

ZONING: RM-20 MULTI-FAMILY RESIDENTIAL SUBDISTRICT

APNS: 511 BYRON ST (120-03-042), 660 UNIVERSITY AVE (120-03-043), 680 UNIVERSITY AVE/500 MIDDLEFIELD RD (120-03-044)

LAND USE (PER PAMC 18.13.030 TABLE 1):
MULTIPLE-FAMILY RESIDENTIAL

(E) LOT AREA: 511 BYRON ST: 5,907± SF
660 UNIVERSITY AVE: 6,608± SF
680 UNIVERSITY AVE/500 MIDDLEFIELD RD: 10,011± SF
TOTAL SITE AREA: 22,526 ± SF

FAR & UNIT DENSITY ALLOWED (PAMC 18.13.040 TABLE 2): MAX FAR 0.5:1, MIN 11 / MAX 20 UNITS / ACRE
OFFICE FAR PROPOSED: 9,115 SF / 22,526 SF = 0.40
RESIDENTIAL FAR PROPOSED: 43,845 SF / 22,526 SF = 1.95
TOTAL FAR PROPOSED: 52,960 SF / 22,526 SF = 2.35

RESIDENTIAL DENSITY PROPOSED: 73 UNITS / ~.5 ACRES (~10 UNITS ALLOWED)

PROPOSED PROJECT SEEKS TO EXCEED ALLOWABLE FAR & UNITS / ACRE

(E) BUILDING AREA: 511 BYRON AVE: ~5,260 SF
680 UNIVERSITY AVE: ~3,955 SF
TOTAL (E) OFFICE AREA: 9,215 SF (NET OFFICE AREA DECREASE OF 100 SF)

PROPOSED BUILDING AREA:

OFFICE AREA
FIRST FLOOR: 9,115 SF

RESIDENTIAL AREA (73 TOTAL UNITS)
FIRST FLOOR (LOBBY + 4 UNITS): 4,185 SF
TYP. SECOND / THIRD FLOORS (23 UNITS EACH): 13,300 SF
FOURTH FLOOR (23 UNITS): 13,060 SF

PARKING AREA (103 TOTAL STALLS)
BELOW GRADE LEVEL P1 (49 STALLS): 19,315 SF
BELOW GRADE LEVEL P2 (54 STALLS): 19,315 SF

TOTAL BUILDING AREA: 91,590 SF (52,960 SF OCCUPIED)

PARKING REQUIRED (PAMC 18.52.040 TABLE 1):
66 STALLS (1 STALL PER STUDIO / 1BR UNIT) REQUIRED FOR 59 STUDIO UNITS + 7 1BR UNITS
14 STALLS (2 STALLS PER 2BR UNIT) REQUIRED FOR 7 2BR UNITS
* 2 ADA (INCL. 1 VAN) STALLS PER CBC 1109A.3
37 STALLS (1/250 SF OFFICE) REQUIRED FOR 9,115 SF OFFICE
* 2 ADA (INCL. 1 VAN) STALLS PER CBC TABLE 11B-208.2

117 STALLS REQUIRED/PROPOSED FOR 52,960 SF OCCUPIED FLOOR AREA

MAX SITE COVERAGE (PAMC 18.13.040 TABLE 2):
35% MAX + 5% COVERED PATIOS / 59.1% PROPOSED (13,300 SF / 22,526 SF)

MIN. SITE OPEN SPACE (PAMC 18.13.040 TABLE 2): 35% MIN.
BUILDING COVERAGE AREA: 13,300 SF (59.1%)
DRIVEWAY AREA: 2,000 SF (8.8%)
GROUND LEVEL OPEN SPACE AREA: 7,226 SF
UPPER LEVEL OPEN SPACE AREA (BALCONIES): 1,500 SF
TOTAL SITE OPEN SPACE: 8,726 SF (38.7%) PROPOSED

MIN USABLE OPEN SPACE: 150 SF / UNIT (10,950 SF FOR 73 UNITS)
1,580 SF GROUND LEVEL + 1,500 SF UPPER LEVEL (BALCONIES) = 3,080 SF PROPOSED

MIN COMMON OPEN SPACE: 75 SF / UNIT (5,475 SF FOR 73 UNITS)
1,580 SF GROUND LEVEL OPEN SPACE PROVIDED

MIN PRIVATE OPEN SPACE: 50 SF / UNIT (3,650 SF FOR 73 UNITS)
1,500 SF UPPER LEVEL (BALCONIES) OPEN SPACE PROVIDED (30 UNITS PROVIDED WITH 50 SF)

MAX. BUILDING HEIGHT (PAMC 18.13.040 TABLE 2): 30' MAX ALLOWED / 45' PROPOSED
(4 STORIES, SEE SITE SECTIONS FOR MORE INFORMATION / DIMENSIONS)

SETBACKS (PAMC 18.13.040 TABLE 2):
FRONT YARD (MIDDLEFIELD RD): 24' MIN. (PER ZONING MAP) REQUIRED / 10' PROPOSED

STREET SIDE YARD (UNIVERSITY AVE, ARTERIAL ROADWAY):
16' MIN. REQUIRED OR 0-20' ON ARTERIAL ROADWAYS, PER ZONING MAP / 10' PROPOSED

STREET REAR YARD (BYRON ST): 16' MIN. REQUIRED / 10' PROPOSED

INTERIOR SIDE YARD (>70' LOT WIDTH): 10' MIN. / 21'-6" PROPOSED



KEY PLAN



1. VIEW TO OAK TREE FROM BYRON AVE



2. CORNER OF UNIVERSITY AVE & BYRON AVE



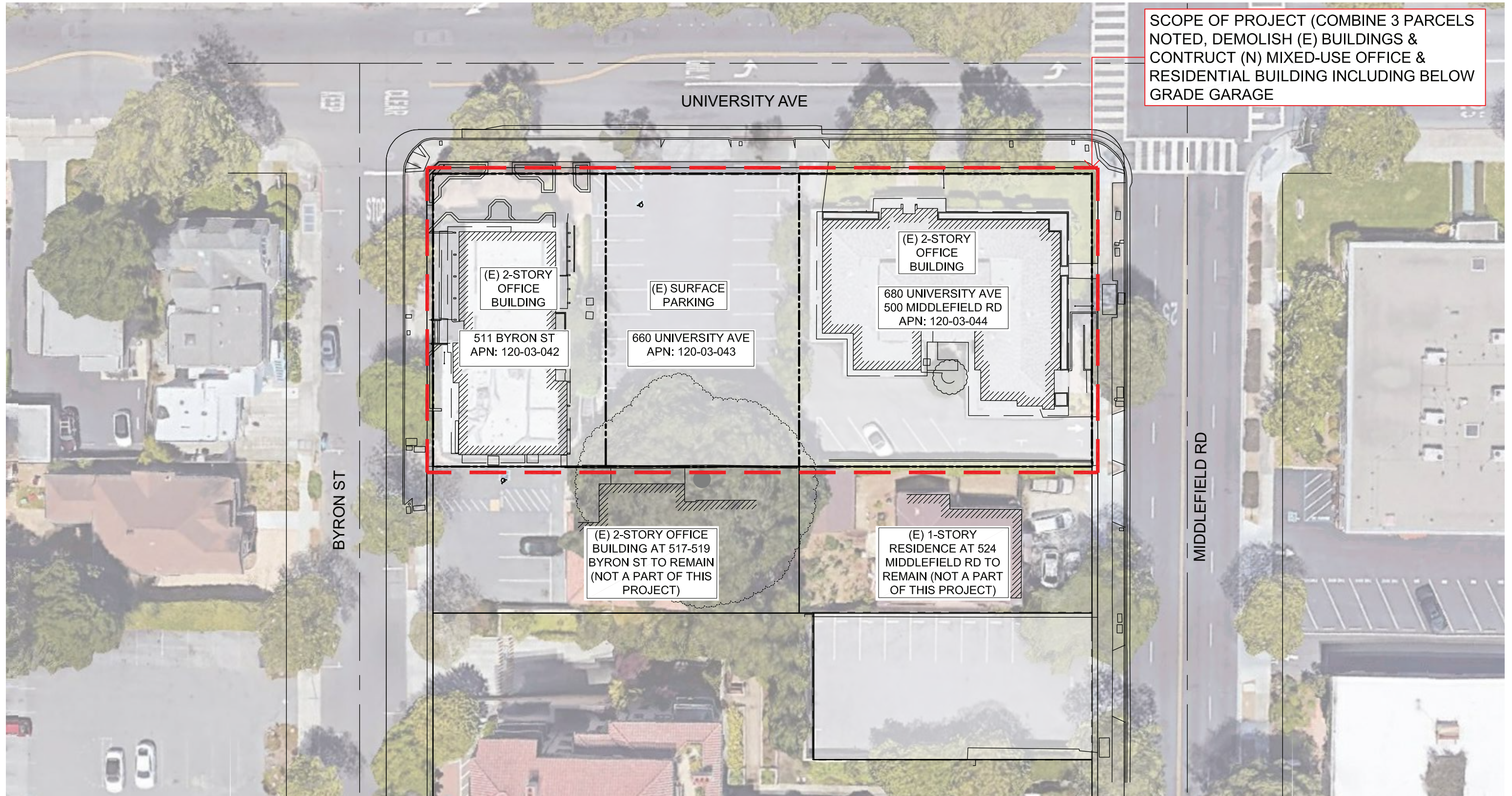
3. VIEW OF OAK TREE FROM UNIVERSITY AVE



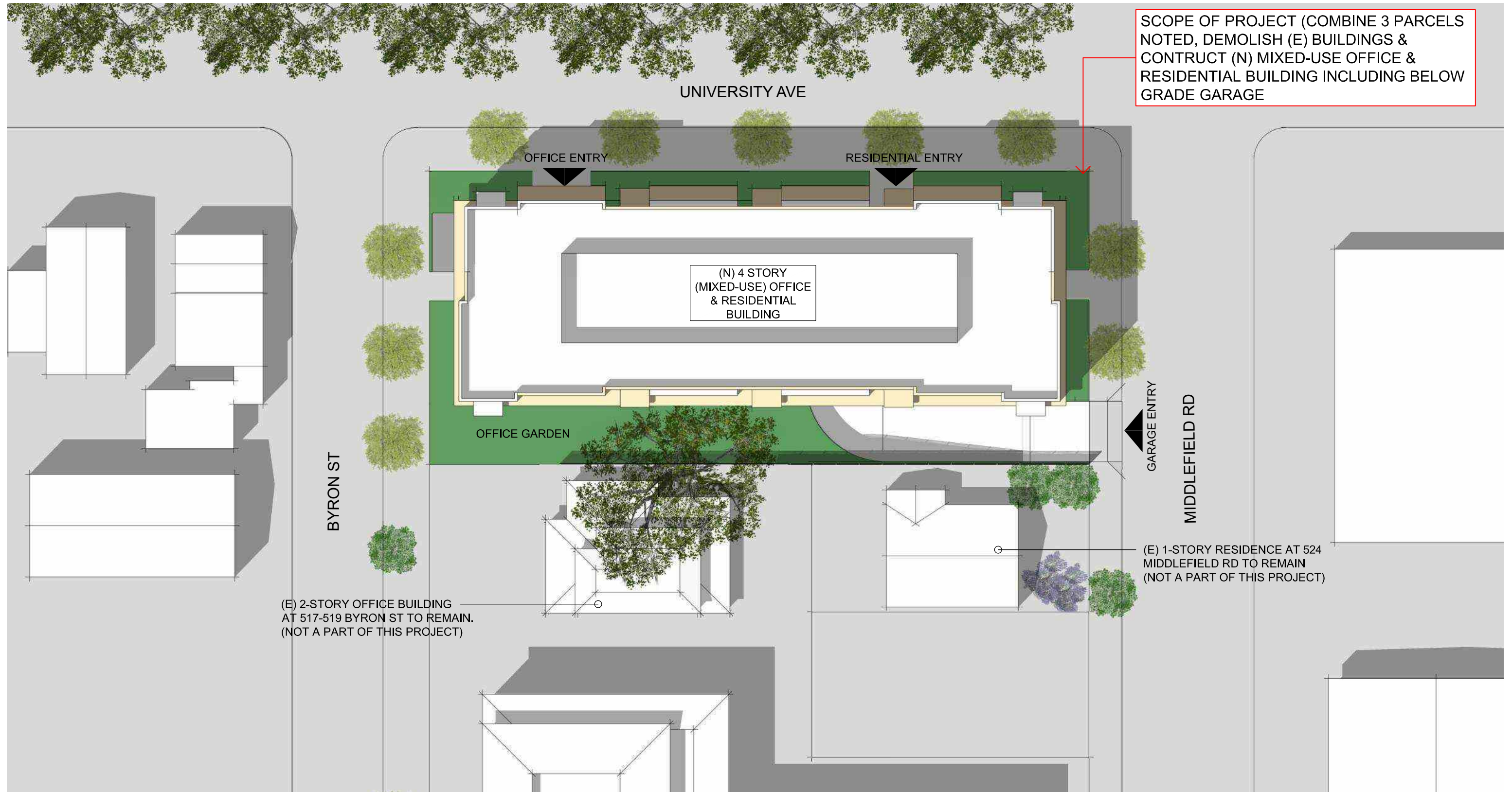
4. CORNER OF MIDDLEFIELD ROAD & UNIVERSITY AVE



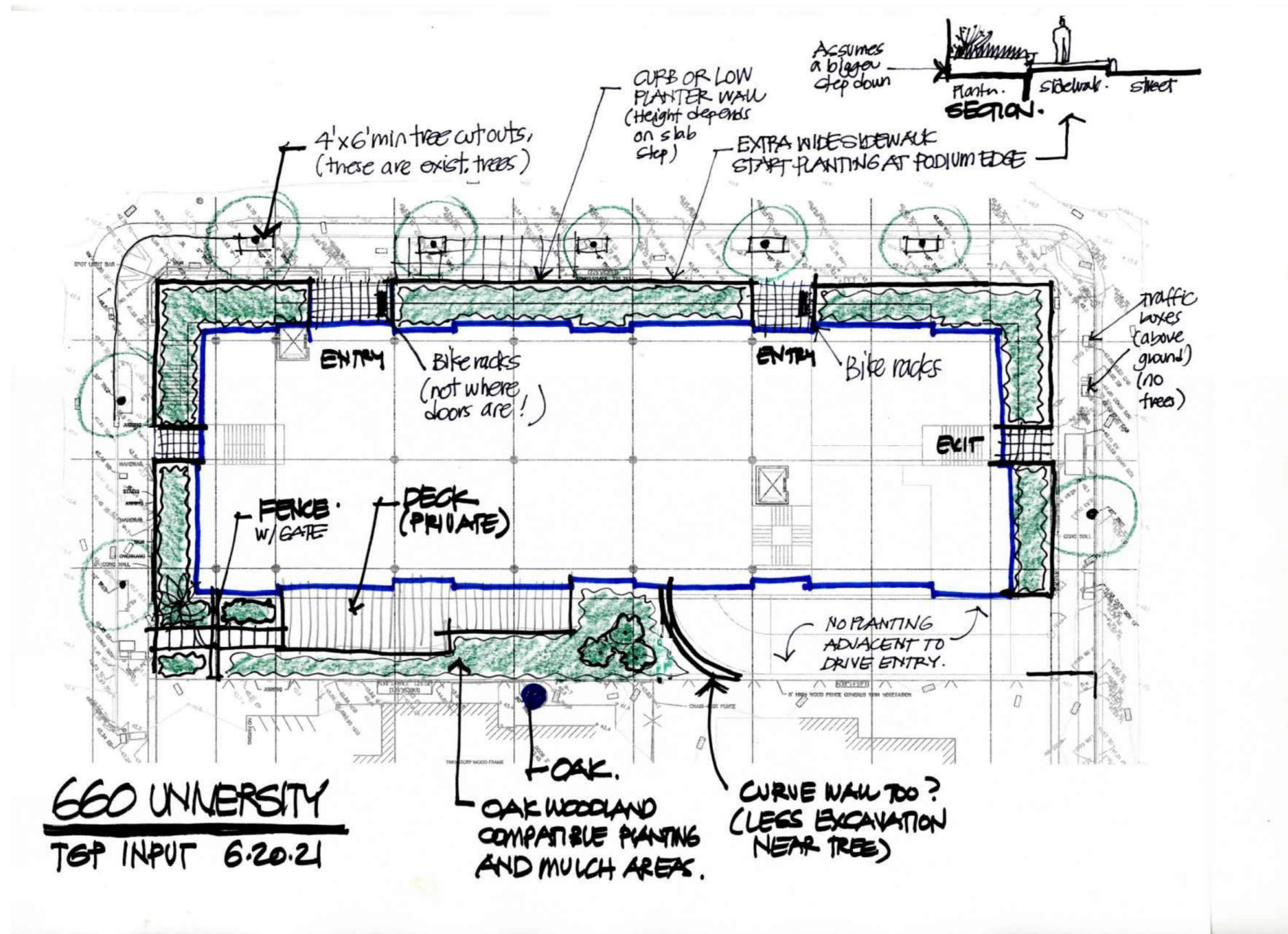
5. VIEW TOWARDS SITE FROM MIDDLEFIELD ROAD

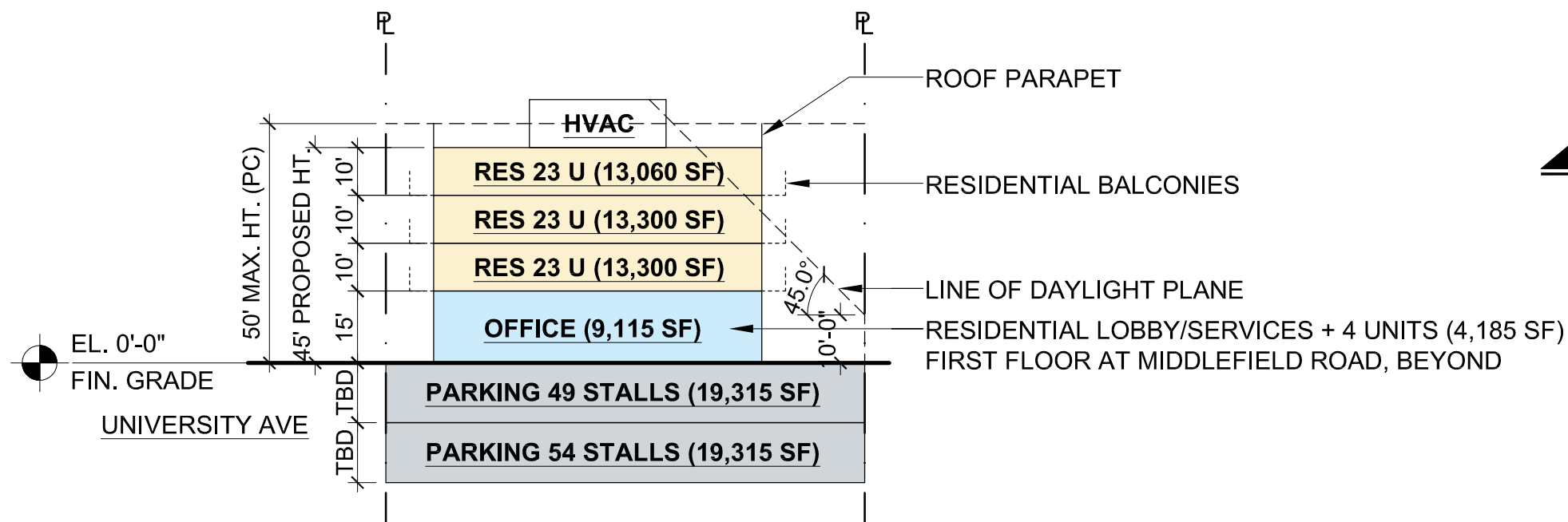


SCALE: 1'-0" = 1/16"

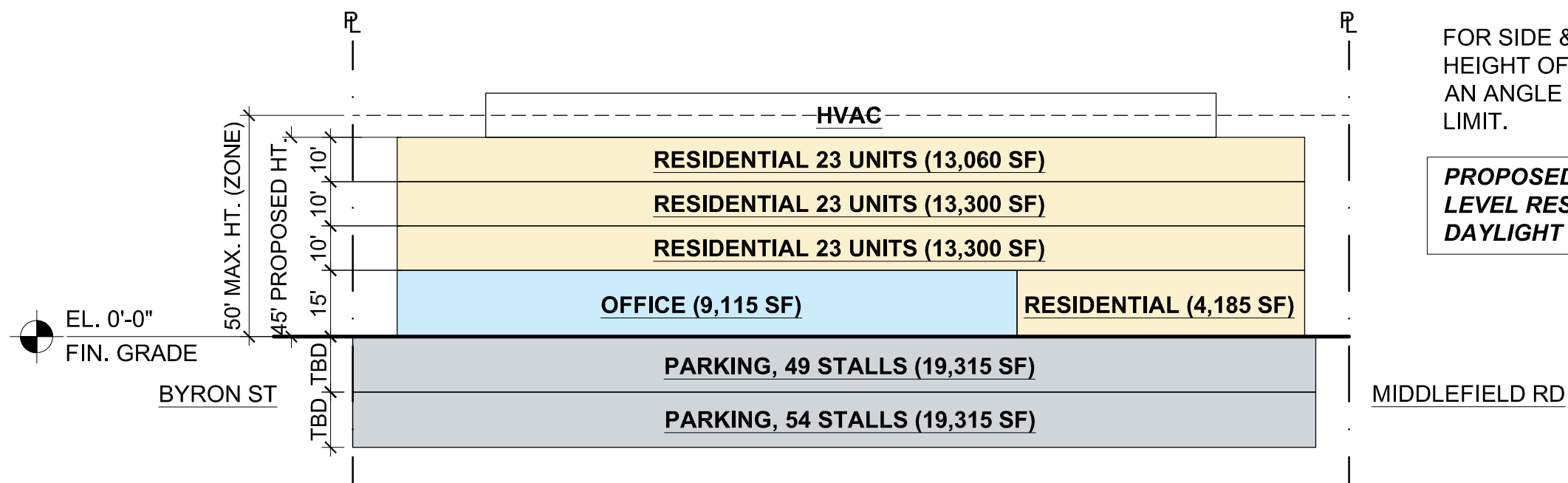


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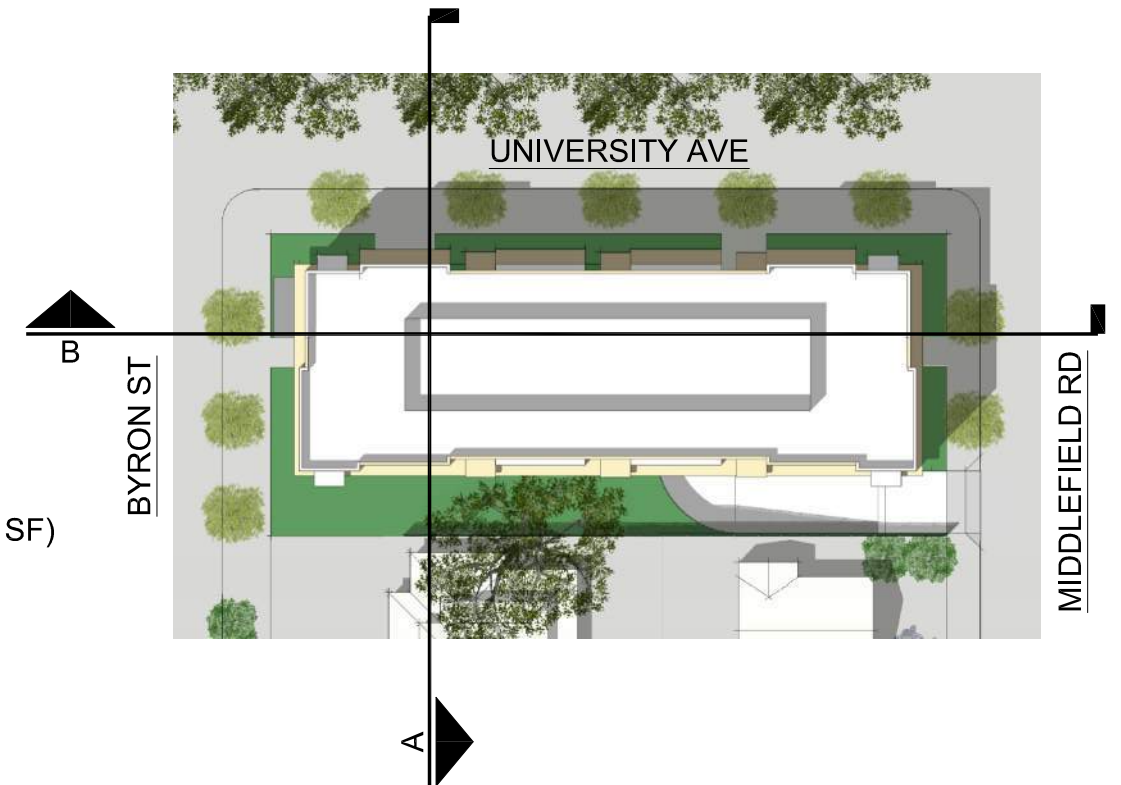




CONCEPTUAL SECTION A



CONCEPTUAL SECTION B

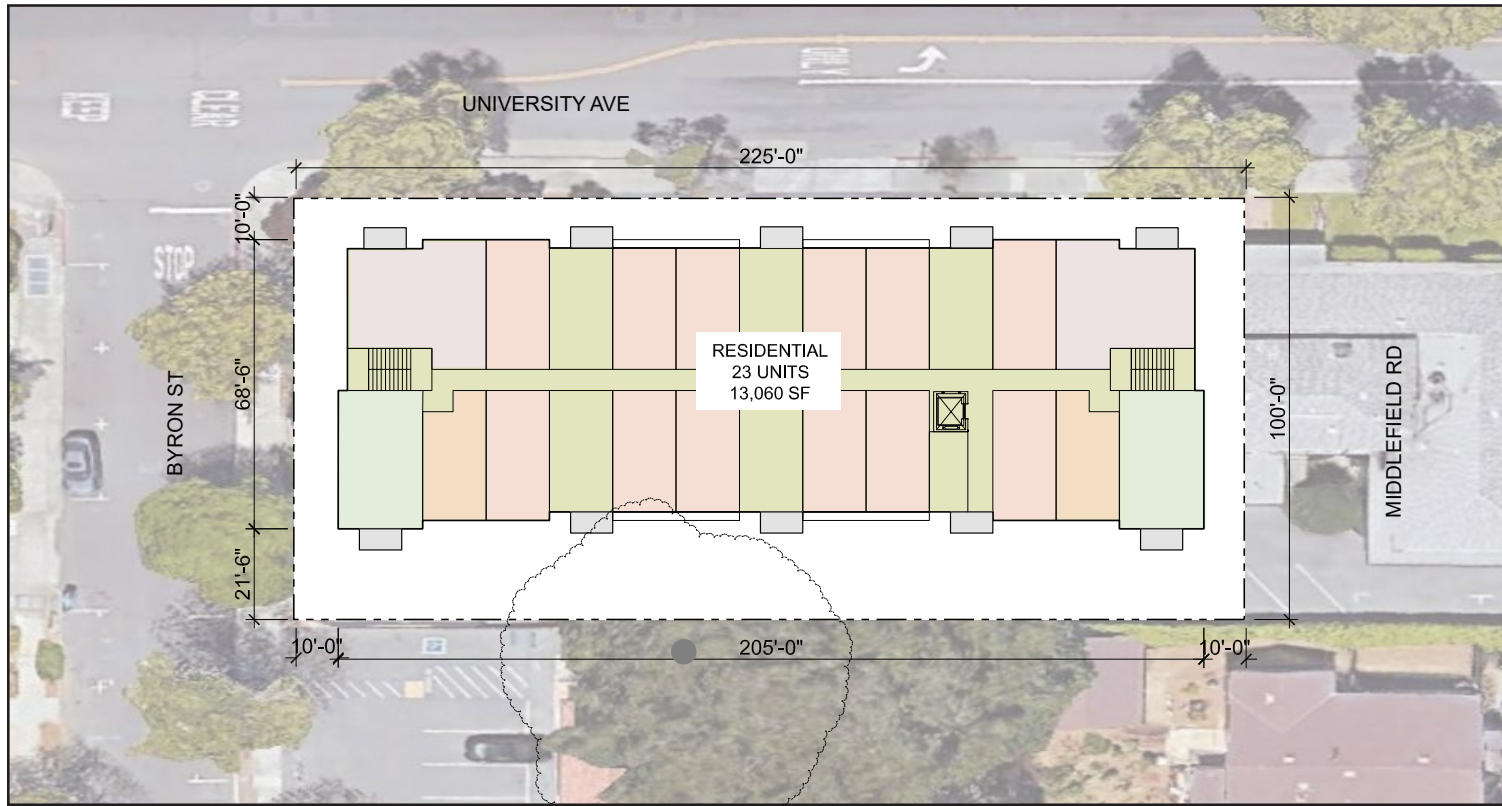


DAYLIGHT PLANE REQUIREMENTS

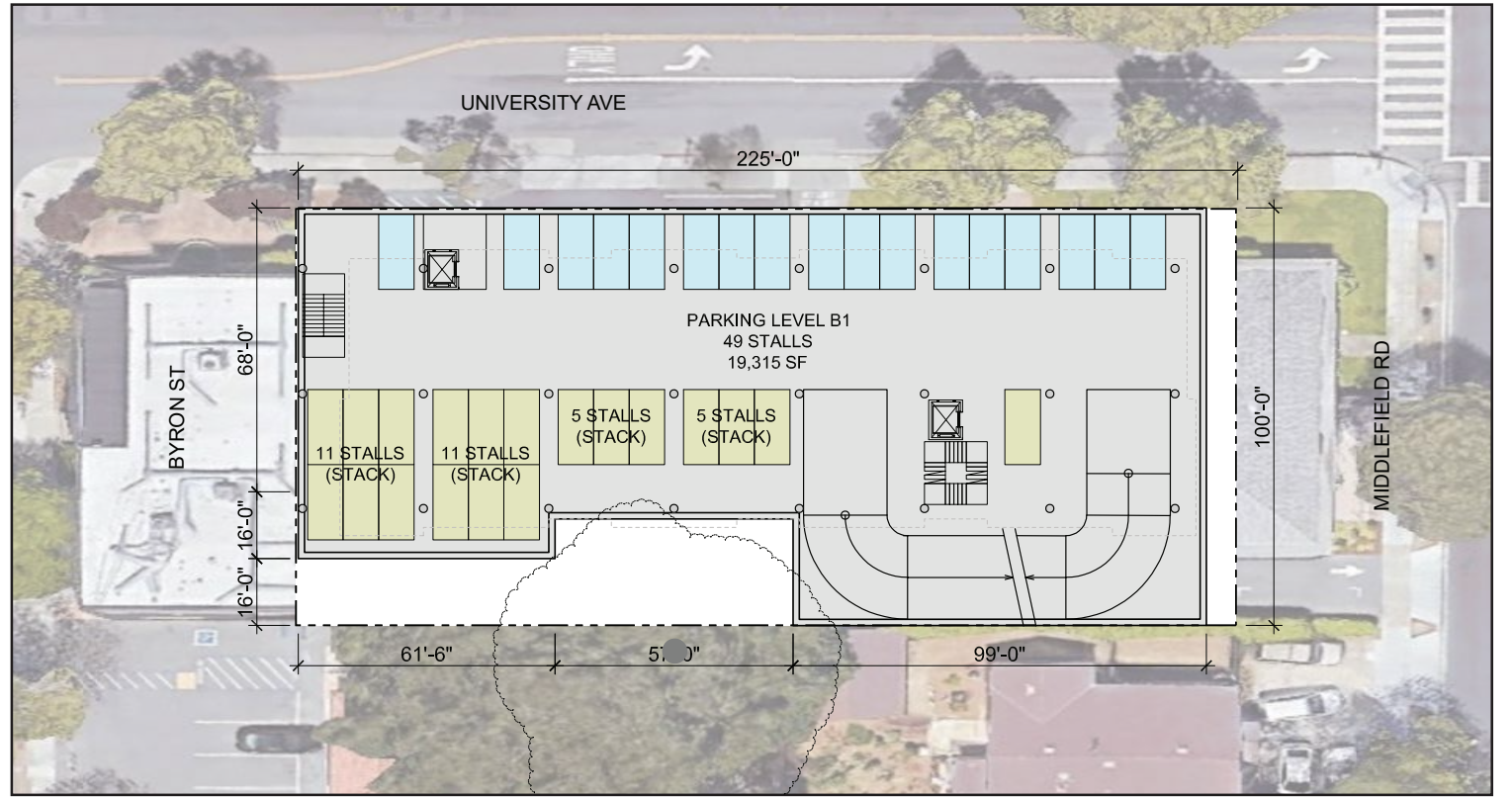
FOR SIDE & REAR LOT LINES ABUTTING RM-20, BEGINNING AT A HEIGHT OF 10' AT THE APPLICABLE LOT LINE AND INCREASING AT AN ANGLE OF 45 DEGREES UNTIL INTERSECTING THE HEIGHT LIMIT.

PROPOSED PROJECT SEEKS A VARIANCE TO PROVIDE UPPER LEVEL RESIDENTIAL DEVELOPMENT WITHIN THE REQUIRED DAYLIGHT PLANE AT THE INTERIOR SIDE LOT LINE.

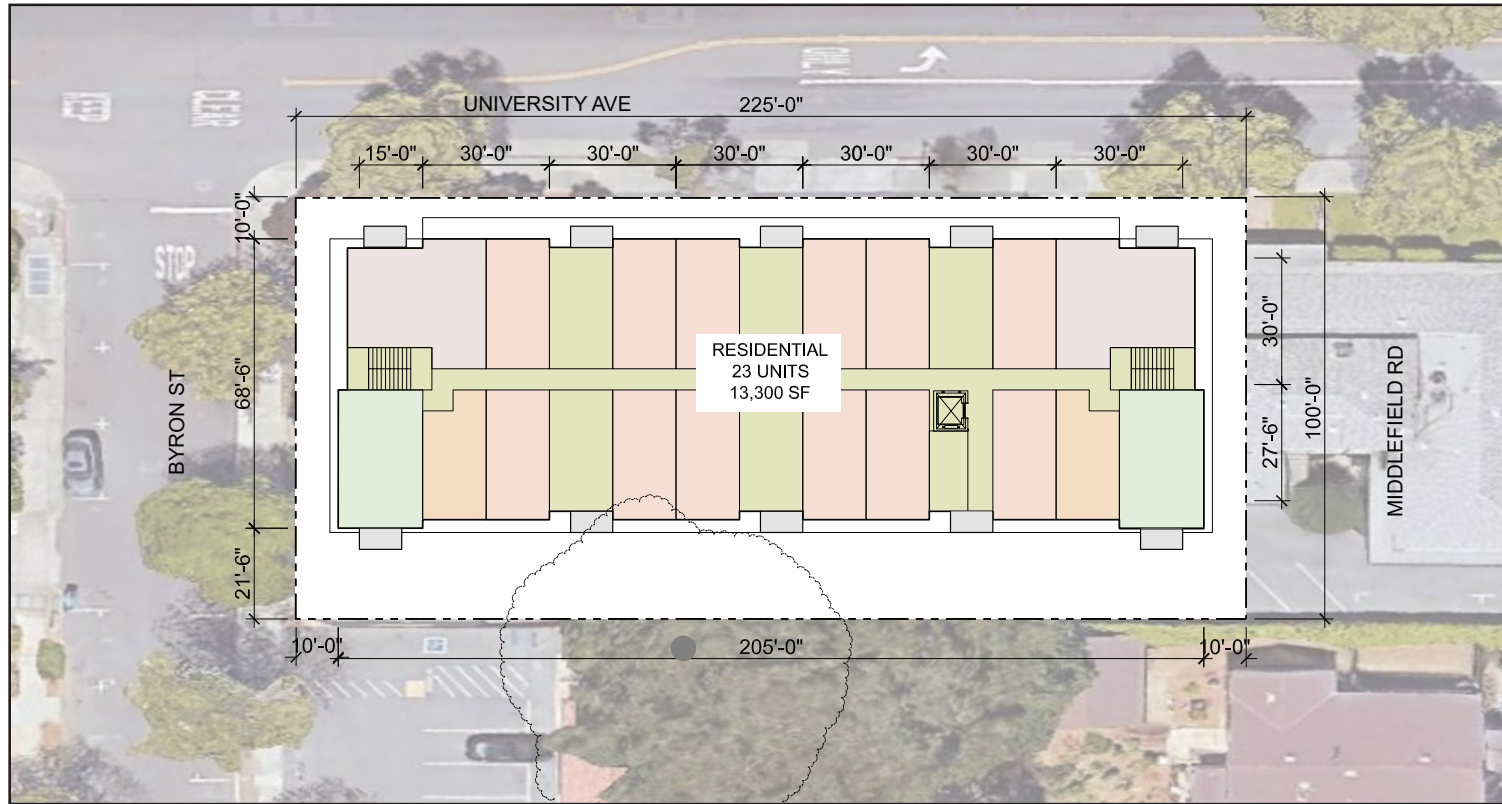
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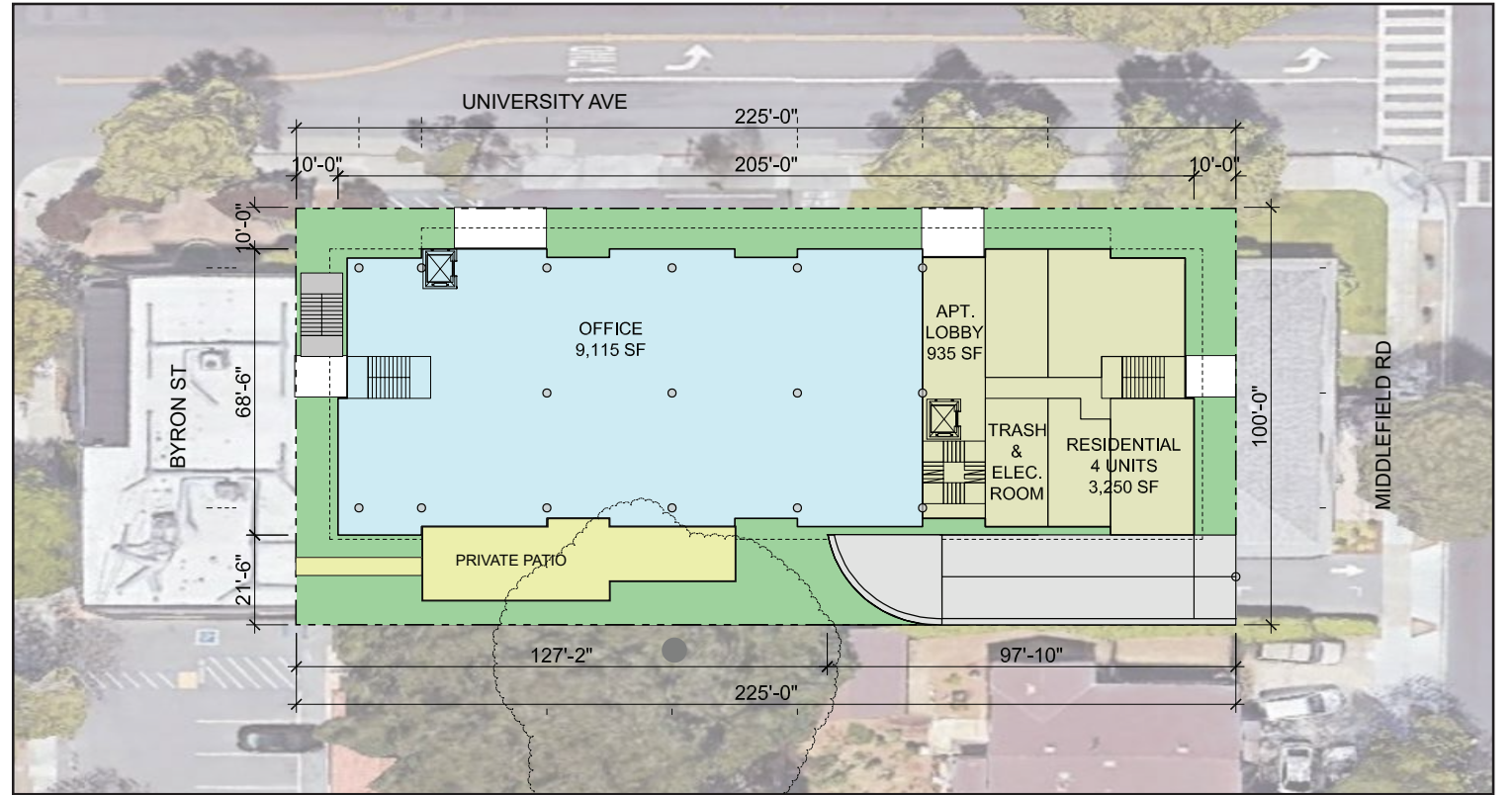
4TH FLOOR PLAN



BELOW GRADE PARKING LEVELS B1 AND B2 PLANS

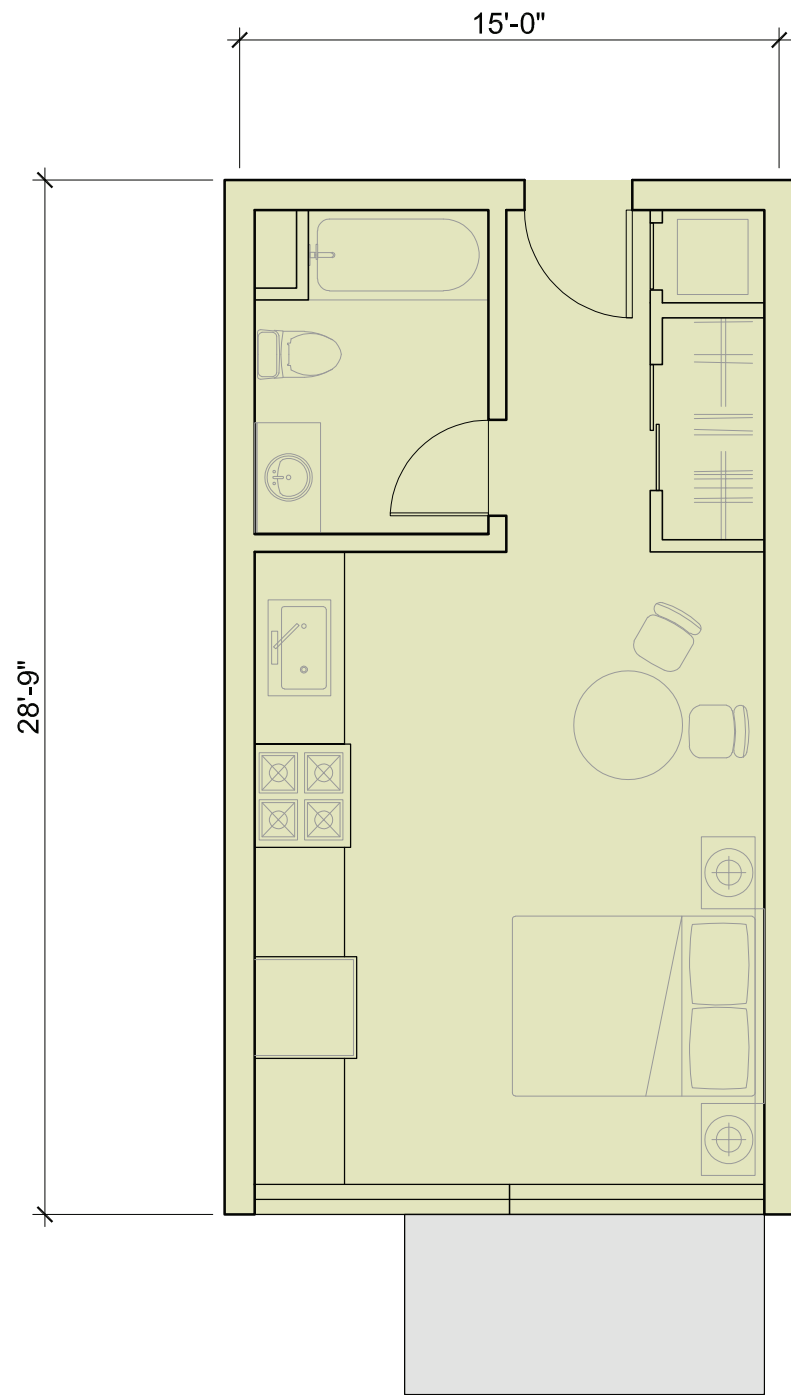


2ND AND 3RD FLOOR PLAN

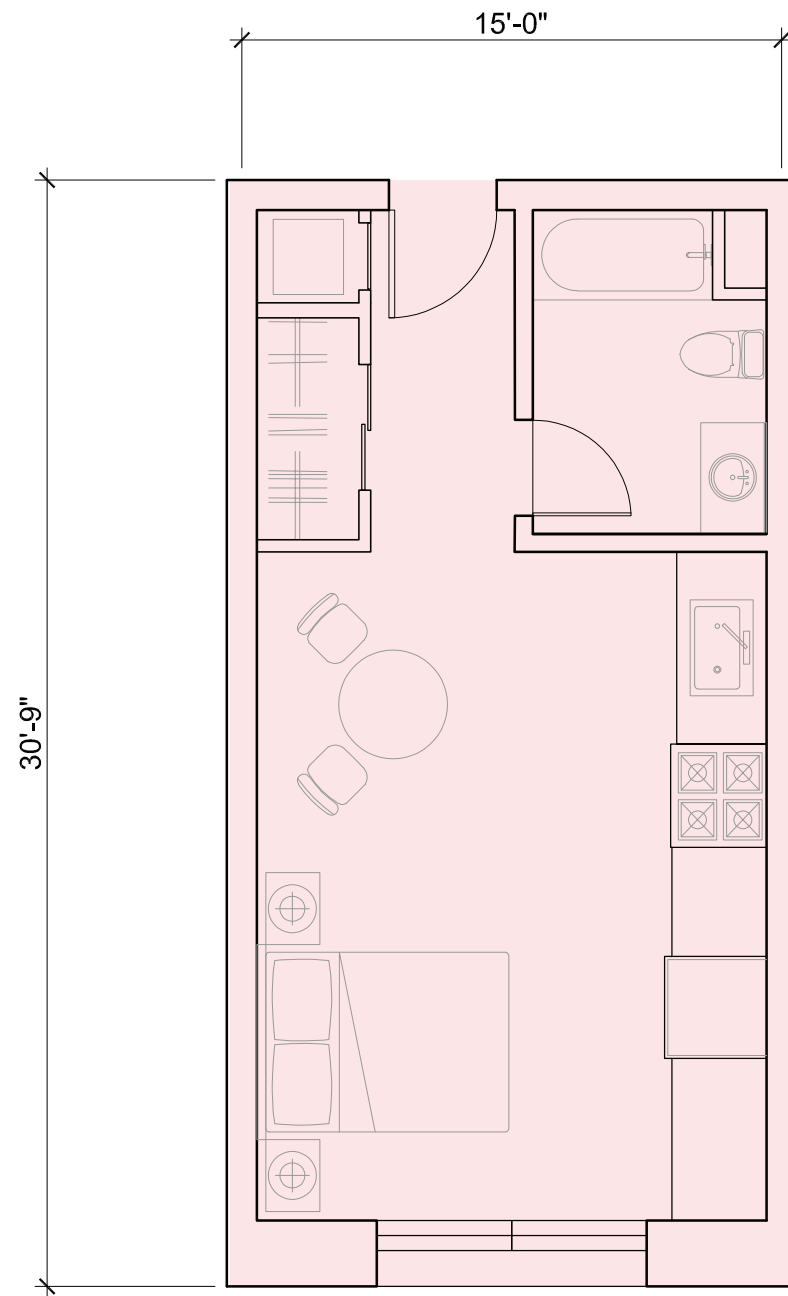


GROUND FLOOR PLAN

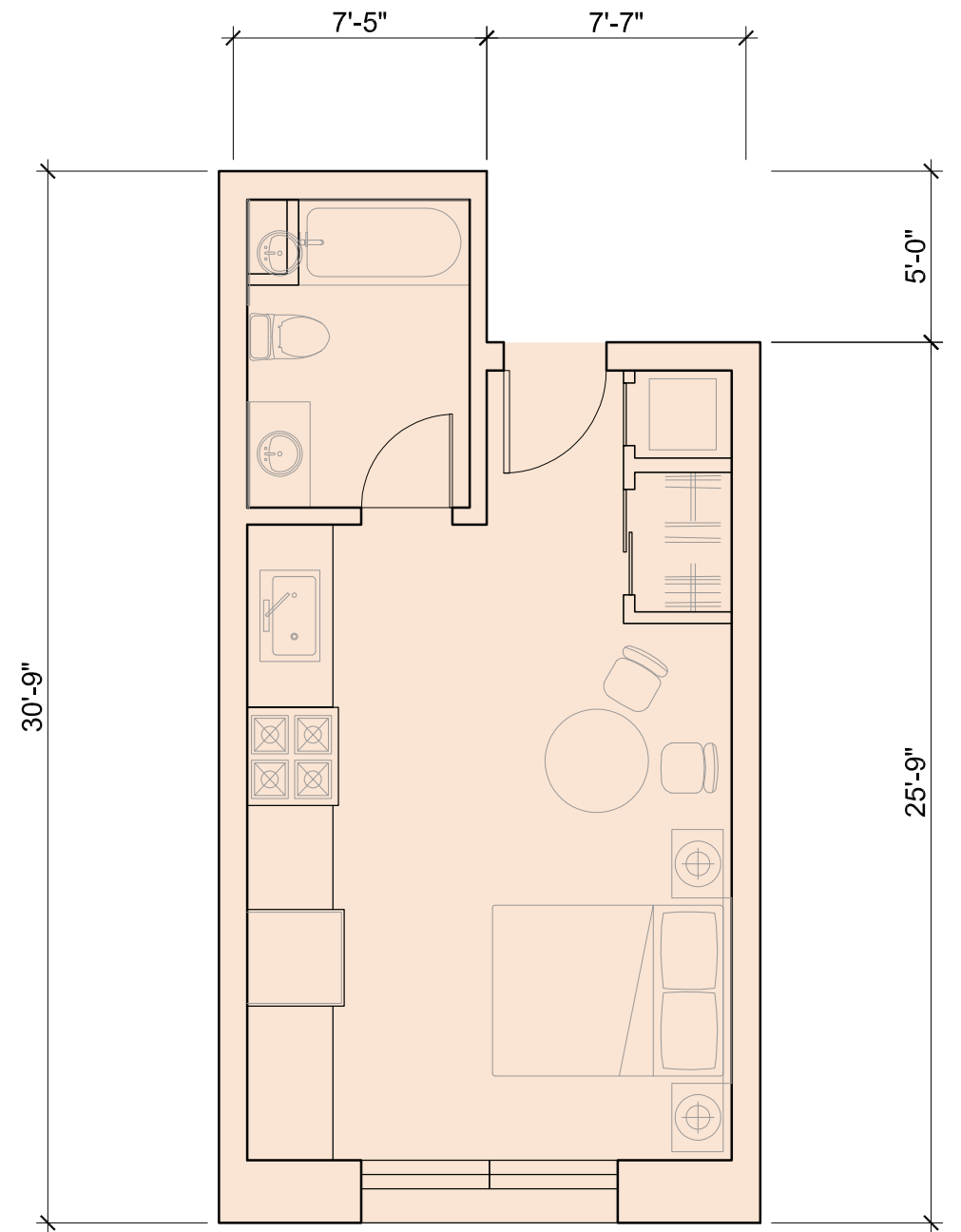
SCALE: 1'-0" = 1/16"



UNIT TYPE A

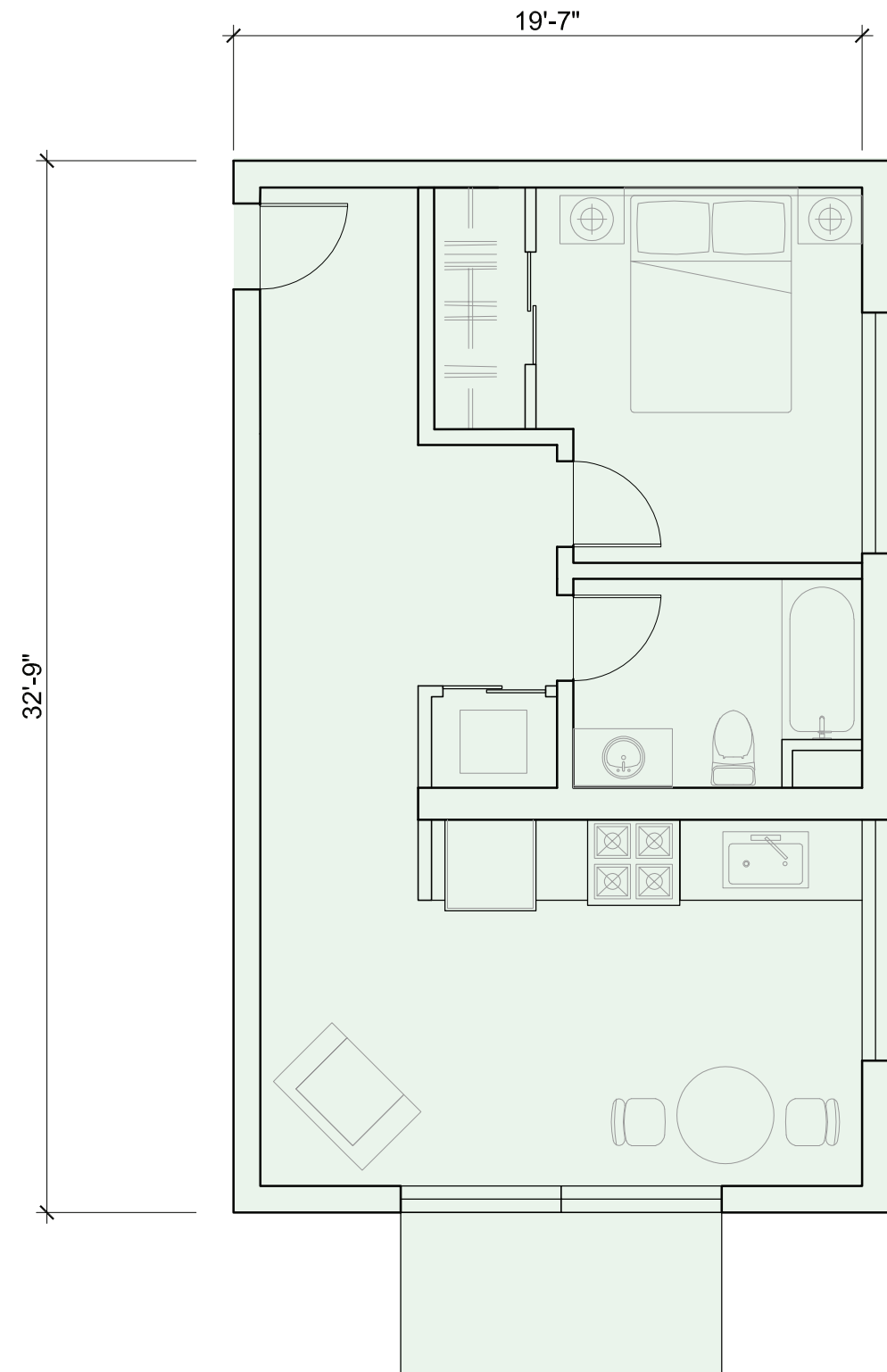


UNIT TYPE B

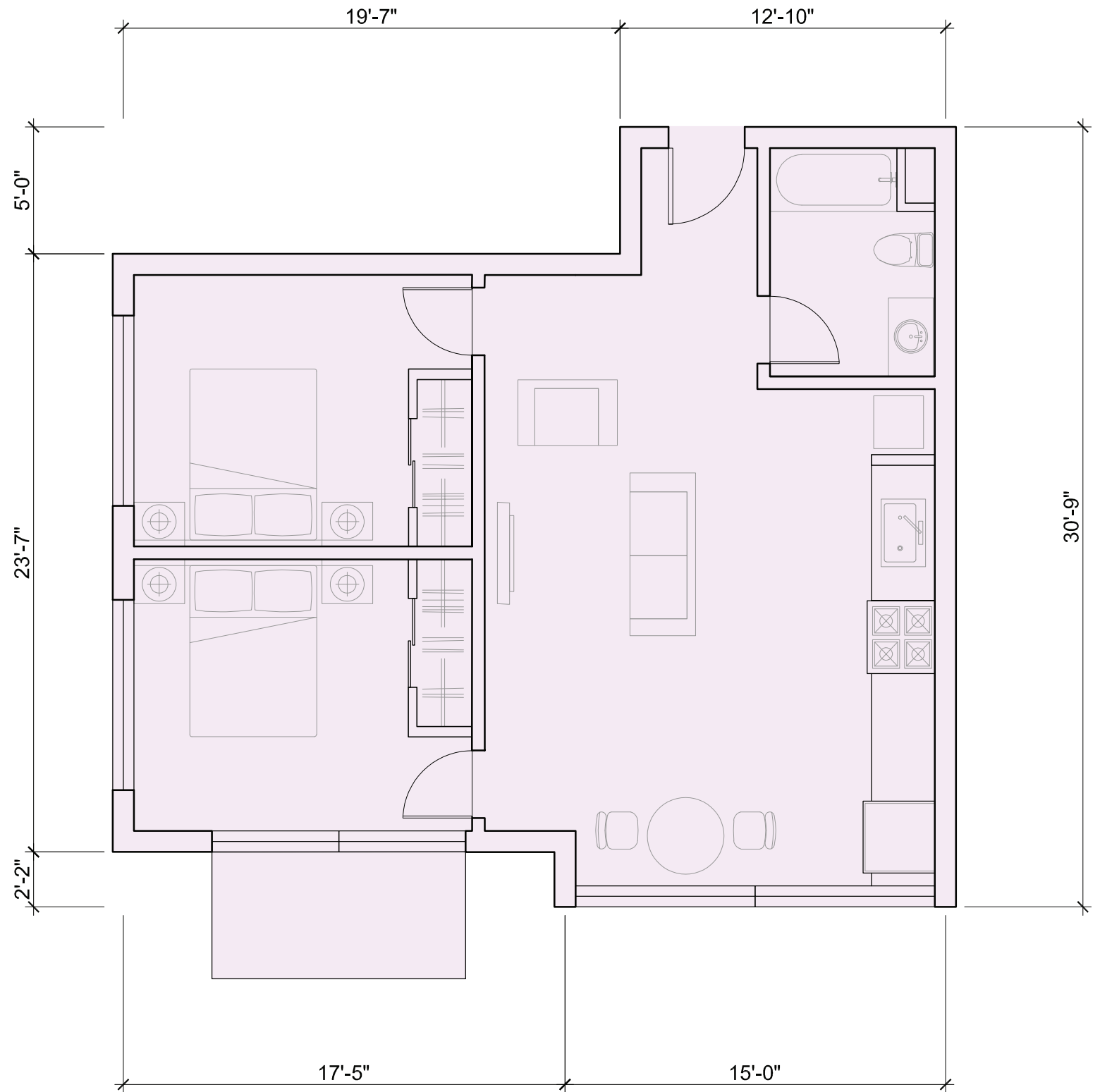


UNIT TYPE C

SCALE: 1'-0" = 3/16"



UNIT TYPE D



UNIT TYPE E

SCALE: 1'-0" = 3/16"





















