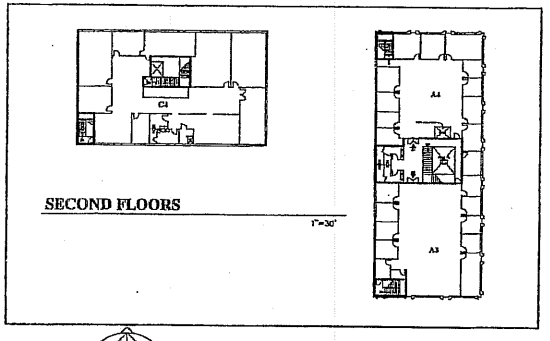

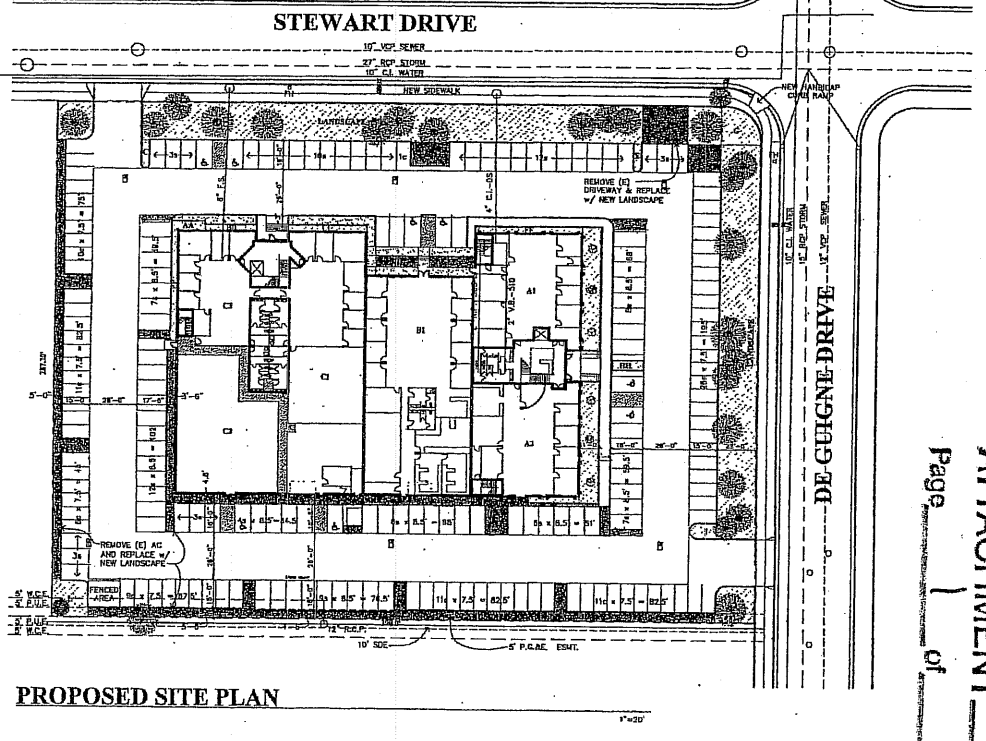

PROPOSED SITE PLAN

PROJECT DATA

PARKING TABULATION	PROPOSED												
ADDRESS	USE		AREA	CITY FILE 90-92	REQ. PKG	% COMP. ALLOWED	STANDS.	COMP.	OCC. LOAD FACTOR	EGRESS OCC. #	1 EXITS IF OVER	FLOOR HT. OCC. FACTOR	FLOOR OCC.
A1	DENTAL	B	3,367 s.f.	1/200	16.8		17	NA	100	34	20	200	17
A2	OFFICE	B	3,665 s.f.	1/225	16.3	50	8	8	100	37	30	200	18.3
A3	OFFICE	B	3,646 s.f.	1/225	16.2	50	8	8	100	37	30	200	18.2
A4	OFFICE	B	3,670 s.f.	1/225	16.3	50	8	8	100	36	30	200	18.35
A	COMMON AREA	B	3,291 s.f.	1/225	14.6		7	8		3			1
SUBTOTAL			17,609 s.f.		78					145			73
B1	OFFICE	B	3,537 s.f.	1/225	17	50	9	8	100	37	30	200	18.2
	WAREHOUSE	F2	3,730 s.f.	1/500	7	50	3	4	500	7	30	200	17.4
SUBTOTAL			7,230 s.f.		24					44			36
C1	OFFICE	B	6,246 s.f.	1/225	31.3	50	14	14	100	62.1	30	200	31
C2	WAREHOUSE	F2	3,834 s.f.	1/500	8	50	4	4	500	8	30	200	20
C3	GENERAL INDUST.	F2	2,350 s.f.	1/500	4.7	50	3	3	500	5	30	200	12
C4	OFFICE	B	6,324 s.f.	1/225	28	50	14	14	100	63	30	200	31.6
C	COMMON AREA		3,781 s.f.	1/225	16		9	8					
SUBTOTAL			22,135 s.f.		139								
TOTAL PROPOSED			46,974 s.f.		189		101	96	H.C. 7 REQ'D ACCESSIBLE w/ VAN LOADING				94

BUILDING A	MENS	EXISTING	REQUIRED	PROPOSED
	W.C.	3	3	3
	URINAL	3	-	3
	LAV.	4	2	4

WOMENS	EXISTING	REQUIRED	PROPOSED
W.C.	5	3	5
URINAL	-	-	-
LAV.	4	2	4

BUILDING B	MENS	EXISTING	REQUIRED	PROPOSED
	W.C.	1	2	1
	URINAL	1	-	1
	LAV.	2	1	2

WOMENS	EXISTING	REQUIRED	PROPOSED
W.C.	1	2	1
URINAL	-	-	-
LAV.	2	1	2

BUILDING C UNIT C4	MENS	EXISTING	REQUIRED	PROPOSED
	W.C.	1	1	1
	URINAL	-	-	-
	LAV.	1	1	1

WOMENS	EXISTING	REQUIRED	PROPOSED
W.C.	2	1	2
URINAL	-	-	-
LAV.	1	1	1

BUILDING C UNIT C1, C2	MENS	EXISTING	REQUIRED	PROPOSED
	W.C.	2	2	2
	URINAL	1	-	1
	LAV.	2	1	2

WOMENS	EXISTING	REQUIRED	PROPOSED
W.C.	2	2	2
URINAL	-	-	-
LAV.	3	1	3

BUILDING C UNIT C3	MENS	EXISTING	REQUIRED	PROPOSED
	W.C.	2	1	2
	URINAL	1	-	1
	LAV.	2	1	2

WOMENS	EXISTING	REQUIRED	PROPOSED
W.C.	3	1	3
URINAL	-	-	-
LAV.	3	1	3

FAR:

SITE AREA 255 x 287.20 = 111,998 - 85.5 = 111,912.5 s.f. = 2.569 ACRES
ALLOW FLOOR AREA RATIO .35 MAX. = .35 x 111,998 = 39,172 s.f.
EXISTING FLOOR AREA 1st & 2nd FLOORS TOTAL 46,900 s.f. = .419 FAR ACTUAL

ALLOWABLE BUILDING SIZE:
OCC. B, F, M, AND FIRE CODE TABLE 5-B
CONSTRUCTION TYPE IIB-N BASIC ALLOW FOR (B) = 13,000 s.f.
100% INCREASE ALLOWABLE FOR 60' YARDS ON ALL SIDES 2 x 13,000 = 26,000
BUILD STORY INCREASE 3 x 24,000 = 39,000
1st FLOOR

$$\frac{\text{ACTUAL AREA (F2)}}{\text{ALLOW AREA (F2)}} + \frac{\text{ACTUAL AREA (B&M)}}{\text{ALLOW AREA (B&M)}} \leq 1$$

$$\frac{2417}{(13000 \times 1 \times 3)} + \frac{(39797 - 2417 = 37380)}{(13000 \times 3 \times 1.3)} \leq 1 \qquad \frac{2417}{39000} + \frac{36,980}{52,000} = .431 \leq 1$$

BASE 13,000 x 3 (YARD INCREASE 300 %) x 3 (SPRINKLERS) x 3 (MULTISTORY) = 52,000 s.f. ALLOWABLE
OR
BY 505.2: AREA ALLOWABLE UNLIMITED IF 1 OR 2 STORY, B, F, M OCCUPANCY WITH 60' YARDS ALL AROUND AND FIRE SPRINKLERED

ATTACHMENT D
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Page

REVISIONS	BY

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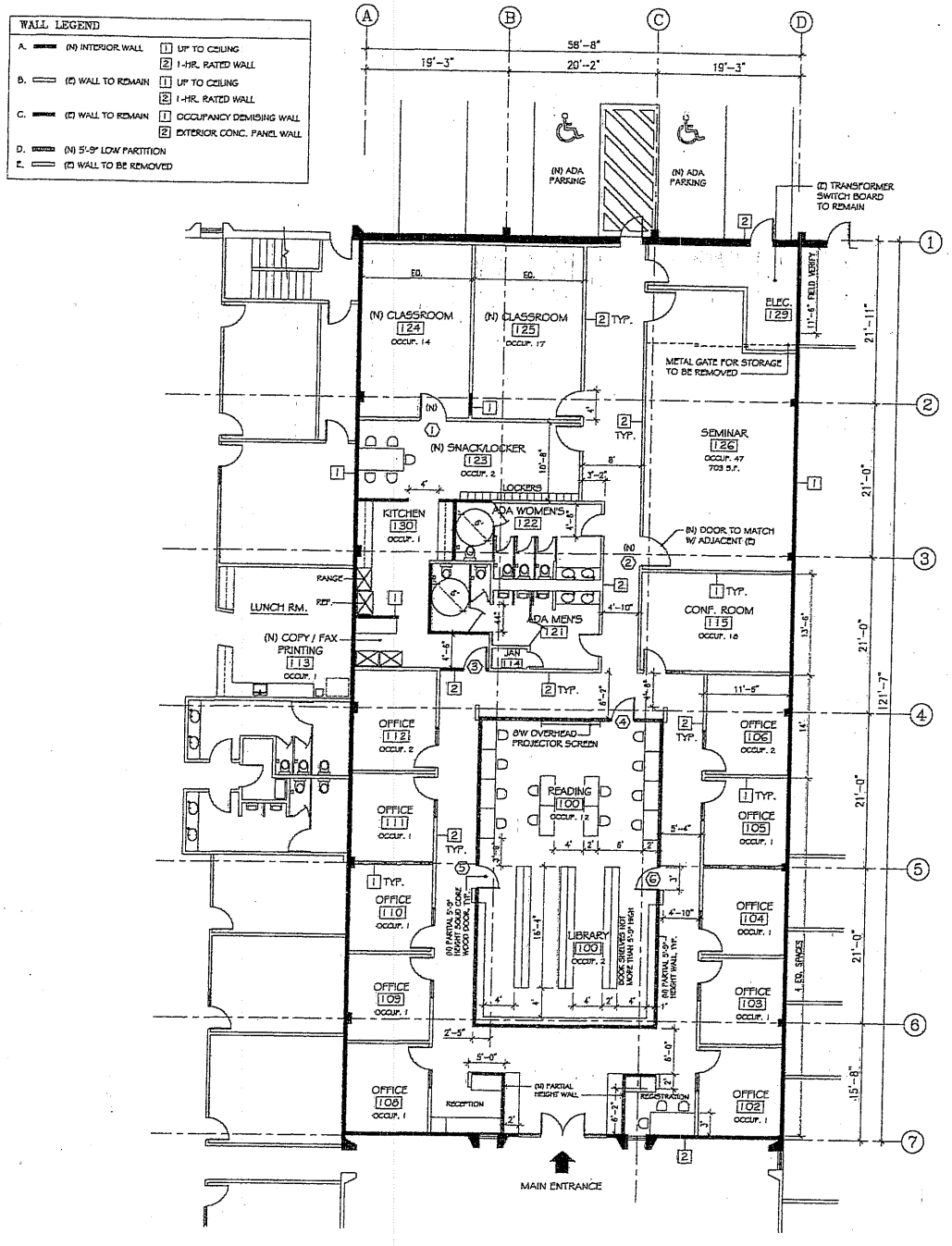
FAX: (408) 353-2417

BUSINESS CONDO CONVERSION
848 STEWART DRIVE
SUNNYVALE, CA 94086

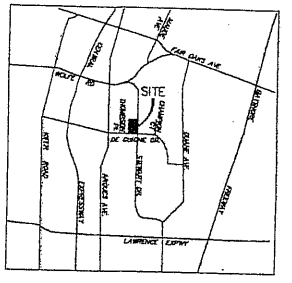
DRAWN
CHECKED
DATE 10-5-04
SCALE AS NOTED
JOB NO. 0417
SHEET 2
OF SHEETS



(2) (N) FLOOR PLAN

SCALE: 1/8" = 1'-0"

OCCUPANCY AND EGRESS REQUIREMENTS PER UBC TABLE 10-A				
RM#	RM USE	RM AREA (s)	OCCUPANCY FACTOR	OCCUPANCY LOAD
100	LIBRARY / READING	574 SF, 574 SF	300 / 50	2 / 12
102	OFFICE ROOM	130 SF.	100	1
103	OFFICE ROOM	130 SF.	100	1
104	OFFICE ROOM	130 SF.	100	1
105	OFFICE ROOM	130 SF.	100	1
106	OFFICE ROOM	150 SF.	100	2
108	OFFICE ROOM	130 SF.	100	1
109	OFFICE ROOM	130 SF.	100	1
110	OFFICE ROOM	130 SF.	100	1
111	OFFICE ROOM	130 SF.	100	1
112	OFFICE ROOM	150 SF.	100	2
113	COPY / PRINTING	100 SF.	100	1
114	JANITOR	15 SF.	300	-
115	CONFERENCE ROOM	203 SF.	15	16
121	MEN'S RSTRM.	136 SF.	-	-
122	WOMEN'S RSTRM.	149 SF.	-	-
123	SNACK/LOCKER	317 SF.	200	2
124	CLASSROOM	276 SF.	20	14
125	CLASSROOM	340 SF.	20	17
126	SEMINAR	703 SF.	15	47
129	ELEC ROOM	165 SF.	300	-
130	KITCHEN	174 SF.	200	1
				SUBTOTAL = 126

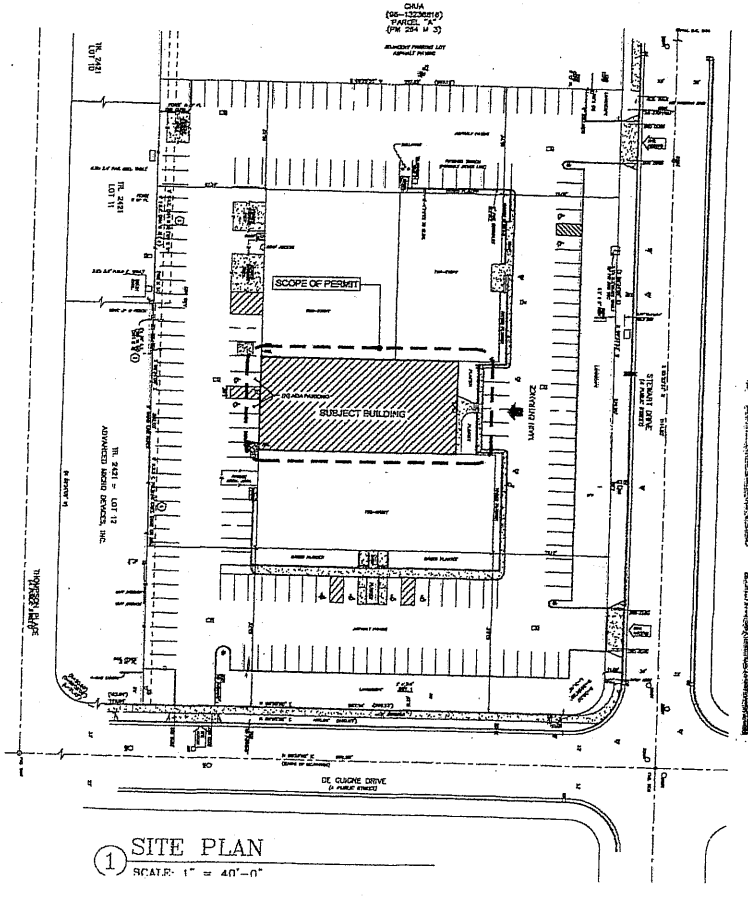


LOCATION MAP

INFORMATION FOR USE PERMIT APPLICATION

1. THIS IS A USE PERMIT APPLICATION FOR NEW TENANT NAMED AMERICAN CHINESE EVANGELIST SEMINARY, WHICH IS A BRANCH OFFICE OF N.I.S. THE PURPOSE FOR OCCUPANCY USE OF THIS GROUP WILL BE GENERAL ADMINISTRATIVE OFFICE, STUDYING/READING AND SEMINARS.
2. THE SCHEDULED TIMES WILL MOSTLY BE DAILY EVENINGS AND WEEKENDS ONLY. NO WORSHIP ASSEMBLY OR DAY CARE ARE INVOLVED AT ALL.
3. THE SCOPE OF THIS USE APPLICATION INVOLVES NEW LOW PARTITIONS FOR READING/BOOK AREA AND REARRANGEMENT OF SNACK ROOM & SEMINAR ROOM. MAXIMUM ATTENDANCY OF SEMINAR WILL BE NO MORE THAN 20 ADULTS.
4. PROPERTY OWNER ASSIGNED 35 PARKING SPACES FOR THIS TENANCY. DURING THE DAYTIME, THERE WILL BE ONLY 5 ADULT STAFF MEMBERS FOR THIS TENANCY AND EVENING SEMINAR ACTIVITY WILL NOT AFFECT THE CURRENT USE OF 172 SHARED, AMPLE PARKING SPACES WITH ADJACENT NEIGHBORS.

LOCATION: 848 STEWART DRIVE SUNNYVALE, CA 94086
LOT SIZE: 111,897 S.F.
BUILDING SIZE: 7,235 S.F.
BUILDING HEIGHT: 20'-0"
PARKING ON SITE: 162 CARS
PARKING ASSIGNED: 35 CARS



(1) SITE PLAN

SCALE: 1" = 40'-0"

ATTACHMENT D
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