

PROJECT DATA TABLE – 925 SOUTH WOLFE ROAD

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
General Plan	Medium Density Residential	Same	Medium Density Residential
Zoning District	R-3	Same	R-3
Lot Size (s.f.)	239,144 (5.49 ac)	232,925 (5.35 ac)	8,000 min.
Gross Floor Area (s.f.)	81,390	224,828	No max.
Lot Coverage (%)	N/A	38.4%	40% max.
Floor Area Ratio (FAR)	N/A	97%	No max.
No. of Units	Studio – 50 1 Bed - 80 Total - 130 units	2 Bed – 100 3 Bed – 1 4 Bed - 15 Total - 128 units	1 unit for each 1,800 sq. ft. 128 units max.
Density (units/acre)	24 DU/AC	24 DU/AC	24 DU/AC or 1 unit/1,800 s.f.
Meets 75% max?	Yes	Yes	96 units min.
Unit Sizes (s.f.)	530 to 715	1,078 to 2,011 (excluding garages)	N/A
Building Height (ft.)	26'	35' - 40'	35'
No. of Stories	2	3	3 max.
No. of Buildings Onsite	8	14	N/A
Setbacks			
Front (ft.) – S. Wolfe Rd.	15' to 18'	15'-0" min. 21'-6" average	15' min. 20' average
Front (ft.) – Bellomo Ave.	15'	16'-7" min. 30'+ average	15' min. 20' average
Left Side (ft.) – South	26'	12'	12' min.
Right Side (ft.) – North	73'	12'	12' min.
Rear (ft.) – West	76'	20'	20' min.
Landscaping			
Total Landscaping (s.f.)	N/A	75,074/32%	46,585/20% min. of lot area
Landscaping/Unit (s.f.)	N/A	586	425 min.
Usable Open Space/Unit	N/A	428	400 min.

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
Recreation Building (s.f.)	3,580	650	450 min.
Parking			
Total Spaces	199	315	315 min.
Covered Spaces	132	256	214 min.
Compact % of unassigned	0	5	5 max.
Driveway Width (ft.)	N/A	26'	24' min.
Bicycle Parking	N/A	128 garage parking, 8 racks	32 Class I min.
Impervious Surface Area (s.f.)	N/A	157,851	No max.
Impervious Surface (%)	N/A	67.8%	No max.

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.