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WESTPORT CUPERTINO BUILDING 1

ENHANCED SENIOR AND FAMILY LIVING PROJECT (REVISED)

10.01.2021

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

REV	ISSUE	DATE
7	Enhanced Senior and Family Living Project (Revised)	10.01.2021

PROJECT NO.: 21002.100

SCALE:

DRAWING TITLE:

COVER SHEET

DRAWING NO.:

G00

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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 63 stalls based on various programming changes. Added 40 stackers (for 80 spaces) in order to reduce the footprint of the underground garage to be under the footprint and allow for deeper plantings of trees and landscaping around the central green. The garage and stackers will be fully operated by trained valet staff, so no residents will interact with the stackers

The curved (sickle) portion of the building along Mary Avenue increased in depth by 5.5ft 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 16'-8" 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.

Added pool terrace amenity and additional setback at the 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 to more fully activate the corner of Stevens Creek Boulevard and Mary Avenue. Additionally, we have increased bistro outdoor frontage and better integrated the outdoor seating with the street landscaping to create a better 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;
166,000 SF residential; 197,000 GSF
158 senior living units (35 memory care)
10,000 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						10,000
TOTAL	12	75	36	35	158	10,000
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	80
RESIDENTIAL SPACES FOR BLDG 2 BMR UNITS*					26
TOTAL RESIDENTIAL SPACES					106
ABOVE GRADE RESI PARKING					20
ABOVE GRADE EV CHARGING SPACES (10%)					2
EV VAN SPACE (CALGREEN 4.106.4.2.2)					1
EV CAR SPACE					1
ABOVE GRADE ACCESSIBLE SPACES (5%)					1
VAN					1
CAR					0
BELOW GRADE RESI PARKING (INCLUDING REST HOME)					86
BELOW GRADE EV CHARGING SPACES (10%)					9
EV VAN SPACE (CALGREEN 4.106.4.2.2)					1
EV CAR SPACE					8
BELOW GRADE ACCESSIBLE SPACES (5%)					5
VAN					1
CAR					4

* 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	4.00 spaces
EMPLOYEES	0.3333	55	18.33 spaces
BED	0.17	27	4.50 spaces
		Sub Total	26.83 spaces
		TOTAL	27 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	27
RETAIL PARKING PER CMC T.19.124.040A	
RETAIL 01	6200 SF
PARKING RATE	0.004 SPACE PER SF
SPACES	24.8 SPACES
SALON RETAIL	1400 SF
PARKING RATE	0.004 SPACE PER SF
SPACES	5.6 SPACES
CAFE BISTRO	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	48
TOTAL EMPLOYEE AND RETAIL SPACES PROVIDED	75
SURFACE RETAIL PARKING	48
CLEAN AIR SPACES (PER T5.106.5.2)	6
EV CHARGING SPACES (10%) PER CMC 16.58.420	5
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 (ATRIA including BMR)	27
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 31 Vehicle Spaces 2 spaces / 2 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): 8 Req'd / 8 Provided
Bistro (Class II) (1/1,200 SF): 2 Req'd / 2 Provided

DRAWING INDEX

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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

PROJECT TEAM

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

CONTACT: TANSY MAK
tmak@related.com
P (628) 241-8767

ARCHITECT
STEINBERG HART
98 BATTERY STREET, SUITE 300
SAN FRANCISCO, CA 94104

CONTACT: ANDREW SPARKS
asparks@steinberghart.com
P (415) 683-2624

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

CONTACT: MARK FALGOUT
mark.falgout@kimley-horn.com
P (925) 965-7701

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CUPERTINO
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PROJECT NO.:	21002.100
SCALE:	
DRAWING TITLE:	PROJECT SUMMARY
DRAWING NO.:	



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PROJECT NO.: 21002.100

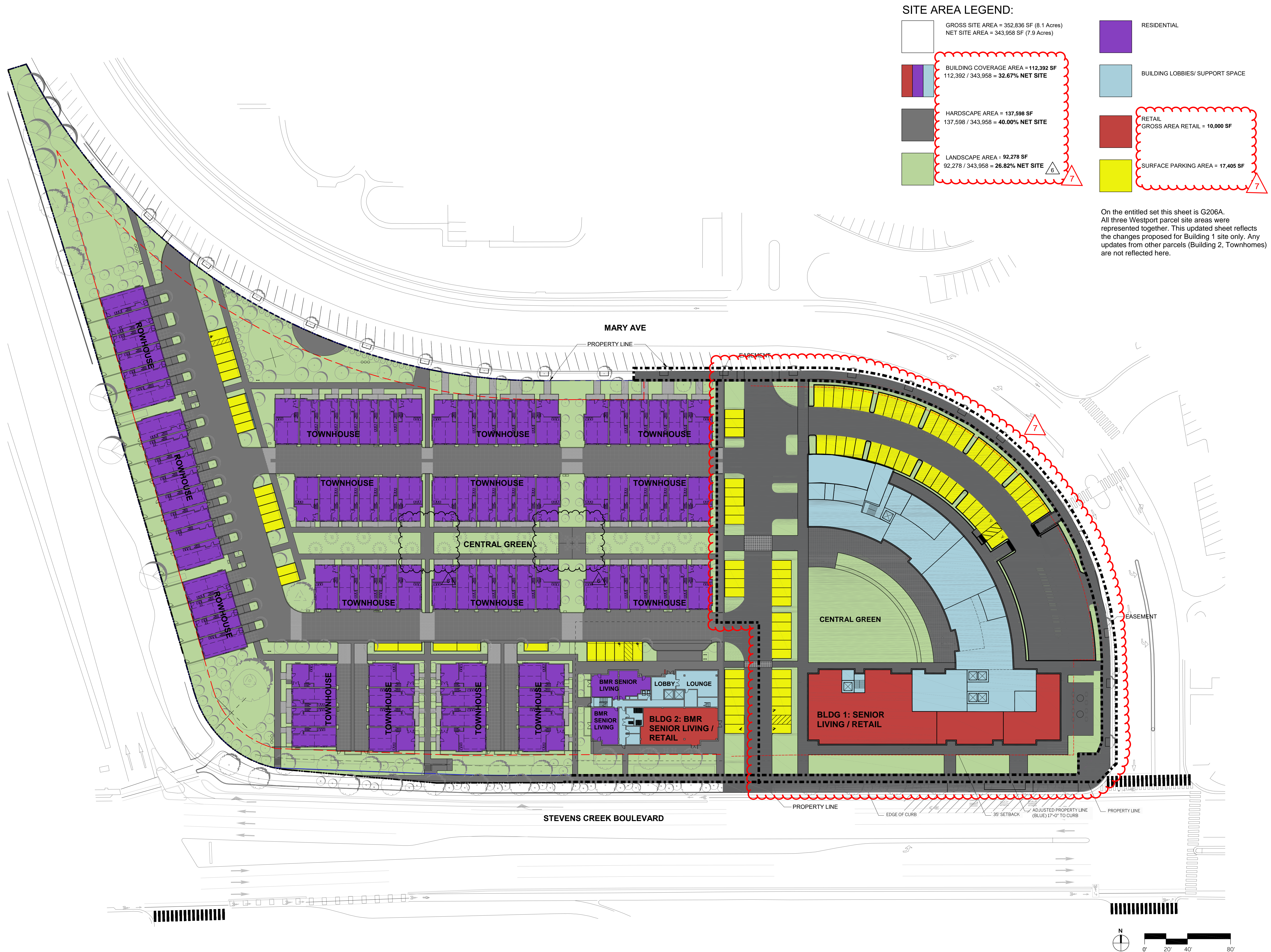
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SITE AREA

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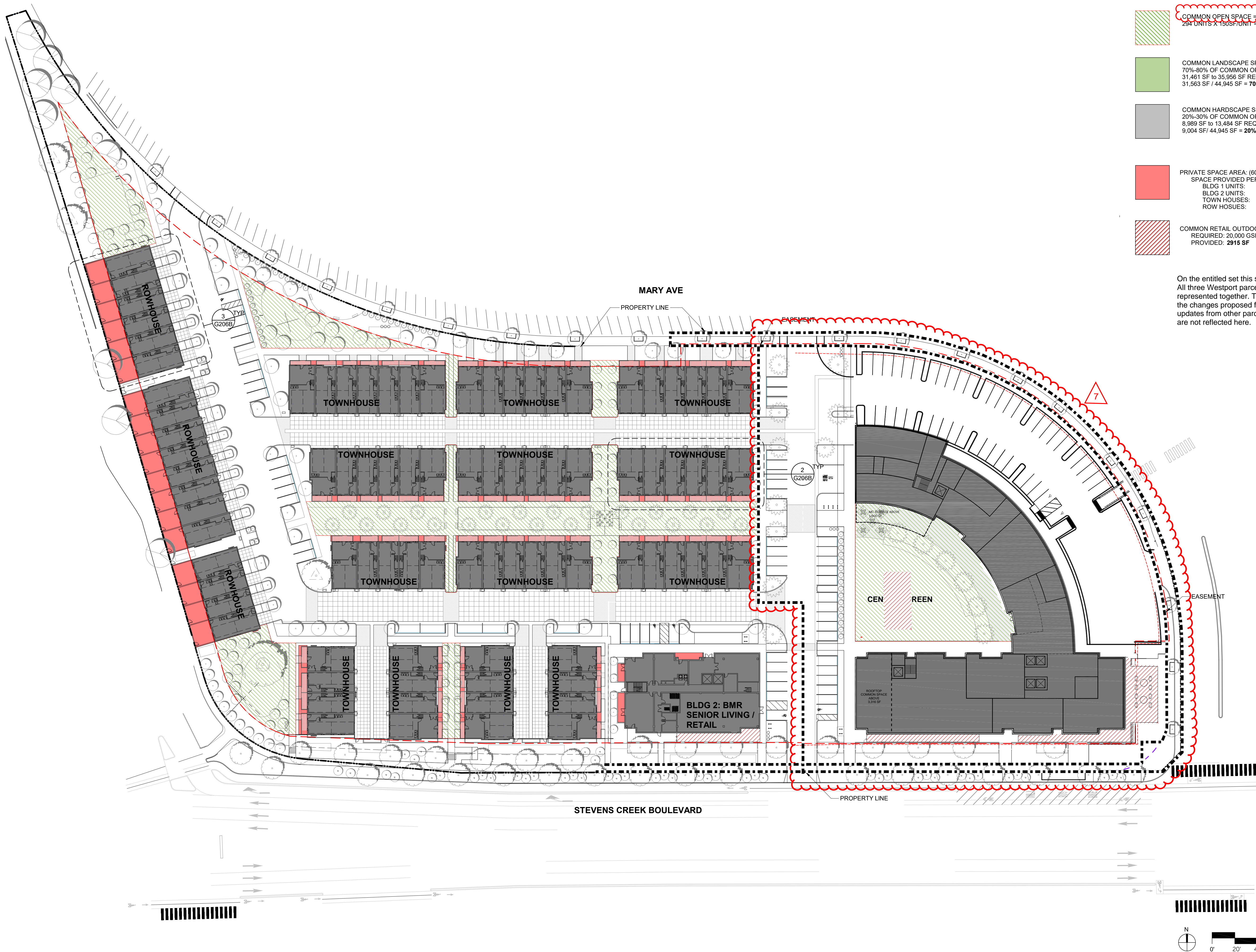
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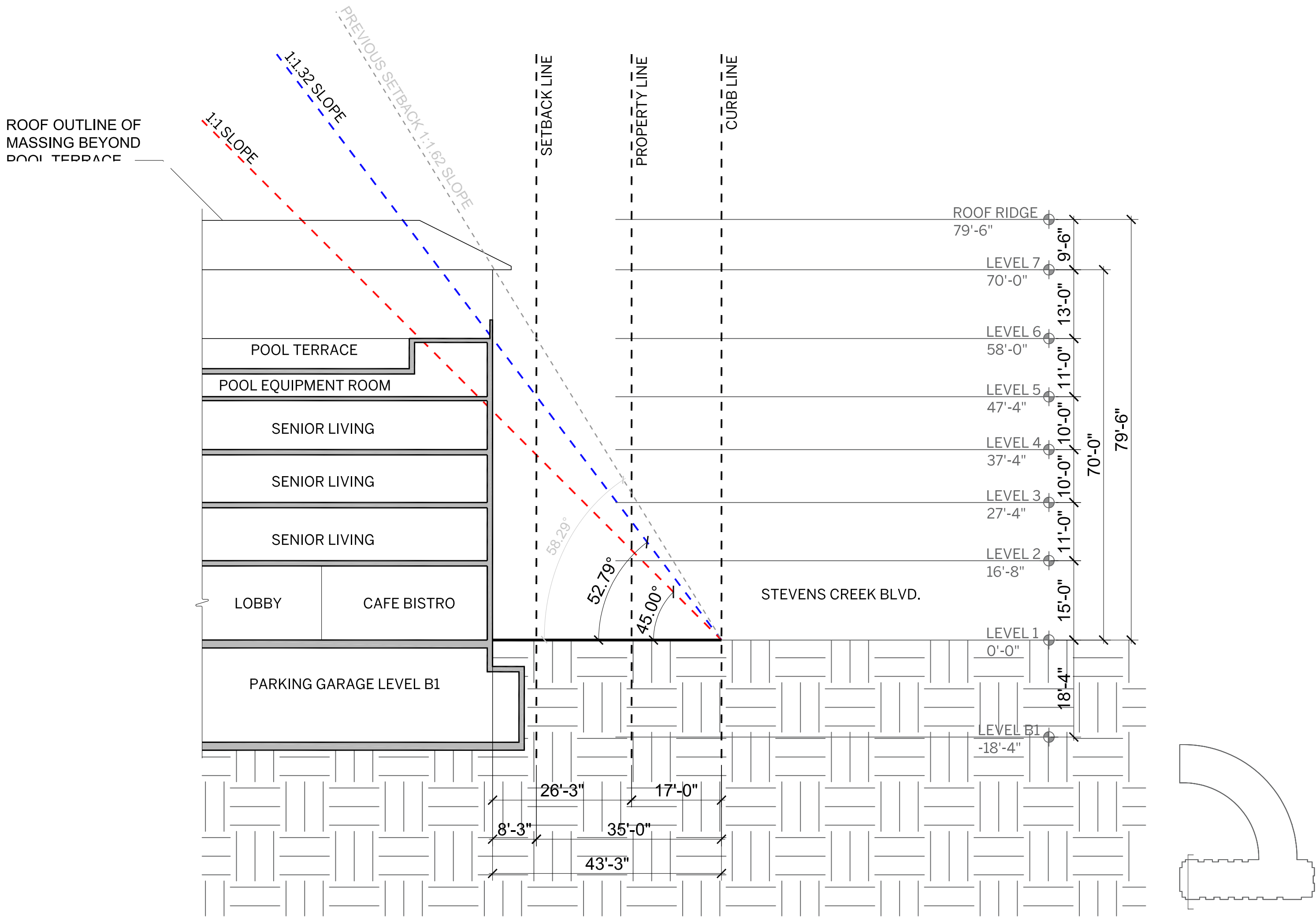
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PLEASANTON, CA 94588

REV	ISSUE	DATE
7	Enhanced Senior and Family Living Project (Revised)	10.01.2021

PROJECT NO.: 21002.100
SCALE: 1/16" = 1'-0"

DRAWING TITLE:
SLOPE SETBACKS

DRAWING NO.:



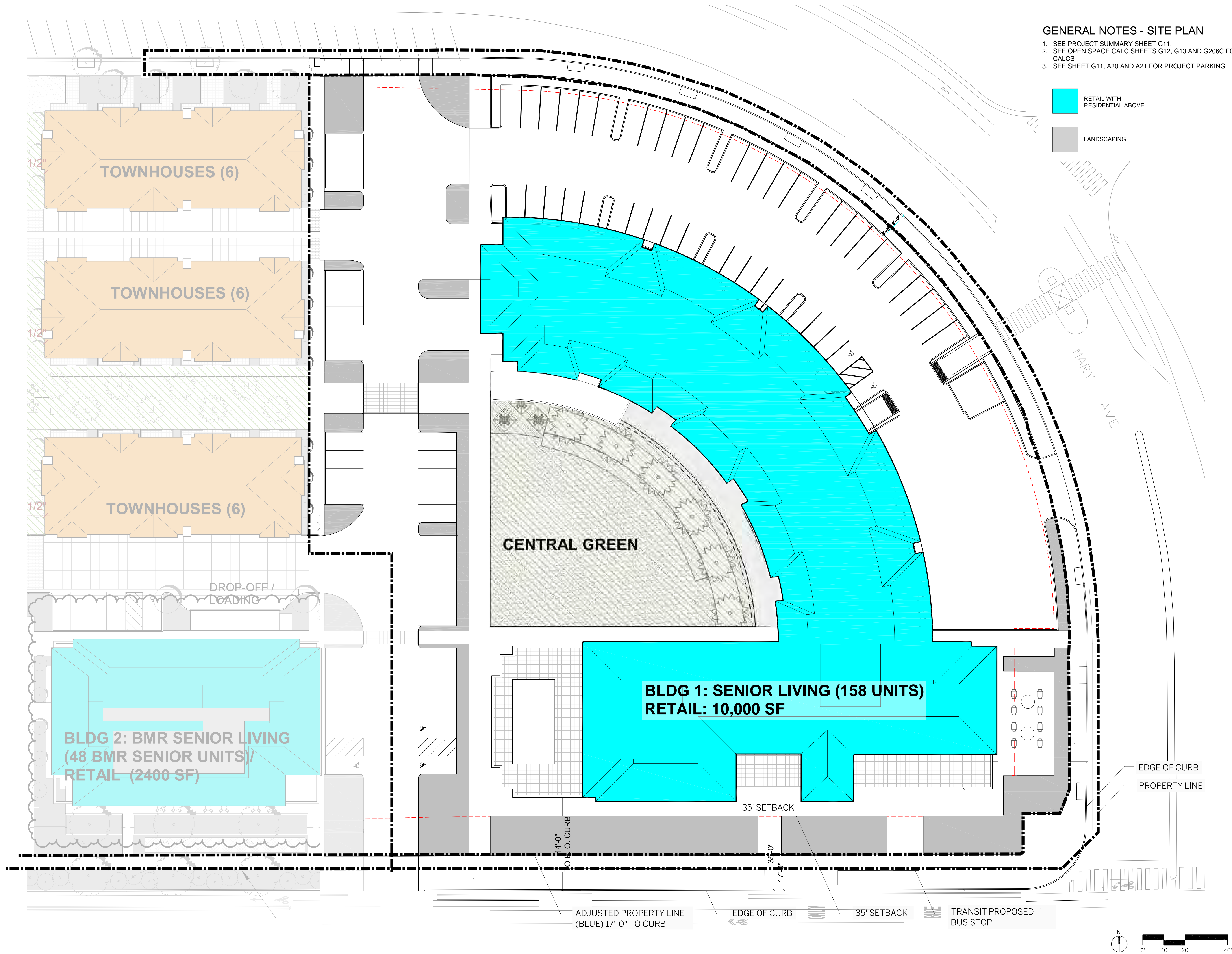
BUILDING 1 - SENIOR LIVING / RETAIL - SECTION AT LEVEL 6 POOL TERRACE 1

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

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

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GENERAL NOTES - SITE PLAN

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

WESTPORT CUPERTINO BUILDING 1

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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

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PROJECT NO.: 21002.100

SCALE: 1" = 20'-0"

DRAWING TITLE:

SITE PLAN

DRAWING NO.:

A10

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CUPERTINO
BUILDING 1

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CUPERTINO, CA

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

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

CIVIL
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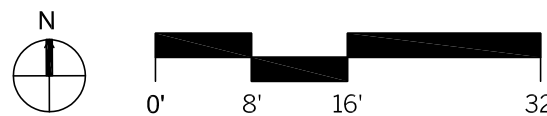
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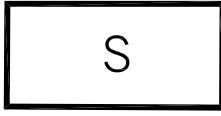
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LEVEL B1 PLAN

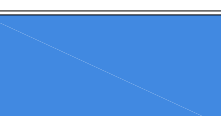
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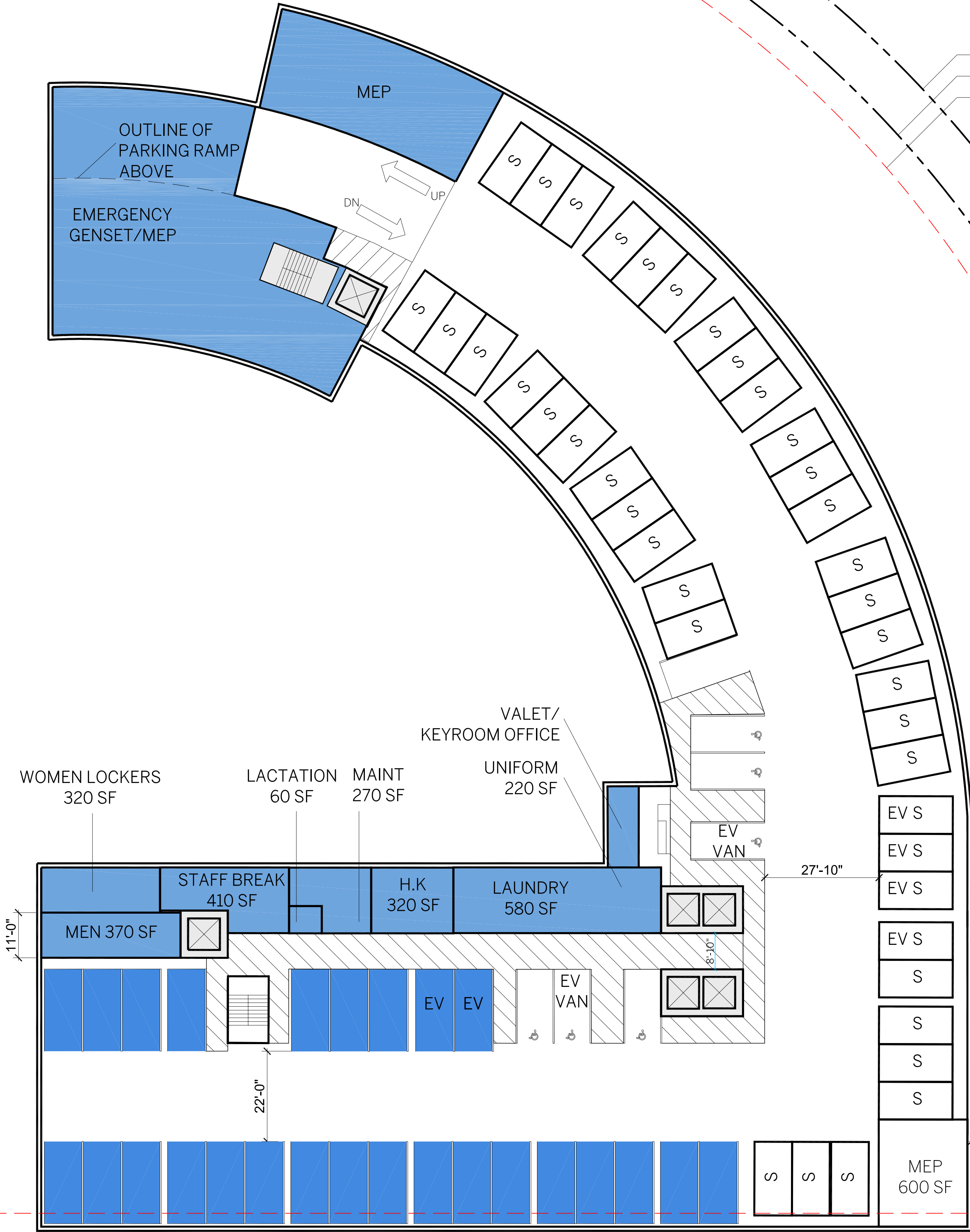
ACCESSIBILITY
9'-0"x18'-0" (6 TOTAL)
- 

BLDG 1 RESI 2 CAR STACKERS
9'-0"x18'-0"
(40 STACKERS = 80 CARS TOTAL)
- 

BLDG 1 RESI STALLS
9'-6"x20'-0" (1 TOTAL)
- 

BLDG 2 BMR RESI STALLS
9'-6"x20'-0" (26 TOTAL)

PROPERTY LINE
ADJUSTED PROPERTY LINE
SETBACK



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RELATED COMPANIES, LLC
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SAN FRANCISCO, CA 94104

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

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KIMLEY-HORN
1637 CHABOT DRIVE SUITE 300
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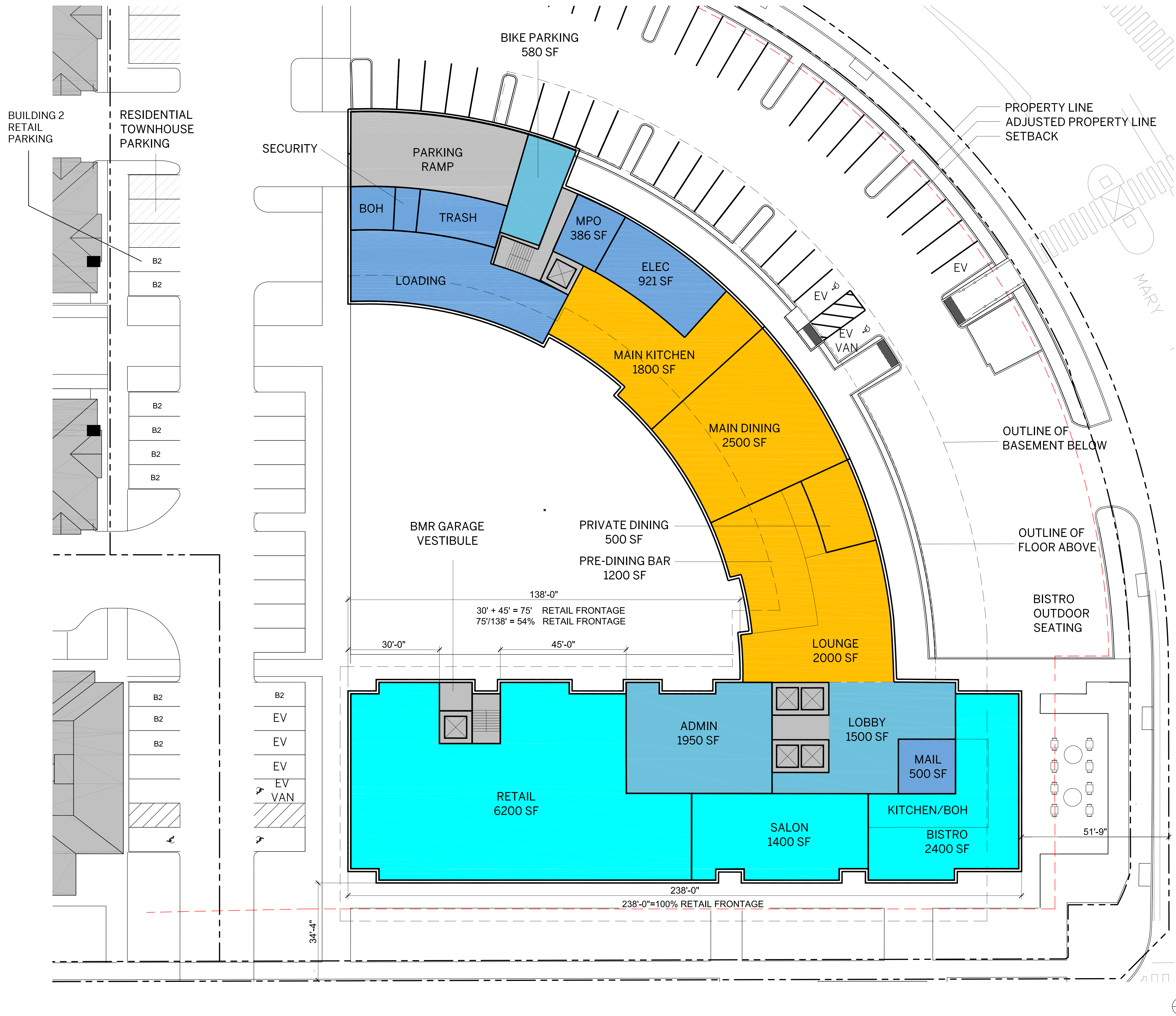
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DRAWING TITLE:

LEVEL 1 PLAN

DRAWING NO.:

A21:



WESTPORT
CUPERTINO
BUILDING 1

21267 STEVENS CREEK BLVD.
CUPERTINO, CA

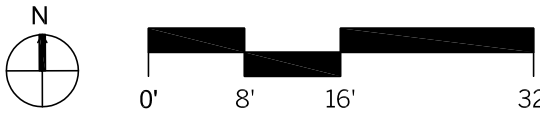
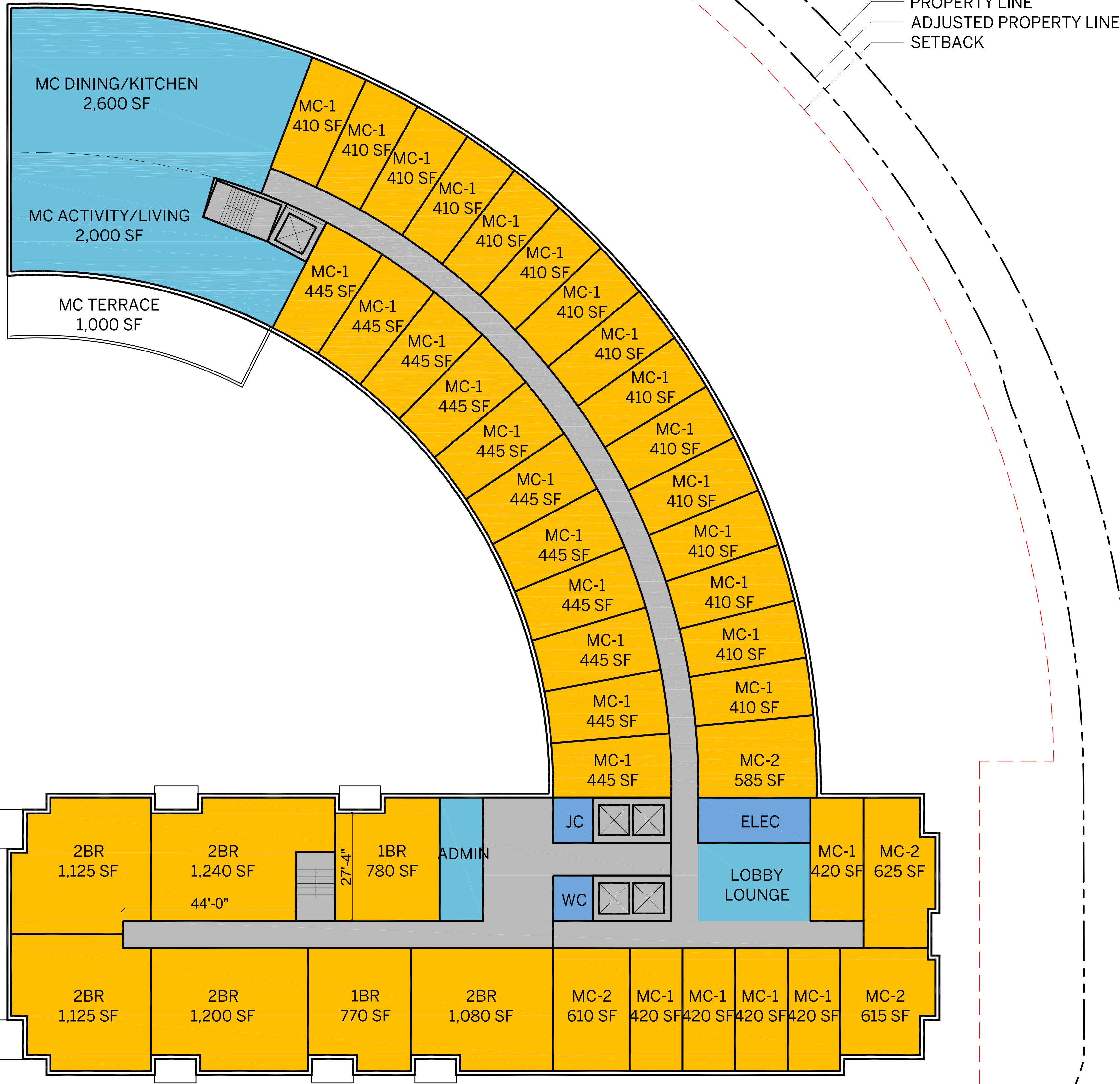
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SAN FRANCISCO, CA 94111

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PLEASANTON, CA 94588

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SCALE: 1/16" = 1'-0"
DRAWING TITLE:
LEVEL 2 PLAN
DRAWING NO.:



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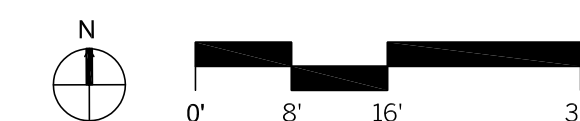
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DRAWING NO.:

A23



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SAN FRANCISCO, CA 94104

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STEINBERG HART
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SAN FRANCISCO, CA 94111

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

DRAWING TITLE:

LEVEL 5 PLAN

DRAWING NO.:

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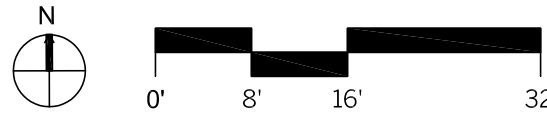
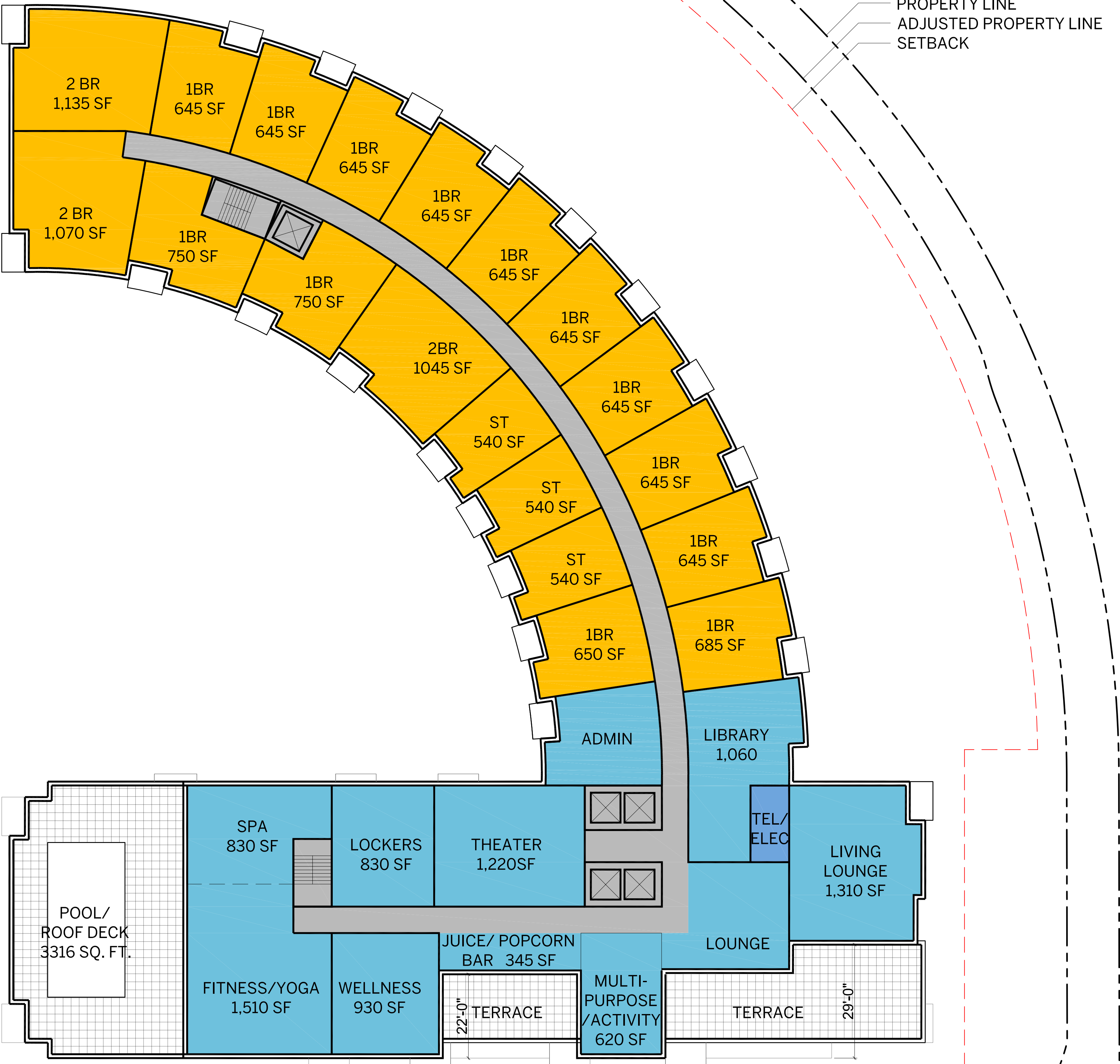
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SCALE: 1/16" = 1'-0"
DRAWING TITLE:

LEVEL 6 PLAN

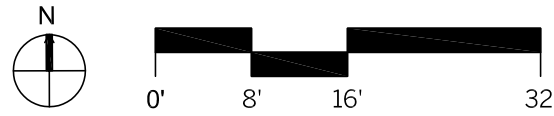
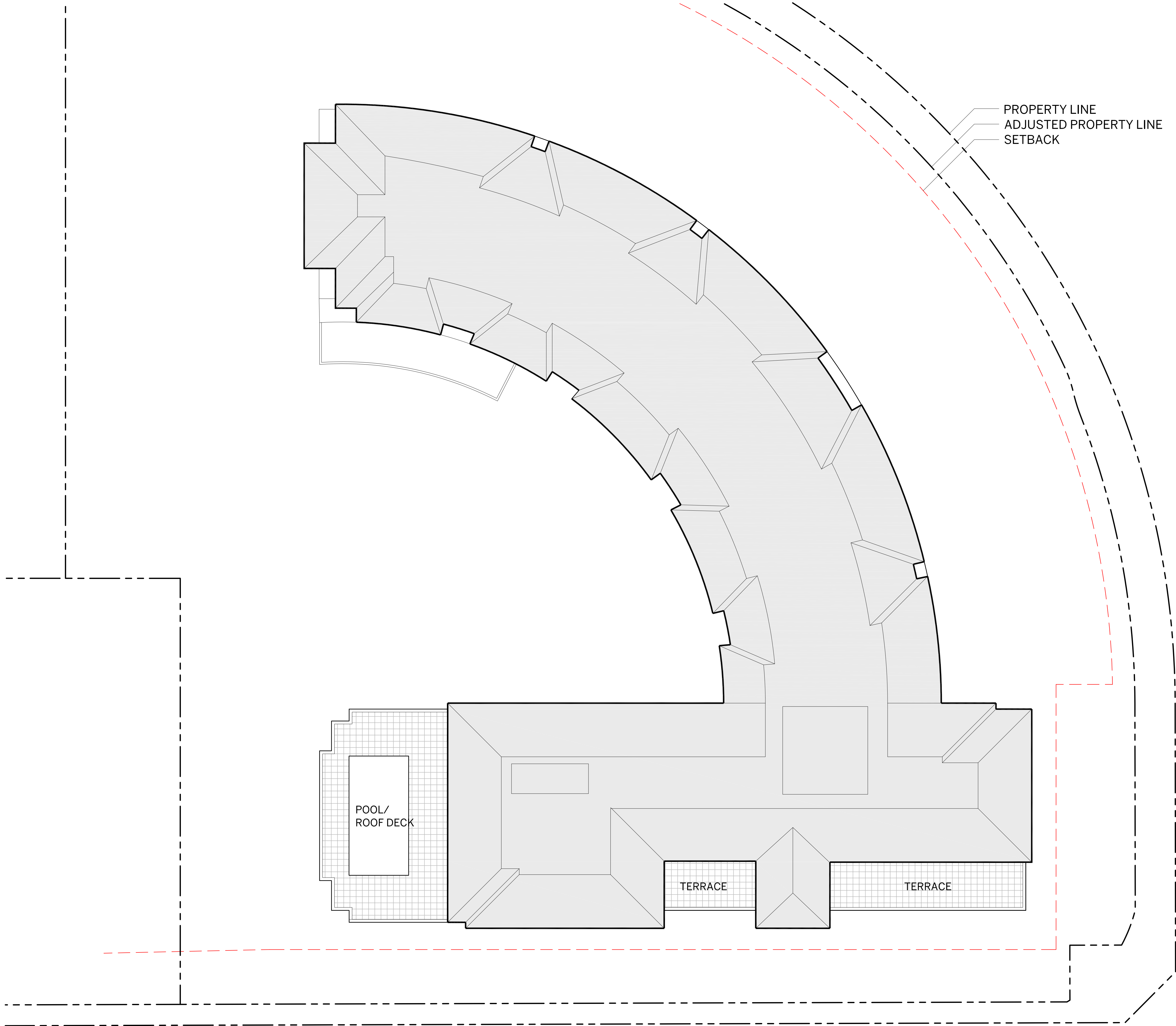
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SCALE: 1/16" = 1'-0"

DRAWING TITLE:

ROOF PLAN

DRAWING NO.:



STEVENS CREEK BLVD - SOUTH ELEVATION 3

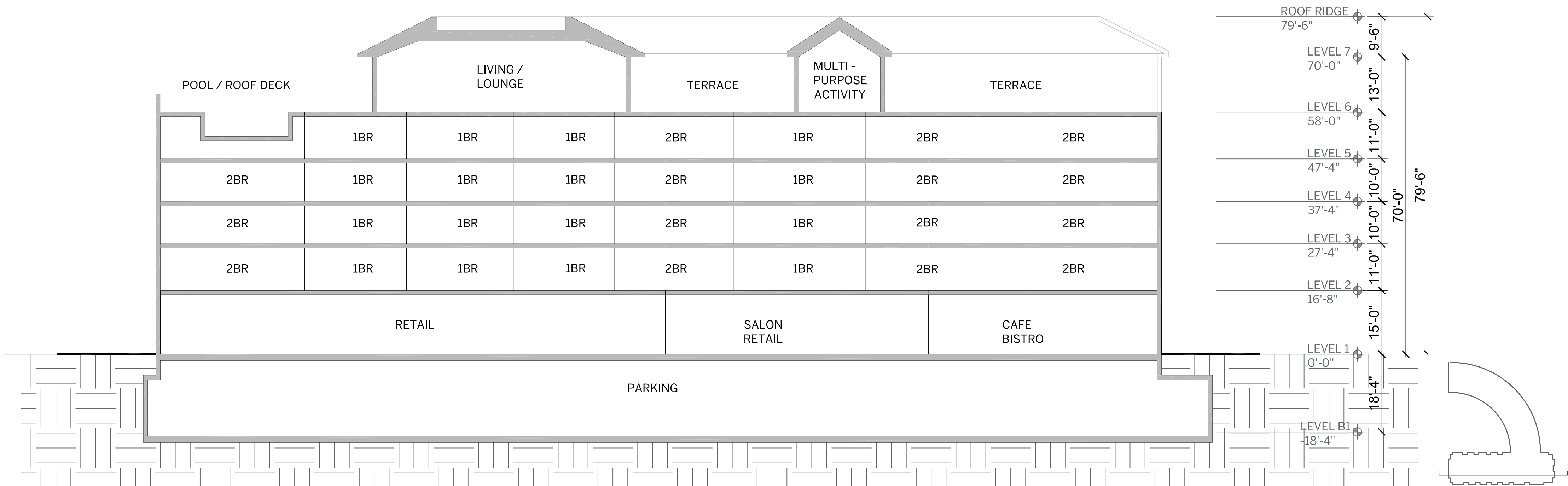
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WEST ELEVATION 2

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

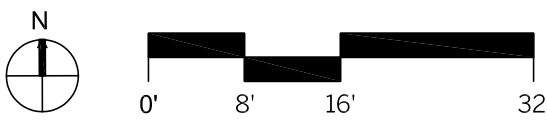
This updated sheet reflect the changes proposed for Building 1 on the entitled sheet A213.



This updated sheet reflect the changes proposed for Building 1 on the entitled sheet A211.

BUILDING SECTION 1

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



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BUILDING SECTION AND ELEVATIONS

DRAWING NO.:

