Lot Coverage</b>	--	Total for site w/private street=40% Total for site w/o private street=48% Average for individual lots= 36 to 43%	40% max
<b>Floor Area Ratio (FAR) (%)</b>	--	Total for site w/private street 69% Total for site w/o private street 83%	50% max
<b>No. of Units</b>	2	58	--.
<b>Density (units/acre)</b>	0.2	9.5	10 max.
<b>No. of Buildings On- Site</b>	6	58	NA
<b>Distance Between Buildings</b>	--	8	8' min.
<b>Building Height</b>	--	28'6"	30' max.
<b>No. of Stories</b>	--	2	2 max.



**ATTACHMENT 2**

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	EXISTING	PROPOSED	REQUIRED/ PERMITTED
<b>Setbacks for the Project Site (individual lots on separate table)</b>			
★ <b>Front (Toyon Av):</b> First floor Second Floor		10'-30' 14'4"-35'6"	20' min. 20' min.
★ <b>Side 1 (Dahlia Dr/Ct):</b> First Floor Second Floor	--	4'-16'9" 4'-16'9"	0-4' min 3'-7' min
<b>Side 2 (public park):</b> First Floor Second Floor	--	4'-20'7" 4'-31'3"	0-4' 3'-7'
★ <b>Combined Total Sides First Floor/Second Floor</b>	--	8'8'	12'/18'min.
★ <b>Rear (Lawrence Expwy):</b> First Floor Second Floor		12'6 -13' 12'6"-17'3"	20'/10' min 20' min
<b>Total Landscaping (s.f.)</b>		Public park Total for project=73,023 1.259 per unit	No min.
<b>Parking</b>			
<b>Total Spaces</b>	--	Total for project=232 Individual lot=4; 2 covered+ 2 uncovered <i>Unassigned=17+12(on-street)</i>	232 4; 2+2  24
<b>Bicycle Parking</b>	--	0	0

★ Starred items indicate deviations from Sunnyvale Municipal Code requirement

PROJECT DATA TABLE B – INDIVIDUAL HOUSE SETBACKS

Plan Type	Location	1st Floor Setbacks		2nd Floor Setbacks		Required
		Ranging		Ranging		Min.
		From	To	From	To	
<b>PLAN 1 House size: 3,152 s.f.</b>						
Front yard setback						
★	Toyon Avenue	10' - 9'-8"	30'	14'-3'-6"	35'-6"	20'
	Private street w/parking bay	4' - 3'-8"	32'	8'-3'-6"	37'-6"	
	Private street w/o parking bay	10' - 9'-8"	30'	14'-3'-6"	35'-6"	
Side yard setbacks						
★	Toyon Avenue	4'	8'	14'-3"	35'-6"	One side: 1 <sup>st</sup> floor =4' 2 <sup>nd</sup> floor=7'; Other side: 1 <sup>st</sup> floor=8' 2 <sup>nd</sup> floor=11'
	Private street w/parking bay	4'	8'	8'-3"	37'-6"	
	Private street w/o parking bay	4'	8'	14'-3"	35'-6"	
Rear yard setback						
★	Toyon Avenue	10'-8"	14'-10"	10'-8"	14'-10"	20' -10' (25% encroachment)
	Private street w/parking bay	10'-8"	14'-10"	10'-8"	14'-10"	
	Private street w/o parking bay	10'-8"	17'-6"	10'-8"	17'-6"	
<b>PLAN 2 House size: 3,123 s.f.</b>						
Front yard setback						
★	Toyon Avenue	22'	39'-8"	27'	39'-8"	20'
	Private street w/parking bay	-	-	-	-	
	Private street w/o parking bay	9'	27' - 46'	16'	27' - 46'	
Sideyard setbacks						
★	Toyon Avenue	4'	17'	4'	17'	One side: 1 <sup>st</sup> floor =4' 2 <sup>nd</sup> floor=7'; Other side: 1 <sup>st</sup> floor=8' 2 <sup>nd</sup> floor=11'
	Private street w/parking bay	4'	-	-	-	
	Private street w/o parking bay	4'	11'-10" - 17'-6"	4'	11'-10" - 17'-6"	
Rear yard setback						
★	Toyon Avenue	4'	17'	4'	17'	20' -10' (25% encroachment)
	Private street w/parking bay	4'	-	-	-	
	Private street w/o parking bay	4'	11'-10" - 17'-6"	4'	11'-10" - 17'-6"	

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Plan Type	Location	1st Floor Setbacks		2nd Floor Setbacks		Required
		Ranging		Ranging		Min.
		From	To	From	To	
<b>PLAN 3 House size: 3,262 s.f.</b>						
Front yard setback						
★	Toyon Avenue	9'	18'	19'-4"	38'- 10'- 6"	20'
	Private street w/parking bay	3' - 4'	20'	13'-4"	40' - 10'- 6"	
	Private street w/o parking bay	9'	18'	19'-4"	38' - 10'- 6"	
Side yard setbacks						
★	Toyon Avenue	4'	13'	4'	13'	One side: 1 <sup>st</sup> floor =4' 2 <sup>nd</sup> floor=7'; Other side: 1 <sup>st</sup> floor=8' 2 <sup>nd</sup> floor=11'
	Private street w/parking bay	4'	13'	4'	13'	
	Private street w/o parking bay	4'	13'	4'	13'	
Rear yard setback						
★	Toyon Avenue	10'	10'	10'	10'	20' -10' (25% encroachment)
	Private street w/parking bay	10'	10'	10'	10'	
	Private street w/o parking bay	10'	12'-8"	10'	12'-6"	
<b>PLAN 4 House size: 3,465 s.f.</b>						
Front yard setback						
★	Toyon Avenue	9' - 9'-8"	18'	16'-6"	37'-9"	20'
	Private street w/parking bay	3' - 3'-8"	20'	18'-6"	20'-9"	
	Private street w/o parking bay	9'* - 9'8"	18'	16' - 6'- 6"	37' - 9'- 6"	
Side yard setbacks						
★	Toyon Avenue	4'	16'-6"	4'	16'-6"	One side: 1 <sup>st</sup> floor =4' 2 <sup>nd</sup> floor=7'; Other side: 1 <sup>st</sup> floor=8' 2 <sup>nd</sup> floor=11'
	Private street w/parking bay	4'	16'-6"	4'	16'-6"	
	Private street w/o parking bay	4'	16'-6"	4'	16'-6"	
Rear yard setbacks						
★	Toyon Avenue	10'	10'	10'	10'	20' -10' (25% encroachment)
	Private street w/parking bay	10'	10'	10'	10'	
	Private street w/o parking bay	10'	12'-8"	10'	12'-8"	

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