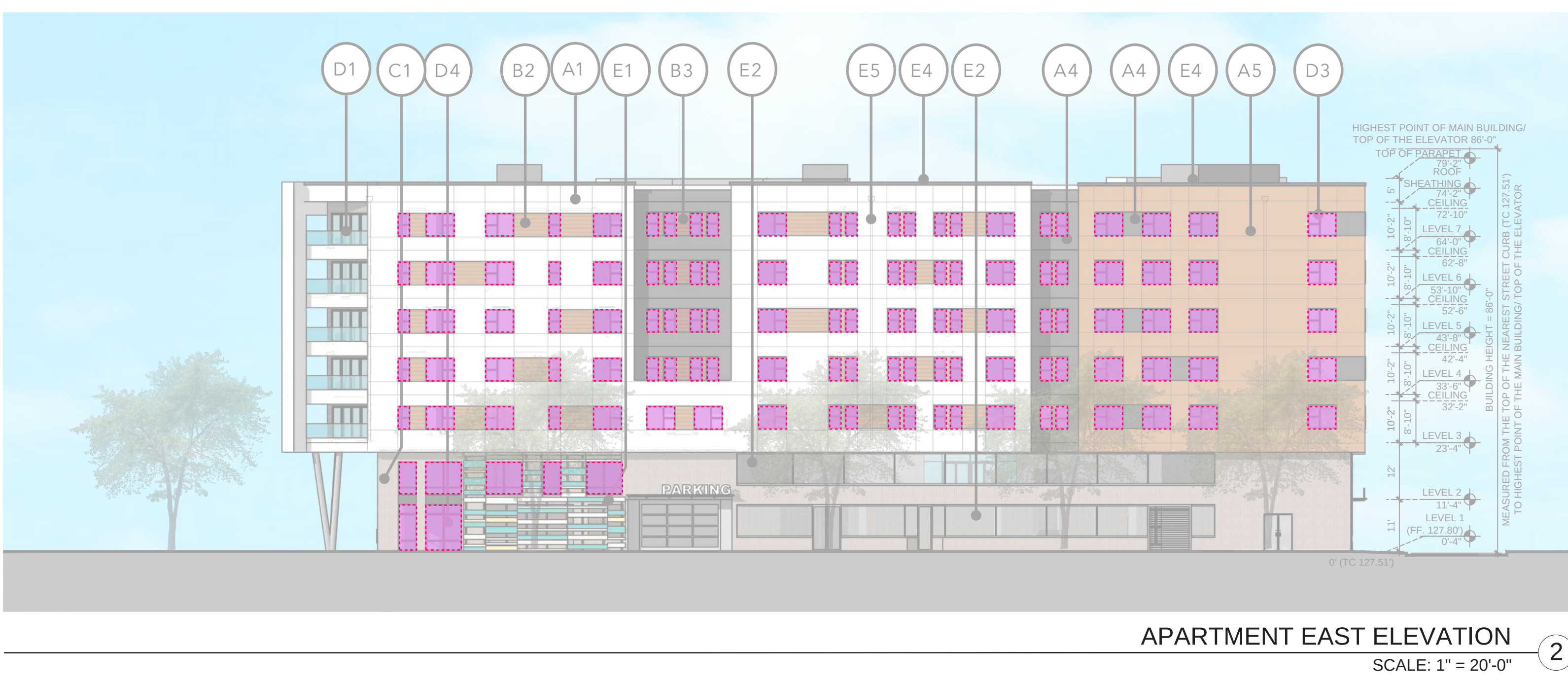


(1)Concession of Requirement for Recessed Windows ECRSP 4.3.a

- Legend**
- Recessed Windows/Storefronts - recess 3"+ from main wall plane - comply with requirement
 - Non-recessed Windows/Storefronts - flushed with main wall plane - don't comply with requirement



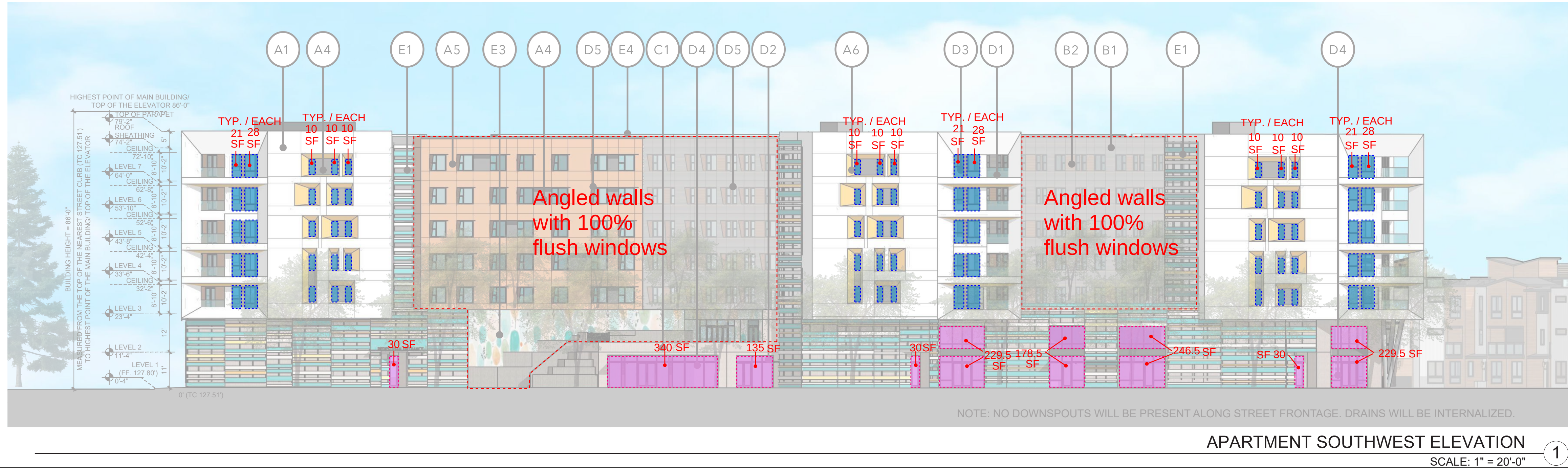
Apartment East Elevation
100% Flushed / Non-recessed
Windows/Storefronts - don't comply with requirement

% of recessed windows:
0% comply with requirement



Apartment North Elevation
100% Flushed / Non-recessed
Windows/Storefronts - don't comply with requirement

% of recessed windows:
0% comply with requirement



Apartment Southwest Elevation
Total recessed window SF = 1,185 SF
Total window/storefront SF = 2,634 SF

% of recessed windows:
1,185/2,634 = 44.99% comply with requirement

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Architecture
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VALLEY OAK PARTNERS, LLC
SAN JOSE, CA 95126

Sheet Title:
APARTMENT ELEVATIONS

Job No. 23029
Date: 12/24/2024
Scale:
Drawn By:

Sheet No:
C-1A

(1)Concession of Requirement for Recessed Windows ECRSP 4.3.a



5-PLEX (TOWNHOME 3 & 6) FRONT
EAST/ WEST ELEVATION SCALE: 1/16" = 1'-0" 8



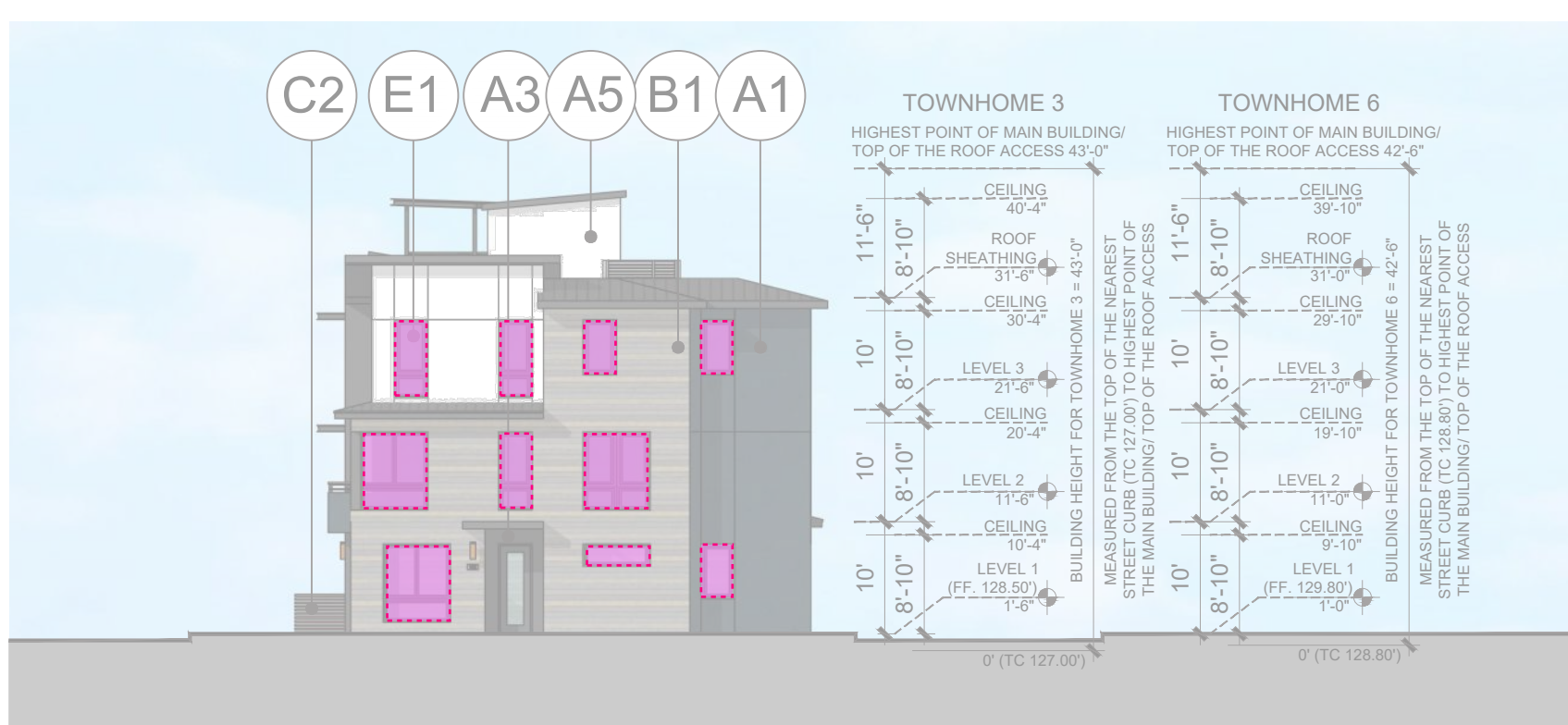
4-PLEX (TOWNHOME 4 & 5) FRONT
EAST/ WEST ELEVATION SCALE: 1/16" = 1'-0" 4



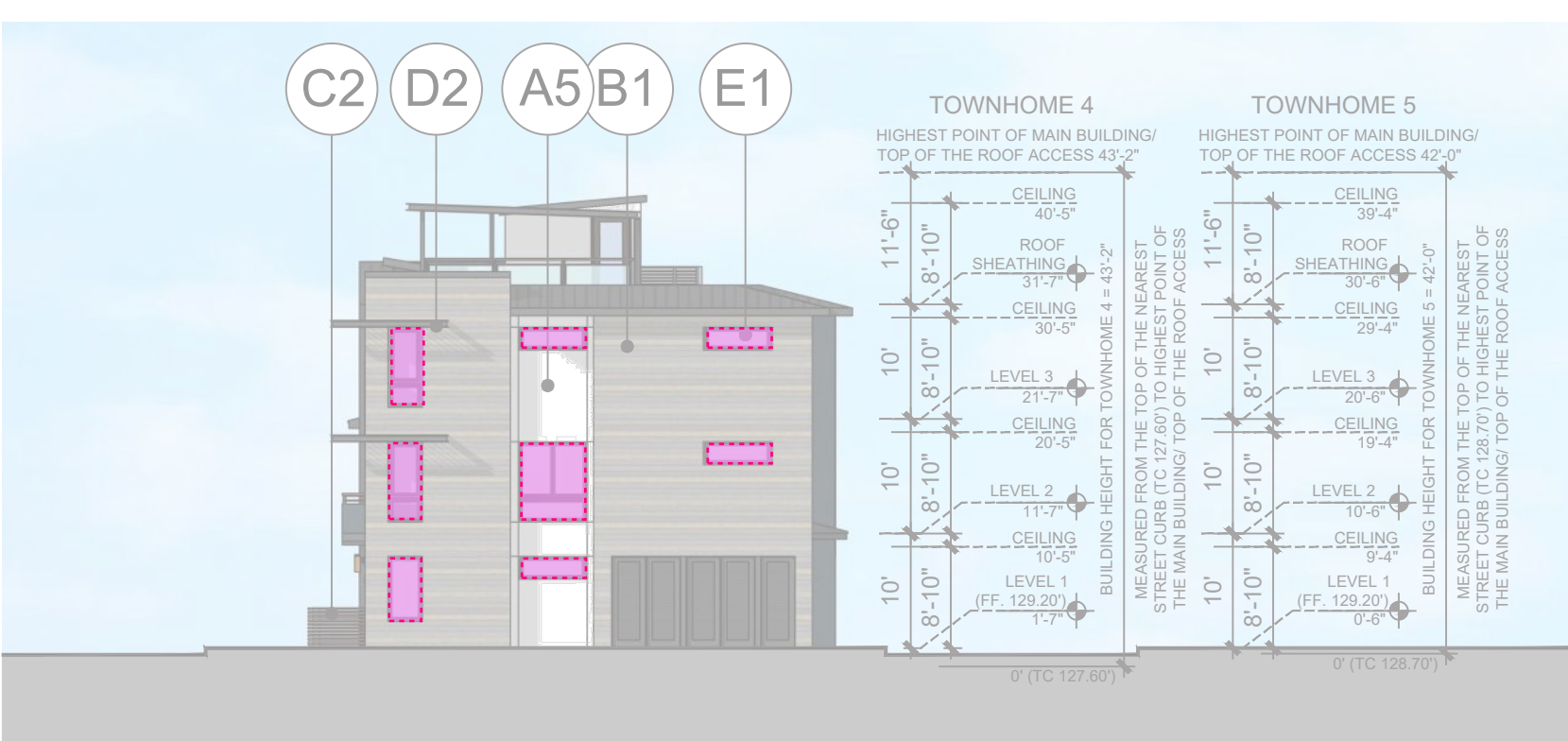
5-PLEX (TOWNHOME 3 & 6) REAR
EAST/ WEST ELEVATION SCALE: 1/16" = 1'-0" 7



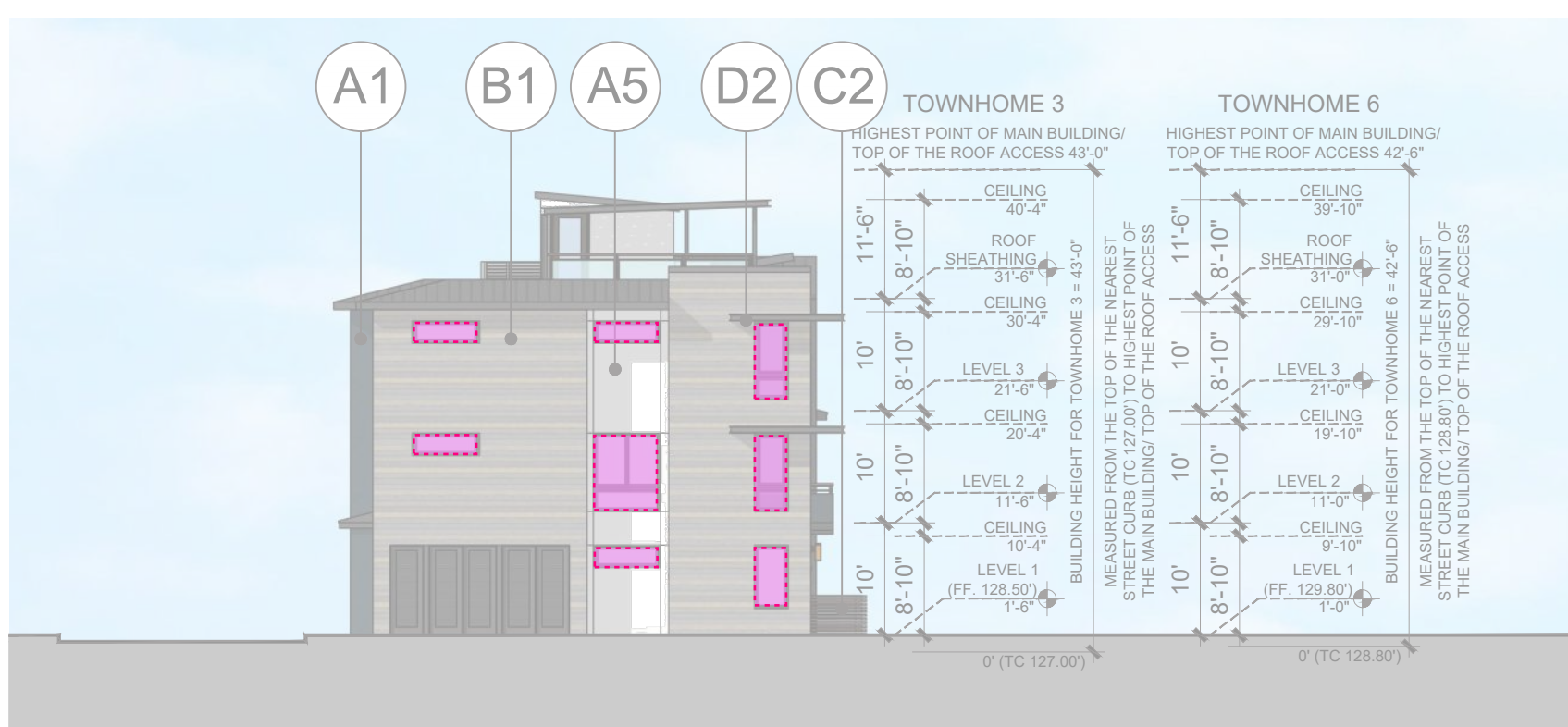
4-PLEX (TOWNHOME 4 & 5) REAR
EAST/ WEST ELEVATION SCALE: 1/16" = 1'-0" 3



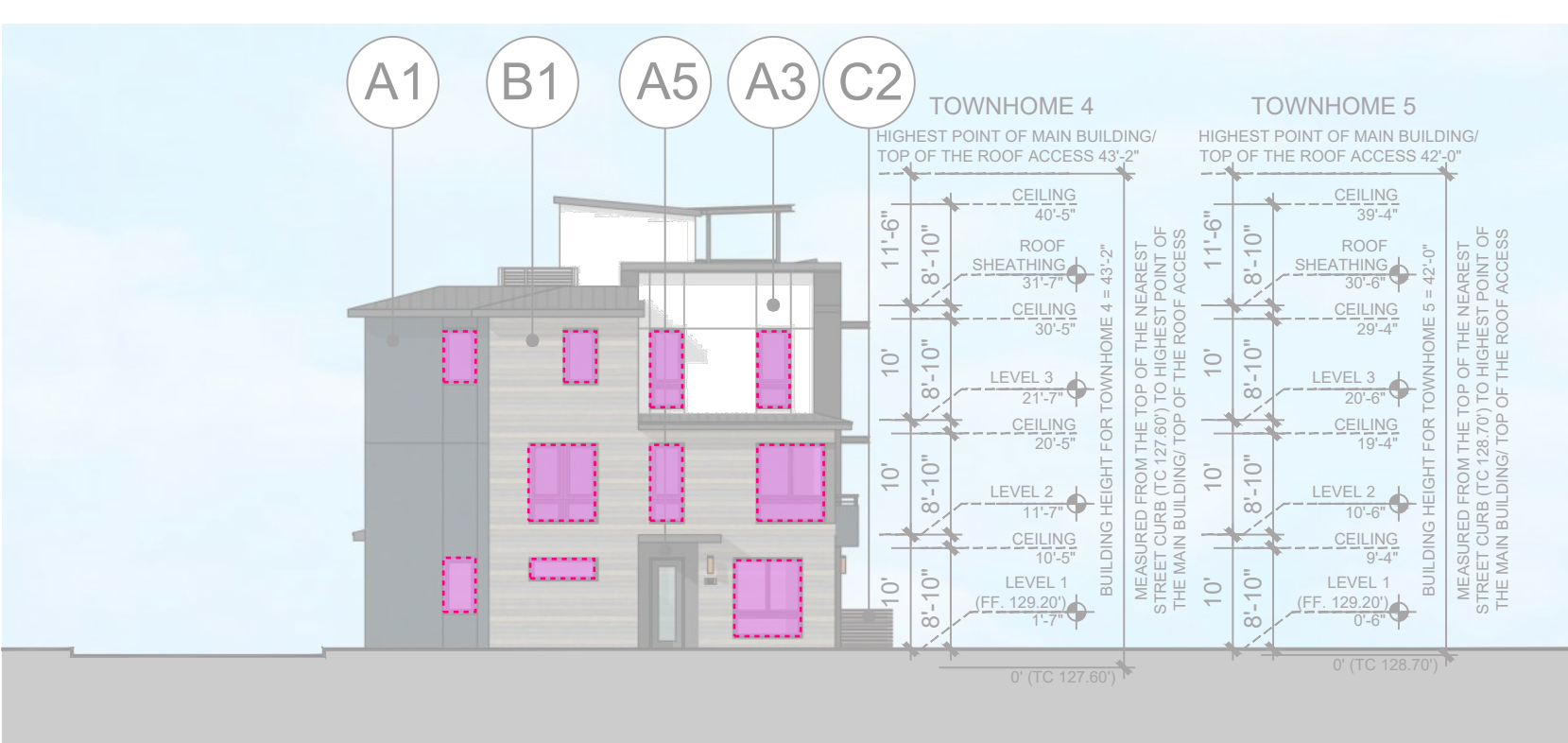
5-PLEX (TOWNHOME 3 & 6) SIDE1
NORTH ELEVATION SCALE: 1/16" = 1'-0" 6



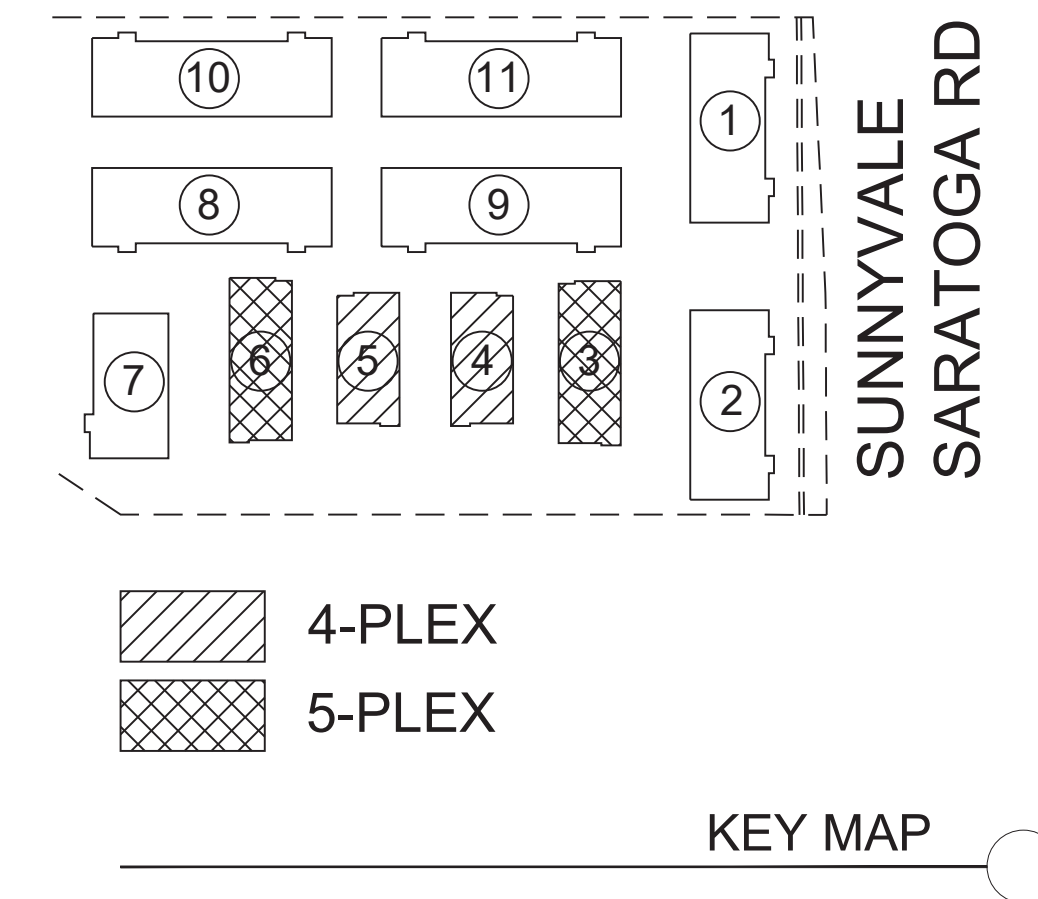
4-PLEX (TOWNHOME 4 & 5) SIDE1
SOUTH ELEVATION SCALE: 1/16" = 1'-0" 2



5-PLEX (TOWNHOME 3 & 6) SIDE2
SOUTH ELEVATION SCALE: 1/16" = 1'-0" 5



4-PLEX (TOWNHOME 4 & 5) SIDE2
NORTH ELEVATION SCALE: 1/16" = 1'-0" 1



Legend

- Recessed Windows/Storefronts - recess 3"+ from main wall plane - comply with requirement
- Non-recessed Windows/Storefronts - flushed with main wall plane - don't comply with requirement

All Townhome Elevations
100% Flushed /Non-recessed Windows - don't comply with requirement

% of recessed windows:
0% comply with requirement



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Sheet Title:
TOWNHOME
ELEVATIONS
4-PLEX & 5-PLEX

Job No. 23029
Date: 12/24/2024
Scale:
Drawn By:

Sheet No:

C-1B

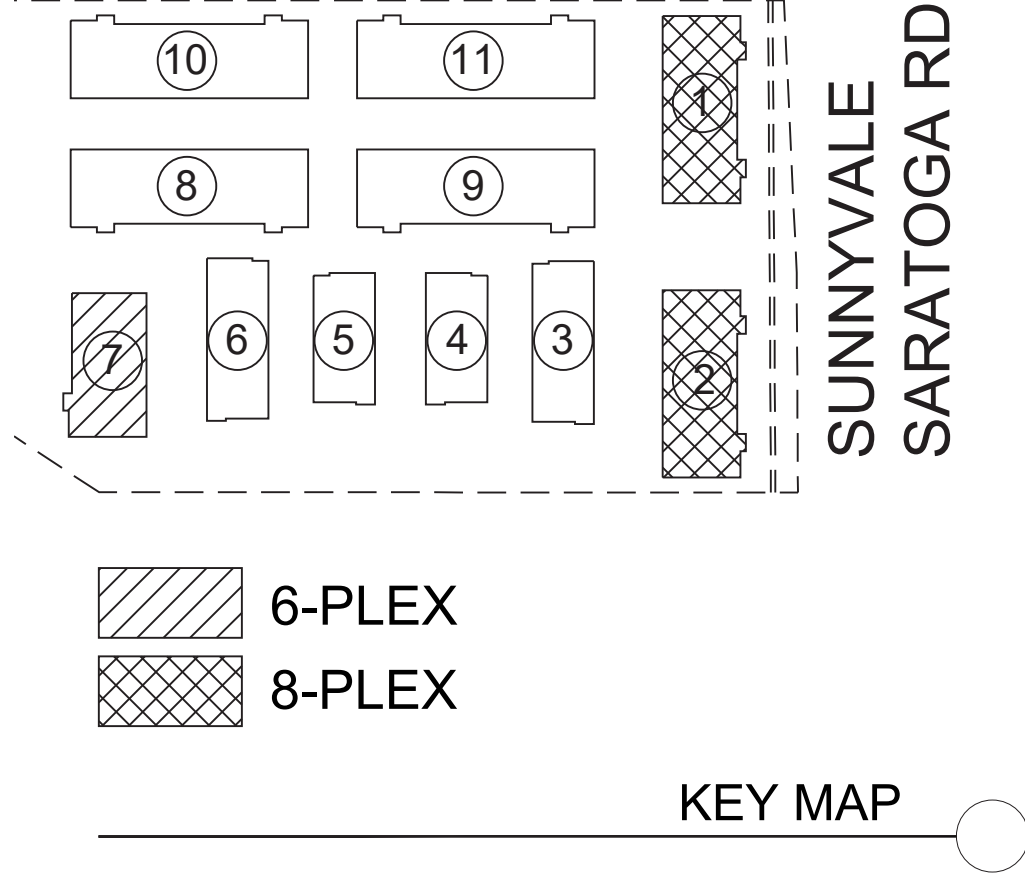
(1)Concession of Requirement for Recessed Windows ECRSP 4.3.a



8-PLEX (TOWNHOME 1 & 2) FRONT EAST ELEVATION SCALE: 1/16" = 1'-0" 8



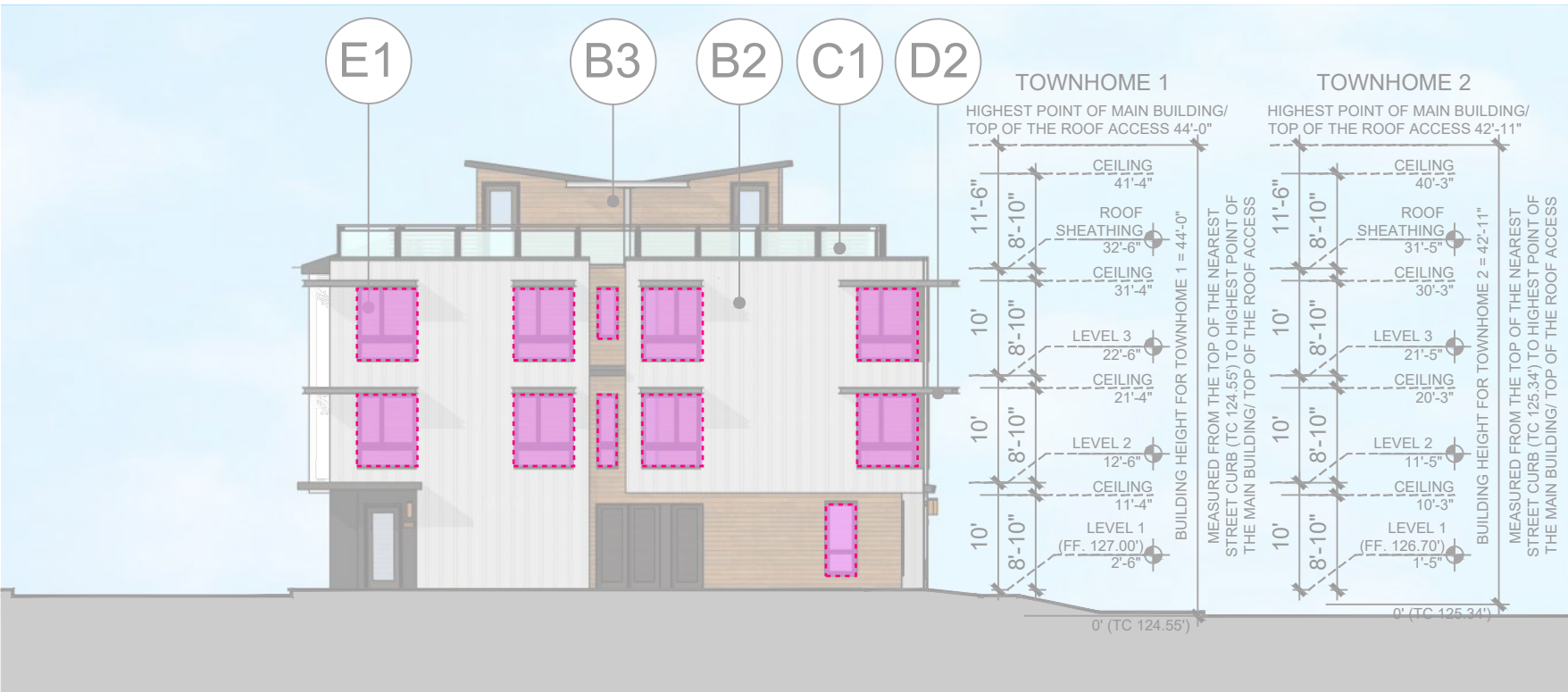
6-PLEX (TOWNHOME 7) FRONT WEST ELEVATION SCALE: 1/16" = 1'-0" 4



8-PLEX (TOWNHOME 1 & 2) REAR WEST ELEVATION SCALE: 1/16" = 1'-0" 7



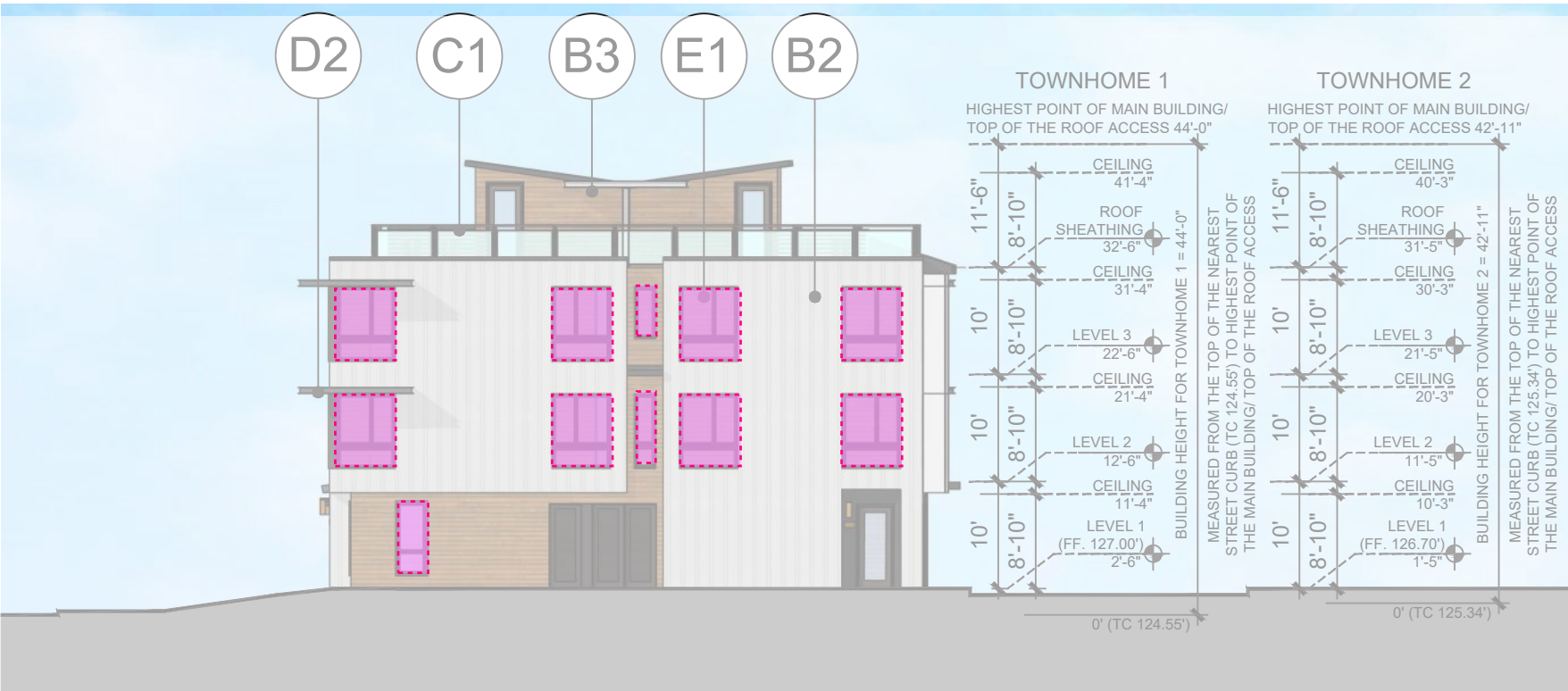
6-PLEX (TOWNHOME 7) REAR EAST ELEVATION SCALE: 1/16" = 1'-0" 3



8-PLEX (TOWNHOME 1 & 2) SIDE1 SOUTH ELEVATION SCALE: 1/16" = 1'-0" 6



6-PLEX (TOWNHOME 7) SIDE1 SOUTH ELEVATION SCALE: 1/16" = 1'-0" 2



8-PLEX (TOWNHOME 1 & 2) SIDE2 NORTH ELEVATION SCALE: 1/16" = 1'-0" 5



6-PLEX (TOWNHOME 7) SIDE2 NORTH ELEVATION SCALE: 1/16" = 1'-0" 1

Legend

- Recessed Windows/Storefronts - recess 3"+ from main wall plane - comply with requirement
- Non-recessed Windows/Storefronts - flushed with main wall plane - don't comply with requirement

All Townhome Elevations
100% Flushed /Non-recessed Windows - don't comply with requirement

% of recessed windows:
0% comply with requirement



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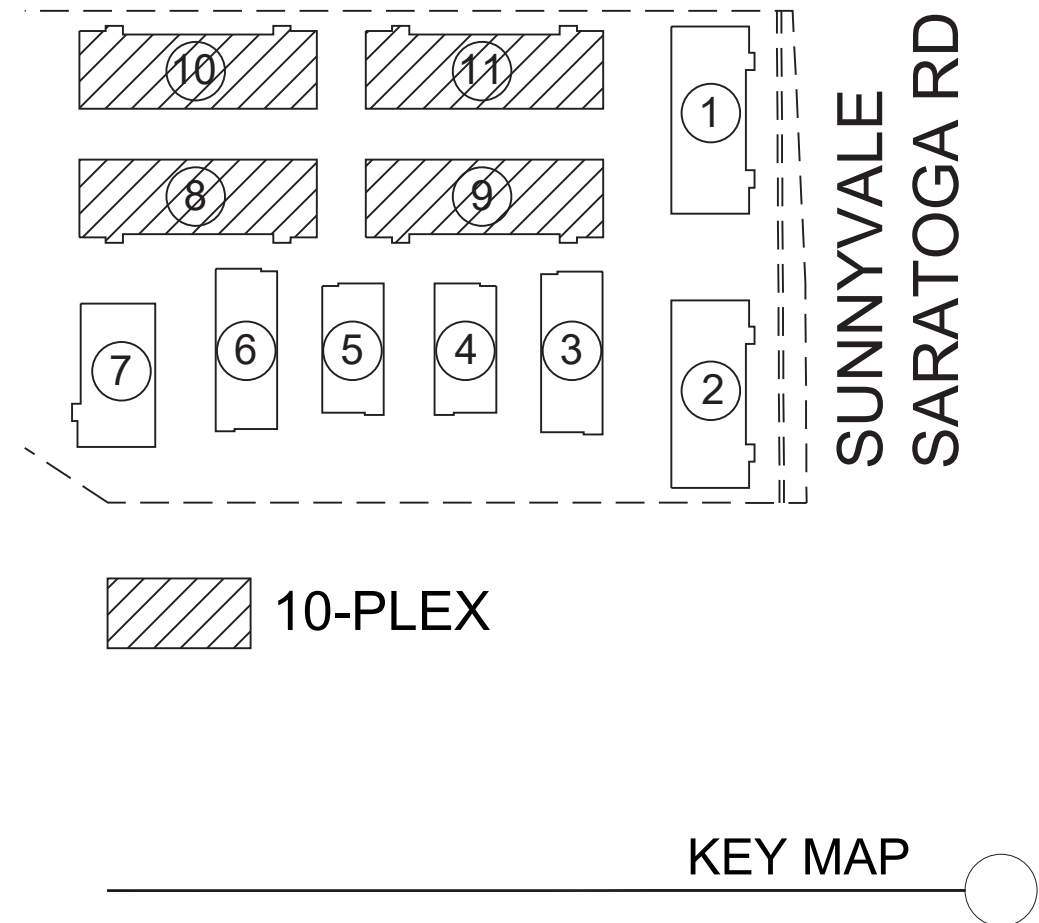
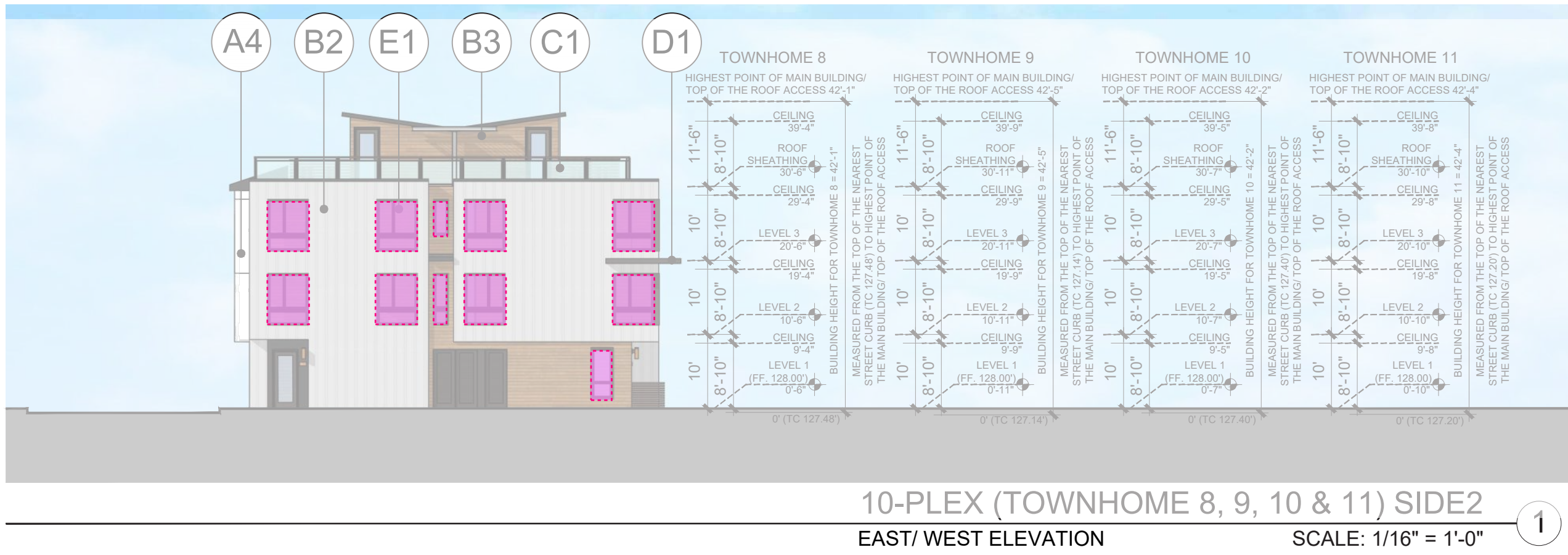
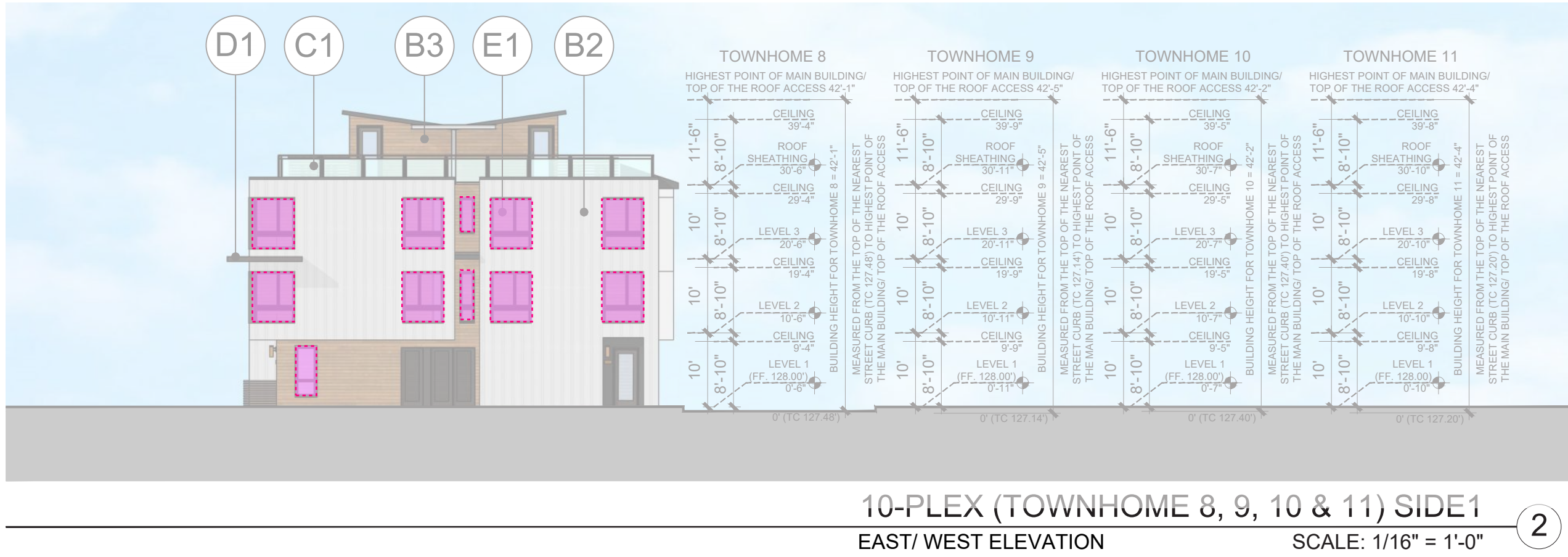
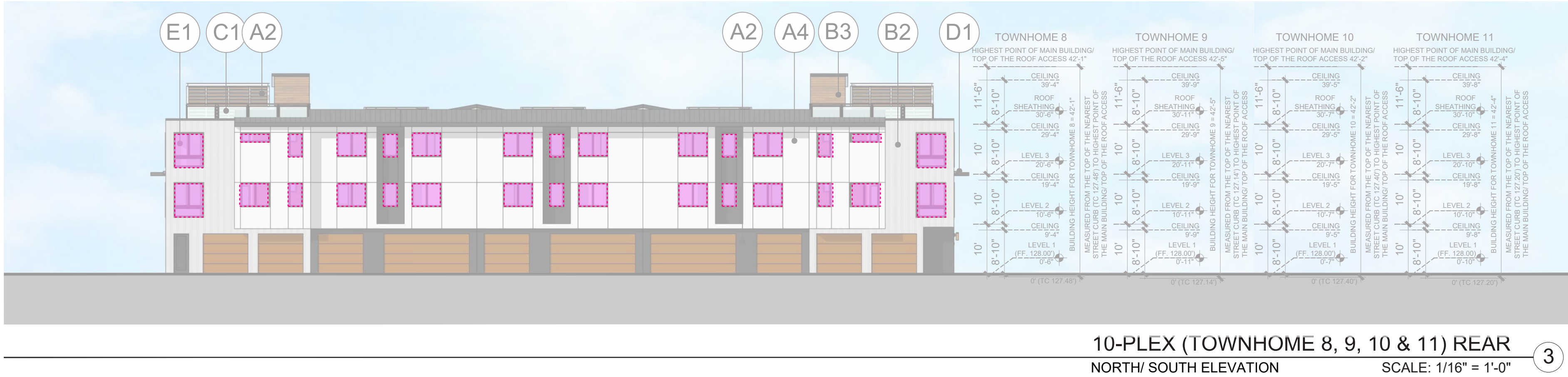
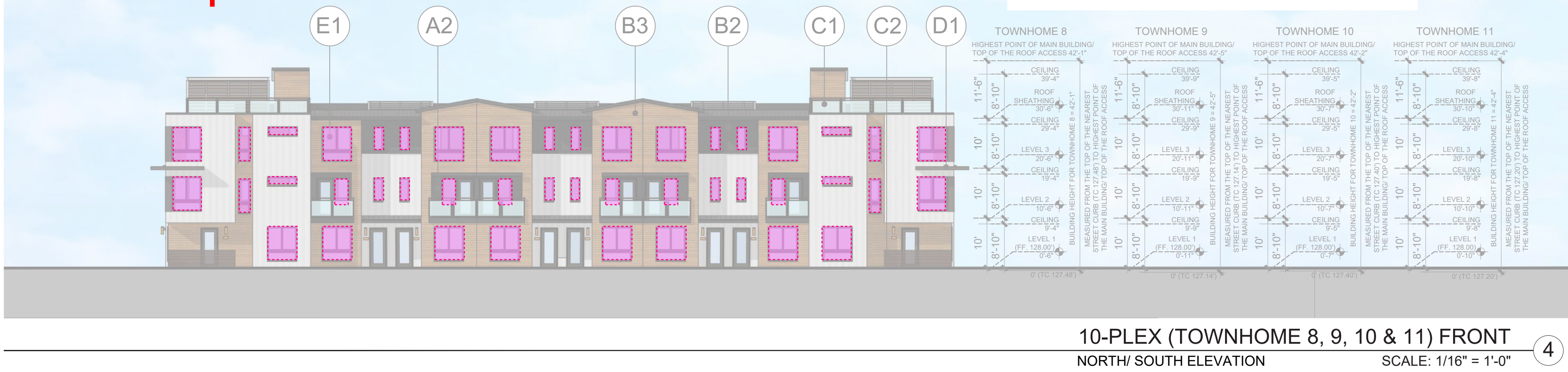
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TOWNHOME
BUILDING PLANS
6-PLEX & 8-PLEX

Job No. 23029
Date: 12/24/2024
Scale:
Drawn By:

Sheet No:

C-1C

(1)Concession of Requirement for Recessed Windows ECRSP 4.3.a



Legend

- Recessed Windows/Storefronts - recess 3"+ from main wall plane - comply with requirement
- Non-recessed Windows/Storefronts - flushed with main wall plane - don't comply with requirement

All Townhome Elevations
100% Flushed /Non-recessed Windows - don't comply with requirement

% of recessed windows:
0% comply with requirement

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Sheet Title:
TOWNHOME
BUILDING PLANS
10-PLEX

Job No. 23029
Date: 12/24/2024
Scale:
Drawn By:

Sheet No:

C-1D

(1)Waiver of Standards for Vehicle Access from Primary Street Frontage

ECRSP-6.2.a - Vehicle Primary Entry



North driveway entrance and South driveway entrance on S. Mathilda Ave side do not comply with the standards to include a minimum five-foot-wide pedestrian walkway on at least one side and a minimum three-foot-wide landscaped area on both sides.

East driveway entrance on Sunnyvale Saratoga Road complies with the standard.

To comply with the standard, project will result in residential sf of 740 SF + 260 SF = 1,000 SF.



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Sheet Title:
SITE PLAN

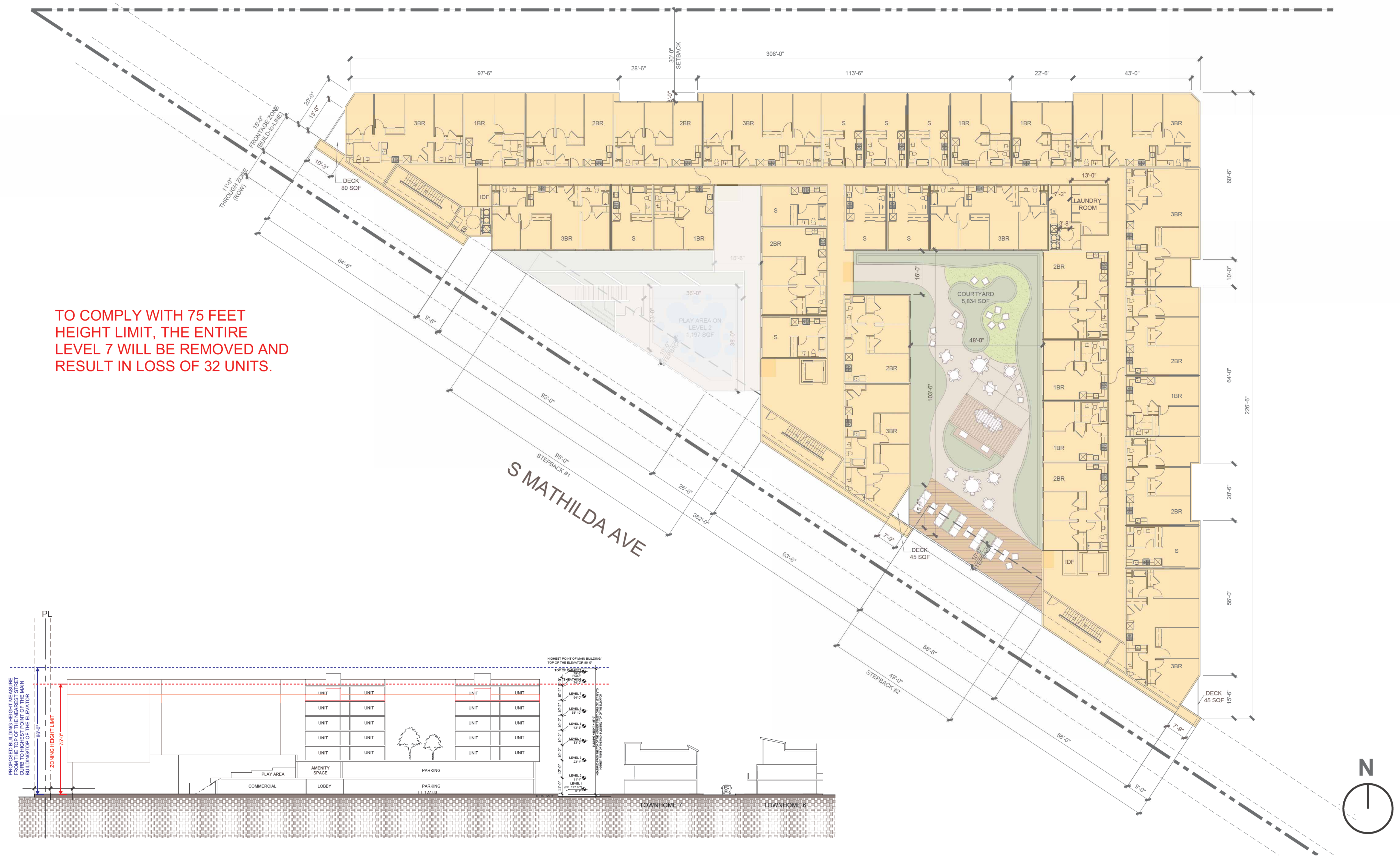
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Date: 12/24/2024
Scale: 1"=40'
Drawn By:

Sheet No:

W-1

(2)Waiver of Maximum Building Height

SMC § 19.36.100 (b), Table 19.36.100B, A1



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Sheet Title:
APARTMENT
PLAN &
SECTION

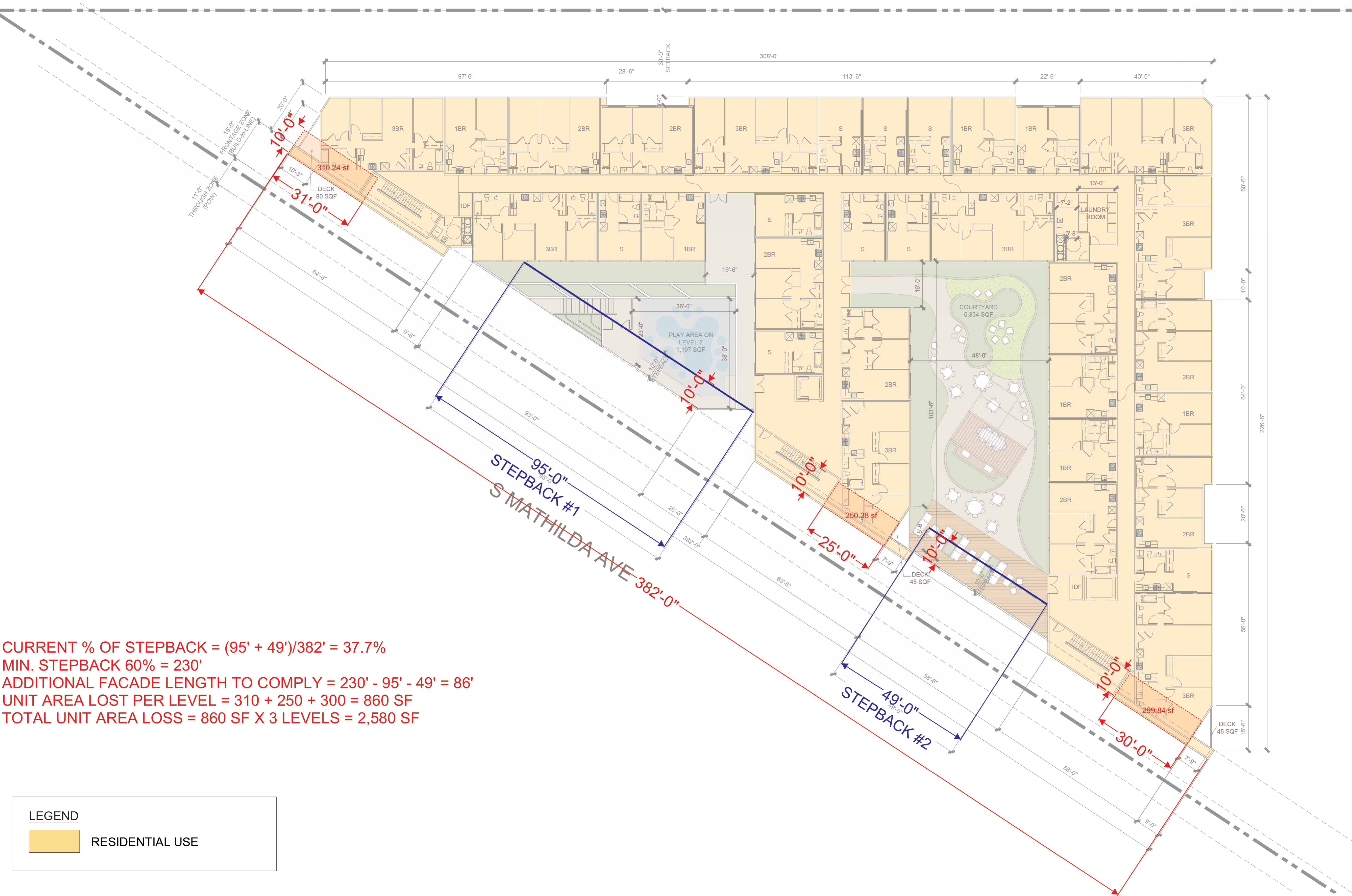
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Date: 12/24/2024
Scale: 1/16"=1'-0"
Drawn By:

Sheet No:

W-2

(3)Waiver of Fifth Story Stepback

SMC § 19.36.100(b), Table 19.36.100B, B1, C



CURRENT % OF STEPBACK = $(95' + 49') / 382' = 37.7\%$
MIN. STEPBACK 60% = 230'
ADDITIONAL FACADE LENGTH TO COMPLY = $230' - 95' - 49' = 86'$
UNIT AREA LOST PER LEVEL = $310 + 250 + 300 = 860$ SF
TOTAL UNIT AREA LOSS = 860 SF X 3 LEVELS = 2,580 SF

LEGEND
RESIDENTIAL USE

Attachment 9
Page 7 of 26

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APARTMENT

FLOOR PLAN

Job No. 23029
Date: 12/24/2024
Scale: 1/16"=1'-0"
Drawn By:

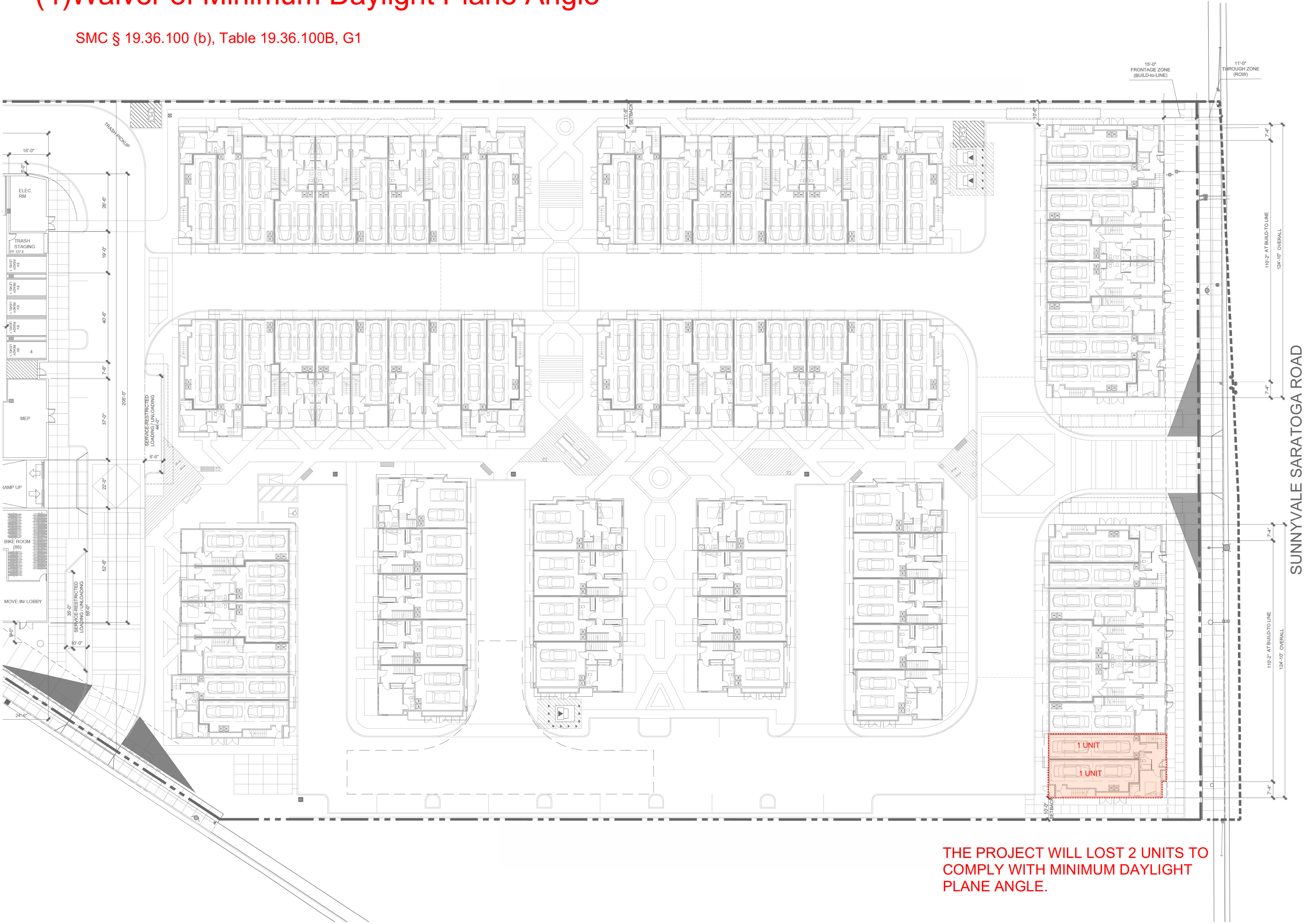
Sheet No:

W-3

APARTMENT FLOOR PLAN - LEVEL 3-7

(4)Waiver of Minimum Daylight Plane Angle

SMC § 19.36.100 (b), Table 19.36.100B, G1



THE PROJECT WILL LOST 2 UNITS TO
COMPLY WITH MINIMUM DAYLIGHT
PLANE ANGLE.

TOWNHOMES SITE PLAN



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Sheet Title:

TOWNHOME
SITE PLAN

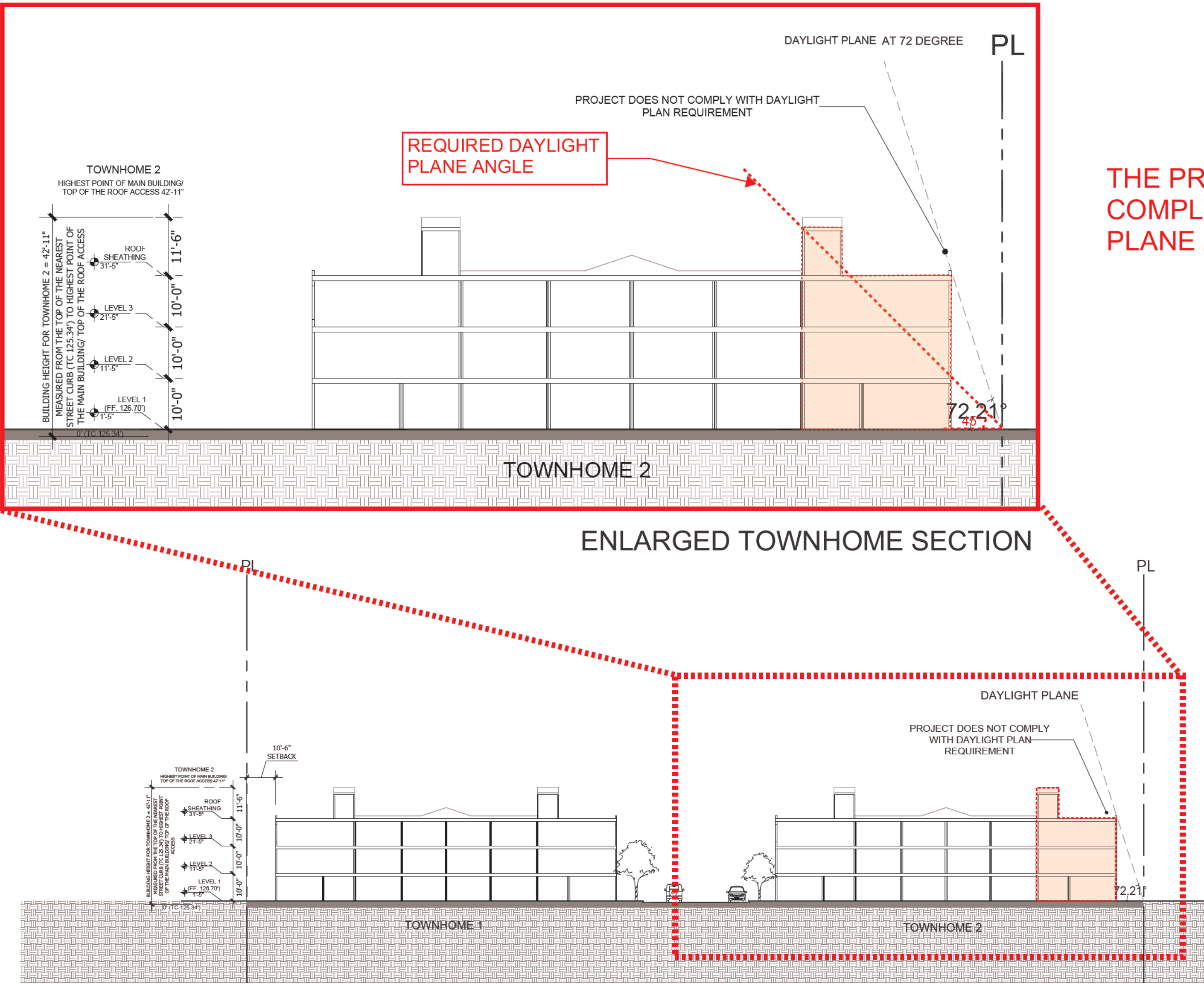
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Sheet No:

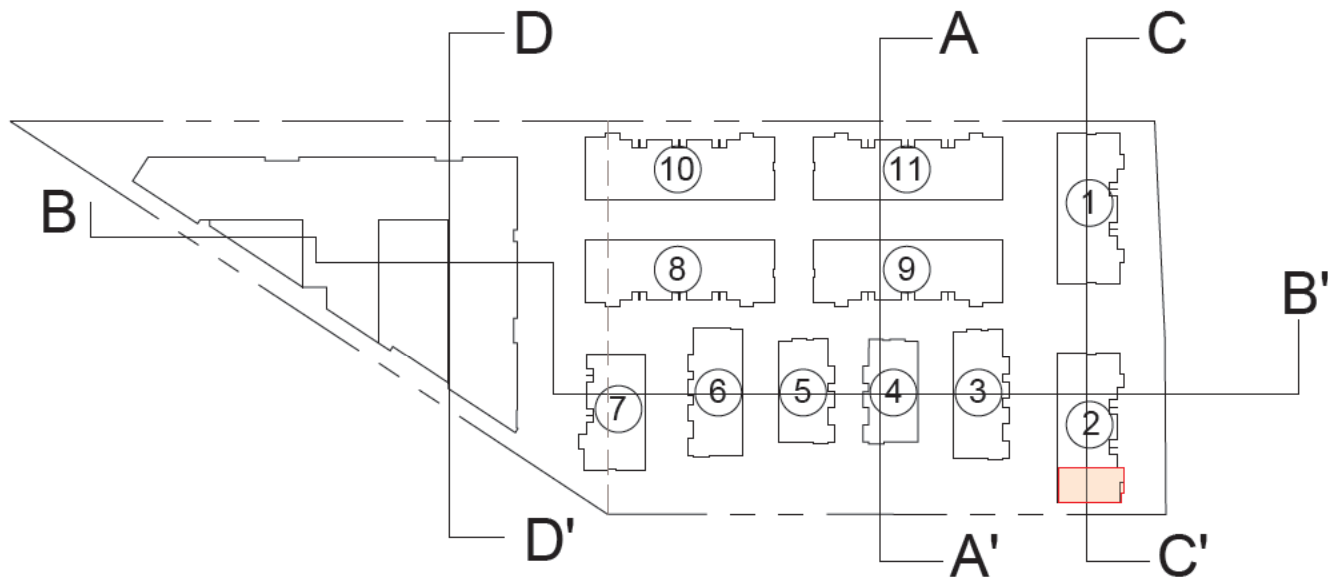
W-4A

(4)Waiver of Minimum Daylight Plane Angle

SMC § 19.36.100 (b), Table 19.36.100B, G1



THE PROJECT WILL LOST 2 UNITS TO COMPLY WITH MINIMUM DAYLIGHT PLANE ANGLE.



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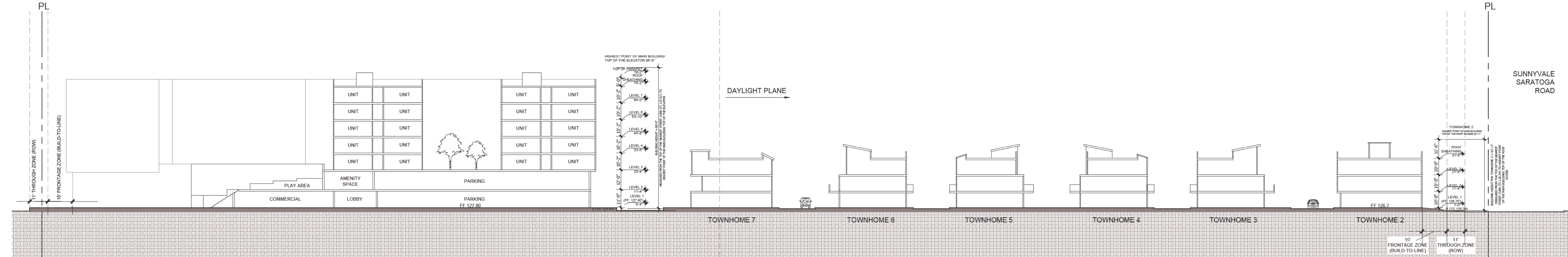


SITE SECTION C-C'
SCALE: 1" = 30'-0"

3

SITE SECTION A-A'
SCALE: 1" = 30'-0"

1



SITE SECTION B-B'
SCALE: 1" = 30'-0"

2

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Sheet Title:

SITE SECTIONS

Job No. 23029
Date: 12/24/2024
Scale: 1"=30'
Drawn By:

Sheet No:

W-4B

(5)Waiver of Minimum Ground Floor Active Use Area

SMC § 19.36.100 (b), Table 19.36.100B, D



APARTMENT
REQUIRED GROUND FLOOR ACTIVE AREA = 346'-6" X 20' = 6,930 SF
PROVIDED GROUND FLOOR ACTIVE AREA = 2,050 SF (COMMERICAL)
TO COMPLY, THE PROJECT WILL NEED TO RELCOATE 4,880 SF OF AMENITY & MANAGEMENT OFFICE TO LEVEL 3 AND CONVERT THESE SPACE INTO ACTIVE USE SPACE. BY DOING THIS, THE PROJECT WILL RESULT IN LOSS OF 7 UNITS.

TOWNHOMES
REQUIRED GROUND FLOOR ACTIVE AREA = (125'+125') X 20' = 5,000 SF
PROVIDED GROUND FLOOR ACTIVE AREA = 0 SF
RESIDENTIAL UNIT LOSS TO COMPLY WITH THE STANDARD = 8+8 = 16 UNITS



APARTMENT FLOOR PLAN - LEVEL 3



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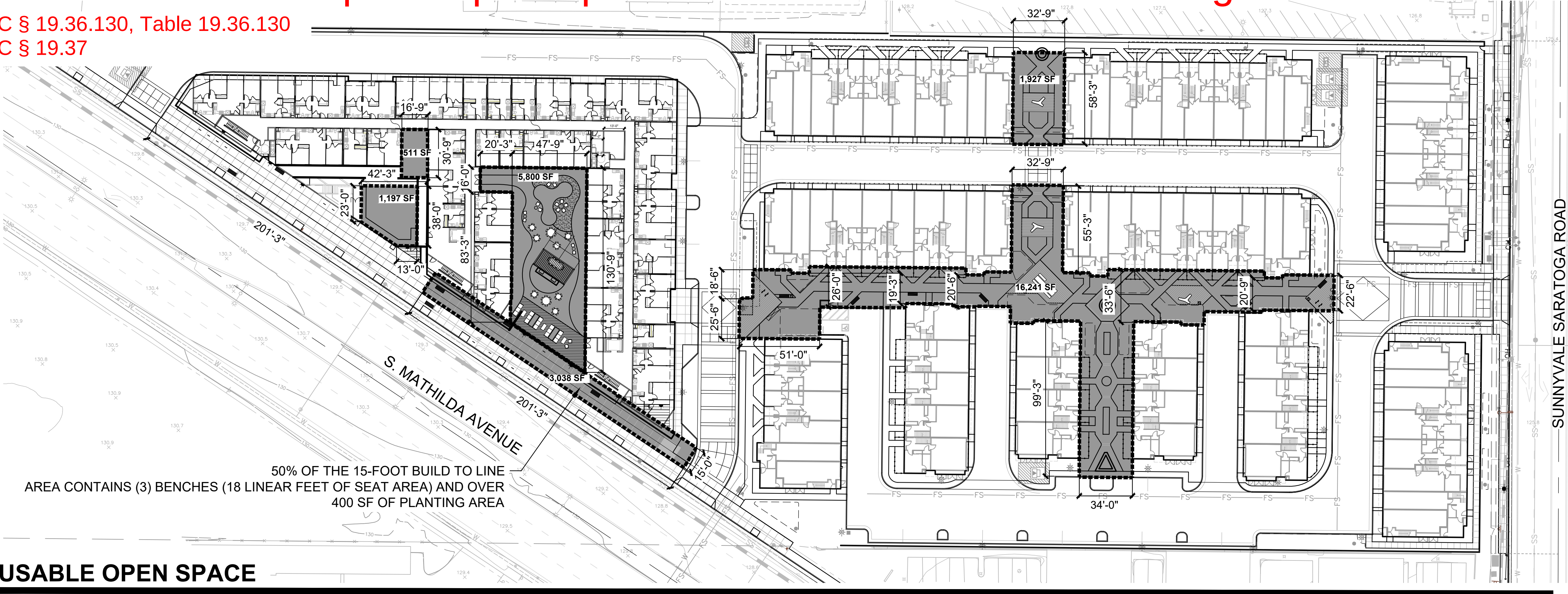
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Job No. 23029
Date: 12/24/2024
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Drawn By:

Sheet No:

(6)Waiver of Landscape & Open Space Standards in ECR-MU Zoning District

SMC § 19.36.130, Table 19.36.130
SMC § 19.37



150 SF / PER UNIT REQUIRED

USABLE OPEN SPACE PROVIDED = 118.6 SF/UNIT

TO COMPLY WITH THE STANDARD,
31.4 SF/UNIT X 242 UNITS = 7,600 SF
TOTAL OF 7,600 SF RESIDENTIAL AREA WILL BE LOST

USABLE OPEN SPACE
LEGEND

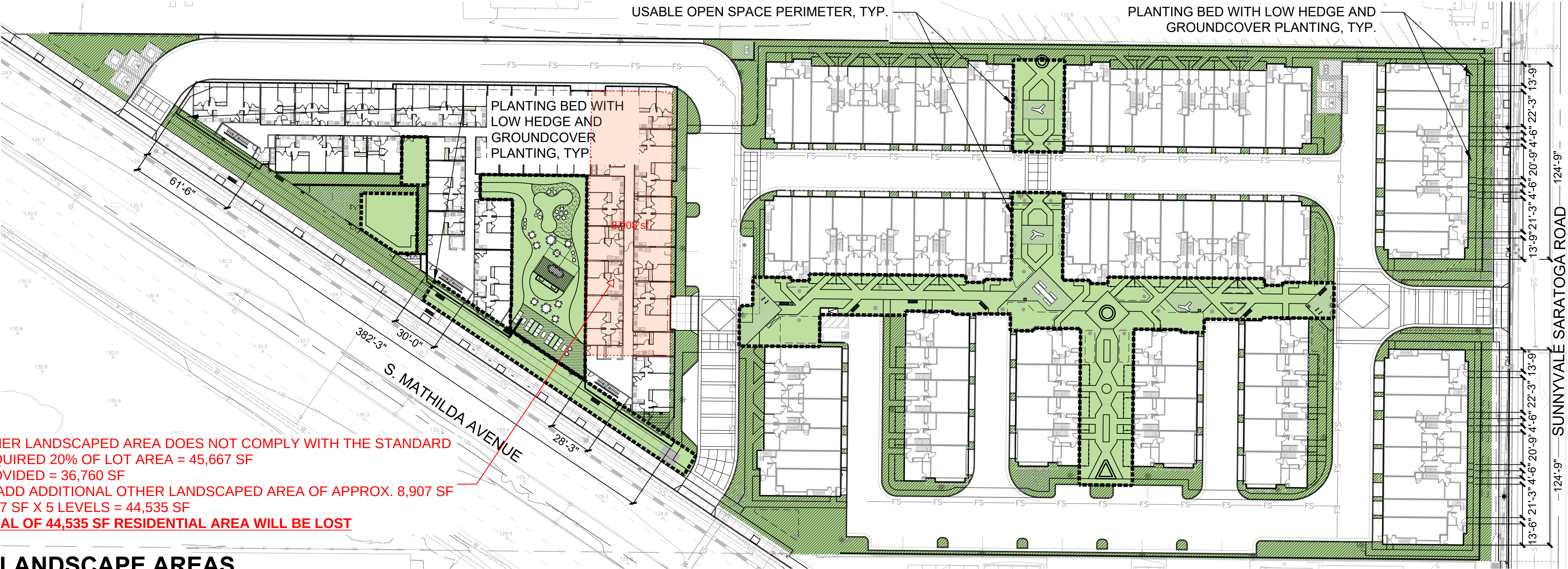
18,168 S.F. TOWNHOME GROUND LEVEL OPEN SPACE
10,546 S.F. PODIUM DECK COURTYARD + 50% OF 15-FOOT
BUILD TO LINE ON MATHILDA AVE

28,714 S.F. TOTAL USABLE OPEN SPACE AREAS
118.6 S.F. USABLE OPEN SPACE PER UNIT
28,714 SF / 242 UNITS = 118.6 SF PER UNIT

USABLE OPEN SPACE

NOTES:
1. "LANDSCAPED AREA" MEANS A PORTION OF A SITE PLANTED WITH VEGETATION UTILIZED FOR SCREENING OR ORNAMENTATION. LANDSCAPED AREAS MAY INCLUDE DECORATIVE ROCK OR STONE, PROVIDED THAT SUCH MATERIALS ARE INCIDENTAL AND DO NOT COMPRISE MORE THAN THIRTY PERCENT OF THE AREA. FOR PURPOSES OF COMPUTATION OF LANDSCAPED AREA AS THAT TERM IS USED IN THIS TITLE, AUTOMOBILE PARKING AREAS, STORAGE AREAS, VEHICULAR WAYS AND SPECIFICALLY PERMITTED UNENCLOSED USES SHALL NOT BE CONSIDERED AS LANDSCAPING. (§ 19.12.130)

LANDSCAPE AND OPEN SPACE TABLE				
ZONING DISTRICT	USABLE OPEN SPACE	OTHER LANDSCAPED AREA	SURFACE PARKING LOT AREA (SEE SHEET L-8)	TOTAL LANDSCAPED AREA
ECR-MU54	TOTAL: 28,714 SF 118.6 SF PER UNIT	AREA: 36,760 SF 16.1% OF LOT AREA	PARKING LOT AREA: 11,379 SF PERMEABLE AREA: 3,334 SF 29.3% OF PARKING LOT AREA	TOTAL AREA: 65062 28.5% OF LOT AREA



TRANSITION SPACE
PLANTING CALCULATIONS

S. MATHILDA AVENUE FRONTAGE
119'-9" LF OF PLANTING BEDS AND HEDGE
382'-3" LF OF HORIZONTAL BUILDING FRONTAGE
36.5% OF BUILDING FRONTAGE IS OCCUPIED BY PLANTING BEDS
(61'-6" + 30'-0" + 26'-3") / 382'-3" = 0.3648 (36.5%)
SUNNYVALE SARATOGA ROAD FRONTAGE
201'-0" LF OF PLANTING BEDS AND HEDGE
249'-6" LF OF HORIZONTAL BUILDING FRONTAGE
80.6% OF BUILDING FRONTAGE IS OCCUPIED BY PLANTING BEDS
201'-0" / 249'-6" = 0.8056 (80.6%)

LANDSCAPE AREA
LEGEND

65,062 SF TOTAL LANDSCAPE AREA
36,760 SF OTHER LANDSCAPE AREA
LOT AREA: 228,334 SF
TOTAL LANDSCAPE AREA: 65,752 SF (28.5%)
65,062 / 228,334 = 0.285
OTHER LANDSCAPE AREA: 28,501 SF (16.1%)
36,760 / 228,334 = 0.161

LANDSCAPE AREAS



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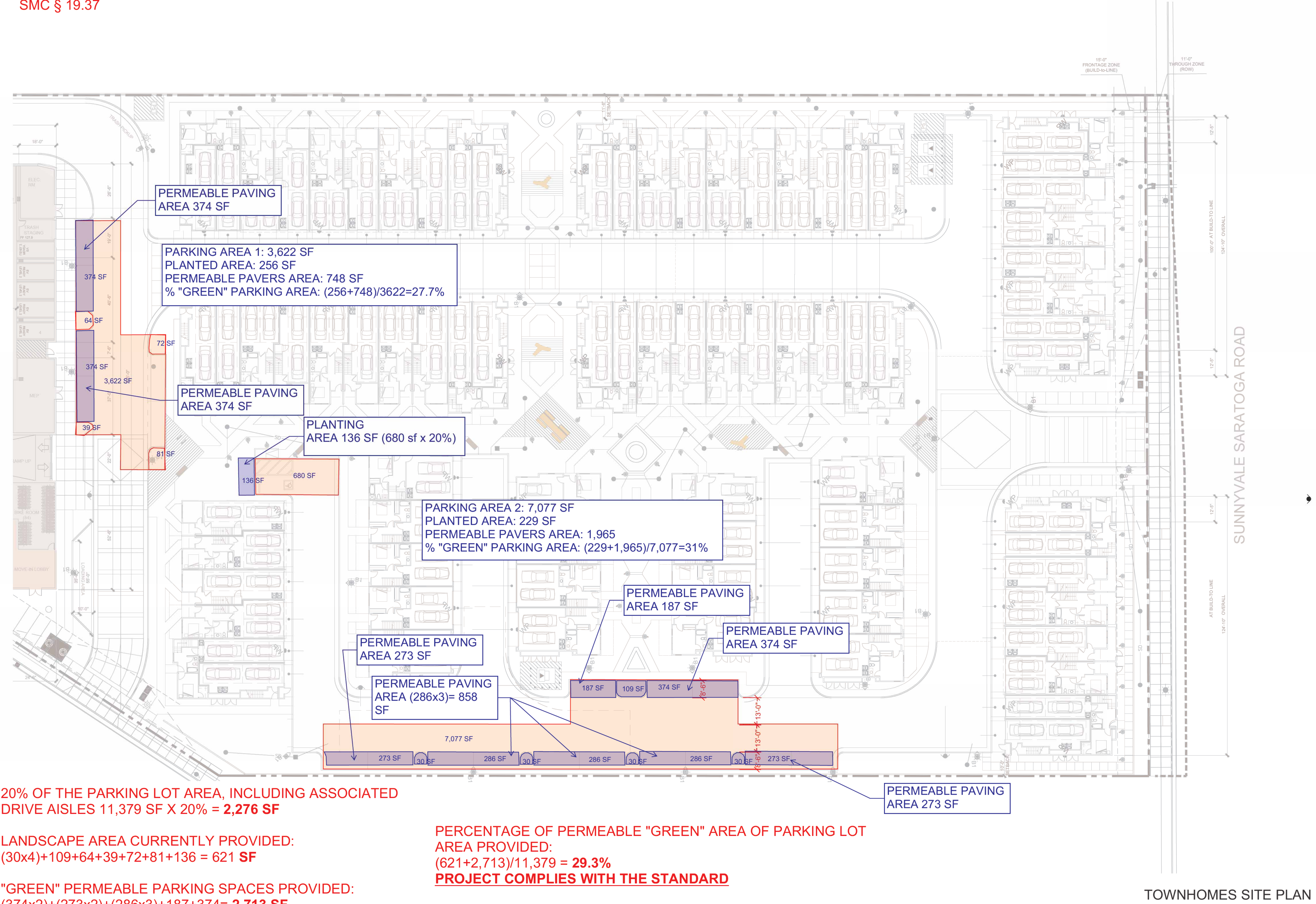
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Job No. 23029
vTA Job No. 04623
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Sheet No:
W-6A

(6)Waiver of Landscape & Open Space Standards in ECR-MU Zoning District

SMC § 19.36.130, Table 19.36.130
SMC § 19.37



20% OF THE PARKING LOT AREA, INCLUDING ASSOCIATED DRIVE AISLES 11,379 SF X 20% = **2,276 SF**

LANDSCAPE AREA CURRENTLY PROVIDED:
(30x4)+109+64+39+72+81+136 = **621 SF**

"GREEN" PERMEABLE PARKING SPACES PROVIDED:
(374x2)+(273x2)+(286x3)+187+374= **2,713 SF**

PERCENTAGE OF PERMEABLE "GREEN" AREA OF PARKING LOT AREA PROVIDED:
(621+2,713)/11,379 = **29.3%**
PROJECT COMPLIES WITH THE STANDARD

TOWNHOMES SITE PLAN

Attachment 9
Page 12 of 26



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Sheet Title:

Job No. 23029

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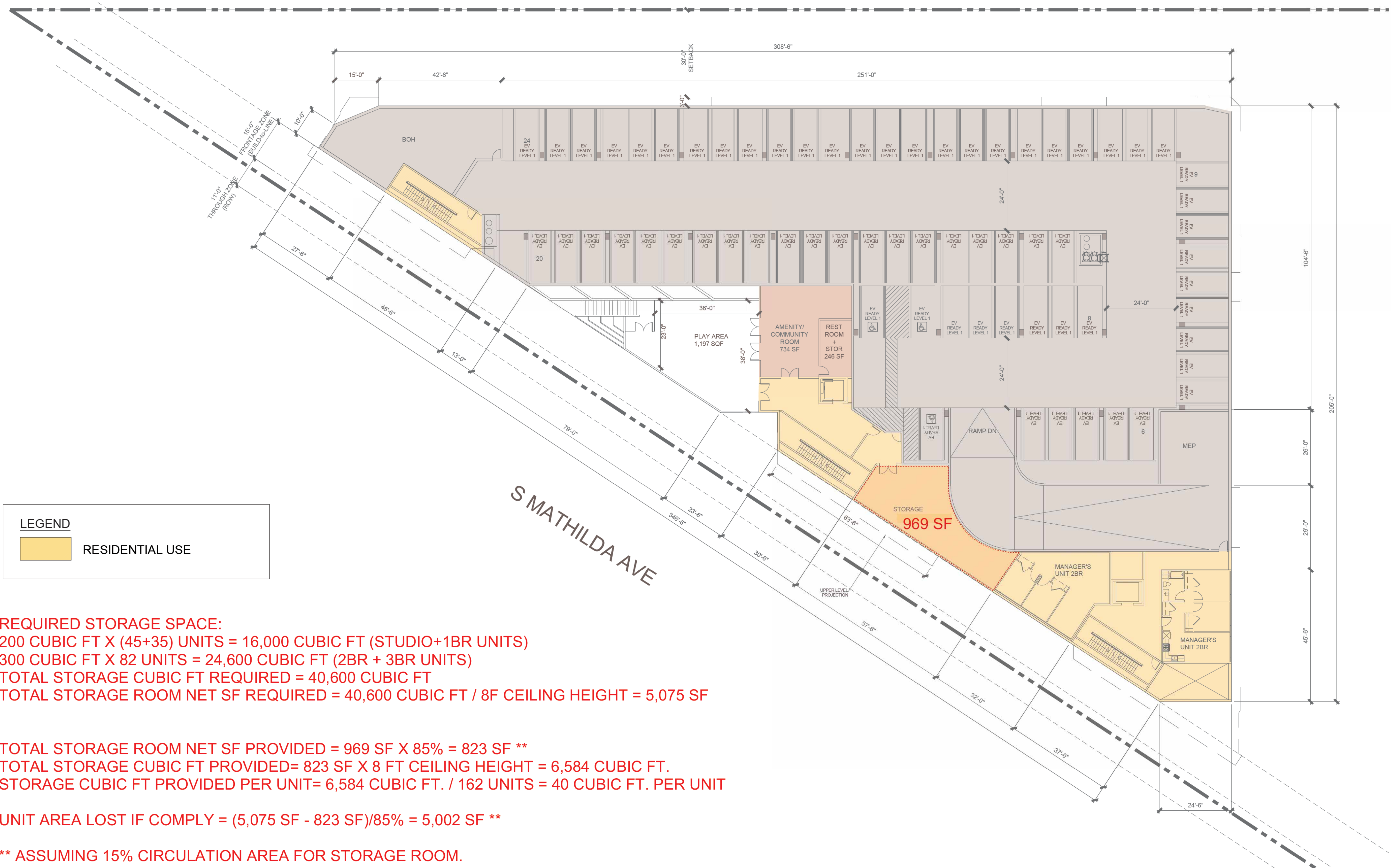
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Sheet No:

W-6B

(7)Waiver of Individual Lockable Storage Space for Multiple-Family Residential

SMC § 19.38.040



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Sheet Title:
**APARTMENT
PLAN**

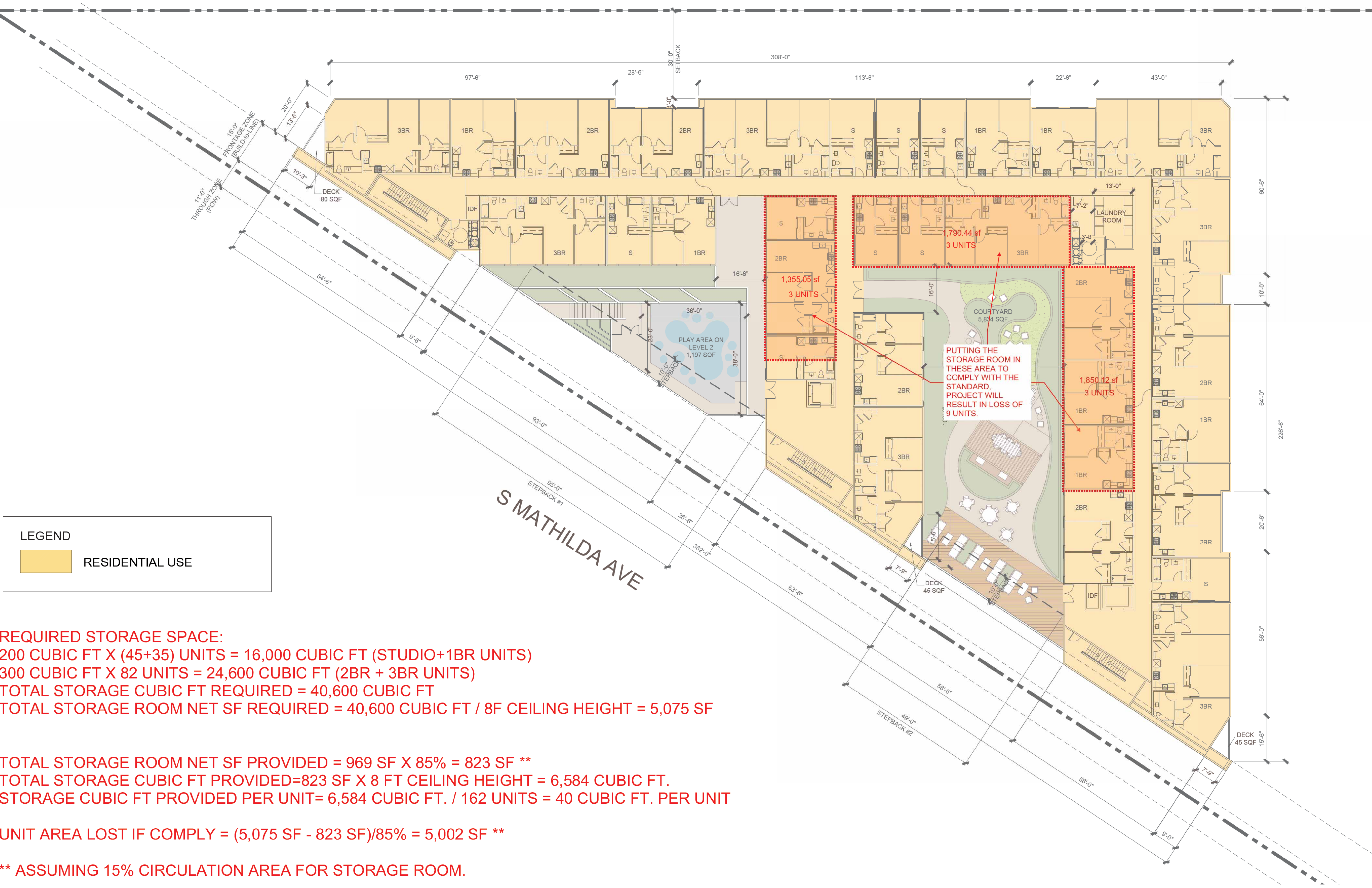
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Sheet No:

W-7A

(7)Waiver of Individual Lockable Storage Space for Multiple-Family Residential

SMC § 19.38.040



LEGEND

RESIDENTIAL USE

REQUIRED STORAGE SPACE:
200 CUBIC FT X (45+35) UNITS = 16,000 CUBIC FT (STUDIO+1BR UNITS)
300 CUBIC FT X 82 UNITS = 24,600 CUBIC FT (2BR + 3BR UNITS)
TOTAL STORAGE CUBIC FT REQUIRED = 40,600 CUBIC FT
TOTAL STORAGE ROOM NET SF REQUIRED = 40,600 CUBIC FT / 8FT CEILING HEIGHT = 5,075 SF

TOTAL STORAGE ROOM NET SF PROVIDED = 969 SF X 85% = 823 SF **
TOTAL STORAGE CUBIC FT PROVIDED=823 SF X 8 FT CEILING HEIGHT = 6,584 CUBIC FT.
STORAGE CUBIC FT PROVIDED PER UNIT= 6,584 CUBIC FT. / 162 UNITS = 40 CUBIC FT. PER UNIT

UNIT AREA LOST IF COMPLY = (5,075 SF - 823 SF)/85% = 5,002 SF **

** ASSUMING 15% CIRCULATION AREA FOR STORAGE ROOM.

APARTMENT FLOOR PLAN - LEVEL 3



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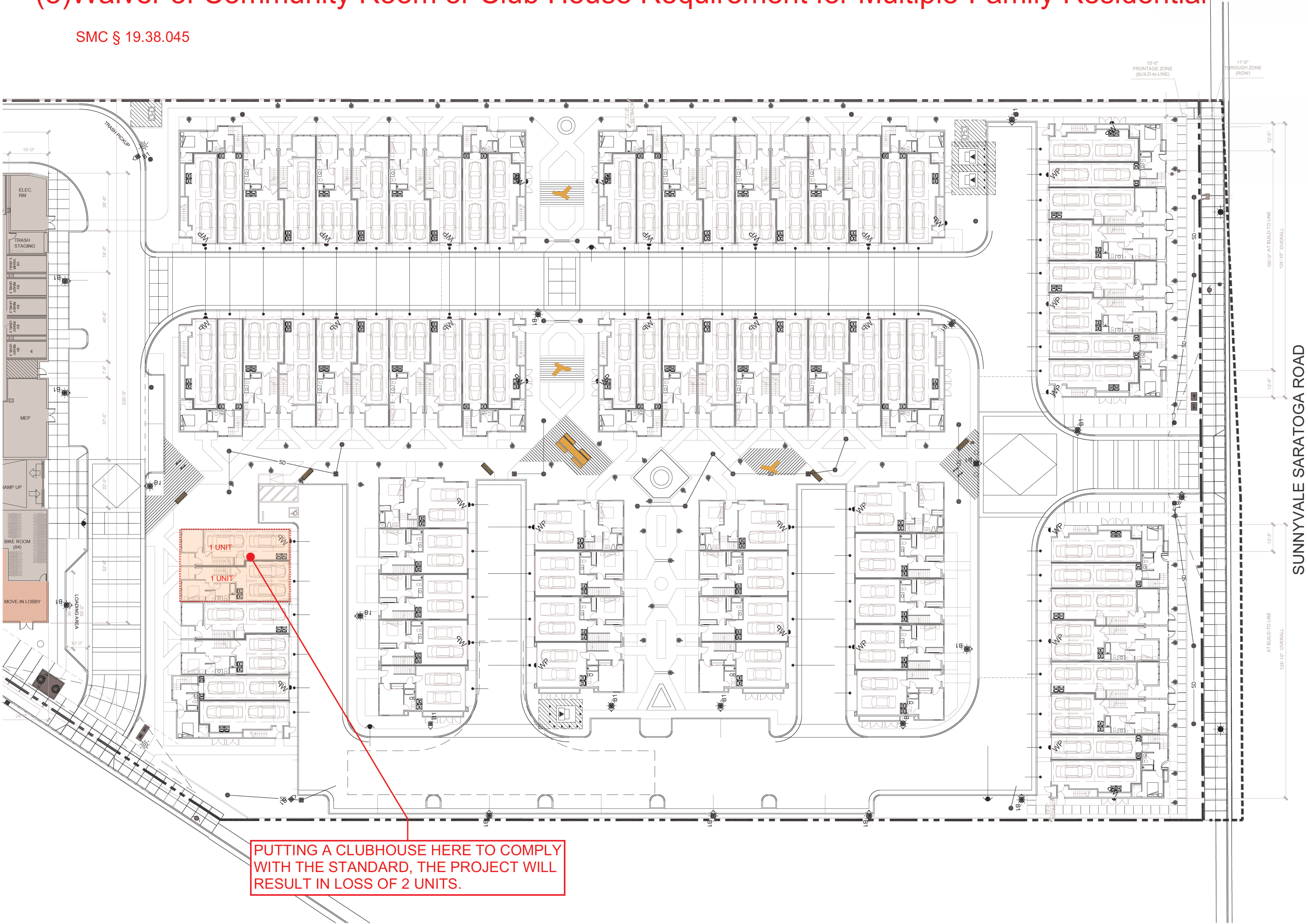
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Sheet No:

W-7B

(8)Waiver of Community Room or Club House Requirement for Multiple-Family Residential

SMC § 19.38.045



PUTTING A CLUBHOUSE HERE TO COMPLY WITH THE STANDARD, THE PROJECT WILL RESULT IN LOSS OF 2 UNITS.

TOWNHOMES SITE PLAN



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Architecture
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Sheet Title:

TOWNHOME
SITE PLAN

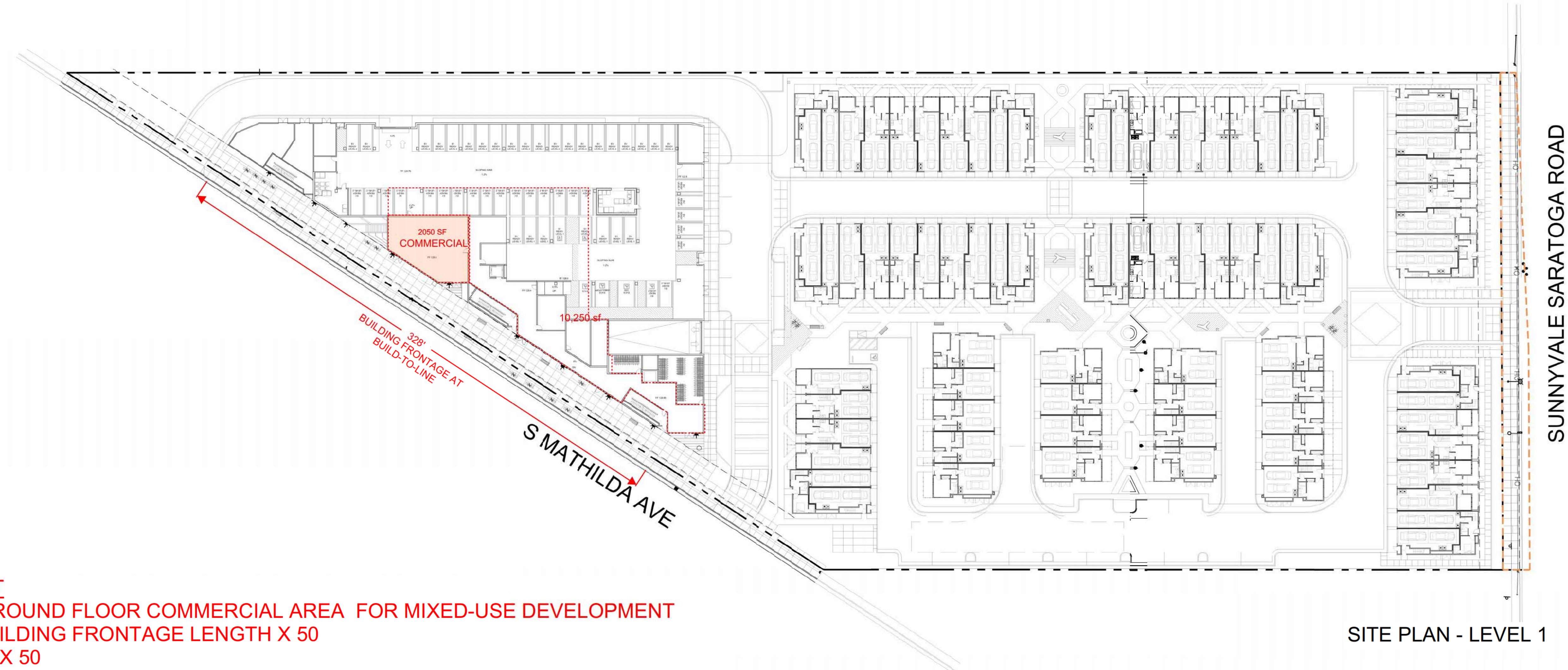
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W-8

(9)Waiver of Minimum Ground Floor Commercial Area Requirements for Mixed-Use Development

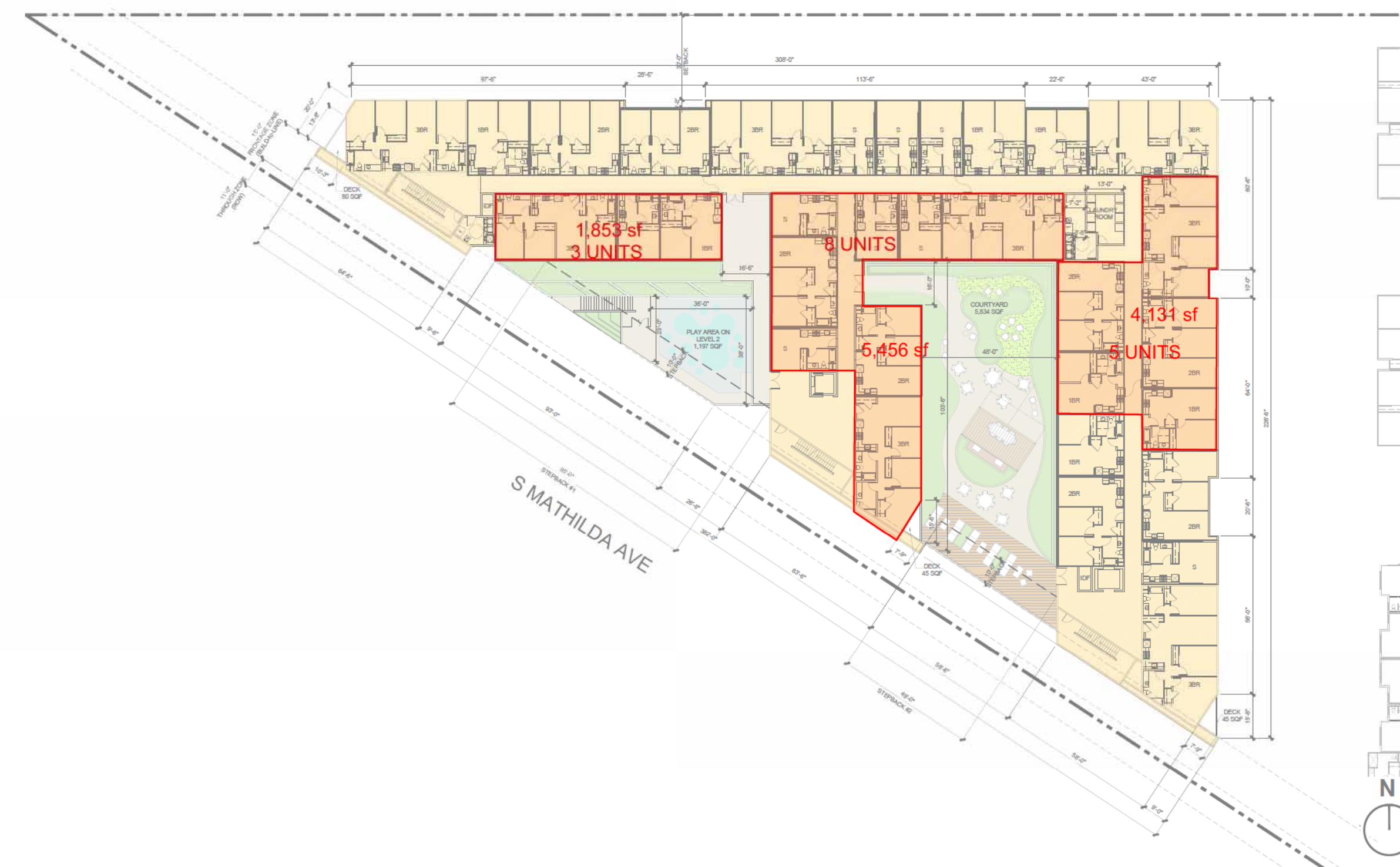
SMC § 19.36.090



SITE PLAN - LEVEL 1

APARTMENT
MINIMUM GROUND FLOOR COMMERCIAL AREA FOR MIXED-USE DEVELOPMENT
=75% OF BUILDING FRONTAGE LENGTH X 50
=75% X 328' X 50
=12,300 SF

PROVIDED GROUND FLOOR COMMERCIAL AREA = 2,050 SF
TO COMPLY WITH THE STANDARD, AN ADDITIONAL 10,250 SF OF SPACE NEEDS TO
BE ADDED ON THE GROUND LEVEL FOR COMMERCIAL USE. THIS WILL NECESSITATE
RELOCATING THE AMENITY AND MANAGEMENT OFFICE TO LEVEL 3, RESULTING IN
THE LOSS OF 16 UNITS.



APARTMENT FLOOR PLAN - LEVEL 3



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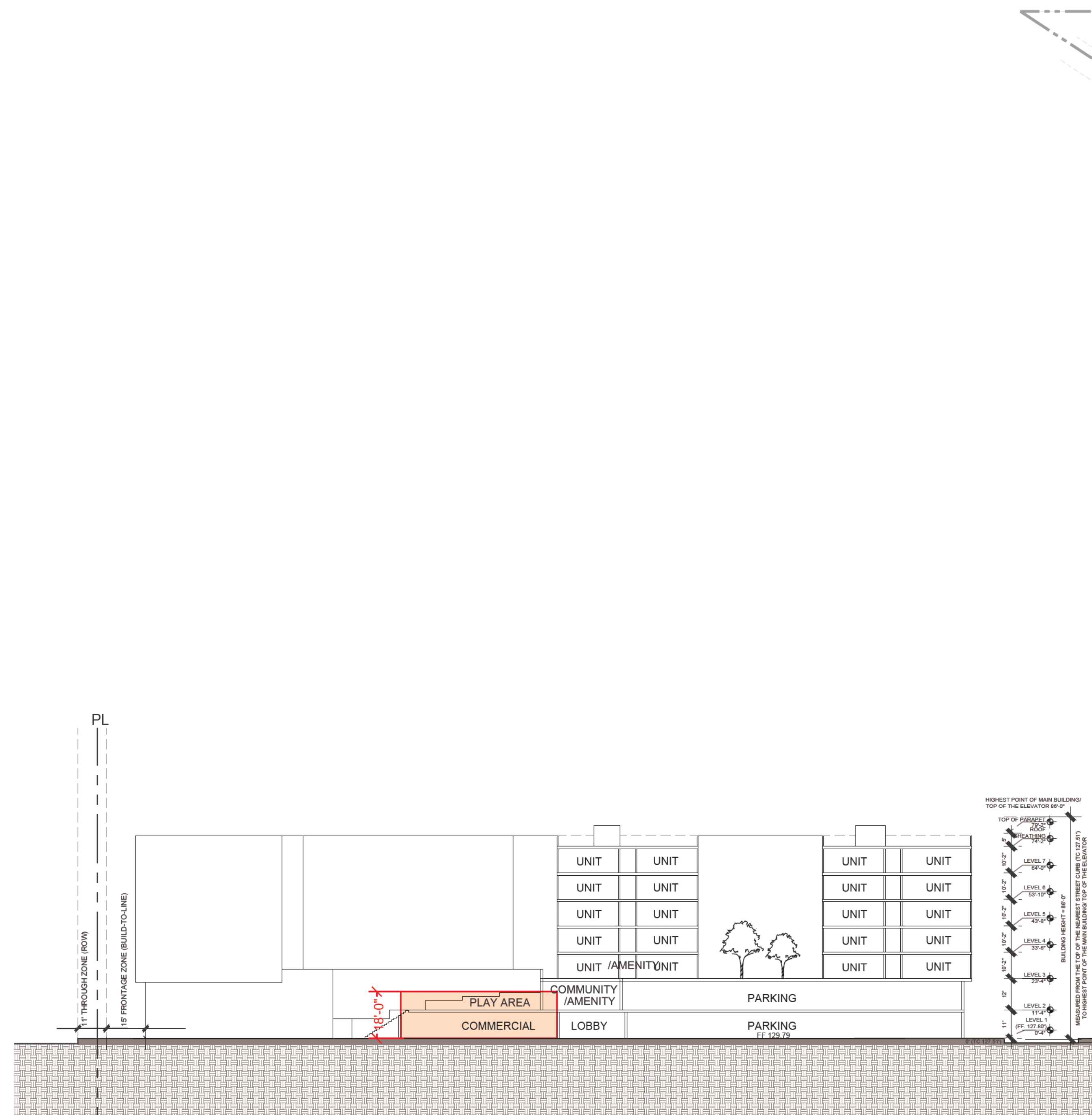
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W-9

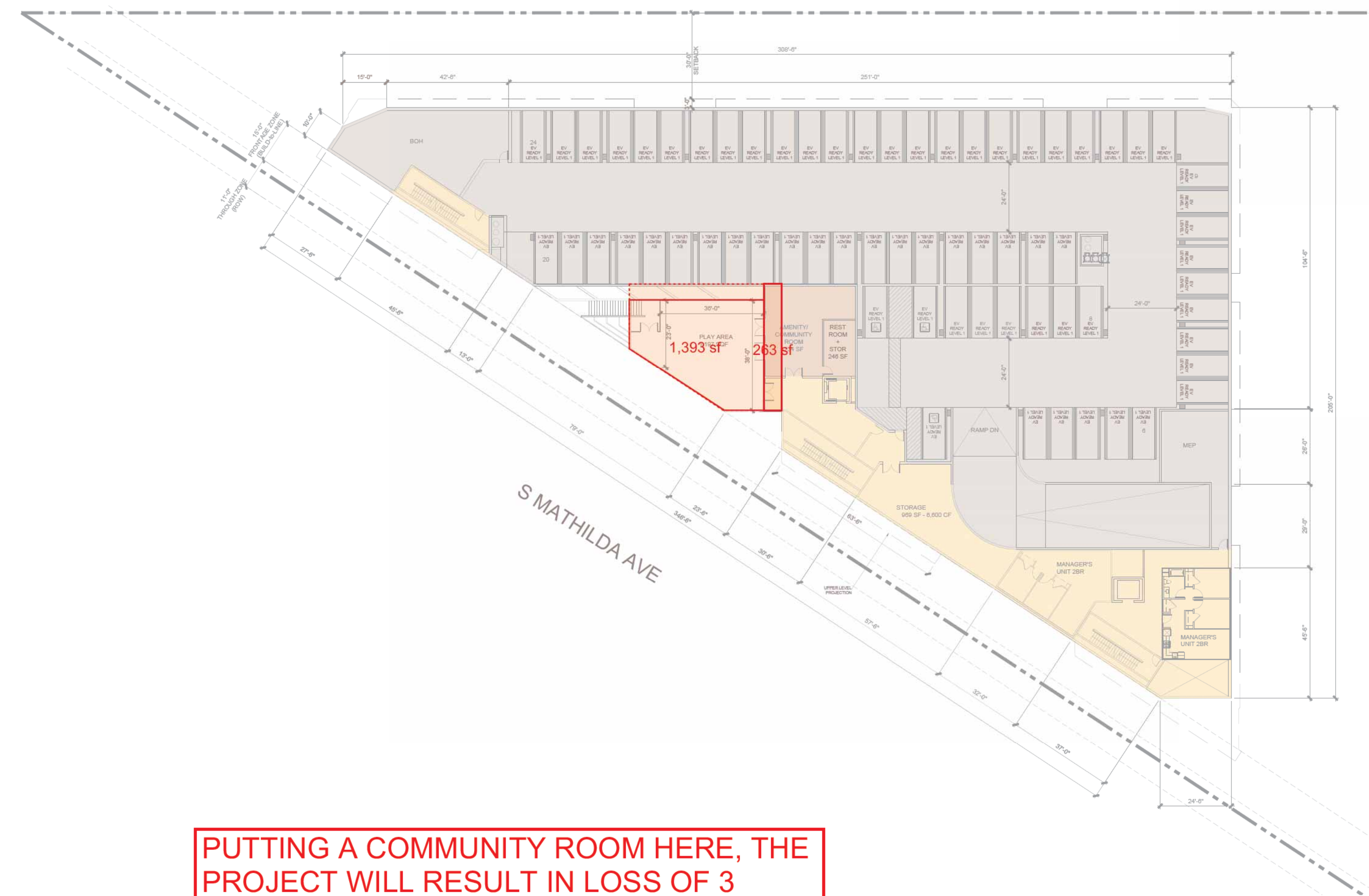
(10) Waiver of Minimum Ground Floor Plate Height (Commercial)

SMC § 19.36.100(b), Table 19.36.100B, F1



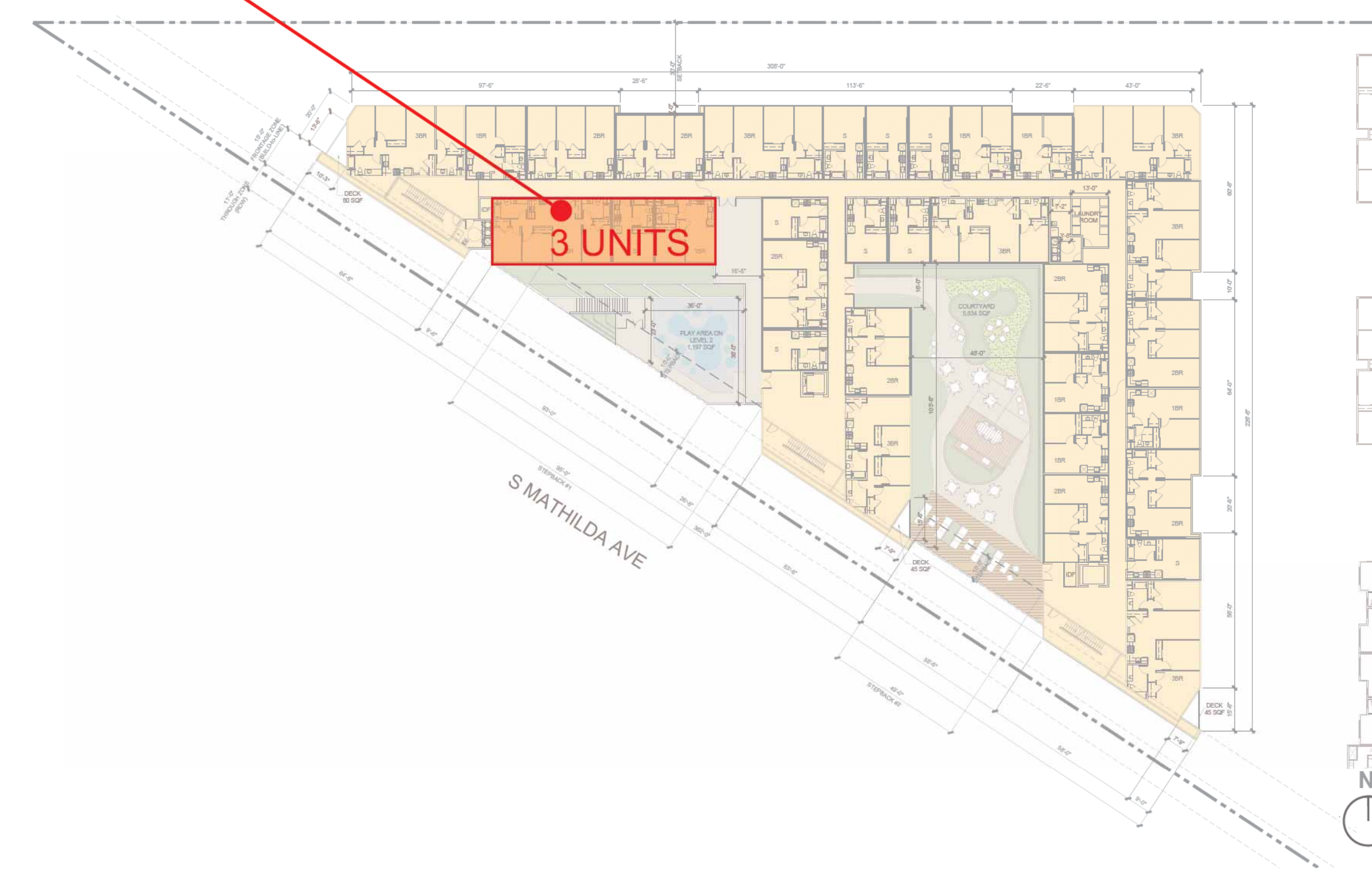
APARTMENT SECTION

MINIMUM GROUND FLOOR PLATE HEIGHT FOR COMMERCIAL: 18 FEET
 AREA LOSS TO COMPLY WITH THE STANDARD = 263 SF
 TO COMPLY, IT WILL HAVE AN IMPACT ON THE WINDOW/OPENING OF THE COMMUNITY
 ROOM AND RESULT IN RELOCATING THE COMMUNITY ROOM TO LEVEL 3, ELIMINATING 3
 UNITS.



APARTMENT FLOOR PLAN - LEVEL 2

PUTTING A COMMUNITY ROOM HERE, THE PROJECT WILL RESULT IN LOSS OF 3 UNITS.



APARTMENT FLOOR PLAN - LEVEL 3



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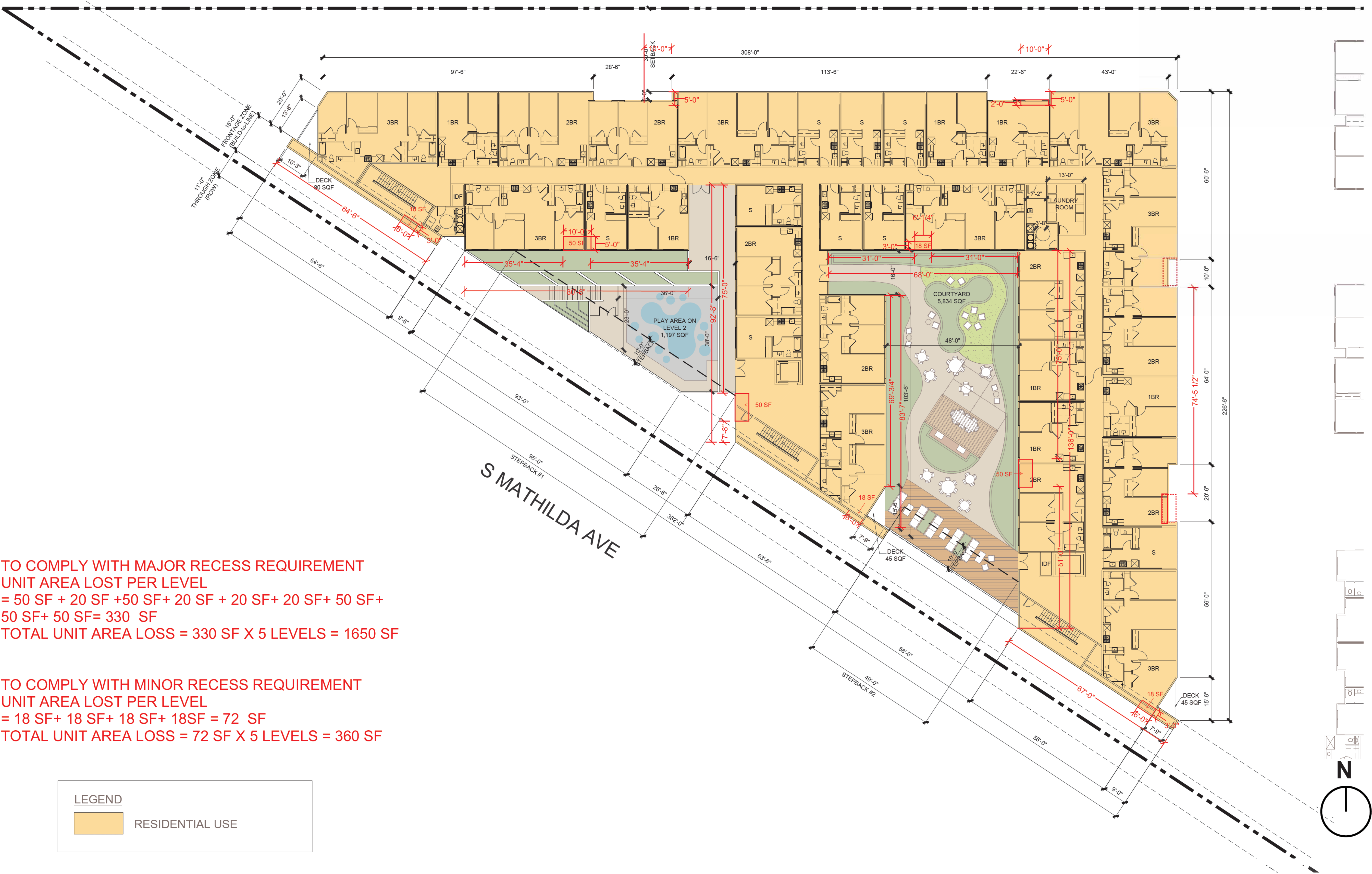
APARTMENT
PLANS &
SECTION

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Sheet No:

W-10

ECRSP 3.4.1.a



TO COMPLY WITH MAJOR RECESS REQUIREMENT
UNIT AREA LOST PER LEVEL
= 50 SF + 20 SF + 50 SF + 20 SF + 20 SF + 20 SF + 50 SF +
50 SF + 50 SF = 330 SF
TOTAL UNIT AREA LOSS = 330 SF X 5 LEVELS = 1650 SF

TO COMPLY WITH MINOR RECESS REQUIREMENT
UNIT AREA LOST PER LEVEL
= 18 SF+ 18 SF+ 18 SF+ 18SF = 72 SF
TOTAL UNIT AREA LOSS = 72 SF X 5 LEVELS = 360 SF

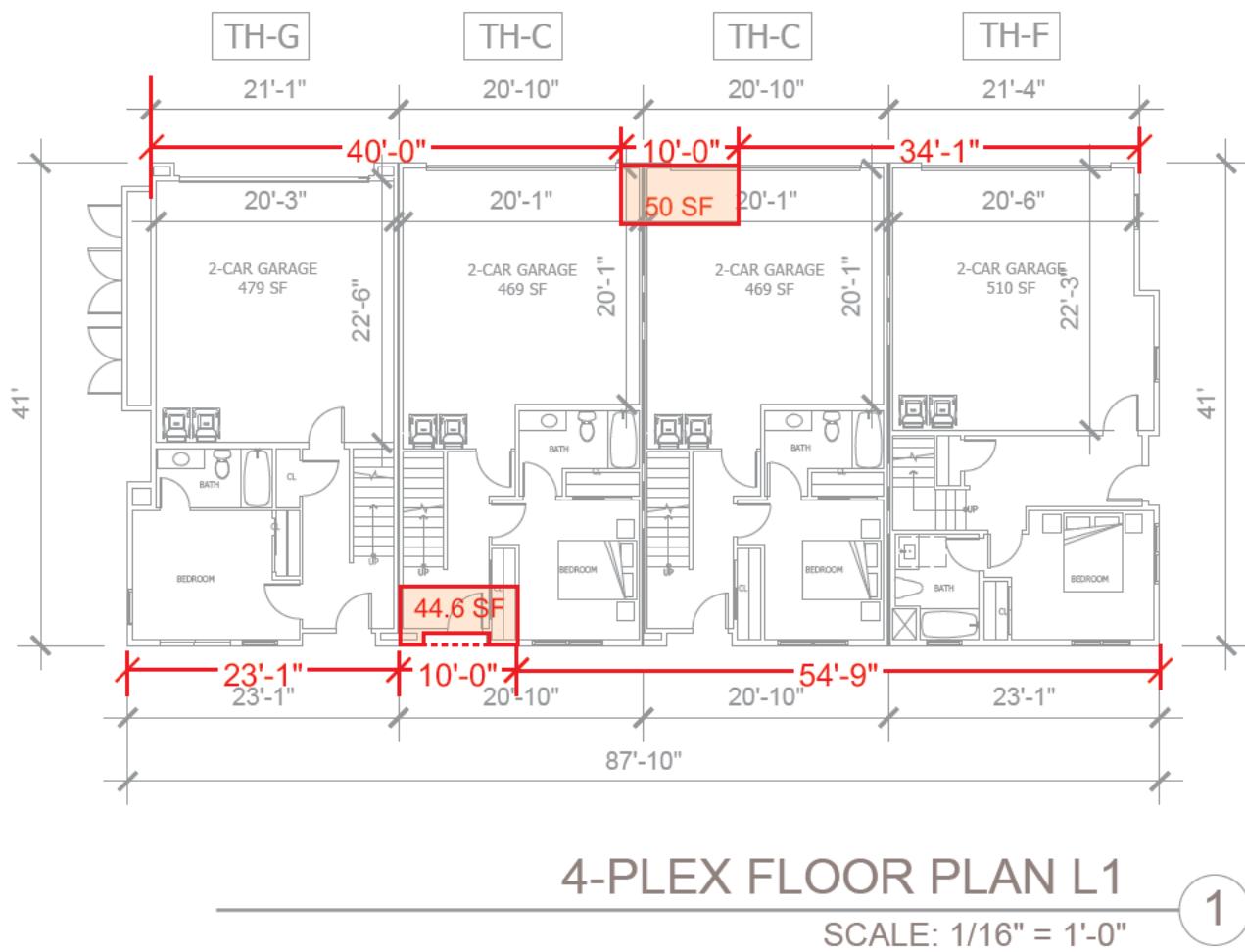
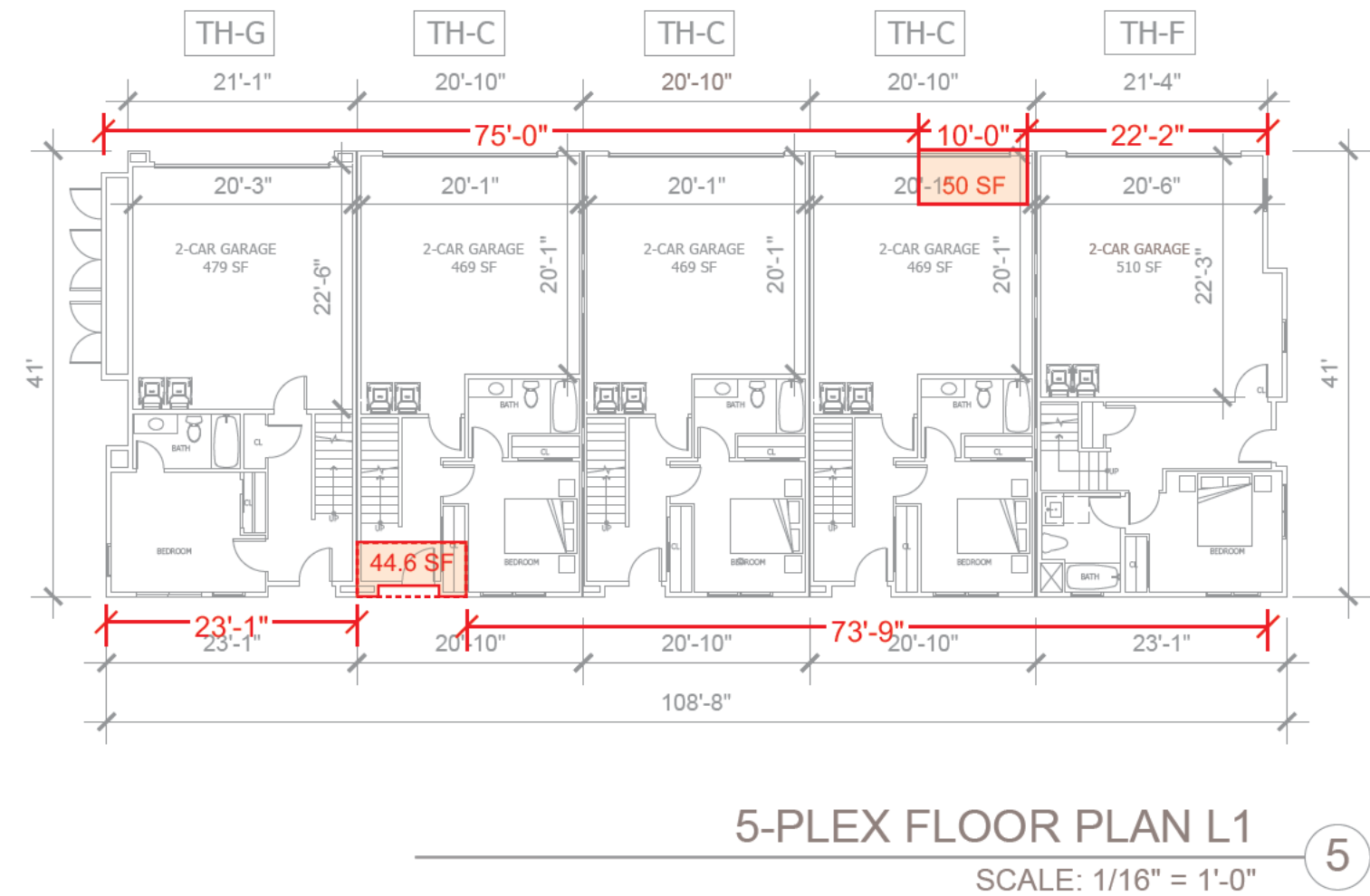
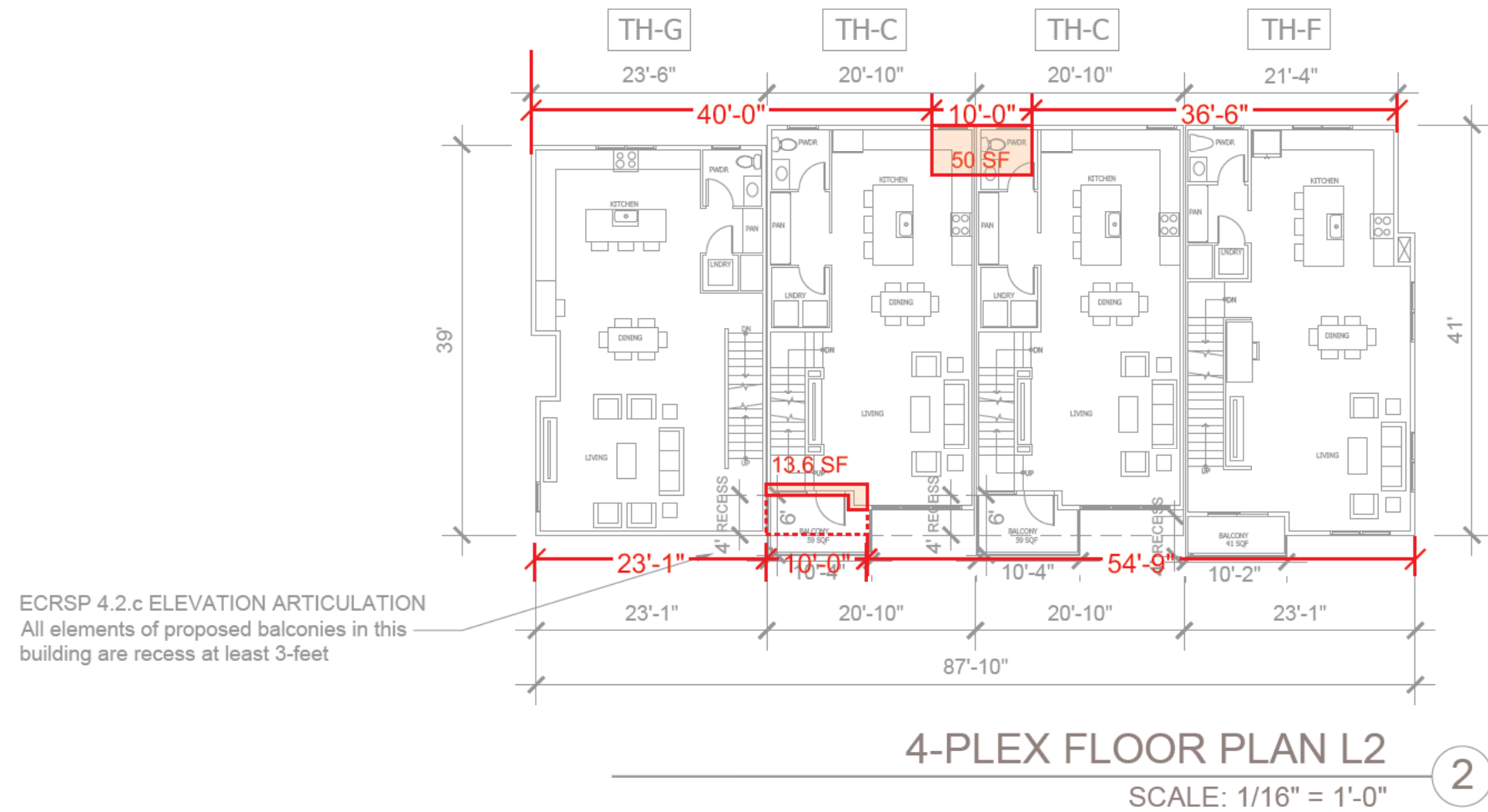
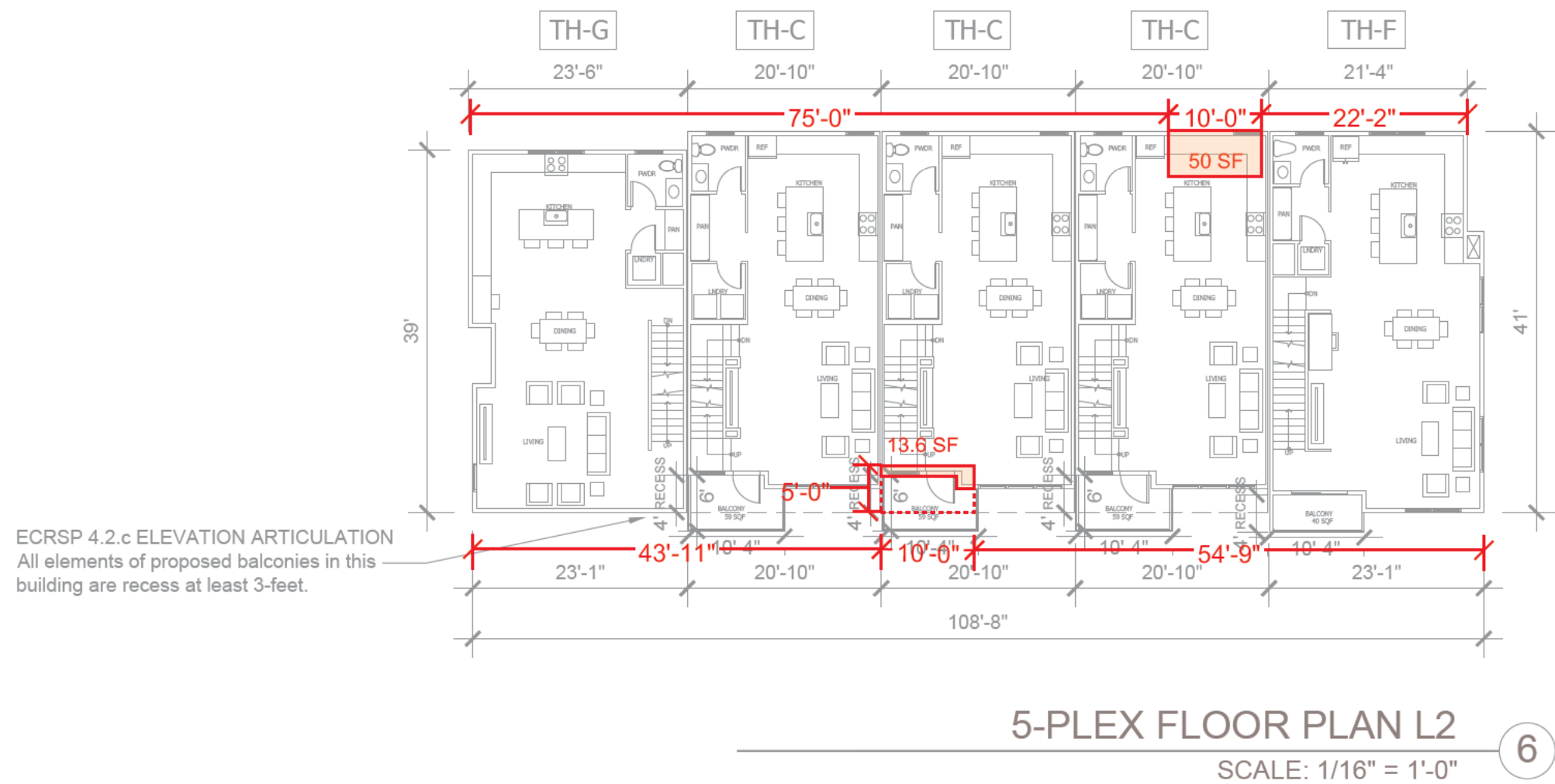
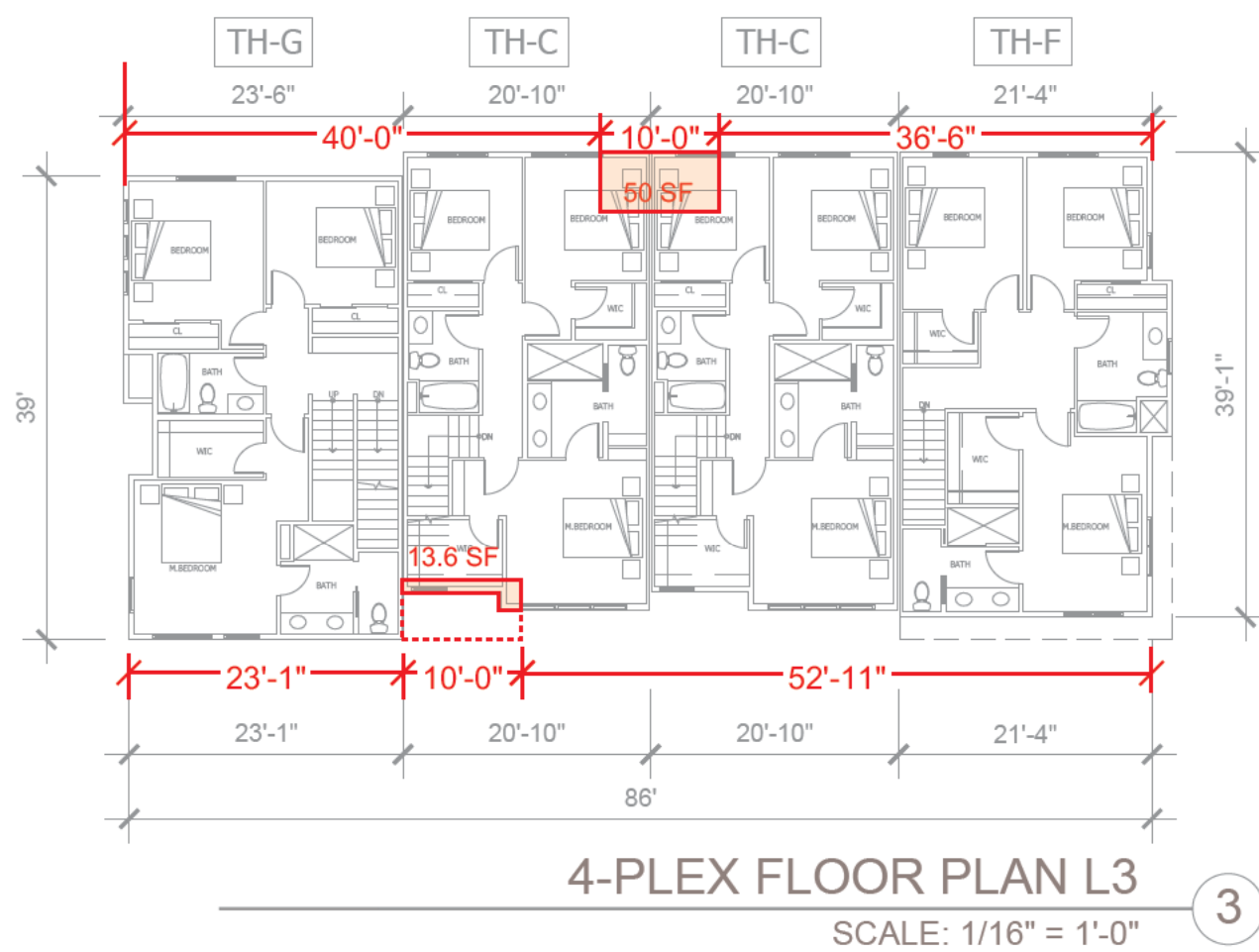
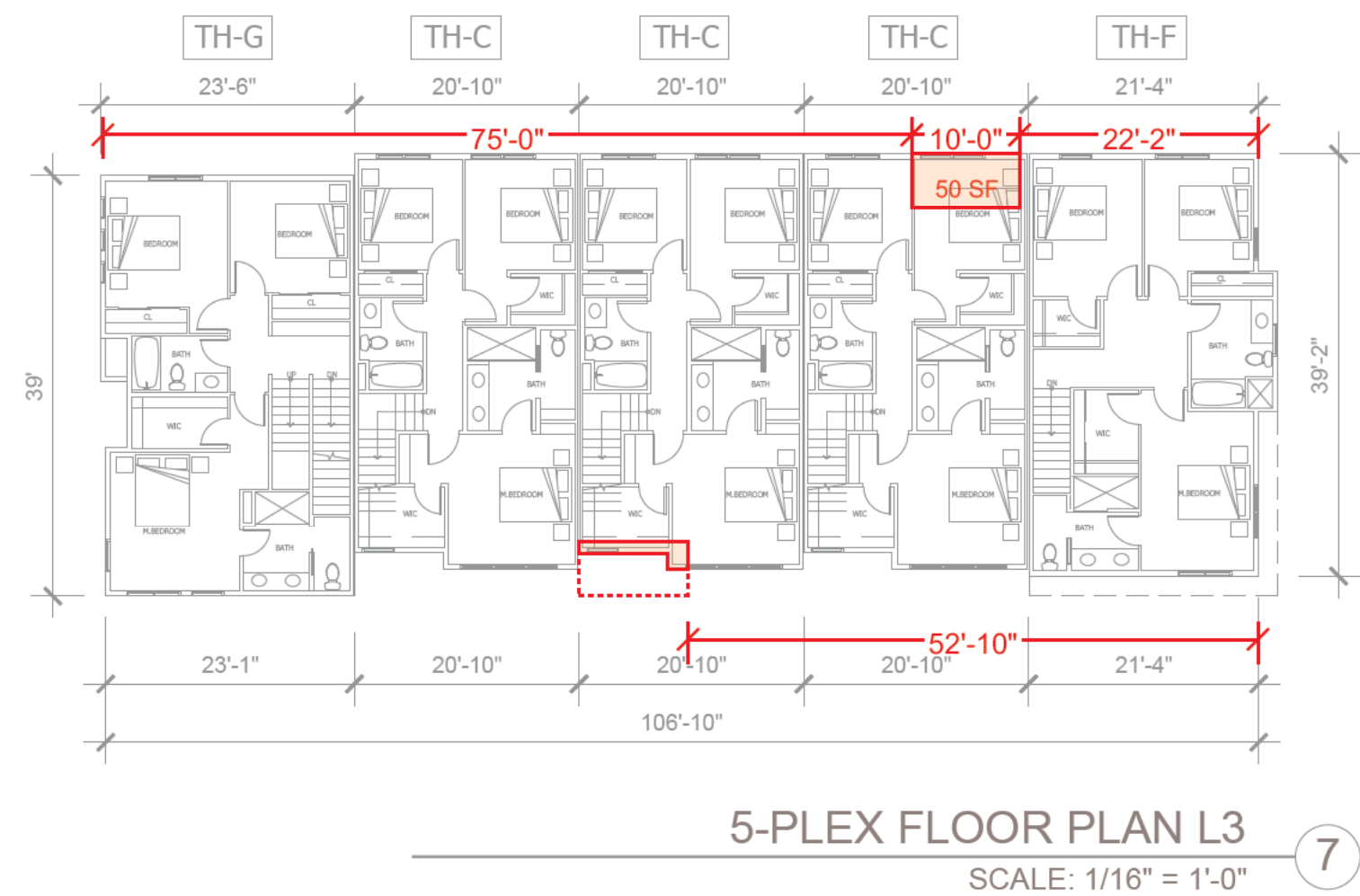
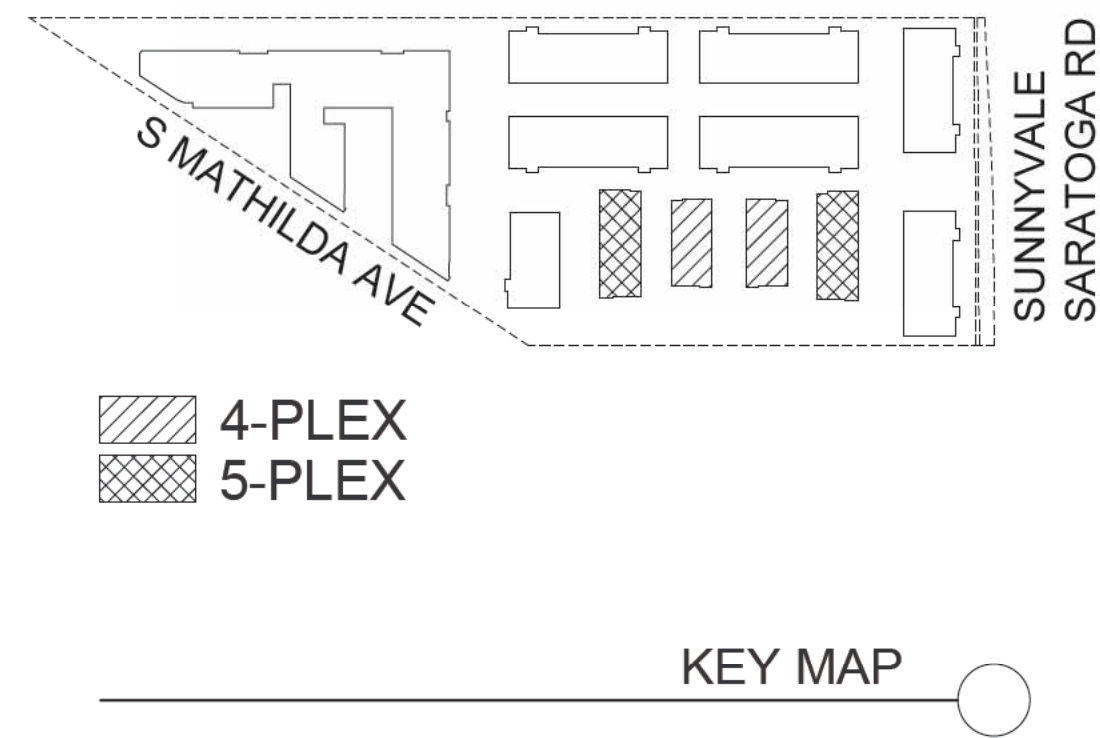
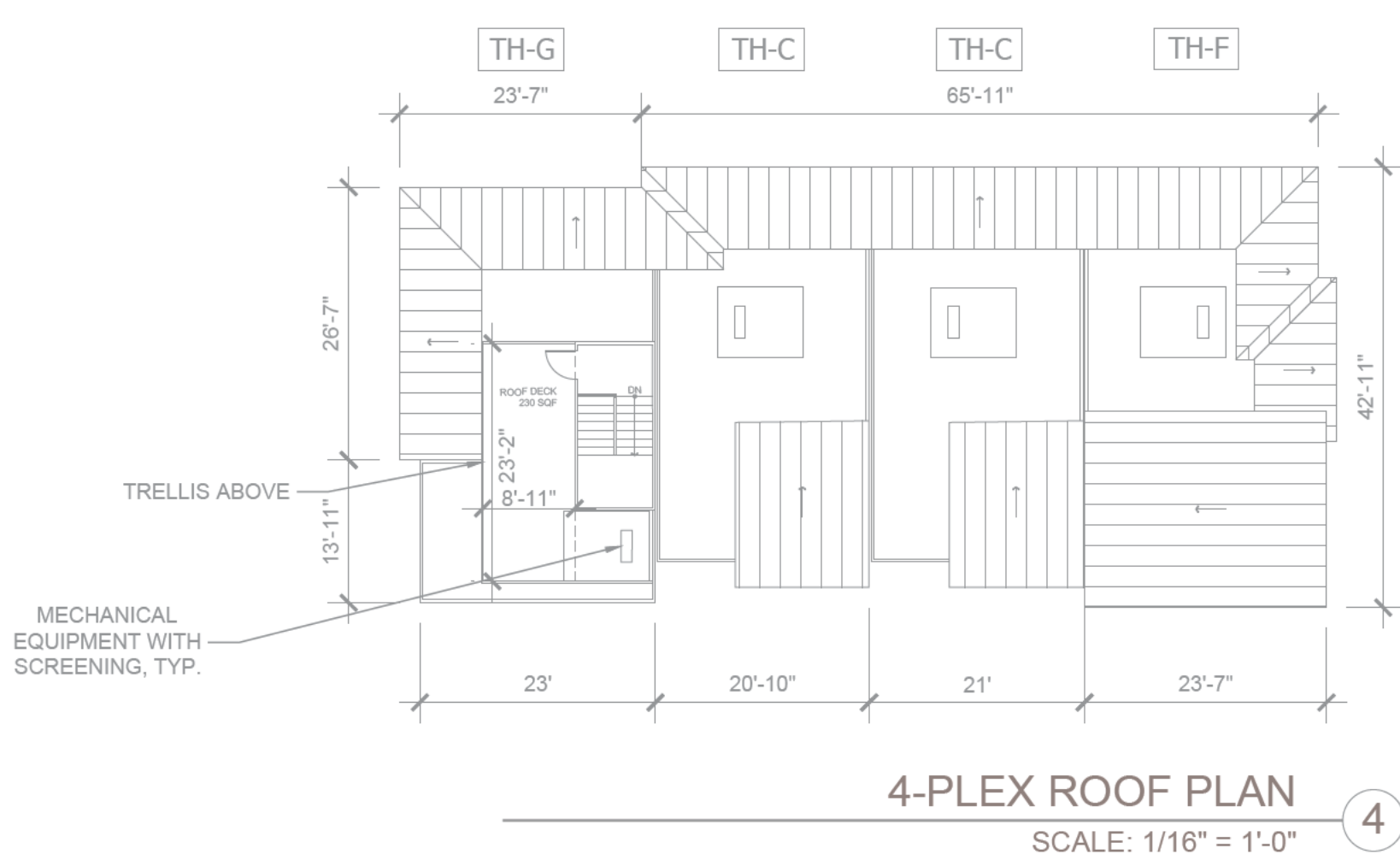
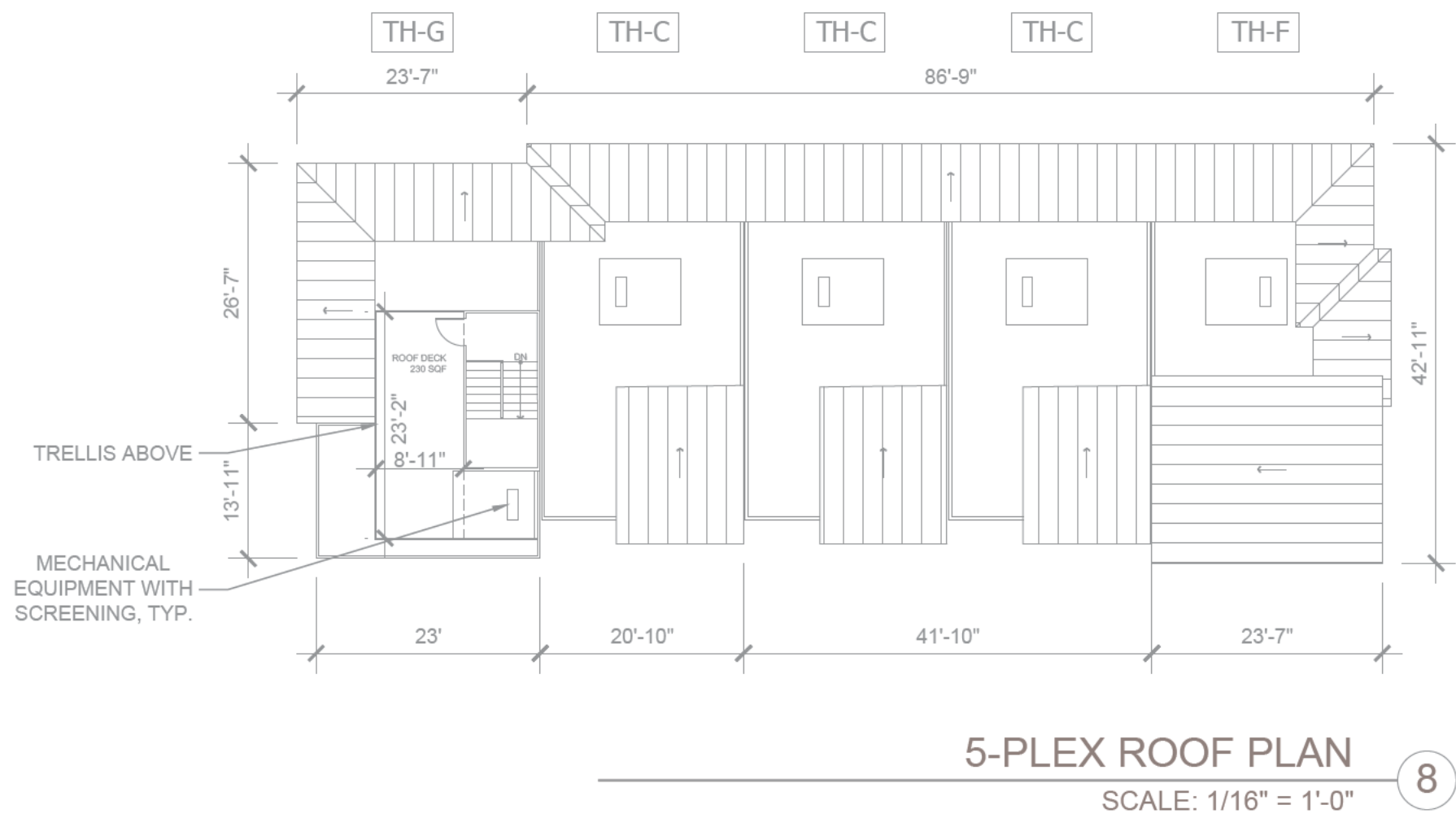
LEGEND

RESIDENTIAL USE

APARTMENT FLOOR PLAN - LEVEL 3-7

(11) Waiver of Building Length and Articulation

ECRSP 3.4.1.a



TO COMPLY WITH MAJOR RECESS REQUIREMENT
UNIT AREA LOST PER 5-PLEX UNIT
= 44.6 SF + 50 SF + 13.6 SF + 50 SF + 13.6 SF + 50 SF
= 221.8 SF
TOTAL 5-PLEX UNIT AREA LOSS: 2 UNITS
= 221.8 SF x 2 = 443.6 SF

UNIT AREA LOST PER 4-PLEX UNIT
= 44.6 SF + 50 SF + 13.6 SF + 50 SF + 13.6 SF + 50 SF
= 221.8 SF
TOTAL 4-PLEX UNIT AREA LOSS : 2 UNITS
= 221.8 SF x 2 = 443.6 SF

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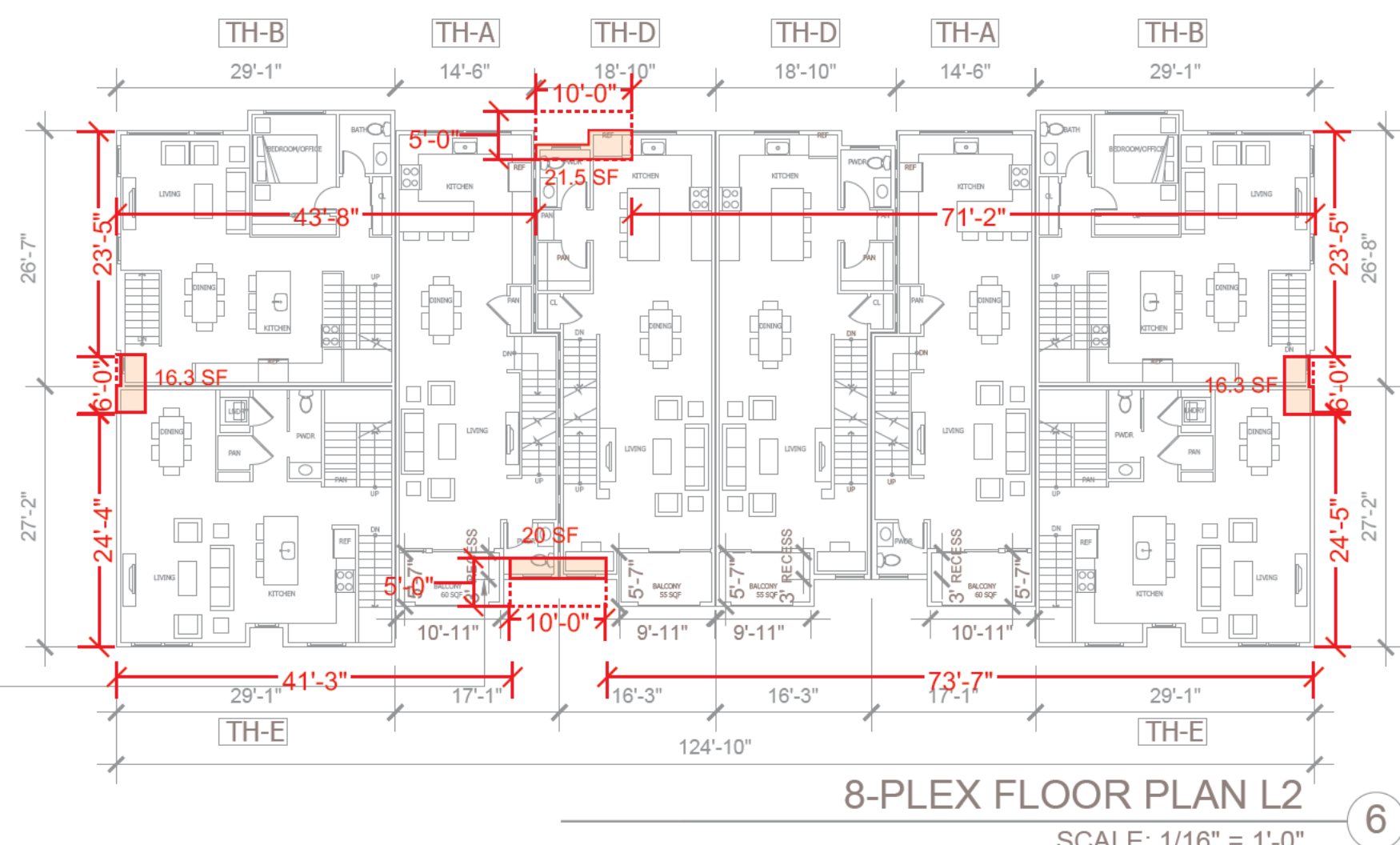
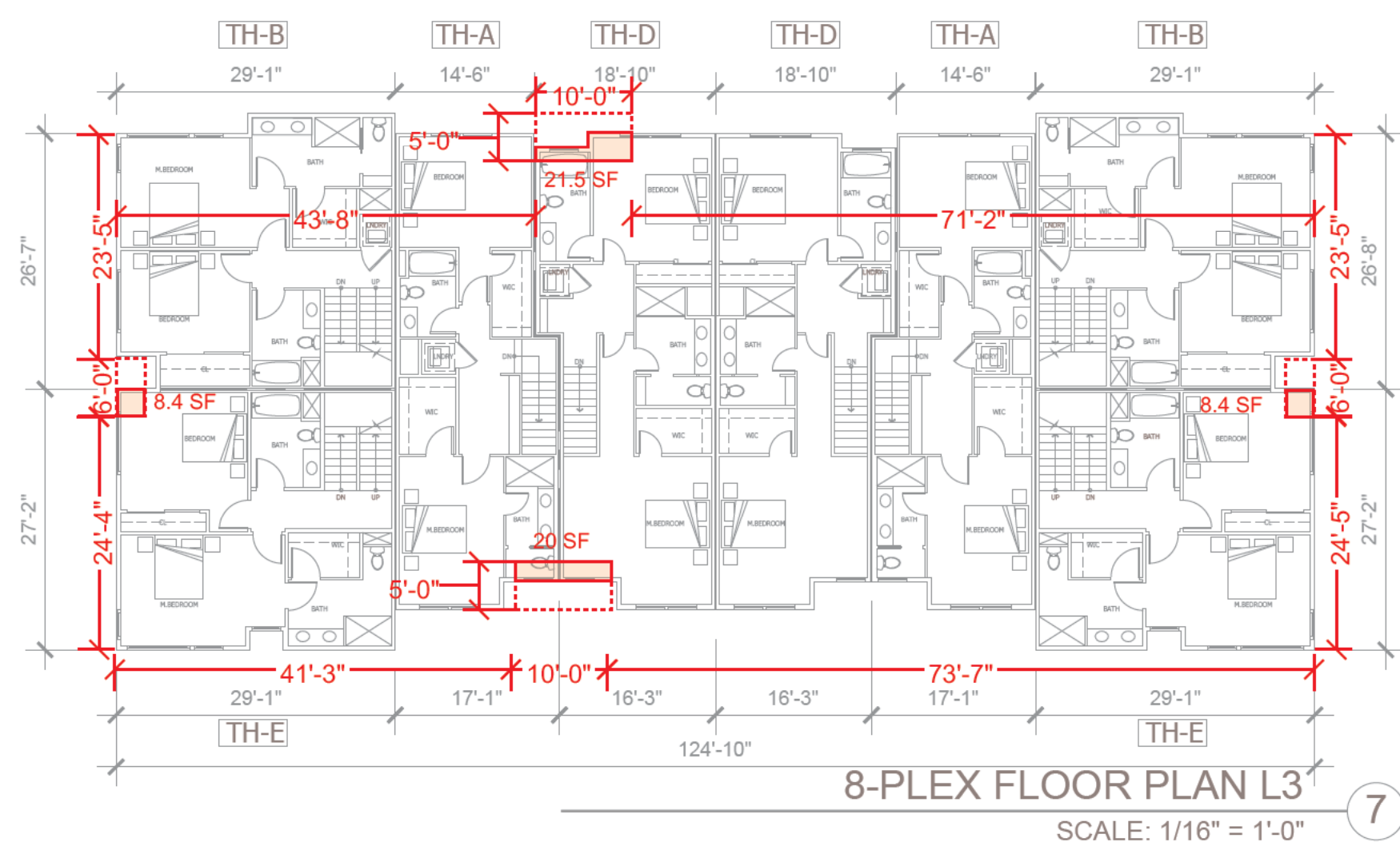
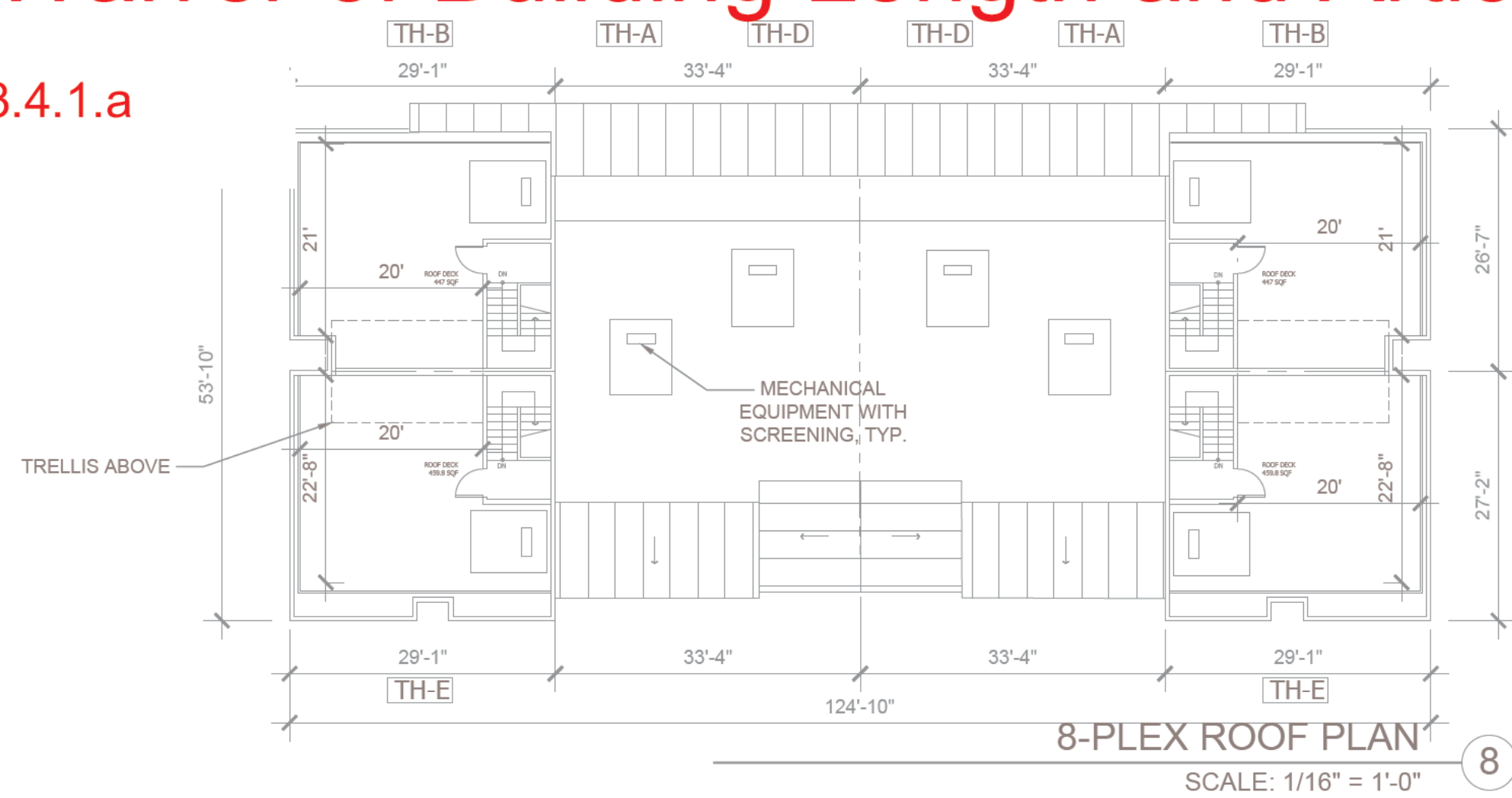
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TOWNHOME
BUILDING PLANS
4PLEX & 5PLEX

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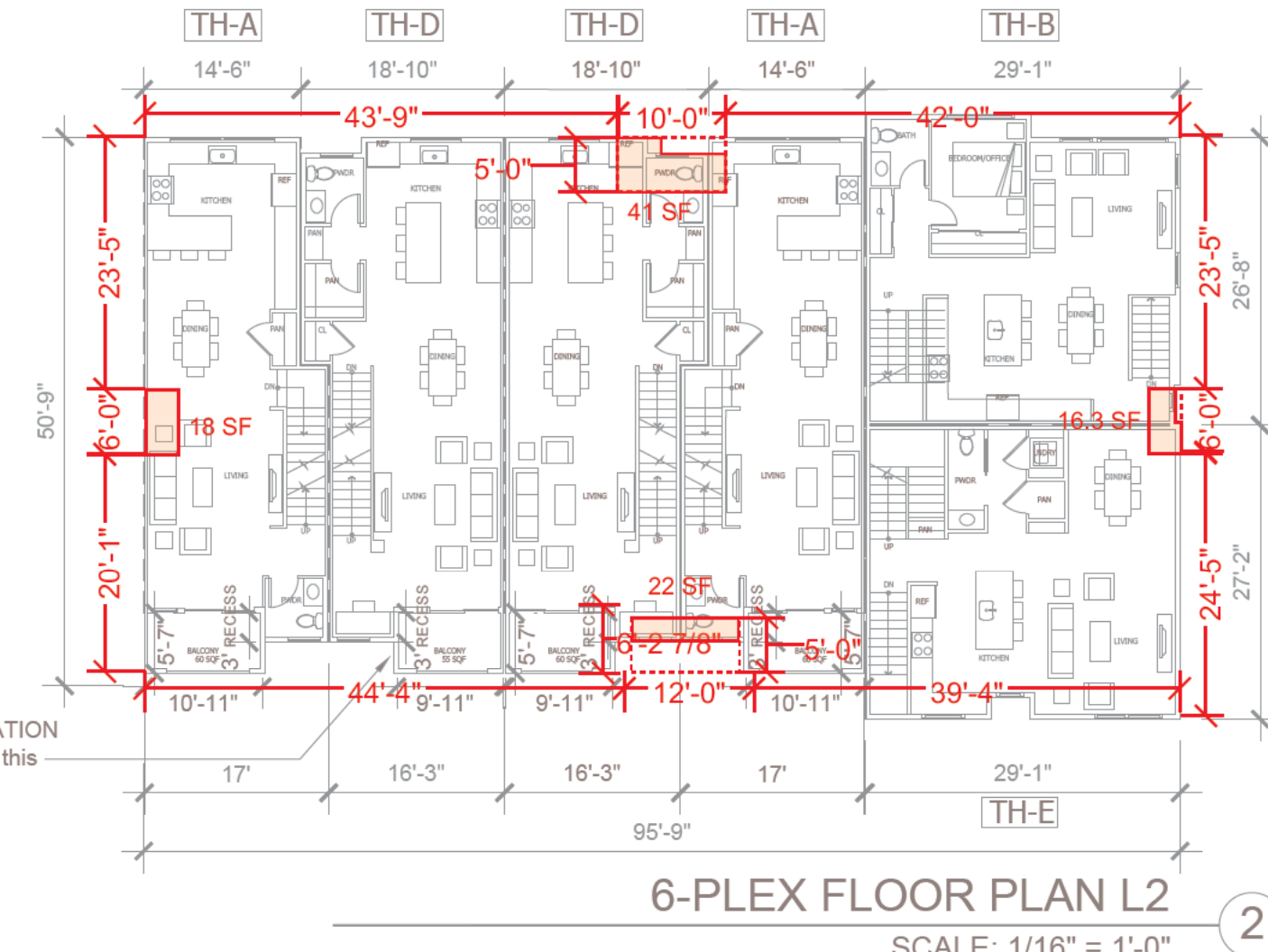
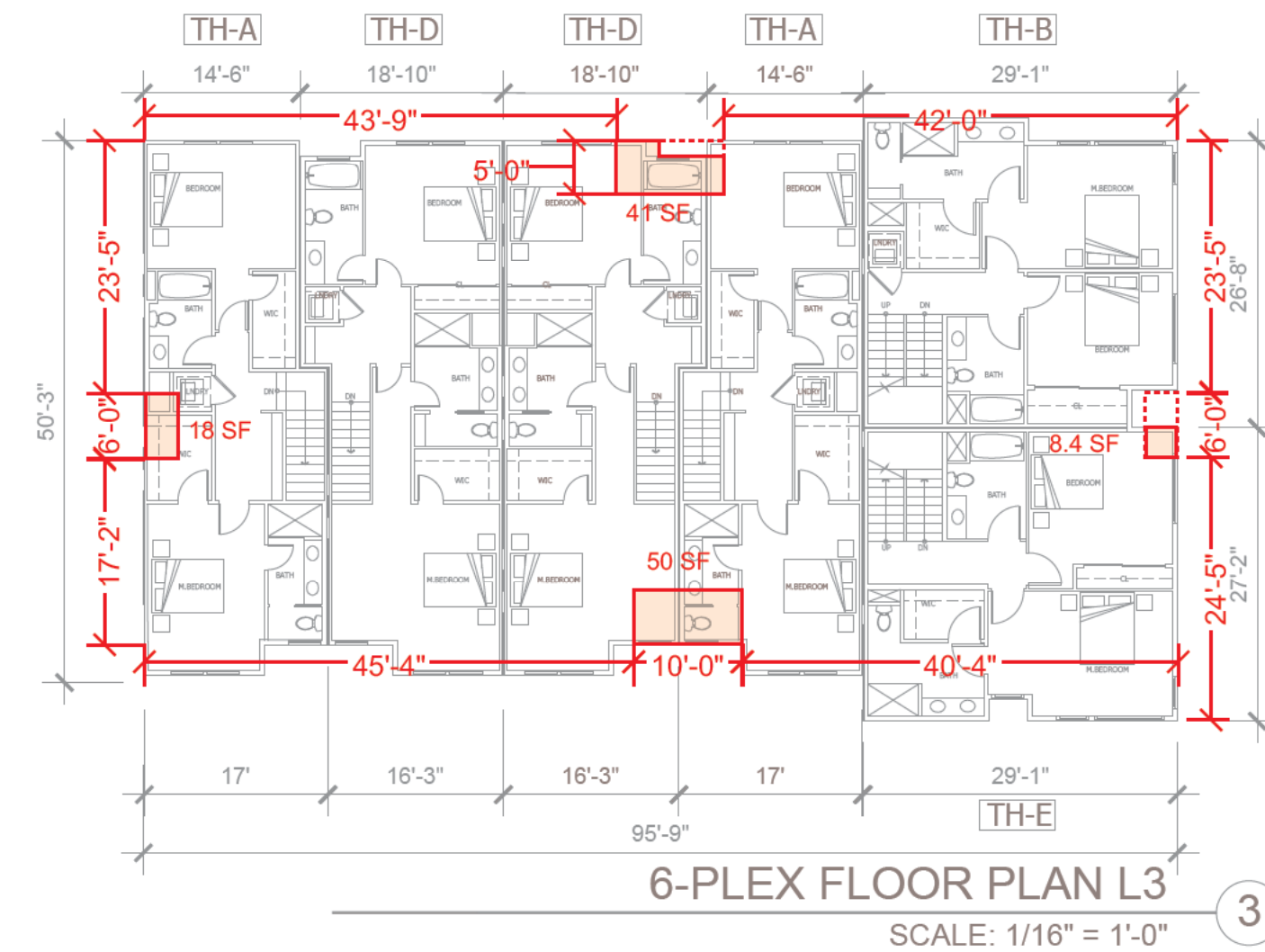
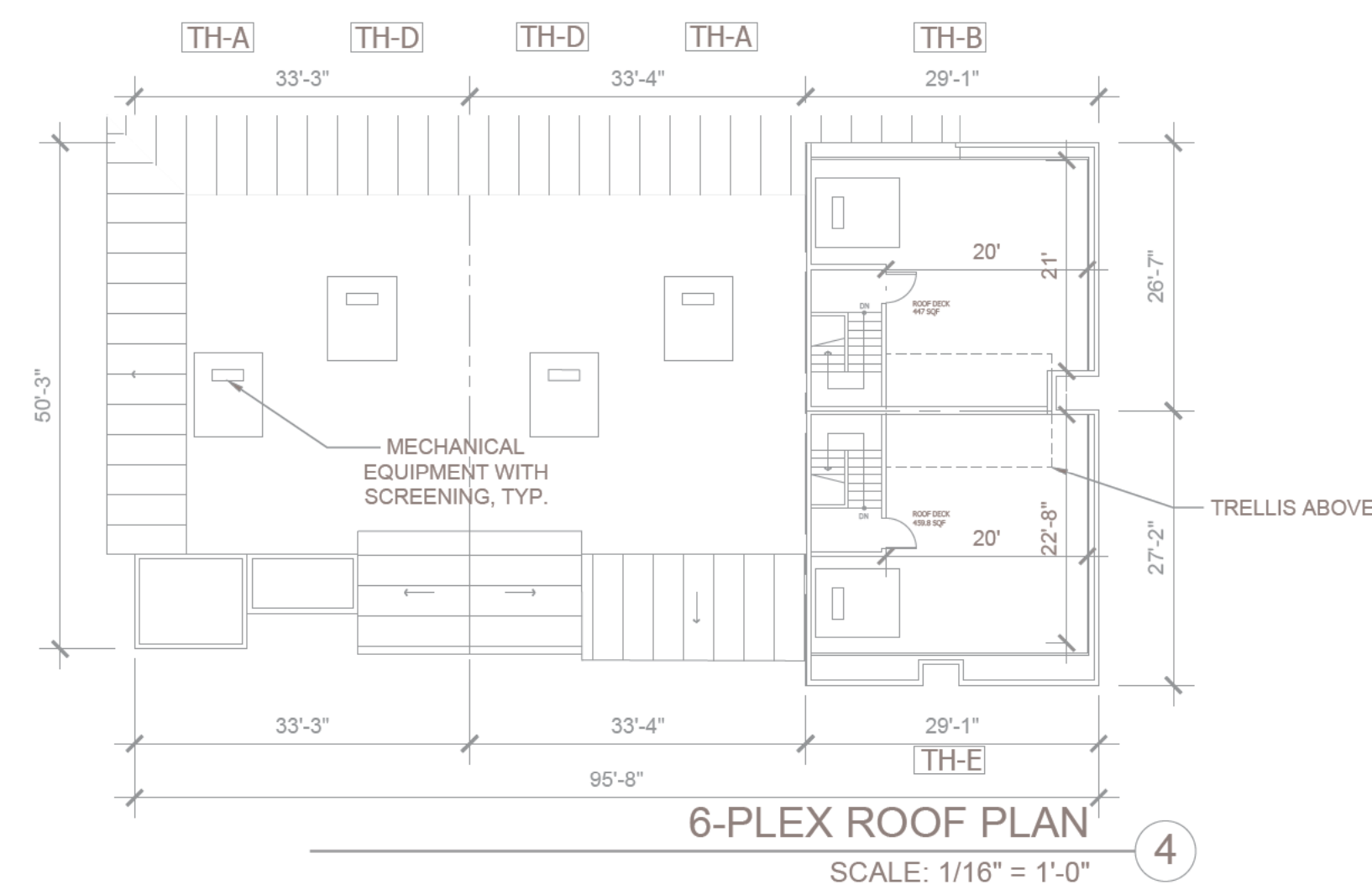
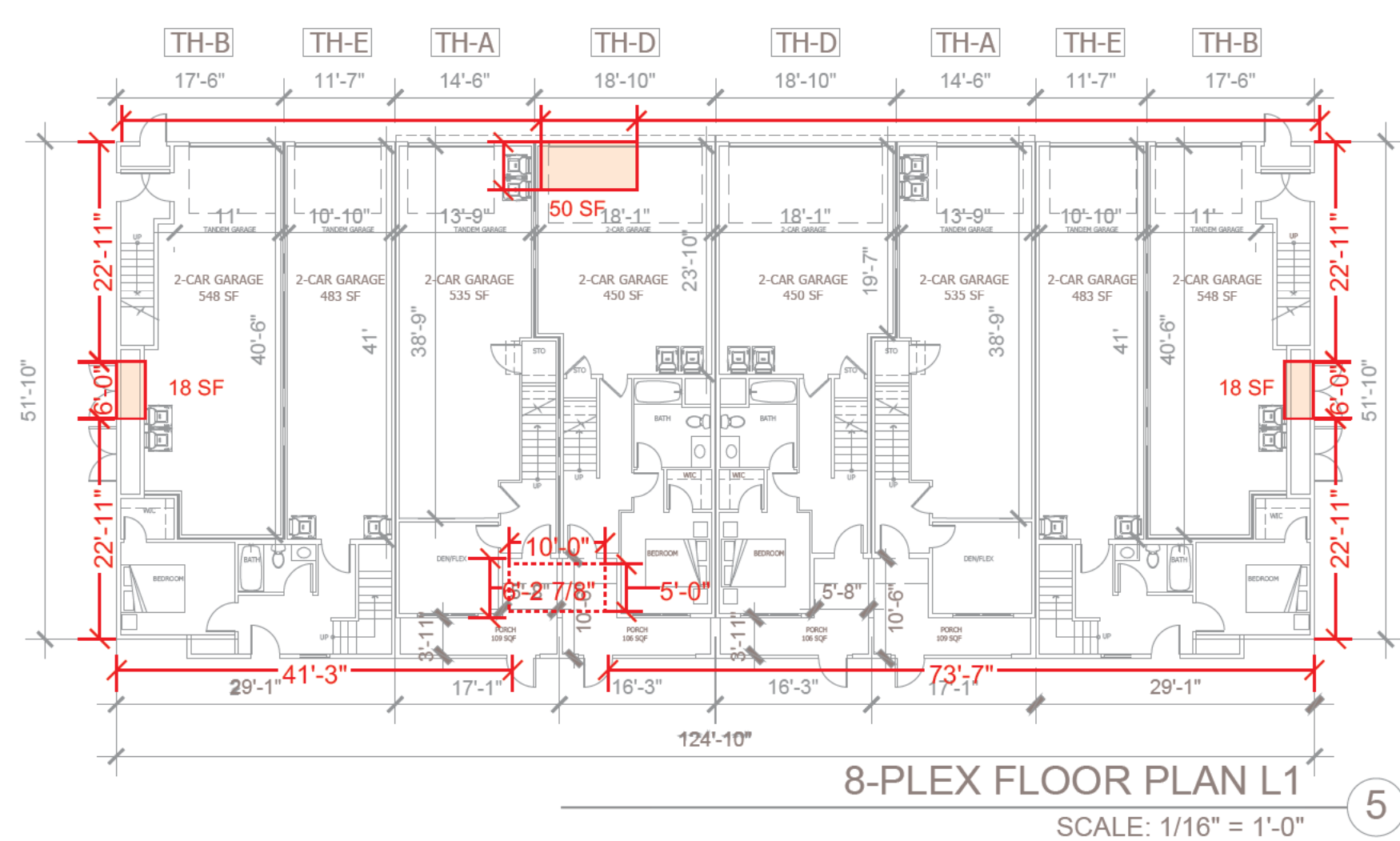
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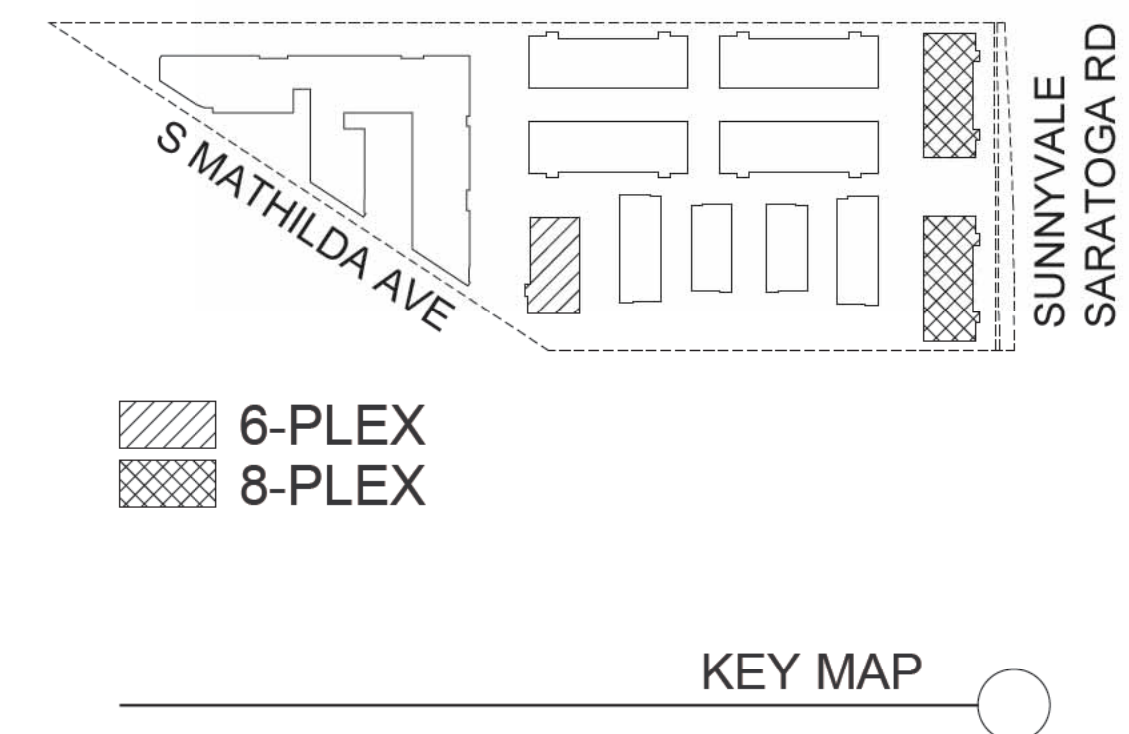
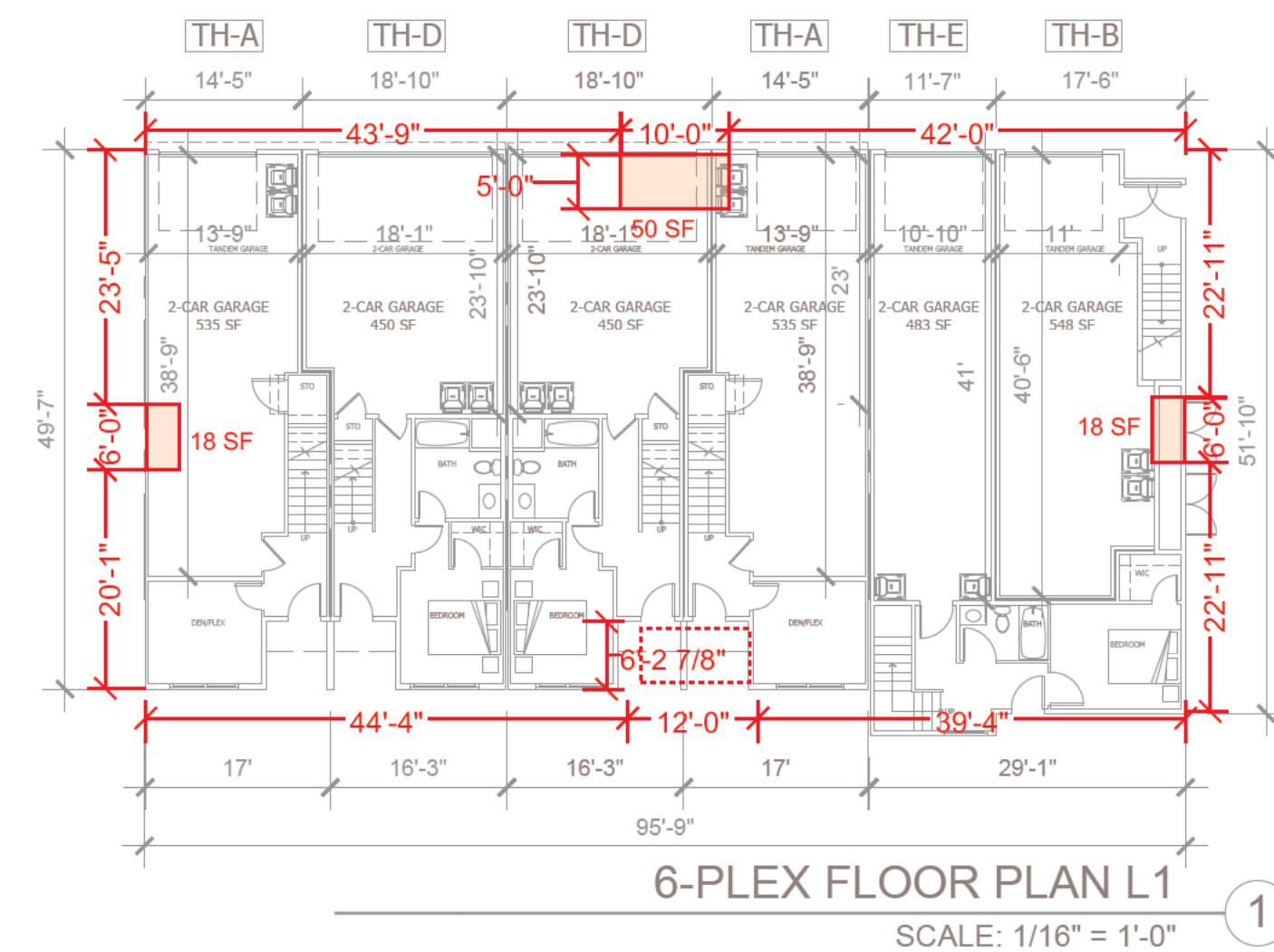
ECRSP 3.4.1.a



ECRSP 4.2.c ELEVATION ARTICULATION
All elements of proposed balconies in this building are recess at least 3-feet.



ECRSP 4.2.c ELEVATION ARTICULATION
All elements of proposed balconies in this — building are recess at least 3-feet.



TO COMPLY WITH MAJOR RECESS REQUIREMENT
UNIT AREA LOST PER 8-PLEX UNIT
= 50 SF + 21.5 SF+ 20 SF+ 21.5 SF+ 20 SF=133 SF
TOTAL 8-PLEX UNIT AREA LOSS; 2 UNITS
= 133 SF x2 = 266 SF

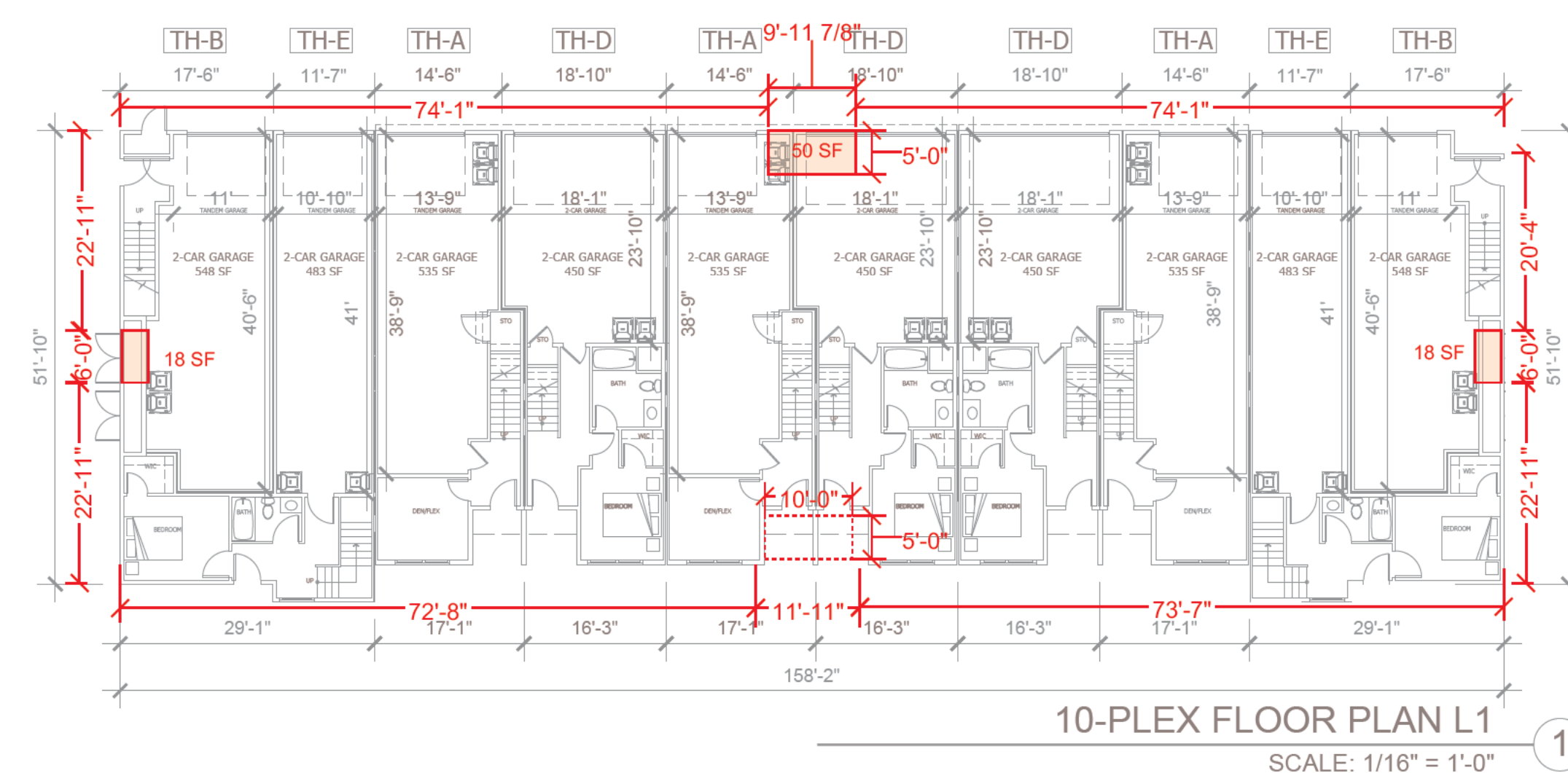
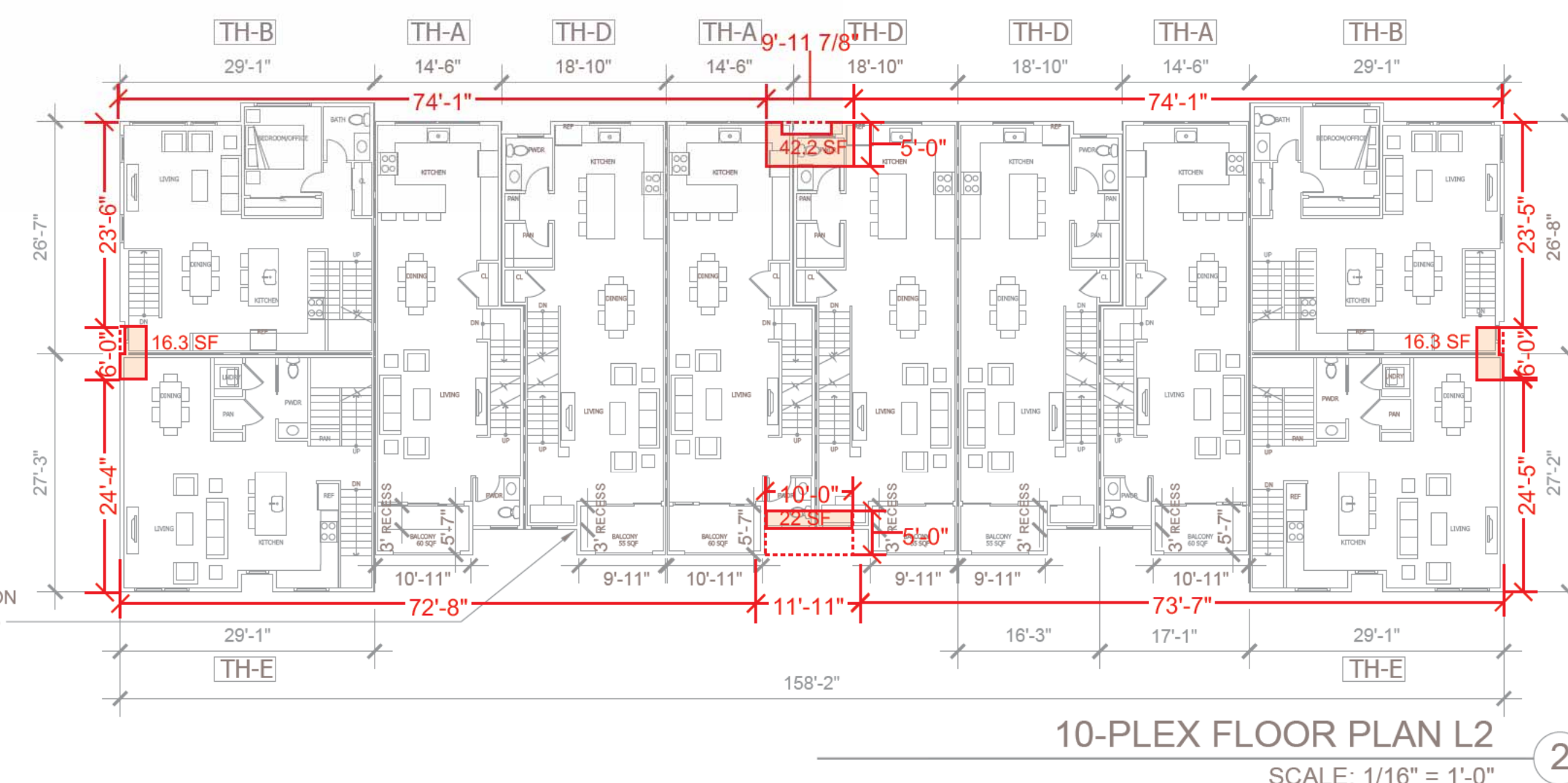
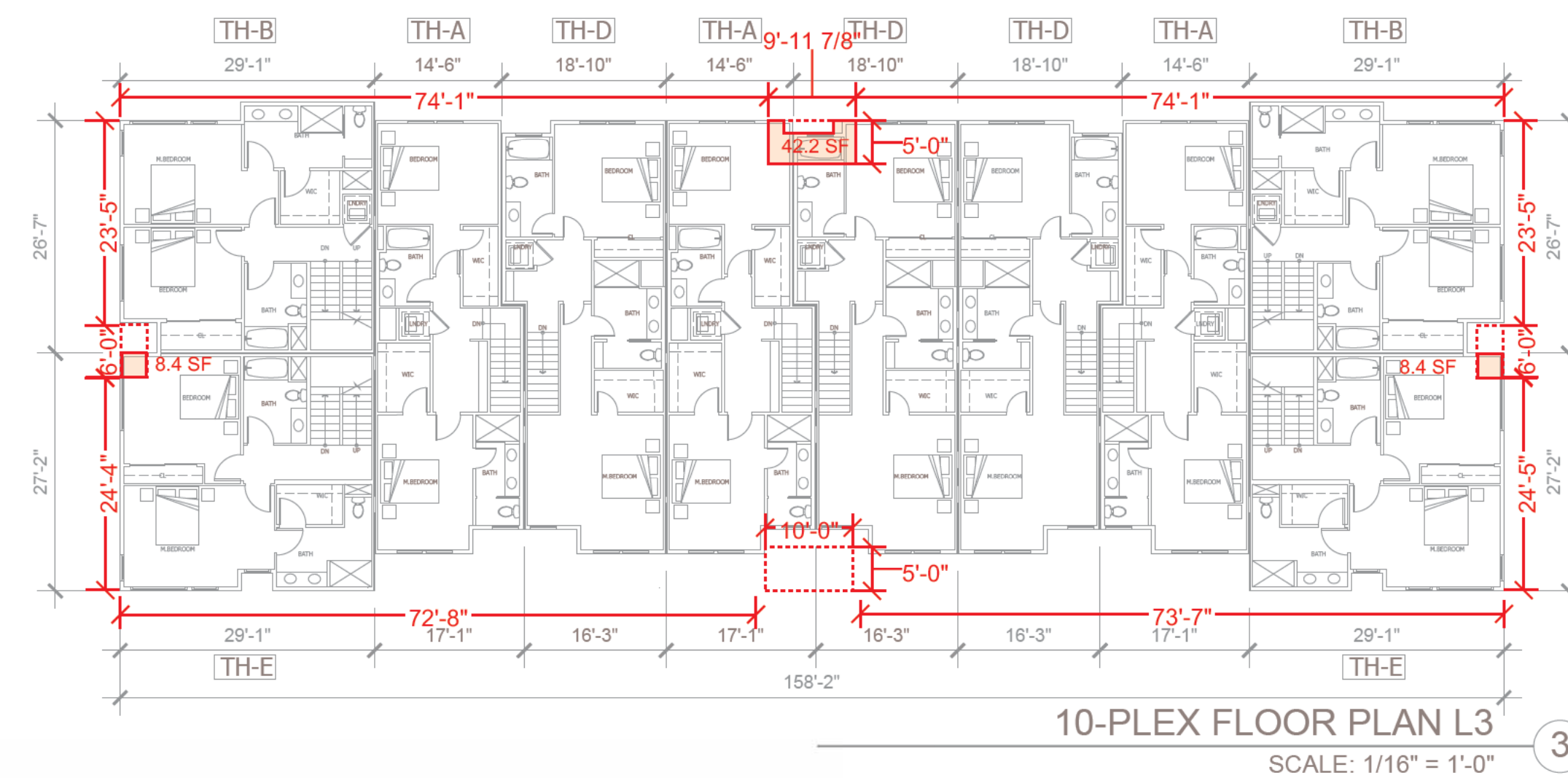
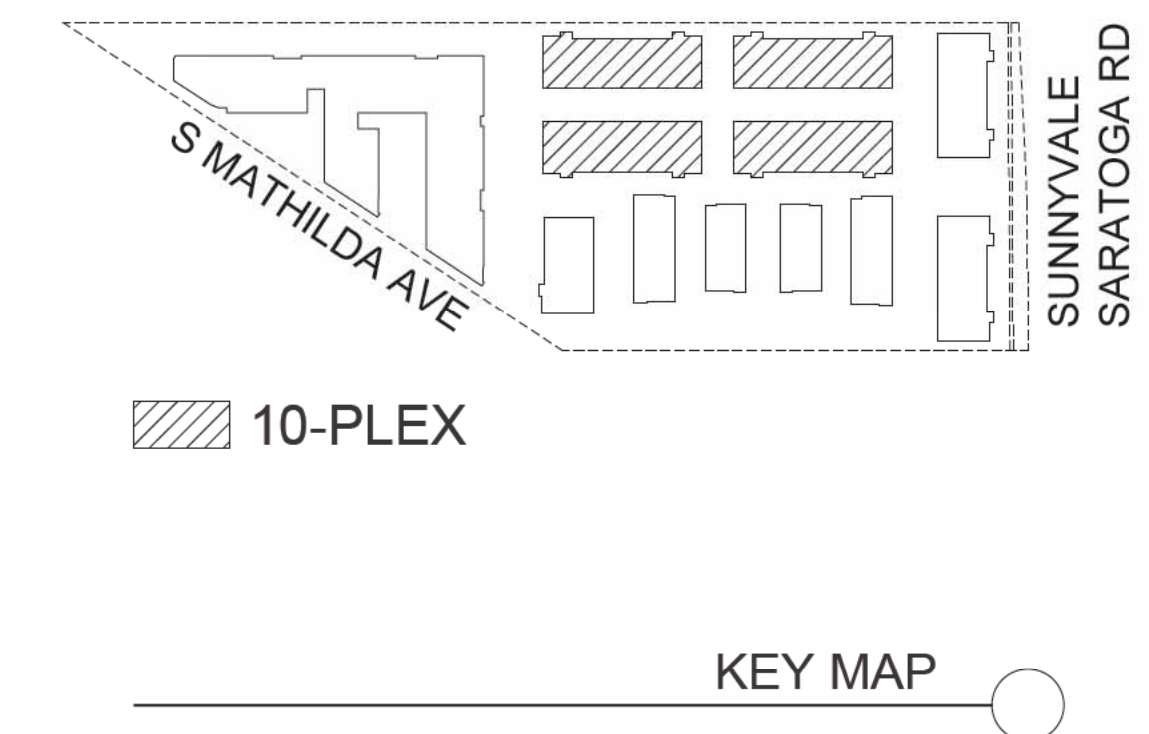
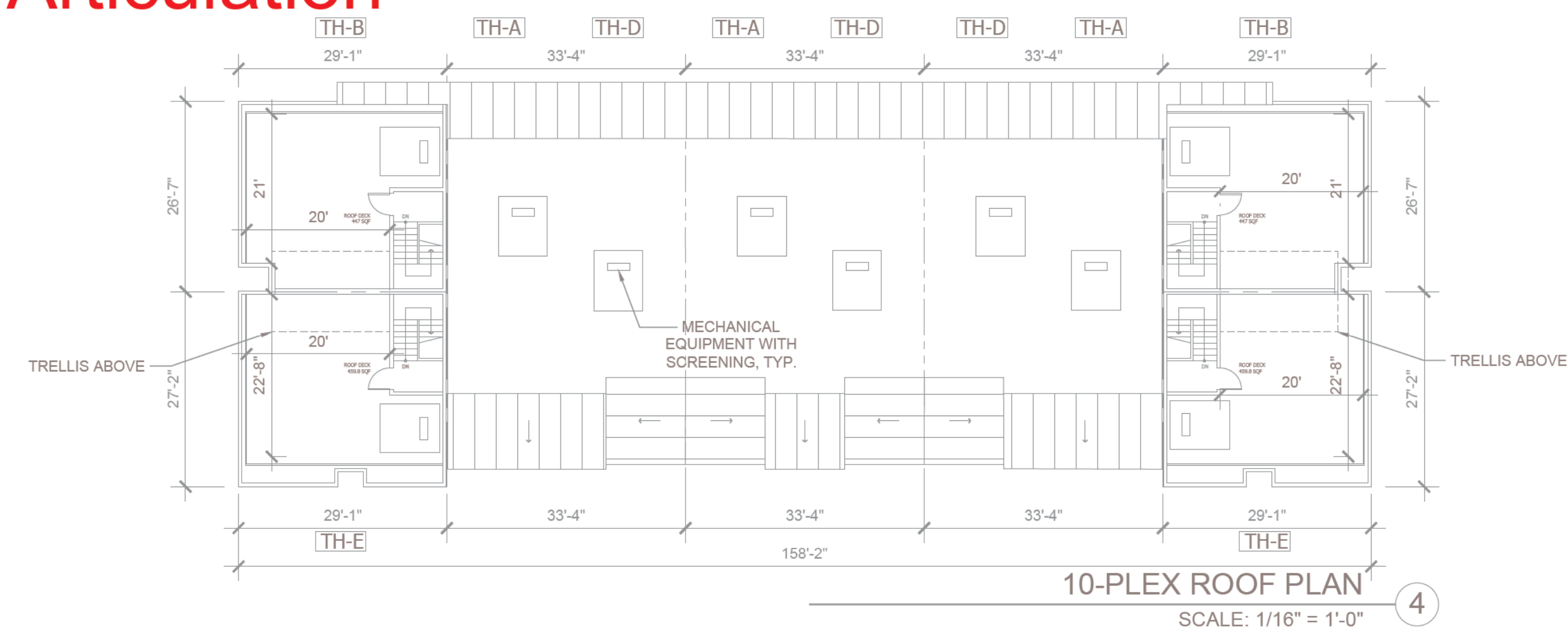
UNIT AREA LOST PER 6-PLEX UNIT
= 50 SF + 22 SF + 41 SF + 50 SF + 41 SF = 204 SF
TOTAL 4-PLEX UNIT AREA LOSS: 1 UNIT
= 204 SF

TO COMPLY WITH MINOR RECESS REQUIREMENT
UNIT AREA LOST PER 8-PLEX UNIT
=18 SF +18 SF+ 16.3 SF + 16.3 SF+ 8.4 SF+ 8.4 SF+
=85.4 SF
TOTAL 8-PLEX UNIT AREA LOSS; 2 UNITS
= 85.4 SF x2 = 170.8 SF

UNIT AREA LOST PER 6-PLEX UNIT
= 18 SF + 18 SF + 18 SF + 8.4 SF + 16.3 SF + 18 SF
= 96.7 SF
TOTAL 6-PLEX UNIT AREA LOSS: 1 UNIT
= 96.7 SF

(11) Waiver of Building Length and Articulation

ECRSP 3.4.1.a



ECRSP 4.2.c ELEVATION ARTICULATION
All elements of proposed balconies in this building are recess at least 3-feet.

TO COMPLY WITH MAJOR RECESS REQUIREMENT
UNIT AREA LOST PER 10-PLEX UNIT
= 50 SF + 22 SF+ 42.2 SF+ 42.2 SF=156.4 SF
TOTAL 10-PLEX UNIT AREA LOSS: 4 UNITS
= 156.4 SF x4 = 625.6 SF

TO COMPLY WITH MINOR RECESS REQUIREMENT
UNIT AREA LOST PER 10-PLEX UNIT
= 18 SF +18 SF+ 16.3 SF + 16.3 SF+ 8.4 SF+ 8.4
SF=85.4 SF
TOTAL 10-PLEX UNIT AREA LOSS: 4 UNITS
= 85.4 SF x4 = 341.6 SF

TO COMPLY WITH MAJOR RECESS REQUIREMENT
UNIT AREA LOST
= AFFORDABLE APPRTMENT + TOWN HOMES
= 1650 SF + 1982.8 SF= 3632.8 SF

TO COMPLY WITH MINOR RECESS REQUIREMENT
UNIT AREA LOST
= AFFORDABLE APPRTMENT + TOWN HOMES
= 360 SF + 609.1 SF= 969.1 SF

TOTAL AREA LOSS
3632.8 SF+ 969.1 SF = 4601.9 SF

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TOWNHOME BUILDING PLANS 10-PLEX

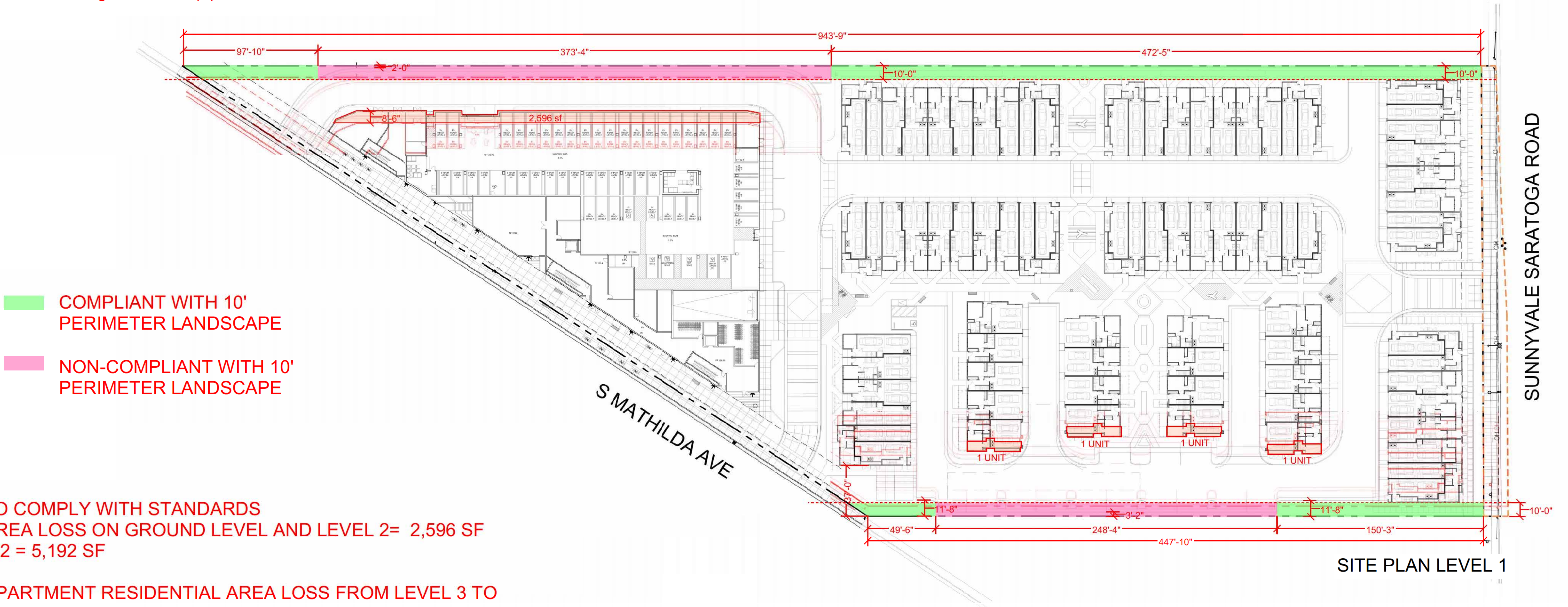
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W-11D

(12)Waiver of Perimeter Landscape Requirement

SMC § 19.37.040(b) & ECRSP 6.3.c



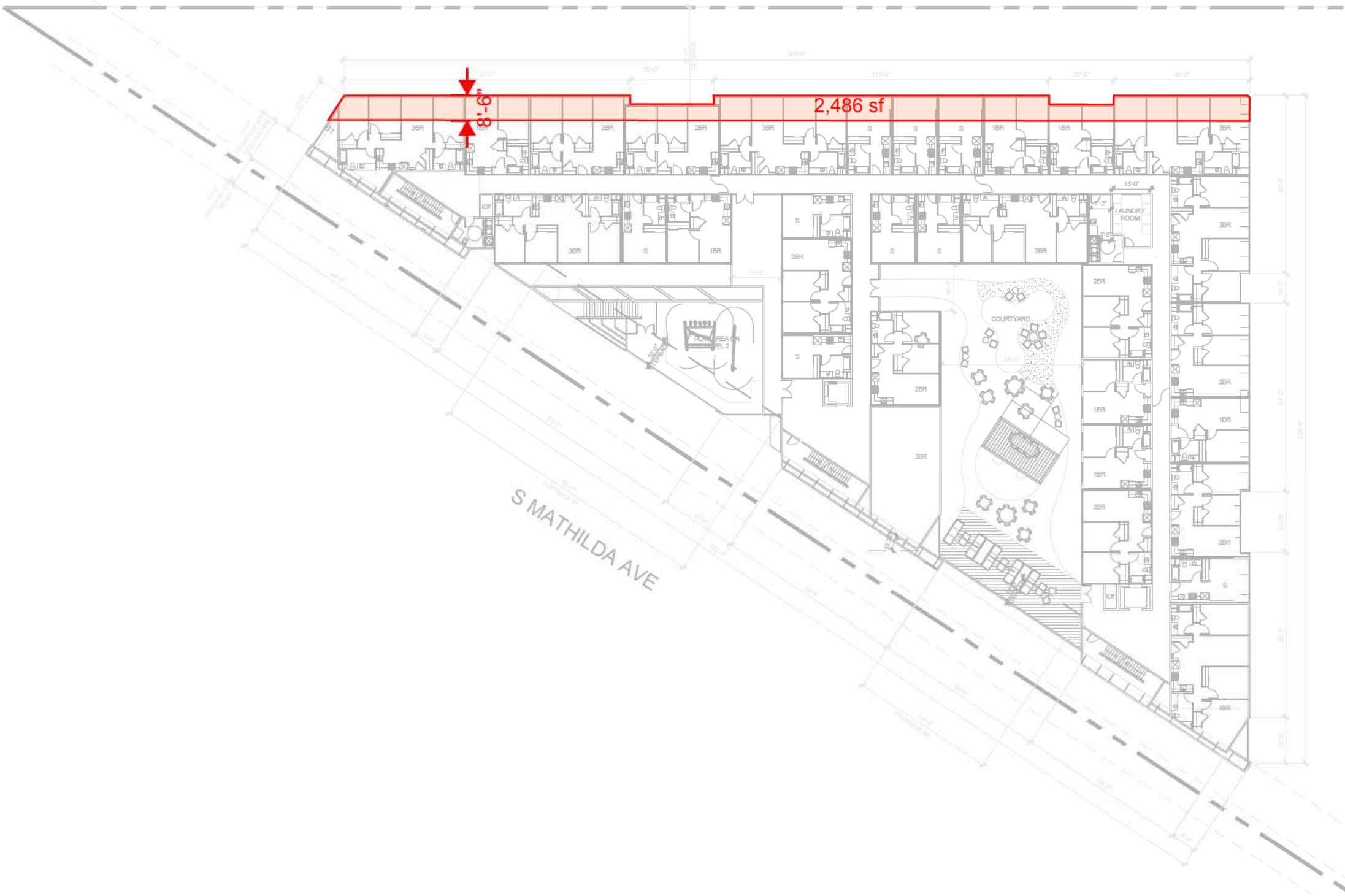
TO COMPLY WITH STANDARDS
AREA LOSS ON GROUND LEVEL AND LEVEL 2= 2,596 SF
X 2 = 5,192 SF

APARTMENT RESIDENTIAL AREA LOSS FROM LEVEL 3 TO
LEVEL 7 = 2,486 SF X 5 = 12,430 SF

TO COMPLY WITH STANDARDS, PROJECT WILL LOSS
12,430 SF RESIDENTIAL AREA & 4 TOWNHOME UNITS

% OF PERIMETER LANDSCAPE ON NORTH P.L. MEETING
STANDARD =
 $(97'-10" + 472'-5")/943'-9" = 60\%$ COMPLIANT

% OF PERIMETER LANDSCAPE ON SOUTH P.L. MEETING
STANDARD =
 $(49'-6" + 150'-3")/447'-10" = 44.6\%$ COMPLIANT



APARTMENT PLAN - LEVEL 3-7



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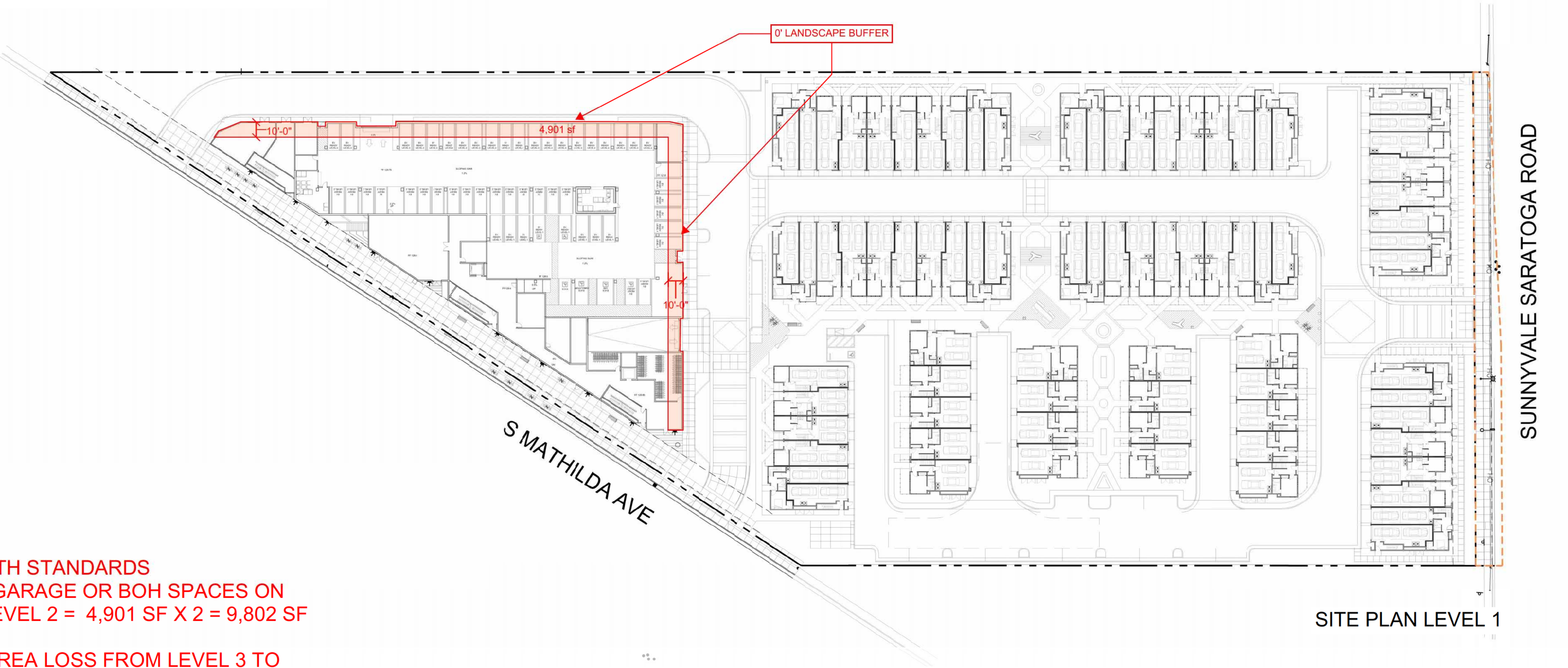
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W-12

(13)Waiver of Minimum Setback and Landscape Standards

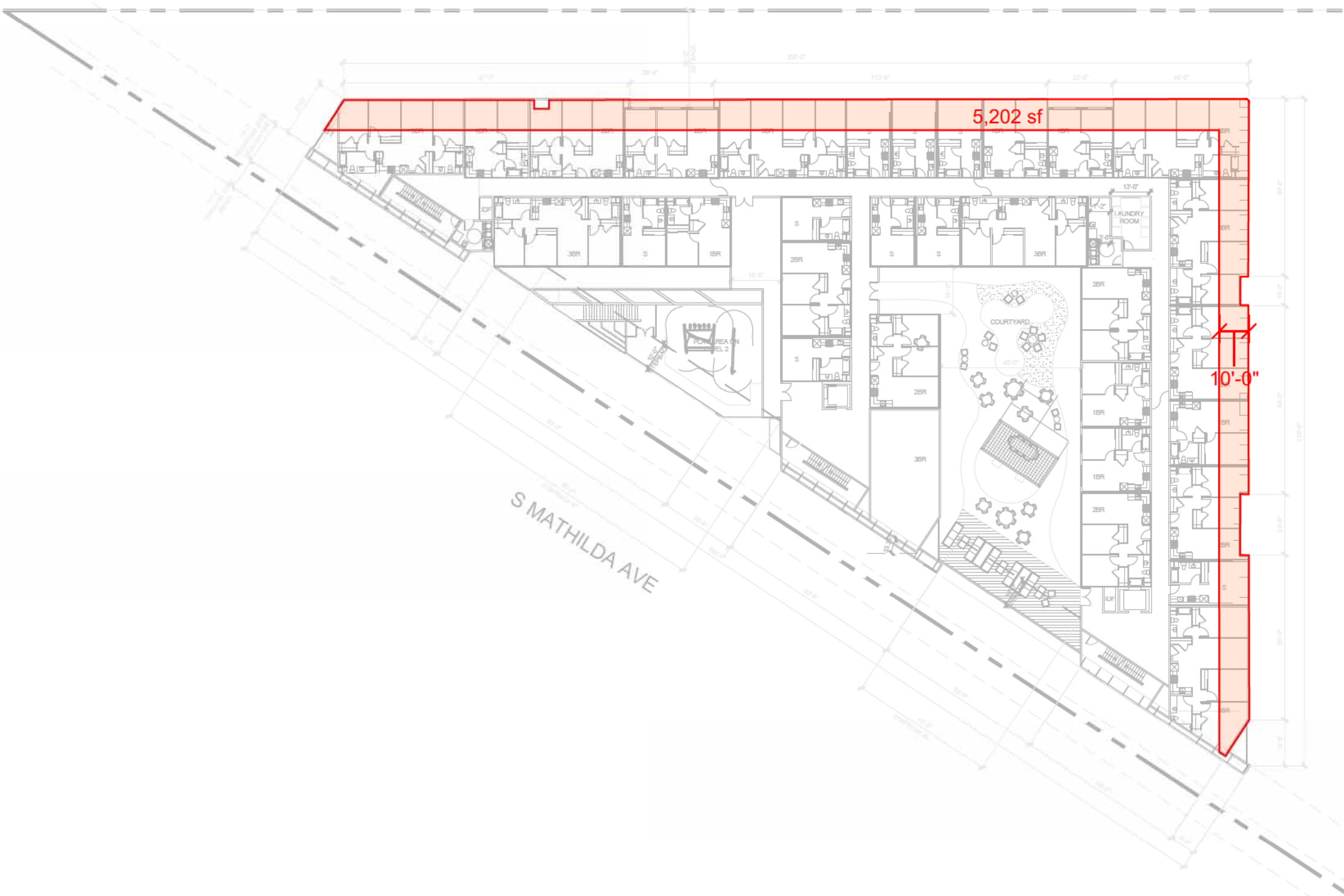
ECRSP 6.4.1a and 6.4.1.e



TO COMPLY WITH STANDARDS
AREA LOSS IN GARAGE OR BOH SPACES ON
LEVEL 1 AND LEVEL 2 = 4,901 SF X 2 = 9,802 SF

RESIDENTIAL AREA LOSS FROM LEVEL 3 TO
LEVEL 7 = 5,202 SF X 5 = 26,010 SF

TOTAL RESIDENTIAL AREA LOSS = 26,010 SF



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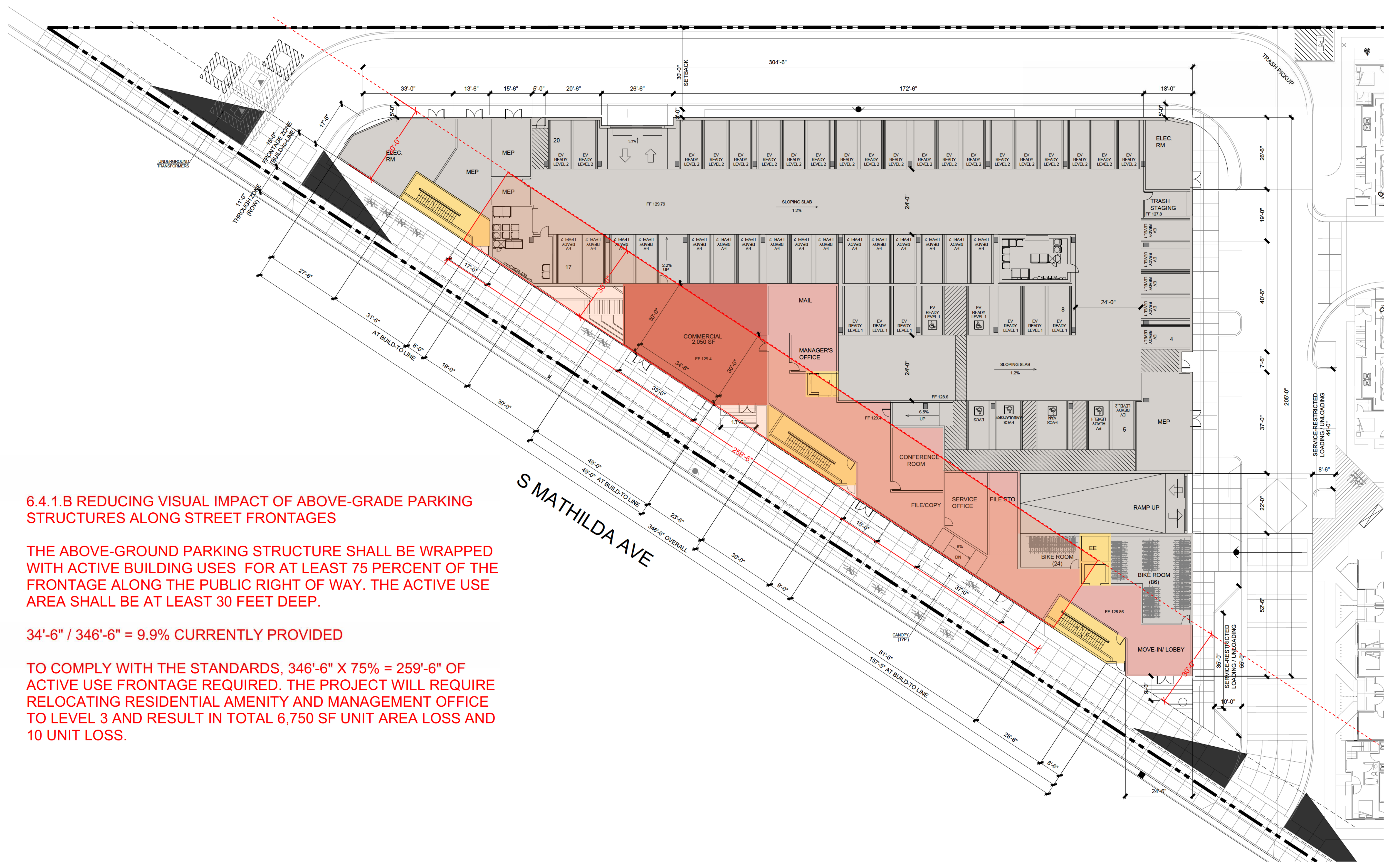
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W-13

(14) Waiver of Visual Impact Standards

SMC § 19.36.110 & ECRSP 6.4.1.b



6.4.1.B REDUCING VISUAL IMPACT OF ABOVE-GRADE PARKING STRUCTURES ALONG STREET FRONTAGES

THE ABOVE-GROUND PARKING STRUCTURE SHALL BE WRAPPED WITH ACTIVE BUILDING USES FOR AT LEAST 75 PERCENT OF THE FRONTAGE ALONG THE PUBLIC RIGHT OF WAY. THE ACTIVE USE AREA SHALL BE AT LEAST 30 FEET DEEP.

$34'-6" / 346'-6" = 9.9\%$ CURRENTLY PROVIDED

TO COMPLY WITH THE STANDARDS, $346'-6" \times 75\% = 259'-6"$ OF ACTIVE USE FRONTAGE REQUIRED. THE PROJECT WILL REQUIRE RELOCATING RESIDENTIAL AMENITY AND MANAGEMENT OFFICE TO LEVEL 3 AND RESULT IN TOTAL 6,750 SF UNIT AREA LOSS AND 10 UNIT LOSS.

APARTMENT PLAN - LEVEL 1



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VALLEY OAK PARTNERS, LLC

Sheet Title:
APARTMENT
PLAN

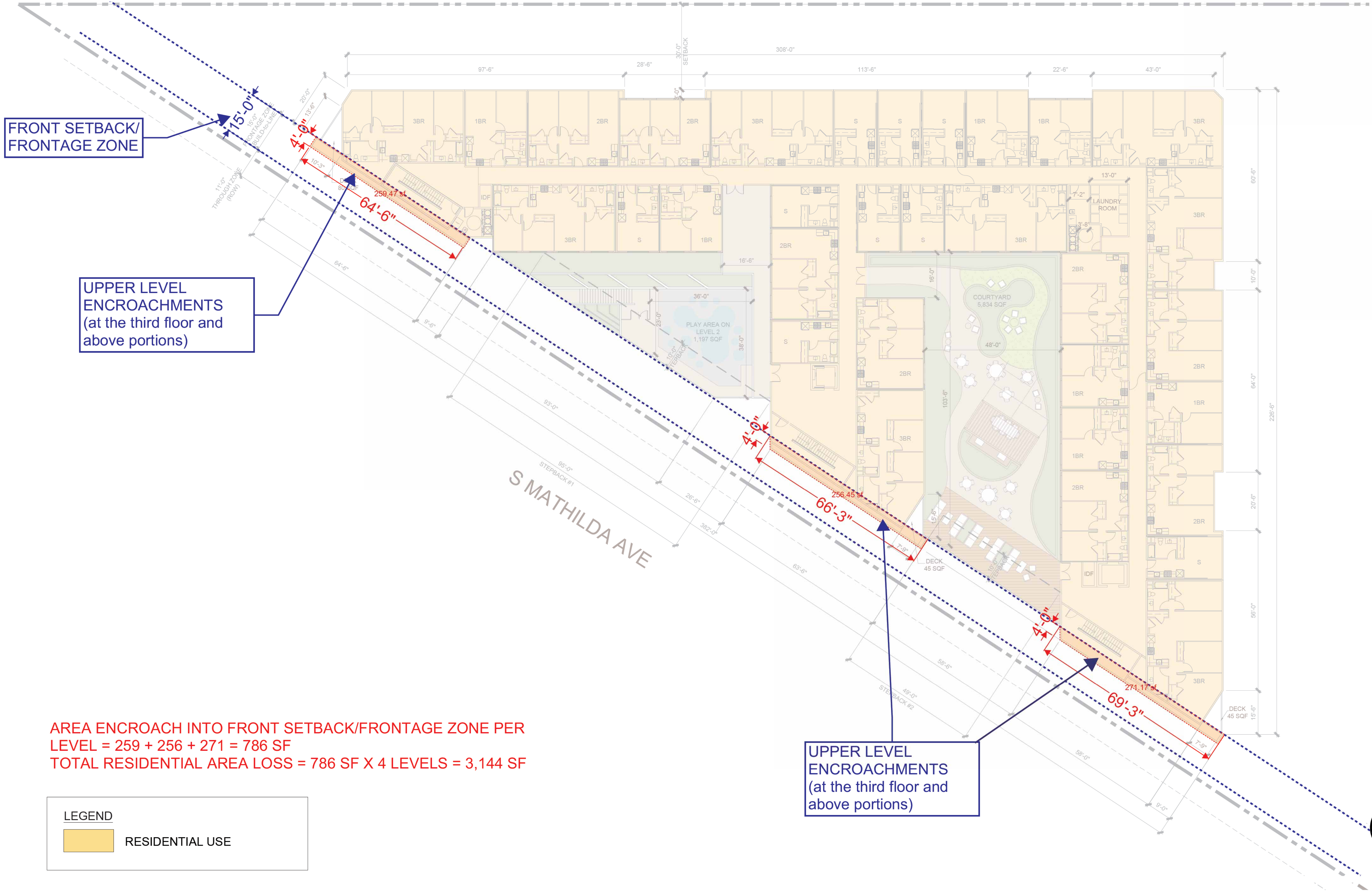
Job No. 23029
Date: 12/24/2024
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W-14

(17)Waiver of Frontage Zone Setback (Build-to-Line)

SMC Sec 19.36.100 (b), Table 19.36.100B
SMC Sec 19.48.070



AREA ENCROACH INTO FRONT SETBACK/FRONTAGE ZONE PER
LEVEL = 259 + 256 + 271 = 786 SF
TOTAL RESIDENTIAL AREA LOSS = 786 SF X 4 LEVELS = 3,144 SF

LEGEND
RESIDENTIAL USE



STUDIO
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Architecture
Planning
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APARTMENT PLAN - LEVEL 3-7

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