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

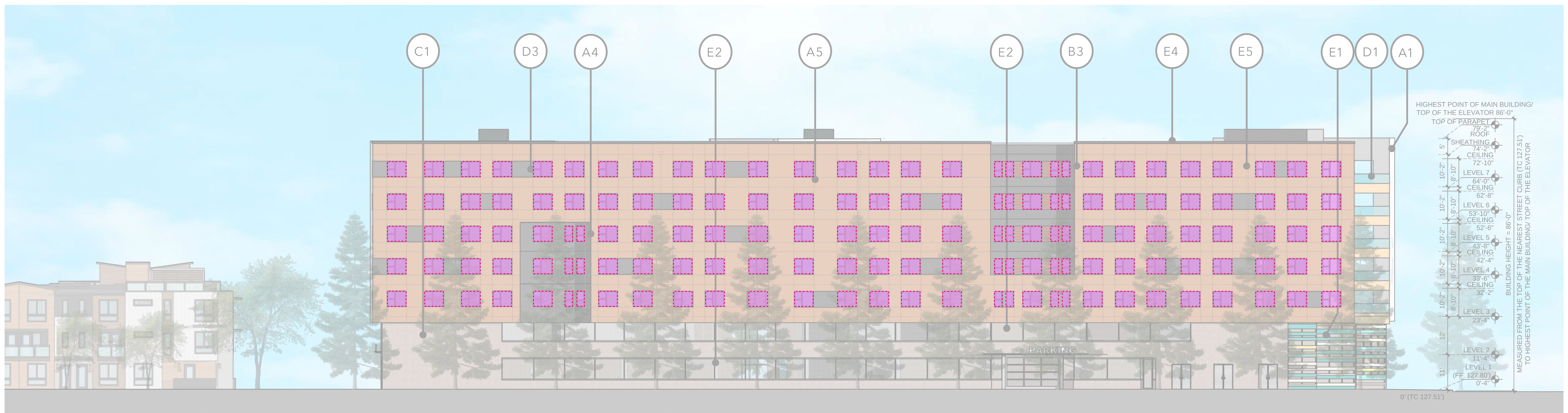
Legend

- 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 2
SCALE: 1" = 20'-0"

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

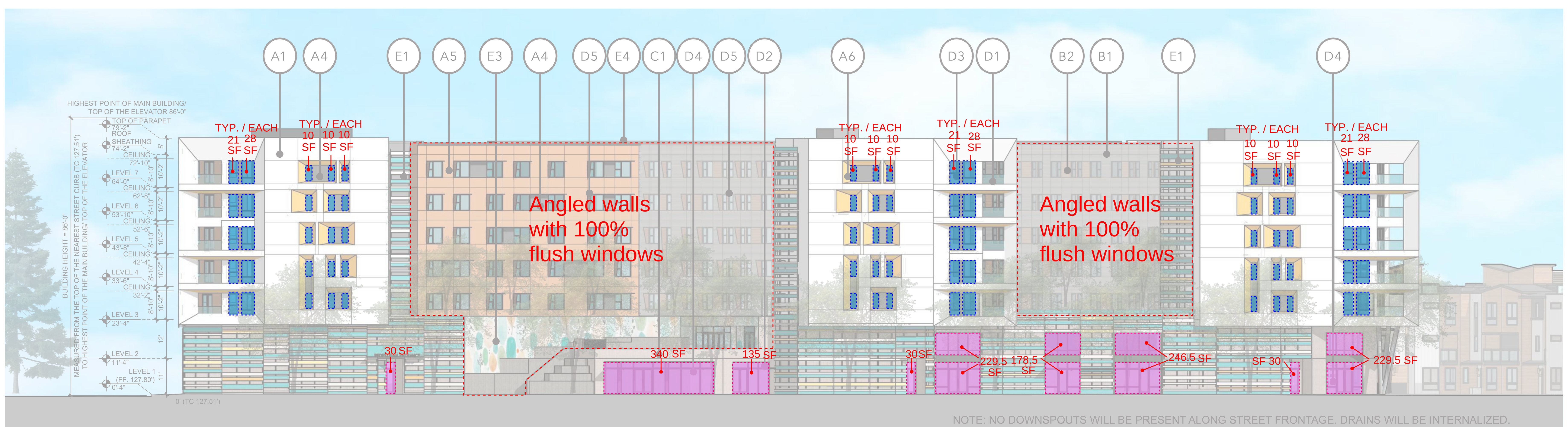
% of recessed windows:
0% comply with requirement



APARTMENT NORTH ELEVATION 1
SCALE: 1" = 20'-0"

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

% of recessed windows:
0% comply with requirement



APARTMENT SOUTHWEST ELEVATION 1
SCALE: 1" = 20'-0"

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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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

25-0200 Added Attachment #2 (posted 20250127)

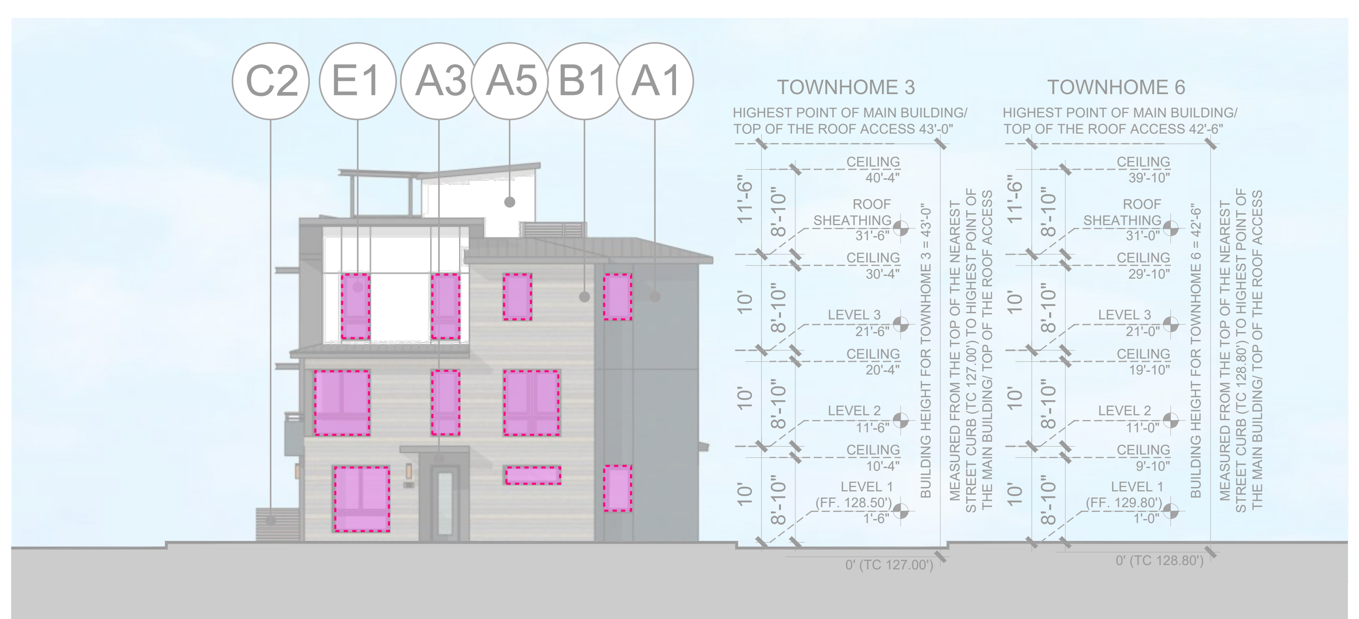
(1)Concession of Requirement for Recessed Windows ECRSP 4.3.a

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

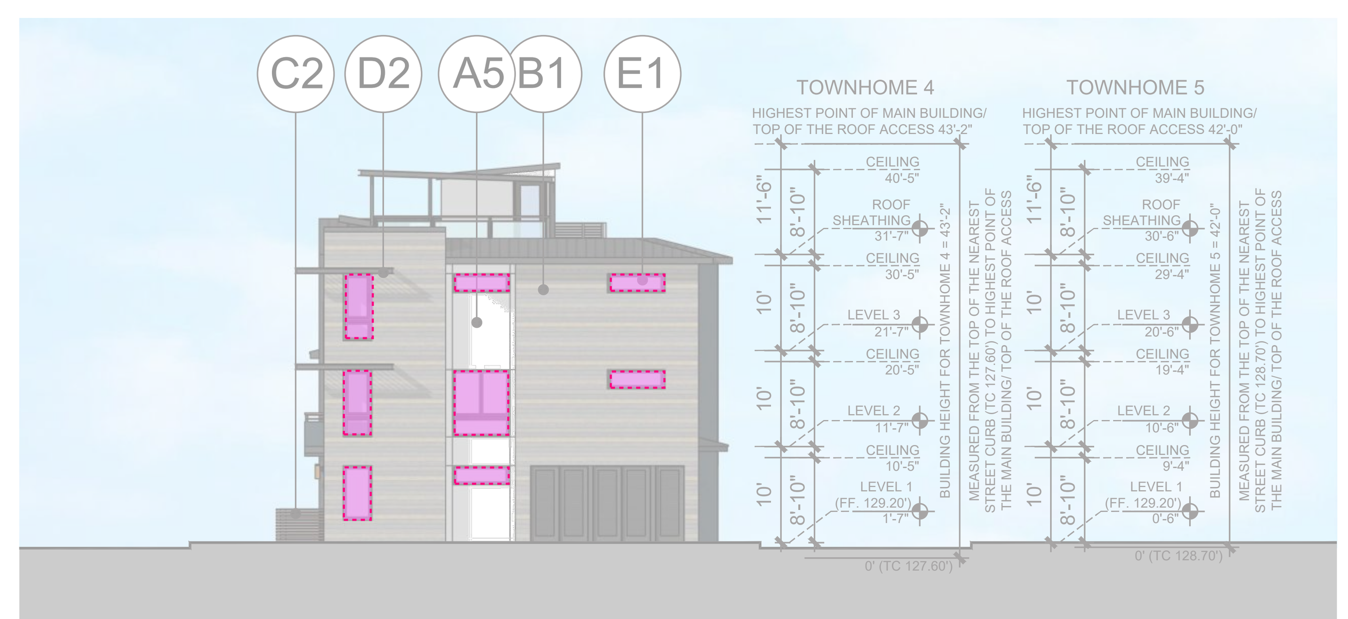
4-PLEX (TOWNHOME 4 & 5) FRONT 4
EAST/ WEST ELEVATION SCALE: 1/16" = 1'-0"

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

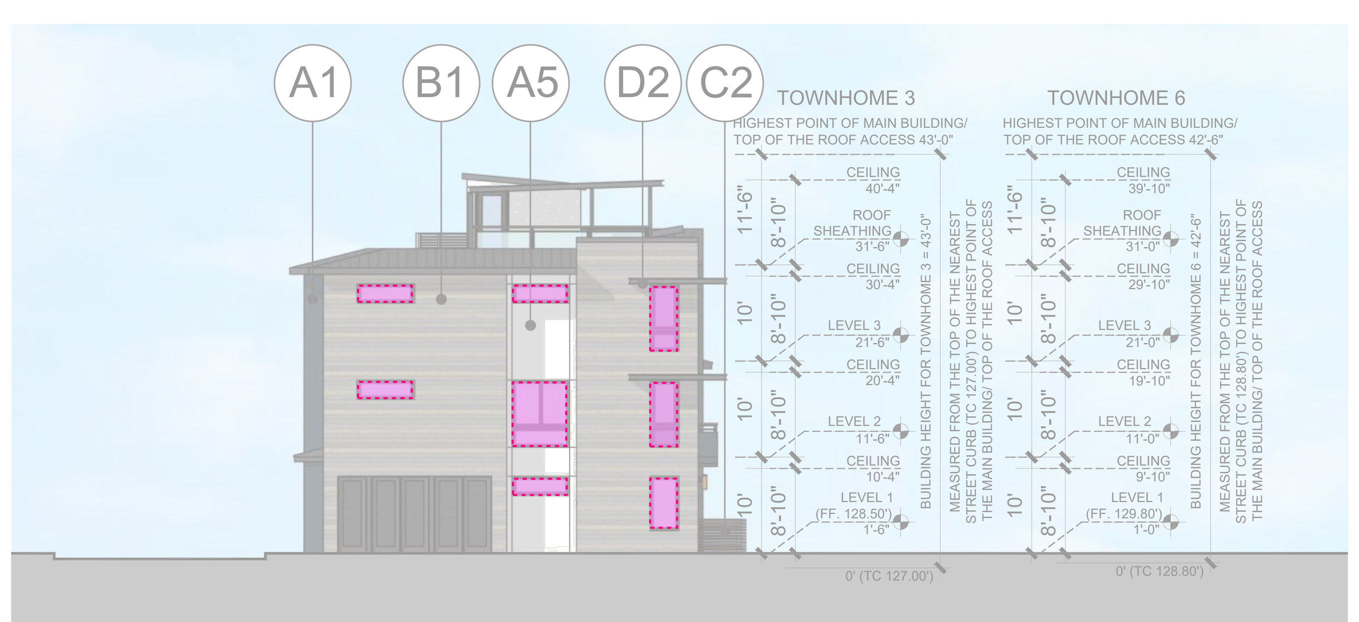
4-PLEX (TOWNHOME 4 & 5) REAR 3
EAST/ WEST ELEVATION SCALE: 1/16" = 1'-0"



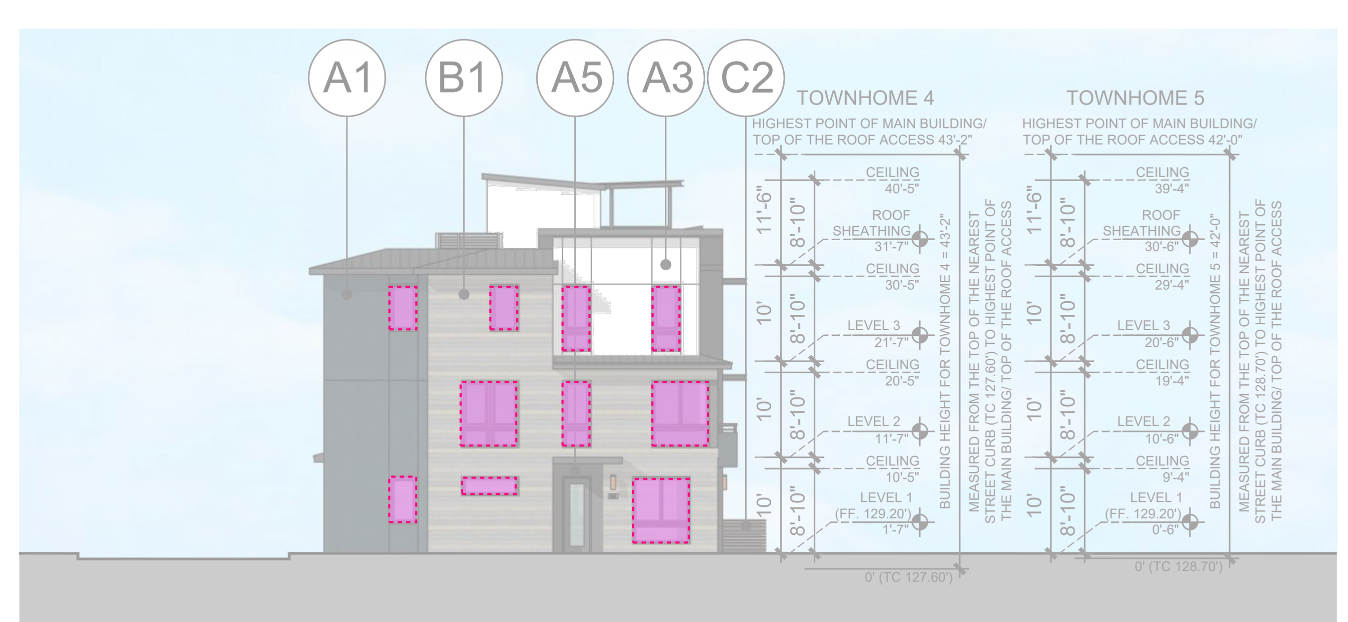
5-PLEX (TOWNHOME 3 & 6) SIDE1 6
NORTH ELEVATION SCALE: 1/16" = 1'-0"



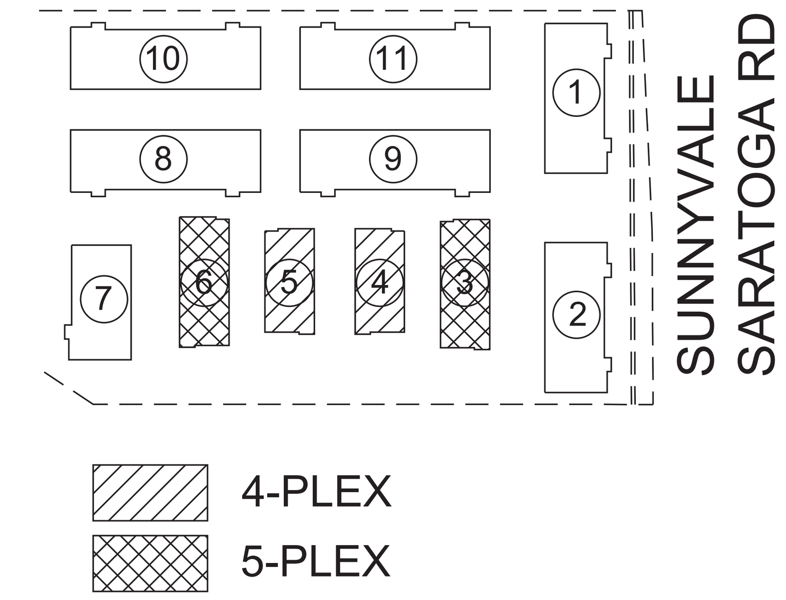
4-PLEX (TOWNHOME 4 & 5) SIDE1 2
SOUTH ELEVATION SCALE: 1/16" = 1'-0"



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



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



KEY MAP

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

25-0200 Added Attachment #2 (posted 20250127)

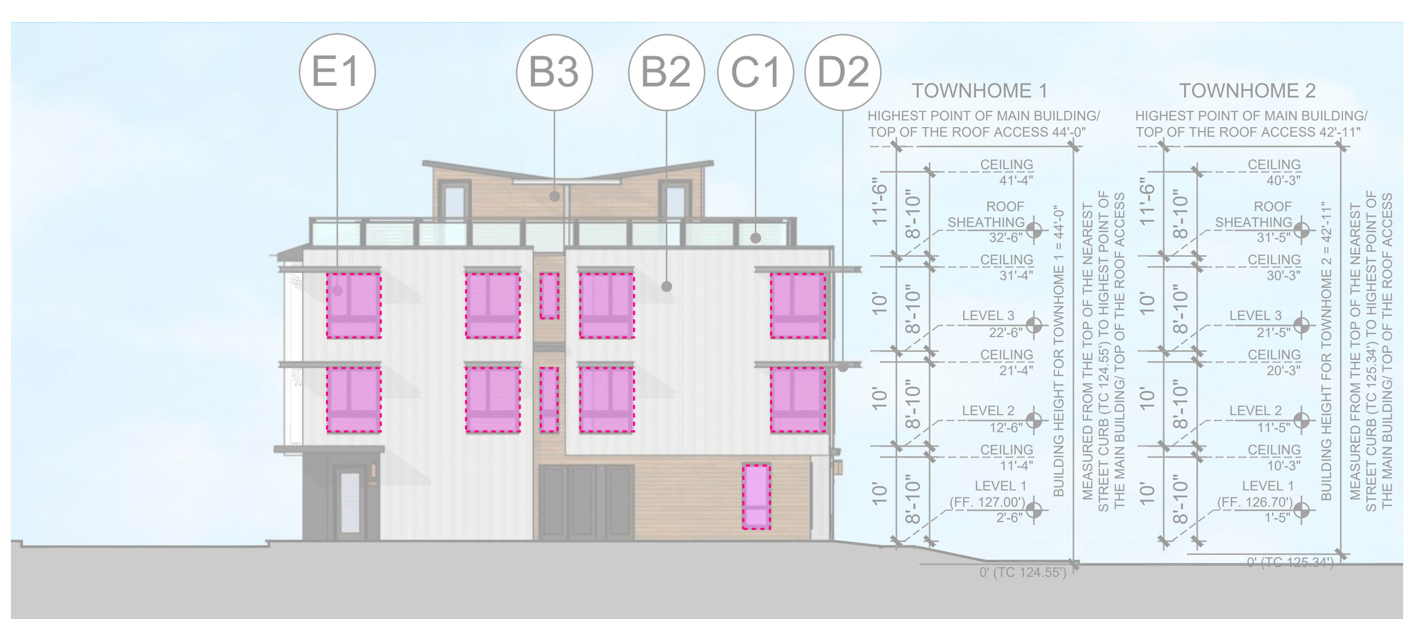
(1)Concession of Requirement for Recessed Windows ECRSP 4.3.a

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

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

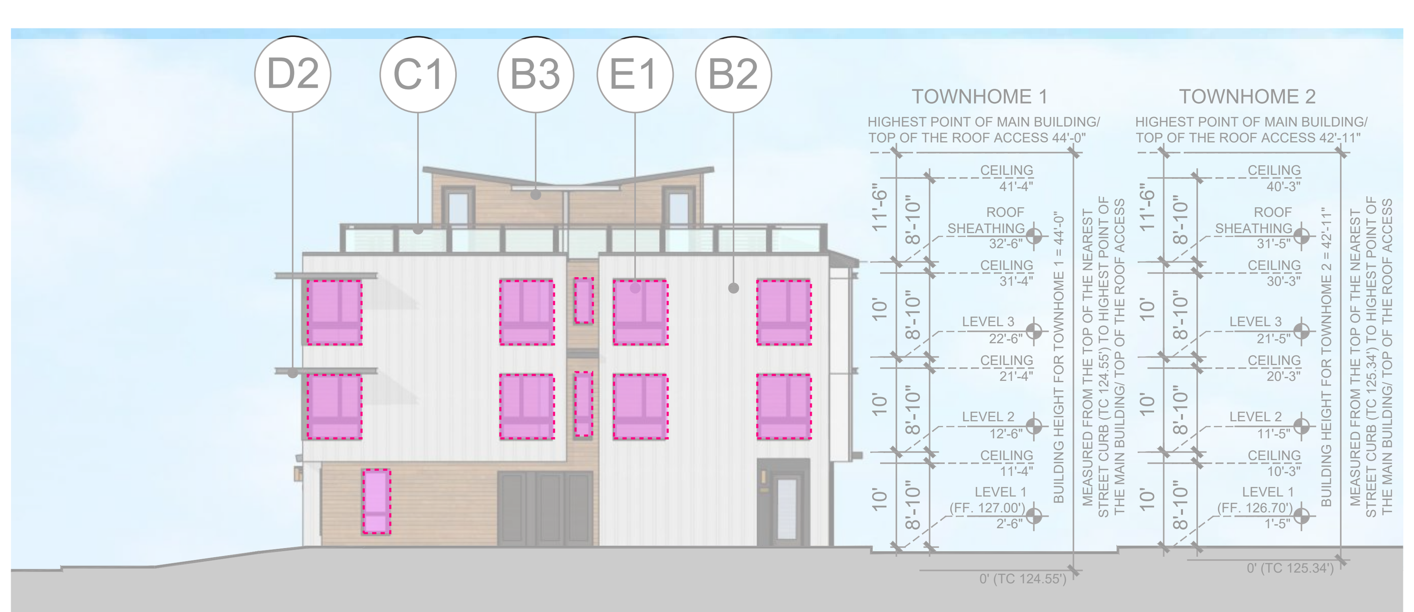
8-PLEX (TOWNHOME 1 & 2) REAR 7
WEST ELEVATION SCALE: 1/16" = 1'-0"

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

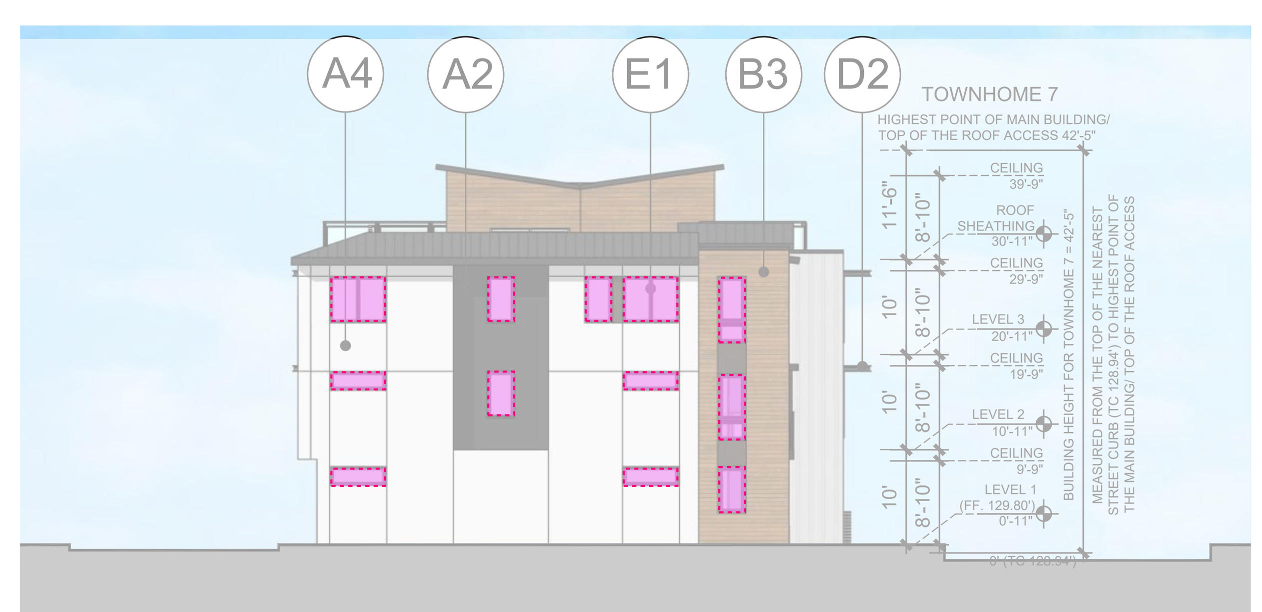


8-PLEX (TOWNHOME 1 & 2) SIDE1 6
SOUTH ELEVATION SCALE: 1/16" = 1'-0"

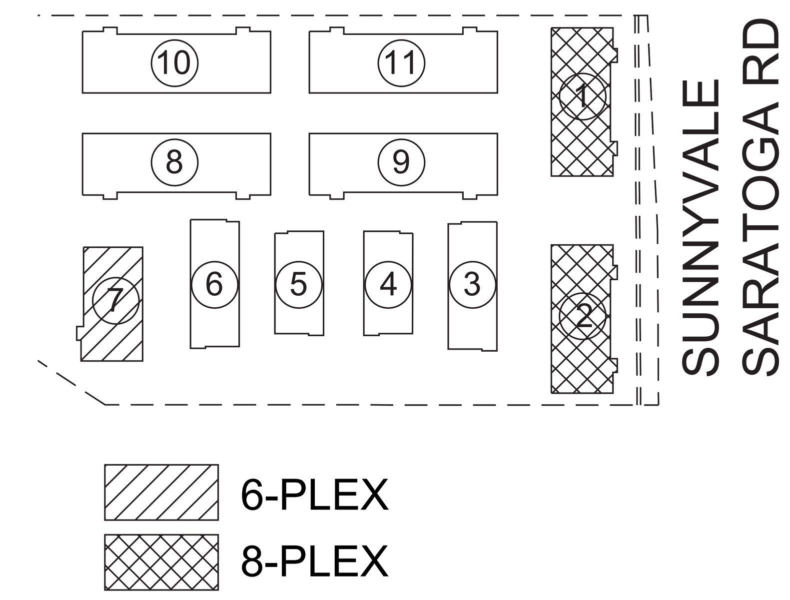
6-PLEX (TOWNHOME 7) SIDE1 2
SOUTH ELEVATION SCALE: 1/16" = 1'-0"



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



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



6-PLEX
8-PLEX

KEY MAP

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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SAN JOSE, CA 95126

Sheet Title:
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

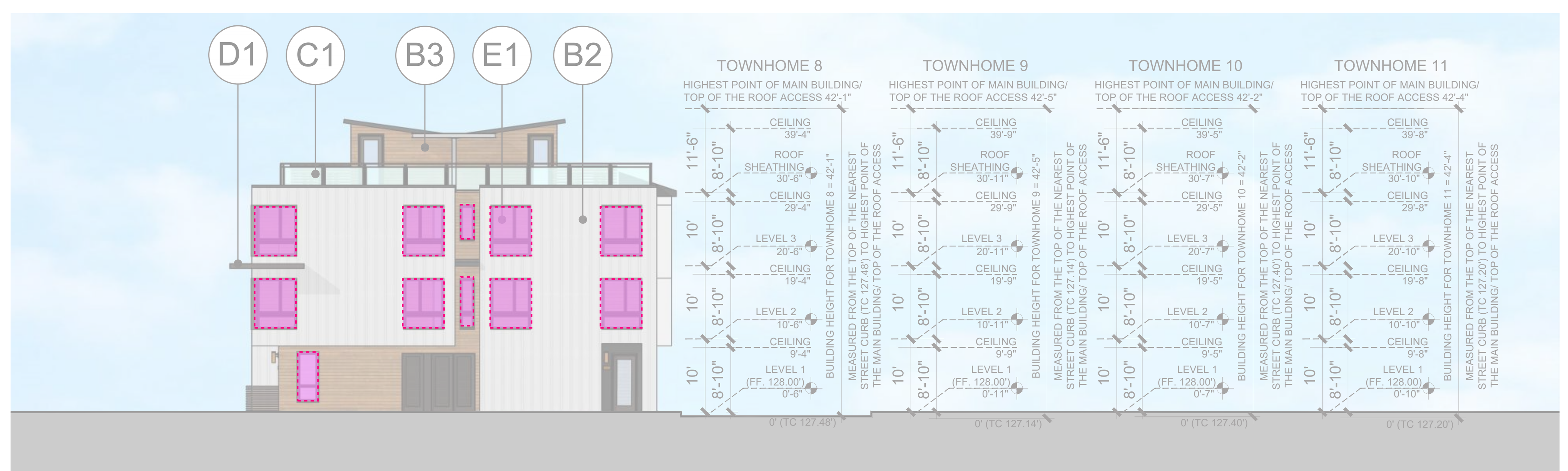
ECRSP 4.3.a

10-PLEX (TOWNHOME 8, 9, 10 & 11) FRONT 4

NORTH/ SOUTH ELEVATION SCALE: 1/16" = 1'-0"

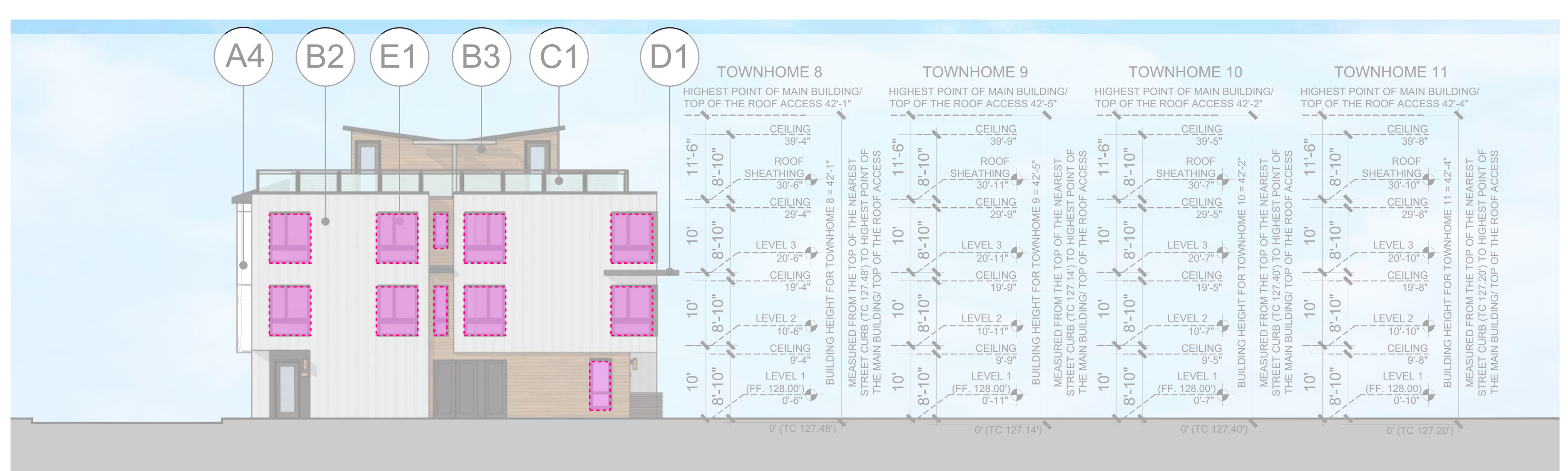
10-PLEX (TOWNHOME 8, 9, 10 & 11) REAR 3

NORTH/ SOUTH ELEVATION SCALE: 1/16" = 1'-0"



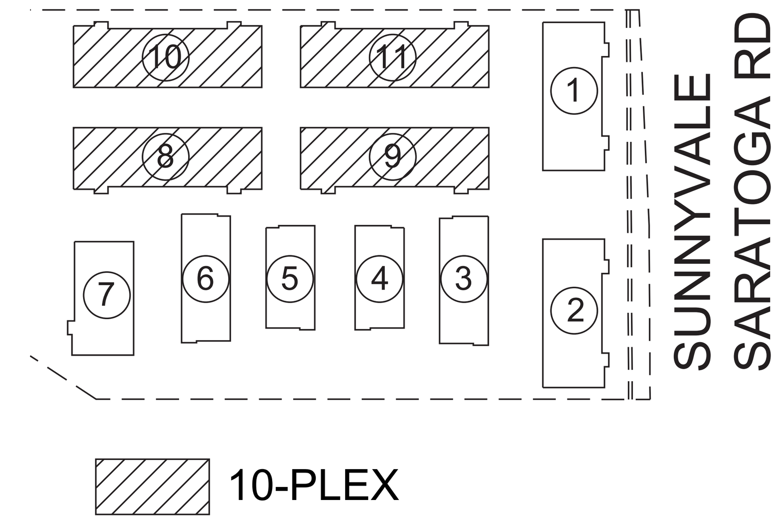
10-PLEX (TOWNHOME 8, 9, 10 & 11) SIDE1 2

EAST/ WEST ELEVATION SCALE: 1/16" = 1'-0"



10-PLEX (TOWNHOME 8, 9, 10 & 11) SIDE2 1

EAST/ WEST ELEVATION SCALE: 1/16" = 1'-0"



KEY MAP

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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VALLEY OAK PARTNERS, LLC

SAN JOSE, CA 95126

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

SITE PLAN - LEVEL 1

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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VALLEY OAK PARTNERS, LLC

Sheet Title:
SITE PLAN

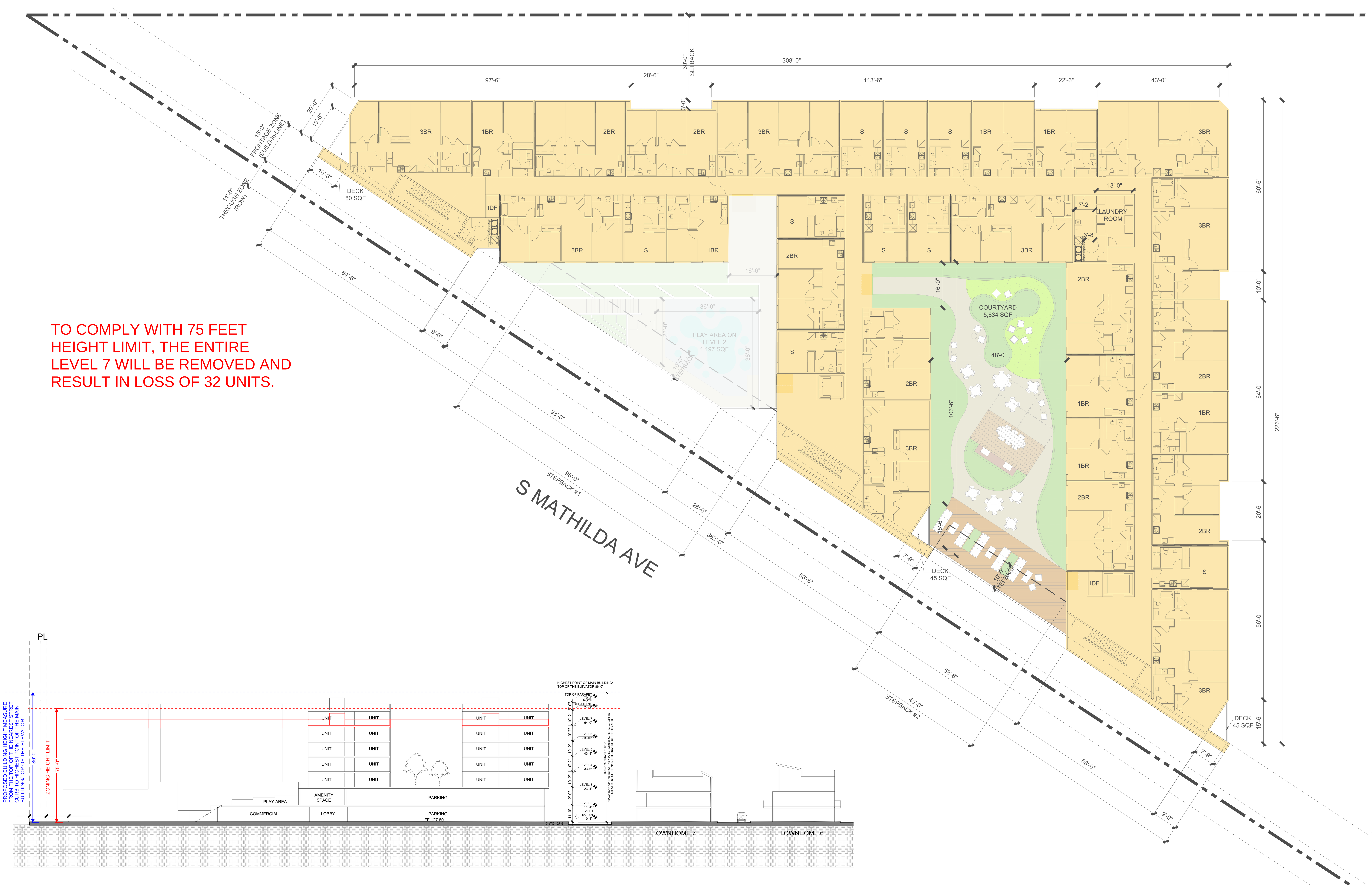
Job No. 23029
Date: 12/24/2024
Scale: 1"=40'
Drawn By:

Sheet No:
W-1

(2)Waiver of Maximum Building Height

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

TO COMPLY WITH 75 FEET HEIGHT LIMIT, THE ENTIRE LEVEL 7 WILL BE REMOVED AND RESULT IN LOSS OF 32 UNITS.



APARTMENT SECTION

APARTMENT FLOOR PLAN - LEVEL 7

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Sheet Title:

APARTMENT PLAN & SECTION

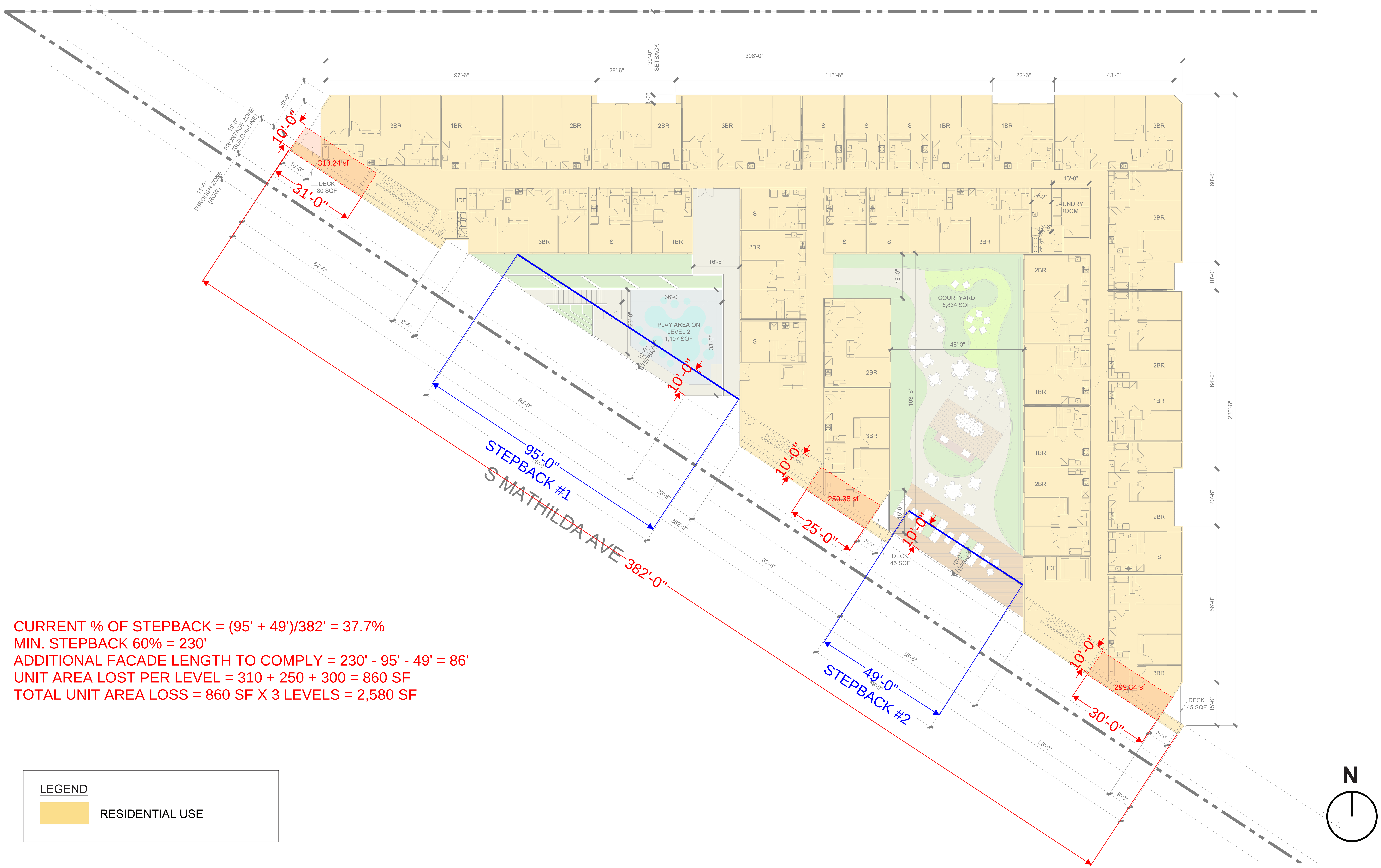
Job No.	23029
Date:	12/24/2024
Scale:	1/16"=1'-0"
Drawn By:	

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

APARTMENT FLOOR PLAN - LEVEL 3-7

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VALLEY OAK PARTNERS, LLC

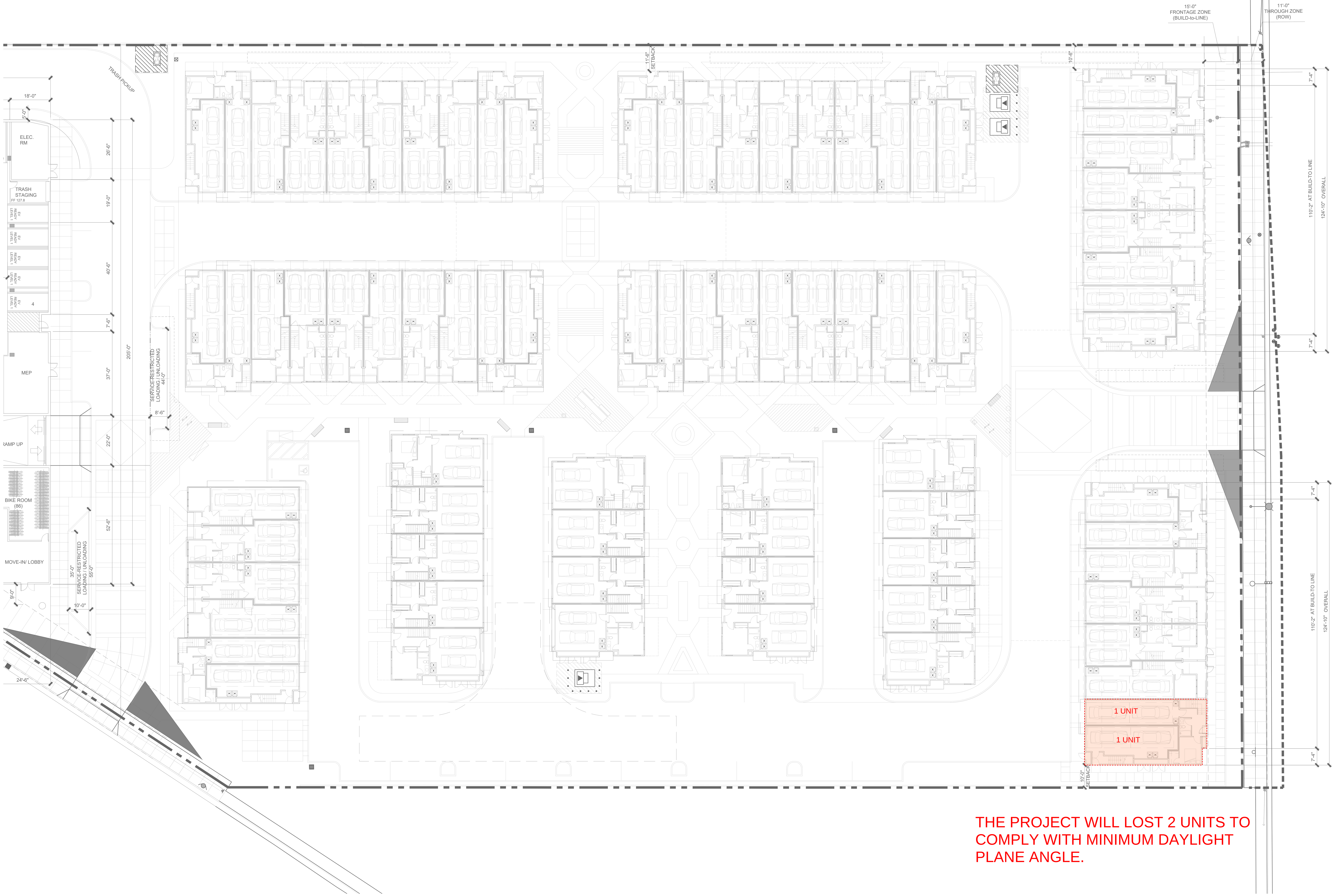
Sheet Title:
APARTMENT
FLOOR PLAN

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

Sheet No:
W-3

(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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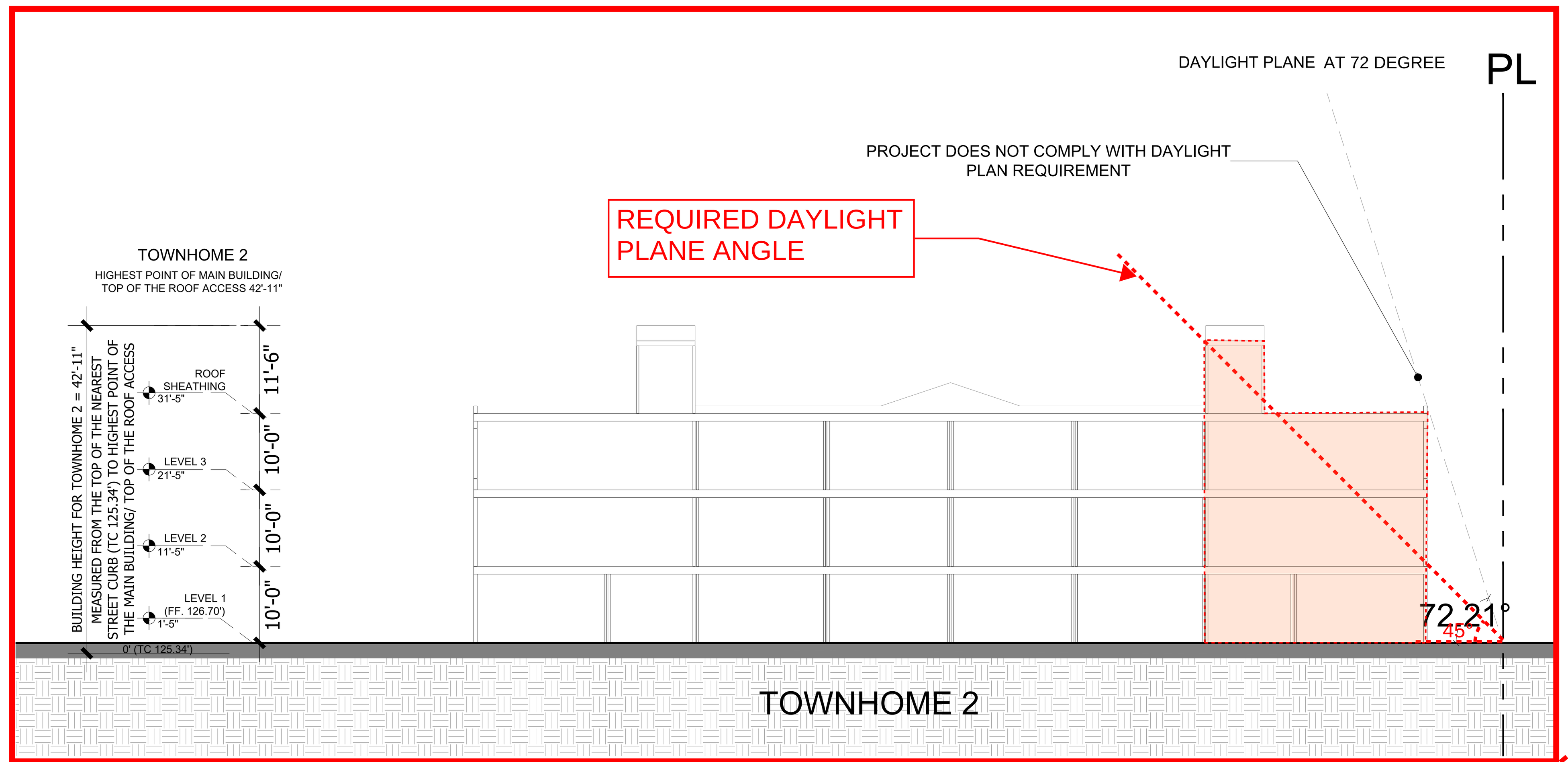
Sheet Title:
TOWNHOME SITE PLAN

Job No. 23029
Date: 12/24/2024
Scale: 1"=20'
Drawn By:

Sheet No:
W-4A

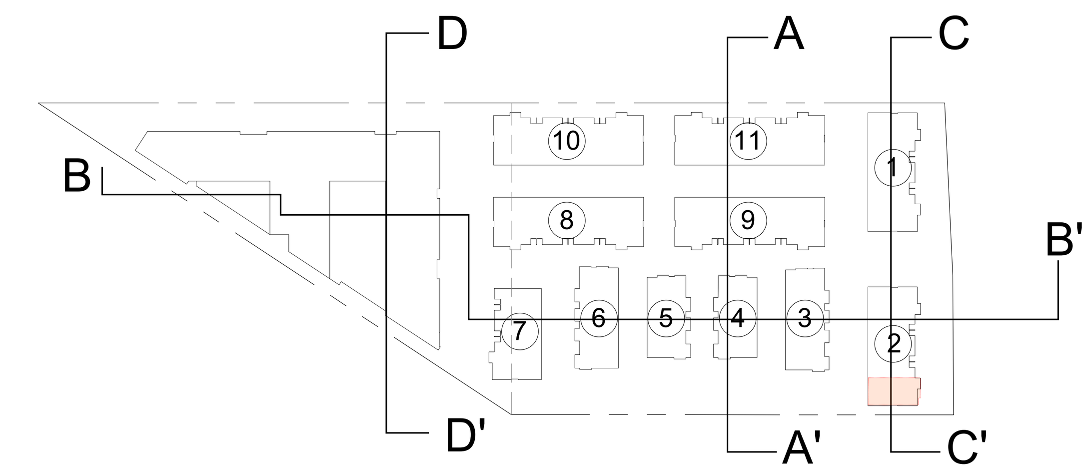
(4)Waiver of Minimum Daylight Plane Angle

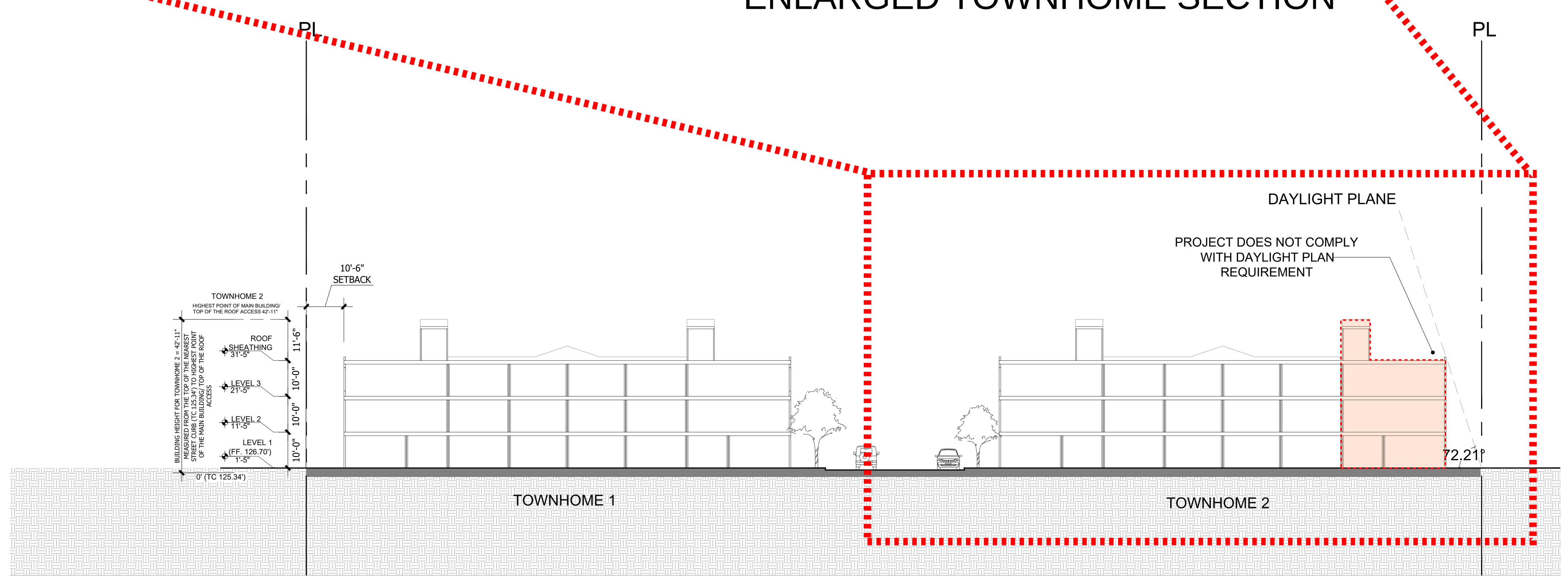
SMC § 19.36.100 (b), Table 19.36.100B, G1



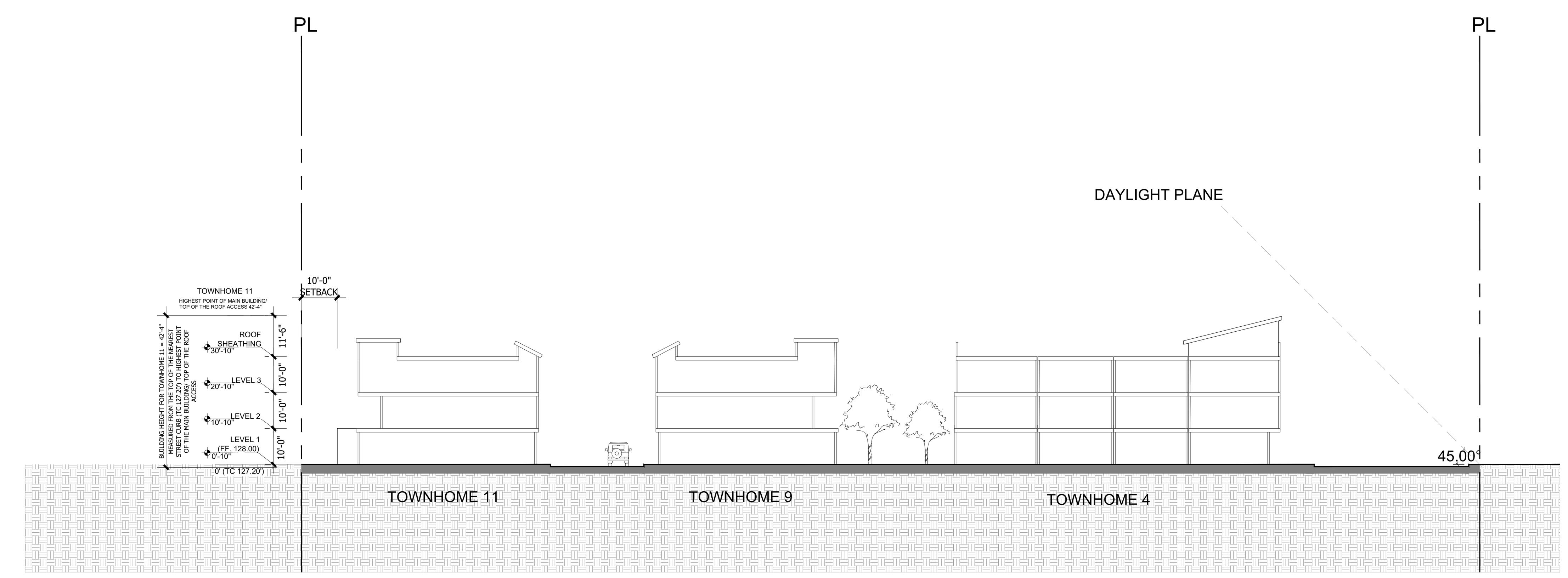
ENLARGED TOWNHOME SECTION

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

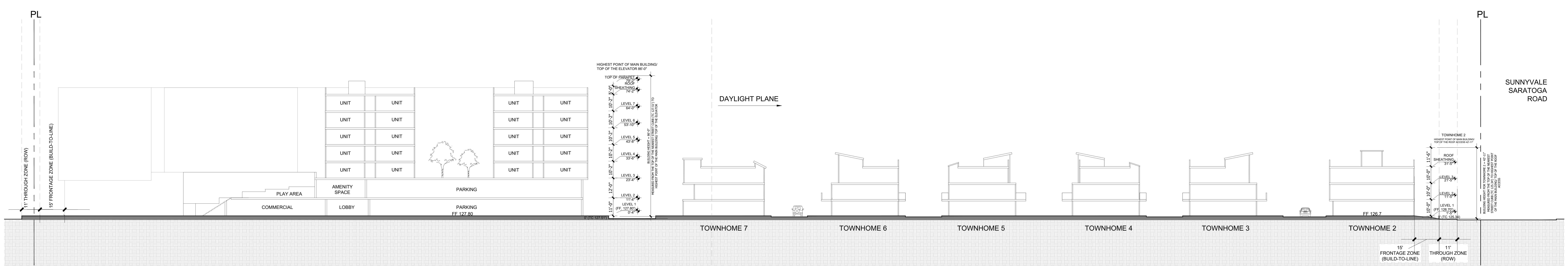




SITE SECTION C-C' 3
SCALE: 1" = 30'-0"



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



SITE SECTION B-B' 2
SCALE: 1" = 30'-0"

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VALLEY OAK PARTNERS, LLC

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

SITE PLAN

<u>APARTMENT</u>
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.

<u>TOWNHOMES</u>
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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Sheet Title:

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

Sheet No:

W-5

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

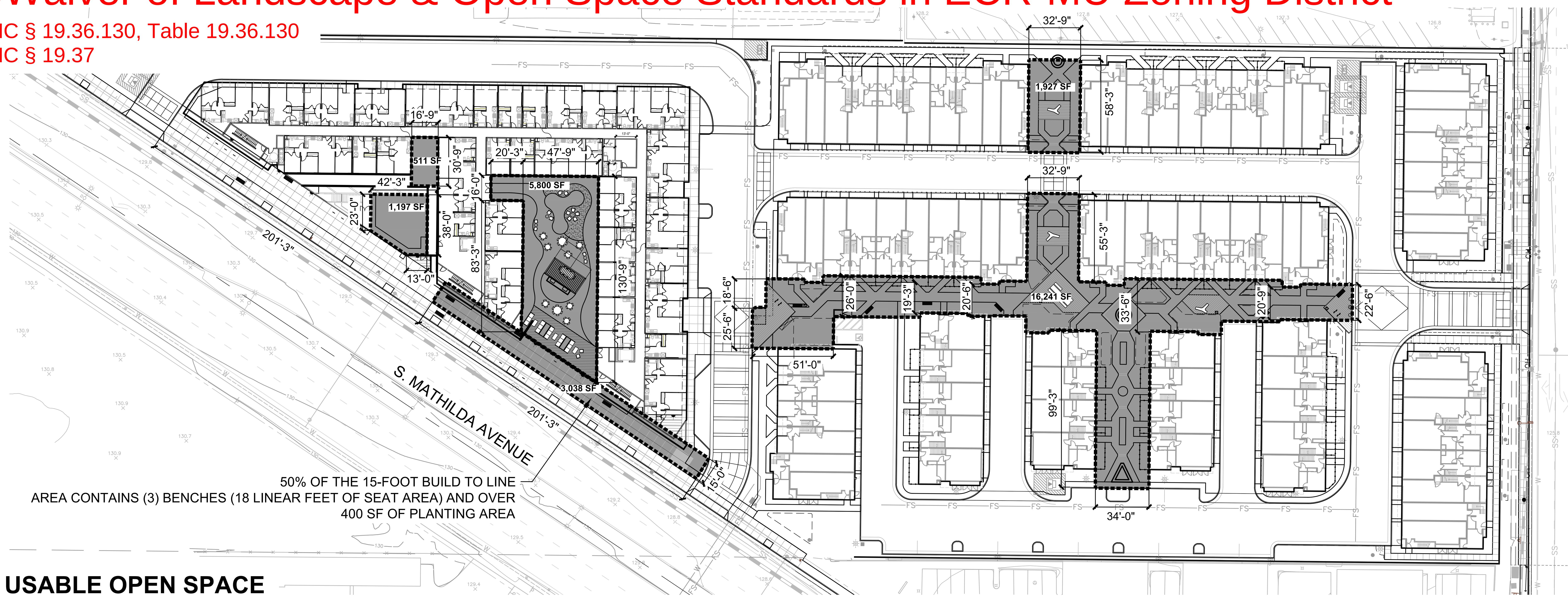
SMC § 19.36.130, Table 19.36.130
SMC § 19.37

150 SF / PER UNIT REQUIRED

TOWNHOMES COMPLIES WITH USEABLE OPEN SPACE REQUIREMENT

APARTMENTS DOES NOT COMPLY WITH USEABLE OPEN SPACE REQUIREMENT
USABLE OPEN SPACE PROVIDED = 65 SF/UNIT

TO COMPLY WITH THE STANDARD,
85 SF/UNIT X 162 UNITS = 13,770 SF
TOTAL OF 13,770 SF RESIDENTIAL AREA WILL BE LOST



USABLE OPEN SPACE

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

227 S.F. USABLE OPEN SPACE PER TOWN HOME UNIT
18,168 SF / 80 UNITS = 227 SF PER UNIT

65 S.F. USABLE OPEN SPACE PER APARTMENT UNIT
10,546 SF / 162 UNITS = 65 SF PER UNIT

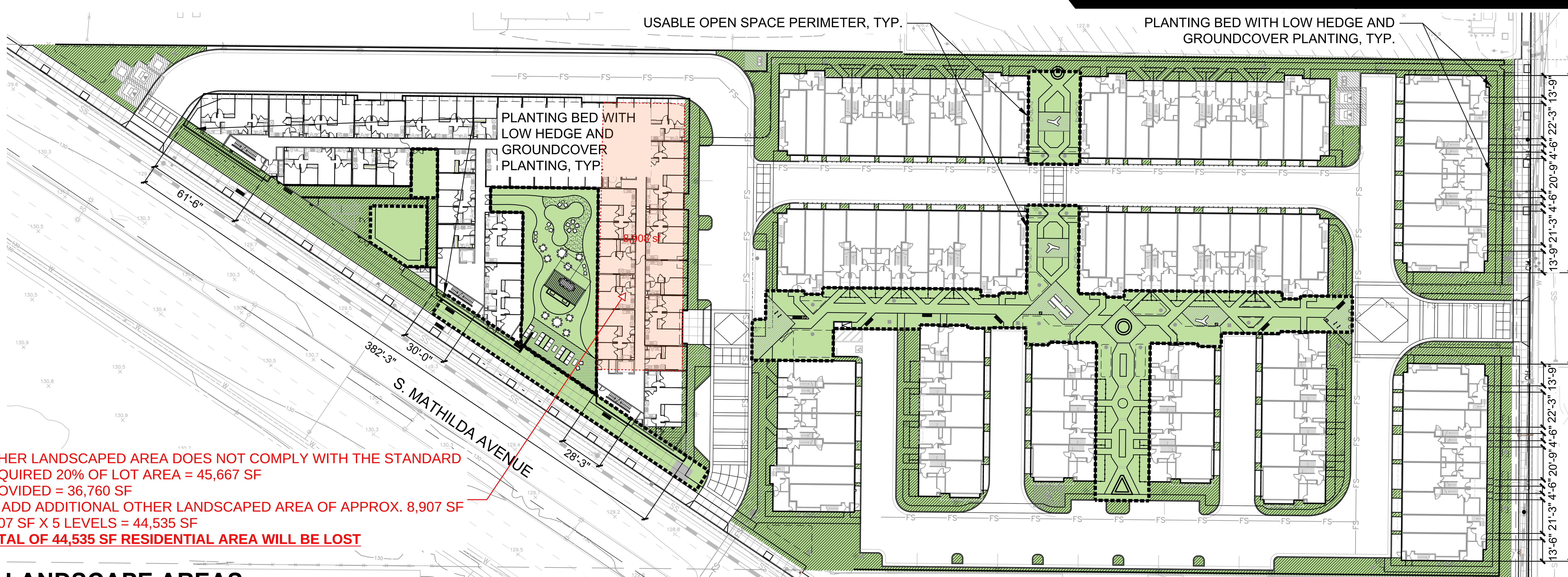
NOTES:

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)

NOT COMPLIANT WITH STANDARDS
COMPLIANT WITH STANDARDS

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 TOWNHOMES: **227 SF / UNIT** APARTMENTS: **65 SF / 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**



OTHER LANDSCAPED AREA DOES NOT COMPLY WITH THE STANDARD
REQUIRED 20% OF LOT AREA = 45,667 SF
PROVIDED = 36,760 SF
TO ADD ADDITIONAL OTHER LANDSCAPED AREA OF APPROX. 8,907 SF
8,907 SF X 5 LEVELS = 44,535 SF
TOTAL OF 44,535 SF RESIDENTIAL AREA WILL BE LOST

LANDSCAPE AREAS

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" = 0.0.8056 (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

0' 20' 40' 80'
SCALE: 1" = 40'-0"
NORTH

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VDP

vanderToolen · Associates
vTA
LANDSCAPE ARCHITECTS

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SUNNYVALE, CA 94087
VALLEY OAK PARTNERS, LLC

Sheet Title:

Job No. 23029
vTA Job No. 04623
Date: 12/24/2024
Scale:
Drawn By:

Sheet No:
W-6A

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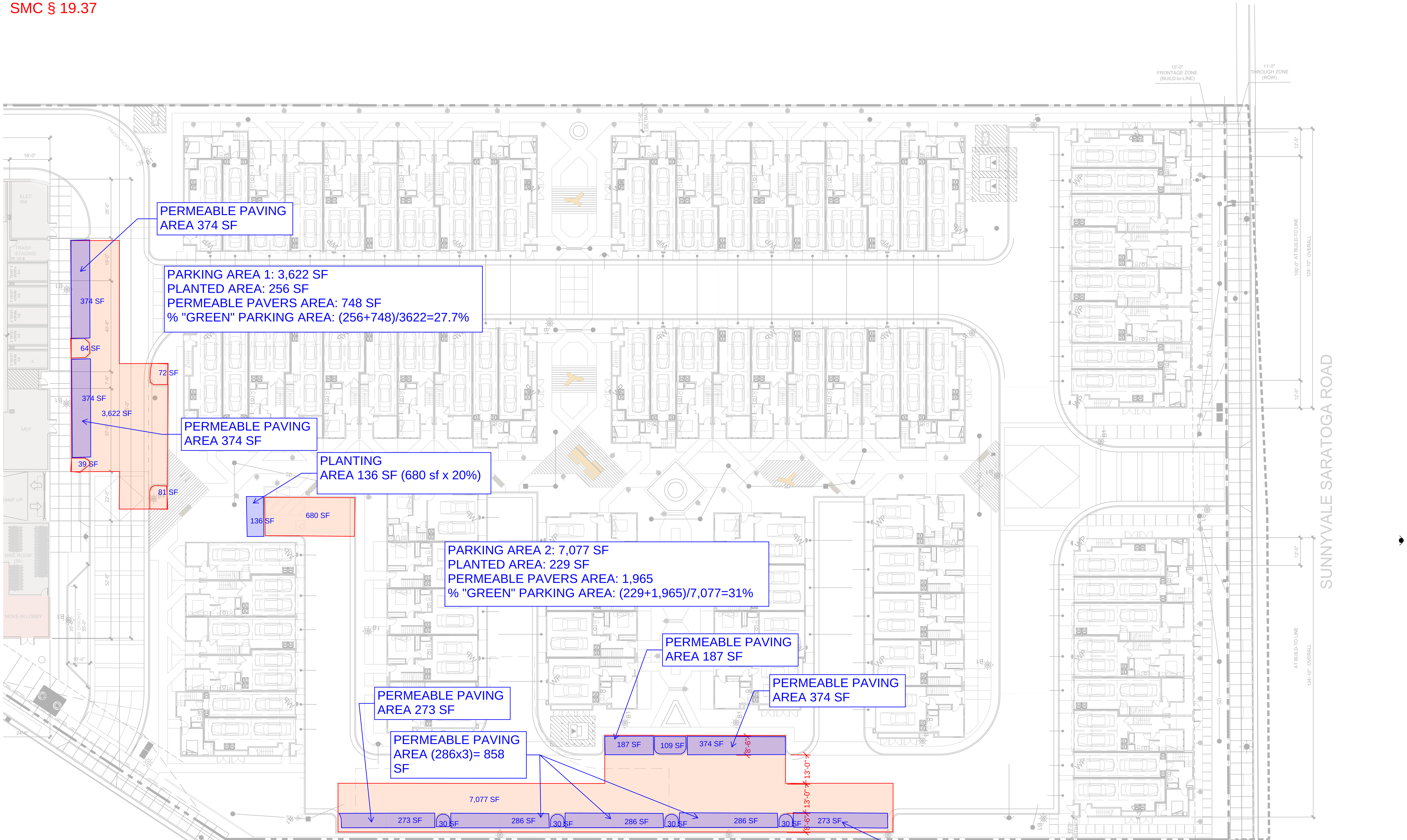
(6)Waiver of Landscape & Open Space Standards in ECR-MU Zoning District

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

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VALLEY OAK PARTNERS, LLC

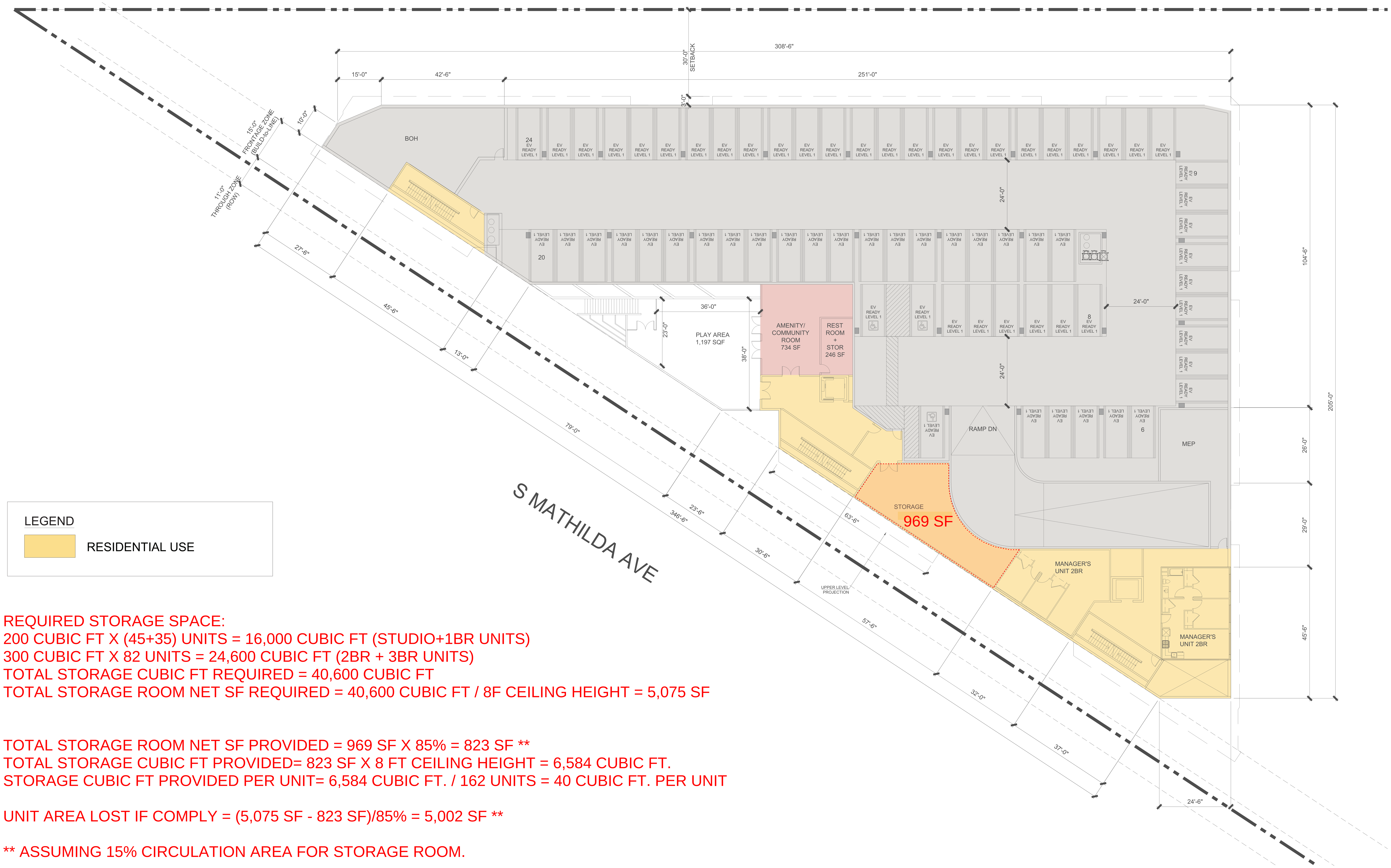
Sheet Title:

Job No. 23029
Date: 12/24/2024
Scale: 1"=20'
Drawn By:

Sheet No:
W-6B

(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 / 8F 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 2

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VALLEY OAK PARTNERS, LLC

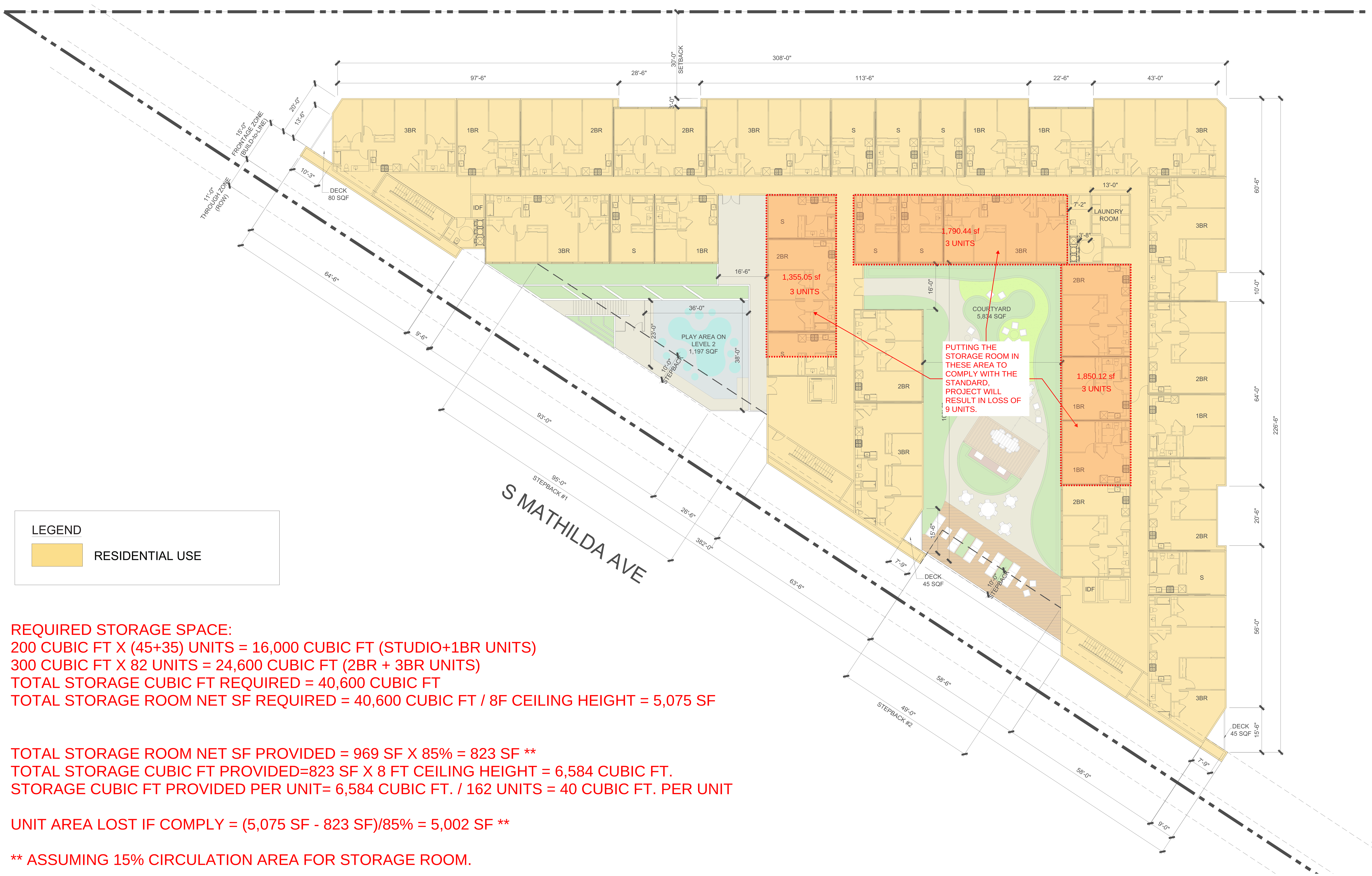
Sheet Title:
APARTMENT PLAN

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

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 / 8F 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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Sheet Title:
APARTMENT PLAN

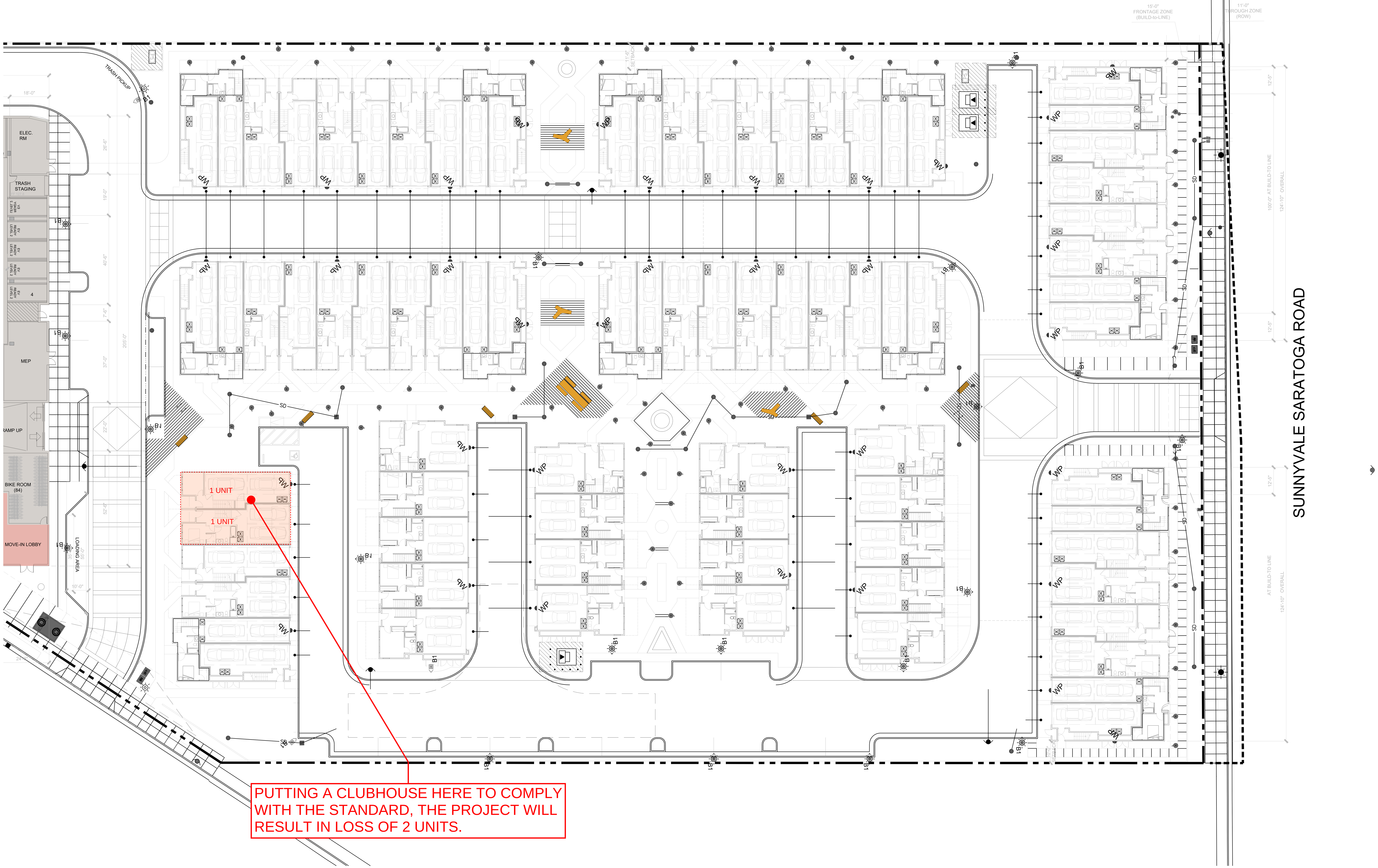
Job No. 23029
Date: 12/24/2024
Scale: 1/16"=1'-0"
Drawn By:

Sheet No:
W-7B

25-0200 Added Attachment #2 (posted 20250127)

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

SMC § 19.38.045



TOWNHOMES SITE PLAN

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Sheet Title:
TOWNHOME SITE PLAN

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

Sheet No:
W-8

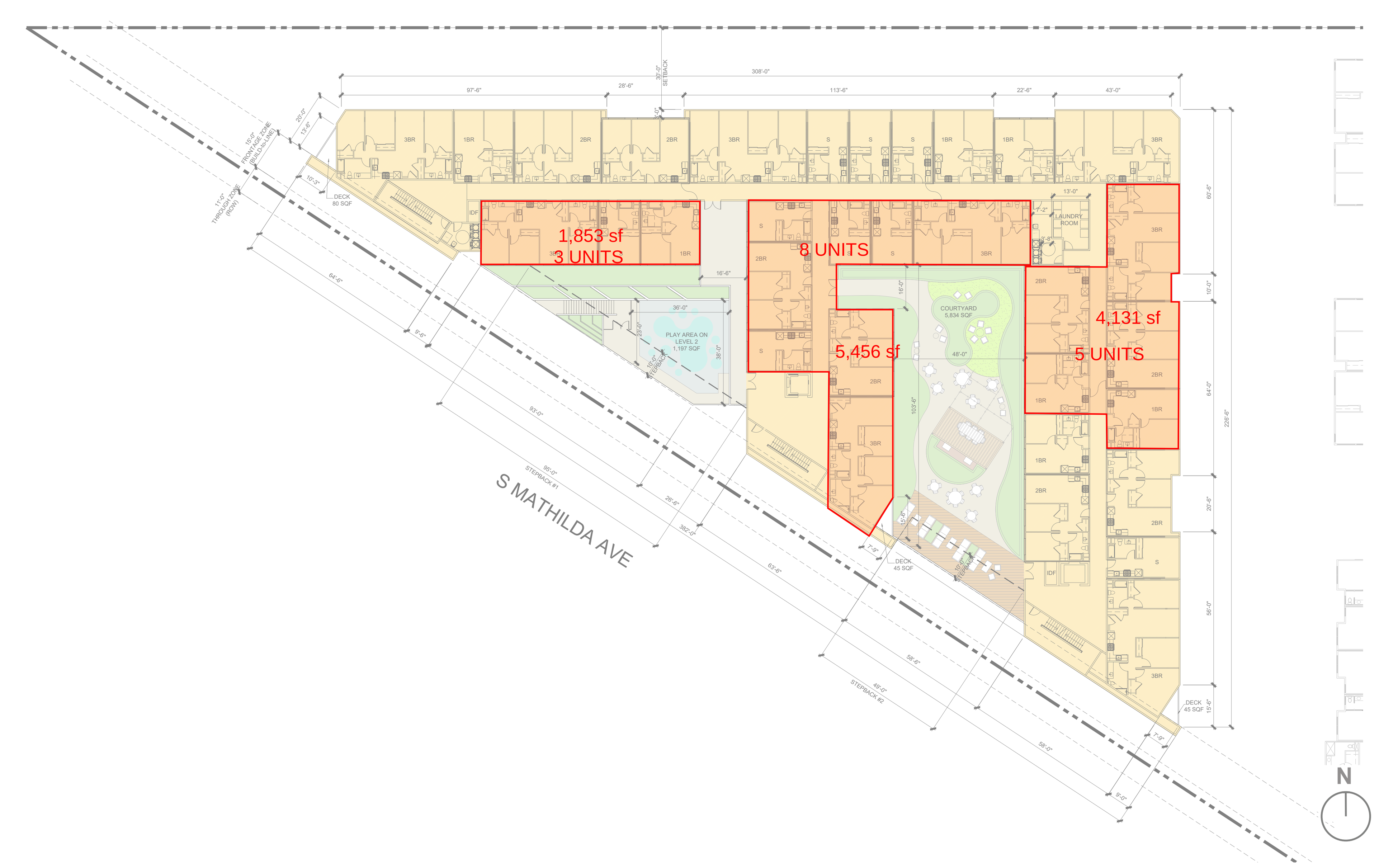
(9)Waiver of Minimum Ground Floor Commercial Area Requirements for Mixed-Use Development

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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Sheet Title:

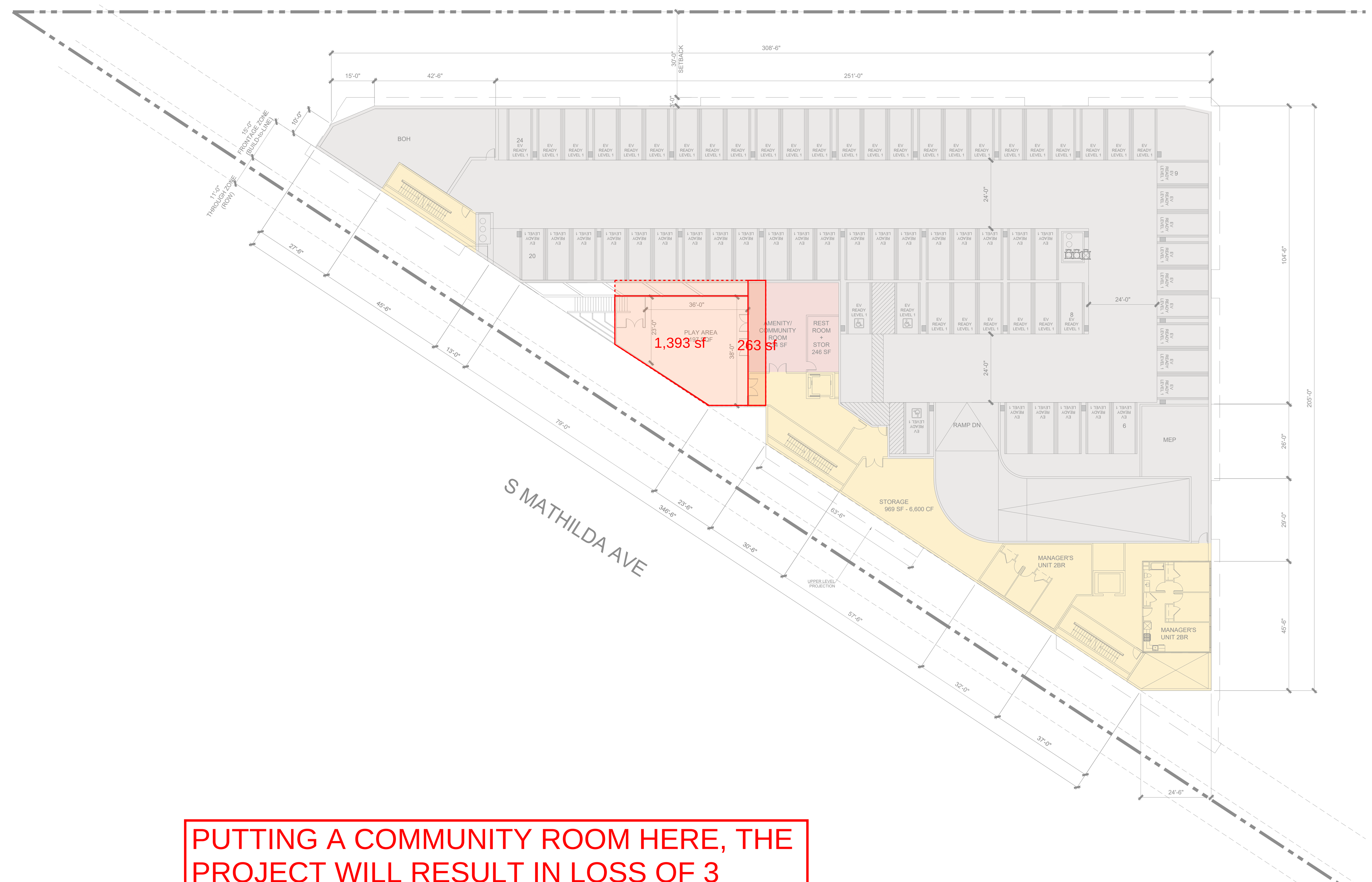
Job No. 23029
Date: 12/24/2024
Scale: 1/16"=1'-0"
Drawn By:

Sheet No:

W-9

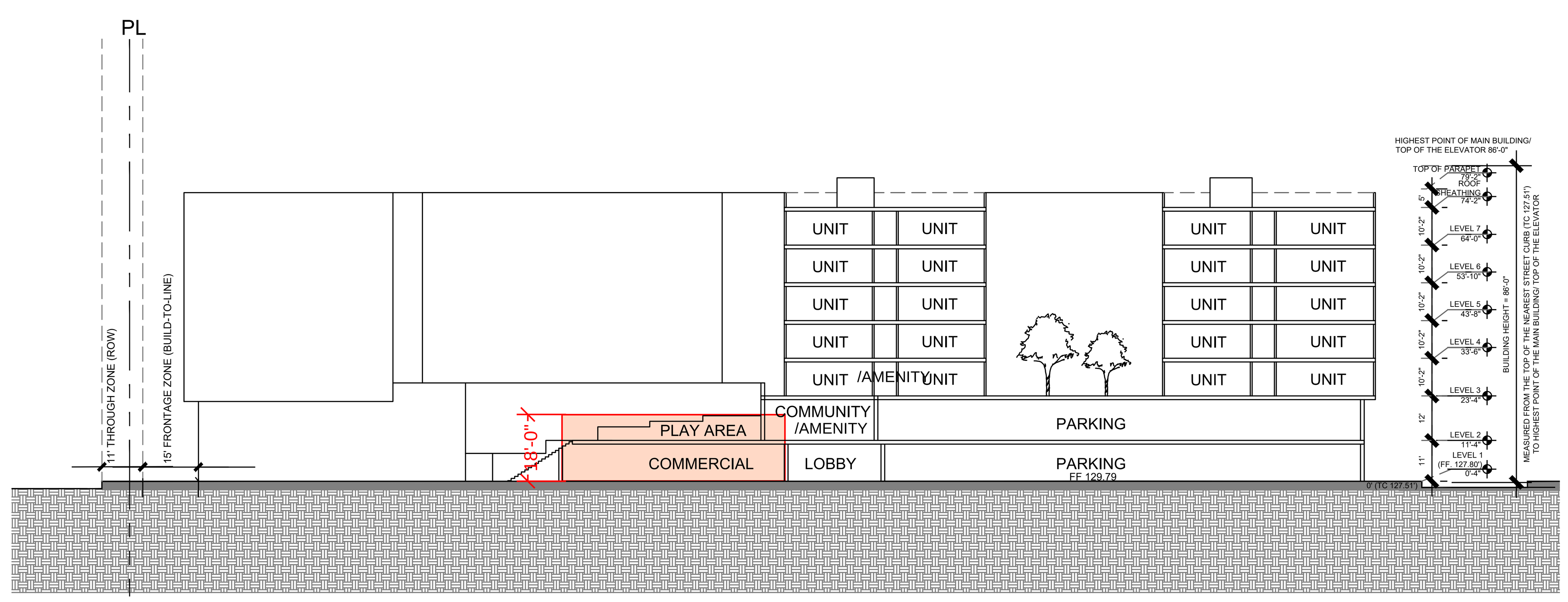
(10) Waiver of Minimum Ground Floor Plate Height (Commercial)

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

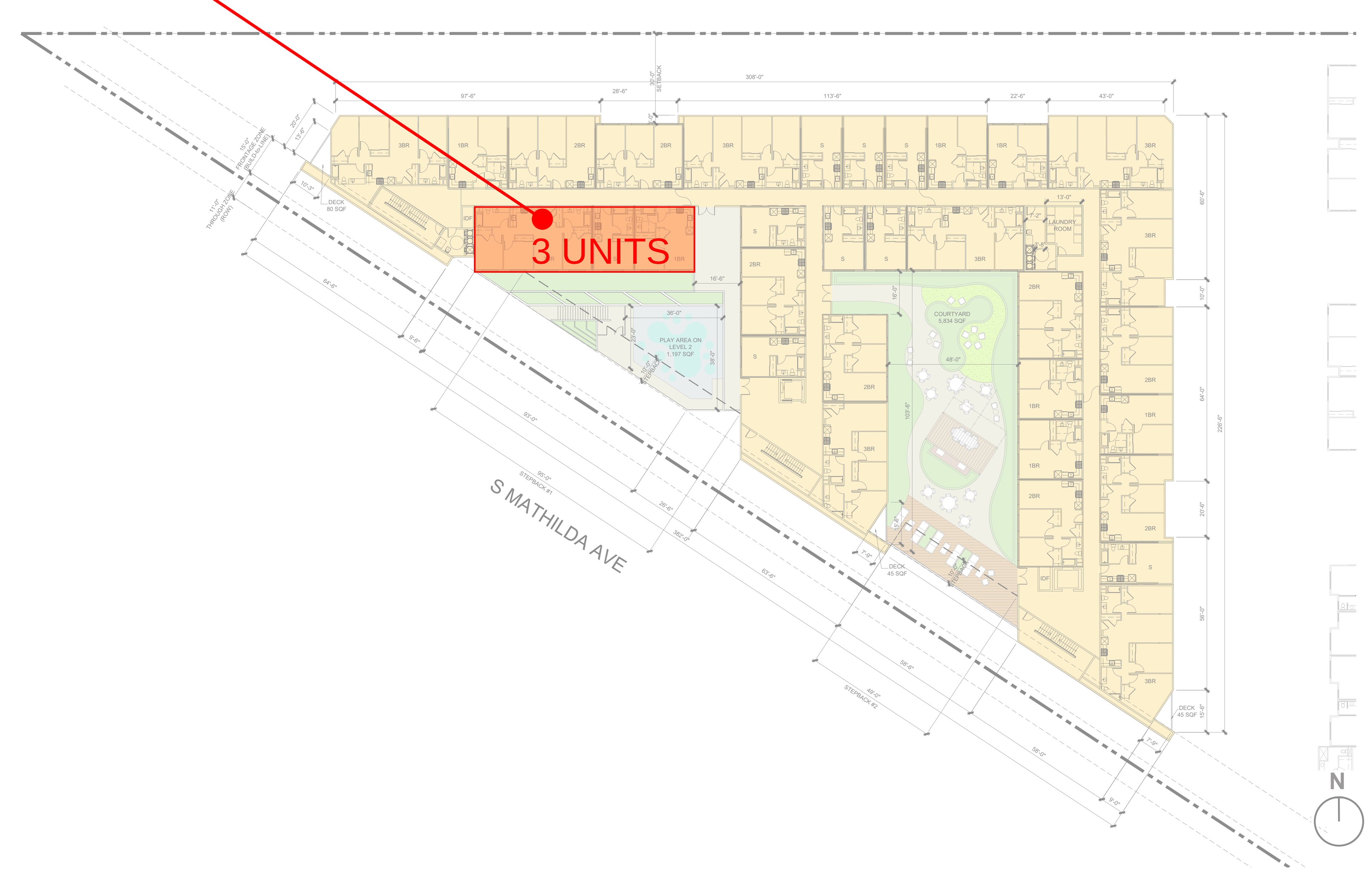


APARTMENT FLOOR PLAN - LEVEL 2

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



APARTMENT SECTION



APARTMENT FLOOR PLAN - LEVEL 3

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.

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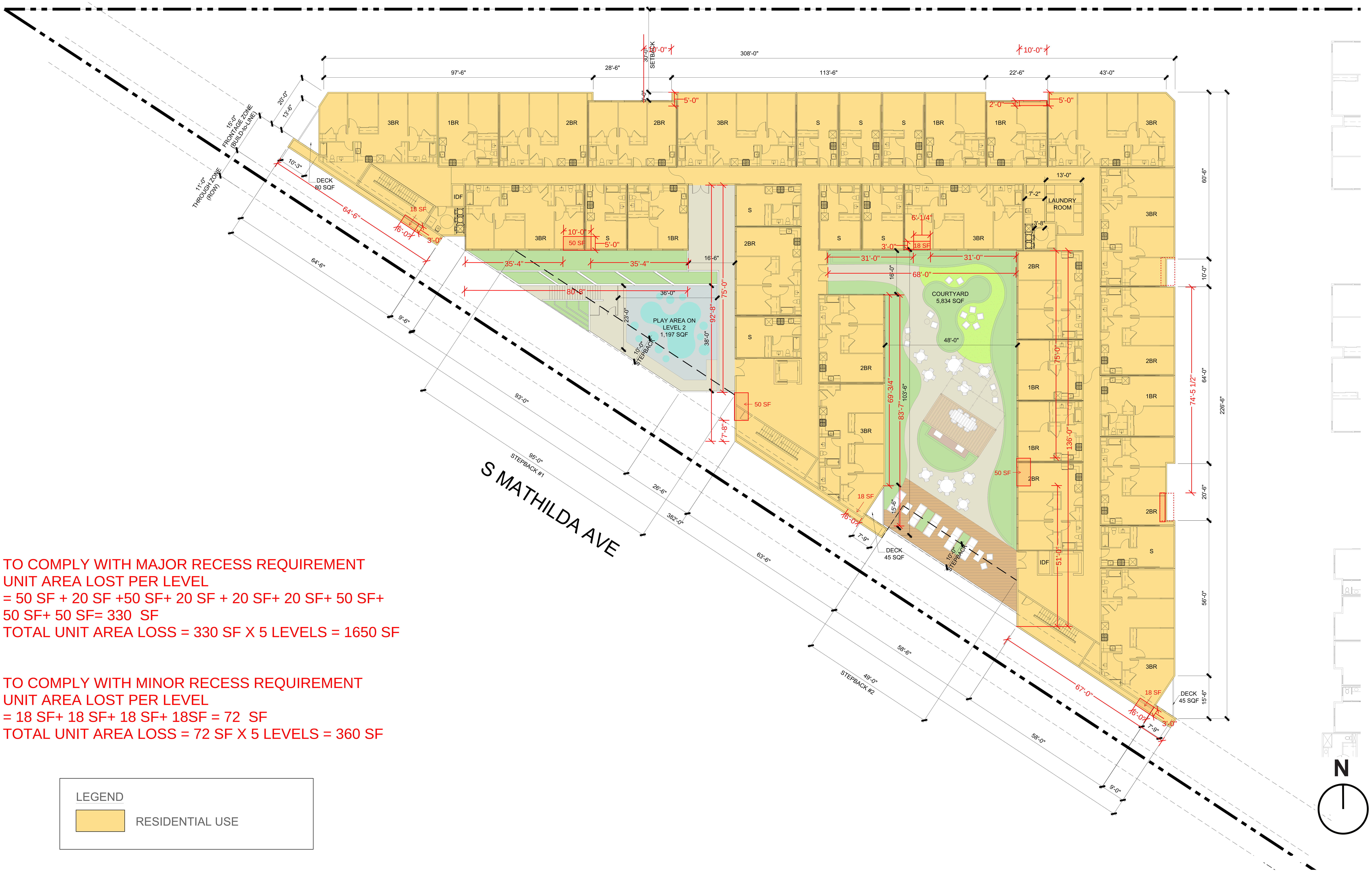
Sheet Title:
APARTMENT PLANS & SECTION

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

Sheet No:
W-10

(11) Waiver of Building Length and Articulation

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

APARTMENT FLOOR PLAN - LEVEL 3-7

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VALLEY OAK PARTNERS, LLC

Sheet Title:
FLOOR PLAN:

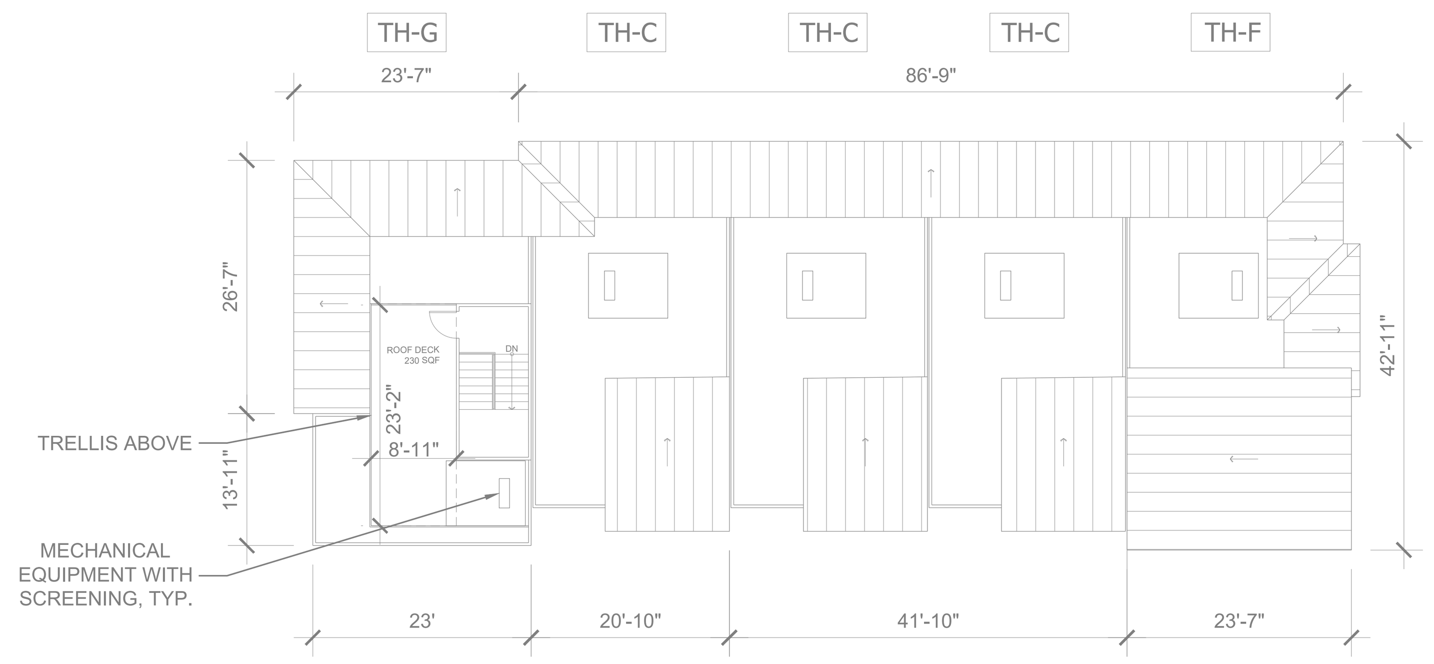
Job No. 23029
Date: 12/24/2024
Scale: 1/16"=1'-0"
Drawn By:

Sheet No:
W-11A

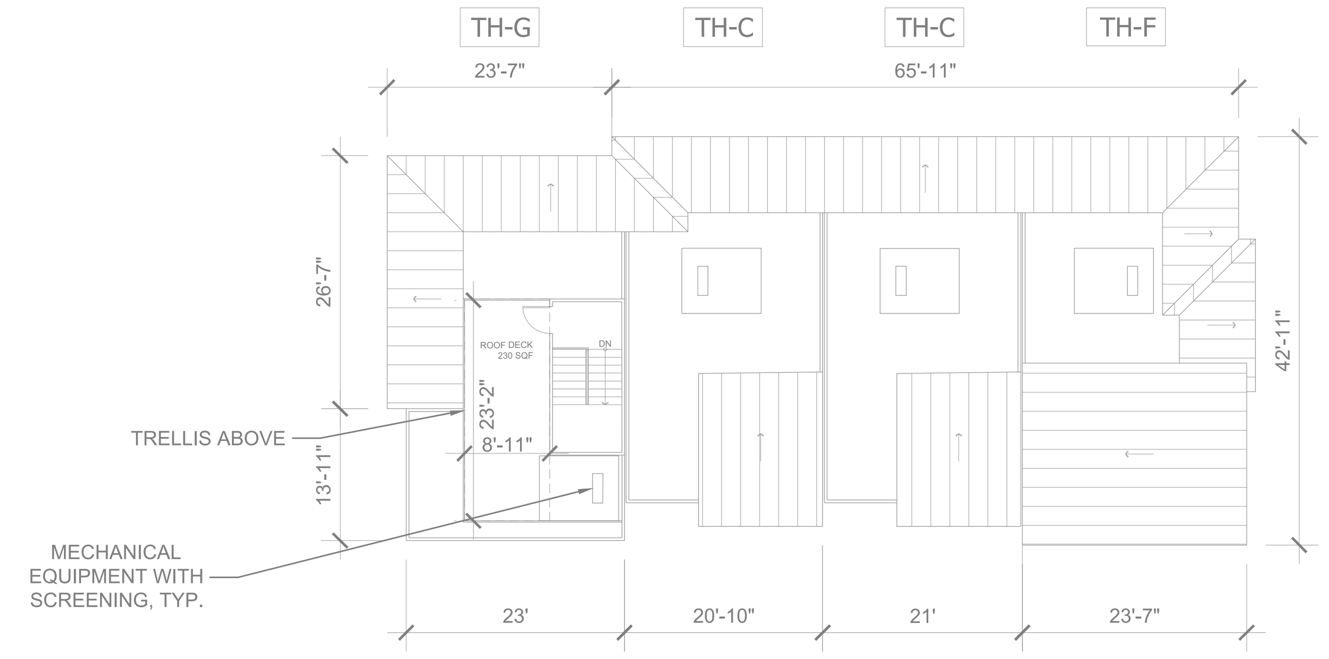
(11) Waiver of Building Length and Articulation

25-0200 Added Attachment #2 (posted 20250127)

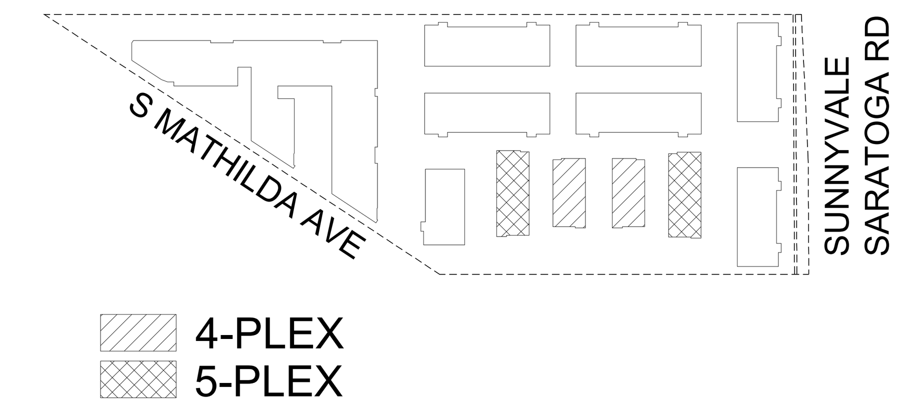
ECRSP 3.4.1.a



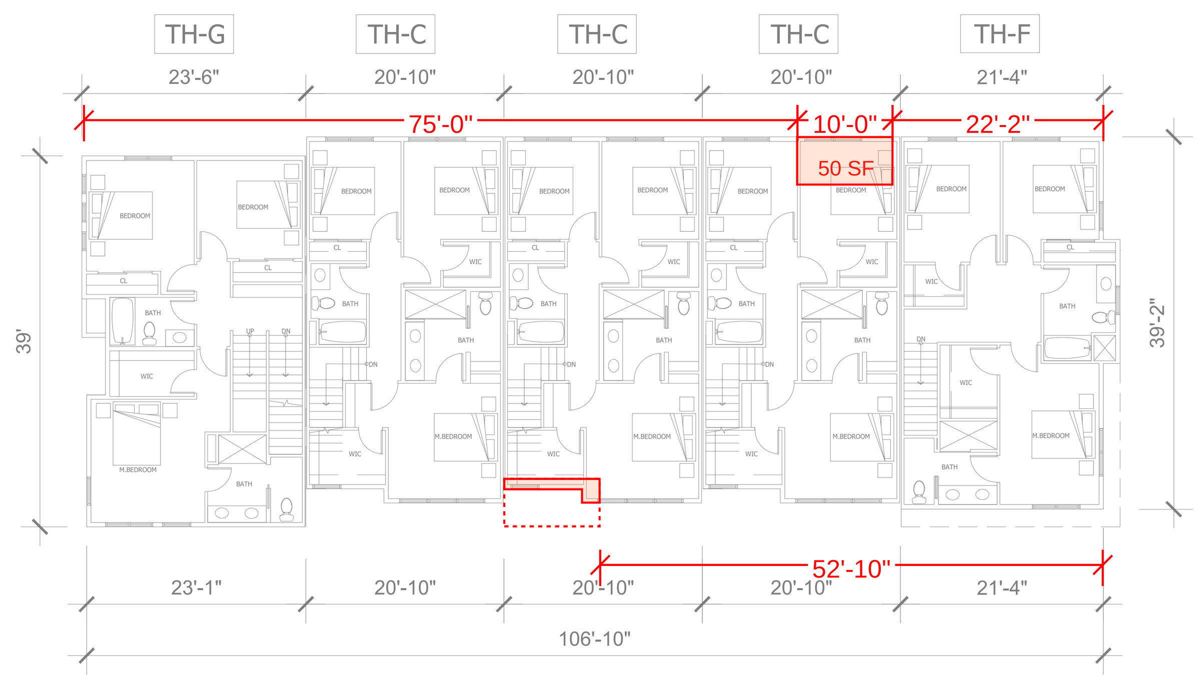
5-PLEX ROOF PLAN 8
SCALE: 1/16" = 1'-0"



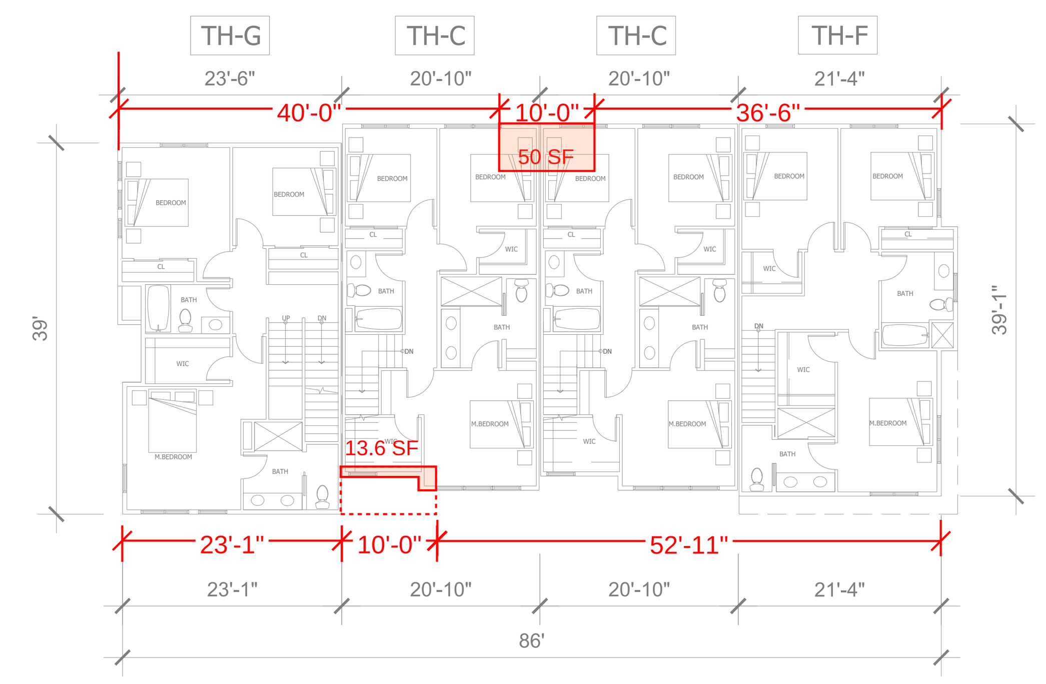
4-PLEX ROOF PLAN 4
SCALE: 1/16" = 1'-0"



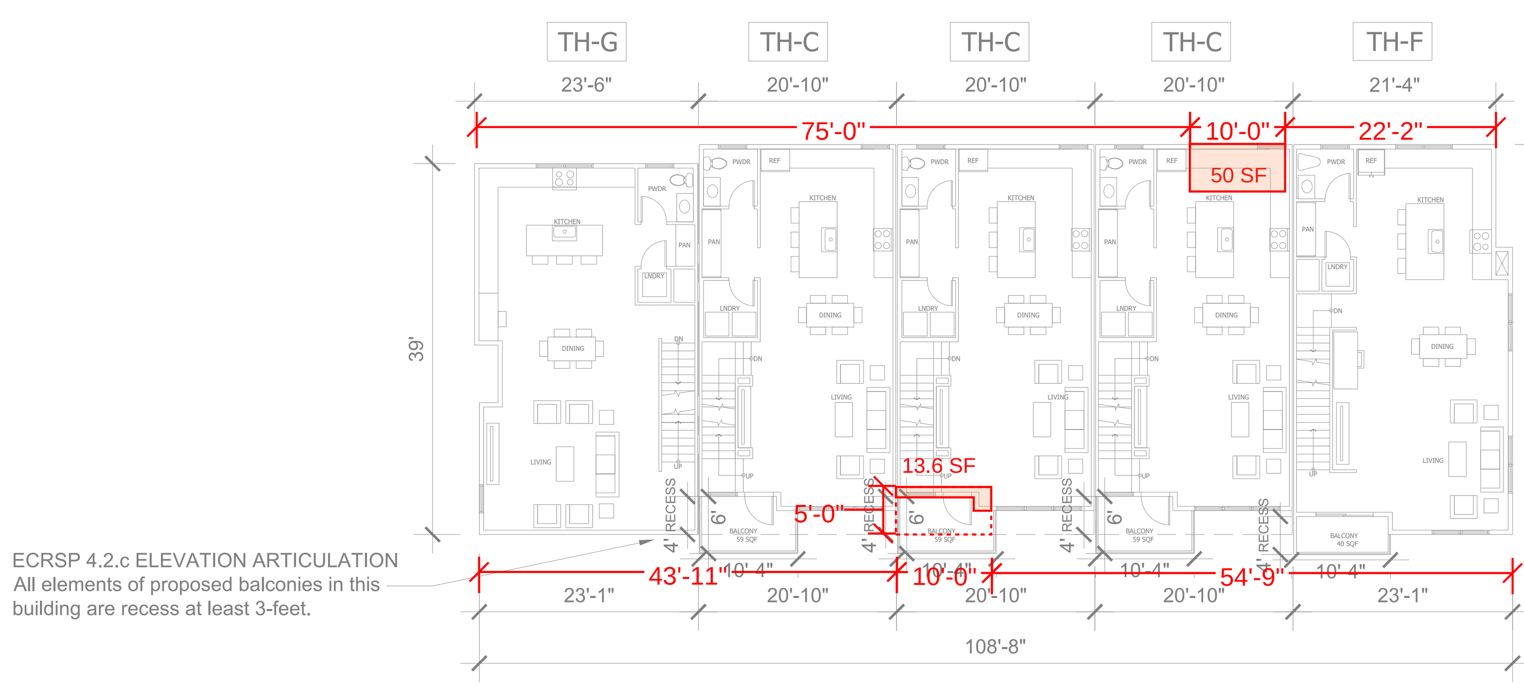
KEY MAP



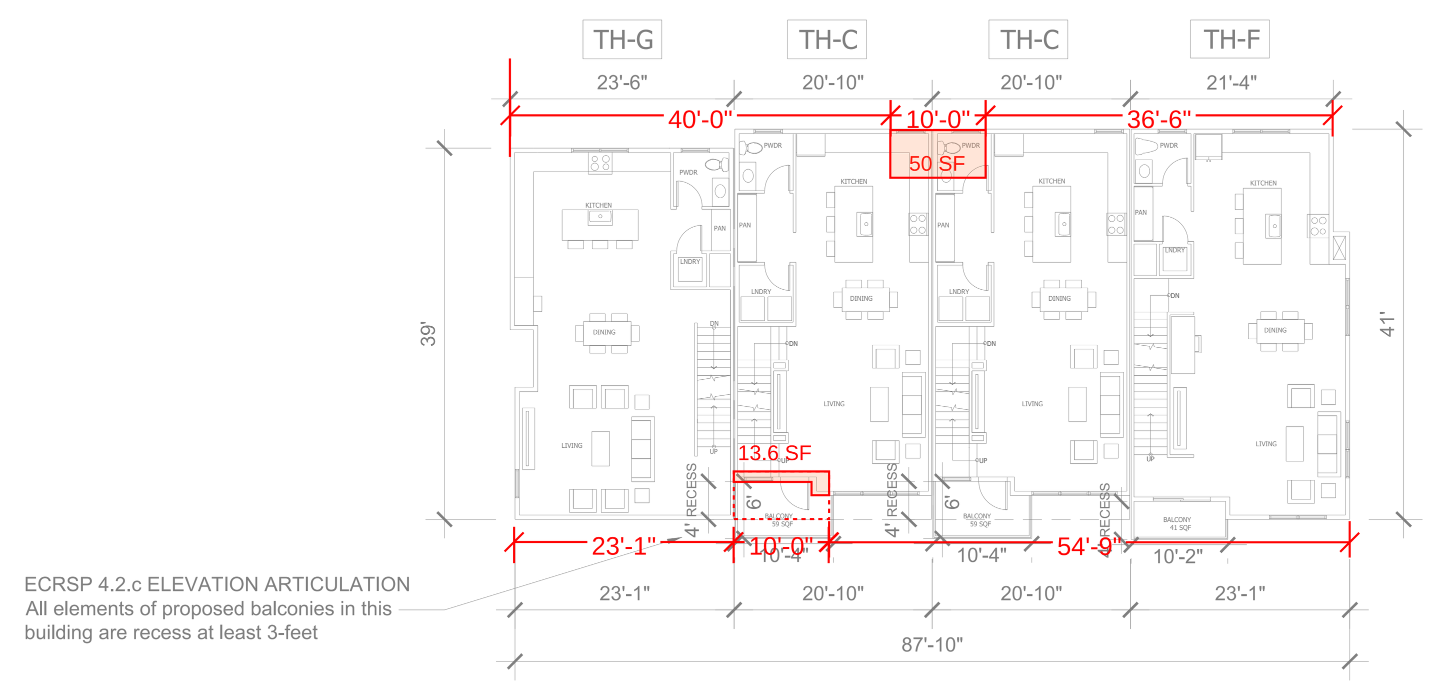
5-PLEX FLOOR PLAN L3 7
SCALE: 1/16" = 1'-0"



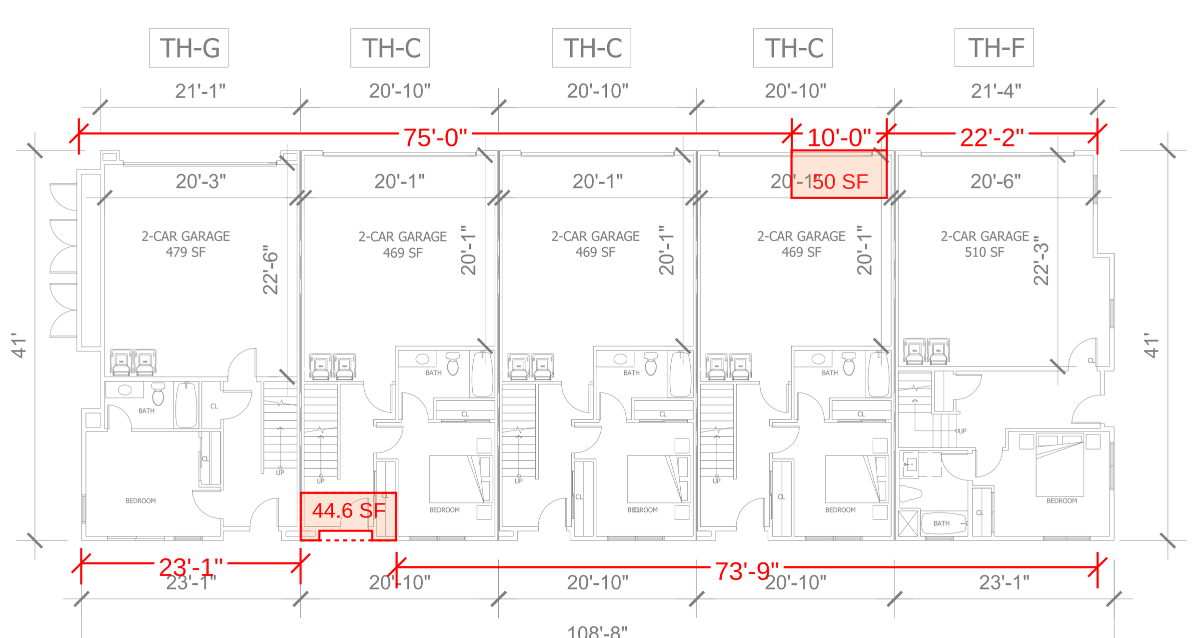
4-PLEX FLOOR PLAN L3 3
SCALE: 1/16" = 1'-0"



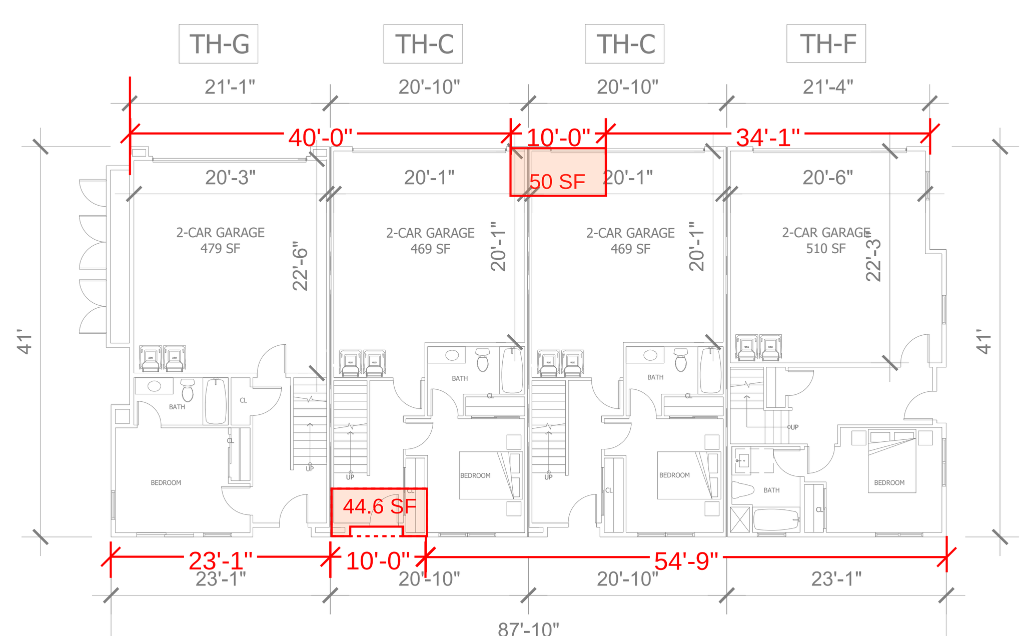
5-PLEX FLOOR PLAN L2 6
SCALE: 1/16" = 1'-0"



4-PLEX FLOOR PLAN L2 2
SCALE: 1/16" = 1'-0"



5-PLEX FLOOR PLAN L1 5
SCALE: 1/16" = 1'-0"



4-PLEX FLOOR PLAN L1 1
SCALE: 1/16" = 1'-0"

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 x2 = 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 x2 = 443.6 SF

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VALLEY OAK PARTNERS, LLC

Sheet Title:
TOWNHOME BUILDING PLANS 4PLEX & 5PLEX

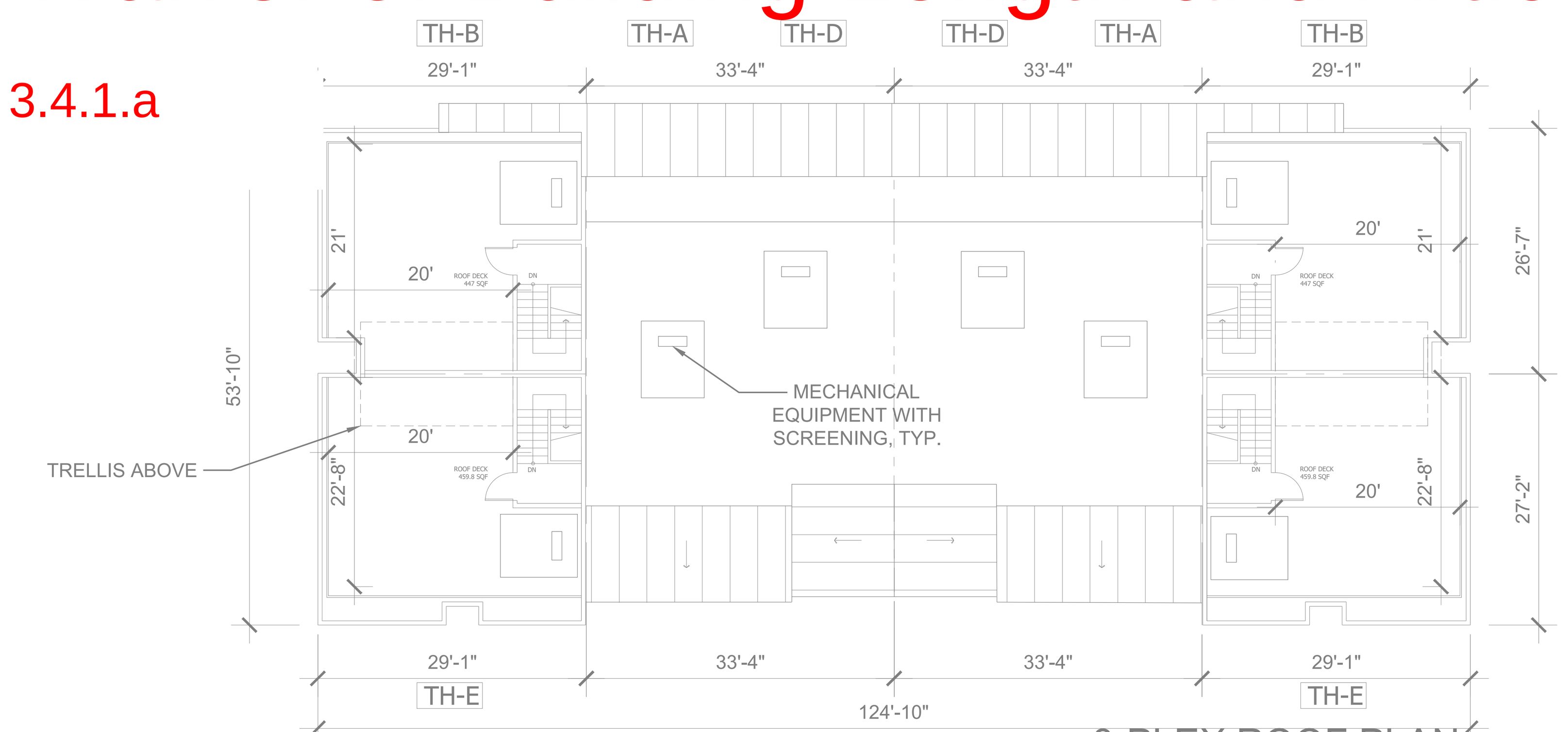
Job No. 23029
Date: 12/24/2024
Scale: 1/16"=1'-0"
Drawn By:

Sheet No:
W-11B

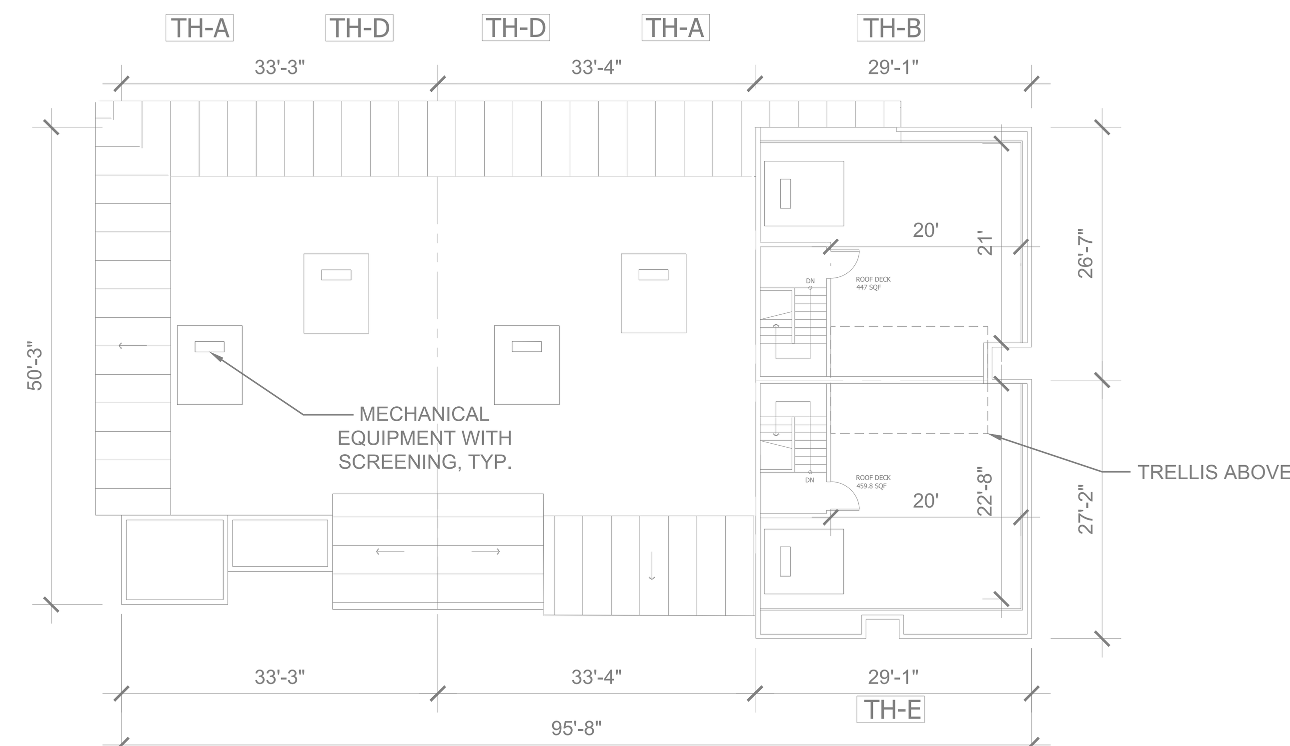
(11) Waiver of Building Length and Articulation

25-0200 Added Attachment #2 (posted 20250127)

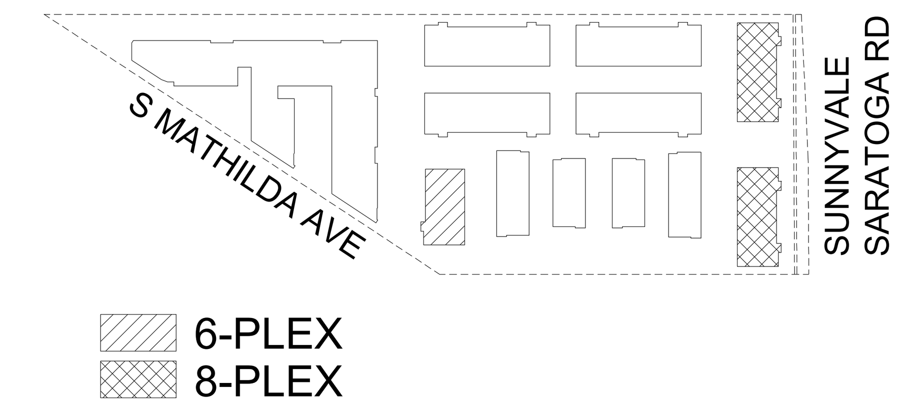
ECRSP 3.4.1.a



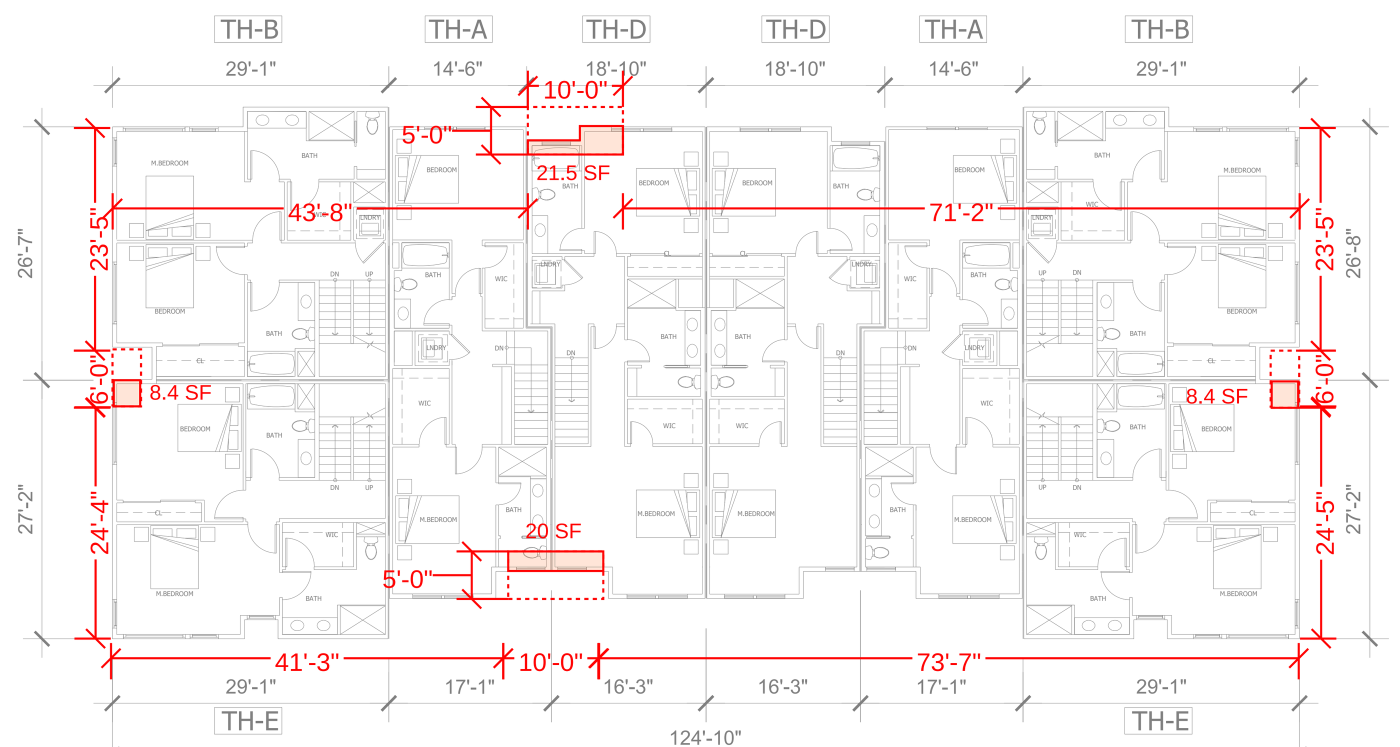
8-PLEX ROOF PLAN 8
SCALE: 1/16" = 1'-0"



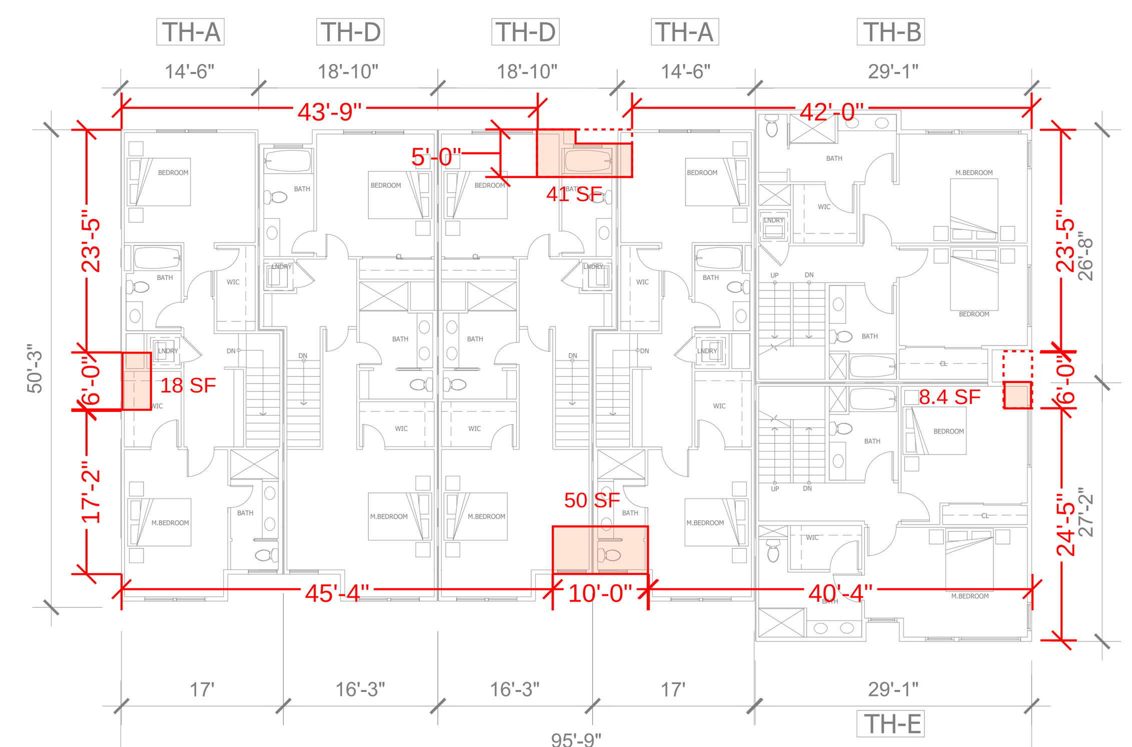
6-PLEX ROOF PLAN 4
SCALE: 1/16" = 1'-0"



KEY MAP



8-PLEX FLOOR PLAN L3 7
SCALE: 1/16" = 1'-0"

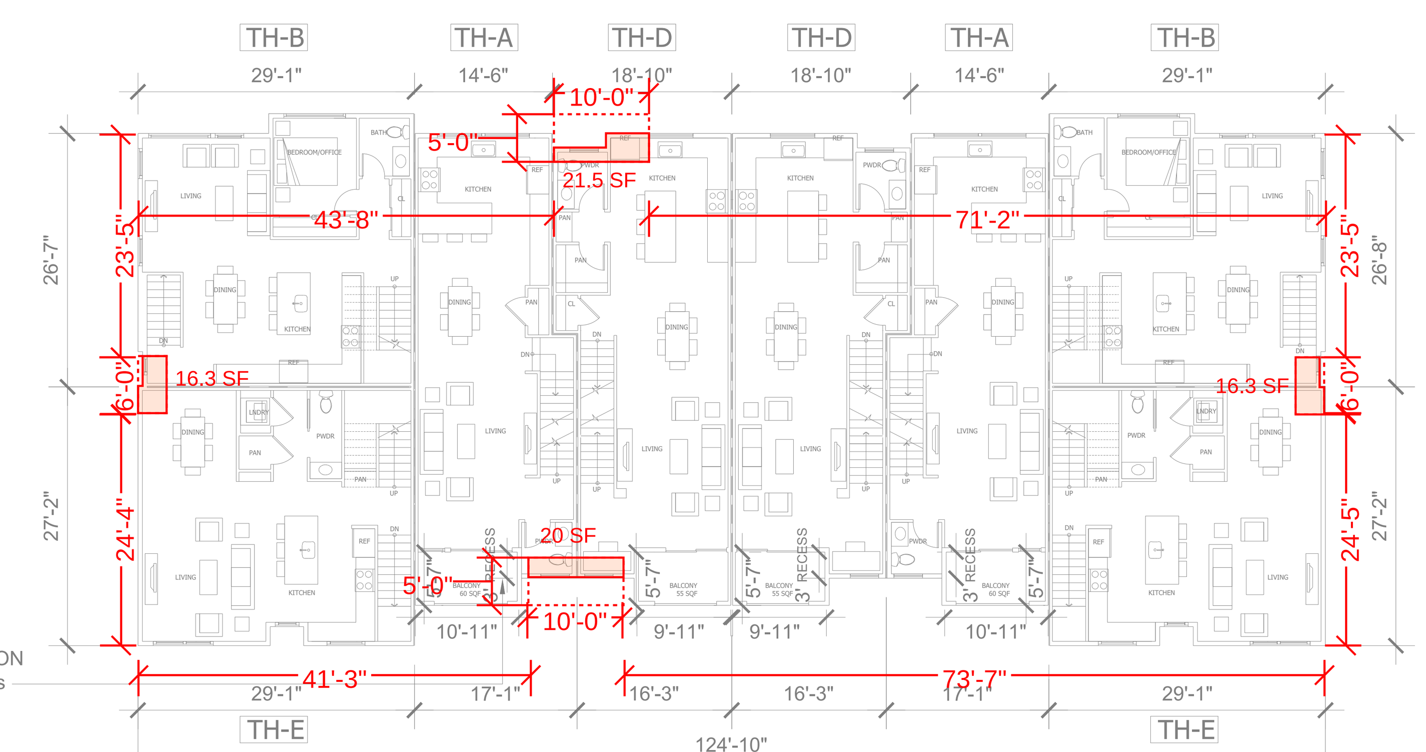


6-PLEX FLOOR PLAN L3 3
SCALE: 1/16" = 1'-0"

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

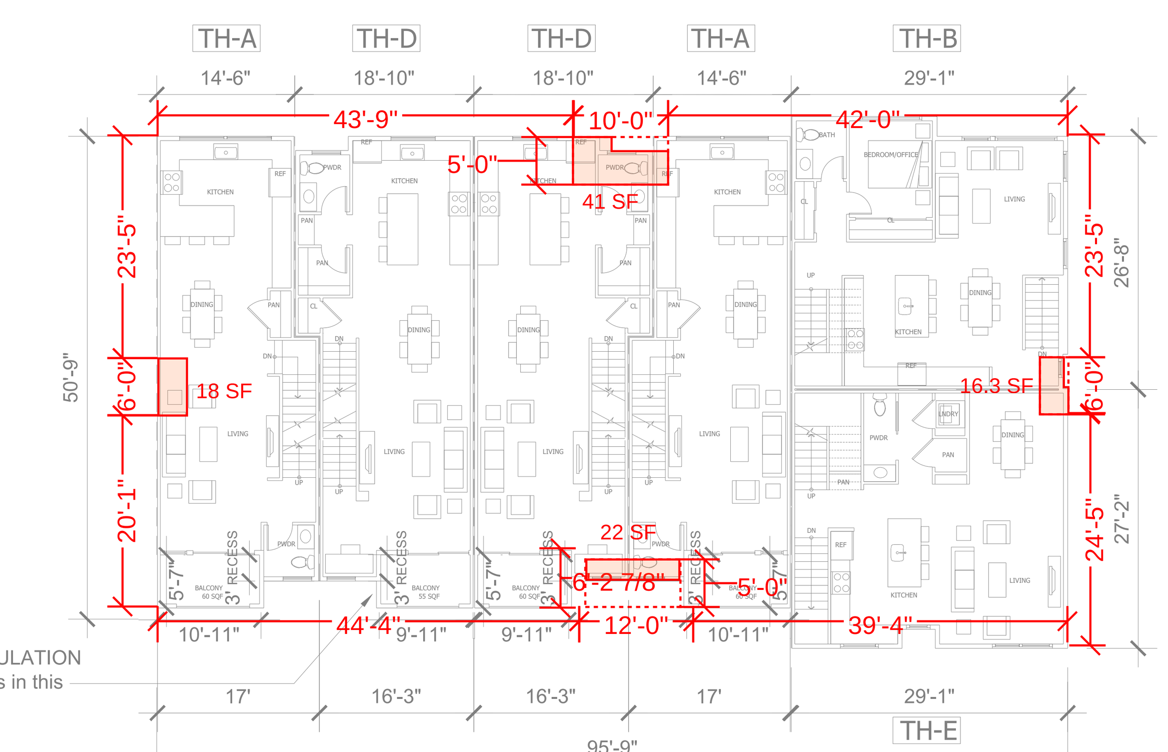
UNIT AREA LOST PER 6-PLEX UNIT
= 50 SF + 22 SF +41 SF+ 50 SF + 41 SF =204 SF
TOTAL 4-PLEX UNIT AREA LOSS: 1 UNIT
= 204 SF

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



8-PLEX FLOOR PLAN L2 6
SCALE: 1/16" = 1'-0"

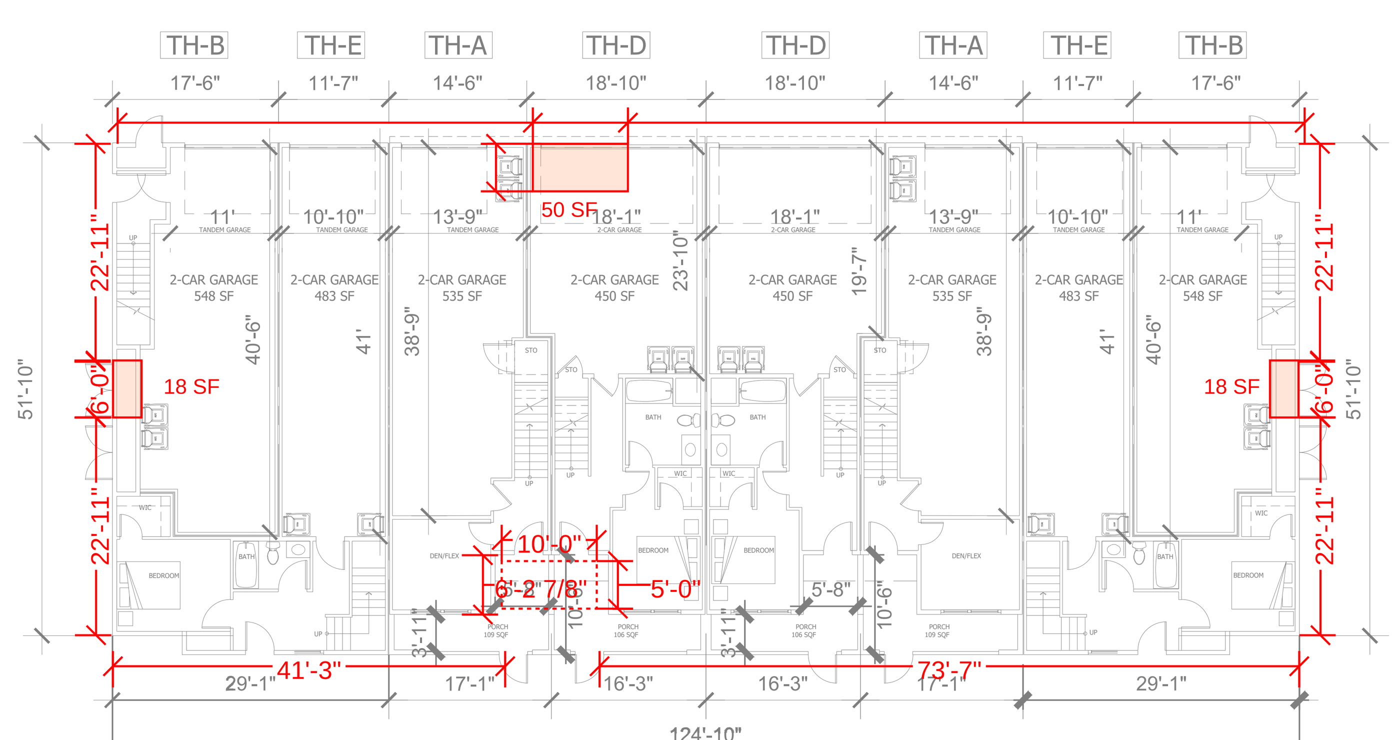
ECRSP 4.2.c ELEVATION ARTICULATION
All elements of proposed balconies in this building are recess at least 3-feet.



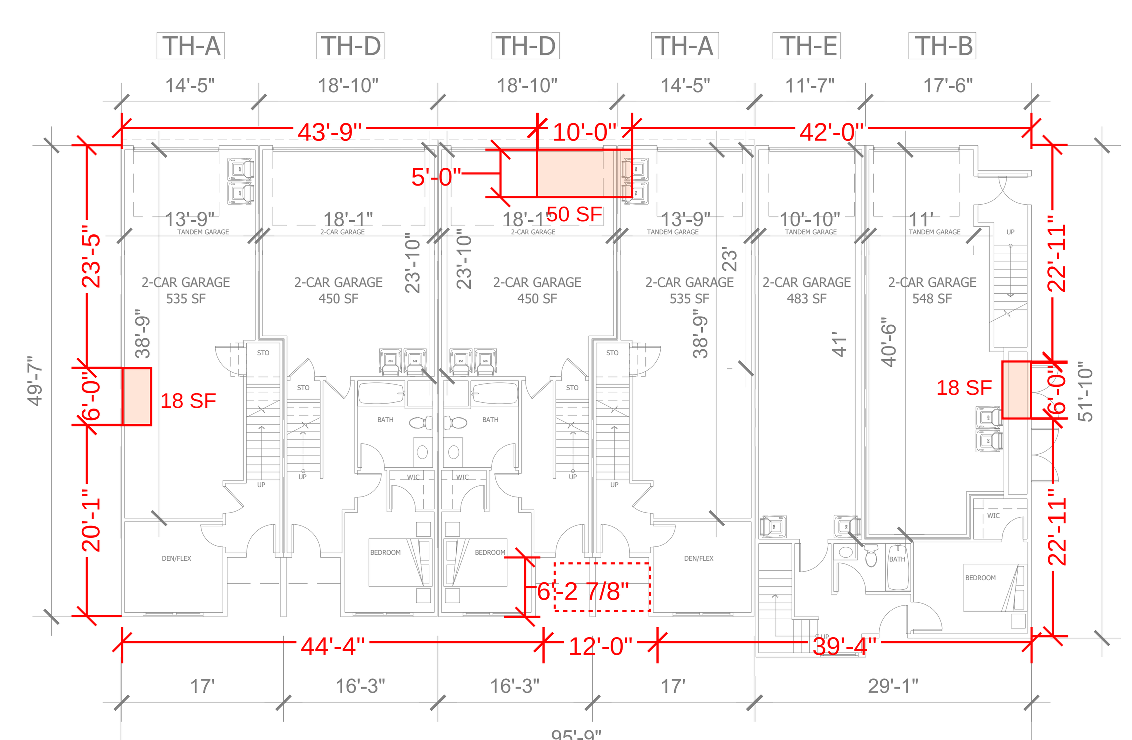
6-PLEX FLOOR PLAN L2 2
SCALE: 1/16" = 1'-0"

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



8-PLEX FLOOR PLAN L1 5
SCALE: 1/16" = 1'-0"



6-PLEX FLOOR PLAN L1 1
SCALE: 1/16" = 1'-0"

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VALLEY OAK PARTNERS, LLC

Sheet Title:
TOWNHOME BUILDING PLANS 6PLEX & 8PLEX

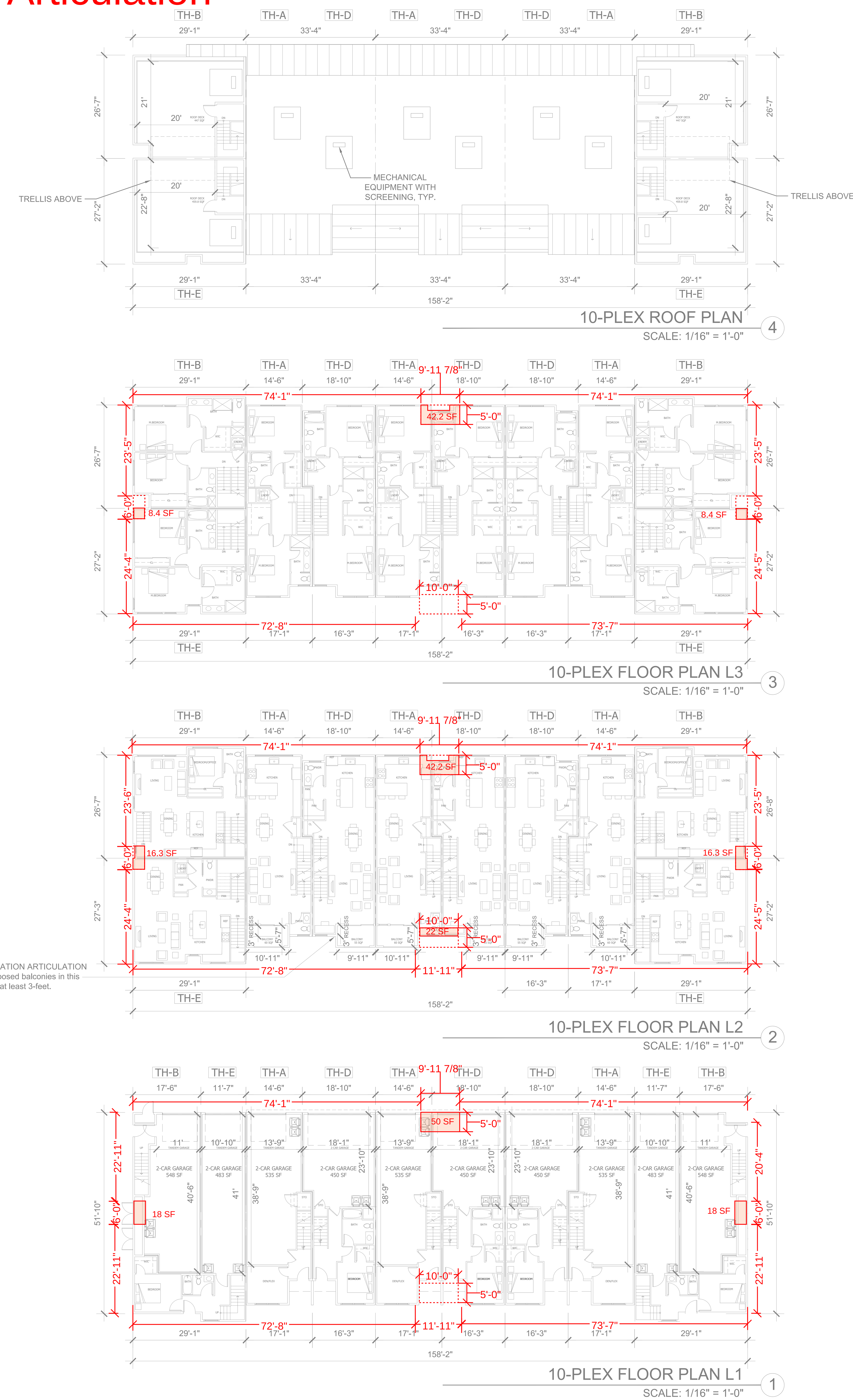
Job No. 23029
Date: 12/24/2024
Scale: 1/16"=1'-0"
Drawn By:

Sheet No:
W-11C

(11) Waiver of Building Length and Articulation

25-0200 Added Attachment #2 (posted 20250127)

ECRSP 3.4.1.a



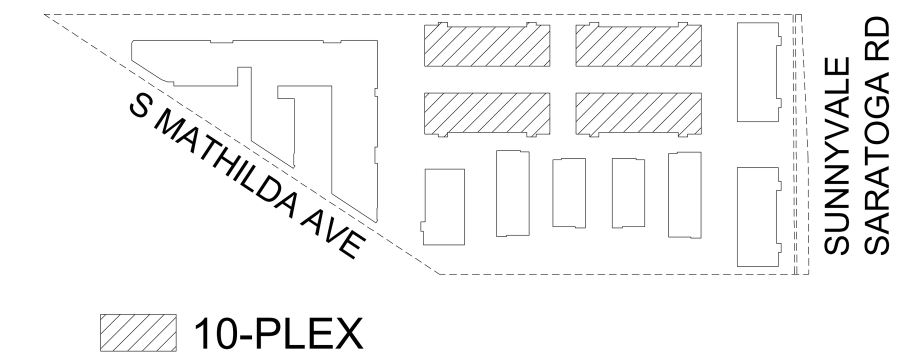
TO COMPLY WITH MAJOR RECESS REQUIREMENT
UNIT AREA LOST PER 10-PLEX UNIT
= 50 SF + 22 SF+ 42.2 SF+ 42.2 SF=156.4 SF
TOTAL 10-PLEX UNIT AREA LOSS: 4 UNITS
= 156.4 SF x4 = 625.6 SF

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



KEY MAP

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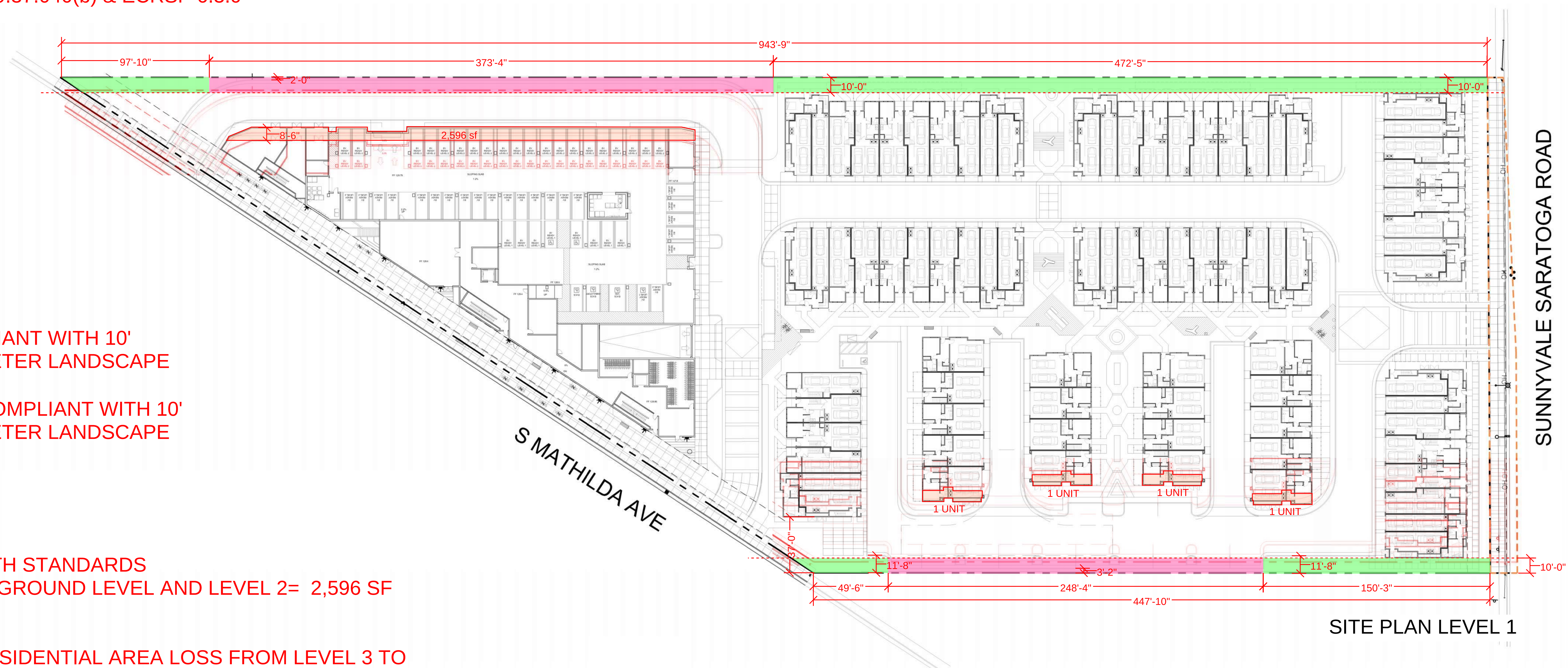
Sheet Title:
TOWNHOME BUILDING PLANS 10-PLEX

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

Sheet No:
W-11D

(12)Waiver of Perimeter Landscape Requirement

SMC § 19.37.040(b) & ECRSP 6.3.c



SITE PLAN LEVEL 1

COMPLIANT WITH 10' PERIMETER LANDSCAPE

NON-COMPLIANT WITH 10' PERIMETER LANDSCAPE

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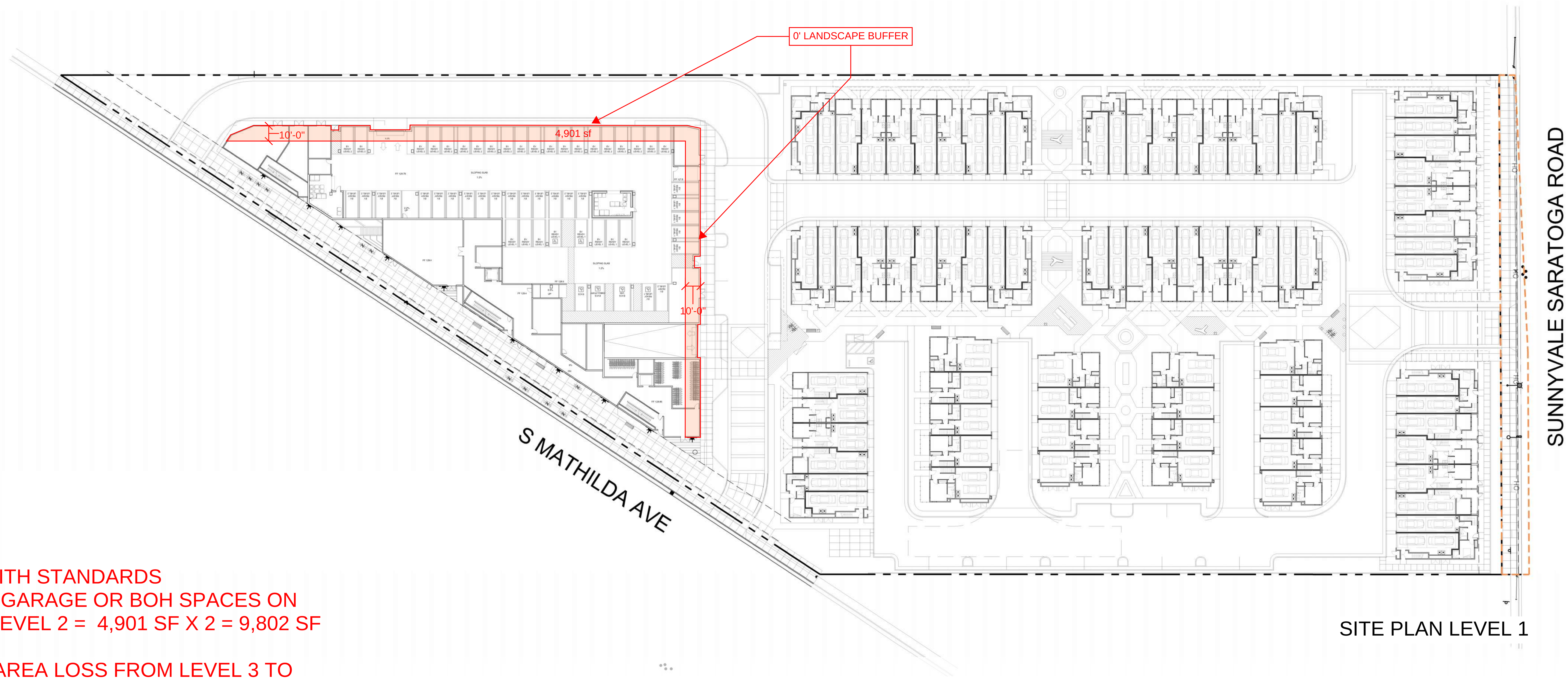
Sheet No:

W-12

(13)Waiver of Minimum Setback and Landscape Standards

ECRSP 6.4.1a and 6.4.1.e



SITE PLAN LEVEL 1

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

APARTMENT PLAN - LEVEL 3-7

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Sheet Title:

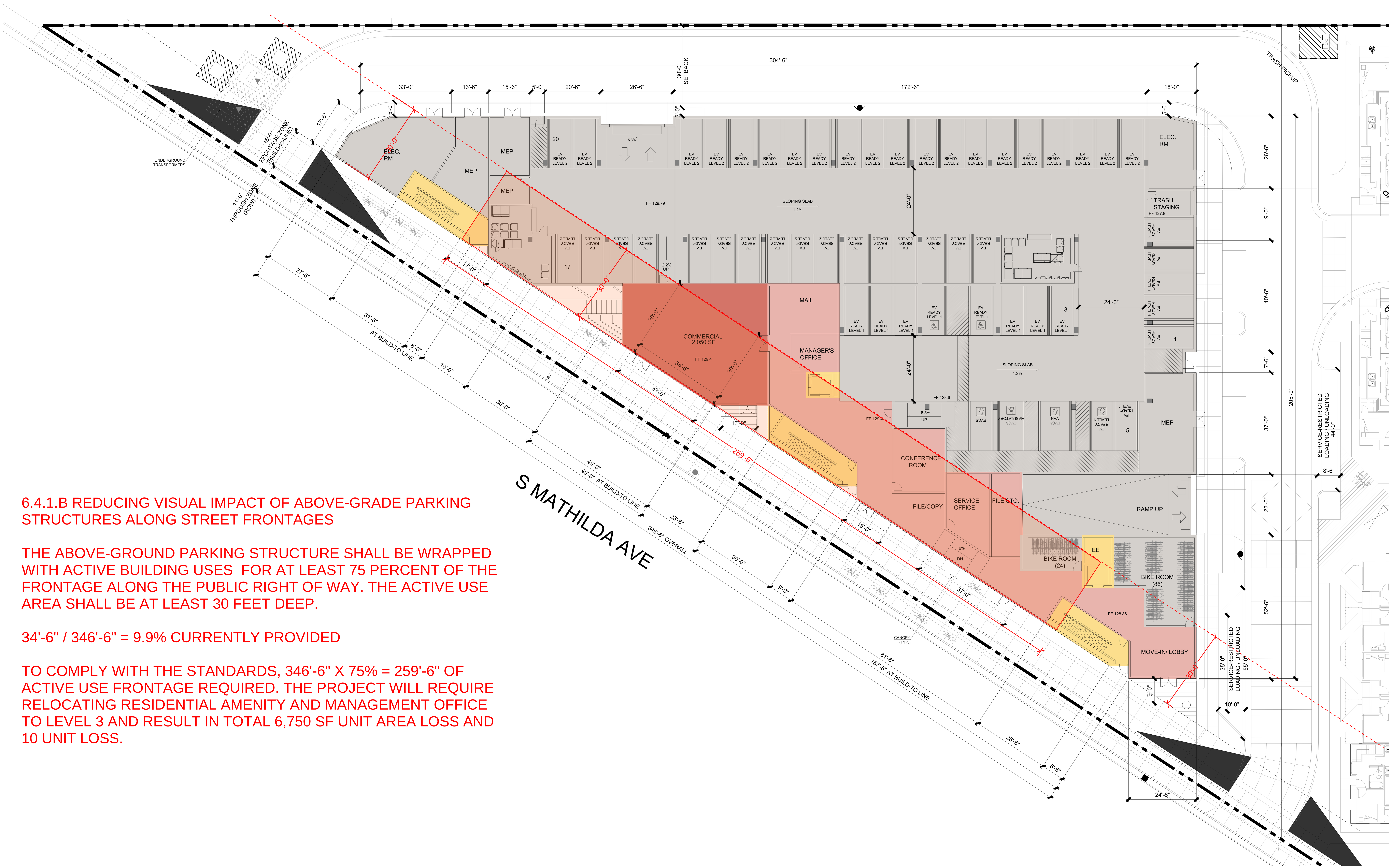
Job No. 23029
Date: 12/24/2024
Scale: 1/16"=1'-0"
Drawn By:

Sheet No:

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" X 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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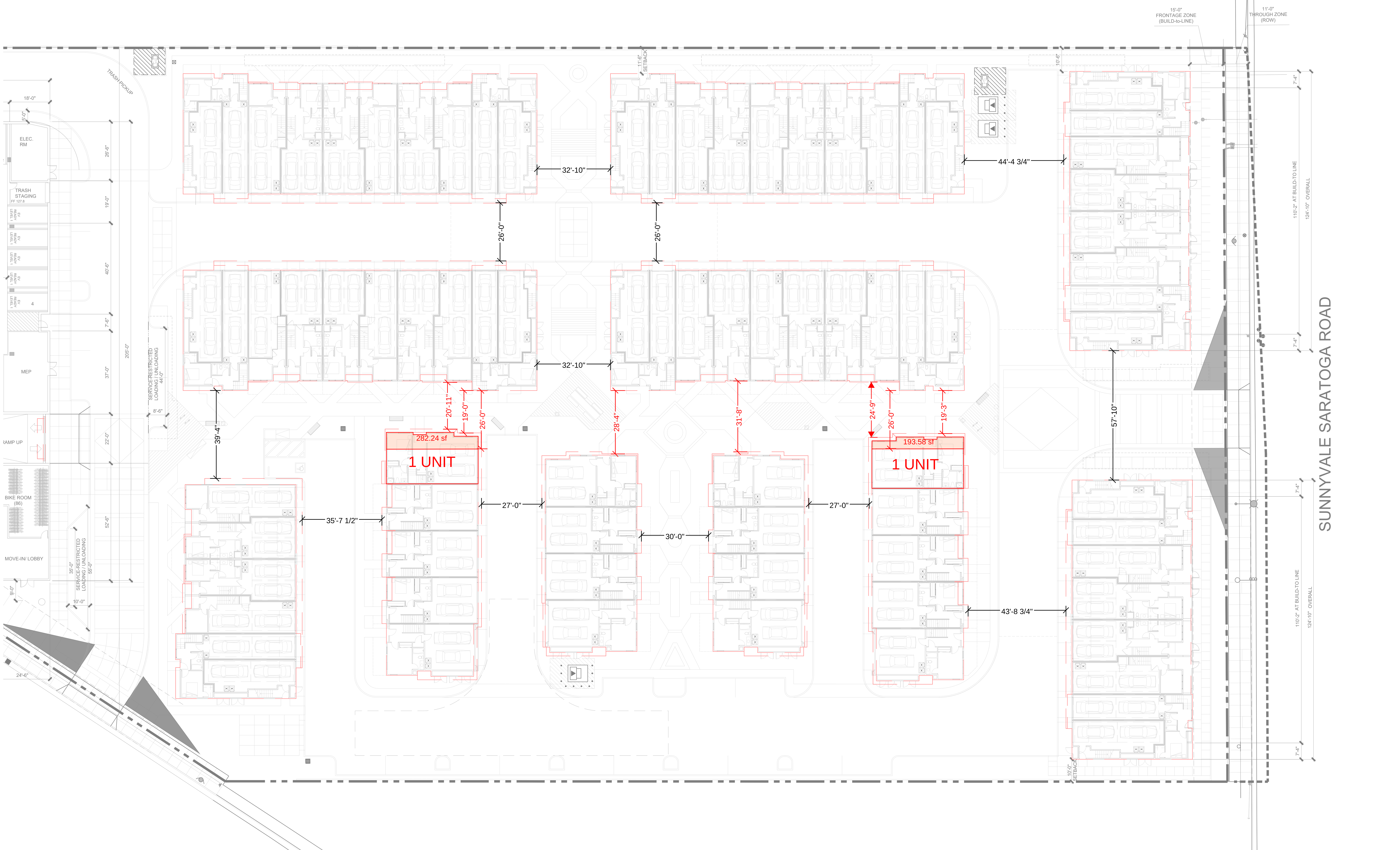
Sheet Title:
APARTMENT PLAN

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

Sheet No:
W-14

(16) Waiver of Required Distance Between Main Building

SMC § 19.48.030 & SMC § 19.37



MEASUREMENT SHOWN ARE BETWEEN THE CLOSEST BUILDING PROJECTIONS INCLUDING BALCONIES AND BUILDING PROJECTIONS. (REFERRING TO RED DASHED LINES)
TO COMPLY WITH THE STANDARD (26' BUILDING DISTANCE), PROJECT WILL RESULT IN 2 UNITS LOSS

TOWNHOME SITE PLAN- LEVEL 1

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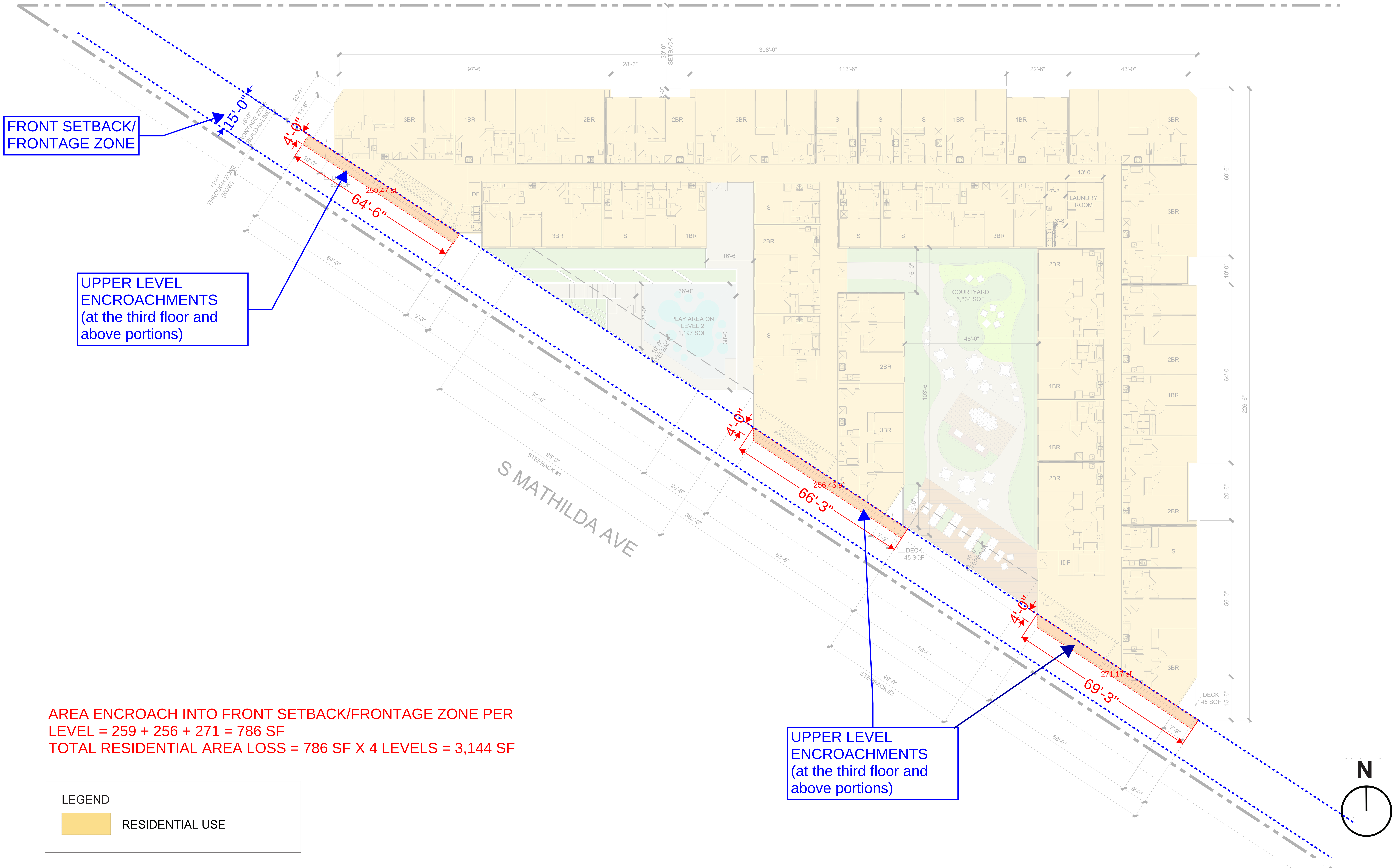
Sheet Title:
TOWNHOME SITE PLAN

Job No. 23029
Date: 12/24/2024
Scale: 1"=20'
Drawn By:

Sheet No:
W-16

(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

APARTMENT PLAN - LEVEL 3-7

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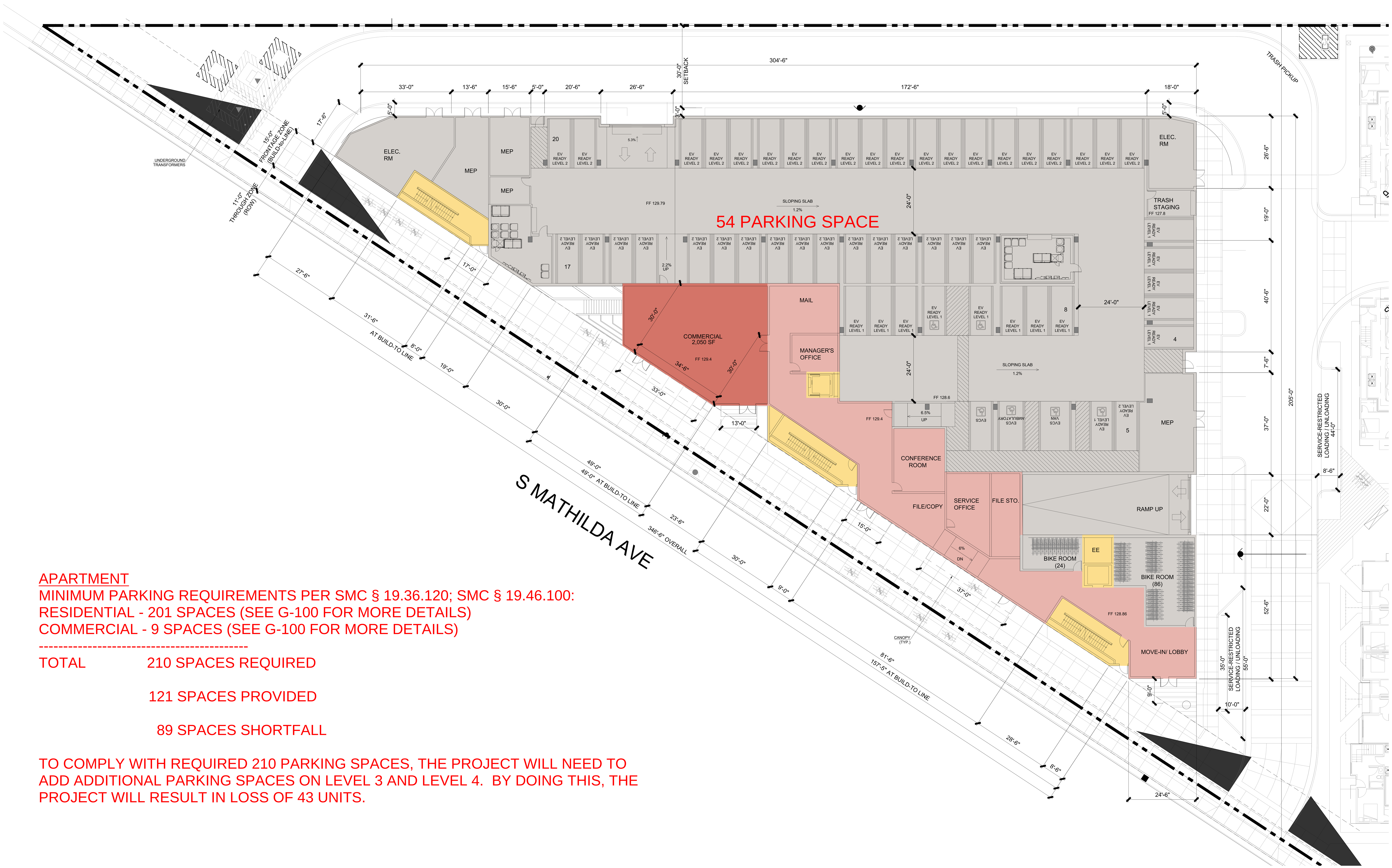
Sheet Title:
APARTMENT PLAN

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

Sheet No:
W-17

(18) Waiver of Parking Requirements

SMC § 19.36.120; SMC § 19.46.100.



APARTMENT

MINIMUM PARKING REQUIREMENTS PER SMC § 19.36.120; SMC § 19.46.100:

RESIDENTIAL - 201 SPACES (SEE G-100 FOR MORE DETAILS)

COMMERCIAL - 9 SPACES (SEE G-100 FOR MORE DETAILS)

TOTAL 210 SPACES REQUIRED

121 SPACES PROVIDED

89 SPACES SHORTFALL

TO COMPLY WITH REQUIRED 210 PARKING SPACES, THE PROJECT WILL NEED TO ADD ADDITIONAL PARKING SPACES ON LEVEL 3 AND LEVEL 4. BY DOING THIS, THE PROJECT WILL RESULT IN LOSS OF 43 UNITS.

APARTMENT PLAN - LEVEL 1

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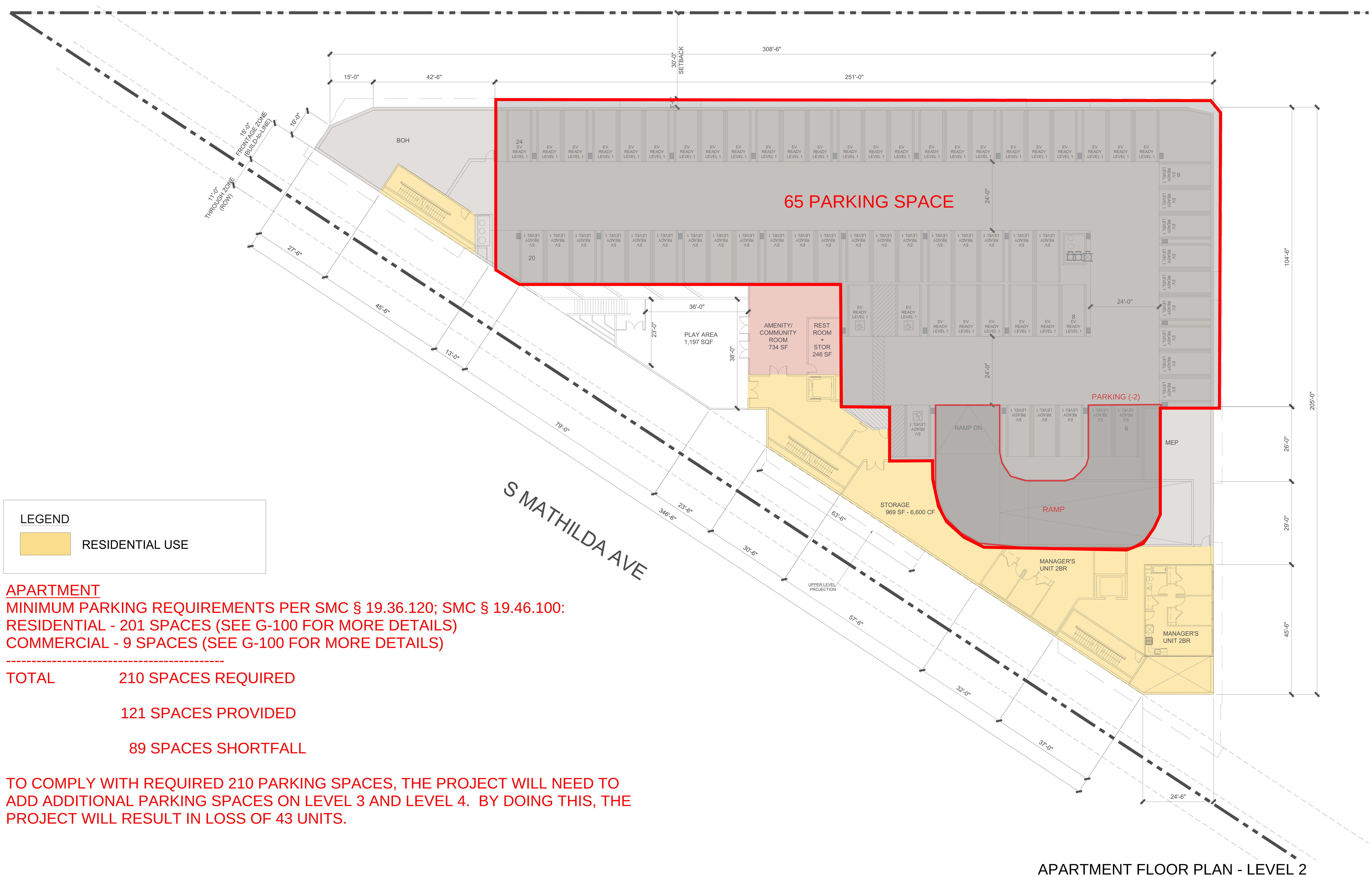
Sheet Title:
APARTMENT PLAN

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

Sheet No:
W-18A

(18) Waiver of Parking Requirements

SMC § 19.36.120; SMC § 19.46.100.



LEGEND

RESIDENTIAL USE

APARTMENT

MINIMUM PARKING REQUIREMENTS PER SMC § 19.36.120; SMC § 19.46.100:
RESIDENTIAL - 201 SPACES (SEE G-100 FOR MORE DETAILS)
COMMERCIAL - 9 SPACES (SEE G-100 FOR MORE DETAILS)

TOTAL 210 SPACES REQUIRED

121 SPACES PROVIDED

89 SPACES SHORTFALL

TO COMPLY WITH REQUIRED 210 PARKING SPACES, THE PROJECT WILL NEED TO ADD ADDITIONAL PARKING SPACES ON LEVEL 3 AND LEVEL 4. BY DOING THIS, THE PROJECT WILL RESULT IN LOSS OF 43 UNITS.

APARTMENT FLOOR PLAN - LEVEL 2

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Sheet Title:

APARTMENT PLAN

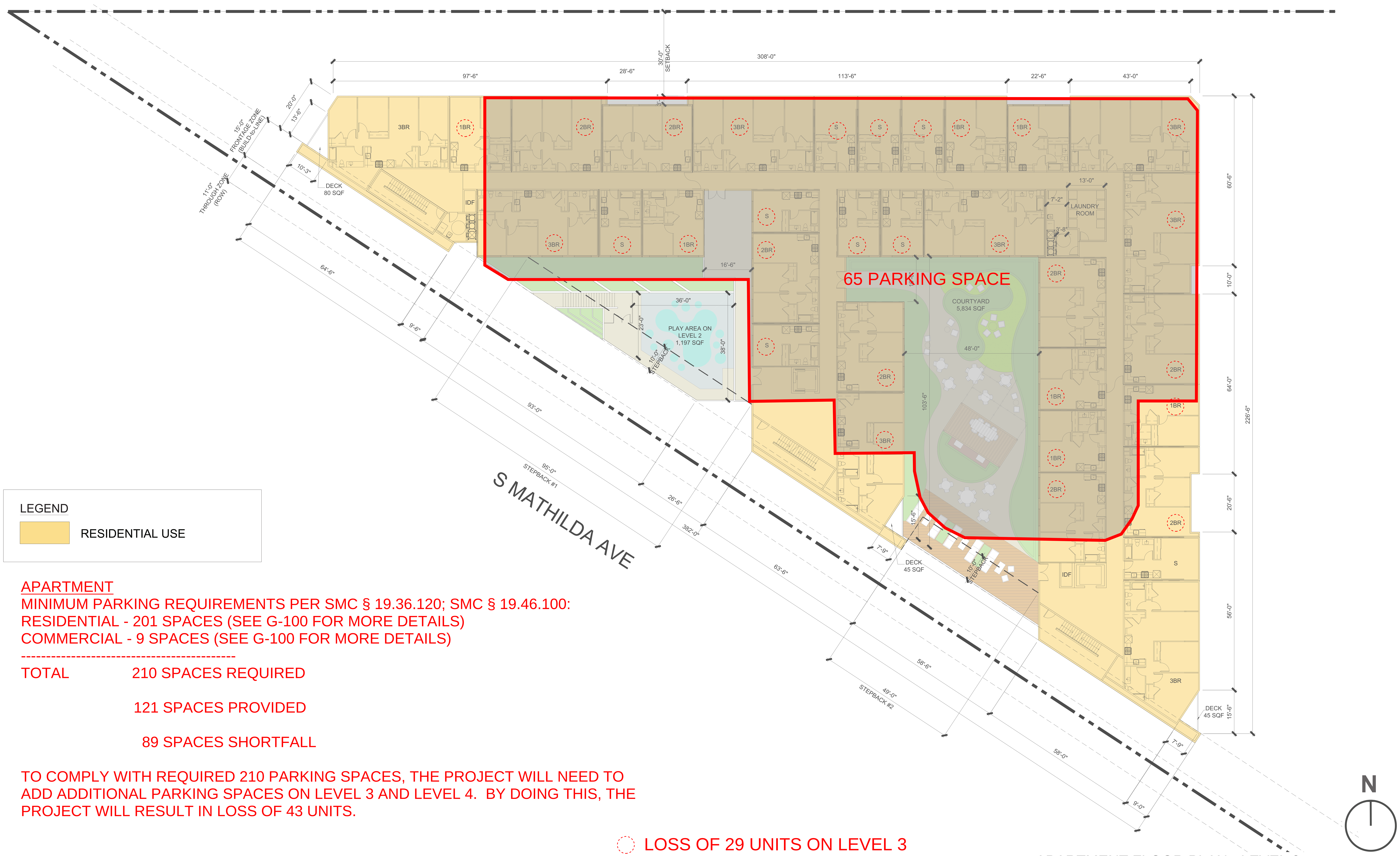
Job No. 23029
Date: 12/24/2024
Scale: 1/16"=1'-0"
Drawn By:

Sheet No:

W-18B

(18) Waiver of Parking Requirements

SMC § 19.36.120; SMC § 19.46.100.



LEGEND

RESIDENTIAL USE

<u>APARTMENT</u>
MINIMUM PARKING REQUIREMENTS PER SMC § 19.36.120; SMC § 19.46.100:
RESIDENTIAL - 201 SPACES (SEE G-100 FOR MORE DETAILS)
COMMERCIAL - 9 SPACES (SEE G-100 FOR MORE DETAILS)

TOTAL 210 SPACES REQUIRED

121 SPACES PROVIDED

89 SPACES SHORTFALL

TO COMPLY WITH REQUIRED 210 PARKING SPACES, THE PROJECT WILL NEED TO ADD ADDITIONAL PARKING SPACES ON LEVEL 3 AND LEVEL 4. BY DOING THIS, THE PROJECT WILL RESULT IN LOSS OF 43 UNITS.

LOSS OF 29 UNITS ON LEVEL 3

APARTMENT FLOOR PLAN - LEVEL 3

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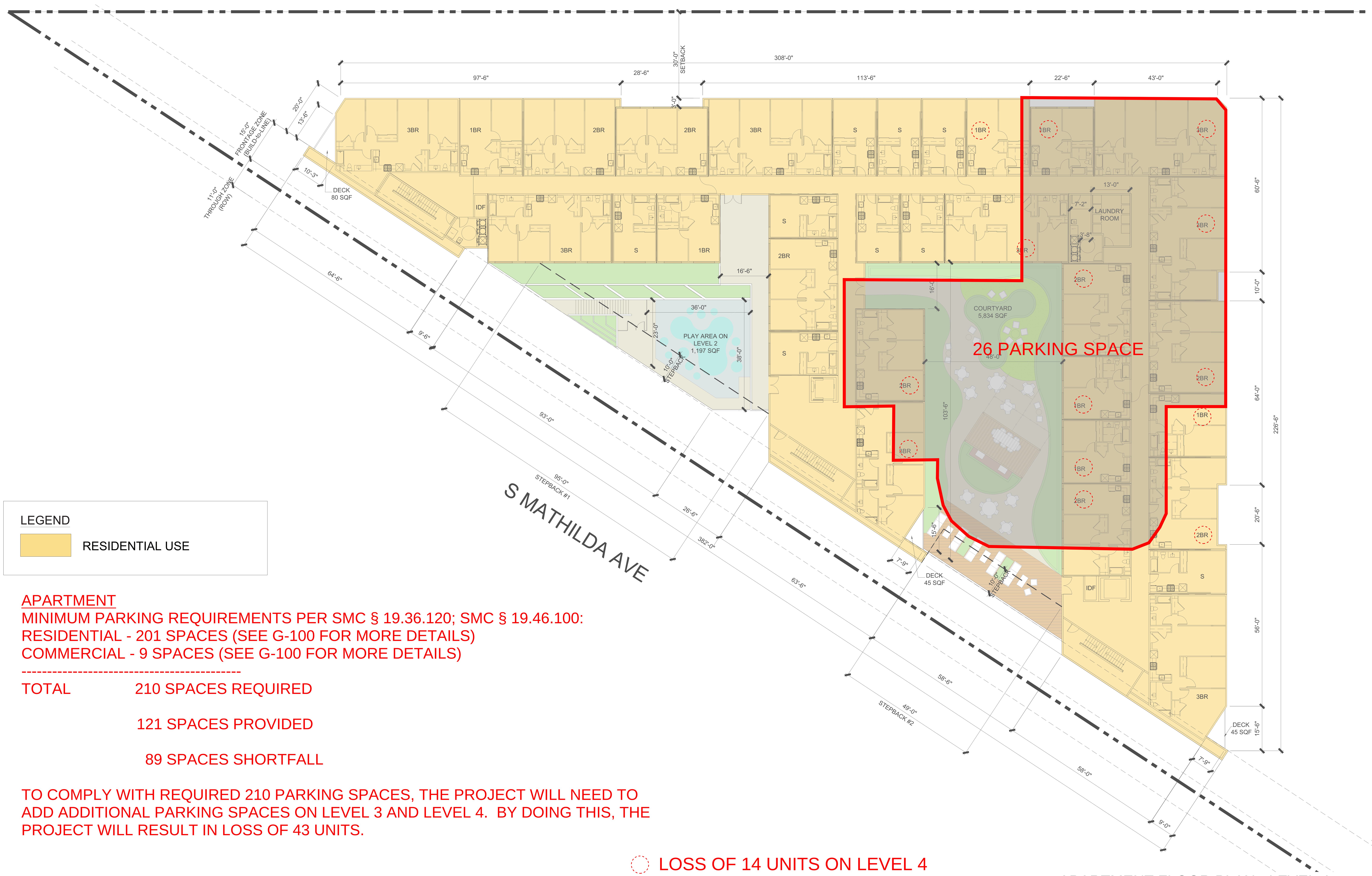
Sheet Title:
FLOOR PLAN: TYPICAL LEVEL

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

Sheet No:
W-18C

(18) Waiver of Parking Requirements

SMC § 19.36.120; SMC § 19.46.100.



LEGEND

RESIDENTIAL USE

<u>APARTMENT</u>

MINIMUM PARKING REQUIREMENTS PER SMC § 19.36.120; SMC § 19.46.100:
RESIDENTIAL - 201 SPACES (SEE G-100 FOR MORE DETAILS)
COMMERCIAL - 9 SPACES (SEE G-100 FOR MORE DETAILS)

TOTAL 210 SPACES REQUIRED

121 SPACES PROVIDED

89 SPACES SHORTFALL

TO COMPLY WITH REQUIRED 210 PARKING SPACES, THE PROJECT WILL NEED TO ADD ADDITIONAL PARKING SPACES ON LEVEL 3 AND LEVEL 4. BY DOING THIS, THE PROJECT WILL RESULT IN LOSS OF 43 UNITS.

LOSS OF 14 UNITS ON LEVEL 4

APARTMENT FLOOR PLAN - LEVEL 4

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Sheet Title:

FLOOR PLAN:
TYPICAL LEVEL

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

Sheet No:

W-18D