



# CITY OF SUNNYVALE REPORT ADMINISTRATIVE HEARING

**January 27, 2010**

**File Number:** 2009-0898

**Permit Type:** Special Development Permit

**Location:** 1651 Belleville Way (near Homestead Rd.) (32001002)

**Applicant/Owner:** Brookside Oaks Apartments / The Oakbrook Company

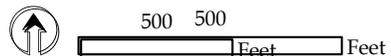
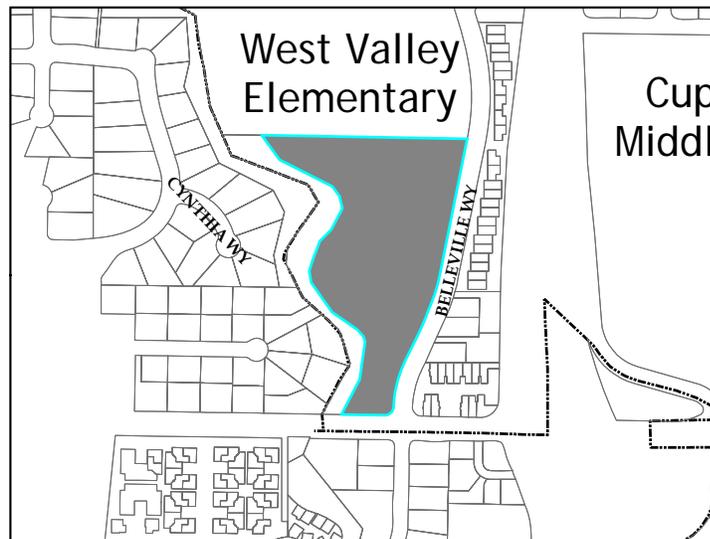
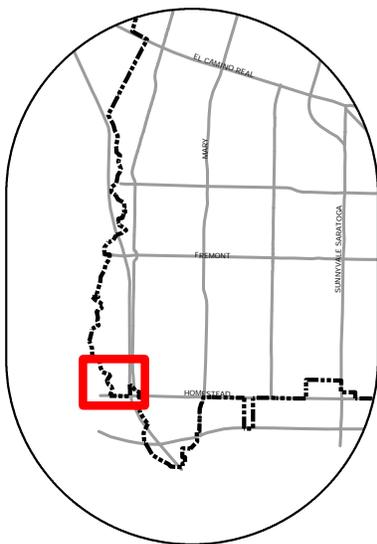
**Staff Contact:** Noren Caliva, Assistant Planner, (408) 730-7637

**Project Description:** To add 16 bedrooms to an existing 170-unit apartment complex.

**Reason for Permit:** A Special Development Permit is required for minor modifications to previously approved permits.

**Issues:** Aesthetics and impacts to adjacent Stevens Creek

**Recommendation:** Approve with Conditions



**PROJECT DESCRIPTION**

	<b>Existing</b>	<b>Proposed</b>
General Plan:	Medium Density Residential	Same
Zoning District:	R-3/PD	Same
Lot Size (sf):	318,365	Same
Gross Floor Area (sf):	112,610	115,490
Lot Coverage:	21.6%	22.5%
Number of Units:	170	Same
Density (du/acre):	24	Same
Building Height:	29'	Same
Parking:	170 covered, 99 unassigned, 269 total	Same
Total Landscaping (sf):	142,443	141,119

<b>Previous Planning Projects related to Subject Application</b>	<b>Yes</b>
The existing apartment complex was constructed in 1972. An application for a condominium conversion was submitted in 1993, but was later withdrawn. More recent applications include approved tree removals and a temporary storage building.	
<b>Deviations from Standard Zoning Requirements</b>	<b>No</b>

**Use Description:** The applicant proposes to add 16 bedrooms to existing one and two-bedroom apartment units throughout the apartment complex. In total, approximately 2,880 square feet will be added. The site currently meets density requirements for the R-3 zoning district, and no additional dwelling units are proposed at this time.

**Site Layout:** The existing apartment complex is located on the northwest corner of Homestead Road and Belleville Way, and backs up to Stevens Creek (Santa Clara Valley Water District right-of-way) to the west. Vehicular access is provided by two driveways along Belleville Way. Covered carport and unassigned surface parking spaces are located throughout the development.

There are a total of 12 two-story buildings on-site, with one of the buildings containing the leasing office, laundry facility and gym for tenants facing. The proposed bedrooms would be added to the ends of six of the buildings, which meet all setback and lot coverage requirements for the R-3 zoning district. No additional modifications are proposed to the site layout.

**Exterior Building Changes:** Exterior building modifications are limited to the bedroom additions. The additions would match the existing materials and colors of the apartment buildings, and would be minimally visible from the street frontage.

**Landscaping:** The site currently contains mature landscaping throughout the development. In order to accommodate the proposed bedroom additions, approximately 1,324 square feet of landscaping area would be removed, including one unprotected tree (less than 38 inches in circumference) and groundcover. The site exceeds minimum landscape and usable open space requirements by providing approximately 830 square feet of total landscaping per unit and 940 square feet of usable open space per unit.

**Drainage and Stevens Creek:** The site is directly adjacent to Stevens Creek, Santa Clara Valley Water District (SCVWD) right-of-way, along the west property line. Staff reviewed the plans with the SCVWD, who indicated that a permit is not required by their agency for this scope of work, but recommends the following conditions in order to reduce potential impacts on the creek:

- New landscaping shall be native California species;
- Downspouts shall drain into landscaping areas;
- Areas of ground disturbance (including grading, new landscaping and new impervious surfaces) shall be designed to ensure that no additional runoff enters the SCVWD right-of-way;
- The SCVWD right-of-way shall be kept free of obstruction at all times.

**Parking:** The site currently provides 170 covered carport spaces and 99 unassigned spaces, for a total of 269 on-site parking spaces. No modifications are proposed to the existing parking spaces. There are also 29 on-street parking spaces along the Belleville Avenue street frontage. Based on staff's parking analysis below, the proposed project meets the minimum parking requirements:

	<b># Units</b>	<b>Parking Rate</b>	<b>Required Covered</b>	<b>Required Unassigned</b>
<b>Studio</b>	8	1.5/unit	8	4
<b>One-bedroom</b>	134	1.5/unit	134	67
<b>Two-bedrooms</b>	28	2/unit	28	28
		<b>Total</b>	<b>170</b>	<b>99</b>
<b>269 Total Required On-Site</b>				

**Expected Impacts on Surroundings:** No significant impacts are expected with the proposed bedroom additions. The additions would be minimally visible from the street frontage. As conditioned by staff, potential impacts to Stevens Creek will be minimized and comply with the SCVWD's "Guidelines & Standards for Land Use Near Streams".

**Public Contact:** 218 notices were sent to surrounding property owners and residents adjacent to subject site in addition to standard noticing practice. No letters were received.

**Environmental Determination:** A Categorical Exemption Class 1 (minor alterations to existing facilities) relieves this project from CEQA provisions.

## **FINDINGS**

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In order to approve the Special Development Permit the following findings must be made:

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale.

The proposed project complies with all development standards and density requirements for the R-3 zoning district. The bedroom additions would add to the choices available to residents in the City seeking rental housing, and

**Staff was able to make the findings as the design meets the guidelines described above.**

2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair the orderly development of, or the existing uses being made of, adjacent properties.

The proposed bedroom additions will be minimally visible from the street frontage and will not create privacy impacts for tenants and adjacent neighbors. All new exterior materials and colors will match the existing apartment buildings. In addition, the project has been designed to reduce potential impacts to the adjacent Stevens Creek.

**The project is expected to have minimal impacts on surrounding properties.**

## **ALTERNATIVES:**

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1. Approve the Special Development Permit with recommended Conditions in Attachment A.
2. Approve the Special Development Permit with modifications.
3. Deny the Special Development Permit.

**RECOMMENDATION**

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Alternative 1. Approve the Special Development Permit with recommended Conditions in Attachment A.

Reviewed by:

**Shaunn Mendrin**

Senior Planner

Prepared By: Noren Caliva, Assistant Planner

Attachments:

- A. Standard Requirements and Recommended Conditions of Approval
- B. Site and Architectural Plans
- C. Letter from the Applicant

## **Standard Requirements**

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The following is a list of standard requirements. This list is intended to assist the applicant and public in understanding basic related requirements, and is not intended as an exhaustive list. These requirements cannot be waived or modified.

- A. **Permit Expiration:** The Special Development Permit for the use shall expire if the use is discontinued for a period of one year or more.
- B. **Permit Lapse if not Exercised (Ordinance 2895-09):** The Special Development Permit shall be valid for three (3) years from the date of approval by the final review authority (as adopted by City Council on April 21, 2009, RTC 09-094). Extensions of time may be considered, for a maximum of two one year extensions, if applied for and approved prior to the expiration of the permit approval. If the approval is not exercised within this time frame, the permit is null and void.
- C. **Building Permits:** Obtain Building Permits for interior improvements as required by the Building Safety Division.
- D. **Encroachment Permits:** Obtain an encroachment permit for work in the public right-of-way as required by the Department of Public Works.

## **Recommended Conditions of Approval**

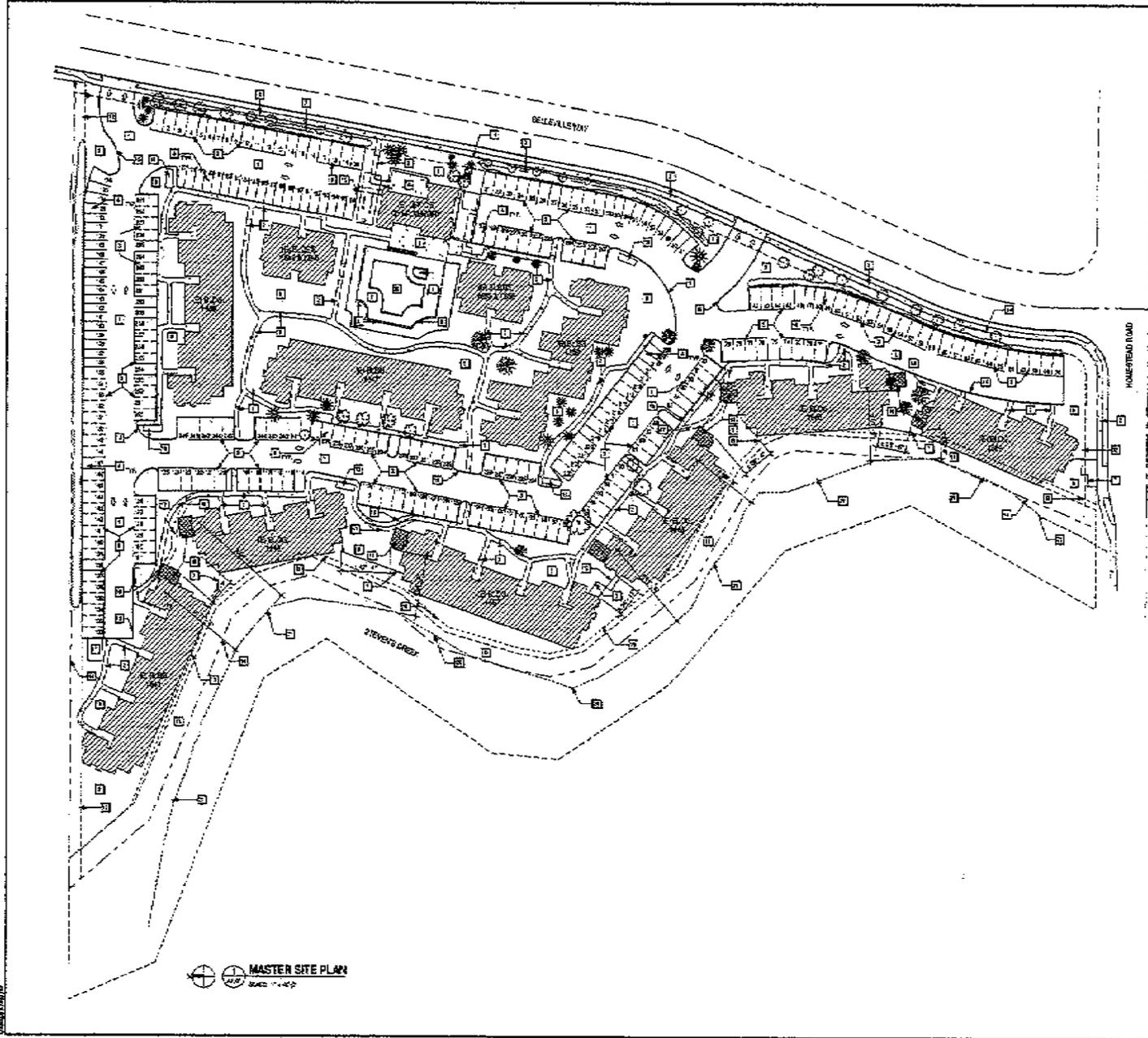
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In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

- 1. **Execute Permit Document:** Execute a Special Development Permit document prior to issuance of the building permit.
- 2. **Project Conformance:** Project shall be in conformance with the plans approved at the public hearing(s). Minor changes may be approved by the Director of Community Development; major changes may be approved at a public hearing.
- 3. **Conditions of Approval on Plans:** The Conditions of Approval shall be reproduced on a page of the plans submitted for a building permit for this project.
- 4. **Blueprint for a Clean Bay:** The building permit plans shall include "Blueprint for a Clean Bay" on one full sized sheet of the plans.
- 5. **Stevens Creek (Drainage and Landscaping):** The project shall incorporate the following into building permit plans:
  - a. New landscaping shall be native California species;
  - b. Downspouts shall drain into landscaping areas;

- c. Areas of ground disturbance (including grading, new landscaping and new impervious surfaces) shall be designed to ensure that no additional runoff enters the SCVWD right-of-way;
  - d. The SCVWD right-of-way shall be kept free of obstruction at all times.
6. **Landscape Plan:** Landscape and irrigation plans for the impacted areas shall be submitted to the Director of Community Development subject to approval by the Director of Community Development prior to issuance of a building permit. Landscaping and irrigation shall be installed prior to occupancy. The landscape plan shall include the following elements:
  - a. No protected trees are approved for removal as part of this permit.
  - b. A tree protection plan shall be submitted for any existing trees within the impacted areas, including tree protection measures, such as fencing
  - c. Specify species of new landscaping to be installed.
7. **Construction Management Plan:** A Construction Management Plan shall be submitted prior to issuance of a building permit to ensure adequate on-site storage of construction materials, parking and accessibility during construction.
8. **Debris and Construction Materials:** Project must maintain and use a Specialty debris box on-site for duration of construction. The public street must be kept free of debris, and all construction-related materials and equipment must be stored on-site unless prior written approval is obtained from the City's Public Works Department.
9. **Curb Markings:** The red curb directly along the project right-of-way frontage shall be refreshed.
10. **Smoke Detectors:** Install approved smoke detectors in impacted units in accordance with California code. Details shall be included in the building permit plans.
11. **Design:** All new exterior building materials and colors shall match the existing buildings.





**MASTER SITE PLAN**  
 Scale: 1" = 40'-0"

**LEGEND**

1	EXISTING DRIVEWAY
2	NEW DRIVEWAY
3	EXISTING SIDEWALK
4	NEW SIDEWALK
5	EXISTING DRIVE
6	NEW DRIVE
7	EXISTING DRIVEWAY
8	NEW DRIVEWAY
9	EXISTING DRIVEWAY
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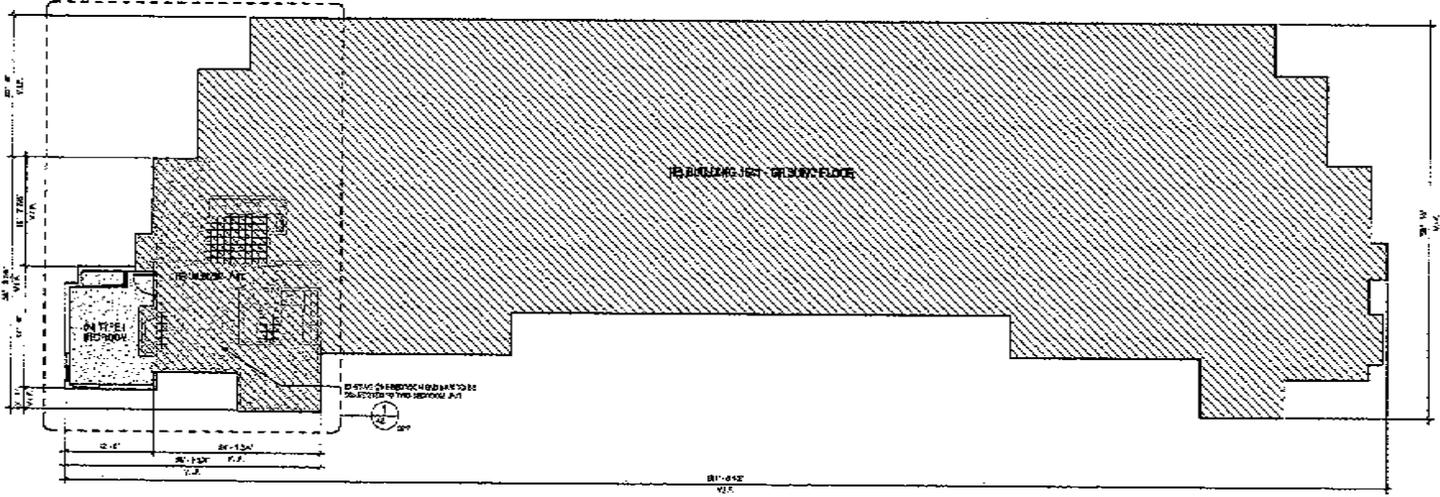
- MASTER SITE PLAN LEGEND:**
- PROPERTY LINE
  - SETBACK LINE
  - STOP OF SALE
  - LOT OR FEE MEASUREMENT
  - ▨ GARAGE FOOTPRINT
  - ▩ FUTURE DEVELOPMENT

**MASTER SITE PLAN NOTES:**

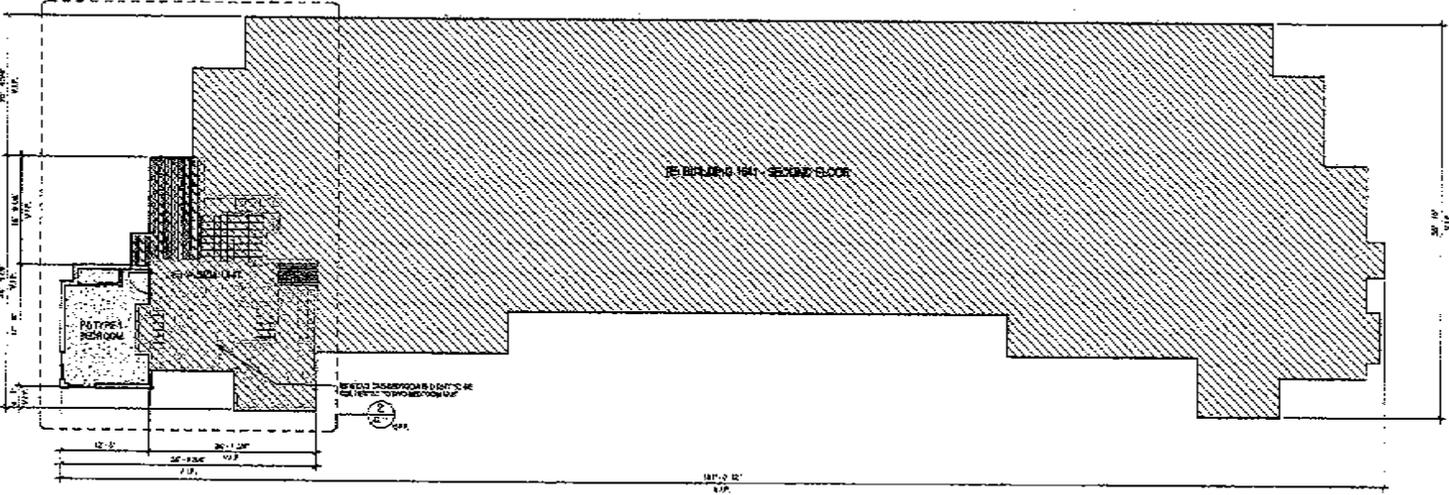
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**ATTACHMENT**  
 Page 2 of 30  
B

	<b>ESSEX PROPERTY TRUST</b> 1001 LAKESIDE AVENUE, SUITE 310 SEATTLE, WA 98122	PROJECT: <b>BROOKSIDE OAKS APARTMENTS INFILL DEVELOPMENT</b> 1001 BELLEVUE WAY, SUITE 310, SEATTLE, WA 98122	SHEET: <b>A1.01</b>	STRICKER CATO MURPHY ARCHITECTS • 120 LAKESIDE AVE., SUITE 310 • SEATTLE, WA 98122 • TEL. (206) 324-4800 FAX. (206) 322-2875 • WWW.SCM-ARCH.COM
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1 BUILDING 1641 - GROUND FLOOR  
SCALE 1/8" = 1'-0"



2 BUILDING 1641 - SECOND FLOOR  
SCALE 1/8" = 1'-0"

ATTACHMENT  
Page 3 of 30  
B



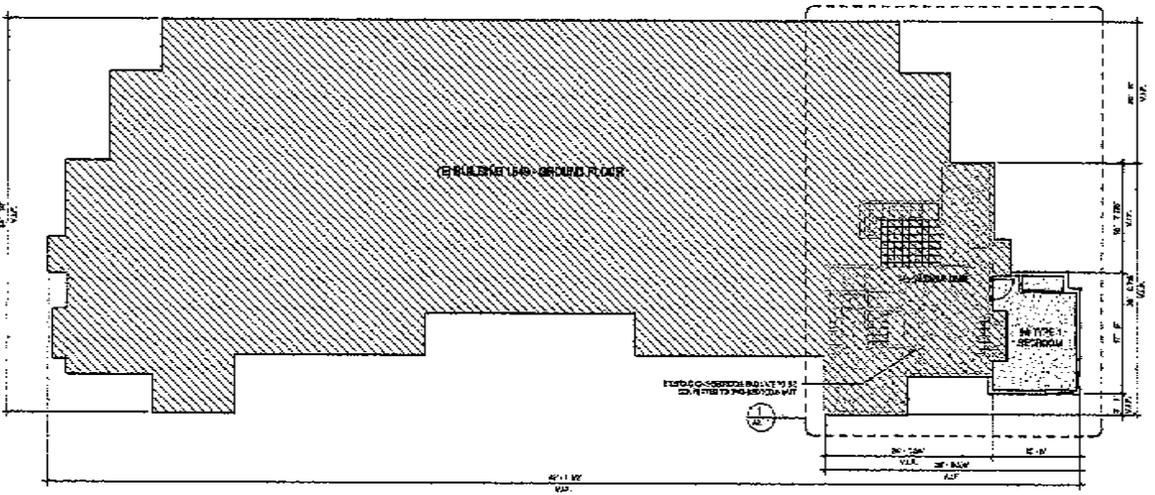
CLIENT:  
ESSEX PROPERTY TRUST  
1825 EAST WILLOW DRIVE  
PALO ALTO, CA 94303

PROJECT:  
BROOKSIDE OAKS  
APARTMENTS INFILL  
DEVELOPMENT  
1825 BELLVILLE WAY  
SUNNYVALE, CA 94087

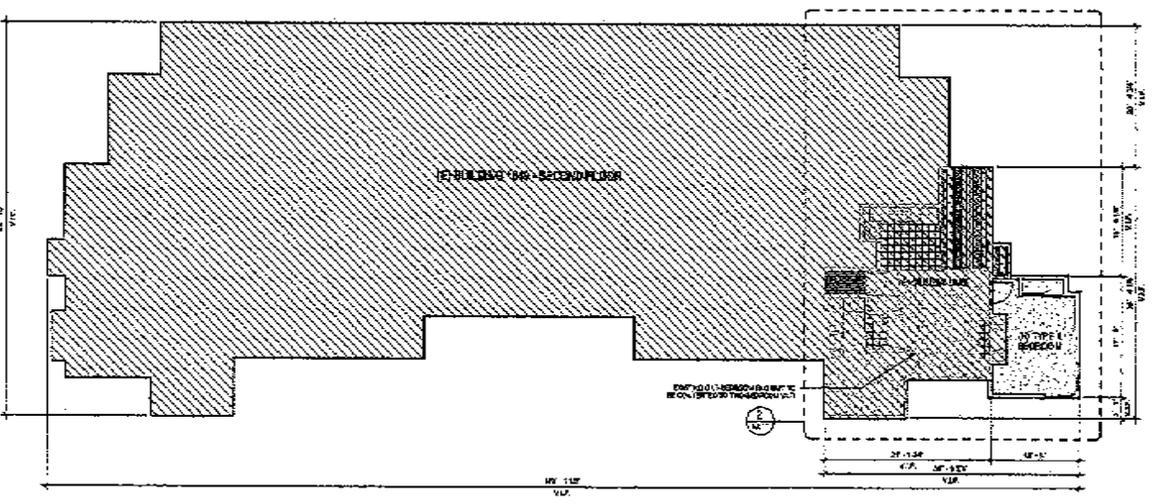
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12/11/12	REVISED
12/11/12	FOR PERMITTING CONTROL

SCALE	DATE
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A2.01

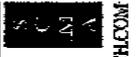


1 BUILDING 1649 - GROUND FLOOR  
SCALE: 1/8" = 1'-0"



2 BUILDING 1649 - SECOND FLOOR  
SCALE: 1/8" = 1'-0"

ATTACHMENT B  
Page 4 of 30



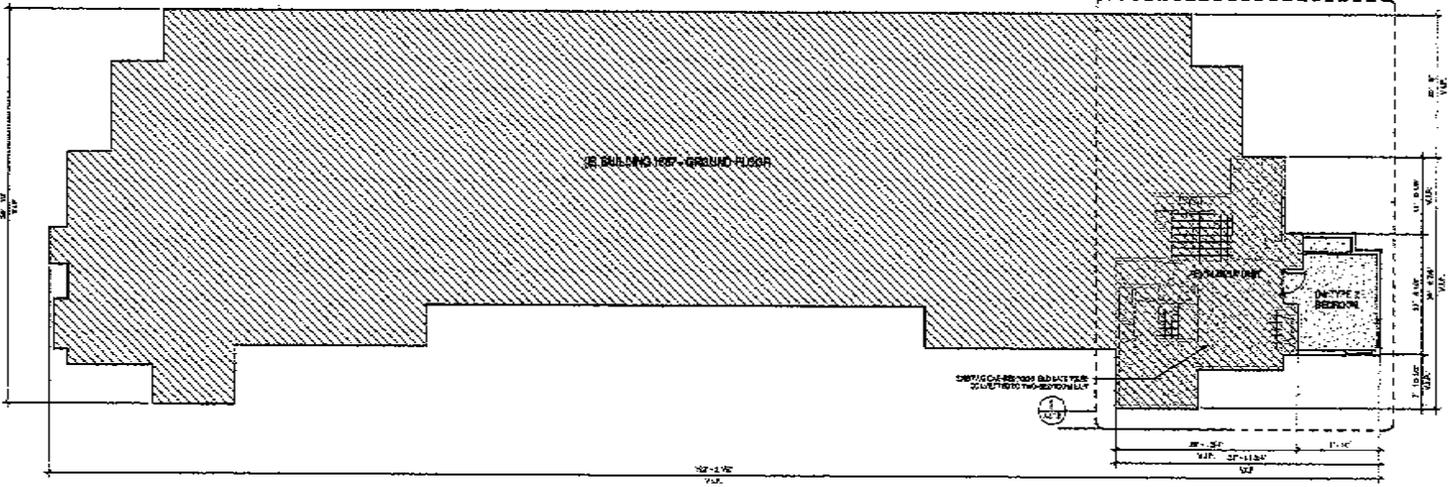
ESSEX PROPERTY TRUST  
2001 EAST WEAVER AVENUE  
TALDOTE, VA 24380

BROOKSIDE OAKS  
APARTMENTS INFILL  
DEVELOPMENT  
1051 8TH SOUTH WAY  
SUITE 1000, CA 94037

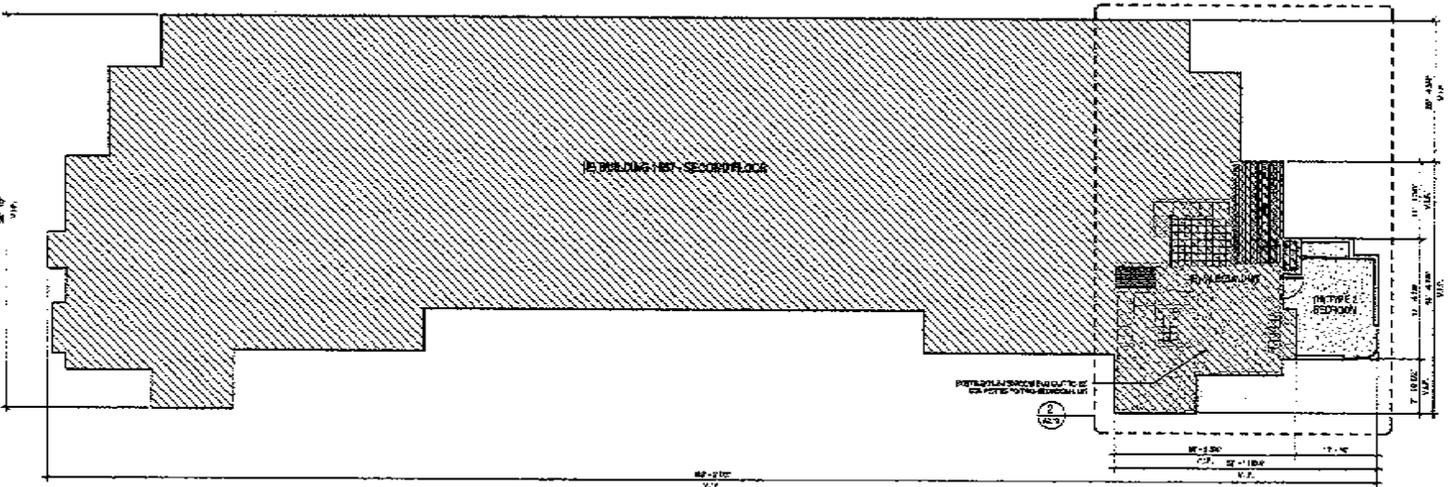
DATE	DESCRIPTION

PROJECT NO. 1649

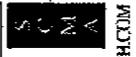
A2.02



**BUILDING 1657 - GROUND FLOOR**  
SCALE: 1/8" = 1'-0"



**BUILDING 1657 - SECOND FLOOR**  
SCALE: 1/8" = 1'-0"



**ESSEX PROPERTY TRUST**  
1824 EAST MEADOW DRIVE,  
PALMDALE, CA 91368

**BROOKSIDE OAKS APARTMENTS INFILL DEVELOPMENT**  
1034 8TH STREET, W.A.,  
BOYERVILLE, CA 94007

DATE:	PROJECT:
SCALE:	NO. OF SHEETS:
BY:	DATE:
CHECKED BY:	DATE:

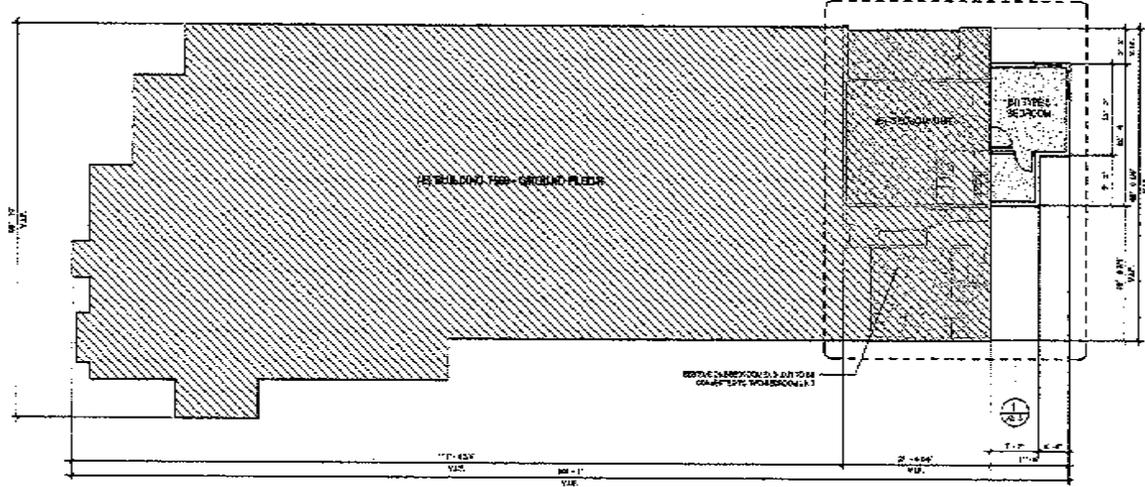
**A2.03**

STRICKER CATO MURPHY ARCHITECTS • 120 LAKESIDE AVE., SUITE 310 • SEATTLE, WA 98122 • TEL. (206) 324-4800 FAX. (206) 322-2875 • WWW.SCM-ARCH.COM

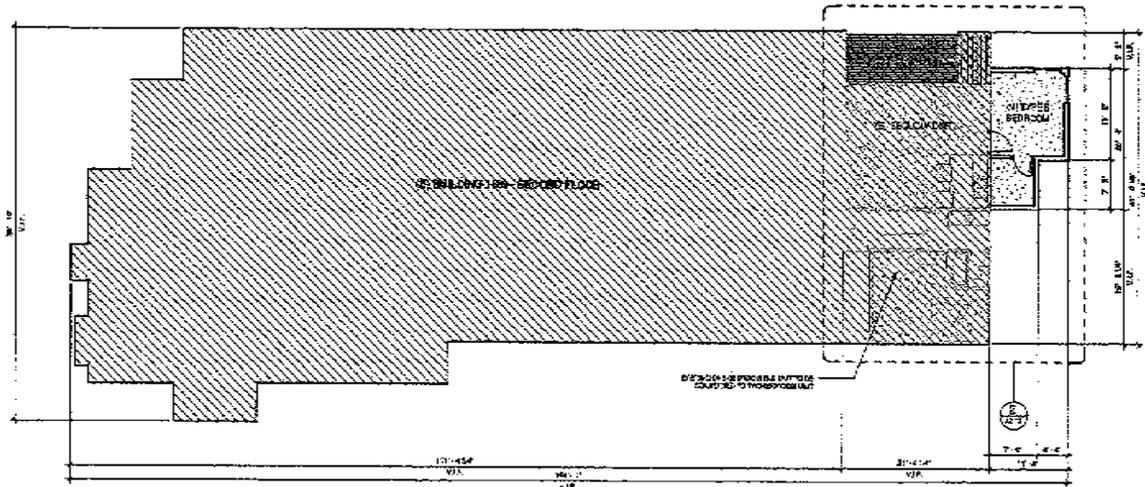
ATTACHMENT  
Page S

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**BUILDING 1669 - GROUND FLOOR**  
SCALE: 1/8" = 1'-0"



**BUILDING 1669 - SECOND FLOOR**  
SCALE: 1/8" = 1'-0"

**ATTACHMENT B**  
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PROJECT: BUILDING 1669  
 CLIENT: ESSEX PROPERTY TRUST  
 ARCHITECT: STRICKER CATO MURPHY ARCHITECTS  
 DATE: 10/15/10

CONTRACTOR:  
 (Blank)

CLIENT: ESSEX PROPERTY TRUST  
 1825 EAST MEADOW DRIVE  
 PALMDALE, CA 93550

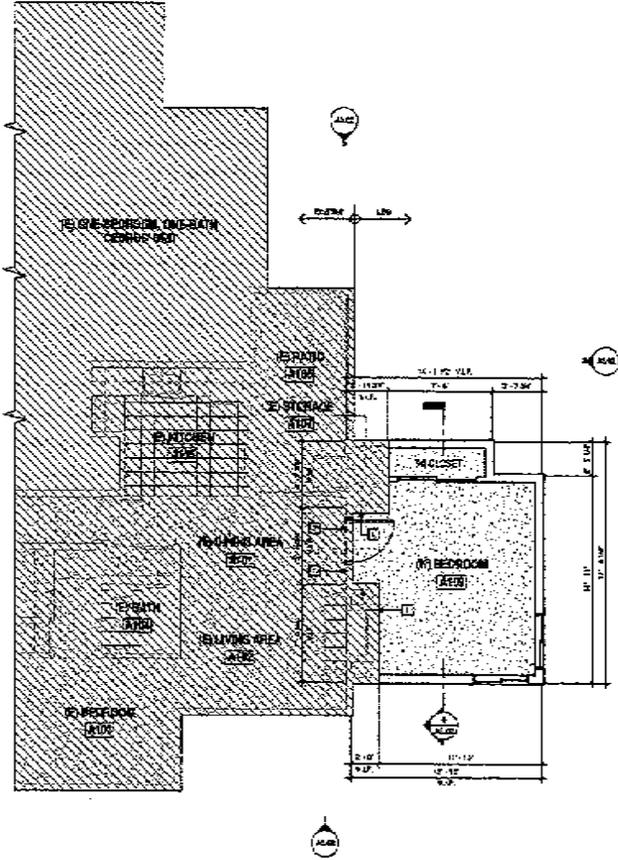
PROJECT: BROOKSIDE OAKS  
 APARTMENTS INFILL  
 DEVELOPMENT  
 1881 BELLEVILLE WAY  
 SUNNYVALE, CA 94087

DATE	DESCRIPTION
10/15/10	PROJECT START
11/15/10	PROJECT END
12/15/10	PROJECT END

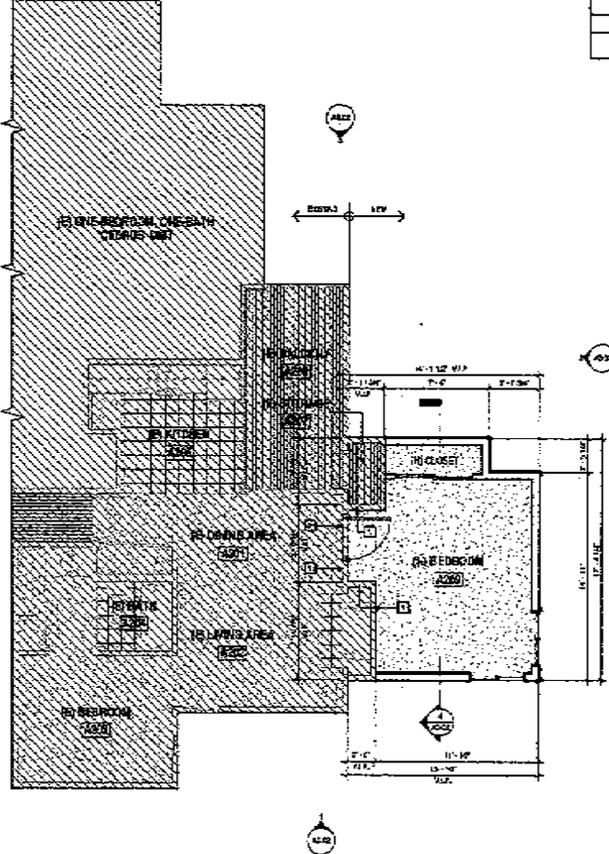
PROJECT NO.:  
 SHEET NO.:

**A2.06**





1 TYPICAL GROUND FLOOR PLAN - 'ALBIZA' UNIT W/ TYPE 2 BEDROOM  
SCALE: 1/4" = 1'-0"



2 TYPICAL SECOND FLOOR PLAN - 'ALBIZA' UNIT W/ TYPE 2 BEDROOM  
SCALE: 1/4" = 1'-0"

GENERAL NOTES:

THE ABOVE PLAN SHALL BE THE BASIS FOR CONSTRUCTION. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

A. CONSTRUCTION NOTES	
1	SEE ARCHITECT'S SPECIFICATIONS FOR MATERIALS AND FINISHES.
2	SEE ARCHITECT'S SPECIFICATIONS FOR MECHANICAL AND ELECTRICAL SYSTEMS.
3	SEE ARCHITECT'S SPECIFICATIONS FOR STRUCTURAL SYSTEMS.

ATTACHMENT  
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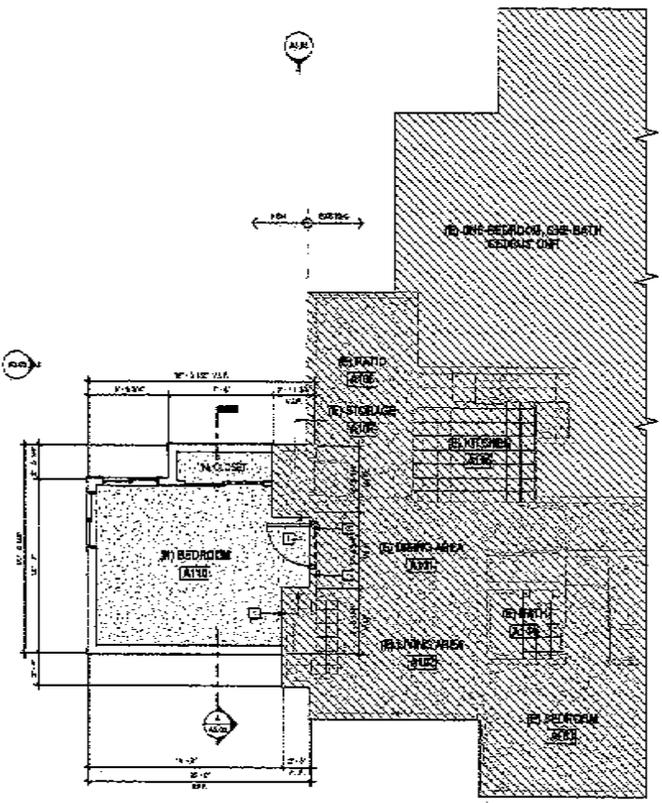
<p>PROJECT:</p> <p>BROOKSIDE OAKS APARTMENTS INFILL DEVELOPMENT</p> <p>1651 BELLEVILLE WAY, SUNNYVALE, CA 94087</p>	<p>CLIENT:</p> <p>ESSEX PROPERTY TRUST</p> <p>888 EAST MEADOW DRIVE, PALO ALTO, CA 94303</p>	<p>DATE:</p> <p>11/11/11</p> <p>BY:</p> <p>STRICKER CATO MURPHY ARCHITECTS</p>	<p>SCALE:</p> <p>1/4" = 1'-0"</p>
<p>A2.12</p>			



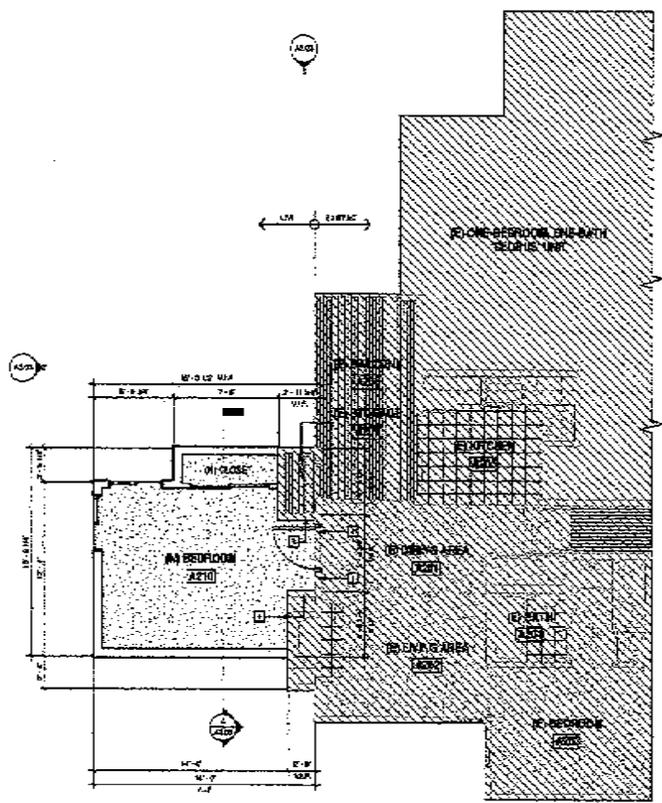
**GENERAL NOTES:**

THE FINISH AND BASIS OF THE PARTY WALLS IS TO BE DETERMINED BY THE OWNER AND THE ADJACENT PROPERTY OWNER. ALL FINISHES AND BASIS OF THE PARTY WALLS SHALL BE DETERMINED BY THE OWNER AND THE ADJACENT PROPERTY OWNER. THE FINISHES AND BASIS OF THE PARTY WALLS SHALL BE DETERMINED BY THE OWNER AND THE ADJACENT PROPERTY OWNER. THE FINISHES AND BASIS OF THE PARTY WALLS SHALL BE DETERMINED BY THE OWNER AND THE ADJACENT PROPERTY OWNER.

NO.	REVISIONS/DESCRIPTIONS
1	ISSUED FOR PERMITTING AND CONSTRUCTION. CHECK FOR ALL NOTES AND REVISIONS. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
2	FOR FINISHES AND BASIS OF THE PARTY WALLS, SEE THE GENERAL NOTES AND REVISIONS.



**GROUND FLOOR PLAN - 'ALBIZA' UNIT W/ TYPE 3 BEDROOM**  
SCALE: 1/4" = 1'-0"



**SECOND FLOOR PLAN - 'ALBIZA' UNIT W/ TYPE 3 BEDROOM**  
SCALE: 1/4" = 1'-0"

**ATTACHMENT**  
Page 10 of 30

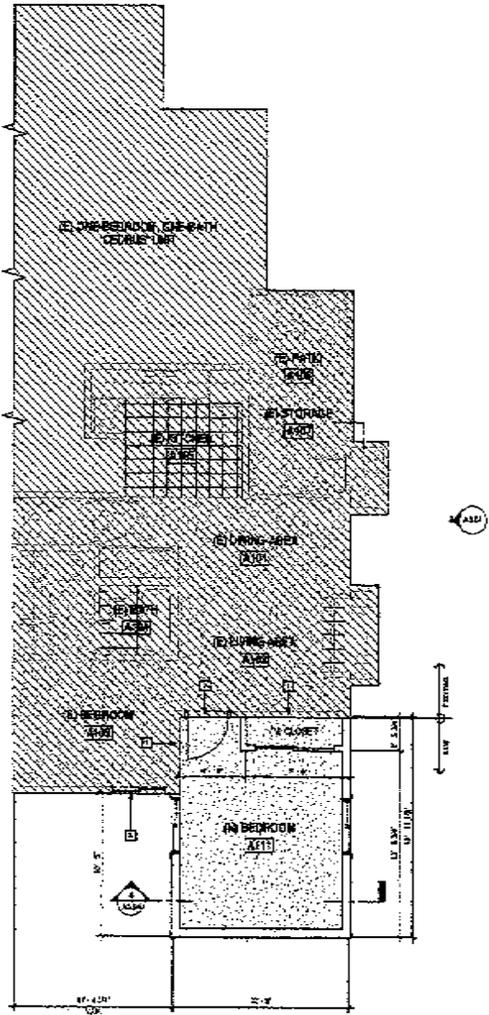


**ESSEX PROPERTY TRUST**  
RESIDENT MANAGER/DIV.  
PROJALTO, CARRO

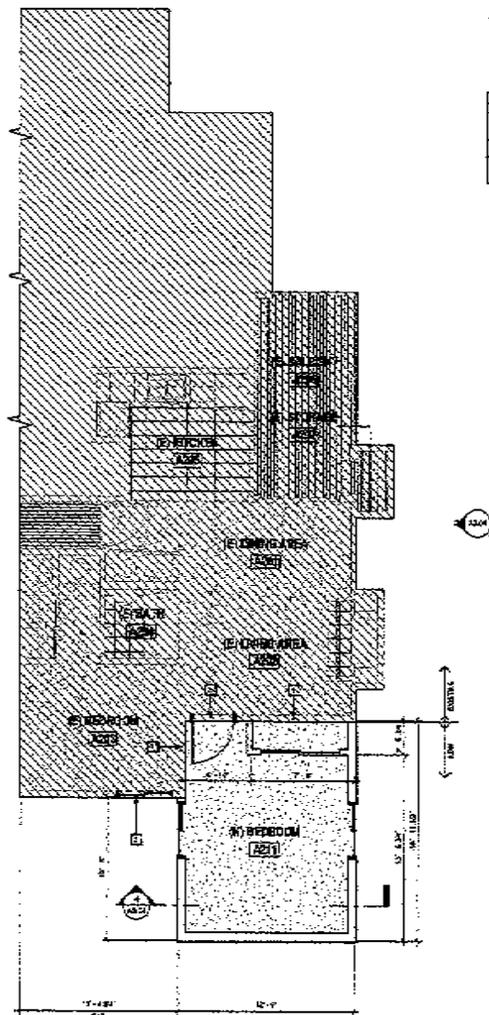
**BROOKSIDE OAKS**  
APARTMENTS INFILL  
DEVELOPMENT  
1001 BELLEVILLE AVENUE  
SUNNYSIDE, CA 94087

NO.	DATE	DESCRIPTION
1	11/11/11	ISSUED FOR PERMITTING AND CONSTRUCTION.
2	11/11/11	FOR FINISHES AND BASIS OF THE PARTY WALLS, SEE THE GENERAL NOTES AND REVISIONS.

**A2.13**



1 GROUND FLOOR PLAN - 'ALBIZIA' UNIT W/ TYPE 4 BEDROOM  
SCALE: 1/8" = 1'-0"



2 SECOND FLOOR PLAN - 'ALBIZIA' UNIT W/ TYPE 4 BEDROOM  
SCALE: 1/8" = 1'-0"

**GENERAL NOTES:**

1. THE FLOOR PLAN IS THE PROPERTY OF STRICKER CATO MURPHY ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. ANY REUSE OR MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN PERMISSION OF STRICKER CATO MURPHY ARCHITECTS IS PROHIBITED. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS PLAN.

NO.	REVISIONS
1	ISSUED FOR PERMIT REVIEW
2	ISSUED FOR PERMIT REVIEW
3	ISSUED FOR PERMIT REVIEW

SCM

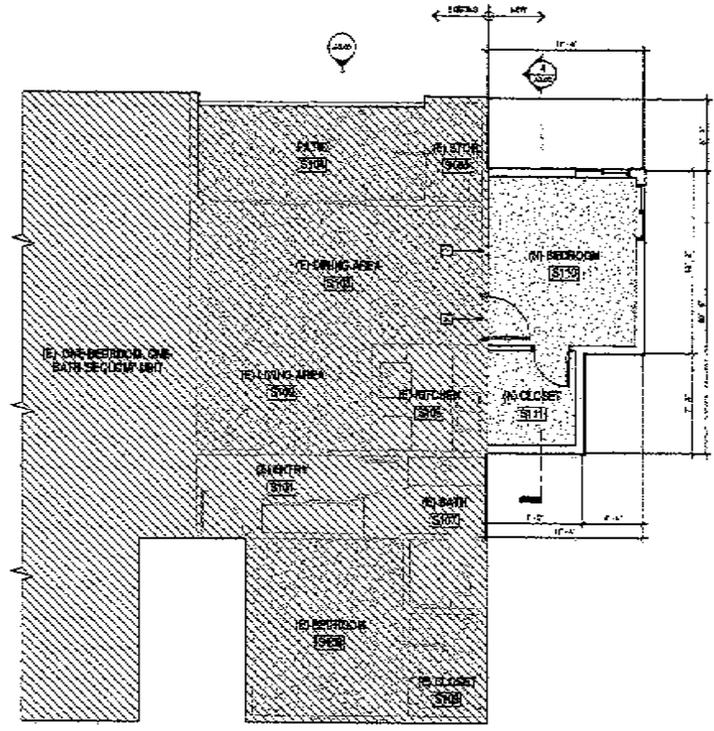
<p>PROJECT: <b>BROOKSIDE OAKS APARTMENTS INFILL DEVELOPMENT</b> 1531 BELLEVILLE WAY, EMERYVILLE, CA 94607</p>	<p>CLIENT: <b>ESSEX PROPERTY TRUST</b> 380 EAST MENDOCINO DRIVE, PALMDALE, CA 93550</p>	<p>DATE: 10/15/2014</p>	<p>SCALE: 1/8" = 1'-0"</p>
<p><b>ATTACHMENT</b> Page <u>11</u> of <u>30</u></p>			
<p><b>A2.14</b></p>			



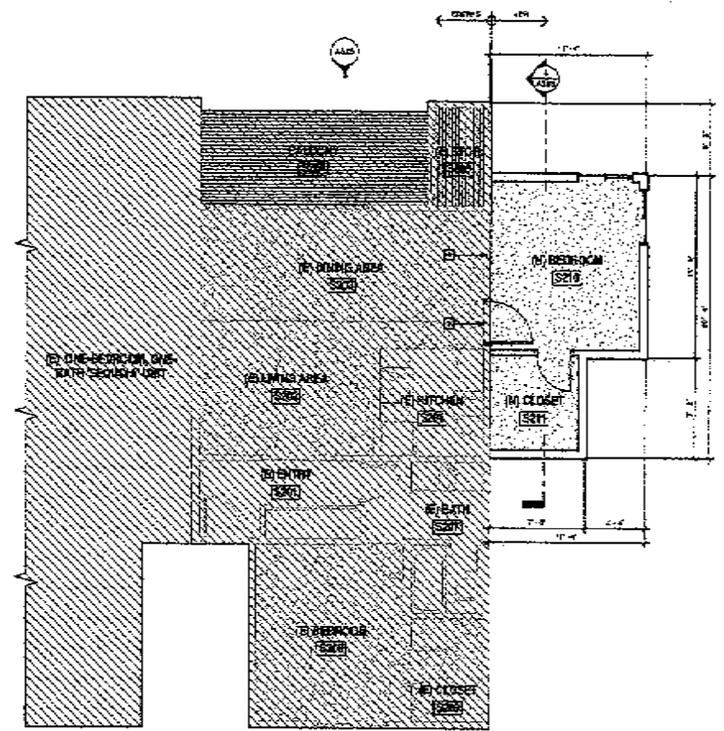
**GENERAL NOTES:**

THE FLOOR PLAN(S) SHOWN ON THESE DRAWINGS IS/ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT SHALL VERIFY ALL DIMENSIONS, CONDITIONS, AND REQUIREMENTS WITH THE CLIENT PRIOR TO COMMENCEMENT OF WORK. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

REVISIONS	
1	REVISED TO SHOW CORRECTIONS TO SECTION 1.1 AND 1.2. SEE SHEET 1.1 FOR DETAILS.
2	REVISED TO SHOW CORRECTIONS TO SECTION 1.1 AND 1.2. SEE SHEET 1.1 FOR DETAILS.
3	REVISED TO SHOW CORRECTIONS TO SECTION 1.1 AND 1.2. SEE SHEET 1.1 FOR DETAILS.
4	REVISED TO SHOW CORRECTIONS TO SECTION 1.1 AND 1.2. SEE SHEET 1.1 FOR DETAILS.
5	REVISED TO SHOW CORRECTIONS TO SECTION 1.1 AND 1.2. SEE SHEET 1.1 FOR DETAILS.



1 GROUND FLOOR PLAN - 'SEGUNDA' UNIT W/TYPE 5 BEDROOM  
SCALE: 1/4" = 1'-0"



2 SECOND FLOOR PLAN - 'SEGUNDA' UNIT W/TYPE 5 BEDROOM  
SCALE: 1/4" = 1'-0"



PROJECT: BROOKSIDE OAKS APARTMENTS INFILL DEVELOPMENT

CLIENT: ESSEX PROPERTY TRUST  
1835 EAST MESA DRIVE  
PALO ALTO, CA 94303

PROJECT: BROOKSIDE OAKS APARTMENTS INFILL DEVELOPMENT  
1835 RIVINGTON WAY  
EMERYVALE, CA 94607

DATE: 10/15/2014	PROJECT: BROOKSIDE OAKS APARTMENTS INFILL DEVELOPMENT
SCALE: 1/4" = 1'-0"	DATE: 10/15/2014
PROJECT: BROOKSIDE OAKS APARTMENTS INFILL DEVELOPMENT	SCALE: 1/4" = 1'-0"
DATE: 10/15/2014	PROJECT: BROOKSIDE OAKS APARTMENTS INFILL DEVELOPMENT

A2.15

ATTACHMENT  
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B

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PROJECT:  
 BROOKSIDE OAKS  
 APARTMENTS INFIL.  
 DEVELOPMENT  
 1801 BELLWILL WAY,  
 SEASIDE, WA, 98134

PROVIDENT:  
 ESSEX PROPERTY TRUST  
 894 EAST MEADOW DRIVE,  
 PALO ALTO, CA 94309

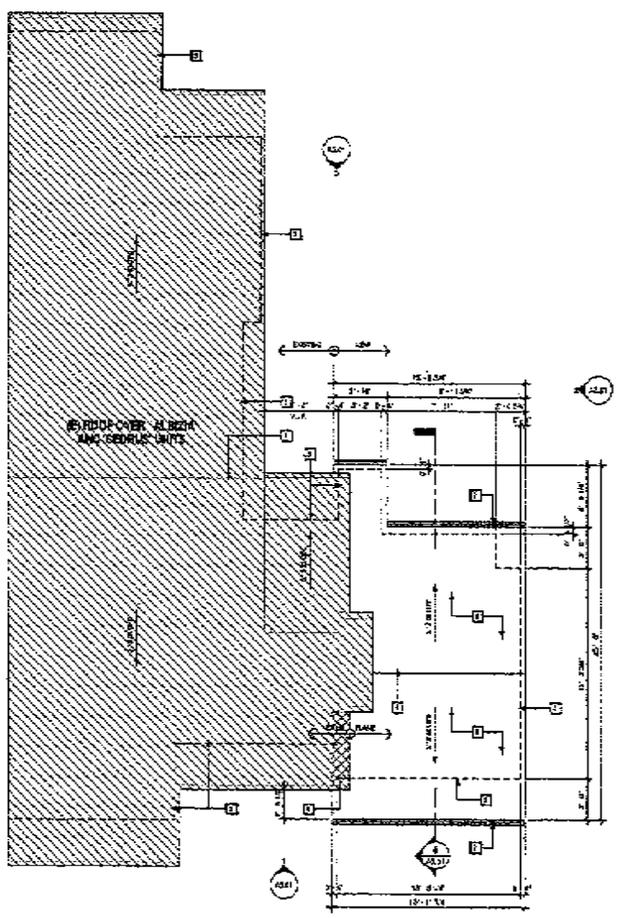
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10/11/11	ISSUE FOR PERMITS
10/11/11	ISSUE FOR PERMITS

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

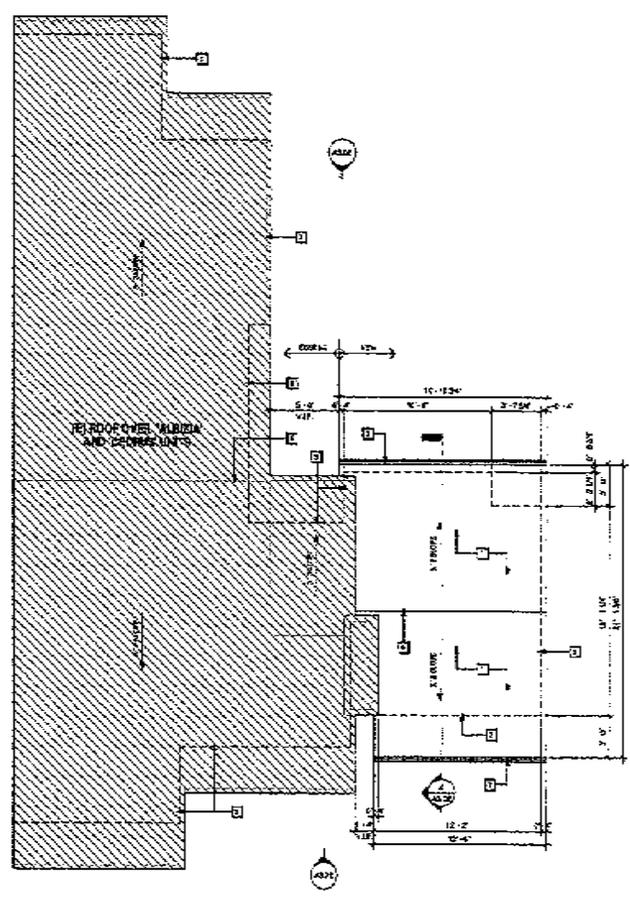
DATE: 10/11/11

A2.21

ROOF FINISHES	
1	CONCRETE ROOF WITH WATER PROOFING
2	1" POLYSTYRENE INSULATION WITH 1" GYPSUM BOARD
3	1" POLYSTYRENE INSULATION
4	1" POLYSTYRENE INSULATION WITH 1" GYPSUM BOARD AND BRASS CLIPS
5	1" POLYSTYRENE INSULATION
6	1" POLYSTYRENE INSULATION



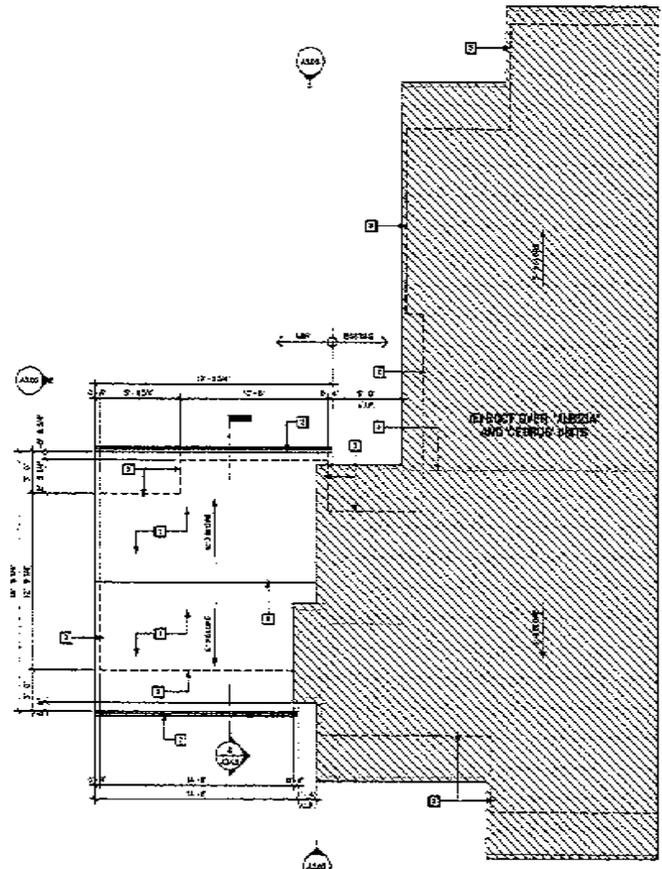
1 TYPICAL ROOF PLAN - 'ALBIZIA' UNIT W/ TYPE 1 BEDROOM  
 SCALE: 1/8" = 1'-0"



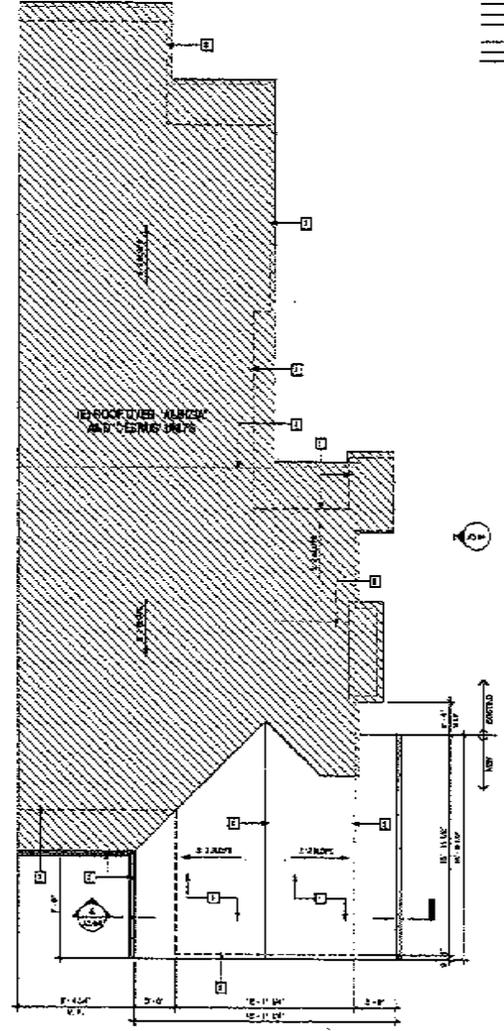
2 TYPICAL ROOF PLAN - 'ALBIZIA' UNIT W/ TYPE 2 BEDROOM  
 SCALE: 1/8" = 1'-0"

ATTACHMENT  
 Page 15 of 30  
 B

REV. DIMENSIONS	
1	ADD
2	REMOVE
3	ADD
4	REMOVE
5	ADD
6	REMOVE
7	ADD
8	REMOVE
9	ADD
10	REMOVE



1 ROOF PLAN - 'ALBIZIA' UNIT W/ TYPE 3 BEDROOM  
SCALE 1/8" = 1'-0"



2 ROOF PLAN - 'ALBIZIA' UNIT W/ TYPE 4 BEDROOM  
SCALE 1/8" = 1'-0"

SCANA

PROJECT NO. 02-000000  
DATE: 02/01/02  
DRAWN BY: J. MURPHY  
CHECKED BY: J. MURPHY  
SCALE: AS SHOWN

ESSEX PROPERTY TRUST  
1945 EAST WASHINGTON DRIVE  
TAMPA FL 33610

BROOKSIDE OAKS  
APARTMENTS INFILL  
DEVELOPMENT  
1831 BELLEVUE WAY  
SUITE 1001, COVINGTON

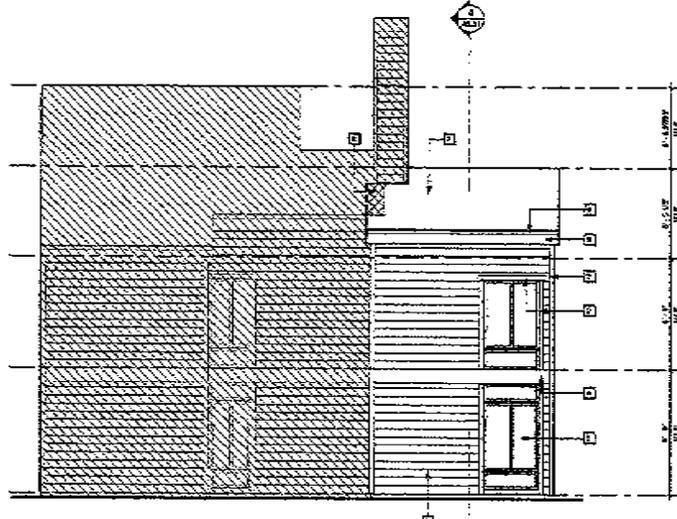
DATE:	PROJECT:
BY:	NO.:
CHECKED:	SCALE:
APPROVED:	DATE:

ROOF PLAN

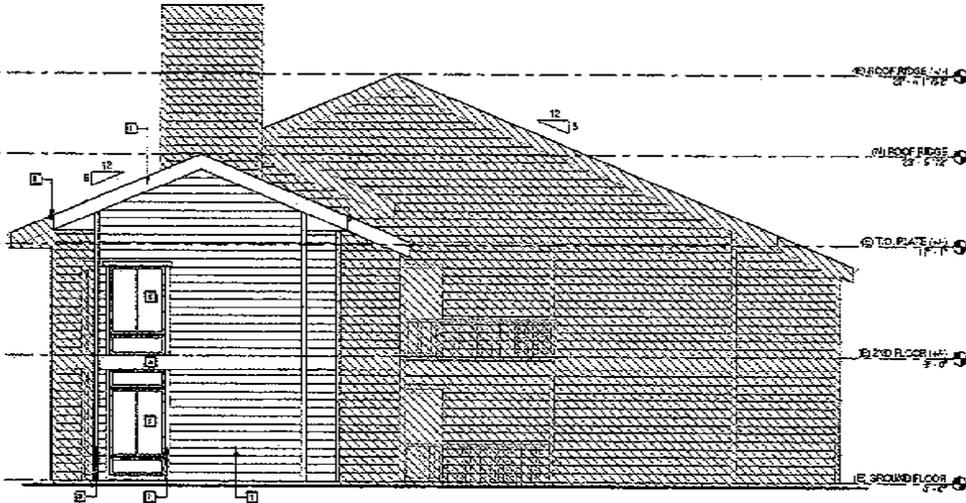
A2.22

ATTACHMENT B  
Page 14 of 30



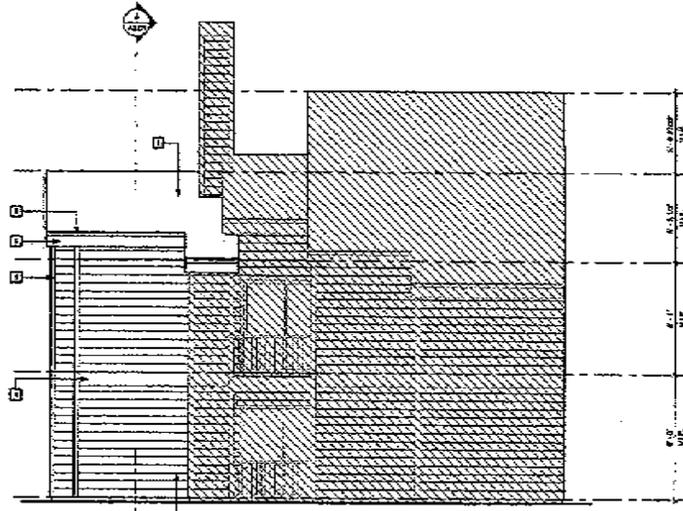


1 TYPICAL FRONT ELEVATION - 'ALBIZA' UNIT W/ TYPE 1 BEDROOM  
SCALE: 1/8" = 1'-0"

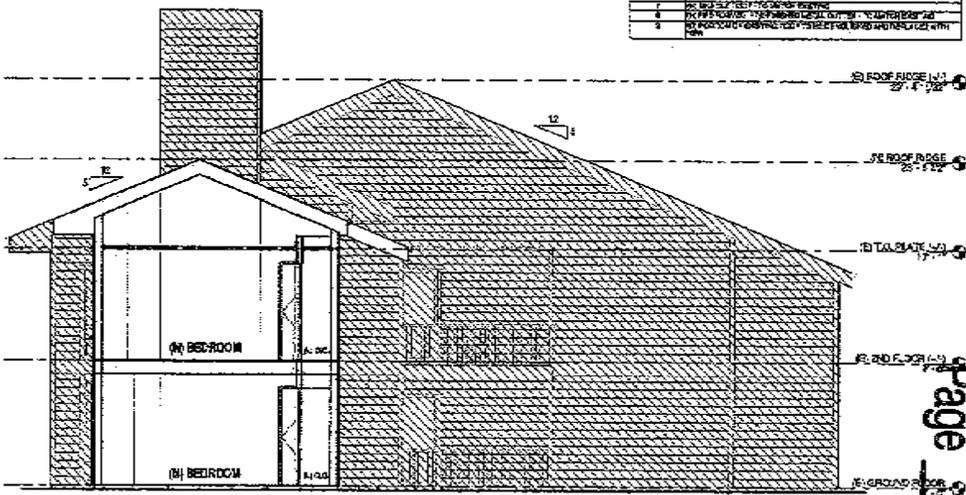


2 TYPICAL SIDE ELEVATION - 'ALBIZA' UNIT W/ TYPE 1 BEDROOM  
SCALE: 1/8" = 1'-0"

REVISIONS	
1	REVISED PER COMMENTS FROM ARCHITECT
2	REVISED PER COMMENTS FROM ARCHITECT
3	REVISED PER COMMENTS FROM ARCHITECT
4	REVISED PER COMMENTS FROM ARCHITECT
5	REVISED PER COMMENTS FROM ARCHITECT
6	REVISED PER COMMENTS FROM ARCHITECT
7	REVISED PER COMMENTS FROM ARCHITECT
8	REVISED PER COMMENTS FROM ARCHITECT
9	REVISED PER COMMENTS FROM ARCHITECT
10	REVISED PER COMMENTS FROM ARCHITECT



3 TYPICAL REAR ELEVATION - 'ALBIZA' UNIT W/ TYPE 1 BEDROOM  
SCALE: 1/8" = 1'-0"



4 TYPICAL SECTION - 'ALBIZA' UNIT W/ TYPE 1 BEDROOM  
SCALE: 1/8" = 1'-0"

1021



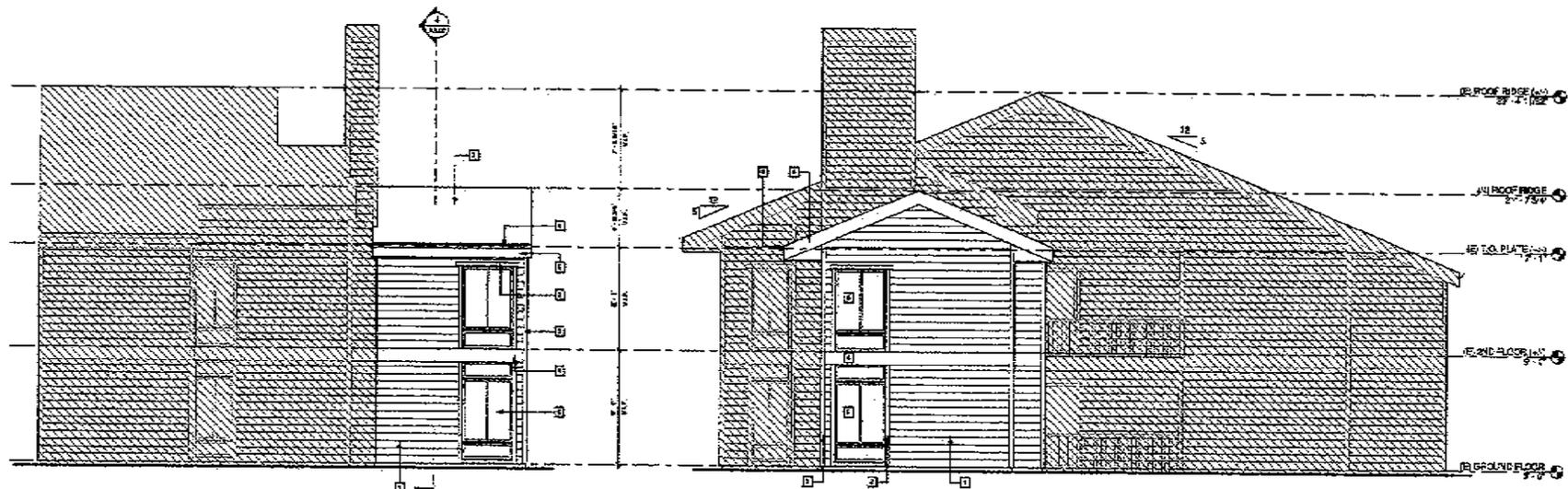
CLIENT  
ESSEX PROPERTY TRUST  
1000 14TH AVENUE, NW  
DALLAS, TX 75201

PROJECT  
BROOKSIDE OAKS  
APARTMENTS IN-TILL  
DEVELOPMENT  
1801 BELLEVILLE HWY  
SUNNYVALE, CA 94087

ARCHITECT  
STRICKER CATO MURPHY ARCHITECTS  
120 LAKESIDE AVE., SUITE 310  
SEATTLE, WA 98122

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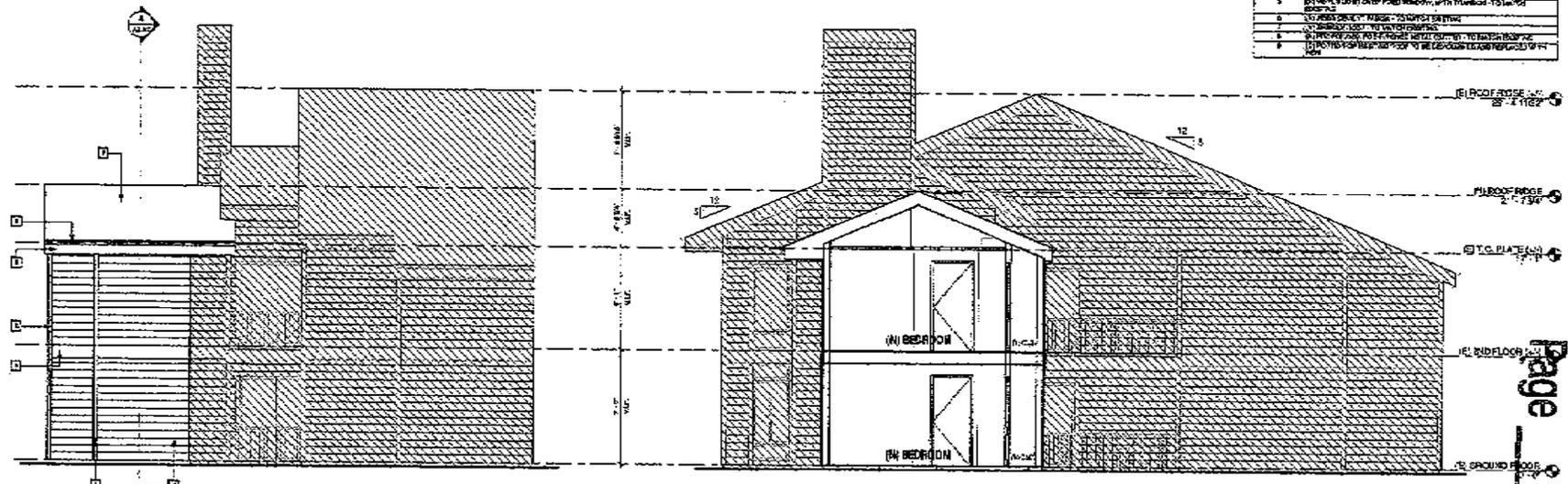
ATTACHMENT TO PERMIT



1 TYPICAL FRONT ELEVATION - 'ALBIZA' UNIT W/ TYPE 2 BEDROOM  
SCALE: 1/4" = 1'-0"

2 TYPICAL SIDE ELEVATION - 'ALBIZA' UNIT W/ TYPE 2 BEDROOM  
SCALE: 1/4" = 1'-0"

FINISH SCHEDULE	
1	EXTERIOR WALLS - 1/2" GYPSUM BOARD
2	INTERIOR WALLS - 1/2" GYPSUM BOARD
3	CEILING - 1/2" GYPSUM BOARD
4	FLOORING - 3/4" TYPICAL CARPET
5	PAINT - INTERIOR WALLS - TYPICAL
6	PAINT - EXTERIOR WALLS - TYPICAL
7	ROOFING - 1/2" GYPSUM BOARD
8	ROOFING - 1/2" GYPSUM BOARD
9	ROOFING - 1/2" GYPSUM BOARD
10	ROOFING - 1/2" GYPSUM BOARD



3 TYPICAL REAR ELEVATION - 'ALBIZA' UNIT W/ TYPE 2 BEDROOM  
SCALE: 1/4" = 1'-0"

4 TYPICAL SECTION - 'ALBIZA' UNIT W/ TYPE 2 BEDROOM  
SCALE: 1/4" = 1'-0"

2

DRAWING:

CLIENT:

ESSEX PROPERTY TRUST  
685 EAST MADISON DRIVE,  
PALO ALTO, CA 94303

PROJECT:

BROOKSIDE OAKS  
APARTMENTS INFILL  
DEVELOPMENT  
1825 BELLEVUE WAY,  
SUNNYVALE, CALIF 95087

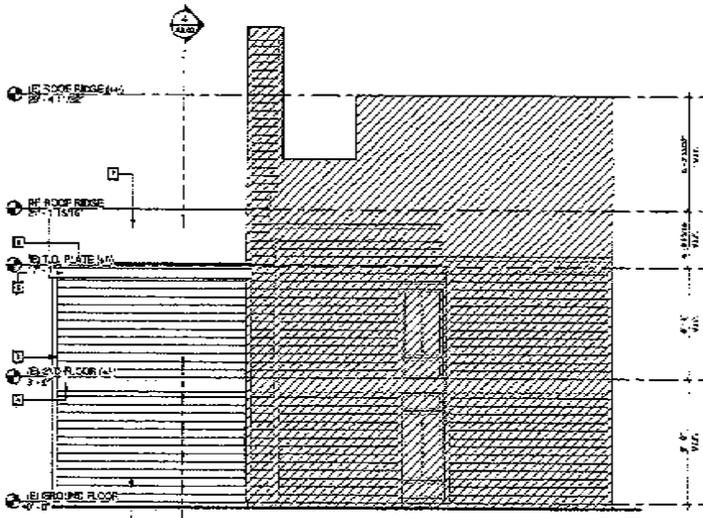
ARCHITECT:

STUCKER CATO MURPHY ARCHITECTS - 170 LAKESIDE AVE., SUITE 310 - SEATTLE, WA 98122 - TEL. (206) 324-4800 FAX. (206) 322-2875 - WWW.SCM-ARCH.COM

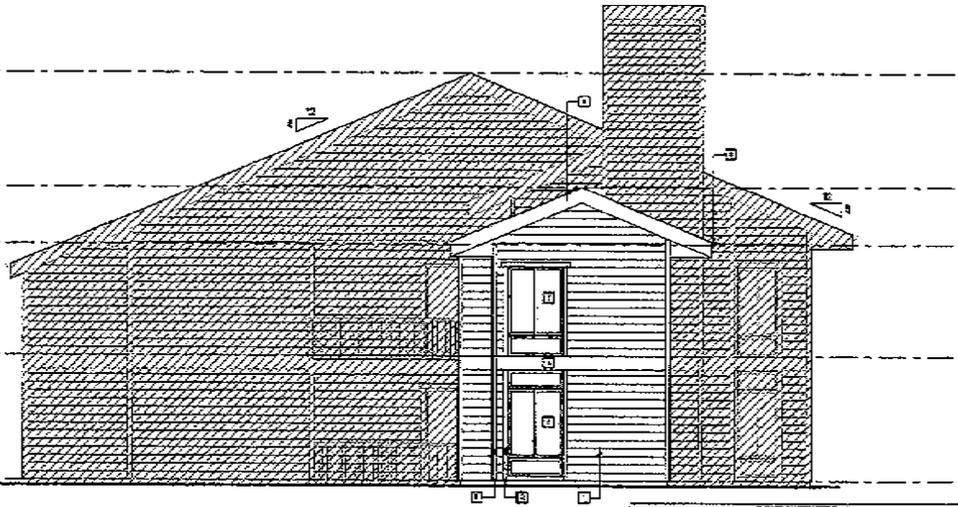
ATTACHMENT

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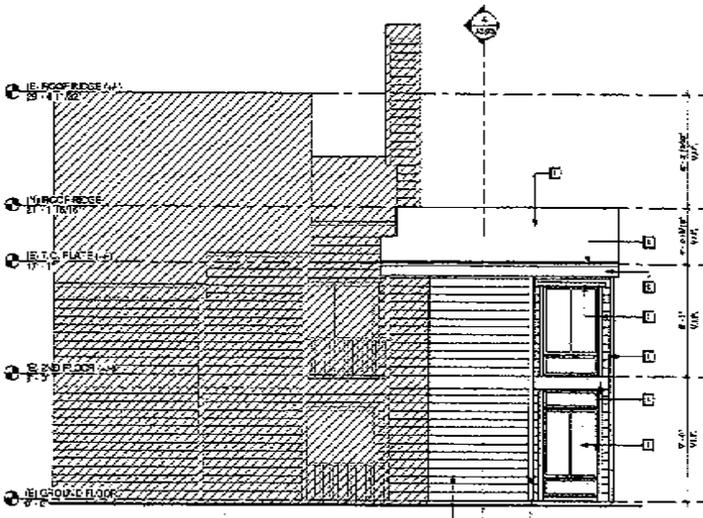


1 FRONT ELEVATION - 'ALBIZIA' UNIT W/ TYPE 3 BEDROOM  
SCALE: 1/4" = 1'-0"

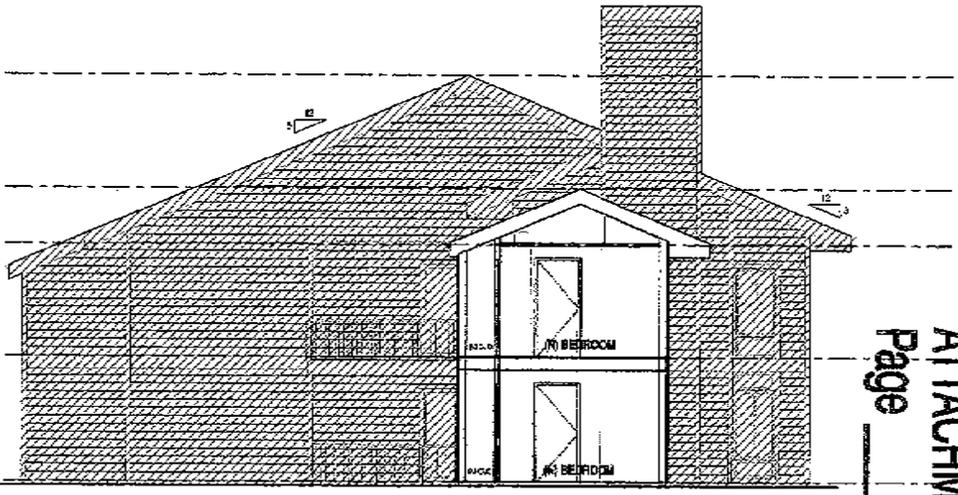


2 SIDE ELEVATION - 'ALBIZIA' UNIT W/ TYPE 3 BEDROOM  
SCALE: 1/4" = 1'-0"

REVISIONS	
#	DESCRIPTION
1	REVISED DRAWING TO SHOW CHANGES TO THE EXTERIOR FINISHES
2	REVISED DRAWING TO SHOW CHANGES TO THE EXTERIOR FINISHES
3	REVISED DRAWING TO SHOW CHANGES TO THE EXTERIOR FINISHES
4	REVISED DRAWING TO SHOW CHANGES TO THE EXTERIOR FINISHES
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6	REVISED DRAWING TO SHOW CHANGES TO THE EXTERIOR FINISHES
7	REVISED DRAWING TO SHOW CHANGES TO THE EXTERIOR FINISHES
8	REVISED DRAWING TO SHOW CHANGES TO THE EXTERIOR FINISHES



3 REAR ELEVATION - 'ALBIZIA' UNIT W/ TYPE 3 BEDROOM  
SCALE: 1/4" = 1'-0"



4 SECTION - 'ALBIZIA' UNIT W/ TYPE 3 BEDROOM  
SCALE: 1/4" = 1'-0"

ATTACHMENT  
Page 18 of 30

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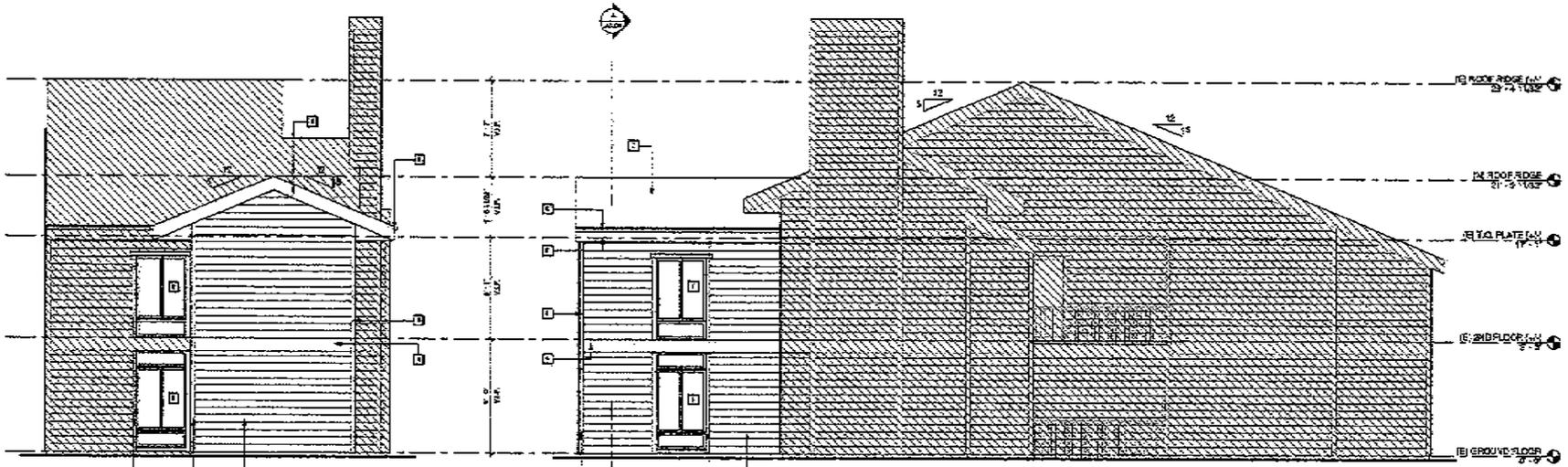


ESSEX PROPERTY TRUST  
1400 WEST MARSHFIELD DRIVE  
PALMDALE, CALIFORNIA 91367

BROOKSIDE OAKS  
APARTMENTS IN/FILL  
DEVELOPMENT  
1400 WEST MARSHFIELD DRIVE  
PALMDALE, CALIFORNIA 91367

DATE	BY	DESCRIPTION
10/15/10	SM	ISSUED FOR PERMITS
10/15/10	SM	ISSUED FOR PERMITS
10/15/10	SM	ISSUED FOR PERMITS

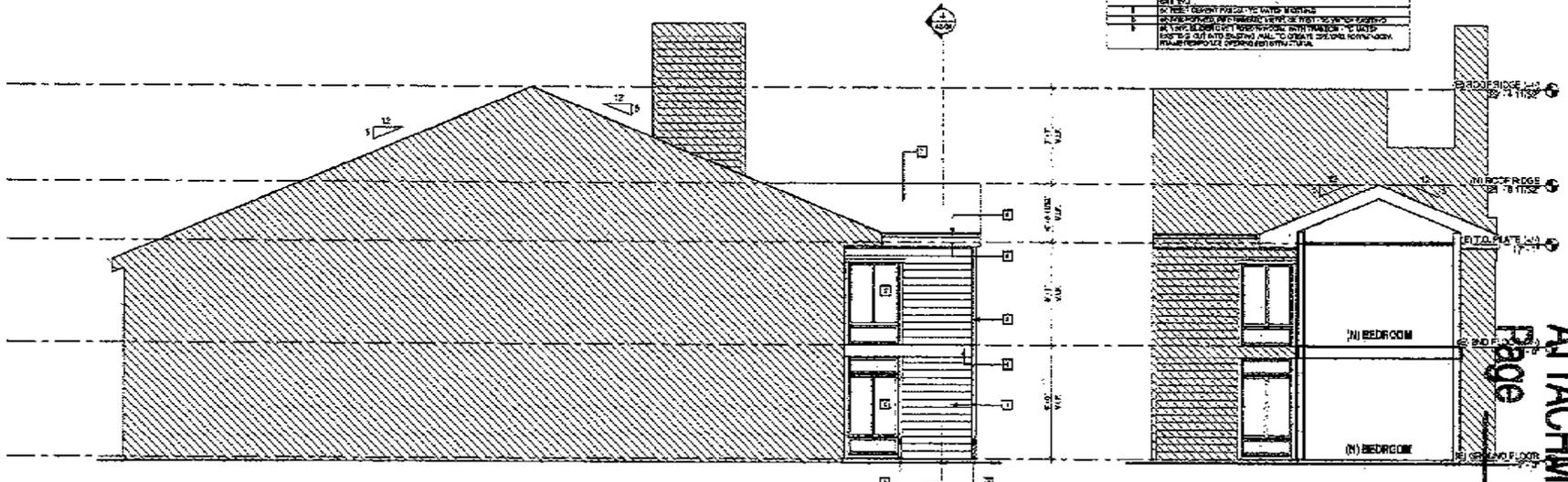
A3.03



1 FRONT ELEVATION - 'ALBIZIA' UNIT W/ TYPE 4 BEDROOM  
SCALE: 1/4" = 1'-0"

2 SIDE ELEVATION - 'ALBIZIA' UNIT W/ TYPE 4 BEDROOM  
SCALE: 1/4" = 1'-0"

FINISH SCHEDULE	
1	INTERIOR WALLS AND CEILING - SHEETROCK
2	INTERIOR WALLS AND CEILING - GYP BOARD
3	INTERIOR WALLS AND CEILING - GYP BOARD
4	INTERIOR WALLS AND CEILING - GYP BOARD
5	INTERIOR WALLS AND CEILING - GYP BOARD
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99	INTERIOR WALLS AND CEILING - GYP BOARD
100	INTERIOR WALLS AND CEILING - GYP BOARD



3 PARTIAL SIDE ELEVATION - 'ALBIZIA' UNIT W/ TYPE 4 BEDROOM  
SCALE: 1/4" = 1'-0"

4 SECTION - 'ALBIZIA' UNIT W/ TYPE 4 BEDROOM  
SCALE: 3/4" = 1'-0"

10/21/21

PROJECT: BROOKSIDE OAKS APARTMENTS INFILL DEVELOPMENT  
14500 1st AVE, BELLEVUE, WA 98007

CLIENT: ESSEX PROPERTY TRUST  
300 EAST BEACON DR., PASADENA, CA 91107

ARCHITECT: STRICKER CATO MURPHY ARCHITECTS  
120 LAKESIDE AVE., SUITE 310, SEATTLE, WA 98122

DATE: 10/21/21

PROJECT: BROOKSIDE OAKS APARTMENTS INFILL DEVELOPMENT  
14500 1st AVE, BELLEVUE, WA 98007

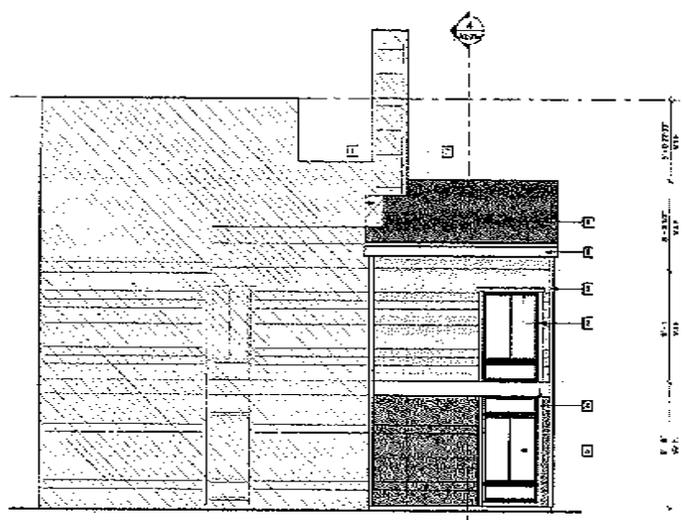
DATE: 10/21/21

STRICKER CATO MURPHY ARCHITECTS • 120 LAKESIDE AVE., SUITE 310 • SEATTLE, WA 98122 • TEL. (206) 324-4800 FAX. (206) 322-2875 • WWW.SCM-ARCH.COM

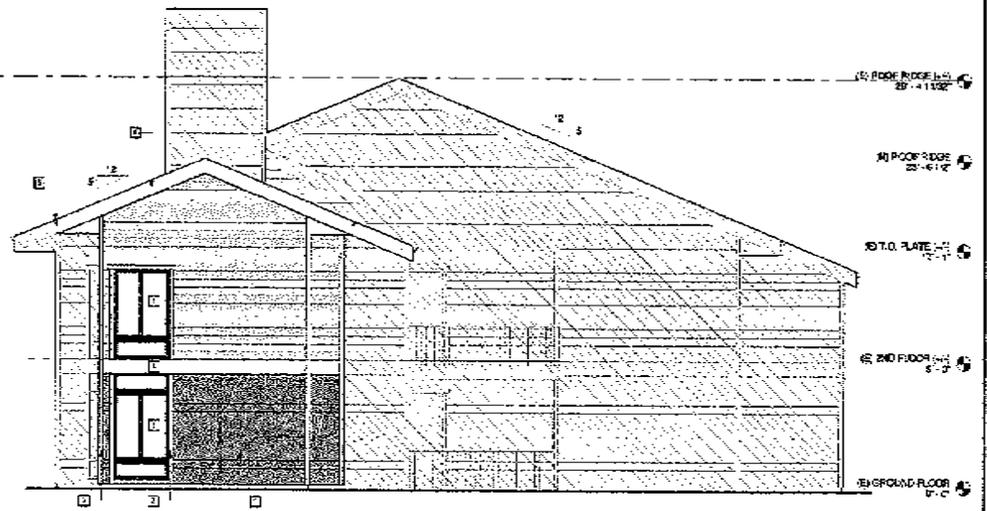
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ATTACHMENT B

A3.04

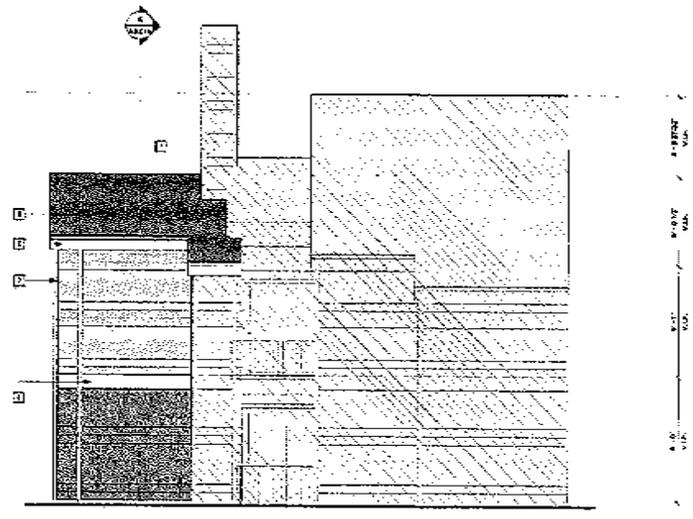




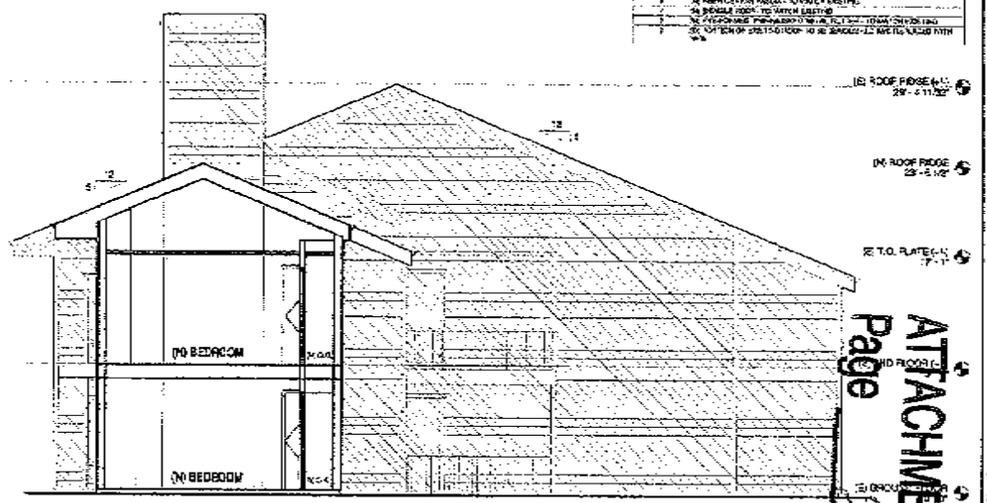
1 TYPICAL FRONT ELEVATION - 'ALBIZA' UNIT W/ TYPE 1 BEDROOM  
SCALE: 1/8" = 1'-0"



2 TYPICAL SIDE ELEVATION - 'ALBIZA' UNIT W/ TYPE 1 BEDROOM  
SCALE: 1/8" = 1'-0"



3 TYPICAL REAR ELEVATION - 'ALBIZA' UNIT W/ TYPE 1 BEDROOM  
SCALE: 1/8" = 1'-0"



4 TYPICAL SECTION - 'ALBIZA' UNIT W/ TYPE 1 BEDROOM  
SCALE: 1/8" = 1'-0"

MANUFACTURER'S NOTES

1. ALL ROOFING SHALL BE PERFORMED BY A LICENSED ROOFER.
2. ALL ROOFING SHALL BE PERFORMED WITHIN 30 DAYS OF THE START OF CONSTRUCTION.
3. ALL ROOFING SHALL BE PERFORMED WITHIN 30 DAYS OF THE START OF CONSTRUCTION.
4. ALL ROOFING SHALL BE PERFORMED WITHIN 30 DAYS OF THE START OF CONSTRUCTION.
5. ALL ROOFING SHALL BE PERFORMED WITHIN 30 DAYS OF THE START OF CONSTRUCTION.
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9. ALL ROOFING SHALL BE PERFORMED WITHIN 30 DAYS OF THE START OF CONSTRUCTION.
10. ALL ROOFING SHALL BE PERFORMED WITHIN 30 DAYS OF THE START OF CONSTRUCTION.

ATTACHMENT  
Page 21 of 30

STRICKER CATO MURPHY ARCHITECTS • 120 LAKESIDE AVE., SUITE 310 • SEATTLE, WA 98122 • TEL: (206) 324-4800 FAX: (206) 322-2875 • WWW.SCM-ARCH.COM

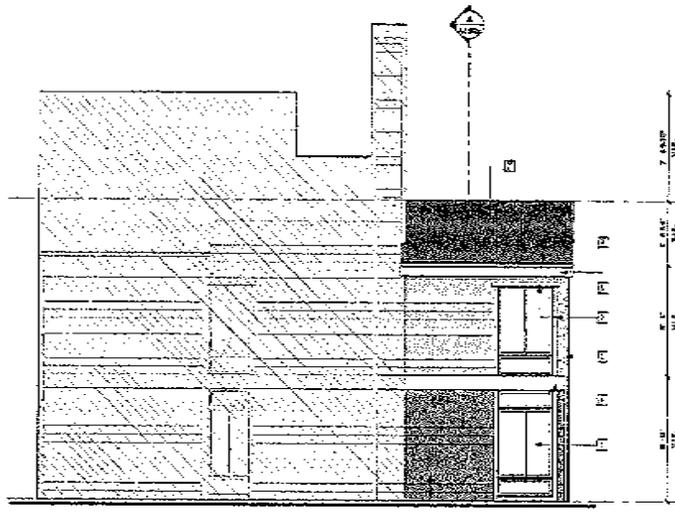
PROJECT: BROOKSIDE OAKS APARTMENTS INFILL DEVELOPMENT  
120 LAKESIDE AVE., SUITE 310 SEATTLE, WA 98122

CLIENT: ESSEX PROPERTY TRUST  
225 EAST MEADOW DRIVE, PALM CAY, CA 94950

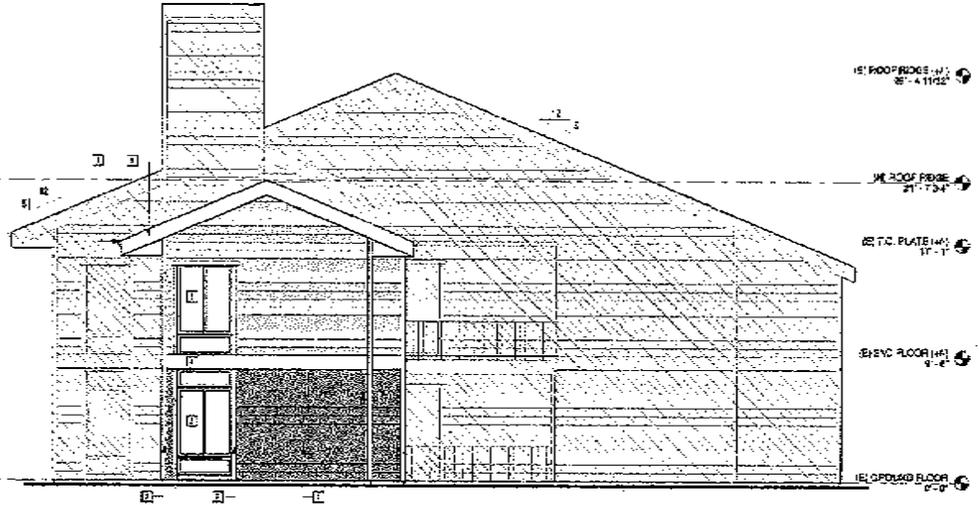
DATE: 10/28/10  
BY: STRICKER CATO MURPHY ARCHITECTS

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

A3.01



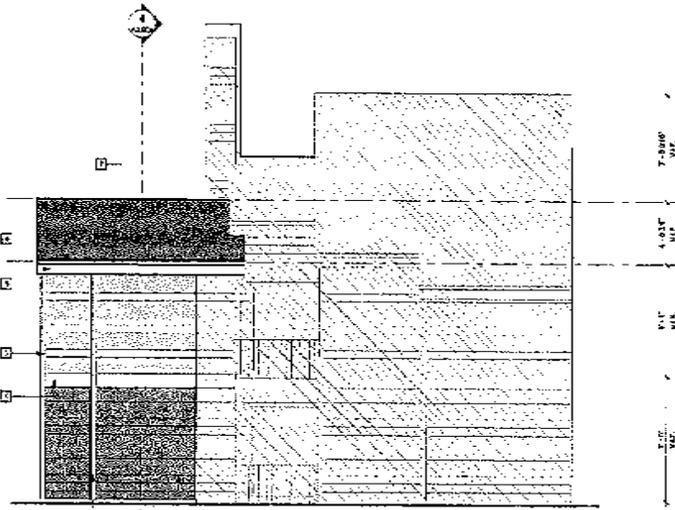
1 TYPICAL FRONT ELEVATION - 'ALBIZIA' UNIT W/ TYPE 2 BEDROOM  
SCALE: 1/8" = 1'-0"



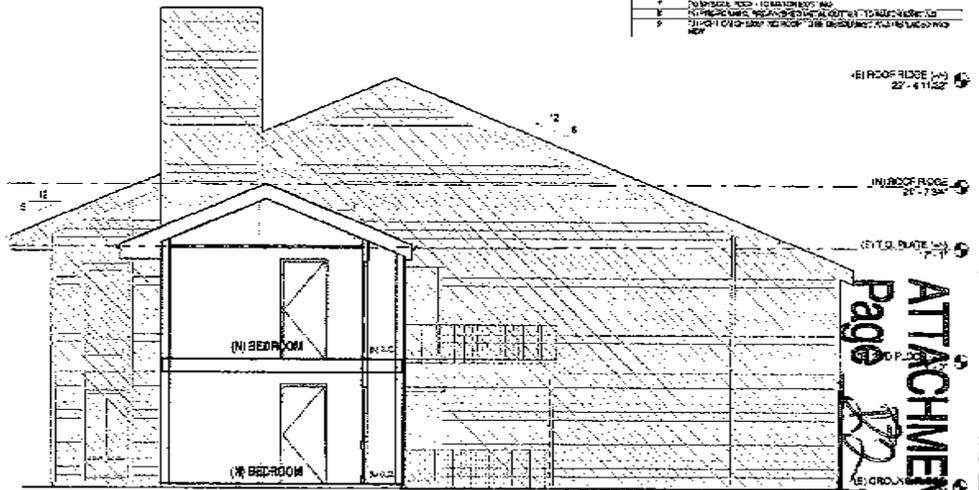
2 TYPICAL SIDE ELEVATION - 'ALBIZIA' UNIT W/ TYPE 2 BEDROOM  
SCALE: 1/8" = 1'-0"

ELEVATION FINISHES

1	INTERIORS - 1/2" x 3/4" x 1" SQUARE TONGUE AND GROOVE
2	CEILING - 1/2" x 3/4" x 1" SQUARE TONGUE AND GROOVE
3	EXTERIOR - 1/2" x 3/4" x 1" SQUARE TONGUE AND GROOVE
4	EXTERIOR - 1/2" x 3/4" x 1" SQUARE TONGUE AND GROOVE
5	EXTERIOR - 1/2" x 3/4" x 1" SQUARE TONGUE AND GROOVE
6	EXTERIOR - 1/2" x 3/4" x 1" SQUARE TONGUE AND GROOVE
7	EXTERIOR - 1/2" x 3/4" x 1" SQUARE TONGUE AND GROOVE
8	EXTERIOR - 1/2" x 3/4" x 1" SQUARE TONGUE AND GROOVE
9	EXTERIOR - 1/2" x 3/4" x 1" SQUARE TONGUE AND GROOVE
10	EXTERIOR - 1/2" x 3/4" x 1" SQUARE TONGUE AND GROOVE

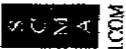


3 TYPICAL REAR ELEVATION - 'ALBIZIA' UNIT W/ TYPE 2 BEDROOM  
SCALE: 1/8" = 1'-0"



4 TYPICAL SECTION - 'ALBIZIA' UNIT W/ TYPE 2 BEDROOM  
SCALE: 1/8" = 1'-0"

ATTACHMENT  
Page 22 of 30



STRICKIR CATO MURPHY ARCHITECTS  
120 LAKESIDE AVE., SUITE 310  
SEATTLE, WA 98122  
TEL: (206) 324-4800 FAX: (206) 322-2875  
WWW.SCM-ARCH.COM

ESSEX PROPERTY TRUST  
1000 10TH AVENUE  
FALGOUT, CO 80501

BROOKSIDE OAKS  
APARTMENTS IN TILL  
DEVELOPMENT  
1801 BELLEVILLE WAY  
BUNNVALE, CO 8087

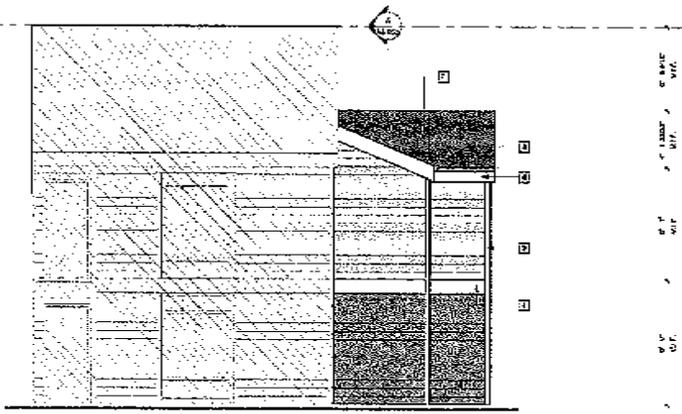
DATE	1/11/11	BY	SM
DATE	1/11/11	BY	SM
DATE	1/11/11	BY	SM
DATE	1/11/11	BY	SM

CONTRACT NO. 11-001  
PROJECT NO. 11-001

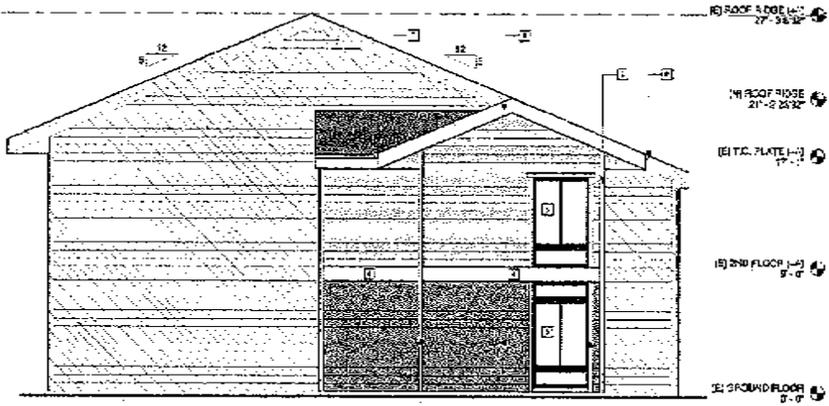
A3.02a



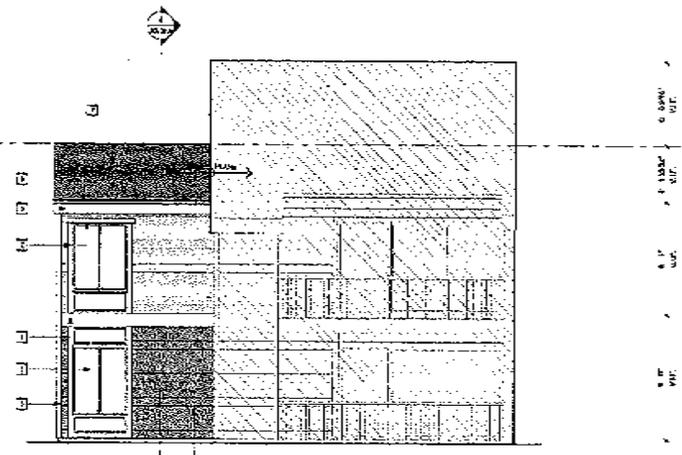




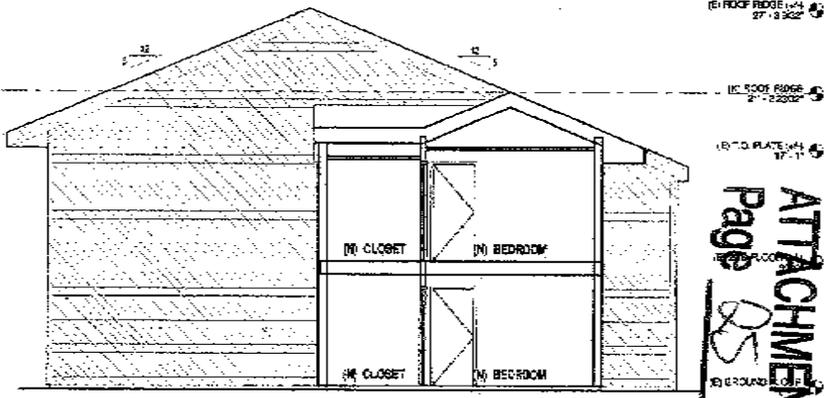
1 FRONT ELEVATION - 'SEQUOIA' UNIT W/ TYPE 5 BEDROOM  
SCALE 1/8" = 1'-0"



2 SIDE ELEVATION - 'SEQUOIA' UNIT W/ TYPE 5 BEDROOM  
SCALE 1/8" = 1'-0"



3 REAR ELEVATION - 'SEQUOIA' UNIT W/ TYPE 5 BEDROOM  
SCALE 1/8" = 1'-0"



4 SECTION - 'SEQUOIA' UNIT W/ TYPE 5 BEDROOM  
SCALE 1/8" = 1'-0"

KEYNOTES

1	DO NOT CUT THROUGH EXISTING STRUCTURE UNLESS SPECIFIED
2	DO NOT CUT THROUGH EXISTING STRUCTURE UNLESS SPECIFIED
3	DO NOT CUT THROUGH EXISTING STRUCTURE UNLESS SPECIFIED
4	DO NOT CUT THROUGH EXISTING STRUCTURE UNLESS SPECIFIED
5	DO NOT CUT THROUGH EXISTING STRUCTURE UNLESS SPECIFIED
6	DO NOT CUT THROUGH EXISTING STRUCTURE UNLESS SPECIFIED
7	DO NOT CUT THROUGH EXISTING STRUCTURE UNLESS SPECIFIED
8	DO NOT CUT THROUGH EXISTING STRUCTURE UNLESS SPECIFIED
9	DO NOT CUT THROUGH EXISTING STRUCTURE UNLESS SPECIFIED
10	DO NOT CUT THROUGH EXISTING STRUCTURE UNLESS SPECIFIED

ATTACHMENT  
Page 85 of 100

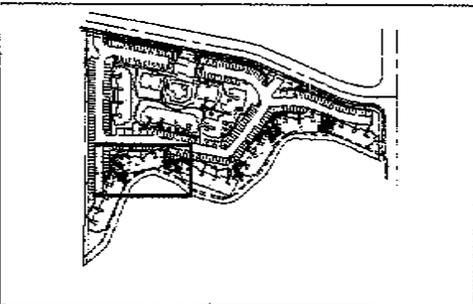
STRICKER CATO MURPHY ARCHITECTS • 120 LAKESIDE AVE., SUITE 310 • SEATTLE, WA 98122 • TEL. (206) 324 4800 FAX. (206) 322 2875 WWW.SCM-ARCH.COM

PROJECT: BITOKSIDE OAKS APARTMENTS INFILL DEVELOPMENT 1801 BELLEVUE BLVD. SUITE 1000 BELLEVUE, WA 98007

CLIENT: ESSEX PROPERTY TRUST 1000 1ST AVENUE SUITE 1000 PASADENA, CA 92306

DATE: 10/15/14  
 DRAWN BY: J. MURPHY  
 CHECKED BY: J. MURPHY  
 SCALE: AS SHOWN

A3.05



**LEGEND**

SYMBOL	PLANT	SIZE
CP	COLEONEMA P. 'SUNSET GOLD'	5G
LI	LAGERSTROEMIA INDICA STD.	15G
PT	PITTOSPORUM TOBIIRA 'VARIEGATA'	5G
RC	RAPHANOLEPIS L. 'CLARA'	5G
RI	ROSA 'ICEBERG'	5G
TO	TRICHA D. 'EMERALD GREEN'	5G

- COPROSMIA 'VERDE VISTA' 1G - 18" O. C.
- BERGAMIA CRASSIFOLIA 1G - 18" O. C.
- RENOVATED LAWN - REMOVE EXISTING LAWN AND INSTALL NEW MEDALLION PLUS SOD FROM PACIFIC SOD

\*ALL PLANTING AREA TO BE MULCHED WITH BLACK BARK #2.  
 \*ALL IVY WITHIN THE LIMIT OF WORK TO BE REMOVED.

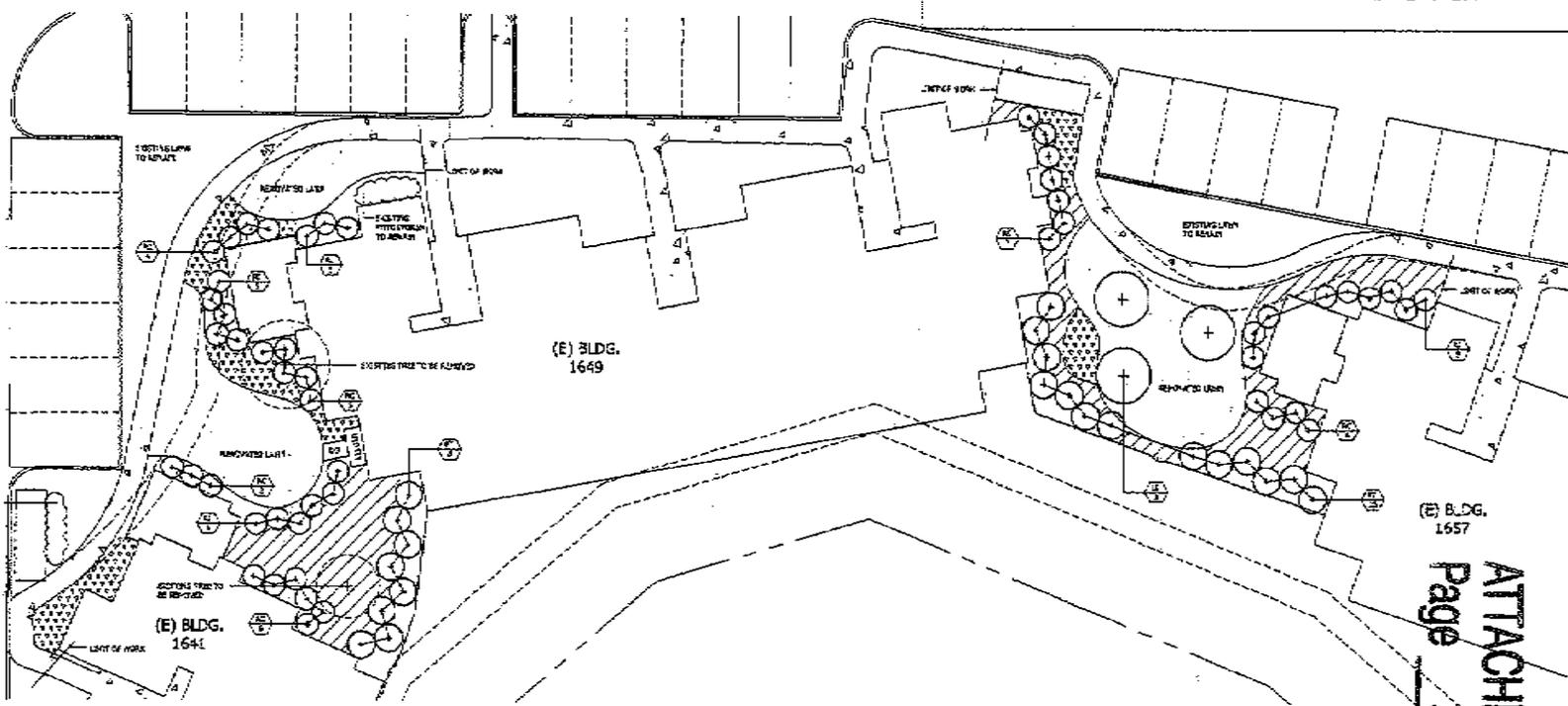
EASTERN LANDSCAPE CO., INC.  
 80 S. MICHIGAN AVENUE  
 PUEBLO, COLORADO  
 TEL. 303.555.0111 FAX. 303.555.0112  
 EMAIL: INFO@ELCOP.COM

**PLANTING PLAN  
 BROOKSIDE**

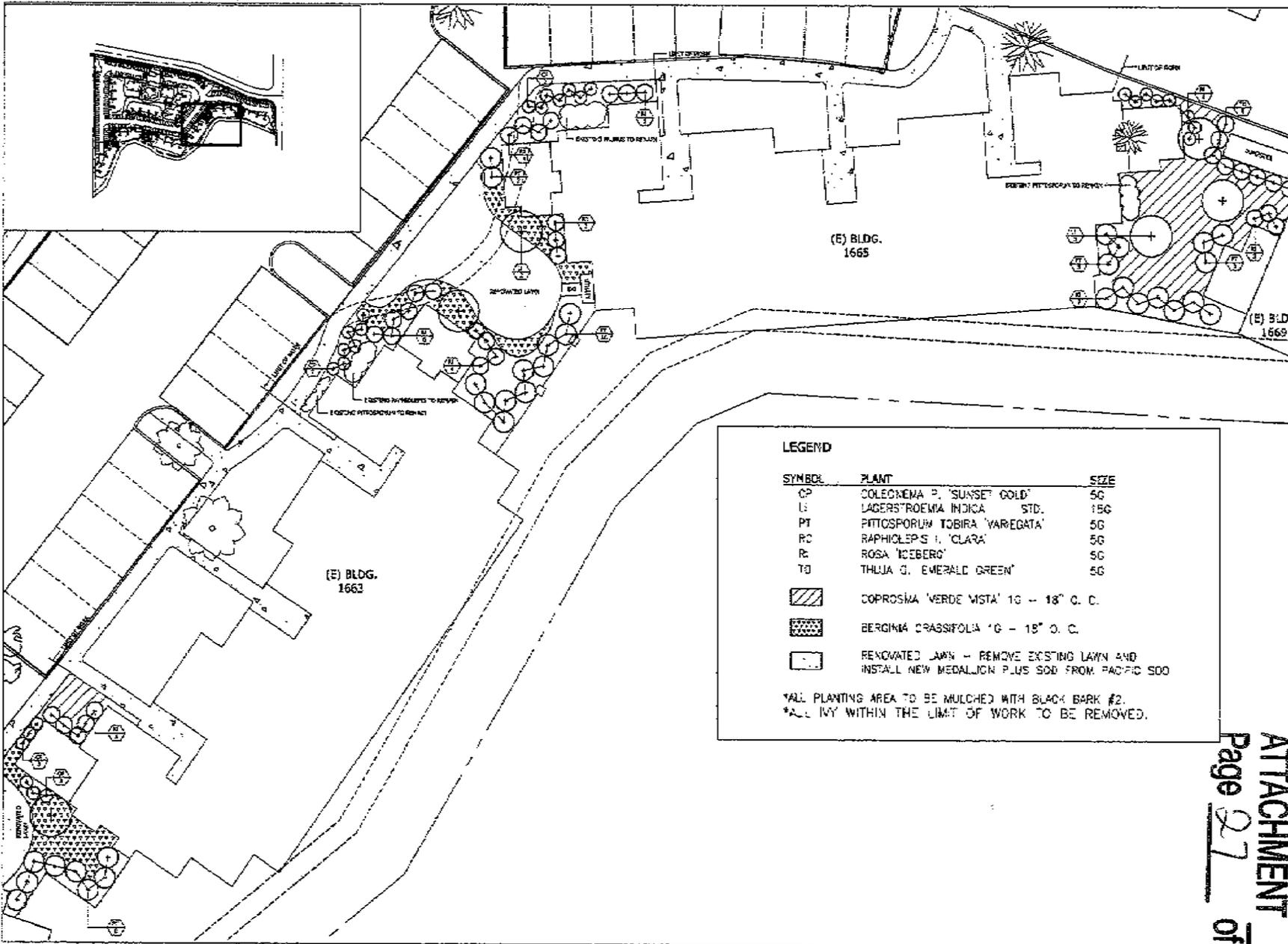
1651 BELLEVILLE WAY,  
 SUNNYVALE, CA 94087

Description	Date
PRELIMINARY	12/15/09

JOB: BROOKSIDE  
 SCALE: 1"=10'  
 DRAWN: HS  
 CHECKED: MH  
 DATE: 12/15/2009



**ATTACHMENT**  
 Page 26 of 30  
 B



  
**EASTERN LANDSCAPE CO., INC.**  
 27 S. BUCHANAN ST.  
 DUBLIN, CA 94568  
 TEL: (925) 835-7111 FAX: (925) 835-1111  
 WWW: WWW.EASTERNLANDSCAPE.COM

**PLANTING  
PLAN  
BROOKSIDE**

1651 BELLEVILLE WAY,  
SUNNYVALE, CA 94087

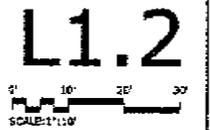
**LEGEND**

SYMBOL	PLANT	SIZE
CP	COLEOCYMA P. 'SUNSET GOLD'	5G
LI	LAGERSTROEMIA INDICA STD.	15G
PT	PITOSPORUM TOBIRA 'VAREGATA'	5G
RC	RAPHIOLEP'S I. 'CLARA'	5G
R	ROSA 'ICEBERG'	5G
TD	THUJA G. EMERALD GREEN'	5G
	COPROSMA 'VERDE VISTA' 10 - 18" C. C.	
	BERGINIA CRASSIFOLIA 10 - 15" C. C.	
	RENOVATED LAWN - REMOVE EXISTING LAWN AND INSTALL NEW MEDALION PLUS SOG FROM PACIFIC SOG	

\*ALL PLANTING AREA TO BE MULCHED WITH BLACK BARK #2.  
 \*ALL IVY WITHIN THE LIMIT OF WORK TO BE REMOVED.

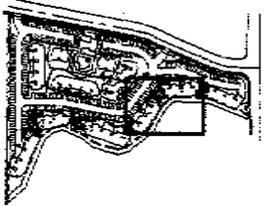
Quantity	281
PAC COMMENTS	12/15/09

JOB: BROOKSIDE  
 SCALE: 1"=10'  
 DRAWN: HS  
 CHECKED: MH  
 DATE: 12/15/2009



ATTACHMENT  
 Page 27 of 30





**EASTERN LANDSCAPE CO., INC.**  
 22 E. SACRAMENTO BLVD.  
 PALMDALE, CA 91367  
 TEL: (805) 838-9977 FAX: (805) 838-9978  
 E-MAIL: ml@easternlandscape.com

**LAYOUT &  
 DRAINAGE PLAN  
 BROOKSIDE**

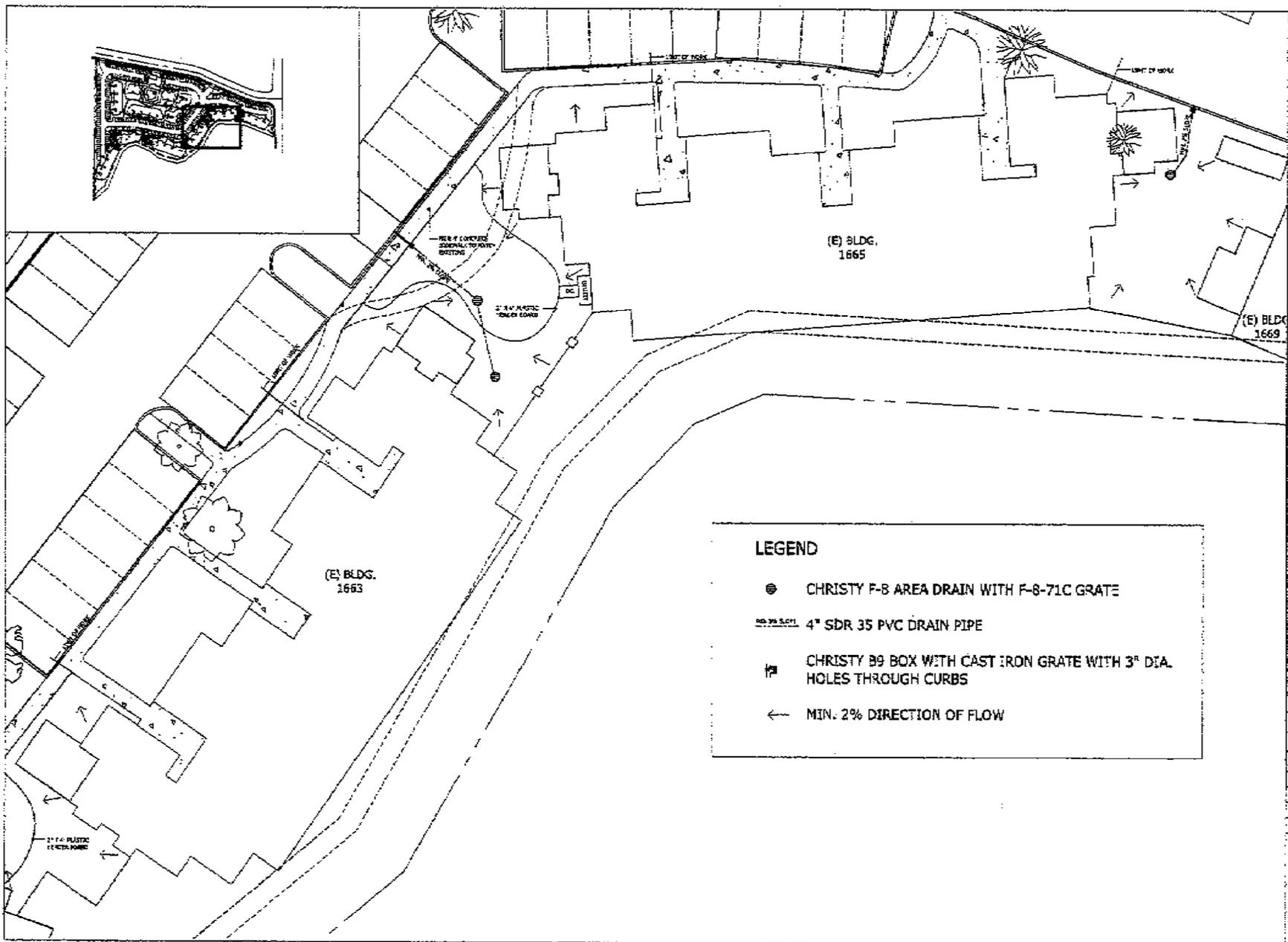
1651 BELLEVILLE WAY,  
 SUNNYVALE, CA 94087

Revised	Date
PROGRESS	12/15/09

JOB: BROOKSIDE  
 SCALE: 1"=10'  
 DRAWN: HS  
 CHECKED: MH  
 DATE: 12/15/2009

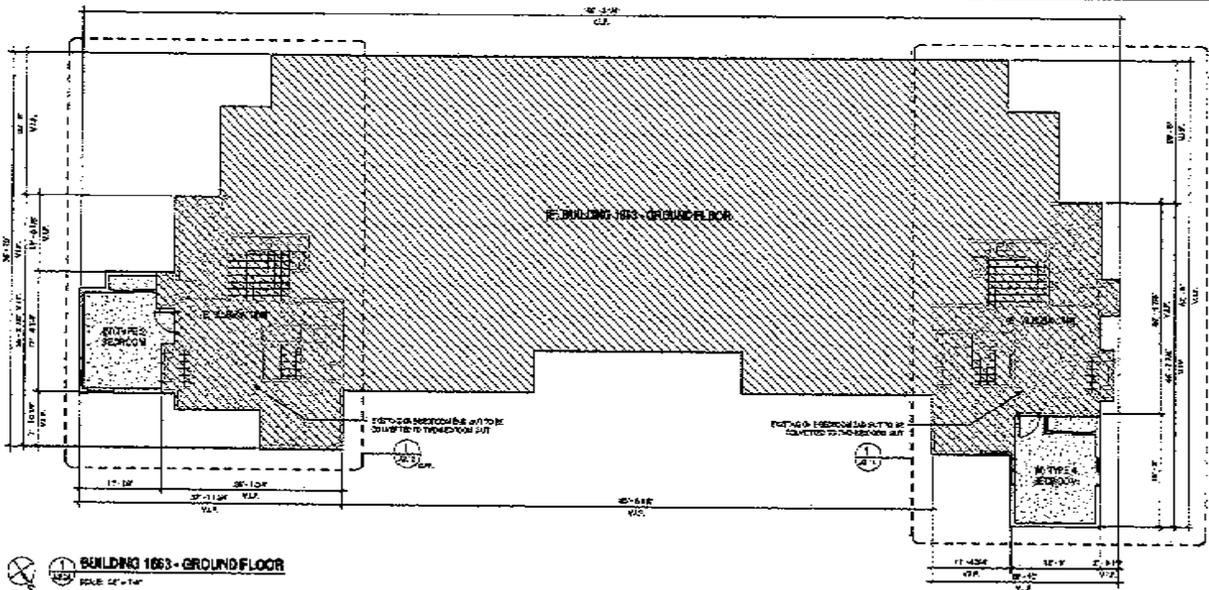
**L2.2**  
 SCA, E, 110

ATTACHMENT B  
 Page 29 of 30

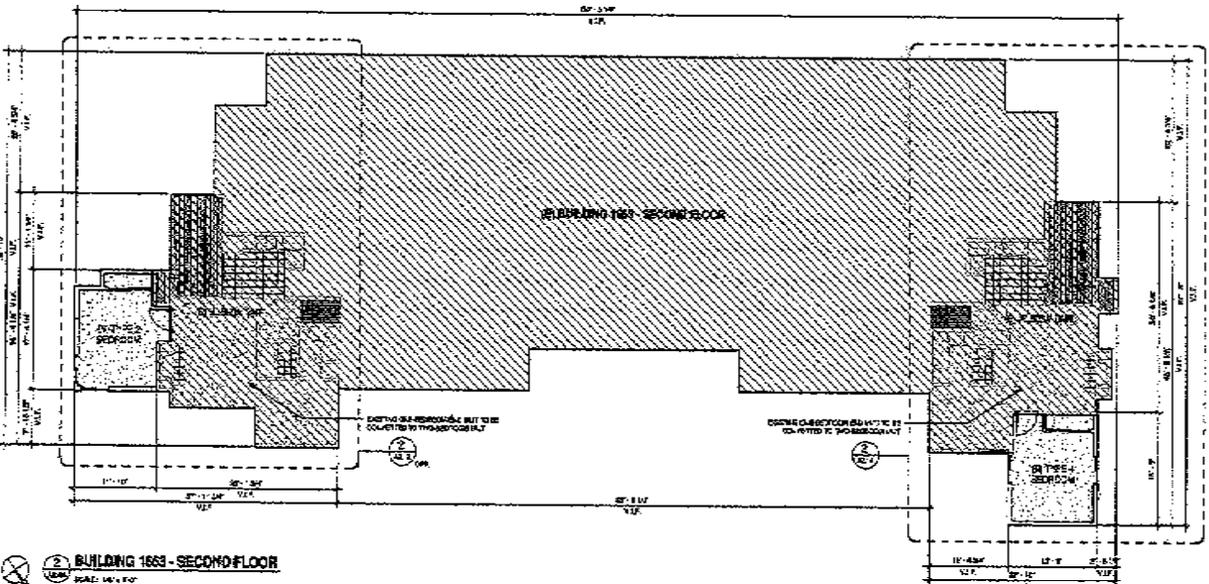


**LEGEND**

- CHRISTY F-8 AREA DRAIN WITH F-8-71C GRATE
- 4" SDR 35 PVC DRAIN PIPE
- ☐ CHRISTY B9 BOX WITH CAST IRON GRATE WITH 3" DIA. HOLES THROUGH CURBS
- ← MIN. 2% DIRECTION OF FLOW



1 BUILDING 1663 - GROUND FLOOR  
SCALE: 1/4" = 1'-0"



2 BUILDING 1663 - SECOND FLOOR  
SCALE: 1/4" = 1'-0"

ATTACHMENT  
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B



STRICKER CATO MURPHY ARCHITECTS  
120 LAKESIDE AVE., SUITE 310  
SEATTLE, WA 98122

ESSEX PROPERTY TRUST  
2755 PARKMAN AVENUE, SUITE 100  
PALO ALTO, CA 94303

BROOKSIDE OAKS  
APARTMENTS INFILL  
DEVELOPMENT  
1001 1ST AVENUE, SUITE 100  
SEATTLE, WA 98101

DATE	DESCRIPTION
11/10/11	ISSUED FOR PERMIT
11/10/11	REVISED FOR PERMIT
11/10/11	REVISED FOR PERMIT

NO SCALE SHOWN

A2.04

STRICKER CATO MURPHY  
■ ARCHITECTS, P.S. ■



120 Lakeside Avenue Suite 310  
Seattle, Washington 98122  
Tel 206/324-4800 Fax 206/322-2875  
Website: www.scm-arch.com

Planning Division  
City of Sunnyvale  
456 W Olive Avenue  
Sunnyvale, CA 94086

November 16, 2009

**Re: Project Description**

**Project Address: 1651 Belleville Way, Sunnyvale, CA 94087**

On behalf of our client, Essex Property Trust, Incorporated, we are pleased to submit our application for a Special Development Permit for the proposed infill development at Brookside Oaks Apartment Homes, an existing 170-unit multifamily residential development located at 1651 Belleville Way, Sunnyvale, CA.

The infill development involves the conversion of sixteen (16) existing dwelling units from one-bedroom to two-bedroom with the construction of sixteen (16) individual bedroom additions. The affected units are located at either one or both ends of six (6) existing two-story buildings, specifically Buildings 1641, 1649, 1657, 1663, 1665 and 1669, whose ground and second floors are identical in layout, which means that each proposed building attachment would consist of two identical bedrooms stacked one on top of the other. Each proposed bedroom addition will be approximately 180 square meters in floor area, and will use interior and exterior finishes that would match the existing dwelling units to be expanded.

The scope of work includes, but is not limited to, site preparation and excavation, relocation of existing underground utilities, rerouting of affected walkways, foundation work, preparation of exterior walls and existing roofs to receive the building additions, demolition of existing walls to create door openings, construction of two-storey bedroom additions, interior and exterior finishing, and electrical and mechanical work.

We have determined that the current number of parking spaces provided on site would still meet code requirements even after completion of the infill development, and therefore no work for additional parking is proposed.

We hope that our application for the Special Development Permit would satisfy the City's requirements for approval of the project.

Respectfully,

A handwritten signature in black ink, appearing to read 'Gerry S. Zifra', is written over a printed name.

Gerry S. Zifra  
for Stricker Cato Murphy Architects PS



# USE PERMIT/SPECIAL DEVELOPMENT PERMIT JUSTIFICATIONS

One of the two following findings must be made in order to approve a Use Permit or Special Development Permit application.

The Sunnyvale Municipal code states that at least one of the following two justifications must be met before granting the Use Permit or Special Development Permit. Please provide us information on how your project meets **at least one** of the following criteria.

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project ...

will provide a wider variety of housing options than is currently available within the existing development without increasing the present number of dwelling units, making Brookside Oaks better poised to do its share in accommodating the City of Sunnyvale's growing population without increasing the density of the development. Sixteen of the existing 170 dwelling units will be converted from one-bedroom to two-bedroom units, allowing the development to cater to larger-sized households. This is in line with the General Plan's Vision of a strong, diverse community for the Sunnyvale of the future.

In addition, the proposed infill development will adhere to, rather than detract from, the general appearance of the existing development in terms of scale and height, materials, colors, roof profile, and architectural character. Finishes for the bedroom additions, both inside and out, will be made to match what is existing wherever practicable. This is in line with the General Plan's Citywide Goal of an attractive community, whereby the appearance of the City is maintained and enhanced through the promotion of good urban design and high quality architecture.

OR

2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair either the orderly development of, or the existing uses being made of, adjacent properties as ...

If you need assistance in answering either of these justifications, contact the Planning Division staff at the One-Stop Permit Center.

EASTERN LANDSCAPE COMPANY INC.

80 South Buchanan Circle  
Pacheco, CA 94553  
T 925.680.0877  
F 925.685.2863

December 14, 2009

Henry Yang, Redevelopment Project Executive  
Essex Property Trust  
T 650.849.5824  
C 650.388.2020  
F 650.852.9583  
E hyang@essexpropertytrust.com

Re: Brookside Oaks

Dear Mr. Yang,

We are providing the requested response to the Project Review Committee's comments.

Impact of our work on drainage

The new addition will have very little impact on the existing drainage system. All of the existing downspouts are drained into the landscape area to percolate into the surrounding landscape area. We did not observe any major drainage problems. However due to grade changes at several locations, we propose to add two new area drains, a swale, and daylight to the curb between buildings 1663 & 1665; add 1 area drain, swale and daylight to the curb between buildings 1665 & 1669; and add two area drains, swale and daylight to the curb at bldg 1641. See drawing for actual locations. Grades at these areas will be regraded to slope away from the existing building and create gentle swales toward the new area drain. All of the grades are to have a minimum 2% slope away from building foundations. Drains will be installed per

City of Sunnyvale standard details. The drainage plan shows runoff directions.

Effect of infill development on existing landscaping

Much of the existing landscape around the proposed addition consists of Algerian Ivy ground cover and old shrubs that have been mechanically hedged. The existing lawn in most of the area is infested with weeds and a mixture of several grasses. The overall existing landscape in this area is in poor condition. The new additions will provide the opportunity to make much needed improvements which will be consistent with City of Sunnyvale planting guidelines, using drought tolerant plants and sustainable plantings. In many areas lawn has been either eliminated or reduced in size. All the ground cover will be mulched, which helps to retain the moisture and keep weeds under control. Small trees were added to provide privacy and to soften the building elevations. Flowering shrubs were selected to provide interest. Large shrubs were used to screen the utility area. Lastly, we propose to remove two large Monterey Pine trees where are too close to the building and are currently creating a hazard to the public and potentially damaging the building foundations.

Spot details of realigned walkways

Spot locations are dimensioned on the drawing to layout the walkways.

Please let us know if you need any additional information.

Sincerely,

  
Mori Hattushi, California LA #2250

brookside oaks project review committee comments.doc