

# STEVENS CREEK RESIDENTIAL

20015 STEVENS CREEK BOULEVARD CUPERTINO, CALIFORNIA



STUDIO  
T SQUARE

: Architecture  
: Planning  
: Urban Design

: 1970 Broadway, Suite 615  
: Oakland, California 94612  
: (510) 451 - 2850

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STEVENS CREEK RESIDENTIAL  
20015 STEVENS CREEK BOULEVARD CUPERTINO, CALIFORNIA  
20015 SCB CUPERTINO MULTI LLC

Sheet Title:  
COVER SHEET

Job No. 23004  
Date: 9/26/2023  
Scale:  
Drawn By: Author

Sheet No:

G000



PROJECT SUMMARY

**PROJECT DATA:**

**ADDRESS:** 20015 STEVENS CREEK BLVD. CUPERTINO CA  
**SITE AREA:** 1.63 ACRES  
**ASSESSOR'S PARCEL NUMBER:** 316-23-093  
**ZONING:** P (CG, RES)  
**EXISTING USE:** COMMERCIAL  
**PROPOSED USE:** MULTI-FAMILY RESIDENTIAL  
**OVERLAY:** CP - HEART OF THE CITY SPECIFIC PLAN  
 CP - CENTRAL STEVENS CREEK BOULEVARD

**CONSTRUCTION TYPE:** TYPE I-A (2 LEVEL SUBTERRANEAN)  
 TYPE III-A (5 LEVELS ABOVE GRADE)

**OCCUPANCY GROUP:** R-2 - RESIDENTIAL  
 B - LEASING OFFICE  
 A - FITNESS, CLUBROOM  
 S-2 - GARAGE

**SETBACK**

|   |                         |     |
|---|-------------------------|-----|
| <b>SETBACK REQUIRED</b>                       | <b>SETBACK PROVIDED</b> |     |
| STREET FRONT: 35'                             | PRIMARY FRONTAGE:       | 30' |
| STREET SIDE: 35' (RECOMMEND BUT NOT REQUIRED) | STREET SIDE:            | 15' |
| REAR: 20' MIN. or 1.5X BLDG HT                | REAR: (1.5 x 20'=30')   | 30' |
| SIDE: 10' MIN. or 1.5X BLDG HT                | SIDE:                   | 10' |

**HEIGHT**

CURRENT ZONING BUILDING HEIGHT: 45' - 0"  
 PROPOSED BUILDING HEIGHT: 70' - 0"  
 PROPOSED NUMBER OF STORIES: FIVE (5) STORIES ABOVE GRADE  
 TWO (2) STORIES BELOW GRADE

**LOT COVERAGE**

REQUIRED LOT COVERAGE: 40% MAX.  
 PROPOSED LOT COVERAGE (SF): 36,169 SF  
 LOT AREA: 70,965 SF  
 PROPOSED LOT COVERAGE PERCENTAGE: 50.96%

**OPEN SPACE REQUIREMENT**

REQUIRED USABLE SPACE: MIN. 150 SQ FT PER UNIT EXCLUDING SETBACKS  
 REQUIRED LANDSCAPE: 70-80% OF COMMON OUTDOOR SPACE  
 REQUIRED PRIVATE OUTDOOR SPACE: 70-80% OF COMMON OUTDOOR SPACE

REQUIRED USABLE OPEN SPACE: 150 SF X 141 UNITS = 21,150 SF

PROVIDED USABLE OPEN SPACE: COMMON + PRIVATE = 17,800 SF

\* SEE SHEET A-202 FOR CALCULATION DIAGRAM

| UNIT SUMMARY |           |       |            |
|--------------|-----------|-------|------------|
| Name         | Area      | Count | Average SF |
| S1           | 6731 SF   | 14    | 480 SF     |
| 1A           | 36391 SF  | 47    | 781 SF     |
| 1A.J         | 12486 SF  | 19    | 657 SF     |
| 1B           | 760 SF    | 1     | 760 SF     |
| 1C           | 2551 SF   | 3     | 850 SF     |
| 1D           | 2704 SF   | 4     | 676 SF     |
| 1E           | 2793 SF   | 3     | 931 SF     |
| 1F           | 2794 SF   | 3     | 931 SF     |
| 2A           | 27060 SF  | 25    | 1082 SF    |
| 2B           | 15596 SF  | 14    | 1114 SF    |
| 2C           | 9873 SF   | 8     | 1292 SF    |
| Grand total  | 119739 SF | 141   |            |

**PROPOSED TOTAL UNIT COUNT: 141 DU**

**PROJECT DESCRIPTION:**

THE PROJECT SITE IS A 1.63 ACRE PROPERTY WITHIN CITY OF CUPERTINO'S 'HEART OF THE CITY' SPECIFIC PLAN AREA LOCATED AT THE SOUTH-EAST CORNER OF STEVENS CREEK BLVD AND N. BLANEY AVENUE WITH COMMERCIAL BUILDINGS AND PARKING LOT AT ITS WEST, RESIDENTIAL NEIGHBORHOOD AT ITS NORTH. THE PROPOSED DEVELOPMENT IS TO REPLACE THREE EXISTING COMMERCIAL BUILDINGS AND SURFACE PARKING LOTS WITH A MULTI-FAMILY BUILDING. THE RESIDENTIAL BUILDING IS COMPRISED OF FIVE STORIES OF TYPE III-A RENTAL APARTMENTS OVER TWO STORIES OF TYPE I-A SUBTERRANEAN GARAGE.

THE PROGRAM INCLUDES 141 RENTAL UNITS, GROUND LEVEL AMENITIES, A ROOFTOP GARDEN, AND 195 UNDERGROUND PARKING STALLS. WITH ITS TRANSIT-FRIENDLY LOCATION WITHIN 1/2 MILE WALK TO A MAJOR TRANSIT CORNER OF DE ANZA AND STEVENS CREEK, THE SITE DESIGN FOCUSES ON CONNECTING THE STREETScape AND BIKE/WALK ACTIVITY WITH ITS SURROUNDING ENVIRONMENT. IT PROPOSED AN ACTIVE STOREFRONT, ICONIC CORNER ARCHITECTURE, INTEGRATED BUS STOP, AND A PEDESTRIAN-FRIENDLY PLAZA AT THE CORNER OF STEVENS CREEK BOULEVARD AND BLANEY AVENUE. A RESIDENTIAL ACCENT WAS FURTHER ENHANCED BY LAYERS OF PLANTERS, STOOPS, BAY WINDOWS, MID-BLOCK LOBBY, AND UPPER LEVEL STEP-BACKS ALONG BLANEY AVENUE. THE BUILDING WAS CONFIGURED WITH A LARGE NORTH-FACING OPEN COURTYARD TO RELIEVE MASSING IMPACT TO NEIGHBORING HOUSES. FURTHERMORE, THE DESIGN PROPOSED A 30 FEET LANDSCAPE SETBACK AND 2-STORY STEP-DOWN MASSING TOWARD THE NORTHERN NEIGHBORHOOD FOR A COMFORTABLE TRANSITION TO LOWER RESIDENTIAL SCALE.

**PARKING SUMMARY:**

**REQUIRED PARKING PER STATE DENSITY BONUS LAW:**

|  |   |            |
|--|---|------------|
| 1.0 STALL PER STUDIO & 1BR: 96 UNITS x 1.0 | = | 96         |
| 1.5 STALL PER 2BR & 3BR = 45 UNITS x 1.5   | = | 68         |
| <b>TOTAL REQUIRED</b>                      |   | <b>164</b> |

**PROPOSED PARKING 195 (1.38 SPACES/UNIT)**

|                                       | PARKING TYPE                          | QTY |
|---------------------------------------|---------------------------------------|-----|
| B1                                    | 9'-0" x 18'-0" ACCESSIBLE             | 1   |
|                                       | EV CHARGER 18'-0"Dx 9'-0"W            | 1   |
|                                       | 18'-0"Wx8'-6"D                        | 10  |
| <b>BASEMENT B1 GUEST TOTAL:</b>       |                                       | 12  |
| B1                                    | 9'-0" x 18'-0" ACCESSIBLE             | 4   |
|                                       | VAN 9'-0" x 18'-0" ACCESSIBLE         | 1   |
|                                       | EV CHARGER 18'-0"Dx 9'-0"W            | 11  |
|                                       | EV READY 18'-0"Dx 9'-0"W              | 49  |
|                                       | EV CAPABLE 18'-0"Dx 9'-0"W            | 20  |
|                                       | 18'-0"Wx8'-6"D                        | 49  |
| <b>BASEMENT B1 RESIDENTIAL TOTAL:</b> |                                       | 134 |
| B2                                    | 18'-0"Wx8'-6"D                        | 49  |
|                                       | <b>BASEMENT B2 RESIDENTIAL TOTAL:</b> |     |
| <b>GRAND TOTAL:</b>                   |                                       | 195 |

12 GUEST STALLS + 183 RESIDENCE STALLS = **195** TOTAL STALLS  
 1 ACCESSIBLE GUEST PARKING REQUIRED (12 TOTAL STALLS X 5% = 1 STALL)  
 4 ACCESSIBLE RESIDENTIAL PARKING REQUIRED (183 TOTAL STALLS X 2% = 4 STALLS)  
 5 ACCESSIBLE PARKING STALLS REQUIRED  
**6 ACCESSIBLE PARKING PROVIDED**

**2022 CALGREEN EV REQUIREMENTS:**

| TYPE                     | REQUIREMENTS          | REQUIRED # | PROPOSED # |
|--------------------------|-----------------------|------------|------------|
| EV CAPABLE <sup>1</sup>  | 10% OF PARKING SPACES | 20         | 20         |
| EV READY <sup>2</sup>    | 25% OF PARKING SPACES | 49         | 50         |
| EV CHARGERS <sup>3</sup> | 5% PARKING SPACES     | 10         | 10         |

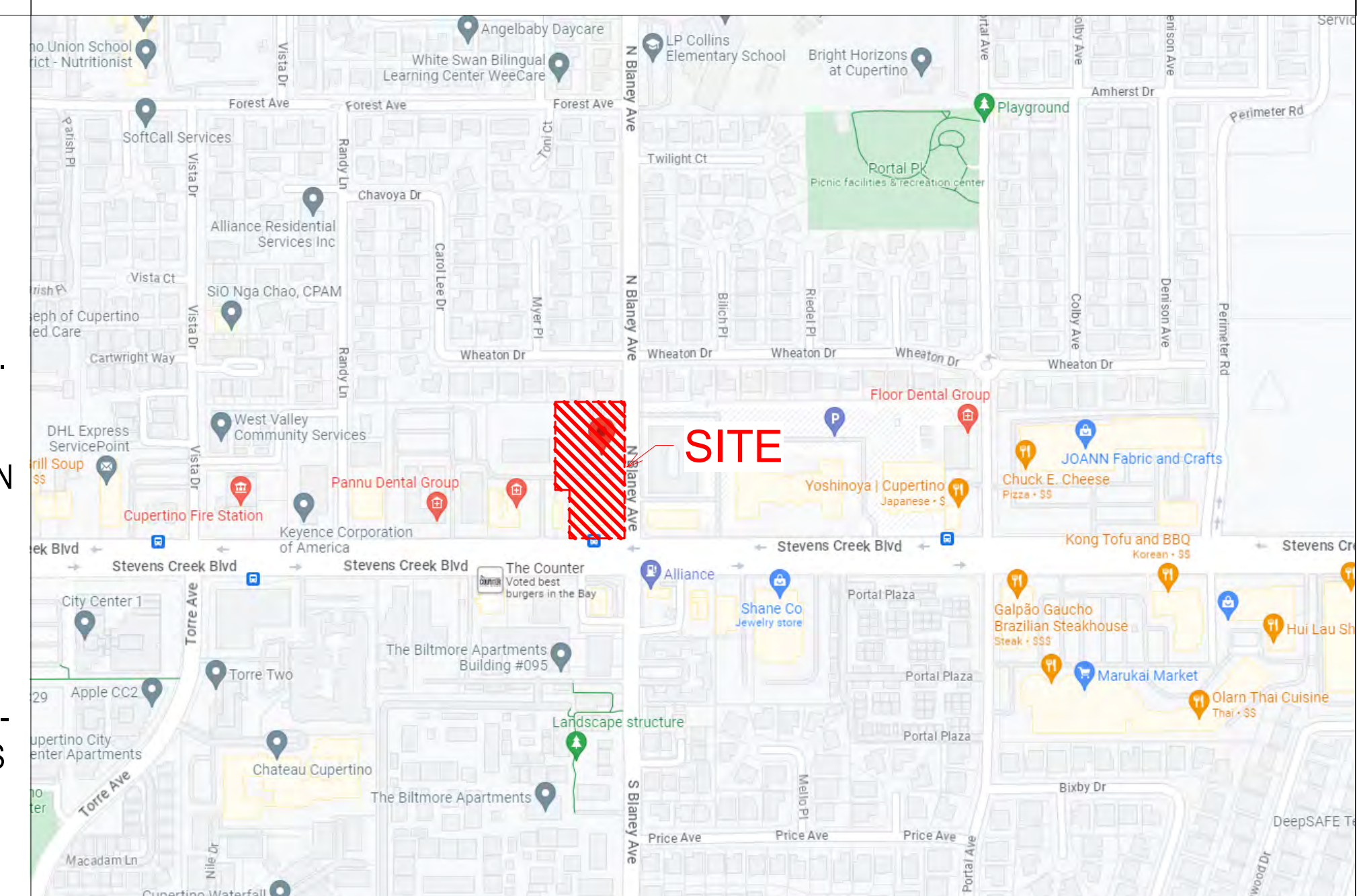
- EV CAPABLE.** PROVIDE ELECTRICAL PANEL SPACE, EMPTY CONDUIT (NO WIRE), AND A TERMINATION BOX FOR FUTURE 120V, 40A.
- EV READY.** FULLY WIRED AND READY TO USE 208/240V, 40A OR CHARGING STATION.
- EV CHARGERS.** FULLY WIRED AND READY TO USE 208/240V, 40A STAND-ALONE CHARGERS. AT LEAST 1 SHALL BE LOCATED IN THE COMMON USE PARKING AREA.

**BIKE PARKING**

1 BIKE STALL PER 2 UNITS REQUIRED

141 UNITS X .5 = **70.5 BIKE STALLS REQUIRED**  
**71 STALLS PROVIDED**

VICINITY MAP



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PROJECT TEAM

**OWNER:**  
 20015 SCB CUPERTINO MULTI, LLC  
 20015 STEVENS CREEK BOULEVARD  
 CUPERTINO, CA 95014  
 CONTACT: GARY JOHNSON  
 GARY@ACCLAIMCOMPANIES.COM  
 650.622.2107

**ELECTRICAL ENGINEER:**  
 EMERALD CITY ENGINEERS, INC  
 21708 HIGHWAY 99,  
 LYNNWOOD, WA 98036  
 CONTACT: DAVID RUFIN  
 DRUFIN@EMERALDCITYENG.COM  
 425.741.1200 EXT. 130

**ARCHITECT:**  
 STUDIO T-SQ., INC.  
 1970 BROADWAY SUITE 408  
 OAKLAND, CA 94612  
 CONTACT: CHRIS LEE  
 CLEE@STUDIOT-SQ.COM  
 510.451.2850

**TRASH CONSULTANT:**  
 AMERICAN TRASH MANAGEMENT, INC  
 1900 POWELL STREET, SUITE 220  
 EMERYVILLE, CA 94608  
 CONTACT: DAISY URBINA  
 DAISYURBINA@TRASHMANAGE.COM  
 510.607.7602

**CIVIL:**  
 HMH  
 1570 OAKLAND ROAD  
 SAN JOSE, CA 95131  
 CONTACT: DEENA MORSILLI  
 DMORSILLI@HMHCA.COM  
 669.221.7817

**JOINT TRENCH:**  
 RADIUS DESIGN  
 1460 MARIA LANE #420,  
 WALNUT CREEK, CA 94596  
 CONTACT: MICHAEL COLE  
 MCOLE@RADIUSJT.COM  
 669.221.7817

**LANDSCAPE:**  
 PLAT STUDIO  
 2550 9TH STREET, SUITE 113A  
 BERKELEY, CA 94710  
 INFO@PLATSTUDIO.NET  
 510.883.9988



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**PROJECT INFORMATION**

Job No. 23004  
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**G100**



1



2



3



4



5



5



6



7



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EXISTING SITE PHOTOS

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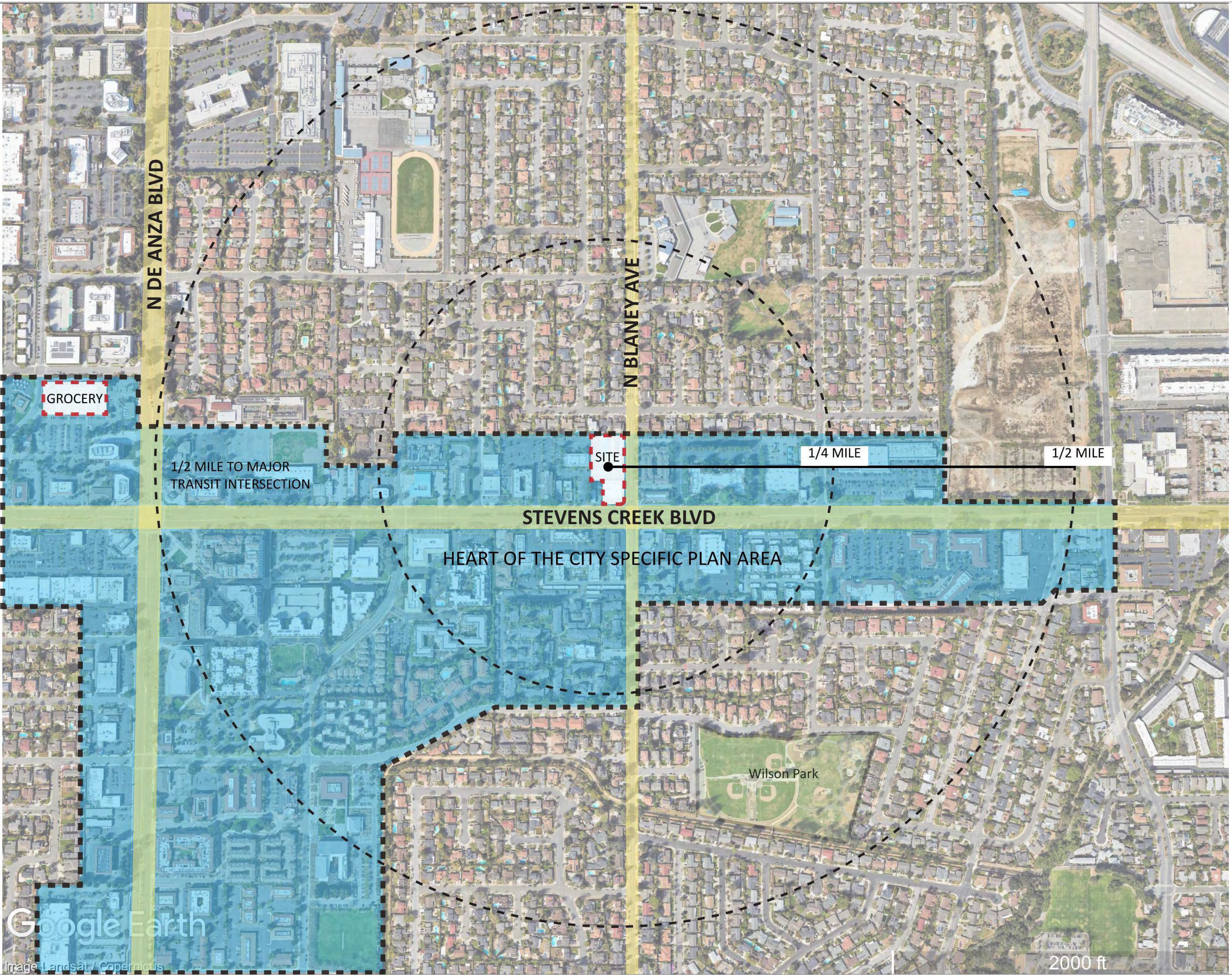
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SITE CONTEXT

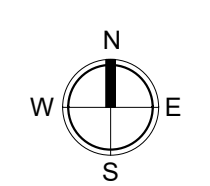
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Google Earth  
Image Landsat / Copernicus



2000 ft



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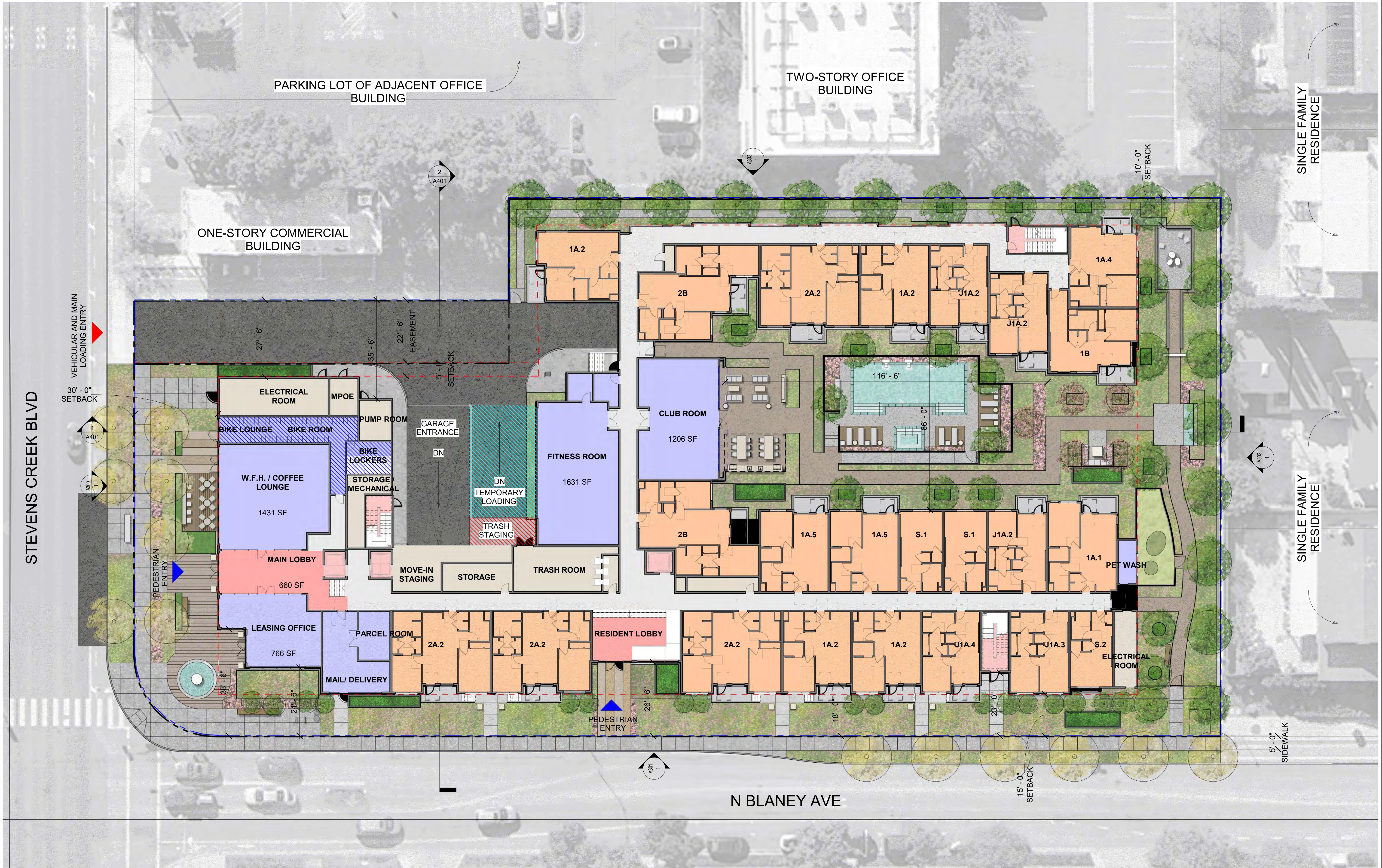
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Sheet Title:  
ILLUSTRATIVE SITE PLAN

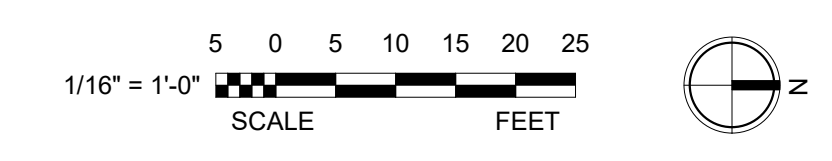
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- PROPERTY LINE
- BUILDING SETBACK LINE
- AMENITY/ ACTIVE USES STOREFRONT (GROUND FLOOR)
- LOBBY STREET FRONTAGE (GROUND FLOOR)
- ▨ BIKE PARKING - LONG TERM, CLASS I
- ▨ TRASH PICKUP/ STAGING AREA
- ▨ VEHICULAR AND MAIN LOADING ENTRY
- ▲ PEDESTRIAN ENTRY
- ▨ LOADING ZONE



ACTIVE STOREFRONT OF PEDESTRIAN AND CYCLIST FRIENDLY AMENITIES



COURTYARD OPEN SPACE PROVIDES ATTRACTIVE AND SOOTHING VISUAL RELIEF



LARGE SETBACK WITH LUSH LANDSCAPE AT THE RESIDENTIAL INTERFACE



ROOF TERRACE TO RELIEVE UPPER LEVEL MASSING AT THE CORNER



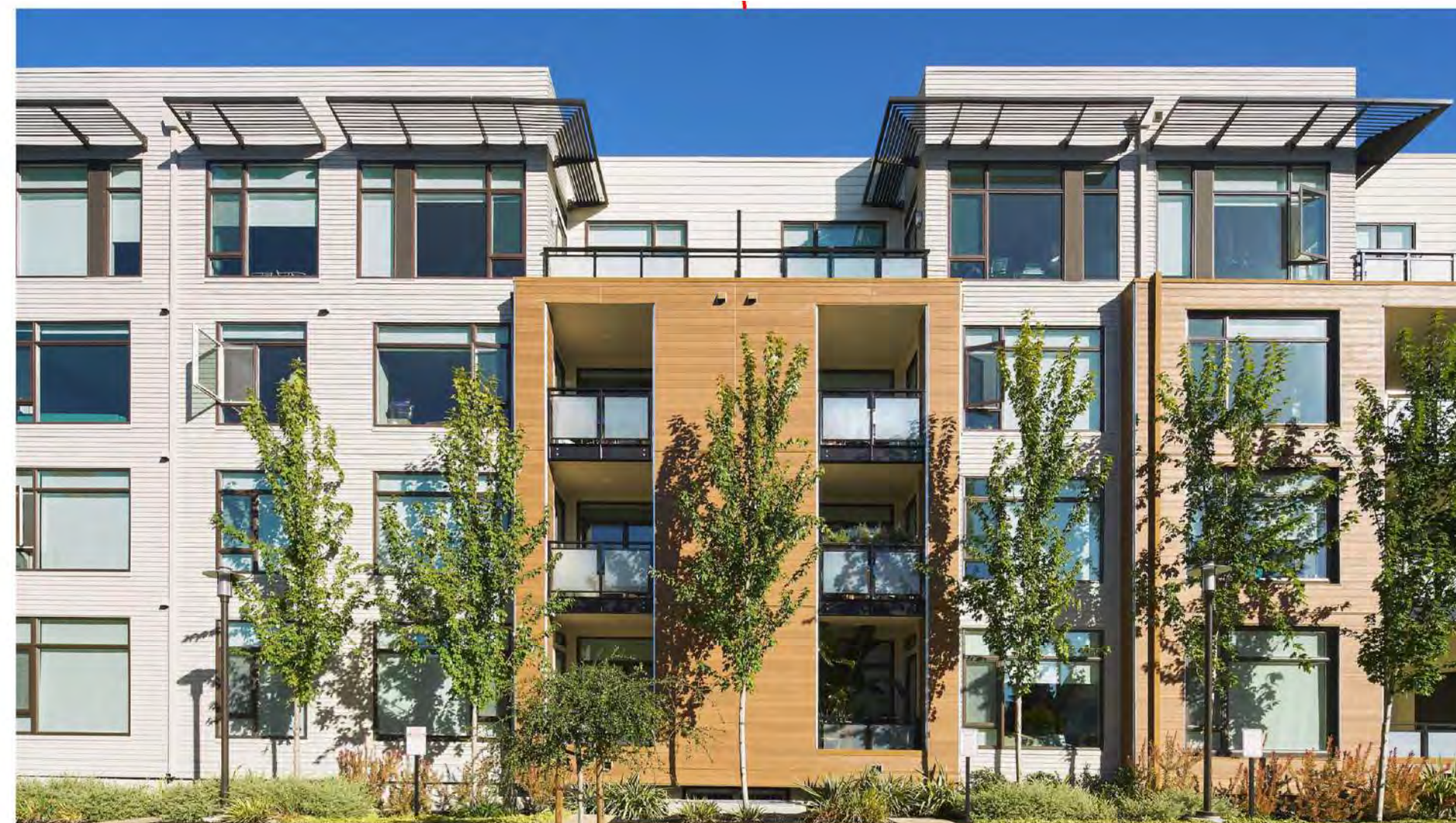
STEP-DOWN MASSING TRANSITION TO RESIDENTIAL NEIGHBORHOOD



CORNER PLAZA WITH WELCOMING LANDSCAPE FEATURES



MAINTAINING RESIDENTIAL SCALE BY BROKEN-UP MASSING AND UPPER LEVEL STEP-BACK



BAY WINDOWS AND STOOP ENTRY TO ENHANCE BLANEY'S SENSE OF COMMUNITY

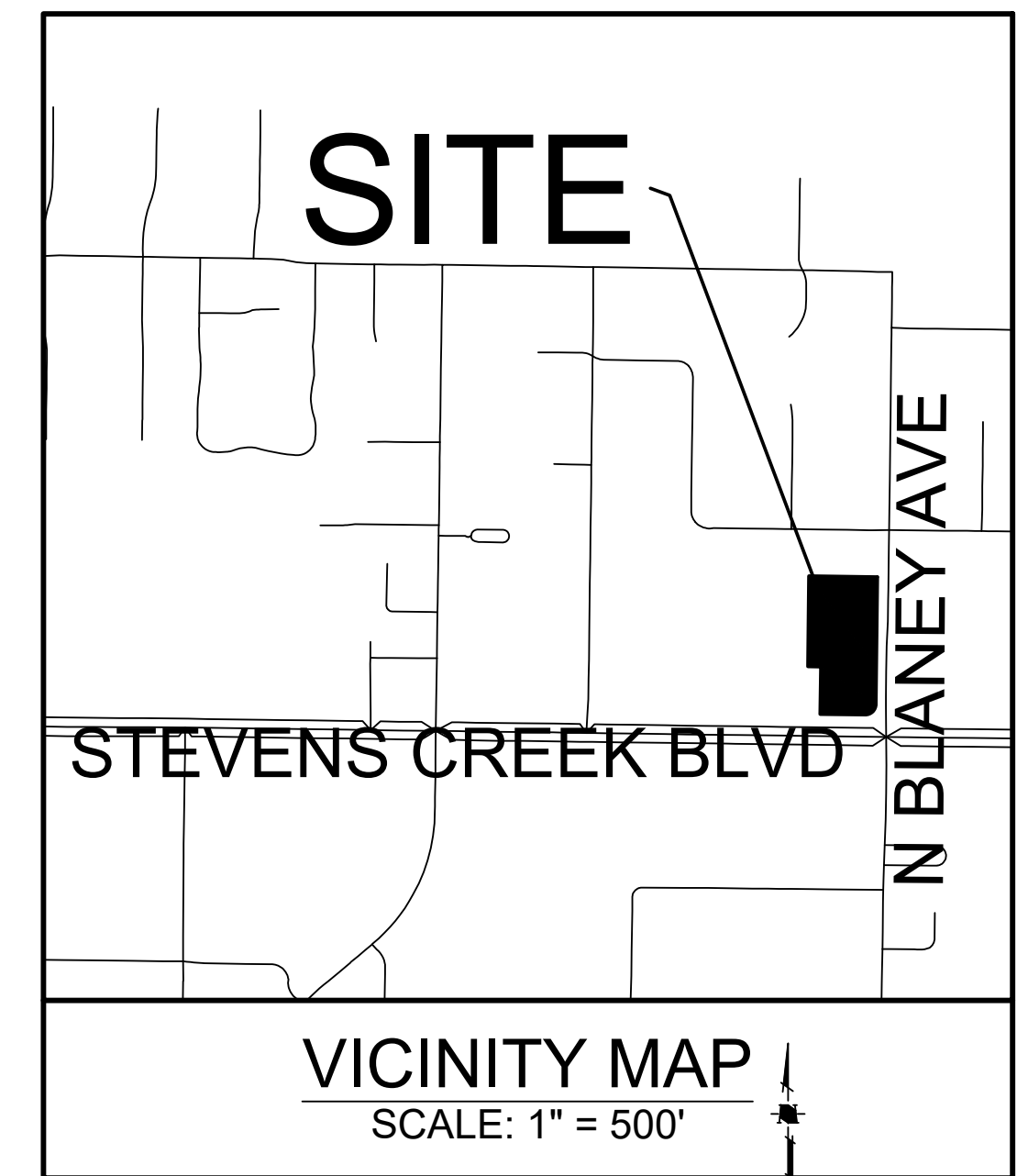




Land Use Entitlements  
 Land Planning  
 Landscape Architecture  
 Civil Engineering  
 Utility Design  
 Land Surveying  
 Stormwater Compliance

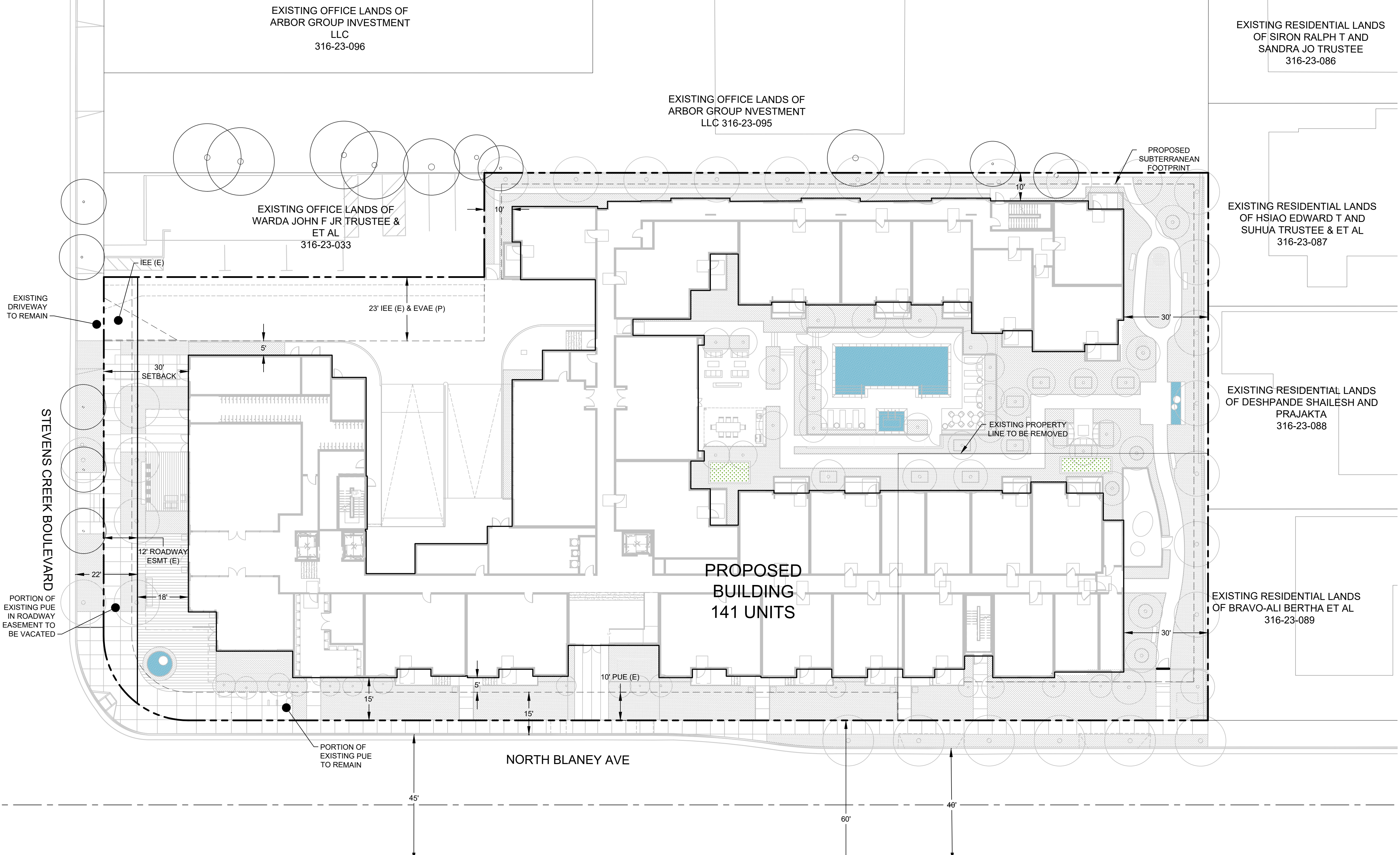
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**LEGEND**

|                        |     |
|------------------------|-----|
| PROJECT BOUNDARY       | --- |
| EXISTING PROPERTY LINE | --- |
| EASEMENT               | --- |
| EXISTING BUILDING      | --- |
| PROPOSED BUILDING      | --- |
| ROADWAY EASEMENT       | --- |
| SUBTERRANEAN FOOTPRINT | --- |
| EXISTING               | (E) |
| PROPOSED               | (P) |
| EXISTING TREE          | ○   |
| PROPOSED TREE          | ○   |



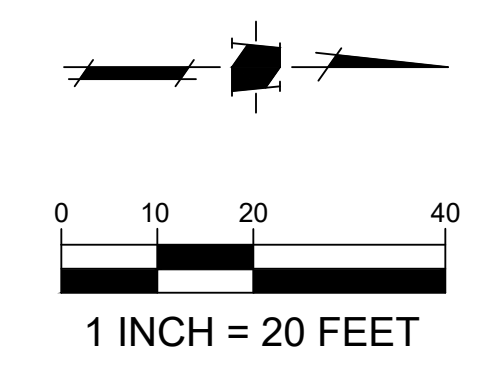
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**SITE PLAN**

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**G600**





**WOODEN SCREEN**



**CORTEN STEEL**



**MATERIAL LEGEND**

1. GLASS RAILING
2. METAL RAILING
3. PERFORATED METAL RAILING
4. VINLY WINDOW
5. METAL SUNSHADE
6. SLATE CONCRETE ROOF
7. STOREFRONT
8. FIBER CEMENT VERTICAL PANEL COLOR 1
9. FIBER CEMENT VERTICAL PANEL COLOR 1
10. WOOD-LIKE HORIZONTAL PANEL
11. PLASTER COLOR 1
12. PLASTER COLOR 2
13. CULTURE STONE VENEER
14. METAL PANEL
15. WOODEN SCREEN



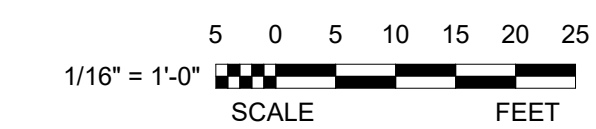
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SOUTH ELEVATION

1/16" = 1'-0"

1

Sheet Title:  
**SOUTH ELEVATION  
AND PERSPECTIVE**

Job No. 23004  
Date: 9/26/2023  
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Drawn By: Author

Sheet No:

**A300**





### MATERIAL LEGEND

1. GLASS RAILING
2. METAL RAILING
3. PERFORATED METAL RAILING
4. VINLY WINDOW
5. METAL SUNSHADE
6. SLATE CONCRETE ROOF
7. STOREFRONT
8. FIBER CEMENT VERTICAL PANEL COLOR 1
9. FIBER CEMENT VERTICAL PANEL COLOR 1
10. WOOD-LIKE HORIZONTAL PANEL
11. PLASTER COLOR 1
12. PLASTER COLOR 2
13. CULTURE STONE VENEER
14. METAL PANEL
15. WOODEN SCREEN

### BAY WINDOWS



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Sheet Title:  
**EAST ELEVATION  
AND PERSPECTIVE**

Job No. 23004  
Date: 9/26/2023  
Scale: 1/16" = 1'-0"  
Drawn By: Author

Sheet No:

**A301**

EAST ELEVATION

1/16" = 1'-0"

1



### MATERIAL LEGEND

1. GLASS RAILING
2. METAL RAILING
3. PERFORATED METAL RAILING
4. VINLY WINDOW
5. METAL SUNSHADE
6. SLATE CONCRETE ROOF
7. STOREFRONT
8. FIBER CEMENT VERTICAL PANEL COLOR 1
9. FIBER CEMENT VERTICAL PANEL COLOR 2
10. WOOD-LIKE HORIZONTAL PANEL
11. PLASTER COLOR 1
12. PLASTER COLOR 2
13. CULTURE STONE VENEER
14. METAL PANEL
15. WOODEN SCREEN

### VERTICAL SIDING



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: Architecture  
: Planning  
: Urban Design

: 1970 Broadway, Suite 615  
: Oakland, California 94612  
: (510) 451-2850

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Sheet Title:  
**NORTH ELEVATION  
AND PERSPECTIVE**

Job No. 23004  
Date: 9/26/2023  
Scale: 1/16" = 1'-0"  
Drawn By: Author

Sheet No:

**A302**

NORTH ELEVATION

1/16" = 1'-0"

1



### MATERIAL LEGEND

1. GLASS RAILING
2. METAL RAILING
3. PERFORATED METAL RAILING
4. VINLY WINDOW
5. METAL SUNSHADE
6. SLATE CONCRETE ROOF
7. STOREFRONT
8. FIBER CEMENT VERTICAL PANEL COLOR 1
9. FIBER CEMENT VERTICAL PANEL COLOR 2
10. WOOD-LIKE HORIZONTAL PANEL
11. PLASTER COLOR 1
12. PLASTER COLOR 2
13. CULTURE STONE VENEER
14. METAL PANEL
15. WOODEN SCREEN



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Sheet Title:  
**WEST ELEVATION  
AND PERSPECTIVE**

Job No. 23004  
Date: 9/26/2023  
Scale: 1/16" = 1'-0"  
Drawn By: Author

Sheet No:

**A303**