

**NOTES:**

- SEE LANDSCAPE PLANS BY GATES & ASSOCIATES FOR ALL LANDSCAPE & IRRIGATION DETAILS.
- SEE LANDSCAPE PLANS FOR ALL WALKWAY SURFACE TYPE DETAILS.
- ALL PEDESTRIAN STREET CROSSINGS WILL BE PROVIDED WITH AN ACCESSIBLE CURB RAMP & TRUNCATED DOMES AND WILL BE DETAILED ON THE PROJECTS CONSTRUCTION DRAWINGS.
- ALL CURVE RADII SHOWN ARE MEASURED AT FACE OF CURB.
- PARCELS I THROUGH T ARE TO INCLUDE THE FOLLOWING PUBLIC AND PRIVATE EASEMENTS TO SERVE ONSITE PRIVATE AND PUBLIC FACILITIES AND PROVIDE GRANT ACCESS AS NOTED: EVAE, PSDE, PUE, PSDE, SSE, PAE AND PIE. EASEMENTS MAY CHANGE SUBJECT TO FINAL DESIGN.
- COMMON AREAS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. EASEMENTS WILL BE PROVIDED IN SELECT LOCATIONS OF COMMON AREA TO COVER UTILITIES AND ACCESS, AS NEEDED.

**PRODUCT SUMMARY**

SINGLE FAMILY DETACHED (LOTS 1-66): 66 UNITS  
 PLAN 1 (29' WIDE): 37 UNITS  
 PLAN 2 (32' WIDE): 29 UNITS  
 MULTI-FAMILY (TH-1 THROUGH TH-7): 56 UNITS  
 8-PLEX: 7 BUILDINGS  
 TOTAL: 122 UNITS

**LEGEND**

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	CENTERLINE
	LOT LINE
	PARCEL LINE
	EXISTING EASEMENT LINE
	ACCESSIBLE PEDESTRIAN PATH OF TRAVEL
	ASPHALT PAVEMENT
	PROPOSED GOOD NEIGHBOR FENCE (BY OTHERS, SEE PLANS BY GATES & ASSOCIATES))
	PROPOSED MASONRY WALL (BY OTHERS, SEE PLANS BY GATES & ASSOCIATES))

**ABBREVIATIONS**

CL	CENTERLINE
CONC	CONCRETE
DWY	DRIVEWAY
EX	EXISTING
FC	FACE OF CURB
LS	LANDSCAPE
MIN	MINIMUM
PUE	PUBLIC UTILITY EASEMENT
PL	PROPERTY LINE
PR	PROPOSED
PSDE	PRIVATE STORM DRAIN AND SILVA CELLS EASEMENT
R/W	RIGHT OF WAY
SW	SIDEWALK
TC	TOP OF CONCRETE CURB
TYP	TYPICAL
VG	VALLEY GUTTER

SEE SHEET C11



**LEGEND**

- BOUNDARY LINE
- - - ADJACENT PROPERTY LINE
- CENTERLINE
- LOT LINE
- PARCEL LINE
- - - EXISTING EASEMENT LINE
- ↔ ACCESSIBLE PEDESTRIAN PATH OF TRAVEL
- ASPHALT PAVEMENT
- ♿ ACCESSIBLE PARKING STALL
- 🚐 VAN ACCESSIBLE PARKING STALL
- ♻️ ACCESSIBLE UNITS
- PROPOSED GOOD NEIGHBOR FENCE (BY OTHERS, SEE PLANS BY GATES & ASSOCIATES)
- PROPOSED MASONRY WALL (BY OTHERS, SEE PLANS BY GATES & ASSOCIATES)

**ABBREVIATIONS**

- CL CENTERLINE
- CONC CONCRETE
- DWY DRIVEWAY
- EX EXISTING
- FC FACE OF CURB
- LS LANDSCAPE
- MIN MINIMUM
- PAE PUBLIC ACCESS EASEMENT
- PSDE PRIVATE STORM DRAIN AND SILVA CELLS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PL PROPERTY LINE
- PR PROPOSED
- R/W RIGHT OF WAY
- SW SIDEWALK
- TC TOP OF CONCRETE CURB
- TYP TYPICAL
- VG VALLEY GUTTER

**NOTES:**

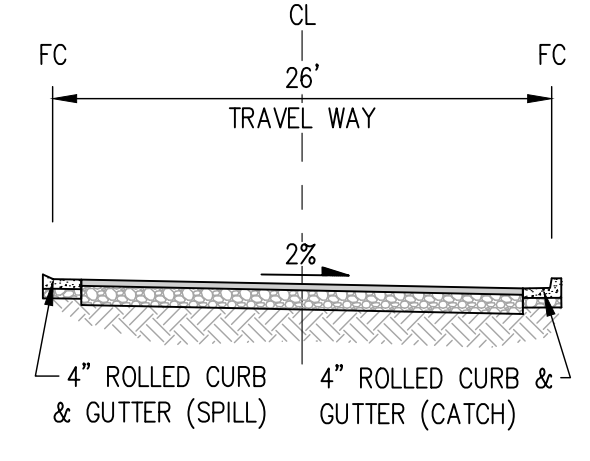
1. SEE LANDSCAPE PLANS BY GATES & ASSOCIATES FOR ALL LANDSCAPE & IRRIGATION DETAILS.
2. SEE LANDSCAPE PLANS FOR ALL WALKWAY SURFACE TYPE DETAILS.
3. ALL PEDESTRIAN STREET CROSSINGS WILL BE PROVIDED WITH AN ACCESSIBLE CURB RAMP & TRUNCATED DOMES AND WILL BE DETAILED ON THE PROJECTS CONSTRUCTION DRAWINGS.
4. ALL CURVE RADII SHOWN ARE MEASURED AT FACE OF CURB.
5. PARCELS I THROUGH T ARE TO INCLUDE THE FOLLOWING PUBLIC AND PRIVATE EASEMENTS TO SERVE ONSITE PRIVATE AND PUBLIC FACILITIES AND PROVIDE GRANT ACCESS AS NOTED: EVAE, PSDE, PUE, PSDE, SSE, PAE AND PIEE. EASEMENTS MAY CHANGE SUBJECT TO FINAL DESIGN.
6. COMMON AREAS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. EASEMENTS WILL BE PROVIDED IN SELECT LOCATIONS OF COMMON AREA TO COVER UTILITIES AND ACCESS, AS NEEDED.

**PRODUCT SUMMARY**

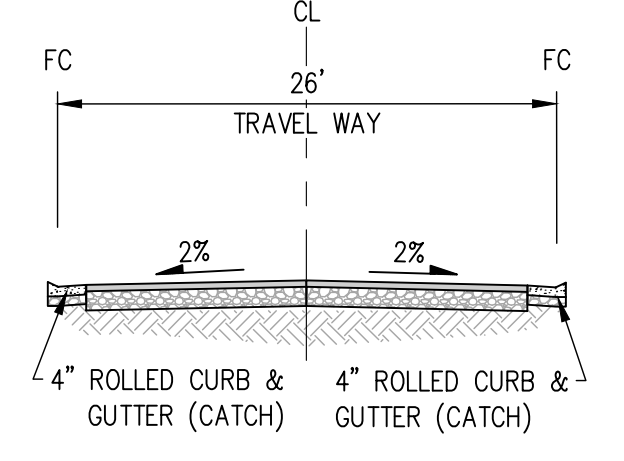
SINGLE FAMILY DETACHED (LOTS 1-66): 66 UNITS  
 PLAN 1 (29' WIDE): 37 UNITS  
 PLAN 2 (32' WIDE): 29 UNITS

MULTI-FAMILY (TH-1 THROUGH TH-7): 56 UNITS  
 8-PLEX: 7 BUILDINGS

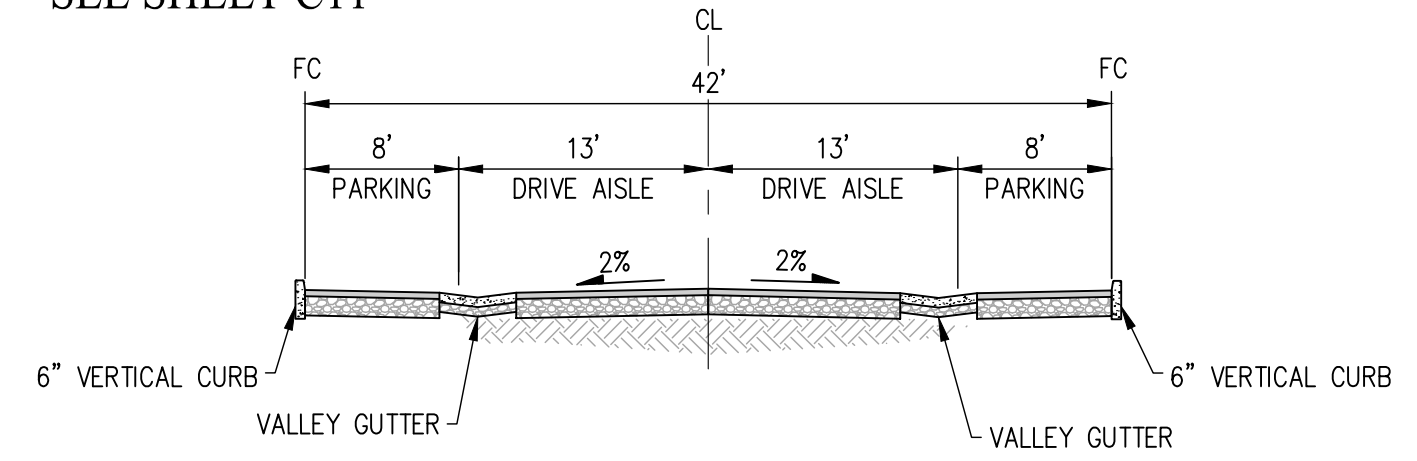
TOTAL: 122 UNITS



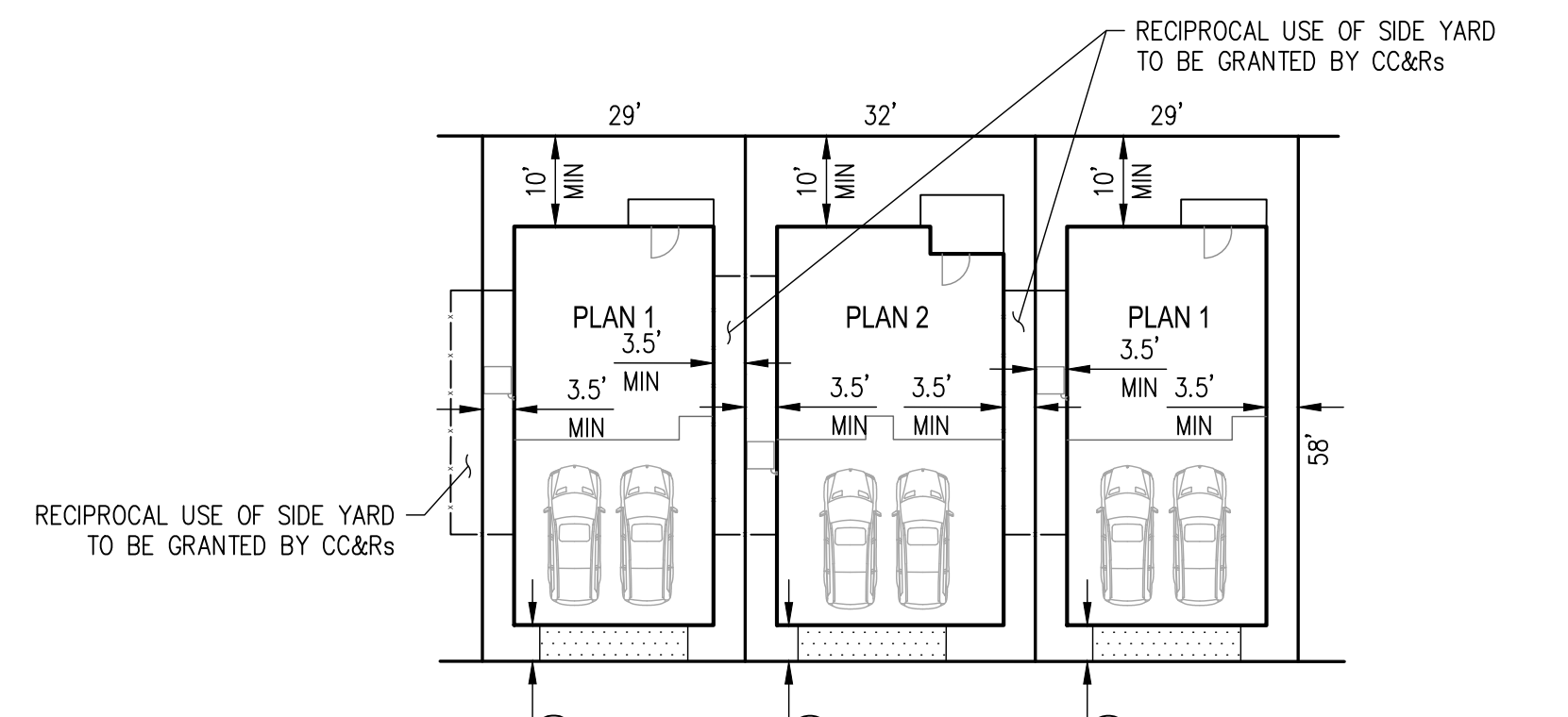
**TYPICAL CROSS-SLOPED 26' STREET**  
NOT TO SCALE



**TYPICAL CROWNED 26' STREET**  
NOT TO SCALE



**TYPICAL CROWNED 26' STREET WITH PARKING**  
NOT TO SCALE

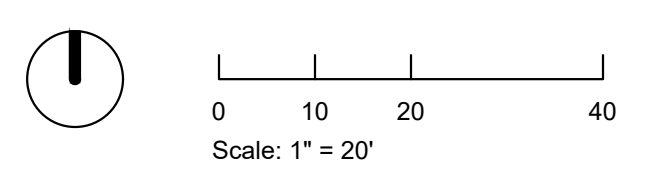


**TYPICAL LOT DIMENSIONS - SINGLE FAMILY**  
NOT TO SCALE

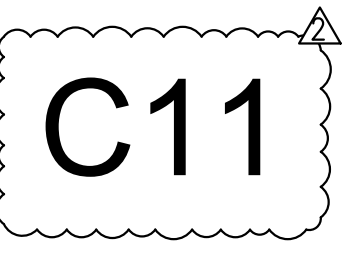


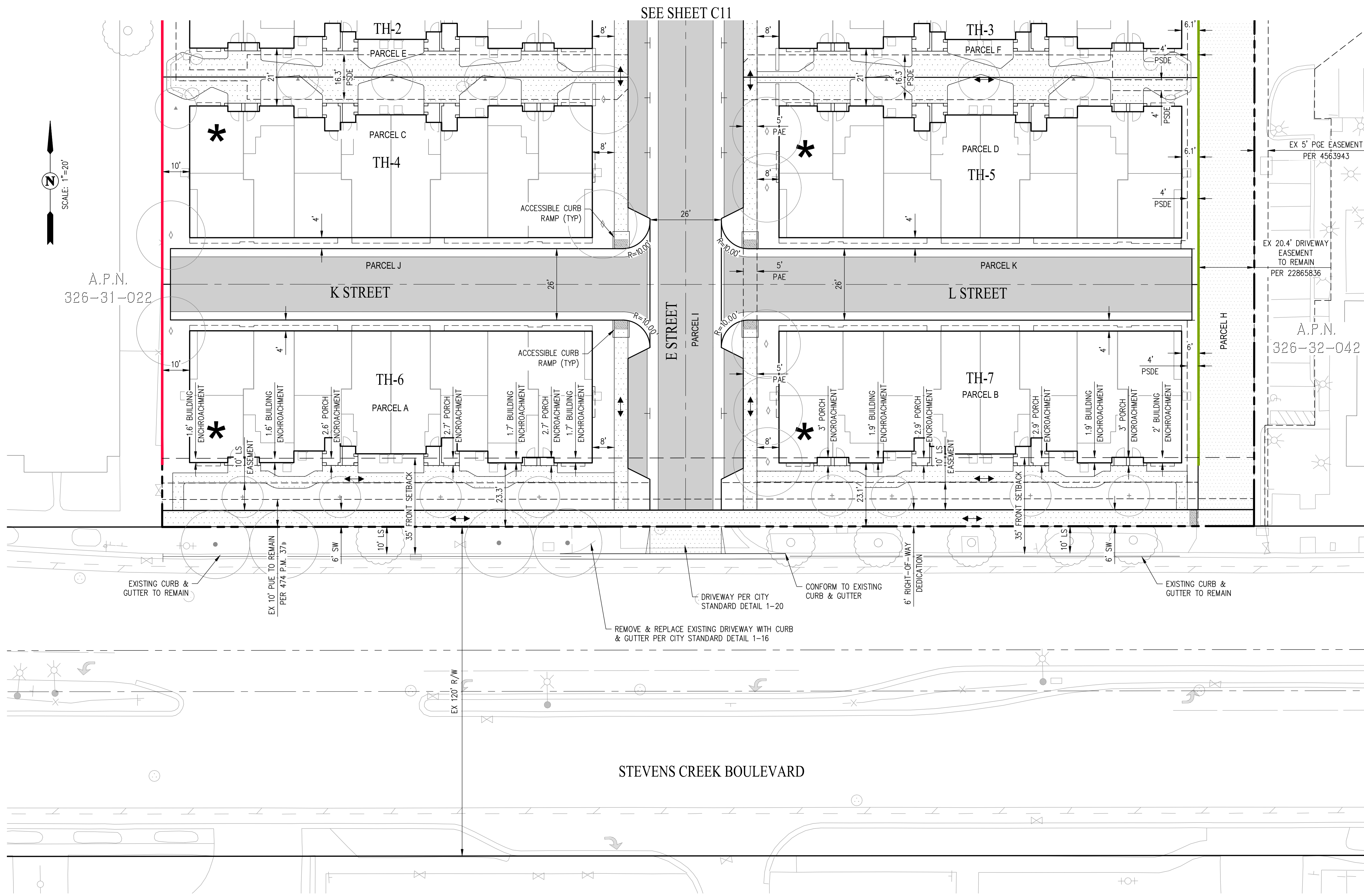
**20807-20883 STEVENS CREEK BLVD**  
 CUPERTINO, CA #240298  
 OWNERSHIP:  
 STEVENS CREEK OCA OWNER, LLC

**GENERAL PLANNING APPLICATION**  
 SEPTEMBER 20, 2024 FIRST SUBMITTAL  
 JANUARY 22, 2025 SECOND SUBMITTAL  
 MAY 15, 2025 THIRD SUBMITTAL  
 NOVEMBER 5, 2025 FOURTH SUBMITTAL  
 DECEMBER 24, 2025 FIFTH SUBMITTAL



**SITE PLAN**





### LEGEND

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- LOT LINE
- PARCEL LINE
- EXISTING EASEMENT LINE
- ACCESSIBLE PEDESTRIAN PATH OF TRAVEL
- ASPHALT PAVEMENT
- ACCESSIBLE UNITS
- PROPOSED GOOD NEIGHBOR FENCE (BY OTHERS, SEE PLANS BY GATES & ASSOCIATES))
- PROPOSED MASONRY WALL (BY OTHERS, SEE PLANS BY GATES & ASSOCIATES))

### ABBREVIATIONS

- CL CENTERLINE
- CONC CONCRETE
- DWY DRIVEWAY
- EX EXISTING
- FC FACE OF CURB
- LS LANDSCAPE
- MIN MINIMUM
- PAE PUBLIC ACCESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PL PROPERTY LINE
- PR PROPOSED
- PSDE PRIVATE STORM DRAIN AND SILVA CELLS EASEMENT
- R/W RIGHT OF WAY
- SW SIDEWALK
- TC TOP OF CONCRETE CURB
- TYP TYPICAL
- VG VALLEY GUTTER

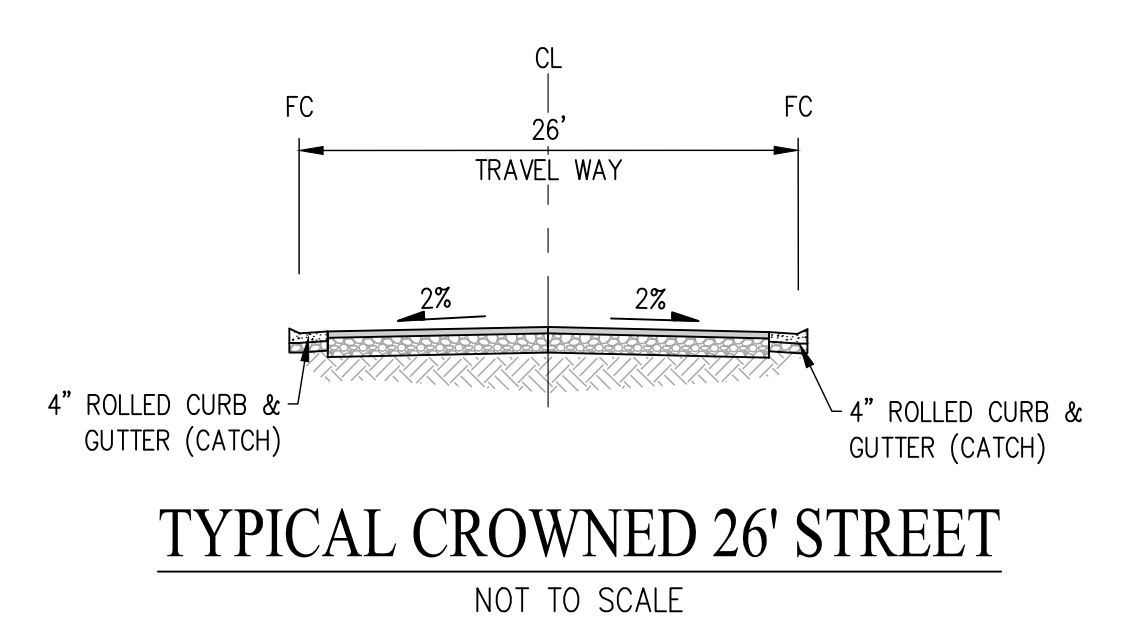
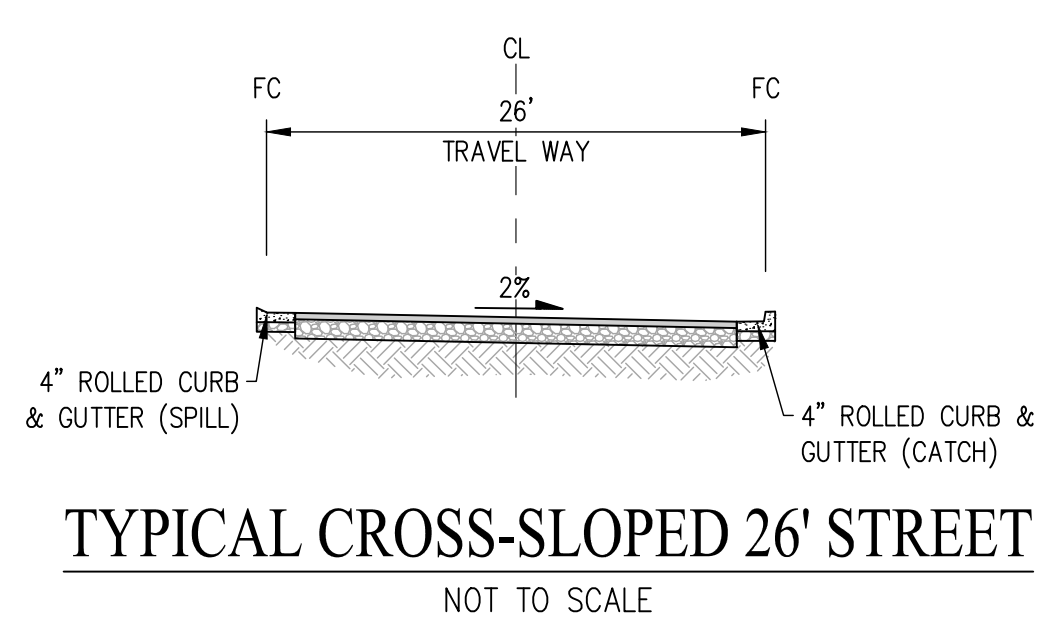
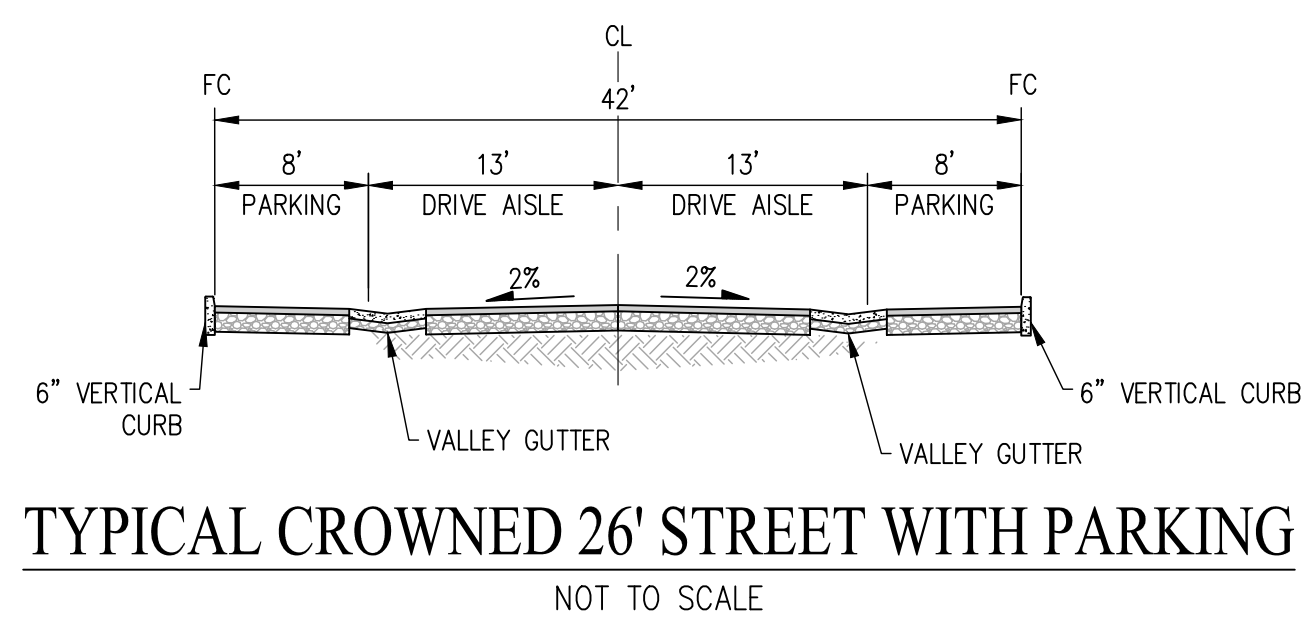
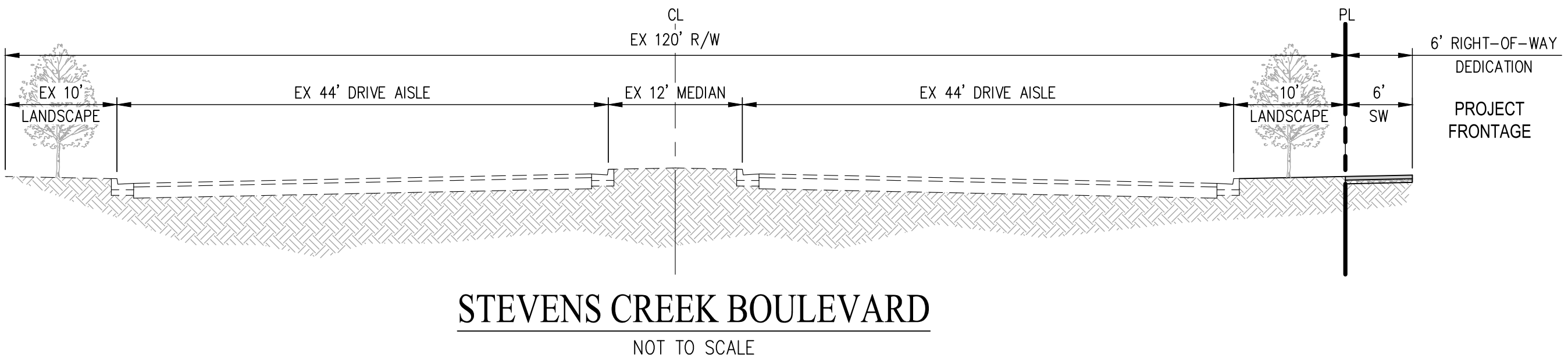
- ### NOTES:
- SEE LANDSCAPE PLANS BY GATES & ASSOCIATES FOR ALL LANDSCAPE & IRRIGATION DETAILS.
  - SEE LANDSCAPE PLANS FOR ALL WALKWAY SURFACE TYPE DETAILS.
  - ALL PEDESTRIAN STREET CROSSINGS WILL BE PROVIDED WITH AN ACCESSIBLE CURB RAMP & TRUNCATED DOMES AND WILL BE DETAILED ON THE PROJECTS CONSTRUCTION DRAWINGS.
  - ALL CURVE RADII SHOWN ARE MEASURED AT FACE OF CURB.
  - PARCELS 1 THROUGH 7 ARE TO INCLUDE THE FOLLOWING PUBLIC AND PRIVATE EASEMENTS TO SERVE ON-SITE PRIVATE AND PUBLIC FACILITIES AND PROVIDE GRANT ACCESS AS NOTED: EVAE, PSDE, PUE, PSDE, SSE, PAE AND PIEE. EASEMENTS MAY CHANGE SUBJECT TO FINAL DESIGN.
  - COMMON AREAS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. EASEMENTS WILL BE PROVIDED IN SELECT LOCATIONS OF COMMON AREA TO COVER UTILITIES AND ACCESS, AS NEEDED.

### PRODUCT SUMMARY

SINGLE FAMILY DETACHED (LOTS 1-66): 66 UNITS  
 PLAN 1 (29' WIDE): 37 UNITS  
 PLAN 2 (32' WIDE): 29 UNITS

MULTI-FAMILY (TH-1 THROUGH TH-7): 56 UNITS  
 8-PLEX: 7 BUILDINGS

TOTAL: 122 UNITS



# 20807-20883 STEVENS CREEK BLVD

CUPERTINO, CA



Project Team



**DEVELOPER / APPLICANT**  
180 Grand Ave, Ste. 1400 Oakland, CA 94612  
510-947-1760  
HarvestProperties.com



**ARCHITECTURE + PLANNING**  
The Leamington Building  
1814 Franklin St., Suite 400  
Oakland, CA 94612  
510-272-2910  
ktgy.com



**LANDSCAPE**  
1655 N. Main Street Ste. 365  
Walnut Creek, CA 94596  
925-736-8176  
dgates.com



**CIVIL ENGINEER**  
2633 Camino Ramon, Ste. 350  
San Ramon, CA 94583  
510-789-8959  
cbandg.com



**JOINT TRENCH**  
1460 Maria Lane, #420  
Walnut Creek, CA 94596  
925-269-4575  
radiusjt.com

20807-20883 STEVENS CREEK BLVD

OWNERSHIP:  
STEVENS CREEK OCA OWNER, LLC

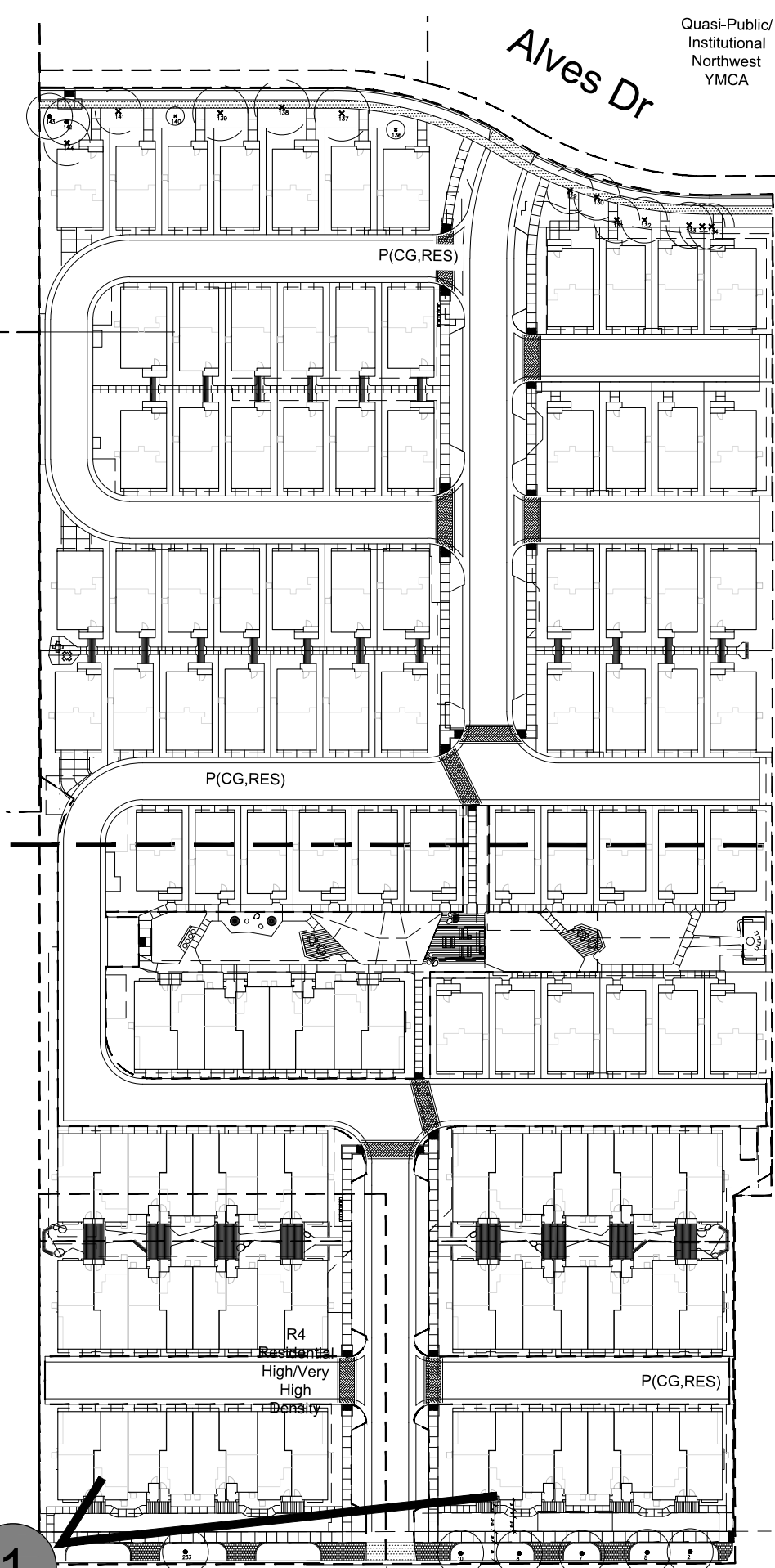
GENERAL PLANNING APPLICATION

- SEPTEMBER 20, 2024 FIRST SUBMITTAL
- ▲ JANUARY 22, 2025 SECOND SUBMITTAL
- ▲ AUGUST 5, 2025 THIRD SUBMITTAL
- ▲ NOVEMBER 5, 2025 FOURTH SUBMITTAL
- ▲ DECEMBER 24, 2025 FIFTH SUBMITTAL

COVER SHEET-PROJECT TEAM AND INTRO  
PROJECT TEAM AND INTRO

# TOWNHOUSES

SITE KEY (N.T.S.)



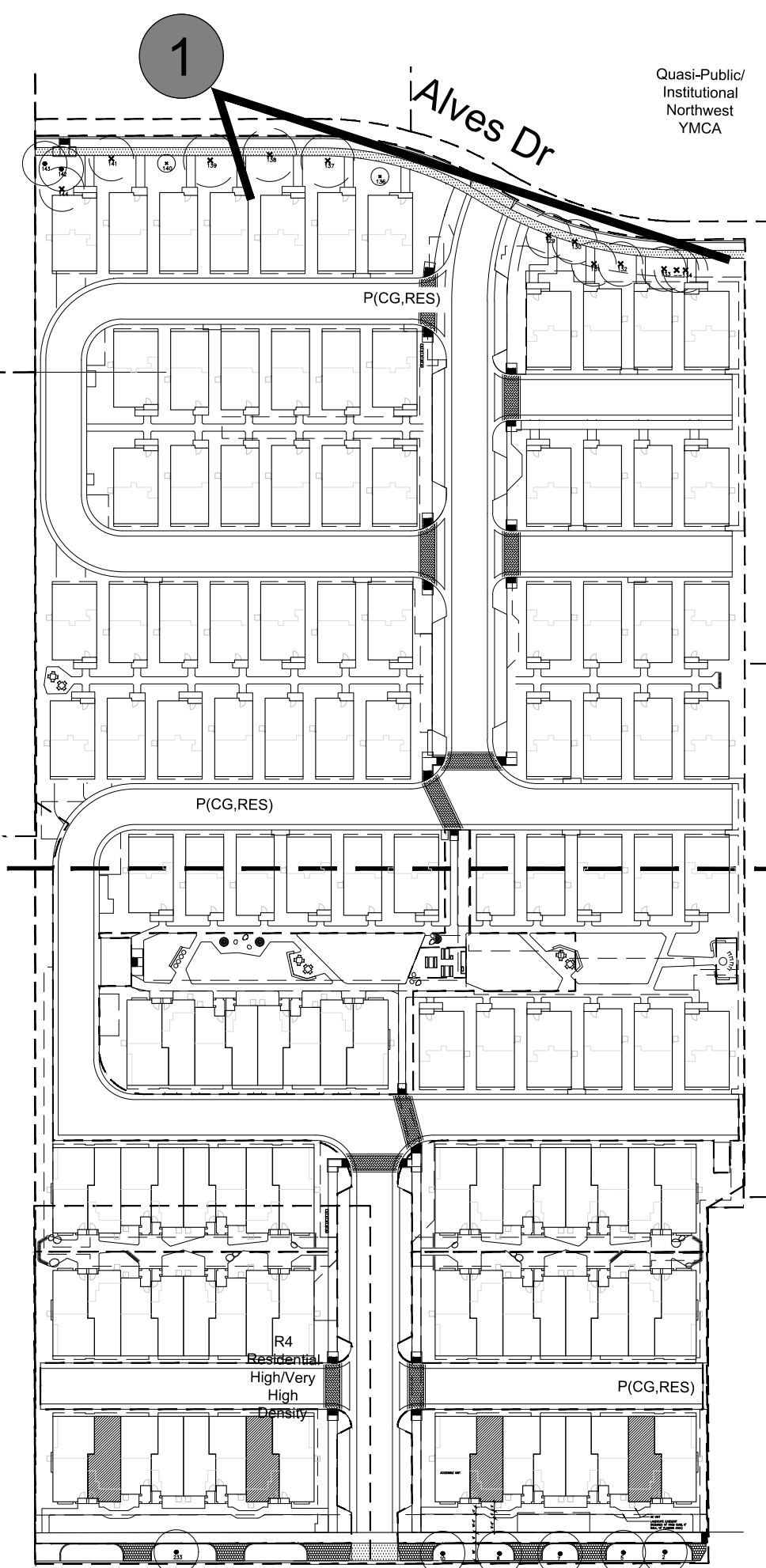
Stevens Creek Blvd



1

# SINGLE FAMILY

SITE KEY (N.T.S.)



Stevens Creek Blvd



1



STYLE 'A' - SPANISH



STYLE 'B' - MODERN FRENCH



STYLE 'C' - CRAFTSMAN



STYLE 'A' - SPANISH



STYLE 'B' - MODERN FRENCH



STYLE 'C' - CRAFTSMAN