

CUPERTINO TOWNHOUSE

19820 HOMESTEAD RD, CUPERTINO, CALIFORNIA

CUPERTINO TOWNHOUSE

PROPERTY ADDRESS : 19820 HOMESTEAD RD.
CUPERTINO CA, 95014

ZONING : R3-TH ; A1-43
DESIGNATED LAND USE: R3, MULTI FAMILY RESIDENTIAL
SPECIAL ZONE: HOMESTEAD ROAD SPECIAL AREA
LOT AREA: 19,281 SF (0.443 AC)
DENSITY: 20 UNITS/ AC
MAX ALLOWED UNIT: 8.8 UNITS
PROPOSED: (12) NEW TOWNHOUSE UNITS / DBL
OCCUPANCY: R2
TYPE OF CONSTRUCTION: V-B
SPRINKLER SYSTEM: YES (NFPA 13D)
PROJECT FUNDING: PRIVATE
MAXIMUM HEIGHT: 30'
(3) STORIES ; PROVIDED: 32'-0" (WAIVER)
PROVIDED: (3) OK

SETBACKS: FRONT: 35'-0" (FROM ST. CURB)
PROVIDED: 23'-0" 1st FLR (FROM ST. CURB) (WAIVER)
26'-6" 2nd / 3rd FLR (FROM ST. CURB)

BACK: 15' PROVIDED: 15' OK

SIDE (EAST) : 1ST & 2ND: 6' PROVIDED: 10' OK
3RD FLR: 16' PROVIDED: 16' OK

SIDE (WEST) : 6' PROVIDED: 10' OK

LOT COVERAGE: 9,705 SF (STRUCTURE) / 19,281 SF = 50.0% > 55% OK

PROPOSED SF: 21,605 SF

FAR: .85 MAX
PROVIDED: 1.12 21,605 SF / 19,281 SF (WAIVER)

DENSITY BONUS: 12.5%: (1) BMR / VERY-LOW INCOME UNIT

UNIT INFORMATION		1ST	2ND	3RD	ADU	TOTAL	GARAGE	TOTAL W/ GAR
UNIT A1	3BR/2.5B + ADU	ADU+80	914	800	475	2,269 SF	493 SF	2,762 SF
UNIT A2	3BR+DEN 3.5B	333	730	663		1,726 SF	443 SF	2,169 SF
UNIT A3	3BR+DEN 3.5B	333	730	663		1,726 SF	443 SF	2,169 SF
UNIT A4	3BR+DEN 3.5B	333	730	663		1,726 SF	443 SF	2,169 SF
UNIT A5	3BR+DEN 3.5B	333	730	663		1,726 SF	443 SF	2,169 SF
UNIT A6	3BR+DEN 3.5B	333	730	663		1,726 SF	443 SF	2,169 SF
UNIT B1	3BR/2.5B + ADU	ADU+78	870	868	470	2,286 SF	445 SF	2,731 SF
UNIT B2	3BR+DEN 3.5B	298	652	734		1,684 SF	422 SF	2,106 SF
UNIT B3	3BR+DEN 3.5B	298	652	734		1,684 SF	422 SF	2,106 SF
UNIT B4	3BR+DEN 3.5B	298	652	734		1,684 SF	422 SF	2,106 SF
UNIT B5	3BR+DEN 3.5B	298	652	734		1,684 SF	422 SF	2,106 SF
UNIT B6	3BR+DEN 3.5B	298	652	734		1,684 SF	422 SF	2,106 SF
TOTAL SF:						21,605 SF		26,868 SF

PRIVATE SPACE		PARKING	
REQ: 60SF		REQ'D (R3) CMC TABLE 19,124.040 (A): 1/2 DU; 9'-6" X 20'-0"	
UNIT A1		116 SF	
UNIT A2		60 SF	
UNIT A3		60 SF	
UNIT A4		60 SF	
UNIT A5		60 SF	
UNIT A6		60 SF	
UNIT B1		100 SF	
UNIT B2		63 SF	
UNIT B3		63 SF	
UNIT B4		63 SF	
UNIT B5		63 SF	
UNIT B6		63 SF	
TOTAL PROVIDED:		(14) SPACES OK	
BIKE PROVIDED:		40% OF UNITS = 12X40% = (5) OK	

BACK GARDEN 960 SF OK

- LEGEND
- PROPERTY LINE
 - SETBACK
 - EASEMENT
 - RESIDENTIAL UNIT
 - PARKING
 - CIRCULATION
 - ENTRY
 - LANDSCAPE GREEN AREA
 - LANDSCAPE HARDSCAPE AREA

SITE PLAN

SCALE: 1/8" = 1'



DATE 03-25-25

Tectonic Architects & Associates
10118 Bantley Dr. #E
Cupertino, CA 95014
408-216-0804

A1.0



1 SITE PLAN

1/8" = 1'-0"

