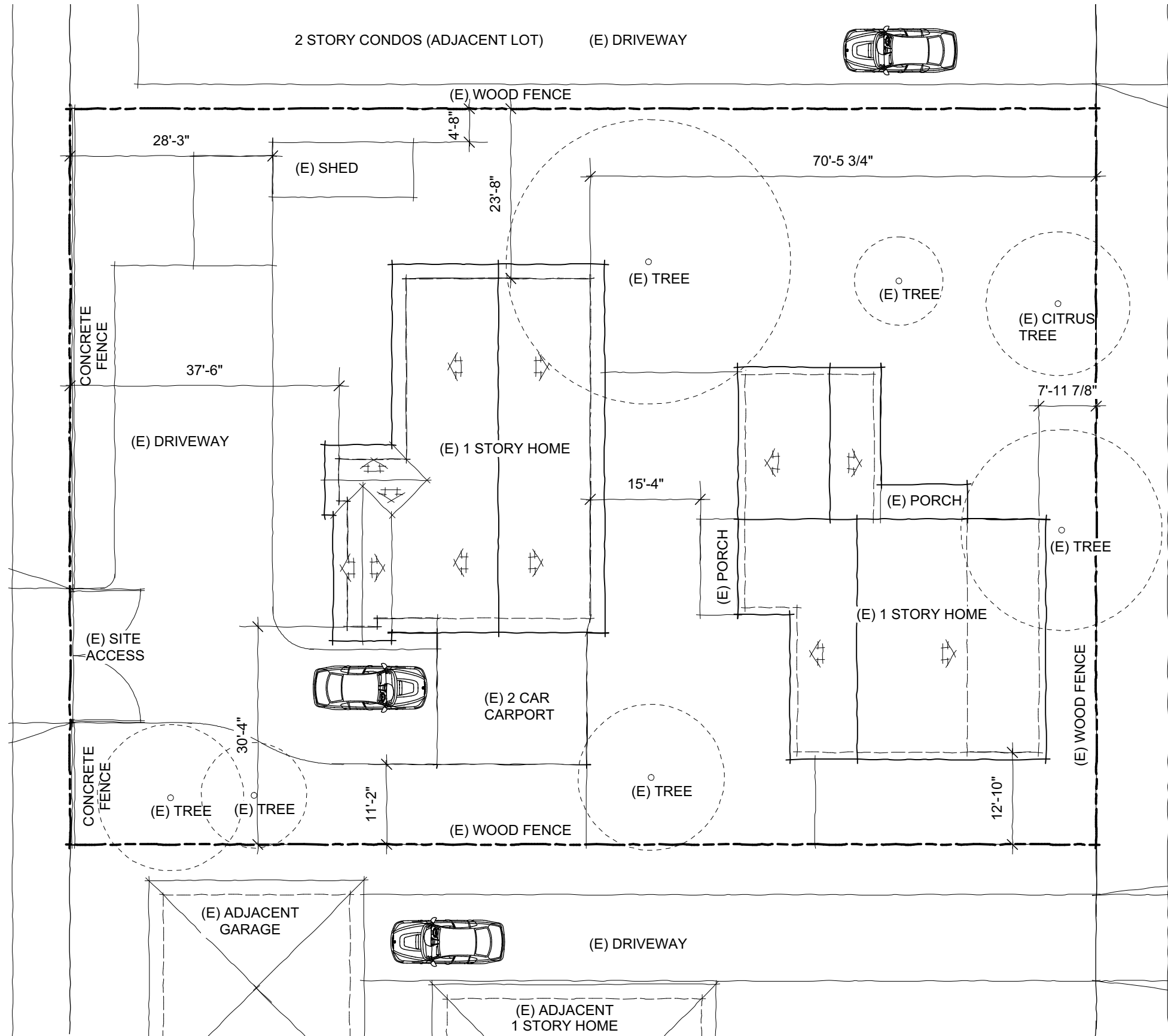


2 STORY CONDOS (ADJACENT LOT) (E) DRIVEWAY

C.L. SARATOGA-SUNNYVALE RD



AZURE ST.

EXISTING SITE PLAN

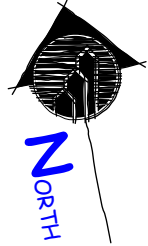
SITE AREA 14.656 S.F.

SCALE 1/16" = 1'-0"



DESIGN GROUP, INC.
URBAN DESIGN & PLANNING
409 Alberto Way, Suite 1
Los Gatos, CA 95032
Ph 408.358.3707
office@paragondgi.com
www.paragondgi.com

C.L. SARATOGA-SUNNYVALE RD



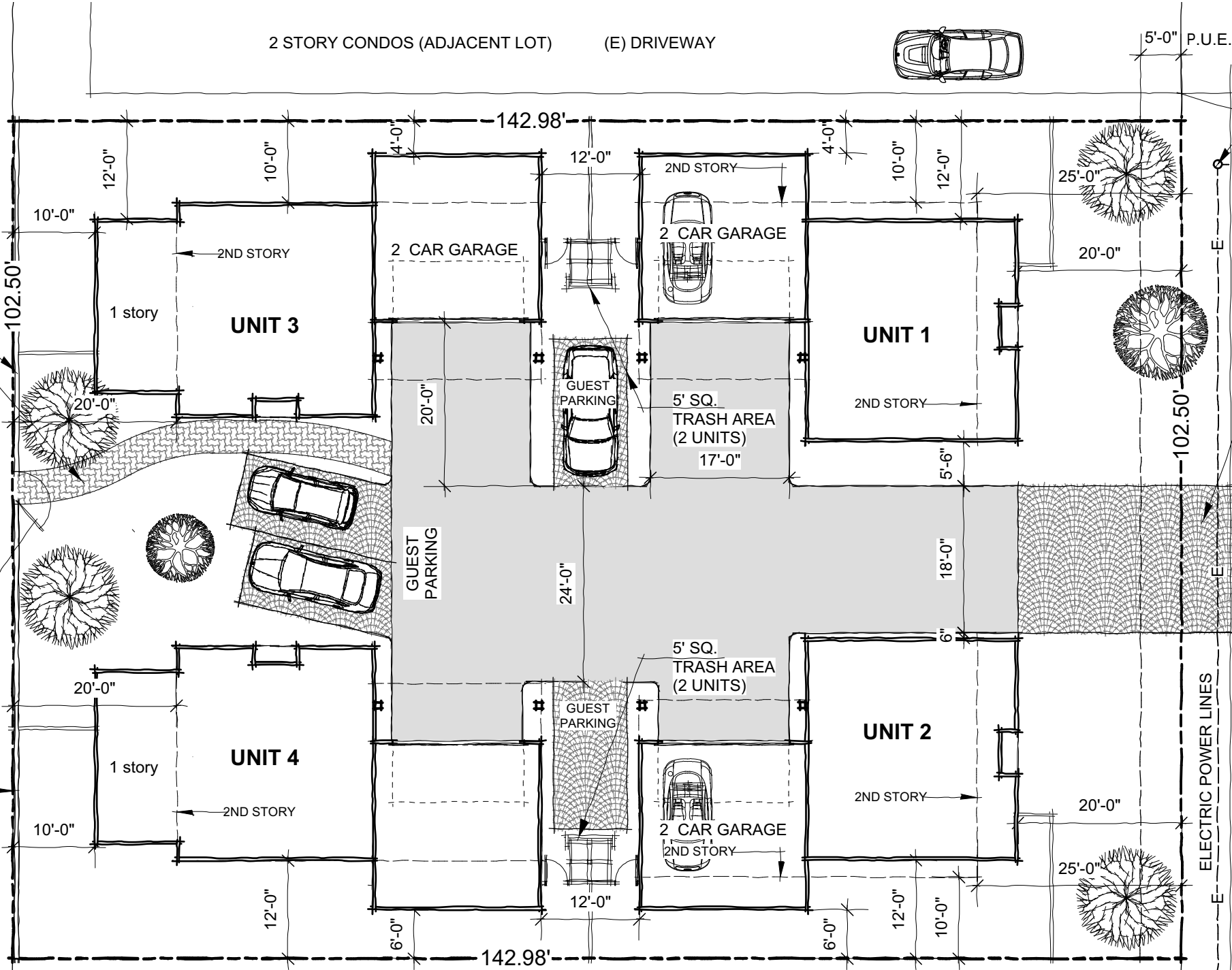
(E) SOUNDWALL

PEDESTRIAN TRAIL TO ACCESS SUNNYVALE-SARATOGA RD.

REAR OF PROPERTY

(N) GATE IN SOUNDWALL

(E) SOUNDWALL TO REMAIN
(E) DRIVEWAY ACCESS TO BE CLOSED



ELECTRICAL POLE

ELECTRIC POWER LINES

DECORATIVE PAVING @ ENTRY OF DRIVEWAY

FRONT OF PROPERTY

AZURE ST.

ELECTRIC POWER LINES

PROJECT DATA:

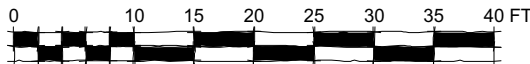
SITE AREA 14,659.10 S.F.

EXISTING:		LOT COVERAGE	37%
UNITS	2	UNIT 1 F.P.	1318 S.F.
STORIES	1	UNIT 2 F.P.	1318 S.F.
COVERED PARKING	2	UNIT 3 F.P.	1417 S.F.
PROPOSED:		UNIT 4 F.P.	1417 S.F.
UNITS	4	TOTAL	5470
UNIT 1	1760 S.F.		
GARAGE	420 S.F.		
UNIT 2	1760 S.F.		
GARAGE	420 S.F.		
UNIT 3	1931 S.F.		
GARAGE	420 S.F.		
UNIT 4	1931 S.F.		
GARAGE	420 S.F.		
		$\frac{5470}{14659} = 0.373 = 37\%$	
		F.A.R.	0.61
		USABLE OPEN SPACE	2,060 S.F.
		•U.O.S. PER UNIT	515 S.F.
		TOTAL LANDSCAPE	5,616 S.F.
		•L/S PER UNIT	1,404 S.F.
STORIES	2		
COVERED PARKING	8		
GUEST PARKING	8		
MAX. HEIGHT	27'-0"		

• PROPOSED SITE PLAN •

SITE AREA 14.659 S.F. - 1 UNIT/3664 S.F. - LOW/MEDIUM DENSITY - 4 SINGLE RESIDENCES

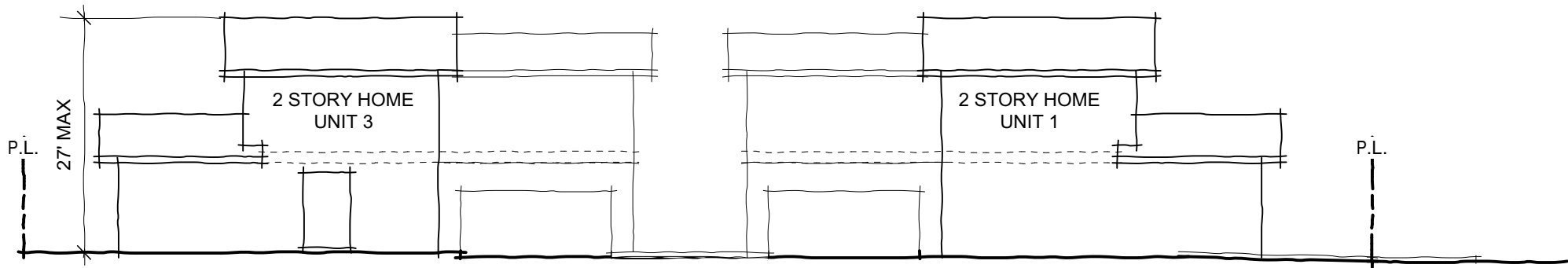
SCALE 1/16" = 1'-0"



Azure Street
General Plan Amendment
842 Sunnyvale-Saratoga Rd, Sunnyvale, Ca.
Project # 23017
Revised 7-28-2015

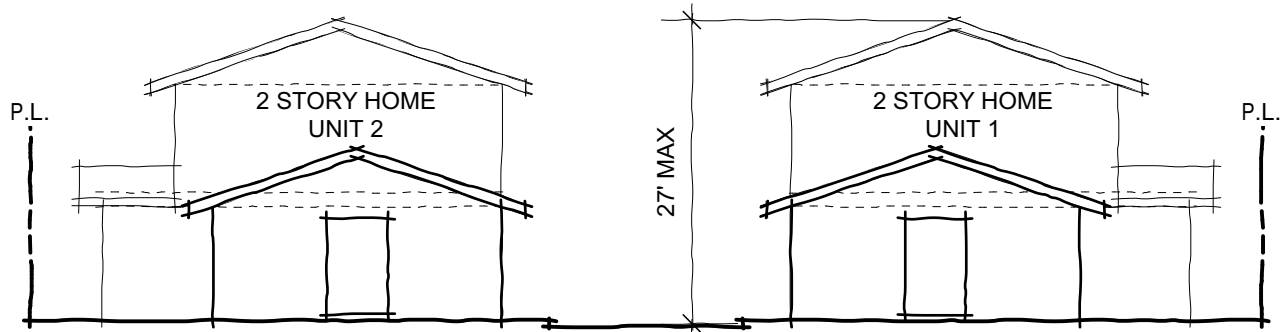


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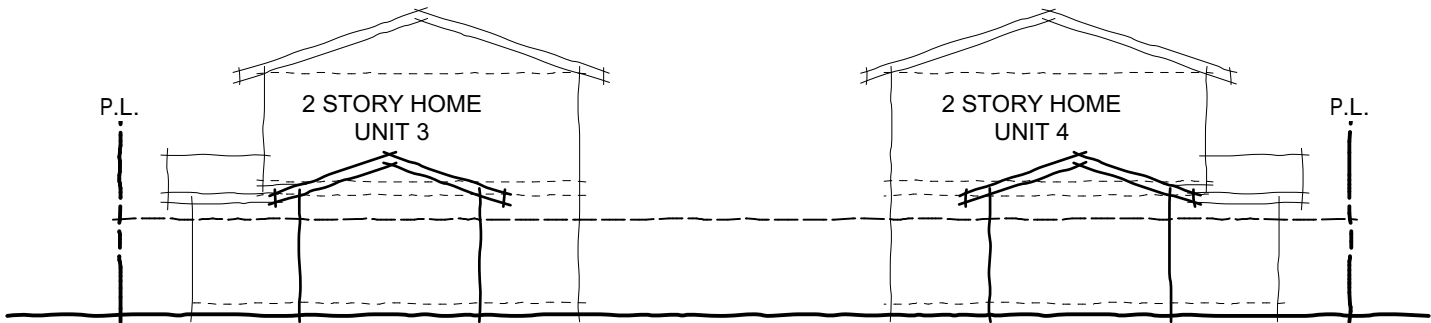
ELEVATION 1 , MASSING

VIEW FROM PROPOSED INTERIOR PRIVATE STREET
SCALE 1/16" = 1'-0"



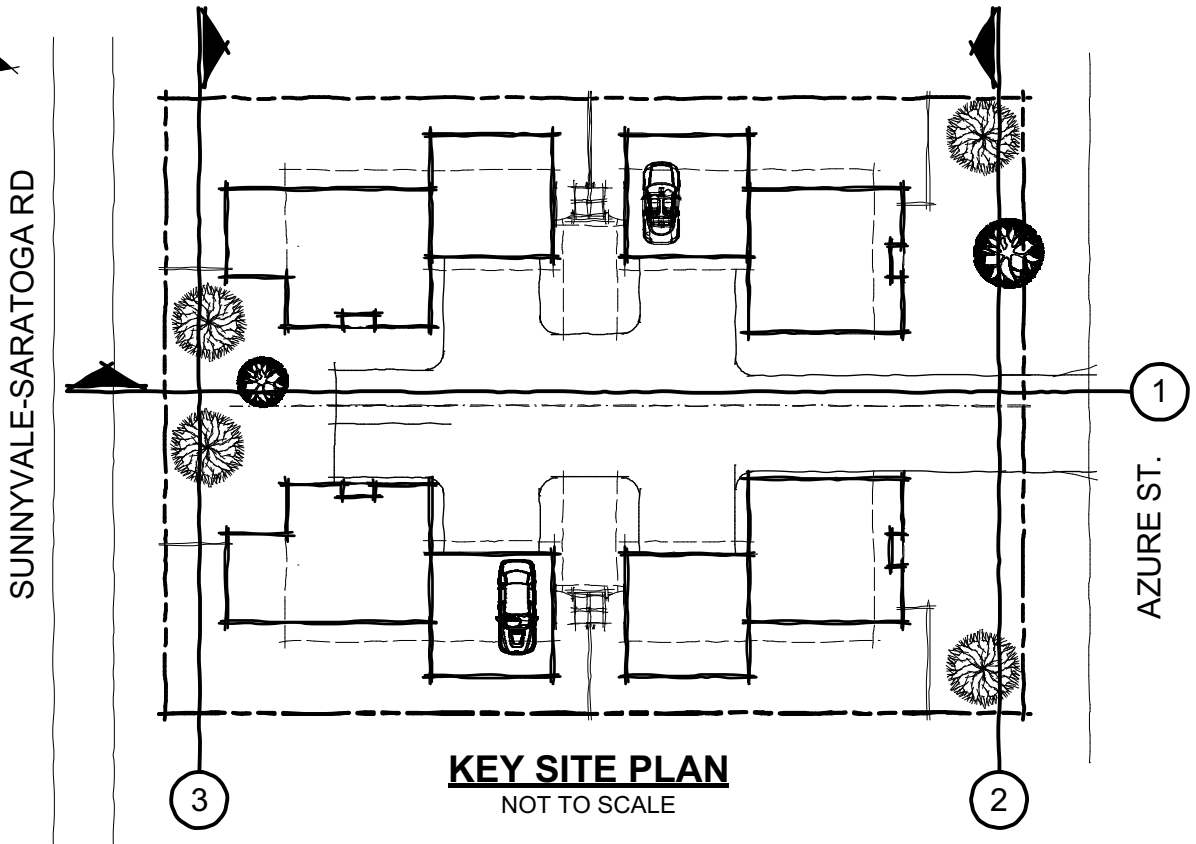
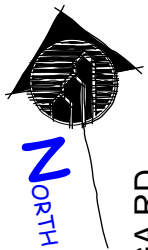
ELEVATION 2 , MASSING

VIEW FROM AZURE STREET
SCALE 1/16" = 1'-0"



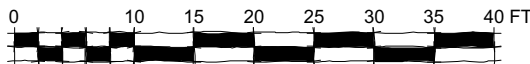
ELEVATION 3 , MASSING

VIEW FROM SUNNYVALE-SARATOGA STREET
SCALE 1/16" = 1'-0"



• PROPOSED MASS ELEVATIONS •

SCALE 1/16" = 1'-0"





EXISTING VIEW FROM AZURE STREET
NO VEHICULAR ACCESS OR DRIVEWAY TO SITE



EXISTING ADJACENT TO PROPERTY 2 STORY BUILDINGS WITH
DRIVEWAY AT AZURE STREET, TOWNHOMES



SITE VEHICULAR ACCESS DRIVEWAY
@ SARATOGA-SUNNYVALE RD
(FAST & HEAVY TRAFFIC STREET)



EXISTING 2 STORY HOMES IN NEARBY SUBDIVISION BY PARAGON DESIGN
(DEBUSSY TERRACE)



EXISTING ADJACENT PROPERTY WITH
DRIVEWAY AT AZURE STREET



SITE VEHICULAR ACCESS DRIVEWAY
@ SARATOGA-SUNNYVALE RD
(HEAVY TRAFFIC STREET & PEDESTRIAL SIDEWALK)