

1655 S DE ANZA BOULEVARD



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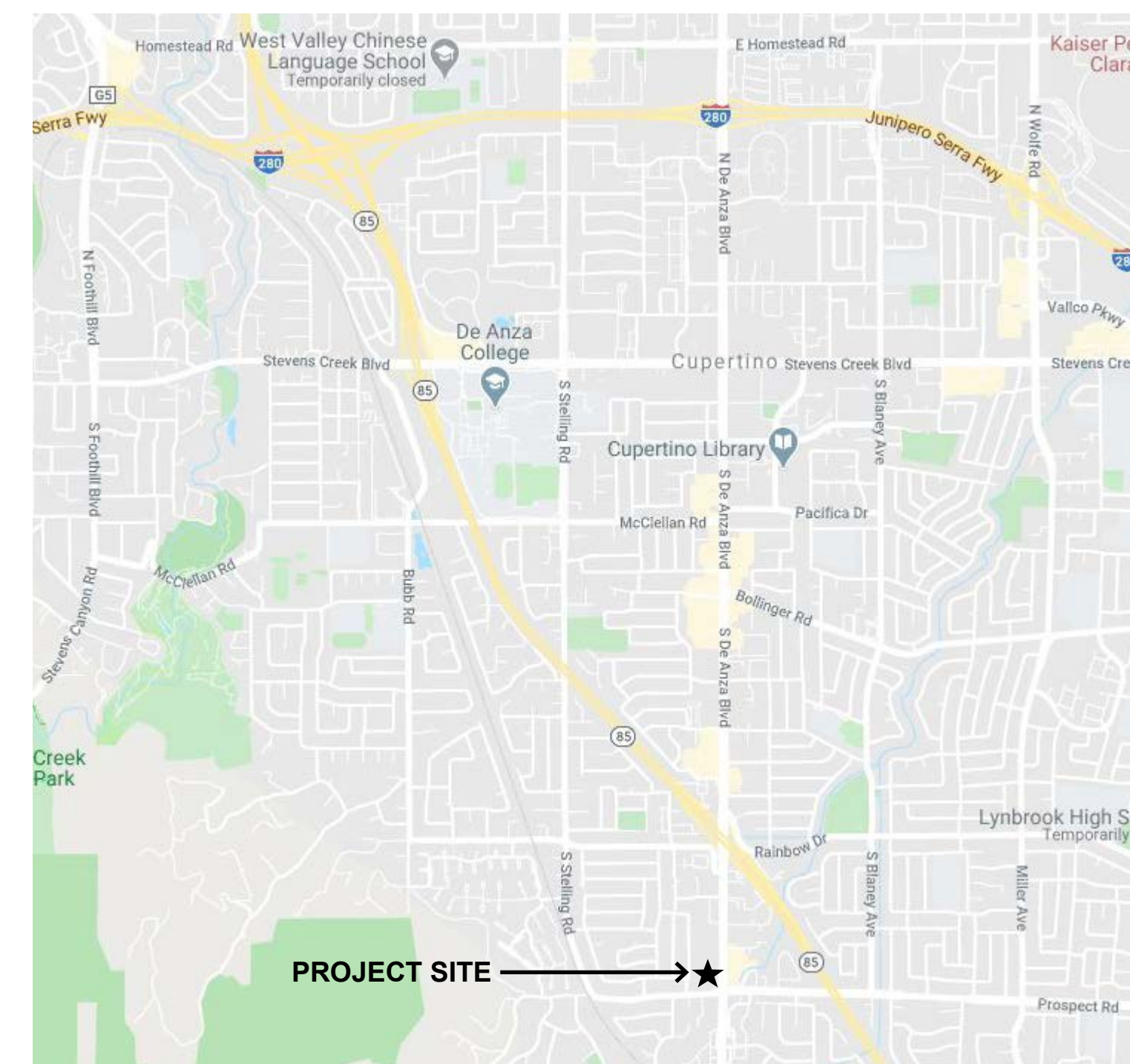
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VICINITY MAP



1655 S DE ANZA BOULEVARD
 CUPERTINO, CALIFORNIA



TITLE SHEET



5TH SUBMITTAL 07-19-2022
 4TH SUBMITTAL 03-29-2022
 3RD SUBMITTAL 01-26-2022
 2ND SUBMITTAL 10-22-2021
 1ST SUBMITTAL 03-16-2021
 JOB NO. 1138.009
 5865 Owens Drive
 Pleasanton, CA 94588
 925-251-7200

A.1

PROJECT DATA:

* ALL REFERENCES TO THE CUPERTINO MUNICIPAL CODE WILL BE ABBREVIATED AS "CMC".

PARCEL 1

1655 S DE ANZA BOULEVARD
CUPERTINO, CA
APN: 366 10 061
LAND USE: COMMERCIAL / OFFICE / RESIDENTIAL
ZONING: P (CG, RES 5-15) (CMC 19.80.030.B)
ACRES: 1.34
LOT DIMENSIONS: 150 FT. x 390 FT.
NET LOT AREA: 58,370 SQ.FT.
GROSS LOT AREA: 58,586 SQ.FT.

PARCEL 2

7357 PROSPECT ROAD
CUPERTINO, CA
APN: 366 10 126
LAND USE: COMMERCIAL / OFFICE / RESIDENTIAL
ZONING: P (CG, RES 5-15) (CMC 19.80.030.B)
ACRES: 0.34
LOT DIMENSIONS: 100 FT. x 154 FT.
NET LOT AREA: 15,200 SQ.FT.
GROSS LOT AREA: 15,189 SQ.FT.

PROJECT INFORMATION

COMBINED ACRES: 1.68
COMB. NET LOT AREA: 73,570 SQ.FT.
COMB. GROSS LOT AREA: 73,775 SQ.FT.
GENERAL PLAN: SOUTH DE ANZA SPECIAL AREA
ZONING: P (CG, RES 5-15) (CMC 19.80.030.B)

EXISTING USE: GENERAL COMMERCIAL
PROPOSED USES: FOR-SALE RESIDENTIAL TOWNHOMES,
FOR-RENT RESIDENTIAL APARTMENTS & GENERAL COMMERCIAL

ALLOWED DENSITY: 15 DU/AC x 1.68 AC = 25 DU

REQUIRED BELOW MARKET RATE UNITS. (PER HOUSING MITIGATION MANUAL)

VERY LOW INCOME APARTMENTS: 2 DU REQUIRED + 1 DU FOR 35% DENSITY BONUS
LOW INCOME APARTMENTS: 1 DU REQUIRED
MODERATE INCOME TOWNHOME: 1 DU REQUIRED
TOTAL BMR UNITS: 5 DU

DENSITY BONUS: 35% DENSITY BONUS w/ 12% VERY LOW INCOME APARTMENT UNITS (PER CMC TABLE 19.56.030)
25 DU * 0.12 = 3 DU VERY LOW INCOME

TOTAL DWELLING UNITS: 25 DU x 1.35 = 34 DU (35% BONUS)
TOTAL DENSITY: 34 DU / 1.68 AC = 20.24 DU/AC

DENSITY BONUS WAIVERS PER CMC SECTION 19.56.040.B:

A PROPOSAL MAY BE SUBMITTED TO THE CITY FOR A WAIVER OR REDUCTION OF DEVELOPMENT STANDARDS THAT WILL HAVE THE EFFECT OF PHYSICALLY PRECLUDING THE CONSTRUCTION OF A HOUSING DEVELOPMENT AT THE DENSITIES OR WITH THE CONCESSIONS OR INCENTIVES PERMITTED UNDER CMC CHAPTER 19.56.

SETBACKS:

(PER THE STANDARDS OF THE SOUTH SARATOGA SUNNYVALE ROAD PLANNING AREA.)

DE ANZA BOULEVARD: 50'-0" AVERAGE LANDSCAPE AREA
* MODIFY TO 35'-0" SETBACK FROM EXISTING CURB (DENSITY BONUS WAIVER 1)

5'-0" MIN. SIDEWALK BEHIND 10'-0" MIN. PLANTER

MAINTAIN THE PRIMARY BUILDING BULK BELOW A 1:1 SLOPE LINE DRAWN FROM THE BOULEVARD CURB LINE (PER GENERAL PLAN, CHAPTER 3, FIGURE LU-2)

DENSITY BONUS WAIVER 1 (CMC SEC. 19.56.040.B)

1. THE PROPOSED MIXED-USE BUILDING CAN NOT FIT ON-SITE WITH A 50'-0" LANDSCAPE SETBACK. THE TOWNHOMES WITH REAR YARD SETBACKS, 22' DRIVE AISLE, PARKING GARAGE, RESIDENT LOBBY, AND 7,595 SQ.FT. OF COMMERCIAL SPACE WILL ONLY FIT IF THE 35'-0" SETBACK IS USED.
2. IN ORDER TO FIT ALL PARKING REQUIRED FOR THE APARTMENT DWELLING UNITS THE PARKING GARAGE NEEDS TO FIT 37 PARKING SPACES, A 22' WIDE DRIVE AISLE, A TRASH ROOM, ELECTRICAL ROOM AND AN EXIT STAIR IN 140'-4".
3. AFTER THE APARTMENT RESIDENT LOBBY AND ALL UTILITY ROOMS ARE ACCOUNTED FOR, THERE IS ONLY 7,595 SQ.FT. OF COMMERCIAL SPACE THAT CAN FIT WITHIN THE 35'-0" SETBACK. THE 50'-0" SETBACK WOULD REDUCE AVAILABLE COMMERCIAL AREA FURTHER BY ROUGHLY 1,200 SQ.FT. TO 6,395 SQ.FT. THIS WOULD ALSO REDUCE RENTABLE APARTMENT AREA BY ROUGHLY 2,400 SQ.FT.

PROSPECT ROAD: 25'-0" LANDSCAPE AREA
5'-0" MIN. SIDEWALK

WEST PROPERTY LINE: 15'-0" - 20'-0" SETBACK FOR 1 STORY (15'-0" MAXIMUM HEIGHT)
30'-0" SETBACK FOR 2 STORY
50'-0" SETBACK FOR 3 STORY

NORTH PROPERTY LINE: 9'-0" - 10'-0" PROPOSED

SOUTH & EAST PROPERTY LINE AT PARKING: 5'-0" MIN. PLANTER

PROJECT PARKING

PARKING REQUIRED

(PER CMC TABLE 19.124.040(A))
* MODIFIED FOR REDUCED TOWNHOME PARKING RATIO AND INCLUSION OF TANDEM PARKING SPACES FOR TOWNHOMES AND APARTMENTS (PER CMC DENSITY BONUS SECTION 19.56.040.C.1 & 2 AND TABLE 19.56.040B.)

TOWNHOME (2.0/DU) COVERED: 11 * 2.0 = 22

MULTIFAMILY (2.0/DU) COVERED: 23 * 1.0 = 23
OPEN: 23 * 1.0 = 23

COMMERCIAL (1/250 SQ.FT.): 7,482 SQ.FT./250 = 30
TOTAL REQUIRED = 98

PARKING PROVIDED

TOWNHOME COVERED: 22
ASSIGNED APARTMENT COVERED: 37
ASSIGNED APARTMENT OPEN: 9
UNASSIGNED COMMERCIAL OPEN: 31
TOTAL PROVIDED: 99

ACCESSIBLE PARKING REQUIRED

(PER CBC CHAPTERS 11A & 11B)
APARTMENT ASSIGNED (CBC SEC. 1109A.4) (2%): 46 x 0.02 = 1 ACCESSIBLE SPACE
VAN ACCESSIBLE (CBC SEC. 1109A.8.6) (1:8): 1 / 8 = 1 VAN SPACE
COMMERCIAL (CBC TABLE 11B-208.2): 26 - 50 SPACES = 2 ACCESSIBLE SPACES
VAN ACCESSIBLE (CBC SEC. 11B-208.2.4) (1:6): 2 / 6 = 1 VAN SPACE

EV PARKING REQUIRED

(PER CUPERTINO REACH CODE SECS. 4.106.4.1, 4.106.4.2 & 5.106.5.3.2)
TOWNHOMES: 11 LEVEL 2 EV CAPABLE SPACES
11 LEVEL 1 EV CAPABLE SPACES
APARTMENTS: 25% LEVEL 2 EV CAPABLE: 19 * 0.25 = 5 SPACES (NORMAL)
4 * 0.25 = 1 SPACE (BMR UNITS)
TOTAL: 6 SPACES FOR LEVEL 2
75% LEVEL 1 EV CAPABLE: 19 * 0.75 = 15 SPACES (NORMAL)
4 * 0.9 = 4 SPACES (BMR UNITS)
TOTAL: 19 SPACES FOR LEVEL 1
ACCESSIBLE (CALGREEN 4.106.4.2.2) 1:25 = 1 SPACE ACC.
COMMERCIAL: 6% LEVEL 2 EVCS SPACES: 31 * 0.06 = 2 SPACES
5% LEVEL 1 EV CAPABLE: 31 * 0.05 = 2 SPACES
ACCESSIBLE (CBC TABLE 11B-228.3.2.1) 1-4 SPACES = 1 VAN ACC.

CLEAN AIR VEHICLE PARKING REQUIRED

(PER CALGREEN TABLE 5.106.5.2)
COMMERCIAL: 3 SPACES

LANDSCAPE AT PARKING

(PER CMC TABLE 19.124.040(N)(1))
MINIMUM LANDSCAPE AREA: 5%

LARGE CANOPY TREES EVERY 10 PARKING STALLS

MINIMUM PLANTED TREE SIZE: 15 GALLON

LANDSCAPE PLANTER STRIP: 3'-0" WIDE MIN. x PARKING STALL DEPTH

2'-0" BUMPER OVERHANG ALLOWED INTO PLANTERS

BICYCLE PARKING REQUIRED

CMC TABLES 19.124.040.P AND 19.124.040(A)
TOWNHOMES: (N/A)

MULTIFAMILY (0.5/DU) COVERED: 23 * 0.5 = 12 CLASS I
(0.1/DU) OPEN: 23 * 0.1 = 3 CLASS II

COMMERCIAL (1/1,250 SQ.FT.): 7,482 SQ.FT./1,250 = 6 CLASS II

BICYCLE PARKING PROVIDED

MULTIFAMILY COVERED: 12 CLASS I
OPEN: 4 CLASS II

COMMERCIAL: 6 CLASS II

MIXED USE BUILDING

COMMERCIAL (B OCC): 7,482 SQ.FT.
APARTMENTS (R2 OCC): 23 DU (1,171 - 1,931 SQ.FT.)
BMR DWELLING UNITS: 3 VERY LOW INCOME
1 LOW INCOME

CONSTRUCTION TYPE: 2 STORIES VA OVER 1 STORY IA
SPRINKLER TYPE: NFPA 13
STANDPIPES: MANUAL WET TYPE; NFPA 14
FIRE ALARM: CFC SEC. 907 & NFPA 72
2-WAY COMMUNICATION: NFPA 72
ERRCS: CFC SEC. 510.1.

* REFER TO DETAILED SCCFD REQUIREMENTS ON SHEET A.44.

ALLOWABLE AREA: BLDG 1: 1ST FLOOR (TYPE IA): UNLIMITED AREA
BLDG 2: 2ND-3RD FLOORS (TYPE VA): 36,000 SQ.FT. / FLOOR
(CBC TABLE 506.2)

*BUILDINGS SEPARATED WITH A 3-HR HORIZONTAL ASSEMBLY (CBC SEC. 510.2).

ALLOWED HEIGHT LIMIT: 3 STORIES - 30'-0"
(PER GENERAL PLAN, CHAPTER 3, FIGURE LU-2)

ROOF TERRACE: OCCUPIED ROOF. REFER TO SHEET A.36 FOR MORE INFO.

* DENSITY BONUS WAIVER 2 - MODIFY HEIGHT LIMIT TO 3 STORIES - 37'-11" AT TOP OF ROOF RIDGE & 52'-5 1/2" AT TOP OF ELEV. TOWER.

DENSITY BONUS WAIVER 2 (CMC SEC. 19.56.040.B)

1. A 15'-6" FLOOR TO FLOOR HEIGHT IS REQUIRED FOR COMMERCIAL USE TO ALLOW FOR A DROPPED CEILING FOR MECHANICAL, PLUMBING AND ELECTRICAL ROUTING. ADDITIONALLY, FLOOR ELEVATION RISES 40.75" ACROSS THE COMMERCIAL SPACE AND 56.5" ACROSS THE BUILDING.
2. 9' MINIMUM PLATE HEIGHTS ARE REQUIRED ON THE 2ND AND 3RD LEVELS FOR APARTMENT DWELLING UNITS TO ROUTE UTILITIES THROUGH A DROPPED CEILING IN CORRIDORS AND TO CONCEAL MECHANICAL EQUIPMENT AND DUCTWORK IN APARTMENT DWELLING UNITS. COMBINED WITH FLOOR AND ROOF FRAMING THIS REQUIRES A MINIMUM BUILDING HEIGHT OF 37'-11" FROM THE EXISTING CURB HEIGHT AT DE ANZA BOULEVARD TO THE TOP OF THE ROOF RIDGE.
3. ADDITIONALLY, THE ROOF TERRACE IS NEEDED TO COMPLY WITH THE COMMON OPEN SPACE REQUIREMENT FOR THE APARTMENT DWELLING UNITS. THIS REQUIRES FULL STAIR AND ELEVATOR ACCESS TO THE ROOF LEVEL WITH A MINIMUM REQUIRED BUILDING HEIGHT OF 52'-5 1/2" FROM THE EXISTING CURB HEIGHT AT DE ANZA BOULEVARD TO THE TOP OF THE ROOF FOR THE ELEVATOR SHAFT.
4. IF THE 30'-0" HEIGHT LIMIT WERE TO BE USED, THE THIRD STORY AND ROOF TERRACE WOULD NOT FIT UNDER THE HEIGHT LIMIT, WHICH WOULD REMOVE 11 APARTMENT DWELLING UNITS FROM THE THIRD FLOOR AND AND 1 APARTMENT DWELLING UNIT FROM THE SECOND FLOOR IN ORDER TO LOCATE THE ROOF TERRACE FOR THE COMMON OPEN SPACE REQUIREMENT ONTO THE SECOND FLOOR.

BUILDING 1 AREA

APARTMENT LOBBY (R-2): 839 SQ.FT.
TRASH / UTILITY (S-2): 1,185 SQ.FT.
COMMERCIAL (B): 7,482 SQ.FT.
COVERED ENTRY: 1,095 SQ.FT.
PARKING GARAGE (S-2): 10,812 SQ.FT.
TOTAL BUILDING 1: 21,413 SQ.FT. < UNLIMITED (CBC TABLE 506.2)

BUILDING 2 AREA

2ND FLOOR: 19,634 SQ.FT.
2ND FLOOR DECKS: 1,748 SQ.FT.
TOTAL 2ND FLOOR: 21,382 SQ.FT.

3RD FLOOR: 19,713 SQ.FT.
3RD FLOOR DECKS: 1,598 SQ.FT.
TOTAL 3RD FLOOR: 21,311 SQ.FT.

TOTAL BUILDING 2: 42,693 SQ.FT. < 72,000 SQ.FT. (CBC SEC. 506.2.3)

CURB ELEVATION: 303.84 AT DE ANZA BLVD

BUILDING HEIGHT: 37'-11" TO TOP OF ROOF RIDGE
52'-5 1/2" TO TOP OF ELEVATOR TOWER

BUILDING PAD ELEVATION: 304.30 - 309.00

APARTMENT UNIT SUMMARY (ADAPTABLE PER CBC CHAPTER 11A)

UNIT 2A (x2): 2 BED / 2 BATH / 1,171 SQ.FT. (ADAPTABLE)
UNIT 2B (x2): 2 BED / 2 BATH / 1,372 SQ.FT. (ADAPTABLE)
UNIT 2C (x6): 2 BED + DEN / 2 BATH / 1,464 SQ.FT. (ADAPTABLE)
UNIT 2D (x4): 2 BED + DEN / 2 BATH / 1,547 SQ.FT. (ADAPTABLE)
UNIT 2E (x2): 2 BED + DEN / 2 BATH / 1,638 SQ.FT. (ADAPTABLE)
UNIT 3A (x4): 3 BED + DEN / 2 BATH / 1,528 SQ.FT. (ADAPTABLE)
UNIT 3B (x1): 3 BED / 2.5 BATH / 1,760 SQ.FT. (MULTISTORY UNIT - 1ST STORY ADAPTABLE)
UNIT 3C (x2): 3 BED / 2 BATH / 1,931 SQ.FT. (ADAPTABLE)

TOTAL 2 BEDROOM UNITS: 16 (70%)
TOTAL 3 BEDROOM UNITS: 7 (30%)

TOWNHOME BUILDINGS

CRC TOWNHOMES: 11 DU (1,541 - 1,743 SQ.FT.)
OCCUPANCY: R3
BMR DWELLING UNITS: 1 MODERATE INCOME
CONSTRUCTION TYPE: VB
SPRINKLER TYPE: NFPA 13D
ALLOWED HEIGHT LIMIT: 3 STORIES - 30'-0" (PER GENERAL PLAN, CHAPTER 3, FIGURE LU-2)
ALLOWABLE AREA: UNLIMITED (CBC TABLE 506.2)

BUILDING AREA 4-PLEX

1ST FLOOR LIVING: 2,222 SQ.FT.
1ST FLOOR PORCH: 136 SQ.FT.
1ST FLOOR GARAGE: 1,934 SQ.FT.
2ND FLOOR: 3,132 SQ.FT.
3RD FLOOR: 1,214 SQ.FT.
TOTAL: 8,638 SQ.FT.

BUILDING AREA 7-PLEX

1ST FLOOR LIVING: 3,683 SQ.FT.
1ST FLOOR PORCH: 241 SQ.FT.
1ST FLOOR GARAGE: 3,311 SQ.FT.
2ND FLOOR: 5,424 SQ.FT.
3RD FLOOR: 2,084 SQ.FT.
TOTAL: 14,743 SQ.FT.

CURB ELEVATION: 310.91 AT PROSPECT RD

BUILDING PAD ELEVATION 4-PLEX: 310.32

BUILDING HEIGHT 4-PLEX: 28'-9"

BUILDING PAD ELEVATION 7-PLEX: 310.50

BUILDING HEIGHT 7-PLEX: 28'-11"

UNIT SUMMARY

TOWNHOME A (x7): 3 BED / 3.5 BATH / 1,541 SQ.FT.
TOWNHOME B (x4): 3 BED / 3.5 BATH / 1,743 SQ.FT.

ACCESSIBLE UNITS

10% OF MULTISTORY DWELLING UNITS SHALL HAVE ACCESSIBLE GROUND LEVELS INCLUDING AT LEAST ONE BATHROOM PER CBC CHAPTER 11A.

11 DU x 0.1 = 2 DU (TOWNHOME B - SEE SITE PLAN SHEET A.6)

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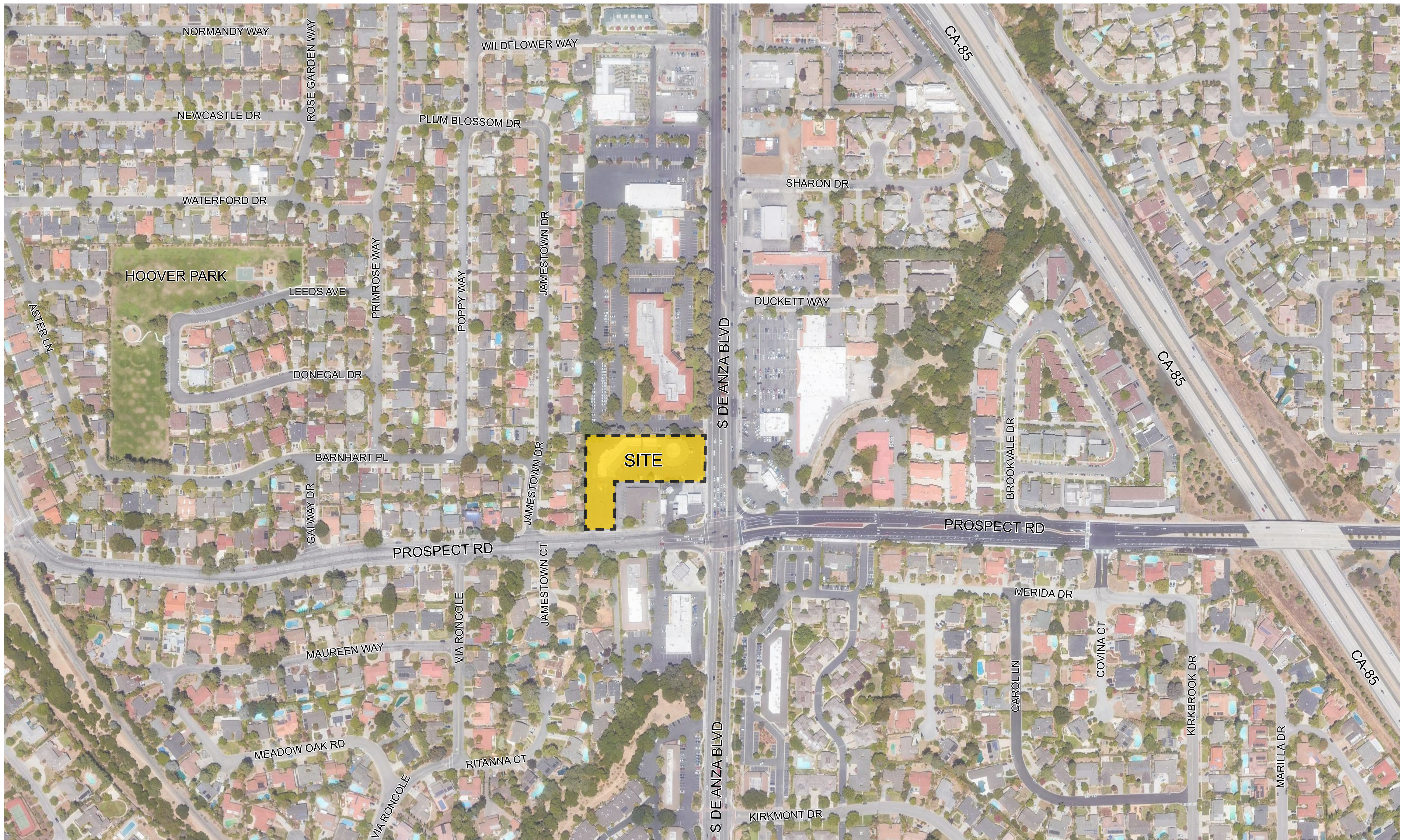


PROJECT DATA



- 6TH SUBMITTAL 08-26-2022
- 5TH SUBMITTAL 07-08-2022
- 4TH SUBMITTAL 03-29-2022
- 3RD SUBMITTAL 01-26-2022
- 2ND SUBMITTAL 10-22-2021
- 1ST SUBMITTAL 03-16-2021
- JOB NO. 1138.009

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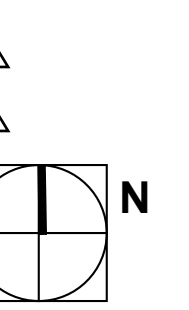
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SITE AERIAL



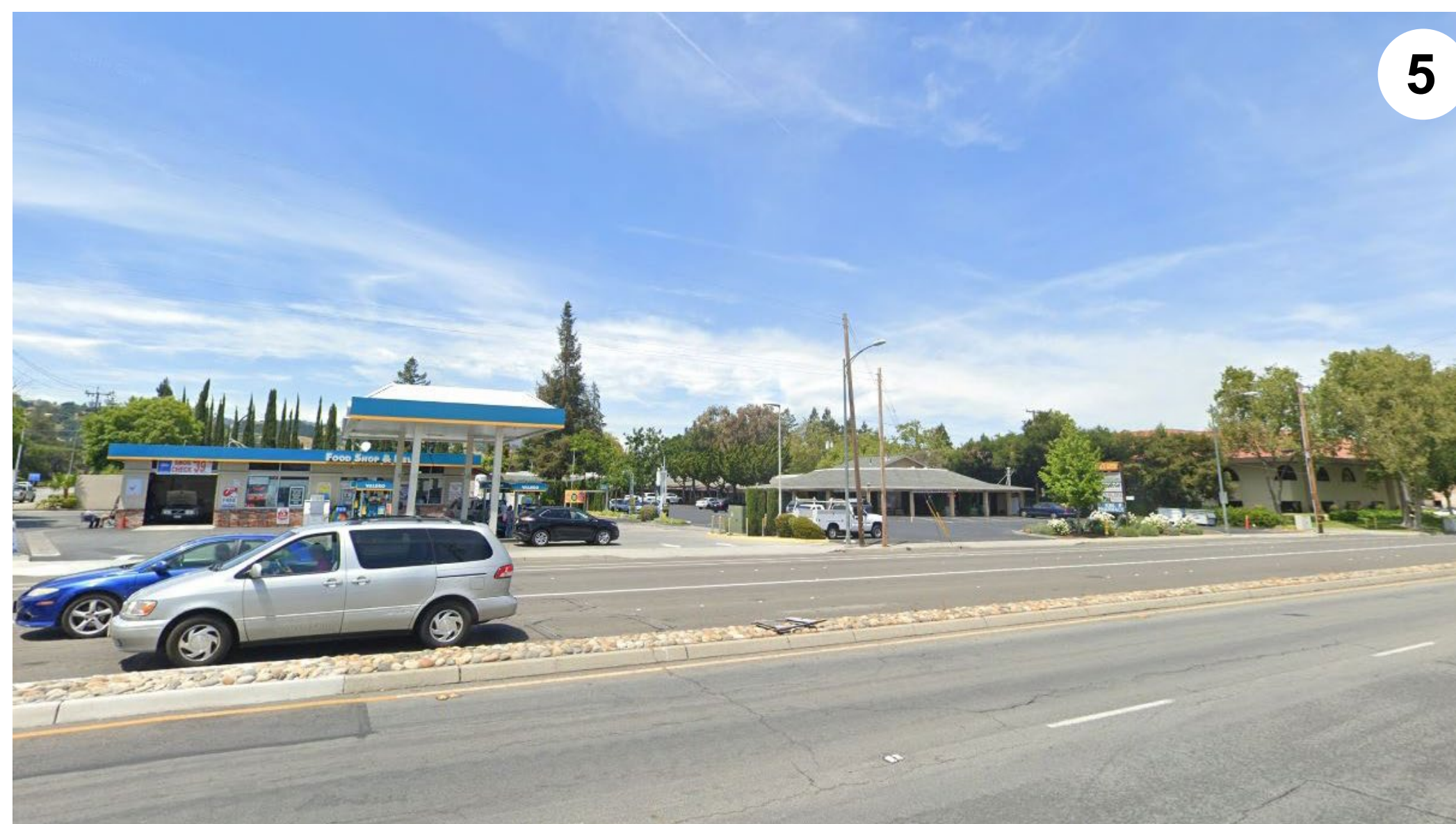
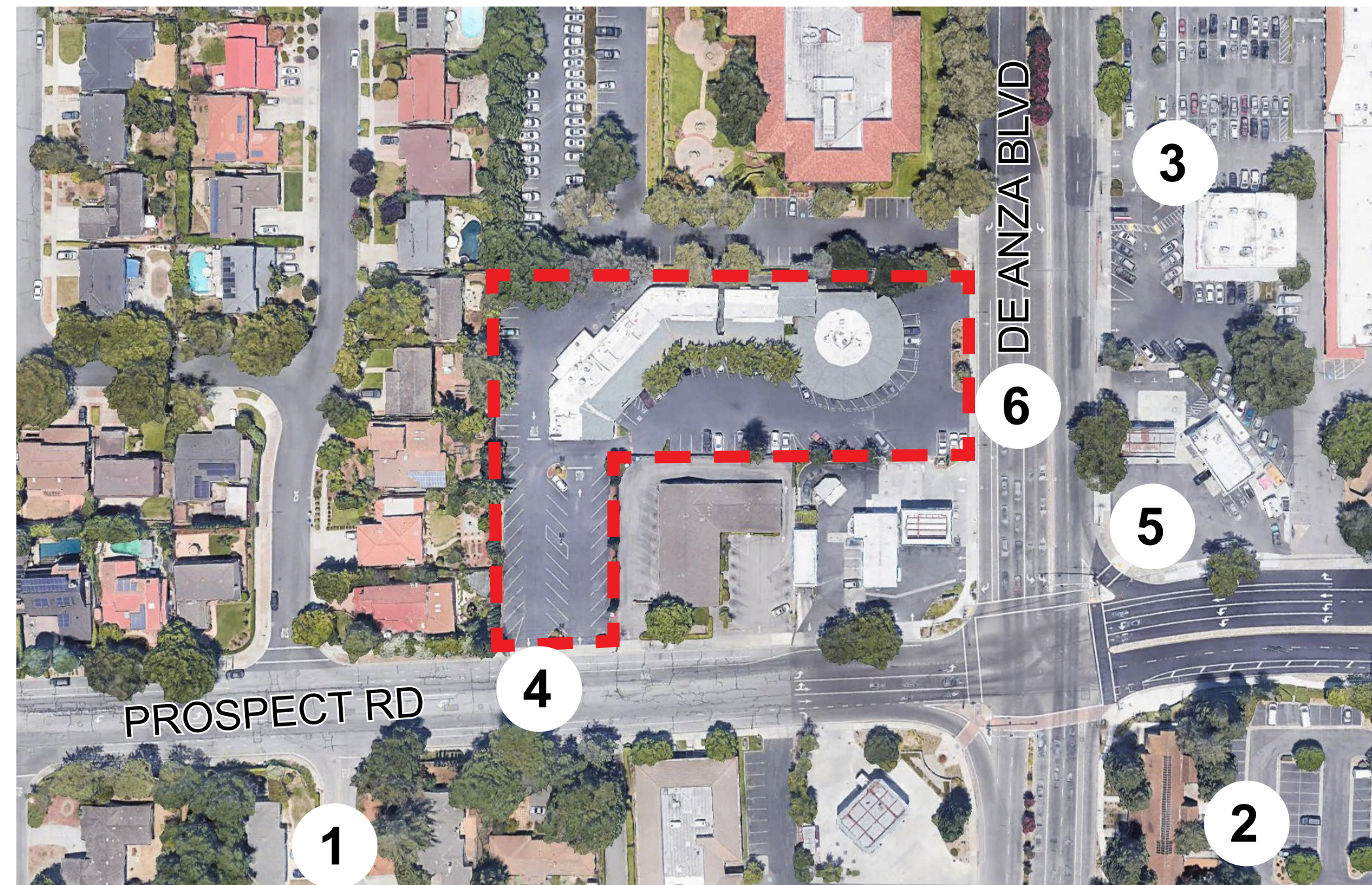
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A.3

AERIAL SITE PHOTOS



SITE PHOTOS

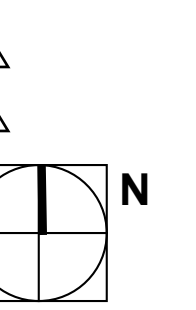
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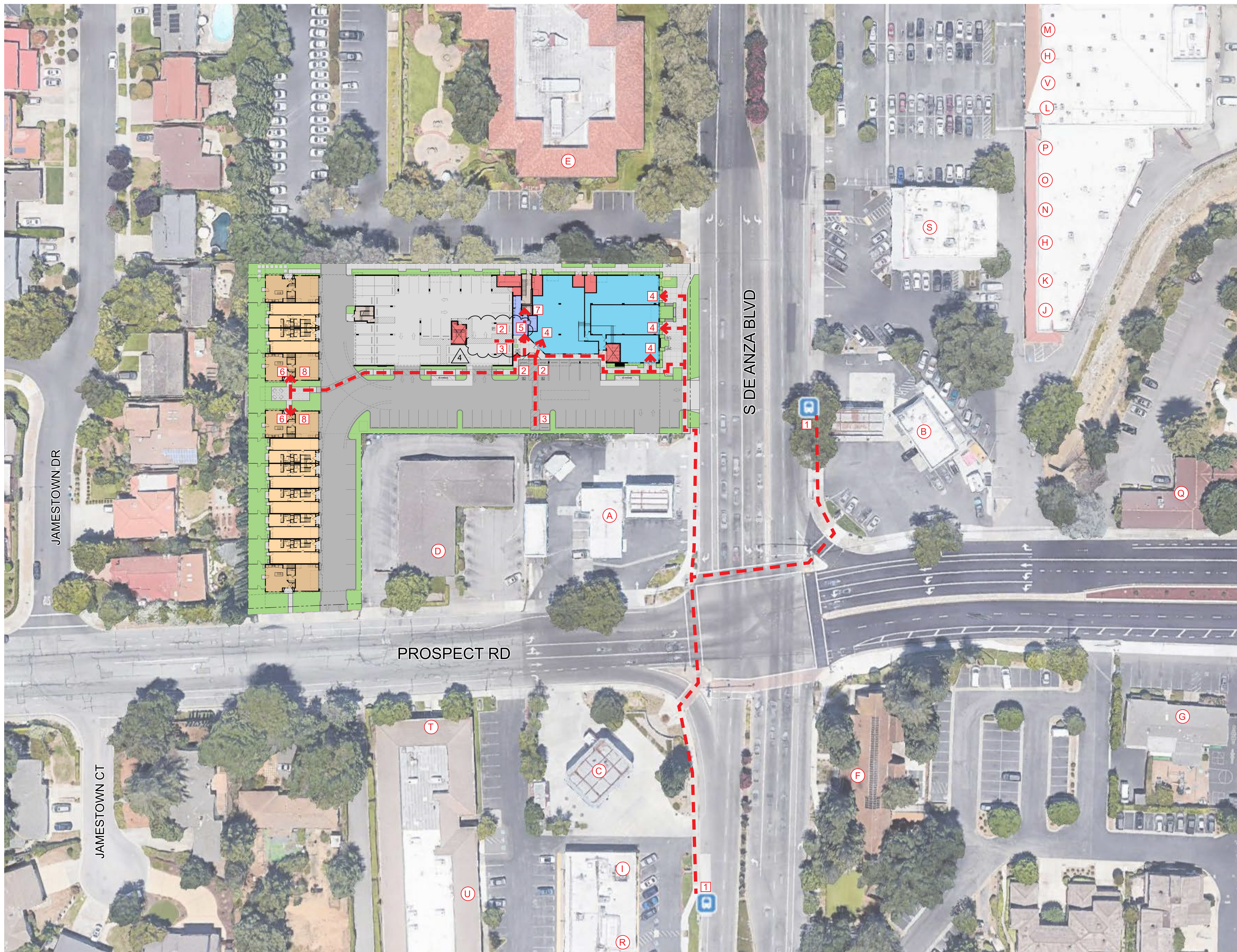
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ACCESSIBLE LEGEND

- ← ACCESSIBLE PATHWAY (*)
- 1 PUBLIC TRANSIT (BUS STOP)
- 2 ACCESSIBLE PARKING SPACE
- 3 ACCESSIBLE EV PARKING
- 4 COMMERCIAL ACCESSIBLE ENTRANCE
- 5 RESIDENT ACCESSIBLE ENTRANCE
- 6 TOWNHOME ACCESSIBLE ENTRANCE
- 7 RESIDENT ELEVATOR ACCESS
- 8 ACCESSIBLE ROUTE & THRESHOLD FROM PRIVATE GARAGE TO GROUND LEVEL ACCESSIBLE TOWNHOME

(*) NOTE: PATH SHOWN INDICATES THE ACCESSIBLE ROUTE FROM THE ADJACENT PUBLIC TRANSIT TO BUILDING ENTRANCES AND ACCESSIBLE GUEST PARKING SPACES. ALL MIXED USE BUILDING RESIDENTIAL UNITS, COMMON AREAS AND AMENITY SPACES WILL BE LOCATED ON A CONTINUOUS ACCESSIBLE ROUTE.

VICINITY LEGEND

- A VALERO GAS STATION
- B SHELL GAS STATION
- C DIAMOND GAS STATION
- D BLUE HILLS MEDICAL OFFICES
- E CUPERTINO CORPORATE CENTER
- F GROWING TREE LEARNING CENTER
- G CHRISTIAN RIGHTEOUSNESS EDUCATION CENTER
- H GENIUS ACADEMY
- I TAMRA MEDITERRANEAN GRILL
- J LOS DOS COMPADRES
- K ORIENTAL GOURMET
- L SOGO TOFU
- M WONDERFUL FOOD COURT
- N SWIFT CLEANERS
- O JOU MUSIC INSTITUTE
- P ACC ACUPUNCTURE & CLEANSING CENTER
- Q DE YOUNG BEAUTY SALON
- R COLDWELL BANKER REALTY
- S BANK OF AMERICA
- T CORNERSTONE TITLE COMPANY
- U GOLDEN ARROW TECHNOLOGY AMERICA
- V EXPLORING MUSIC

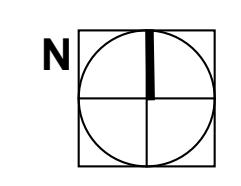
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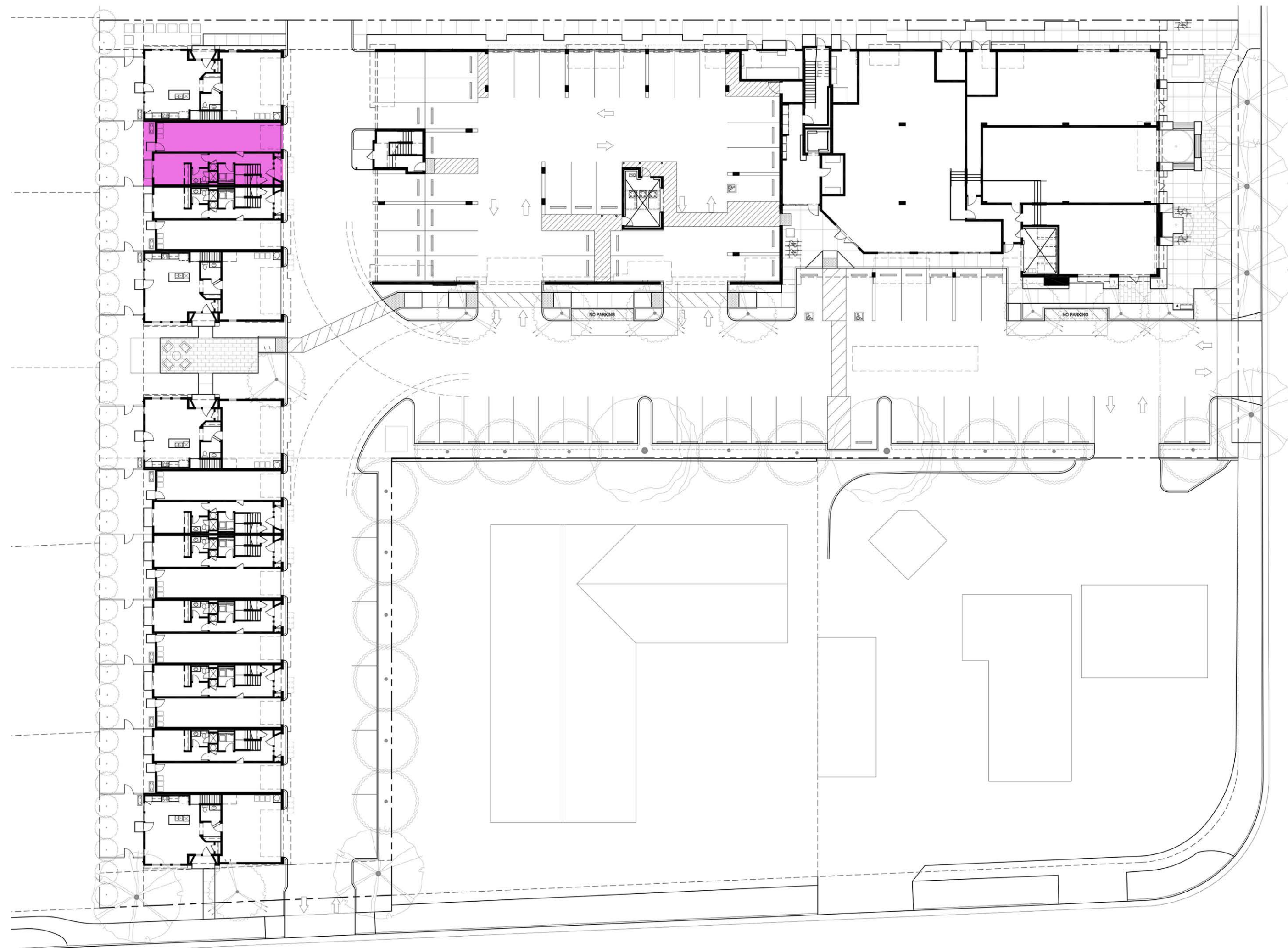
SITE ACCESSIBLE PATHWAY



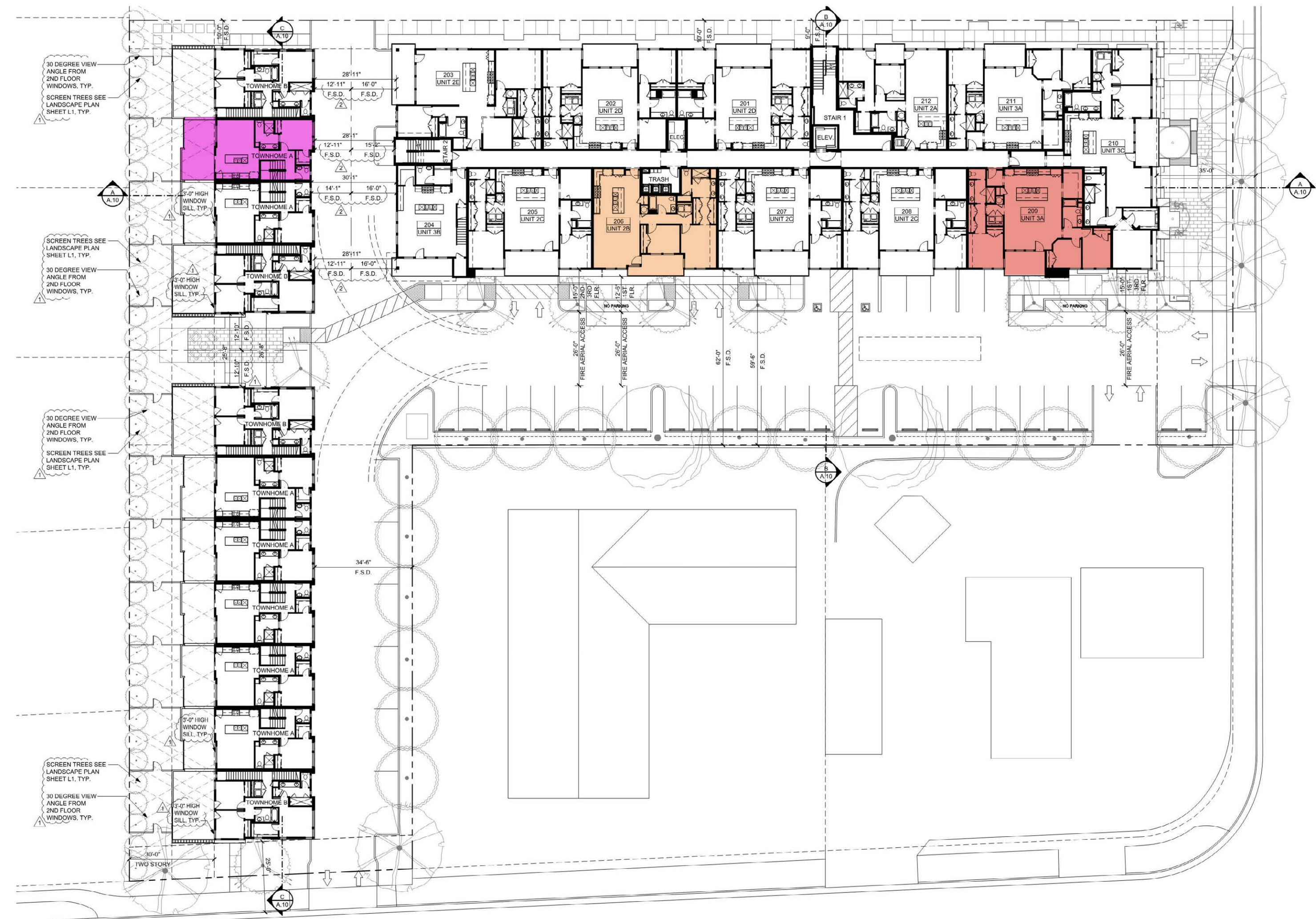
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SITE PLAN - 1ST LEVEL



SITE PLAN - 2ND LEVEL

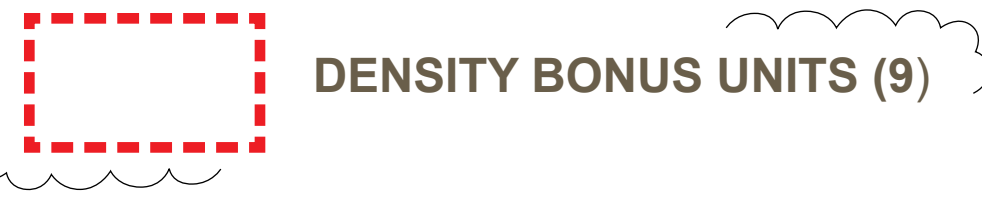


REQUIRED BELOW MARKET RATE UNITS

- LOW INCOME APARTMENTS (1 DU REQUIRED)**
 UNIT TYPE: 3A - 3 BED / 2 BATH
 UNIT SIZE: GROSS AREA - LIVING: 1,528 SQ. FT.+ DECK: 118 SQ. FT.
 NET AREA - LIVING: 1,440 SQ.FT.

- VERY LOW INCOME APARTMENTS (2 DU REQUIRED + 1 DU FOR 35% DENSITY BONUS)**
 UNIT TYPE: 2A - 2 BED / 2 BATH
 UNIT SIZE: GROSS AREA - LIVING: 1,171 SQ. FT.+ DECK: 73 SQ. FT.
 NET AREA - LIVING: 1,091 SQ.FT.
 UNIT TYPE: 2B - 2 BED / 2 BATH
 UNIT SIZE: GROSS AREA - LIVING: 1,372 SQ. FT.+ DECK: 130 SQ. FT.
 NET AREA - LIVING: 1,277 SQ.FT.

- MODERATE INCOME TOWNHOME (1 DU REQUIRED)**
 UNIT TYPE: THA - 3 BED / 3.5 BATH
 UNIT SIZE: GROSS AREA - LIVING: 1,541 SQ. FT.
 NET AREA - LIVING: 1,388 SQ.FT. + DECK: 260 SQ.FT. + PORCH: 35 SQ.FT.
 GARAGE: 459 SQ.FT.
 YARD: 405

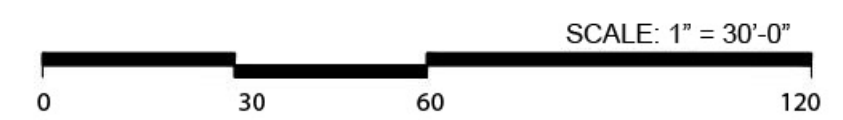


SITE PLAN - 3RD LEVEL



AFFORDABLE HOUSING PLAN

1. AFFORDABLE AND DENSITY BONUS UNITS AS DESCRIBED ON THIS PAGE WILL BE PROVIDED, IN THE QUANTITIES AND LOCATIONS SHOWN, IN ACCORDANCE WITH 2.3.3 AFFORDABLE HOUSING PLAN OF THE BMR MANUAL.
2. NO ALTERNATIVES ARE PROPOSED IN COMPLIANCE WITH CHAPTER 7.
3. NO MODIFICATIONS OF THE CITY'S BMR REQUIREMENTS REQUESTED.



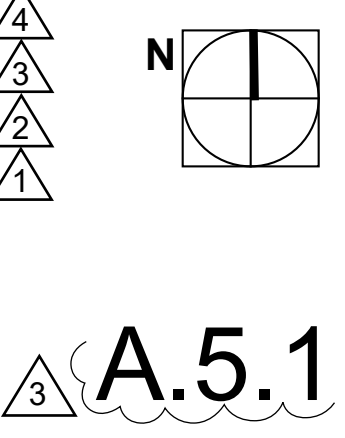
1655 S DE ANZA BOULEVARD
CUPERTINO, CALIFORNIA



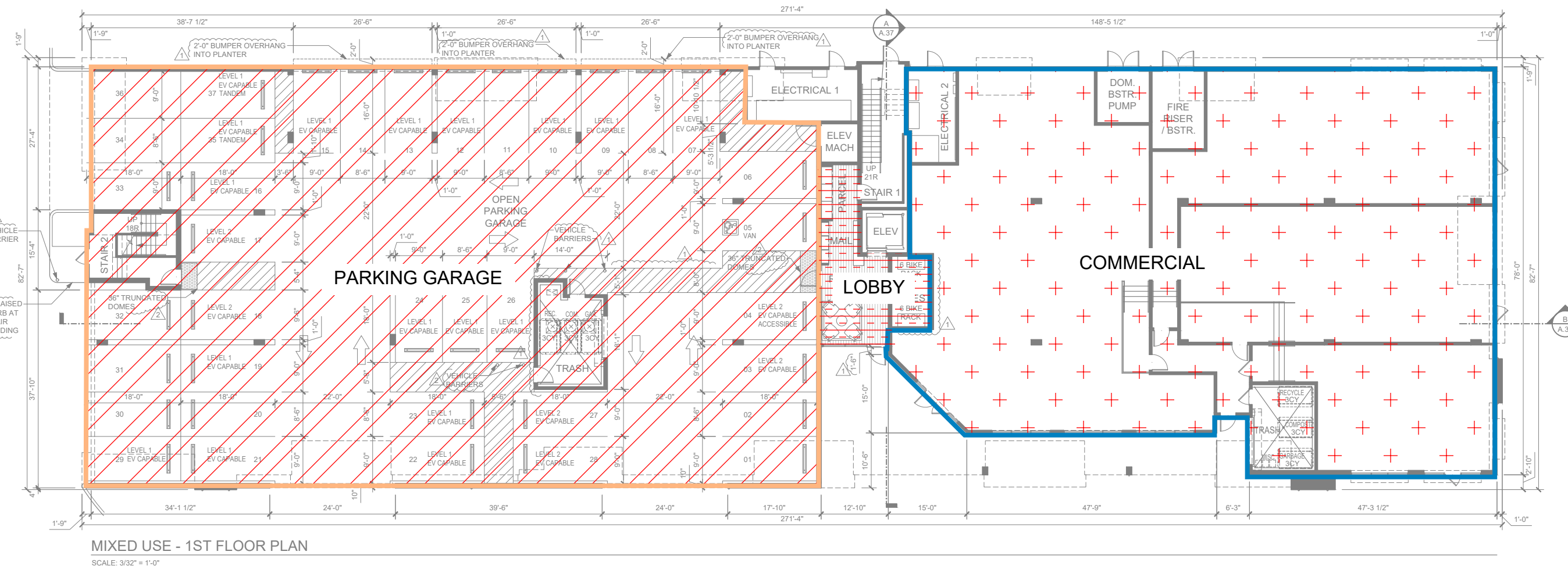
SITE PLAN - BMR UNIT DISTRIBUTION AND DENSITY BONUS UNITS



5TH SUBMITTAL 07-19-2022
 4TH SUBMITTAL 03-29-2022
 3RD SUBMITTAL 01-26-2022
 2ND SUBMITTAL 10-22-2021
 1ST SUBMITTAL 03-16-2021
 JOB NO. 1138.009
 5865 Owens Drive
 Pleasanton, CA 94588
 925-251-7200



BUILDING-1
MIXED-OCCUPANCY, ONE-STORY BUILDING, TYPE IA
CBC 506.2.2



BUILDING AREA

BUILDING 1 AREA
 APARTMENT LOBBY (R-2): 839 SQ.FT.
 TRASH / UTILITY (S-2): 1,185 SQ.FT.
 COMMERCIAL (B): 7,482 SQ.FT.
 COVERED ENTRY: 1,095 SQ.FT.
 PARKING GARAGE (S-2): 10,812 SQ.FT.
 TOTAL BUILDING 1: 21,413 SQ.FT.

PARKING GARAGE

2019 CBC ALLOWABLE AREA CALCULATION SPREADSHEET

MIXED - OCCUPANCY, ONE - STORY BUILDING BELOW PODIUM DECK (BLDG - 1) - Type IA Construction (CBC 506.2.2)

1st Floor Garage (S2 Occupancy)		1st Floor Lobby (R Occupancy)		1st Floor Commercial (M Occupancy)		1st Floor Residential (R2 Occupancy)	
At =	Unlimited s.f. (area from Table 506.2)	At =	Unlimited s.f. (area from Table 506.2)	At =	Unlimited s.f. (area from Table 506.2)	At =	Unlimited s.f. (area from Table 506.2)
A Actual =	10,812	A Actual =	839	A Actual =	7,482	A Actual =	2,280
OK	Building 1 Below Podium	Actual	21,413	Allowable	Unlimited	complies	

BUILDING-2
SINGLE-OCCUPANCY, MULTISTORY BUILDING, TYPE VA
CBC 506.2.3



BUILDING AREA

BUILDING 2 AREA
 2ND FLOOR: 19,634 SQ.FT.
 2ND FLOOR DECKS: 1,748 SQ.FT.
 TOTAL 2ND FLOOR: 21,382 SQ.FT.
 3RD FLOOR: 19,713 SQ.FT.
 3RD FLOOR DECKS: 1,598 SQ.FT.
 TOTAL 3RD FLOOR: 21,311 SQ.FT.
 TOTAL BUILDING 2: 42,693 SQ.FT.

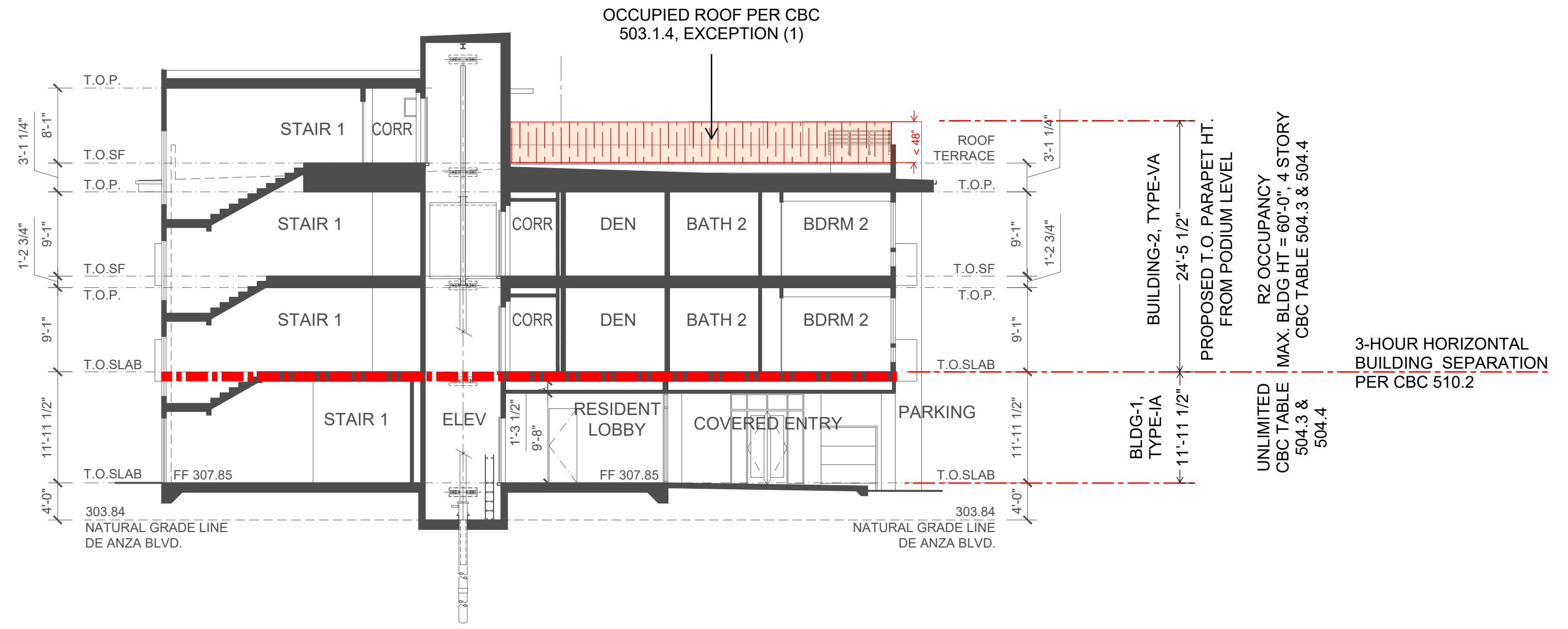
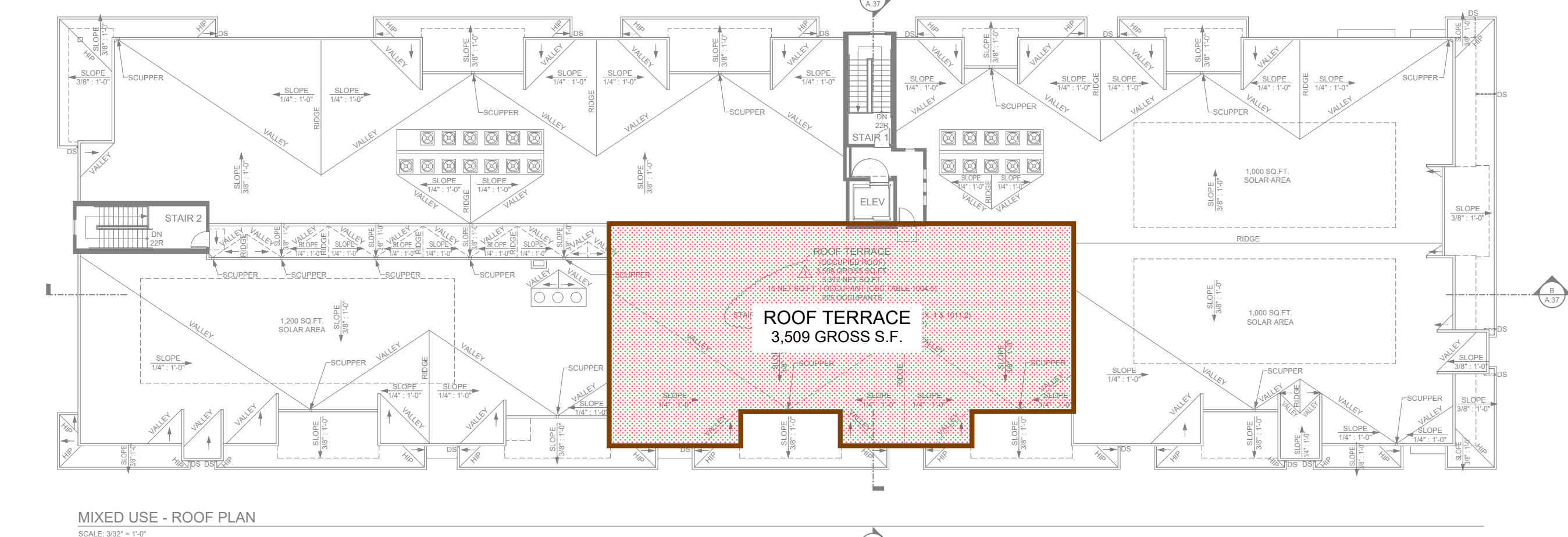
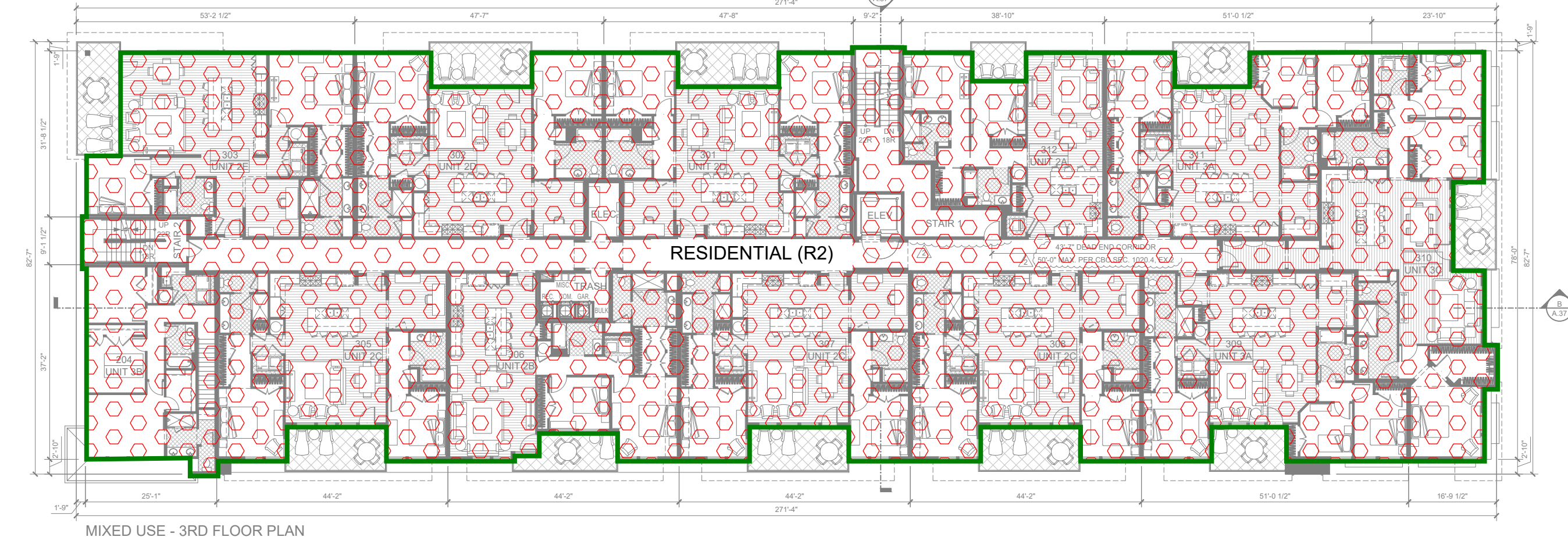
2019 CBC ALLOWABLE AREA CALCULATION SPREADSHEET

SINGLE - OCCUPANCY, MULTISTORY BUILDING AT GRADE OR ABOVE PODIUM DECK (BLDG - 2) - Type VA Construction (CBC 506.2.3)

Residential (R2) 1st-2nd Floors (Using R-2 Type VA construction row on table)

At =	36,000 s.f. (area from Table 506.2)		
NS =	12,000 s.f. (area from Table 506.2)		
SA =	2 (per CBC 506.2.3)		
F =	345 ft. (actual frontage or 0)		
P =	692 ft. (actual perimeter or 1)		
W =	29 ft. (use 0, 20 to 30)		
# stories =	2 (R2) (use 2 to 4)		
IF =	0.2403 (area factor increase due to frontage)		
[FP - 0.25] W30	(per CBC 506.3.3)		
As =	77,766 s.f. (per CBC 506.2.3)		
[At + (NS x If) x Sa			

BUILDING 2 ABOVE PODIUM		Actual	Allowable	complies	
First Floor	21,382	<	36,000	complies	
Second Floor	21,311	<	36,000	complies	
OK	Total	42,693	<	77,766	complies



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BUILDING AREA AND HEIGHT



5TH SUBMITTAL 07-19-2022 4

4TH SUBMITTAL 03-29-2022 3

3RD SUBMITTAL 01-26-2022 2

2ND SUBMITTAL 10-22-2021 1

1ST SUBMITTAL 03-16-2021

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A.5.2



PARKING LEGEND

R##	APARTMENT RESIDENTIAL PARKING SPACE
C##	COMMERCIAL PARKING SPACE
VAN	VAN ACCESSIBLE PARKING SPACE
EVCs ACC	ELECTRIC VEHICLE CHARGING STATION ACCESSIBLE
EVCs	ELECTRIC VEHICLE CHARGING STATION
EVC ACC	ELECTRIC VEHICLE CAPABLE ACCESSIBLE
EVC	ELECTRIC VEHICLE CAPABLE
LVL 1	LEVEL 1 EV READY CIRCUIT (110/120V; 20A)
LVL 2	LEVEL 2 EV READY CIRCUIT (208/240V; 40A)
CAV	CLEAN AIR VEHICLE PARKING SPACE

NOTE:
 ELECTRIC VEHICLE CAPABLE *ELECTRIC VEHICLE CHARGING STATION* *LEVEL 1 EV READY CIRCUIT* *LEVEL 2 EV READY CIRCUIT* ARE DEFINED IN CITY OF CUPERTINO REACH CODES SECTION 16.58.280.
 ACC REFERS TO EV PARKING STALL ADJACENT TO 8'-0" WIDE ACCESS AISLE PER 2019 CALGREEN SECTIONS 4.106.4.2.2.
 CAV CLEAN AIR VEHICLE SPACES PER 2019 CALGREEN SECTION 5.106.5.2.

SCALE 1/16" = 1'-0"

6TH SUBMITTAL 08-26-2022 5

5TH SUBMITTAL 07-08-2022 4

4TH SUBMITTAL 03-29-2022 3

3RD SUBMITTAL 01-26-2022 2

2ND SUBMITTAL 10-22-2021 1

1ST SUBMITTAL 03-16-2021

JOB NO. 1138.009

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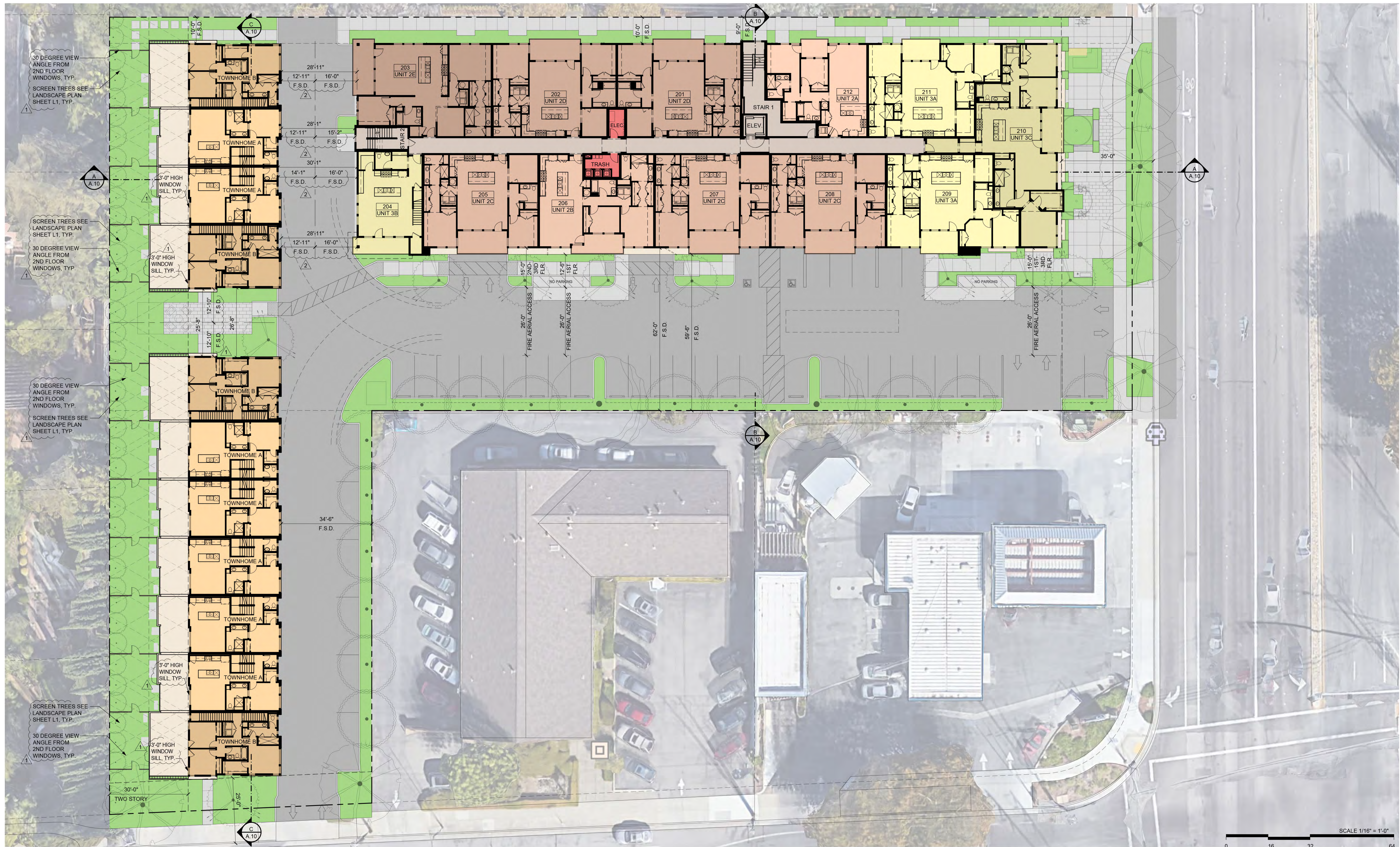
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A.6

1655 S DE ANZA BOULEVARD
 CUPERTINO, CALIFORNIA



SITE PLAN - 1ST LEVEL



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CUPERTINO, CALIFORNIA

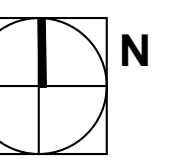


SITE PLAN - 2ND LEVEL



3RD SUBMITTAL 01-26-2022
2ND SUBMITTAL 10-22-2021
1ST SUBMITTAL 03-16-2021
JOB NO. 1138.009

SCALE 1/16" = 1'-0"



A.7

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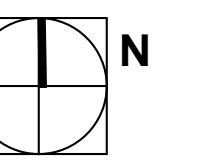


SITE PLAN - 3RD LEVEL



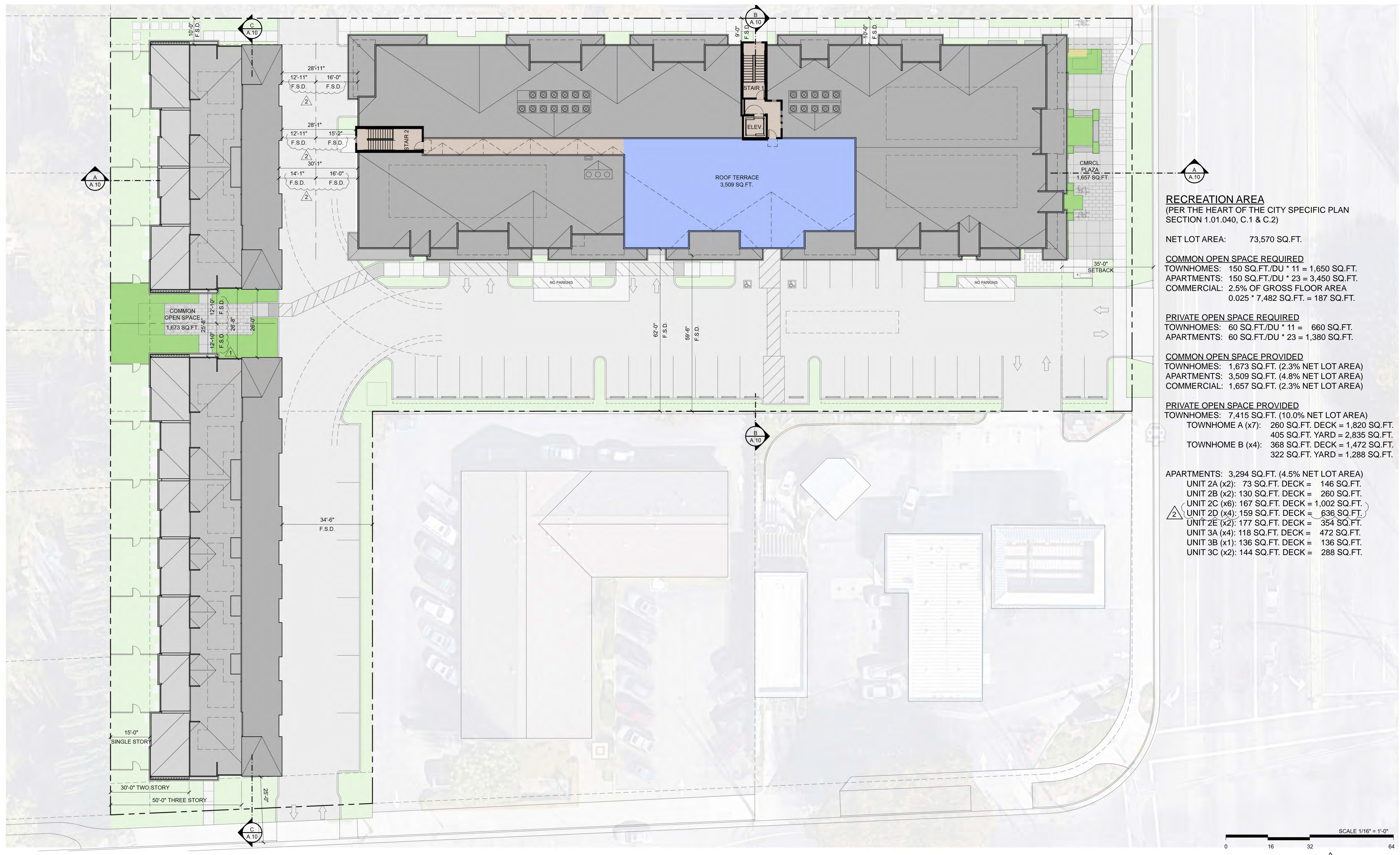
3RD SUBMITTAL 01-26-2022
2ND SUBMITTAL 10-22-2021
1ST SUBMITTAL 03-16-2021
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SCALE 1/16" = 1'-0"



A.8

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RECREATION AREA
(PER THE HEART OF THE CITY SPECIFIC PLAN SECTION 1.01.040, C.1 & C.2)

NET LOT AREA: 73,570 SQ.FT.

COMMON OPEN SPACE REQUIRED
 TOWNHOMES: 150 SQ.FT./DU * 11 = 1,650 SQ.FT.
 APARTMENTS: 150 SQ.FT./DU * 23 = 3,450 SQ.FT.
 COMMERCIAL: 2.5% OF GROSS FLOOR AREA
 0.025 * 7,482 SQ.FT. = 187 SQ.FT.

PRIVATE OPEN SPACE REQUIRED
 TOWNHOMES: 60 SQ.FT./DU * 11 = 660 SQ.FT.
 APARTMENTS: 60 SQ.FT./DU * 23 = 1,380 SQ.FT.

COMMON OPEN SPACE PROVIDED
 TOWNHOMES: 1,673 SQ.FT. (2.3% NET LOT AREA)
 APARTMENTS: 3,509 SQ.FT. (4.8% NET LOT AREA)
 COMMERCIAL: 1,657 SQ.FT. (2.3% NET LOT AREA)

PRIVATE OPEN SPACE PROVIDED
 TOWNHOMES: 7,415 SQ.FT. (10.0% NET LOT AREA)
 TOWNHOME A (x7): 260 SQ.FT. DECK = 1,820 SQ.FT.
 405 SQ.FT. YARD = 2,835 SQ.FT.
 TOWNHOME B (x4): 368 SQ.FT. DECK = 1,472 SQ.FT.
 322 SQ.FT. YARD = 1,288 SQ.FT.

APARTMENTS: 3,294 SQ.FT. (4.5% NET LOT AREA)
 UNIT 2A (x2): 73 SQ.FT. DECK = 146 SQ.FT.
 UNIT 2B (x2): 130 SQ.FT. DECK = 260 SQ.FT.
 UNIT 2C (x6): 167 SQ.FT. DECK = 1,002 SQ.FT.
 UNIT 2D (x4): 159 SQ.FT. DECK = 636 SQ.FT.
 UNIT 2E (x2): 177 SQ.FT. DECK = 354 SQ.FT.
 UNIT 3A (x4): 118 SQ.FT. DECK = 472 SQ.FT.
 UNIT 3B (x1): 136 SQ.FT. DECK = 136 SQ.FT.
 UNIT 3C (x2): 144 SQ.FT. DECK = 288 SQ.FT.

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SITE PLAN - ROOF & COMMON OPEN SPACE



3RD SUBMITTAL 01-26-2022 2
 2ND SUBMITTAL 10-22-2021 1
 1ST SUBMITTAL 03-16-2021
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SCALE 1/16" = 1'-0"

0 16 32 64

N

A.9