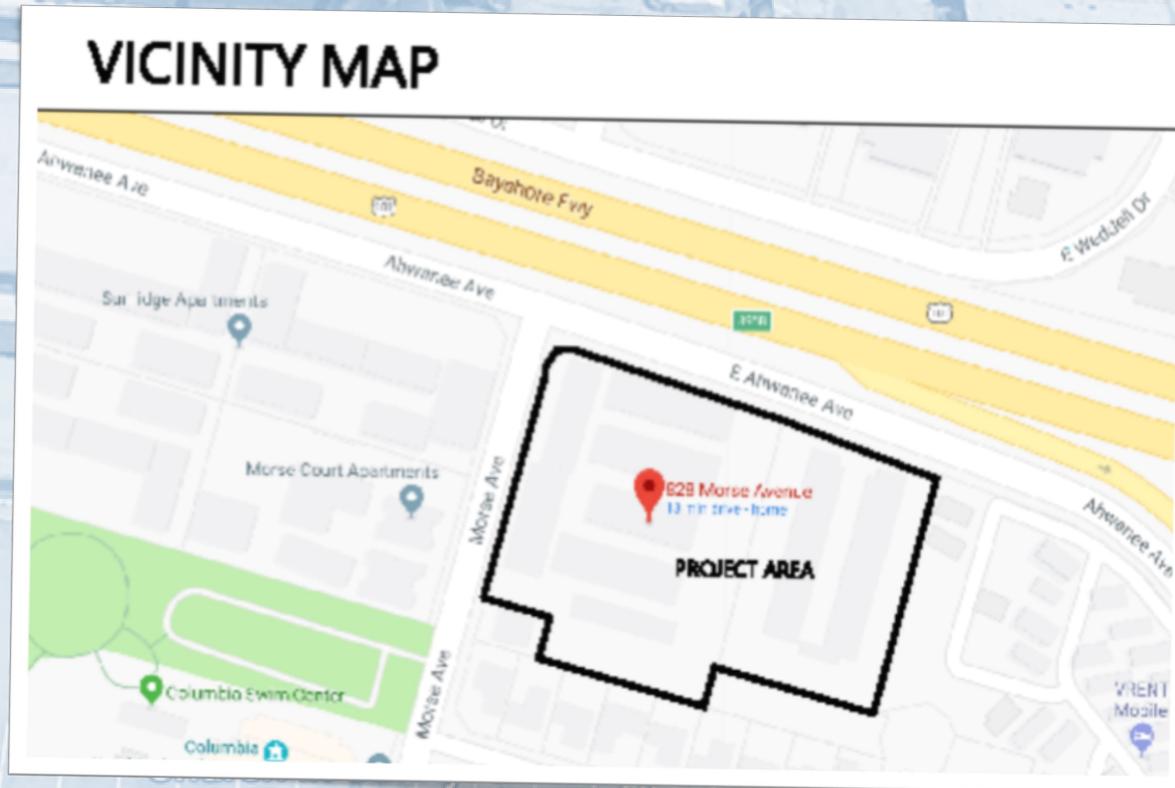
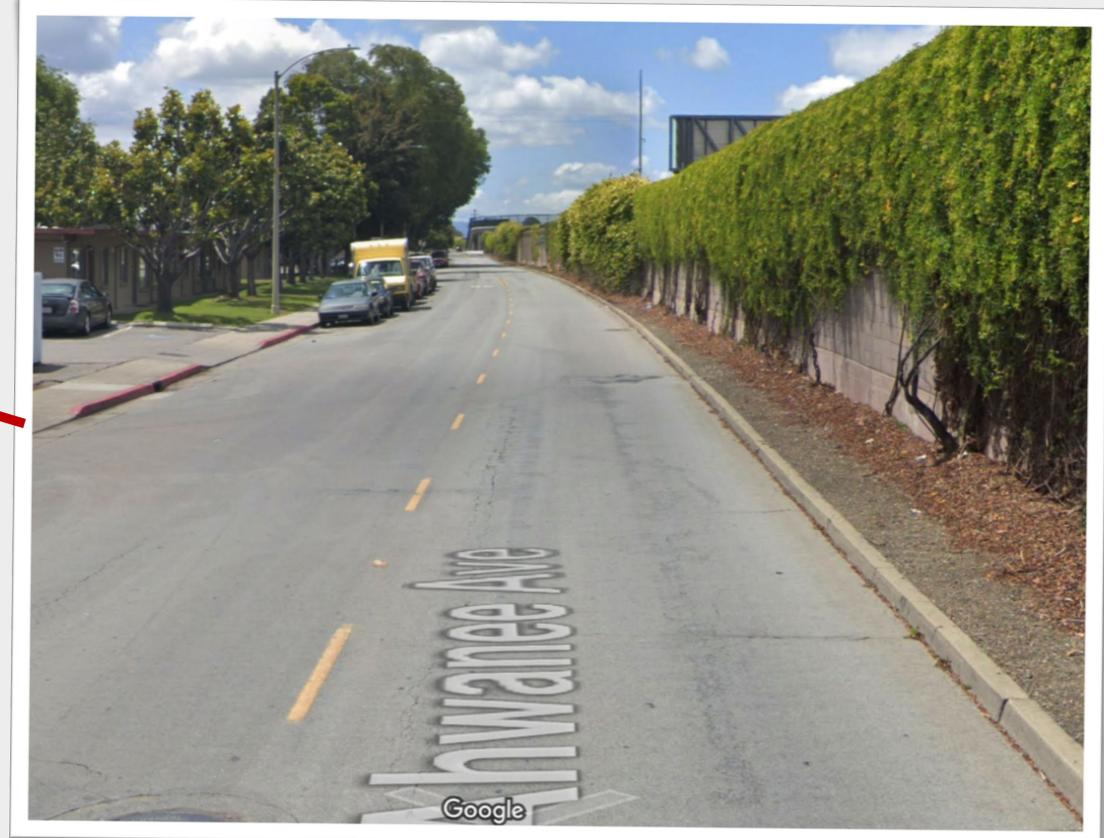


828 MORSE + 560 AHWANEE AVENUES SUNNYVALE

GENERAL PLAN AMENDMENT (GPA)







PICTURES OF THE EXISTING BUILDING

828 MORSE + 560 AHWANEE AVENUES
SUNNYVALE



5



FNZ

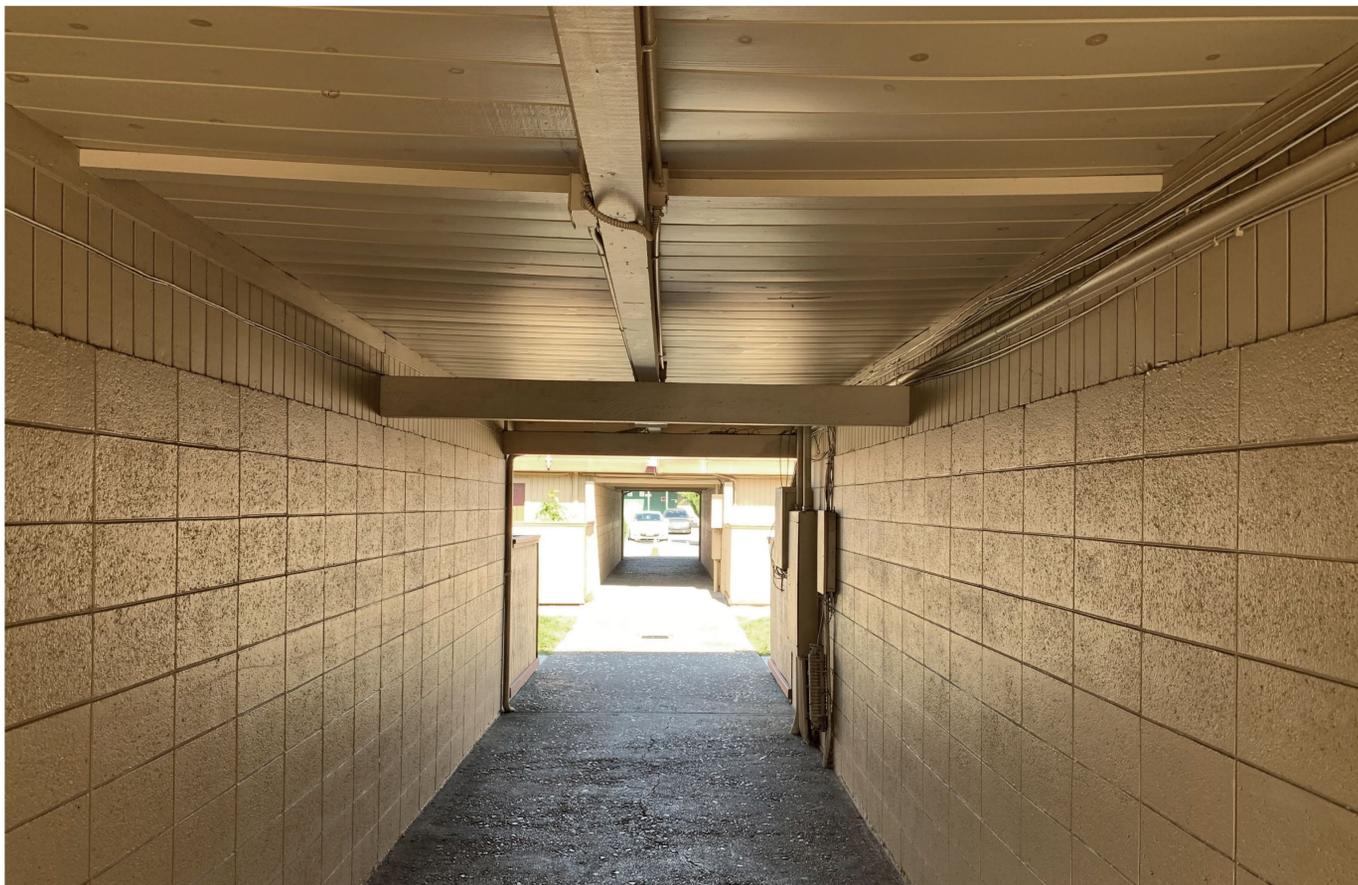
ARCHITECTS

671 ALBERTA AVE, SUNNYVALE, CA 94087

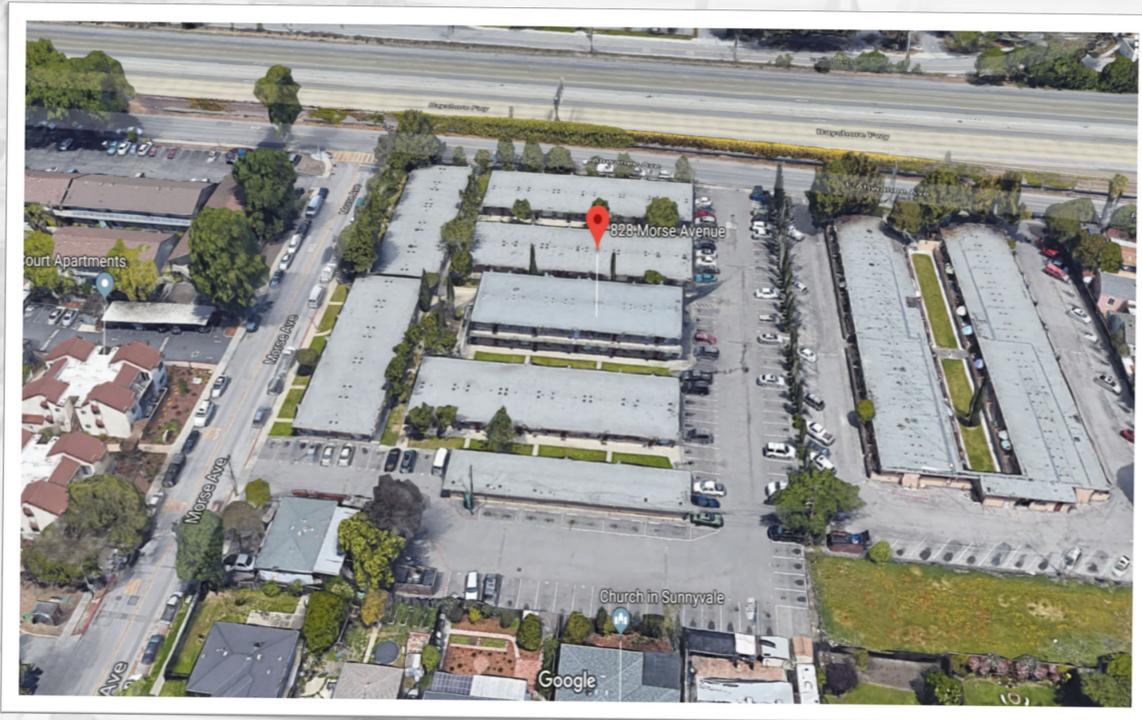
T: 408.375.7296

828 MORSE + 560 AHWANEE AVENUES

GENERAL PLAN AMENDMENT (GPA)







- SITE AREA

ORIGINAL SITE AREA: **167,631 SF / 3.85 ACRE**

APPROX. SITE AREA TO BE DEDICATED: 5,433 SF

APPROX. NET SITE AREA: **162,188 SF / 3.72 ACRE**

- EXISTING NO. OF APARTMENTS: **124 UNITS**

- PROPOSED MAX. NO. OF APARTMENTS PER 3.85 ACRE:

PER R4 ZONING'S 36 DU/ACRE: **139 UNITS**

+ 35% DENSITY BONUS: **48 UNITS**

+ 5% GREEN BUILDING: **7 UNITS**

TOTAL : **194 UNITS**

- TOTAL NO. OF PARKING SPACES: **303**

- NO. OF CONSTRUCTION PHASES: **6**

Bayshore Fwy

395B

101

FACE OF CURB TO FACE OF WALL
FACE OF WALL TO FACE OF CURB

EDGE RIGHT OF WAY LINE

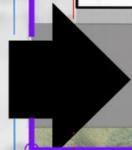
Ahwanee Ave

APPROXIMATE 11'-3" W OF SITE AREA TO BE DEDICATED

MORSE AVE

MORSE AVE

ENTRANCE



N14° 52' 00" E
300.62'

G

F

D

E

C

B

A

EXIT



INSIDE FACE OF (N) SIDEWALK
(N) PROPERTY LINE

(N) LANDSCAPING SETBACK

20' FRONT BUILDING SETBACK

S14° 52' 00" W
311.10'

12' SIDE BUILDING SETBACK

N14° 52' 00" E
294.06'

204.69'
S75° 44' 55" E

9' SIDE BUILDING SETBACK

N75° 07' 20" W

N14° 52' 00" E
52.00'

S14° 52' 00" W
50.00'

212.98'

APN 24

APN 23

N75° 07' 20" W

APN 22

APN 21

Ahwanee Ave

Ahwane

Morse Ave

Morse Ave



A-A
SEC

B-B
SEC

A-A
SEC



- LEGEND**
- LEASING OFFICE
 - LOBBY
 - STAIR / ELEV.
 - STUDIO
 - 1 BED
 - 2 BEDS
 - 3 BEDS
 - LANDSCAPING
 - COMMUNITY / GYM.
 - STORAGE
 - (E) PROPERTY LINE
 - (N) PROPERTY LINE

1. BASEMENT LEVEL PLAN

SCALE: 1" = 20'-0"





- ➔ FRONT DOOR
- LOBBY
- STAIRS & ELEVATORS

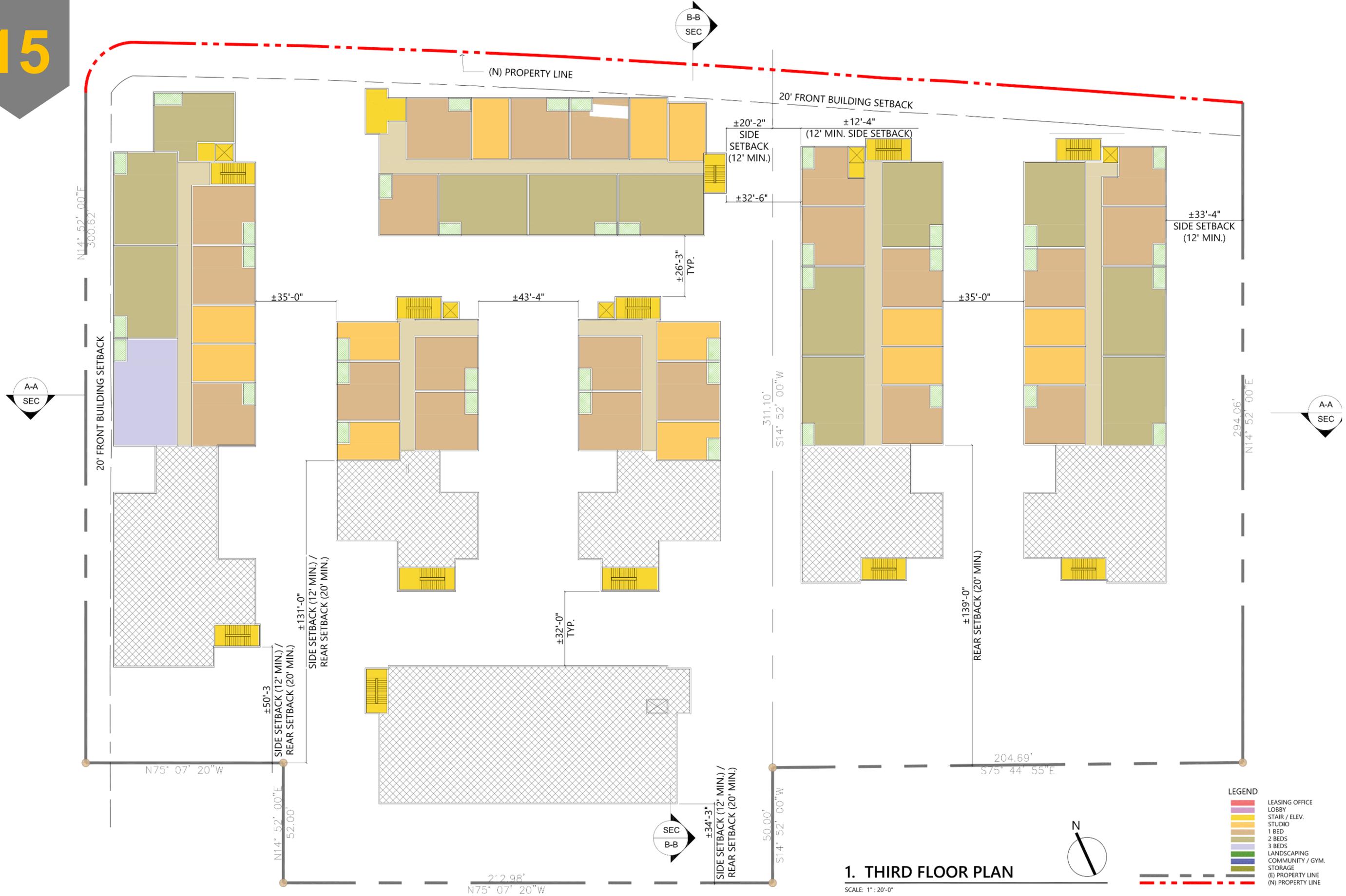


- LEGEND**
- LEASING OFFICE
 - LOBBY
 - STAIR / ELEV.
 - STUDIO
 - 1 BED
 - 2 BEDS
 - 3 BEDS
 - LANDSCAPING
 - COMMUNITY / GYM.
 - STORAGE
 - (E) PROPERTY LINE
 - (N) PROPERTY LINE

1. SITE-FIRST FLOOR PLAN

SCALE: 1" = 20'-0"



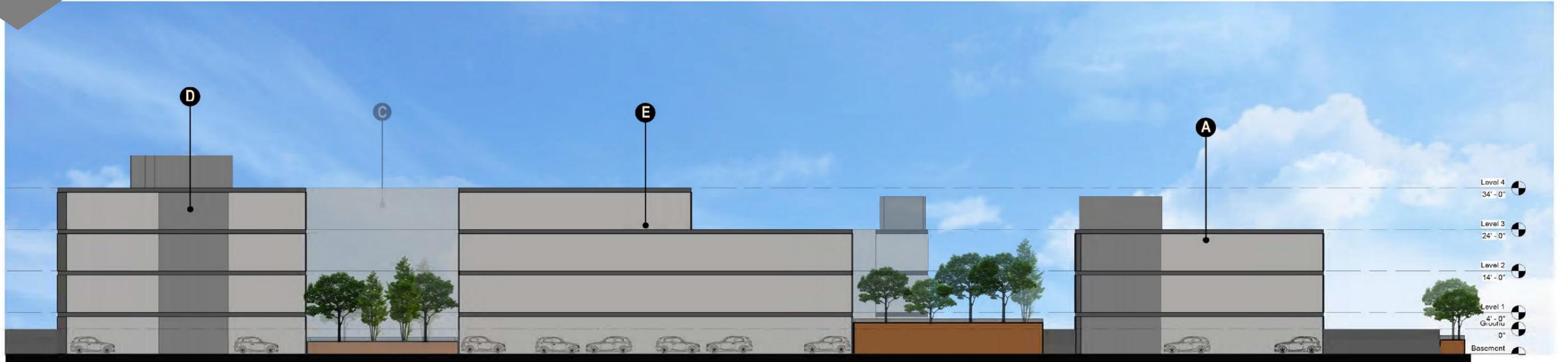


LEGEND

	LEASING OFFICE
	LOBBY / ELEV.
	STAIR / ELEV.
	STUDIO
	1 BED
	2 BEDS
	3 BEDS
	LANDSCAPING
	COMMUNITY / GYM.
	STORAGE
	(E) PROPERTY LINE
	(N) PROPERTY LINE

1. THIRD FLOOR PLAN

SCALE: 1" = 20'-0"



SECTION B-B

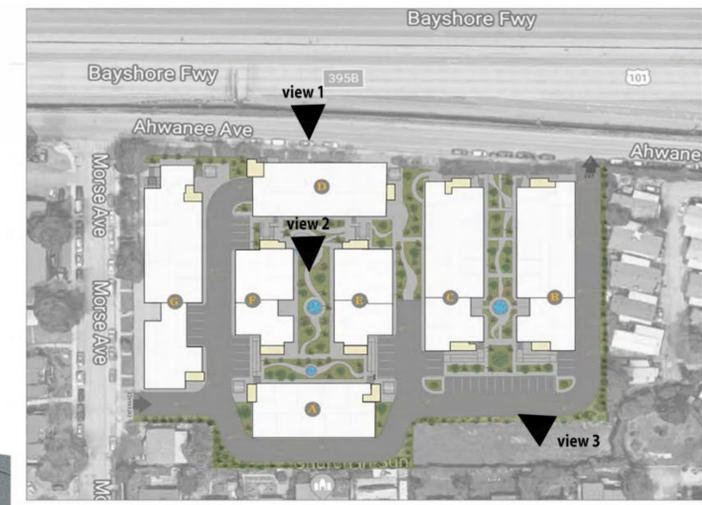


SECTION A-A





view 1



view 3



view 2





FNZ

ARCHITECTS

671 ALBERTA AVE, SUNNYVALE, CA 94087

T: 408.375.7296

828 MORSE + 562 AHWANEE LANDS

GENERAL PLAN AMENDMENT (GPI) REZONING