

1655 S DE ANZA BOULEVARD



PROJECT DIRECTORY:

OWNER
 PROPRIIS, LLC
 2055 GATEWAY PLACE, SUITE 525
 SAN JOSE, CA 95110
 408-883-3884

ARCHITECT
 DAHLIN GROUP
 5865 OWENS DRIVE
 PLEASANTON, CA 94588
 925-251-7200

CIVIL ENGINEER
 SANDIS
 1700 S WINCHESTER BOULEVARD, SUITE 200
 CAMPBELL, CA 95008
 408-636-0962

LANDSCAPE ARCHITECT
 RIPLEY DESIGN GROUP
 1615 BONANZA STREET, SUITE 314
 WALNUT CREEK, CA 94596
 925-938-7377

STRUCTURAL ENGINEER
 FTF ENGINEERING, INC.
 1023 NIPOMO STREET, SUITE 210
 SAN LUIS OBISPO, CA 93401
 805-544-1216

MEP ENGINEER
 EMERALD CITY ENGINEERS, INC.
 6505 216TH STREET SW, SUITE 200
 MOUNTLAKE TERRACE, WA 98043
 425-741-1200

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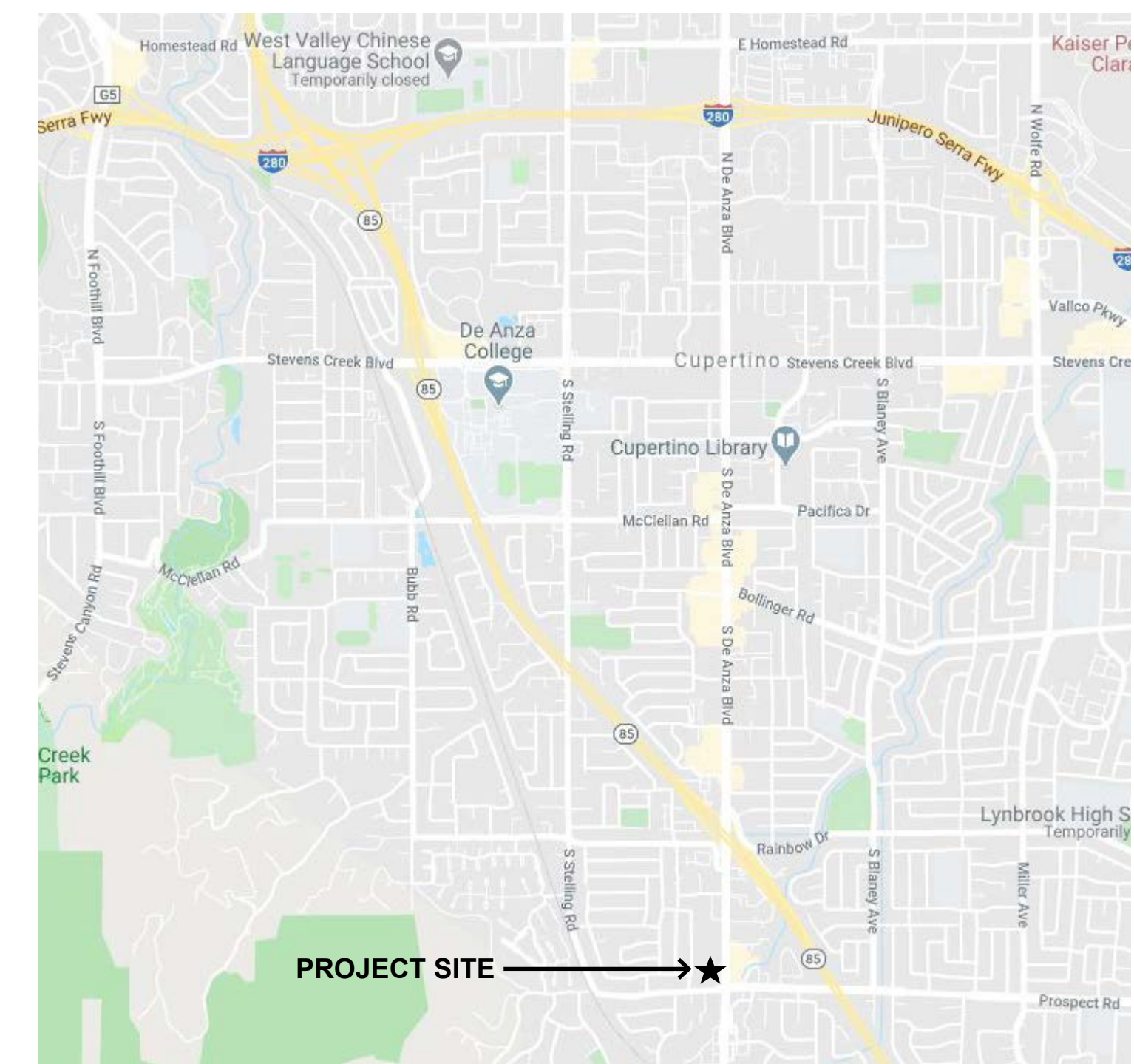
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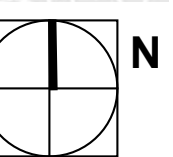
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VICINITY MAP



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 CUPERTINO, CALIFORNIA

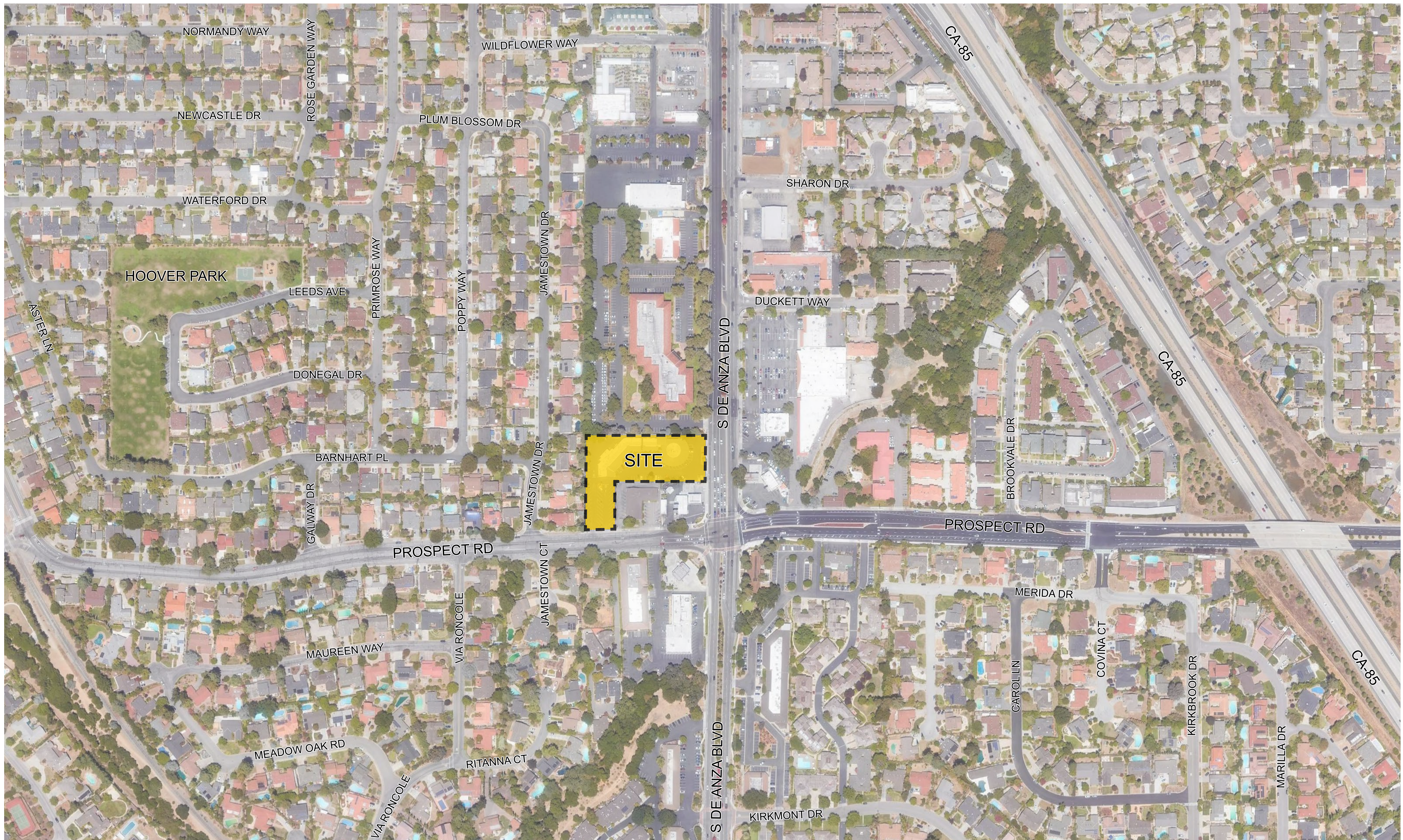


TITLE SHEET



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
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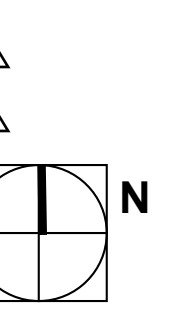
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SITE AERIAL

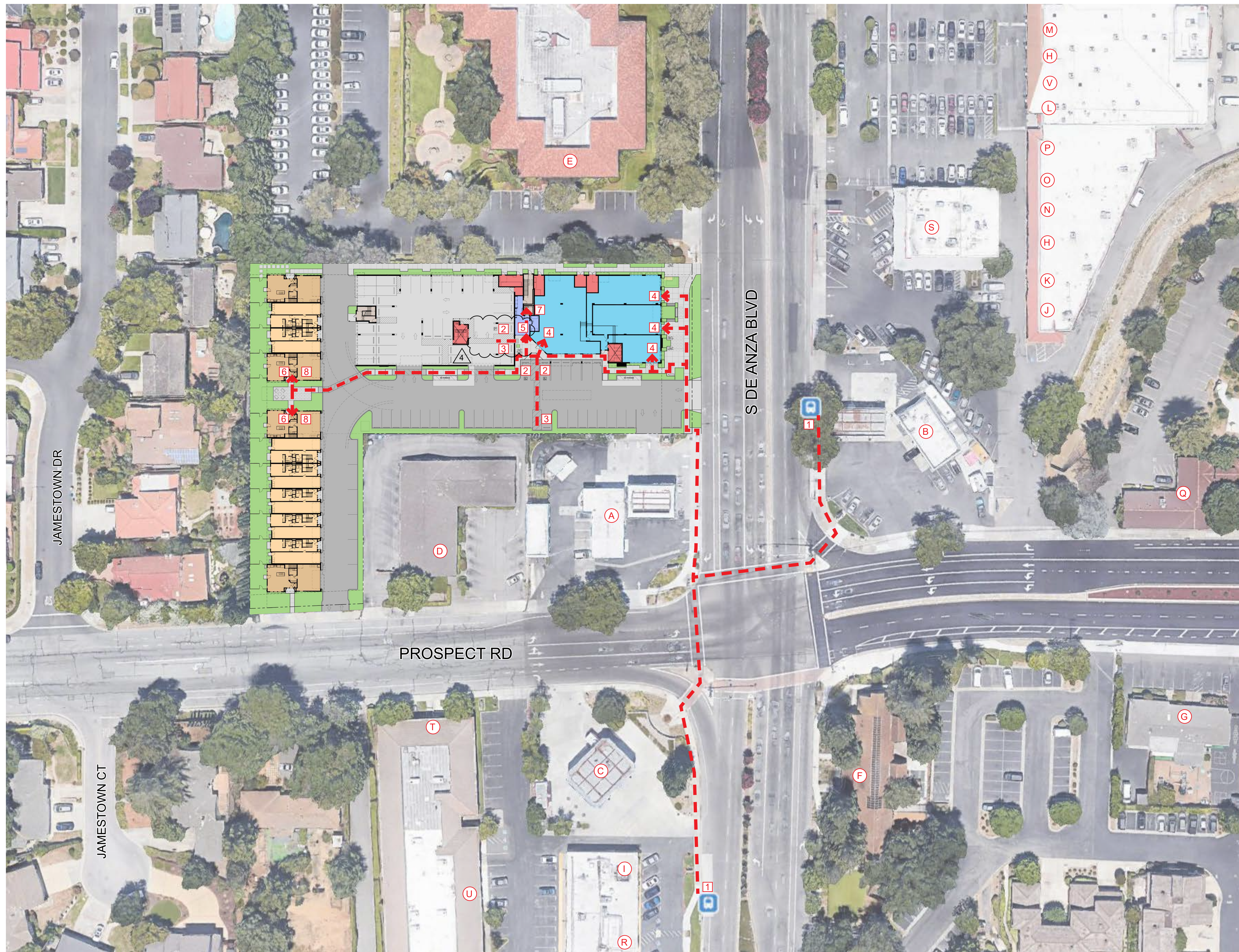


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ACCESSIBLE LEGEND

- ← 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

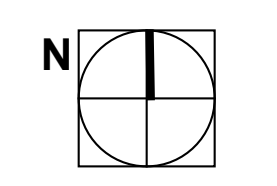
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SITE ACCESSIBLE PATHWAY



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PARKING LEGEND

R##	APARTMENT RESIDENTIAL PARKING SPACE
C##	COMMERCIAL PARKING SPACE
VAN	VAN ACCESSIBLE PARKING SPACE
EVC'S ACC	ELECTRIC VEHICLE CHARGING STATION ACCESSIBLE
EVC'S	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

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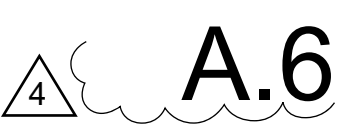
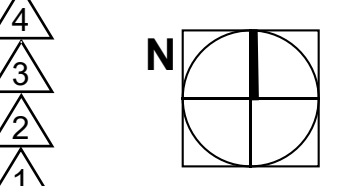
DAHLIN

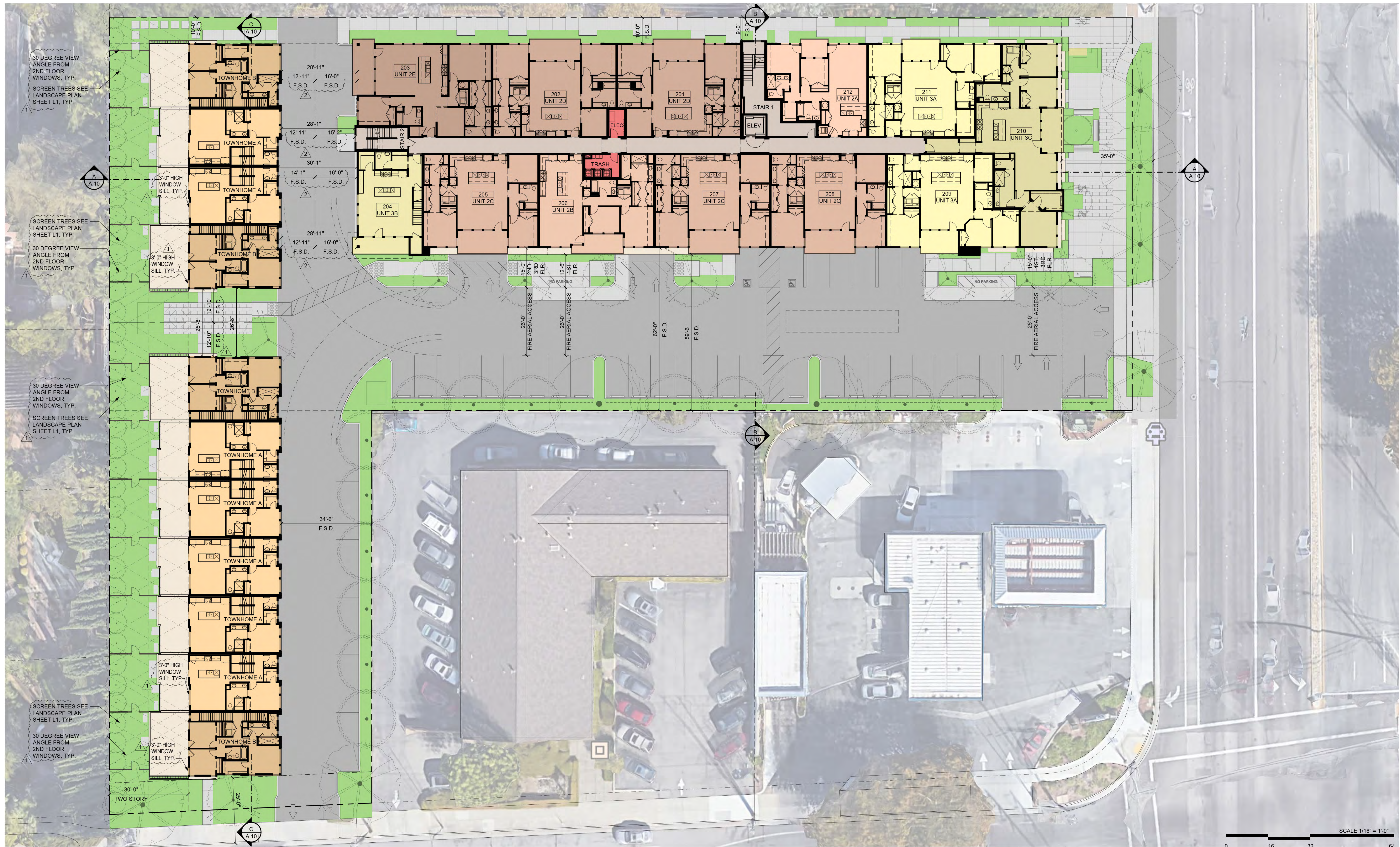
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SITE PLAN - 1ST LEVEL





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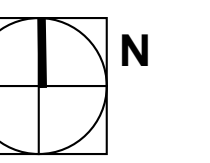


SITE PLAN - 2ND LEVEL

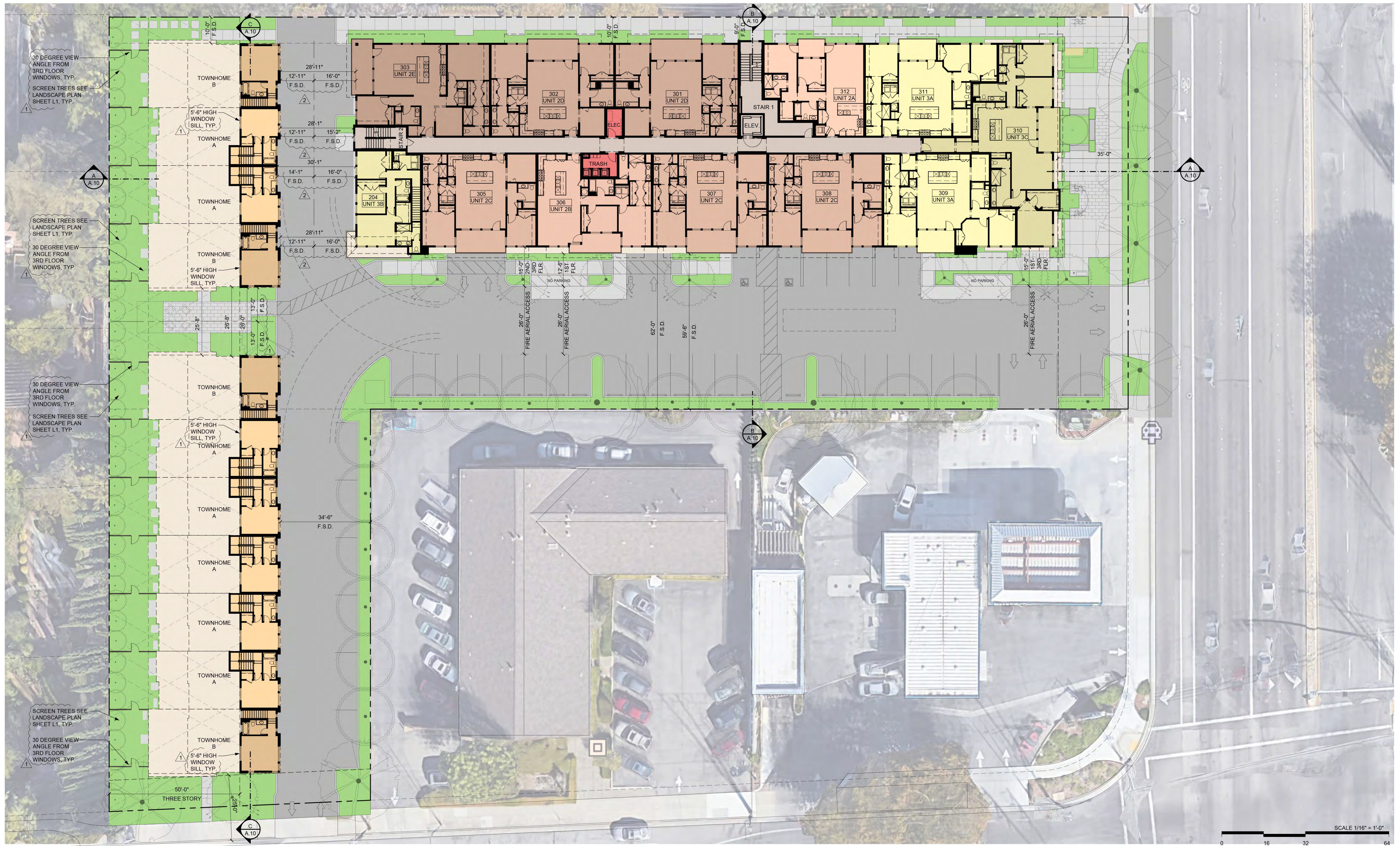


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SCALE 1/16" = 1'-0"



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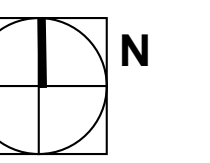


SITE PLAN - 3RD LEVEL



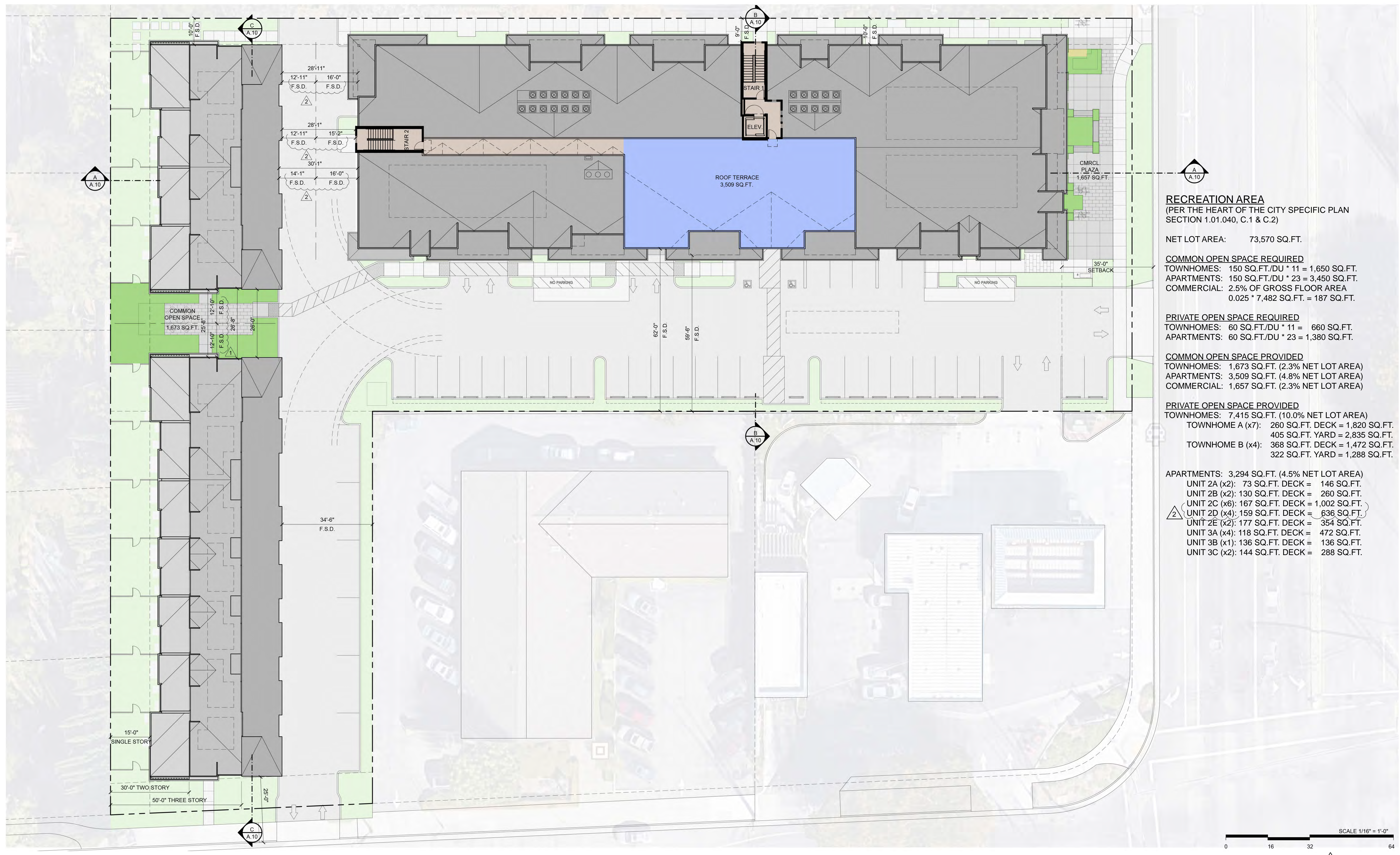
3RD SUBMITTAL 01-26-2022 2
2ND SUBMITTAL 10-22-2021 1
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SCALE 1/16" = 1'-0"



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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.

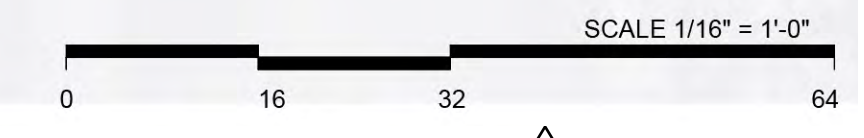
COMMON OPEN SPACE REQUIRED
 TOWNHOMES: 150 SQ.FT./DU * 11 = 1,650 SQ.FT.
 APARTMENTS: 150 SQ.FT./DU * 23 = 3,450 SQ.FT.
 COMMERCIAL: 2.5% OF GROSS FLOOR AREA
 0.025 * 7,482 SQ.FT. = 187 SQ.FT.

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.



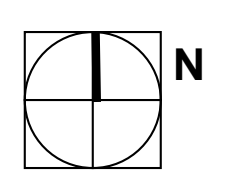
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SITE PLAN - ROOF & COMMON OPEN SPACE



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TOWNHOMES - PERSPECTIVE VIEW



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TOWNHOMES - PERSPECTIVE VIEW



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TOWNHOMES - PERSPECTIVE VIEW



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MIXED USE - PERSPECTIVE VIEW



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MIXED USE - PERSPECTIVE VIEW



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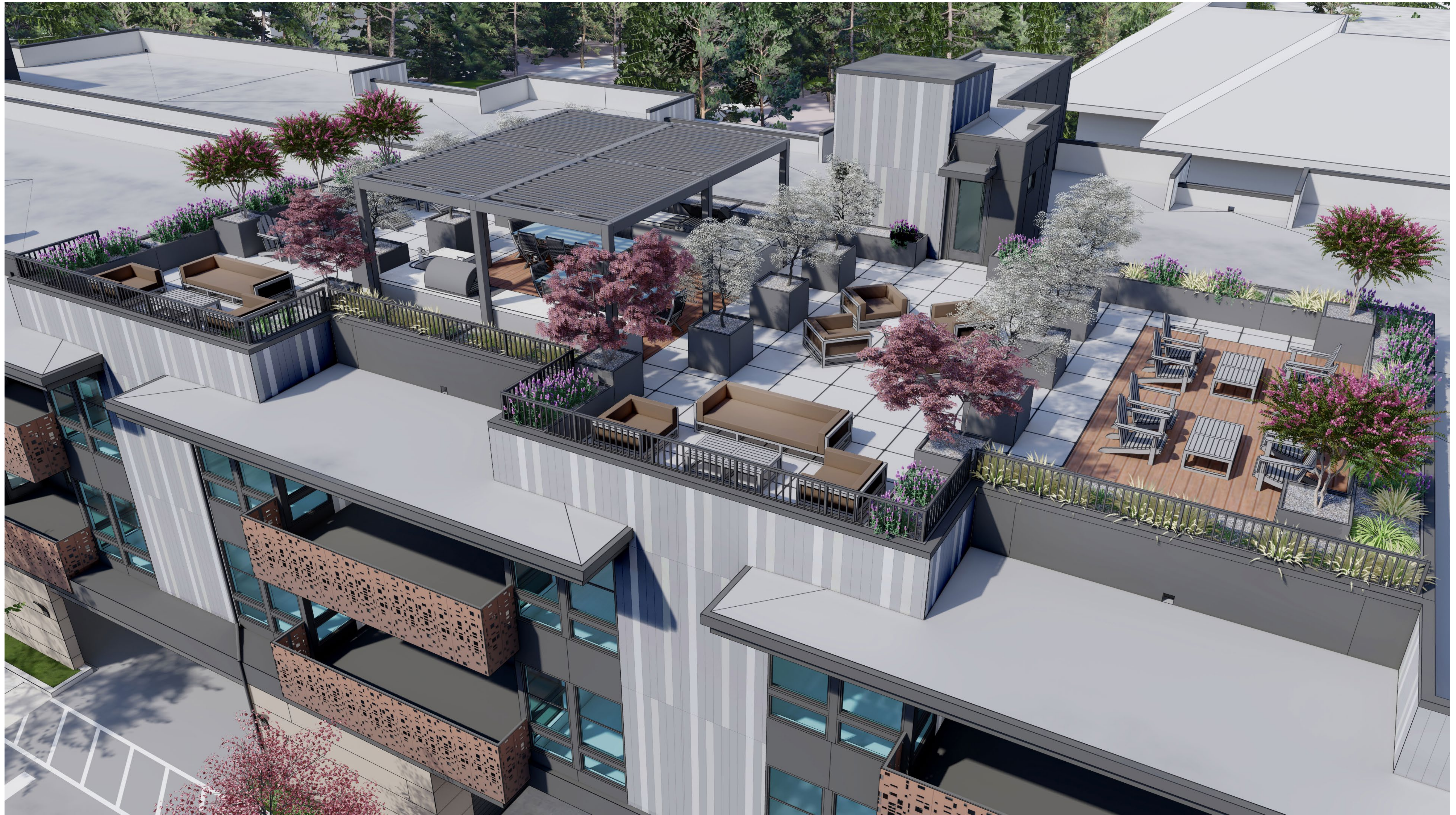
MIXED USE - PERSPECTIVE VIEW



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MIXED USE - PERSPECTIVE VIEW



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