

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

**4. OCCUPANT LOAD:**

BUILDING 1: RETAIL:	275 OCCUPANTS	16,500 GSF/ 60 GSF PER OCC.
BUILDING 2: RETAIL:	59 OCCUPANTS	3,500 GSF/ 60 GSF PER OCC.
BUILDING 1: RESID:	710 OCCUPANTS	141,855 GSF/ 200 GSF PER OCC.
BUILDING 2: RESID:	133 OCCUPANTS	26,550 GSF/ 200 GSF PER OCC.
TOWNHOUSES:	207 OCCUPANTS	69 UNITS * 3 BEDROOMS
ROWHOUSES:	57 OCCUPANTS	19 UNITS * 3 BEDROOMS
PARKING GARAGE:	440 OCCUPANTS	88,000 GSF/ 200 GSF PER OCC.

**RESIDENTIAL UNIT MATRIX:**

**RESIDENTIAL - RETAIL BUILDING 1**

UNIT MIX	1 BR	2BR	3BR	TOTAL
LEVEL 6		4	3	7
LEVEL 5	7	12	1	20
LEVEL 4	7	12	1	20
LEVEL 3	7	12	1	20
LEVEL 2	8	11		19
LEVEL 1				
<b>TOTAL UNITS</b>	29	51	6	<b>86</b>
<b>RATIO %</b>	34%	59%	7%	100%

**RESIDENTIAL - RETAIL BUILDING 2 - SENIOR LIVING UNITS**

UNIT MIX	1 BR	2BR	3BR	TOTAL
LEVEL 4	9	0	0	9
LEVEL 3	9	0	0	9
LEVEL 2	9	0	0	9
LEVEL 1	3	0	0	3
<b>TOTAL UNITS</b>	30	0	0	<b>30</b>
<b>RATIO %</b>	100%	0%	0%	100%

**SINGLE FAMILY - ROWHOUSES AND TOWNHOUSES**

	3BR / 3BA	3BR / 2.5 BA	TOTAL
ROWHOUSES	13	6	19
TOWNHOUSES	43	26	69
<b>TOTAL UNITS</b>	56	32	<b>88</b>

<b>TOTAL UNITS</b>	<b>204</b>
--------------------	------------

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

- 6. BICYCLE PARKING:**
- Required Bicycle Parking for Each Building Use, per Green Building Standards Non-Residential Mandatory Measure 5.106.4.1.1:
    - Building 1:** Short Term Retail (Class II) 5% of 66 Vehicle Spaces 4 Req'd / 4 Provided
    - Building 2:** Short Term Retail (Class II) 5% of 14 Vehicle Spaces 1 Req'd / 1 Provided
  - Required Bicycle Parking for Each Building Use, per Parking Table 19.124.040(A):
    - Building 1:** Residential (Class II) (1/ 10 units): 8.6 Req'd / 9 Provided  
Retail (Class II) (1/ 1,250 SF): 13.2 Req'd / 14 Provided
    - Building 2:** Residential (Class II) (1/ 10 units): 3 Req'd / 3 Provided  
Retail (Class II) (1/ 1,250 SF): 2.8 Req'd / 3 Provided
  - See architectural sheet A203 for bicycle parking locations.

**8. PROVISIONS TO VARY FROM HEART OF THE CITY PLAN PURSUANT TO STATE DENSITY BONUS LAW. (SEE APPLICATION)**

- Project will have 30 Below Market Rate (BMR) Affordable Senior Housing Units and requests the following provisions:
- Density Increase from 200 to 204 housing units
  - Height Increase for Building 1 from 45'-0" to 65'-0"
  - Increase in the slope setback for Building 1 on Stevens Creek Boulevard frontage from 1:1 to 1:1.70.

**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
  - 2016 California Residential, 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)
- Residential-Retail Buildings:
    - Residential Units: Group R-2, Separated
    - Low Income Housing: 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
  - Residential-Townhouses/Rowhouses: Group R-3, Separated
- 3. BUILDING HEIGHTS AND AREAS :**
- Story, Height, and Area Limitations:
- Residential-Retail Building 1 - Construction Type IIIA SM:
    - Allowable Stories: 5 Stories over 1 Story allowed per Table 504.4 and Section 510.5 w/ 3-Hr separation at the First Floor.
    - Actual Stories: 5 Stories Residential Building, over 1 Story Retail
    - Maximum Building Ht: 75'-0" per Section 510.5
    - Actual Building Height: 73'-8" to top of highest roof parapet (N.I. stair and elevator overruns, non-occupied tower, or fall protection)
    - Allowable Building Area: 24,000 SF/Story for Type VA Housing per Table 506.2 and Section 506.2
    - Unlimited for Type IA Retail
    - Actual Building Area: 158,355 GSF at 29,901 SF/Story, w/ 2-Hr rated fire walls to subdivide residential floor levels; 16,500 GSF Retail
  - Residential-Retail Building 2 - Construction Type VA Sprinklered SM:
    - Allowable Stories: 4 Stories allowed per Table 504.4 and Section 510.2
    - Actual Stories: 3 Stories Residential Building, over 1 Story Retail / Residential
    - Maximum Building Ht: 60'-0" per Table 504.3
    - Actual Building Height: 53'-5" to top of highest roof parapet (N.I. stair and elevator overruns or fall protection)
    - Allowable Building Area: 36,000+ SF/Story for Type VA Housing per Table 506.2 and Section 506.2
    - 1 hour separation between R and A / M / B occupancies at First Floor.
    - Actual Building Area: 30,500 GSF at 7464 SF/Story; 3,500 GSF Retail
  - Below-Grade Parking Garage - Construction Type IA:
    - Allowable Stories: Unlimited Stories allowed per Table 504.4
    - Actual Stories: 1 Story below grade
    - Allowable Building Area: Unlimited per Table 506.2
    - Actual Building Area: 97,000 GSF
  - Residential-Townhouses - Construction Type VA - Sprinklered S13R:
    - Allowable Stories: 4 Stories
    - Actual Stories: 3 Stories Residential Building
    - Maximum Building Height: 50'-0" per Table 504.3
    - Actual Building Height: 43'-0" to top of highest roof ridge
    - Allowable Building Area: Unlimited SF/Story for Type VA Housing per Table 506.2 and Section 506.2
    - Actual Building Area: 1554 SF plus 507 SF garage to 1954 SF plus 495 SF garage per townhouse / rowhouse. 2-Hr rated fire walls between individual townhouses / rowhouses

**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 P(CG/RES)
  - (E) Land Use Designation: 8.1 acres; 352,836 GSF
  - (E) Zoning Designation: 7.9 acres; 343,958 NSF (Gross Site Area - 8,878 SF for Public Roadway/Public Utilities easement)
  - Site Area, Gross: 32% (111,691 SF / 343,958 NSF)
  - Site Area, Net: 1.68 (579,402 GSF / 343,958 NSF)
  - Lot Coverage: 30 DUA, up to a maximum of 200 units
  - F.A.R.: 25.8 DUA, for a total of 204 Units (includes a state density bonus for 30 BMR units.)
  - Allowable Density (DUA):
  - Proposed Density (DUA):
- 2. HEIGHT:**
- Zoning Max Allowable Height: 45'-0" Max
  - Actual Project Max Height: 65'-0" to eave of Building 1 (Highest Building)
  - See Bonus Height 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): 35'-0" from edge of curb
  - Mary Ave (North Side): 17'-8" from property line (eq. to 1/2 ht. of bldg)
  - Highway 85 (West Side): 17'-8" from property line (eq. to 1/2 ht. of bldg)
  - See Architectural Site Plan sheet G203 for Building Setbacks dimensions.

- 4. OPEN SPACE:**
- See Open Space Area Calcs Site Plan sheet G206.

- 5. AUTO PARKING:**
- Parking for Each Building Use, per Parking Table 19.124.040(A) for Retail and Residential:
- Residential-Retail Building 1:
- |                                |  |
|--------------------------------|--|
| Retail (16,500 SF) (Uni-size): | 66 Spaces Req'd/ 66 Provided (66 at grade)                             |
| Residential (86 units):        |  |
| Covered (9'-6"x20'):           | 86 Spaces Req'd/ 89 Provided (86 tandem and 3 single spaces in garage) |
| Open (9'-6"x20'):              | 86 Spaces Req'd/ 86 Provided (tandem in garage)                        |
| <b>Total Spaces:</b>           | <b>238 Spaces Req'd / 241 Provided</b>                                 |
- Residential-Retail Building 2 (Senior / Low Income Housing):
- |                               |   |
|-------------------------------|---|
| Retail (3,500 SF) (Uni-size): | 14 Spaces Req'd/ 14 Provided (at grade)         |
| Residential (30 units):       |   |
| Covered (9'-6"x20'):          | 30 Spaces Req'd/ 30 Provided (tandem in garage) |
| Open (9'-6"x20'):             | 30 Spaces Req'd/ 30 Provided (tandem in garage) |
| <b>Total Spaces:</b>          | <b>74 Spaces Req'd / 74 Provided</b>            |
- Residential-Townhouses / Rowhouses
- |                         |   |
|-------------------------|---|
| Residential (88 units): |   |
| Covered (10"x20'):      | 176 Spaces Req'd/ 176 Provided (in unit)  |
| Open (Uni-size):        | 70.4 Spaces Req'd/ 71 Provided (at grade) |
| <b>Total Spaces:</b>    | <b>246.4 Spaces Req'd / 247 Provided</b>  |

- Future Electrical Vehicle Supply Equipment (EVSE) and Clean Air Vehicles**
- Per CALGreen 4.106.4.1.: Each Townhouse / Rowhouse will have a raceway and service panel to support a 40 amp circuit for a vehicle charging station.

- Per CALGreen 4.106.4.2: Three percent of parking spaces in multi-family dwellings units shall be EVSE.
  - Building 1/ Residential Spaces: 3% of 175 spaces = 5.25 Spaces Req'd / 6 Spaces Provided
  - Building 2/ Residential Spaces: 3% of 60 spaces = 1.8 Spaces Req'd / 2 Spaces Provided

- Per CALGreen 5.106.5.3.3: Table 5.106.5.3.3 (80) retail parking spaces require 5 EVSE Spaces / 5 Provided
  - Building 1/ Retail Spaces: 66 Spaces = 4 EVSE Req'd / 4 Provided
  - Building 2/ Retail Spaces: 16 Spaces = 1 EVSE Req'd / 1 Provided

- Per CAL Green 5.106.5.2, Table 5.106.5.2 (80) retail parking spaces require 8 Clean Air Vehicle stalls / 8 Provided (per CAL Green 5.106.5.3.5, future charging stations qualify as Clean Air Vehicle stalls)
- Per CAL Green 5.106.5.3.4, future EVSE charging stalls shall be designated as "EV CAPABLE"
- Per CAL Green 5.106.5.2.1, Clean Air Vehicle stalls shall be designated as "CLEAN AIR / VAN POOL / EV".

- Accessible Parking Stalls**
- Per 11B-Table 11B208.2 Accessible Retail Parking Stalls are:
    - Building 1/ Retail : 66 Spaces = 3 Accessible Spaces Req'd / 3 Provided (1 is Van space)
    - Building 2/ Retail Spaces: 16 Spaces = 1 Accessible Space Req'd / 1 Provided (Van Space)

- Per 1109A.3 - Assigned Accessible Residential Parking Stalls:
  - Building 1/ Residential: 2% of 175 spaces = 3.5 Spaces Req'd / 4 Tandem Spaces (8 spaces total) provided. 1 Tandem Space shall be van accessible.
  - Building 2 / Residential: 2% of 60 spaces = 1.2 Spaces Req'd / 2 Tandem Spaces (4 spaces total) provided. 1 tandem space shall be van accessible.
  - Townhouses/ Rowhouses: 2% of 176 spaces = 3.52 Spaces Req'd / 4 Tandem Spaces (8 spaces total) Provided in Units. 1 Tandem Space shall be Van Accessible.

- Per 1109A.5 Unassigned Visitor Spaces:
  - Townhouses/ Rowhouses: 5% of 71 open spaces = 3.6 Spaces Req'd / 4 Spaces Provided. 1 Space shall be Van Accessible.

**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 204 residential units and 20,000 SF of retail space with the following structures:
    - Residential-Retail Building 1: 6-stories; 141,855 SF residential; 86 units; w/ 16,500 SF of ground-level retail.
    - Residential-Retail Building 2 (Senior Housing): 4-stories; 26,550 SF residential; 30 senior units; w/ 3500 SF of ground-level retail.
    - Below-Grade Parking Garage: 1-level below grade; 88,000 SF; 235 parking spaces.
    - Residential Townhouses: 69 units, 3 stories, 124,039 SF Total Residential plus 34,467 SF of garage. (Unit size range: 1554 SF plus 507 SF garage to 1954 SF plus 495 SF garage)
    - Residential Rowhouses: 19 units, 3 stories, 44,086 SF Total Residential plus 9477 SF of garage. (Unit size range: 1554 SF plus 507 SF garage to 1954 SF plus 495 SF garage)
- 3. PLANNING PERMIT APPLICATION 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.1
  - Proposed Program: See Sheet G.202
  - Density: See Sheet G.202
  - Unit / Townhouses / Rowhouses Plans: See Sheet A.212, A.220-A.223
  - Setbacks: See Sheets G.203 & G.204
  - Site Plan, Existing: See Sheet C.0
  - Site Plan, Proposed: See Sheet G.201
  - Existing Buildings on Adjoining Properties: See Sheet G.207
  - Heart of the City Specific Plan Exceptions: See Sheets G.202
  - Preliminary Floor Plans: See Sheets A.200 thru A.206
  - Preliminary Grading Plans, Existing: See Sheet C.0
  - Preliminary Grading Plans, Proposed: See Sheet C.1
  - Preliminary Elevations, Proposed: See Sheets A.210 and A.213-A.216
  - Preliminary Architectural Renderings: See Sheets COVER, A.210 and A.213-A.222
  - Proposed Materials and Colors: See Sheets G.213
  - Preliminary Building Cross-Sections: See Sheets A.211, A.214, A.220-A.222
  - Public Improvements: See Sheets C.1
  - Driveways/Parking: See Sheets A.200, A.201
  - Loading/Unloading Areas: See Sheets A.201
  - Parking (Required and Proposed): See Sheets G.202 and A.200
  - Preliminary Landscape Plans: See Sheet L.100 and L.200
  - Open Space and Common Area: See Sheet G.206
  - Phasing Plan: See Sheet G.240



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**WESTPORT CUPERTINO**

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

PROJECT NO.: 14148  
DRAWN: Author  
DATE: 2018 MAY 17  
SITE PLAN APPLICATION

REVISION: DESCRIPTION:  
**PRELIMINARY, NOT FOR CONSTRUCTION**

**SITE PLAN APPLICATION**

SHEET TITLE:  
**PROJECT SUMMARY**

SHEET NO.:  
**G202**

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