

WESTPORT
CUPERTINO
BUILDING 1

21267 STEVENS CREEK BLVD.
CUPERTINO, CA

CLIENT
RELATED COMPANIES, LLC
44 MONTGOMERY STREET, SUITE 1300
SAN FRANCISCO, CA 94104

ARCHITECT
STEINBERG HART
98 BATTERY STREET, SUITE 300
SAN FRANCISCO, CA 94111

CIVIL
KIMLEY-HORN
4637 CHABOT DRIVE SUITE 300
PLEASANTON, CA 94588

WESTPORT CUPERTINO BUILDING 1
ENHANCED SENIOR AND FAMILY LIVING PROJECT (REVISED)

12.15.2021

REV	ISSUE	DATE
7	Enhanced Senior and Family Living Project (Revised)	12.15.2021

PROJECT NO.: 21002.100

SCALE:

DRAWING TITLE:

COVER SHEET

DRAWING NO.:

G00

PROJECT SUMMARY REVISIONS

This updated sheet reflect the changes proposed for building 1 on the entitled sheet G202A. Any updates from other parcels (Building 2, Townhomes) are not reflected here.

1. PROJECT REVISIONS TO BUILDING 1 INCLUDES THE FOLLOWING

Parking reduction by 32 stalls based on various programming changes. Added 57 stackers (114spaces) in order to reduce the footprint of the underground garage. The garage and stackers will be fully operated by trained valet staff, so no residents will interact with the stackers

The curved (arc) portion of the building along Mary Avenue increased in depth by 8'-0" from the entitled plan in order to meet the needs for clear space and access for seniors circulation within their residential units.

Memory Care terrace moved to the inside of the building to overlook the central green, rather than the parking lot.

Revision of the ground floor height from 20'-0" to 18'-0" and incremental increases to floors heights above in order to optimize floor heights for residential occupancy. Note that there is no change to the overall height of the building, except for the height reduction at the western portion the 6th floor due to the additional of the pool terrace.

Addition of therapy pool terrace amenity and setback at 6th floor. The addition of this setback will significantly reduce the western building elevation and perceived height of the building along Stevens Creek Boulevard

Clarification that the Ground Floor Dining Facility will be for residents and their guests only, rather than open to the public.

Addition of retail frontage at southeastern corner of building and northern corner of arc portion of building to more fully activate Stevens Creek Boulevard and Mary Avenue. Additionally, cafe frontage has been increased to better integrate with outdoor seating and street landscaping for an improved dining and streetscape experience.

Revision to unit types and mix including increasing the number of memory care units, as the need was highlighted by the community and Aging Cupertino, and two-bedroom units for couples and reducing the number of smaller studios.

2. PROJECT PROGRAM SUMMARY:

- Senior Living / Retail Building 1: 6-stories; 168,000 SF residential; 199,800 GSF
- 158 senior living units (35 memory care)
- 17,600 SF of ground-level retail.

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

Slope setback waivers for Building 1 (senior housing/ commercial) from 1:1 to slope setback currently illustrated on Sheet G14.

ZONING CODE DATA REVISIONS

RESIDENTIAL (RELATED SENIOR HOUSING): BUILDING 1						RETAIL
UNIT MIX	STUDIO	1 BR	2 BR	MEMORY CARE	TOTAL	RETAIL
ROOF (EAVE)						
LEVEL 6	3	13	3			19
LEVEL 5	3	20	8			31
LEVEL 4	3	20	10			33
LEVEL 3	3	20	10			33
LEVEL 2		2	5	35		42
LEVEL 1						17,600
TOTAL	12	75	36	35		158
MIX	8%	47%	23%	not included		100%

RESIDENTIAL PARKING REQUIREMENT - PER T.19.56.040C					
RESIDENTIAL (SENIOR HOUSING W/RETAIL): BUILDING 1					
UNIT MIX	STUDIO	1 BR	2 BR	MEMORY CARE	REQUIRED SPACES
UNITS		12	74	37	35
PARKING RATE PER BEDROOM		0.5	0.5	0.5	0
SPACES		6	37	37	0
RESIDENTIAL SPACES FOR BLDG 2 BMR UNITS*					26
TOTAL RESIDENTIAL SPACES					106
ABOVE GRADE RESI PARKING					0
ABOVE GRADE EV CHARGING SPACES (10%)					0
EV VAN SPACE (CALGREEN 4.106.4.2.2)					0
EV CAR SPACE					0
ABOVE GRADE ACCESSIBLE SPACES (2%)					0
VAN					0
CAR					0
BELOW GRADE RESI PARKING					106
BELOW GRADE EV CHARGING SPACES (10%)					11
EV VAN SPACE (CALGREEN 4.106.4.2.2)					1
EV CAR SPACE					10
BELOW GRADE ACCESSIBLE SPACES (2%)					3
VAN					1
CAR					2

* Building 1 is providing 26 spaces in below grade garage for Building 2. Remaining 4 spaces are on the Building 2 property surface parking.

BUILDING 1 EMPLOYEE CALCS (REST HOME)*			
GROUP	RATE	UNITS	SPACE REQUIRED
DOCTOR	1	4	4 spaces
EMPLOYEES	0.3333	55	18 spaces
BED	0.17	35	6 spaces
TOTAL		28	spaces

* Building 2 employee spaces are on the Building 2 property surface parking.

PUBLIC PARKING REQUIREMENT - PER T.19.124.040A		
EMPLOYEE AND RETAIL PARKING SPACES		REQUIRED SPACES
BUILDING 1		
EMPLOYEE PARKING - SENIOR LIVING		28
RETAIL PARKING PER CMC T.19.124.040A		
RETAIL	15200 SF	
PARKING RATE	0.004 SPACE PER SF	
SPACES	60.8 SPACES	61

CAFÉ		2400 SF
NUMBER OF SEATS	30 SEATS	
PARKING RATE	0.33 SPACE PER SEAT	
NUMBER OF SPACES	10 SPACES	
EMPLOYEE SPACES (INCLUDED IN SENIOR LIVING EMPLOYEE)		
SPACES		10
RETAIL SPACES FOR BLDG 2*		7
TOTAL BUILDING 1 RETAIL SPACES PROVIDED		78
TOTAL EMPLOYEE AND RETAIL SPACES PROVIDED		106
SURFACE RETAIL PARKING		71
CLEAN AIR SPACES (PER T5.106.5.2)		9
EV CHARGING SPACES (10%) PER CMC 16.58.420		8
EV ACCESSIBLE SPACES (TABLE 11B-228.3.2.1)		2
VAN		1
CAR		1
Ambulatory		0
ACCESSIBLE SPACES (TABLE 11B-208.2)		2
VAN		1
CAR		1
BELOW GRADE EMPLOYEE PARKING		28
CLEAN AIR SPACES (PER T5.106.5.2)		6
EV CHARGING SPACES (10%) PER CMC 16.58.420		3
EV ACCESSIBLE SPACES (TABLE 11B-228.3.2.1)		2
VAN		1
CAR		1
Ambulatory		0
ACCESSIBLE SPACES (TABLE 11B-208.2)		2
VAN		1
CAR		1

* Building 1 is providing 7 spaces in surface parking for Building 2 Retail. Remaining 3 spaces are on the Building 2 property surface parking.

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 78 Vehicle Spaces 4 spaces / 4 provided

- 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): 13 Req'd / 13 Provided
- Cafe (Class II) (1/1,200 SF): 2 Req'd / 2 Provided

DRAWING INDEX

GENERAL

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- G13 COMMON OPEN SPACE / PRIVATE SPACE
- G14 SLOPE SETBACKS

ARCHITECTURAL

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- A21 LEVEL 1 PLAN
- A22 LEVEL 2 PLAN
- A23 LEVEL 3 PLAN
- A25 LEVEL 5 PLAN
- A26 LEVEL 6 PLAN
- A27 ROOF PLAN
- A31 BUILDING SECTION AND ELEVATIONS

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PROJECT SUMMARY

DRAWING NO.:



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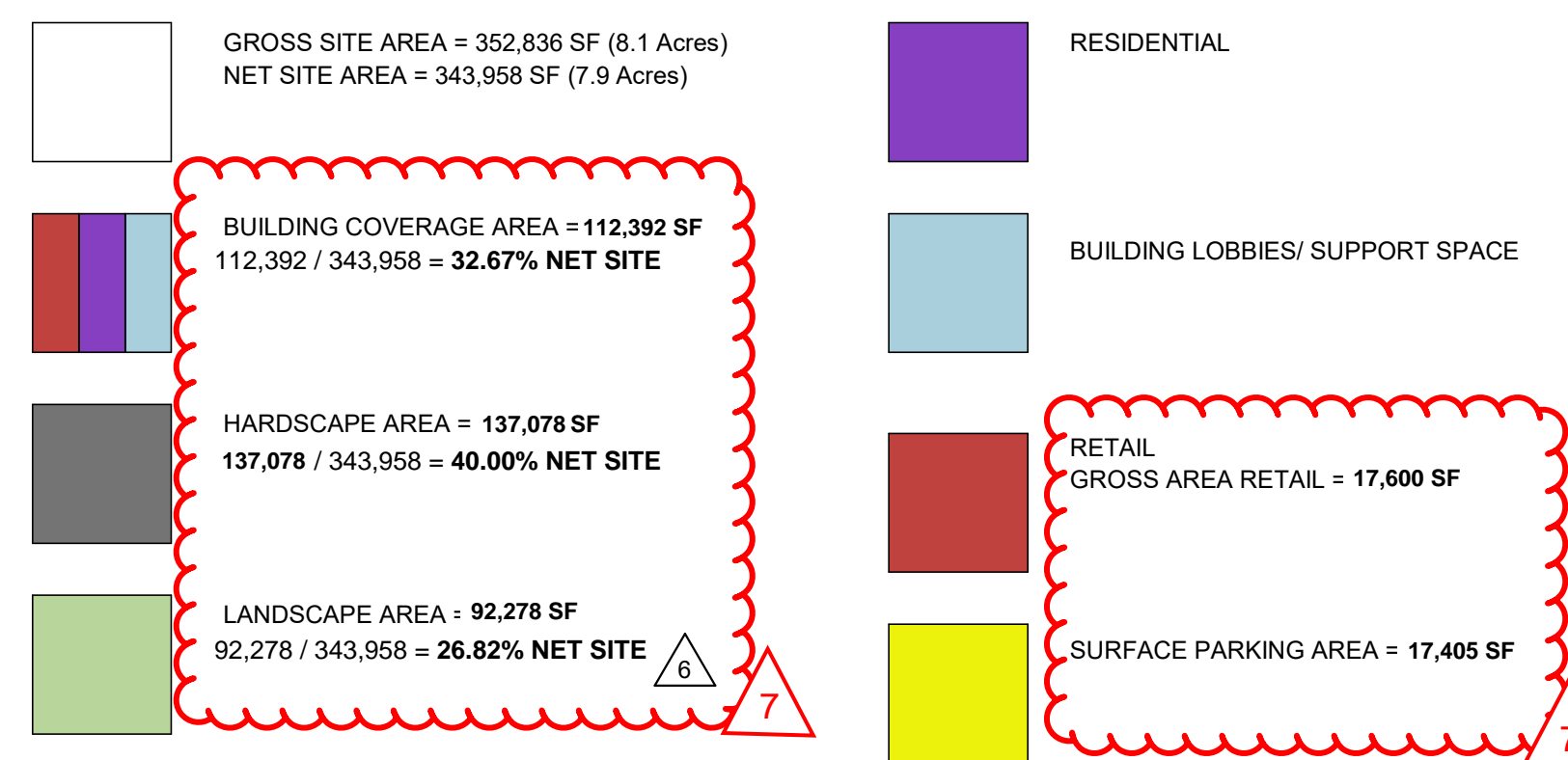
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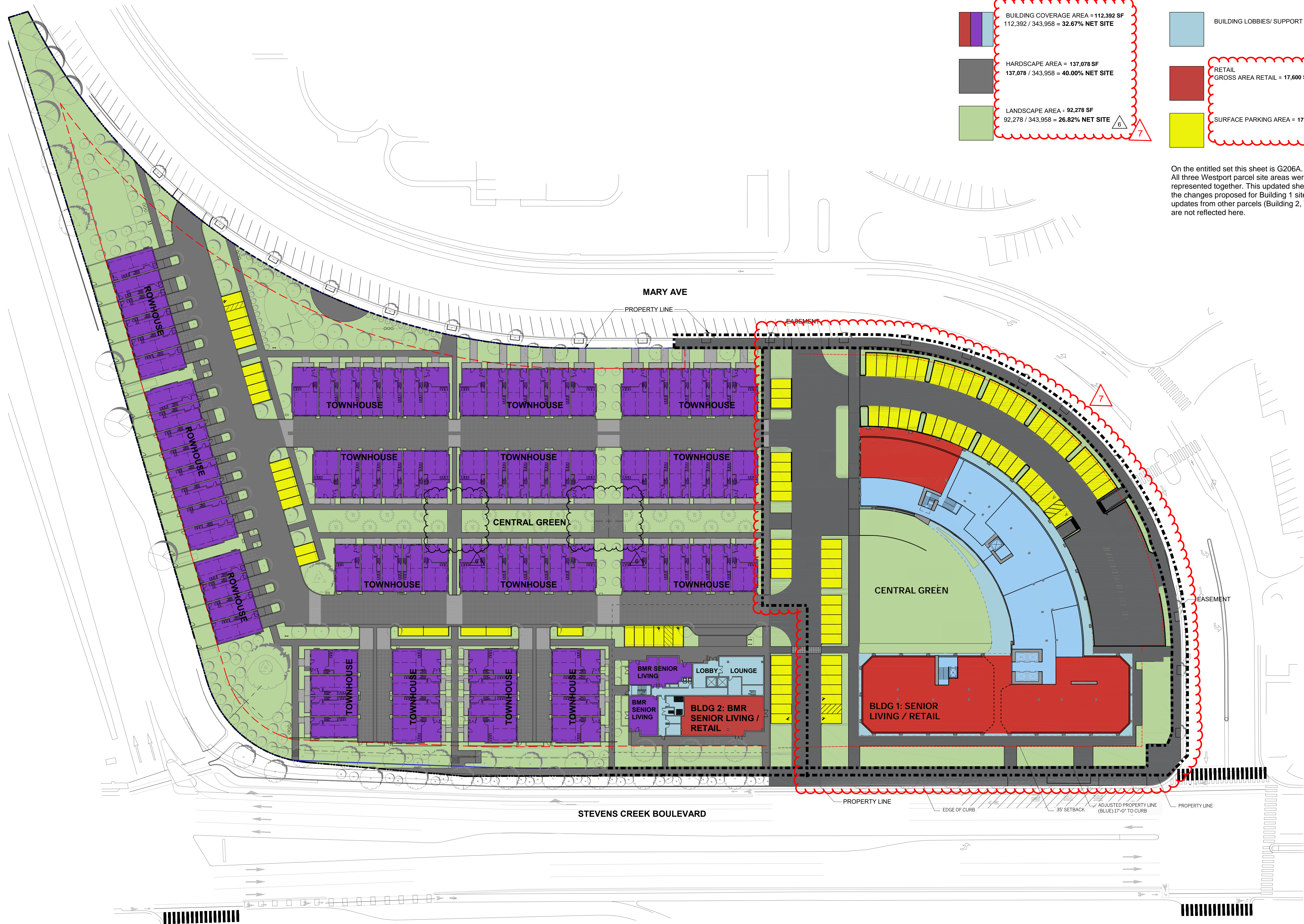
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SITE AREA LEGEND:



On the entitled set this sheet is G206A.
All three Westport parcel site areas were represented together. This updated sheet reflects the changes proposed for Building 1 site only. Any updates from other parcels (Building 2, Townhomes) are not reflected here.



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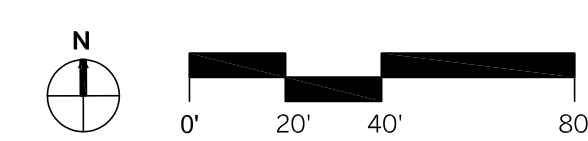
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DRAWING TITLE:
SITE AREA

DRAWING NO.:

G12

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WESTPORT CUPERTINO BUILDING 1

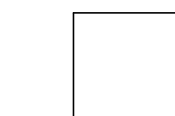
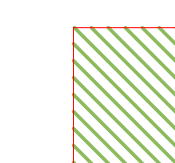

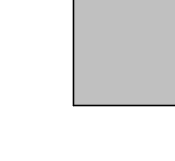
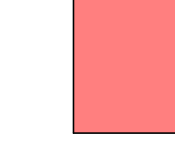
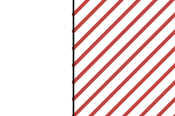
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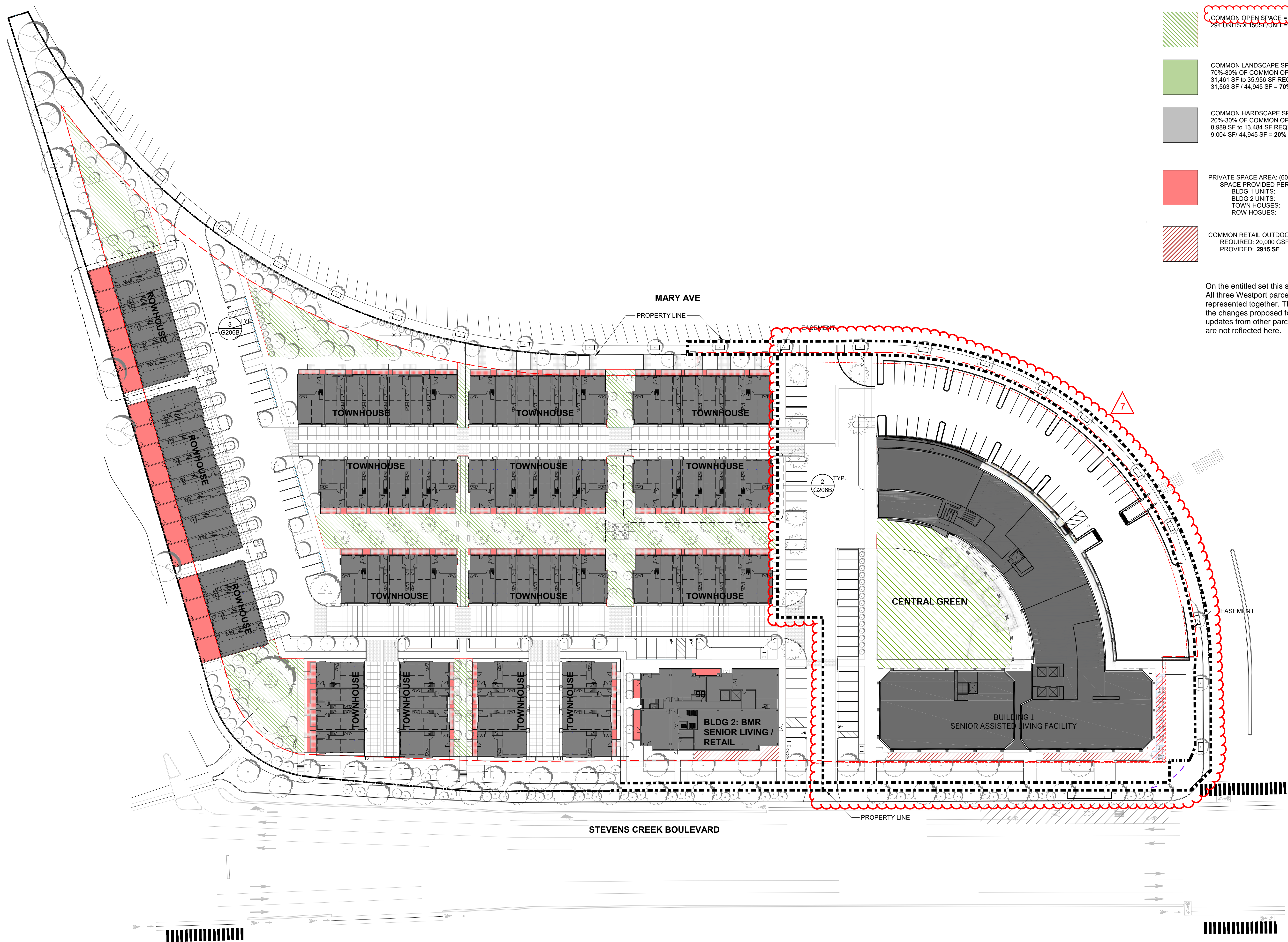
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OPEN SPACE LEGEND:

-  GROSS SITE AREA = 352,836 SF (8.1 Acres)
NET SITE AREA = 343,958 SF
-  COMMON OPEN SPACE = 44,105 SF
284 UNITS X 155 SF/UNIT = 44,105 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 GSF * 2.5% = 500 SF
PROVIDED: 2915 SF

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**COMMON OPEN SPACE/
PRIVATE SPACE**
DRAWING NO.:

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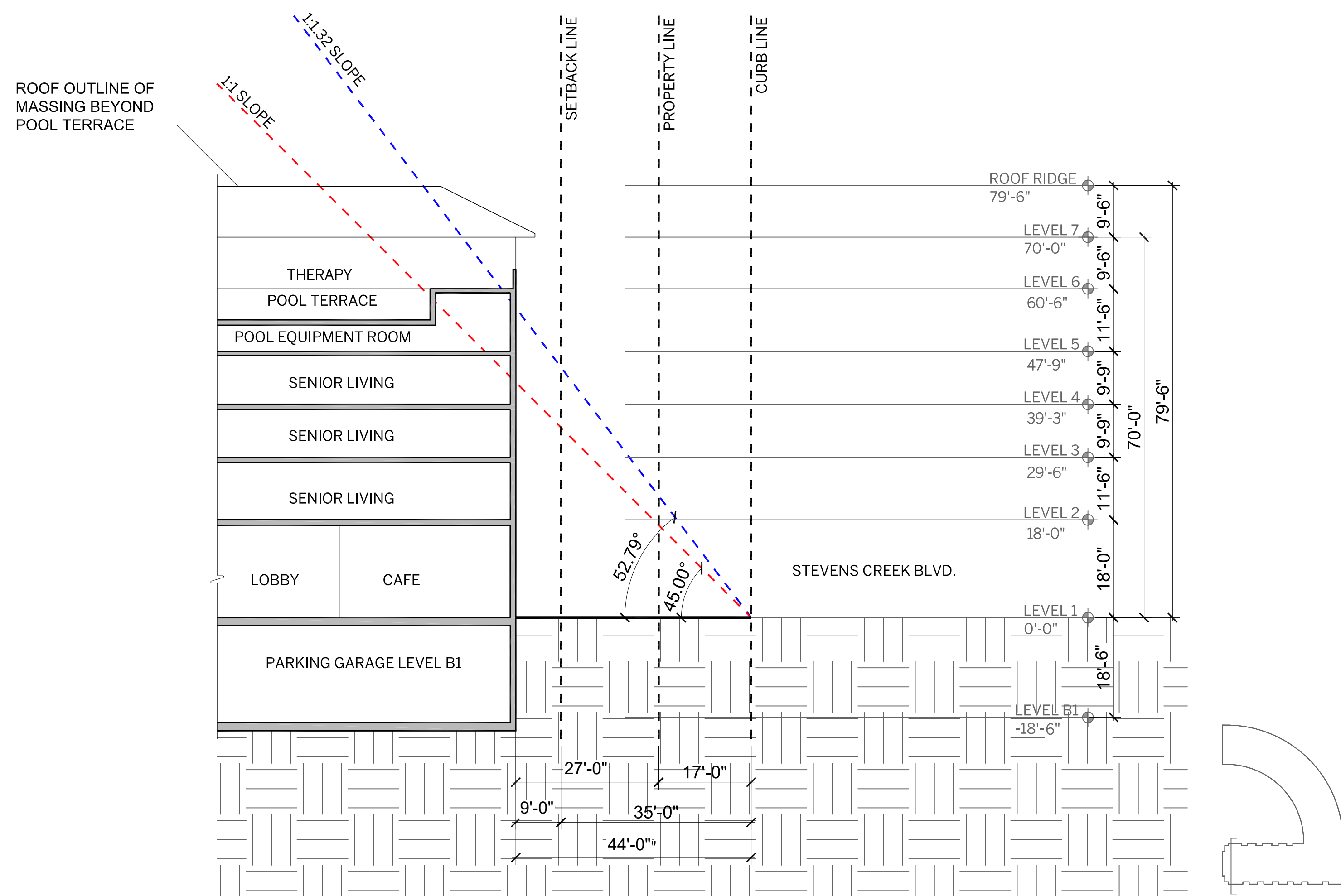
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SCALE: 1/16" = 1'-0"
DRAWING TITLE:

SLOPE SETBACKS

DRAWING NO.:



BUILDING 1 - SENIOR LIVING / RETAIL - SECTION AT LEVEL 6 THERAPY POOL TERRACE **1**
SCALE: 1/16" = 1'-0"

This updated sheet reflect the changes proposed for Building 1 on the entitled sheet G204.

WESTPORT CUPERTINO BUILDING 1

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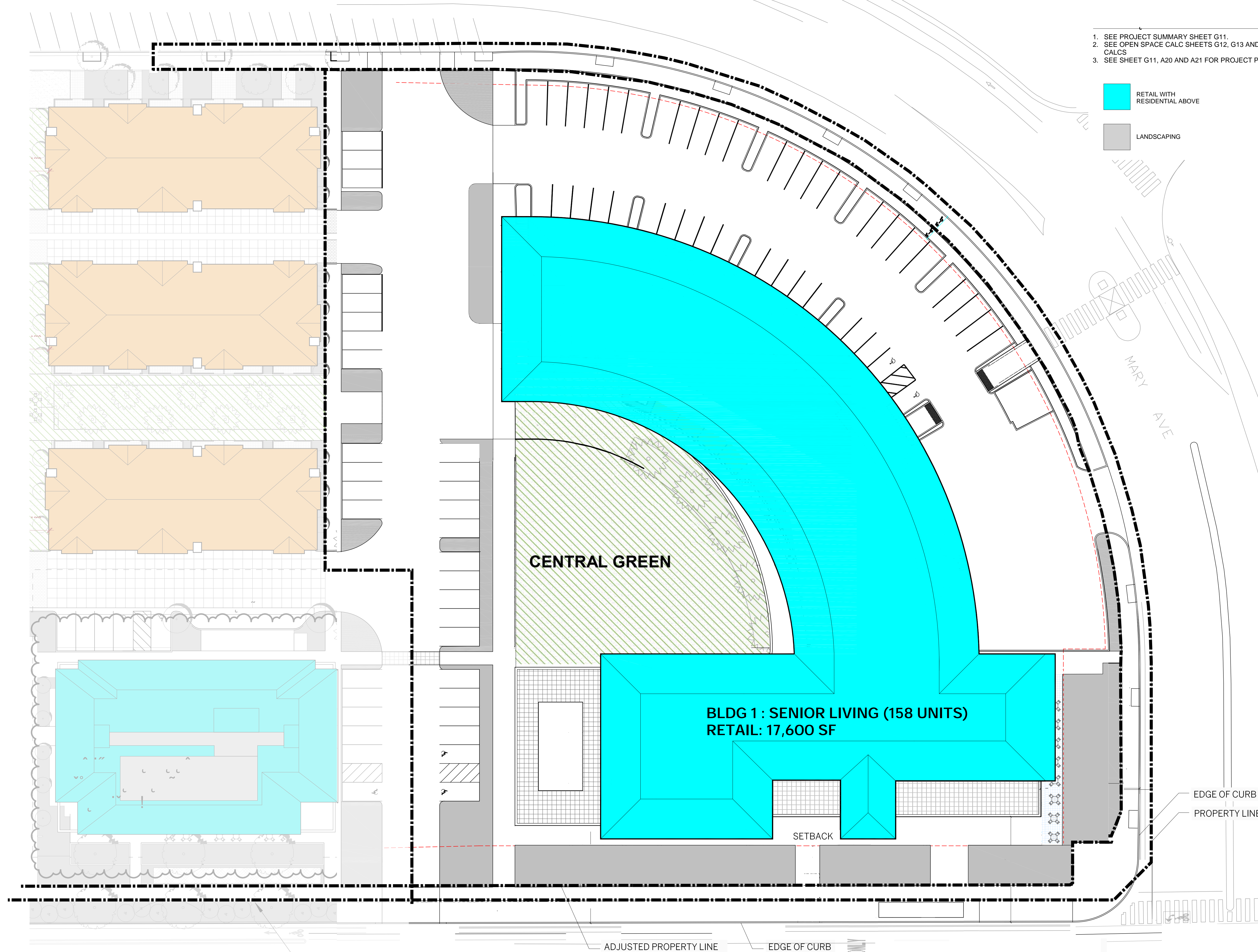
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1. SEE PROJECT SUMMARY SHEET G11.
2. SEE OPEN SPACE CALC SHEETS G12, G13 AND G206C FOR OPEN SPACE CALCS
3. SEE SHEET G11, A20 AND A21 FOR PROJECT PARKING

- RETAIL WITH RESIDENTIAL ABOVE
- LANDSCAPING



MARY AVE

BLDG 1: SENIOR LIVING (158 UNITS)
RETAIL: 17,600 SF

CENTRAL GREEN

SETBACK

EDGE OF CURB
PROPERTY LINE

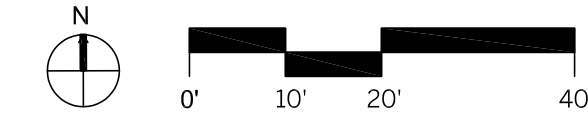
ADJUSTED PROPERTY LINE
EDGE OF CURB

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SCALE: 1" = 20'-0"

DRAWING TITLE:
SITE PLAN

DRAWING NO.:



A10

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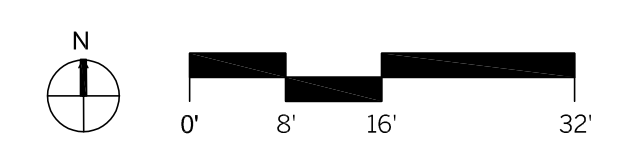
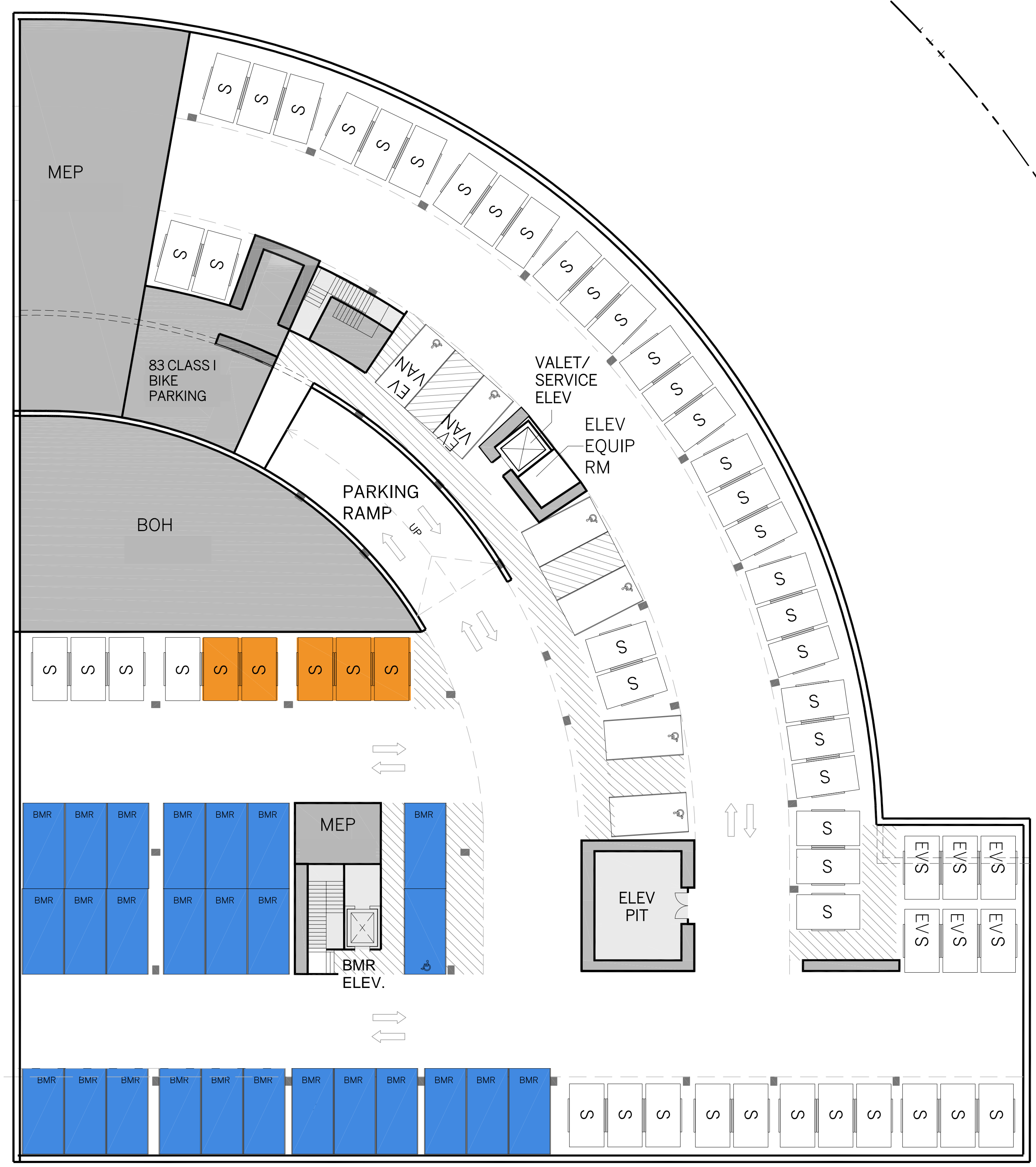
DRAWING TITLE:

LEVEL B1 PLAN

DRAWING NO.:

A20

- RETAIL - 2 CAR STACKERS
8'-9"x17'-1"
5 STACKERS (10 STALLS TOTAL)
- EMPLOYEE - 2 CAR STACKERS
8'-9"x17'-1"
14 STACKERS (28 STALLS TOTAL)
- RESI - 2 CAR STACKERS
8'-9"x17'-1"
38 STACKERS (76 STALLS TOTAL)
- ACCESSIBILITY
9'-0"x18'-0"
4 TOTAL
(5% OF EMPLOYEE / 2% OF BLDG 1 RESI)
- BLDG 2 BMR RESI STALLS
9'-6"x20'-0"
25 TOTAL
- ACCESSIBILITY
9'-0"x18'-0"
1 TOTAL
(2% OF BLDG 2 RESI)



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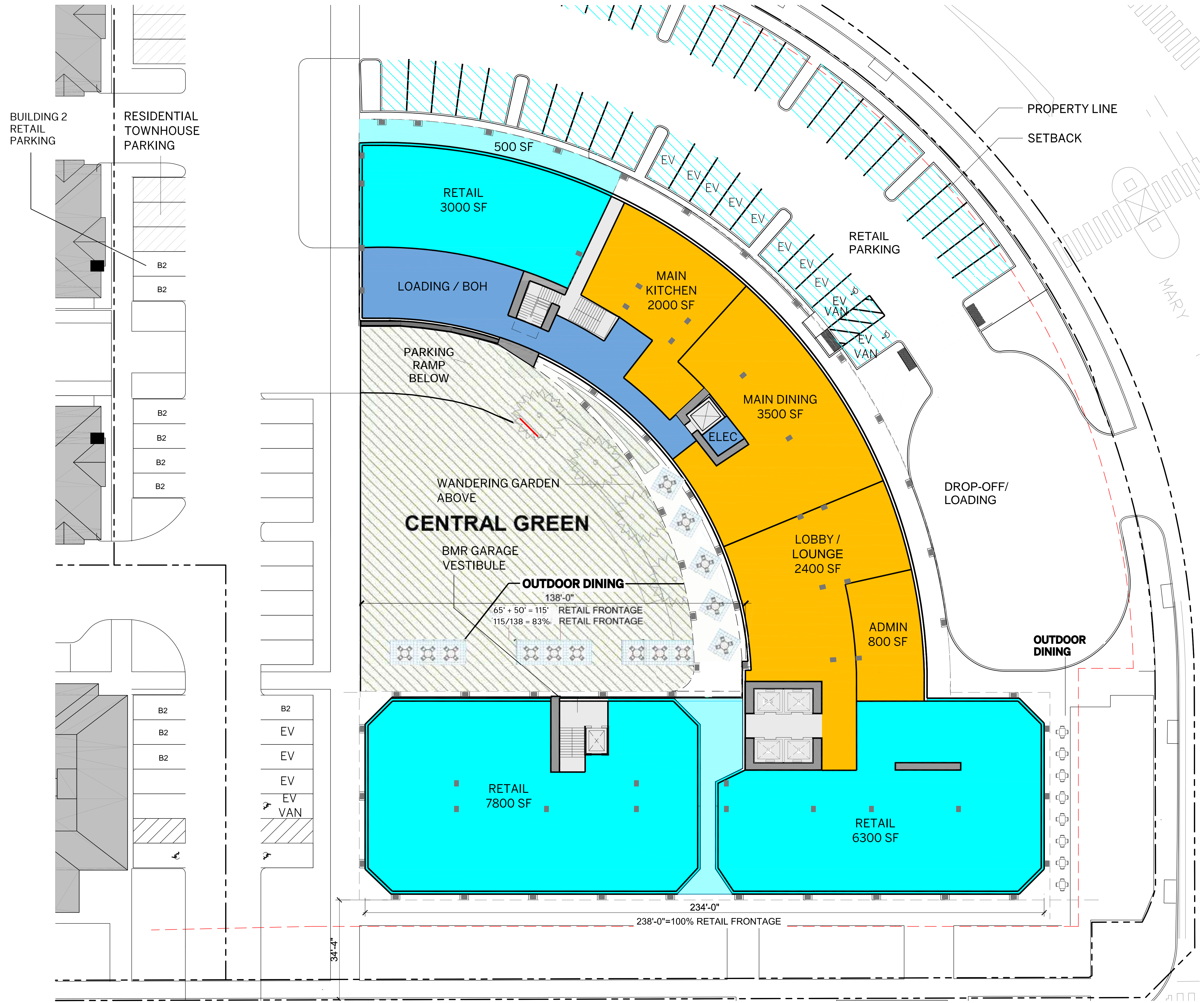
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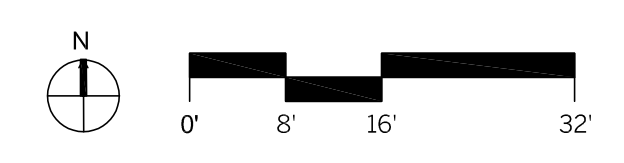


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SCALE: 1/16" = 1'-0"
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LEVEL 1 PLAN

DRAWING NO.: A21



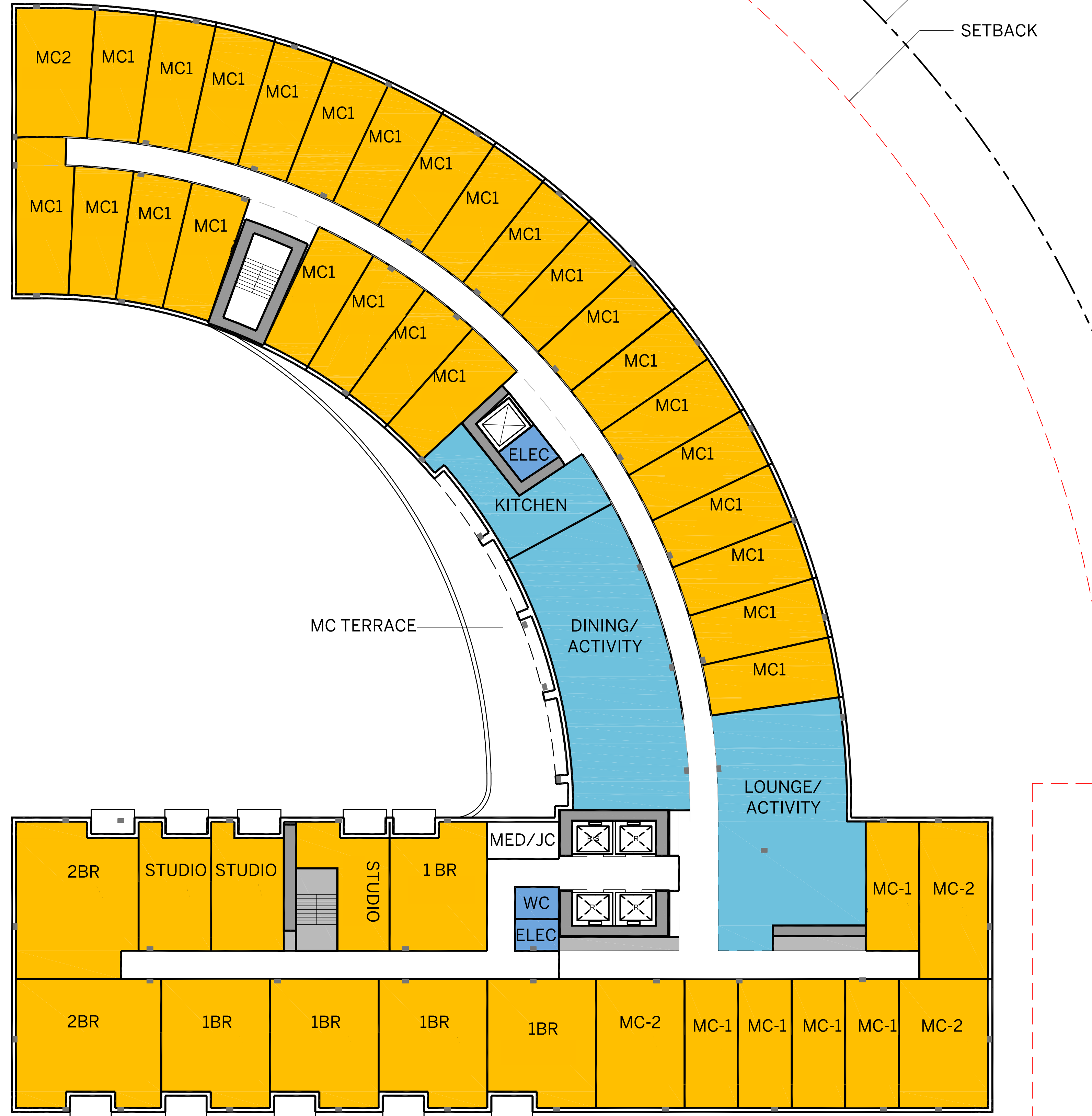
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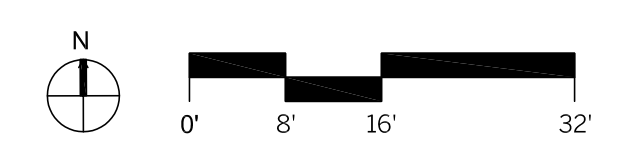
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LEVEL 2 PLAN
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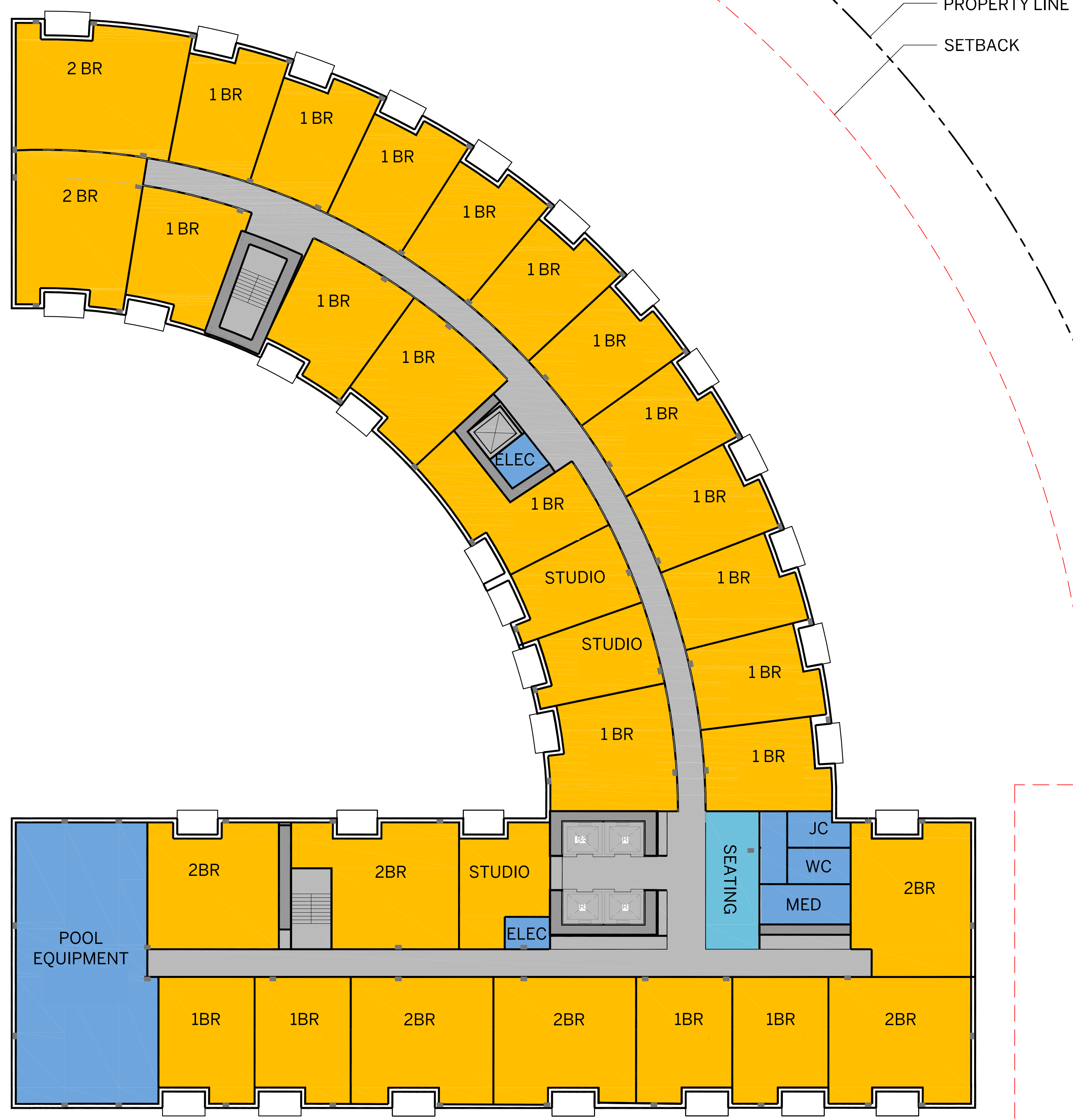
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Six of the seven front facing units on level 5 are considered Density Bonus Units

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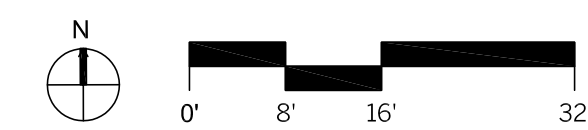
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LEVEL 5 PLAN

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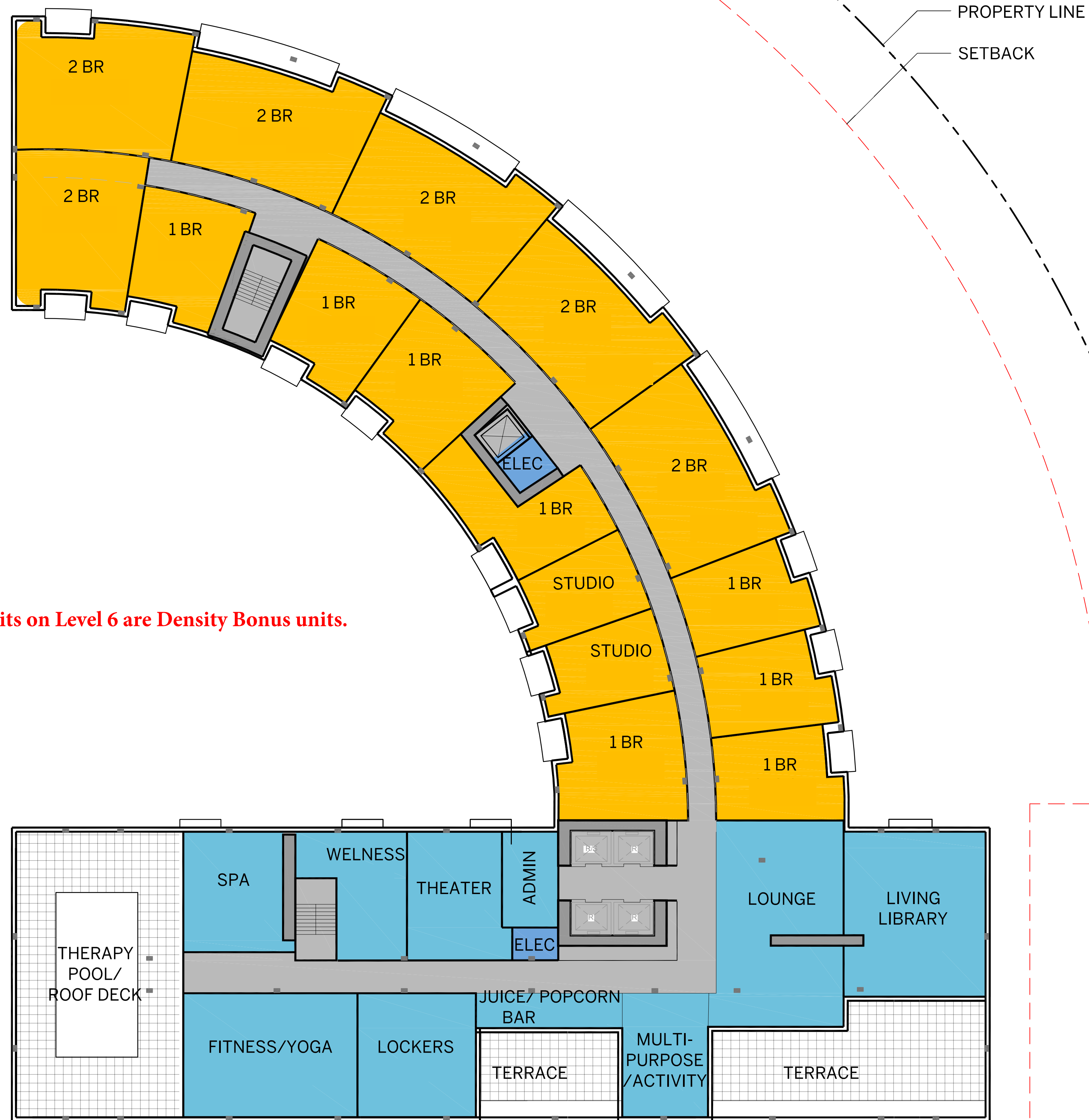
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All 16 units on Level 6 are Density Bonus units.

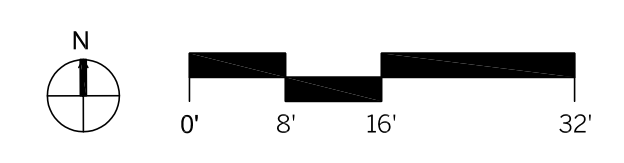
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LEVEL 6 PLAN

DRAWING NO.:



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CIVIL
KIMLEY-HORN
4637 CHABOT DRIVE SUITE 300
PLEASANTON, CA 94588

REV	ISSUE	DATE
7	Enhanced Senior and Family Living Project (Revised)	12.15.2021

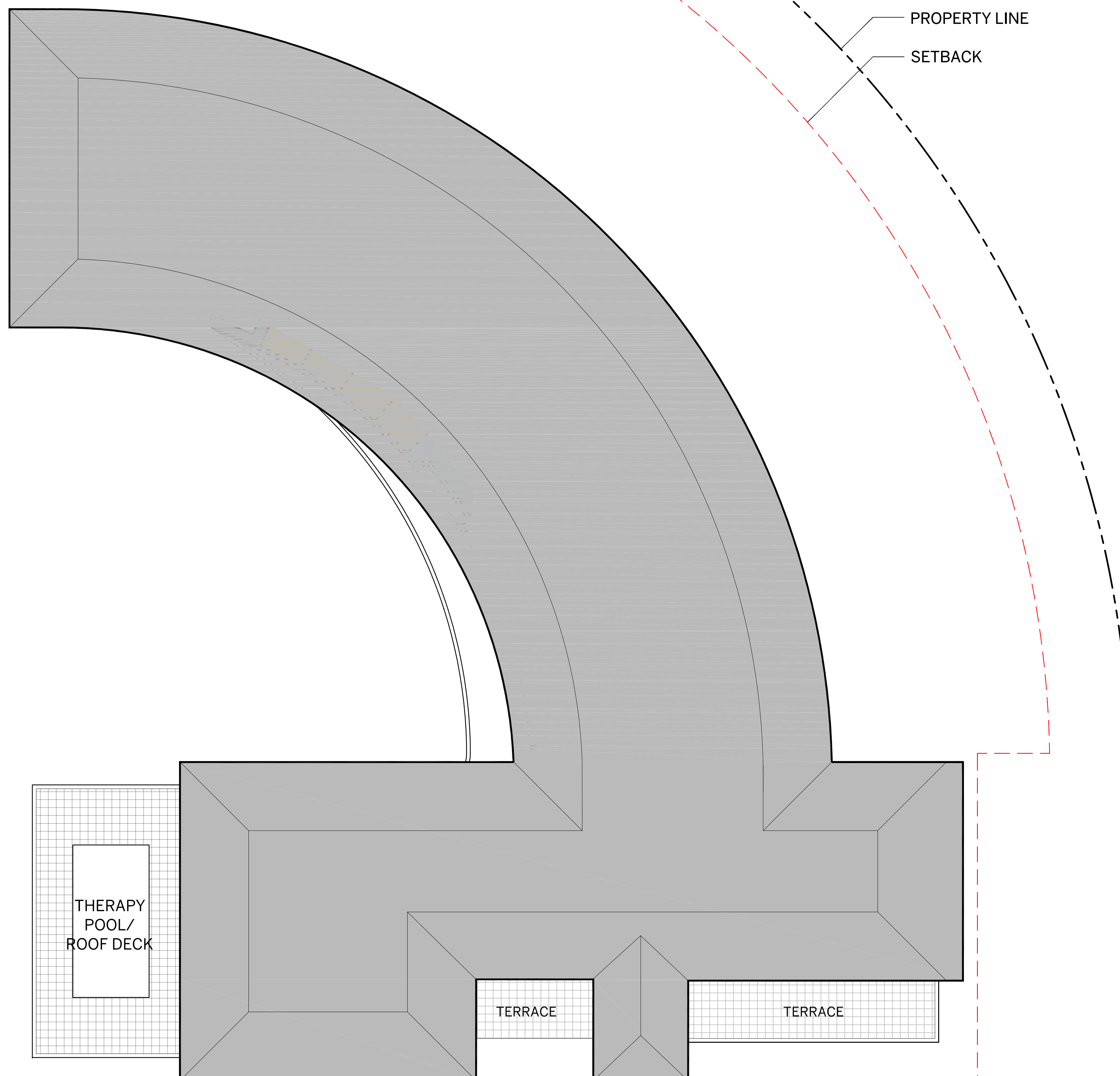
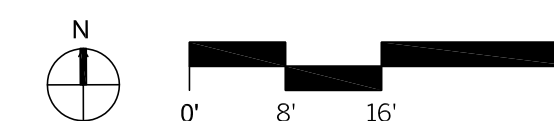
PROJECT NO.: 21002.100

SCALE: 1/16" = 1'-0"

DRAWING TITLE:

ROOF PLAN

DRAWING NO.:



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A27

WESTPORT CUPERTINO BUILDING 1

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STEVENS CREEK BLVD - SOUTH ELEVATION **3**

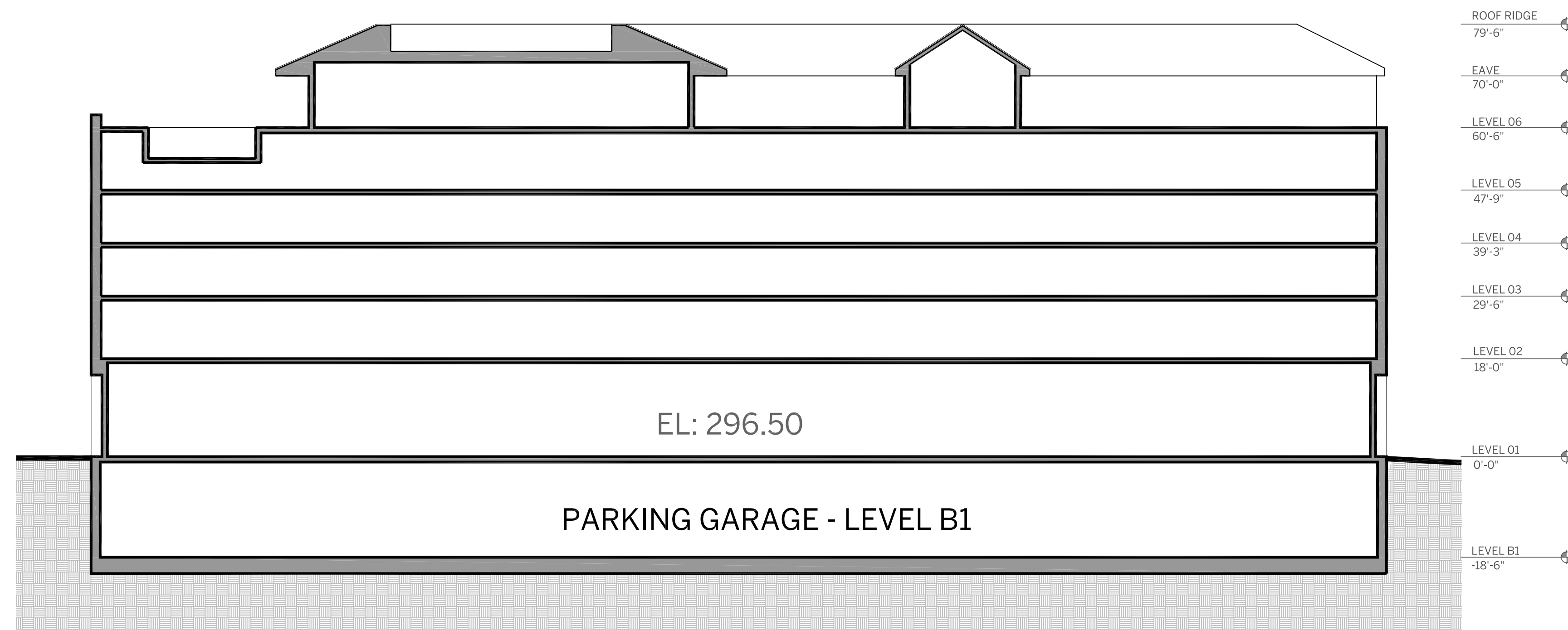
SCALE: 1/16" = 1'-0"



WEST ELEVATION **2**

SCALE: 1/16" = 1'-0"

This updated sheet reflect the changes proposed for Building 1 on the entitled sheet A213.



BUILDING SECTION **1**

REV	ISSUE	DATE
7	Enhanced Senior and Family Living Project (Revised)	12.15.2021

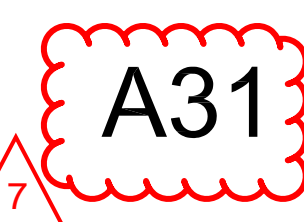
PROJECT NO.: 21002.100

SCALE: 1/16" = 1'-0"

DRAWING TITLE:

BUILDING SECTION AND ELEVATIONS

DRAWING NO.:



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