

# 1313 S. WOLFE ROAD, SUNNYVALE, CA

## AERIAL VIEW



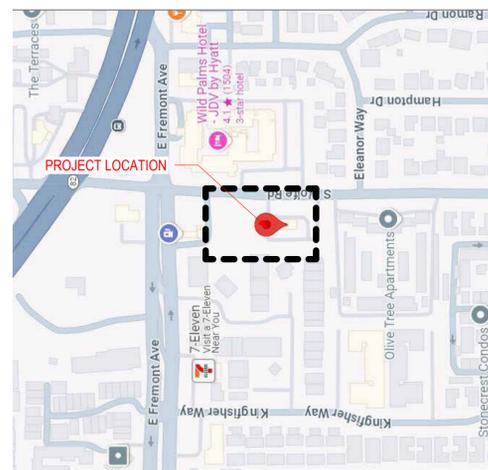
## GSF BY BLDG.

BUILDING 1	9,637
BUILDING 2	9,659
BUILDING 3	9,637
BUILDING 4	3,034
BUILDING 5	17,650
BUILDING 6	19,966
<b>TOTAL</b>	<b>69,584</b>

## GSF BY UNIT

UNIT-01	2,416
UNIT-02	2,393
UNIT-03	2,413
UNIT-04	2,416
UNIT-05	2,416
UNIT-06	2,414
UNIT-07	2,394
UNIT-08	2,436
UNIT-09	2,416
UNIT-10	2,393
UNIT-11	2,413
UNIT-12	2,416
UNIT-13	2,204
UNIT-14	2,171
UNIT-15	2,280
UNIT-16	2,171
UNIT-17	2,171
UNIT-18	2,279
UNIT-19	2,171
UNIT-20	2,204
UNIT-21	2,204
UNIT-22	2,170
UNIT-23	2,292
UNIT-24	2,170
UNIT-25	2,170
UNIT-26	2,292
UNIT-27	2,170
UNIT-28	2,170
UNIT-29	2,326
UNIT-30 (L/W)	3,034
<b>TOTAL GROSS AREA</b>	<b>69,584</b>

## VICINITY MAP



## PLANNING INFORMATION

	REQUIRED	PROPOSED
ADDRESS:	1313 S. WOLFE RD., SUNNYVALE, CA	
APN:	309-10-026 & 309-10-027	
LOT AREA:	PARCEL 1: 20,625 SF PARCEL 2: 31,849 SF TOTAL: 52,474 SF (1.205 ACRES)	
ZONING DISTRICT:	R-3/MU & R-3.PD	
HEIGHT LIMIT:	35 FT.	40 FT.
PER SECTION 19.32.020	3 STORIES	3 STORIES
TOTAL BUILDABLE AREA:	20,990 SF MAX. (40%)	22,842 SF (43.5%)
PER SMC 19.32.010		
(SEE WAIVER #4 ON SHEET A1.0.4)		
MAX. DENSITY:	24 UNITS/ACRE (29 MAX.)	25 UNITS/ACRE (30 UNITS TOTAL)
MIN. OPEN SPACE:	MIN. USABLE OPEN SPACE 30 X 400 SF/UNIT = 12,000 SF	13,796 SF (460 SF/UNIT AVG.)
PER SMC 19.37.040	MIN. TOTAL OPEN SPACE (PLANTING + WALKWAYS): 30 X 425 SF/UNIT = 12,750 SF	13,039 SF
SETBACKS:	FRONT: 20' SIDE, LEFT: 12' SIDE, RIGHT: 12' REAR: 20'	13' @ LIVE/WORK, 15' @ BLDGS 1/2/3, 31' @ BLDG. 5 8'-0" 4'-11" 4'-10" @ BLDGS. 1,2,3, 10' @ BLDG. 6
PER SMC 19.34.030		
(SEE WAIVER #3 ON SHEET A1.0.3)		
MIN. PARKING:	1 COVERED SPACE PER UNIT: COMMERCIAL (640SF): 3.3 SPACES/1,000SF UNASSIGNED PARKING, (18) 3-BDRM UNIT @ 0.5 SPACES/UNIT UNASSIGNED PARKING, (12) 4-BDRM UNIT @ 0.65 SPACES/UNIT LOADING/UNLOADING <b>TOTAL PARKING SPACES:</b> EV SPACES REQ. PER UNIT: EV SPACES REQ. FOR COMMERCIAL:	60 3 0 (EACH UNIT HAS 1 ADDITIONAL SPACE) 0 (EACH UNIT HAS 1 ADDITIONAL SPACE) 0 63 2 CHARGER/UNIT (1 PER PKG SPACE) 3
PER SMC 19.46.060 AND SMC 19.46.100		
(SEE WAIVERS ON A1.0.5 & A1.0.6)		
MIN. BICYCLE PARKING:	RESIDENTIAL 8 COMMERCIAL 5% OF TOTAL PARKING SPACES: 1	30 (IN PRIVATE 2-CAR GARAGE) 1

CONSTRUCTION TYPE: V-B (COMBUSTIBLE, SPRINKLERED)  
PROPOSED OCCUPANCY: R-2 RESIDENTIAL - MULTIFAMILY (CONDOMINIUM TOWNHOMES) / COMMERCIAL LIVE/WORK

## PROJECT DESCRIPTION

THE PROPOSED PROJECT IS A MEDIUM DENSITY RESIDENTIAL DEVELOPMENT CONSISTING OF (29) 3-STORY TOWNHOMES AND (1) COMMERCIAL LIVE/WORK UNIT OF WOOD CONSTRUCTION. THE PROPOSED DEVELOPMENT WILL PROVIDE 2 CAR GARAGES FOR EACH UNIT, COMMUNAL AND PRIVATE OPEN SPACE. THE TOWNHOUSE DEVELOPMENT SITS ADJACENT TO OTHER MEDIUM AND HIGH DENSITY RESIDENTIAL COMMUNITIES.

## DIRECTORY

### DEVELOPER

4TERRA INVESTMENTS  
AMIR MASSIH, PRESIDENT  
95 FEDERAL STREET, SUITE D.  
SAN FRANCISCO, CA 94107  
(C) (415) 235-5973

### CIVIL ENGINEER

LUK AND ASSOCIATES  
738 ALFRED NOBEL DR.  
HERCULES, CA, 94547  
PH: (510) 829-2035

### ARCHITECT

KAVA MASSIH ARCHITECTS  
920 GRAYSON ST.  
BERKELEY, CA 9410  
PH: (510) 644-1920

### LANDSCAPE ARCHITECT

THE GUZZARDO GROUP  
PIER 9, THE EMBARCADERO,  
SUITE 115  
SAN FRANCISCO CA 94111  
PH: (415) 433 4672

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1313 S. WOLFE RD, SUNNYVALE, CA

**A0.0.1**

## PROJECT INFORMATION

12/23/2025 9:36:15 AM  
DRAWN BY: MYWMS/PS/WS  
PLANNING APPLICATION - RESPONSE TO 3RD ROUND OF CITY COMMENTS ISSUED 12/05/25

CONSULTANTS:  
CIVIL ENGINEER: LUK AND ASSOCIATES  
LANDSCAPE: THE GUZZARDO PARTNERSHIP INC.  
JOINT TRENCH: URBAN DESIGN CONSULTING ENGINEERS  
TRASH/RECYCLE: AMERICAN TRASH

**KAVA MASSIH ARCHITECTS**  
920 Grayson Street | Berkeley, CA 94710  
95 Federal Street | San Francisco, CA 94107  
KMA PROJECT NO. 2424

### PROPOSED PROJECT

#### REQUESTED WAIVERS:

1. MINIMUM COMMERCIAL USE REQUIREMENT -(SUNNYVALE MUNICIPAL CODE "SMC" 19.26.22 PLANNED DEVELOPMENT/ MIXED USE (SEE SHEET A1.0.1)
2. DISTANCE BETWEEN BUILDINGS TO BE 18 FT MIN. AT LANDSCAPED AREAS (SEE SHEET A1.0.2)
3. FRONT, SIDE AND REAR SETBACKS- SMC 19.43.030 (SEE SHEET A1.0.3)
4. LOT COVERAGE -SMC 19.32.020 (SEE SHEET A1.0.4)
5. REDUCED UNASSIGNED PARKING -SMC 19.46.060 (SEE SHEET A1.0.5)
6. REDUCED UNASSIGNED LOADING/UNLOADING PARKING- ODS 5.2.4 (SEE SHEET A1.0.6)
7. REDUCED LANDSCAPE FRONTAGE STRIP REQUIREMENT (SEE SHEET A1.0.7)



### PARKING PER SMC 19.46.060 AND 19.46.100

	QNTY	SPACES REQUIRED	PARKING PROVIDED
RESIDENTIAL UNIT-3 BED	17	17	34
RESIDENTIAL UNIT-4 BED	12	12	24
LW - RESIDENTIAL	1	1	2
LW - 359 SF COMM.	1	3.3	3
UNASSIGNED PARKING	30 UNITS	(18X0.5) + (12X0.65) = 16.8	--
<b>TOTAL</b>		<b>51</b>	<b>63</b>

### OPEN SPACE

	QNTY	SF	
LANDSCAPED AREA	AVG. 503 SF/UNIT	15,104 SF	
USABLE OPEN SPACE	AVG. 298SF/UNIT	8,966 SF	
<b>TOTAL OPEN SPACE AREAS</b>		<b>24,070 TOTAL / 52,474 SF</b>	<b>46%</b>

### GROSS SF AREAS

	GFA	TOTAL UNITS
BUILDING 1	9,637	4
BUILDING 2	9,659	4
BUILDING 3	9,637	4
BUILDING 4	3,840	1
BUILDING 5	17,667	8
BUILDING 6	19,937	9
<b>TOTAL SF</b>	<b>70,378</b>	<b>30</b>
<b>TOTAL LOT AREA</b>	<b>52,474</b>	
<b>FAR</b>	<b>70,378 (TOTAL SF) / 52,474 (TOTAL NET LOT AREA)= 1.3</b>	

### LOT COVERAGE

	SQUARE FEET
BUILDING 1	3,172
BUILDING 2	3,194
BUILDING 3	3,172
BUILDING 4	1,280
BUILDING 5	5,548
BUILDING 6	6,304
<b>TOTAL SF (FOOTPRINT)</b>	<b>22,670</b>
<b>TOTAL LOT COVERAGE</b>	<b>22,670/49,369 SF= 46 %</b>

### UNIT COUNT AND USE

4 BR RES.	12	40%
3 BR RES.	17	57%
L/W (3BD)	1	3%
<b>TOTAL</b>	<b>30</b>	

### LANDSCAPING COVERAGE

	QNTY	SF	
LANDSCAPED AREA		15,104 SF	
HARDSCAPE (PAVING) AREA		19,231 SF	
<b>TOTAL</b>		<b>34,335 TOTAL / 49,369 SF</b>	<b>70%</b>

### PARKING PER SMC 19.46.060 AND 19.46.100

	QNTY	SPACES REQ.	PARKING PROVIDED
RESIDENTIAL UNIT	29	29	58
LW - RESIDENTIAL	2	2	--
LW - COMMERCIAL	2	6.6	--
UNASSIGNED PARKING	31 X 0.4	12.4	17
<b>TOTAL</b>		<b>50</b>	<b>75</b>

### OPEN SPACE

	QNTY	SF	
LANDSCAPED AREA		8,243	
USABLE OPEN SPACE	29 X 400SF	11,600	
<b>TOTAL OPEN SPACE</b>		<b>18,843 TOTAL / 52,474 SF</b>	<b>39%</b>

### GROSS SF AREAS

	GFA	TOTAL UNITS
BUILDING 1	10,334	7
BUILDING 2	10,334	7
BUILDING 3	4,000	2
BUILDING 4	17,600	11
BUILDING 5	7,350	4
<b>TOTAL SF</b>	<b>49,618</b>	<b>31</b>
<b>TOTAL LOT AREA</b>	<b>52,474</b>	
<b>FAR</b>	<b>49,618 (TOTAL SF)/52,474 (TOTAL LOT AREA)= .94</b>	

### LOT COVERAGE

	SQUARE FEET
BUILDING 1	4,250
BUILDING 2	4,250
BUILDING 3	1,330
BUILDING 4	6,585
BUILDING 5	2,420
<b>TOTAL SF (FOOTPRINT)</b>	<b>18,835</b>
<b>TOTAL LOT AREA</b>	<b>52,474</b>
<b>TOTAL LOT COVERAGE</b>	<b>18,835/52,474= 36%</b>

### LANDSCAPING COVERAGE

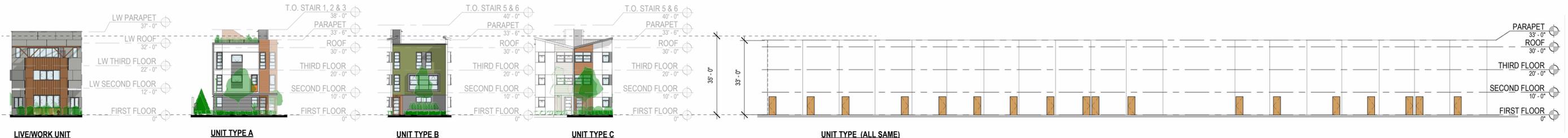
	QNTY	SF	
PRIVATE COURTYARD/BALCONIES		9,280	
LANDSCAPED AREA		8,243	
<b>TOTAL OPEN SPACE</b>		<b>17,523/52,474 SF</b>	<b>33%</b>

### BY RIGHT (BASE PROJECT)



### UNIT COUNT AND USE

2 BR	29	91%
LIVE WORK/ COMM	2	9%
<b>TOTAL</b>	<b>31</b>	



#### PROPOSED HEIGHTS

#### BY-RIGHT HEIGHT



## DENSITY BONUS VERSUS BY RIGHT COMPARISON

1313 S. WOLFE RD, SUNNYVALE, CA

# A1.0.0

12/23/2025 9:36:29 AM  
12/23/2025  
DRAWN BY: MYWMS/PS/WS  
PLANNING APPLICATION - RESPONSE TO 3RD ROUND OF CITY COMMENTS ISSUED 12/05/25

CONSULTANTS:  
CIVIL ENGINEER: LUK AND ASSOCIATES  
LANDSCAPE: THE GUZZARDO PARTNERSHIP INC.  
JOINT TRENCH: URBAN DESIGN CONSULTING ENGINEERS  
TRASH/RECYCLE: AMERICAN TRASH

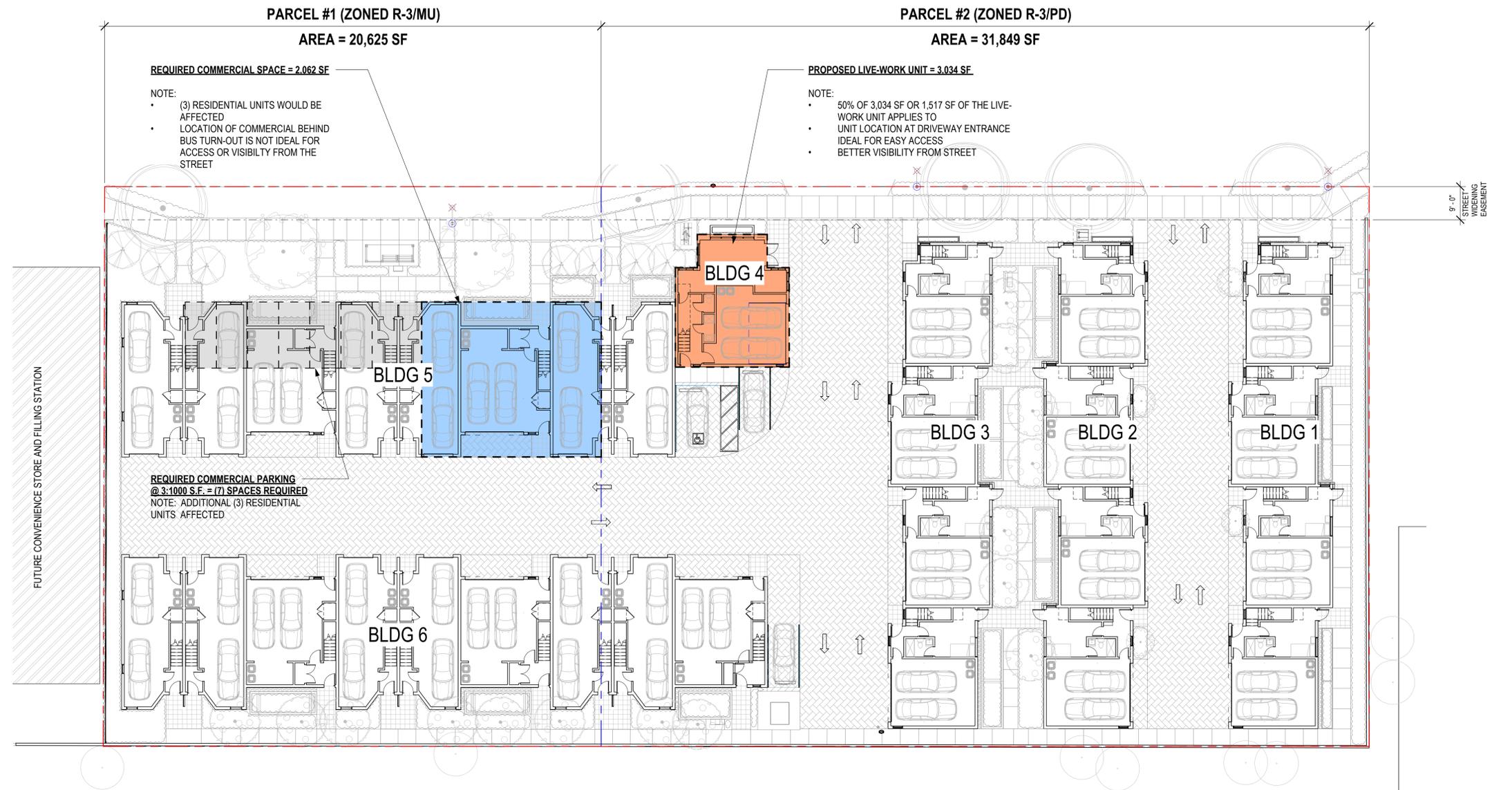
**KAVA MASSIH ARCHITECTS**  
920 Grayson Street | Berkeley, CA 94710  
95 Federal Street | San Francisco, CA 94107  
KMA PROJECT NO. 2424

**SMC 19.26.22 MINIMUM COMMERCIAL USE:**  
For Parcel #1, SMC requires minimum 10% of the lot area (floor area ratio) and up to a maximum of 25% of the lot area of commercial area. The total net lot area for parcel #1 is 20,625 sf, so the minimum required commercial space is 20,625 sf x 10% = 2,062 sf. Live-Work may be counted 50% towards minimum commercial/office standard. We are providing a single live-work unit with a gross floor area of 3,034 sf of which 1,517 sf can be applied to the requirement.

Required commercial parking (administrative, professional and medical office) is 3.3 spaces per 1,000sf: (7) parking spaces minimum.

Complying with the minimum commercial space and parking requirement will result in the loss of (6) 3-bedroom units.

Although we are requesting this waiver for commercial space, we are providing a Live-Work unit as a good-faith measure toward meeting the intent of the zoning code. We are requesting that the Live-Work unit be allowed to be placed on the Parcel #2 portion of the property because the location makes the most sense to ensure the commercial viability of the Live-Work. Access from the street will be easier and it will be more visible than if it were located behind the bus turn-out.



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WAIVER #1 - MINIMUM COMMERCIAL AREA

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1313 S. WOLFE RD, SUNNYVALE, CA

A1.0.1 N

CONSULTANTS:  
CIVIL ENGINEER: LUK AND ASSOCIATES  
LANDSCAPE: THE GUZZARDO PARTNERSHIP INC.  
JOINT TRENCH: URBAN DESIGN CONSULTING ENGINEERS  
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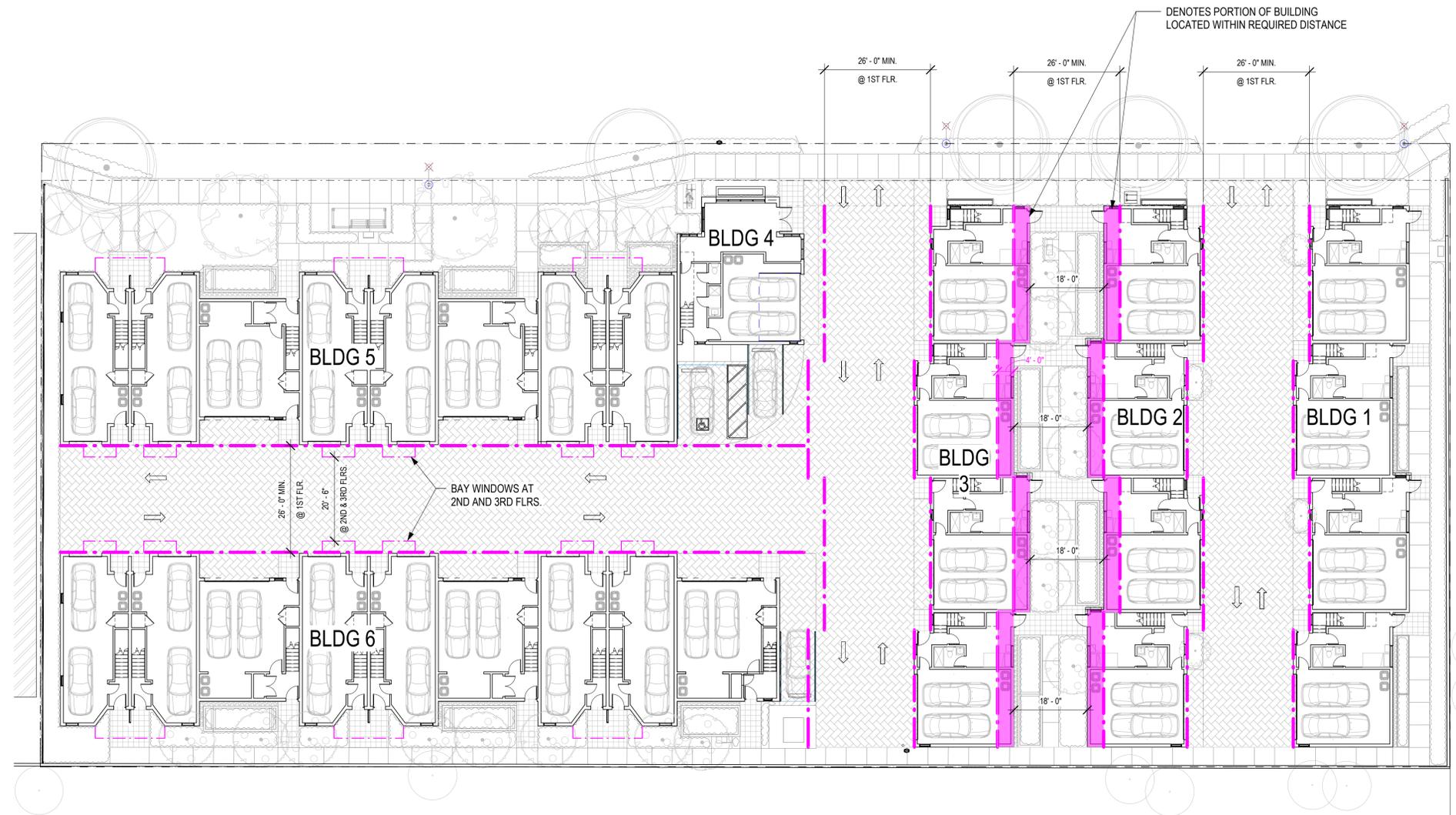
**KAVA MASSIH ARCHITECTS**  
920 Grayson Street | Berkeley, CA 94710  
95 Federal Street | San Francisco, CA 94107  
KMA PROJECT NO. 2424

**SMC 19.48.030 CODE COMPLIANT DISTANCE BETWEEN BUILDINGS:**

When more than one detached main building is erected or constructed on the same lot, the distance between such buildings shall be twenty feet at ground level for buildings of one-story height. The distance between detached main buildings at ground level shall be increased three additional feet for the second and each additional story of each building above the first story.

Complying with the minimum distance between buildings at the ground floor will affect (8) units.

Locating buildings 2 and 3 back to back will eliminate this condition. However, doing so will eliminate the open space, light and air provided to bedrooms and spaces along the entire length of one side of each building.



1313 S. WOLFE RD, SUNNYVALE, CA

**A1.0.2** N

**WAIVER #2 - DISTANCE BETWEEN BUILDINGS**

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 PLANNING APPLICATION - RESPONSE TO 3RD ROUND OF CITY COMMENTS ISSUED 12/05/25

**CONSULTANTS:**  
 CIVIL ENGINEER: LUK AND ASSOCIATES  
 LANDSCAPE: THE GUZZARDO PARTNERSHIP INC.  
 JOINT TRENCH: URBAN DESIGN CONSULTING ENGINEERS  
 TRASH/RECYCLE: AMERICAN TRASH

**KAVA MASSIH ARCHITECTS**  
 920 Grayson Street | Berkeley, CA 94710  
 95 Federal Street | San Francisco, CA 94107  
 KMA PROJECT NO. 2424

**SMC 19.34.030 CODE COMPLIANT SETBACKS:**

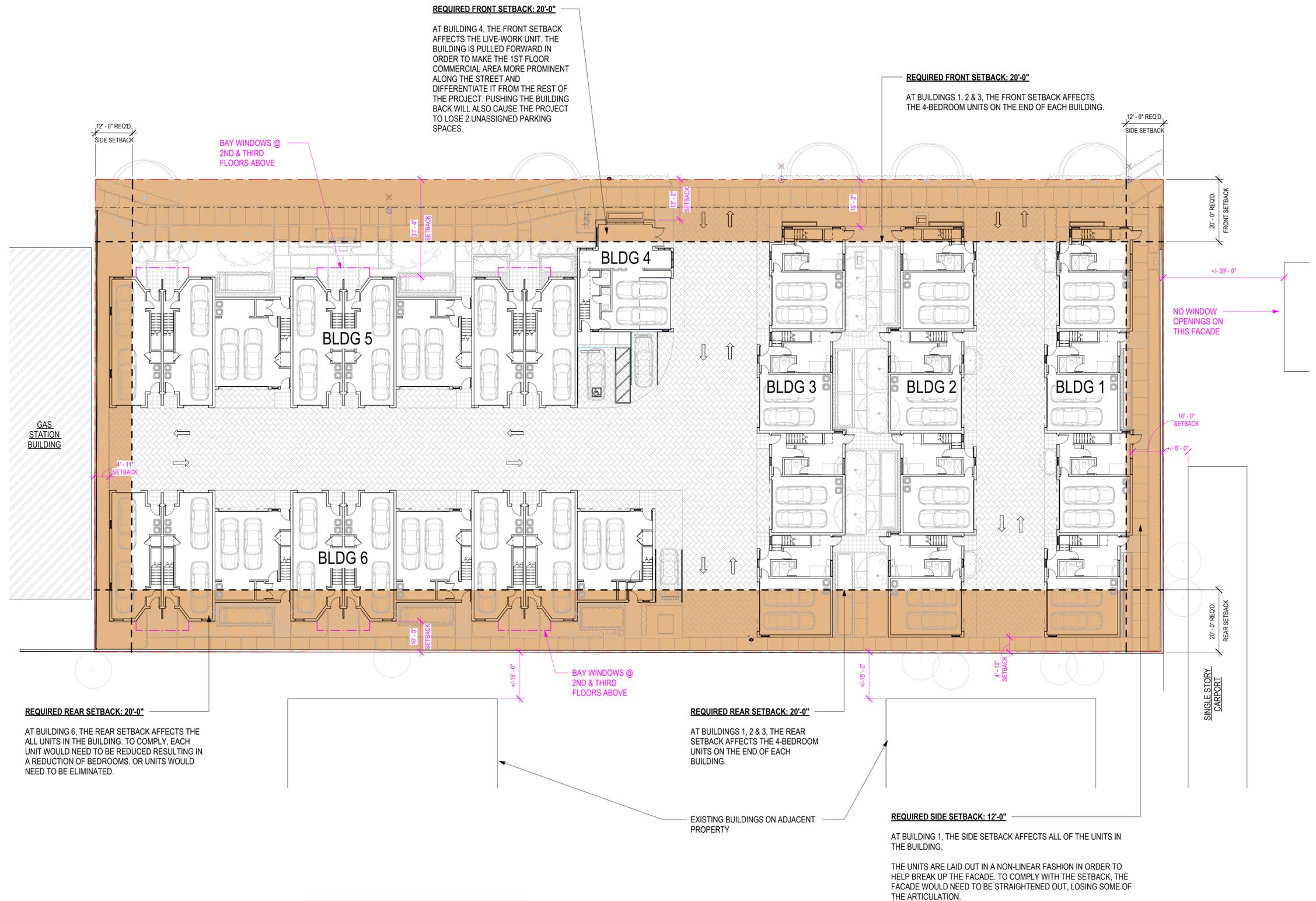
Per the SMC, an R-3 project requires a front yard setback of 20 feet, side yard setback of 12 feet, and a rear yard setback of 20 feet.

Complying with the setbacks will cause the project to lose at minimum (3) 4-bedroom units and (2) unassigned commercial parking spaces for the Live-Work unit.

An additional (10) 3-bedroom units will need to be reduced in size, potentially affecting the number of bedrooms and/or the number of units.

**Notes:**

1. **North SetBack:**
  - A. We are backed up to the gas station/mini-mart on the north. Our setback will have little impact here.
2. **South Setback:**
  - A. We have increased the setback on the southern property line due to 10' in order to address a PG&E easement that cannot be vacated due to existing utilities.
3. **East Setback:**
  - A. Our project has very little encroachment into the setback along S. Wolfe Road. We don't believe our setback will have appreciable impact to the projects across the street or to the north and south.
4. **West Setback:**
  - A. Based on the configuration of the buildings to the east of our project, we really only have impact on a couple of units and those units have windows that primarily open to the north and south. We don't believe our setback will have appreciable impact on this project.



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**WAIVER #3 - SETBACKS**

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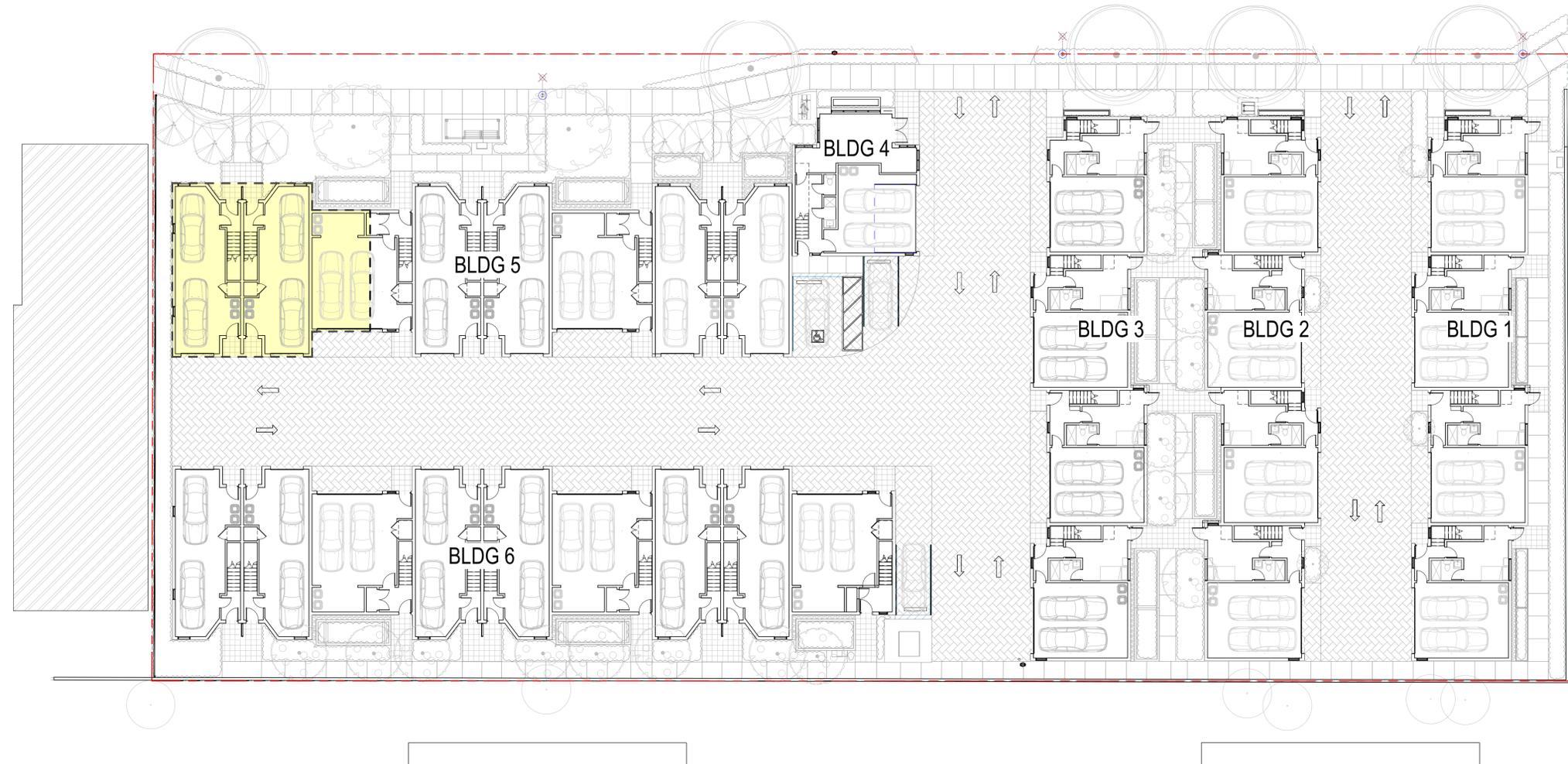
**CONSULTANTS:**  
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**SMC 19.32.020 CODE COMPLIANT  
LOT COVERAGE:**

The project is allowed 40% maximum lot coverage. The total net lot area is 52,474 sf, so the maximum coverage area is 52,474 sf x 40% = 20,990 sf. Our proposed project has a footprint of 22,842 sf or 43.5% lot coverage.

Complying with the 40% maximum lot coverage will result in losing 1,852 sf (approximately (4) 3-bedroom units) as shown in yellow.



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**CONSULTANTS:**  
CIVIL ENGINEER: LUK AND ASSOCIATES  
LANDSCAPE: THE GUZZARDO PARTNERSHIP INC.  
JOINT TRENCH: URBAN DESIGN CONSULTING ENGINEERS  
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WAIVER #4 - LOT COVERAGE

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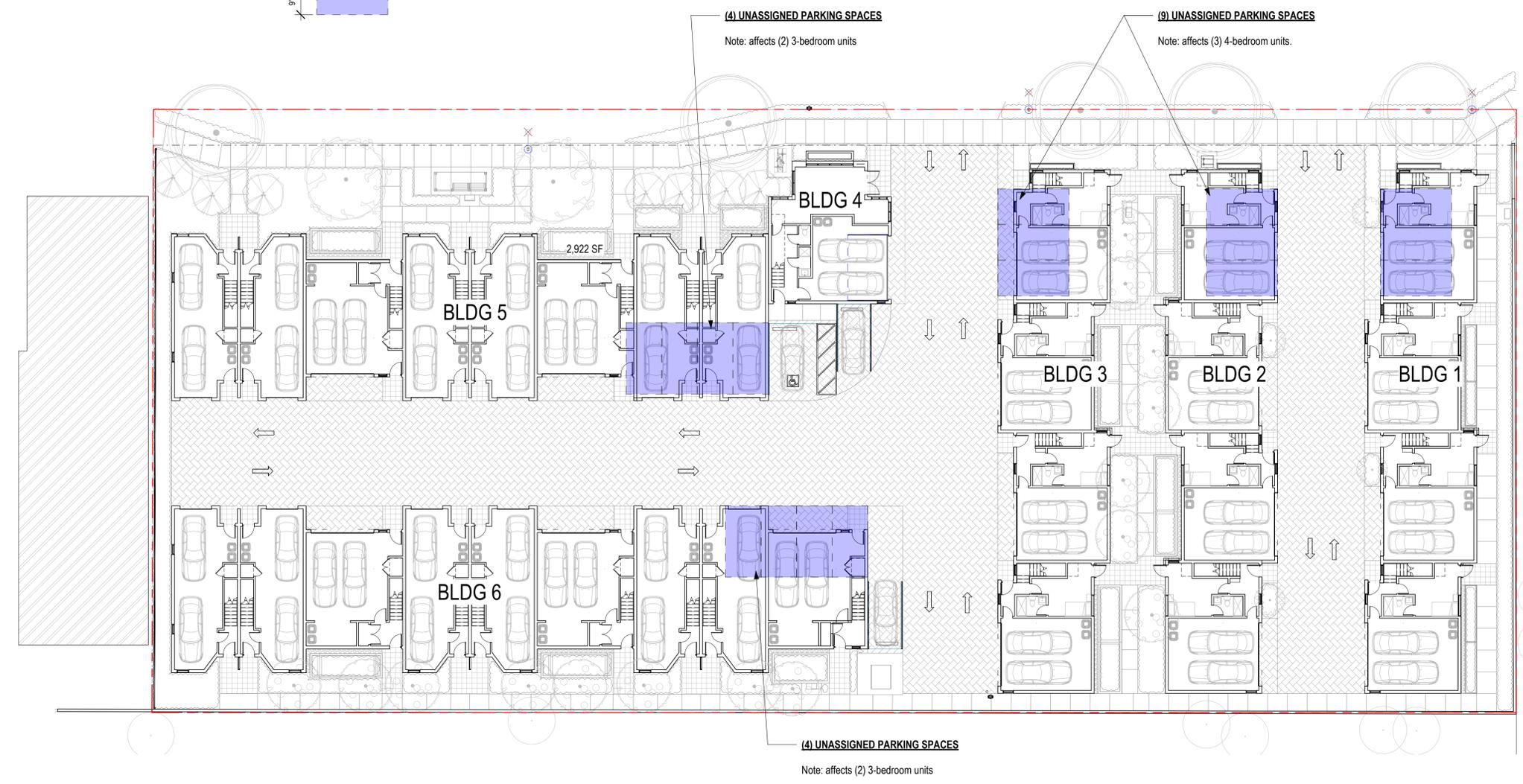


**SMC 19.46.060 CODE COMPLIANT UNASSIGNED PARKING SPACES:**

Per SMC 19.46.060 AND 19.46.100, the project is required to provide a minimum 17 unassigned parking spaces. In the diagram, the spaces are evenly distributed among the buildings.

Providing the required unassigned parking spaces would result in losing at least (3) 4-bedroom units and (2) 3-bedroom units. An additional (2) 3-bedroom units would need to be reconfigured and/or reduced potentially reducing the number of bedrooms in the project.

Note that the SMC only requires a single off-street parking space per unit for R-3. The project proposes two off-street parking spaces per unit, increasing the total number of parking spaces provided per unit. This will reduce the effective demand by residents for unassigned parking.



1313 S. WOLFE RD, SUNNYVALE, CA



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 920 Grayson Street | Berkeley, CA 94710  
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**WAIVER #5 - UNASSIGNED PARKING REDUCTION**

12/23/2025  
 DRAWN BY: MYW/MS/PS/WS  
 PLANNING APPLICATION - RESPONSE TO 3RD ROUND OF CITY COMMENTS ISSUED 12/05/25

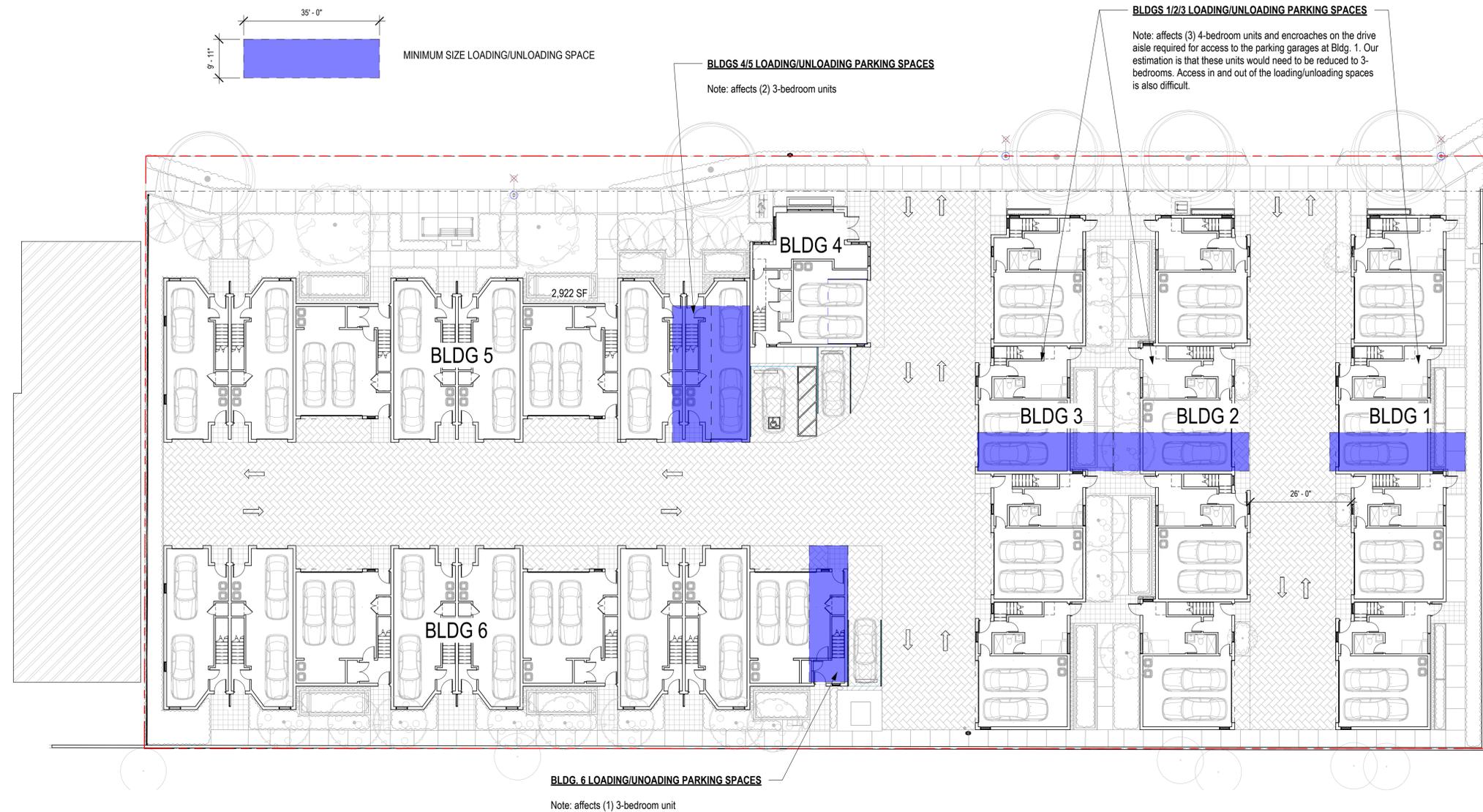
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**OBJECTIVE DESIGN STANDARDS  
(ODS) 5.2.4 LOADING/UNLOADING  
SPACES FOR SERVICES-RESTRICTED  
PARKING SPACES:**

Per ODS 5.2.4 one parking space is required per building dedicated to loading/unloading or pick-up/drop-off activities. The space must be located within 10 feet of the building. The dedicated parking space shall be a minimum 350 square feet and requires a minimum dimension of 35 feet in one direction.

Providing the required loading/unloading spaces will result in losing (3) 3-bedroom units and (3) 4-bedroom units.

Again, we believe the fact that we are providing (2) garage parking spaces per unit will reduce the demand by residents for loading spaces. Deliveries will pull in front of the unit they are delivering to which will not impede through traffic.



12/23/2025 9:36:39 AM

**WAIVER #6 - LOADING/UNLOADING PARKING REDUCTION**

12/23/2025  
DRAWN BY: MYW/MS/PS/WS  
PLANNING APPLICATION - RESPONSE TO 3RD ROUND OF CITY COMMENTS ISSUED 12/05/25



**1313 S. WOLFE RD, SUNNYVALE, CA**



**CONSULTANTS:**  
CIVIL ENGINEER: LUK AND ASSOCIATES  
LANDSCAPE: THE GUZZARDO PARTNERSHIP INC.  
JOINT TRENCH: URBAN DESIGN CONSULTING ENGINEERS  
TRASH/RECYCLE: AMERICAN TRASH

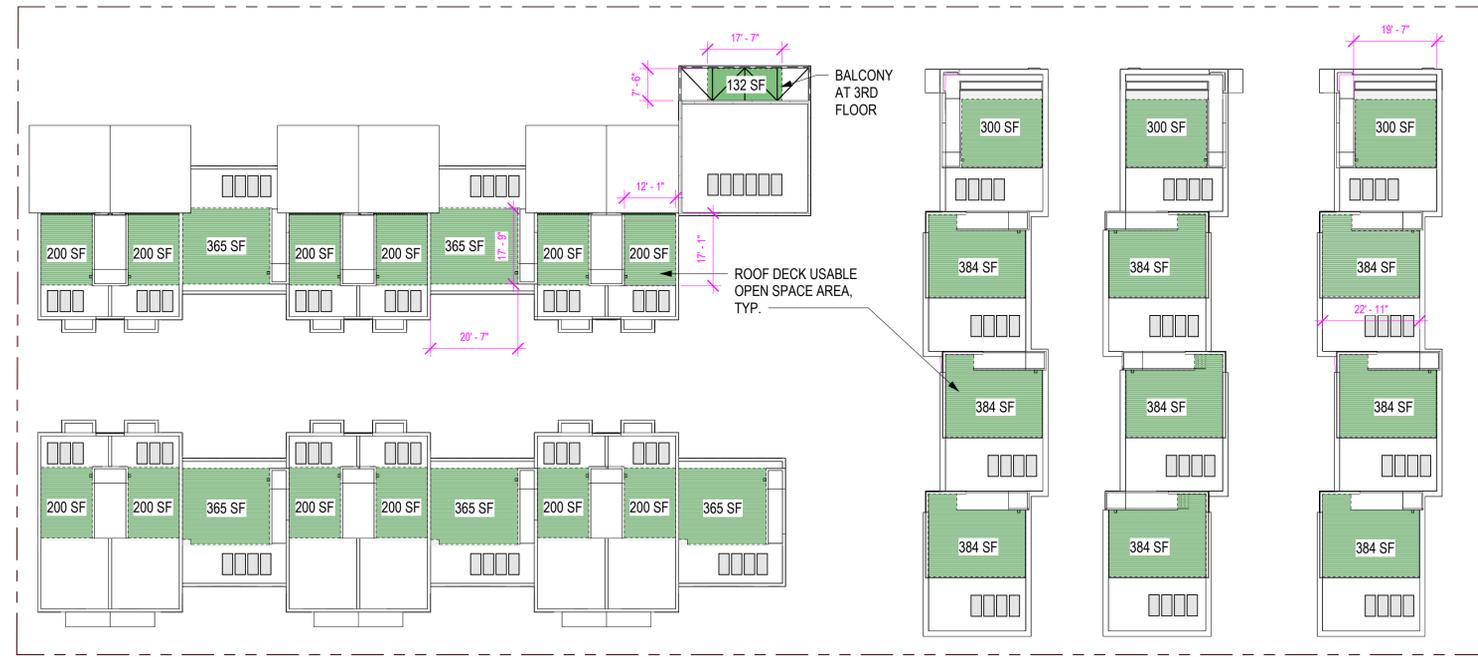
**KAVA MASSIH ARCHITECTS**  
920 Grayson Street | Berkeley, CA 94710  
95 Federal Street | San Francisco, CA 94107  
KMA PROJECT NO. 2424

**SMC 19.37.040 (b) (c) CODE COMPLIANT OPEN SPACE:**

**Landscaped Frontage Strip Required:**

A fifteen-foot wide landscaped frontage strip is required for all properties except for single-family properties which have a frontage on a public street. The frontage strip is measured from the inside edge of the public sidewalk, or if no sidewalk exists, from the curb. Frontage strip landscaping may be crossed by walkways and access drives.

A 15'-0" landscape frontage strip, measured from back of sidewalk would impact (3) units and the live-work unit. **We are therefore requesting a waiver for this portion of the minimum landscape and open space requirements.**



USABLE OPEN SPACE - ROOF DECKS 2  
1" = 20'-0"

**SMC 19.37.040 CODE COMPLIANT OPEN SPACE:**

**Usable Open Space Required:**

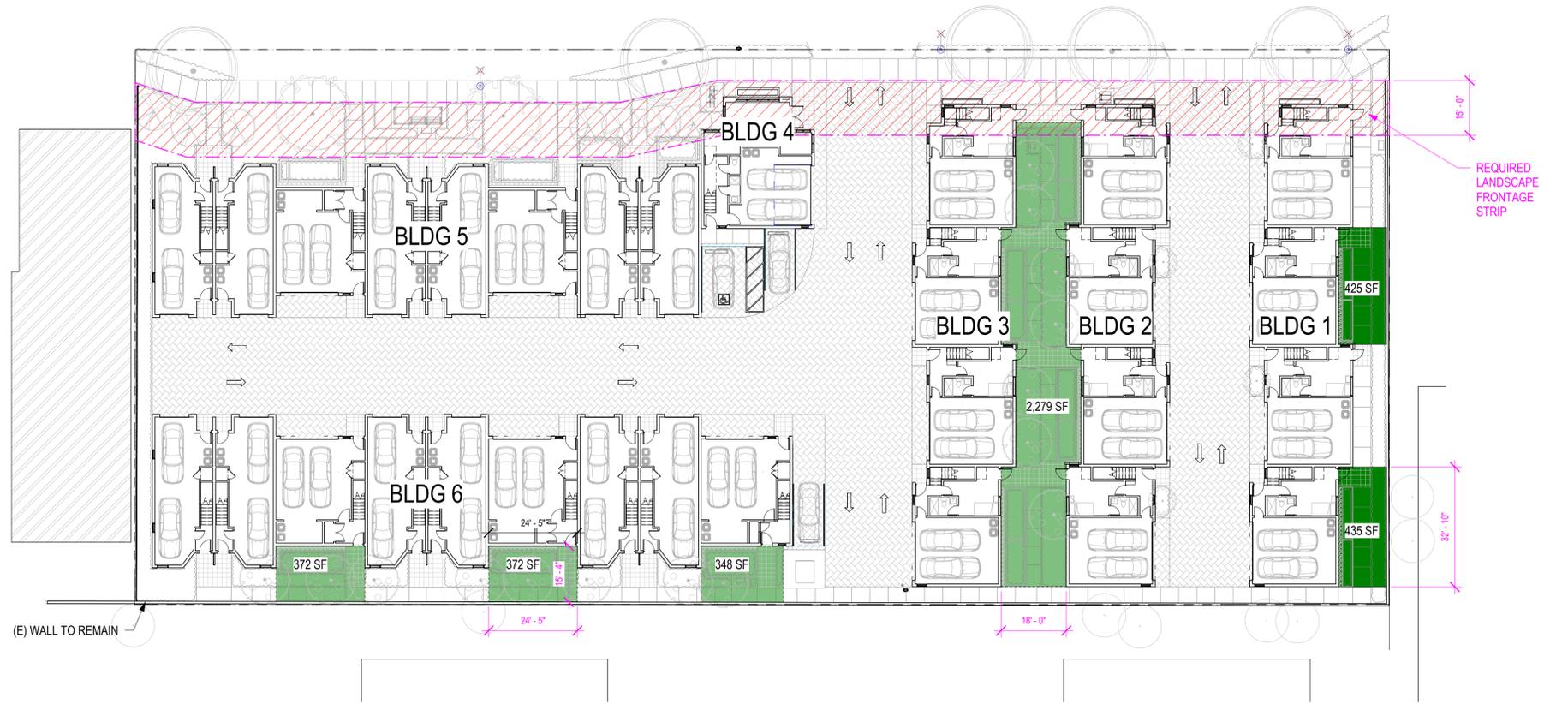
The project requires a minimum of 400 SF per unit of usable open space (12,000 SF in total). Each usable open space area shall have at least a 12 foot dimension in any direction and a minimum area of 200 SF. Roof decks and porches must have a minimum of 10 feet in any direction and a total of 120 SF.

Roof decks and balconies provide a total of 9,865 SF.

At the ground floor, a total of 4,231 SF is provided.

Because a setback waiver is requested, the 50% front yard open spaces do not count towards the minimum.

**Total usable open space provided is 13,796 SF. Therefore compliant. No waiver requested.**



USABLE OPEN SPACE - GROUND FLOOR 1  
1" = 20'-0"



1313 S. WOLFE RD, SUNNYVALE, CA



WAIVER #7 - LANDSCAPE FRONTAGE STRIP

**OBJECTIVE DESIGN STANDARDS:**

**ORIENTATION AND ACCESS:**

- Face the primary street.
- **THE BUILDING IS ORIENTED TO FACE THE STREET.**
- Include at least one entry that fronts the primary street and is directly accessible to pedestrians from the primary street
- **WE HAVE INCLUDED 4' WIDE WALKWAYS FROM THE SIDEWALK TO UNIT ENTRIES**

**LOCATION OF PARKING:**

- Parking, other than accessible or underground parking spaces, is prohibited in front setback.
- **NO PARKING IS WITHIN THE FRONT YARD SETBACK**
- Parking within 100' of the public right-of-way shall be located behind or inside buildings or in an underground parking facility.
- **WE ONLY HAVE (3) SURFACE PARKING SPACES. THE TWO WITHIN 100' ARE BEHIND THE LIVE-WORK. SEE NOTE ON PLAN BELOW**

**UNIT TYPE LEGEND**

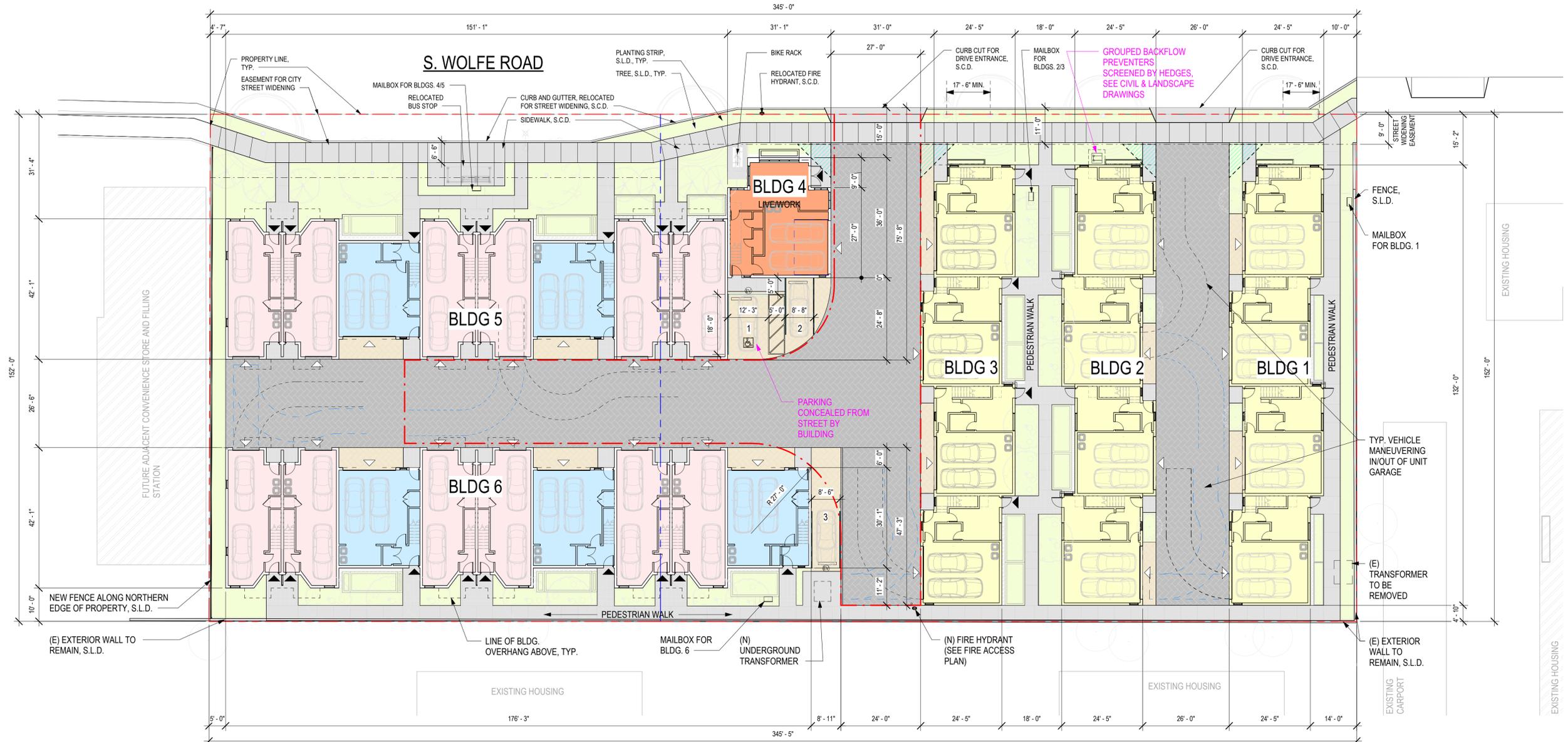
- UNIT TYPE A -** (4) BEDROOM, (4) BATHROOM (24'-5" X 32'-10")  
FIRST FLOOR - (1) BEDROOM, (1) BATHROOM, (2) CAR GARAGE  
SECOND FLOOR - (1) BEDROOM, (1) BATHROOM, LIVING AREA, KITCHEN  
THIRD FLOOR - (2) BEDROOM, (2) BATHROOM  
GARAGE AREA=445 SF, TOTAL GROSS SF AREA=2,416 SF
- UNIT TYPE B -** (3) BEDROOM, (3) BATHROOM (25'-2" X 30'-1")  
FIRST FLOOR - (2) CAR GARAGE  
SECOND FLOOR - (1) BEDROOM, (1) BATHROOM, LIVING AREA, KITCHEN  
THIRD FLOOR - (2) BEDROOM, (2) BATHROOM  
GARAGE AREA=578 SF, TOTAL GROSS SF AREA=2,279 SF

- UNIT TYPE C -** (3) BEDROOM, (3) BATHROOM (16'-8" X 42'-1")  
FIRST FLOOR - (2) CAR GARAGE  
SECOND FLOOR - BEDROOM/OFFICE, LIVING AREA, KITCHEN/DINING  
THIRD FLOOR - (2) BEDROOM, PLUS OFFICE/SM. BED FLEX, (2) BATHROOM  
GARAGE AREA=595 SF, TOTAL GROSS SF AREA=2,204 SF
- LIVE WORK -** (3) BEDROOM, (4) BATHROOM (32'-0" X 40'-0")  
FIRST FLOOR - (1) WORK AREA, (1) BATHROOM, (2) CAR GARAGE  
SECOND FLOOR - (1) BEDROOM, (1) BATHROOM, LIVING AREA, KITCHEN  
THIRD FLOOR - (2) BEDROOM, (2) BATHROOM  
GARAGE AREA=378 SF, TOTAL GROSS SF AREA=3,034 SF

\* TOTAL GROSS SF AREA INCLUDES GARAGE AREA

**SITE PLAN LEGEND**

- TREES, SEE LANDSCAPE DRAWINGS
- PRIVATE UNIT ENTRY: DOOR
- PRIVATE UNIT ENTRY: GARAGE
- VISION TRIANGLE
- FIRE LANE ACCESS OUTLINE
- PRIVATE DRIVE FOR RESIDENTS



ARCHITECTURAL SITE PLAN 1  
1/16" = 1'-0"



1313 S. WOLFE RD, SUNNYVALE, CA

ARCHITECTURAL SITE PLAN

SCALE: 1/16" = 1'-0" @ 24"x36"  
12/23/2025

DRAWN BY: MYWMS/PS/WWS

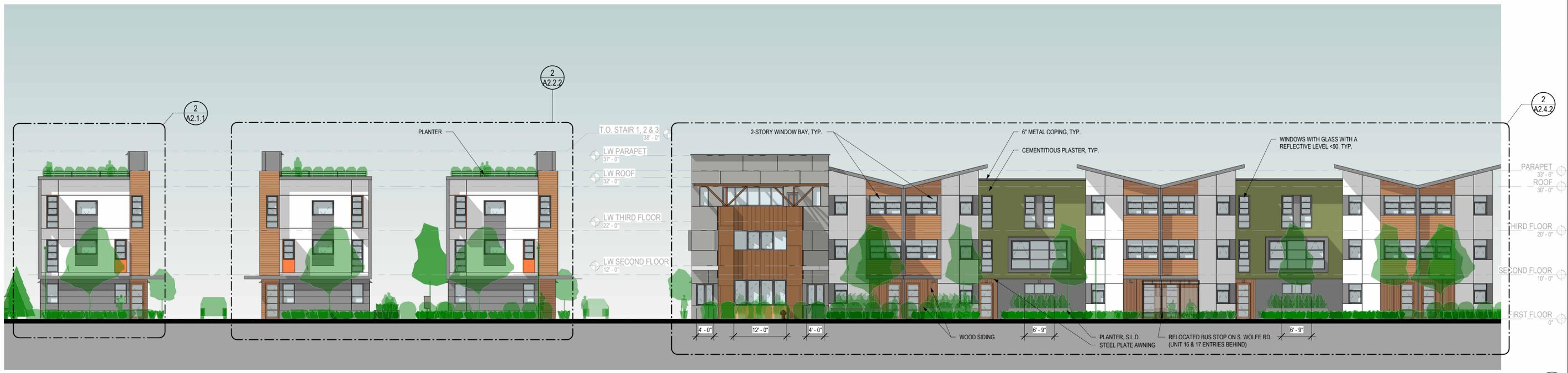
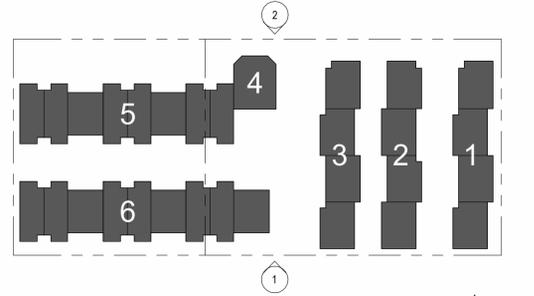
PLANNING APPLICATION - RESPONSE TO 3RD ROUND OF CITY COMMENTS ISSUED 12/05/25



CONSULTANTS:  
CIVIL ENGINEER: LUK AND ASSOCIATES  
LANDSCAPE: THE GUZZARDO PARTNERSHIP INC.  
JOINT TRENCH: URBAN DESIGN CONSULTING ENGINEERS  
TRASH/RECYCLE: AMERICAN TRASH

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KMA PROJECT NO. 2424

12/23/2025 9:36:53 AM



**EAST ELEVATION-S. WOLFE ROAD**  
 3/32" = 1'-0" 2

**OVERALL EAST ELEVATION (ALONG S. WOLFE ROAD)**

12/23/2025 9:38:09 AM  
 12/23/2025  
 DRAWN BY: MYW/MS/PS/WS  
 PLANNING APPLICATION - **RESPONSE TO 3RD ROUND OF CITY COMMENTS ISSUED 12/05/25**



**1313 S. WOLFE RD, SUNNYVALE, CA**

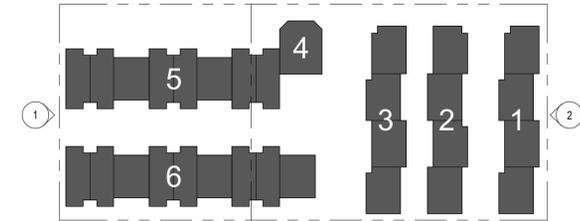
**A2.0.7**

**CONSULTANTS:**  
 CIVIL ENGINEER: LUK AND ASSOCIATES  
 LANDSCAPE: THE GUZZARDO PARTNERSHIP INC.  
 JOINT TRENCH: URBAN DESIGN CONSULTING ENGINEERS  
 TRASH/RECYCLE: AMERICAN TRASH

**KAVA MASSIH ARCHITECTS**  
 920 Grayson Street | Berkeley, CA 94710  
 95 Federal Street | San Francisco, CA 94107  
 KMA PROJECT NO. 2424

**OBJECTIVE DESIGN STANDARDS:**

- Recesses or projections at least 2' deep by 5' wide in/from the main wall plane at intervals of 30' to 50'.  
**WE HAVE DESIGNED 4' DEEP RECESSED UNITS THAT ARE AT LEAST 31'-7" WIDE ALONG THE SOUTH ELEVATION.**



**KEY PLAN**



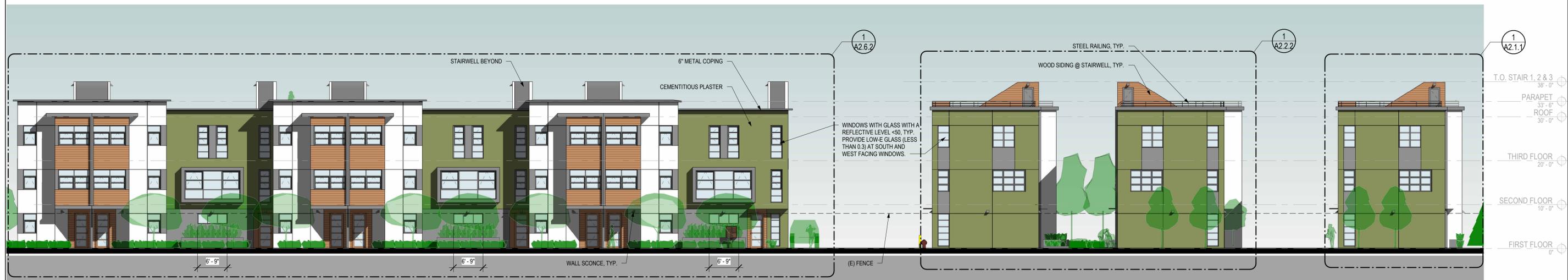
**SOUTH ELEVATION @ BUILDING 1 (UNIT TYPE A)**

3/32" = 1'-0" 2



**NORTH ELEVATION @ BUILDING 5 & 6 (UNIT TYPE C)**

3/32" = 1'-0" 1



**WEST ELEVATION**

3/32" = 1'-0" 3



**1313 S. WOLFE RD, SUNNYVALE, CA**

**A2.0.8**

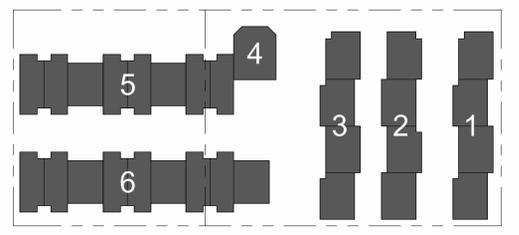


**OVERALL NORTH, SOUTH & WEST ELEVATIONS**

12/23/2025 9:38:19 AM  
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PLANNING APPLICATION - RESPONSE TO 3RD ROUND OF CITY COMMENTS ISSUED 12/05/25

**CONSULTANTS:**  
CIVIL ENGINEER: LUK AND ASSOCIATES  
LANDSCAPE: THE GUZZARDO PARTNERSHIP INC.  
JOINT TRENCH: URBAN DESIGN CONSULTING ENGINEERS  
TRASH/RECYCLE: AMERICAN TRASH

**KAVA MASSIH ARCHITECTS**  
920 Grayson Street | Berkeley, CA 94710  
95 Federal Street | San Francisco, CA 94107  
KMA PROJECT NO. 2424



**KEY PLAN**



OVERHEAD PERSPECTIVE VIEW LOOKING NORTHWEST 1



1313 S. WOLFE RD, SUNNYVALE, CA

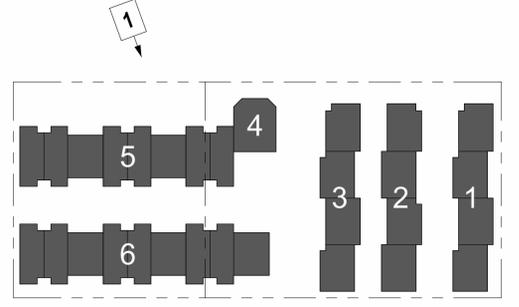
**A2.0.10**

OVERHEAD PERSPECTIVE VIEW OF SITE

12/23/2025 9:38:27 AM  
DRAWN BY: MYW/MS/PS/WS  
PLANNING APPLICATION - RESPONSE TO 3RD ROUND OF CITY COMMENTS ISSUED 12/05/25

CONSULTANTS:  
CIVIL ENGINEER: LUK AND ASSOCIATES  
LANDSCAPE: THE GUZZARDO PARTNERSHIP INC.  
JOINT TRENCH: URBAN DESIGN CONSULTING ENGINEERS  
TRASH/RECYCLE: AMERICAN TRASH

**KAVA MASSIH ARCHITECTS**  
920 Grayson Street | Berkeley, CA 94710  
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KMA PROJECT NO. 2424



**KEY PLAN**



OVERALL PERSPECTIVE VIEW ALONG WOLFE RD. 1



1313 S. WOLFE RD, SUNNYVALE, CA

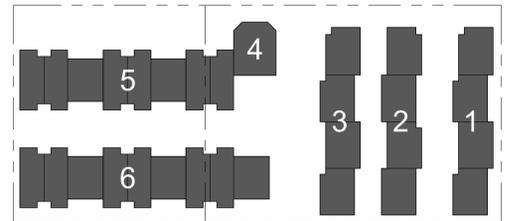
**A2.0.11**

OVERALL PERSPECTIVE VIEW AT STREET LEVEL

12/23/2025 9:38:32 AM  
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CONSULTANTS:  
CIVIL ENGINEER: LUK AND ASSOCIATES  
LANDSCAPE: THE GUZZARDO PARTNERSHIP INC.  
JOINT TRENCH: URBAN DESIGN CONSULTING ENGINEERS  
TRASH/RECYCLE: AMERICAN TRASH

**KAVA MASSIH ARCHITECTS**  
920 Grayson Street | Berkeley, CA 94710  
95 Federal Street | San Francisco, CA 94107  
KMA PROJECT NO. 2424



**KEY PLAN**



PERSPECTIVE VIEW LOOKING NORTHWEST ALONG S.WOLFE RD.

1



1313 S. WOLFE RD, SUNNYVALE, CA

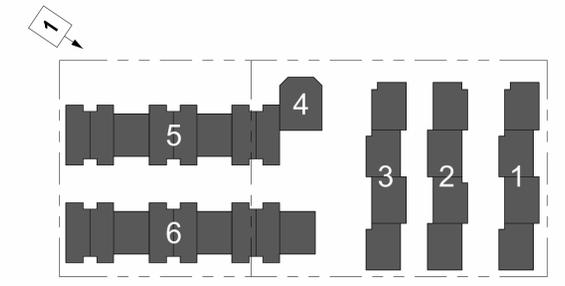
**A2.0.12**

**OVERALL PERSPECTIVE VIEW AT STREET LEVEL**

12/23/2025 9:38:36 AM  
12/23/2025  
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PLANNING APPLICATION - **RESPONSE TO 3RD ROUND OF CITY COMMENTS ISSUED 12/05/25**

**CONSULTANTS:**  
CIVIL ENGINEER: LUK AND ASSOCIATES  
LANDSCAPE: THE GUZZARDO PARTNERSHIP INC.  
JOINT TRENCH: URBAN DESIGN CONSULTING ENGINEERS  
TRASH/RECYCLE: AMERICAN TRASH

**KAVA MASSIH ARCHITECTS**  
920 Grayson Street | Berkeley, CA 94710  
95 Federal Street | San Francisco, CA 94107  
KMA PROJECT NO. 2424



**KEY PLAN**



PERSPECTIVE VIEW LOOKING SOUTHWEST ALONG S. WOLFE RD. 1



1313 S. WOLFE RD, SUNNYVALE, CA

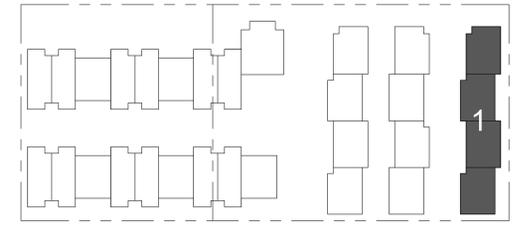
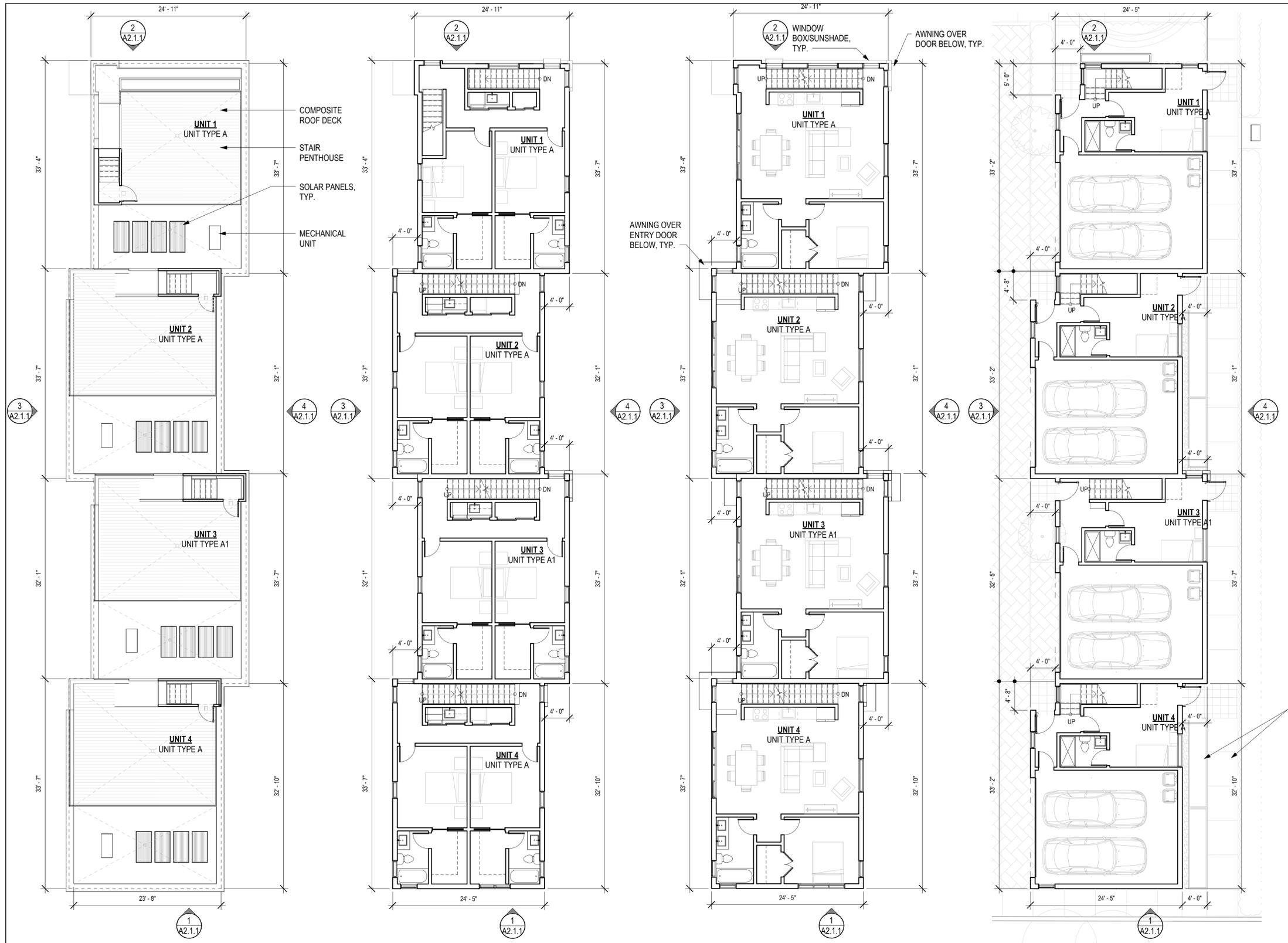
**A2.0.13**

OVERALL PERSPECTIVE VIEW AT STREET LEVEL

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CONSULTANTS:  
CIVIL ENGINEER: LUK AND ASSOCIATES  
LANDSCAPE: THE GUZZARDO PARTNERSHIP INC.  
JOINT TRENCH: URBAN DESIGN CONSULTING ENGINEERS  
TRASH/RECYCLE: AMERICAN TRASH

**KAVA MASSIH ARCHITECTS**  
920 Grayson Street | Berkeley, CA 94710  
95 Federal Street | San Francisco, CA 94107  
KMA PROJECT NO. 2424



**KEY PLAN**



BLDG 1 - ROOF PLAN  
1/8" = 1'-0" 4

BLDG 1 - ENLARGED THIRD FLOOR PLAN  
1/8" = 1'-0" 3

BLDG 1 - ENLARGED SECOND FLOOR PLAN  
1/8" = 1'-0" 2

BLDG 1 - ENLARGED FIRST FLOOR PLAN  
1/8" = 1'-0" 1

**BUILDING #1 ENLARGED PLANS**

12/23/2025 9:38:42 AM  
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PLANNING APPLICATION - RESPONSE TO 3RD ROUND OF CITY COMMENTS ISSUED 12/05/25

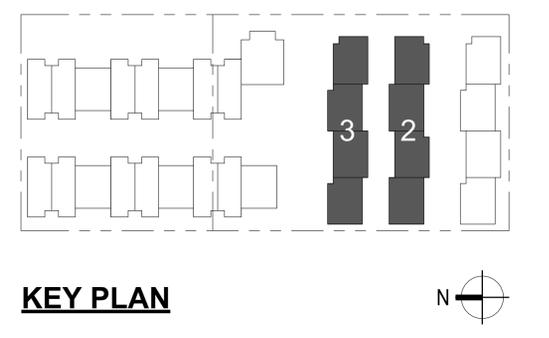
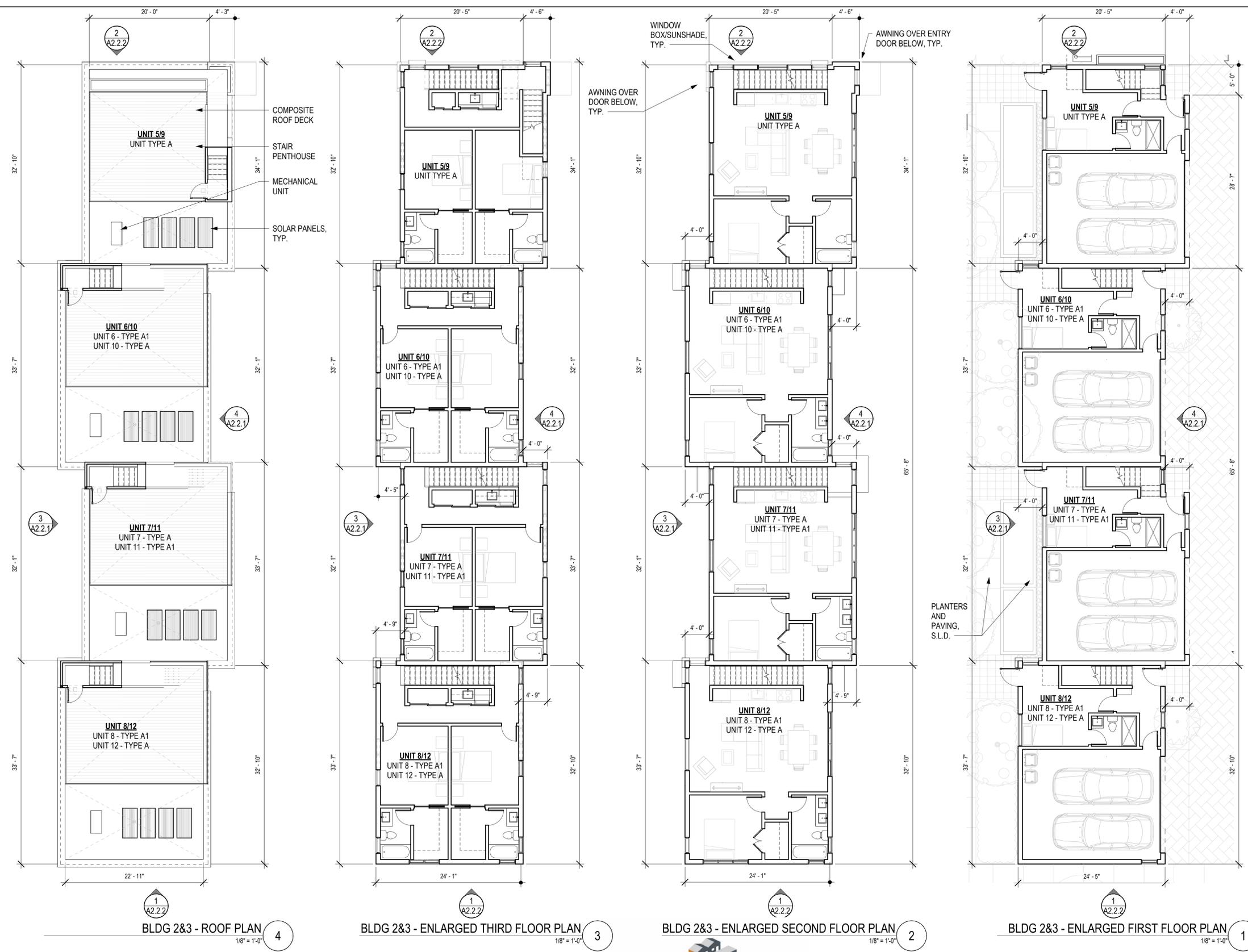


**1313 S. WOLFE RD, SUNNYVALE, CA**



**CONSULTANTS:**  
CIVIL ENGINEER: LUK AND ASSOCIATES  
LANDSCAPE: THE GUZZARDO PARTNERSHIP INC.  
JOINT TRENCH: URBAN DESIGN CONSULTING ENGINEERS  
TRASH/RECYCLE: AMERICAN TRASH

**KAVA MASSIH ARCHITECTS**  
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KMA PROJECT NO. 2424



BLDG 2&3 - ROOF PLAN  
1/8" = 1'-0" 4

BLDG 2&3 - ENLARGED THIRD FLOOR PLAN  
1/8" = 1'-0" 3

BLDG 2&3 - ENLARGED SECOND FLOOR PLAN  
1/8" = 1'-0" 2

BLDG 2&3 - ENLARGED FIRST FLOOR PLAN  
1/8" = 1'-0" 1



1313 S. WOLFE RD, SUNNYVALE, CA

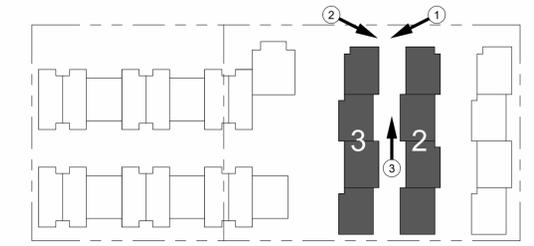
**BUILDING #2 & 3 ENLARGED PLANS**

12/23/2025 9:38:56 AM  
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PLANNING APPLICATION - RESPONSE TO 3RD ROUND OF CITY COMMENTS ISSUED 12/05/25



**CONSULTANTS:**  
CIVIL ENGINEER: LUK AND ASSOCIATES  
LANDSCAPE: THE GUZZARDO PARTNERSHIP INC.  
JOINT TRENCH: URBAN DESIGN CONSULTING ENGINEERS  
TRASH/RECYCLE: AMERICAN TRASH

**KAVA MASSIH ARCHITECTS**  
920 Grayson Street | Berkeley, CA 94710  
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KMA PROJECT NO. 2424



**KEY PLAN**



BLDG 2&3 - NORTHEAST CORNER VIEW 2



BLDG 2&3 - SOUTHEAST CORNER VIEW 1



BLDG 2&3 - WALKWAY VIEW 3

**BUILDING #2 & 3 3D VIEWS**

12/23/2025 9:39:15 AM  
12/23/2025  
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PLANNING APPLICATION - RESPONSE TO 3RD ROUND OF CITY COMMENTS ISSUED 12/05/25

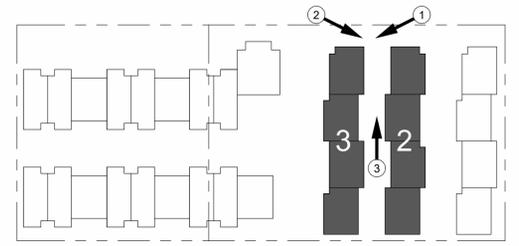


**1313 S. WOLFE RD, SUNNYVALE, CA**

**A2.2.3**

**CONSULTANTS:**  
CIVIL ENGINEER: LUK AND ASSOCIATES  
LANDSCAPE: THE GUZZARDO PARTNERSHIP INC.  
JOINT TRENCH: URBAN DESIGN CONSULTING ENGINEERS  
TRASH/RECYCLE: AMERICAN TRASH

**KAVA MASSIH ARCHITECTS**  
920 Grayson Street | Berkeley, CA 94710  
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KMA PROJECT NO. 2424



**KEY PLAN**



BLDG 2&3 - NORTHEAST CORNER VIEW Copy 1

2



BLDG 2&3 - SOUTHEAST CORNER VIEW Copy 1

1



**BUILDING #2 & 3 3D VIEWS Copy 1**

12/23/2025 9:39:47 AM  
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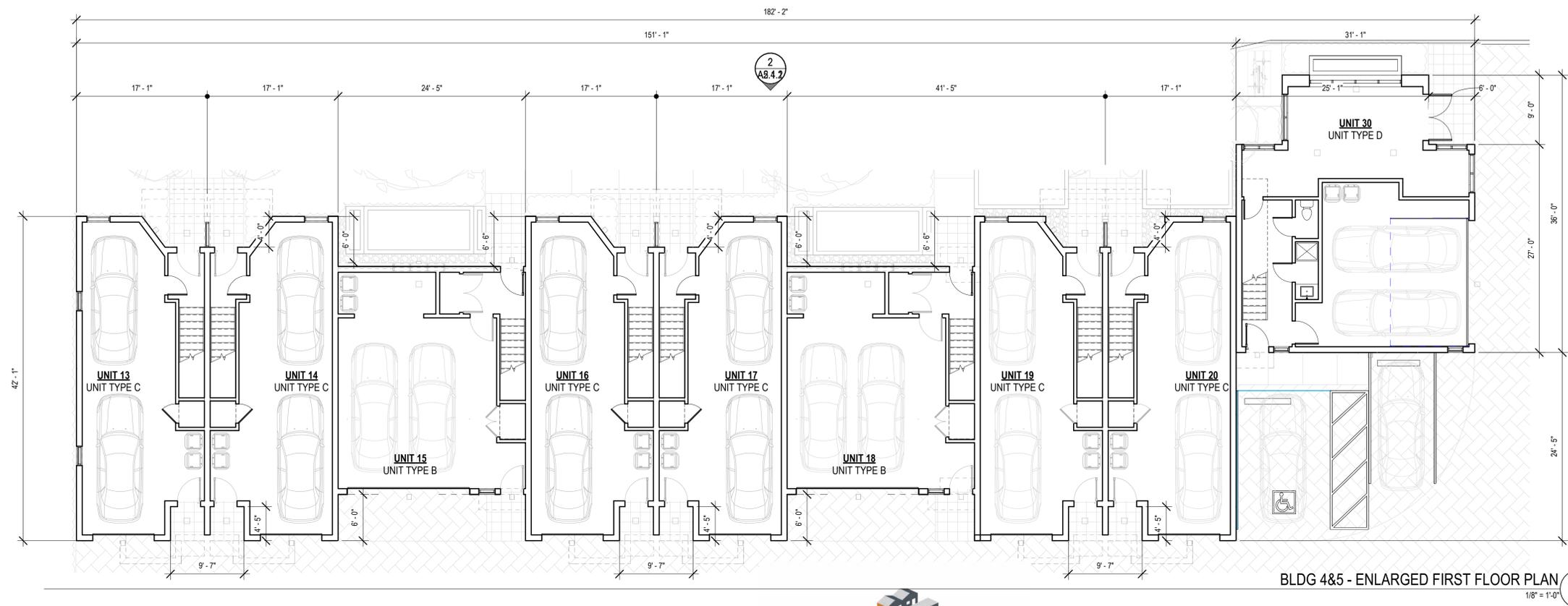
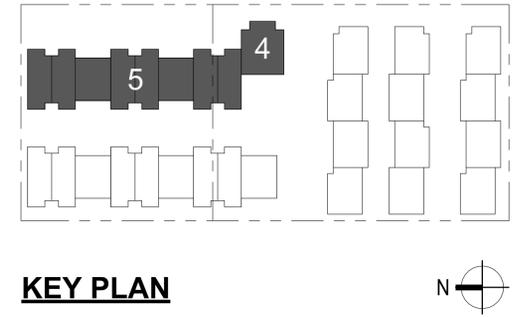
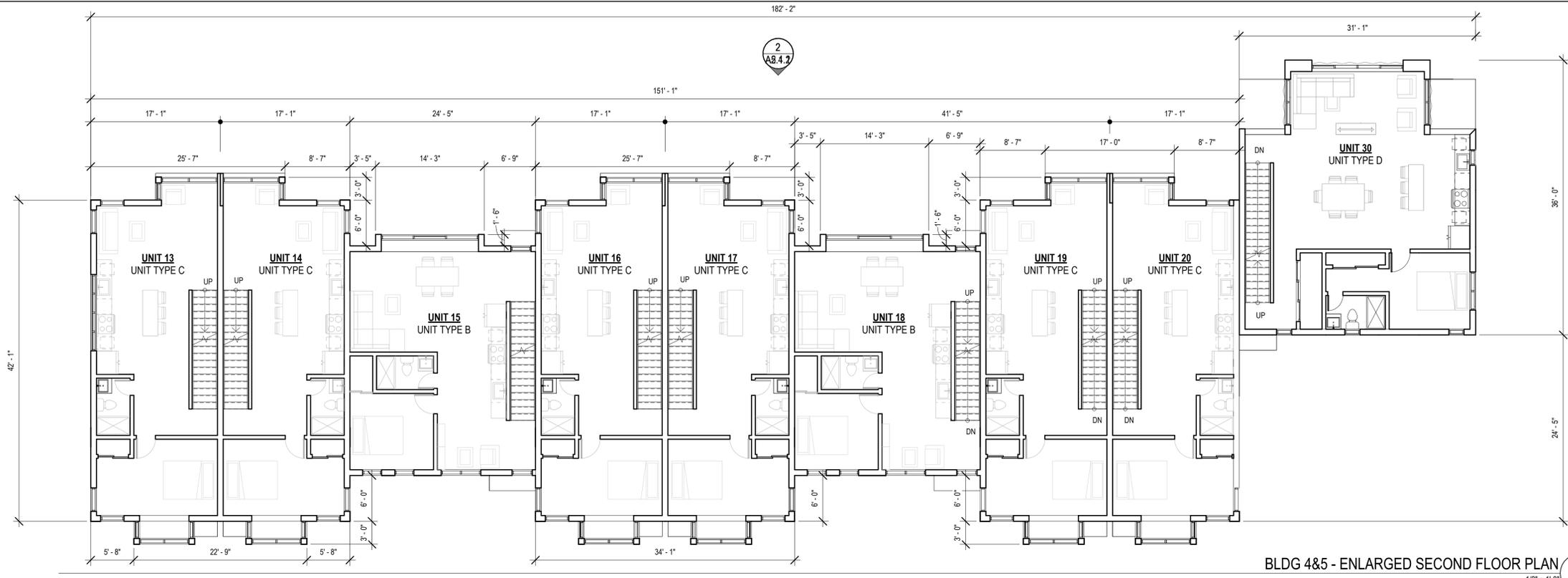


**1313 S. WOLFE RD, SUNNYVALE, CA**

**A2.2.4**

**CONSULTANTS:**  
CIVIL ENGINEER: LUK AND ASSOCIATES  
LANDSCAPE: THE GUZZARDO PARTNERSHIP INC.  
JOINT TRENCH: URBAN DESIGN CONSULTING ENGINEERS  
TRASH/RECYCLE: AMERICAN TRASH

**KAVA MASSIH ARCHITECTS**  
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KMA PROJECT NO. 2424



BUILDING #4 & 5 ENLARGED 1ST&2ND FLOOR PLANS

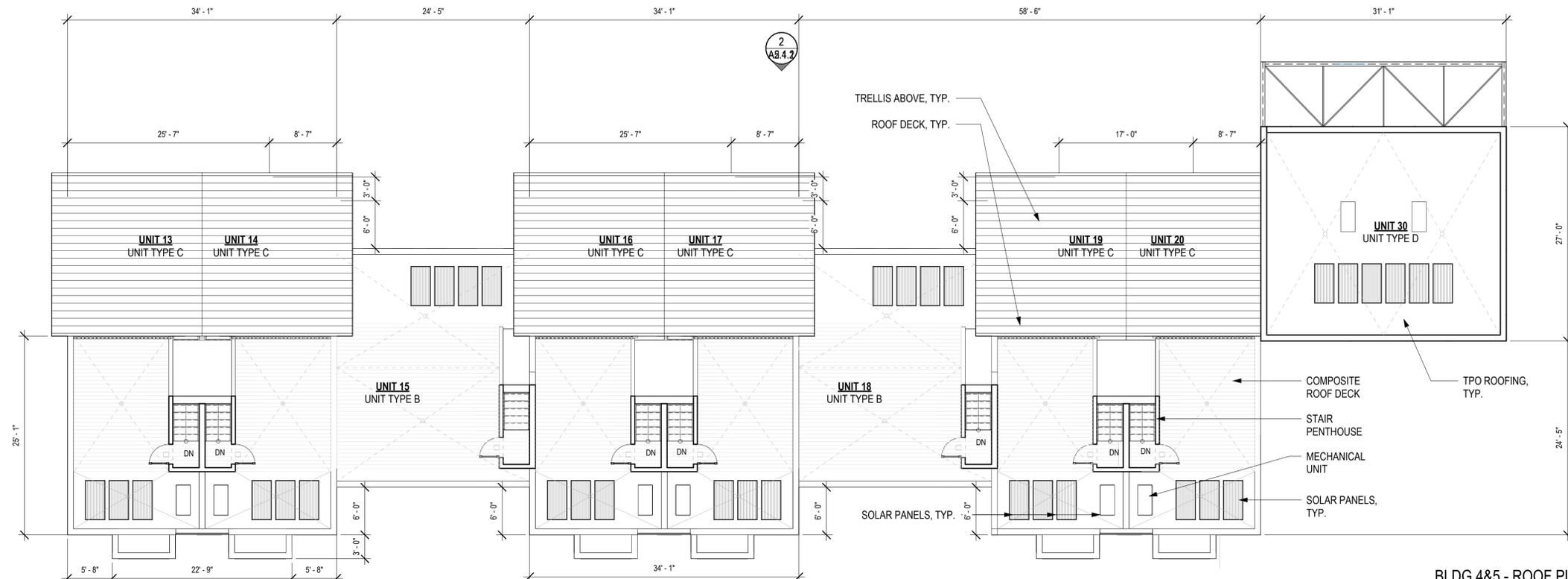
1313 S. WOLFE RD, SUNNYVALE, CA

A2.4.1.a

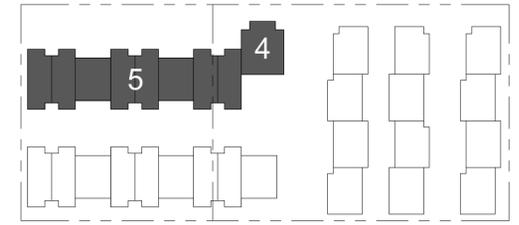
12/23/2025 9:39:49 AM  
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PLANNING APPLICATION - RESPONSE TO 3RD ROUND OF CITY COMMENTS ISSUED 12/05/25

CONSULTANTS:  
CIVIL ENGINEER: LUK AND ASSOCIATES  
LANDSCAPE: THE GUZZARDO PARTNERSHIP INC.  
JOINT TRENCH: URBAN DESIGN CONSULTING ENGINEERS  
TRASH/RECYCLE: AMERICAN TRASH

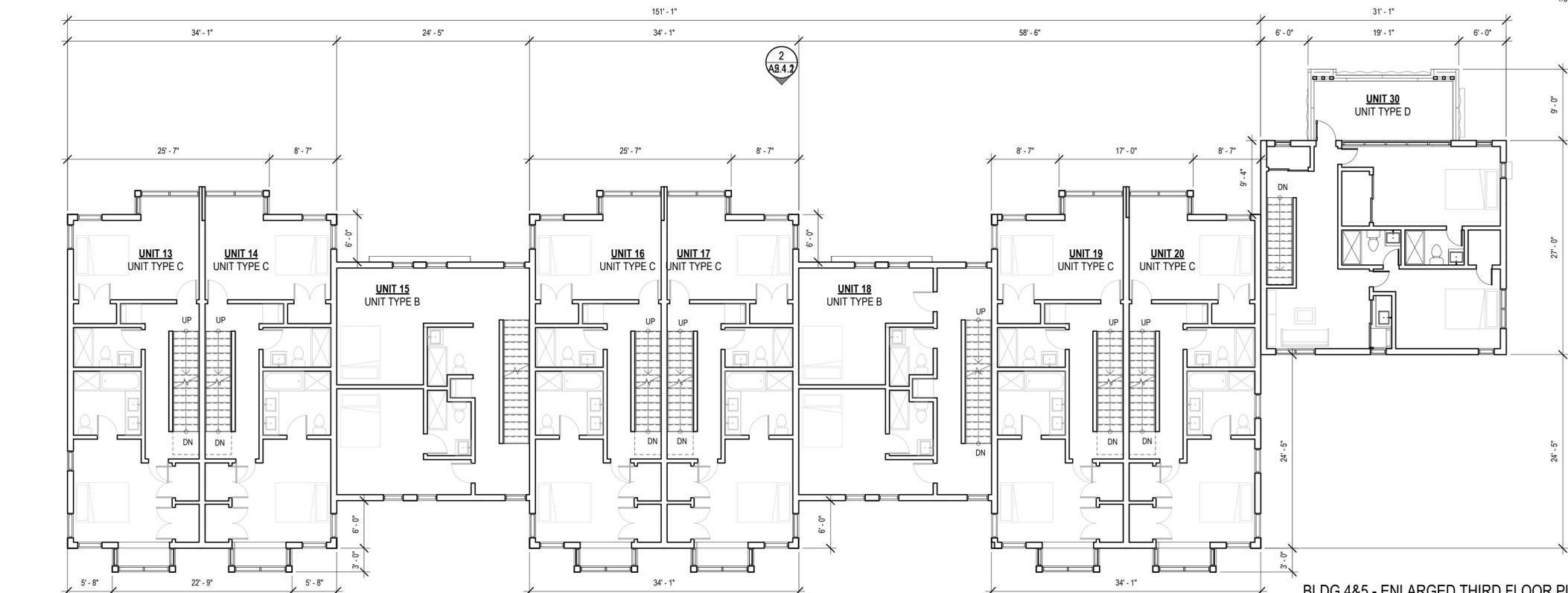
KAVA MASSIH ARCHITECTS  
920 Grayson Street | Berkeley, CA 94710  
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KMA PROJECT NO. 2424



BLDG 4&5 - ROOF PLAN 2  
 1/8" = 1'-0"



KEY PLAN



BLDG 4&5 - ENLARGED THIRD FLOOR PLAN 1  
 1/8" = 1'-0"



1313 S. WOLFE RD, SUNNYVALE, CA

**A2.4.1.b** N

**BUILDING #4 & 5 ENLARGED 3RD&ROOF PLANS**

12/23/2025 9:39:50 AM  
 12/23/2025  
 DRAWN BY: MYWMS/PS/WS  
 PLANNING APPLICATION - RESPONSE TO 3RD ROUND OF CITY COMMENTS ISSUED 12/05/25

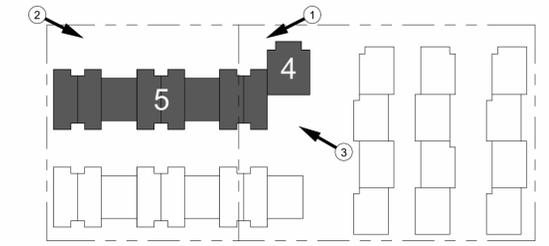
**CONSULTANTS:**  
 CIVIL ENGINEER: LUK AND ASSOCIATES  
 LANDSCAPE: THE GUZZARDO PARTNERSHIP INC.  
 JOINT TRENCH: URBAN DESIGN CONSULTING ENGINEERS  
 TRASH/RECYCLE: AMERICAN TRASH

**KAVA MASSIH ARCHITECTS**  
 920 Grayson Street | Berkeley, CA 94710  
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BLDG 4&5 - NORTHEAST CORNER VIEW

2



KEY PLAN



BLDG 4&5 - SOUTHEAST CORNER VIEW

1



BLDG 4&5 - SOUTHWEST CORNER DRIVEWAY VIEW

3



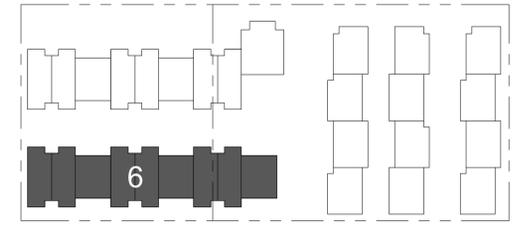
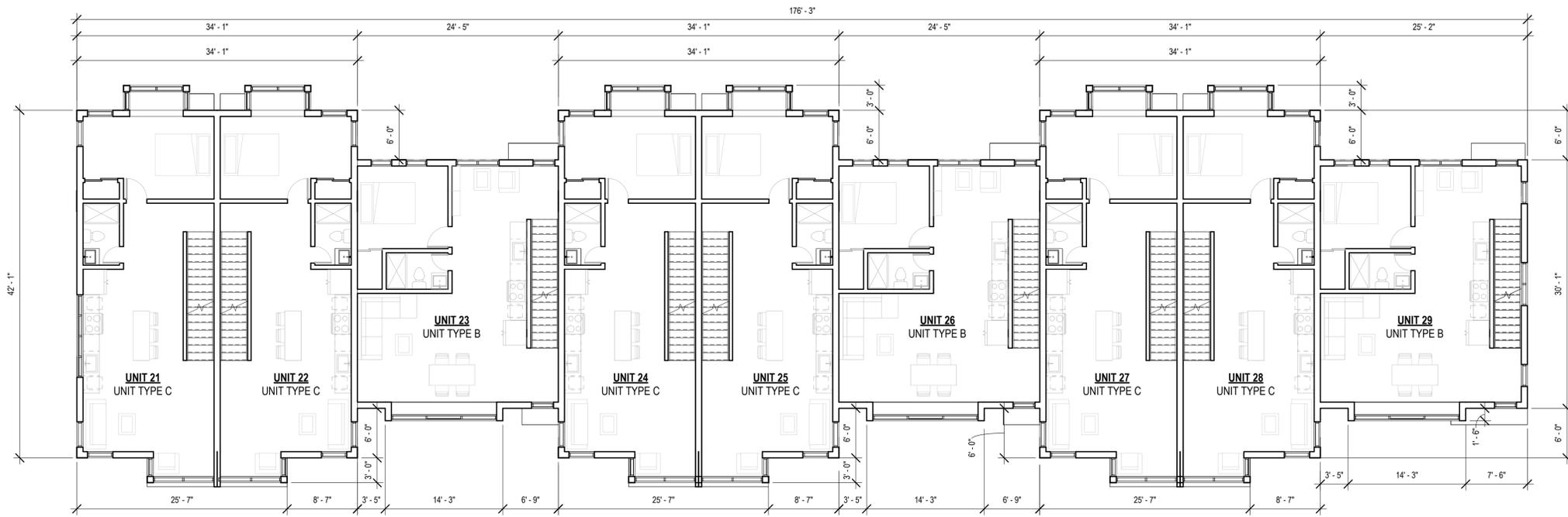
1313 S. WOLFE RD, SUNNYVALE, CA

A2.4.4

CONSULTANTS:  
CIVIL ENGINEER: LUK AND ASSOCIATES  
LANDSCAPE: THE GUZZARDO PARTNERSHIP INC.  
JOINT TRENCH: URBAN DESIGN CONSULTING ENGINEERS  
TRASH/RECYCLE: AMERICAN TRASH

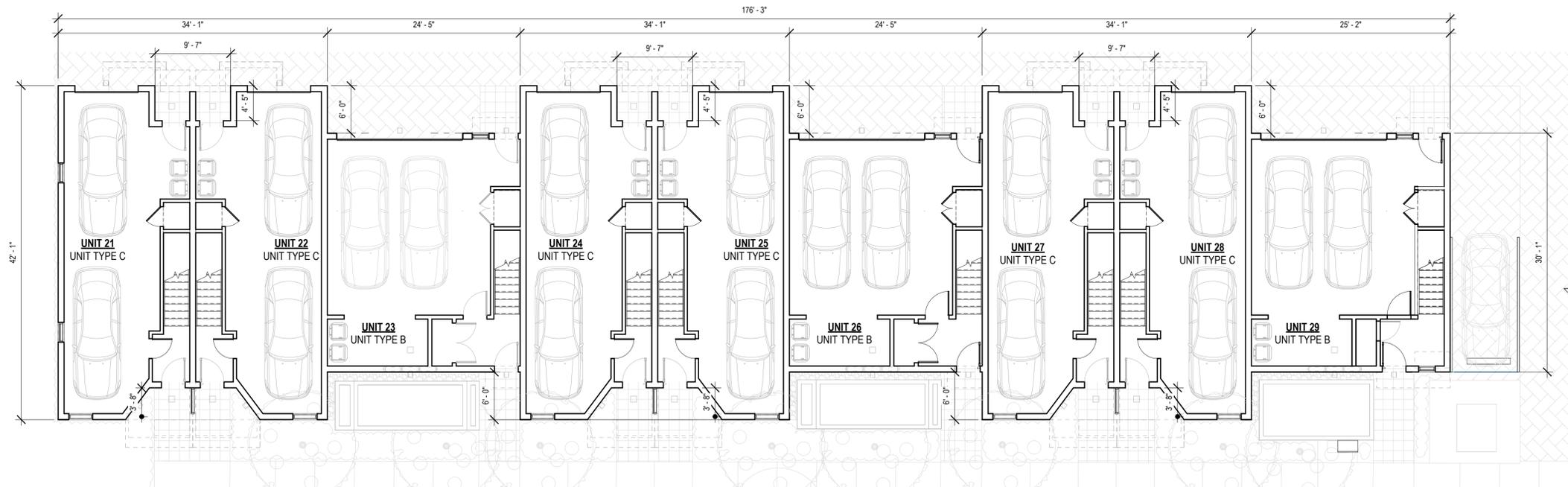
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920 Grayson Street | Berkeley, CA 94710  
95 Federal Street | San Francisco, CA 94107  
KMA PROJECT NO. 2424

BUILDING #4 & 5 3D VIEWS



**KEY PLAN**

**BLDG 6 - ENLARGED SECOND FLOOR PLAN** 2  
 1/8" = 1'-0"



**BLDG 6 - ENLARGED FIRST FLOOR PLAN** 1  
 1/8" = 1'-0"



**BUILDING #6 ENLARGED 1ST&2ND FLOOR PLANS**

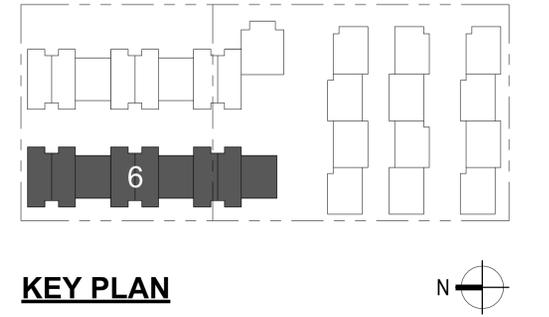
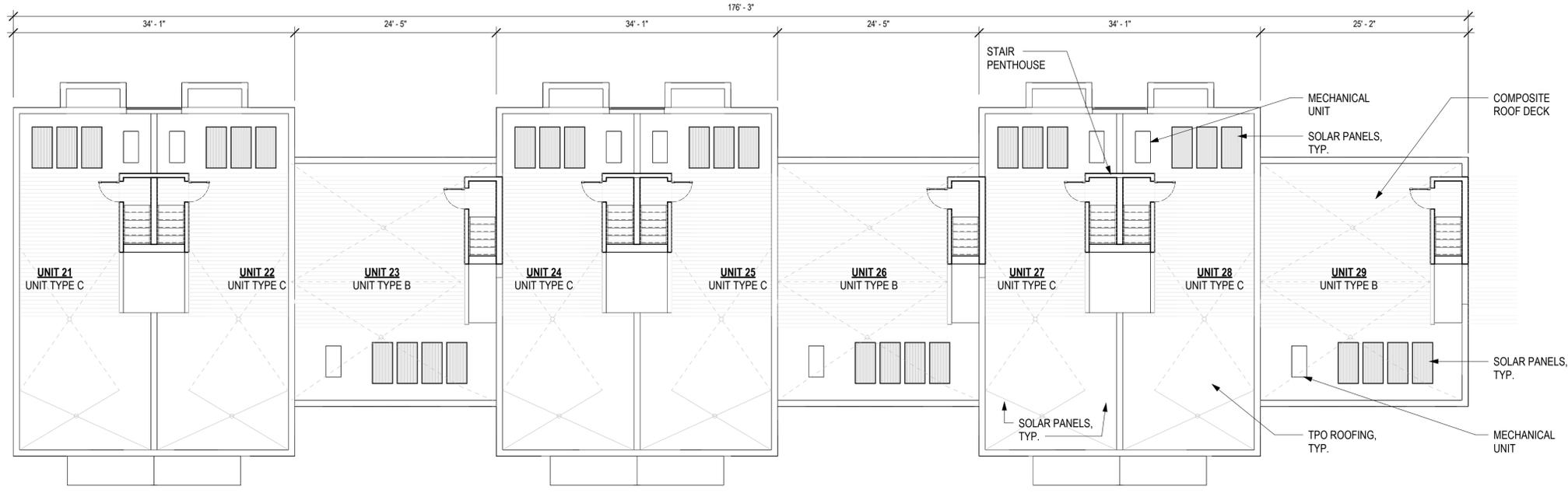
**1313 S. WOLFE RD, SUNNYVALE, CA**

**A2.6.1.a**

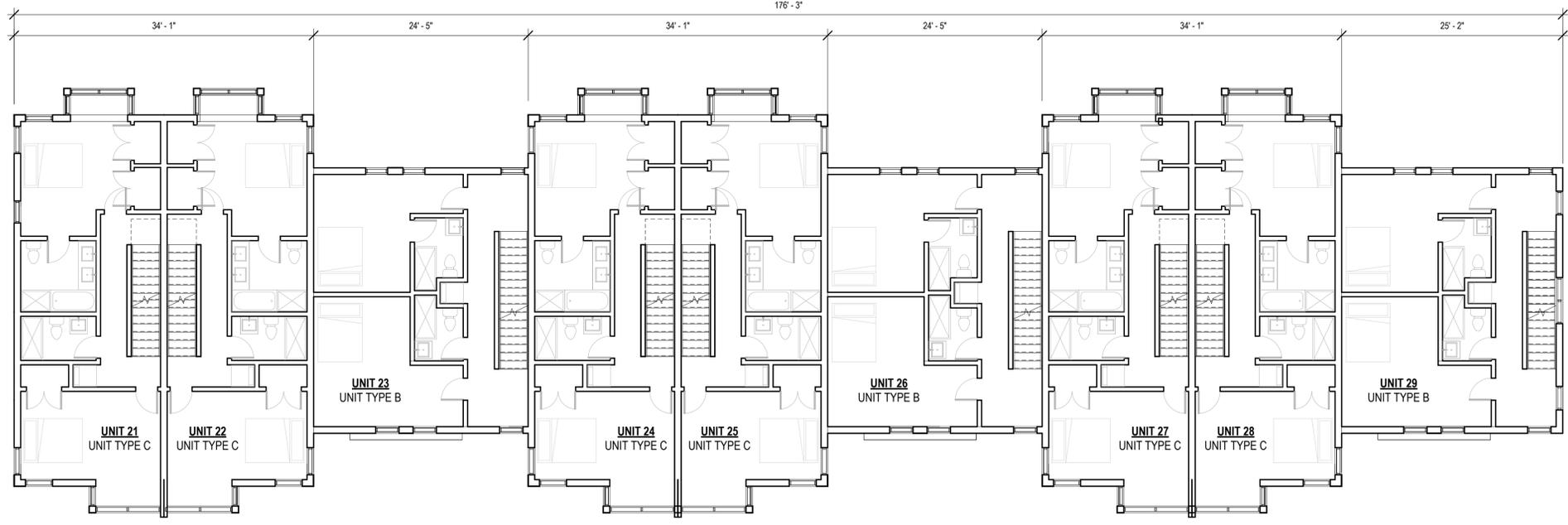
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 12/23/2025  
 DRAWN BY: MYWMS/PS/WS  
 PLANNING APPLICATION - **RESPONSE TO 3RD ROUND OF CITY COMMENTS ISSUED 12/05/25**

**CONSULTANTS:**  
 CIVIL ENGINEER: LUK AND ASSOCIATES  
 LANDSCAPE: THE GUZZARDO PARTNERSHIP INC.  
 JOINT TRENCH: URBAN DESIGN CONSULTING ENGINEERS  
 TRASH/RECYCLE: AMERICAN TRASH

**KAVA MASSIH ARCHITECTS**  
 920 Grayson Street | Berkeley, CA 94710  
 95 Federal Street | San Francisco, CA 94107  
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BLDG 6 - ROOF PLAN  
 1/8" = 1'-0" 2



BLDG 6 - ENLARGED THIRD FLOOR PLAN  
 1/8" = 1'-0" 1



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BUILDING #6 ENLARGED 3RD&ROOF PLANS

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A2.6.1.b

CONSULTANTS:  
 CIVIL ENGINEER: LUK AND ASSOCIATES  
 LANDSCAPE: THE GUZZARDO PARTNERSHIP INC.  
 JOINT TRENCH: URBAN DESIGN CONSULTING ENGINEERS  
 TRASH/RECYCLE: AMERICAN TRASH

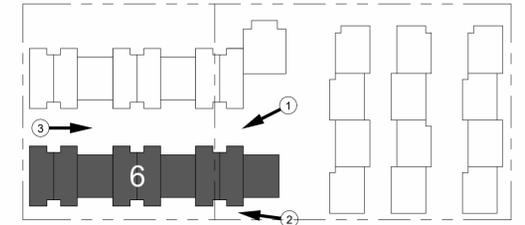
KAVA MASSIH ARCHITECTS  
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 95 Federal Street | San Francisco, CA 94107  
 KMA PROJECT NO. 2424



BLDG 6 - SOUTHWEST CORNER WALKWAY VIEW 2



BLDG 6 - DRIVEWAY VIEW 3



KEY PLAN



BLDG 6 - SOUTHEAST CORNER VIEW 1



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**A2.6.4**

CONSULTANTS:  
 CIVIL ENGINEER: LUK AND ASSOCIATES  
 LANDSCAPE: THE GUZZARDO PARTNERSHIP INC.  
 JOINT TRENCH: URBAN DESIGN CONSULTING ENGINEERS  
 TRASH/RECYCLE: AMERICAN TRASH

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12/23/2025 9:40:34 AM

BUILDING #6 ENLARGED 3D VIEWS

12/23/2025  
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Windows shown recessed 3-1/2", typical

Projecting steel awnings over recessed unit entries, typical

Recessed entry w/ contrasting wood finish

VIGNETTE VIEW OF RECESSED ENTRY @ BLDG. 1 3



MATERIAL: 18" WIDE FLAT LOCK METAL PANEL SIDING  
FINISH: POWDER COATED (ZINC LOOK)



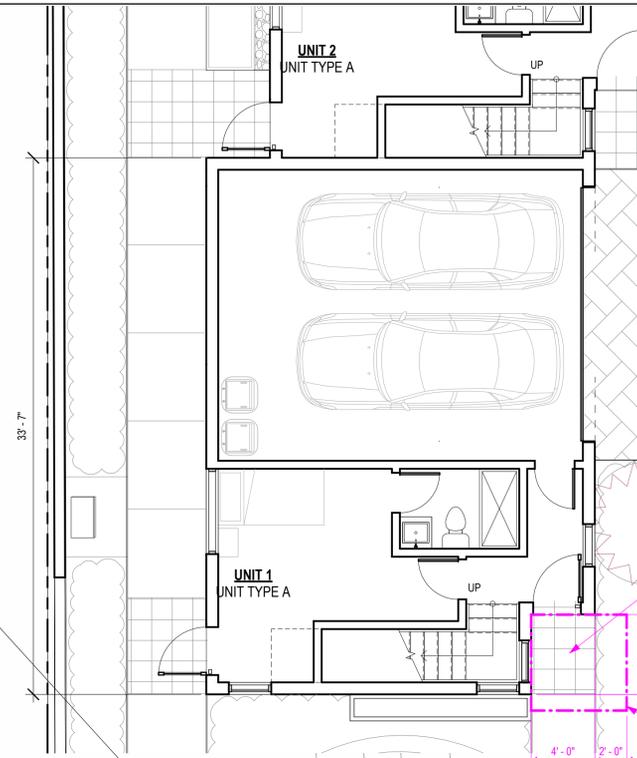
STEEL WINDOW BOX



WOOD SIDING & PLASTER



METAL PANELS



BUILDING 1 - PARTIAL ENLARGED 1ST FLOOR PLAN 2  
3/16" = 1'-0"

**KEY PLAN**

**OBJECTIVE DESIGN STANDARDS:**

- TABLE 2A: MULTIFAMILY RESIDENTIAL TRANSITION SPACE:**
- Entryways accented by a change in external building material or application of a non-structural facade accent. **SEE THIS SHEET AND FOLLOWING SHEET FOR PROPOSED TRANSITION TO WOOD SIDING AT UNIT ENTRIES.**
  - Awnings or canopies located over all entries and commercial storefronts. **SEE THIS SHEET AND FOLLOWING SHEET FOR PROPOSED STEEL AWNINGS OVER UNIT ENTRIES.**
  - Use of paving stones, tile, masonry or patterned and colored concrete on the ground fronting all entryways. **SEE ENLARGED PLANS ON THIS SHEET AND NEXT WITH PAVERS AT UNIT ENTRIES NOTED.**

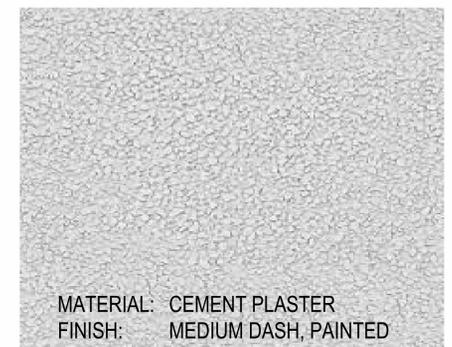
- TABLE 4A: ARCHITECTURAL CHARACTER AND DETAIL:**
- Recess all windows by three and one-half inches or more. **SEE 3-D VIEW ON THIS SHEET AND FOLLOWING SHEET FOR RECESSED WINDOWS.**
  - Awnings or canopies located over all entries and commercial storefronts. **SEE THIS SHEET AND FOLLOWING SHEET FOR PROPOSED STEEL AWNINGS OVER UNIT ENTRIES.**



BUILDING 1 - ENLARGED EAST ELEVATION 1  
3/16" = 1'-0"



MATERIAL: 1X 4 CEDAR T&G SIDING  
FINISH: SEMI TRANSPARENT STAIN  
(Clear Vertical Grain (V/G))



MATERIAL: CEMENT PLASTER  
FINISH: MEDIUM DASH, PAINTED



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**A3.0.1**



**KAVA MASSIH ARCHITECTS**  
920 Grayson Street | Berkeley, CA 94710  
95 Federal Street | San Francisco, CA 94107  
KMA PROJECT NO. 2424

**CONSULTANTS:**  
CIVIL ENGINEER: LUK AND ASSOCIATES  
LANDSCAPE: THE GUZZARDO PARTNERSHIP INC.  
JOINT TRENCH: URBAN DESIGN CONSULTING ENGINEERS  
TRASH/RECYCLE: AMERICAN TRASH

**MATERIALS & FINISHES**

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Windows shown recessed 3", typical

Recessed entries w/ wood finish and projecting steel awnings.

Diffuse glass screen between entries

VIGNETTE VIEW OF RECESSED ENTRY @ BLDG. 5 3



PRODUCT: VPI VINYL WINDOWS (FIXED, CASEMENT & AWNING)  
SERIES: ENDURANCE  
COLOR: GREY EXTERIOR / WHITE INTERIOR



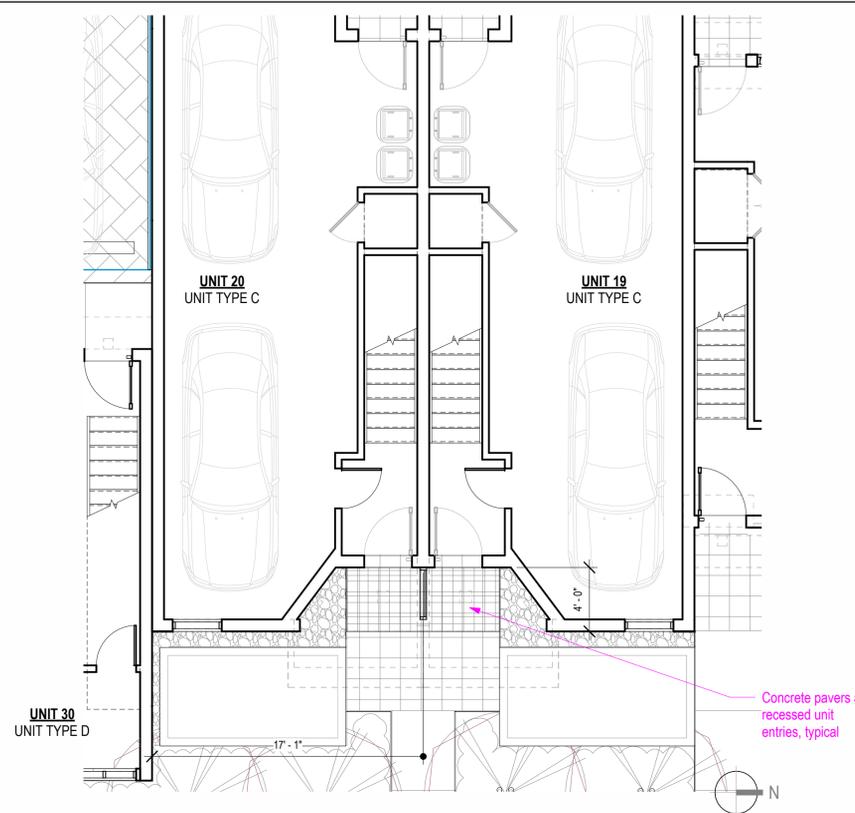
PRODUCT: TRUSTILE (PRIMARY ENTRY) SERIES: TM 6000 SERIES MATERIAL: ALDER FINISH: STAINED TO MATCH SIDING



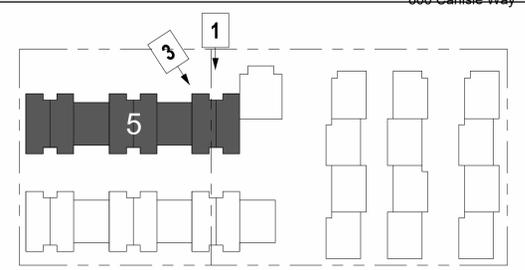
STEEL & WOOD TRELLIS



STEEL & WOOD GUARDRAIL



BUILDING 5 - PARTIAL ENLARGED 1ST FLOOR PLAN 2  
3/16" = 1'-0"



KEY PLAN



**COLOR PALETTE:**  
(SEE SHEET A5.1.1 FOR LIVE-WORK MATERIALS/ COLORS)



PRIMARY STUCCO COLOR  
SHERWIN WILLIAMS  
FLEUR de SEL WHITE  
LVR 72

ACCENT STUCCO COLOR  
SHERWIN WILLIAMS  
LEAPFROG GREEN  
LVR 26

METAL SIDING & TRIM COLOR  
SHERWIN WILLIAMS  
WEB GRAY  
LVR 13



BUILDING 4 - PARTIAL EAST ELEVATION 1  
3/16" = 1'-0"



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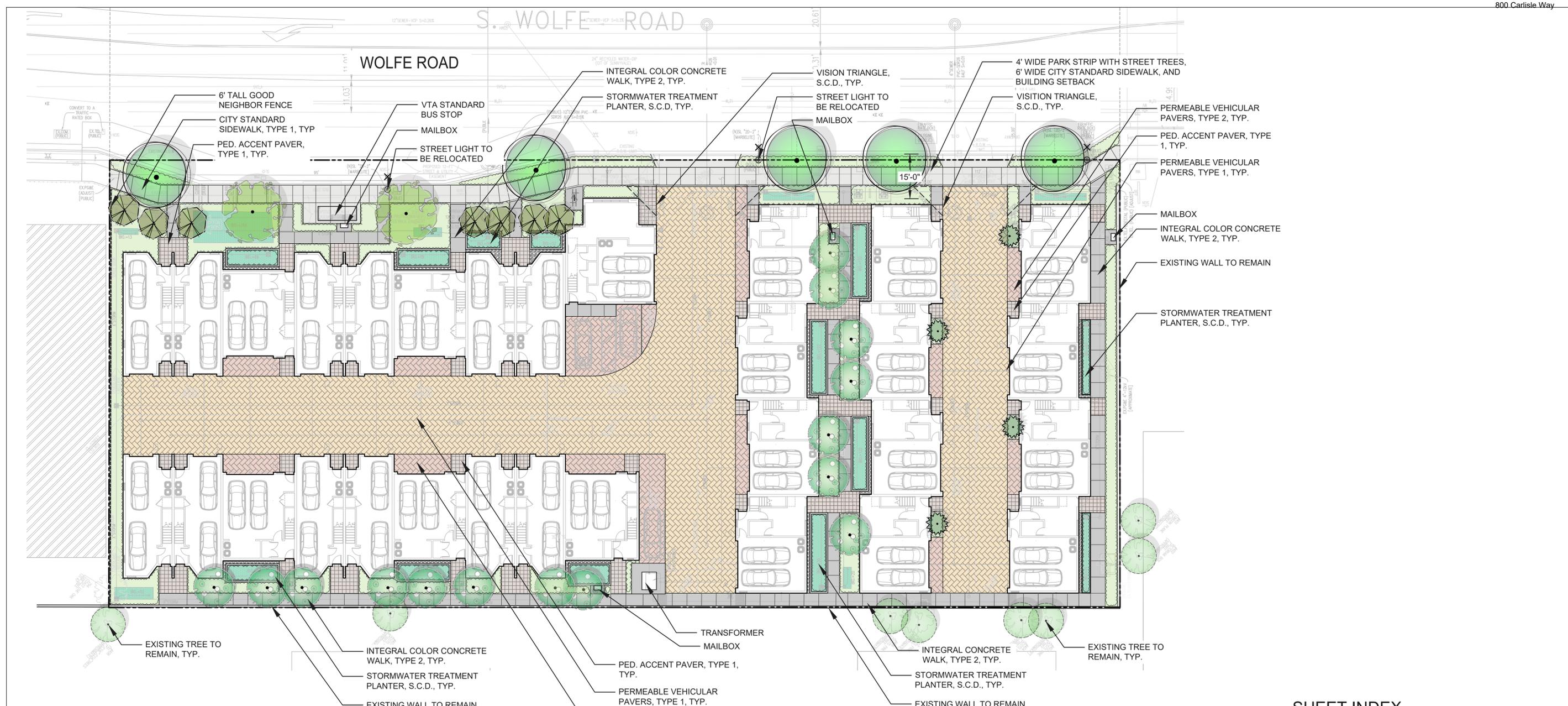
**A3.0.2**

**KAVA MASSIH ARCHITECTS**  
920 Grayson Street | Berkeley, CA 94710  
95 Federal Street | San Francisco, CA 94107  
KMA PROJECT NO. 2424

**CONSULTANTS:**  
CIVIL ENGINEER: LUK AND ASSOCIATES  
LANDSCAPE: THE GUZZARDO PARTNERSHIP INC.  
JOINT TRENCH: URBAN DESIGN PARTNERSHIP INC.  
TRASH/RECYCLE: AMERICAN TRASH

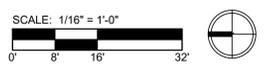
**MATERIALS & FINISHES**

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PLANNING APPLICATION - RESPONSE TO 3RD ROUND OF CITY COMMENTS ISSUED 12/05/25



**SHEET INDEX**

L-1	CONCEPTUAL LANDSCAPE PLAN
L-2	PLANTING PLAN
L-3	LANDSCAPED AREAS
L-4	HARDSCAPE AREAS
L-5	HYDROZONE PLAN
L-6	TREE CANOPY PLAN
L-7	TREE DISPOSITION PLAN
L-8	ARBORIST REPORT
L-9	LANDSCAPE DETAILS



CONCEPTUAL LANDSCAPE PLAN

SCALE: 1/16" = 1'-0" @ 24"x36"  
12/23/2025



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**THE Guzzardo Partnership,**  
Landscape Architects | Land Planners  
Pier 9, The Embarcadero, Suite 115  
San Francisco, CA 94111 | www.tgp-inc.com

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## COLOR AND FINISH SCHEDULE

### PEDESTRIAN CONCRETE PAVING



Type 1 (City Standard Pedestrian Sidewalk) Natural Gray Concrete with light broom finish. Sweep perpendicular to path of travel



Type 2 (Pedestrian Walks) Integral Color: Dune, 6058. By Davis Colors. www.daviscolors.com, (T) 800.356.4848

### PEDESTRIAN PAVERS

By: Ackerstone, www.ackerstone.com (T) 800.253.2353



Type 1: California Pavers, Size: 12"x12", 6cm thick, Color: Granada White FM, Pattern: Stacked Bond

### VEHICULAR PAVERS

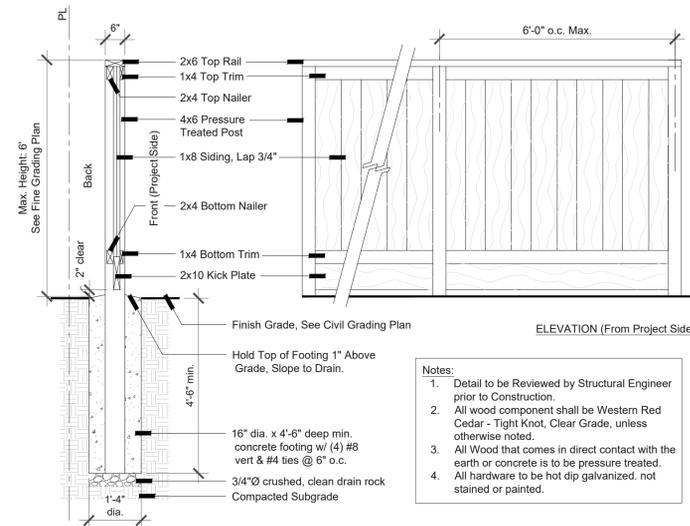
By: Ackerstone, www.ackerstone.com (T) 800.253.2353



Type 1: Aqua-Via I Pavers, Size: 4"x8", 8cm thick, Color: Catina Blend FM, Pattern: Herringbone



Type 2: Aqua-Via I Pavers, Size: 4"x8", 8cm thick, Color: Antique Pewter FM, Pattern: Herringbone



- Notes:**
1. Detail to be Reviewed by Structural Engineer prior to Construction.
  2. All wood component shall be Western Red Cedar - Tight Knot, Clear Grade, unless otherwise noted.
  3. All Wood that comes in direct contact with the earth or concrete is to be pressure treated.
  4. All hardware to be hot dip galvanized, not stained or painted.

## 1 Good Neighbor Fence

Scale: 1/2" = 1'-0"

## PAVING COLOR AND MATERIALS

Concrete, Type 1



Concrete, Type 2



Pedestrian Pavers, Type 1



Vehicular Pavers, Type 1



Vehicular Pavers, Type 2



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## LANDSCAPE DETAILS

SCALE: 1/16" = 1'-0" @ 24"x36"  
12/23/2025

L-9



THE  
Guzzardo  
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Landscape Architects | Land Planners  
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