



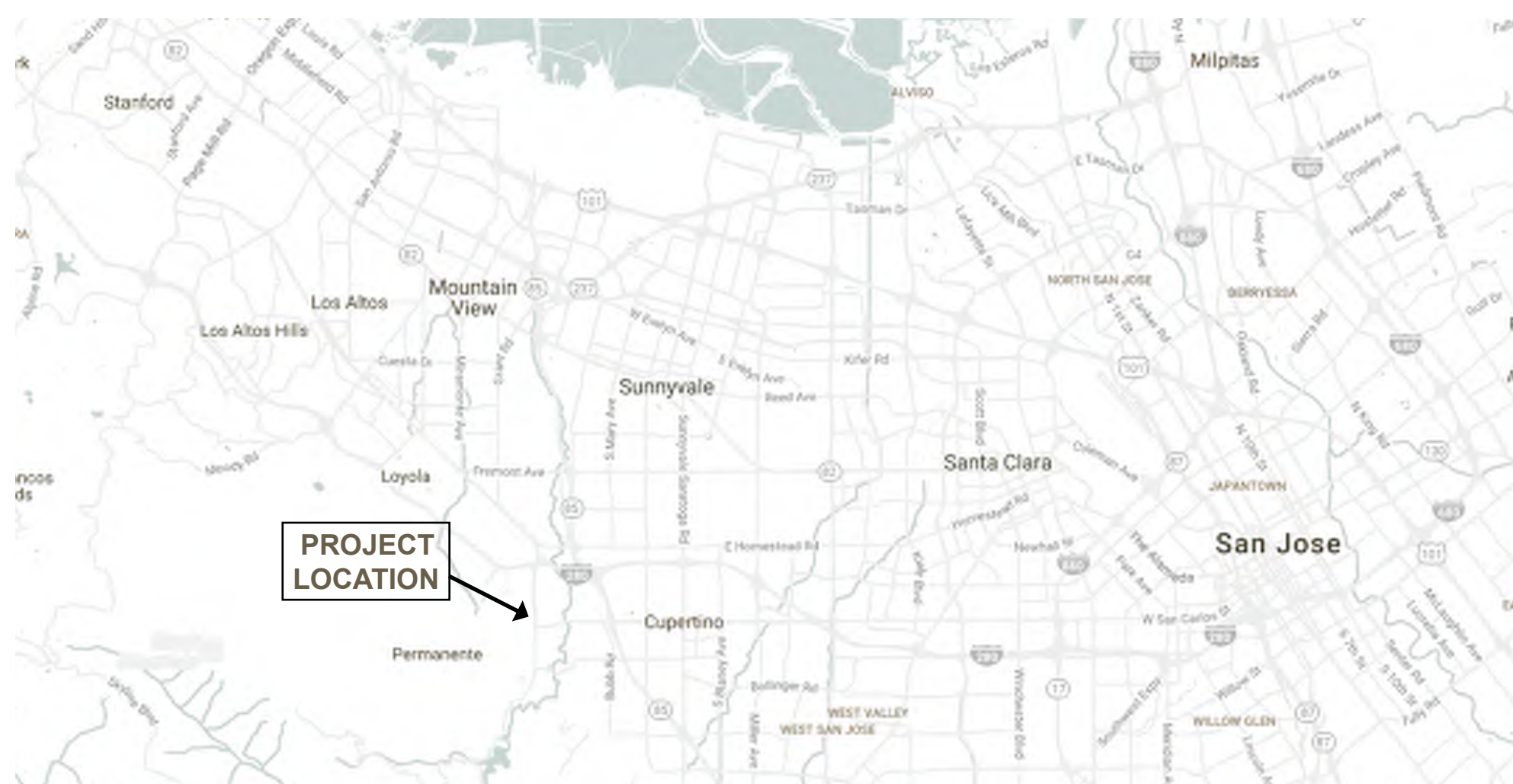
PROJECT INFORMATION

PROPOSED ZONING: RESIDENTIAL P(RES)
EXISTING ZONING: GENERAL COMMERCIAL
APN: 342-14-066, 345-14-104, 342-14-105
EXISTING GROSS AREA: 33,769 SF 0.78 ACRES
EXISTING NET AREA: 27,506 SF 0.63 ACRES
PROPOSED NET AREA: 27,506 SF 0.63 ACRES
PROPOSED DENSITY: 11.5 du/ac
TOTAL UNITS: 9 UNITS
AFFORDABLE UNITS: 1 UNIT
CONSTRUCTION TYPE: V-B
SPRINKLER TYPE: 13D
OCCUPANCY GROUP: R-3 (PER CBC CHAPTER 3)
ALLOWABLE HEIGHT: 30'
ALLOWABLE AREA: UNLIMITED (PER CBC CHAPTER 5)

PROJECT DESCRIPTION:
 A NEW, FOR-SALE 9-UNIT PROJECT (8 SINGLE-FAMILY ATTACHED UNITS AND 1 DETACHED SINGLE-FAMILY UNIT) LOCATED ON AN APPROXIMATELY 2/3 ACRE SITE AT THE INTERSECTION OF STEVENS CREEK BOULEVARD AND FOOTHILL BOULEVARD IN CUPERTINO. THE BUILDINGS FEATURE CONTEMPORARY FORMS WITH A PALETTE OF RICH MATERIALS AND CONTRASTING NEUTRAL TONES.

SHEET INDEX

-	COVER SHEET
A1.01	SITE AERIAL
A1.02	SITE PHOTOS
A1.03	ILLUSTRATED SITE PLAN
A1.04	TECHNICAL SITE PLAN
A1.05	UNIT 1 FLOOR PLANS
A1.06	UNIT 2 FLOOR PLANS
A1.07	UNIT 3 FLOOR PLANS
A1.08	UNIT 3 FLOOR PLANS
A1.09	BLDG TYPE 1- FLOOR PLANS/ ROOF PLAN/ SECTION
A1.10	BLDG TYPE 1 ELEVATIONS
A1.11	BLDG TYPE 2- FLOOR PLANS/ ROOF PLAN/ SECTION
A1.12	BLDG TYPE 2 ELEVATIONS
A1.13	BLDG TYPE 3- FLOOR PLANS/ ROOF PLAN/ SECTION
A1.14	BLDG TYPE 3 ELEVATIONS
A1.15	SITE PERSPECTIVE
A1.16	SITE PERSPECTIVE
A1.17	SITE PERSPECTIVE
A1.18	SITE PERSPECTIVE
A1.19	SITE PERSPECTIVE
A1.20	COLORS & MATERIALS
L1	PRELIMINARY LANDSCAPE PLAN
L2	LANDSCAPE DETAILS/IMAGES
L3	LANDSCAPE AREA DIAGRAM
C0.0	VESTING TENTATIVE MAP
C1.0	EXISTING CONDITIONS
C2.0	PRELIMINARY DEMOLITION PLAN
C3.0	PRELIMINARY SITE PLAN
C3.1	PRELIMINARY SITE PLAN
C4.0	PRELIMINARY GRADING PLAN
C5.0	PRELIMINARY UTILITY PLAN
C6.0	PRELIMINARY STORMWATER CONTROL PLAN
C7.0	PRELIMINARY TRASH TRUCK CIRCULATION PLAN
C7.1	PRELIMINARY FIRE TRUCK CIRCULATION PLAN
C7.2	PRELIMINARY VEHICULAR CIRCULATION PLAN
JT1	JOINT TRENCH COMPOSITE TITLE SHEET
JT2	JOINT TRENCH GENERAL NOTES AND DETAILS
JT3	JOINT TRENCH DETAILS
JT4	JOINT TRENCH SECTIONS AND DETAILS
JT5	JOINT TRENCH COMPOSITE PLAN
SL1-SL2	STREET LIGHTING GENERAL NOTES AND DETAILS
SL3	STREET LIGHTING SITE PLAN



22690 STEVENS CREEK BLVD.

BY ALAN ENTERPRISE, LLC

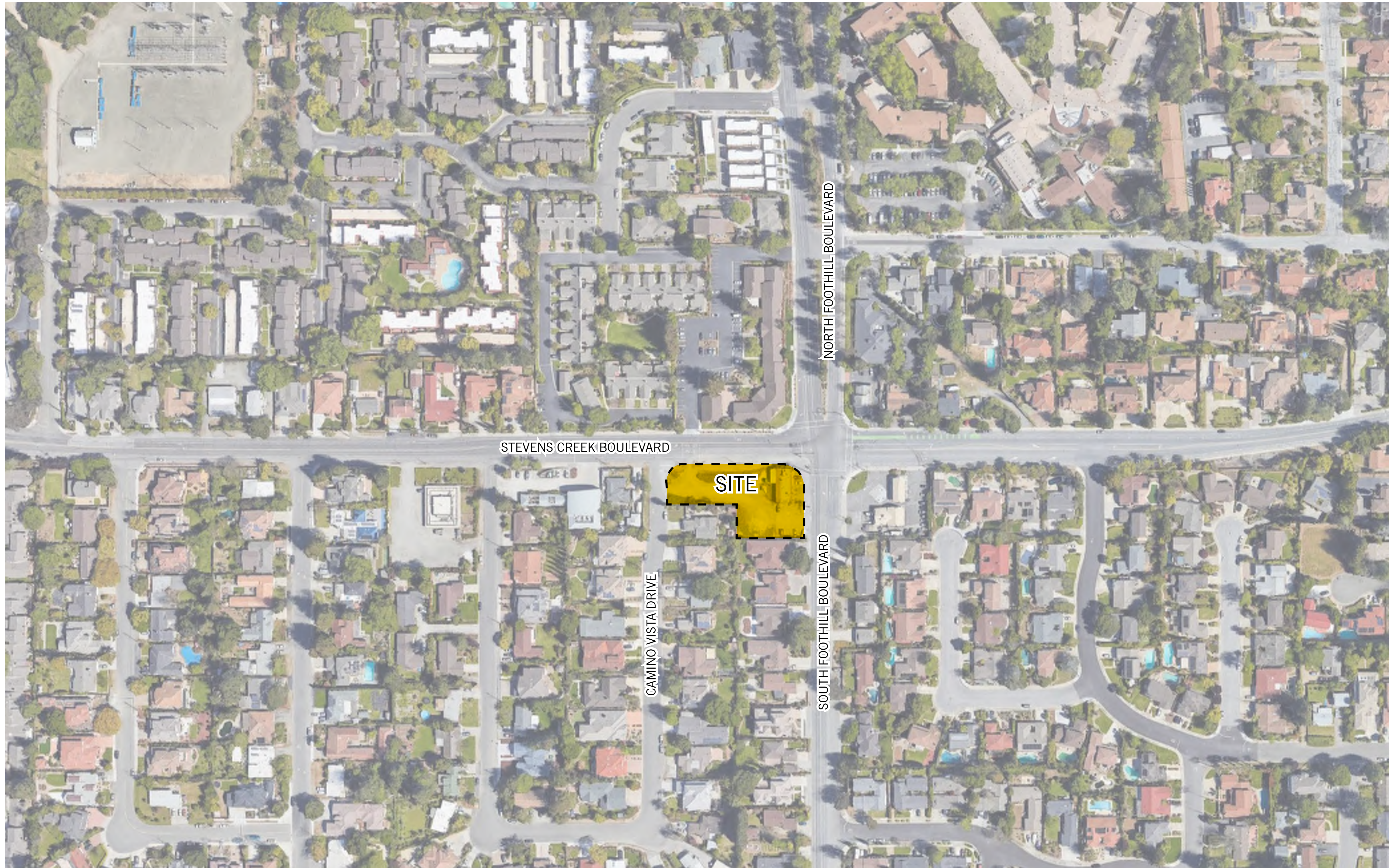


P.D. SUBMITTAL

CUPERTINO, CA

AUGUST 7, 2020

ALAN ENTERPRISE, LLC
 ALI MOZAFFARI, PRESIDENT
 1177 CALIFORNIA ST. SUITE 1821
 SAN FRANCISCO, CA 94108
 510.324.7600



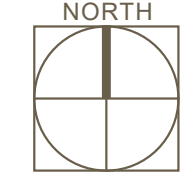
SITE AERIAL

22690 STEVENS CREEK BLVD.

ALAN ENTERPRISE, LLC



0 10 20 40
DATE 08-06-2020
JOB NO. 1562.001



5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A1.01

AERIAL SITE PHOTOS



SITE PHOTOS

SITE PHOTOS

22690 STEVENS CREEK BLVD.

ALAN ENTERPRISE, LLC



0 10 20 40
NORTH

DATE 08-06-2020
JOB NO. 1562.001

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A1.02



CAMINO VISTA DR.

STEVENS CREEK BLVD.

S FOOTHILL BLVD.

	LOT NUMBER
	UNIT TYPE
	PARKING SPACE

ILLUSTRATED SITE PLAN

22690 STEVENS CREEK BLVD. ALAN ENTERPRISE, LLC

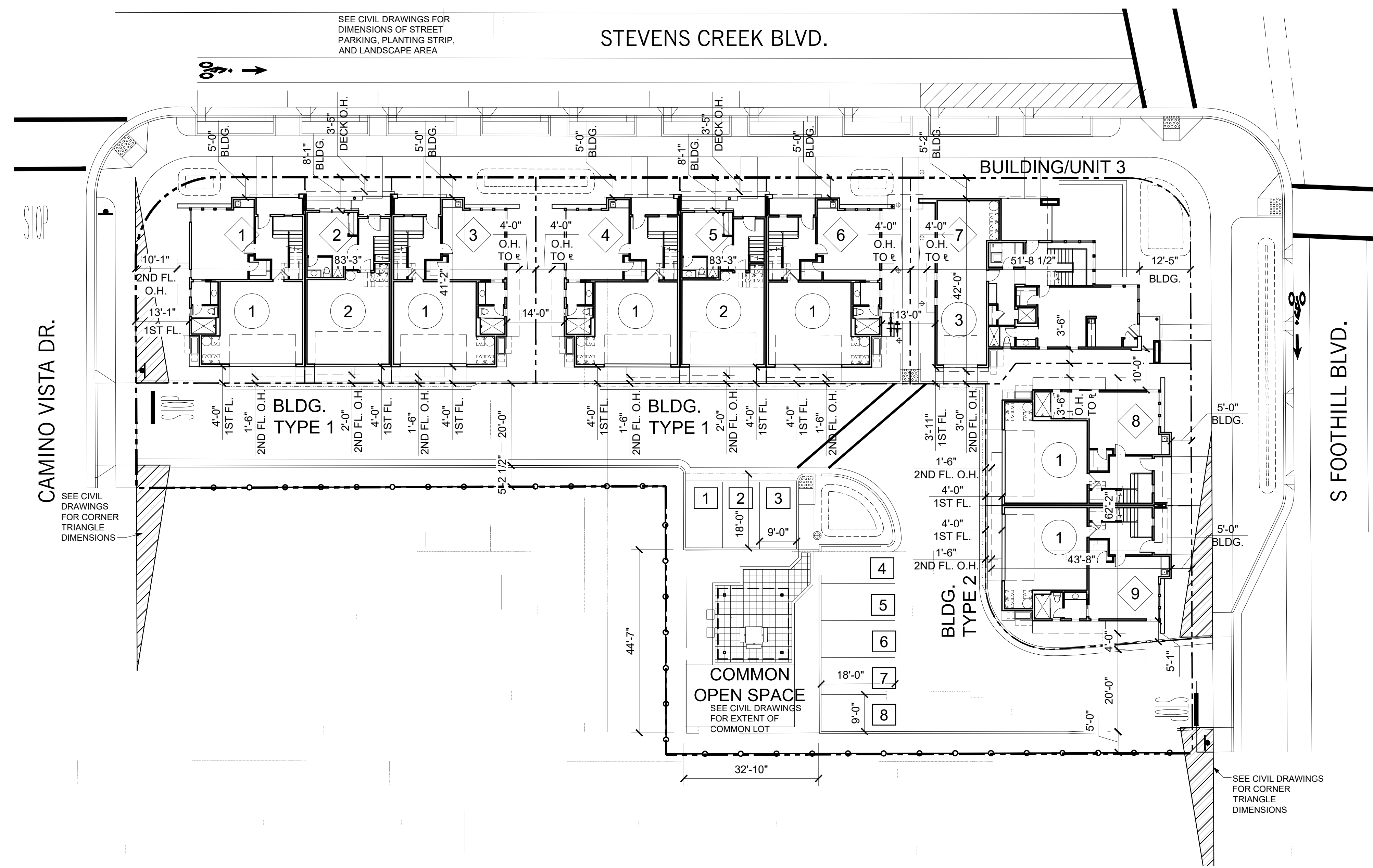


0 10 20 40 NORTH

DATE 08-06-2020
JOB NO. 1562.001

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A1.03



PROPOSED DEVELOPMENT STANDARDS		
ZONING:		
Existing:	GC (General Commercial)	
Proposed:	P-RES (Residential)	
DENSITY:		
max. allowed	15 du/ac	
proposed	11.5 du/ac	
SETBACKS:		
ALONG STEVENS CREEK BOULEVARD		
Front Yard:	10 feet	(to back of proposed walk)
Side Yard:		
Interior Side (ground floor):	14 feet	(between buildings)
Interior Side (upper floors):	2739 sq. ft	(between buildings)
Street Side (ground floor):	12 feet	(to back of proposed walk)
Street Side (upper floors):	10 feet	(to back of proposed walk)
Rear Yard:	29 feet	(to adjacent residential)
ALONG S FOOTHILL BOULEVARD		
Front Yard:	10 feet	(to back of proposed walk)
Side Yard:		
Interior Side (ground floor):	8 feet	(between buildings)
Interior Side (upper floors):	6 feet	(between buildings)
Street Side (ground floor):	10 feet	(to back of proposed walk)
Street Side (upper floors):	10 feet	(to back of proposed walk)
Rear Yard:	82 feet	(to adjacent residential)
ALONG CAMINO VISTA DRIVE		
Front Yard:	N/A	
Side Yard:		
Interior Side (ground floor):	12 feet	(between buildings)
Interior Side (upper floors):	10 feet	(between buildings)
Street Side (ground floor):	12 feet	(to back of proposed walk)
Street Side (upper floors):	10 feet	(to back of proposed walk)
Rear Yard:	N/A	
PRIVATE OUTDOOR SPACE:		
Required:		60 sq. ft. per unit
Unit type 1	280 sq. ft.	(porch & deck)
Unit type 2	210 sq. ft.	(porch & deck)
Unit type 3	639 sq. ft.	(porch & deck)
Total Provided:	2739 sq. ft.	304.33 average sq. ft. per unit
COMMON OUTDOOR SPACE:		
Required:	1350 sq. ft.	150 SF / Unit (excluding setback areas)
Provided:	1475 sq. ft.	163 SF / Unit (excluding setback areas)
BUILDING HEIGHT:		
Height:	30 feet	3-stories
PARKING:		
Total Required:	26 spaces	2.8/DU (2 garage + 0.8 open)
Covered Spaces:	18 spaces	(2 garage spaces per unit)
Surface Spaces:	8 spaces	(0.8 x 9 = 7.2 spaces)
Total Provided:	26 spaces	(2.88 spaces per unit)
AFFORDABLE UNITS		
1 unit provided		unit #2

LOT AREAS / FAR / COVERAGE				
LOT #	LOT AREA (SF)	FLOOR AREA (SF)	FAR	LOT COVERAGE
1	1977	2971	1.50	53.57%
2	1058	2231	2.11	74.10%
3	1760	2971	1.69	60.17%
4	1760	2971	1.69	60.17%
5	1058	2231	2.11	74.10%
6	1660	2971	1.79	63.80%
7	3262	3598	1.10	43.44%
8	1688	2971	1.76	62.74%
9	1667	2971	1.78	63.53%
	LOT AREA (SF)	FLOOR AREA (SF)	FAR	LOT COVERAGE
TOTAL PROJECT	27,506 (NET)	21,609	0.79	33.95%

- 1 LOT NUMBER
- 1 UNIT TYPE
- 1 PARKING SPACE

TECHNICAL SITE PLAN

22690 STEVENS CREEK BLVD. ALAN ENTERPRISE, LLC

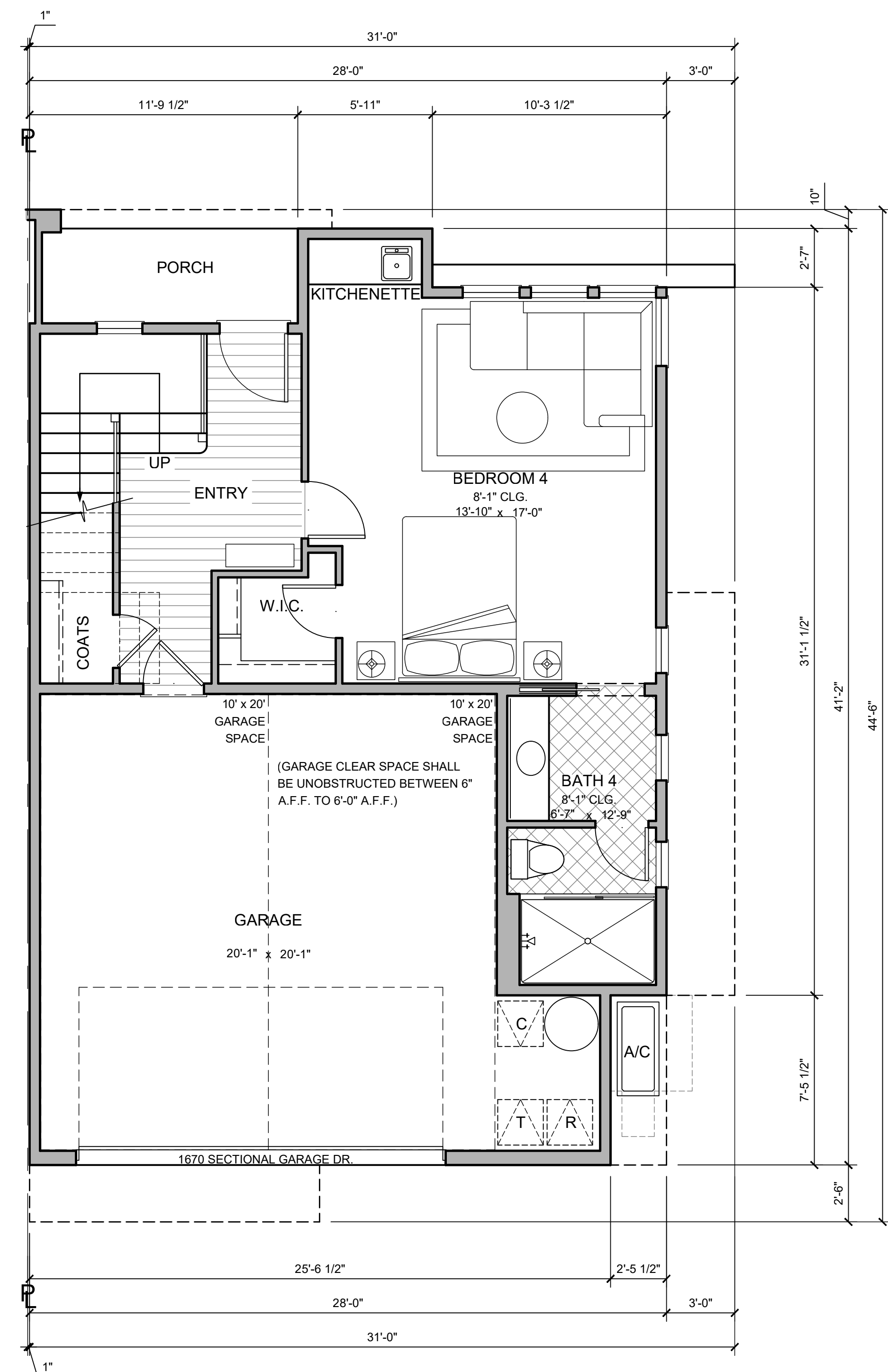
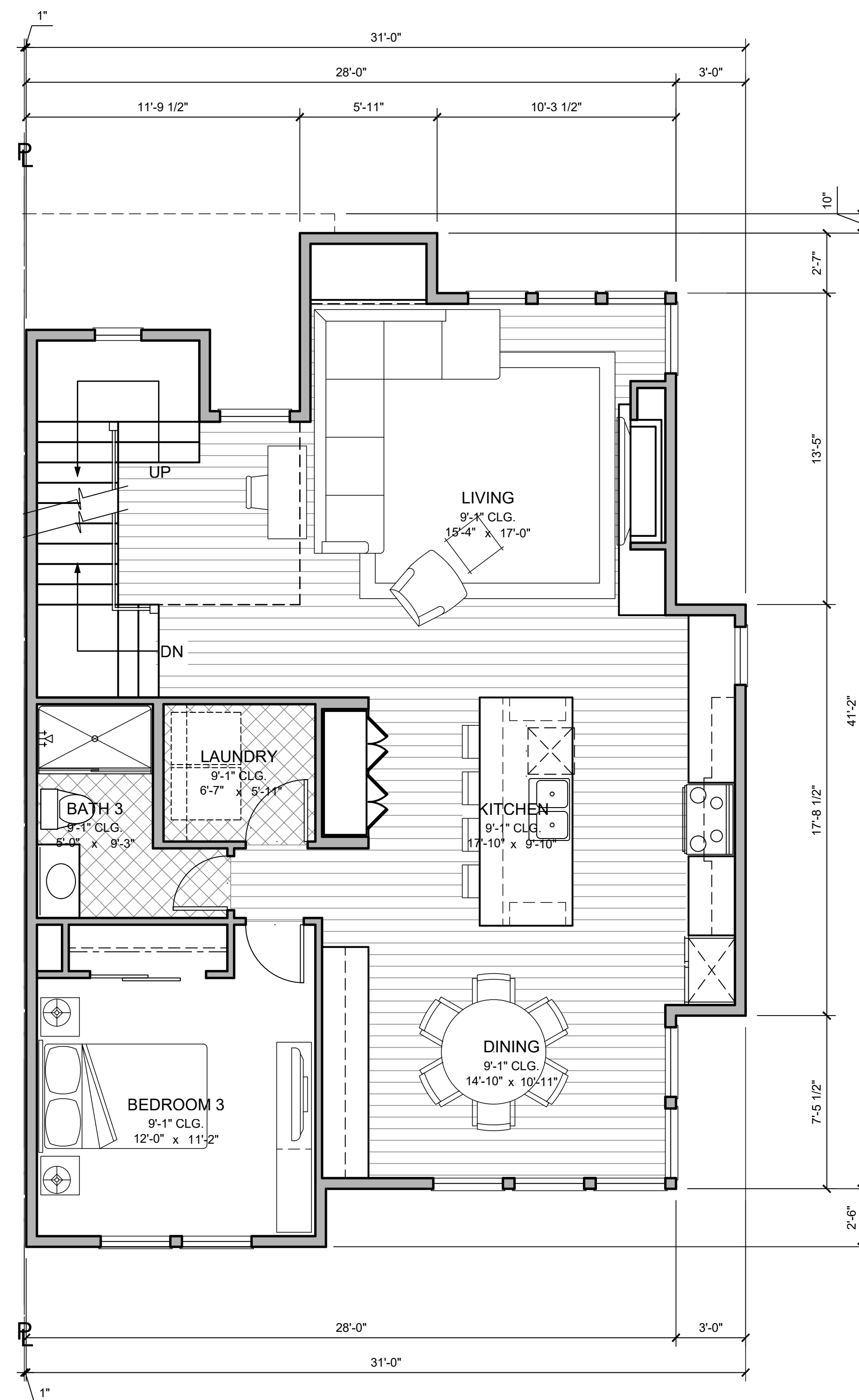
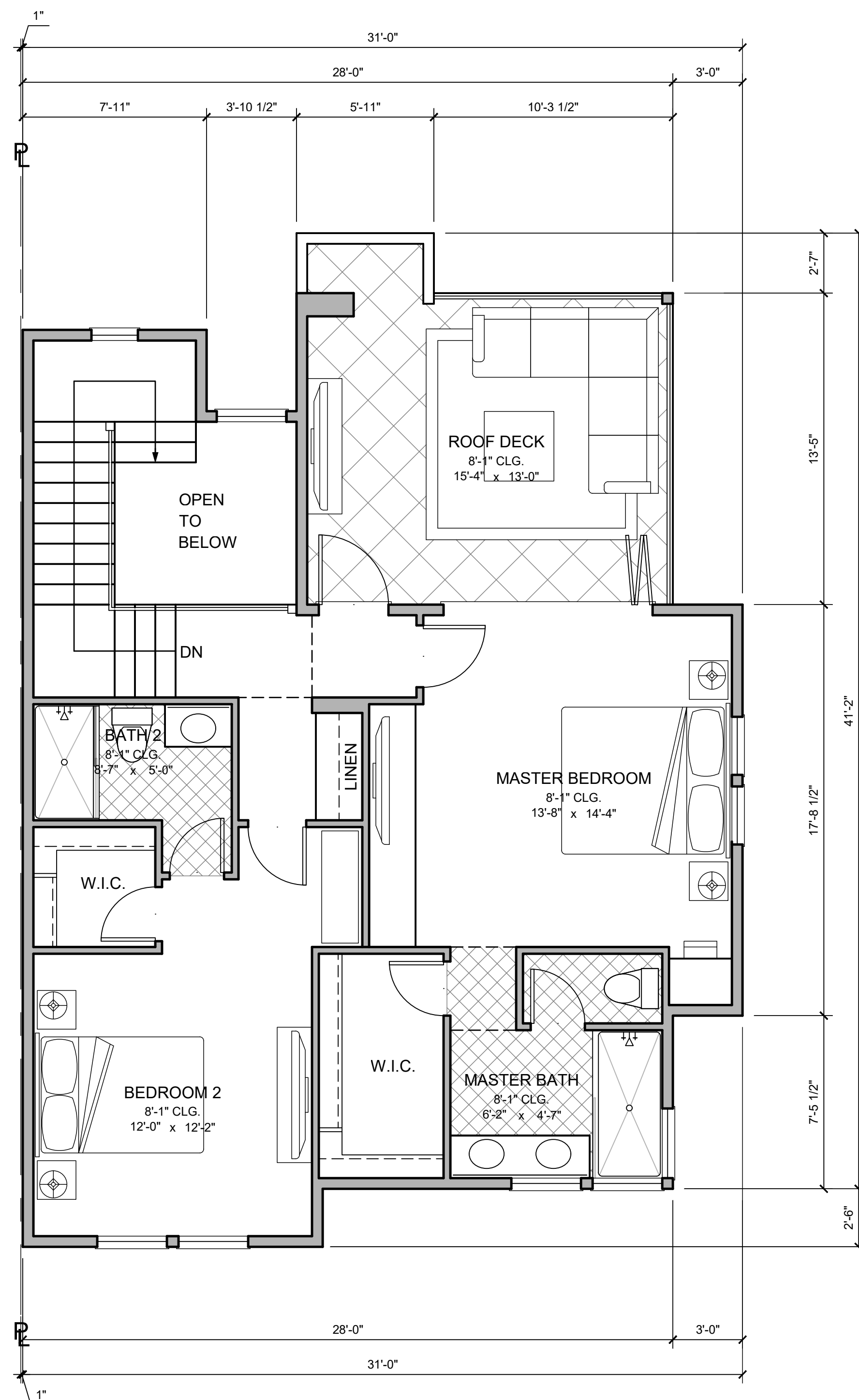
DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

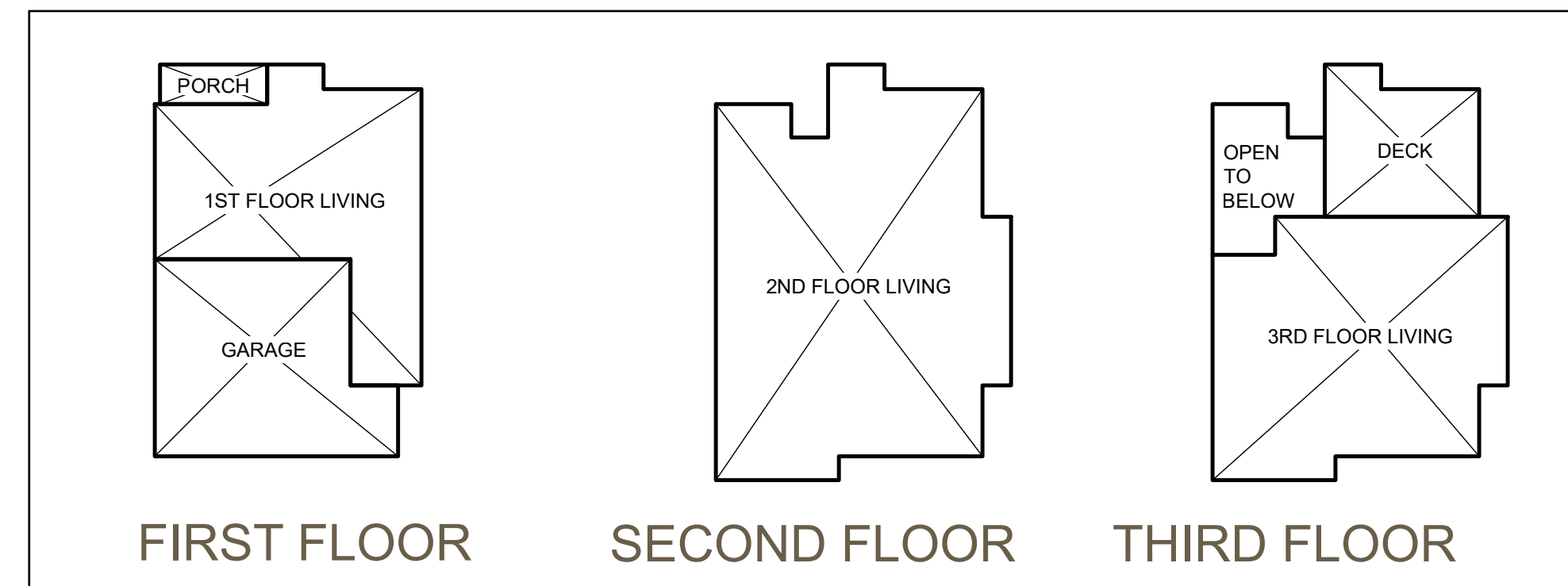
A1.04

DATE: 08-06-2020
JOB NO.: 1562.001

0 10 20 40 NORTH



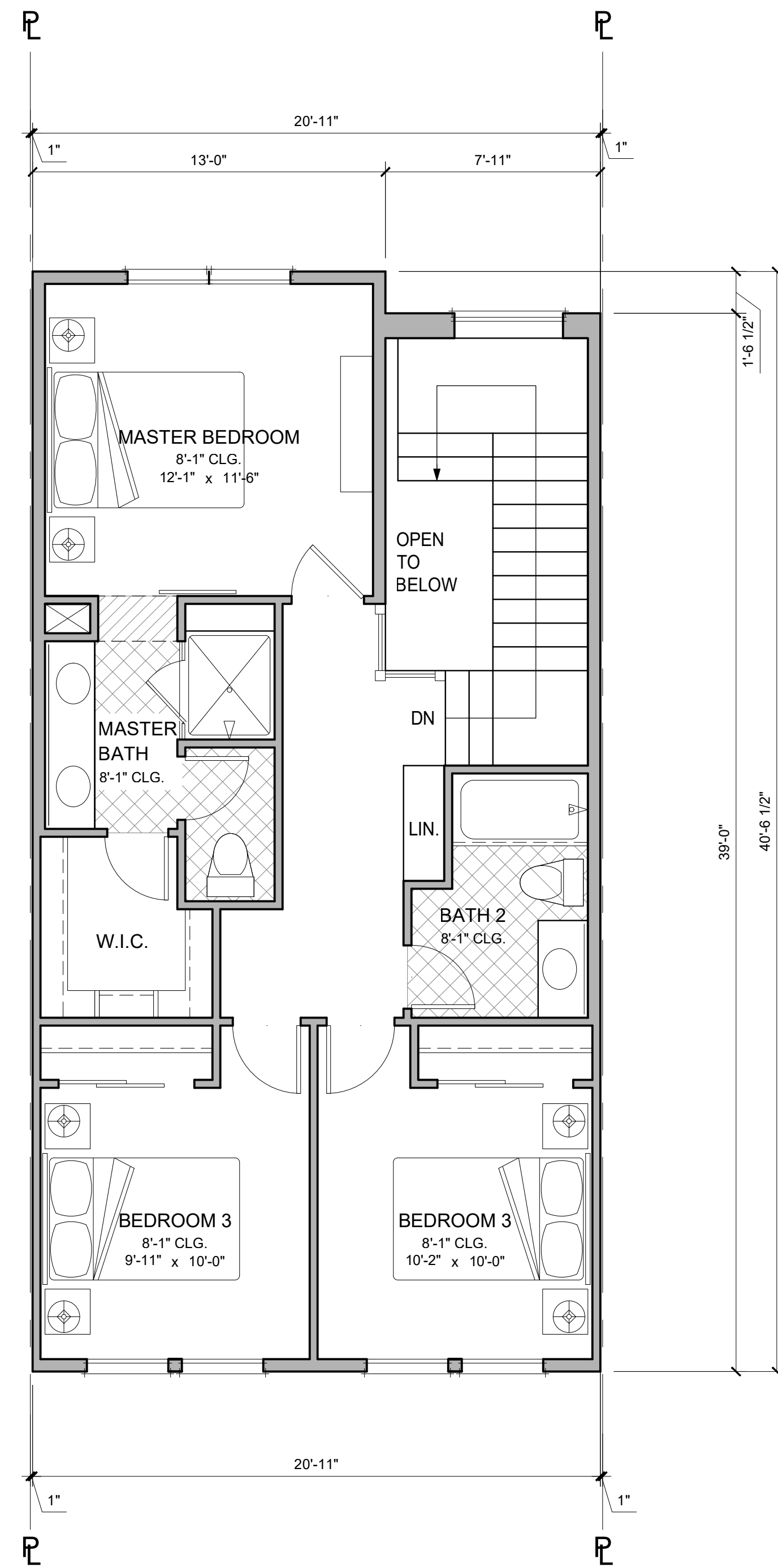
FAR DIAGRAMS



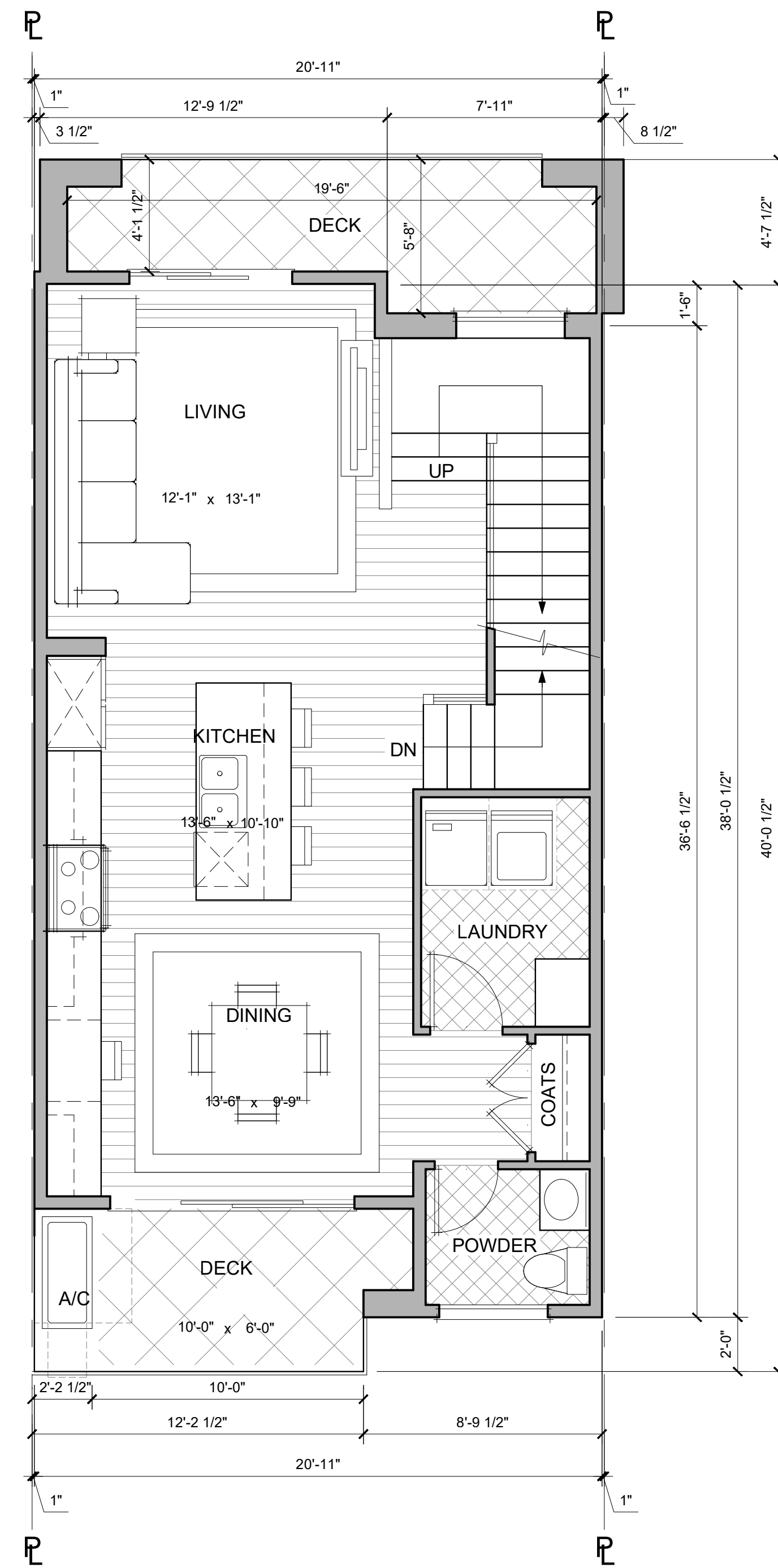
UNIT 1	
FIRST FLOOR	596 S.F.
SECOND FLOOR	1149 S.F.
THIRD FLOOR	764 S.F.
TOTAL LIVING	2508 S.F.
GARAGE	463 S.F.
PORCH	47 S.F.
DECK	233 S.F.

UNIT 1 - FLOOR PLANS

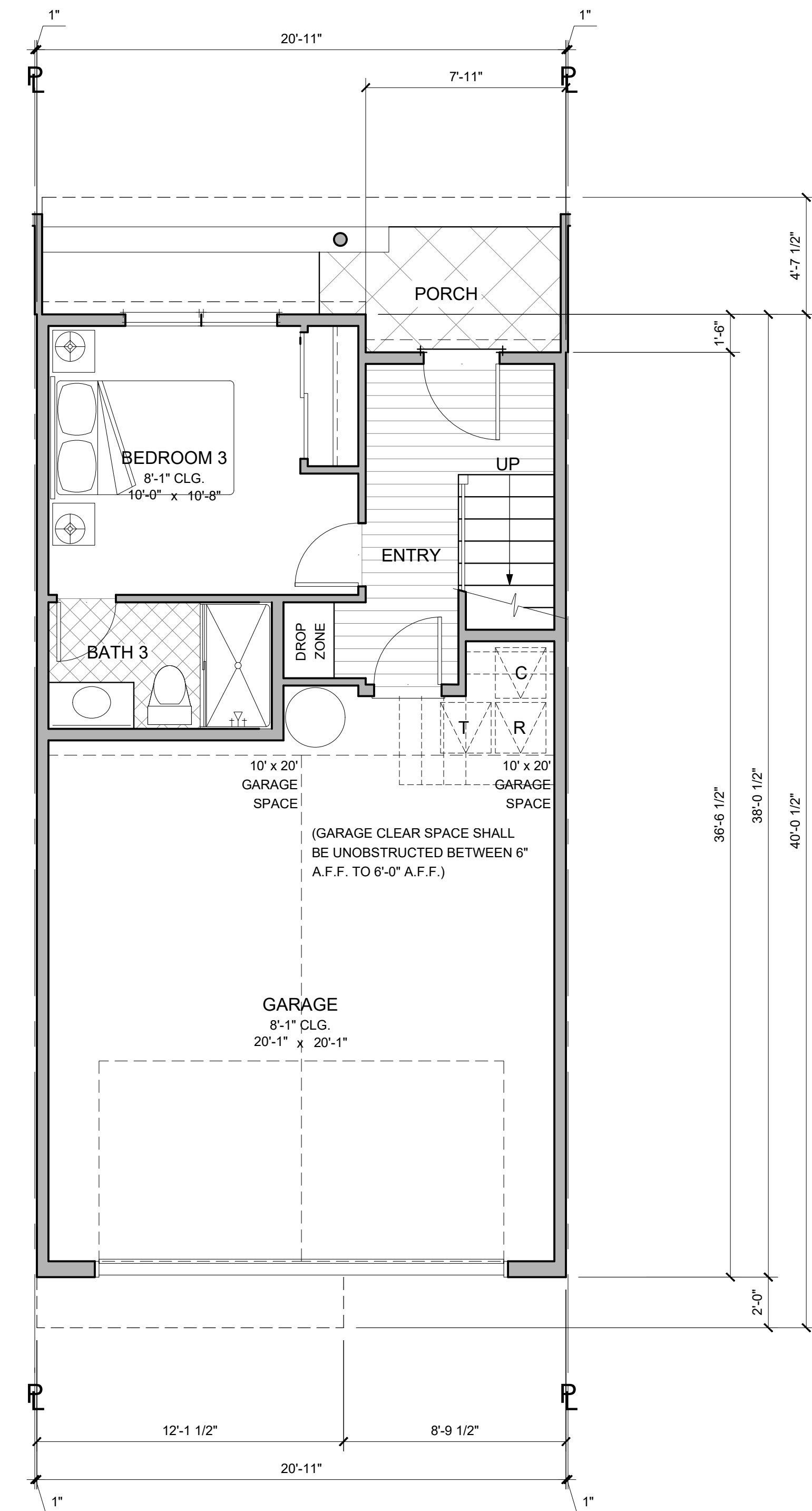




THIRD FLOOR PLAN

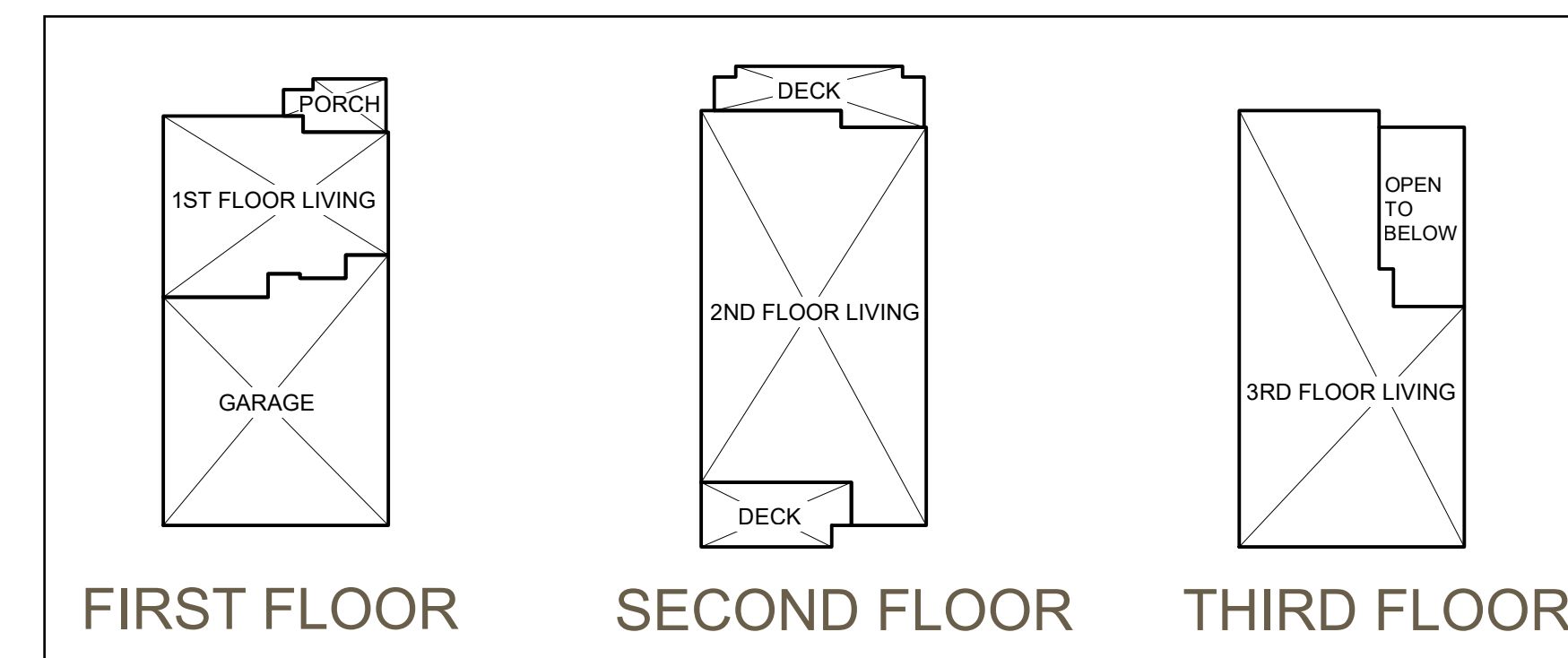


SECOND FLOOR PLAN



FIRST FLOOR PLAN

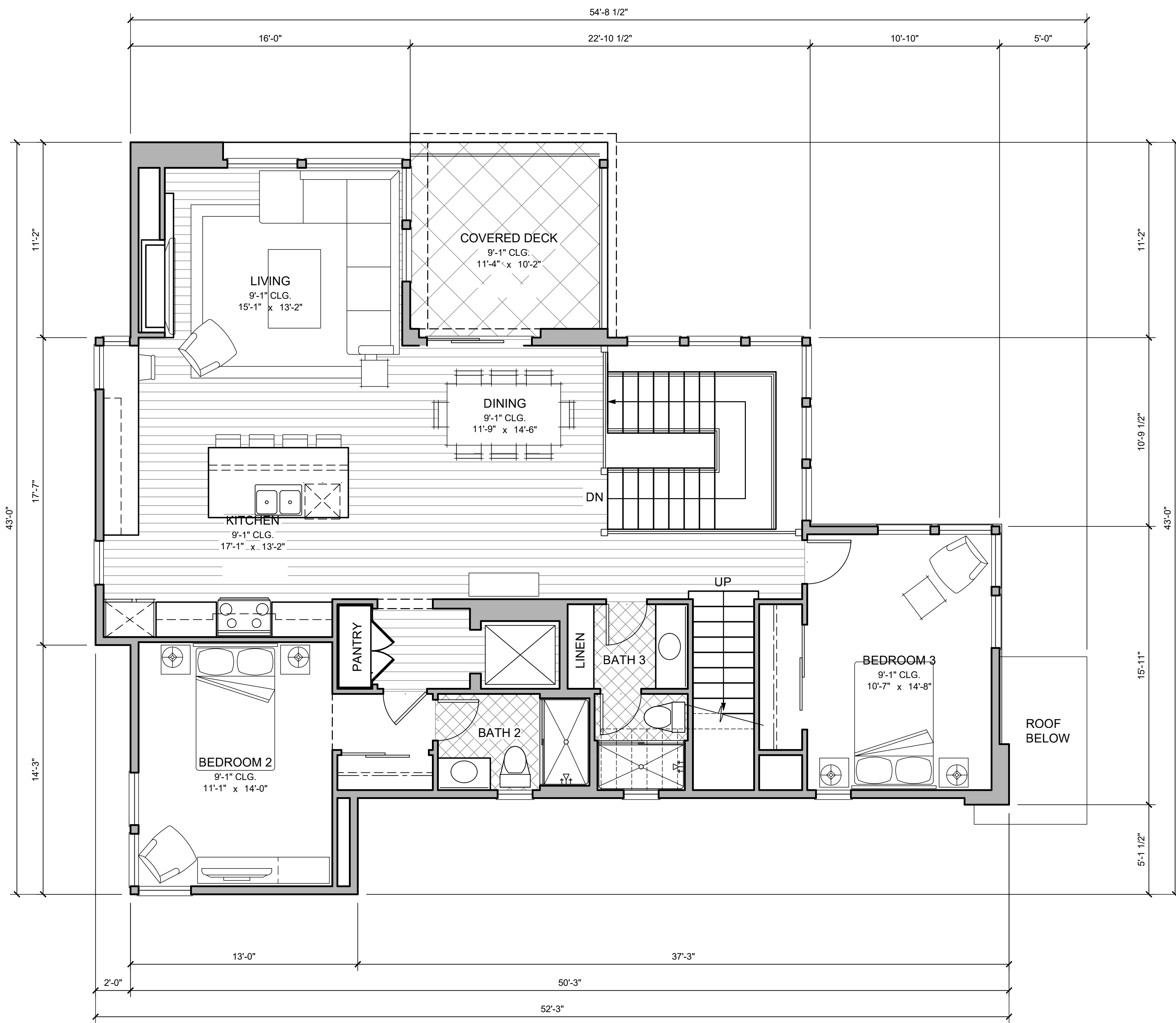
FAR DIAGRAMS



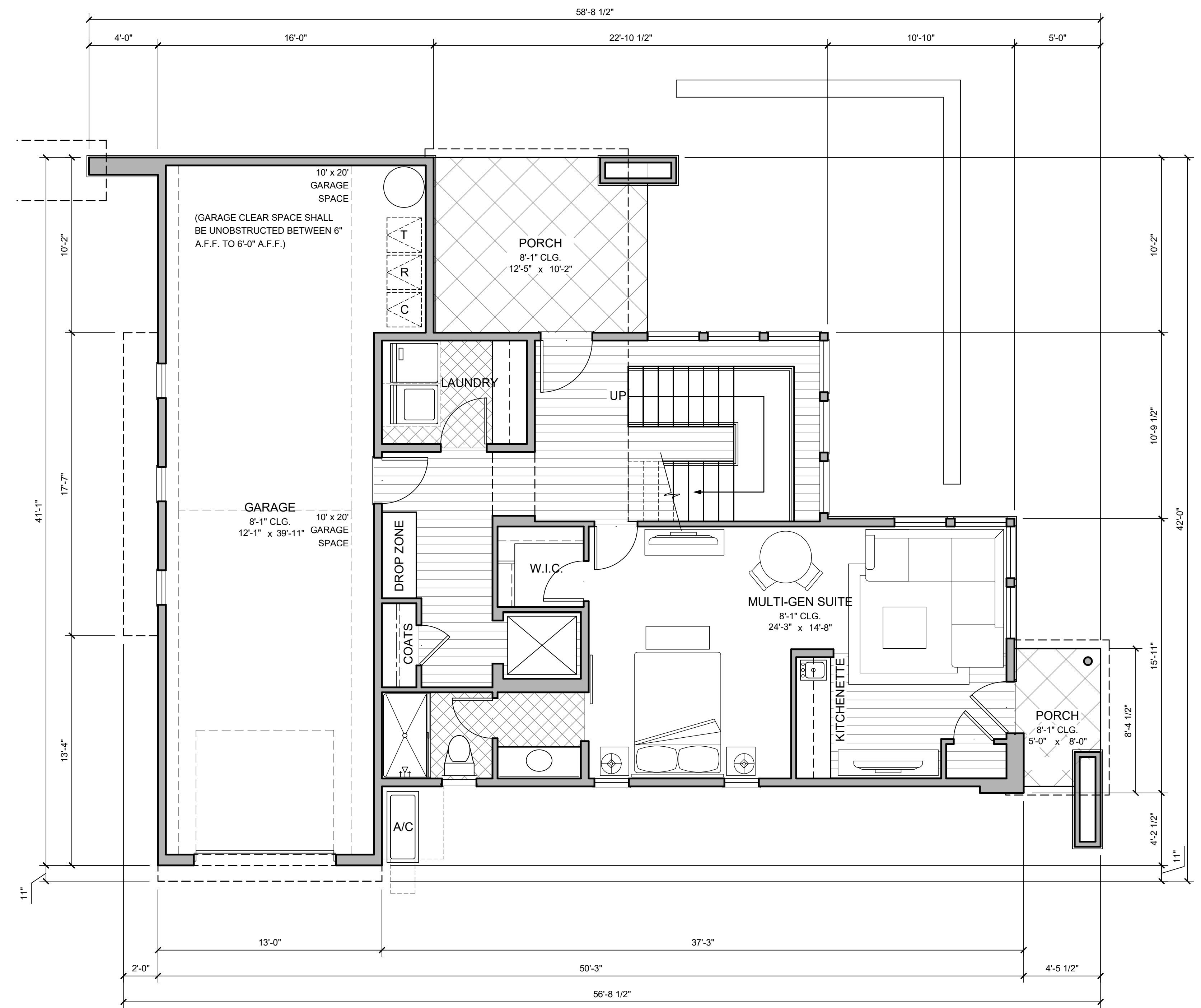
UNIT 2	
FIRST FLOOR	311 S.F.
SECOND FLOOR	738 S.F.
THIRD FLOOR	709 S.F.
TOTAL LIVING	1758 S.F.
GARAGE	473 S.F.
PORCH	42 S.F.
DECK	168 S.F.

UNIT 2 - FLOOR PLANS



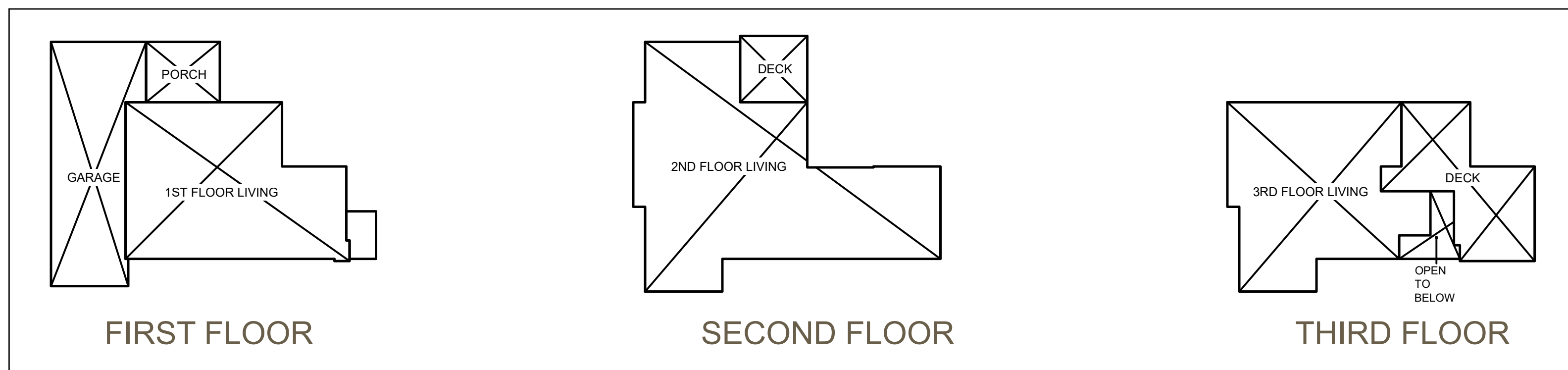


SECOND FLOOR PLAN



FIRST FLOOR PLAN

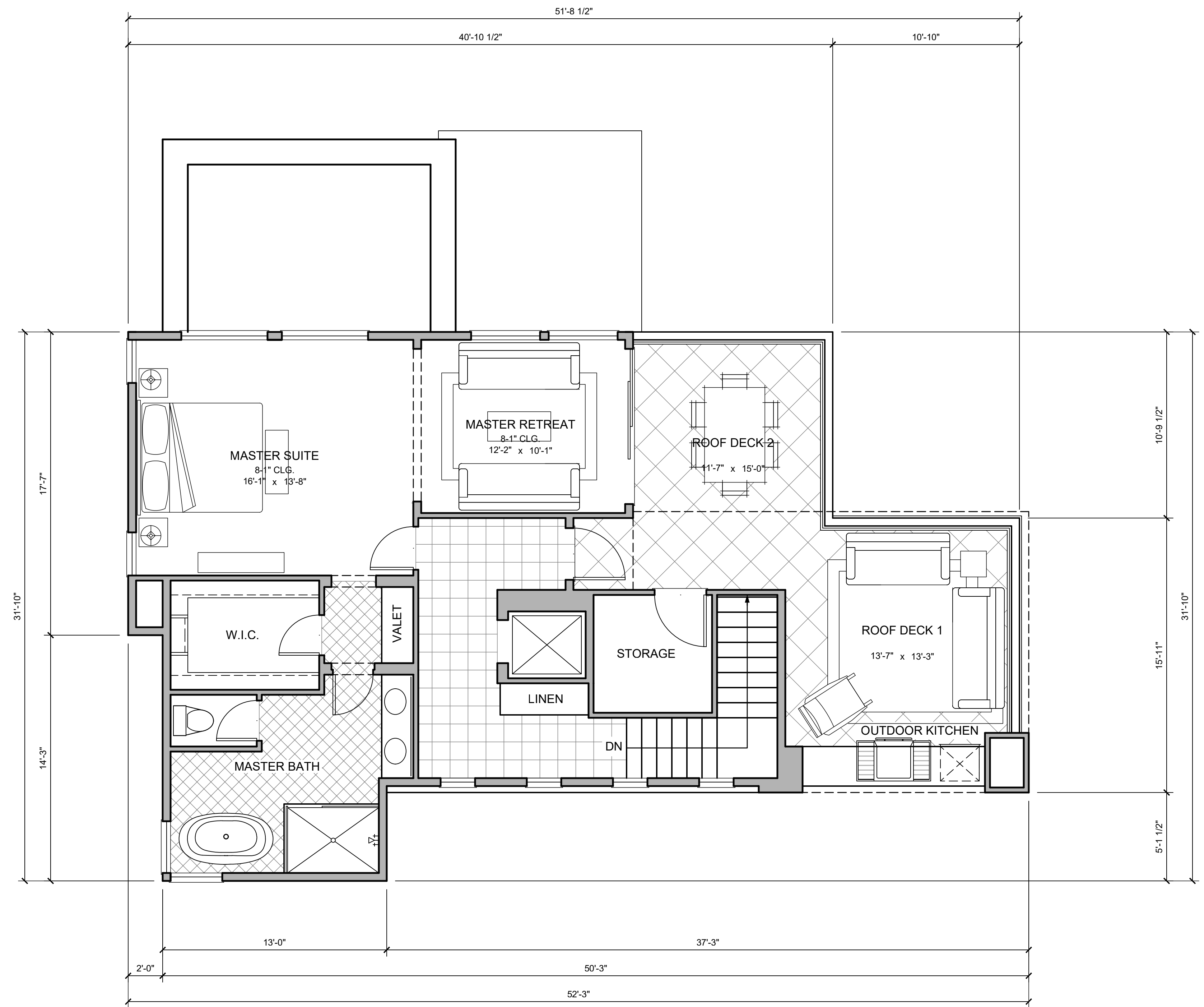
FAR DIAGRAMS



UNIT 3	
FIRST FLOOR	864 S.F.
SECOND FLOOR	1335 S.F.
THIRD FLOOR	846 S.F.
TOTAL LIVING	3045 S.F.
GARAGE	553 S.F.
PORCH	166 S.F.
DECK	473 S.F.

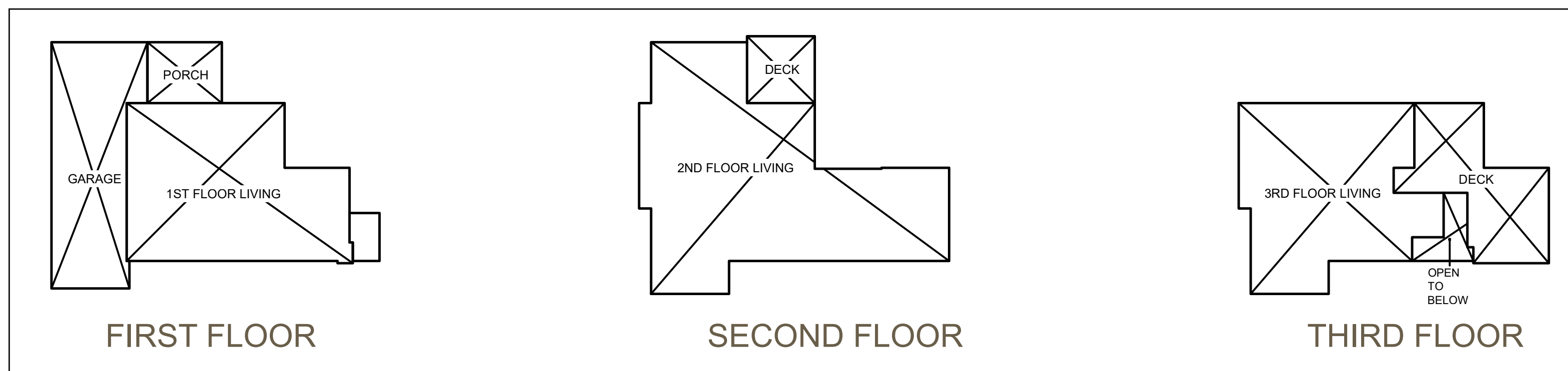
UNIT 3 - 1ST AND 2ND FLOOR PLANS





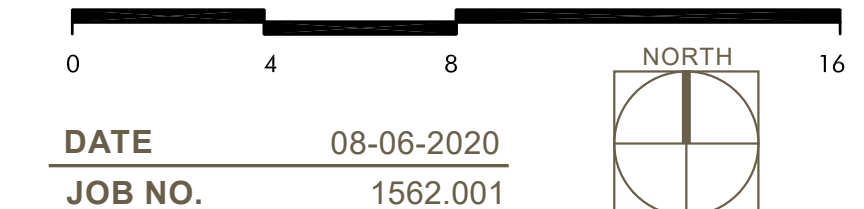
THIRD FLOOR PLAN

FAR DIAGRAMS



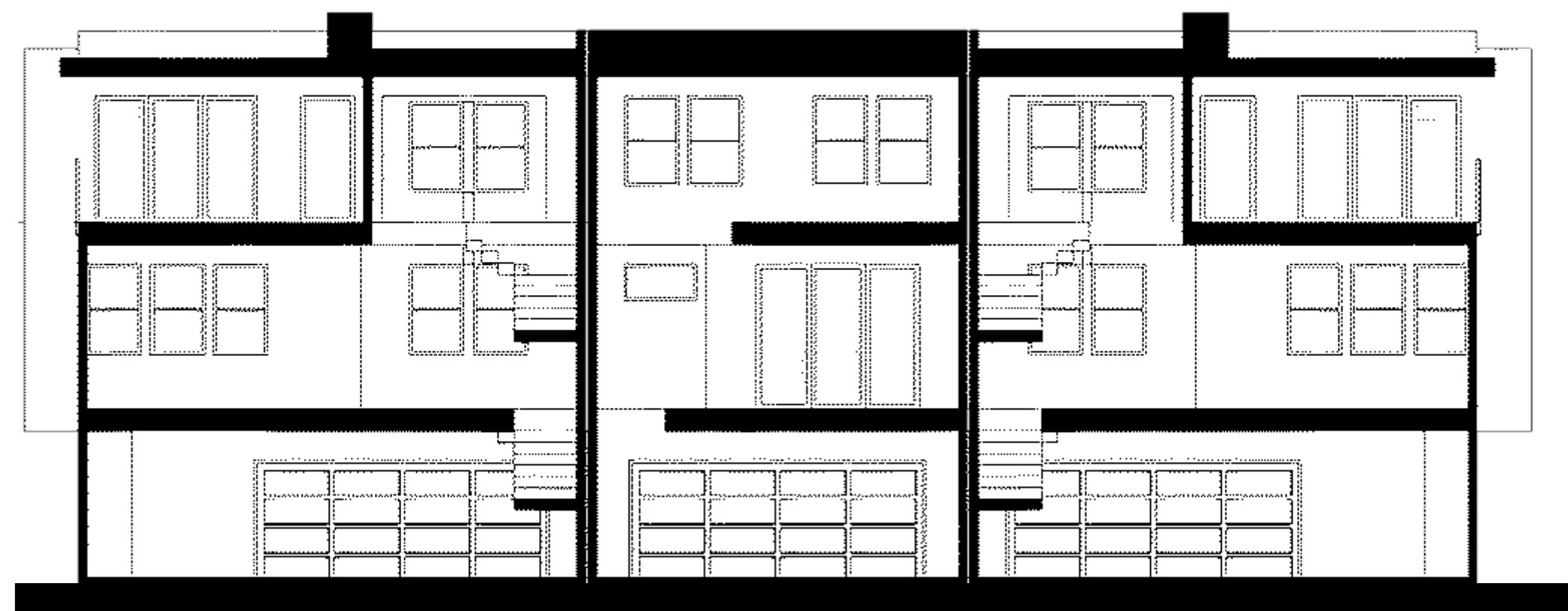
UNIT 3	
FIRST FLOOR	864 S.F.
SECOND FLOOR	1335 S.F.
THIRD FLOOR	846 S.F.
TOTAL LIVING	3045 S.F.
GARAGE	553 S.F.
PORCH	166 S.F.
DECK	473 S.F.

UNIT 3 - 3RD FLOOR PLAN

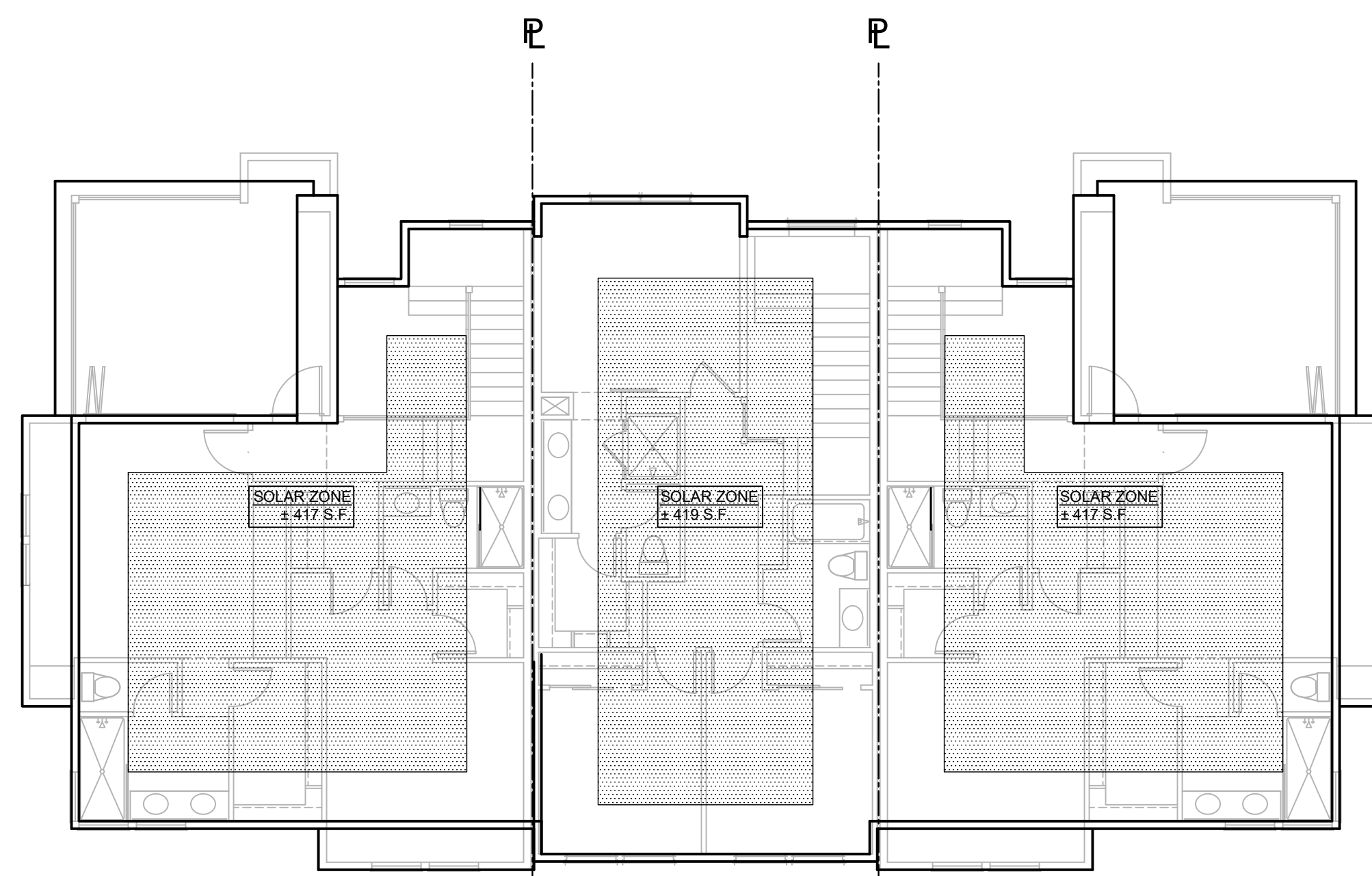


DATE 08-06-2020
JOB NO. 1562.001

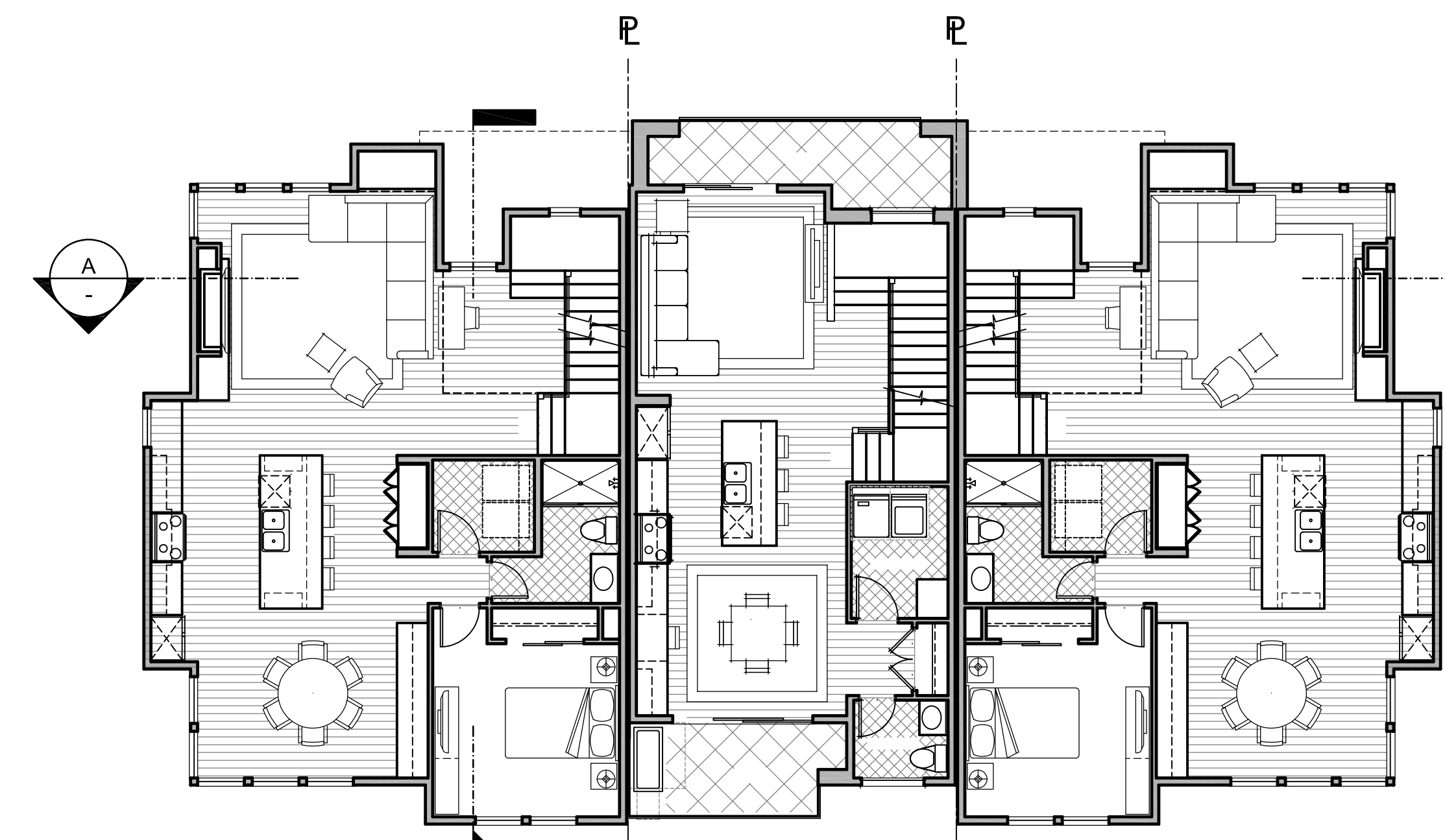
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200



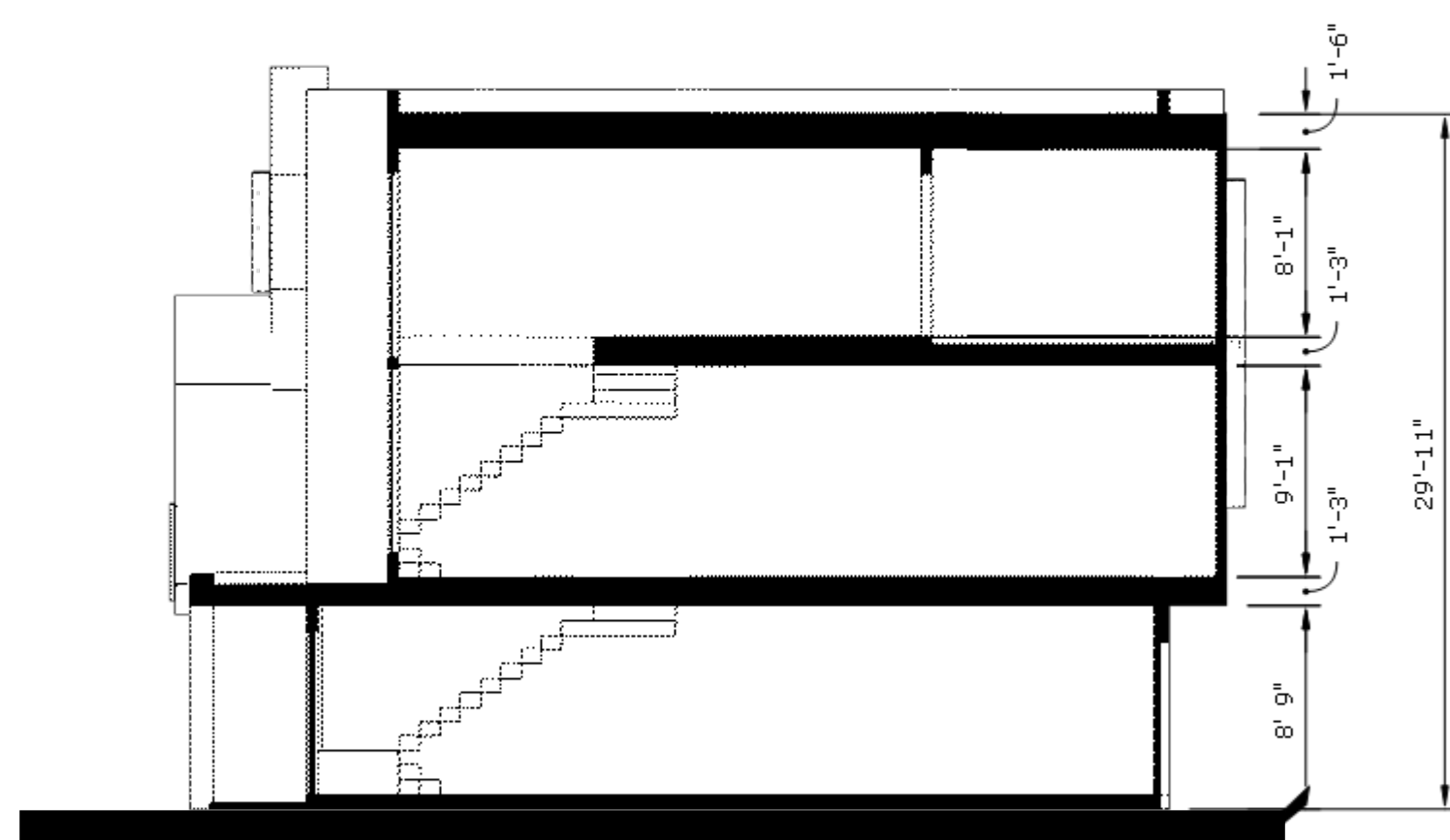
SECTION "A"



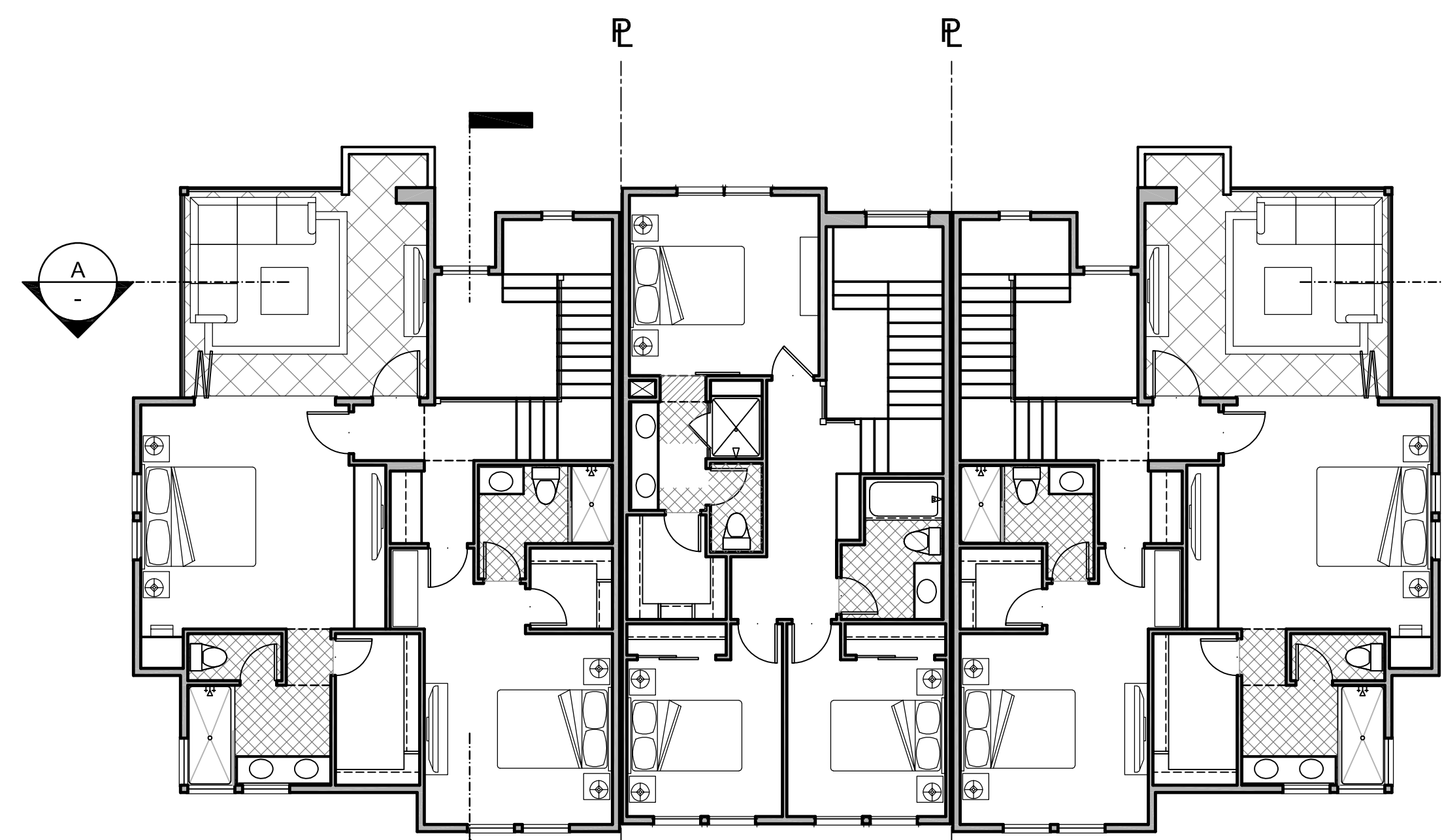
ROOF PLAN



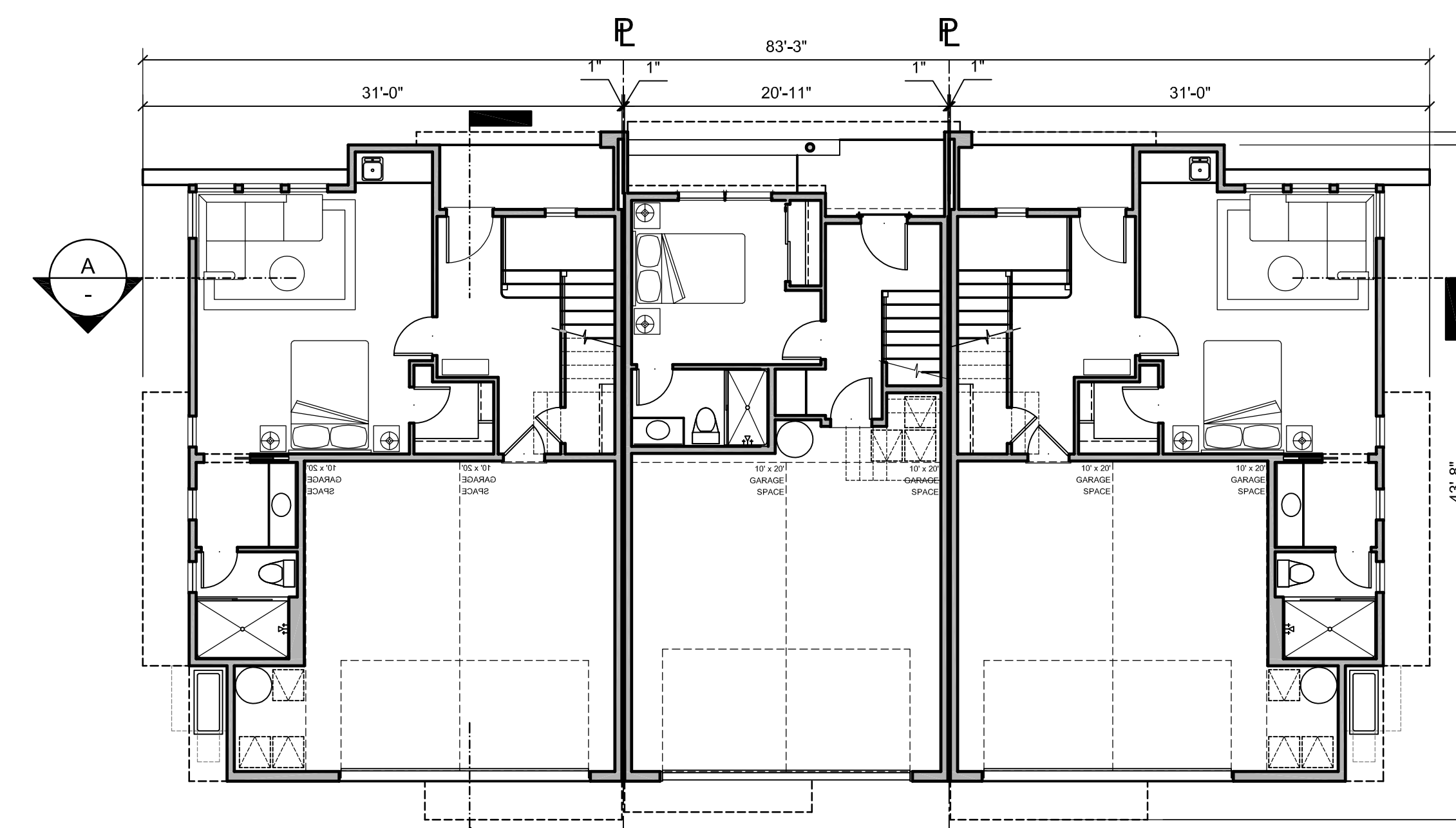
SECOND FLOOR PLAN



SECTION "B"



THIRD FLOOR PLAN



FIRST FLOOR PLAN

BUILDING TYPE 1 - FLOOR PLANS / ROOF PLAN / SECTION



UNIT 1 UNIT 2 UNIT 1

FRONT ELEVATION 1/4" = 1'-0"



UNIT 1
LEFT ELEVATION

UNIT 1 UNIT 2 UNIT 1
REAR ELEVATION

UNIT 1
RIGHT ELEVATION

NOTE: SEE LANDSCAPE SHEETS FOR PRIVACY SCREENING TREES PLANTED ALONG PROPERTY LINES. THE SARATOGA LAUREL TREES REACH ABOVE 30' AT MATURITY AND ARE ON THE CITY'S LIST OF ACCEPTABLE SCREENING TREES. ADDITIONALLY, ALL WINDOWS OF PROPOSED HOMES ARE A MINIMUM OF 30' AWAY FROM PROPERTY LINES OF ANY NEIGHBORING SIDE OR REAR YARDS.

2ND FLOOR WINDOW SILL HEIGHT:
13' MIN. ABOVE GRADE

3RD FLOOR WINDOW SILL HEIGHT:
22' MIN. ABOVE GRADE

BUILDING TYPE 1 ELEVATIONS

22690 STEVENS CREEK BLVD. ALAN ENTERPRISE, LLC

0 4 8 16 NORTH

DATE 08-06-2020
JOB NO. 1562.001

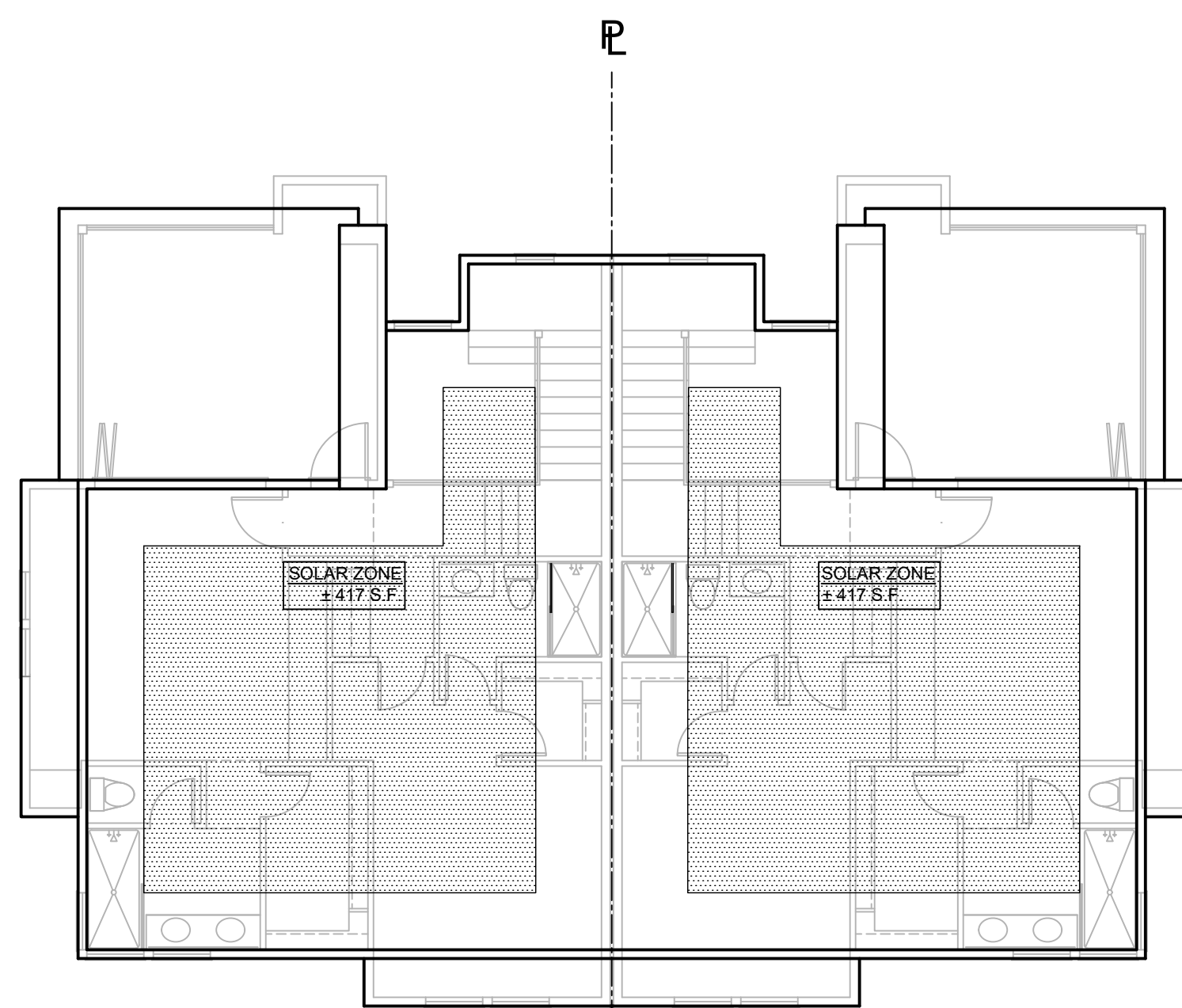
DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A1.10



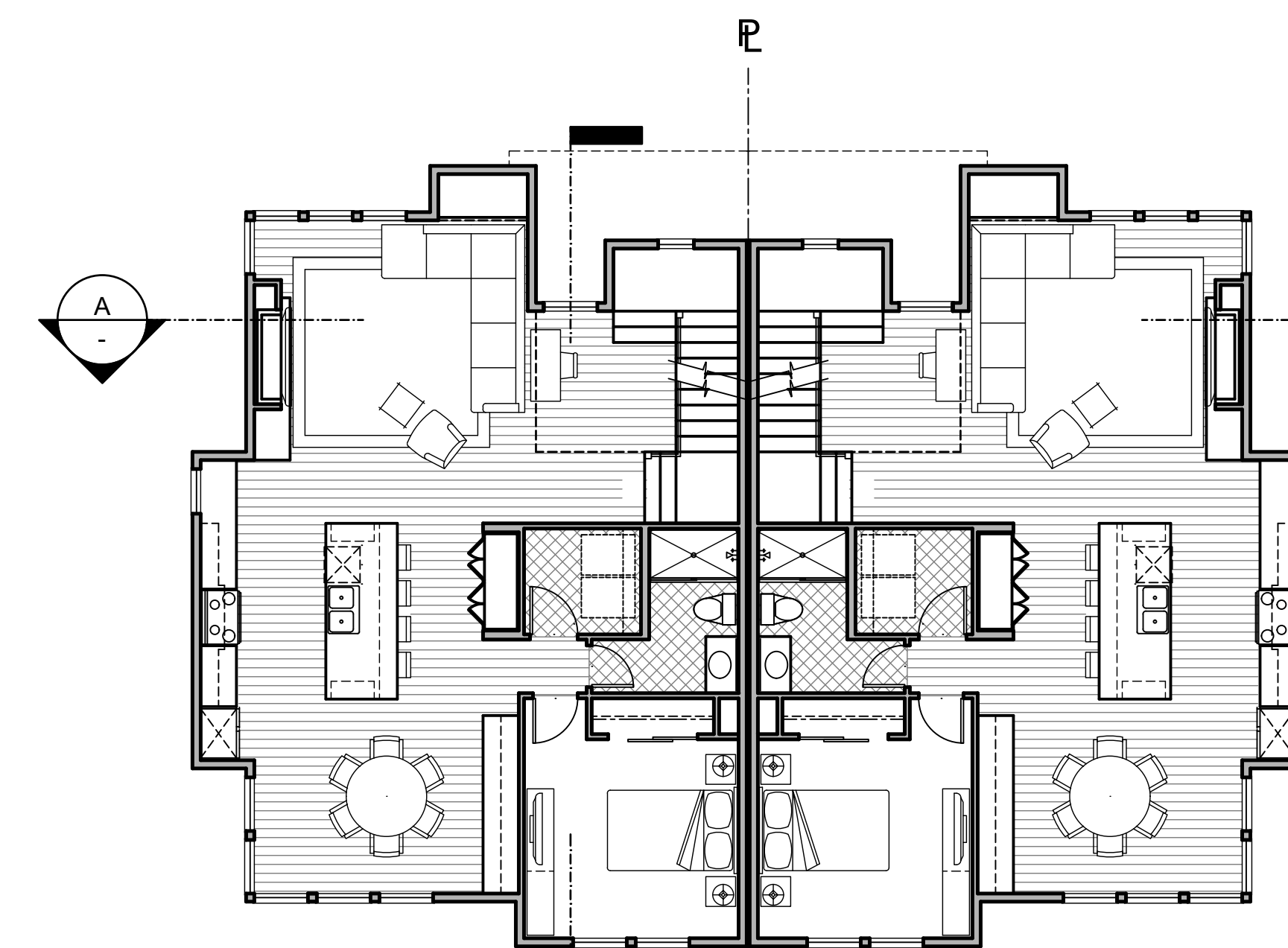
SECTION "A"



UNIT 1
(LOT 8)

UNIT 1
(LOT 9)

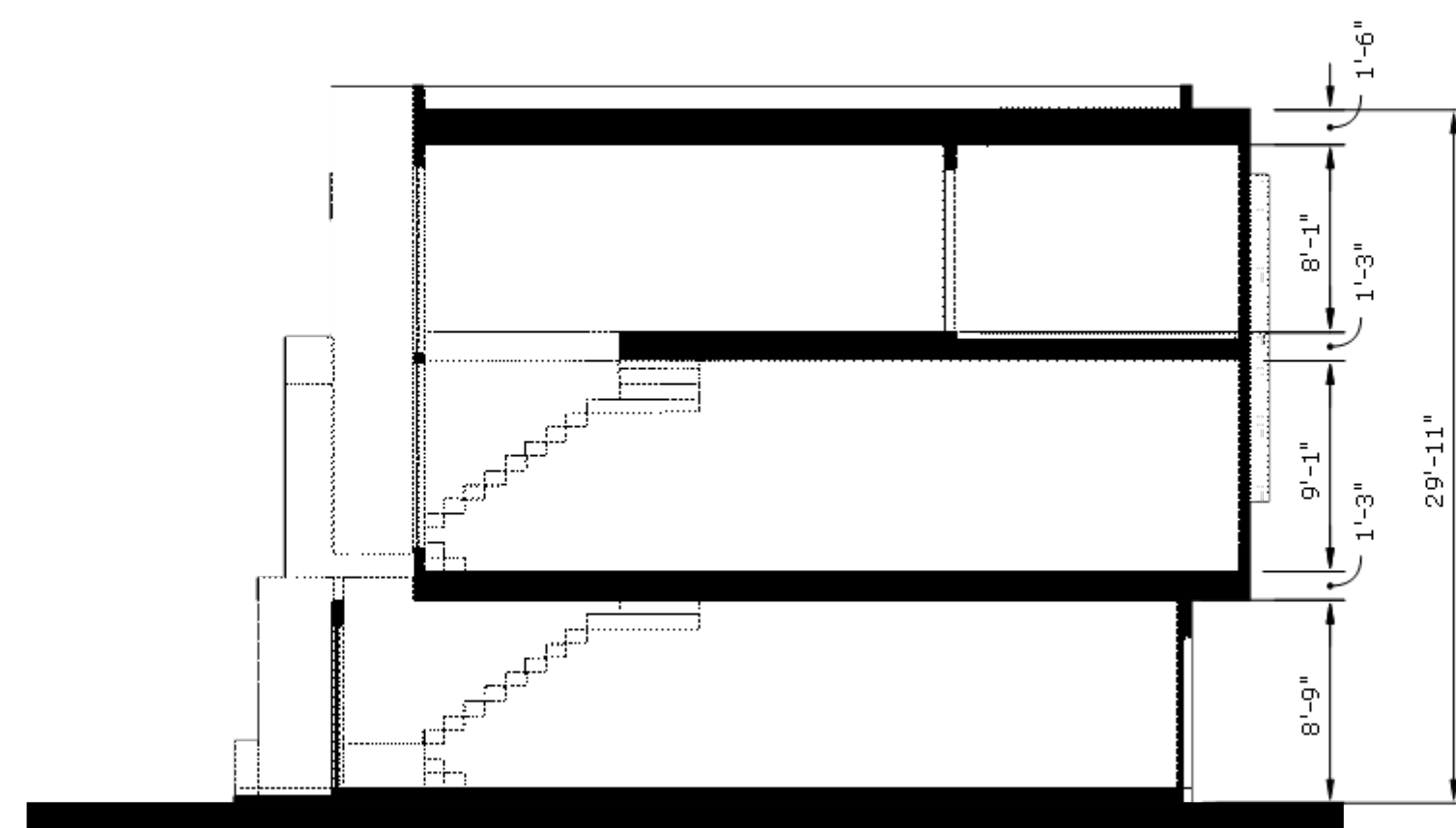
ROOF PLAN



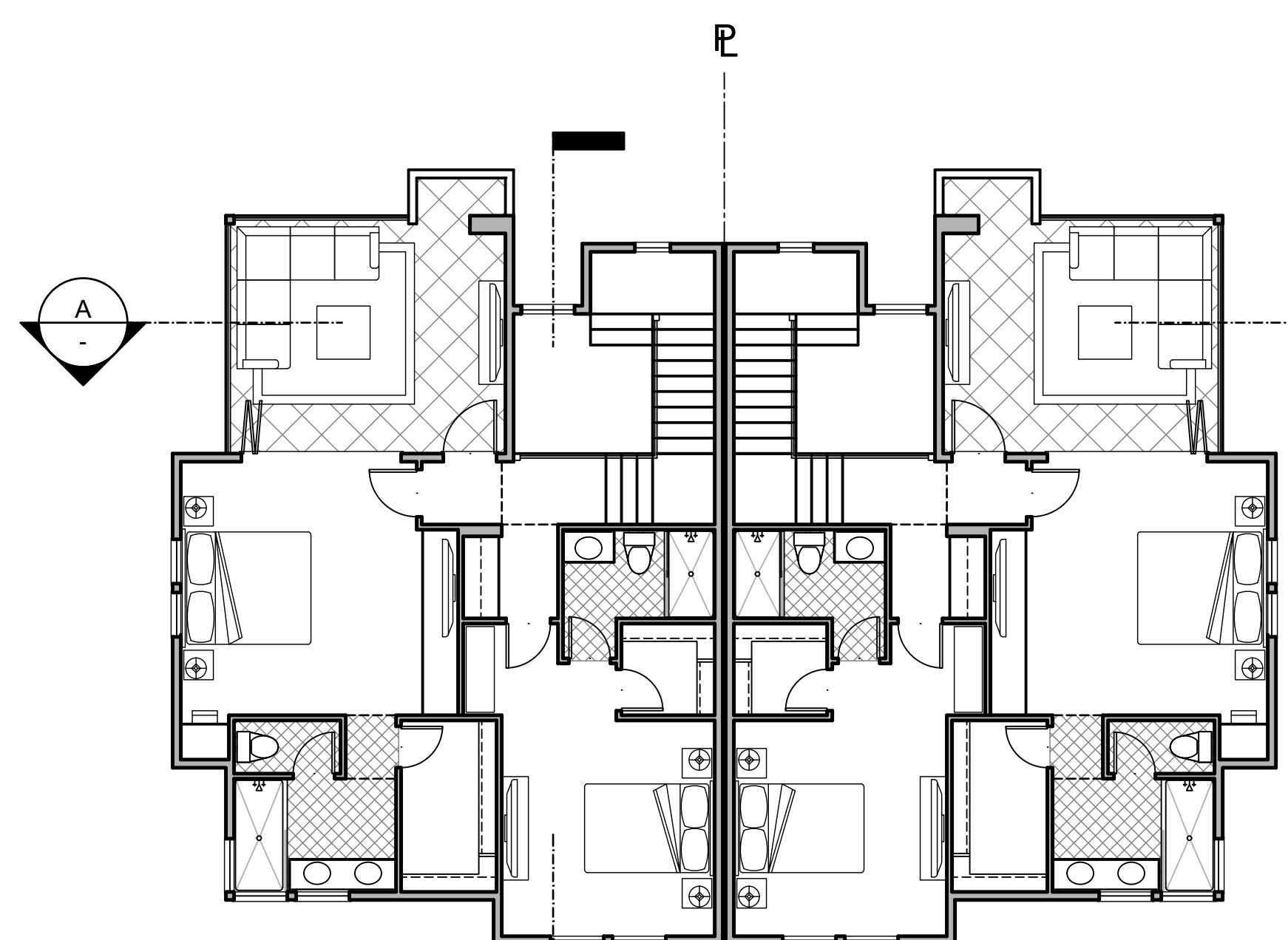
UNIT 1
(LOT 8)

UNIT 1
(LOT 9)

SECOND FLOOR PLAN



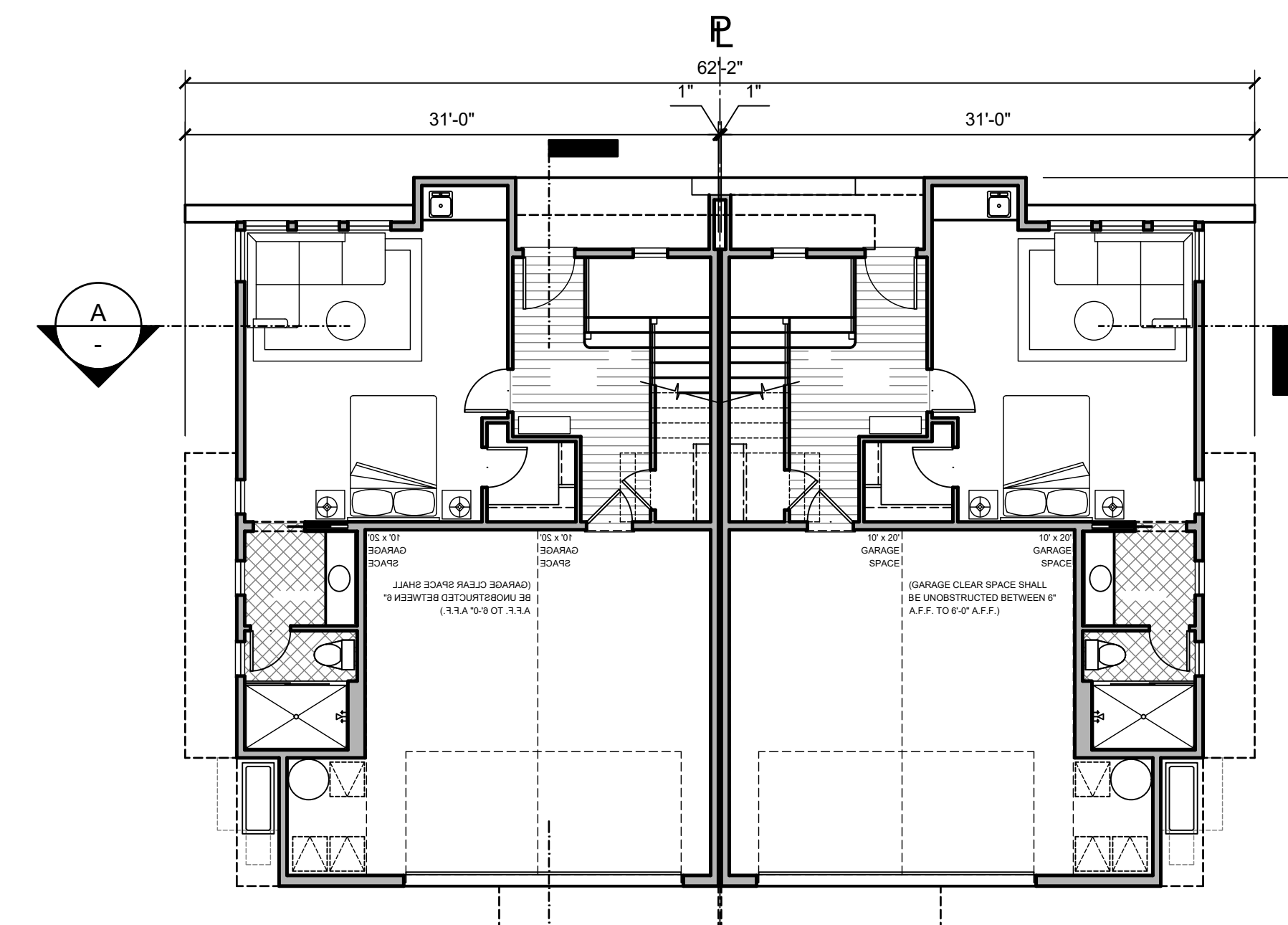
SECTION "B"



UNIT 1
(LOT 8)

UNIT 1
(LOT 9)

THIRD FLOOR PLAN



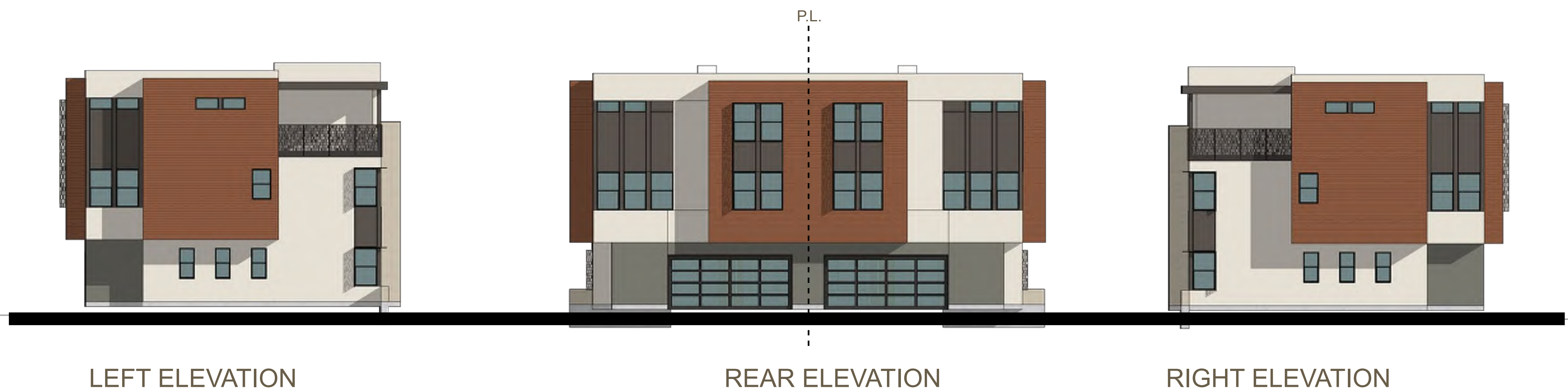
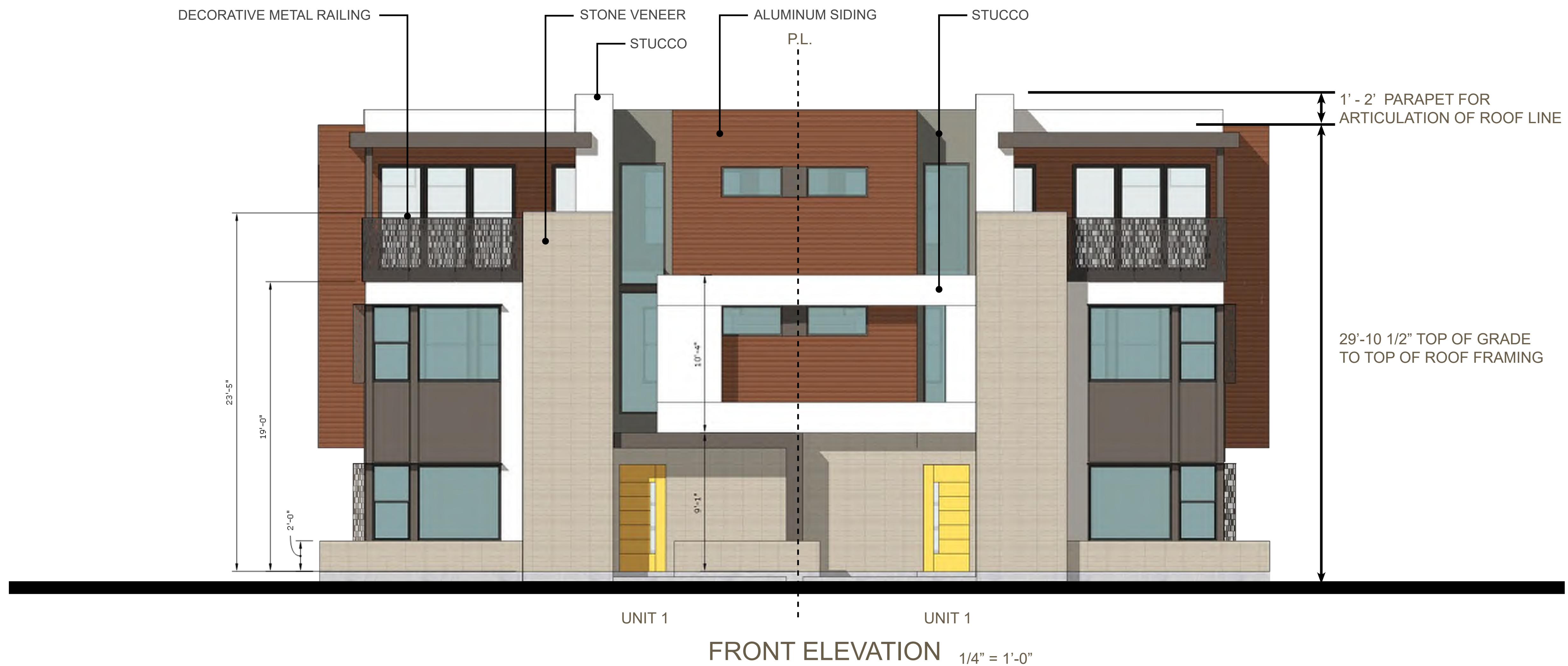
UNIT 1
(LOT 8)

UNIT 1
(LOT 9)

FIRST FLOOR PLAN

BUILDING TYPE 2 - FLOOR PLANS / ROOF PLAN / SECTION





NOTE: SEE LANDSCAPE SHEETS FOR PRIVACY SCREENING TREES PLANTED ALONG PROPERTY LINES. THE SARATOGA LAUREL TREES REACH ABOVE 30' AT MATURITY AND ARE ON THE CITY'S LIST OF ACCEPTABLE SCREENING TREES. ADDITIONALLY, ALL WINDOWS OF PROPOSED HOMES ARE A MINIMUM OF 30' AWAY FROM PROPERTY LINES OF ANY NEIGHBORING SIDE OR REAR YARDS.

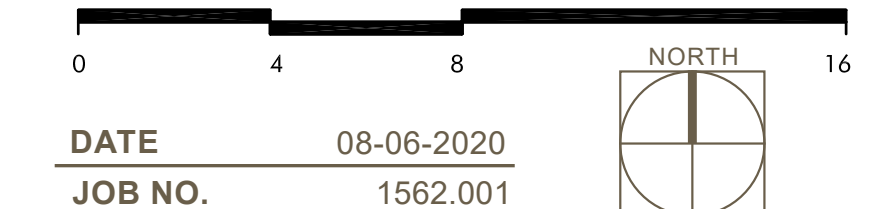
2ND FLOOR WINDOW SILL HEIGHT:
13' MIN. ABOVE GRADE

3RD FLOOR WINDOW SILL HEIGHT:
22' MIN. ABOVE GRADE

BUILDING TYPE 2 ELEVATIONS

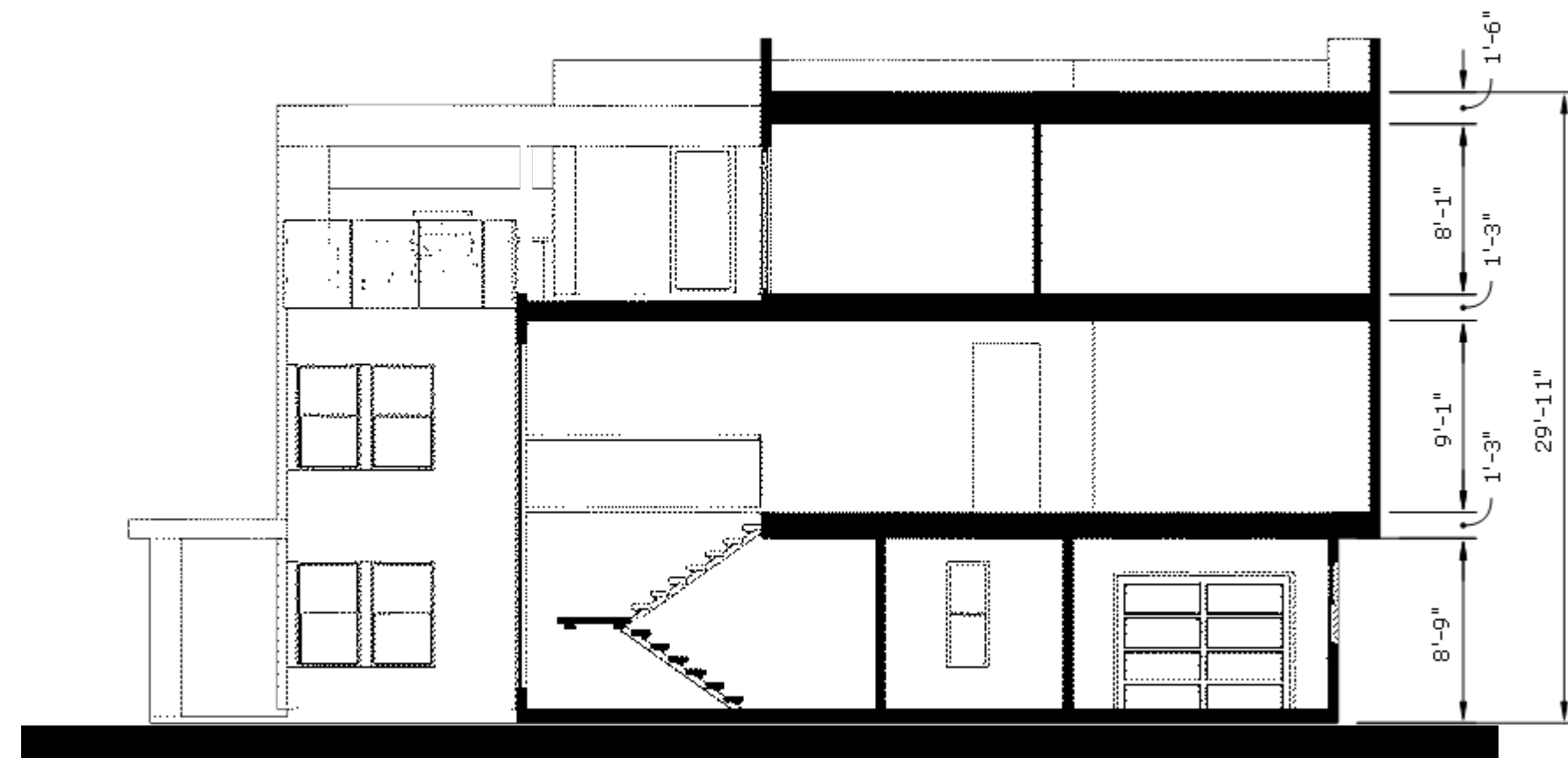
22690 STEVENS CREEK BLVD.

ALAN ENTERPRISE, LLC

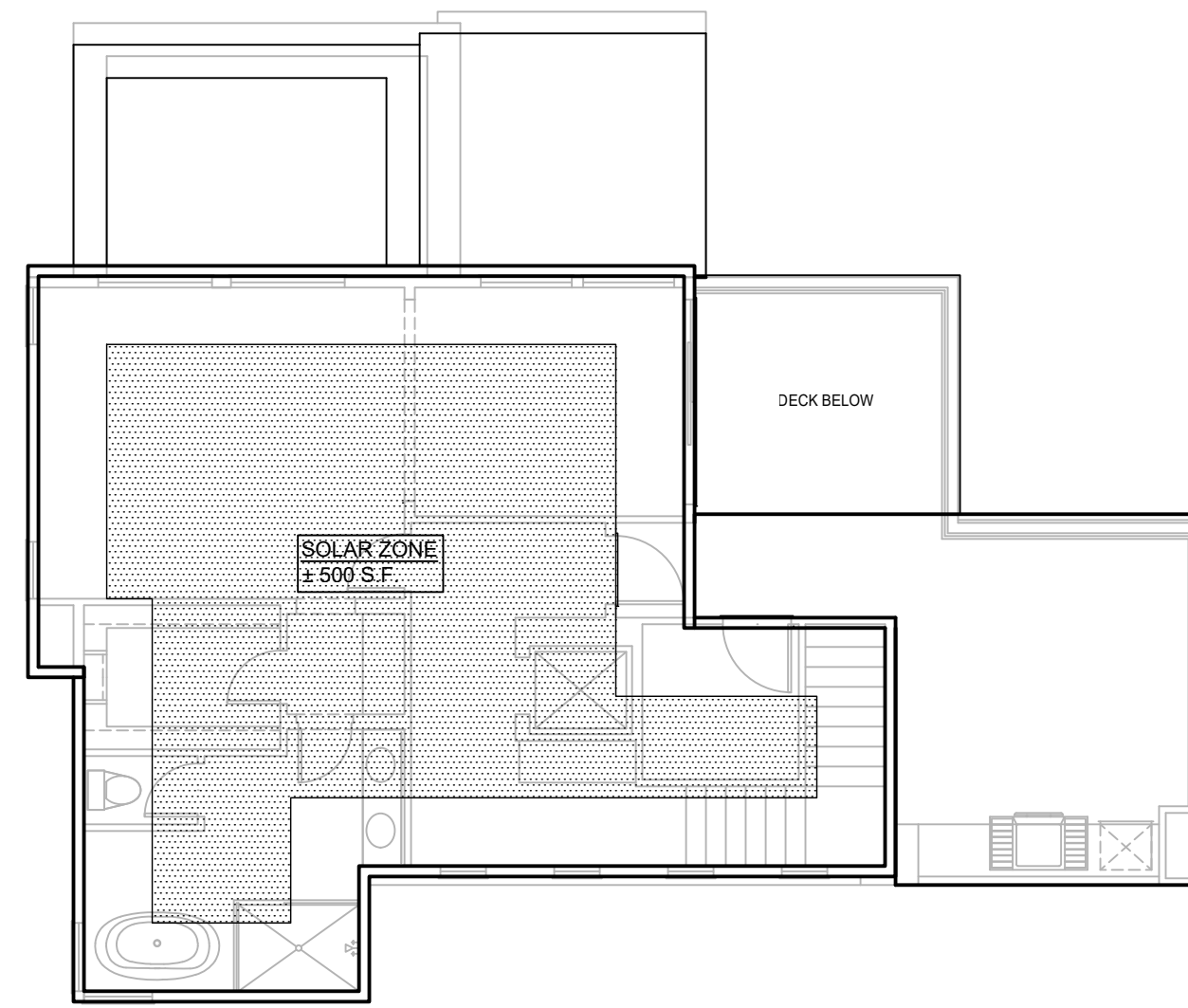


5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

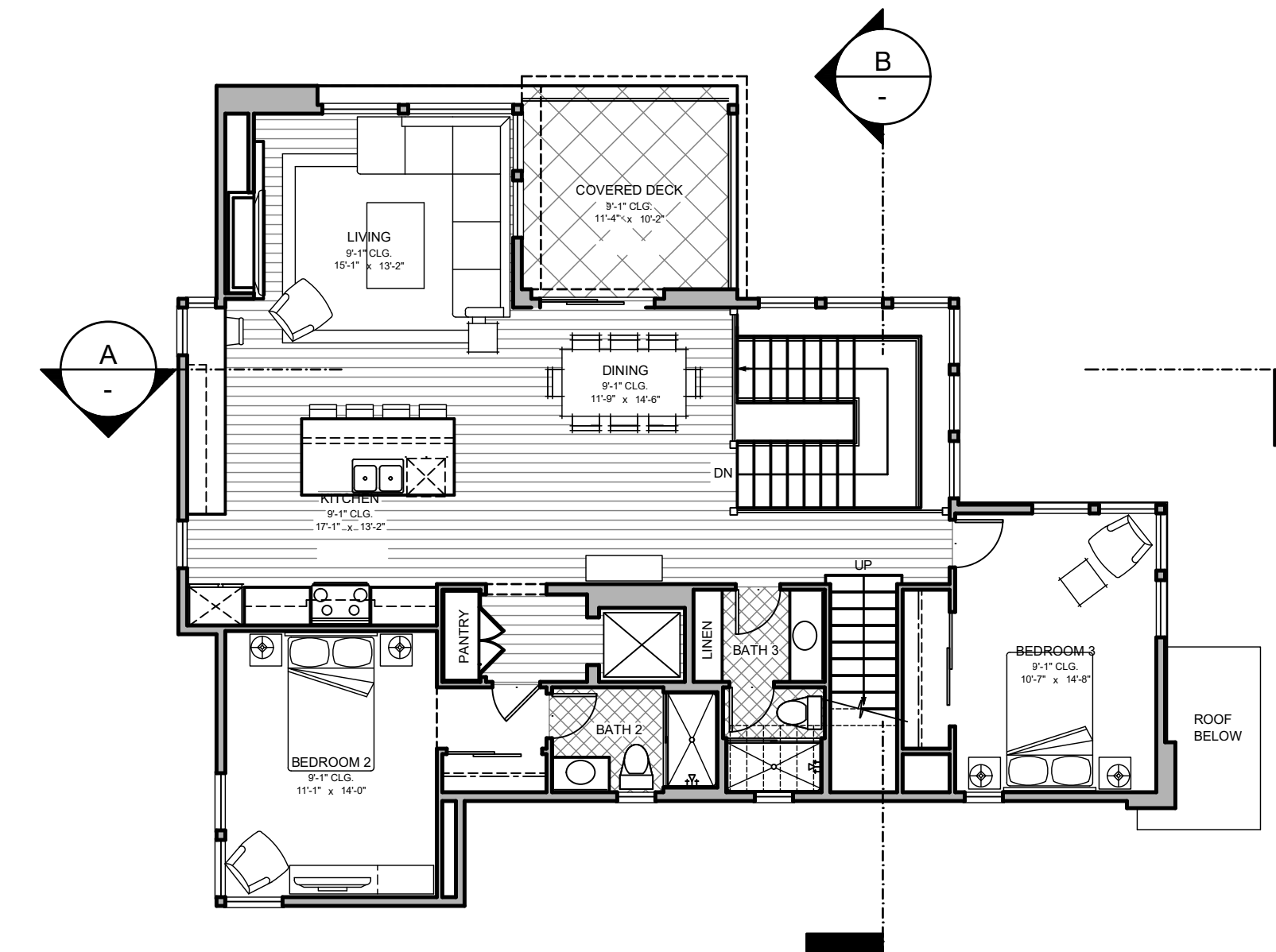
A1.12



SECTION "A"



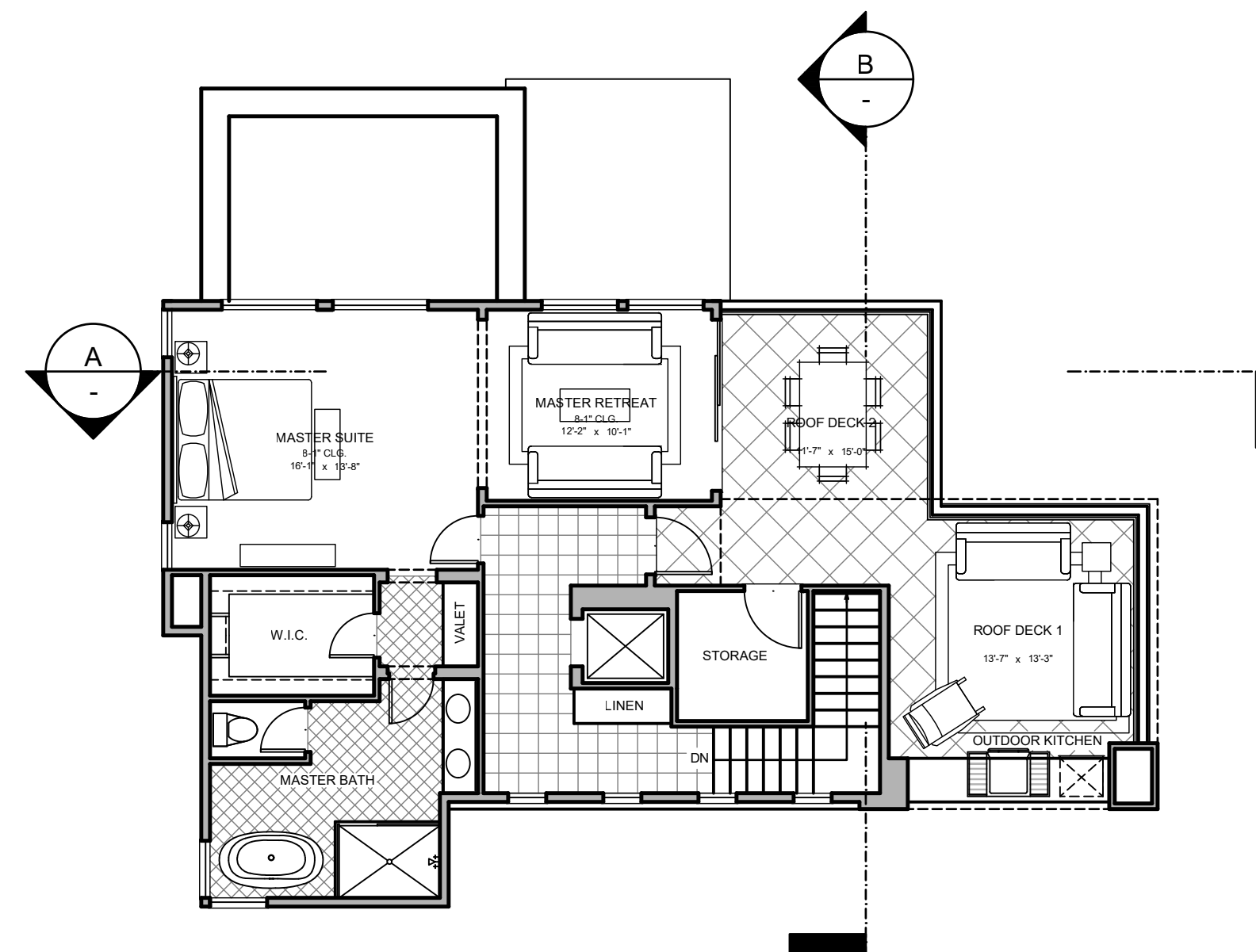
ROOF PLAN



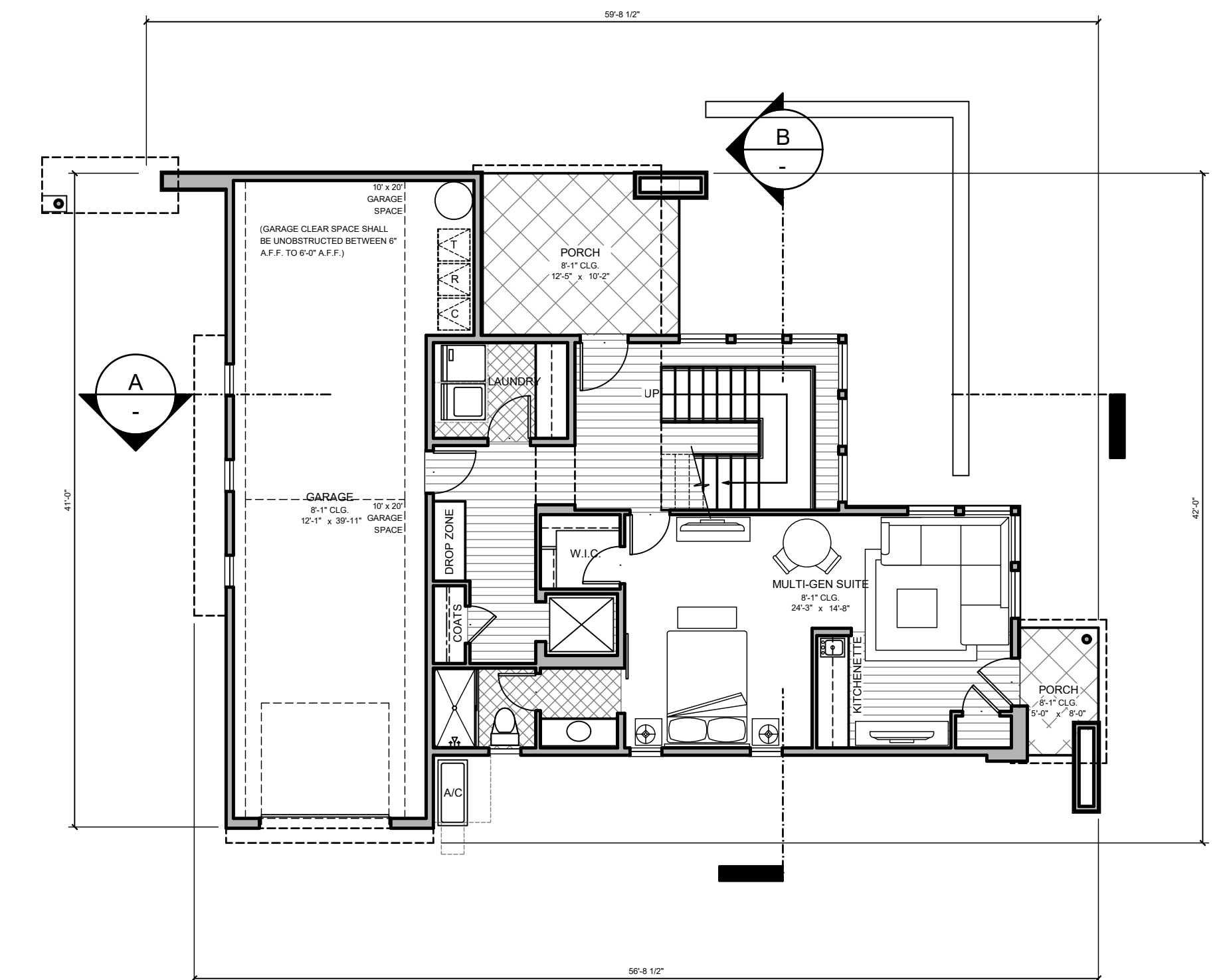
SECOND FLOOR PLAN



SECTION "B"



THIRD FLOOR PLAN



FIRST FLOOR PLAN

UNIT/BUILDING TYPE 3 - FLOOR PLANS / ROOF PLAN / SECTION



FRONT ELEVATION 1/4" = 1'-0"



LEFT ELEVATION

REAR ELEVATION

RIGHT ELEVATION

NOTE: SEE LANDSCAPE SHEETS FOR PRIVACY SCREENING TREES PLANTED ALONG PROPERTY LINES. THE SARATOGA LAUREL TREES REACH ABOVE 30' AT MATURITY AND ARE ON THE CITY'S LIST OF ACCEPTABLE SCREENING TREES. ADDITIONALLY, ALL WINDOWS OF PROPOSED HOMES ARE A MINIMUM OF 30' AWAY FROM PROPERTY LINES OF ANY NEIGHBORING SIDE OR REAR YARDS.

2ND FLOOR WINDOW SILL HEIGHT:
13' MIN. ABOVE GRADE

3RD FLOOR WINDOW SILL HEIGHT:
22' MIN. ABOVE GRADE

UNIT 3 ELEVATIONS

22690 STEVENS CREEK BLVD.

ALAN ENTERPRISE, LLC



0 4 8 16
DATE 08-06-2020
JOB NO. 1562.001



5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A1.14



SITE PERSPECTIVE - STEVENS CREEK BLVD & SOUTH FOOTHILL BLVD

22690 STEVENS CREEK BLVD.

ALAN ENTERPRISE, LLC



0 4 8 16
DATE 08-06-2020
JOB NO. 1562.001



5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A1.15



SITE PERSPECTIVE - STEVENS CREEK BOULEVARD

22690 STEVENS CREEK BLVD.

ALAN ENTERPRISE, LLC



0 4 8 16
DATE 08-06-2020
JOB NO. 1562.001



5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A1.16




SITE PERSPECTIVE - STEVENS CREEK BOULEVARD & CAMINO VISTA DR.

22690 STEVENS CREEK BLVD.

ALAN ENTERPRISE, LLC



0 4 8 16
DATE 08-06-2020
JOB NO. 1562.001



5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A1.17