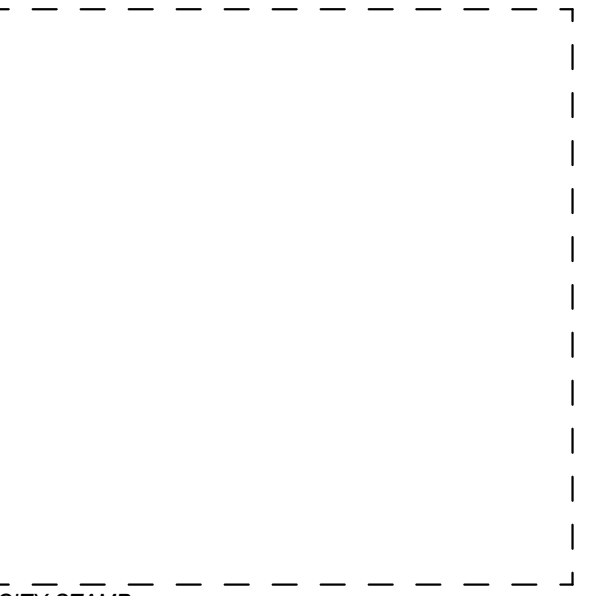




ARCHITECTURE INC
 1645 NW HOYT
 PORTLAND OREGON 97209
 503 444 2200



CITY STAMP

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:

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

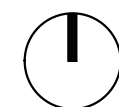
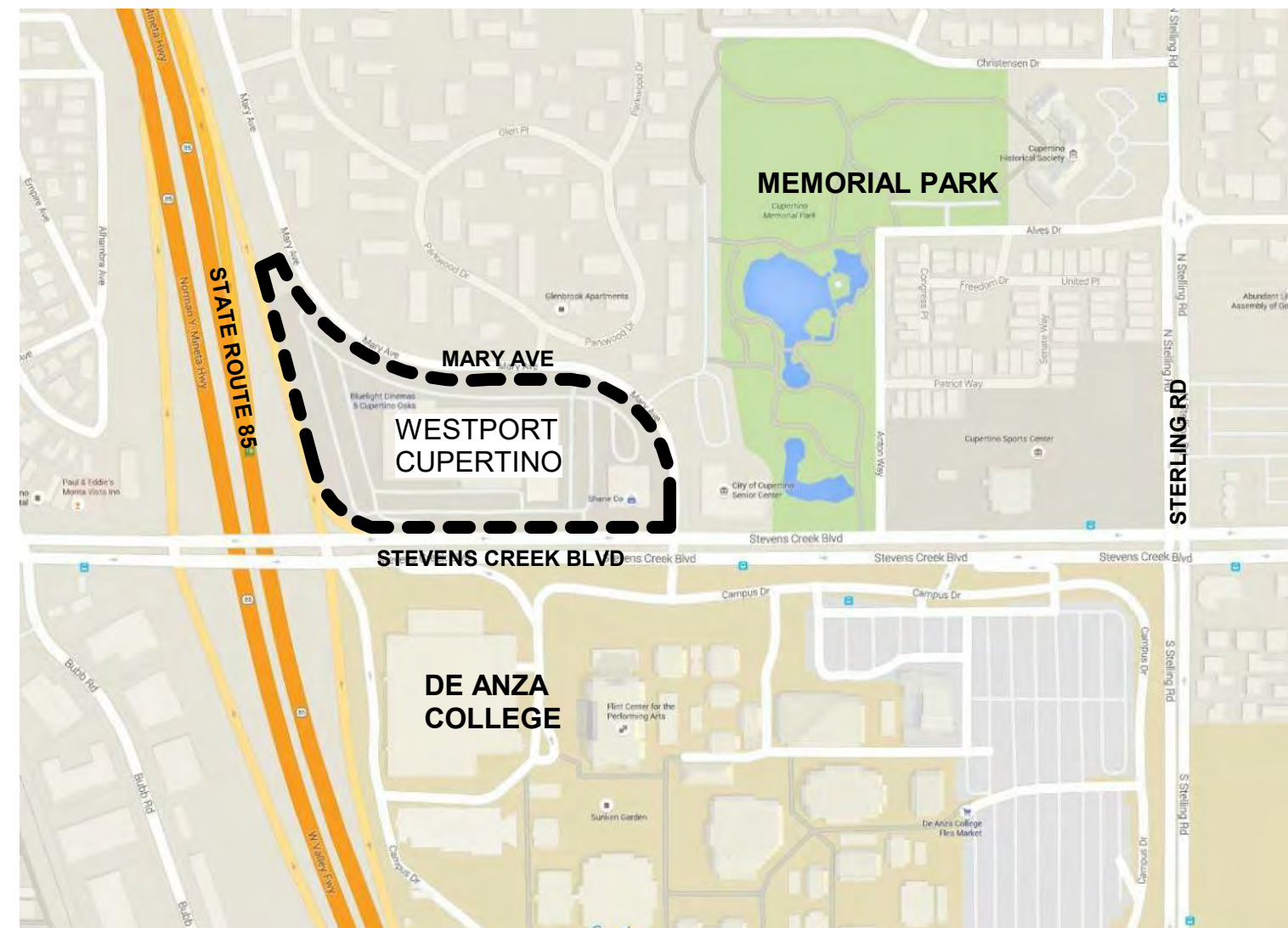
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SHEET TITLE:
COVER SHEET

SHEET NO.:
G200

ENHANCED SENIOR AND FAMILY LIVING PROJECT

VICINITY MAP



PROJECT TEAM

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DRAWING INDEX

DRAWING INDEX	
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G202B	PROJECT SUMMARY
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G204	SLOPE SETBACKS
G206A	SITE AREA
G206B	COMMON OPEN SPACE / PRIVATE SPACE
G206C	COMMON LANDSCAPED/ HARDSCAPED SPACE
LANDSCAPE	
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5

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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) 114 Spaces Req'd/ 114 Provided (at grade/garage) (Uni-size)
 Residential (167 units):
 Covered (9'-6"x20'): 101 Spaces Req'd/ 101 Provided (in garage)
 Total Spaces: 215 Spaces Req'd / 215 Provided

Residential-Retail Building 2 (BMR Senior Housing):
 Retail (2,400 SF) (Uni-size): 11 Spaces Req'd/ 11 Provided (at grade/garage)
 Residential (39 units):
 Covered (9'-6"x20'): 21 Spaces Req'd/ 21 Provided (in garage)
 Total Spaces: 32 Spaces Req'd/ 32 Provided

Residential-Townhouses / 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: 10 percent of parking spaces in multi-family dwellings units shall be EVSE charging stalls.

- Building 1/ Residential Spaces: 10% of 100 spaces = 10 Spaces Req'd / 10 Spaces Provided

- 1 Accessible charging stall required per 25 charging stall / 1 provided
 - Building 2/ Residential Spaces: 10% of 20 spaces = 2 Spaces Req'd / 2 Spaces Provided
 - 1 Accessible charging stall required per 25 charging stall / 1 provided

- Per CALGreen 5.106.5.3.3: Table 5.106.5.3.3 EVSE Charging Spaces
 - Building 1/ Retail Spaces: 112 Spaces = 7 EVSE Charging Req'd / 7 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: 10 Spaces = 1 EVSE Charging Req'd / 1 Provided
 - 1 EVSE Charging Accessible Van Space Req'd / 1 Provided

- Per CAL Green 5.106.5.2, Table 5.106.5.2
 - Building 1: (112) retail parking spaces require 11 Clean Air Vehicle stalls / 11 Provided
 - Building 2: (10) 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 11B208.2 Accessible Retail Parking Stalls are:
 - Building 1/ Retail : 112 Spaces = 5 Accessible Spaces Req'd / 5 Provided (1 is Van space)
 - Building 2/ Retail Spaces: 10 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 100 spaces = 2 Spaces Req'd / 2 Spaces provided. 1 space shall be van accessible.
 - Building 2 / Residential: 2% of 20 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 40 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) 83.5 Req'd / 84 Provided
 Residential (Class II) (1 space / 10 units): 16.7 Req'd / 17 Provided
 Retail (Class II) (1 / 1,250 SF): 6.12 Req'd / 7 Provided
 Restaurant (Class II) (1 / 1,200 SF): 7.9 Req'd / 8 Provided

Building 2:
 Residential (Class I) (1 space / 2 units) 19.5 Req'd / 20 Provided
 Residential (Class II) (1 / 10 units): 3.9 Req'd / 4 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						
TOWNHOMES / ROWHOMES						
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		
SPACES	0	0	0	0	132	132
ACCESSIBLE SPACES (2%)						
VAN					1	
CAR					2	
RESIDENTIAL - (SENIOR HOUSING W/ BMR AND RETAIL): BUILDING 1						
UNIT TYPE	STUDIOS	1BR	2BR	MEMORY CARE	REQUIRED OFF STREET SPACES	
UNITS	25	82	33	27		
PARKING RATE PER BEDROOM	0.5	0.5	0.5	0.5		
SPACES	12.5	41	33	13.5	100	100
EV CHARGING SPACES (10%)						
ACCESSIBLE SPACES (2%)						
VAN					1	
CAR					1	
ACCESSIBLE EV SPACES (1 in 25 EV spaces)						
VAN					1	
RESIDENTIAL (BMR SENIOR HOUSING W/ RETAIL): BUILDING 2						
UNIT TYPE	STUDIOS	1BR	2BR	3BR	REQUIRED OFF STREET SPACES	
UNITS	18	21	0	0		
PARKING RATE PER BEDROOM	0.5	0.5	0.5	0.5		
SPACES	9	10.5	0	0	20	20
EV CHARGING SPACES (10%)						
ACCESSIBLE SPACES (2%)						
VAN					1	
CAR					0	
ACCESSIBLE EV SPACES (1 in 25 EV spaces)						
VAN					1	

RETAIL PARKING REQUIREMENT - PER T.19.124.040A			
BUILDING 1			
RETAIL TYPE			REQUIRED OFF STREET SPACES
RESTAURANT W/BAR	7655 SF		
NUMBER OF SEATS	190 SEATS		
PARKING RATE	0.33 SPACE PER SEAT		
NUMBER OF SPACES	62.7 SPACES		
CAFÉ	1835 SF		
NUMBER OF SEATS	50 SEATS		
PARKING RATE	0.33 SPACE PER SEAT		
NUMBER OF SPACES	16.5 SPACES		
RETAIL 01	8110 SF		
PARKING RATE	0.004 SPACE PER SF		
NUMBER OF SPACES	32.44 SPACES		
TOTAL SPACES			112
CLEAN AIR SPACES (PER T. 5.106.5.2)			11
EV CHARGING SPACES (PER T. 5.106.5.3.3)			7
ACCESSIBLE SPACES (PER T. 11B-208.2)			5
VAN			1
CAR			4
ACCESSIBLE EV SPACES (THESE ARE IN ADDITION TO SPACES PROVIDED)			
VAN			1
CAR			1
BUILDING 2			
RETAIL TYPE			REQUIRED OFF STREET SPACES
RETAIL 01	2400 SF		
PARKING RATE	0.004 SPACE PER SF		
NUMBER OF SPACES	9.6		10
CLEAN AIR SPACES			1
EV CHARGING SPACES			1
ACCESSIBLE SPACES (PER T. 11B-208.2)			1
VAN			1
CAR			0
ACCESSIBLE EV SPACES (THESE ARE IN ADDITION TO SPACES PROVIDED)			
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)

- Zoning Reference 8.1 acres; 352,836 GSF
 - (E) Land Use Designation: 7.9 acres; 343,958 NSF (Gross Site Area - 8,878 SF for Public Roadway/Public Utilities easement)
 - (E) Zoning Designation: P(CG/RES)
 - Site Area, Gross: 8.1 acres; 352,836 GSF
 - Site Area, Net: 7.9 acres; 343,958 NSF

2. HEIGHT:

- Allowable Density (DUA): 30 DUA, up to a maximum of 237 units
 - Proposed Density (DUA): 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)
 - Zoning Max Allowable Height: 45'-0" Max
 - Actual Project Max Height: 17'-0" to eave of Building 1 (Highest Building) 55'-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 Non-Occupied Towers above the eave line.

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	6	18	6		30	
LEVEL 5	6	20	8		34	
LEVEL 4	6	20	8		34	
LEVEL 3	6	20	8		34	
LEVEL 2	1	4	3	27	35	
LEVEL 1						
TOTAL	25	82	33	27	167	17,600
MIX %	15%	49%	20%	16%	100%	

RESIDENTIAL (BMR SENIOR HOUSING) / RETAIL: BUILDING 2						
UNIT MIX	STUDIO	1 BR	2BR	TOTAL	RETAIL	
ROOF (EAVE)						
LEVEL 5	4	5	0	9		
LEVEL 4	4	5	0	9		
LEVEL 3	4	5	0	9		
LEVEL 2	4	5	0	9		
LEVEL 1	2	1	0	3	2,400	
TOTAL	18	21	0	39	2,400	
RATIO %	46%	54%	0%	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 / BMR Senior Living / Retail Building 1: 6-stories; 193,500 SF residential; 167 units (9 Low Income) 17,600 SF of ground-level retail.

- BMR Senior Living / Retail Building 2 (Senior Housing): 5-stories; 38,800 SF residential; 39 senior units; (29 Very Low Income, 10 Low Income) 2400 SF of ground-level retail.

- Below-Grade Parking Garage: 1-level below grade; 97,750 SF; 183 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:

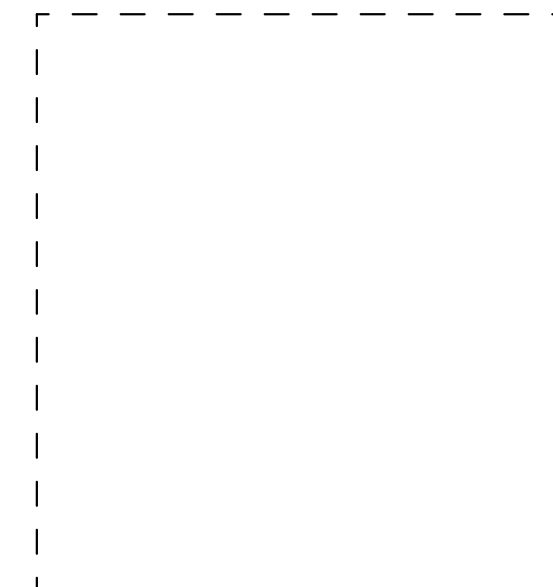
- Height waivers for Building 1 (residential/commercial) and Building 2 (senior housing) from 45 ft. height limit to allow heights currently illustrated on Sheets G204 and A211 thru A217,
- Slope setback waivers for Building 1 (residential/commercial) and Building 2 (senior housing) from 1:1 to slope setback currently illustrated on Sheet G204.
- 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 buildings (Buildings 1 and 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



WESTPORT CUPERTINO

PRELIMINARY, NOT FOR CONSTRUCTION

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

NO.	DATE	DESCRIPTION
1	07.13.18	PLANNING COMMENT RESPONSES
2	11.30.18	PLANNING COMMENT RESPONSES
3	02.27.19	PLANNING COMMENT RESPONSE
4	01.13.20	PLANNING COMMENT RESPONSE
5	04.23.20	ENHANCED SENIOR AND FAMILY LIVING PROJECT

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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:	807 OCCUPANTS	161,250 GSF/ 200 GSF PER OCC.
BUILDING 2: RESID:	153 OCCUPANTS	31,040 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
- 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:

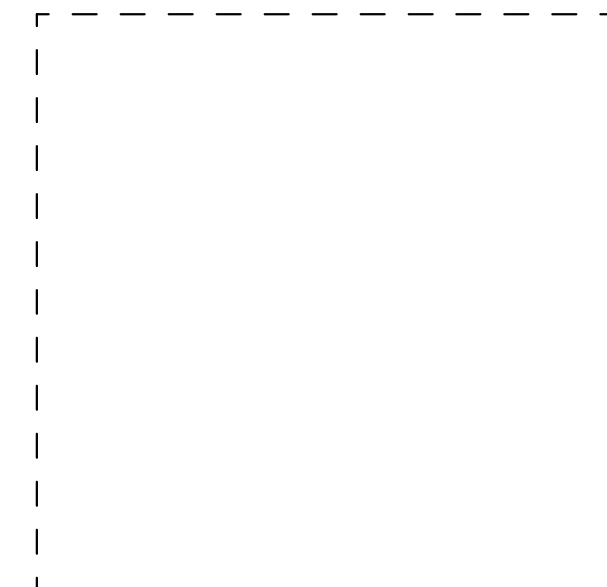
Residential Units:	Group R-2, Separated
BMR Housing:	Group R-2, Separated
Lobby/Office:	Group A-3, Non-separated
Fit Center:	Group A-3, Non-separated
Retail:	Groups A-2 and M, Separated

- 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
 - Actual Building Height: 70'-0" to highest eave / 74'-8" to average roof surface / 91'-9" to top of non-occupied tower (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: Unlimited for Type IA M Retail or A-3 Assembly 193,500 GSF at 32,250 SF/Story; 17,600 GSF Retail
- Residential-Retail Building 2 - Construction Type IB Sprinklered SM:
 - Allowable Stories: 12 Stories allowed per Table 504.4
 - Actual Stories: 3 Stories Residential Building, over 1 Story Retail / Residential
 - Maximum Building Ht: 180'-0" per Table 504.3
 - Actual Building Height: 55'-0" to highest eave / 60"-3" to average roof surface / 73'-9" non-occupied tower (N.I. stair and elevator overruns or fall protection)
 - Allowable Building Area: Unlimited SF/Story for Type 1B 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: 38,800 GSF at 7760 SF/Story; 2,400 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: 97,750 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



CITY STAMP

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
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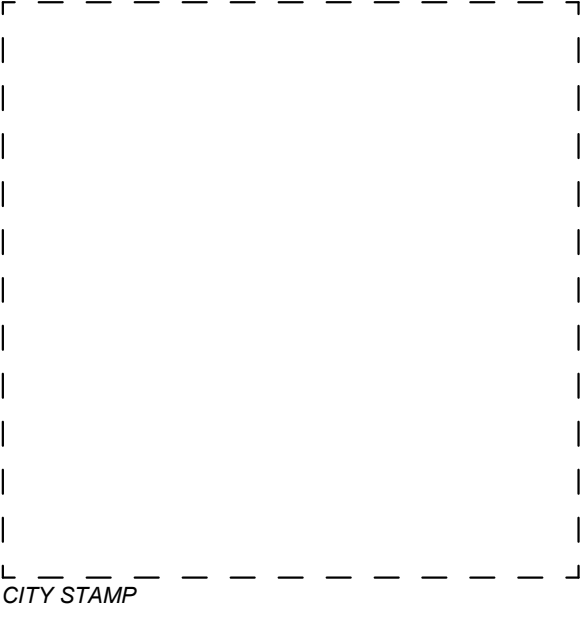
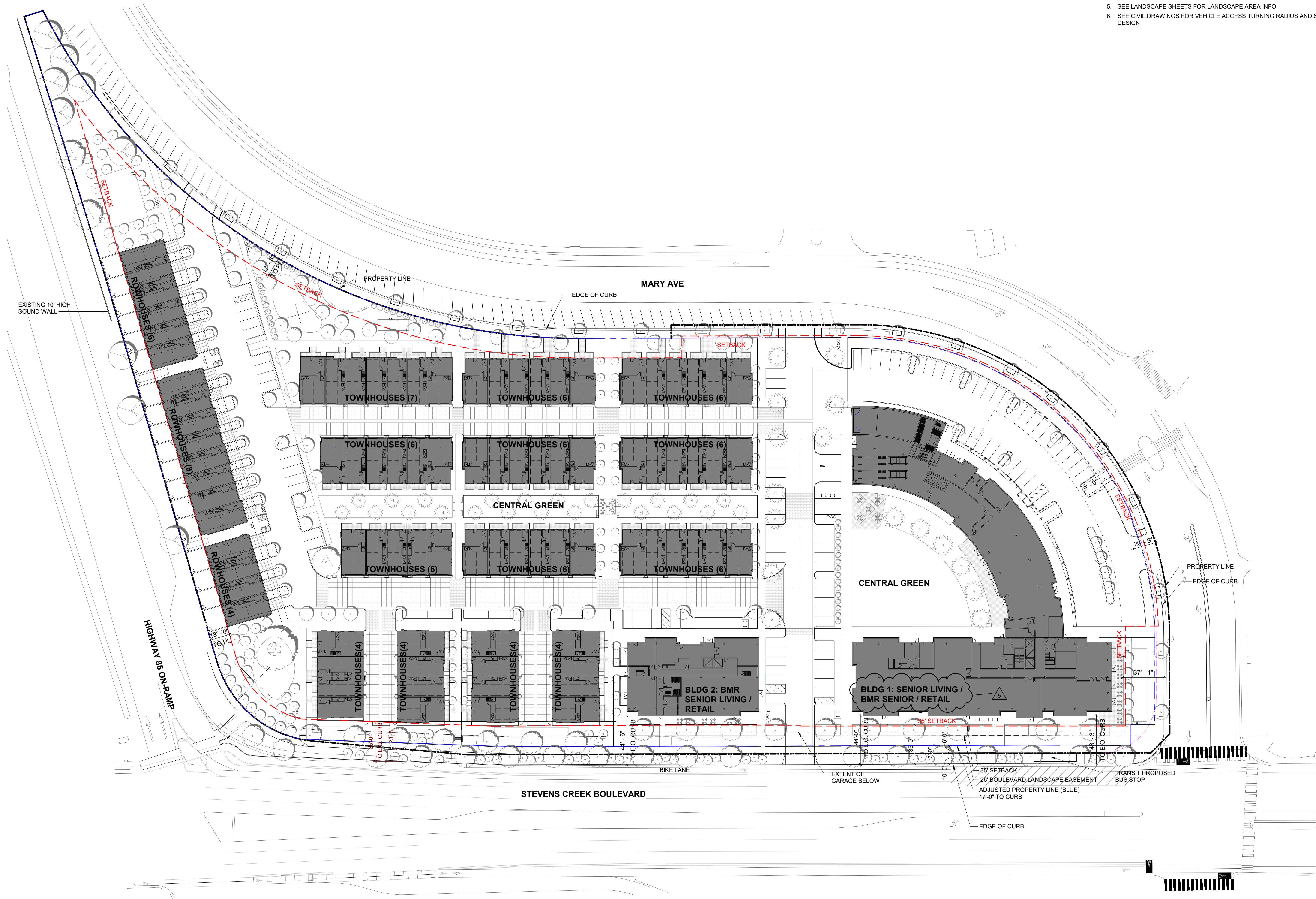
SHEET TITLE:
PROJECT SUMMARY

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



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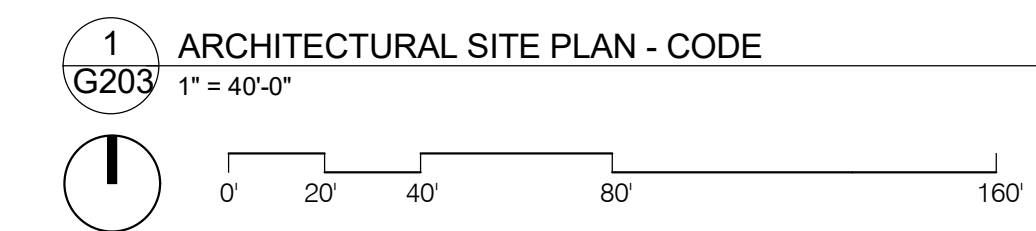
KT URBAN
21267 STEVENS CREEK
BLVD, CUPERTINO, CA

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
5	04.23.20	ENHANCED SENIOR AND FAMILY LIVING PROJECT

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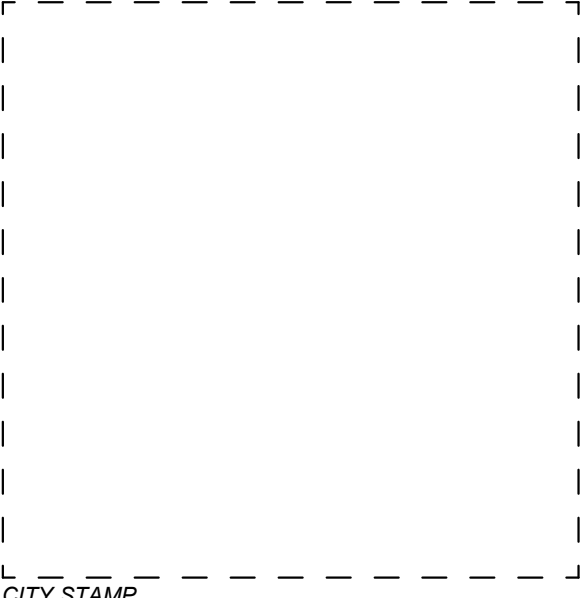
SHEET TITLE:
SITE SETBACKS

SHEET NO.:
G203





ARCHITECTURE INC
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200



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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:

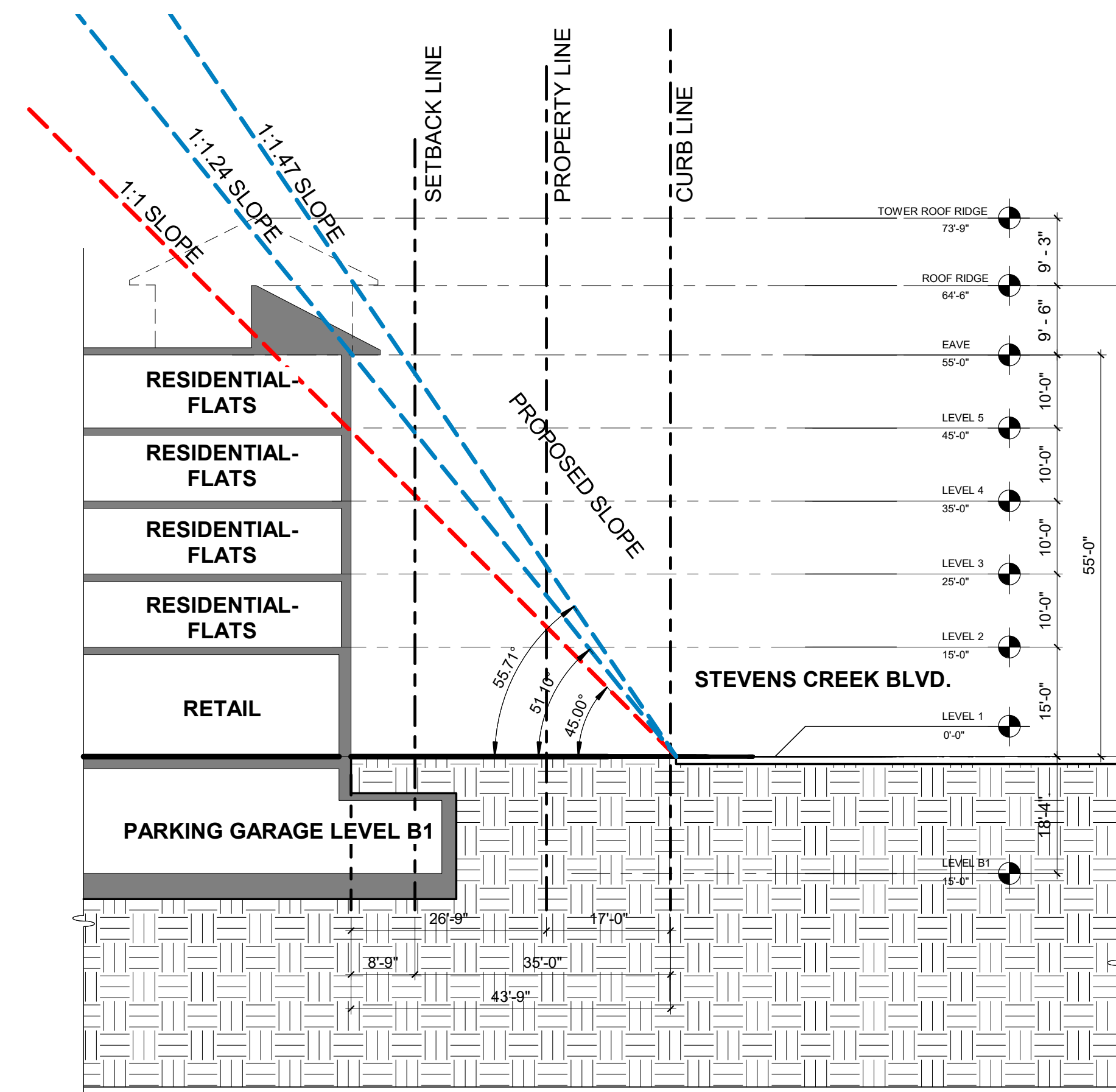
NO.	DATE	DESCRIPTION
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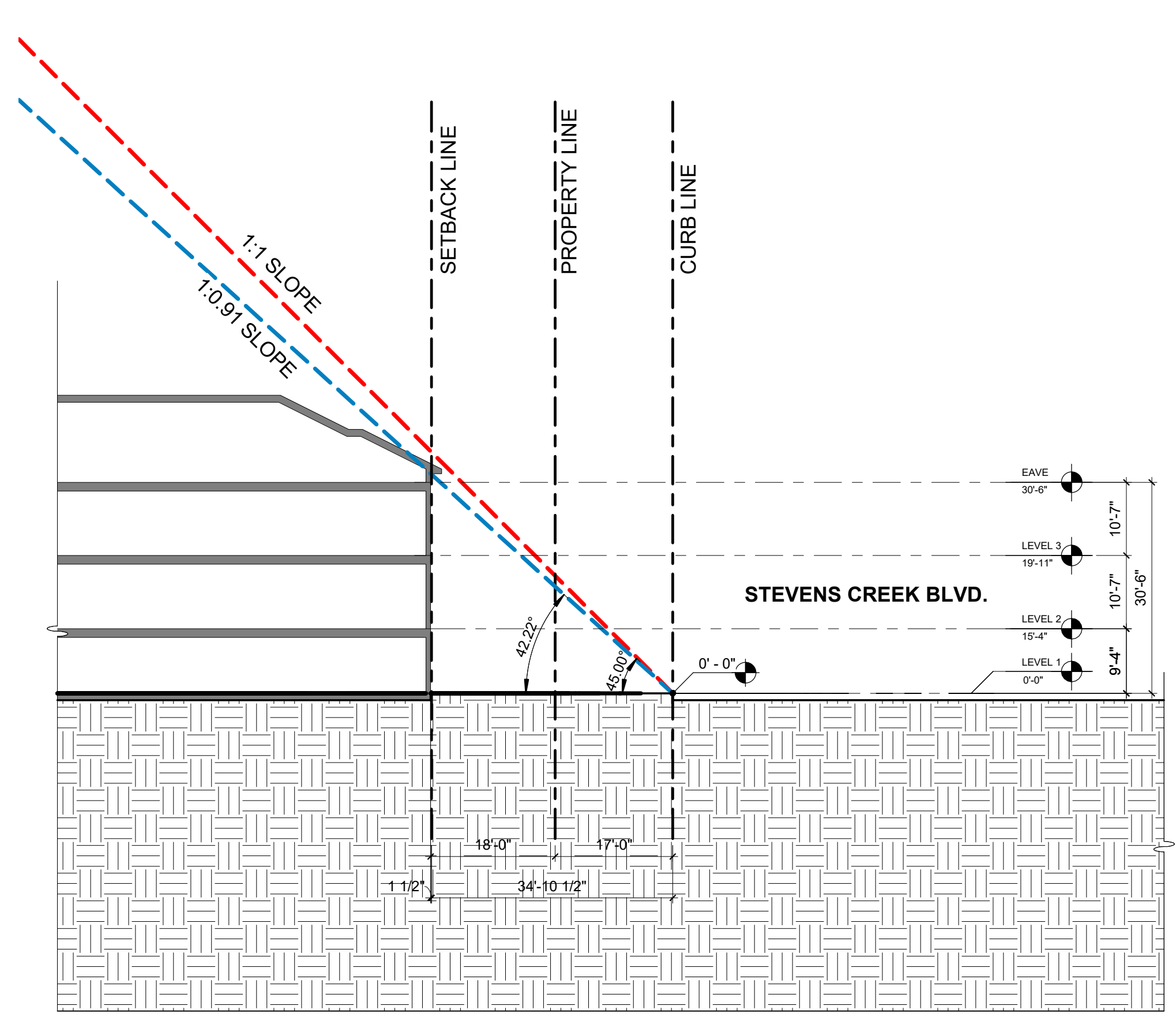
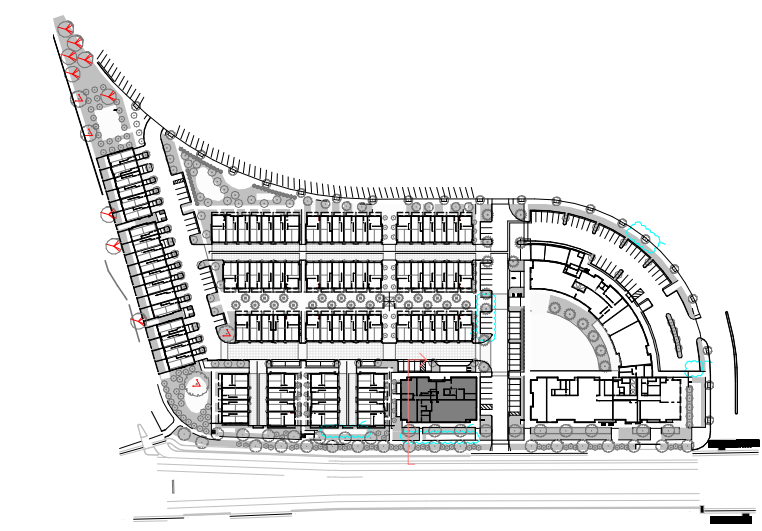
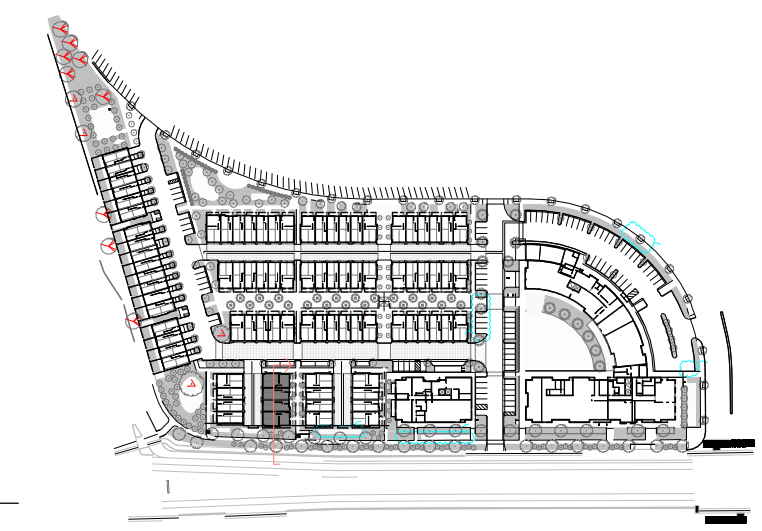
SHEET TITLE:
SLOPE SETBACKS

SHEET NO.:
G204

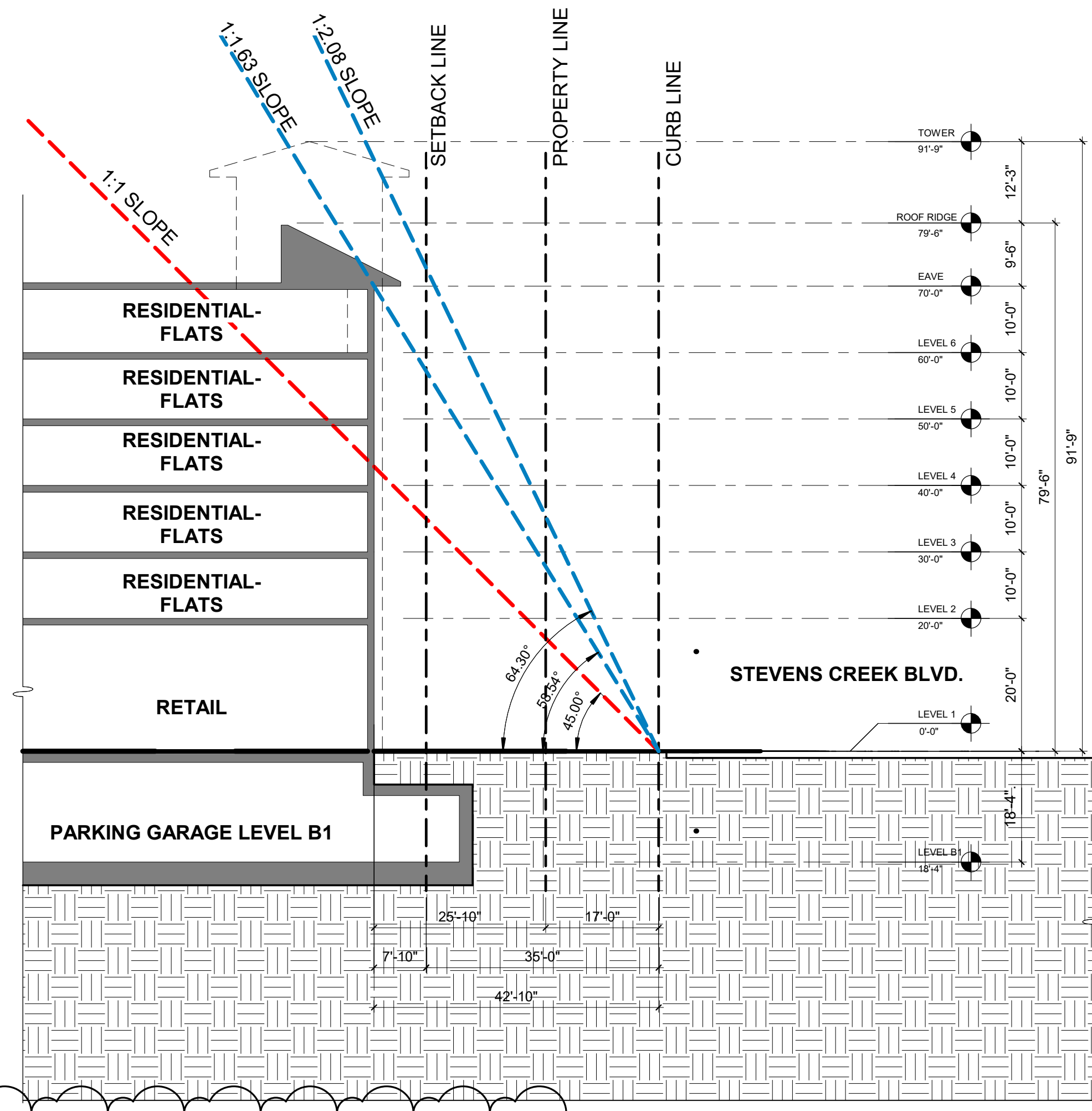
ENHANCED SENIOR AND FAMILY LIVING PROJECT



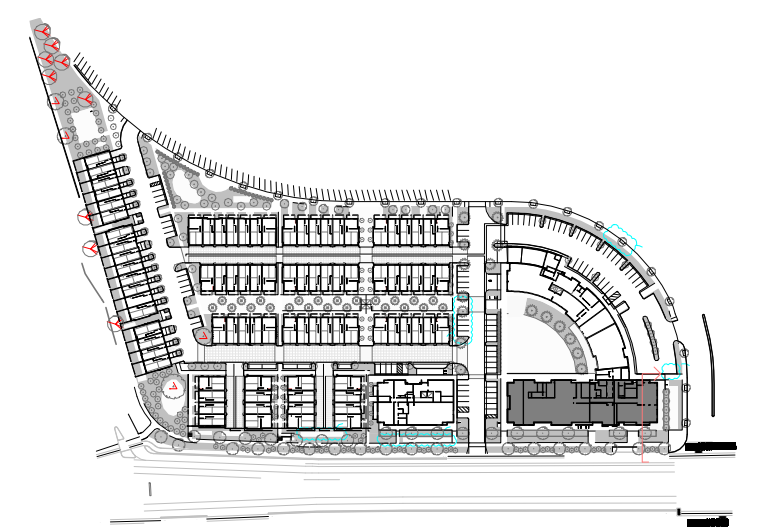
2 BUILDING 2 - BMR SENIOR LIVING / RETAIL
G204 1/16" = 1'-0"



1 TOWNHOUSE
G204 1/16" = 1'-0"

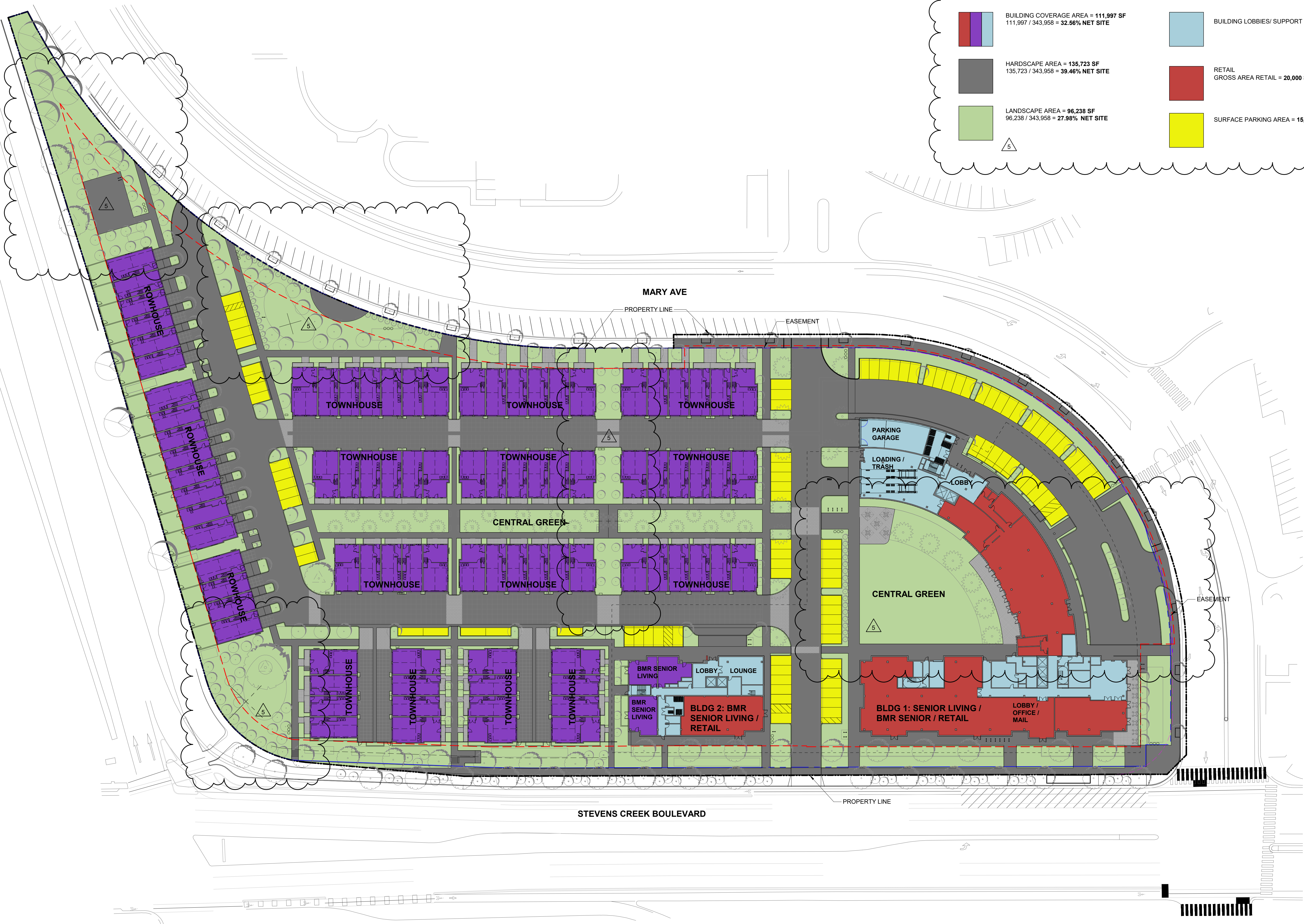


3 BUILDING 1 - SENIOR LIVING / BMR SENIOR LIVING / RETAIL
G204 1/16" = 1'-0"



SITE AREA LEGEND:

	GROSS SITE AREA = 352,836 SF (8.1 Acres) NET SITE AREA = 343,958 SF (7.9 Acres)		RESIDENTIAL
	BUILDING COVERAGE AREA = 111,997 SF 111,997 / 343,958 = 32.56% NET SITE		BUILDING LOBBIES/ SUPPORT SPACE
	HARDSCAPE AREA = 135,723 SF 135,723 / 343,958 = 39.46% NET SITE		RETAIL GROSS AREA RETAIL = 20,000 SF
	LANDSCAPE AREA = 96,238 SF 96,238 / 343,958 = 27.98% NET SITE		SURFACE PARKING AREA = 15,577 SF



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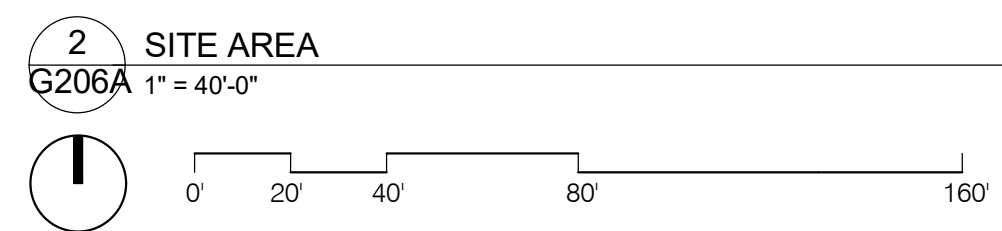
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 DRAWN: Author
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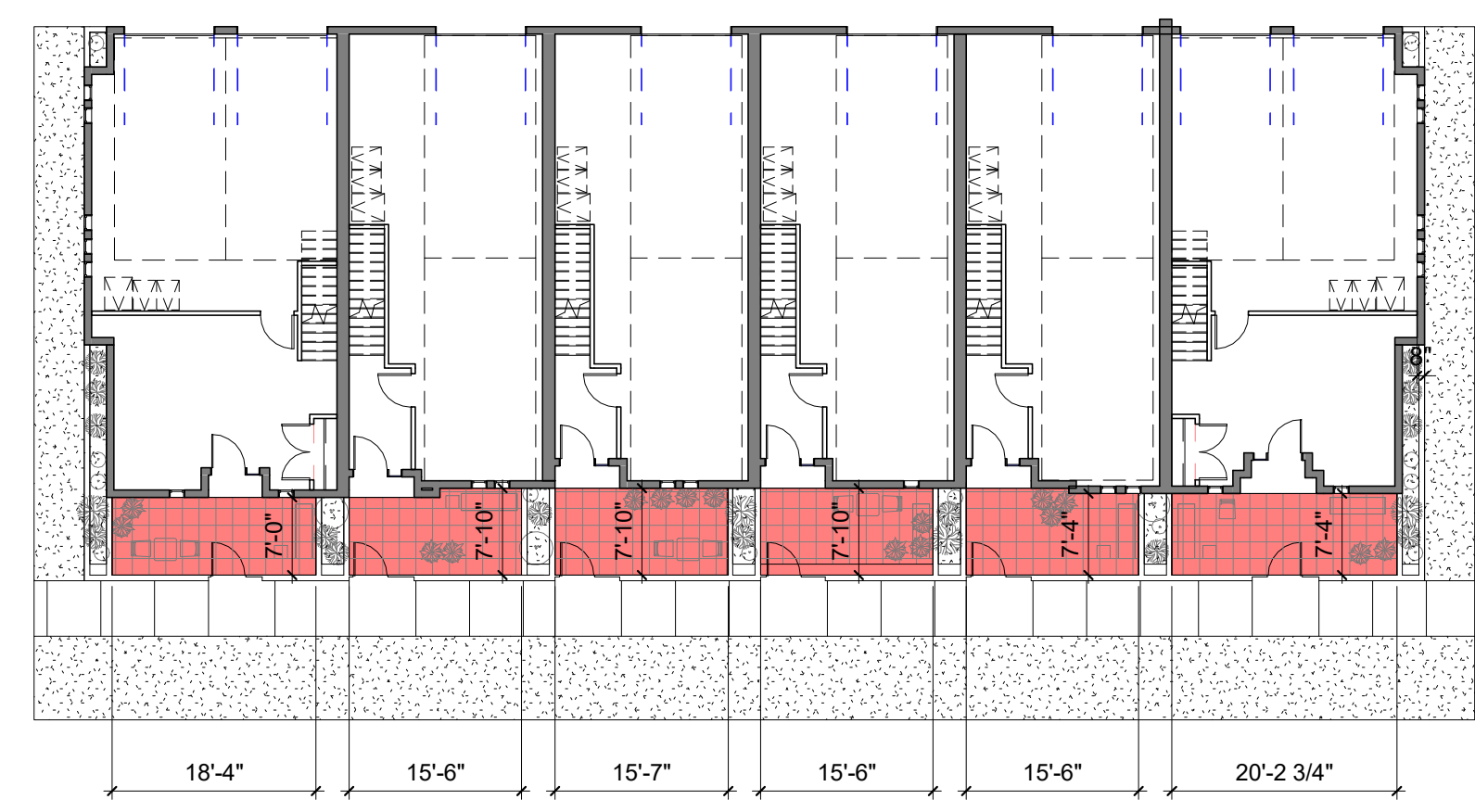
SHEET TITLE:
SITE AREA

SHEET NO.:
G206A

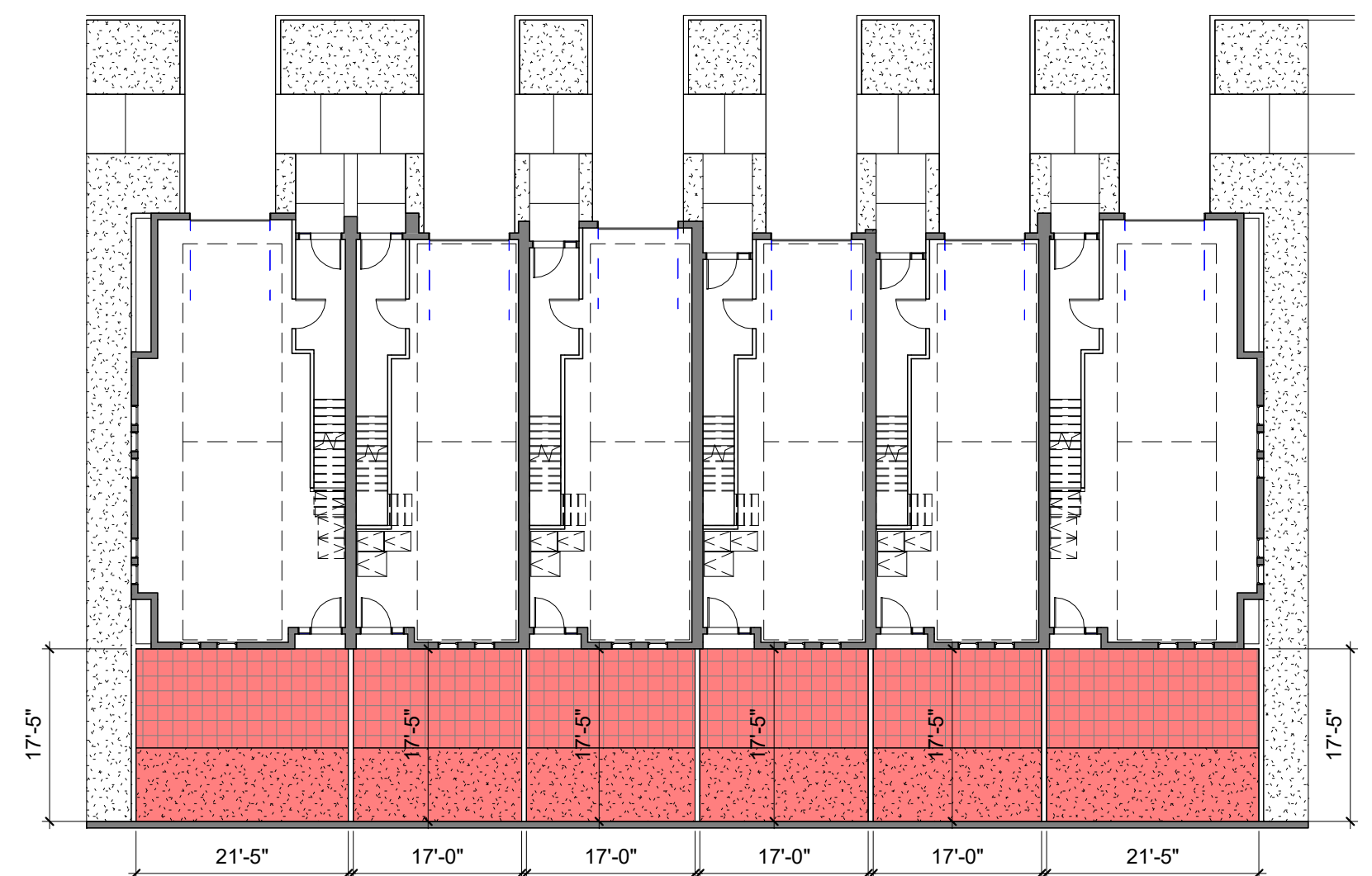


OPEN SPACE LEGEND:

- 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 = 34,150 SF
 70%-80% OF COMMON OPEN SPACE REQ'D =
 31,461 SF to 35,955 SF REQ'D
 34,150 SF / 44,945 SF = 76% PROVIDED
- COMMON HARDSCAPE SPACE = 6,598 SF
 2,000 SF ROOF DECK BLDG 1
 1,200 SF ROOF DECK BLDG 2
 9,798 SF TOTAL
- 20%-30% OF COMMON OPEN SPACE REQ'D =
 8,989 SF to 13,484 SF REQ'D.
 9897 SF / 44,945 SF = 22% PROVIDED
- PRIVATE SPACE AREA: (60 SF/UNIT MIN: MIN 6'-0" DIMENSION)
 SPACE PROVIDED PER UNIT TYPE:
 BLDG 1 UNITS: 60 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 GSF * 2.5% = 500 SF
 PROVIDED: 2621 SF



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



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



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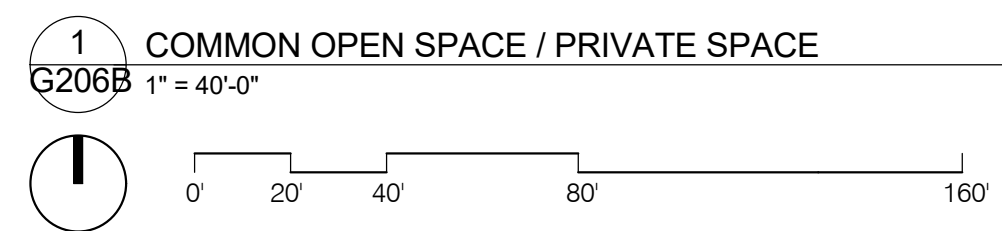
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SHEET TITLE:
COMMON OPEN SPACE / PRIVATE SPACE

SHEET NO.:
G206B



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

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 = 34,150 SF
 70%-80% OF COMMON OPEN SPACE REQ'D =
 31,461 SF to 35,950 SF REQ'D
 34,150 SF / 44,945 SF = 76% PROVIDED
- COMMON HARDSCAPE SPACE = 6,598 SF
 2,000 SF ROOF DECK BLDG 1
 1,200 SF ROOF DECK BLDG 2
 9,798 SF TOTAL
- 20%-30% OF COMMON OPEN SPACE REQ'D =
 8,989 SF to 13,484 SF REQ'D.
 9897 SF / 44,945 SF = 22% 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 GSF * 2.5% = 500 SF
 PROVIDED: 2621 SF



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
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 ENHANCED SENIOR AND FAMILY
 LIVING PROJECT

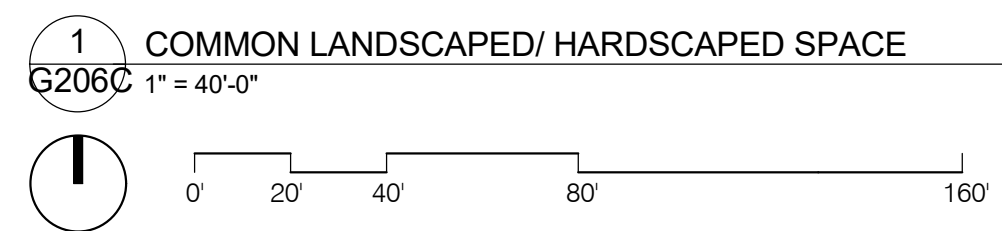
REVISION: DESCRIPTION:

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SHEET TITLE:
**COMMON LANDSCAPED/
 HARDSCAPED SPACE**

SHEET NO.:
G206C





Character: Palm Walk



Character: Pedestrian Corridors



Character: Residential Landscape



Character: Corner Parks



Character: Accent trees



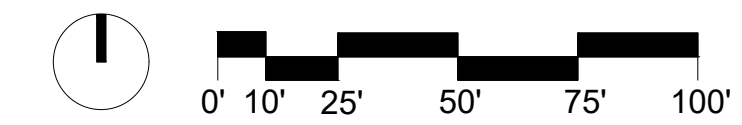
Character: Central Green

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

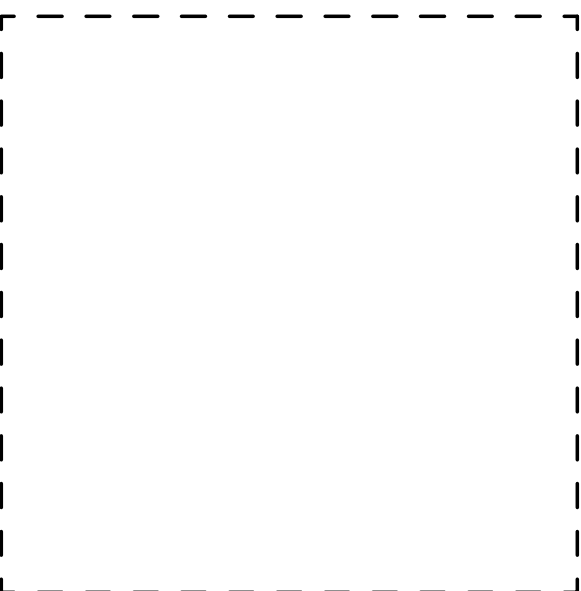
	TREE TOTALS	ON SITE	OFF SITE
Existing Trees		(06)	(3)
Existing Relocated Trees		(04)	(0)
Proposed Trees		(314)	(72)



1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

PLACE

735 NW 18TH AVE
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KT URBAN

21267 STEVENS CREEK
BLVD, CUPERTINO, CA

PROJECT NO. 14148

DRAWN: MCS

DATE: 2018 MAY 11
SITE PLAN APPLICATION

REVISION	DESCRIPTION
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3	02.28.19 PLANNING COMMENT RESPONSES
4	01.13.20 PLANNING COMMENT RESPONSES
5	04.23.20 ENHANCED SENIOR AND FAMILY LIVING PLAN

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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

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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	GINKGO 'PRINCETON SENTRY'	GINKGO 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 & WILDOFLOWERS	-	-	-	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



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

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KT URBAN
21267 STEVENS CREEK BLVD, CUPERTINO, CA

PROJECT NO. 14148
DRAWN: MCS
DATE: 2018 MAY 11
SITE PLAN APPLICATION

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4 01.13.20 PLANNING COMMENT RESPONSES
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SHEET TITLE:
PLANTING PLAN

SHEET NO.:
L.200

ENHANCED SENIOR AND FAMILY LIVING PLAN

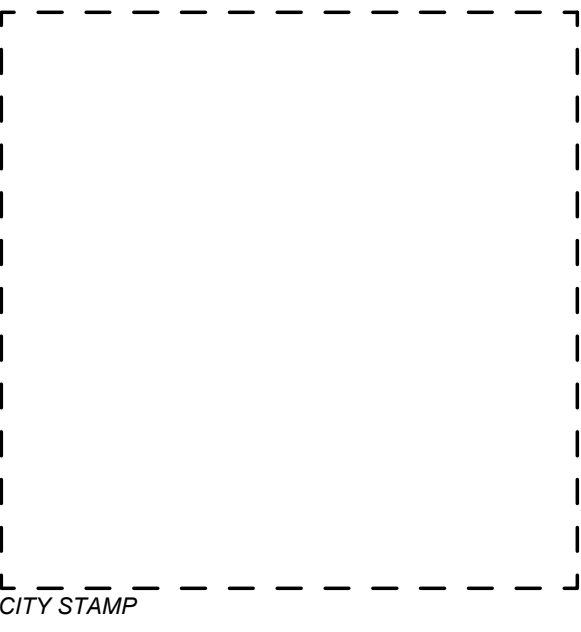
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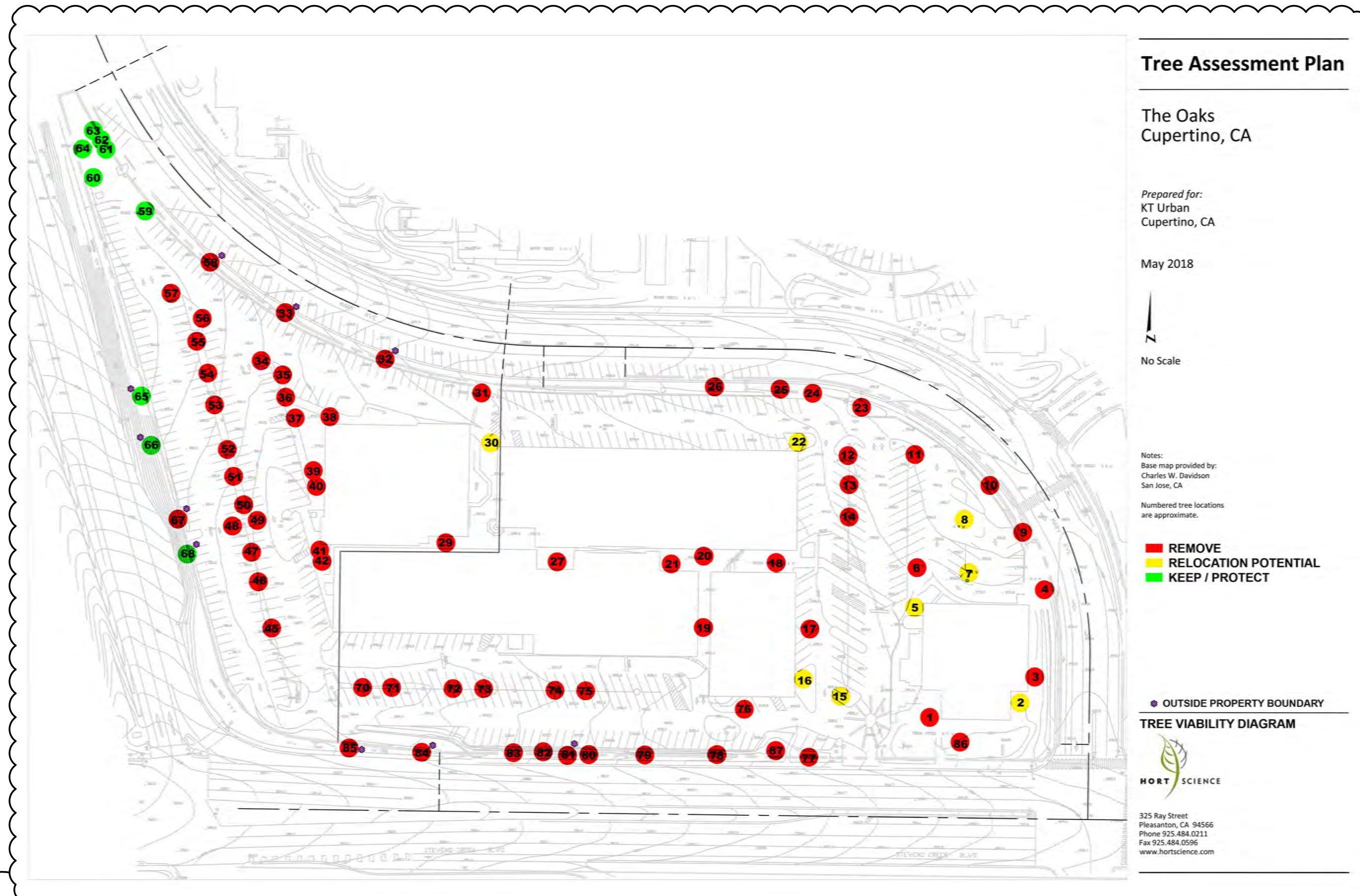
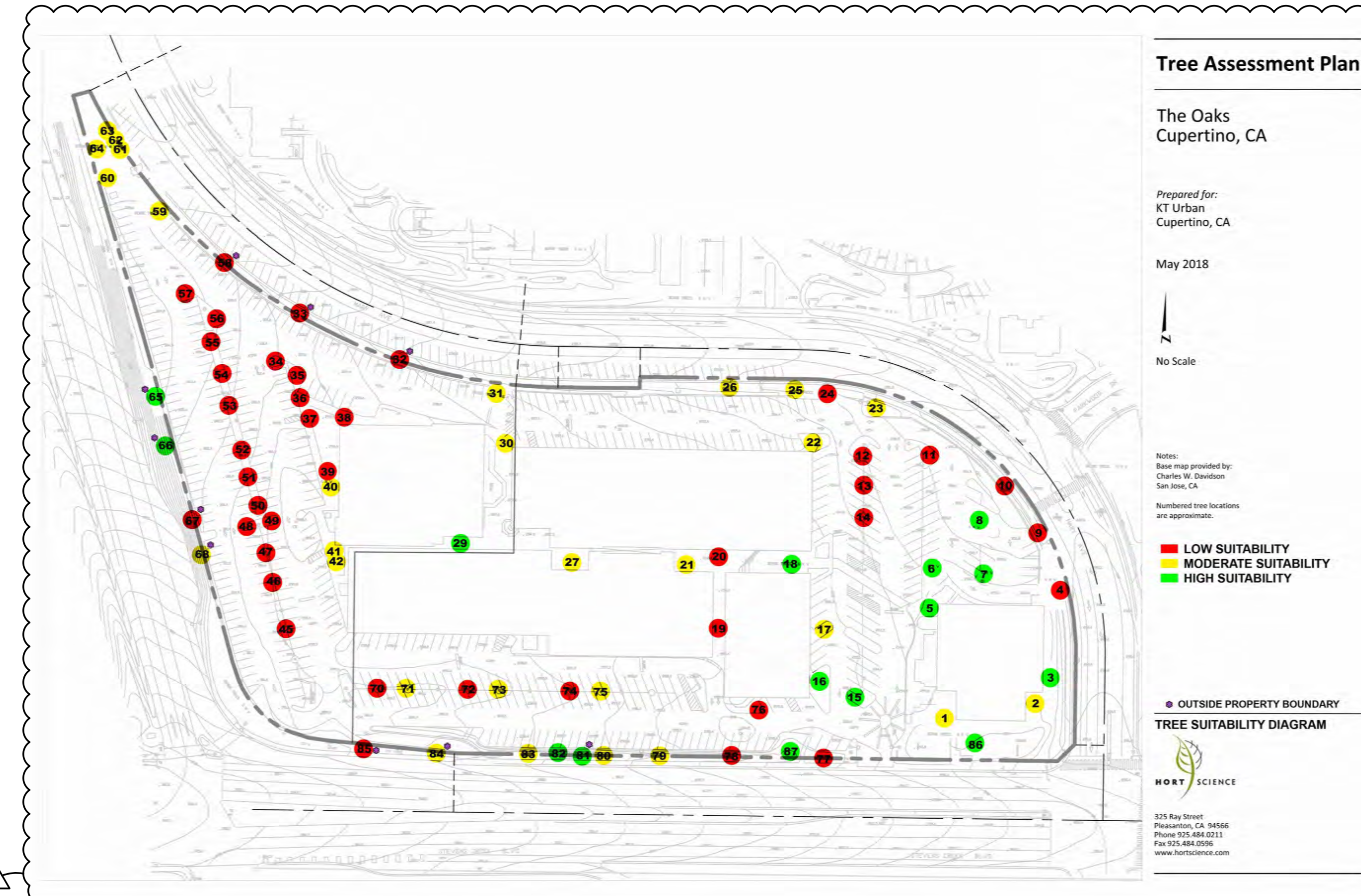
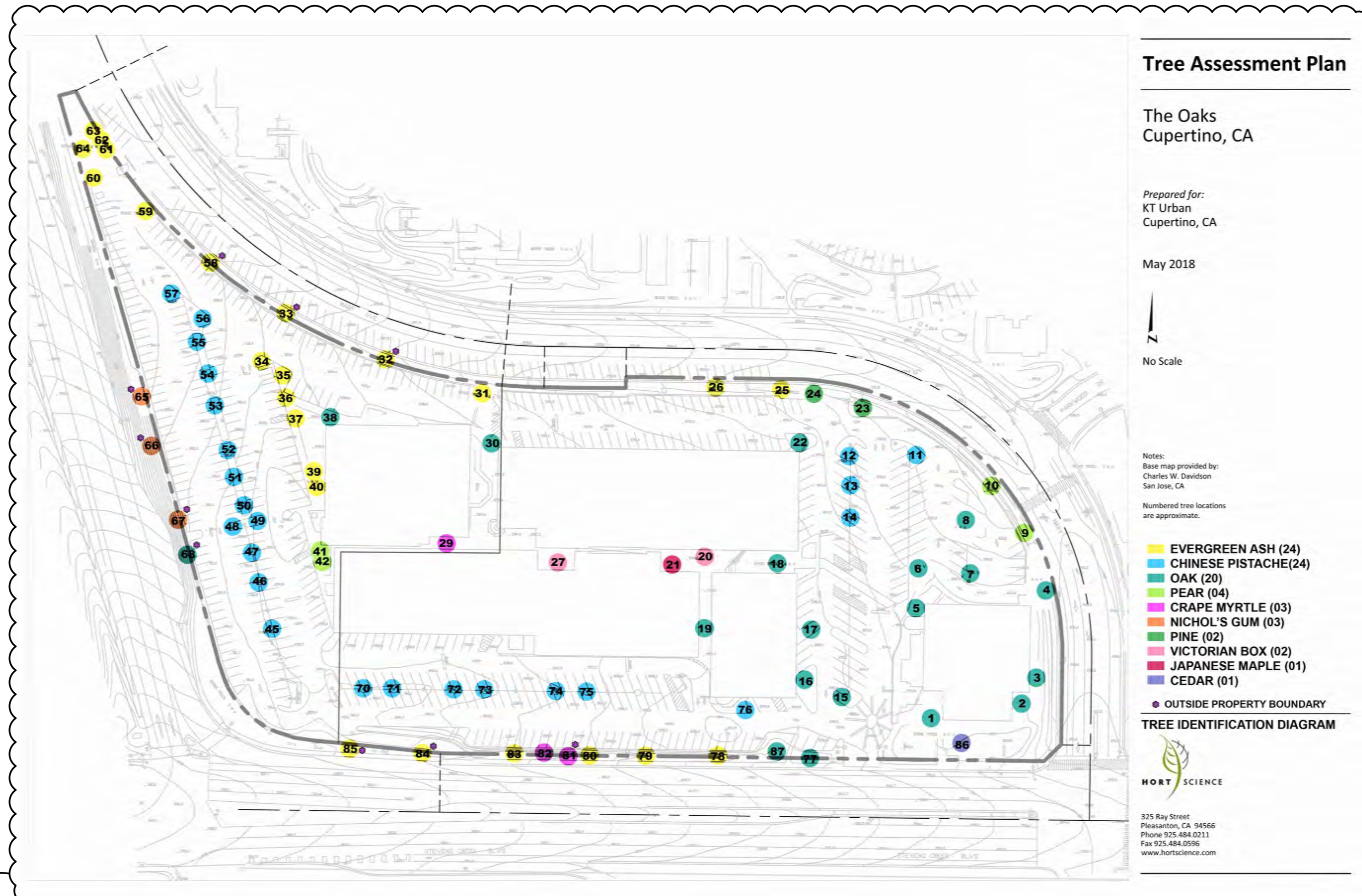
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SHEET TITLE:
TREE ASSESSMENT PLAN

SHEET NO.:
L.300

SITE PLAN APPLICATION



A Tree Assessment prepared by Hort Science in March 2015 (and recently updated on May 2018), surveyed and documented the condition of existing vegetation at The Oaks/Westport site, taking into consideration the viability of vegetation in the context of the proposed project's Site Plan. The arborist performed a survey and assessment on site, providing identification, quantities, size, and viability; furthermore, they provided a suitability score to the existing trees ranked in High, Moderate and Low. The configuration of the proposed development does not allow for most of the interior trees to remain, given the extent, location and massing of the proposed structures. The majority of the interior trees, however, fall in the low suitability category.

Per the August 2018 City Review, assisted by consulting Arborist Michael L. Bench (ISAC #WE 1897A), some of the existing tree assessments have been revised, particularly identifying (8) trees that have a potential for relocation. The Updated Viability plan shows those trees marked in yellow, which will be further studied and evaluated for relocation within the project boundary. (4) locations have been identified that could be suitable for relocating salvaged trees. This needs to be confirmed by a transplant contractor to consider survivability aspects per construction schedules and viability of the trees. Trees not viable to relocate will be replaced by 36" box trees, per the City of Cupertino Tree Replacement guidelines. See Planting Plan L200 for proposed possible locations for transplanted trees.

The planting palette seeks to integrate and reinforce the site's perimeter with additional plantings of Oaks, providing continuity to the character of the site. The plan also maintains several trees at the Northwest corner of the site, which include Evergreen Ash specimens that will provide character and retain environmental value for the development. Please refer to the Landscape and Planting plans.

1 TREE ASSESSMENT PLAN
L.300 NOT TO SCALE

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GENERAL NOTES - SITE PLAN

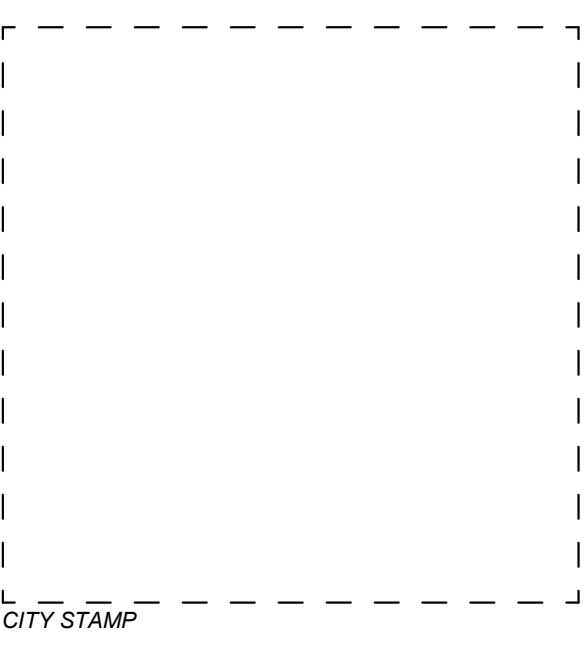
1. SEE PROJECT SUMMARY SHEET G202 FOR ZONING AND LAND USE DESIGNATIONS, AND GROSS SITE AREA AND NET SITE AREA.
2. SEE SITE PLAN SETBACKS SHEET G203 FOR SETBACK DIMENSIONS.
3. SEE OPEN SPACE CALCS SHEET G206A, G206B, G206C FOR OPEN SPACE CALCS.
4. SEE SHEET G202, A200 AND A201 FOR PROJECT PARKING SPACE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

LEGEND:

- RESIDENTIAL AREA
- RETAIL WITH RESIDENTIAL ABOVE
- LANDSCAPING



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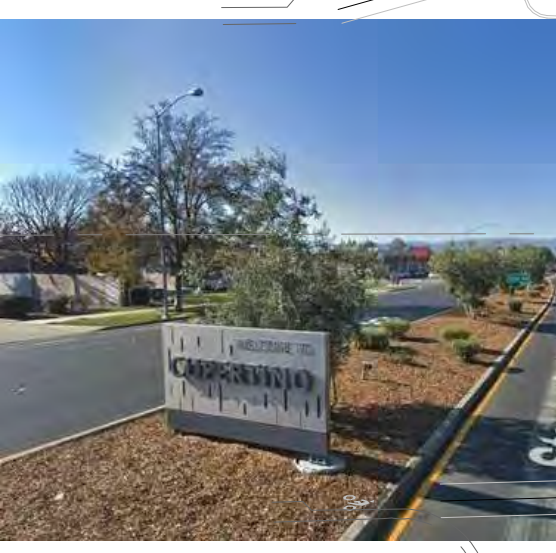
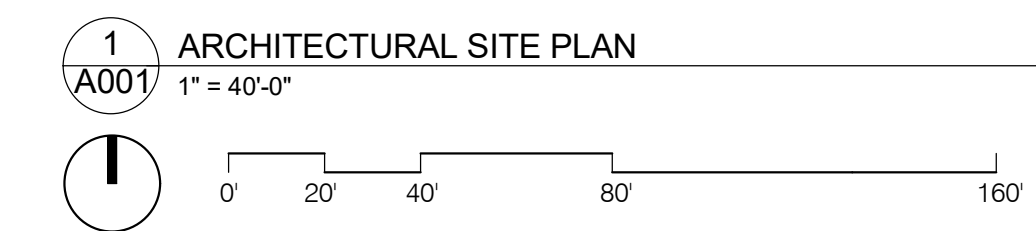
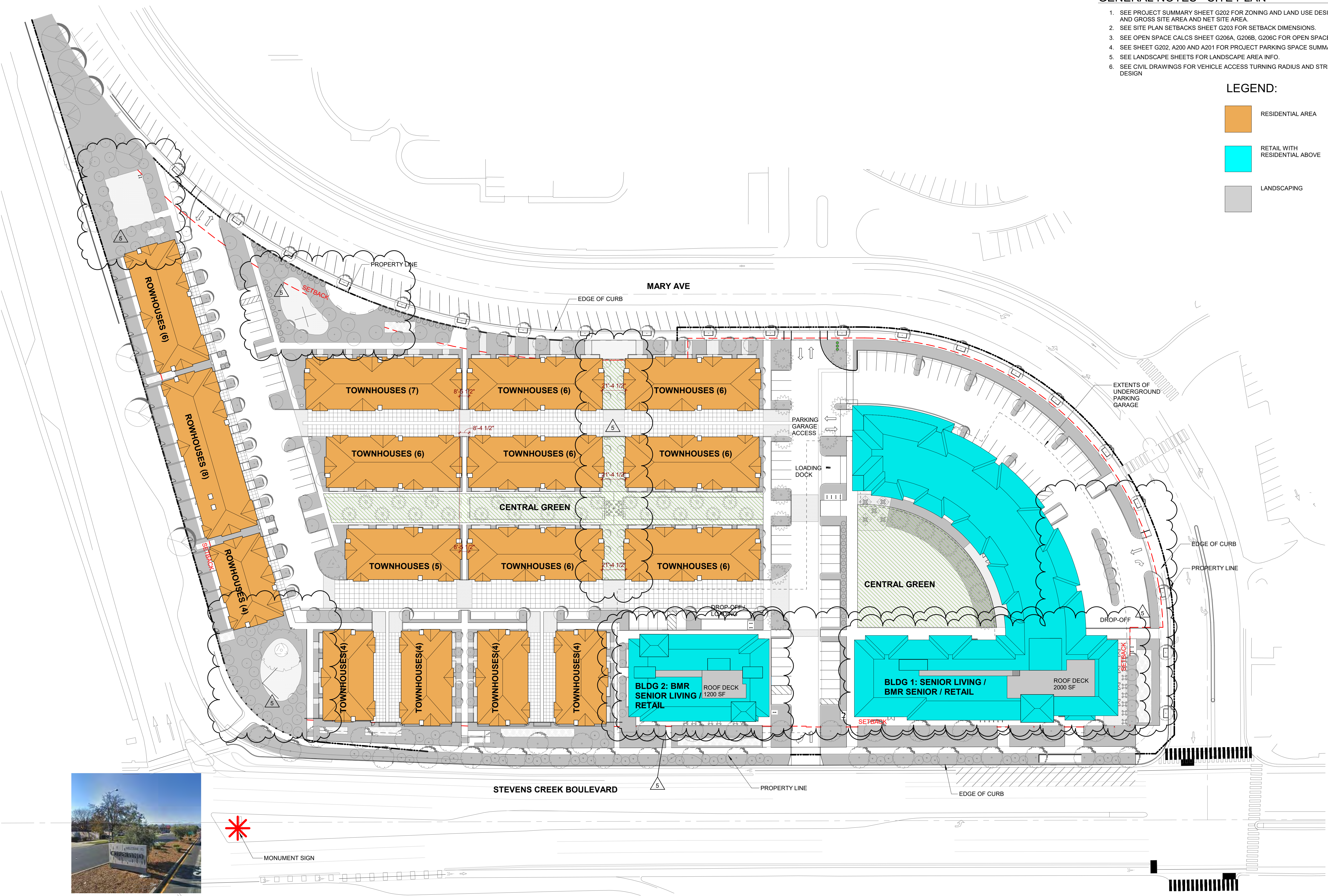
KT URBAN
21267 STEVENS CREEK BLVD, CUPERTINO, CA

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

REVISION:	DESCRIPTION:
1 07.13.18	PLANNING COMMENT RESPONSES
2 11.30.18	PLANNING COMMENT RESPONSES
3 02.27.19	PLANNING COMMENT RESPONSE
5 04.23.20	ENHANCED SENIOR AND FAMILY LIVING PROJECT

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SHEET TITLE:
SITE PLAN
SHEET NO.:
A001



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PORTLAND OREGON 97209
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CITY STAMP

WESTPORT CUPERTINO

PRELIMINARY,
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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

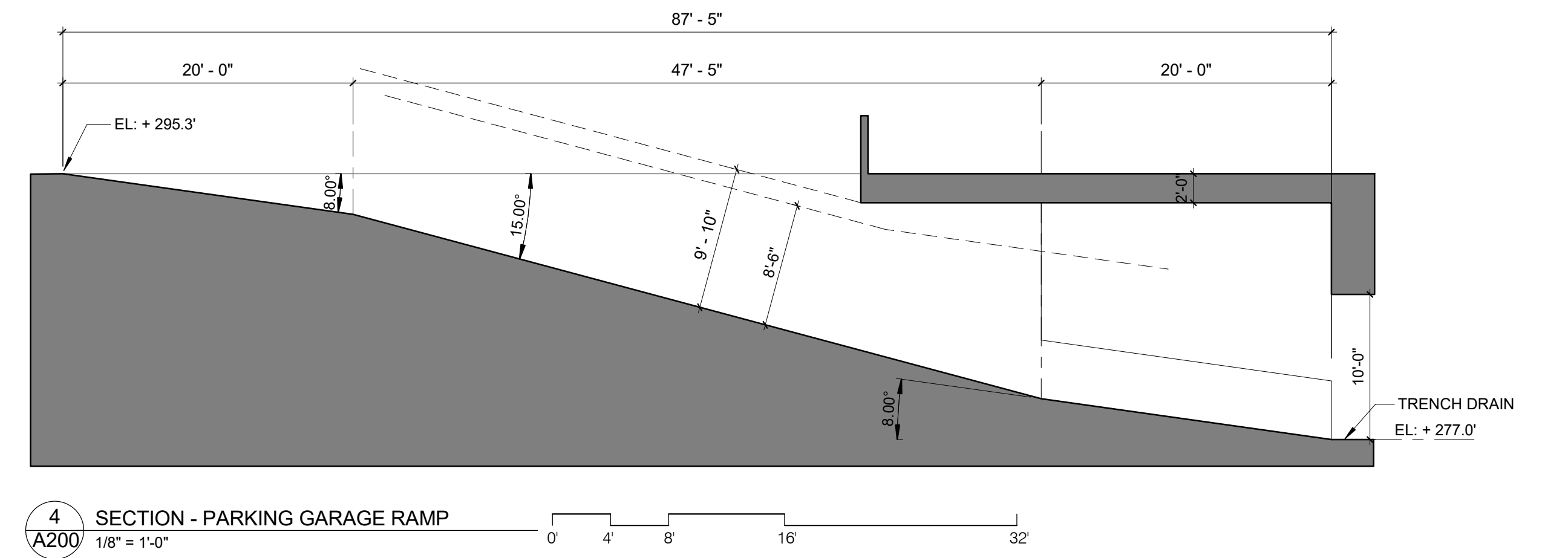
REVISION:	DESCRIPTION:
1 07.13.18	PLANNING COMMENT RESPONSES
2 11.30.18	PLANNING COMMENT RESPONSES
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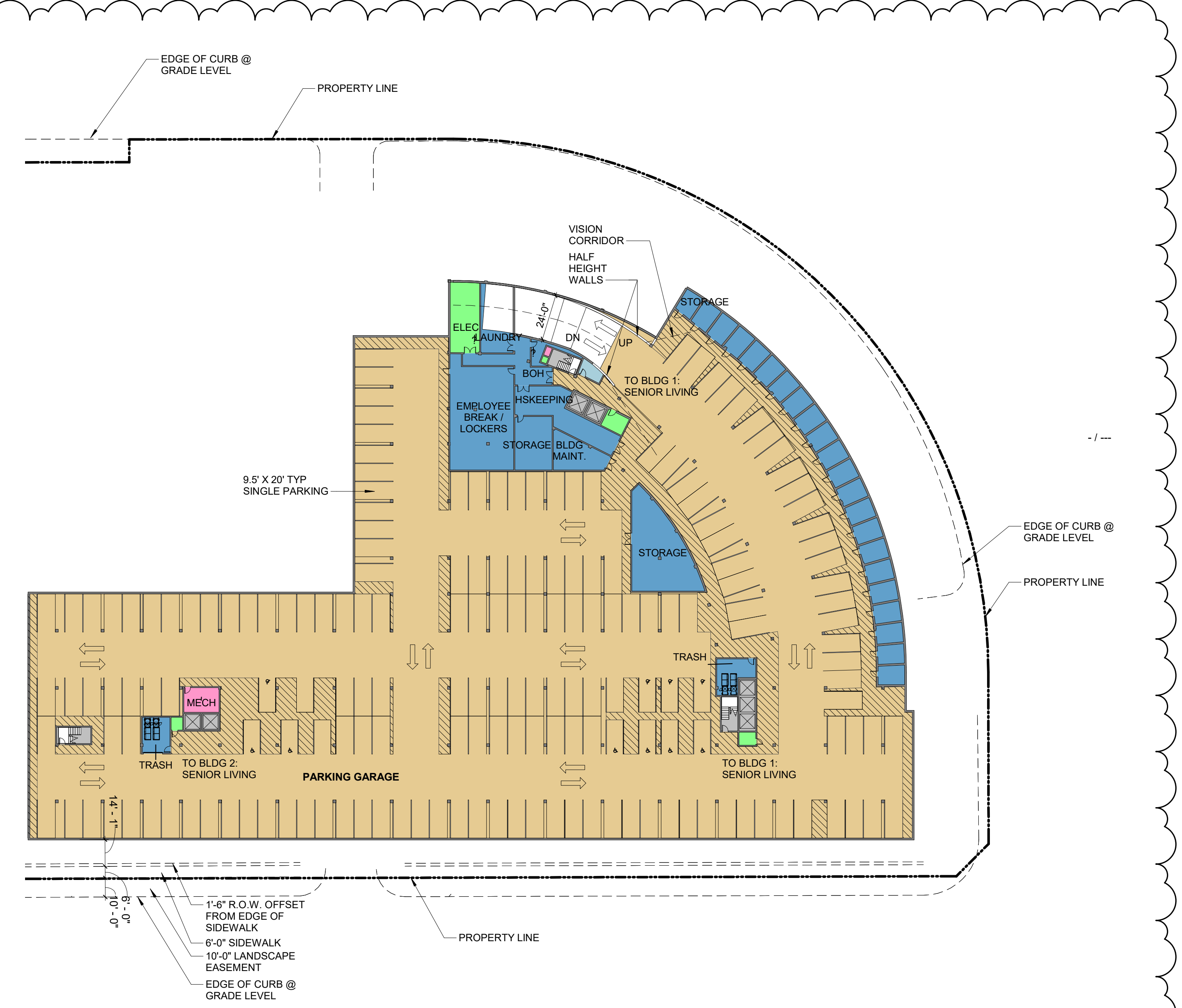
SHEET TITLE:
LEVEL B1 PLAN

SHEET NO.:
A200

ENHANCED SENIOR AND FAMILY LIVING PROJECT



4 SECTION - PARKING GARAGE RAMP
A200 1/8" = 1'-0"



1 PARKING GARAGE BUILDING PLAN B1
A200 1" = 40'-0"

USE:	REQUIRED PARKING:	SIZE:	PROVIDED PARKING:	SIZE:	NOTES:
BUILDING 1 - RETAIL (INCLUDED IN TOTAL) CLEAN AIR SPACES EV CHARGING SPACES ACCESSIBLE - CAR ACCESSIBLE - VAN (ADDITIONAL SPACE) ACCESSIBLE EV CHARGING SPACE ACCESSIBLE - CAR ACCESSIBLE - VAN	114 TOTAL SPACES 11 SPACES 7 SPACES 4 SPACES 1 SPACES	UNI-SIZE 9'X18' 9'X18' 9'X18' 12'X18'	114 TOTAL SPACES 11 SPACES 7 SPACES 4 SPACES 1 SPACES	9'X18' 9'X18' 9'X18' 12'X18'	(54) AT GRADE / (60) IN GARAGE LOCATED IN GARAGE LOCATED IN GARAGE (2) AT GRADE (2) IN GARAGE LOCATED AT GRADE.
BUILDING 2 - RETAIL (INCLUDED IN TOTAL) CLEAN AIR SPACES EV CHARGING SPACES ACCESSIBLE - CAR ACCESSIBLE - VAN (ADDITIONAL SPACE) ACCESSIBLE EV CHARGING SPACE ACCESSIBLE - CAR ACCESSIBLE - VAN	11 TOTAL SPACES 1 SPACE 1 SPACE 0 SPACES 1 SPACES	UNI-SIZE 9'X18' 9'X18' 9'X18' 12'X18'	11 TOTAL SPACES 1 SPACE 1 SPACE 0 SPACES 1 SPACES	9'X18' 9'X18' 9'X18' 12'X18'	(10) LOCATED AT GRADE / (1) IN GARAGE LOCATED IN GARAGE LOCATED IN GARAGE LOCATED AT GRADE. LOCATED AT GRADE.
BUILDING 1 - RESIDENTIAL: (INCLUDED IN TOTAL) EV CHARGING SPACE ACCESSIBLE - CAR ACCESSIBLE - VAN (ADDITIONAL SPACE) ACCESSIBLE EV CHARGING SPACE	101 TOTAL SPACES: 100 COVERED 10 SPACES 1 SPACES 1 SPACE	9.5'X20' 9.5'X20' 9'X18' 9'X18' 12'X18'	101 TOTAL SPACES 100 SPACES 10 SPACES 1 SPACES 1 SPACE	9.5'X20' 9'X18' 9'X18' 12'X18'	ALL RESIDENTIAL SPACES IN GARAGE AND ASSIGNED TO UNIT. LOCATED IN GARAGE LOCATED IN GARAGE LOCATED IN GARAGE LOCATED IN GARAGE
BUILDING 2 - RESIDENTIAL: (INCLUDED IN TOTAL) EV CHARGING SPACE ACCESSIBLE - CAR ACCESSIBLE - VAN (ADDITIONAL SPACE) ACCESSIBLE EV CHARGING SPACE	21 TOTAL SPACES: 20 COVERED 2 SPACES 0 SPACES 1 SPACES 1 SPACE	9.5'X20' 9.5'X20' 9'X18' 9'X18' 12'X18'	21 TOTAL SPACES 20 SPACES 2 SPACES 0 SPACES 1 SPACE 1 SPACE	9.5'X20' 9'X18' 9'X18' 12'X18'	ALL RESIDENTIAL SPACES IN GARAGE AND ASSIGNED TO UNIT. LOCATED IN GARAGE LOCATED IN GARAGE LOCATED IN GARAGE. LOCATED IN GARAGE.
TOWNHOUSES / ROWHOUSES (INCLUDED IN TOTAL) ACCESSIBLE COVERED VISITOR SPACES ACCESSIBLE OPEN-CAR ACCESSIBLE OPEN-VAN EV CHARGING SPACE	132 TOTAL SPACES 132 COVERED 0 OPEN 4 SPACES 2 SPACES 1 SPACES 1 SPACE	10'X20' 10'X20' 12'X18'	208 TOTAL SPACES 176 COVERED 32 OPEN (VISITOR)	10'X20' UNI-SIZE 12'X18'	LOCATED IN GARAGE IN UNITS LOCATED AT GRADE. IN GARAGE IN ACCESSIBLE UNITS. LOCATED AT GRADE. LOCATED AT GRADE. LOCATED AT GRADE.
TOTAL:	379 SPACES		455 SPACES		

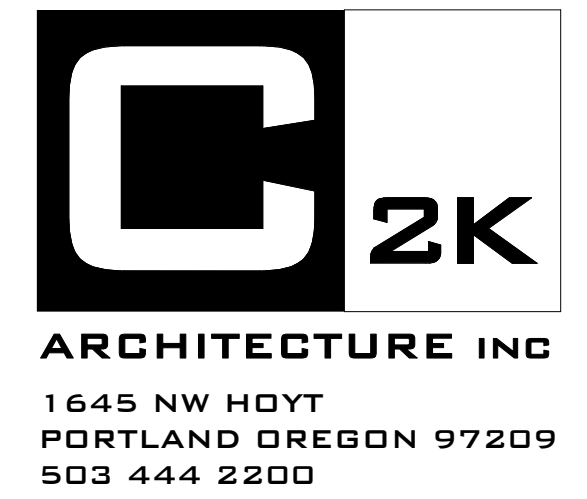
GARAGE :	REQUIRED PARKING	TYPE	PROVIDED PARKING:	TYPE:	NOTES:
BUILDING 1 - RETAIL: LONG TERM SHORT TERM	3.6 SPACES 14.08 SPACES	CLASS I CLASS II	4 SPACES 16 SPACES	CLASS I CLASS II	LOCATED IN SECURE BIKE ROOM IN BLDG. LOCATED ADJACENT TO BUILDING
BUILDING 2 - RETAIL: LONG TERM SHORT TERM	1 SPACES 1.92 SPACES	CLASS I CLASS II	2 SPACES 2 SPACES	CLASS I CLASS II	LOCATED IN SECURE BIKE ROOM IN BLDG. LOCATED ADJACENT TO BUILDING
BUILDING 1 - RESIDENTIAL: LONG TERM SHORT TERM	57.5 SPACES 11.5 SPACES	CLASS I CLASS II	58 SPACES 12 SPACES	CLASS I CLASS II	LOCATED IN SECURE BIKE ROOM IN BLDG LOCATED ADJACENT TO BUILDING
BUILDING 2 - RESIDENTIAL: LONG TERM SHORT TERM	19.5 SPACES 3.9 SPACES	CLASS I CLASS II	20 SPACES 4 SPACES	CLASS I CLASS II	LOCATED IN SECURE BIKE ROOM IN BLDG LOCATED ADJACENT TO BUILDING
TOTAL:	36 SPACES		40 SPACES		

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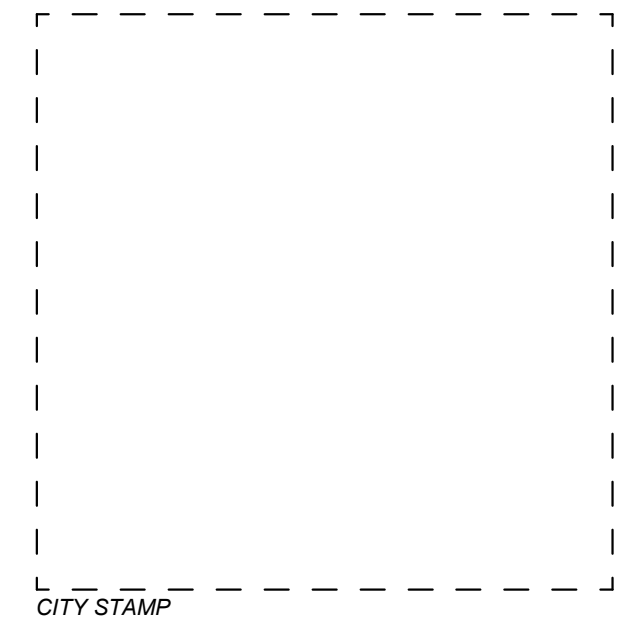
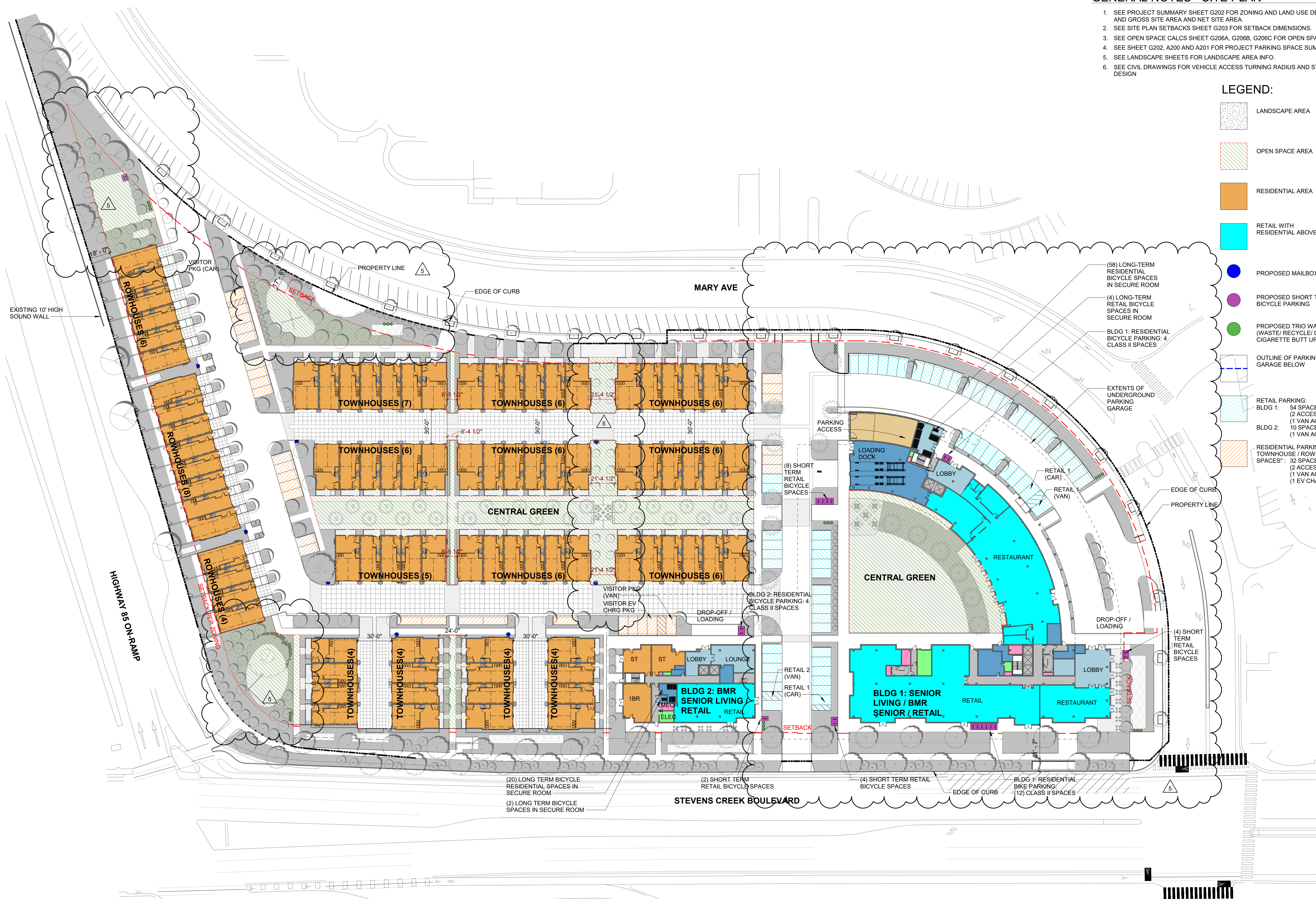
GENERAL NOTES - SITE PLAN

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



LEGEND:

- LANDSCAPE AREA
- OPEN SPACE AREA
- RESIDENTIAL AREA
- RETAIL WITH RESIDENTIAL ABOVE
- PROPOSED MAILBOXES
- PROPOSED SHORT TERM BICYCLE PARKING
- PROPOSED TRIO WASTE BINS (WASTE/ RECYCLE/ COMPOST) AND CIGARETTE BUTT URN
- OUTLINE OF PARKING GARAGE BELOW
- RETAIL PARKING: BLDG 1: 54 SPACES (2 ACCESSIBLE) (1 VAN ACCESSIBLE)
- BLDG 2: 10 SPACES (1 VAN ACCESSIBLE)
- RESIDENTIAL PARKING: TOWNHOUSE / ROWHOUSE "OPEN SPACES": 32 SPACES (2 ACCESSIBLE) (1 VAN ACCESSIBLE) (1 EV CHARGING)



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

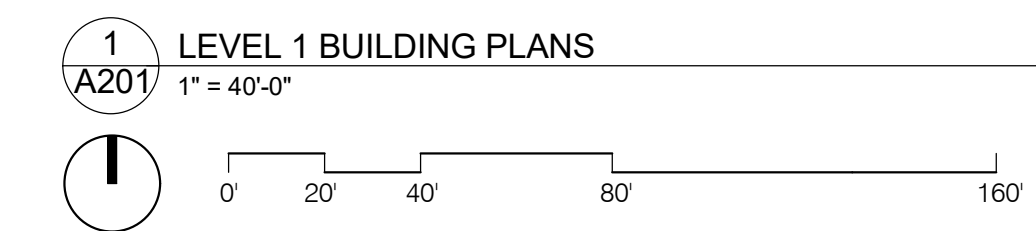
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3	02.27.19	PLANNING COMMENT RESPONSE
4	01.13.20	PLANNING COMMENT RESPONSE
5	04.23.20	ENHANCED SENIOR AND FAMILY LIVING PROJECT

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ENHANCED SENIOR AND FAMILY LIVING PROJECT

SHEET TITLE:
LEVEL 1 PLAN

SHEET NO.:
A201



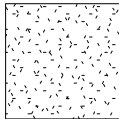


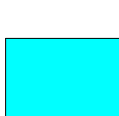
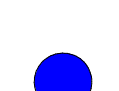
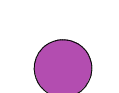
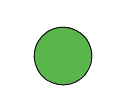
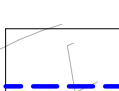

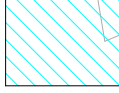

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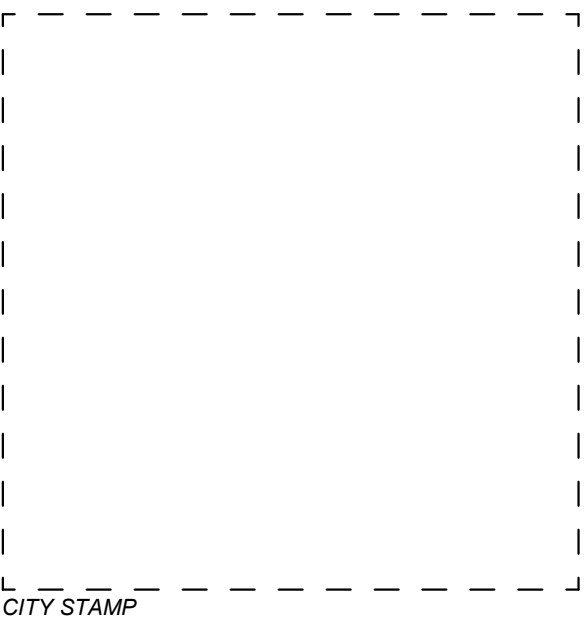
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GENERAL NOTES - SITE PLAN

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

LEGEND:

-  LANDSCAPE AREA
-  OPEN SPACE AREA
-  RESIDENTIAL AREA
-  RETAIL WITH RESIDENTIAL ABOVE
-  PROPOSED MAILBOXES
-  PROPOSED SHORT TERM BICYCLE PARKING
-  PROPOSED TRIO WASTE BINS (WASTE/RECYCLE/COMPOST) AND CIGARETTE BUTT URN
-  OUTLINE OF PARKING GARAGE BELOW
-  RETAIL PARKING:
BLDG 1: 54 SPACES
(2 ACCESSIBLE)
(1 VAN ACCESSIBLE)
-  BLDG 2: 10 SPACES
(1 VAN ACCESSIBLE)
-  RESIDENTIAL PARKING:
TOWNHOUSE / ROWHOUSE "OPEN SPACES": 32 SPACES
(2 ACCESSIBLE)
(1 VAN ACCESSIBLE)
(1 EV CHARGING)



WESTPORT CUPERTINO

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CONSTRUCTION**

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

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

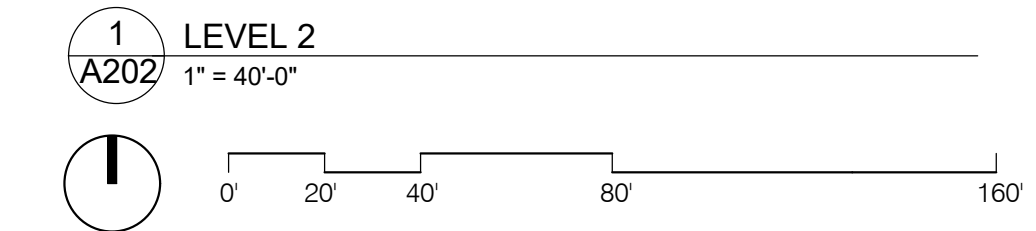
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ENHANCED SENIOR AND FAMILY LIVING PROJECT

SHEET TITLE:
LEVEL 2 PLAN

SHEET NO.:
A202



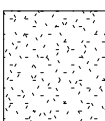
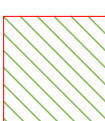

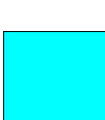
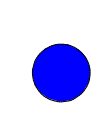
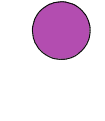
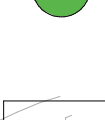

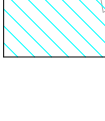
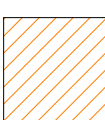

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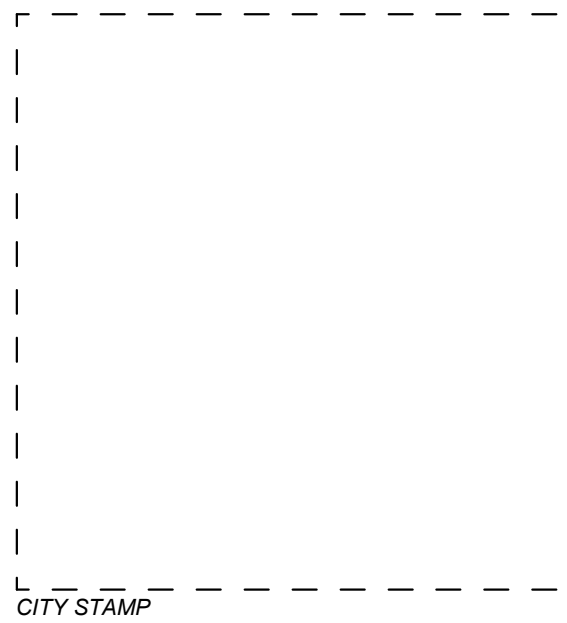
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GENERAL NOTES - SITE PLAN

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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

LEGEND:

-  LANDSCAPE AREA
-  OPEN SPACE AREA
-  RESIDENTIAL AREA
-  RETAIL WITH RESIDENTIAL ABOVE
-  PROPOSED MAILBOXES
-  PROPOSED SHORT TERM BICYCLE PARKING
-  PROPOSED TRIO WASTE BINS (WASTE/ RECYCLE/ COMPOST) AND CIGARETTE BUTT URN
-  OUTLINE OF PARKING GARAGE BELOW
-  RETAIL PARKING: BLDG 1: 54 SPACES (2 ACCESSIBLE) (1 VAN ACCESSIBLE)
-  BLDG 2: 10 SPACES (1 VAN ACCESSIBLE)
-  RESIDENTIAL PARKING: TOWNHOUSE / ROWHOUSE "OPEN SPACES": 32 SPACES (2 ACCESSIBLE) (1 VAN ACCESSIBLE) (1 EV CHARGING)



WESTPORT CUPERTINO

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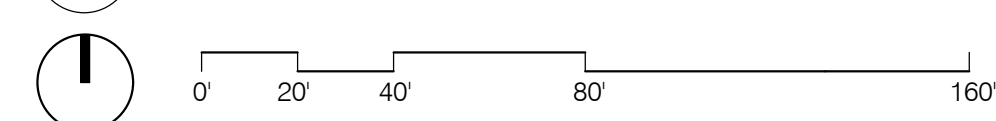
ENHANCED SENIOR AND FAMILY LIVING PROJECT

SHEET TITLE:
LEVEL 3 TOWNHOUSES /
ROWHOUSES, LEVELS 3-5
BLDG 1, LEVELS 3-5 BLDG 2

SHEET NO.:
A203



1 A203 LEVEL 3-5 BUILDING PLANS
1" = 40'-0"



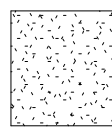



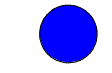
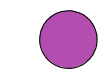


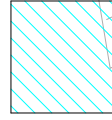
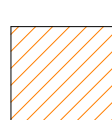

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GENERAL NOTES - SITE PLAN

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LEGEND:

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-  OPEN SPACE AREA
-  RESIDENTIAL AREA
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-  PROPOSED MAILBOXES
-  PROPOSED SHORT TERM BICYCLE PARKING
-  PROPOSED TRIO WASTE BINS (WASTE/ RECYCLE/ COMPOST) AND CIGARETTE BUTT URN
-  OUTLINE OF PARKING GARAGE BELOW
-  RETAIL PARKING:
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(1 VAN ACCESSIBLE)
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(1 VAN ACCESSIBLE)
-  RESIDENTIAL PARKING:
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(2 ACCESSIBLE)
(1 VAN ACCESSIBLE)
(1 EV CHARGING)

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PROJECT NO.: 14148

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LIVING PROJECT

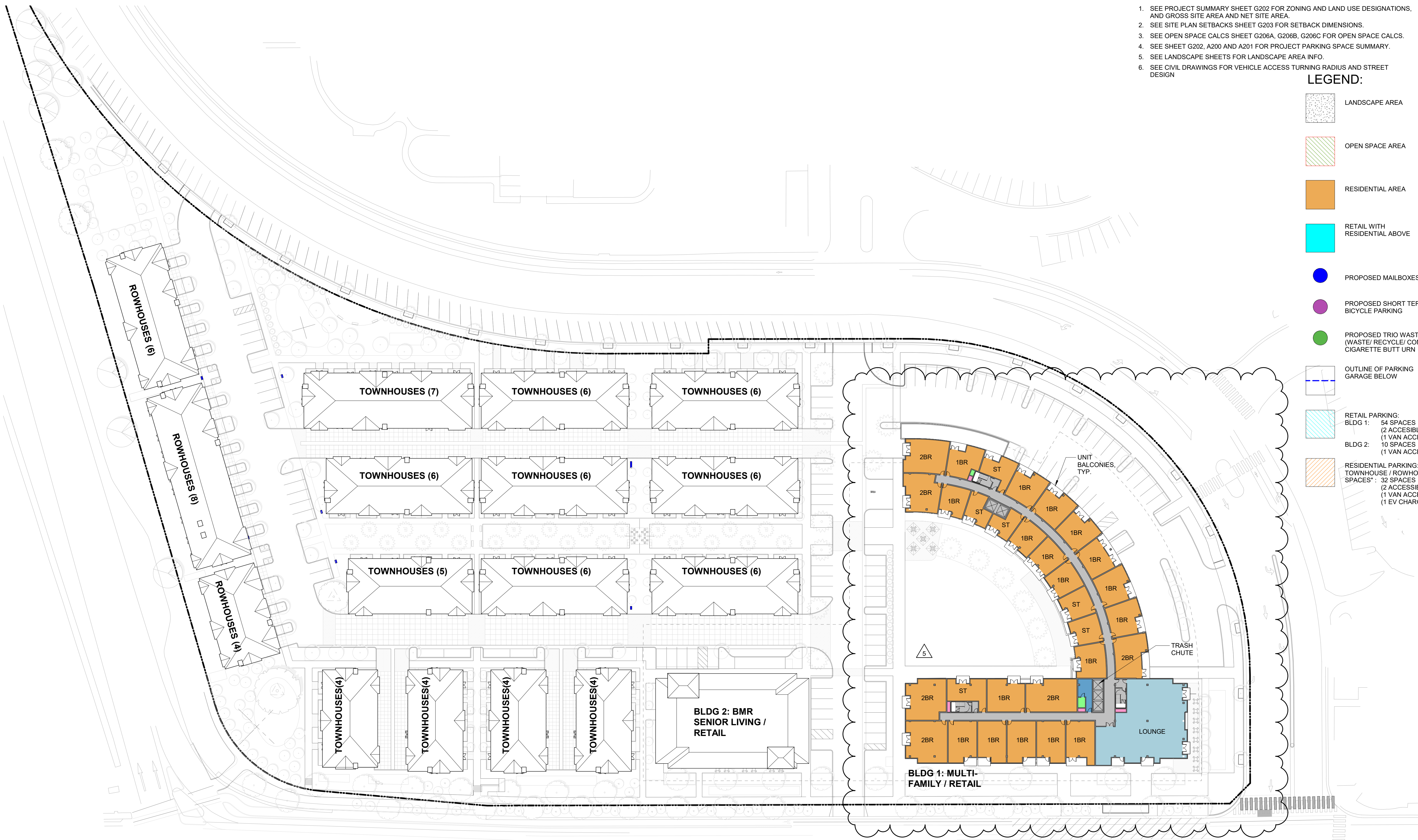
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3 02.27.19	PLANNING COMMENT RESPONSE
5 04.23.20	ENHANCED SENIOR AND FAMILY LIVING PROJECT

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SHEET TITLE:
LEVEL 6 PLAN

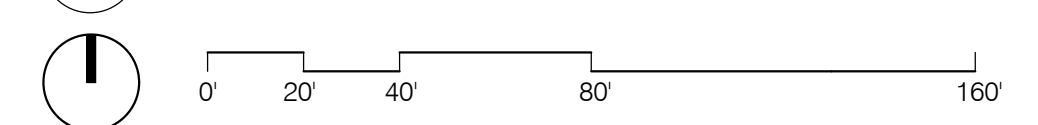
SHEET NO.:
A206

ENHANCED SENIOR AND FAMILY LIVING PROJECT



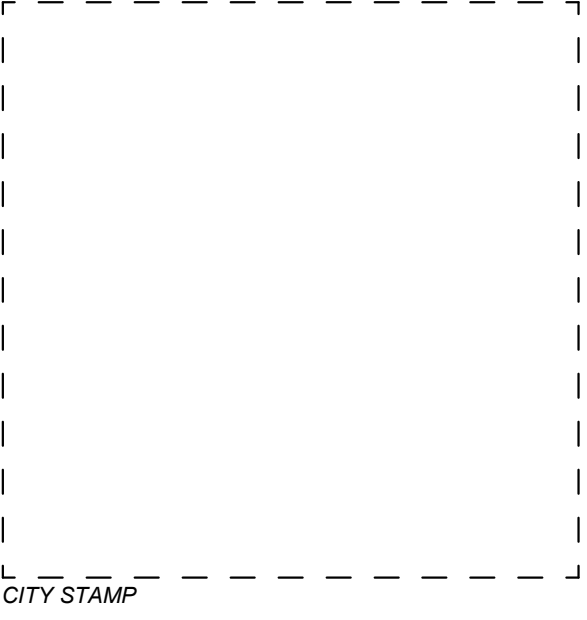
STEVENS CREEK BOULEVARD

1 LEVEL 6 ROOF PLAN
A206 1" = 40'-0"



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



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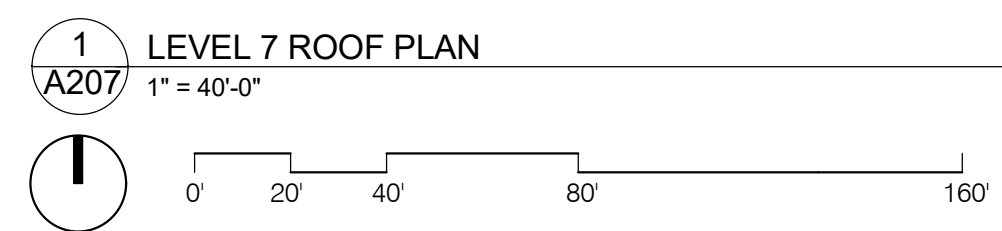
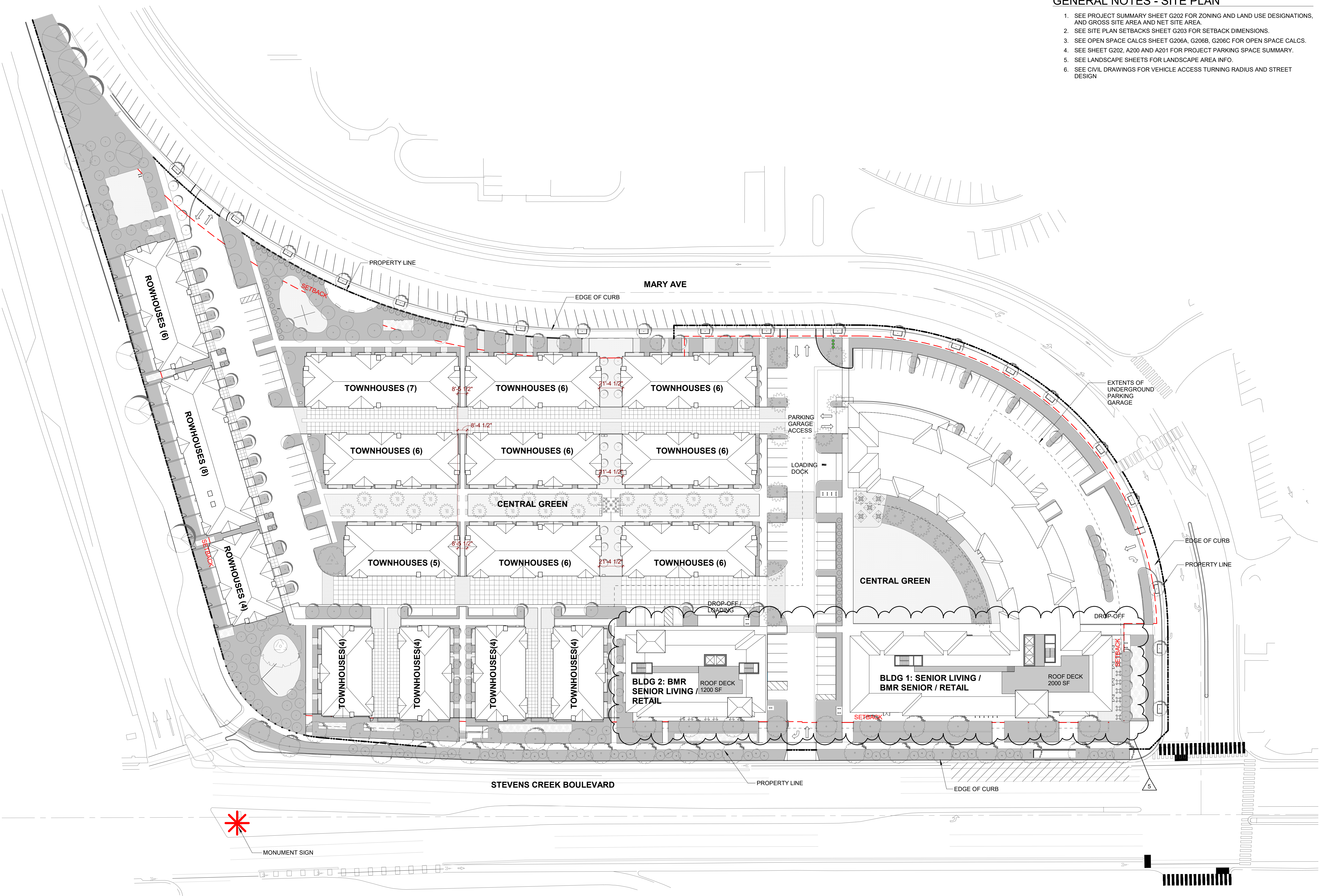
KT URBAN
21267 STEVENS CREEK BLVD, CUPERTINO, CA

PROJECT NO.:	14148
DRAWN:	Author
DATE:	2018 MAY 11
REVISION:	DESCRIPTION:
5 04.23.20	ENHANCED SENIOR AND FAMILY LIVING PROJECT

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SHEET TITLE:
ROOF PLAN

SHEET NO.:
A207



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ARCHITECTURE INC
 1645 NW HOYT
 PORTLAND OREGON 97209
 503 444 2200



1 MARY AVE. STREET ELEVATION - NORTH
 A210 1" = 40'-0"



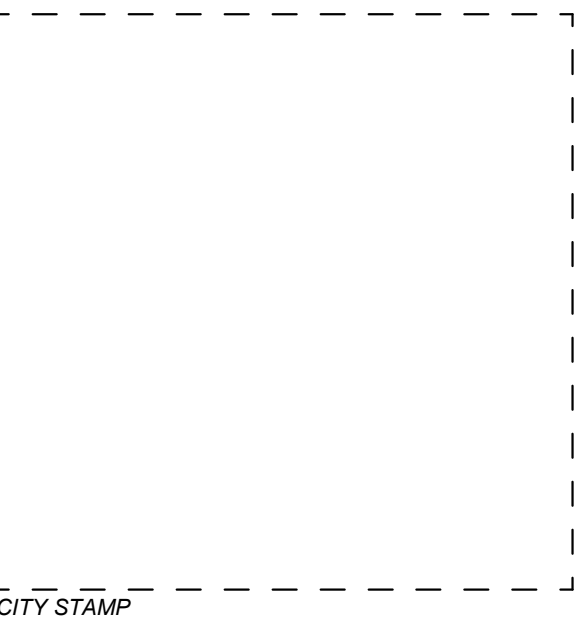
2 STEVENS CREEK BLVD. STREET ELEVATION - SOUTH
 A210 1" = 40'-0"



3 INTERSTATE 85 STREET ELEVATION - WEST
 A210 1" = 40'-0"



4 MARY AVE. STREET ELEVATION - EAST
 A210 1" = 40'-0"



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

PROJECT NO.: 14148
 DRAWN: Author
 DATE: 2018 MAY 11
 SITE PLAN APPLICATION

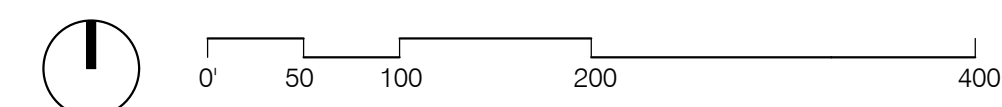
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2	11.30.18
	PLANNING COMMENT RESPONSES

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SITE PLAN APPLICATION

SHEET TITLE:
ELEVATIONS - SITE

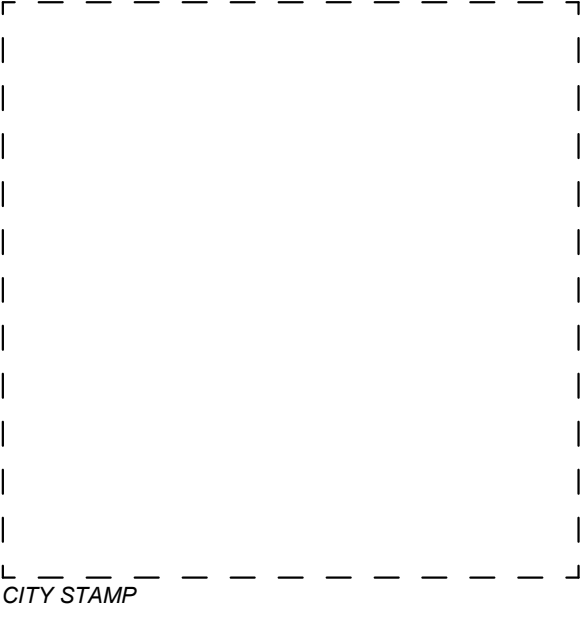
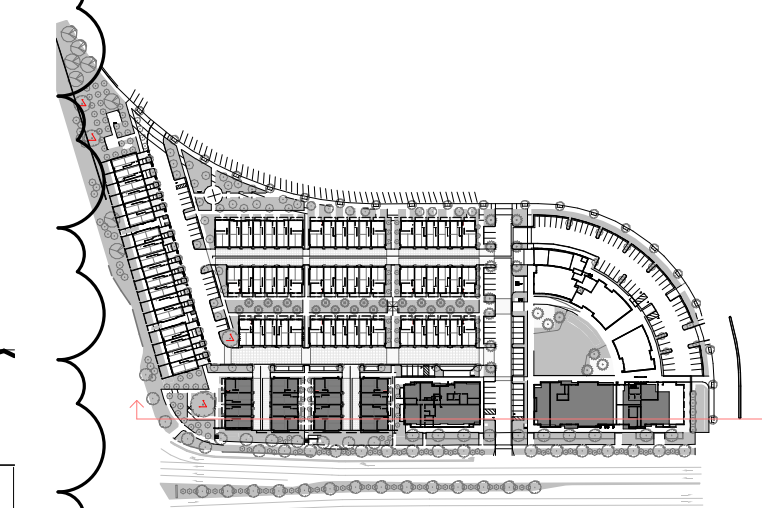
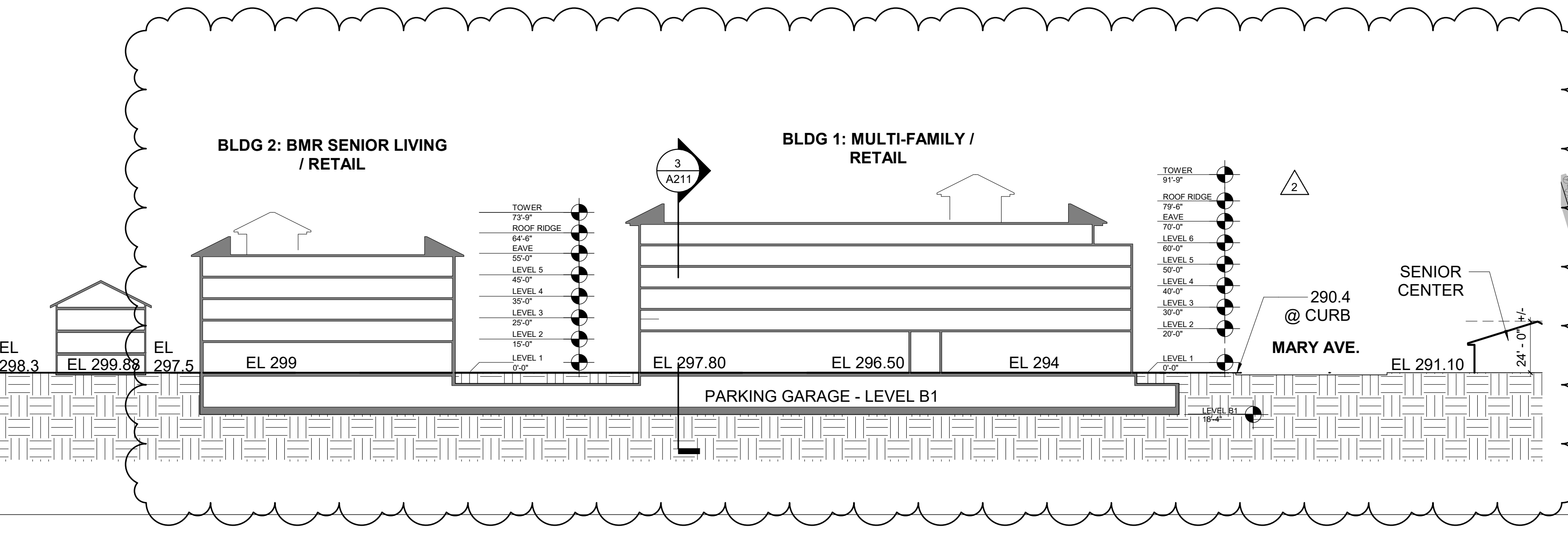
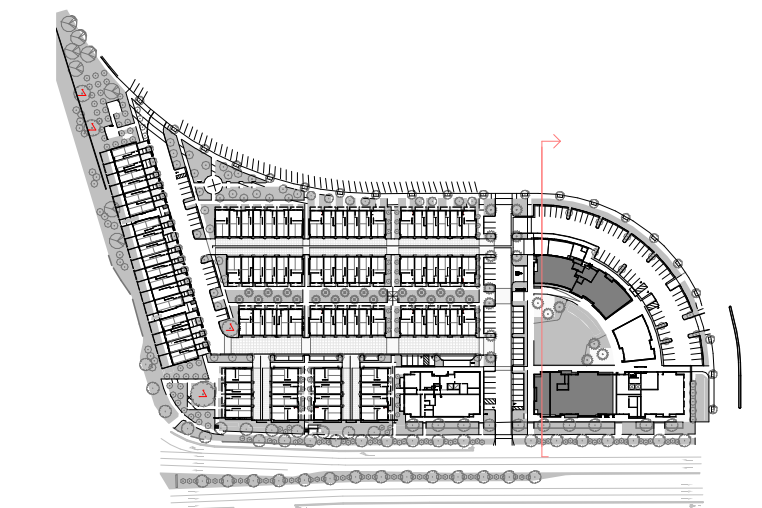
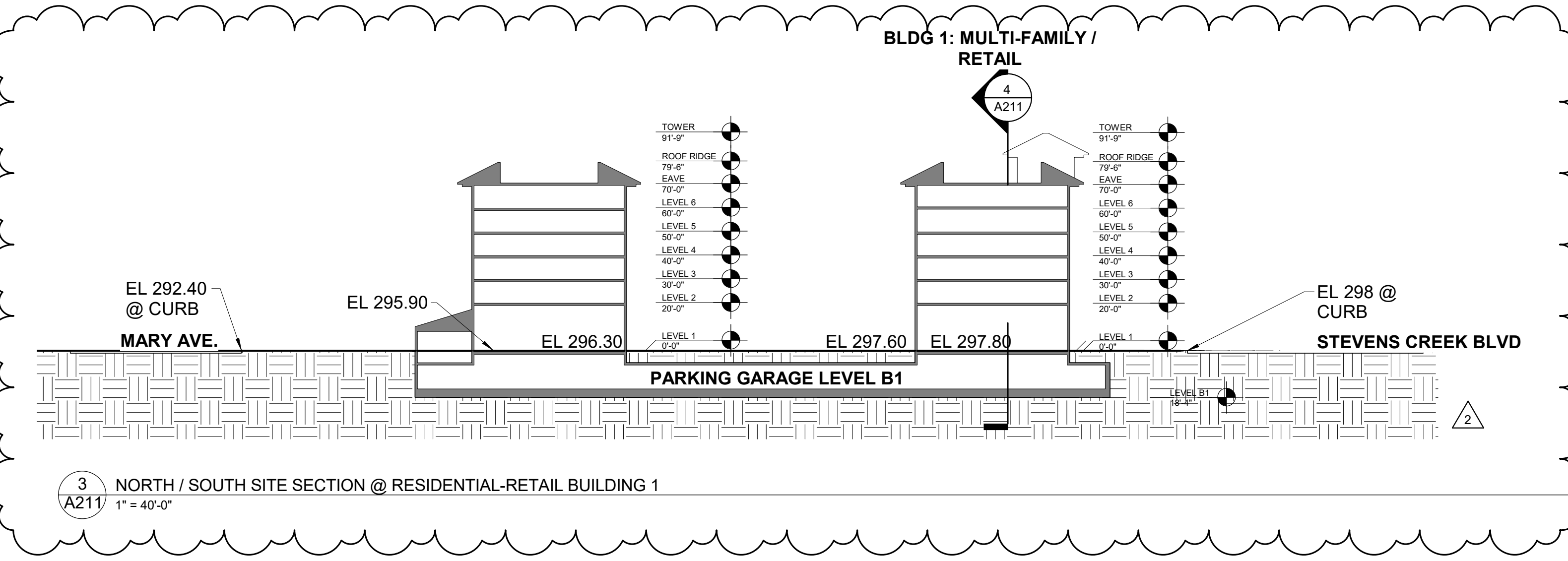
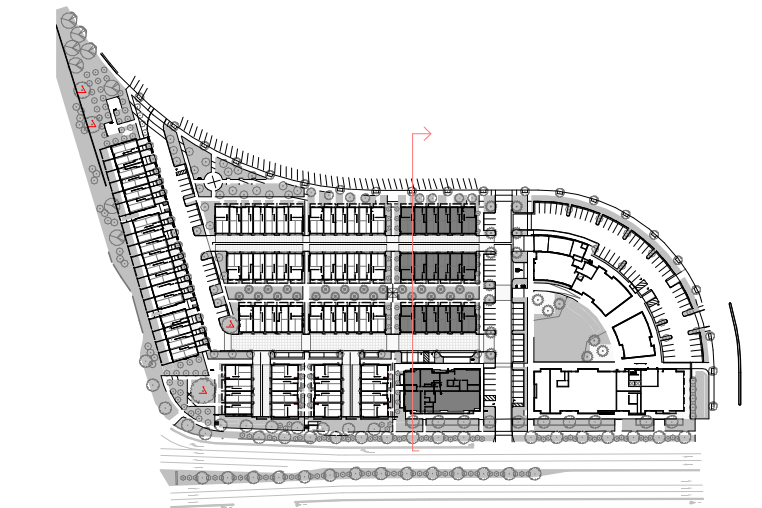
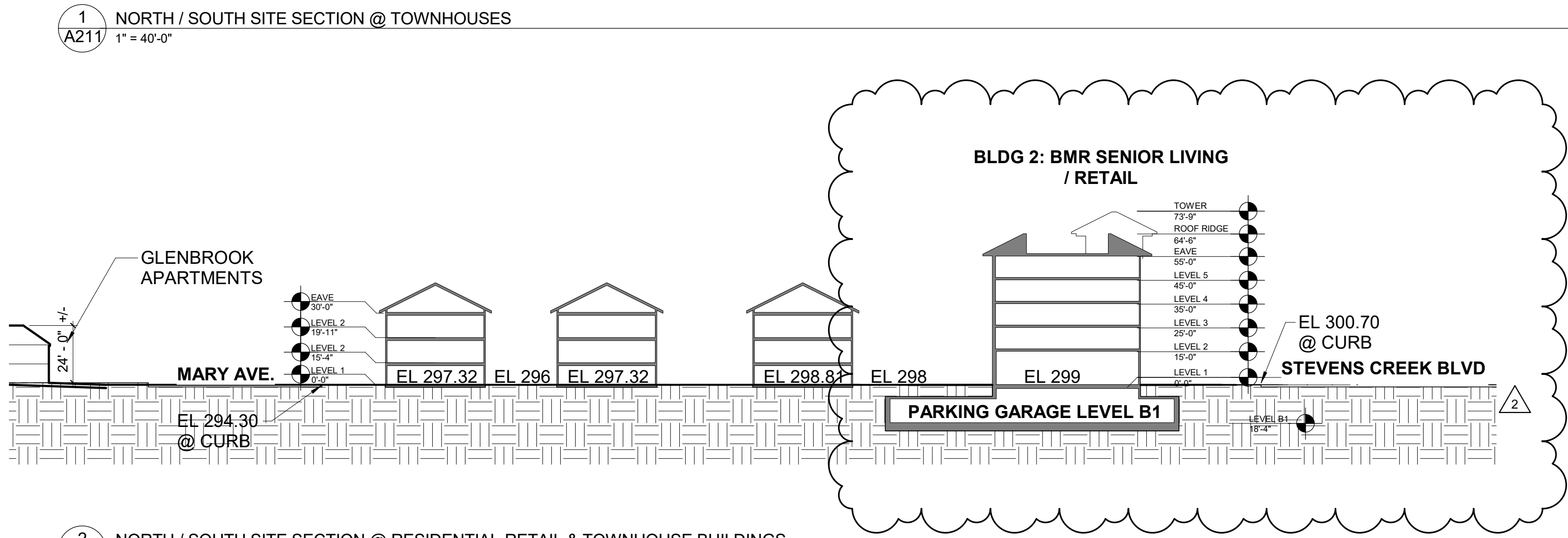
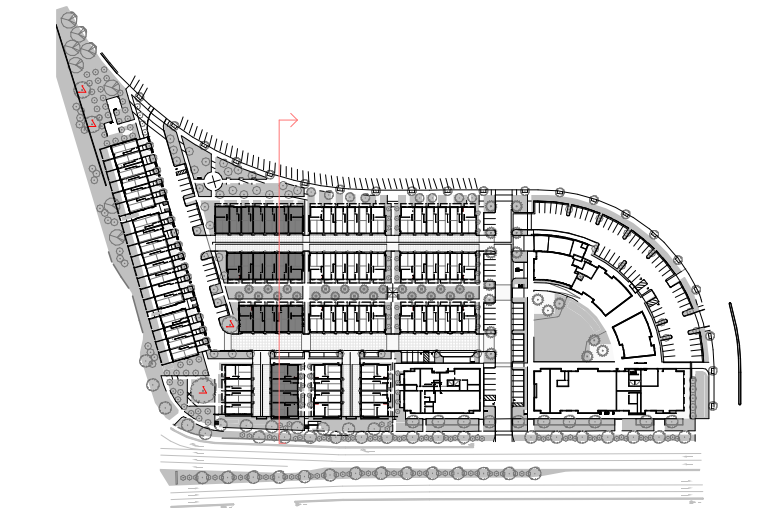
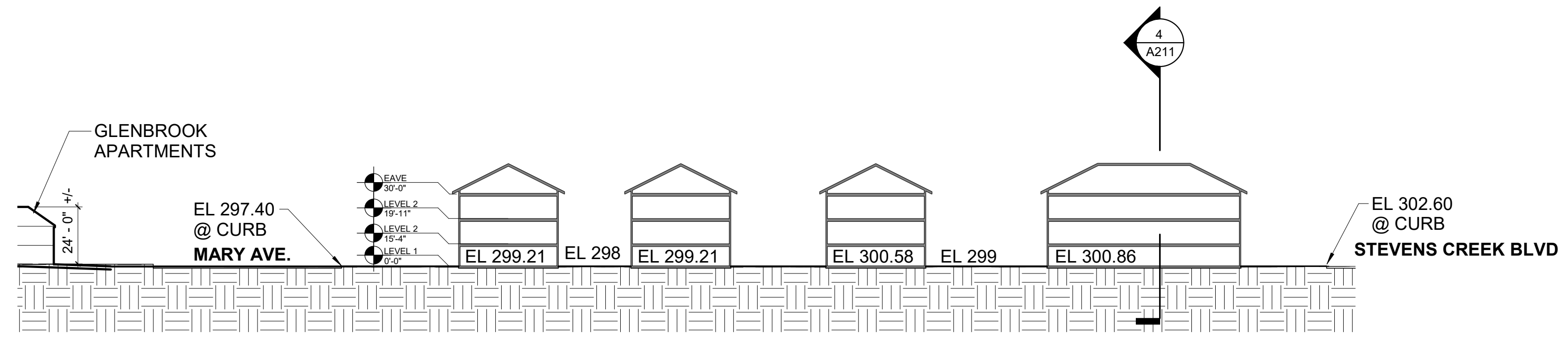
SHEET NO.:
A210



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503 444 2200



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KT URBAN
21267 STEVENS CREEK BLVD, CUPERTINO, CA

PROJECT NO.: 14148
DRAWN: Author
DATE: 2018 MAY 11
SITE PLAN APPLICATION

REVISION:	DESCRIPTION:
2	11.30.18
	PLANNING COMMENT RESPONSES

SITE PLAN APPLICATION

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SHEET TITLE:
SECTIONS - SITE

SHEET NO.:
A211

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HOUSING PRECEDENTS



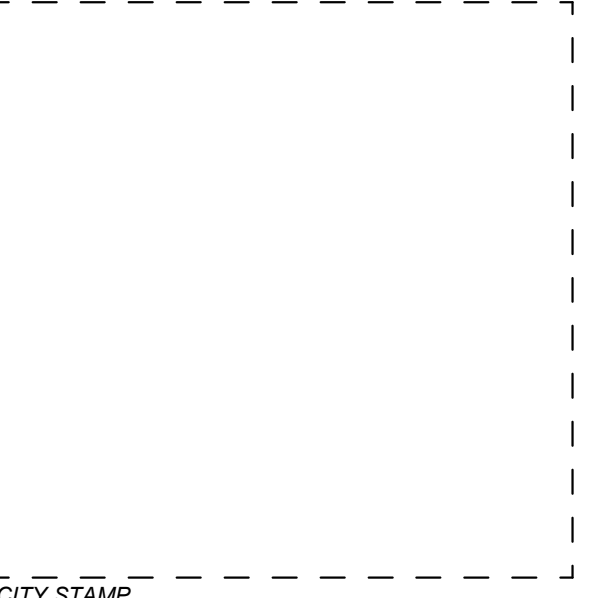
PEDESTRIAN PLAZA PRECEDENTS



PUBLIC ART PRECEDENTS



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21267 STEVENS CREEK
BLVD, CUPERTINO, CA

PROJECT NO.: 14148

DRAWN: Author

DATE: 2018 MAY 11

SITE PLAN APPLICATION

REVISION: DESCRIPTION:

SITE PLAN APPLICATION

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SHEET TITLE:
TYPOLOGICAL PRECEDENTS

SHEET NO.:
A212