

PLANNING INFORMATION

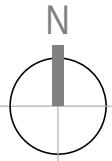
ADDRESS: 1313 S. WOLFE RD., SUNNYVALE, CA		PROVIDED
APN: 309-10-026 & 309-10-026		
LOT AREA: 52,499 SF (1.2 ACRES)		
LOT COVERAGE:		18,803/52,499 = 36%
HEIGHT LIMIT:		33'-0", 3 STORIES
FAR:		52,409SF/52,499SF = 0.998
EXISTING BUILDING AREA: 1,388 SF		
TOTAL BUILDABLE AREA: 35,721 SF		18,803 SF
MIN. OPEN SPACE: N/A		11,175 SF
PERVIOUS SURFACE AREA: 24,099 SF		16,940 SF
IMPERVIOUS SURFACE AREA: 24,174 SF		12,129 SF
SETBACKS:		FRONT = 15'-0" AT RESIDENTIAL / 22'-0" AT RETAIL SIDE = 14'-4 3/4" + 10'-0" REAR = 15'-0"
MIN. PARKING:		
RESIDENTIAL	2 STALLS PER UNIT = 2 x 27 UNITS = 54 STALLS	54 STALLS (IN UNIT GARAGES)
(IN UNIT GARAGES)		
UNASSIGNED/GUEST	0.4 STALL PER UNIT = 0.4 x 27 UNITS = 11 STALLS	5 STALLS
RETAIL	4 STALLS/1000 SF =	6 STALLS
	(1911SFx4)/1000SF = 8 RETAIL STALLS (TO BE INCLUDED IN TOTAL UNASSIGNED)	
ACCESSIBLE	1 STALL PER 1-25 STALLS = 1 ACC. STALL (TO BE INCLUDED IN TOTAL UNASSIGNED)	1 STALL
LOADING BERTH	NOT REQUIRED IF <15 STALLS PROVIDED	
TOTAL PARKING:	65 STALLS	65 STALLS
MIN. BICYCLE PARKING:		
RESIDENTIAL	1 SPACE PER 4 UNITS = 27 UNITS/4 = 7 SPACES	8 SPACES (1 BIKE RACK)
RETAIL	5% OF PROVIDED RETAIL PARKING STALLS = 6 x 0.05 = 1 SPACES	6 SPACES (1 BIKE RACK)
	8 SPACES	
TOTAL BICYCLE PARKING:		14 SPACES
CONSTRUCTION TYPE:	V-A	
PROPOSED OCCUPANCY:	R-2, M	

PROJECT GROSS AREA	
FIRST FLOOR	
GARAGE	16803
RETAIL	2000
SECOND FLOOR	
RESIDENTIAL	16803
THIRD FLOOR	
RESIDENTIAL	16803
TOTAL GROSS AREA	52409

DRAWING INDEX

ARCHITECTURAL	
A0.0	PROJECT STATISTICS
A1.0	SITE/ROOF PLAN
A2.0	FIRST FLOOR
A3.0	ISOMETRIC - NW

PROJECT SITE



PROJECT STATISTICS

01/15/2020

1313 S. WOLFE RD, SUNNYVALE, CA



A0.0



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



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SITE/ROOF PLAN

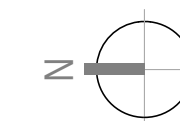
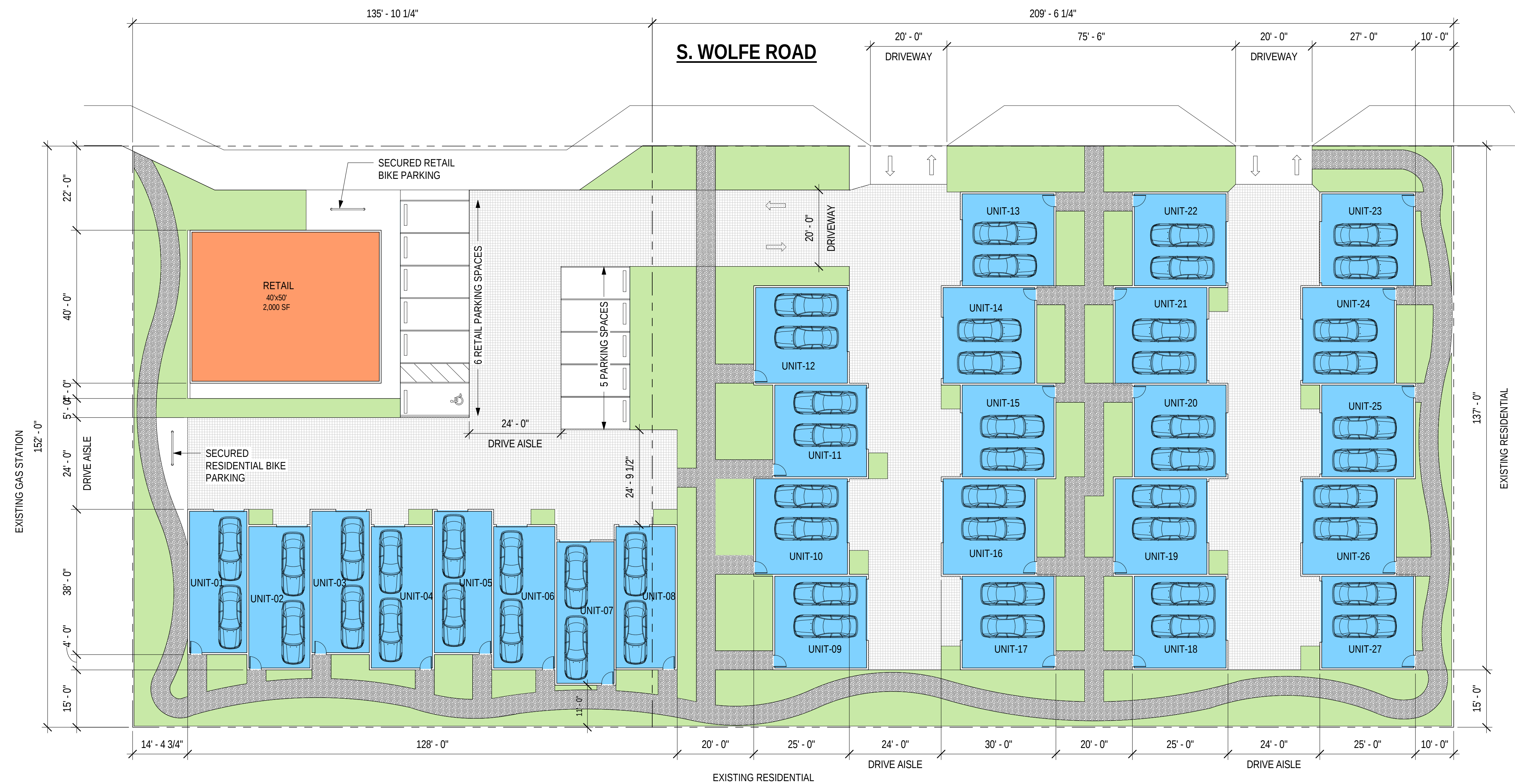
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1313 S. WOLFE RD, SUNNYVALE, CA

A1.0

KAVA MASSIH ARCHITECTS
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FIRST FLOOR

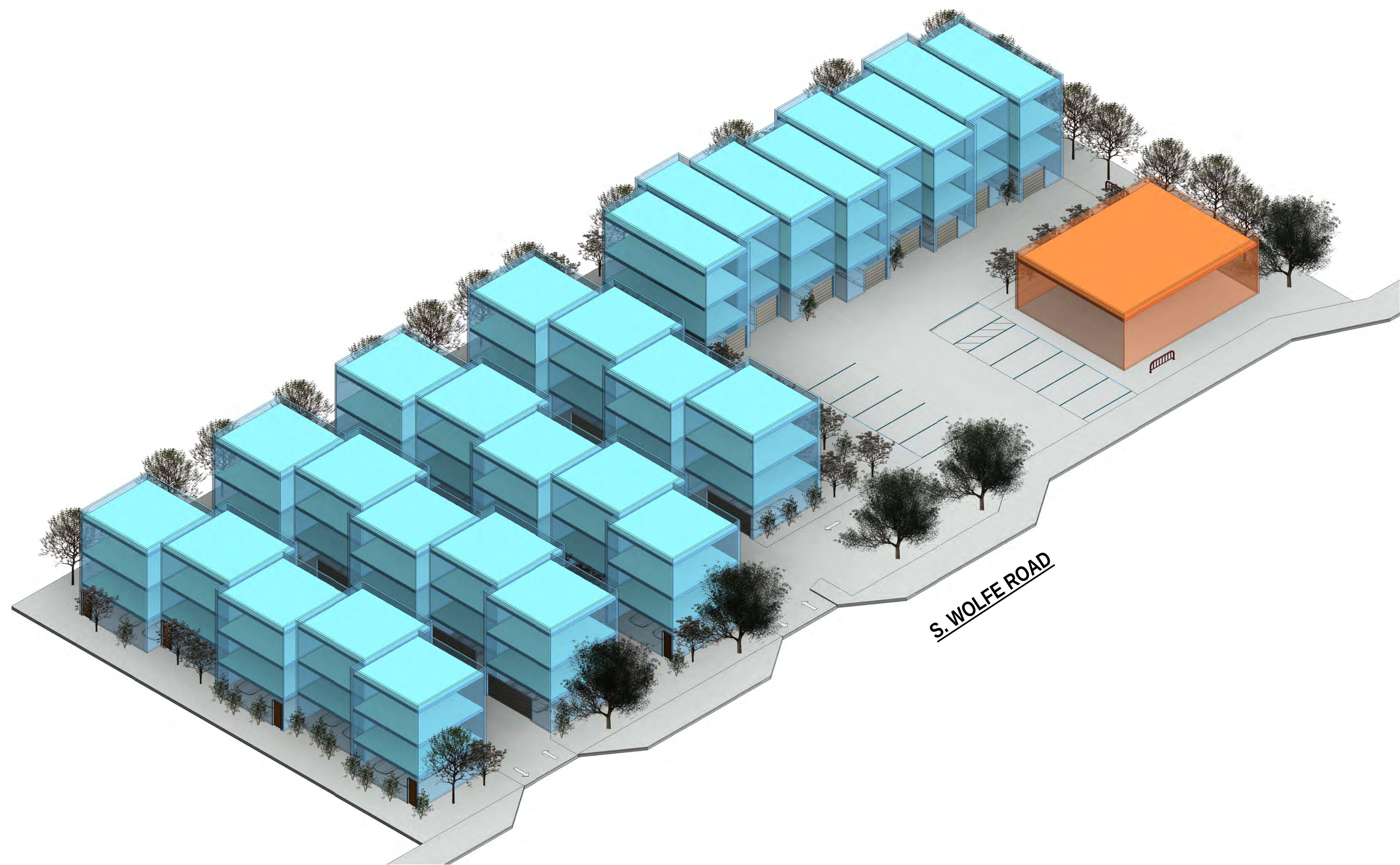
SCALE: 1/16" = 1'-0" @ 24"x36"
01/15/2020



1313 S. WOLFE RD, SUNNYVALE, CA

A2.0

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ISOMETRIC - NW

SCALE: 1/16" = 1'-0" @ 24"x36"
01/15/2020



1313 S. WOLFE RD, SUNNYVALE, CA

A3.0

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