

# WESTPORT CUPERTINO

ALTERNATIVE 2 - MIXED-USE GATEWAY

CUPERTINO, CA

GENERAL PLAN AMENDMENT AUTHORIZATION APPLICATION



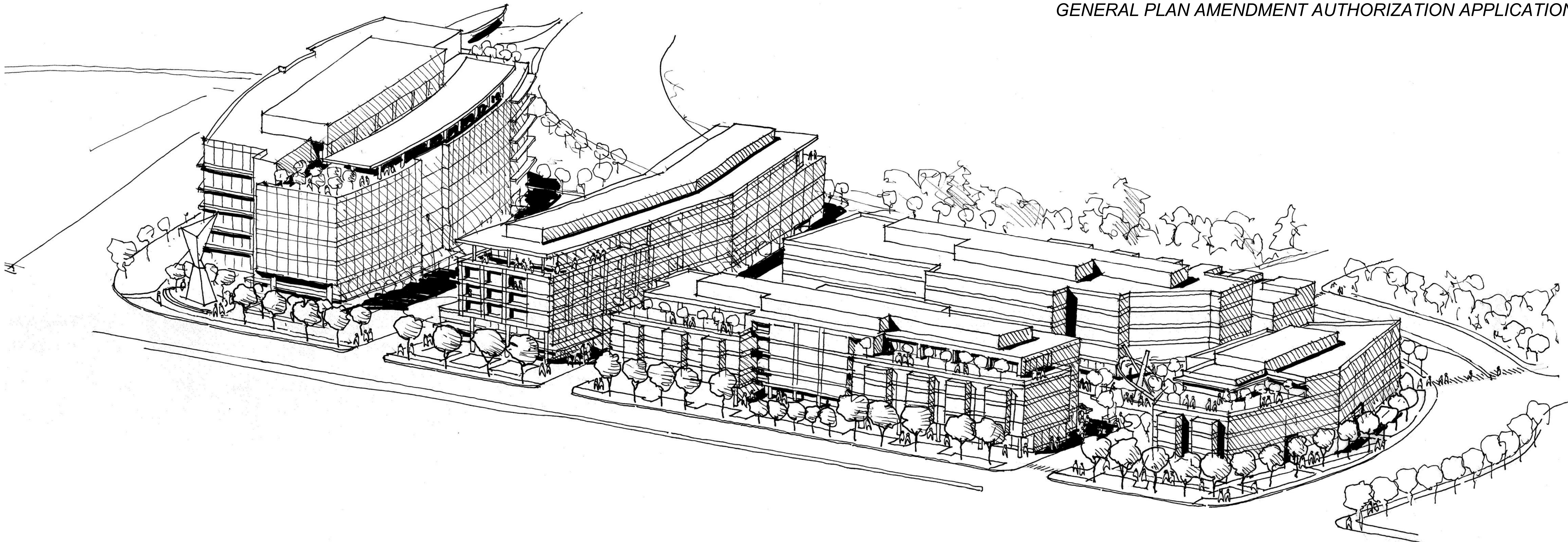
**ARCHITECTURE INC**  
1645 NW HOYT ST  
PORTLAND OREGON 97209  
503 444 2200

## WESTPORT CUPERTINO

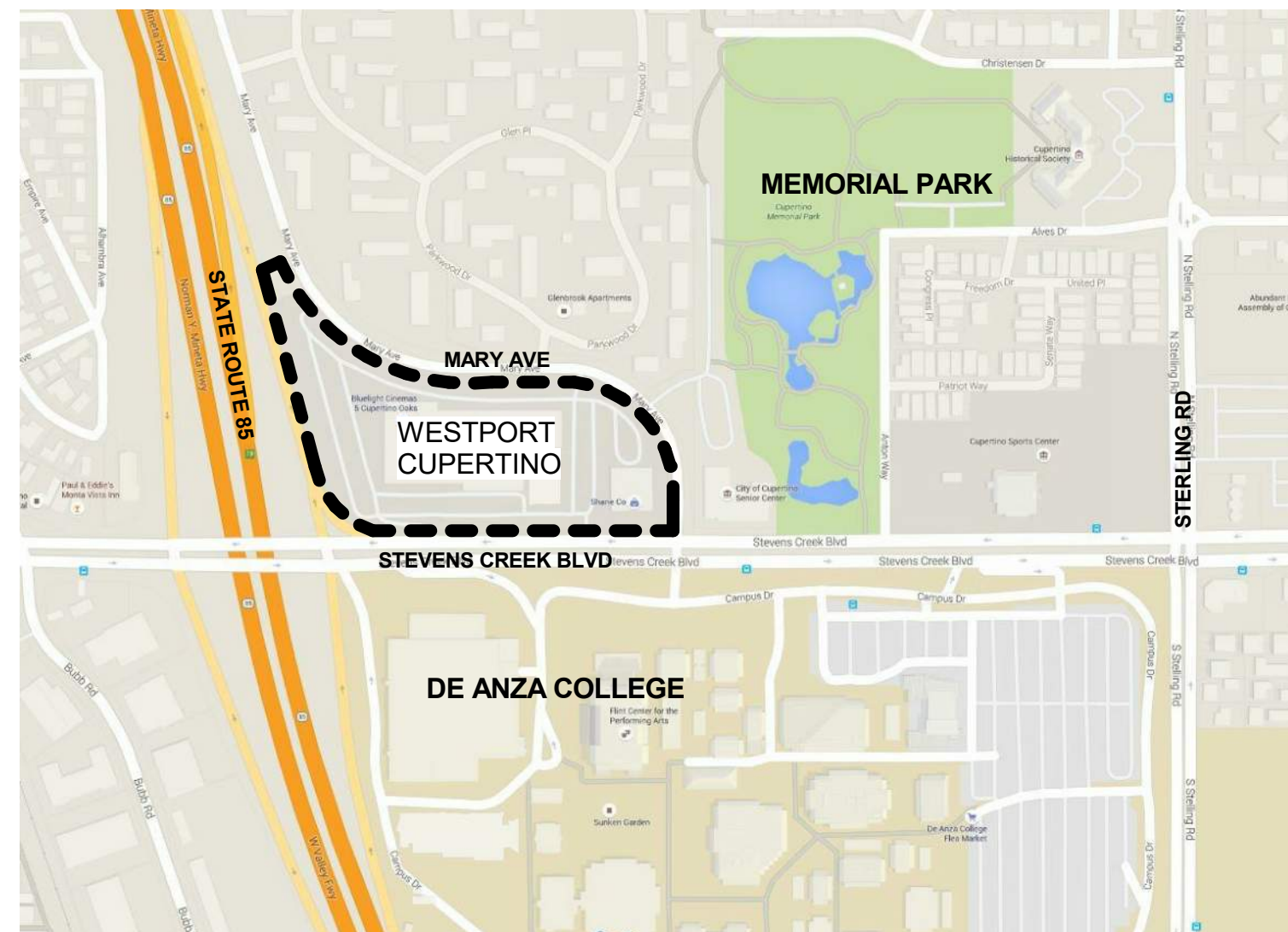
KT Urban

**21267 STEVENS CREEK BLVD, CUPERTINO, CA**

PROJECT NO.: 14148  
DRAWN: Author  
DATE: 15 MAY 2017  
GENERAL PLAN AMENDMENT APP  
REVISIONS  
MARK: DATE: DESCRIPTION:



### VICINITY MAP



### PROJECT TEAM

#### OWNER

**KT URBAN**  
21710 STEVENS CREEK BLVD #200  
CUPERTINO, CA 95104  
P: 408.257.2100  
CONTACT: MARK TERSINI

#### ARCHITECT

**C2K ARCHITECTURE INC.**  
1645 NW HOYT ST  
PORTLAND, OR 97209  
P: 503.244.2100  
CONTACT: KEVIN SAUSER  
ksauser@c2karch.com  
CONTACT/APPLICANT: SAMUEL SANDERSON  
sams@c2karch.com

#### CIVIL

**SANDIS**  
636 9TH STREET  
OAKLAND, CA 94607  
P: 510.590.3402  
CONTACT: AMY TAYLOR  
ataylor@sandis.net

#### LANDSCAPE

**PLACE**  
735 NW 18TH AVE.  
PORTLAND, OR 97209  
P: 503.334.1630  
CONTACT: MIGUEL CAMACHO SERNA  
miquel.camacho.serna@place.la

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GENERAL PLAN AMENDMENT APP

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SHEET TITLE:  
**COVER SHEET ALTERNATIVE 2**

SHEET NO.:  
**G.200**

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ARCHITECTURE INC  
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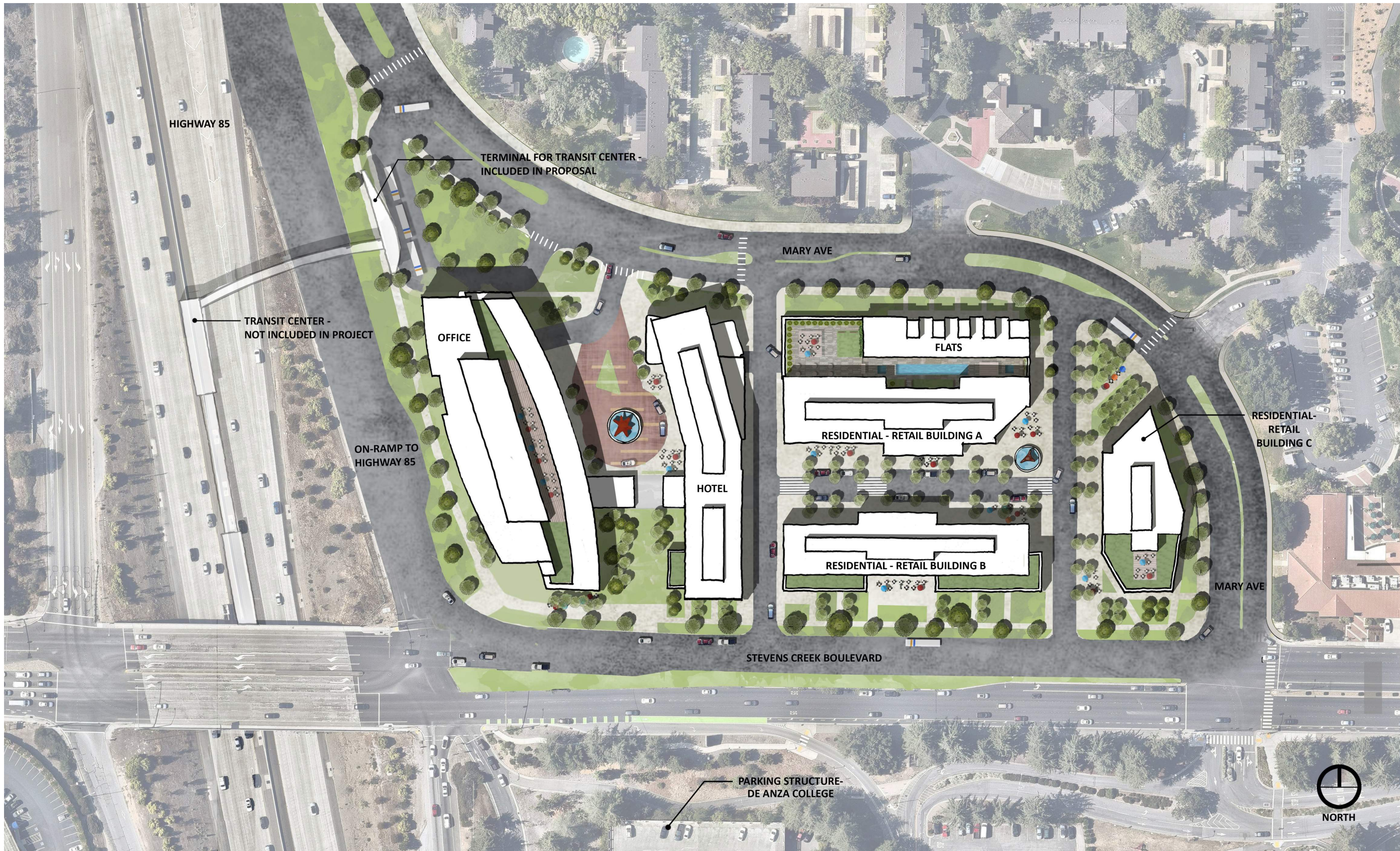
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SHEET TITLE:  
ILLUSTRATIVE SITE PLAN -  
ALTERNATIVE 2

SHEET NO.:  
**G.201**

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GENERAL PLAN AMENDMENT APP



NORTH

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**BUILDING CODE DATA (CONT.):**

**4. OCCUPANT LOAD:**

- Office Building:	2,800 Occupants	(280,000 SF / 100 GSF per Occ)
- Hotel Building:	585 Occupants	(116,850 SF / 200 GSF per Occ)
- Res-Retail Building A - Res:	640 Occupants	(127,820 SF / 200 GSF per Occ)
- Res-Retail Building A - Retail:	232 Occupants	(13,875 SF / 60 GSF per Occ)
- Res-Retail Building B - Res:	450 Occupants	(89,815 SF / 200 GSF per Occ)
- Res-Retail Building B - Retail:	262 Occupants	(15,710 / 60 GSF per Occ)
- Res-Retail Building C - Res:	290 Occupants	(58,060 SF / 200 GSF per Occ)
- Res-Retail Building C - Retail:	208 Occupants	(12,425 SF / 60 GSF per Occ)
- Theater:	102 Occupants	(27,500 SF / Occ per seating)
- Below-Grade Parking Garage:	3,660 Occupants	(732,135 SF / 200 GSF per Occ)

**RESIDENTIAL UNIT MATRIX:**

Residential-Retail Building A (Northern Building)				
Unit Mix	Studio	1 BR	2BR	Total
Level 6	-	-	-	-
Level 5	5	13	5	23
Level 4	5	13	5	23
Level 3	11	17	5	33
Level 2	12	16	3	31
Level 1	1	4	-	5
<b>Total Units</b>	<b>34</b>	<b>63</b>	<b>18</b>	<b>115</b>
<b>Ratio %</b>	<b>29.6%</b>	<b>54.8%</b>	<b>15.7%</b>	<b>100%</b>

Residential-Retail Building B (Southern Building)				
Unit Mix	Studio	1 BR	2BR	Total
Level 5	4	8	1	13
Level 4	6	13	5	24
Level 3	6	13	5	24
Level 2	6	13	5	24
<b>Total Units</b>	<b>22</b>	<b>47</b>	<b>16</b>	<b>85</b>
<b>Ratio %</b>	<b>25.9%</b>	<b>55.3%</b>	<b>18.8%</b>	<b>100%</b>

Residential-Retail Building C (Eastern Building)				
Unit Mix	Studio	1 BR	2BR	Total
Level 5	-	-	7	7
Level 4	20	1	-	21
Level 3	20	1	-	21
Level 2	20	1	-	21
<b>Total Units</b>	<b>60</b>	<b>3</b>	<b>7</b>	<b>70</b>
<b>Ratio %</b>	<b>85.7%</b>	<b>4.3%</b>	<b>10.0%</b>	<b>100%</b>

Total Residential Housing				
Unit Mix	Studio	1 BR	2BR	Total
Level 6	-	-	-	-
Level 5	9	21	13	43
Level 4	31	27	10	68
Level 3	37	31	10	78
Level 2	38	30	8	76
Level 1	1	4	-	5
<b>Total Units</b>	<b>116</b>	<b>113</b>	<b>41</b>	<b>270</b>
<b>Ratio %</b>	<b>43.0%</b>	<b>41.9%</b>	<b>15.2%</b>	<b>100%</b>

**BUILDING CODE DATA:**

**1. LOCAL CODES :**

- 2016 California Building Standards Codes & Cupertino Municipal Code Chapter 16.04
- 2016 California Building Code, w/ local amendments
- 2016 California Electrical Code, w/ local amendments
- 2016 California Mechanical Code, w/ local amendments
- 2016 California Plumbing Code, w/ local amendments
- 2016 California Energy Code, w/ local amendments
- 2016 California Fire Code, w/ local amendments
- 2016 California Green Building Standards (CALGreen) Code, w/ local amendments

- Accessibility
- Fair Housing Safe Harbor: 2003 ICC/ANSI A117.1
  - 2010 ADA Standards for Accessible Design

**2. BUILDING USE AND OCCUPANCY :**

Occupancy Groups (Separated & Non-Separated)

- Office Building:
  - Office: Group B
  - Conference: Group A-3, Non-separated
  - Cafeteria: Group A-2, Non-separated
- Hotel Building:
  - Hotel Units ("keys"): Group R-1, Separated
  - Fitness Center: Group A-3, Non-separated
  - Cafe/Restaurant: Group A-2, Non-separated
  - Conference Room: Group A-3, Separated
  - Theater: Group A-1, Separated
- Residential-Retail Buildings:
  - Residential Units: Group R-2, Separated
  - Lobby/Office: Group A-3, Non-separated
  - Fit Center: Group A-3, Non-separated
  - Retail: Groups A-2 and M, Separated
- Transit Center: Group A-3, Separated

**3. BUILDING HEIGHTS AND AREAS :**

Story, Height, and Area Limitations:

- Office Building - Construction Type IA:
  - Allowable Stories: Unlimited Stories allowed per Table 504.4
  - Actual Stories: 7 Stories, not a "high rise" building
  - Maximum Building Height: Unlimited per Table 504.3
  - Actual Building Height: 88'-0" to top of roof (N.I. stair and elevator overruns or fall protection)
  - Allowable Building Area: Unlimited per Table 506.2
  - Actual Building Area: 280,000 GSF
- Hotel Building - Construction Type IIIA:
  - Allowable Stories: 6 Stories allowed per Section 510.5
  - Actual Stories: 6 Stories, not a "high rise" building
  - Maximum Building Height: 75'-0" per Section 510.5
  - Actual Building Height: 70'-0" to top of roof parapet (N.I. stair and elevator overruns or fall protection)
  - Allowable Building Area: Upper levels subdivided per Section 510.5
  - Actual Building Area: 22,000 SF/Story, w/ 2-Hr rated fire walls to subdivide upper levels into areas no greater than 3,000 SF.
- Residential-Retail Building A - Construction Type VA over IA:
  - Allowable Stories: 4 Stories over 1 Story allowed per Table 504.4 and Section 510.2
  - Actual Stories: 4 Stories Residential Building, over 1 Story Retail
  - Maximum Building Height: 60'-0" per Table 504.3
  - Actual Building Height: 60'-0" to top of highest roof parapet (N.I. stair and elevator overruns or fall protection)
  - Allowable Building Area: 24,000+ SF/Story for Type VA Housing per Table 506.2 and Section 506.2
  - Actual Building Area: 33,740 SF, w/ 2-Hr rated fire walls to subdivide residential floor levels; 13,875 GSF Retail
- Residential-Retail Building B - Construction Type VA over IA:
  - Allowable Stories: 4 Stories over 1 Story allowed per Table 504.4 and Section 510.2
  - Actual Stories: 4 Stories Residential Building, over 1 Story Retail
  - Maximum Building Height: 60'-0" per Table 504.3
  - Actual Building Height: 60'-0" to top of highest roof parapet (N.I. stair and elevator overruns or fall protection)
  - Allowable Building Area: 24,000+ SF/Story for Type VA Housing per Table 506.2 and Section 506.2
  - Actual Building Area: 23,400 SF, w/ 2-Hr rated fire walls to subdivide residential floor levels; 15,700 GSF Retail
- Residential-Retail Building C - Construction Type VA over IA:
  - Allowable Stories: 4 Stories over 1 Story allowed per Table 504.4 and Section 510.2
  - Actual Stories: 4 Stories Residential Building, over 1 Story Retail
  - Maximum Building Height: 60'-0" per Table 504.3
  - Actual Building Height: 60'-0" to top of highest roof parapet (N.I. stair and elevator overruns or fall protection)
  - Allowable Building Area: 24,000+ SF/Story for Type VA Housing per Table 506.2 and Section 506.2
  - Actual Building Area: 14,440 SF, w/ 2-Hr rated fire walls to subdivide residential floor levels; 12,425 GSF Retail
- Below-Grade Parking Garage - Construction Type IA:
  - Allowable Stories: Unlimited Stories allowed per Table 504.4
  - Actual Stories: 3 Stories below grade
  - Allowable Building Area: Unlimited per Table 506.2
  - Actual Building Area: 720,000 GSF
- Transit Center - Construction Type VB, Occupancy A-1, Sprinklered NFPA 13 (S1)

**ZONING CODE DATA:**

**1. GENERAL PLAN/ ZONING:**

- General Plan Guidelines: Community Vision 2040, and the Heart of the City Specific Plan Title 19
- Zoning Reference: Commercial / Residential
- (E) Land Use Designation: P(CG/RES)
- (E) Zoning Designation: P(CG/RES)
- Site Area, Gross: 8.1 acres; 352,836 GSF
- Site Area, Net: 7.9 acres; 343,958 NSF (Gross Site Area - 8,878 SF for Public Roadway/Public Utilities easement)
- Lot Coverage: 42% (145,065 SF / 343,958 NSF)
- F.A.R.: 2.157 (742,000 GSF / 343,958 NSF)
- Allowable Density (DUA): 30 DUA, up to a maximum of 200 units
- Proposed Density (DUA): 34 DUA, for a total of 270 Units (includes a 35% BMR state density bonus). Therefore, the proposed density is not a General Plan amendment.

**2. HEIGHT:**

- Zoning Max Allowable Height: 45'-0" Max
- Actual Project Max Height: 88'-0" to top of roof of Office Building
- See Amendments request below. See Building Code Data for heights of each proposed building.

**3. MINIMUM YARDS BUILDING SETBACKS :**

- Stevens Creek Blvd (South side): 35'-0" from edge of curb
- Mary Ave (East side): 9'-0" from property line
- Mary Ave (North Side): 9'-0" from property line
- Highway 85 (West Side): 44'-0" from property line (eq. to 1/2 ht. of bldg)
- See General Plan Amendments request below. See Architectural Site Plan sheet G.203 for Building Setbacks dimensions.

**4. OPEN SPACE:**

- See Open Space Area Calcs Site Plan sheet G.205. No "Recreation Area" has been designated within this project.

**5. AUTO PARKING:**

- Required Parking for Each Building Use, per Parking Table 19.124.040(A) for Office, Hotel, and Retail, and Residential:
  - Office (280,000 SF): 982 Spaces (Uni-size)
  - Hotel (170 units): 190 Spaces (Uni-size)
  - Hotel Conf Rm/Amenities: 39 Spaces (Uni-size)
  - Retail (42,000 SF): 168 Spaces (Uni-size)
  - Theater: 102 Spaces (Uni-size)
  - Residential (270 units): 540 Spaces (9'-6"x20')
  - Total Required Spaces: 2,021 Spaces
- Required Parking for Residential, per Density Bonus Ordinance Table 19.56.040B:
  - (1) Space per Studio & 1-Bedroom Units, for 229 Units
  - (2) Spaces per 2-Bedroom Units, for 41 Units
  - Residential (270 units): 311 Spaces (9'-6"x20')
  - Revised Total Required Spaces: 1,792 Spaces
- Provided Parking for Each Building Use:
  - Office: 485 Spaces (Uni-size)
  - Hotel: 215 Spaces (Uni-size)
  - Retail: 168 Spaces (Uni-size)
  - Theater: 102 Spaces (Uni-size)
  - Transit Center: 50 Spaces (Uni-size)
  - Residential: 460 Spaces (9'-6"x20')
  - Add'l Grade-Level Spaces: 23 Spaces (Uni-size)
  - Total Provided Spaces: 1,503 Spaces
- Provided Parking meets the reduced parking demand of 1,140 spaces for the buildings per SANDIS' Parking Assessment Letter; see Parking Garage sheet A.203 for Parking Matrix and parking layout.

**6. BICYCLE PARKING:**

- Required Bicycle Parking for Each Building Use, per Parking Table 19.124.040(A):
  - Office (1/ 1,250 SF): 224 Spaces (Class I)
  - Hotel (1/ 20,000 SF): 6 Spaces (Class II)
  - Residential (1/ 2 units): 135 Spaces (Class I)
  - Residential (1/ 10 units): 27 Spaces (Class II)
  - Retail (1/ 5,000 SF): 14 Spaces (Class II)
  - Transit: 10 Spaces (Class II)
  - Total Required Spaces: 416 Spaces
- Provided Parking for Each Building Use:
  - Office: 224 Spaces (Class I)
  - Hotel: 6 Spaces (Class II)
  - Residential: 135 Spaces (Class I)
  - Residential: 27 Spaces (Class II)
  - Retail: 14 Spaces (Class II)
  - Transit: 10 Spaces (Class I)
  - Total Provided Spaces: 416 Spaces
- See architectural sheet A.203 for bicycle parking locations.

**7. REQUESTED GENERAL PLAN AMENDMENTS (REFER TO APPLICATION):**

- Land Use Designation of Office / Office Allocation SF: Request to add the revise the land use designation on the project site from Commercial/Residential to Commercial/Office/Residential, and add an Office allocation of 280,000 SF to the project site.
- Increase in Hotel Allocation: Request to increase the hotel allocation of 170 rooms/"keys" to the project site.
- Increase in Building Height: Request to revise from 45'-0" to 88'-0" for tallest buildings on site.
- Variation of the Slope Setback: Request to revise the 1:1 slope setback along Stevens Creek Blvd from 1:1 to 3:1 at the proposed Office Building and 2:1 at the proposed Hotel Building.

**8. REQUESTED HEART OF THE CITY SPECIFIC PLAN EXCEPTIONS (REFER TO APPLICATION):**

- Side Interior Setback: Request to revise setback at the western property line along Highway 85, specifically at the Transit Center, from 1/2 the building height to 0'-0" setback, and specifically at the Office Building to 10'-0" setback.
- Residential Common Open Space: Request to revise the residential common open space from 150 SF/unit to 80 SF/unit. The landscape common open space will be 70% of the total.

**PROJECT SUMMARY:**

**1. STREET ADDRESS AND APN FOR SITE:**

- Street Address: 21267 Stevens Creek Boulevard, Cupertino, CA 95014
- Parcel 1 (APN:326-27-039) and Parcel 2 (APN: 326-27-040 & 041) per Map 838, pg 24-25

**2. PROJECT PROGRAM SUMMARY:**

- Redevelopment of 71,254 SF Shopping Center (53,701 SF Retail, 17,503 SF Office) on 8.1 acres site, to provide mixed-use urban village with the following structures:
  - Office Building: 7-Stories; 280,000 SF. Potential "Incubator Office Space" at Level 1.
  - Hotel Building: 6-Stories; 116,850 SF; 170 hotel units ("keys"); w/ 4,000 SF Conference Facility / Community Space.
  - Residential-Retail Building A: 5-stories; 127,820 SF residential; 115 units; w/ 13,875 SF of ground-level retail. 12,135 SF garage w/ 10 grade-level parking spaces.
  - Residential-Retail Building B: 5-stories; 89,815 SF residential; 85 units; w/ 15,700 SF of ground-level retail.
  - Residential-Retail Building C: 5-stories; 58,060 SF residential; 70 units; w/ 12,425 SF of ground-level retail.
  - Theater at Hotel: 27,500 SF; 5 theaters.
  - Transit Center: 1000 SF of covered vertical circulation to pedestrian bridge to center of Highway 85, and vehicular roundabout for unloading zone and local bus stop. Designated parking spaces in garage below.
  - Below-Grade Parking Garage: 3-stories; 720,000 SF; 1,470 parking spaces, w/ 416 bicycle spaces

**3. GPA PRELIMINARY PLAN CONTENT REQUIREMENTS:**

- General Plan Land Use Designation: See Sheet G.202
- Zoning Designation: See Sheet G.202
- Scale and North Arrow: See drawings sheets
- Vicinity Map: See Sheet G.000
- Site Area: See Sheet G.202
- Lot Line Dimensions: See Sheet C.001
- Proposed Program: See Sheet G.202
- Density: See Sheet G.202
- Unit Plans: See Sheet A.211
- Setbacks: See Sheets G.203 & G.204
- Site Plan, Existing: See Sheet C.001
- Site Plan, Proposed: See Sheet G.201
- Existing Buildings on Adjoining Properties: See Sheet A.213
- General Plan Amendment Requests & Heart of the City Specific Plan Exceptions: See Sheets G.202 thru G.205
- Preliminary Floor Plans: See Sheets A.201 thru A.203
- Preliminary Grading Plans, Existing: See Sheet C.001
- Preliminary Grading Plans, Proposed: See Sheet C.201
- Preliminary Elevations, Proposed: See Sheets A.205 thru A.210
- Preliminary Architectural Renderings: See Sheets A.205 thru A.210
- Proposed Materials and Colors: See Sheets A.205 thru A.210
- Preliminary Building Cross-Sections: See Sheet A.204
- Public Improvements: See Sheets C.201 and C.202
- Driveways/Parking: See Sheets A.201 and A.203
- Loading/Unloading Areas: See Sheets A.201 and A.203
- Parking (Required and Proposed): See Sheets G.202 and A.203
- Preliminary Landscape Plans: See Sheet L.201
- Open Space and Common Area: See Sheet G.205
- Phasing Plan: See Sheet A.212



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SHEET TITLE:  
**PROJECT SUMMARY - ALTERNATIVE 2**

SHEET NO.:  
**G.202**

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**GENERAL PLAN AMENDMENT APP**





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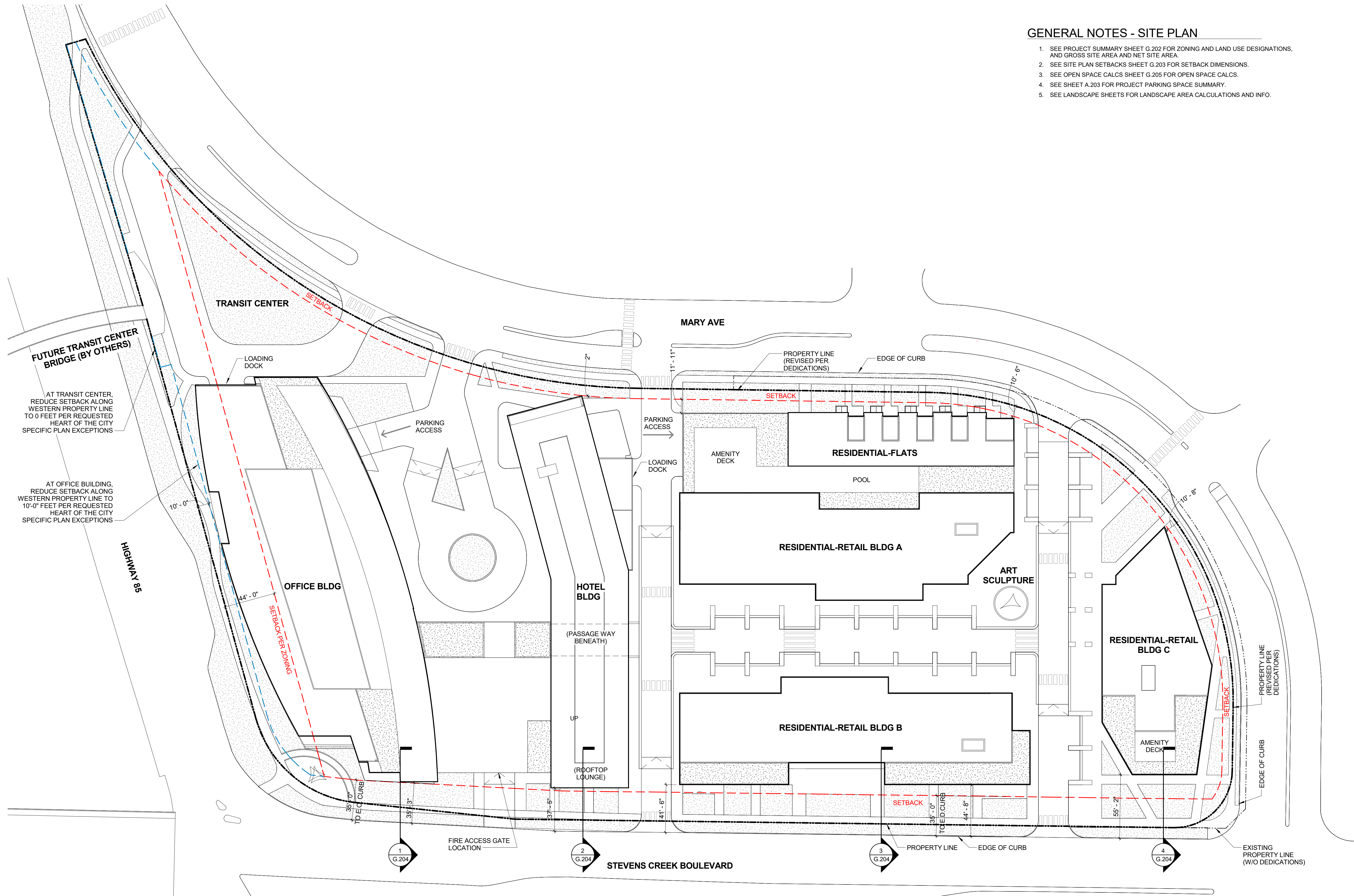
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## GENERAL NOTES - SITE PLAN

1. SEE PROJECT SUMMARY SHEET G.202 FOR ZONING AND LAND USE DESIGNATIONS, AND GROSS SITE AREA AND NET SITE AREA.
2. SEE SITE PLAN SETBACKS SHEET G.203 FOR SETBACK DIMENSIONS.
3. SEE OPEN SPACE CALCS SHEET G.205 FOR OPEN SPACE CALCS.
4. SEE SHEET A.203 FOR PROJECT PARKING SPACE SUMMARY.
5. SEE LANDSCAPE SHEETS FOR LANDSCAPE AREA CALCULATIONS AND INFO.



AT TRANSIT CENTER, REDUCE SETBACK ALONG WESTERN PROPERTY LINE TO 0 FEET PER REQUESTED HEART OF THE CITY SPECIFIC PLAN EXCEPTIONS

AT OFFICE BUILDING, REDUCE SETBACK ALONG WESTERN PROPERTY LINE TO 10'-0" FEET PER REQUESTED HEART OF THE CITY SPECIFIC PLAN EXCEPTIONS

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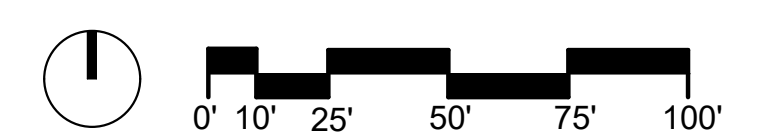
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SHEET TITLE:  
**SITE PLAN SETBACKS - ALTERNATIVE 2**

SHEET NO.:  
**G.203**

5/12/2017 2:35:23 PM

1 ARCHITECTURAL SITE PLAN - CODE - ALTERNATIVE 2  
 G.203 1" = 40'-0"



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# WESTPORT CUPERTINO

KT Urban

**21267 STEVENS CREEK BLVD, CUPERTINO, CA**

PROJECT NO.: 14148

DRAWN: Author

DATE: 15 MAY 2017

GENERAL PLAN AMENDMENT APP

REVISIONS

MARK: DATE: DESCRIPTION:

**GENERAL PLAN AMENDMENT APP**

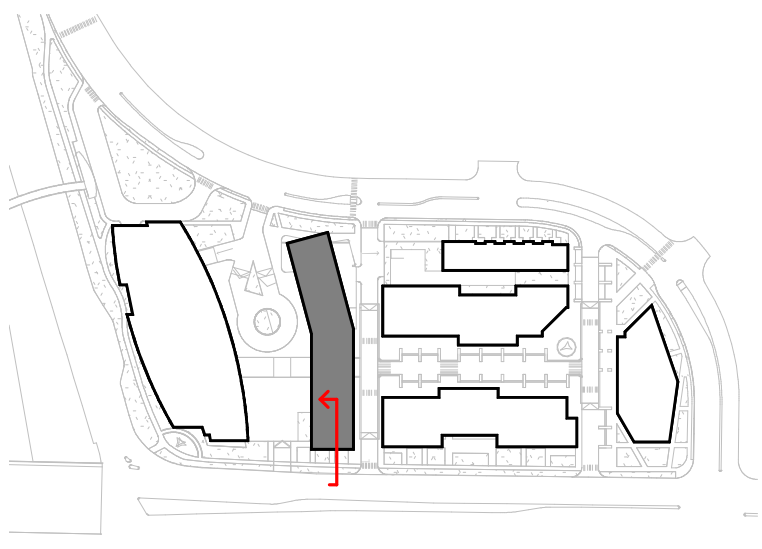
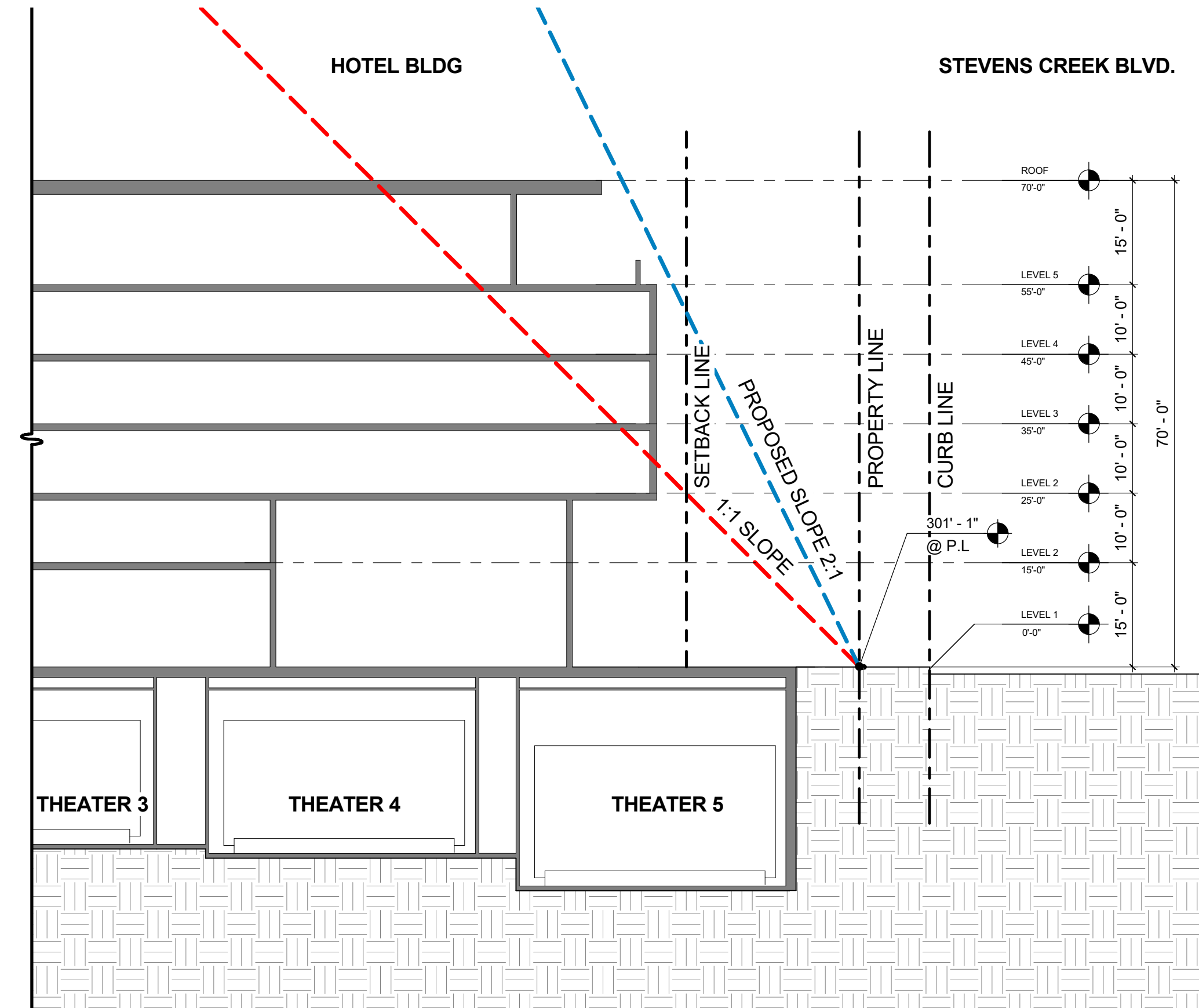
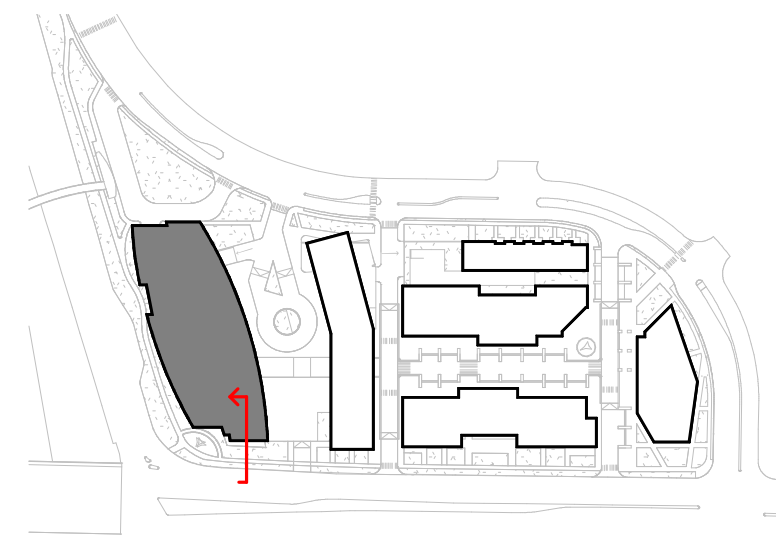
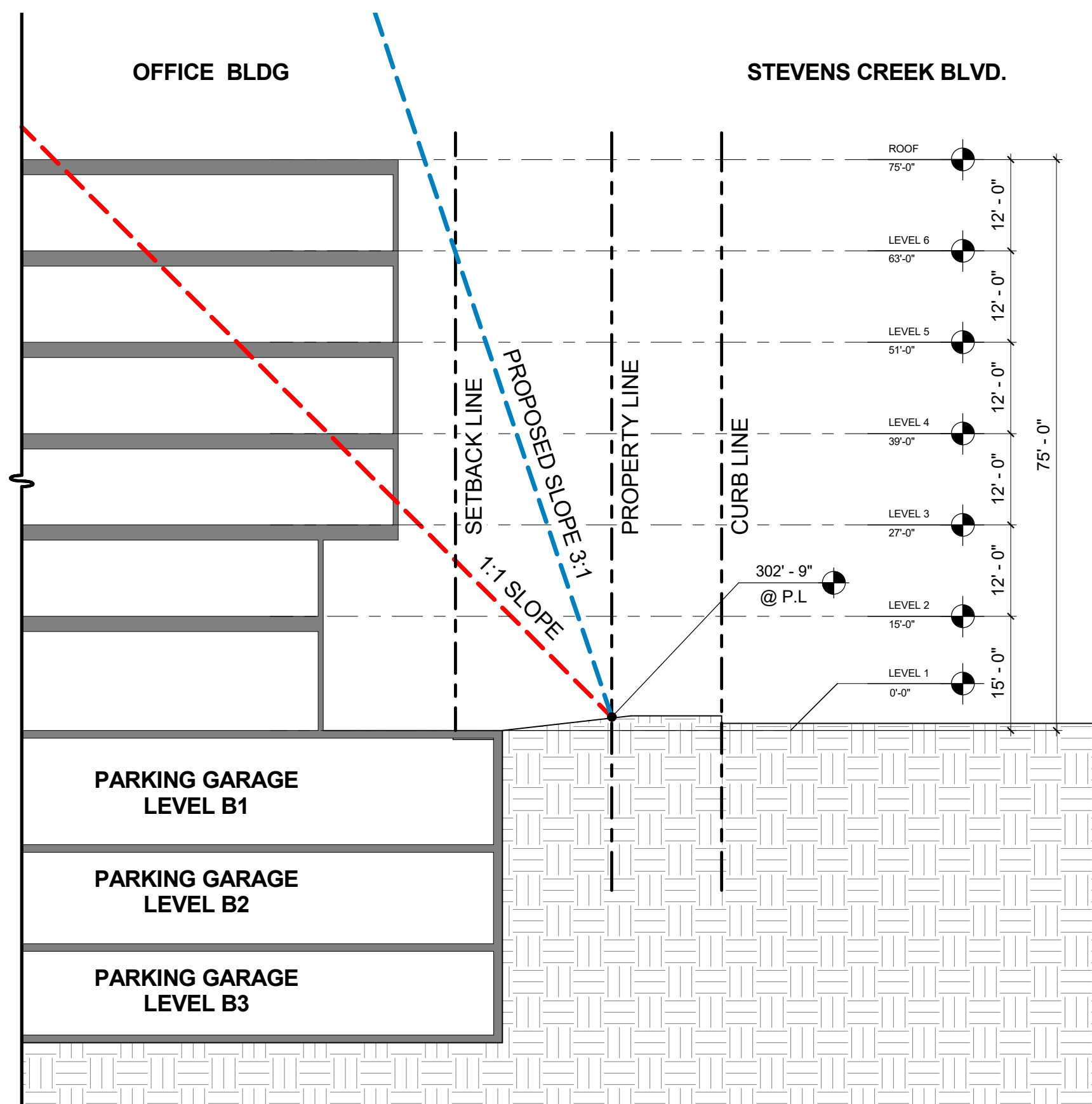
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SHEET TITLE:  
**1-1 SLOPE SETBACKS -  
ALTERNATIVE 2**

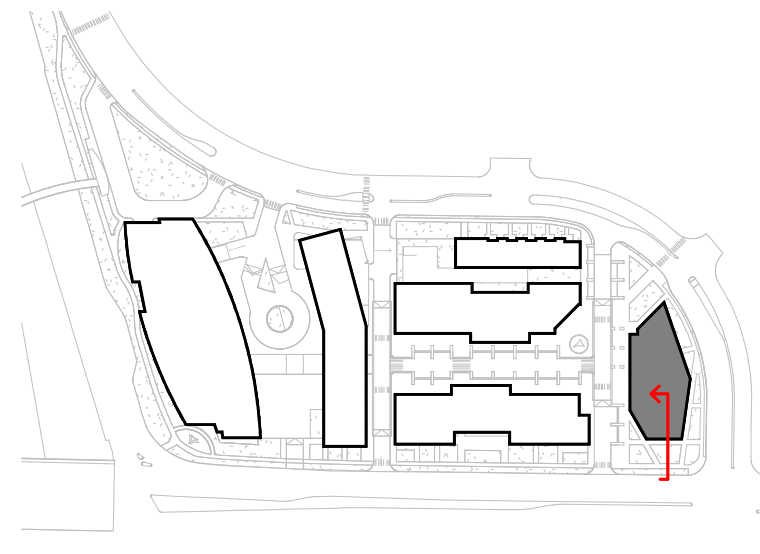
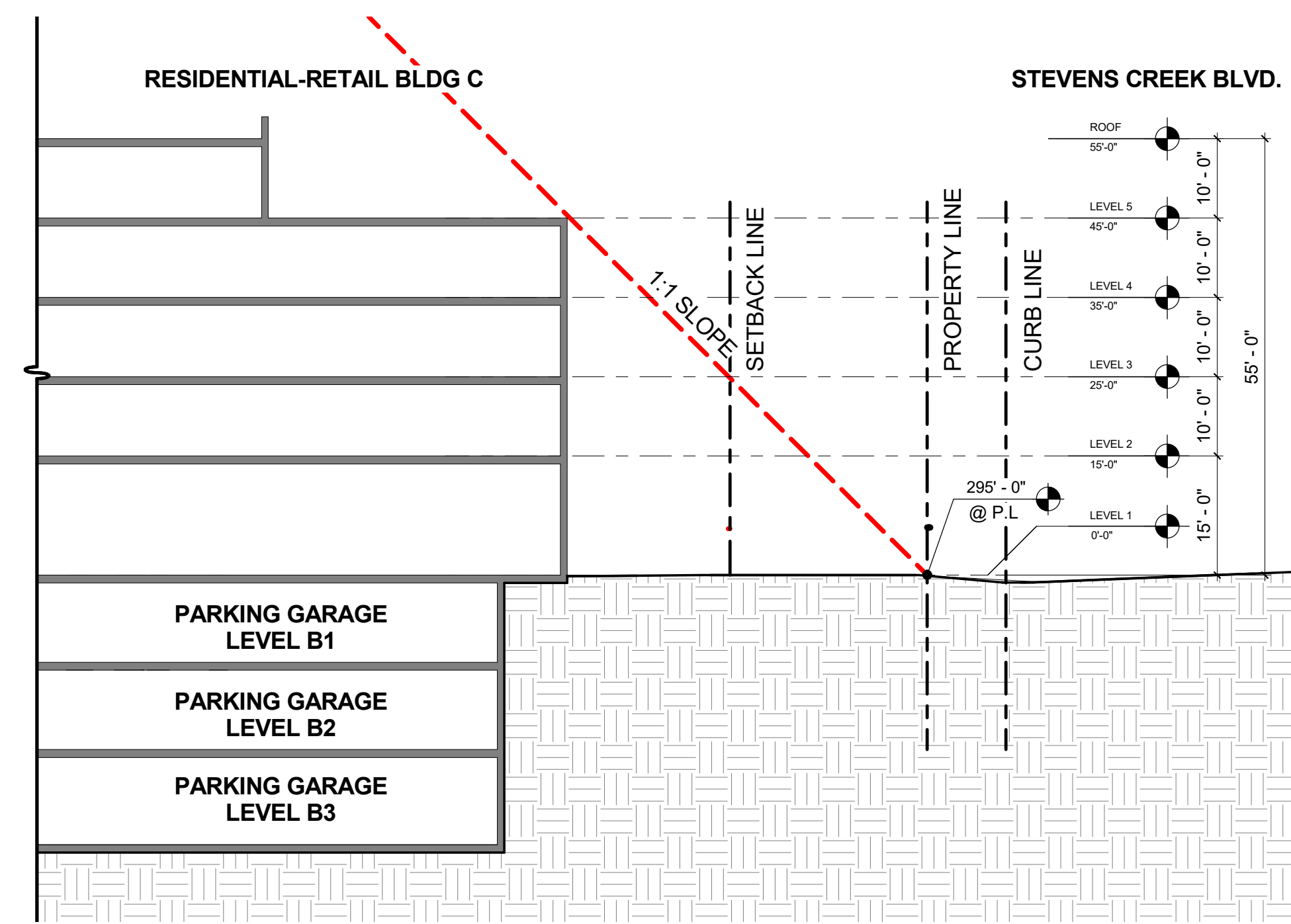
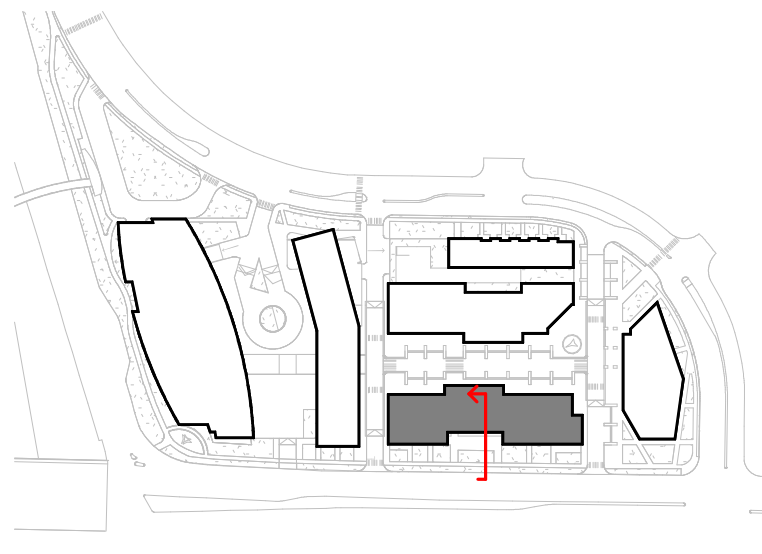
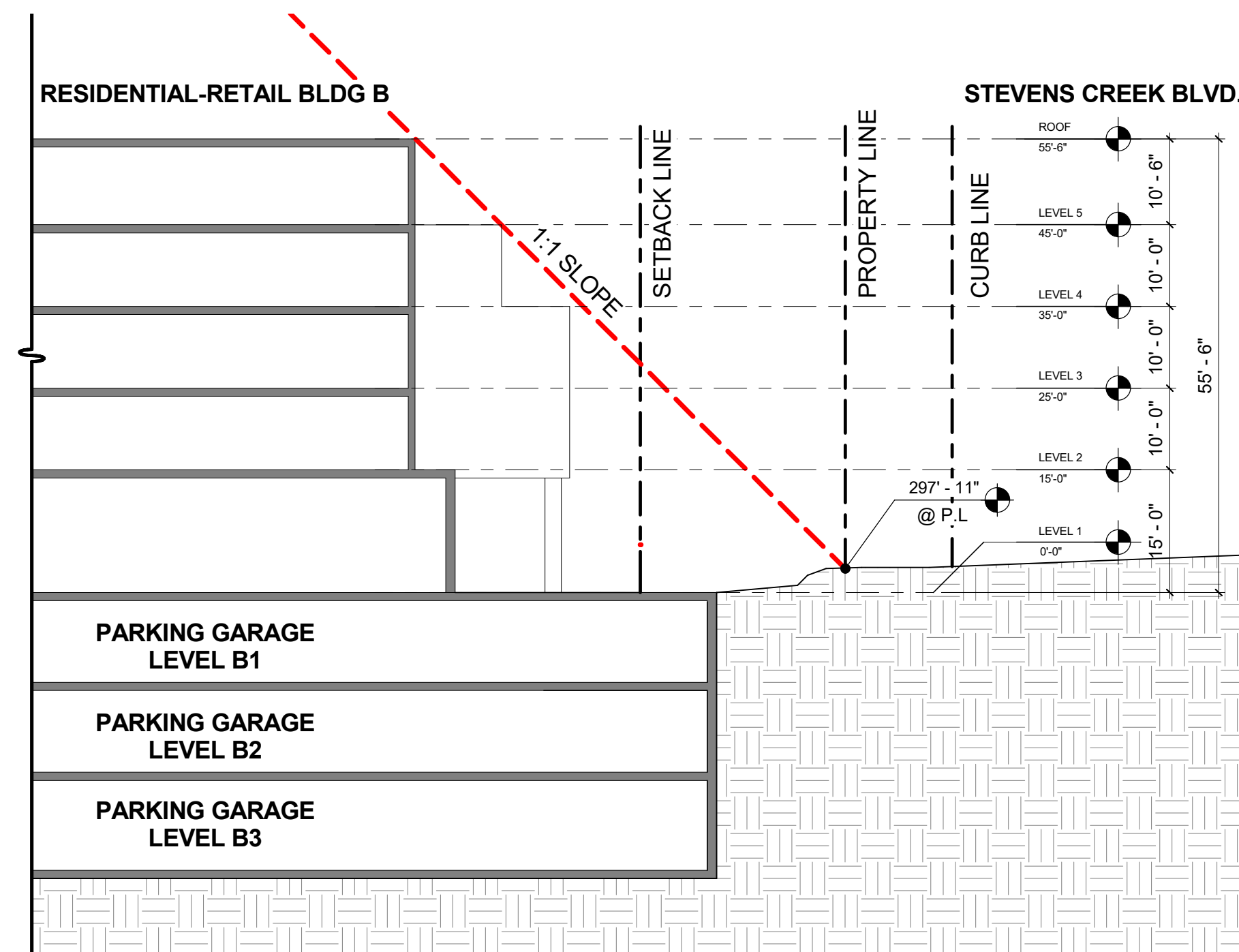
SHEET NO.:  
**G.204**

5/14/2017 3:02:14 PM



1 OFFICE BLDG - SLOPE SETBACK - ALTERNATIVE 2  
 G.204 1/16" = 1'-0"

2 HOTEL BLDG - SLOPE SETBACK - ALTERNATIVE 2  
 G.204 1/16" = 1'-0"



3 RESIDENTIAL-RETAIL BLDG B - SLOPE SETBACK - ALTERNATIVE 2  
 G.204 1/16" = 1'-0"

4 RESIDENTIAL-RETAIL BLDG C - SLOPE SETBACK - ALTERNATIVE 2  
 G.204 1/16" = 1'-0"

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5/14/2017 3:02:14 PM





**ARCHITECTURE INC**  
 1645 NW HOYT ST  
 PORTLAND OREGON 97209  
 503 444 2200

# WESTPORT CUPERTINO

KT Urban

**21267 STEVENS CREEK BLVD, CUPERTINO, CA**

PROJECT NO.: 14148  
 DRAWN: Author  
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**GENERAL PLAN AMENDMENT APP**

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SHEET TITLE:  
**OPEN SPACE CALCS -  
ALTERNATIVE 2**

SHEET NO.:  
**G.205**

5/12/2017 2:35:41 PM

**OPEN SPACE LEGEND:**

- |                                     |  |
|-------------------------------------|--|
| OFFICE - COMMON OPEN SPACE 7,000 SF | HOUSING - COMMON OPEN SPACE 21,600 SF  |
| RETAIL - COMMON OPEN SPACE 1,750 SF | HOUSING - COMMON LANDSCAPED GREEN SPACE 15,120 SF (SUBJECT OF COMMON OPEN SPACE) |
| PROPOSED BIKE TRAIL                 | HOUSING - COMMON HARDSCAPED SPACE 6,480 SF (SUBJECT OF COMMON OPEN SPACE)        |
| OPEN GREEN SPACE (UNCALCULATED)     |  |

**OPEN SPACE AREA CALCS:**

**OFFICE:**  
 COMMON OPEN SPACE REQUIRED = 7,000 SF (2.5% OF OFFICE 280,000 GSF)  
 COMMON OFFICE OPEN SPACE PROVIDED = 7,000 SF

**RETAIL:**  
 COMMON OPEN SPACE REQUIRED = 1,740 SF (2.5% OF RETAIL 69,500 GSF)  
 COMMON RETAIL OPEN SPACE PROVIDED = 1,750 SF

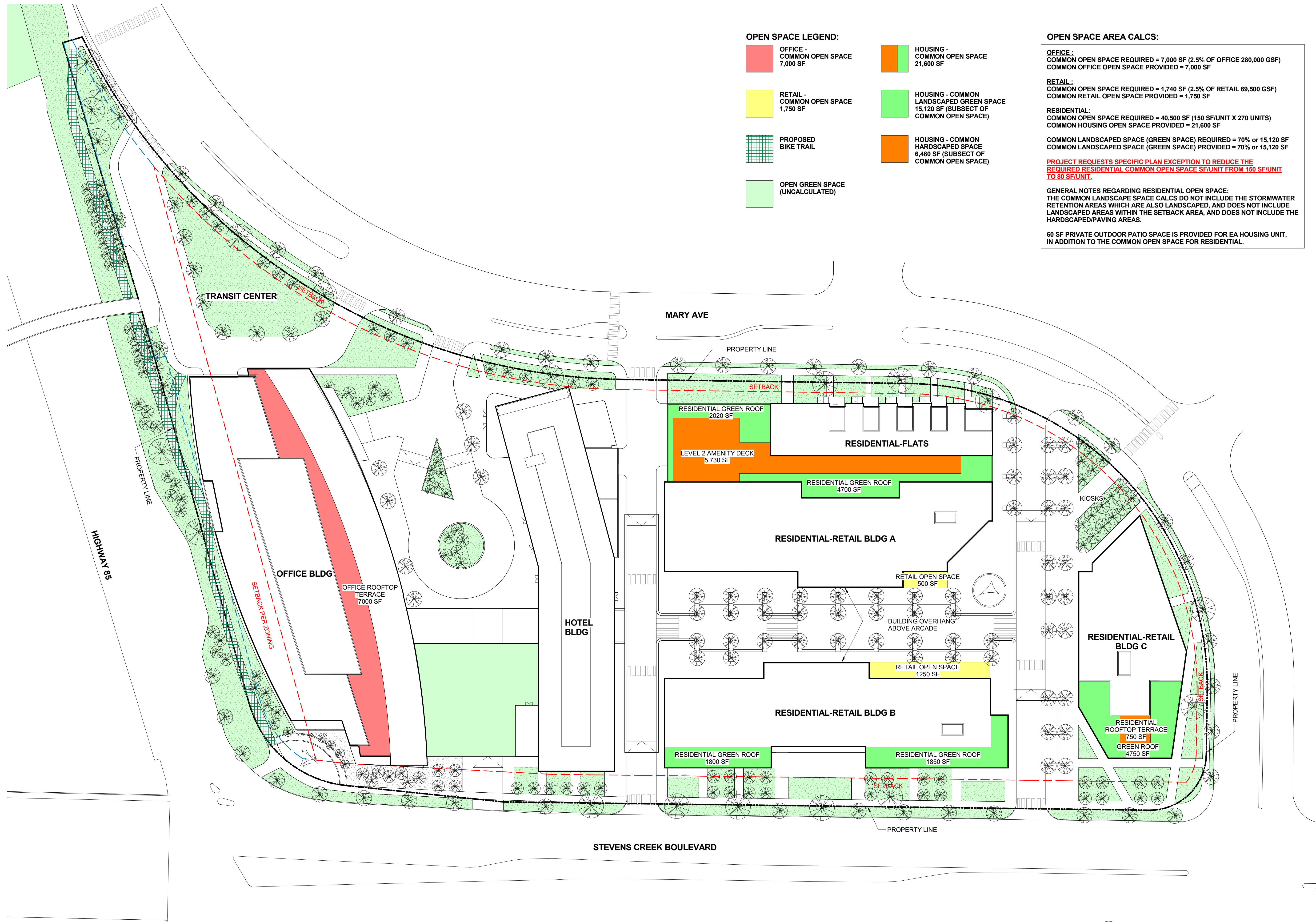
**RESIDENTIAL:**  
 COMMON OPEN SPACE REQUIRED = 40,500 SF (150 SF/UNIT X 270 UNITS)  
 COMMON HOUSING OPEN SPACE PROVIDED = 21,600 SF

COMMON LANDSCAPED SPACE (GREEN SPACE) REQUIRED = 70% OF 15,120 SF  
 COMMON LANDSCAPED SPACE (GREEN SPACE) PROVIDED = 70% OF 15,120 SF

**PROJECT REQUESTS SPECIFIC PLAN EXCEPTION TO REDUCE THE REQUIRED RESIDENTIAL COMMON OPEN SPACE SF/UNIT FROM 150 SF/UNIT TO 80 SF/UNIT.**

**GENERAL NOTES REGARDING RESIDENTIAL OPEN SPACE:**  
 THE COMMON LANDSCAPE SPACE CALCS DO NOT INCLUDE THE STORMWATER RETENTION AREAS WHICH ARE ALSO LANDSCAPED, AND DOES NOT INCLUDE LANDSCAPED AREAS WITHIN THE SETBACK AREA, AND DOES NOT INCLUDE THE HARDSCAPED/PAVING AREAS.

60 SF PRIVATE OUTDOOR PATIO SPACE IS PROVIDED FOR EA HOUSING UNIT, IN ADDITION TO THE COMMON OPEN SPACE FOR RESIDENTIAL.



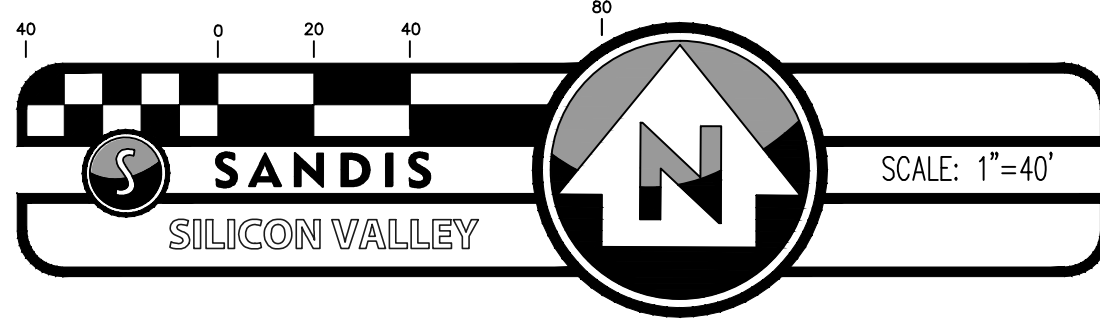
1 OPEN SPACE CALCS - ALTERNATIVE 2  
 G.205 1" = 40'-0"



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**LEGEND**

- SD STORM DRAIN LINE
- SS SANITARY SEWER LINE
- COM COMMUNICATION LINE
- WTR WATER SUPPLY LINE
- JT JOINT UTILITY TRENCH
- E ELECTRICAL LINE

**SURVEY NOTES**

1. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IS FROM PRELIMINARY BOUNDARY AND TOPOGRAPHIC MAP BY CHARLES W. DAVISON CO. DATED 2-24-2015.
2. UNDERGROUND UTILITIES SHOWN WERE PLOTTED FROM FIELD OBSERVATION AND INFORMATION FROM PLANS SUPPLIED BY UTILITY COMPANIES. NO GUARANTEE IS MADE THAT UNDERGROUND UTILITIES ARE ACCURATELY OR COMPLETELY SHOWN HEREON.

**UTILITY/POTHOLE NOTE**

THE TYPES, LOCATIONS, SIZES AND /OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND FACILITIES AND UTILITIES BY POTHOLES PRIOR TO COMMENCING CONSTRUCTION.



1700 S. Winchester Blvd,  
Suite 200, Campbell, CA 95008  
P. 408.636.0900  
F. 408.636.0999  
www.sandis.net

SILICON VALLEY TRI-VALLEY CENTRAL VALLEY  
SACRAMENTO EAST BAY SF

**THE OAKS  
CUPERTINO**

KT URBAN

**21267 STEVENS CREEK  
BLVD, CUPERTINO, CA**

PROJECT NO.: 215085

DRAWN: NT

DATE: 16 NOV 2015

GENERAL PLAN AMENDMENT APP

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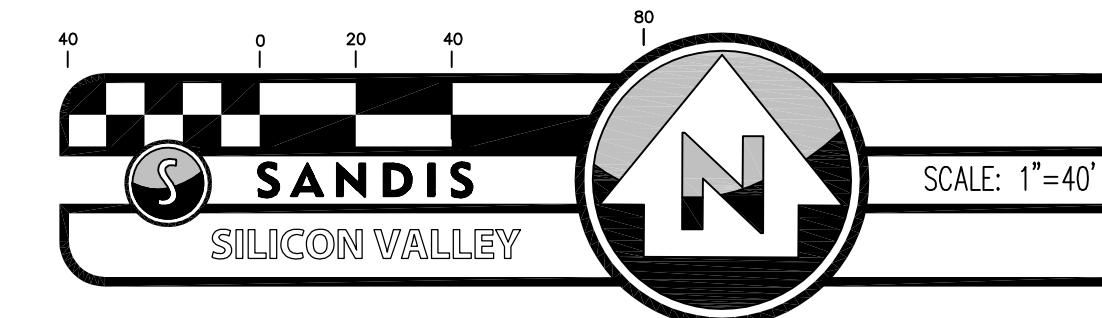
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SHEET TITLE:  
**TOPOGRAPHIC  
SURVEY**

SHEET NO.:

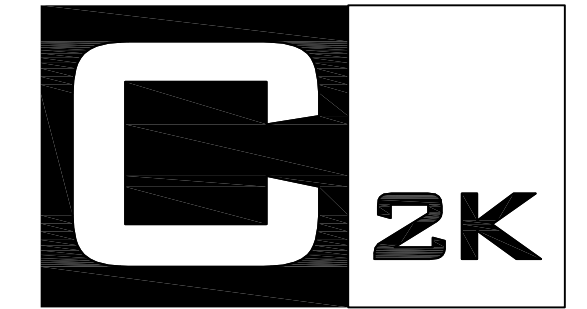
**C.001**





**LEGEND**

- VEHICULAR AREA
- LANDSCAPE AREA
- BUILDING OUTLINE
- LIMIT OF UNDERGROUND GARAGE
- PROPERTY LINE
- RIGHT-OF-WAY DEDICATION
- SD STORM DRAIN LINE
- SS SANITARY SEWER LINE
- DW WATER SUPPLY LINE
- FW FIRE WATER LINE



**ARCHITECTURE INC**  
 1645 NW HOYT ST  
 PORTLAND OREGON 97209  
 503 444 2200

**SANDIS**  
 CIVIL ENGINEERS  
 SURVEYORS  
 PLANNERS  
 636 Ninth Street  
 Oakland, CA 94607  
 P. 510.873.8868  
 F. 510.873.8868  
 www.sandis.net

**SILICON VALLEY TRI-VALLEY  
 CENTRAL VALLEY EAST BAY/ISF**

# WESTPORT CUPERTINO

KT Urban

**21267 STEVENS CREEK  
 BLVD, CUPERTINO, CA**

PROJECT NO.: 14148  
 DRAWN: SHS  
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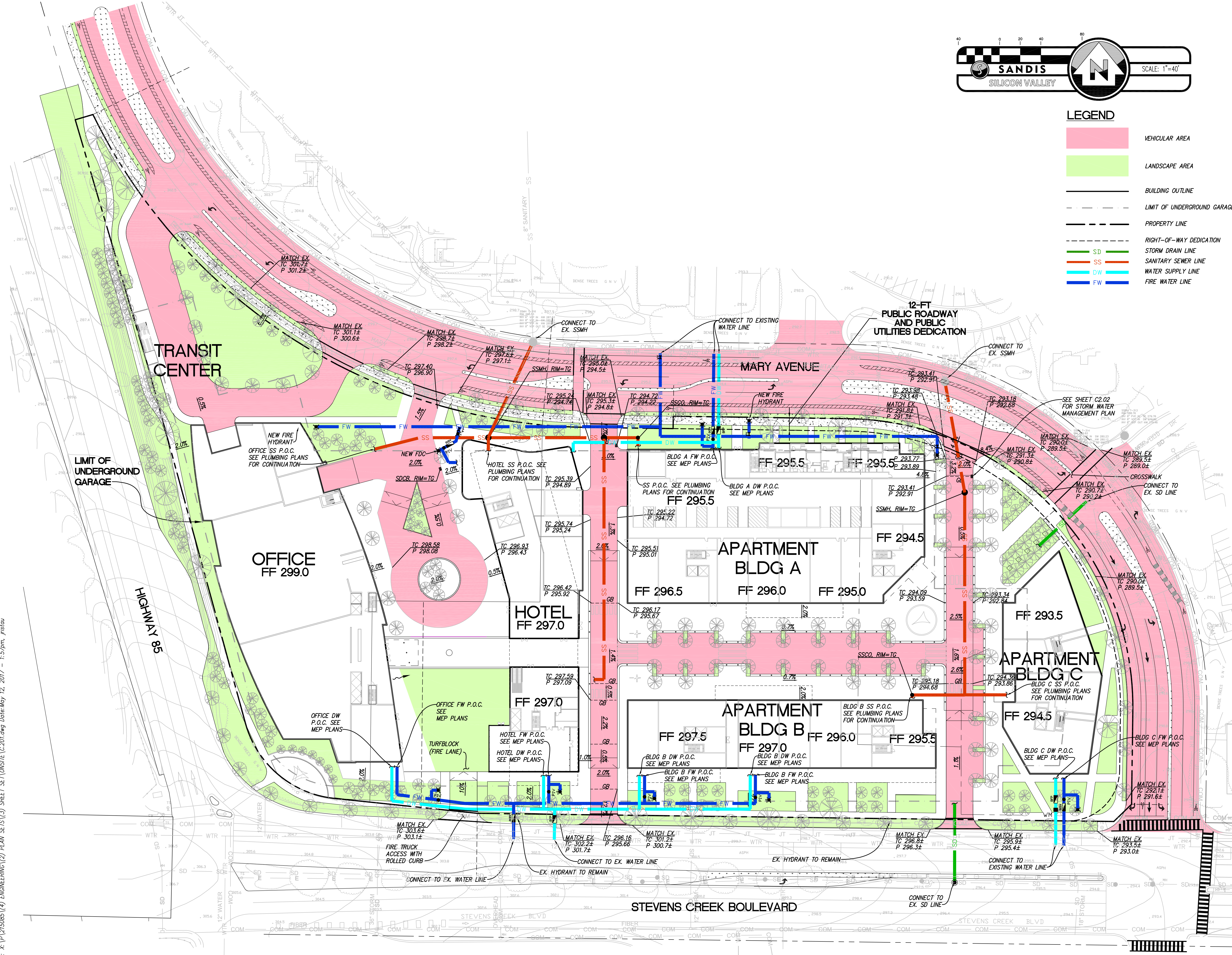
SHEET TITLE:  
**GRADING, DRAINAGE  
 AND UTILITY PLAN -  
 ALTERNATIVE 2**

SHEET NO.:

**C.201**

5/3/2017 4:06:38 PM

**GENERAL PLAN AMENDMENT APP**



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**LEGEND**

- GREEN ROOF
- PERVIOUS AREA
- IMPERVIOUS AREA
- BIO-RETENTION TREATMENT AREA
- PROPERTY LINE
- DRAINAGE AREA BOUNDARY
- DRAINAGE FLOW ARROW

TOTAL REPLACED/NEW IMPERVIOUS SURFACE = 293,475 SF  
TOTAL TREATMENT AREA NEEDED = 11,740 SF  
TOTAL TREATMENT AREA PROVIDED = 14,675 SF

# WESTPORT CUPERTINO

KT Urban  
**21267 STEVENS CREEK BLVD, CUPERTINO, CA**

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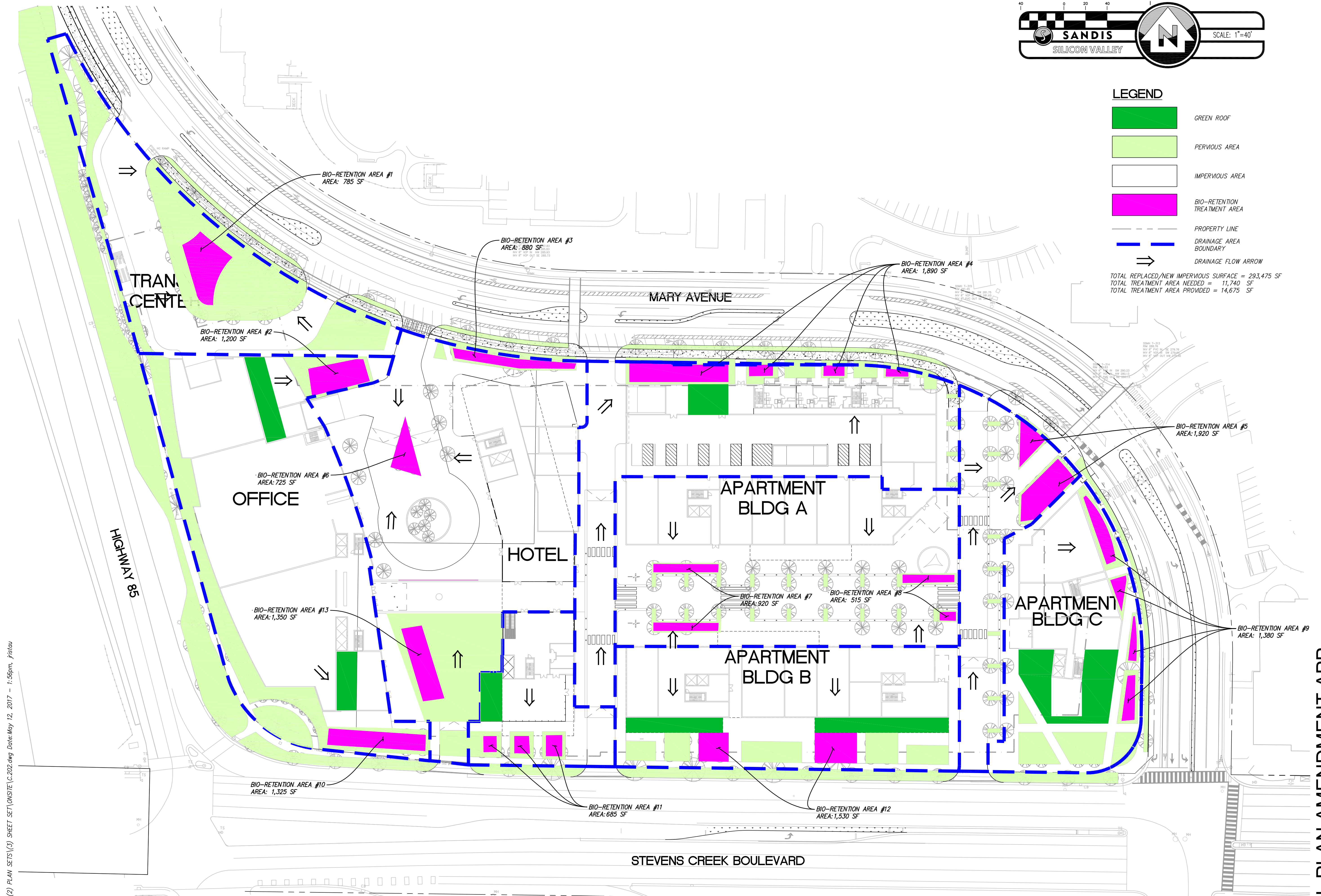
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SHEET TITLE:  
**STORMWATER  
MANAGEMENT PLAN -  
ALTERNATE 2**

SHEET NO.:  
**C.202**

5/3/2017 4:06:38 PM



**GENERAL PLAN AMENDMENT APP**





**ARCHITECTURE INC**  
 1645 NW HOYT ST  
 PORTLAND OREGON 97209  
 503 444 2200

**PLACE**

735 NW 18TH AVE  
 PORTLAND, OR 97209  
 (503) 334 2080

**WESTPORT  
 CUPERTINO**

KT Urban

**21267 STEVENS CREEK  
 BLVD, CUPERTINO, CA**

PROJECT NO.: 14148

DRAWN: CSM / MCS

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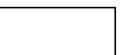



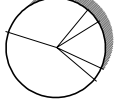

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SHEET TITLE:  
**LANDSCAPE PLAN  
 ALTERNATIVE 2**

SHEET NO.:

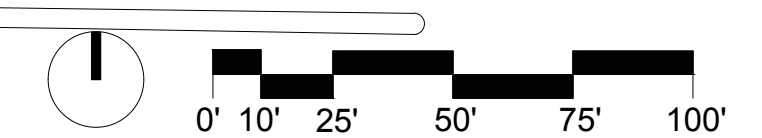
**L.201**

**KEY**

-  Landscape Zones Landscape area: 57,282 Sq Ft
-  Asphalt Pavement
-  Scored Concrete Pavement
-  Concrete Unit Pavers
-  Concrete Sidewalk Pavement Hardscape area: 141,530 Sq Ft
-  Existing Trees (21)
-  Proposed Trees (273)



1 LANDSCAPE PLAN - ALTERNATIVE 2  
 L.201 1" = 40'-0"



**GENERAL PLAN AMENDMENT APP**