



C2K
ARCHITECTURE INC
 1645 NW HOYT
 PORTLAND OREGON 97209
 503 444 2200

CITY STAMP

**WESTPORT
 CUPERTINO**

**PRELIMINARY,
 NOT FOR
 CONSTRUCTION**

ENHANCED SENIOR AND FAMILY LIVING PROJECT

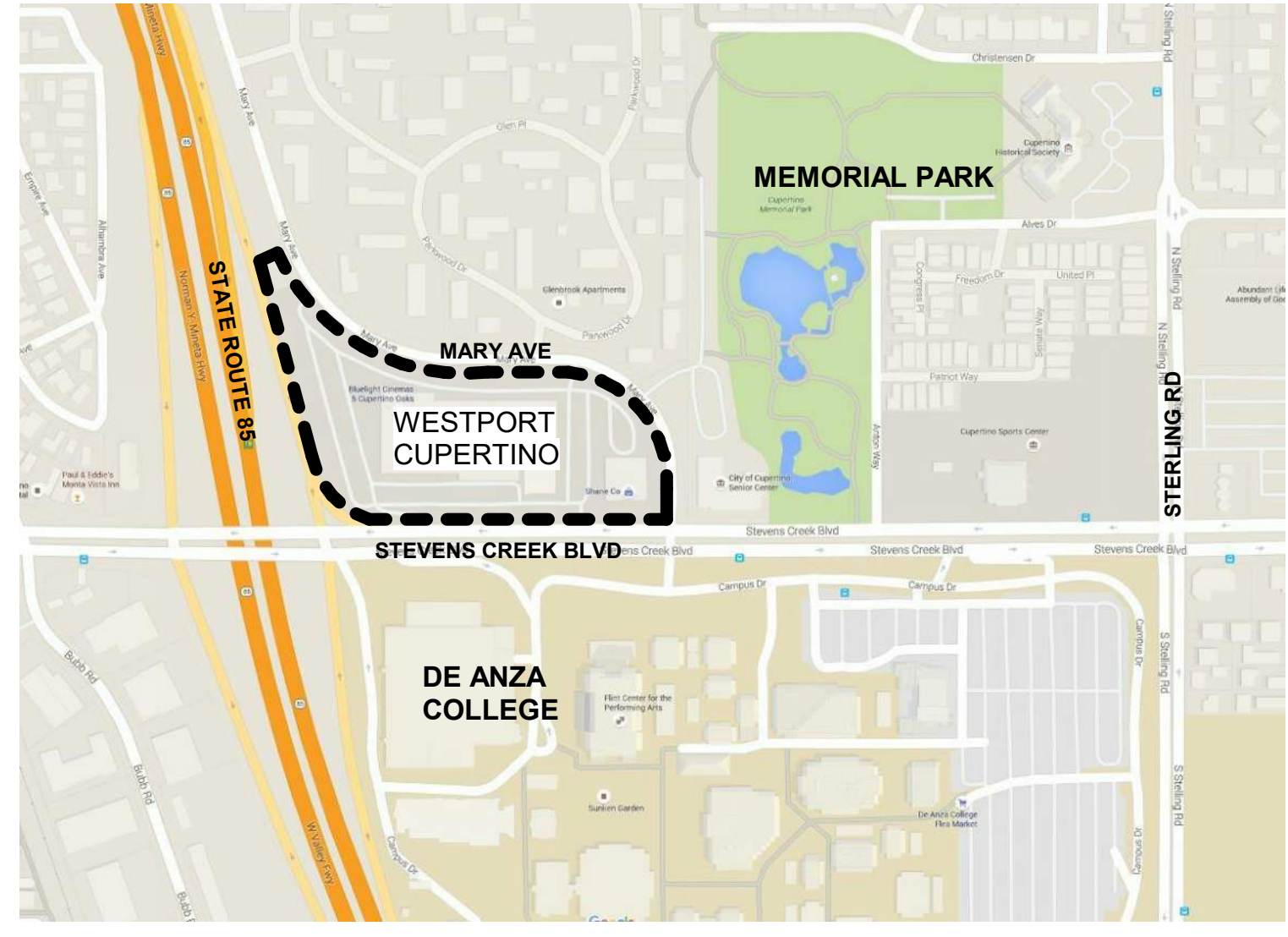
KT URBAN
**21267 STEVENS CREEK
 BLVD, CUPERTINO, CA**

PROJECT NO.: 14148
 DRAWN: Author
 DATE: 2018 MAY 11
 ENHANCED SENIOR AND FAMILY
 LIVING PROJECT

REVISION:	DESCRIPTION:
1 07.13.18	PLANNING COMMENT RESPONSES
2 11.30.18	PLANNING COMMENT RESPONSES
5 04.23.20	ENHANCED SENIOR AND FAMILY LIVING PROJECT
6 06.04.20	ENHANCED SENIOR AND FAMILY LIVING PROJECT (REVISED)

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VICINITY MAP



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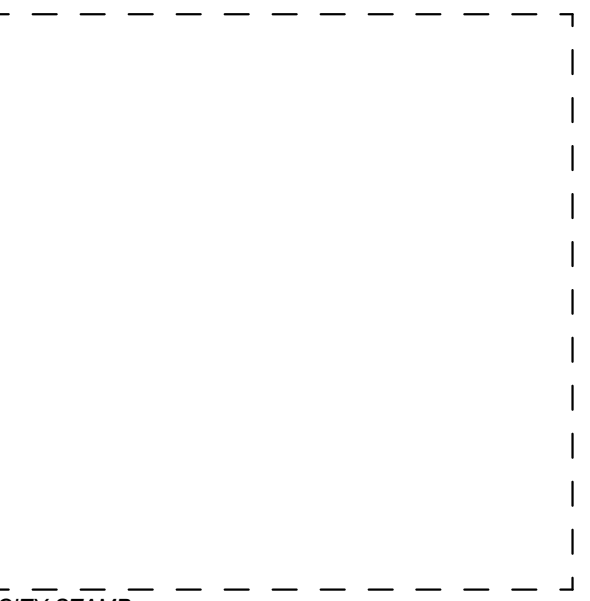
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SHEET TITLE:
COVER SHEET

SHEET NO.:
G200



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6	06.04.20	ENHANCED SENIOR AND FAMILY LIVING PROJECT (REVISED)

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SHEET TITLE:
ILLUSTRATIVE SITE PLAN

SHEET NO.:
G201

ZONING CODE DATA (CONT.):

- Parking for Each Building Use, per Parking Table 19.124.040(A) for Retail and Table 19.56.040C for Residential: See sheet A200 for additional parking info.

Residential-Retail Building 1 (Senior w/ BMR Senior Housing):
 Retail/ Rest (17,600 SF) 130 Spaces Req'd/ 130 Provided (at grade/garage) (Uni-size)
 Residential (158 units):
 Covered (9'-6"x20'): 81 Spaces Req'd/ 81 Provided (in garage)
 Total Spaces: 211 Spaces Req'd / 211 Provided

Residential-Retail Building 2 (BMR Senior Housing):
 Retail (2,400 SF) (Uni-size): 14 Spaces Req'd/ 14 Provided (at grade/garage)
 Residential (48 units):
 Covered (9'-6"x20'): 30 Spaces Req'd/ 30 Provided (in garage)
 Total Spaces: 44 Spaces Req'd/ 44 Provided

Residential-Townhomes / Rowhouses
 Residential (88 units):
 Covered (10'x20'): 132 Spaces Req'd/ 176 Provided (in unit)
 Visitor (Uni-size): 0 Spaces Req'd/ 32 Provided (at grade)
 Total Spaces: 132 Spaces Req'd/ 208 Provided

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 4.106.4.2.2: 10 percent of parking spaces in multi-family dwellings units shall be EVSE charging stalls.
 - Building 1/ Residential Spaces: 10% of 81 spaces = 9 Spaces Req'd / 9 Spaces Provided
 - 1 Accessible charging stall required per 25 charging stall / 1 provided
 - Building 2/ Residential Spaces: 10% of 30 spaces = 3 Spaces Req'd / 3 Spaces Provided
 - 1 Accessible charging stall required per 25 charging stall / 1 provided

- Per CMC 16.58.420: 10% Spaces are EVSE Charging Spaces
 - Building 1/ Retail Spaces: 130 Spaces = 13 EVSE Charging Req'd / 13 Provided
 - 1 EVSE Charging Accessible Van Space Req'd / 1 Provided
 - 1 EVSE Charging Accessible Car Space Req'd / 1 Provided
 - Building 2/ Retail Spaces: 14 Spaces = 2 EVSE Charging Req'd / 2 Provided
 - 1 EVSE Charging Accessible Van Space Req'd / 1 Provided
 - 1 EVSE Charging Accessible Car Space Req'd / 1 Provided

- Per CAL Green 5.106.5.2, Table 5.106.5.2
 - Building 1: (130) retail parking spaces require 11 Clean Air Vehicle stalls / 11 Provided
 - Building 2: (14) retail parking spaces require 1 Clean Air Vehicle stalls / 1 Provided

- 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 11B-208.2 Accessible Retail Parking Stalls are:
 - Building 1/ Retail : 130 Spaces = 5 Accessible Spaces Req'd / 5 Provided (1 is Van space)
 - Building 2/ Retail Spaces: 14 Spaces = 1 Accessible Space Req'd / 1 Provided (Van Space)

See above section for Accessible EV Charging stalls provided.

- Per 1109A.3 - Assigned Accessible Residential Parking Stalls:
 - Building 1/ Residential: 2% of 81 spaces = 2 Spaces Req'd / 2 Spaces provided. 1 space shall be van accessible.
 - Building 2 / Residential: 2% of 30 spaces = 1 Spaces Req'd / 1 Spaces provided. 1 space shall be van accessible.
 - Townhouses/ Rowhouses: 2% of 176 spaces = 3.52 Spaces Req'd / 4 Spaces provided in Units. 1 Space shall be Van Accessible.

- Per 1109A.5 Unassigned Visitor Spaces:
 - Townhouses/ Rowhouses: 5% of 32 open spaces = 1.6 Spaces Req'd / 2 Spaces Provided. 1 Space shall be Van Accessible.

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:
 Long Term Retail (Class I) 5% of 34 Vehicle Spaces 2 spaces / 2 provided

Building 2:
 Long Term Retail (Class I) 5% of 10 Vehicle Spaces 0.5 Req'd / 1 provided

Short Term Bicycle Parking defaults to stricter local zoning code. Long Term spaces to be provided per Cal Green.

- Required Bicycle Parking for Each Building Use, per Parking Table 19.124.040(A):
Building 1:
 Residential (Class I) (1 space / 2 units) 79 Req'd / 79 Provided
 Residential (Class II) (1 space / 10 units): 15.8 Req'd / 16 Provided
 Retail (Class II) (1 / 1,250 SF): 6.12 Req'd / 8 Provided
 Restaurant (Class II) (1 / 1,200 SF): 7.9 Req'd / 8 Provided

Building 2:
 Residential (Class I) (1 space / 2 units) 24 Req'd / 24 Provided
 Residential (Class II) (1 / 10 units): 4.8 Req'd / 6 Provided
 Retail (Class II) (1 / 1,250 SF): 1.92 Req'd / 2 Provided

- See architectural sheet A201 for bicycle parking locations.

ZONING CODE DATA (CONT.):

RESIDENTIAL PARKING REQUIREMENT - PER T.19.56.040C

UNIT TYPE	STUDIOS	1BR	2BR	3BR	REQUIRED OFF STREET SPACES
UNITS	0	0	0	0	88
PARKING RATE PER BEDROOM	0.5	0.5	0.5	0.5	0.5
SPACES	0	0	0	132	132
ACCESSIBLE SPACES (2%)					3
VAN					1
CAR					2

RESIDENTIAL - (SENIOR HOUSING W/ RETAIL): BUILDING 1

UNIT TYPE	STUDIOS	1BR	2BR	MEMORY CARE	REQUIRED OFF STREET SPACES
UNITS	26	74	31	27	
PARKING RATE PER BEDROOM	0.5	0.5	0.5	0	
SPACES	13	37	31	0	81
EV CHARGING SPACES (10%)					9
EV VAN SPACE (CALGREEN 4.106.4.2.2)					1
EV CAR SPACE					8
ACCESSIBLE SPACES (2%)					2
VAN					1
CAR					1

RESIDENTIAL (BMR SENIOR HOUSING W/ RETAIL): BUILDING 2

UNIT TYPE	STUDIOS	1BR	2BR	3BR	REQUIRED OFF STREET SPACES
UNITS	9	28	11	0	
PARKING RATE PER BEDROOM	0.5	0.5	0.5	0.5	
SPACES	4.5	14	11	0	30
EV CHARGING SPACES (10%)					3
EV VAN SPACE (CALGREEN 4.106.4.2.2)					1
EV CAR SPACE					2
ACCESSIBLE SPACES (2%)					1
VAN					1
CAR					0

GROUP	RATE	UNITS	SPACES REQ'D
DOCTOR	1	4	4 spaces
EMPLOYEES	0.3333	55	18.3315 spaces
BED	0.166667	27	4.5 spaces
Sub Total		26.8315 spaces	
TOTAL		27	spaces

PUBLIC PARKING REQUIREMENT - PER T.19.124.040A

	REQUIRED OFF STREET SPACES
BUILDING 1	
EMPLOYEE PARKING - SENIOR LIVING	27
RETAIL PARKING PER CMC T.19.124.040A	
RESTAURANT W/BAR	7655 SF
NUMBER OF SEATS	150 SEATS
PARKING RATE	0.33 SPACE PER SEAT
NUMBER OF SPACES	49.5 SPACES
EMPLOYEE SPACES (INCLUDED IN SENIOR LIVING EMPLOYEES)	
SPACES	50
CAFÉ	1835 SF
NUMBER OF SEATS	50 SEATS
PARKING RATE	0.33 SPACE PER SEAT
NUMBER OF SPACES	16.5 SPACES
EMPLOYEE SPACES	7 EMPLOYEES
SPACES	24
RETAIL 01	7245 SF
PARKING RATE	0.004 SPACE PER SF
SPACES	28.98 SPACES
TOTAL SPACES	130
CLEAN AIR SPACES (PER TS.106.5.2)	11
EV CHARGING SPACES (10%) PER CMC 16.58.420	13
EV ACCESSIBLE SPACES (TABLE 11B-228.3.2.1)	2
VAN	1
CAR	1
ACCESSIBLE SPACES (TABLE 11B-208.2)	5
VAN	1
CAR	4
BUILDING 2	
EMPLOYEE PARKING - SENIOR BMR	4
RETAIL 01	2400 SF
PARKING RATE	0.004 SPACE PER SF
SPACES	9.6
TOTAL SPACES	14
CLEAN AIR SPACES (PER TS.106.5.2)	1
EV CHARGING SPACES (10%) PER CMC 16.58.420	2
EV ACCESSIBLE SPACES (TABLE 11B-228.3.2.1)	2
VAN	1
CAR	1
ACCESSIBLE SPACES (TABLE 11B-208.2)	1
VAN	1
CAR	0

ZONING CODE DATA:

1. GENERAL PLAN/ ZONING:

- General Plan Guidelines
 Community Vision 2040, and the Heart of the City Specific Plan
 Title 19, SB-35
 Commercial / Residential P(CG/RES)
 8.1 acres; 352,836 GSF
 7.9 acres; 343,958 NSF (Gross Site Area - 8,878 SF for Public Roadway/Public Utilities easement)
 32% (411,844 SF / 343,958 NSF)
 30 DUA up to a maximum of 237 units
 1.58 (544,435 GSF / 343,958 NSF)
 37.2 DUA, for a total of 294 Units (includes a state density bonus for 47 BMR senior living units. 20.3% of allowed units)

2. HEIGHT:

- Zoning Max Allowable Height: 45'-0" Max
 - Actual Project Max Height: 70'-0" to eave of Building 1 (Highest Building)
 65'-0" to eave of Building 2
 - See Bonus Height request below. See Building Code Data Section and sheet G204 for Heights of Roofs, Setback Slopes and Terraces.

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 G206A, 206B, 206C
 - See Private Space Area (see Sheet G206B for additional info):
 Required Space per Unit: 60 SF with minimum 6'-0" dimension.
 Provided Space per Unit:
 Building 1 Units: 60 SF to 132 SF (Balconies) per Unit
 Building 2 Units: 60 SF (Balconies) per Unit
 Town Houses: 104 SF to 125 SF (Patios) per Unit
 Row Houses: 295 SF to 375 SF (Patios) per Unit

5. AUTO PARKING:

Parking for Residential portion of project is based on zoning section 19.56.040 Incentives or Concessions, waivers and Reduction of Parking Standards and Table 19.56.040C Off-street parking standards for certain housing developments.

PROJECT MIX:

SINGLE FAMILY - ROWHOUSES AND TOWNHOUSES				
UNIT TYPE	3BR / 3BA	3BR / 2.5 BA	TOTAL	
ROWHOUSES	12	6	18	
TOWNHOUSES	44	26	70	
TOTAL UNITS	56	32	88	

RESIDENTIAL (RELATED SENIOR HOUSING): BUILDING 1						
UNIT MIX	STUDIO	1 BR	2BR	MEMORY CARE	TOTAL	RETAIL
ROOF (EAVE)						
LEVEL 6	5	10	3	-	18	
LEVEL 5	6	19	8	-	33	
LEVEL 4	6	19	8	-	33	
LEVEL 3	6	19	8	-	33	
LEVEL 2	3	7	4	-	41	
LEVEL 1						
TOTAL	26	74	31	27	158	17,600
MIX %	20%	56%	24%	not included	100%	

RESIDENTIAL (BMR SENIOR HOUSING) / RETAIL: BUILDING 2						
UNIT MIX	STUDIO	1 BR	2BR		TOTAL	RETAIL
ROOF (EAVE)						
LEVEL 6	2	5	2		9	
LEVEL 5	2	5	2		9	
LEVEL 4	2	5	2		9	
LEVEL 3	2	5	2		9	
LEVEL 2	1	6	2		9	
LEVEL 1	0	2	1		3	2,400
TOTAL	9	28	11		48	2,400
RATIO %	19%	58%	23%		100%	

TOTAL UNITS	294 UNITS
TOTAL RETAIL	20,000 SF

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 294 residential units and 20,000 SF of retail space with the following structures:

- Senior Living / Retail Building 1: 6-stories; 157,180 SF residential; 190,810 GSF 158 senior living units (27 memory care) 17,600 SF of ground-level retail.
- BMR Senior Living / Retail Building 2 (Senior Housing): 6-stories; 44,490 SF residential; 47,760 GSF 48 senior units; (29 Very Low Income, 19 Low Income) 2400 SF of ground-level retail.
- Below-Grade Parking Garage: 1-level below grade; 97,750 SF; 191 parking spaces.
- Residential Townhouses: 69 units, 3 stories, 139,850 SF Total Residential plus 39,450 SF of garage. (Unit size range: 1760 SF plus 597 SF garage to 2468 SF plus 530 SF garage)
- Residential Rowhouses: 19 units, 3 stories, 34,245 SF Total Residential plus 10,840 SF of garage. (Unit size range: 1698 SF plus 529 SF garage to 2028 SF plus 660 SF garage)

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

The project is eligible for Density Bonus per Chapter 19.56. of the Cupertino Municipal Code (CMC). This Application is requesting three waivers of development standards that would have the effect of physically precluding the development of the Project at the density proposed by the Applicant. Those waivers include:

1. Height waivers for Building 1 (senior housing/ commercial) and Building 2 (senior housing) from 45 ft. height limit to allow heights currently illustrated on Sheets G204 and A211 thru A217,
2. Slope setback waivers for Building 1 (senior housing/ commercial) and Building 2 (senior housing/ commercial) from 1:1 to slope setback currently illustrated on Sheet G204.
3. Waiver to CMC requirement that the affordable units be dispersed throughout the project (Section 19.56.050.G.1) to allow that all affordable units be located within the senior housing Building 2.

Off-Street Residential Parking for the project will be in accordance with Table 19.56.040C, as provided for in CMC Section 19.56.040.

4. 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.207
- Lot Line Dimensions: See Sheet C.0
- 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.206A, G206B, G206C
 - Phasing Plan: See Sheet G.240
 - Trash and Haul Routes: See Sheet G.300, G301, A201-A206, and Civil Drawings



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SHEET TITLE:
PROJECT SUMMARY

SHEET NO.:

G202A

ENHANCED SENIOR AND FAMILY LIVING PROJECT

BUILDING CODE DATA (CONT.):

4. OCCUPANT LOAD:

BUILDING 1: RETAIL: 294 OCCUPANTS 17,600 GSF/ 60 GSF PER OCC.
 BUILDING 2: RETAIL: 40 OCCUPANTS 2,400 GSF/ 60 GSF PER OCC.

BUILDING 1: RESID: 789 OCCUPANTS 157,180 GSF/ 200 GSF PER OCC. 6
 BUILDING 2: RESID: 223 OCCUPANTS 44,490 GSF/ 200 GSF PER OCC.

TOWNHOUSES: 207 OCCUPANTS 69 UNITS * 3 BEDROOMS
 ROWHOUSES: 57 OCCUPANTS 19 UNITS * 3 BEDROOMS

PARKING GARAGE: 489 OCCUPANTS 97,750 GSF/ 200 GSF PER OCC.

BUILDING CODE DATA:

1. LOCAL CODES :

- 2019 California Building Standards Codes & Cupertino Municipal Code Chapter 16.04
- 2019 California Building Code, w/ local amendments
- 2019 California Electrical Code, w/ local amendments
- 2019 California Mechanical Code, w/ local amendments
- 2019 California Plumbing Code, w/ local amendments
- 2019 California Energy Code, w/ local amendments
- 2019 California Fire Code, w/ local amendments
- 2019 California Green Building Standards (CALGreen) Code, w/ local amendments
- 2019 California Residential, w/ local amendments
- 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)

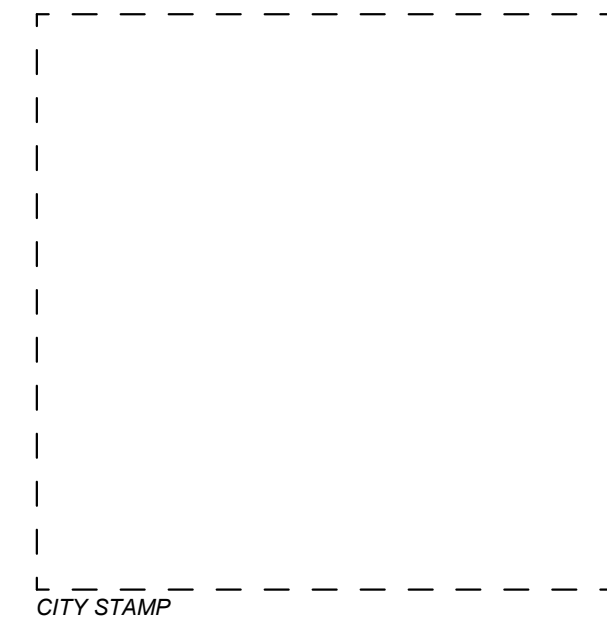
- Residential-Retail Buildings:
 - Residential Units: Group R-2, R-2.1, Separated
 - BMR Housing: Group R-2, Separated
 - Lobby/Office: Group A-3, Non-separated
 - Fit Center: Group A-3, Non-separated
 - Retail: Groups A-2 and M, Separated

- Residential-:
 - Townhouses/Rowhouses: Group R-3, Separated

3. BUILDING HEIGHTS AND AREAS :

Story, Height, and Area Limitations:

- Residential-Retail Building 1 - Construction Type IB SM
 - Allowable Stories: 12 Stories allowed per Table 504.4
 - Actual Stories: 5 Stories Residential Building, over 1 Story Retail
 - Maximum Building Ht: 180'-0" per Table 504.3 6
 - Actual Building Height: 70'-0" to highest eave / 79'-6" to roof ridge / (N.I. stair and elevator overruns, non-occupied tower, or fall protection)
 - Allowable Building Area: Unlimited SF/Story for Type IB R-2 Housing per Table 506.2 and Section 506.2
 - Actual Building Area: 190,810 GSF at 32,250 SF/Story; 17,600 GSF Retail 6
- Residential-Retail Building 2 - Construction Type IIIA Sprinklered SM (upper 5 floors) over first floor of Type IA per section 510.2 and 510.5:
 - Allowable Stories: 6 Stories per Section 510.5 6
 - Actual Stories: 6 Stories, (5 Stories Residential Building, over 1 Story Retail / Residential)
 - Maximum Building Ht: 75'-0" per Section 510.5
 - Actual Building Height: 65'-0" to highest eave / 74"-6" to roof ridge / (N.I. stair and elevator overruns, non-occupied tower, or fall protection)
 - Allowable Building Area: Unlimited SF/Story for Type IA Housing per Table 506.2 and Section 506.2
 - Actual Building Area: 72,000 SF/Story for Type IIIA Sprinklered SM, 3 hour horizontal separation at First Floor with 2 hour enclosure of shafts, stairs, ramps per Section 510.2. 47,760 GSF at 7760 SF/Story; 2,400 GSF Retail 6
- 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: 97,750 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: 1698 SF plus 529 SF garage to 2468 SF plus 530 SF garage per townhouse / rowhouse. 2-Hr rated fire walls between individual townhouses / rowhouses



WESTPORT CUPERTINO

**PRELIMINARY,
NOT FOR
CONSTRUCTION**

KT URBAN

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

PROJECT NO.: 14148
 DRAWN: Author
 DATE: 2018 MAY 11
 ENHANCED SENIOR AND FAMILY LIVING PROJECT

REVISION:	DESCRIPTION:
5 04.23.20	ENHANCED SENIOR AND FAMILY LIVING PROJECT
6 06.04.20	ENHANCED SENIOR AND FAMILY LIVING PROJECT (REVISED)

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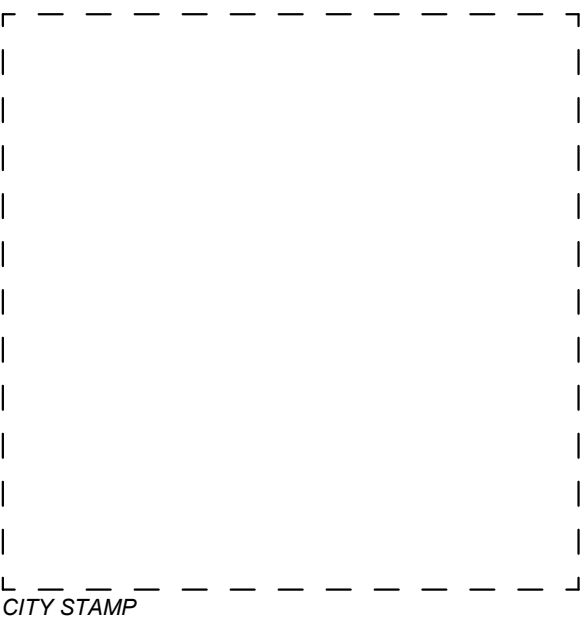
SHEET TITLE:
PROJECT SUMMARY

SHEET NO.:
G202B

ENHANCED SENIOR AND FAMILY LIVING PROJECT

GENERAL NOTES - SITE PLAN

1. SEE PROJECT SUMMARY SHEET G202 FOR ZONING AND LAND USE DESIGNATIONS, AND GROSS SITE AREA AND NET SITE AREA.
2. SEE SITE PLAN SETBACKS SHEET G203 FOR SETBACK DIMENSIONS.
3. SEE OPEN SPACE CALCS SHEET G206A, G206B, G206C FOR OPEN SPACE CALCS.
4. SEE SHEET G202, A200 AND A201 FOR PROJECT PARKING SPACE SUMMARY.
5. SEE LANDSCAPE SHEETS FOR LANDSCAPE AREA INFO.
6. SEE CIVIL DRAWINGS FOR VEHICLE ACCESS TURNING RADIUS AND STREET DESIGN



WESTPORT CUPERTINO

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ENHANCED SENIOR AND FAMILY LIVING PROJECT

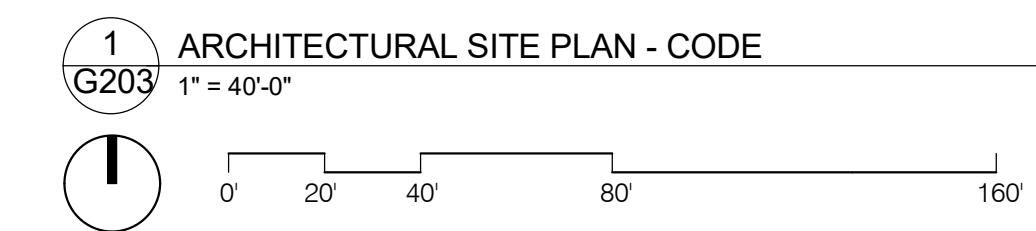
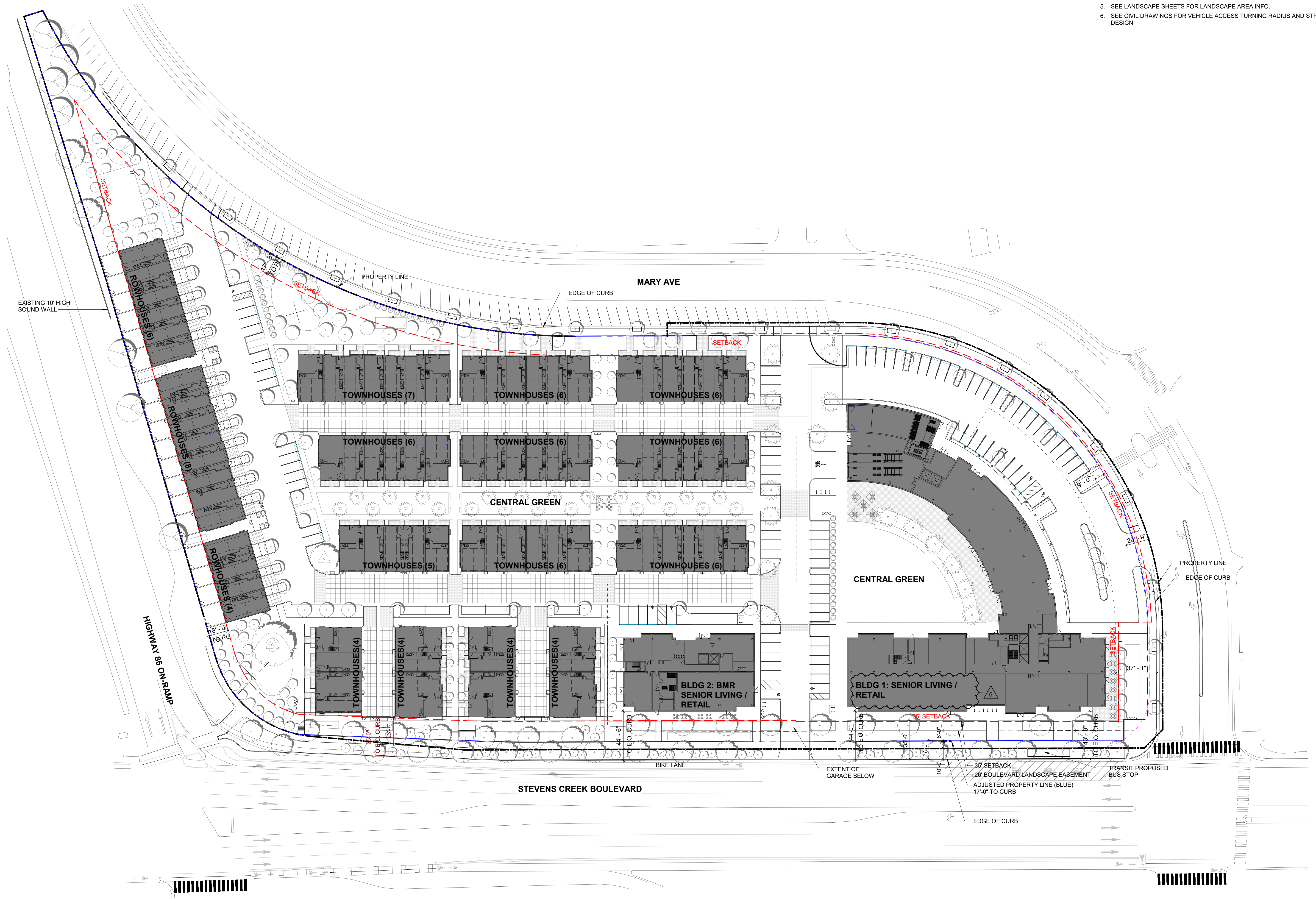
KT URBAN
21267 STEVENS CREEK
BLVD, CUPERTINO, CA

PROJECT NO.:	14148
DRAWN:	Author
DATE:	2018 MAY 11
REVISION:	ENHANCED SENIOR AND FAMILY LIVING PROJECT
	DESCRIPTION:
2	11.30.18 PLANNING COMMENT RESPONSES
3	02.27.19 PLANNING COMMENT RESPONSE
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SHEET TITLE:
SITE SETBACKS

SHEET NO.:
G203





1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

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KT URBAN

21267 STEVENS CREEK BLVD,
CUPERTINO, CA

PROJECT NO.: 14148

DRAWN: Author

DATE: 2018 MAY 11

ENHANCED SENIOR AND FAMILY
LIVING PROJECT

REVISION: DESCRIPTION:

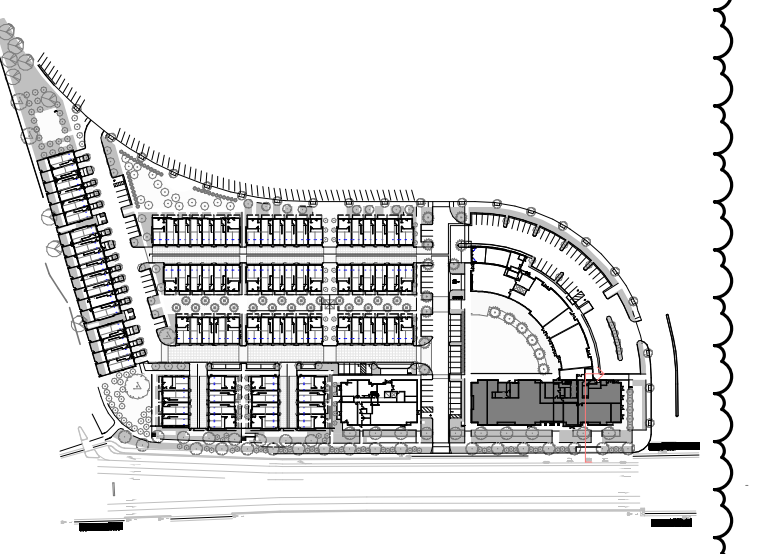
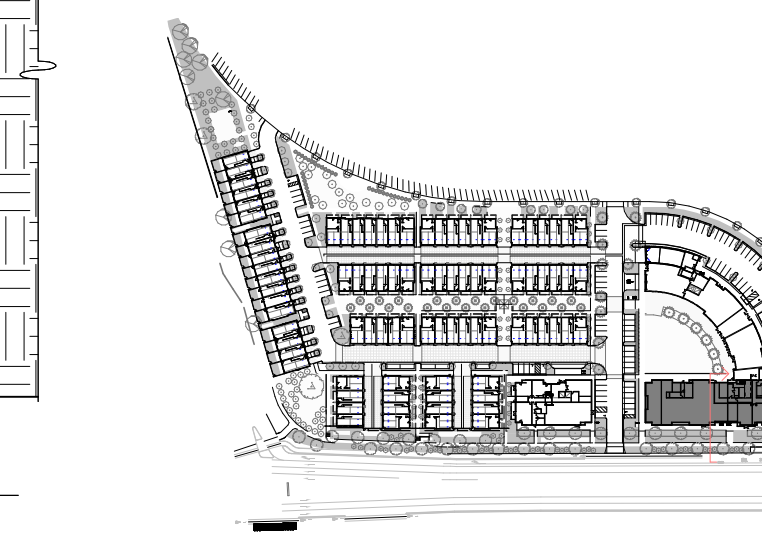
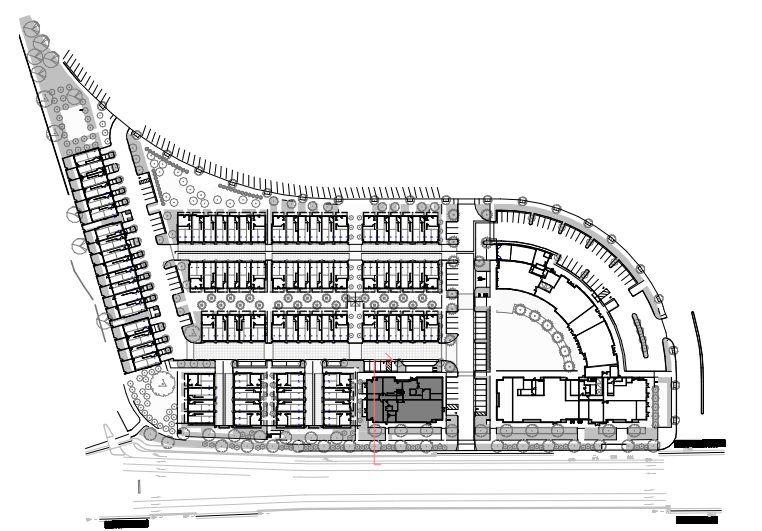
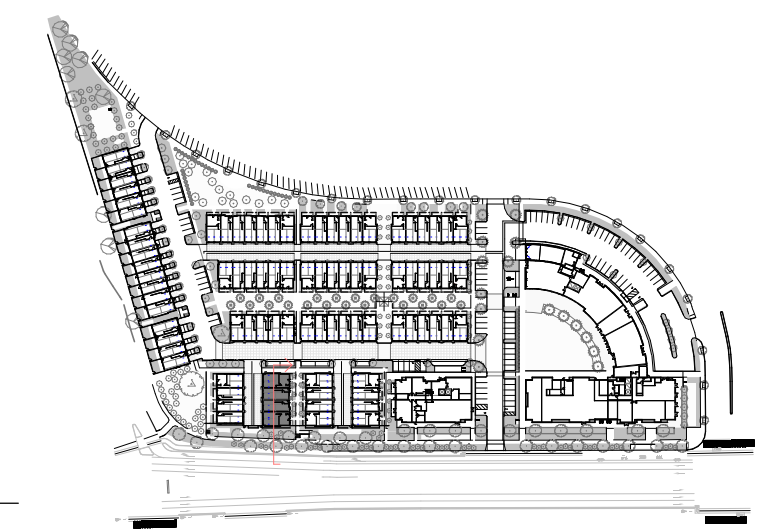
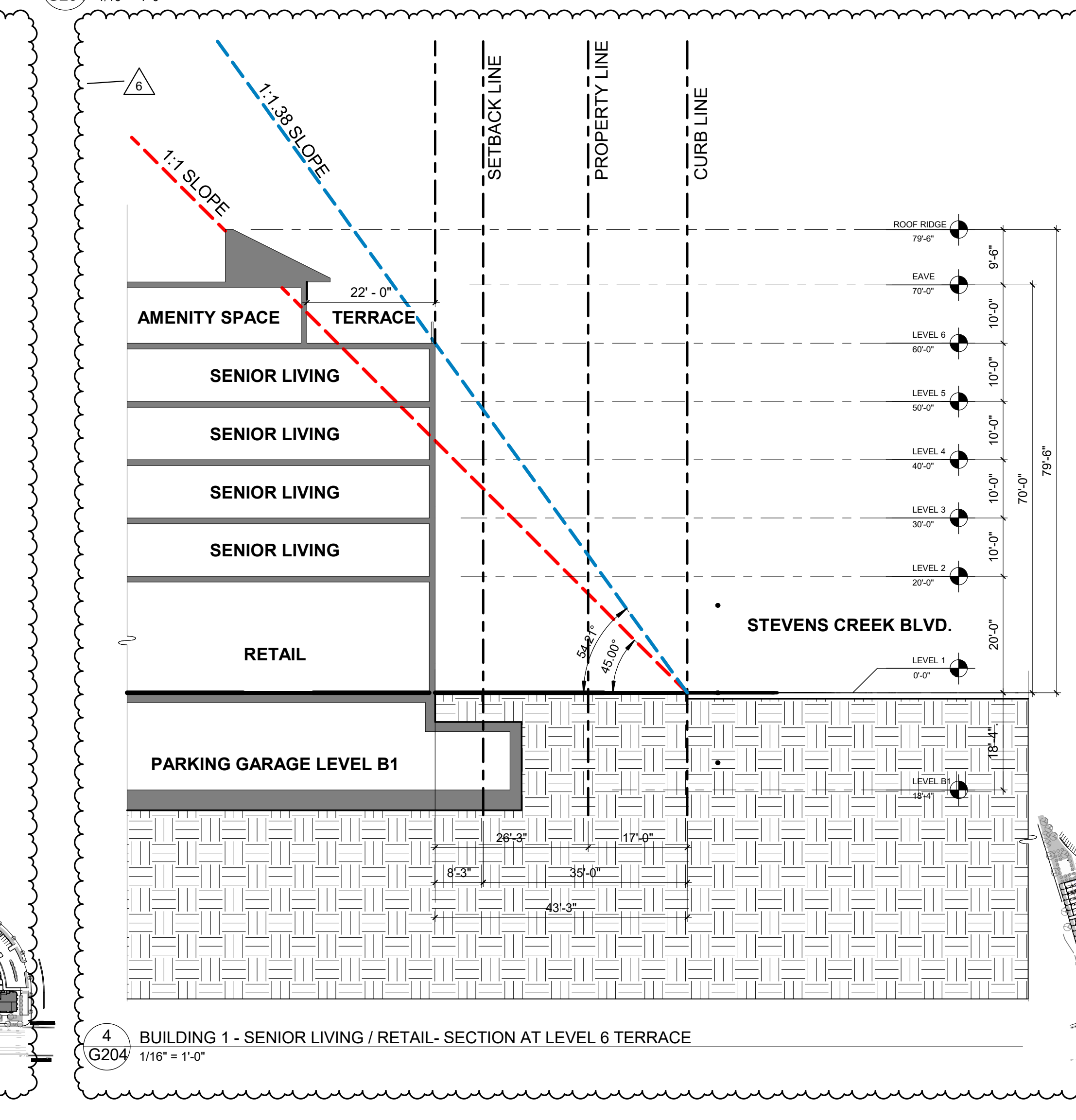
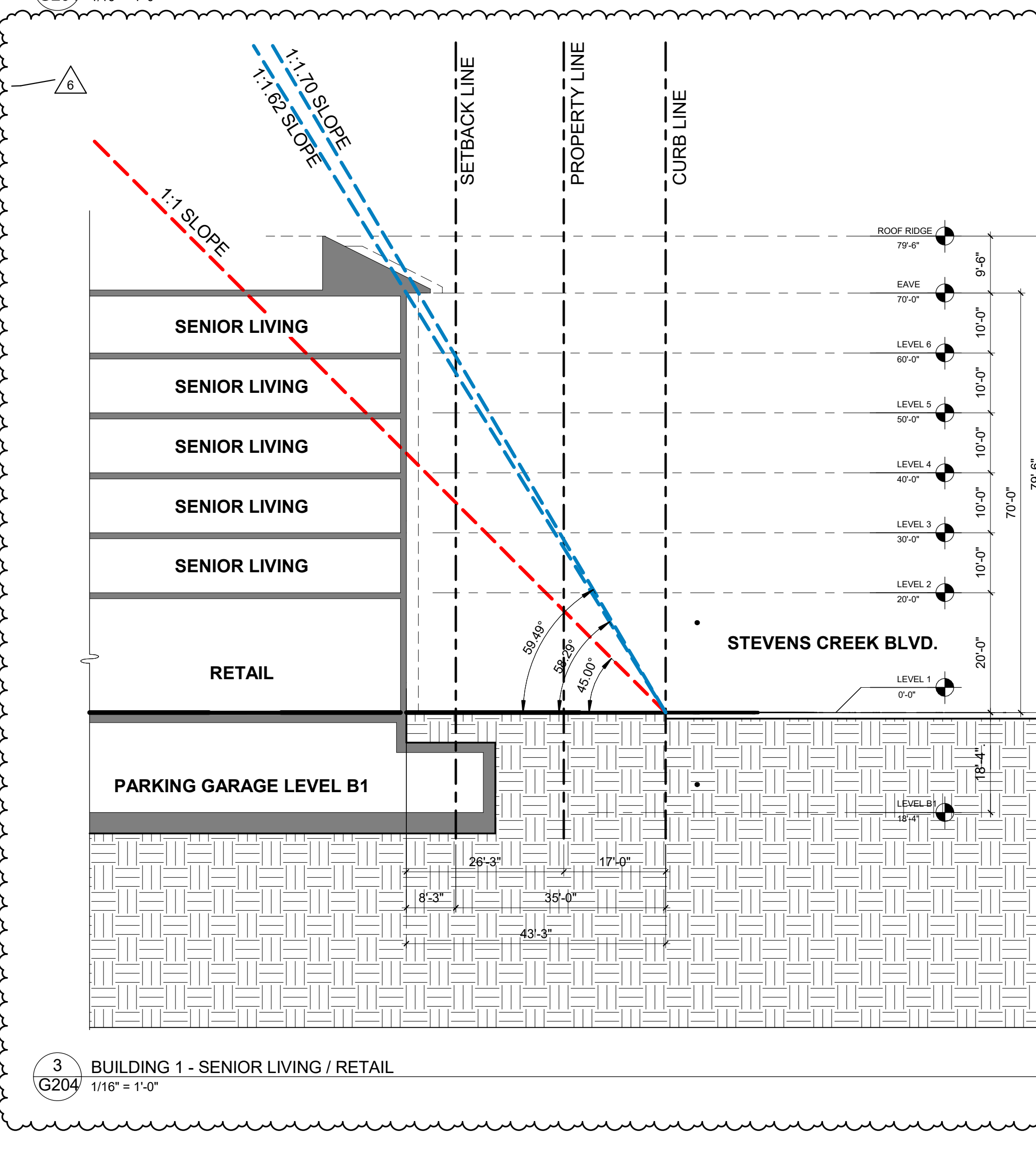
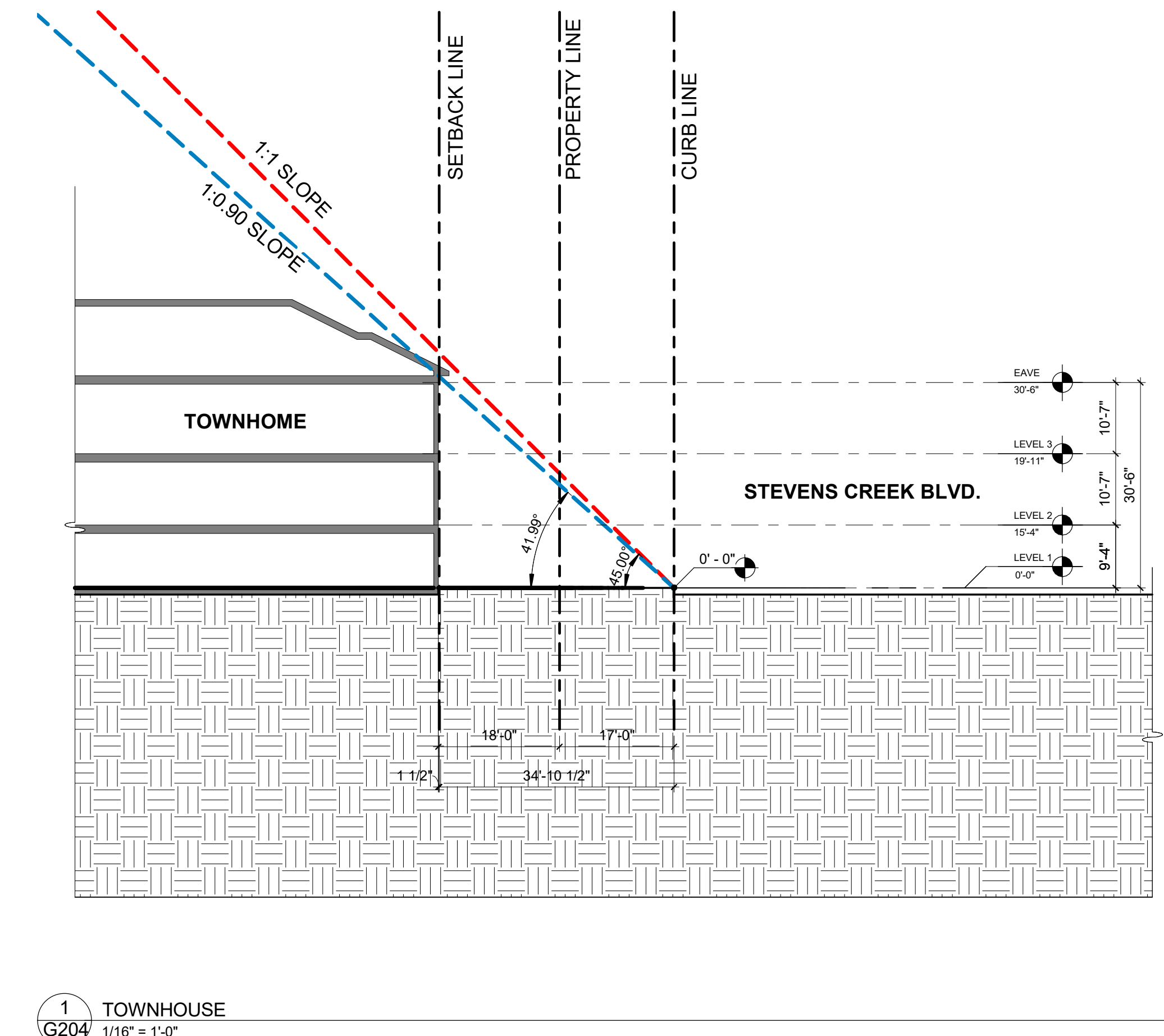
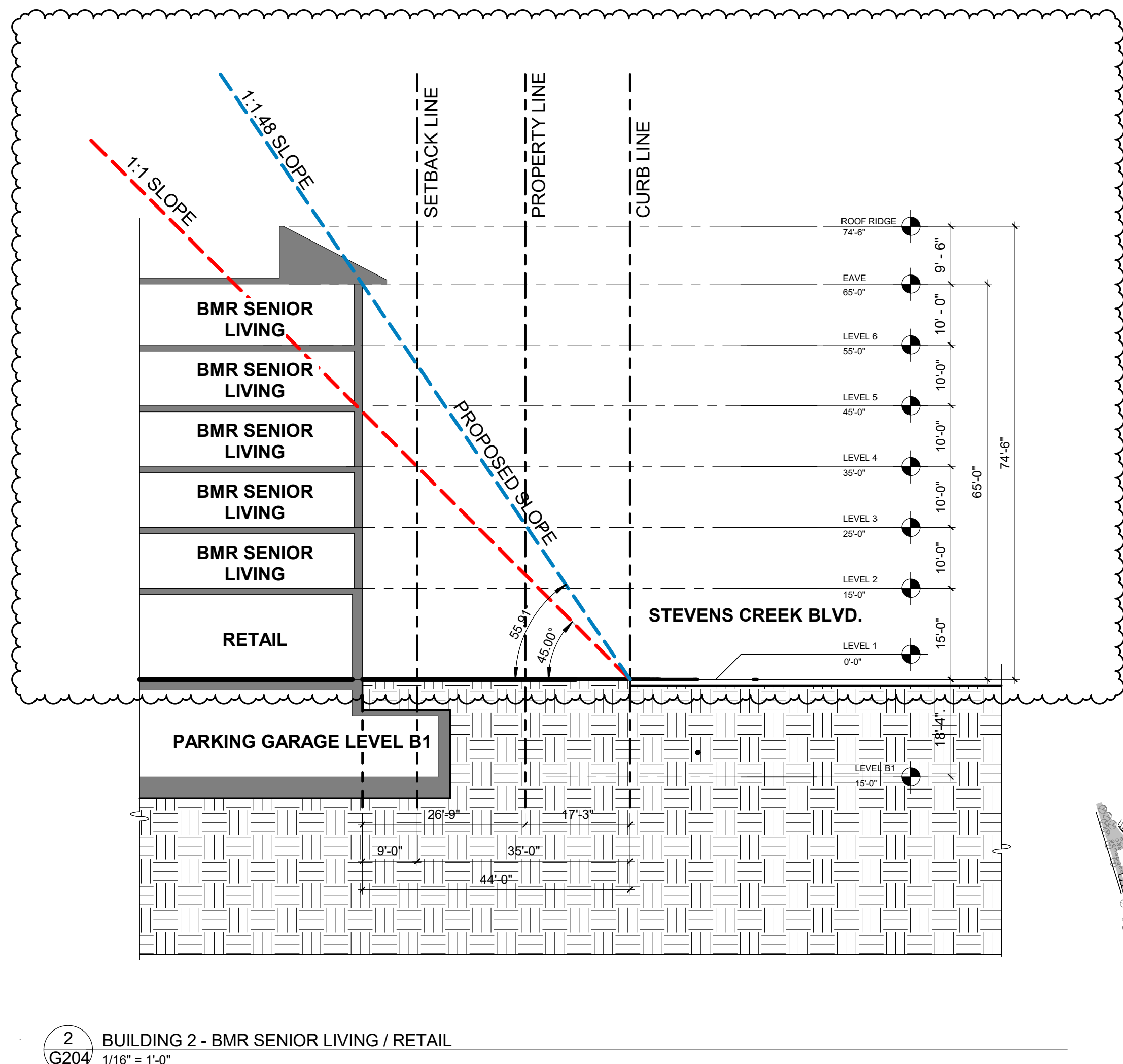
NO.	DATE	DESCRIPTION
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SHEET TITLE:
SLOPE SETBACKS

SHEET NO.:
G204

ENHANCED SENIOR AND FAMILY LIVING PROJECT



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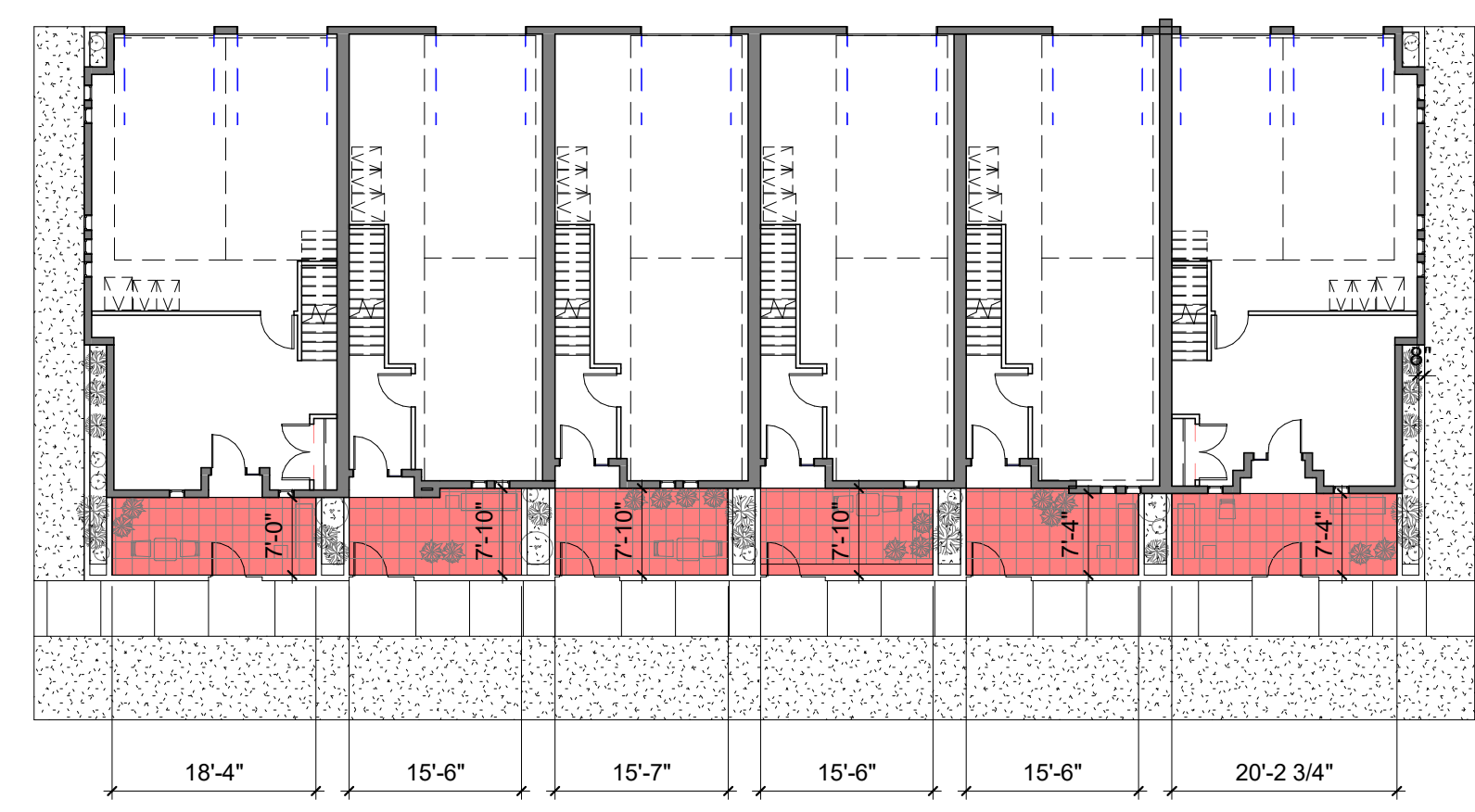
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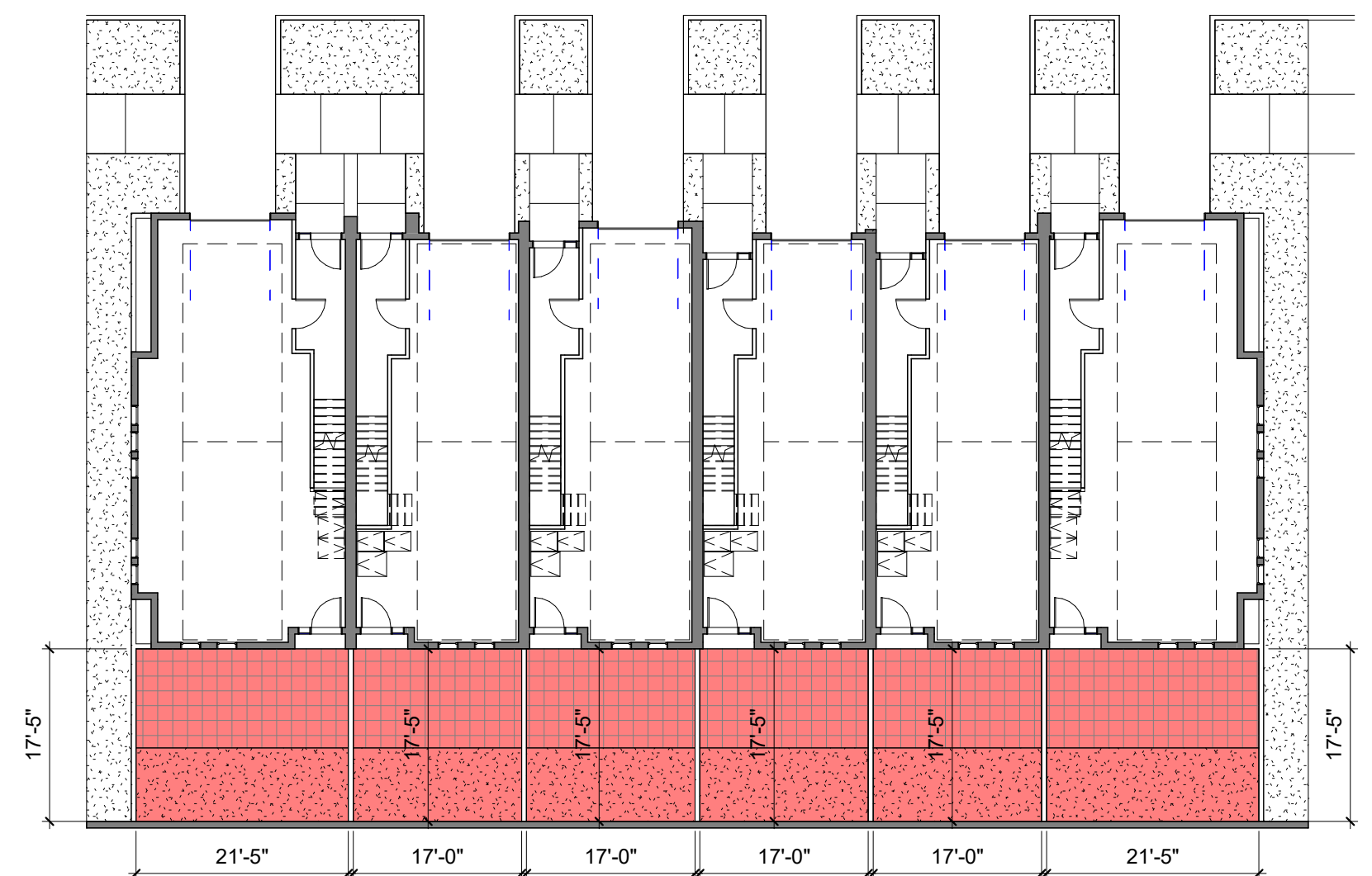
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

OPEN SPACE LEGEND:

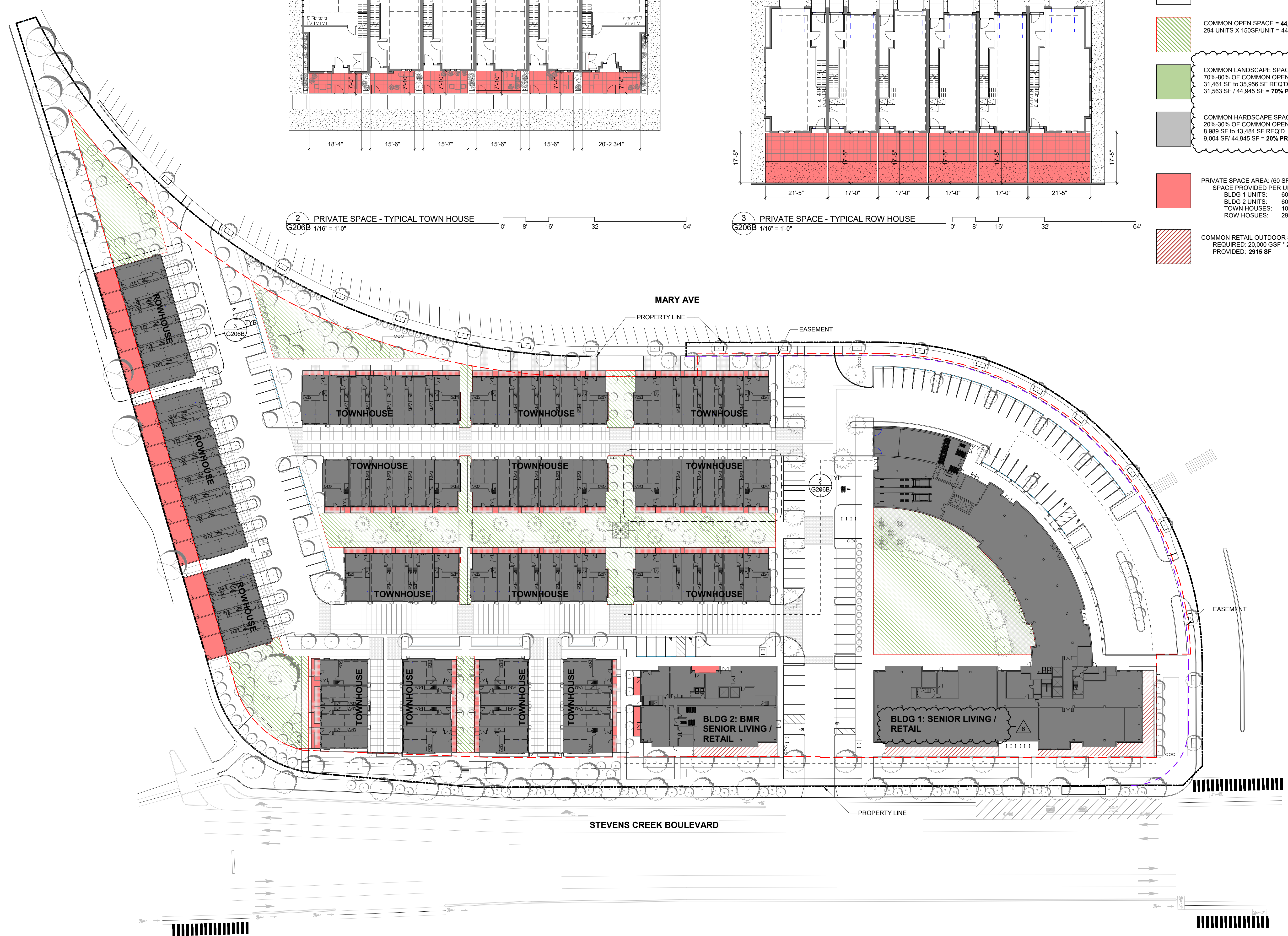
- GROSS SITE AREA = 352,836 SF (8.1 Acres)
NET SITE AREA = 343,958 SF
- COMMON OPEN SPACE = 44,945 SF
294 UNITS X 150SF/UNIT = 44,100 SF MIN REQ'D
- COMMON LANDSCAPE SPACE = 31,563 SF
70%-80% OF COMMON OPEN SPACE REQ'D =
31,461 SF to 35,955 SF REQ'D
31,563 SF / 44,945 SF = 70% PROVIDED
- COMMON HARDSCAPE SPACE = 9,004 SF
20%-30% OF COMMON OPEN SPACE REQ'D =
8,989 SF to 13,484 SF REQ'D
9,004 SF / 44,945 SF = 20% PROVIDED
- PRIVATE SPACE AREA: (60 SF / UNIT MIN: MIN 6'-0" DIMENSION)
SPACE PROVIDED PER UNIT TYPE:
BLDG 1 UNITS: 60 SF to 132 SF / UNIT (BALCONY)
BLDG 2 UNITS: 60 SF / UNIT (BALCONY)
TOWN HOUSES: 104 SF to 125 SF / UNIT (PATIO)
ROW HOUSES: 295 SF to 375 SF / UNIT (PATIO)
- COMMON RETAIL OUTDOOR SPACE:
REQUIRED: 20,000 SF * 2.5% = 500 SF
PROVIDED: 2915 SF



2 PRIVATE SPACE - TYPICAL TOWN HOUSE
G206B 1/16" = 1'-0"



3 PRIVATE SPACE - TYPICAL ROW HOUSE
G206B 1/16" = 1'-0"



1 COMMON OPEN SPACE / PRIVATE SPACE
G206B 1" = 40'-0"

CITY STAMP

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ENHANCED SENIOR AND FAMILY LIVING PROJECT

KT URBAN
21267 STEVENS CREEK
BLVD, CUPERTINO, CA

PROJECT NO.: 14148
DRAWN: Author
DATE: 2018 MAY 11
ENHANCED SENIOR AND FAMILY LIVING PROJECT

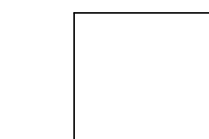

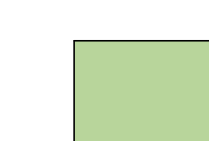

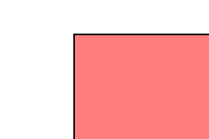
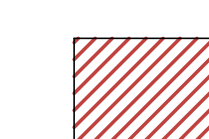
REVISION:	DESCRIPTION:
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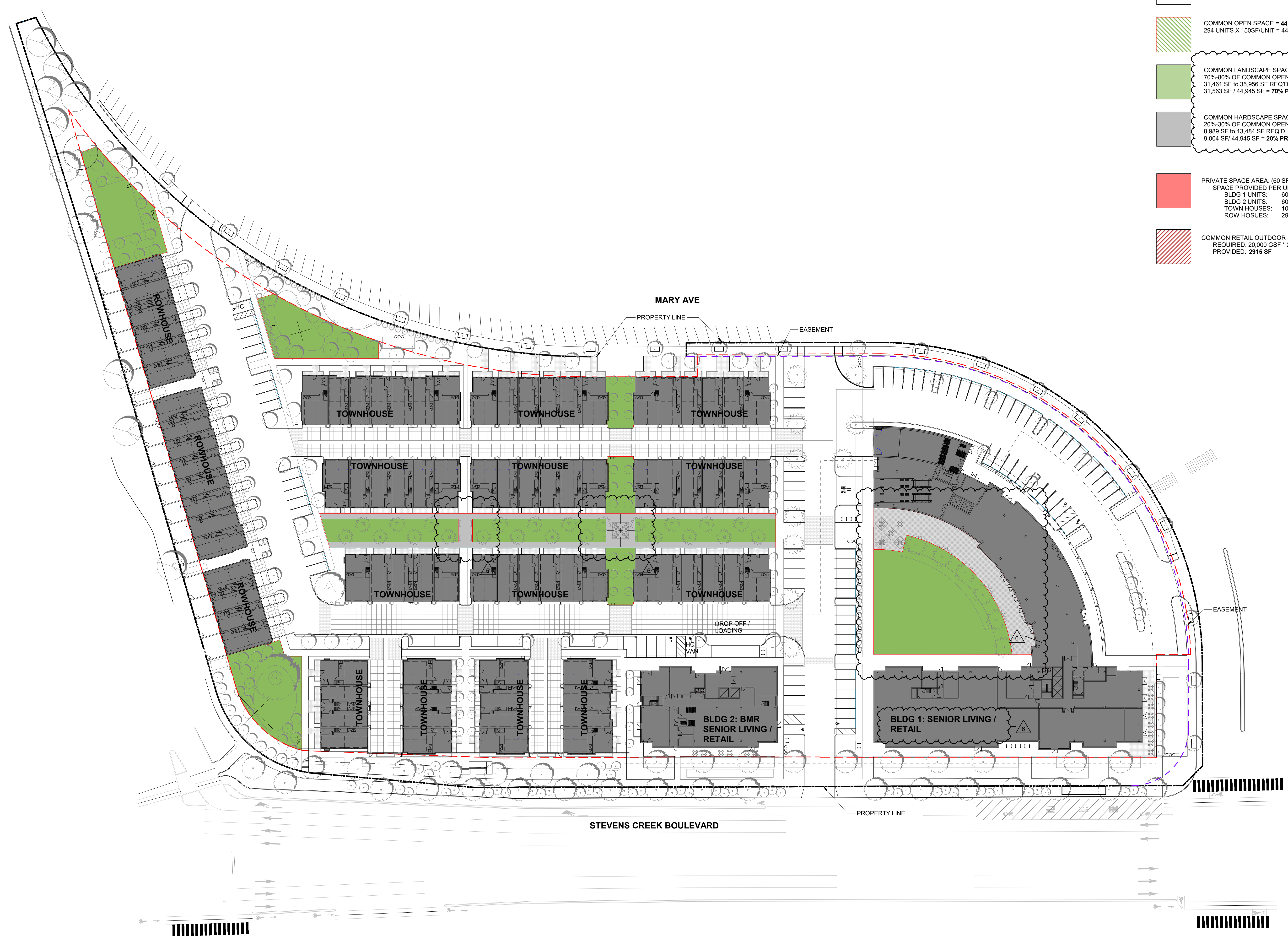
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SHEET TITLE:
COMMON OPEN SPACE / PRIVATE SPACE

SHEET NO.:
G206B

OPEN SPACE LEGEND:

-  GROSS SITE AREA = 352,836 SF (8.1 Acres)
NET SITE AREA = 343,958 SF
-  COMMON OPEN SPACE = 44,945 SF
294 UNITS X 150SF/UNIT = 44,100 SF MIN REQ'D
-  COMMON LANDSCAPE SPACE = 31,563 SF
70%-80% OF COMMON OPEN SPACE REQ'D =
31,461 SF to 35,956 SF REQ'D
31,563 SF / 44,945 SF = 70% PROVIDED
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-  PRIVATE SPACE AREA: (60 SF/UNIT MIN: MIN 6'-0" DIMENSION)
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TOWN HOUSES: 104 SF to 125 SF / UNIT (PATIO)
ROW HOUSES: 295 SF to 375 SF / UNIT (PATIO)
-  COMMON RETAIL OUTDOOR SPACE:
REQUIRED: 20,000 GSF * 2.5% = 500 SF
PROVIDED: 2915 SF



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ENHANCED SENIOR AND FAMILY LIVING PROJECT

KT URBAN
 21267 STEVENS CREEK
 BLVD, CUPERTINO, CA

PROJECT NO.: 14148
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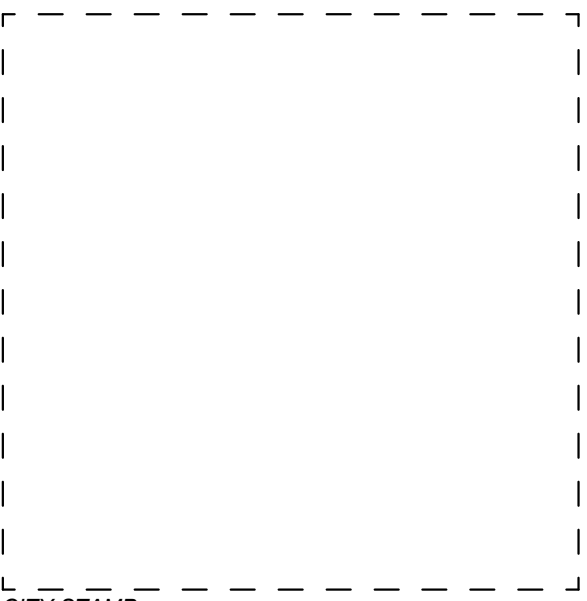
SHEET TITLE:
**COMMON LANDSCAPED/
HARDSCAPED SPACE**

SHEET NO.:
G206C





ARCHITECTURE INC
 1645 NW HOYT
 PORTLAND OREGON 97209
 503 444 2200



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21267 STEVENS CREEK
 BLVD, CUPERTINO, CA

PROJECT NO.: 14148

DRAWN: Author

DATE: 2018 MAY 11

ENHANCED SENIOR AND FAMILY
 LIVING PROJECT

REVISION: DESCRIPTION:

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6	06.04.20	ENHANCED SENIOR AND FAMILY LIVING PROJECT (REVISED)

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SHEET TITLE:
 NEIGHBORHOOD SITE PLAN &
 BUILDING HEIGHTS

SHEET NO.:

G207

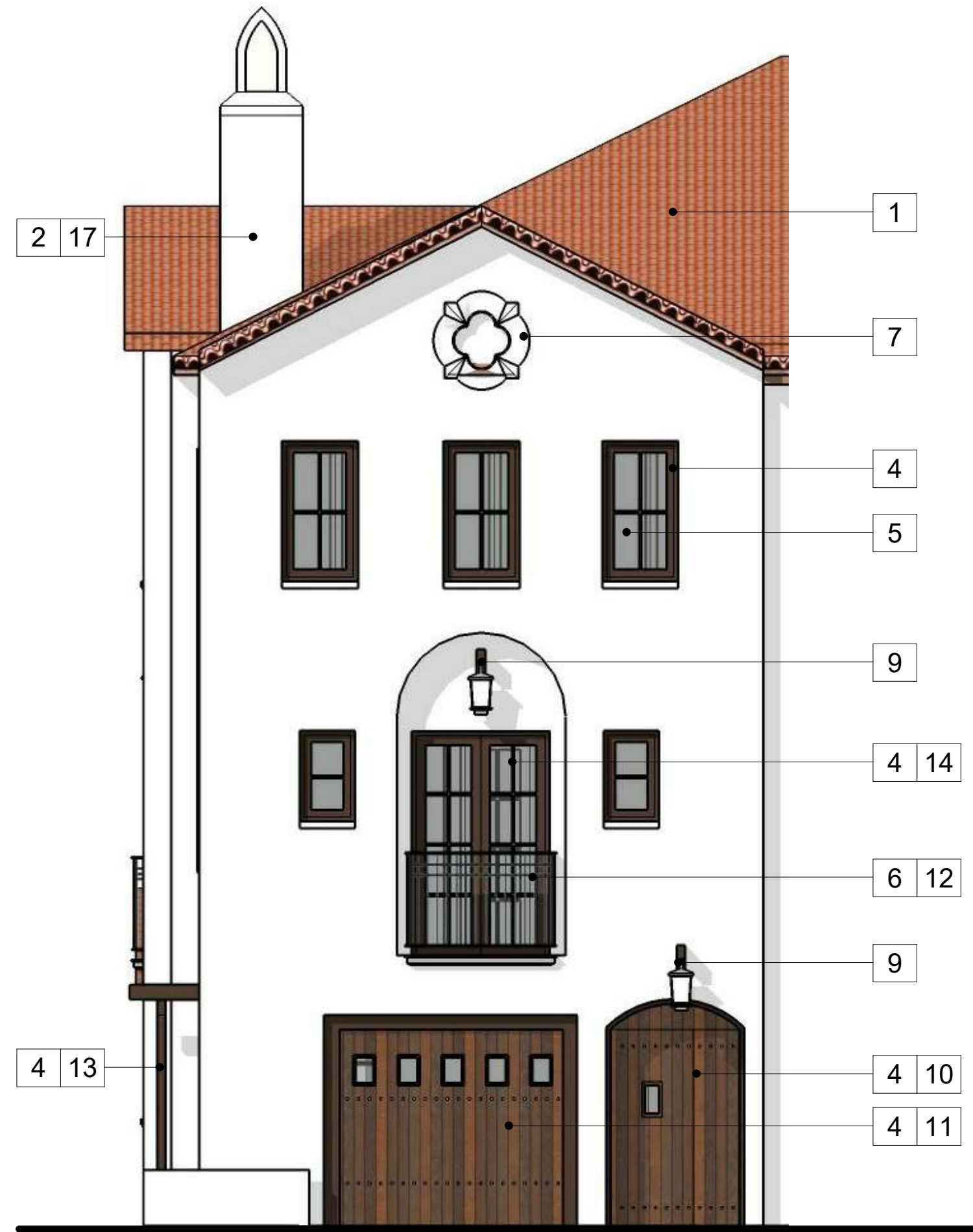


NORTH

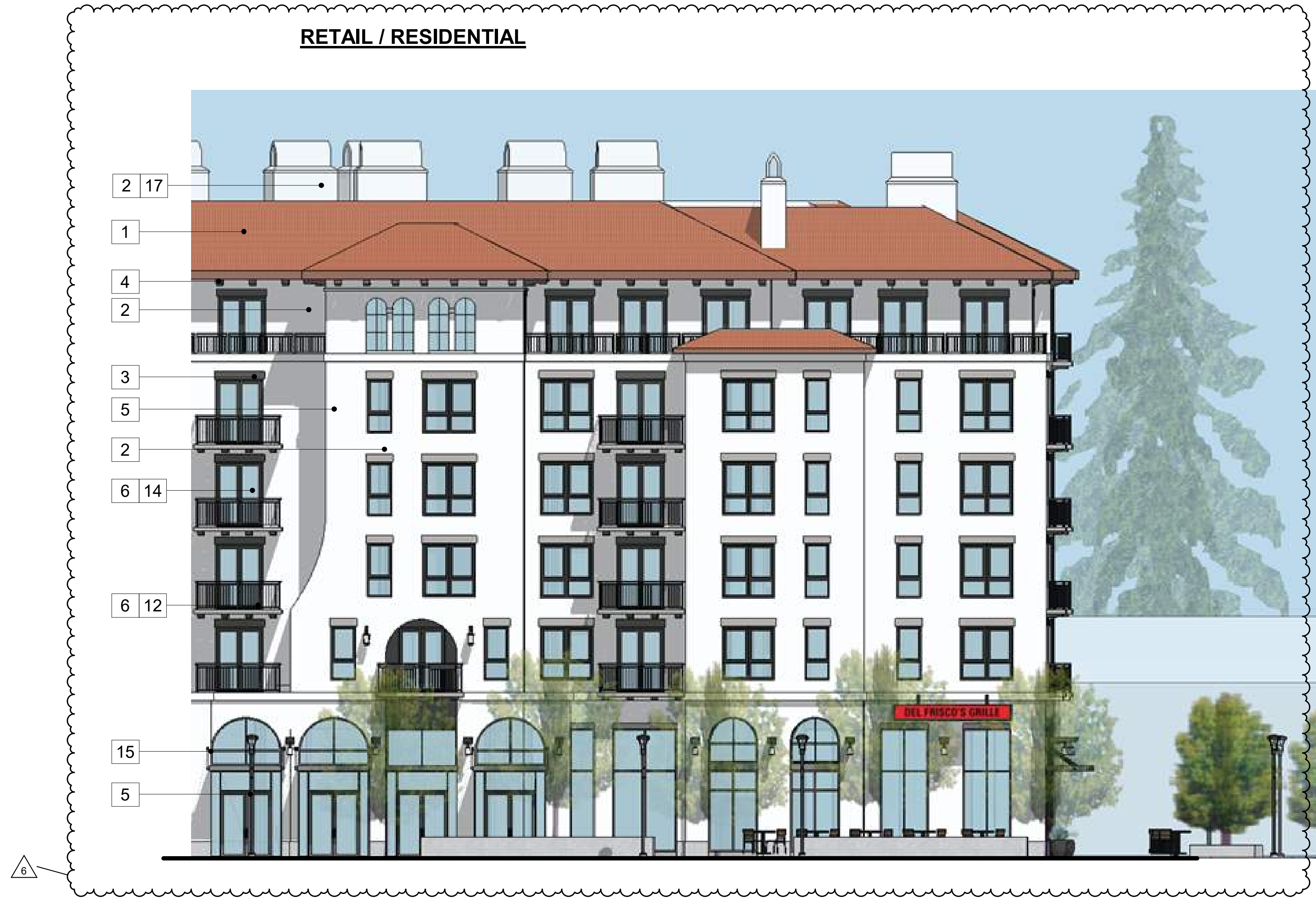
ENHANCED SENIOR AND FAMILY LIVING PROJECT



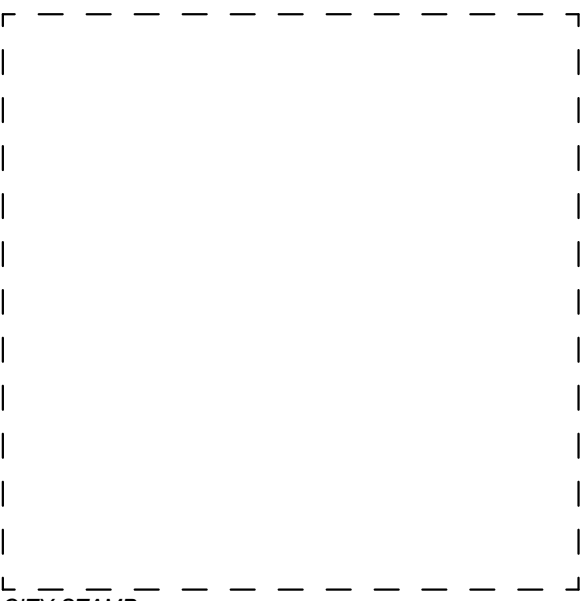
TOWNHOUSE / ROWHOUSE



RETAIL / RESIDENTIAL



ARCHITECTURE INC
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 PORTLAND OREGON 97209
 503 444 2200



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KT URBAN

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

PROJECT NO.: 14148

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DATE: 2018 MAY 11

ENHANCED SENIOR AND FAMILY
 LIVING PROJECT

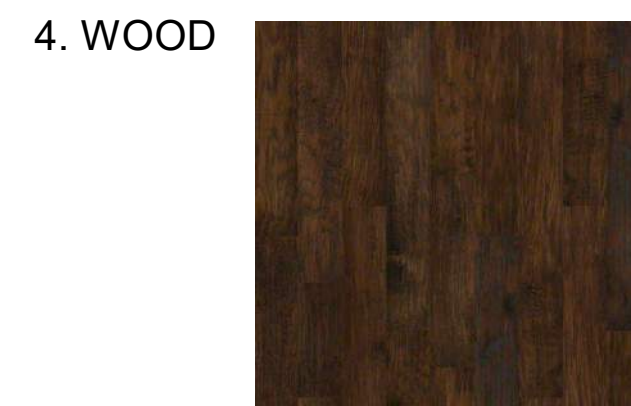
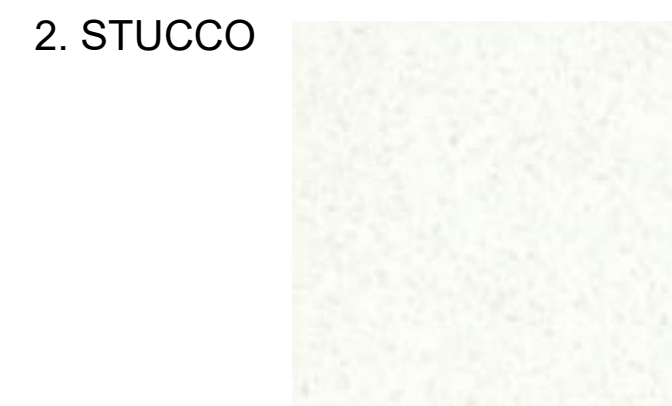
REVISION: DESCRIPTION:

1	07.13.18	PLANNING COMMENT RESPONSES
6	06.04.20	ENHANCED SENIOR AND FAMILY LIVING PROJECT (REVISED)

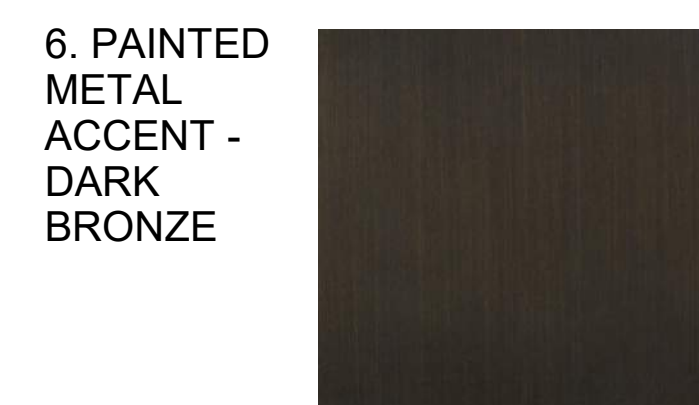
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MATERIAL LEGEND:

NOTE: THERE IS NO COPPER BEING USED ON THE PROJECT

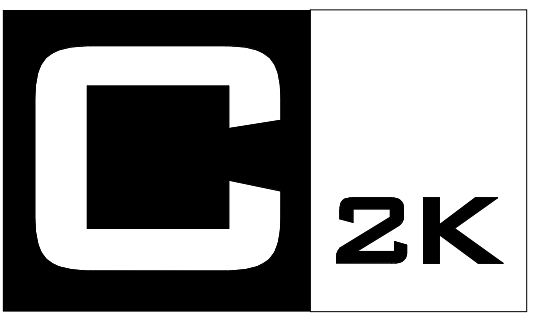


- 10. FRONT ENTRY
- 11. GARAGE
- 12. BALCONY / METAL RAILING
- 13. TRELLIS
- 14. FRENCH DOORS
- 15. SIGNAGE
- 16. CANOPY
- 17. "CHIMNEY" (PLUMBING / VENT STACKS)



SHEET TITLE:
PROPOSED MATERIALS

SHEET NO.:
G213



1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

GENERAL NOTES:

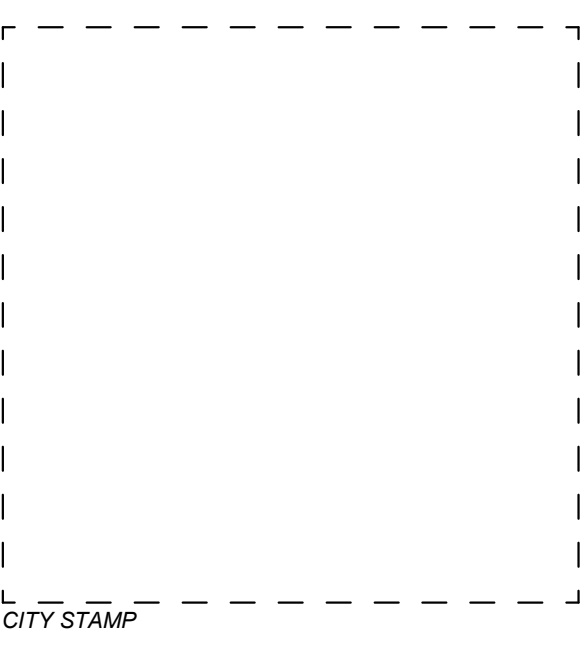
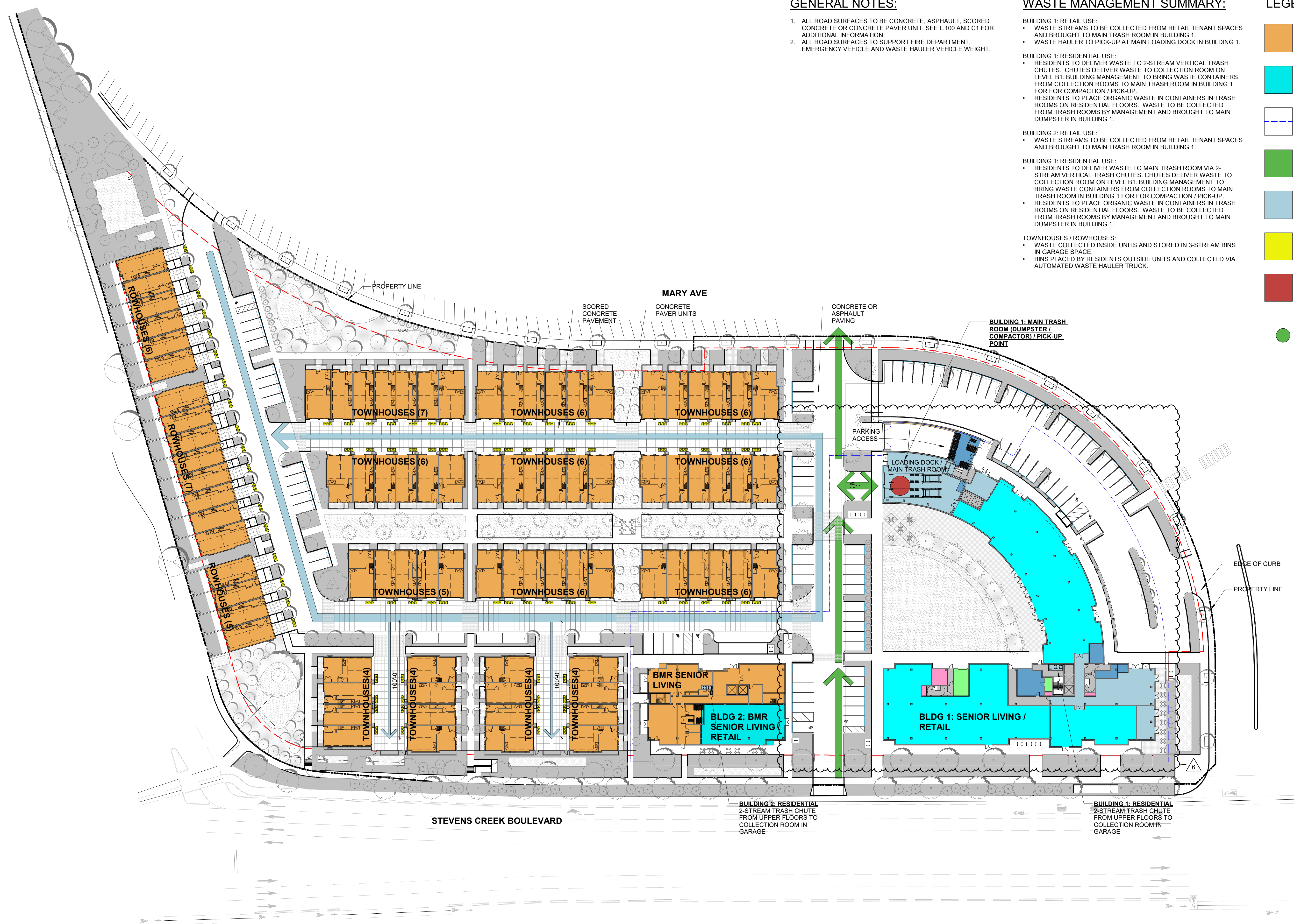
1. ALL ROAD SURFACES TO BE CONCRETE, ASPHALT, SCORED CONCRETE OR CONCRETE PAVER UNIT. SEE L.100 AND C1 FOR ADDITIONAL INFORMATION.
2. ALL ROAD SURFACES TO SUPPORT FIRE DEPARTMENT, EMERGENCY VEHICLE AND WASTE HAULER VEHICLE WEIGHT.

WASTE MANAGEMENT SUMMARY:

- BUILDING 1: RETAIL USE:**
- WASTE STREAMS TO BE COLLECTED FROM RETAIL TENANT SPACES AND BROUGHT TO MAIN TRASH ROOM IN BUILDING 1.
 - WASTE HAULER TO PICK-UP AT MAIN LOADING DOCK IN BUILDING 1.
- BUILDING 1: RESIDENTIAL USE:**
- RESIDENTS TO DELIVER WASTE TO 2-STREAM VERTICAL TRASH CHUTES. CHUTES DELIVER WASTE TO COLLECTION ROOM ON LEVEL B1. BUILDING MANAGEMENT TO BRING WASTE CONTAINERS FROM COLLECTION ROOMS TO MAIN TRASH ROOM IN BUILDING 1 FOR FOR COMPACTION / PICK-UP.
 - RESIDENTS TO PLACE ORGANIC WASTE IN CONTAINERS IN TRASH ROOMS ON RESIDENTIAL FLOORS. WASTE TO BE COLLECTED FROM TRASH ROOMS BY MANAGEMENT AND BROUGHT TO MAIN DUMPSTER IN BUILDING 1.
- BUILDING 2: RETAIL USE:**
- WASTE STREAMS TO BE COLLECTED FROM RETAIL TENANT SPACES AND BROUGHT TO MAIN TRASH ROOM IN BUILDING 1.
- BUILDING 1: RESIDENTIAL USE:**
- RESIDENTS TO DELIVER WASTE TO MAIN TRASH ROOM VIA 2-STREAM VERTICAL TRASH CHUTES. CHUTES DELIVER WASTE TO COLLECTION ROOM ON LEVEL B1. BUILDING MANAGEMENT TO BRING WASTE CONTAINERS FROM COLLECTION ROOMS TO MAIN TRASH ROOM IN BUILDING 1 FOR FOR COMPACTION / PICK-UP.
 - RESIDENTS TO PLACE ORGANIC WASTE IN CONTAINERS IN TRASH ROOMS ON RESIDENTIAL FLOORS. WASTE TO BE COLLECTED FROM TRASH ROOMS BY MANAGEMENT AND BROUGHT TO MAIN DUMPSTER IN BUILDING 1.
- TOWNHOUSES / ROWHOUSES:**
- WASTE COLLECTED INSIDE UNITS AND STORED IN 3-STREAM BINS IN GARAGE SPACE.
 - BINS PLACED BY RESIDENTS OUTSIDE UNITS AND COLLECTED VIA AUTOMATED WASTE HAULER TRUCK.

LEGEND:

- RESIDENTIAL AREA
- RETAIL WITH RESIDENTIAL ABOVE
- OUTLINE OF PARKING GARAGE BELOW
- MIXED USE BUILDINGS TRASH ROUTE
- TOWNHOUSE / ROWHOUSE TRASH ROUTE
- TOWNHOUSE / ROWHOUSE BIN PICK-UP POINT
- MIXED USE BUILDINGS BIN PICK-UP POINT
- PROPOSED TRIO WASTE BINS (WASTE/RECYCLE/COMPOST) AND CIGARETTE BUTT URN



WESTPORT CUPERTINO

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ENHANCED SENIOR AND FAMILY LIVING PROJECT

KT URBAN
21267 STEVENS CREEK BLVD, CUPERTINO, CA

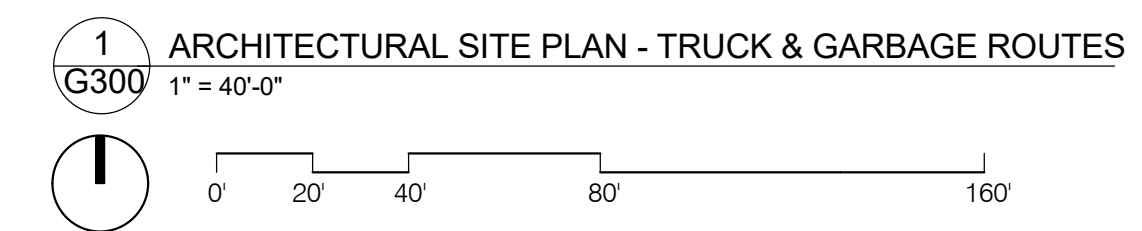
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SHEET TITLE:
TRUCK & GARBAGE ROUTES

SHEET NO.:
G300



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6/4/2020 4:02:01 PM



1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

WASTE MANAGEMENT SUMMARY:

- BUILDING 1: RETAIL USE:**
- WASTE STREAMS TO BE COLLECTED FROM RETAIL TENANT SPACES AND BROUGHT TO MAIN TRASH ROOM IN BUILDING 1.
 - WASTE HAULER TO PICK-UP AT MAIN LOADING DOCK IN BUILDING 1.

- BUILDING 1: RESIDENTIAL USE:**
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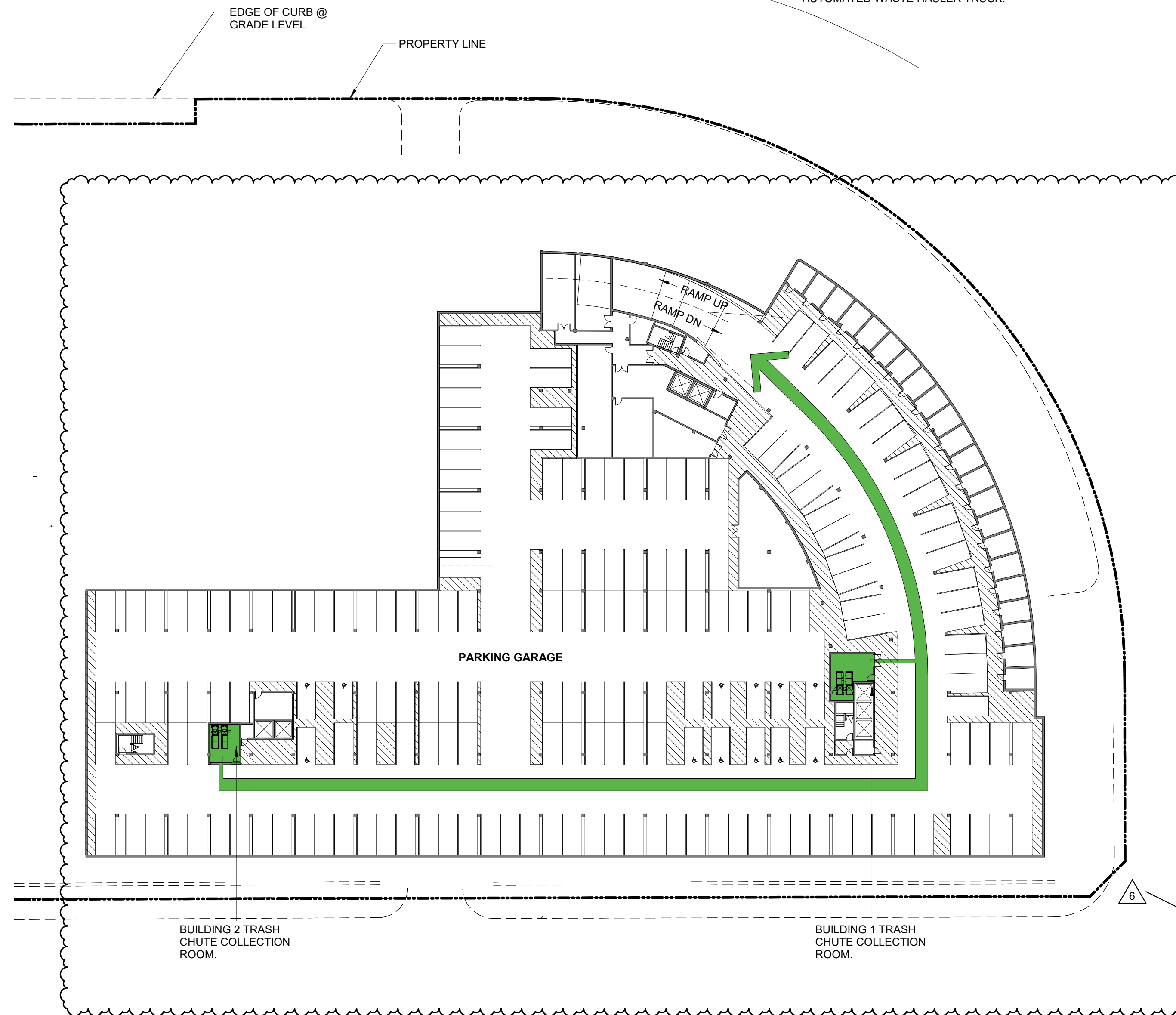
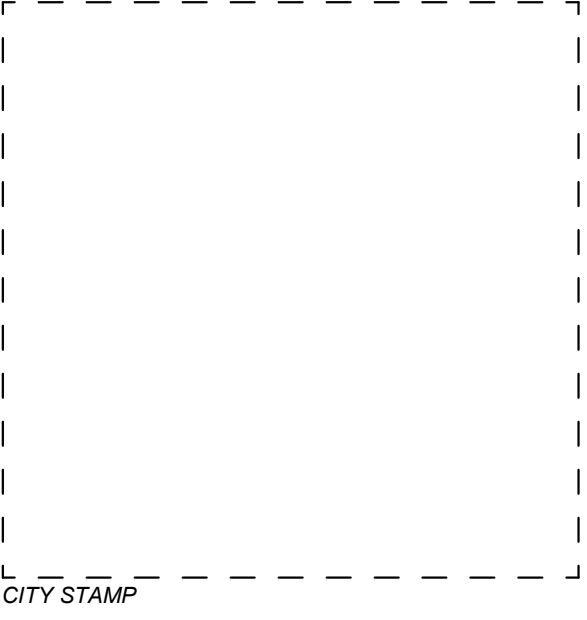
- BUILDING 2: RETAIL USE:**
- RETAIL TENANT TO PLACE WASTE IN 3-STREAM CONTAINERS IN TRASH HOLDING ROOM. WASTE CONTAINERS TO BE COLLECTED FROM TRASH ROOM AND BROUGHT TO MAIN TRASH ROOM FOR COMPACTION AND PICK-UP.

- BUILDING 1: RESIDENTIAL USE:**
- RESIDENTS TO DELIVER WASTE TO MAIN TRASH ROOM VIA 2-STREAM VERTICAL TRASH CHUTES. CHUTES DELIVER WASTE TO COLLECTION ROOM ON LEVEL B1. BUILDING MANAGEMENT TO BRING WASTE CONTAINERS FROM COLLECTION ROOMS TO MAIN TRASH ROOM IN BUILDING 1 FOR FOR COMPACTION / PICK-UP.
 - RESIDENTS TO PLACE ORGANIC WASTE IN CONTAINERS IN TRASH ROOMS ON RESIDENTIAL FLOORS. WASTE TO BE COLLECTED FROM TRASH ROOMS BY MANAGEMENT AND BROUGHT TO MAIN DUMPSTER IN BUILDING 1.

- TOWNHOUSES / ROWHOUSES:**
- WASTE COLLECTED INSIDE UNITS AND STORED IN 3-STREAM BINS IN GARAGE SPACE.
 - BINS PLACED BY RESIDENTS OUTSIDE UNITS AND COLLECTED VIA AUTOMATED WASTE HAULER TRUCK.

LEGEND:

- RESIDENTIAL AREA
- RETAIL WITH RESIDENTIAL ABOVE
- OUTLINE OF PARKING GARAGE BELOW
- MIXED USE BUILDINGS TRASH ROUTE
- TOWNHOUSE / ROWHOUSE TRASH ROUTE
- TOWNHOUSE / ROWHOUSE BIN PICK-UP POINT
- MIXED USE BUILDINGS BIN PICK-UP POINT



WESTPORT CUPERTINO

**PRELIMINARY,
NOT FOR
CONSTRUCTION**

ENHANCED SENIOR AND FAMILY LIVING PROJECT

KT URBAN
21267 STEVENS CREEK BLVD, CUPERTINO, CA

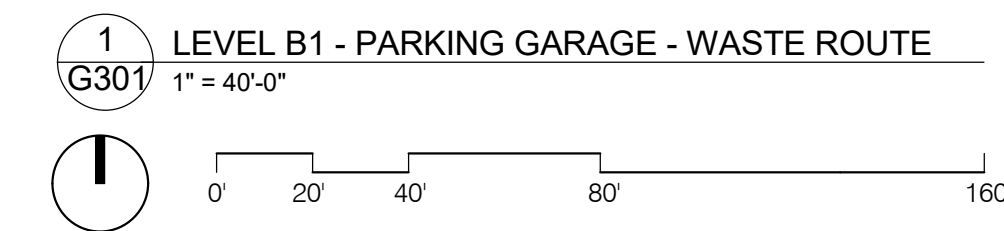
PROJECT NO.: 14148
DRAWN: Author
DATE: 2018 MAY 11
ENHANCED SENIOR AND FAMILY LIVING PROJECT
REVISION: DESCRIPTION:

2	11.30.18	PLANNING COMMENT RESPONSES
6	06.04.20	ENHANCED SENIOR AND FAMILY LIVING PROJECT (REVISED)

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SHEET TITLE:
TRUCK & GARBAGE ROUTES

SHEET NO.:
G301





Character: Palm Walk



Character: Pedestrian Corridors



Character: Residential Landscape



Character: Corner Parks



Character: Accent trees



Character: Central Green

KEY

- Landscape Zone: Groundcovers and Shrubs
- Landscape Zones: Lawn
- Landscape Zones: Stormwater Planters
- Asphalt Pavement
- Scored Concrete Pavement
- Concrete Unit Pavers
- Concrete Sidewalk Pavement

Note: Vehicular Concrete and Pavers will be Service/Emergency Vehicle Rated

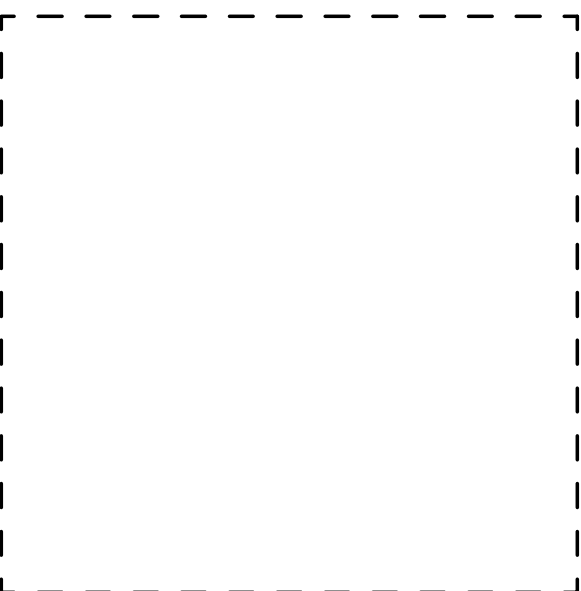
TREE TOTALS	ON SITE	OFF SITE
Existing Trees	(06)	(3)
Existing Relocated Trees	(04)	(0)
Proposed Trees	(314)	(72)



1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

PLACE

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



CITY STAMP

WESTPORT
CUPERTINO

PRELIMINARY,
NOT FOR
CONSTRUCTION

KT URBAN

21267 STEVENS CREEK
BLVD, CUPERTINO, CA

PROJECT NO. 14148

DRAWN: MCS

DATE: 2018 MAY 11

SITE PLAN APPLICATION

REVISION: DESCRIPTION:

- 1 07.13.18 PLANNING COMMENT RESPONSES
- 2 11.30.18 PLANNING COMMENT RESPONSES
- 3 02.28.19 PLANNING COMMENT RESPONSES
- 4 01.13.20 PLANNING COMMENT RESPONSES
- 5 04.23.20 ENHANCED SENIOR AND FAMILY LIVING PLAN
- 6 06.04.20 ENHANCED SENIOR AND FAMILY LIVING PROJECT (REVISED)

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SHEET TITLE:
LANDSCAPE PLAN

SHEET NO.:

L.100

ENHANCED SENIOR AND FAMILY LIVING PLAN

1 LANDSCAPE PLAN
L.100
1" = 40'-0"

STEVENS CREEK BLVD

STEVENS CREEK BLVD



PLANTING PALETTE						
KEY	COMMON NAME	BOTANICAL NAME	QTY. ON SITE	QTY. OFF SITE*	SIZE	LOCATION / NOTES
TREES						
1	GRAPE MYRTLE	LAGERSTROEMIA X FAURIEI	43	-	24" BOX	RESIDENTIAL CORRIDORS
2	DEODAR CEDAR	CEDRUS DEODARA	18	-	8' HT, 4' SPREAD	NORTH, SOUTHWEST PARKS, WEST BOUNDARY
3	GINGKO 'PRINCETON SENTRY'	GINGKO BILOBA 'P.S.'	61	-	24" BOX	NORTHWEST, SOUTHWEST PARKS, SOUTHEAST RETAIL
4	CALIFORNIA LIVE OAK	QUERCUS AGRIFOLIA	17	18	36" BOX	FRONTAGE ALONG STEVENS BLVD. PER HEART OF THE CITY PLAN.
5	'BOSQUE' CHINESE ELM	ULMUS PARVIFOLIA 'BOSQUE'	20	9	24" BOX	STREET TREES ALONG MARY AVE.
6	CHINESE PISTACHE	PISTACIA CHINENSIS	41	-	24" BOX	INTERIOR PARKING CORRIDOR ZONES
7	DATE PALM	PHOENIX CANARIENSIS	16	-	24" BOX	ENTRY & TERMINUS MARKERS, CENTRAL GREEN
8	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	23	-	24" BOX	PASEO AT CENTRAL RESIDENTIAL UNITS
9	ITALIAN CYPRESS	CUPRESSUS SEMPERVIRENS	99	-	24" BOX	RESIDENTIAL ALLEYS
10	CALIFORNIA LILAC	CEANOTHUS RAY HARTMAN	6	42	24" BOX	FRONTAGE ALONG STEVENS CREEK
	EXISTING TREES	VARIOUS (SEE L.300)	6	(3)	-	ONLY CONSIDERING TREES WITHIN PROPERTY LINE
	RELOCATED TREE	QUERCUS AGRIFOLIA	4	-	-	4 POTENTIAL LOCATIONS IDENTIFIED AT WEST SIDE
			TOTALS	314	72	* TREES OFFSITE DO NOT INCLUDE EXISTING TREES ON HIGHWAY 85 FRONTAGE
SHRUBS AND GROUNDCOVERS						
A	LAWN	BOULETELOJA SPP.	-	-	-	CENTRAL PASEO, CENTRAL GREEN, CORNER PARKS
B	STORM WATER PLANTINGS	VARIOUS SEDGES, GRASSES, NATIVE PERENNIALS & SHRUBS	-	-	-	THROUGHOUT, SEE CIVIL PLANS
C	NATIVE / ORNAMENTAL GRASSES	NATIVE AND LOW WATER USE	-	-	-	RESIDENTIAL FRONTS, PERIMETER, THROUGHOUT
D	NATIVE SHRUB MIXES	NATIVE GROUNDCOVERS, SHRUBS & WILDFLOWERS	-	-	-	STEVENS CREEK FRONTAGE, PARKING ISLANDS
E	ACCENT PLANTINGS (NATIVE MIXES)	NATIVE AND LOW WATER USE	-	-	-	PLANTERS THROUGHOUT, CENTRAL GREEN
	SCREENING HEDGE	BUXUS, OSMANTHUS, TYP.	-	-	-	PARKING SCREENING AT OPEN SPACES



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SHEET TITLE:
PLANTING PLAN

SHEET NO.:
L.200

ENHANCED SENIOR AND FAMILY LIVING PLAN

1 PLANTING PLAN
L.200
1" = 40'-0"