

# LEON TOWNHOUSE

PROPERTY ADDRESS : 10046 BIANCHI WAY, CUPERTINO CA, 95014

ZONING : P (CG, RES)  
 DESIGNATED LAND USE: RESIDENTIAL  
 SPECIAL ZONE: HEART OF CITY (CROSSROADS AREA)  
 LOT AREA: 14,975 SF ( 0.343 AC)  
 DENSITY: 25 UNITS/AC (HEART OF CITY)  
 MAX ALLOWED UNIT: 8.57 UNITS  
 PROPOSED: (7) NEW TOWNHOUSE UNITS OK  
 OCCUPANCY: R-2  
 TYPE OF CONSTRUCTION: V-B  
 SPRINKLER SYSTEM: YES (NFPA 13)  
 PROJECT FUNDING: PRIVATE  
 MAXIMUM HEIGHT: 45' PROVIDED: 30'-0" OK  
 STORY: 3 STORIES  
 SETBACKS: FRONT: 6' (AFTER DEDICATION) BACK: 12'-0" SIDE: 10'-0"

LOT COVERAGE: 6,358 SF (STRUCTURE) / 14,975 SF = 42.5% < 45% OK  
 6,912 SF (+BAL. & OVERHANG) / 14,975 SF = 46% < 50% OK

UNIT INFORMATION	1ST	2ND	3RD	TOTAL
UNIT A-1 3BR+DEN 3.5B	400	823	844	2,067 SF
UNIT A-2 3BR+DEN 3.5B	400	823	844	2,067 SF
UNIT A-3 3BR+DEN 3.5B	400	823	844	2,067 SF
UNIT A-4 3BR+DEN 3.5B	400	823	844	2,067 SF
UNIT B-1 3BR+DEN 3.5B	410	808	856	2,074 SF
UNIT B-2 3BR+DEN 3.5B	410	823	856	2,089 SF
UNIT B-3 3BR+DEN 3.5B	410	823	856	2,089 SF

TOTAL 14,520 SF

PRIVATE OPEN SPACE / BAL.	2ND	3RD	TOTAL
UNIT A-1 BAL.	80/150	58/98	138 SF > 60 SF
UNIT A-2 BAL.	69/126	58	127 SF > 60 SF
UNIT A-3 BAL.	69/126	58	127 SF > 60 SF
UNIT A-4 BAL.	69/126	60	129 SF > 60 SF
UNIT B-1 BAL.	80/188	58	138 SF > 60 SF
UNIT B-2 BAL.	80/142	58	138 SF > 60 SF
UNIT B-3 BAL.	90/152	60	150 SF > 60 SF

TOTAL 947 SF OK

PUBLIC OPEN SPACE  
 REQ'D 150SF/ UNIT = (7) X 150 SF/ UNIT 1,050 SF  
 PROVIDE: (WAIVER)

PARKING  
 REQ'D: 2.8/DU (2 COVER + .8 OPEN)  
 7 DU X (2) = (14) COVERED SPACES  
 7 DU X (.8) = (6) OPEN SPACES 20 SPACES

PROVIDED:  
 (14) COVERED SPACE  
 TOTAL PROVIDED: 14 SPACES (GC.65915 (P)) OK

LANDSCAPE HARDSCAPE AREA: 2,103 SF  
 LANDSCAPE GREEN AREA: 2,667 SF / 14,118 SF LOT AREA AFTER DEDICATION  
 TOTAL: 4,770 SF

## LEGEND

- PROPERTY LINE
- SETBACK
- OVERHANG ABOVE
- RESIDENTIAL UNIT
- PARKING
- CIRCULATION
- ENTRY
- LANDSCAPE GREEN AREA
- LANDSCAPE HARDSCAPE AREA

## SITE PLAN

SCALE: 1/8" = 1'

3RD PLANNING SUBMITTAL

DATE 8-08-23

Tectonic Architects & Associates

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# A1.0



# LEON TOWNHOUSE

10046 BIANCHI WAY, CUPERTINO, CALIFORNIA



1 SITE PLAN

1/8" = 1'-0"

