**Project Data**

**Project Address**
1095 W. El Camino Real
Sunnyvale, CA

**Site Area Information**
- Gross Site Area: 4.12 AC
- Dwelling Units: 156
- Density: 37.9 DU / AC

**Zoning Information**
- Existing Condition: C2 ECR
- Proposed Project: C2 ECR

**FAR and Lot Coverage Calculations**
- Area Type: Area (SF)
- Gross Total: 177,686
- Pedestrian Link (E.V.A.): 17,451
- Remaining Property: 162,175
- Office Building: 40,554
- FAR (building area/remaining property area): 40,554 SF / 162,175 SF = 25%

**Building Height**
- Building Height 54'-0" to parapet (Residential)
- 49'-8" to copings (Office)

**No. of Stories**
- 4-Story (Residential)
- 3-Story (Office)

**No. of Buildings on Site**
- 1 (Residential)
- 1 (Office)

**2 Total Buildings on Site**

**Setbacks**
- Front: 20'-0"
- Left Side: 20'-0"
- Right Side: 20'-0"
- Rear: 20'-0"

**Distance Between Buildings**
- 40'-0"

**Occupancy**
- R2 (Residential)
- S2 (Garage)
- B (Admin, Leasing)
- A3 (Community Rm, Swimming Pool)

**Construction Type**
- Type V-A (Residential)
- Type I-A (Garage)

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**Unit SF Summary**

**Parking Summary**

<table>
<thead>
<tr>
<th>Type</th>
<th>Total</th>
<th>Area (SF)</th>
<th>Area (% of Total)</th>
<th>Percentage</th>
<th>Total Area (SF)</th>
<th>Area (% of Total)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>416</td>
<td>163</td>
<td>163</td>
<td>100</td>
<td>40,554</td>
<td>40,554</td>
</tr>
<tr>
<td>Shared Parking Pool</td>
<td></td>
<td>41</td>
<td>41</td>
<td>100</td>
<td>4,054</td>
<td>10</td>
</tr>
<tr>
<td>Residential</td>
<td>230</td>
<td>230</td>
<td>230</td>
<td>100</td>
<td>23,000</td>
<td>100</td>
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<tr>
<td>Total</td>
<td>433</td>
<td>433</td>
<td>433</td>
<td>100</td>
<td>67,604</td>
<td>100</td>
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</table>

**Parking Provided**

<table>
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<tr>
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<th>Percentage</th>
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</tr>
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<tbody>
<tr>
<td>Office</td>
<td>58</td>
<td>58</td>
<td>58</td>
<td>100</td>
<td>58</td>
<td>100</td>
</tr>
<tr>
<td>Floor G1</td>
<td>105</td>
<td>105</td>
<td>105</td>
<td>100</td>
<td>105</td>
<td>100</td>
</tr>
<tr>
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**Total Spaces Provided:** 433 spaces

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**Zoning District Comparison**

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<tr>
<th>CCOR</th>
<th>Front Setback Min.</th>
<th>Side Setback Min.</th>
<th>Rear Setback Min.</th>
<th>Max. Lot Coverage</th>
<th>Max. F.A.R.</th>
<th>Height Limitation</th>
<th>Min. Lot Area</th>
<th>None</th>
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<tbody>
<tr>
<td>Type V-A</td>
<td>15 ft</td>
<td>None</td>
<td>None</td>
<td>35%</td>
<td>None</td>
<td>55 ft</td>
<td>None</td>
<td>None</td>
</tr>
</tbody>
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**Parking Lot Area Shading (%)**

- Required: 50% min. in 15 years
- Provided: 57% / 15 years

**Water Conserving Plants (%)**
- 83%

**Surface Area**

- Type A: 1,200 sf
- Type B: 300 sf

**Proposed:**

- Impervious Surface Area (SF): 161,816 SF
- Impervious Surface (%): 73%

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**509.2 Special Provisions**

Building above 3Hr Horizontal Separation is R-2 Occ. of Type V-A Construction.

Building below 3Hr Horizontal Separation is S-2 Occ. of Type I-A Construction.

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**Building SF Summary**

**Project Totals**

- Total Residential Leasing/Amenity: 5,135 SF
- Total: 40,554 SF

**Open Space**

- Landscaping (Total SF): 52,985 SF
- Landscaping (SF/Unit): 340 SF

**Parking Provided**

- Office (Dedicated): 58 spaces
- Floor G1: 105 spaces
- Total: 163 spaces
- Shared Parking Pool: 41 spaces
- Residential: 41 spaces
- Total: 163 spaces
- Total Spaces Provided: 433 spaces

---

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