20807-20883 STEVENS CREEK BLVD

CUPERTINO, CA

Project Team

DEVELOPER / APPLICANT
HARVEST PROPERTIES
180 Grand Ave, Ste. 1400 Oakland, CA 94612
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LANDSCAPE
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LANDSCAPE ARCHITECTURE
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1655 N. Main Street Ste. 365
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CIVIL ENGINEER
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SAN RAMON · ROSEVILLE
2633 Camino Ramon, Ste. 350
San Ramon, CA 94583
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JOINT TRENCH
RADIUS DESIGN LLC
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

A0.01

Open Space Summary

Net Lot Area	295,772 SF	6.79 AC			
Net Lot Area Devoted to Landscaping	65,825 SF	1.51 AC		22.3%	of Net Lot Area
Common Open Space Provided	10,257 SF	183	SF per TH DU	3.5%	of Net Lot Area
Private Usable Open Space Provided	38,317 SF	314	SF per DU average	13.0%	of Net Lot Area

See detailed breakdown of Common and Private Open Space requirements and provisions on Cover Sheet, Landscape Sheet, and Private Open Space Exhibit sheet.

Common Open Space Required

Common Open Space Required	**150**	**SF/DU**	**56**	***DU =**	**8,400**	**Total SF Required**			
Common Landscape Space		70% to 80% of COS			5,880	SF	TO	6,720	SF
Common Hardscape Space		20% to 30% of COS			1,680	SF	TO	2,520	SF

H.O.C. 1.01.040 (C)(2)(a) Common usable outdoor space shall be provided for all multi unit buildings with 150SF minimum provided for each unit excluding setbacks.
H.O.C. 2.01.010 (G)(1) Of the Common outdoor area 70-80% should be Common landscaped space with 15' min dimension and rectilinear
H.O.C. 2.01.010 (G)(2) Of the Common ourdoor area 20-30% should be Common hardscaped space in form of unit-paved or gravel areas
*Only Townhouse units are considered since common open space requirement is only for multi unit buildings.

Common Open Space Provided

Common Open Space (COS) Total	**10,257**	**SF**	**for 56 TH DU**	**183**	**SF/ TH DU**
Common Landscape Area	7,353	SF		71.7%	of COS
Common Hardscape Area	2,904	SF		28.3%	of COS
TH = Townhouse Unit	See additional information on Landscape sheet L9.1				

Private Open Space Required

Private Usable Open Space Required (60 SF/DU min., 6' min. Dimension)
122 DU x 60 SF = **7,320** **Total SF Required**
H.O.C. 1.01.040 (C)(2)(b) Private Outdoor Space shall be provided with 60SF/DU with patio or deck 6' minimum dimension.

Private Usable Open Space Provided

61 to 529 SF/DU **38,317** **Total SF Provided**
Note: See Private Open Space Exhibit with Provided Table for further information

Parking Required (per C.M.C. Table 19.124.040(A))

Land Use	**Parking Ratio**	**Total DU**	**Parking Spaces Required**	**Stall Dimensions**
Small Lot Single-family, Townhouse	2.8 space/DU (2 garage + .8 open)	122	341.6	10x20 ea.
	0 space/ DU Bicycle Parking		0	

Maximum Off-Street Parking Standards

Unit Type	**No. of Units**	**Parking Spaces Required**
3 Bedroom (1.5/DU)	42	63
4 Bedroom (2.5/DU)	80	200
Total Required		**263**

Per Gov. Code, § 65915(p)(1) for projects eligible for a density bonus.
(p) (1) Except as provided in paragraphs (2), (3), and (4), upon the request of the developer, a city, county, or city and county shall not require a vehicular parking ratio, inclusive of parking for persons with a disability and guests, of a development meeting the criteria of subdivisions (b) and (c), that exceeds the following ratios:
(A) Zero to one bedroom: one onsite parking space.
(B) Two to three bedrooms: one and one-half onsite parking spaces.
(C) Four and more bedrooms: two and one-half parking spaces.
(D) One bedspace in a student housing development: zero parking spaces.

Parking Provided

Vehicle Parking	**Residential In-Garage**	**On-street**	**Total**	**Ratio**
SFD & Townhouse 2-Car Garages	244 spaces		244 spaces	2.00 Spaces/DU
Guest Parking		27 spaces	27 spaces	0.22 Spaces/DU
Total	**244 spaces**	**27 spaces**	**271 spaces**	**2.22 spaces/DU**
Bicycle Parking				
Bicycle Parking (Class I) in Garages	122 spaces			1.00 space/DU
Bicycle Parking (Class II or III) in Common Open Space		4 spaces		0.03 space/DU

Note: Bicycle Parking is available in each unit private garage. See Unit Floor Plans for further information.
Bicycle Parking in Common Open Space is provided as a stationary object to which the user may lock the frame and both wheels. See Landscape Plans for further info.

Project Summary

Site Gross Area:	6.93 ac 301,871 sf
Net Lot Area:	6.79 ac 295,772 sf
Existing Zoning:	P (CG, Res) & R4
Address:	20807, 20813, 20823, and 20883 Stevens Creek Boulevard
APN	326-32-050, 326-32-051, 326-32-052, and 326-32-053
Existing Use:	1 & 2-Story Commercial Office and Retail Buildings with Surface Parking
General Plan Landuse:	Commercial / Office / Residential
Master Specific Conceptual Plan:	Heart of the City
Planning Special Center:	Heart of the City
Planning Sub Special Area:	North Crossroads Node
Bird Sensitive Area:	V
Proposed Use:	Residential (3-Story Townhouses & Single-Family Detached with Roof Top Decks)

Unit Summary

Building Type	**No. of Units**	**%**
SFD	66 du	54.1%
Townhouse	56 du	45.9%
Total	**122 du**	**100.0%**
Gross Density	**17.60 du/gross ac**	
Net Residential Density	**17.84 du/net ac**	

Townhouse Building Matrix

Townhouse (TH)	**No. of units per 8-plex**
Plan 1/1R	2
Plan 2/2R	2
Plan 3/3R	2
Plan 4/4R (Roof Top Deck)	2
Total Units Per Building	**8**

Total 8-plex Buildings Per Site	7
Total TH Units Per Site	**56**

Unit Matrix

Single Family Dwelling (SFD)	***Total Unit Count Per Site***	***Sq. Ft. (Gross) per Unit *****	***Total Sq. Ft. (Gross) per Site *****	***Floor Area per Unit****	***Total Floor Area Per Site ****	***Bedrooms***	***Baths***	***Garage***
Plan 1/1R	37	2,271	84,027	2,883.4	106,685.8	4	3.5	2-Car side x side
Plan 2/2R (Roof Top Deck)	29	2,781	80,649	3,773.2	109,422.8	4	3.5	2-Car side x side
Total	**66**		**164,676**		**216,108.6**			
Average Plan Sq. Ft.		2,495		3,274				

Townhouse (TH)	***Total Unit Count per Site***	***Sq. Ft. (Net) per Unit ******	***Total Sq. Ft. (Net) per Site *******	***Floor Area per Unit****	***Floor Area per Site ****	***Bedrooms***	***Baths***	***Garage***
Plan 1/1R****	14	1,380	19,320	2,272.9	31,820.6	3	3	tandem
Plan 2/2R*****	14	1,607	22,498	2,475.4	34,655.6	3	3	tandem
Plan 3/3R	14	1,788	25,032	2,603.7	36,451.8	3	3.5	side x side
Plan 4/4R (Roof Top Deck)	14	2,329	32,606	3,697.1	51,759.4	4	3.5	side x side
Total	**56**		**99,456**		**154,687.4**			
Average Plan Sq. Ft.		1,776		2,762				
SITE TOTAL	**122**	Units		3,039 AV	**370,796.0**	**SQ. FT. Total Floor Area per C.M.C.**		

*Floor Area Per Cupertino Municipal Code (C.M.C.) Definition section 19.08.030. See Floor Area Exhibit for further information.
**Measured to exterior face of stud walls excluding covered garages, covered decks, roof decks.
***Measured to interior face of stud walls excluding covered garages, covered decks, roof decks.
****All Plan 1/1R units are ownership BMRs. Half of the units are allocated at the Moderate Income Level and half are allocated at the Median Income Level.
*****(10) Ten Plan 2/2R units are ownership BMRs. Half of those units are allocated at the Moderate Income Level and half are allocated at the Median Income Level.
R = Reverse/mirror condition of standard plan (8-plex townhouse buildings are symmetrical about center of building)
AV = Average
SFD Plan 2/2R may occur without a roof top deck at time of building permit for reduction in floor area of 405.2 sq. ft. per unit. - ***3,368.0*** ***sq. ft.***
TH Plan 4/4R may occur without a roof top deck at time of building permit for reduction in floor area of 558 sq. ft. per unit. - ***3,139.1*** ***sq. ft.***

Total Units By Affordability and Tenure (Per Resolution no. 24067 Housing Mitigation Manual)

Median-Income	**Moderate-Income**	
	24	TOTAL Ownership BMR Units: required 20% of total units
12	12	Ownership BMR Townhouse units, 50% are required to be median-income & 50% moderate-income
	32	TOTAL Market Rate Ownership Townhouse units proposed
	66	TOTAL Market Rate Ownership Single Family Dwellings (SFD) proposed
	6	10% of multistory dwellings (Townhouses) to meet access requirements in CBC 1102A.3.1.

SB330 Gross Square Footage Calculation

Building Type	**# of Units**	**GSF / bldg**	**Total gross SF**
SFD			
Plan 1/1R	37	2,883.4	106,685.8
Plan 2/2R	29	3,773.2	109,422.8
Subtotal	*66*		*216,108.6*
Townhouse			
8-Plex/8-Plex-R (7 Buildings)	56	21,384.4	154,687.4
Subtotal	*56*		*154,687.4*
Total Units Per Site	**122**	**Total GSF**	**370,796.0**

SB330 Comparison

	Units Per Site	**GSF**
Original SB330	139	350,529
Current Proposed	122	370,796
Percent Difference	-12%	+ 6%

ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON + ROSEVILLE | RADIUS DESIGN | GATES +ASSOCIATES LANDSCAPE ARCHITECTURE LAND PLANNING · URBAN DESIGN

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COVER SHEET 2-AREAS AND PARKING
AREAS AND PARKING

A0.02

Building Height

50.5'	Proposed Maximum Building Height Per Heart of the City Specific Plan & C.M.C.
3 + Roof Top Deck	Proposed Maximum No. of Stories

Note: See Cover Sheet and individual elevation sheets for additional information (building finish floor, existing grade, & sidewalk elevations)

BUILDING HEIGHT TABLE

Parcel or Lot (TH Building No.)	Building Plan No.	Elevation Style	Foot Elevation ±							No. of Stories
			Natural Grade *	Lowest Grade at Sidewalk **	Building Finish Floor	Finish Floor to Top of Eave Line ***	Height per Heart of City Specific Plan ***	Finish floor to Highest Point of Exterior Construction ****	Height per Cupertino Municipal Code ****	
1	2	C	257.9	252.1	260.1	42	50	46	48.2	3+RTD
2	1	B	257.6	252.1	259.7	32.2	39.8	39.9	42	3
3	1	C	257.4	252.1	259.3	31.1	38.3	37.7	39.6	3
4	1	A	257.1	252.1	258.9	31.3	38.1	37.7	39.5	3
5	2	B	256.8	252.1	258.6	42.8	49.3	45.5	47.3	3+RTD
6	1	C	256.5	252.1	258.2	31.1	37.2	37.7	39.4	3
7	2	A	256.1	252.1	257.8	43.1	48.8	45.7	47.4	3+RTD
8	2	B	255.5	252.1	256.4	42.8	47.1	45.5	46.4	3+RTD
9	1	C	255.4	252.1	256.1	31.1	35.1	37.7	38.4	3
10	1	A	255.2	252.1	255.8	31.3	35	37.7	38.3	3
11	2	C	254.4	252.1	255.5	42	45.4	46	47.1	3+RTD
12	2	C	255.7	252.1	257.2	42	47.1	46	47.5	3+RTD
13	1	B	257	252.1	257.6	32.2	37.7	39.9	40.5	3
14	1	A	257.3	252.1	258	31.3	37.2	37.7	38.4	3
15	1	C	257.6	252.1	258.4	31.1	37.4	37.7	38.5	3
16	1	B	258	252.1	258.7	32.2	38.8	39.9	40.6	3
17	2	A	258	252.1	259.1	43.1	50.1	45.7	46.8	3+RTD
18	2	C	258.1	252.1	258.6	42	48.5	46	46.5	3+RTD
19	1	A	258.5	252.1	258.3	31.3	37.5	37.7	37.5	3
20	1	B	259.2	252.1	258	32.2	38.1	39.9	38.7	3
21	1	C	259.2	252.1	257.7	31.1	36.7	37.7	36.2	3
22	1	A	258.3	252.1	257.4	31.3	36.6	37.7	36.8	3
23	2	B	255.8	252.1	257.1	42.8	47.8	45.5	46.8	3+RTD
24	2	A	255.2	252.1	256.9	43.1	47.9	45.7	47.4	3+RTD
25	1	B	256.9	252.1	256.6	32.2	36.7	39.9	39.6	3
26	1	C	257.9	252.1	256.3	31.1	35.3	37.7	36.1	3
27	2	B	257.6	252.1	256	42.8	46.7	45.5	43.9	3+RTD
28	2	A	257.3	252.1	256.6	43.1	47.6	45.7	45	3+RTD
29	1	B	257.3	252.1	256.9	32.2	37	39.9	39.5	3
30	1	A	257.3	252.1	257.2	31.3	36.4	37.7	37.6	3
31	2	C	256.9	252.1	257.5	42	47.4	46	46.6	3+RTD
32	2	A	256.4	252.1	257.7	43.1	48.7	45.7	47	3+RTD
33	1	C	259	252.1	258	31.1	37	37.7	36.7	3
34	2	B	259.7	252.1	258.3	42.8	49	45.5	44.1	3+RTD
35	1	A	259.7	252.1	258.6	31.3	37.8	37.7	36.6	3
36	1	C	258.8	252.1	258.9	31.1	37.9	37.7	37.8	3
37	1	B	258.5	252.1	259.2	32.2	39.3	39.9	40.6	3
38	2	A	259	252.1	259.5	43.1	50.5	45.7	46.2	3+RTD
39	2	C	259.2	252.1	258.9	42	48.8	46	45.7	3+RTD
40	1	A	258.9	252.1	258.7	31.3	37.9	37.7	37.5	3
41	2	B	259.2	252.1	258.5	42.8	49.2	45.5	44.8	3+RTD
42	1	C	259.2	252.1	258.3	31.1	37.3	37.7	36.8	3
43	1	A	259.2	252.1	258.1	31.3	37.3	37.7	36.6	3
44	1	B	259.2	252.1	257.9	32.2	38	39.9	38.6	3
45	2	C	256.8	252.1	257.7	42	47.6	46	46.9	3+RTD
46	2	B	257.3	252.1	257.3	42.8	48	45.5	45.5	3+RTD
47	1	C	257.2	252.1	257	31.1	36	37.7	37.5	3
48	1	A	257.3	252.1	256.8	31.3	36	37.7	37.2	3
49	2	C	257.3	252.1	256.5	42	46.4	46	45.2	3+RTD

BUILDING HEIGHT TABLE

Parcel or Lot (TH Building No.)	Building Plan No.	Elevation Style	Foot Elevation ±							No. of Stories
			Natural Grade *	Lowest Grade at Sidewalk **	Building Finish Floor	Finish Floor to Top of Eave Line ***	Height per Heart of City Specific Plan ***	Finish floor to Highest Point of Exterior Construction ****	Height per Cupertino Municipal Code ****	
50	2	A	257.4	252.1	256.5	43.1	47.5	45.7	44.8	3+RTD
51	1	B	257.3	252.1	256.8	32.2	36.9	39.9	39.4	3
52	2	C	257.2	252.1	257	42	46.9	46	45.8	3+RTD
53	1	B	257.4	252.1	257.3	32.2	37.4	39.9	39.8	3
54	1	C	257.5	252.1	257.6	31.1	36.6	37.7	37.8	3
55	2	A	257.6	252.1	257.8	43.1	48.8	45.7	45.9	3+RTD
56	1	B	259.4	252.1	257.9	32.2	38	39.9	38.4	3
57	2	C	259.3	252.1	258.1	42	48	46	44.8	3
58	1	B	259.4	252.1	258.3	32.2	38.4	39.9	38.8	3
59	1	A	260	252.1	258.5	31.3	37.7	37.7	36.2	3
60	2	B	259.5	252.1	258.7	42.8	49.4	45.5	44.7	3+RTD
61	2	A	258.2	258	260.1	43.1	45.2	45.7	47.6	3+RTD
62	1	B	258.2	258	259.8	32.2	34	39.9	41.5	3
63	2	C	258.3	258	259.5	42	43.5	46	47.2	3+RTD
64	1	A	258.4	258	259.2	31.3	32.5	39.9	40.7	3
65	1	C	258	258	258.9	31.1	32	37.7	38.6	3
66	2	B	256.7	258	258.6	42.8	43.4	45.5	47.4	3+RTD
Parcel A (TH-6)	8-PLEX	B	260.7	258	261.5	43.3	46.8	45.4	46.2	3+RTD
Parcel B (TH-7)	8-PLEX	B	259	258	260.5	43.3	45.8	45.4	46.9	3+RTD
Parcel C (TH-4)	8-PLEX	B	260.3	258	261	43.3	46.3	45.4	46.1	3+RTD
Parcel D (TH-5)	8-PLEX	A	257.4	258	260	43.1	45.1	44.8	47.4	3+RTD
Parcel E (TH-2)	8-PLEX	B	257.4	258	259.5	43.3	44.8	45.4	47.5	3+RTD
Parcel F (TH-3)	8-PLEX	A	256.8	258	258.9	43.1	44	44.8	46.9	3+RTD
Parcel G (TH-1)	8-PLEX	A	259.4	258	259.5	43.1	44.6	44.8	44.9	3+RTD

* "Natural Grade" means the contour of the land prior to improvements or development, unless otherwise established by a City approved grading plan that is part of a subdivision map approval. In this case the natural grade and existing grade are the same since this is a previously developed site. Existing/Natural Grade was considered at all four corners of every proposed building and lowest worst case elevation was used in calculating height per CMC.)

** Represents lowest grade at public sidewalk along Stevens Creek Blvd or Alves Dr, directly adjacent to the site. Lowest grade point chosen based on which side of the central open space the building is located.
Lowest Grade Along Stevens Creek Blvd = 258.0
Lowest Grade Along Alves Dr = 252.1

***Per Heart of the City Specific Plan 1.01.030(A) Height - is measured from sidewalk to top of cornice, parapet, or eave line of a peaked roof.
Maximum Height per HOC specific plan is forty five (45) feet, except where regulated by the Cupertino General Plan - Maximum Building Heights.

****Per Cupertino Municipal Code Definitions 19.08.030: "Height" means a vertical distance measured parallel to the natural grade to the highest point of exterior construction, exclusive of chimneys, antennas or other appurtenances, except that entry features are measured to the top of the wall plate.

Heights exceeding the 45' height limit allowed by the HOC specific plan.

RTD = Roof Top Deck
TH = Townhouse

PARCEL	USE	MAINTENANCE	AREA (SF)	(AC)	(AC)	# OF RESIDENTIAL UNITS
H	ROADWAY	HOME OWNER'S ASSOCIATION	3845	0.09	-	-
I	ROADWAY	HOME OWNER'S ASSOCIATION	8197	0.19	0.19	-
J	ROADWAY	HOME OWNER'S ASSOCIATION	4584	0.11	0.11	-
K	ROADWAY	HOME OWNER'S ASSOCIATION	4500	0.10	0.10	-
L	ROADWAY	HOME OWNER'S ASSOCIATION	8183	0.19	0.19	-
M	ROADWAY	HOME OWNER'S ASSOCIATION	4966	0.11	0.11	-
N	ROADWAY	HOME OWNER'S ASSOCIATION	5923	0.14	0.14	-
O	ROADWAY	HOME OWNER'S ASSOCIATION	13204	0.30	0.30	-
P	ROADWAY	HOME OWNER'S ASSOCIATION	2847	0.07	0.07	-
Q	ROADWAY	HOME OWNER'S ASSOCIATION	7144	0.16	0.16	-
R	ROADWAY	HOME OWNER'S ASSOCIATION	3540	0.08	0.08	-
S	ROADWAY	HOME OWNER'S ASSOCIATION	7141	0.16	0.16	-
T	ROADWAY	HOME OWNER'S ASSOCIATION	3540	0.08	0.08	-
U	OPEN SPACE	HOME OWNER'S ASSOCIATION	2045	0.05	0.05	-
V	OPEN SPACE	HOME OWNER'S ASSOCIATION	652	0.01	0.01	-
W	OPEN SPACE	HOME OWNER'S ASSOCIATION	2137	0.05	0.05	-
X	OPEN SPACE	HOME OWNER'S ASSOCIATION	246	0.01	0.01	-
Y	OPEN SPACE	HOME OWNER'S ASSOCIATION	793	0.02	0.02	-
Z	OPEN SPACE	HOME OWNER'S ASSOCIATION	173	0.00	0.00	-
AA	OPEN SPACE	HOME OWNER'S ASSOCIATION	571	0.01	0.01	-
BB	OPEN SPACE	HOME OWNER'S ASSOCIATION	171	0.00	0.00	-
CC	OPEN SPACE	HOME OWNER'S ASSOCIATION	852	0.02	0.02	-
DD	OPEN SPACE	HOME OWNER'S ASSOCIATION	852	0.02	0.02	-
EE	OPEN SPACE	HOME OWNER'S ASSOCIATION	168	0.00	0.00	-
FF	OPEN SPACE	HOME OWNER'S ASSOCIATION	3073	0.07	0.07	-
Total Open Space and Roadway			89,347			

Lot Coverage

131,197 TOTAL AREA OF SITE COVERED BY BUILDING ROOFS AND EAVES (SF)
297,950 TOTAL NET LOT AREA (SF)
44.0% PERCENT LOT COVERAGE PROPOSED (BUILDING COVERAGE/NET LOT AREA)
40% COVERAGE ALLOWED PER MF(R-3) CMC SECTION/TABLE 19.36.070 (A)
See Lot Coverage Table for additional information and building/roof eave coverage per lot.

Lot Coverage

LOT	NET SFD LOT AREA (SF)	FLOOR PLAN	BUILDING/ROOF COVERAGE (SF)	LOT COVERAGE %
1	2732	2C-R	1342	49%
2	1646	1B-R	1081	66%
3	1644	1C-R	1184	72%
4	1644	1A-R	1090	66%
5	1856	2B-R	1243	67%
6	1643	1C-R	1184	72%
7	2309	2A-R-ALT-Aerial	1212	52%
8	1995	2B-Aerial	1220	61%
9	1644	1C	1184	72%
10	1644	1A	1090	66%
11	2144	2C	1342	63%
12	1943	2C-Aerial	1333	69%
13	1644	1B	1081	66%
14	1644	1A	1090	66%
15	1644	1C	1184	72%
16	1644	1B	1081	66%
17	2380	2A-Aerial	1274	54%
18	2380	2C-Aerial-R	1333	56%
19	1644	1A-R	1090	66%
20	1644	1B-R	1081	66%
21	1644	1C-R	1184	72%
22	1644	1A-R	1090	66%
23	1943	2B-Aerial-R	1220	63%
24	2140	2A-Aerial	1274	60%
25	1758	1B	1081	61%
26	1758	1C	1184	67%
27	2289	2B	1243	54%
28	2138	2A-R	1287	60%
29	1644	1B-R	1081	66%
30	1644	1A-R	1090	66%
31	2002	2C-Aerial-R	1333	67%
32	2001	2A-Aerial	1274	64%
33	1644	1C	1184	72%
34	1856	2B	1243	67%
35	1644	1A	1090	66%
36	1644	1C	1184	72%
37	1646	1B	1081	66%
38	2731	2A	1287	47%
39	2685	2C-R	1342	50%
40	1691	1A-R	1090	64%
41	1856	2B-R	1243	67%
42	1644	1C-R	1184	72%
43	1644	1A-R	1090	66%
44	1644	1B-R	1081	66%
45	2053	2C-Aerial-R	1333	65%
46	1990	2B-Aerial	1220	61%
47	1644	1C	1184	72%
48	1644	1A	1090	66%
49	2135	2C	1342	63%
50	2122	2A-R	1287	61%
51	1644	1B-R	1081	66%
52	1856	2C-R	1342	72%
53	1644	1B-R	1081	66%
54	1644	1C-R	1184	72%
55	1856	2A	1287	69%
56	1644	1B	1081	66%
57	1856	2C	1342	72%
58	1644	1B	1081	66%
59	1644	1A	1090	66%
60	2483	2B-Aerial	1220	49%
61	1856	2A	1287	69%
62	1644	1B	1081	66%
63	1856	2C	1342	72%
64	1644	1A	1090	66%
65	1644	1C	1081	66%
66	2118	2B	1243	59%
TOTAL	122,667		78,528	64%

PARCEL	NET TH PARCEL AREA (SF)	TH BUILDING 8-PLEX	BUILDING/ROOF COVERAGE (SF)	PARCEL COVERAGE
A	13049	8B (BUILDING 6)	7477	57%
B	12703	8B (BUILDING 7)	7477	59%
C	10726	8B (BUILDING 4)	7477	70%
D	10462	8A (BUILDING 5)	7587	73%
E	12670	8B (BUILDING 2)	7477	59%
F	11135	8A (BUILDING 3)	7587	68%
G	19013	8A (BUILDING 1)	7587	40%
TOTAL	89,758		52,669	59%

Note: Elevation styles plotted per Architectural Style Plotting sheet. Final elevation style plotting may vary at time of building permit.

SFD = SINGLE FAMILY DETACHED
TH = TOWNHOUSE
SF = SQUARE FOOTAGE
R = REVERSE

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COVER SHEET 3-HEIGHT AND LOT COVERAGE
HEIGHT & LOT COVERAGE

A0.03

SANTA CLARA COUNTY FIRE DEPARTMENT

1315 Dell Avenue, Campbell, CA 95008 | (408) 378-4010 | SCCFD.org

APPLICATION FOR USE OF ALTERNATE MATERIALS, METHODS OF CONSTRUCTION, OR MODIFICATION OF CODE

Project Street Address: 20833-20883 Stevens Creek Blvd.

Project City: Cupertino **Building Permit #**

Applicant's Name: Stevens Creek OCA Owner, LLC, a Delaware limited liability comnpany

Applicant's Address: 3 lagoon Drive Suite: 400

Phone Number: 510.594.2050 Email: bvolckmann@harvestproperties.com

The applicant hereby requests the following:

☑ Use of Alternate Materials or Method of Construction

☐ Modification of Code

Codes Affected:

☐ Building Code
☑ Fire Code
☐ Mechanical Code
☐ Electrical Code
☐ Other:

Specific section(s) of the code involved: CFC D105.1 - Aerial Fire Apparatus Access Roads

Brief description of the request: See Memo & Exhibits Attached

The Building and Fire Official must evaluate information that the material(s), method of work, and / or modification is equal to the intent of the code in strength, effect, fire-resistance, durability, safety, etc.

A California Fire Protection District serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Saratoga and the surrounding unincorporated communities.

SANTA CLARA COUNTY FIRE DEPARTMENT

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Please complete the following information as applicable to support your request. Use additional paper if necessary.

1. Quality: The proposed enhanced fire sprinkler system will increase the available evacuation time for occupants. Class A roof is the highest roof protection rating
2. Strength:
3. Effectiveness: The enhanced sprinkler system to include heads in more locations creates a system that provides a higher level of protection for the buildings. It will help control and limit fire size in different areas and allow more time for occupants to evacuate safely. The addion of mini-horn sounders at the roof decks will alert any rooftop occupants to evacuate.
4. Fire Resistance: each home will have a Class A minimum roof which increase fire resistance providing a safer roof surface for fire fighters to access.
5. Durability: The class A roof is typically associated with the highest quality roofing materials
6. Safety: The site will have a combination of aerial access to townhomes and some sfd, enhanced sprinkler system at all SFD, with class A roof, mini-horn sounders at roof deck, and ground ladder access to the rears at max. 31'

Additional evidence of proof: See attached memo and exhibits.

Applicant Signature: Date: 12-29-2025

****

The above application has been reviewed and has been:

☒ **ACCEPTED** ☐ **REJECTED**

Signature:

Fire Official: BRAD FOX per (FOR AC ESTRADA) Date: 1/28/26

Building Official: Date:

DropBox/Groups/Fire Prevention/Administrative/Forms, Labels, Logs, Templates/Forms/AMMR_2-8-23

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Oakland, CA 94612
510.272.2910

Memorandum

To: Santa Clara County Fire Dept.
1315 Dell Avenue
Campbell, CA 95008
Attn: Matthew McKenna, Sr. Deputy Fire Marshal

Date: December 30, 2025
Project Name: 20807-20883 Stevens Creek Blvd
Project No: ASA-2024-011
Re: AMMR Memorandum for Aerial Fire Access to 3-story Single-Family Roofs

From: Jonathan Boriack, AIA NCARB

Introduction
This memorandum serves as the description for an Alternate Means and Methods Request (AMMR) for compliance with the **Aerial Fire Apparatus Access Road requirements** as described in the **2025 California Fire Code (CFC), Appendix D, Section D105.1**, for three-story, single-family detached homes within the project.

Code Requirement:
Section D105.1 – Where Required
Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

Code Challenge:
Approximately **66 of the 122 homes** on site are **three-story single-family detached** and are **alley-loaded**. Of these, certain homes provide aerial fire apparatus access along one building side and fully comply with **CFC Section D105.1**.

The remaining three-story single-family homes provide **ground-ladder access along the rear elevation**, with roof eaves measuring between **30 and 31 feet (maximum)** above grade. These measurements slightly exceed the 30-foot height threshold identified in CFC Section D105.1. (See fire access exhibit sheet A0.30)

Strict application of the aerial apparatus access road requirements—particularly road width and proximity of the access road to the building—presents a challenge due to site density, alley configurations, and access limitations on multiple sides.

Additionally, **Plan 2 homes** include an **occupied roof deck**, resulting in localized areas exceeding the 30-foot threshold identified in CFC D105.1. (See sections sheet A3.21 for dimensions and extent of roof deck)

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Note: All 56 three-story townhouses (not part of this AMMR) have aerial apparatus access provided to one short side of each building along Streets C & E, in conformance with **CFC Section D105.1**. (See fire access exhibit sheet A0.30)

Proposed AMMR Solution:
This AMMR proposes an equivalent level of firefighter access, notification, and fire protection for **all three-story single-family detached homes** through the following coordinated measures. These measures are proposed as a **project-wide strategy**, not limited only to homes lacking aerial access.

1. Roof Access Strategy – All 3-Story Single-Family Homes
Roof access for three-story single-family detached homes is provided using **two methods**, depending on unit location and access conditions, as shown on **Fire Access Exhibit Sheet A0.30**:

- **Homes With Aerial Apparatus Access:**
  The following homes provide **aerial fire apparatus access along one building side** in full conformance with **CFC Section D105.1**.
  Homes 7, 8, 12, 17, 18, 23, 31, 32, 45, 46, and 60.
  These homes are not reliant on rear ground-ladder access for roof operations.
- **Homes With Rear Ground-Ladder Access:**
  All remaining three-story single-family detached homes, including **all Plan 1 homes and the remaining Plan 2 homes**, provide **continuous ground-ladder access along the full rear elevation**. Ground ladders reach roof eaves measuring **less than 31 feet** (at the maximum grade change) from eave to grade, providing practical roof access consistent with the intent of **CFC Appendix D**.

2. Enhanced NFPA 13D Fire Sprinkler System – All 3-Story Single-Family Homes
All three-story single-family detached homes, regardless of aerial access condition, will be protected with an enhanced NFPA 13D fire sprinkler system exceeding code minimum requirements. Enhancements include:

- **A four-head fire flow calculation**
- **Sprinkler heads in all closets and bathrooms, regardless of size**
- **Sprinkler heads in walk-in pantries**
- **Sprinkler protection for attached exterior porches, decks, and occupied roof decks**
- **Sprinkler heads in attached private garages**
- **A sprinkler head in the attic of each home**

3. Rooftop Mini-Horn Sounders – Plan 2 Homes Only
Rooftop **mini-horn sounders** will be provided at all **occupied roof decks on Plan 2 homes only**. These audible devices are intended to alert occupants and enhance firefighter awareness during roof-level operations.

4. Class A Roof Covering – All Single-Family Homes (Voluntary Enhancement)

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All single-family detached homes will be constructed with a **Class A roof covering on all roof surfaces**, including occupied roof decks.
The Class A roof is **not a code requirement** and is proposed as a voluntary enhancement intended to:

- Reduce potential roof fire spread,
- Improve firefighter safety during roof operations, and
- Provide additional fire resistance at elevated roof areas.

Conclusion
The proposed alternate approach provides a **practical and equivalent level of firefighter safety and access** consistent with the **intent of CFC Appendix D**.
The combination of:

- code-compliant aerial access where available,
- continuous rear ground-ladder access to near-threshold roof eaves,
- enhanced fire sprinkler protection throughout each structure,
- rooftop notification at occupied roof decks, and
- voluntary Class A roof construction

provides an **equivalent level of safety and operability for fire-ground operations** compared to strict compliance with aerial apparatus access road requirements

Regards,

Jonathan Boriack, AIA NCARB
Principal
Lic. C33129

AMMR APPLICATION APPROVAL

SANTA CLARA COUNTY FIRE DEPARTMENT

1315 Dell Avenue, Campbell, CA 95008 | (408) 378-4010 | SCCFD.org

FIRE PREVENTION PLAN REVIEW COMMENTS

PROJECT INFO:

FIRE DEPT PLAN REVIEW #: 250364
CITY/COUNTY PROJECT #: ASA-2024-011
LOCATION: 20807 STEVENS CREEK BOULEVARD

PREPARED BY:

NAME/TITLE: Caleb Flanagan / DFM II
EMAIL: Caleb.flanagan@sccfd.org
DATE: 1/28/26

PROJECT NAME: AMMR

The scope of this project includes the following:
Alternate Means/Methods Application - Proposed mixed use residential subdivision with 122 residential units.

Plans Status:
The alternate means/methods request is **APPROVED**.

Discussion:
This application proposes to mitigate non-conforming aerial access.

Proposal:
-Install fire alarm system interconnected throughout the whole building with mini horn notification on units with occupied roofs to give occupants more time to evacuate.
-Design NFPA 13D sprinkler system to include the following enhancements:
a. Design sprinkler system hydraulics assuming 4 sprinkler simultaneous flow.
b. Design sprinkler system to include sprinkler coverage in attics, bathrooms, closets, and areas not otherwise requiring sprinklers, per NFPA 13D.

Comments:
1. A copy of the Alternate Means/Methods application form, with approval signature shall be made part of the building permit drawing set, to be routed to Santa Clara County Fire Department for final approval.
2. A copy of this comment letter shall be made part of the building permit drawing set, to be routed to Santa Clara County Fire Department for final approval.

This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch. 1, 105.3.6]

1

FIRE PREVENTION PLAN REVIEW COMMENTS

ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON • ROSEVILLE | RADIUS DESIGN | GATES +ASSOCIATES LANDSCAPE ARCHITECTURE LAND PLANNING · URBAN DESIGN

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AMMR APPROVAL

4 A0.03A

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JT-2	OVERALL
JT-3	JOINT TRENCH INTENT
JT-4	JOINT TRENCH INTENT
SL-1	ELECTROLIER TITLE SHEET
SL-2	ELECTROLIER OVERALL
SL-3	ELECTROLIER PLAN
SL-4	ELECTROLIER PLAN

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A0.04

GREEN BUILDING FEATURES

Smart Development
- Urban infill site, reducing sprawl
- Reducing transportation related greenhouse gas emissions
  - Reducing car dependency (locating housing in proximity to shopping and services so they can be accessed by walking or biking)
  - Housing located within ¼ mile of 4 or more bus lines to facilitate transit use
  - Housing located adjacent to bike lanes on Stevens Creek Blvd. to facilitate biking
  - Housing located in proximity to major jobs centers to reduce commuting distances and improve access to alternative transportation methods

Net Zero Electric
- Heat pump for heating/AC
- Heat pump water heater

Energy Efficiency
- All electric homes meet or exceed Title 24
- High-Efficacy Lighting

On site solar renewable generation (installation of PV panels)

Prewire with separate branch circuit for EV charging station in all garages to comply with CEC Article 625.

Garages pre-wired for Battery Energy Storage System (ESS) Ready

Reducing carbon emissions (all electric)

Improved indoor air quality (no gas appliances)

Debris Recovery Plan – construction debris to be diverted from landfill

Durable and Non-combustible cladding materials (stucco and fiber cement siding)

Water efficient bathroom fixtures (showerheads, faucets, toilets)

Bird safe glazing

Water efficiency - though complete irrigation plans are not included as part of this process, and will be submitted prior to Building Permit issuance, the intent of the landscape and irrigation design is to minimize water usage through drought tolerant, climate adapted plants - trees, shrubs, and groundcovers. The irrigation system will be designed to be state of the art, with soil and weather sensors as well as utilize low flow nozzles. Spray is only planned for the active lawn area in the central area. All other plants will be irrigated with drip or bubblers.

On-Site Stormwater Management -- Silva Cells providing at-source, underground, stormwater management treating runoff with the ability to grow large trees.

Bay Area Air Quality Management District Planning Healthy Places Guidebook

During the Permitting phase the project shall implement, and include in applicable construction documents, the following best practices as applicable:

i. Install air filters rated at MERV 13 or higher

ii. Locate operable windows, balconies, and building air intakes as far away from any emission source as is feasible

iii. Incorporate solid barriers or dense rows of trees in a minimum planter width of 5 feet per row of trees between the residential and/or
sensitive land use, and the emissions source into the site design

iv. Do not locate residential and/or sensitive land use on the ground floor units of a building near non-elevated sources (e.g. ground
level heavily traveled roadways and freeway(s)

SINGLE FAMILY DETACHED
R3

APPLICABLE CODES:

2022 CALIFORNIA RESIDENTIAL CODE (CRC)

2022 CALIFORNIA ELECTRICAL CODE (CEC) PART 3, TITLE 24
[BASED ON 2017 NATIONAL ELECTRICAL CODE]

2022 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24
[BASED ON 2018 UNIFORM MECHANICAL CODE]

2022 CALIFORNIA PLUMBING CODE (CPC) PART 5, TITLE 24
[BASED ON 2018 UNIFORM PLUMBING CODE]

2022 CALIFORNIA ENERGY CODE PART 6, TITLE 24

2022 CALIFORNIA FIRE CODE (CFC) PART 9, TITLE 24
[BASED ON 2018 INTERNATIONAL FIRE CODE]

2022 CALIFORNIA GREEN BUILDING CODE (CAL GREEN) PART 11

CITY OF CUPERTINO MUNICIPAL CODE

TYPE OF CONSTRUCTION: V-B
OCCUPANCY GROUP: R-3
GARAGE: U
FIRE SPRINKLERS: NFPA 13-D

AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 13-D IN ONE- AND TWO- FAMILY DWELLINGS.

THIS PROJECT SHALL COMPLY WITH ALL OTHER REGULATIONS AND ORDINANCES ADOPTED BY THE LOCAL GOVERNING AGENCIES.

TOWNHOUSE:
R3 - TOWNHOUSE CONDOMINIUMS

APPLICABLE CODES:

2022 CALIFORNIA BUILDING CODE (CBC) PART 2, VOLUMES 1 AND 2, TITLE 24
[BASED ON 2018 INTERNATIONAL BUILDING CODE]

2022 CALIFORNIA RESIDENTIAL CODE (CRC)

2022 CALIFORNIA ELECTRICAL CODE (CEC) PART 3, TITLE 24
[BASED ON 2017 NATIONAL ELECTRICAL CODE]

2022 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24
[BASED ON 2018 UNIFORM MECHANICAL CODE]

2022 CALIFORNIA PLUMBING CODE (CPC) PART 5, TITLE 24
[BASED ON 2018 UNIFORM PLUMBING CODE]

2022 CALIFORNIA ENERGY CODE PART 6, TITLE 24

2022 CALIFORNIA FIRE CODE (CFC) PART 9, TITLE 24
[BASED ON 2018 INTERNATIONAL FIRE CODE]

2022 CALIFORNIA GREEN BUILDING CODE (CAL GREEN) PART 11

CITY OF CUPERTINO MUNICIPAL CODE

NOTE: THIS PROJECT HAS AN APPROVED AMMR 4

DEFINITIONS: [PER CRC R202]	TOWNHOUSE CONDOMINIUMS: A SINGLE FAMILY DWELLING UNIT CONSTRUCTED IN A GROUP OF THREE OR MORE ATTACHED UNITS IN WHICH EACH UNIT EXTENDS FROM FOUNDATION TO ROOF AND WITH A YARD OR PUBLIC WAY ON AT LEAST TWO SIDES.
OCCUPANCY GROUP: (CRC R 1.1.3.1)	TOWNHOUSE CONDOMINIUMS U (PRIVATE GARAGES)
CONSTRUCTION TYPE	TYPE V-B
FIRE SPRINKLERS: (CRC R 313)	NFPA 13-D
ALLOWABLE HEIGHT:	40 FEET
ALLOWABLE STORIES: (CRC 1.13)	3 STORIES + OCCUPIED ROOF DECK
"STORY" DEFINITION (CBC AND CRC)	THAT PORTION OF A BUILDING INCLUDED BETWEEN THE UPPER SURFACE OF A FLOOR OR ROOF NEXT ABOVE.
OCCUPIED ROOF DECKS (CBC SECTION 503.1.4)	A ROOF LEVEL OR PORTION THEREOF SHALL BE PERMITTED TO BE USED AS AN OCCUPIED ROOF PROVIDED THE OCCUPANCY OF THE ROOF IS AN OCCUPANCY ALLOWED FOR THE STORY IMMEDIATELY BELOW THE ROOF.... AN OCCUPIED ROOF SHALL NOT BE INCLUDED IN THE BUILDING HEIGHT OR NUMBER OF STORIES... PROVIDED THAT THE PENTHOUSE AND OTHER ENCLOSED ROOFTOP STRUCTURES COMPLY WITH SECTION 1511.
PENTHOUSES (CBC SECTION 1511.2)	SHALL BE CONSIDERED AS PORTIONS OF THE STORY BELOW THE ROOF DECK AS LONG AS THEY COMPLY WITH THE FOLLOWING: -PENTHOUSES SHALL NOT EXCEED 18 FEET INHEIGHT ABOVE THE ROOF DECK. -PENTHOUSES SHALL ONLY BE USED TO SHELTER MECHANICAL OR ELECTRICAL EQUIPMENT, TANKS, ELEVATORS AND RELATED MACHINERY, AND STAIRWAY OR VERTICAL SHAFT OPENINGS IN THE ROOF ASSEMBLY.
ALLOWABLE FLOOR AREA	THE CRC DOES NOT PUT AREA LIMITATIONS ON TOWNHOUSE CONDOMINIUMS
TOWNHOUSE UNIT SEPARATION (CRC R 302.2.2)	PER CRC R302.2 EACH TOWNHOUSE CONDOMINIUM SHALL BE SEPARATED BY A COMMON WALL CONSTRUCTED WITHOUT PLUMBING OR MECHANICAL EQUIPMENT, DUCTS OR VENTS RUNNING VERTICALLY IN THE COMMON WALL CAVITY. PER CRC R 302.2 ITEM 7 THE COMMON WALL SHALL BE NOT LESS THAN 1-HOUR FIRE RATED.
EXTERIOR WALL RATING: (CRC TABLE R 302.1(2))	FIRE SEPARATION DISTANCE ≥ 3' SHALL BE ZERO (0) (NON-RATED) FIRE SEPARATION DISTANCE < 3' SHALL BE ONE (1) - (1 HOUR)
MAXIMUM AREA OF EXTERIOR WALL OPENINGS: (CRC TABLE R 302.1(2))	FIRE SEPARATION DISTANCE ≥ 3' SHALL BE UNLIMITED (UNRATED) FIRE SEPARATION DISTANCE < 3' SHALL NOT BE ALLOWED
UTILITIES / THROUGH PENETRATIONS (CRC R302.4.1)	ELECTRIC METERS LOCATED IN COMMON HOA MAINTAINED CLOSETS AT THE END OF EACH BUILDING ARE RUN THROUGH THE BUILDING LATERALLY IN A NON-RATED SOFFIT RACEWAY LOCATED IN THE GARAGES. ACCESS EASEMENTS EXIST FOR USE AND MAINTENANCE OF THE UTILITY RACEWAY. THROUGH PENETRATIONS OF THE 1-HOUR RATED COMMON WALL SEPARATING UNITS BY ELECTRICAL AND PLUMBING LINES SHALL BE PROTECTED IN ACCORDANCE WITH CRC R 302.4.1 & CRC R 302.4.1.2 BY PROVIDING A THROUGH PENETRATION FIRESTOP SYSTEM.
ACCESSIBILITY: (PER CRC R320.1)	DWELLING UNITS IN A BUILDING CONSISTING OF FOUR OR MORE CONDOMINIUM UNITS SHALL MEET THE REQUIREMENTS OF CALIFORNIA BUILDING CODE CHAPTER 11A - MULTISTORY DWELLINGS. REFER TO SITE PLAN FOR MORE INFORMATION AND LOCATION OF ACCESSIBLE UNITS. MULTI-DWELLING BUILDINGS WITH LESS THAN 4 UNITS ARE EXEMPT FROM ACCESSIBILITY REQUIREMENTS. 10% OF THE REMAINING UNITS THAT ARE NOT EXEMPT MUST BE MADE ACCESSIBLE BASED ON CBC SECTION 1102.3.1 (SEE SITE PLAN, SHEET A1.10).

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Oakland, CA 94612

20807-20883 STEVENS CREEK BLVD
CUPERTINO, CA # 20240298
OWNERSHIP:
STEVENS CREEK OCA OWNER, LLC

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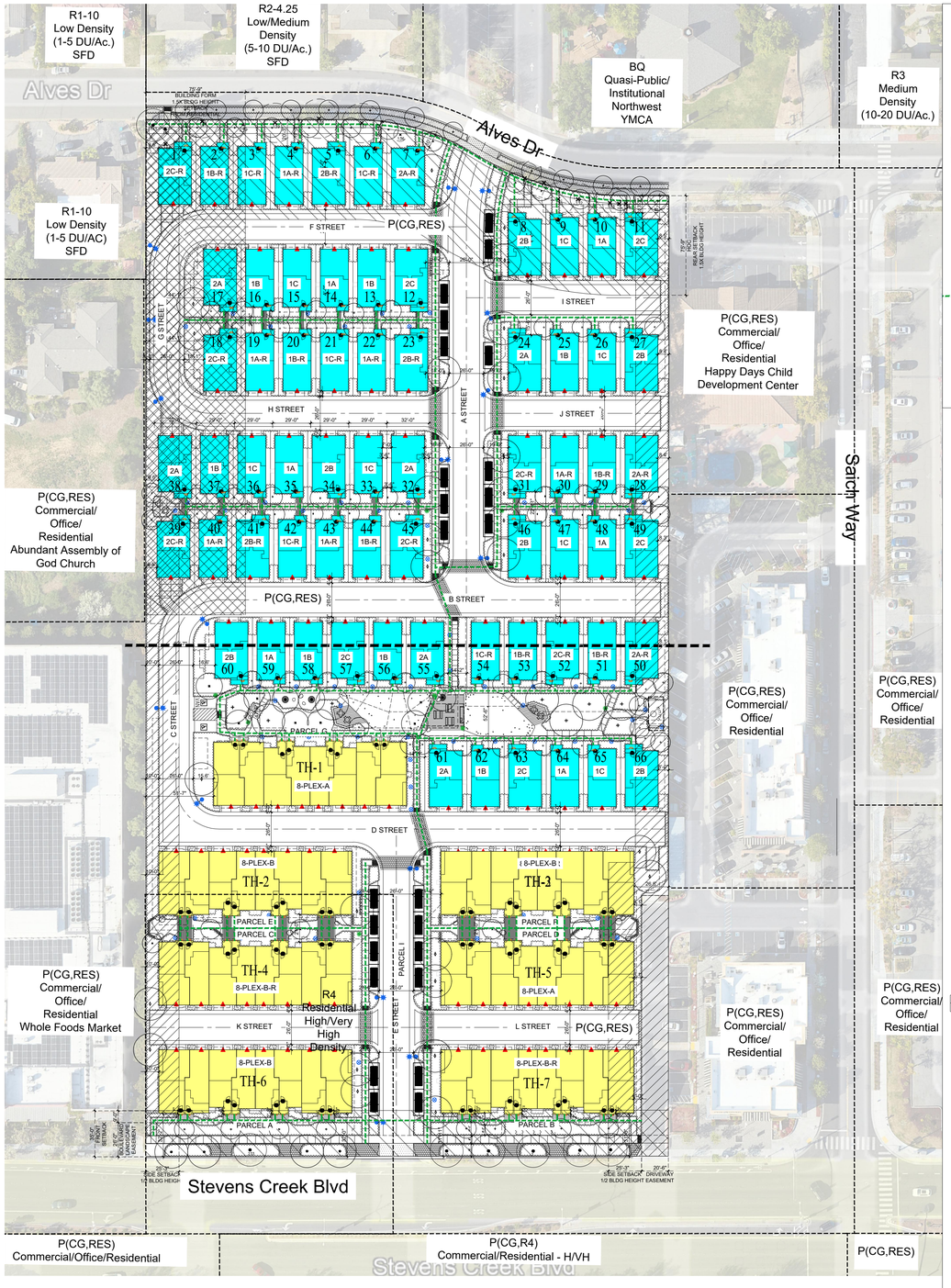
CODE ANALYSIS

A0.05

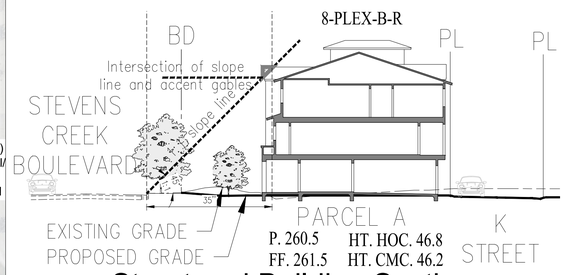


PLAN LEGEND

- 3-STORY TOWNHOUSE (TH) + ROOF TOP DECK AT TH END UNITS
- 3-STORY SINGLE-FAMILY DETACHED + ROOF TOP DECK AT PLAN 2s
- HOC BUILDING FORM SETBACK TO ADJACENT RESIDENTIAL
- HOC REQUIRED SIDE SETBACK
- HOC REQUIRED REAR SETBACK
- HOC REQUIRED FRONT SETBACK
- PEDESTRIAN PATH
- • UNIT ENTRY
- * ACCESSIBLE 1ST FLOOR WHERE OCCURS PER CBC 1102 A.3

BUILDING BULK
Bulk of roof and building outside of a 1:1 slope from curb at Stevens Creek Blvd

	Code Subject	Code Reference	Requirement	Required	Provided	Additional Detail Information	Compliance
4	**Height per HOC**	HOC 1.01.030(A)(1)	45' as measured from sidewalk to top of cornice, parapet, or eave line of a peaked roof	45' max.	50.5'	Heights per HOC range from 32' to 50.5'. Stair penthouses to roof top decks exceed the 45' max typically. **See Compliant Plan Exhibit A.**	No
4	**Height per CMC**	CMC 19.36.070 (B)	Not to exceed 30 feet unless a different height is identified by General Plan Figure LU-2.	45' max.	48.2'	Heights per CMC range from 36.1' to 48.2'. Stair penthouses to roof top decks exceed the 45' max typically. **See Compliant Plan Exhibit F.**	No
	Building Bulk	HOC 1.01.030(A)(2)	The primary bulk of the building shall be maintained on building planes as required in the General Plan. Primary Building Bulk shall be under a 1:1 slope from an arterial /boulevard curb line. Under 1:1 slope line from arterial/Boulevard curb line	1:1 slope	35' setback/ height	Small portions of front accent Gable ends intersect the 1:1 slope, but primary roof and building bulk iis below a 1:1 slope line. See Section Below.	Yes
	Front Setback	HOC 1.01.030(B)(1)	35' from edge of curb, 9' from required Boulevard Landscape Easement of 26' along Stevens Creek Blvd frontage	35'	31'-6"	**See Compliant Plan Exhibit M.**	No
	Front Setback Encroachment	HOC 1.01.030(B)(3)	Entrance porticoes, canopies, and or other features may extend up to 4' into front setback (subject to City review)	4' allowed	1-2'	Porch Stoops Encroach 3'. See exhibit to left site at parcel A & B	Yes
	Side Setback	HOC 1.01.030(C)(1)(a)	1/2 the height of the building, or 10 feet, whichever is greater	25.25' min.	6' min.	**See Compliant Plan Exhibit C.**	No
	Rear Setback	HOC 1.01.030(C)(2)	1.5 times the height of the building, 20 feet minimum	75.75' min.	8' min.	Porch at 8' min, building at 11' min. **See Compliant Plan Exhibit D.**	No
	Additional Setback to Residentially Developed Parcels	HOC 1.01.040(E)(2)	Buildings adjacent to residentially developed parcels shall step back/terrace or have 1.5:1 setback to height ratio to maintain privacy.	75.75' min.	8.5'	Along Northwest corner of site **See Compliant Plan Exhibit E.**	No
	Front-yard Setback to Second Story Deck/Patio	CMC 19.36.070 (E)(1)		17'	31'6"		Yes
	Side-yard Setback to Second Story Deck/Patio	CMC 19.36.070 (E)(2)		15'	6'	**See Compliant Plan Exhibit I.**	No
	Rear-yard Setback to Second Story Deck/Patio	CMC 19.36.070 (E)(3)		20'	14'	**See Compliant Plan Exhibit H.**	No
	Parking	CMC Table 19.124.040(A)	a. Small Lot Single-Family, Townhouse - 2.8/DU (2 garage + 0.8 open) b. 10' x 20' each	2 garage space/DU = 244 0.8 open parking space/DU = 98 Total 342	2 garage spacs/DU = 244 28 guest spaces Total 272	**See Compliant Plan Exhibit K.**	No-See SDBL Note Below
	Parking	CMC Table 19.36.070(J)	No parking shall be permited in a setback area where the lot adjoins property located in a single-family (R-1) zoning district		(3) 2-Car Garages	(6) Garage Spaces in (3) Units located within the 73.5' Side setback area that adjoins R-1 Zoning District. **See Compliant Plan Exhibit J.**	No
	Parking	SDBL 65915 (p)	State Density Bonus Law 65915 (p) 0-1 bed unit requires 1 onsite parking space 2-3 bed unit requires 1.5 onsite parking space 4+ bed unit requires 2.5 onsite parking space	42-3Bed = 63 80-4Bed = 200 Total 263 onsite Parking Spaces Required	272 Onsite Parking Spaces		Yes
	Minimum Lot Width	CMC 19.30.060(B)	70 feet Minimum Lot Width (measured at front building setback line)	70' min.	26' to 168'6"	Smallest Parcel within Front Setback along Stevens Creek Blvd is Parcel I at 26' width and Parcel B with 168'6" width. **See Compliant Plan Exhibit G.**	No
	Lot Coverage	CMC TABLE 19.36.070 (A)	40% Maximum Lot Coverage allowed per MF (R-3) requirement. Coverage includes projections or roof eaves.	40% Max	44.0%	4% (11,786 SF) over Lot Coverage Maximum. **See Compliant Plan Exhibit B.**	No
	Roof Plans and Setbacks	HOC 1.01.030 (C)(3)	Projecting eaves may encroach up to 3 feet into required setbacks.	3' encroachment	Entire Buildings Encroach	Entire buildings are in the setbacks at some locations. **See Compliant Plan Exhibit L**	No
	Boulevard Landscape Easement	HOC 1.01.040(D)(1)	The easement shall consist of (i) a curbside planting strip ten (10) feet in width, (ii) a sidewalk six (6) feet in width, and (iii) a back-of-walk planting strip ten (10) feet in width.	(i) 10' (ii) 6' (iii) 10'	(i) 10' (ii) 6' (iii) 8'	**See Compliant Plan Exhibit N**	No



Street and Building Section

0 10 20 40 Scale 1" = 20'

Where compliance is noted as "No", waiver is requested via SDBL.
See Compliant Plan Exhibits for additional information.

Project Summary	
Site Gross Area:	6.93 ac (301,871 sf)
Net Lot Area:	6.79 ac (295,772 sf)
Existing Zoning:	P (CG, Res) & R4 (4)
Address:	20807, 20813, 20823, and 20883 Stevens Creek Boulevard
APN	326-32-050, 326-32-051, 326-32-052, and 326-32-053
Existing Use:	1 & 2-Story Commercial Office and Retail Buildings with Surface Parking
General Plan Landuse:	Commercial / Office / Residential
Master Specific Conceptual Plan:	Heart of the City
Planning Special Center:	Heart of the City
Planning Sub Special Area:	North Crossroads Node
Bird Sensitive Area:	V
Proposed Use:	Residential (3-Story Townhouses & Single-Family Detached with Roof Top Decks)

Max. Building Height Proposed	per H.O.C.	per C.M.C.
Townhouse	46.8'	47.5'
Single Family Home	50.5'	48.2'

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ZONING EXHIBIT

A0.06

COMPLIANT PLAN NOTES

LOSE 35 UNITS
DUE TO HEIGHT LIMITATION OF 45'.

Maximum Height HOC 1.01.030(A)(1)
45 feet maximum. Height measured from sidewalk to top of cornice, parapet, or eave line of a peaked roof.
The proposed SFD plan 2s and TH plan 4s with roof top decks measured from the lowest point on Alves Dr. sidewalk exceed maximum height by 5.5', to a building height of approximately 50.5'. The imposition of this development standard would result in less unit square footage, less private open space per plan 2 unit plans and fewer units constructed. (Govt. Code 65915(e)(1)). 1

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COMPLIANT PLAN EXHIBIT A
45' MAXIMUM HEIGHT PER HOC

A0.07

COMPLIANT PLAN NOTES

LOSE 11 UNITS DUE TO LOT COVERAGE

Lot Coverage CMC TABLE 19.36.070 (A)
40% Maximum Lot Coverage allowed per MF (R-3) requirement.
Coverage includes projections or roof eaves.

11,786SF (4.0%) reduction in building/roof eave coverage needed.

Average lot coverage is 1,703 SF
(total area covered by buildings & roof eaves / 122 units)
11,786SF/ 1,073SF/DU = 11 unit reduction necessary to meet 40% maximum lot coverage.

Illustration shows the loss of 11 units on site at random & could include any (11) five DU's proposed on site.
The imposition of this development standard would result in fewer units constructed. (Govt. Code 65915(e)(1)).

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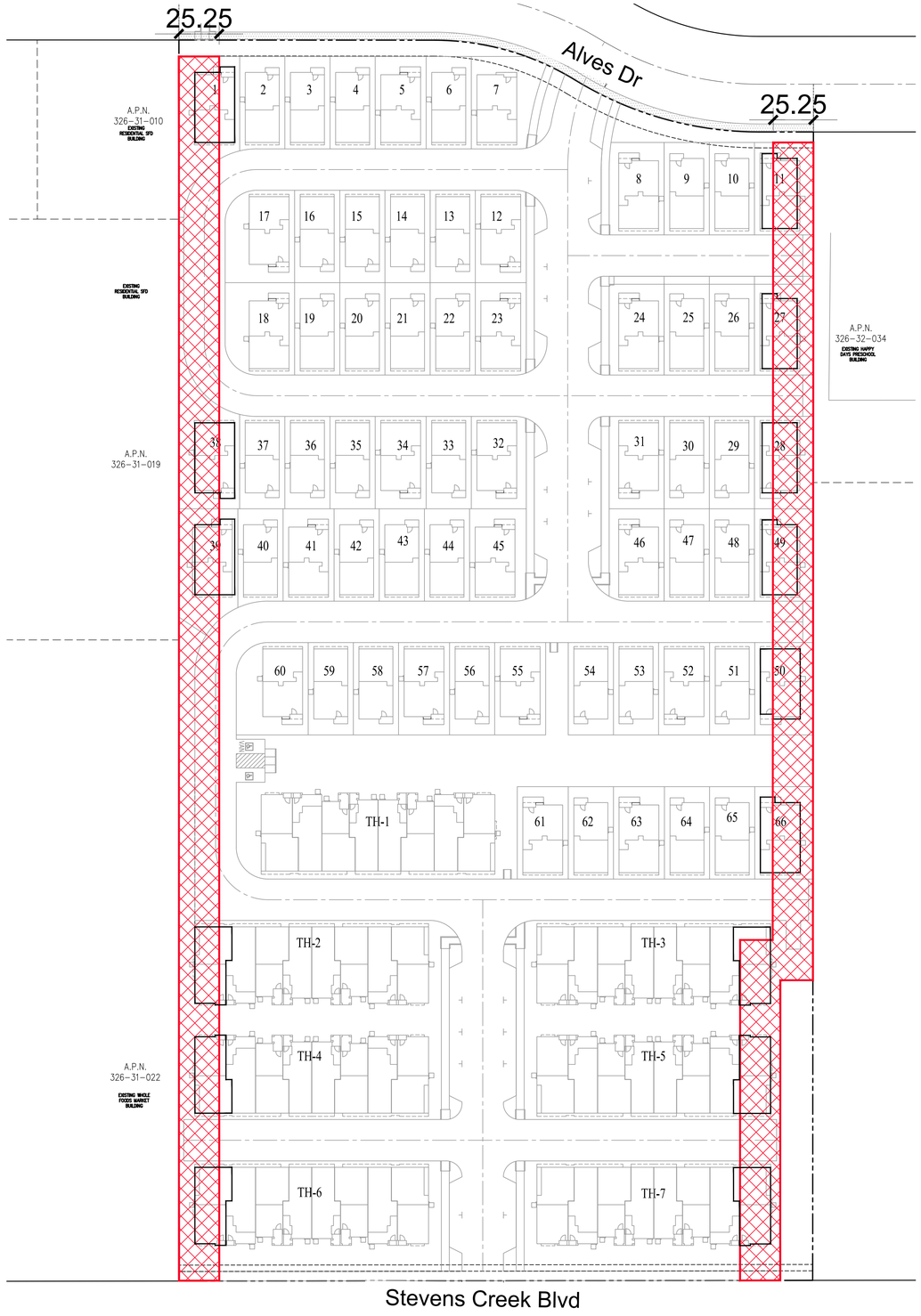
COMPLIANT PLAN EXHIBIT B
40% MAXIMUM LOT COVERAGE

A0.08



COMPLIANT PLAN NOTES

LOSE 15 UNITS
DUE TO SIDE SETBACK OF 25'-3".

Side Setbacks (HOC 1.01.030(C)(1)(a))
1/2 the height of the building, or 10 feet, whichever is greater.
With the building height of 50'-6" max, the required sideyard setback would be 25'-3".
The imposition of this development standard would result in fewer units constructed.
(Govt. Code 65915(e)(1)).

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COMPLIANT PLAN EXHIBIT C
24.5 FT SIDE SETBACKS

A0.09

COMPLIANT PLAN NOTES

LOSE 11 UNITS
DUE TO REAR SETBACK OF 75'-9".

Rear Setbacks HOC 1.01.030(C)(2)
1.5 times the height of the building, 20 feet minimum.
With the building height of 50'-6" max, the required rear setback would be 75'-9".
The imposition of this development standard would result in fewer units constructed.
(Govt. Code 65915(e)(1)).

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COMPLIANT PLAN EXHIBIT D
73.5' REAR SETBACK

A0.10

LOSE 11 UNITS
DUE TO STEPBACK/ADDITIONAL SIDE SETBACK REQUIREMENT OF 75'-9".

Additional Setback to Residentially Developed Parcels (HOC 1.01.040(E)(2)) Buildings adjacent to residentially developed parcels shall step back/terrace or have 1.5:1 setback to height ratio to maintain privacy. With the building height of 50'-6", the required sideyard setback would be 75'-9" at this Northwest boundary. The imposition of this development standard would result in fewer units constructed. (Govt. Code 65915(e)(1)).

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COMPLIANT PLAN EXHIBIT E
73.5' SIDE SETBACK ALONG EXISTING RESIDENTIAL

A0.11

COMPLIANT PLAN NOTES

LOSE 34 UNITS

Maximum Height CMC 19.36.070 (B)
Not to exceed 30 feet unless a different height is identified by General Plan Figure LU-2 (Not to exceed 45 feet). Height measured from natural grade to height point of exterior construction.
The proposed plans are either three stories or three stories with a roof top deck. The imposition of this development standard would result in less unit square footage, less private open space, and fewer units constructed. (Govt. Code 65915(e)(1)). 1

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COMPLIANT PLAN EXHIBIT F
45' MAXIMUM HEIGHT PER CMC

A0.12

A.P.N.
326-31-022

EXISTING WHOLE FOODS MARKET BUILDING

COMPLIANT PLAN NOTES

LOSE 6 UNITS

Minimum Lot Width CMC 19.30.060 (B) 70 feet Minimum Lot Width (measured at front building setback line).
Parcel I (project entrance E street) along the Stevens Creek Blvd front setback line is only 26' wide. To increase this to 70' would eliminate 6 units. The imposition of this development standard would result in fewer units constructed. (Govt. Code 65915(e)(1)).

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COMPLIANT PLAN EXHIBIT G
70' Minimum Lot Width along at front building setback line

A0.13

2ND FLOOR DECK

ROOF TOP DECK

LOSE 5 UNITS

COMPLIANT PLAN NOTES

Setback to Second Story Deck and Patio
CMC 19.36.070 (E)(3)
20' to Second Story Deck required in Rear-yard.
Five units have second story decks located within the rear-yard setback area along Alves Dr. The imposition of this development standard would result in fewer units constructed. (Govt. Code 65915(e)(1)).

ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS | RADIUS DESIGN | GATES +ASSOCIATES LANDSCAPE ARCHITECTURE

HARVEST PROPERTIES
180 Grand Ave, Ste. 1400
Oakland, CA 94612

20807-20883 STEVENS CREEK BLVD
CUPERTINO, CA # 20240298
OWNERSHIP:
STEVENS CREEK OCA OWNER, LLC

GENERAL PLANNING APPLICATION
SEPTEMBER 20, 2024 FIRST SUBMITTAL
1 JANUARY 22, 2025 SECOND SUBMITTAL
2 AUGUST 5, 2025 THIRD SUBMITTAL
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COMPLIANT PLAN EXHIBIT H
20' Rear-Yard Setback to Second Story Deck & Patio

A0.14

2ND FLOOR DECK

ROOF TOP DECK

COMPLIANT PLAN NOTES

LOSE 15 UNITS

Setback to Second Story Deck and Patio
CMC 19.36.070 (E)(2)
15' to Second Story Deck required in Side-Yard.
Twelve units have second story decks and roof top decks located within the required side-yard setback area.
The imposition of this development standard would result in fewer units constructed. (Govt. Code 65915(e)(1)).

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COMPLIANT PLAN EXHIBIT I
15' Side-Yard Setback to Second Story Deck & Patio

A0.15

COMPLIANT PLAN NOTES

LOSE 4 UNITS

NO PARKING WITHIN SETBACK AREA ADJACENT TO R-1 19.36.070(J).
No parking shall be permited in a setback area where the lot adjoins property located in a single-family (R-1) zoning district. Four 2-Car garages are located within required 75'-9" setback along R-1 zoning. The imposition of this development standard would result in fewer units constructed. (Govt. Code 65915(e)(1)).

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COMPLIANT PLAN EXHIBIT J
NO PARKING WITHIN SETBACK TO R-1 ZONING

A0.16

COMPLIANT PLAN NOTES

LOSE 17 UNITS

Garage Parking Minimum Interior Space
CMC TABLE 19.124.040(A)
2 garage parking spots required per unit with 20'x20' minimum interior space.
Inclusion of electric service stations in each unit interferes with minimum interior space.
Accommodating the full minimum interior space to each unit would increase width of each unit by at least 1'-6".
The imposition of this development standard would result in fewer units constructed.
(Govt. Code 65915(e)(1)).

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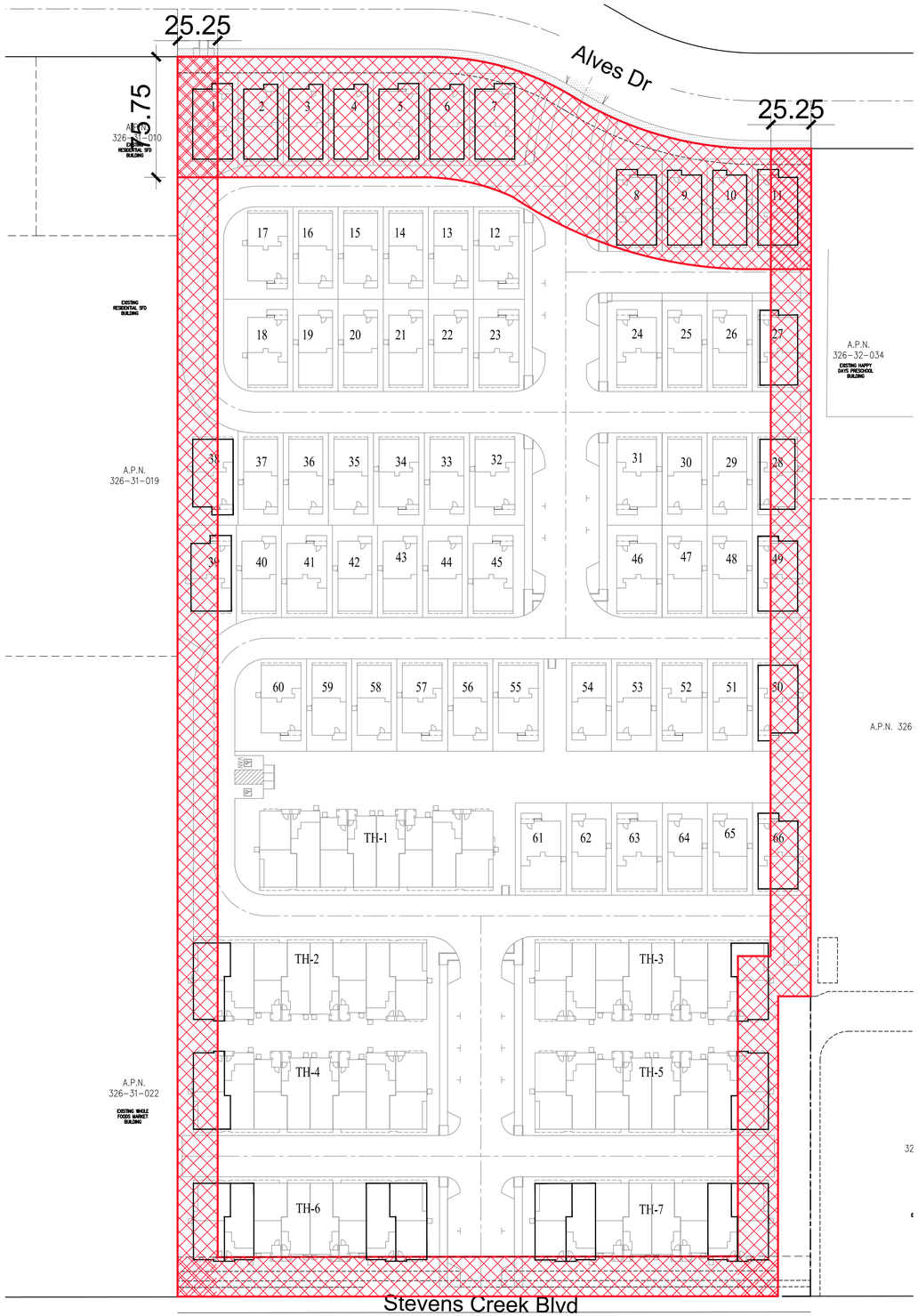
COMPLIANT PLAN EXHIBIT K
Garage Parking Minimum Interior Space

A0.17



COMPLIANT PLAN NOTES

LOSE 30 UNITS

Contextual Roof Plans and Setbacks
HOC 1.01.030 (C)(3)
Projecting eaves may encroach up to 3 feet into required setbacks. Eaves at front, side and rear setbacks encroach further than 3 feet into required setbacks.
The imposition of this development standard would result in fewer units constructed. (Govt. Code 65915(e)(1)).

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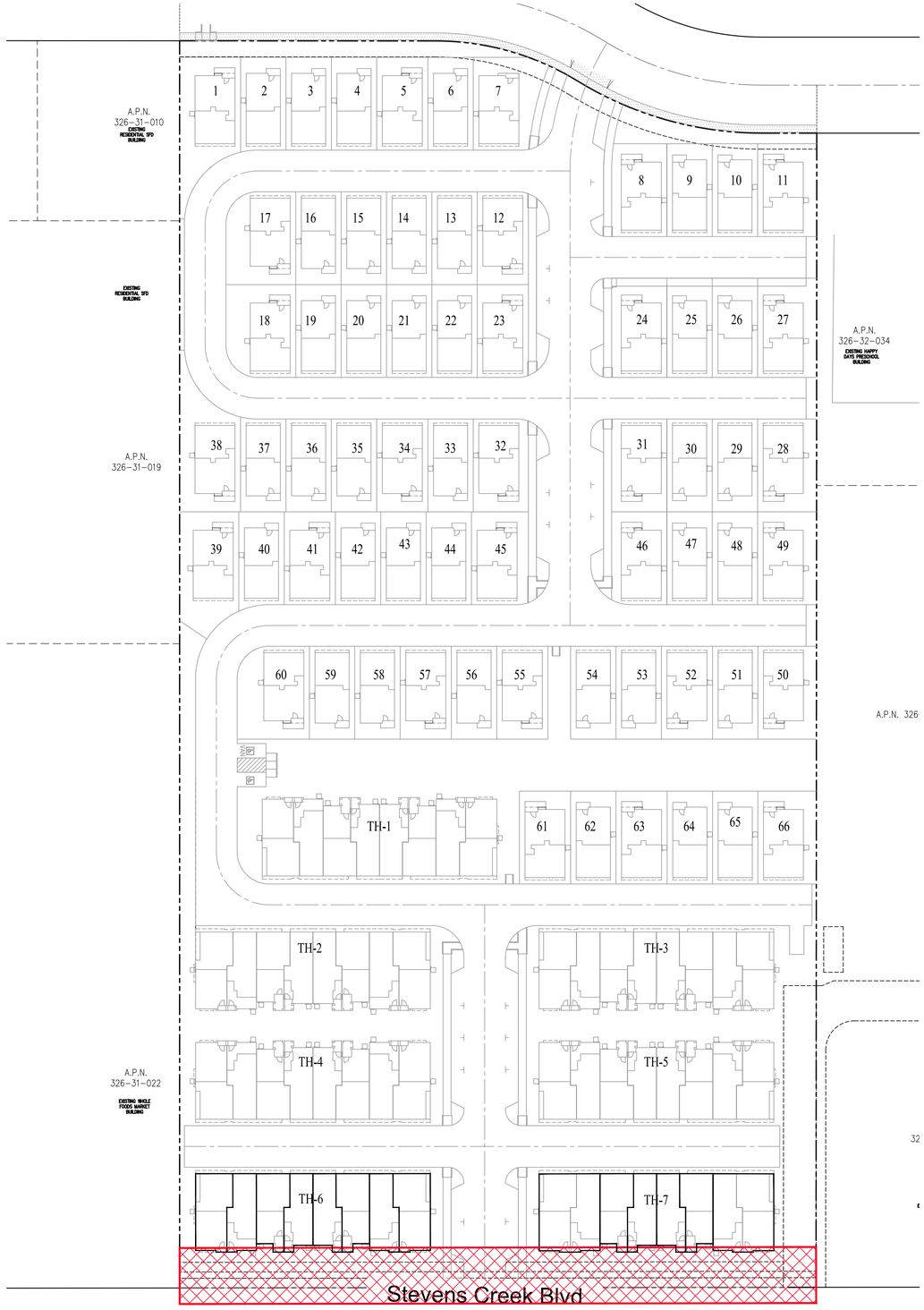
COMPLIANT PLAN EXHIBIT L
Contextual Roof Plans and Setbacks

A0.18



COMPLIANT PLAN NOTES

LOSE 16 UNITS

Front Setback
HOC 1.01.030 (B)(1)
Minimum front setback for new development shall be 35' from the edge of curb (9' feet from the required

4 3 story portions of Th-6 and TH-7 buildings encroach within the 35' front setback and the imposition of this standard would result in fewer units constructed (Govt. Code 65915(e)(1)).

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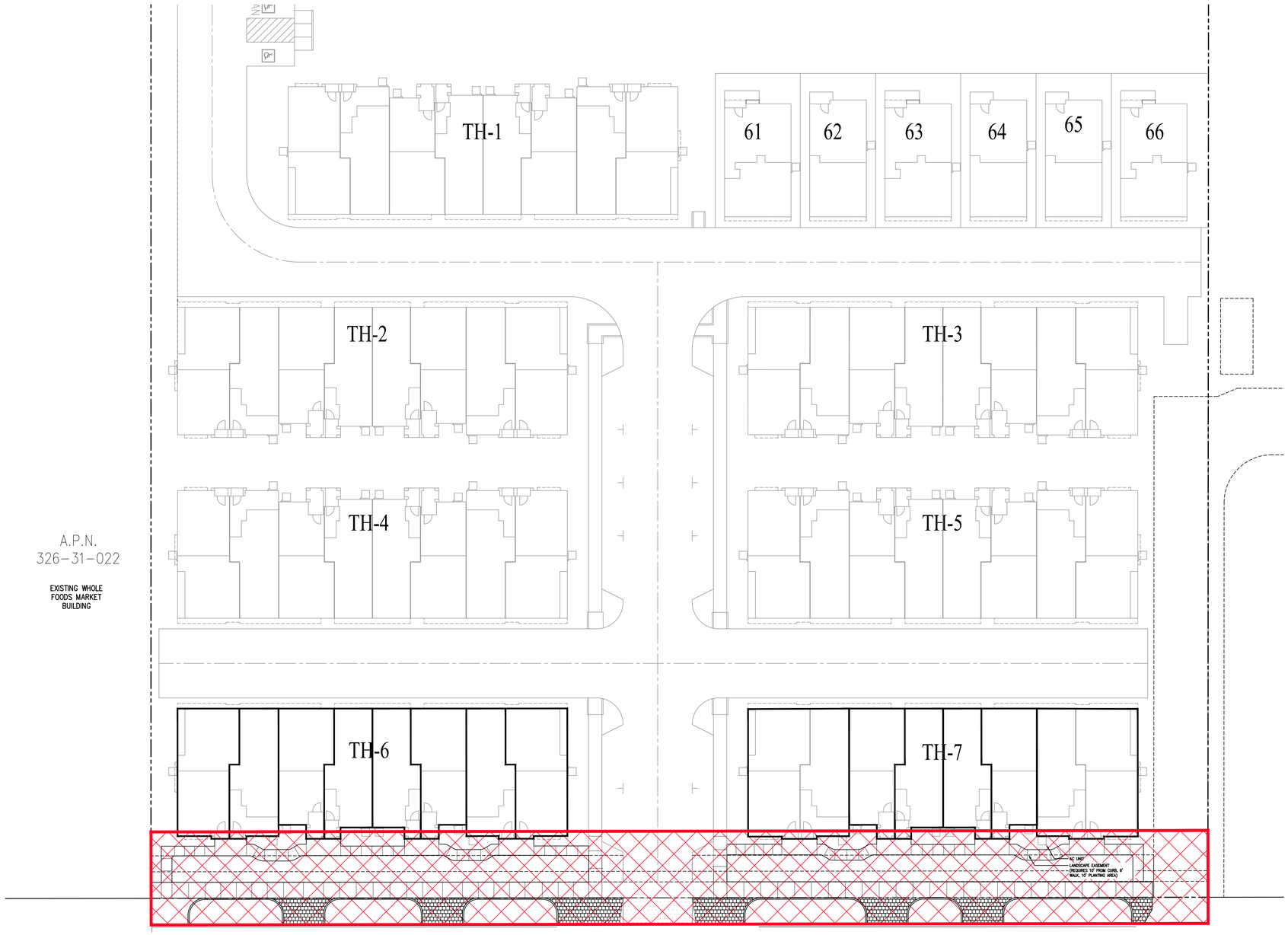
COMPLIANT PLAN EXHIBIT M
Front Setback

A0.19



A.P.N.
326-31-022

EXISTING WHOLE FOODS MARKET BUILDING

COMPLIANT PLAN NOTES

LOSE 16 UNITS

10' Required Landscaping
HOC 1.01.040 (D)(1)
The easement shall consist of a curbside planting strip ten (10) feet in width, a sidewalk six (6) feet in width, and a back-of-walk planting strip ten (10) feet in width.

4 The imposition of this development standard, in addition to 9' required for the inclusion of the entry walkway, necessary transformer placement, and heat pump clearance, would result in fewer units constructed. (Govt. Code 65915(e)(1)).

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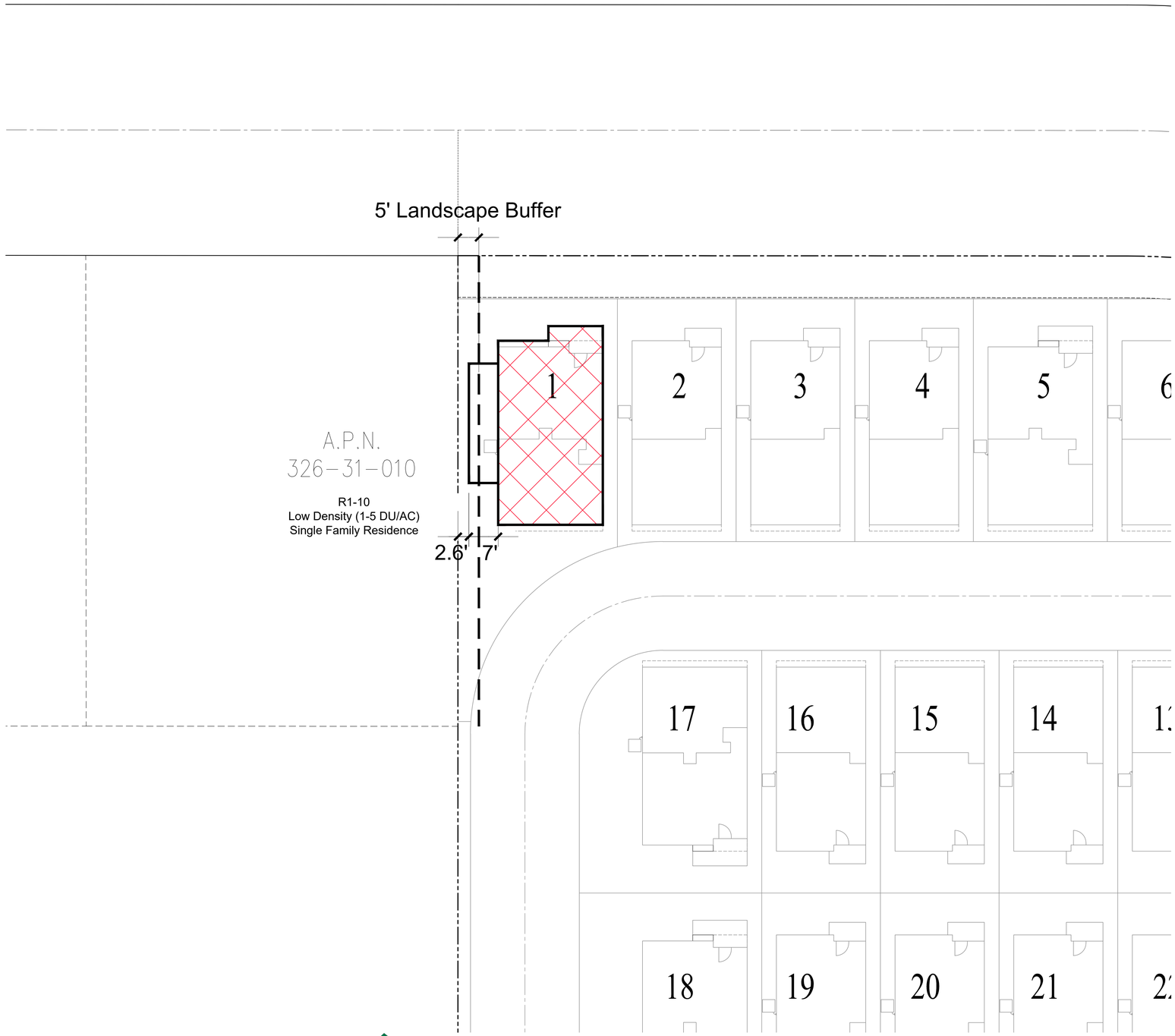
COMPLIANT PLAN EXHIBIT N
Front Setback

A0.20



COMPLIANT PLAN NOTES

LOSE 1 UNIT

PLANTING AREA ADJACENT TO RESIDENTIAL HOC 1.01.040(D)(2).
a minimum five (5) foot planting area shall be established within and adjacent to the fence or wall with evergreen trees planted at a minimum spacing of twenty five (25) feet on center. Required 5 foot area adjacent to R-1 zoning encroaches the side yard of Lot 1. The imposition of this development standard would result in fewer units constructed. (Govt. Code 65915(e)(1)).

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COMPLIANT PLAN EXHIBIT O
PLANTING AREA ADJACENT TO RESIDENTIAL

4 A0.20A

COX CASTLE

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San Francisco, California 94111-4710
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Christian H. Cebrian
415.262.5123
ccebrian@coxcastle.com

January 13, 2026

VIA E-MAIL

Danielle Condit
City of Cupertino
Community Development Department
10300 Torre Ave
Cupertino, CA 95014

Re: *Updated* State Density Bonus Law Request Letter
20807-20883 Steven Creek Boulevard Project

Dear Ms. Condit,

On behalf of Stevens Creek OCA Owner, LLC ("Applicant"), we are submitting this updated State Density Bonus Law ("SDBL") request for the proposed 122-unit residential development made up of townhomes and fee simple row homes with 271 parking spaces (the "Project"), located at 20807-20887 Stevens Creek Boulevard in the City of Cupertino (the "City"). The update includes additional waiver requests after feedback from staff regarding certain design standards.

As set forth below, the Project qualifies for a density bonus as well as certain incentives, concessions, waivers, and vehicular parking ratios under the SDBL. The Applicant also reserves the right to update and/or amend these requests in the future as the application process continues.

1. Density Bonus

The SDBL applies to housing development projects that provide on-site affordable housing and provides for, among other things, increased residential density over the maximum density otherwise allowed under local law. Here, with, Project proposes to reserve 12 units for moderate income households (110% Area Median Income (AMI) or less) and 12 units for median-income (90% Area Median Income (AMI) or less) for a total of 24 units, all of which qualify as moderate-income units that will offered to the public to purchase. The project therefore qualifies for a density bonus pursuant to Government Code § 65915(b)(1)(D).

Under the City's land use controls, the Project's would be permitted to include up to 174

units in a base project (the Project site is 6.93 acres, and the Property's General Plan's Heart of the City designation permits up to 25 units an acre). At 19.7% affordable, the project would qualify to receive one incentive or concession (Gov. Code, § 65915(d)(2)(A)), an unlimited number of waivers (*id.* § 65915(e)(1)), and certain vehicular parking ratios (*id.* § 65915(p)), all as further specified below. By providing 19.7% moderate income units (including the Median income units), the project qualifies for a 14% density bonus (Gov. Code § 65915(d)(2)(A), (f)(4).) The Project does not request a density bonus.

2. Incentives and Concessions

(a) Legal Standard

An incentive or concession is a reduction in development standards or modification of zoning or architectural requirements, or any other regulatory incentive or concession proposed by the developer, that results in identifiable and actual cost reductions to provide for affordable housing costs.[1] (Gov. Code, § 65915(k).) The California Housing and Community Development Department ("HCD") has taken the position that the SDBL "clearly indicates that requirements beyond development standards are eligible" as incentives or concessions, including "regulatory requirements," provided that the request has identifiable and actual cost reductions. (HCD Letter of Inquiry and Technical Assistance to City of San Jose, Dec. 14, 2021, at p. 3.)

Courts have explained that an applicant is not required to prove that a requested incentive or concession would lead to cost reductions. Rather, specific requests are "presumed" to result in cost reductions, and an agency bears the burden to demonstrate otherwise if it intends to deny a request. (See *Bankers Hill 150 v. City of San Diego* (2022) 74 Cal.App.5th 755, 770 [citing *Schreiber v. City of Los Angeles* (2021) 69 Cal.App.5th 549, 555].) Likewise, while an applicant may be required to provide a basic explanation as to why a project is eligible to receive an incentive or concession (e.g., drawings and the like), an agency cannot require preparation of a supporting report or study. (See, e.g., HCD Notice of Violation to City of Encinitas, March 25, 2021, at pp. 3-4 ["The Legislature was clear that no additional studies, reports, or analysis were to be required."].) Cost reductions, HCD has noted, "should be apparent from the project application, thus negating any need for 'financial analysis or report.'" (*Id.*)[2]

A local agency must grant an incentive or concession unless it can make written findings, based upon substantial evidence, according to certain specified statutory limitations. The only reasons to deny a requested incentive or concession are if: (i) the incentive or concession would not result in identifiable and actual cost reductions; (ii) the incentive or concession would have a specific, adverse impact on public health and safety, and there is no feasible way to mitigate or

[1] Since 2017, the SDBL no longer requires a showing that a requested incentive or concession is required to make a project economically feasible. (Stats. 2016, ch. 758, § 1.)
[2] Because the case law and HCD guidance do not permit a City to require financial reports, such as a pro-forma, to obtain the benefits of SDBL, the applicant is not providing the reports and analysis requested in City comment 24 in its letter dated May 13, 2024, as those requests are pre-empted by State law.

avoid that impact without rendering the development unaffordable to low income and moderate income households; (iii) the incentive or concession would have an adverse impact on any real property listed in the California Register of Historical Resources; or (iv) the incentive or concession would be contrary to state or federal law. (Gov. Code, § 65915(d)(1).)

Concessions may be used to modify or waive inclusionary requirements or BMR guidelines. For example, HCD addressed using a concession to alter the ratio of affordability from that required in an inclusionary ordinance in a letter to West Hollywood, finding that "[t]he SDBL can be used to modify or waive provisions of an inclusionary ordinance."[3] According to HCD, cities "should be prepared to grant a request for a SDBL concession to modify provisions of [an] inclusionary ordinance, especially ordinances that mandate the level of affordability of inclusionary units or their ratios." West Hollywood required projects to provide one moderate income unit for each lower income unit, which, as HCD noted, could "hinder, rather than facilitate, the production of affordable housing" by "negatively affect[ing] the economic feasibility . . . . A project that is not economically feasible will not be constructed and will provide no affordable units at all."

Also, in a letter to Sonoma County, HCD reiterated that, "[y]es, a concession can be used to modify certain provisions of an inclusionary ordinance." It then explained that the county must consider the applicant's request to provide a project's affordable units in the form of rental housing (instead of for ownership, as required by the local inclusionary ordinance) and evaluate whether the concession would result in identifiable and actual cost reductions in providing affordable housing (i.e., whether the concession would "improve the economic feasibility of the project").[4]

(b) Request for Incentives and Concessions

As set forth above, the Project qualifies for one incentive and concession under the SDBL. The Applicant requests the following concessions at this time.

(i) Mix of BMR Floor Plans

The Applicant requests a concession from BMR Housing Mitigation Program Procedural Manual Section 2.3.4 to the extent it would require the Project's affordable units to include four-bedroom units. The construction of four-bedroom units has an increased construction cost and an increased sales price subsidy compared to three-bedroom units. Therefore, the requested concession would result in actual cost savings by resulting in lower construction costs and decreased subsidies. The affordable units would be included in the townhome product type

[3] HCD Letter of Support and Technical Assistance to City of West Hollywood (Sept. 2, 2022) [here].
[4] HCD Letter of Technical Assistance to Sonoma County (April 26, 2024) [here]; see also HCD Letter of Support and Technical Assistance to City of Ojai (December 12, 2023) [here] (noting without further comment that applicant had requested a concession to address local affordability ratios).

because the proposed density bonus project only includes four bedroom detached units. Consistent with BMR Manual 2.3.4, after accounting for the requested concession, the affordable units would be dispersed through the portions of the Project including three-bedroom units. Also consistent with BMR Manual 2.3.4, the affordable units would only use floor plans that are also used as market rate three-bedroom units and are therefore would be "generally representative of the unit sizes within the market-rate portion of residential project." The BMR guidelines do not require that each floor plan be included as both market rate and affordable units.

3. Waivers

(a) Legal Standard

In addition to incentives or concessions, a developer may request a waiver of any development standard that would have the effect of physically precluding the construction of a development at the density or with the incentives or concessions permitted by the SDBL. (Gov. Code, § 65915(e)(1).) A "development standard" includes any "site or construction condition including, but not limited to, a height limitation, a setback requirement, a floor area ratio, an onsite open-space requirement, a minimum lot area per unit requirement, or a parking ratio that applies to a residential development pursuant to any ordinance, general plan element, specific plan, charter, or other local condition, law, policy, resolution, or regulation." (*Id.* § 65915(o)(2).)

An applicant is not limited in the number of waivers it may request, and the scope of potential waivers has been broadly interpreted by the courts. (See, e.g., *Bankers Hill 150 v. City of San Diego* (2022) 74 Cal.App.5th 755; *Wollmer v. City of Berkeley* (2011) 193 Cal.App.4th 1329.) There also are no financial criteria for granting a waiver; to establish eligibility for a waiver, the required showing is that the project qualifies for a density bonus. (HCD Notice of Violation Letter to the City of Encinitas, Jan. 20, 2022, at p. 3.) A waiver also must be granted if necessary to facilitate a requested incentive or concession. (HCD Letter of Technical Assistance to the City of San Jose, May 20, 2022, at pp. 2-3.) These types of "derivative waivers should be considered and approved in a perfunctory manner by the local agency." (*Id.* at p. 3.)

As with incentives or concessions, an agency can deny a waiver only under certain limited circumstances. The only reasons to deny a waiver are if: (i) the waiver would have a specific, adverse impact on health or safety and there is no feasible way to mitigate or avoid the specific adverse impact; (ii) the waiver would have an adverse impact on any real property listed in the California Register of Historical Resources; or (iii) the waiver would be contrary to state or federal law. (Gov. Code, § 65915(e)(1).) A court also recently held that an agency cannot deny a waiver even if the developer could have designed its project in some other way that might have minimized the need for the waiver. (*Bankers Hill 150*, 74 Cal.App.5th at 755; see also *Wollmer*, 193 Cal.App.4th 1329, 1346 ["Standards may be waived that physically preclude construction of a housing development meeting the requirements for a density bonus, period."].)

(b) Requests for Waivers

The Applicant requests waivers from the following applicable City development standards, application of which otherwise would physically preclude construction of the Project at the density and with the incentives and concessions permitted by the SDBL. While the Applicant understands the Heart of the City Specific Plan development standards would apply to the Project as opposed to the R-3 development standards, this letter includes requests for waivers from R-3 development standards to the extent the City takes the position they would otherwise be applicable to the Project.

(i) Front Setback (HOC Specific Plan § 1.01.030(B)(1))

As shown on Exhibit 1, Sheet A0.19, compliance with this standard would result in the loss of sixteen residential units (and to the extent applicable, Mun. Code §§ 19.36.070(C)(1) would also result in the loss of units). Absent this waiver, the Project could not fit as many residential units, thereby physically precluding construction of the proposed development at the density and with the incentives and concessions permitted by the SDBL. (Gov. Code, § 65915(e).)

(ii) Side Setback (HOC Specific Plan § 1.01.030(C)(1)(a))

As shown on Exhibit 1, Sheet A0.09, compliance with this standard would result in the loss of fifteen residential units (and to the extent applicable, Mun. Code §§ 19.36.070(C)(3)(i)-(ii), (E)(2) would also result in the loss of units). Absent this waiver, the Project could not fit as many residential units, thereby physically precluding construction of the proposed development at the density and with the incentives and concessions permitted by the SDBL. (Gov. Code, § 65915(e).)

(iii) Rear Setback (HOC Specific Plan § 1.01.030(C)(2))

As shown on Exhibit 1, Sheet A0.10, compliance with this standard would result in the loss of eleven residential units (and to the extent applicable, Mun. Code §§ 19.36.070(C)(3), (E)(3) would also result in the loss of units). Absent this waiver, the Project could not fit as many residential units, thereby physically precluding construction of the proposed development at the density and with the incentives and concessions permitted by the SDBL. (Gov. Code, § 65915(e).)

(iv) Contextual Roof Plans and Setbacks (HOC Specific Plan § 1.01.030(C)(3))

As shown on Exhibit 1, Sheet A0.18, compliance with this standard would result in the loss of thirty residential units. Absent this waiver, the Project could not fit as many residential

units, thereby physically precluding construction of the proposed development at the density and with the incentives and concessions permitted by the SDBL. (Gov. Code, § 65915(e).)

(v) Additional Setback to Residentially Developed Parcels (HOC Specific Plan § 1.01.040(E)(2))

As shown on Exhibit 1, Sheet A0.11, compliance with this standard would, result in the loss of eleven residential units (and to the extent applicable, Mun. Code §§ 19.36.070(C)(1), (E)(1) would also result in the loss of units). Absent this waiver, the Project could not fit as many residential units, thereby physically precluding construction of the proposed development at the density and with the incentives and concessions permitted by the SDBL. (Gov. Code, § 65915(e).)

(vi) Rear-Yard Setback to Second Story Deck and Patio (CMC § 19.36.070(E)(3)

To the extent applicable and as shown on Exhibit 1, Sheet A0.14, application of this standard would result in the loss of five units. Absent this waiver, the Project could not fit as many residential units, thereby physically precluding construction of the proposed development at the density and with the incentives and concessions permitted by the SDBL. (Gov. Code, § 65915(e).)

(vii) Side-Yard Setback to Second Story Deck and Patio (CMC 19.36.070(E)(2)

To the extent applicable and as shown on Exhibit 1, Sheet A0.15, application of this standard would result in the loss of fifteen units. Absent this waiver, the Project could not fit as many residential units, thereby physically precluding construction of the proposed development at the density and with the incentives and concessions permitted by the SDBL. (Gov. Code, § 65915(e).)

(viii) Parking Setback (CMC Table 19.36.070(J))

To the extent applicable to the Project, the Applicant seeks a waiver of the prohibition in setback areas found in CMC Table 19.36.070(J). As shown on Exhibit 1, Sheet A0.16, compliance with this standard would, result in the loss of four residential units. Absent this waiver, the Project could not fit as many residential units, thereby physically precluding construction of the proposed development at the density and with the incentives and concessions permitted by the SDBL. (Gov. Code, § 65915(e).)

(ix) Garage Parking Minimum Interior Space (CMC Table 19.124.040(A))

To the extent applicable to the Project, the Applicant seeks a waiver of the 20' x 20' minimum interior space found in CMC Table 19.124.040(A). As shown on Exhibit 1, Sheet A0.17, compliance with this standard would, result in the loss of seventeen residential units. Absent this waiver, the Project could not fit as many residential units, thereby physically precluding construction of the proposed development at the density and with the incentives and concessions permitted by the SDBL. (Gov. Code, § 65915(e).)

(x) Minimum Lot Width

To the extent applicable to the Project, the Applicant seeks a waiver of the 70-foot minimum lot width at the front building line CMC Table 19.36.060(C). As shown on Exhibit 1, Sheet A0.13, application of this standard the Project would result in the loss of six units, thereby physically precluding construction of the proposed development at the density and with the incentives and concessions permitted by the SDBL.

(xi) Maximum Lot Coverage

To the extent applicable to the Project, the Applicant seeks a waiver of the 40% maximum lot coverage in former Table 19.36.070(A). As shown on Exhibit 1, Sheet A0.08, application of this standard the Project would result in the loss of eleven units, thereby physically precluding construction of the proposed development at the density and with the incentives and concessions permitted by the SDBL. Note that the zoning code has been amended to now permit up to 50% lot coverage and the project is consistent with this revised standard.

(xii) Maximum Height

The Applicant requests a waiver from HOC § 1.01.030(A)(1) and Mun. Code § 19.36.070(B)/General Plan Figure LU-2's 45-foot height maximum on the Property. The proposed townhome product parapet is 50.5 feet high to accommodate the proposed floor plates and to provide an improved aesthetic. Therefore, as shown on Exhibit 1 Sheets A0.07 and A0.12, application of these height standards would physically preclude construction of the proposed development at the density and with the incentives and concessions permitted by the SDBL by resulting in the loss of 40 units.

(xiii) Private Outdoor Space

The Heart of the City Specific Plan requires 60 square feet of private outdoor space for each unit. The Project satisfies this standard. To the extent applicable, Mun. Code § 19.36.070(D) would require up to 20% of a unit's square footage as private outdoor space. This would physically preclude construction of the proposed development at the density and with the

incentives and concessions permitted by the SDBL.

(xiv) Boulevard Landscape Easement (HOC § 1.01.040.D.1)

Heart of the City Specific Plan § 1.01.040.D.1 contemplates at 26' wide landscape easement along Stevens Creek Boulevard that would include a back-of-walk planting strip ten feet in width. The proposed Project includes three-surface mounted transformers as shown in the enclosed figure. This requires that the landscape easement jog around the footings of the transformers so that the transformers are not included within the back-of-walk planting strip easement area. Also, the Project includes a proposed pedestrian walk within the landscape easement that is adjacent to heat pumps necessary for development of the residential units facing Stevens Creek Boulevard.

As shown on Exhibit 1 Sheet A0.20, application of this standard would physically preclude construction of the Project at the proposed density because relocating the transformers and heat pumps outside of the default 26' wide easement area would result in the loss of sixteen units fronting Stevens Creek Boulevard. As also shown on Exhibit 1, Sheet A0.20, relocating the heat pumps to permit shifting the pedestrian walk outside of the landscape easement area would result in the loss of at least one unit fronting Stevens Creek Boulevard.

(xv) Planting Area Adjacent to Residential (HOC § 1.01.040.D.2)

Heart of the City Specific Plan § 1.01.040.D.2 contemplates a minimum five (5) foot planting area shall adjacent to the fence or wall with evergreen trees. As shown on Exhibit 1 Sheet A0.20A, the Project does not comply with this standard at one location adjacent to an existing single-family home. Application of this standard would physically preclude construction of the Project at its proposed density because extending the planting area at that location would result in the loss of one unit.

4. Parking

The applicant requests that the City apply the parking ratios found in Gov. Code, § 65915(p)(1) which also permits tandem spaces and no guest parking:

- Zero to one bedroom: one onsite parking space.
- Two to three bedrooms: one and one-half onsite parking spaces.
- Four and more bedrooms: two and one-half parking spaces.

The Project would include 80 four-bedroom and 42 three-bedroom units. This would require the project to provide 263 parking spaces. The project complies with this requirement by providing 271 parking spaces.

* * *

Please feel free to call me if you have any questions regarding any of the above requests.

Sincerely,

Christian H. Cebrian

CHC:mlh

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HARVEST PROPERTIES
180 Grand Ave, Ste. 1400
Oakland, CA 94612

20807-20883 STEVENS CREEK BLVD
CUPERTINO, CA # 20240298
OWNERSHIP:
STEVENS CREEK OCA OWNER, LLC

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SEPTEMBER 20, 2024 FIRST SUBMITTAL
1 JANUARY 22, 2025 SECOND SUBMITTAL
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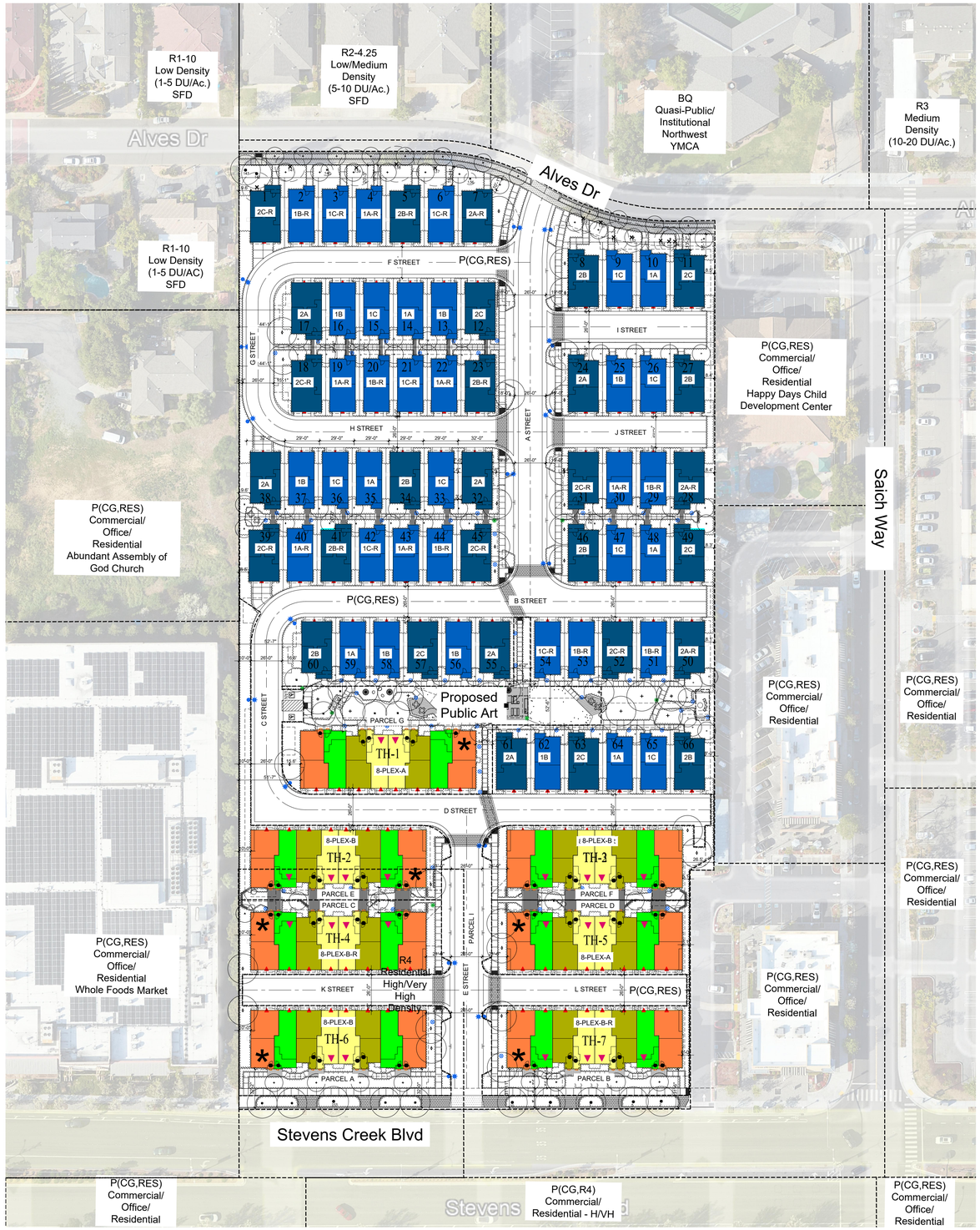
STATE DENSITY BONUS LETTER

A0.21



Project Summary

Site Gross Area:	6.93 ac	301,871 sf
Net Lot Area:	6.79 ac	295,772 sf
Existing Zoning:	P (CG, Res) & R4	
Address:	20807, 20813, 20823, and 20883 Stevens Creek Boulevard	
APN	326-32-050, 326-32-051, 326-32-052, and 326-32-053	
Existing Use:	1 & 2-Story Commercial Office and Retail Buildings with Surface Parking	
General Plan Landuse:	Commercial / Office / Residential	
Master Specific Conceptual Plan:	Heart of the City	
Planning Special Center:	Heart of the City	
Planning Sub Special Area:	North Crossroads Node	
Bird Sensitive Area:	V	
Proposed Use:	Residential (3-Story Townhouses & Single-Family Detached with Roof Top Decks)	

Unit Summary

Building Type	No. of Units	%
SFD	66 du	54.1%
Townhouse	56 du	45.9%
Total	**122 du**	**100.0%**
Gross Density	**17.60 du/gross ac**	
Net Residential Density	**17.84 du/net ac**	

Townhouse Building Matrix

Townhouse (TH)	No. of units per 8-plex
Plan 1/1R	2
Plan 2/2R	2
Plan 3/3R	2
Plan 4/4R (Roof Top Deck)	2
Total Units Per Building	8

Total 8-plex Buildings Per Site	7
Total TH Units Per Site	**56**

Unit Matrix

Single Family Dwelling (SFD)	*Total Unit Count Per Site*	*Sq. Ft. (Gross) per Unit ***	*Total Sq. Ft. (Gross) per Site ***	*Floor Area per Unit**	*Total Floor Area Per Site**	*Bedrooms*	*Baths*	*Garage*
Plan 1/1R	37	2,271	84,027	2,883.4	106,685.8	4	3.5	2-Car side x side
Plan 2/2R (Roof Top Deck)	29	2,781	80,649	3,773.2	109,422.8	4	3.5	2-Car side x side
Total	**66**		**164,676**		**216,108.6**			
Average Plan Sq. Ft.		2,495		3,274				

Townhouse (TH)	*Total Unit Count per Site*	*Sq. Ft. (Net) per Unit ***	*Total Sq. Ft. (Net) per Site ***	*Floor Area per Unit**	*Floor Area per Site**	*Bedrooms*	*Baths*	*Garage*
Plan 1/1R****	14	1,380	19,320	2,272.9	31,820.6	3	3	tandem
Plan 2/2R*****	14	1,607	22,498	2,475.4	34,655.6	3	3	tandem
Plan 3/3R	14	1,788	25,032	2,603.7	36,451.8	3	3.5	side x side
Plan 4/4R (Roof Top Deck)	14	2,329	32,606	3,697.1	51,759.4	4	3.5	side x side
Total	**56**		**99,456**		**154,687.4**			
Average Plan Sq. Ft.		1,776		2,762				
SITE TOTAL	**122**	Units		3,039 AV	**370,796.0**	**SQ. FT. Total Floor Area per C.M.C.**		

*Floor Area Per Cupertino Municipal Code (C.M.C.) Definition section 19.08.030. See Floor Area Exhibit for further information.
**Measured to exterior face of stud walls excluding covered garages, covered decks, roof decks.
***Measured to interior face of stud walls excluding covered garages, covered decks, roof decks.
****All Plan 1/1R units are ownership BMRs. Half of the units are allocated at the Moderate Income Level and half are allocated at the Median Income Level.
*****(10) Ten Plan 2/2R units are ownership BMRs. Half of those units are allocated at the Moderate Income Level and half are allocated at the Median Income Level.
R = Reverse/mirror condition of standard plan (8-plex townhouse buildings are symmetrical about center of building)
AV = Average
SFD Plan 2/2R may occur without a roof top deck at time of building permit for reduction in floor area of 405.2 sq. ft. per unit. - ***3,368.0 sq. ft.***
TH Plan 4/4R may occur without a roof top deck at time of building permit for reduction in floor area of 558 sq. ft. per unit. - ***3,139.1 sq. ft.***

Total Units By Affordability and Tenure (Per Resolution no. 24067 Housing Mitigation Manual)

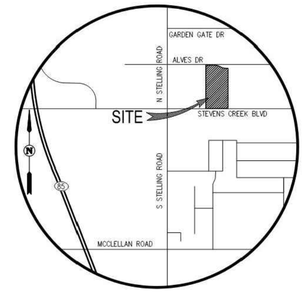
Median-Income	Moderate-Income	
	24	TOTAL Ownership BMR Units: required 20% of total units
12	12	Ownership BMR Townhouse units, 50% are required to be median-income & 50% moderate-income
	32	TOTAL Market Rate Ownership Townhouse units proposed
	66	TOTAL Market Rate Ownership Single Family Dwellings (SFD) proposed
	6	10% of multistory dwellings (Townhouses) to meet access requirements in CBC 1102A.3.1.

Open Space Summary

Net Lot Area	295,772 SF	6.79 AC			
Net Lot Area Devoted to Landscaping	65,825 SF	1.51 AC		22.3%	of Net Lot Area
Common Open Space Provided	10,257 SF	183	SF per TH DU	3.5%	of Net Lot Area

Building Height

50.5'	Proposed Maximum Building Height Per Heart of the City Specific Plan & C.M.C.
3 + Roof Top Deck	Proposed Maximum No. of Stories
Note: See Cover Sheet and individual elevation sheets for additional information (building finish floor, existing grade, & sidewalk elevations)	

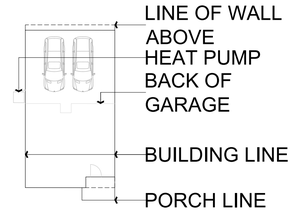


VICINITY MAP
NOT TO SCALE

Floor Area Calculation per CMC Definition

Building Type	# of Bldgs	Floor Area/ Bldg	Total Floor Area
SFD			
Plan 1/1R	37	2,883.4	106,686
Plan 2/2R	29	3,773.2	109,423
Subtotal	*66*		*216,109*
Townhouse			
8-Plex/8-Plex-R	7	22,098.2	154,687
Subtotal	*(56 units)*		*154,687*
Total Floor Area			**370,796**

TYPICAL BUILDING FOOTPRINT



▼ Below Market Rate (BMR) Units

* Units meeting CBC Chapter 1102A.3.1 Housing Accessibility (6 Total)

Lot Coverage

131,197 TOTAL AREA OF SITE COVERED BY BUILDING ROOFS AND EAVES (SF)
297,950 TOTAL NET LOT AREA (SF)
44.0% PERCENT LOT COVERAGE PROPOSED (BUILDING COVERAGE/NET LOT AREA)
40% COVERAGE ALLOWED PER MF(R-3) CMC SECTION/TABLE 19.36.070 (A)

See Lot Coverage Table for additional information and building/roof eave coverage per lot.

Maximum Off-Street Parking Standards

Unit Type	No. of Units	Parking Spaces Required
3 Bedroom (1.5/DU)	42	63
4 Bedroom (2.5/DU)	80	200
Total Required		**263**

Per Gov. Code, § 65915(p)(1) for projects eligible for a density bonus.
(p) (1) Except as provided in paragraphs (2), (3), and (4), upon the request of the developer, a city, county, or city and county shall not require a vehicular parking ratio, inclusive of parking for persons with a disability and guests, of a development meeting the criteria of subdivisions (b) and (c), that exceeds the following ratios:
(A) Zero to one bedroom: one onsite parking space.
(B) Two to three bedrooms: one and one-half onsite parking spaces.
(C) Four and more bedrooms: two and one-half parking spaces.
(D) One bedspace in a student housing development: zero parking spaces.

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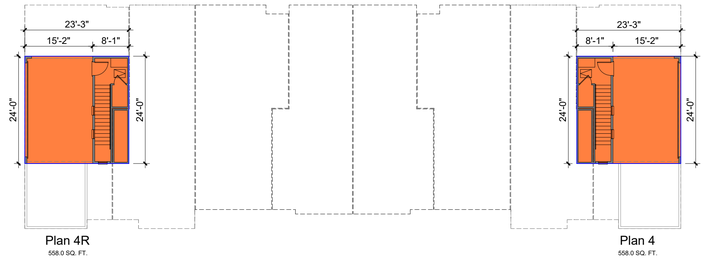
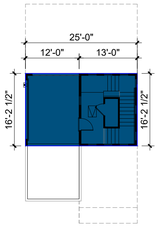
0 25 50 100

ARCHITECTURAL SITE EXHIBIT

A0.22



Roof Top Deck (RTD)



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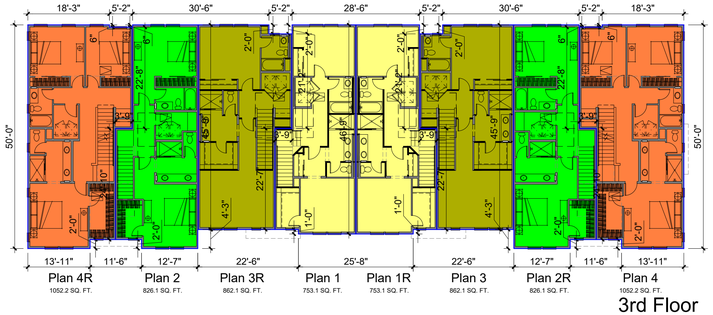
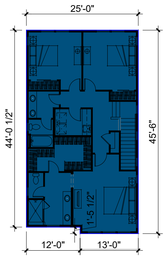


3rd Floor



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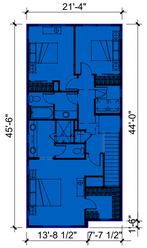
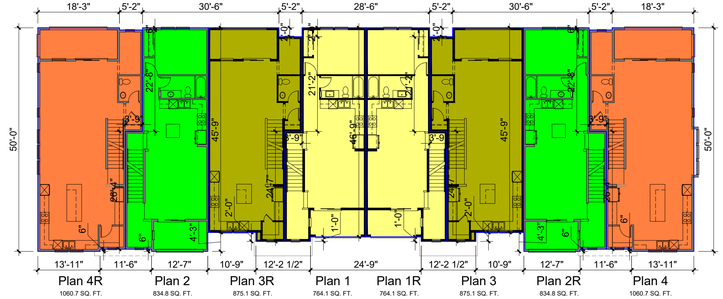


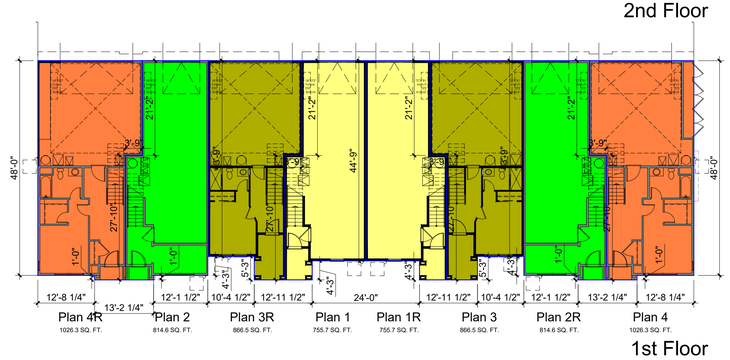
3rd Floor



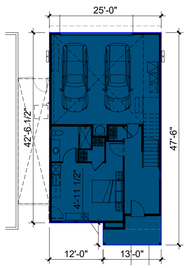
2nd Floor

2nd Floor

2nd Floor



1st Floor



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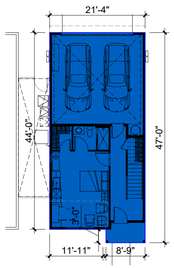

1st Floor

8 PLEX TOWNHOUSE FLOOR AREAS					
PLAN NO.	LEVEL 1	LEVEL 2	LEVEL 3	ROOF TOP DECK	TOTAL
UNIT 1/1R	755.7 SQ. FT.	764.1 SQ. FT.	753.1 SQ. FT.	0	2272.874439 SQ. FT.
UNIT 2/2R	814.6 SQ. FT.	834.8 SQ. FT.	826.1 SQ. FT.	0	2475.43763 SQ. FT.
UNIT 3/3R	866.5 SQ. FT.	875.1 SQ. FT.	862.1 SQ. FT.	0	2603.67823 SQ. FT.
UNIT 4/4R	1026.3 SQ. FT.	1060.7 SQ. FT.	1052.2 SQ. FT.	558.0 SQ. FT.	3697.10377 SQ. FT.
TOTAL PER 8-PLEX BLDG.	6926.1 SQ. FT.	7069.3 SQ. FT.	6986.8 SQ. FT.	1116.0 SQ. FT.	22098.18805 SQ. FT.
TOTAL PER SITE (7 buildings)	48482.7 SQ. FT.	49484.8 SQ. FT.	48907.8 SQ. FT.	7812.0 SQ. FT.	154,687.4 SQ. FT.

Townhouse 8 Plex

SFD PLAN 2	
LEVEL 1	1128.0 SQ. FT.
LEVEL 2	1120.0 SQ. FT.
LEVEL 3	1120.0 SQ. FT.
STAIR PENTHOUSE & COVERED ROOF TOP DECK	405.2 SQ. FT.
TOTAL PLAN 2	3773.2 SQ. FT.
TOTAL PER SITE (29)	109,422.8 SQ. FT.

SFD Plan 2

SFD PLAN 1	
LEVEL 1	964.9 SQ. FT.
LEVEL 2	959.2 SQ. FT.
LEVEL 3	959.2 SQ. FT.
TOTAL PLAN 1	2883.4 SQ. FT.
TOTAL PER SITE (37)	106,685.8 SQ. FT.

SFD Plan 1

Floor Area Definition (Per City of Cupertino Municipal Code 19.08.030)

"F" Definition

"Floor area" means the total area of all floors of a building measured to the outside surfaces of exterior walls, and including the following: Halls, Base of stairwells, Base of elevator shafts, Services and mechanical equipment rooms, Interior building area above fifteen feet in height between any floor level and the ceiling above, Residential basements in the A, A1, R1 and RHS zoning districts with lightwells that do not conform to Section 19.28.070(I), Residential basements in the R1 and RHS zoning districts on projects pursuant to Government Code section 65852.21, Residential garages, Roofed arcades, plazas, walkways, porches, breezeways, porticos, courts, and similar features substantially enclosed by exterior walls, Sheds and accessory structures.

"S" Definition

"Substantially enclosed" means an area that is covered by a roof or ceiling that is not more than 50% open to the sky/elements and is surrounded by solid barriers that are at least six inches tall on three or more sides. Solid barriers do not include open railings that are no taller than 42 inches, decorative arches, or trellises. Railings and trellises shall have a visual transparency of more than 50%.

Floor Area Calculation per CMC Definition

Building Type	# of Bldgs	Floor Area/ Bldg	Total Floor Area
SFD			
Plan 1/1R	37	2,883.4	106,686
Plan 2/2R	29	3,773.2	109,423
Subtotal	*66*		*216,109*
Townhouse			
8-Plex/8-Plex-R	7	22,098.2	154,687
Subtotal	*(56 units)*		*154,687*
Total Floor Area			**370,796**

Unit Summary

Building Type	No. of Units	%
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Total	**122 du**	**100.0%**
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Townhouse Building Matrix

Townhouse (TH)	No. of units per 8-plex
Plan 1/1R	2
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Plan 3/3R	2
Plan 4/4R (Roof Top Deck)	2
Total Units Per Building	8

Total 8-plex Buildings Per Site	7
Total TH Units Per Site	**56**

KEY PLAN : NTS

Unit Matrix

Single Family Dwelling (SFD)	*Total Unit Count Per Site*	*Sq. Ft. (Gross) per Unit ***	*Total Sq. Ft. (Gross) per Site ***	*Floor Area per Unit**	*Total Floor Area Per Site **	*Bedrooms*	*Baths*	*Garage*
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Total Units By Affordability and Tenure (Per Resolution no. 24067 Housing Mitigation Manual)

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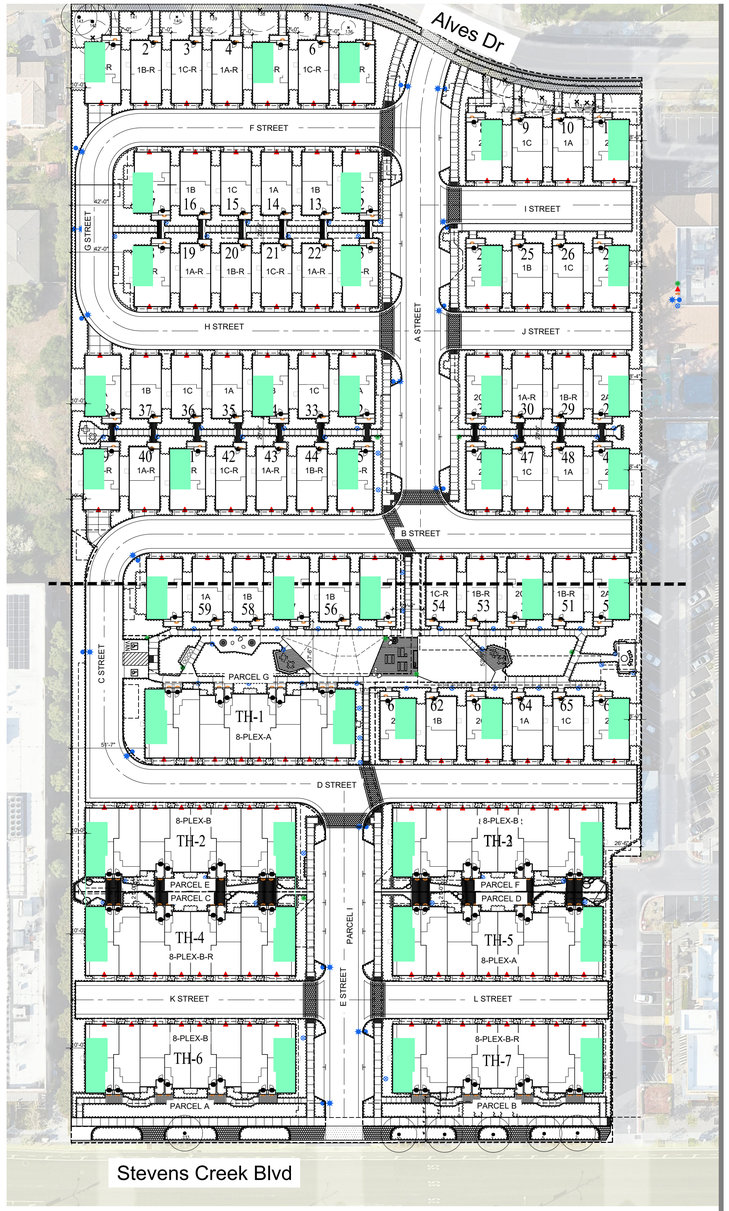
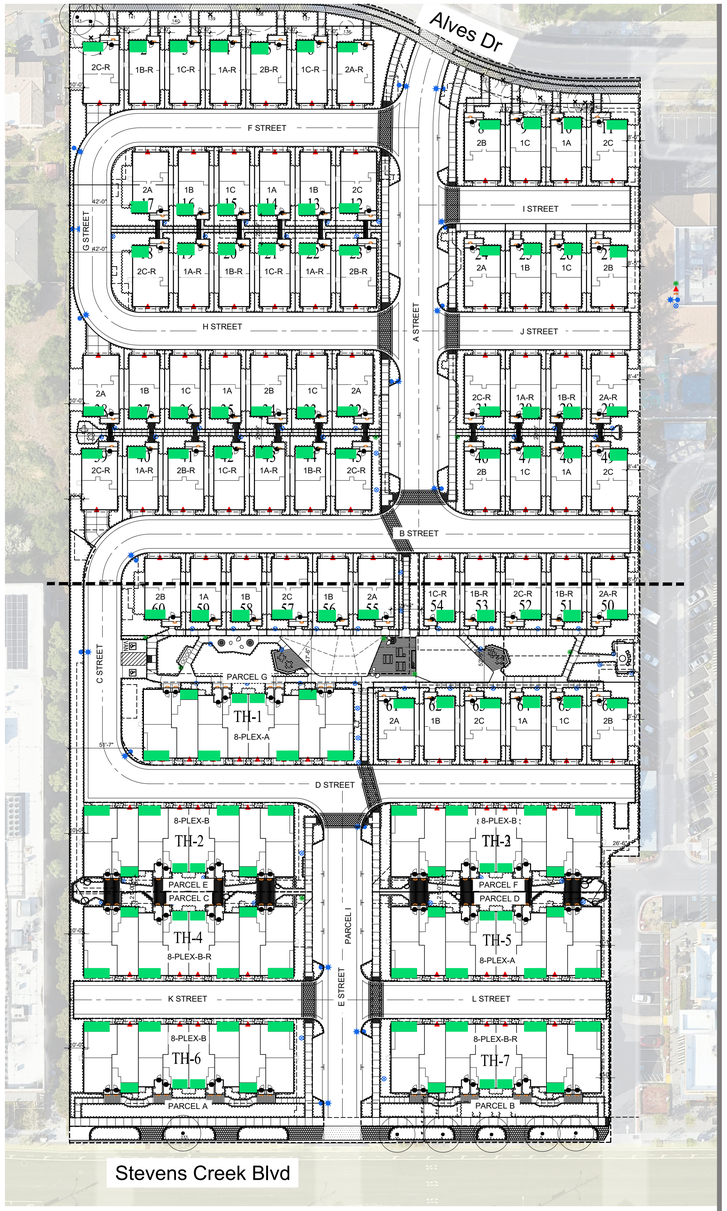
FLOOR AREA EXHIBIT
TOWNHOUSES AND SFD

A0.23



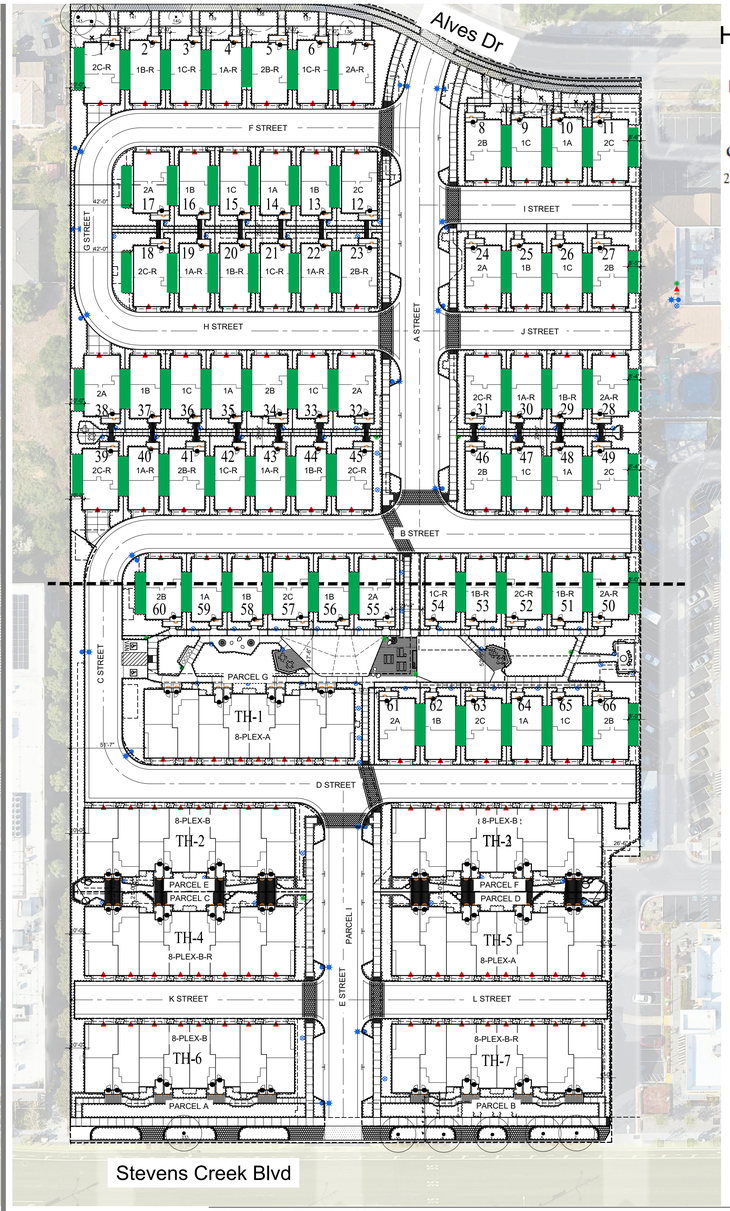
Roof Top Decks

(see unit plans for additional Info)



2nd Floor Decks

(see unit plans for additional Info)



Ground Floor Fenced Yards

(see unit plans for additional Info)

Private Open Space Key

- First Floor Fenced Yard
- Second Floor Deck
- Roof Top Deck

HOC REQUIREMENT

▶ 1.01.040 Site Development and Parking

C. Common Open Space *

2. For Residential Development –

a. Common, usable outdoor space shall be provided for all multi unit buildings. A minimum of one hundred fifty (150) square feet shall be provided for each unit excluding required setback areas; see Design Guidelines.

* See landscape plans for information about Common Open Space provided.

b. Private outdoor space shall also be provided with at least sixty (60) square feet for each unit. Private space shall be in the form of a patio or deck attached to the unit, not less than six (6) feet clear in any dimension.

Private Open Space Provided

	No. of Units on Site	1st Floor Fenced Yard (SF) per DU	1st Floor Fenced Yard (SF) on Site	2nd Floor Deck (SF) per DU	2nd Floor Deck (SF) on Site	Roof Top Deck (SF) per DU	Roof Top Deck (SF) on Site	Total Private Open Space per DU
SFD								
Plan 1/1R	37	185	6,845	61	2,257	0	0	**246**
Plan 2/2R (Roof Top Deck)	29	196	5,684	70	2,030	319	9,251	**585**
Subtotal	*66*		*12,529*		*4,287*		*9,251*	
Townhouse								
Unit 1/1R	14	0	0	61	854	0	0	**61**
Unit 2/2R	14	0	0	74	1,036	0	0	**74**
Unit 3/3R	14	0	0	98	1,372	0	0	**98**
Unit 4/4R (Roof Top Deck)	14	0	0	113	1,582	529	7,406	**642**
Subtotal	*56*		*0*		*4,844*		*7,406*	
Total	**122**		**12,529**		**9,131**		**16,657**	
Site Total	**38,317 SF**		**314 SF/DU Average**					

Open Space Summary

Net Lot Area	295,772 SF	6.79 AC			
Net Lot Area Devoted to Landscaping	65,825 SF	1.51 AC		22.3%	of Net Lot Area
Common Open Space Provided	10,257 SF	183	SF per TH DU	3.5%	of Net Lot Area

Private Open Space Required

Private Usable Open Space Required (60 SF/DU min., 6' min. Dimension)			
122 DU	x 60 SF =	**7,320**	**Total SF Required**
H.O.C. 1.01.040 (C)(2)(b) Private Outdoor Space shall be provided with 60SF/DU with patio or deck 6' minimum dimension.			

Private Usable Open Space Provided

61 to 529 SF/DU	**38,317**	**Total SF Provided**
Note: See Private Open Space Exhibit with Provided Table for further information		

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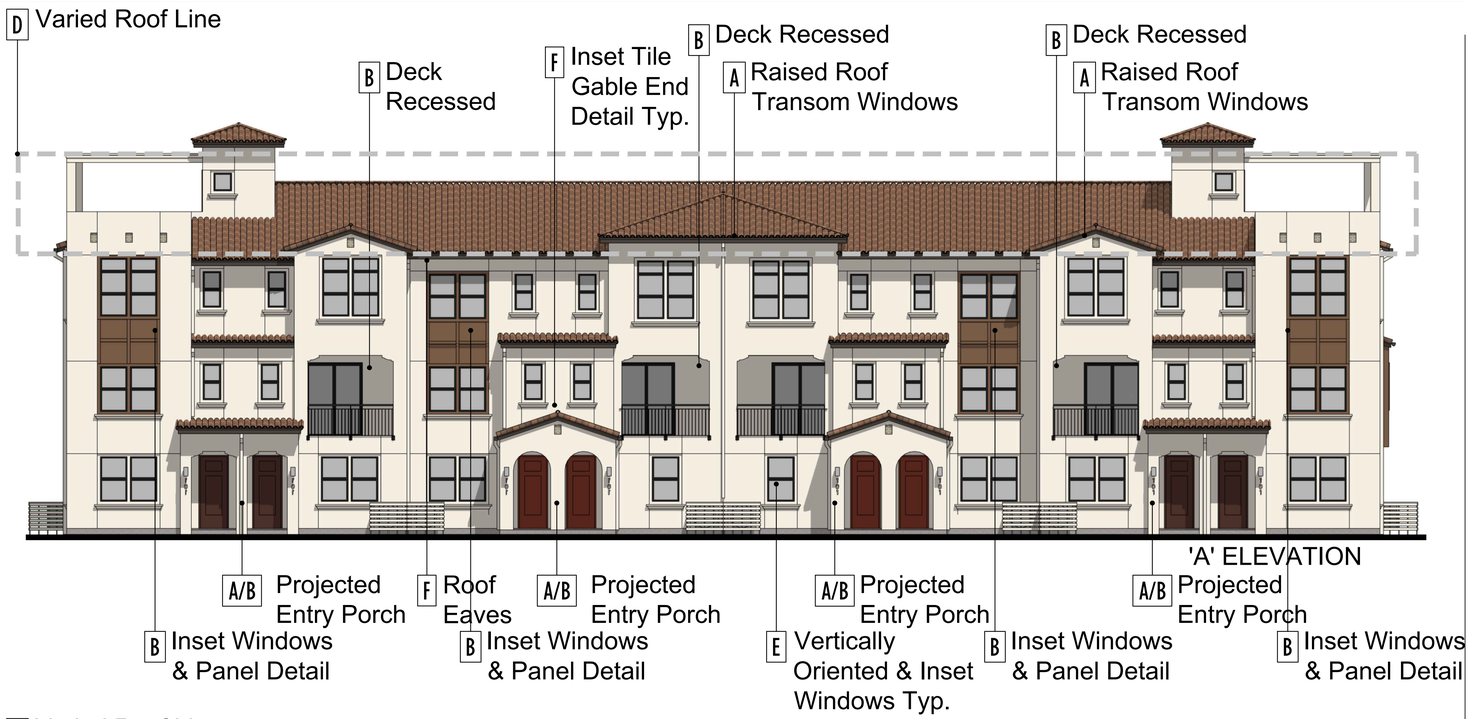
0 25 50 100

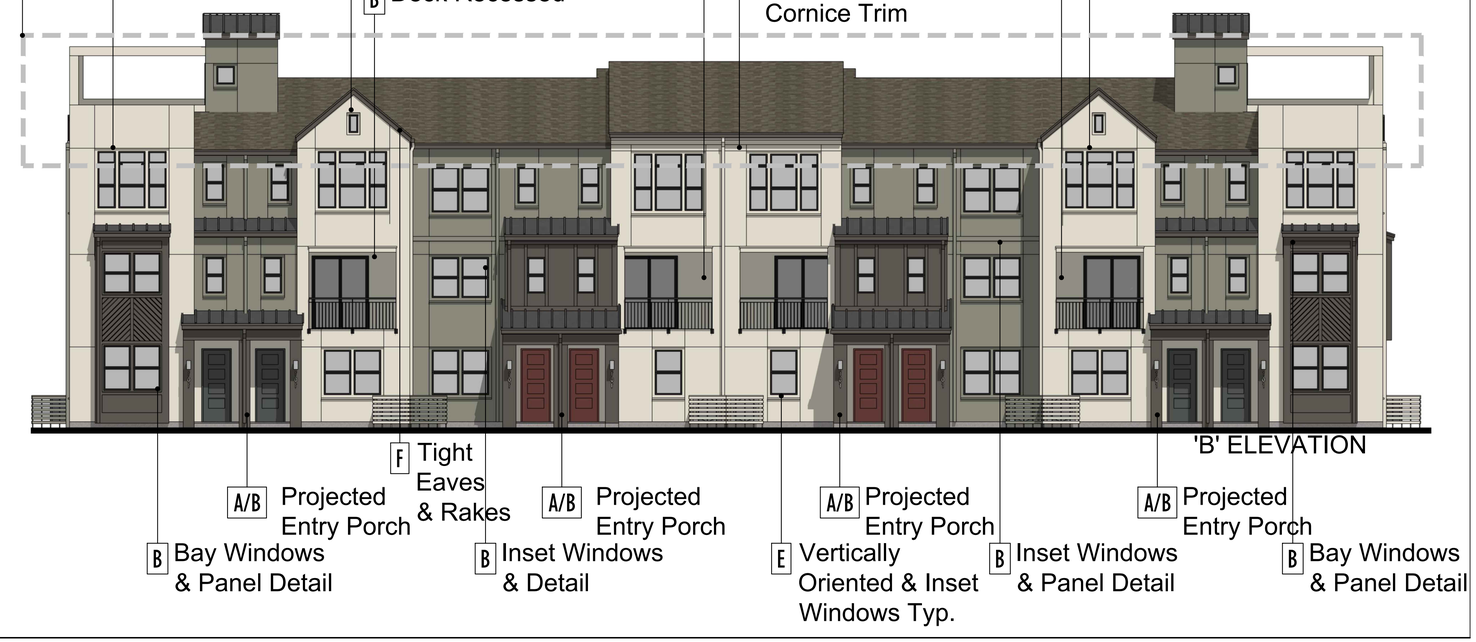
PRIVATE OPEN SPACE EXHIBIT

A0.24

HEART OF THE CITY DESIGN GUIDELINES

Design Guidelines	Proposed Design Features
▶ 2.01.010 Description The Design Guidelines promote buildings that assume some of the communication functions of signs.	
A. Building Increment – Long facades should be divided into shorter segments or modules and should be separated by major changes in the building mass or facade treatment, such as a projected entrance or window volume(s), notch, roof form, or other architectural feature. In some cases, these modules may be separated by varying the color of individual modules within a harmonious palette of colors.	See Building Plans and Elevations. The proposed 8-plex building facade is divided into multiple segments with entry porches projecting the furthest from the facades. Entry porches feature enhanced roof materials and details. Varying color or materials also differentiate modules and massing along the building facades.
B. Special Architectural Features – should accent buildings at the main building entrance, adjacent to entrance drives, and/or at building comers. Features that relieve flatness of facades, such as recessed windows, architectural trim with substantial depth and detail, bay windows, window boxes, dormers, entry porches, etc., are recommended.	See Elevations. Bay windows and recessed windows are utilized to create variation and differentiation along building facades and specifically at locations adjacent to entrance drives. Entry porches and 2nd floor decks also add to the visual interest to street facing facades and entry conditions.
C. Building Clusters – Buildings should relate to one another to shape open space in between, as is common on campuses. Changes in building form should be used to organize and accent space, by creating axial relationships between buildings, defining special courtyard spaces, etc.	See Building and Site Plans. Site & building designs are organized to provide axial relationships between buildings, defining common open spaces through variations in building forms. Open spaces are accented by private porches and overlooked by 2nd floor decks.
D. Facade Composition – Every building and/or individual tenant space should have a base; a clear pattern of openings and surface features; a prominent main entrance; and an attractive, visually interesting roofline. The building should convey quality materials.	See Elevations and Color/Material Selections. Each home features a clear and prominent entry porch with enhanced roofing materials and details defining individual tenant spaces. Roof forms vary per style and create visually interesting forms and building massing. Building materials are varied and interesting per style and are representative of quality.
E. Windows – are an important element of facade composition and an indicator of over all building quality: 1. Window Openings – should generally be vertical or square in shape. Horizontally-oriented openings generally make buildings appear squat and massive.	See Elevations and Architectural Details. Window openings proposed are vertical or square in shape. Transom windows are added at primary bedroom locations along street facing facades to further enhance the quality and create visual interest.
2. Window Inset – Glass should be inset a minimum of 3" from the window frame or from the exterior wall surface to add relief to building surfaces; this is especially important for stucco buildings.	Windows are inset 2" typical from the window frame, which is typical of a 5.5" to 3.5" stud wall transition, and common to Spanish and Modern French Styles. Craftsman windows on SFD feature 2" deep finish trim typical, where historically 1x trim members would have been used.
F. Roofs – Roof overhangs are strongly recommended. Overhangs should be a minimum of three (3) feet, with additional articulation in the form of support struts, gutter facia, and/or exposed beams/rafter ends.	See Roof Plans and Elevations. Roof eaves are provided consistent with the architectural character: Spanish features 24" eaves and tight rakes. Modern French utilizes tight eaves and rakes; Craftsman style features 24" eaves and 12" rakes; Each architectural style is further defined by unique gable end details: recessed tile detail on Spanish; kicker & outlookers on Craftsman; inset window or vent on Modern French. Gutters and fascia boards are common at all styles.





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HOC COMPLIANCE TH EXHIBIT
8-PLEX TOWNHOUSES

A0.25

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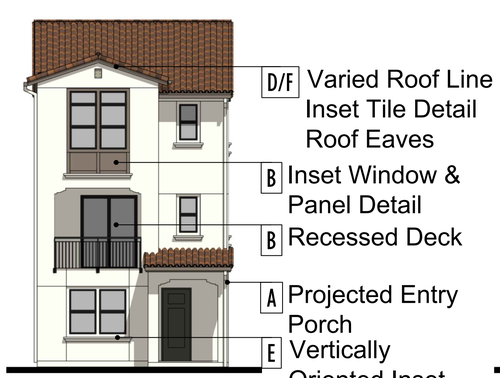
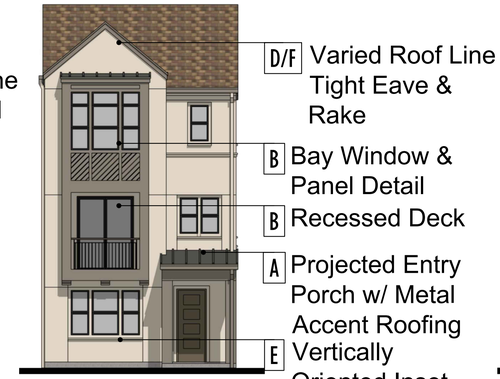
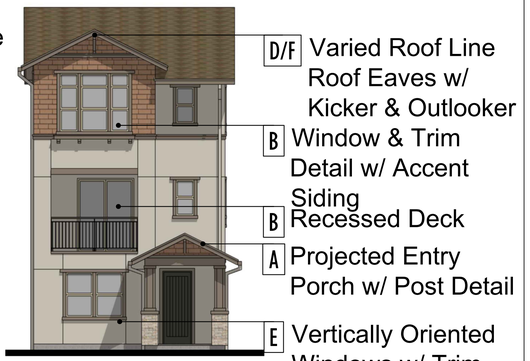


1A ELEVATION

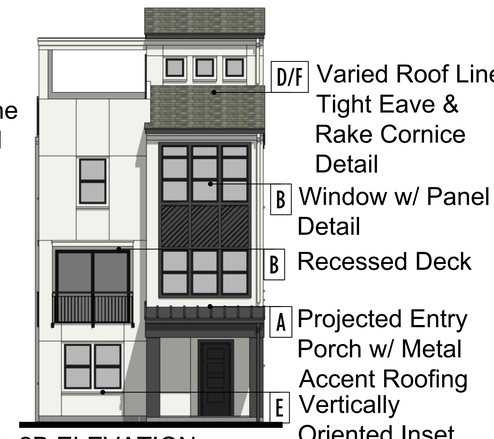


1B ELEVATION

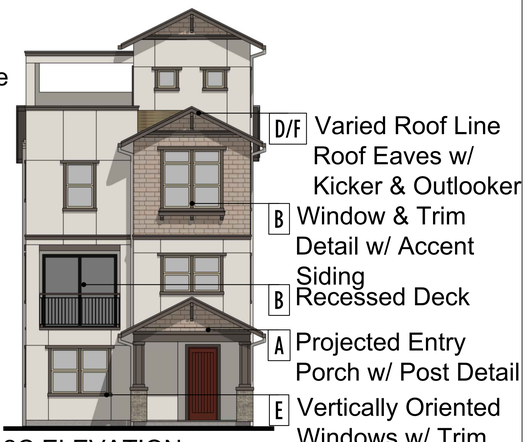


1C ELEVATION

2A ELEVATION



2B ELEVATION



2C ELEVATION

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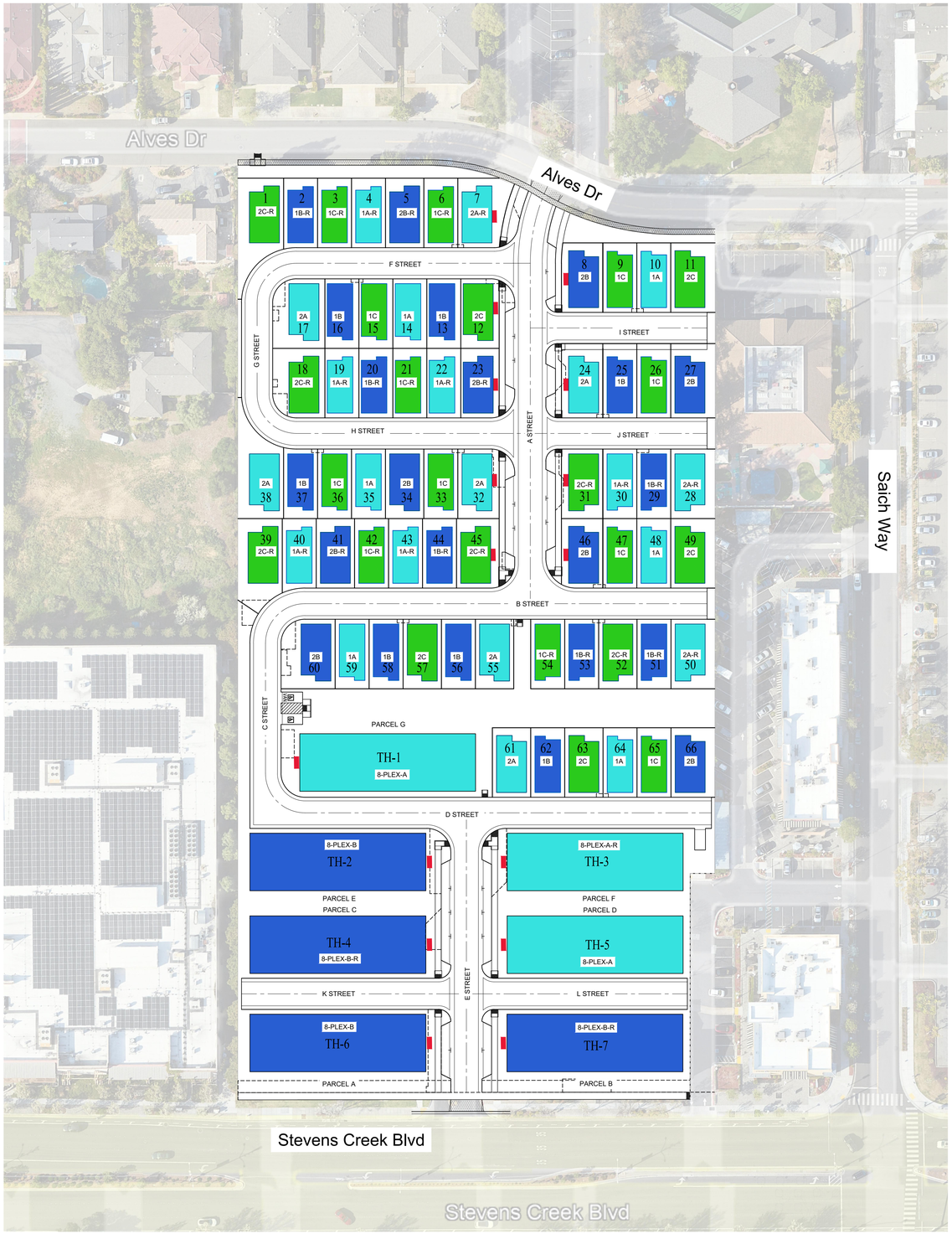
HOC COMPLIANCE SFD EXHIBIT
SFD

A0.26



ELEVATION STYLE LEGEND

- STYLE 'A' SPANISH
- STYLE 'B' MODERN FRENCH
- STYLE 'C' CRAFTSMAN
- ENHANCED ELEVATION

NOTE: ELEVATION STYLE PLOTTING MAY VARY AT TIME OF BUILDING PERMIT.

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0 25 50 100

ARCHITECTURAL STYLE PLOTTING

A0.27

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NTS

EXISTING SITE IMAGERY

A0.28

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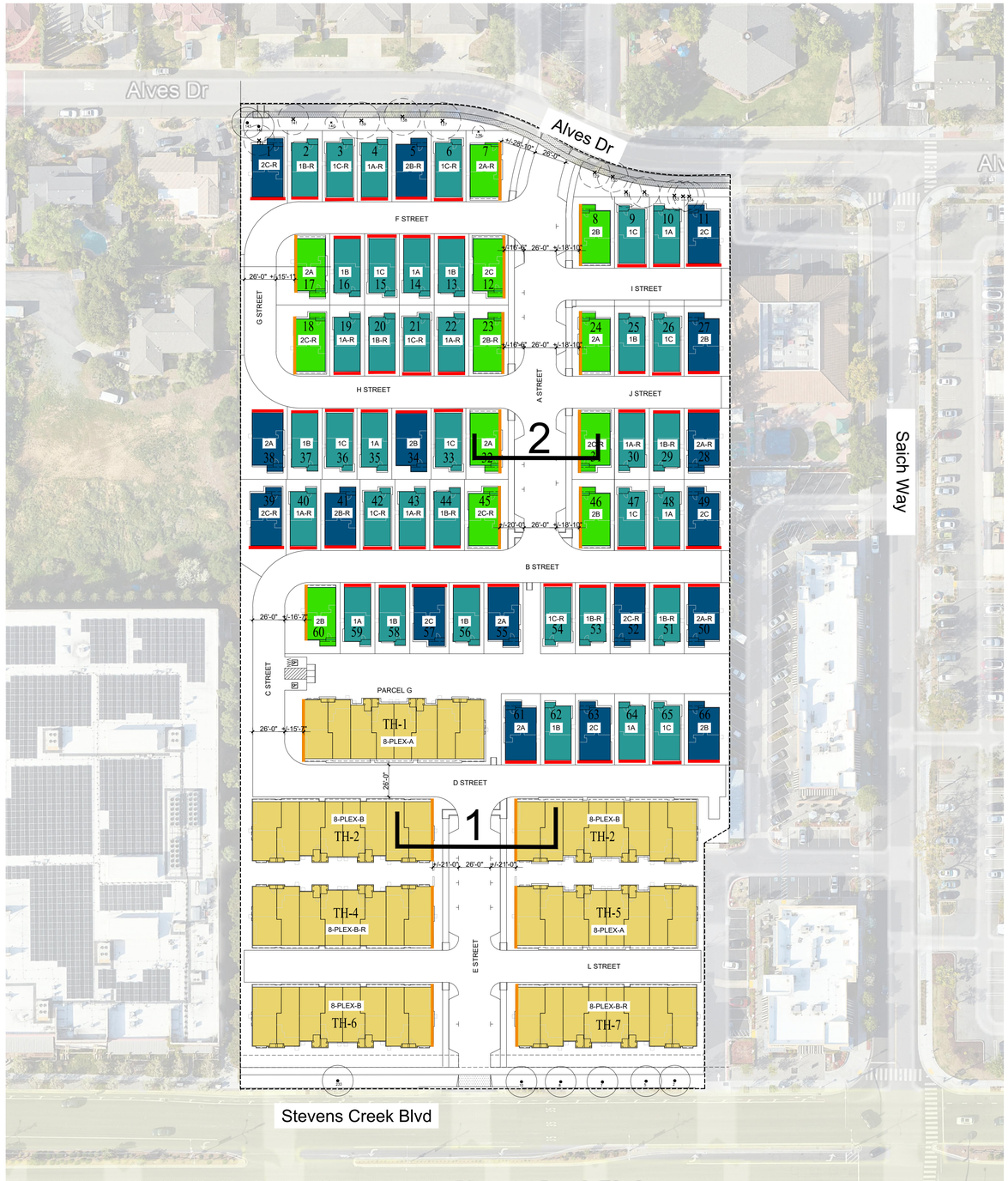
NTS

CONTEXT IMAGERY

A0.29



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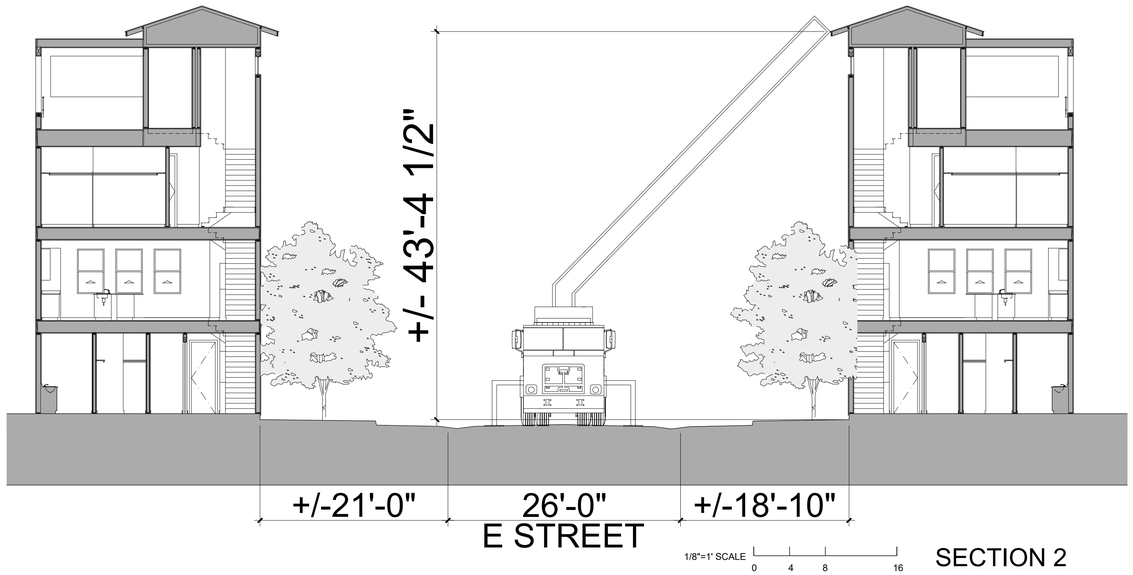
1/16"=1' SCALE 0 8 16 32

FIRE ROOF ACCESS PLAN



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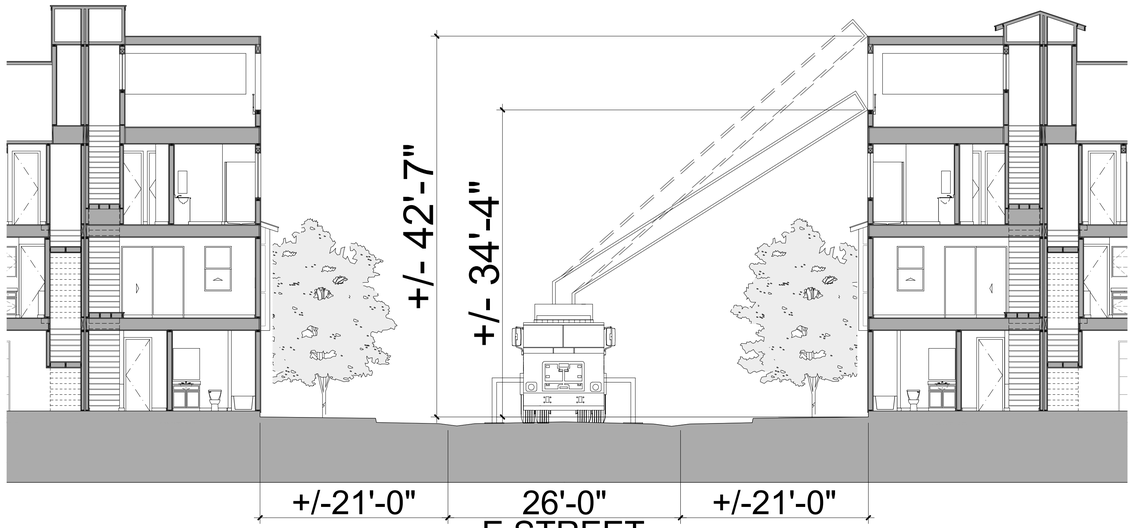
SECTION 2



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SECTION 1

TOWNHOUSE - AERIAL APPARATUS

PLAN 2 SFD - AERIAL APPARATUS ACCESS

PLAN 2 SFD - GROUND LADDER ACCESS

PLAN 1 SFD - GROUND LADDER ACCESS

BUILDING SIDES FOR AERIAL APPARATUS ACCESS

BUILDING SIDES FOR GROUND LADDER ACCESS

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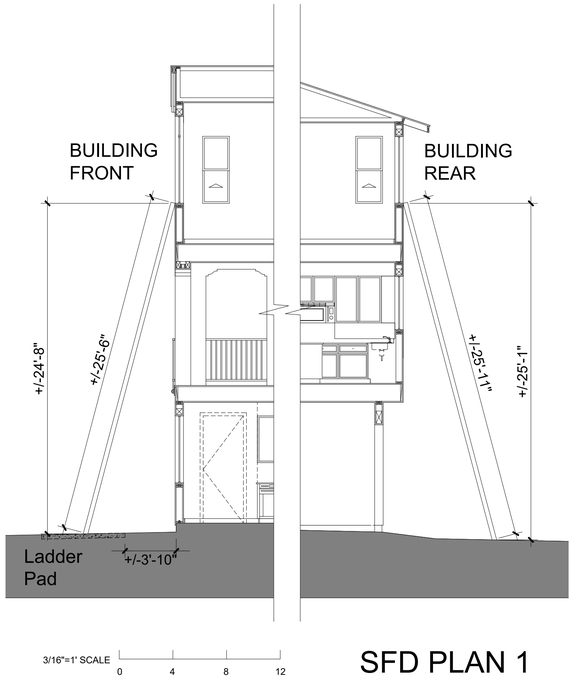
FIRE ACCESS EXHIBIT

A0.30



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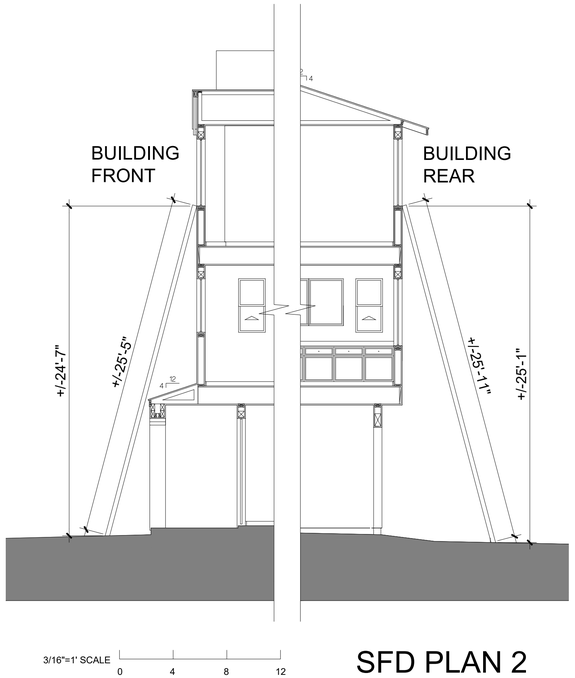
SFD PLAN 1



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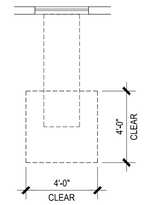
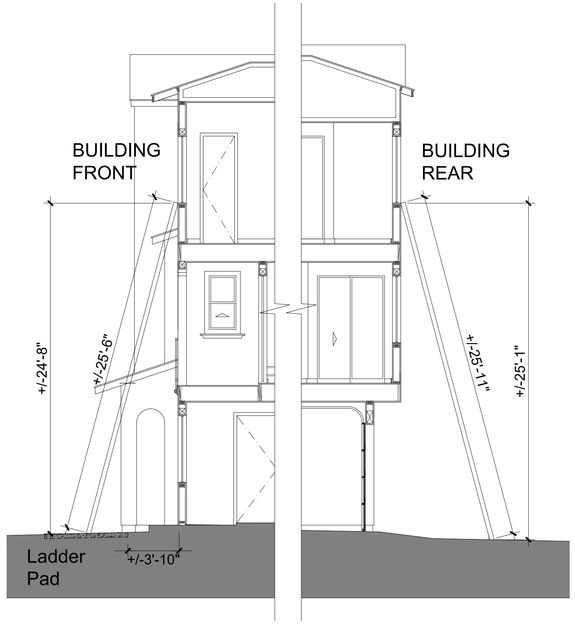
SFD PLAN 2

LADDER PAD @ 3RD FLOOR PLAN VIEW:
SCALE: 1/4" = 1'-0"

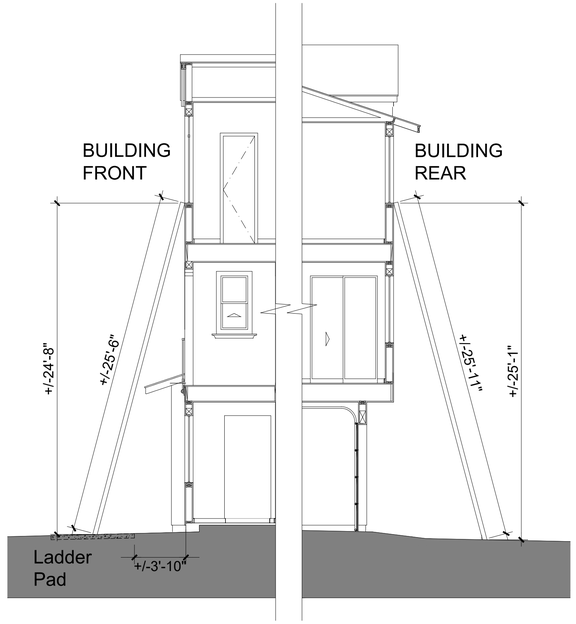


TYPICAL LADDER PAD IN PLAN



3/16"=1' SCALE 0 4 8 12

TOWNHOUSE PLAN 1



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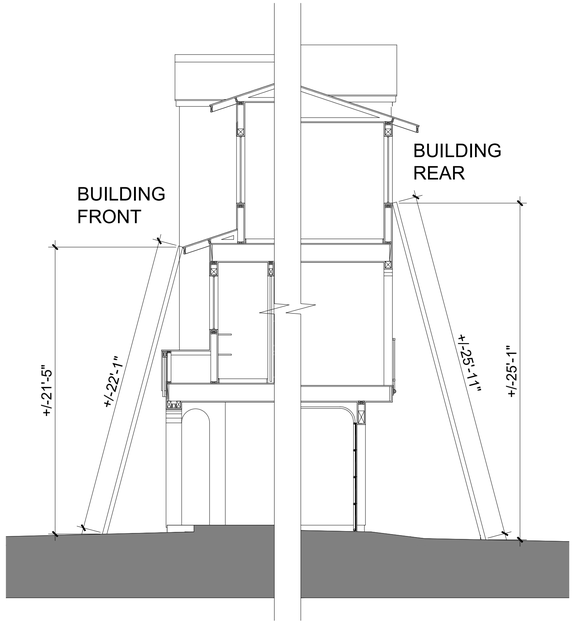
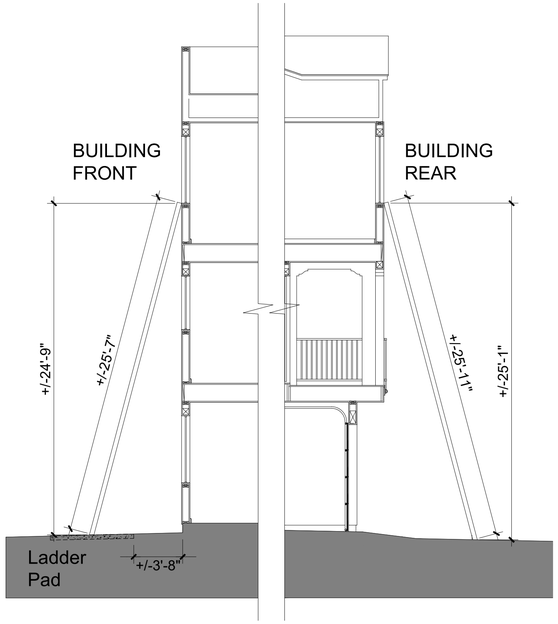
TOWNHOUSE PLAN 2



3/16"=1' SCALE 0 4 8 12

TOWNHOUSE PLAN 3



3/16"=1' SCALE 0 4 8 12

TOWNHOUSE PLAN 4

NOTE: SEE L6.0-6.4 FOR LADDER PAD LOCATIONS

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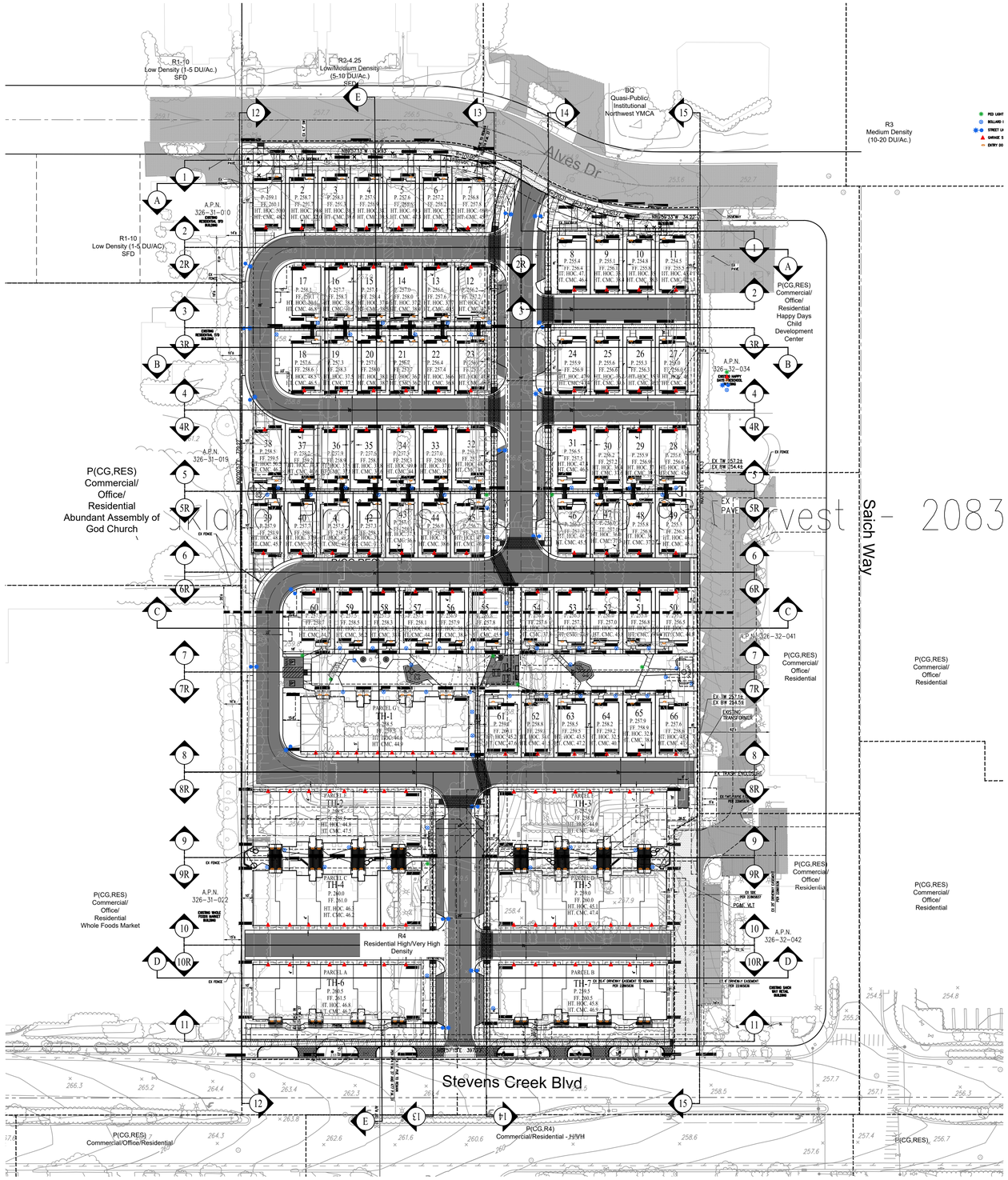
EGRESS WINDOW LADDER ACCESS EXHIBIT

A0.31



Planning Harvest - 2083

CONTEXTUAL PLAN NOTES:

Elevation styles plotted per Architectural Style Plotting sheet and may vary at time of building permit. See Building Height Table for further information.

A-A through E-E are Contextual Sections
1-1 through 15-15 are Contextual Elevations

HT. H.O.C. = Building Height measured per Heart of the City Specific (H.O.C.) Plan 1.01.030(A) Height - is measured from lowest point along nearest public sidewalk to top of cornice, parapet, or eave line of a peaked roof.
Lowest Grade along Stevens Creek Blvd = 258.0
Lowest Grade along Alves Dr = 252.1
Lots North of the central open space reference the Alves sidewalk elevation and lots South reference the Stevens Creek Blvd sidewalk elevation.

HT. C.M.C. = Building Height measured per Cupertino Municipal Code Definitions 19.08.030: "Height" means a vertical distance measured parallel to the natural grade to the highest point of exterior construction, exclusive of chimneys, antennas or other appurtenances, except that entry features are measured to the top of the wall plate. Lowest natural grade at the four corners of each proposed building used to calculate height per C.M.C.

P. = Pad Elevation
FF. = Ground Level Finish Floor Elevation
(set to USGS NAVD 88 Vertical datum)
EG = Existing Grade

Landscape and hardscape shown per landscape drawings. See landscape sheets for further information.
Pad elevations, property lines, dimensions, easements, location of street medians, curbs, sidewalks, driveways, parking areas shown per civil drawings.
See civil sheets for further information.

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Oakland, CA 94612

20807-20883 STEVENS CREEK BLVD
CUPERTINO, CA # 20240298
OWNERSHIP:
STEVENS CREEK OCA OWNER, LLC

GENERAL PLANNING APPLICATION
SEPTEMBER 20, 2024 FIRST SUBMITTAL
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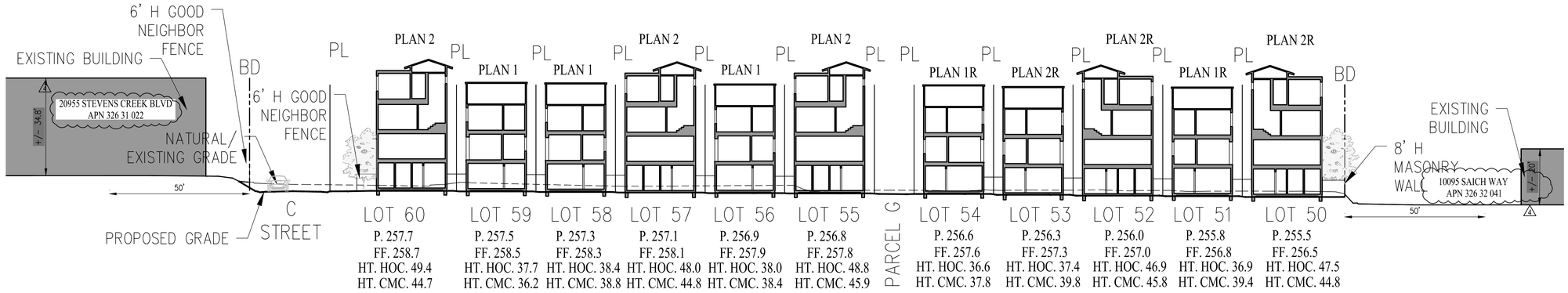
2 AUGUST 5, 2025 THIRD SUBMITTAL
3 NOVEMBER 5, 2025 FOURTH SUBMITTAL
4 DECEMBER 24, 2025 FIFTH SUBMITTAL

0 25 50 100

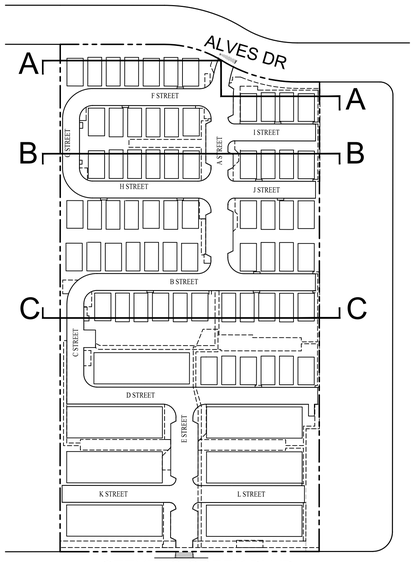
CONTEXTUAL PLAN

A1.00

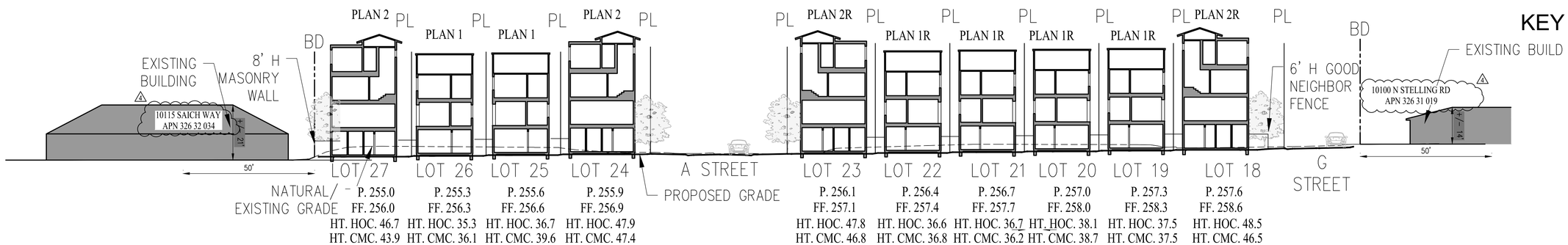


SECTION C-C

0 10 20 40 Scale 1" = 20'

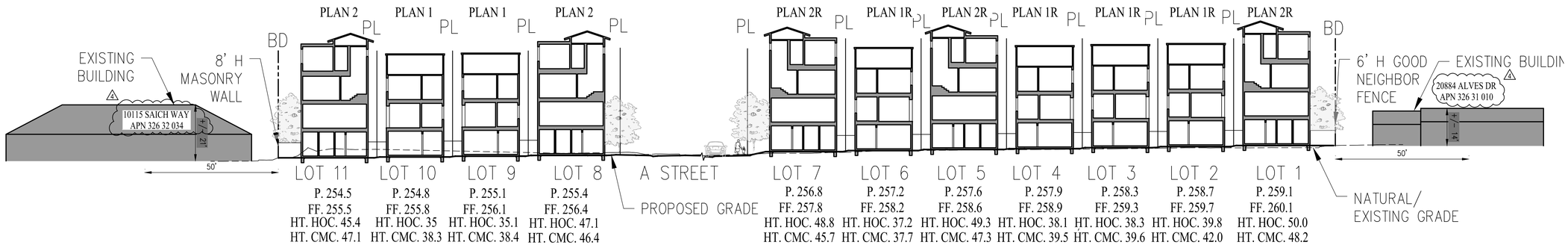


KEY MAP (NTS)



SECTION B-B

0 10 20 40 Scale 1" = 20'



SECTION A-A

0 10 20 40 Scale 1" = 20'

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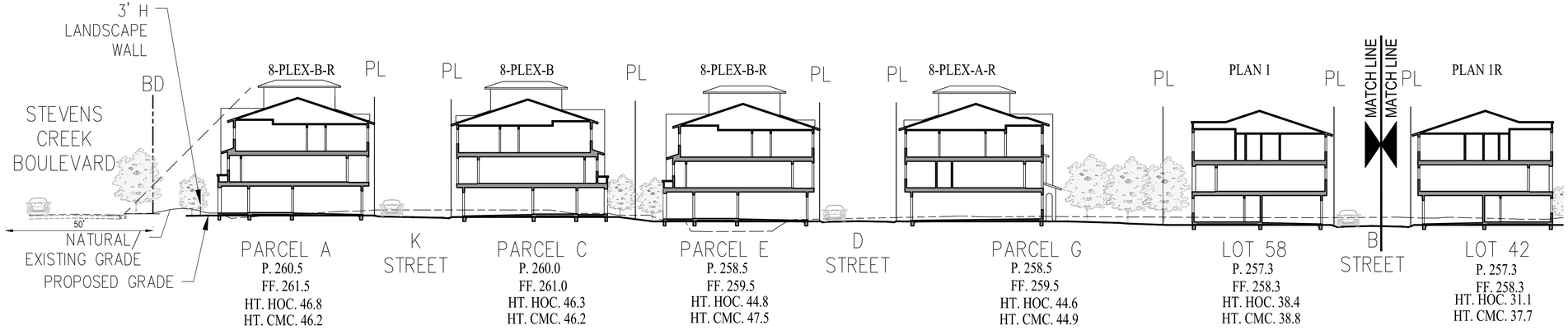
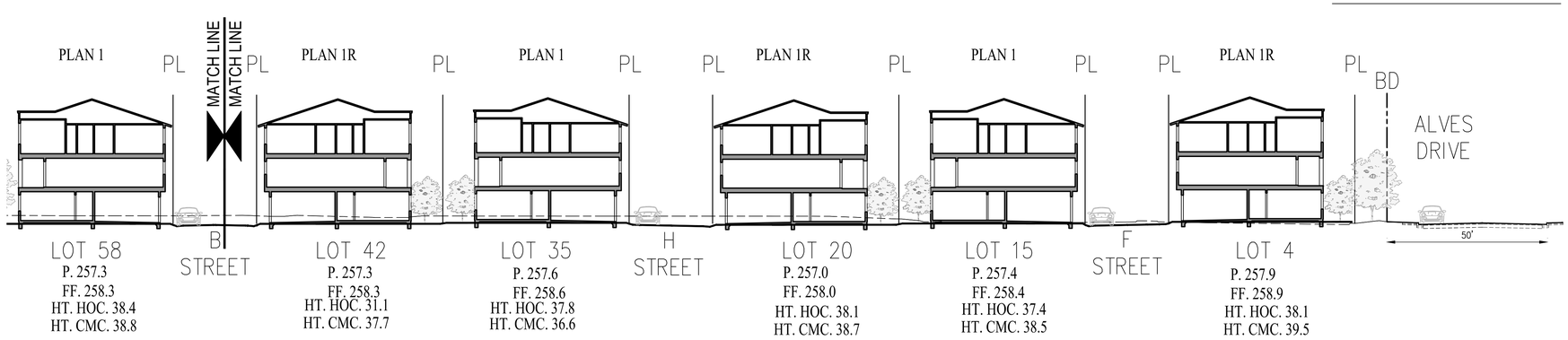
CONTEXTUAL SECTIONS 1
SECTION 1

A1.01



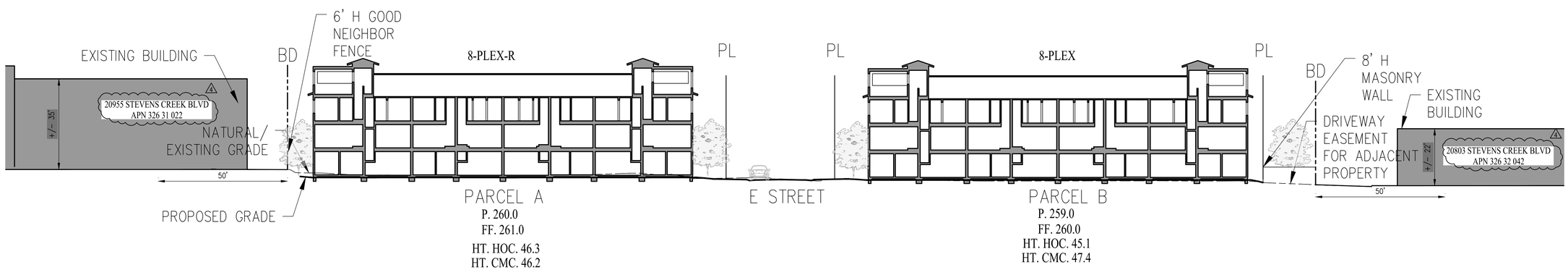
SECTION E-E

0 10 20 40 Scale 1" = 20'



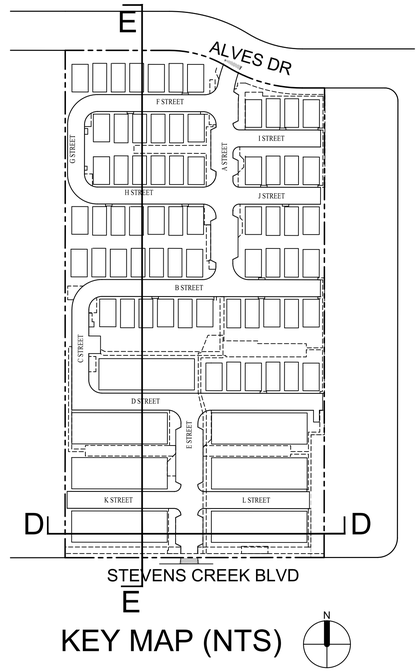
SECTION E-E

0 10 20 40 Scale 1" = 20'



SECTION D-D

0 10 20 40 Scale 1" = 20'



KEY MAP (NTS)

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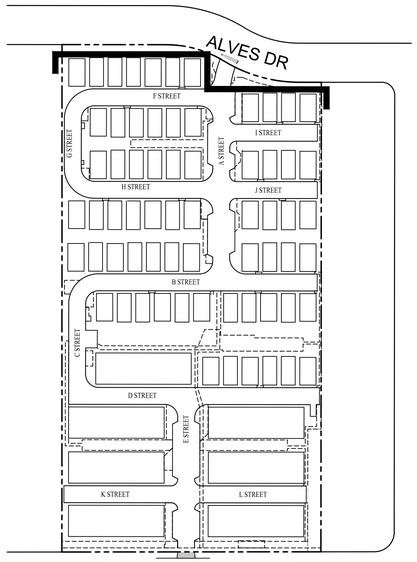
CONTEXTUAL SECTIONS 2
COLOR SCHEME C2

A1.02

ELEVATION 1B

ELEVATION 1A



KEY MAP (NTS)

NOTES:

Spot elevations at Alves Dr and Stevens Creek Ave sidewalks and natural/existing grade (E.G.) represent lowest elevation for measuring building height per building.

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CONTEXTUAL ELEVATION 1

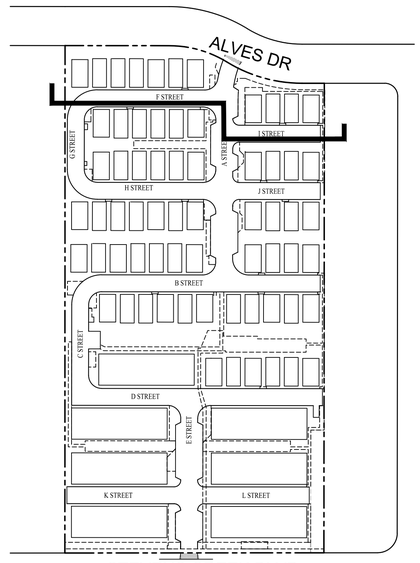
A1.03

0 4 8 16
1/8"=1' SCALE

ELEVATION 2B

0 4 8 16
1/8"=1' SCALE

ELEVATION 2A



KEY MAP (NTS)

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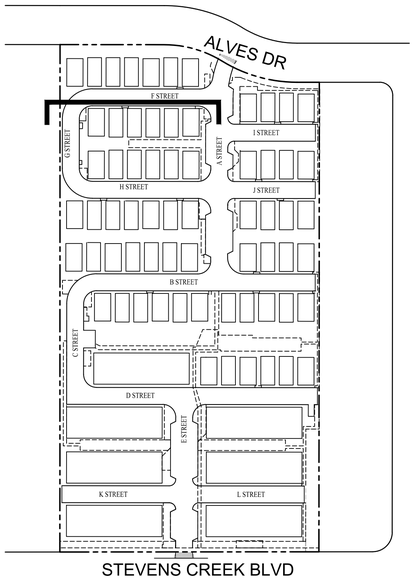
CONTEXTUAL ELEVATION 2

A1.04



KEY MAP (NTS)

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Spot elevations at Alves Dr and Stevens Creek Ave sidewalks and natural/existing grade (E.G.) represent lowest elevation for measuring building height per building.

EET

0 4 8 16
1/8"=1' SCALE

ELEVATION 2R

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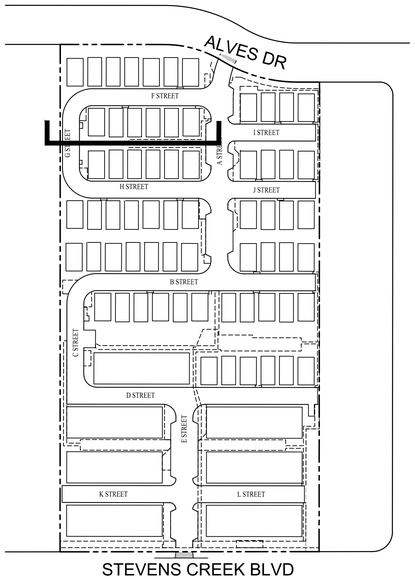
CONTEXTUAL ELEVATION 2R

A1.05



KEY MAP (NTS)

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ELEVATION 3

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CONTEXTUAL ELEVATION 3

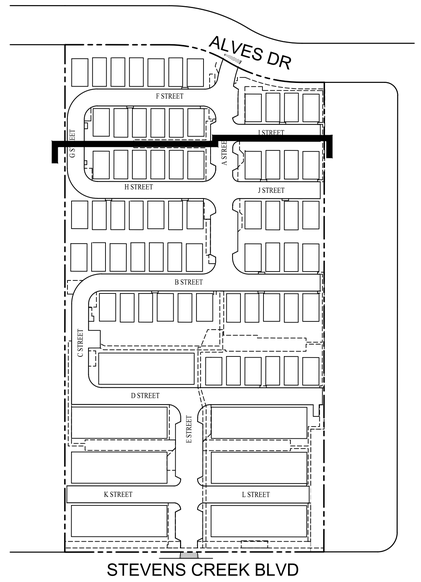
A1.06

ELEVATION 3R-B

0 4 8 16
1/8"=1' SCALE

0 4 8 16
1/8"=1' SCALE

ELEVATION 3R-A



KEY MAP (NTS)

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Spot elevations at Alves Dr and Stevens Creek Ave sidewalks and natural/existing grade (E.G.) represent lowest elevation for measuring building height per building.

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CONTEXTUAL ELEVATION 3R

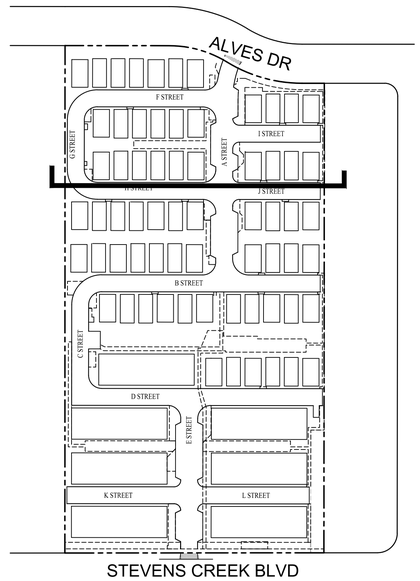
A1.07

0 4 8 16
1/8"=1' SCALE

ELEVATION 4B

0 4 8 16
1/8"=1' SCALE

ELEVATION 4A



KEY MAP (NTS)

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CONTEXTUAL ELEVATION 4

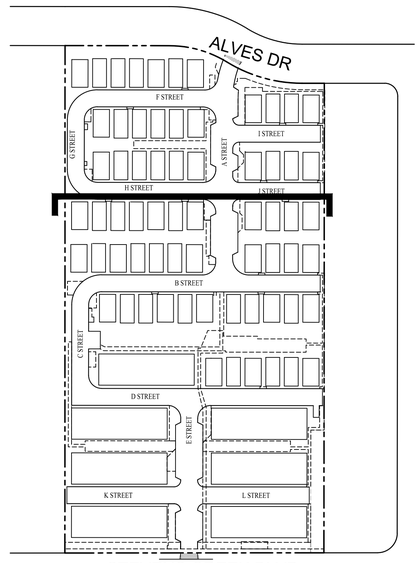
A1.08

0 4 8 16
1/8"=1' SCALE

ELEVATION 4R-B

0 4 8 16
1/8"=1' SCALE

ELEVATION 4R-A



KEY MAP (NTS)

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Spot elevations at Alves Dr and Stevens Creek Ave sidewalks and natural/existing grade (E.G.) represent lowest elevation for measuring building height per building.

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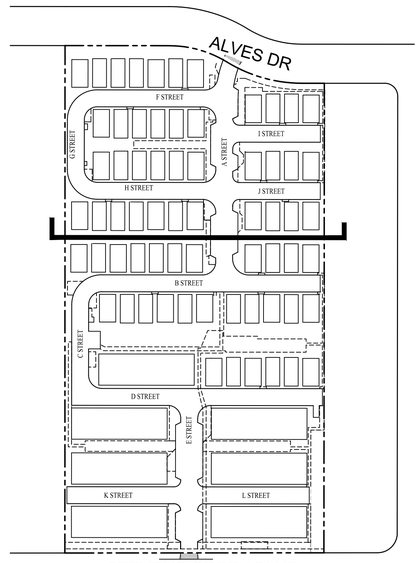
CONTEXTUAL ELEVATION 4R

A1.09

ELEVATION 5B

ELEVATION 5A



KEY MAP (NTS)

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CONTEXTUAL ELEVATION 5

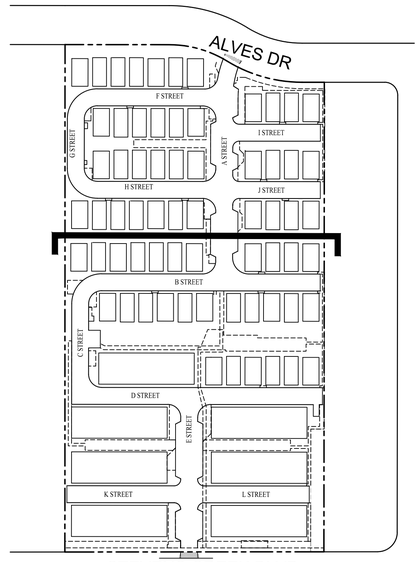
A1.10

0 4 8 16
1/8"=1' SCALE

ELEVATION 5R-B

0 4 8 16
1/8"=1' SCALE

ELEVATION 5R-A



KEY MAP (NTS)

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Spot elevations at Alves Dr and Stevens Creek Ave sidewalks and natural/existing grade (E.G.) represent lowest elevation for measuring building height per building.

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CONTEXTUAL ELEVATION 5R

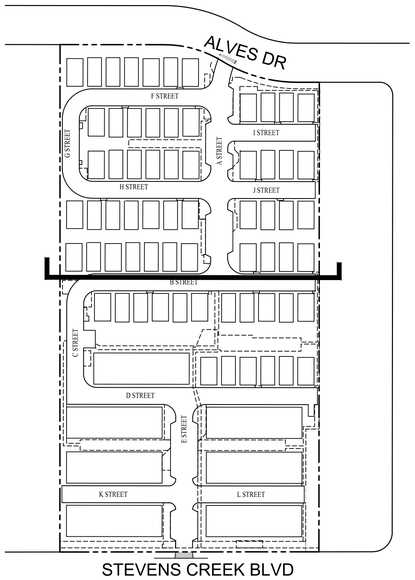
A1.11

0 4 8 16
1/8"=1' SCALE

ELEVATION 6B

0 4 8 16
1/8"=1' SCALE

ELEVATION 6A



KEY MAP (NTS)

N

NOTES:

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CONTEXTUAL ELEVATION 6

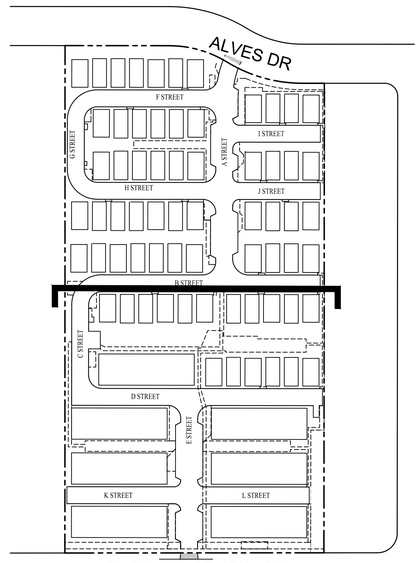
A1.12

0 4 8 16
1/8"=1' SCALE

ELEVATION 6R-B

0 4 8 16
1/8"=1' SCALE

ELEVATION 6R-A



KEY MAP (NTS)

N

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CONTEXTUAL ELEVATION 6R

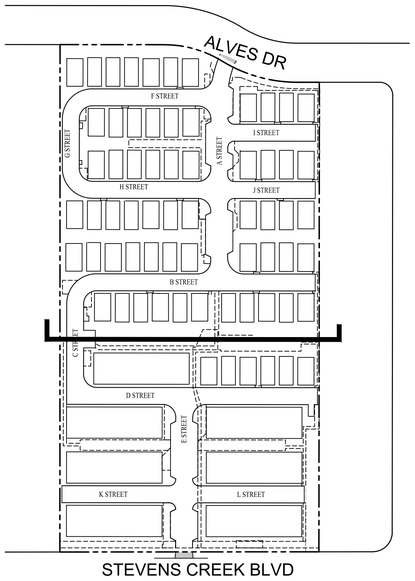
A1.13

0 4 8 16
1/8"=1' SCALE

ELEVATION 7B

0 4 8 16
1/8"=1' SCALE

ELEVATION 7A



KEY MAP (NTS)

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CONTEXTUAL ELEVATION 7

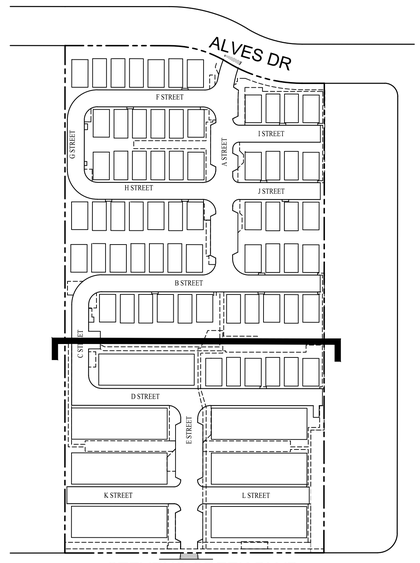
A1.14

0 4 8 16
1/8"=1' SCALE

ELEVATION 7R-B

0 4 8 16
1/8"=1' SCALE

ELEVATION 7R-A



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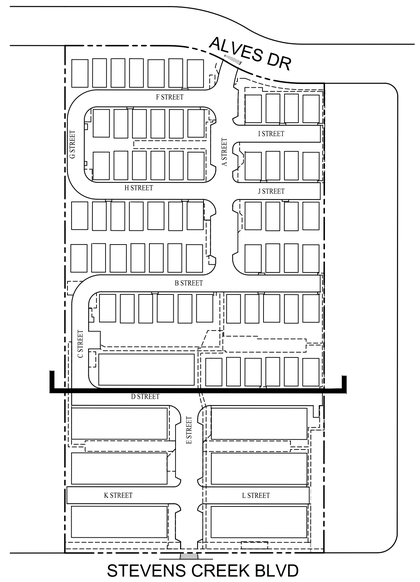
CONTEXTUAL ELEVATION 7R

A1.15

ELEVATION 8B



KEY MAP (NTS)

NOTES:

Spot elevations at Alves Dr and Stevens Creek Ave sidewalks and natural/existing grade (E.G.) represent lowest elevation for measuring building height per building.

ELEVATION 8A

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HARVEST PROPERTIES
180 Grand Ave, Ste. 1400
Oakland, CA 94612

20807-20883 STEVENS CREEK BLVD

CUPERTINO, CA # 20240298

OWNERSHIP:
STEVENS CREEK OCA OWNER, LLC

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CONTEXTUAL ELEVATION 8

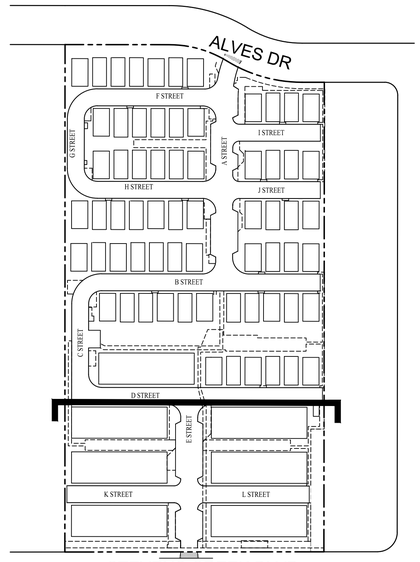
A1.16

ELEVATION 8R-B

0 4 8 16
1/8"=1' SCALE

0 4 8 16
1/8"=1' SCALE

ELEVATION 8R-A



KEY MAP (NTS)

N

NOTES:

Spot elevations at Alves Dr and Stevens Creek Ave sidewalks and natural/existing grade (E.G.) represent lowest elevation for measuring building height per building.

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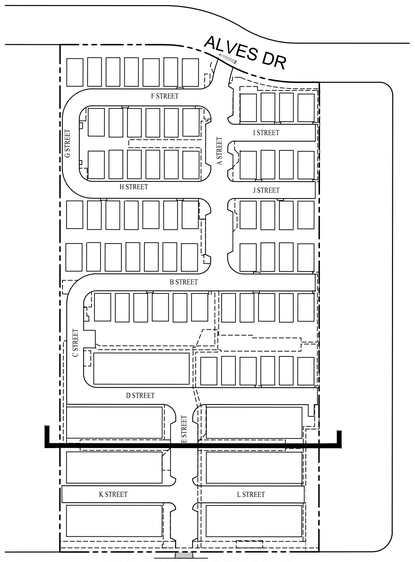
CONTEXTUAL ELEVATION 8R

A1.17



KEY MAP (NTS)

NOTES:

Spot elevations at Alves Dr and Stevens Creek Ave sidewalks and natural/existing grade (E.G.) represent lowest elevation for measuring building height per building.

0 4 8 16
1/8"=1' SCALE

ELEVATION 9B

0 4 8 16
1/8"=1' SCALE

ELEVATION 9A

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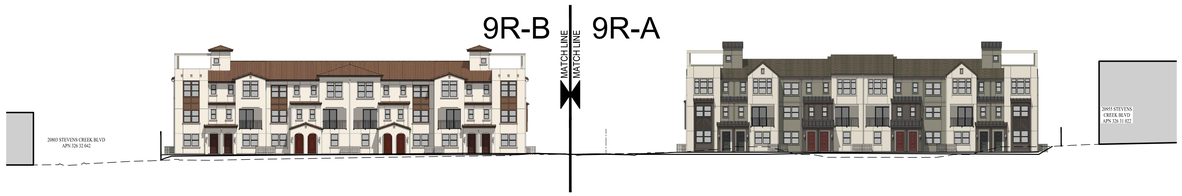
CONTEXTUAL ELEVATION 9

A1.18

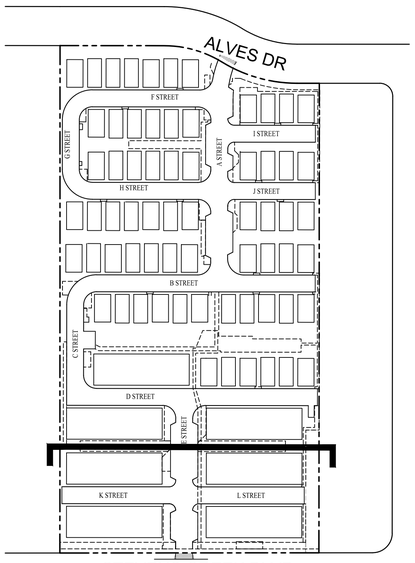


ELEVATION 9R-B

0 4 8 16
1/8"=1' SCALE

0 4 8 16
1/8"=1' SCALE

ELEVATION 9R-A



KEY MAP (NTS)

N

NOTES:

Spot elevations at Alves Dr and Stevens Creek Ave sidewalks and natural/existing grade (E.G.) represent lowest elevation for measuring building height per building.

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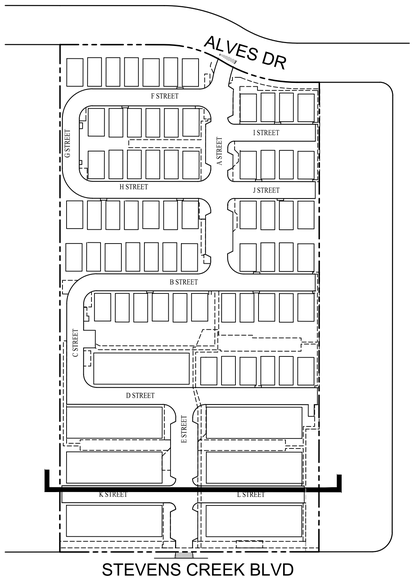
CONTEXTUAL ELEVATION 9R

A1.19



KEY MAP (NTS)

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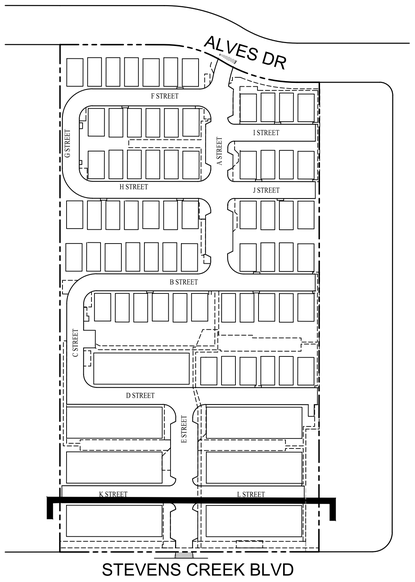
CONTEXTUAL ELEVATION 10

A1.20



KEY MAP (NTS)

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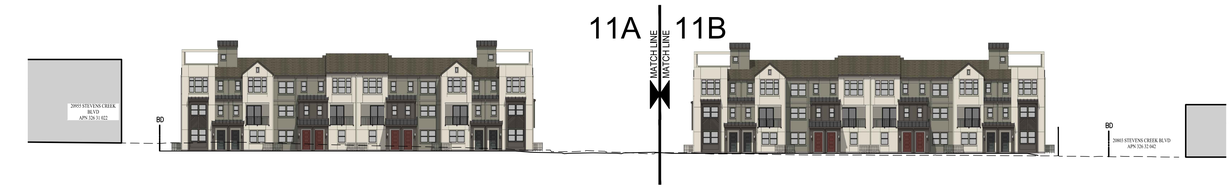
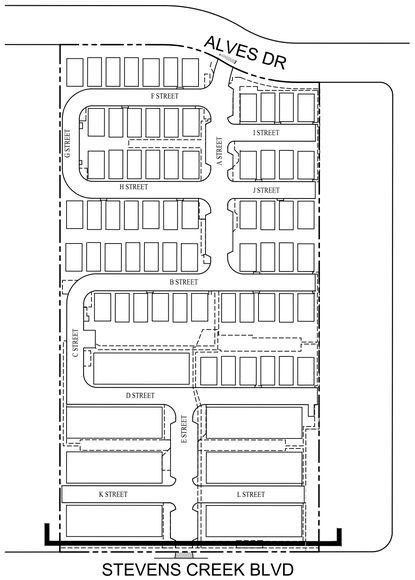
CONTEXTUAL ELEVATION 10R

A1.21



ELEVATION 11B

1/8"=1' SCALE



KEY MAP (NTS)

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Spot elevations at Alves Dr and Stevens Creek Ave sidewalks and natural/existing grade (E.G.) represent lowest elevation for measuring building height per building.

ELEVATION 11A

1/8"=1' SCALE

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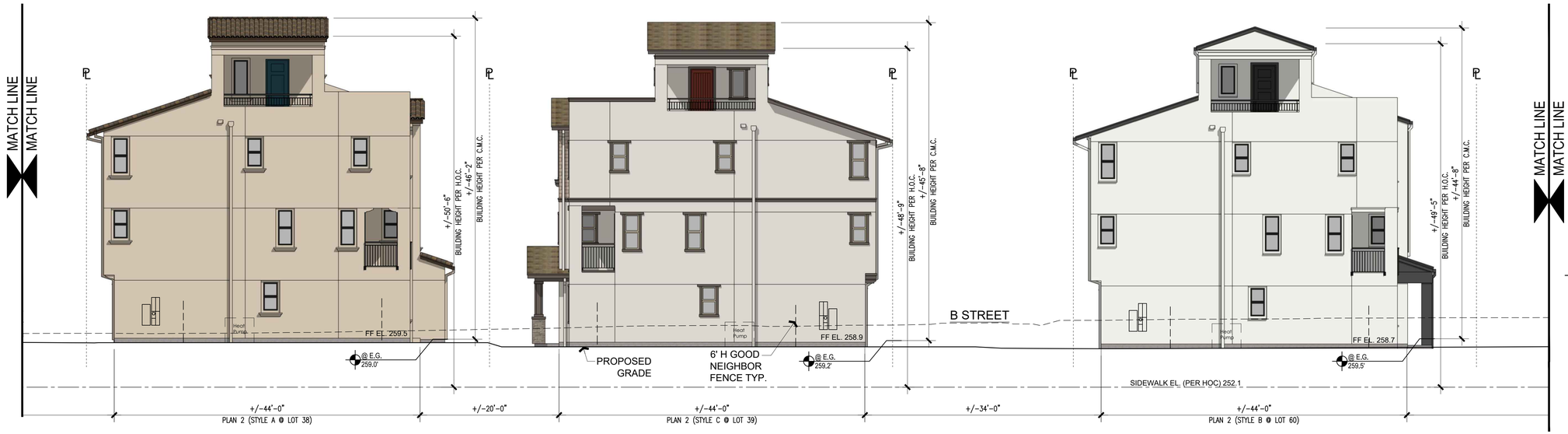
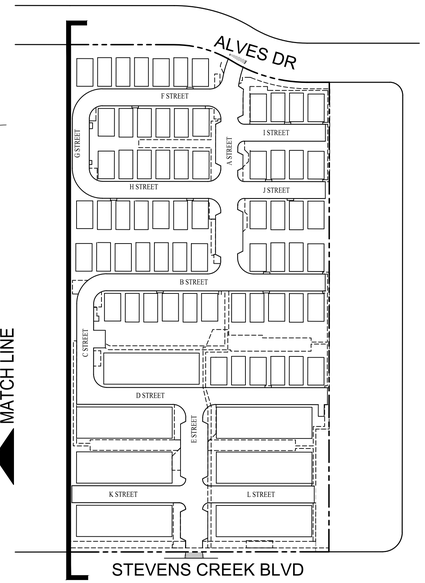
CONTEXTUAL ELEVATION 11

A1.22



0 4 8 16
1/8"=1' SCALE

ELEVATION 12B



KEY MAP (NTS)

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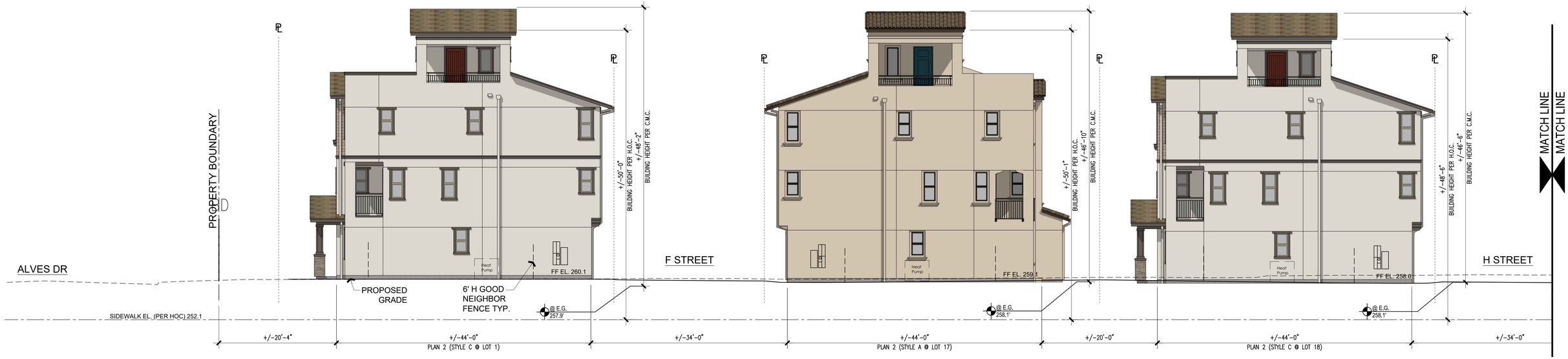

0 4 8 16
1/8"=1' SCALE

ELEVATION 12A

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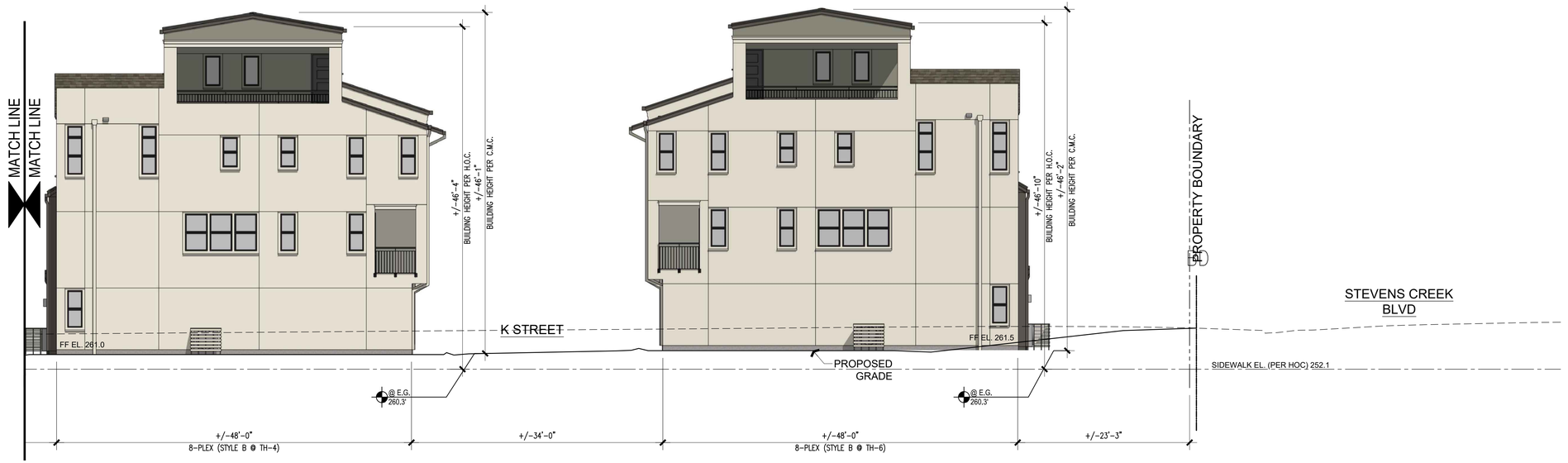
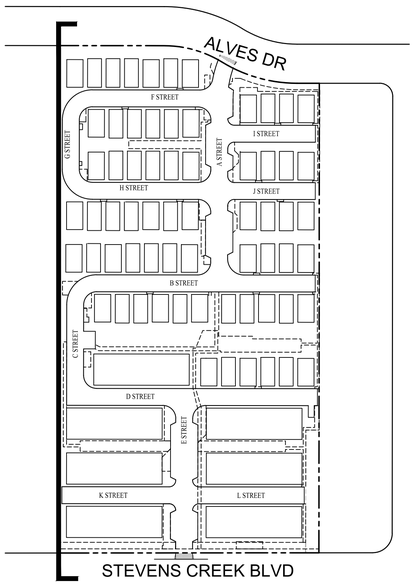
0 8 16 32

CONTEXTUAL ELEVATION 12 (A-B)

A1.23





KEY MAP (NTS)

NOTES:

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0 4 8 16
1/8"=1' SCALE

ELEVATION 12D

0 4 8 16
1/8"=1' SCALE

ELEVATION 12C

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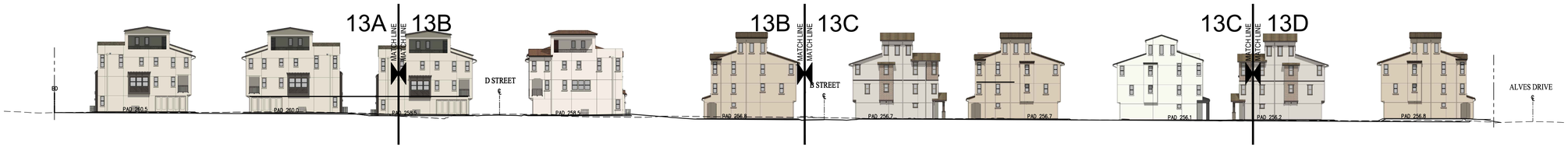
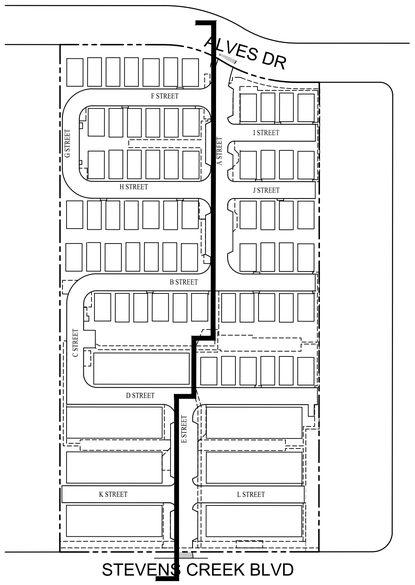
0 8 16 32

CONTEXTUAL ELEVATION 12 (C-D)

A1.24



ELEVATION 13B



KEY MAP (NTS)

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ELEVATION 13A

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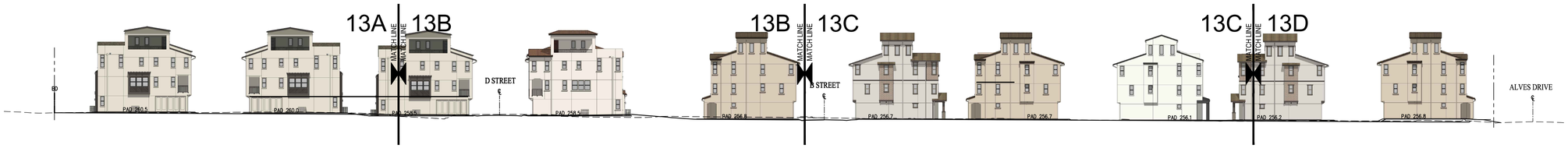
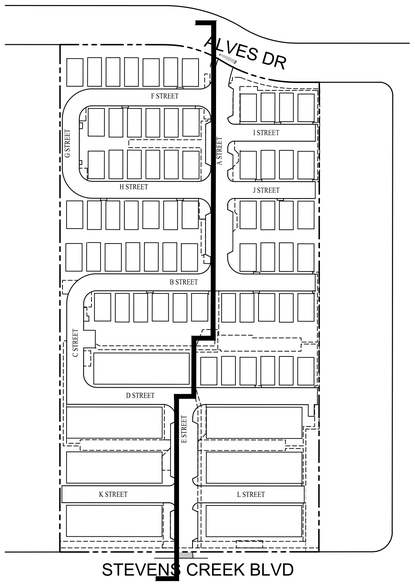
0 8 16 32

CONTEXTUAL ELEVATION 13 (A-B)

A1.25



ELEVATION 13D



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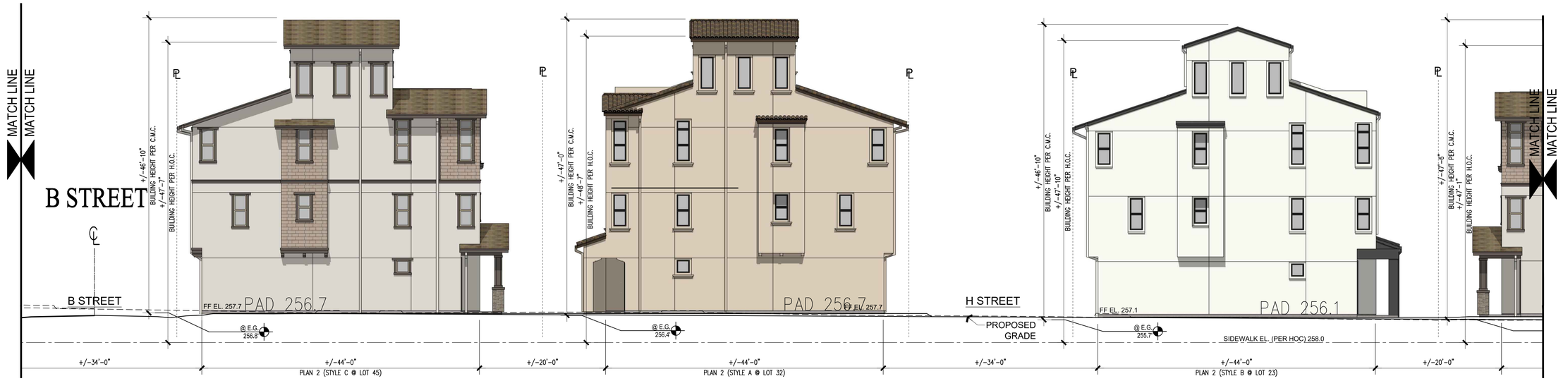

ELEVATION 13C

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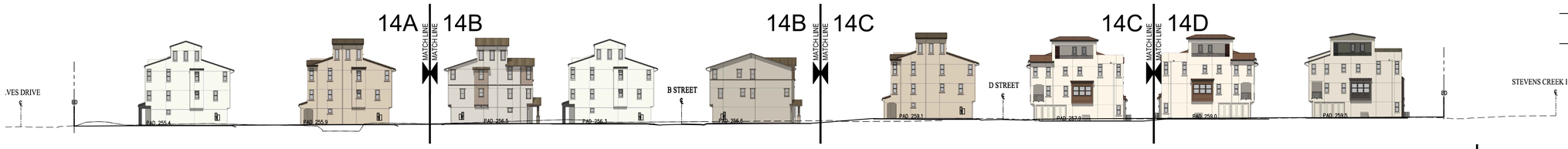
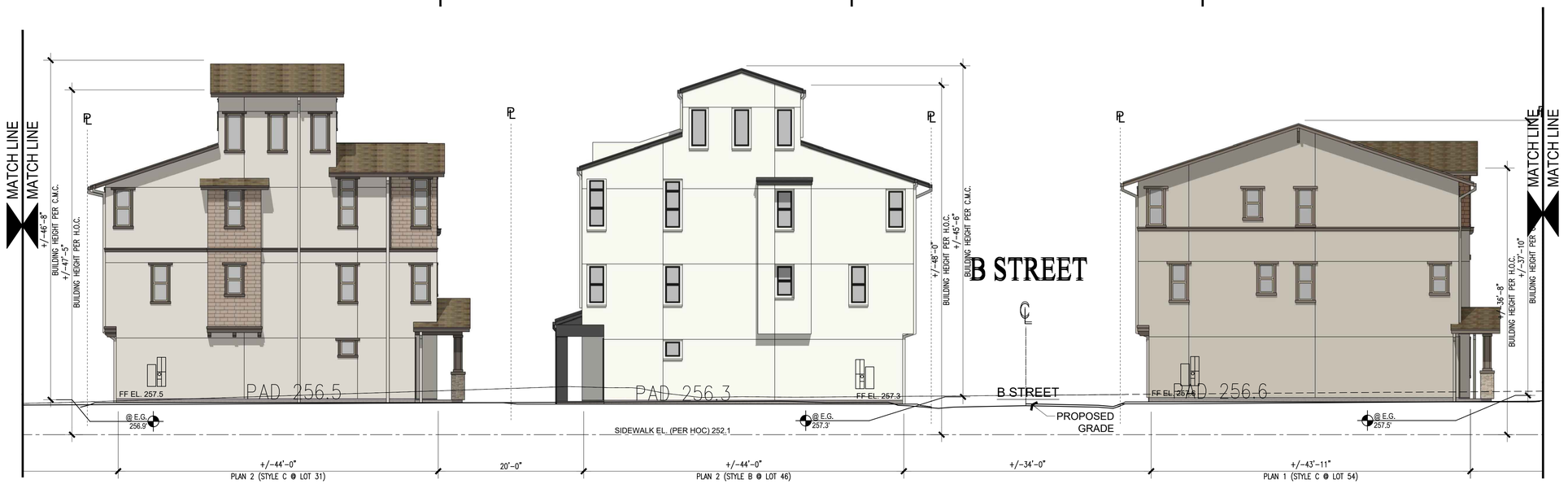
0 8 16 32

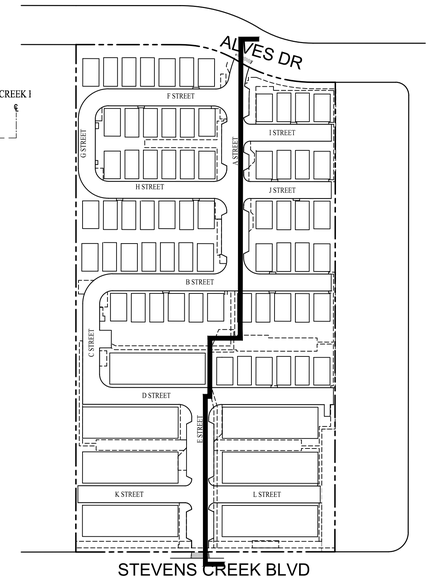
CONTEXTUAL ELEVATION 13 (C-D)

A1.26





ELEVATION 14B



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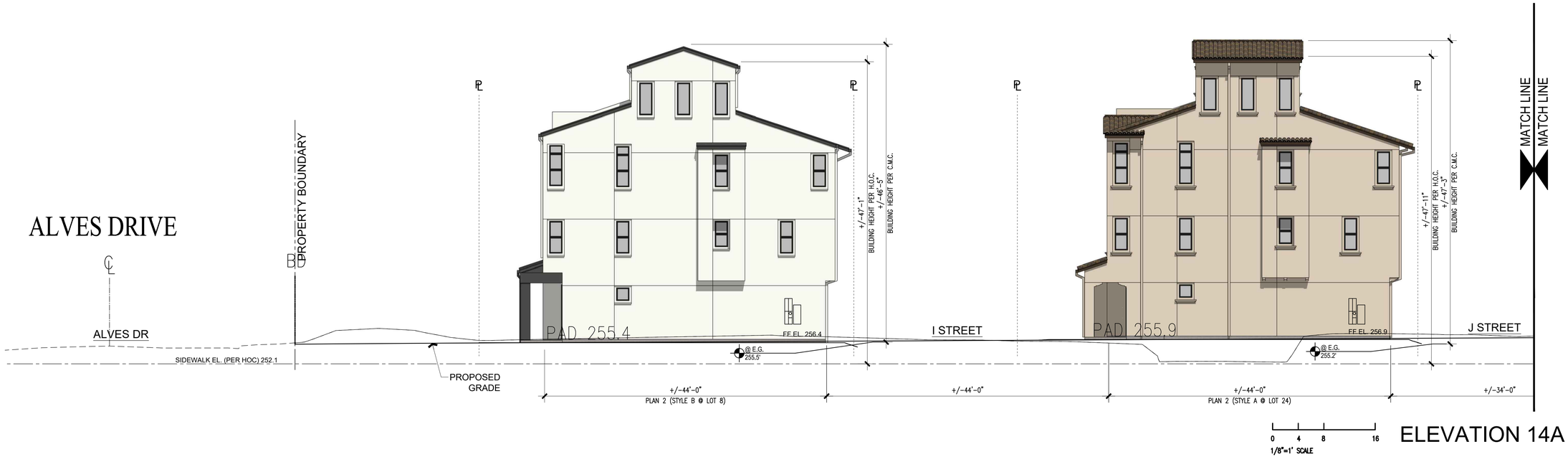

ELEVATION 14A

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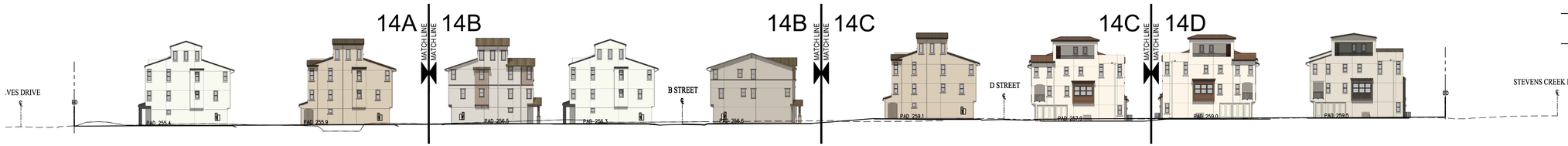
0 8 16 32

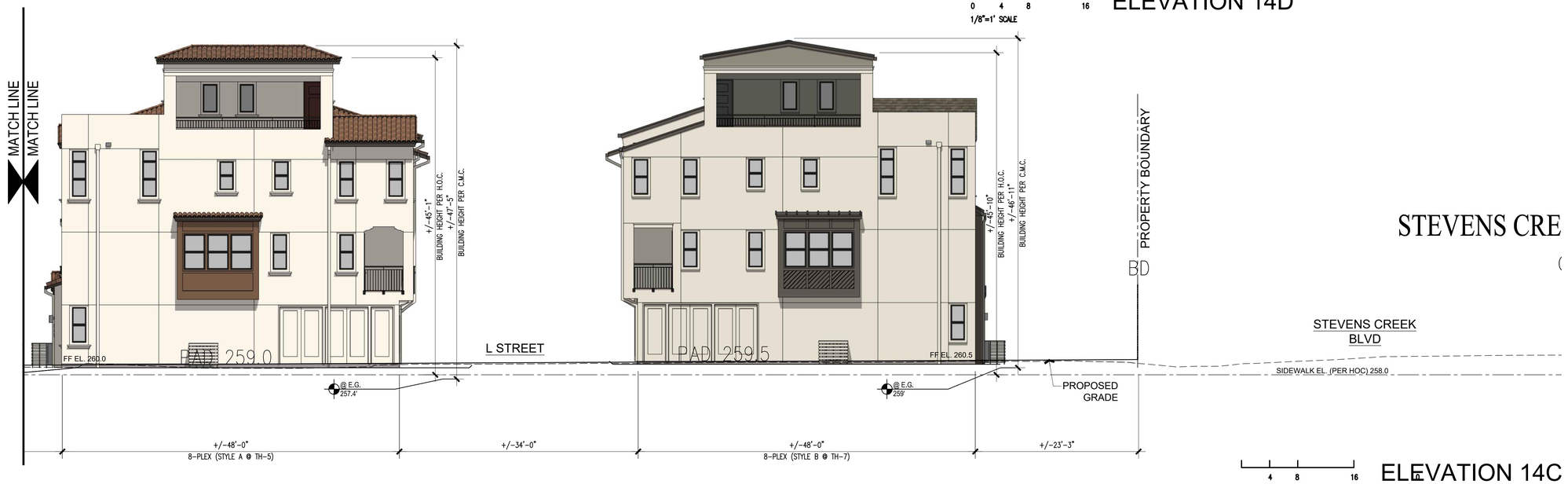
CONTEXTUAL ELEVATION 14 (A-B)

A1.27



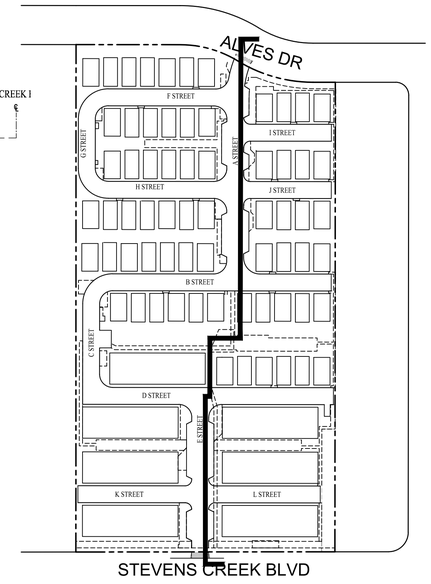
0 4 8 16
1/8"=1' SCALE

ELEVATION 14D



4 8 16
1/8"=1' SCALE

ELEVATION 14C



KEY MAP (NTS)

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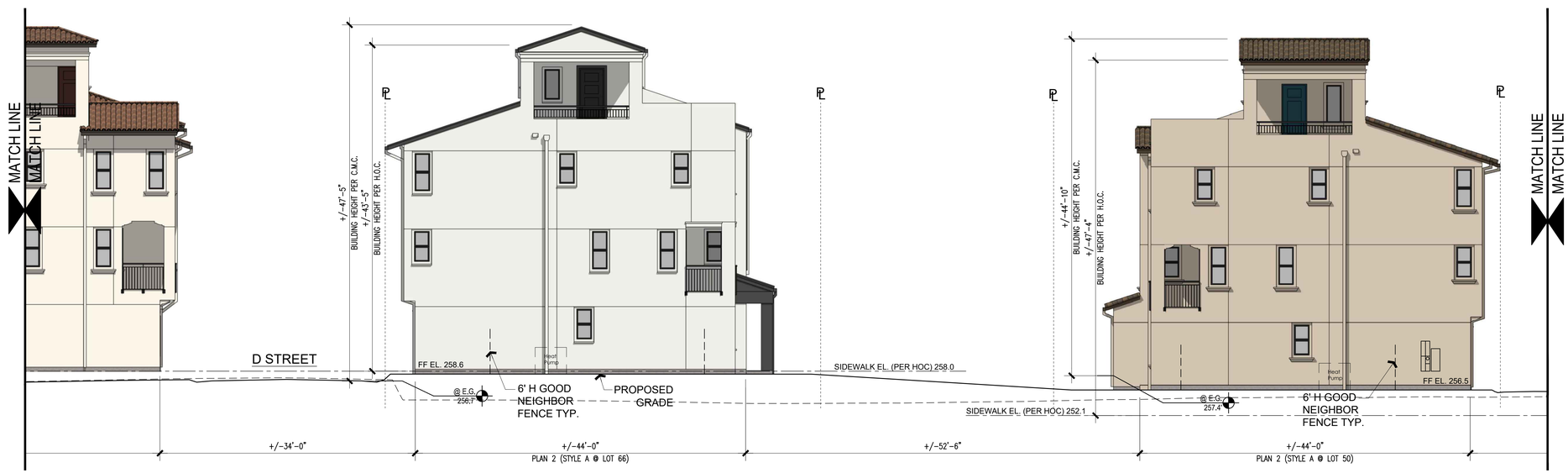
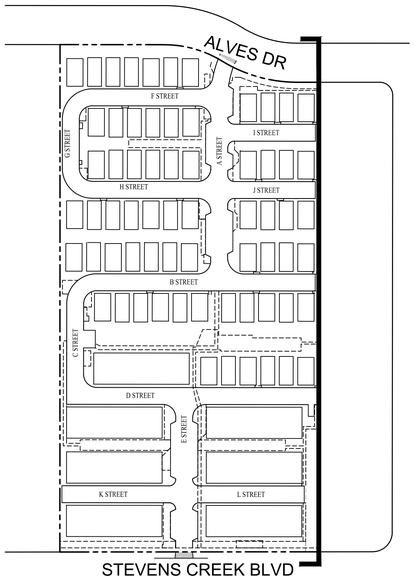
0 8 16 32

CONTEXTUAL ELEVATION 14 (C-D)

A1.28



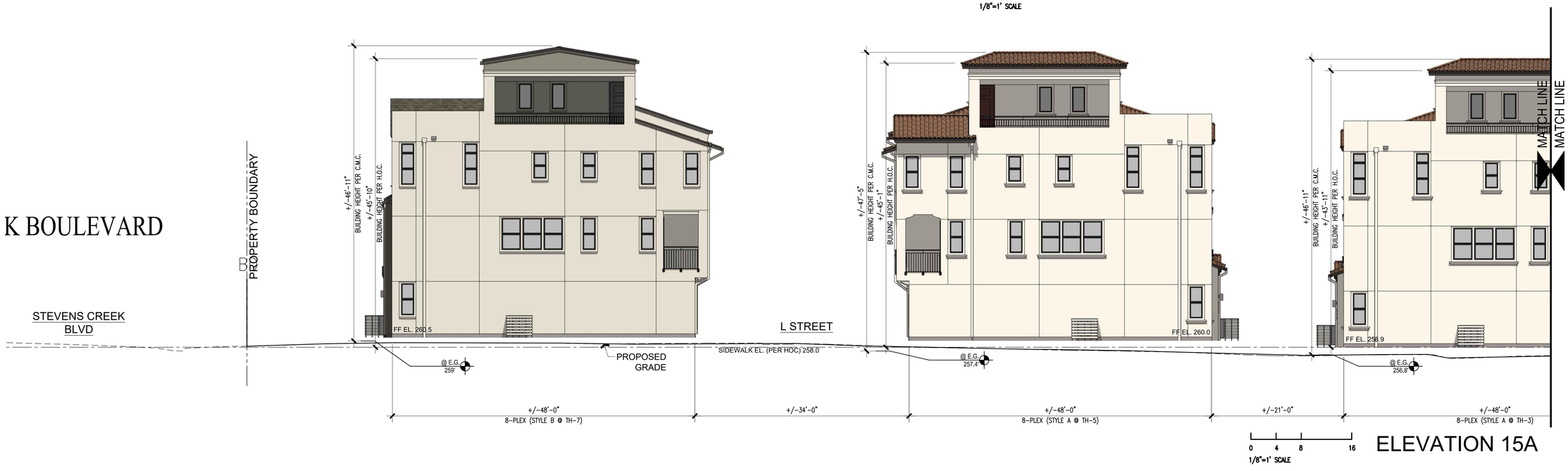
ELEVATION 15B



KEY MAP (NTS)

NOTES:

Spot elevations at Alves Dr and Stevens Creek Ave sidewalks and natural/existing grade (E.G.) represent lowest elevation for measuring building height per building.



ELEVATION 15A

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CUPERTINO, CA # 20240298

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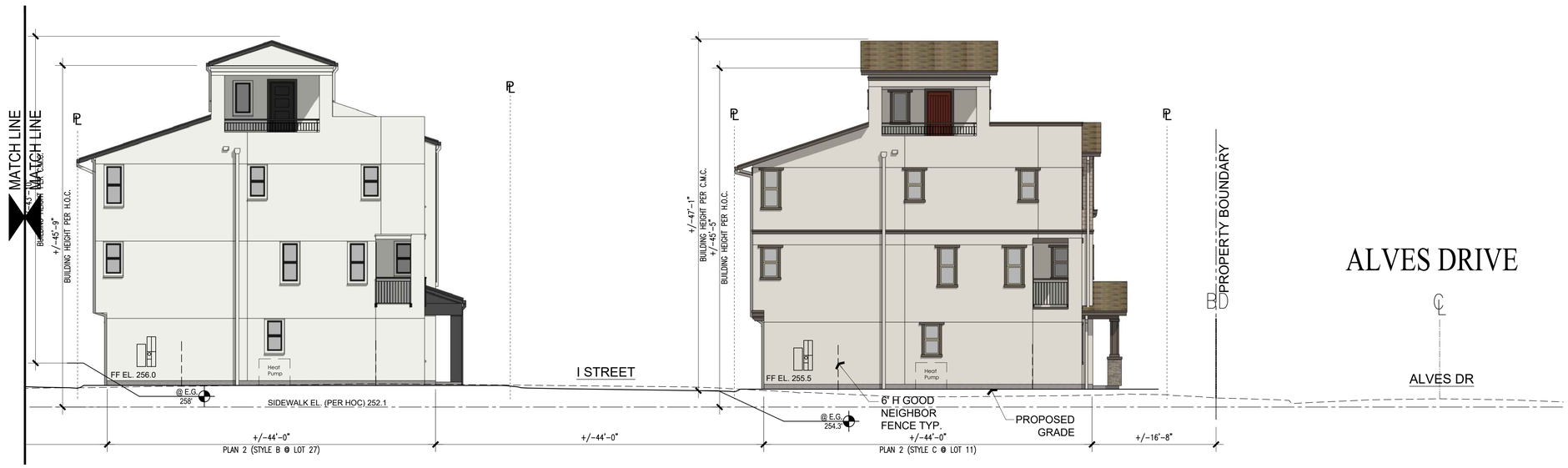
0 8 16 32

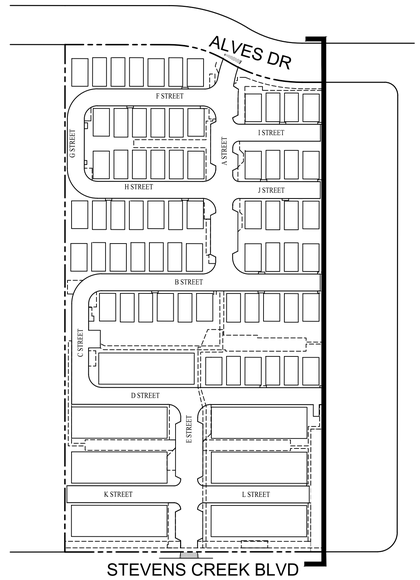
CONTEXTUAL ELEVATION 15 (A-B)

A1.29



ELEVATION 15D

ELEVATION 15C



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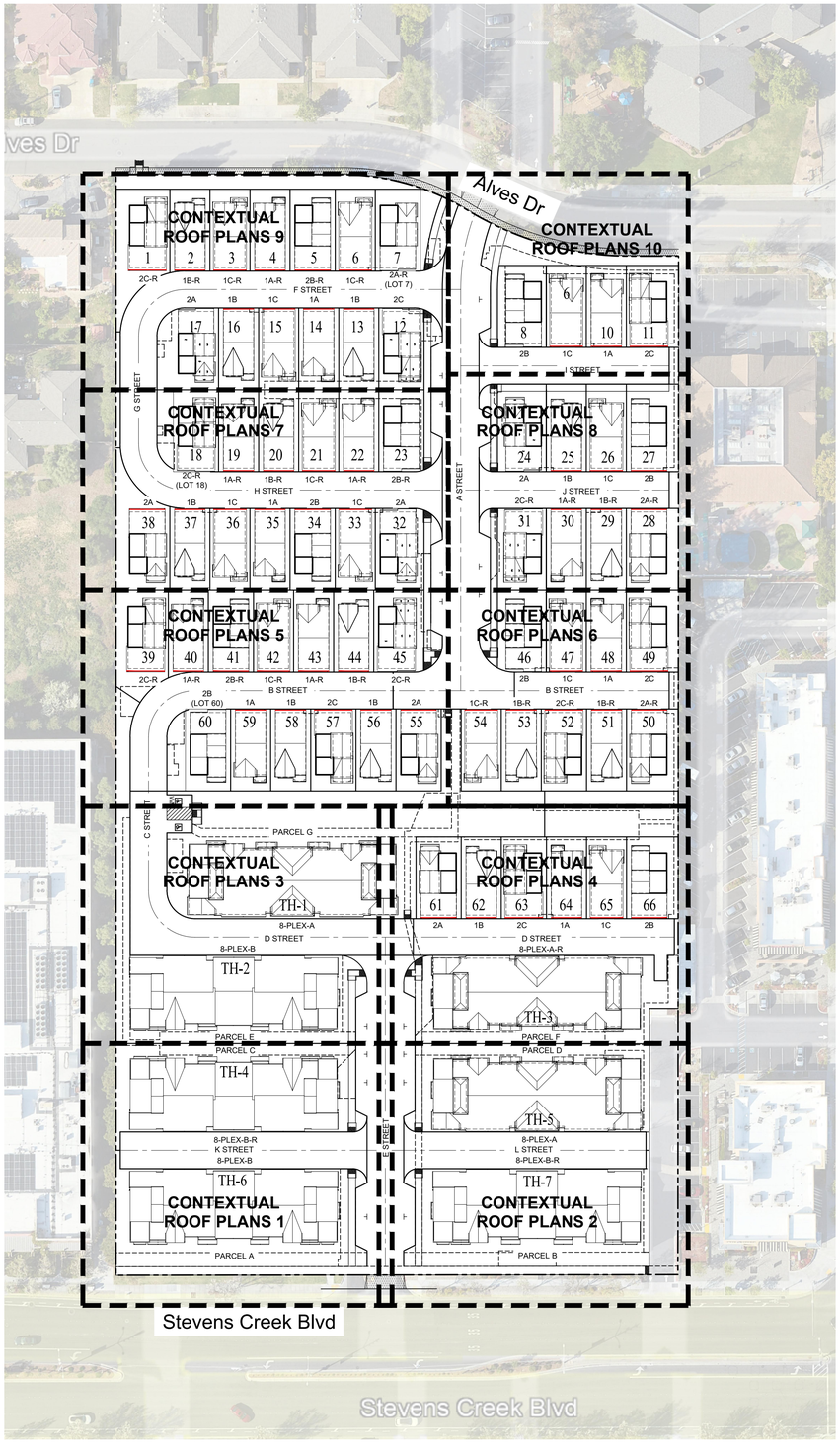
0 8 16 32

CONTEXTUAL ELEVATION 15 (C-D)

A1.30



Lot Coverage

LOT	NET SFD LOT AREA (SF)	FLOOR PLAN	BUILDING/ROOF COVERAGE (SF)	LOT COVERAGE %
1	2732	2C-R	1342	49%
2	1646	1B-R	1081	66%
3	1644	1C-R	1184	72%
4	1644	1A-R	1090	66%
5	1856	2B-R	1243	67%
6	1643	1C-R	1184	72%
7	2309	2A-R-ALT-Aerial	1212	52%
8	1995	2B-Aerial	1220	61%
9	1644	1C	1184	72%
10	1644	1A	1090	66%
11	2144	2C	1342	63%
12	1943	2C-Aerial	1333	69%
13	1644	1B	1081	66%
14	1644	1A	1090	66%
15	1644	1C	1184	72%
16	1644	1B	1081	66%
17	2380	2A-Aerial	1274	54%
18	2380	2C-Aerial-R	1333	56%
19	1644	1A-R	1090	66%
20	1644	1B-R	1081	66%
21	1644	1C-R	1184	72%
22	1644	1A-R	1090	66%
23	1943	2B-Aerial-R	1220	63%
24	2140	2A-Aerial	1274	60%
25	1758	1B	1081	61%
26	1758	1C	1184	67%
27	2289	2B	1243	54%
28	2138	2A-R	1287	60%
29	1644	1B-R	1081	66%
30	1644	1A-R	1090	66%
31	2002	2C-Aerial-R	1333	67%
32	2001	2A-Aerial	1274	64%
33	1644	1C	1184	72%
34	1856	2B	1243	67%
35	1644	1A	1090	66%
36	1644	1C	1184	72%
37	1646	1B	1081	66%
38	2731	2A	1287	47%
39	2685	2C-R	1342	50%
40	1691	1A-R	1090	64%
41	1856	2B-R	1243	67%
42	1644	1C-R	1184	72%
43	1644	1A-R	1090	66%
44	1644	1B-R	1081	66%
45	2053	2C-Aerial-R	1333	65%
46	1990	2B-Aerial	1220	61%
47	1644	1C	1184	72%
48	1644	1A	1090	66%
49	2135	2C	1342	63%
50	2122	2A-R	1287	61%
51	1644	1B-R	1081	66%
52	1856	2C-R	1342	72%
53	1644	1B-R	1081	66%
54	1644	1C-R	1184	72%
55	1856	2A	1287	69%
56	1644	1B	1081	66%
57	1856	2C	1342	72%
58	1644	1B	1081	66%
59	1644	1A	1090	66%
60	2483	2B-Aerial	1220	49%
61	1856	2A	1287	69%
62	1644	1B	1081	66%
63	1856	2C	1342	72%
64	1644	1A	1090	66%
65	1644	1C	1081	66%
66	2118	2B	1243	59%
TOTAL	122,667		78,528	64%

PARCEL	NET TH PARCEL AREA (SF)	TH BUILDING 8-PLEX	BUILDING/ROOF COVERAGE (SF)	PARCEL COVERAGE
A	13049	8B (BUILDING 6)	7477	57%
B	12703	8B (BUILDING 7)	7477	59%
C	10726	8B (BUILDING 4)	7477	70%
D	10462	8A (BUILDING 5)	7587	73%
E	12670	8B (BUILDING 2)	7477	59%
F	11135	8A (BUILDING 3)	7587	68%
G	19013	8A (BUILDING 1)	7587	40%
TOTAL	89,758		52,669	59%

Note: Elevation styles plotted per Architectural Style Plotting sheet. Final elevation style plotting ma vary at time of building permit.

SFD = SINGLE FAMILY DETACHED
TH = TOWNHOUSE
SF = SQUARE FOOTAGE
R = REVERSE

PARCEL	USE	MAINTENANCE	AREA (SF)	(AC)	(AC)	# OF RESIDEN
H	ROADWAY	HOME OWNER'S ASSOCIATION	3845	0.09	-	-
I	ROADWAY	HOME OWNER'S ASSOCIATION	8197	0.19	0.19	-
J	ROADWAY	HOME OWNER'S ASSOCIATION	4584	0.11	0.11	-
K	ROADWAY	HOME OWNER'S ASSOCIATION	4500	0.10	0.10	-
L	ROADWAY	HOME OWNER'S ASSOCIATION	8183	0.19	0.19	-
M	ROADWAY	HOME OWNER'S ASSOCIATION	4966	0.11	0.11	-
N	ROADWAY	HOME OWNER'S ASSOCIATION	5923	0.14	0.14	-
O	ROADWAY	HOME OWNER'S ASSOCIATION	13204	0.30	0.30	-
P	ROADWAY	HOME OWNER'S ASSOCIATION	2847	0.07	0.07	-
Q	ROADWAY	HOME OWNER'S ASSOCIATION	7144	0.16	0.16	-
R	ROADWAY	HOME OWNER'S ASSOCIATION	3540	0.08	0.08	-
S	ROADWAY	HOME OWNER'S ASSOCIATION	7141	0.16	0.16	-
T	ROADWAY	HOME OWNER'S ASSOCIATION	3540	0.08	0.08	-
U	OPEN SPACE	HOME OWNER'S ASSOCIATION	2045	0.05	0.05	-
V	OPEN SPACE	HOME OWNER'S ASSOCIATION	652	0.01	0.01	-
W	OPEN SPACE	HOME OWNER'S ASSOCIATION	2137	0.05	0.05	-
X	OPEN SPACE	HOME OWNER'S ASSOCIATION	246	0.01	0.01	-
Y	OPEN SPACE	HOME OWNER'S ASSOCIATION	793	0.02	0.02	-
Z	OPEN SPACE	HOME OWNER'S ASSOCIATION	173	0.00	0.00	-
AA	OPEN SPACE	HOME OWNER'S ASSOCIATION	571	0.01	0.01	-
BB	OPEN SPACE	HOME OWNER'S ASSOCIATION	171	0.00	0.00	-
CC	OPEN SPACE	HOME OWNER'S ASSOCIATION	852	0.02	0.02	-
DD	OPEN SPACE	HOME OWNER'S ASSOCIATION	852	0.02	0.02	-
EE	OPEN SPACE	HOME OWNER'S ASSOCIATION	168	0.00	0.00	-
FF	OPEN SPACE	HOME OWNER'S ASSOCIATION	3073	0.07	0.07	-
Total Open Space and Roadway			89,347			

ROOF COVERAGE NOTES:

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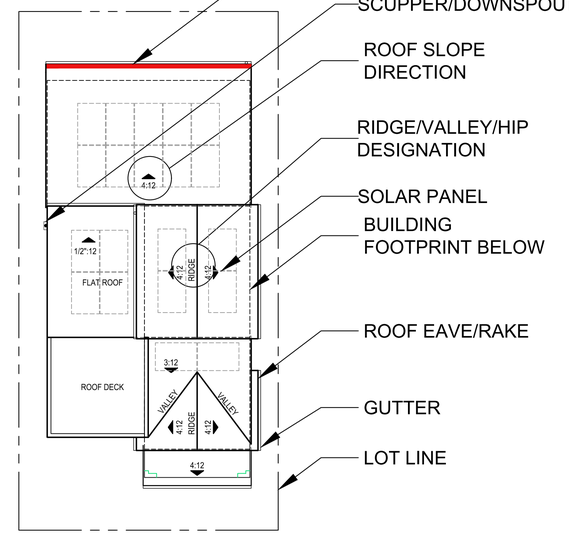

TYPICAL ROOF PLAN KEY

Landscape and hardscape shown per landscape drawings.
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0 25 50 100
1"=50' SCALE

CONTEXTUAL ROOF PLANS
WITH LOT COVERAGE TABLE

A1.31

PARCEL C

TH-4

8-PLEX-B-R

K STREET

8-PLEX-B

TH-6

PARCEL A

E STREET

ROOF TOP DECK

FLAT ROOF 1/2":12

RIDGE

VALLEY

4:12

10:12

2:12

9'-9"

7'-9 1/2"

12'-9"

14'-7 1/2"

15'-11"

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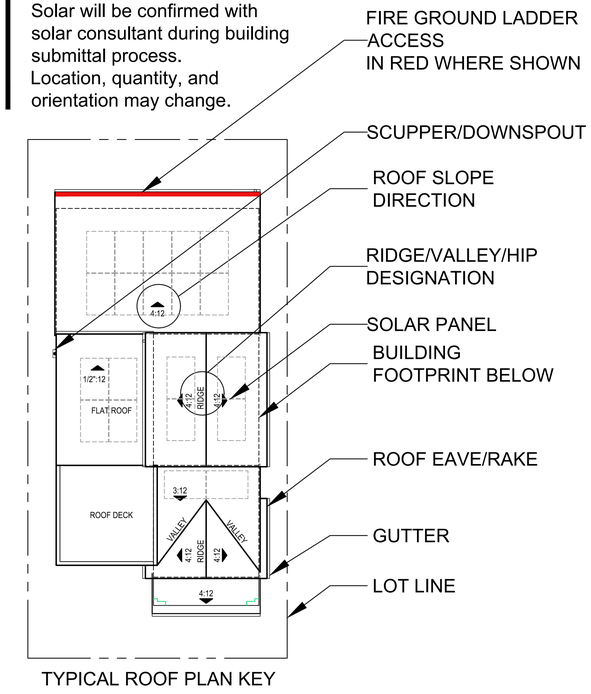

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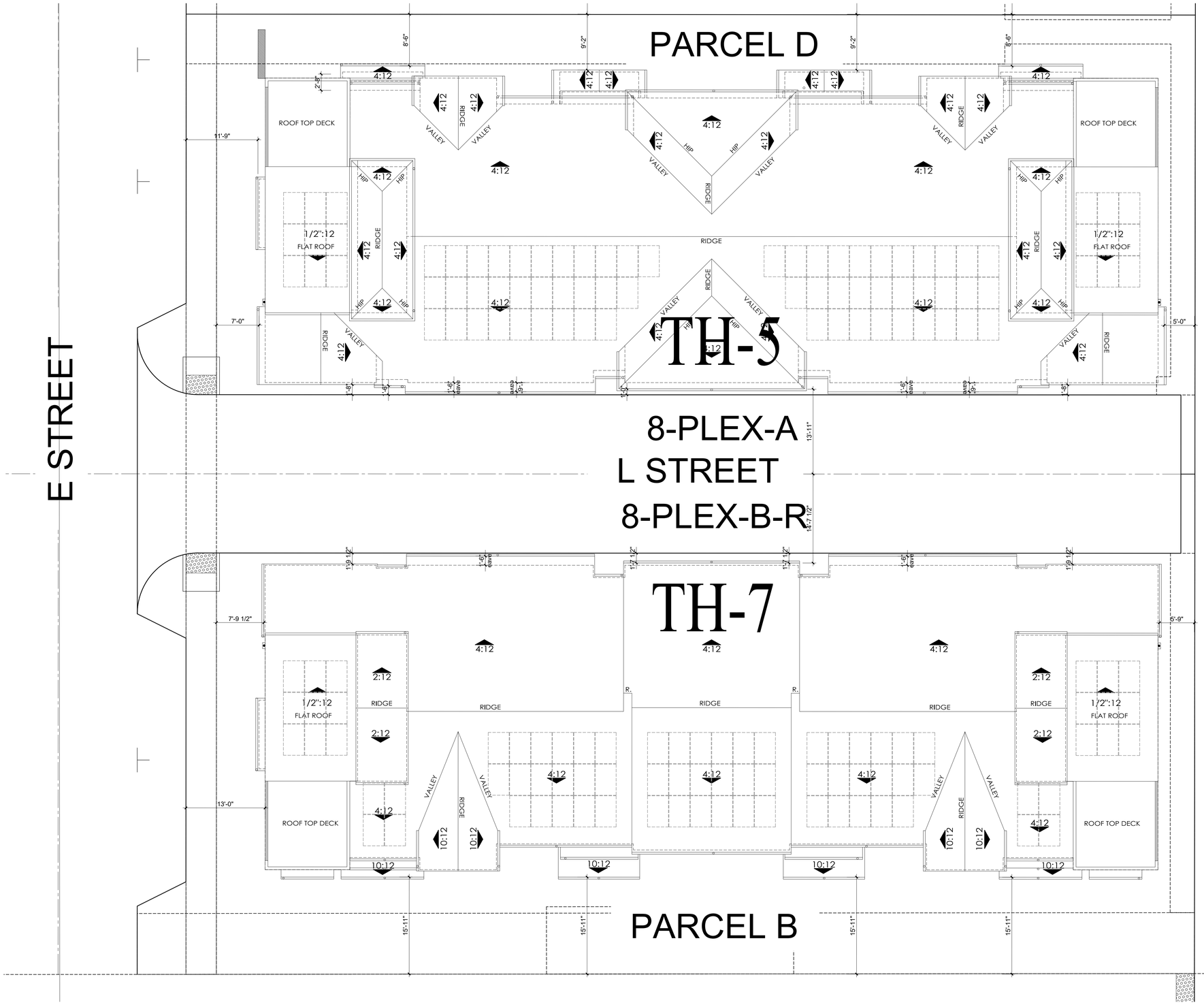
0 4 8 16
1/8"=1' SCALE

CONTEXTUAL ROOF PLANS 1

A1.32



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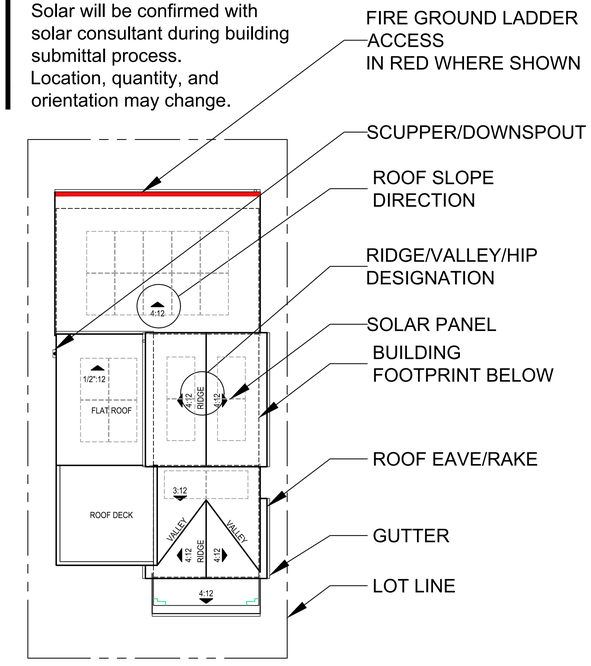

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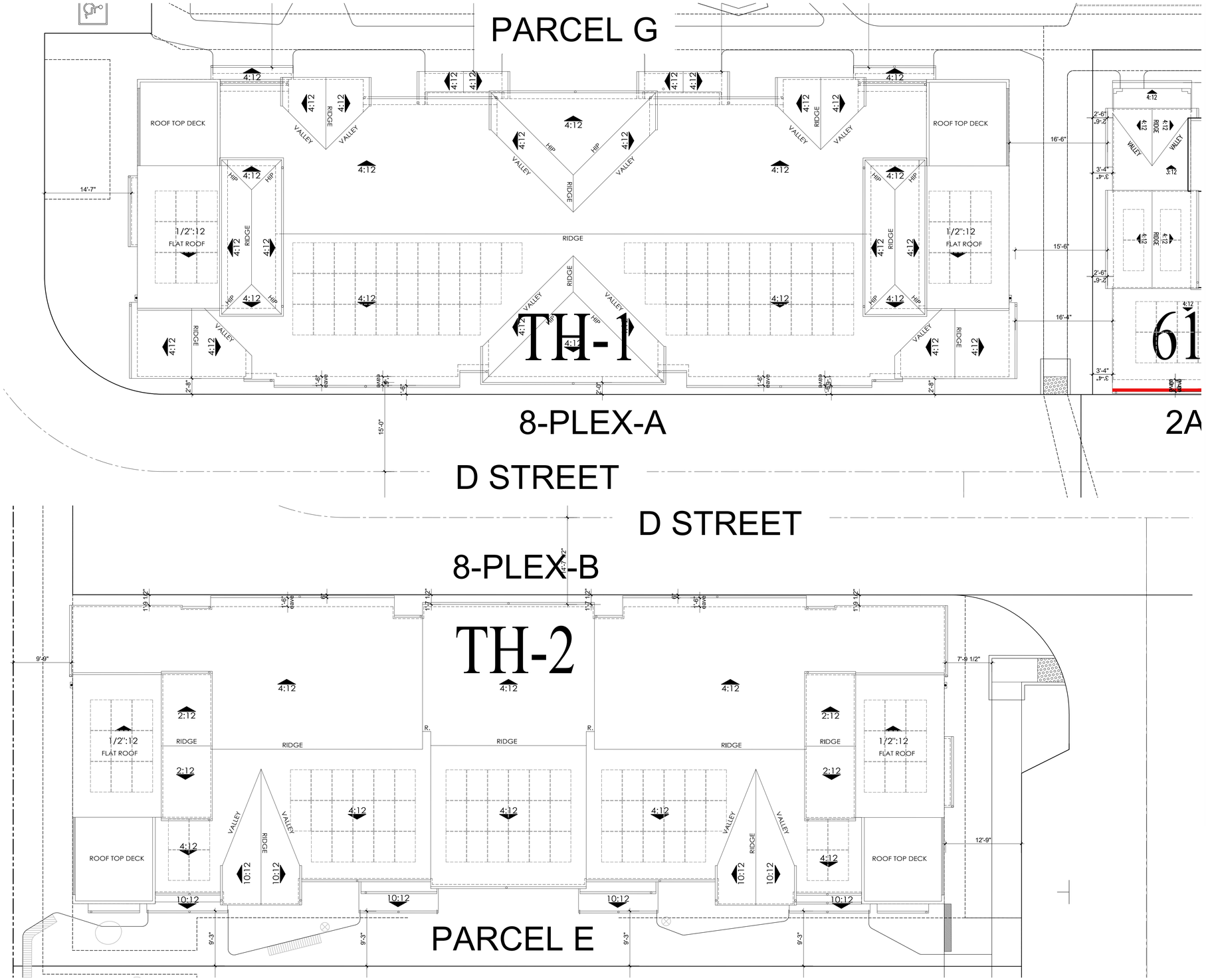
0 4 8 16
1/8"=1' SCALE

CONTEXTUAL ROOF PLANS 2

A1.33



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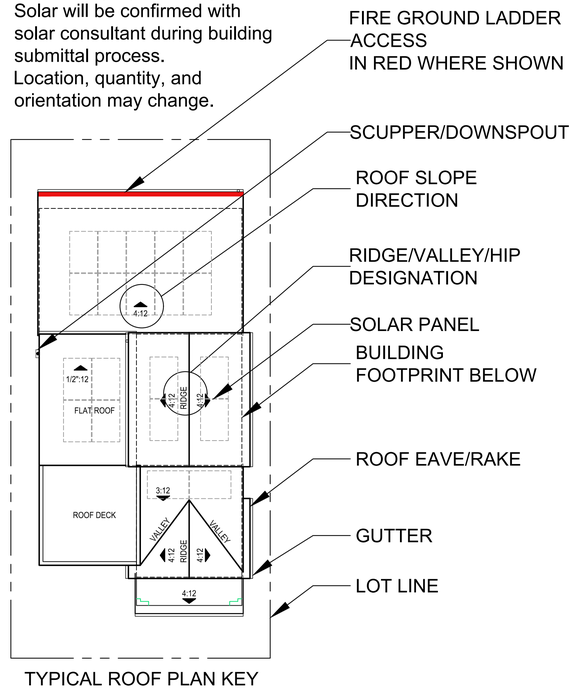

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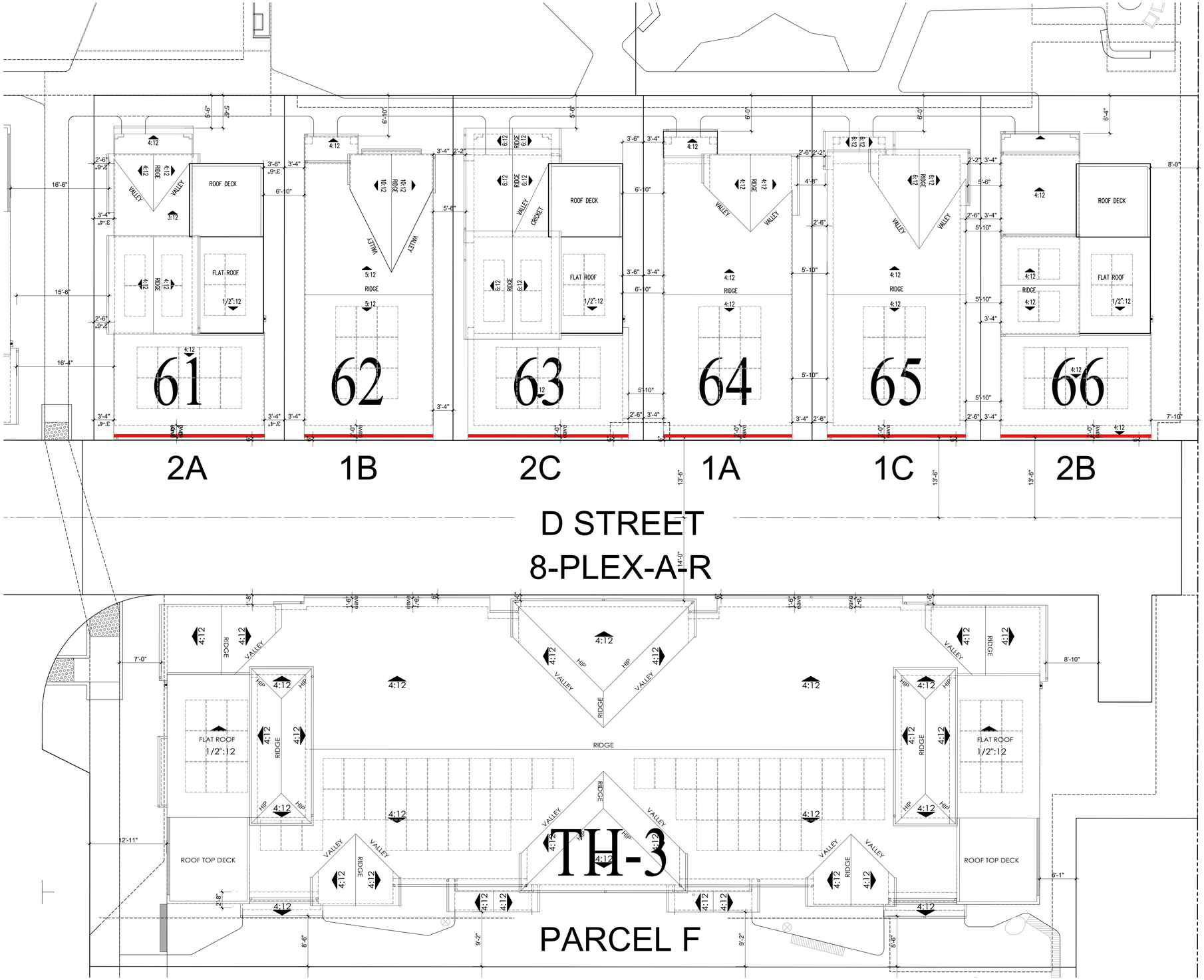
0 4 8 16
1/8"=1' SCALE

CONTEXTUAL ROOF PLANS 3

A1.34



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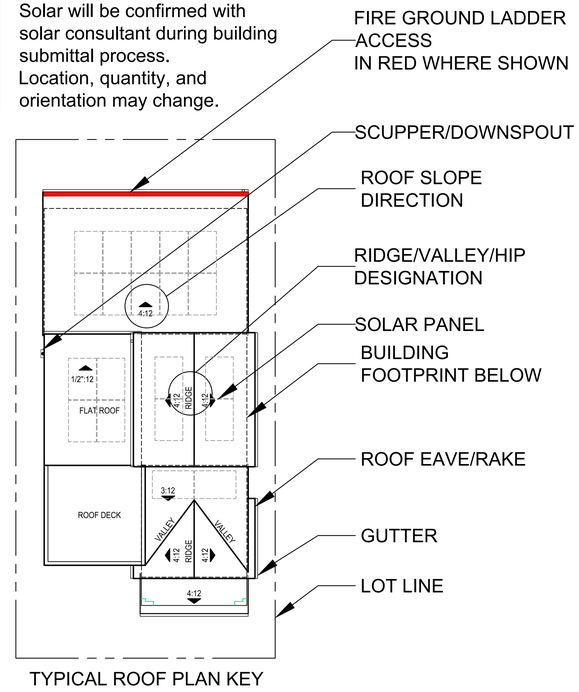

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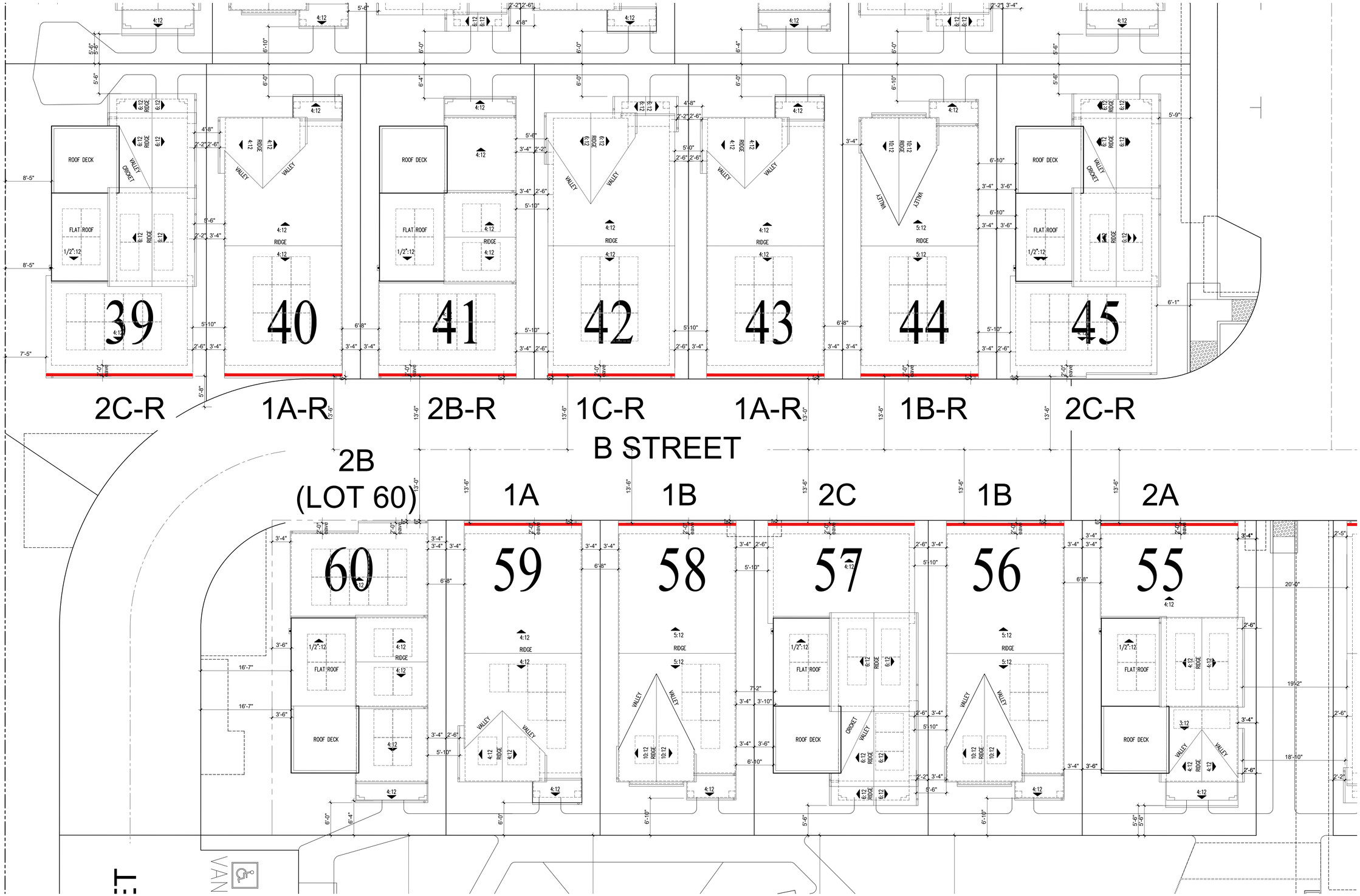
0 4 8 16
1/8"=1' SCALE

CONTEXTUAL ROOF PLANS 4

A1.35



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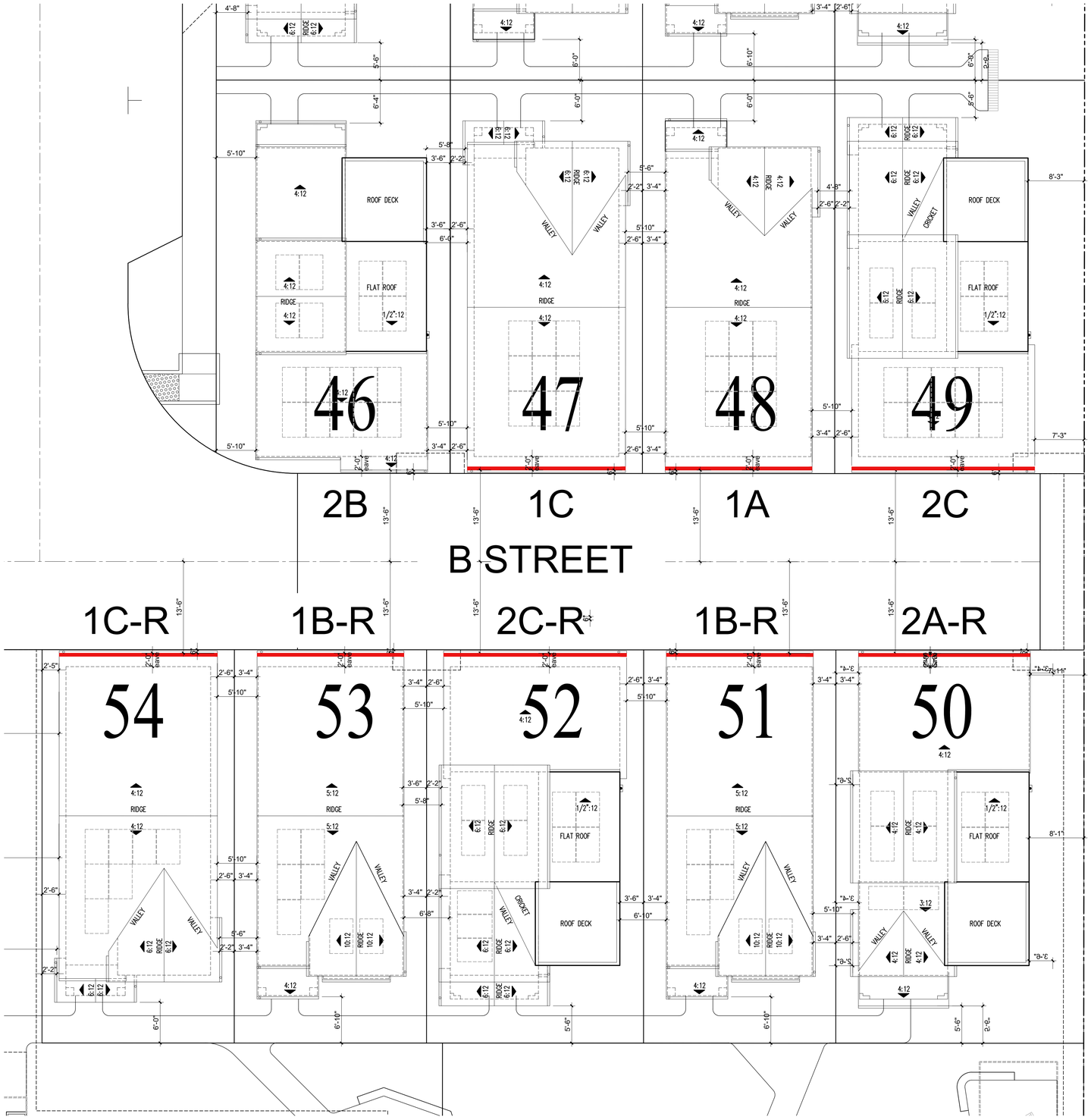
0 4 8 16
1/8"=1' SCALE

CONTEXTUAL ROOF PLANS 5

A1.36



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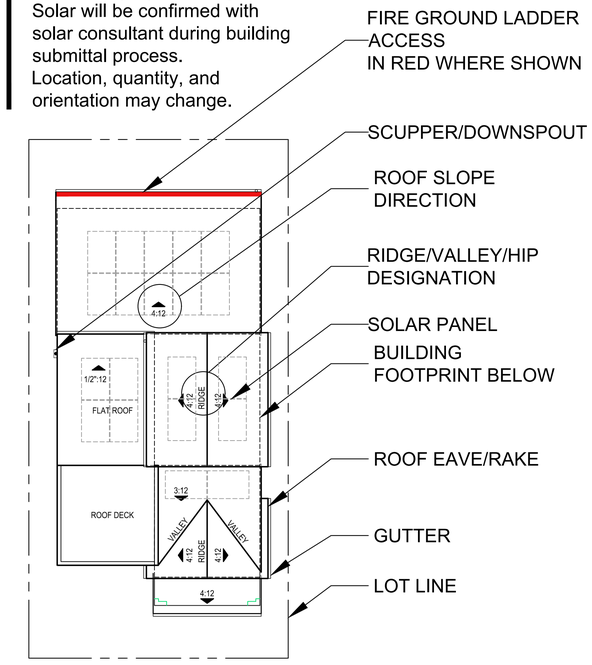

TYPICAL ROOF PLAN KEY

Landscape and hardscape shown per landscape drawings.
See landscape sheets for further information.
Pad elevations, property lines, dimensions, easements, location of street medians, curbs, sidewalks, driveways, parking areas shown per civil drawings.
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RADIUS DESIGN
GATES +ASSOCIATES LANDSCAPE ARCHITECTURE LAND PLANNING · URBAN DESIGN
HARVEST PROPERTIES
180 Grand Ave, Ste. 1400
Oakland, CA 94612

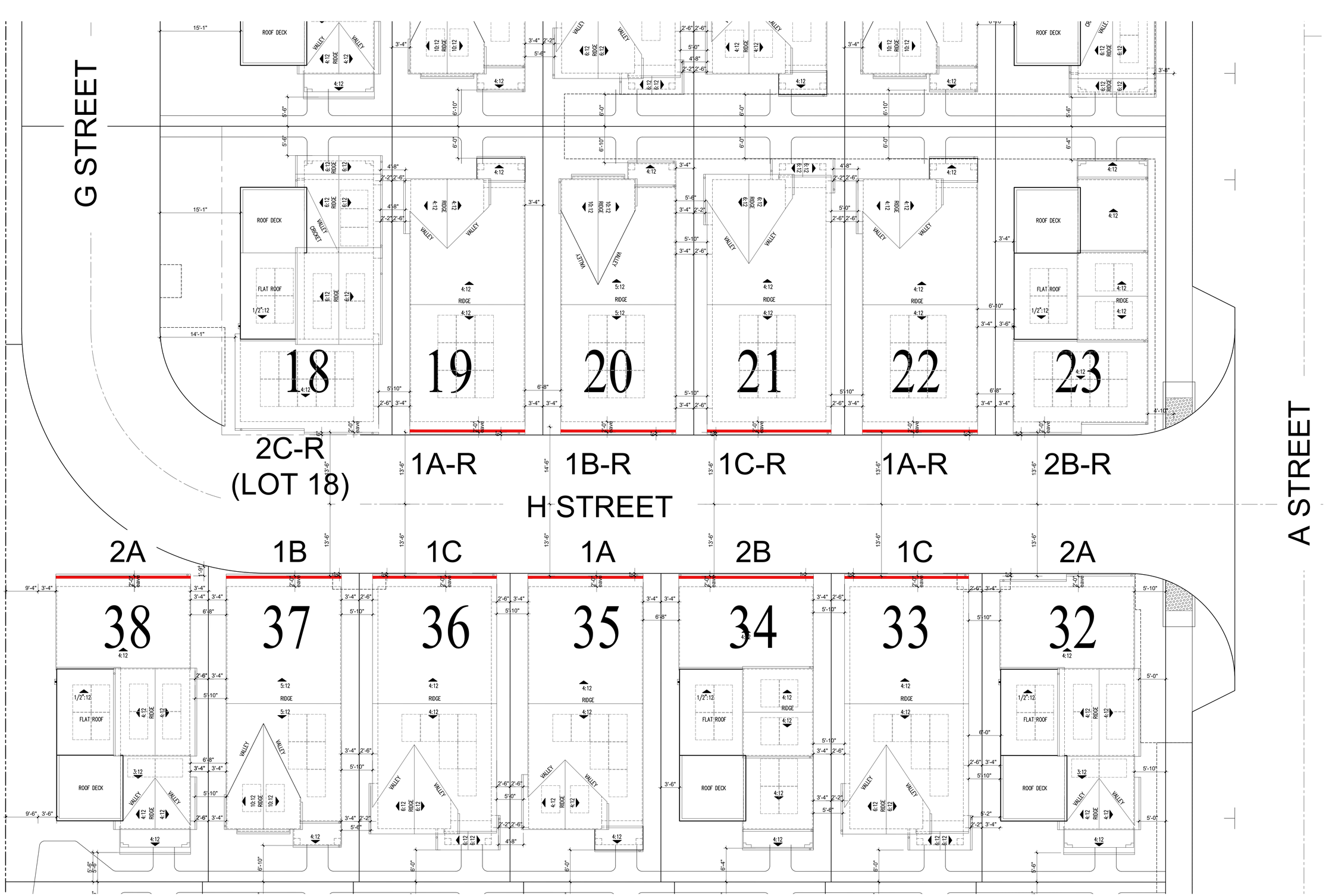
20807-20883 STEVENS CREEK BLVD
CUPERTINO, CA # 20240298
OWNERSHIP:
STEVENS CREEK OCA OWNER, LLC

GENERAL PLANNING APPLICATION
SEPTEMBER 20, 2024 FIRST SUBMITTAL
1 JANUARY 22, 2025 SECOND SUBMITTAL
2 AUGUST 5, 2025 THIRD SUBMITTAL
3 NOVEMBER 5, 2025 FOURTH SUBMITTAL
4 DECEMBER 24, 2025 FIFTH SUBMITTAL

0 4 8 16
1/8"=1' SCALE

CONTEXTUAL ROOF PLANS 6

A1.37



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0 4 8 16
1/8"=1' SCALE

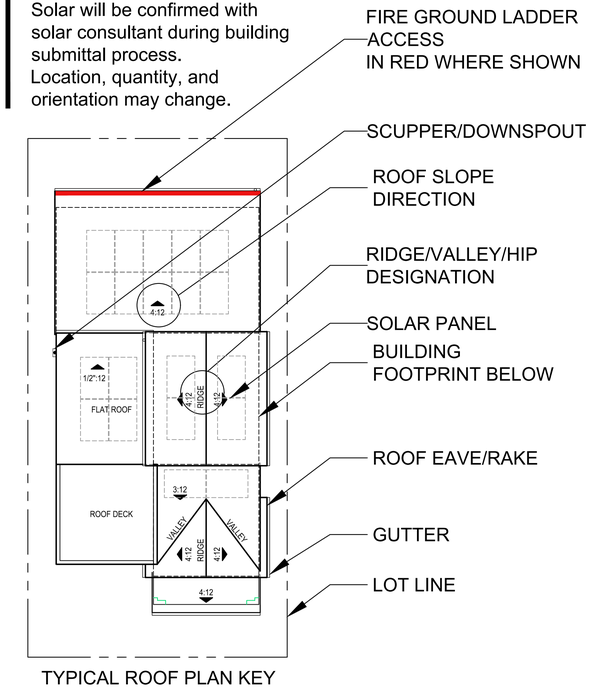
CONTEXTUAL ROOF PLANS 7

A1.38

ROOF COVERAGE NOTES:

Roof plans are shown plotted per Architectural Style Plotting Sheet.
Elevation style plotting may vary at time of building permit.
NO ROOF TOP MECHANICAL EQUIPMENT IS PROPOSED.
Heat pumps occur screened at ground level in side yards of single family homes and front and side yard of townhouses. See unit and building plans and architectural details for further information.
See separate building roof plan sheets for additional info.

Solar panels shown are for illustrative purposes only.
Solar will be confirmed with solar consultant during building submittal process.
Location, quantity, and orientation may change.



TYPICAL ROOF PLAN KEY

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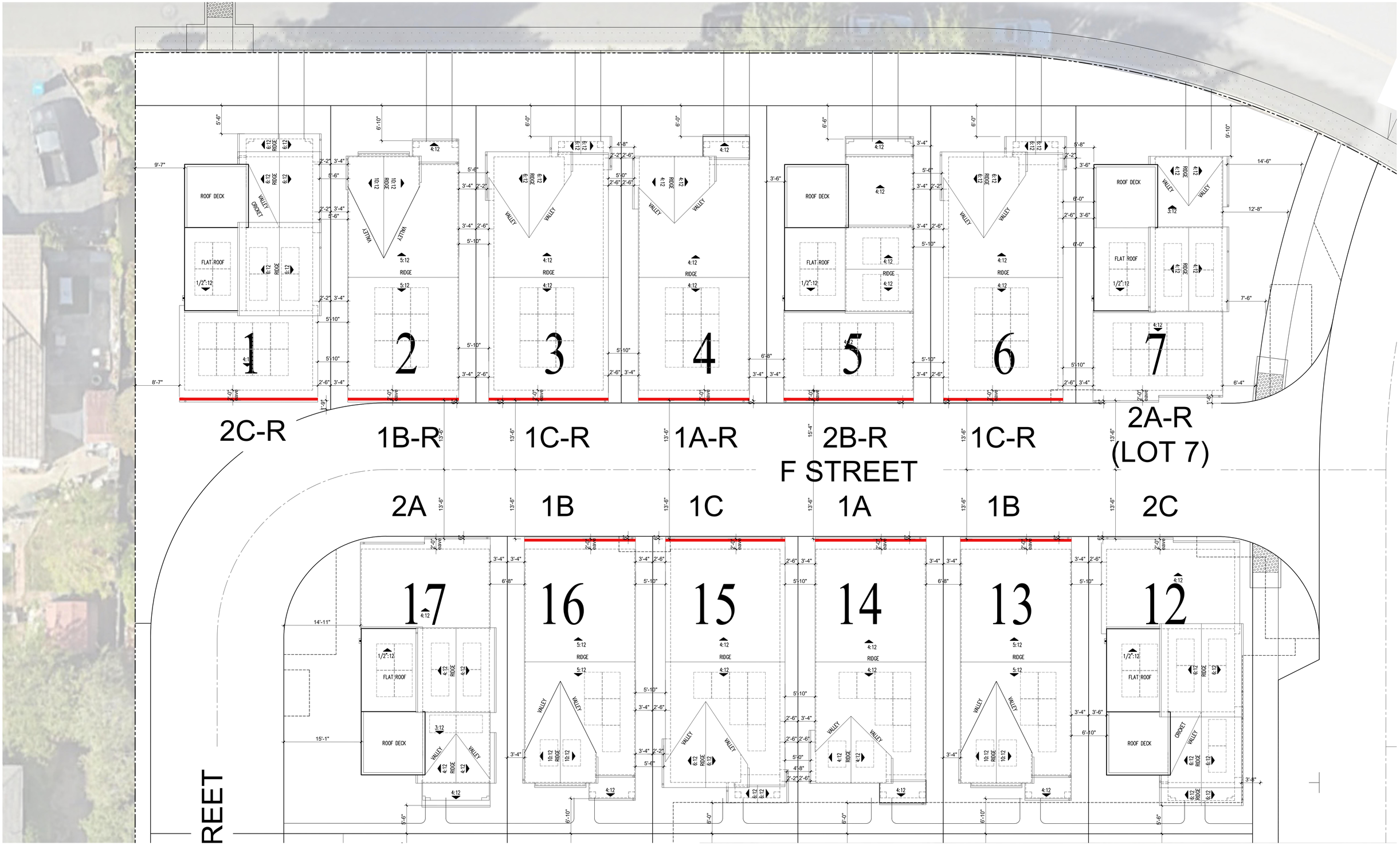
0 4 8 16
1/8"=1' SCALE

CONTEXTUAL ROOF PLANS 8

A1.39



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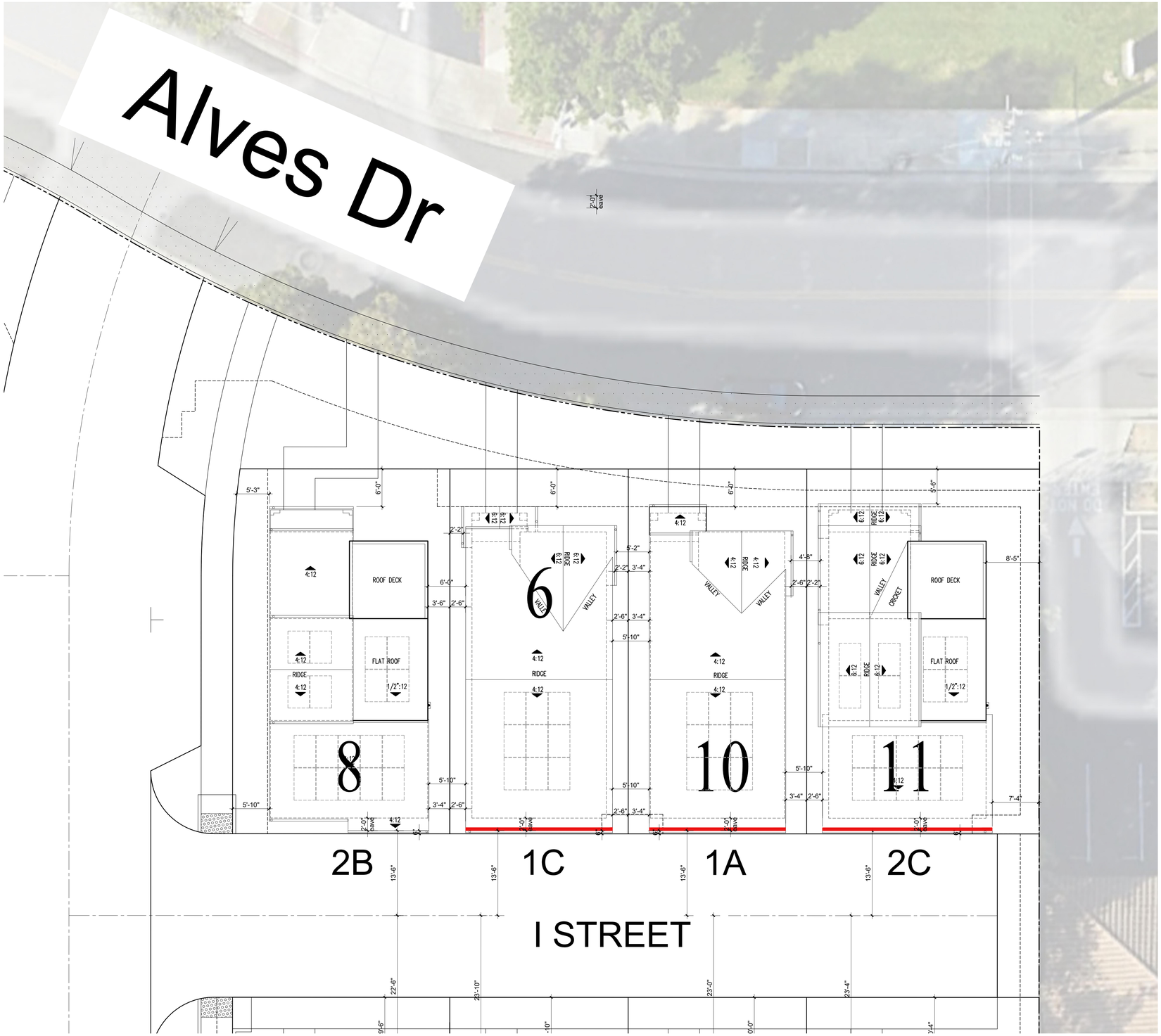
0 4 8 16
1/8"=1' SCALE

CONTEXTUAL ROOF PLANS 9

A1.40



ROOF COVERAGE NOTES:

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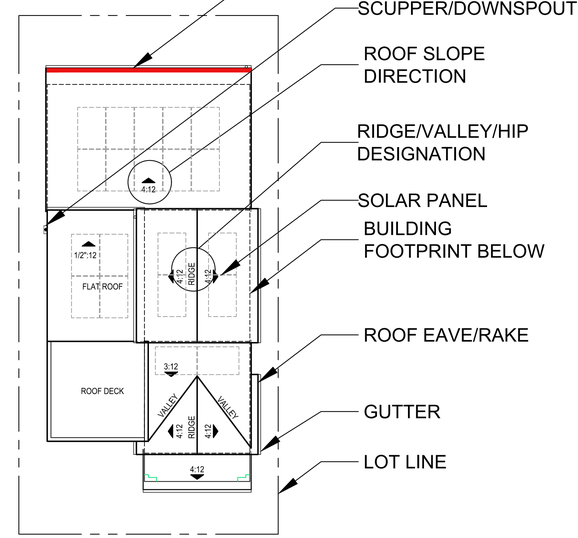

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0 4 8 16
1/8"=1' SCALE

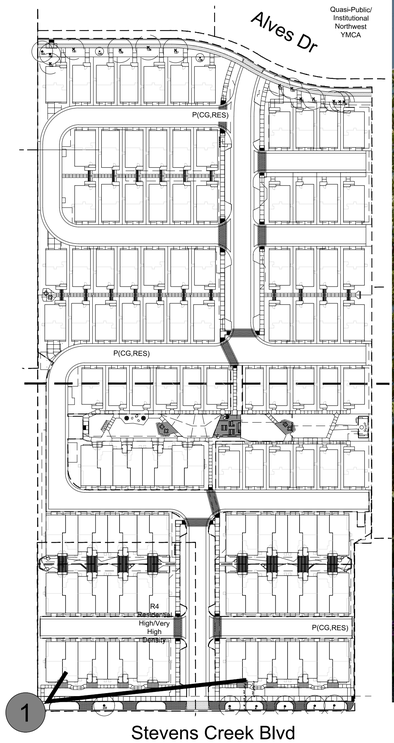
CONTEXTUAL ROOF PLANS 10

A1.41

TOWNHOUSES

1

SITE KEY (N.T.S.)



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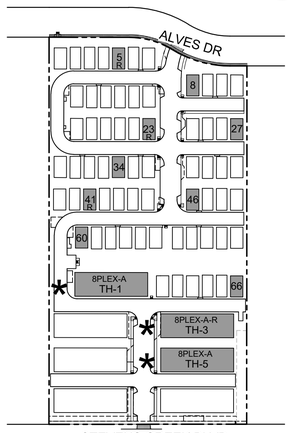
COVER PAGE - TOWNHOUSES

A2.00

KEY MAP (NTS)



BUILDING HEIGHTS

8-PLEX STYLE 'A' SPANISH							
Building No. (Parcel)	Natural Grade *	Lowest Grade at Sidewalk **	Building Finish Floor	Finish Floor to Top of Eave Line ***	Height per Heart of City Specific Plan ***	Finish floor to Highest Point of Exterior Construction ****	Height per Cupertino Municipal Code ****
	Foot Elevation ±						
TH-1 (Parcel G)	259.4	258	259.5	43.1	44.6	44.8	44.9
TH-3 (Parcel F)	256.8	258	258.9	43.1	44	44.8	46.9
TH-5 (Parcel D)	257.4	258	260	43.1	45.1	44.8	47.4

* "Natural Grade" means the contour of the land prior to improvements or development, unless otherwise established by a City approved grading plan that is part of a subdivision map approval. In this case the natural grade and existing grade are the same since this is a previously developed site. Existing/Natural Grade was considered at all four corners of every proposed building and lowest worst case elevation was used in calculating height per CMC.)

** Represents lowest grade at public sidewalk along Stevens Creek Blvd or Alves Dr, directly adjacent to the site. Lowest grade point chosen based on which side of the central open space the building is located.
Lowest Grade Along Stevens Creek Blvd = 258.0
Lowest Grade Along Alves Dr = 252.1

***Per Heart of the City Specific Plan 1.01.030(A) Height - is measured from sidewalk to top of cornice, parapet, or eave line of a peaked roof.
Maximum Height per HOC specific plan is forty five (45) feet, except where regulated by the Cupertino General Plan - Maximum Building Heights.

****Per Cupertino Municipal Code Definitions 19.08.030: "Height" means a vertical distance measured parallel to the natural grade to the highest point of exterior construction, exclusive of chimneys, antennas or other appurtenances, except that entry features are measured to the top of the wall plate.

HEIGHTS EXCEEDING THE 45' HEIGHT LIMIT ALLOWED BY THE HOC SPECIFIC PLAN

NOTE: Elevation styles are plotted per the Architectural Style Plotting sheet and may vary at time of building permit.
See Height Table for grade conditions not shown on elevations.
See "R" designation on key plan above for reverse condition of proposed elevations.

H.O.C. = HEART OF THE CITY (SPECIFIC PLAN)

C.M.C. = CUPERTINO MUNICIPAL CODE

* = ENHANCED ELEVATION FACING STREET

R = REVERSE/MIRROR CONDITION OF THE STANDARD PLAN/ELEVATION
Reverse condition is same as that shown in elevation mirrored about the center of the building. Location of townhouse building meter cabinet and enhanced architectural projection occurs always facing a street.

NOTE: See Building Height table above for grade condition at other buildings.
Mirror condition of the proposed elevation above may occur. See "R" designation in key plan above.

* = EMERGENCY RESCUE OPENING (EGRESS WINDOW) REFER TO LANDSCAPE FOR LADDER PAD LOCATIONS

1 FRONT LEFT PERSPECTIVE

'A' MATERIAL LEGEND

1. LOW 'S' PROFILE CONCRETE TILE ROOFING
2. WOOD FASCIA BOARD
3. STUCCO FINISH
4. STUCCO FINISH TRIM INSET/SURROUND
5. CEMENT FIBER PANEL AND TRIM
6. NOT USED
7. GABLE END ACCENT RECESSED DECORATIVE TILE
8. METAL GUARDRAIL
9. VINYL WINDOW SYSTEM
10. DOWNWARD DIRECTED LIGHT FIXTURE
11. METAL SECTIONAL GARAGE DOOR
12. CORBEL

1/8"=1' SCALE 0 4 8 16

LEFT ELEVATION

1/8"=1' SCALE 0 4 8 16

2 FRONT ELEVATION

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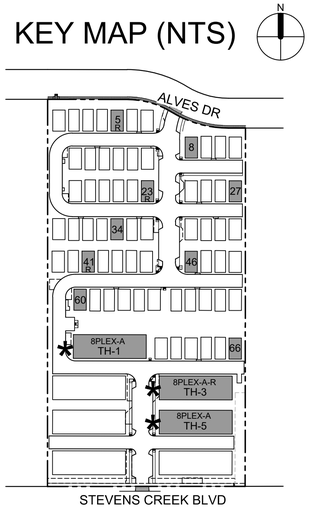
8PLEX A RTD FRONT - LEFT ELEVATIONS
TOWNHOUSE-COLOR SCHEME 1

A2.01

KEY MAP (NTS)



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* = EMERGENCY RESCUE OPENING (EGRESS WINDOW) REFER TO LANDSCAPE FOR LADDER PAD LOCATIONS

REAR RIGHT PERSPECTIVE

'A' MATERIAL LEGEND

1. LOW 'S' PROFILE CONCRETE TILE ROOFING
2. WOOD FASCIA BOARD
3. STUCCO FINISH
4. STUCCO FINISH TRIM INSET/SURROUND
5. CEMENT FIBER PANEL AND TRIM
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7. GABLE END ACCENT RECESSED DECORATIVE TILE
8. METAL GUARDRAIL
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10. DOWNWARD DIRECTED LIGHT FIXTURE
11. METAL SECTIONAL GARAGE DOOR
12. CORBEL

0 4 8 16
1/8"=1' SCALE

✱ ENHANCED RIGHT ELEVATION

0 4 8 16
1/8"=1' SCALE

REAR ELEVATION

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8PLEX A RTD BACK - RIGHT ELEVATIONS
TOWNHOUSE-COLOR SCHEME 1

A2.02

LEFT ELEVATION

1/8"=1' SCALE

FRONT ELEVATION

1/8"=1' SCALE

GLAZED AREA SCHEDULE (SQ. FT.)									
FACADE	TYPE KEY NO.	GLAZED AREA PER TYPE	UNTREATED GLAZED AREA PER TYPE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER TYPE	NO. OF EACH TYPE PER FACADE	TOTAL GLAZED AREA PER FACADE	TOTAL UNTREATED GLAZED AREA PER FACADE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER FACADE	OPENING TYPE
FRONT	1	18.4	10.6	7.8	12	220.8	127.2	93.6	SH WINDOW W/ TRANSOM
	2	13.2	6.6	6.6	26	343.2	171.6	171.6	SH WINDOW
	3	11.8	5.9	5.9	0	0.0	0.0	0.0	SH WINDOW
	4	6.7	3.4	3.3	16	107.2	54.4	52.8	SH WINDOW
	5	8.6	4.3	4.3	0	0.0	0.0	0.0	SH WINDOW
	6	11.3	6.9	4.4	0	0.0	0.0	0.0	SH WINDOW W/ TRANSOM
	7	25.4	12.7	12.7	4	101.6	50.8	50.8	SL. GL. DR.
	8	37.1	18.5	18.6	0	0.0	0.0	0.0	SL. GL. DR.
	9	8.6	8.6	0.0	0	0.0	0.0	0.0	FIXED WINDOW
	10	3.4	3.4	0.0	2	6.8	6.8	0.0	FIXED WINDOW
	11	6.7	6.7	0.0	0	0.0	0.0	0.0	FIXED WINDOW
	TOTAL				60	**779.6**	**410.8**	**368.8**	

5653.9 SQ. FT. TOTAL FACADE SQUARE FOOTAGE
560 SQ. FT. MAX UNTREATED GLAZED AREA (10% OF FACADE SURFACE AREA)
411 SQ. FT. TOTAL UNTREATED GLAZED AREA

RIGHT ELEVATION

1/8"=1' SCALE

REAR ELEVATION

1/8"=1' SCALE

GLAZED AREA SCHEDULE (SQ. FT.)									
FACADE	TYPE KEY NO.	GLAZED AREA PER TYPE	UNTREATED GLAZED AREA PER TYPE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER TYPE	NO. OF EACH TYPE PER FACADE	TOTAL GLAZED AREA PER FACADE	TOTAL UNTREATED GLAZED AREA PER FACADE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER FACADE	OPENING TYPE
SIDES	1	18.4	10.6	7.8	0	0.0	0.0	0.0	SH WINDOW W/ TRANSOM
	2	13.2	6.6	6.6	3	39.6	19.8	19.8	SH WINDOW
	3	11.8	5.9	5.9	0	0.0	0.0	0.0	SH WINDOW
	4	6.7	3.4	3.3	2	13.4	6.8	6.6	SH WINDOW
	5	8.6	4.3	4.3	5	43.0	21.5	21.5	SH WINDOW
	6	11.3	6.9	4.4	2	22.6	13.8	8.8	SH WINDOW W/ TRANSOM
	7	25.4	12.7	12.7	0	0.0	0.0	0.0	SL. GL. DR.
	8	37.1	18.5	18.6	0	0.0	0.0	0.0	SL. GL. DR.
	9	8.6	8.6	0.0	0	0.0	0.0	0.0	FIXED WINDOW
	10	3.4	3.4	0.0	0	0.0	0.0	0.0	FIXED WINDOW
	11	6.7	6.7	0.0	2	13.4	13.4	0.0	FIXED WINDOW
	TOTAL				14	**132.0**	**75.3**	**56.7**	

1936.3 SQ. FT. TOTAL FACADE SQUARE FOOTAGE
183 SQ. FT. MAX UNTREATED GLAZED AREA (10% OF FACADE SURFACE AREA)
82 SQ. FT. TOTAL UNTREATED GLAZED AREA

GLAZED AREA SCHEDULE (SQ. FT.)									
FACADE	TYPE KEY NO.	GLAZED AREA PER TYPE	UNTREATED GLAZED AREA PER TYPE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER TYPE	NO. OF EACH TYPE PER FACADE	TOTAL GLAZED AREA PER FACADE	TOTAL UNTREATED GLAZED AREA PER FACADE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER FACADE	OPENING TYPE
REAR	1	18.4	10.6	7.8	0	0.0	0.0	0.0	SH WINDOW W/ TRANSOM
	2	13.2	6.6	6.6	32	422.4	211.2	211.2	SH WINDOW
	3	11.8	5.9	5.9	0	0.0	0.0	0.0	SH WINDOW
	4	6.7	3.4	3.3	6	40.2	20.4	19.8	SH WINDOW
	5	8.6	4.3	4.3	0	0.0	0.0	0.0	SH WINDOW
	6	11.3	6.9	4.4	0	0.0	0.0	0.0	SH WINDOW W/ TRANSOM
	7	25.4	12.7	12.7	4	101.6	50.8	50.8	SL. GL. DR.
	8	37.1	18.5	18.6	0	0.0	0.0	0.0	SL. GL. DR.
	9	8.6	8.6	0.0	0	0.0	0.0	0.0	FIXED WINDOW
	10	3.4	3.4	0.0	2	6.8	6.8	0.0	FIXED WINDOW
	11	6.7	6.7	0.0	0	0.0	0.0	0.0	FIXED WINDOW
	TOTAL				44	**571.0**	**289.2**	**281.8**	

5649.6 SQ. FT. TOTAL FACADE SQUARE FOOTAGE
560 SQ. FT. MAX UNTREATED GLAZED AREA (10% OF FACADE SURFACE AREA)
290 SQ. FT. TOTAL UNTREATED GLAZED AREA

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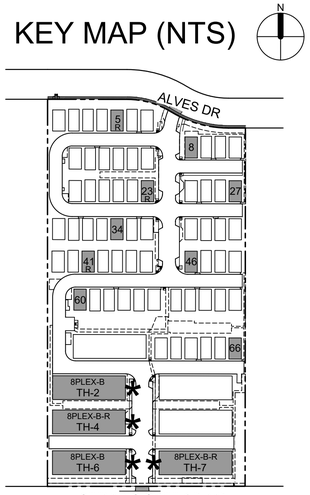
⚠ NOVEMBER 5, 2025 FOURTH SUBMITTAL
⚠ DECEMBER 24, 2025 FIFTH SUBMITTAL

0 4 8 16

8PLEX A RTD-BIRD-SAFE EXHIBIT
TOWNHOUSE-COLOR SCHEME 1

A2.03

KEY MAP (NTS)



BUILDING HEIGHTS

8-PLEX STYLE 'B' MODERN FRENCH							
Building No. (Parcel)	Natural Grade *	Lowest Grade at Sidewalk **	Building Finish Floor	Finish Floor to Top of Eave Line ***	Height per Heart of City Specific Plan ***	Finish floor to Highest Point of Exterior Construction ****	Height per Cupertino Municipal Code ****
	Foot Elevation ±						
TH-2 (Parcel E)	257.4	258	259.5	43.3	44.8	45.4	47.5
TH-4 (Parcel C)	260.3	258	261	43.3	46.3	45.4	46.1
TH-6 (Parcel A)	260.7	258	261.5	43.3	46.8	45.4	46.2
TH-7 (Parcel B)	259	258	260.5	43.3	45.8	45.4	46.9

* "Natural Grade" means the contour of the land prior to improvements or development, unless otherwise established by a City approved grading plan that is part of a subdivision map approval. In this case the natural grade and existing grade are the same since this is a previously developed site. Existing/Natural Grade was considered at all four corners of every proposed building and lowest worst case elevation was used in calculating height per CMC.)

** Represents lowest grade at public sidewalk along Stevens Creek Blvd or Alves Dr, directly adjacent to the site. Lowest grade point chosen based on which side of the central open space the building is located.
Lowest Grade Along Stevens Creek Blvd = 258.0
Lowest Grade Along Alves Dr = 252.1

***Per Heart of the City Specific Plan 1.01.030(A) Height - is measured from sidewalk to top of cornice, parapet, or eave line of a peaked roof.
Maximum Height per HOC specific plan is forty five (45) feet, except where regulated by the Cupertino General Plan - Maximum Building Heights.

****Per Cupertino Municipal Code Definitions 19.08.030: "Height" means a vertical distance measured parallel to the natural grade to the highest point of exterior construction, exclusive of chimneys, antennas or other appurtenances, except that entry features are measured to the top of the wall plate.

HEIGHTS EXCEEDING THE 45' HEIGHT LIMIT ALLOWED BY THE HOC SPECIFIC PLAN

NOTE: Elevation styles are plotted per the Architectural Style Plotting sheet and may vary at time of building permit.
See Height Table for grade conditions not shown on elevations.
See "R" designation on key plan above for reverse condition of proposed elevations.

H.O.C. = HEART OF THE CITY (SPECIFIC PLAN)

C.M.C. = CUPERTINO MUNICIPAL CODE

***** = ENHANCED ELEVATION FACING STREET

R = REVERSE/MIRROR CONDITION OF THE STANDARD PLAN/ELEVATION
Reverse condition is same as that shown in elevation mirrored about the center of the building. Location of townhouse building meter cabinet and enhanced architectural projection occurs always facing a street.

NOTE: See Building Height table above for grade condition at other buildings.
Mirror condition of the proposed elevation above may occur. See "R" designation in key plan above.

* = EMERGENCY RESCUE OPENING (EGRESS WINDOW) REFER TO LANDSCAPE FOR LADDER PAD LOCATIONS

FRONT LEFT PERSPECTIVE

'B' MATERIAL LEGEND

- 1A ARCHITECTURAL-GRADE COMPOSITION SHINGLE
- 1B METAL ACCENT ROOFING
- 2 WOOD FASCIA BOARD
- 3 STUCCO FINISH
- 4 STUCCO FINISH TRIM INSET/SURROUND
- 5 CEMENT FIBER PANEL AND TRIM
- 6 NOT USED
- 7 GABLE END WINDOW (OBSCURE INTERIOR)
- 8 METAL GUARDRAIL
- 9 VINYL WINDOW SYSTEM
- 10 DOWNWARD DIRECTED LIGHT FIXTURE
- 11 METAL SECTIONAL GARAGE DOOR
- 12 STUCCO FINISH CORNICE

0 4 8 16
1/8"=1' SCALE

LEFT ELEVATION

0 4 8 16
1/8"=1' SCALE

FRONT ELEVATION

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CUPERTINO, CA # 20240298
OWNERSHIP:
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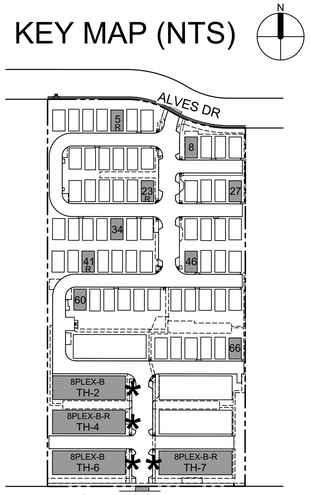
8PLEX B RTD FRONT - LEFT ELEVATIONS
TOWNHOUSE-COLOR SCHEME 4

A2.04

KEY MAP (NTS)



BUILDING HEIGHTS

8-PLEX STYLE 'B' MODERN FRENCH

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HEIGHTS EXCEEDING THE 45' HEIGHT LIMIT ALLOWED BY THE HOC SPECIFIC PLAN

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* = EMERGENCY RESCUE OPENING (EGRESS WINDOW) REFER TO LANDSCAPE FOR LADDER PAD LOCATIONS

REAR RIGHT PERSPECTIVE

'B' MATERIAL LEGEND

- 1A ARCHITECTURAL-GRADE COMPOSITION SHINGLE
- 1B METAL ACCENT ROOFING
- 2 WOOD FASCIA BOARD
- 3 STUCCO FINISH
- 4 STUCCO FINISH TRIM INSET/SURROUND
- 5 CEMENT FIBER PANEL AND TRIM
- 6 NOT USED
- 7 GABLE END WINDOW (OBSCURE INTERIOR)
- 8 METAL GUARDRAIL
- 9 VINYL WINDOW SYSTEM
- 10 DOWNWARD DIRECTED LIGHT FIXTURE
- 11 METAL SECTIONAL GARAGE DOOR
- 12 STUCCO FINISH CORNICE

* ENHANCED RIGHT ELEVATION

REAR ELEVATION

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CUPERTINO, CA # 20240298
OWNERSHIP:
STEVENS CREEK OCA OWNER, LLC

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8PLEX B RTD BACK - RIGHT ELEVATIONS
TOWNHOUSE-COLOR SCHEME 4

A2.05

1/8"=1' SCALE 0 4 8 16

LEFT ELEVATION

1/8"=1' SCALE 0 4 8 16

FRONT ELEVATION

GLAZED AREA SCHEDULE (SQ. FT.)

FACADE	TYPE KEY NO.	GLAZED AREA PER TYPE	UNTREATED GLAZED AREA PER TYPE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER TYPE	NO. OF EACH TYPE PER FACADE	TOTAL GLAZED AREA PER FACADE	TOTAL UNTREATED GLAZED AREA PER FACADE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER FACADE	OPENING TYPE
FRONT	1	18.4	10.6	7.8	6	110.4	63.6	46.8	SH WINDOW W/ TRANSOM
	2	13.2	6.6	6.6	18	237.6	118.8	118.8	SH WINDOW
	3	11.8	5.9	5.9	8	94.4	47.2	47.2	SH WINDOW
	4	6.7	3.4	3.3	16	107.2	54.4	52.8	SH WINDOW
	5	8.6	4.3	4.3	0	0.0	0.0	0.0	SH WINDOW
	6	11.3	6.9	4.4	12	135.6	82.8	52.8	SH WINDOW W/ TRANSOM
	7	25.4	12.7	12.7	4	101.6	50.8	50.8	SL. GL. DR.
	8	37.1	18.5	18.6	0	0.0	0.0	0.0	SL. GL. DR.
	9	8.6	8.6	0.0	0	0.0	0.0	0.0	FIXED WINDOW
	10	3.4	3.4	0.0	2	6.8	6.8	0.0	FIXED WINDOW
	11	6.7	6.7	0.0	0	0.0	0.0	0.0	FIXED WINDOW
	TOTAL				66	**793.6**	**424.4**	**369.2**	

5668.9 SQ. FT. TOTAL FACADE SQUARE FOOTAGE
563 SQ. FT. MAX UNTREATED GLAZED AREA (10% OF FACADE SURFACE AREA)
425 SQ. FT. TOTAL UNTREATED GLAZED AREA

1/8"=1' SCALE 0 4 8 16

RIGHT ELEVATION

1/8"=1' SCALE 0 4 8 16

REAR ELEVATION

GLAZED AREA SCHEDULE (SQ. FT.)

FACADE	TYPE KEY NO.	GLAZED AREA PER TYPE	UNTREATED GLAZED AREA PER TYPE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER TYPE	NO. OF EACH TYPE PER FACADE	TOTAL GLAZED AREA PER FACADE	TOTAL UNTREATED GLAZED AREA PER FACADE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER FACADE	OPENING TYPE
SIDES	1	18.4	10.6	7.8	0	0.0	0.0	0.0	SH WINDOW W/ TRANSOM
	2	13.2	6.6	6.6	3	39.6	19.8	19.8	SH WINDOW
	3	11.8	5.9	5.9	0	0.0	0.0	0.0	SH WINDOW
	4	6.7	3.4	3.3	2	13.4	6.8	6.6	SH WINDOW
	5	8.6	4.3	4.3	5	43.0	21.5	21.5	SH WINDOW
	6	11.3	6.9	4.4	2	22.6	13.8	8.8	SH WINDOW W/ TRANSOM
	7	25.4	12.7	12.7	0	0.0	0.0	0.0	SL. GL. DR.
	8	37.1	18.5	18.6	0	0.0	0.0	0.0	SL. GL. DR.
	9	8.6	8.6	0.0	0	0.0	0.0	0.0	FIXED WINDOW
	10	3.4	3.4	0.0	0	0.0	0.0	0.0	FIXED WINDOW
	11	6.7	6.7	0.0	3	20.1	0.0	0.0	FIXED WINDOW
	TOTAL				15	**138.7**	**82.0**	**56.7**	

1973.1 SQ. FT. TOTAL FACADE SQUARE FOOTAGE
188 SQ. FT. MAX UNTREATED GLAZED AREA (10% OF FACADE SURFACE AREA)
82 SQ. FT. TOTAL UNTREATED GLAZED AREA

GLAZED AREA SCHEDULE (SQ. FT.)

FACADE	TYPE KEY NO.	GLAZED AREA PER TYPE	UNTREATED GLAZED AREA PER TYPE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER TYPE	NO. OF EACH TYPE PER FACADE	TOTAL GLAZED AREA PER FACADE	TOTAL UNTREATED GLAZED AREA PER FACADE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER FACADE	OPENING TYPE
REAR	1	18.4	10.6	7.8	0	0.0	0.0	0.0	SH WINDOW W/ TRANSOM
	2	13.2	6.6	6.6	32	422.4	211.2	211.2	SH WINDOW
	3	11.8	5.9	5.9	0	0.0	0.0	0.0	SH WINDOW
	4	6.7	3.4	3.3	6	40.2	20.4	19.8	SH WINDOW
	5	8.6	4.3	4.3	0	0.0	0.0	0.0	SH WINDOW
	6	11.3	6.9	4.4	0	0.0	0.0	0.0	SH WINDOW W/ TRANSOM
	7	25.4	12.7	12.7	4	101.6	50.8	50.8	SL. GL. DR.
	8	37.1	18.5	18.6	0	0.0	0.0	0.0	SL. GL. DR.
	9	8.6	8.6	0.0	0	0.0	0.0	0.0	FIXED WINDOW
	10	3.4	3.4	0.0	2	6.8	6.8	0.0	FIXED WINDOW
	11	6.7	6.7	0.0	0	0.0	0.0	0.0	FIXED WINDOW
	TOTAL				44	**571.0**	**289.2**	**281.8**	

5679.7 SQ. FT. TOTAL FACADE SQUARE FOOTAGE
563 SQ. FT. MAX UNTREATED GLAZED AREA (10% OF FACADE SURFACE AREA)
290 SQ. FT. TOTAL UNTREATED GLAZED AREA

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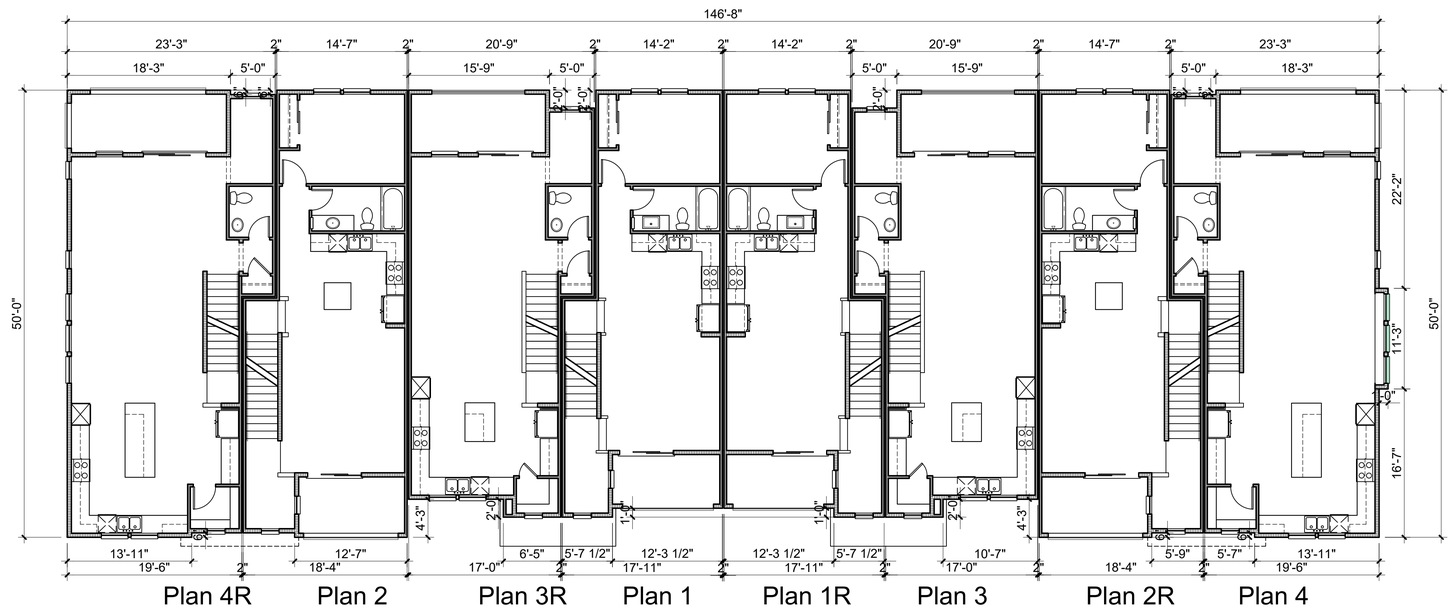
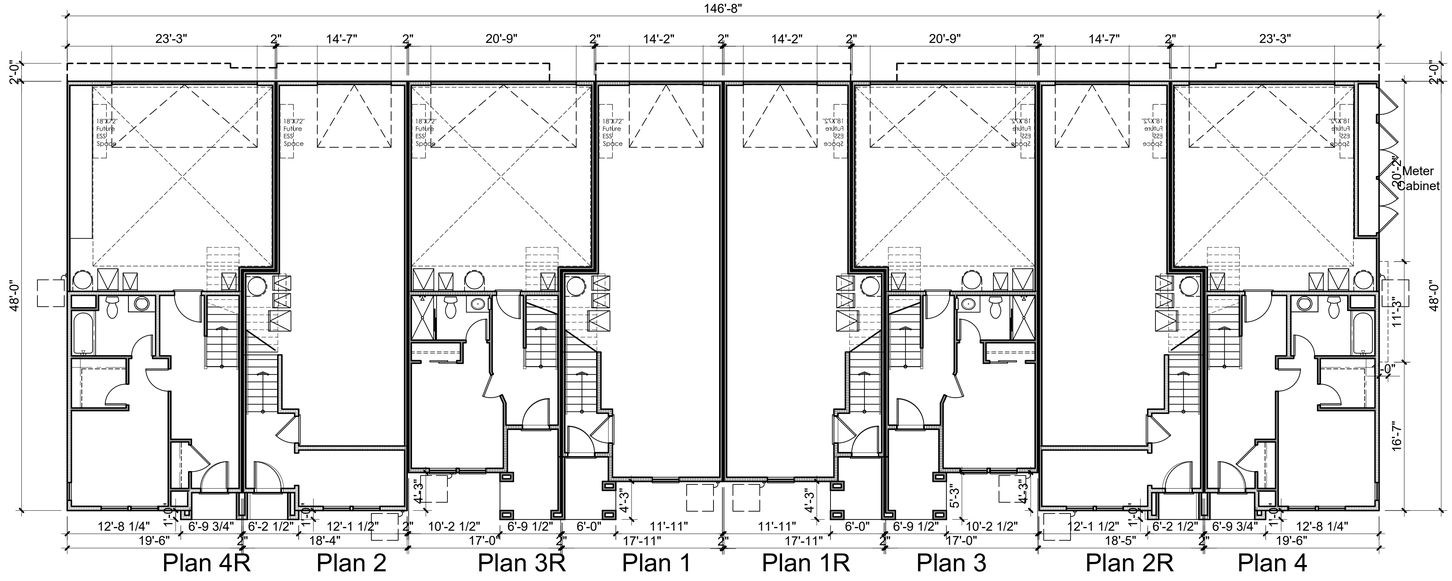
8PLEX B RTD BIRD-SAFE EXHIBIT
TOWNHOUSE-COLOR SCHEME 4

A2.06



LEVEL 2

0 4 8 16 Scale 1" = 8'



LEVEL 1

0 4 8 16 Scale 1" = 8'

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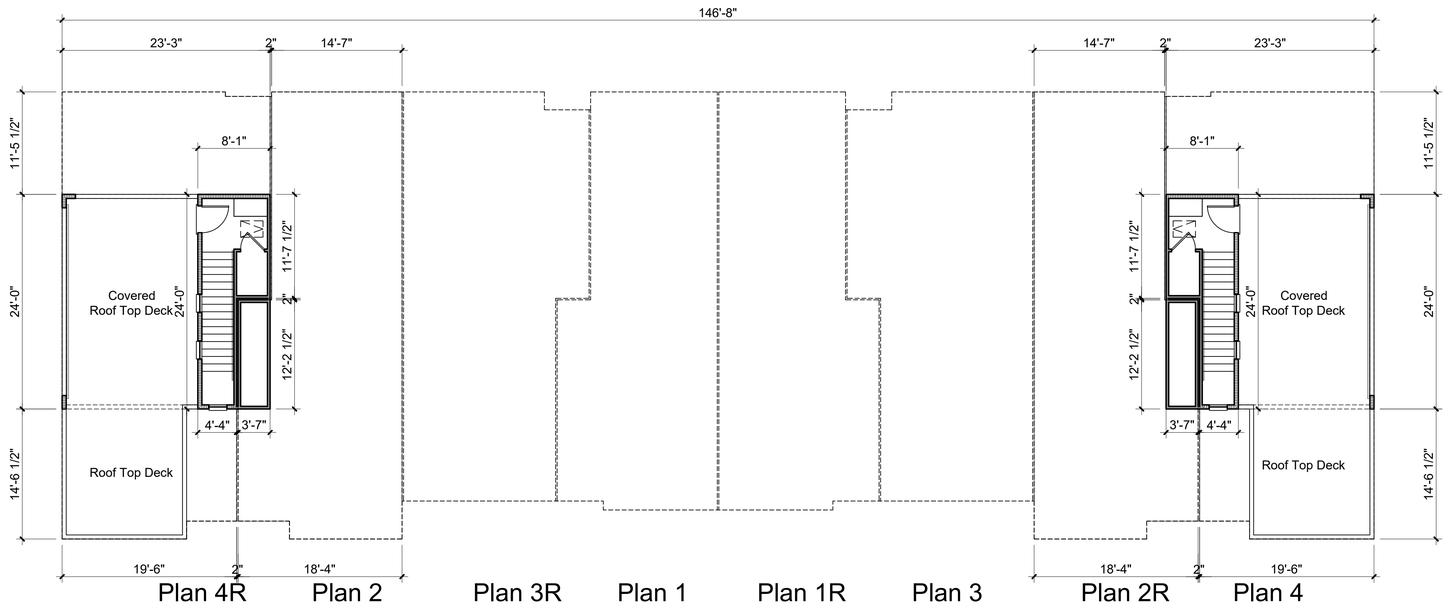
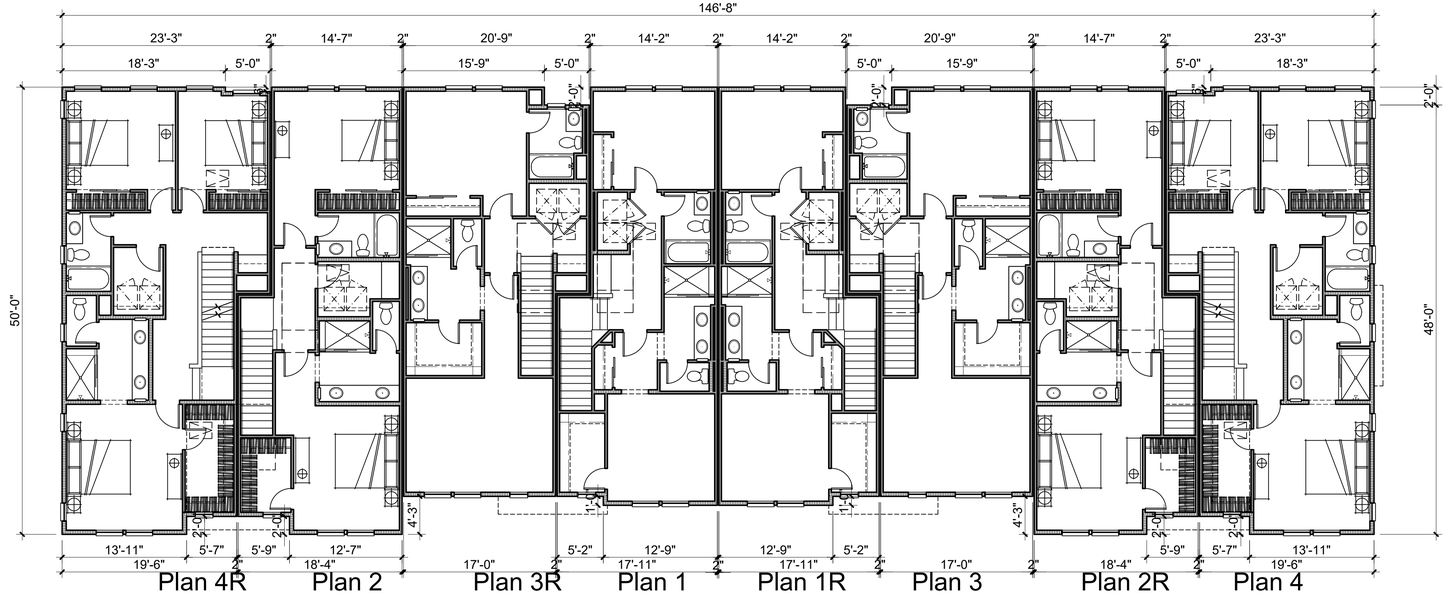
8PLEX BUILDING PLANS
3-STORY TOWNHOUSES

A2.07



ROOF TOP DECK

0 4 8 16 Scale 1" = 8'



LEVEL 3

0 4 8 16 Scale 1" = 8'

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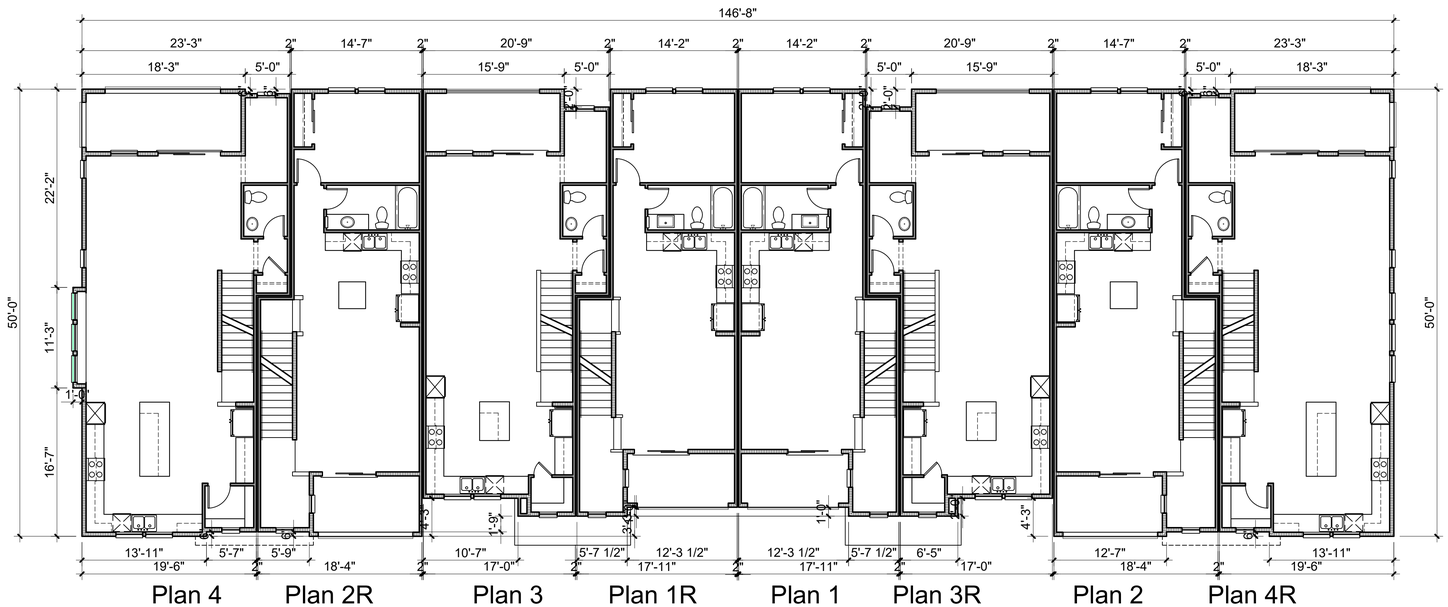
8PLEX BUILDING PLANS
3-STORY TOWNHOUSES

A2.08



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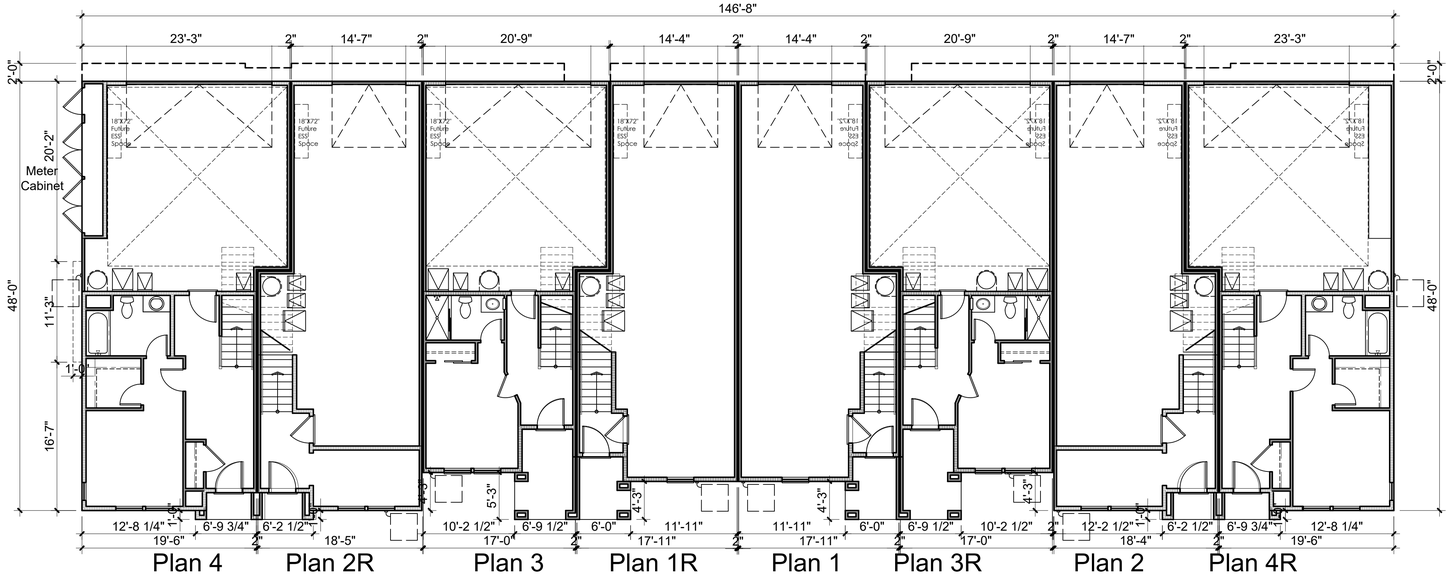

LEVEL 1

0 4 8 16 Scale 1" = 8'

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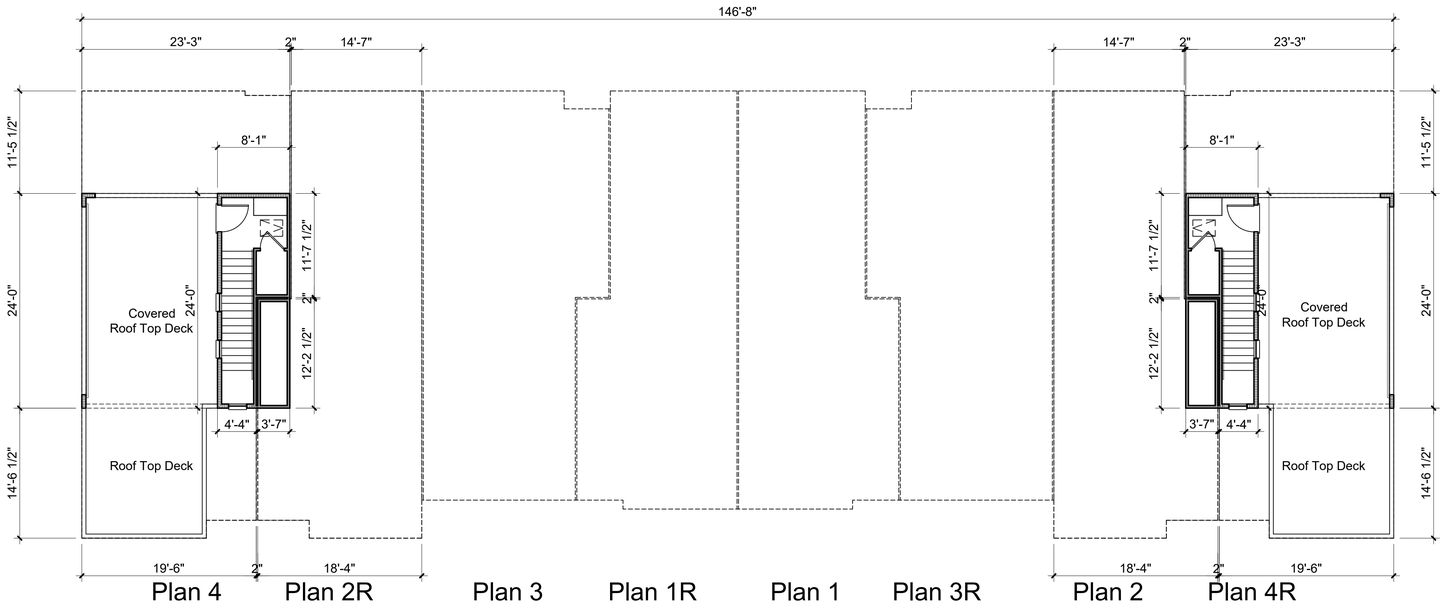
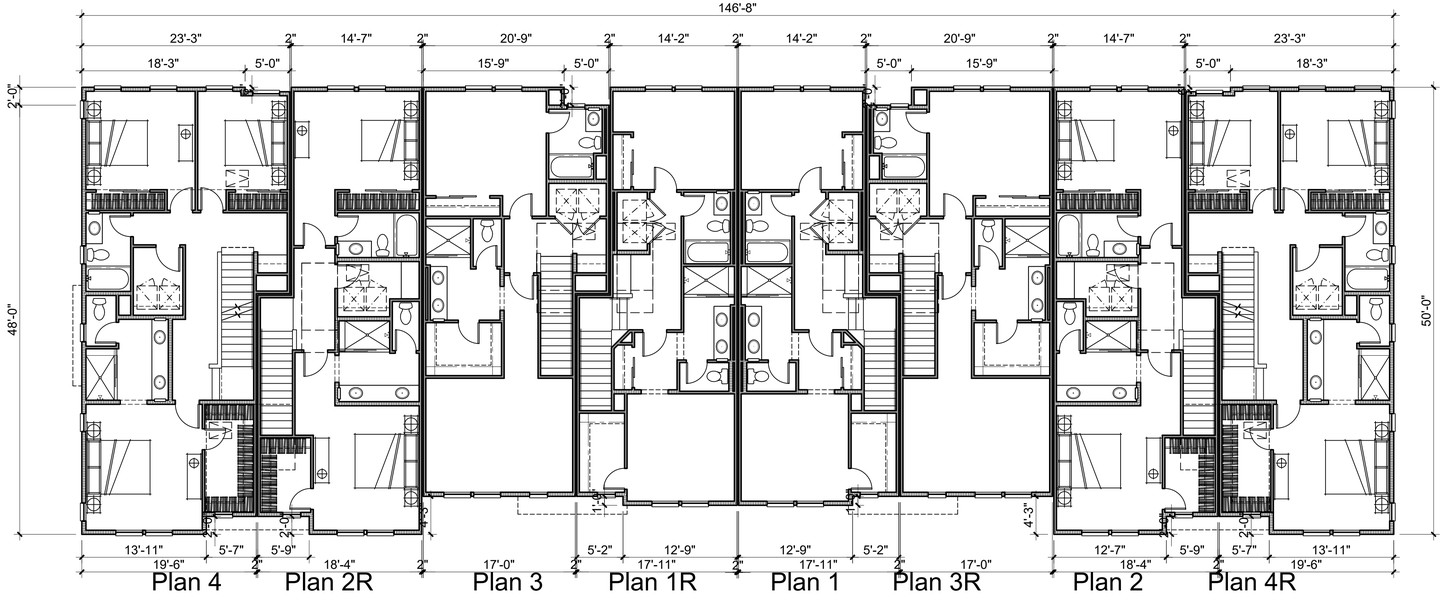
8PLEX BUILDING PLANS REVERSE
3-STORY TOWNHOUSES

A2.09



LEVEL 3



ROOF TOP DECK

0 4 8 16 Scale 1" = 8'

LEVEL 3

0 4 8 16 Scale 1" = 8'

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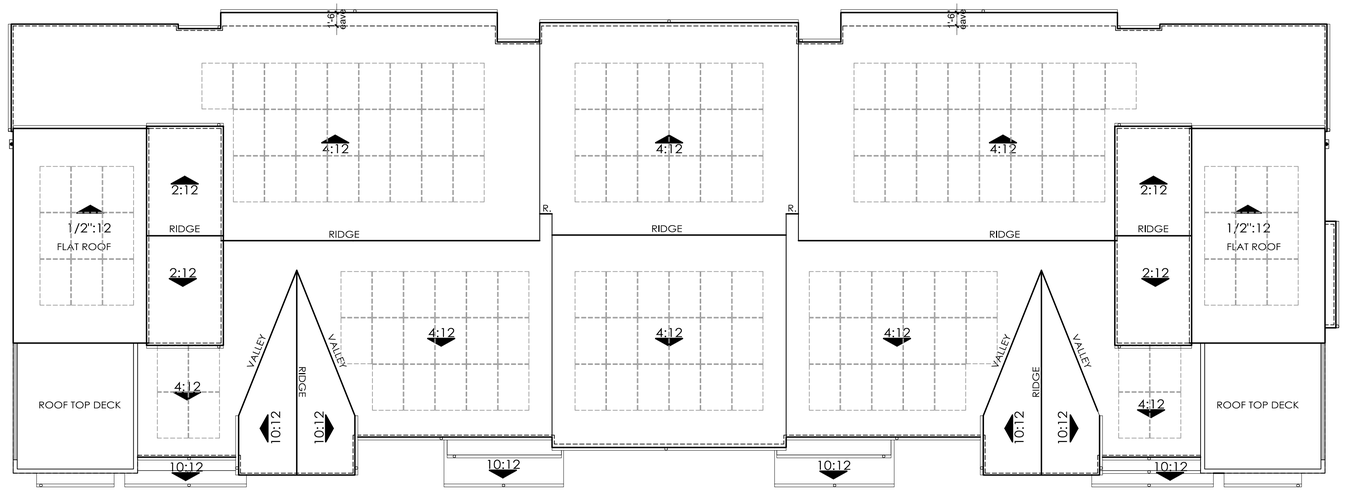
8PLEX BUILDING PLANS REVERSE
3-STORY TOWNHOUSES

A2.10



4:12 ROOF PITCH TYP.
10:12 ACCENT ROOF PITCH
TIGHT EAVE, TIGHT RAKE TYP.

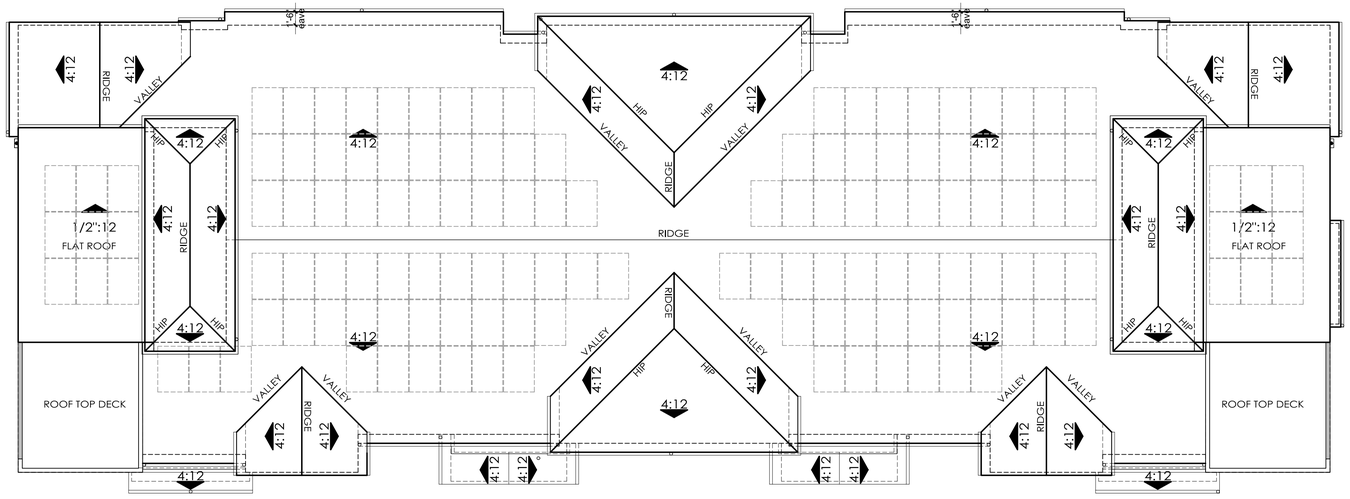
8PLEX B - STYLE ROOF PLAN

0 4 8 16 Scale 1" = 8'

NOTE: Solar panels shown are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change.

No roof mounted mechanical equipment.

8B/B-R ROOF COVERAGE: 7476.6 SQ. FT.



4:12 ROOF PITCH TYP.
4:12 ACCENT ROOF PITCH
12" EAVE, TIGHT RAKE TYP.

8PLEX A - STYLE ROOF PLAN

0 4 8 16 Scale 1" = 8'

NOTE: Solar panels shown are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change.

No roof mounted mechanical equipment.

8A/A-R ROOF COVERAGE: 7586.8 SQ. FT.

NOTE: REVERSE CONDITION OF ROOF PLANS ARE AN EXACT MIRROR CONDITION OF WHAT IS SHOWN HERE.

ktgy
cbg CIVIL ENGINEERS SURVEYORS PLANNERS
SAN RAMON • ROSEVILLE
RADIUS DESIGN
GATES +ASSOCIATES LANDSCAPE ARCHITECTURE LAND PLANNING URBAN DESIGN
HARVEST PROPERTIES
180 Grand Ave, Ste. 1400
Oakland, CA 94612

20807-20883 STEVENS CREEK BLVD
CUPERTINO, CA # 20240298
OWNERSHIP:
STEVENS CREEK OCA OWNER, LLC

GENERAL PLANNING APPLICATION
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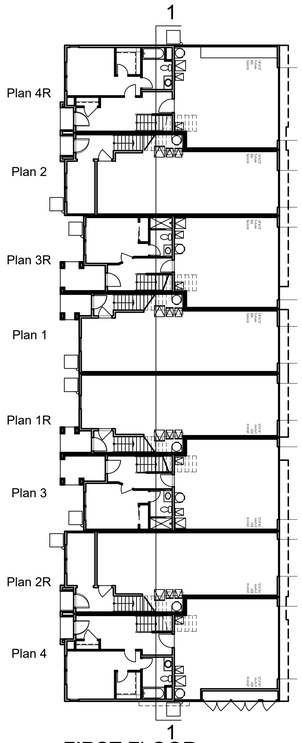
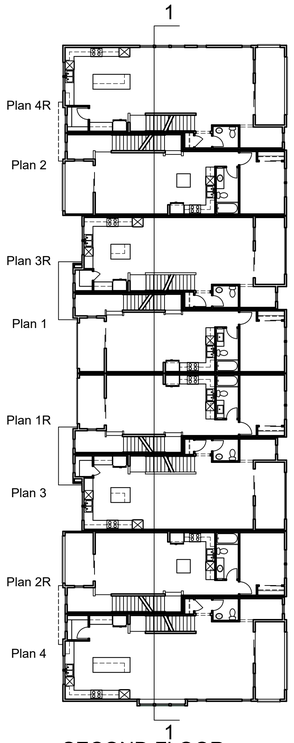
4 DECEMBER 24, 2025 FIFTH SUBMITTAL

8PLEX ROOF PLANS
3-STORY TOWNHOUSES WITH ROOF TOP DECKS

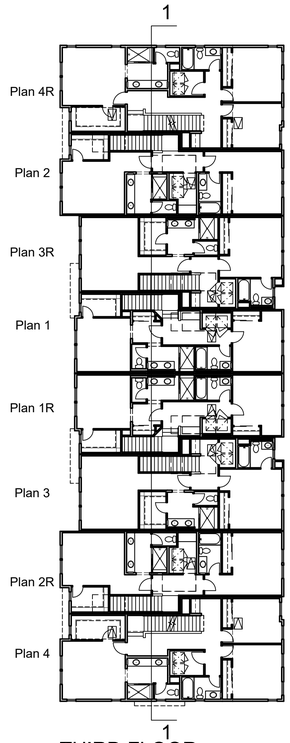
A2.11



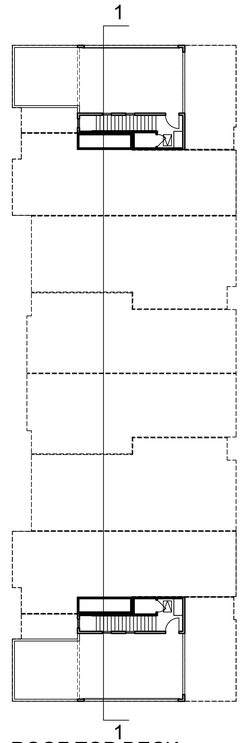
FIRST FLOOR



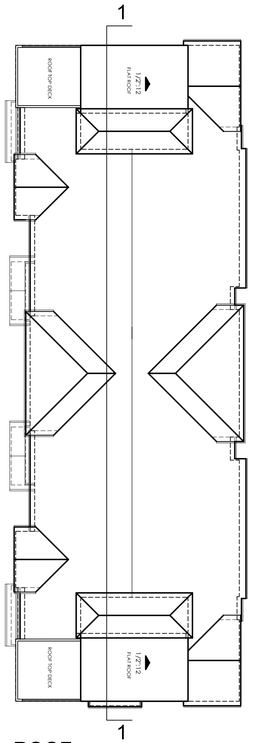
SECOND FLOOR



THIRD FLOOR



ROOF TOP DECK



ROOF

8-PLEX KEY PLANS

0 8 16 32 Scale 1" = 16'

0 4 8 12 Scale 3/16" = 1'

1- 8-PLEX LONGITUDINAL SECTION

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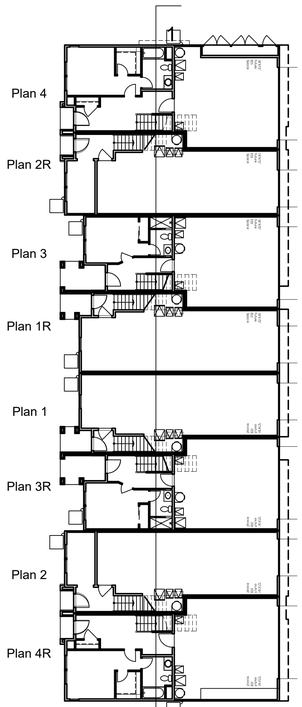
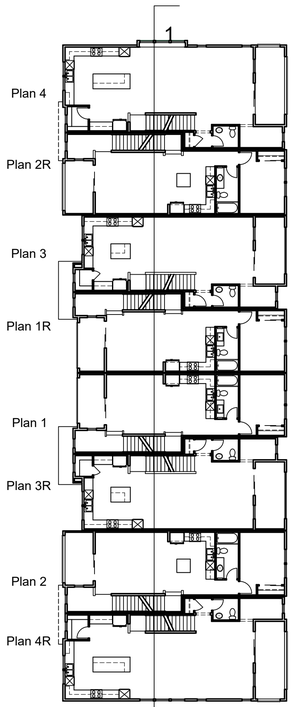
8PLEX LONG SECTION
TOWNHOUSE 'B' STYLE SHOWN

A2.12



FIRST FLOOR



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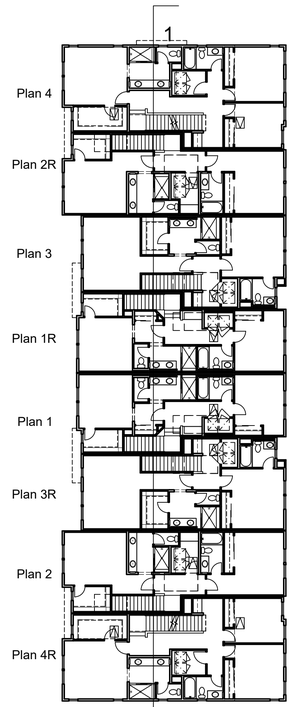
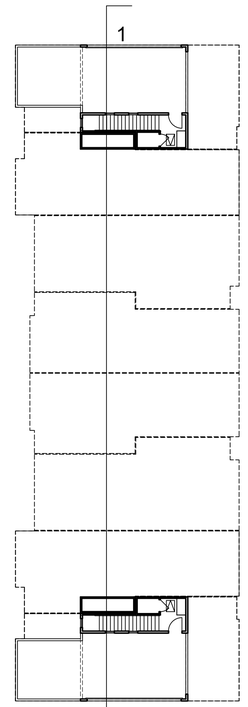
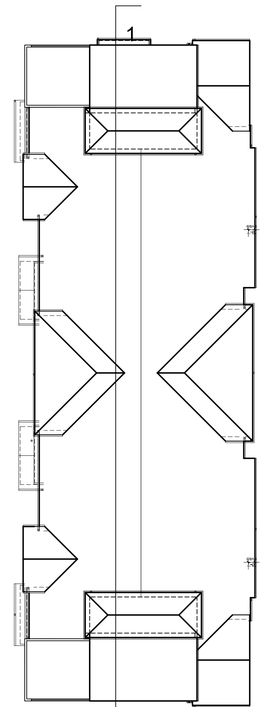


THIRD FLOOR



ROOF TOP DECK



'A' ROOF

8-PLEX KEY PLANS

0 8 16 32 Scale 1" = 16'

1- 8-PLEX R LONGITUDINAL SECTION

0 4 8 12 Scale 3/16" = 1'

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8PLEX REVERSE LONG SECTION
TOWNHOUSE 'B' STYLE SHOWN

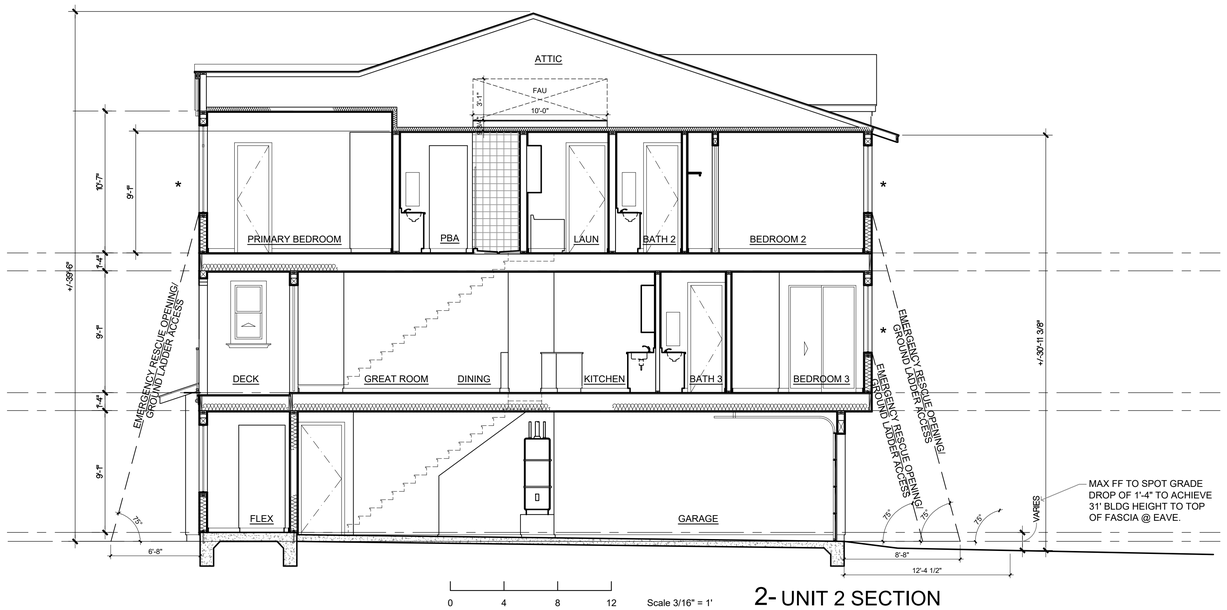
A2.13

FIRST FLOOR | SECOND FLOOR | THIRD FLOOR | ROOF TOP DECK | ROOF

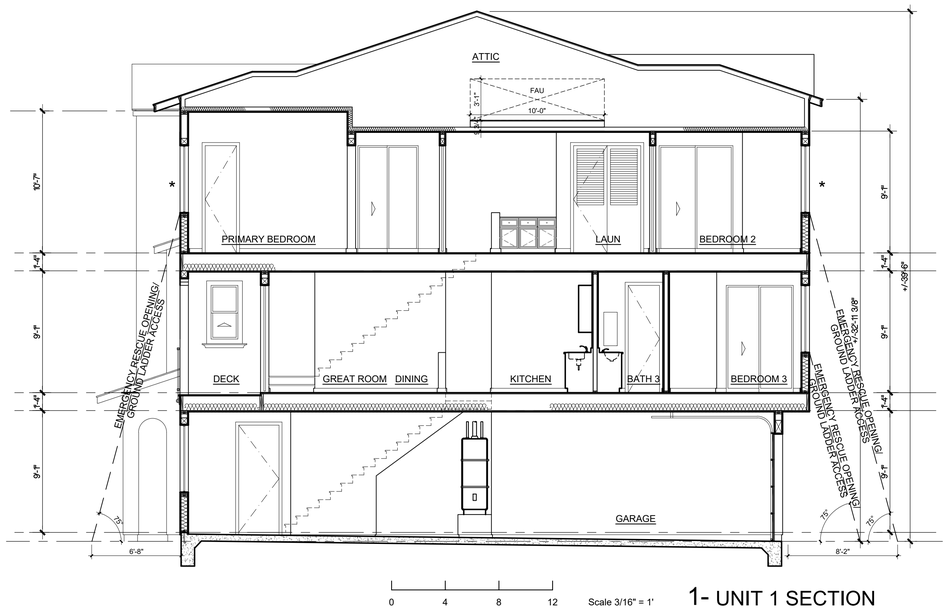
8-PLEX KEY PLANS

0 8 16 32 Scale 1" = 16'

* = EMERGENCY RESCUE OPENING (EGRESS WINDOW)



2- UNIT 2 SECTION



1- UNIT 1 SECTION

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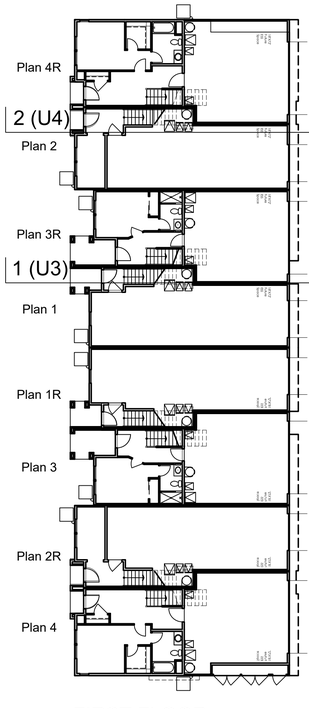
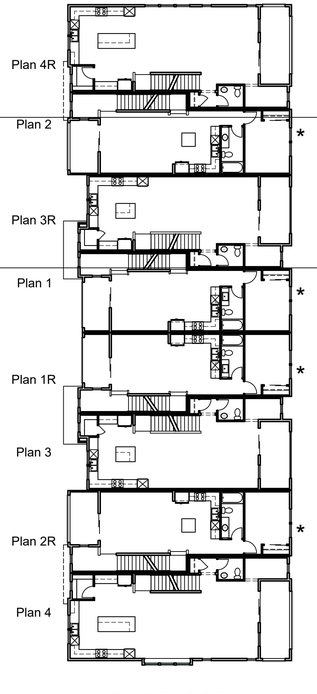
8PLEX UNIT 1-2 CROSS SECTIONS
TOWNHOUSE 'B' STYLE SHOWN

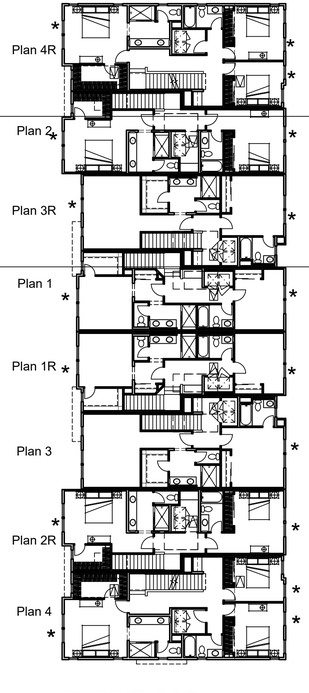
A2.14



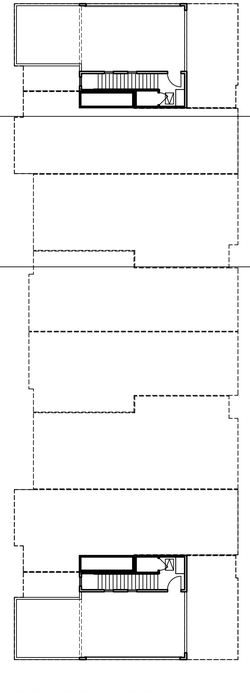
FIRST FLOOR



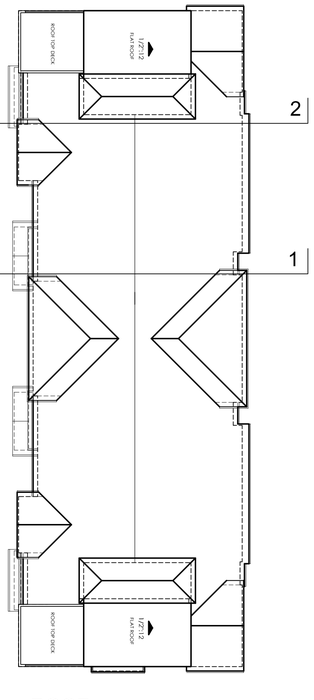
SECOND FLOOR



THIRD FLOOR



ROOF TOP DECK



ROOF

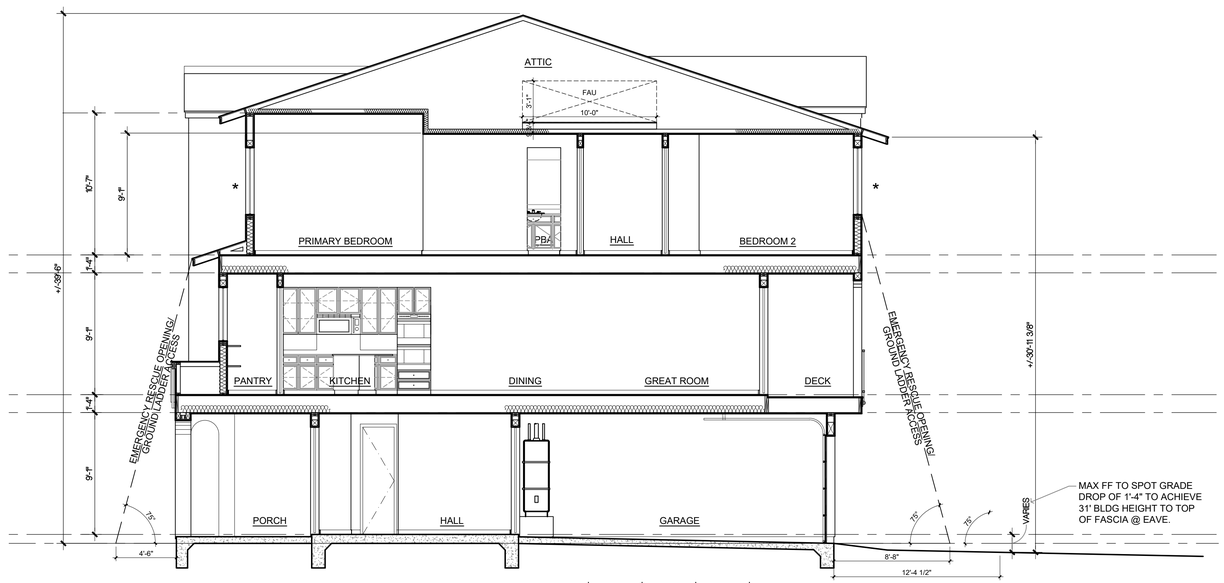
8-PLEX KEY PLANS

0 8 16 32 Scale 1" = 16'

* = EMERGENCY RESCUE OPENING (EGRESS WINDOW)

0 4 8 12 Scale 3/16" = 1'

2- UNIT 4 SECTION



0 4 8 12 Scale 3/16" = 1'

1- UNIT 3 SECTION

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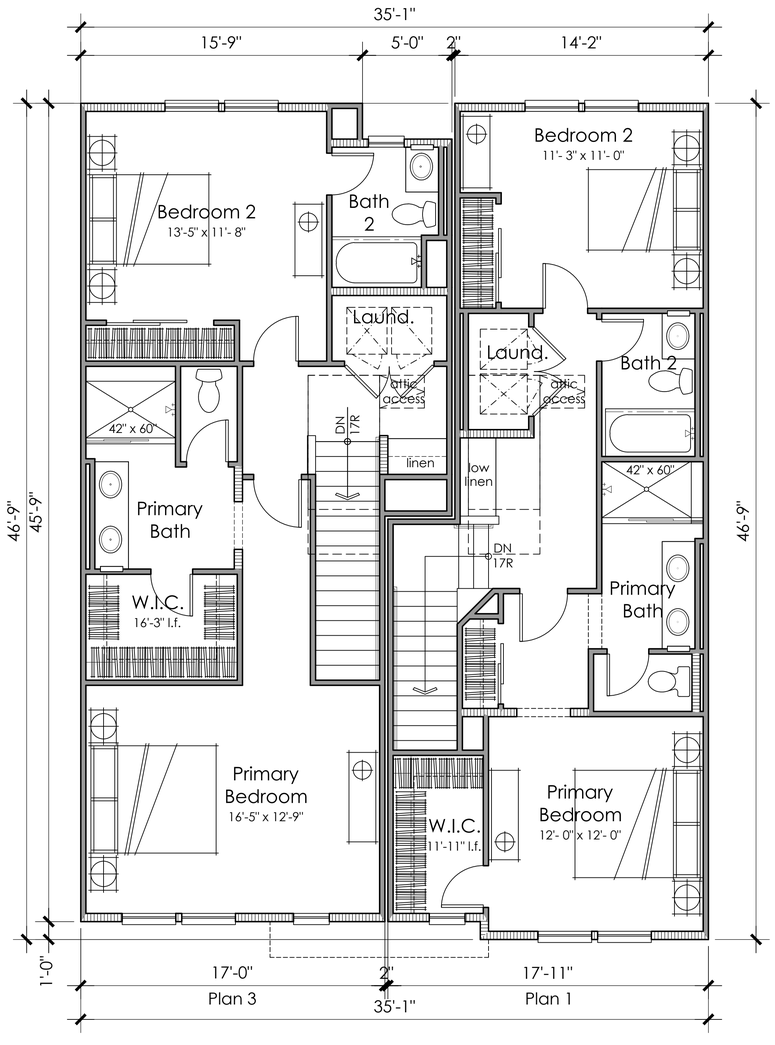
8PLEX UNIT 3-4 CROSS SECTIONS
TOWNHOUSE 'B' STYLE SHOWN

A2.15

NOTE: ALL AC UNITS TO COMPLY WITH **C.M.C. CHAPTER 10.48: COMMMUNITY NOISE CONTROL** FOR ACCESSORY STRUCTURES AND NOISE GENERATION

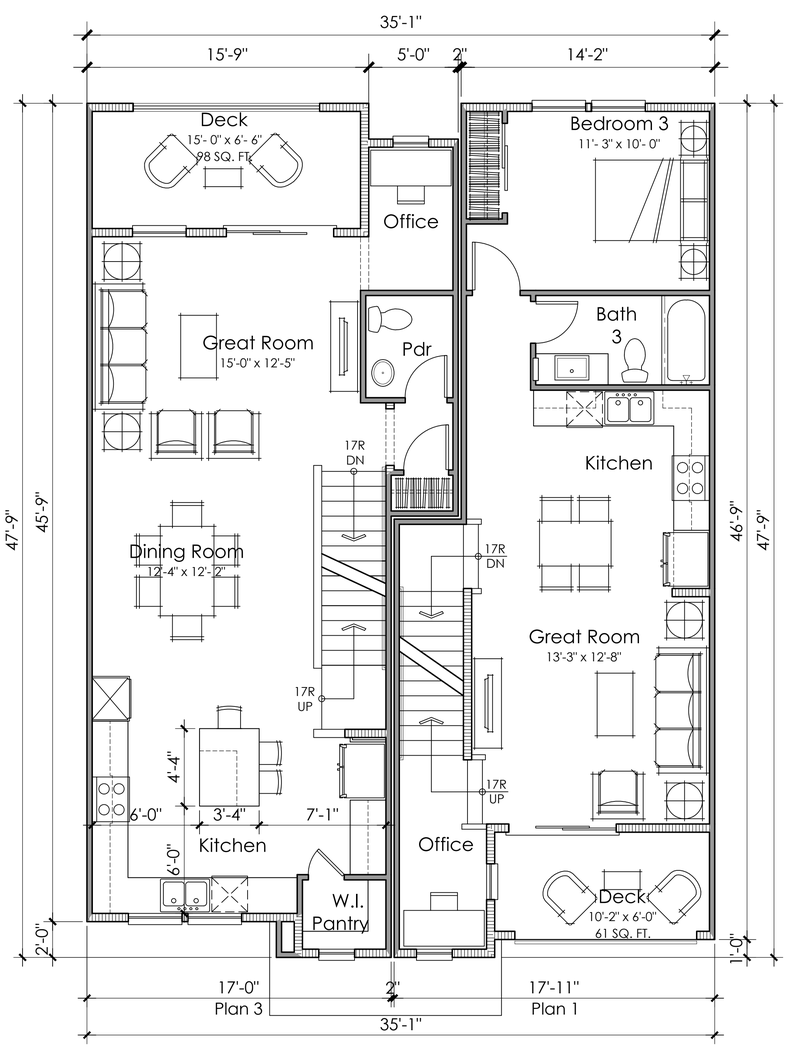


Third Floor

Scale 1" = 4'

Plan 1: 680 s.f.

Plan 3: 782 s.f.

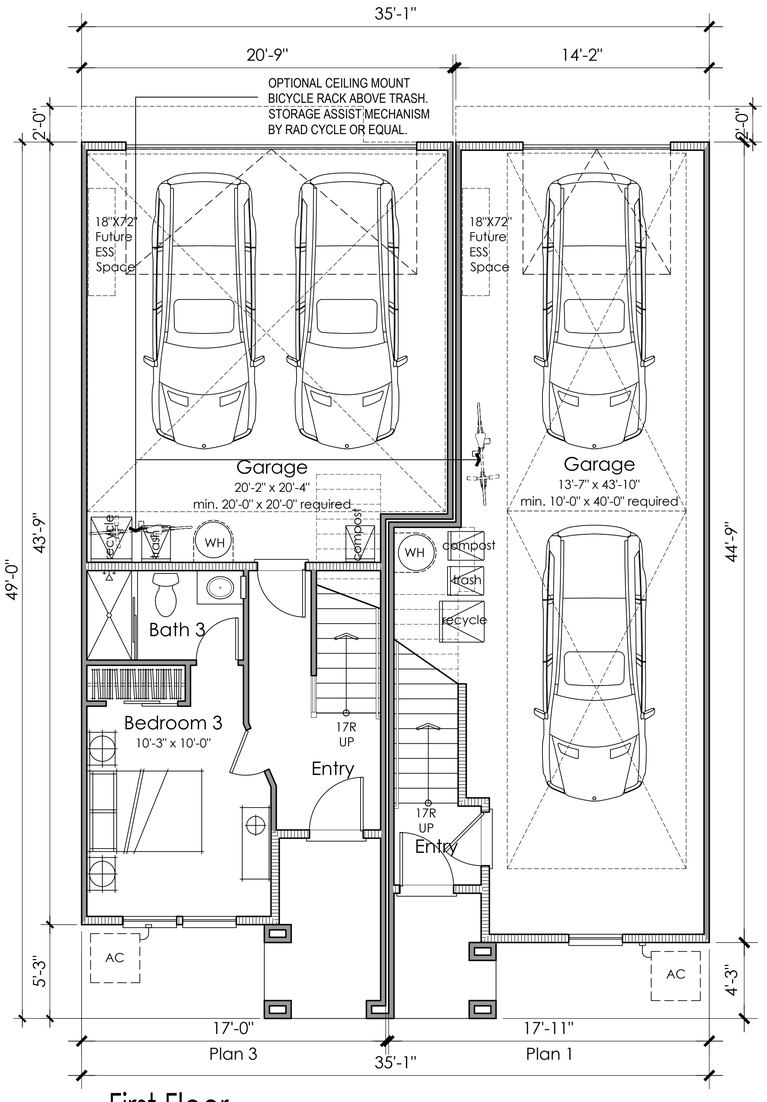


Second Floor

Scale 1" = 4'

Plan 1: 638 s.f.

Plan 3: 711 s.f.



First Floor

Scale 1" = 4'

Plan 1: 62 SQ. FT.

Plan 3: 295 SQ. FT.

Plan 3 Floor Plan
3 Bedroom + 3.5 Bath
1,788 s.f.(net)

Plan 1 Floor Plan
3 Bedroom + 3 Bath
1,380 s.f.(net)

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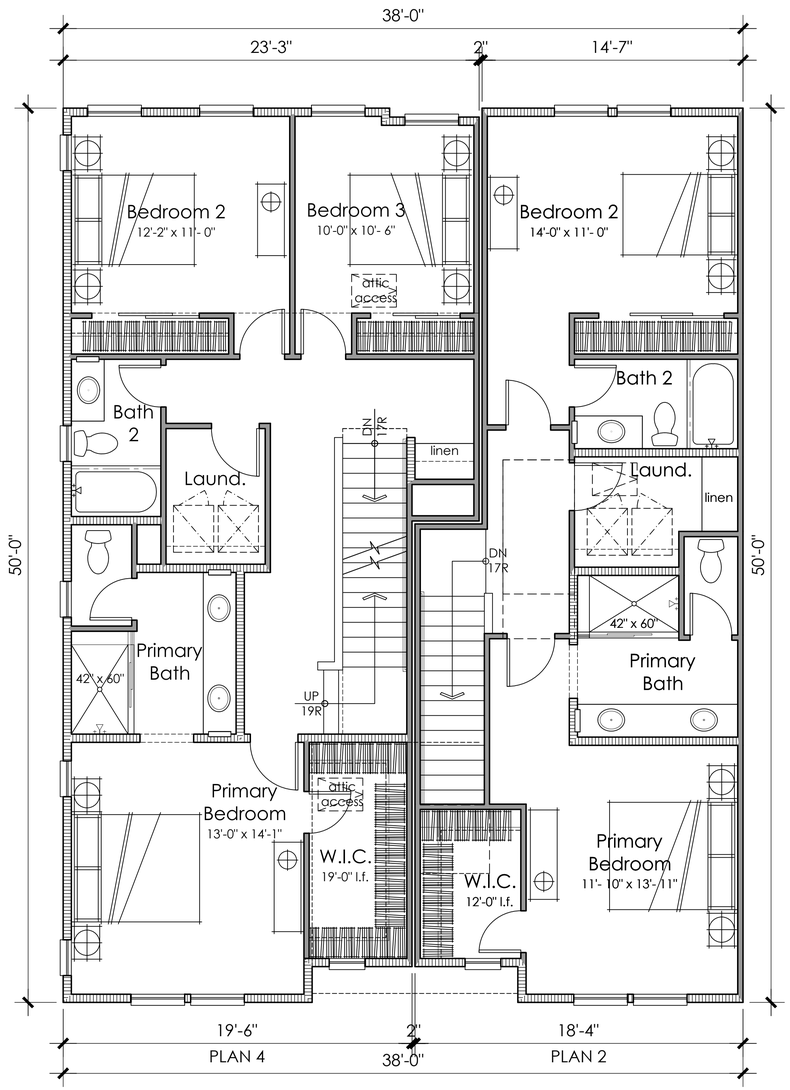
UNIT PLANS 1 AND 3
3-STORY TOWNHOUSE

A2.16

NOTE: ALL AC UNITS TO COMPLY WITH **C.M.C. CHAPTER 10.48: COMMMUNITY NOISE CONTROL** FOR ACCESSORY STRUCTURES AND NOISE GENERATION



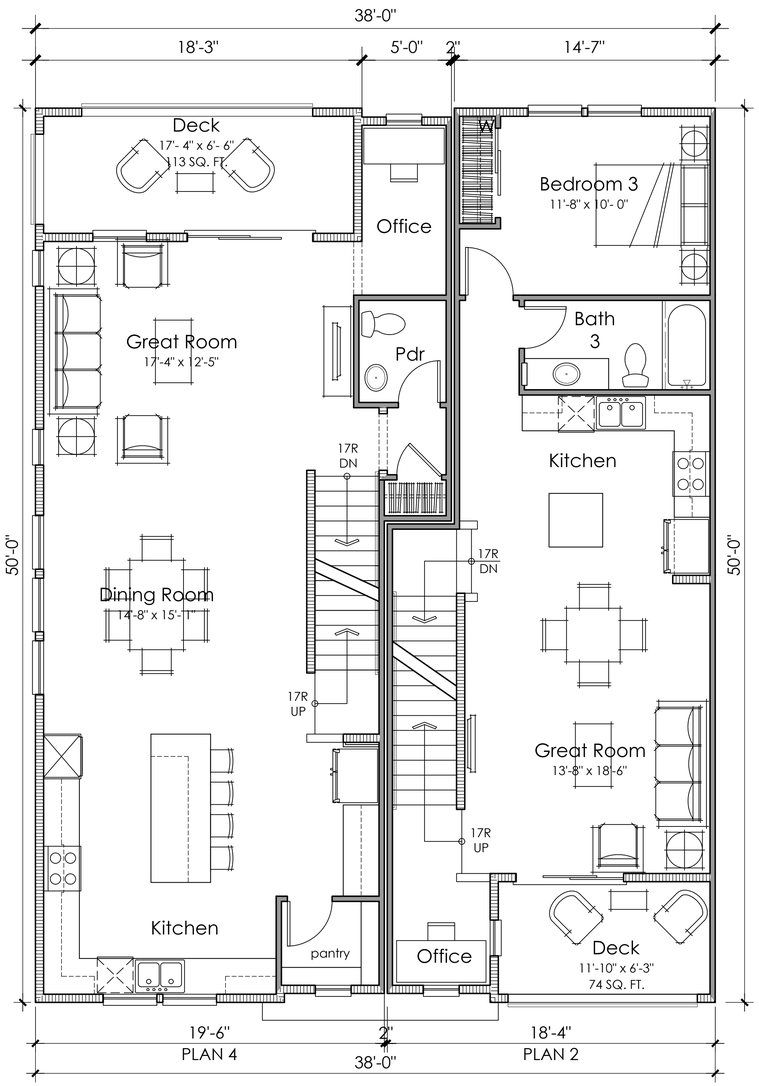
Third Floor

0 2 4 8 Scale 1" = 4'

Plan 4 with Roof Top Deck

Plan 2: 740 SQ. FT.

Plan 4: 956 SQ. FT.

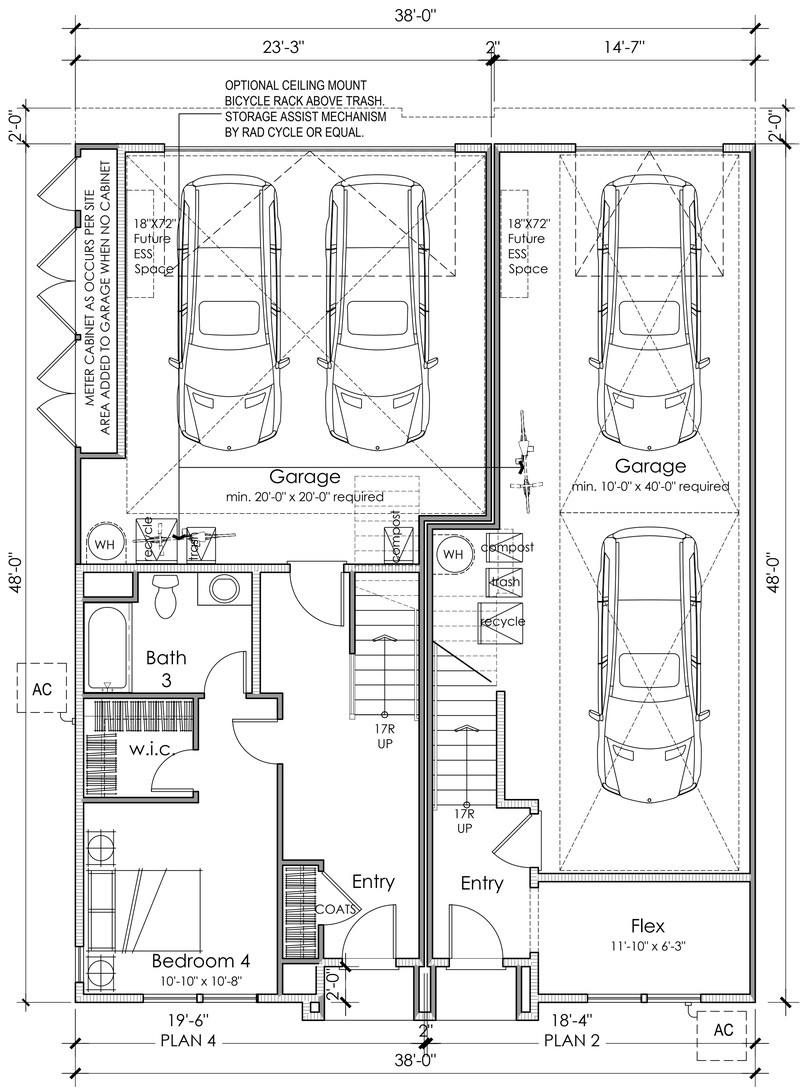


Second Floor

0 2 4 8 Scale 1" = 4'

Plan 2: 699 s.f.

Plan 4: 874 s.f.



First Floor

0 2 4 8 Scale 1" = 4'

Plan 2: 168 s.f.

Plan 4: 439 s.f.

Plan 4 w/RTD Floor Plan
4 Bedroom + 3.5 Bath
2,329 s.f.(net)

Plan 2 Floor Plan
3 Bedroom + 3 Bath
1,607 s.f.(net)

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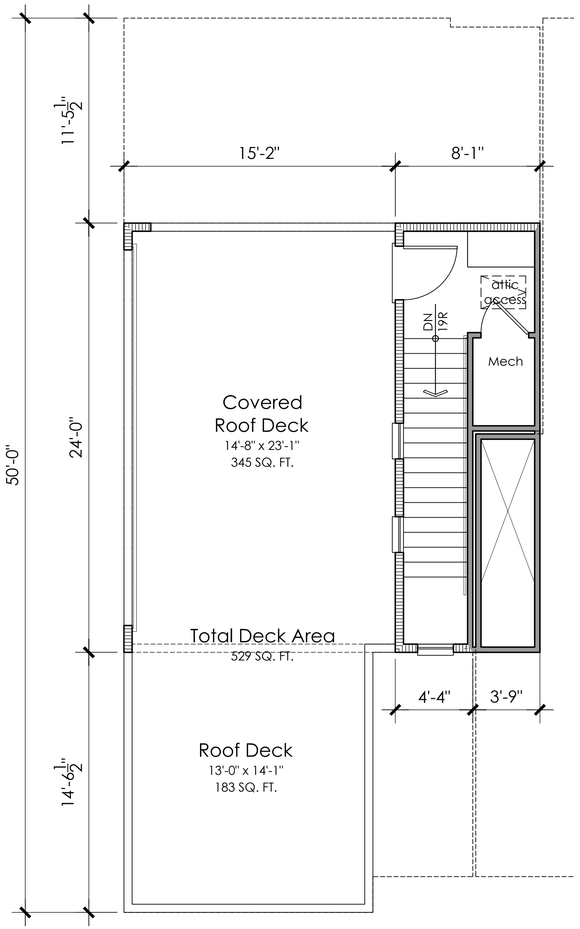
UNIT PLANS 2 AND 4
3-STORY TOWNHOUSE

A2.17

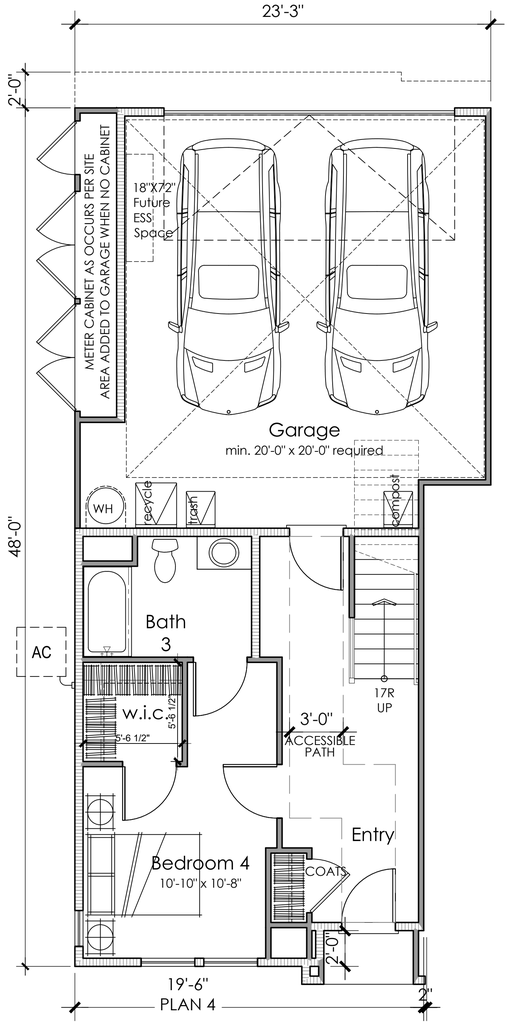
NOTE: ALL AC UNITS TO COMPLY WITH **C.M.C. CHAPTER 10.48: COMMMUNITY NOISE CONTROL** FOR ACCESSORY STRUCTURES AND NOISE GENERATION



Plan 4 Roof Top Deck

Scale 1" = 4'

Plan 4: 62 SQ. FT.



First Floor Plan 4 Alt
Ground Floor Accessible

Scale 1" = 4'

Plan 4 w/RTD Floor Plan
4 Bedroom + 3.5 Bath
2,329 s.f.(net)

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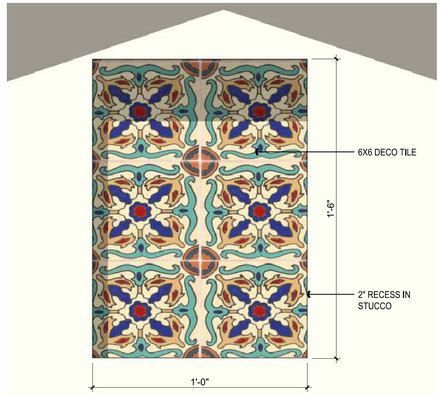
UNIT PLAN 4
3-STORY TOWNHOUSE

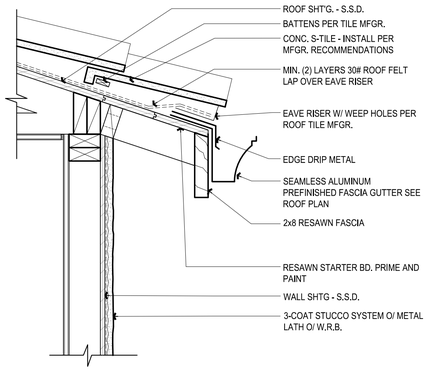
A2.18

FRONT ELEVATION

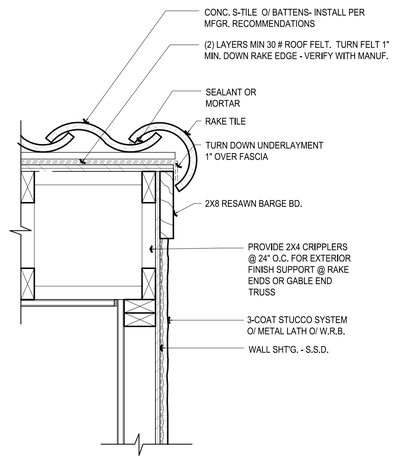
Scale: 1/4" = 1'-0"
0 2 4 8



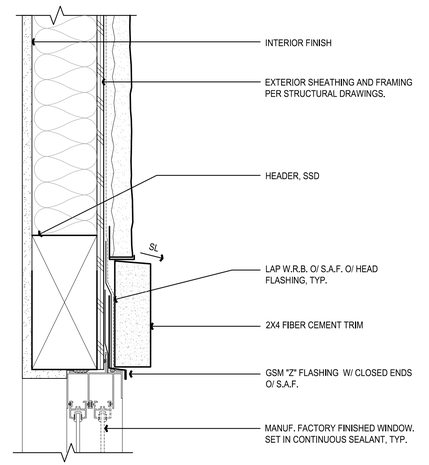
5. RECESSED TILE DETAIL



4. EAVE - CONC. S-TILE



3. TIGHT RAKE - CONC. S-TILE



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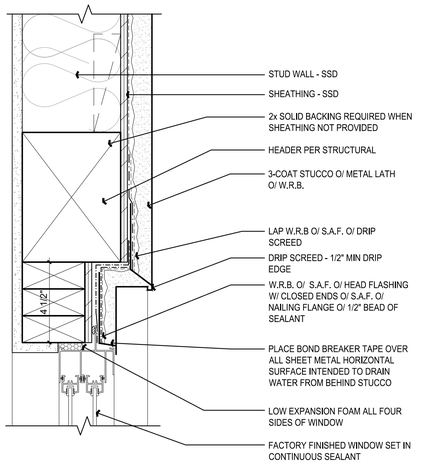

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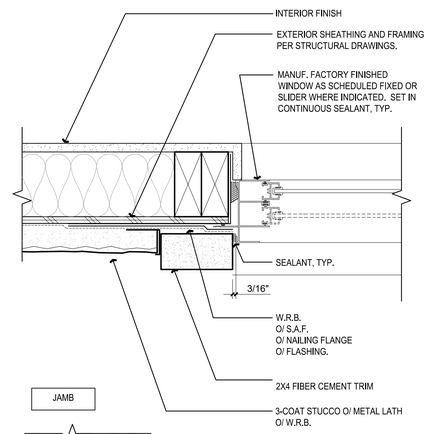
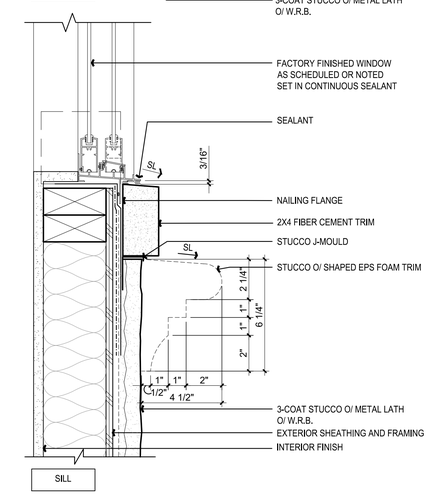
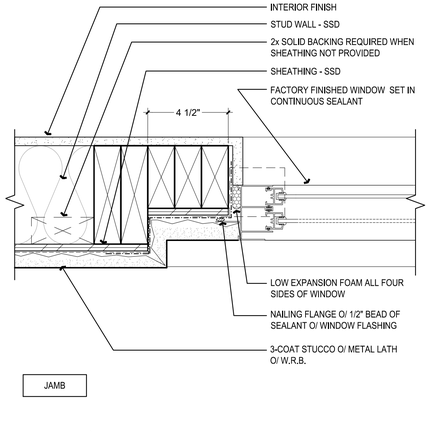


JAMB



SILL

2. ACCENT WINDOW DETAIL



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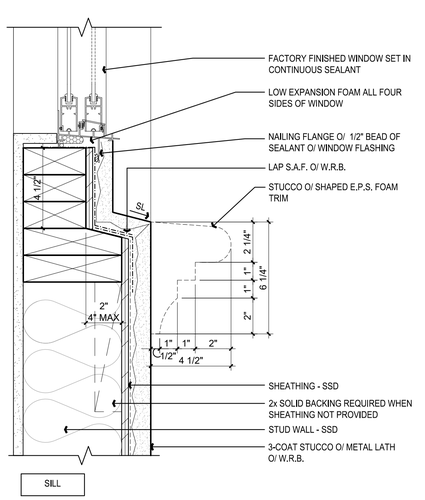

SILL

1. RECESSED WINDOW DETAIL

ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE | RADIUS DESIGN | GATES +ASSOCIATES LANDSCAPE ARCHITECTURE LAND PLANNING · URBAN DESIGN | HARVEST PROPERTIES
180 Grand Ave, Ste. 1400
Oakland, CA 94612

20807-20883 STEVENS CREEK BLVD
CUPERTINO, CA # 20240298
OWNERSHIP:
STEVENS CREEK OCA OWNER, LLC

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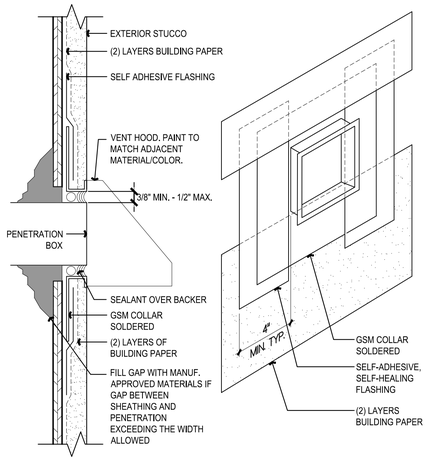
SEPTEMBER 20, 2024 FIRST SUBMITTAL
⚠1 JANUARY 22, 2025 SECOND SUBMITTAL
⚠2 AUGUST 5, 2025 THIRD SUBMITTAL
⚠3 NOVEMBER 5, 2025 FOURTH SUBMITTAL
⚠4 DECEMBER 24, 2025 FIFTH SUBMITTAL

ARCHITECTURAL DETAILS - A STYLE
'A' SPANISH STYLE TOWNHOUSE

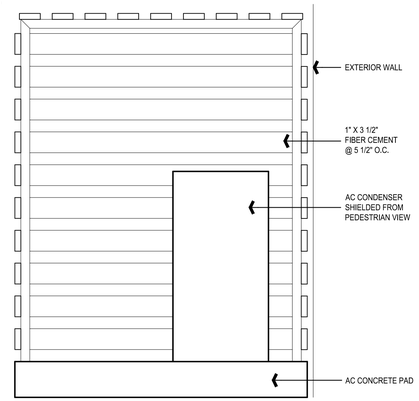
A2.19

LEFT ELEVATION

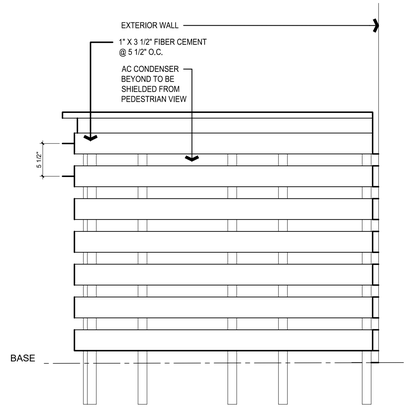
Scale: 1/4" = 1'-0"



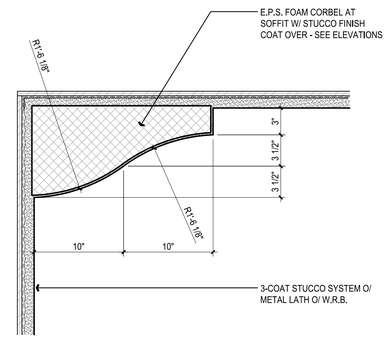
7. PENETRATION - SHEET METAL COLLAR TYP.



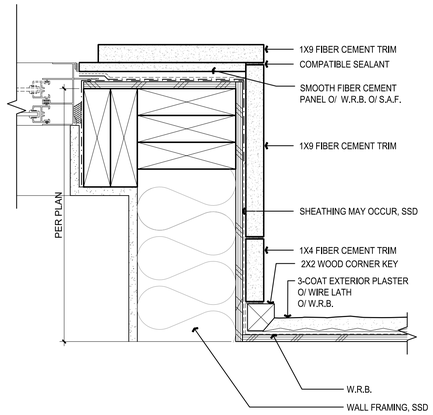
6. CONDENSER SCREEN SECTION TYP.



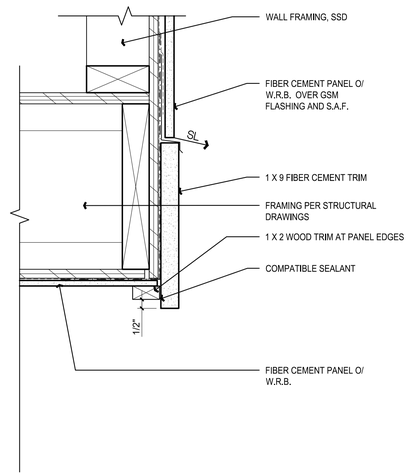
5. CONDENSER SCREEN TYP.



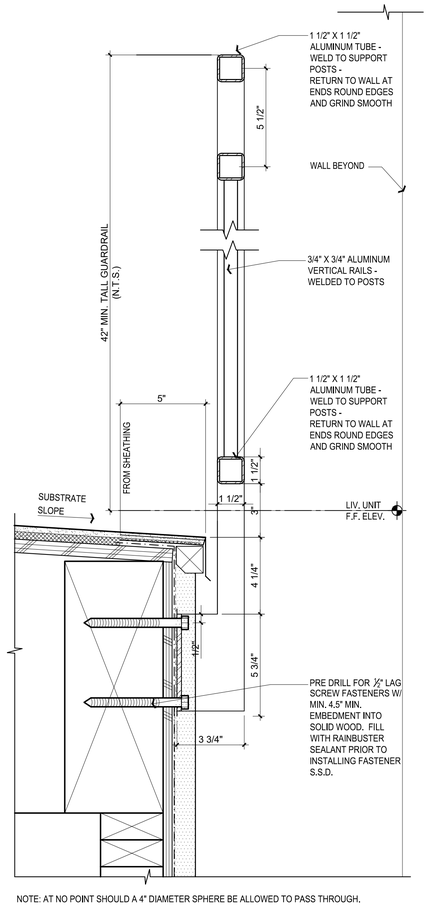
4. SOFFIT CORBEL PROFILE



3. SIDING OUTSIDE CORNER



2. SIDING @ OVERHANG



NOTE: AT NO POINT SHOULD A 4" DIAMETER SPHERE BE ALLOWED TO PASS THROUGH.

1. EDGE MOUNTED RAIL

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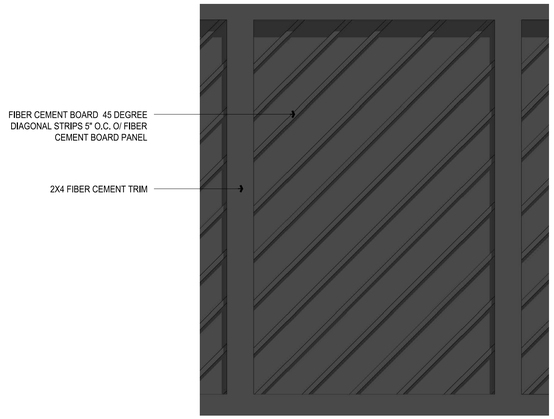
ARCHITECTURAL DETAILS - A STYLE
'A' SPANISH STYLE TOWNHOUSE

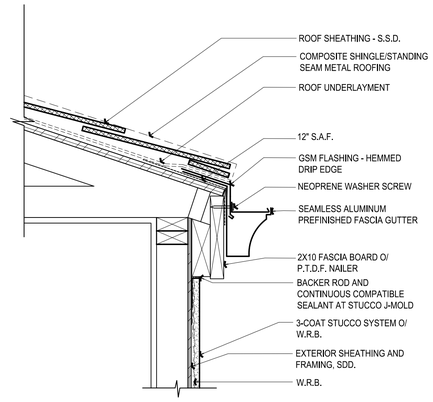
A2.20

FRONT ELEVATION

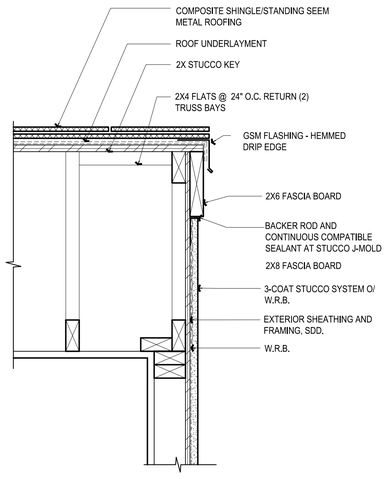
Scale: 1/4" = 1'-0"



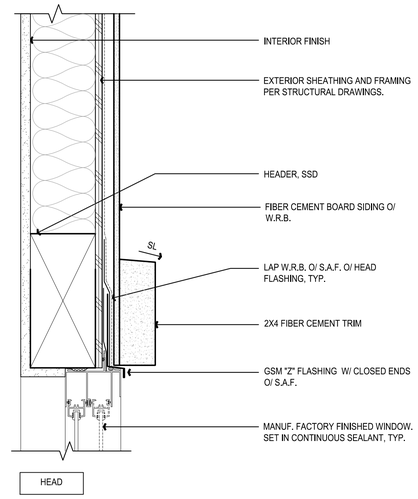
5. FIBER CEMENT BOARD DETAIL



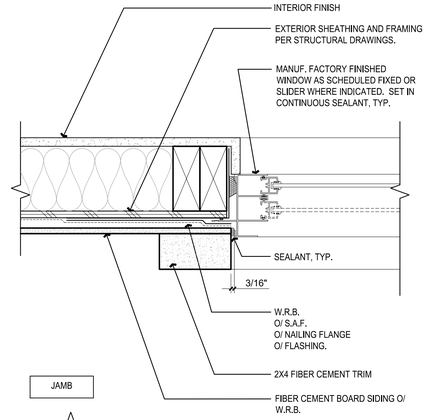
4. TIGHT EAVE DETAIL



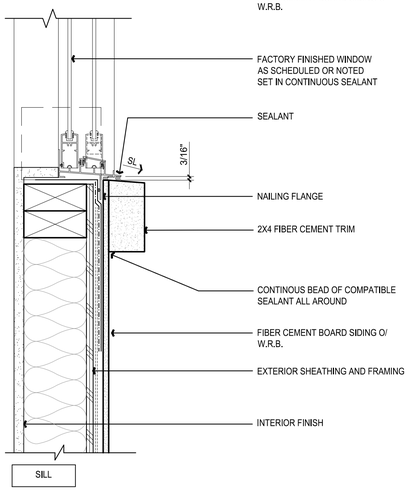
3. TIGHT RAKE DETAIL



HEAD

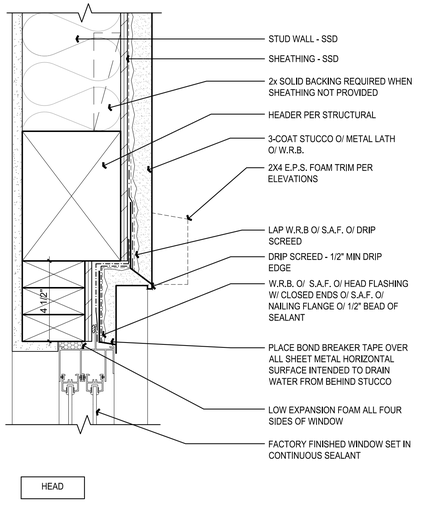


JAMB

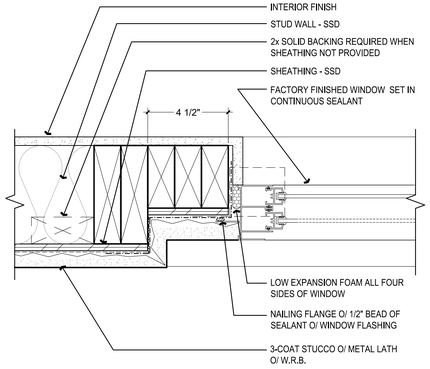


SILL

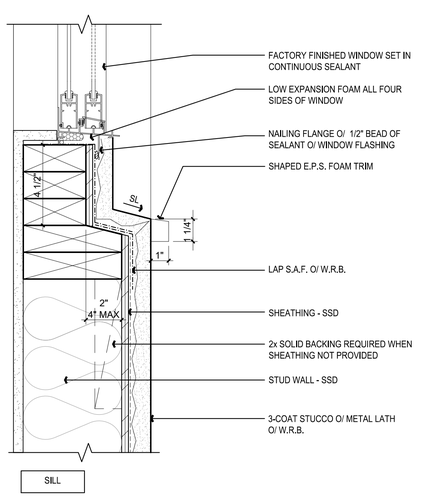
2. WINDOW @ CEMENT BOARD



HEAD



JAMB



SILL

1. RECESSED WINDOW @ STUCCO

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ARCHITECTURAL DETAILS - B STYLE
'B' MODERN FRENCH STYLE TOWNHOUSE

A2.21

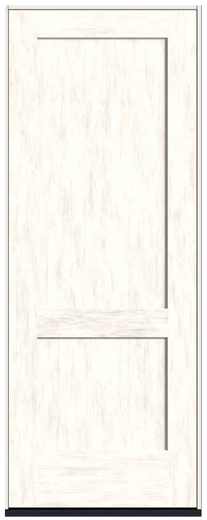
Stevens Creek Blvd - Cupertino, CA

Townhomes

	1	2
COLOR 1 STUCCO / STUCCO TRIM	SW 7035 AESTHETIC WHITE	SW 7506 LOGGIA
COLOR 2 FASCIA / EAVES / GARAGE DOORS/ RAFTER TAILS	SW 7675 SEALSKIN	SW 7069 IRON ORE
COLOR 3 TRIM INSETS / POPOUTS AT SIDE ELEVS	SW 6089 GROUNDED	SW 9183 DARK CLOVE
COLOR 4 ENTRY DOORS 1	SW 9182 ROJO MARRON	SW 7076 CYBERSPACE
COLOR 5 ENTRY DOORS 2	SW 2839 ROYCROFT COPPER RED	SW 7061 NIGHT OWL
COLOR 6 METAL RAILINGS	SW 6258 TRICORN BLACK	SW 6258 TRICORN BLACK
COLOR 7 ROOF MATERIAL LOW 'S' PROFILE	SMM 8402 SANTA CRUZ BLEND	SCM 8823 PEBBLE BEACH BLEND
COLOR 8 DECO TILES AT GABLE	R 49 6" X 6"	R 49 6" X 6"

PAINT: SHERWIN WILLIAMS
ROOF: EAGLE ROOFING OR EQUAL
METAL ROOF: BERRIDGE METALS OR EQUAL
DECO TILES: GONZ TILE OR EQUAL

ENTRY DOOR



THERMATRU FIBERGLASS EXTERIOR SINGLE DOOR
CLASSIC CRAFT FIR GRAIN
3'x8' 2 PANEL SQUARE TOP SHAKER
COLOR DETERMINED BY COLOR SCHEME

WINDOWS

MILGARD TUSCANY SINGLE-HUNG
VINYL
EXTERIOR BRONZE

ENTRY LIGHT

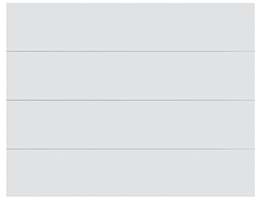
PROGRESS LIGHTING
ONE-LIGHT WALL SCONCE W/HAL AC LED MODULE
METALLIC GRAY CAST ALUMINUM SHADE

GARAGE LIGHT

PROGRESS LIGHTING
6" LED SQUARE CYLINDER DOWN WALL LANTERN
METALLIC GRAY DIE-CAST ALUMINUM

GARAGE DOORS

WAYNE DALTON
CLASSIC STEEL 8300 PANEL 16'x7'
NO WINDOWS
COLOR DETERMINED BY COLOR SCHEME



WAYNE DALTON
CLASSIC STEEL 8300 PANEL 8'x7'
NO WINDOWS
COLOR DETERMINED BY COLOR SCHEME

'A' - SPANISH ELEVATIONS

9.13.2024 - KTGY # 2024-0298

NOTE: ALL MANUFACTURERS AND MATERIALS ARE EXAMPLES AND ARE SUBJECT TO CHANGE. SUBSTITUTIONS TO BE OF EQUAL OR LIKE APPEARANCE AND PERFORMANCE.
NOTE: PAINT MANUFACTURER DETERMINED BY BUILDER WILL MATCH ALL PAINT NOTED ABOVE. KTGY MUST APPROVE MATCHES PRIOR TO APPLICATION IN FIELD.
NOTE: MANDOORS, VENTS AND RELATED TRIMS TO BE PAINTED ADJACENT COLOR - UNLESS OTHERWISE NOTED.

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TH - STYLE A COLOR - MATERIAL SCHEMES
'A' SPANISH STYLE

A2.22

Stevens Creek Blvd - Cupertino, CA

Townhomes

	3	4
COLOR 1 STUCCO / STUCCO TRIM	SW 7056 RESERVED WHITE	SW 7050 USEFUL GRAY
COLOR 2 STUCCO / STUCCO TRIM	SW 0077 CLASSIC FRENCH GRAY	SW 6200 LINK GRAY
COLOR 3 FASCIA / EAVES / STUCCO / STUCCO TRIM/ SIDING & CEMENT FIBER BOARDS	SW 7069 IRON ORE	SW 7048 URBANE BRONZE
COLOR 4 ENTRY DOORS 1/ GARAGE DOORS	SW 6258 TRICORN BLACK	SW 7062 ROCK BOTTOM
COLOR 5 ENTRY DOORS 2	SW 6461 ISLE OF PINES	SW 0006 TOILE RED
COLOR 6 METAL RAILINGS	SW 6258 TRICORN BLACK	SW 6258 TRICORN BLACK
COLOR 7 ROOF MATERIAL COMPOSITION SHINGLE	MORIE BLACK SLATE RANGE	WEATHERED WOOD BROWN GRAY RANGE
COLOR 8 METAL ROOFING		

PAINT: SHERWIN WILLIAMS
ROOF: CERTAINTEED COMPOSITION ROOF OR EQUAL
METAL ROOF: BERRIDGE METALS OR EQUAL
DECO TILES: GONZ TILE OR EQUAL

ENTRY DOOR

THERMATRU FIBERGLASS EXTERIOR SINGLE DOOR
CLASSIC CRAFT FIR GRAIN
3'x8' 4 PANEL SHAKER
COLOR DETERMINED BY COLOR SCHEME

WINDOWS

MILGARD TUSCANY SINGLE-HUNG
VINYL
EXTERIOR BRONZE

ENTRY LIGHT

PROGRESS LIGHTING
ONE-LIGHT WALL SCONCE W/HAL AC LED MODULE
METALLIC GRAY CAST ALUMINUM SHADE

GARAGE LIGHT

PROGRESS LIGHTING
6" LED SQUARE CYLINDER DOWN WALL LANTERN
METALLIC GRAY DIE-CAST ALUMINUM

GARAGE DOORS

WAYNE DALTON
CLASSIC STEEL 8300 PANEL 16'x7'
CLASSIC STEEL WINDOW VERTICAL CLEAR II LEFT 7'
COLOR DETERMINED BY COLOR SCHEME

WAYNE DALTON
CLASSIC STEEL 8300 PANEL 8'x7'
NO WINDOWS
COLOR DETERMINED BY COLOR SCHEME

'B' - FRENCH ELEVATIONS

9.13.2024 - KTGY # 2024-0298

NOTE: ALL MANUFACTURERS AND MATERIALS ARE EXAMPLES AND ARE SUBJECT TO CHANGE. SUBSTITUTIONS TO BE OF EQUAL OR LIKE APPEARANCE AND PERFORMANCE.
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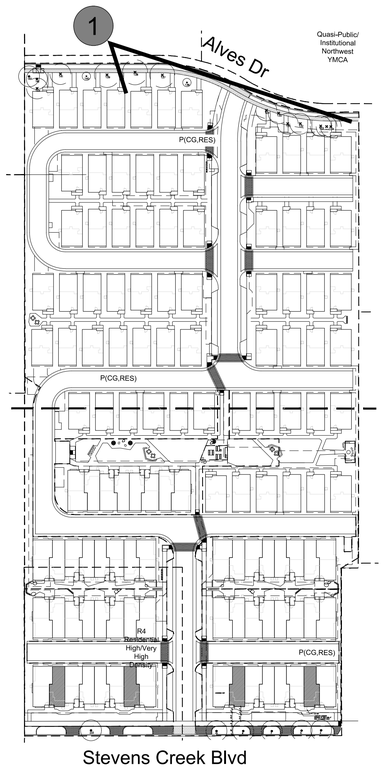
TH - STYLE B COLOR - MATERIAL SCHEMES
'B' MODERN FRENCH STYLE

A2.23

SINGLE FAMILY

1

SITE KEY (N.T.S.)



Stevens Creek Blvd

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COVER PAGE - SINGLE FAMILY

A3.00

STYLE 'A' - SPANISH

STYLE 'B' - MODERN FRENCH

STYLE 'C' - CRAFTSMAN

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PLAN 1 PERSPECTIVE VIEWS
SHEET INFORMATION

A3.01

STYLE 'A' - SPANISH

STYLE 'B' - MODERN FRENCH

STYLE 'C' - CRAFTSMAN

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PLAN 2 PERSPECTIVE VIEWS

A3.02

BUILDING HEIGHTS

SFD PLAN 1 STYLE 'A' SPANISH

Lot/Building No.	Natural Grade *	Lowest Grade at Sidewalk **	Building Finish Floor	Finish Floor to Top of Eave Line ***	Height per Heart of City Specific Plan ***	Finish floor to Highest Point of Exterior Construction ****	Height per Cupertino Municipal Code ****
	Foot Elevation ±						
4	257.1	252.1	258.9	31.3	38.1	37.7	39.5
10	255.2	252.1	255.8	31.3	35	37.7	38.3
14	257.3	252.1	258	31.3	37.2	37.7	38.4
19	258.5	252.1	258.3	31.3	37.5	37.7	37.5
22	258.3	252.1	257.4	31.3	36.6	37.7	36.8
30	257.3	252.1	257.2	31.3	36.4	37.7	37.6
35	259.7	252.1	258.6	31.3	37.8	37.7	36.6
40	258.9	252.1	258.7	31.3	37.9	37.7	37.5
43	259.2	252.1	258.1	31.3	37.3	37.7	36.6
48	257.3	252.1	256.8	31.3	36	37.7	37.2
59	260	252.1	258.5	31.3	37.7	37.7	36.2
64	258.4	258	258.6	31.3	31.9	37.7	37.9

* "Natural Grade" means the contour of the land prior to improvements or development, unless otherwise established by a City approved grading plan that is part of a subdivision map approval. In this case the natural grade and existing grade are the same since this is a previously developed site. Existing/Natural Grade was considered at all four corners of every proposed building and lowest worst case elevation was used in calculating height per CMC.)

** Represents lowest grade at public sidewalk along Stevens Creek Blvd or Alves Dr, directly adjacent to the site. Lowest grade point chosen based on which side of the central open space the building is located.

Lowest Grade Along Stevens Creek Blvd = 258.0

Lowest Grade Along Alves Dr = 252.1

***Per Heart of the City Specific Plan 1.01.030(A) Height - is measured from sidewalk to top of cornice, parapet, or eave line of a peaked roof.

Maximum Height per HOC specific plan is forty five (45) feet, except where regulated by the Cupertino General Plan - Maximum Building Heights.

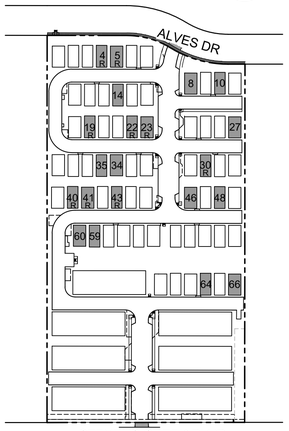
****Per Cupertino Municipal Code Definitions 19.08.030: "Height" means a vertical distance measured parallel to the natural grade to the highest point of exterior construction, exclusive of chimneys, antennas or other appurtenances, except that entry features are measured to the top of the wall plate.

HEIGHTS EXCEEDING THE 45' HEIGHT LIMIT ALLOWED BY THE HOC SPECIFIC PLAN

NOTE: See Building Height table above for grade condition at other buildings.
Mirror condition of the proposed elevation above may occur. See "R" designation in key plan above.

* = EMERGENCY RESCUE OPENING (EGRESS WINDOW) REFER TO LANDSCAPE FOR LADDER PAD LOCATIONS

KEY MAP (NTS)



NOTE: Elevation styles are plotted per the Architectural Style Plotting sheet and may vary at time of building permit.
See Height Table for grade conditions not shown on elevations.
See "R" designation on key plan above for reverse condition of proposed elevations.

H.O.C. = HEART OF THE CITY (SPECIFIC PLAN)

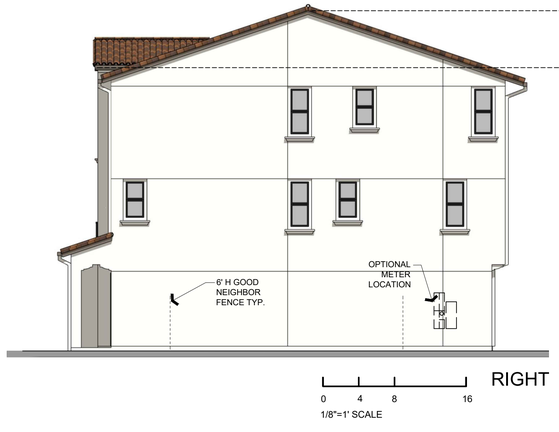
C.M.C. = CUPERTINO MUNICIPAL CODE

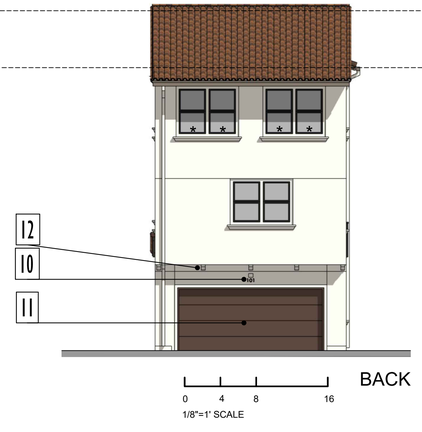
***** = ENHANCED ELEVATION FACING STREET

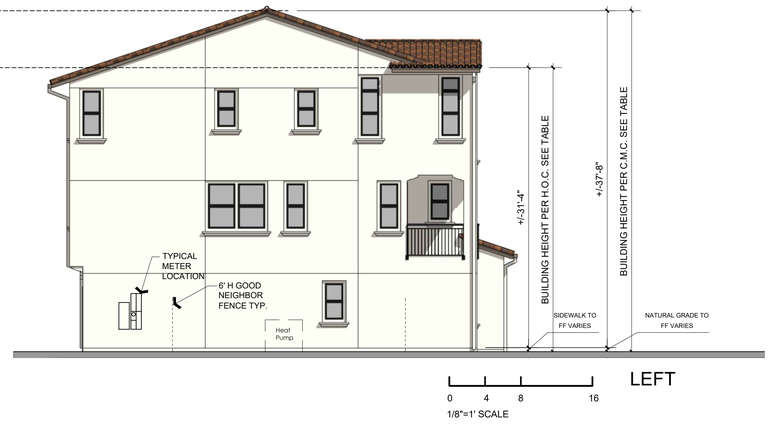
R = REVERSE/MIRROR CONDITION OF THE STANDARD PLAN/ELEVATION
Reverse condition is same as that shown in elevation mirrored about the center of the building. Location of townhouse building meter cabinet and enhanced architectural projection occurs always facing a street.

'A' MATERIAL LEGEND

1. LOW 'S' PROFILE CONCRETE TILE ROOFING
2. WOOD FASCIA BOARD
3. STUCCO FINISH
4. STUCCO FINISH TRIM INSET/SURROUND
5. CEMENT FIBER PANEL AND TRIM
6. NOT USED
7. GABLE END ACCENT RECESSED DECORATIVE TILE
8. METAL GUARDRAIL
9. VINYL WINDOW SYSTEM
10. DOWNWARD DIRECTED LIGHT FIXTURE
11. METAL SECTIONAL GARAGE DOOR
12. CORBEL







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HARVEST PROPERTIES
180 Grand Ave, Ste. 1400
Oakland, CA 94612

20807-20883 STEVENS CREEK BLVD
CUPERTINO, CA # 20240298
OWNERSHIP:
STEVENS CREEK OCA OWNER, LLC

GENERAL PLANNING APPLICATION
SEPTEMBER 20, 2024 FIRST SUBMITTAL
1 JANUARY 22, 2025 SECOND SUBMITTAL
2 AUGUST 5, 2025 THIRD SUBMITTAL
3 NOVEMBER 5, 2025 FOURTH SUBMITTAL
4 DECEMBER 24, 2025 FIFTH SUBMITTAL

PLAN 1 A ELEVATIONS
SFD-COLOR SCHEME 3

A3.03

BUILDING HEIGHTS

SFD PLAN 1 STYLE 'B' MODERN FRENCH							
Lot/Building No.	Natural Grade *	Lowest Grade at Sidewalk **	Building Finish Floor	Finish Floor to Top of Eave Line ***	Height per Heart of City Specific Plan ***	Finish floor to Highest Point of Exterior Construction ****	Height per Cupertino Municipal Code ****
	Foot Elevation ±						
2	257.6	252.1	259.7	32.2	39.8	39.9	42
13	257	252.1	257.6	32.2	37.7	39.9	40.5
16	258	252.1	258.7	32.2	38.8	39.9	40.6
20	259.2	252.1	258	32.2	38.1	39.9	38.7
25	256.9	252.1	256.6	32.2	36.7	39.9	39.6
29	257.3	252.1	256.9	32.2	37	39.9	39.5
37	258.5	252.1	259.2	32.2	39.3	39.9	40.6
44	259.2	252.1	257.9	32.2	38	39.9	38.6
51	257.3	252.1	256.8	32.2	36.9	39.9	39.4
56	259.4	252.1	257.9	32.2	38	39.9	38.4
58	259.4	252.1	258.3	32.2	38.4	39.9	38.8
62	258.2	258	259.8	32.2	34	39.9	41.5

* "Natural Grade" means the contour of the land prior to improvements or development, unless otherwise established by a City approved grading plan that is part of a subdivision map approval. In this case the natural grade and existing grade are the same since this is a previously developed site. Existing/Natural Grade was considered at all four corners of every proposed building and lowest worst case elevation was used in calculating height per CMC.)

** Represents lowest grade at public sidewalk along Stevens Creek Blvd or Alves Dr, directly adjacent to the site. Lowest grade point chosen based on which side of the central open space the building is located.
Lowest Grade Along Stevens Creek Blvd = 258.0
Lowest Grade Along Alves Dr = 252.1

***Per Heart of the City Specific Plan 1.01.030(A) Height - is measured from sidewalk to top of cornice, parapet, or eave line of a peaked roof.
Maximum Height per HOC specific plan is forty five (45) feet, except where regulated by the Cupertino General Plan - Maximum Building Heights.

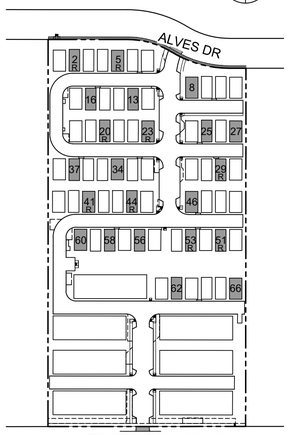
****Per Cupertino Municipal Code Definitions 19.08.030: "Height" means a vertical distance measured parallel to the natural grade to the highest point of exterior construction, exclusive of chimneys, antennas or other appurtenances, except that entry features are measured to the top of the wall plate.

HEIGHTS EXCEEDING THE 45' HEIGHT LIMIT ALLOWED BY THE HOC SPECIFIC PLAN

NOTE: See Building Height table above for grade condition at other buildings.
Mirror condition of the proposed elevation above may occur. See "R" designation in key plan above.

* = EMERGENCY RESCUE OPENING (EGRESS WINDOW) REFER TO LANDSCAPE FOR LADDER PAD LOCATIONS

KEY MAP (NTS)



NOTE: Elevation styles are plotted per the Architectural Style Plotting sheet and may vary at time of building permit.
See Height Table for grade conditions not shown on elevations.
See "R" designation on key plan above for reverse condition of proposed elevations.

H.O.C. = HEART OF THE CITY (SPECIFIC PLAN)

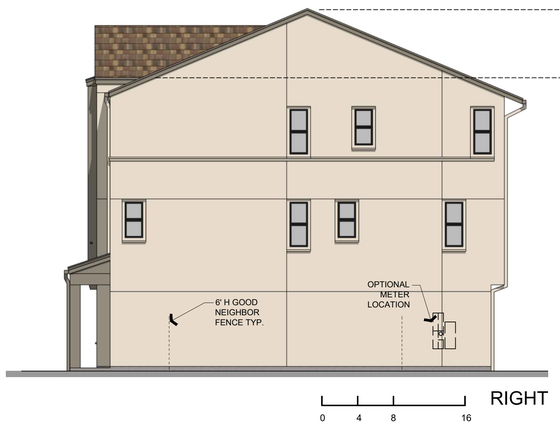
C.M.C. = CUPERTINO MUNICIPAL CODE

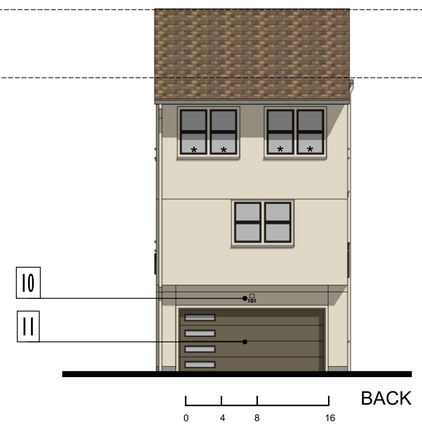
***** = ENHANCED ELEVATION FACING STREET

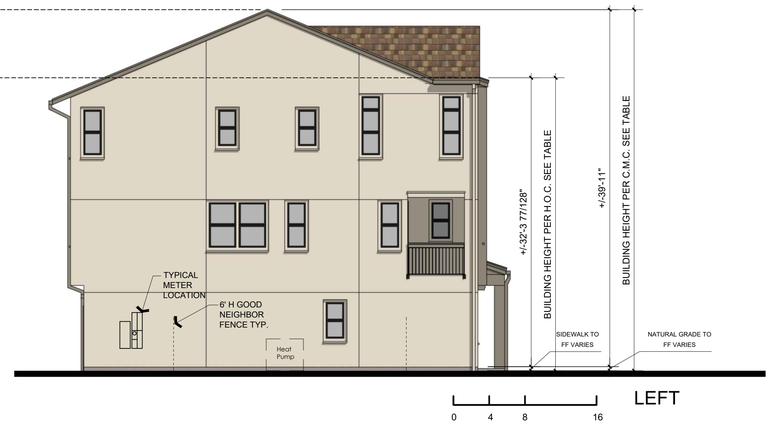
R = REVERSE/MIRROR CONDITION OF THE STANDARD PLAN/ELEVATION
Reverse condition is same as that shown in elevation mirrored about the center of the building. Location of townhouse building meter cabinet and enhanced architectural projection occurs always facing a street.

'B' MATERIAL LEGEND

- 1A ARCHITECTURAL-GRADE COMPOSITION SHINGLE
- 1B METAL ACCENT ROOFING
- 2 WOOD FASCIA BOARD
- 3 STUCCO FINISH
- 4 STUCCO FINISH TRIM INSET/SURROUND
- 5 CEMENT FIBER PANEL AND TRIM
- 6 NOT USED
- 7 GABLE END WINDOW (OBSCURE INTERIOR) (NOT USED)
- 8 METAL GUARDRAIL
- 9 VINYL WINDOW SYSTEM
- 10 DOWNWARD DIRECTED LIGHT FIXTURE
- 11 METAL SECTIONAL GARAGE DOOR
- 12 STUCCO FINISH CORBEL







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PLAN 1 B ELEVATIONS
SFD-COLOR SCHEME 6

A3.04

BUILDING HEIGHTS

SFD PLAN 1 STYLE 'C' CRAFTSMAN							
Lot/Building No.	Natural Grade *	Lowest Grade at Sidewalk **	Building Finish Floor	Finish Floor to Top of Eave Line ***	Height per Heart of City SP	Finish floor to Highest Point of Exterior Construction ****	Height per Cupertino Municipal Code
	Foot Elevation ±						
3	257.4	252.1	259.3	31.3	38.5	37.7	39.6
6	256.5	252.1	258.2	31.3	37.4	37.7	39.4
9	255.4	252.1	256.1	31.3	35.3	37.7	38.4
15	257.6	252.1	258.4	31.3	37.6	37.7	38.5
21	259.2	252.1	257.7	31.3	36.9	37.7	36.2
26	257.9	252.1	256.3	31.3	35.5	37.7	36.1
33	259	252.1	258	31.3	37.2	37.7	36.7
36	258.8	252.1	258.9	31.3	38.1	37.7	37.8
42	259.2	252.1	258.3	31.3	37.5	37.7	36.8
47	257.2	252.1	257	31.3	36.2	37.7	37.5
54	257.5	252.1	257.6	31.3	36.8	37.7	37.8
65	258	258	258.9	31.3	32.2	37.7	38.6

* "Natural Grade" means the contour of the land prior to improvements or development, unless otherwise established by a City approved grading plan that is part of a subdivision map approval. In this case the natural grade and existing grade are the same since this is a previously developed site. Existing/Natural Grade was considered at all four corners of every proposed building and lowest worst case elevation was used in calculating height per CMC.)

** Represents lowest grade at public sidewalk along Stevens Creek Blvd or Alves Dr, directly adjacent to the site. Lowest grade point chosen based on which side of the central open space the building is located.

Lowest Grade Along Stevens Creek Blvd = 258.0

Lowest Grade Along Alves Dr = 252.1

***Per Heart of the City Specific Plan 1.01.030(A) Height - is measured from sidewalk to top of cornice, parapet, or eave line of a peaked roof.

Maximum Height per HOC specific plan is forty five (45) feet, except where regulated by the Cupertino General Plan - Maximum Building Heights.

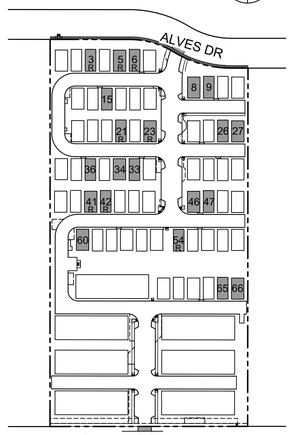
****Per Cupertino Municipal Code Definitions 19.08.030: "Height" means a vertical distance measured parallel to the natural grade to the highest point of exterior construction, exclusive of chimneys, antennas or other appurtenances, except that entry features are measured to the top of the wall plate.

HEIGHTS EXCEEDING THE 45' HEIGHT LIMIT ALLOWED BY THE HOC SPECIFIC PLAN

NOTE: See Building Height table above for grade condition at other buildings.
Mirror condition of the proposed elevation above may occur. See "R" designation in key plan above.

* = EMERGENCY RESCUE OPENING (EGRESS WINDOW) REFER TO LANDSCAPE FOR LADDER PAD LOCATIONS

KEY MAP (NTS)



NOTE: Elevation styles are plotted per the Architectural Style Plotting sheet and may vary at time of building permit.
See Height Table for grade conditions not shown on elevations.
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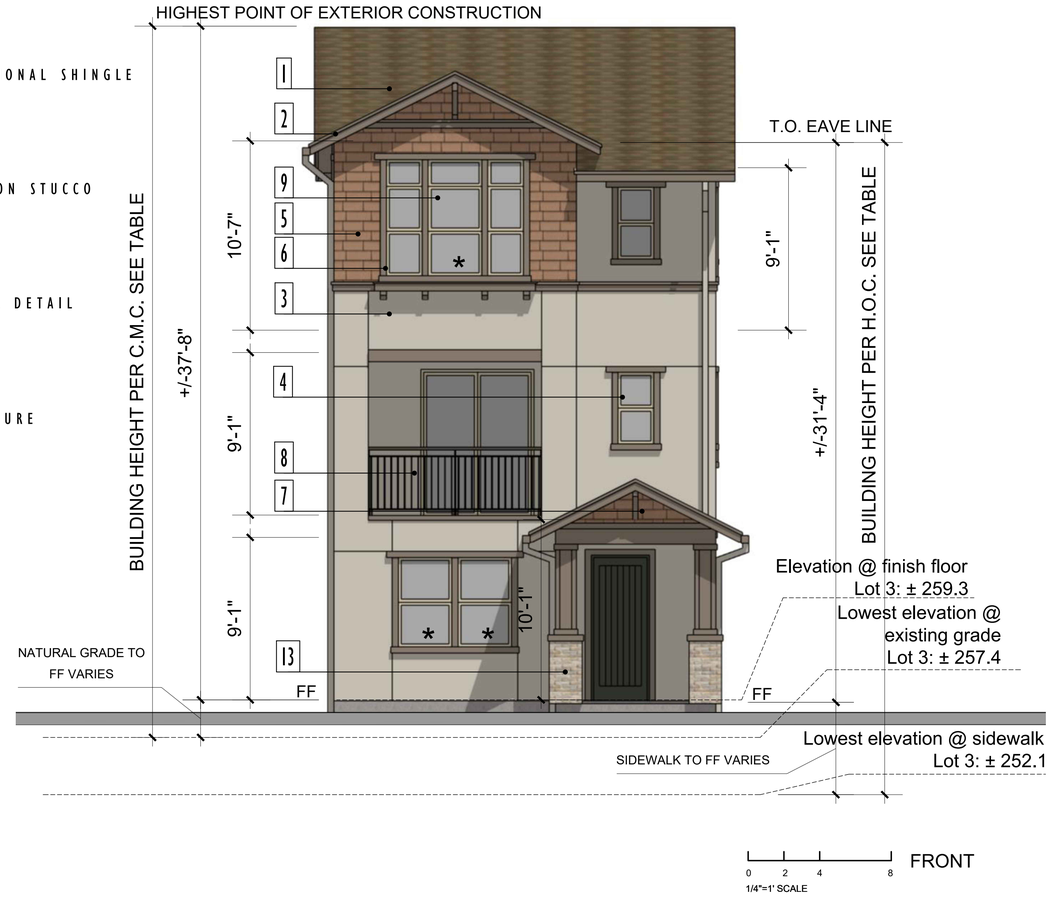
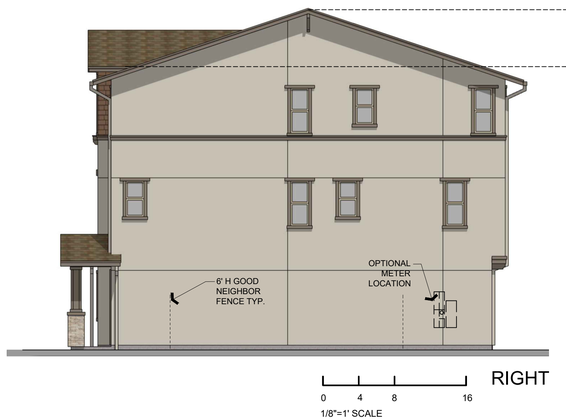
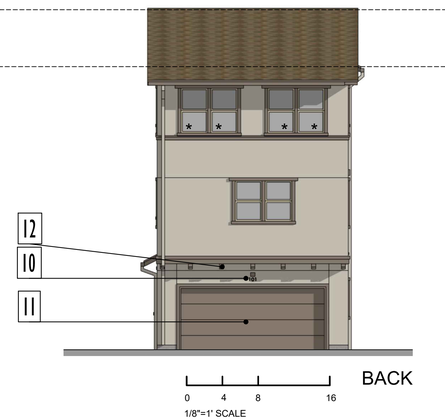
Reverse condition is same as that shown in elevation mirrored about the center of the building. Location of townhouse building meter cabinet and enhanced architectural projection occurs always facing a street.

'C' MATERIAL LEGEND

1. ARCHITECTURAL-GRADE COMPOSITIONAL SHINGLE
2. WOOD FASCIA BOARD
3. STUCCO FINISH
4. STUCCO FINISH TRIM SURROUND ON STUCCO
5. CEMENT FIBER SHINGLE SIDING
6. CEMENT FIBER TRIM ON SIDING
7. GABLE END KICKER & OUTLOOKER DETAIL
8. METAL GUARDRAIL
9. VINYL WINDOW SYSTEM
10. DOWNWARD DIRECTED LIGHT FIXTURE
11. METAL SECTIONAL GARAGE DOOR
12. CORBEL
13. THIN BRICK VENEER







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PLAN 1 C ELEVATIONS
SFD-COLOR SCHEME 8

A3.05

GLAZED AREA SCHEDULE (SQ. FT.)									
FACADE	TYPE KEY NO.	GLAZED AREA PER TYPE	UNTREATED GLAZED AREA PER TYPE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER TYPE	NO. OF EACH TYPE PER FACADE	TOTAL GLAZED AREA PER FACADE	TOTAL UNTREATED GLAZED AREA PER FACADE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER FACADE	OPENING TYPE
FRONT	1	18.4	10.6	7.8	2	36.8	21.2	15.6	SH WINDOW W/ TRANSOM
	2	13.2	6.6	6.6	2	26.4	13.2	13.2	SH WINDOW
	3	11.8	5.9	5.9	0	0.0	0.0	0.0	SH WINDOW
	4	6.7	3.4	3.3	2	13.4	6.8	6.6	SH WINDOW
	5	8.6	4.3	4.3	0	0.0	0.0	0.0	SH WINDOW
	6	11.3	6.9	4.4	0	0.0	0.0	0.0	SH WINDOW W/ TRANSOM
	7	25.3	12.7	12.6	1	25.3	12.7	12.6	SL. GL. DR.
	TOTAL				7	**101.9**	**53.9**	**48.0**	

664 SQ. FT. TOTAL FACADE SQUARE FOOTAGE

66 SQ. FT. MAX UNTREATED GLAZED AREA (10% OF FACADE SURFACE AREA)

54 SQ. FT. TOTAL UNTREATED GLAZED AREA

GLAZED AREA SCHEDULE (SQ. FT.)									
FACADE	TYPE KEY NO.	GLAZED AREA PER TYPE	UNTREATED GLAZED AREA PER TYPE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER TYPE	NO. OF EACH TYPE PER FACADE	TOTAL GLAZED AREA PER FACADE	TOTAL UNTREATED GLAZED AREA PER FACADE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER FACADE	OPENING TYPE
LEFT	1	18.4	10.6	7.8	0	0.0	0.0	0.0	SH WINDOW W/ TRANSOM
	2	13.2	6.6	6.6	2	26.4	13.2	13.2	SH WINDOW
	3	11.8	5.9	5.9	0	0.0	0.0	0.0	SH WINDOW
	4	6.7	3.4	3.3	4	26.8	13.6	13.2	SH WINDOW
	5	8.6	4.3	4.3	3	25.8	12.9	12.9	SH WINDOW
	6	11.3	6.9	4.4	2	22.6	13.8	8.8	SH WINDOW W/ TRANSOM
	7	25.3	12.7	12.6	0	0.0	0.0	0.0	SL. GL. DR.
	TOTAL				11	**101.6**	**53.5**	**48.1**	

1532 SQ. FT. TOTAL FACADE SQUARE FOOTAGE

153 SQ. FT. MAX UNTREATED GLAZED AREA (10% OF FACADE SURFACE AREA)

54 SQ. FT. TOTAL UNTREATED GLAZED AREA

GLAZED AREA SCHEDULE (SQ. FT.)									
FACADE	TYPE KEY NO.	GLAZED AREA PER TYPE	UNTREATED GLAZED AREA PER TYPE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER TYPE	NO. OF EACH TYPE PER FACADE	TOTAL GLAZED AREA PER FACADE	TOTAL UNTREATED GLAZED AREA PER FACADE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER FACADE	OPENING TYPE
REAR	1	18.4	10.6	7.8	0	0.0	0.0	0.0	SH WINDOW W/ TRANSOM
	2	13.2	6.6	6.6	6	79.2	39.6	39.6	SH WINDOW
	3	11.8	5.9	5.9	0	0.0	0.0	0.0	SH WINDOW
	4	6.7	3.4	3.3	0	0.0	0.0	0.0	SH WINDOW
	5	8.6	4.3	4.3	0	0.0	0.0	0.0	SH WINDOW
	6	11.3	6.9	4.4	0	0.0	0.0	0.0	SH WINDOW W/ TRANSOM
	7	25.3	12.7	12.6	0	0.0	0.0	0.0	SL. GL. DR.
	TOTAL				6	**79.2**	**39.6**	**39.6**	

621 SQ. FT. TOTAL FACADE SQUARE FOOTAGE

62 SQ. FT. MAX UNTREATED GLAZED AREA (10% OF FACADE SURFACE AREA)

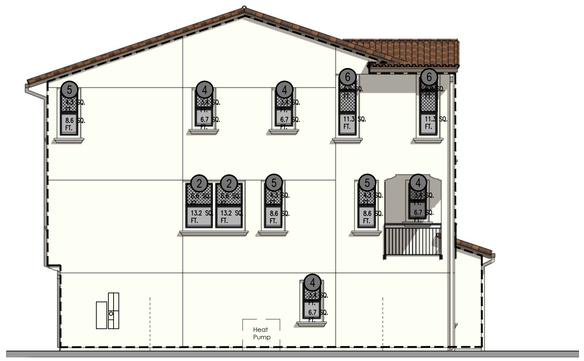
40 SQ. FT. TOTAL UNTREATED GLAZED AREA

GLAZED AREA SCHEDULE (SQ. FT.)									
FACADE	TYPE KEY NO.	GLAZED AREA PER TYPE	UNTREATED GLAZED AREA PER TYPE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER TYPE	NO. OF EACH TYPE PER FACADE	TOTAL GLAZED AREA PER FACADE	TOTAL UNTREATED GLAZED AREA PER FACADE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER FACADE	OPENING TYPE
RIGHT	1	18.4	10.6	7.8	0	0.0	0.0	0.0	SH WINDOW W/ TRANSOM
	2	13.2	6.6	6.6	0	0.0	0.0	0.0	SH WINDOW
	3	11.8	5.9	5.9	0	0.0	0.0	0.0	SH WINDOW
	4	6.7	3.4	3.3	3	20.1	10.2	9.9	SH WINDOW
	5	8.6	4.3	4.3	4	34.4	17.2	17.2	SH WINDOW
	6	11.3	6.9	4.4	0	0.0	0.0	0.0	SH WINDOW W/ TRANSOM
	7	25.3	12.7	12.6	0	0.0	0.0	0.0	SL. GL. DR.
	TOTAL				7	**54.5**	**27.4**	**27.1**	

1529 SQ. FT. TOTAL FACADE SQUARE FOOTAGE

152 SQ. FT. MAX UNTREATED GLAZED AREA (10% OF FACADE SURFACE AREA)

28 SQ. FT. TOTAL UNTREATED GLAZED AREA



LEFT

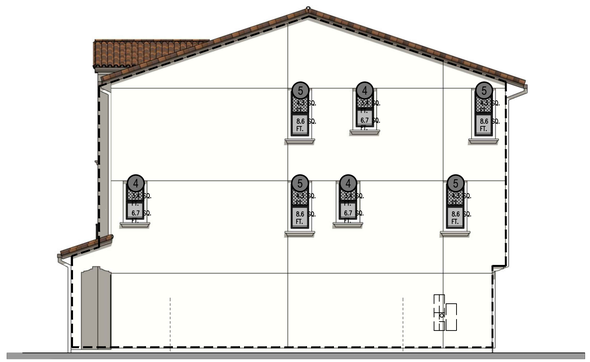
0 4 8 16

1/8"=1' SCALE

FRONT

0 4 8 16

1/8"=1' SCALE



RIGHT

0 4 8 16

1/8"=1' SCALE

BACK

0 4 8 16

1/8"=1' SCALE

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PLAN 1 A BIRD-SAFE EXHIBIT
SFD

A3.06

GLAZED AREA SCHEDULE (SQ. FT.)									
FACADE	TYPE KEY NO.	GLAZED AREA PER TYPE	UNTREATED GLAZED AREA PER TYPE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER TYPE	NO. OF EACH TYPE PER FACADE	TOTAL GLAZED AREA PER FACADE	TOTAL UNTREATED GLAZED AREA PER FACADE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER FACADE	OPENING TYPE
FRONT	1	18.4	10.6	7.8	1	18.4	10.6	7.8	SH WINDOW W/ TRANSOM
	2	13.2	6.6	6.6	1	13.2	6.6	6.6	SH WINDOW
	3	11.8	5.9	5.9	0	0.0	0.0	0.0	SH WINDOW
	4	6.7	3.4	3.3	3	20.1	10.2	9.9	SH WINDOW
	5	8.6	4.3	4.3	2	17.2	8.6	8.6	SH WINDOW
	6	11.3	6.9	4.4	2	22.6	13.8	8.8	SH WINDOW W/ TRANSOM
	7	25.3	12.7	12.6	1	25.3	12.7	12.6	SL. GL. DR.
	TOTAL				10	**116.8**	**62.5**	**54.3**	

699.0 SQ. FT. TOTAL FACADE SQUARE FOOTAGE

69 SQ. FT. MAX UNTREATED GLAZED AREA (10% OF FACADE SURFACE AREA)

63 SQ. FT. TOTAL UNTREATED GLAZED AREA

GLAZED AREA SCHEDULE (SQ. FT.)									
FACADE	TYPE KEY NO.	GLAZED AREA PER TYPE	UNTREATED GLAZED AREA PER TYPE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER TYPE	NO. OF EACH TYPE PER FACADE	TOTAL GLAZED AREA PER FACADE	TOTAL UNTREATED GLAZED AREA PER FACADE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER FACADE	OPENING TYPE
LEFT	1	18.4	10.6	7.8	0	0.0	0.0	0.0	SH WINDOW W/ TRANSOM
	2	13.2	6.6	6.6	2	26.4	13.2	13.2	SH WINDOW
	3	11.8	5.9	5.9	0	0.0	0.0	0.0	SH WINDOW
	4	6.7	3.4	3.3	4	26.8	13.6	13.2	SH WINDOW
	5	8.6	4.3	4.3	3	25.8	12.9	12.9	SH WINDOW
	6	11.3	6.9	4.4	2	22.6	13.8	8.8	SH WINDOW W/ TRANSOM
	7	25.3	12.7	12.6	0	0.0	0.0	0.0	SL. GL. DR.
	TOTAL				11	**101.6**	**53.5**	**48.1**	

1626.7 SQ. FT. TOTAL FACADE SQUARE FOOTAGE

162 SQ. FT. MAX UNTREATED GLAZED AREA (10% OF FACADE SURFACE AREA)

54 SQ. FT. TOTAL UNTREATED GLAZED AREA

GLAZED AREA SCHEDULE (SQ. FT.)									
FACADE	TYPE KEY NO.	GLAZED AREA PER TYPE	UNTREATED GLAZED AREA PER TYPE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER TYPE	NO. OF EACH TYPE PER FACADE	TOTAL GLAZED AREA PER FACADE	TOTAL UNTREATED GLAZED AREA PER FACADE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER FACADE	OPENING TYPE
REAR	1	18.4	10.6	7.8	0	0.0	0.0	0.0	SH WINDOW W/ TRANSOM
	2	13.2	6.6	6.6	6	79.2	39.6	39.6	SH WINDOW
	3	11.8	5.9	5.9	0	0.0	0.0	0.0	SH WINDOW
	4	6.7	3.4	3.3	0	0.0	0.0	0.0	SH WINDOW
	5	8.6	4.3	4.3	0	0.0	0.0	0.0	SH WINDOW
	6	11.3	6.9	4.4	0	0.0	0.0	0.0	SH WINDOW W/ TRANSOM
	7	25.3	12.7	12.6	0	0.0	0.0	0.0	SL. GL. DR.
	TOTAL				6	**79.2**	**39.6**	**39.6**	

642.2 SQ. FT. TOTAL FACADE SQUARE FOOTAGE

64 SQ. FT. MAX UNTREATED GLAZED AREA (10% OF FACADE SURFACE AREA)

40 SQ. FT. TOTAL UNTREATED GLAZED AREA

GLAZED AREA SCHEDULE (SQ. FT.)									
FACADE	TYPE KEY NO.	GLAZED AREA PER TYPE	UNTREATED GLAZED AREA PER TYPE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER TYPE	NO. OF EACH TYPE PER FACADE	TOTAL GLAZED AREA PER FACADE	TOTAL UNTREATED GLAZED AREA PER FACADE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER FACADE	OPENING TYPE
RIGHT	1	18.4	10.6	7.8	0	0.0	0.0	0.0	SH WINDOW W/ TRANSOM
	2	13.2	6.6	6.6	0	0.0	0.0	0.0	SH WINDOW
	3	11.8	5.9	5.9	0	0.0	0.0	0.0	SH WINDOW
	4	6.7	3.4	3.3	3	20.1	10.2	9.9	SH WINDOW
	5	8.6	4.3	4.3	4	34.4	17.2	17.2	SH WINDOW
	6	11.3	6.9	4.4	0	0.0	0.0	0.0	SH WINDOW W/ TRANSOM
	7	25.3	12.7	12.6	0	0.0	0.0	0.0	SL. GL. DR.
	TOTAL				7	**54.5**	**27.4**	**27.1**	

1616.5 SQ. FT. TOTAL FACADE SQUARE FOOTAGE

161 SQ. FT. MAX UNTREATED GLAZED AREA (10% OF FACADE SURFACE AREA)

28 SQ. FT. TOTAL UNTREATED GLAZED AREA

LEFT

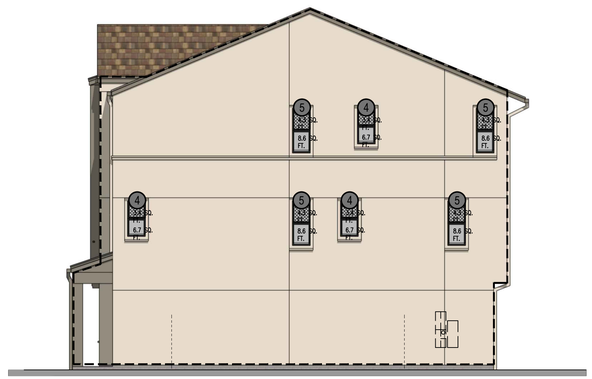
0 4 8 16

1/8"=1' SCALE

FRONT

0 4 8 16

1/8"=1' SCALE



RIGHT

0 4 8 16

1/8"=1' SCALE

BACK

0 4 8 16

1/8"=1' SCALE

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RADIUS DESIGN

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN

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CUPERTINO, CA # 20240298

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4 DECEMBER 24, 2025 FIFTH SUBMITTAL

PLAN 1 B BIRD-SAFE EXHIBIT
SFD

A3.07

GLAZED AREA SCHEDULE (SQ. FT.)									
FACADE	TYPE KEY NO.	GLAZED AREA PER TYPE	UNTREATED GLAZED AREA PER TYPE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER TYPE	NO. OF EACH TYPE PER FACADE	TOTAL GLAZED AREA PER FACADE	TOTAL UNTREATED GLAZED AREA PER FACADE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER FACADE	OPENING TYPE
FRONT	1	18.4	10.6	7.8	1	18.4	10.6	7.8	SH WINDOW W/ TRANSOM
	2	13.2	6.6	6.6	2	26.4	13.2	13.2	SH WINDOW
	3	11.8	5.9	5.9	0	0.0	0.0	0.0	SH WINDOW
	4	6.7	3.4	3.3	2	13.4	6.8	6.6	SH WINDOW
	5	8.6	4.3	4.3	0	0.0	0.0	0.0	SH WINDOW
	6	11.3	6.9	4.4	2	22.6	13.8	8.8	SH WINDOW W/ TRANSOM
	7	25.3	12.7	12.6	1	25.3	12.7	12.6	SL. GL. DR.
	TOTAL				8	**106.1**	**57.1**	**49.0**	

682.3 SQ. FT. TOTAL FACADE SQUARE FOOTAGE

68 SQ. FT. MAX UNTREATED GLAZED AREA (10% OF FACADE SURFACE AREA)

58 SQ. FT. TOTAL UNTREATED GLAZED AREA

GLAZED AREA SCHEDULE (SQ. FT.)									
FACADE	TYPE KEY NO.	GLAZED AREA PER TYPE	UNTREATED GLAZED AREA PER TYPE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER TYPE	NO. OF EACH TYPE PER FACADE	TOTAL GLAZED AREA PER FACADE	TOTAL UNTREATED GLAZED AREA PER FACADE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER FACADE	OPENING TYPE
LEFT	1	18.4	10.6	7.8	0	0.0	0.0	0.0	SH WINDOW W/ TRANSOM
	2	13.2	6.6	6.6	2	26.4	13.2	13.2	SH WINDOW
	3	11.8	5.9	5.9	0	0.0	0.0	0.0	SH WINDOW
	4	6.7	3.4	3.3	4	26.8	13.6	13.2	SH WINDOW
	5	8.6	4.3	4.3	3	25.8	12.9	12.9	SH WINDOW
	6	11.3	6.9	4.4	2	22.6	13.8	8.8	SH WINDOW W/ TRANSOM
	7	25.3	12.7	12.6	0	0.0	0.0	0.0	SL. GL. DR.
	TOTAL				11	**101.6**	**53.5**	**48.1**	

1530.1 SQ. FT. TOTAL FACADE SQUARE FOOTAGE

153 SQ. FT. MAX UNTREATED GLAZED AREA (10% OF FACADE SURFACE AREA)

54 SQ. FT. TOTAL UNTREATED GLAZED AREA

GLAZED AREA SCHEDULE (SQ. FT.)									
FACADE	TYPE KEY NO.	GLAZED AREA PER TYPE	UNTREATED GLAZED AREA PER TYPE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER TYPE	NO. OF EACH TYPE PER FACADE	TOTAL GLAZED AREA PER FACADE	TOTAL UNTREATED GLAZED AREA PER FACADE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER FACADE	OPENING TYPE
REAR	1	18.4	10.6	7.8	0	0.0	0.0	0.0	SH WINDOW W/ TRANSOM
	2	13.2	6.6	6.6	6	79.2	39.6	39.6	SH WINDOW
	3	11.8	5.9	5.9	0	0.0	0.0	0.0	SH WINDOW
	4	6.7	3.4	3.3	0	0.0	0.0	0.0	SH WINDOW
	5	8.6	4.3	4.3	0	0.0	0.0	0.0	SH WINDOW
	6	11.3	6.9	4.4	0	0.0	0.0	0.0	SH WINDOW W/ TRANSOM
	7	25.3	12.7	12.6	0	0.0	0.0	0.0	SL. GL. DR.
	TOTAL				6	**79.2**	**39.6**	**39.6**	

631.2 SQ. FT. TOTAL FACADE SQUARE FOOTAGE

63 SQ. FT. MAX UNTREATED GLAZED AREA (10% OF FACADE SURFACE AREA)

40 SQ. FT. TOTAL UNTREATED GLAZED AREA

GLAZED AREA SCHEDULE (SQ. FT.)									
FACADE	TYPE KEY NO.	GLAZED AREA PER TYPE	UNTREATED GLAZED AREA PER TYPE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER TYPE	NO. OF EACH TYPE PER FACADE	TOTAL GLAZED AREA PER FACADE	TOTAL UNTREATED GLAZED AREA PER FACADE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER FACADE	OPENING TYPE
RIGHT	1	18.4	10.6	7.8	0	0.0	0.0	0.0	SH WINDOW W/ TRANSOM
	2	13.2	6.6	6.6	0	0.0	0.0	0.0	SH WINDOW
	3	11.8	5.9	5.9	0	0.0	0.0	0.0	SH WINDOW
	4	6.7	3.4	3.3	3	20.1	10.2	9.9	SH WINDOW
	5	8.6	4.3	4.3	4	34.4	17.2	17.2	SH WINDOW
	6	11.3	6.9	4.4	0	0.0	0.0	0.0	SH WINDOW W/ TRANSOM
	7	25.3	12.7	12.6	0	0.0	0.0	0.0	SL. GL. DR.
	TOTAL				7	**54.5**	**27.4**	**27.1**	

1530.1 SQ. FT. TOTAL FACADE SQUARE FOOTAGE

153 SQ. FT. MAX UNTREATED GLAZED AREA (10% OF FACADE SURFACE AREA)

28 SQ. FT. TOTAL UNTREATED GLAZED AREA

LEFT

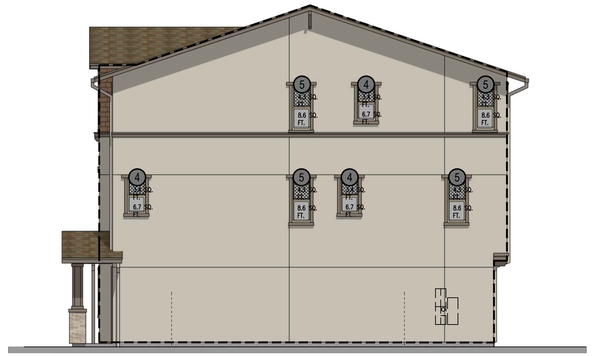
0 4 8 16

1/8"=1' SCALE

FRONT

0 4 8 16

1/8"=1' SCALE



RIGHT

0 4 8 16

1/8"=1' SCALE

BACK

0 4 8 16

1/8"=1' SCALE

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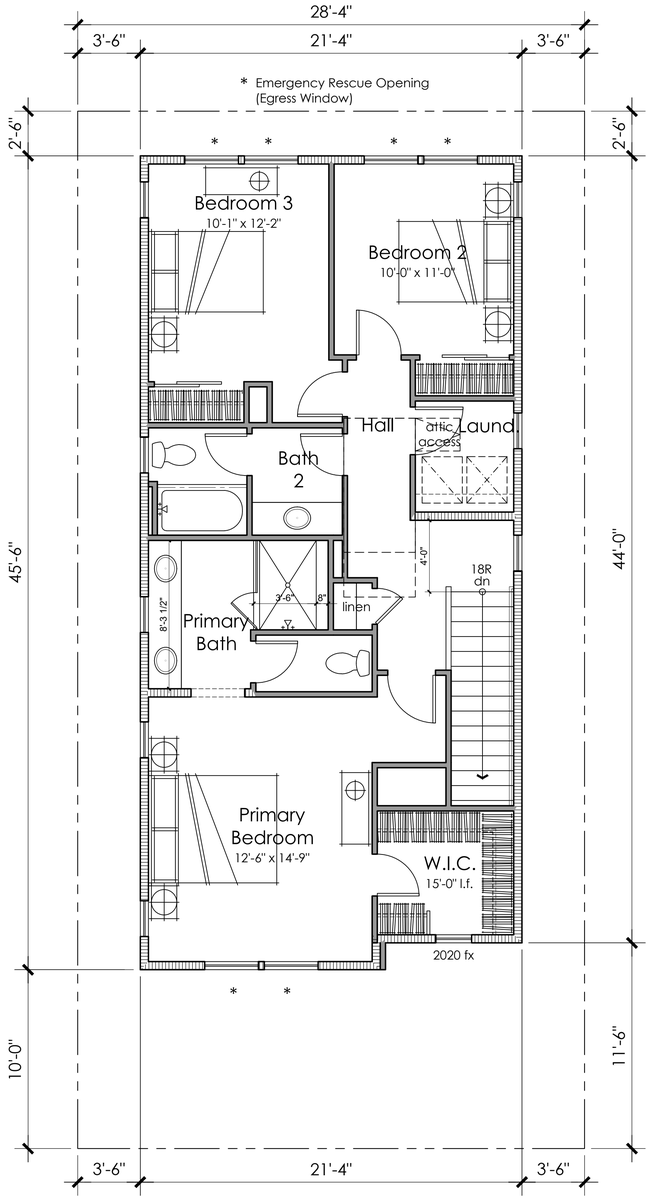
PLAN 1 C BIRD-SAFE EXHIBIT
SFD

A3.08

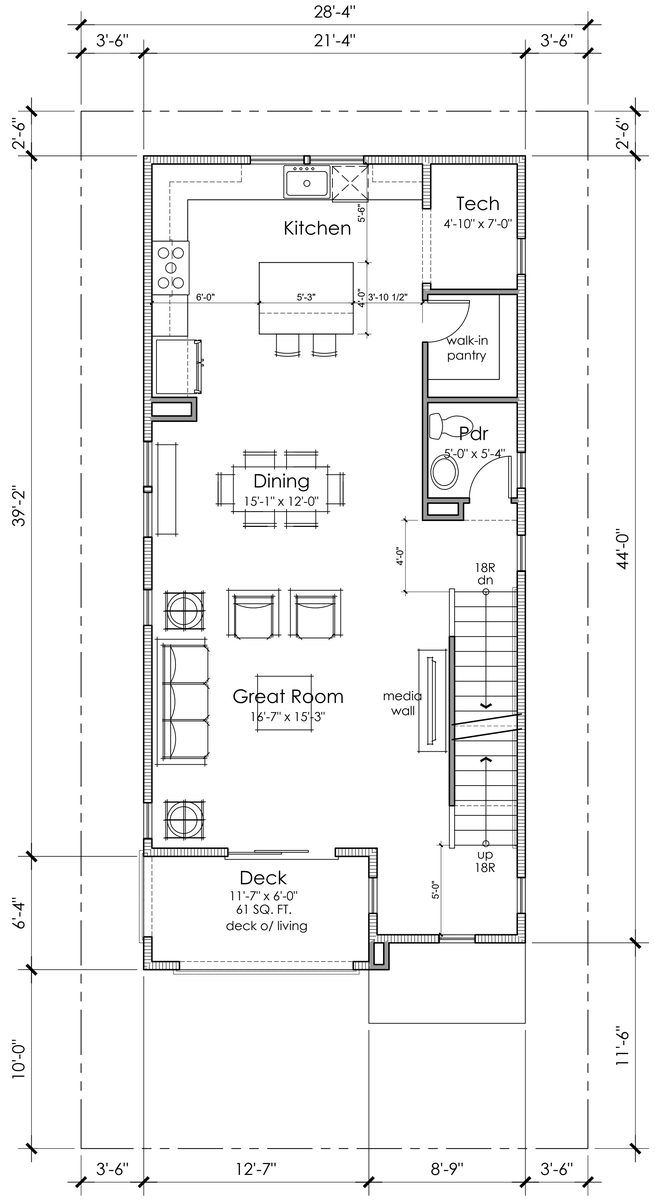
NOTE: ALL AC UNITS TO COMPLY WITH **C.M.C. CHAPTER 10.48: COMMMUNITY NOISE CONTROL** FOR ACCESSORY STRUCTURES AND NOISE GENERATION



Third Floor

912 SQ. FT.

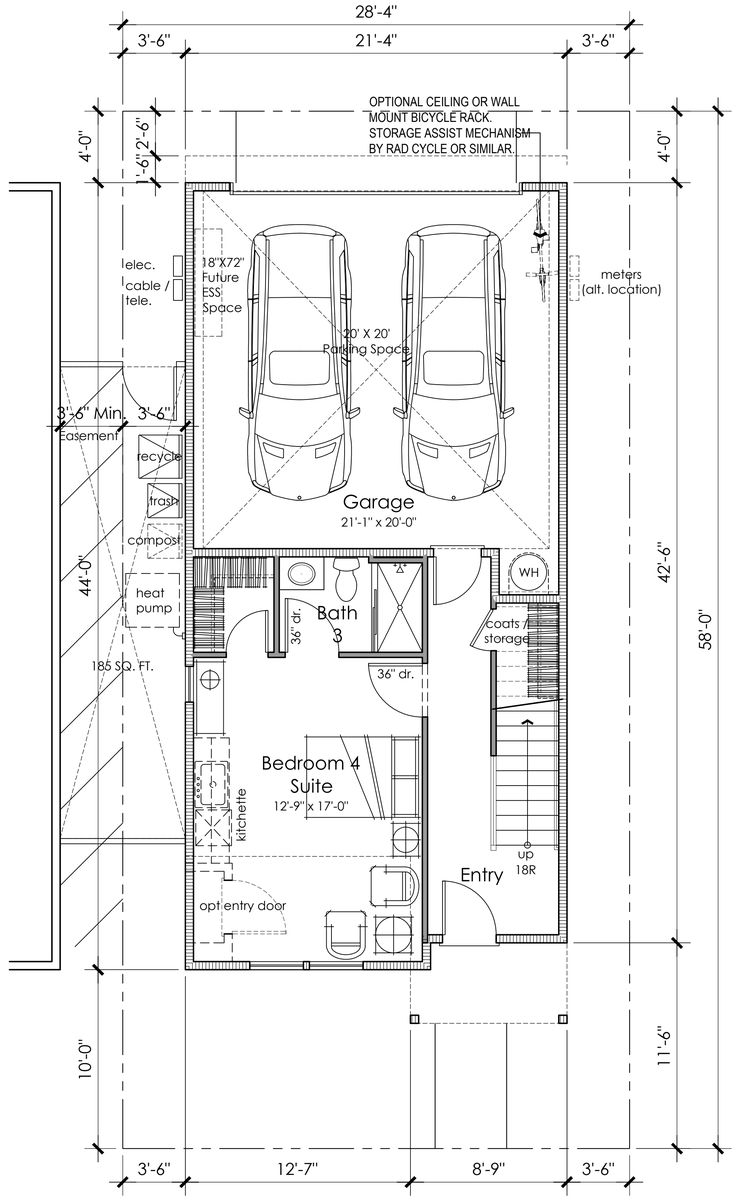
0 2 4 8 Scale 1" = 4'



Second Floor

878 SQ. FT.

0 2 4 8 Scale 1" = 4'



First Floor

481 SQ. FT.

0 2 4 8 Scale 1" = 4'

4 BEDROOMS
3.5 BATHS
2,271 S.F.

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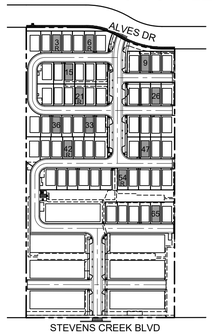
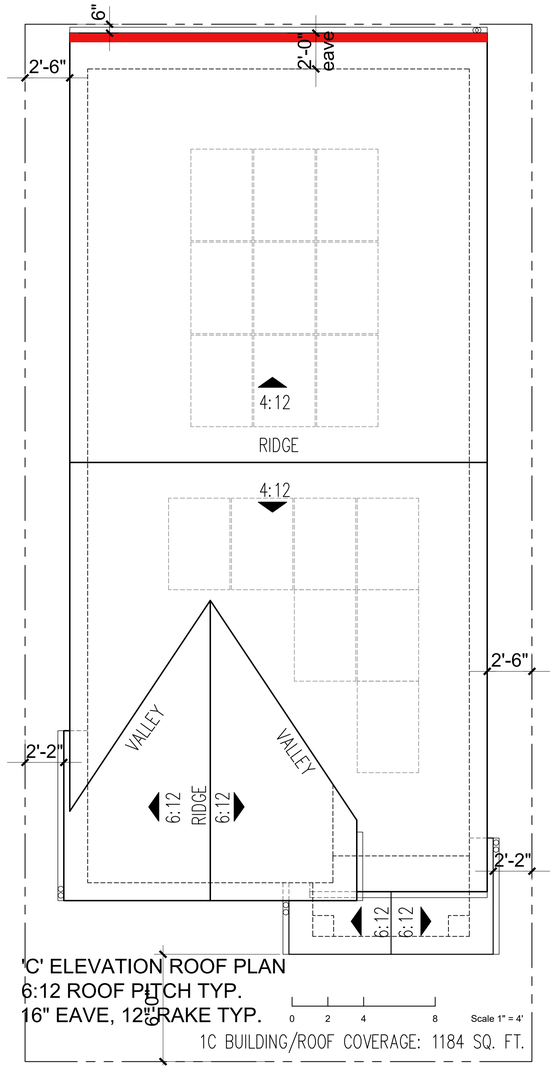
PLAN 1 FLOOR PLAN
SFD

A3.09

KEY MAP (NTS)
C ELEVATION STYLE

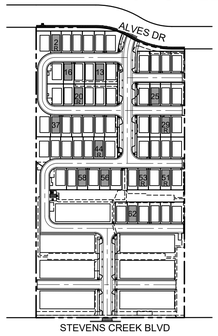


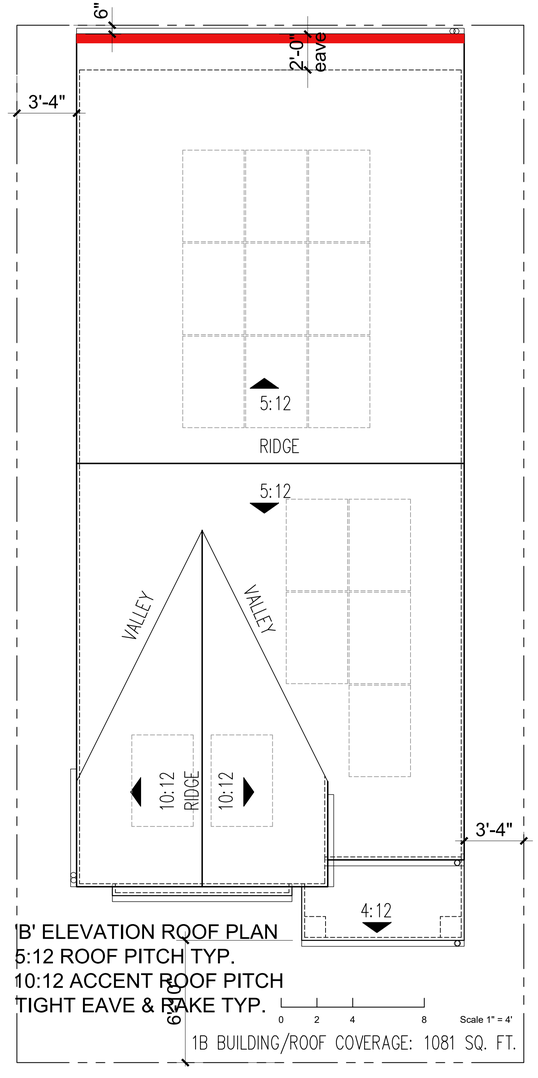


'C' ELEVATION ROOF PLAN
6:12 ROOF PITCH TYP.
16" EAVE, 12" RAKE TYP.

1C BUILDING/ROOF COVERAGE: 1184 SQ. FT.

KEY MAP (NTS)
B ELEVATION STYLE

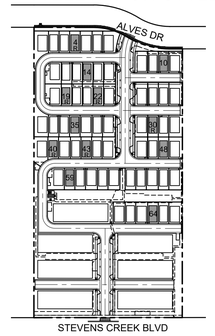


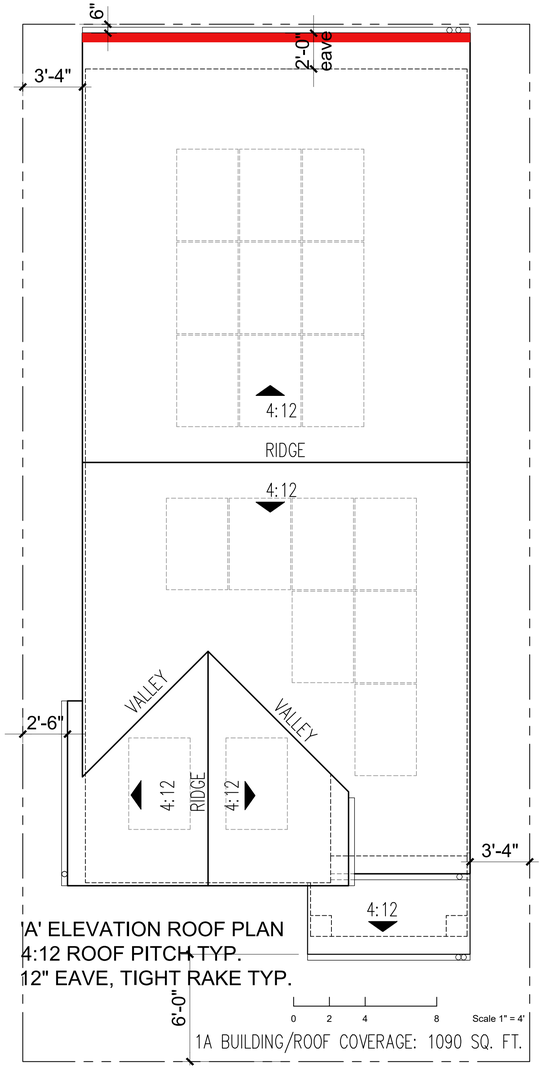


'B' ELEVATION ROOF PLAN
5:12 ROOF PITCH TYP.
10:12 ACCENT ROOF PITCH
TIGHT EAVE & RAKE TYP.

1B BUILDING/ROOF COVERAGE: 1081 SQ. FT.

KEY MAP (NTS)
A ELEVATION STYLE





'A' ELEVATION ROOF PLAN
4:12 ROOF PITCH TYP.
12" EAVE, TIGHT RAKE TYP.

1A BUILDING/ROOF COVERAGE: 1090 SQ. FT.

ROOF PLAN NOTES

Elevations shown plotted per the Architectural Style Plotting Sheet.
Lot lines reflect smallest lot size on site. See Lot Coverage sheets for additional information.

Solar panels shown are for illustrative purposes only.
Solar will be confirmed with solar consultant during building submittal process.
Location, quantity, and orientation may change.

No roof mounted mechanical equipment is proposed.

Eave height less than 31' for fire ladder access.

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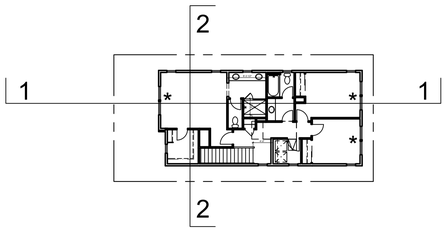
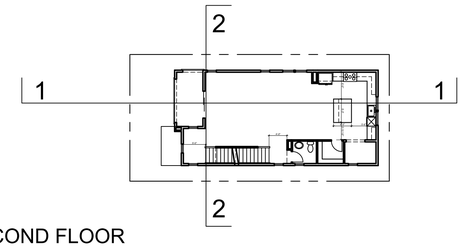
PLAN 1 ROOF PLANS
SFD

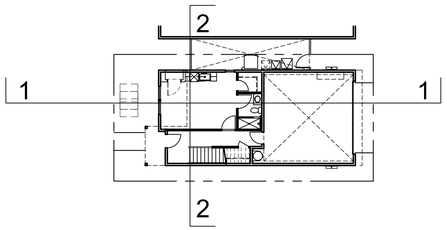
A3.10



THIRD FLOOR



SECOND FLOOR

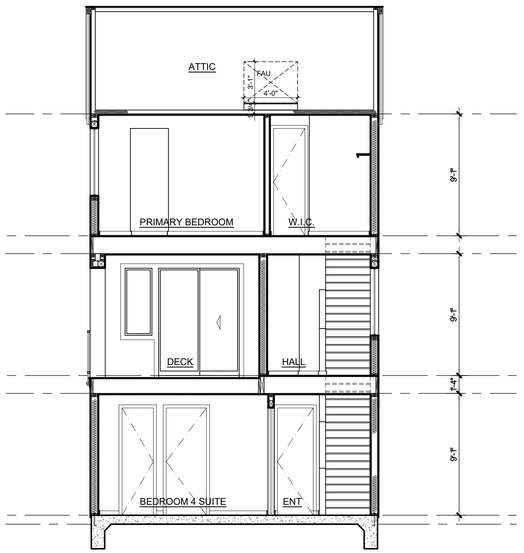


FIRST FLOOR

SECTION KEY PLANS

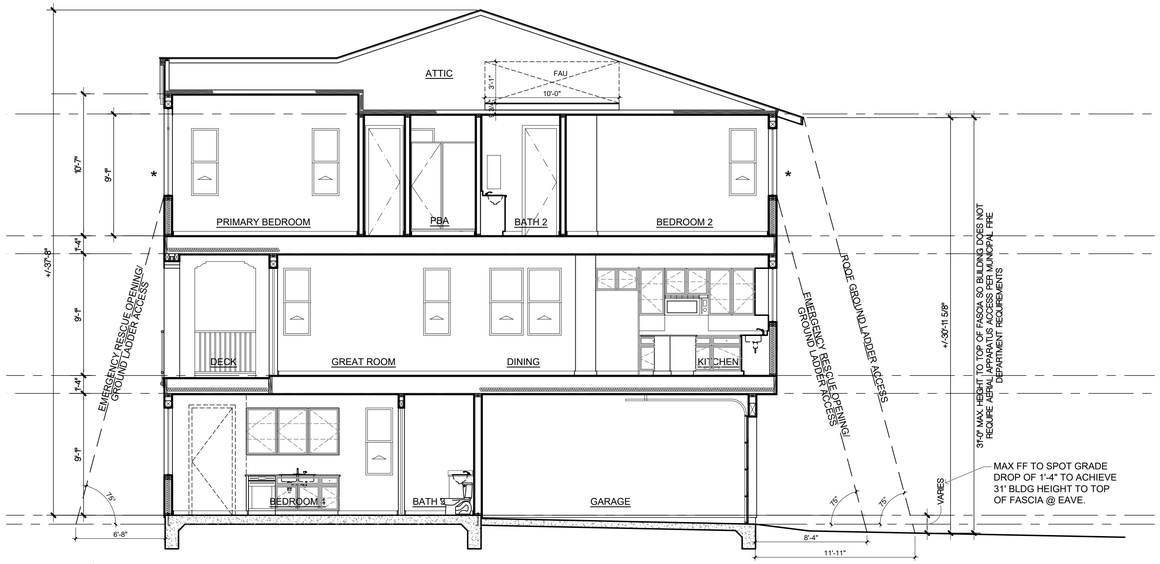
0 8 16 32 Scale 1" = 16'

* = EMERGENCY RESCUE OPENING (EGRESS WINDOW)



2- PLAN 1 SECTION

0 4 8 12 Scale 3/16" = 1'



1- PLAN 1 SECTION

0 4 8 12 Scale 3/16" = 1'

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PLAN 1 SECTIONS
SFD

A3.11

BUILDING HEIGHTS

SFD PLAN 2 STYLE 'A' SPANISH							
Lot/Building No.	Natural Grade *	Lowest Grade at Sidewalk **	Building Finish Floor	Finish Floor to Top of Eave Line ***	Height per Heart of City Specific Plan ***	Finish floor to Highest Point of Exterior Construction ****	Height per Cupertino Municipal Code ****
	Foot Elevation ±						
7	257.9	252.1	260.1	43.1	51.1	45.7	47.9
17	256.1	252.1	257.8	43.1	48.8	45.7	47.4
24	255.2	252.1	256.9	43.1	47.9	45.7	47.4
28	257.3	252.1	256.6	43.1	47.6	45.7	45
32	256.4	252.1	257.7	43.1	48.7	45.7	47
38	259	252.1	259.5	43.1	50.5	45.7	46.2
50	257.4	252.1	256.5	43.1	47.5	45.7	44.8
55	257.6	252.1	257.8	43.1	48.8	45.7	45.9
61	258.2	258	260.1	43.1	45.2	45.7	47.6

* "Natural Grade" means the contour of the land prior to improvements or development, unless otherwise established by a City approved grading plan that is part of a subdivision map approval. In this case the natural grade and existing grade are the same since this is a previously developed site. Existing/Natural Grade was considered at all four corners of every proposed building and lowest worst case elevation was used in calculating height per CMC.)

** Represents lowest grade at public sidewalk along Stevens Creek Blvd or Alves Dr, directly adjacent to the site. Lowest grade point chosen based on which side of the central open space the building is located.
Lowest Grade Along Stevens Creek Blvd = 258.0
Lowest Grade Along Alves Dr = 252.1

***Per Heart of the City Specific Plan 1.01.030(A) Height - is measured from sidewalk to top of cornice, parapet, or eave line of a peaked roof.
Maximum Height per HOC specific plan is forty five (45) feet, except where regulated by the Cupertino General Plan - Maximum Building Heights.

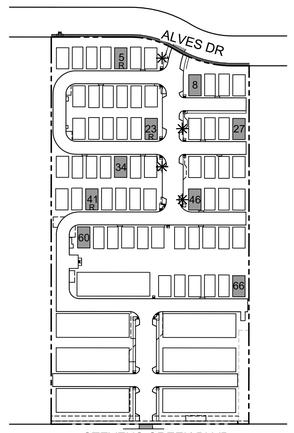
****Per Cupertino Municipal Code Definitions 19.08.030: "Height" means a vertical distance measured parallel to the natural grade to the highest point of exterior construction, exclusive of chimneys, antennas or other appurtenances, except that entry features are measured to the top of the wall plate.

HEIGHTS EXCEEDING THE 45' HEIGHT LIMIT ALLOWED BY THE HOC SPECIFIC PLAN

NOTE: See Building Height table above for grade condition at other buildings.
Mirror condition of the proposed elevation above may occur. See "R" designation in key plan above.

* = EMERGENCY RESCUE OPENING (EGRESS WINDOW) REFER TO LANDSCAPE FOR LADDER PAD LOCATIONS

KEY MAP (NTS)



'A' MATERIAL LEGEND

1. LOW 'S' PROFILE CONCRETE TILE ROOFING
2. WOOD FASCIA BOARD
3. STUCCO FINISH
4. STUCCO FINISH TRIM INSET/SURROUND
5. CEMENT FIBER PANEL AND TRIM
6. NOT USED
7. GABLE END ACCENT RECESSED DECORATIVE TILE
8. METAL GUARDRAIL
9. VINYL WINDOW SYSTEM
10. DOWNWARD DIRECTED LIGHT FIXTURE
11. METAL SECTIONAL GARAGE DOOR
12. CORBEL

NOTE: Elevation styles are plotted per the Architectural Style Plotting sheet and may vary at time of building permit.
See Height Table for grade conditions not shown on elevations.
See "R" designation on key plan above for reverse condition of proposed elevations.

H.O.C. = HEART OF THE CITY (SPECIFIC PLAN)

C.M.C. = CUPERTINO MUNICIPAL CODE

* = ENHANCED ELEVATION FACING STREET

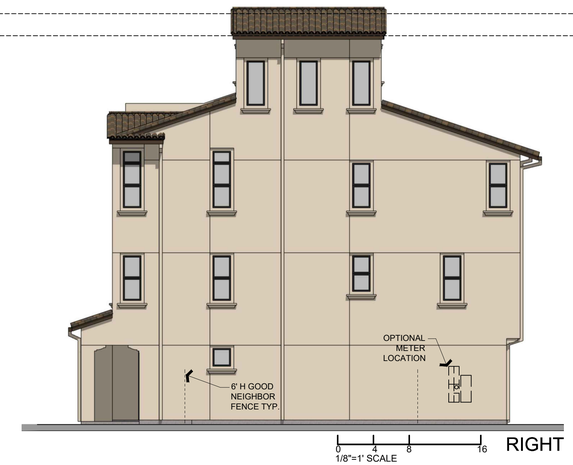
R = REVERSE/MIRROR CONDITION OF THE STANDARD PLAN/ELEVATION
Reverse condition is same as that shown in elevation mirrored about the center of the building. Location of townhouse building meter cabinet and enhanced architectural projection occurs always facing a street.

LOT 7 PARTIAL FRONT

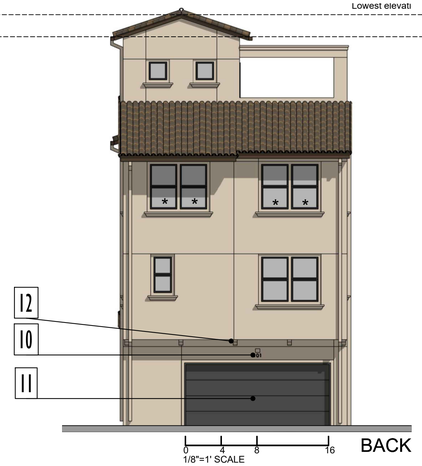
FRONT

SEE KEY MAP FOR LOCATIONS OF ENHANCED ELEVATIONS

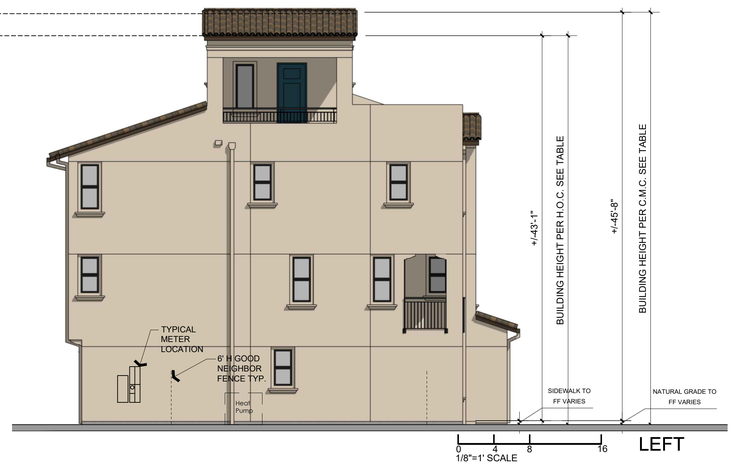
ENHANCED RIGHT



RIGHT



BACK



LEFT

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HARVEST PROPERTIES
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CUPERTINO, CA # 20240298
OWNERSHIP:
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GENERAL PLANNING APPLICATION
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PLAN 2 A ELEVATIONS
SFD-COLOR SCHEME 2

A3.12

BUILDING HEIGHTS

SFD PLAN 2 STYLE 'B' MODERN FRENCH							
Lot/Building No.	Natural Grade *	Lowest Grade at Sidewalk **	Building Finish Floor	Finish Floor to Top of Eave Line ***	Height per Heart of City Specific Plan ***	Finish floor to Highest Point of Exterior Construction ****	Height per Cupertino Municipal Code ****
	Foot Elevation ±						
5	256.8	252.1	258.6	42.8	49.3	45.5	47.3
8	255.5	252.1	256.4	42.8	47.1	45.5	46.4
23	255.8	252.1	257.1	42.8	47.8	45.5	46.8
27	257.6	252.1	256	42.8	46.7	45.5	43.9
34	259.7	252.1	258.3	42.8	49	45.5	44.1
41	259.2	252.1	258.5	42.8	49.2	45.5	44.8
46	257.3	252.1	257.3	42.8	48	45.5	45.5
60	259.5	252.1	258.7	42.8	49.4	45.5	44.7
66	256.7	258	258.6	42.8	43.4	45.5	47.4

* "Natural Grade" means the contour of the land prior to improvements or development, unless otherwise established by a City approved grading plan that is part of a subdivision map approval. In this case the natural grade and existing grade are the same since this is a previously developed site. Existing/Natural Grade was considered at all four corners of every proposed building and lowest worst case elevation was used in calculating height per CMC.)

** Represents lowest grade at public sidewalk along Stevens Creek Blvd or Alves Dr, directly adjacent to the site. Lowest grade point chosen based on which side of the central open space the building is located.
Lowest Grade Along Stevens Creek Blvd = 258.0
Lowest Grade Along Alves Dr = 252.1

***Per Heart of the City Specific Plan 1.01.030(A) Height - is measured from sidewalk to top of cornice, parapet, or eave line of a peaked roof.
Maximum Height per HOC specific plan is forty five (45) feet, except where regulated by the Cupertino General Plan - Maximum Building Heights.

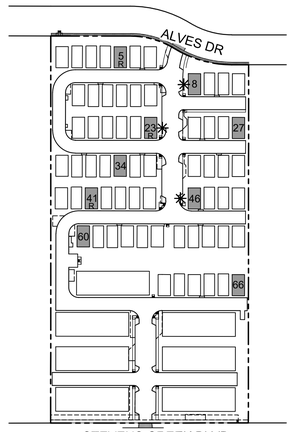
****Per Cupertino Municipal Code Definitions 19.08.030: "Height" means a vertical distance measured parallel to the natural grade to the highest point of exterior construction, exclusive of chimneys, antennas or other appurtenances, except that entry features are measured to the top of the wall plate.

HEIGHTS EXCEEDING THE 45' HEIGHT LIMIT ALLOWED BY THE HOC SPECIFIC PLAN

NOTE: See Building Height table above for grade condition at other buildings.
Mirror condition of the proposed elevation above may occur. See "R" designation in key plan above.

* = EMERGENCY RESCUE OPENING (EGRESS WINDOW) REFER TO LANDSCAPE FOR LADDER PAD LOCATIONS

KEY MAP (NTS)



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* = ENHANCED ELEVATION FACING STREET

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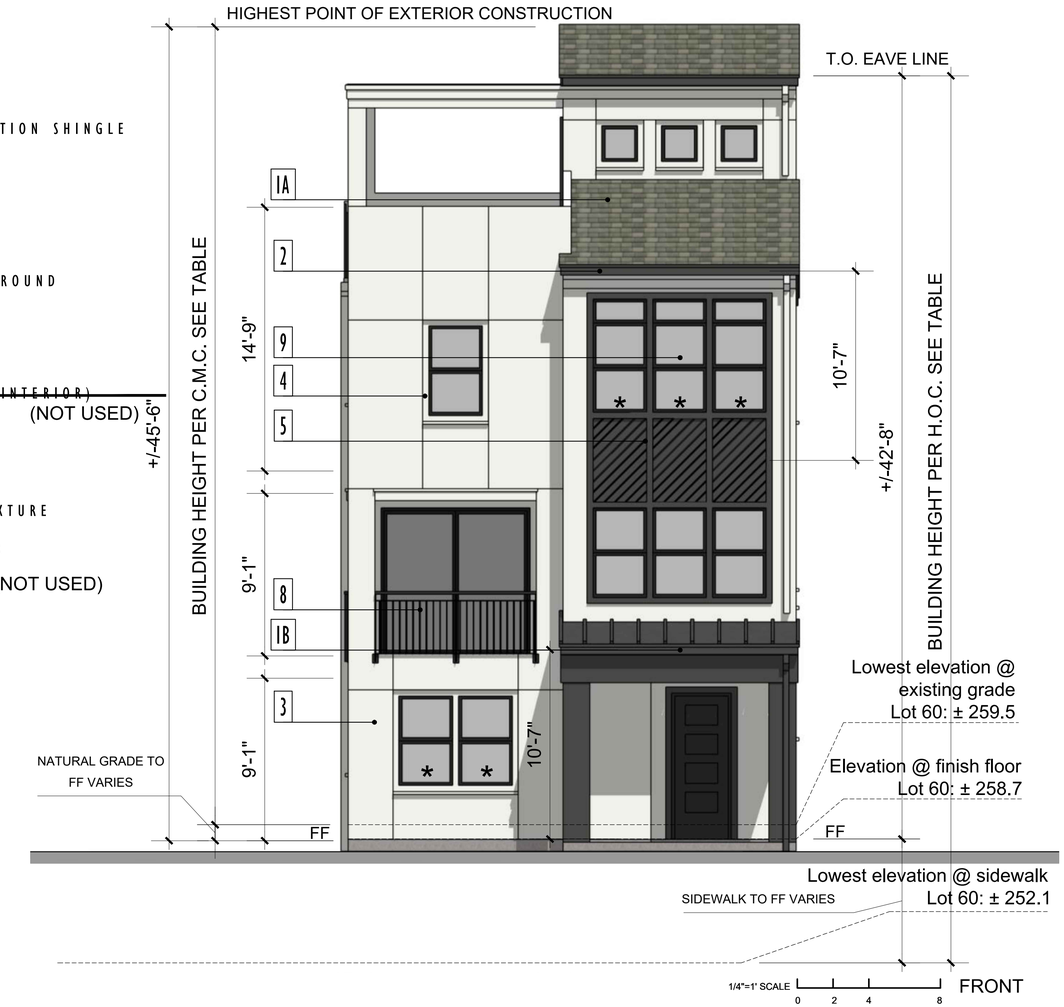
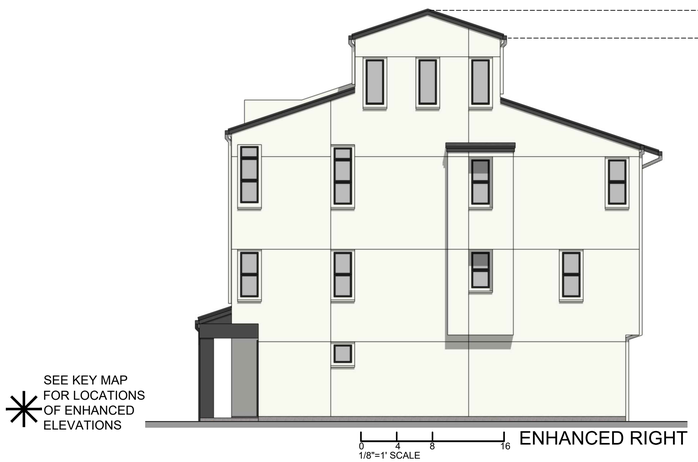
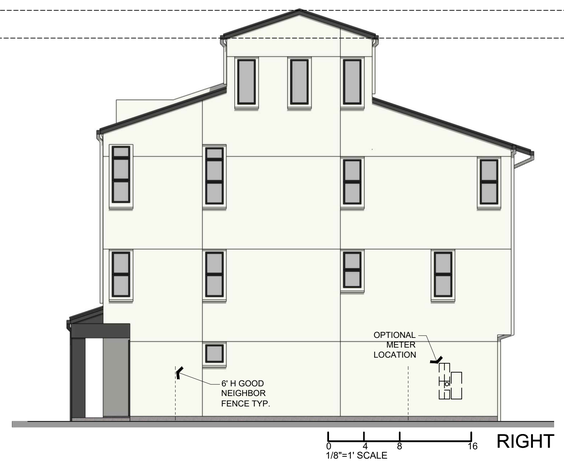
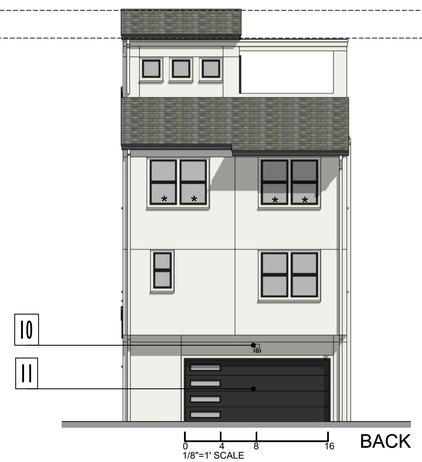
'B' MATERIAL LEGEND

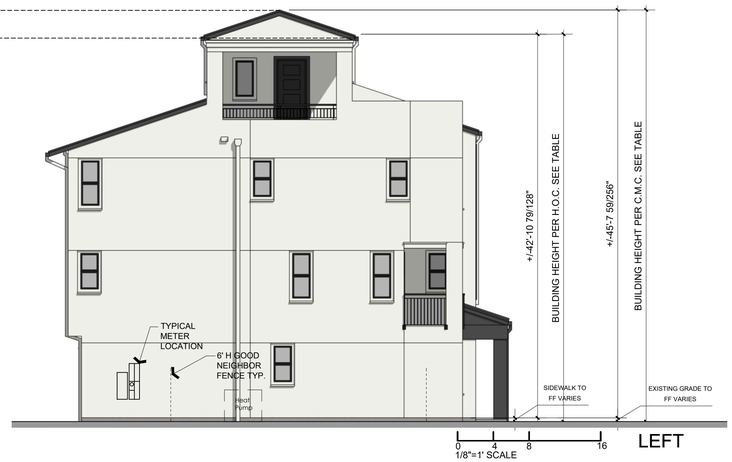
1A ARCHITECTURAL-GRADE COMPOSITION SHINGLE
1B METAL ACCENT ROOFING
2 WOOD FASCIA BOARD
3 STUCCO FINISH
4 STUCCO FINISH TRIM INSET/SURROUND
5 CEMENT FIBER PANEL AND TRIM
6 NOT USED
7 ~~GABLE END WINDOW (OBSCURE INTERIOR)~~ (NOT USED)
8 METAL GUARDRAIL
9 VINYL WINDOW SYSTEM
10 DOWNWARD DIRECTED LIGHT FIXTURE
11 METAL SECTIONAL GARAGE DOOR
12 ~~STUCCO FINISH CORBEL~~ (NOT USED)











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PLAN 2 B ELEVATIONS
SFD-COLOR SCHEME 4

A3.13

BUILDING HEIGHTS

SFD PLAN 2 STYLE 'C' CRAFTSMAN							
Lot/Building No.	Natural Grade *	Lowest Grade at Sidewalk **	Building Finish Floor	Finish Floor to Top of Eave Line ***	Height per Heart of City SP	Finish floor to Highest Point of Exterior Construction ****	Height per Cupertino Municipal Code
	Foot Elevation ±						
1	257.9	252.1	260.1	42	50	46	48.2
11	254.4	252.1	255.5	42	45.4	46	47.1
12	255.7	252.1	257.2	42	47.1	46	47.5
18	258.1	252.1	258.6	42	48.5	46	46.5
31	256.9	252.1	257.5	42	47.4	46	46.6
39	259.2	252.1	258.9	42	48.8	46	45.7
45	256.8	252.1	257.7	42	47.6	46	46.9
49	257.3	252.1	256.5	42	46.4	46	45.2
52	257.2	252.1	257	42	46.9	46	45.8
57	259.3	252.1	258.1	42	48	46	44.8
63	258.3	258	259.5	42	43.5	46	47.2

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HEIGHTS EXCEEDING THE 45' HEIGHT LIMIT ALLOWED BY THE HOC SPECIFIC PLAN

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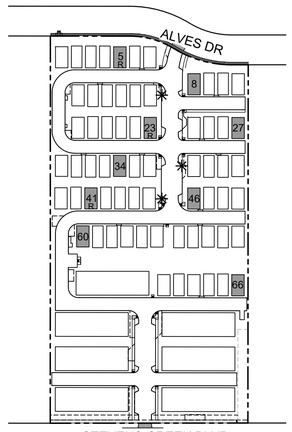
KEY MAP (NTS)



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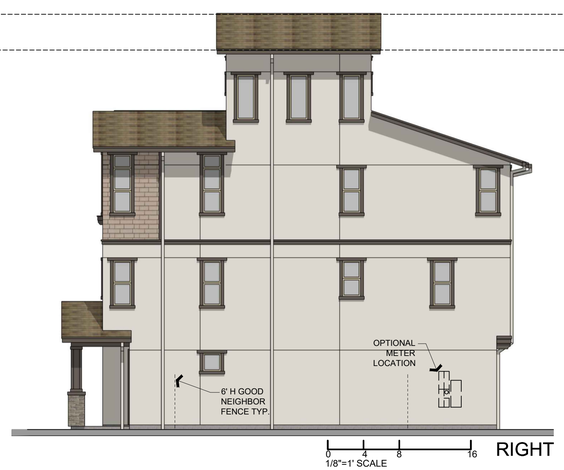
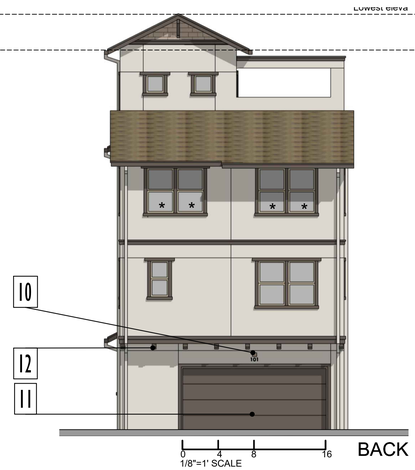
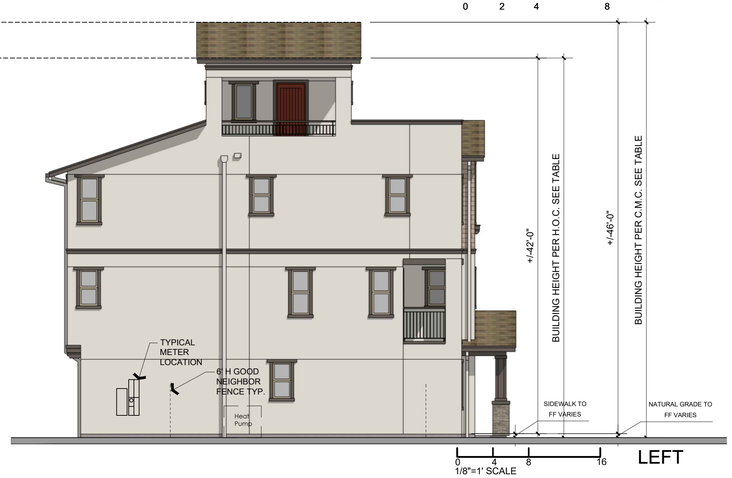
'C' MATERIAL LEGEND

1. ARCHITECTURAL-GRADE COMPOSITIONAL SHINGLE
2. WOOD FASCIA BOARD
3. STUCCO FINISH
4. STUCCO FINISH TRIM SURROUND ON STUCCO
5. CEMENT FIBER SHINGLE SIDING
6. CEMENT FIBER TRIM ON SIDING
7. GABLE END KICKER & OUTLOOKER DETAIL
8. METAL GUARDRAIL
9. VINYL WINDOW SYSTEM
10. DOWNWARD DIRECTED LIGHT FIXTURE
11. METAL SECTIONAL GARAGE DOOR
12. CORBEL
13. THIN BRICK VENEER







* = EMERGENCY RESCUE OPENING (EGRESS WINDOW)

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PLAN 2 C ELEVATIONS
SFD-COLOR SCHEME 9

A3.14

GLAZED AREA SCHEDULE (SQ. FT.)									
FACADE	TYPE KEY NO.	GLAZED AREA PER TYPE	UNTREATED GLAZED AREA PER TYPE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER TYPE	NO. OF EACH TYPE PER FACADE	TOTAL GLAZED AREA PER FACADE	TOTAL UNTREATED GLAZED AREA PER FACADE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER FACADE	OPENING TYPE
FRONT	1	18.4	10.6	7.8	2	36.8	21.2	15.6	SH WINDOW W/ TRANSOM
	2	13.2	6.6	6.6	5	66.0	33.0	33.0	SH WINDOW
	3	11.8	5.9	5.9	0	0.0	0.0	0.0	SH WINDOW
	4	6.7	3.4	3.3	0	0.0	0.0	0.0	SH WINDOW
	5	8.6	4.3	4.3	0	0.0	0.0	0.0	SH WINDOW
	6	11.3	6.9	4.4	0	0.0	0.0	0.0	SH WINDOW W/ TRANSOM
	7	44.4	22.2	22.2	0	0.0	0.0	0.0	SL. GL. DR.
	8	37.1	18.5	18.6	1	37.1	18.5	18.6	SL. GL. DR.
	9	8.6	8.6	0.0	0	0.0	0.0	0.0	FIXED WINDOW
	10	3.4	3.4	0.0	2	6.8	6.8	0.0	FIXED WINDOW
	11	6.7	6.7	0.0	0	0.0	0.0	0.0	
	TOTAL				10	**146.7**	**79.5**	**67.2**	

1032.2 SQ. FT. TOTAL FACADE SQUARE FOOTAGE

103 SQ. FT. MAX UNTREATED GLAZED AREA (10% OF FACADE SURFACE AREA)

80 SQ. FT. TOTAL UNTREATED GLAZED AREA

GLAZED AREA SCHEDULE (SQ. FT.)									
FACADE	TYPE KEY NO.	GLAZED AREA PER TYPE	UNTREATED GLAZED AREA PER TYPE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER TYPE	NO. OF EACH TYPE PER FACADE	TOTAL GLAZED AREA PER FACADE	TOTAL UNTREATED GLAZED AREA PER FACADE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER FACADE	OPENING TYPE
LEFT	1	18.4	10.6	7.8	0	0.0	0.0	0.0	SH WINDOW W/ TRANSOM
	2	13.2	6.6	6.6	0	0.0	0.0	0.0	SH WINDOW
	3	11.8	5.9	5.9	0	0.0	0.0	0.0	SH WINDOW
	4	6.7	3.4	3.3	5	33.5	17.0	16.5	SH WINDOW
	5	8.6	4.3	4.3	3	25.8	12.9	12.9	SH WINDOW
	6	11.3	6.9	4.4	0	0.0	0.0	0.0	SH WINDOW W/ TRANSOM
	7	44.4	22.2	22.2	0	0.0	0.0	0.0	SL. GL. DR.
	8	37.1	18.5	18.6	0	0.0	0.0	0.0	SL. GL. DR.
	9	8.6	8.6	0.0	0	0.0	0.0	0.0	FIXED WINDOW
	10	3.4	3.4	0.0	0	0.0	0.0	0.0	FIXED WINDOW
	11	6.7	6.7	0.0	1	6.7	6.7	0.0	
	TOTAL				9	**66.0**	**36.6**	**29.4**	

1695.2 SQ. FT. TOTAL FACADE SQUARE FOOTAGE

169 SQ. FT. MAX UNTREATED GLAZED AREA (10% OF FACADE SURFACE AREA)

37 SQ. FT. TOTAL UNTREATED GLAZED AREA

GLAZED AREA SCHEDULE (SQ. FT.)									
FACADE	TYPE KEY NO.	GLAZED AREA PER TYPE	UNTREATED GLAZED AREA PER TYPE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER TYPE	NO. OF EACH TYPE PER FACADE	TOTAL GLAZED AREA PER FACADE	TOTAL UNTREATED GLAZED AREA PER FACADE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER FACADE	OPENING TYPE
REAR	1	18.4	10.6	7.8	0	0.0	0.0	0.0	SH WINDOW W/ TRANSOM
	2	13.2	6.6	6.6	6	79.2	39.6	39.6	SH WINDOW
	3	11.8	5.9	5.9	0	0.0	0.0	0.0	SH WINDOW
	4	6.7	3.4	3.3	1	6.7	3.4	3.3	SH WINDOW
	5	8.6	4.3	4.3	0	0.0	0.0	0.0	SH WINDOW
	6	11.3	6.9	4.4	0	0.0	0.0	0.0	SH WINDOW W/ TRANSOM
	7	44.4	22.2	22.2	0	0.0	0.0	0.0	SL. GL. DR.
	8	37.1	18.5	18.6	0	0.0	0.0	0.0	SL. GL. DR.
	9	8.6	8.6	0.0	0	0.0	0.0	0.0	FIXED WINDOW
	10	3.4	3.4	0.0	2	6.8	6.8	0.0	FIXED WINDOW
	11	6.7	6.7	0.0	0	0.0	0.0	0.0	
	TOTAL				9	**92.7**	**49.8**	**42.9**	

1019.5 SQ. FT. TOTAL FACADE SQUARE FOOTAGE

101 SQ. FT. MAX UNTREATED GLAZED AREA (10% OF FACADE SURFACE AREA)

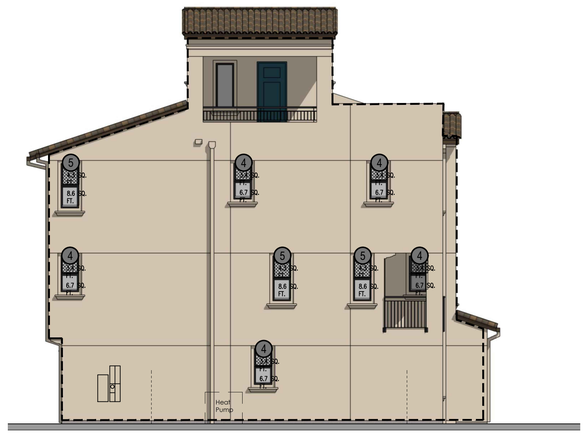
50 SQ. FT. TOTAL UNTREATED GLAZED AREA

GLAZED AREA SCHEDULE (SQ. FT.)									
FACADE	TYPE KEY NO.	GLAZED AREA PER TYPE	UNTREATED GLAZED AREA PER TYPE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER TYPE	NO. OF EACH TYPE PER FACADE	TOTAL GLAZED AREA PER FACADE	TOTAL UNTREATED GLAZED AREA PER FACADE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER FACADE	OPENING TYPE
RIGHT	1	18.4	10.6	7.8	0	0.0	0.0	0.0	SH WINDOW W/ TRANSOM
	2	13.2	6.6	6.6	0	0.0	0.0	0.0	SH WINDOW
	3	11.8	5.9	5.9	0	0.0	0.0	0.0	SH WINDOW
	4	6.7	3.4	3.3	1	6.7	3.4	3.3	SH WINDOW
	5	8.6	4.3	4.3	5	43.0	21.5	21.5	SH WINDOW
	6	11.3	6.9	4.4	2	22.6	13.8	8.8	SH WINDOW W/ TRANSOM
	7	44.4	22.2	22.2	0	0.0	0.0	0.0	SL. GL. DR.
	8	37.1	18.5	18.6	0	0.0	0.0	0.0	SL. GL. DR.
	9	8.6	8.6	0.0	3	25.8	25.8	0.0	FIXED WINDOW
	10	3.4	3.4	0.0	1	3.4	3.4	0.0	FIXED WINDOW
	11	6.7	6.7	0.0	0	0.0	0.0	0.0	
	TOTAL				12	**101.5**	**67.9**	**33.6**	

1666.8 SQ. FT. TOTAL FACADE SQUARE FOOTAGE

158 SQ. FT. MAX UNTREATED GLAZED AREA (10% OF FACADE SURFACE AREA)

68 SQ. FT. TOTAL UNTREATED GLAZED AREA



LEFT

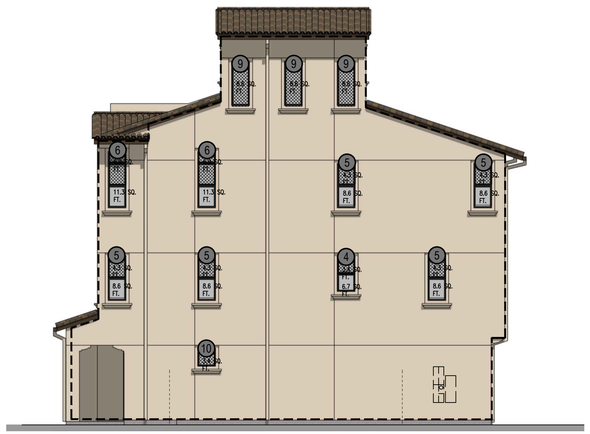
0 4 8 16

1/8"=1' SCALE

FRONT

0 4 8 16

1/8"=1' SCALE



RIGHT

0 4 8 16

1/8"=1' SCALE

BACK

0 4 8 16

1/8"=1' SCALE

ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE | RADIUS DESIGN | GATES +ASSOCIATES LANDSCAPE ARCHITECTURE LAND PLANNING · URBAN DESIGN

HARVEST PROPERTIES
180 Grand Ave, Ste. 1400
Oakland, CA 94612

20807-20883 STEVENS CREEK BLVD

CUPERTINO, CA # 20240298

OWNERSHIP:
STEVENS CREEK OCA OWNER, LLC

GENERAL PLANNING APPLICATION
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4 DECEMBER 24, 2025 FIFTH SUBMITTAL

PLAN 2 A BIRD-SAFE EXHIBIT

A3.15

GLAZED AREA SCHEDULE (SQ. FT.)									
FACADE	TYPE KEY NO.	GLAZED AREA PER TYPE	UNTREATED GLAZED AREA PER TYPE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER TYPE	NO. OF EACH TYPE PER FACADE	TOTAL GLAZED AREA PER FACADE	TOTAL UNTREATED GLAZED AREA PER FACADE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER FACADE	OPENING TYPE
FRONT	1	18.4	10.6	7.8	3	55.2	31.8	23.4	SH WINDOW W/ TRANSOM
	2	13.2	6.6	6.6	6	79.2	39.6	39.6	SH WINDOW
	3	11.8	5.9	5.9	0	0.0	0.0	0.0	SH WINDOW
	4	6.7	3.4	3.3	0	0.0	0.0	0.0	SH WINDOW
	5	8.6	4.3	4.3	0	0.0	0.0	0.0	SH WINDOW
	6	11.3	6.9	4.4	0	0.0	0.0	0.0	SH WINDOW W/ TRANSOM
	7	44.4	22.2	22.2	0	0.0	0.0	0.0	SL. GL. DR.
	8	37.1	18.5	18.6	1	37.1	18.5	18.6	SL. GL. DR.
	9	8.6	8.6	0.0	0	0.0	0.0	0.0	FIXED WINDOW
	10	3.4	3.4	0.0	3	10.2	10.2	0.0	FIXED WINDOW
	11	6.7	6.7	0.0	0	0.0	0.0	0.0	
	TOTAL				13	**181.7**	**100.1**	**81.6**	

1026.6 SQ. FT. TOTAL FACADE SQUARE FOOTAGE

102 SQ. FT. MAX UNTREATED GLAZED AREA (10% OF FACADE SURFACE AREA)

101 SQ. FT. TOTAL UNTREATED GLAZED AREA

GLAZED AREA SCHEDULE (SQ. FT.)									
FACADE	TYPE KEY NO.	GLAZED AREA PER TYPE	UNTREATED GLAZED AREA PER TYPE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER TYPE	NO. OF EACH TYPE PER FACADE	TOTAL GLAZED AREA PER FACADE	TOTAL UNTREATED GLAZED AREA PER FACADE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER FACADE	OPENING TYPE
LEFT	1	18.4	10.6	7.8	0	0.0	0.0	0.0	SH WINDOW W/ TRANSOM
	2	13.2	6.6	6.6	0	0.0	0.0	0.0	SH WINDOW
	3	11.8	5.9	5.9	0	0.0	0.0	0.0	SH WINDOW
	4	6.7	3.4	3.3	5	33.5	17.0	16.5	SH WINDOW
	5	8.6	4.3	4.3	3	25.8	12.9	12.9	SH WINDOW
	6	11.3	6.9	4.4	0	0.0	0.0	0.0	SH WINDOW W/ TRANSOM
	7	44.4	22.2	22.2	0	0.0	0.0	0.0	SL. GL. DR.
	8	37.1	18.5	18.6	0	0.0	0.0	0.0	SL. GL. DR.
	9	8.6	8.6	0.0	0	0.0	0.0	0.0	FIXED WINDOW
	10	3.4	3.4	0.0	0	0.0	0.0	0.0	FIXED WINDOW
	11	6.7	6.7	0.0	1	6.7	6.7	0.0	
	TOTAL				9	**66.0**	**36.6**	**29.4**	

1728.7 SQ. FT. TOTAL FACADE SQUARE FOOTAGE

172 SQ. FT. MAX UNTREATED GLAZED AREA (10% OF FACADE SURFACE AREA)

37 SQ. FT. TOTAL UNTREATED GLAZED AREA

GLAZED AREA SCHEDULE (SQ. FT.)									
FACADE	TYPE KEY NO.	GLAZED AREA PER TYPE	UNTREATED GLAZED AREA PER TYPE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER TYPE	NO. OF EACH TYPE PER FACADE	TOTAL GLAZED AREA PER FACADE	TOTAL UNTREATED GLAZED AREA PER FACADE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER FACADE	OPENING TYPE
REAR	1	18.4	10.6	7.8	0	0.0	0.0	0.0	SH WINDOW W/ TRANSOM
	2	13.2	6.6	6.6	6	79.2	39.6	39.6	SH WINDOW
	3	11.8	5.9	5.9	0	0.0	0.0	0.0	SH WINDOW
	4	6.7	3.4	3.3	1	6.7	3.4	3.3	SH WINDOW
	5	8.6	4.3	4.3	0	0.0	0.0	0.0	SH WINDOW
	6	11.3	6.9	4.4	0	0.0	0.0	0.0	SH WINDOW W/ TRANSOM
	7	44.4	22.2	22.2	0	0.0	0.0	0.0	SL. GL. DR.
	8	37.1	18.5	18.6	0	0.0	0.0	0.0	SL. GL. DR.
	9	8.6	8.6	0.0	0	0.0	0.0	0.0	FIXED WINDOW
	10	3.4	3.4	0.0	3	10.2	10.2	0.0	FIXED WINDOW
	11	6.7	6.7	0.0	0	0.0	0.0	0.0	
	TOTAL				10	**96.1**	**53.2**	**42.9**	

1026.9 SQ. FT. TOTAL FACADE SQUARE FOOTAGE

102 SQ. FT. MAX UNTREATED GLAZED AREA (10% OF FACADE SURFACE AREA)

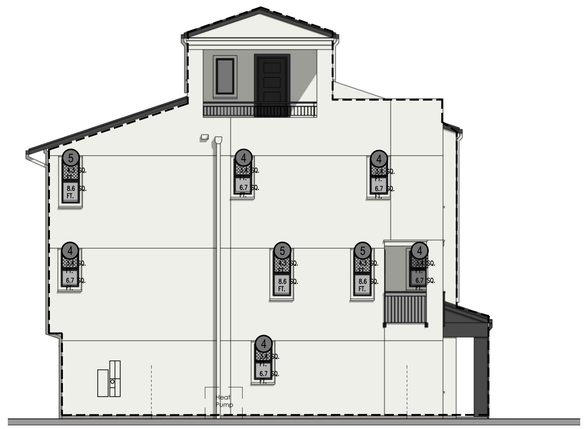
54 SQ. FT. TOTAL UNTREATED GLAZED AREA

GLAZED AREA SCHEDULE (SQ. FT.)									
FACADE	TYPE KEY NO.	GLAZED AREA PER TYPE	UNTREATED GLAZED AREA PER TYPE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER TYPE	NO. OF EACH TYPE PER FACADE	TOTAL GLAZED AREA PER FACADE	TOTAL UNTREATED GLAZED AREA PER FACADE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER FACADE	OPENING TYPE
RIGHT	1	18.4	10.6	7.8	0	0.0	0.0	0.0	SH WINDOW W/ TRANSOM
	2	13.2	6.6	6.6	0	0.0	0.0	0.0	SH WINDOW
	3	11.8	5.9	5.9	0	0.0	0.0	0.0	SH WINDOW
	4	6.7	3.4	3.3	1	6.7	3.4	3.3	SH WINDOW
	5	8.6	4.3	4.3	5	43.0	21.5	21.5	SH WINDOW
	6	11.3	6.9	4.4	2	22.6	13.8	8.8	SH WINDOW W/ TRANSOM
	7	44.4	22.2	22.2	0	0.0	0.0	0.0	SL. GL. DR.
	8	37.1	18.5	18.6	0	0.0	0.0	0.0	SL. GL. DR.
	9	8.6	8.6	0.0	3	25.8	25.8	0.0	FIXED WINDOW
	10	3.4	3.4	0.0	1	3.4	3.4	0.0	FIXED WINDOW
	11	6.7	6.7	0.0	0	0.0	0.0	0.0	
	TOTAL				12	**101.5**	**67.9**	**33.6**	

1697.9 SQ. FT. TOTAL FACADE SQUARE FOOTAGE

169 SQ. FT. MAX UNTREATED GLAZED AREA (10% OF FACADE SURFACE AREA)

68 SQ. FT. TOTAL UNTREATED GLAZED AREA



LEFT

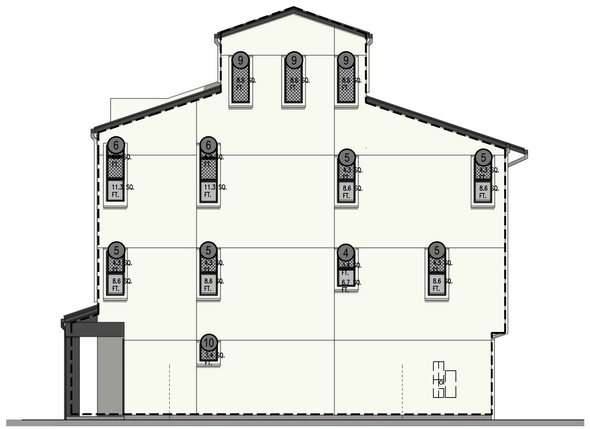
0 4 8 16

1/8"=1' SCALE

FRONT

0 4 8 16

1/8"=1' SCALE



RIGHT

0 4 8 16

1/8"=1' SCALE

BACK

0 4 8 16

1/8"=1' SCALE

ktgy

cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE

RADIUS DESIGN

GATES +ASSOCIATES LANDSCAPE ARCHITECTURE LAND PLANNING · URBAN DESIGN

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PLAN 2 B BIRD-SAFE EXHIBIT

A3.16

GLAZED AREA SCHEDULE (SQ. FT.)									
FACADE	TYPE KEY NO.	GLAZED AREA PER TYPE	UNTREATED GLAZED AREA PER TYPE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER TYPE	NO. OF EACH TYPE PER FACADE	TOTAL GLAZED AREA PER FACADE	TOTAL UNTREATED GLAZED AREA PER FACADE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER FACADE	OPENING TYPE
FRONT	1	18.4	10.6	7.8	2	36.8	21.2	15.6	SH WINDOW W/ TRANSOM
	2	13.2	6.6	6.6	5	66.0	33.0	33.0	SH WINDOW
	3	11.8	5.9	5.9	0	0.0	0.0	0.0	SH WINDOW
	4	6.7	3.4	3.3	0	0.0	0.0	0.0	SH WINDOW
	5	8.6	4.3	4.3	0	0.0	0.0	0.0	SH WINDOW
	6	11.3	6.9	4.4	0	0.0	0.0	0.0	SH WINDOW W/ TRANSOM
	7	44.4	22.2	22.2	0	0.0	0.0	0.0	SL. GL. DR.
	8	37.1	18.5	18.6	1	37.1	18.5	18.6	SL. GL. DR.
	9	8.6	8.6	0.0	0	0.0	0.0	0.0	FIXED WINDOW
	10	3.4	3.4	0.0	2	6.8	6.8	0.0	FIXED WINDOW
	11	6.7	6.7	0.0	0	0.0	0.0	0.0	
	TOTAL				10	**146.7**	**79.5**	**67.2**	

1001.1 SQ. FT. TOTAL FACADE SQUARE FOOTAGE

100 SQ. FT. MAX UNTREATED GLAZED AREA (10% OF FACADE SURFACE AREA)

80 SQ. FT. TOTAL UNTREATED GLAZED AREA

GLAZED AREA SCHEDULE (SQ. FT.)									
FACADE	TYPE KEY NO.	GLAZED AREA PER TYPE	UNTREATED GLAZED AREA PER TYPE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER TYPE	NO. OF EACH TYPE PER FACADE	TOTAL GLAZED AREA PER FACADE	TOTAL UNTREATED GLAZED AREA PER FACADE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER FACADE	OPENING TYPE
LEFT	1	18.4	10.6	7.8	0	0.0	0.0	0.0	SH WINDOW W/ TRANSOM
	2	13.2	6.6	6.6	0	0.0	0.0	0.0	SH WINDOW
	3	11.8	5.9	5.9	0	0.0	0.0	0.0	SH WINDOW
	4	6.7	3.4	3.3	5	33.5	17.0	16.5	SH WINDOW
	5	8.6	4.3	4.3	3	25.8	12.9	12.9	SH WINDOW
	6	11.3	6.9	4.4	0	0.0	0.0	0.0	SH WINDOW W/ TRANSOM
	7	44.4	22.2	22.2	0	0.0	0.0	0.0	SL. GL. DR.
	8	37.1	18.5	18.6	0	0.0	0.0	0.0	SL. GL. DR.
	9	8.6	8.6	0.0	0	0.0	0.0	0.0	FIXED WINDOW
	10	3.4	3.4	0.0	0	0.0	0.0	0.0	FIXED WINDOW
	11	6.7	6.7	0.0	1	6.7	6.7	0.0	
	TOTAL				9	**66.0**	**36.6**	**29.4**	

1660.6 SQ. FT. TOTAL FACADE SQUARE FOOTAGE

166 SQ. FT. MAX UNTREATED GLAZED AREA (10% OF FACADE SURFACE AREA)

37 SQ. FT. TOTAL UNTREATED GLAZED AREA

GLAZED AREA SCHEDULE (SQ. FT.)									
FACADE	TYPE KEY NO.	GLAZED AREA PER TYPE	UNTREATED GLAZED AREA PER TYPE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER TYPE	NO. OF EACH TYPE PER FACADE	TOTAL GLAZED AREA PER FACADE	TOTAL UNTREATED GLAZED AREA PER FACADE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER FACADE	OPENING TYPE
REAR	1	18.4	10.6	7.8	0	0.0	0.0	0.0	SH WINDOW W/ TRANSOM
	2	13.2	6.6	6.6	6	79.2	39.6	39.6	SH WINDOW
	3	11.8	5.9	5.9	0	0.0	0.0	0.0	SH WINDOW
	4	6.7	3.4	3.3	1	6.7	3.4	3.3	SH WINDOW
	5	8.6	4.3	4.3	0	0.0	0.0	0.0	SH WINDOW
	6	11.3	6.9	4.4	0	0.0	0.0	0.0	SH WINDOW W/ TRANSOM
	7	44.4	22.2	22.2	0	0.0	0.0	0.0	SL. GL. DR.
	8	37.1	18.5	18.6	0	0.0	0.0	0.0	SL. GL. DR.
	9	8.6	8.6	0.0	0	0.0	0.0	0.0	FIXED WINDOW
	10	3.4	3.4	0.0	2	6.8	6.8	0.0	FIXED WINDOW
	11	6.7	6.7	0.0	0	0.0	0.0	0.0	
	TOTAL				9	**92.7**	**49.8**	**42.9**	

996.2 SQ. FT. TOTAL FACADE SQUARE FOOTAGE

99 SQ. FT. MAX UNTREATED GLAZED AREA (10% OF FACADE SURFACE AREA)

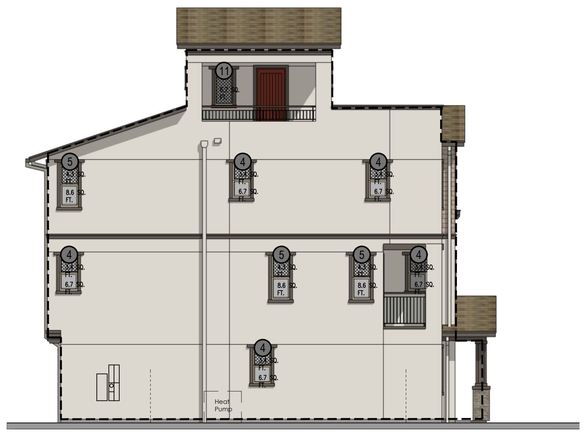
50 SQ. FT. TOTAL UNTREATED GLAZED AREA

GLAZED AREA SCHEDULE (SQ. FT.)									
FACADE	TYPE KEY NO.	GLAZED AREA PER TYPE	UNTREATED GLAZED AREA PER TYPE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER TYPE	NO. OF EACH TYPE PER FACADE	TOTAL GLAZED AREA PER FACADE	TOTAL UNTREATED GLAZED AREA PER FACADE	BIRD-SAFE TREATED GLASS (INSECT SCREEN) PER FACADE	OPENING TYPE
RIGHT	1	18.4	10.6	7.8	0	0.0	0.0	0.0	SH WINDOW W/ TRANSOM
	2	13.2	6.6	6.6	0	0.0	0.0	0.0	SH WINDOW
	3	11.8	5.9	5.9	0	0.0	0.0	0.0	SH WINDOW
	4	6.7	3.4	3.3	1	6.7	3.4	3.3	SH WINDOW
	5	8.6	4.3	4.3	5	43.0	21.5	21.5	SH WINDOW
	6	11.3	6.9	4.4	2	22.6	13.8	8.8	SH WINDOW W/ TRANSOM
	7	44.4	22.2	22.2	0	0.0	0.0	0.0	SL. GL. DR.
	8	37.1	18.5	18.6	0	0.0	0.0	0.0	SL. GL. DR.
	9	8.6	8.6	0.0	3	25.8	25.8	0.0	FIXED WINDOW
	10	3.4	3.4	0.0	1	3.4	3.4	0.0	FIXED WINDOW
	11	6.7	6.7	0.0	0	0.0	0.0	0.0	
	TOTAL				12	**101.5**	**67.9**	**33.6**	

1473.3 SQ. FT. TOTAL FACADE SQUARE FOOTAGE

147 SQ. FT. MAX UNTREATED GLAZED AREA (10% OF FACADE SURFACE AREA)

68 SQ. FT. TOTAL UNTREATED GLAZED AREA



LEFT

0 4 8 16

1/8"=1' SCALE

FRONT

0 4 8 16

1/8"=1' SCALE

RIGHT

0 4 8 16

1/8"=1' SCALE

BACK

0 4 8 16

1/8"=1' SCALE

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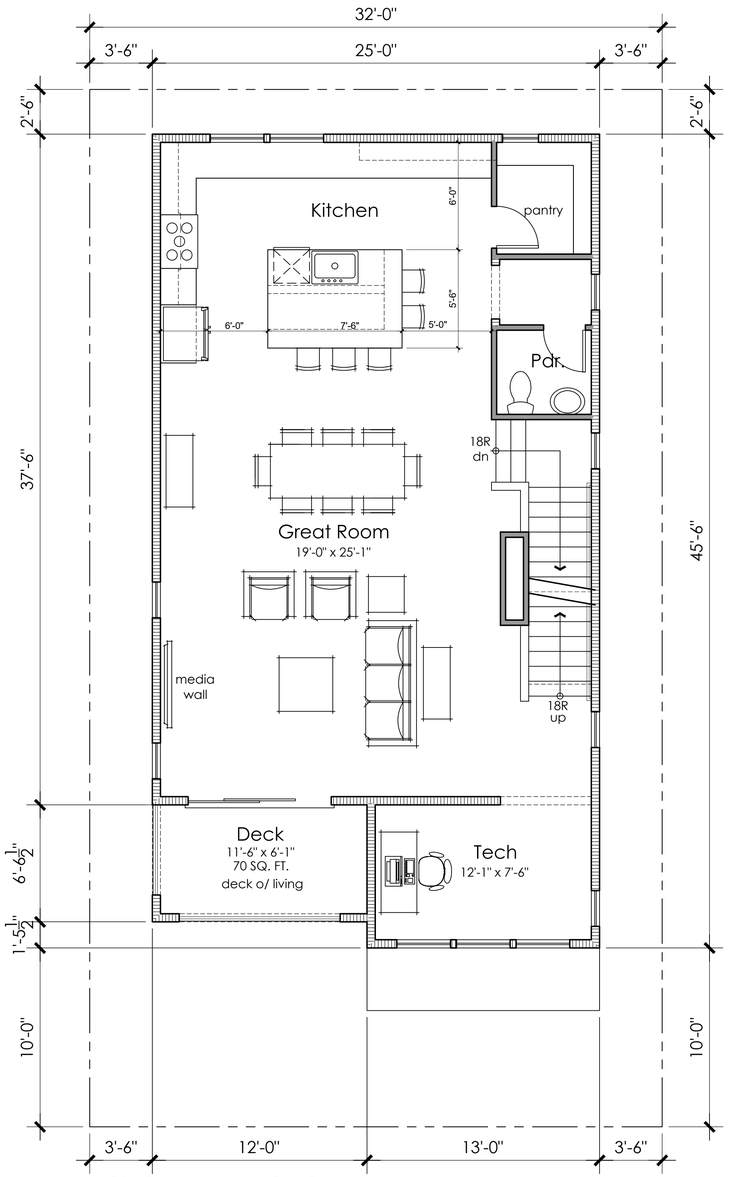
PLAN 2 C BIRD-SAFE EXHIBIT

A3.17

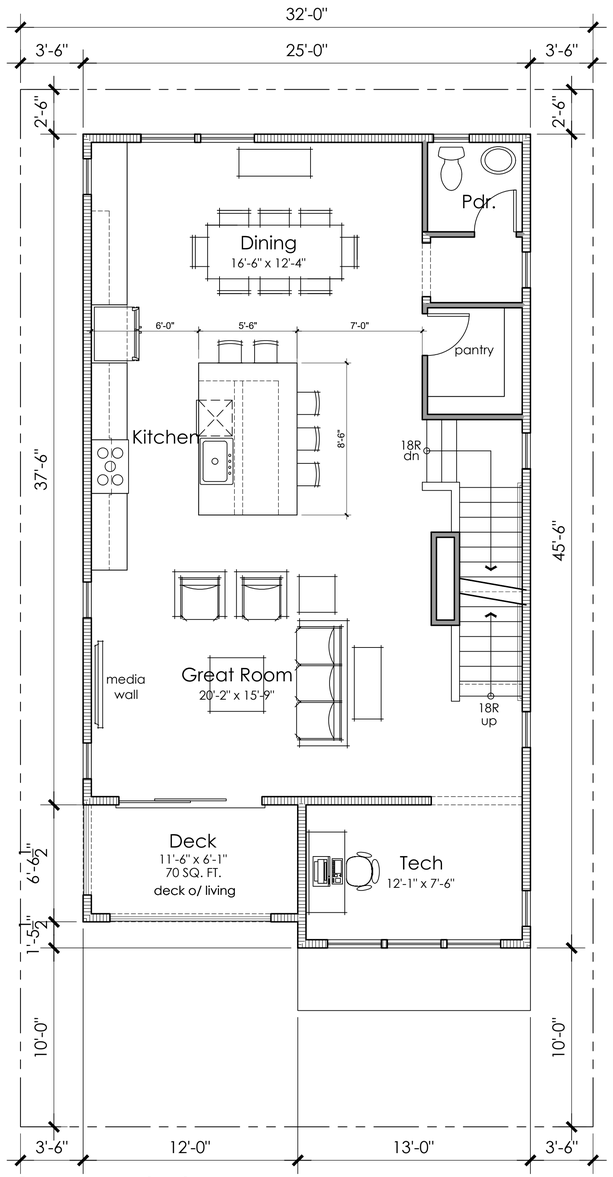
NOTE: ALL AC UNITS TO COMPLY WITH **C.M.C. CHAPTER 10.48: COMMMUNITY NOISE CONTROL** FOR ACCESSORY STRUCTURES AND NOISE GENERATION



Alt Second Floor

1041 SQ. FT.

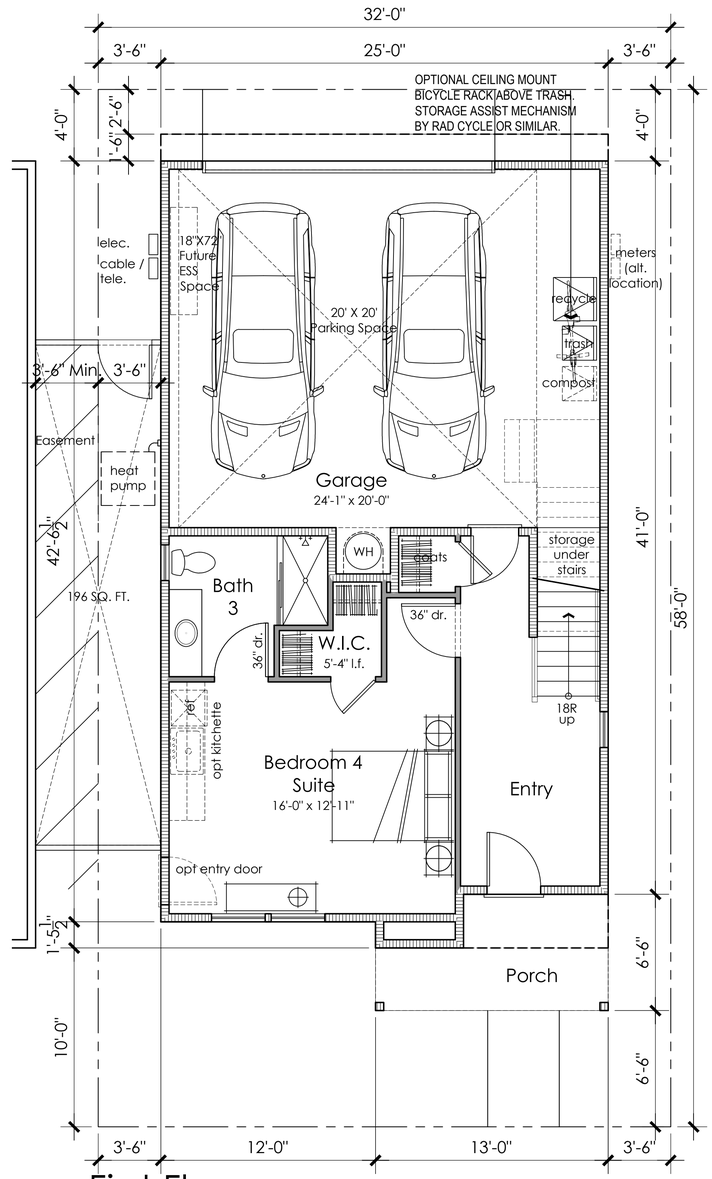
0 2 4 8 Scale 1" = 4'



Second Floor

1041 SQ. FT.

0 2 4 8 Scale 1" = 4'



First Floor

561 SQ. FT.

0 2 4 8 Scale 1" = 4'

4 BEDROOMS
3.5 BATHS
2,781 S.F.

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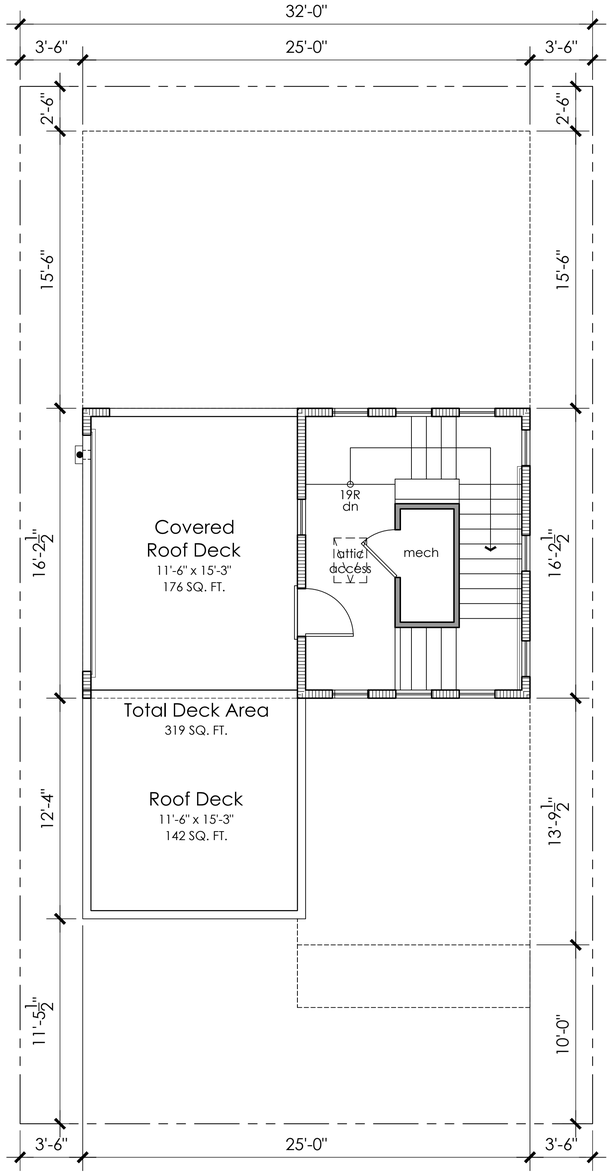
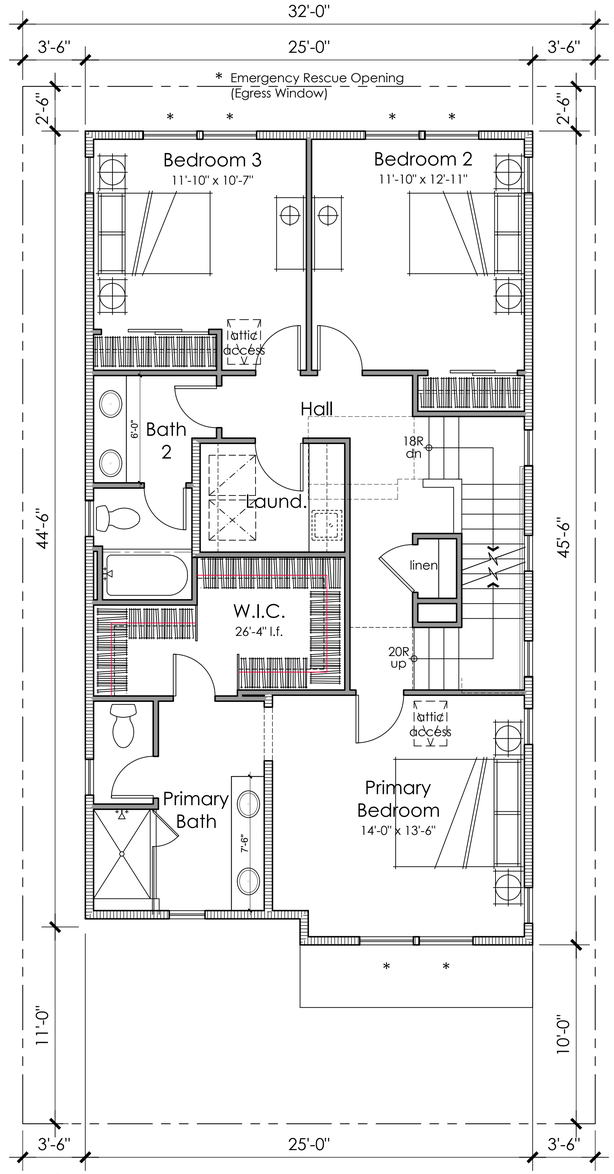
PLAN 2 1ST - 2ND FLOOR PLAN
SFD

A3.18



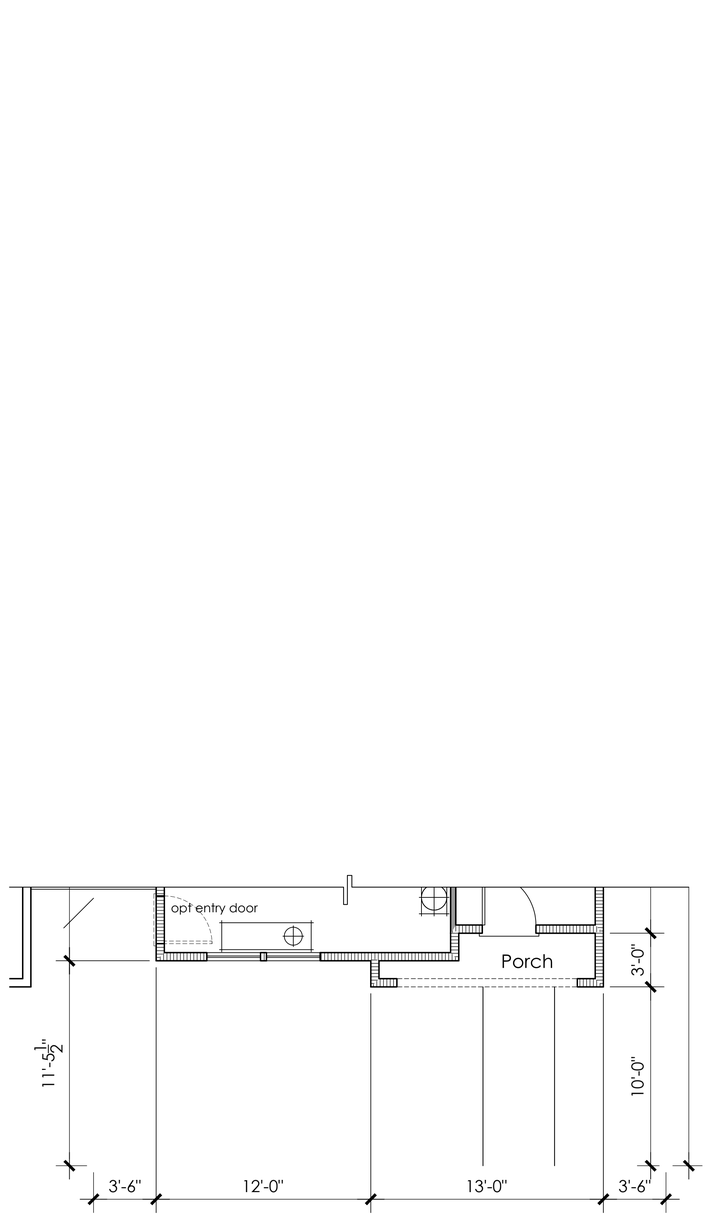
Roof Top Deck

126 SQ. FT.



Third Floor

1053 SQ. FT.



Partial First Floor (LOT 7)

561 SQ. FT.

(Porch Removed) See Standard Floor plan for area not shown here.

0 2 4 8 Scale 1" = 4'

0 2 4 8 Scale 1" = 4'

0 2 4 8 Scale 1" = 4'

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HARVEST PROPERTIES
180 Grand Ave, Ste. 1400
Oakland, CA 94612

20807-20883 STEVENS CREEK BLVD

CUPERTINO, CA # 20240298

OWNERSHIP:
STEVENS CREEK OCA OWNER, LLC

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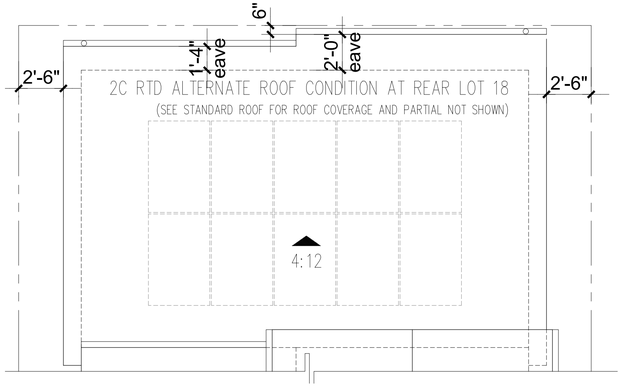
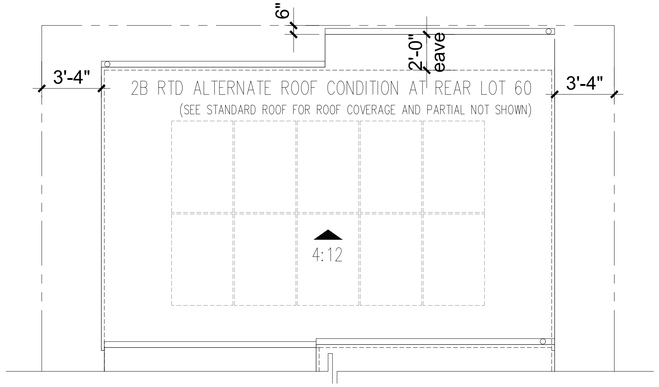
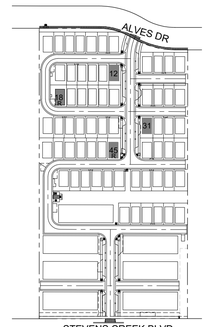
PLAN 2 3RD - ROOF DECK FLOOR PLAN
SFD

A3.19

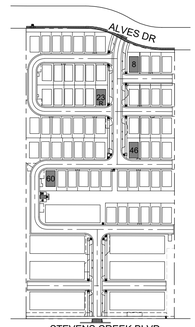




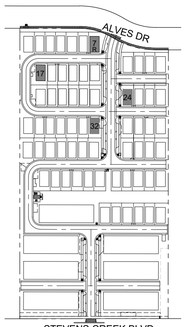
C ELEVATION STYLE

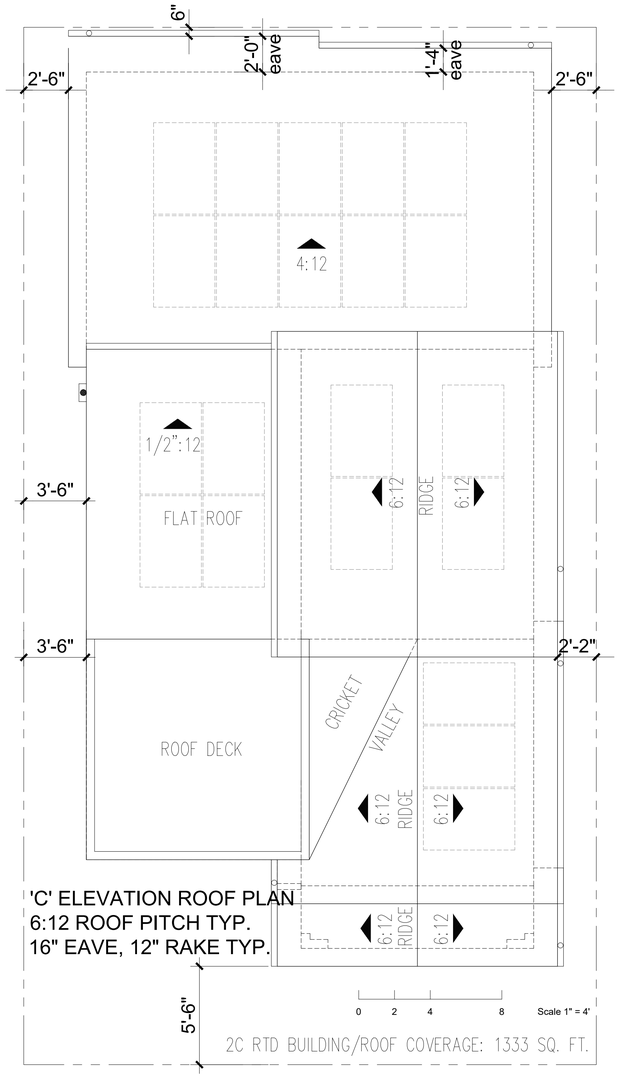


B ELEVATION STYLE



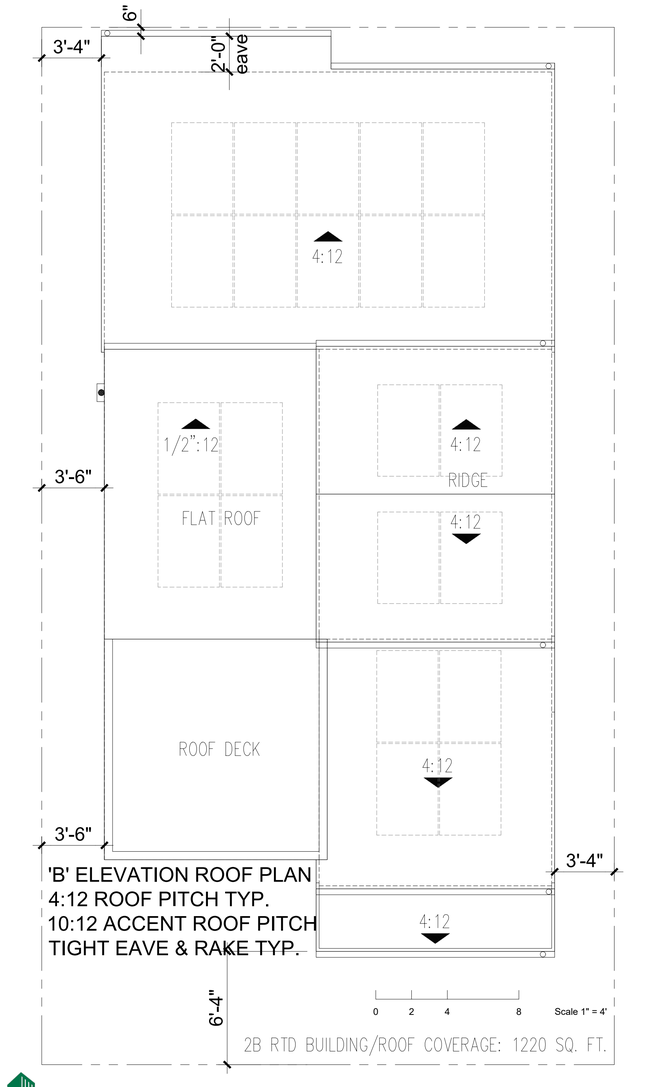
A ELEVATION STYLE





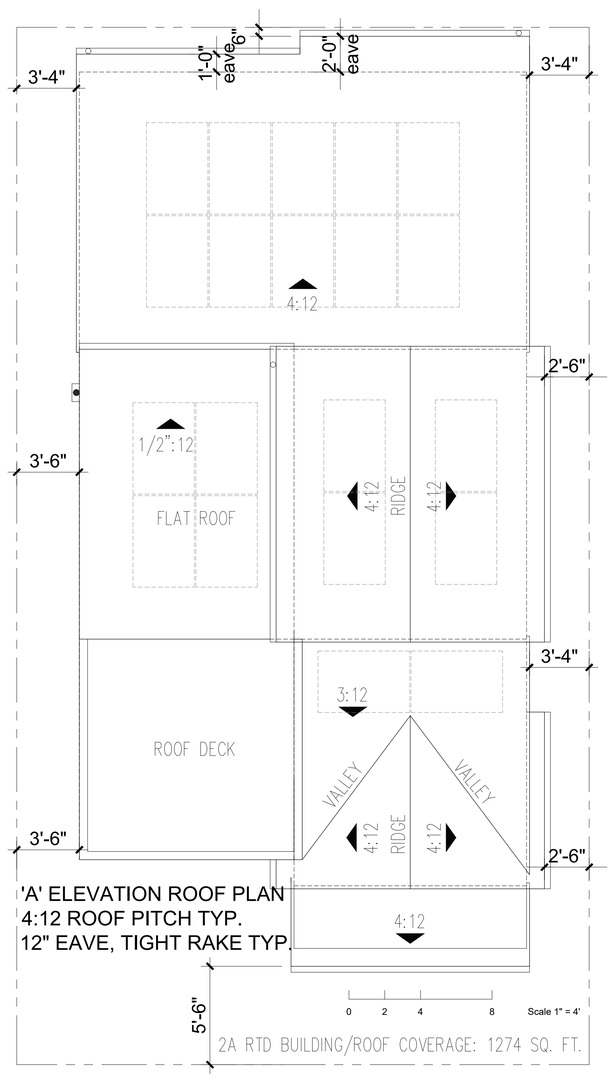
'C' ELEVATION ROOF PLAN
6:12 ROOF PITCH TYP.
16" EAVE, 12" RAKE TYP.

2C RTD BUILDING/ROOF COVERAGE: 1333 SQ. FT.



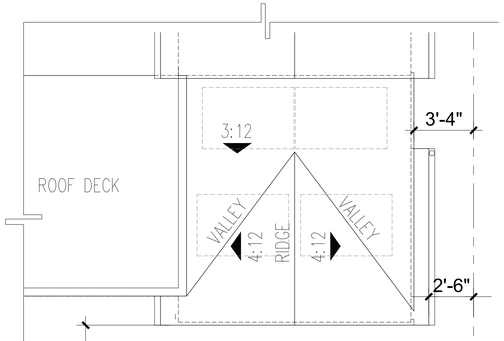
'B' ELEVATION ROOF PLAN
4:12 ROOF PITCH TYP.
10:12 ACCENT ROOF PITCH
TIGHT EAVE & RAKE TYP.

2B RTD BUILDING/ROOF COVERAGE: 1220 SQ. FT.



'A' ELEVATION ROOF PLAN
4:12 ROOF PITCH TYP.
12" EAVE, TIGHT RAKE TYP.

2A RTD BUILDING/ROOF COVERAGE: 1274 SQ. FT.



PARTIAL ROOF PLAN (LOT 7 ONLY)
PORCH REMOVED. SEE STANDARD
FOR INFORMATION NOT SHOWN
4:12 ROOF PITCH TYP.
12" EAVE, TIGHT RAKE TYP.

2A LOT 7 BUILDING/ROOF COVERAGE: 1224 SQ. FT.

ROOF PLAN NOTES

Elevations shown plotted per the Architectural Style Plotting Sheet.
Lot lines reflect smallest lot size on site. See Lot Coverage sheets for additional information.

Solar panels shown are for illustrative purposes only.
Solar will be confirmed with solar consultant during building submittal process.
Location, quantity, and orientation may change.

No roof mounted mechanical equipment is proposed.

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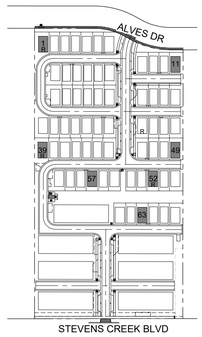
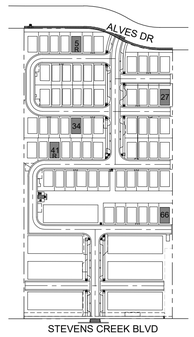
PLAN 2 RTD ROOF PLANS
SFD PLAN 2 - AERIAL APPARATUS

A3.20

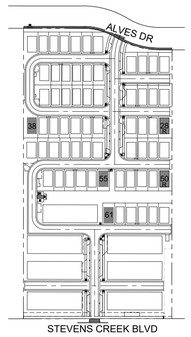
C ELEVATION STYLE

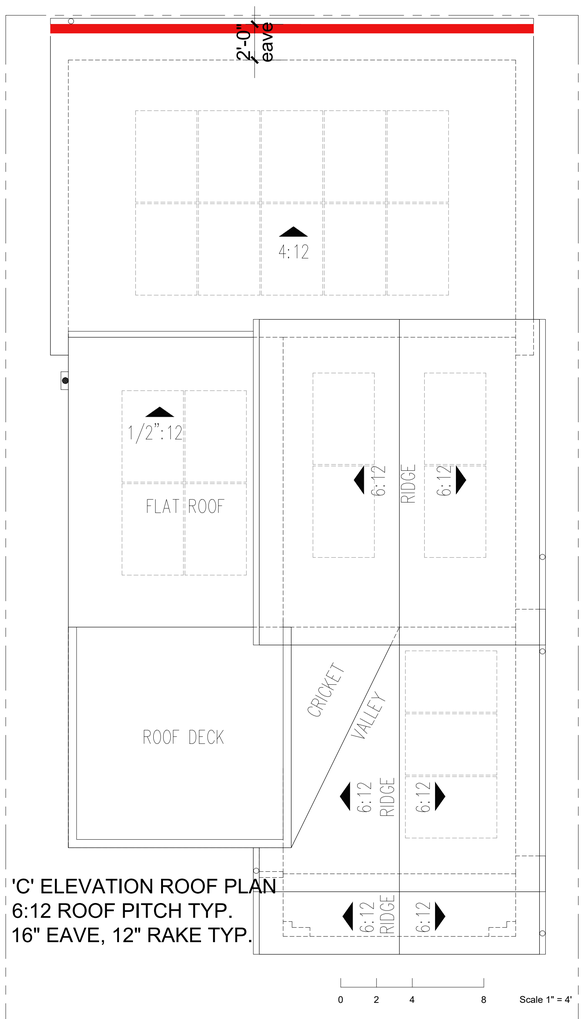


B ELEVATION STYLE



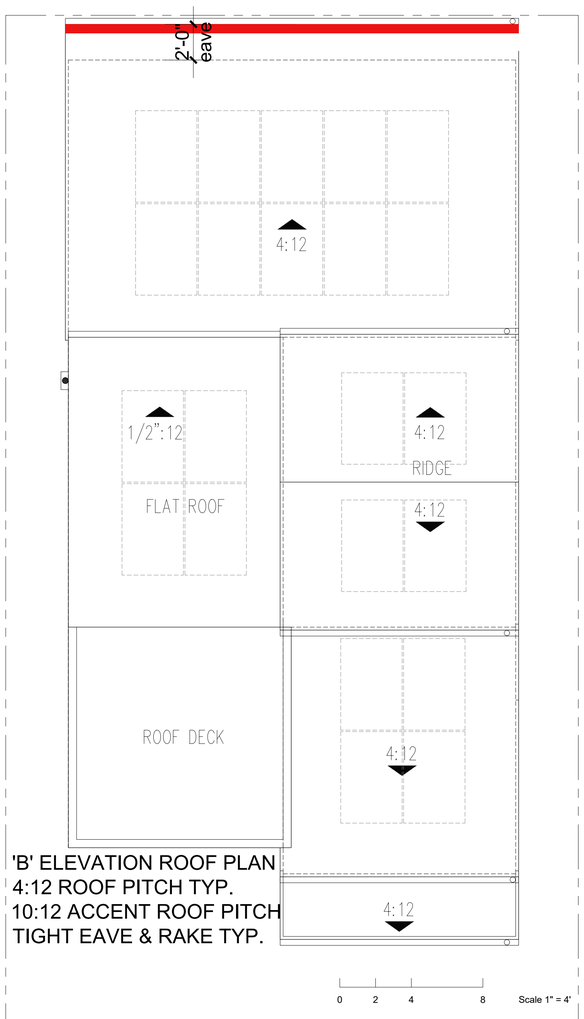
A ELEVATION STYLE





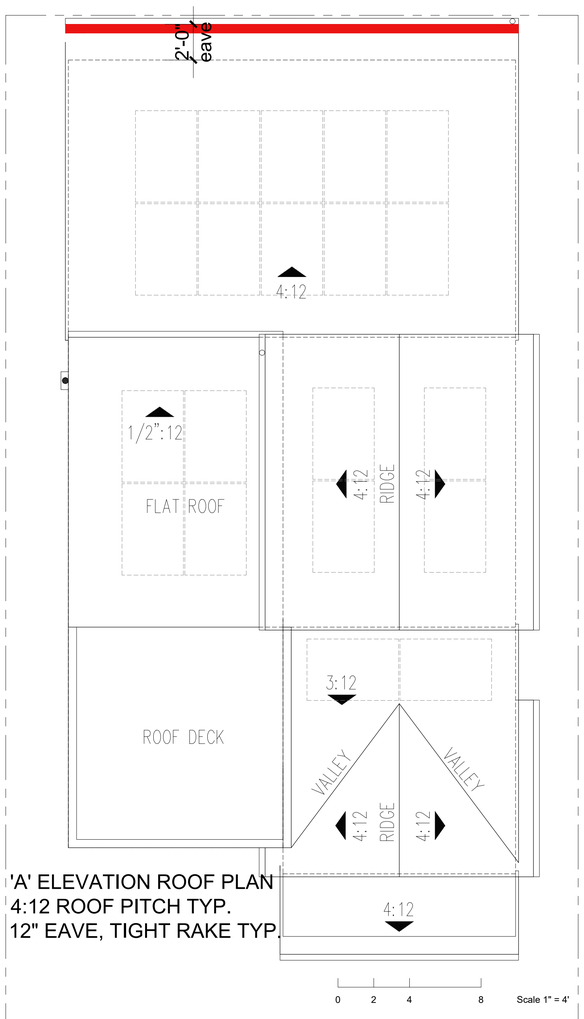
'C' ELEVATION ROOF PLAN
6:12 ROOF PITCH TYP.
16" EAVE, 12" RAKE TYP.

2C RTD BUILDING/ROOF COVERAGE: 1342 SQ. FT.



'B' ELEVATION ROOF PLAN
4:12 ROOF PITCH TYP.
10:12 ACCENT ROOF PITCH
TIGHT EAVE & RAKE TYP.

2B RTD BUILDING/ROOF COVERAGE: 1243 SQ. FT.



'A' ELEVATION ROOF PLAN
4:12 ROOF PITCH TYP.
12" EAVE, TIGHT RAKE TYP.

2A RTD BUILDING/ROOF COVERAGE: 1287 SQ. FT.

ROOF PLAN NOTES

Elevations shown plotted per the Architectural Style Plotting Sheet.
Lot lines reflect smallest lot size on site. See Lot Coverage sheets for additional information.

Solar panels shown are for illustrative purposes only.
Solar will be confirmed with solar consultant during building submittal process.
Location, quantity, and orientation may change.

No roof mounted mechanical equipment is proposed.

Eave height less than 31' for fire ladder access.

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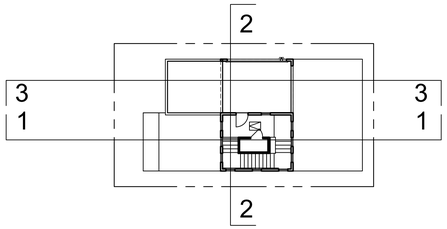
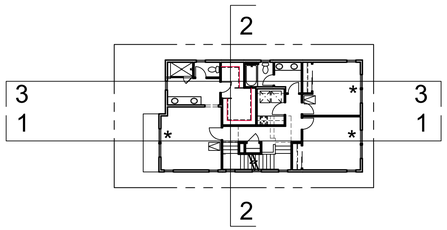
PLAN 2 RTD ROOF PLANS
SFD PLAN 2 - GROUND LADDER ACCESS

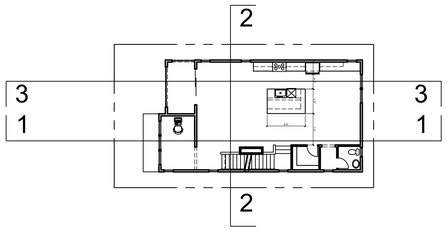
A3.20A



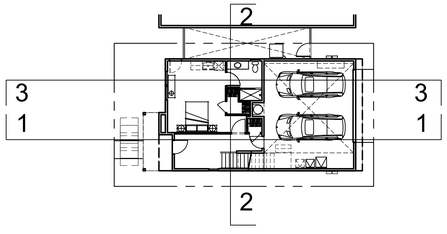
ROOF TOP DECK



THIRD FLOOR

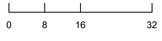


SECOND FLOOR



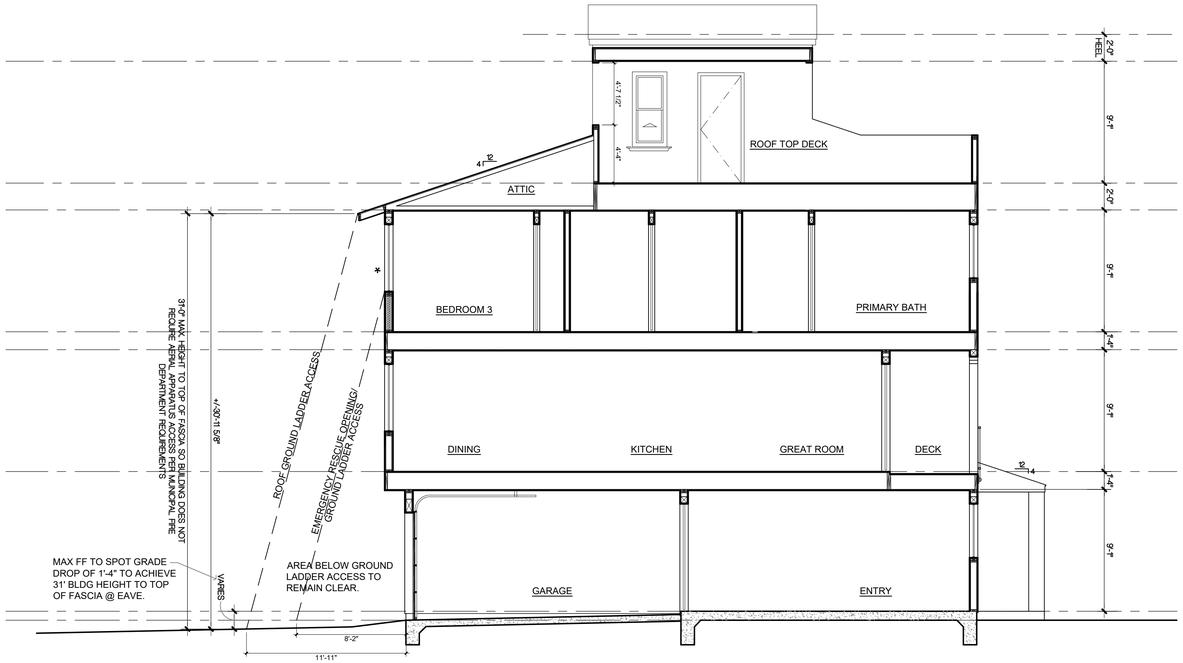
FIRST FLOOR

SECTION KEY PLANS



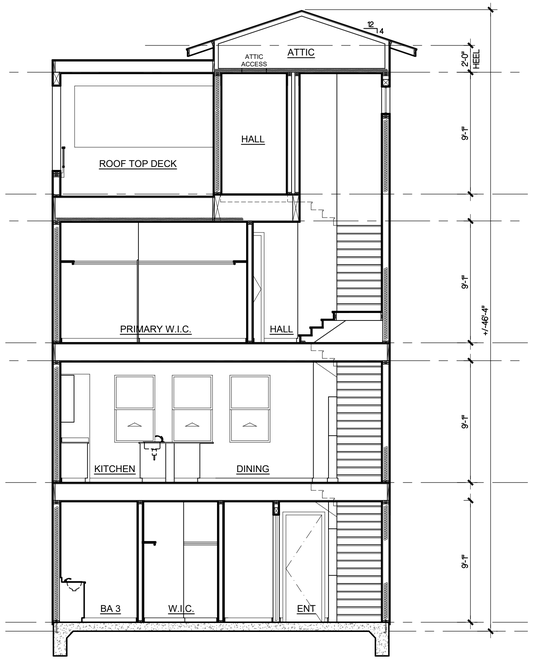
Scale 1" = 16'

* = EMERGENCY RESCUE OPENING (EGRESS WINDOW)



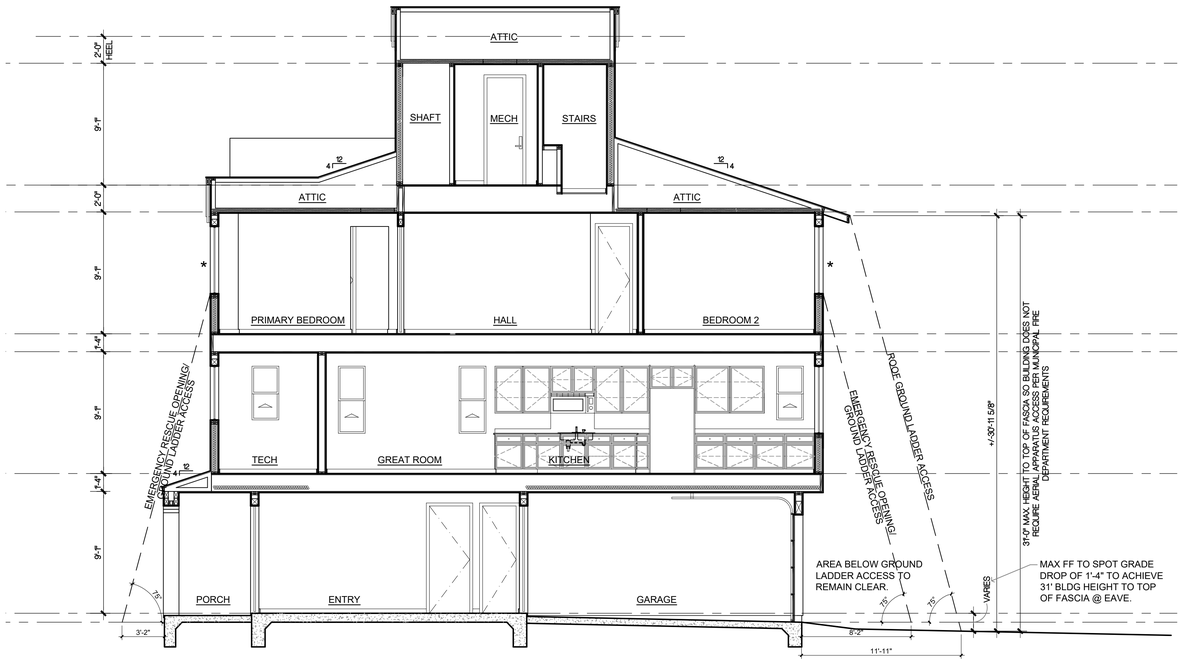
3 - PLAN 2 SECTION

Scale 3/16" = 1'



2- PLAN 2 SECTION

Scale 3/16" = 1'



1- PLAN 2 SECTION

Scale 3/16" = 1'

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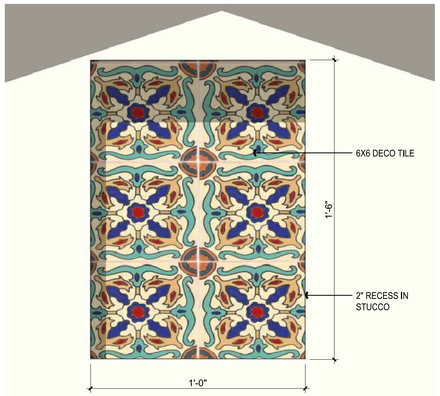
PLAN 2 RTD SECTIONS
SFD

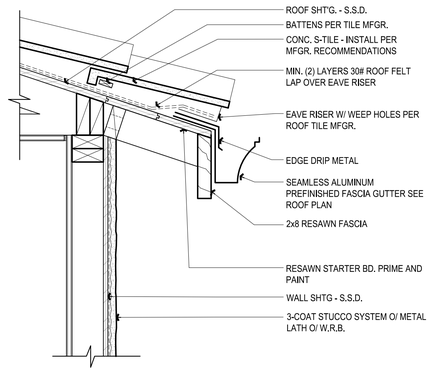
A3.21

FRONT ELEVATION

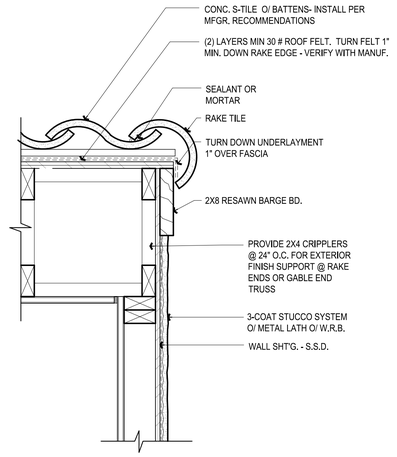
Scale: 1/4" = 1'-0"



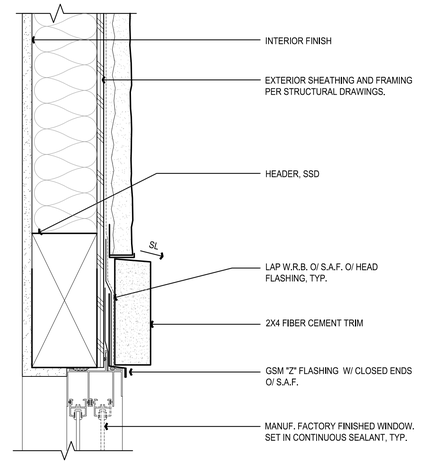
5. RECESSED TILE DETAIL



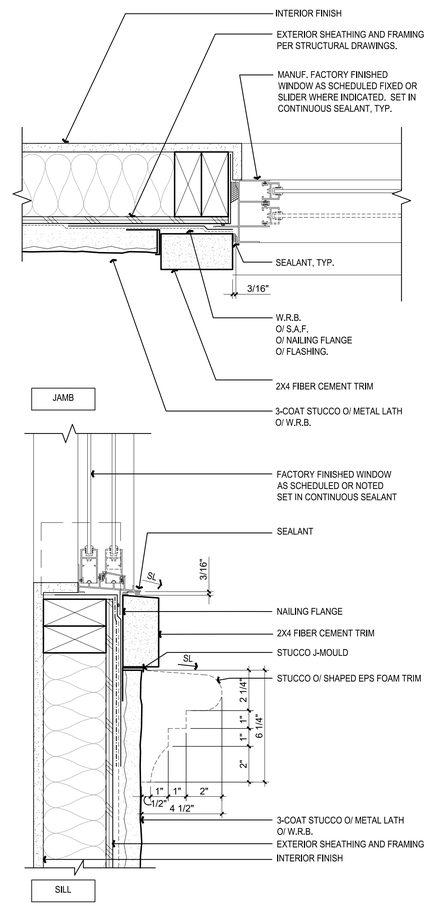
4. EAVE - CONC. S-TILE



3. TIGHT RAKE - CONC. S-TILE



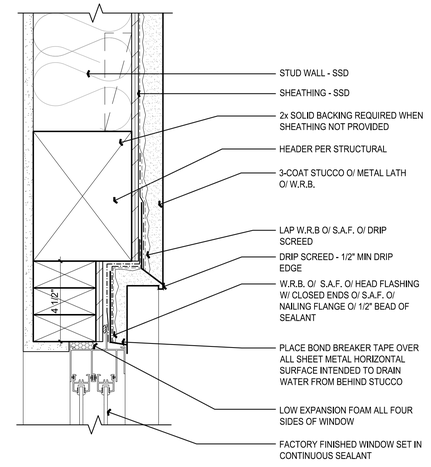
HEAD



JAMB

SILL

2. ACCENT WINDOW DETAIL



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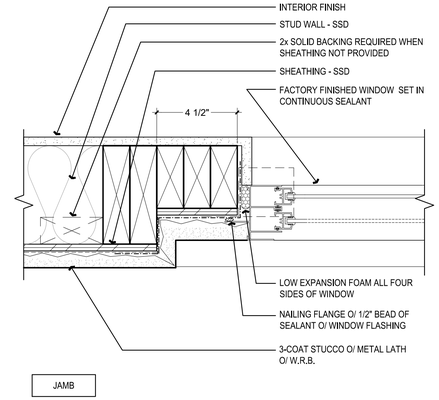
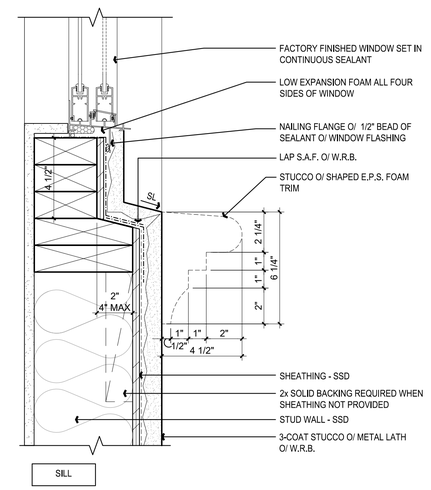


JAMB



SILL

1. RECESSED WINDOW DETAIL

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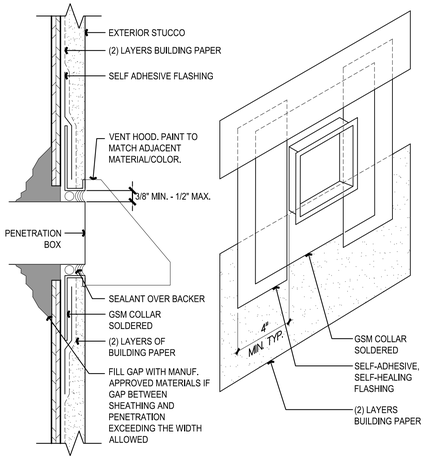
ARCHITECTURAL DETAILS - A STYLE
'A' SPANISH STYLE SFD

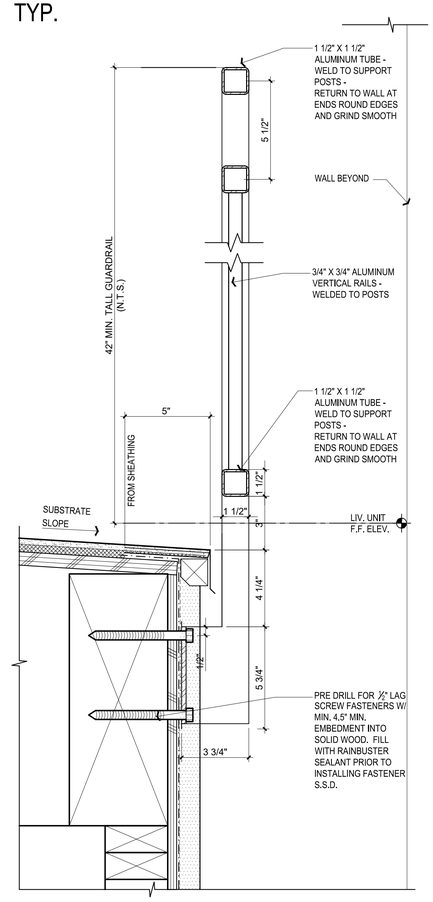
A3.22

FRONT ELEVATION

Scale: 1/4" = 1'-0"

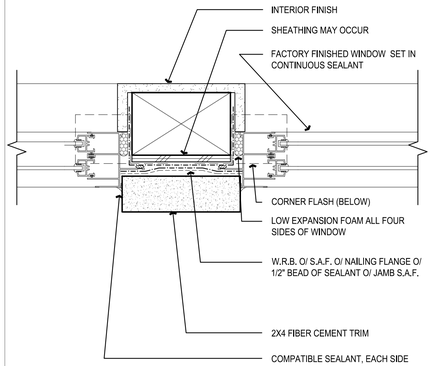


7. PENETRATION - SHEET METAL COLLAR TYP.

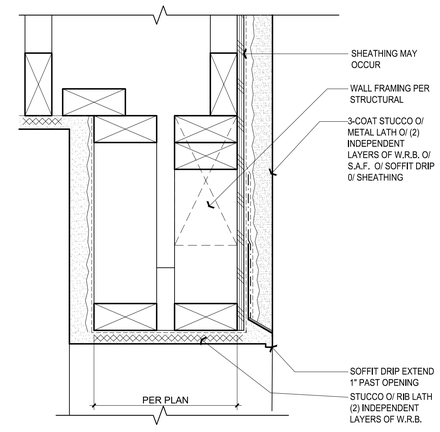


NOTE: AT NO POINT SHOULD A 4" DIAMETER SPHERE BE ALLOWED TO PASS THROUGH.

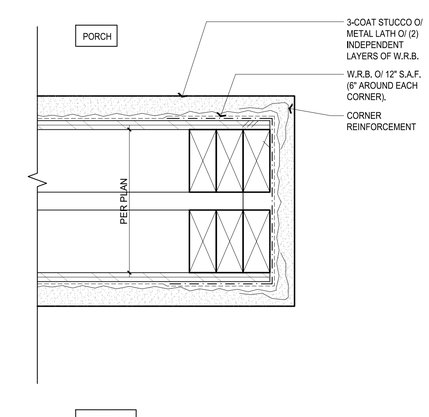
6. EDGE MOUNTED RAIL



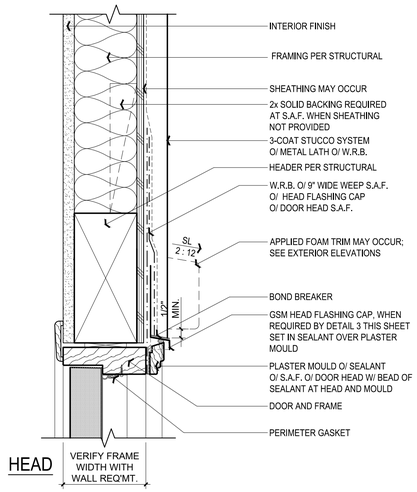
5. MULLION W/ FIB. CEM. TRIM



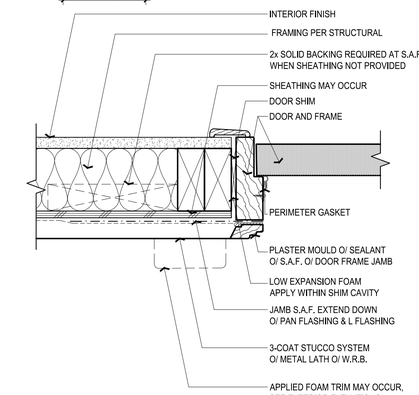
4. STUCCO SOFFIT



3. STUCCO JAMB

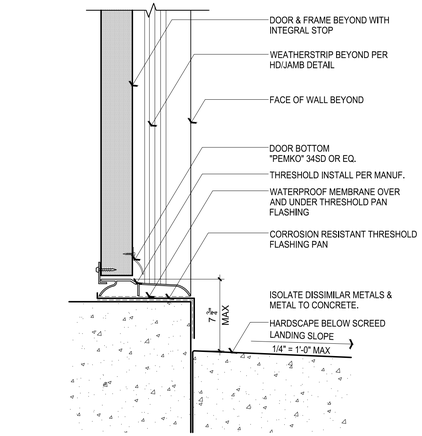


HEAD



JAMB

2. DOOR



1. DOOR THRESHOLD

ktgy
cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE
RADIUS DESIGN
GATES +ASSOCIATES LANDSCAPE ARCHITECTURE LAND PLANNING · URBAN DESIGN
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Oakland, CA 94612

20807-20883 STEVENS CREEK BLVD
CUPERTINO, CA # 20240298
OWNERSHIP:
STEVENS CREEK OCA OWNER, LLC

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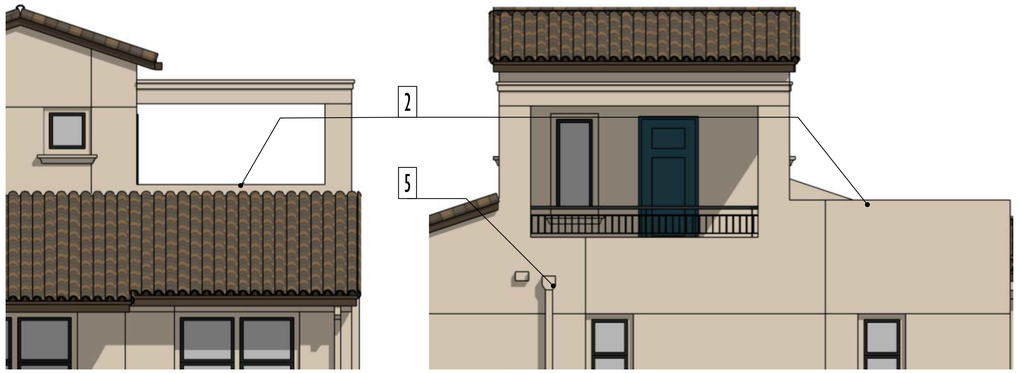
4 DECEMBER 24, 2025 FIFTH SUBMITTAL

ARCHITECTURAL DETAILS - A STYLE
'A' SPANISH STYLE SFD

A3.23

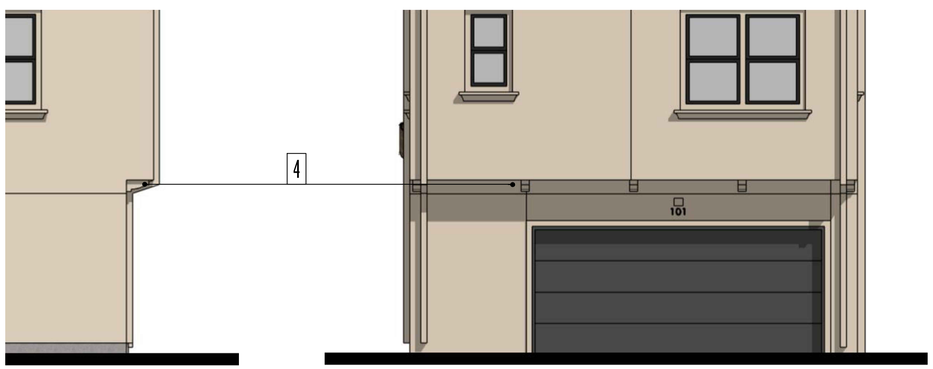


REAR ELEVATION

Scale: 1/4" = 1'-0"
0 2 4 8

LEFT ELEVATION

Scale: 1/4" = 1'-0"
0 2 4 8



RIGHT ELEVATION

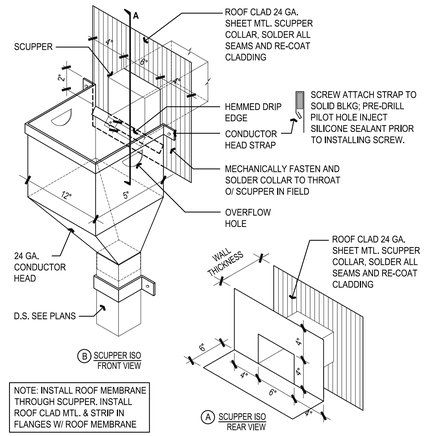
Scale: 1/4" = 1'-0"
0 2 4 8

REAR ELEVATION

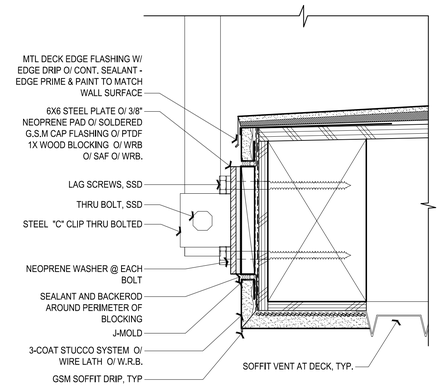
Scale: 1/4" = 1'-0"
0 2 4 8

FRONT ELEVATION

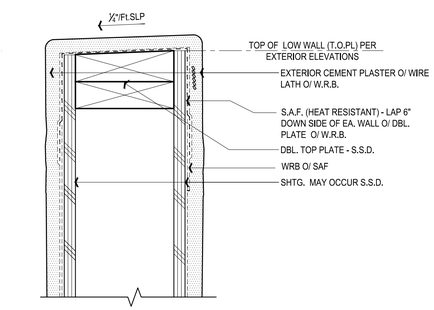
Scale: 1/4" = 1'-0"
0 2 4 8



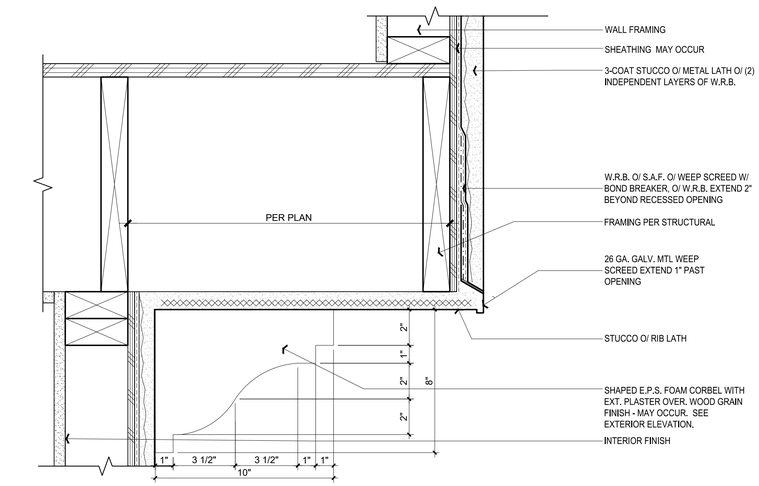
5. SCUPPER TYP. (ALL STYLES)



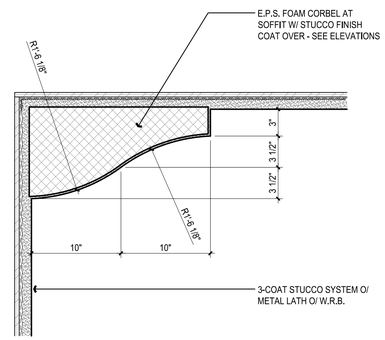
3. DECK GUARDRAIL-FACE MOUNT



2. STUCCO LOW WALL AT DECK



4. CANTILEVER - STUCCO



1. SOFFIT CORBEL PROFILE

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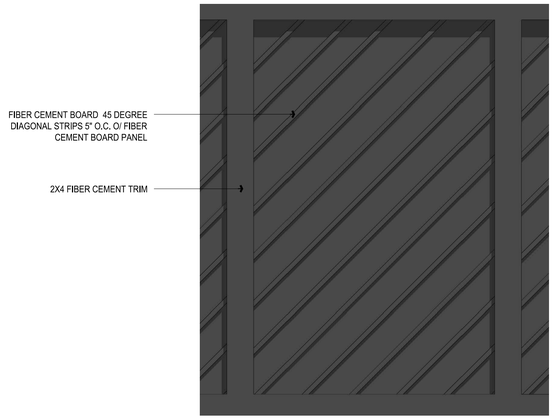
ARCHITECTURAL DETAILS - A STYLE
'A' SPANISH STYLE SFD

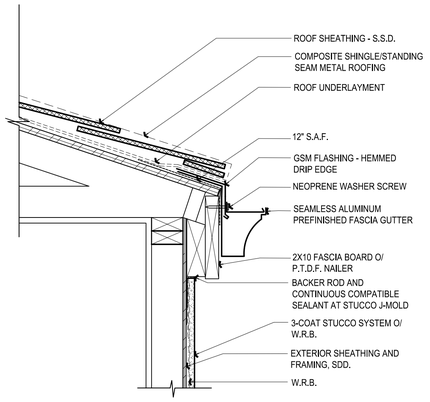
A3.24



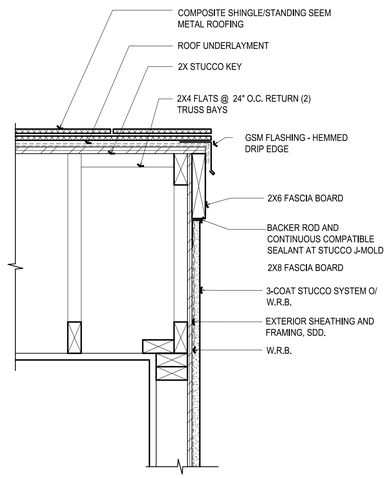
5. FIBER CEMENT BOARD DETAIL

LEFT ELEVATION

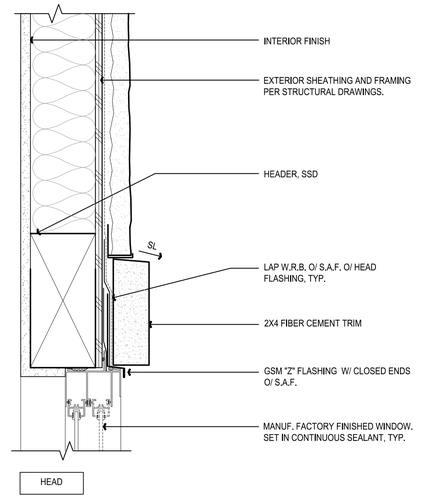
FRONT ELEVATION



4. TIGHT EAVE DETAIL



3. TIGHT RAKE DETAIL



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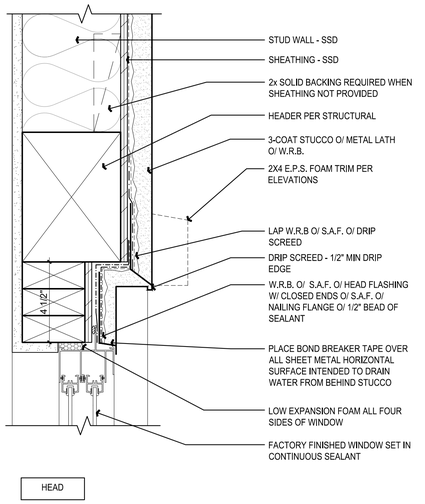

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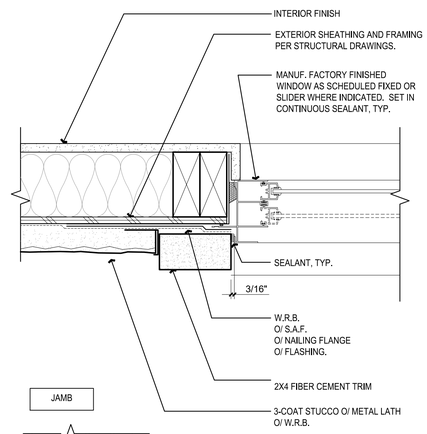
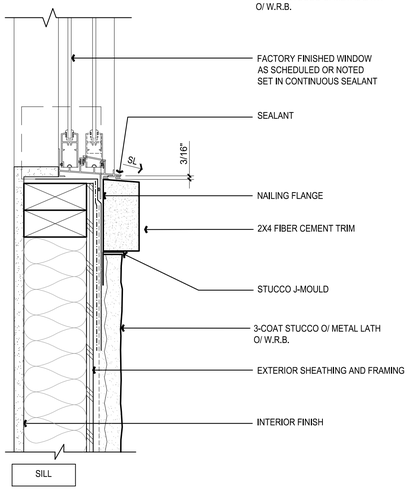
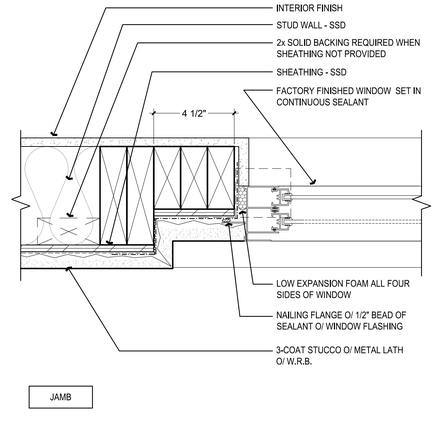


JAMB

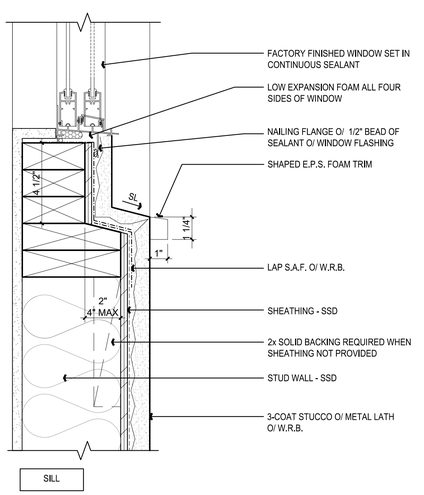


SILL

2. ACCENT WINDOW DETAIL



JAMB



SILL

1. RECESSED WINDOW @ STUCCO

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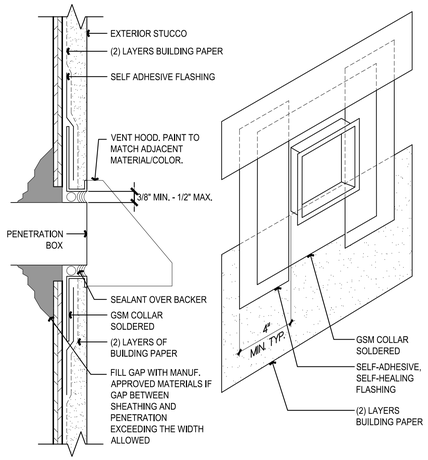
ARCHITECTURAL DETAILS - B STYLE
'B' MODERN FRENCH STYLE SFD

A3.25

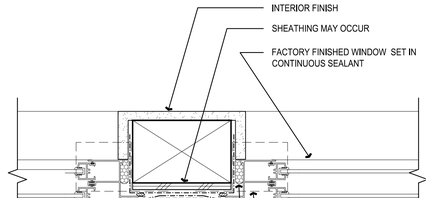
FRONT ELEVATION

Scale: 1/4" = 1'-0"

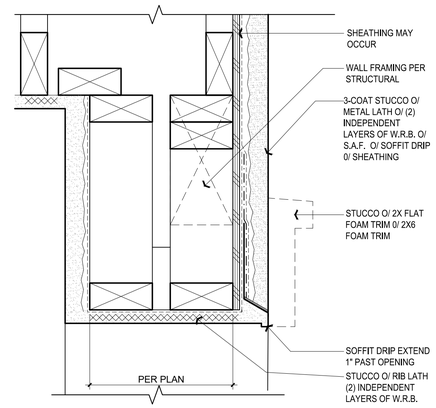
0 2 4 8



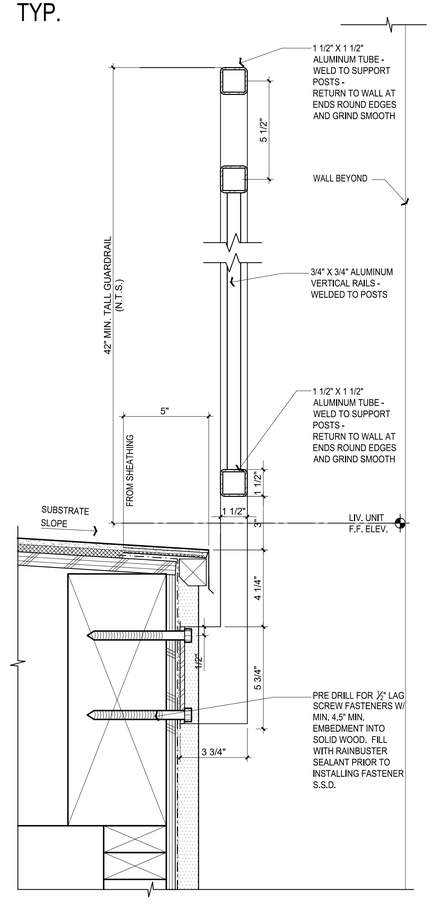
7. PENETRATION - SHEET METAL COLLAR TYP.



5. MULLION W/ FIB. CEM. TRIM

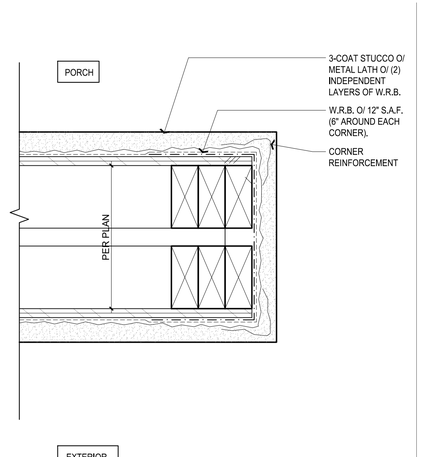


4. STUCCO SOFFIT

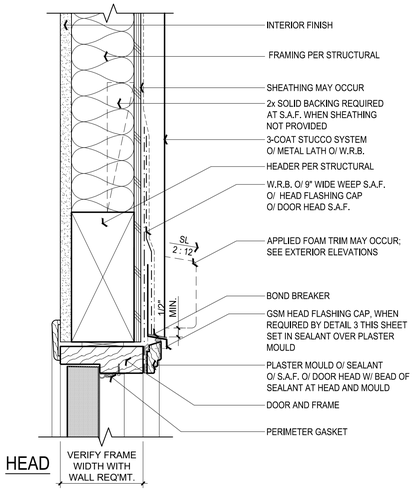


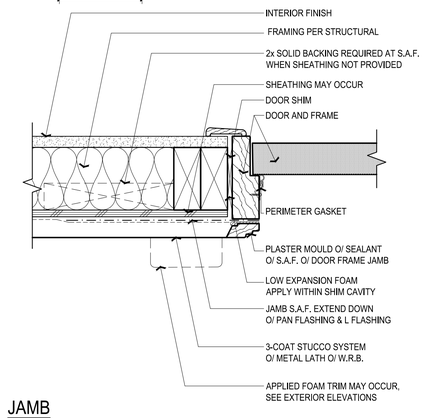
NOTE: AT NO POINT SHOULD A 4" DIAMETER SPHERE BE ALLOWED TO PASS THROUGH.

6. EDGE MOUNTED RAIL

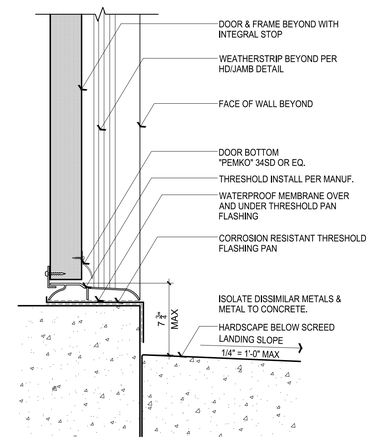


3. STUCCO JAMB





2. DOOR



1. DOOR THRESHOLD

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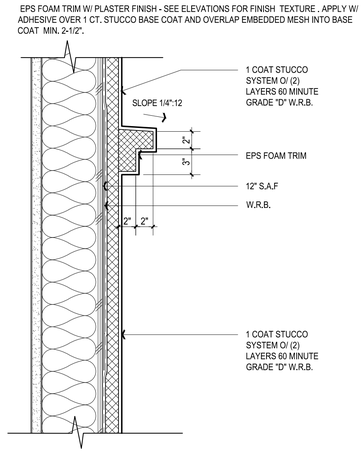
ARCHITECTURAL DETAILS - B STYLE
'B' MODERN FRENCH STYLE SFD

A3.26

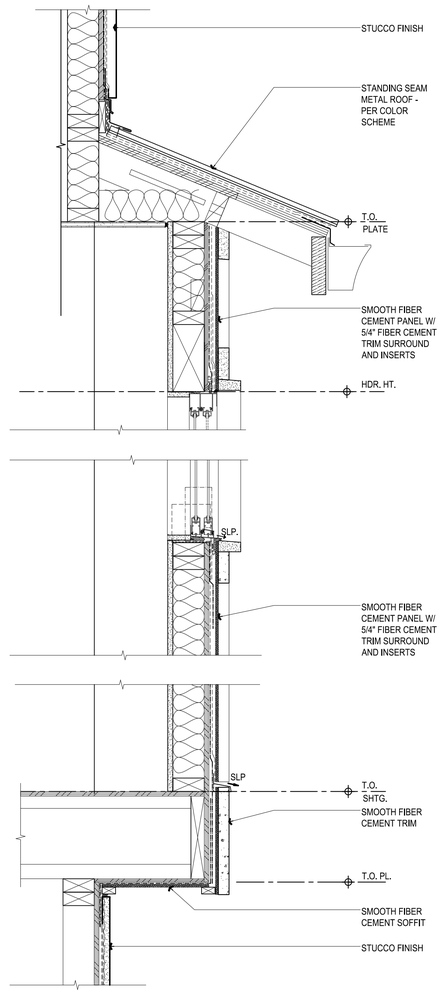
FRONT ELEVATION

Scale: 1/4" = 1'-0"

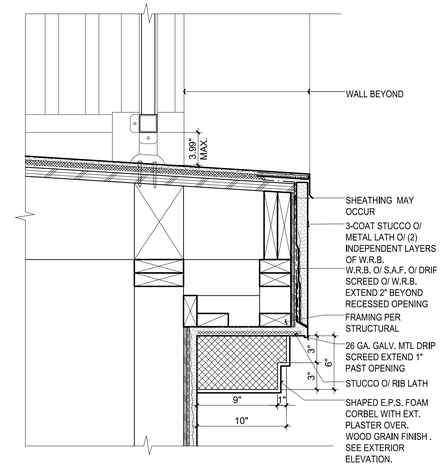
0 2 4 8



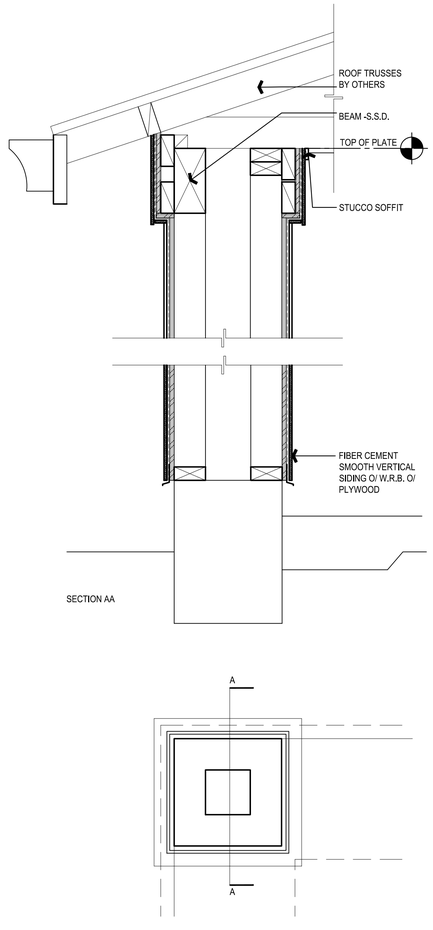
5. STUCCO BELLY BAND



3. BAY WINDOW



2. DECK FUR-OUT W/ CORBEL



1. BOX COLUMN

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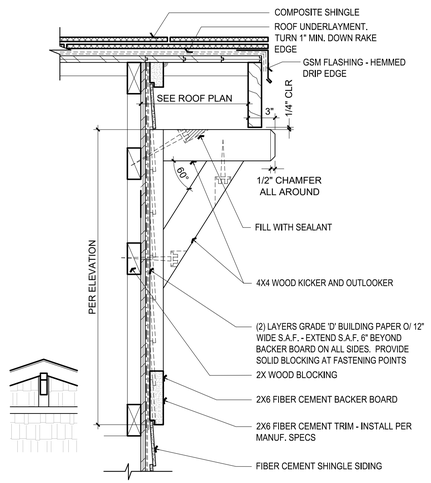
ARCHITECTURAL DETAILS - B STYLE
'B' MODERN FRENCH STYLE SFD

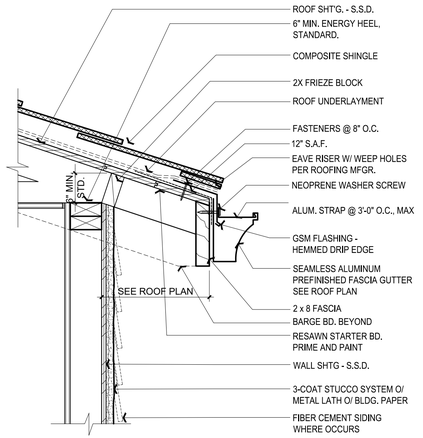
A3.27

FRONT ELEVATION

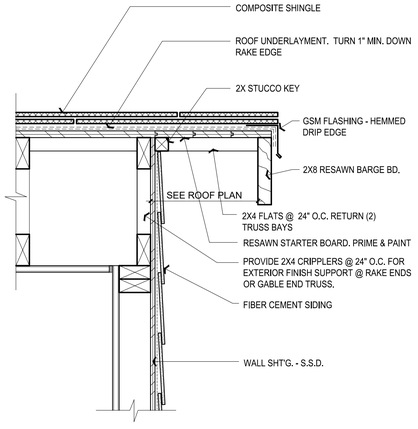
Scale: 1/4" = 1'-0"



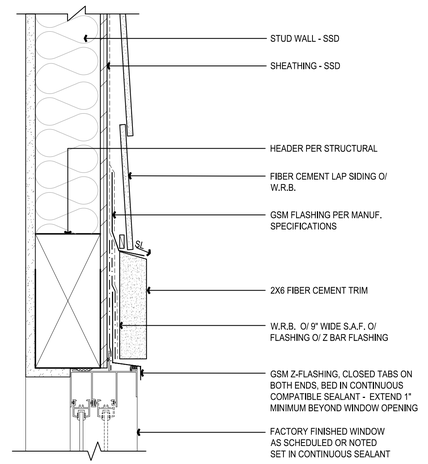
5. RAKE W/ KICKER, OUTLOOKER



4. EAVE - TYPICAL



3. RAKE - TYPICAL



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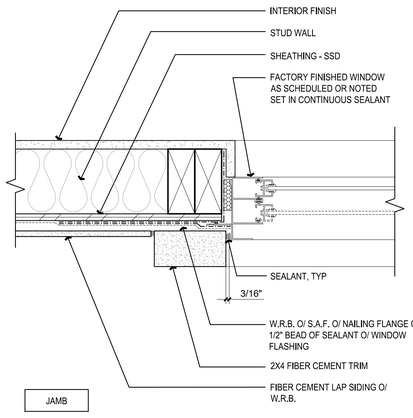
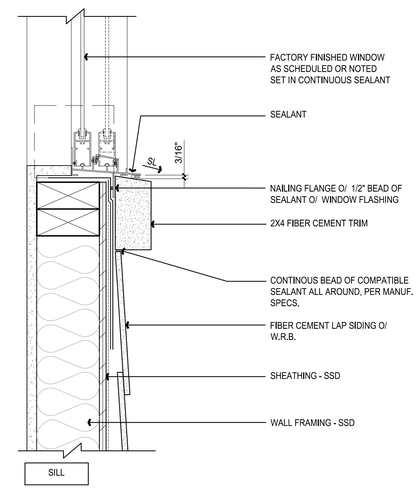
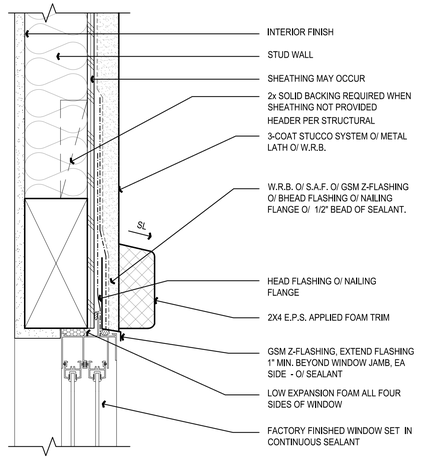


JAMB



SILL



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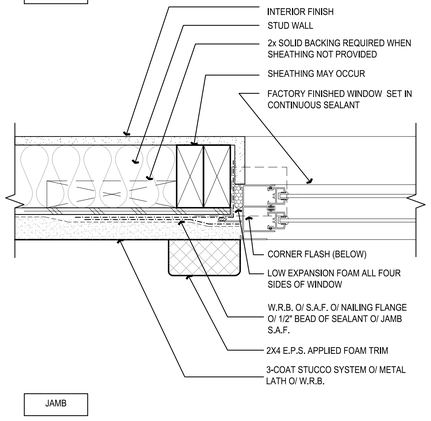
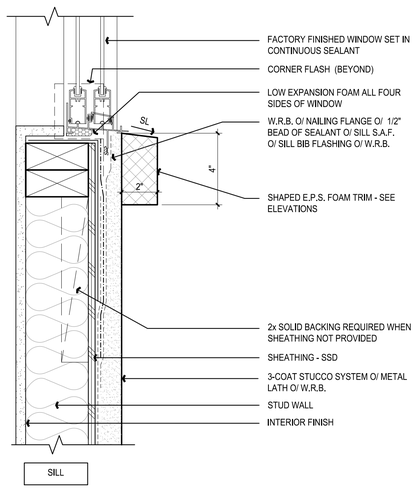


JAMB



SILL

1. WINDOW @ STUCCO - FLUSH

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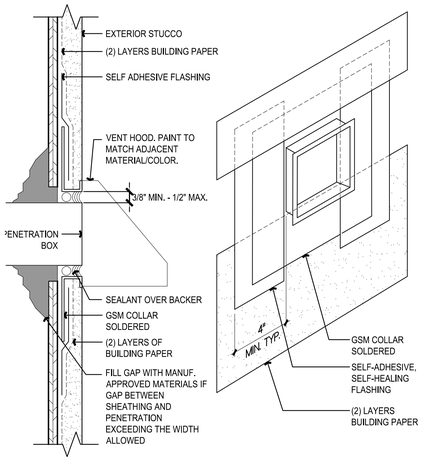
ARCHITECTURAL DETAILS - C STYLE
'C' CRAFTSMAN STYLE SFD

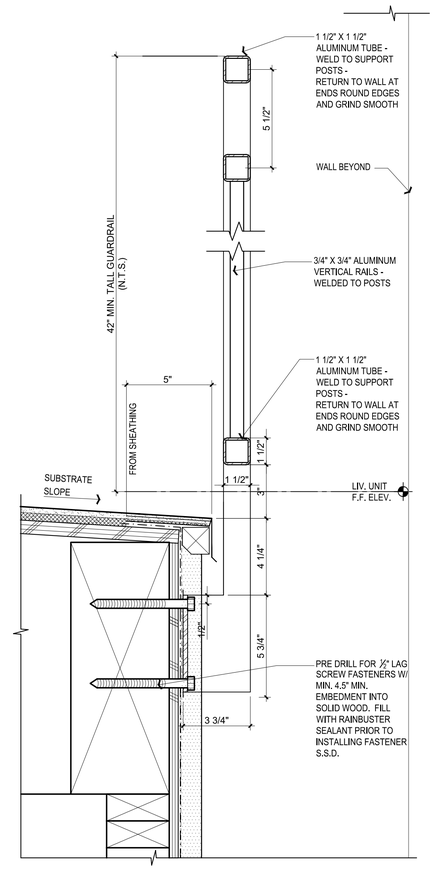
A3.28

FRONT ELEVATION

Scale: 1/4" = 1'-0"
0 2 4 8

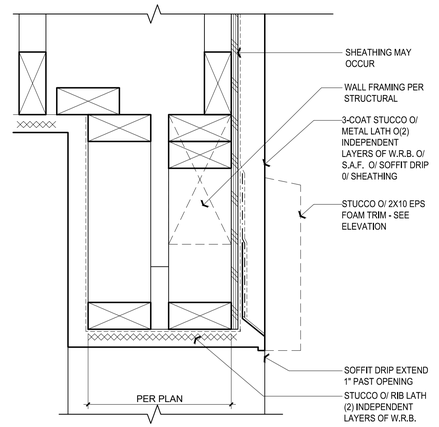


7. PENETRATION - SHEET METAL COLLAR TYP.

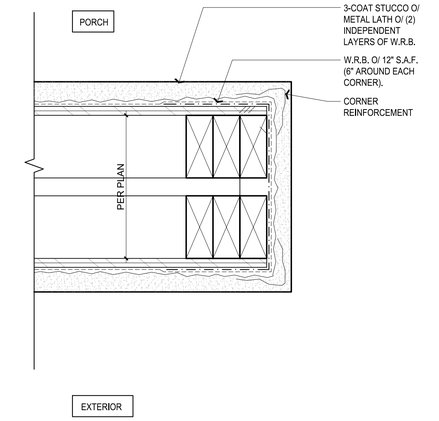


NOTE: AT NO POINT SHOULD A 4" DIAMETER SPHERE BE ALLOWED TO PASS THROUGH.

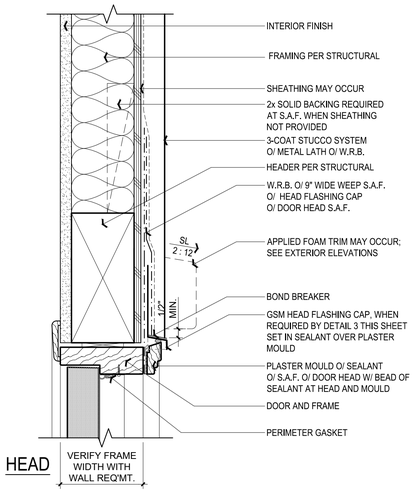
6. EDGE MOUNTED RAIL



4. STUCCO SOFFIT

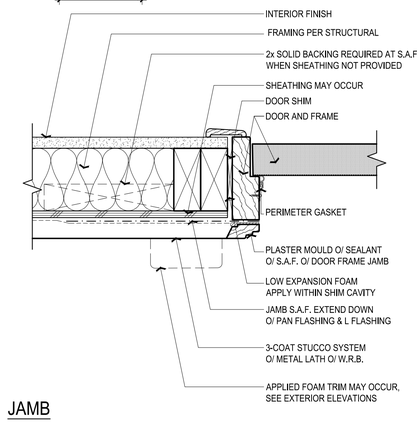


3. STUCCO JAMB



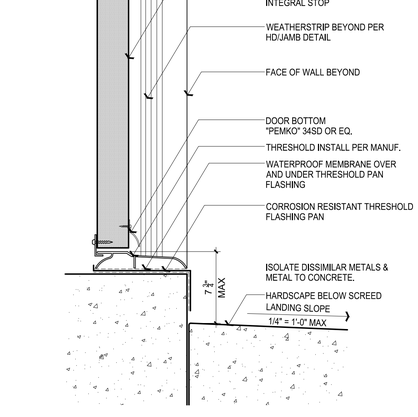
HEAD

VERIFY FRAME WIDTH WITH WALL REQ'MT.



JAMB

2. DOOR



1. DOOR THRESHOLD

ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE | RADIUS DESIGN | GATES +ASSOCIATES LANDSCAPE ARCHITECTURE LAND PLANNING · URBAN DESIGN | HARVEST PROPERTIES

180 Grand Ave, Ste. 1400
Oakland, CA 94612

20807-20883 STEVENS CREEK BLVD

CUPERTINO, CA # 20240298

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

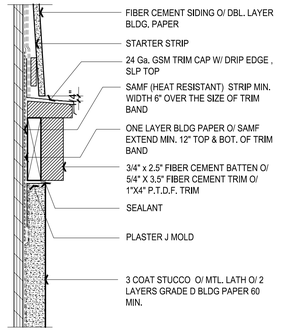
ARCHITECTURAL DETAILS - C STYLE
'C' CRAFTSMAN STYLE SFD

A3.29

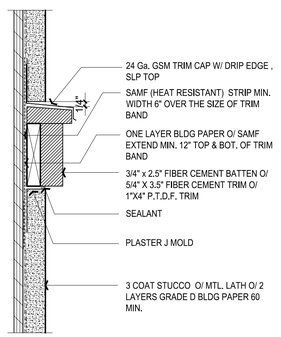
FRONT ELEVATION

Scale: 1/4" = 1'-0"

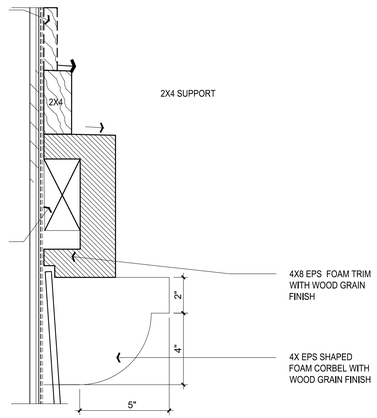
0 2 4 8



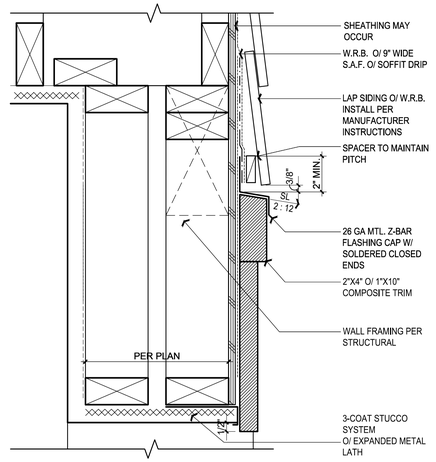
6. BELLY BAND AT FIBER CEMENT



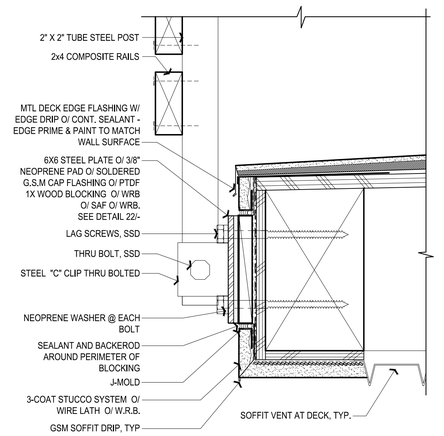
5. BELLY BAND AT STUCCO



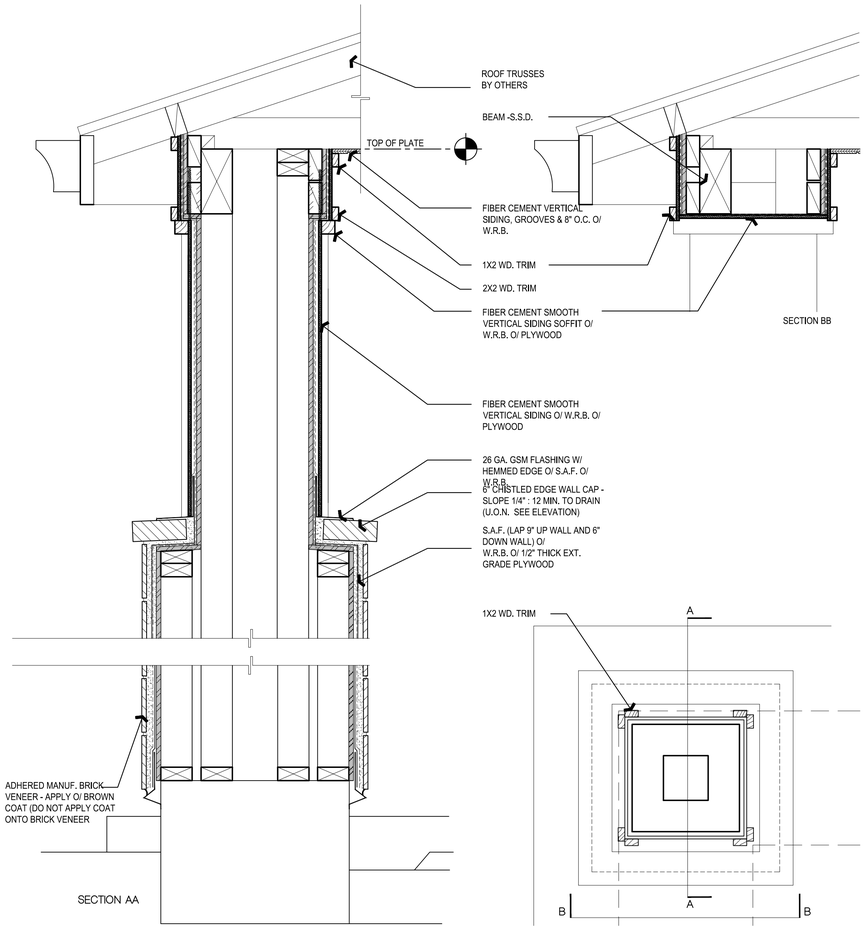
4. ENHANCED SILL



3. LAP SIDING SOFFIT



2. DECK GUARDRAIL - FACE MOUNT



1. BOX COLUMN W/ BRICK VENEER

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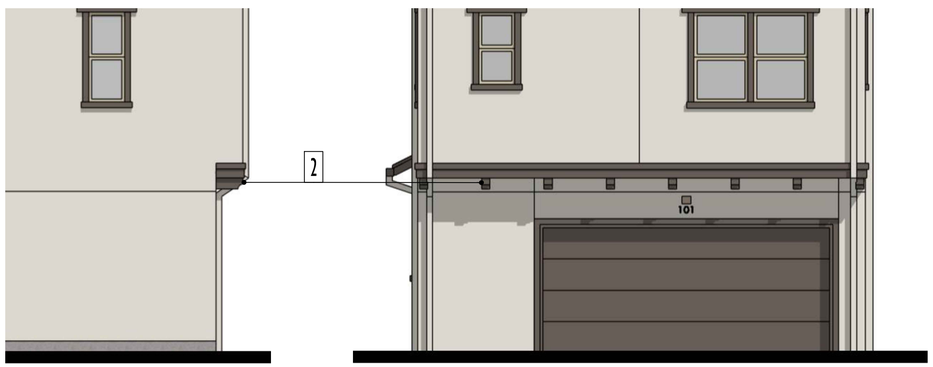
ARCHITECTURAL DETAILS - C STYLE
'C' CRAFTSMAN STYLE SFD

A3.30

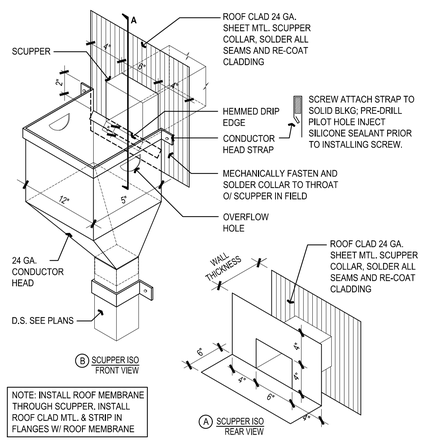
REAR ELEVATION

LEFT ELEVATION

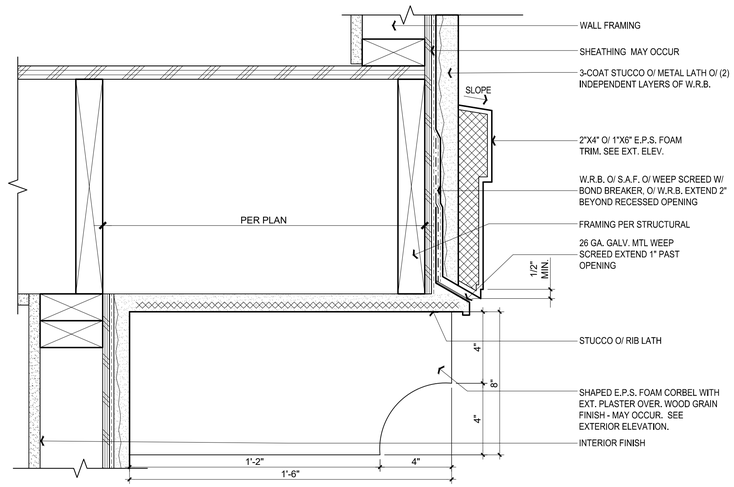


RIGHT ELEVATION

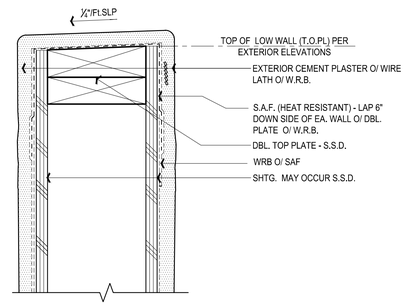
REAR ELEVATION



5. SCUPPER



2. CANTILEVER - STUCCO



1. STUCCO LOW WALL AT DECK

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ARCHITECTURAL DETAILS - C STYLE
'C' CRAFTSMAN STYLE SFD

A3.31

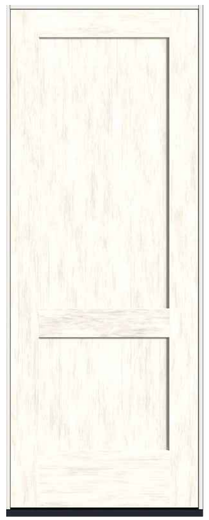
Stevens Creek Blvd - Cupertino, CA

Single Family Homes

	1	2	3
COLOR 1 STUCCO / STUCCO TRIM	SW 7035 AESTHETIC WHITE	SW 7506 LOGGIA	SW 7566 WESTHIGHLAND WHITE
COLOR 2 FASCIA / EAVES / TRIM INSETS/ RAFTER TAILS	SW 6089 GROUNDED	SW 9183 DARK CLOVE	SW 7025 BACKDROP
COLOR 3 GARAGE DOORS	SW 7675 SEALSKIN	SW 7069 IRON ORE	SW 6041 OTTER
COLOR 4 ENTRY DOORS	SW 7630 RAISIN	SW 9142 MOSCOW MIDNIGHT	SW 6209 RIPE OLIVE
COLOR 5 METAL RAILINGS	SW 6258 TRICORN BLACK	SW 6258 TRICORN BLACK	SW 6258 TRICORN BLACK
COLOR 6 ROOF MATERIAL LOW 'S' PROFILE	SMM 8402 SANTA CRUZ BLEND	SCM 8823 PEBBLE BEACH BLEND	2636 PIEDMONT
COLOR 7 DECO TILES - 6" X6" U.O.N.	J52	MAR2	R49

PAINT: SHERWIN WILLIAMS
ROOF: EAGLE ROOFING OR EQUAL
METAL ROOF: BERRIDGE METALS OR EQUAL
DECO TILES: GONZ TILE OR EQUAL

ENTRY DOOR



THERMATRU FIBERGLASS EXTERIOR SINGLE DOOR
CLASSIC CRAFT FIR GRAIN
3'x8' 2 PANEL SQUARE TOP SHAKER
COLOR DETERMINED BY COLOR SCHEME

WINDOWS

MILGARD TUSCANY SINGLE-HUNG
VINYL
EXTERIOR BRONZE

ENTRY LIGHT

PROGRESS LIGHTING
ONE-LIGHT WALL SCONCE W/HAL AC LED MODULE
METALLIC GRAY CAST ALUMINUM SHADE

GARAGE LIGHT

PROGRESS LIGHTING
6" LED SQUARE CYLINDER DOWN WALL LANTERN
METALLIC GRAY DIE-CAST ALUMINUM

GARAGE DOOR

WAYNE DALTON
CLASSIC STEEL 8300 PANEL 16'x7'
NO WINDOWS
COLOR DETERMINED BY COLOR SCHEME

'A' - SPANISH ELEVATIONS

9.13.2024 - KTGY # 2024-0298

NOTE: ALL MANUFACTURERS AND MATERIALS ARE EXAMPLES AND ARE SUBJECT TO CHANGE. SUBSTITUTIONS TO BE OF EQUAL OR LIKE APPEARANCE AND PERFORMANCE.
NOTE: PAINT MANUFACTURER DETERMINED BY BUILDER WILL MATCH ALL PAINT NOTED ABOVE. KTGY MUST APPROVE MATCHES PRIOR TO APPLICATION IN FIELD.
NOTE: MANDOORS, VENTS AND RELATED TRIMS TO BE PAINTED ADJACENT COLOR - UNLESS OTHERWISE NOTED.

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GATES +ASSOCIATES LANDSCAPE ARCHITECTURE LAND PLANNING URBAN DESIGN
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SFD - STYLE A COLOR - MATERIAL SCHEMES
'A' SPANISH STYLE

A3.32

Stevens Creek Blvd - Cupertino, CA

Single Family Homes

	4	5	6
COLOR 1 STUCCO / STUCCO TRIM	SW 7056 RESERVED WHITE	SW 7050 USEFUL GRAY	SW 7036 ACCESSIBLE BEIGE
COLOR 2 FASCIA / EAVES / TRIM INSETS / STUCCO ACCENT	SW 7069 IRON ORE	SW 6200 LINK GRAY	SW 7046 ANONYMOUS
COLOR 3 GARAGE DOORS / ENTRY DOORS	SW 6258 TRICORN BLACK	SW 7048 URBANE BRONZE	SW 7054 OAK LEAF BROWN
COLOR 4 METAL RAILINGS	SW 6258 TRICORN BLACK	SW 7020 BLACK FOX	SW 7020 BLACK FOX
COLOR 5 ROOF MATERIAL COMPOSITION SHINGLE	MORIE BLACK	WEATHERED WOOD	HEATHER BLEND
COLOR 6 METAL ROOF	METALLIC PREWEATHERED GLAVALUME	MEDIUM BRONZE	DARK BRONZE

PAINT: SHERWIN WILLIAMS
ROOF: CERTAINTEED LANDMARK ROOFING OR EQUAL
METAL ROOF: BERRIDGE METALS OR EQUAL
DECO TILES: GONZ TILE OR EQUAL

ENTRY DOOR

THERMATRU FIBERGLASS EXTERIOR SINGLE DOOR
CLASSIC CRAFT FIR GRAIN
3'x8' 4 PANEL SHAKER
COLOR DETERMINED BY COLOR SCHEME

WINDOWS

MILGARD TUSCANY SINGLE-HUNG
VINYL
EXTERIOR BRONZE

ENTRY LIGHT

PROGRESS LIGHTING
ONE-LIGHT WALL SCONCE W/HAL AC LED MODULE
METALLIC GRAY CAST ALUMINUM SHADE

GARAGE LIGHT

PROGRESS LIGHTING
6" LED SQUARE CYLINDER DOWN WALL LANTERN
METALLIC GRAY DIE-CAST ALUMINUM

GARAGE DOOR

WAYNE DALTON
CLASSIC STEEL 8300 PANEL 16'x7'
CLASSIC STEEL WINDOW VERTICAL CLEAR II LEFT 7'
COLOR DETERMINED BY COLOR SCHEME

NOTE: ALL MANUFACTURERS AND MATERIALS ARE EXAMPLES AND ARE SUBJECT TO CHANGE. SUBSTITUTIONS TO BE OF EQUAL OR LIKE APPEARANCE AND PERFORMANCE.
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'B' - FRENCH ELEVATIONS

9.13.2024 - KTGY # 2024-0298

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RADIUS DESIGN
GATES +ASSOCIATES LANDSCAPE ARCHITECTURE LAND PLANNING · URBAN DESIGN
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SFD - STYLE B COLOR - MATERIAL SCHEMES
'B' MODERN FRENCH STYLE

A3.33

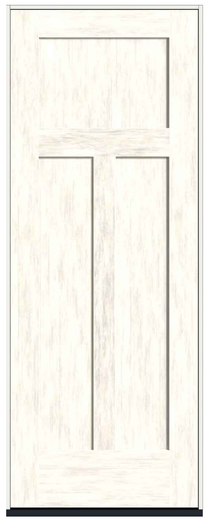
Stevens Creek Blvd - Cupertino, CA

Single Family Homes

	7	8	9
COLOR 1 STUCCO BODY	SW 7638 JOGGING PATH	SW 1015 SKYLINE STEEL	SW 9166 DRIFT OF MIST
COLOR 2 SHINGLE SIDING & GABLE BODY	SW 7743 MOUNTAIN ROAD	SW 6095 TOASTY	SW 7501 THRESHOLD TAUPE
COLOR 3 FASCIA / EAVES / TRIM / GARAGE DOORS/ RAFTER TAILS	SW 7054 OAK LEAF BROWN	SW 7025 BACKDROP	SW 7505 MANOR HOUSE
COLOR 4 ENTRY DOORS	SW 6096 JUTE BROWN	SW 6209 RIPE OLIVE	SW 2839 ROYCROFT COPPER RED
COLOR 5 METAL RAILINGS	SW 7020 BLACK FOX	SW 7020 BLACK FOX	SW 7020 BLACK FOX
COLOR 6 ROOF MATERIAL COMPOSITION SHINGLE	HEATHER BLEND	WEATHERED WOOD	MORIE BLACK
COLOR 7 THIN BRICK VENEER	TUNDRA BRICK RIVERBED	TUNDRA BRICK LATIGO	TUNDRA BRICK ASHLAND

PAINT: SHERWIN WILLIAMS
ROOF: CERTAINTEED LANDMARK ROOFING OR EQUAL
METAL ROOF: BERRIDGE METALS OR EQUAL
DECO TILES: GONZ TILE OR EQUAL

ENTRY DOOR



THERMATRU FIBERGLASS EXTERIOR SINGLE DOOR
CLASSIC CRAFT FIR GRAIN
3'x8' 4 PANEL CRAFTSMAN SHAKER
COLOR DETERMINED BY COLOR SCHEME

WINDOWS

MILGARD TUSCANY SINGLE-HUNG
VINYL
EXTERIOR TAN

ENTRY LIGHT

PROGRESS LIGHTING
ONE-LIGHT WALL SCONCE W/HAL AC LED MODULE
METALLIC GRAY CAST ALUMINUM SHADE

GARAGE LIGHT

PROGRESS LIGHTING
6" LED SQUARE CYLINDER DOWN WALL LANTERN
METALLIC GRAY DIE-CAST ALUMINUM

GARAGE DOOR

WAYNE DALTON
CLASSIC STEEL 8300 PANEL 16'x7'
NO WINDOWS
COLOR DETERMINED BY COLOR SCHEME

'C' - CRAFTSMAN ELEVATIONS

9.13.2024 - KTGY # 2024-0298

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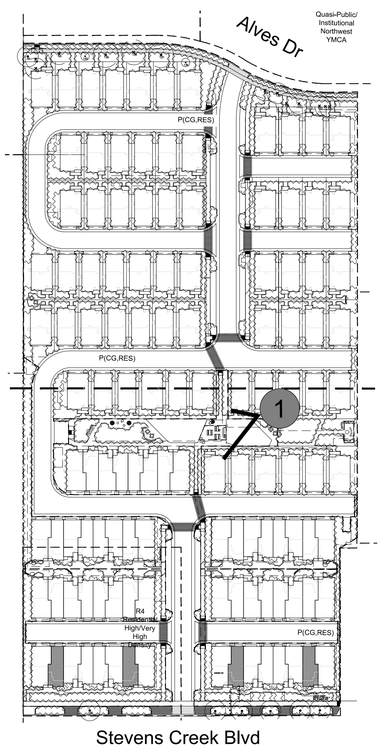
SFD - STYLE C COLOR - MATERIAL SCHEMES
'C' CRAFTSMAN STYLE

A3.34

CENTRAL OPEN SPACE

SITE KEY (N.T.S.)



1

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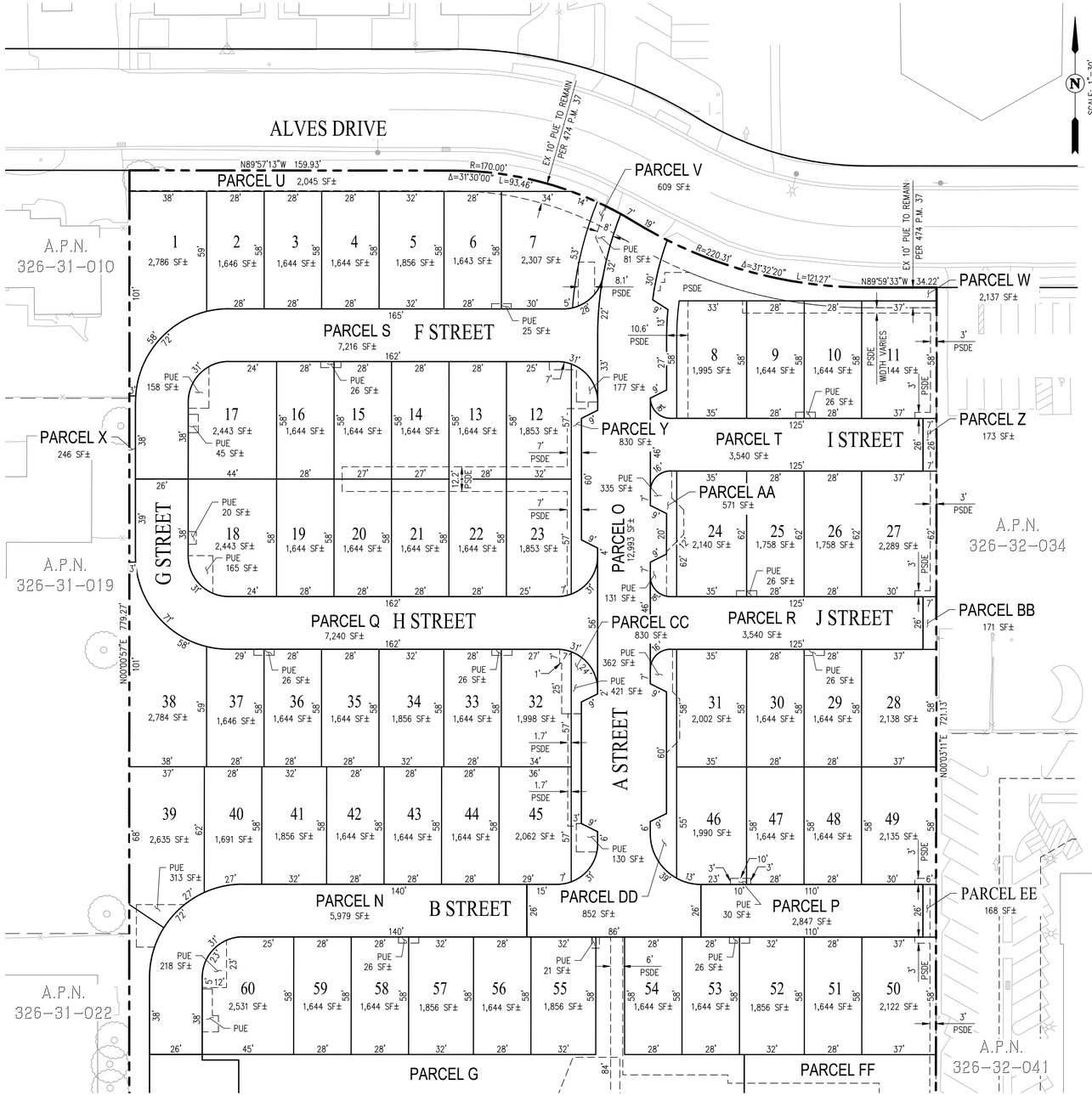
COVER PAGE - CENTRAL OPEN SPACE

A4.00



SEE SHEET C2

CONTACTS

1.	OWNER:	STEVENS CREEK OCA OWNER, LLC., A DELAWARE LIMITED PARTNERSHIP
2.	DEVELOPER:	HARVEST PROPERTIES KEVIN CHOY 180 GRAND AVENUE, SUITE 1400 OAKLAND, CA 94610 (510) 594-2050
3.	CIVIL ENGINEER:	CARLSON, BARBEE & GIBSON, INC. TERRY REEVES, P.E., RCE 75174 2633 CAMINO RAMON, SUITE 350 SAN RAMON, CA 94583 (925) 866-0322
3.	ARCHITECT:	KTGY ARCHITECTS, INC. JILL WILLIAMS 1814 FRANKLIN STREET. SUITE 400 OAKLAND, CA 94612 (510) 272-2910
4.	LANDSCAPE:	GATES + ASSOCIATES MELANIE REYNOLDS 1655 N. MAIN STREET, SUITE 365 WALNUT CREEK, CA 94596 (925) 736-8176
5.	TOPOGRAPHIC SOURCE:	GEOMAPS, INC. 3362 MATHER FIELD ROAD RANCHO CORDOVA, CA 94583 (916) 331-9133

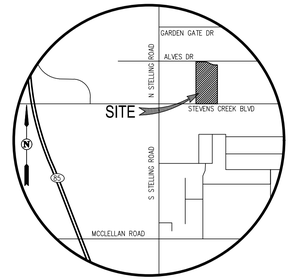
LEGEND

	BOUNDARY LINE
	LOT LINE
	PARCEL LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
APN	ASSESSORS PARCEL NUMBER
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
PAE	PUBLIC ACCESS EASEMENT
PIEE	PRIVATE INGRESS AND EGRESS EASEMENT
PSDE	PRIVATE STORM DRAIN AND SILVA CELLS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SDE	PUBLIC STORM DRAIN EASEMENT

CIVIL INDEX OF SHEETS

SHEET NO.	DESCRIPTION
C1	VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES
C2	VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES
C3	EXISTING BOUNDARY
C4	EXISTING TREE INVENTORY PLAN
C5	EXISTING TREE INVENTORY PLAN
C6	EXISTING TREE INVENTORY PLAN
C7	EXISTING CONDITIONS & DEMOLITION PLAN
C8	EXISTING CONDITIONS & DEMOLITION PLAN
C9	EXISTING CONDITIONS & DEMOLITION PLAN
C10	SITE PLAN
C11	SITE PLAN
C12	SITE PLAN
C13	UTILITY PLAN
C14	UTILITY PLAN
C15	UTILITY PLAN
C16	GRADING PLAN
C17	GRADING PLAN
C18	GRADING PLAN
C19	STORM WATER CONTROL PLAN
C20	STORM WATER CONTROL PLAN
C21	STORM WATER CONTROL PLAN
C22	STORM WATER CONTROL PLAN DETAILS
C23	FIRE PLAN
C24	TRASH PLAN
C25	SIGNING & STRIPING
C26	SIGNING & STRIPING

REGISTERED PROFESSIONAL ENGINEER
TERRANCE R. REEVES
75174
CIVIL
STATE OF CALIFORNIA



VICINITY MAP

NOT TO SCALE

GENERAL NOTES

1.	AERIAL TOPOGRAPHY:	BY GEOMAPS DATED JUNE 19, 2024
2.	CONTOUR INTERVAL:	1 FOOT
3.	ACCESSORS PARCEL NO.:	326-32-050, 326-32-051, 326-32-052, 326-32-053
4.	SITE ADDRESS:	20807, 20813, 20823 AND 20883 STEVENS CREEK BOULEVARD
5.	EXISTING ZONING:	P (CG,RES) – MIXED USE PLANNED DEVELOPMENT
6.	PROPOSED ZONING:	P (CG,RES) – MIXED USE PLANNED DEVELOPMENT
7.	EXISTING LAND USE:	COMMERCIAL/OFFICE/RESIDENTIAL (HEARTS OF THE CITY SPECIFIC PLAN)
8.	PROPOSED LAND USE:	COMMERCIAL/OFFICE/RESIDENTIAL (HEARTS OF THE CITY SPECIFIC PLAN)
9.	SITE AREA (GROSS):	6.93 AC±
10.	SITE AREA (NET):	6.79 AC±
11.	DWELLING UNITS:	122 UNITS
12.	DENSITY:	17.97 DU/AC (NET) 17.60 DU/AC (GROSS)
13.	EXISTING STRUCTURES:	EXISTING STRUCTURES ON THE SITE WILL BE DEMOLISHED PRIOR TO CONSTRUCTION.
14.	STREET TREES:	STREET TREES SHALL BE PROVIDED AS REQUIRED BY THE CITY.
15.	TREES:	ALL EXISTING TREES WITHIN THE DEVELOPMENT OF THE SITE ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
16	UTILITY PROVIDERS:	
	WATER:	CALIFORNIA WATER SERVICES
	SANITARY SEWER:	CUPERTINO SANITARY DISTRICT
	STORM DRAIN:	CITY OF CUPERTINO
	GAS & ELECTRIC:	PG&E
	TELEPHONE:	TBD
	CABLE TV:	TBD
17.	UTILITY:	ALL ONSITE DOMESTIC WATER MAINS WILL BE PUBLIC UP TO EACH INDIVIDUAL METER. SANITARY SEWER WILL BE PUBLIC UP TO THE UNIT CLEANOUT. THE STORM DRAIN SYSTEM SERVING JUST THE RESIDENTIAL DEVELOPMENT WILL BE PRIVATE. ALL UTILITIES SHOWN ARE TO BE USED AS A GUIDE AND MAY CHANGE DURING FINAL DESIGN, WHILE ADHERING TO CITY STANDARDS.
18.	FIRE PROTECTION:	SANTA CLARA COUNTY CENTRAL FIRE PROTECTION DISTRICT
19.	LIGHTING:	ALL LIGHTING ON PRIVATE STREETS SHALL BE PRIVATELY MAINTAINED.
20.	TRASH:	INDIVIDUAL TRASH CAN PICKUP IS TO BE PROVIDED BY RECOLOGY SOUTH BAY.
21.	STREETS:	ALL ONSITE STREETS ARE TO BE PRIVATE AND PRIVATELY MAINTAINED.
22.	GRADING:	PROPOSED GRADING AS SHOWN IS PRELIMINARY, FINISHED GRADING IS SUBJECT TO FINAL DESIGN.
23.	DIMENSIONS:	ALL PARCEL AND LOT DIMENSIONS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL DESIGN.
24.	EROSION CONTROL:	EROSION CONTROL WILL BE PREPARED PER CITY STANDARDS AND CASQA RECOMMENDATIONS.
25.	FLOOD ZONE:	ZONE X (SHADED): AREAS OF MINIMAL FLOOD HAZARD. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP. MAP NUMBER 06085C0208H DATED: MAY 18, 2009
26.	BASIS OF BEARING:	THE BEARING N89°57'15"E, OF THE MONUMENT LINE OF STEVENS CREEK BOULEVARD AS SHOWN ON THE RECORD OF SURVEY RECORDED ON JANUARY 3, 1968 IN BOOK 232 OF MAPS AT PAGE 5, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.
27.	BENCHMARK:	THE BENCHMARK FOR THIS SURVEY IS SCVWD'S 5CM DIAMETER BRASS DISK; ON TOP OF CURB, AND NEAR A CATCH BASIN, AT THE SOUTHWEST CORNER OF MCCLELLAN ROAD AND SOUTH STELLING ROAD, CITY OF CUPERTINO. HAVING A NAVD88 PUBLISHED ELEVATION OF 290.08 FEET.
28.	CONDOMINIUM MAP:	A CONDOMINIUM PLAN WILL BE RECORDED FOR PARCELS A THROUGH G. THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4285 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS SHALL BE NO MORE THAN 56 RESIDENTIAL CONDOMINIUM UNITS FOR PARCELS A THROUGH G.
29.	EASEMENTS:	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, PAE AND PIEE. EASEMENTS MAY CHANGE SUBJECT TO FINAL DESIGN.
30.	COMMON AREAS:	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.
31.	MULTIPLE FINAL MAPS:	PURSUANT TO CHAPTER 3, ARTICLE 4 SECTION 66456.1 OF THE SUBDIVISION MAP ACT, THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS. ONLY THE IMPROVEMENTS REQUIRED TO SUPPORT THE LEVEL OF DEVELOPMENT, AS DETERMINED BY THE CITY, OF EACH PARTICULAR FINAL MAP NEEDS TO BE COMPLETED OR BONDED.

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HARVEST PROPERTIES
180 Grand Ave, Ste. 1400
Oakland, CA 94612

20807-20883 STEVENS CREEK BLVD

CUPERTINO, CA #240298

OWNERSHIP:
STEVENS CREEK OCA OWNER, LLC

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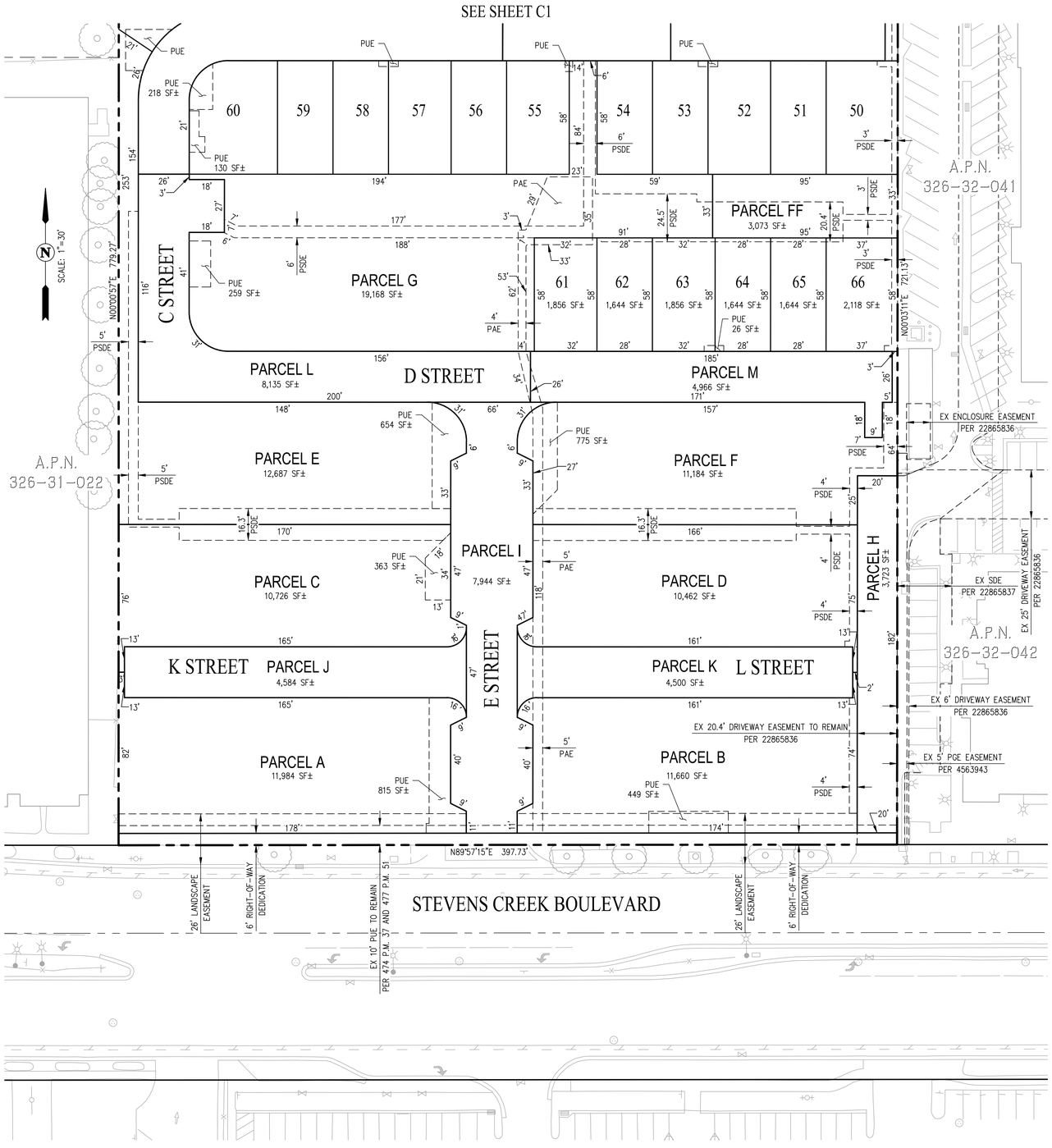
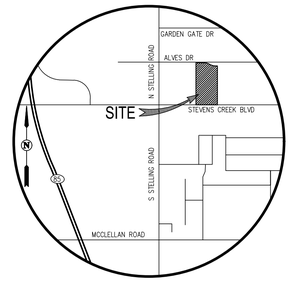
4 DECEMBER 24, 2025 FIFTH SUBMITTAL

0 15 30 60
Scale: 1" = 30'

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES

C1





VICINITY MAP

NOT TO SCALE

GENERAL NOTES

SEE SHEET C1

LEGEND

	BOUNDARY LINE
	LOT LINE
	PARCEL LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
APN	ASSESSORS PARCEL NUMBER
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
LSE	LANDSCAPE EASEMENT
PAE	PUBLIC ACCESS EASEMENT
PIEE	PRIVATE INGRESS AND EGRESS EASEMENT
PSDE	PRIVATE STORM DRAIN AND SILVA CELLS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SDE	PUBLIC STORM DRAIN EASEMENT

PARCEL	USE	EASEMENT(S)	MAINTENANCE	AREA (SF)	GROSS AREA (AC)	NET AREA (AC)	# OF RESIDENTIAL UNITS
A	RESIDENTIAL	PUE, LSE	HOME OWNER'S ASSOCIATION	11,984	0.28	0.28	8
B	RESIDENTIAL	PAE, PSDE, PUE, LSE	HOME OWNER'S ASSOCIATION	11,661	0.27	0.27	8
C	RESIDENTIAL	PSDE	HOME OWNER'S ASSOCIATION	10,726	0.25	0.25	8
D	RESIDENTIAL	PAE, PSDE	HOME OWNER'S ASSOCIATION	10,462	0.24	0.24	8
E	RESIDENTIAL	PSDE	HOME OWNER'S ASSOCIATION	12,687	0.29	0.29	8
F	RESIDENTIAL	PAE, PSDE	HOME OWNER'S ASSOCIATION	11,184	0.26	0.26	8
G	RESIDENTIAL	PAE, PSDE	HOME OWNER'S ASSOCIATION	19,168	0.44	0.44	8
H	ROADWAY	EX DRIVEWAY, EVAE, PUE, PAE	HOME OWNER'S ASSOCIATION	3,723	0.09	-	-
I	ROADWAY	EVAE, PSDE, PUE, PAE	HOME OWNER'S ASSOCIATION	7,944	0.18	0.18	-
J	ROADWAY	EVAE, PUE, PAE	HOME OWNER'S ASSOCIATION	4,584	0.11	0.11	-
K	ROADWAY	EVAE, PSDE, PUE, PAE	HOME OWNER'S ASSOCIATION	4,500	0.10	0.10	-
L	ROADWAY	EVAE, PSDE, PUE, PAE	HOME OWNER'S ASSOCIATION	8,135	0.19	0.19	-
M	ROADWAY	EVAE, PSDE, PUE, PAE	HOME OWNER'S ASSOCIATION	4,966	0.11	0.11	-
N	ROADWAY	EVAE, PUE, PAE	HOME OWNER'S ASSOCIATION	5,979	0.14	0.14	-
O	ROADWAY	EVAE, PSDE, PUE, PAE	HOME OWNER'S ASSOCIATION	12,993	0.30	0.30	-
P	ROADWAY	EVAE, PSDE, PUE, PAE	HOME OWNER'S ASSOCIATION	2,847	0.07	0.07	-
Q	ROADWAY	EVAE, PUE, PAE	HOME OWNER'S ASSOCIATION	7,240	0.17	0.17	-
R	ROADWAY	EVAE, PSDE, PUE, PAE	HOME OWNER'S ASSOCIATION	3,540	0.08	0.08	-
S	ROADWAY	EVAE, PUE, PAE	HOME OWNER'S ASSOCIATION	7,216	0.17	0.17	-
T	ROADWAY	EVAE, PSDE, PUE, PAE	HOME OWNER'S ASSOCIATION	3,540	0.08	0.08	-
U	OPEN SPACE	PUE	HOME OWNER'S ASSOCIATION	2,045	0.05	0.05	-
V	OPEN SPACE	PUE, PSDE	HOME OWNER'S ASSOCIATION	609	0.01	0.01	-
W	OPEN SPACE	PUE, PSDE	HOME OWNER'S ASSOCIATION	2,137	0.05	0.05	-
X	OPEN SPACE	-	HOME OWNER'S ASSOCIATION	246	0.01	0.01	-
Y	OPEN SPACE	PUE, PSDE	HOME OWNER'S ASSOCIATION	830	0.02	0.02	-
Z	OPEN SPACE	PSDE	HOME OWNER'S ASSOCIATION	173	0.00	0.00	-
AA	OPEN SPACE	PUE	HOME OWNER'S ASSOCIATION	571	0.01	0.01	-
BB	OPEN SPACE	-	HOME OWNER'S ASSOCIATION	171	0.00	0.00	-
CC	OPEN SPACE	PUE, PSDE	HOME OWNER'S ASSOCIATION	830	0.02	0.02	-
DD	OPEN SPACE	PUE	HOME OWNER'S ASSOCIATION	852	0.02	0.02	-
EE	OPEN SPACE	PSDE	HOME OWNER'S ASSOCIATION	168	0.00	0.00	-
FF	OPEN SPACE	PSDE	HOME OWNER'S ASSOCIATION	3,073	0.07	0.07	-
LOTS 1-66	RESIDENTIAL	-	HOME OWNER	122,722	2.82	2.82	66
R/W DEDICATION	R/W DEDICATION	-	CITY OF CUPERTINO	2,379	0.05	-	-
TOTAL					6.93	6.79	122

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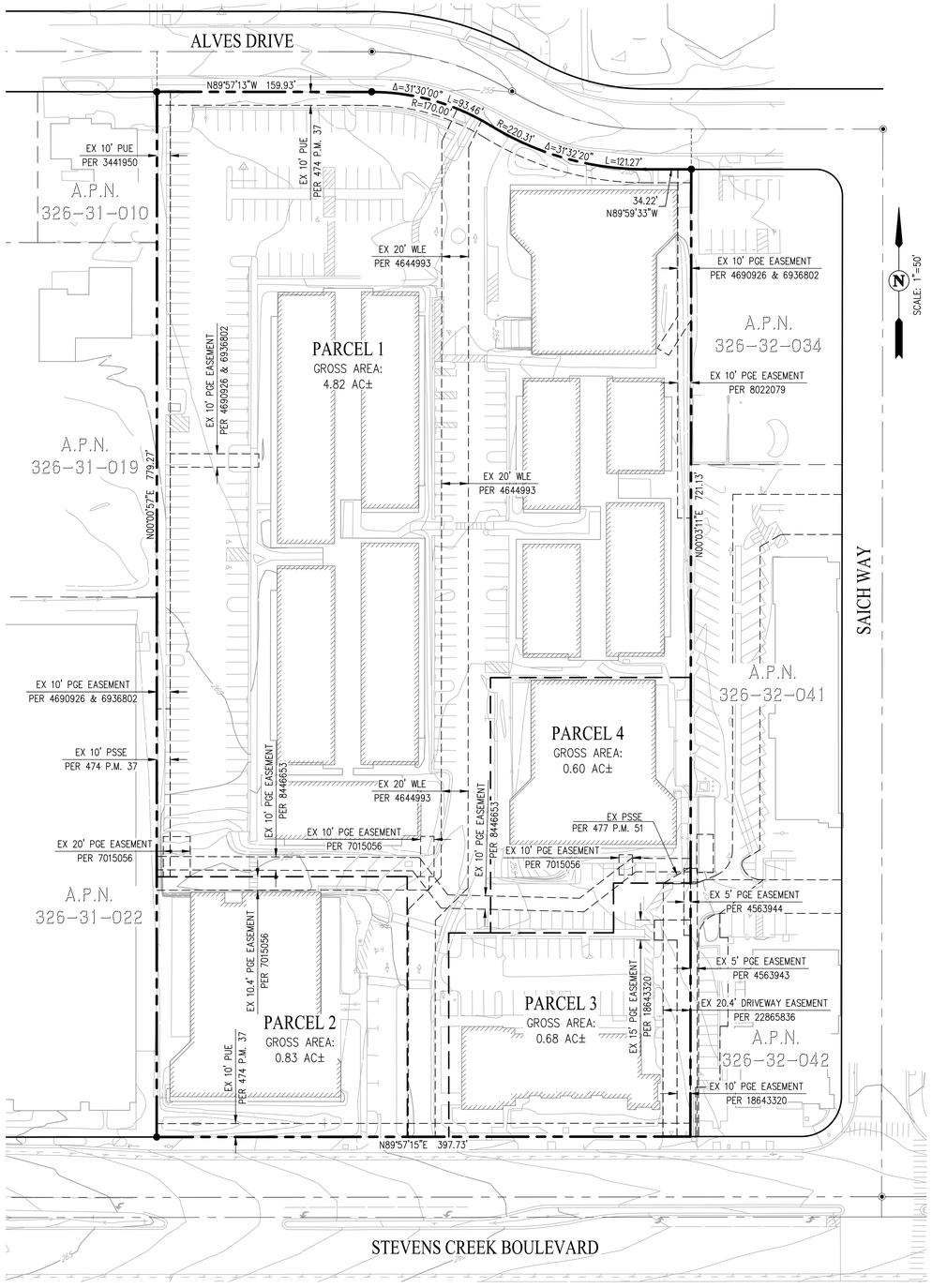
0 15 30 60
Scale: 1" = 30'

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES

C2

LEGEND

	BOUNDARY LINE
	EXISTING EASEMENT LINE
	ADJACENT PROPERTY LINE
	EXISTING LOT LINE
EX	EXISTING
PGE	PACIFIC GAS & ELECTRIC
PSSE	PRIVATE SANITARY SEWER EASEMENT
PUE	PUBLIC UTILITY EASEMENT
WLE	WATERLINE EASEMENT
◉	FOUND MONUMENT
●	FOUND 3/4" IRON PIPE



SURVEYOR'S STATEMENT:

THIS BOUNDARY EXHIBIT REPRESENTS A SURVEY BY ME OR UNDER MY DIRECTION.

MARK H. WEHBER
REGISTERED L.S. NO. 7960

12/23/2025
DATE

LICENSED LAND SURVEYOR
MARK H. WEHBER
7960
STATE OF CALIFORNIA

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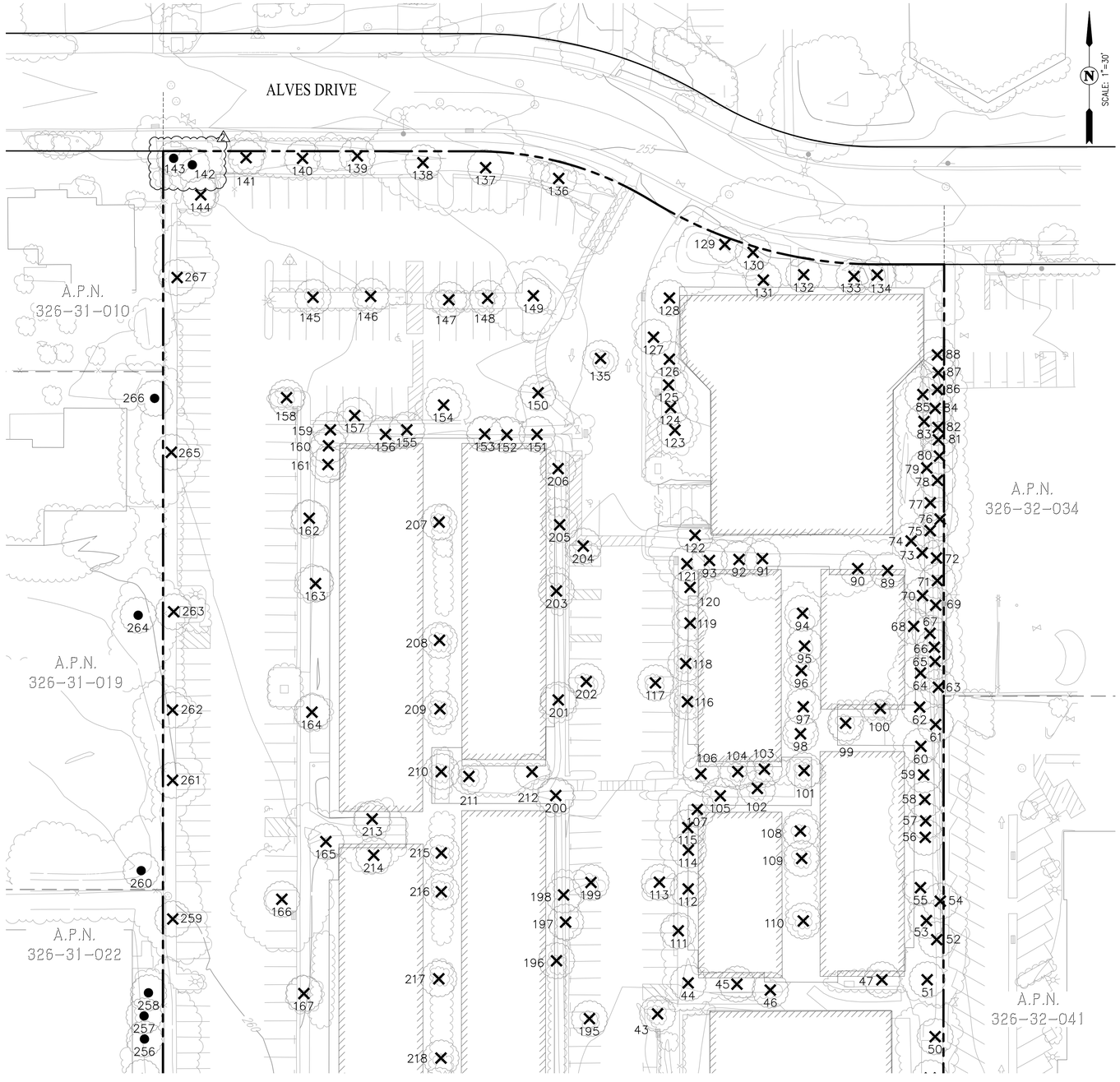
0 25 50 100
Scale: 1" = 50'

EXISTING BOUNDARY

C3

LEGEND

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- 145 TREE NUMBER
- EXISTING TREE TO REMOVE
- EXISTING TREE TO REMAIN



SEE SHEET C5

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0 15 30 60
Scale: 1" = 30'

EXISTING TREE INVENTORY PLAN

C4

LEGEND

BOUNDARY LINE

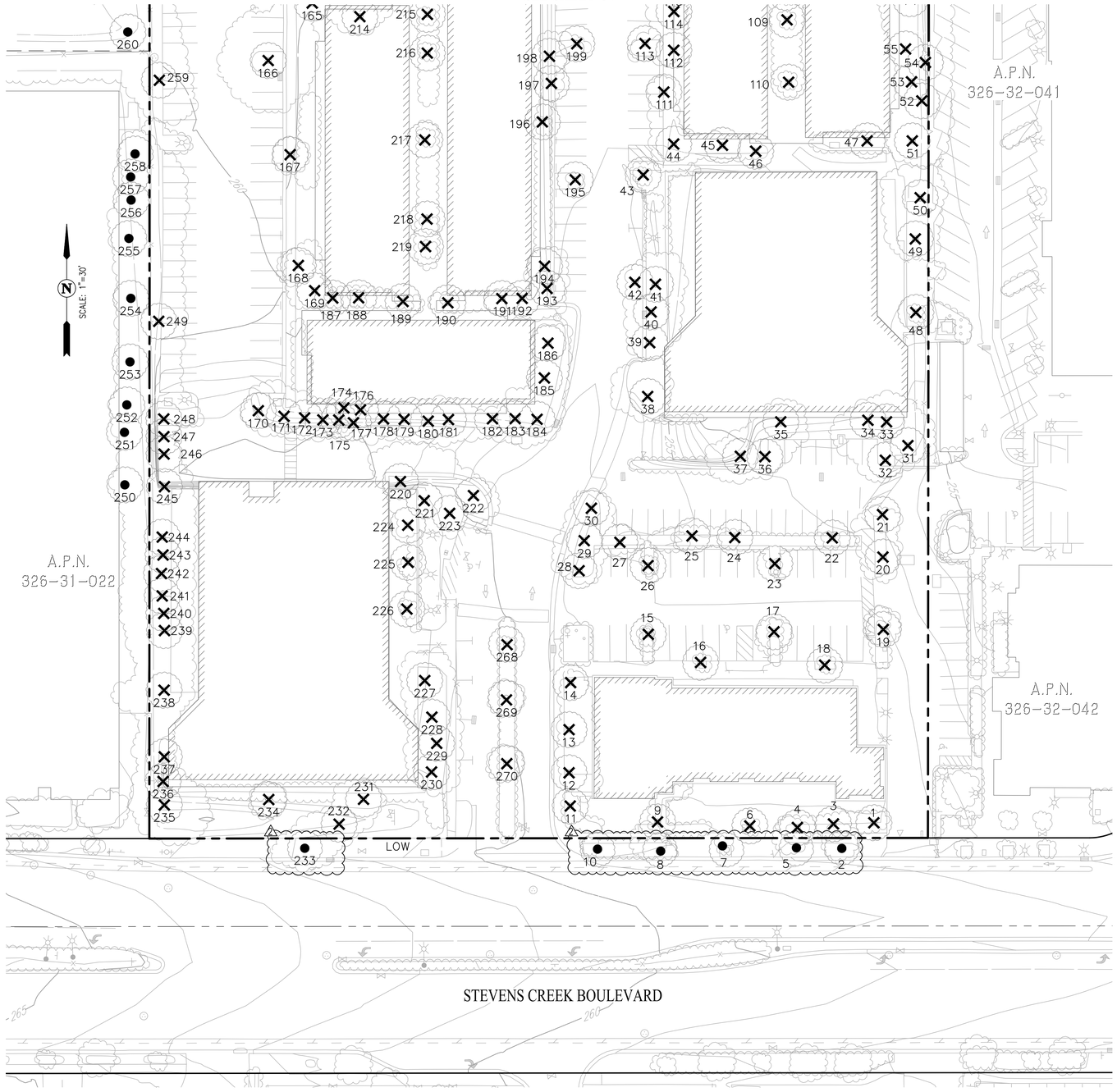
ADJACENT PROPERTY LINE

145 TREE NUMBER

EXISTING TREE TO REMOVE

EXISTING TREE TO REMAIN

SEE SHEET C4



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0 15 30 60
Scale: 1" = 30'

EXISTING TREE INVENTORY PLAN

C5

TREE #	SPECIES	DBH (OR MULTI-TOTAL)	ELEVATION AT BASE[1]
1	Callery pear	8.5	258.8
2	Callery pear	8	258.4
3	Callery pear	8.5	258.9
4	Callery pear	5	258.7
5	Callery pear	10	258.5
6	Callery pear	7	258.8
7	Callery pear	9	258.9
8	Callery pear	9	258.9
9	Callery pear	7.5	259.1
10	Callery pear	9	259.5
11	Purple leaf plum	9	259.8
12	Purple leaf plum	7.5	259.8
13	Purple leaf plum	6.5	259.8
14	Purple leaf plum	8	259.6
15	Hackberry	5.5	258.8
16	Sweet bay	3	259.1
17	Hackberry	7	258.5
18	Sweet bay	5.5	259.1
19	Hackberry	11	258.3
20	Chinese pistache	7	257.6
21	Chinese pistache	7	256.8
22	Hackberry	9.5	257.5
23	Hackberry	8.5	258.1
24	Hackberry	8.5	257.8
25	Hackberry	8	257.9
26	Hackberry	9	258.2
27	Hackberry	5.5	258.3
28	Hackberry	10.5	258.8
29	Hackberry	6.5	259.0
30	Hackberry	6	259.3
31	Coast redwood	20	257.3
32	Coast redwood	16	257.2
33	Coast redwood	20	256.5
34	Coast redwood	22	256.2
35	Coast redwood	23	255.4
36	Coast redwood	19	257.1
37	Coast redwood	15.5	254.7
38	Coast redwood	30	258.8
39	Coast redwood	23	258.7
40	Coast redwood	24	258.5
41	Coast redwood	24.5	258.2
42	Water gum	3	258.2
43	Water gum	5	258.1
44	Sweet gum	13.5	258.2
45	Japanese maple	18.5	258.4
46	Crape myrtle	9.5	258.2
47	Japanese maple (Bloodgood)	3	257.8
48	Coast redwood	12	256.8
49	Coast redwood	20	256.8
50	Coast redwood	28	256.8
51	Coast redwood	38.5	257.4
52	Coast redwood	50	257.0
53	Seaside pittosporum	7	257.4
54	Seaside pittosporum	12	256.1
55	Seaside pittosporum	6.5	257.5
56	Coast redwood	30.5	257.4
57	Coast redwood	24	257.4
58	Coast redwood	35	257.4
59	Coast redwood	26	257.3
60	Coast redwood	29	257.3
61	Coast redwood	32	256.9
62	Coast redwood	25.5	257.4
63	Coast redwood	27	256.3
64	Coast redwood	17	257.9
65	Bottlebrush	11.5	256.9
66	Bottlebrush	12.5	256.8
67	Coast redwood	14.5	257.4
68	Coast redwood	16.5	258.4
69	Bottlebrush	4	256.7
70	Coast redwood	20.5	258.3
71	Bottlebrush	9	256.2
72	Coast redwood	21	256.4
73	Coast redwood	5	258.3
74	Coast redwood	24.5	258.7
75	Coast redwood	32.5	257.5
76	Seaside pittosporum	10.5	255.8
77	Seaside pittosporum	10.5	257.4
78	Bottlebrush	13	256.4
79	Coast redwood	15	257.6
80	Bottlebrush	10.5	255.9
81	Bottlebrush	9.5	256.0
82	Bottlebrush	5.5	256.0
83	Coast redwood	21	257.8
84	Bottlebrush	14	256.4
85	Coast redwood	23.5	257.9
86	Bottlebrush	13.5	255.7
87	Bottlebrush	6.5	254.9
88	Bottlebrush	18.5	254.4
89	African fern pine	12	258.8
90	African fern pine	20	258.8
91	African fern pine	20	258.6
92	Japanese maple	6	257.9
93	Japanese maple	2	257.2
94	Japanese maple	11	257.5
95	Japanese maple (Bloodgood)	11	257.5
96	Japanese maple	10	257.5
97	Japanese maple	16	257.5
98	Japanese maple	8	257.5
99	Japanese maple (Bloodgood)	12.5	257.3
100	Japanese maple (CV)	11	257.3
101	Japanese maple (Bloodgood)	14.5	257.2
102	Japanese maple (Sango-kaku)	11	257.5
103	Japanese maple (Sango-kaku)	10	257.4
104	Japanese maple (Bloodgood)	3.5	257.5
105	Shrub - omitted		257.3
106	Japanese maple (Sango-kaku)	8.5	257.7
107	Japanese maple (Sango-kaku)	3	257.3
108	Japanese maple	7	257.2
109	Japanese maple	8.5	257.2
110	Japanese maple (Bloodgood)	5.5	257.2
111	Crape myrtle	8.5	257.6
112	Crape myrtle	7.5	257.6
113	Water gum	4.5	257.3
114	Sweet gum	13	257.4
115	Coast redwood	34.5	257.3
116	Crape myrtle	9.5	258.0
117	Water gum	4.5	256.9
118	Crape myrtle	8	257.2
119	Crape myrtle	5	256.8
120	Sweet gum	11	256.6
121	Sweet gum	11	256.7
122	Sweet gum	11	256.8
123	Sweet gum	13	255.7
124	Sweet gum	9.5	255.8
125	Sweet gum	33.5	255.7
126	Coast redwood	12	255.8
127	Coast redwood	20.5	255.9
128	Coast redwood	36.5	255.8
129	Coast redwood	35	256.9
130	Coast redwood	32.5	255.8
131	Coast redwood	34.5	255.6
132	Coast redwood	35	255.4
133	White birch	12	255.7
134	White birch	11.5	254.8
135	Crape myrtle	19	256.1
136	Crape myrtle	2	257.3
137	Deodar cedar	27.5	257.8
138	Deodar cedar	22	257.8
139	Monterey pine	26.5	258.4
140	Crape myrtle	1.5	258.2
141	Olive	24.5	258.6
142	Canary Island pine	17	258.7
143	Canary Island pine	19.5	259.1
144	Canary Island pine	15.5	258.8
145	Coast redwood	8	258.4
146	Coast redwood	9.5	258.2
147	Coast redwood	9.5	257.7
148	Coast redwood	7.5	257.6
149	Crape myrtle	38	257.3
150	Purple leaf plum	31.5	256.6
151	Crape myrtle	8	256.6
152	Crape myrtle	9	257.2
153	Crape myrtle	8	257.5
154	Crape myrtle	41.5	257.2
155	Crape myrtle	11	257.7
156	Crape myrtle	10.5	258.1
157	Crape myrtle	18	257.7
158	Brisbane box	3.5	258.6
159	Crape myrtle	15	258.4
160	Crape myrtle	14	259.2
161	Crape myrtle	9	259.4
162	Evergreen pear	13	258.6
163	Evergreen pear	7.5	259.3
164	Evergreen pear	12.5	259.4
165	Evergreen pear	16	259.7
166	Brazilian pepper	31.5	259.4
167	Evergreen pear	17.5	259.9
168	Evergreen pear	10	260.5
169	Crape myrtle	15	260.4
170	Coast redwood	26	256.5
171	Coast redwood	14	258.3
172	Coast redwood	11	258.1
173	Coast redwood	11.5	257.8
174	Sweet gum	7.5	259.1
175	Sweet gum	8	257.7
176	Coast redwood	17.5	259.1
177	Coast redwood	10.5	256.9
178	Coast redwood	11.5	258.1
179	Sweet gum	11	258.1
180	Coast redwood	11	257.6
181	Coast redwood	21.5	258.3
182	Coast redwood	21	259.0
183	Coast redwood	23	259.2
184	Coast redwood	23	259.1
185	Crape myrtle	4.5	259.4
186	Crape myrtle	5.5	259.3
187	Crape myrtle	6	260.3
188	Crape myrtle	12	260.3
189	Japanese maple (Bloodgood)	7	260.1
190	Japanese maple (Bloodgood)	6	259.3
191	Crape myrtle	10	259.7
192	Crape myrtle	15.5	260.0
193	Crape myrtle	5.5	259.0
194	Crape myrtle	6	259.3
195	Water gum	3.5	258.2
196	Sweet gum	15	259.3
197	Sweet gum	11.5	257.5
198	Sweet gum	13	257.8
199	Water gum	3	258.0
200	Coast redwood	35	258.1
201	Coast redwood	35.5	258.2
202	Water gum	4	257.2
203	Sweet gum	13.5	258.2
204	Water gum	5	256.6
205	Sweet gum	11.5	257.5
206	Sweet gum	14	257.6
207	Japanese maple	6	259.7
208	Japanese maple (Bloodgood)	11.5	259.7
209	Japanese maple (Bloodgood)	8	259.7
210	Japanese maple (Bloodgood)	8	259.3
211	Japanese maple (Sango-kaku)	11	259.9
212	Japanese maple	3.5	259.3
213	Japanese maple	7	259.9
214	African fern pine	23.5	260.0
215	Japanese maple (Bloodgood)	7.5	259.3
216	Japanese maple	7.5	259.3
217	Japanese maple (Bloodgood)	8.5	259.4
218	Japanese maple (Bloodgood)	7.5	259.6
219	Japanese maple (Bloodgood)	6.5	259.7
220	African fern pine	16	257.6
221	Coast redwood	26.5	261.2
222	Coast redwood	19	259.6
223	Coast redwood	27.5	260.6
224	Japanese maple (Bloodgood)	2	262.4
225	Japanese maple (Bloodgood)	2	262.4
226	Japanese maple (Bloodgood)	2	262.4
227	Sweet gum	10.5	262.0
228	Sweet gum	17	261.6
229	Sweet gum	16	261.4
230	Coast redwood	38	261.2
231	Crape myrtle	26	261.3
232	Crape myrtle	25	263.1
233	Callery pear	12.5	261.9
234	Crape myrtle	30	261.5
235	Coast redwood	34.5	263.6
236	Coast redwood	25	260.2
237	Coast redwood	21.5	261.4
238	Coast redwood	27.5	262.3
239	Coast redwood	26.5	262.4
240	Coast redwood	27	262.4
241	Coast redwood	3.5	262.5
242	Coast redwood	27.5	262.5
243	Coast redwood	21	262.5
244	Coast redwood	28	262.5
245	Cheesewood	28	259.7
246	Cheesewood	7.5	255.3
247	Cheesewood	4.5	255.6
248	Cheesewood	9	256.1
249	Brazilian pepper	17.5	260.9
250	Canary Island pine		263.3
251	Canary Island pine		263.2
252	Canary Island pine		263.2
253	Canary Island pine		263.1
254	Canary Island pine		263.1
255	Canary Island pine		263.0
256	Canary Island pine		263.0
257	Canary Island pine		263.0
258	Canary Island pine		263.0
259	Brazilian pepper	25	260.7
260	Coast live oak		262.3
261	Brazilian pepper	17	260.3
262	Brazilian pepper	55.5	259.8
263	Bottlebrush	11	259.8
264	Coast live oak		260.3
265	Brazilian pepper	71.5	259.3
266	Brazilian pepper		259.2
267	Brazilian pepper	81.5	258.6
268	Purple leaf plum	20	260.4
269	Purple leaf plum	5	260.6
270	Purple leaf plum	16	260.6

Notes:

1 Elevation at base is approximate based on aerial topography

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180 Grand Ave, Ste. 1400
Oakland, CA 94612

20807-20883 STEVENS CREEK BLVD

CUPERTINO, CA #240298

OWNERSHIP:
STEVENS CREEK OCA OWNER, LLC

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NTS
Scale: Not To Scale

EXISTING TREE INVENTORY PLAN

C6

SEE SHEET C8

LEGEND

	BOUNDARY LINE
	EXISTING EASEMENT LINE
	ADJACENT PROPERTY LINE
	EXISTING LOT LINE
EX 24" SD	EXISTING STORM DRAIN MAIN
EX 10" W	EXISTING WATER MAIN
EX 8" SS	EXISTING SANITARY SEWER MAIN
EX GAS	EXISTING GAS LINE
EX ELEC	EXISTING UNDERGROUND ELECTRIC
EX OHW	EXISTING OVERHEAD WIRES
	EXISTING STORM DRAIN MANHOLE
	EXISTING STORM DRAIN FIELD INLET
	EXISTING FIRE HYDRANT
	EXISTING BACK FLOW
	EXISTING PRESSURE INDICATOR VALVE
	EXISTING FIRE DEPARTMENT CONNECTION
	EXISTING WATER VALVE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER CLEANOUT
	EXISTING UTILITY BOX/VAULT
	EXISTING STREET LIGHT
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO REMAIN

BLDG	BUILDING
CB	CATCH BASIN
DWY	DRIVEWAY
ELEC	ELECTRIC
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FI	FIELD DRAINAGE INLET
FS	FIRE SERVICE
GM	GAS METER
PAVE	PAVEMENT
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
SL	STREET LIGHT
SSCO	SANITARY SEWER CLEAN OUT
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PGE	PACIFIC GAS & ELECTRIC
PSSE	PRIVATE SANITARY SEWER EASEMENT
TBR	TO BE REMOVED
TELE	TELEPHONE/COMMUNICATION
TBQ	TO BE QUITCLAIMED
TR	TO REMAIN
UTIL	UTILITY
VLT	VAULT
WLE	WATER LINE EASEMENT
WM	WATER METER
WS	WATER SERVICE
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5. SEE LANDSCAPE PLANS PREPARED BY GATES & ASSOCIATES FOR EXISTING TREE INVENTORY PLAN.

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0 10 20 40
Scale: 1" = 20'

EXISTING CONDITIONS & DEMOLITION PLAN

C7

SEE SHEET C7

SEE SHEET C9

LEGEND

	BOUNDARY LINE
	EXISTING EASEMENT LINE
	ADJACENT PROPERTY LINE
	EXISTING LOT LINE
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EX 10" W	EXISTING WATER MAIN
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EX GAS	EXISTING GAS LINE
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	EXISTING STORM DRAIN MANHOLE
	EXISTING STORM DRAIN FIELD INLET
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	EXISTING TREE TO REMAIN
BLDG	BUILDING
CB	CATCH BASIN
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ELEC	ELECTRIC
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0 10 20 40
Scale: 1" = 20'

EXISTING CONDITIONS & DEMOLITION PLAN

C8

SEE SHEET C8

LEGEND

	BOUNDARY LINE
	EXISTING EASEMENT LINE
	ADJACENT PROPERTY LINE
	EXISTING LOT LINE
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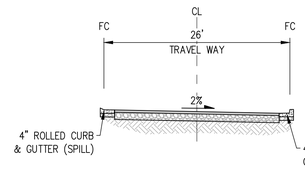
Scale: 1" = 20'

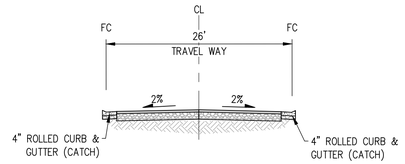
EXISTING CONDITIONS & DEMOLITION PLAN

C9



TYPICAL CROSS-SLOPED 26' STREET

NOT TO SCALE



TYPICAL CROWNED 26' STREET

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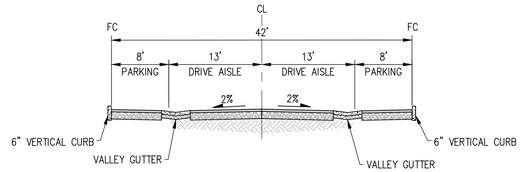
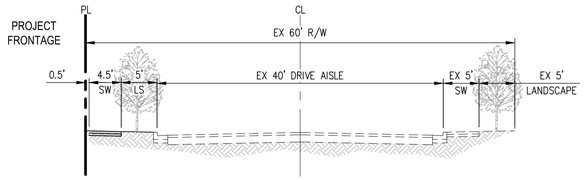


TYPICAL CROWNED 26' STREET WITH PARKING

NOT TO SCALE



ALVES DRIVE

NOT TO SCALE

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

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

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0 10 20 40
Scale: 1" = 20'

SITE PLAN

C10

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))
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ABBREVIATIONS

CL	CENTERLINE
CONC	CONCRETE
DWY	DRIVEWAY
EX	EXISTING
FC	FACE OF CURB
LS	LANDSCAPE
MIN	MINIMUM
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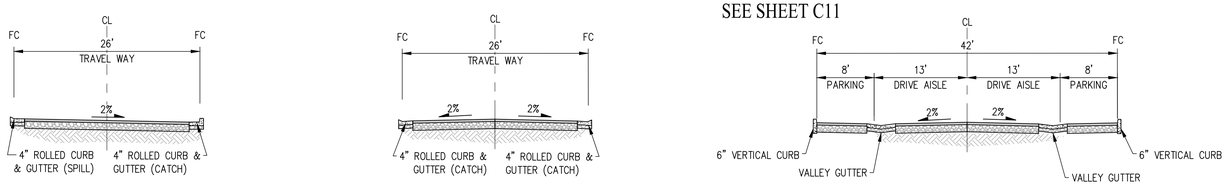
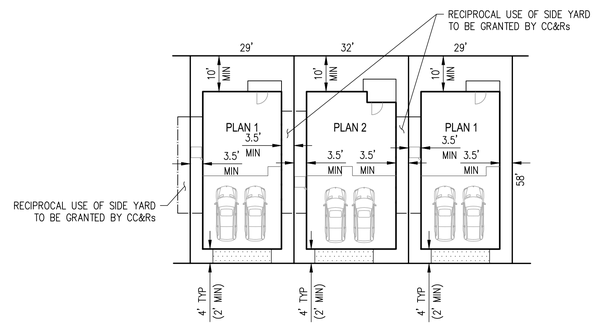


TYPICAL CROSS-SLOPED 26' STREET
NOT TO SCALE

TYPICAL CROWNED 26' STREET
NOT TO SCALE

TYPICAL CROWNED 26' STREET WITH PARKING
NOT TO SCALE



TYPICAL LOT DIMENSIONS - SINGLE FAMILY
NOT TO SCALE

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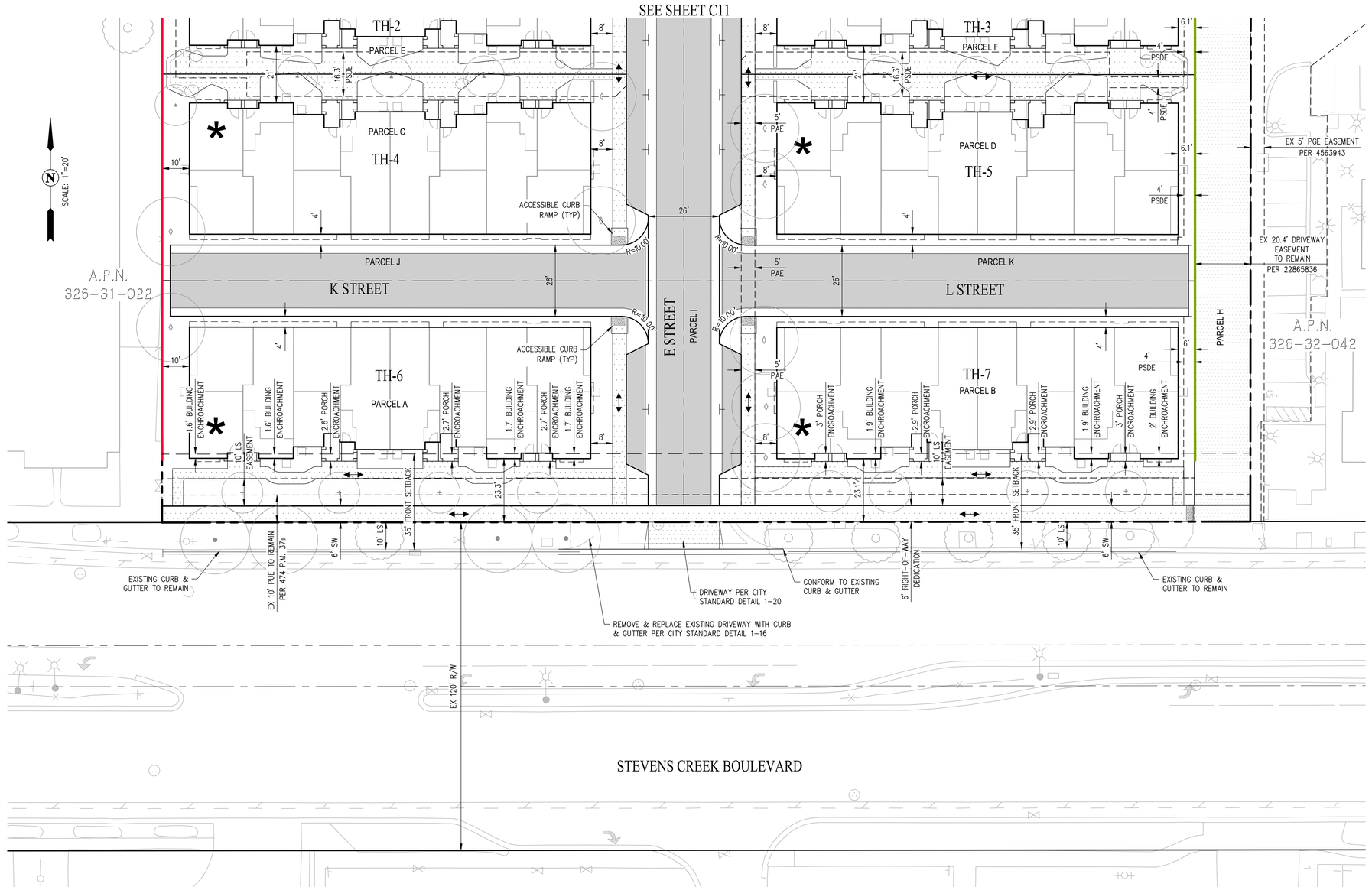
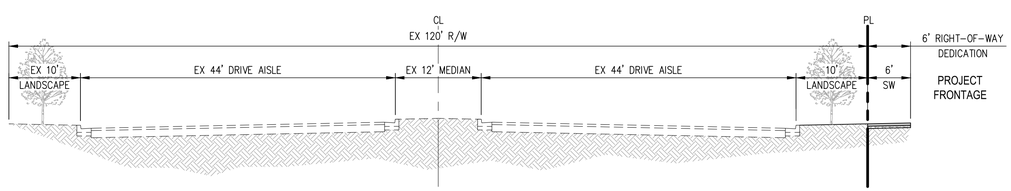
SITE PLAN

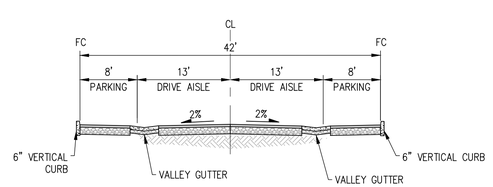
C11





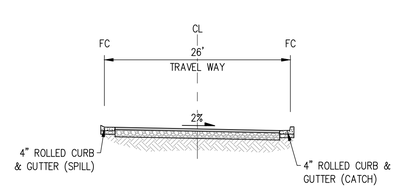
STEVENS CREEK BOULEVARD

NOT TO SCALE



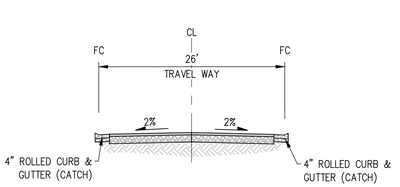
TYPICAL CROWNED 26' STREET WITH PARKING

NOT TO SCALE



TYPICAL CROSS-SLOPED 26' STREET

NOT TO SCALE



TYPICAL CROWNED 26' STREET

NOT TO SCALE

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:

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

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RADIUS DESIGN
GATES +ASSOCIATES LANDSCAPE ARCHITECTURE LAND PLANNING · URBAN DESIGN
HARVEST PROPERTIES
180 Grand Ave, Ste. 1400
Oakland, CA 94612

20807-20883 STEVENS CREEK BLVD

CUPERTINO, CA #240298

OWNERSHIP:
STEVENS CREEK OCA OWNER, LLC

GENERAL PLANNING APPLICATION
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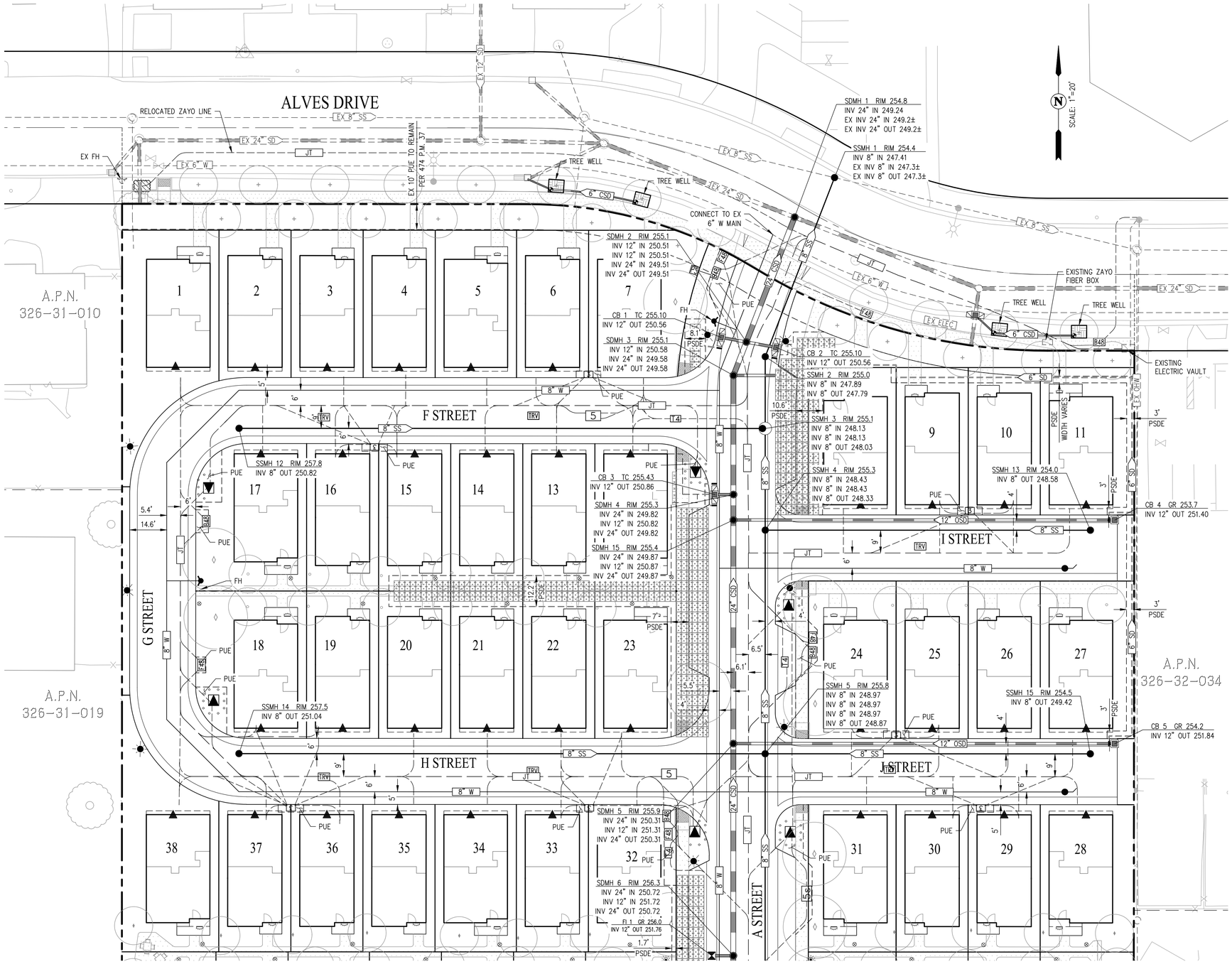
1 JANUARY 22, 2025 SECOND SUBMITTAL
2 MAY 15, 2025 THIRD SUBMITTAL
3 NOVEMBER 5, 2025 FOURTH SUBMITTAL
4 DECEMBER 24, 2025 FIFTH SUBMITTAL

0 10 20 40
Scale: 1" = 20'

SITE PLAN

C12



SEE SHEET C14

LEGEND:

EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY LINE
		LOT LINE
		EASEMENT LINE
EX GAS		GAS MAIN
EX ELEC		UNDERGROUND ELECTRIC
EX OHW		OVERHEAD WIRES
EX W	8" W	WATER MAIN
EX SS	8" SS	SANITARY SEWER PIPE
EX SD		STORM DRAIN MAIN
	6" SD	STORM DRAIN PIPE (UNTREATED)
	12" CSD	CLEAN STORM DRAIN PIPE (TREATED)
	12" OSD	OVERFLOW STORM DRAIN PIPE (UNTREATED)
	JT	JOINT TRENCH
		STORM DRAIN INLET
		MANHOLE
		ECCENTRIC MANHOLE
		FIRE HYDRANT
		SILVA CELLS
		TREE WELL
		VALVE
		STREET LIGHT
		PEDESTRIAN POLE LIGHT
		BOLLARD LIGHT
		WALL MOUNTED LIGHT
	3 T4	UTILITY BOX/VAULT
		TRANSFORMER

ABBREVIATIONS

BFP	BACK FLOW PREVENTER
BLDG	BUILDING
B/O	BLOW OFF VALVE
CB	CATCH BASIN
CSD	CLEAN STORM DRAIN
DI	DRAIN INLET
ELEC	ELECTRICAL
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
JT	JOINT TRENCH
LAT	LATERAL
LS	LANDSCAPE
OSD	OVERFLOW STORM DRAIN PIPE
PIV	POST INDICATOR VALVE
PP	POWER POLE
PUE	PUBLIC UTILITY EASEMENT
PSDE	PRIVATE STORM DRAIN AND SILVA CELLS EASEMENT
SD	STORM DRAIN
SL	STREET LIGHT
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
UTIL	UTILITY
VLT	VAULT
W	WATER
WM	WATER METER
WS	WATER SERVICE
WV	WATER VALVE

UTILITY NOTES:

1. UTILITY LAYOUT AS SHOWN IS PRELIMINARY AND SUBJECT TO FINAL ENGINEERING DESIGN. EXISTING UTILITY LOCATIONS ARE APPROXIMATE BASED ON RECORD INFORMATION AND FIELD SURVEY DATA. UTILITY POINT OF CONNECTIONS SHALL BE VERIFIED WITH USA MARKINGS AND POTHOLE INFORMATION.
2. ALL BUILDING STORM DRAIN, WATER, AND SEWER POINT OF CONNECTIONS ARE SUBJECT TO FINAL BUILDING PLUMBING ENGINEERS DESIGN.
3. ALL JOINT TRENCH MAIN LOCATIONS HAVE BEEN SHOWN FOR REFERENCE ONLY AND ARE SUBJECT TO THE FINAL JOINT TRENCH CONSULTANTS DESIGN.
4. ALL PROPOSED UTILITY LINES SHALL BE INSTALLED UNDERGROUND.

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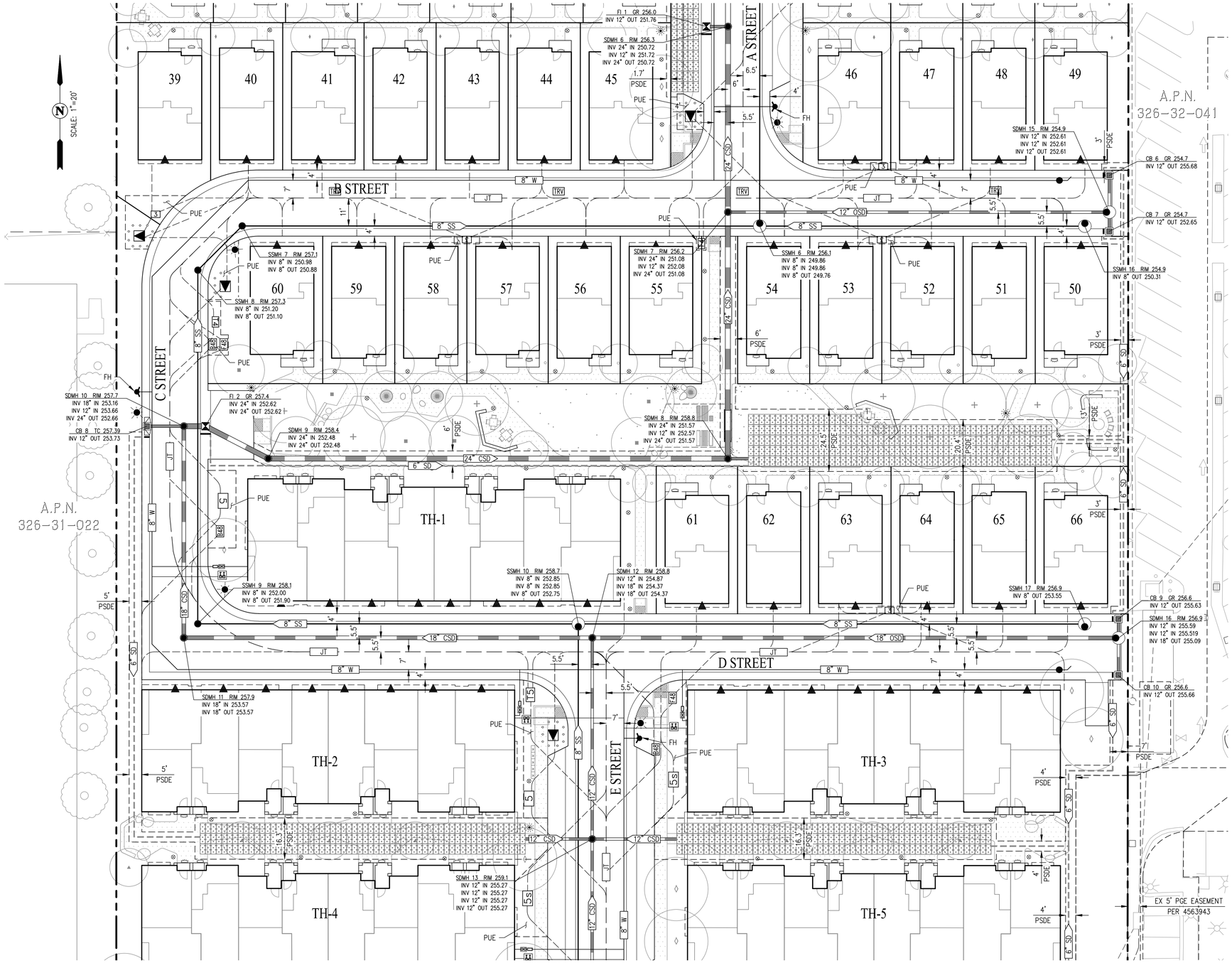
0 10 20 40
Scale: 1" = 20'

UTILITY PLAN

C13

SEE SHEET C13



SEE SHEET C15

LEGEND:

EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY LINE
		LOT LINE
		EASEMENT LINE
EX GAS		GAS MAIN
EX ELEC		UNDERGROUND ELECTRIC
EX OHW		OVERHEAD WIRES
EX W	8" W	WATER MAIN
EX SS	8" SS	SANITARY SEWER PIPE
EX SD		STORM DRAIN MAIN
	6" SD	STORM DRAIN PIPE (UNTREATED)
	12" CSD	CLEAN STORM DRAIN PIPE (TREATED)
	12" OSD	OVERFLOW STORM DRAIN PIPE (UNTREATED)
	JT	JOINT TRENCH
		STORM DRAIN INLET
		MANHOLE
		ECCENTRIC MANHOLE
		FIRE HYDRANT
		REDUCED PRESSURE BACKFLOW & WATER SERVICE
		DOUBLE DETECTOR CHECK VALVE
		SILVA CELLS
		TREE WELL
		VALVE
		STREET LIGHT
		PEDESTRIAN POLE LIGHT
		BOLLARD LIGHT
		WALL MOUNTED LIGHT
	3 T4	UTILITY BOX/VAULT
		TRANSFORMER

ABBREVIATIONS

BFP	BACK FLOW PREVENTER
BLDG	BUILDING
B/O	BLOW OFF VALVE
CB	CATCH BASIN
CSD	CLEAN STORM DRAIN
DDCV	DOUBLE DETECTOR CHECK VALVE
DI	DRAIN INLET
ELEC	ELECTRICAL
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
JT	JOINT TRENCH
LAT	LATERAL
LS	LANDSCAPE
OSD	OVERFLOW STORM DRAIN PIPE
PIV	POST INDICATOR VALVE
PP	POWER POLE
PSDE	PRIVATE STORM DRAIN AND SILVA CELLS EASEMENT
RPB	REDUCED PRESSURE BACKFLOW
SD	STORM DRAIN
SL	STREET LIGHT
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
UTIL	UTILITY
VLT	VAULT
W	WATER
WM	WATER METER
WS	WATER SERVICE
WV	WATER VALVE

UTILITY NOTES:

1. UTILITY LAYOUT AS SHOWN IS PRELIMINARY AND SUBJECT TO FINAL ENGINEERING DESIGN. EXISTING UTILITY LOCATIONS ARE APPROXIMATE BASED ON RECORD INFORMATION AND FIELD SURVEY DATA. UTILITY POINT OF CONNECTIONS SHALL BE VERIFIED WITH USA MARKINGS AND POTHOLE INFORMATION.
2. ALL BUILDING STORM DRAIN, WATER, AND SEWER POINT OF CONNECTIONS ARE SUBJECT TO FINAL BUILDING PLUMBING ENGINEERS DESIGN.
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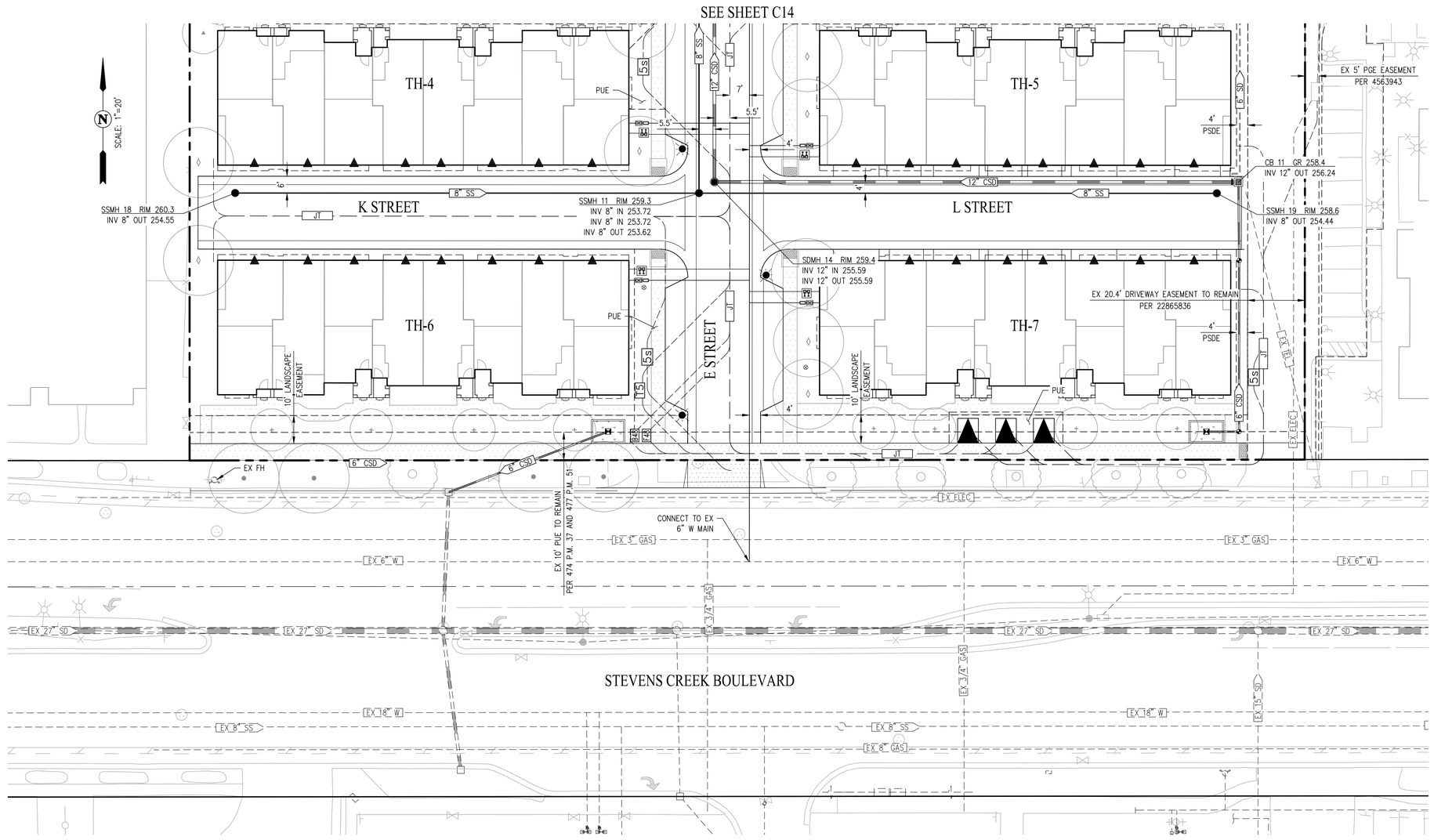
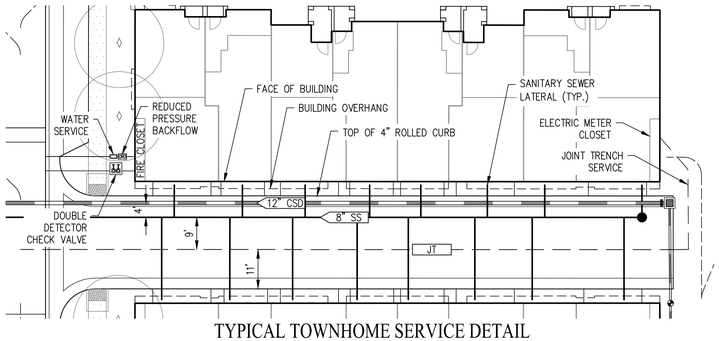
0 10 20 40
Scale: 1" = 20'

UTILITY PLAN

C14





TYPICAL TOWNHOME SERVICE DETAIL

SCALE: 1"=20'

UTILITY NOTES:

1. UTILITY LAYOUT AS SHOWN IS PRELIMINARY AND SUBJECT TO FINAL ENGINEERING DESIGN. EXISTING UTILITY LOCATIONS ARE APPROXIMATE BASED ON RECORD INFORMATION AND FIELD SURVEY DATA. UTILITY POINT OF CONNECTIONS SHALL BE VERIFIED WITH USA MARKINGS AND POTHOLE INFORMATION.
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3. ALL JOINT TRENCH MAIN LOCATIONS HAVE BEEN SHOWN FOR REFERENCE ONLY AND ARE SUBJECT TO THE FINAL JOINT TRENCH CONSULTANTS DESIGN.
4. ALL PROPOSED UTILITY LINES SHALL BE INSTALLED UNDERGROUND.
5. SEE LANDSCAPE SHEETS L6.0 AND L10.1 PREPARED BY GATES STUDIO FOR TRANSFORMER SCREENING ALONG STEVENS CREEK BOULEVARD.

LEGEND:

EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY LINE
		LOT LINE
		EASEMENT LINE
EX GAS		GAS MAIN
EX ELEC		UNDERGROUND ELECTRIC
EX OHW		OVERHEAD WIRES
EX W	8" W	WATER MAIN
EX SS	8" SS	SANITARY SEWER PIPE
EX SD		STORM DRAIN MAIN
	6" SD	STORM DRAIN PIPE (UNTREATED)
	12" CSD	CLEAN STORM DRAIN PIPE (TREATED)
	12" OSD	OVERFLOW STORM DRAIN PIPE (UNTREATED)
	JT	JOINT TRENCH
		STORM DRAIN INLET
		MANHOLE
		ECCENTRIC MANHOLE
		FIRE HYDRANT
		REDUCED PRESSURE BACKFLOW & WATER SERVICE
		DOUBLE DETECTOR CHECK VALVE
		SILVA CELLS
		TREE WELL
		BIORETENTION AREA
		VALVE
		STREET LIGHT
		PEDESTRIAN POLE LIGHT
		BOLLARD LIGHT
		WALL MOUNTED LIGHT
	T3 T4	UTILITY BOX/VAULT
		TRANSFORMER

ABBREVIATIONS

BFP	BACK FLOW PREVENTER
BLDG	BUILDING
B/O	BLOW OFF VALVE
CB	CATCH BASIN
CSD	CLEAN STORM DRAIN
DDCV	DOUBLE DETECTOR CHECK VALVE
DI	DRAIN INLET
ELEC	ELECTRICAL
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
JT	JOINT TRENCH
LAT	LATERAL
LS	LANDSCAPE
OSD	OVERFLOW STORM DRAIN PIPE
PIV	POST INDICATOR VALVE
PP	POWER POLE
PSDE	PRIVATE STORM DRAIN AND SILVA CELLS EASEMENT
RPB	REDUCED PRESSURE BACKFLOW
SD	STORM DRAIN
SL	STREET LIGHT
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
UTIL	UTILITY
VLT	VAULT
W	WATER
WM	WATER METER
WS	WATER SERVICE
WV	WATER VALVE

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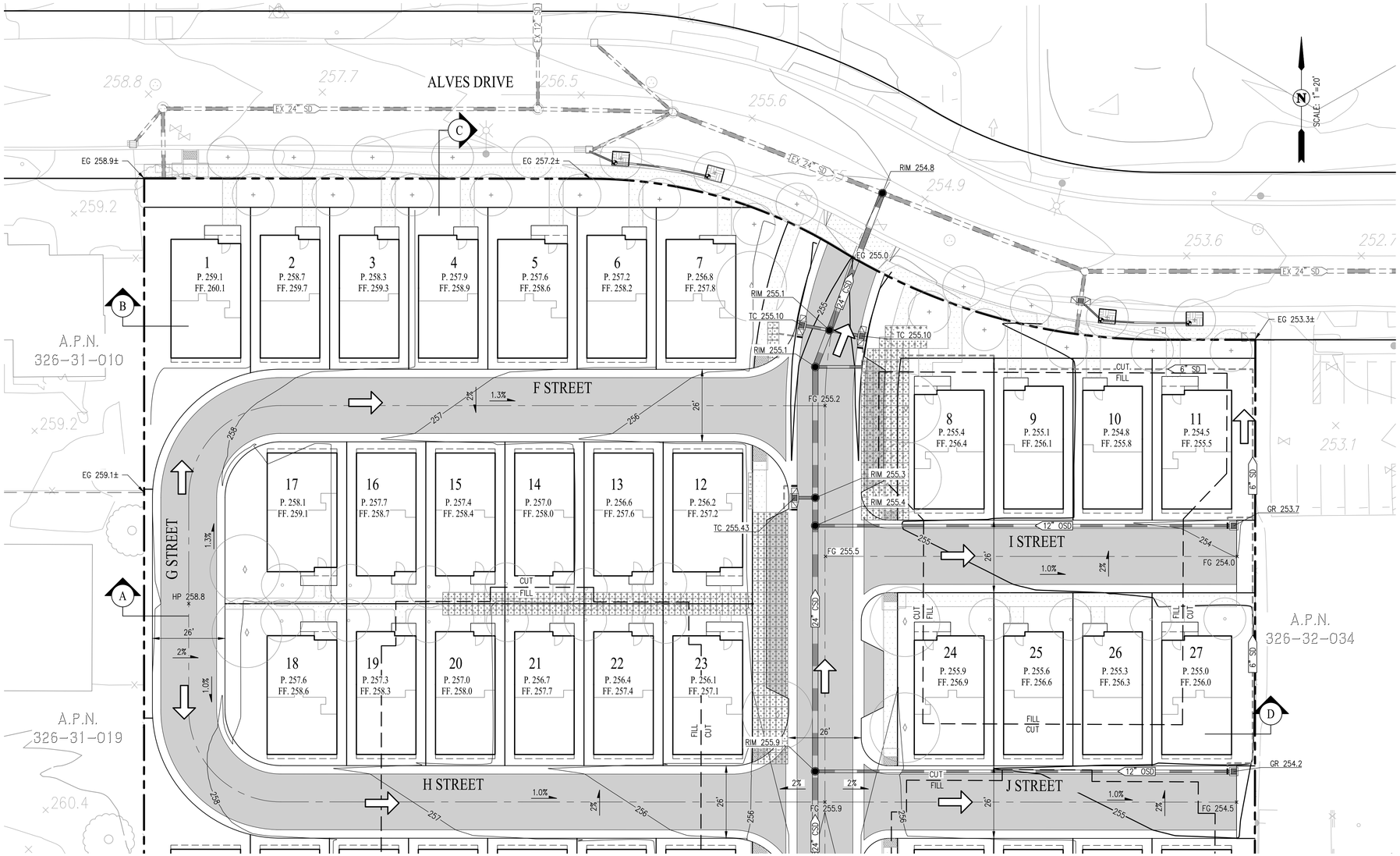
0 10 20 40
Scale: 1" = 20'

UTILITY PLAN

C15



SEE SHEET C17

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY LINE
		LOT LINE
		EASEMENT LINE
EX SD		STORM DRAIN MAIN
	6" SD	STORM DRAIN PIPE (UNTREATED)
	12" CSD	CLEAN STORM DRAIN PIPE (TREATED)
	12" OSD	OVERFLOW STORM DRAIN PIPE (UNTREATED)
		STORM DRAIN INLET
		MANHOLE
		ECCENTRIC MANHOLE
		SILVA CELLS
		TREE WELLS
		DIRECTION OF OVERLAND RELEASE
	*	ACCESSIBLE UNIT
		LIMIT OF CUT AND FILL

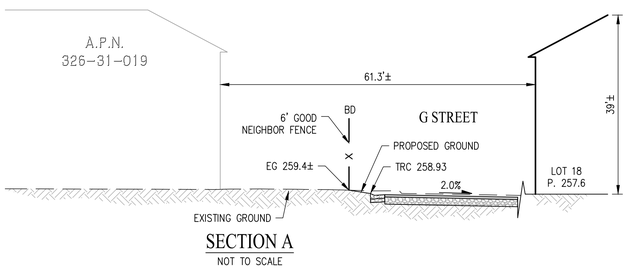
ABBREVIATIONS

BLDG	BUILDING
BD	BOUNDARY
BW	BOTTOM OF WALL
CB	CATCH BASIN
EG	EXISTING GRADE
EX	EXISTING
FC	FACE OF CURB
FF	FINISHED FLOOR ELEVATION
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
LS	LANDSCAPE
OSD	OVERFLOW STORM DRAIN PIPE
P	PAD ELEVATION
PR	PROPOSED
PSDE	PRIVATE STORM DRAIN AND SILVA CELLS EASEMENT
PV	PAVEMENT
RET	RETAINING
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SW	SIDEWALK
TC	TOP OF CURB
TW	TOP OF WALL
TYP	TYPICAL

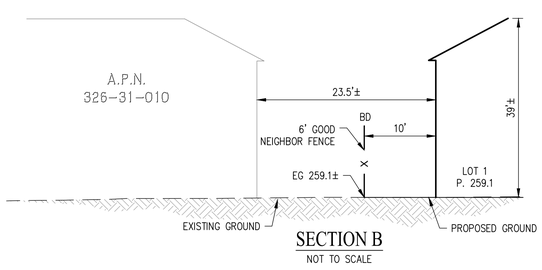
PRELIMINARY ESTIMATED ROUGH GRADING EARTHWORK SUMMARY

DESCRIPTION	CUT (CY)	FILL (CY)	NET (CY)
ROUGH GRADING	12,100	2,500	9,600 (C)
STREET EXCAVATIONS	2,840	0	2,840 (C)
FILL EXISTING BASEMENTS	0	19,360	19,360 (F)
TOTAL	14,940	21,860	6,920 (F)

NOTE:
1. ROUGH GRADING AND EARTHWORK QUANTITIES, ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.
2. ALL REQUIRED ADAPTABLE UNITS FOR THE PROPOSED TOWNHOMES WILL BE DESIGNED PER CBC REQUIREMENTS.



SECTION A
NOT TO SCALE



SECTION B
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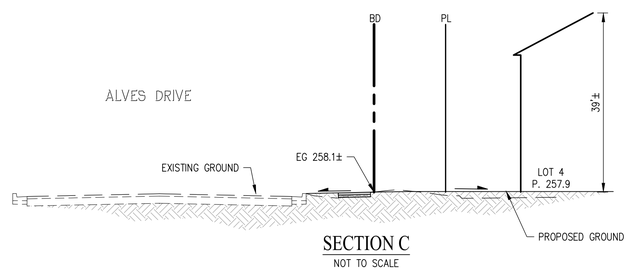

SECTION C
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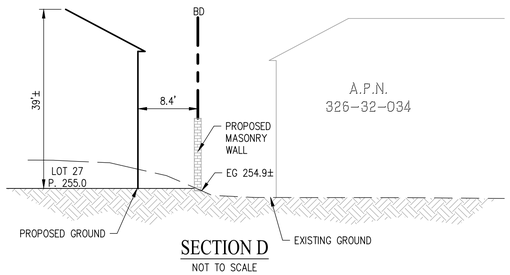

SECTION D
NOT TO SCALE

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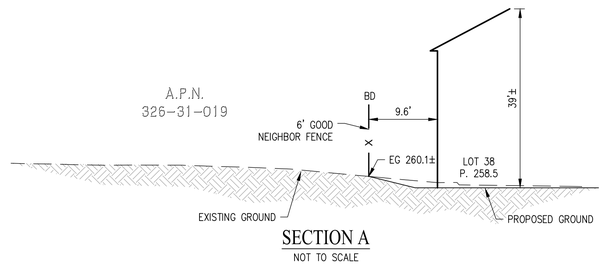
0 10 20 40
Scale: 1" = 20'

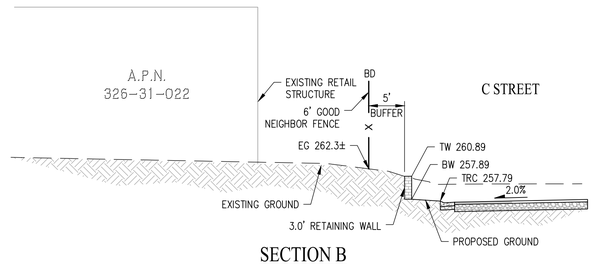
GRADING PLAN

C16

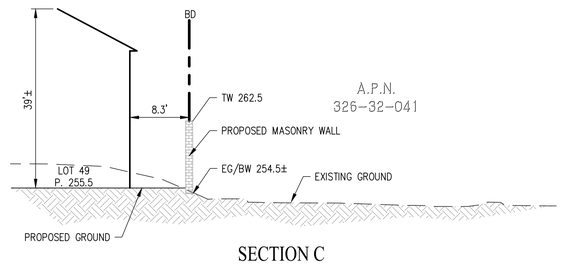
SEE SHEET C16



SECTION A
NOT TO SCALE



SECTION B
NOT TO SCALE



SECTION C
NOT TO SCALE

SEE SHEET C18

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0 10 20 40
Scale: 1" = 20'

GRADING PLAN

C17

SEE SHEET C17

N

SCALE: 1"=20'

D STREET

K STREET

L STREET

E STREET

STEVENS CREEK BOULEVARD

TH-2
P. 258.5
FF. 259.5

TH-3
P. 257.9
FF. 258.9

TH-4
P. 260.0
FF. 261.0

TH-5
P. 259.0
FF. 260.0

TH-6
P. 260.5
FF. 261.5

TH-7
P. 259.5
FF. 260.5

A.P.N.
326-31-022

A.P.N.
326-32-042

FG 258.3

FG 258.9

FG 256.9

RIM 256.9

GR 256.6

EG 256.0±

RIM 257.9

RIM 259.1

RIM 259.4

GR 258.4

FG 260.5

FG 259.6

FG 258.7

EG 263.6±

EG 260.0

EG 258.2±

TW 262.0
BW 258.5

18" CSD

18" OSD

12" CSD

6" SD

26' LANDSCAPE EASEMENT

EX 27" SD

EX 15" SD

FILL
CUT

CUT
FILL

0.5%

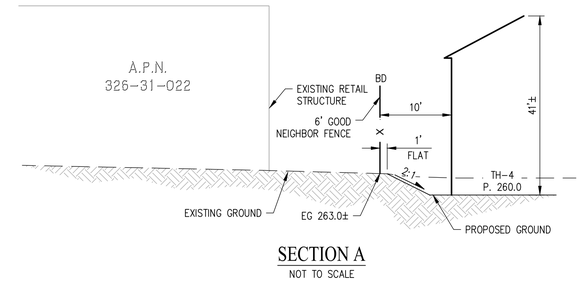
1.0%

2%

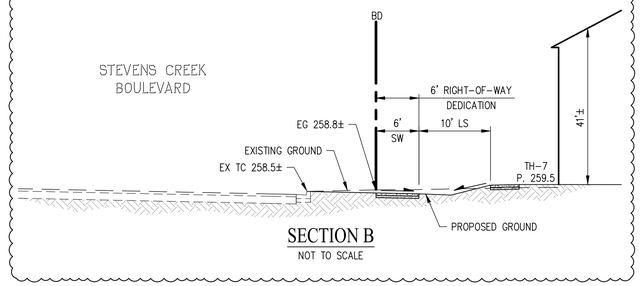
A

B

C



SECTION A
NOT TO SCALE



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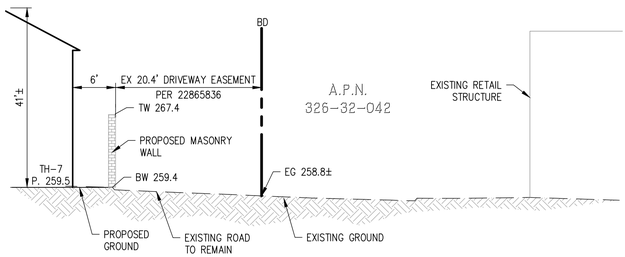

SECTION C
NOT TO SCALE

ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE | RADIUS DESIGN LLC | GATES +ASSOCIATES LANDSCAPE ARCHITECTURE LAND PLANNING · URBAN DESIGN

HARVEST PROPERTIES
180 Grand Ave, Ste. 1400
Oakland, CA 94612

20807-20883 STEVENS CREEK BLVD
CUPERTINO, CA #240298

OWNERSHIP:
STEVENS CREEK OCA OWNER, LLC

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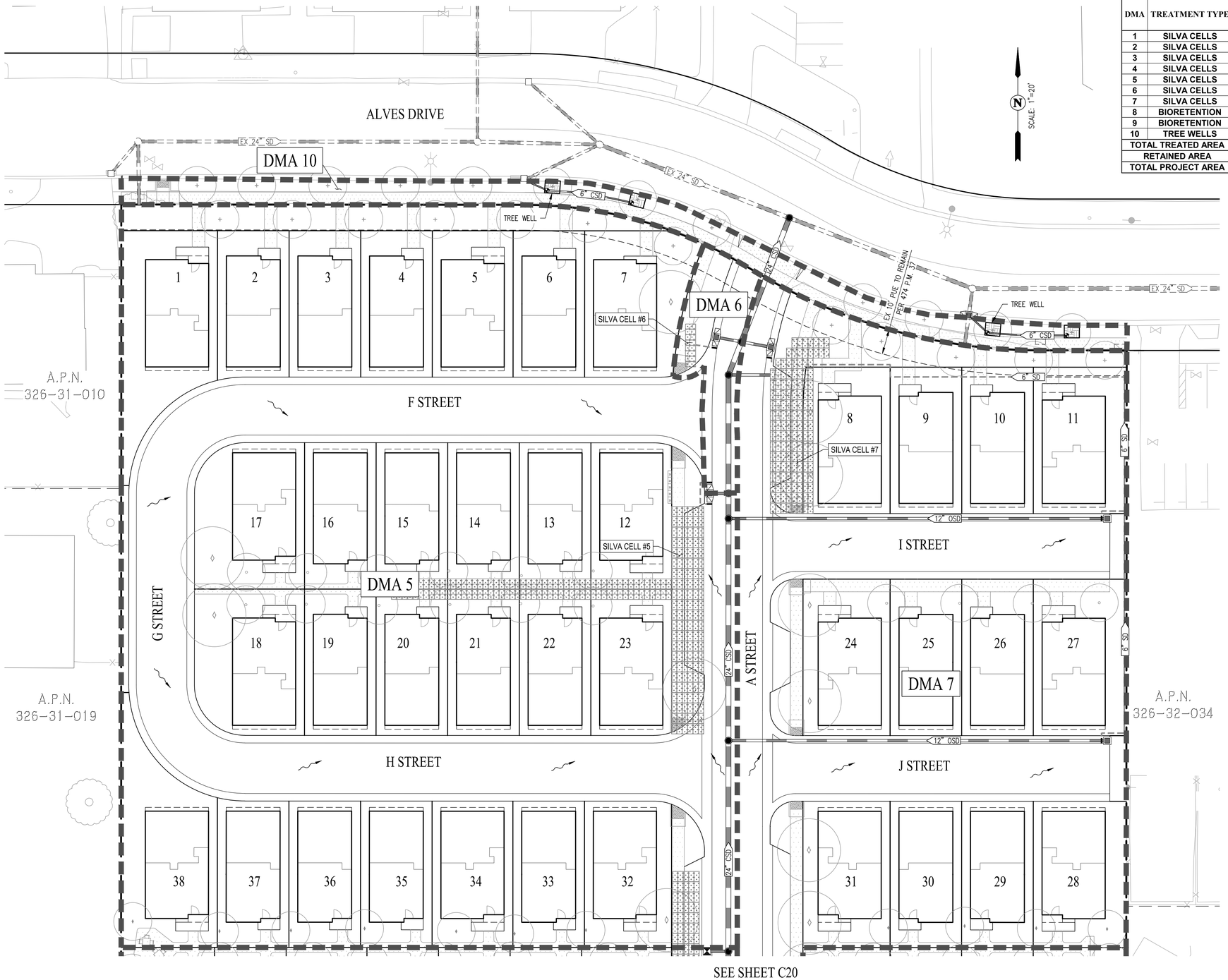
0 10 20 40
Scale: 1" = 20'

GRADING PLAN

C18



SEE SHEET C20

PRELIMINARY STORMWATER TREATMENT SUMMARY TABLE

DMA	TREATMENT TYPE	DMA AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF) (IMPERVIOUS + PERVIOUS X 0.1)	SIZING METHOD	REQUIRED TREATMENT (SF)	PROVIDED TREATMENT (SF)
1	SILVA CELLS	43,360	36,894	6,466	37,541	4%	1,502	1,522
2	SILVA CELLS	45,732	38,198	7,534	38,951	4%	1,558	1,574
3	SILVA CELLS	73,884	50,858	23,026	53,161	4%	2,126	2,143
4	SILVA CELLS	19,650	13,987	5,663	14,553	4%	582	612
5	SILVA CELLS	69,501	49,238	20,263	51,264	4%	2,051	2,064
6	SILVA CELLS	1,869	1,521	348	1,556	4%	62	70
7	SILVA CELLS	39,489	28,861	10,628	29,924	4%	1,197	1,207
8	BIORETENTION	4,130	965	3,165	1,282	4%	51	83
9	BIORETENTION	4,088	993	3,095	1,303	4%	52	81
10	TREE WELLS	4,082	1,989	2,093	2,198	4%	88	120
TOTAL TREATED AREA		305,785	223,504	82,281				
RETAINED AREA		3,845	3,845	0				
TOTAL PROJECT AREA		309,630	227,349	82,281				

ABBREVIATIONS

CSD	CLEAN STORM DRAIN
DMA	DRAINAGE MANAGEMENT AREA
EX	EXISTING
FC	FACE OF CURB
OSD	OVERFLOW STORM DRAIN PIPE
PR	PROPOSED
PUE	PUBLIC UTILITY EASEMENT
SD	STORM DRAIN
TC	TOP OF CURB

LEGEND

- EX SD — EXISTING STORM DRAIN MAIN
- 6" SD — STORM DRAIN PIPE (UNTREATED)
- 12" CSD — CLEAN STORM DRAIN PIPE (TREATED)
- 12" OSD — OVERFLOW STORM DRAIN PIPE (UNTREATED)
- DMA BOUNDARY
- SILVA CELLS
- TREE WELLS
- DMA 1 — DRAINAGE MANAGEMENT AREA LABEL
- RUNOFF DIRECTION
- STORM DRAIN MANHOLE
- ECCENTRIC STORM DRAIN MANHOLE
- STORM DRAIN FIELD INLET

NOTES

1. SEE SHEET C22 FOR TYPICAL SILVA CELL DETAIL
2. ALL STORM DRAIN INLETS MUST BE TREATED WITH FULL TRASH CAPTURE DEVICE SYSTEMS, SEE DETAIL SHEET C22
3. ALL STORM DRAIN INLETS SHALL BE CLEARLY MARKED WITH "NO DUMPING FLOWS TO BAY".
4. AREA DRAINS (NOT SHOWN) WILL COLLECT RUNOFF ON LOTS AND IN OPEN SPACES TO CONVEY RUNOFF TO SILVA CELLS.

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STORM WATER CONTROL PLAN

C19

SEE SHEET C19

SEE SHEET C21

PRELIMINARY STORMWATER TREATMENT SUMMARY TABLE

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STORM WATER CONTROL PLAN

C20

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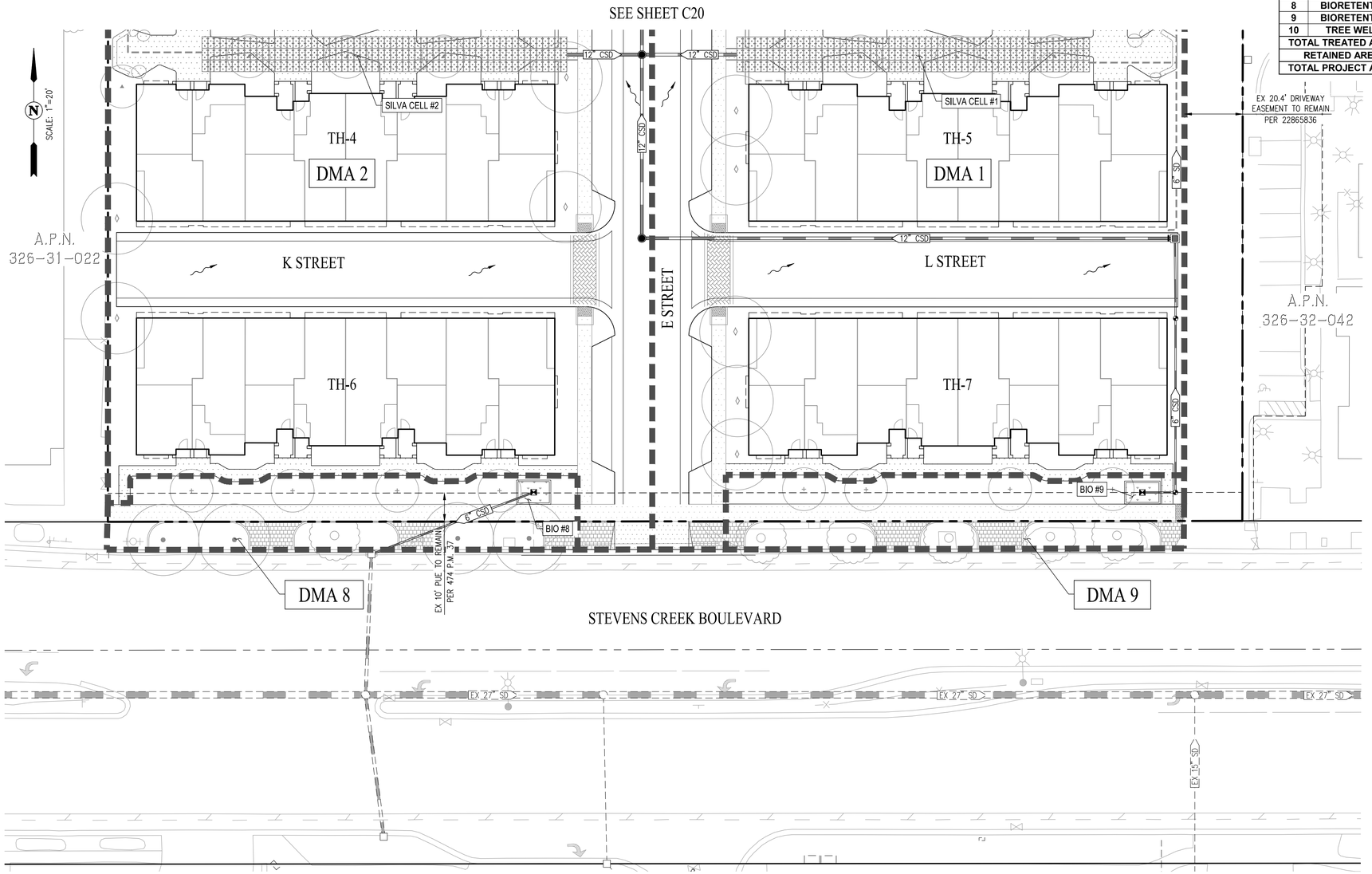

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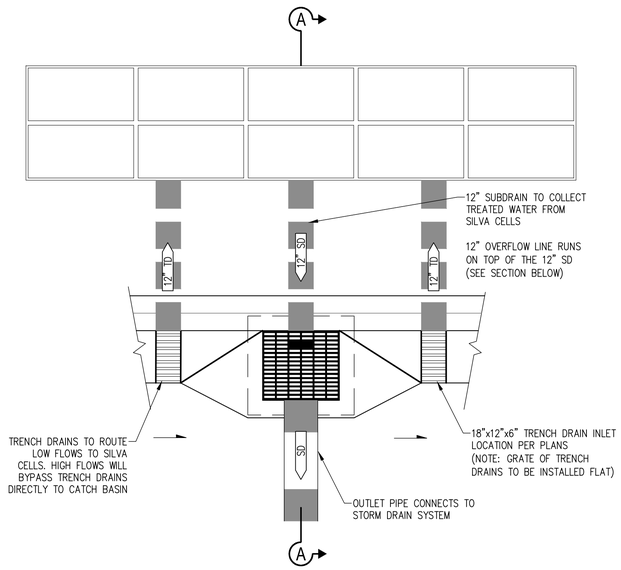
STORM WATER CONTROL PLAN

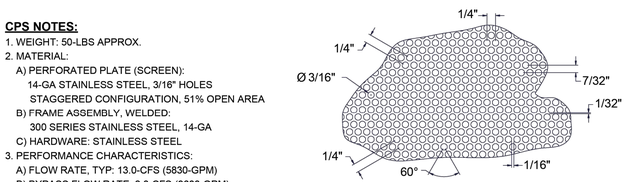
C21



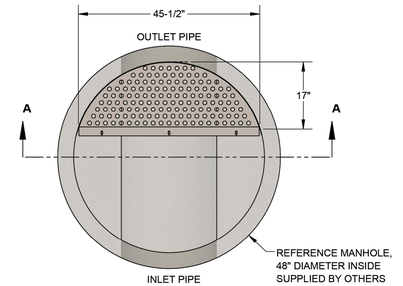
PLAN

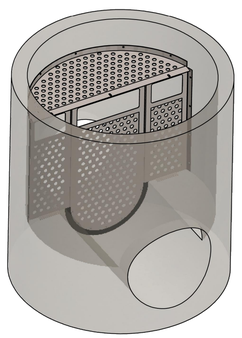
CPS NOTES:

1. WEIGHT: 50-LBS APPROX.
2. MATERIAL:
   A) PERFORATED PLATE (SCREEN):
      14-GA STAINLESS STEEL, 3/16" HOLES
      STAGGERED CONFIGURATION, 51% OPEN AREA
   B) FRAME ASSEMBLY, WELDED:
      300 SERIES STAINLESS STEEL, 14-GA
   C) HARDWARE: STAINLESS STEEL
3. PERFORMANCE CHARACTERISTICS:
   A) FLOW RATE, TYP: 13.0-CFS (5830-GPM)
   B) BYPASS FLOW RATE: 8.0-CFS (3600-GPM)
   C) PARTICLE RETENTION SIZE: >0.188-IN
4. CPS UNIT SHIPS FLAT FOR EASY STORAGE.
5. TYPICAL INSTALLATION: LOWER EACH PANEL AND TOP SCREEN INTO THE MANHOLE OPENING, AND ASSEMBLE USING THE HARDWARE PROVIDED. MARK THE ANCHOR LOCATIONS AND ATTACHED THE LOWER PANELS TO THE VAULT FLOOR AND WALLS AS SHOWN. THEN MARK AND INSTALL THE COVER SCREEN TO THE VAULT WALL AND PANEL ASSEMBLY. IF NECESSARY USE WATER PROOF CAULKING TO FILL GAPS LARGER THAN 3/16". ASSEMBLY HARDWARE PROVIDED BY FABCO.

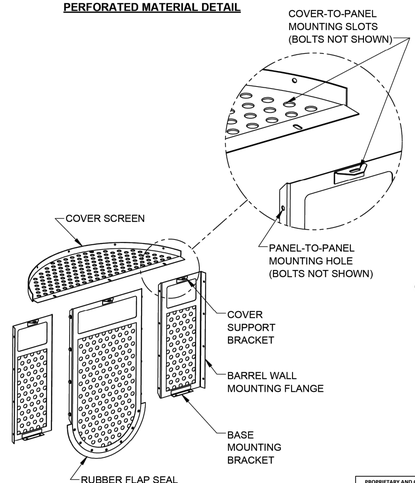


PERFORATED MATERIAL DETAIL

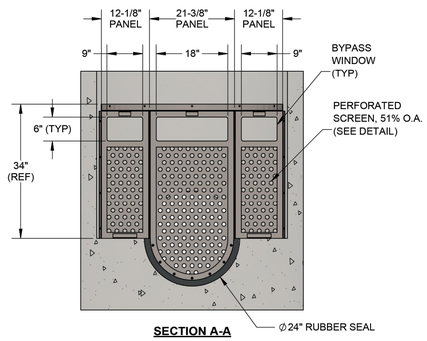




REFERENCE VIEW



PANELS SEPARATE TO FIT THROUGH A 22" CLEAR OPENING MANHOLE



SECTION A-A

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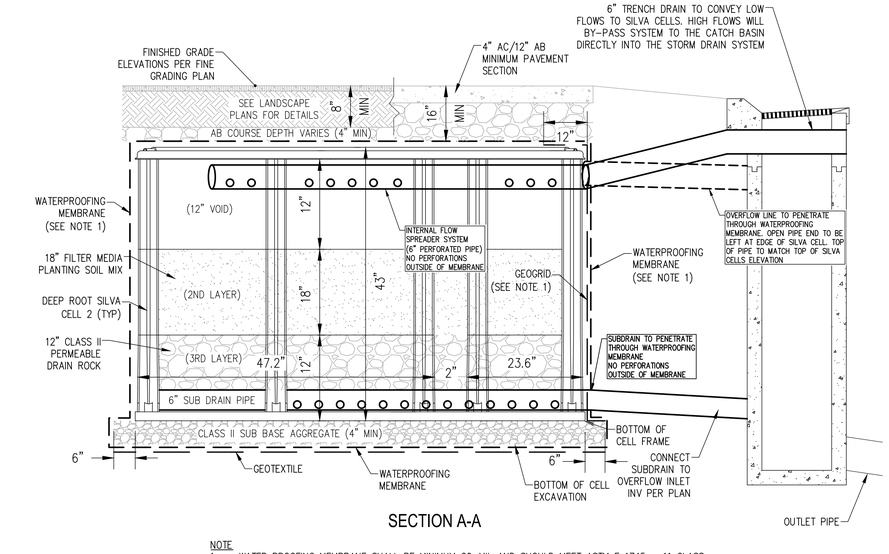
	PROJECT: ALAMEDA, CA MATERIAL: 304 STAINLESS	FABCO INDUSTRIES, INC. 24 CENTRAL DRIVE FARMINGDALE, NY 11735 WWW.FABCO-INDUSTRIES.COM	SIZE B DWG. NO. 10701-1-000 REV A SCALE: NONE SHEET 1 OF 1	

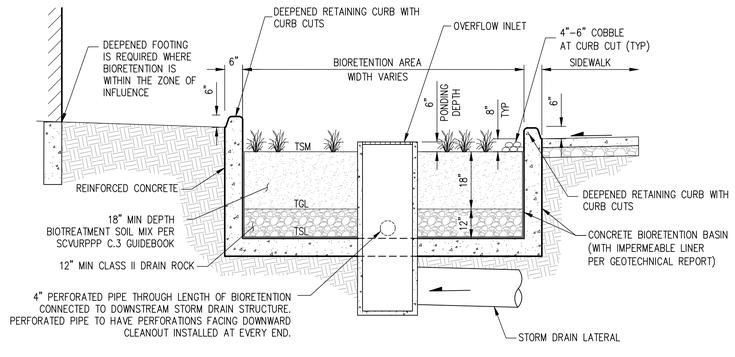


SECTION A-A

NOTE

1. WATER PROOFING MEMBRANE SHALL BE MINIMUM 20-MIL AND SHOULD MEET ASTM E 1745 – 11 CLASS REQUIREMENTS FOR WATER VAPOR PERFORMANCE, TENSILE STRENGTH, AND PUNCTURE RESISTANCE, IF LINE IS PUNCTURED, IT SHOULD BE REPAIRED AND SEALED PER MANUFACTURER RECOMMENDATIONS.
2. SILVA CELLS CAN BE ACCESSED FOR MAINTENANCE BY REMOVING THE GROUND LOCATED DIRECTLY ABOVE THEM.

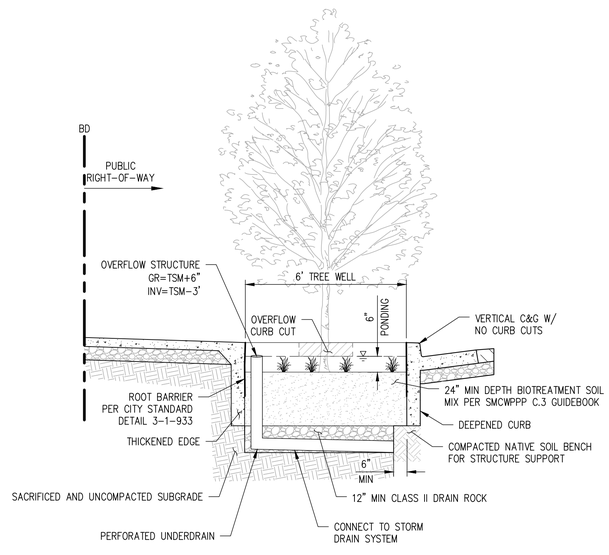
TYPICAL SILVA CELL SECTION
NOT TO SCALE



BIORETENTION DETAIL
NOT TO SCALE

NOTE:

TRASH CAPTURE DEVICES TO BE FABCO CONNECTOR PIPE SCREEN OR APPROVED EQUAL.



TREE WELL DETAIL
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STORM WATER CONTROL PLAN DETAILS

C22

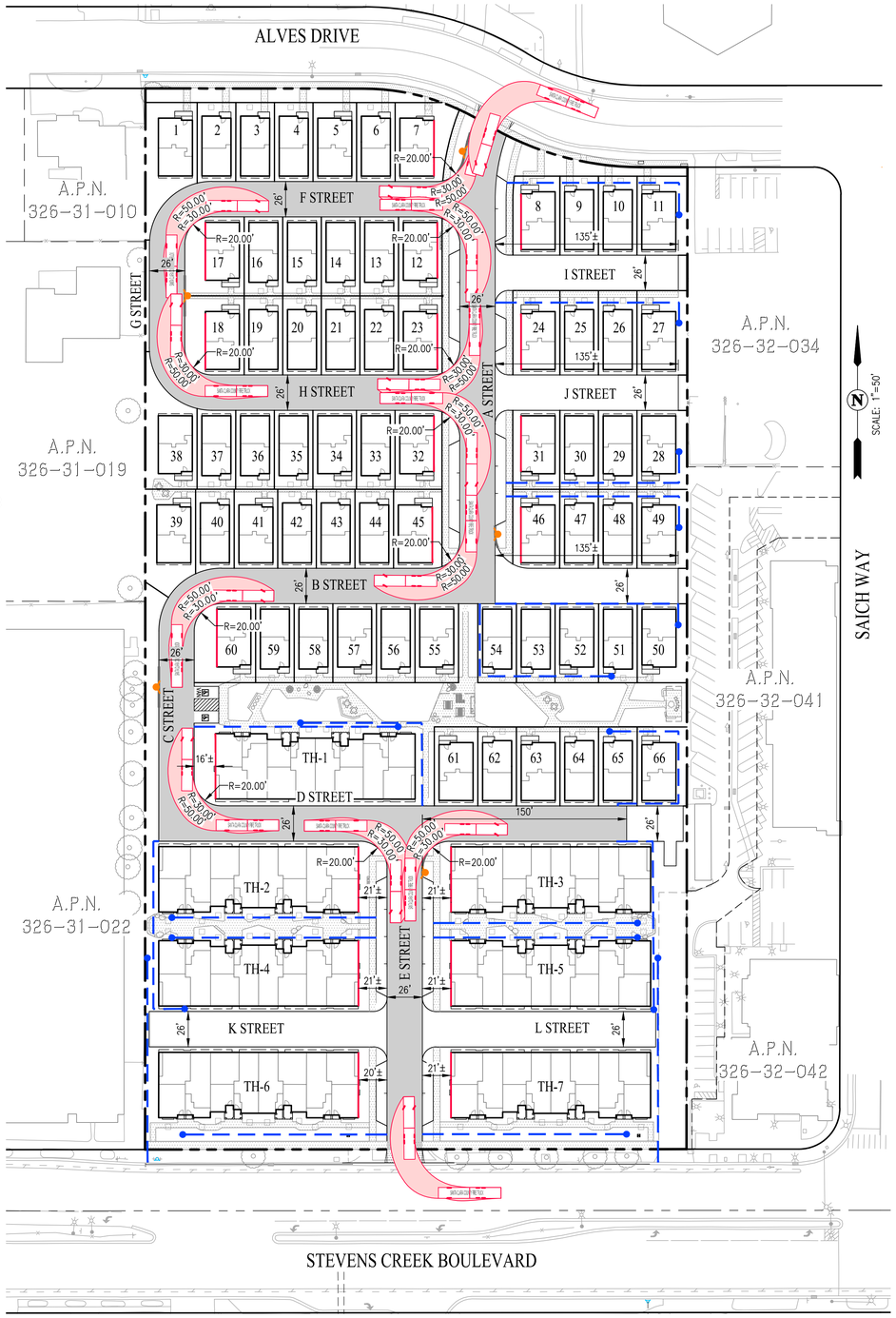
LEGEND:

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	PROPOSED LOT LINE
	FIRE DEPARTMENT HOSE REACH (150')
	RED CURB "FIRE LANE NO PARKING"
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
BFP	BACK FLOW PREVENTER
BLDG	BUILDING
CONC	CONCRETE
DWY	DRIVEWAY
EX	EXISTING
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
FC	FACE OF CURB
FDC	FIRE DEPARTMENT CONNECTION
OH	OVERHANG
PL	PROPERTY LINE
PIV	PRESSURE INDICATOR VALVE
SW	SIDEWALK
	LADDER PAD
	STREET LIGHTS (BY OTHERS, SEE LANDSCAPE PLANS BY GATES & ASSOCIATES)
	LIGHT FIXTURES (BY OTHERS, SEE LANDSCAPE PLANS BY GATES & ASSOCIATES)
	LOCATION OF AERIAL APPARATUS ACCESS
	FIRE ACCESS ROADS
	AERIAL APPARATUS FIRE TRUCK*

*NOTE: AERIAL APPARATUS FIRE TRUCK MODELED AS SANTA CLARA COUNTY FIRE TRUCK. SEE DETAIL THIS SHEET.

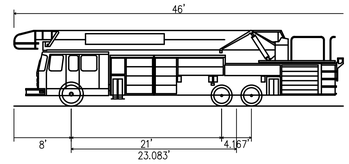
REQUIRED BUILDING FIRE FLOW CALCULATIONS			
BUILDING TYPE	TOTAL FLOOR AREA	REQUIRED FIRE FLOW(1)	FIRE SPRINKLER SYSTEM
8 UNIT CONDOMINUM BUILDING (TYPE V-B CONSTRUCTION, R3 OCCUPANCY) (7 BUILDINGS)	20,982	2,000 GPM	NFPA 13
SINGLE FAMILY DETACHED (TYPE V-B CONSTRUCTION, R3 OCCUPANCY)(66 UNITS)	3,407	500 GPM	NFPA 13D

NOTE:
1. REQUIRED FIRE FLOW CALCULATIONS PER CALIFORNIA FIRE CODE APPENDIX B.



NOTE

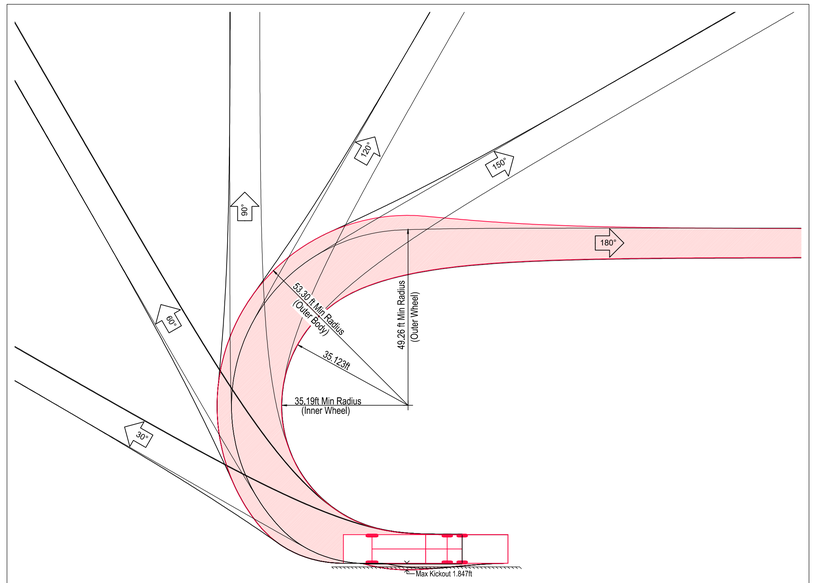
1. RED CURB FIRE LANE MARKINGS WILL BE PROVIDED ON ALL FIRE ACCESS DRIVE AISLES AND WILL BE DETAILED ON THE PROJECTS CONSTRUCTION DRAWINGS.
2. ALL FIRE ACCESS DRIVE AISLES SHALL BE DESIGNED TO SUPPORT THE LOADING CAPACITY OF A 75,000 POUND FIRE TRUCK.
3. CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION S1-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP. 33.



OVERALL LENGTH	46.000FT
OVERALL WIDTH	8.000FT
OVERALL BODY HEIGHT	10.559FT
MIN BODY GROUND CLEARANCE	0.990FT
TRACK WIDTH	8.333FT
LOCK-TO-LOCK TIME	7.00s
MAX WHEEL ANGLE	33.00°

SANTA CLARA COUNTY FIRE TRUCK

NOT TO SCALE



Vehicle Tracking V23.00.2540(20220624) (c) Autodesk, Inc. www.Autodesk.com

Notes:
Turn(s) based upon a design speed of 5.00mph.

Title:
SANTA CLARA COUNTY FIRE TRUCK

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HARVEST PROPERTIES
180 Grand Ave, Ste. 1400
Oakland, CA 94612

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

GENERAL PLANNING APPLICATION
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1 JANUARY 22, 2025 SECOND SUBMITTAL
2 MAY 15, 2025 THIRD SUBMITTAL
3 NOVEMBER 5, 2025 FOURTH SUBMITTAL
4 DECEMBER 24, 2025 FIFTH SUBMITTAL

0 25 50 100
Scale: 1" = 50'

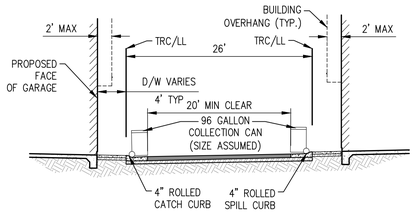
FIRE PLAN

C23

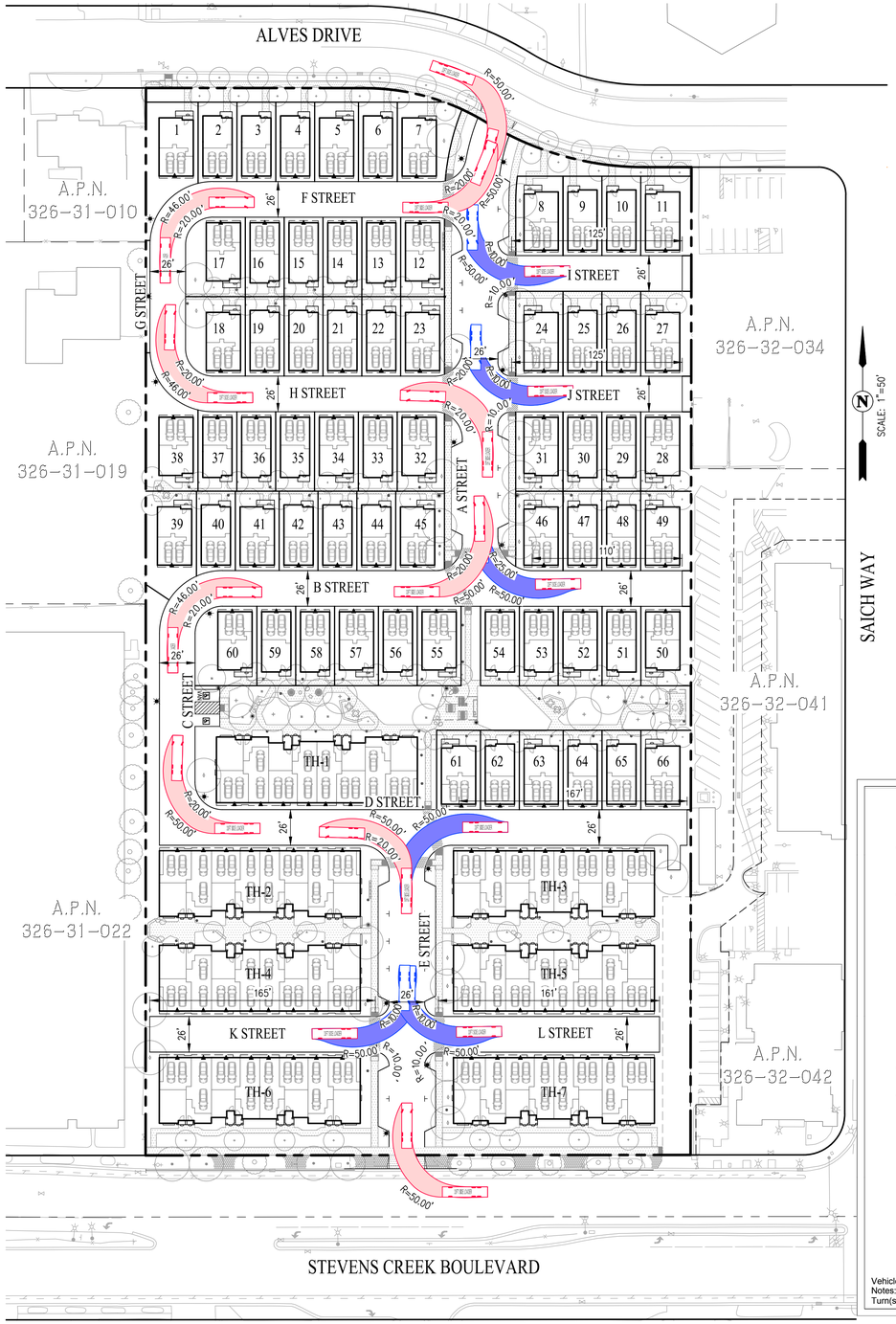
LEGEND:

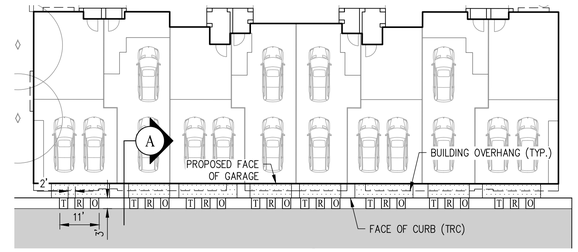
	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	PROPOSED LOT LINE
T R O	GARBAGE BINS
T	TRASH
R	RECYCLE
O	ORGANICS
BC	BACK OF CURB
FC	FACE OF CURB
LL	LOT LINE
TRC	TOP OF ROLLED CURB
☀	STREET LIGHTS (BY OTHERS, SEE LANDSCAPE PLANS BY GATES & ASSOCIATES)
▲ ▪ ▬ ☀	LIGHT FIXTURES (BY OTHERS, SEE LANDSCAPE PLANS BY GATES & ASSOCIATES)
	33' SIDE LOADER GARBAGE TRUCK (FORWARD MOTION)
	33' SIDE LOADER GARBAGE TRUCK (REVERSE MOTION)

NOTE: NO ON-STREET PARKING WILL BE ALLOWED ALONG THE GARBAGE TRUCK HAUL ROUTE. ON-STREET PARKING IS RESTRICTED TO DESIGNATED PARKING POP-OUTS.

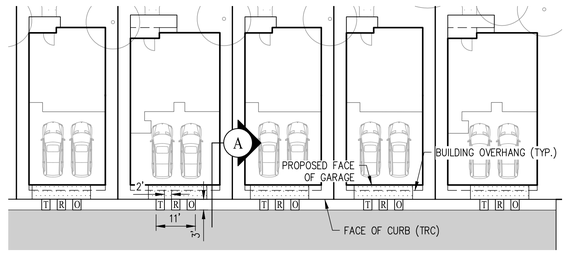


TYPICAL GARBAGE BIN SECTION A
NOT TO SCALE

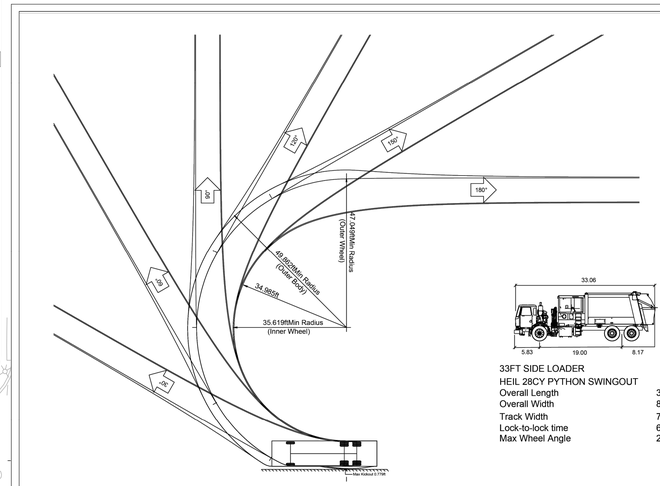




TYPICAL GARBAGE BIN TOWNHOME CONFIGURATION DETAIL
NOT TO SCALE



TYPICAL GARBAGE BIN SINGE FAMILY CONFIGURATION DETAIL
NOT TO SCALE



AMERICAN TRASH MANAGEMENT
1900 POWELL STREET, SUITE 220
EMERYVILLE, CALIFORNIA 94608
P: 415.262.5400
F: 415.262.5410
CONSULTING@RECYCLETS@TRASHMANAGE.COM

FOR REFERENCE ONLY

SIDE LOAD TRUCK

TR1.0

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0 25 50 100
Scale: 1" = 50'

TRASH PLAN

C24

SEE SHEET C26

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY LINE
		LOT LINE
		EASEMENT LINE
		TRAFFIC SIGN
		ACCESSIBLE PARKING STALL
	VAN	VAN ACCESSIBLE PARKING STALL
		8'X20' UNDESIGNATED UNCOVERED PARKING SPOT
		PEDESTRIAN CIRCULATION PATTERN

PARKING SUMMARY

ON-LOT SINGLE FAMILY UNITS (2 SPOTS X 66 LOTS)	132
ON-LOT MULTI-FAMILY UNITS (2 SPOTS X 56 UNITS)	112
UNDESIGNATED PARKING STALLS	3
UNDESIGNATED UNCOVERED PARKING	24
TOTAL	271

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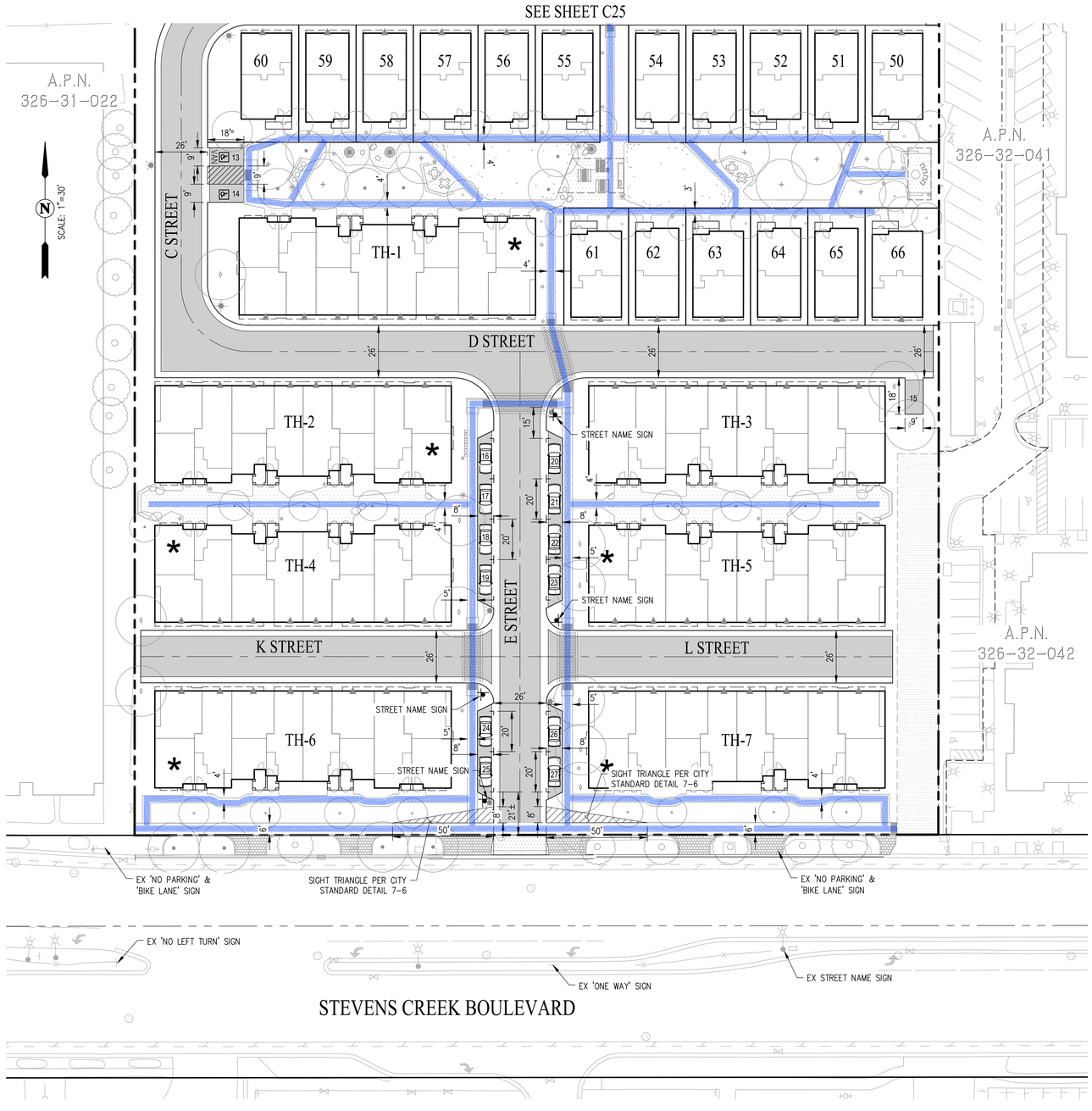
0 15 30 60
Scale: 1" = 30'

SIGNING & STRIPING

C25



LEGEND

EXISTING	PROPOSED	DESCRIPTION
		BOUNDARY LINE
		LOT LINE
		EASEMENT LINE
		TRAFFIC SIGN
		ACCESSIBLE PARKING STALL
	VAN	VAN ACCESSIBLE PARKING STALL
		8'X20' UNDESIGNATED UNCOVERED PARKING SPOT
		PEDESTRIAN CIRCULATION PATTERN

PARKING SUMMARY

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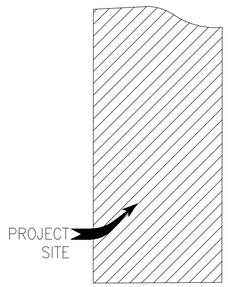
0 15 30 60
Scale: 1" = 30'

SIGNING & STRIPING

C26



VICINITY MAP
N. T. S.

WORK RESPONSIBILITY
JOINT TRENCH

	PG&E ELECTRIC	PG&E GAS	TELEPHONE	C.A.T.V.	CONTRACTOR
TRENCHING					
EXCAVATE & BACKFILL	○	○	○	○	●
GAS MATERIAL					
SUPPLY & INSTALL	○	○	○	○	●
***PG&E ELECTRIC CABLE**					
SUPPLY & INSTALL	○	○	○	○	●
ELECTRIC CONDUIT					
SUPPLY & INSTALL	○	○	○	○	●
ELECTRIC BOXES					
SUPPLY & INSTALL	○	○	○	○	●
EXCAVATION	○	○	○	○	●
ELECTRIC PADS					
SUPPLY & INSTALL	○	○	○	○	●
EXCAVATION	○	○	○	○	●
ELECTRIC TRANSFORMERS					
SUPPLY & INSTALL	○	○	○	○	●
ELECTRIC INTERRUPTERS					
SUPPLY & INSTALL	○	○	○	○	●
PG&E ELECTRIC SWITCHES					
SUPPLY & INSTALL	○	○	○	○	●
TELEPHONE CONDUIT					
SUPPLY & INSTALL	○	○	○	○	●
TELEPHONE CABLE					
SUPPLY & INSTALL	○	○	○	○	●
TELEPHONE SPLICE BOXES					
SUPPLY & INSTALL	○	○	○	○	●
EXCAVATION	○	○	○	○	●
TELEPHONE S.A.I. PADS					
SUPPLY & INSTALL	○	○	○	○	●
EXCAVATION	○	○	○	○	●
C.A.T.V. CONDUIT					
SUPPLY & INSTALL	○	○	○	○	●
C.A.T.V. SPLICE BOXES					
SUPPLY & INSTALL	○	○	○	○	●
EXCAVATION	○	○	○	○	●
C.L.E.C. FIBER CONDUIT ___ACCEPTED ___DECLINED					
SUPPLY & INSTALL	○	○	○	○	●
C.L.E.C. FIBER SPLICE BOXES ___ACCEPTED ___DECLINED					
SUPPLY & INSTALL	○	○	○	○	●
EXCAVATION	○	○	○	○	●

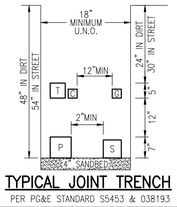
● WORK TO BE PERFORMED BY THE RESPECTIVE CONTRACTOR & UTILITY COMPANIES
● ASSUME CONTRACTOR RESPONSIBILITY UNLESS OTHERWISE SPECIFIED
○ NOT APPLICABLE UNLESS OTHERWISE SPECIFIED
* PG&E TO PULL CABLE INTO ENERGIZED ENCLOSURES
NOTE: FOR A MORE DETAILED WORK RESPONSIBILITY BREAKDOWN, SEE CORRESPONDING MATERIAL LIST.

THESE PLANS WERE PREPARED IN CONJUNCTION WITH THE FOLLOWING PLANS:

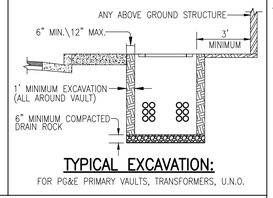
	RECEIVED	APPROVED
CIVIL IMPROVEMENT PLANS/GRADING PLANS	10-22-2025	PRELIMINARY
ARCHITECTURAL ELECTRONIC FILE	04-15-2025	PRELIMINARY
APPLICANT DESIGN (GAS)		
APPLICANT DESIGN (ELECTRIC)		
TELEPHONE	03-07-2025	PRELIMINARY
C.A.T.V.	12-17-2025	PRELIMINARY
LANDSCAPE	10-28-2025	PRELIMINARY
LIGHT LOCATIONS		
TRAFFIC SIGNAL LOCATIONS		

RADIUS DESIGN is not responsible for any subsequent changes or revisions.

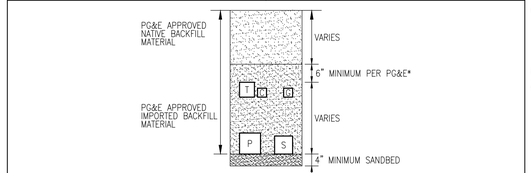
OTHER UTILITIES SHOWN ARE APPROXIMATE AND BASED ON FIELD SURVEY AND AVAILABLE UTILITY INFORMATION. IT IS THE CONTRACTORS' RESPONSIBILITY TO VERIFY THE ACTUAL LOCATION AND EXTENT OF UTILITIES PRIOR TO THE COMMENCEMENT OF WORK. PHYSICAL VERIFICATION OF UTILITY LOCATIONS SHALL BE PERFORMED BY CAREFUL PROBING OR HAND DIGGING IN ACCORDANCE WITH ARTICLE 6 OF THE CAL/OSHA CONSTRUCTION SAFETY ORDERS.



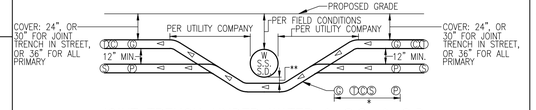
TYPICAL JOINT TRENCH
PER PG&E STANDARD S5453 & 038193



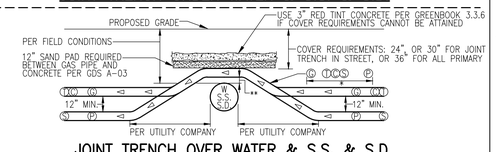
TYPICAL EXCAVATION:
FOR PG&E PRIMARY VAULTS, TRANSFORMERS, U.N.O.



MINIMUM BACKFILL REQUIREMENTS
*CHECK WITH LOCAL GOVERNING AGENCIES FOR POSSIBLE VARIATIONS



JOINT TRENCH UNDER WATER & S.S. & S.D.

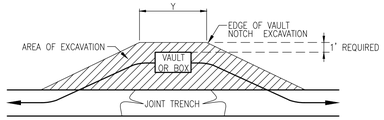


JOINT TRENCH OVER WATER & S.S. & S.D

*WIDTH PER SIZE & NUMBER OF EACH UTILITY. PG&E AND CITY INSPECTOR TO DETERMINE METHOD OF CROSSING.
**6" MINIMUM REQUIRED BY PG&E. ADDITIONAL CLEARANCE MAY BE REQUIRED BY LOCAL JURISDICTION.

NOTE: TRENCH DEPTH NOT TO EXCEED 5' UNLESS APPROVED BY PG&E INSPECTOR. IN NO CASE SHOULD PLASTIC GAS PIPE BE INSTALLED AT A DEPTH GREATER THAN 10' UNLESS APPROVED BY PG&E SENIOR GAS ENGINEER.

TRENCHING CONTRACTOR SHALL NOT ASSUME THAT EITHER OF THE ABOVE DETAILS WILL BE ACCEPTABLE TO PG&E. YOU ARE REQUIRED TO CONTACT THE LOCAL PG&E ENGINEERING OFFICE WITH ANY ISSUE RELATING TO COVERS LESS THAN MINIMUM OR COVERS REQUIRING SHORING. CONCRETE CAPPING IS ONLY ACCEPTABLE WHERE NO OTHER SOLUTION IS POSSIBLE AND ONLY WHEN CERTAIN CRITERIA ARE MET AND ONLY WITH PG&E APPROVAL.



BOX EXCAVATION	
PRIMARY BOX SIZE	"Y"
3' x 5'	7'
4'-6" x 8'-6"	11'

NOTE: DISTANCE VARIES PER FIELD CONDITIONS

TYPICAL PG&E PRIMARY BOX
EXCAVATION DETAIL

ELECTRIC CONDUIT MINIMUM BEND RADIUS

CONDUIT DIAMETER	VERTICAL RADIUS	HORIZONTAL RADIUS
2"	24"	36"
3"	24"	36"
4"	36"	36"
5"	36"	60"

NOTE: 315° MAX BENDS IN ANY SECONDARY CONDUIT RUN 200' OR LESS.
300° MAX BENDS IN ANY PRIMARY CONDUIT RUN.

TYPICAL GAS METER REQUIREMENTS*

METER TYPE	LOAD (SCFH)	DELIVERY PRESSURE** (PSIG)	PAD SIZE (INCHES)	MIN. WIDTH REQUIRED FOR METER "X" (INCHES)	DISTANCE FROM RISER TO FINISHED WALL (INCHES)	MIN. HOUSELINE STUB OUT (INCHES)
TYPICAL RESIDENTIAL	0-350	0.25	N/A UNLESS USING FLEX-HOSE METER	24	6 TO 9	4
400 TO 1000 CLASS	0-600	2				
	351-1,400	0.25	N/A UNLESS USING FLEX-HOSE METER	30	6 TO 9	6
	601-2,400	2				
1.5M OR 3M ROTARY	1,401-3,000	APPROVED BY PG&E	40 X 36 X 4	52	20	VARIES
5M OR 7M ROTARY	3,001-7,000	APPROVED BY PG&E	78 X 36 X 4	90	20	VARIES
11M OR 16M ROTARY	7,001-16,000	APPROVED BY PG&E	94 X 36 X 4	106	20	VARIES

*ACTUAL METER-SET CONFIGURATIONS MAY DIFFER DEPENDING ON FIELD CONDITIONS AND RESTRICTIONS. FOR GAS METER DETAILS, SEE SECTION 2 OF CURRENT *ELECTRIC & GAS SERVICE REQUIREMENTS* GREENBOOK BY PG&E. PG&E STANDARD METER SPACING REQUIREMENTS DO NOT INCLUDE CLEARANCE FOR EARTHQUAKE VALVES OR OTHER ADDITIONAL SAFETY EQUIPMENT. SEE NOTE 17 UNDER GENERAL NOTES ON SHEET JT-1.
**DELIVERY PRESSURE TO BE CONFIRMED VIA BUILDING PLUMBING AND MECHANICAL PLANS. PG&E MAINTAINS SOLE AUTHORITY TO DETERMINE IF THE ELEVATED DELIVERY-PRESSURE SERVICE IS AVAILABLE AT A SPECIFIC LOCATION.

X
GM

GENERAL NOTES:

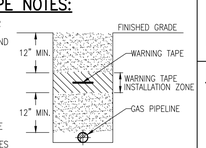
1. JOINT TRENCH MUST BE INSTALLED ENTIRELY WITHIN AN EASEMENT. EASEMENTS FOR JOINT TRENCH SERVICE LATERALS WITHIN PROJECT ON PRIVATE PROPERTY ARE AT THE DISCRETION OF THE UTILITY COMPANIES.
2. ALL DEPTHS AND RESULTING COVER REQUIREMENTS ARE MEASURED FROM FINAL GRADE.
3. COVER, CLEARANCES, AND SEPARATION SHALL BE AS GREAT AS PRACTICABLE UNDER THE CIRCUMSTANCES, BUT UNDER NO CIRCUMSTANCES SHALL BE LESS THAN THE MINIMUM COVER, CLEARANCE, AND SEPARATION REQUIREMENTS SET FORTH IN GENERAL ORDER 128 AND 49CFR 192.321 , 49CFR 192.325, AND 49CFR 192.327. ALL FACILITIES SHALL BE ANCHORED IN PLACE PRIOR TO COMPACTION, OR OTHER MEANS SHALL BE TAKEN TO ENSURE NO MOTION OF THE FACILITIES. DIMENSIONAL REQUIREMENTS FOR SHADING, LEVELING, AND BACKFILLING SHALL BE DETERMINED SUBSEQUENT TO COMPACTION.
4. TRENCH DIMENSIONS SHOWN ARE TYPICAL. TRENCH SIZES AND CONFIGURATIONS MAY VARY DEPENDING UPON OCCUPANCY AND/OR FIELD CONDITIONS. TRENCH SIZE AND CONFIGURATION MUST AT ALL TIMES BE CONSTRUCTED IN A MANNER THAT ENSURES PROPER CLEARANCES AND COVER REQUIREMENTS ARE MET. ANY "CHANGE" TO THE TRENCH WIDTH AND CONFIGURATIONS AS SHOWN IN THIS EXHIBIT MUST BE DESIGNED TO ENSURE THIS REQUIREMENT.
5. IT IS PREFERRED TO HAVE NON-PG&E OWNED STREETLIGHTS AT A LEVEL OTHER THAN THE GAS OR ELECTRIC LEVEL. NON-PG&E OWNED STREETLIGHTS MAY BE AT THE ELECTRIC LEVEL OF THE TRENCH AS LONG AS MINIMUM CLEARANCES ARE PROVIDED AND COMPLY WITH ALL SPECIAL NOTES FOR A JOINT TRENCH WITH A SECOND ELECTRIC UTILITY.
6. NON-UTILITY FACILITIES ARE NOT ALLOWED IN ANY JOINT UTILITY TRENCH, E.G., IRRIGATION CONTROL LINES, BUILDING FIRE ALARM SYSTEMS, PRIVATE TELEPHONE SYSTEMS, OUTDOOR ELECTRICAL CABLE, ETC.
7. WHEN COMMUNICATION DUCTS ARE INSTALLED, A MINIMUM OF 12" RADIAL SEPARATION SHALL BE MAINTAINED FROM GAS FACILITIES. EXCEPTION: WITH MUTUAL AGREEMENT, WHEN 4-INCH DIAMETER OR SMALLER GAS PIPE IS INSTALLED, THE SEPARATION MAY BE REDUCED TO NOT LESS THAN 6 INCHES.
8. PROVIDE SEPARATION FROM TRENCH WALL AND OTHER FACILITIES SUFFICIENT TO ENSURE PROPER COMPACTION.
9. MAINTAIN PROPER SEPARATION BETWEEN PG&E FACILITIES AND "WET" UTILITY LINES AS DESCRIBED IN UO STANDARD S5453. THE MINIMUM ALLOWABLE HORIZONTAL SEPARATION BETWEEN COMPANY FACILITIES AND "WET" FACILITIES IS 3" WITH A MINIMUM 1' OF UNDISTURBED EARTH OR THE INSTALLATION OF A SUITABLE BARRIER BETWEEN THE FACILITIES. IF A 3" HORIZONTAL SEPARATION CANNOT BE ATTAINED BETWEEN "WET" UTILITIES AND COMPANY DRY FACILITIES, A VARIANCE MAY BE APPROVED BY THE LOCAL INSPECTION SUPERVISOR AND SUBMITTED TO THE SERVICE PLANNING SUPPORT PROGRAM MANAGER FOR APPROVAL. SEPARATIONS OF 1" OR LESS ARE NOT PERMISSIBLE AND WILL NOT BE ALLOWED. THE COMPANY MAY AGREE TO WAIVE THE MINIMUM 3" SEPARATION REQUIREMENT AT THE REQUEST OF AN APPLICANT IF WARRANTED AND THE NEED IS JUSTIFIED. THE REQUEST FOR A WAIVER MUST:
   - BE MADE IN WRITING AND SUBMITTED TO THE COMPANY ADE DURING THE PLANNING AND DESIGN PHASE OF THE PROJECT,
   - CLEARLY DESCRIBE THE CONDITIONS NECESSITATING THE WAIVER,
   - INCLUDE A PROPOSED DESIGN, AND INCLUDE A DESIGN FOR A BARRIER BETWEEN THE "WET" UTILITIES AND COMPANY DRY FACILITIES IN THE EVENT 1' OF UNDISTURBED EARTH CANNOT BE MAINTAINED. NOTE: DRAIN LINES CONNECTED TO DOWNSPOUTS ON BUILDINGS ARE CONSIDERED A "WET" UTILITY FOR THE PURPOSES OF THIS STANDARD.
10. SEPARATIONS SHALL BE MAINTAINED AT ABOVE GROUND TERMINATION POINTS.
11. PROCEDURES FOR APPROVING NATIVE BACKFILL FOR SHADING OF PG&E GAS FACILITIES:
   - RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF 3 LOCATIONS PER 1,000' OF TRENCH. 100% OF THE SAMPLE MUST PASS THROUGH A 1/2" SIEVE AND 75% MUST PASS THROUGH A #4 SCREEN. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND ARE TO BE TAKEN AT THE DISCRETION OF THE PG&E REPRESENTATIVE ON SITE.
   - THE SOILS MUST NOT CONTAIN ANY ROCKS THAT HAVE SHARP EDGES OR THAT MAY OTHERWISE BE ABRASIVE.
   - THE SOILS MUST NOT CONTAIN CLODS LARGER THAN 1/2" IF TO BE USED AS SHADING, BEDDING, OR LEVELING MATERIALS.
   - COMPACTION REQUIREMENTS MUST MEET ANY APPLICABLE PG&E, FEDERAL, STATE, COUNTY, OR LOCAL REQUIREMENTS.
   - AT NO TIME SHALL THE OVER SATURATION OF NATIVE SOILS BE USED TO ACHIEVE THESE REQUIREMENTS.
   - THE SIEVES AND SCREENS SHALL BE:
     1/2" SIEVE: 8" DIAMETER BY 2" DEEP, STAINLESS STEEL MESH SCREEN.
     #4 SCREEN: 8" DIAMETER BY 2" DEEP, STAINLESS STEEL MESH SCREEN.
12. PROCEDURES FOR APPROVING NATIVE BACKFILL FOR SHADING AT PG&E ELECTRIC FACILITIES:
   - RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF 3 LOCATIONS PER 1,000' OF TRENCH. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND ARE TO BE TAKEN AT THE DISCRETION OF THE PG&E REPRESENTATIVE ON SITE.
   - SHADING MATERIAL CONTAINING LARGE ROCK, PAVING MATERIAL, CINDERS, SHARPLY ANGULAR SUBSTANCES, OR CORROSIVE MATERIAL SHALL NOT BE PLACED IN THE TRENCH WHERE SUCH MATERIAL MAY DAMAGE THE CONDUITS AND/OR PREVENT PROPER COMPACTION OVER OR AROUND THE CONDUITS.
   - NATIVE SOILS CONTAINING CLODS NOT TO EXCEED 6" IN DIAMETER MAY BE INCLUDED IN THE SHADING MATERIAL PROVIDED THE CLODS ARE READILY BREAKABLE BY HAND. NOTE: SOILS CONSISTING PRIMARILY OF ADOBE, HARD COMPACT (DENSE) CLAY, AND BAY MUDS SHALL NOT BE USED AS SHADING MATERIAL.
   - AT NO TIME SHALL THE OVER SATURATION OF NATIVE SOILS BE USED TO ACHIEVE THESE REQUIREMENTS.
   - REFER TO ENGINEERING DOCUMENT 062288 FOR MORE INFORMATION.
13. COMPETENT NATIVE SOILS ARE PREFERRED TO BE USED FOR SHADING, BEDDING, AND BACKFILLING THROUGHOUT THE TRENCH.
   - WHERE NATIVE SOILS EXCEED 1/2" MINUS AND/OR WHERE GAS IS TO BE PLACED AT THE BOTTOM OF A TRENCH IN AREAS THAT EXCEED 1/2" MINUS SOIL CONDITIONS, OR WHERE THE BOTTOM OF A TRENCH IS CONSIDERED TO CONSIST OF HARD PAN, PG&E APPROVED 1/2" MINUS IMPORT MATERIAL SHALL BE USED FOR SHADING AND/OR BEDDING OF GAS FACILITIES.
   - PG&E APPROVED IMPORT MATERIAL IS PER CGT ENGINEERING GUIDELINE 4123.
   - IF A LEVELING COURSE IS REQUIRED FOR GAS FACILITIES, THE USE OF NATIVE SOILS IS PREFERRED, BUT IF 1/2" MINUS CONDITIONS ARE NOT ATTAINABLE WITH THE NATIVE SOILS, THEN THE USE OF PG&E APPROVED IMPORT MATERIALS IS REQUIRED. BEDDING UNDER GAS FACILITIES WILL BE A MINIMUM OF 2" OF COMPACTED 1/2" MINUS NATIVE SOILS OR PG&E APPROVED IMPORT MATERIAL.
   - FOR ELECTRIC FACILITIES, REFER TO NOTE 12. THIS APPLIES TO LEVELING COURSES AS WELL AS SHADING.
   - THE MINIMUM PG&E APPROVED BEDDING MATERIAL MAY BE INCREASED AT THE DISCRETION OF PG&E WHEN WARRANTED BY EXISTING FIELD CONDITIONS (E.G., ROCKY SOILS, HARD PAN, ETC.).
   - THE USE OF ANY IMPORTED MATERIAL FOR BACKFILLING PURPOSES SHALL BE LIMITED TO THOSE SITUATIONS WHEN NATIVE SOILS DO NOT ALLOW FOR REQUIRED COMPACTION.
14. THE APPLICANT IS RESPONSIBLE FOR THE REMOVAL OF EXCESS SPOIL AND ASSOCIATED COSTS.
15. SEPARATION BETWEEN GAS FACILITIES AND ELECTRIC FACILITIES MAY BE REDUCED TO 6" WHEN CROSSING.
16. SERVICE SADDLES ARE THE PREFERRED SERVICE FITTINGS FOR USE THROUGHOUT THE JOINT TRENCH PROJECT. ALL PROJECTS WILL BE DESIGNED AND ESTIMATED USING SERVICE SADDLES. HOWEVER, SERVICE TEES MAY BE USED IF ALL CLEARANCES, SEPARATION, AND COVERAGE REQUIREMENTS ARE MAINTAINED.
17. CONTRACTOR TO INCREASE METER SPACING AS NECESSARY WHEN EARTHQUAKE VALVES OR OTHER ADDITIONAL SAFETY EQUIPMENT ARE REQUIRED. EARTHQUAKE VALVES ARE REQUIRED IN SOME AREAS AND ARE NOT PART OF PG&E/RADIUS SCOPE. THIS INFORMATION CAN BE FOUND ON BUILDING MECHANICAL ENGINEER'S PLANS. PG&E STANDARD METER SPACING REQUIREMENTS DO NOT INCLUDE CLEARANCE FOR EARTHQUAKE VALVES.
18. ELECTRIC GENERATION EQUIPMENT IS NOT PART OF RADIUS SCOPE. ALL RELATED DESIGNS, APPLICATIONS, AND COORDINATION WITH PG&E'S INTERCONNECTION/NET METERING DEPARTMENT SHALL BE HANDLED BY THE EQUIPMENT VENDOR OR OTHERS.

ELECTRIC VERTICAL CLEARANCE REQUIREMENTS:

1. ABOVE ANY THREE-PHASE PAD-MOUNTED TRANSFORMER/EQUIPMENT LOCATION (EXCEPT MINI THREE PHASE), MAINTAIN 30" MINIMUM UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
2. ABOVE ANY OTHER TRANSFORMER/EQUIPMENT LOCATION, MAINTAIN 20' MINIMUM UNOBSTRUCTED OVERHEAD CLEARANCE OVER VAULT/PAD.

GAS PIPELINE UNDERGROUND WARNING TAPE NOTES:

1. A WARNING TAPE IS TO BE INSTALLED IN OPEN TRENCH INSTALLATION OVER GAS PIPELINES IN BOTH TRANSMISSION AND DISTRIBUTION FACILITIES. THIS INCLUDES TRENCHES, BELL HOLES, EXCAVATIONS FOR REPAIR PURPOSES AND RISER REPLACEMENTS. THE WARNING TAPE IS INTENDED FOR EXCAVATOR DIGGING IN THE "TOLERANCE ZONE" TO STRIKE THE WARNING TAPE PRIOR THAN THE PIPELINE. WHEN THE WARNING TAPE IS EXPOSED AND GRABBED WITH EXCAVATING EQUIPMENT, IT STRETCHES WITHOUT BREAKING, THUS ALERTING THE EXCAVATOR OF THE GAS FACILITY BELOW.
2. INSTALL 6" WIDE WARNING TAPE ABOVE THE GAS PIPELINE AT LEAST 12" BELOW GRADE, AND NO CLOSER THAN 12" FROM THE PIPE. INSTALLATION SHOULD PROVIDE THE GREATEST DISTANCE BETWEEN THE PIPELINE AND THE TAPE AS POSSIBLE. INSTALL THE TAPE ALONG THE LENGTH OF THE EXCAVATION. ENSURE THAT THE TAPE OVERLAPS WHEN TWO OR MORE PIECES OF TAPE ARE USED. EXCEPTION: WHEN A JOINT TRENCH DESIGN DOES NOT ALLOW FOR INSTALLMENT OF WARNING TAPE WITHIN THE "WARNING TAPE INSTALLATION ZONE", INSTALL THE WARNING TAPE A MINIMUM OF 6" ABOVE THE GAS PIPELINE, AND BELOW THE FACILITY ABOVE THE PIPE.
3. WARNING TAPE SHALL BE BRIGHTLY COLORED YELLOW AND MARKED "CAUTION: GAS LINE BURIED BELOW" OR MARKED WITH A SIMILAR NOTIFICATION.
4. WARNING TAPE SHALL BE STORED IN SUCH A MANNER THAT LIMITS ULTRAVIOLET (UV) EXPOSURE.



TYPICAL DETAIL
GAS PIPELINE UNDERGROUND WARNING TAPE INSTALLATION (N.T.S.)

PG&E PM#S:
ELECTRIC:
GAS:

DESIGN CHANGE COMPONENT
ANY CHANGES TO THIS DESIGN MUST BE APPROVED BY

PG&E GAS ADE

CONSTRUCTION NOTES:

1. ALL TRENCHING, BACKFILLING AND INSTALLATION BY CONTRACTOR MUST COMPLY WITH PG&E UO STANDARD S5453 (EFFECTIVE DATE 7-5-2006).
2. ALL WORK MUST COMPLY WITH PG&E, TELEPHONE, CATV, STANDARDS AND PRACTICES. ALL WORK MUST BE INSPECTED AND APPROVED BY RESPECTIVE INSPECTORS. FIELD CONDITIONS MAY REQUIRE CHANGES TO APPROVED PLANS, AT THE DISCRETION OF PG&E INSPECTOR OR OTHERS. RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF THREE LOCATIONS PER 1,000' OF TRENCH. 100% OF THE SAMPLE MUST PASS THROUGH A 1/2" SIEVE AND 75% MUST PASS THROUGH A #4 SCREEN. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND IS TO BE AT THE DISCRETION OF THE PG&E REPRESENTATIVE ON SITE. THE SOILS MUST NOT CONTAIN ANY ROCKS THAT HAVE SHARP EDGES OR THAT MAY OTHERWISE BE ABRASIVE. THE SOILS MUST NOT CONTAIN CLODS LARGER THAN 1/2" IF TO BE USED AS SHADING, BEDDING OR LEVELING MATERIALS. COMPACTION REQUIREMENTS MUST MEET ANY APPLICABLE P.G.& E, FEDERAL, STATE, COUNTY OR LOCAL REQUIREMENTS. ANY NATIVE SOILS OR IMPORT MATERIALS USED MUST NOT HINDER THOSE EFFORTS.
3. BACKFILL SHALL BE APPROVED BY THE UTILITY COMPANIES AND THE CITY. COMPACTION WILL BE TESTED AND PASSED BY THE SOILS ENGINEER.
4. IF SOIL IS NOT ROCK FREE, ADD 4" DEPTH OF TRENCH FOR SAND BEDDING.
5. VERIFY SPLICE BOX EXCAVATION SIZES WITH SUPPLIER(S).
6. THE TRENCHING CONTRACTOR SHALL COORDINATE THE UTILITY COMPANIES' INSTALLATION. THE TRENCHING CONTRACTOR TO PLACE CONNECTING CONDUIT WITHIN 5' OF BUILDING EXTERIOR WALL.
7. CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE PROJECT IMPROVEMENT PLANS AND CONDUCT HIS WORK ACCORDINGLY.
8. IT IS THE TRENCHING CONTRACTOR'S RESPONSIBILITY TO PROTECT IN PLACE ALL EXISTING FACILITIES. NO EXTRA PAYMENT WILL BE CONSIDERED FOR CROSSING OTHER SYSTEMS.
9. RADIUS DESIGN ASSUMES NO RESPONSIBILITY FOR THE PROJECT CONDITIONS. THESE DRAWINGS WERE PREPARED USING DATA SUPPLIED BY PG&E, TELEPHONE, C.A.T.V., IMPROVEMENT PLANS AND THE CITY'S VARIOUS "AS BUILT" INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PHYSICALLY REVIEW THE PROJECT PRIOR TO SUBMITTING HIS BID.
10. CONTRACTOR WILL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A., INDUSTRIAL SAFETY ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING NEAR ENERGIZED OR "HOT" EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MAN POWER. PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES ARE THE CONTRACTOR'S RESPONSIBILITY.
11. THE CONTRACTOR SHALL PROTECT CONSTRUCTION STAKING. HE SHALL COORDINATE STAKING WITH THE PROJECT'S CIVIL ENGINEER.
12. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) TWO WORKING DAYS PRIOR TO START OF WORK.
13. CONTRACTOR SHALL NOTIFY INSPECTORS OF ANY POTENTIAL CONFLICTS PRIOR TO START OF WORK.
14. THIS PLAN IS TO BE USED FOR SOLE PURPOSE OF DIGGING THE JOINT TRENCH. SEE PG&E, AT&T, AND COMCAST PLANS FOR EXACT SIZE AND NUMBER OF CONDUITS INSTALLED IN THE JOINT TRENCH. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE CORRECT NUMBER, SIZE AND TYPES OF CONDUITS ARE INSTALLED PER THE ENGINEERED PLANS BY EACH UTILITY COMPANY.
15. NOTE PLANS ISSUED AT THE PRE-CONSTRUCTION MEETING MAY BE SUBJECT TO REVISIONS, IF FINAL PLANS FROM EACH UTILITY COMPANY WERE NOT AVAILABLE AT THE START OF CONSTRUCTION.
16. WATER, SEWER, DRAINS, SANITARY WASTE, FUELS (INCLUDING DIESEL AND GASOLINE), OIL, PROPANE AND OTHER VOLATILE HEAVIER THAN AIR GASES, SPRINKLER, IRRIGATION, STEAM AND OTHER "WET" FACILITIES SHALL MAINTAIN A MINIMUM OF THREE FEET FROM THE NEAREST OUTER SURFACE OF PG&E FACILITIES WITH NO LESS THAN ONE FOOT OF EARTH (SOIL BARRIER) BETWEEN THE ADJACENT SIDES OF THE INDIVIDUAL TRENCHES.
17. IN THE EXTRAORDINARY CASE THAT THE MINIMUM THREE FOOT HORIZONTAL SEPARATION CANNOT BE ATTAINED BETWEEN "WET" UTILITIES AND COMPANY DRY FACILITIES, A VARIANCE MAY APPROVED BY THE LOCAL INSPECTION SUPERVISOR AND SUBMITTED TO SERVICE PLANNING SUPPORT PROGRAM MANAGER FOR APPROVAL.
18. ALL METER PANELS: INDIVIDUAL, RESIDENTIAL, OR NONRESIDENTIAL APPLICANTS WITH A METER PANEL RATING OF ANY SIZE, INSTALLED INSIDE A METER ROOM OR OTHER STRUCTURE, MUST FOLLOW ALL OF THE REQUIREMENTS DESCRIBED BELOW.
   A. INSTALL, OWN, AND MAINTAIN A SEPARATE, NOMINAL, 2-INCH DIAMETER CONDUIT WITH PULL TAPE INSIDE. THE CONDUIT AND PULL TAPE MUST EXTEND FROM THE OUTSIDE SURFACE OF THE BUILDING AND TERMINATE OUTSIDE THE METER PANEL OR SWITCHBOARD AT THE TOP OF THE METER SECTION.
   B. ENSURE THE 2-INCH DIAMETER CONDUIT AND PULL TAPE EXIT THE OUTSIDE OF THE BUILDING A MINIMUM OF 8 FEET AND A MAXIMUM OF 10 FEET ABOVE GROUND. THE OPEN END OF THE CONDUIT THAT IS EXPOSED TO THE OUTSIDE MUST HAVE A REMOVABLE, TEMPORARY CAP OR PLUG.
   C. DO NOT USE THE CONDUIT. THE CONDUIT IS FOR PG&E'S METERING EQUIPMENT ONLY.
19. THIS JOINT TRENCH PLAN WAS PREPARED BASED ON TOPOGRAPHICAL SURVEY AS PROVIDED BY A CIVIL ENGINEER. THE CONTRACTOR IS CAUTIONED THAT EXPLORATORY WORK IS NECESSARY TO DETERMINE THE ACTUAL LOCATION OF ANY EXISTING UTILITY. RADIUS STRONGLY RECOMMENDS THAT ALL UTILITIES BE PHYSICALLY LOCATED ON THE SITE BEFORE THE ONSET OF SITE WORK. SUBSTRUCTURE LOCATIONS MAY REQUIRE FIELD ADJUSTMENT TO COMPENSATE FOR ACTUAL EXISTING UTILITY LOCATIONS.
20. EXCAVATION DIMENSIONS FOR TIE-IN TO EXISTING ELECTRIC CONDUITS ARE AT THE DISCRETION OF THE PG&E FIELD INSPECTOR. CONTRACTOR TO COORDINATE WITH INSPECTOR AND EXPOSE UP TO 20' OR MORE OF EXISTING CONDUITS WHEN NEEDED.

SUBSTRUCTURE VERIFICATION STAMP

DEVELOPER
PLEASE NOTE AND SIGN

ALL PG&E ENCLOSURES AND BOXES HAVE BEEN SET TO GRADE ACCORDING TO GRADE STAKES PROVIDED BY DEVELOPERS ENGINEER. ALL COSTS TO RELOCATE OR RE-ADJUST BOXES AT A LATER DATE WILL BE BILLED TO THE DEVELOPER. PLEASE HAVE YOUR SUPT. VERIFY THE CORRECT GRADE OF ALL ENCLOSURES OR BOXES, AND SIGN AND DATE DRAWING.

THANK YOU

SIGNED _____

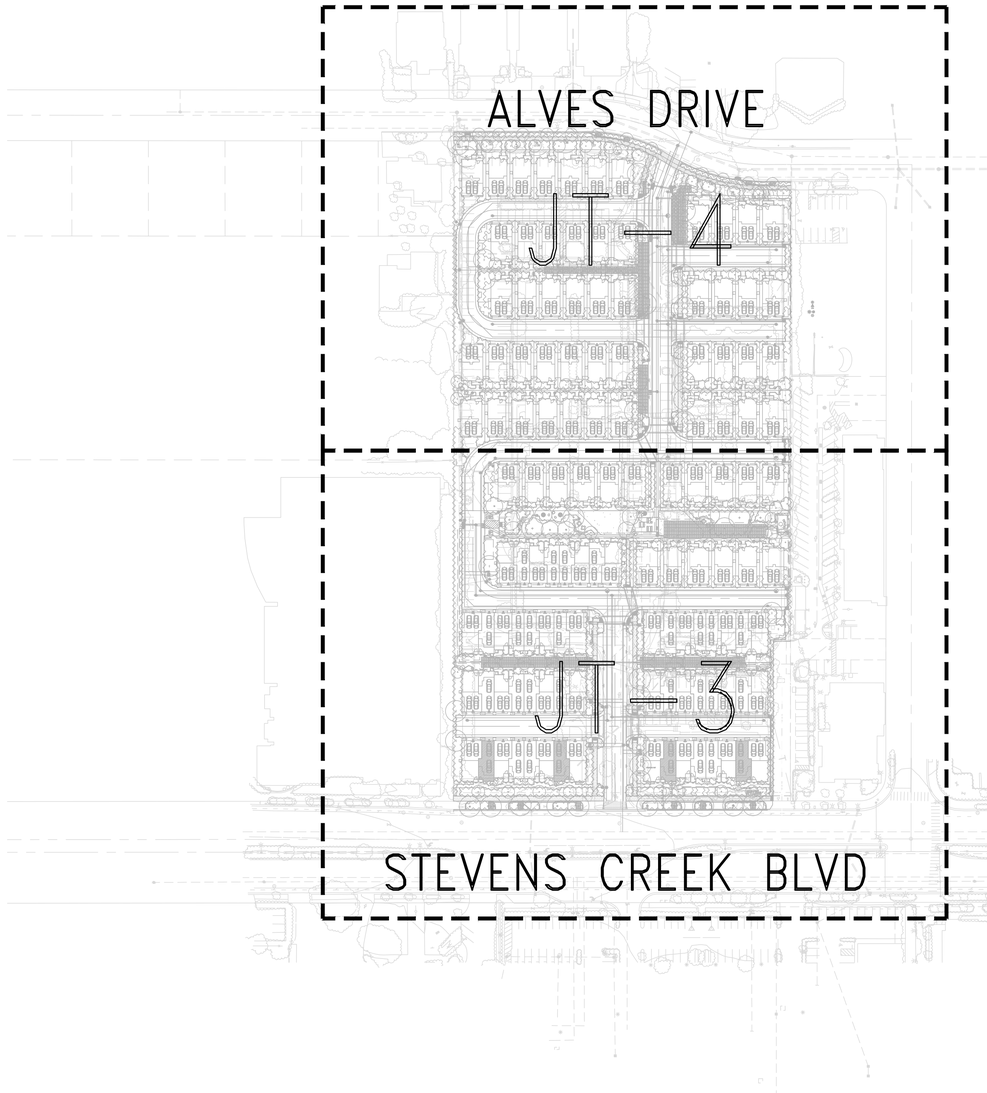
DATE _____

UTILITY APPROVALS

UTILITY	APPROVED BY	DATE
AT&T (PHONE)		
COMCAST (CATV)		

FOR RADIUS USE ONLY
QA REVIEW

	INITIALS	REVIEW DATE
INTENT		
COMPOSITE		
PRE-CON		
PRE



SHEET INDEX

JT-1	JOINT TRENCH TITLE SHEET
JT-2	OVERALL
JT-3-4	JOINT TRENCH INTENT

REGISTERED PROFESSIONAL ENGINEER
DAVID B. VOORHEES
No. 26149
Exp. 09-31-26
CIVIL
STATE OF CALIFORNIA

12/24/2025

N

RADIUS

ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE | RADIUS DESIGN | GATES +ASSOCIATES LANDSCAPE ARCHITECTURE LAND PLANNING · URBAN DESIGN | HARVEST PROPERTIES

180 Grand Ave, Ste. 1400
Oakland, CA 94612

20807-20887 STEVENS CREEK BLVD

CUPERTINO, CA # 24-1311

OWNERSHIP:
STEVENS CREEK OCA OWNER, LLC

GENERAL PLANNING APPLICATION

SEPTEMBER 20, 2024 FIRST SUBMITTAL
1 JANUARY 22, 2025 SECOND SUBMITTAL
2 MAY 15, 2025 THIRD SUBMITTAL
3 NOVEMBER 05, 2025 FOURTH SUBMITTAL
4 DECEMBER 24, 2025 FIFTH SUBMITTAL

0 15 30 60

OVERALL
NEW BUSINESS

JT-2

UTILITIES
PLEASE CONFIRM TIE IN LOCATIONS

–PRELIMINARY–
NOT FOR CONSTRUCTION

THIS IS NOT A BID DOCUMENT
THIS DRAWING HAS NOT YET BEEN REVIEWED BY UTILITY COMPANIES AND IS SUBJECT TO CHANGE.

MATCH LINE – SEE SHEET JT–4

BP–8 PLEX
ELECTRIC–800A
208/120V, 3ø, 4W
DEMAND= 257.31KVA
METERS:
8 RESIDENTIAL–100A, 2,374.25 AVG/UNIT S.F.

BP–DETACHED
ELECTRIC–200A
120/208V, 1ø, 3W
DEMAND= 41.02KVA
METERS:
66 UNITS–100A, 2,426 AVG. UNIT S.F.

SEE BUILDING PLANS FOR METER PANEL LOCATIONS. DEVELOPER'S RESPONSIBILITY TO PLACE ELECTRIC METERS IN COMPLIANCE WITH CURRENT PG&E GREENBOOK SECTION 5. CONDUIT STUB OUT MUST BE COORDINATED WITH BUILDING CONTRACTORS TO AVOID EXCEEDING MAXIMUM ALLOWABLE CONDUITS BENDS!

NOTE TO COMCAST:
PLEASE CONFIRM WHO WILL PROVIDE CONDUIT AND VAULTS. DEVELOPER TO PROVIDE TRENCH.

NOTE TO DEVELOPER: POTHOLE TO DETERMINE THE ACTUAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES DURING DESIGN PHASE. POTHOLE SUBSTRUCTURE LOCATIONS TO CONFIRM THE ACTUAL LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO THE START OF TRENCHING WORK.

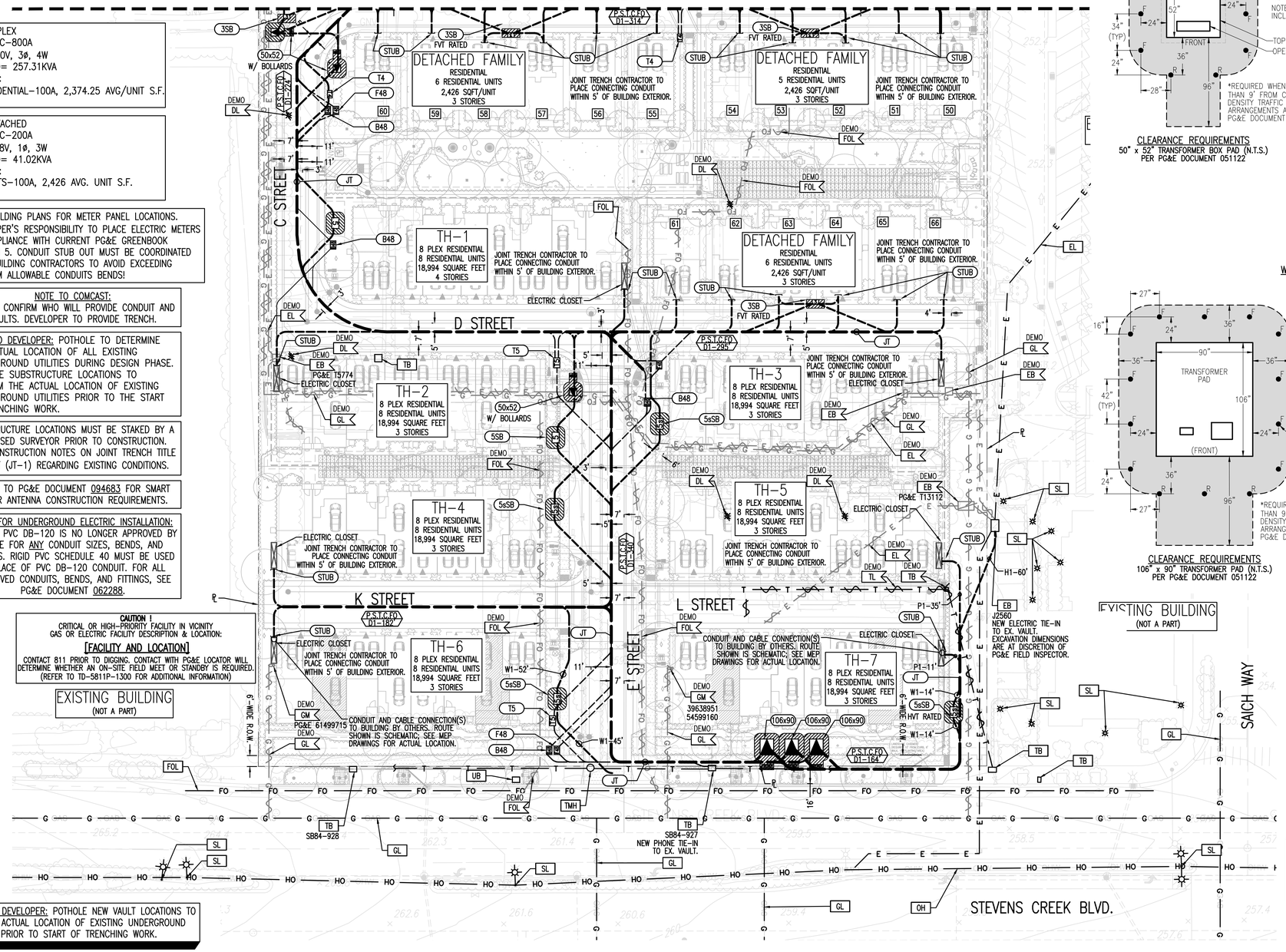
SUBSTRUCTURE LOCATIONS MUST BE STAKED BY A LICENSED SURVEYOR PRIOR TO CONSTRUCTION. SEE CONSTRUCTION NOTES ON JOINT TRENCH TITLE SHEET (JT–1) REGARDING EXISTING CONDITIONS.

REFER TO PG&E DOCUMENT 094683 FOR SMART METER ANTENNA CONSTRUCTION REQUIREMENTS.

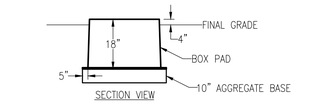
NOTE FOR UNDERGROUND ELECTRIC INSTALLATION:
USE OF PVC DB–120 IS NO LONGER APPROVED BY PG&E FOR ANY CONDUIT SIZES, BENDS, AND FITTINGS. RIGID PVC SCHEDULE 40 MUST BE USED IN PLACE OF PVC DB–120 CONDUIT. FOR ALL APPROVED CONDUITS, BENDS, AND FITTINGS, SEE PG&E DOCUMENT 062288.

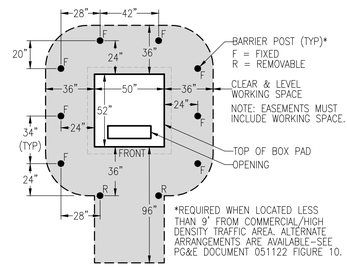
CAUTION !
CRITICAL OR HIGH–PRIORITY FACILITY IN VICINITY.
GAS OR ELECTRIC FACILITY DESCRIPTION & LOCATION:
[FACILITY AND LOCATION]
CONTACT 811 PRIOR TO DIGGING. CONTACT WITH PG&E LOCATOR WILL DETERMINE WHETHER AN ON–SITE FIELD MEET OR STANDBY IS REQUIRED. (REFER TO TD–5811P–1300 FOR ADDITIONAL INFORMATION)

EXISTING BUILDING
(NOT A PART)

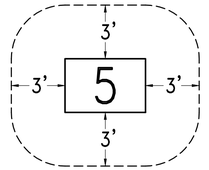


NOTE TO DEVELOPER: POTHOLE NEW VAULT LOCATIONS TO CONFIRM ACTUAL LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO START OF TRENCHING WORK.

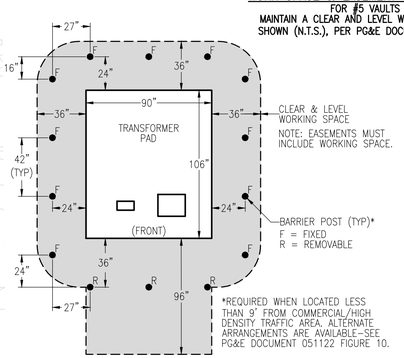




CLEARANCE REQUIREMENTS
50" x 52" TRANSFORMER BOX PAD (N.T.S.)
PER PG&E DOCUMENT 051122

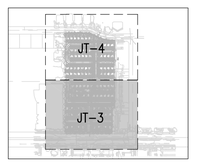


WORK SPACE & EASEMENT REQUIREMENTS
FOR #5 VAULTS
MAINTAIN A CLEAR AND LEVEL WORK SPACE AS SHOWN (N.T.S.), PER PG&E DOCUMENT 051122.



CLEARANCE REQUIREMENTS
106" x 90" TRANSFORMER PAD (N.T.S.)
PER PG&E DOCUMENT 051122

EXISTING BUILDING
(NOT A PART)



SHEET INDEX MAP
N. T. S.

NOTE TO CONTRACTOR:
FOR CONTRACTOR'S WORK RESPONSIBILITY, REFER TO JOINT TRENCH TITLE SHEET (JT–1)

LEGEND:

NEW

JT	JOINT TRENCH
106x90 W/ BOLLARDS	106" x 90" TRANSFORMER PAD (PG&E) WITH BARRIER POSTS. WORKING SPACE SHOWN. MAINTAIN 30' UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
50x52 W/ BOLLARDS	50" x 52" TRANSFORMER BOX PAD (PG&E) WITH BARRIER POSTS. WORKING SPACE SHOWN. MAINTAIN 20' UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
STUB	STUB LOCATION
5SB	3' x 5' x 3'–6" SPLICE BOX (PG&E) WORKING SPACE SHOWN MAINTAIN 20' UNOBSTRUCTED OVERHEAD CLEARANCE OVER ENCLOSURE
5sSB	36" x 60" x 42" SECONDARY SPLICE BOX (PG&E) WORKING SPACE SHOWN
3SB	24" x 36" x 18" SPLICE BOX (PG&E) WORKING SPACE SHOWN
T4	30" x 48" x 36" SPLICE BOX (AT&T)
T5	36" x 60" x 48" SPLICE BOX (AT&T)
B48	20" x 42" x 20" B–44 (CATV)
TRV	31" x 43" x 21" TRAFFIC RATED VAULT (CATV)
F48	30" x 48" x 24" SPLICE BOX (C.L.E.C.)

EXISTING – TO REMAIN

OH	OVERHEAD LINE
JP	JOINT POLE
EL	ELECTRIC LINE
EB	ELECTRIC BOX
GL	GAS LINE
GM	GAS METER
TL	PHONE LINE
TB	PHONE BOX
FOL	FIBER OPTIC LINE
FOB	FIBER OPTIC BOX
SL	STREET LIGHT
SL	SITE LIGHT
UB	UTILITY BOX

EXISTING – TO BE REMOVED OR RELOCATED

EL	ELECTRIC LINE TO BE REMOVED
EB	ELECTRIC BOX TO BE REMOVED
GL	GAS LINE TO BE REMOVED
GM	GAS METER TO BE REMOVED
FOL	FIBER OPTIC LINE TO BE REMOVED
FOB	FIBER OPTIC LINE TO BE REMOVED
DL	DECORATIVE LIGHT TO BE REMOVED
TB	PHONE BOX TO BE REMOVED
TL	PHONE LINE TO BE REMOVED

EXISTING – REMOVAL UNDER SEPARATE PLAN

DEMO XXX	SEE SEPARATE REMOVALS PLAN (PG&E APPLICATION# #########)

SHEET INDEX

JT–1	JOINT TRENCH TITLE SHEET
JT–2	OVERALL
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REGISTERED PROFESSIONAL ENGINEER
DAVID B. VOORHIES
No. 25[illegible]
Exp. 06–30–26
CIVIL
STATE OF CALIFORNIA
12/24/2025

N
RADIUS

0 15 30 60

ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE | RADIUS DESIGN | GATES +ASSOCIATES LANDSCAPE ARCHITECTURE LAND PLANNING · URBAN DESIGN

HARVEST PROPERTIES
180 Grand Ave, Ste. 1400
Oakland, CA 94612

20807-20887 STEVENS CREEK BLVD
CUPERTINO, CA # 24-1311
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JOINT TRENCH INTENT
NEW BUSINESS

JT-3

UTILITIES
PLEASE CONFIRM TIE IN LOCATIONS

–PRELIMINARY–
NOT FOR CONSTRUCTION

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BP–8 PLEX
ELECTRIC–800A
208/120V, 3ø, 4W
DEMAND= 257.31KVA
METERS:
8 RESIDENTIAL–100A, 2,374.25 AVG/UNIT S.F.

BP–DETACHED
ELECTRIC–200A
120/208V, 1ø, 3W
DEMAND= 41.02KVA
METERS:
66 UNITS–100A, 2,426 AVG. UNIT S.F.

SEE BUILDING PLANS FOR METER PANEL LOCATIONS. DEVELOPER'S RESPONSIBILITY TO PLACE ELECTRIC METERS IN COMPLIANCE WITH CURRENT PG&E GREENBOOK SECTION 5. CONDUIT STUB OUT MUST BE COORDINATED WITH BUILDING CONTRACTORS TO AVOID EXCEEDING MAXIMUM ALLOWABLE CONDUITS BENDS!

SEE CURRENT PHONE/CATV SPECIFICATIONS FOR ROOM AND BACKBOARD REQUIREMENTS.

NOTE TO COMCAST:
PLEASE CONFIRM WHO WILL PROVIDE CONDUIT AND VAULTS. DEVELOPER TO PROVIDE TRENCH.

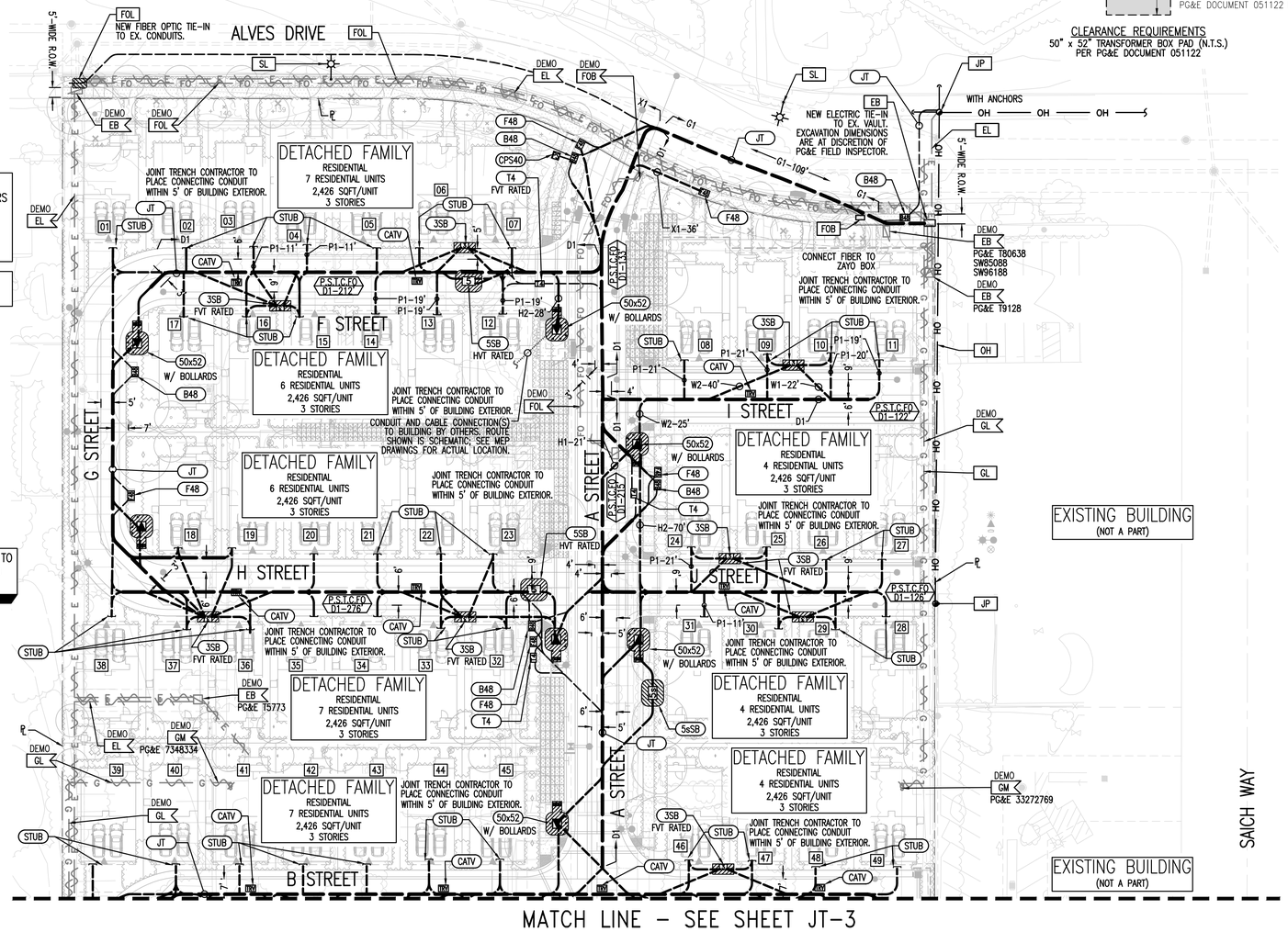
NOTE TO DEVELOPER: POTHOLE TO DETERMINE THE ACTUAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES DURING DESIGN PHASE. POTHOLE SUBSTRUCTURE LOCATIONS TO CONFIRM THE ACTUAL LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO THE START OF TRENCHING WORK.

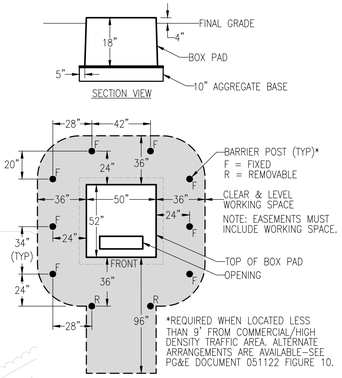
SUBSTRUCTURE LOCATIONS MUST BE STAKED BY A LICENSED SURVEYOR PRIOR TO CONSTRUCTION. SEE CONSTRUCTION NOTES ON JOINT TRENCH TITLE SHEET (JT–1) REGARDING EXISTING CONDITIONS.

NOTE TO DEVELOPER: POTHOLE NEW VAULT LOCATIONS TO CONFIRM ACTUAL LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO START OF TRENCHING WORK.

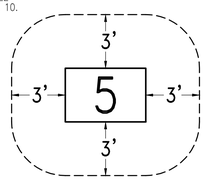
REFER TO PG&E DOCUMENT 094683 FOR SMART METER ANTENNA CONSTRUCTION REQUIREMENTS.

NOTE FOR UNDERGROUND ELECTRIC INSTALLATION:
USE OF PVC DB–120 IS NO LONGER APPROVED BY PG&E FOR ANY CONDUIT SIZES, BENDS, AND FITTINGS. RIGID PVC SCHEDULE 40 MUST BE USED IN PLACE OF PVC DB–120 CONDUIT. FOR ALL APPROVED CONDUITS, BENDS, AND FITTINGS, SEE PG&E DOCUMENT 062288.





CLEARANCE REQUIREMENTS
50" x 52" TRANSFORMER BOX PAD (N.T.S.)
PER PG&E DOCUMENT 051122



WORK SPACE & EASEMENT REQUIREMENTS
FOR #5 VAULTS
MAINTAIN A CLEAR AND LEVEL WORK SPACE AS SHOWN (N.T.S.), PER PG&E DOCUMENT 051122.

NOTE TO CONTRACTOR:
FOR CONTRACTOR'S WORK RESPONSIBILITY, REFER TO JOINT TRENCH TITLE SHEET (JT–1)

LEGEND:

NEW

JT	JOINT TRENCH
106x90 W/ BOLLARDS	106" x 90" TRANSFORMER PAD (PG&E) WITH BARRIER POSTS. WORKING SPACE SHOWN. MAINTAIN 30' UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
50x52 W/ BOLLARDS	50" x 52" TRANSFORMER BOX PAD (PG&E) WITH BARRIER POSTS. WORKING SPACE SHOWN. MAINTAIN 20' UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
STUB	STUB LOCATION
5SB	3' x 5' x 3'–6" SPLICE BOX (PG&E) WORKING SPACE SHOWN MAINTAIN 20' UNOBSTRUCTED OVERHEAD CLEARANCE OVER ENCLOSURE
5sSB	36" x 60" x 42" SECONDARY SPLICE BOX (PG&E) WORKING SPACE SHOWN
3SB	24" x 36" x 18" SPLICE BOX (PG&E) WORKING SPACE SHOWN
T4	30" x 48" x 36" SPLICE BOX (AT&T)
T5	36" x 60" x 48" SPLICE BOX (AT&T)
B48	20" x 42" x 20" B–44 (CATV)
TRV	31" x 43" x 21" TRAFFIC RATED VAULT (CATV)
F48	30" x 48" x 24" SPLICE BOX (C.L.E.C.)

EXISTING – TO REMAIN

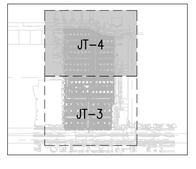
OH	OVERHEAD LINE
JP	JOINT POLE
EL	ELECTRIC LINE
EB	ELECTRIC BOX
GL	GAS LINE
GM	GAS METER
TL	PHONE LINE
TB	PHONE BOX
FOL	FIBER OPTIC LINE
FOB	FIBER OPTIC BOX
SL	STREET LIGHT
SL	SITE LIGHT
UB	UTILITY BOX

EXISTING – TO BE REMOVED OR RELOCATED

EL	ELECTRIC LINE TO BE REMOVED
EB	ELECTRIC BOX TO BE REMOVED
GL	GAS LINE TO BE REMOVED
GM	GAS METER TO BE REMOVED
FOL	FIBER OPTIC LINE TO BE REMOVED
FOB	FIBER OPTIC LINE TO BE REMOVED
DL	DECORATIVE LIGHT TO BE REMOVED
TB	PHONE BOX TO BE REMOVED
TL	PHONE LINE TO BE REMOVED

EXISTING – REMOVAL UNDER SEPARATE PLAN

DEMO XXX	SEE SEPARATE REMOVALS PLAN (PG&E APPLICATION# ######)



SHEET INDEX MAP
N. T. S.

SHEET INDEX

JT–1	JOINT TRENCH TITLE SHEET
JT–2	OVERALL
JT–3–4	JOINT TRENCH INTENT

REGISTERED PROFESSIONAL ENGINEER
DAVID B. VOORHIES
No. 25429
EXP. 06-30-26
CIVIL
STATE OF CALIFORNIA
12/24/2025

N
RADIUS
0 15 30 60

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RADIUS DESIGN
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HARVEST PROPERTIES
180 Grand Ave, Ste. 1400
Oakland, CA 94612

20807-20887 STEVENS CREEK BLVD
CUPERTINO, CA # 24-1311
OWNERSHIP:
STEVENS CREEK OCA OWNER, LLC

GENERAL PLANNING APPLICATION
SEPTEMBER 20, 2024 FIRST SUBMITTAL
1 JANUARY 22, 2025 SECOND SUBMITTAL
2 MAY 15, 2025 THIRD SUBMITTAL
3 NOVEMBER 05, 2025 FOURTH SUBMITTAL
4 DECEMBER 24, 2025 FIFTH SUBMITTAL

0 15 30 60

JOINT TRENCH INTENT
NEW BUSINESS

JT-4

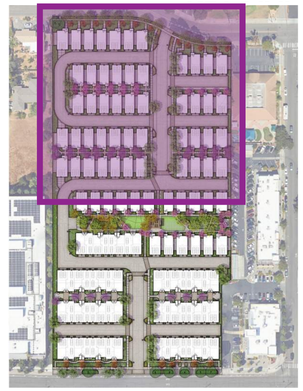
MATCHLINE - SEE NEXT SHEET

1. Sidewalk
2. Planting Area
3. Shade Tree
4. Existing Trees to Remain
5. Cluster Mailboxes
6. Stamped Asphalt Crosswalk

6'H Wood Good Neighbor Fence

8'H Masonry Wall

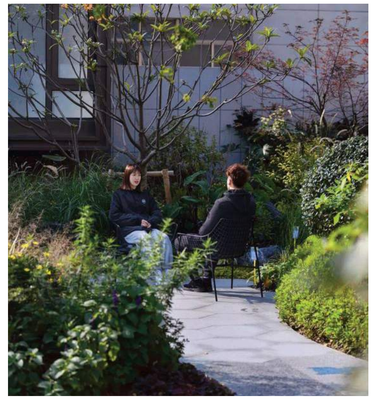
KEY MAP

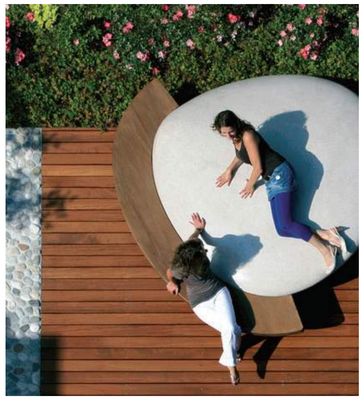


"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN."

SIGNATURE

DECEMBER 2025
DATE





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180 Grand Ave, Ste. 1400
Oakland, CA 94612

20807-20883 STEVENS CREEK BLVD

CUPERTINO, CA # 20240298

OWNERSHIP:
STEVENS CREEK OCA OWNER, LLC

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0 10' 20' 40'
SCALE: 1" = 20'-0"

LANDSCAPE CONCEPT

L1.0

MATCHLINE - SEE PREVIOUS SHEET

C STREET

D STREET

K STREET

L STREET

E STREET

STEVENS CREEK BLVD

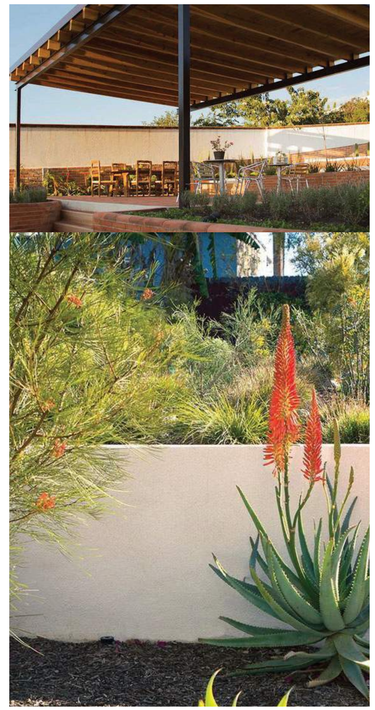
SEE SHEET L6.2 FOR COMMON OPEN SPACE ENLARGEMENT

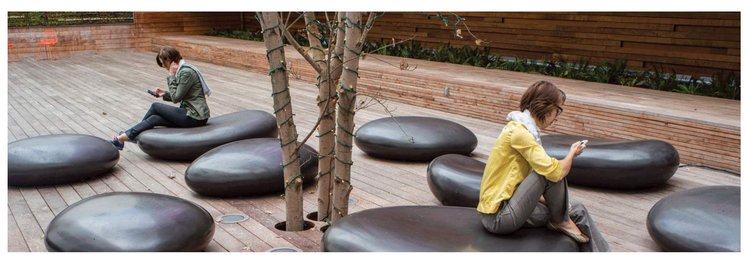
SEE SHEET L6.3FOR TOWNHOMES PASEO ENLARGEMENT

SEE SHEET L6.0 FOR STEVENS CREEK BLVD ENLARGEMENT

1 Sidewalk
2 Planting Area
3 Shade Tree
4 Existing Trees to Remain
5 Cluster Mailboxes
6 Stamped Asphalt Crosswalk
7 26' Landscape Easement
8 Transformers
6'H Wood Good Neighbor Fence
8' Masonry Wall

KEY MAP





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0 10' 20' 40'
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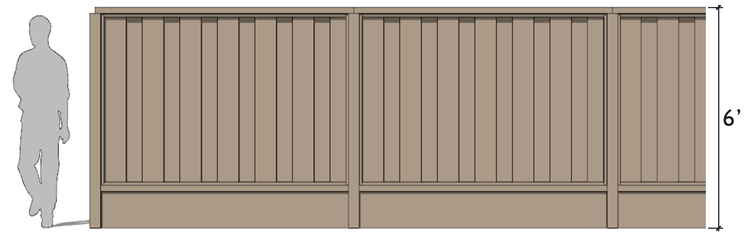
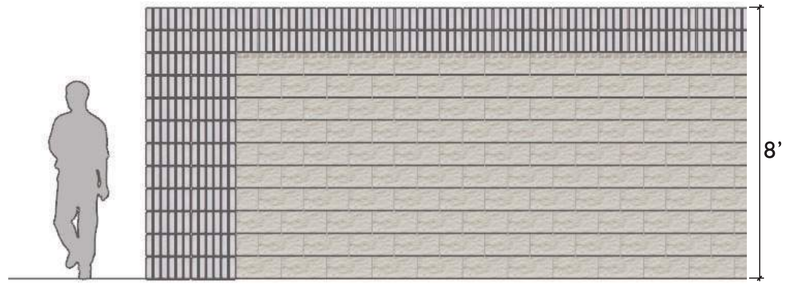
LANDSCAPE CONCEPT

LI.1

MATCHLINE - SEE NEXT SHEET



6’H Wood Good Neighbor Fence



8’ Masonry Wall

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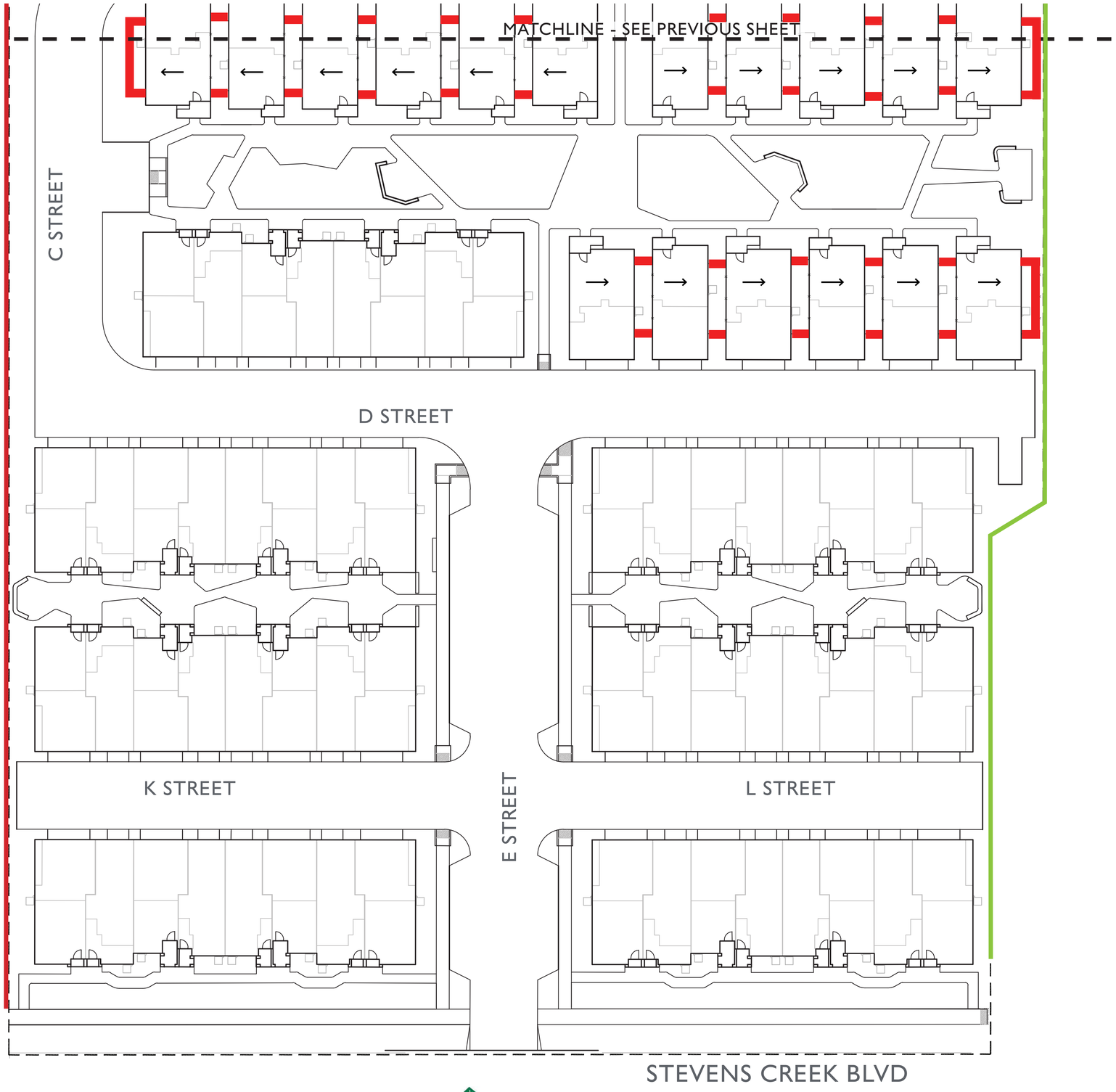
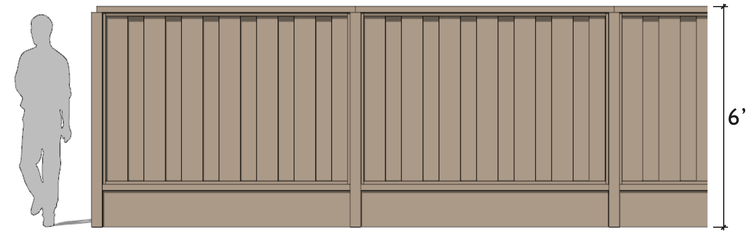
WALL AND FENCING PLAN

L2.0





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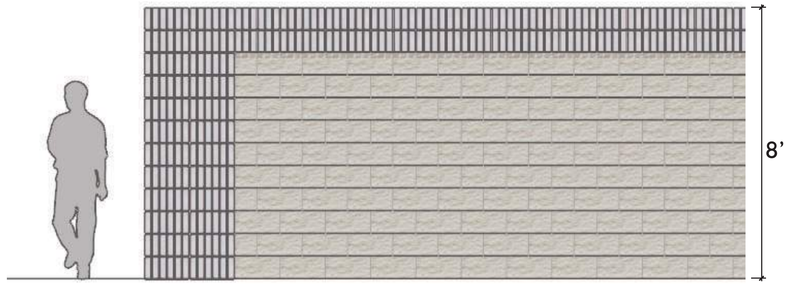

8’ Masonry Wall

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0 10’ 20’ 40’
SCALE: 1” = 20’-0”

WALL AND FENCING PLAN

L2.1

Primary Path

Secondary Walks

Public Walks

Enhanced Crossings

Bike Parking

Mailboxes

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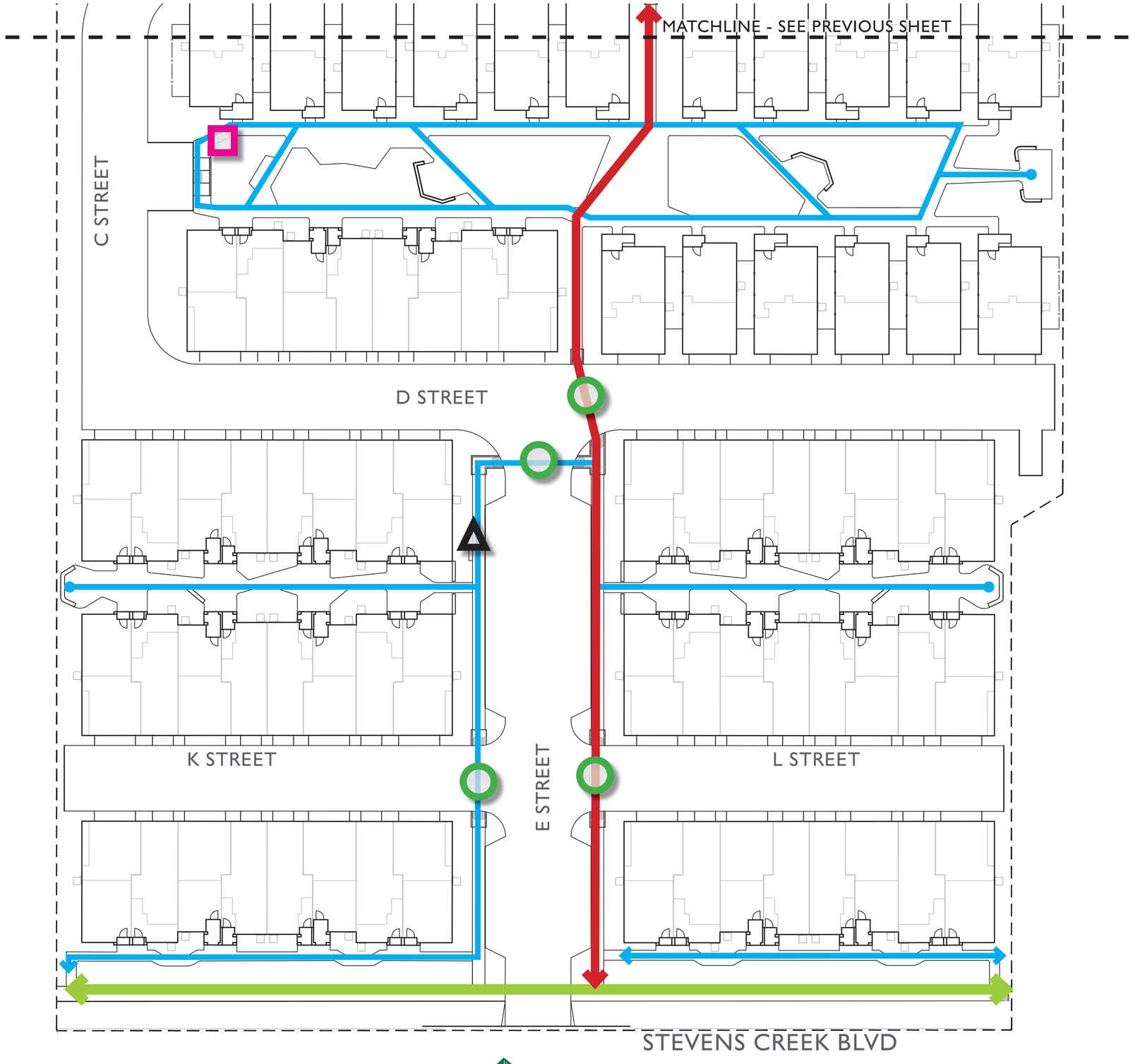
PEDESTRIAN CIRCULATION PLAN

L3.0



Primary Path

Secondary Walks

Public Walks

Enhanced Crossings

Bike Parking

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PEDESTRIAN CIRCULATION PLAN

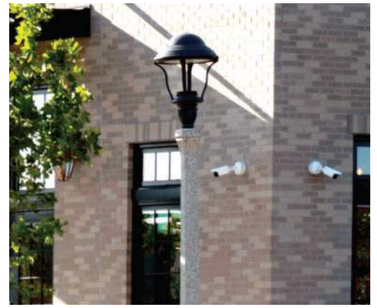
L3.1

MATCHLINE - SEE NEXT SHEET

PLAN LEGEND

Pedestrian Bollard Light (3-foot)
Manufacturer: Sternberg
Model: Euro
Photometric Label(s): B1, B2

Wall Lantern At Entry Door
Manufacturer: Gardco
Model: GeoForm Block Small LED
Photometric Label(s): D, D1



Pedestrian Pole Light (8-foot)
Manufacturer: Sternberg
Model: Euro Small
Photometric Label(s): A1, A2, A3

Wall Sconce At Garage
Manufacturer: Alphabet
Model: Beta 4" Square
Photometric Label(s): E

Street Light (15-foot)
Manufacturer: Sternberg
Model:Euro Large
Photometric Label(s): C1, C2, C3

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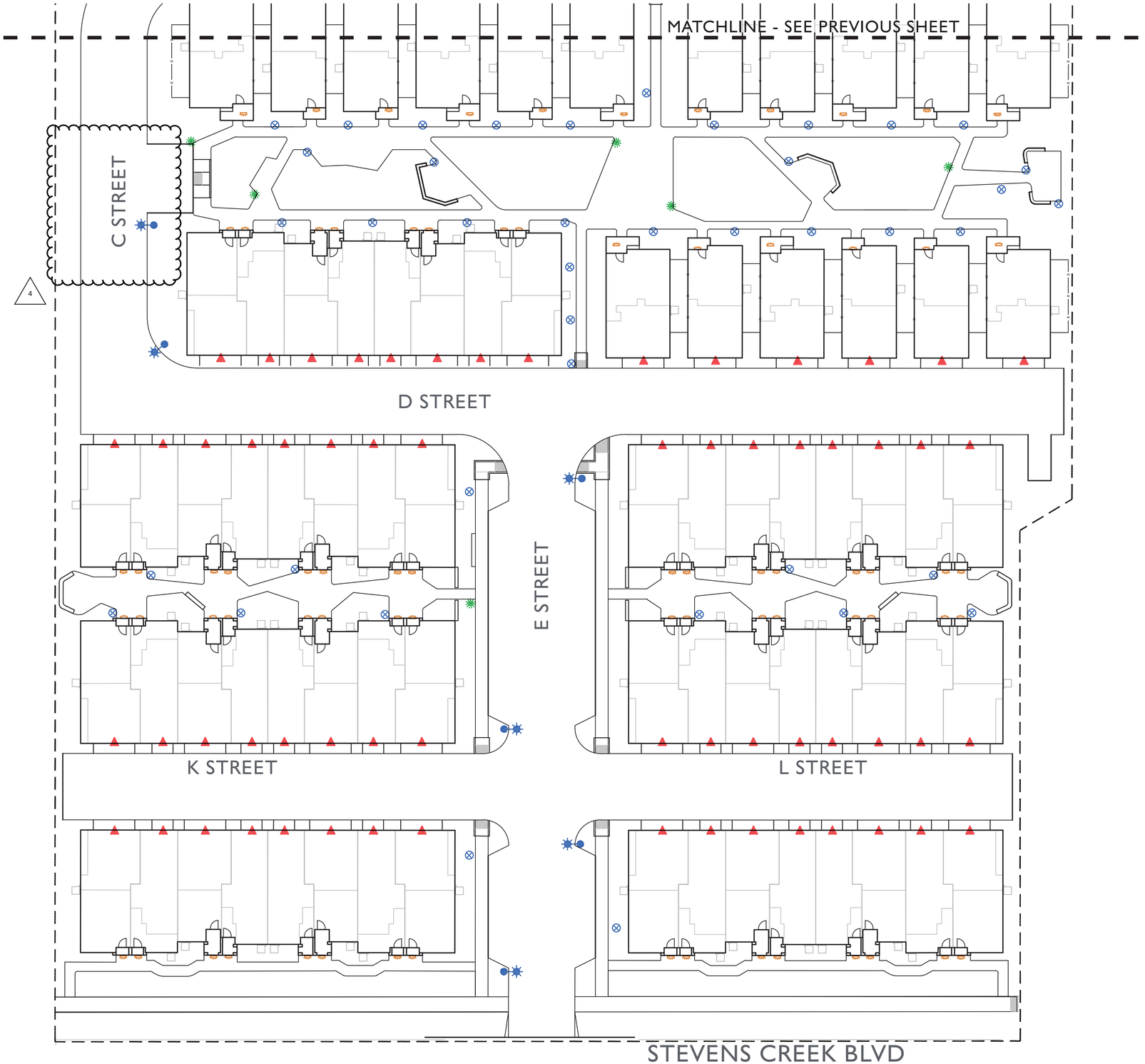
LIGHTING PLAN

L4.0



PLAN LEGEND

Pedestrian Bollard Light (3-foot)
Manufacturer: Sternberg
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Photometric Label(s): B1, B2

Wall Lantern At Entry Door
Manufacturer: Gardco
Model: GeoForm Block Small LED
Photometric Label(s): D, D1

Pedestrian Pole Light (8-foot)
Manufacturer: Sternberg
Model: Euro Small
Photometric Label(s): A1, A2, A3

Wall Sconce At Garage
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Manufacturer: Sternberg
Model:Euro Large
Photometric Label(s): C1, C2, C3

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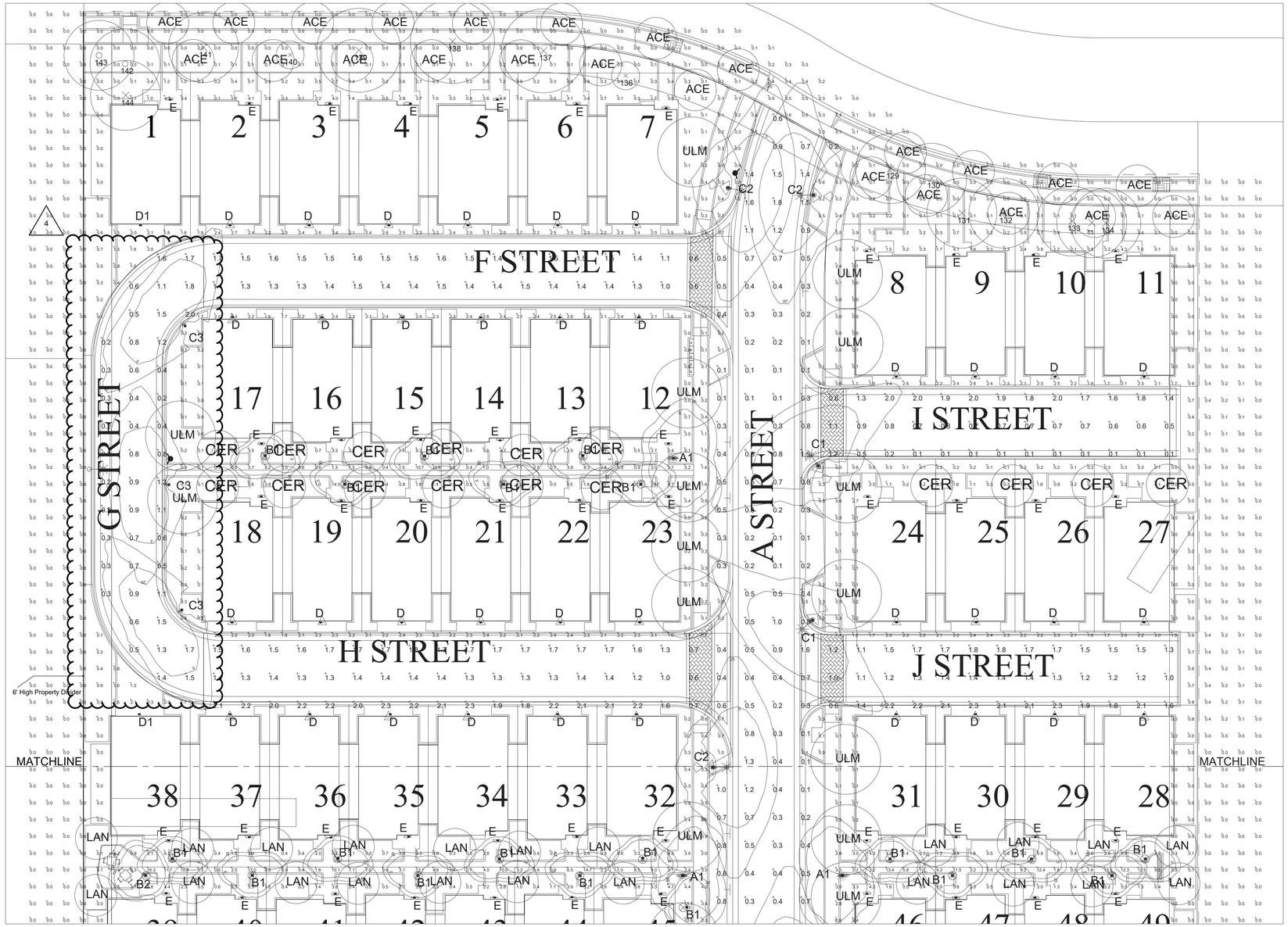
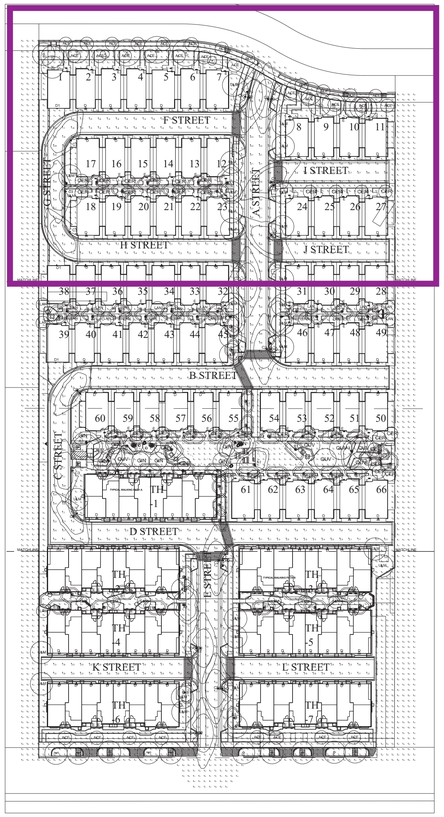
LIGHTING PLAN

L4.1



PLAN VIEW



FULL PLAN VIEW - N.T.S.

Luminaire Schedule								
Project: STEVENS CREEK RESIDENTIAL - SITE								
Symbol	Qty	Label	Arrangement	3000K Luminaire Lumens	LLF	Description	Data Source Filename	Lum. Watts
	6	A1	Single	1350	0.850	STERNBERG PT-E250LED-RX-8L30T3-MDL008-SV1-XX - 8' L.C. (30 = 3000K CCT)	E250LED-8L-40-T3-MDL008-SV1.IES	18.5
	2	A2	Single	1496	0.850	STERNBERG PT-E250LED-RX-8L30T2-MDL008-SV1-XX - 8' L.C. (30 = 3000K CCT)	E250LED-8L-40-T2-MDL008-SV1.IES	18.5
	1	A3	Single	1414	0.850	STERNBERG PT-E250LED-RX-8L30T4-MDL008-SV1-XX - 8' L.C. (30 = 3000K CCT)	E250LED-8L-40-T4-MDL008-SV1.IES	18.5
	60	B1	Single	1496	0.850	STERNBERG E250LED-XXXB-36IN-8L30T2-MDL008-SV1 - 3' L.C. (30 = 3000K CCT)	E250LED-8L-40-T2-MDL008-SV1.IES	18.5
	3	B2	Single	1414	0.850	STERNBERG E250LED-XXXB-36IN-8L30T4-MDL008-SV1 - 3' L.C. (30 = 3000K CCT)	E250LED-8L-40-T4-MDL008-SV1.IES	18.5
	2	C1	Single	1797	0.850	STERNBERG PT-E350LED-XF-12L30T3-MDL006-FL-XX - 15' L.C. (30 = 3000K CCT)	E350LED-12L-40-T3-MDL006-FL.IES	19.8
	8	C2	Single	1797	0.850	STERNBERG PT-E350LED-XF-12L30T2-MDL006-FL-XX - 15' L.C. (30 = 3000K CCT)	E350LED-12L-40-T3-MDL006-FL.IES	19.8
	6	C3	Single	1394	0.850	STERNBERG PT-E350LED-XF-12L30T3-MDL006-FL-BLOC- 15' L.C. (BLOC = Back Light Optical Control) 3000K	E350LED-12L-40-T3-MDL006-FL-BLOC.IES	19.7
	118	D	Single	1503	0.850	GARDCO GBS-A01-830-T3M-VOLT-XX-XX-XX - 9' L.C. (30 = 3000K CCT)	gbs-a01-830-t3m-ies.ies	10.2
	4	D1	Single	1467	0.850	GARDCO GBS-A01-830-T4M-VOLT-XX-XX-XX - 9' L.C. (30 = 3000K CCT)	gbs-a01-830-t4m-ies.ies	10.2
	122	E	Single	932	0.850	ALPHABET BETA-4Q-SW-10LM-30K-80-HE80-XX-XX-W-VOLT - 9' L.C. (30 = 3000K CCT)	BETA-4Q-SW-10LM-30K-80-HE80-WH-WH.ies	8.5

Calculation Summary								
Project: STEVENS CREEK RESIDENTIAL - SITE								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts
A STREET	Illuminance	Fc	0.6	1.8	0.1	5.6	18.0	108
B STREET	Illuminance	Fc	1.4	2.1	0.1	14.4	21.0	103
C STREET	Illuminance	Fc	0.9	2.8	0.1	9.2	28.0	60
D STREET	Illuminance	Fc	1.7	2.6	0.3	5.7	8.7	66
E STREET	Illuminance	Fc	0.6	1.7	0.1	5.6	17.0	77
F STREET	Illuminance	Fc	1.3	1.7	0.5	2.7	3.4	38
G STREET	Illuminance	Fc	0.8	2.0	0.2	4.1	10.0	45
H STREET	Illuminance	Fc	1.6	2.3	0.4	3.9	5.8	57
I STREET	Illuminance	Fc	0.9	2.0	0.1	8.8	20.0	39
J STREET	Illuminance	Fc	1.6	2.3	0.6	2.6	3.8	39
K STREET	Illuminance	Fc	2.0	2.7	0.5	4.0	5.4	34
L STREET	Illuminance	Fc	2.0	2.7	0.4	4.9	6.8	34
TYPICAL WALKING PATH A	Illuminance	Fc	10.1	36.4	2.0	5.0	18.2	24
TYPICAL WALKING PATH B	Illuminance	Fc	2.4	6.5	0.4	6.0	16.3	36

Note: Unless otherwise specified - the lamp lumen depreciation (LLD) for legacy sources used in these calculations is based on published mean lumen ratings by major lamp manufacturers; 0.80 LLD for pulse start metal halide; 0.90 LLD for high pressure sodium; 0.95 LLD for linear T8 and T5 fluorescent; 0.86 LLD for compact fluorescent and induction; 0.88 LLD for Cosmo and Elite lamps. 0.94 LDD for all LED sources. Unless otherwise noted - 0.90 luminaire dirt depreciation (LDD) is commonly applied. In cases where appropriate - ballast factor (BF) is applied. Additional user defind factors (UDF) may be applied if necessary to represent luminaire performance to a higher degree of accruracy. Total light loss factor (LLF) is the product of all multiplied loss factors.

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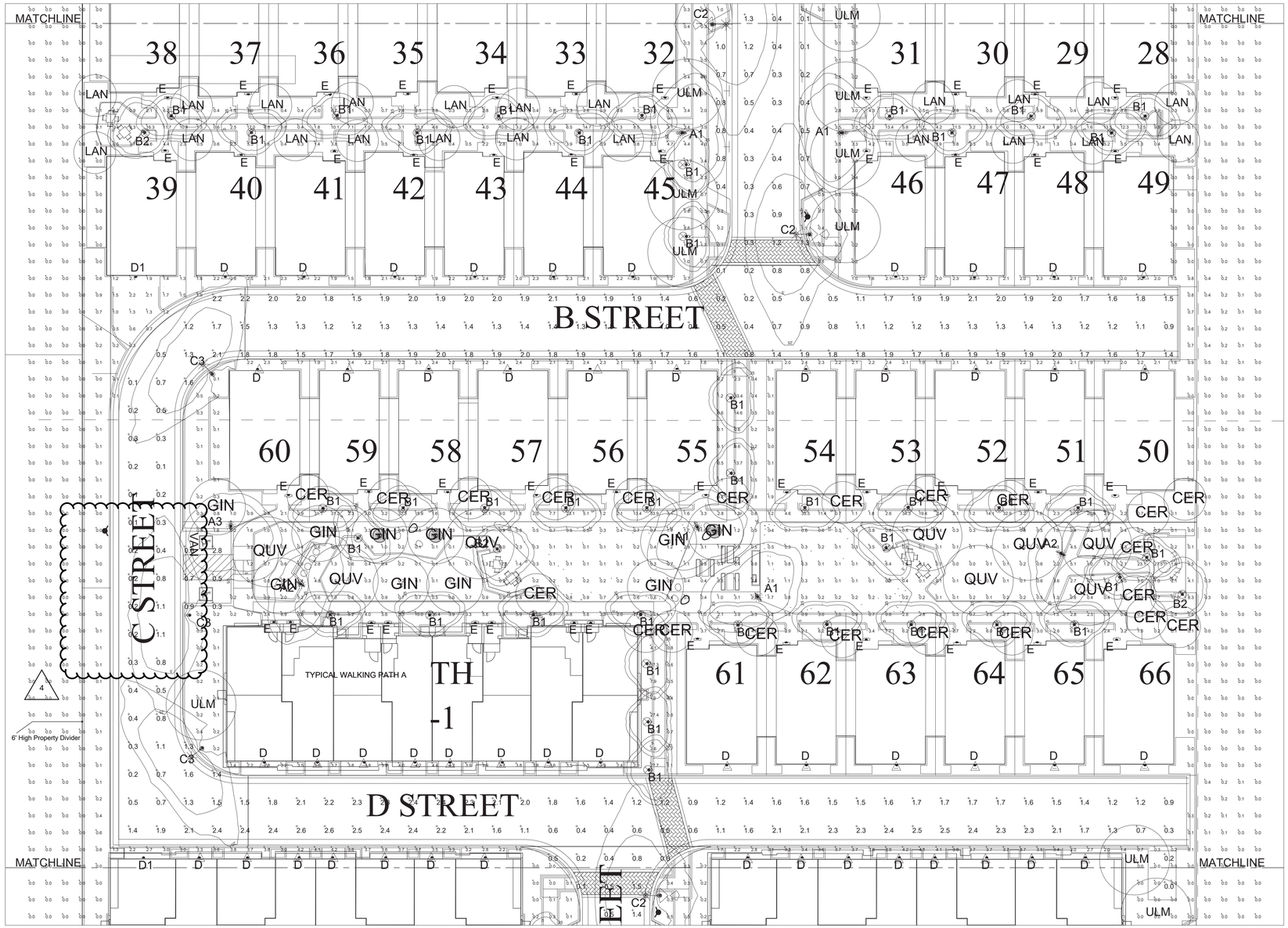
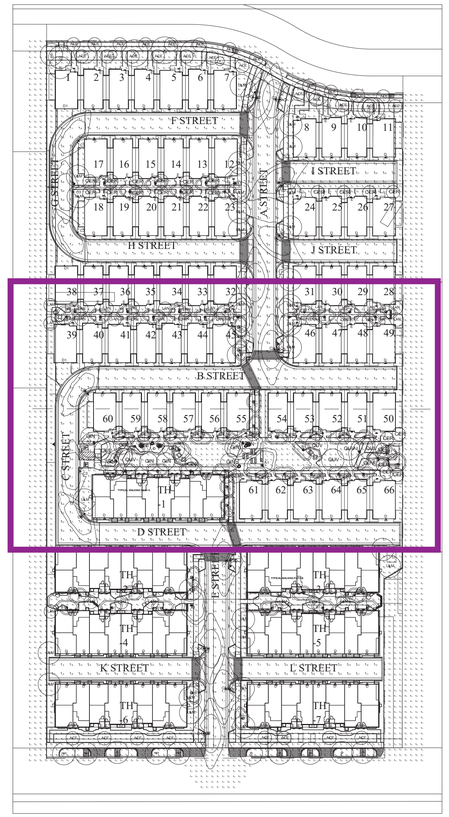
0 20' 40' 80'
SCALE: 1" = 20'-0"

PHOTOMETRIC PLAN

L4.2



PLAN VIEW



FULL PLAN VIEW - N.T.S.

Luminaire Schedule

Project: STEVENS CREEK RESIDENTIAL - SITE

Symbol	Qty	Label	Arrangement	3000K Luminaire Lumens	LLF	Description	Data Source Filename	Lum. Watts
	6	A1	Single	1350	0.850	STERNBERG PT-E250LED-RX-8L30T3-MDL008-SV1-XX - 8' L.C. (30 = 3000K CCT)	E250LED-8L-40-T3-MDL008-SV1.IES	18.5
	2	A2	Single	1496	0.850	STERNBERG PT-E250LED-RX-8L30T2-MDL008-SV1-XX - 8' L.C. (30 = 3000K CCT)	E250LED-8L-40-T2-MDL008-SV1.IES	18.5
	1	A3	Single	1414	0.850	STERNBERG PT-E250LED-RX-8L30T4-MDL008-SV1-XX - 8' L.C. (30 = 3000K CCT)	E250LED-8L-40-T4-MDL008-SV1.IES	18.5
	60	B1	Single	1496	0.850	STERNBERG E250LED-XXXB-36IN-8L30T2-MDL008-SV1 - 3' L.C. (30 = 3000K CCT)	E250LED-8L-40-T2-MDL008-SV1.IES	18.5
	3	B2	Single	1414	0.850	STERNBERG E250LED-XXXB-36IN-8L30T4-MDL008-SV1 - 3' L.C. (30 = 3000K CCT)	E250LED-8L-40-T4-MDL008-SV1.IES	18.5
	2	C1	Single	1797	0.850	STERNBERG PT-E350LED-XF-12L30T3-MDL006-FL-XX - 15' L.C. (30 = 3000K CCT)	E350LED-12L-40-T3-MDL006-FL.IES	19.8
	8	C2	Single	1797	0.850	STERNBERG PT-E350LED-XF-12L30T2-MDL006-FL-XX - 15' L.C. (30 = 3000K CCT)	E350LED-12L-40-T3-MDL006-FL.IES	19.8
	6	C3	Single	1394	0.850	STERNBERG PT-E350LED-XF-12L30T3-MDL006-FL-BLOC- 15' L.C. (BLOC = Back Light Optical Control) 3000K	E350LED-12L-40-T3-MDL006-FL-BLOC.IES	19.7
	118	D	Single	1503	0.850	GARDCO GBS-A01-830-T3M-VOLT-XX-XX-XX - 9' L.C. (30 = 3000K CCT)	gbs-a01-830-t3m-ies.ies	10.2
	4	D1	Single	1467	0.850	GARDCO GBS-A01-830-T4M-VOLT-XX-XX-XX - 9' L.C. (30 = 3000K CCT)	gbs-a01-830-t4m-ies.ies	10.2
	122	E	Single	932	0.850	ALPHABET BETA-4Q-SW-10LM-30K-80-HE80-XX-XX-W-VOLT - 9' L.C. (30 = 3000K CCT)	BETA-4Q-SW-10LM-30K-80-HE80-WH-WH.ies	8.5

Calculation Summary

Project: STEVENS CREEK RESIDENTIAL - SITE

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts
A STREET	Illuminance	Fc	0.6	1.8	0.1	5.6	18.0	108
B STREET	Illuminance	Fc	1.4	2.1	0.1	14.4	21.0	103
C STREET	Illuminance	Fc	0.9	2.8	0.1	9.2	28.0	60
D STREET	Illuminance	Fc	1.7	2.6	0.3	5.7	8.7	66
E STREET	Illuminance	Fc	0.6	1.7	0.1	5.6	17.0	77
F STREET	Illuminance	Fc	1.3	1.7	0.5	2.7	3.4	38
G STREET	Illuminance	Fc	0.8	2.0	0.2	4.1	10.0	45
H STREET	Illuminance	Fc	1.6	2.3	0.4	3.9	5.8	57
I STREET	Illuminance	Fc	0.9	2.0	0.1	8.8	20.0	39
J STREET	Illuminance	Fc	1.6	2.3	0.6	2.6	3.8	39
K STREET	Illuminance	Fc	2.0	2.7	0.5	4.0	5.4	34
L STREET	Illuminance	Fc	2.0	2.7	0.4	4.9	6.8	34
TYPICAL WALKING PATH A	Illuminance	Fc	10.1	36.4	2.0	5.0	18.2	24
TYPICAL WALKING PATH B	Illuminance	Fc	2.4	6.5	0.4	6.0	16.3	36

Note: Unless otherwise specified - the lamp lumen depreciation (LLD) for legacy sources used in these calculations is based on published mean lumen ratings by major lamp manufacturers; 0.80 LLD for pulse start metal halide; 0.90 LLD for high pressure sodium; 0.95 LLD for linear T8 and T5 fluorescent; 0.86 LLD for compact fluorescent and induction; 0.88 LLD for Cosmo and Elite lamps. 0.94 LDD for all LED sources. Unless otherwise noted - 0.90 luminaire dirt depreciation (LDD) is commonly applied. In cases where appropriate - ballast factor (BF) is applied. Additional user defind factors (UDF) may be applied if necessary to represent luminaire performance to a higher degree of accruracy. Total light loss factor (LLF) is the product of all multiplied loss factors.

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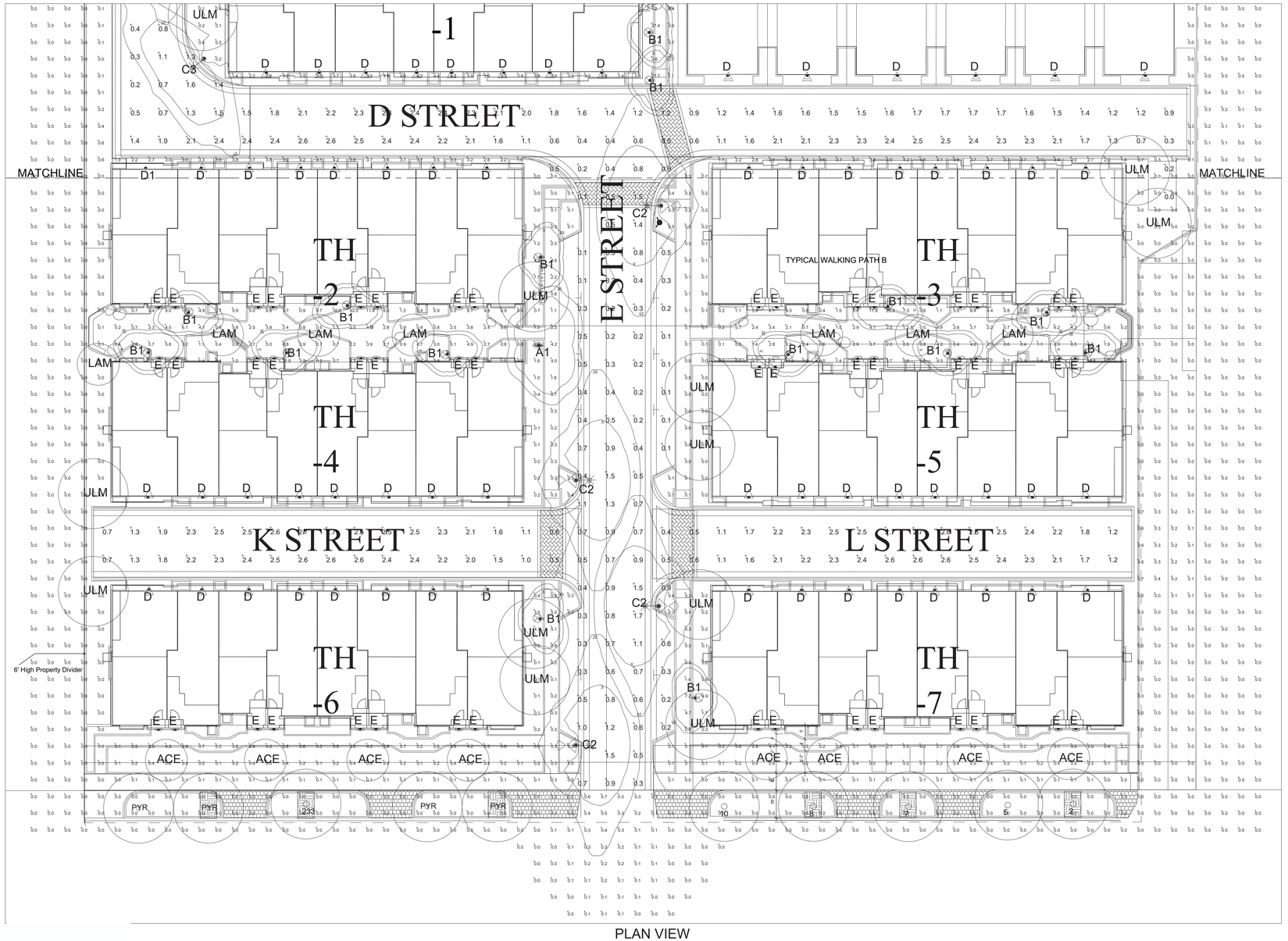
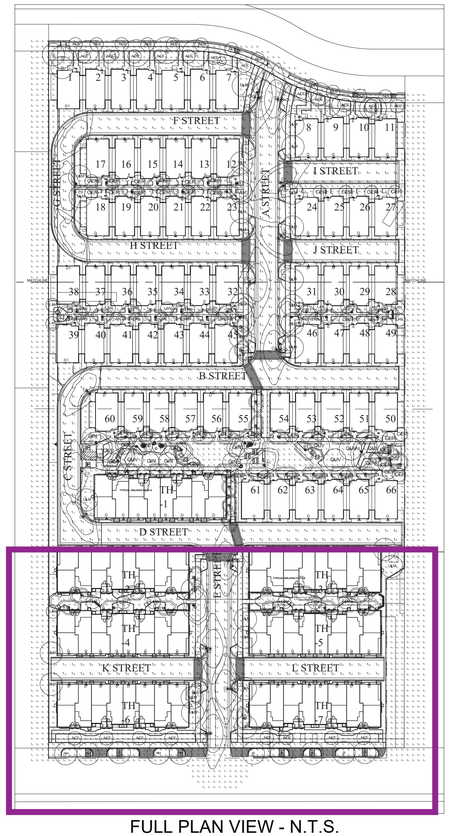
0 20' 40' 80'
SCALE: 1" = 20'-0"

PHOTOMETRIC PLAN

L4.3



PLAN VIEW



FULL PLAN VIEW - N.T.S.

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Project: STEVENS CREEK RESIDENTIAL - SITE								
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Calculation Summary								
Project: STEVENS CREEK RESIDENTIAL - SITE								
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E STREET	Illuminance	Fc	0.6	1.7	0.1	5.6	17.0	77
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TYPICAL WALKING PATH A	Illuminance	Fc	10.1	36.4	2.0	5.0	18.2	24
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Note: Unless otherwise specified - the lamp lumen depreciation (LLD) for legacy sources used in these calculations is based on published mean lumen ratings by major lamp manufacturers; 0.80 LLD for pulse start metal halide; 0.90 LLD for high pressure sodium; 0.95 LLD for linear T8 and T5 fluorescent; 0.86 LLD for compact fluorescent and induction; 0.88 LLD for Cosmo and Elite lamps. 0.94 LDD for all LED sources. Unless otherwise noted - 0.90 luminaire dirt depreciation (LDD) is commonly applied. In cases where appropriate - ballast factor (BF) is applied. Additional user defind factors (UDF) may be applied if necessary to represent luminaire performance to a higher degree of accruracy. Total light loss factor (LLF) is the product of all multiplied loss factors.

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0 20' 40' 80'
SCALE: 1" = 20'-0"

PHOTOMETRIC PLAN

L4.4

MATCHLINE - SEE NEXT SHEET

TREE LEGEND

X # REMOVE

● # PROTECT

4

Tree Protection Recommendations

Design Phase

- As the design progresses, ensure that the native grade is not disturbed within the temporary fencing area that is highlighted in the Tree Protection Plan that accompanies this report.
  - If encroachment is needed within the fenced area, discuss the impacts with the Project Arborist before finalizing the design.
  - Additional tree protection measures may be needed, including but not limited to: digging by hand or with air/water-assisted methods; providing supplemental irrigation; arborist monitoring during excavation. If the measures are not feasible, the trees may need to be removed.
- If the off-site trees are surveyed, the Project Arborist shall review updated plans to determine whether the tree protection recommendations still apply.
- Include a note in construction documents (on relevant sheets) that less invasive methods of excavation may be needed around trees #250-259 if significant roots are encountered within 12"-18" of existing grade. Methods may include but are not limited to air/water-assisted excavation tools, directional boring, hand digging, etc.

Pre-Demolition Phase

- **Contractors:**
  - Inform all contractors and subcontractors of the significance of protecting the off-site trees, as the financial consequences for tree damage may be significant (both in city fees and claims from off-site tree owners). A pre-construction meeting may be needed to review the tree protection measures and work plan before demolition begins.
  - Keep your Project Arborist informed of the construction schedule, especially the excavation phases where monitoring or recommendations are needed.
- **Temporary tree fencing:**
  - Before equipment arrives on site, install temporary 6' chain-link fencing around trees #2, 5, 7, 8, 10, 142, 143, 233, 252-258, 260 & 264 as noted on the Tree Protection Plan.
  - Leave additional fencing by tree #252 so the protection area can be expanded to include trees #250 & 251 after demolition is completed.
  - If the fencing location(s) will obstruct construction access, discuss other options with the Project Arborist.
  - The fencing shall stay upright and secure throughout the project. To modify the fencing, consult the Project Arborist to determine what substitute tree protection measures are needed to provide the same degree of protection. Fencing shall not be moved or adjusted without the Project Arborist's approval.
- **Pruning:** Limit clearance pruning to the bare minimum, i.e. enough to just clear the air space needed for construction. Pruning shall be done by a tree service with a certified arborist on-staff, before construction begins.
- **Wood chips, optional:** If desired, spread the wood chips generated by tree removal within the fenced areas. The wood chips will conserve water and contribute nutrients to the trees; they can also be left in place after construction.

Demolition Phase

- Remove every tree **EXCEPT** trees #2, 5, 7, 8, 10, 142, 143, 233, 252-258, 260 & 264 (249 trees to be removed; 20 trees to remain).
- After demolition is completed, extend the tree protection fencing to enclose trees #250 & 251 as noted on the Tree Protection Plan.

Construction Phase

- The Project Arborist shall be on-site during storm drain and retaining wall excavation by Canary Island pines #250-259. If significant roots are encountered within 12"-18" of existing grade, less invasive methods may be needed (e.g. air/water-assisted excavation methods; directional boring, hand digging). Once the storm drain is completed, fencing must be immediately reinstalled.
- The Project Arborist shall also be on-site during grading for the road by coast live oak #264 and Brazilian pepper #266. Regularly moisten the soil by this tree with methods available during that phase of construction (e.g. water truck, soaker hoses).
- If roots ≥ 1" diameter are encountered during excavation or grading by coast live oak #260, consult the Project Arborist for recommendations.
- For Canary Island pines #142 & 143, hand excavate along the sidewalk within 8' of trunk. Consult the Project Arborist for recommendations before root pruning.
- For sidewalk pear trees #2, 5, 7, 8, 10 & 233, hand excavate around roots ≥ 1" diameter or larger. Consult the Project Arborist for recommendations before root pruning.
- All root pruning shall be completed with sharp tools (hand pruners, loppers, handsaw, Sawzall, or circular saw), making the smallest possible cut – perpendicular to the length of the root rather than at a diagonal. Roots must then be covered and kept moist until the soil is backfilled.
- At any time, if damage occurs to any tree, immediately consult the Project Arborist for recommendations on how to mitigate the damage.

Post-Construction Phase

- If the Project Arborist deems it necessary during construction, supplemental irrigation should be provided for one growing season after construction is completed (~9 months). A temporary option with soaker hoses may be used. The hoses should be laid out as close to the edge of the tree canopies as possible. Leave them at a slow drip rate for 8 hours once a month (overnight is ideal). The irrigation off-sets water stress that may result from root pruning.

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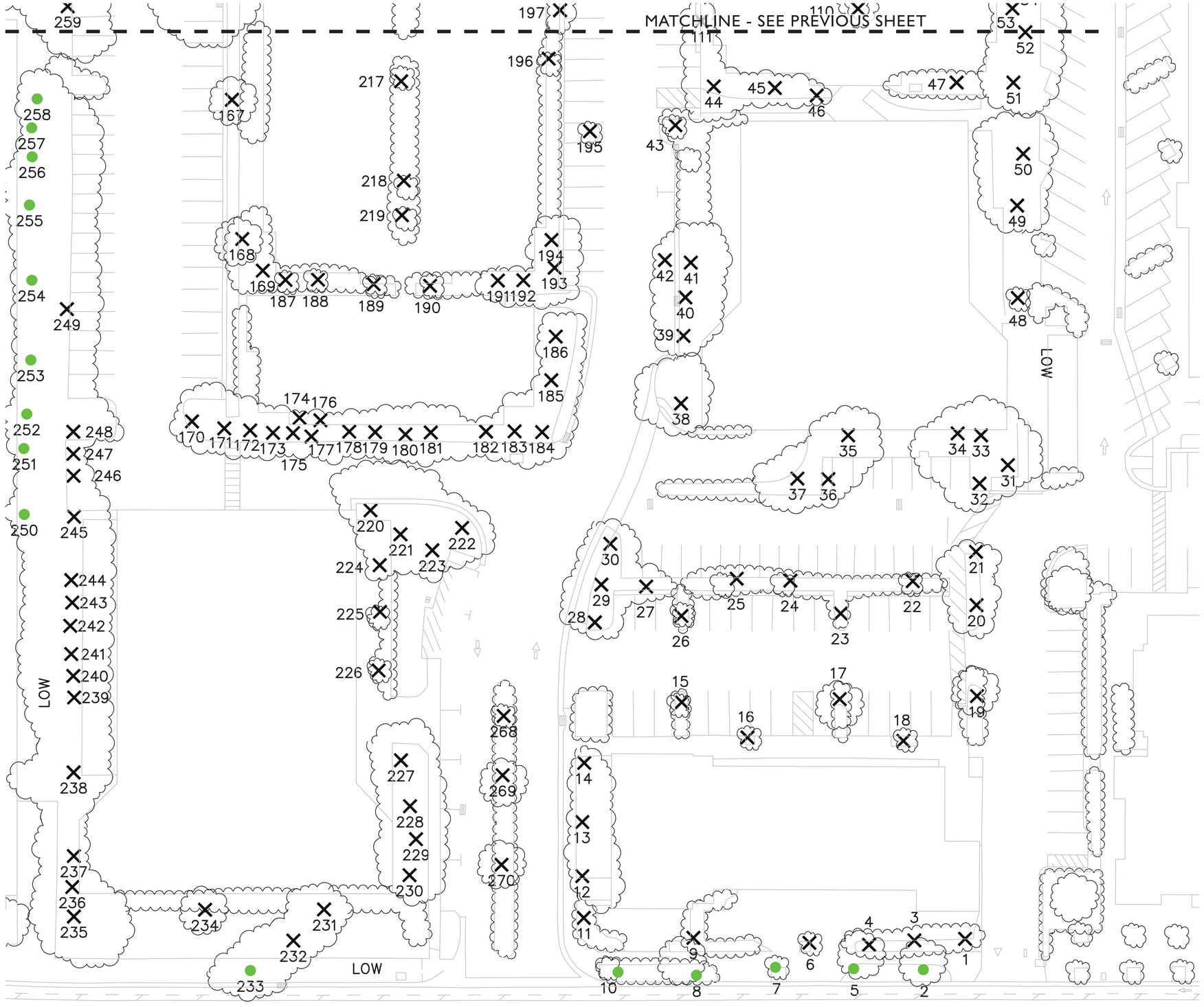
0 10' 20' 40'
SCALE: 1" = 20'-0"

TREE DISPOSITION PLAN

L5.0



TREE LEGEND

X # REMOVE

● # PROTECT

4

Tree Protection Recommendations

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Pre-Demolition Phase

- **Contractors:**
  - Inform all contractors and subcontractors of the significance of protecting the off-site trees, as the financial consequences for tree damage may be significant (both in city fees and claims from off-site tree owners). A pre-construction meeting may be needed to review the tree protection measures and work plan before demolition begins.
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Construction Phase

- The Project Arborist shall be on-site during storm drain and retaining wall excavation by Canary Island pines #250-259. If significant roots are encountered within 12"-18" of existing grade, less invasive methods may be needed (e.g. air/water-assisted excavation methods; directional boring, hand digging). Once the storm drain is completed, fencing must be immediately reinstalled.
- The Project Arborist shall also be on-site during grading for the road by coast live oak #264 and Brazilian pepper #266. Regularly moisten the soil by this tree with methods available during that phase of construction (e.g. water truck, soaker hoses).
- If roots ≥ 1" diameter are encountered during excavation or grading by coast live oak #260, consult the Project Arborist for recommendations.
- For Canary Island pines #142 & 143, hand excavate along the sidewalk within 8' of trunk. Consult the Project Arborist for recommendations before root pruning.
- For sidewalk pear trees #2, 5, 7, 8, 10 & 233, hand excavate around roots ≥ 1" diameter or larger. Consult the Project Arborist for recommendations before root pruning.
- All root pruning shall be completed with sharp tools (hand pruners, loppers, handsaw, Sawzall, or circular saw), making the smallest possible cut – perpendicular to the length of the root rather than at a diagonal. Roots must then be covered and kept moist until the soil is backfilled.
- At any time, if damage occurs to any tree, immediately consult the Project Arborist for recommendations on how to mitigate the damage.

Post-Construction Phase

- If the Project Arborist deems it necessary during construction, supplemental irrigation should be provided for one growing season after construction is completed (~9 months). A temporary option with soaker hoses may be used. The hoses should be laid out as close to the edge of the tree canopies as possible. Leave them at a slow drip rate for 8 hours once a month (overnight is ideal). The irrigation off-sets water stress that may result from root pruning.

ktgy
cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE
RADIUS DESIGN
GATES +ASSOCIATES LANDSCAPE ARCHITECTURE LAND PLANNING · URBAN DESIGN
HARVEST PROPERTIES
180 Grand Ave, Ste. 1400
Oakland, CA 94612

20807-20883 STEVENS CREEK BLVD

CUPERTINO, CA # 20240298

OWNERSHIP:
STEVENS CREEK OCA OWNER, LLC

GENERAL PLANNING APPLICATION
SEPTEMBER 20, 2024 FIRST SUBMITTAL
1 JANUARY 22, 2025 SECOND SUBMITTAL
2 AUGUST 5, 2025 THIRD SUBMITTAL
3 NOVEMBER 5, 2025 FOURTH SUBMITTAL
4 DECEMBER 24, 2025 FIFTH SUBMITTAL

0 10' 20' 40'
SCALE: 1" = 20'-0"

TREE DISPOSITION PLAN

L5.1

Tree #	Species	DBH (or multi total)	Tree Elevations at Base	Replacement Size	Appraisal Value	Trees for Preservation on/off site
1	Callery pear	8.5	258.8	24" box	$351.72	
2	Callery pear	8	258.4	24" box	$351.72	PROTECT - On
3	Callery pear	8.5	258.9	24" box	$351.72	
4	Callery pear	5	258.7	24" box	$351.72	
5	Callery pear	10	258.5	24" box	$351.72	PROTECT - On
6	Callery pear	7	258.8	24" box	$351.72	
7	Callery pear	9	258.9	24" box	$351.72	PROTECT - On
8	Callery pear	9	258.9	24" box	$351.72	PROTECT - On
9	Callery pear	7.5	259.1	24" box	$351.72	
10	Callery pear	9	259.5	24" box	$351.72	PROTECT - On
11	Purple leaf plum	9	259.8	24" box	$351.72	
12	Purple leaf plum	7.5	259.8	24" box	$351.72	
13	Purple leaf plum	6.5	259.8	24" box	$351.72	
14	Purple leaf plum	8	259.6	24" box	$351.72	
15	Hackberry	5.5	258.8	24" box	$351.72	
16	Sweet bay	3	259.1	24" box	$351.72	
17	Hackberry	7	258.5	24" box	$351.72	
18	Sweet bay	5.5	259.1	24" box	$351.72	
19	Hackberry	11	258.3	24" box	$351.72	
20	Chinese pistache	7	257.6	24" box	$351.72	
21	Chinese pistache	7	256.8	24" box	$351.72	
22	Hackberry	9.5	257.5	24" box	$351.72	
23	Hackberry	8.5	258.1	24" box	$351.72	
24	Hackberry	8.5	257.8	24" box	$351.72	
25	Hackberry	8	257.9	24" box	$351.72	
26	Hackberry	9	258.2	24" box	$351.72	
27	Hackberry	5.5	258.3	24" box	$351.72	
28	Hackberry	10.5	258.8	24" box	$351.72	
29	Hackberry	6.5	259.0	24" box	$351.72	
30	Hackberry	6	259.3	24" box	$351.72	
31	Coast redwood	20	257.3	(2) 24" box or 36" box	$848.44	
32	Coast redwood	16	257.2	(2) 24" box or 36" box	$848.44	
33	Coast redwood	20	256.5	(2) 24" box or 36" box	$848.44	
34	Coast redwood	22	256.2	(2) 24" box or 36" box	$848.44	
35	Coast redwood	23	255.4	(2) 24" box or 36" box	$848.44	
36	Coast redwood	19	257.1	(2) 24" box or 36" box	$848.44	
37	Coast redwood	15.5	254.7	(2) 24" box or 36" box	$848.44	
38	Coast redwood	30	258.8	(2) 24" box or 36" box	$848.44	
39	Coast redwood	23	258.7	(2) 24" box or 36" box	$848.44	
40	Coast redwood	24	258.5	(2) 24" box or 36" box	$848.44	
41	Coast redwood	24.5	258.2	(2) 24" box or 36" box	$848.44	
42	Water gum	3	258.2	24" box	$351.72	
43	Water gum	5	258.1	24" box	$351.72	
44	Sweet gum	13.5	258.2	(2) 24" box or 36" box	$848.44	
45	Japanese maple	18.5	258.4	(2) 24" box or 36" box	$848.44	
46	Crape myrtle	9.5	258.2	24" box	$351.72	
47	Japanese maple (Bloodgood)	3	257.8	24" box	$351.72	
48	Coast redwood	12	256.8	24" box	$351.72	
49	Coast redwood	20	256.8	(2) 24" box or 36" box	$848.44	
50	Coast redwood	28	256.8	(2) 24" box or 36" box	$848.44	
51	Coast redwood	38.5	257.4	36" box	$7,200.00	
52	Coast redwood	50	257.0	36" box	$13,100.00	
53	Seaside pittosporum	7	257.4	24" box	$351.72	
54	Seaside pittosporum	12	256.1	24" box	$351.72	
55	Seaside pittosporum	6.5	257.5	24" box	$351.72	
56	Coast redwood	30.5	257.4	(2) 24" box or 36" box	$848.44	
57	Coast redwood	24	257.4	(2) 24" box or 36" box	$848.44	
58	Coast redwood	35	257.4	(2) 24" box or 36" box	$848.44	
59	Coast redwood	26	257.3	(2) 24" box or 36" box	$848.44	
60	Coast redwood	29	257.3	(2) 24" box or 36" box	$848.44	
61	Coast redwood	32	256.9	(2) 24" box or 36" box	$848.44	
62	Coast redwood	25.5	257.4	(2) 24" box or 36" box	$848.44	
63	Coast redwood	27	256.3	(2) 24" box or 36" box	$848.44	
64	Coast redwood	17	257.9	(2) 24" box or 36" box	$848.44	
65	Bottlebrush	11.5	256.9	24" box	$351.72	
66	Bottlebrush	12.5	256.8	(2) 24" box or 36" box	$848.44	
67	Coast redwood	14.5	257.4	(2) 24" box or 36" box	$848.44	
68	Coast redwood	16.5	258.4	(2) 24" box or 36" box	$848.44	
69	Bottlebrush	4	256.7	24" box	$351.72	
70	Coast redwood	20.5	258.3	(2) 24" box or 36" box	$848.44	
71	Bottlebrush	9	256.2	24" box	$351.72	
72	Coast redwood	21	256.4	(2) 24" box or 36" box	$848.44	
73	Coast redwood	5	258.3	24" box	$351.72	
74	Coast redwood	24.5	258.7	(2) 24" box or 36" box	$848.44	
75	Coast redwood	32.5	257.5	(2) 24" box or 36" box	$848.44	
76	Seaside pittosporum	10.5	255.8	24" box	$351.72	
77	Seaside pittosporum	10.5	257.4	24" box	$351.72	
78	Bottlebrush	13	256.4	24" box	$351.72	
79	Coast redwood	15	257.6	(2) 24" box or 36" box	$848.44	
80	Bottlebrush	10.5	255.9	24" box	$351.72	
81	Bottlebrush	9.5	256.0	24" box	$351.72	
82	Bottlebrush	5.5	256.0	24" box	$351.72	
83	Coast redwood	21	257.8	(2) 24" box or 36" box	$848.44	
84	Bottlebrush	14	256.4	(2) 24" box or 36" box	$848.44	
85	Coast redwood	23.5	257.9	(2) 24" box or 36" box	$848.44	
86	Bottlebrush	13.5	255.7	(2) 24" box or 36" box	$848.44	
87	Bottlebrush	6.5	254.9	24" box	$351.72	
88	Bottlebrush	18.5	254.4	(2) 24" box or 36" box	$848.44	
89	African fern pine	12	258.8	24" box	$351.72	
90	African fern pine	20	258.8	(2) 24" box or 36" box	$848.44	
91	African fern pine	20	258.6	(2) 24" box or 36" box	$848.44	
92	Japanese maple	6	257.9	24" box	$351.72	
93	Japanese maple	2	257.2	24" box	$351.72	
94	Japanese maple	11	257.5	24" box	$351.72	
95	Japanese maple (Bloodgood)	11	257.5	24" box	$351.72	
96	Japanese maple	10	257.5	24" box	$351.72	
97	Japanese maple	16	257.5	(2) 24" box or 36" box	$848.44	
98	Japanese maple	8	257.5	24" box	$351.72	
99	Japanese maple (Bloodgood)	12.5	257.3	(2) 24" box or 36" box	$848.44	
100	Japanese maple (CV)	11	257.3	24" box	$351.72	
101	Japanese maple (Bloodgood)	14.5	257.2	(2) 24" box or 36" box	$848.44	
102	Japanese maple (Sango-kaku)	11	257.5	24" box	$351.72	
103	Japanese maple (Sango-kaku)	10	257.4	24" box	$351.72	
104	Japanese maple (Bloodgood)	3.5	257.5	24" box	$351.72	
~~105~~	~~Shrub - omitted~~	~~0~~	~~257.3~~		~~$0.00~~	
106	Japanese maple (Sango-kaku)	8.5	257.7	24" box	$351.72	
107	Japanese maple (Sango-kaku)	3	257.3	24" box	$351.72	
108	Japanese maple	7	257.2	24" box	$351.72	
109	Japanese maple	8.5	257.2	24" box	$351.72	
110	Japanese maple (Bloodgood)	5.5	257.2	24" box	$351.72	
111	Crape myrtle	8.5	257.6	24" box	$351.72	
112	Crape myrtle	7.5	257.6	24" box	$351.72	
113	Water gum	4.5	257.3	24" box	$351.72	
114	Sweet gum	13	257.4	(2) 24" box or 36" box	$848.44	
115	Coast redwood	34.5	257.3	(2) 24" box or 36" box	$848.44	
116	Crape myrtle	9.5	258.0	24" box	$351.72	
117	Water gum	4.5	256.9	24" box	$351.72	
118	Crape myrtle	8	257.2	24" box	$351.72	
119	Crape myrtle	5	256.8	24" box	$351.72	
120	Sweet gum	11	256.6	24" box	$351.72	
121	Sweet gum	11	256.7	24" box	$351.72	
122	Sweet gum	11	256.8	24" box	$351.72	
123	Sweet gum	13	255.7	(2) 24" box or 36" box	$848.44	
124	Sweet gum	9.5	255.8	24" box	$351.72	
125	Sweet gum	33.5	255.7	(2) 24" box or 36" box	$848.44	
126	Coast redwood	12	255.8	24" box	$351.72	
127	Coast redwood	20.5	255.9	(2) 24" box or 36" box	$848.44	
128	Coast redwood	36.5	255.8	36" box	$10,300.00	
129	Coast redwood	35	256.9	(2) 24" box or 36" box	$848.44	
130	Coast redwood	32.5	255.8	(2) 24" box or 36" box	$848.44	
131	Coast redwood	34.5	255.6	(2) 24" box or 36" box	$848.44	
132	Coast redwood	35	255.4	(2) 24" box or 36" box	$848.44	
133	White birch	12	255.7	24" box	$351.72	
134	White birch	11.5	254.8	24" box	$351.72	
135	Crape myrtle	19	256.1	(2) 24" box or 36" box	$848.44	
136	Crape myrtle	2	257.3	24" box	$351.72	
137	Deodar cedar	27.5	257.8	(2) 24" box or 36" box	$848.44	
138	Deodar cedar	22	257.8	(2) 24" box or 36" box	$848.44	
139	Monterey pine	26.5	258.4	(2) 24" box or 36" box	$848.44	
140	Crape myrtle	1.5	258.2	24" box	$351.72	
141	Olive	24.5	258.6	(2) 24" box or 36" box	$848.44	
142	Canary Island pine	17	258.7	(2) 24" box or 36" box	$848.44	PROTECT - On
143	Canary Island pine	19.5	259.1	(2) 24" box or 36" box	$848.44	PROTECT - On
144	Canary Island pine	15.5	258.8	(2) 24" box or 36" box	$848.44	
145	Coast redwood	8	258.4	24" box	$351.72	
146	Coast redwood	9.5	258.2	24" box	$351.72	
147	Coast redwood	9.5	257.7	24" box	$351.72	
148	Coast redwood	7.5	257.6	24" box	$351.72	
149	Crape myrtle	38	257.3	36" box	$11,700.00	
150	Purple leaf plum	31.5	256.6	(2) 24" box or 36" box	$848.44	
151	Crape myrtle	8	256.6	24" box	$351.72	
152	Crape myrtle	9	257.2	24" box	$351.72	
153	Crape myrtle	8	257.5	24" box	$351.72	
154	Crape myrtle	41.5	257.2	36" box	$3,300.00	
155	Crape myrtle	11	257.7	24" box	$351.72	
156	Crape myrtle	10.5	258.1	24" box	$351.72	
157	Crape myrtle	18	257.7	(2) 24" box or 36" box	$848.44	
158	Brisbane box	3.5	258.6	24" box	$351.72	
159	Crape myrtle	15	258.4	(2) 24" box or 36" box	$848.44	
160	Crape myrtle	14	259.2	(2) 24" box or 36" box	$848.44	
161	Crape myrtle	9	259.4	24" box	$351.72	
162	Evergreen pear	13	258.6	(2) 24" box or 36" box	$848.44	
163	Evergreen pear	7.5	259.3	24" box	$351.72	
164	Evergreen pear	12.5	259.4	(2) 24" box or 36" box	$848.44	
165	Evergreen pear	16	259.7	(2) 24" box or 36" box	$848.44	
166	Brazilian pepper	31.5	259.4	(2) 24" box or 36" box	$848.44	
167	Evergreen pear	17.5	259.9	(2) 24" box or 36" box	$848.44	
168	Evergreen pear	10	260.5	24" box	$351.72	
169	Crape myrtle	15	260.4	(2) 24" box or 36" box	$848.44	
170	Coast redwood	26	256.5	(2) 24" box or 36" box	$848.44	
171	Coast redwood	14	258.3	(2) 24" box or 36" box	$848.44	
172	Coast redwood	11	258.1	24" box	$351.72	
173	Coast redwood	11.5	257.8	24" box	$351.72	
174	Sweet gum	7.5	259.1	24" box	$351.72	
175	Sweet gum	8	257.7	24" box	$351.72	
176	Coast redwood	17.5	259.1	(2) 24" box or 36" box	$848.44	
177	Coast redwood	10.5	256.9	24" box	$351.72	
178	Coast redwood	11.5	258.1	24" box	$351.72	
179	Sweet gum	11	258.1	24" box	$351.72	
180	Coast redwood	11	257.6	24" box	$351.72	
181	Coast redwood	21.5	258.3	(2) 24" box or 36" box	$848.44	
182	Coast redwood	21	259.0	(2) 24" box or 36" box	$848.44	
183	Coast redwood	23	259.2	(2) 24" box or 36" box	$848.44	
184	Coast redwood	23	259.1	(2) 24" box or 36" box	$848.44	
185	Crape myrtle	4.5	259.4	24" box	$351.72	
186	Crape myrtle	5.5	259.3	24" box	$351.72	
187	Crape myrtle	6	260.3	24" box	$351.72	
188	Crape myrtle	12	260.3	24" box	$351.72	
189	Japanese maple (Bloodgood)	7	260.1	24" box	$351.72	
190	Japanese maple (Bloodgood)	6	259.3	24" box	$351.72	
191	Crape myrtle	10	259.7	24" box	$351.72	
192	Crape myrtle	15.5	260.0	(2) 24" box or 36" box	$848.44	
193	Crape myrtle	5.5	259.0	24" box	$351.72	
194	Crape myrtle	6	259.3	24" box	$351.72	
195	Water gum	3.5	258.2	24" box	$351.72	
196	Sweet gum	15	259.3	(2) 24" box or 36" box	$848.44	
197	Sweet gum	11.5	257.5	24" box	$351.72	
198	Sweet gum	13	257.8	(2) 24" box or 36" box	$848.44	
199	Water gum	3	258.0	24" box	$351.72	
200	Coast redwood	35	258.1	(2) 24" box or 36" box	$848.44	
201	Coast redwood	35.5	258.2	(2) 24" box or 36" box	$848.44	
202	Water gum	4	257.2	24" box	$351.72	
203	Sweet gum	13.5	258.2	(2) 24" box or 36" box	$848.44	
204	Water gum	5	256.6	24" box	$351.72	
205	Sweet gum	11.5	257.5	24" box	$351.72	
206	Sweet gum	14	257.6	(2) 24" box or 36" box	$848.44	
207	Japanese maple	6	259.7	24" box	$351.72	
208	Japanese maple (Bloodgood)	11.5	259.7	24" box	$351.72	
209	Japanese maple (Bloodgood)	8	259.7	24" box	$351.72	
210	Japanese maple (Bloodgood)	8	259.3	24" box	$351.72	
211	Japanese maple (Sango-kaku)	11	259.9	24" box	$351.72	
212	Japanese maple	3.5	259.3	24" box	$351.72	
213	Japanese maple	7	259.9	24" box	$351.72	
214	African fern pine	23.5	260.0	(2) 24" box or 36" box	$848.44	
215	Japanese maple (Bloodgood)	7.5	259.3	24" box	$351.72	
216	Japanese maple	7.5	259.3	24" box	$351.72	
217	Japanese maple (Bloodgood)	8.5	259.4	24" box	$351.72	
218	Japanese maple (Bloodgood) - p	7.5	259.6	24" box	$351.72	
219	Japanese maple (Bloodgood) - p	6.5	259.7	24" box	$351.72	
220	African fern pine	16	257.6	(2) 24" box or 36" box	$848.44	
221	Coast redwood	26.5	261.2	(2) 24" box or 36" box	$848.44	
222	Coast redwood	19	259.6	(2) 24" box or 36" box	$848.44	
223	Coast redwood	27.5	260.6	(2) 24" box or 36" box	$848.44	
224	Japanese maple (Bloodgood)	2	262.4	24" box	$351.72	
225	Japanese maple (Bloodgood)	2	262.4	24" box	$351.72	
226	Japanese maple (Bloodgood)	2	262.4	24" box	$351.72	
227	Sweet gum	10.5	262.0	24" box	$351.72	
228	Sweet gum	17	261.6	(2) 24" box or 36" box	$848.44	
229	Sweet gum	16	261.4	(2) 24" box or 36" box	$848.44	
230	Coast redwood	38	261.2	36" box	$11,700.00	
231	Crape myrtle	26	261.3	(2) 24" box or 36" box	$848.44	
232	Crape myrtle	25	263.1	(2) 24" box or 36" box	$848.44	
233	Callery pear	12.5	261.9	(2) 24" box or 36" box	$848.44	PROTECT - On
234	Crape myrtle	30	261.5	(2) 24" box or 36" box	$848.44	
235	Coast redwood	34.5	263.6	(2) 24" box or 36" box	$848.44	
236	Coast redwood	25	260.2	(2) 24" box or 36" box	$848.44	
237	Coast redwood	21.5	261.4	(2) 24" box or 36" box	$848.44	
238	Coast redwood	27.5	262.3	(2) 24" box or 36" box	$848.44	
239	Coast redwood	26.5	262.4	(2) 24" box or 36" box	$848.44	
240	Coast redwood	27	262.4	(2) 24" box or 36" box	$848.44	
241	Coast redwood	3.5	262.5	24" box	$351.72	
242	Coast redwood	27.5	262.5	(2) 24" box or 36" box	$848.44	
243	Coast redwood	21	262.5	(2) 24" box or 36" box	$848.44	
244	Coast redwood	28	262.5	(2) 24" box or 36" box	$848.44	
245	Cheesewood	28	259.7	(2) 24" box or 36" box	$848.44	
246	Cheesewood	7.5	255.3	24" box	$351.72	
247	Cheesewood	4.5	255.6	24" box	$351.72	
248	Cheesewood	9	256.1	24" box	$351.72	
249	Brazilian pepper	17.5	260.9	(2) 24" box or 36" box	$848.44	
250	Canary Island pine	12.5	263.3	(2) 24" box or 36" box	$848.44	PROTECT - OFF
251	Canary Island pine	12	263.2	24" box	$351.72	PROTECT - OFF
252	Canary Island pine	15	263.2	(2) 24" box or 36" box	$848.44	PROTECT - OFF
253	Canary Island pine	12	263.1	24" box	$351.72	PROTECT - OFF
254	Canary Island pine	14.5	263.1	(2) 24" box or 36" box	$848.44	PROTECT - OFF
255	Canary Island pine	17.5	263.0	(2) 24" box or 36" box	$848.44	PROTECT - OFF
256	Canary Island pine	13.5	263.0	(2) 24" box or 36" box	$848.44	PROTECT - OFF
257	Canary Island pine	14	263.0	(2) 24" box or 36" box	$848.44	PROTECT - OFF
258	Canary Island pine	14.5	263.0	(2) 24" box or 36" box	$848.44	PROTECT - OFF
259	Brazilian pepper	25	260.7	(2) 24" box or 36" box	$848.44	
260	Coast live oak	16	262.3	(2) 24" box or 36" box	$848.44	PROTECT - OFF
261	Brazilian pepper	17	260.3	(2) 24" box or 36" box	$848.44	
262	Brazilian pepper	55.5	259.8	0	$1,780.00	
263	Bottlebrush	11	259.8	24" box	$351.72	
264	Coast live oak	14	260.3	(2) 24" box or 36" box	$848.44	PROTECT - OFF
265	Brazilian pepper	71.5	259.3	0	$2,460.00	
266	Brazilian pepper	31	259.2	(2) 24" box or 36" box	$848.44	PROTECT - OFF
267	Brazilian pepper	81.5	258.6	0	$5,900.00	
268	Purple leaf plum	20	260.4	(2) 24" box or 36" box	$848.44	
269	Purple leaf plum	5	260.6	24" box	$351.72	
270	Purple leaf plum	16	260.6	(2) 24" box or 36" box	$848.44	

TREE MITIGATION CHART

	#	Value
# of Trees to Protect Off-Site	**12**	
# of Trees to Protect On-Site	**8**	
#105 omitted	**1**	
TOTAL TREES REMOVED	**249**	**$ 204,505**
TOTAL NEW TREES	**151**	
24" box at $351.72	143	$ 50,296
36" box at $848.44	8	$ 6,788
Unmitigated Balance		**$ 147,422**

NOTE:

24" box replacement cost:	$ 225
24" box installation cost:	$ 126.72
TOTAL:	$ 351.72
36" box replacement cost	$ 595
36" box installation cost	$ 253.44
TOTAL	$ 848.44

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RADIUS DESIGN
GATES +ASSOCIATES LANDSCAPE ARCHITECTURE LAND PLANNING · URBAN DESIGN
HARVEST PROPERTIES
180 Grand Ave, Ste. 1400
Oakland, CA 94612

20807-20883 STEVENS CREEK BLVD

CUPERTINO, CA # 20240298

OWNERSHIP:
STEVENS CREEK OCA OWNER, LLC

GENERAL PLANNING APPLICATION
SEPTEMBER 20, 2024 FIRST SUBMITTAL
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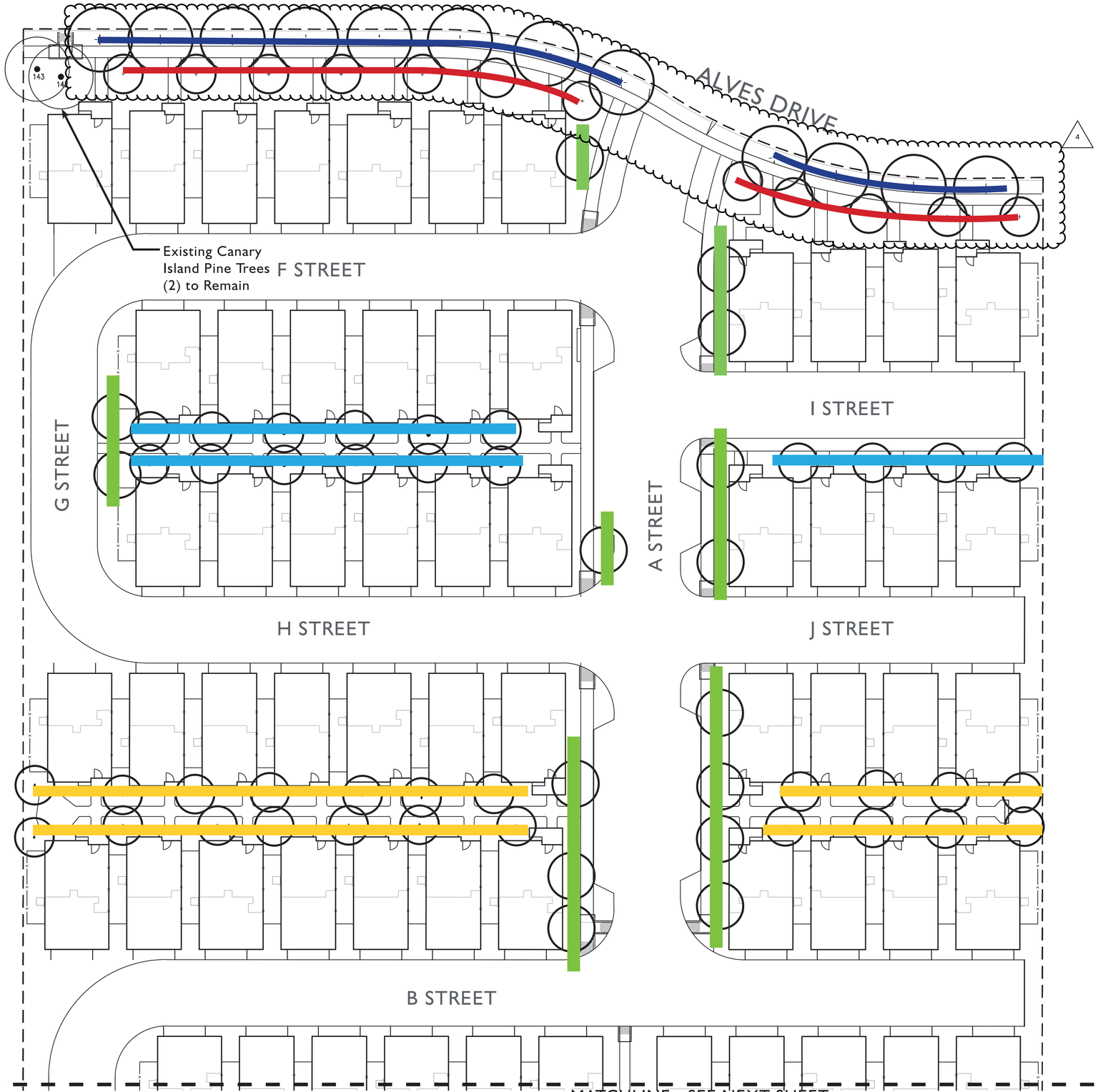
4 DECEMBER 24, 2025 FIFTH SUBMITTAL

TREE MITIGATION

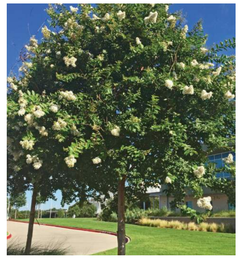
L5.2



Acer rubrum 'Armstrong'
Armstrong Maple
24" box, (20)

Cercis canadensis
Eastern Red Bud
24" box, (38)

Ginkgo biloba 'Princeton Sentry'
Ginkgo Princeton Sentry
24" box, (10)

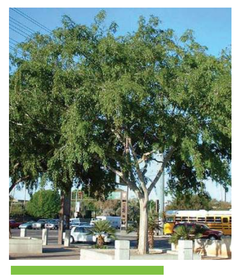


Lagerstroemia i. x f.
Crape Myrtle
24" box, (29)

Pyrus calleryana (to match existing)
Callery Pear (Street Tree)
24" box, (4)

Quercus virginiana 'Cathedral'
Cathedral Live Oak
36" box, (8)

Tristania conferta
Brisbane Box
24" box, (12)



Ulmus x 'Frontier'
Frontier Hybrid Elm
24" box, (27)

4

MATCHLINE - SEE NEXT SHEET

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0 10' 20' 40'
SCALE: 1" = 20'-0"

TREE PLAN

L5.3

MATCHLINE - SEE PREVIOUS SHEET

C STREET

D STREET

K STREET

L STREET

E STREET

STEVENS CREEK BLVD

233

10

8

7

5

2

Existing Callery Pear Trees (6) to Remain

Acer rubrum 'Armstrong'
Armstrong Maple
24" box, (20)

Cercis canadensis
Eastern Red Bud
24" box, (38)

Ginkgo biloba 'Princeton Sentry'
Ginkgo Princeton Sentry
24" box, (10)

Lagerstroemia i. x f.
Crape Myrtle
24" box, (29)

Pyrus calleryana (to match existing)
Callery Pear (Street Tree)
24" box, (4)

Quercus virginiana 'Cathedral'
Cathedral Live Oak
36" box, (8)

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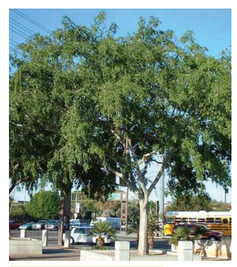
Brisbane Box
24" box, (12)



Ulmus x 'Frontier'
Frontier Hybrid Elm
24" box, (27)

4

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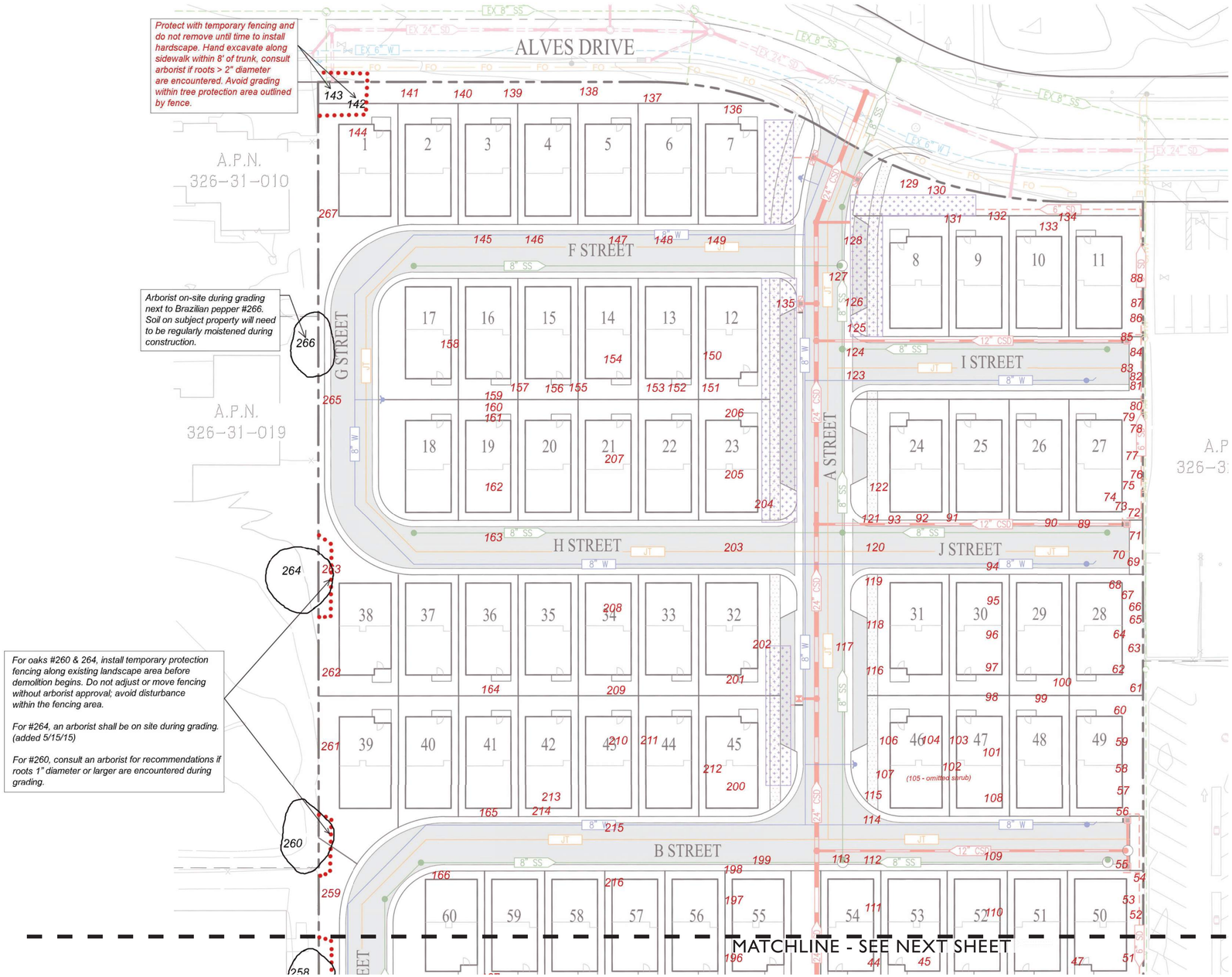
0 10' 20' 40'
SCALE: 1" = 20'-0"

TREE PLAN

L5.4



Tree Protection Recommendations

Design Phase

- As the design progresses, ensure that the native grade is not disturbed within the temporary fencing area that is highlighted in the Tree Protection Plan that accompanies this report.
  - If encroachment is needed within the fenced area, discuss the impacts with the Project Arborist before finalizing the design.
  - Additional tree protection measures may be needed, including but not limited to: digging by hand or with air/water-assisted methods; providing supplemental irrigation; arborist monitoring during excavation. If the measures are not feasible, the trees may need to be removed.
- If the off-site trees are surveyed, the Project Arborist shall review updated plans to determine whether the tree protection recommendations still apply.
- Include a note in construction documents (on relevant sheets) that less invasive methods of excavation may be needed around trees #250-259 if significant roots are encountered within 12"-18" of existing grade. Methods may include but are not limited to air/water-assisted excavation tools, directional boring, hand digging, etc.

Pre-Demolition Phase

- **Contractors:**
  - Inform all contractors and subcontractors of the significance of protecting the off-site trees, as the financial consequences for tree damage may be significant (both in city fees and claims from off-site tree owners). A pre-construction meeting may be needed to review the tree protection measures and work plan before demolition begins.
  - Keep your Project Arborist informed of the construction schedule, especially the excavation phases where monitoring or recommendations are needed.
- **Temporary tree fencing:**
  - Before equipment arrives on site, install temporary 6' chain-link fencing around trees #2, 5, 7, 8, 10, 142, 143, 233, 252-258, 260 & 264 as noted on the Tree Protection Plan.
  - Leave additional fencing by tree #252 so the protection area can be expanded to include trees #250 & 251 after demolition is completed.
  - If the fencing location(s) will obstruct construction access, discuss other options with the Project Arborist.
  - The fencing shall stay upright and secure throughout the project. To modify the fencing, consult the Project Arborist to determine what substitute tree protection measures are needed to provide the same degree of protection. Fencing shall not be moved or adjusted without the Project Arborist's approval.
- **Pruning:** Limit clearance pruning to the bare minimum, i.e. enough to just clear the air space needed for construction. Pruning shall be done by a tree service with a certified arborist on-staff, before construction begins.
- **Wood chips, optional:** If desired, spread the wood chips generated by tree removal within the fenced areas. The wood chips will conserve water and contribute nutrients to the trees; they can also be left in place after construction.

Demolition Phase

- Remove every tree **EXCEPT** trees #2, 5, 7, 8, 10, 142, 143, 233, 252-258, 260 & 264 (249 trees to be removed; 20 trees to remain).
- After demolition is completed, extend the tree protection fencing to enclose trees #250 & 251 as noted on the Tree Protection Plan.

Construction Phase

- The Project Arborist shall be on-site during storm drain and retaining wall excavation by Canary Island pines #250-259. If significant roots are encountered within 12"-18" of existing grade, less invasive methods may be needed (e.g. air/water-assisted excavation methods; directional boring, hand digging). Once the storm drain is completed, fencing must be immediately reinstalled.
- The Project Arborist shall also be on-site during grading for the road by coast live oak #264 and Brazilian pepper #266. Regularly moisten the soil by this tree with methods available during that phase of construction (e.g. water truck, soaker hoses).
- If roots ≥ 1" diameter are encountered during excavation or grading by coast live oak #260, consult the Project Arborist for recommendations.
- For Canary Island pines #142 & 143, hand excavate along the sidewalk within 8' of trunk. Consult the Project Arborist for recommendations before root pruning.
- For sidewalk pear trees #2, 5, 7, 8, 10 & 233, hand excavate around roots ≥ 1" diameter or larger. Consult the Project Arborist for recommendations before root pruning.
- All root pruning shall be completed with sharp tools (hand pruners, loppers, handsaw, Sawzall, or circular saw), making the smallest possible cut – perpendicular to the length of the root rather than at a diagonal. Roots must then be covered and kept moist until the soil is backfilled.
- At any time, if damage occurs to any tree, immediately consult the Project Arborist for recommendations on how to mitigate the damage.

Post-Construction Phase

- If the Project Arborist deems it necessary during construction, supplemental irrigation should be provided for one growing season after construction is completed (~9 months). A temporary option with soaker hoses may be used. The hoses should be laid out as close to the edge of the tree canopies as possible. Leave them at a slow drip rate for 8 hours once a month (overnight is ideal). The irrigation off-sets water stress that may result from root pruning.

TREE PROTECTION LEGEND

#1-270 Tree tag numbers (skipped #105)
#s in red indicate removals
#s in black indicate preserved trees

Tree driplines, drawn by arborist
(for preserved trees only)

Temporary tree protection fencing
(chain-link, attached to posts driven 2' into grade)

TREE PROTECTION PLAN
for 20807-20883 Stevens Creek Blvd, Cupertino
September 5, 2024 (revised December 18, 2025)
By Jennifer Tso, BCMA #WE-10270B
Michelia Arboriculture, LLC
925-515-1362 | jennifer@micheliarborist.com

Drawn on proposed utility plan by CBG Civil Engineering, August 26, 2024. Tree locations approximately located by arborist based on undated survey by Slooten Consulting, Inc.

Tree protection revisions are noted in red, based on landscape plans by Gates + Associates (November 5, 2025).

STEVENS CREEK BLVD

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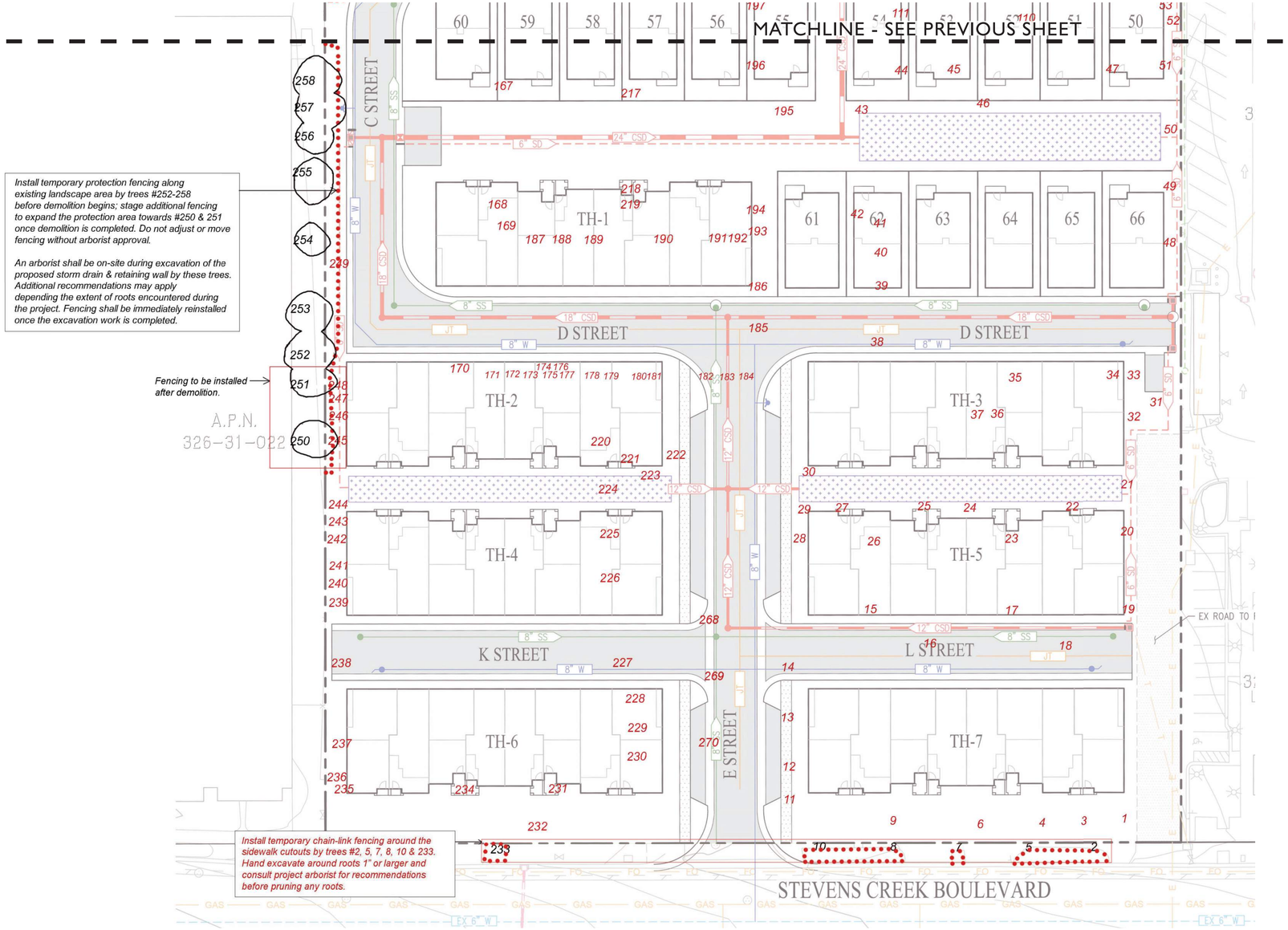
0 10' 20' 40'
SCALE: 1" = 20'-0"

TREE PROTECTION PLAN

4
L5.5



STEVENS CREEK BLVD

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Temporary tree protection fencing
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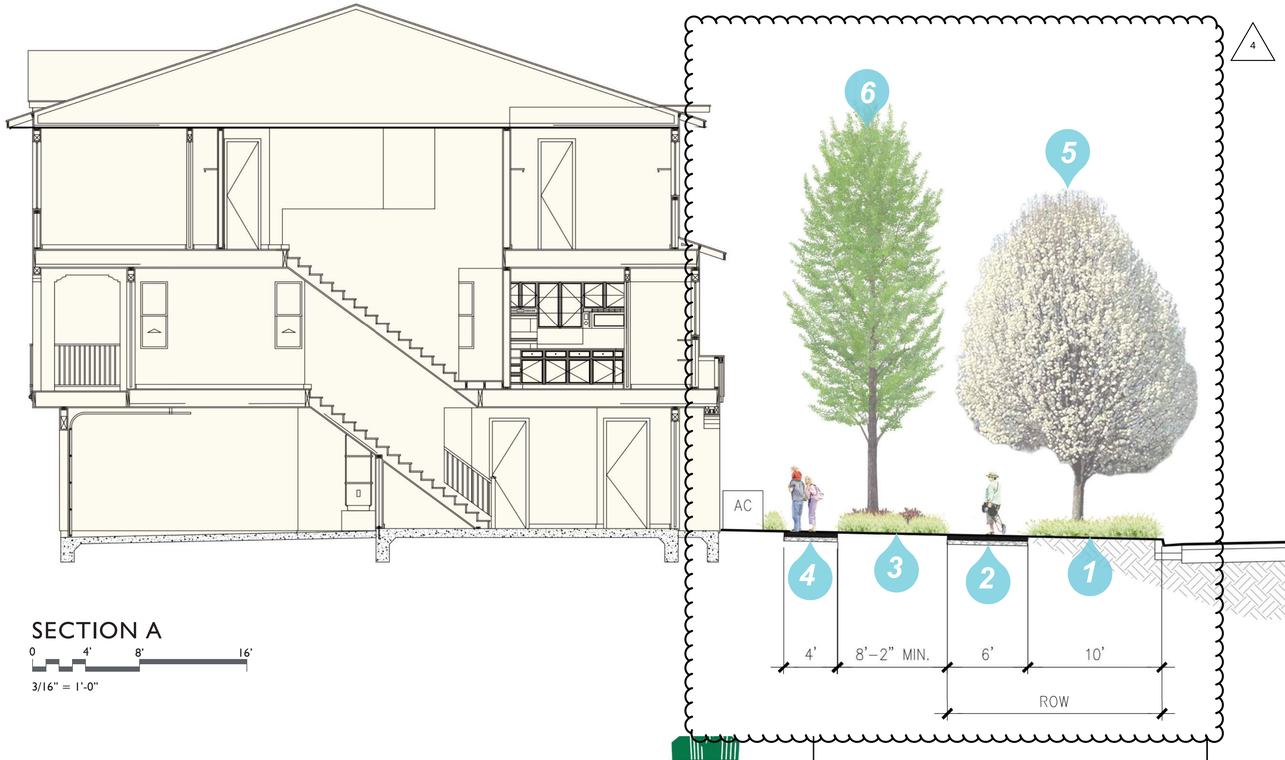
TREE PROTECTION PLAN

4
L5.6

PLAN



SECTION A

0 4' 8' 16'

3/16" = 1'-0"

1. 10'W Planted Parkway Strip
2. 6'W Sidewalk
3. 10' - 8'2"W Planted Parkway Strip
4. 4'W Sidewalk
5. Existing Tree
6. New Tree
7. Accent Concrete Paving at Entries
8. Concrete Pavers to match Cupertino Heart of the City Specific Plan standards
9. Stamped Asphalt Crosswalk
10. 26' Landscape Easement
11. Ladder Pad
12. Screening Shrubs at Transformers
13. Transformers

6'H Wood Good Neighbor Fence

8'H Masonry Wall

KEY MAP

ktgy

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RADIUS DESIGN

GATES +ASSOCIATES LANDSCAPE ARCHITECTURE LAND PLANNING · URBAN DESIGN

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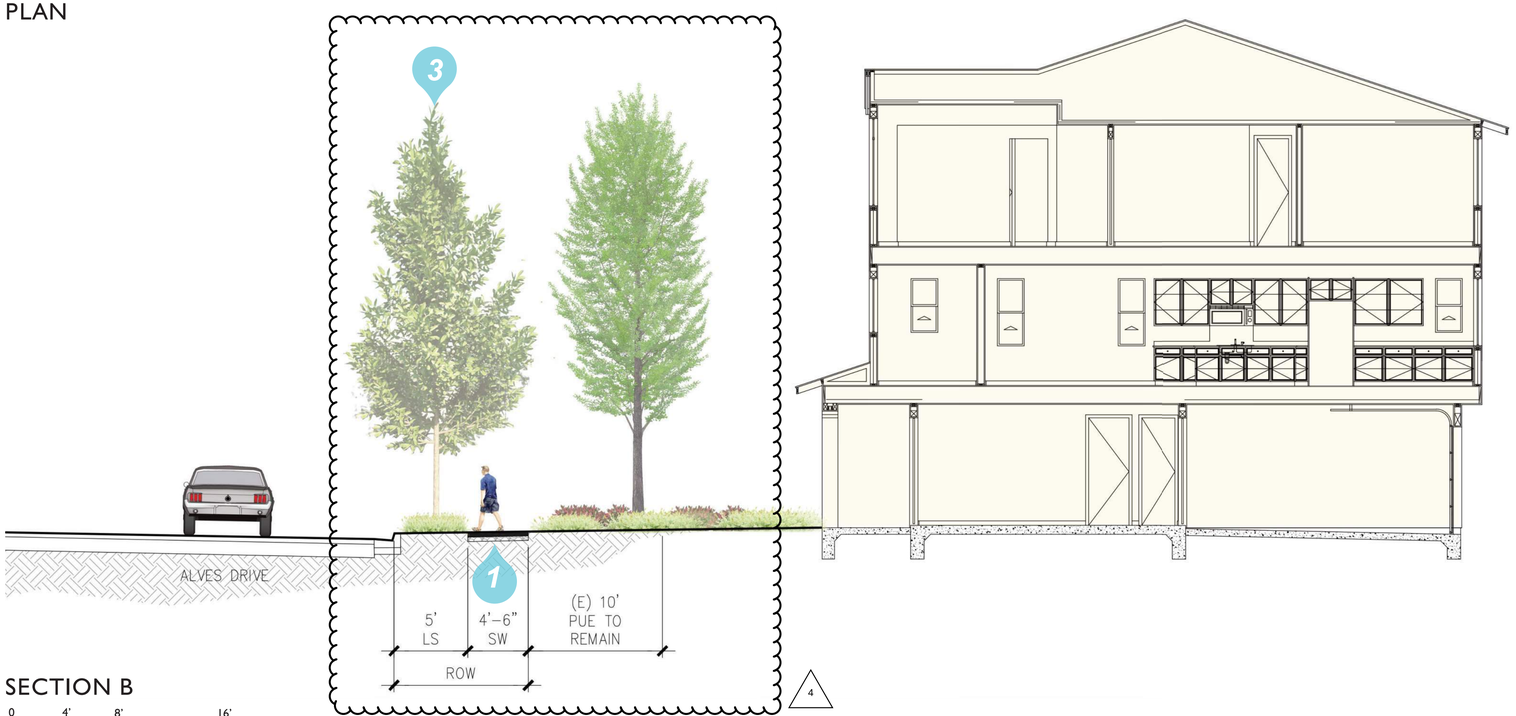
0 10' 20'

SCALE: 3/32" = 1'-0"

STEVENS CREEK BLVD ENLARGEMENT AND SECTION

L6.0

PLAN



SECTION B

0 4' 8' 16'

3/16" = 1'-0"

1 Sidewalk
2 Resident Walkways
3 Street Tree
4 Existing Trees to Remain
5 Stamped Asphalt Crosswalk
6 Ladder Pad
6'H Wood Good Neighbor Fence

KEY MAP

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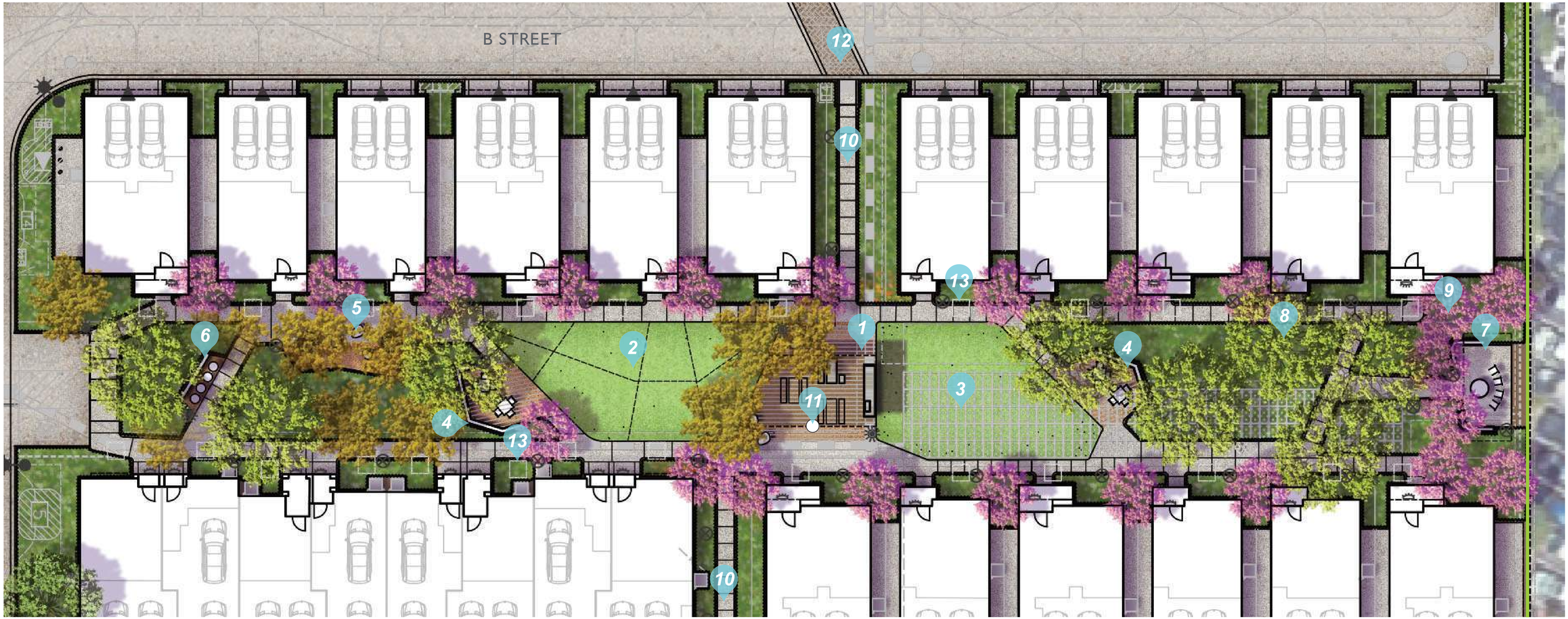
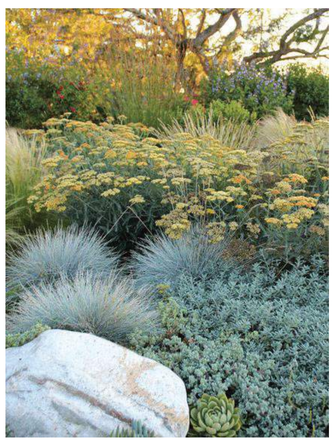
0 10' 20'
0 1/2" 1" 2"
SCALE: 3/32" = 1'-0"

ALVES DRIVE ENLARGEMENT AND SECTION

L6.1





1. Central Gathering Area with Shade and Concrete Pavers
2. Mounded Lawn
3. Lawn
4. Picnic Area with Low Wall
5. Seating Area with Concrete Stones, Accent Paving, and Trees in Grates
6. Bar Height Work Station
7. Seating with Shade
8. Shade Trees
9. Small Screen Trees
10. Sidewalk
11. Public Art
12. Stamped Asphalt Crosswalk
13. Ladder Pad

8' Masonry Wall

KEY MAP

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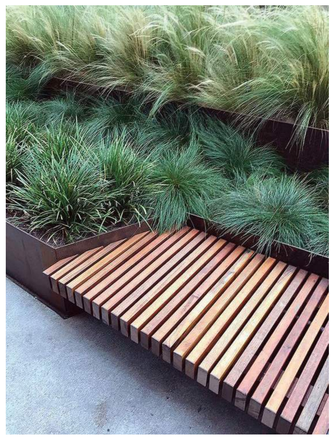
0 10' 20'
SCALE: 3/32" = 1'-0"

COMMON OPEN SPACE ENLARGEMENT

L6.2



1. Small Gathering Area with Seat Wall
2. Accent Concrete Paving
3. Bench
4. Sidewalk
5. Concrete Seat Stones
6. Small Accent Trees
7. Shade Tree
8. Stamped Asphalt Crosswalk
9. Mailboxes
10. Ladder Pad

36”Ht Landscape Wall

6’H Wood Good Neighbor Fence

8’H Masonry Wall

KEY MAP

ktgy | cbg CIVIL ENGINEERS SURVEYORS PLANNERS SAN RAMON · ROSEVILLE | RADIUS DESIGN | GATES +ASSOCIATES LANDSCAPE ARCHITECTURE LAND PLANNING · URBAN DESIGN

HARVEST PROPERTIES
180 Grand Ave, Ste. 1400
Oakland, CA 94612

20807-20883 STEVENS CREEK BLVD
CUPERTINO, CA # 20240298
OWNERSHIP:
STEVENS CREEK OCA OWNER, LLC

GENERAL PLANNING APPLICATION
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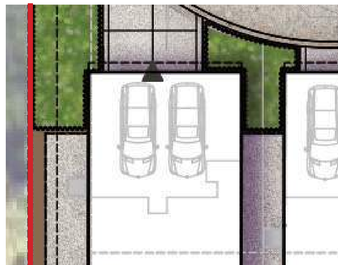
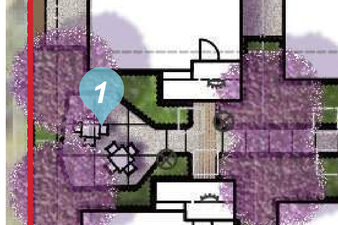
4 DECEMBER 24, 2025 FIFTH SUBMITTAL

0 5’ 10’ 20’
SCALE: 1” = 10’-0”

TOWNHOME PASEO ENLARGEMENT

L6.3





1. Small Gathering Area
2. Accent Concrete Paving at Entries
3. Sidewalk
4. Small Accent Trees
5. Shade Tree
6. Bench
7. Stamped Asphalt Crosswalk
8. Ladder Pad

6'H Wood Good Neighbor Fence

8'H Masonry Wall

KEY MAP

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0 5' 10' 20'
SCALE: 1" = 10'-0"

SINGLE FAMILY HOMES PASEO ENLARGEMENT

L6.4

PAVING MATERIALS

Stamped Asphalt Crosswalk

Pedestrian Concrete Paving

Accent Paving

Concrete Pavers

FENCE AND WALL MATERIALS

8’ Masonry Wall

6’H Wood Good Neighbor Fence

SITE ACCESSORIES

SEATING

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MATERIALS AND SITE FURNITURE

L7.0

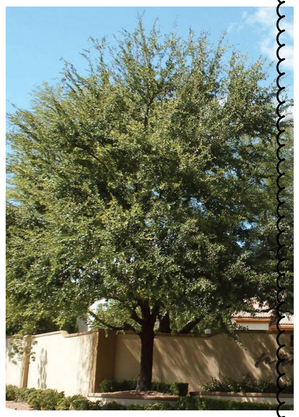
TREES

Acer rubrum 'Armstrong'
Armstrong Maple

Cercis candensis
Eastern Redbud

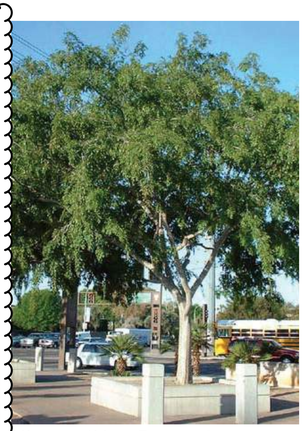
Gingko biloba 'Princeton Sentry'
Princeton Sentry Gingko

Lagerstroemia indica x fauriei
Crape Myrtle



Quercus virginiana 'SDLN'
Cathedral Live Oak

Tristania conferta
Brisbane Box



Ulmus x 'New Frontier'
Frontier Hybrid Elm

STREET TREES

Pyrus calleryana
Callery Pear (to match existing)

SHRUBS

Achillea millefolium
Common Yarrow

Agave 'Mateo'
Matthew's Agave

Alyogyne heugelii
Blue Hibiscus

Arbutus unedo
Strawberry Tree Shrub

Arctostaphylos manzanita 'Dr. Hurd'
Dr. Hurd Manzanita

Baccharis pilularis 'Pigeon Point'
Pigeon Point Coyote Bush

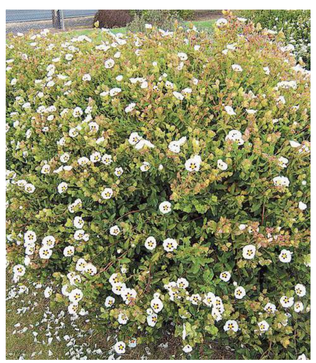
Callistemon viminalis 'Little John'
Little John Weeping Bottlebrush

Carex divulsa
European Grey Sedge

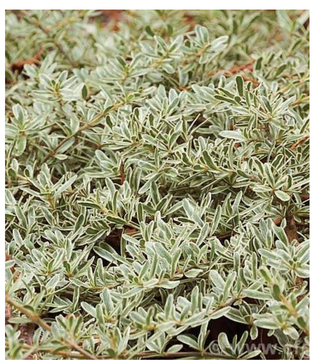
Carex tumulicola
Foothill Sedge

Carpenteria californica
Bush Anemone

Chondropetalum tectorum
Small Cape Rush



Cistus
Rockrose



Coprosma kirkii 'Variegata'
Creeping Mirror Plant

Cotinus coggygria 'Royal Purple'
Royal Purple Smoke Tree

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PLANT PALETTE

L8.0

SHRUBS

Dietes
Fornight Lily

Encelia californica
California Encelia

Epilobium canum
California Fuchsia

Euonymus japonicus 'Green Spire'
Japanese Euonymus

Festuca mairei
Atlas Fescue

Hesperaloe parviflora 'Perpa'
Brakelights Red Yucca

Iris douglasiana
Douglas Iris

Juncus patens
California Gray Rush

Lantana montevidensis
Purple Trailing Lantana

Lavandula angustifolia
English Lavender

Lavatera maritima
Tree Mallow

Leucospermum x 'Sunrise'
Sunrise Salmon Pincushion

Lomandra longifolia 'Breeze'
Breeze Dwarf Mat Rush

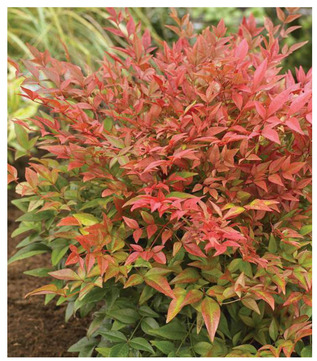
Mimulus aurantiacus
Stickey Monkeyflower

Muhlenbergia capillaris 'Regal Mist'
Regal Mist Pink Muhly Grass

Muhlenbergia dubia
Pine Muhly

Myrtus communis
Common Myrtle

Myrtus communis 'Compacta'
Dwarf Common Myrtle



Nandina domestica
Heavenly Bamboo

Nepeta x 'Walker's Low'
Walker's Low Catmint

Perovskia atriplicifolia
Russian Sage

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PLANT PALETTE

Phormium x 'Yellow Wave'
Yellow Wave New Zealand Flax

Pittosporum tenuifolium
Tawhiwhi

Rhaphiolepis umbellata 'Minor'
Dwarf Yedda Hawthorn

Rosmarinus
Rosemary

Salvia x 'Bee's Bliss'
Bees Bliss Sage

Santolina chamaecyparissus 'Nana'
Lavender Cotton

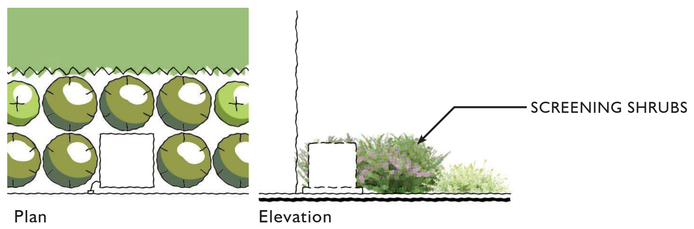
Teucrium fruticans 'Azureum'
Azure Bush Germander

Westringia fruticosa
Coast Rosemary

LAWN / SOD

Delta Bluegrass Co. 90/10 Tall Fescue
90/10 Tall Fescue Sod

Percentage of SHRUBS designated L or VL by WUCOLS in Cupertino: 100%
Percentage of TREES designated L or VL by WUCOLS in Cupertino: 38%
TURF only provided in Common Open Space. No turf specified elsewhere on site



Typical Screening for Above Grade Utilities
(AC, Electric, Transformers, etc.)
Scale: 1/4" = 1'-0"

4

PLANT LIST

CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING	MATURE SIZE	FEATURE*	SUNSET ZONES	ADAPTIVE NATIVE (SUNSET ZONES 15 OR 16)
TREES									
ACE	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	24"BOX	M	AS SHOWN	50'H X 15'W	P	1 – 9, 14 – 17	Y
ACG	ACER RUBRUM 'JFS–KW78'	ARMSTRONG GOLD MAPLE	24"BOX	M	AS SHOWN	55'H X 15'W	P	1 – 9, 14 – 17	Y
CER	CERCIS CANADENSIS	EASTERN REDBUD	24"BOX	M	AS SHOWN	20'H X 20'W	PF	1 – 24	Y
GIN	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR TREE	24"BOX	M	AS SHOWN	40'H X 15'W	F	1 – 10, 12, 14 – 24	Y
LAM	LAGERSTROEMIA INDICA 'MUSKOGEE'	MUSKOGEE CREPE MYRTLE	24"BOX	L	AS SHOWN	20'H X 15'W	PF	7 – 10, 12 – 14, 18 – 21	SEE NOTE (2)
LAN	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	24"BOX	L	AS SHOWN	20'H X 15'W	PF	7 – 10, 12 – 14, 18 – 21	SEE NOTE (2)
PYR	PYRUS CALLERYANA (TO MATCH EXISTING)	CALLERY PEAR (STREET TREE)	24"BOX	M	AS SHOWN	30'H x 30'W	PF	2 – 9, 14 – 21	Y
QUV	QUERCUS VIRGINIANA 'SDLN'	CATHEDRAL LIVE OAK	24"BOX	M	AS SHOWN	40'H X 40'W	PF	4 – 24	Y
TRI	TRISTANIA CONFERTA	BRISBANE BOX	24"BOX	M	AS SHOWN	45'H X 25'W	PF	15 – 17, 19 – 24	Y
ULM	ULMUS X 'NEW FRONTIER'	FRONTIER HYBRID ELM	24"BOX	L	AS SHOWN	40'H X 20'W	PF	3 – 24	Y

CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING	MATURE SIZE			
ACCENT SHRUBS									
AG	AGAVE 'MATEO'	MATTHEW'S AGAVE	5 GAL	VL	36" o.c.	3'H X 3'W	PF	2B, 3, 6 – 24	Y
EF	EPILOBIUM CANUM	CALIFORNIA FUCHSIA	1 GAL	L	42" o.c.	2'H X 4'W	NPF	2 – 11, 14 – 24	Y
HB	HESPERALOE PARVIFLORA 'PERPA'	BRAKELIGHTS® RED YUCCA	5 GAL	L	18" o.c.	1.5'H X 1.5'W	PF	2B, 3, 7 – 16, 18 – 24	Y
ID	IRIS DOUGLASIANA	DOUGLAS IRIS	1 GAL	L	36" o.c.	3'H X 3'W	NPF	4 – 9, 14 – 24	Y
LP	LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	1 GAL	L	60" o.c.	2'H X 5'W	PF	8 – 10, 12 – 24	Y
LA	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	1 GAL	L	36" o.c.	3'H X 3'W	PF	2 – 24	Y
FOUNDATION SHRUBS									
AL	ALYOGYNE HUEGELII	BLUE HIBISCUS	5 GAL	L	72" o.c.	6'H X 6'W	PF	13 – 17, 20 – 24	Y
BP	BACCHARIS PILULARIS 'PIGEON POINT'	PIGEON POINT COYOTE BRUSH	5 GAL	L	96" o.c.	3'H X 8'W	NP	5 – 11, 14 – 24	Y
CL	CALLISTEMON VIMINALIS 'LITTLE JOHN'	LITTLE JOHN WEEPING BOTTLEBRUSH	5 GAL	L	60" o.c.	4'H X 5'W	PF	8, 9, 12 – 24	Y
CA	CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GAL	L	48" o.c.	7'H X 4'W	NPF	5 – 9, 14 – 24	Y
CH	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	1 GAL	L	48" o.c.	4'H X 4'W	P	8, 9, 14 – 24	Y
CC	CISTUS SPP.	ROCKROSE	5 GAL	L	60" o.c.	5'H X 5'W	PF	4 – 9, 14 – 24	Y
CV	COPROSMA KIRKII 'VARIEGATA'	CREEPING MIRROR PLANT	5 GAL	L	60" o.c.	2'H X 5'W	PF	8, 9, 14 – 24	Y
DV	DIETES VEGATA 'VARIEGATA'	VARIEGATED FORTNIGHT LILY	5 GAL	L	36" o.c.	3'H X 3'W	F	8, 9, 12 – 24	Y
EJ	EUONYMUS JAPONICUS 'GREEN SPIRE'	JAPANESE EUONYMUS	5 GAL	L	48" o.c.	7'H X 4'W	P	4 – 20	Y
LS	LEUCOSPERMUM X 'SUNRISE'	SUNRISE SALMON PINCUSHION	5 GAL	L	72" o.c.	4'H X 6'W	F	15 – 17, 21 – 24	Y
MP	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST PINK MUHLY GRASS	1 GAL	L	48" o.c.	4'H X 4'W	PF	4 – 24	Y
MM	MYRTUS COMMUNIS 'COMPACTA'	DWARF COMMON MYRTLE	5 GAL	L	36" o.c.	3'H X 3'W	PF	8 – 24	Y
NL	NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GAL	L	48" o.c.	7'H X 4'W		4 – 24	Y
OV	OLEA EUROPAEA 'LITTLE OLLIE'	LITTLE OLLIE OLIVE	5 GAL	L	60" o.c.	5'H X 5'W		8, 9, 11 – 24	Y
PA	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	1 GAL	L	48" o.c.	4'H X 4'W	PF	2 – 24	Y
PW	PHORMIUM X 'YELLOW WAVE'	YELLOW WAVE NEW ZEALAND FLAX	5 GAL	L	48" o.c.	4'H X 4'W	PF	7 – 9, 14 – 24	Y
RM	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDA HAWTHORN	5 GAL	L	48" o.c.	4'H X 4'W	PF	8 – 10, 12 – 24	Y
RP	ROSMARINUS SPP.	ROSEMARY	5 GAL	L	60" o.c.	5'H X 5'W	PF	4 – 24	Y
SB	SALVIA X 'BEE'S BLISS'	BEE'S BLISS SAGE	1 GAL	L	72" o.c.	2'H X 6'W	NPF	7 – 9, 14 – 24	Y
TA	TEUCRIUM FRUTICANS 'AZUREUM'	AZURE BUSH GERMANDER	5 GAL	L	60" o.c.	5'H X 5'W	PF	2 – 24	Y
WF	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL	L	96" o.c.	5'H X 8'W	PF	8, 9, 14 – 24	Y
PRIVACY SHRUBS (1)									
AR	ARBUTUS UNEDO	STRAWBERRY TREE SHRUB	15 GAL	L	240" o.c.	20'H X 20'W	PF	4 – 24	Y
AH	ARCTOSTAPHYLOS MANZANITA 'DR. HURD'	DR. HURD COMMON MANZANITA	15 GAL	L	120" o.c.	10'H X 10'W	NPF	4 – 9, 14 – 24	Y
CP	COTINUS COGGYGRIA 'ROYAL PURPLE'	ROYAL PURPLE SMOKE TREE	15 GAL	L	144" o.c.	12'H X 12'W	PF	2 – 24	Y
LT	LAVATERA MARITIMA	TREE MALLOW	15 GAL	L	72" o.c.	6'H X 6'W	PF	2 – 9, 14 – 24	Y
MC	MYRTUS COMMUNIS	COMMON MYRTLE	15 GAL	L	96" o.c.	8'H X 8'W	PF	8 – 24	Y
PT	PITTOSPORUM TENUIFOLIUM	TAWHIWHI	15 GAL	L	60" o.c.	25'H X 15'W		9, 14 – 17, 19 – 24	
SMALL SHRUBS									
AC	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL	L	24" o.c.	2'H X 2'W	NPF	1 – 24	Y
CD	CAREX DIVULSA	EUROPEAN GREY SEDGE	1 GAL	L	18" o.c.	1.5'H X 1.5'W	NP	2B – 9, 11 – 24	Y
CT	CAREX TUMULICOLA	FOOTHILL SEDGE	1 GAL	L	18" o.c.	1.5'H X 1.5'W	NP	2B – 9, 11 – 24	Y
EC	ENCELIA CALIFORNICA	CALIFORNIA ENCELIA	5 GAL	L	48" o.c.	4'H X 4'W	NPF	7 – 16, 18 – 24	Y
FM	FESTUCA MAIREI	ATLAS FESCUE	1 GAL	L	30" o.c.	2.5'H X 2.5'W	P	2 – 11, 14 – 24	Y
JP	JUNCUS PATENS	CALIFORNIA GRAY RUSH	5 GAL	L	60" o.c.	2'H X 4'W	NP	4 – 9, 14 – 24	Y
LL	LOMANDRA LONGIFOLIA 'BREEZE'	BREEZE DWARF MAT RUSH	1 GAL	L	42" o.c.	2'H X 3.5'W		12 – 24	Y
MA	MIMULUS AURANTIACUS	STICKY MONKEYFLOWER	1 GAL	VL	48" o.c.	4'H X 4'W	NPF	7 – 9, 14 – 24	Y
MD	MUHLENBERGIA DUBIA	PINE MUHLY	1 GAL	L	36" o.c.	3'H X 3'W	NP	3B, 7 – 24	Y
NW	NEPETA X 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL	L	30" o.c.	1'H X 2.5'W	PF	1 – 24	Y
PF	PENNISETUM X 'FAIRY TAILS'	FAIRY TAILS FOUNTAIN GRASS	1 GAL	L	36" o.c.	3'H X 3'W	F	8, 9, 14 – 24	Y
SN	SANTOLINA CHAMAECYPARISSUS 'NANA'	LAVENDER COTTON	1 GAL	L	12" o.c.	1'H X 1'W	PF	2 – 24	Y

CODE	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	SPACING	SIZE
GROUND COVERS						
TM	90/10 FESCUE BLEND	TURF–TYPE 90/10 FESCUE	SOD	H		

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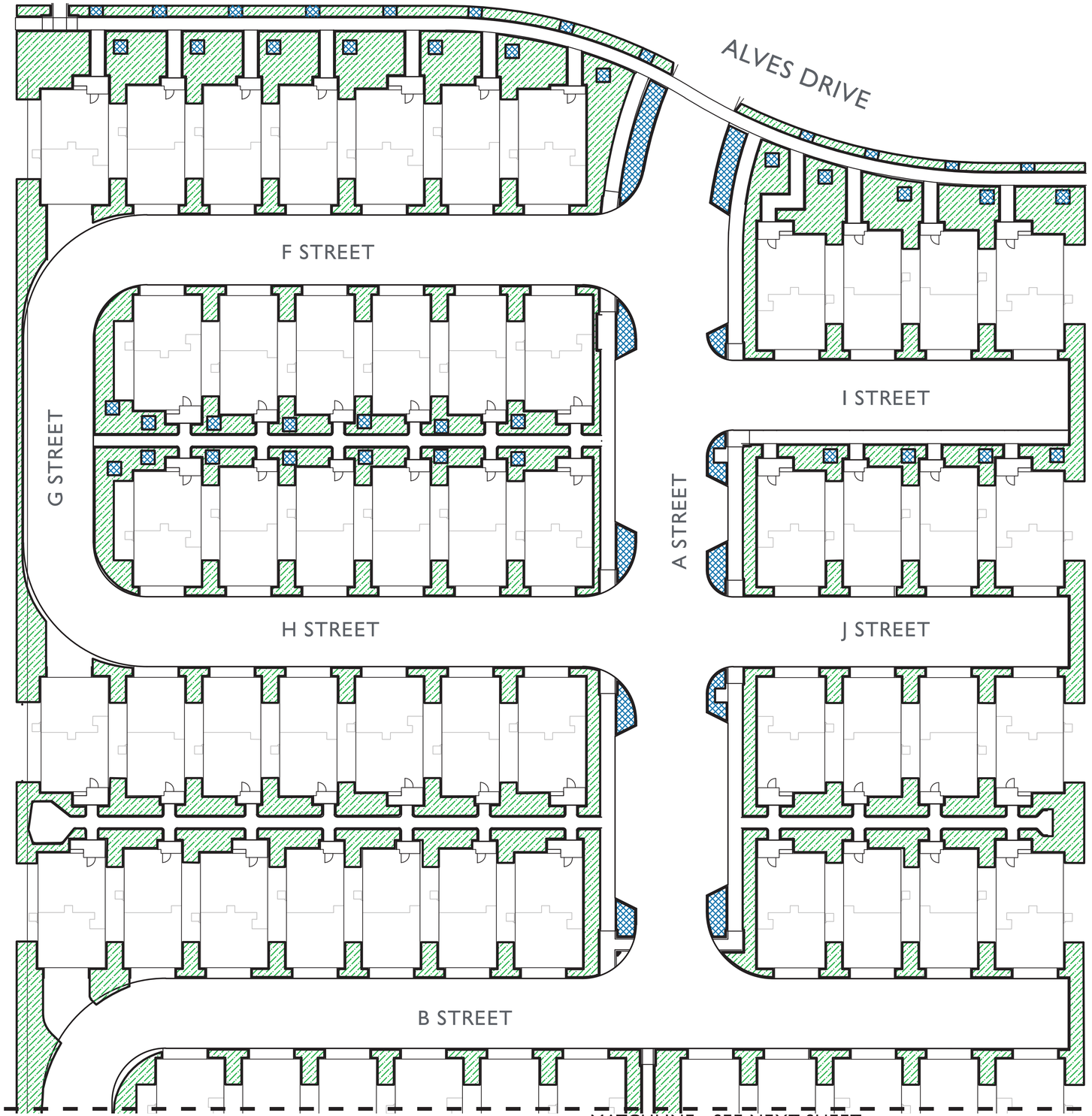
PLANT PALETTE AND LIST

L8.2



MATCHLINE - SEE NEXT SHEET

HYDROZONE CALCULATIONS

WATER USE ESTIMATION

WATER TYPE	POTABLE
SITE ETO=	45.3

REGULAR LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
1	MIXED LANDSCAPE-L	LOW	0.3	DRIP	0.81	0.37	48,907	18,114	508,741	1.56	680.14	87%
2	MIXED LANDSCAPE - M	MOD	0.5	DRIP	0.81	0.62	4,417	2,727	76,578	0.24	102.38	8%
3	LAWN - H	HIGH	0.7	SPRAY	0.75	0.93	2,965	2,767	77,723	0.24	103.91	5%
					TOTALS		56,289	23,608	663,042	2.03	886.42	100%

SPECIAL LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME											
3					1							0%
					TOTALS		0					0%

MAWA	GALLONS/YR	869,513
	ACRE FEET/YR	2.67
	HCF/YR	1,162.45
ETWU	GALLONS/YR	663,042
	ACRE FEET/YR	2.03
	HCF/YR	886.42

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
80.7%	0.34	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	23,608
TOTAL AREA	56,289
AVG. ETAF	41.94%

MAWA FORMULA

MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR

MAWA = (ETo)(0.62)[(LA x 0.55) + (0.45 x SLA)]

ETo = REFERENCE EVAPOTRANSPIRATION
0.55= ET ADJUSTMENT FACTOR
LA=LANDSCAPED AREA (SQUARE FEET)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETWU FORMULA

ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR

ETWU= ((ETO)(.62)(ETAF x LA))

ETo = REFERENCE EVAPOTRANSPIRATION
PF = PLANT FACTOR FOR HYDROZONES
HA = HYDROZONE AREA (SQ.FT)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP
IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

HYDROZONE LEGEND

	LOW WATER USE	48,907 SF	87%
	MODERATE WATER USE	4,417 SF	9%
	HIGH WATER USE	2,965 SF	5%
	TOTAL PLANTING AREA	56,289 SF	100%

WATER CONSERVATION STATEMENT

1. THE PLANT LIST IS PRELIMINARY IN NATURE. SPECIES SHALL BE ADDED AND SUBTRACTED TO FULFILL THE DESIGN AND HORTICULTURAL REQUIREMENTS AS NECESSARY.
2. THE FULLY AUTOMATIC IRRIGATION SYSTEM SHALL BE DESIGNED WITH WATER CONSERVATION IN MIND WHILE ACHIEVING THE GOAL OF EFFECTIVELY AND EFFICIENTLY PROVIDING THE LANDSCAPE WITH WATER BY MEANS OF SPRAY IRRIGATION, SUBSURFACE DRIP IRRIGATION, AND BUBBLERS TO THE SHRUBS/GROUNDCOVER AREAS AND BUBBLERS TO THE TREES.

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0 10' 20' 40'
SCALE: 1" = 20'-0"

HYDROZONE AND COMMON SPACE PLANS & CALCULATIONS

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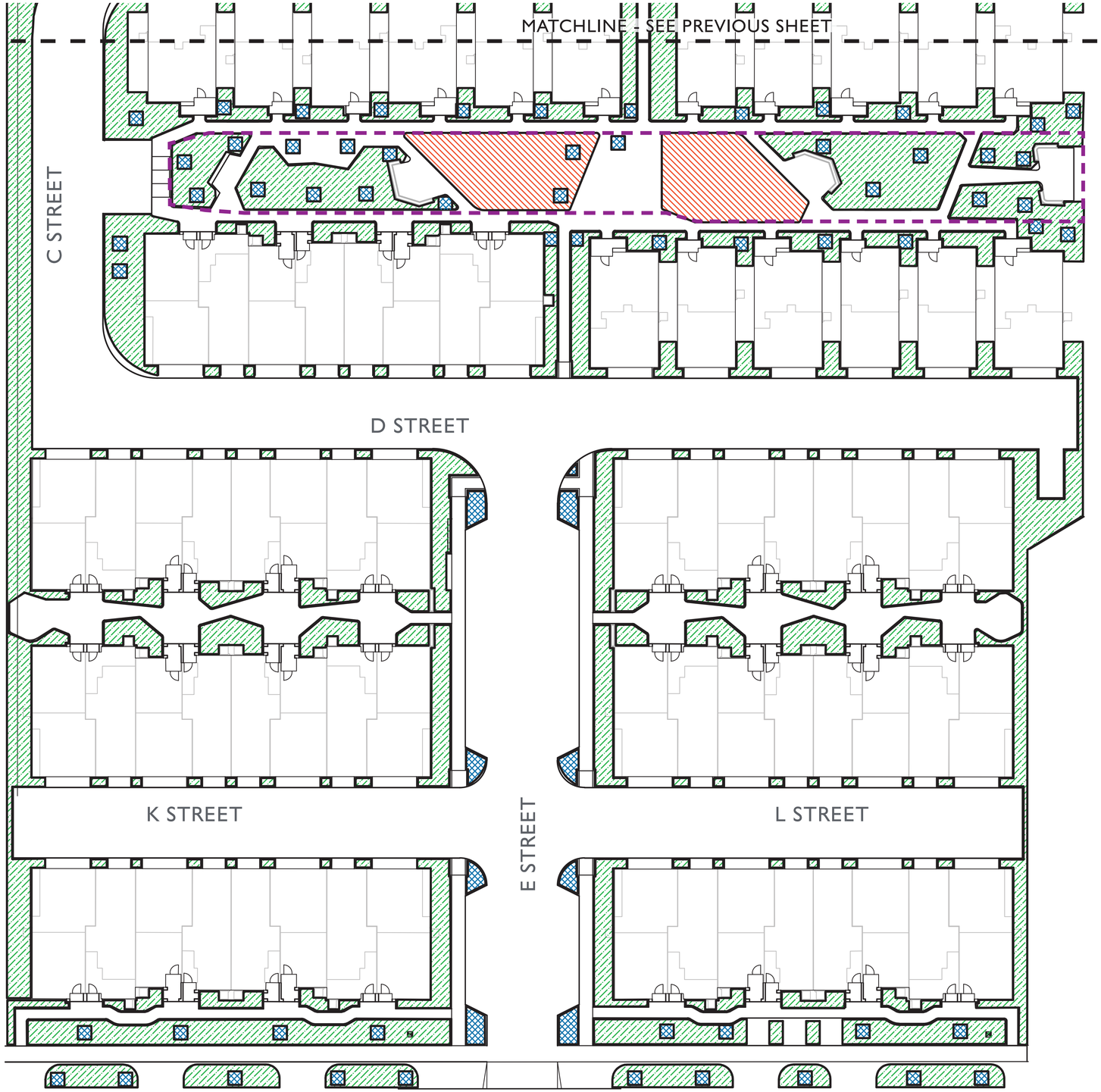

HYDROZONE CALCULATIONS

WATER USE ESTIMATION

WATER TYPE	POTABLE
SITE ETO=	45.3

REGULAR LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
1	MIXED LANDSCAPE-L	LOW	0.3	DRIP	0.81	0.37	48,907	18,114	508,741	1.56	680.14	87%
2	MIXED LANDSCAPE - M	MOD	0.5	DRIP	0.81	0.62	4,417	2,727	76,578	0.24	102.38	8%
3	LAWN - H	HIGH	0.7	SPRAY	0.75	0.93	2,965	2,767	77,723	0.24	103.91	5%
					TOTALS		56,289	23,608	663,042	2.03	886.42	100%

SPECIAL LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME											
3					1							0%
					TOTALS		0					0%

MAWA	GALLONS/YR	869,513
	ACRE FEET/YR	2.67
	HCF/YR	1,162.45
ETWU	GALLONS/YR	663,042
	ACRE FEET/YR	2.03
	HCF/YR	886.42

MAWA FORMULA
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR
MAWA = (ETo)(0.62)[(LA x 0.55) + (0.45 x SLA)]

ETo = REFERENCE EVAPOTRANSPIRATION
0.55= ET ADJUSTMENT FACTOR
LA=LANDSCAPED AREA (SQUARE FEET)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETWU FORMULA
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR
ETWU= ((ETO)(.62)(ETAF x LA))

ETo = REFERENCE EVAPOTRANSPIRATION
PF = PLANT FACTOR FOR HYDROZONES
HA = HYDROZONE AREA (SQ.FT)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP
IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
80.7%	0.34	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	23,608
TOTAL AREA	56,289
AVG. ETAF	41.94%

HYDROZONE LEGEND

	LOW WATER USE	48,907 SF	87%
	MODERATE WATER USE	4,417 SF	9%
	HIGH WATER USE	2,965 SF	5%
	TOTAL PLANTING AREA	56,289 SF	100%

WATER CONSERVATION STATEMENT

1. THE PLANT LIST IS PRELIMINARY IN NATURE. SPECIES SHALL BE ADDED AND SUBTRACTED TO FULFILL THE DESIGN AND HORTICULTURAL REQUIREMENTS AS NECESSARY.
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COMMON SPACE CALCULATIONS

COMMON OPEN SPACE TOTAL 10,257 SF
LANDSCAPE AREA: 7,353 SF = 72%
HARDSCAPE AREA: 2,904 SF = 28%

NET LANDSCAPE AREA CALCULATION

NET LOT AREA: 6.84 AC – 297,950 SF
NET LOT AREA DEVOTED TO LANDSCAPING: 1.51 AC – 65,825 SF – 22%

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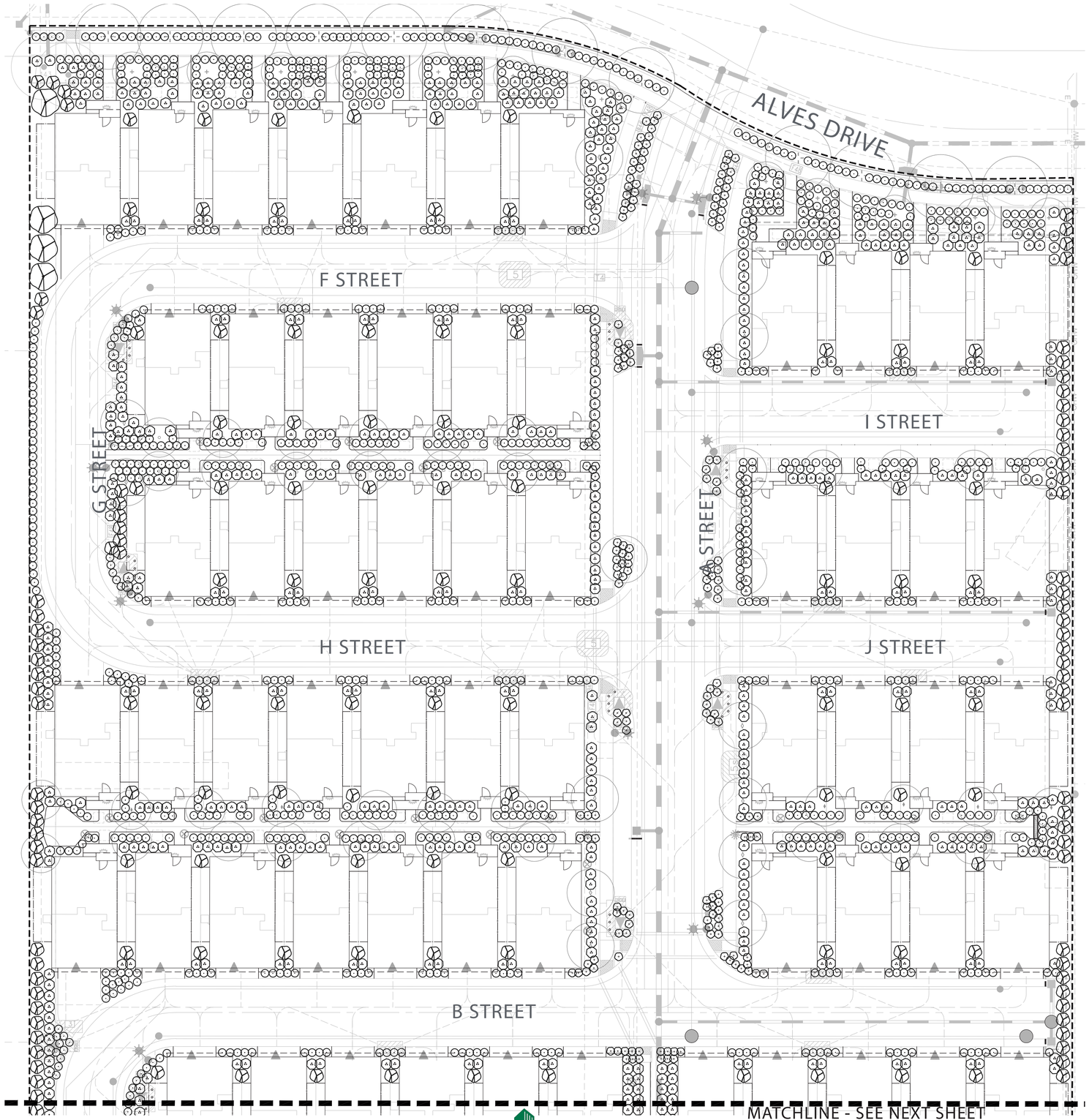
HYDROZONE AND COMMON SPACE PLANS & CALCULATIONS

L9.1



PLANT LEGEND

SYMBOL	CATEGORY	QUANTITY
	PRIVACY SHRUB (PITTOSPORUM TENUIFOLIUM)	4
	PRIVACY SHRUBS	320
A	FOUNDATION SHRUBS	1200
	SMALL SHRUBS	2200
	ACCENT SHRUBS	320

FEATURE* KEY:
N NATIVE
P POLLINATOR SUPPORTING
F FLOWERING

NOTES:
(1) PRIVACY SHRUBS TO BE A MINIMUM OF 6' IN HEIGHT AND 15 GAL
(2) PER CITY OF CUPERTINO APPROVED STREET TREE LIST

CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING	MATURE SIZE	FEATURE*	SUNSET ZONES	ADAPTIVE NATIVE (SUNSET ZONES 15 OR 16)
TREES									
ACE	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	24"BOX	M	AS SHOWN	50'H X 15'W	P	1 – 9, 14 – 17	Y
ACG	ACER RUBRUM 'JFS–KW78'	ARMSTRONG GOLD MAPLE	24"BOX	M	AS SHOWN	55'H X 15'W	P	1 – 9, 14 – 17	Y
CER	CERCIS CANADENSIS	EASTERN REDBUD	24"BOX	M	AS SHOWN	20'H X 20'W	PF	1 – 24	Y
GIN	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR TREE	24"BOX	M	AS SHOWN	40'H X 15'W	F	1 – 10, 12, 14 – 24	Y
LAM	LAGERSTROEMIA INDICA 'MUSKOGEE'	MUSKOGEE CREPE MYRTLE	24"BOX	L	AS SHOWN	20'H X 15'W	PF	7 – 10, 12 – 14, 18 – 21	SEE NOTE (2)
LAN	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	24"BOX	L	AS SHOWN	20'H X 15'W	PF	7 – 10, 12 – 14, 18 – 21	SEE NOTE (2)
PYR	PYRUS CALLERYANA (TO MATCH EXISTING)	CALLERY PEAR (STREET TREE)	24"BOX	M	AS SHOWN	30'H x 30'W	PF	2 – 9, 14 – 21	Y
QUV	QUERCUS VIRGINIANA 'SDLN'	CATHEDRAL LIVE OAK	24"BOX	M	AS SHOWN	40'H X 40'W	PF	4 – 24	Y
TRI	TRISTANIA CONFERTA	BRISBANE BOX	24"BOX	M	AS SHOWN	45'H X 25'W	PF	15 – 17, 19 – 24	Y
ULM	ULMUS X 'NEW FRONTIER'	FRONTIER HYBRID ELM	24"BOX	L	AS SHOWN	40'H X 20'W	PF	3 – 24	Y

CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING	MATURE SIZE			
ACCENT SHRUBS									
AG	AGAVE 'MATEO'	MATTHEW'S AGAVE	5 GAL	VL	36" o.c.	3'H X 3'W	PF	2B, 3, 6 – 24	Y
EF	EPILOBIUM CANUM	CALIFORNIA FUCHSIA	1 GAL	L	42" o.c.	2'H X 4'W	NPF	2 – 11, 14 – 24	Y
HB	HESPERALOE PARVIFLORA 'PERPA'	BRAKELIGHTS® RED YUCCA	5 GAL	L	18" o.c.	1.5'H X 1.5'W	PF	2B, 3, 7 – 16, 18 – 24	Y
ID	IRIS DOUGLASIANA	DOUGLAS IRIS	1 GAL	L	36" o.c.	3'H X 3'W	NPF	4 – 9, 14 – 24	Y
LP	LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	1 GAL	L	60" o.c.	2'H X 5'W	PF	8 – 10, 12 – 24	Y
LA	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	1 GAL	L	36" o.c.	3'H X 3'W	PF	2 – 24	Y
FOUNDATION SHRUBS									
AL	ALYOGYNE HUEGELII	BLUE HIBISCUS	5 GAL	L	72" o.c.	6'H X 6'W	PF	13 – 17, 20 – 24	Y
BP	BACCHARIS PILULARIS 'PIGEON POINT'	PIGEON POINT COYOTE BRUSH	5 GAL	L	96" o.c.	3'H X 8'W	NP	5 – 11, 14 – 24	Y
CL	CALLISTEMON VIMINALIS 'LITTLE JOHN'	LITTLE JOHN WEEPING BOTTLEBRUSH	5 GAL	L	60" o.c.	4'H X 5'W	PF	8, 9, 12 – 24	Y
CA	CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GAL	L	48" o.c.	7'H X 4'W	NPF	5 – 9, 14 – 24	Y
CH	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	1 GAL	L	48" o.c.	4'H X 4'W	P	8, 9, 14 – 24	Y
CC	CISTUS SPP.	ROCKROSE	5 GAL	L	60" o.c.	5'H X 5'W	PF	4 – 9, 14 – 24	Y
CV	COPROSMA KIRKII 'VARIEGATA'	CREEPING MIRROR PLANT	5 GAL	L	60" o.c.	2'H X 5'W	PF	8, 9, 14 – 24	Y
DV	DIETES VEGATA 'VARIEGATA'	VARIEGATED FORTNIGHT LILY	5 GAL	L	36" o.c.	3'H X 3'W	F	8, 9, 12 – 24	Y
EJ	EUONYMUS JAPONICUS 'GREEN SPIRE'	JAPANESE EUONYMUS	5 GAL	L	48" o.c.	7'H X 4'W	P	4 – 20	Y
LS	LEUCOSPERMUM X 'SUNRISE'	SUNRISE SALMON PINCUSHION	5 GAL	L	72" o.c.	4'H X 6'W	F	15 – 17, 21 – 24	Y
MP	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST PINK MUHLY GRASS	1 GAL	L	48" o.c.	4'H X 4'W	PF	4 – 24	Y
MM	MYRTUS COMMUNIS 'COMPACTA'	DWARF COMMON MYRTLE	5 GAL	L	36" o.c.	3'H X 3'W	PF	8 – 24	Y
NL	NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GAL	L	48" o.c.	7'H X 4'W		4 – 24	Y
OV	OLEA EUROPAEA 'LITTLE OLLIE'	LITTLE OLLIE OLIVE	5 GAL	L	60" o.c.	5'H X 5'W		8, 9, 11 – 24	Y
PA	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	1 GAL	L	48" o.c.	4'H X 4'W	PF	2 – 24	Y
PW	PHORMIUM X 'YELLOW WAVE'	YELLOW WAVE NEW ZEALAND FLAX	5 GAL	L	48" o.c.	4'H X 4'W	PF	7 – 9, 14 – 24	Y
RM	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDA HAWTHORN	5 GAL	L	48" o.c.	4'H X 4'W	PF	8 – 10, 12 – 24	Y
RP	ROSMARINUS SPP.	ROSEMARY	5 GAL	L	60" o.c.	5'H X 5'W	PF	4 – 24	Y
SB	SALVIA X 'BEE'S BLISS'	BEE'S BLISS SAGE	1 GAL	L	72" o.c.	2'H X 6'W	NPF	7 – 9, 14 – 24	Y
TA	TEUCRIUM FRUTICANS 'AZUREUM'	AZURE BUSH GERMANDER	5 GAL	L	60" o.c.	5'H X 5'W	PF	2 – 24	Y
WF	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL	L	96" o.c.	5'H X 8'W	PF	8, 9, 14 – 24	Y
PRIVACY SHRUBS (1)									
AR	ARBUTUS UNEDO	STRAWBERRY TREE SHRUB	15 GAL	L	240" o.c.	20'H X 20'W	PF	4 – 24	Y
AH	ARCTOSTAPHYLOS MANZANITA 'DR. HURD'	DR. HURD COMMON MANZANITA	15 GAL	L	120" o.c.	10'H X 10'W	NPF	4 – 9, 14 – 24	Y
CP	COTINUS COGGYGRIA 'ROYAL PURPLE'	ROYAL PURPLE SMOKE TREE	15 GAL	L	144" o.c.	12'H X 12'W	PF	2 – 24	Y
LT	LAVATERA MARITIMA	TREE MALLLOW	15 GAL	L	72" o.c.	6'H X 6'W	PF	2 – 9, 14 – 24	Y
MC	MYRTUS COMMUNIS	COMMON MYRTLE	15 GAL	L	96" o.c.	8'H X 8'W	PF	8 – 24	Y
PT	PITTOSPORUM TENUIFOLIUM	TAWHIWHI	15 GAL	L	60" o.c.	25'H X 15'W		9, 14 – 17, 19 – 24	
SMALL SHRUBS									
AC	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL	L	24" o.c.	2'H X 2'W	NPF	1 – 24	Y
CD	CAREX DIVULSA	EUROPEAN GREY SEDGE	1 GAL	L	18" o.c.	1.5'H X 1.5'W	NP	2B – 9, 11 – 24	Y
CT	CAREX TUMULICOLA	FOOTHILL SEDGE	1 GAL	L	18" o.c.	1.5'H X 1.5'W	NP	2B – 9, 11 – 24	Y
EC	ENCELIA CALIFORNICA	CALIFORNIA ENCELIA	5 GAL	L	48" o.c.	4'H X 4'W	NPF	7 – 16, 18 – 24	Y
FM	FESTUCA MAIREI	ATLAS FESCUE	1 GAL	L	30" o.c.	2.5'H X 2.5'W	P	2 – 11, 14 – 24	Y
JP	JUNCUS PATENS	CALIFORNIA GRAY RUSH	5 GAL	L	60" o.c.	2'H X 4'W	NP	4 – 9, 14 – 24	Y
LL	LOMANDRA LONGIFOLIA 'BREEZE'	BREEZE DWARF MAT RUSH	1 GAL	L	42" o.c.	2'H X 3.5'W		12 – 24	Y
MA	MIMULUS AURANTIACUS	STICKY MONKEYFLOWER	1 GAL	VL	48" o.c.	4'H X 4'W	NPF	7 – 9, 14 – 24	Y
MD	MUHLENBERGIA DUBIA	PINE MUHLY	1 GAL	L	36" o.c.	3'H X 3'W	NP	3B, 7 – 24	Y
NW	NEPETA X 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL	L	30" o.c.	1'H X 2.5'W	PF	1 – 24	Y
PF	PENNISETUM X 'FAIRY TAILS'	FAIRY TAILS FOUNTAIN GRASS	1 GAL	L	36" o.c.	3'H X 3'W	F	8, 9, 14 – 24	Y
SN	SANTOLINA CHAMAECYPARISSUS 'NANA'	LAVENDER COTTON	1 GAL	L	12" o.c.	1'H X 1'W	PF	2 – 24	Y

CODE	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	SPACING	SIZE
GROUND COVERS						
TM	90/10 FESCUE BLEND	TURF–TYPE 90/10 FESCUE	SOD	H		

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0 10' 20' 40'
SCALE: 1" = 20'-0"

CONCEPTUAL PLANTING PLAN

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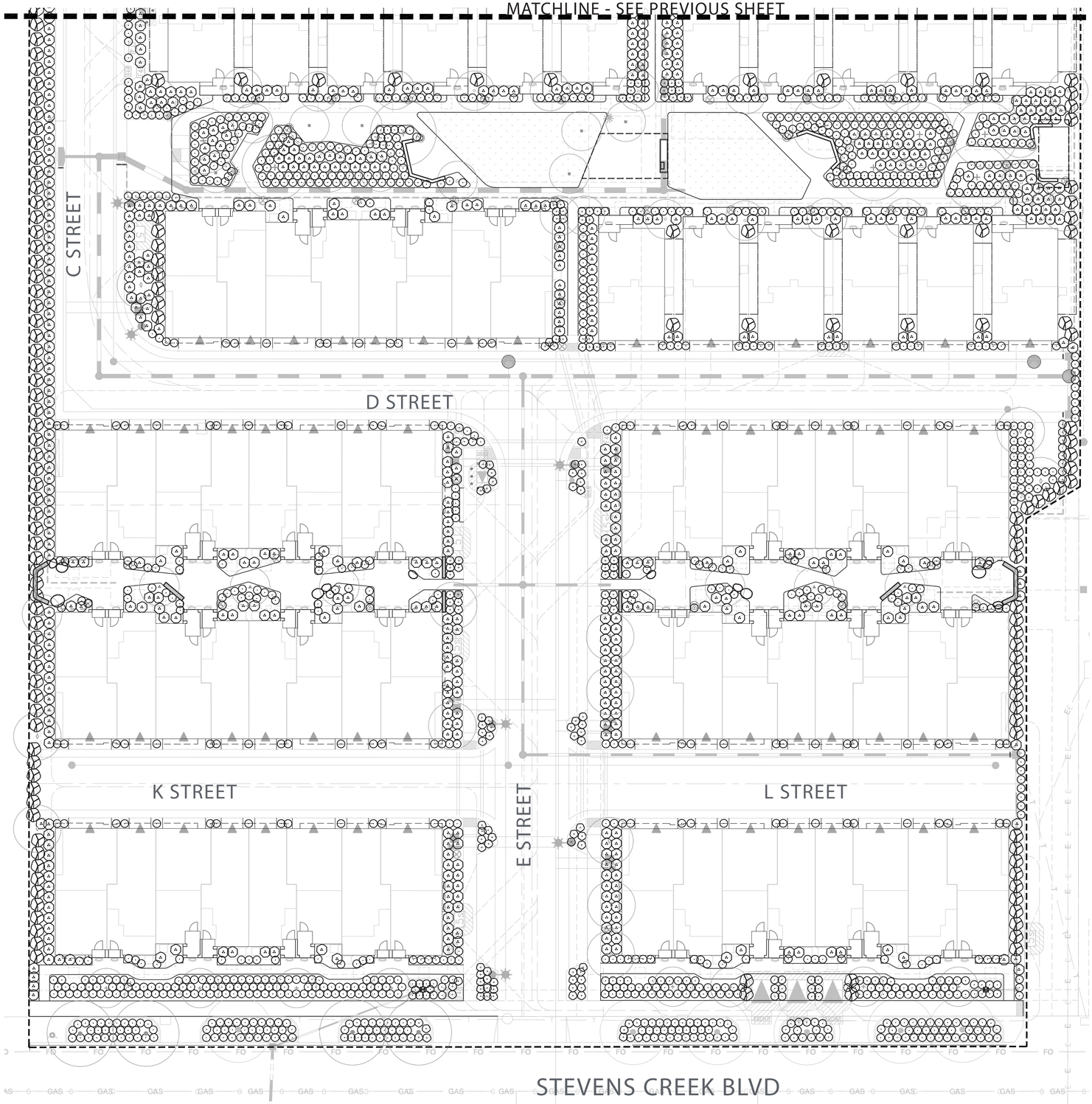

PLANT LEGEND

SYMBOL	CATEGORY	QUANTITY
	PRIVACY SHRUB (PITTOSPORUM TENUIFOLIUM)	4
	PRIVACY SHRUBS	320
A	FOUNDATION SHRUBS	1200
	SMALL SHRUBS	2200
	ACCENT SHRUBS	320

FEATURE* KEY:
N NATIVE
P POLLINATOR SUPPORTING
F FLOWERING

NOTES:
(1) PRIVACY SHRUBS TO BE A MINIMUM OF 6' IN HEIGHT AND 15 GAL
(2) PER CITY OF CUPERTINO APPROVED STREET TREE LIST

CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING	MATURE SIZE	FEATURE*	SUNSET ZONES	ADAPTIVE NATIVE (SUNSET ZONES 15 OR 16)
TREES									
ACE	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	24"BOX	M	AS SHOWN	50'H X 15'W	P	1 – 9, 14 – 17	Y
ACG	ACER RUBRUM 'JFS–KW78'	ARMSTRONG GOLD MAPLE	24"BOX	M	AS SHOWN	55'H X 15'W	P	1 – 9, 14 – 17	Y
CER	CERCIS CANADENSIS	EASTERN REDBUD	24"BOX	M	AS SHOWN	20'H X 20'W	PF	1 – 24	Y
GIN	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR TREE	24"BOX	M	AS SHOWN	40'H X 15'W	F	1 – 10, 12, 14 – 24	Y
LAM	LAGERSTROEMIA INDICA 'MUSKOGEE'	MUSKOGEE CREPE MYRTLE	24"BOX	L	AS SHOWN	20'H X 15'W	PF	7 – 10, 12 – 14, 18 – 21	SEE NOTE (2)
LAN	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	24"BOX	L	AS SHOWN	20'H X 15'W	PF	7 – 10, 12 – 14, 18 – 21	SEE NOTE (2)
PYR	PYRUS CALLERYANA (TO MATCH EXISTING)	CALLERY PEAR (STREET TREE)	24"BOX	M	AS SHOWN	30'H x 30'W	PF	2 – 9, 14 – 21	Y
QUV	QUERCUS VIRGINIANA 'SDLN'	CATHEDRAL LIVE OAK	24"BOX	M	AS SHOWN	40'H X 40'W	PF	4 – 24	Y
TRI	TRISTANIA CONFERTA	BRISBANE BOX	24"BOX	M	AS SHOWN	45'H X 25'W	PF	15 – 17, 19 – 24	Y
ULM	ULMUS X 'NEW FRONTIER'	FRONTIER HYBRID ELM	24"BOX	L	AS SHOWN	40'H X 20'W	PF	3 – 24	Y

CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING	MATURE SIZE	FEATURE*	SUNSET ZONES	ADAPTIVE NATIVE (SUNSET ZONES 15 OR 16)
ACCENT SHRUBS									
AG	AGAVE 'MATEO'	MATTHEW'S AGAVE	5 GAL	VL	36" o.c.	3'H X 3'W	PF	2B, 3, 6 – 24	Y
EF	EPILOBIUM CANUM	CALIFORNIA FUCHSIA	1 GAL	L	42" o.c.	2'H X 4'W	NPF	2 – 11, 14 – 24	Y
HB	HESPERALOE PARVIFLORA 'PERPA'	BRAKELIGHTS• •RED YUCCA	5 GAL	L	18" o.c.	1.5'H X 1.5'W	PF	2B, 3, 7 – 16, 18 – 24	Y
ID	IRIS DOUGLASIANA	DOUGLAS IRIS	1 GAL	L	36" o.c.	3'H X 3'W	NPF	4 – 9, 14 – 24	Y
LP	LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	1 GAL	L	60" o.c.	2'H X 5'W	PF	8 – 10, 12 – 24	Y
LA	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	1 GAL	L	36" o.c.	3'H X 3'W	PF	2 – 24	Y
FOUNDATION SHRUBS									
AL	ALYOGYNE HUEGELII	BLUE HIBISCUS	5 GAL	L	72" o.c.	6'H X 6'W	PF	13 – 17, 20 – 24	Y
BP	BACCHARIS PILULARIS 'PIGEON POINT'	PIGEON POINT COYOTE BRUSH	5 GAL	L	96" o.c.	3'H X 8'W	NP	5 – 11, 14 – 24	Y
CL	CALLISTEMON VIMINALIS 'LITTLE JOHN'	LITTLE JOHN WEEPING BOTTLEBRUSH	5 GAL	L	60" o.c.	4'H X 5'W	PF	8, 9, 12 – 24	Y
CA	CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GAL	L	48" o.c.	7'H X 4'W	NPF	5 – 9, 14 – 24	Y
CH	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	1 GAL	L	48" o.c.	4'H X 4'W	P	8, 9, 14 – 24	Y
CC	CISTUS SPP.	ROCKROSE	5 GAL	L	60" o.c.	5'H X 5'W	PF	4 – 9, 14 – 24	Y
CV	COPROSMA KIRKII 'VARIEGATA'	CREEPING MIRROR PLANT	5 GAL	L	60" o.c.	2'H X 5'W	PF	8, 9, 14 – 24	Y
DV	DIETES VEGATA 'VARIEGATA'	VARIEGATED FORTNIGHT LILY	5 GAL	L	36" o.c.	3'H X 3'W	F	8, 9, 12 – 24	Y
EJ	EUONYMUS JAPONICUS 'GREEN SPIRE'	JAPANESE EUONYMUS	5 GAL	L	48" o.c.	7'H X 4'W	P	4 – 20	Y
LS	LEUCOSPERMUM X 'SUNRISE'	SUNRISE SALMON PINCUSHION	5 GAL	L	72" o.c.	4'H X 6'W	F	15 – 17, 21 – 24	Y
MP	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST PINK MUHLY GRASS	1 GAL	L	48" o.c.	4'H X 4'W	PF	4 – 24	Y
MM	MYRTUS COMMUNIS 'COMPACTA'	DWARF COMMON MYRTLE	5 GAL	L	36" o.c.	3'H X 3'W	PF	8 – 24	Y
NL	NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GAL	L	48" o.c.	7'H X 4'W		4 – 24	Y
OV	OLEA EUROPAEA 'LITTLE OLLIE'	LITTLE OLLIE OLIVE	5 GAL	L	60" o.c.	5'H X 5'W		8, 9, 11 – 24	Y
PA	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	1 GAL	L	48" o.c.	4'H X 4'W	PF	2 – 24	Y
PW	PHORMIUM X 'YELLOW WAVE'	YELLOW WAVE NEW ZEALAND FLAX	5 GAL	L	48" o.c.	4'H X 4'W	PF	7 – 9, 14 – 24	Y
RM	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDA HAWTHORN	5 GAL	L	48" o.c.	4'H X 4'W	PF	8 – 10, 12 – 24	Y
RP	ROSMARINUS SPP.	ROSEMARY	5 GAL	L	60" o.c.	5'H X 5'W	PF	4 – 24	Y
SB	SALVIA X 'BEE'S BLISS'	BEE'S BLISS SAGE	1 GAL	L	72" o.c.	2'H X 6'W	NPF	7 – 9, 14 – 24	Y
TA	TEUCRIUM FRUTICANS 'AZUREUM'	AZURE BUSH GERMANDER	5 GAL	L	60" o.c.	5'H X 5'W	PF	2 – 24	Y
WF	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL	L	96" o.c.	5'H X 8'W	PF	8, 9, 14 – 24	Y
PRIVACY SHRUBS (1)									
AR	ARBUTUS UNEDO	STRAWBERRY TREE SHRUB	15 GAL	L	240" o.c.	20'H X 20'W	PF	4 – 24	Y
AH	ARCTOSTAPHYLOS MANZANITA 'DR. HURD'	DR. HURD COMMON MANZANITA	15 GAL	L	120" o.c.	10'H X 10'W	NPF	4 – 9, 14 – 24	Y
CP	COTINUS COGGYGRIA 'ROYAL PURPLE'	ROYAL PURPLE SMOKE TREE	15 GAL	L	144" o.c.	12'H X 12'W	PF	2 – 24	Y
LT	LAVATERA MARITIMA	TREE MALLLOW	15 GAL	L	72" o.c.	6'H X 6'W	PF	2 – 9, 14 – 24	Y
MC	MYRTUS COMMUNIS	COMMON MYRTLE	15 GAL	L	96" o.c.	8'H X 8'W	PF	8 – 24	Y
PT	PITTOSPORUM TENUIFOLIUM	TAWHIWHI	15 GAL	L	60" o.c.	25'H X 15'W		9, 14 – 17, 19 – 24	
SMALL SHRUBS									
AC	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL	L	24" o.c.	2'H X 2'W	NPF	1 – 24	Y
CD	CAREX DIVULSA	EUROPEAN GREY SEDGE	1 GAL	L	18" o.c.	1.5'H X 1.5'W	NP	2B – 9, 11 – 24	Y
CT	CAREX TUMULICOLA	FOOTHILL SEDGE	1 GAL	L	18" o.c.	1.5'H X 1.5'W	NP	2B – 9, 11 – 24	Y
EC	ENCELIA CALIFORNICA	CALIFORNIA ENCELIA	5 GAL	L	48" o.c.	4'H X 4'W	NPF	7 – 16, 18 – 24	Y
FM	FESTUCA MAIREI	ATLAS FESCUE	1 GAL	L	30" o.c.	2.5'H X 2.5'W	P	2 – 11, 14 – 24	Y
JP	JUNCUS PATENS	CALIFORNIA GRAY RUSH	5 GAL	L	60" o.c.	2'H X 4'W	NP	4 – 9, 14 – 24	Y
LL	LOMANDRA LONGIFOLIA 'BREEZE'	BREEZE DWARF MAT RUSH	1 GAL	L	42" o.c.	2'H X 3.5'W		12 – 24	Y
MA	MIMULUS AURANTIACUS	STICKY MONKEYFLOWER	1 GAL	VL	48" o.c.	4'H X 4'W	NPF	7 – 9, 14 – 24	Y
MD	MUHLENBERGIA DUBIA	PINE MUHLY	1 GAL	L	36" o.c.	3'H X 3'W	NP	3B, 7 – 24	Y
NW	NEPETA X 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL	L	30" o.c.	1'H X 2.5'W	PF	1 – 24	Y
PF	PENNISETUM X 'FAIRY TAILS'	FAIRY TAILS FOUNTAIN GRASS	1 GAL	L	36" o.c.	3'H X 3'W	F	8, 9, 14 – 24	Y
SN	SANTOLINA CHAMAECYPARISSUS 'NANA'	LAVENDER COTTON	1 GAL	L	12" o.c.	1'H X 1'W	PF	2 – 24	Y

CODE	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	SPACING	SIZE
GROUND COVERS						
TM	90/10 FESCUE BLEND	TURF–TYPE 90/10 FESCUE	SOD	H		

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180 Grand Ave, Ste. 1400
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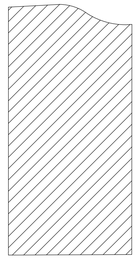
20807-20883 STEVENS CREEK BLVD
CUPERTINO, CA # 20240298
OWNERSHIP:
STEVENS CREEK OCA OWNER, LLC

GENERAL PLANNING APPLICATION
SEPTEMBER 20, 2024 FIRST SUBMITTAL
1 JANUARY 22, 2025 SECOND SUBMITTAL
2 AUGUST 5, 2025 THIRD SUBMITTAL
3 NOVEMBER 5, 2025 FOURTH SUBMITTAL
4 DECEMBER 24, 2025 FIFTH SUBMITTAL

0 10' 20' 40'
SCALE: 1" = 20'-0"

CONCEPTUAL PLANTING PLAN

L10.1



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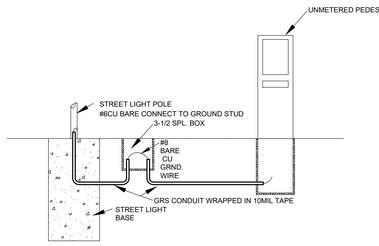
VICINITY MAP
N. T. S.



GROUNDING DETAIL
TYPICAL

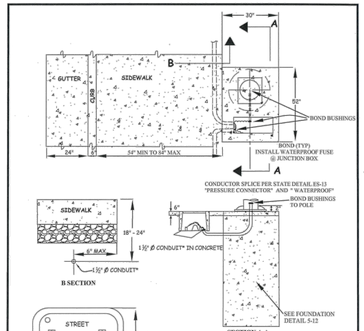
WORK RESPONSIBILITY
STREET LIGHTING SYSTEM

	PG&E	ELECTRIC CONTRACTOR
WIRE:		
SUPPLY & INSTALL	○	●
CONDUIT		
SUPPLY & INSTALL	○	●
BASES:		
SUPPLY & INSTALL	○	●
LUMINAIRES:		
SUPPLY & INSTALL	○	●
SPLICE BOX:		
SUPPLY & INSTALL	○	●

PG&E RATE SCHEDULE:_____
INSTALL IN JOINT TRENCH_____
INSTALL IN SEPARATE TRENCH✓

THESE PLANS WERE PREPARED IN CONJUNCTION WITH THE FOLLOWING PLANS:

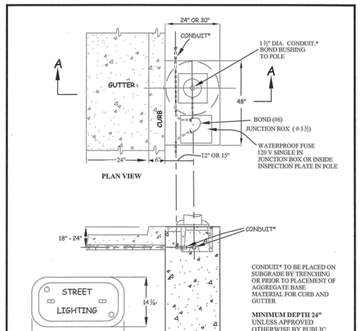
	DATE RECEIVED	DATE APPROVED
CIVIL IMPROVEMENT PLANS/GRADING PLANS.	08-27-2024	PRELIM.
LANDSCAPE ARCHITECTURAL PLANS	08-08-2024	PRELIM.
SERVICE POINTS	PRELIM.	PRELIM.
STREET LIGHT LOCATIONS BY:	PRELIM.	PRELIM.



*CONDUIT SHALL BE RIGID METAL UNLESS PVC IS APPROVED BY THE PUBLIC WORKS DEPARTMENT (PVC IS PROHIBITED WITHIN POLE FOUNDATION)

ELECTROLIER AND CONDUIT LOCATION
SEE LIGHTING NOTES FOR OTHER ADDITIONAL INFORMATION

CITY OF CUPERTINO STANDARD DETAILS	APPROVED BY: City Engineer	DATE: 6/5/19	5-2



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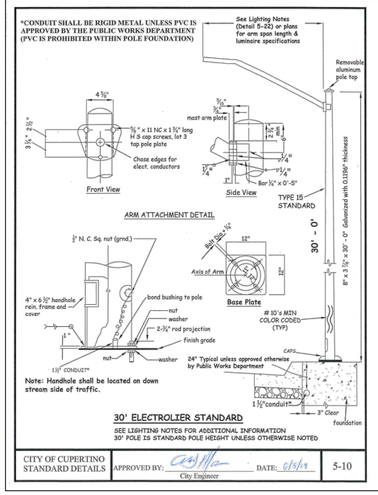
ELECTROLIER AND CONDUIT LOCATION
SEE LIGHTING NOTES FOR OTHER ADDITIONAL INFORMATION

CITY OF CUPERTINO STANDARD DETAILS	APPROVED BY: City Engineer	DATE: 6/5/19	5-4



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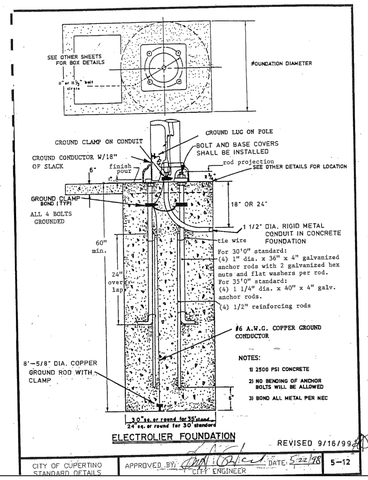
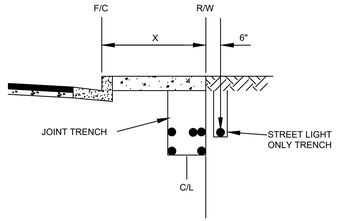


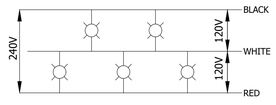
CITY OF CUPERTINO STANDARD DETAILS	APPROVED BY: CITY ENGINEER	DATE: 5/22/18	5-12

CITY OF CUPERTINO LIGHTING NOTES:

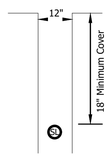
1. Luminaires, junction boxes, 1 ½" rigid metal conduit, 1 ½" PVC conduit, and poles shall comply with Section 86 of the Caltrans Standard Specifications (latest edition) and City Standard Details unless otherwise noted.
2. Luminaires may be cut off, Type M-II or M-III I.E.S. light distribution, unless otherwise noted. At cul-de-sacs M-III or better is required unless otherwise noted. See the plans.
3. The electrolier arm length shall be twelve feet (12') for forty foot (40') street widths with sidewalks, eight feet (8') for forty foot (40') street widths without sidewalks, and shall be fifteen feet (15') at cul-de-sacs. See plans for other applications.
4. The service supplying any electrolier circuit shall be fused and grounded in accordance with National Electrical Code at the first junction box. An additional fuse is required at each electrolier on any ungrounded conductor. Conductors shall be #8 THW unless otherwise noted and all services should be 120V. Photo electric unit control is to be at luminaire unless otherwise noted.
5. The electrical contractor shall obtain a service point confirmation and a clearance from Public Works Department prior to installing any foundations, poles, conduits, and conductors. Also, U.S.A. shall be used to verify locations of other utilities.
6. Prior to pleuing any work other than curb and gutter, the developer shall supply the Public Works Department with a Pacific Gas and Electric Company electrical power design with electrical services points and pole numbers.
7. A Public Works Department connection order is required to energize any electrolier. A connection order is provided by the City of Cupertino after completion and inspection for submittal to PG&E.
8. Contact Pacific Gas & Electric Company for additional requirements and contact Public Works Department for inspection of foundations forty eight (48) hours prior to foundation pouring, and electrical inspection.
9. The electrical contractor shall supply to the City for approval, manufacturer's submittals on all Luminaires. Induction is the City Standard. Wattage as directed by engineer. Typical wattage shall be 40W on residential roads, 120 W on major collectors and 150 W at signalized intersections.
10. Street lights are to be installed, inspected and turned on as soon as possible.
11. All conductors shall be sized in accordance with the National Electrical Code.
12. All overload protection (fuses) shall be sized in accordance with the National Electrical Code.
13. Whenever a new installation is near any overhead wires, a clearance must be obtained from PG&E prior to foundation installations.
14. Conduit depth to be 18" (min) to 24" (max) unless otherwise approved by the City Engineer.

CITY OF CUPERTINO STANDARD DETAILS	APPROVED BY: CITY ENGINEER	DATE: 6/5/19	5-22





WIRING DIAGRAMS



SHEET INDEX

SL-1	ELECTROLIER TITLE SHEET
SL-2	ELECTROLIER OVERALL
SL-3	ELECTROLIER PLAN
SL-4	ELECTROLIER PLAN

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CUPERTINO, CA # 24-1311
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SEPTEMBER 20, 2024 FIRST SUBMITTAL
⚠ JANUARY 22, 2025 SECOND SUBMITTAL

0 15 30 60

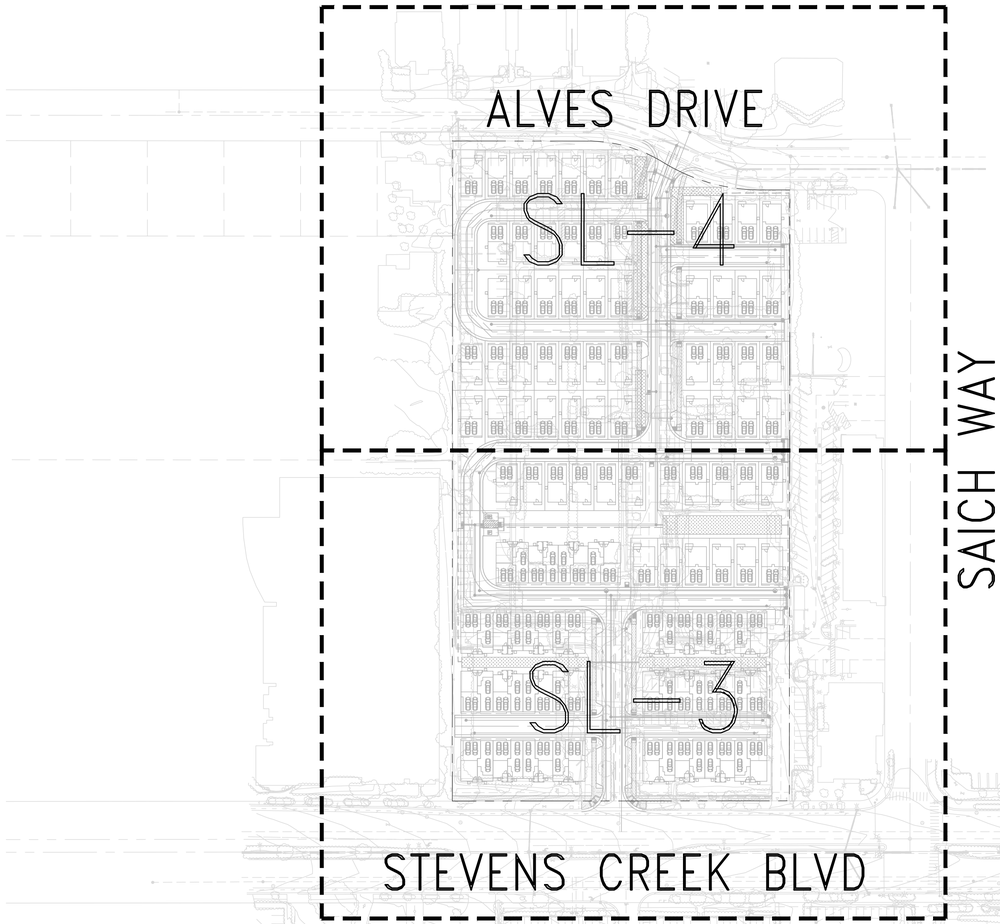
ELECTROLIER TITLE SHEET
EXISTING OFFSITE

SL-1

UTILITIES
PLEASE CONFIRM
TIE IN LOCATIONS

–PRELIMINARY–
NOT FOR CONSTRUCTION

THIS IS NOT A BID DOCUMENT
THIS DRAWING HAS NOT YET BEEN REVIEWED BY UTILITY COMPANIES AND IS SUBJECT TO CHANGE.



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SHEET INDEX

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0 15 30 60

ELECTROLIER OVERALL
EXISTING OFFSITE

SL-2

UTILITIES
PLEASE CONFIRM
TIE IN LOCATIONS

–PRELIMINARY–
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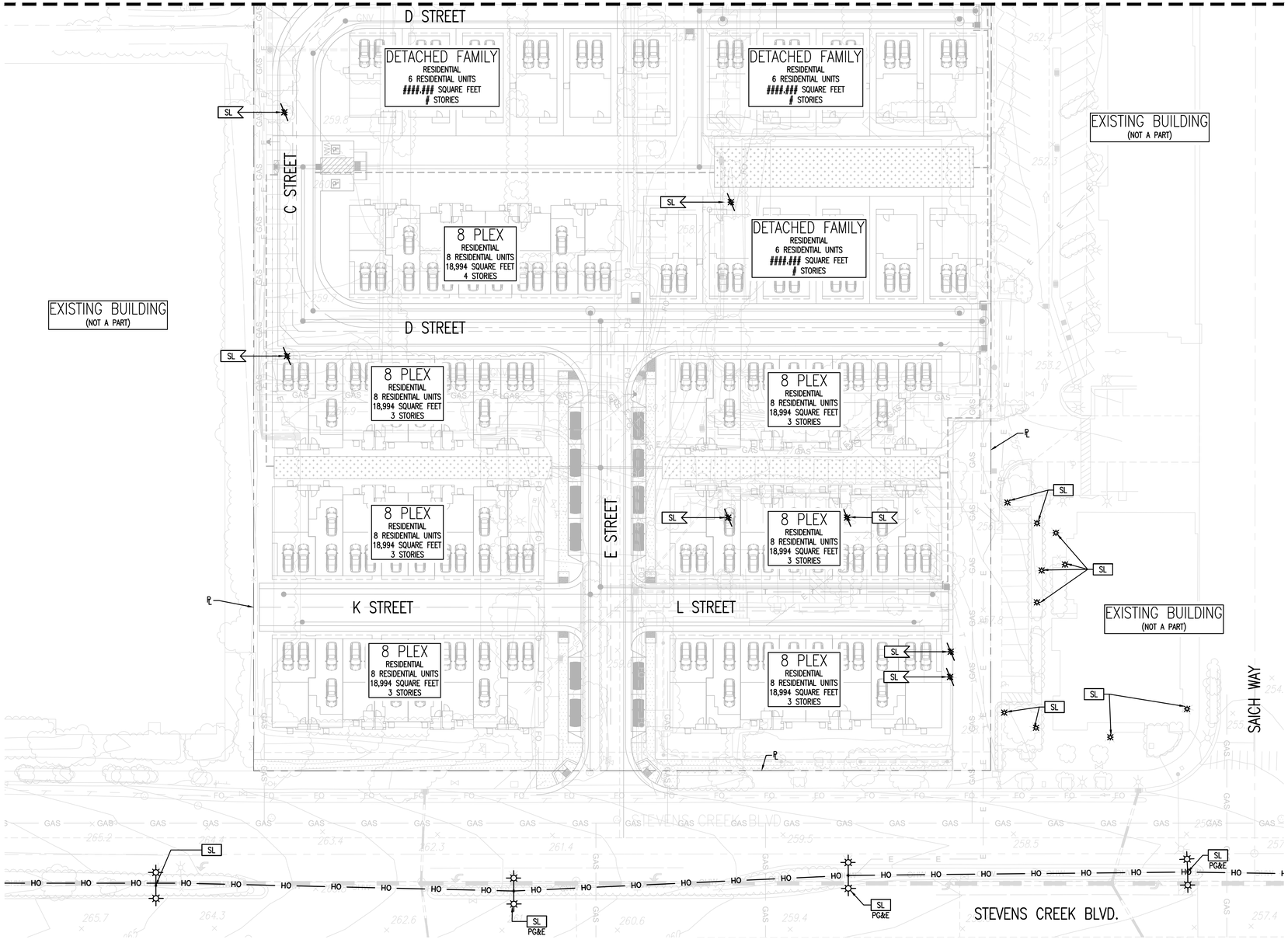
MATCH LINE – SEE SHEET SL-4



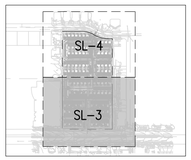
LEGEND:

EXISTING – TO REMAIN

OH	OH	OVERHEAD LINE
JP	•	JOINT POLE
EL	E	ELECTRIC LINE
EB	▭	ELECTRIC BOX
SL	☼	STREET LIGHT
SL	※	ONSITE LIGHT

EXISTING – TO BE REMOVED

SL	☼	STREET LIGHT TO BE REMOVED
SL	※	ONSITE LIGHT TO BE REMOVED



SHEET INDEX MAP
N. T. S.

N
RADIUS

0 15 30 60

SHEET INDEX

SL-1	ELECTROLIER TITLE SHEET
SL-2	ELECTROLIER OVERALL
SL-3	ELECTROLIER PLAN
SL-4	ELECTROLIER PLAN

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0 15 30 60

ELECTROLIER PLAN
EXISTING OFFSITE

SL-3

UTILITIES
PLEASE CONFIRM
TIE IN LOCATIONS

–PRELIMINARY–
NOT FOR CONSTRUCTION

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LEGEND:

EXISTING – TO REMAIN

- OH — OH — OVERHEAD LINE
- JP — JOINT POLE
- EL — E — ELECTRIC LINE
- EB — ELECTRIC BOX
- SL — STREET LIGHT
- SL — ONSITE LIGHT

EXISTING – TO BE REMOVED

- SL — STREET LIGHT TO BE REMOVED
- SL — ONSITE LIGHT TO BE REMOVED

ALVES DRIVE

ALVES DR

F STREET

G STREET

H STREET

I STREET

J STREET

A STREET

D STREET

SAICH WAY

DETACHED FAMILY
RESIDENTIAL
6 RESIDENTIAL UNITS
#####.## SQUARE FEET
3 STORIES

DETACHED FAMILY
RESIDENTIAL
4 RESIDENTIAL UNITS
#####.## SQUARE FEET
3 STORIES

DETACHED FAMILY
RESIDENTIAL
7 RESIDENTIAL UNITS
#####.## SQUARE FEET
3 STORIES

EXISTING BUILDING
(NOT A PART)

MATCH LINE – SEE SHEET SL–3

SHEET INDEX MAP
N. T. S.

SL–4
SL–3

0 15 30 60

SHEET INDEX

SL–1	ELECTROLIER TITLE SHEET
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SL–4	ELECTROLIER PLAN

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ELECTROLIER PLAN
EXISTING OFFSITE

SL-4