

PROJECT DATA TABLE – 617 EAST EVELYN AVENUE

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Medium Density Residential	Same	Medium Density Residential
Zoning District	R-3/PD	Same	R-3/PD
Lot Size (s.f.)	141,981 (3.26 ac)	Same	8,000 min.
Gross Floor Area (s.f.)	N/A	141,944	No max.
Lot Coverage (%)	N/A	32%	40% max.
Floor Area Ratio (FAR)	N/A	90%	No max.
No. of Units	54 units	2 Bed – 1 3 Bed – 39 4 Bed – 22 Total- 62	1 unit for each 1,800 sq. ft. 78 units max.
Density (units/acre)	N/A	62	24 DU/Ac or 1 unit/1,800 s.f.
Meets 75% max?	N/A	Yes	59 units min.
Unit Sizes (s.f.)	N/A	1,461-1,847 (excluding garages)	N/A
★ Building Height (ft.)	N/A	38'-2" - 40'-2"	35'
No. of Stories	1	3	3 max.
No. of Buildings Onsite	N/A	16	N/A
Solar Shading	N/A	2.8% (9AM) 3.7% (3PM)	10% max.
Setbacks			
★ Front (ft.) – Elm Court	N/A	12'-0" min. 20'-3" average	15' min. 20' average
★ Front (ft.) – East Evelyn Ave.	N/A	14'-0" min. 20'-3" average	15' min. 20' average
Left Side (ft.) – North	N/A	12'	12' min.
Rear (ft.) – East	N/A	47'-3"	20' min.
Landscaping			
Total Landscaping (s.f.)	Unknown	47,708/37%	28,389/20% min. of lot area
Landscaping/Unit (s.f.)	N/A	769	425 min.
Usable Open Space/Unit	N/A	413	400 min.
Recreation Building (s.f.)	N/A	680	450 min.

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
Parking			
Total Spaces	N/A	159	159 min.
Covered Spaces	N/A	124	124 min.
Compact % of unassigned	0	2% (3)	Up to 10%
Driveway Width (ft.)	N/A	20'-26'-7"	20' min.
Bicycle Parking	N/A	16 Class I	16 Class I min.
Impervious Surface Area (s.f.)	N/A	43,201	No max.
Impervious Surface (%)	N/A	30.4%	No max.

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.