

PROJECT DATA TABLE – 1139 KARLSTAD DRIVE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	High Density Residential	Same	High Density Residential
Zoning District	R-4/PD	Same	R-4/PD
Lot Size (s.f.)	216,675 (4.97 ac)	Same	8,000 min.
Gross Floor Area (s.f.)	100,517	316,839 (not incl. podium parking)	No max.
Lot Coverage (%)	46%	40%	40% max.
Floor Area Ratio (FAR)	46%	146%	No max.
No. of Units	N/A	Studio/1 Bed- 153 2 Bed- 97 Total- 250	1 unit for each 1200 sq. ft. (180) + 35% Density Bonus per SMC 19.18.025 (63) + 5% Add'l Green Building (9) <u>252 max.</u>
Density (units/acre)	N/A	50 (w/ density bonuses)	36 DU/Ac or 1 unit/1,200 s.f. (before density bonuses)
Meets 75% max?	N/A	Yes	133 min.
Unit Sizes (s.f.)	N/A	538-1,326 (838 avg.)	N/A
Building Height (ft.)	20'	55'	55' + 5' per 19.32.030 (b) <u>60' max.</u>
No. of Stories	1	4	4 max.
No. of Buildings Onsite	1	1	N/A
Solar Shading	N/A	0%	10% max.
★ Trash Enclosure Distance	N/A	Four units beyond 150'	Within 150' of each unit

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
Lockable Storage	N/A	200 cu. ft. for every unit 2'-8" to 3-10" in width 5-7" to 8-4" in length 9'-1" max height	200 cu. ft. min. per studio/1 bed and 300 cu. ft. min. per all other 8 ft. min in one dir. 3 ft. min in any other direction 10 ft. max in height
Setbacks			
Front (ft.) – Karlstad Dr.	26'	25' - Level 1-2 25' - Level 3 30' - Level 4	20' min. Level 1-2 25' min. Level 3 30' min. Level 4
Left Side (ft.) – South	60'	83'-8"	18' min. (38' min. combined side)
Right Side (ft.) - North	71.5'	77'-6"	18' min. (38' min. combined side)
Rear (ft.) – West	68.5'	69'-7"	20' min.
Landscaping			
Total Landscaping (s.f.)	Unknown	94,870/44%	43,335/20% min. of lot area
Landscaping/Unit (s.f.)	N/A	379	375 min.
Usable Open Space/Unit	N/A	326	380 min.
Private Useable Space/Unit	N/A	90	80 min.
Frontage Width (ft.)	26	25	15 min.
Parking Lot Shading (%)	Unknown	78	50% min. in 15 years
Water Conserving Plants	Unknown	86%	80% min.
Recreation Building (s.f.)	N/A	2,421	450 min.
Parking			

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	EXISTING	PROPOSED	REQUIRED/ PERMITTED
Total Spaces	176	424	174 min. (or 0.5 spaces per bedroom) per Gov't Code 65915(p)(2) <i>For context - 424 min. per SMC (does not qualify for reduced rate since not 100% affordable)</i>
Covered Spaces	0	308	250 min. per SMC, unspecified per Gov't Code 65915(p)(2)
Compact % of unassigned	0	7% (13)	Up to 10%
Tandem % of required covered	0	18% (44)	Up to 50%
Driveway Width (ft.)	26'	20'-26'	20' min.
Parking Space Maneuvering Area	26'	24'-26'	24' min.
Bicycle Parking	Unknown	84 Class I 28 Class II	63 secured (Class I) min.
Impervious Surface Area (s.f.)	188,139	161,148	No max.
Impervious Surface (%)	87%	74%	No max.

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

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Indicates Concession per the State Density Bonus