

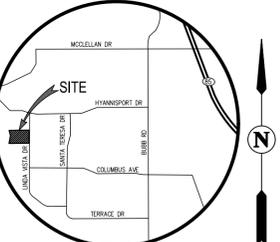
- NOTE:
- SEE LANDSCAPE PLANS BY OTHERS FOR ALL LANDSCAPE & IRRIGATION DETAILS.
  - SEE LANDSCAPE PLANS FOR ALL WALKWAY SURFACE TYPE & DETAILS.
  - ALL PEDESTRIAN STREET CROSSINGS WILL BE PROVIDED WITH AN ACCESSIBLE CURB RAMP & TRUNCATED DOMES AND WILL BE DETAILED ON THE PROJECTS CONSTRUCTION DRAWINGS.
  - PER PG&E DESIGN REQUIREMENTS 5' OF SEPARATION SHALL BE PROVIDED BETWEEN GAS MAIN AND TREE PLANTING.
  - THE BENCHMARK FOR THIS SURVEY IS SCWD'S 6CM DIAMETER BRASS DISK (#180), ON TOP OF SOUTHERLY CURB FOR MCCLELLAN ROAD, NEAR A CATCH BASIN; 2.5 FEET NORTH OF THE RAILROAD CROSSING LIGHTS, AND 15 FEET WEST OF THE CENTER OF THE TRACKS. STATION IS ALSO ABOUT 250 FEET EAST FROM BUBB ROAD ALONG MCCLELLAN ROAD, CITY OF CUPERTINO, HAVING A NAVD88 PUBLISHED ELEVATION OF 335.23 FEET.
  - ALL BUILDING HEIGHTS SHOWN ON THIS PLAN ARE MEASURED FROM THE NATURAL GRADE.
  - EXISTING NATURAL GRADE ALTERED FOR EXISTING BUILDINGS.

CUPERTINO HILLS SWIM & RACQUET CLUB  
 APN: 356-07-027  
 ZONING: A1-40  
 LAND USE: CIVIC SUPPORT

PROPOSED ZONING AND LAND USE:  
 ZONING: R3/TH - MULTIPLE FAMILY RESIDENTIAL WITH TOWNHOME COMBINING DISTRICT  
 LAND USE: HIGH/MEDIUM DENSITY RESIDENTIAL

DERCHANG  
 APN: 356-07-036  
 ZONING: R1-7.5  
 LAND USE: LOW DENSITY RESIDENTIAL

PARCEL	GROSS <sup>(1)</sup> SF	NET <sup>(2)</sup> SF
LOT 1	11,918	11,918
LOT 2	11,304	9,787
LOT 3	11,077	9,271
LOT 4	10,836	9,030
LOT 5	17,798	10,585
LOT 6	12,315	12,315
LOT 7	9,012	7,015
LOT 8	9,152	7,305
LOT 9	8,911	7,063
LOT 10	15,943	7,805
PARCEL A	7,592	6,709
PARCEL B	3,622	2,977
PARCEL C	3,622	2,979
PARCEL D	2,864	2,159
PARCEL E	2,864	2,220
TOTAL	126,830 <sup>(1)</sup>	109,138 <sup>(2)</sup>



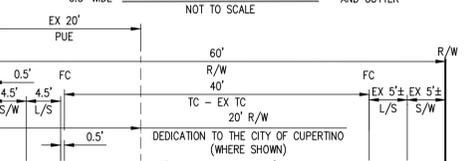
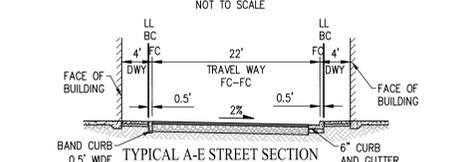
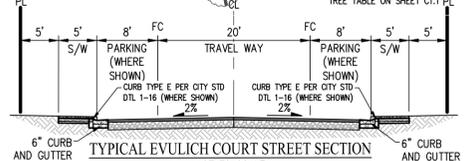
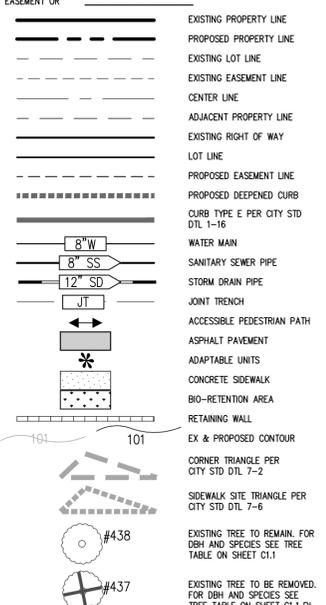
VICINITY MAP  
 NOT TO SCALE

- (1) 19.08.030.G "G" DEFINITIONS  
 "GROSS LOT AREA" MEANS THE HORIZONTAL AREA INCLUDED WITHIN THE PROPERTY LINES OF A SITE PLUS THE STREET AREA BOUNDED BY THE STREET CENTERLINE UP TO THIRTY FEET DISTANT FROM THE PROPERTY LINE, THE STREET RIGHT-OF-WAY LINE AND THE EXTENDED SIDE YARD TO THE STREET CENTERLINE.
- (2) 19.08.030.L "L" DEFINITIONS  
 "LOT AREA" MEANS THE AREA OF A LOT MEASURED HORIZONTALLY BETWEEN BOUNDARY LOT LINES, BUT EXCLUDING A PORTION OF A FLAG LOT PROVIDING ACCESS TO A STREET AND LYING BETWEEN FRONT LOT LINE AND THE STREET, AND EXCLUDING ANY PORTION OF A LOT WITHIN THE LINES OF ANY NATURAL WATERCOURSE, RIVER, STREAM, CREEK, WATERWAY, CHANNEL, OR FLOOD CONTROL, OR DRAINAGE EASEMENT AND INCLUDING ANY PORTION OF A LOT ACQUIRED FOR ACCESS AND STREET RIGHT-OF-WAY PURPOSES, IN FEE, EASEMENT OR OTHERWISE.

NO	BEARING	LENGTH
L1	N00°10'10"W	20.00'
L2	N89°49'50"E	20.00'
L3	N89°49'17"E	20.00'

NO	RADIUS	DELTA	LENGTH
C1	20.00'	90°00'00"	31.42'
C2	40.00'	24°08'49"	16.86'
C3	40.00'	38°02'51"	26.56'
C4	20.00'	90°00'00"	31.42'

LEGEND



TYPICAL LINDA VISTA STREET SECTION  
 NOT TO SCALE

PRELIMINARY SITE PLAN C2.0

CITY OF CUPERTINO  
 APN: 356-05-005  
 ZONING: FP-0  
 LAND USE: PARKS & OPEN SPACE

10857 LINDA VISTA DRIVE  
 Cupertino, CA  
 January 12, 2026

APN: 356-06-026  
 ZONING: R1-7.5  
 LAND USE: LOW DENSITY RESIDENTIAL

KOPARDEKAR  
 APN: 356-00-025  
 ZONING: R1-7.5  
 LAND USE: LOW DENSITY RESIDENTIAL

RODRIGUES  
 APN: 356-06-024  
 ZONING: R1-7.5  
 LAND USE: LOW DENSITY RESIDENTIAL

FANTOZZI  
 APN: 356-06-020  
 ZONING: R1-7.5  
 LAND USE: LOW DENSITY RESIDENTIAL

**SUMMERHILL HOMES**  
 COMMUNITIES OF DISTINCTION  
 3000 Executive Parkway, Suite 450 San Ramon, Ca 94583  
 650-857-0122

**cbg** CIVIL ENGINEERS  
 SURVEYORS  
 PLANNERS  
 SAN RAMON · ROSEVILLE

**R** STUDIOS

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