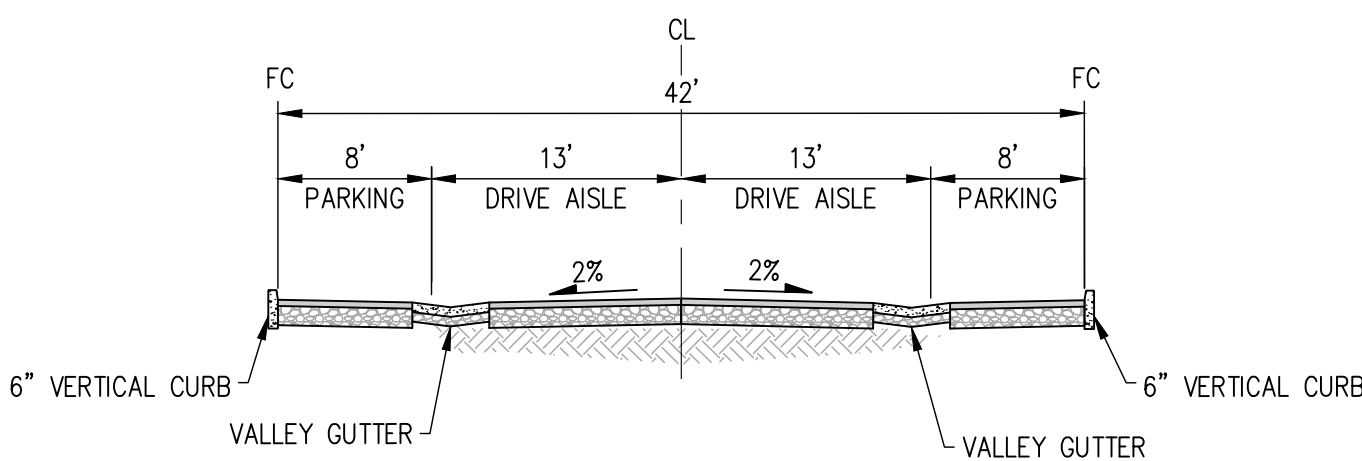
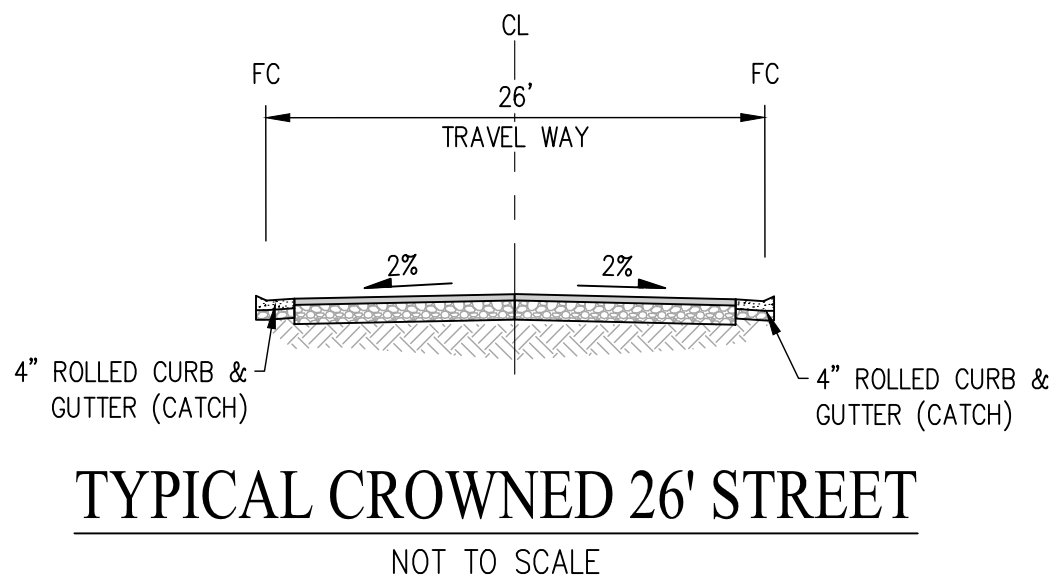
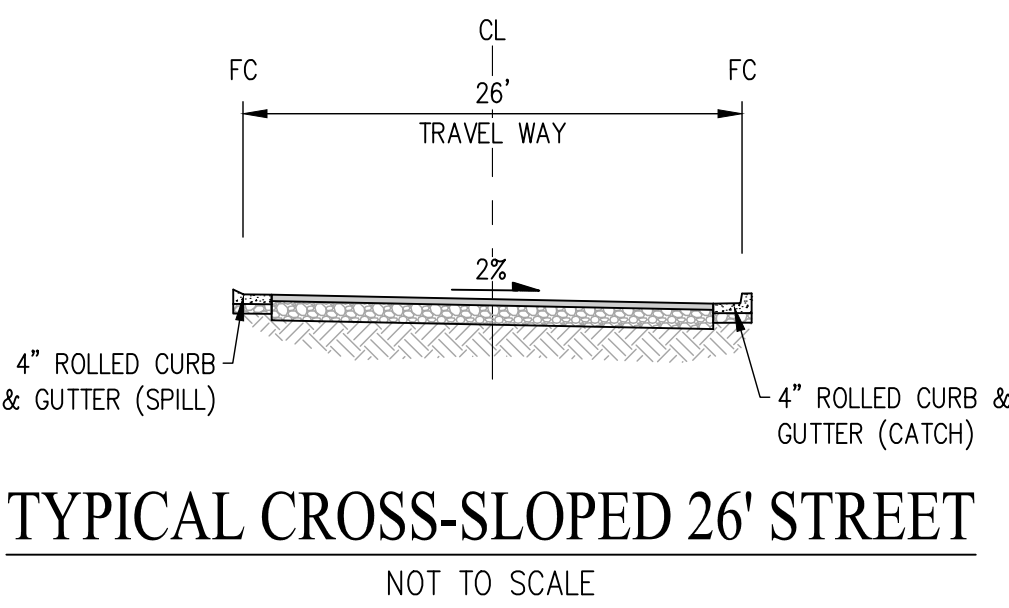
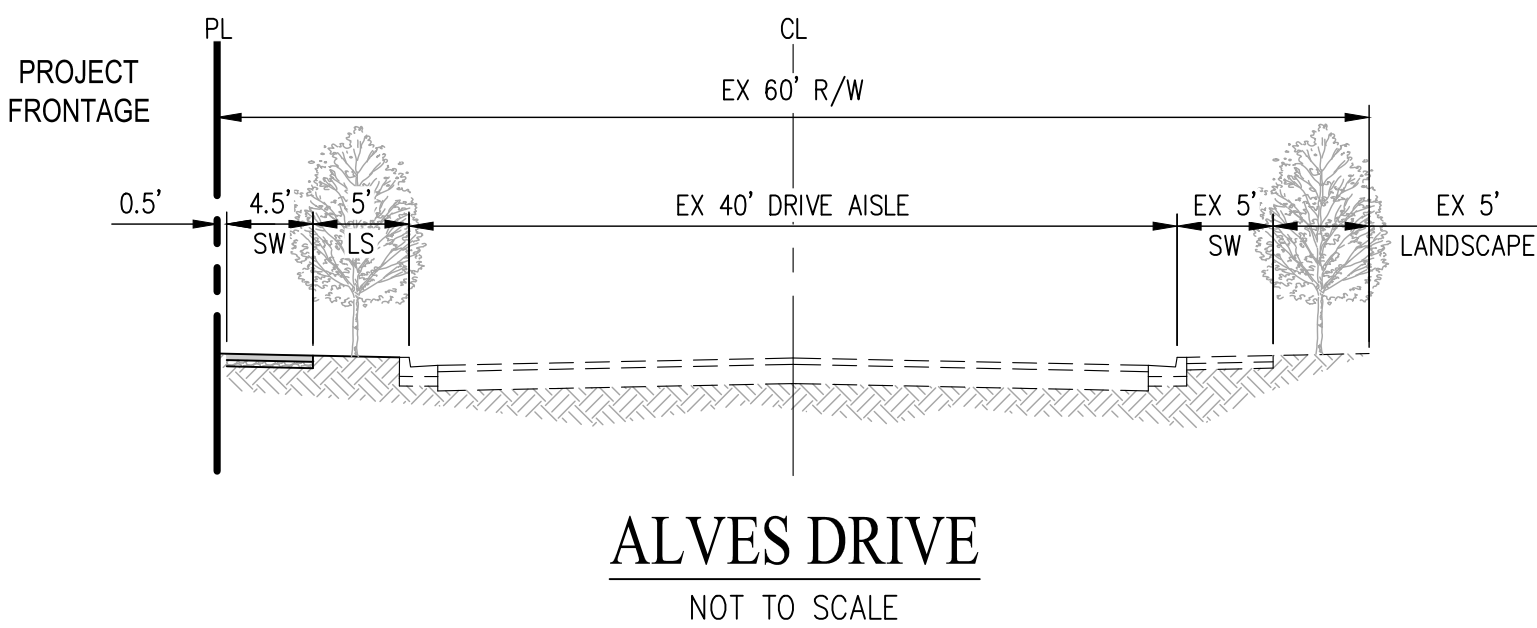




TYPICAL CROWNED 26' STREET WITH PARKING
NOT TO SCALE



NOTES:

- SEE LANDSCAPE PLANS BY GATES & ASSOCIATES FOR ALL LANDSCAPE & IRRIGATION DETAILS.
- SEE LANDSCAPE PLANS FOR ALL WALKWAY SURFACE TYPE DETAILS.
- ALL PEDESTRIAN STREET CROSSINGS WILL BE PROVIDED WITH AN ACCESSIBLE CURB RAMP & TRUNCATED DOMES AND WILL BE DETAILED ON THE PROJECTS CONSTRUCTION DRAWINGS.
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- 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: E/VAE, PSDE, PUE, PSDE, SSE, PAE AND PIE. EASEMENTS MAY CHANGE SUBJECT TO FINAL DESIGN.
- COMMON AREAS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. EASEMENTS WILL BE PROVIDED IN SELECT LOCATIONS OF COMMON AREA TO COVER UTILITIES AND ACCESS, AS NEEDED.

PRODUCT SUMMARY

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

LEGEND

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

ABBREVIATIONS

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

SEE SHEET C11



LEGEND

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

ABBREVIATIONS

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

NOTES:

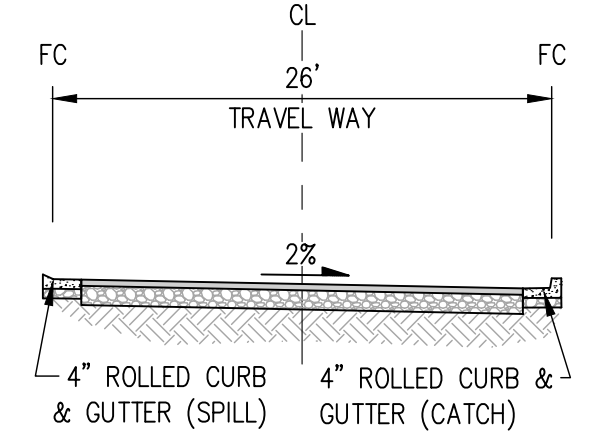
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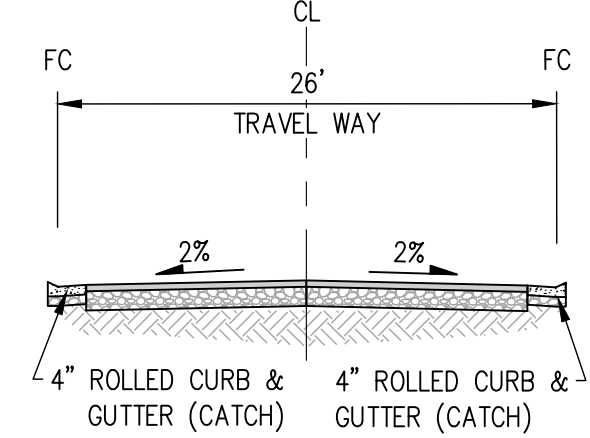
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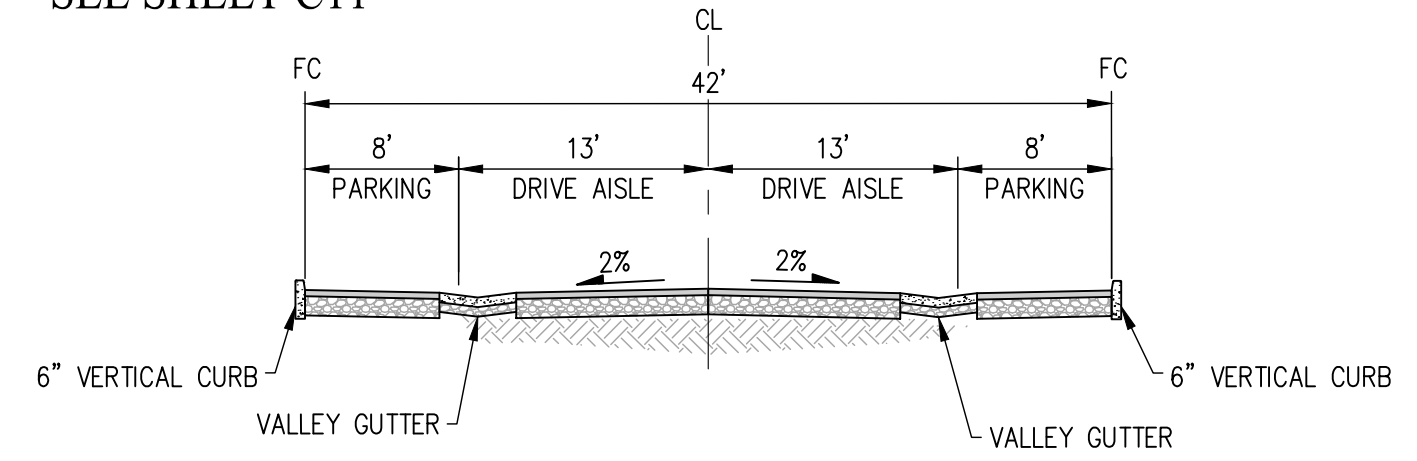
TOTAL: 122 UNITS



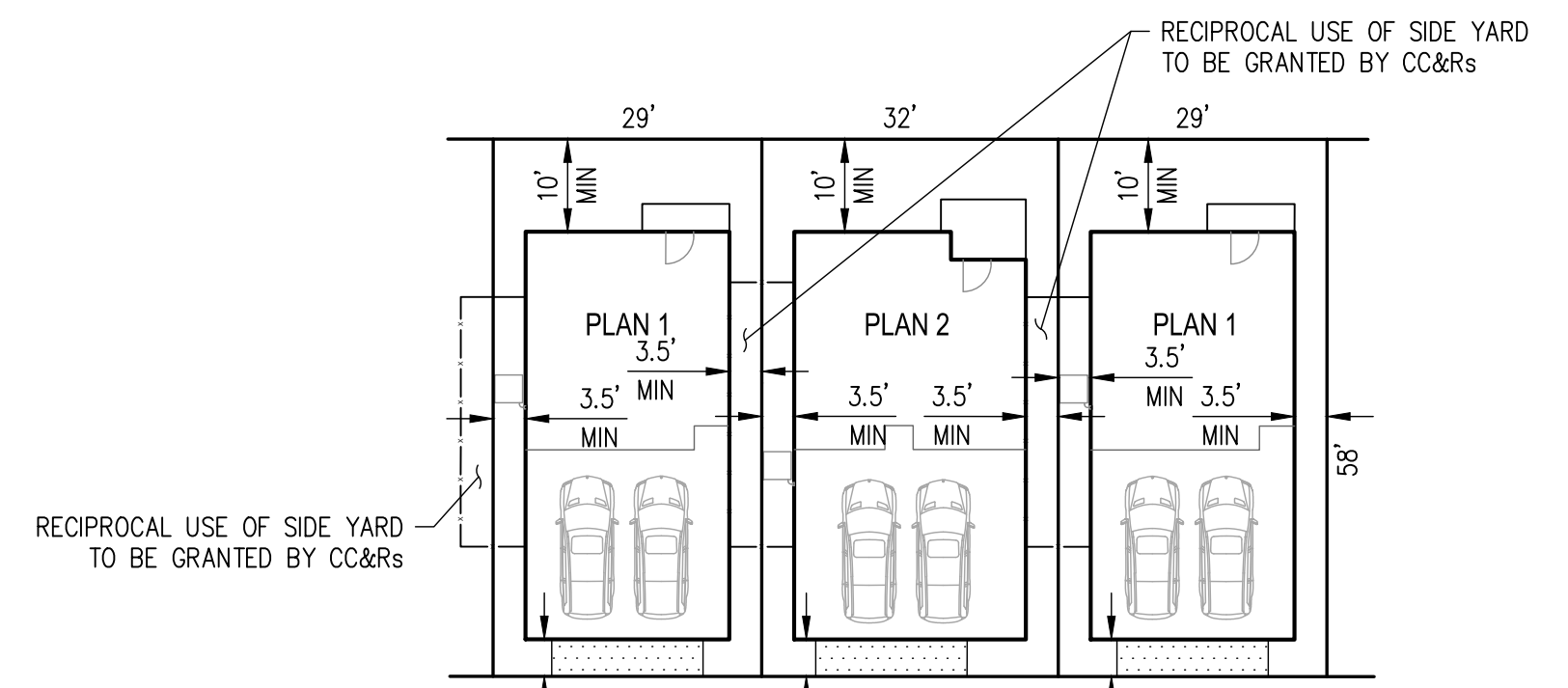
TYPICAL CROSS-SLOPED 26' STREET
NOT TO SCALE



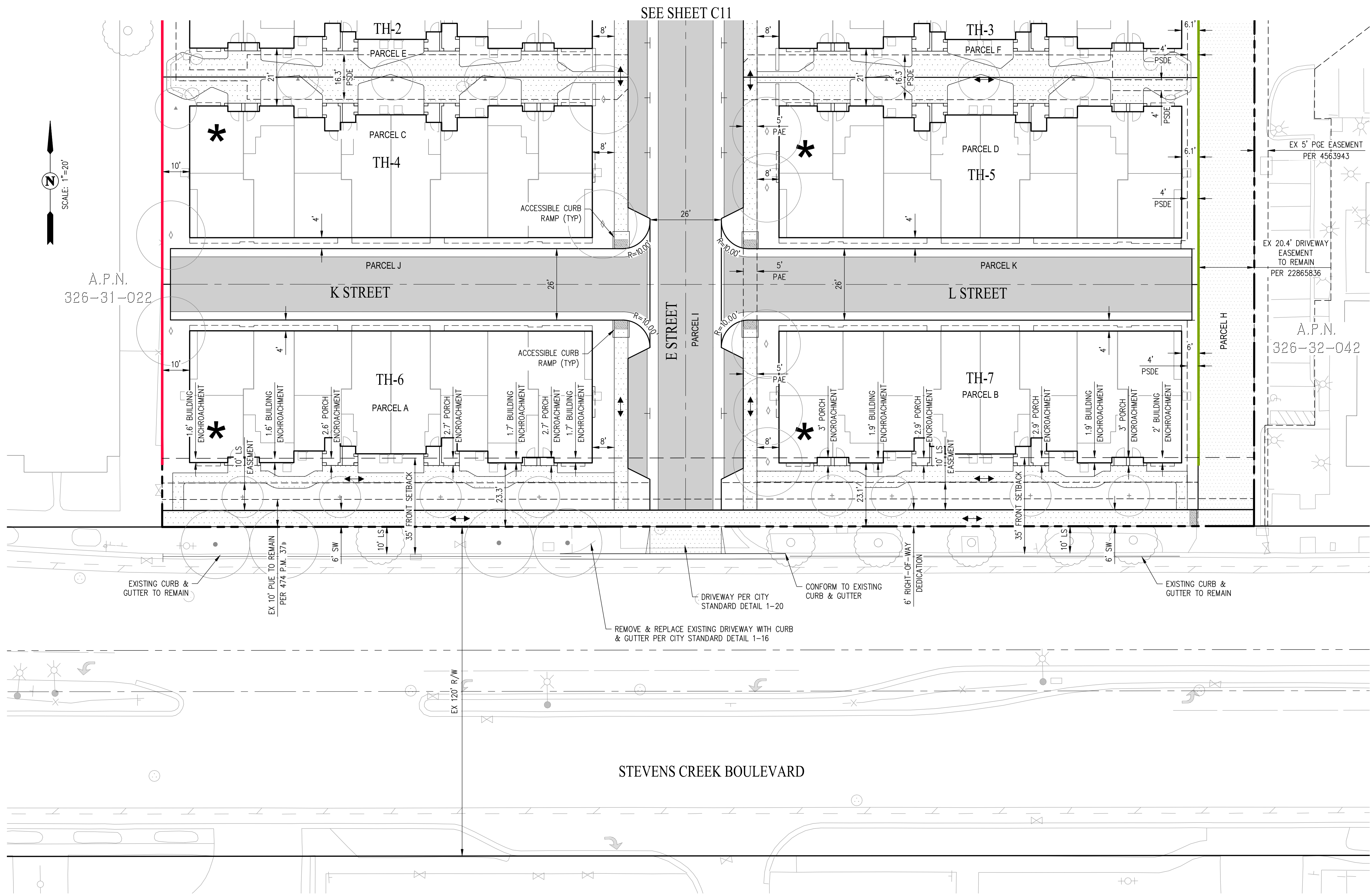
TYPICAL CROWNED 26' STREET
NOT TO SCALE



TYPICAL CROWNED 26' STREET WITH PARKING
NOT TO SCALE



TYPICAL LOT DIMENSIONS - SINGLE FAMILY
NOT TO SCALE



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))
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ABBREVIATIONS

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R/W	RIGHT OF WAY
SW	SIDEWALK
TC	TOP OF CONCRETE CURB
TYP	TYPICAL
VG	VALLEY GUTTER

NOTES:

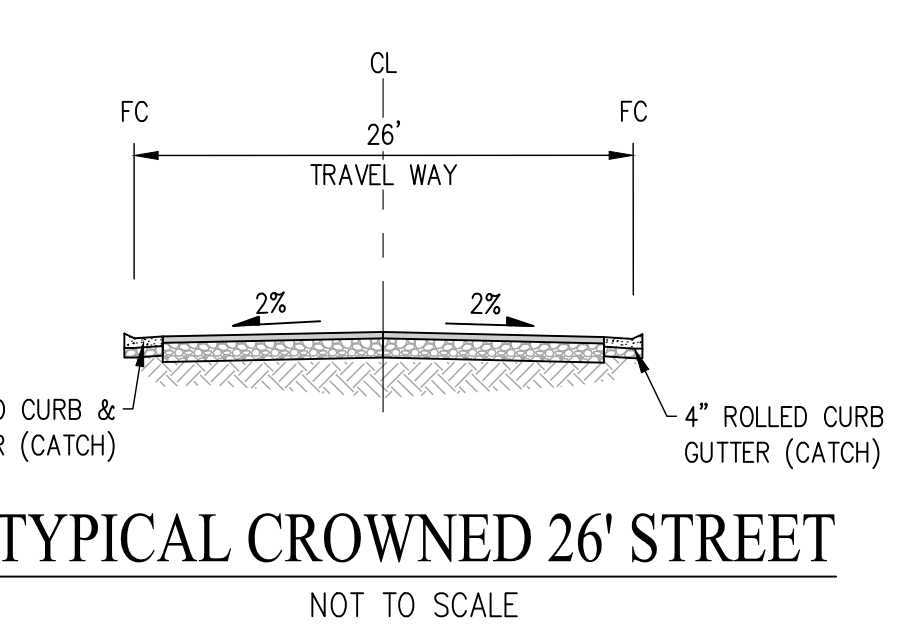
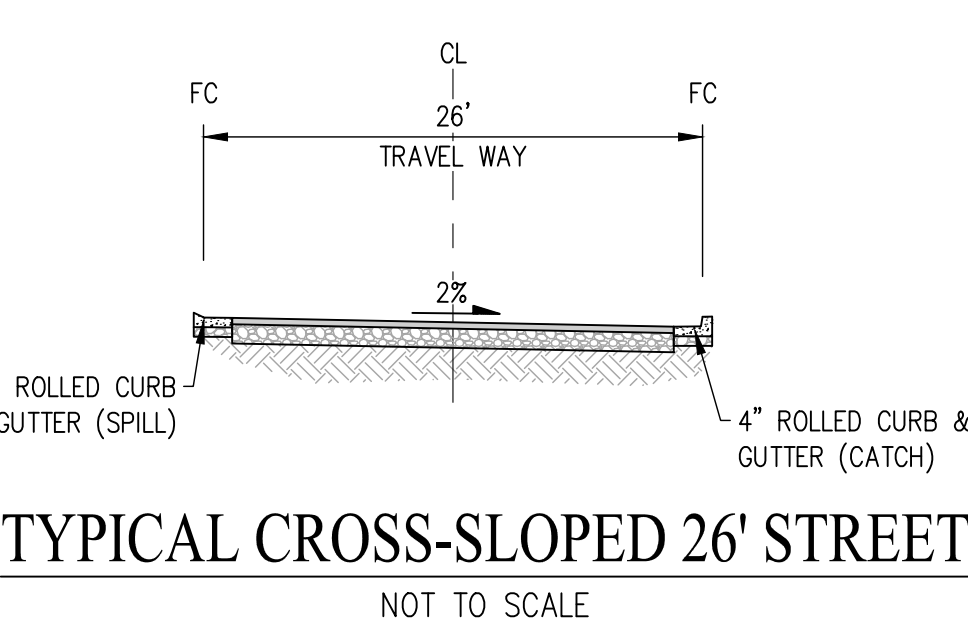
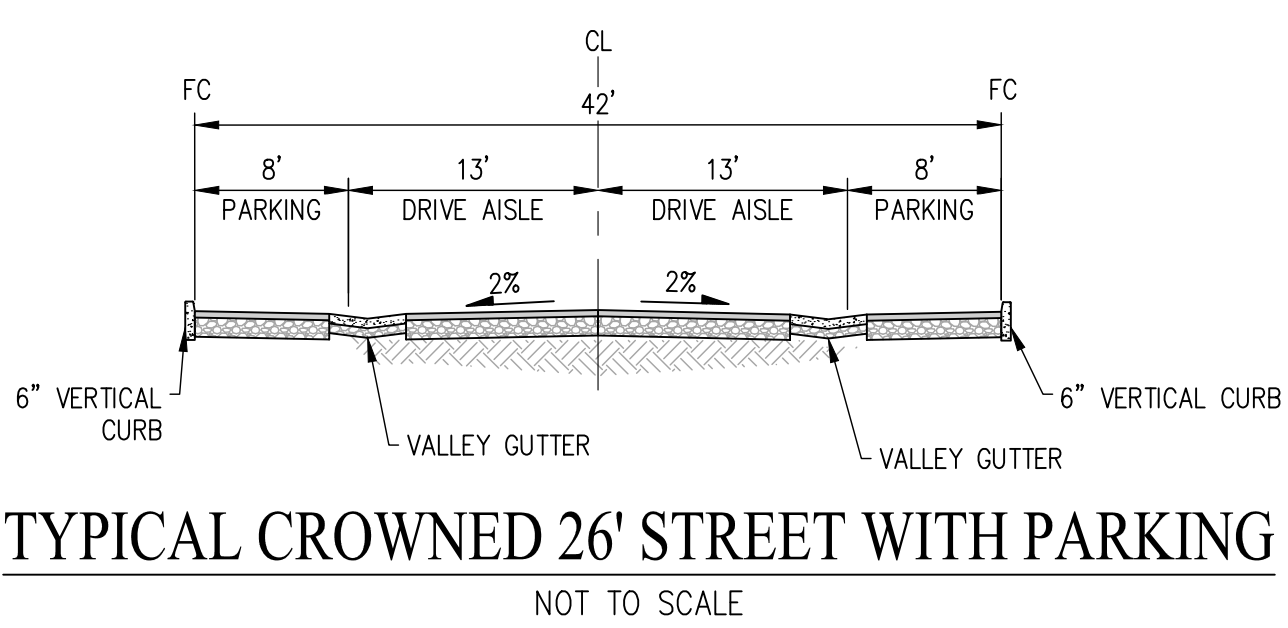
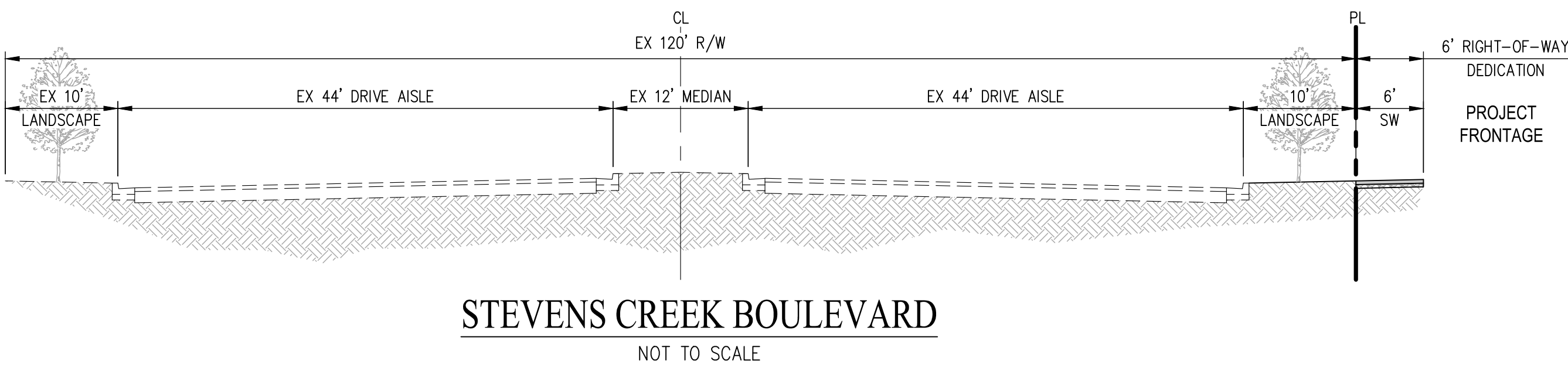
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20807-20883 STEVENS CREEK BLVD
CUPERTINO, CA



Project Team



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180 Grand Ave, Ste. 1400 Oakland, CA 94612
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dgates.com



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San Ramon, CA 94583
510-789-8959
cbandg.com



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

20807-20883 STEVENS CREEK BLVD

OWNERSHIP:
STEVENS CREEK OCA OWNER, LLC

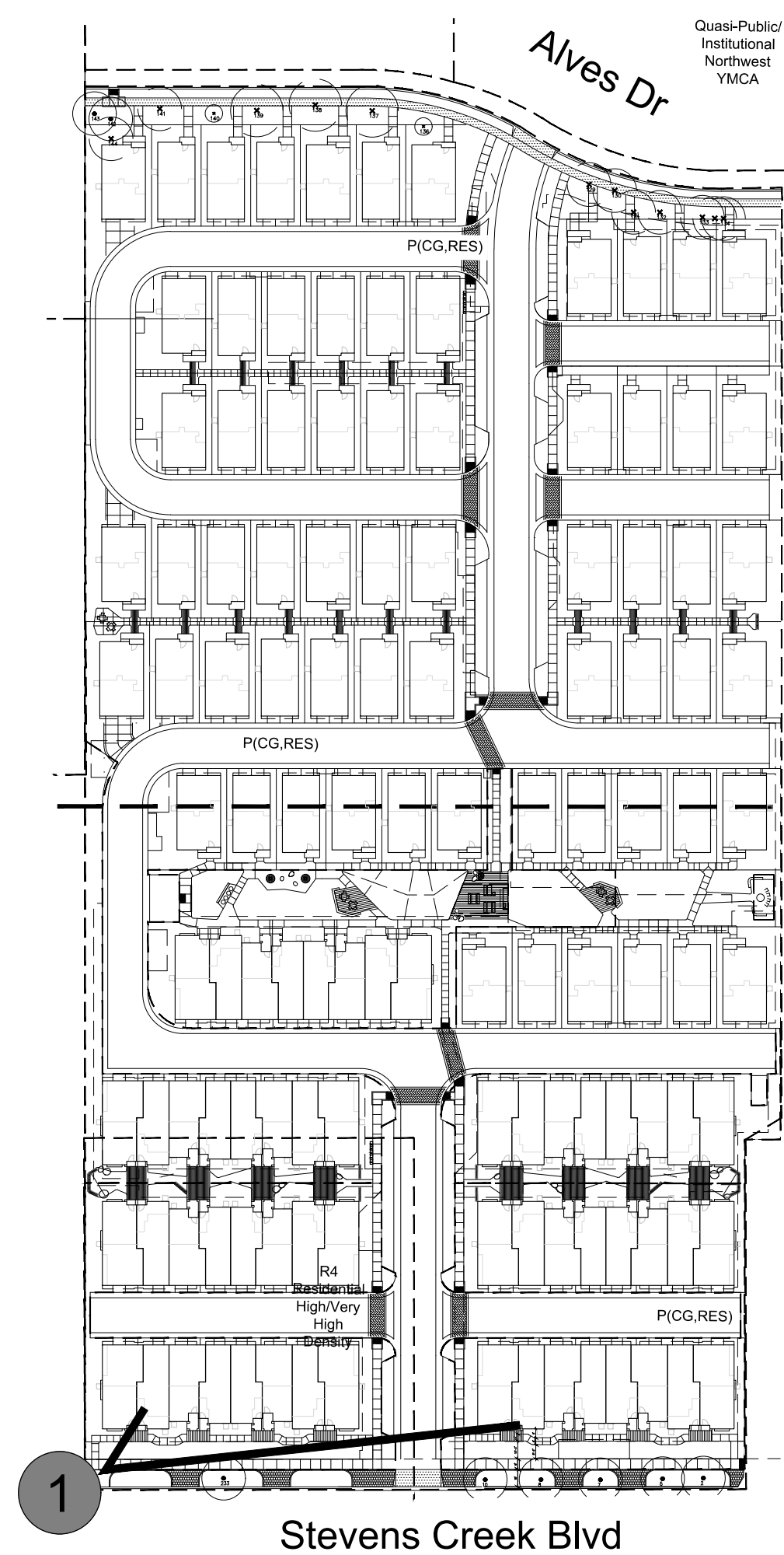
GENERAL PLANNING APPLICATION

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

COVER SHEET-PROJECT TEAM AND INTRO
PROJECT TEAM AND INTRO

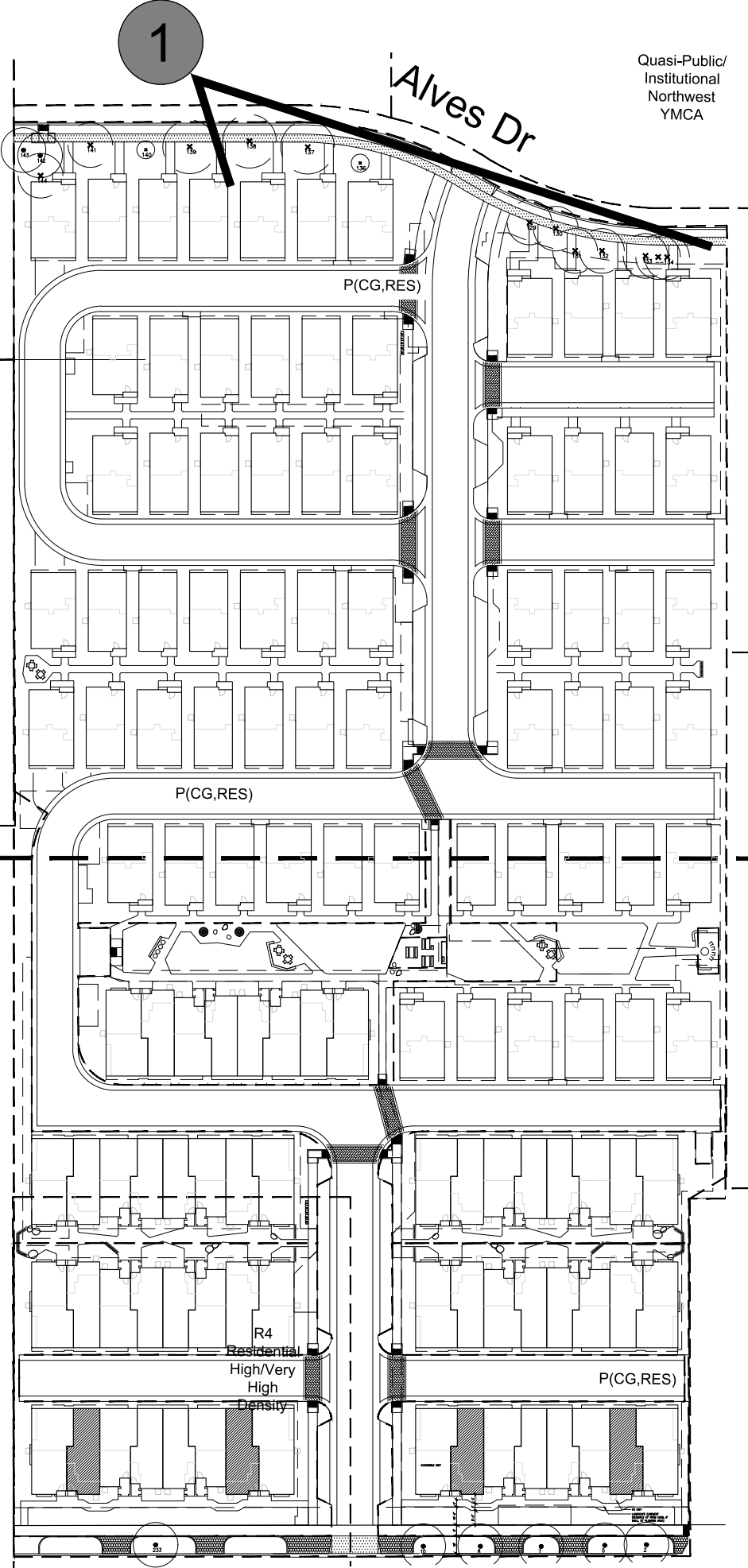
TOWNHOUSES

SITE KEY (N.T.S.)



SINGLE FAMILY

SITE KEY (N.T.S.)



Stevens Creek Blvd





STYLE 'A' - SPANISH



STYLE 'B' - MODERN FRENCH



STYLE 'C' - CRAFTSMAN



STYLE 'A' - SPANISH



STYLE 'B' - MODERN FRENCH



STYLE 'C' - CRAFTSMAN