WESTPORT CUPERTINO

CUPERTINO, CALIFORNIA

TOWNHOMES PHASE 1

PROJECT TEAM

OWNER

KT URBAN
21710 STEVENS CREEK BLVD #200
CUPERTINO, CA 95104
P: 408.630.0154
CONTACT: TOM SWEENEY
EMAIL: tom@kturban.com

ARCHITECT

C2K ARCHITECTURE INC.
1645 NW HOYT ST.
PORTLAND, OR 97209
P: 503.444.2200
CONTACT: STEVEN OHLHABER
CONTACT: JOHN BOYD
EMAIL: jboyd@c2karch.com

CIVIL

KIMLEY-HORN
4637 CHABOT DRIVE SUITE 300
PLEASANTON, CA 94588
P: 925.965.7701
CONTACT: MARK FALGOUT
EMAIL: Mark.Falgout@kimley-horn.com

LANDSCAPE

KIMLEY-HORN
4637 CHABOT DRIVE SUITE 300
PLEASANTON, CA 94588
P: 408.785.3518
CONTACT: MATTHEW MORGAN
EMAIL: matthew.morgan@kimley-horn.com

STRUCTURAL

XL ENGINEERING
11846 DUBLIN BLVD
DUBLIN, CA 94568
P: 530.333.5041
CONTACT: LEIF LYSEN
EMAIL: leif@xl-engineering.net

MEP

XL ENGINEERING
11846 DUBLIN BLVD
DUBLIN, CA 94568
P: 925.803.9756
CONTACT: DINETH KETAGODA
EMAIL:dinethk@xl-engineering.net

CODE

CHURCHILL CONSULTING
3593 5TH AVE, SUITE C
SAN DIEGO, CA 92103
P: 619.546.6429
CONTACT: JAMES CHURCHILL
EMAIL: jchurchill@churchilleng.com

GREENPOINT RATING

SAGE GREEN DEVELOPMENT
7050 EXETER DRIVE
OAKLAND, CA 94611
P: 510.390.3179
CONTACT: LAURA BILLINGS
EMAIL: Laura@sagegreendevelopment.com

ENVELOPE

INTERTEK
25791 COMMERCENTRE DR.
LAKE FOREST, CA 92630
P: 949.460.9600
CONTACT: DAN GRIFFITH
EMAIL: Daniel.Griffith@Intertek.com

ACOUSTIC

EDWARD L. PACK & ASSOCIATES, INC.
1975 HAMILTON AVENUE
SAN JOSE, CA 95125
P: 408.371.1195
CONTACT: JEFF PACK
EMAIL: jpack@packassociates.com

PROJECT DESCRIPTION/SCOPE OF WORK

(13) NEW THREE-STORY, SPRINKLERED, ATTACHED TOWNHOUSES, IN TWO BUILDINGS. SITE DEVELOPMENT UNDER SEPARATE PERMIT.

RELATED PERMITS

- SITE DEVELOPMENT PERMITS: BLDG-2021-0382, BLDG-2021-0402, BLDG-2021-0403
- DEVELOPMENT PERMIT: DP-2018-05
- ARCHITECTURAL AND SITE APPROVAL PERMIT: ASA-2018-05
- TREE REMOVAL PERMIT: TR-2018-22
- USE PERMIT: U-2019-03
- TENTATIVE MAP: TM-2018-03
- EIR AND MITIGATION MONIROTING AND REPORTING: EA-2018-04
- HEART OF THE CITY EXCEPTION: EXC-2019-03

DEFERRED SUBMITTALS

- FIRE PROTECTION SYSTEM
- STRUCTURAL ROOF TRUSSES
- PHOTOVOLTAIC
- EXTERIOR SIGNAGE

SPECIAL INSPECTIONS

SEE STRUCTURAL COVER SHEET, SN1, FOR REQUIREMENTS

GOVERNING CODES

- 2019 CALIFORNIA RESIDENTIAL CODE (BASED ON 2018 INTL RES CODE)
- 2019 CALIFORNIA PLUMBING CODE (BASED ON 2018 UNIFORM PLUMBING CODE)
- 2019 CALIFORNIA MECHANICAL CODE (BASED ON 2018 UNIFORM MECHANICAL CODE)
- 2019 CALIFORNIA ELECTRICAL CODE (BASED ON 2017 NATIONAL ELECTRICAL CODE)
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
- CUPERTINO MUNICIPAL CODE
- FAIR HOUSING SAFE HARBOR: 2003 ICC/ANSI A117.1

PROJECT INFORMATION

SITE ADDRESS:	21267 STEVENS CREEK BLVD CUPERTINO, CALIFORNIA
ACCESSOR'S PARCEL NO:	326-27-039, -040, -041
OCCUPANCY TYPE:	R (TOWNHOUSE)
TYPE OF CONSTRUCTION:	WOOD FRAMED AND SPRINKLERED PER SECTION R313
NUMBER OF STORIES:	3

MOCK-UPS

- SEE PROJECT MANUAL FOR PROJECT MOCK-UPS AND MOCK-UP REQUIREMENTS.
- PER PROJECT CONDITIONS OF APPROVAL, CONTRACTOR TO PROVIDE MOCK-UP OF ALL EXTERIOR FINISHES (STUCCO, PAINT, ETC) FOR REVIEW / APPROVAL BY ARCHITECT AND PLANNING DEPARTMENT, PRIOR TO APPLICATION.

BUILDING AREAS

Building	T7						
Unit Type	TA	TB	TC	TC	TC	TC	TD
Unit Number	T7-1	T7-2	T7-3	T7-4	T7-5	T7-6	T7-7
Level 03	856	803	720	720	698	698	837
Level 02	790	798	715	715	692	692	766
Level 01 (w/ garage)	872	795	689	691	683	683	863
Level 01	414	371	263	279	271	271	403
Total (w/o Garage)	2,060	1,972	1,698	1,714	1,661	1,661	2,006
Garage	458	424	426	412	412	412	460

Building Total	
12,771	SF
3,005	SF

Building	R6					
Unit Type	RA	RB	RB	RB	RB	RC
Unit Number	R6-1	R6-2	R6-3	R6-4	R6-5	R6-6
Level 03	840	676	692	676	677	841
Level 02	827	689	705	689	689	816
Level 01 (w/ garage)	843	684	690	676	676	843
Level 01	328	89	95	81	81	328
Total (w/o Garage)	1,995	1,454	1,492	1,446	1,447	1,985
Garage	515	595	595	595	595	515

Building Total	
9,820	SF
3,409	SF

PROJECT MANUAL

(UNDER SEPARATE COVER)

SHEET LIST

GENERAL

G0 00	COVER SHEET
G0 50	CONDITIONS OF APPROVAL
G0 51	CONDITIONS OF APPROVAL
G0 52	CONDITIONS OF APPROVAL
G0 53	CONDITIONS OF APPROVAL
G0 54	CONDITIONS OF APPROVAL
G0 55	CONDITIONS OF APPROVAL
G0 56	CONDITIONS OF APPROVAL
G0 57	CONDITIONS OF APPROVAL
G0 58	CONDITIONS OF APPROVAL
G1 00	PROJECT INFORMATION & CODE SUMMARY
G1 01	CALGREEN
G1 02	CALGREEN
G1 03	CUPERTINO BEST MANAGEMENT PRACTICES

ARCHITECTURAL

A0 12	ARCHITECTURAL NOTES
A0 91	TYPICAL ASSEMBLY TYPES
A1 11	ARCHITECTURAL SITE PLAN
A2 R6 11	BUILDING R6 OVERALL SLAB & LEVEL 1 FLOOR PLANS
A2 R6 12	BUILDING R6 OVERALL LEVELS 2 & 3 FLOOR PLANS
A2 R6 13	BUILDING R6 OVERALL ROOF & SOFFIT PLANS
A2 T7 11	BUILDING T7 OVERALL SLAB & LEVEL 1 FLOOR PLANS
A2 T7 12	BUILDING T7 OVERALL LEVELS 2 & 3 FLOOR PLANS
A2 T7 13	BUILDING T7 OVERALL ROOF & SOFFIT PLANS
A3 R6 11	BUILDING R6 EXTERIOR ELEVATIONS
A3 T7 11	BUILDING T7 EXTERIOR ELEVATIONS
A3 T7 12	BUILDING T7 EXTERIOR ELEVATIONS
A4 11	WALL SECTIONS
A4 12	WALL SECTIONS
A4 13	WALL SECTIONS
A5 12	PATIO ENLARGED PLAN & DETAILS
A6 RA 11	UNIT TYPE RA FLOOR PLANS
A6 RA 12	UNIT TYPE RA REFLECTED CEILING PLANS
A6 RA 14	UNIT TYPE RA STAIR SECTION AND INTERIOR ELEVATIONS
A6 RA 15	UNIT TYPE RA INTERIOR ELEVATIONS
A6 RB 21	UNIT TYPE RB FLOOR PLANS
A6 RB 22	UNIT TYPE RB REFLECTED CEILING PLANS
A6 RB 24	UNIT TYPE RB STAIR SECTION AND INTERIOR ELEVATIONS
A6 RB 25	UNIT TYPE RB INTERIOR ELEVATIONS
A6 RC 31	UNIT TYPE RC FLOOR PLANS
A6 RC 32	UNIT TYPE RC REFLECTED CEILING PLANS
A6 RC 34	UNIT TYPE RC STAIR SECTION AND INTERIOR ELEVATIONS
A6 RC 35	UNIT TYPE RC INTERIOR ELEVATIONS
A6 TA 11	UNIT TYPE TA FLOOR PLANS
A6 TA 12	UNIT TYPE TA REFLECTED CEILING PLANS
A6 TA 14	UNIT TYPE TA STAIR SECTION AND INTERIOR ELEVATIONS
A6 TA 15	UNIT TYPE TA INTERIOR ELEVATIONS
A6 TB 11	UNIT TYPE TB FLOOR PLANS
A6 TB 12	UNIT TYPE TB REFLECTED CEILING PLANS
A6 TB 14	UNIT TYPE TB STAIR SECTION AND INTERIOR ELEVATIONS
A6 TB 15	UNIT TYPE TB INTERIOR ELEVATIONS
A6 TC 11	UNIT TYPE TC FLOOR PLANS
A6 TC 12	UNIT TYPE TC REFLECTED CEILING PLANS
A6 TC 14	UNIT TYPE TC STAIR SECTION AND INTERIOR ELEVATIONS
A6 TC 15	UNIT TYPE TC INTERIOR ELEVATIONS
A6 TD 11	UNIT TYPE TD FLOOR PLANS
A6 TD 12	UNIT TYPE TD REFLECTED CEILING PLANS
A6 TD 14	UNIT TYPE TD STAIR SECTION AND INTERIOR ELEVATIONS
A6 TD 15	UNIT TYPE TD INTERIOR ELEVATIONS
A8 01	EXTERIOR DETAILS
A8 02	EXTERIOR DETAILS
A8 03	EXTERIOR DETAILS
A8 04	EXTERIOR DETAILS
A8 05	EXTERIOR DETAILS
A9 01	FINISH SCHEDULES & INTERIOR DETAILS
A9 02	INTERIOR DETAILS
A9 03	INTERIOR DETAILS
A9 11	INTERIOR DETAILS
A9 41	WINDOW WRAP SEQUENCE
A9 51	DOOR AND WINDOW TYPES

STRUCTURAL

SN	NOTES
SN1	NOTES
SD1	DETAILS
SD1.1	DETAILS
SD2	DETAILS
SD3	DETAILS
SD4	DETAILS
HFX1	HARDY FRAME DETAILS
HFX2	HARDY FRAME DETAILS
HFX3	HARDY FRAME DETAILS
SbR6.1	FOUNDATION PLAN
SbR6.2	L2 FRAM PLAN
SbR6.3	L3 FRAM PLAN
SbR6.4	ROOF FRAM PLAN
SbT7.1	FOUNDATION PLAN L
SbT7.1.1	FOUNDATION PLAN R
SbT7.2	L2 FRAM PLAN L
SbT7.2.1	L2 FRAM PLAN R
SbT7.3	L3 FRAM PLAN L
SbT7.3.1	L3 FRAM PLAN R
SbT7.4	ROOF FRAM PLAN L
SbT7.4.1	ROOF FRAM PLAN R

TITLE 24

T24.0	T24 MAND MEASURES
T24.1	T24 CALC UNIT RA
T24.2	T24 CALC UNIT RA
T24.3	T24 CALC UNIT RB
T24.4	T24 CALC UNIT RB
T24.5	T24 CALC UNIT RC
T24.6	T24 CALC UNIT RC
T24.7	T24 CALC UNIT TA
T24.8	T24 CALC UNIT TA
T24.9	T24 CALC UNIT TB
T24.10	T24 CALC UNIT TB
T24.11	T24 CALC UNIT TC
T24.12	T24 CALC UNIT TC
T24.13	T24 CALC UNIT TD
T24.14	T24 CALC UNIT TD

MECHANICAL

MN	NOTES SHEET INDEX
MN1	EQUIPMENT SCHEDULES
MD1	DETAILS
M2.0	UNIT RA
M2.1	UNIT RB
M2.2	UNIT RC
M2.3	UNIT TA
M2.4	UNIT TB
M2.5	UNIT TC
M2.6	UNIT TD

ELECTRICAL

EN	GEN NOTES
EN1	SIN LINE DIA LOAD CALC
EN2	PANEL SCHEDULES
E2.0	UNIT RA
E2.1	UNIT RB
E2.2	UNIT RC
E2.3	UNIT TA
E2.4	UNIT TB
E2.5	UNIT TC
E2.6	UNIT TD
E3.0	BUILDING R6
E3.1	BUILDING T7

PLUMBING

PN	NOTES SHEET INDEX
PN1	CALCULATIONS
PD1	DETAILS
P2.0	UNIT RA WATER
P2.1	UNIT RB WATER
P2.2	UNIT RC WATER
P2.3	UNIT TA WATER
P2.4	UNIT TB WATER
P2.5	UNIT TC WATER
P2.6	UNIT TD WATER
P3.0	UNIT RA WASTE VENT
P3.1	UNIT RB WASTE VENT
P3.2	UNIT RC WASTE VENT
P3.3	UNIT TA WASTE VENT
P3.4	UNIT TB WASTE VENT
P3.5	UNIT TC WASTE VENT
P3.6	UNIT TD WASTE VENT

C2K ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION:	DESCRIPTION:
B	28 JULY 2021 REVISIONS AFTER PERMIT

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC.. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC..

LICENSED ARCHITECT
KEVIN S. SAUSER
21859
REG.
11/30/2019
STATE OF CALIFORNIA

ISSUE FOR PERMIT

SHEET TITLE:
COVER SHEET

SHEET NO.:
G0 00

C:\Revit_Local\20133_Westport-CENTRAL_jboydVFBRA.rvt

7/28/2021 3:27:14 PM

CITY OF CUPERTINO

OFFICE OF THE CITY CLERK

CITY HALL
10300 TORRE AVENUE • CUPERTINO, CA 95014-3255
TELEPHONE: (408) 777-3223 • FAX: (408) 777-3366
CUPERTINO.ORG

August 27, 2020

Subject: Consider approving a development proposal to demolish a 71,250 square foot retail center (The Oaks), remove and replace 74 protected trees, and construct a mixed-used development consisting of 267 housing units (88 Rowhouse/Townhouses, 179 senior apartments of which 131 are senior licensed assisted living units and 48 are affordable or below market rate ("BMR") senior independent living units), 27 memory care licensed assisted living residences ("memory care residences"), and 20,000 square feet of commercial space. The applicant is requesting a Heart of the City Exception for retail frontage along Stevens Creek Boulevard. The applicant is also requesting a density bonus, including associated density bonus parking reduction and density bonus waivers for height, slope line setback, and dispersion of BMR housing units, as well as an incentive/concession for the consolidation of BMR housing units in a single, senior building. City approvals would be certification of the Final Environmental Impact Report, Development Permit (including findings regarding density bonus, parking reduction, concession, and waivers), Architectural and Site Approval Permit, Tree Removal Permit, Use Permit, Heart of the City Exception, and Vesting Tentative Map; (Application No(s): DP-2018-05, ASA-2018-05, TM-2018-03, TR-2018-22, U-2019-03, EXC-2019-03, EA-2018-04; Applicant(s): KT Urban (Mark Tersini); Location: 21267 Stevens Creek Boulevard; APN #326-27-042, -043.

At its August 18, 2020 regular meeting, the Cupertino City Council took the following action:

Adopted the following resolutions as amended:
a. Resolution No. 20-105 certifying the Final Environmental Impact Report and adopting the mitigation measures and Mitigation and Monitoring Reporting Program (EA-2018-04); and
b. Resolution No. 20-106 approving the Development Permit (DP-2018-05); EA-2018-04, DP-2018-05, Westport Cupertino August 18, 2020 with the following amendments:

1. ASA-2018-05, U-2019-03, 21267 Stevens Creek Boulevard TM-2018-03, EXC-2019-03, TR-2018-22.
   Finding 4(b) was amended to expand the density bonus law concession to allow the applicant to consolidate all BMR units in Building 2 instead of dispersing them throughout Building 1 and the Townhouse/Rowhouse portion of the project.
2. Finding 4(g) was amended to deny the requested waiver for the BMR unit dispersion requirement and to note the City Council would have preferred to grant a concession, rather than a waiver, for the height and slope line setback requirements.
3. Condition 2 of Section III ("Accuracy of Project Plans") was amended to clarify that any misrepresentation on the Vesting Tentative Map related to the statement that the Townhouses/Rowhouses would be for-sale could result in invalidation of the permit and additional review. (This change was made in the "Accuracy of Project Plans" condition in each of the approved resolutions.)
4. Condition 6 of Section III ("Development Allocation") was amended to state that, by requesting only one density bonus concession, the applicant waived any future claim to a second concession.
5. Condition 11 of Section III ("Concurrent Development of BMR and Market-Rate Housing") was amended to delete subsection 11(b).
6. Condition 3 of Section IV ("Pedestrian and Bicycle Improvements") was amended to require the applicant to work with staff to design and build bicycle access through the property.

c. Resolution No. 20-107 approving the Architectural and Site Approval Permit (ASA2018-05); and
d. Resolution No. 20-108 approving the Use Permit (U-2019-03); and
e. Resolution No. 20-109 approving the Vesting Tentative Map (TM-2018-03); and
f. Resolution No. 20-110 approving the Heart of the City Exception (EXC-2019-03) with the following amendments:
   1. Condition 2 of Section III ("Accuracy of Project Plans") was amended to clarify that any misrepresentation on the Vesting Tentative Map related to the statement that the Townhouses/Rowhouses would be for-sale could result in invalidation of the permit and additional review. (This change was made in the "Accuracy of Project Plans" condition in each of the approved resolutions.)
   2. Condition 6 of Section III ("Public Accessibility to Retail Space") was added to require that all retail space be open to the public for consumption of goods and services; and
g. Resolution No. 20-111 approving the Tree Removal Permit (TR-2018-22).

The amended motion as carried unanimously.

Also included are the resolutions that Council adopted at the meeting.

Any interested person, including the applicant, prior to seeking judicial review of any adjudicatory decision of the City Council, must first file a petition for reconsideration with the city clerk within ten days after the date of mailing of this notice. Any petition filed must comply with Municipal Code §2.08.096. Due to the deadline falling on a weekend and a federal holiday, the last day to file a petition for reconsideration is Tuesday, September 8, 2020.

Sincerely,

Lauren Sapudar
Deputy City Clerk

cc: Community Development
City Attorney

RESOLUTION NO. 20-105

A RESOLUTION OF THE CUPERTINO CITY COUNCIL CERTIFYING AN ENVIRONMENTAL IMPACT REPORT AND ADOPTING MITIGATION MEASURES AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE DEVELOPMENT OF A MIXED-USE DEVELOPMENT CONSISTING OF 267 HOUSING UNITS, 27 MEMORY CARE LICENSED ASSISTED LIVING RESIDENCES ("MEMORY CARE RESIDENCES"), 20,000 SQUARE FEET OF RETAIL SPACE, AND ~44,900 SQUARE FEET OF COMMON OPEN SPACE ON AN 8-ACRE PARCEL LOCATED AT 21267 STEVENS CREEK BOULEVARD (APN: 326-27-042, -043)

SECTION I: PROJECT DESCRIPTION

Application No.: EA-2018-04
Applicant: KT Urban (Mark Tersini)
Property Owner: 190 West St. James, LLC
Location: 21267 Stevens Creek Blvd. (APN #326-27-042, -043)

SECTION II: ENVIRONMENTAL REVIEW PROCESS

WHEREAS, the City of Cupertino received an application on May 17, 2018 for a Development Permit (including findings regarding density bonus and waivers), Architectural and Site Approval Permit, Tentative Map, and Tree Removal Permit, to allow the construction of a mixed-use development consisting of 242 housing units, 20,000 square feet of retail space, and ~35,000 square feet of common open space on an 8-acre parcel and associated environmental review ("Westport Mixed-Use Project" or "Project"); and

WHEREAS, the City of Cupertino received an application on April 29, 2019 from the Project applicant for a Use Permit, and Heart of the City Exception for the Project; and

WHEREAS, pursuant to the provisions of the California Environmental Quality Act of 1970 (Public Resources Code Section 21000 *et seq.*) ("CEQA") and the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 *et seq.*) ("CEQA Guidelines"), the City prepared an Initial Study and Environmental Impact Report (State Clearinghouse No. 2019070377) ("EIR") for the Project, which consists of the November 2019 Public Review Draft Project Environmental Impact Report (the "Draft EIR"), the

April 2020 Response to Comments Document, and the May 2020 Response to Comments on the Final EIR memorandum (together, the "Final EIR"); and

WHEREAS, on July 11, 2019 the City issued a Notice of Preparation of a Draft EIR for the Westport Mixed-Use Project; and

WHEREAS, on July 11, 2019 the Draft Initial Study for the project was distributed to responsible agencies and the public for review and comment for a 30-day period that ended August 9, 2019; and

WHEREAS, on July 18, 2019 a public EIR Scoping Meeting was held to receive comments regarding the scope and content of the EIR; and

WHEREAS, on November 6, 2019 the City issued a Notice of Availability (NOA) of the Draft EIR for the Westport Mixed-Use Project; and

WHEREAS, on November 6, 2019 the Draft EIR for the project was distributed to responsible agencies and the public for review and comment for a 45-day period that ended August 9, 2019; and

WHEREAS, the Draft EIR concluded that significant environmental effects on Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Noise, Tribal Cultural Resources, and Utilities and Service Systems would be avoided or reduced to less-than-significant levels by mitigation measures ("MM") identified in the EIR; and

WHEREAS, on March 17, 2020 the applicant requested that an Increased Senior Housing Alternative be considered and analyzed in the EIR; and

WHEREAS, the Increased Senior Housing Alternative was analyzed in the Final EIR as a feasible alternative, and the analysis concluded that the Increased Senior Housing Alternative would not result in any new or substantially more severe significant impacts than were analyzed in the Draft EIR; therefore, recirculation of the Draft EIR was not required; and

WHEREAS, on April 16, 2020, the City of Cupertino's Environmental Review Committee held a duly noticed public hearing to receive public testimony and reviewed and considered the information contained in the Draft EIR and Response to Comments, and voted 5-0 to recommend that the City Council certify the EIR for Project; and

WHEREAS, on April 23, 2020, the applicant formally requested that the City consider the Increased Senior Housing Alternative analyzed in the Final EIR, which is a proposed mixed-use development consisting of 267 housing units, 27 memory care licensed assisted living residences, 20,000 square feet of retail space, and approximately 44,900

square feet of common open space on an 8.1-acre parcel with 7.9 net developable acres, to be the proposed Project; and

WHEREAS, the proposed Project (Increased Senior Enhanced Alternative) was referred to in the May 12, 2020 Planning Commission staff report as the "Senior Enhanced Alternative;" and

WHEREAS, text revisions made after publication of the Draft EIR, which are found in the May, 2020 Westport Mixed-Use Project Final EIR, merely clarify, amplify or make insignificant modifications to the EIR, and recirculation of the EIR is not required.

WHEREAS, on May 12, 2020, the Planning Commission held a duly noticed public hearing to receive staff's presentation and public testimony, and to consider the information contained in the EIR along with all staff reports, other pertinent documents, and all written and oral statements received prior to and at the public hearing, and recommended on a 5-0 vote, based on substantial evidence in the record, that the City Council certify the EIR, adopt and incorporate into the Project and implement as conditions of approval all of the mitigation measures for the project that are identified in the EIR, and adopt the Mitigation Monitoring and Reporting Program for the Project; and

WHEREAS, on May 12, 2020 the Planning Commission recommended on a 5-0 vote that the City Council approve the Vesting Tentative Map (TM-2018-03), in substantially similar form to the Resolution presented (Resolution No. 6904), approve the Development Permit (DP-2018-05) in substantially similar form to the Resolution presented (Resolution No. 6901), approve the Architectural and Site Approval Permit (ASA-2018-05) in substantially similar form to the Resolution presented (Resolution No. 6902), approve the Use Permit (U-2019-03) in substantially similar form to the Resolution presented (Resolution No. 6903), approve the Tree Removal Permit (TR-2018-22) in substantially similar form to the Resolution presented (Resolution No. 6906), approve the Heart of the City Exception (EXC-2019-03) in substantially similar form to the Resolution presented (Resolution No. 6905) for the Senior Enhanced Alternative; and

WHEREAS, on June 4, 2020, as updated on June 25 and 26, 2020, the applicant submitted and requested the City to consider revisions to the Project ("Revised Senior Enhanced Project") recommended for approval by the Planning Commission on May 12, 2020 , which include relocating nine Below Market Rate ("BMR") units from Building 1 to an additional top story on Building 2, altering the unit mix in Buildings 1 and 2 to provide additional space for terraces on the tops of those buildings, and changing the unit mix in Buildings 2 to include two-bedroom units in addition to studios and one-bedroom units; and

WHEREAS, because these proposed revisions to the Project affect building height and dispersion of BMR units, the Revised Senior Enhanced Project was reviewed by the Planning Commission on July 14, 2020 for recommendation to the City Council; and

WHEREAS, the Planning Commission independently reviewed and considered the EIR together with the comments and the responses to those comments prior to taking action on the Revised Senior Enhanced Project; and

WHEREAS, the comments received by the Planning Commission do not require major revisions to the EIR due to new or substantially more severe significant effects on the environment; and

WHEREAS, on July 14, 2020, the Planning Commission recommended on a 3-2 vote that the City Council deny the project in accordance with Resolution No. 6908; and

WHEREAS, the City Council has independently reviewed and considered the EIR together with the comments and the responses to those comments prior to taking action on the Project; and

WHEREAS, the comments received by the City Council do not require major revisions to the EIR due to new or substantially more severe significant effects on the environment; and

WHEREAS, the revisions to the Project after the May 12, 2020 Planning Commission meeting do not require major revisions to the EIR due to new or substantially more severe significant effects on the environment because the number of residential units and square footage of retail use have not changed, and the amount of ground level open space has increased; and

WHEREAS, on August 18, 2020 prior to taking action on the Project, the City Council held a duly noticed public hearing to receive staff's presentation and public testimony, and to further consider the information contained in the EIR, along with all staff reports, other pertinent documents, and all written and oral statements received prior to and at the public hearing.

NOW, THEREFORE, BE IT RESOLVED:

That after careful consideration of the EIR, comments on the EIR, maps, facts, exhibits, testimony, staff reports, public comments, and other evidence submitted in this matter, the City Council does:

1. Certify that the EIR for the Project has been completed in compliance with CEQA and reflects the independent judgment and analysis of the City.
2. Find that the text revisions to the EIR merely clarify, amplify or make insignificant

modifications to the EIR, and the revisions to the Project do not require major revisions to the EIR due to new or substantially more severe significant effects on the environment; therefore, recirculation of the EIR is not required.

3. Adopt the Findings for the Project, attached hereto as "Exhibit EA-1," and incorporated herein by reference
4. Adopt and make required conditions of approval of the Project all of the mitigation measures identified in the EIR that are within the responsibility and jurisdiction of the City.

a. AIR QUALITY
Mitigation Measure AQ-2: Prior to any grading activities, the applicant shall prepare a Construction Management Plan to be reviewed and approved by the Director of Public Works/City Engineer. The Construction Management Plan shall include the Bay Area Air Quality Management District (BAAQMD) Basic Construction Mitigation Measures listed below to minimize construction-related emissions. The project applicant shall require the construction contractor to implement the approved Construction Management Plan. The BAAQMD Basic Construction Mitigation Measures are:
- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
- All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- All vehicle speeds on unpaved roads shall be limited to 15 mph.
- All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.

- Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD phone number shall also be visible to ensure compliance with applicable regulations.
- Vegetative ground cover shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.
- All exposed surfaces shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe.

Mitigation Measure AQ-4: Implement Mitigation Measure AQ-2.

b. BIOLOGICAL RESOURCES
Mitigation Measure BIO-1: Nests of raptors and other birds shall be protected when in active use, as required by the federal Migratory Bird Treaty Act and the California Fish and Game Code. The construction contractor shall indicate the following on all construction plans, if construction activities and any required tree removal occur during the breeding season (February 1 and August 31). Preconstruction surveys shall:
- Be conducted by a qualified biologist prior to tree removal or grading, demolition, or construction activities. Note that preconstruction surveys are not required for tree removal or construction, grading, or demolition activities outside the nesting period.
- Be conducted no more than 14 days prior to the start of tree removal or construction.
- Be repeated at 14-day intervals until construction has been initiated in the area after which surveys can be stopped.
- Document locations of active nests containing viable eggs or young birds.
- Protective measures for active nests containing viable eggs or young birds shall be implemented under the direction of the qualified biologist until the nests no longer contain eggs or young birds. Protective measures shall include:
- Establishment of clearly delineated exclusion zones (i.e., demarcated by identifiable fencing, such as orange construction fencing or equivalent) around each nest location as determined by the qualified biologist, taking into account the species of birds nesting, their tolerance for disturbance and

proximity to existing development. In general, exclusion zones shall be a minimum of 300 feet for raptors and 75 feet for passerines and other birds.
- Monitoring active nests within an exclusion zone on a weekly basis throughout the nesting season to identify signs of disturbance and confirm nesting status.
- An increase in the radius of an exclusion zone by the qualified biologist if project activities are determined to be adversely affecting the nesting birds. Exclusion zones may be reduced by the qualified biologist only in consultation with California Department of Fish and Wildlife.
- The protection measures shall remain in effect until the young have left the nest and are foraging independently or the nest is no longer active.

Mitigation Measure BIO-2: The proposed project shall comply with the City of Cupertino's Protected Trees Ordinance (Cupertino Municipal Code Section 14.18). A tree removal permit shall be obtained for the removal of any "protected tree," and replacement plantings shall be provided as approved by the City. If permitted, an appropriate in-lieu tree replacement fee may be paid to the City of Cupertino's Tree Fund as compensation for "protected trees" removed by the proposed project, where sufficient land area is not available on-site for adequate replacement and when approved by the City.

In addition, a Tree Protection and Replacement Program (Program) shall be developed by a Certified Arborist prior to project approval and implemented during project construction to provide for adequate protection and replacement of "protected trees," as defined by the City's Municipal Code. The Program shall include the following provisions:
- Adequate measures shall be defined to protect all trees to be preserved. These measures should include the establishment of a tree protection zone (TPZ) around each tree to be preserved, in which no disturbance is permitted. For design purposes, the TPZ shall be located at the dripline of the tree or 10 feet, whichever is greater. If necessary, the TPZ for construction-tolerant species (i.e., coast live oaks) may be reduced to 7 feet.
- Temporary construction fencing shall be installed at the perimeter of TPZs prior to demolition, grubbing, or grading. Fences shall be 6-foot chain link or equivalent, as approved by the City of Cupertino. Fences shall remain until all construction is completed. Fences shall not be relocated or removed without permission from the consulting arborist.
- No grading, excavation, or storage of materials shall be permitted within TPZs. Construction trailers, traffic, and storage areas shall remain outside

fenced areas at all times. No excess soil, chemicals, debris, equipment, or other materials shall be dumped or stored within le TPZ.
- Underground services including utilities, sub-drains, water or sewer shall be routed around the TPZ. Where encroachment cannot be avoided, special construction techniques such as hand digging or tunneling under roots shall be employed where necessary to minimize root injury. Irrigation systems must be designed so that no trenching will occur within the TPZ.
- Construction activities associated with structures and underground features to be removed within the TPZ shall use the smallest equipment and operate from outside the TPZ. The consulting arborist shall be on-site during all operations within the TPZ to monitor demolition activity.
- All grading, improvement plans, and construction plans shall clearly indicate trees proposed to be removed, altered, or otherwise affected by development construction. The tree information on grading and development plans should indicate the number, size, species, assigned tree number, and location of the dripline of all trees that are to be retained/preserved. All plans shall also include tree preservation guidelines prepared by the consulting arborist.
- The demolition contractor shall meet with the consulting arborist before beginning work to discuss work procedures and tree protection. Prior to beginning work, the contractor(s) working in the vicinity of trees to be preserved shall be required to meet with the consulting arborist at the site to review all work procedures, access routes, storage areas, and tree protection measures.
- All contractors shall conduct operations in a manner that will prevent damage to trees to be preserved. Any grading, construction, demolition or other work that is expected to encounter tree roots shall be monitored by the consulting arborist. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the consulting arborist so that appropriate treatments can be applied.
- Any plan changes affecting trees shall be reviewed by the consulting arborist with regard to tree impacts. These include, but are not limited to, site improvement plans, utility and drainage plans, grading plans, landscape and irrigation plans, and demolition plans.
- Trees to be preserved may require pruning to provide construction clearance. All pruning shall be completed by a State of California Licensed Tree Contractor (C61/D49). All pruning shall be done by Certified Arborist or Certified Tree Worker in accordance with the 2002 Best Management Practices for Pruning published by the International Society of

Arboriculture, and adhere to the most recent editions of the American National Standard for Tree Care Operations (Section Z133.1) and Pruning (Section A300).
- Any root pruning required for construction purposes shall receive the prior approval of and be supervised by the consulting arborist.
- Any demolition or excavation, such as grading, pad preparation, excavation, and trenching, within the dripline or other work that is expected to encounter tree roots should be approved and monitored by the consulting arborist. Any root pruning required for construction purposes shall receive prior approval of, and by supervised by, the consulting arborist. Roots shall be cut by manually digging a trench and cutting exposed roots with a sharp saw.
- Tree(s) to be removed that have branches extending into the canopy of tree(s) to remain must be removed by a qualified arborist and not by construction contractors. The qualified arborist shall remove the tree in a manner that causes no damage to the tree(s) and understory to remain. Tree stumps shall be ground 12 inches below ground surface.
- All tree work shall comply with the Migratory Bird Treaty Act as well as California Fish and Game Code Sections 3503 through 3513 to not disturb nesting birds. To the extent feasible, tree pruning, and removal shall be scheduled outside of the breeding season. Breeding bird surveys shall be conducted prior to tree work. Qualified biologists shall be involved in establishing work buffers for active nests. (see Mitigation Measure BIO-1)
- The vertical and horizontal locations of all the trees identified for preservation shall be established and plotted on all plans. These plans shall be forwards to the consulting arborist for review and comment.
- Foundations, footings, and pavements on expansive soils near trees shall be designed to withstand differential displacement to protect the soil surrounding the tree roots.
- Any liming within 50 feet of any tree shall be prohibited, as lime is toxic to tree roots. Any herbicides placed under paving materials shall be safe for use under trees and labeled for that use.
- Brush from pruning and trees removal operations shall be chipped and spread beneath the trees within the TPZ. Mulch shall be between 2 inches and 4 inches in depth and kept at a minimum of 3 feet from the base of the trees.
- All recommendations for tree preservation made by the applicant's consulting arborist shall be followed.

Mitigation Measure BIO-3: Implement Mitigation Measures BIO-1 and BIO-2.

c. CULTURAL RESOURCES
Mitigation Measure CULT-1: If any prehistoric or historic subsurface cultural resources are discovered during ground-disturbing (including grading, demolition and/or construction) activities:
- All work within 50 feet of the resources shall be halted, the City shall be notified and a qualified archaeologist shall be consulted. The contractor shall cooperate in the recovery of the materials. Work may proceed on other parts of the project site while mitigation for tribal cultural resources, historical resources or unique archaeological resources is being carried out.
- The qualified archaeologist shall prepare a report for the evaluation of the resource to the California Register of Historical Places and the City Building Department. The report shall also include appropriate recommendations regarding the significance of the find and appropriate mitigations as follows:
  - If the resource is a non-tribal resource, the archaeologist shall assess the significance of the find according to CEQA Guidelines Section 15064.5.
  - If the resource is a tribal resource – whether historic or prehistoric – the consulting archaeologist shall consult with the appropriate tribe(s) to evaluate the significance of the resource and to recommend appropriate and feasible avoidance, testing, preservation or mitigation measures, in light of factors such as the significance of the find, proposed project design, costs, and other considerations. If avoidance is infeasible, other appropriate measures (e.g., data recovery) may be implemented.
- All significant non-tribal cultural materials recovered shall be, as necessary, and at the discretion of the consulting archaeologist, subject to scientific analysis, professional museum curation, and documentation according to current professional standards.

Mitigation Measure CULT-3: Implement Mitigation Measure CULT-1.

d. GEOLOGY AND SOILS
Mitigation Measure GEO-1: The construction contractor shall incorporate the following in all grading, demolition, and construction plans:
- In the event that fossils or fossil-bearing deposits are discovered during grading, demolition, or building, excavations within 50 feet of the find shall be temporarily halted or diverted.
- The contractor shall notify the City of Cupertino Building Department and a City-approved qualified paleontologist to examine the discovery.

- The paleontologist shall document the discovery as needed, in accordance with Society of Vertebrate Paleontology standards (Society of Vertebrate Paleontology 1995), evaluate the potential resource, and assess the significance of the finding under the criteria set forth in CEQA Guidelines Section 15064.5.
- The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find.
- If the project applicant determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the project based on the qualities that make the resource important. The excavation plan shall be submitted to the City for review and approval prior to implementation.

e. NOISE

Mitigation Measure NOISE-1: Prior to Grading Permit issuance or the start of demolition activities, the project applicant shall demonstrate, to the satisfaction of the City of Cupertino Public Works Director and/or Community Development Director, that the proposed project complies with the following:
- Pursuant to Cupertino Municipal Code (CMC) Section 10.48.053 the construction activities shall be limited to daytime hours as defined in CMC Section 10.48.010 (i.e., daytime hours are from 7:00 a.m. to 8:00 p.m. on weekdays).
- At least 90 days prior to the start of construction activities, all offsite businesses and residents within 300 feet of the project site shall be notified of the planned construction activities. The notification shall include a brief description of the proposed project, the activities that would occur, the hours when construction would occur, and the construction period's overall duration. The notification should include the telephone numbers of the City's and contractor's authorized representatives that are assigned to respond in the event of a noise or vibration complaint.
- At least 10 days prior to the start of construction activities, a sign shall be posted at the entrance(s) to the job site, clearly visible to the public, which includes permitted construction days and hours, as well as the telephone numbers of the City's and contractor's authorized representatives that are assigned to respond in the event of a noise or vibration complaint. If the authorized contractor's representative receives a complaint, he/she shall investigate, take appropriate corrective action, and report the action to the City.

- During the entire active construction period, equipment and trucks used for project construction will utilize the best available noise control techniques (e.g., improved mufflers, equipment re-design, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds), wherever feasible.
- During the entire active construction period, stationary noise sources shall be located as far from sensitive receptors as possible, and they shall be muffled and enclosed within temporary sheds, or insulation barriers or other measures shall be incorporated to the extent feasible.
- Haul routes shall be selected to avoid the greatest amount of sensitive use areas.
- Signs will be posted at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment will be turned off if not in use for more than 5 minutes.
- During the entire active construction period and to the extent feasible, the use of noise producing signals, including horns, whistles, alarms, and bells will be for safety warning purposes only. The construction manager will use smart back-up alarms, which automatically adjust the alarm level based on the background noise level or switch off back-up alarms and replace with human spotters in compliance with all safety requirements and laws.

f. UTILITIES AND SERVICES MITIGATION MEASURE
Mitigation Measure UTIL-1: No building permits shall be issued by the City for the proposed Westport Mixed-Use Project that would result in exceeding the permitted peak wet weather flow capacity of 13.8 mgd through the Santa Clara sanitary sewer system. The project applicant shall demonstrate, to the satisfaction of the City of Cupertino and Cupertino Sanitary District (CSD), that the proposed project would not exceed the peak wet weather flow capacity of the Santa Clara sanitary sewer system by implementing one or more of the following methods:
1. Reduce inflow and infiltration in the CSD system to reduce peak wet weather flows; or
2. Increase on-site water reuse, such as increased grey water use, or reduce water consumption of the fixtures used within the proposed project, or other methods that are measurable and reduce sewer generation rates to acceptable levels, to the satisfaction of the CSD.

The proposed project's estimated wastewater generation shall be calculated using the generation rates used by the CSD in the *Flow Modeling Analysis for the Homestead Flume Outfall to the City of Santa Clara*, prepared by Mark Thomas & Co. Inc., dated December 6, 2019, unless alternative (i.e., lower) generation rates achieved by the

C2K ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION: DESCRIPTION:

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

LICENSED ARCHITECT
KEVIN S. SAUSER
21859
REG. 11/30/2019
STATE OF CALIFORNIA

ISSUE FOR PERMIT

SHEET TITLE:
CONDITIONS OF APPROVAL

SHEET NO.:
G0 50

C:\Revit_Local\20133_Westport-CENTRAL_jbovjdVFBRA.rvt

7/28/2021 3:27:15 PM

proposed project are substantiated by the project applicant based on evidence to the satisfaction of the CSD.
If the prior agreement between CSD and the City of Santa Clara that currently limits the permitted peak wet weather flow capacity of 13.8 mgd through the Santa Clara sanitary sewer system were to be updated to increase the permitted peak wet weather flow sufficiently to accommodate, this would also change the impacts of the project to less than significant. If this were to occur prior to the City's approval of building permits, then Mitigation Measure UTIL-1 would no longer be required to be implemented.

6. Adopt the Mitigation Monitoring and Reporting Program for the Project, as amended, attached hereto as "Exhibit EA-2," and incorporated herein by reference, which includes all of the mitigation measures identified in the Final EIR.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Cupertino this 18th day of August, 2020, by the following vote:

Vote	Members of the City Council
AYES:	Scharf, Paul, Chao, Sinks, Willey
NOES:	None
ABSENT:	None
ABSTAIN:	None

SIGNED:	
Steven Scharf, Mayor City of Cupertino	8/28/2020 Date
ATTEST:	
Kirsten Squarcia, City Clerk	8/28/2020 Date

the newspaper. The City also sent emails providing notice of the Draft EIR's availability to all persons who had indicated an interest in the Project.

The City held an EIR Comment Meeting during the comment period on December 11, 2019. At that meeting, the City solicited comments on the adequacy of the Draft EIR.

The 46-day comment period on the Draft EIR ended on December 20, 2019 at 5:00 p.m. Agencies, organizations, and members of the public submitted written comments on the Draft EIR. The Responses to Comments Document, was issued for public review and sent to public agencies who had commented on the Draft EIR on April 7, 2020. Chapter 5 of the Response to Comments Document provides responses to the comments received during the comment period on the Draft EIR. Additional comments received after the close of the public comment period that were provided at the Environmental Review Committee meeting have been addressed in memoranda to the City.

On April 15, 2020, the Environmental Review Committee determined that the EIR was the appropriate document.

On May 12, 2020, the Planning Commission held a public hearing on the Final EIR and Senior Enhanced Alternative and took public comments. At this hearing, The Planning Commission recommended that the City Council certify the Final EIR.

On July 14, 2020, the Planning Commission held a public hearing on the Revised Senior Enhanced Project and recommended on a 3-2 vote that the City Council deny the project in accordance with Resolution No. 6908.

FINDINGS

The findings set forth below (the "Findings") are made and adopted by the Cupertino City Council as the City's findings under CEQA and the State CEQA Guidelines relating to the Project. The Findings provide the written analysis and conclusions of this City Council regarding the Project's environmental impacts, mitigation measures, alternatives to the Project.

These findings summarize the environmental determinations of the Final EIR with regard to project impacts before and after mitigation, and do not attempt to repeat the full analysis of each environmental impact contained in the Final EIR. Instead, these findings provide a summary description of and basis for each impact conclusion identified in the Final EIR, describe the applicable mitigation measures identified in the Final EIR, and state the City's findings and rationale about the significance of each impact following the adoption of mitigation measures. A full explanation of these environmental findings and conclusions can be found in the Final EIR, and these findings hereby incorporate by reference the discussion and analysis in the Final EIR supporting the Final EIR's determinations regarding mitigation measures and the Project's impacts.

When evaluating cumulative impacts, CEQA allows the use of either a list of past, present, and probable future projects, including projects outside the control of the lead agency, or a summary of projections in an adopted planning document. The cumulative impacts analysis in the Final EIR uses the projections approach and takes into account growth from the Project within the Cupertino city boundary and Sphere of Influence (SOI), in combination with impacts from the list of projects reasonably foreseeable projects in the city, when considered with the effects of the proposed project, may result in cumulative effects.

In adopting mitigation measures, below, the City intends to adopt each of the mitigation measures identified in the Final EIR. Accordingly, in the event a mitigation measure identified in the Final EIR has been inadvertently omitted from these findings, such mitigation measure is hereby adopted and made a condition of approval of the Project in the findings below by reference. In addition, in the event the language of a mitigation measure set forth below fails to accurately reflect the mitigation measure in the Final EIR due to a clerical error, the language of the mitigation measure as set forth in the Final EIR shall control unless the language of the mitigation measure has been specifically and expressly modified by these findings.

Section V, below, provide brief descriptions of the impacts that the Final EIR identified as less than significant with adopted mitigation. These descriptions also reproduce the full text of the mitigation measures identified in the Final EIR for each significant impact.

SIGNIFICANT ADVERSE IMPACTS IDENTIFIED IN THE FINAL EIR THAT ARE REDUCED TO A LESS-THAN-SIGNIFICANT LEVEL BY MITIGATION MEASURES ADOPTED AND MADE CONDITIONS OF APPROVAL OF THE PROJECT

The Final EIR identifies the following significant impacts associated with the Project. It is hereby determined that the impacts addressed by these mitigation measures will be mitigated to a less than significant level or avoided by adopting and incorporating these mitigation measures as conditions into the Project. Public Resources Code § 21081(a)(1). As explained in Section VIII, below, the findings in this Section V are based on the Final EIR, the discussion and analysis in which is hereby incorporated in full by this reference.

Impact BIO-2: Proposed development would result in removal of trees protected under City ordinance.

The Final EIR finds that the Project would result in the removal of trees and could therefore be out of compliance with the City's Protected Trees Ordinance if those trees happen to be protected. Given the potential for removal of a protected tree, the Project would be considered to have a potentially significant impact.

Implementation of Mitigation Measure BIO-2 set forth below, which is hereby adopted and made a condition of approval of the Project, would avoid or reduce this impact to a less-than-significant level.

Mitigation Measure BIO-2:

The proposed project shall comply with the City of Cupertino's Protected Trees Ordinance (Cupertino Municipal Code Section 14.18). A tree removal permit shall be obtained for the removal of any "protected tree," and replacement plantings shall be provided as approved by the City. If permitted, an appropriate in-lieu tree replacement fee may be paid to the City of Cupertino's Tree Fund as compensation for "protected trees" removed by the proposed project, where sufficient land area is not available on-site for adequate replacement and when approved by the City.
In addition, a Tree Protection and Replacement Program (Program) shall be developed by a Certified Arborist prior to project approval and implemented during project construction to provide for adequate protection and replacement of "protected trees," as defined by the City's Municipal Code. The Program shall include the following provisions:

- *Adequate measures shall be defined to protect all trees to be preserved. These measures should include the establishment of a tree protection zone (TPZ) around each tree to be preserved, in which no disturbance is permitted. For design purposes, the TPZ shall be located at the dripline of the tree or 10 feet, whichever is greater. If necessary, the TPZ for construction-tolerant species (i.e., coast live oaks) may be reduced to 7 feet.*
- *Temporary construction fencing shall be installed at the perimeter of TPZs prior to demolition, grubbing, or grading. Fences shall be 6-foot chain link or equivalent, as approved by the City of Cupertino. Fences shall remain until all construction is completed. Fences shall not be relocated or removed without permission from the consulting arborist.*
- *No grading, excavation, or storage of materials shall be permitted within TPZs. Construction trailers, traffic, and storage areas shall remain outside fenced areas at all times. No excess soil, chemicals, debris, equipment, or other materials shall be dumped or stored within he TPZ.*
- *Underground services including utilities, sub-drains, water or sewer shall be routed around the TPZ. Where encroachment cannot be avoided, special construction techniques such as hand digging or tunneling under roots shall be employed where necessary to minimize root injury. Irrigation systems must be designed so that no trenching will occur within the TPZ.*
- *Construction activities associated with structures and underground features to be removed within the TPZ shall use the smallest equipment and operate from outside the TPZ. The consulting arborist shall be on-site during all operations within the TPZ to monitor demolition activity.*
- *All grading, improvement plans, and construction plans shall clearly indicate trees proposed to be removed, altered, or otherwise affected by development construction. The tree information on grading and development plans should indicate the number, size, species, assigned tree number, and location of the dripline of all trees that are to be retained/preserved. All plans shall also include tree preservation guidelines prepared by the consulting arborist.*
- *The demolition contractor shall meet with the consulting arborist before beginning work to discuss work procedures and tree protection. Prior to beginning work, the contractor(s) working in the vicinity of trees to be preserved shall be required to meet with the consulting arborist at the site to review all work procedures, access routes, storage areas, and tree protection measures.*
- *All contractors shall conduct operations in a manner that will prevent damage to trees to be preserved. Any grading, construction, demolition or other work that is expected to encounter tree roots shall be monitored by the consulting arborist. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the consulting arborist so that appropriate treatments can be applied.*
- *Any plan changes affecting trees shall be reviewed by the consulting arborist with regard to tree impacts. These include, but are not limited to, site improvement plans, utility and drainage plans, grading plans, landscape and irrigation plans, and demolition plans.*
- *Trees to be preserved may require pruning to provide construction clearance. All pruning shall be completed by a State of California Licensed Tree Contractor (C61/D49). All pruning shall be done by Certified Arborist or Certified Tree Worker in accordance with the 2002 Best Management Practices for Pruning published by the International Society of Arboriculture, and adhere to the most recent editions of the American National Standard for Tree Care Operations (Section Z133.1) and Pruning (Section A300).*
- *Any root pruning required for construction purposes shall receive the prior approval of and be supervised by the consulting arborist.*
- *Any demolition or excavation, such as grading, pad preparation, excavation, and trenching, within the dripline or other work that is expected to encounter tree roots should be approved and monitored by the consulting arborist. Any root pruning required for construction purposes shall receive prior approval of, and by supervised by, the consulting arborist. Roots shall be cut by manually digging a trench and cutting exposed roots with a sharp saw.*
- *Tree(s) to be removed that have branches extending into the canopy of tree(s) to remain must be removed by a qualified arborist and not by construction contractors. The qualified arborist shall remove the tree in a manner that causes no damage to the tree(s) and understory to remain. Tree stumps shall be ground 12 inches below ground surface.*
- *All tree work shall comply with the Migratory Bird Treaty Act as well as California Fish and Game Code Sections 3503 through 3513 to not disturb nesting birds. To the extent feasible, tree pruning, and removal shall be scheduled outside of the breeding season. Breeding bird surveys shall be conducted prior to tree work. Qualified biologists shall be involved in establishing work buffers for active nests. (see Mitigation Measure BIO-1)*
- *The vertical and horizontal locations of all the trees identified for preservation shall be established and plotted on all plans. These plans shall be forwards to the consulting arborist for review and comment.*
- *Foundations, footings, and pavements on expansive soils near trees shall be designed to withstand differential displacement to protect the soil surrounding the tree roots.*
- *Any liming within 50 feet of any tree shall be prohibited, as lime is toxic to tree roots. Any herbicides placed under paving materials shall be safe for use under trees and labeled for that use.*
- *Brush from pruning and trees removal operations shall be chipped and spread beneath the trees within the TPZ. Mulch shall be between 2 inches and 4 inches in depth and kept at a minimum of 3 feet from the base of the trees.*
- *All recommendations for tree preservation made by the applicant's consulting arborist shall be followed.*

Impact BIO-3: The proposed Project, in combination with past, present, and reasonably foreseeable projects, would result in significant cumulative impacts with respect to biological resources.

The Final EIR finds that the Project could contribute to biological impacts when considered in combination with cumulative development in the region. Without the implementation of preservation best management practices, the Project would be considered to have a potentially significant impact.

With implementation of Mitigation Measures BIO-1 and BIO-2, set forth and incorporated above, the Project would not make a cumulatively considerable contribution to this cumulative impact, and the impact would be less than significant.

Mitigation Measure BIO-3:

Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD phone number shall also be visible to ensure compliance with applicable regulations.
Vegetative ground cover shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.
All exposed surfaces shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe.

Impact AQ-4: Implementation of the Project would cumulatively contribute to air quality impacts in the San Francisco Bay Area Air Basin.

The Final EIR finds that the project would contribute to air quality impacts in the San Francisco Bay Area Air Basin when considered in combination with cumulative development in the region. Without the implementation of construction and operation best management practices, the Project would be considered to have a potentially significant impact.

Implementation of the Mitigation Measure AQ-2 set forth above, which is hereby adopted and made a condition of approval of the Project, would reduce this impact to a less-than-significant level.

Mitigation Measure AQ-4:

Implement Mitigation Measure AQ-2.

Impact BIO-1: Tree removal and demolition activities during site clearance could destroy active nests, and/or otherwise interfere with nesting of birds protected under federal and State law.

The Final EIR finds that some special-status bird could utilize on-site trees for nesting. More common birds protected under Migratory Bird Treaty Act (MBTA) may nest in trees and other landscaping on the Project site. Given the remote potential for occurrence of nesting birds at the Project site and possibility that nests could be inadvertently destroyed, or nests abandoned as a result of construction activities, this would be considered a potentially significant impact.

Implementation of Mitigation Measure BIO-1 set forth below, which is hereby adopted and made a condition of approval of the Project, would avoid or reduce this impact to a less-than-significant level.

Mitigation Measure BIO-1:

Nests of raptors and other birds shall be protected when in active use, as required by the federal Migratory Bird Treaty Act and the California Fish and Game Code. The construction contractor shall indicate the following on all construction plans, if construction activities and any required tree removal occur during the breeding season (February 1 and August 31). Preconstruction surveys shall:

- *Be conducted by a qualified biologist prior to tree removal or grading, demolition, or construction activities. Note that preconstruction surveys are not required for tree removal or construction, grading, or demolition activities outside the nesting period.*
- *Be conducted no more than 14 days prior to the start of tree removal or construction.*
- *Be repeated at 14-day intervals until construction has been initiated in the area after which surveys can be stopped.*
- *Document locations of active nests containing viable eggs or young birds.*

Protective measures for active nests containing viable eggs or young birds shall be implemented under the direction of the qualified biologist until the nests no longer contain eggs or young birds. Protective measures shall include:

- *Establishment of clearly delineated exclusion zones (i.e., demarcated by identifiable fencing, such as orange construction fencing or equivalent) around each nest location as determined by the qualified biologist, taking into account the species of birds nesting, their tolerance for disturbance and proximity to existing development. In general, exclusion zones shall be a minimum of 300 feet for raptors and 75 feet for passerines and other birds.*
- *Monitoring active nests within an exclusion zone on a weekly basis throughout the nesting season to identify signs of disturbance and confirm nesting status.*
- *An increase in the radius of an exclusion zone by the qualified biologist if project activities are determined to be adversely affecting the nesting birds. Exclusion zones may be reduced by the qualified biologist only in consultation with California Department of Fish and Wildlife.*
- *The protection measures shall remain in effect until the young have left the nest and are foraging independently or the nest is no longer active.*

Implement Mitigation Measure BIO-1 and BIO-2.

Impact CULT-1: Construction of the proposed project would have the potential to cause a significant impact to an unknown archaeological resource pursuant to CEQA Guidelines Section 15064.5.

The Final EIR finds that the Project would have the potential to unearth a previously unrecorded archaeological resource. In the event that an unknown archaeological resource is unearthed, the handling of the archaeological resource could result in a loss of cultural significance, which would be considered a potentially significant impact.

Implementation of Mitigation Measure CULT-1 set forth below, which is hereby adopted and made a condition of approval of the Project, would avoid or reduce this impact to a less-than-significant level.

Mitigation Measure CULT-1:

If any prehistoric or historic subsurface cultural resources are discovered during ground-disturbing (including grading, demolition and/or construction) activities:

- *All work within 50 feet of the resources shall be halted, the City shall be notified, and a qualified archaeologist shall be consulted. The contractor shall cooperate in the recovery of the materials. Work may proceed on other parts of the project site while mitigation for tribal cultural resources, historical resources or unique archaeological resources is being carried out.*
- *The qualified archaeologist shall prepare a report for the evaluation of the resource to the California Register of Historical Places and the City Building Department. The report shall also include appropriate recommendations regarding the significance of the find and appropriate mitigations as follows:*
- *If the resource is a non-tribal resource, the archaeologist shall assess the significance of the find according to CEQA Guidelines Section 15064.5.*
- *If the resource is a tribal resource – whether historic or prehistoric – the consulting archaeologist shall consult with the appropriate tribe(s) to evaluate the significance of the resource and to recommend appropriate and feasible avoidance, testing, preservation or mitigation measures, in light of factors such as the significance of the find, proposed project design, costs, and other considerations. If avoidance is infeasible, other appropriate measures (e.g., data recovery) may be implemented.*
- *All significant non-tribal cultural materials recovered shall be, as necessary, and at the discretion of the consulting archaeologist, subject to scientific analysis, professional museum curation, and documentation according to current professional standards.*

EXHIBIT EA-1

CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS FOR THE WESTPORT MIXED-USE PROJECT

INTRODUCTION

The City of Cupertino (City), as lead agency under the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 *et seq.*, has prepared the Final Environmental Impact Report for The Westport Mixed-Use Project (the "Project") (State Clearinghouse No. 2019070377) (the "Final EIR" or "EIR"). The Final EIR is a project-level EIR pursuant to Section 15168 of the State CEQA Guidelines.[1] The Final EIR consists of the November 2019 Public Review Draft Project Environmental Impact Report (the "Draft EIR"); the April 2020 Response to Comments Document; and the May 2020 Response to Comments on the Final EIR memorandum,[2] which provides responses to comments made at the April 15, 2020 Environmental Review Committee meeting and contains a typographical correction to the Response to Comments Document.

In determining to approve the Project, which is described in more detail in Section II, below, the City makes and adopts the following findings of fact and adopts and makes conditions of project approval the all of the mitigation measures identified in the Final EIR, all based on substantial evidence in the whole record of this proceeding (administrative record). Pursuant to Section 15090(a) of the State CEQA Guidelines, the Final EIR was presented to the City Council, the City Council reviewed and considered the information contained in the Final EIR prior to making the findings in Sections II through XII, below, and the City Council determined that the Final EIR reflects the independent judgment of the City. The conclusions presented in these findings are based on the Final EIR and other evidence in the administrative record.

PROJECT DESCRIPTION ("Revised Senior Enhanced Project")

Project Described in EIR. As described in Draft EIR, the project as originally proposed involved the construction and operation of a mixed-use project on an 8.1-acre project site assigned Assessor's Parcel Numbers (APNs) 326-27-042 and 326-27-043. The site is identified as Priority Housing Element Site A3 (The Oaks Shopping Center) in the City of Cupertino General Plan (Community Vision 2015-2040). The project as originally proposed included 242 housing units consisting of 88 rowhouse and townhouse units (attached homes) in 16 buildings, and two mixed-use (residential and retail buildings). One of the mixed-use buildings (Building 1) would have contained 115 market-rate condominiums, and the other (Building 2) would have contained 39 BMR senior units. The project as originally proposed also included 20,000 square feet of ground floor retail uses, below and at-grade parking, and associated landscape and hardscape areas.

As explained below, the Final EIR analyzed an additional alternative, the Increased Senior Housing Alternative,[3] which the applicant requested the City to consider to be the proposed project. Like the project as originally proposed, the Increased Senior Housing Alternative would demolish the existing buildings on the site and construct 18 new buildings; however, the mix of units would change. While the proposed number and configuration of the 88 rowhouse and townhouse units would not change, in the Senior Housing Alternative Building 1 would have 131 senior licensed assisted living units, 27 memory care licensed assisted living residences, and Building 2 would have 48 BMR senior independent living units. The following aspects of the project as originally proposed would remain the same: 20,000 square feet of retail space, below and at-grade parking, and associated landscape and hardscape areas. Like the project as originally proposed, the proposed retail component would be located on the ground level of the two mixed-use residential buildings: Residential-Retail Building 1 would have 17,600 square feet of retail space located at the corner of Stevens Creek Boulevard and Mary Avenue; Residential-Retail Building 2 would have 2,400 square feet of retail space on the ground level fronting Stevens Creek Boulevard. The proposed project would include one access point off of Stevens Creek Boulevard and three access points off of Mary Avenue. The below-grade parking would be located under Retail-Residential Building 1, and would be accessed from the central access point on Mary Avenue. Off-site improvements include the installation of a Class IV separated bikeway and a signal control to be activated by bicyclists and pedestrians for the westbound right-turn movement from the northbound SR-85 on-ramp, as well as a bus stop on the section of Stevens Creek Boulevard west of Mary Avenue and east of the SR-85 northbound ramp.

Senior Enhanced Alternative. The EIR analyzed five alternatives, including, the original project described in Chapter 3 of the Draft EIR as the proposed project ("Original Project"), the No Project Alternative, No Retail Development Alternative, and Reduced Retail Development Alternative, which are described in Chapter 5 of the Draft EIR, and the Increased Senior Housing Project, which is the proposed Project, and is described in Chapter 3 of the Response to Comments Document, which the applicant submitted for consideration by the City in February 2020 as a Senior Enhanced Alternative. This alternative was evaluated as a feasible alternative in the Responses to Comments volume of the Final EIR as the Increased Senior Housing Alternative. On April 22, 2020, the applicant requested that Increased Senior Housing Alternative be considered the proposed Project.

On May 12, 2020, the Planning Commission recommended certification of the Final EIR and approval of the Increased Senior Housing Alternative, which is referred to in the May 12, 2020 staff report as the Senior Enhanced Alternative.

Revised Senior Enhanced Project. On June 4, 2020, the applicant submitted and requested the City to consider revisions to the Increased Senior Housing Alternative (the "Revised Senior Enhanced Project"), as updated on June 25 and 26, 2020, which include relocating nine BMR units from Building 1 to an additional top story on Building 2, decreasing the height of Building 1 by 12.25 feet, moving the nine BMR units from Building 1 to a new top story on Building 2 and increasing the height of Building 2 by 0.75 feet, altering the unit mix in Buildings 1 and 2 to provide additional space for terraces on the tops of those buildings, and changing the unit mix in Buildings 2 to include two-bedroom units in addition to studios and one-bedroom units, increasing the amount of ground level common open space by 294 square feet, and adding eight parking spaces.

The Revised Senior Enhanced Project is the proposed Project for purposes of these Findings.

The project objectives for the proposed Project, listed below, remain the same.

Project Objectives

The project objectives are as follows:

- Redevelop an existing retail center on Mary Avenue and Stevens Creek Boulevard with desirable amenities and housing.
- Meet the City's Regional Housing Needs Allocation (RHNA) for 2014-2022.
- Enhance the vibrancy of Cupertino's Heart of the City as a key mixed-use, commercial corridor by providing a pedestrian-friendly community that includes housing, open space and greenery, and neighborhood retail.
- Provide senior housing in close proximity to the Cupertino Senior Citizen Center.
- Create a prominent gateway development that incorporates quality architectural design and materials, open space, and artwork to announce entry into Cupertino's Heart of the City.
- Create a mixed-use development that places residential and commercial uses in close proximity to each other, and close to transit options.
- Help the City to achieve its affordable housing goals through the inclusion of senior housing units within a residential and mixed-use development project.

ENVIRONMENTAL REVIEW PROCESS

Environmental Impact Report

On July 11, 2019, the City circulated a Notice of Preparation (NOP) of the Draft EIR to the Office of Planning and Research (OPR) State Clearinghouse and interested agencies and the public. The NOP was circulated for comment by responsible and trustee agencies and the public for a total of 30 days, from July 11, 2019 through August 12, 2019, during which time the City held a public scoping meeting on July 18, 2019. Comments on the NOP were received by the City and considered during preparation of the Draft EIR.

The Draft EIR was made available for review by the public and interested parties, agencies, and organizations for a 46-day comment period starting on November 6, 2019 and ending December 20, 2019. The Draft EIR was distributed to local, regional and State agencies, and the public. Copies of the Draft EIR in paper or electronic format were available to the public for purchase or review at Cupertino City Hall. The Draft EIR was also available for review at the Cupertino Library at 10800 Torre Avenue in the City and an electronic version of the Draft EIR and all appendices were posted on a website the City created for the project at www.cupertino.org/westport. The City continues to make these documents available on this website. The public was also invited to submit written comments on the Draft EIR to the City of Cupertino Community Development Department by mail or e-mail to Gian Martire, Senior Planner at GianM@cupertino.org.

Notice of availability of the Draft EIR was made in several ways. The City sent a letter announcing the availability of the Draft EIR and inviting attendance at the Draft EIR comment meeting to all postal addresses within a 3,000-foot radius of the project site. In addition, in accordance with CEQA, the City posted the Notice of Availability (NOA) in

[1] The State CEQA Guidelines are found at California Code of Regulations, Title 14, Section 15000 *et seq.*

[2] PlaceWorks, *Response to Comments on the Westport Mixed-Use Project Final Environmental Impact Report (EIR)* (May 5, 2020).

[3] Also referred to in the May 12, 2020 Planning Commission agenda documents as the Senior Enhanced Alternative.

C:\Revit_Local\20133_Westport-CENTRAL_jboyd\FEBRA.rvt
7/28/2021 3:27:16 PM

C2K ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD
CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION: DESCRIPTION:

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

LICENSED ARCHITECT
KEVIN S. SAUSER
21859
11/30/2019
STATE OF CALIFORNIA

ISSUE FOR PERMIT

SHEET TITLE:
CONDITIONS OF APPROVAL

SHEET NO.:
G0 51

resource is unearthed, the handling of the paleontological resource could result in a loss of the resource's significance, which would be considered a potentially significant impact.

Implementation of Mitigation Measure GEO-1 set forth below, which is hereby adopted and made a condition of approval of the Project, would avoid or reduce this impact to a less-than-significant level.

Mitigation Measure GEO-1:
The construction contractor shall incorporate the following in all grading, demolition, and construction plans:

- *In the event that fossils or fossil-bearing deposits are discovered during grading, demolition, or building, excavations within 50 feet of the find shall be temporarily halted or diverted.*
- *The contractor shall notify the City of Cupertino Building Department and a City-approved qualified paleontologist to examine the discovery.*
- *The paleontologist shall document the discovery as needed, in accordance with Society of Vertebrate Paleontology standards (Society of Vertebrate Paleontology 1995), evaluate the potential resource, and assess the significance of the finding under the criteria set forth in CEQA Guidelines Section 15064.5.*
- *The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find.*
- *If the project applicant determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the proposed project based on the qualities that make the resource important. The excavation plan shall be submitted to the City for review and approval prior to implementation.*

Impact GEO-2: The proposed Project, in combination with past, present, and reasonably foreseeable projects, would result in less than significant cumulative impacts with respect to geology and soils.

The Final EIR finds that the Project would contribute to impacts to paleontological resources when considered in combination with cumulative development in the region. Without the implementation of construction best management practices, the Project would be considered to have a potentially significant impact.

Implementation Measure GEO-1, set forth above, which is hereby adopted and made a condition of approval of the Project, would avoid or reduce this impact to a less-than-significant level.

Mitigation Measure GEO-2:

Implement Mitigation Measure GEO-1.

Impact NOISE-1: The proposed Project could generate a substantial temporary increase in ambient noise levels in the vicinity of the proposed project during the construction phase that could exceed the standards established in the local noise ordinance.

The Final EIR finds that the Project could result in ambient noise levels to off-site sensitive receptors due to construction activities. Such an increase in ambient noise levels without the implementation of best management practices would be considered a potentially significant impact.

Implementation of Mitigation Measure NOISE-1 set forth below, which is hereby adopted and made a condition of approval of the Project, would avoid or reduce this impact to a less-than-significant level.

Mitigation Measure NOISE-1:

Prior to Grading Permit issuance or the start of demolition activities, the project applicant shall demonstrate, to the satisfaction of the City of Cupertino Public Works Director and/or Community Development Director, that the proposed project complies with the following:

- *Pursuant to Cupertino Municipal Code (CMC) Section 10.48.053 the construction activities shall be limited to daytime hours as defined in CMC Section 10.48.010 (i.e., daytime hours are from 7:00 a.m. to 8:00 p.m. on weekdays).*
- *At least 90 days prior to the start of construction activities, all offsite businesses and residents within 300 feet of the project site shall be notified of the planned construction activities. The notification shall include a brief description of the proposed project, the activities that would occur, the hours when construction would occur, and the construction period's overall duration. The notification should include the telephone numbers of the City's and contractor's authorized representatives that are assigned to respond in the event of a noise or vibration complaint.*
- *At least 10 days prior to the start of construction activities, a sign shall be posted at the entrance(s) to the job site, clearly visible to the public, which includes permitted construction days and hours, as well as the telephone numbers of the City's and contractor's authorized representatives that are assigned to respond in the event of a noise or vibration complaint. If the authorized contractor's representative receives a complaint, he/she shall investigate, take appropriate corrective action, and report the action to the City.*
- *During the entire active construction period, equipment and trucks used for project construction will utilize the best available noise control techniques (e.g., improved mufflers, equipment re-design, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds), wherever feasible.*
- *During the entire active construction period, stationary noise sources shall be located as far from sensitive receptors as possible, and they shall be muffled and enclosed within temporary sheds, or insulation barriers or other measures shall be incorporated to the extent feasible.*
- *Haul routes shall be selected to avoid the greatest amount of sensitive use areas.*
- *Signs will be posted at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment will be turned off if not in use for more than 5 minutes.*
- *During the entire active construction period and to the extent feasible, the use of noise producing signals, including horns, whistles, alarms, and bells will be for safety warning purposes only. The construction manager will use smart back-up alarms, which automatically adjust the alarm level based on the background noise level or switch off back-up alarms and replace with human spotters in compliance with all safety requirements and laws.*

Impact NOISE-3: The proposed project, in combination with past, present, and reasonably foreseeable projects, would not result in significant cumulative impacts with respect to noise.

The Final EIR finds that the Project would contribute to noise impacts when considered in combination with cumulative development in the region. Without the implementation of construction noise level best management practices, the Project would be considered to have a potentially significant impact.

Implementation of Mitigation Measure NOISE-1 set forth above, which is hereby adopted and made a condition of approval of the Project, would avoid or reduce this impact to a less-than-significant level.

Mitigation Measure NOISE-3:

Implement Mitigation Measure NOISE-1.

Impact UTIL-1: Implementation of the proposed project may result in a determination by the wastewater treatment provider, which serves or may serve the proposed project, that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

Buildout of the Project would have a significant impact if future projected demand exceeds wastewater service capacity of the Santa Clara sanitary sewer system. Without the implementation of best management practices, the Project would be considered to have a potentially significant impact.

Implementation of Mitigation Measure UTIL-1 set forth below, which is hereby adopted and made a condition of approval of the Project, would avoid or reduce this impact to a less-than-significant level.

Mitigation Measure UTIL-1:

No building permits shall be issued by the City for the proposed Westport Mixed-Use Project that would result in exceeding the permitted peak wet weather flow capacity of 13.8 mgd through the Santa Clara sanitary sewer system. The project applicant shall demonstrate, to the satisfaction of the City of Cupertino and Cupertino Sanitary District (CSD), that the proposed project would not exceed the peak wet weather flow capacity of the Santa Clara sanitary sewer system by implementing one or more of the following methods:

1) *Reduce inflow and infiltration in the CSD system to reduce peak wet weather flows; or*
2) *Increase on-site water reuse, such as increased grey water use, or reduce water consumption of the fixtures used within the proposed project, or other methods that are measurable and reduce sewer generation rates to acceptable levels, to the satisfaction of the CSD.*

The proposed project's estimated wastewater generation shall be calculated using the generation rates used by the CSD in the Flow Modeling Analysis for the Homestead Flume Outfall to the City of Santa Clara, prepared by Mark Thomas & Co. Inc., dated December 6, 2019, unless alternative (i.e., lower) generation rates achieved by the proposed project are substantiated by the project applicant based on evidence to the satisfaction of the CSD. To calculate the peak wet weather flow for a 10-year storm event, the average daily flow rate shall be multiplied by a factor of 2.95 as required by CSD pursuant to their December 2019 flow modeling analysis.

If the prior agreement between CSD and the City of Santa Clara that currently limits the permitted peak wet weather flow capacity of 13.8 mgd through the Santa Clara sanitary sewer system were to be updated to increase the permitted peak wet weather flow sufficiently to accommodate, this would also change the impacts of the project to less than significant. If this were to occur prior to the City's approval of building permits, then Mitigation Measure UTIL-1 would no longer be required to be implemented.

Impact UTIL-7: The proposed project, in combination with past, present, and reasonably foreseeable projects, would not result in significant cumulative impacts with respect to wastewater treatment.

The Final EIR finds that the Project would contribute to impacts to wastewater treatment facilities when considered in combination with cumulative development in the region. Without the implementation of sanitary wastewater best management practices, the Project would be considered to have a potentially significant impact.

With implementation of Mitigation Measure UTIL-1, set forth and incorporated above, cumulative development combined with the Project would not exceed wastewater treatment requirements. Therefore, the Project would not make a cumulatively considerable contribution to this cumulative impact, and the impact would be less than significant.

Mitigation Measure UTIL-7:

Implement Mitigation Measure UTIL-1.

GROWTH INDUCING IMPACTS

An EIR is required to discuss growth inducing impacts, which consist of the ways in which the project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. State CEQA Guidelines § 15126.2(d); Public Resources Code § 21100(b)(5). Direct growth inducement would result, for example, if a project involves the construction of substantial new housing that would support increased population in a community or establishes substantial new permanent employment opportunities. This additional population could, in turn, increase demands for public utilities, public services, roads, and other infrastructure. Indirect growth inducement would result if a project stimulates economic activity that requires physical development or removes an obstacle to growth and development (e.g., increasing infrastructure capacity that would enable new or additional development). It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment. State CEQA Guidelines § 15126.2(d). Section 6.3 of the Draft EIR analyzes the growth inducing impacts of the Project. As explained in Section VIII, below, the findings in this Section VI are based on the Final EIR, the discussion and analysis in which is hereby incorporated in full by this reference.

Implementation of the Project would directly induce population, employment and economic growth by redeveloping the Oaks Shopping Center site. The project would demolish the existing buildings on the site and construct 18 new buildings, that would have 294 residential units and 20,000 square feet of retail space, as well as below and at-grade parking, and associated landscape and hardscape areas..

Development on the site would consist of infill, mixed-use redevelopment on an underutilized site that currently contains a one-story shopping center and surface parking. However, because the infrastructure needed to serve the proposed project is in place, and new growth would be required to comply with the City's General Plan, zoning regulations, and standards for public services and utilities; secondary or indirect effects associated with this growth do not represent a new significant environmental impact which has not already been addressed in the individual resource chapters of this EIR.

ALTERNATIVES

The Final EIR analyzed five alternatives, examining the environmental impacts and feasibility of each alternative, as well as the ability of the alternatives to meet project objectives. The project objectives as presented in Chapter 3 (Project Description) and Chapter 5 (Alternatives to the Proposed Project) of the Draft EIR are listed above in Section II.A of these Findings; the potentially significant environmental effects of the Project, including feasible mitigation measures identified to avoid these impacts, are analyzed in Chapter 4 (Environmental Evaluation) of the Draft EIR; and the alternatives are described in detail in Chapter 5 (Alternatives to the Proposed Project) of the Draft EIR and Chapter 3 (Revisions to the Draft EIR) of the Response to Comments Document).

All of the alternative projects except for the No Project Alternative would provide a Bike Path on the project site, public access easements on the northwest and southwest corners of the project site to accommodate the bridge over SR-85 connecting Mary Avenue to Alhambra Avenue, and off-site improvements including the installation of a Class IV separated bikeway and a signal control to be activated by bicyclists and pedestrians for the westbound right-turn movement northbound SR-85 on- ramp consistent with the 2016 *Bicycle Transportation Plan*, as well as a bus stop on the section of Stevens Creek Boulevard west of Mary Avenue and east of the SR-85 northbound ramp. Each alternative would include one access point off of Stevens Creek Boulevard and three additional access points off of Mary Avenue. Each alternative would demolish the existing buildings and would retain some existing trees and plant approximately 400 additional trees. The maximum heights of six stories tall (70 feet at the roofline) for Residential-Retail Building 1 and five stories tall (55 feet at the roofline) for Residential-Retail Building 2 would be the same in each alternative.

Brief summaries of the alternatives are provided below. A brief discussion of the Environmentally Superior Alternative follows the summaries of the alternatives. As explained in Section VIII, below, the findings in this Section VI are based on the Final EIR, the discussion and analysis in which is hereby incorporated in full by this reference.

The Original Project Alternative

The Original Project Alternative would construct 18 new buildings, that would have 242 residential units and 20,000 square feet of retail space, as well as below and at-grade parking, and associated landscape and hardscape areas. This alternative would be developed with the 242 residential units, consisting of three rowhouse buildings (19 units), 13 townhouse buildings (69 units), Residential-Retail Building 1 (115 units), Residential-Retail Building 2 (39 BMR senior housing units). This alternative has fewer market-rate units (203 units compared to 219 units), fewer senior units (39 units compared to 179 units, plus 27 memory care licensed assisted living residences), and fewer BMR units (39 compared to 48) than the proposed Project (Revised Senior Enhanced Project).

This alternative would include 17,600 square feet of retail space in Residential-Retail Building 1 and 2,400 square feet of retail space on would have. Residential-Retail Building 2. The below-grade parking would be located under Retail-Residential Building 1 and accessed from the central access point on Mary Avenue.

The Original Project Alternative would meet all of the project objectives, including redeveloping an existing retail and office complex with desirable amenities and housing; helping the City meet the RHNA allocation for 2014-2022; enhancing the vibrancy of Cupertino's Heart of the City as a key mixed-use corridor by providing a pedestrian-friendly community that includes housing, open space and greenery, and neighborhood retail; providing senior housing in close proximity to the Cupertino Senior Citizen Center; creating a prominent gateway development that incorporates quality architectural design and materials, open space, and artwork to announce entry into Cupertino's Heart of the City; creating a mixed-use development that places residential and commercial uses in close proximity to each other, and close to transit options; and helping the City to achieve its affordable housing goals through the inclusion of senior housing units within a residential and mixed-use development project.

The Original Project Alternative would include fewer market-rate units (203 units compared to 219 units), fewer senior units (39 units compared to 179 units, plus 27 memory care licensed assisted living residences), and fewer BMR units (39 units compared to 48 units) than the proposed Project (Revised Senior Enhanced Project). Therefore, while the Original Project Alternative would meet all of the project objectives, it would not provide as many senior housing units in close proximity to the Cupertino Senior Center as the proposed Project (Revised Senior Enhanced Project).

For the foregoing reasons, the Original Project Alternative is hereby rejected as infeasible.

The No Project Alternative

CEQA requires evaluation of the "no project" alternative. State CEQA Guidelines § 15126.6(e). Consistent with State CEQA Guidelines section 15126.6(e)(3)(A), the No Project Alternative assumes the proposed project would not be constructed, and the project site would remain in its current condition. Thus, the proposed mixed-use project would not occur.

No Project Alternative would not achieve any of the project objectives (see Section II.A above for a list of objectives).

For the foregoing reasons, the No Project Alternative is hereby rejected as infeasible.

No Retail Development Alternative

The No Retail Development Alternative would not include any neighborhood-serving retail in Residential-Retail Building 1 and Residential-Retail Building 2. The subterranean parking level would not be constructed. Rather, parking would be located on the ground floor because there would be no retail component in Residential Building 1. This alternative would be developed with the 242 residential units, consisting of three rowhouse buildings (19 units), 13 townhouse buildings (69 units), Residential-Retail Building 1 (115 units), Residential-Retail Building 2 (39 senior housing units). This alternative has fewer market-rate units (203 units compared to 219 units), fewer senior units (39 units compared to 179 units plus 27 memory care licensed assisted living residences) than the proposed Project (Revised Senior Enhanced Project).

The No Retail Development Alternative would meet most of the project objectives, including redeveloping an existing site with housing, helping the City to meet RHNA allocations for 2014-2022, providing senior housing in close proximity to the Cupertino Senior Center, creating a prominent gateway development at the entry to Cupertino's Heart of the City, and helping the City to achieve its affordable housing goals through the inclusion of senior housing units.

The No Retail Development Alternative fails to meet project objectives associated with a mixed-use development. This alternative would not redevelop the project site with desirable amenities in proximity to housing, enhance the vibrancy of Cupertino's Heart of the City as a key mixed-use corridor by providing a pedestrian-friendly community that includes neighborhood retail, create a mixed-use development that places residential and commercial uses in close proximity to each other and transit options, or place affordable senior housing in a mixed-use development project. In addition, No Retail Development Alternative would not provide as many market rate units (39 units compared to 179 units plus 27 memory care licensed assisted living residences) or senior units (39 units compared to 179 units) on the project site as the proposed Project (Revised Senior Enhanced Project).

For the foregoing reasons, No Retail Development Alternative is hereby rejected as infeasible.

Reduced Retail Development Alternative

The Reduced Retail Development Alternative would provide 50 percent less retail. No subterranean parking would be constructed, because the reduced parking needs could be accommodated on the first floor. This alternative would be developed with the 242 residential units, consisting of three rowhouse buildings (19 units), 13 townhouse buildings (69 units), Residential-Retail Building 1 (115 units), Residential-Retail Building 2 (39 senior housing units). This alternative has fewer market-rate units (203 units compared to 219 units) and fewer senior units (39 units compared to 179 units plus 27 memory care licensed assisted living residences) than the proposed Project (Revised Senior Enhanced Project).

Even though this alternative includes a 50 percent reduction in retail space, this alternative would: redevelop an existing retail and office complex with desirable amenities and housing; help the City meet the RHNA allocation for 2014-2022; enhance the vibrancy of Cupertino's Heart of the City as a key mixed-use corridor by providing a pedestrian-friendly community that includes housing, open space and greenery, and neighborhood retail; provide senior housing in close proximity to the Cupertino Senior Citizen Center; create a prominent gateway development that incorporates quality architectural design and materials, open space, and artwork to announce entry into Cupertino's Heart of the City; create a mixed-use development that places residential and commercial uses in close proximity to each other, and close to transit options; and help the City to achieve its affordable housing goals through the inclusion of senior housing units within a residential and mixed-use development project.

The Reduced Retail Development Alternative would meet all of the proposed project objectives; however, it would not provide as many market rate units (203 units compared to 219 units) or senior units on the project site as the proposed Project (Revised Senior Enhanced Project) (39 units compared to 179 units plus 27 memory care licensed assisted living residences).

For the foregoing reasons, Reduced Retail Alternative is hereby rejected as infeasible.

Environmentally Superior Alternative

In addition to the discussion and comparison of impacts of the proposed Project (Revised Senior Enhanced Project) and the five Alternatives listed above, Section 15126.6(e)(2) of the State CEQA Guidelines requires that an "environmentally superior" alternative be selected and the reasons for such a selection be disclosed. The environmentally superior alternative is the alternative that would be expected to create the least significant environmental effects. Identification of the environmentally superior alternative is an informational procedure and the alternative selected may not be the alternative that best meets the goals or needs of Cupertino.

In the Final EIR, the alternatives to the proposed project are compared to the Original Project. The impacts of the proposed Project ([NAME OF MRV OF PROJECT] would be the same as the Increased Senior Housing Alternative because the revisions to the Increased Housing Alternative, described above in the Project Description, do not involve changes in the proposed Project's (Revised Senior Enhanced Project) physical effects on the environment. As shown in Table 5-1, Comparison of Impacts from Project Alternatives in Chapter 3, Revisions to the Proposed Project, of the Response to Comment Document, the Reduced Retail Development Alternative would not result in any impacts that are greater than the Original Project, and would reduce impacts related to cultural resources, geology and soils, and utilities and services systems compared to the Original Project because no excavation for the subterranean parking would be required. When considering the new proposed Project (Revised Senior Enhanced Project), , this conclusion would be the same because the proposed Project, like the Original Project and the Increased Senior Housing Alternative, would include the subterranean parking component.

As described in Chapter 3, Revisions to the Draft EIR, when compared to the Original Project, the proposed Project (Revised Senior Enhanced Project), which is substantially physically similar to the Increased Senior Housing, would have less vehicle miles traveled (VMT) (2,663,868 total annual VMT compared to 2,352,587 total annual VMT – or - 7,298 total daily VMT compared to 6,445 total daily VMT) and would subsequently result in fewer air quality, greenhouse gas (GHG), and noise emissions from automobiles, which are the greatest sources of emissions. Water demand and wastewater generation, and subsequent GHG emissions from these sources, would be greater under the proposed Project (Revised Senior Enhanced Project) when compared to the Original Project because senior housing (179 units compared to 39 units) creates a greater demand for water and generates more wastewater than non-senior housing.

All impacts under any of the alternatives would be less than significant or less than significant with implementation of the mitigation measures identified in the Final EIR. This is because the recommended mitigation measures would apply to all of the alternatives. None of the alternatives would exceed any thresholds of significance in any environmental category.

For the foregoing reasons, the Reduced Retail Development Alternative is considered the environmentally superior alternative when compared to the proposed Project (Revised Senior Enhanced Project).

INCORPORATION BY REFERENCE

These findings incorporate the text of the Final EIR for the Project (Revised Senior Enhanced Project_, the Mitigation Monitoring and Reporting Program, City staff reports relating to the Project and other documents relating to public hearings on the Project, by reference, in their entirety. Without limitation, this incorporation is intended to elaborate on the scope and nature of mitigation measures, project and cumulative impacts, the basis for determining the significance of impacts, the comparison of the alternatives to the Project, the determination of the environmentally superior alternative, and the reasons for approving the Project.

RECORD OF PROCEEDINGS

Various documents and other materials related to the Project constitute the record of proceedings upon which the City bases its findings and decisions contained herein. Those documents and materials are located in the offices of the custodian for the documents and materials, which is the City of Cupertino Community Development Department, Cupertino City Hall, 10300 Torre Avenue, Cupertino, CA 95014-3202.

NO RECIRCULATION REQUIRED

State CEQA Guidelines Section 15088.5 requires a lead agency to recirculate an EIR for further review and comment when "significant new information" is added to the EIR after public notice is given of the availability of the Draft EIR but before certification. No significant new information was added to the Draft EIR as a result of the public comment process. The Final EIR responds to comments, and clarifies, amplifies and makes insignificant modifications to the Draft EIR. The Final EIR does not identify any new significant effects on the environment or a substantial increase in the severity of an environmental impact.

The proposed Project (Revised Senior Enhanced Project) consists of the same overall developed area that was analyzed in the EIR for Original Project and Increased Senior Housing Alternative, and would have the same number of residential units as the Increased Senior Housing Alternative. Accordingly, all portions of the proposed Project (Revised Senior Enhanced Project) were analyzed in the EIR. There are no new significant effects on the environment or a substantial increase in the severity of an environmental impact associated with proposed Project (Revised Senior Enhanced Project) that is the subject of these Findings.

For the foregoing reasons, recirculation of the Final EIR is not required.

SUMMARY

Based on the foregoing Findings and the information contained in the record, the City determines that all significant effects on the environment due to the approval of the Project have been eliminated or substantially lessened where feasible.

C:\Revit_Local\20133_Westport-CENTRAL_jboydVFBRA.rvt
7/28/2021 3:27:17 PM

C2K ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION: **DESCRIPTION:**

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

LICENSED ARCHITECT
KEVIN S. SAUSER
31859
REN 11/30/2019
STATE OF CALIFORNIA

ISSUE FOR PERMIT

SHEET TITLE:
CONDITIONS OF APPROVAL

SHEET NO.:
G0 52

Exhibit EA-2

Mitigation Monitoring and Reporting Program

Westport Mixed-Use Project

21267 Stevens Creek Boulevard
APN: 326-27-042, -043
June 2020

• All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day. • All haul trucks transporting soil, sand, or other loose material off-site shall be covered. • All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. • All vehicle speeds on unpaved roads shall be limited to 15 mph. • All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. • Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. • All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. • Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The BAAQMD phone number shall also be visible to ensure compliance with applicable regulations.	Project Applicant/Construction Contractor	Prior to Issuance of Building Permits Authorizing Grading or Other Construction Activities	City of Cupertino Public Works Department	Review Construction Plans and Specifications/ Conduct Site Inspections	During Scheduled Construction Site Inspections

• Vegetative ground cover shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established. • All exposed surfaces shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe.					
Mitigation Measure AQ-4: Implement Mitigation Measure AQ-2.	Project Applicant/Construction Contractor	Prior to Issuance of Building Permits Authorizing Grading or Other Construction Activities	City of Cupertino Public Works Department	Review Construction Plans and Specifications/ Conduct Site Inspections	During Scheduled Construction Site Inspections

BIOLOGICAL RESOURCES					
Mitigation Measure BIO-1: Nests of raptors and other birds shall be protected when in active use, as required by the federal Migratory Bird Treaty Act and the California Fish and Game Code. The construction contractor shall indicate the following on all construction plans, if construction activities and any required tree removal occur during the breeding season (February 1 and August 31). Preconstruction surveys shall: • Be conducted by a qualified biologist prior to tree removal or grading, demolition, or construction activities. Note that preconstruction surveys are not required for tree removal or construction, grading, or demolition activities outside the nesting period. • Be conducted no more than 14 days prior to the start of tree removal or construction. • Be repeated at 14-day intervals until construction has been initiated in the area after which surveys can be stopped. • Document locations of active nests containing viable eggs or young birds. Protective measures for active nests containing viable eggs or young birds shall be implemented under the direction of the qualified biologist until the nests no longer contain eggs or young birds. Protective measures shall include: • Establishment of clearly delineated exclusion zones (i.e., demarcated by identifiable fencing, such as orange construction fencing or equivalent) around each nest location as determined by the qualified biologist, taking into account the species of birds nesting, their tolerance for disturbance and proximity to existing development. In general, exclusion zones shall be a minimum of 300 feet for raptors and 75 feet for passerines and other birds. • Monitoring active nests within an exclusion zone on a weekly basis throughout the nesting season to identify signs of disturbance and confirm nesting status. • An increase in the radius of an exclusion zone by the qualified biologist if project activities are determined to be adversely affecting the nesting birds. Exclusion zones may be reduced by the qualified biologist only in consultation with California Department of Fish and Wildlife. • The protection measures shall remain in effect until the young have left the nest and are foraging independently or the nest is no longer active.	Project Applicant	Prior to Issuance of Building Permits Authorizing Grading or Other Construction Activities	Qualifying Biologist	Preconstruction Survey	Once for Survey; Ongoing if nesting birds identified and until they have left the nest

Mitigation Measure BIO-2: The proposed project shall comply with the City of Cupertino's Protected Trees Ordinance (Cupertino Municipal Code Section 14.18). A tree removal permit shall be obtained for the removal of any "protected tree," and replacement plantings shall be provided as approved by the City. If permitted, an appropriate in-lieu tree replacement fee may be paid to the City of Cupertino's Tree Fund as compensation for "protected trees" removed by the proposed project, where sufficient land area is not available on-site for adequate replacement and when approved by the City. In addition, a Tree Protection and Replacement Program (Program) shall be developed by a Certified Arborist prior to project approval and implemented during project construction to provide for adequate protection and replacement of "protected trees," as defined by the City's Municipal Code. The Program shall include the following provisions:	Project Applicant	Prior to Issuance of Building Permits Authorizing Grading or Other Construction Activities	City of Cupertino Public Works Department	Plan Review and Approval	Once During the Preconstruction Phase and Ongoing During Construction

• Adequate measures shall be defined to protect all trees to be preserved. These measures should include the establishment of a tree protection zone (TPZ) around each tree to be preserved, in which no disturbance is permitted. For design purposes, the TPZ shall be located at the dripline of the tree or 10 feet, whichever is greater. If necessary, the TPZ for construction-tolerant species (i.e., coast live oaks) may be reduced to 7 feet. • Temporary construction fencing shall be installed at the perimeter of TPZs prior to demolition, grubbing, or grading. Fences shall be 6-foot chain link or equivalent, as approved by the City of Cupertino. Fences shall remain until all construction is completed. Fences shall not be relocated or removed without permission from the project arborist. • No grading, excavation, or storage of materials shall be permitted within TPZs. Construction trailers, traffic, and storage areas shall remain outside fenced areas at all times. No excess soil, chemicals, debris, equipment, or other materials shall be dumped or stored within be TPZ. • Underground services including utilities, sub-drains, water or sewer shall be routed around the TPZ. Where encroachment cannot be avoided, special construction techniques such as hand digging or tunneling under roots shall be employed where necessary to minimize root injury. Irrigation systems must be designed so that no trenching will occur within the TPZ. • Construction activities associated with structures and underground features to be removed within the TPZ shall use the smallest equipment and operate from outside the TPZ. The consulting arborist shall be on-site during all operations within the TPZ to monitor demolition activity. • All grading, improvement plans, and construction plans shall clearly indicate trees proposed to be removed, altered, or otherwise affected by development construction. The tree information on grading and development plans should indicate the number, size, species, assigned tree number, and location of the dripline of all trees that are to be retained/preserved. All plans shall also include tree preservation guidelines prepared by the consulting arborist.					

• The demolition contractor shall meet with the consulting arborist before beginning work to discuss work procedures and tree protection. Prior to beginning work, the contractor(s) working in the vicinity of trees to be preserved shall be required to meet with the consulting arborist at the site to review all work procedures, access routes, storage areas, and tree protection measures. • All contractors shall conduct operations in a manner that will prevent damage to trees to be preserved. Any grading, construction, demolition or other work that is expected to encounter tree roots shall be monitored by the consulting arborist. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the consulting arborist so that appropriate treatments can be applied. • Any plan changes affecting trees shall be reviewed by the consulting arborist with regard to tree impacts. These include, but are not limited to, site improvement plans, utility and drainage plans, grading plans, landscape and irrigation plans, and demolition plans. • Trees to be preserved may require pruning to provide construction clearance. All pruning shall be completed by a State of California Licensed Tree Contractor (C61/D49). All pruning shall be done by Certified Arborist or Certified Tree Worker in accordance with the 2002 Best Management Practices for Pruning published by the International Society of Arboriculture, and adhere to the most recent editions of the American National Standard for Tree Care Operations (Section Z133.1) and Pruning (Section A300). • Any root pruning required for construction purposes shall receive the prior approval of and be supervised by the consulting arborist. • Any demolition or excavation, such as grading, pad preparation, excavation, and trenching, within the dripline or other work that is expected to encounter tree roots should be approved and monitored by the consulting arborist. Any root pruning required for construction purposes shall receive prior approval of, and by supervised by, the consulting arborist. Roots shall be cut by manually digging a trench and cutting exposed roots with a sharp saw. • Tree(s) to be removed that have branches extending into the canopy of tree(s) to remain must be removed by a qualified arborist and not by construction contractors. The qualified arborist shall remove the tree in a manner that causes no damage to the tree(s) and understory to remain. Tree stumps shall be ground 12 inches below ground surface. • All tree work shall comply with the Migratory Bird Treaty Act as well as California Fish and Game Code Sections 3503 through 3513 to not disturb nesting birds. To the extent feasible, tree pruning and removal shall be scheduled outside of the breeding season. Roosting bird surveys shall be conducted by a qualified biologist. Qualified biologists shall be involved in establishing work buffers for active nests. (see Mitigation Measure BIO-1) • The vertical and horizontal locations of all the trees identified for preservation shall be established and plotted on all plans. These plans shall be forwards to the consulting arborist for review and comment. • Foundations, footings, and pavements on expansive soils near trees shall be designed to withstand differential displacement to protect the soil surrounding the tree roots. • Any fencing within 50 feet of any tree shall be prohibited, as lime is toxic to tree roots. Any herbicides placed under paving materials shall be safe for use under trees and labeled for that use. • Brush from grazing and trees removal operations shall be chipped and spread beneath the trees within the TPZ. Mulch shall be between 2 inches and 4 inches in depth and kept at a minimum of 3 feet from the base of the trees. • All recommendations for tree preservation made by the applicant's consulting arborist shall be followed.					

Mitigation Measure BIO-3: Implement Mitigation Measures BIO-1 and BIO-2.	Project Applicant	Prior to Issuance of Building Permits Authorizing Grading.	Qualifying Biologist/City of Cupertino Public Works Department	Review Construction Plans and Specifications/ Conduct Site Inspections	Once for Survey; Ongoing if nesting birds identified and until they have left the nest

CULTURAL RESOURCES					
Mitigation Measure CULT-1: If any prehistoric or historic subsurface cultural resources are discovered during ground-disturbing (including grading, demolition and/or construction) activities: • All work within 50 feet of the resources shall be halted, the City shall be notified, and a qualified archaeologist shall be consulted. The contractor shall cooperate in the recovery of the materials. Work may proceed on other parts of the project site while mitigation for tribal cultural resources, historical resources or unique archaeological resources is being carried out. • The qualified archaeologist shall prepare a report for the evaluation of the resource to the California Register of Historical Places and the City Building Department. The report shall also include appropriate recommendations regarding the significance of the find and appropriate mitigations as follows: ○ If the resource is a non-tribal resource, the archaeologist shall assess the significance of the find according to CEQA Guidelines Section 15064.5. ○ If the resource is a tribal resource – whether historic or prehistoric – the consulting archaeologist shall consult with the appropriate tribe(s) to evaluate the significance of the resource and to recommend appropriate and feasible avoidance, testing, preservation or mitigation measures, in light of factors such as the significance of the find, proposed project design, costs, and other considerations. If avoidance is infeasible, other appropriate measures (e.g., data recovery) may be implemented. • All significant non-tribal cultural materials recovered shall be, as necessary, and at the discretion of the consulting archaeologist, subject to scientific analysis, professional museum curation, and documentation according to current professional standards.	Project Applicant/Construction Contractor	During Construction	Consulting Archeologist and City of Cupertino Public Works Department	Plan Review and Approval	As needed if resources are unearthed

GEOLOGY AND SOILS					
Mitigation Measure GEO-1: The construction contractor shall incorporate the following in all grading, demolition, and construction plans: • In the event that fossils or fossil-bearing deposits are discovered during grading, demolition, or building, excavations within 50 feet of the find shall be temporarily halted or diverted. • The contractor shall notify the City of Cupertino Building Department and a City-approved qualified paleontologist to examine the discovery. • The paleontologist shall document the discovery as needed, in accordance with Society of Vertebrate Paleontology standards (Society of Vertebrate Paleontology 1995), evaluate the potential resource, and assess the significance of the finding under the criteria set forth in CEQA Guidelines Section 15064.5. • The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. • If the project applicant determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the proposed project based on the qualities that make the resource important. The excavation plan shall be submitted to the City for review and approval prior to implementation.	Project Applicant/ Construction Contractor	During Construction	Consulting Paleontologist and City of Cupertino Public Works Department	Plan Review and Approval	As needed if resources are unearthed

Noise **Mitigation Measure NOISE-1:** Prior to Grading Permit issuance or the start of demolition activities, the project applicant shall demonstrate, to the satisfaction of the City of Cupertino Public Works Director and/or Community Development Director, that the proposed project complies with the following: • Pursuant to Cupertino Municipal Code (CMC) Section 10.48.053 the construction activities shall be limited to daytime hours as defined in CMC Section 10.48.010 (i.e., daytime hours are from 7:00 a.m. to 8:00 p.m. on weekdays). • At least 90 days prior to the start of construction activities, all offsite businesses and residents within 300 feet of the project site shall be notified of the planned construction activities. The notification shall include a brief description of the proposed project, the activities that would occur, the hours when construction would occur, and the construction period's overall duration. The notification should include the telephone numbers of the City's and contractor's authorized representatives that are assigned to respond in the event of a noise or vibration complaint. • At least 10 days prior to the start of construction activities, a sign shall be posted at the entrance(s) to the job site, clearly visible to the public, which includes permitted construction days and hours, as well as the telephone numbers of the City's and contractor's authorized representatives that are assigned to respond in the event of a noise or vibration complaint. If the authorized contractor's representative receives a complaint, he/she shall investigate, take appropriate corrective action, and report the action to the City. • During the entire active construction period, equipment and trucks used for project construction will utilize the best available noise control techniques (e.g., improved mufflers, equipment re-design, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds), wherever feasible.	Project Applicant/Construction Contractor	Prior to Issuance of Building Permits Authorizing Grading or Other Construction Activities	City of Cupertino Public Works Department	Plan Review and Approval/Site Inspections	Once for Plan Review/ During Scheduled Constructions Site Inspections

• During the entire active construction period, stationary noise sources shall be located as far from sensitive receptors as possible, and they shall be muffled and enclosed within temporary sheds, or insulation barriers or other measures shall be incorporated to the extent feasible. • Hard-rubber shall be selected to avoid the greatest amount of sensitive one areas. • Signs will be posted at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment will be turned off if not in use for more than 5 minutes. • During the entire active construction period and to the extent feasible, the use of noise producing signals, including horns, whistles, alarms, and bells will be for safety warning purposes only. The construction manager will use smart back-up alarms, which automatically adjust the alarm level based on the background noise level or switch off back-up alarms and replace with human spotters in compliance with all safety requirements and laws.					

Utilities and Service Systems **Mitigation Measure UTIL-1:** No building permits shall be issued by the City for the proposed Westport Mixed-Use Project that would result in exceeding the permitted peak wet weather flow capacity of 13.8 mgd through the Santa Clara sanitary sewer system. The project applicant shall demonstrate, to the satisfaction of the City of Cupertino and Cupertino Sanitary District (CSD), that the proposed project would not exceed the peak wet weather flow capacity of the Santa Clara sanitary sewer system by implementing one or more of the following methods: 3. Reduce inflow and infiltration in the CSD system to reduce peak wet weather flows; or 4. Increase on-site water reuse, such as increased grey water use, or reduce water consumption of the fixtures used within the proposed project, or other methods that are measurable and reduce sewer generation rates to acceptable levels, to the satisfaction of the CSD.	Project Applicant	Prior to Issuance of Building Permits Authorizing Grading or Other Construction Activities	City of Cupertino Sanitary District	Plan Review and Approval	Prior to Issuance of Building Permits Authorizing Grading or Other Construction Activities

The proposed project's estimated wastewater generation shall be calculated using the generation rates used by the CSD in the *Data Modeling Analysis for the Homestead Flume Outfall to the City of Santa Clara*, prepared by Mark Thomas & Co. Inc., dated December 6, 2010, unless alternative (i.e., lower) generation rates achieved by the proposed project are substantiated by the project applicant based on evidence to the satisfaction of the CSD. If the prior agreement between CSD and the City of Santa Clara that currently limits the permitted peak wet weather flow capacity of 13.8 mgd through the Santa Clara sanitary sewer system were to be updated to increase the permitted peak wet weather flow sufficiently to accommodate, this would also change the impacts of the project to less than significant. If this were to occur prior to the City's approval of building permits, then Mitigation Measure UTIL-1 would no longer be required to be implemented.					

C:\Revit_Local\20133_Westport-CENTRAL_jboyd\VFBRA.rvt
7/28/2021 3:27:18 PM

C2K
ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION: **DESCRIPTION:**

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

LICENSED ARCHITECT
KEVIN S. SAUSER
21859
11/30/2019
STATE OF CALIFORNIA

ISSUE FOR PERMIT

SHEET TITLE:
CONDITIONS OF APPROVAL

SHEET NO.:
G0 53

RESOLUTION NO. 20-106

A RESOLUTION OF THE CUPERTINO CITY COUNCIL APPROVING A DEVELOPMENT PERMIT TO CONSTRUCT A MIXED-USED DEVELOPMENT CONSISTING OF 267 HOUSING UNITS (88 ROWHOUSES/TOWNHOUSES, 179 SENIOR APARTMENTS OF WHICH 48 ARE SENIOR AFFORDABLE APARTMENTS), 27 MEMORY CARE LICENSED ASSISTED LIVING RESIDENCES ("MEMORY CARE RESIDENCES"), AND 20,000 SQUARE FEET OF COMMERCIAL SPACE; DENSITY BONUS; DENSITY BONUS PARKING REDUCTION; DENSITY BONUS WAIVERS FOR HEIGHT, BUILDING PLANE, AND BELOW MARKET RATE HOUSING DISPERSION; AND AN INCENTIVE/CONCESSION FOR THE CONSOLIDATION OF BMR HOUSING UNITS IN A SINGLE SENIOR BUILDING. LOCATED AT 21267 STEVENS CREEK BOULEVARD (APN: 326-27-042, -043)

SECTION I: PROJECT DESCRIPTION

Application No.: DP-2018-05
Applicant: KT Urban (Mark Tersini)
Property Owner: 190 West St. James, LLC
Location: 21267 Stevens Creek Blvd. (APN #326-27-042, -043)

SECTION II: FINDINGS FOR DEVELOPMENT PERMIT:

WHEREAS, the City of Cupertino received an application for a Development Permit (including a density bonus and associated parking reduction and waivers) as described in Section I of this resolution; and

WHEREAS, the Westport Cupertino Mixed-Use Project ("Project"), including the Development Permit, is fully described and analyzed in the Final Environmental Impact Report (State Clearinghouse No. 2019070377) ("EIR" or "Final EIR") for the Project; and

WHEREAS, the City of Cupertino's Environmental Review Committee at its April 16, 2020 meeting reviewed the Final EIR consisting of the April 7, 2020 Public Review Draft EIR and Response to Comments, received public comments, and voted 5-0 to recommend that the City Council certify the EIR for the project; and

WHEREAS, based on substantial evidence in the record, on May 12, 2020, the Planning Commission recommended on a 5-0 vote that the City Council certify that the EIR has been completed in compliance with the California Environmental Quality Act, Public Resources Code Section 21000 *et seq.* ("CEQA") and reflects the independent judgment

and analysis of the City, adopt Findings, adopt and require as conditions of approval all of the mitigation measures for the Project which are within the responsibility and jurisdiction of the City that are identified in the EIR, and adopt the Mitigation Monitoring and Reporting Program for the Project (EA-2018-04); and

WHEREAS, on May 12, 2020 the Planning Commission recommended on a 5-0 vote that the City Council approve the Vesting Tentative Map (TM-2018-03), in substantially similar form to the Resolution presented (Resolution No. 6904), approve the Development Permit (DP-2018-05) in substantially similar form to the Resolution presented (Resolution No. 6901), approve the Architectural and Site Approval Permit (ASA-2018-05) in substantially similar form to the Resolution presented(Resolution No. 6902), approve the Use Permit (U-2019-03) in substantially similar form to the Resolution presented (Resolution No. 6903), approve the Tree Removal Permit (TR-2018-22) in substantially similar form to the Resolution presented (Resolution No. 6906), approve the Heart of the City Exception (EXC-2019-03) in substantially similar form to the Resolution presented (Resolution No. 6905) for the Senior Enhanced Alternative; and

WHEREAS, on June 4, 2020, as updated on June 25 and 26, 2020, the applicant submitted and requested the City to consider revisions to the Project ("Revised Senior Enhanced Project") that include relocating nine Below Market Rate units from Building 1 to an additional top story on Building 2, altering the unit mix in Buildings 1 and 2 to provide additional space for terraces on the tops of those buildings, and changing the unit mix in Building 2 to include two-bedroom units in addition to studios and one-bedrooms; and

WHEREAS, because these revisions in the Project affect building height and dispersion of BMR units, the Revised Senior Enhanced Project was reviewed by the Planning Commission on July 14, 2020 for recommendation to the City Council; and

WHEREAS, on July 14, 2020, the Planning Commission recommended on a 3-2 vote that the City Council deny the project in accordance with Resolution No. 6908; and

WHEREAS, on July 31, 2020, the applicant submitted a request for an incentive/concession to consolidate all 48 of the senior BMR units in Building 2; and

WHEREAS, all necessary public notices having been given as required by the Procedural Ordinance of the City of Cupertino and the Government Code, and the Planning Commission held at least one public hearing in regard to this application, and on August 18, 2020, the City Council held a public hearing to consider the Development Permit; and

WHEREAS, the City Council of the City of Cupertino is the decision-making body for this Resolution; and

WHEREAS, on August 18, 2020, after consideration of substantial evidence contained in the entire administrative record, and prior to consideration of the Development Permit,

the City Council adopted Resolution No. 20-105 certifying the EIR, adopting Findings, adopting and requiring as conditions of approval all of the mitigation measures for the Project which are within the responsibility and jurisdiction of the City that are identified in the EIR, and adopting the Mitigation Monitoring and Reporting Program for the Project; and

WHEREAS, the applicant has met the burden of proof required to support the application for a Development Permit.

WHEREAS, the City Council finds as follows with regard to this application:

1. The proposed development, at the proposed location, will not be detrimental or injurious to property or improvements in the vicinity, and will not be detrimental to the public health, safety, general welfare, or convenience;
   With the conditions of approval and the approved density bonus, parking reduction, waivers, and incentive/concession, the project is consistent with the General Plan and Zoning Ordinance and has been designed to be compatible with and respectful of adjoining land uses. Additionally, all mitigation measures that are within the responsibility and jurisdiction of the City have been adopted and will be made conditions of approval in order to mitigate potential impacts to a less than significant level. Therefore, the project will not be detrimental or injurious to properties or improvements in the vicinity, and will not be detrimental to the public health, safety, general welfare, or convenience.
2. The proposed development will be located and conducted in a manner in accord with the Cupertino Comprehensive General Plan and the purpose of the City's zoning ordinances.
   The General Plan land use designation for the property is Commercial/Residential. The proposed use is consistent with the General Plan. The subject property is zoned as Planned General Commercial/Residential with a further designation as a Priority Housing Element Site. Projects that propose a density above the allocation provided in the Housing Element are required to obtain a Conditional Use Permit (CUP), which the project is seeking and subject to approval, see Condition of Approval (COA) #3 in Section III. With the conditions of approval and the granting of the requested exception, the proposed development has met the applicable development standards of the Heart of the City Specific Plan and qualifies for a density bonus, density bonus parking reduction, and certain density bonus waivers and incentives/concessions for certain general plan and zoning development standards as permitted in the City of Cupertino's Municipal Code Chapter 19.56 Density Bonus. *Therefore, the proposed development is consistent with the purpose of the City's zoning ordinance.*

3. The remaining sites identified in the Housing Element are adequate to meet the requirements of Section 65583.2 and to accommodate the City's share of the regional housing need. (Findings required by Government Code Section 65863(b)(2).)
   The remaining sites in the housing element inventory are adequate to meet the requirements of Section 65583.2 and to accommodate the City's share of the regional lower income housing need. The proposed project does not reduce the density of the site below what was projected in the City's housing element; the housing element shows a site capacity of 200 units, whereas 267 units are proposed. However, the proposed project includes only 48 lower income units, whereas the site was projected to contain 200 lower income units. Nonetheless, the remaining sites in the inventory are adequate to accommodate the City's share of the regional lower income housing need, in that 1,242[1] lower income units have been approved by the City at the remaining housing element sites (Vallco Shopping District, Marina Plaza, the Hamptons, and the Barry Swenson site), well in excess of the 563 units that must be accommodated to meet the City's share of the regional lower income housing need. The City has approved a total of 3,209[2] units on these four sites, also well in excess of the City's allocation of 1,064 units to meet its total share of the regional housing need.
4. The applicant has requested a density bonus. Pursuant to Cupertino Municipal Code Section 19.56.070, before approving an application that includes a request for density bonus, incentive, parking reduction and/or waiver, the decision-making body shall make the following findings, as applicable:

   a) A finding that the residential project is eligible for the density bonus and any incentives, parking reductions or waivers requested.
      The application is a for a density bonus project that provides for approximately 20% of its base density as Below Market Rate Housing. Because 12% of the units on-site will be limited to Very Low Income seniors, the project is eligible for a 35% density bonus, parking reduction, waivers, and up to two (2) incentives/concessions. The site is eligible for a density bonus parking reduction under Government Code section 65915(p)(2) and Municipal Code Section 19.56.080(C)(1) (0.5 space per bedroom), in that it includes the maximum number of very low income units and is located within one-half mile of a major transit stop, with unobstructed access, as described in the staff report and Final EIR.

[1] Consisting of the following lower income units in approved projects: Vallco Shopping District, 1,201 units; Veranda affordable housing (Barry Swenson site), 18 units; Marina Plaza, 16 units; Hamptons, 7 units net.
[2] Consisting of the following total units in approved projects: Vallco Shopping District, 2,402 units; Veranda (Barry Swenson site), 19 units; Marina Plaza, 168 units; Hamptons, 600 net new units.

   b) A finding that the requested incentive(s) or concession(s) will result in identifiable and actual cost reductions based upon the documentation provided by the applicant and the findings of the peer reviewer, if incentive(s) or concession(s) are requested (other than mixed use development).
      The applicant has requested as a concession that all senior BMR units be consolidated in Building 2, rather than dispersed between Building 1 and Building 2. The City proposes to expand this concession to allow the applicant to consolidate all BMR units in Building 2, rather than dispersing them throughout Building 1 and the Townhouse/Rowhouse portion. The expanded concession would result in actual cost reductions to the project. First, the age restricted Buildings 1 and 2 are required to be constructed using different methods and materials. As a state-licensed assisted living facility, Building 1 would be required to be built as a Type I building per the State of California due to the nature of the proposed residents. Building 2 is under no such restriction, however, and can be constructed as a Type IIIA Sprinklered SM building for the top five levels and Type IA Sprinklered SM for the ground floor and connected parking garage to Building 1 (Type IA). Therefore, the total cost savings by consolidating the BMR units in Building 2 would be approximately $200,000 per BMR unit in construction costs. Second, there is a substantial on-going operating cost to provide the services associated with a state-licensed assisted living facility. These costs far exceed the BMR housing allowance for rent and utilities and represent substantial cost savings if the units were relocated to Building 2 as senior independent living units. Third, a significant source of funding for affordable housing, which is from the sale of tax credits, would not be available for the nine BMR units if they were developed in Building 1 as state-licensed assisted living units. Higher total financing cost plus the additional time and cost of delay would be incurred to fill this gap. These costs are saved by consolidating the BMR units in Building 2 as senior independent living units. Fourth, providing BMR townhouse/rowhouse units would be more expensive than providing senior BMR units in Building 1 for a number of reasons, including that the townhouse/rowhouse units are proposed to be much larger than the senior units in Building 1 and the applicant would have easier access to affordable financing if all BMR units are consolidated in a single building.

   c) If the density bonus is based all or in part on donation of land, a finding that all requirements included Section 19.56.030C have been met.
      The density bonus is not based on the donation of land, so the finding is not applicable.

   d) If the density bonus is based all or in part on the inclusion of a childcare facility, a finding that all requirements included in Section 19.56.030 (D) have been met.
      The density bonus is not based on the inclusion of a childcare facility, so the finding is not applicable.

   e) If the density bonus or incentive is based on a condominium conversion, a finding that all the requirements included in Section 19.56.030 (E) have been met.
      The density bonus is not based on a condominium conversion, so the finding is not applicable.

   f) If the incentive includes mixed-use development, a finding that all requirements included in Section 19.56.40 (B) (2) have been met.
      While the project is a mixed-use development, the density bonus is not based on the mixed-used development as an incentive, so the finding is not applicable.

   g) If a waiver is requested, a finding that that the development standards for which the waivers are requested would have the effect of physically precluding the construction of the housing development with the density bonus and incentives or concessions permitted.

      BMR Unit Dispersion Waiver: *The project applicant requested a waiver of the requirement that "[t]he BMR units shall be dispersed throughout the residential project," (CMC § 19.56.050.G 1 and BMR Mitigation Manual Section 2.3.4(D)), insofar as it would have required BMR units to be dispersed in the Townhouse/Rowhouse component of the project. However, this waiver is not justified. There is no evidence that this requirement—which requires dispersion of BMR units, but does not require the BMR units to be senior BMR units—would "physically preclude" the project. Rather, enforcing this requirement would simply require the applicant to convert some of the existing townhouses/rowhouses from market rate units to BMR units. While that conversion may have financial impacts, those financial impacts are not a basis for granting a waiver under State Density Bonus Law. No change is required in the physical design of the project to disperse the BMR units. The City has proposed an expanded concession that would allow the applicant to consolidate all BMR units in Building 2, rather than dispersing them in the Townhouse/Rowhouse portion of the Project.*

   b) That the incentive or concession, or waiver would have a specific, adverse impact upon public health or safety or the physical environment, and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the residential project unaffordable to low- and moderate-income households. For the purpose of this subsection, "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, written public health or safety standards, policies, or conditions as they existed on the date that the application for the residential project was deemed complete; or
      As evidenced by the findings and conclusions of the Environmental Impact Report, there exists no significant, quantifiable, direct, and unavoidable impacts, based on objective, identified, written public health or safety standards, policies, or conditions as they existed on the date that the application for the residential Project was deemed complete.

   c) That the incentive or concession, or waiver is contrary to state or federal law.
      The requested waivers are not contrary to state or federal law.

NOW, THEREFORE, BE IT RESOLVED:

That after careful consideration of maps, facts, exhibits, testimony and other evidence submitted in this matter and the EIR and the Mitigation Monitoring and Reporting Program for the Project (EA-2018-04), subject to the conditions which are enumerated in this Resolution beginning on PAGE 3 thereof, and those contained in all other Resolutions approved for this Project,

The application for a Development Permit, Application No. DP-2018-05, is hereby approved, and that the conclusions upon which the findings and conditions specified in this Resolution are based are contained in the Public Hearing record concerning Application no. DP-2018-05 as set forth in the Minutes of the City Council Meeting of August 18, 2020, and are incorporated by reference as though fully set forth herein.

SECTION III: CONDITIONS ADMINISTERED BY THE COMMUNITY DEVELOPMENT DEPARTMENT.

1. **APPROVED EXHIBITS**
   Approval is based on the plan set dated June 4, 2020, as updated June 25, 2020, consisting of 39 sheets labeled as Westport Cupertino, C200 – G213, A001-A222, VTM-1-VTM-6, and L100-L300, drawn by C2K, and Kimley Horn except as may be amended by conditions in this resolution.

2. **ACCURACY OF PROJECT PLANS**
   The applicant/property owner is responsible to verify all pertinent property data including but not limited to property boundary locations, building setbacks, property size, building square footage, any relevant easements and/or construction records. Any misrepresentation of any property data may invalidate this approval and may require additional review, including any misrepresentation related to the note on the Vesting Tentative Map that the Townhouse/Rowhouse units will be for-sale.

3. **CONCURRENT APPROVAL CONDITIONS**
   The conditions of approval contained in file nos. TR-2018-22, EXC-2019-03, TM-2018-03, ASA-2018-05, U-2019-03 and EA-2018-04 shall be applicable to this approval.

4. **ANNOTATION OF THE CONDITIONS OF APPROVAL**
   The conditions of approval set forth shall be incorporated into and annotated on the first page of the building plans.

5. **CONSULTATION WITH OTHER DEPARTMENTS**
   The applicant is responsible to consult with other departments and/or agencies with regard to the proposed project for additional conditions and requirements. Any misrepresentation of any submitted data may invalidate an approval by the Community Development Department.

6. **DEVELOPMENT ALLOCATION**
   The applicant shall receive an allocation of 237 of the residential unit allocations for the Heart of the City Special Area. By requesting only one concession prior to City Council approval of these first development permits, the applicant has waived any future claim to a second concession.

7. **BICYCLE PARKING**
   The applicant shall provide bicycle parking and bike racks for the proposed project in accordance with the City's Parking Regulations under Chapter 19.124 of the Cupertino Municipal Code.

8. **BMR UNIT DESIGN REQUIREMENTS**
   The Applicant shall detail how the following requirements shall be met prior to building permit issuance:
   a) Senior BMR units shall be comparable to senior market-rate units in terms of unit type, number of bedrooms per unit, quality of exterior appearance and overall quality of construction.
   b) Senior BMR unit size should generally representative of the unit sizes within the senior market-rate portion of the residential project.
   c) Interior features and finishes in the affordable units shall be durable, of good quality and consistent with the contemporary standards of new housing.

9. **BMR AGREEMENT**
   Prior to the recordation of a final map or issuance of any building permit, an affordable housing agreement shall be recorded against the property. The affordable housing agreement shall include, but not be limited to the following:
   a) Total number of BMR units, type, location (site map), square footage, number of bedrooms, and construction scheduling of market-rate and BMR units;
   b) Provisions to ensure concurrent construction and completion of BMR units and market-rate units;
   c) Affordability levels for each BMR unit;
   d) Provisions for income certification and screening of potential occupants of BMR units;
   e) Restriction control mechanisms;
   f) Financing of ongoing administrative and monitoring costs;
   g) Other reasonably required provisions to implement the Affordable Housing Plan.

10. **BMR UNIT TERMS OF AFFORDABILITY:**
    Prior to occupancy, the proposed project shall record covenants that require 36 of the senior BMR units to be occupied at rents that are affordable to very low or low-income households at a ratio of 60% very low-income (22 units) to 40% low-income (14 units) for a period not less than 99 years from the date of first occupancy of the unit pursuant to CMC Section 19.56.050.B and the City's Below Market Rate Housing Program. Also prior to occupancy, for the remaining 12 senior BMR units, the proposed project shall record covenants that require the units to be occupied

at rents that are affordable to very low or low-income households at a ratio of 60% very low-income (7 units) to 40% low-income (5 units) for a period of not less than 55 years from the date of first occupancy of the unit pursuant to CMC Section 19.56.050.A.

Pursuant to Government Code Section 66020(d)(1), this Condition 10 constitutes written notice of a description of any exactions imposed by this Condition. You are hereby further notified that the 90-day approval period in which you may protest any exactions imposed by this Condition, pursuant to Government Code Section 66020(a), has begun. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging any exactions imposed by this Condition.

11. **CONCURRENT DEVELOPMENT OF BMR AND MARKET-RATE HOUSING**
    a. The senior BMR units shall be constructed concurrently with the Rowhouse/Townhouse Units. "Concurrent construction," shall mean the following:
       i. All senior BMR units must have received a certificate of occupancy or final inspection or the Project shall have reached the Affordable Senior Housing Milestone before the City will issue a certificate of occupancy or undertake final inspections of the sixty-sixth (66th) Rowhouse/Townhouse Units. The "Affordable Senior Housing Milestone" means the time at which the following conditions (a) plus (b) have occurred, or condition (c) has occurred: (a) Developer has transferred the parcel on which the senior BMR housing will be constructed to an affordable housing developer or its affiliate; (b) the affordable housing developer has closed on its construction financing; (c) the Developer has provided evidence of a completion guaranty (which may be a performance bond) to the City, in a form and amount reasonably acceptable to the City.
       ii. City will not issue a certificate of occupancy or undertake final inspections for the senior BMR units until it has issued a certificate of occupancy or completed final inspections for ten (10) Rowhouse/Townhouse Units.

12. **PUBLIC ART REQUIREMENT**
    Public art shall be provided for the project in accordance with General Plan Policy 2-66 and the City's Public Art Ordinance (Chapter 19.148 of the Cupertino Municipal Code). The minimum expenditure for the artwork, including, but not limited to design, fabrication, and installation is one (1) percent of the construction

valuation for the first $100 million on construction valuation, or 0.9% of construction valuation for valuation in excess of $100 million. The project pro forma shall be provided to the City to confirm the project budget. The public art plans (including location and design) shall be reviewed by the Fine Arts Commission during the building permit stage, in advance of final occupancy. Once approved by the Fine Arts Commission, the public artwork shall be installed to the satisfaction of the City prior to final occupancy. In the event the developer or property owner determines that the placement of artwork on a particular property may not be feasible, the developer or property owner may apply to the Fine Arts Commission for an in-lieu payment alternative as indicated in Chapter 19.148 of the Cupertino Municipal Code. The in lieu payment shall be 1.25% of the construction valuation.

13. **DEMOLITION REQUIREMENTS**
    All demolished building and site materials shall be recycled to the maximum extent feasible subject to the Building Official. The applicant shall provide evidence that materials were recycled prior to occupancy.

14. **PRE-CONSTRUCTION MEETING AND CONSTRUCTION MANAGEMENT PLAN**
    A demolition and construction management plan shall be submitted and reviewed prior to building permit issuance. Prior to commencement of construction activities, the applicant shall arrange for a pre-construction meeting with the pertinent departments (Building, Planning, and Public Works) to review the prepared construction management plan, to ensure that construction complies with the conditions of approval, staging of construction equipment is appropriate, tree protection measures are in place, public access routes are identified, and noise and dust control measures are established. The plan shall include but not be limited to the following:
    a. Compliance with CEQA Mitigation Measures
    b. Appropriate construction staging area
    c. Hours of construction
    d. Compliance with the City noise ordinance
    e. Best management practices
    f. Staging of construction equipment shall not occur within ___ feet of any residential property.
    g. Any other measures as determined to be appropriate by the Director of Community Development

15. **GRADING AND CONSTRUCTION HOURS AND NOISE LIMITS**
    The applicant shall indicate compliance with the following grading and construction hours and noise limit requirements on all demolition, construction and grading permits, and in the construction management plan(s), unless otherwise indicated.
    a. All grading activities shall be limited to the dry season (April 15 to October 1), unless permitted otherwise by the Director of Public works.
    b. Construction hours and noise limits shall be compliant with all requirements of Chapter 10.48 of the Cupertino Municipal Code.
    c. Grading, street construction, underground utility and demolition hours for work done more than 750 feet away from residential areas shall be limited to Monday through Friday, 7 a.m. to 8 p.m. and Saturday and Sunday, 9 a.m. to 6 p.m. Grading, street construction, demolition or underground utility work within 750 feet of residential areas shall not occur on Saturdays, Sundays, holidays, and during nighttime period as defined in Section 10.48.053(b) of the Municipal Code.
    d. Construction activities shall be limited to Monday through Friday, 7 a.m. to 8 p.m. and Saturday and Sunday, 9 a.m. to 6 p.m. Construction activities are not allowed on holidays as defined in Chapter 10.48 of the Municipal Code. Nighttime construction is allowed if compliant with nighttime standards of Section 10.48 of the Cupertino Municipal Code.
    e. Rules and regulations pertaining to all construction activities and limitations identified in this permit, along with the name and telephone number of an applicant appointed disturbance coordinator, shall be posted in a prominent location at the entrance to the job site.
    f. The applicant shall be responsible for educating all contractors and subcontractors of said construction restrictions.

16. **GREEN BUILDING**
    The project shall be constructed in accordance with the City's Green Building Ordinance (Chapter 16.58 of the Cupertino Municipal Code). The applicant shall obtain LEED Silver certification or an alternative reference standard in accordance with the ordinance since the building size is over 50,000 square feet. Third party LEED certification or alternative reference standard is required per the ordinance criteria.

17. **BUILDING AND FIRE CODE**
    The applicant shall apply for and obtain building permits to allow the construction of the approved project. The applicant shall provide information and plans to

allow the Building Official and the Fire Marshall or their designee that the proposed plans comply with Building and Fire Codes in effect at the time of application for a building permit.

18. **HOMEOWNERS' ASSOCIATION**
    The Homeowners Association documents shall be approved by the Director of Community Development and the City Attorney prior to recordation. A Home Owner's Association shall be formed to maintain the common areas of the property. The Conditions, Covenants and Restrictions (CC&Rs) shall be reviewed and approved by the City Attorney prior to recordation. The following terms shall be incorporated in to the Association's Conditions, Covenants and Restrictions:
    - The members/board shall meet at a minimum of once/year
    - The Association dues shall cover:
      - Maintenance of common area on the property including hardscaping, parking areas, landscaping and accessory items, such as trash bins/areas, tree grates, outside trash bins, fences, etc.
      - Site repair on a regular schedule, or as otherwise necessary, and hardscape/landscape renovation and replacement as necessary.
    - Any changes to the CC&R's must be reviewed and approved by the City
    - Disbanding of the Association shall require an amendment to the Development Permit.

19. **TRASH AND DELIVERY ACTIVITIES**
    A detailed refuse and truck delivery plan shall be prepared by the applicant. The plan shall specify locations of trash facilities, refuse pick up schedules and truck delivery schedules and routes. All trash facilities must be screened and enclosed to the satisfaction of the Public Works Department. The final plan shall be submitted to the City for review and approval prior to issuance of building permits.

20. **EXTERIOR BUILDING MATERIALS/TREATMENTS**
    The final building exterior plan shall closely resemble the details shown on the original approved plans. Final building exterior treatment plan (including but not limited to details on exterior color, materials, architectural treatments, doors, windows, lighting fixtures, and/or embellishments) shall be reviewed and approved by the Director of Community Development prior to issuance of building permits to ensure quality and consistency. Any exterior changes determined to be substantial by the Director of Community Development shall

either require a modification to this permit or a new permit based on the extent of the change.

21. **SITE LIGHTING**
    All new lighting must conform to the standards in the Parking Regulations Ordinance, and the final lighting plan (including a detailed photometric plan) shall be reviewed and approved by the Director of Community Development prior to building permit issuance. A report from a licensed lighting engineer may be required to confirm all exterior lighting throughout the site complies with the City's Ordinance.

22. **ROOFTOP EQUIPMENT SCREENING**
    All mechanical and other equipment on the building or on the site shall be screened so they are not visible from public street areas or adjoining developments. The height of the screening shall be taller than the height of the mechanical equipment that it is designed to screen. A line of sight plan may be required to demonstrate that the equipment will not be visible from any public right-of-way. The location of the equipment and necessary screening shall be reviewed and approved by the Director of Community Development prior to issuance of building permits.

23. **RESTAURANT ODOR ABATEMENT**
    All new restaurants shall install odor abatement systems to reduce odor impacts from the restaurants to the adjacent community. The odor abatement systems shall be installed prior to final occupancy of the associated restaurant(s). Detailed plans shall be reviewed and approved by the Director of Community Development prior to issuance of building permits.

24. **SIGN PROGRAM**
    A sign program is required for this project. The sign program shall be approved by the Director of Community Development prior to issuance of sign permits.

25. **SITE IMPROVEMENTS**
    All proposed site improvements shall be completed prior to final occupancy of any structures approved in conjunction with the project.

26. **NOISE LEVELS AND ABATEMENT**
    Project use shall comply with the City's Community Noise Control Ordinance at all times. Should the project exceed any of the stipulated maximum noise levels outlined in the City's Community Noise Control Ordinance, an acoustical

C:\Revit_Local\20133_Westport-CENTRAL_jboydVFBRA.rvt
7/28/2021 3:27:18 PM

C2K ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION: DESCRIPTION:

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC.. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC..

LICENSED ARCHITECT
KEVIN S. SAUSER
21859
11/30/2019
STATE OF CALIFORNIA

ISSUE FOR PERMIT

SHEET TITLE:
CONDITIONS OF APPROVAL

SHEET NO.:
G0 54

engineer may be required to submit noise attenuation measures to the satisfaction of the Director of Community Development at the applicant's expense.

27. **ONGOING OBLIGATIONS**
The applicant shall be responsible to implement the ongoing obligation as described in the Environmental Impact Report.

28. **INDEMNIFICATION**
To the fullest extent permitted by law, the applicant shall agree to indemnify, defend with the attorneys of the City's choice, and hold harmless the City, its City Council, and its officers, employees, and agents (collectively, the "indemnified parties") from and against any liability, claim, action, cause of action, suit, damages, judgment, lien, levy, or proceeding (collectively referred to as "proceeding") brought by a third party against one or more of the indemnified parties or one or more of the indemnified parties and the applicant related to any Ordinance, Resolution, or action approving the project, the related entitlements, environmental review documents, finding or determinations, or any other permit or approval authorized for the project. The indemnification shall include but not be limited to damages, fees, and costs awarded against the City, if any, and cost of suit, attorneys' fees, and other costs, liabilities, and expenses incurred in connection with such proceeding whether incurred by the Applicant, the City, or the parties initiating or bringing such proceeding.

The applicant shall agree to (without limitation) reimburse the City its actual attorneys' fees and costs incurred in defense of the litigation. Such attorneys' fees and costs shall include amounts paid to the City's outside counsel and shall include City Attorney time and overhead costs and other City staff overhead costs and any costs directly related to the litigation reasonably incurred by City. The applicant shall likewise agree to indemnify, defend, and hold harmless the indemnified parties from and against any damages, attorneys' fees, or costs awards, including attorneys' fees awarded under Code of Civil Procedure section 1021.5, assessed or awarded against the indemnified parties. The Applicant shall cooperate with the City to enter a Reimbursement Agreement to govern any such reimbursement.

The Applicant shall agree to (without limitation) reimburse the City for all costs incurred in additional investigation or study of, or for supplementing, redrafting, revising, or amending, any document (such as an Environmental Impact Report, negative declaration, specific plan, or general plan amendment) if made necessary

by proceedings challenging the project approvals and related environmental review, if the applicant desires to continue to pursue the project.

The Applicant shall agree that the City shall have no liability to the Applicant for business interruption, punitive, speculative, or consequential damages.

29. **NOTICE OF FEES, DEDICATIONS, RESERVATIONS OR OTHER EXACTIONS**
The Conditions of Project Approval set forth herein may include certain fees, dedication requirements, reservation requirements, and other exactions.

SECTION IV: CONDITIONS ADMINISTERED BY THE PUBLIC WORKS DEPARTMENT

1. **STREET IMPROVEMENTS & DEDICATION**
Provide street dedication in fee title and frontage improvements along the project frontage to the satisfaction of the Director of Public Works. The street improvement plans must be submitted and approved prior to the Final Map approval.

Street improvements may include, but are not limited to, sidewalk, curb & gutter, ADA ramps, city standard driveways, storm drain and sanitary sewer system, street tree installations, street lights (new and/or relocate), bus stop, concrete bus pad, bus shelter and other related bus improvements, upgrade the existing pedestrian warning device at the mid-block crossing on Mary Avenue to rectangular rapid flashing beacons (RRFB), pavement, signs and pavement markings, and installation of a Class IV Separated Bikeway between Mary Ave and Hwy 85 NB on-ramp per the approved Cupertino Bicycle Transportation Plan Implementation along project frontage on Stevens Creek Blvd. The installation will require traffic signal modifications at the intersections of Stevens Creek Blvd & Mary Ave and Stevens Creek Blvd & Hwy 85. The Applicant will be required to coordinate with Caltrans, for all work located within Caltrans' jurisdiction.

At the street improvement plan stage, the proposed bus stop design (shown on VTM-6) on Stevens Creek Blvd., west of Mary Ave., shall be further reviewed and the final design must be approved by both VTA and City of Cupertino prior to issuance of Final Map. The City may require a bus duckout. As result, an additional easement may be required for proposed bus shelter.

Pursuant to Government Code Section 66020(d) (1), these Conditions constitute written notice of a description of such dedication. You are hereby further notified that

the 90-day approval period in which you may protest this dedication, pursuant to Government Code Section 66020(a), has begun. If you fail to file a protest within this 90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such dedication.

2. **TRANSPORTATION**
Prior to the Final Map approval, the Applicant shall mitigate any traffic impacts as the result of the environmental impact study. And, the project shall implement additional Bicycle Transportation Plan improvements in the vicinity of the property. The value of the improvements shall be equivalent to the Transportation Impact Fee required of the project and shall be provided in-lieu of the fee. The improvements shall include construction of a portion of the separated bicycle lanes along the south side of Stevens Creek Blvd. between Hwy 85 & Mary Ave, or other related work as determined by the Director of Public Works.

3. **PEDESTRIAN AND BICYCLE IMPROVEMENTS**
The Applicant shall provide pedestrian and bicycle related improvements, including but not limited to, pedestrian and bike paths and bicycle racks throughout the project site, and RRFB consistent with the Cupertino Bicycle Transportation Plan and the Pedestrian Transportation Guidelines, and as approved by the Director of Public Works. The Developer will design and build an alignment for the bicycle access through the property, including at the southwest corner, that ensures a safe and efficient movement for bicycle traffic, to the satisfaction of the City Engineer.

4. **FINAL MAP**
Prior to recordation of final map, all building(s) that straddle the new property line must be removed. Project is required to dedicate Public Access Easements to facilitate on-site bike and pedestrian paths as identified in the Cupertino Bicycle Transportation Plan and Pedestrian Transportation Plan and shall be substantially consistent with those shown on the Vesting Tentative Map. Public Access Easements will be required at the northwestern and southwestern property corners, along the west side of the project site connecting north to south between Stevens Creek Boulevard and Mary Avenue. Final alignment of the public paths and easements shall be approved by the City Engineer.

Pursuant to Government Code Section 66020(d) (1), these Conditions constitute written notice of a description of such dedication. You are hereby further notified that the 90-day approval period in which you may protest this dedication, pursuant to Government Code Section 66020(a), has begun. If you fail to file a protest within this

90-day period complying with all of the requirements of Section 66020, you will be legally barred from later challenging such dedication

5. **GATEWAY MONUMENT SIGN**
At street improvement plan stage, the Applicant shall fabricate and install a gateway monument sign in the median of Stevens Creek Boulevard, east of Hwy 85. The precise location, design and size of the gateway monument sign shall be to the satisfaction of the Director of Public Works.

6. **STREET LIGHTING INSTALLATION**
At street improvement plan stage, street lighting shall be designed and installed as approved by the Director of Public Works. Lighting fixtures shall be positioned so as to preclude glare and other forms of visual interference to adjoining properties, and shall be no higher than the maximum height permitted by the zone in which the site is located.

7. **GRADING**
Grading shall be performed to the satisfaction of the Director of Public Works in accordance with Chapter 16.08 of the Cupertino Municipal Code. 401 Certifications and 404 permits maybe required. Please contact Army Corp of Engineers and/or Regional Water Quality Control Board as appropriate.

8. **STORM DRAINAGE**
Prior to the Final Map approval, the Applicant shall address and mitigate the storm drainage impact as the result of the environmental impact study.

Drainage shall be provided to the satisfaction of the Director of Public Works. Hydrology and pre- and post-development hydraulic calculations must be provided to indicate whether additional storm water control measures are to be constructed or renovated. The storm drain system may include, but is not limited to, subsurface storage of peak stormwater flows (as needed), bioretention basins, and Low Impact Development measures to reduce the amount of runoff from the site and improve water quality.

All storm drain inlets shall be clearly marked with the words "No Dumping – Flows to Creek" using permanently affixed metal medallions or equivalent, as approved by the Environmental Programs Division.

Project will be required to install stormwater trash capture facilities that meet the requirements established by Municipal Regional Permit. Trash capture devices shall be located onsite and shall be situated so as to ensure trash carried by storm water is collected onsite and does not flow directly to the City storm drain system. Applicant's engineer shall design and size the trash capture devices to ensure that in the event the devices cause an obstruction to onsite stormwater flow, onsite flooding does not occur.

9. **C.3 REQUIREMENTS**
C.3 regulated improvements are required for all projects creating and/or replacing 10,000 S.F. or more of impervious surface (collectively over the entire project site). The developer shall reserve a minimum of 4% of developable surface area for the placement of low impact development measures, for storm water treatment, unless an alternative storm water treatment plan, that satisfies C.3 requirements, is approved by the Director of Public Works.

The Applicant must include the use and maintenance of site design, source control and storm water treatment Best Management Practices (BMPs), which must be designed per approved numeric sizing criteria. A Storm Water Management Plan, Storm Water Facilities Easement Agreement, Storm Water Facilities Operation and Maintenance Agreement, and certification of ongoing operation and maintenance of treatment BMPs are each required.

All storm water management plans are required to obtain certification from a City approved third party reviewer.

10. **SUBDIVISION AGREEMENT**
The project developer shall enter into a subdivision agreement with the City of Cupertino providing for payment of fees, including but not limited to checking and inspection fees, storm drain fees, park dedication fees and fees for under grounding of utilities. Said agreement shall be executed prior to recordation of Final Map.

Fees:
a. Checking & Inspection Fees: Per current fee schedule ($7,389.00 or 6% of improvement costs)
b. Grading Permit: Per current fee schedule ($3,059.00 or 6% of improvement costs)

c Traffic Impact Fee: Per current fee schedule (Multi-Family - $3,868/unit, Single-Family - $6,238/unit, and Commercial -$10.04/sf)
d. Storm Drainage Fee: Per current fee schedule ($9,566 per AC)
e. Park Fee: Per current fee schedule
Senior - $30,000/DU
Other Residential – $105,000; $60,000 and/or $54,000/DU depending on density
f. Map Review Fee: Per current fee schedule ($9,826)
g. Storm Management Plan Fee: Per current fee schedule ($1,396)
h. Street Tree: By Developer

Bonds:
Faithful Performance Bond: 115% of Off-site and On-site Improvements
Labor & Material Bond: 100% of Off-site and On-site Improvement
On-site Grading Bond: 100% of site improvements.

The fees described above are imposed based upon the current fee schedule adopted by the City Council. However, the fees imposed herein may be modified at the time of recordation of a final map or issuance of a building permit in the event of said change or changes, the fees changed at that time will reflect the then current fee schedule.

11. **TRASH, RECYCLING AND COMPOST ENCLOSURES**
Trash enclosure plans must be designed in accordance with the City's "Public Works Guidelines" posted at www.cupertino.org/nowaste, and to the satisfaction of the Environmental Programs Manager. Clearance by the Public Works Department is required prior to obtaining a building permit. (CMC 9.18.210 H & K)

Applicant shall enter into an agreement with the City that indemnifies and holds harmless both the City and the refuse and recycling collection company (Recology) from and against any harm, damage or maintenance that may occur or become necessary to onsite paving stone driveway surfaces.

12. **OPERATIONS & MAINTENANCE AGREEMENT**
Developer shall enter into an Operations & Maintenance Agreement with the City prior to final occupancy. The Agreement shall include the operation and maintenance

for non-standard appurtenances in the public road right-of-way that may include, but is not limited to, sidewalk, pavers, and street lights.

13. **UNDERGROUND UTILITIES**
Developer shall comply with the requirements of the Underground Utilities Ordinance No. 331 and other related Ordinances and regulations of the City of Cupertino, and shall coordinate with affected utility providers for installation of underground utility devices. Developer shall submit detailed plans showing utility underground provisions. Said plans shall be subject to prior approval of the affected Utility provider and the Director of Public Works.

14. **TRANSFORMERS & CABINETS**
Electrical transformers, telephone cabinets and similar equipment shall be placed in underground vaults. The developer must receive written approval from both the Public Works Department and the Community Development Department prior to installation of any above ground equipment. Should above ground equipment be permitted by the City, equipment and enclosures shall be screened with fencing and landscaping such that said equipment is not visible from public street areas, as determined by the Community Development Department. Transformers shall not be located in the front or side building setback area.

15. **WATER BACKFLOW PREVENTERS**
Domestic and Fire Water Backflow preventers and similar above ground equipment shall be placed away from the public right of way and site driveways to a location approved by the Cupertino Planning Department, Santa Clara County Fire Department and the water company.

16. **BEST MANAGEMENT PRACTICES**
Utilize Best Management Practices (BMPs), as required by the State Water Resources Control Board, for construction activity, which disturbs soil. BMP plans shall be included in grading and street improvement plans.

17. **NPDES CONSTRUCTION GENERAL PERMIT**
When and where it is required by the State Water Resources Control Board (SWRCB), the developer must obtain a Notice of Intent (NOI) from the SWRCB, which encompasses preparation of a Storm Water Pollution Prevention Plan (SWPPP), use of construction Best Management Practices (BMPs) to control storm water runoff quality, and BMP inspection and maintenance.

18. **EROSION CONTROL PLAN**
Developer must provide an approved erosion control plan by a Registered Civil Engineer. This plan should include all erosion control measures used to retain materials on site. Erosion control notes shall be stated on the plans.

19. **WORK SCHEDULE**
Every 6 months, the developer shall submit a work schedule to the City to show the timetable for all grading/erosion control work in conjunction with this project.

20. **TRAFFIC CONTROL PLAN**
The developer must submit a traffic control plan by a Registered Traffic Engineer to be approved by the City. The plan shall include a temporary traffic control plan for work in the right of way as well as a routing plan for all vehicles used during construction. All traffic control signs must be reviewed and approved by the City prior to commencement of work. The City has adopted Manual on Uniform Traffic Control Devices (MUTCD) standards for all signage and striping work throughout the City.

21. **STREET TREES**
Street trees shall be planted within the Public Right of Way to the satisfaction of the Director of Public Works and shall be of a type approved by the City in accordance with Ordinance No. 125.

22. **FIRE PROTECTION**
Fire sprinklers shall be installed in any new construction to the approval of the City.

23. **SANTA CLARA COUNTY FIRE DEPARTMENT**
A letter of clearance for the project shall be obtained from the Santa Clara County Fire Department prior to issuance of building permits. Clearance should include written approval of the location of any proposed Fire Backflow Preventers, Fire Department Connections and Fire Hydrants (typically Backflow Preventers should be located on private property adjacent to the public right of way, and fire department connections must be located within 100' of a Fire Hydrant).

24. **FIRE HYDRANT**
Fire hydrants shall be located as required by the City and Santa Clara County Fire Department as needed.

25. **SAN JOSE WATER COMPANY CLEARANCE**

Provide San Jose Water Company approval for water connection, service capability and location and layout of water lines and backflow preventers before issuance of a building permit approval.

26. **DEDICATION OF UNDERGROUND WATER RIGHTS**
Developer shall "quit claim" to the City all rights to pump, take or otherwise extract water from the underground basin or any underground strata in the Santa Clara Valley.

27. **SANITARY DISTRICT**
A letter of clearance for the project shall be obtained from the Cupertino Sanitary District prior to recordation of Final Map or issuance of building permits, whichever comes first issuance of building permits.

28. **UTILITY EASEMENTS**
Clearance approvals from the agencies with easements on the property (including PG&E, AT&T, and California Water Company, and/or equivalent agencies) will be required prior to recordation of Final Map or issuance of building permits, whichever comes first. Provide letters from PG&E and AT&T to state their concurrence with the proposed easement relocation.

SECTION V: CONDITIONS ADMINISTERED BY THE SANTA CLARA COUNTY FIRE DEPARTMENT

1. **FIRE SPRINKLERS REQUIRED:**
Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this Section or in Sections 903.2.1 through 903.2.18 whichever is the more restrictive. For the purposes of this section, firewalls used to separate building areas shall be constructed in accordance with the California Building Code and shall be without openings or penetrations. NOTE: The owner(s), occupant(s) and any contractor(s) or subcontractor(s) are responsible for consulting with the water purveyor of record in order to determine if any modification or upgrade of the existing water service is required. A State of California licensed (C-16) Fire Protection Contractor shall submit plans, calculations, a completed permit application and appropriate fees to this department for review and approval prior to beginning their work. CFC Sec. 903.2 as adopted and amended by CMC.

2. **STANDPIPES REQUIRED**
Standpipe systems shall be provided in new buildings and structures in accordance with this section. Fire hose threads used in connection with standpipe systems shall

be approved and shall be compatible with fire department hose threads. The location of fire department hose connections shall be approved. Standpipes shall be manual wet type. In buildings used for high-piled combustible storage, fire hose protection shall be in accordance with Chapter 32. Installation standard. Standpipe systems shall be installed in accordance with this section and NFPA 14 as amended in Chapter 47. CFC Sec. 905

3. **WATER SUPPLY REQUIREMENTS**
Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2016 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.

4. **TIMING OF INSTALLATION**
When fire apparatus access roads or a water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles in accordance with Section 505.2 CFC Sec. 501.4

5. **REQUIRED FIRE DEPT. ACCESS**
Commercial and Industrial Developments
a. Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have a least two means of fire apparatus access for each structure.
b. Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet (5760 mm) shall be provided with two separate and approved fire apparatus access roads.
c. Exception: Projects having a gross building area of up to 124,000 square feet (11520 mm) that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems. Multi-Family

Residential Developments (R-1 & R-2 occupancies) 1. Multi-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads. CFC Sec. Chp. 5 as adopted and amended by CUPMC.

6. **REQUIRED AERIAL ACCESS**
a. Where required: Buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.
b. Width: Fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925) in the immediate vicinity of any building or portion of building more than 30 feet (9144 mm) in height.
c. Proximity to building: At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572) and a maximum of 30 feet (9144mm) from the building, and shall be positioned parallel to one entire side of the building, as approved by the fire code official. *Access roadway and fire lane noted on Sheet C4 within proximity of structure exceeding 30-feet in height is located a maximum distance of 30-feet away from one long side.*

7. **FIRE APPARATUS (ENGINE) ACCESS ROADS REQUIRED:**
Provide access roadways with a paved all weather surface, a minimum width of 26 feet, vertical clearance of 13 feet 6 inches, minimum circulating turning radius of 42 feet and 23 feet inside, and a maximum slope of 15%. Installations shall conform to Fire Department Standard Details and Specifications sheet A-1.

8. **FIRE DEPARTMENT (ENGINE) ROADWAY TURNAROUND**
Provide an approved fire department engine roadway turnaround with a minimum radius of 36 feet outside and 23 feet inside. Installation shall conform to Fire Department Standard Details and Specification sheet A-1. Cul-de-sac. CFC Sec. 503 as adopted and amended by CUPMC. Circulating fire lane shown on Sheet C4 with conforming radii of turns for an aerial apparatus proximal to the structure exceeding 30-feet in height.

9. **GROUND LADDER ACCESS**
Ground-ladder access rescuer from second and third floor rooms shall be made possible for fire department operations. With the climbing angle of seventy-five degrees maintained, an approximate walkway width along either side of the building shall be no less than seven feet clear. Landscaping shall not be allowed to interfere

with the required access. CFC Sec. 503 and 1029 NFPA 1932 Sec. 5.1.8 through 5.1.9.2. Required for all residential townhouses/rowhouses and each emergency egress window.

10. **FIRE ALARM REQUIREMENTS**
Refer to CFC Sec. 907 and the currently adopted edition of NFPA 72.

11. **EMERGENCY RADIO RESPONDER COVERAGE:**
Emergency responder radio coverage in new buildings. All new buildings shall have Approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. Refer to CFC Sec. 510 for further requirements.

12. **CONSTRUCTION SITE FIRE SAFETY**
All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification SI-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33.

13. **ADDRESS IDENTIFICATION**
New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1

14. **PUBLIC FIRE HYDRANT(S) REQUIRED**
Provide public fire hydrant(s) at location(s) to be determined jointly by the Fire Department and San Jose Water Company. Maximum hydrant spacing shall be 500 feet, with a minimum single hydrant flow of 6500 GPM at 20 psi, residual. Fire hydrants shall be provided along required fire apparatus access roads and adjacent public streets. CFC Sec. 507, and Appendix B and associated Tables, and Appendix C. *All existing and new required fire hydrants per above spacing and fire flow requirement are*

identified on Sheet C4 with note indicating the FDC for each building shall be within 100' of a fire hydrant.

15. **TURN RADIUS (CIRCULATING):**
The minimum outside turning radius is 42 feet for required access roadways. Greater radius up to 60 feet may be required where the Fire Department determines that Ladder Truck access is required. Circulating refers to travel along a roadway without dead ends.

SECTION VI: CONDITIONS ADMINISTERED BY THE ENVIRONMENTAL SERVICES DEPARTMENT

1. **COMPREHENSIVE NARRATIVE WASTE MANAGEMENT PLAN**
The comprehensive narrative waste management plan for the project is required. This plan will serve as a companion document to the plan sheets provided to illustrate how garbage, organics, recyclables, and used cooking oil will be moved, stored, and serviced on the property. It will provide support that sufficient space is provided related to future occupant convenience and waste hauler circulation/access. The plan should include at a minimum, the following;

- Identification of each building and their respective trash room.
- How is waste moved from the retail areas that do not have a trash room within their building?
- How is waste collected by the waste hauler from the trash rooms for buildings 1 and 2?
- The Recology will need a minimum of 22 feet of overhead clearance to service containers at any loading dock. If the compactors are roll-off type, a minimum horizontal clearance of 50 feet is required to access containers. Please identify these areas.
- All front end loader compactor bins are required to be placed out in a collection area where Recology trucks can adequately service them. Please identify this area.
- Confirmation that the loading dock and trash room will be shared in the retail space.
- If the space is shared, what is the area (s.f.) designated for all waste containers (see below)?
- Types of containers (bins/compactors) designated for all trash rooms, the size of each, the number of each. Used cooking oil tallow bins will be required in all trash rooms in addition to the garbage, organics, and recycling bins.
- Are all trash rooms and compactor areas at level grade or subterranean?

- In the multi-floor buildings, is there a trash room on each level, will trash chutes be used, other? All three waste streams must be provided for on each floor.
- How is waste from townhouses and rowhouses stored and collected?
- Will the individual townhome/rowhouse occupants individually subscribe for waste service for their carts?
- If wheeled carts, where are they collected, and where do residents store them when not being serviced.
- If carts are intended to be stored in the garage, include the area (s.f) each unit will have in the garage for all three carts. If garage area is yet to be determined, please indicate that sufficient space will be provide to storage three waste carts and adequate interior garage parking.
- Explain how waste is collected from the four townhouse buildings adjacent to Stevens Creek Boulevard. Identify the staging area on the plans if residents will be staging their carts on the trash route.

2. **WASTE TRIO**
Nine permanently installed waste trios including cigarette butt urns which are designed for exterior use are required and must be included on the plans. Waste trios are outdoor receptacles positioned side-by-side which are clearly labeled recycling, compost, and landfill and include covers to prevent rainwater intrusion. An example of waste trios may be viewed at the following: www.cupertino.org/greendev . The trios must be situated on private property adjacent to the sidewalk for patron and pedestrian use. Trios should be located as follows:

- Central Green (3): west and east ends of the townhouse green and near the parking area adjacent to the triangular central green

3. **STORM DRAIN INLETS**
The State Water Boards have updated their list of certified devices since the first comments. Please note that all devices/systems must be selected from the certified full capture system list as follows:
https://www.waterboards.ca.gov/water_issues/programs/stormwater/docs/trash_implementation/a1_certified_fcd_rev_27jun18.pdf

---

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Cupertino this 18th day of August, 2020, by the following vote:

Vote	Members of the City Council
AYES:	Scharf, Paul, Chao, Sinks, Willey
NOES:	None
ABSENT:	None
ABSTAIN:	None

SIGNED: Steven M. Scharf Steven Scharf, Mayor City of Cupertino	8/28/2020 Date
ATTEST: Kirsten Squarcia Kirsten Squarcia, City Clerk	8/28/2020 Date

C2K ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD
CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION: DESCRIPTION:

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC.. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

LICENSED ARCHITECT
KEVIN S. SAUSER
21859
REN 11/30/2019
STATE OF CALIFORNIA

ISSUE FOR PERMIT

SHEET TITLE:
CONDITIONS OF APPROVAL

SHEET NO.:
G0 55

C:\Revit_Local\20133_Westport-CENTRAL_jboyd\VFBRA.rvt
7/28/2021 3:27:19 PM

RESOLUTION NO. 20-107

A RESOLUTION OF THE CUPERTINO CITY COUNCIL APPROVING AN ARCHITECTURAL AND SITE APPROVAL PERMIT TO CONSTRUCTMIXED-USED DEVELOPMENT CONSISTING OF 267 HOUSING UNITS (88 ROWHOUSE/TOWNHOMES, 179 SENIOR APARTMENTS, OF WHICH INCLUDE 48 SENIOR AFFORDABLE APARTMENTS), 27 MEMORY CARE LICENSED ASSISTED LIVING RESIDENCES ("MEMORY CARE RESIDENCES"), AND 20,000 SQUARE FEET OF COMMERCIAL SPACELOCATED AT LOCATED AT 21267 STEVENS CREEK BOULEVARD (APN: 326-27-042, -043)

SECTION I: PROJECT DESCRIPTION

Application No.: ASA-2018-05
Applicant: KT Urban (Mark Tersini)
Property Owner: 190 West St. James, LLC
Location: 21267 Stevens Creek Blvd. (APN #326-27-042, -043)

SECTION II: FINDINGS FOR ARCHITECTURAL AND SITE APPROVAL:

WHEREAS, the Planning Commission of the City of Cupertino received an application for an Architectural and Site Approval Permit as described in Section I of this resolution; and

WHEREAS, The Westport Cupertino Mixed-Use Project ("Project"), including the Architectural and Site Approval Permit, is fully described and analyzed in the Initial Study and proposed Final Environmental Impact Report (State Clearinghouse No. 2019070377) ("EIR" or "Final EIR") for the Project; and

WHEREAS, the City of Cupertino's Environmental Review Committee at its April 16, 2020 meeting reviewed the Final EIR consisting of the April 7, 2020 Public Review Draft EIR and Response to Comments, received public comments, and voted 5-0 to recommend that the City Council certify the EIR for the project; and

WHEREAS, based on substantial evidence in the record, on May 12, 2020, the Planning Commission recommended on a 5-0 vote that the City Council certify that the EIR has been completed in compliance with the California Environmental Quality Act, Public Resources Code Section 21000 et seq. ("CEQA") and reflects the independent judgment and analysis of the City, adopt Findings, adopt and require as conditions of approval all of the mitigation measures for the Project which are within the responsibility and

jurisdiction of the City that are identified in the EIR, and adopt the Mitigation Monitoring and Reporting Program for the Project (EA-2018-04); and

WHEREAS, on May 12, 2020 the Planning Commission recommended on a 5-0 vote that the City Council approve the Vesting Tentative Map (TM-2018-03), in substantially similar form to the Resolution presented (Resolution No. 6904), approve the Development Permit (DP-2018-05) in substantially similar form to the Resolution presented (Resolution No. 6901), approve the Architectural and Site Approval Permit (ASA-2018-05) in substantially similar form to the Resolution presented(Resolution No. 6902), approve the Use Permit (U-2019-03) in substantially similar form to the Resolution presented (Resolution No. 6903), approve the Tree Removal Permit (TR-2018-22) in substantially similar form to the Resolution presented (Resolution No. 6906), approve the Heart of the City Exception (EXC-2019-03) in substantially similar form to the Resolution presented (Resolution No. 6905) for the Senior Enhanced Alternative; and

WHEREAS, on June 4, 2020, as updated on June 25 and 26, 2020, the applicant submitted and requested the City to consider revisions to the Project ("Revised Senior Enhanced Project") that include relocating nine Below Market Rate units from Building 1 to an additional top story on Building 2, altering the unit mix in Buildings 1 and 2 to provide additional space for terraces on the tops of those buildings, and changing the unit mix in Buildings 2 to include two-bedroom units in addition to studios and one-bedroom units; and

WHEREAS, because the revisions in the Project affect building height and dispersion of BMR units, the project was reviewed by the Planning Commission on July 14, 2020 for recommendation to the City Council; and

WHEREAS, on July 14, 2020, the Planning Commission recommended on a 3-2 vote that the City Council deny the project in accordance with Resolution No. 6908; and

WHEREAS, on July 31, 2020, the applicant submitted a request for an incentive/concession to consolidate all 48 of the senior BMR units in Building 2; and

WHEREAS, all necessary public notices having been given as required by the Procedural Ordinance of the City of Cupertino and the Government Code, and the Planning Commission held at least one public hearing in regard to this application, and on August 18, 2020, the City Council held a public hearing to consider the Architectural and Site Approval; and

WHEREAS, the City Council of the City of Cupertino is the decision-making body for this Resolution; and

WHEREAS, on August 18, 2020, after consideration of substantial evidence contained in the entire administrative record, and prior to consideration of the Development Permit, the City Council adopted Resolution No. 20-105 certifying the EIR, adopting and requiring as conditions of approval all of the mitigation measures for the Project which are within the responsibility and jurisdiction of the City that are identified in the EIR, and adopting the Mitigation Monitoring and Reporting Program for the Project; and

WHEREAS, the applicant has met the burden of proof required to support the application for an Architectural and Site Approval Permit; and

WHEREAS, the City Council finds as follows with regard to this application:

1. The proposal, at the proposed location, will not be detrimental or injurious to property or improvements in the vicinity, and will not be detrimental to the public health, safety, general welfare, or convenience;

   With the conditions of approval and the approved density bonus, parking reduction, waiverrs, and incentive/concession the project is consistent with the General Plan and Zoning Ordinance,. All mitigation measures identified in the Initial Study/Mitigated Negative Declaration that are within the responsibility and jurisdiction of the City have been adopted and incorporated into the project to mitigate potential impacts to a less than significant level. As a result, the project will not be detrimental or injurious to property or improvements in the vicinity, and will not be detrimental to the public health, safety, general welfare, or convenience.

2. The proposal is consistent with the purposes of Chapter 19.168, the General Plan, any specific plan, zoning ordinances, applicable planned development permit, conditional use permits, variances, subdivision maps or other entitlements to use which regulate the subject property including, but not limited to, adherence to the following specific criteria:

   a) Abrupt changes in building scale should be avoided. A gradual transition related to height and bulk should be achieved between new and existing buildings.

      The proposed project is a redevelopment of a commercial site with mix of housing types that include two multistory high-density structures, as well as lower density townhome/rowahouse condominiums. The site is bordered by high density residential to the north and De Anza College to the South, across Stevens Creek Boulevard. The development is designed to concentrate the taller structures on the northwest corner of Mary Avenue and Stevens Creek Boulevard intersection while the shorter townhome/rowahouse structures are placed closer to the smaller apartment and single-family developments along Mary Avenue. This design provides a gradual transition between buildings of different height and bulk.

   b) In order to preserve design harmony between new and existing building and in order to preserve and enhance property values, the materials, textures and colors of new building should harmonize with adjacent development by being consistent or compatible with design and color schemes with the future character of the neighborhoods and purposes of the zone in which they are situated. The location, height and materials of walls, fencing, hedges and screen planting should harmonize with adjacent development. Unsightly storage areas, utility installations and unsightly elements of parking lots should be concealed. The planting of ground cover or various types of pavements should be used to prevent dust and erosion, and the unnecessary destruction of existing healthy trees should be avoided. Lighting for development should be adequate to meet safety requirements as specified by the engineering and building departments, and provide shielding to prevent spill-over light to adjoining property owners.

      The design quality of the development is consistent with the high-quality standards encouraged by City Staff. Both the high-density structures and townhome/rowhouse buildings meet the design qualities of a Mediterranean design development. The architectural style is consistent throughout the development. Further, the planting plan is consistent with the intent of the Heart of the City Specific Plan guidelines. Unsightly uses such as loading and trash pickup have been placed within the buildings away from view of neighboring uses. Utility installation has been designed to be screened by landscaping and or incorporated into the building design. The final lighting for the development will be reviewed as part of the review of the project construction documents to ensure that they meet safety requirements while avoiding spill-over light to adjacent properties.

   c) The number, location, color, size, height, lighting and landscaping of outdoor advertising signs and structures shall minimize traffic hazards and shall positively affect the general appearance of the neighborhood and harmonize with adjacent development; and

      Signage approval is not included in this application.

   d) With respect to new projects within existing residential neighborhoods, new development should be designed to protect residents from noise, traffic, light and visually intrusive effects by use of buffering, setbacks, landscaping, walls and other appropriate design measures.

      The project does not abut any existing residential development. The multi-family development across Mary Avenue (Glenbrook Apartments) will be buffered from any impacts because the project has been designed to maintain trees along the frontage and has been designed with adequate parking on-site. The buildings have been designed with

setbacks from the curb line that what is required within the General Plan and Heart of the City Specific Plan.

NOW, THEREFORE, BE IT RESOLVED:

That after careful consideration of maps, facts, exhibits, testimony and other evidence submitted in this matter and the Environmental Impact Report and the Mitigation Monitoring and Reporting Program for the Project (EA-2018-04), subject to the conditions which are enumerated in this Resolution, beginning on PAGE 3 herein, and subject to the conditions contained in all other Resolutions approved for this Project,

The application for an Architectural and Site Approval, Application No. ASA-2018-05, is hereby approved, and that the subconclusions upon which the findings and conditions specified in this Resolution are based are contained in the Public Hearing record concerning Application no. ASA-2018-05 as set forth in the Minutes of the City Council Meeting of August 18, 2020 Meeting, and are incorporated by reference as though fully set forth herein,

SECTION III: CONDITIONS ADMINISTERED BY THE COMMUNITY DEVELOPMENT DEPT.

1. APPROVED EXHIBITS
   Approval is based on the plan set dated June 4, 2020, as updated June 25, 2020, consisting of 39 sheets labeled as Westport Cupertino, G200 – G213, A001-A222, VTM-1-VTM-6, and L100-L300, drawn by C2K, and Kimley Horn except as may be amended by conditions in this resolution.

2. ACCURACY OF PROJECT PLANS
   The applicant/property owner is responsible to verify all pertinent property data including but not limited to property boundary locations, building setbacks, property size, building square footage, any relevant easements and/or construction records. Any misrepresentation of any property data may invalidate this approval and may require additional review, including any misrepresentation related to the note on the Vesting Tentative Map that the Townhouse/Rowhouse units will be for-sale.

3. CONCURRENT APPROVAL CONDITIONS
   The conditions of approval contained in file nos. TR-2018-22, EXC-2019-03, TM-2018-03, DP-2018-05, U-2019-03 and EA-2018-04 shall applicable to this approval.

4. ANNOTATION OF THE CONDITIONS OF APPROVAL

The conditions of approval set forth shall be incorporated into and annotated on the first page of the building plans.

5. FINAL ARCHITECTURAL DETAILS AND EXTERIOR BUILDING MATERIALS
   The final building exterior plan shall closely resemble the details shown on the original approved plans. The final building design and exterior treatment plans (including but not limited to details on exterior color, materials, architectural treatments, doors, windows, lighting fixtures, and/or embellishments) shall be reviewed and approved by the Director of Community Development prior to issuance of building permits and through an in-field mock-up of colors prior to application to ensure quality and consistency. Any exterior changes determined to be substantial by the Director of Community Development shall either require a modification to this permit or a new permit based on the extent of the change.

6. LANDSCAPE INSTALLATION REPORT
   The project is subject to all provisions delineated in the Landscape Ordinance (CMC, Chapter 14.15). A landscape installation audit shall be conducted by a certified landscape professional after the landscaping and irrigation system have been installed. The findings of the assessment shall be consolidated into a landscape installation report.
   The landscape installation report shall include, but is not limited to: inspection to confirm that the landscaping and irrigation system are installed as specified in the landscape and irrigation design plan, system tune-up, system test with distribution uniformity, reporting overspray or run-off that causes overland flow, and preparation of an irrigation schedule.
   The landscape installation report shall include the following statement: "The landscape and irrigation system have been installed as specified in the landscape and irrigation design plan and complies with the criteria of the ordinance and the permit."

7. LANDSCAPE AND IRRIGATION MAINTENANCE
   Per the Landscape Ordinance (CMC, Chapter 14.15), a maintenance schedule shall be established and submitted to the Director of Community Development or his/her designee, either with the landscape application package, with the landscape installation report, or any time before the landscape installation report is submitted.
   a. Schedules should take into account water requirements for the plant establishment period and water requirements for established landscapes.
   b. Maintenance shall include, but not be limited to the following: routine inspection; pressure testing, adjustment and repair of the irrigation system; aerating and de-

thatching turf areas; replenishing mulch; fertilizing; pruning; replanting of failed plants; weeding; pest control; and removing obstructions to emission devices.
   c. Failed plants shall be replaced with the same or functionally equivalent plants that may be size-adjusted as appropriate for the stage of growth of the overall installation. Failing plants shall either be replaced or be revived through appropriate adjustments in water, nutrients, pest control or other factors as recommended by a landscaping professional.

8. LANDSCAPE PROJECT SUBMITTAL
   Prior to issuance of building permits, the applicant shall submit a full Landscape Documentation Package, per sections 14.15.050 A, B, C, and D of the Landscape Ordinance, **for projects with landscape area 500 square feet or more** or elect to submit a Prescriptive Compliance Application per sections 14.15.040 A, B, and C **for projects with landscape area between 500 square feet and 2,500 square feet.** The Landscape Documentation Package or Prescriptive Compliance Application shall be reviewed and approved to the satisfaction of the Director of Community Development prior to issuance of building permits, and additional requirements per sections 14.15.040 D, E, F, and G or 14.15.050 E, F, G, H, and I will be required to be reviewed and approved prior to final inspections.

9. SOIL ANALYSIS REPORT
   A soils analysis report shall document the various characteristics of the soil (e.g. texture, infiltration rate, pH, soluble salt content, percent organic matter, etc) and provide recommendations for amendments as appropriate to optimize the productivity and water efficiency of the soil.
   The soil analysis report shall be made available to the professionals preparing the landscape and irrigation design plans in a timely manner either before or during the design process. A copy of the soils analysis report shall be submitted to the Director of Community Development as part of the landscape documentation package.

10. LANDSCAPE AND IRRIGATION PLANS
    The applicant shall submit detailed landscape and irrigation plans to be reviewed and approved by Community Development prior to issuance of building permits. The landscape plan shall include water conservation and pesticide reduction measures in conformance with Chapter 14.15, Landscape Ordinance, and the pesticide control measures referenced in Chapter 9.18, Stormwater Pollution Prevention and Watershed Protection, of the Cupertino Municipal Code.

11. SIGN PROGRAM
    A sign program is required for this project. The sign program shall be approved by the Director of Community Development prior to issuance of sign permits.

12. SITE IMPROVEMENTS
    All proposed site improvements shall be completed prior to final occupancy of any structures approved in conjunction with the project.

13. TRANSFORMERS
    Electrical transformers, telephone cabinets and similar equipment shall be placed in underground vaults. The developer must receive written approval from both the Public Works Department and the Community Development Department prior to installation of any above ground equipment. Should above ground equipment be permitted by the City, equipment and enclosures shall be screened with fencing and landscaping such that said equipment is not visible from public street areas, as determined by the Community Development Department. Transformers shall not be located in the front or side building setback area.

14. TREE PROTECTION
    As part of the demolition or building permit drawings, a tree protection plan shall be prepared by a certified arborist for the trees to be retained. In addition, the following measures shall be added to the protection plan:
    - For trees to be retained, chain link fencing and other root protection shall be installed around the dripline of the tree prior to any project site work.
    - No parking or vehicle traffic shall be allowed under root zones, unless using buffers approved by the Project Arborist.
    - No trenching within the critical root zone area is allowed. If trenching is needed in the vicinity of trees to be retained, the City's consulting arborist shall be consulted before any trenching or root cutting beneath the dripline of the tree.
    - Wood chip mulch shall be evenly spread inside the tree projection fence to a four-inch depth.
    - Tree protection conditions shall be posted on the tree protection barriers.
    - Retained trees shall be watered to maintain them in good health.
    - A covenant on the property shall be recorded that identifies all the protected trees, prior to final occupancy.

    The tree protection measures shall be inspected and approved by the certified arborist prior to issuance of building permits. The City's consulting arborist shall inspect the trees to be retained and shall provide reviews prior to issuance of demolition, grading

or building permits. A report ascertaining the good health of the trees mentioned above shall be provided prior to issuance of final occupancy.

15. UTILITY STRUCTURE PLAN
    Prior to issuance of building permits, the applicant shall work with staff to provide a detailed utility plan to demonstrate screening or undergrounding of all new utility structures [including, but not limited to backflow preventers (BFP), fire department connections (FDC), post-indicator valves (PIV), and gas meters] to the satisfaction of the Director of Community Development, Public Works, Fire Department, and applicable utility agencies.

16. CONSULTATION WITH OTHER DEPARTMENTS
    The applicant is responsible to consult with other departments and/or agencies with regard to the proposed project for additional conditions and requirements. Any misrepresentation of any submitted data may invalidate an approval by the Community Development Department.

17. INDEMNIFICATION
    To the fullest extent permitted by law, the applicant shall agree to indemnify, defend with the attorneys of the City's choice, and hold harmless the City, its City Council, and its officers, employees, and agents (collectively, the "indemnified parties") from and against any liability, claim, action, cause of action, suit, damages, judgment, lien, levy, or proceeding (collectively referred to as "proceeding") brought by a third party against one or more of the indemnified parties or one or more of the indemnified parties and the applicant related to any Ordinance, Resolution, or action approving the project, the related entitlements, environmental review documents, finding or determinations, or any other permit or approval authorized for the project. The indemnification shall include but not be limited to damages, fees, and costs awarded against the City, if any, and cost of suit, attorneys' fees, and other costs, liabilities, and expenses incurred in connection with such proceeding whether incurred by the Applicant, the City, or the parties initiating or bringing such proceeding.

    The applicant shall agree to (without limitation) reimburse the City its actual attorneys' fees and costs incurred in defense of the litigation. Such attorneys' fees and costs shall include amounts paid to the City's outside counsel and shall include City Attorney time and overhead costs and other City staff overhead costs and any costs directly related to the litigation reasonably incurred by City. The applicant shall likewise agree to indemnify, defend, and hold harmless the indemnified parties from and against any damages, attorneys' fees, or costs awards, including attorneys' fees awarded under Code of Civil Procedure section 1021.5, assessed or awarded against

the indemnified parties. The Applicant shall cooperate with the City to enter a Reimbursement Agreement to govern any such reimbursement.

The Applicant shall agree to (without limitation) reimburse the City for all costs incurred in additional investigation or study of, or for supplementing, redrafting, revising, or amending, any document (such as an Environmental Impact Report, negative declaration, specific plan, or general plan amendment) if made necessary by proceedings challenging the project approvals and related environmental review, if the applicant desires to continue to pursue the project.

The Applicant shall agree that the City shall have no liability to the Applicant for business interruption, punitive, speculative, or consequential damages.

18. NOTICE OF FEES, DEDICATIONS, RESERVATIONS, OR OTHER EXACTIONS
    The Conditions of Project Approval set forth herein may include certain fees, dedication requirements, reservation requirements, and other exactions.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Cupertino this 18th day of August, 2020, by the following vote:

Vote	Members of the City Council
AYES:	Scharf, Paul, Chao, Sinks, Willey
NOES:	None
ABSENT:	None
ABSTAIN:	None

SIGNED: Steven M. Scharf Steven Scharf, Mayor City of Cupertino	8/28/2020 Date
ATTEST: Kirsten Squarcia Kirsten Squarcia, City Clerk	8/28/2020 Date

RESOLUTION NO. 20-108

A RESOLUTION OF THE CUPERTINO CITY COUNCIL APPROVING A USE PERMIT TO ALLOW A MIXED USE DEVELOPMENT ON A PRIORITY HOUSING SITE THAT EXCEEDS THE NUMBER OF RESIDENTIAL UNITS DESIGNATED FOR THAT PRIORITY HOUSING SITE AS WELL AS ALLOWING MEMORY CARE UNITS WITHIN A PORTION OF A SENIOR HOUSING FACILITY LOCATED AT 21267 STEVENS CREEK BOULEVARD (APN: 326-27-042, -043)

SECTION I: PROJECT DESCRIPTION

Application No.: U-2019-03
Applicant: KT Urban (Mark Tersini)
Property Owner: 190 West St. James, LLC
Location: 21267 Stevens Creek Blvd. (APN #326-27-042, -043)

SECTION II: FINDINGS FOR A USE PERMIT:

WHEREAS, the City of Cupertino received an application for a Use Permit as described in Section I of this resolution; and

WHEREAS, The Westport Cupertino Mixed-Use Project ("Project"), including the Use Permit, is fully described and analyzed in the Initial Study and proposed Final Environmental Impact Report (State Clearinghouse No. 2019070377) ("EIR" or "Final EIR") for the Project; and

WHEREAS, the City of Cupertino's Environmental Review Committee at its April 16, 2020 meeting reviewed the Final EIR consisting of the April 7, 2020 Public Review Draft EIR and Response to Comments, received public comments, and voted 5-0 to recommend that the City Council certify the EIR for the Project; and

WHEREAS, based on substantial evidence in the record, on May 12, 2020, the Planning Commission recommended on a 5-0 vote that the City Council certify that the EIR has been completed in compliance with the California Environmental Quality Act, Public Resources Code Section 21000 et seq. ("CEQA") and reflects the independent judgment and analysis of the City, adopt Findings, adopt and require as conditions of approval all of the mitigation measures for the Project which are within the responsibility and jurisdiction of the City that are identified in the EIR, and adopt the Mitigation Monitoring and Reporting Program for the Project (EA-2018-04); and

WHEREAS, on May 12, 2020 the Planning Commission recommended on a 5-0 vote that the City Council approve the Vesting Tentative Map (TM-2018-03), in substantially similar form to the Resolution presented (Resolution No. 6904), approve the Development Permit (DP-2018-05) in substantially similar form to the Resolution presented (Resolution No. 6901), approve the Architectural and Site Approval Permit (ASA-2018-05) in substantially similar form to the Resolution presented(Resolution No. 6902), approve the Use Permit (U-2019-03) in substantially similar form to the Resolution presented (Resolution No. 6903), approve the Tree Removal Permit (TR-2018-22) in substantially similar form to the Resolution presented (Resolution No. 6906), approve the Heart of the City Exception (EXC-2019-03) in substantially similar form to the Resolution presented (Resolution No. 6905) for the Senior Enhanced Alternative; and

WHEREAS, on June 4, 2020, as updated on June 25 and 26, 2020, the applicant submitted and requested the City to consider revisions to the Project ("Revised Senior Enhanced Project") that include relocating nine Below Market Rate ("BMR") units from Building 1 to an additional top story on Building 2, altering the unit mix in Buildings 1 and 2 to provide additional space for terraces on the tops of those buildings, and changing the unit mix in Buildings 2 to include two-bedroom units in addition to sudios and one-bedroom units; and

WHEREAS, because the revisions in the Project affect building height and dispersion of BMR units, the Revised Senior Enhanced Project was reviewed by the Planning Commission on July 14, 2020 for recommendation to the City Council; and

WHEREAS, on July 14, 2020, the Planning Commission recommended on a 3-2 vote that the City Council deny the project in accordance with Resolution No. 6908; and

WHEREAS, on July 31, 2020, the applicant submitted a request for an incentive/concession to consolidate all 48 of the senior BMR units in Building 2; and

WHEREAS, all necessary public notices having been given as required by the Procedural Ordinance of the City of Cupertino and the Government Code, and the Planning Commission held at least one public hearing in regard to this application, and on August 18, 2020, the City Council held a public hearing to consider the Architectural and Site Approval; and

WHEREAS, all necessary public notices having been given as required by the Procedural Ordinance of the City of Cupertino and the Government Code, and the Planning Commission held at least one public hearing in regard to this application, and on August 18, 2020, the City Council held a public hearing to consider the Heart of the City Exception; and

WHEREAS, the City Council of the City of Cupertino is the decision-making body for this Resolution; and

WHEREAS, on August 18, 2020, after consideration of substantial evidence contained in the entire administrative record, and prior to consideration of the Vesting tentative Map, the City Council adopted Resolution No. 20-105 certifying the EIR, , adopting and requiring as conditions of approval all of the mitigation measures for the Project which are within the responsibility and jurisdiction of the City that are identified in the EIR, and adopting the Mitigation Monitoring and Reporting Program for the Project; and

WHEREAS, the applicant has met the burden of proof required to support the application for a Use Permit; and

WHEREAS, the City Council finds as follows with regard to this application:

a) The proposed development, at the proposed location, will not be detrimental or injurious to property or improvements in the vicinity, and will not be detrimental to the public health, safety, general welfare, or convenience;

   With the conditions of approval, approved Specific Plan exception, and approved density bonus, parking reduction, waivers, and incentive/concession, the project is consistent with the densities and land uses as allowed in the General Plan, Zoning Ordinance, and Heart of the City Specific Plan, and the project will not be detrimental or injurious to property or improvements in the vicinity, and will not be detrimental to the public health, safety, general welfare, or convenience. The EIR also concludes that, with mitigation, the Project will have no significant environmental impacts.

b) The proposed development will be located and conducted in a manner in accord with the Cupertino General Plan and the purpose of the City's zoning ordinances.

   With the conditions of approval, approved Specific Plan exception, and the approved density bonus, parking reduction, and waivers the proposed development is in conformance with the Cupertino General Plan, Municipal Code, and Heart of the City Specific Plan Requirements. The Project is also consistent with the existing land use designations (Commercial, Residential), Municipal Code and with other code requirements as demonstrated in the staff report.. Further, memory care facilities and similar residential care uses are ancillary to senior housing developments as evident by similar developments in the City such as The Forum and Sunnyvale.

NOW, THEREFORE, BE IT RESOLVED:

That after careful consideration of maps, facts, exhibits, testimony and other evidence submitted in this matter and the EIR and the Mitigation Monitoring and Reporting Program for the Project (EA-2018-04), subject to the conditions which are enumerated in

this Resolution beginning on PAGE 2 thereof, and those contained in all other Resolutions approved for this Project,

The application for a Use Permit, Application No. U-2019-03, is hereby approved, and that the subconclusions upon which the findings and conditions specified in this Resolution are based are contained in the Public Hearing record concerning Application no. U-2019-03 as set forth in the Minutes of the City Council Meeting of August 18, 2020 Meeting, and are incorporated by reference as though fully set forth herein.

SECTION III: CONDITIONS ADMINISTERED BY THE COMMUNITY DEVELOPMENT DEPT.

1. APPROVED EXHIBITS
   Approval is based on the plan set dated June 4, 2020, as updated June 25, 2020, consisting of 39 sheets labeled as Westport Cupertino, G200 – G213, A001-A222, VTM-1-VTM-6, and L100-L300, drawn by C2K, and Kimley Horn except as may be amended by conditions in this resolution.

2. ACCURACY OF PROJECT PLANS
   The applicant/property owner is responsible to verify all pertinent property data including but not limited to property boundary locations, building setbacks, property size, building square footage, any relevant easements and/or construction records. Any misrepresentation of any property data may invalidate this approval and may require additional review, including any misrepresentation related to the note on the Vesting Tentative Map that the Townhouse/Rowhouse units will be for-sale.

3. CONCURRENT APPROVAL CONDITIONS
   The conditions of approval contained in file nos. TR-2018-22, EXC-2019-03, TM-2018-03, ASA-2018-05, DP-2018-05 and EA-2018-04 shall applicable to this approval.

4. ANNOTATION OF THE CONDITIONS OF APPROVAL
   The conditions of approval set forth shall be incorporated into and annotated on the first page of the building plans.

5. RESIDENTIAL CARE FACILITY
   The memory care facility shall remain in operation in accordance with the City of Cupertino's Municipal Code land use restrictions for the Residential Care Use Class, including but limited any required State and County licensing for its operation.

6. USE APPROVAL AND PROJECT AMENDMENTS
   Approval is hereby granted to allow a residential density above the allocation for a

Priority Housing Site and for a memory care unit in Building 1 as labeled on the project plans. The Planning Commission shall review amendments to the project considered major by the Director of Community Development.

7. CONSULTATION WITH OTHER DEPARTMENTS
   The applicant is responsible to consult with other departments and/or agencies with regard to the proposed project for additional conditions and requirements. Any misrepresentation of any submitted data may invalidate an approval by the Community Development Department.

8. INDEMNIFICATION
   To the fullest extent permitted by law, the applicant shall agree to indemnify, defend with the attorneys of the City's choice, and hold harmless the City, its City Council, and its officers, employees, and agents (collectively, the "indemnified parties") from and against any liability, claim, action, cause of action, suit, damages, judgment, lien, levy, or proceeding (collectively referred to as "proceeding") brought by a third party against one or more of the indemnified parties or one or more of the indemnified parties and the applicant related to any Ordinance, Resolution, or action approving the project, the related entitlements, environmental review documents, finding or determinations, or any other permit or approval authorized for the project. The indemnification shall include but not be limited to damages, fees, and costs awarded against the City, if any, and cost of suit, attorneys' fees, and other costs, liabilities, and expenses incurred in connection with such proceeding whether incurred by the Applicant, the City, or the parties initiating or bringing such proceeding.

   The applicant shall agree to (without limitation) reimburse the City its actual attorneys' fees and costs incurred in defense of the litigation. Such attorneys' fees and costs shall include amounts paid to the City's outside counsel and shall include City Attorney time and overhead costs and other City staff overhead costs and any costs directly related to the litigation reasonably incurred by City. The applicant shall likewise agree to indemnify, defend, and hold harmless the indemnified parties from and against any damages, attorneys' fees, or costs awards, including attorneys' fees awarded under Code of Civil Procedure section 1021.5, assessed or awarded against the indemnified parties. The Applicant shall cooperate with the City to enter a Reimbursement Agreement to govern any such reimbursement.

   The Applicant shall agree to (without limitation) reimburse the City for all costs incurred in additional investigation or study of, or for supplementing, redrafting, revising, or amending, any document (such as an Environmental Impact Report, negative declaration, specific plan, or general plan amendment) if made necessary by

C2K
ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION: DESCRIPTION:

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC.. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

LICENSED ARCHITECT
KEVIN S. SAUSER
OREGON
11859
EXPIRES:
11/30/2019

ISSUE FOR PERMIT

SHEET TITLE:
CONDITIONS OF APPROVAL

SHEET NO.:
G0 56

C:\Revit_Local\20133_Westport-CENTRAL_jboydVFBRA.rvt

7/28/2021 3:27:20 PM

proceedings challenging the project approvals and related environmental review, if the applicant desires to continue to pursue the project.

The Applicant shall agree that the City shall have no liability to the Applicant for business interruption, punitive, speculative, or consequential damages.

9. NOTICE OF FEES, DEDICATIONS, RESERVATIONS, OR OTHER EXACTIONS
The Conditions of Project Approval set forth herein may include certain fees, dedication requirements, reservation requirements, and other exactions.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Cupertino this 18th day of August, 2020, by the following vote:

Vote Members of the City Council

AYES: Scharf, Paul, Chao, Sinks, Willey
NOES: None
ABSENT: None
ABSTAIN: None

SIGNED: Steven M. Scharf Steven Scharf, Mayor City of Cupertino	8/28/2020 Date
ATTEST: Kirsten Squarcia, City Clerk	8/28/2020 Date

require additional review, including any misrepresentation related to the note on the Vesting Tentative Map that the Townhouse/Rowhouse units will be for-sale.

3. CONCURRENT APPROVAL CONDITIONS
The conditions of approval contained in file nos. TR-2018-22, EXC-2019-03, U-2019-03, ASA-2018-05, DP-2018-05 and EA-2018-04 shall be applicable to this approval.

4. ANNOTATION OF THE CONDITIONS OF APPROVAL
The conditions of approval set forth shall be incorporated into and annotated on the first page of the building plans.

5. RESIDENTIAL CONDOMINIUM MAP REQUIRED
Prior to the issuance of building permits, the applicant must record a Final Condominium Map with the County of Santa Clara after approval by the Director of Public Works.

6. BUS STOP DUCKOUT
The applicant will work with the Public Works staff to relocate the bus stop to a location along Stevens Creek Boulevard that will not conflict with the intersection of Mary Avenue and Stevens Creek Boulevard.

7. RECIPROCAL INGRESS/EGRESS EASEMENT
The applicant shall record a private reciprocal ingress and egress easement for vehicular and pedestrian access over the drive aisles and sidewalks onsite to facilitate movement between the parcels. Easements shall be reserved on the Final Map or sequentially with the map at the time of Final Map recordation.

8. CONSULTATION WITH OTHER DEPARTMENTS
The applicant is responsible to consult with other departments and/or agencies with regard to the proposed project for additional conditions and requirements. Any misrepresentation of any submitted data may invalidate an approval by the Community Development Department.

9. INDEMNIFICATION
To the fullest extent permitted by law, the applicant shall agree to indemnify, defend with the attorneys of the City's choice, and hold harmless the City, its City Council, and its officers, employees, and agents (collectively, the "indemnified parties") from and against any liability, claim, action, cause of action, suit, damages, judgment, lien, levy, or proceeding (collectively referred to as "proceeding") brought by a third party against one or more of the indemnified parties or one or more of the indemnified parties and the applicant related to any Ordinance, Resolution, or action approving

the project, the related entitlements, environmental review documents, finding or determinations, or any other permit or approval authorized for the project. The indemnification shall include but not be limited to damages, fees, and costs awarded against the City, if any, and cost of suit, attorneys' fees, and other costs, liabilities, and expenses incurred in connection with such proceeding whether incurred by the Applicant, the City, or the parties initiating or bringing such proceeding.

The applicant shall agree to (without limitation) reimburse the City its actual attorneys' fees and costs incurred in defense of the litigation. Such attorneys' fees and costs shall include amounts paid to the City's outside counsel and shall include City Attorney time and overhead costs and other City staff overhead costs and any costs directly related to the litigation reasonably incurred by City. The applicant shall likewise agree to indemnify, defend, and hold harmless the indemnified parties from and against any damages, attorneys' fees, or costs awards, including attorneys' fees awarded under Code of Civil Procedure section 1021.5, assessed or awarded against the indemnified parties. The Applicant shall cooperate with the City to enter a Reimbursement Agreement to govern any such reimbursement.

The Applicant shall agree to (without limitation) reimburse the City for all costs incurred in additional investigation or study of, or for supplementing, redrafting, revising, or amending, any document (such as an Environmental Impact Report, negative declaration, specific plan, or general plan amendment) if made necessary by proceedings challenging the project approvals and related environmental review, if the applicant desires to continue to pursue the project.

The Applicant shall agree that the City shall have no liability to the Applicant for business interruption, punitive, speculative, or consequential damages.

10. NOTICE OF FEES, DEDICATIONS, RESERVATIONS, OR OTHER EXACTIONS
The Conditions of Project Approval set forth herein may include certain fees, dedication requirements, reservation requirements, and other exactions.

CITY ENGINEER'S CERTIFICATE OF
ACCEPTANCE OF ENGINEERING/SURVEYING CONDITIONS
(Section 66474.18 California Government Code)

I hereby certify that the engineering and surveying conditions specified in Section IV. of this Resolution conform to generally accepted engineering practices.

Chad Mosley, Assistant Director of Public Works
City Engineer CA License 66077

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Cupertino this 18th day of August, 2020, by the following vote:

Vote Members of the City Council

AYES: Scharf, Paul, Chao, Sinks, Willey
NOES: None
ABSENT: None
ABSTAIN: None

SIGNED: Steven M. Scharf Steven Scharf, Mayor City of Cupertino	8/28/2020 Date
ATTEST: Kirsten Squarcia, City Clerk	8/28/2020 Date

RESOLUTION NO. 20-109

A RESOLUTION OF THE CUPERTINO CITY COUNCIL APPROVING A VESTING TENTATIVE MAP TO ALLOW A MIXED USE DEVELOPMENT ON TWO CREATED PARCELS AND 88 TOWNHOME AND ROWHOUSE CONDOMINIUMS LOCATED AT 21267 STEVENS CREEK BOULEVARD (APN: 326-27-042, -043)

SECTION I: PROJECT DESCRIPTION
Application No.: TM-2018-03
Applicant: KT Urban (Mark Tersini)
Property Owner: 190 West St. James, LLC
Location: 21267 Stevens Creek Blvd. (APN #326-27-042, -043)

SECTION II: FINDINGS FOR A TENTATIVE MAP:
WHEREAS, the City of Cupertino received an application for a Vesting Tentative Map as described in Section I of this resolution; and

WHEREAS, The Westport Cupertino Mixed-Use Project ("Project"), including the Vesting Tentative Map, is fully described and analyzed in the Initial Study and proposed Final Environmental Impact Report (State Clearinghouse No. 2019070377) ("EIR" or "Final EIR") for the Project; and

WHEREAS, the City of Cupertino's Environmental Review Committee at its April 16, 2020 meeting reviewed the Final EIR consisting of the April 7, 2020 Public Review Draft EIR and Response to Comments, received public comments, and voted 5-0 to recommend that the City Council certify the EIR for the project; and

WHEREAS, based on substantial evidence in the record, on May 12, 2020, the Planning Commission recommended on a 5-0 vote that the City Council certify that the EIR has been completed in compliance with the California Environmental Quality Act, Public Resources Code Section 21000 et seq. ("CEQA") and reflects the independent judgment and analysis of the City, adopt Findings, adopt and require as conditions of approval all of the mitigation measures for the Project which are within the responsibility and jurisdiction of the City that are identified in the EIR, and adopt the Mitigation Monitoring and Reporting Program for the Project; and

WHEREAS, the applicant has met the burden of proof required to support the application for a Tentative Map; and

WHEREAS, the Planning Commission finds as follows with regard to this application:

similar form to the Resolution presented (Resolution No. 6904), approve the Development Permit (DP-2018-05) in substantially similar form to the Resolution presented (Resolution No. 6901), approve the Architectural and Site Approval Permit (ASA-2018-05) in substantially similar form to the Resolution presented(Resolution No. 6902), approve the Use Permit (U-2019-03) in substantially similar form to the Resolution presented (Resolution No. 6903), approve the Tree Removal Permit (TR-2018-22) in substantially similar form to the Resolution presented (Resolution No. 6906), approve the Heart of the City Exception (EXC-2019-03) in substantially similar form to the Resolution presented (Resolution No. 6905) for the Senior Enhanced Alternative; and

WHEREAS, on June 4, 2020, as updated on June 25 and 26, 2020, the applicant submitted and requested the City to consider revisions to the Project ("Revised Enhanced Senior Project") that include relocating nine Below Market Rate units from Building 1 to an additional top story on Building 2, altering the unit mix in Buildings 1 and 2 to provide additional space for terraces on the tops of those buildings, and changing the unit mix in Buildings 2 to include two-bedroom units in addition to studios and one-bedroom units; and

WHEREAS, because the revisions in the Project affect building height and dispersion of BMR units, the project was reviewed by the Planning Commission on July 14, 2020 for recommendation to the City Council; and

WHEREAS, on July 14, 2020, the Planning Commission recommended on a 3-2 vote that the City Council deny the project in accordance with Resolution No. 6908; and

WHEREAS, on July 31, 2020, the applicant submitted a request for an incentive/concession to consolidate all 48 of the senior BMR units in Building 2; and

WHEREAS, the City Council of the City of Cupertino is the decision-making body for this Resolution; and

WHEREAS, on August 18, 2020, after consideration of substantial evidence contained in the entire administrative record, and prior to consideration of the Vesting Tentative Map, the City Council adopted Resolution No. 20-105 certifying the EIR, adopting and requiring as conditions of approval all of the mitigation measures for the Project which are within the responsibility and jurisdiction of the City that are identified in the EIR, and adopting the Mitigation Monitoring and Reporting Program for the Project; and

WHEREAS, the applicant has met the burden of proof required to support the application for a Tentative Map; and

WHEREAS, the Planning Commission finds as follows with regard to this application:

a. That the proposed subdivision map is consistent with the City of Cupertino General Plan.
The subject property is consistent with the General Plan since the property is permitted to have up to 30 dwelling units an acre and the project qualifies for a density bonus. The proposed development is consistent with the intent of the policies of the General Plan for a high density mixed-use development on this site.

b. That the design and improvements of the proposed subdivision are consistent with the General Plan.
The off-site improvements are consistent with the City's General Plan policies related to pedestrian and bicycle safety etc. by improving Stevens Creek Boulevard, minimizing curb-cuts, and requiring an urban canopy within the public right-of-way. The project is also consistent with the General Plan's design requirements, since the project qualifies for waivers for height and slope setback.

c. That the site is physically suitable for the type of development contemplated under the approved subdivision.
The proposed subdivision is compatible with the adjoining land uses and no physical constraints are present that would conflict with anticipated land use development. There are no topographical anomalies that differentiate this property from adjacent properties. The site is located on the valley floor, as well as not listed within any environmentally sensitive zone.

d. That the site is physically suitable for the intensity of development contemplated under the approved subdivision.
The subject property is physically suitable in size and shape in conformance to development standards and is appropriately configured to accommodate a multi-unit mixed-used development.

e. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage nor substantially and avoidably injure fish and wildlife or their habitat.
The design of the subdivision and proposed improvements are not likely to substantially injure fish and wildlife or their habitat because the property is a developed site and located in an urbanized area where residential land use is allowed. The EIR concluded that all potential environmental impacts will be mitigated to a level of insignificance.

f. That the design of the subdivision or the type of improvements associated therewith are not likely to cause serious public health problems.
The proposed subdivision design and improvements are not likely to cause serious public health problems. The proposed development is consistent with the intent of the policies of the General

Plan for a high density mixed-use development on this site, and the on-site and off-site improvements improve neighborhood walkability through improved sidewalk construction with size-appropriate driveway cuts and street and private trees planting.

g. That the design of the subdivision and its associated improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.
No easement or right-of-away exists currently that would be impeded or conflict with the proposed subdivision.

NOW, THEREFORE, BE IT RESOLVED:

That after careful consideration of maps, facts, exhibits, testimony and other evidence submitted in this matter and the EIR and the Mitigation Monitoring and Reporting Program for the Project (EA-2018-04), subject to the conditions which are enumerated in this Resolution beginning on PAGE 2 thereof, and those contained in all other Resolutions approved for this Project,

The application for a Vesting Tentative Map, Application No. TM-2018-03, is hereby approved, and that the subconclusions upon which the findings and conditions specified in this Resolution are based are contained in the Public Hearing record concerning Application No. TM-2018-03 as set forth in the Minutes of the City Council Meeting of August 18, 2020 Meeting, and are incorporated by reference as though fully set forth herein.

SECTION III: CONDITIONS ADMINISTERED BY THE COMMUNITY DEVELOPMENT DEPT.

1. APPROVED EXHIBITS
Approval is based on the plan set dated June 4, 2020, as updated June 25, 2020, consisting of 39 sheets labeled as Westport Cupertino, G200 – G213, A001-A222, VTM-1-VTM-6, and L100-L300, drawn by C2K, and Kimley Horn except as may be amended by conditions in this resolution.

2. ACCURACY OF PROJECT PLANS
The applicant/property owner is responsible to verify all pertinent property data including but not limited to property boundary locations, building setbacks, property size, building square footage, any relevant easements and/or construction records. Any misrepresentation of any property data may invalidate this approval and may require additional review, including any misrepresentation related to the note on the Vesting Tentative Map that the Townhouse/Rowhouse units will be for-sale.

3. CONCURRENT APPROVAL CONDITIONS
The conditions of approval contained in file nos. TR-2018-22, TM-2018-03, TM-2018-03, DP-2018-05, U-2019-03 and EA-2018-04 shall applicable to this approval.

4. ANNOTATION OF THE CONDITIONS OF APPROVAL
The conditions of approval set forth shall be incorporated into and annotated on the first page of the building plans.

5. EXCEPTION
A Heart of the City Exception is granted to allow the construction of the proposed project with a maximum of 40% of the building frontage along Stevens Creek Boulevard and 75% of the rear of the building to be occupied by non-retail uses.

6. PUBLIC ACCESSIBILITY TO RETAIL SPACES
All proposed retail space shall be open to the public for the consumption of any goods or services offered in the mixed-use buildings.

7. CONSULTATION WITH OTHER DEPARTMENTS
The applicant is responsible to consult with other departments and/or agencies with regard to the proposed project for additional conditions and requirements. Any misrepresentation of any submitted data may invalidate an approval by the Community Development Department.

8. INDEMNIFICATION
To the fullest extent permitted by law, the applicant shall agree to indemnify, defend with the attorneys of the City's choice, and hold harmless the City, its City Council, and its officers, employees, and agents (collectively, the "indemnified parties") from and against any liability, claim, action, cause of action, suit, damages, judgment, lien, levy, or proceeding (collectively referred to as "proceeding") brought by a third party against one or more of the indemnified parties or one or more of the indemnified parties and the applicant related to any Ordinance, Resolution, or action approving the project, the related entitlements, environmental review documents, finding or determinations, or any other permit or approval authorized for the project. The indemnification shall include but not be limited to damages, fees, and costs awarded against the City, if any, and cost of suit, attorneys' fees, and other costs, liabilities, and expenses incurred in connection with such proceeding whether incurred by the Applicant, the City, or the parties initiating or bringing such proceeding.

The applicant shall agree to (without limitation) reimburse the City its actual attorneys' fees and costs incurred in defense of the litigation. Such attorneys' fees and costs shall include amounts paid to the City's outside counsel and shall include City Attorney time and overhead costs and other City staff overhead costs and any costs directly related to the litigation reasonably incurred by City. The applicant shall likewise agree to indemnify, defend, and hold harmless the indemnified parties from and against any damages, attorneys' fees, or costs awards, including attorneys' fees awarded under Code of Civil Procedure section 1021.5, assessed or awarded against the indemnified parties. The Applicant shall cooperate with the City to enter a Reimbursement Agreement to govern any such reimbursement.

The Applicant shall agree to (without limitation) reimburse the City for all costs incurred in additional investigation or study of, or for supplementing, redrafting, revising, or amending, any document (such as an Environmental Impact Report, negative declaration, specific plan, or general plan amendment) if made necessary by proceedings challenging the project approvals and related environmental review, if the applicant desires to continue to pursue the project.

The Applicant shall agree that the City shall have no liability to the Applicant for business interruption, punitive, speculative, or consequential damages.

9. NOTICE OF FEES, DEDICATIONS, RESERVATIONS, OR OTHER EXACTIONS
The Conditions of Project Approval set forth herein may include certain fees, dedication requirements, reservation requirements, and other exactions.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Cupertino this 18th day of August, 2020, by the following vote:

Vote Members of the City Council

AYES: Scharf, Paul, Chao, Sinks, Willey
NOES: None
ABSENT: None
ABSTAIN: None

SIGNED: Steven M. Scharf Steven Scharf, Mayor City of Cupertino	8/28/2020 Date
ATTEST: Kirsten Squarcia, City Clerk	8/28/2020 Date

RESOLUTION NO. 20-110

A RESOLUTION OF THE CUPERTINO CITY COUNCIL APPROVING A HEART OF THE CITY EXCEPTION TO ALLOW A REDUCTION OF THE RETAIL REQUIREMENT FOR BUILDINGS FRONTING STEVENS CREEK BOULEVARD TO ACCOMMODATE A MIXED-USED DEVELOPMENT CONSISTING OF 267 HOUSING UNITS (88 ROWHOUSE/TOWNHOMES, 179 SENIOR APARTMENTS, OF WHICH INCLUDE 48 SENIOR AFFORDABLE APARTMENTS), 27 MEMORY CARE LICENSED ASSISTED LIVING RESIDENCES ("MEMORY CARE RESIDENCES"), AND 20,000 SQUARE FEET OF COMMERCIAL SPACE LOCATED AT 21267 STEVENS CREEK BOULEVARD (APN: 326-27-042, -043)

SECTION I: PROJECT DESCRIPTION
Application No.: EXC-2019-03
Applicant: KT Urban (Mark Tersini)
Property Owner: 190 West St. James, LLC
Location: 21267 Stevens Creek Blvd. (APN #326-27-042, -043)

SECTION II: FINDINGS FOR HEART OF THE CITY EXCEPTION:

WHEREAS, the Planning Commission of the City of Cupertino received an application for a Heart of the City Exception as described in Section I of this resolution; and

WHEREAS, The Westport Cupertino Mixed-Use Project ("Project"), including the Heart of the City Exception, is fully described and analyzed in the Initial Study and proposed Final Environmental Impact Report (State Clearinghouse No. 2019070377) ("EIR" or "Final EIR") for the Project; and

WHEREAS, the City of Cupertino's Environmental Review Committee at its April 16, 2020 meeting reviewed the Final EIR consisting of the April 7, 2020 Public Review Draft EIR and Response to Comments, received public comments, and voted 5-0 to recommend that the City Council certify the EIR for the project; and

WHEREAS, based on substantial evidence in the record, on May 12, 2020, the Planning Commission recommended on a 5-0 vote that the City Council certify that the EIR has been completed in compliance with the California Environmental Quality Act, Public Resources Code Section 21000 et seq. ("CEQA") and reflects the independent judgment and analysis of the City, adopt Findings, adopt and require as conditions of approval all of the mitigation measures for the Project which are within the responsibility and

jurisdiction of the City that are identified in the EIR, and adopt the Mitigation Monitoring and Reporting Program for the Project (EA-2018-04); and

WHEREAS, on May 12, 2020 the Planning Commission recommended on a 5-0 vote that the City Council approve the Vesting Tentative Map (TM-2018-03), in substantially similar form to the Resolution presented (Resolution No. 6904), approve the Development Permit (DP-2018-05) in substantially similar form to the Resolution presented (Resolution No. 6901), approve the Architectural and Site Approval Permit (ASA-2018-05) in substantially similar form to the Resolution presented(Resolution No. 6902), approve the Use Permit (U-2019-03) in substantially similar form to the Resolution presented (Resolution No. 6903), approve the Tree Removal Permit (TR-2018-22) in substantially similar form to the Resolution presented (Resolution No. 6906), approve the Heart of the City Exception (EXC-2019-03) in substantially similar form to the Resolution presented (Resolution No. 6905) for the Senior Enhanced Alternative; and

WHEREAS, on June 4, 2020, as updated on June 25 and 26, 2020, the applicant submitted and requested the City to consider revisions to the Project ("Revised Senior Enhanced Project") that include relocating nine Below Market Rate units from Building 1 to an additional top story on Building 2, altering the unit mix in Buildings 1 and 2 to provide additional space for terraces on the tops of those buildings, and changing the unit mix in Buildings 2 to include two-bedroom units in addition to studios and one-bedroom units; and

WHEREAS, because the revisions in the Project affect building height and dispersion of BMR units, the project was reviewed by the Planning Commission on July 14, 2020 for recommendation to the City Council; and

WHEREAS, on July 14, 2020, the Planning Commission recommended on a 3-2 vote that the City Council deny the project in accordance with Resolution No. 6908; and

WHEREAS, on July 31, 2020, the applicant submitted a request for an incentive/concession to consolidate all 48 of the senior BMR units in Building 2; and

WHEREAS, all necessary public notices having been given as required by the Procedural Ordinance of the City of Cupertino and the Government Code, and the Planning Commission held at least one public hearing in regard to this application, and on August 18, 2020, the City Council held a public hearing to consider the Architectural and Site Approval; and

WHEREAS, the City Council of the City of Cupertino is the decision-making body for this Resolution; and

WHEREAS, on August 18, 2020, after consideration of substantial evidence contained in the entire administrative record, and prior to consideration of the Development Permit, the City Council adopted Resolution No. 20-105 certifying the EIR, adopting and requiring as conditions of approval all of the mitigation measures for the Project which are within the responsibility and jurisdiction of the City that are identified in the EIR, and adopting the Mitigation Monitoring and Reporting Program for the Project; and

WHEREAS, the applicant has met the burden of proof required to support the application for a Heart of the City Exception; and

WHEREAS, the City Council finds as follows with regard to this application:

1. The proposed development is otherwise consistent with the City's General Plan and with the goals of this specific plan and meets one or more of the criteria for an exception for reasons to provide design flexibility in situations when small lot size, unusually shaped parcels, or unique surrounding land uses make it difficult to adhere to the development standards and where all efforts to meet the standards have been exhausted.
The project site is located along Stevens Creek Boulevard (identified Priority Development Area), surrounded by a mix of uses, proximity to services, and access to public transportation makes it conducive to a residential development. However, the location of the project site is constrained by the fact that the Stevens Creek Boulevard frontage is adjacent to the onramp for Highway 85. This would discourage pedestrian traffic and reduce the visibility of future retail tenants significantly limiting the viability for commercial use. With the approved density bonus and associated waivers, the project is consistent with the General Plan. Other than this requested exception, the project is consistent with the Heart of the City Specific Plan.

2. The proposed development will not be injurious to property or improvements in the area nor be detrimental to the public health and safety.
The project site is designated as a Priority Housing Site in the City's Housing Element. The location is surrounded by similar urban uses and, with the approved density bonus and associated waivers and incentive/concession, the project is consistent with the General Plan for density, landscaping, private outdoor space, access, streetscape, setbacks, and design. The existing shopping center will be developed with a mix of residential housing stock including affordable, age-restricted apartment complexes and market rate townhome/rowhouse condominiums built to the current building and fire safety codes. Therefore, the project will not be detrimental or injurious to properties or improvements in the vicinity, and will not be detrimental to the public health, safety, general welfare, or convenience.

3. The proposed exception will not result in a hazardous condition for pedestrian and vehicular traffic.
The exception requested for the proposed project does not relate to the creation of a hazardous condition for pedestrian and vehicular traffic.

4. The proposed development has legal access to public streets and public services are available to serve the development.
The proposed project proposes the installation of a two-way driveway to allow access to Stevens Creek Boulevard and Mary Avenue, public streets, that the property has frontages along. Additionally, all services necessary for development are available to serve the development. The proposed project will provide the appropriate hook-ups for access.

5. The proposed development requires an exception, which involves the least modification of, or deviation from, the development regulations prescribed in this chapter necessary to accomplish a reasonable use of the parcel.
The proposed development has met all other development standards for height, parking, landscaping, density, and building placement as mandated by the General Plan, Heart of the City Specific Plan, and Zoning Ordinance, with the exception of those the applicant has requested density bonus waivers and incentive /concession for. The only regulation it does not meet is the provision of at least 75% of the building frontage along Stevens Creek Boulevard and 50% of the rear of the building be occupied by uses that allow direct retailing of goods. The development is providing retail frontage along Mary Avenue where it is not required by the Heart of the City Specific Plan, in an equivalent size and scope that would have been needed to meet the retail frontage requirement along Stevens Creek Boulevard.

NOW, THEREFORE, BE IT RESOLVED:

That after careful consideration of maps, facts, exhibits, testimony and other evidence submitted in this matter and the Environmental Impact Report and the Mitigation Monitoring and Reporting Program for the Project (EA-2018-04), subject to the conditions which are enumerated in this Resolution, beginning on PAGE 3 herein, and subject to the conditions contained in all other Resolutions approved for this Project,

The application for Heart of the City Exception, Application No. EXC-2019-03, is hereby approved, and that the subconclusions upon which the findings and conditions specified in this Resolution are based are contained in the Public Hearing record concerning Application No. EXC-2019-03 as set forth in the Minutes of the City Council Meeting of August 18, 2020 Meeting, and are incorporated by reference as though fully set forth herein.

SECTION III: CONDITIONS ADMINISTERED BY THE COMMUNITY DEVELOPMENT DEPT.

1. APPROVED EXHIBITS
Approval is based on the plan set dated June 4, 2020, as updated June 25, 2020, consisting of 39 sheets labeled as Westport Cupertino, G200 – G213, A001-A222, VTM-1-VTM-6, and L100-L300, drawn by C2K, and Kimley Horn except as may be amended by conditions in this resolution.

2. ACCURACY OF PROJECT PLANS
The applicant/property owner is responsible to verify all pertinent property data including but not limited to property boundary locations, building setbacks, property size, building square footage, any relevant easements and/or construction records. Any misrepresentation of any property data may invalidate this approval and may require additional review, including any misrepresentation related to the note on the Vesting Tentative Map that the Townhouse/Rowhouse units will be for-sale.

3. CONCURRENT APPROVAL CONDITIONS
The conditions of approval contained in file nos. TR-2018-22, TM-2018-03, TM-2018-03, DP-2018-05, U-2019-03 and EA-2018-04 shall applicable to this approval.

4. ANNOTATION OF THE CONDITIONS OF APPROVAL
The conditions of approval set forth shall be incorporated into and annotated on the first page of the building plans.

5. EXCEPTION
A Heart of the City Exception is granted to allow the construction of the proposed project with a maximum of 40% of the building frontage along Stevens Creek Boulevard and 75% of the rear of the building to be occupied by non-retail uses.

6. PUBLIC ACCESSIBILITY TO RETAIL SPACES
All proposed retail space shall be open to the public for the consumption of any goods or services offered in the mixed-use buildings.

7. CONSULTATION WITH OTHER DEPARTMENTS
The applicant is responsible to consult with other departments and/or agencies with regard to the proposed project for additional conditions and requirements. Any misrepresentation of any submitted data may invalidate an approval by the Community Development Department.

8. INDEMNIFICATION
To the fullest extent permitted by law, the applicant shall agree to indemnify, defend with the attorneys of the City's choice, and hold harmless the City, its City Council, and its officers, employees, and agents (collectively, the "indemnified parties") from and against any liability, claim, action, cause of action, suit, damages, judgment, lien, levy, or proceeding (collectively referred to as "proceeding") brought by a third party against one or more of the indemnified parties or one or more of the indemnified parties and the applicant related to any Ordinance, Resolution, or action approving the project, the related entitlements, environmental review documents, finding or determinations, or any other permit or approval authorized for the project. The indemnification shall include but not be limited to damages, fees, and costs awarded against the City, if any, and cost of suit, attorneys' fees, and other costs, liabilities, and expenses incurred in connection with such proceeding whether incurred by the Applicant, the City, or the parties initiating or bringing such proceeding.

The applicant shall agree to (without limitation) reimburse the City its actual attorneys' fees and costs incurred in defense of the litigation. Such attorneys' fees and costs shall include amounts paid to the City's outside counsel and shall include City Attorney time and overhead costs and other City staff overhead costs and any costs directly related to the litigation reasonably incurred by City. The applicant shall likewise agree to indemnify, defend, and hold harmless the indemnified parties from and against any damages, attorneys' fees, or costs awards, including attorneys' fees awarded under Code of Civil Procedure section 1021.5, assessed or awarded against the indemnified parties. The Applicant shall cooperate with the City to enter a Reimbursement Agreement to govern any such reimbursement.

The Applicant shall agree to (without limitation) reimburse the City for all costs incurred in additional investigation or study of, or for supplementing, redrafting, revising, or amending, any document (such as an Environmental Impact Report, negative declaration, specific plan, or general plan amendment) if made necessary by proceedings challenging the project approvals and related environmental review, if the applicant desires to continue to pursue the project.

The Applicant shall agree that the City shall have no liability to the Applicant for business interruption, punitive, speculative, or consequential damages.

9. NOTICE OF FEES, DEDICATIONS, RESERVATIONS, OR OTHER EXACTIONS
The Conditions of Project Approval set forth herein may include certain fees, dedication requirements, reservation requirements, and other exactions.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Cupertino this 18th day of August, 2020, by the following vote:

Vote Members of the City Council

AYES: Scharf, Paul, Chao, Sinks, Willey
NOES: None
ABSENT: None
ABSTAIN: None

SIGNED: Steven M. Scharf Steven Scharf, Mayor City of Cupertino	8/28/2020 Date
ATTEST: Kirsten Squarcia, City Clerk	8/28/2020 Date

C2K
ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION: DESCRIPTION:

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

LICENSED ARCHITECT
KEVIN S. SAUSER
21859
11/30/2019
STATE OF CALIFORNIA

ISSUE FOR PERMIT

SHEET TITLE:
CONDITIONS OF APPROVAL

SHEET NO.:
G0 57

C:\Revit_Local\20133_Westport-CENTRAL_jboyd\FEBRA.rvt
7/28/2021 3:27:20 PM

RESOLUTION NO. 20-111

A RESOLUTION OF THE CUPERTINO CITY COUNCIL APPROVING A TREE REMOVAL PERMIT TO REMOVE, RELOCATE, AND REPLACE SEVENTY-THREE (73) DEVELOPMENT TREES AT THE OAKS SHOPPING CENTER TO ACCOMMODATE A MIXED-USED DEVELOPMENT CONSISTING OF 267 HOUSING UNITS (88 ROWHOUSE/TOWNHOMES, 179 SENIOR APARTMENTS, OF WHICH INCLUDE 48 SENIOR AFFORDABLE APARTMENTS), 27 MEMORY CARE LICENSED ASSISTED LIVING RESIDENCES ("MEMORY CARE RESIDENCES"), AND 20,000 SQUARE FEET OF COMMERCIAL SPACE LOCATED AT 21267 STEVENS CREEK BOULEVARD (APN: 326-27-042, -043)

SECTION I. PROJECT DESCRIPTION

Application No.: TR-2018-22
Applicant: KT Urban (Mark Tersini)
Property Owner: 190 West St. James, LLC
Location: 21267 Stevens Creek Blvd. (APN #326-27-042, -043)

SECTION II. FINDINGS FOR TREE REMOVAL:

WHEREAS, the Planning Commission of the City of Cupertino received an application for a Tree Removal Permit as described in Section I of this resolution; and

WHEREAS, the Westport Cupertino Mixed-Use Project ("Project"), including the Tree Removal Permit, is fully described and analyzed in the Initial Study and proposed Final Environmental Impact Report (State Clearinghouse No. 2019070377) ("EIR" or "Final EIR") for the Project; and

WHEREAS, the City of Cupertino's Environmental Review Committee at its April 16, 2020 meeting reviewed the Final EIR consisting of the April 7, 2020 Public Review Draft EIR and Response to Comments, received public comments, and voted 5-0 to recommend that the City Council certify the EIR for the project; and

WHEREAS, based on substantial evidence in the record, on May 12, 2020, the Planning Commission recommended on a 5-0 vote that the City Council certify that the EIR has been completed in compliance with the California Environmental Quality Act, Public Resources Code Section 21000 et seq. ("CEQA") and reflects the independent judgment and analysis of the City, adopt Findings, adopt and require as conditions of approval all of the mitigation measures for the Project which are within the responsibility and

jurisdiction of the City that are identified in the EIR, and adopt the Mitigation Monitoring and Reporting Program for the Project (EA-2018-04); and

WHEREAS, on May 12, 2020 the Planning Commission recommended on a 5-0 vote that the City Council approve the Vesting Tentative Map (TM-2018-03), in substantially similar form to the Resolution presented (Resolution No. 6904), approve the Development Permit (DP-2018-05) in substantially similar form to the Resolution presented (Resolution No. 6901), approve the Architectural and Site Approval Permit (ASA-2018-05) in substantially similar form to the Resolution presented(Resolution No. 6902), approve the Use Permit (U-2019-03) in substantially similar form to the Resolution presented (Resolution No. 6903), approve the Tree Removal Permit (TR-2018-22) in substantially similar form to the Resolution presented (Resolution No. 6906), approve the Heart of the City Exception (EXC-2019-03) in substantially similar form to the Resolution presented (Resolution No. 6905) for the Senior Enhanced Alternative; and

WHEREAS, on June 4, 2020, as updated on June 25 and 26, 2020, the applicant submitted and requested the City to consider revisions to the Project ("Revised Senior Enhanced Project") that include relocating nine Below Market Rate units from Building 1 to an additional top story on Building 2, altering the unit mix in Buildings 1 and 2 to provide additional space for terraces on the tops of those buildings, and changing the unit mix in Buildings 2 to include two-bedroom units in addition to studios and one-bedroom units; and

WHEREAS, because the revisions in the Project affect building height and dispersion of BMR units, the project was reviewed by the Planning Commission on July 14, 2020 for recommendation to the City Council; and

WHEREAS, on July 14, 2020, the Planning Commission recommended on a 3-2 vote that the City Council deny the project in accordance with Resolution No. 6908; and

WHEREAS, on July 31, 2020, the applicant submitted a request for an incentive/concession to consolidate all 48 of the senior BMR units in Building 2; and

WHEREAS, all necessary public notices having been given as required by the Procedural Ordinance of the City of Cupertino and the Government Code, and the Planning Commission held at least one public hearing in regard to this application, and on August 18, 2020, the City Council held a public hearing to consider the Tree Removal Permit; and

WHEREAS, the City Council of the City of Cupertino is the decision-making body for this Resolution; and

WHEREAS, on August 18, 2020, after consideration of substantial evidence contained in the entire administrative record, and prior to consideration of the Vesting tentative Map, the City Council adopted Resolution No. 20-105 certifying the EIR, adopting and

requiring as conditions of approval all of the mitigation measures for the Project which are within the responsibility and jurisdiction of the City that are identified in the EIR, and adopting the Mitigation Monitoring and Reporting Program for the Project; and

WHEREAS, the applicant has met the burden of proof required to support the application for a Tree Removal Permit; and

WHEREAS, the City Council finds as follows with regard to this application:

a) That the location of the trees restricts the economic enjoyment of the property by severely limiting the use of property in a manner not typically experienced by owners of similarly zoned and situated property, and the applicant has demonstrated to the satisfaction of the approval authority that there are no reasonable alternatives to preserve the tree(s).

In order to accommodate for the new development's residential and mixed-use buildings, underground garage, walkways and internal street network to public open spaces, the existing trees cannot be preserved in their locations. The applicant proposes replacement trees throughout the site in excess of the conformance with the Municipal Code Ordinance requirements and proposes to locate the replacements where tree coverage is needed, while also proposing to relocate four of the Coast Live Oak Trees.

NOW, THEREFORE, BE IT RESOLVED:

That after careful consideration of maps, facts, exhibits, testimony and other evidence submitted in this matter and the Environmental Impact Report and the Mitigation Monitoring and Reporting Program for the Project (EA-2018-04), subject to the conditions which are enumerated in this Resolution, beginning on PAGE 3 herein, and subject to the conditions contained in all other Resolutions approved for this Project,

The application for a Tree Removal Permit, Application No. TR-2018-22, is hereby approved, and that the subconclusions upon which the findings and conditions specified in this Resolution are based are contained in the Public Hearing record concerning Application No. TR-2018-22 as set forth in the Minutes of the City Council Meeting of August 18, 2020 Meeting, and are incorporated by reference as though fully set forth herein.

SECTION III. CONDITIONS ADMINISTERED BY THE COMMUNITY DEVELOPMENT DEPT.

1. APPROVED EXHIBITS

Approval is based on the plan set dated June 4, 2020, as updated June 25, 2020, consisting of 39 sheets labeled as Westport Cupertino, G200 – G213, A001-A222, VTM-1-VTM-6, and L100-L300, drawn by C2K, and Kimley Horn except as may be amended by conditions in this resolution.

2. ACCURACY OF PROJECT PLANS
The applicant/property owner is responsible to verify all pertinent property data including but not limited to property boundary locations, building setbacks, property size, building square footage, any relevant easements and/or construction records. Any misrepresentation of any property data may invalidate this approval and may require additional review, including any misrepresentation related to the note on the Vesting Tentative Map that the Townhouse/Rowhouse units will be for-sale.

3. CONCURRENT APPROVAL CONDITIONS
The conditions of approval contained in file nos. ASA-2018-05, EXC-2019-03, TM-2018-03, DP-2018-05, U-2019-03 and EA-2018-04 shall applicable to this approval.

4. ANNOTATION OF THE CONDITIONS OF APPROVAL
The conditions of approval set forth shall be incorporated into and annotated on the first page of the building plans.

5. TREE REPLACEMENT SIZE
The applicant shall provide adequate tree replacements for trees proposed to be removed in conformance with the replacement guidelines per Cupertino Municipal Code Section 14.18.160. The size of the proposed replacement trees shall be modified as follows to be consistent with the City's Protected Tree Ordinance unless deemed infeasible by the City's Consulting Arborist:

a. Diameter of trunk size of removed tree up to 12 inches shall be replaced with one 24-inch box tree;
b. Over 12 inches and up to 36 inches shall be replaced by two 24-inch box tree or one 36-inch box tree; and
c. Over 36 inches shall be replaced with one 36-inch box tree.

If it is determined that it is physically not feasible to plant the required replacements trees, the Applicant may pay in-lieu fees determined to be appropriate by the Community Development Director.

6. ARBORIST REVIEW

Prior to building permit issuance, the number, location and species of trees shall be reviewed and approved by the City in consultation with the City's Consulting Arborist.

The replacement trees shall be planted prior to building permit final. The Applicant shall provide the Department of Community Development adequate documentation, including, but not limited to, photographs, receipts or invoices, to verify that replacements have been planted. The City's consulting arborist shall inspect the trees after planting and a report ascertaining the good health of the trees mentioned above shall be provided prior to issuance of final occupancy.

7. TREE PROTECTION
As part of the demolition or building permit drawings, a tree protection plan shall be prepared by a certified arborist for the trees to be retained. In addition, the following measures shall be added to the protection plan:

- For trees to be retained, chain link fencing and other root protection shall be installed around the dripline of the tree prior to any project site work.
- No parking or vehicle traffic shall be allowed under root zones, unless using buffers approved by the Project Arborist.
- No trenching within the critical root zone area is allowed. If trenching is needed in the vicinity of trees to be retained, the City's consulting arborist shall be consulted before any trenching or root cutting beneath the dripline of the tree.
- Wood chip mulch shall be evenly spread inside the tree projection fence to a four-inch depth.
- Tree protection conditions shall be posted on the tree protection barriers.
- Retained trees shall be watered to maintain them in good health.
- A covenant on the property shall be recorded that identifies all the protected trees, prior to final occupancy.

The tree protection measures shall be inspected and approved by the certified arborist prior to issuance of building permits. The City's consulting arborist shall inspect the trees to be retained and shall provide reviews prior to issuance of demolition, grading or building permits. A report ascertaining the good health of the trees mentioned above shall be provided prior to issuance of final occupancy.

8. PROTECTED TREES
The applicant understands that the replacement trees may not be removed without a Tree Removal Permit and that they shall be responsible for ensuring the proper

maintenance and care of the trees. The applicant shall also disclose the location and species of all replacement trees on site upon sale of the property.

9. CONSULTATION WITH OTHER DEPARTMENTS
The applicant is responsible to consult with other departments and/or agencies with regard to the proposed project for additional conditions and requirements. Any misrepresentation of any submitted data may invalidate an approval by the Community Development Department.

10. INDEMNIFICATION
To the fullest extent permitted by law, the applicant shall agree to indemnify, defend with the attorneys of the City's choice, and hold harmless the City, its City Council, and its officers, employees, and agents (collectively, the "indemnified parties") from and against any liability, claim, action, cause of action, suit, damages, judgment, lien, levy, or proceeding (collectively referred to as "proceeding") brought by a third party against one or more of the indemnified parties or one or more of the indemnified parties and the applicant related to any Ordinance, Resolution, or action approving the project, the related entitlements, environmental review documents, finding or determinations, or any other permit or approval authorized for the project. The indemnification shall include but not be limited to damages, fees, and costs awarded against the City, if any, and cost of suit, attorneys' fees, and other costs, liabilities, and expenses incurred in connection with such proceeding whether incurred by the Applicant, the City, or the parties initiating or bringing such proceeding.

The applicant shall agree to (without limitation) reimburse the City its actual attorneys' fees and costs incurred in defense of the litigation. Such attorneys' fees and costs shall include amounts paid to the City's outside counsel and shall include City Attorney time and overhead costs and other City staff overhead costs and any costs directly related to the litigation reasonably incurred by City. The applicant shall likewise agree to indemnify, defend, and hold harmless the indemnified parties from and against any damages, attorneys' fees, or costs awards, including attorneys' fees awarded under Code of Civil Procedure section 1021.5, assessed or awarded against the indemnified parties. The Applicant shall cooperate with the City to enter a Reimbursement Agreement to govern any such reimbursement.

The Applicant shall agree to (without limitation) reimburse the City for all costs incurred in additional investigation or study of, or for supplementing, redrafting, revising, or amending, any document (such as an Environmental Impact Report, negative declaration, specific plan, or general plan amendment) if made necessary by

proceedings challenging the project approvals and related environmental review, if the applicant desires to continue to pursue the project.

The Applicant shall agree that the City shall have no liability to the Applicant for business interruption, punitive, speculative, or consequential damages.

11. NOTICE OF FEES, DEDICATIONS, RESERVATIONS, OR OTHER EXACTIONS
The Conditions of Project Approval set forth herein may include certain fees, dedication requirements, reservation requirements, and other exactions.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Cupertino this 18th day of August, 2020, by the following vote:

Vote Members of the City Council

AYES: Scharf, Paul, Chao, Sinks, Willey
NOES: None
ABSENT: None
ABSTAIN: None

SIGNED: Steven M. Scharf Steven Scharf, Mayor City of Cupertino	8/28/2020 Date
ATTEST: Kirsten Squarcia Kirsten Squarcia, City Clerk	8/28/2020 Date

C2K
ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD
CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION: **DESCRIPTION:**

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

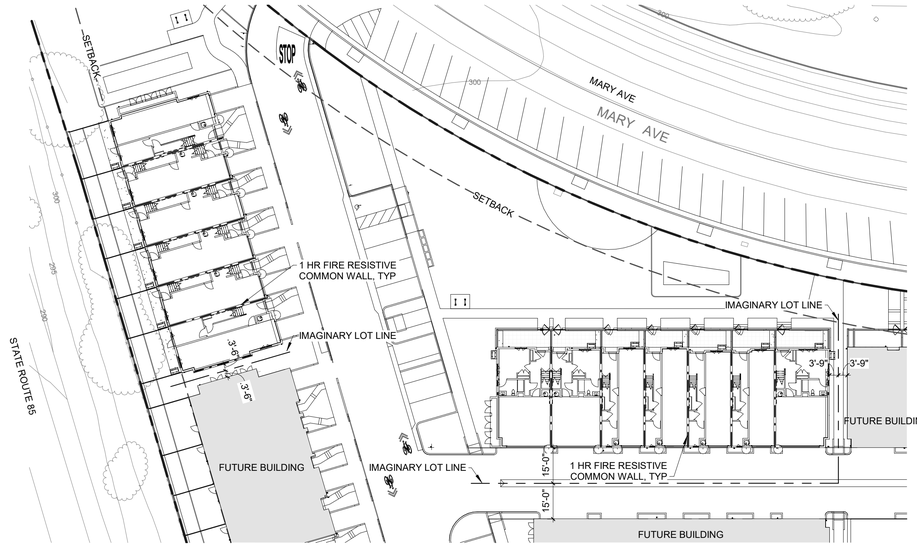
LICENSED ARCHITECT
KEVIN S. SAUSER
21859
REN 11/30/2019
STATE OF CALIFORNIA

ISSUE FOR PERMIT

SHEET TITLE:
CONDITIONS OF APPROVAL

SHEET NO.:
G0 58

C:\Revit_Local\20133_Westport-CENTRAL_jboyd\VFBRA.rvt
7/28/2021 3:27:21 PM



1 G1 00 BUILDING SEPARATION
1" = 30'-0"

ZONING CODE DATA

1. GENERAL PLAN ZONING

- GENERAL PLAN GUIDELINES	- COMMUNITY VISION 2040 - THE HEART OF THE CITY SPECIFC PLAN - CA SB-35
- ZONING REFERENCE	TITLE 19, SB-35
- (E) LAND USE DESIGNATION:	P(CG/RES)
- OVERALL DEVELOPMENT SITE AREA:	8.1 ACRES (GROSS); 352,836 GSF 7.9 ACRES (NET) ; GSF MINUS 8,878 SF PUBLIC ROADWAY / PUBLIC UTILITIES EASEMENT)
- OVERALL DEVELOPMENT LOT COVERAGE:	32% (111,844 SF / 343,958 NSF)
- OVERALL DEVELOPMENT F.A.R.:	1.58 (544,435 GSF / 343,958 NSF)
- OVERALL DEVELOPMENT ALLOWABLE DENSITY :	30 DUA, UP TO A MAX OF 237 UNITS
- OVERALL DEVELOPMENT PROPOSED DENSITY:	37.2 DUA, 267 UNITS (INCLUDES A STATE DENSITY BONUS FOR 48 BMR UNITS)

2. HEIGHT

- ZONING MAX ALLOWABLE HEIGHT	45'-0"
- ACTUAL PROJECT MAX HEIGHT	43'-0" TO RIDGE (FOR TOWNHOMES)
- SLOPE SETBACK	45 DEGRESS FROM BACK OF CURB AT STEVENS CREEK BOULEVARD

3. MIN YARD / 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
- HIGHWAY 85 (WEST SIDE)	17'-8" FROM PROPERTY LINE

4. OPEN SPACE

- COMMON OPEN SPACE PROVIDE PER SITE DEVELOPMENT PLANS (SEPARATE PERMIT)	
- PRIVATE SPACE PER UNIT:	60 SF MIN
- TOWNHOMES:	104-375 SF PER UNIT PROVIDED

5. AUTO PARKING
- PARKING PER SECTION 19.56.040 AND TABLE 19.56.040C

PARKING REQUIRED

TOWNHOMES	RATE	SPACES /UNIT	UNITS	SPACES REQ'D
4BR / 3.5 BA	0.5 SPACE PER BR	2	38	76
3BR / 2.5 BA	0.5 SPACE PER BR	1.5	50	75
TOTAL				**151**

PARKING PROVIDED

TOWNHOMES	IN UNIT	UNITS	SPACES PROVIDED
4BR / 3.5 BA	2 SPACES PER UNIT	38	76
3BR / 2.5 BA	2 SPACES PER UNIT	50	100
VISITOR			32
TOTAL			**208**

EXTERIOR ENVELOPE

EXTERIOR WINDOWS AND DOORS (R609)
EXTERIOR WINDOWS AND DOORS SHALL BE CAPABLE OF RESISTING THE DESIGN WIND LOADS SPECIFIED IN TABLE R301.2(2) ADJUSTED FOR HEIGHT AND EXPOSURE IN ACCORDANCE WITH TABLE R301.2(3) OR DETERMINED IN ACCORDANCE WITH ASCE 7 USING THE ALLOWABLE STRESS DESIGN LOAD COMBINATIONS OF ASCE 7.

EXTERIOR WINDOWS AND SLIDING DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT LABORATORY, AND BEAR A LABEL IDENTIFYING MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH AAMA,WDMA/CSA 101/I.S.2/A440. EXTERIOR SIDE HINGED DOORS SHALL BE TESTED AND LABELED AS CONFORMING TO AAMA/WDMA/WDMA/CSA 101/I.S.2/A440 OR AMD 100, OR COMPLY WITH SECTION R609.5.

EXTERIOR COVERING (R703)
WATER-RESISTIVE BARRIER PROVIDED PER R703.2
INSTALLATION OF EXTERIOR PLASTER SHALL BE IN COMPLIANCE WITH ASTM C926, ASTM C1063 AND THE PROVISIONS OF THE 2019 CALIFORNIA RESIDENTIAL CODE PER R703.7

INSULATION
CUPERTINO CLIMATE ZONE: 4
ROOFS: R-38
FRAMED ABOVE GRADE WALLS: R-21 (U.048)
SLAB PERIMTER: NOT REQUIRED
FOOTING FROST PROTECTION: NOT REQUIRED

BUILDING CODE DATA

BUILDING TYPE
CH. 1 AND CH. 2

TOWNHOUSE (SINGLE-FAMILY DWELLING UNITS)

BUILDING HEIGHT
R301

CONSTRUCTION TYPE: WOOD FRAMED

	ALLOWABLE	PROPOSED
NUMBER OF STORIES (R301.2.2.7)	3 STORIES	3
STORY HEIGHT (R301.3)	11'-7"	10'-9 3/4"

FIRE RESISTANCE RATING
R302

FIRE RESISTANCE RATING FOR WALLS

BUILDING ELEMENT	MIN FIRE RESISITVE RATING
WALLS (TABLE R302.1(2)) - LESS THAN 3' - GREATER THAN 3'	 1 HR 0 HR
PROJECTIONS (TABLE R302.1(2)) - LESS THAN 2' - 2' OR GREATER BUT LESS THAN 3' - 3' OR GREATER	 N/A 1 HR ON UNDERSIDE 0 HR
OPENINGS IN WALLS (TABLE R302.1(2)) - LESS THAN 3' - 3' OR GREATER	 N/A 0 HR
COMMON WALLS (R302.2.2 EXCEPTION 1)	1 HR[1,2,3]

NOTE 1: FIRE SPRINKLER IN ACCORDANCE WITH SECTION R313 TO BE PROVIDED
NOTE 2: FIRE-RESISTIVE ASSEMBLY TO BE CONTINOUS FROM FOUNDATION TO UNDERSIDE OF ROOF SHEATHING PER R302.2.3
NOTE 3: THE COMMON WALL SHALL BE CONSTRUCTED WITHOUT PLUMBING OR MECHANICAL EQUIPMENT, DUCTS OR VENTS IN THE CAVITY OF THE COMMON WALL. PENETRATIONS OF THE MEMBRANE FOR ELECTRICAL OUTLET BOXES SHALL BE IN ACCORDANCE WITH SECTION R302.4.

DWELLING-GARAGE SEPARATION (TABLE R302.6)

SEPARATION	MATERIAL
FROM RESIDENCE AND ATTICS	1/2" GYP BOARD OR GREATER
FROM HABITABLE ROOMS ABOVE GARAGE	5/8" GYP BOARD OR GREATER

UNDER-STAIR PROTECTION
1/2" GYP BOARD MIN ON WALLS, UNDER-STAIR SURFACES, AND ANY SOFFITS AT ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL.

WALL AND CEILING FINISHES

FLAME SPREAD INDEX (R302.9.1)	NOT GREATER THAN 200
SMOKE-DEVELOPED INDEX (R302.9.2)	NOT GREATER THAN 450

FIRE PROTECTION OF FLOORS
NOT REQUIRED UON PER R302.13 EXCEPTION 1.

EMERGENCY ESCAPE & RESCUE OPENINGS
R310

BASEMENTS, HABITABLE ATTICS, AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING.
- MIN OPENING AREA: NET CLEAR OF NOT LESS THAN 5.7 SQF. NET CLEAR HEIGHT OF THE OPENING SHALL BE NOT LESS THAN 24" AND THE NET CLEAR WIDTH SHALL NOT BE LESS THAN 20".
- WINDOW SILL HEIGHT SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" AFF.

MEANS OF EGRESS
R311

MEANS OF EGRESS SIZING

COMPONENT	SIZE
EGRESS DOOR (R311.2)[1]	32" MIN WIDTH, 78" MIN HEIGHT
HALLWAY (R311.6)	36" MIN WIDTH
STAIRWAY (R311.7)[2]	36" MIN WIDTH, 80" MIN HEIGHT

NOTE 1: NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. DOORS SHALL BE SIDE HINGED. MIN CLEAR WIDTH TO BE MEASURED FROM THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MIN DIMENSIONS UON.
NOTE 2: RISER HEIGHT SHALL NOT BE MORE THAN 7 3/4". TREAD DEPTH SHALL BE NOT LESS THAN 10".

HANDRAILS (R311.7.8)
SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH FLIGHT OF STAIRS WITH FOUR OR MORE RISERS. HEIGHT SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38". SHALL NOT PROJECT MORE THAN 4 1/2" ON EITHER SIDE OF STAIRWAY.

REQUIRED LIFE SAFETY SYSTEMS

	REQUIREMENT	TYPE/CLASS
SPRINKLER SYSTEM	PER R313.1	R313.3 OR NFPA 13D
SMOKE ALARMS	PER R314	UL 217[1]
CARBON MONOXIDE ALARMS	PER R315	UL 2034[1]

NOTE 1: COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 AND UL 217 AND SHALL INCLUDE PLACEMENT INSIDE GARAGE.

ACCCESSIBILITY
R320/CBC 11A

MULTISTORY DWELLINGS IN BUILDINGS WITH NO ELEVATOR (CBC 1102A.3.1)
AT LEAST 10% BUT NOT LESS THAN ONE OF THE MULTISTORY DWELLINGS IN AN APARTMENT BUILDING WITH 3 OR MORE DWELLING UNITS AND/OR CONDOMINIUMS WITH 4 OR MORE DWELLING UNITS SHALL COMPLY WITH THE REQUIREMENT OF CBC 1102A.3.1.

PRIVATE GARAGES ON THE GROUND FLOOR ARE NOT REQUIRED TO COMPLY PER 1130A.1 EXCEPTION 1 (PROJECT IS SINGLE-FAMILY TOWNHOMES, THEREFORE 1105A.1 FOR MULTIFAMILY DOES NOT APPLY)

TOTAL NUMBER OF DWELLINGS IN DEVELOPMENT	NUMER OF ACCESSIBLE DWELLINGS
88 MULTISTORY TOWNHOME DWELLINGS	9 REQUIRED (9 PROVIDED)

ISSUE FOR PERMIT

C2K ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION: DESCRIPTION:

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

LICENSED ARCHITECT
KEVIN S. SAUSER
21859
11/30/2019
STATE OF CALIFORNIA

SHEET TITLE:
PROJECT INFORMATION & CODE SUMMARY

SHEET NO.:
G1 00

C:\Revit_Local\20133_Westport-CENTRAL_jboyd\VFBRA.rvt
7/28/2021 3:27:24 PM

AIA California

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y | N/A | RESPON. PARTY

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

DIVISION 4.1 PLANNING AND DESIGN

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

NOT PART OF THIS SCOPE. SEE SITE DEVELOPMENT PERMIT

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

NOT PART OF THIS SCOPE. SEE SITE DEVELOPMENT PERMIT

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

CIVIL

SEE SITE DEVELOPMENT PERMIT FOR DWELLINGS/NOT IN TOWNHOUSES.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1, 4.106.4.2, or 4.106.4.3 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the *California Electrical Code*, Article 625.

Exceptions:

1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no commercial power supply.
   1.2 Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than $400.00 per dwelling unit.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

ELECTRICAL ENGINEER

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings. If residential parking is available, ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

Notes:

1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents.

4.106.4.2.1.1 Electric Vehicle Charging Stations (EVCS) When EV chargers are installed, EV spaces required by Section 4.106.2.2, Item 3, shall comply with at least one of the following options:

1. The EV space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code*, Chapter 11A, to allow use of the EV charger from the accessible parking space.
2. The EV space shall be located on an accessible route, as defined in the *California Building Code,* Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3.

Note: Electric Vehicle charging stations serving public housing are required to comply with the *California Building Code*, Chapter 11B.

4.106.4.2.2 Electric vehicle charging space (EV space) dimensions. The EV space shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486 mm).
2. The minimum width of each EV space shall be 9 feet (2743 mm).
3. One in every 25 EV spaces, but not less than one EV space, shall have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).

   a. Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

4.106.4.2.3 Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

4.106.4.2.4 Multiple EV spaces required. Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

4.106.4.2.5 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the *California Electrical Code*.

4.106.4.3 New hotels and motels. All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE. The construction documents shall identify the location of the EV spaces.

Notes:

1. Construction documents are intended to demonstrate the project's capability and capacity or facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

4.106.4.3.1 Number of required EV spaces. The number of required EV spaces shall be based on the total number of parking spaces provided for all types of parking facilities in accordance with Table 4.106.4.3.1. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.

TABLE 4.106.4.3.1

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV SPACES
0-9	0
10-25	1
26-50	2
51-75	4
76-100	5
101-150	7
151-200	10
201 and over	6 percent of total

4.106.4.3.2 Electric vehicle charging space (EV space) dimensions. The EV spaces shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486mm).
2. The minimum width of each EV space shall be 9 feet (2743mm)

4.106.4.3.3 Single EV space required. When a single EV space is required, the EV space shall be designed in accordance with Section 4.106.4.2.3.

4.106.4.3.4 Multiple EV spaces required. When multiple EV spaces are required, the EV spaces shall be designed in accordance with Section 4.106.4.2.4.

4.106.4.3.5 Identification. The service panels or sub-panels shall be identified in accordance with Section 4.106.4.2.5.

4.106.4.3.6 Accessible EV spaces. In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for the EV charging stations in the *California Building Code*, Chapter 11B.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

PLUMBING ENGINEER

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

PLUMBING ENGINEER

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

PLUMBING ENGINEER

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

PLUMBING ENGINEER

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOT PART OF THIS SCOPE. SEE SITE DEVELOPMENT PERMIT

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND
IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations*, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

CONTRACTOR

CONTRACTOR

CONTRACTOR

CONTRACTOR

CONTRACTOR

ARCHITECT

SEE SITE DEVELOPMENT PERMIT FOR TRASH ENCLOSURE.

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

DISCLAIMER:THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

C2K ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT
REVISION: DESCRIPTION:

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

LICENSED ARCHITECT
KEVIN S. SAUSER
21859
11/30/2019
STATE OF CALIFORNIA

ISSUE FOR PERMIT

SHEET TITLE:
CALGREEN

SHEET NO.:
G1 01

C:\Revit_Local\20133_Westport-CENTRAL_jboyd\FVFBRA.rvt

7/28/2021 3:27:25 PM

AIA California

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O³/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES
4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL
4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and tricloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]

(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)
4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the testing and product requirements of at least one of the following:

1. Carpet and Rug Institute's Green Label Plus Program.
2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350).
3. NSF/ANSI 140 at the Gold level.
4. Scientific Certifications Systems Indoor Advantage™ Gold.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall comply with one or more of the following:

1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database.
2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program).
3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers", Version 1.1, February 2010 (also known as Specification 01350).

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL
4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST
4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT
4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
702 QUALIFICATIONS
702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS
703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

C2K ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION: DESCRIPTION:

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

LICENSED ARCHITECT
KEVIN S. SAUSER
31859
REG.
11/30/2019
STATE OF CALIFORNIA

ISSUE FOR PERMIT

SHEET TITLE:
CALGREEN

SHEET NO.:
G1 02

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

C:\Revit_Local\20133_Westport-CENTRAL_jboyd\VFBRA.rvt
7/28/2021 3:27:26 PM

In the Santa Clara Valley, storm drains flow directly to our local creeks, and on to San Francisco Bay, with no treatment.

Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or baylands.

Proper management of construction sites reduces pollution significantly.

This sheet summarizes the "Best Management Practices" (BMPs) for storm water pollution prevention.

ORDINANCE OF THE CITY OF CUPERTINO FOR STORM WATER POLLUTION PREVENTION & WATERCOURSE PROTECTION: Chapter 9.18

9.18.040 Discharge into the storm drain prohibited

It is unlawful to cause, allow, or permit to be discharged, any discharge not composed entirely of stormwater to the storm drain system or to surface waters or to any location where it would contact or eventually be transported to surface waters, including flood plain areas, unless specifically called out in the Municipal Regional Permit or are exempt or conditionally exempt discharge.

9.18.070 Accidental Discharge

All persons shall notify the Director of Public Works immediately upon accidentally discharging pollutants of concern to enable countermeasures to be taken by the City to minimize damage to storm drains and the receiving waters. Initial notification shall be followed, within five (5) business days of the date of occurrence, by a detailed written statement describing the causes of the accidental discharge and the measures being taken to prevent future occurrences. Such notification will not relieve persons of liability for violations of this chapter or for any fines imposed on the City on account thereof under Section 13350 of the California Water Code, or for violation of Section 5650 of the California Fish and Wildlife Code, or any other applicable provisions of State or Federal laws.

9.18.220 Violation*

Any person who violates any provision of this Chapter shall be guilty of a misdemeanor and upon conviction thereof shall be punished as provided in Chapter 1.12 of the City of Cupertino Municipal Code.

Chapter 1.12: General Penalty, Section 1.12.010, paragraph D, states*:

Unless otherwise specified by this code, an infraction is punishable by:

1. A fine not to exceed $100 for a first violation
2. A fine not to exceed $200 for a second violation
3. A fine not to exceed $500 for a third violation of the same chapter within one year.

9.18.240 Civil penalty for illicit discharges*

Any person who discharges pollutants, in violation of this Chapter, by the use of illicit connections shall be civilly liable to the City in a sum **not to exceed twenty-five thousand dollars per day per violation** for each day in which such violation occurs.

*Excerpts – For complete CODE language refer to the City ofCupertino Municipal Code.

Cupertino
Building Dept: 408-777-3228
Public Works Dept: 408-777-3354

Santa Clara County Recycling Hotline: 800-533-8414
www.reducewaste.org
www.recyclestuff.com
Small Business Hazardous Waste: 408-299-7300

Cupertino Sanitary Sewer Distr 408-253-7071

Santa Clara Valley Urban Runoff Pollution Prevention Prgm 800-794-2482

State Office of Emergency Services 1-800-852-7550 (24 hrs)

Report spills to 911

General Construction and Site Supervision

Storm Drain Pollution from Construction Activities

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter, or street have a direct impact on local creeks and the Bay.

As a contractor, or site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

General Principles

- Keep an **orderly site** and ensure good housekeeping practices are used.
- **Maintain equipment** properly.
- **Cover** materials when they are not in use.
- Keep materials **away from streets**, storm drains and drainage channels.
- Ensure **dust control** water doesn't leave site or discharge to storm drains.

Advance Planning To Prevent Pollution

- **Schedule excavation and grading activities for dry weather periods.** To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins. Use the *Erosion and Sediment Control Manual*, available from the Regional Water Quality Control Board, as a reference.
- **Control the amount of runoff** crossing your site (especially during excavation!) by using berms or temporary or permanent drainage ditches to divert water flow around the site. Reduce stormwater runoff velocities by constructing temporary check dams or berms where appropriate.
- **Train your employees and subcontractors.** The city can provide brochures about these issues for you to distribute to workers at your construction site. Inform your subcontractors about the stormwater requirements and their own responsibilities. Use *Blueprint for a Clean Bay*, a construction best management practices guide available at our Building Dept. counter.

Good Housekeeping Practices

- **Designate one area of the site** for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, bermed if necessary. Make major repairs off site.
- **To prevent off-site tracking of dirt,** provide entrances with stabilized aggregate surfaces. Or provide a tire wash area.
- **Keep materials out of the rain –** prevent runoff contamination at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- **Contain all litter, food wrappers, bottles and cans** - Place lidded trash and recycling bins around the site.
- **Clean up leaks, drips and other spills** immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.
- **Cover and maintain dumpsters**. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean out a dumpster by hosing it down on the construction site.
- **Place portable toilets** away from storm drains. Make sure portable toilets are in good working order. Check frequently for leaks.

Materials/Waste Handling

- **Practice Source Reduction** – minimize waste when ordering materials. Estimate carefully.
- **Recycle excess materials**, whenever possible, such as concrete, asphalt, scrap metal, solvents, degreasers, cleaned vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, batteries, and tires. www.recducewaste.org for info.
- **Dispose of all wastes properly**. Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or streambed.

Permits

- In addition to local grading and building permits, you will need to obtain coverage under the State's General Construction Activity Stormwater Permit if your construction **site's disturbed area totals 5 acres or more.** Information on the General Permit can be obtained from the Regional Water Quality Control Board. (The criteria will change to one acre as of Mar. 2003.)

Landscaping, Gardening, and Pool Maintenance

Landscaping/Garden Maintenance

- **Protect stockpiles** and landscaping materials **from wind and rain** by storing them under tarps or secured plastic sheeting.
- **Schedule** grading and excavation projects **during dry weather.**
- Use temporary **check dams or ditches** to divert runoff away from storm drains.
- **Protect storm drains with sandbags, gravel-filled bags, straw wattles,** or other sediment controls.
- **Re-vegetation** is an excellent form of erosion control for any site.
- **Store** pesticides, fertilizers, and other chemicals **indoors** or in a shed or storage cabinet.
- **Use pesticides sparingly**, according to instructions on the label. Rinse empty containers, and use rinsewater as product. Dispose of rinsed, empty containers in the trash. Dispose of unused pesticides as hazardous waste.
- In Cupertino, **residents** with curbside recycling can collect lawn, garden and tree trimmings in **yardwaste toters.** Yardwaste will be collected and composted by the city's contractors. Residents are encouraged to compost yardwaste on-site themselves. Or take yardwaste to a landfill where it will be composted.
- **Landscape contractors** should **take** clippings and pruning waste **to a landfill that composts yard waste** (BFI's Newby Island and Zanker Rd. landfill are the nearest).
- **Do not blow or rake leaves into the street.**

Storm Drain Pollution from Landscaping and Swimming Pool Maintenance

Many landscaping activities expose soils and increase the likelihood that earth and garden chemicals will run off into the storm drains during irrigation or when it rains.
Swimming pool water containing chlorine and copper-based algaecides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

Pool/Fountain/Spa Maintenance

Draining pools or spas

When it's time to drain a pool, spa, or fountain please be sure to call the Cupertino Sanitary District before you start for further guidance on flow rate restrictions, backflow prevention, and handling special cleaning waste (such as acid wash). Discharge flows should be kept to the low levels typically possible through a garden hose. Higher flow rates may be prohibited by local ordinance.

- **Never discharge pool or spa water to a street or storm drain; discharge to a sanitary sewer cleanout.**
- If possible, when emptying a pool or spa, let chlorine dissipate for a few days and then recycle/reuse water by **draining it gradually onto a landscaped area.**
- **Do not use copper-based algaecides.** Control algae with chlorine or other alternatives, such as sodium bromide.

Filter Cleaning

- **Never clean a filter in the street or near a storm drain.** Rinse cartridge and diatomaceous earth filters onto a dirt area, and spade filter residue into soil. Dispose of spent diatomaceous earth in the garbage.
- **If there is no suitable dirt area**, call Cupertino Sanitary for instructions on discharging filter backwash or rinsewater to the sanitary sewer.

Earth-Moving Activities

Storm Drain Pollution from Earth-Moving Activities

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains when handled improperly. Sediments in runoff can clog storm drains, smother aquatic life, and destroy habitats in creeks and the Bay. Effective erosion control practices reduce the amount of runoff crossing a site *and* slow the flow with check dams or roughened ground surfaces.

Practices During Construction

- Remove existing vegetation only when absolutely necessary. **Plant temporary vegetation for erosion control** on slopes or where construction is not immediately planned.
- **Protect downslope drainage courses, streams, and storm drains** with wattles, or temporary drainage swales. Use check dams or ditches to **divert runoff around excavations.** Refer to the Regional Water Quality Control Board's *Erosion and Sediment Control Field Manual* for proper erosion and sediment control measures.
- **Cover stockpiles** and excavated soil with secured tarps or plastic sheeting.

Dewatering Operations

Storm Drain Pollution From Dewatering Activities

Be sure to call your city's storm water inspector at 408-472-9907 before discharging water to a street, gutter, or storm drain. Filtration or diversion through a basin, tank, and sediment trap may be required. Reuse water for dust control, irrigation or another on-site purpose to the greatest extent possible.

Check for Sediment or Toxic Pollutants

- Check for odors, discoloration, or an oily sheen on groundwater.
- Ask your city inspector whether the groundwater must be tested by a certified laboratory.
- Depending on the test results, you may be allowed to discharge pumped groundwater to the storm drain OR you may be required to discharge to the sanitary sewer or collect and haul the water off-site for treatment and disposal at an appropriate treatment facility.
- When discharging to a storm drain, protect the inlet using a barrier of burlap bags filled with drain rock, or cover inlet with filter fabric anchored under the grate.
- Contact Cupertino Sanitary District at 253-7071 prior to discharging to the sanitary sewer.

Heavy Equipment Operation

Stormwater Pollution from Heavy Equipment on Construction Sites

Poorly maintained vehicles and heavy equipment that leak fuel, oil, antifreeze or other fluids on the construction site are common sources of storm drain pollution. Prevent spills and leaks by isolating equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible.

Site Planning and Preventive Vehicle Maintenance

- **Designate one area** of the construction site, well away from streams or storm drain inlets, for auto and equipment parking, refueling, and routine vehicle and equipment maintenance. Contain the area with berms, sandbags, or other barriers.
- **Maintain all vehicles** and heavy equipment. Inspect frequently for and repair leaks.
- **Perform** major **maintenance**, repair jobs, and vehicle and equipment washing **off-site**, where clean up is easier.
- If you must drain and replace motor oil, radiator coolant, or other fluids on site, **use drip pans or drop cloths to catch drips and spills**. Collect all spent fluids, store in separate containers, and properly dispose as hazardous waste (recycle whenever possible).
- **Do not use diesel oil to lubricate** equipment parts, or clean equipment. Use only water for any onsite cleaning.
- **Cover exposed fifth wheel hitches** and other oily or greasy equipment during rain events.

Spill Cleanup

- **Clean up spills immediately.**
- **Never hose down** "dirty" pavement or impermeable surfaces where fluids have spilled. **Use dry cleanup methods** (absorbent materials, cat litter, and/or rags) whenever possible and properly dispose of absorbent materials.
- **Sweep up** spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- **Use as little water as possible** for dust control. Ensure water used doesn't leave silt or discharge to storm drains.
- **Clean up spills on dirt areas** by digging up and properly disposing of contaminated soil.
- **Call 911 for significant spills.**
- If the spill poses a **significant hazard** to human health and safety, property or the environment, you must also **report** it to the State Office of Emergency Services.

The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. You may be held responsible for any environmental damage caused by your subcontractors or employees.

Removal of BMP Facilities
The Project Contractor is responsible for removal of all BMP Facilities located within the Public Right of Way upon project final inspection.

Painting and Application of Solvents and Adhesives

Storm Drain Pollution from Paints, Solvents, and Adhesives

All paints, solvents, and adhesives contain chemicals that are harmful to wildlife in local creeks, San Francisco Bay, and the Pacific Ocean. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. Paint material and wastes, adhesives and cleaning fluids should be recycled when possible, or disposed of properly to prevent these materials from flowing into storm drains and watercourses.

Handling Paint Products

- **Keep all liquid paint products and wastes away from the gutter, street, and storm drains.**

Painting Cleanup

- **Never clean brushes or rinse paint containers into a street, gutter, storm drain, French drain, or creek.**
- For **water-based paints**, paint out brushes to the extent possible, and rinse into an inside sink drain that goes to the sanitary sewer.
- For **oil-based paints**, paint out brushes to the extent possible and clean with thinner or solvent. Filter and reuse thinners and solvents, where possible. Dispose of excess liquids and residue as hazardous waste.
- When thoroughly dry, empty paint cans, used brushes, rags, and drop cloths may be **disposed of as garbage.**

Paint Removal

- **Paint chips and dust from non-hazardous dry stripping and sand blasting** may be swept up or collected in plastic drop cloths and disposed of as trash.
- **Chemical paint stripping residue,** and chips and dust from **marine paints**, or **paints containing lead, mercury or tributyl tin** must be disposed of as hazardous wastes. Lead based paint removal requires a state-certified contractor.
- When stripping or cleaning **building exteriors** with high-pressure water, block storm drains. **Direct washwater onto a dirt area** and spade into soil. Or, check with Cupertino Sanitary District to find out if you can mop or vacuum the washwater and **dispose of it in a sanitary sewer drain**. Sampling of the washwater may be required.
- **Washwater from painted buildings constructed before 1978** can contain high amounts of **Lead,** even if paint chips are not present. Before you begin stripping paint or cleaning pre-1978 building exteriors with water under high pressure, test paint for lead by taking paint scrapings to a local laboratory. (See Yellow Pages for a state-certified laboratory.)
- If there is **loose paint** on the building, or if the **paint tests positive for lead**, block storm drains. Check with Cupertino Sanitary District to determine whether you may discharge water to the sanitary sewer, or if you must send it offsite for disposal as hazardous waste.

Paint Disposal, Return or Donation

- **Dispose** of unwanted liquid paint, thinners, solvents, glues, and cleaning fluids **as hazardous waste** (call the Small Business Hazardous Waste Prgm, 299-7300).
- Or **Return** to supplier. (Unopened cans of paint may be able to be returned. Check with the vendor regarding its "buy-back" policy.)
- **Donate** excess paint (call 299-7300 to donate.)

Roadwork and Paving

General Business Practices

- Develop and implement **erosion/sediment control plans** for roadway embankments.
- Schedule excavation and grading work during **dry weather.**
- Check for and **repair leaking equipment**.
- Perform **major equipment repairs** at designated areas in your maintenance yard, where cleanup is easier. Avoid performing equipment repairs at construction sites.
- When **refueling** or when vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- **Do not use diesel oil to lubricate** equipment parts or clean equipment.
- **Recycle** used oil, concrete, broken asphalt, etc. whenever possible, or dispose of properly. (www.recyclestuff.com for list of recycling companies.)

Asphalt/Concrete Removal

- Avoid creating excess **dust** when breaking asphalt or concrete.
- After breaking up old pavement, be sure to **remove all chunks and pieces**. Make sure broken pavement does not come in contact with rainfall or runoff.
- When making **saw cuts**, use as little water as possible. Shovel or vacuum saw-cut slurry and remove from the site. Cover or protect storm drain inlets during saw-cutting. Sweep up, and properly dispose of, all residues.
- Sweep, **never hose down streets** to clean up tracked dirt. Use a street sweeper or vacuum truck. Do not dump vacuumed liquor in storm drains.

Storm Drain Pollution from Roadwork

Road paving, surfacing, and pavement removal happen right in the street, where there are numerous opportunities for asphalt, saw-cut slurry, or excavated material to illegally enter storm drains. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains, creeks, and the Bay.

During Construction

- **Avoid paving and seal coating in wet weather**, or when rain is forecast, to prevent fresh materials from contacting stormwater runoff.
- **Cover and seal catch basins and manholes** when applying seal coat, slurry seal, fog seal, or similar materials.
- **Protect drainage ways** by using earth dikes, sand bags, or other controls to divert or trap and filter runoff.
- **Never wash excess material from exposed-aggregate concrete** or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.
- **Cover stockpiles** (asphalt, sand, etc.) and other construction materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or plastic sheets and berms.
- Park **paving machines** over drip pans or absorbent material (cloth, rags, etc.) to catch drips when not in use.
- **Clean up all spills and leaks** using "dry" methods (with absorbent materials and/or rags), or dig up, remove, and properly dispose of contaminated soil.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. ???
- Avoid over-application by **water trucks** for dust control.

Fresh Concrete and Mortar Application

Storm Drain Pollution from Fresh Concrete and Mortar Applications

Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks can block storm drains, causes serious problems, and is prohibited by law.

General Business Practices

- Wash out concrete mixers only in designated **washout areas** in your yard, away from storm drains and waterways, where the water will flow into a temporary **waste** pit in a dirt area. Let water percolate through soil and dispose of **settled**, hardened concrete as garbage. Whenever possible, recycle washout by pumping back into mixers for reuse.
- **Wash out chutes** onto dirt areas that do not flow to streets or drains.
- **Always store both dry and wet materials under cover,** protected from rainfall and runoff and away from storm drains or waterways. Protect dry materials from wind.
- **Secure bags of cement** after they are open. Be sure to keep wind-blown cement powder away from streets, gutters, storm drains, rainfall, and runoff.
- **Do not use diesel fuel as a lubricant** on concrete forms, tools, or trailers.

During Construction

- **Don't mix up more** fresh concrete or cement than you will use in a two-hour period.
- Set up and **operate small mixers on tarps** or heavy plastic drop cloths.
- When cleaning up after driveway or sidewalk construction, **wash fines onto dirt areas**, not down the driveway or into the street or storm drain.
- **Protect** applications of fresh concrete and mortar **from rainfall** and runoff until the material has dried.
- Wash down **exposed aggregate concrete** only when the washwater can (1) flow onto a dirt area, (2) drain onto a bermed surface from which it can be pumped and disposed of properly, or (3) be vacuumed from a catchment created by blocking a storm drain inlet. If necessary, divert runoff with temporary berms. Make sure runoff does not reach gutters or storm drains.
- When breaking up pavement, be sure to pick up all the pieces and **dispose of properly**. Recycle large chunks of broken concrete. See www.reducewaste.org for info on recyclers.
- **Never bury** waste material. Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- Never dispose of **washout** into the street, storm drains, drainage ditches, or streams.

Small Business Hazardous Waste Disposal Prgm
Businesses that generate less than 27 gallons or 220 pounds of hazardous waste per month are eligible to use this program. Call 408-299-7300 for a quote.

CITY OF CUPERTINO

Santa Clara Valley *Urban Runoff* Pollution Prevention Program

UPDATED SEPTEMBER 2016

APPROVED BY:
TIMM BORDEN, RCE 45512
DIRECTOR OF PUBLIC WORKS
DATE 9/1/16

CONSTRUCTION BEST MANAGEMENT PRACTICES

CITY OF CUPERTINO
DEPARTMENT OF PUBLIC WORKS

SHEET:
OF SHEETS
FILE:

CITY STAMP

C2K ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION: DESCRIPTION:

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

LICENSED ARCHITECT
KEVIN S. SAUSER
21859
REN 11/30/2019
STATE OF CALIFORNIA

ISSUE FOR PERMIT

SHEET TITLE:
CUPERTINO BEST MANAGEMENT PRACTICES

SHEET NO.:
G1 03

C:\Revit_Local\20133_Westport-CENTRAL_jboyd\VFBRA.rvt

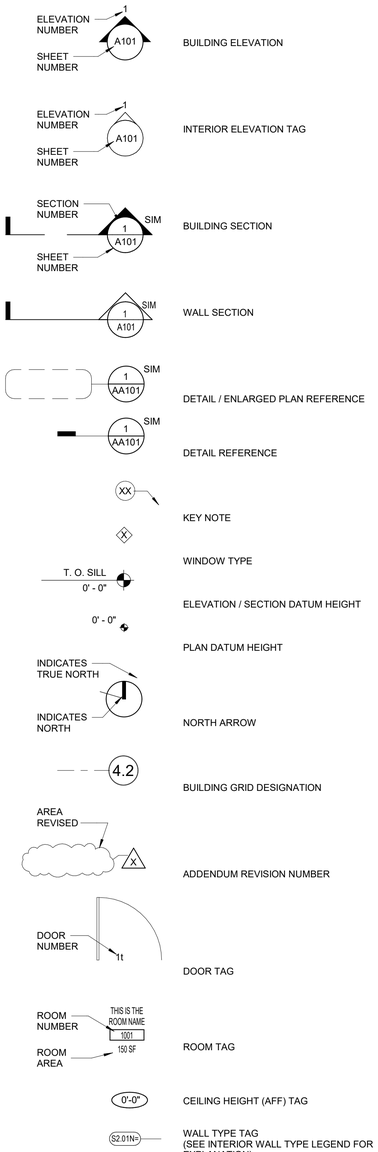
7/28/2021 3:27:27 PM

ABBREVIATIONS:

@	AT
A/V	AUDIO VISUAL
AB	ANCHOR BOLT
AC	AIR CONDITIONING
ACDN	ACCORDION
ACOUST	ACOUSTICAL
ACP	ACOUSTICAL CEILING PANEL
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJUST, ADJUSTABLE
AESS	ARCHITECTURAL EXPOSED STRUCTURAL STEEL
AFF	ABOVE FINISH FLOOR
ALUM	ALUMINUM
APPROX	APPROXIMATELY
ARCH	ARCHITECTURAL
ASPH	ASPHALT
AUTO	AUTOMATIC
BC	BOTTOM OF CURB
BD	BOARD
BDRM	BEDROOM
BITUM	BITUMINOUS
BKR	BACKER
BL	BLINDS
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BLKT	BLANKET
BM	BEAM
BOT/BTM	BOTTOM
BUR	BUILT-UP BITUMINOUS ROOFING
BW	BOTTOM OF WALL
C	CARPET
CAB	CABINET
CEM	CEMENT, CEMENTITIOUS
CG	CORNER GUARD
CI	CAST IRON
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CK TP	COOK TOP
CL	CENTER LINE
CLG	CEILING
CLO	CLOSER
CLR	CLEAR
CMU	CONCRETE MASONRY UNITS
CNTR	COUNTER
COL	COLUMN
COMP	COMPOSITE
CONC	CONCRETE
COND	CONDITION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CORR	CORRIDOR
CSMU	CALCIUM SILICATE MASONRY UNIT
CTG	COATING
CTR	CENTER
CTRL	CONTROL
CTSK	COUNTERSINK
CTV	CABLE TV
CU	CUBIC
CUST	CUSTOM
CW	CURTAIN WALL
DBL	DOUBLE
DEC	DECORATIVE
DEFL	DEFLECTION
DEMO	DEMOLISH
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DISP	DISPENSER
DN	DOWN
DR	DOOR, DINING ROOM
DRS	DOORS
DS	DOWNSPOUT
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
(E)	EXISTING
EA	EACH
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
ENTR	ENTRANCE
EOS	EDGE OF SLAB
EPS	EXPANDED POLYSTYRENE
EQ	EQUAL
EQPT	EQUIPMENT
ES	EACH SIDE
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EX	EXHAUST
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
F	FABRIC, FIBER
FA	FIRE ALARM, FLUID APPLIED
FB	FLAT BAR
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CAB
FF	FINISH FLOOR
FF SAM	FOIL FACED SELF-ADHERED MEMBRANE
FFE	FINISH FLOOR ELEVATION
FHC	FIRE HOSE CABINET
FIN	FINISH
FIXT	FIXTURE
FL	FLOOR
FLDG	FOLDING
FLR	FLOOR
FLRG	FLOORING
FLSHG	FLASHING
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FO	FACE OF
FP	FIREPROOF
FPFG	FIREPROOFING
FR	FIRE RATED
FRM	FRAME
FRMD	FRAMED
FRMG	FRAMING
FRP	FIBER GLASS REINFORCED PANELS
FRT	FIRE RETARDANT TREATED
FS	FULL SIZE, FIRESTOPPING
FT	FOOT, FEET
FTG	FOOTING
GA	GAGE
GALV	GALVANIZED
GB	GRAB BAR
GBATH	GUEST BATH
GBDRM	GUEST BEDROOM
GD	GARBAGE DISPOSAL
GFRC	GLASS FIBER REINFORCED CONCRETE
GFRG	GLASS FIBER REINFORCED GYPSUM
GI	GALVANIZED IRON
GL	GLASS
GLULAM	GLU-LAMINIATED
GND	GROUND
GYP	GYPSUM
GYP BD	GYPSUM BOARD
HB	HOSE BIBB
HC	HOLLOW CORE
HDW	HARDWARE
HDWD	HARDWOOD
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HEAT PUMP
HR	HOUR
H	HEIGHT
HT	HEIGHT
HT SAM	HIGH TEMPERATURE SELF-ADHERED MEMBRANE
ID	INSIDE DIAMETER
IN	INCH, INCHES
INSUL	INSULATION
INT	INTERIOR
INTUM	INTUMESCENT
JAN	JANITOR
JST	JOIST
JT	JOINT
KIT	KITCHEN
L	LINEN, LINOLEUM
LAV	LAVATORY
LF	LINEAL FEET
LIB	LIBRARY
LIV	LIVING
LKR	LOCKER
MACH	MACHINE
MAINT	MAINTENANCE
MAX	MAXIMUM
MBATH	MASTER BATH
MBDRM	MASTER BEDROOM
MC	MEDICINE CABINET
MDF	MEDIUM DENSITY FIBERBOARD
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MED	MEDICATION
MEMB	MEMBRANE
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MIRR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNTED
MTL	METAL
MUL	MULLION
MW	MICROWAVE
N/A	NOT APPLICABLE
NC	NON COMBUSTIBLE
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
OBS	OBSCURE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFF	OFFICE
OH	OPPOSITE HAND, OVERHEAD
OPP	OPPOSITE
OZ	OUNCE
OFCI	OWNER FURNISHED, INSTALLED BY CONTRACTOR
OFOI	OWNER FURNISHED, INSTALLED BY OWNER
P	PAINT, PANTRY
P/L	PROPERTY LINE
PART BD	PARTICLE BOARD
PC	PRECAST
PED	PEDESTRIAN
PERF	PERFORATED
PH	PENTHOUSE
PKG	PACKAGE
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAST	PLASTER, PLASTIC
PNL	PANEL
POL	POLISHED
POLYISO	POLYISOCYANURATE
PP	POWER POLE
PR	PAIR
PREFIN	PREFINISHED
PREM	PREMIUM
PRKG	PARKING
PSI	POUNDS PER SQUARE INCH
PT	PRESERVATIVE TREATED, POST-TENSIONED
PTD	PAPER TOWEL DISPENSER
PTD/R	PAPER TOWEL DISPENSER AND RECEPTACLE
PTN	PARTITION
PTR	PAPER TOWEL RECEPTACLE
PVC	POLYVINYLCHLORIDE
PWD	PLYWOOD
R	RADIUS, RISER, RISERS, RANGE
RAD	RADIUS
RB HK	ROBE HOOK
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFERENCE
REFR	REFRIGERATOR
REINF	REINFORCED, REINFORCING
RES	RESIN
RESIL	RESILIENT
RF	RUBBER FLOORING
RM	ROOM
RO	ROUGH OPENING
RR	REST ROOM
RTF	RIGID THERMOFOIL
S SURF	SOLID SURFACE
S&R	STILE AND RAIL
S&V	STAIN AND VARNISH
SAM	SELF-ADHERED MEMBRANE
SBS	STYRENE BUTADIENE STYRENE
SC	SEALED CONCRETE
SC	SOLID CORE
SCD	SEAT COVER DISPENSER
SCHED	SCHEDULE
SCRN	SCREEN
SD	SOAP DISPENSER
SECT	SECTION, SECTIONAL
SF	SQUARE FEET, STOREFRONT
SGL	SAFETY GLASS
SH	SHELF, SHINGLES
SHR	SHOWER
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SLDG	SLIDING
SLNT	SEALANT
SND	SANITARY NAPKIN DISPENSER
SNR	SANITARY NAPKIN RECEPTACLE
SOG	SLAB ON GRADE
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STN	STAIN
STOR	STORAGE
SUSP	SUSPENDED
SV	SHEET VINYL
SYM	SYMMETRICAL
SYS	SYSTEM
T	TILE
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TB	TACK BOARD, TOWEL BAR
TC	TOP OF CURB, TRAFFIC COATING
TEL	TELEPHONE
TF	TERRAZZO FLOORING
THK	THICK
THRES	THRESHOLD
TMPD	TEMPERED
T.O.	TOP OF
TPD	TOILET PAPER DISPENSER
TPO	THERMOPLASTIC POYOLEFIN
TR	TOILET ROOM
TV	TELEVISION
TW	TOP OF WALL
TYP	TYPICAL
UNDERLAY	UNDERLAYMENT
UON	UNLESS OTHERWISE NOTED
UR	URINAL
UTIL	UTILITY
VCT	VINYL COMPOSITION TILE
VEHIC	VEHICULAR
VERT	VERTICAL
VEST	VESTIBULE
VFY	VERIFY
VIF	VERIFY IN FIELD
VG	VERTICAL GRAIN
VNR	VENEER
VP	VENEER PLASTER
W	WIDTH
W/	WITH
W/O	WITHOUT
WC	WALLCOVERING, WATER CLOSET
WD	WOOD
W/D	WASHER DRYER
WF	WOOD FLOORING
WH	WALL HUNG
WOM	WALK OFF MAT
WP	WATERPROOF
WPFG	WATERPROOFING
WR	WATER RESISTANT, WATER RESISTIVE
WS	WATERSTOP
WT	WEIGHT
WW	WINDOW WALL
WWF	WOVEN WIRE FABRIC
YD	YARD
XPS	EXTRUDED POLYSTYRENE

TAG LEGEND

NOT ALL TAGS MAY BE USED



BUILDING ELEVATION

INTERIOR ELEVATION TAG

BUILDING SECTION

WALL SECTION

DETAIL / ENLARGED PLAN REFERENCE

DETAIL REFERENCE

KEY NOTE

WINDOW TYPE

ELEVATION / SECTION DATUM HEIGHT

PLAN DATUM HEIGHT

NORTH ARROW

BUILDING GRID DESIGNATION

ADDENDUM REVISION NUMBER

DOOR TAG

ROOM TAG

CEILING HEIGHT (AFF) TAG

WALL TYPE TAG
(SEE INTERIOR WALL TYPE LEGEND FOR EXPLANATION)

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE 2019 CALIFORNIA RESIDENTIAL CODE; CITY AND COUNTY ORDINANCES; AND APPLICABLE, HEALTH, PLUMBING, MECHANICAL, FIRE AND ELECTRICAL CODES.
2. IN PERFORMING PROFESSIONAL SERVICES FOR THIS PROJECT, C2K ARCHITECTURE, INC. ISSUES, EXPRESSES OR IMPLIES NO WARRANTIES OR CERTIFICATIONS.
3. CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION AND SHALL COORDINATE ALL CONSTRUCTION EFFORTS WITH OWNER'S REQUIREMENTS.
4. PROVIDE CODE REQUIRED FIRESTOP MATERIAL AT ALL PENETRATIONS OF RATED ASSEMBLIES.
5. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR LOCATING, IDENTIFYING, OR SPECIFYING MEANS OF REMOVAL OF ANY HAZARDOUS MATERIALS. HAZARDOUS MATERIAL TESTING SHALL BE COMPLETED BY OWNER CONTRACTED CONSULTANT.
6. SOLID WOOD OR APPROVED LIGHT GAUGE METAL BLOCKING SECURED TO WALL FRAMING SHALL BE INSTALLED IN PARTITIONS AT ALL GRAB BARS, PLUMBING FIXTURES, WALL CABINETS, HARDWARE, AND ANY WALL MOUNTED ACCESSORIES REQUIRING SUPPORT.
7. CONTRACTOR SHALL COORDINATE ALL WORK WITH OWNER AND OWNER PROVIDED CONTRACTORS, IF ANY, AS REQUIRED TO IMPLEMENT SCOPE OF WORK.
8. THE CONTRACTOR SHALL ACKNOWLEDGE AND UNDERSTAND THAT THE CONTRACT DOCUMENTS MAY REPRESENT IMPERFECT DATA AND MAY CONTAIN ERRORS, OMISSIONS, CONFLICTS, INCONSISTENCIES, CODE VIOLATIONS, AND IMPROPER USE OF MATERIALS. SUCH DEFICIENCIES WILL BE CORRECTED WHEN IDENTIFIED. THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE INDIVIDUAL CONTRACT DOCUMENTS AND REPORT AT ONCE IN WRITING TO THE ARCHITECT ANY DEFICIENCIES OR BEAR THE RISK AND EXPENSE OF ANY FAILURE TO DO SO. THE CONTRACTOR SHALL REQUIRE EACH SUBCONTRACTOR TO LIKEWISE STUDY THE DOCUMENTS AND IMMEDIATELY REPORT ANY DEFICIENCIES.

C2K ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION: DESCRIPTION:

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

LICENSED ARCHITECT
KEVIN S. SAUSER
21859
11/30/2019
STATE OF CALIFORNIA

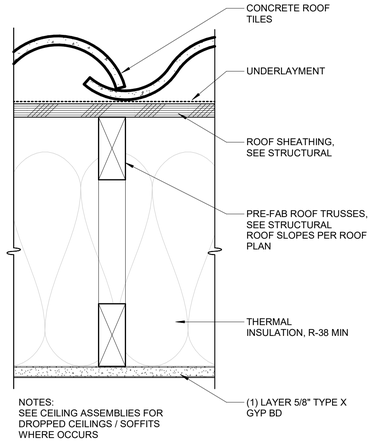
ISSUE FOR PERMIT

SHEET TITLE:
ARCHITECTURAL NOTES

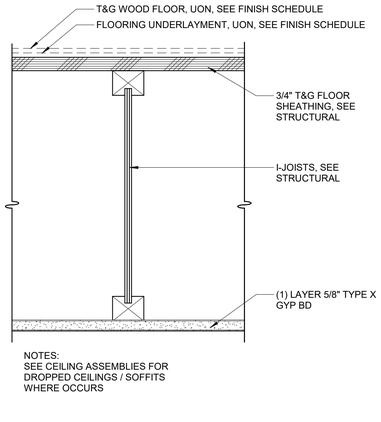
SHEET NO.:
A0 12

C:\Revit_Local\20133_Westport-CENTRAL_jboyd\FEBRA.rvt

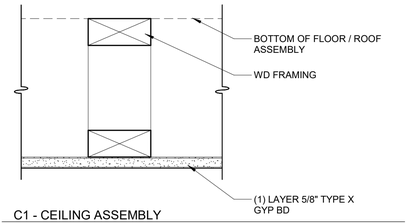
7/28/2021 3:27:28 PM



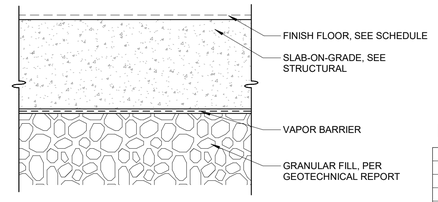
R1 - ROOF ASSEMBLY



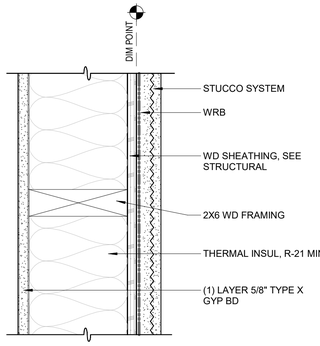
F2 - FLOOR ASSEMBLY



C1 - CEILING ASSEMBLY

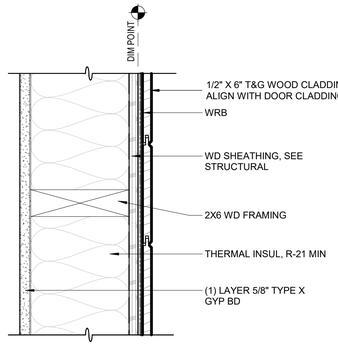


F1 - FLOOR ASSEMBLY

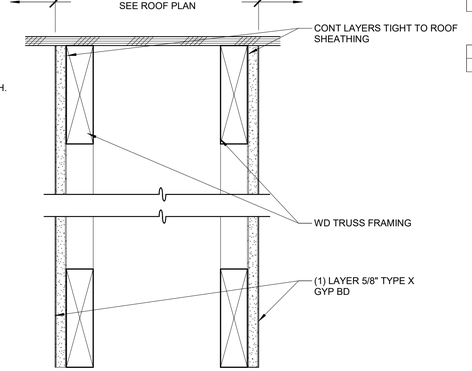


NOTES:
1. STC RATING: 45

01 - EXTERIOR WOOD STUD STUCCO WALL

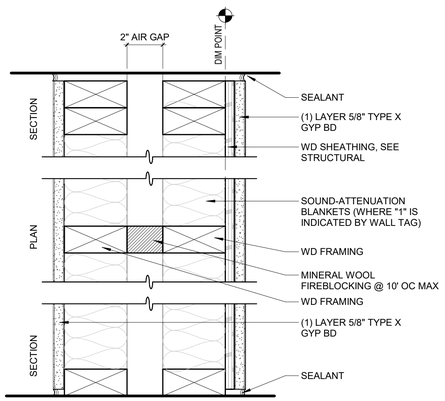


02 - EXTERIOR WOOD STUD WOOD CLAD

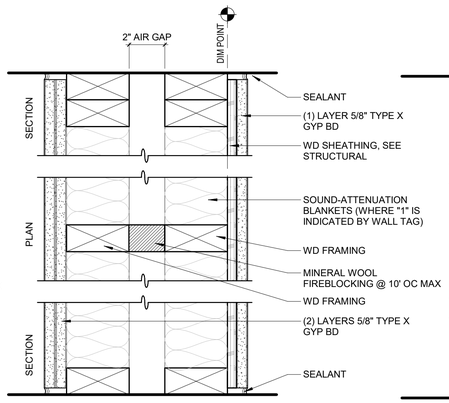


NOTE: SEE ROOF PLANS FOR ROOF SHEATHING REQUIREMENTS AT COMMON WALLS

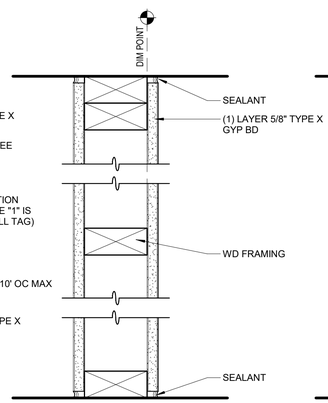
48 - ATTIC 1 HOUR FIRE-RESISTANCE RATED ABOVE DEMISING WALL



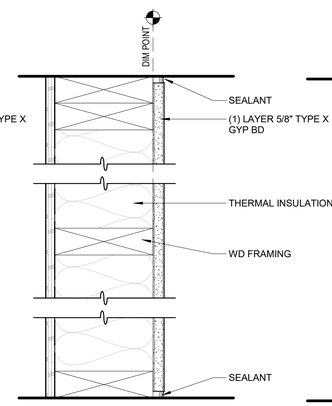
49 - INTERIOR 1 HOUR FIRE-RESISTANCE RATED DEMISING WALL



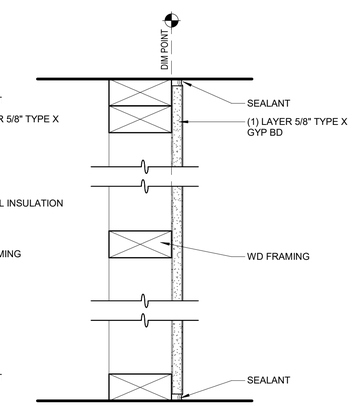
50 - INTERIOR 1 HOUR FIRE-RESISTANCE RATED DEMISING WALL



51 - INTERIOR TYPICAL WALL



52 - MPOE WALL AT GARAGE



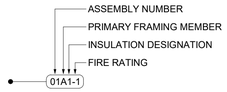
53 - INTERIOR FURRING WALL

WALL TYPE 49 TOWNHOUSE COMMON WALL NOTES:
- FIRE RATING: 1 HR, BASED ON UL U341
- STUD SIZE 2X4 @ 24" O.C. MAX.
- STC 57 PER CALIFORNIA OFFICE OF NOISE CONTROL ASSEMBLY No. 1.2.4.1.5.4
- THE COMMON WALL SHARED BY TWO TOWNHOUSES SHALL BE CONSTRUCTED WITHOUT PLUMBING OR MECHANICAL EQUIPMENT, DUCTS OR VENTS IN THE CAVITY OF THE COMMON WALL.
- THE WALL SHALL BE RATED FOR FIRE EXPOSURE FROM BOTH SIDES AND SHALL EXTEND TO AND BE TIGHT AGAINST EXTERIOR WALLS AND THE UNDERSIDE OF THE ROOF SHEATHING.
- ELECTRICAL INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.
- PENETRATIONS OF THE MEMBRANE OF COMMON WALLS FOR ELECTRICAL OUTLET BOXES SHALL BE IN ACCORDANCE WITH SECTION R302.4.

GENERAL NOTES - ASSEMBLIES

1. AT FIRE RATED WALLS AND SMOKE BARRIERS, PROVIDE FIRESTOPPING AT PENETRATIONS AND NON-HARDENING FIRE-RESISTIVE JOINT SEALANT AT ALL JOINTS WITHIN OR BETWEEN THE WALL ASSEMBLY AND FLOOR/CEILINGS, ROOFS, OR ROOF/CEILINGS.
2. AT WALLS THAT CONTAIN ACOUSTIC INSULATION, PROVIDE THE FOLLOWING:
   a. A CONTINUOUS BEAD OF NON-HARDENING ACOUSTIC SEALANT AT EACH LAYER OF GYPSUM BOARD WHERE IT INTERSECTS ANOTHER MATERIAL.
3. MAINTAIN FLUSH FINISH FACE AT ALL WALLS WHERE TRANSITIONING FROM SHEAR TO NON-SHEAR BY USING ADDITIONAL LAYER OF GYPSUM BOARD OR PLYWOOD.
4. PROVIDE FIREBLOCKING TO CUT OFF BOTH VERTICAL AND HORIZONTAL CONCEALED DRAFT OPENINGS AND TO FORM AN EFFECTIVE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE PER R302.11.

WALL ASSEMBLY TAG KEY



FRAMING MEMBER DESIGNATION

A	NOMINAL 2x4, 3x4, OR 4x4 WOOD STUD
B	NOMINAL 2x6, 3x6, OR 4x6 WOOD STUD
C	NOMINAL 2x8, 3x8, OR 4x8 WOOD STUD
D	NOMINAL 2x10, 3x10, OR 4x10 WOOD STUD
E	2X4 AND 2X4 DOUBLE STUD WALL

INSULATION DESIGNATION

0	NO INSULATION
1	ACOUSTIC BATT INSULATION
2	THERMAL BATT INSULATION

FIRE RATING DESIGNATION

-0	NOT RATED
-1	1 HR RATING

SOUND CONTROL

1. Party Wall, Common Wall and Floor/Ceiling Framing

1.1. Studs supporting opposing faces in double stud or staggered stud assemblies shall not be connected across the plate(s) or air gap. No rigid material of any kind may connect opposing studs except for floor sheathing.

1.2. Studs shall not override plates of party or division walls. Knot holes, warped lumber, splintered wood, splices, chips, and saw cuts shall not be permitted at vertical or horizontal party wall connections.

1.3. Framing at built-up corners and joist to wall connections along party walls shall fit tightly without air gaps. Special care shall be taken so that gypsum board nailer blocking meets this condition between joists.

1.4. Double blocking between ceiling joists shall be positioned to eliminate flanking of sound over common walls at the joists.

1.5. All wall insulation shall be snugly fitted with minimal compression and/or stapled between studs.

1.6. Maintain a 1/4" gap at all party or division wall perimeters and fill the gap with acoustical caulk. Non-hardening fire caulk is acceptable, as required.

1.7. Where two layers of gypsum wallboard or sheathing are required on one side of a common wall, the joints between the second layer of wallboard must be staggered with respect to the joints of the first layer, i.e., the joints must not overlap.

1.8. Structural posts in staggered stud or double stud assemblies shall not connect the opposing sides of the wall "short-circuiting" the separation created by the staggering or doubling of the studs. If posts are required, they are to be limited to the corner condition with no more than 1-1/2" of the posts extending into the wall area.

2. Floor/Ceiling Assemblies

2.1. All insulation shall be snugly fitted with minimal compression and/or stapled between the joists.

2.2. Maintain a 1/4" gap at all ceiling perimeters and fill with acoustical caulk. Non-hardening fire caulk is acceptable, as required.

2.3. All sub-floor penetrations shall be sealed with plywood, OSB, gypsum board or similar solid material and acoustical caulking shall be performed around the penetrant.

2.4. All sub-floors shall be glued and screwed to the joist system. Nailing sub-floors is not permitted.

2.5. Where hard surface flooring occurs, the perimeters of the flooring material and the substrate shall be isolated from wall with fiberglass or elastomeric perimeter isolation board. Baseboards shall be held off the finished floor.

3. Caulking

3.1. When installing the gypsum wallboard provide a 3/16" to 1/4" wide gap around the entire perimeter of all common walls and common ceilings. The gap must then be filled with a continuous bead of non-hardening caulking compound or acoustical sealant.

3.2. If multiple layers of gypsum board are applied to a wall or ceiling surface the caulking must be performed for each layer.

3.3. At all penetrations in common walls for such items as electrical boxes, leave a 3/16" to 1/4" gap in the gypsum board around the fixture/box, and then fill the gap with a non-hardening caulking compound or acoustical sealant. In addition, the backs of all electrical boxes, telephone boxes, medicine cabinets, and other thin walled items inset into a common wall and common ceiling must be covered with an air-tight gypsum board housing or with heavy mastic material, such as Lowry pads or Hilti fire-rated pads.

3.4. Expandable foam sealants are not acceptable acoustical sealants. Foam sealants can also generate their own noise when installed against item that move or expand and contract.

4. Plumbing

4.1. Where plumbing supply lines occur in common walls the lines must be isolated from surrounding supports with plumbing isolators. Isolators with a flexible neoprene or soft padding insert, such as Acousto-Plumb and Trisolator isolators, are preferable to those having a one-piece plastic construction. For PEX pipes, use Hubbard Hold-Rite (blue & white) acoustical isolators or Sioux Chief (black & red) acoustical isolators. The plumbing lines, including drain lines, must not rest against any part of the surrounding structure, such as joists, studs, or wallboard, for the plumbing isolation to be effective.

4.2. PEX supply lines should be affixed to the building structure using Hubbard Hold-Rite blue and white or Sioux Chief black and red acoustic plumbing isolators.

4.3. Avoid installing plumbing lines through main living space walls wherever possible.

4.4. Piping and/or ducting within floor/ceiling assemblies shall be supported from the joists and completely isolated from the ceiling.

4.5. The stud bay or joist cavity surrounding the supply and waste piping shall be fitted with open-faced fiberglass or equivalent sound absorptive material.

4.6. Caulking shall be performed at all pipe penetrations in common walls and ceilings, as described above.

4.7. Plastic or copper drain lines be used, the pipe must be completely wrapped with a heavy mastic material such as Lowry Pipe Wrap Tape or equivalent.

4.8. All penetrations in the sub-floor for plumbing must be sealed with gypsum board, plywood, etc., and caulked with acoustical sealant.

4.9. Limit water flow rates to 4 ft. per sec. in 1/2" and 3/4" pipes and up to 6 ft. per sec. in larger pipes. Maintain the water pressure at fixtures to 50 psi or lower.

5. Mechanical/Ducting

5.1. Bathroom exhaust fan housings which are mounted within a separation assembly shall be boxed in with gypsum board, caulked air-tight and surrounded with fiberglass or equivalent sound absorptive material.

5.2. Mechanical units in dropped ceiling cavities shall not be supported by the upper floor framing unless resilient or vibration isolating hangers are used.

5.3. Mechanical ventilation devices, including Z-ducts or other passive venting, required when windows are closed for noise control, shall not compromise the acoustical integrity of the building shell.

5.4. All mechanical equipment containing rotating, reciprocating equipment, motors and/or pumps shall be vibrationally isolated from the building structure using proper vibration isolation techniques. Attachment through isolation pads is not acceptable. Conduits, pipes and other ancillary devices connected to vibrating equipment shall also be isolated from the structure such that no vibration can be felt on the building structure. This specification applies to and includes, but is not limited to garage gates, garage door openers, elevators, swimming pool pumps, fans, motors, and any other equipment that generates feelable vibration.

5.5. All ducts shall be designed and installed to maintain laminar air flow. Rectangular ducts shall have turning vanes in all elbows.

5.6. Solid wall ducts shall be connected to fans using flexible or soft collars.

5.7. Solid wall ducts inside the building shall be mounted to the structure using vibration isolators.

6. Electrical

6.1. Television and telephone outlets shall not be placed in common walls unless sealed with Lowry pads or boxed within the stud cavity.

6.2. Convenience outlets in opposite faces of common walls shall be insulated as follows:

6.2.1. Electrical boxes (switches, outlets, wall fixtures, etc.) in opposite faces of common walls shall be separated horizontally by not less than 16 inches (i.e., in different stud bays).

6.2.2. Mastic sealer (Lowry pads or equivalent) shall be wrapped around back, sides, top and bottom of all electrical boxes in party walls and common ceilings.

6.2.3. Electrical boxes shall be backed by R-11 fiberglass as needed to completely fill the stud bay.

6.2.4. Knockout plates on electrical boxes in common walls shall not be bent or removed where conduits are not connected to the box.

6.3. In the event it is not practical or possible to place convenience outlets in different stud bays as specified in item 6.2.1 above, they shall be separated from each other as much as possible and in no case shall there be physical contact between the two electrical boxes. Items 6.2.2, 6.2.3, and 6.2.4 above still apply.

C2K ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION: DESCRIPTION:

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

LICENSED ARCHITECT
KEVIN S. SAUSER
21859
REN 11/30/2019
STATE OF CALIFORNIA

ISSUE FOR PERMIT

SHEET TITLE:
TYPICAL ASSEMBLY TYPES

SHEET NO.:
A0 91

C:\Revit_Local\20133_Westport-CENTRAL_jboydVFBRA.rvt

7/28/2021 3:27:30 PM

GENERAL NOTES - SITE PLAN

1. SEE SHEET G1 00 FOR ZONING AND LAND USE DESIGNATIONS AND GROSS SITE AREA AND NET SITE AREA.
2. ALL SITE IMPROVEMENTS UNDER SEPARATE PERMIT.
3. SEE SHEET 1/G1 00 FOR BUILDING SEPARATION DISTANCE.

KEYED NOTES

1 SITE AND FUTURE WORK UNDER SEPARATE PERMITS

2 6'-0" H WOODEN FENCE, TYP AT ROWHOUSE. SEE LANDSCAPE SHEET L104

3 (9) DESIGNATED UNITS SHOWN HATCHED SHALL COMPLY WITH CBC1102A.3.1 MULTISTORY APARTMENT OR CONDOMINIUM DWELLINGS IN BUILDINGS WITH NO ELEVATOR.

4 STEM WALL FOOTING. SEE STRUCTURAL B

SCOPE OF WORK IN THIS PERMIT

PROPERTY LINE

SETBACK

MARY AVE

STOP

SEE SHEET A2 R6 11

SEE SHEET A2 T7 11

BUILDING R6

BUILDING T7

BUILDING R8

BUILDING R4

BUILDING T5

BUILDING T6.1A

BUILDING T6.1B

BUILDING T6.2A

BUILDING T6.2B

BUILDING T6.2C

BUILDING T6.1C

BUILDING T6.1D

BUILDING T4.1

BUILDING T4.2A

BUILDING T4.3

BUILDING T4.2B

BUILDING 1

BUILDING 2
(6 STORIES)

PARKWOOD DR

1 A1 11 ARCHITECTURAL SITE PLAN
1" = 40'-0"

0' 20' 40' 80' 160'

C2K
ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD
CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION:	DESCRIPTION:
B	28 JULY 2021 REVISIONS AFTER PERMIT

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC.. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC..

LICENSED ARCHITECT
KEVIN S. SAUSER
C31859
REN 11/30/2019
STATE OF CALIFORNIA

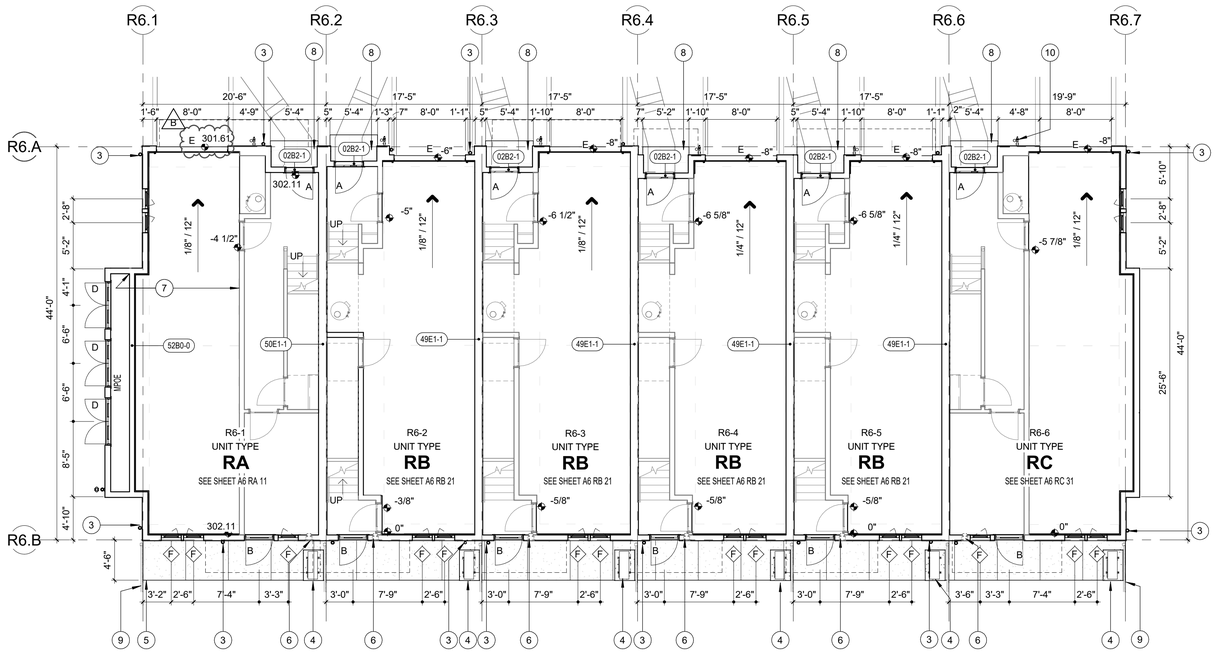
ISSUE FOR PERMIT

SHEET TITLE:
ARCHITECTURAL SITE PLAN

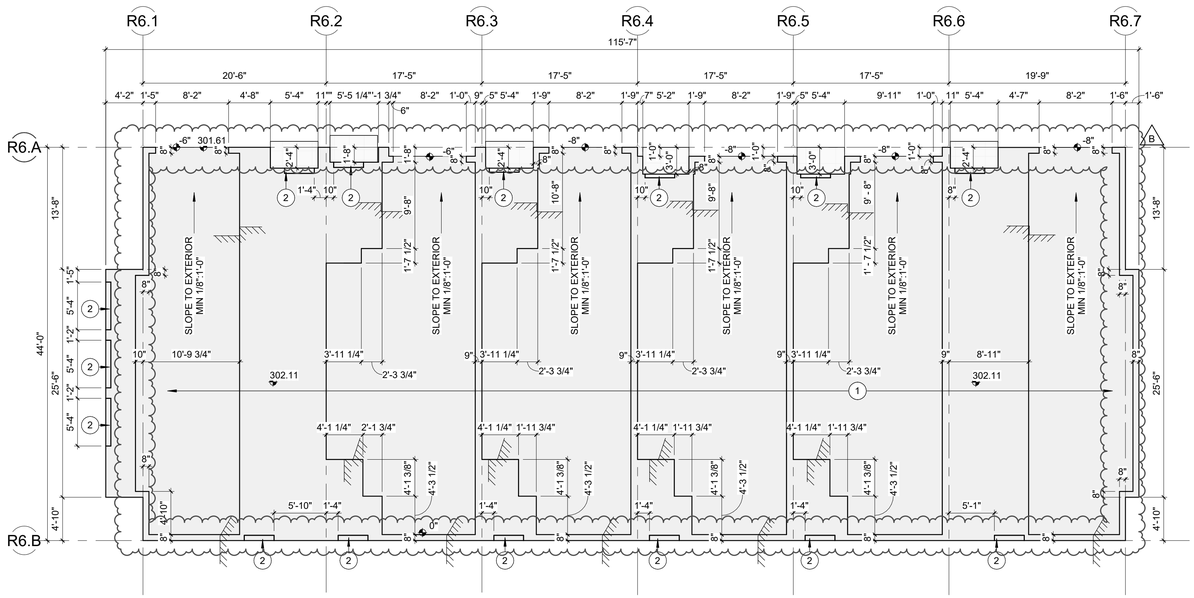
SHEET NO.:
A1 11

C:\Revit_Local\20133_Westport-CENTRAL_jboydVFBRA.rvt

7/28/2021 3:27:35 PM



2 A2 R6 11 R6 LEVEL 1 OVERALL FLOOR PLAN
1/8" = 1'-0"



1 A2 R6 11 R6 OVERALL SLAB PLAN
1/8" = 1'-0"

0' 4' 8' 16' 32'

GENERAL NOTES - OVERALL PLANS

A. CONTRACTOR TO SET AND VERIFY CONTROL POINTS FOR LAYOUT PER CONTRACT DOCUMENTS, NOTIFY ARCHITECT OF ANY DISCREPANCIES.

B. SEE SHEET A0 12 FOR LEGEND.

C. SEE SHEET A0 91 FOR PARTITION SCHEDULE.

D. PLAN DIMENSIONS ARE TO DIM POINTS NOTED ON ASSEMBLY SHEETS, UON. CLR DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH. ALSO SEE ASSEMBLY SHEETS FOR SHEAR PANEL SIDE IN SINGLE-SIDED SHEAR PANEL ASSEMBLIES.

E. EXTERIOR STUCCO WALL ASSEMBLY IS 01B2-0, UON

F. INTERIOR DEMISING WALL ASSEMBLY IS 50E1-1, UON

KEYED NOTES

1 (9) DESIGNATED UNITS SHOWN HATCHED SHALL COMPLY WITH CBC1102A.3.1 MULTISTORY APARTMENT OR CONDOMINIUM DWELLINGS IN BUILDINGS WITH NO ELEVATOR.

2 DOOR BUCKOUT, 3'-4" L X 7" W X 1" DEEP, TYP UON

3 6" HALFROUND GUTTER & 3" DIA ROUND DOWNSPOUT

4 HVAC OUTDOOR UNIT, SEE MECHANICAL. PROVIDE CONCRETE HOUSEKEEPING PAD 2" MIN ABOVE ADJACENT GRADE.

5 4" CONCRETE PAD WITH CONTROL JTS SEE SHEET L104

6 VENT BOX, SINGLE PORT

7 SEAL ALL JOINTS TO PROVIDE CONTINUOUS AIR BARRIER INSIDE GARAGE & MPOE SPACES. PROVIDE INSULATION AT GARAGE & MPOE WALLS AND FLOOR/CEILING WHERE ADJACENT TO INTERIOR.

8 4" CONCRETE PAD W TERRACOTTA TILE. PROVIDE COPING TILE AT EXPOSED CONCRETE SLAB EDGES. SLOPE TO DRAIN, TYP

9 6'-0" H WOODEN FENCE, TYP AT ROWHOUSE. SEE LANDSCAPE SHEET L104

B 10 WATER ENTRY PIPING. COORDINATE W/ STRUCTURAL

GENERAL NOTES - SLAB PLANS

A. CONTRACTOR TO SET AND VERIFY CONTROL POINTS FOR LAYOUT PER CONTRACT DOCUMENTS, NOTIFY ARCHITECT OF ANY DISCREPANCIES.

B. SEE SHEET A0 12 FOR LEGEND AND DIMENSIONING INFORMATION. TYPICAL DIMENSIONS ARE TO FACE OF CURB AND FACE OF CONCRETE WALL.

C. SEE CIVIL FOR TOP OF SLAB ELEVATION.

C2K ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION:	DESCRIPTION:
B 28 JULY 2021	REVISIONS AFTER PERMIT

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC.. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

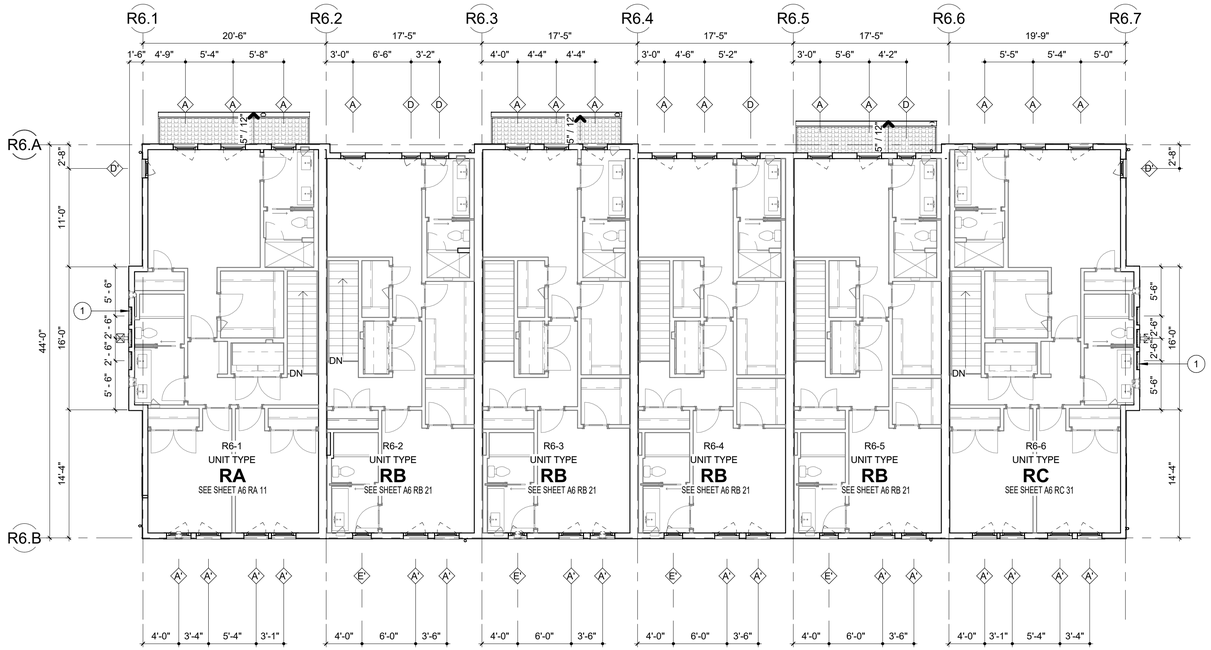
LICENSED ARCHITECT
KEVIN S. SAUSER
31859
11/30/2019
STATE OF CALIFORNIA

ISSUE FOR PERMIT

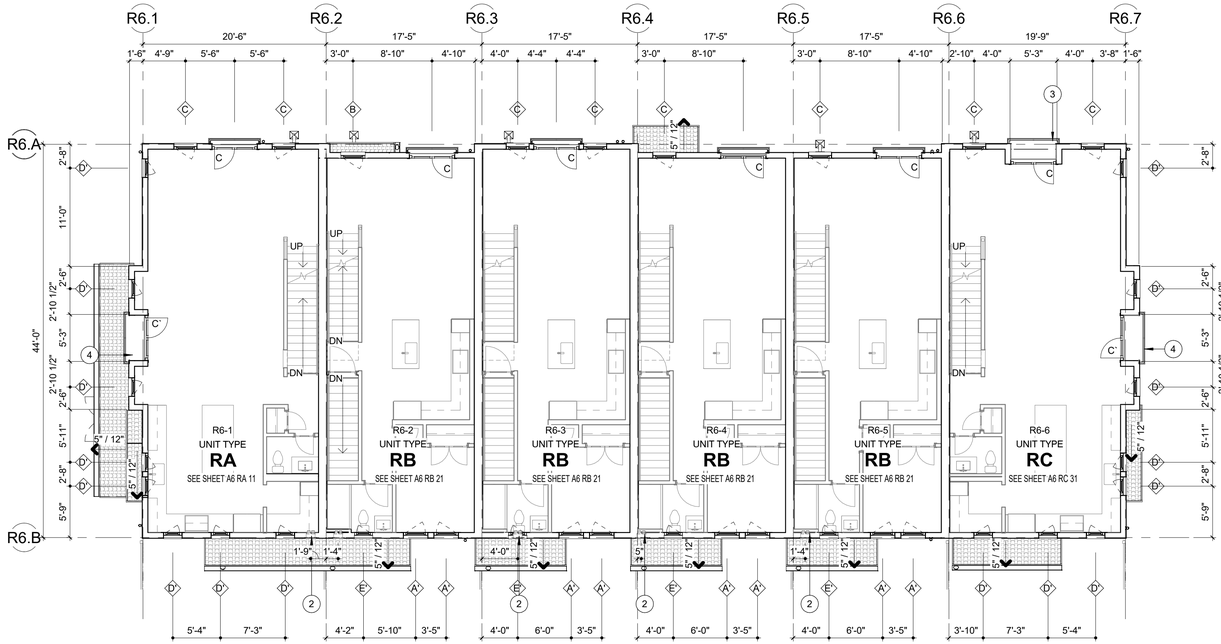
SHEET TITLE:
BUILDING R6 OVERALL SLAB & LEVEL 1 FLOOR PLANS

SHEET NO.:
A2 R6 11

C:\Revit_Local\20133_Westport-CENTRAL_jboyd\VFBRA.rvt
7/28/2021 3:27:39 PM



2
A2 R6 12
R6 LEVEL 3 OVERALL FLOOR PLAN
1/8" = 1'-0"



1
A2 R6 12
R6 LEVEL 2 OVERALL FLOOR PLAN
1/8" = 1'-0"

0' 4' 8' 16' 32'

GENERAL NOTES - OVERALL PLANS

A. CONTRACTOR TO SET AND VERIFY CONTROL POINTS FOR LAYOUT PER CONTRACT DOCUMENTS, NOTIFY ARCHITECT OF ANY DISCREPANCIES.

B. SEE SHEET A0 12 FOR LEGEND.

C. SEE SHEET A0 91 FOR PARTITION SCHEDULE.

D. PLAN DIMENSIONS ARE TO DIM POINTS NOTED ON ASSEMBLY SHEETS, UON. CLR DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH. ALSO SEE ASSEMBLY SHEETS FOR SHEAR PANEL SIDE IN SINGLE-SIDED SHEAR PANEL ASSEMBLIES.

E. EXTERIOR STUCCO WALL ASSEMBLY IS 01B2-0, UON

F. INTERIOR DEMISING WALL ASSEMBLY IS 50E1-1, UON

KEYED NOTES

1 FAUX WINDOW DECORATIVE RECESS

2 VENT BOX, DOUBLE PORT

3 LEVEL 2 BALCONY OPENING 9'-4" H & ARCH HALF OF OPENING WIDTH, TYPICAL

4 MANUFACTURED JULIET BALCONY RAILING

C2K
ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION: DESCRIPTION:

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

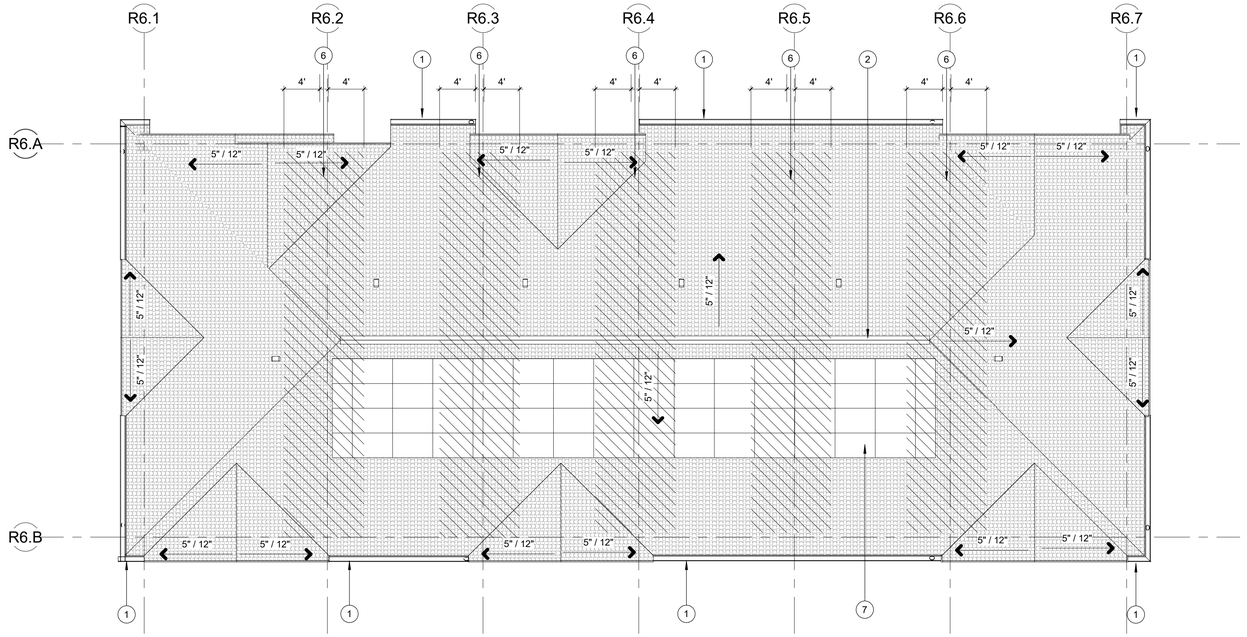
LICENSED ARCHITECT
KEVIN S. SAUSER
C31859
11/30/2019
STATE OF CALIFORNIA

ISSUE FOR PERMIT

SHEET TITLE:
BUILDING R6 OVERALL LEVELS 2 & 3 FLOOR PLANS

SHEET NO.:
A2 R6 12

C:\Revit_Local\20133_Westport-CENTRAL_jboyd\VFBRA.rvt
7/28/2021 3:27:44 PM



1 A2 R6 13 R6 ROOF PLAN
1/8" = 1'-0"

GENERAL NOTES - ROOF PLANS

A. CONTRACTOR TO SET AND VERIFY CONTROL POINTS FOR LAYOUT PER CONTRACT DOCUMENTS, NOTIFY ARCHITECT OF ANY DISCREPANCIES.

B. CONCRETE ROOF TILES ON SOLID SHEATHING TO BE INSTALLED WITHOUT BATTENS PER CRC TABLE R905.3.7

C. ROOF PITCH = 5:12, TYPICAL.

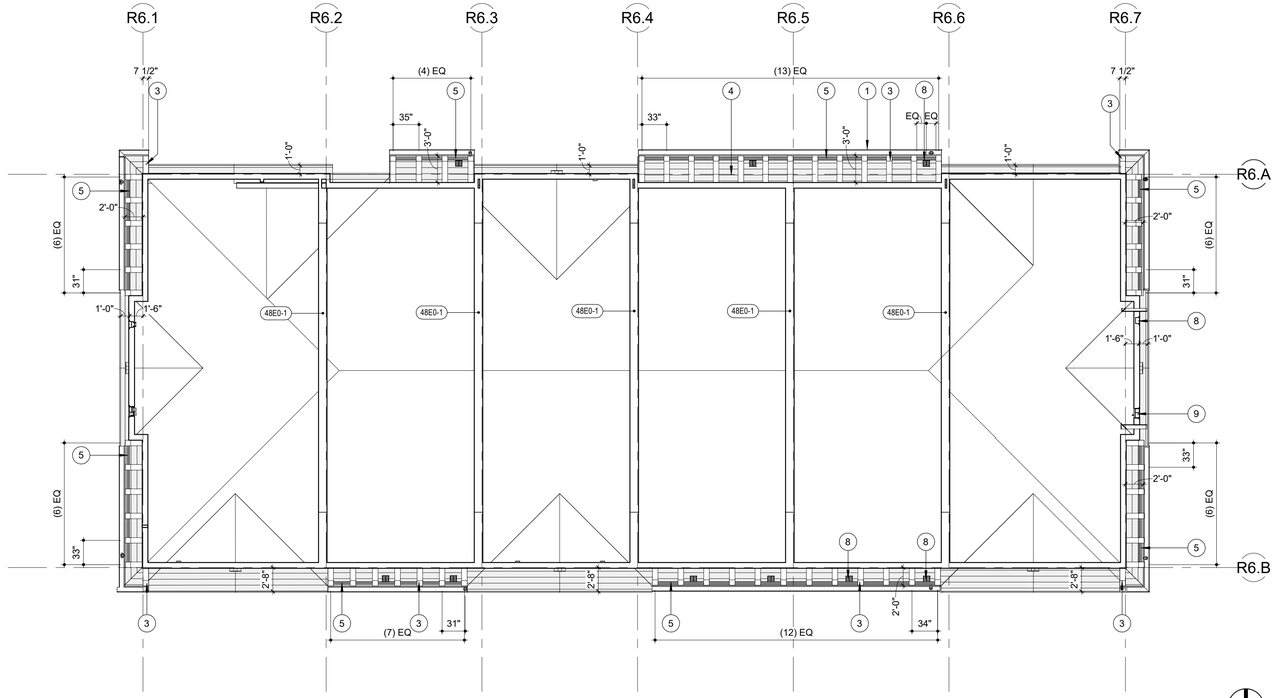
D. EAVE OVERHANG = 2'-0", TYPICIAL UON.

ROOF VENTILATION

CRC R806.2 MINIMUM VENT AREA

REQUIRED:
ROOF AREA = 5,525 SF/150 = 38 SF REQUIRED
44/2 = 19 SF (**2,736 SI**) RIDGE + 19 SF (**2,736 SI**) EAVE REQUIRED.

PROVIDED:
RIDGE VENT = 66*2 LF (1,584 LI). 1,584 LI * 2" H = **3,168 SI** PROVIDED.
EAVE VENT = 116 LF (1,392 LI). 1,392 LI * 3" W = **4,176 SI** PROVIDED



2 A2 R6 13 R6 REFLECTED SOFFIT PLAN
1/8" = 1'-0"

0' 4' 8' 16' 32'

KEYED NOTES

1 6" HALFROUND GUTTER & 3" DIA ROUND DOWNSPOUT

2 CONTINUOUS RIDGE VENT

3 DECORATIVE POLYURETHANE CORBEL, 8 X 8 X VARIES. ADHERE TO CEMENT PLASTER AND PROVIDE (2) FASTENERS MIN EA, COUNTERSINK AND PATCH WITH TWO-PART FILLER. PAINT P2

4 PAINTED T&G PLYWOOD SIDING SOFFIT, 8" GROOVES PERP TO ROOF SLOPE

5 CONTINUOUS SOFFIT VENT

6 PER R302.2.4 PARAPETS FOR TOWNHOUSES: PROVIDE FIRE-RETARDANT-TREATED WOOD ROOF SHEATHING AND OPENINGS OR PENETRATIONS ARE NOT ALLOWED FOR A DISTANCE OF NOT LESS THAN 4 FEET ON EACH SIDE OF THE COMMON WALL

7 SOLAR PV ARRAY SYSTEM. NO MEP PENETRATIONS THIS AREA. SEE ROOF PLAN FOR ADDT'L INFO

8 VENT BOX, SINGLE PORT

9 VENT BOX, DOUBLE PORT

C2K ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT
REVISION: **DESCRIPTION:**

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

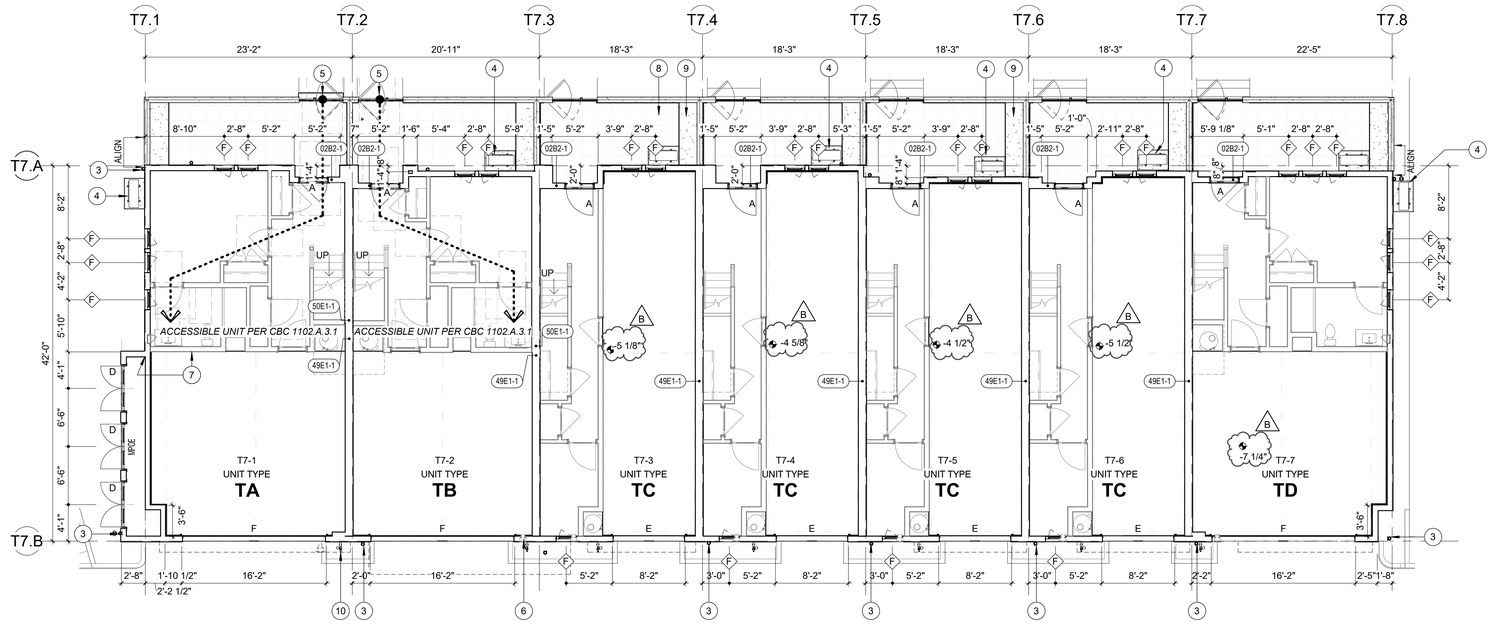
LICENSED ARCHITECT
KEVIN S. SAUSER
21859
11/30/2019
STATE OF CALIFORNIA

ISSUE FOR PERMIT

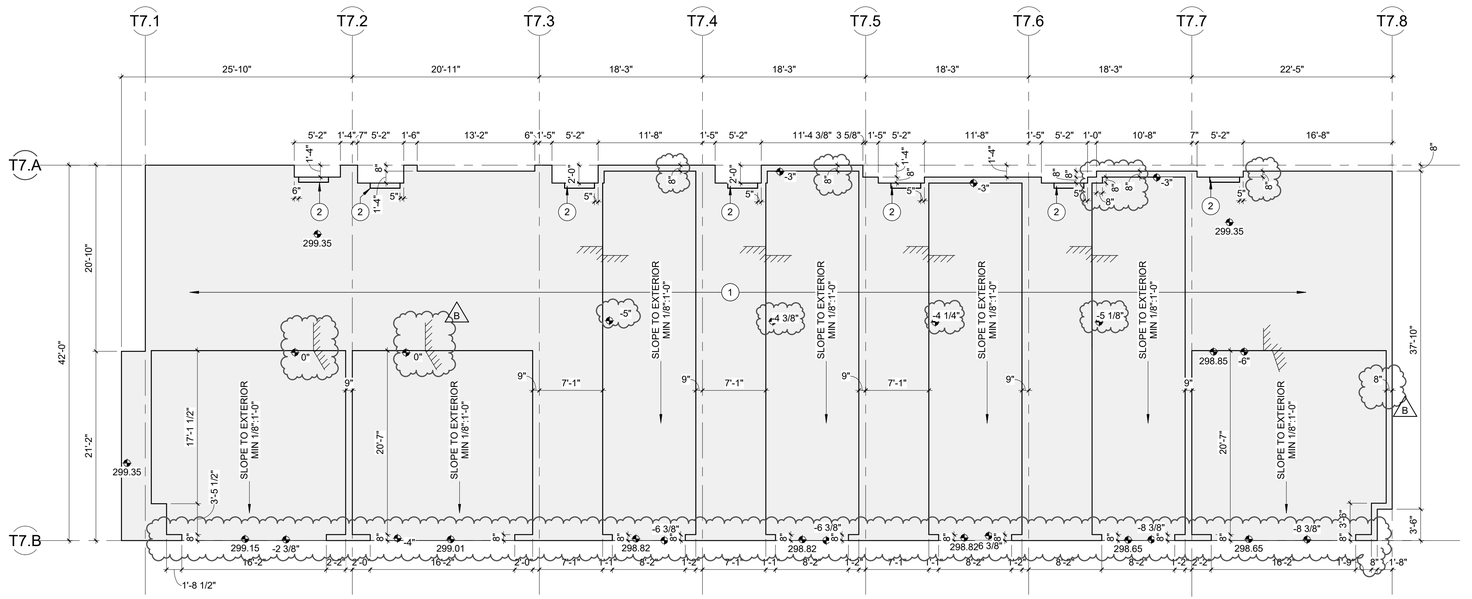
SHEET TITLE:
BUILDING R6 OVERALL ROOF & SOFFIT PLANS

SHEET NO.:
A2 R6 13

C:\Revit_Local\20133_Westport-CENTRAL_jboyd\VFBRA.rvt
7/28/2021 3:27:49 PM



2 A2 T7 11 T7 LEVEL 1 OVERALL FLOOR PLAN
1/8" = 1'-0"



1 A2 T7 11 T7 SLAB PLAN
1/8" = 1'-0"

0' 4' 8' 16' 32'

GENERAL NOTES - OVERALL PLANS

A. CONTRACTOR TO SET AND VERIFY CONTROL POINTS FOR LAYOUT PER CONTRACT DOCUMENTS, NOTIFY ARCHITECT OF ANY DISCREPANCIES.

B. SEE SHEET A0 12 FOR LEGEND.

C. SEE SHEET A0 91 FOR PARTITION SCHEDULE.

D. PLAN DIMENSIONS ARE TO DIM POINTS NOTED ON ASSEMBLY SHEETS, UON. CLR DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH. ALSO SEE ASSEMBLY SHEETS FOR SHEAR PANEL SIDE IN SINGLE-SIDED SHEAR PANEL ASSEMBLIES.

E. EXTERIOR STUCCO WALL ASSEMBLY IS 01B2-0, UON

F. INTERIOR DEMISING WALL ASSEMBLY IS 50E1-1, UON

KEYED NOTES

1 (9) DESIGNATED UNITS SHOWN HATCHED SHALL COMPLY WITH CBC1102A.3.1 MULTISTORY APARTMENT OR CONDOMINIUM DWELLINGS IN BUILDINGS WITH NO ELEVATOR.

2 DOOR BUCKOUT, 3'-4" L X 7" W X 1" DEEP, TYP UON

3 6" HALFROUND GUTTER & 3" DIA ROUND DOWNSPOUT

4 HVAC OUTDOOR UNIT, SEE MECHANICAL. PROVIDE CONCRETE HOUSEKEEPING PAD 2" MIN ABOVE ADJACENT GRADE.

5 ACCESSIBLE ROUTE PER CBC 1102A.3.1 -- (1) PRIMARY ENTRY TO THE DWELLING UNIT SHALL BE ON AN ACCESSIBLE ROUTE (2) AT LEAST ONE POWDER ROOM OR BATHROOM SHALL BE LOCATED ON THE PRIMARY ENTRY LEVEL, SERVED BY AN ACCESSIBLE ROUTE AND SHALL COMPLY WITH THE PROVISIONS IN DIVISION IV. (3) ALL ROOMS OR SPACES LOCATED ON THE PRIMARY ENTRY LEVEL SHALL BE SERVED BY AN ACCESSIBLE ROUTE AND SHALL COMPLY WITH THE PROVISIONS IN DIVISION IV. GARAGES ARE EXCEPTED PER DIV IV, 1130A.1

6 VENT BOX, SINGLE PORT

7 SEAL ALL JOINTS TO PROVIDE CONTINUOUS AIR BARRIER INSIDE GARAGE & MPOE SPACES. PROVIDE INSULATION AT GARAGE & MPOE WALLS AND FLOOR/CEILING WHERE ADJACENT TO INTERIOR.

8 4" CONCRETE PAD W TERRACOTTA TILE. PROVIDE COPING TILE AT EXPOSED CONCRETE SLAB EDGES. SLOPE TO DRAIN, TYP

9 IN-GROUND PLANTER

10 WATER ENTRY PIPING. COORDINATE W/ STRUCTURAL

GENERAL NOTES - SLAB PLANS

A. CONTRACTOR TO SET AND VERIFY CONTROL POINTS FOR LAYOUT PER CONTRACT DOCUMENTS, NOTIFY ARCHITECT OF ANY DISCREPANCIES.

B. SEE SHEET A0 12 FOR LEGEND AND DIMENSIONING INFORMATION. TYPICAL DIMENSIONS ARE TO FACE OF CURB AND FACE OF CONCRETE WALL.

C. SEE CIVIL FOR TOP OF SLAB ELEVATION.

C2K
ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION:	DESCRIPTION:
B 28 JULY 2021	REVISIONS AFTER PERMIT

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING, OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

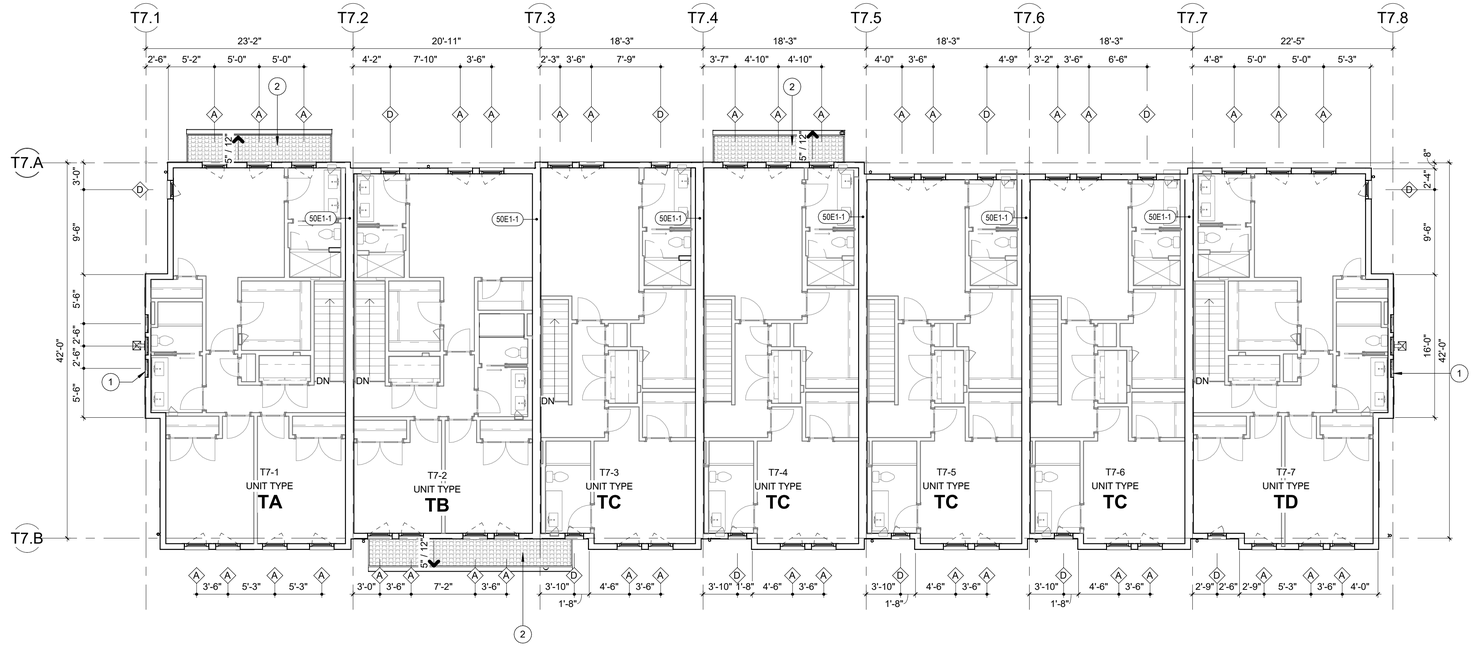
LICENSED ARCHITECT
KEVIN S. SAUSER
31859
11/30/2019
STATE OF CALIFORNIA

ISSUE FOR PERMIT

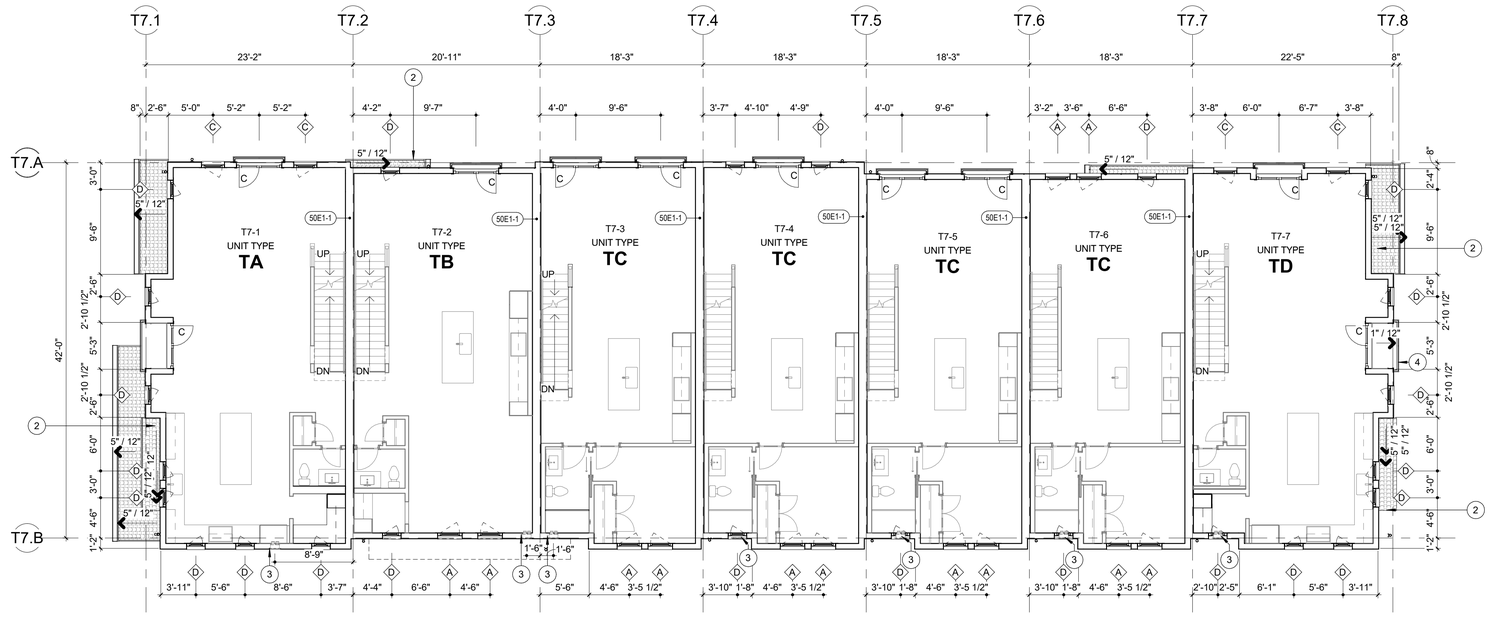
SHEET TITLE:
BUILDING T7 OVERALL SLAB & LEVEL 1 FLOOR PLANS

SHEET NO.:
A2 T7 11

C:\Revit_Local\20133_Westport-CENTRAL_jboyd\VFBRA.rvt
7/28/2021 3:27:51 PM



2 A2 T7 12 T7 LEVEL 3 OVERALL FLOOR PLAN
1/8" = 1'-0"



1 A2 T7 12 T7 LEVEL 2 OVERALL FLOOR PLAN
1/8" = 1'-0"

0' 4' 8' 16' 32'

GENERAL NOTES - OVERALL PLANS

A. CONTRACTOR TO SET AND VERIFY CONTROL POINTS FOR LAYOUT PER CONTRACT DOCUMENTS, NOTIFY ARCHITECT OF ANY DISCREPANCIES.

B. SEE SHEET A0 12 FOR LEGEND.

C. SEE SHEET A0 91 FOR PARTITION SCHEDULE.

D. PLAN DIMENSIONS ARE TO DIM POINTS NOTED ON ASSEMBLY SHEETS, UON. CLR DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH. ALSO SEE ASSEMBLY SHEETS FOR SHEAR PANEL SIDE IN SINGLE-SIDED SHEAR PANEL ASSEMBLIES.

E. EXTERIOR STUCCO WALL ASSEMBLY IS 01B2-0, UON

F. INTERIOR DEMISING WALL ASSEMBLY IS 50E1-1, UON

KEYED NOTES

1 FAUX WINDOW DECORATIVE RECESS

2 ROOF BELOW

3 VENT BOX, DOUBLE PORT

4 MANUFACTURED JULIET BALCONY RAILING

C2K ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION: DESCRIPTION:

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

LICENSED ARCHITECT
KEVIN S. SAUSER
21859
11/30/2019
STATE OF CALIFORNIA

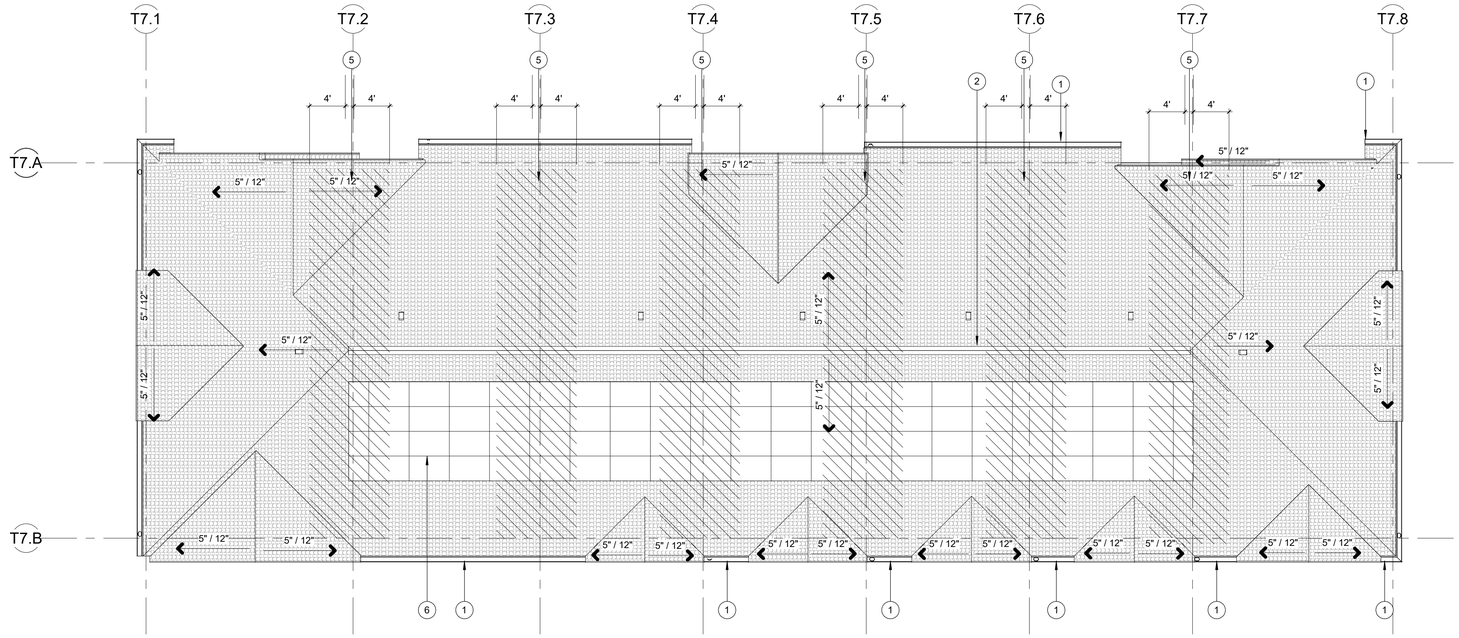
ISSUE FOR PERMIT

SHEET TITLE:
BUILDING T7 OVERALL LEVELS 2 & 3 FLOOR PLANS

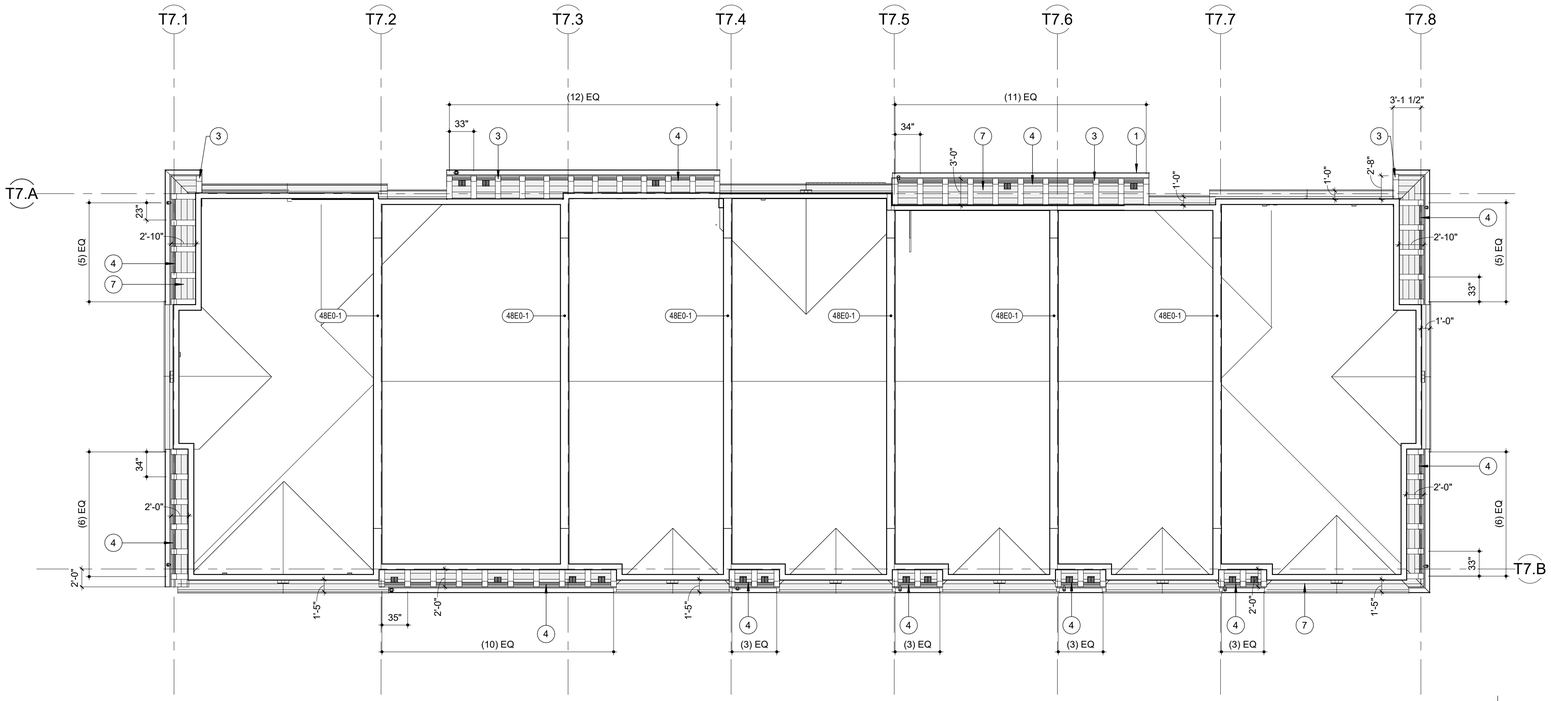
SHEET NO.:
A2 T7 12

C:\Revit_Local\20133_Westport-CENTRAL_jboyd\VFBRA.rvt

7/28/2021 3:27:56 PM



1 A2 T7 13 T7 ROOF PLAN
1/8" = 1'-0"



2 A2 T7 13 T7 REFLECTED SOFFIT PLAN
1/8" = 1'-0"

GENERAL NOTES - ROOF PLANS

A. CONTRACTOR TO SET AND VERIFY CONTROL POINTS FOR LAYOUT PER CONTRACT DOCUMENTS, NOTIFY ARCHITECT OF ANY DISCREPANCIES.

B. CONCRETE ROOF TILES ON SOLID SHEATHING TO BE INSTALLED WITHOUT BATTENS PER CRC TABLE R905.3.7

C. ROOF PITCH = 5:12, TYPICAL.

D. EAVE OVERHANG = 2'-0", TYPICIAL UON.

ROOF VENTILATION

CRC R806.2 MINIMUM VENT AREA

REQUIRED:
ROOF AREA = 6,448 SF/150 = 44 SF REQUIRED
44/2 = 22 SF (**3,168 SI**) RIDGE + 22 SF (**3,168 SI**) EAVE REQUIRED.

PROVIDED:
RIDGE VENT = 94*2 LF (2,256 LI). 2,256 LI * 1.5" H = **4,152 SI** PROVIDED.
EAVE VENT = 116 LF (1,392 LI). 1,392 LI * 3" W = **4,176 SI** PROVIDED

KEYED NOTES

1 6" HALFROUND GUTTER & 3" DIA ROUND DOWNSPOUT

2 CONTINUOUS RIDGE VENT

3 DECORATIVE POLYURETHANE CORBEL, 8 X 8 X VARIES. ADHERE TO CEMENT PLASTER AND PROVIDE (2) FASTENERS MIN EA, COUNTERSINK AND PATCH WITH TWO-PART FILLER. PAINT P2

4 CONTINUOUS SOFFIT VENT

5 PER R302.2.4 PARAPETS FOR TOWNHOUSES: PROVIDE FIRE-RETARDANT-TREATED WOOD ROOF SHEATHING AND OPENINGS OR PENETRATIONS ARE NOT ALLOWED FOR A DISTANCE OF NOT LESS THAN 4 FEET ON EACH SIDE OF THE COMMON WALL

6 SOLAR PV ARRAY SYSTEM. NO MEP PENETRATIONS THIS AREA. SEE ROOF PLAN FOR ADDT'L INFO

7 PAINTED T&G PLYWOOD SIDING SOFFIT, 8" GROOVES PERP TO ROOF SLOPE

0' 4' 8' 16' 32'

ISSUE FOR PERMIT

C2K
ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION: DESCRIPTION:

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING, OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

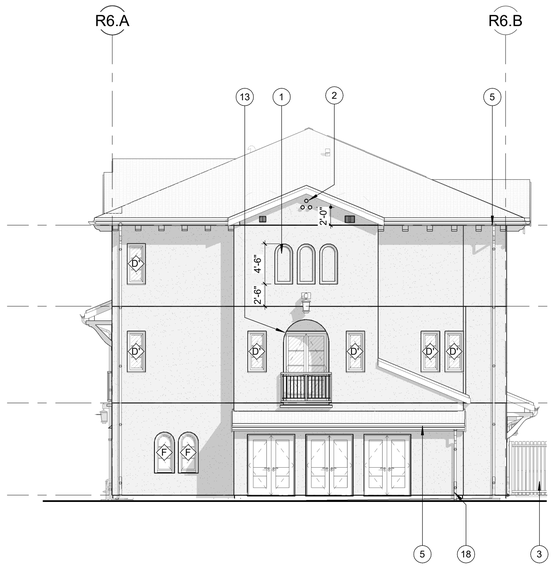
LICENSED ARCHITECT
KEVIN S. SAUSER
31859
11/30/2019
STATE OF CALIFORNIA

SHEET TITLE:
BUILDING T7 OVERALL ROOF & SOFFIT PLANS

SHEET NO.:
A2 T7 13

C:\Revit_Local\20133_Westport-CENTRAL_jboyd\VFBRA.rvt

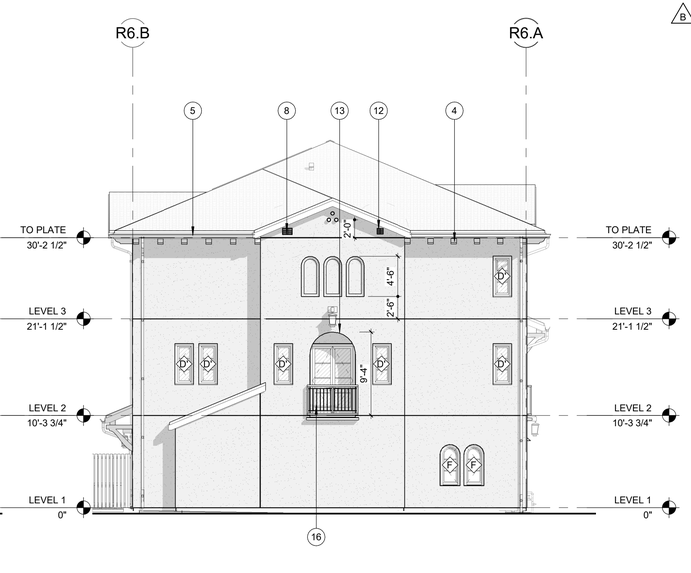
7/28/2021 3:28:02 PM



1 A3 R6 11 R6 NORTH EXTERIOR ELEVATION 1/8" = 1'-0"

2 A3 R6 11 R6 EAST EXTERIOR ELEVATION 1/8" = 1'-0"

3 A3 R6 11 R6 WEST EXTERIOR ELEVATION 1/8" = 1'-0"



4 A3 R6 11 R6 SOUTH EXTERIOR ELEVATION 1/8" = 1'-0"

0' 4' 8' 16' 32'

GENERAL NOTES - EXT ELEVATIONS

A. CONTRACTOR TO SET AND VERIFY CONTROL POINTS FOR LAYOUT PER CONTRACT DOCUMENTS, NOTIFY ARCHITECT OF ANY DISCREPANCIES.

B. SEE ASSEMBLIES ON SHEET A0 91.

C. SEE DOOR AND WINDOW TYPES ON SHEET A9 51.

D. EXTERIOR WOOD PAINTED P2, TYPICAL, UON.

B E. AT FASTENER PENETRATIONS THRU CEMENT PLASTER INTO SHEATHING, PROVIDE 40 MIL SELF-ADHERED FLASHING AT SHEATHING 2" BEYOND ATTACHMENT PLATE, INCLUDING DOWNSPOUT BRACKETS AND PREDRILL HOLES AND FILL WITH SEALANT, TYPICAL.

KEYED NOTES

1 FAUX WINDOW DECORATIVE RECESS

2 DECORATIVE CLAY VENT (3)

3 6'-0" H WOODEN FENCE, TYP AT ROWHOUSE. SEE LANDSCAPE SHEET L104

4 DECORATIVE POLYURETHANE CORBEL, 8 X 8 X VARIES. ADHERE TO CEMENT PLASTER AND PROVIDE (2) FASTENERS MIN EA, COUNTERSINK AND PATCH WITH TWO-PART FILLER. PAINT P2

5 6" HALFROUND GUTTER & 3" DIA ROUND DOWNSPOUT

6 LED LANTERN, MFR: PROGRESS LIGHTING P6057. MOUNT 6'-8" CLEAR ABOVE ADJ WALKING SURFACE MIN

7 RECESSED ILLUMINATED ADDRESS SIGN, 5'-6" AFF, TYP, UON

8 VENT BOX, DOUBLE PORT

9 HVAC OUTDOOR UNIT, SEE MECHANICAL. PROVIDE CONCRETE HOUSEKEEPING PAD 2" MIN ABOVE ADJACENT GRADE.

10 1/2" X 6" T&G WOOD CLADDING, STAIN FINISH. ALIGN WITH DOOR CLADDING, TYP

11 RECESSED STUCCO ARABESQUE

12 VENT BOX, SINGLE PORT

13 LEVEL 2 BALCONY OPENING 9'-4" H & ARCH HALF OF OPENING WIDTH, TYPICAL

14 LEVEL 1 ENTRY OPENING 8'-0" H, ARCH 1'-0" H TYPICAL

15 SOLAR PV ARRAY SYSTEM. NO MEP PENETRATIONS THIS AREA. SEE ROOF PLAN FOR ADDT'L INFO

16 MANUFACTURED JULIET BALCONY RAILING

17 LED SCONCE, MFR: BEGA LIGHTING 24 373.

B 18 3" ROUND CAST IRON DOWNSPOUT BOOT, 24" H, NO COATING, TYPICAL

EXTERIOR FINISH LEGEND

CEMENT PLASTER (STUCCO)	MFR:	OMEGA PRODUCTS INTERNATIONAL COLORTEK 12 CHENILLE
	FINISH:	SMOOTH
CEMENT TILE ROOF	MFR:	EAGLE ROOFING PRODUCTS
	PROFILE:	CAPISTRANO
	COLOR:	SMC 8820 SANTA CLARA BLEND
WINDOWS	MFR:	REHAU 4500
	COLOR:	MIDNIGHT BLACKBROWN
	FINISH:	SMOOTH
METAL RAILING, GUTTERS, DOWNSPOUTS, GATE	COLOR:	MATCH WINDOW COLOR
STAIN AT ENTRY CLADDING, ENTRY DOORS AND GARAGE DOORS	COLOR:	DARK WOOD STAIN TBD WITH BLACK HARDWARE
PAINT AT EXTERIOR WOOD TRIM, FASCIA, SOFFITS, BRACKETS, REAR ENTRY DOOR	MFR:	BENJAMIN MOORE DARK BROWN TBD

C2K
ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION:	DESCRIPTION:	
B	28 JULY 2021	REVISIONS AFTER PERMIT

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

LICENSED ARCHITECT
KEVIN S. SAUSER
21859
11/30/2019
STATE OF CALIFORNIA

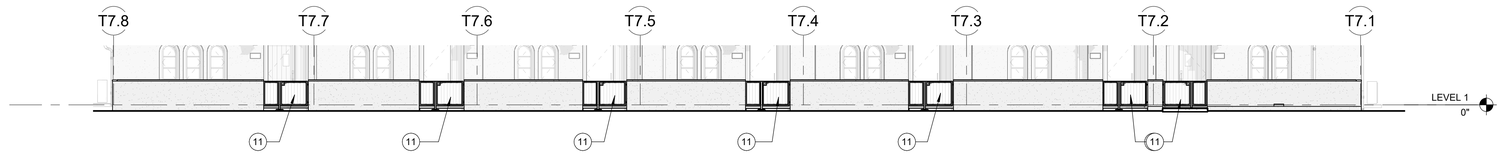
ISSUE FOR PERMIT

SHEET TITLE:
BUILDING R6 EXTERIOR ELEVATIONS

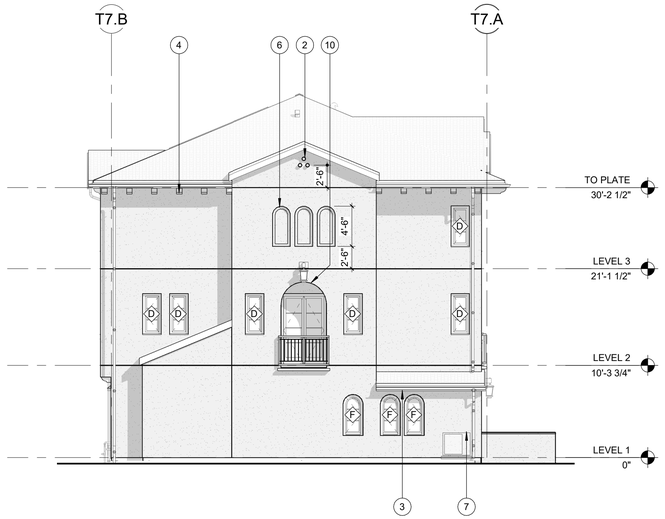
SHEET NO.:
A3 R6 11

C:\Revit_Local\20133_Westport-CENTRAL_jboyd\VFBRA.rvt
7/28/2021 3:28:10 PM

1 / A3 T7 11 T7 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"



2 / A3 T7 11 T7 NORTH EXTERIOR ELEVATION AT PATIO
1/8" = 1'-0"



3 / A3 T7 11 T7 EAST EXTERIOR ELEVATION
1/8" = 1'-0"

GENERAL NOTES - EXT ELEVATIONS

A. CONTRACTOR TO SET AND VERIFY CONTROL POINTS FOR LAYOUT PER CONTRACT DOCUMENTS, NOTIFY ARCHITECT OF ANY DISCREPANCIES.

B. SEE ASSEMBLIES ON SHEET A0 91.

C. SEE DOOR AND WINDOW TYPES ON SHEET A9 51.

D. EXTERIOR WOOD PAINTED P2, TYPICAL, UON.

B E. AT FASTENER PENETRATIONS THRU CEMENT PLASTER INTO SHEATHING, PROVIDE 40 MIL SELF-ADHERED FLASHING AT SHEATHING 2" BEYOND ATTACHMENT PLATE, INCLUDING DOWNSPOUT BRACKETS AND PREDRILL HOLES AND FILL WITH SEALANT, TYPICAL.

KEYED NOTES

1 RECESSED STUCCO ARABESQUE

2 DECORATIVE CLAY VENT (3)

3 6" HALFROUND GUTTER & 3" DIA ROUND DOWNSPOUT

4 DECORATIVE POLYURETHANE CORBEL, 8 X 8 X VARIES, ADHERE TO CEMENT PLASTER AND PROVIDE (2) FASTENERS MIN EA, COUNTERSINK AND PATCH WITH TWO-PART FILLER. PAINT P2

5 RECESSED ILLUMINATED ADDRESS SIGN, 5'-6" AFF, TYP, UON

6 FAUX WINDOW DECORATIVE RECESS

7 HVAC OUTDOOR UNIT, SEE MECHANICAL. PROVIDE CONCRETE HOUSEKEEPING PAD 2" MIN ABOVE ADJACENT GRADE.

8 LED LANTERN, MFR: PROGRESS LIGHTING P6057. MOUNT 6'-8" CLEAR ABOVE ADJ WALKING SURFACE MIN

9 1/2" X 6" T&G WOOD CLADDING, STAIN FINISH. ALIGN WITH DOOR CLADDING, TYP

10 LEVEL 2 BALCONY OPENING 9'-4" H & ARCH HALF OF OPENING WIDTH, TYPICAL

11 GATE

12 LEVEL 1 ENTRY OPENING 8'-0" H, ARCH 1'-0" H TYPICAL

EXTERIOR FINISH LEGEND

CEMENT PLASTER (STUCCO)	MFR:	OMEGA PRODUCTS INTERNATIONAL
		COLORTEK 12 CHENILLE
	FINISH:	SMOOTH
CEMENT TILE ROOF	MFR:	EAGLE ROOFING PRODUCTS
	PROFILE:	CAPISTRANO
	COLOR:	SMC 8820 SANTA CLARA BLEND
WINDOWS	MFR:	REHAU 4500
	COLOR:	MIDNIGHT BLACKBROWN
	FINISH:	SMOOTH
METAL RAILING, GUTTERS, DOWNSPOUTS, GATE	COLOR:	MATCH WINDOW COLOR
STAIN AT ENTRY CLADDING, ENTRY DOORS AND GARAGE DOORS	COLOR:	DARK WOOD STAIN TBD WITH BLACK HARDWARE
PAINT AT EXTERIOR WOOD TRIM, FASCIA, SOFFITS, BRACKETS, REAR ENTRY DOOR	MFR:	BENJAMIN MOORE DARK BROWN TBD

0' 4' 8' 16' 32'

C2K
ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION:	DESCRIPTION:
B 28 JULY 2021	REVISIONS AFTER PERMIT

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC.. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC..

LICENSED ARCHITECT
KEVIN S. SAUSER
OREGON 11859
11/30/2019
STATE OF CALIFORNIA

ISSUE FOR PERMIT

SHEET TITLE:
BUILDING T7 EXTERIOR ELEVATIONS

SHEET NO.:
A3 T7 11

C:\Revit_Local\20133_Westport-CENTRAL_jboyd\VFBRA.rvt
7/28/2021 3:28:16 PM

1 A3 T7 12 T7 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0"

2 A3 T7 12 T7 WEST EXTERIOR ELEVATION
1/8" = 1'-0"

GENERAL NOTES - EXT ELEVATIONS

A. CONTRACTOR TO SET AND VERIFY CONTROL POINTS FOR LAYOUT PER CONTRACT DOCUMENTS, NOTIFY ARCHITECT OF ANY DISCREPANCIES.

B. SEE ASSEMBLIES ON SHEET A0 91.

C. SEE DOOR AND WINDOW TYPES ON SHEET A9 51.

D. EXTERIOR WOOD PAINTED P2, TYPICAL, UON.

E. AT FASTENER PENETRATIONS THRU CEMENT PLASTER INTO SHEATHING, PROVIDE 40 MIL SELF-ADHERED FLASHING AT SHEATHING 2" BEYOND ATTACHMENT PLATE, INCLUDING DOWNSPOUT BRACKETS AND PREDRILL HOLES AND FILL WITH SEALANT, TYPICAL.

KEYED NOTES

1 FAUX WINDOW DECORATIVE RECESS

2 DECORATIVE CLAY VENT (3)

3 6" HALFROUND GUTTER & 3" DIA ROUND DOWNSPOUT

4 DECORATIVE POLYURETHANE CORBEL, 8 X 8 X VARIES. ADHERE TO CEMENT PLASTER AND PROVIDE (2) FASTENERS MIN EA, COUNTERSINK AND PATCH WITH TWO-PART FILLER. PAINT P2

5 RECESSED ILLUMINATED ADDRESS SIGN, 5'-6" AFF, TYP, UON

6 VENT BOX, SINGLE PORT

7 VENT BOX, DOUBLE PORT

8 SOLAR PV ARRAY SYSTEM. NO MEP PENETRATIONS THIS AREA. SEE ROOF PLAN FOR ADDT'L INFO

9 LED SCONCE, MFR: BEGA LIGHTING 24 373.

10 LEVEL 2 BALCONY OPENING 9'-4" H & ARCH HALF OF OPENING WIDTH, TYPICAL

11 3" ROUND CAST IRON DOWNSPOUT BOOT, 24" H, NO COATING, TYPICAL

EXTERIOR FINISH LEGEND

CEMENT PLASTER (STUCCO)	MFR:	OMEGA PRODUCTS INTERNATIONAL COLORTEK 12 CHENILLE
	FINISH:	SMOOTH
CEMENT TILE ROOF	MFR:	EAGLE ROOFING PRODUCTS
	PROFILE:	CAPISTRANO
	COLOR:	SMC 8820 SANTA CLARA BLEND
WINDOWS	MFR:	REHAU 4500
	COLOR:	MIDNIGHT BLACKBROWN
	FINISH:	SMOOTH
METAL RAILING, GUTTERS, DOWNSPOUTS, GATE	COLOR:	MATCH WINDOW COLOR
STAIN AT ENTRY CLADDING, ENTRY DOORS AND GARAGE DOORS	COLOR:	DARK WOOD STAIN TBD WITH BLACK HARDWARE
PAINT AT EXTERIOR WOOD TRIM, FASCIA, SOFFITS, BRACKETS, REAR ENTRY DOOR	MFR:	BENJAMIN MOORE DARK BROWN TBD

0' 4' 8' 16' 32'

C2K ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION:	DESCRIPTION:
B 28 JULY 2021	REVISIONS AFTER PERMIT

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

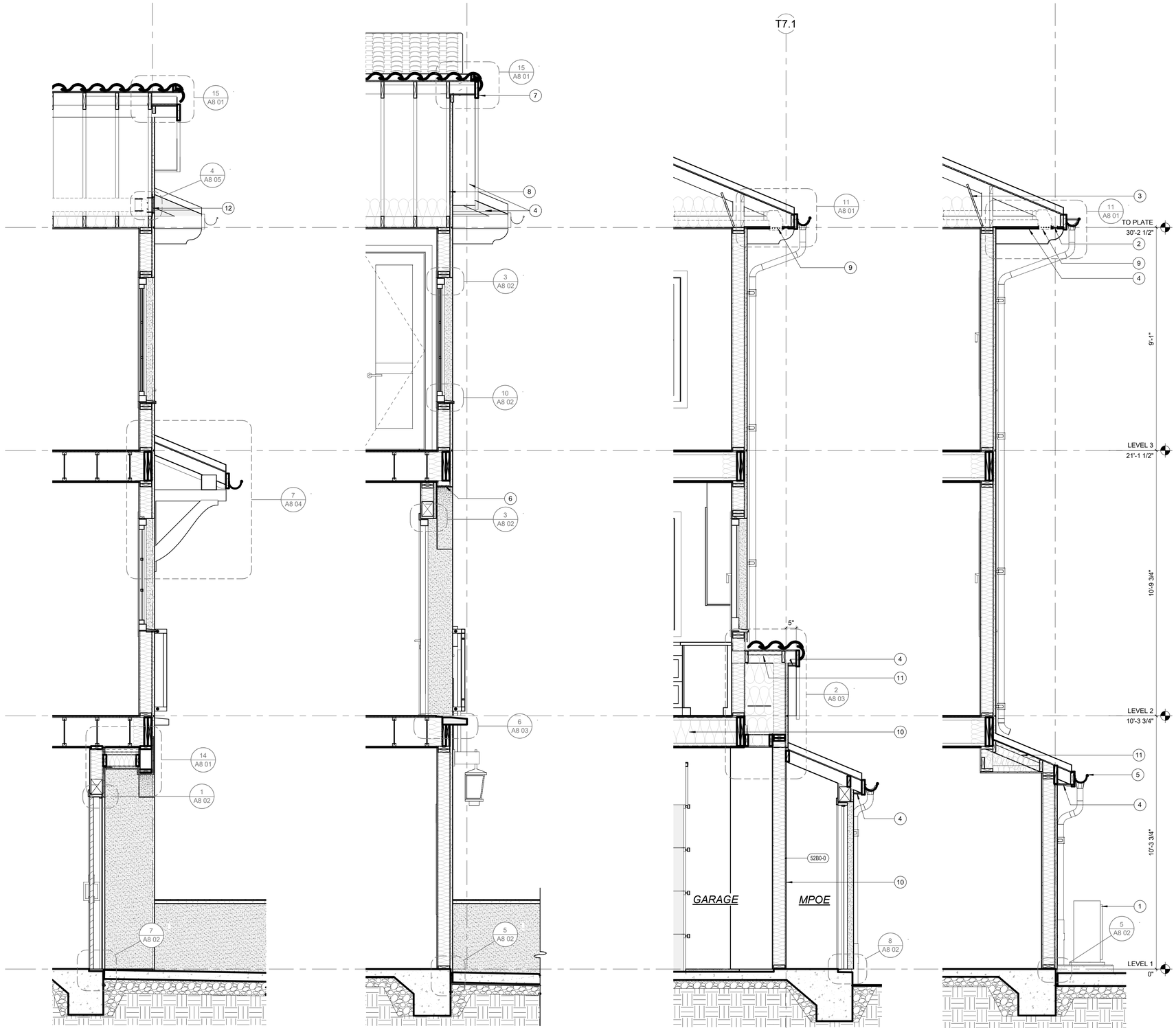
LICENSED ARCHITECT
KEVIN S. SAUSER
C-31859
11/30/2019
STATE OF CALIFORNIA

ISSUE FOR PERMIT

SHEET TITLE:
BUILDING T7 EXTERIOR ELEVATIONS

SHEET NO.:
A3 T7 12

C:\Revit_Local\20133_Westport-CENTRAL_jboyd\VFBRA.rvt
7/28/2021 3:28:22 PM



1 A4 11 WALL SECTION AT TOWNHOUSE RECESSED ENTRY
1/2" = 1'-0"

2 A4 11 WALL SECTION AT TOWNHOUSE RECESSED BALCONY
1/2" = 1'-0"

3 A4 11 WALL SECTION AT TOWNHOUSE MPOE
1/2" = 1'-0"

4 A4 11 WALL SECTION AT TOWNHOUSE UNIT TD
1/2" = 1'-0"

KEYED NOTES

1 HVAC OUTDOOR UNIT, SEE MECHANICAL. PROVIDE CONCRETE HOUSEKEEPING PAD 2" MIN ABOVE ADJACENT GRADE.

2 2" CONTINUOUS SOFFIT VENT

3 3/4" RIGID FOAM INSULATION BAFFLE, FOAM IN PLACE. PROVIDE 3" MIN CLEAR CONTINUOUS AIR FLOW PATHWAY

4 PAINTED T&G PLYWOOD SIDING SOFFIT, 8" GROOVES PERP TO ROOF SLOPE

5 6" HALFROUND GUTTER & 3" DIA ROUND DOWNSPOUT

6 CEMENT PLASTER & SELF-FURRING LATH

7 PAINTED 2X8 WD FASCIA

8 RECESSED STUCCO ARABESQUE

9 SOFFIT VENT AS OCCURS

10 SEAL ALL JOINTS TO PROVIDE CONTINUOUS AIR BARRIER INSIDE GARAGE & MPOE SPACES. PROVIDE INSULATION AT GARAGE & MPOE WALLS AND FLOOR/CEILING WHERE ADJACENT TO INTERIOR.

11 PROVIDE 2" FOAMED-IN-PLACE INSULATION AT UNDERSIDE OF SHEATHING, FILL REMAINING SPACE WITH THERMAL BATTING, TYPICAL AT UNVENTED ATTIC AND SOFFITTED SPACES.

12 VENT BOX, SINGLE PORT

C2K
ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION: DESCRIPTION:

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC.. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC..

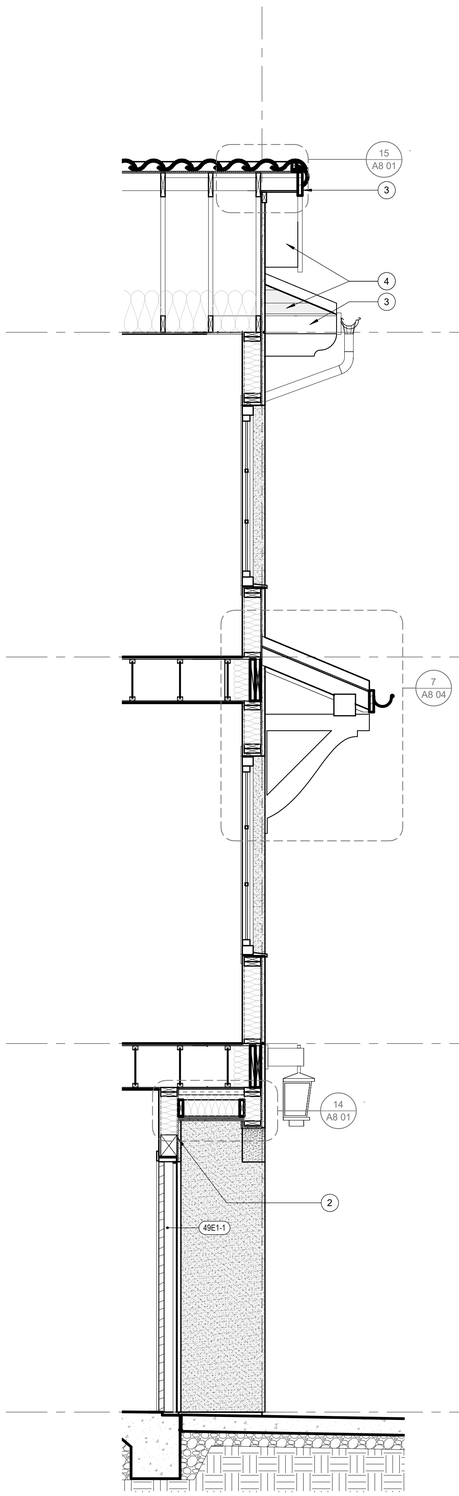
LICENSED ARCHITECT
KEVIN S. SAUSER
C31859
11/30/2019
STATE OF CALIFORNIA

ISSUE FOR PERMIT

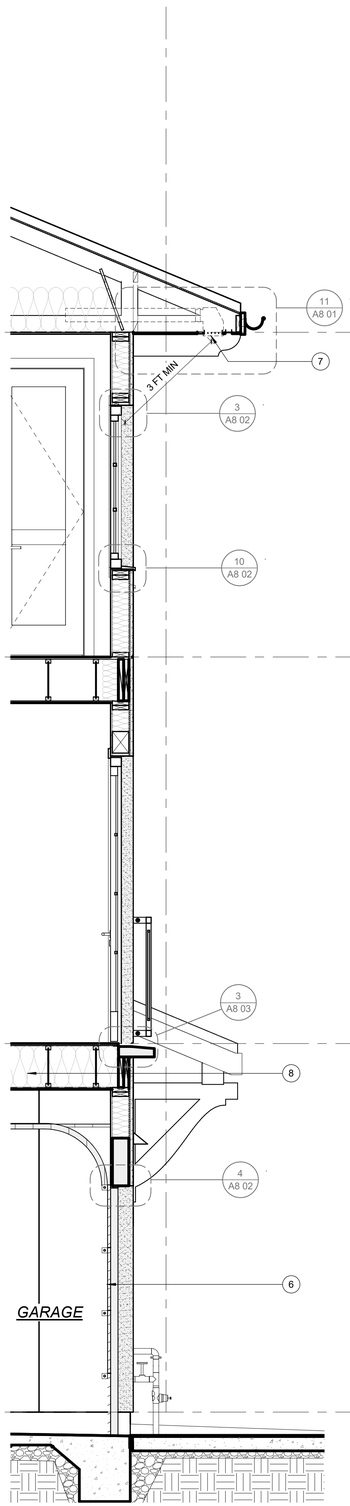
SHEET TITLE:
WALL SECTIONS

SHEET NO.:
A4 11

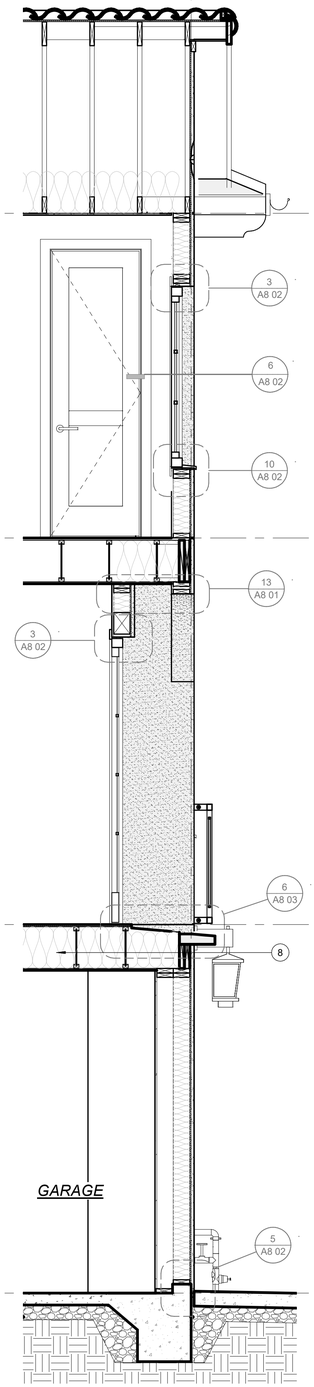
C:\Revit_Local\20133_Westport-CENTRAL_jboyd\VFBRA.rvt
7/28/2021 3:28:27 PM



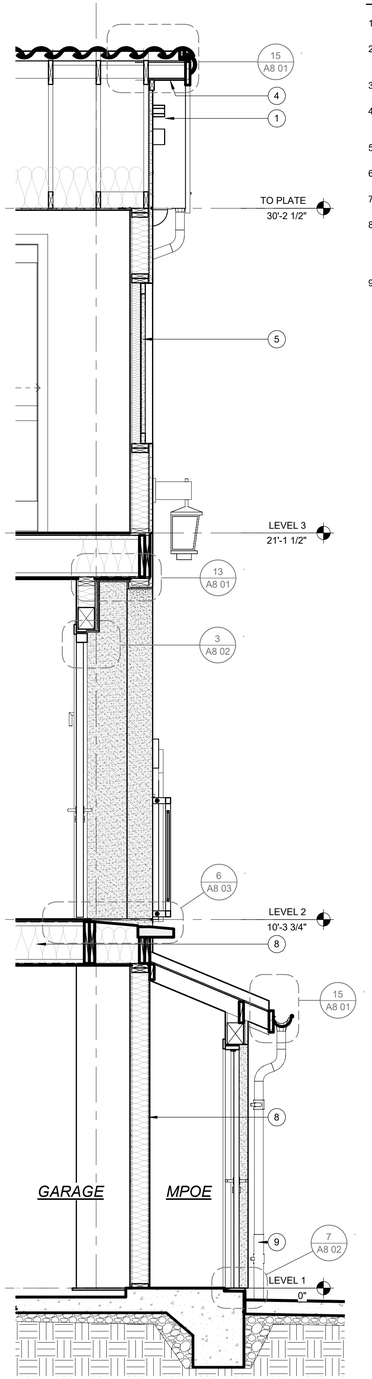
1 A4 12 WALL SECTION AT ROWHOUSE RECESSED ENTRY
1/2" = 1'-0"



2 A4 12 WALL SECTION AT ROWHOUSE FLUSH BALCONY
1/2" = 1'-0"



3 A4 12 WALL SECTION AT ROWHOUSE RECESSED BALCONY
1/2" = 1'-0"



4 A4 12 WALL SECTION AT ROWHOUSE MPOE
1/2" = 1'-0"

KEYED NOTES

1 DECORATIVE CLAY VENT (3)

2 1/2" X 6" T&G WOOD CLADDING, STAIN FINISH. ALIGN WITH DOOR CLADDING, TYP

3 PAINTED 2X8 WD FASCIA

4 PAINTED T&G PLYWOOD SIDING SOFFIT, 8" GROOVES PERP TO ROOF SLOPE

5 FAUX WINDOW DECORATIVE RECESS

6 OVERHEAD SECTIONAL GARAGE DOOR

7 SOFFIT VENT AS OCCURS

8 SEAL ALL JOINTS TO PROVIDE CONTINUOUS AIR BARRIER INSIDE GARAGE & MPOE SPACES. PROVIDE INSULATION AT GARAGE & MPOE WALLS AND FLOOR/CEILING WHERE ADJACENT TO INTERIOR.

9 6" HALFROUND GUTTER & 3" DIA ROUND DOWNSPOUT

C2K ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION: DESCRIPTION:

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

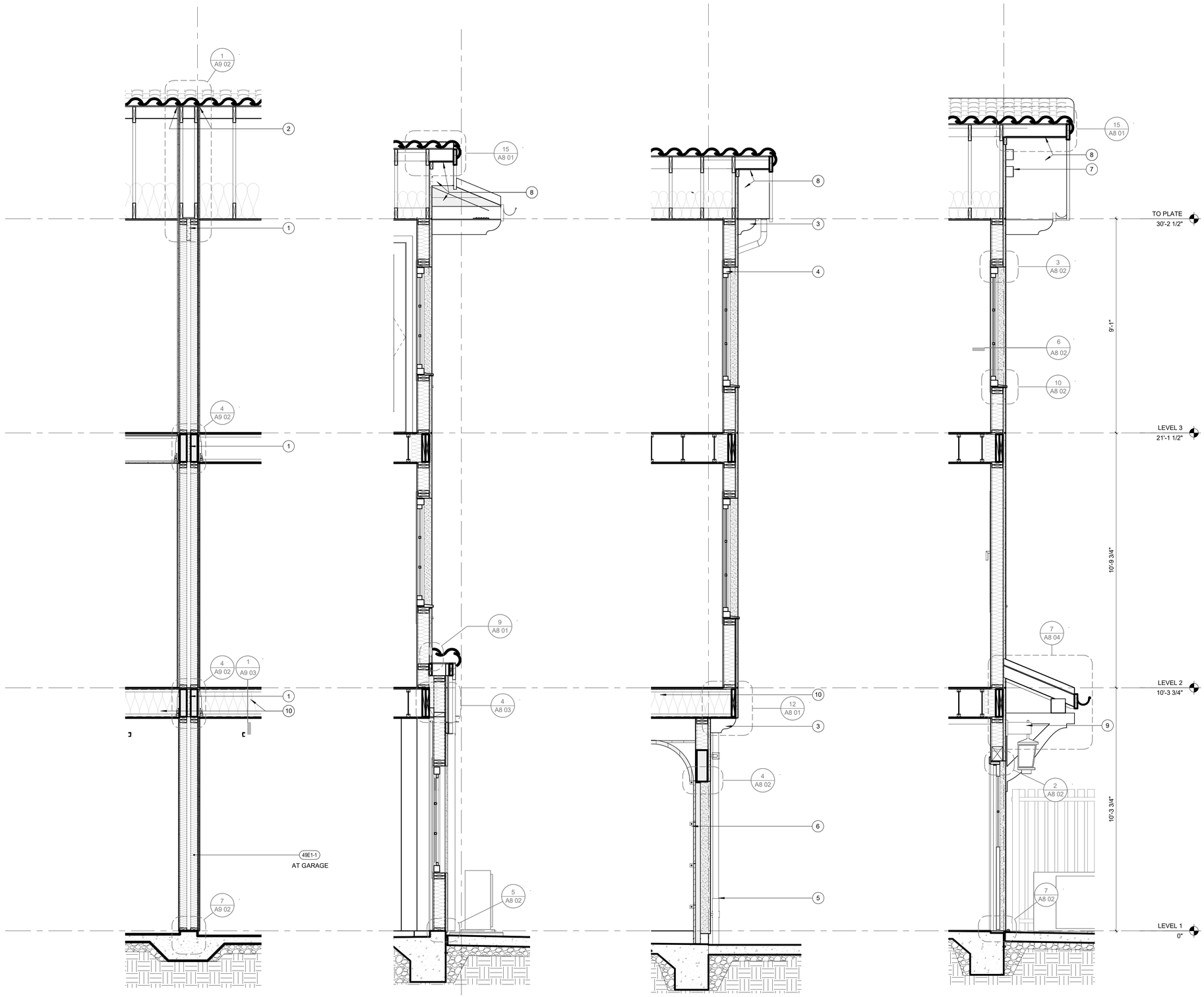
LICENSED ARCHITECT
KEVIN S. SAUSER
21859
11/30/2019
STATE OF CALIFORNIA

ISSUE FOR PERMIT

SHEET TITLE:
WALL SECTIONS

SHEET NO.:
A4 12

C:\Revit_Local\20133_Westport-CENTRAL_jboyd\VFBRA.rvt
7/28/2021 3:28:31 PM



1 A4 13 WALL SECTION AT DEMISING WALL
1/2" = 1'-0"

2 A4 13 WALL SECTION - TOWNHOUSE SHED ROOF
1/2" = 1'-0"

3 A4 13 WALL SECTION AT TOWNHOUSE GARAGE
1/2" = 1'-0"

4 A4 13 WALL SECTION AT ROWHOUSE BACK DOOR
1/2" = 1'-0"

KEYED NOTES

1 FIREBLOCKING BATTS OR FIREBLOCKING MATERIAL PER CRC R302.11.1. (VERTICALLY AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET)

2 EXTEND GYP BD TIGHT TO ROOF SHEATHING

3 DECORATIVE POLYURETHANE CORBEL, 8 X 8 X VARIES. ADHERE TO CEMENT PLASTER AND PROVIDE (2) FASTENERS MIN EA, COUNTERSINK AND PATCH WITH TWO-PART FILLER. PAINT P2

4 VINYL WINDOW

5 6" HALFROUND GUTTER & 3" DIA ROUND DOWNSPOUT

6 OVERHEAD SECTIONAL GARAGE DOOR

7 DECORATIVE CLAY VENT (3)

8 PAINTED T&G PLYWOOD SIDING SOFFIT, 8" GROOVES PERP TO ROOF SLOPE

9 LED LANTERN, MFR: PROGRESS LIGHTING P6057. MOUNT 6'-8" CLEAR ABOVE ADJ WALKING SURFACE MIN

10 SEAL ALL JOINTS TO PROVIDE CONTINUOUS AIR BARRIER INSIDE GARAGE & MPOE SPACES. PROVIDE INSULATION AT GARAGE & MPOE WALLS AND FLOOR/CEILING WHERE ADJACENT TO INTERIOR.

C2K
ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION:	DESCRIPTION:

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

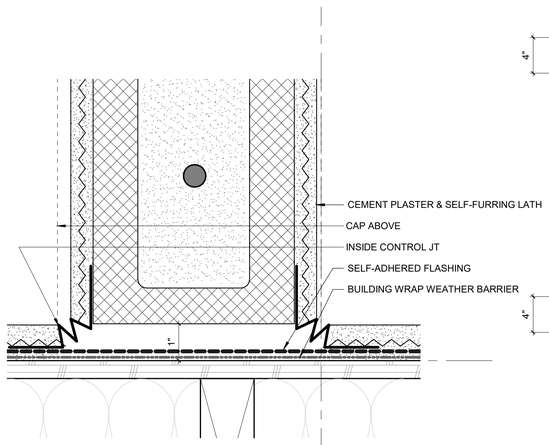
LICENSED ARCHITECT
KEVIN S. SAUSER
21859
11/30/2019
STATE OF CALIFORNIA

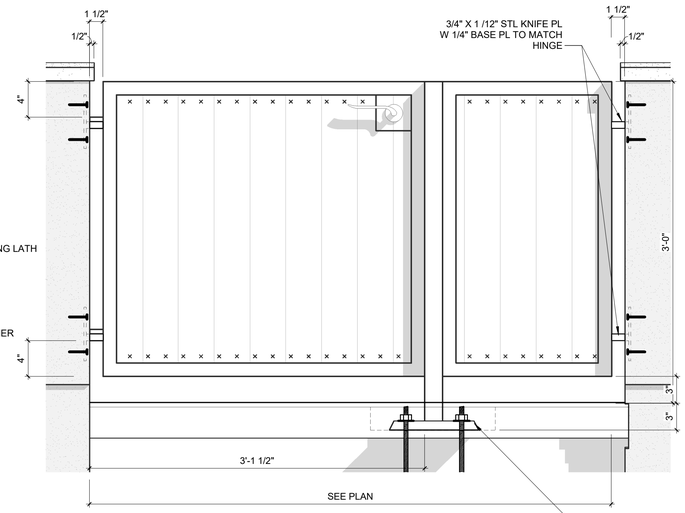
ISSUE FOR PERMIT

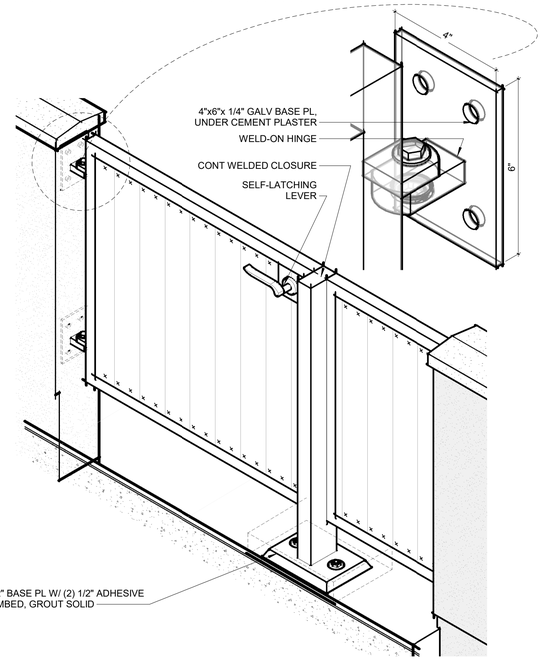
SHEET TITLE:
WALL SECTIONS

SHEET NO.:
A4 13

C:\Revit_Local\20133_Westport-CENTRAL_jboydVFBRA.rvt
7/28/2021 3:28:35 PM



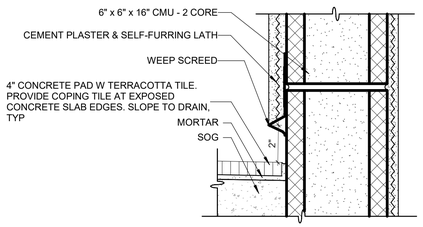




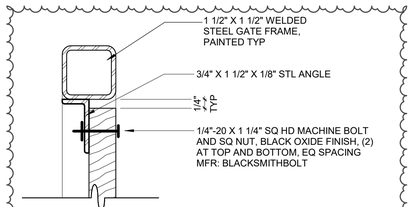
SIM

1 A5 12 PATIO WALL AT BUILDING
6" = 1'-0"

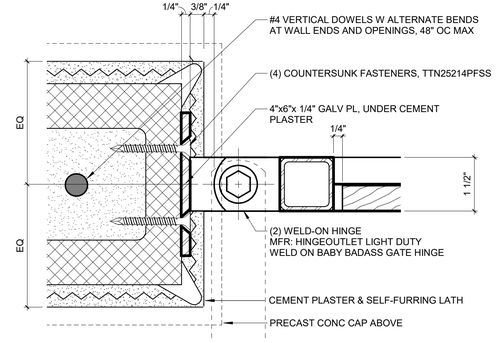
2 A5 12 PATIO GATE
1 1/2" = 1'-0"



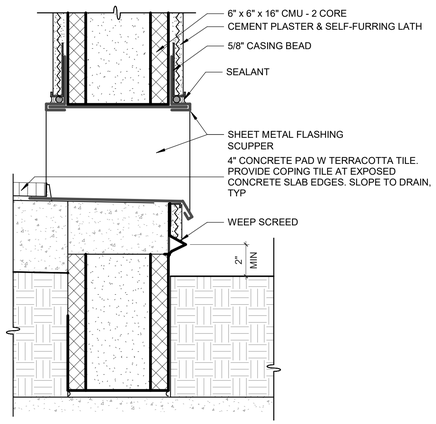
3 A5 12 PATIO WALL BASE, TYP
3" = 1'-0"



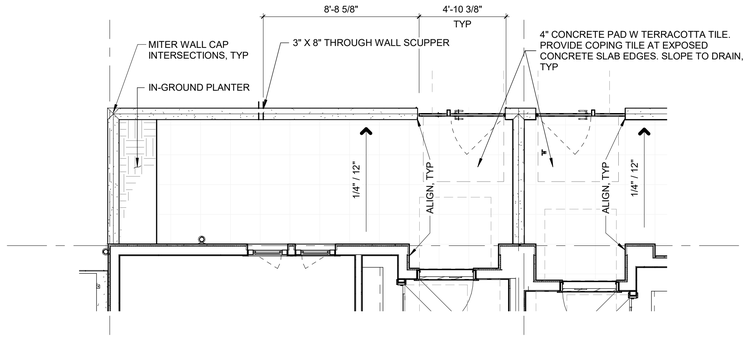
4 A5 12 GATE FRAME
6" = 1'-0"



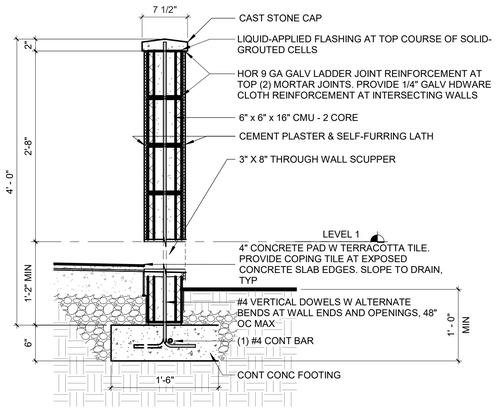
5 A5 12 GATE HINGE DETAIL
6" = 1'-0"



6 A5 12 THROUGH WALL FLASHING AT DRAINAGE WEEP
3" = 1'-0"



7 A5 12 ENLARGED PLAN AT PATIO, TYPICAL
1/4" = 1'-0"



8 A5 12 PATIO WALL SECTION
1" = 1'-0"

ISSUE FOR PERMIT

C2K
ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD
CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION:	DESCRIPTION:
B 28 JULY 2021	REVISIONS AFTER PERMIT

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

LICENSED ARCHITECT
KEVIN S. SAUSER
21859
REG.
11/30/2019
STATE OF CALIFORNIA

SHEET TITLE:
PATIO ENLARGED PLAN & DETAILS

SHEET NO.:
A5 12

C:\Revit_Local\20133_Westport-CENTRAL_jboydVFBRA.rvt
7/28/2021 3:28:39 PM

GENERAL NOTES - UNIT PLANS

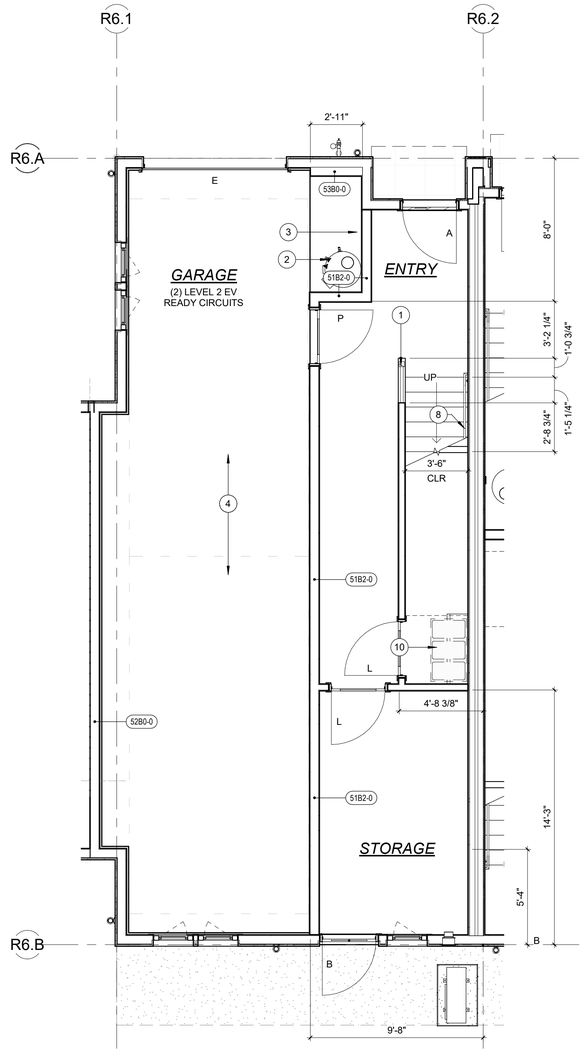
A. CONTRACTOR TO SET AND VERIFY CONTROL POINTS FOR LAYOUT PER CONTRACT DOCUMENTS, NOTIFY ARCHITECT OF ANY DISCREPANCIES.

B. INTERIOR WALL TYPE TAGS - SEE SHEET A0 91
DOOR TYPES - SEE SHEET A9 51

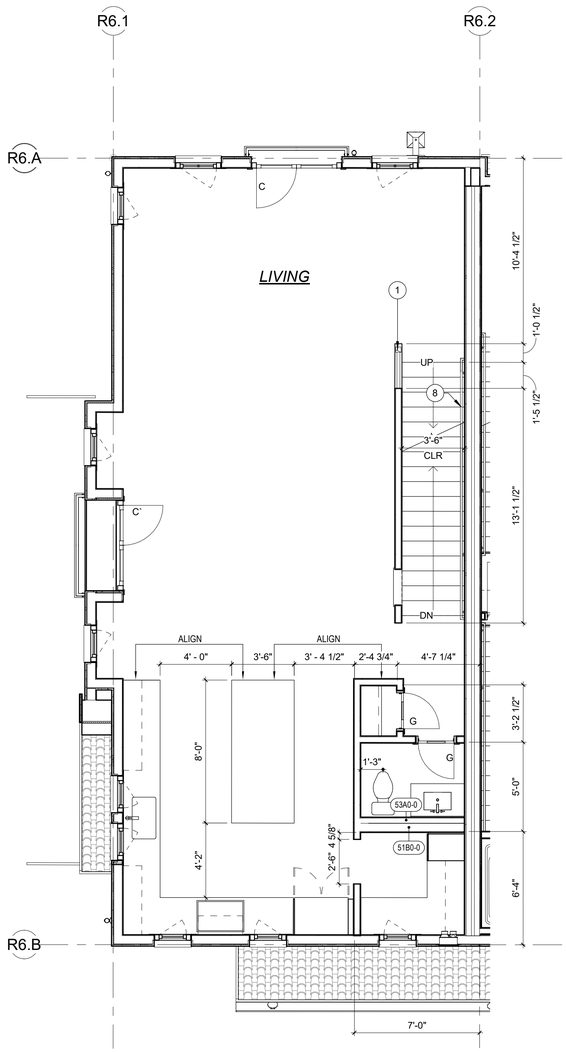
C. TYPICAL INTERIOR WALL PARTITIONS ARE 51A0-0, UON

D. TYPICAL CEILING HEIGHTS UON (GYP AT BOT OF JOIST):
LEVEL 1 = 9'-0"
LEVEL 2 = 9'-6"
LEVEL 3 = 9'-0"

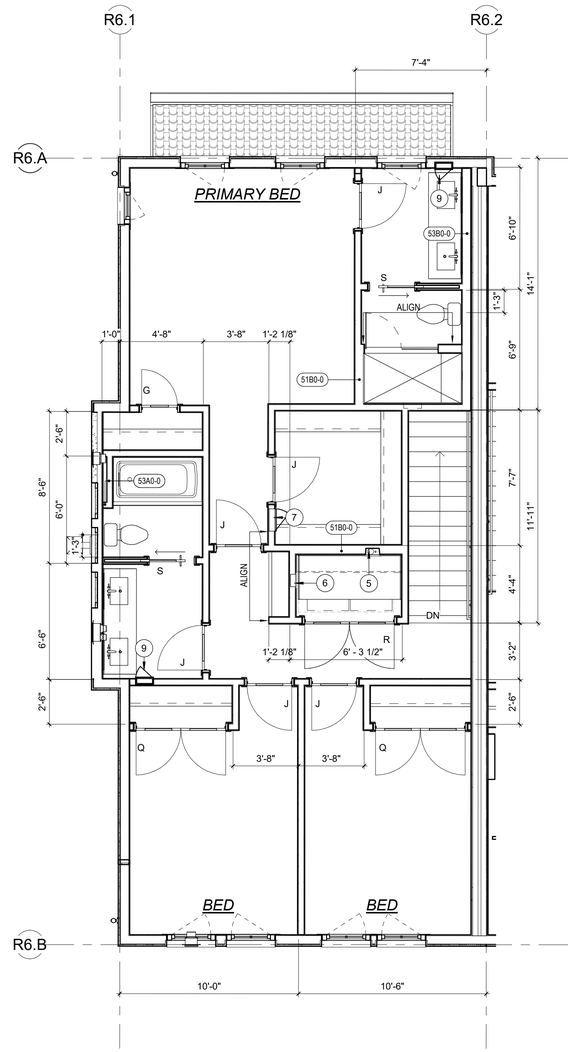
E. "LEVEL 2 EV READY CIRCUIT" MEANS A PARKING SPACE SERVED BY A COMPLETE ELECTRIC CIRCUIT WITH 208/240 VOLT, 40-AMPERE CAPACITY INCLUDING ELECTRICAL PANEL CAPACITY, OVERPROTECTION DEVICE, A MINIMUM 1" DIAMETER RACEWAY, WIRING, AND A RECEPTACLE LABELLED "ELECTRIC VEHICLE OUTLET" WITH AT LEAST A 1/2 INCH FONT ADJACENT TO THE PARKING SPACE



1 A6 RA 11 UNIT TYPE RA LEVEL 1 ENLARGED FLOOR PLAN
1/4" = 1'-0"



2 A6 RA 11 UNIT TYPE RA LEVEL 2 ENLARGED FLOOR PLAN
1/4" = 1'-0"



3 A6 RA 11 UNIT TYPE RA LEVEL 3 ENLARGED FLOOR PLAN
1/4" = 1'-0"

KEYED NOTES

1 DECORATIVE METAL GUARD

2 HEAT PUMP HOT WATER HEATER. SEE SEISMIC RESTAINT REQ'S DETAIL AT 1/PD1.

3 (9) DESIGNATED UNITS SHOWN HATCHED SHALL COMPLY WITH CBC1102A.3.1 MULTISTORY APARTMENT OR CONDOMINIUM DWELLINGS IN BUILDINGS WITH NO ELEVATOR.

4 10' x 20' PARKING SPACE, UNOBSTRUCTED BETWEEN SIX INCHES AND SIX FEET AFF

5 DRYER VENT BOX

6 WASHING MACHINE OUTLET/DRAIN BOX

7 LOW VOLTAGE CABINET

8 WD HANDRAIL. RETURN TO WALL, TYP.

9 RECESSED MEDICINE CABINET (120V). MOUNT 3'-6" AFF

10 24" x 42" AREA FOR 3-BIN TRASH/RECYCLING/COMPOST

0' 4' 8' 16' 32'

C2K
ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD
CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION: DESCRIPTION:

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

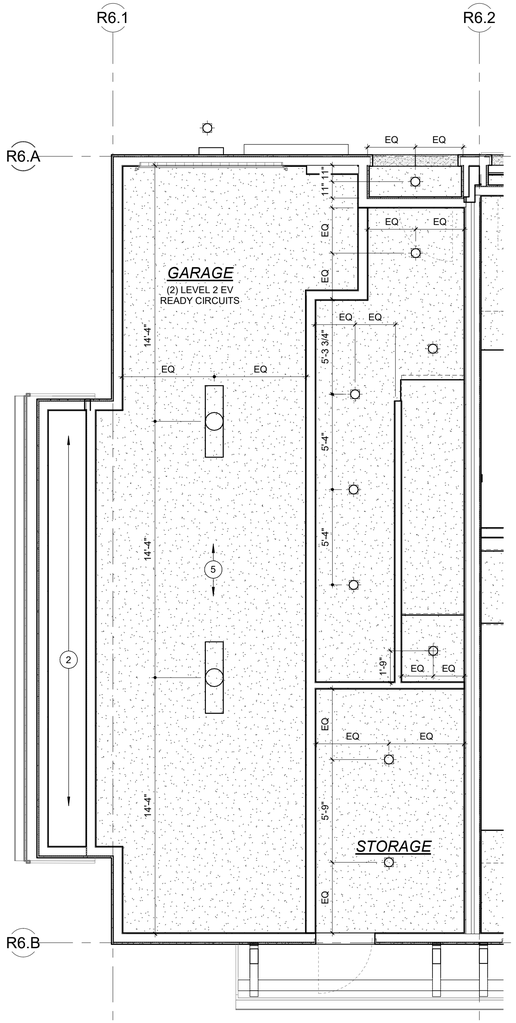
LICENSED ARCHITECT
KEVIN S. SAUSER
C31859
Exp. 11/30/2019
STATE OF CALIFORNIA

ISSUE FOR PERMIT

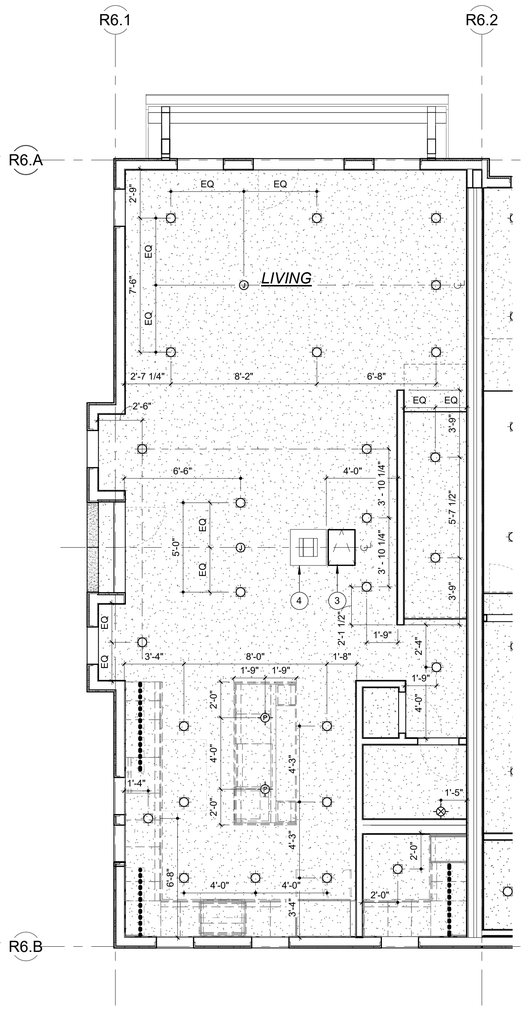
SHEET TITLE:
UNIT TYPE RA FLOOR PLANS

SHEET NO.:
A6 RA 11

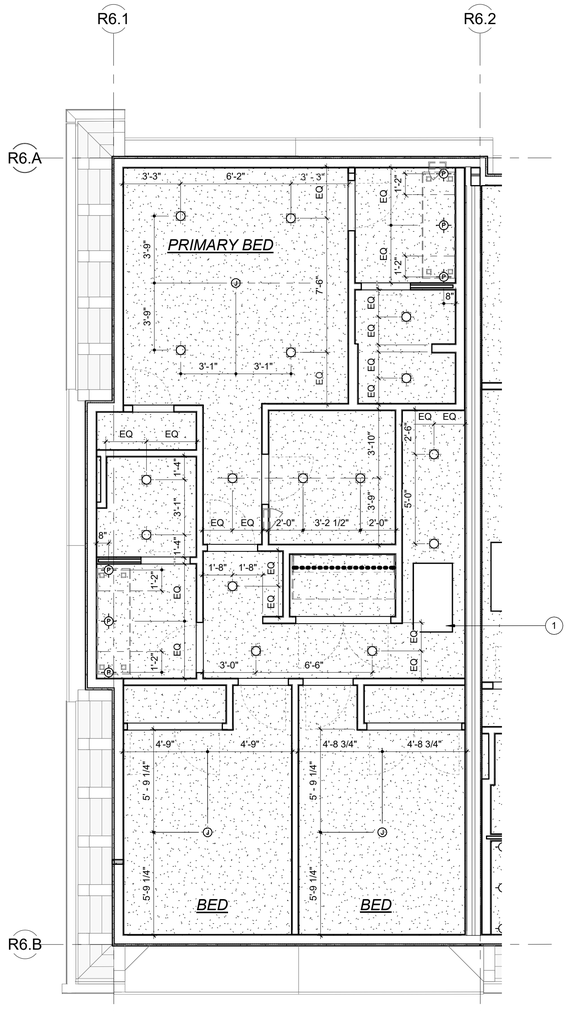
C:\Revit_Local\20133_Westport-CENTRAL_jboyd\VFBRA.rvt
7/28/2021 3:28:44 PM



1 A6 RA 12 UNIT TYPE RA LEVEL 1 REFLECTED CEILING PLAN
1/4" = 1'-0"



2 A6 RA 12 UNIT TYPE RA LEVEL 2 REFLECTED CEILING PLAN
1/4" = 1'-0"



3 A6 RA 12 UNIT TYPE RA LEVEL 3 REFLECTED CEILING PLAN
1/4" = 1'-0"

0' 4' 8' 16' 32'

GENERAL NOTES - UNIT PLANS

A. CONTRACTOR TO SET AND VERIFY CONTROL POINTS FOR LAYOUT PER CONTRACT DOCUMENTS, NOTIFY ARCHITECT OF ANY DISCREPANCIES.

B. INTERIOR WALL TYPE TAGS - SEE SHEET A0 91
DOOR TYPES - SEE SHEET A9 51

C. TYPICAL INTERIOR WALL PARTITIONS ARE 51A0-0, UON

D. TYPICAL CEILING HEIGHTS UON (GYP AT BOT OF JOIST):
LEVEL 1 = 9'-0"
LEVEL 2 = 9'-6"
LEVEL 3 = 9'-0"

E. "LEVEL 2 EV READY CIRCUIT" MEANS A PARKING SPACE SERVED BY A COMPLETE ELECTRIC CIRCUIT WITH 208/240 VOLT, 40-AMPERE CAPACITY INCLUDING ELECTRICAL PANEL CAPACITY, OVERPROTECTION DEVICE, A MINIMUM 1" DIAMETER RACEWAY, WIRING, AND A RECEPTACLE LABELLED "ELECTRIC VEHICLE OUTLET" WITH AT LEAST A 1/2 INCH FONT ADJACENT TO THE PARKING SPACE

REFLECTED CEILING PLAN LEGEND

- LED LIGHT, RECESSED
- LED LIGHT, SURFACE MOUNT
- LED LIGHT, WALL MOUNT
- PENDANT LIGHT FIXTURE, CEILING MOUNT
  VERIFY LOCATION AND HEIGHT WITH OWNER
- 1X4 LED STRIP LIGHT
- LED LIGHT, WALL MOUNT
- UNDER CABINET LIGHTING

KEYED NOTES

1 PULL-DOWN ATTIC ACCESS STAIR

2 MPOE ROOM OPEN TO ROOF FRAMING ABOVE, TYP

3 18" X 24" FRAMELESS GYPSUM BOARD ACCESS PANEL

4 HVAC CEILING CASSETTE INDOOR UNIT, SEE MECHANICAL

5 PROVIDE NOT LESS THAN 5/8-INCH TYPE X GYPSUM BOARD OR EQUIVALENT AT GARAGE CEILING (TABLE R302.6)

C2K
ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD
CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION: DESCRIPTION:

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

LICENSED ARCHITECT
KEVIN S. SAUSER
31859
11/30/2019
STATE OF CALIFORNIA

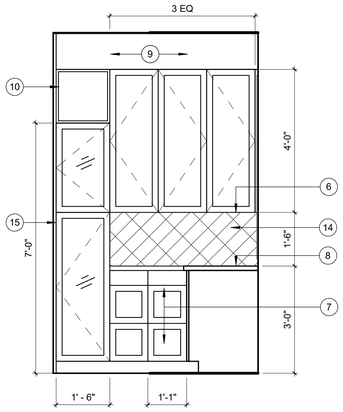
ISSUE FOR PERMIT

SHEET TITLE:
UNIT TYPE RA REFLECTED CEILING PLANS

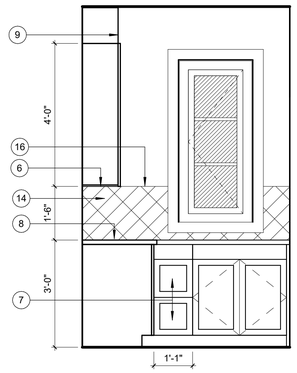
SHEET NO.:
A6 RA 12

C:\Revit_Local\20133_Westport-CENTRAL_jboyd\FBRA.rvt

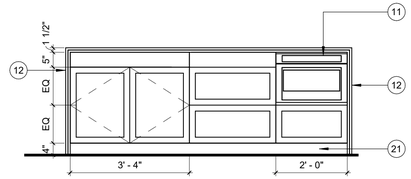
7/28/2021 3:28:47 PM



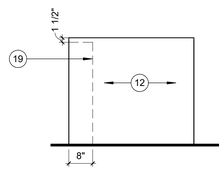
01 A6 RA 14 UNIT RA PANTRY
1/2" = 1'-0"



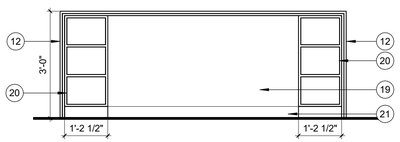
02 A6 RA 14 UNIT RA PANTRY AT WINDOW
1/2" = 1'-0"



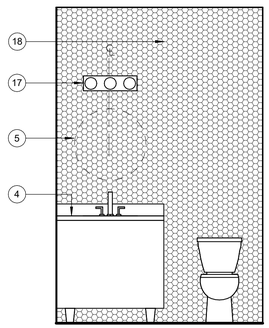
03 A6 RA 14 UNIT RA ISLAND
1/2" = 1'-0"



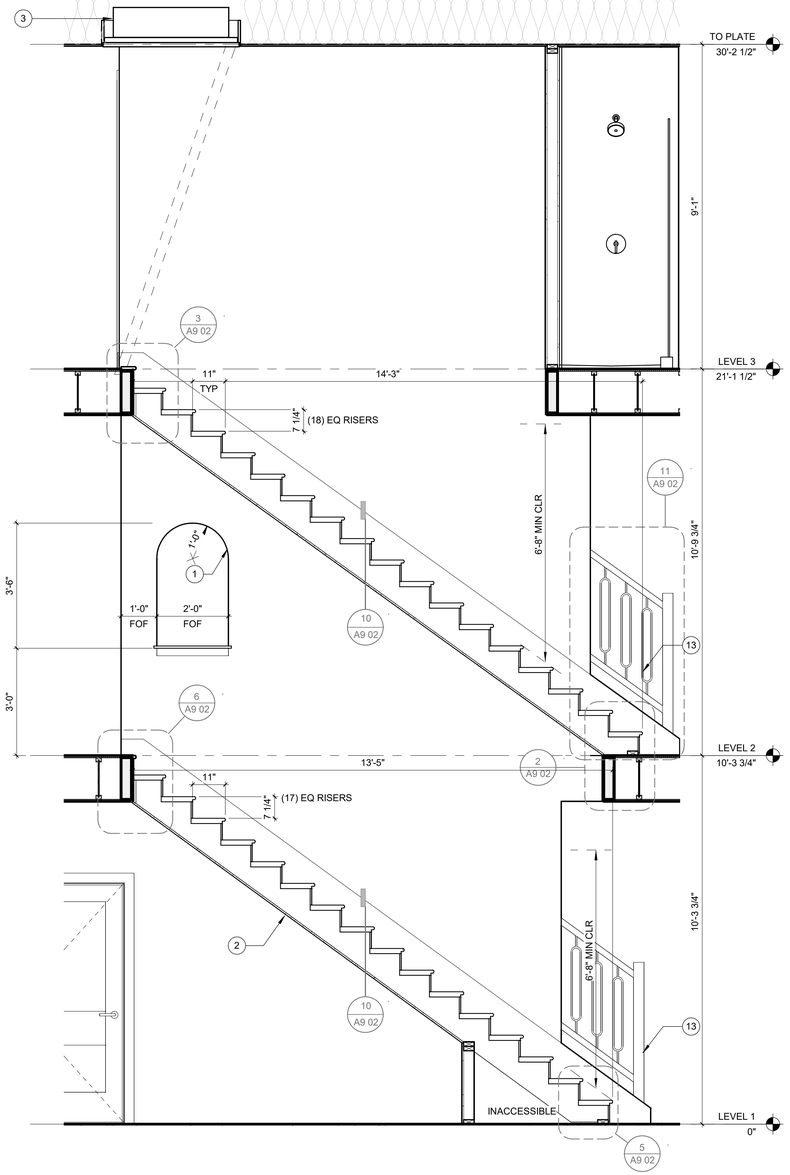
04 A6 RA 14 UNIT RA AT SIDE OF ISLAND
1/2" = 1'-0"



05 A6 RA 14 UNIT RA AT BACK OF ISLAND
1/2" = 1'-0"



06 A6 RA 14 UNIT RA HALF BATH
1/2" = 1'-0"



07 A6 RA 14 UNIT TYPE RA BUILDING SECTION
1/2" = 1'-0"

KEYED NOTES

1	UNFRAMED ARCHED OPENING. PROVIDE TWO-PIECE, 3/4" SOLID WD CAP W/ 1" SILL HORNS AND APRON TO MATCH DOOR TRIM, TYP EA SIDE
2	GYPSUM BOARD UNDER STAIR SURFACE PER CRC R302.7
3	PULL-DOWN ATTIC ACCESS STAIR
4	FREESTANDING VANITY - RETAIL; TBD
5	FRAMED WALL MIRROR, RETAIL TBD
6	UNDER CABINET LIGHTING PER RCP, PROVIDE VALANCE
7	PULL-OUT CORNER DRAWERS
8	1 1/2" SQUARE EDGE SLAB COUNTER TOP
9	FLUSH PANEL TO MATCH CABINETS
10	OPEN SHELF
11	MICROWAVE DRAWER, VERIFY OPENING WITH FINAL APPLIANCE SELECTION
12	QUARTZ SLAB WATERFALL EDGE
13	DECORATIVE METAL GUARD
14	TILE BACKSLPASH PER FINISH SCHEDULE
15	BASE BID IS PANTRY; UPGRADE OPTION FOR BEVERAGE COOLER
16	ALIGN TILE WITH BOTTOM EDGE OF UPPER CABINETS
17	WALL SCONCE LIGHT FIXTURE PER RCP
18	FULL HEIGHT TILE WALL PER FINISH LEGEND
19	8" RECESS FOR STOOLS
20	ADJUSTABLE OPEN SHELVES
21	SOLID WOOD BASE - FLUSH WITH CABINETS

C2K
ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION:	DESCRIPTION:

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

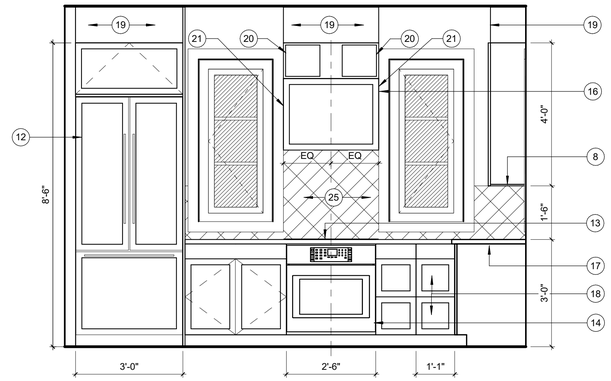
LICENSED ARCHITECT
KEVIN S. SAUSER
21859
11/30/2019
STATE OF CALIFORNIA

ISSUE FOR PERMIT

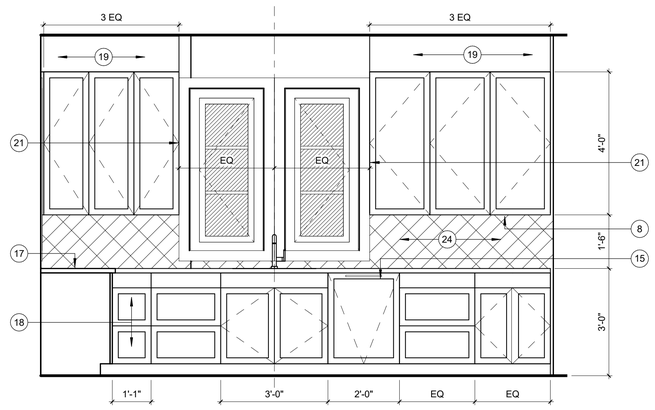
SHEET TITLE:
UNIT TYPE RA STAIR SECTION AND INTERIOR ELEVATIONS

SHEET NO.:
A6 RA 14

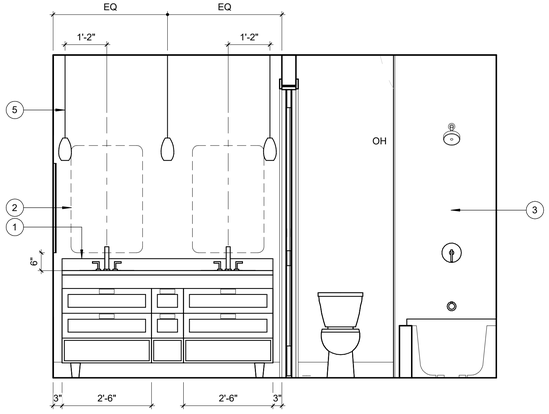
C:\Revit_Local\20133_Westport-CENTRAL_jboyt\VFEBRA.rvt
7/28/2021 3:28:51 PM



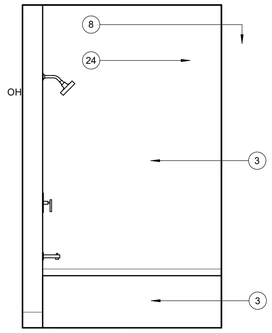
01 A6 RA 15 INTERIOR ELEVATION - UNIT RA AT COOKTOP
1/2" = 1'-0"



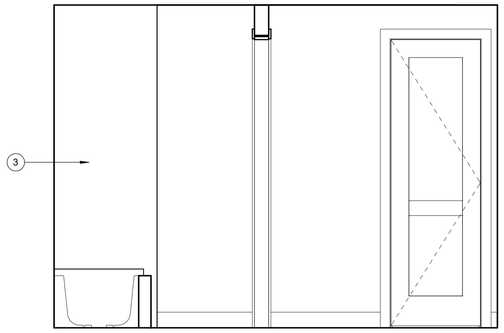
02 A6 RA 15 INTERIOR ELEVATION - UNIT RA AT SINK
1/2" = 1'-0"



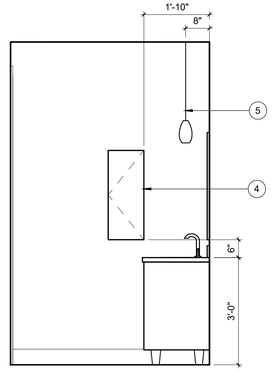
03 A6 RA 15 UNIT RA BATHROOM AT VANITY
1/2" = 1'-0"



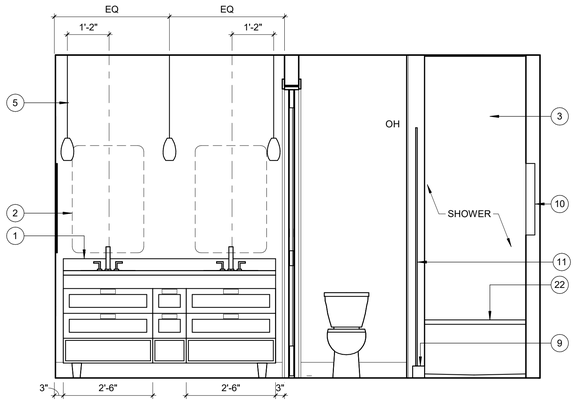
04 A6 RA 15 UNIT RA TUB
1/2" = 1'-0"



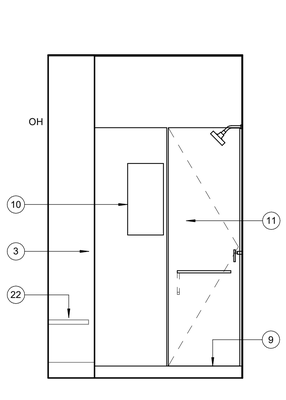
05 A6 RA 15 UNIT RA BATHROOM
1/2" = 1'-0"



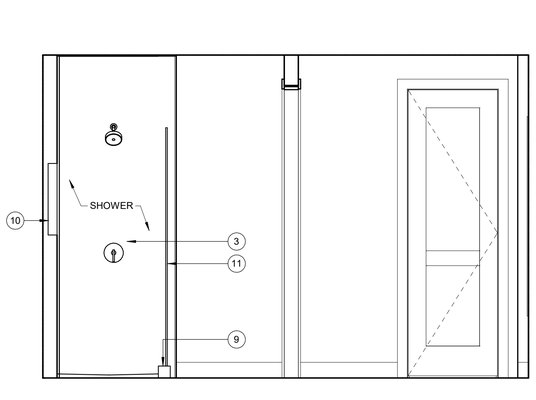
06 A6 RA 15 UNIT RA BATHROOM CABINET
1/2" = 1'-0"



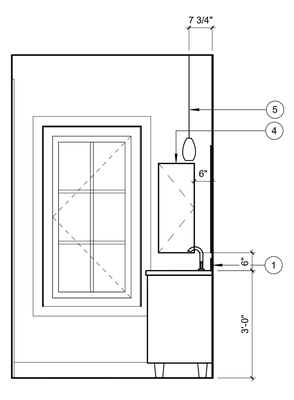
07 A6 RA 15 UNIT RA LEVEL 3 - 1ST BATH VANITY
1/2" = 1'-0"



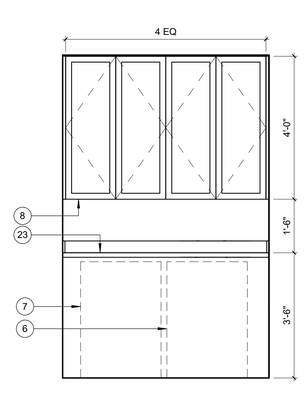
08 A6 RA 15 UNIT RA LEVEL 3 - 1ST BATH SHOWER
1/2" = 1'-0"



09 A6 RA 15 UNIT RA LEVEL 3 - 1ST BATH
1/2" = 1'-0"



10 A6 RA 15 UNIT RA LEVEL 3 - 1ST BATH CABINET
1/2" = 1'-0"



11 A6 RA 15 UNIT RA LAUNDRY CASEWORK
1/2" = 1'-0"

KEYED NOTES

1 QUARTZ SLAB BACKSPLASH

2 FRAMED WALL MIRROR, RETAIL TBD

3 QUARTZ SLAB TUB AND SHOWER SURROUND

4 RECESSED MEDICINE CABINET

5 PENDANT LIGHT FIXTURE PER RCP

6 CLOTHES DRYER, VERIFY OPENING DIMENSIONS WITH FINAL APPLIANCE SELECTION

7 CLOTHES WASHER, VERIFY OPENING DIMENSIONS WITH FINAL APPLIANCE SELECTION

8 UNDER CABINET LIGHTING PER RCP, PROVIDE VALANCE

9 QUARTZ SLAB SHOWER CURB

10 QUARTZ SLAB RECESSED SOAP NICHE 1/4":1' SLOPE

11 FRAMELESS GLASS SHOWER SYSTEM

12 REFRIGERATOR, PROVIDE CUSTOM PANEL TO MATCH CABINETS, VERIFY OPENING DIMENSION WITH FINAL APPLIANCE SELECTION

13 COOK TOP, VERIFY OPENING DIMENSIONS WITH FINAL APPLIANCE SELECTION

14 BUILT IN WALL OVEN, VERIFY OPENING DIMENSION WITH FINAL APPLIANCE SELECTION

15 DISWASHER, PROVIDE CUSTOM PANEL TO MATCH CABINETS, VERIFY OPENING DIMENSIONS WITH FINAL APPLIANCE SELECTION

16 VENT HOOD, LINER WITH CUSTOM SURROUND TO MATCH CABINETS

17 1 1/2" SQUARE EDGE SLAB COUNTER TOP

18 PULL-OUT CORNER DRAWERS

19 FLUSH PANEL TO MATCH CABINETS

20 OPEN SHELF

21 CABINET WIDTH TO EXTEND TO WINDOW TRIM

22 QUARTZ SLAB SHOWER BENCH

23 QUARTZ SLAB COUNTERTOP AND BACKSPLASH

24 TILE BACKSLPASH PER FINISH SCHEDULE

25 FULL HEIGHT TILE BACKSPLASH

C2K ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION: DESCRIPTION:

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

LICENSED ARCHITECT
KEVIN S. SAUSER
31859
11/30/2019
STATE OF CALIFORNIA

ISSUE FOR PERMIT

SHEET TITLE:
UNIT TYPE RA INTERIOR ELEVATIONS

SHEET NO.:
A6 RA 15

C:\Revit_Local\20133_Westport-CENTRAL_jboyd\FEBRA.rvt
7/28/2021 3:28:55 PM

GENERAL NOTES - UNIT PLANS

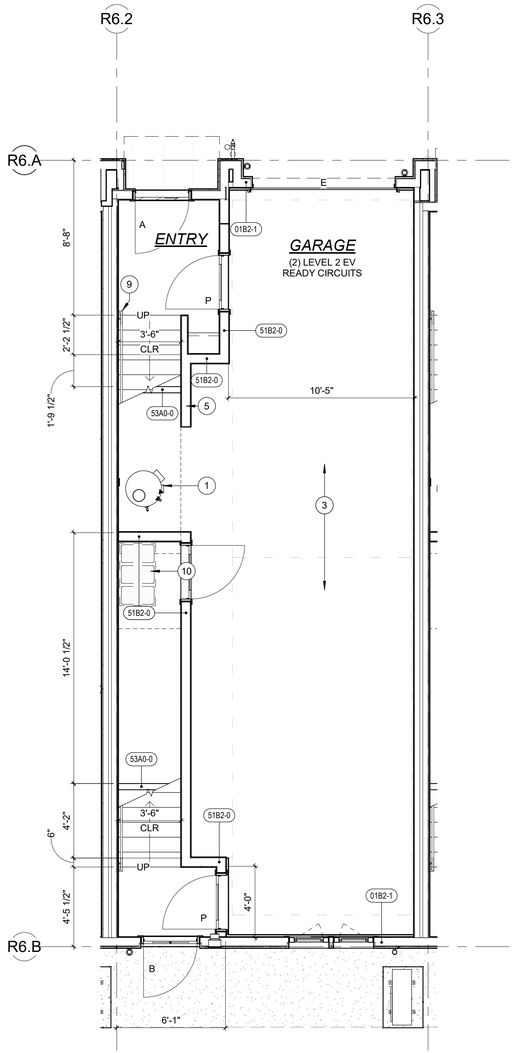
A. CONTRACTOR TO SET AND VERIFY CONTROL POINTS FOR LAYOUT PER CONTRACT DOCUMENTS, NOTIFY ARCHITECT OF ANY DISCREPANCIES.

B. INTERIOR WALL TYPE TAGS - SEE SHEET A0 91
DOOR TYPES - SEE SHEET A9 51

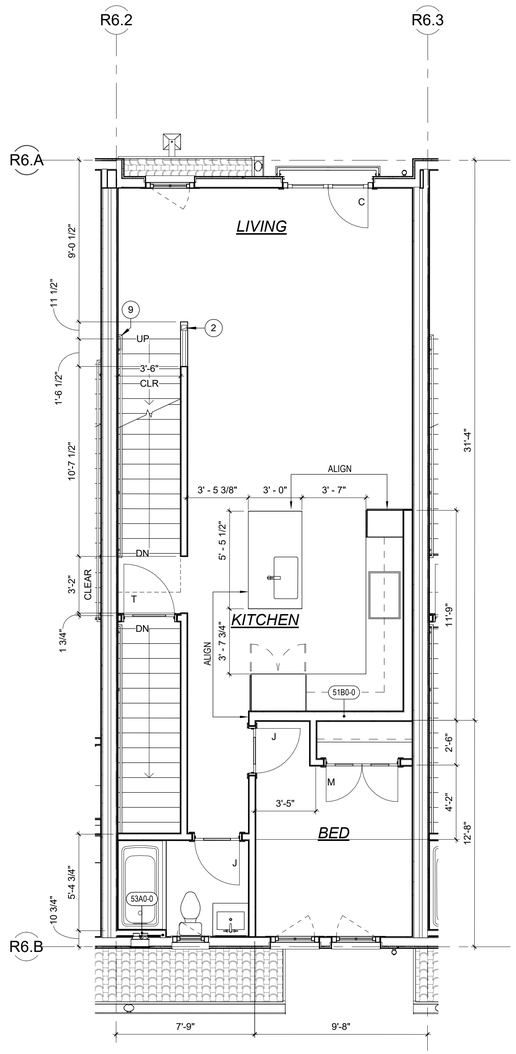
C. TYPICAL INTERIOR WALL PARTITIONS ARE 51A0-0, UON

D. TYPICAL CEILING HEIGHTS UON (GYP AT BOT OF JOIST):
LEVEL 1 = 9'-0"
LEVEL 2 = 9'-6"
LEVEL 3 = 9'-0"

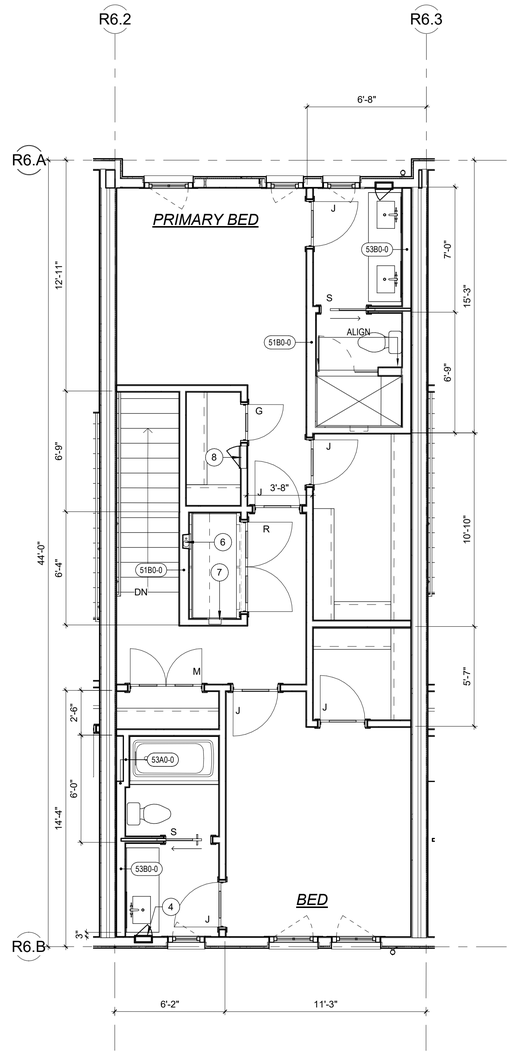
E. "LEVEL 2 EV READY CIRCUIT" MEANS A PARKING SPACE SERVED BY A COMPLETE ELECTRIC CIRCUIT WITH 208/240 VOLT, 40-AMPERE CAPACITY INCLUDING ELECTRICAL PANEL CAPACITY, OVERPROTECTION DEVICE, A MINIMUM 1" DIAMETER RACEWAY, WIRING, AND A RECEPTACLE LABELLED "ELECTRIC VEHICLE OUTLET" WITH AT LEAST A 1/2 INCH FONT ADJACENT TO THE PARKING SPACE



1 A6 RB 21 UNIT TYPE RB LEVEL 1 ENLARGED FLOOR PLAN
1/4" = 1'-0"



2 A6 RB 21 UNIT TYPE RB LEVEL 2 ENLARGED FLOOR PLAN
1/4" = 1'-0"



3 A6 RB 21 UNIT TYPE RB LEVEL 3 ENLARGED FLOOR PLAN
1/4" = 1'-0"

KEYED NOTES

1 HEAT PUMP HOT WATER HEATER. SEE SEISMIC RESTAINT REQ'S DETAIL AT 1/PD1.

2 DECORATIVE METAL GUARD

3 10' x 20' PARKING SPACE, UNOBSTRUCTED BETWEEN SIX INCHES AND SIX FEET AFF

4 RECESSED MEDICINE CABINET (120V). MOUNT 3'-6" AFF

5 EVSE RACEWAY TERMINATION PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE" PER CALIFORNIA GREEN BUILDING STANDARDS CODE 4.106.4.1.1

6 DRYER VENT BOX

7 WASHING MACHINE OUTLET/DRAIN BOX

8 LOW VOLTAGE CABINET

9 WD HANDRAIL. RETURN TO WALL, TYP.

10 24" x 42" AREA FOR 3-BIN TRASH/RECYCLING/COMPOST

0' 4' 8' 16' 32'

C2K
ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD
CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION: DESCRIPTION:

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

LICENSED ARCHITECT
KEVIN S. SAUSER
31859
11/30/2019
STATE OF CALIFORNIA

ISSUE FOR PERMIT

SHEET TITLE:
UNIT TYPE RB FLOOR PLANS

SHEET NO.:
A6 RB 21

C:\Revit_Local\20133_Westport-CENTRAL_jboyd\VFBRA.rvt
7/28/2021 3:28:59 PM

GENERAL NOTES - UNIT PLANS

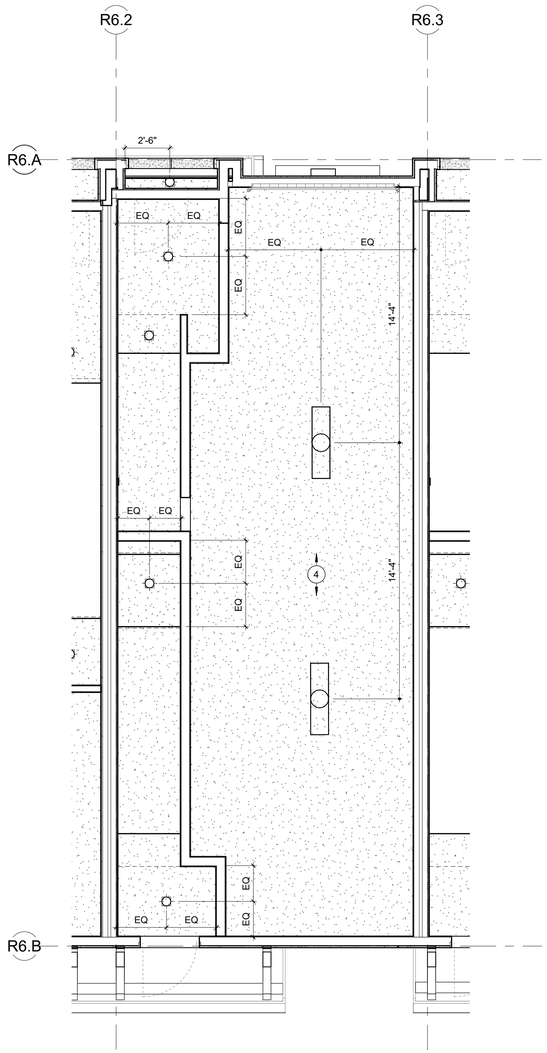
A. CONTRACTOR TO SET AND VERIFY CONTROL POINTS FOR LAYOUT PER CONTRACT DOCUMENTS, NOTIFY ARCHITECT OF ANY DISCREPANCIES.

B. INTERIOR WALL TYPE TAGS - SEE SHEET A0 91
DOOR TYPES - SEE SHEET A9 51

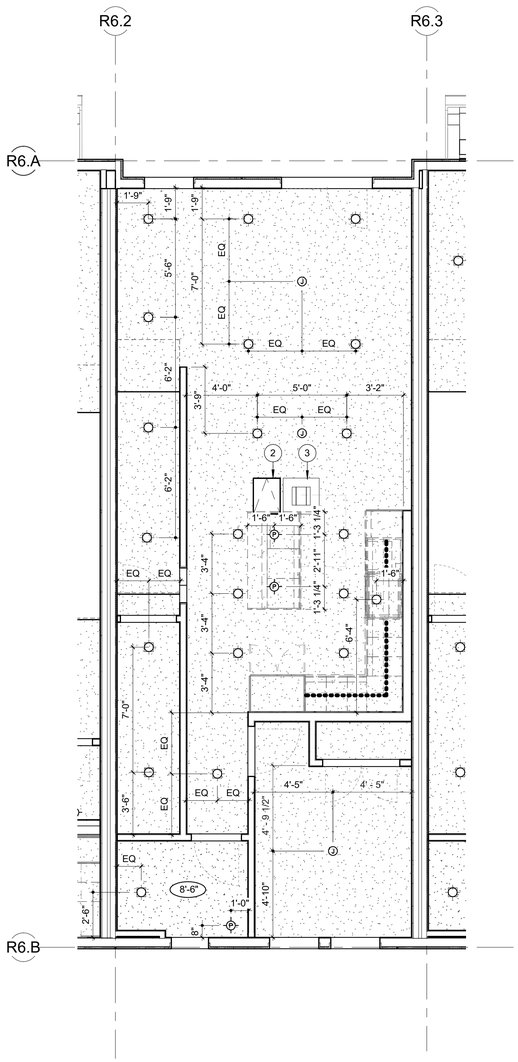
C. TYPICAL INTERIOR WALL PARTITIONS ARE 51A0-0, UON

D. TYPICAL CEILING HEIGHTS UON (GYP AT BOT OF JOIST):
LEVEL 1 = 9'-0"
LEVEL 2 = 9'-6"
LEVEL 3 = 9'-0"

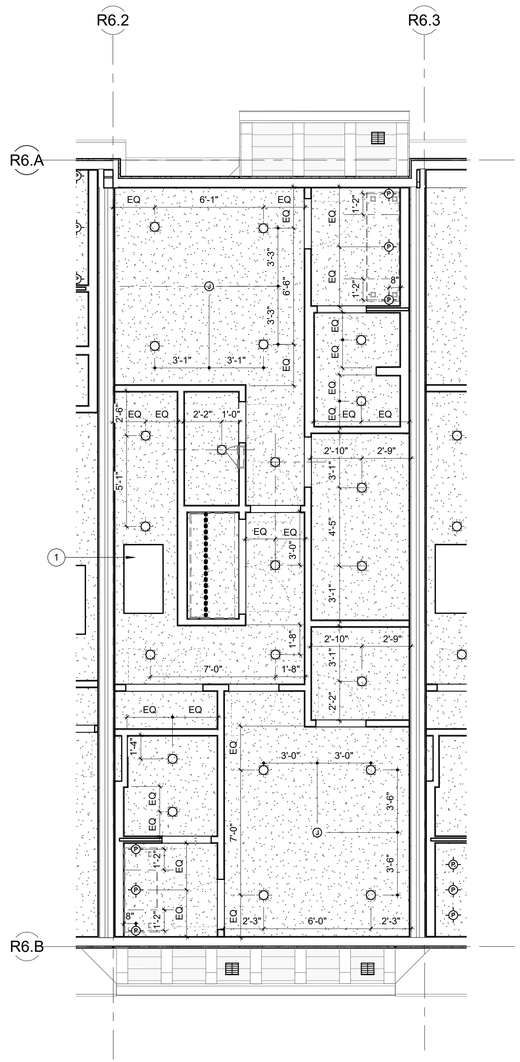
E. "LEVEL 2 EV READY CIRCUIT" MEANS A PARKING SPACE SERVED BY A COMPLETE ELECTRIC CIRCUIT WITH 208/240 VOLT, 40-AMPERE CAPACITY INCLUDING ELECTRICAL PANEL CAPACITY, OVERPROTECTION DEVICE, A MINIMUM 1" DIAMETER RACEWAY, WIRING, AND A RECEPTACLE LABELLED "ELECTRIC VEHICLE OUTLET" WITH AT LEAST A 1/2 INCH FONT ADJACENT TO THE PARKING SPACE



1 A6 RB 22 UNIT TYPE RB LEVEL 1 REFLECTED CEILING PLAN
1/4" = 1'-0"



2 A6 RB 22 UNIT TYPE RB LEVEL 2 REFLECTED CEILING PLAN
1/4" = 1'-0"



3 A6 RB 22 UNIT TYPE RB LEVEL 3 REFLECTED CEILING PLAN
1/4" = 1'-0"

REFLECTED CEILING PLAN LEGEND

- LED LIGHT, RECESSED
- LED LIGHT, SURFACE MOUNT
- LED LIGHT, WALL MOUNT
- PENDANT LIGHT FIXTURE, CEILING MOUNT
  VERIFY LOCATION AND HEIGHT WITH OWNER
- 1X4 LED STRIP LIGHT
- LED LIGHT, WALL MOUNT
- UNDER CABINET LIGHTING

KEYED NOTES

1 PULL-DOWN ATTIC ACCESS STAIR

2 18" X 24" FRAMELESS GYPSUM BOARD ACCESS PANEL

3 HVAC CEILING CASSETTE INDOOR UNIT, SEE MECHANICAL

4 PROVIDE NOT LESS THAN 5/8-INCH TYPE X GYPSUM BOARD OR EQUIVALENT AT GARAGE CEILING (TABLE R302.6)

0' 4' 8' 16' 32'

C2K
ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION: DESCRIPTION:

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

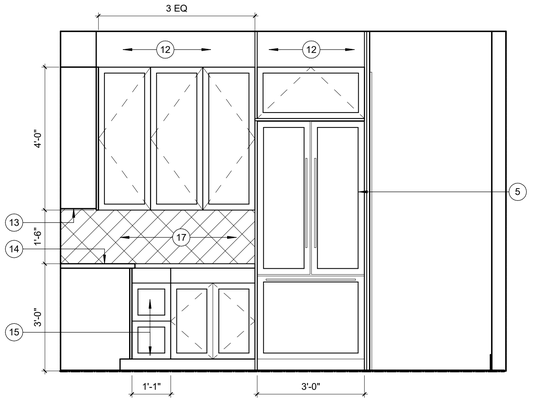
LICENSED ARCHITECT
KEVIN S. SAUSER
23859
REG. 11/30/2019
STATE OF CALIFORNIA

ISSUE FOR PERMIT

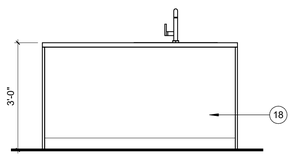
SHEET TITLE:
UNIT TYPE RB REFLECTED CEILING PLANS

SHEET NO.:
A6 RB 22

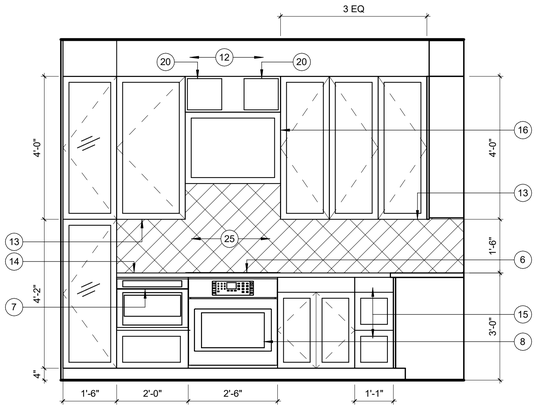
C:\Revit_Local\20133_Westport-CENTRAL_jboyd\VFBRA.rvt
7/28/2021 3:29:02 PM



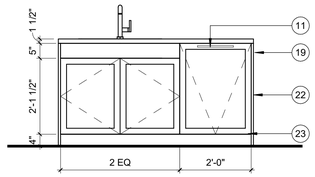
01 A6 RB 24 INTERIOR ELEVATION - UNIT RB AT FRIDGE/FREEZER
1/2" = 1'-0"



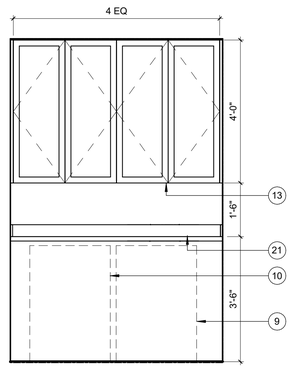
02 A6 RB 24 UNIT RB BACK OF ISLAND
1/2" = 1'-0"



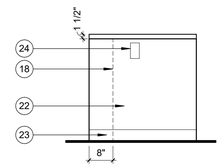
03 A6 RB 24 INTERIOR ELEVATION - UNIT RB AT COOKTOP
1/2" = 1'-0"



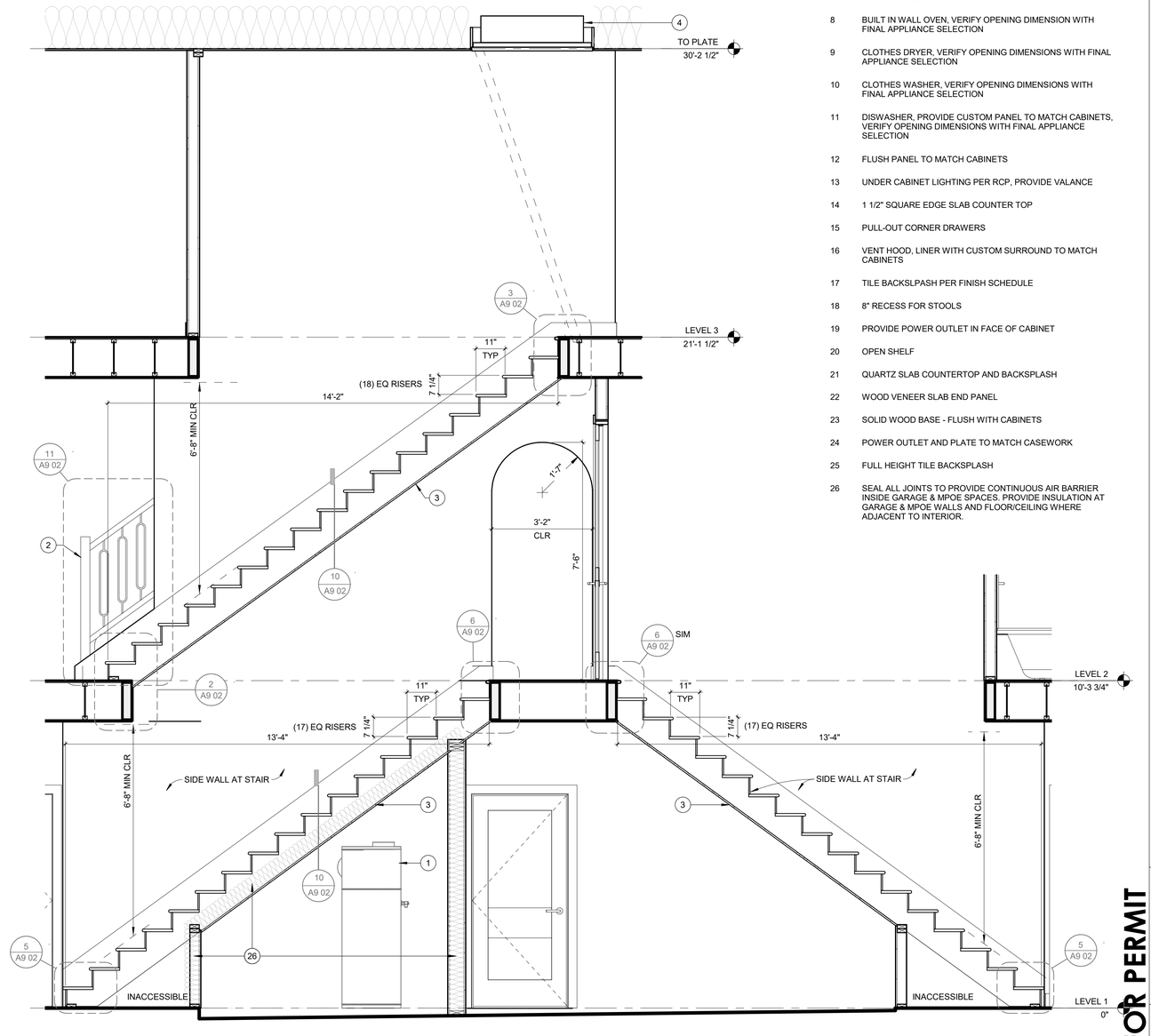
04 A6 RB 24 UNIT RB AT ISLAND
1/2" = 1'-0"



05 A6 RB 24 UNIT RB LEVEL 3 LAUNDRY CASEWORK
1/2" = 1'-0"



06 A6 RB 24 UNIT RB SIDE OF ISLAND
1/2" = 1'-0"



07 A6 RB 24 UNIT TYPE RB STAIR SECTION
1/2" = 1'-0"

GENERAL NOTES - INT ELEVATIONS

A. SEE SHEETS A6 RA 14 & A6 RA 16 FOR TYPICAL DETAIL REFERENCES.

KEYED NOTES

1 HEAT PUMP HOT WATER HEATER. SEE SEISMIC RESTAINT REQ'S DETAIL AT 1/PD1.

2 DECORATIVE METAL GUARD

3 GYPSUM BOARD UNDER STAIR SURFACE PER CRC R302.7

4 PULL-DOWN ATTIC ACCESS STAIR

5 REFRIGERATOR, PROVIDE CUSTOM PANEL TO MATCH CABINETS, VERIFY OPENING DIMENSION WITH FINAL APPLIANCE SELECTION

6 COOK TOP, VERIFY OPENING DIMENSIONS WITH FINAL APPLIANCE SELECTION

7 MICROWAVE DRAWER, VERIFY OPENING WITH FINAL APPLIANCE SELECTION

8 BUILT IN WALL OVEN, VERIFY OPENING DIMENSION WITH FINAL APPLIANCE SELECTION

9 CLOTHES DRYER, VERIFY OPENING DIMENSIONS WITH FINAL APPLIANCE SELECTION

10 CLOTHES WASHER, VERIFY OPENING DIMENSIONS WITH FINAL APPLIANCE SELECTION

11 DISWASHER, PROVIDE CUSTOM PANEL TO MATCH CABINETS, VERIFY OPENING DIMENSIONS WITH FINAL APPLIANCE SELECTION

12 FLUSH PANEL TO MATCH CABINETS

13 UNDER CABINET LIGHTING PER RCP, PROVIDE VALANCE

14 1 1/2" SQUARE EDGE SLAB COUNTER TOP

15 PULL-OUT CORNER DRAWERS

16 VENT HOOD, LINER WITH CUSTOM SURROUND TO MATCH CABINETS

17 TILE BACKSLPASH PER FINISH SCHEDULE

18 8" RECESS FOR STOOLS

19 PROVIDE POWER OUTLET IN FACE OF CABINET

20 OPEN SHELF

21 QUARTZ SLAB COUNTERTOP AND BACKSPLASH

22 WOOD VENEER SLAB END PANEL

23 SOLID WOOD BASE - FLUSH WITH CABINETS

24 POWER OUTLET AND PLATE TO MATCH CASEWORK

25 FULL HEIGHT TILE BACKSPLASH

26 SEAL ALL JOINTS TO PROVIDE CONTINUOUS AIR BARRIER INSIDE GARAGE & MPOE SPACES. PROVIDE INSULATION AT GARAGE & MPOE WALLS AND FLOOR/CEILING WHERE ADJACENT TO INTERIOR.

C2K
ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION: DESCRIPTION:

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

LICENSED ARCHITECT
KEVIN S. SAUSER
RA 31859
11/30/2019
STATE OF CALIFORNIA

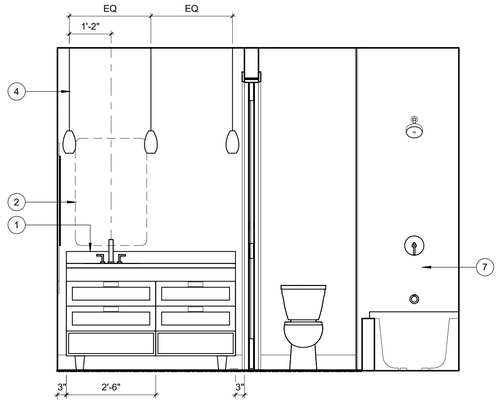
ISSUE FOR PERMIT

SHEET TITLE:
UNIT TYPE RB STAIR SECTION AND INTERIOR ELEVATIONS

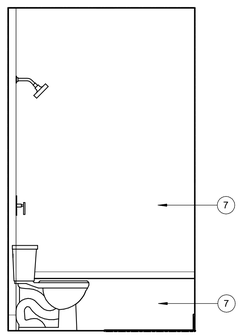
SHEET NO.:
A6 RB 24

C:\Revit_Local\20133_Westport-CENTRAL_jboydVFBRA.rvt

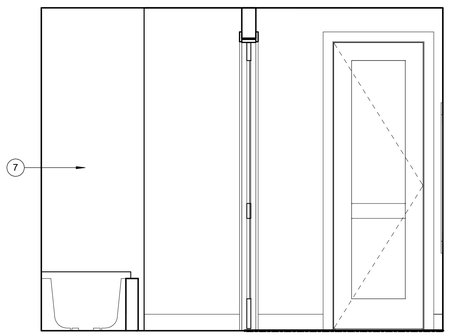
7/28/2021 3:29:06 PM



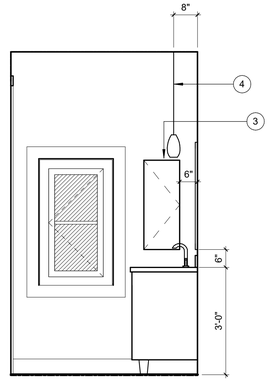
01 A6 RB 25 UNIT RB 2ND BATH SINGLE VANITY
1/2" = 1'-0"



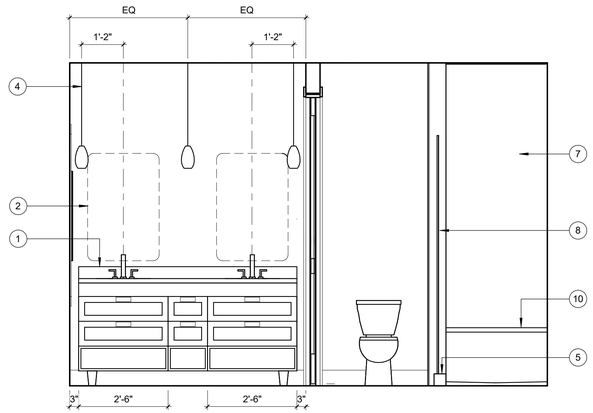
02 A6 RB 25 UNIT RB 2ND BATH
1/2" = 1'-0"



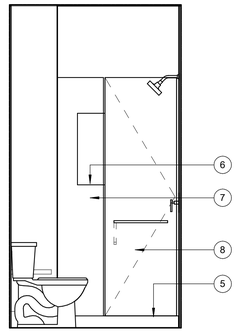
03 A6 RB 25 UNIT RB 2ND BATH AT TUB
1/2" = 1'-0"



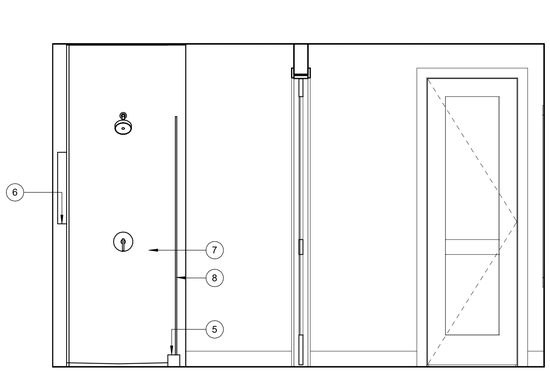
04 A6 RB 25 UNIT RB 2ND BATH AT CABINET
1/2" = 1'-0"



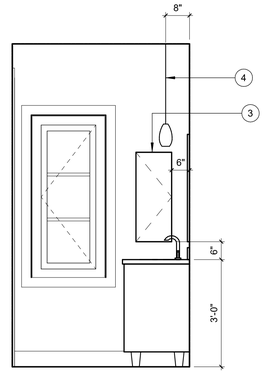
05 A6 RB 25 UNIT RB LEVEL 3 - 1ST BATH VANITY
1/2" = 1'-0"



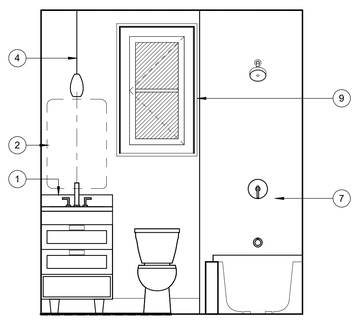
06 A6 RB 25 UNIT RB LEVEL 3 - 1ST BATH
1/2" = 1'-0"



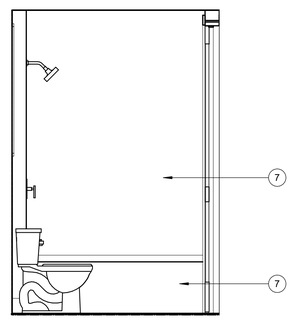
07 A6 RB 25 UNIT RB LEVEL 3 - 1ST BATH AT SHOWER
1/2" = 1'-0"



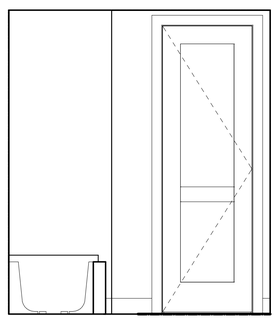
08 A6 RB 25 UNIT RB LEVEL 3 1ST BATH AT CABINET
1/2" = 1'-0"



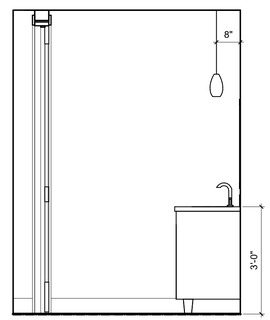
09 A6 RB 25 UNIT RB LEVEL 2 BATH AT VANITY
1/2" = 1'-0"



10 A6 RB 25 UNIT RB LEVEL 2 BATH
1/2" = 1'-0"



11 A6 RB 25 UNIT RB LEVEL 2 BATH AT TUB
1/2" = 1'-0"



12 A6 RB 25 UNIT RB LEVEL 2 BATH AT CABINET
1/2" = 1'-0"

GENERAL NOTES - INT ELEVATIONS

A. SEE SHEETS A6 RA 14 & A6 RA 16 FOR TYPICAL DETAIL REFERENCES.

KEYED NOTES

1 QUARTZ SLAB BACKSPLASH
2 FRAMED WALL MIRROR, RETAIL TBD
3 RECESSED MEDICINE CABINET
4 PENDANT LIGHT FIXTURE PER RCP
5 QUARTZ SLAB SHOWER CURB
6 QUARTZ SLAB RECESSED SOAP NICHE 1/4":1' SLOPE
7 QUARTZ SLAB TUB AND SHOWER SURROUND
8 FRAMELESS GLASS SHOWER SYSTEM
9 1" WIDE QUARTZ SLAB WINDOW CASING
10 QUARTZ SLAB SHOWER BENCH

C2K
ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION: DESCRIPTION:

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

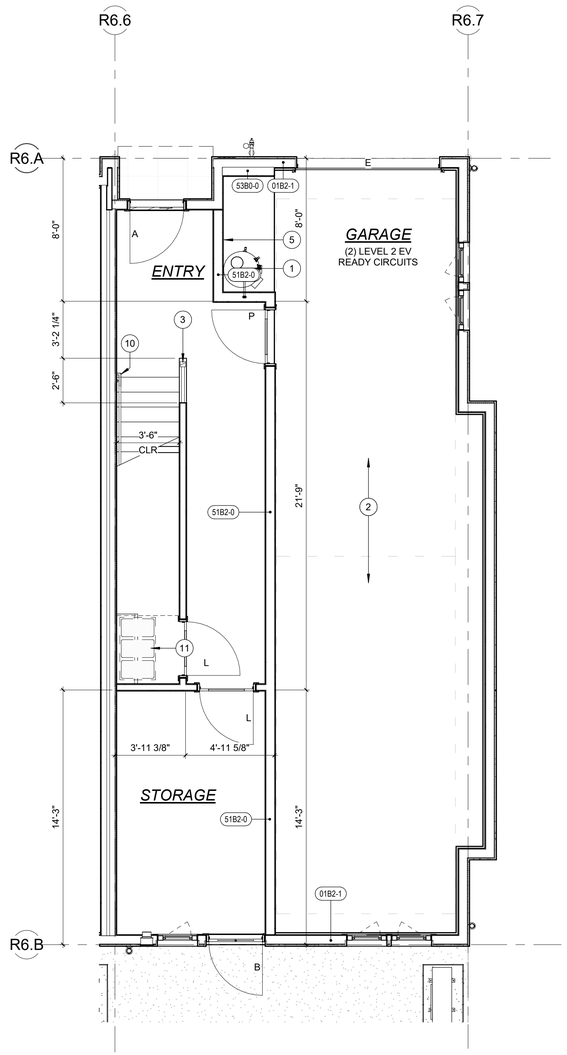
LICENSED ARCHITECT
KEVIN S. SAUSER
31859
11/30/2019
STATE OF CALIFORNIA

ISSUE FOR PERMIT

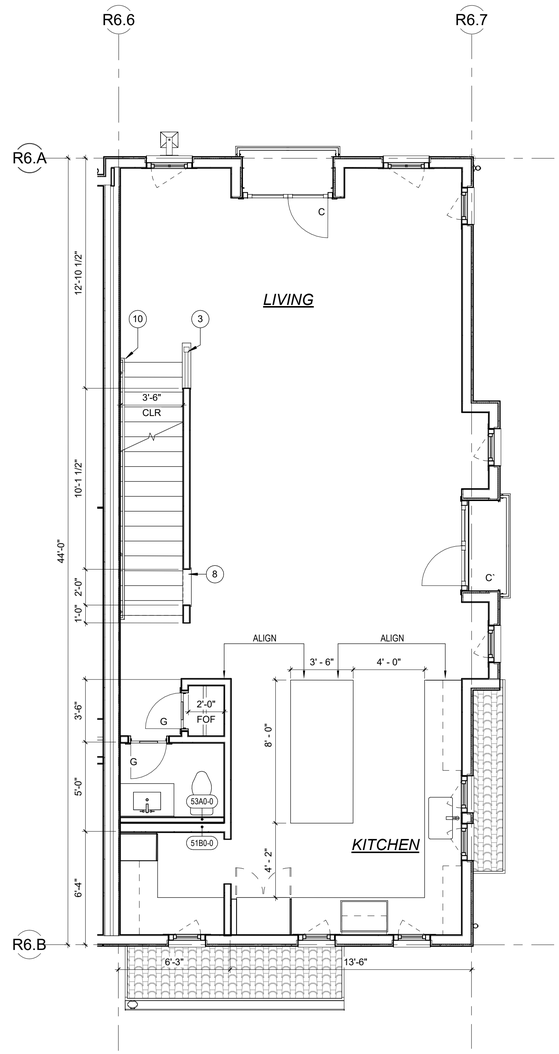
SHEET TITLE:
UNIT TYPE RB INTERIOR ELEVATIONS

SHEET NO.:
A6 RB 25

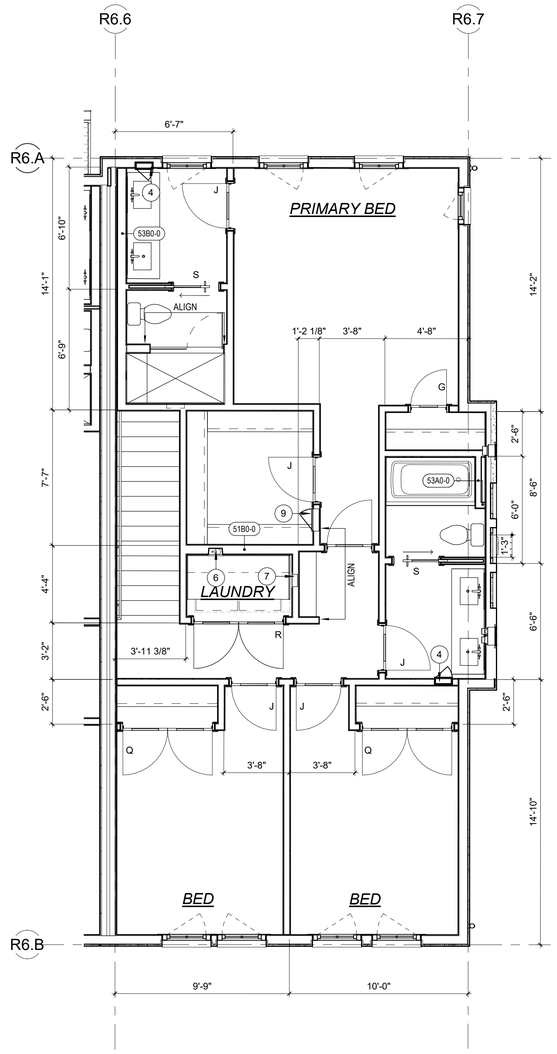
C:\Revit_Local\20133_Westport-CENTRAL_jboyd\FEBRA.rvt
7/28/2021 3:29:10 PM



1 A6 RC 31 UNIT TYPE RC LEVEL 1 ENLARGED FLOOR PLAN
1/4" = 1'-0"



2 A6 RC 31 UNIT TYPE RC LEVEL 2 ENLARGED FLOOR PLAN
1/4" = 1'-0"



3 A6 RC 31 UNIT TYPE RC LEVEL 3 ENLARGED FLOOR PLAN
1/4" = 1'-0"

0' 4' 8' 16' 32'

GENERAL NOTES - UNIT PLANS

A. CONTRACTOR TO SET AND VERIFY CONTROL POINTS FOR LAYOUT PER CONTRACT DOCUMENTS, NOTIFY ARCHITECT OF ANY DISCREPANCIES.

B. INTERIOR WALL TYPE TAGS - SEE SHEET A0 91
DOOR TYPES - SEE SHEET A9 51

C. TYPICAL INTERIOR WALL PARTITIONS ARE 51A0-0, UON

D. TYPICAL CEILING HEIGHTS UON (GYP AT BOT OF JOIST):
LEVEL 1 = 9'-0"
LEVEL 2 = 9'-6"
LEVEL 3 = 9'-0"

E. "LEVEL 2 EV READY CIRCUIT" MEANS A PARKING SPACE SERVED BY A COMPLETE ELECTRIC CIRCUIT WITH 208/240 VOLT, 40-AMPERE CAPACITY INCLUDING ELECTRICAL PANEL CAPACITY, OVERPROTECTION DEVICE, A MINIMUM 1" DIAMETER RACEWAY, WIRING, AND A RECEPTACLE LABELLED "ELECTRIC VEHICLE OUTLET" WITH AT LEAST A 1/2 INCH FONT ADJACENT TO THE PARKING SPACE

KEYED NOTES

1 HEAT PUMP HOT WATER HEATER. SEE SEISMIC RESTAINT REQ'S DETAIL AT 1/PD1.

2 10' x 20' PARKING SPACE, UNOBSTRUCTED BETWEEN SIX INCHES AND SIX FEET AFF

3 DECORATIVE METAL GUARD

4 RECESSED MEDICINE CABINET (120V). MOUNT 3'-6" AFF

5 EVSE RACEWAY TERMINATION PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE" PER CALIFORNIA GREEN BUILDING STANDARDS CODE 4.106.4.1.1

6 DRYER VENT BOX

7 WASHING MACHINE OUTLET/DRAIN BOX

8 UNFRAMED ARCHED OPENING. PROVIDE TWO-PIECE, 3/4" SOLID WD CAP W/ 1" SILL HORNS AND APRON TO MATCH DOOR TRIM, TYP EA SIDE

9 LOW VOLTAGE CABINET

10 WD HANDRAIL. RETURN TO WALL, TYP.

11 24" x 42" AREA FOR 3-BIN TRASH/RECYCLING/COMPOST

C2K
ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION: DESCRIPTION:

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

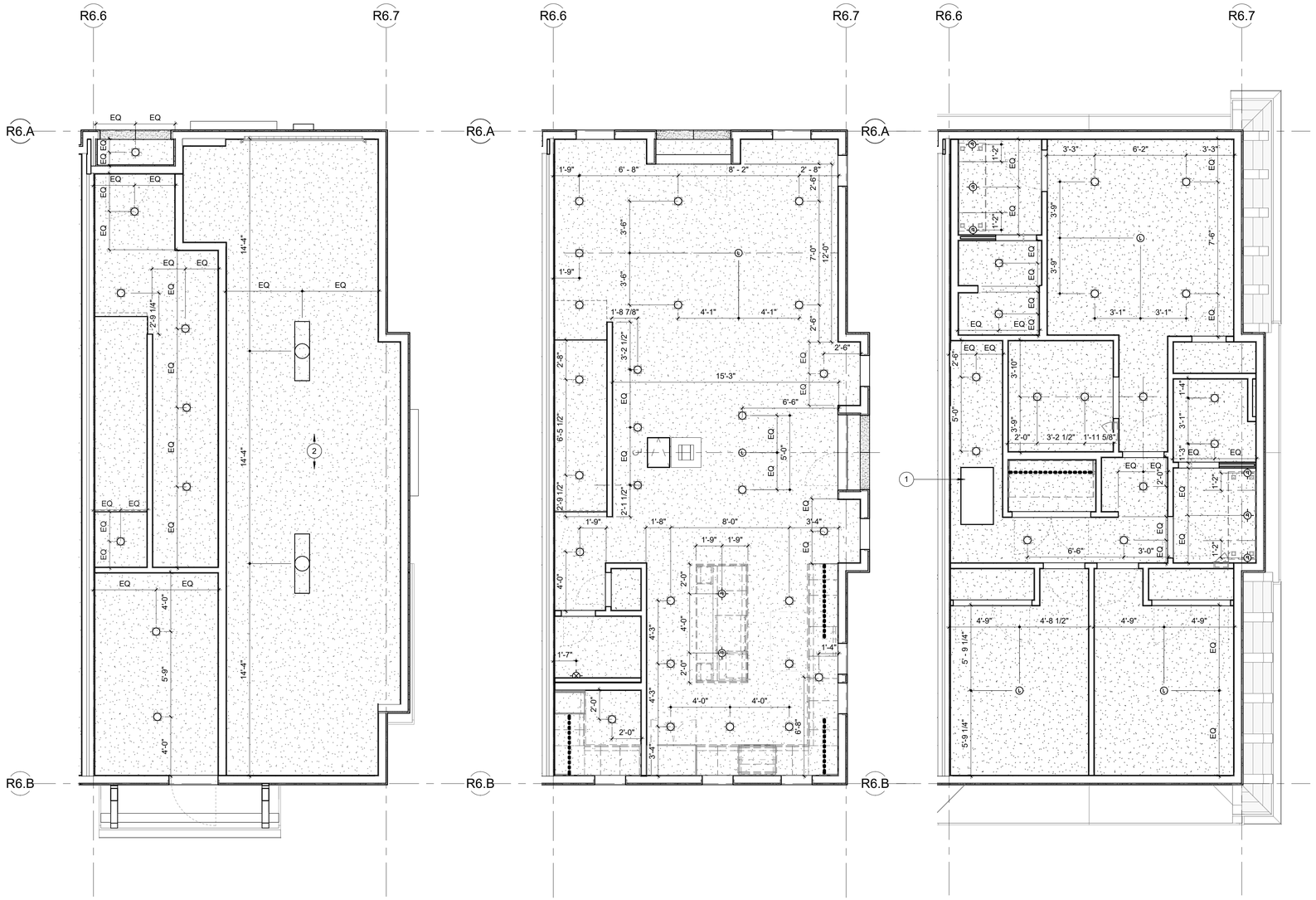
LICENSED ARCHITECT
KEVIN S. SAUSER
31859
11/30/2019
STATE OF CALIFORNIA

ISSUE FOR PERMIT

SHEET TITLE:
UNIT TYPE RC FLOOR PLANS

SHEET NO.:
A6 RC 31

C:\Revit_Local\20133_Westport-CENTRAL_jboyd\VFEBRA.rvt
7/28/2021 3:29:13 PM



1 A6 RC 32 UNIT TYPE RC LEVEL 1 REFLECTED CEILING PLAN x
1/4" = 1'-0"

2 A6 RC 32 UNIT TYPE RC LEVEL 2 REFLECTED CEILING PLAN
1/4" = 1'-0"

3 A6 RC 32 UNIT TYPE RC LEVEL 3 REFLECTED CEILING PLAN
1/4" = 1'-0"

GENERAL NOTES - UNIT PLANS

A. CONTRACTOR TO SET AND VERIFY CONTROL POINTS FOR LAYOUT PER CONTRACT DOCUMENTS, NOTIFY ARCHITECT OF ANY DISCREPANCIES.

B. INTERIOR WALL TYPE TAGS - SEE SHEET A0 91
DOOR TYPES - SEE SHEET A9 51

C. TYPICAL INTERIOR WALL PARTITIONS ARE 51A0-0, UON

D. TYPICAL CEILING HEIGHTS UON (GYP AT BOT OF JOIST):
LEVEL 1 = 9'-0"
LEVEL 2 = 9'-6"
LEVEL 3 = 9'-0"

E. "LEVEL 2 EV READY CIRCUIT" MEANS A PARKING SPACE SERVED BY A COMPLETE ELECTRIC CIRCUIT WITH 208/240 VOLT, 40-AMPERE CAPACITY INCLUDING ELECTRICAL PANEL CAPACITY, OVERPROTECTION DEVICE, A MINIMUM 1" DIAMETER RACEWAY, WIRING, AND A RECEPTACLE LABELLED "ELECTRIC VEHICLE OUTLET" WITH AT LEAST A 1/2 INCH FONT ADJACENT TO THE PARKING SPACE

REFLECTED CEILING PLAN LEGEND

- LED LIGHT, RECESSED
- LED LIGHT, SURFACE MOUNT
- LED LIGHT, WALL MOUNT
- PENDANT LIGHT FIXTURE, CEILING MOUNT
  VERIFY LOCATION AND HEIGHT WITH OWNER
- 1X4 LED STRIP LIGHT
- LED LIGHT, WALL MOUNT
- UNDER CABINET LIGHTING

KEYED NOTES

1 PULL-DOWN ATTIC ACCESS STAIR

2 PROVIDE NOT LESS THAN 5/8-INCH TYPE X GYPSUM BOARD OR EQUIVALENT AT GARAGE CEILING (TABLE R302.6)

0' 4' 8' 16' 32'

C2K ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
**21267 STEVENS CREEK BLVD
CUPERTINO, CALIFORNIA**

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION: DESCRIPTION:

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

LICENSED ARCHITECT
KEVIN S. SAUSER
31859
REN 11/30/2019
STATE OF CALIFORNIA

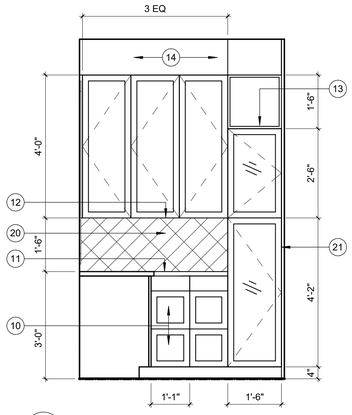
ISSUE FOR PERMIT

SHEET TITLE:
UNIT TYPE RC REFLECTED CEILING PLANS

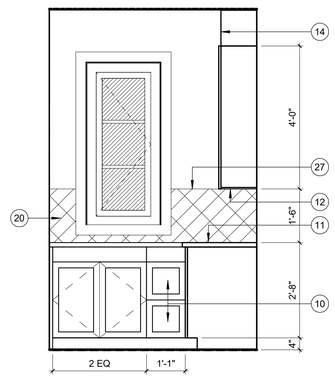
SHEET NO.:
A6 RC 32

C:\Revit_Local\20133_Westport-CENTRAL_jboyd\VFBRA.rvt

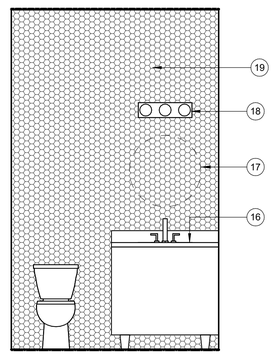
7/28/2021 3:29:17 PM



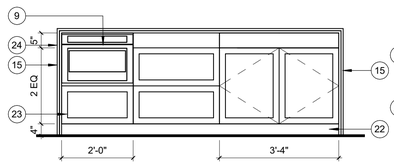
01 A6 RC 34 UNIT RC PANTRY
1/2" = 1'-0"



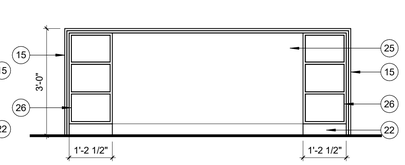
02 A6 RC 34 UNIT RC PANTRY AT WINDOW
1/2" = 1'-0"



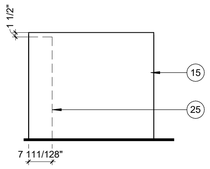
03 A6 RC 34 UNIT RC HALF BATH
1/2" = 1'-0"



04 A6 RC 34 UNIT RC KITCHEN ISLAND
1/2" = 1'-0"



05 A6 RC 34 UNIT RC KITCHEN BACK OF ISLAND
1/2" = 1'-0"



06 A6 RC 34 UNIT RC KITCHEN SIDE OF ISLAND
1/2" = 1'-0"

KEYED NOTES

1 GYPSUM BOARD UNDER STAIR SURFACE PER CRC R302.7

2 UNFRAMED ARCHED OPENING. PROVIDE TWO-PIECE, 3/4" SOLID WD CAP W/ 1" SILL HORNS AND APRON TO MATCH DOOR TRIM, TYP EA SIDE

3 PULL-DOWN ATTIC ACCESS STAIR

4 REFRIGERATOR, PROVIDE CUSTOM PANEL TO MATCH CABINETS, VERIFY OPENING DIMENSION WITH FINAL APPLIANCE SELECTION

5 COOK TOP, VERIFY OPENING DIMENSIONS WITH FINAL APPLIANCE SELECTION

6 BUILT IN WALL OVEN, VERIFY OPENING DIMENSION WITH FINAL APPLIANCE SELECTION

7 VENT HOOD, LINER WITH CUSTOM SURROUND TO MATCH CABINETS

8 DISWASHER, PROVIDE CUSTOM PANEL TO MATCH CABINETS, VERIFY OPENING DIMENSIONS WITH FINAL APPLIANCE SELECTION

9 MICROWAVE DRAWER, VERIFY OPENING WITH FINAL APPLIANCE SELECTION

10 PULL-OUT CORNER DRAWERS

11 1 1/2" SQUARE EDGE SLAB COUNTER TOP

12 UNDER CABINET LIGHTING PER RCP, PROVIDE VALANCE

13 OPEN SHELF

14 FLUSH PANEL TO MATCH CABINETS

15 QUARTZ SLAB WATERFALL EDGE

16 FREESTANDING VANITY - RETAIL; TBD

17 FRAMED WALL MIRROR, RETAIL TBD

18 PENDANT LIGHT FIXTURE PER RCP

19 FULL HEIGHT TILE WALL PER FINISH LEGEND

20 TILE BACKSLPASH PER FINISH SCHEDULE

21 BASE BID IS PANTRY; UPGRADE OPTION FOR BEVERAGE COOLER

22 SOLID WOOD BASE - FLUSH WITH CABINETS

23 WOOD VENEER SLAB END PANEL

24 PROVIDE POWER OUTLET IN FACE OF CABINET

25 8" RECESS FOR STOOLS

26 ADJUSTABLE OPEN SHELVES

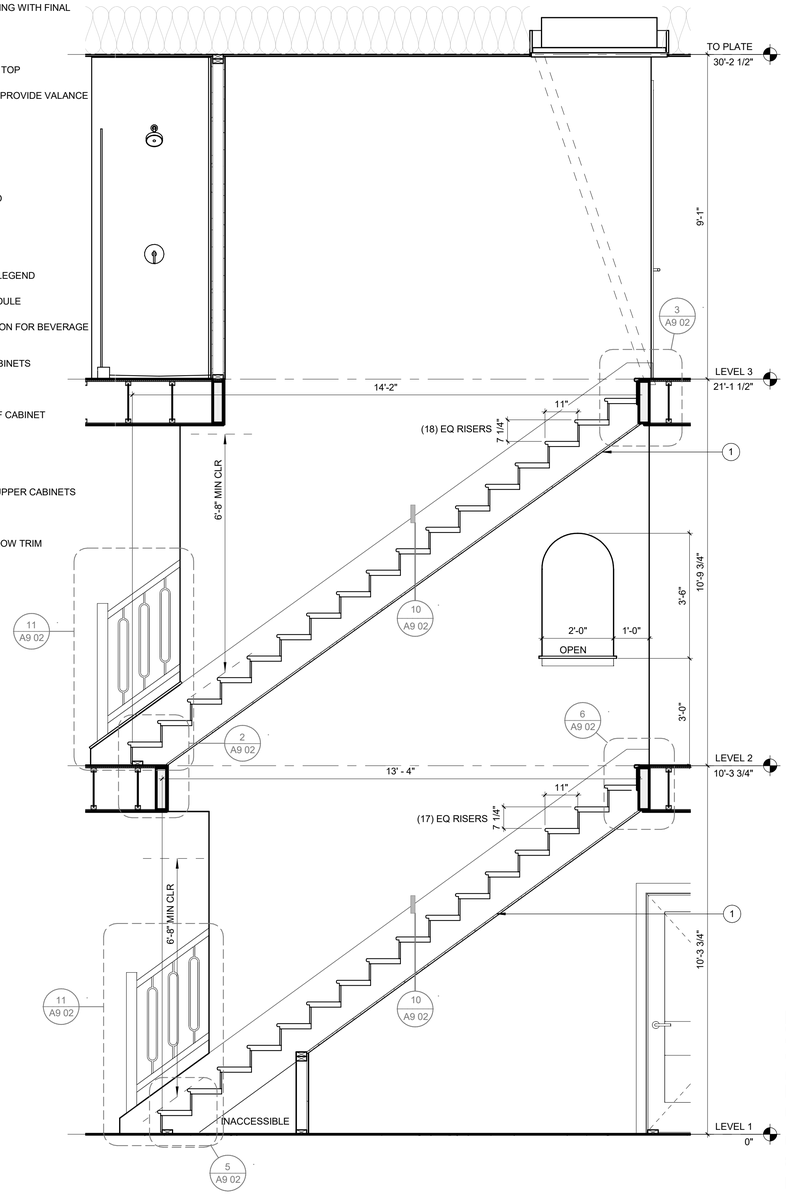
27 ALIGN TILE WITH BOTTOM EDGE OF UPPER CABINETS

28 FULL HEIGHT TILE BACKSPLASH

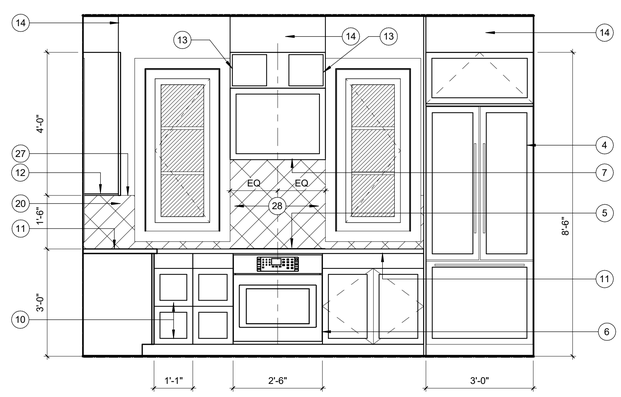
29 CABINET WIDTH TO EXTEND TO WINDOW TRIM

GENERAL NOTES - INT ELEVATIONS

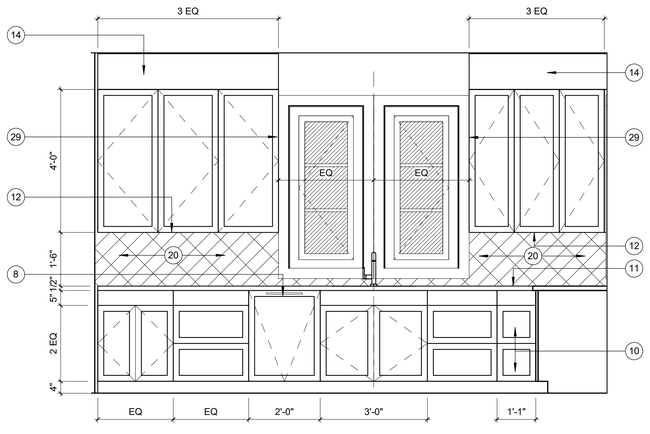
A. SEE SHEETS A6 RA 14 & A6 RA 16 FOR TYPICAL DETAIL REFERENCES.



09 A6 RC 34 UNIT TYPE RC BUILDING SECTION
1/2" = 1'-0"



07 A6 RC 34 INTERIOR ELEVATION - UNIT RC KITCHEN AT COOKTOP
1/2" = 1'-0"



08 A6 RC 34 INTERIOR ELEVATION - UNIT RC KITCHEN AT SINK
1/2" = 1'-0"

C2K
ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION: DESCRIPTION:

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC.. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC..

LICENSED ARCHITECT
KEVIN S. SAUSER
C31859
REN 11/30/2019
STATE OF CALIFORNIA

ISSUE FOR PERMIT

SHEET TITLE:
UNIT TYPE RC STAIR SECTION AND INTERIOR ELEVATIONS

SHEET NO.:
A6 RC 34

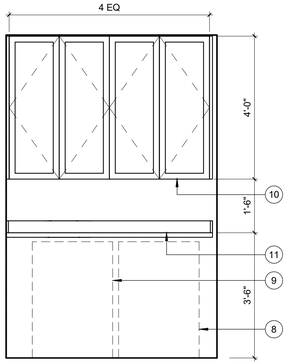
C:\Revit_Local\20133_Westport-CENTRAL_jboydVFBRA.rvt
7/28/2021 3:29:21 PM

GENERAL NOTES - INT ELEVATIONS

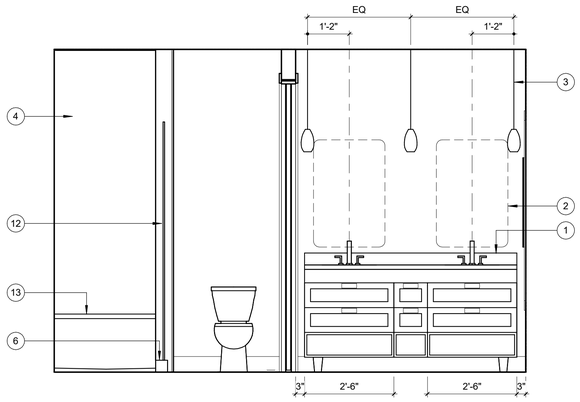
A. SEE SHEETS A6 RA 14 & A6 RA 16 FOR TYPICAL DETAIL REFERENCES.

KEYED NOTES

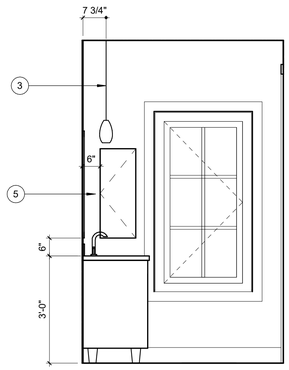
1	QUARTZ SLAB BACKSPLASH
2	FRAMED WALL MIRROR, RETAIL TBD
3	PENDANT LIGHT FIXTURE PER RCP
4	QUARTZ SLAB TUB AND SHOWER SURROUND
5	RECESSED MEDICINE CABINET
6	QUARTZ SLAB SHOWER CURB
7	QUARTZ SLAB RECESSED SOAP NICHE 1/4":1' SLOPE
8	CLOTHES DRYER, VERIFY OPENING DIMENSIONS WITH FINAL APPLIANCE SELECTION
9	CLOTHES WASHER, VERIFY OPENING DIMENSIONS WITH FINAL APPLIANCE SELECTION
10	UNDER CABINET LIGHTING PER RCP, PROVIDE VALANCE
11	QUARTZ SLAB COUNTERTOP AND BACKSPLASH
12	FRAMELESS GLASS SHOWER SYSTEM
13	QUARTZ SLAB SHOWER BENCH



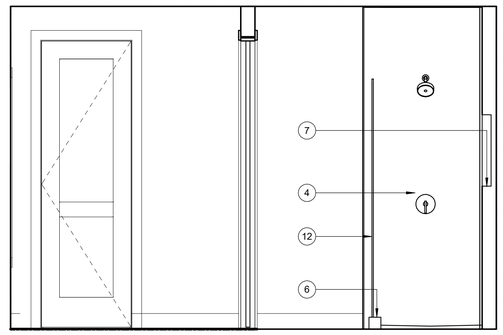
01 A6 RC 35 UNIT RC LEVEL 3 LAUNDRY CASEWORK
1/2" = 1'-0"



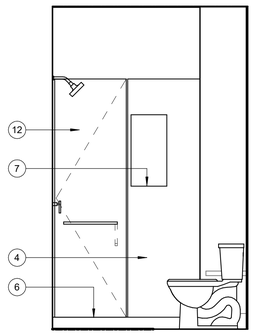
02 A6 RC 35 UNIT RC LEVEL 3 - 1st BATH AT VANITY
1/2" = 1'-0"



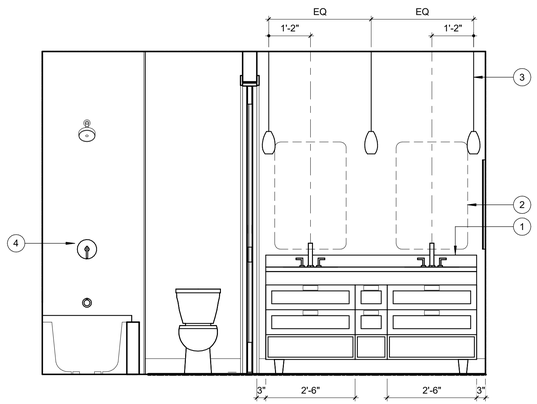
03 A6 RC 35 UNIT RC LEVEL 3 - 1st BATH AT CABINET
1/2" = 1'-0"



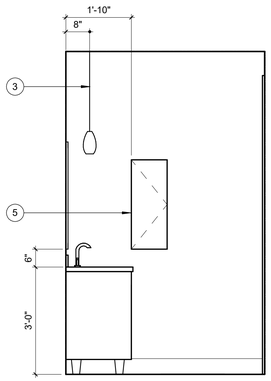
04 A6 RC 35 UNIT RC LEVEL 3 - 1st BATH AT SHOWER
1/2" = 1'-0"



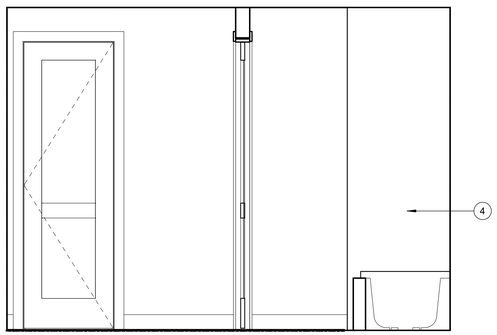
05 A6 RC 35 UNIT RC LEVEL 3 PRIMARY BATH
1/2" = 1'-0"



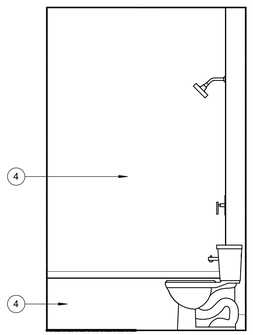
06 A6 RC 35 UNIT RC LEVEL 3 BATH AT VANITY
1/2" = 1'-0"



07 A6 RC 35 UNIT RC LEVEL 3 BATH AT CABINET
1/2" = 1'-0"



08 A6 RC 35 UNIT RC LEVEL 3 BATH AT TUB
1/2" = 1'-0"



09 A6 RC 35 UNIT RC LEVEL 3 BATH
1/2" = 1'-0"

C2K ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION: DESCRIPTION:

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

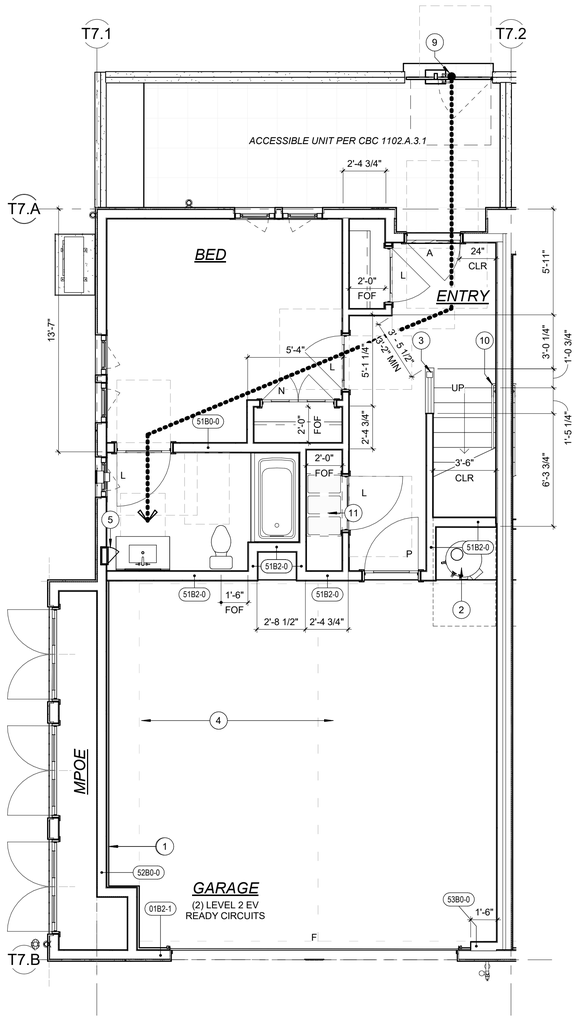
LICENSED ARCHITECT
KEVIN S. SAUSER
21859
11/30/2019
STATE OF CALIFORNIA

ISSUE FOR PERMIT

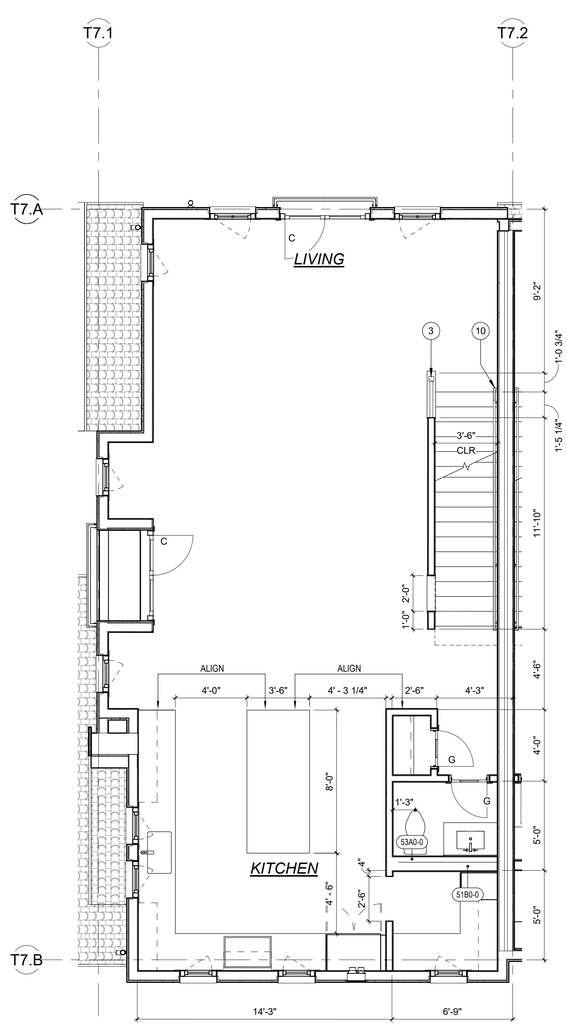
SHEET TITLE:
UNIT TYPE RC INTERIOR ELEVATIONS

SHEET NO.:
A6 RC 35

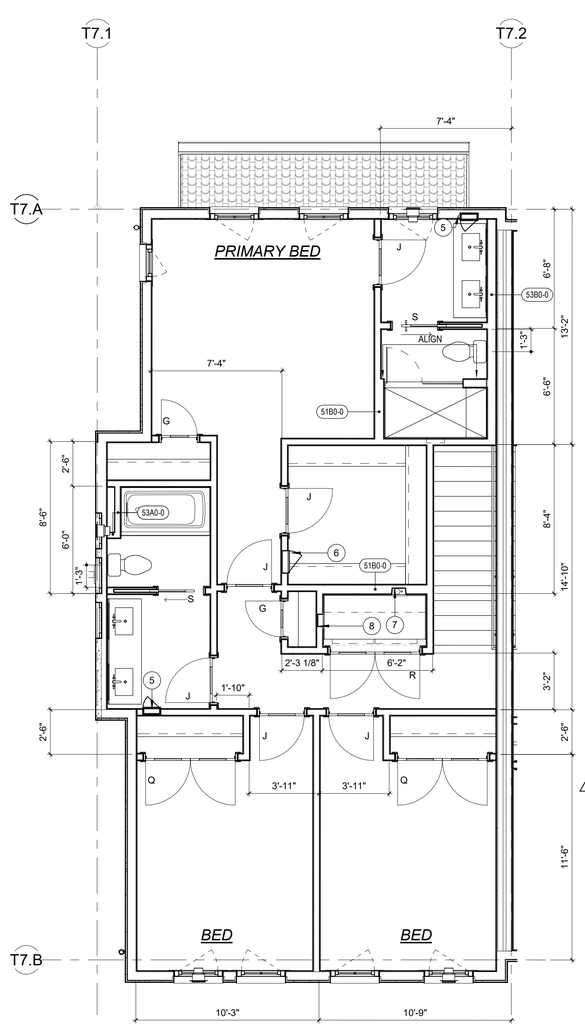
C:\Revit_Local\20133_Westport-CENTRAL_jboyd\VFEBRA.rvt
7/28/2021 3:29:24 PM



1 A6 TA 11 UNIT TYPE TA LEVEL 1 ENLARGED FLOOR PLAN
1/4" = 1'-0"



2 A6 TA 11 UNIT TYPE TA LEVEL 2 ENLARGED FLOOR PLAN
1/4" = 1'-0"



3 A6 TA 11 UNIT TYPE TA LEVEL 3 ENLARGED FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES - UNIT PLANS

A. CONTRACTOR TO SET AND VERIFY CONTROL POINTS FOR LAYOUT PER CONTRACT DOCUMENTS, NOTIFY ARCHITECT OF ANY DISCREPANCIES.

B. INTERIOR WALL TYPE TAGS - SEE SHEET A0 91
DOOR TYPES - SEE SHEET A9 51

C. TYPICAL INTERIOR WALL PARTITIONS ARE 51A0-0, UON

D. TYPICAL CEILING HEIGHTS UON (GYP AT BOT OF JOIST):
LEVEL 1 = 9'-0"
LEVEL 2 = 9'-6"
LEVEL 3 = 9'-0"

E. "LEVEL 2 EV READY CIRCUIT" MEANS A PARKING SPACE SERVED BY A COMPLETE ELECTRIC CIRCUIT WITH 208/240 VOLT, 40-AMPERE CAPACITY INCLUDING ELECTRICAL PANEL CAPACITY, OVERPROTECTION DEVICE, A MINIMUM 1" DIAMETER RACEWAY, WIRING, AND A RECEPTACLE LABELLED "ELECTRIC VEHICLE OUTLET" WITH AT LEAST A 1/2 INCH FONT ADJACENT TO THE PARKING SPACE

KEYED NOTES

1 EVSE RACEWAY TERMINATION PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE" PER CALIFORNIA GREEN BUILDING STANDARDS CODE 4.106.4.1.1

2 HEAT PUMP HOT WATER HEATER. SEE SEISMIC RESTAINT REQ'S DETAIL AT 1/PD1.

3 DECORATIVE METAL GUARD

4 10' x 20' PARKING SPACE, UNOBSTRUCTED BETWEEN SIX INCHES AND SIX FEET AFF

5 RECESSED MEDICINE CABINET (120V). MOUNT 3'-6" AFF

6 LOW VOLTAGE CABINET

7 DRYER VENT BOX

8 WASHING MACHINE OUTLET/DRAIN BOX

9 ACCESSIBLE ROUTE PER CBC 1102A.3.1 – (1) PRIMARY ENTRY TO THE DWELLING UNIT SHALL BE ON AN ACCESSIBLE ROUTE (2) AT LEAST ONE POWDER ROOM OR BATHROOM SHALL BE LOCATED ON THE PRIMARY ENTRY LEVEL, SERVED BY AN ACCESSIBLE ROUTE AND SHALL COMPLY WITH THE PROVISIONS IN DIVISION IV. (3) ALL ROOMS OR SPACES LOCATED ON THE PRIMARY ENTRY LEVEL SHALL BE SERVED BY AN ACCESSIBLE ROUTE AND SHALL COMPLY WITH THE PROVISIONS IN DIVISION IV. GARAGES ARE EXCEPTED PER DIV IV, 1130A.1

10 WD HANDRAIL. RETURN TO WALL, TYP.

B 11 24" x 42" AREA FOR 3-BIN TRASH/RECYCLING/COMPOST

0' 4' 8' 16' 32'

C2K ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION:	DESCRIPTION:
B 28 JULY 2021	REVISIONS AFTER PERMIT

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

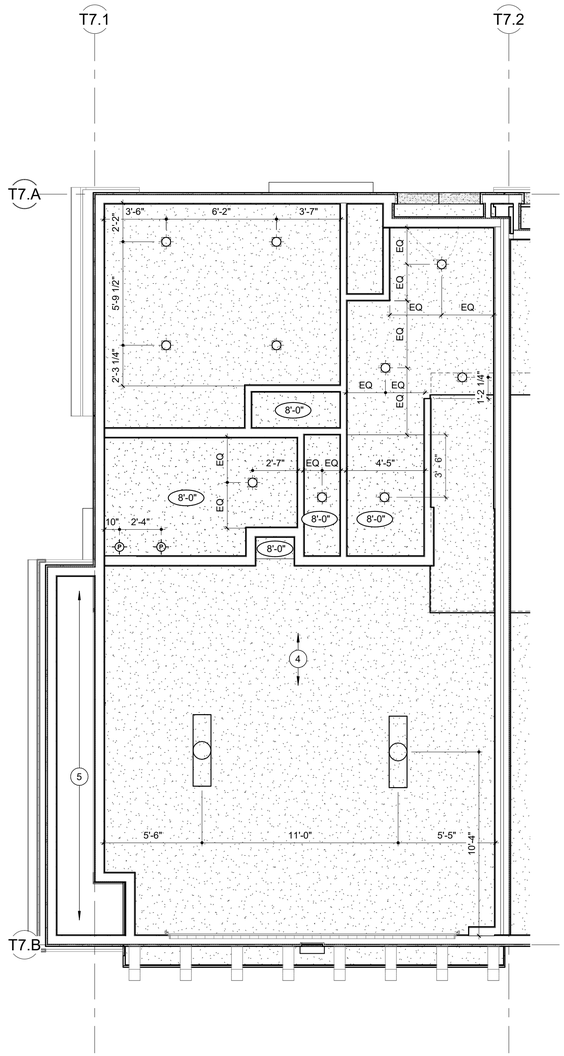
LICENSED ARCHITECT
KEVIN S. SAUSER
31859
11/30/2019
STATE OF CALIFORNIA

ISSUE FOR PERMIT

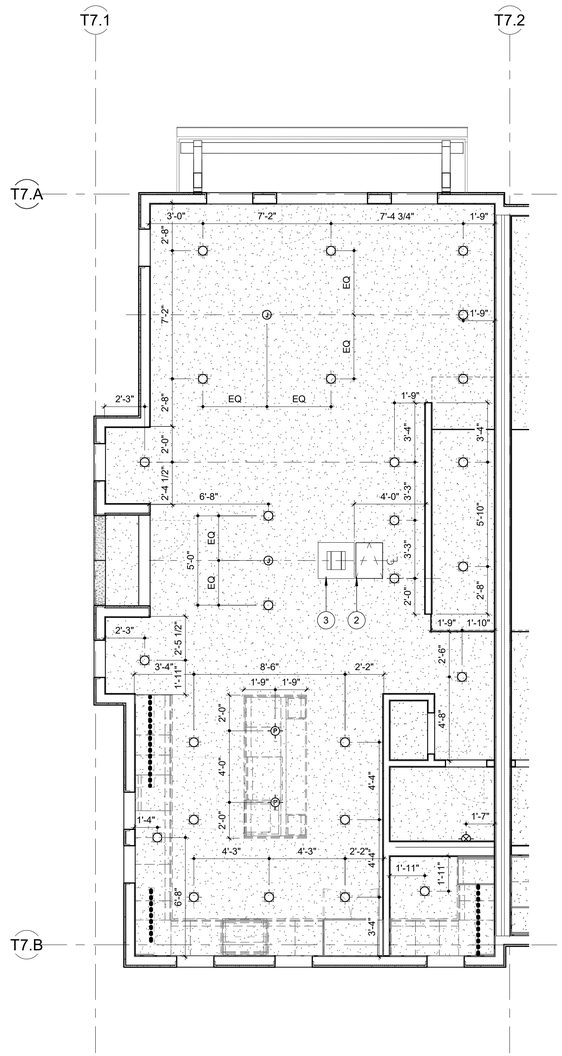
SHEET TITLE:
UNIT TYPE TA FLOOR PLANS

SHEET NO.:
A6 TA 11

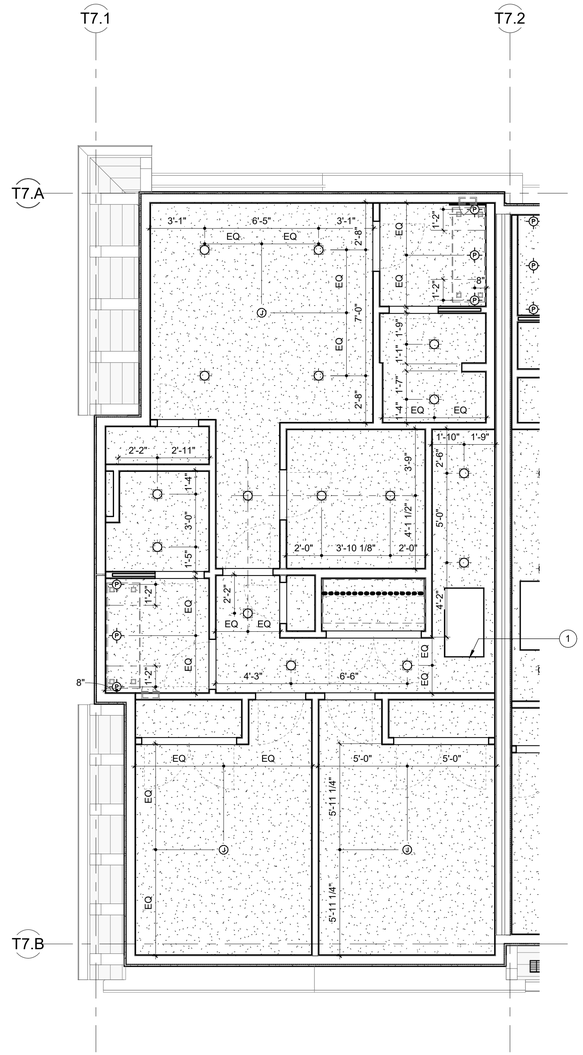
C:\Revit_Local\20133_Westport-CENTRAL_jboyd\FEBRA.rvt
7/28/2021 3:29:28 PM



1 A6 TA 12 UNIT TYPE TA LEVEL 1 REFLECTED CEILING PLAN
1/4" = 1'-0"



2 A6 TA 12 UNIT TYPE TA LEVEL 2 REFLECTED CEILING PLAN
1/4" = 1'-0"



3 A6 TA 12 UNIT TYPE TA LEVEL 3 REFLECTED CEILING PLAN
1/4" = 1'-0"

GENERAL NOTES - UNIT PLANS

A. CONTRACTOR TO SET AND VERIFY CONTROL POINTS FOR LAYOUT PER CONTRACT DOCUMENTS, NOTIFY ARCHITECT OF ANY DISCREPANCIES.

B. INTERIOR WALL TYPE TAGS - SEE SHEET A0 91
DOOR TYPES - SEE SHEET A9 51

C. TYPICAL INTERIOR WALL PARTITIONS ARE 51A0-0, UON

D. TYPICAL CEILING HEIGHTS UON (GYP AT BOT OF JOIST):
LEVEL 1 = 9'-0"
LEVEL 2 = 9'-6"
LEVEL 3 = 9'-0"

E. "LEVEL 2 EV READY CIRCUIT" MEANS A PARKING SPACE SERVED BY A COMPLETE ELECTRIC CIRCUIT WITH 208/240 VOLT, 40-AMPERE CAPACITY INCLUDING ELECTRICAL PANEL CAPACITY, OVERPROTECTION DEVICE, A MINIMUM 1" DIAMETER RACEWAY, WIRING, AND A RECEPTACLE LABELLED "ELECTRIC VEHICLE OUTLET" WITH AT LEAST A 1/2 INCH FONT ADJACENT TO THE PARKING SPACE

REFLECTED CEILING PLAN LEGEND

- LED LIGHT, RECESSED
- LED LIGHT, SURFACE MOUNT
- LED LIGHT, WALL MOUNT
- PENDANT LIGHT FIXTURE, CEILING MOUNT
  VERIFY LOCATION AND HEIGHT WITH OWNER
- 1X4 LED STRIP LIGHT
- J LED LIGHT, WALL MOUNT
- UNDER CABINET LIGHTING

KEYED NOTES

1 PULL-DOWN ATTIC ACCESS STAIR

2 18" X 24" FRAMELESS GYPSUM BOARD ACCESS PANEL

3 HVAC CEILING CASSETTE INDOOR UNIT, SEE MECHANICAL

4 PROVIDE NOT LESS THAN 5/8-INCH TYPE X GYPSUM BOARD OR EQUIVALENT AT GARAGE CEILING (TABLE R302.6)

5 MPOE ROOM OPEN TO ROOF FRAMING ABOVE, TYP

0' 4' 8' 16' 32'

C2K
ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD
CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION: DESCRIPTION:

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

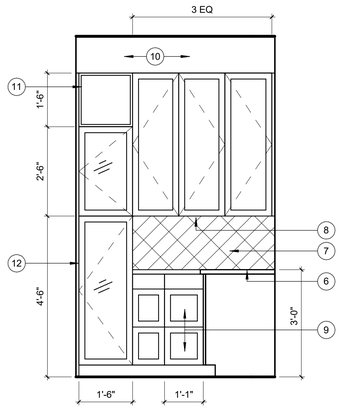
LICENSED ARCHITECT
KEVIN S. SAUSER
C-31859
11/30/2019
STATE OF CALIFORNIA

ISSUE FOR PERMIT

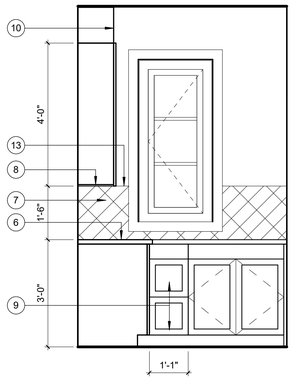
SHEET TITLE:
UNIT TYPE TA REFLECTED CEILING PLANS

SHEET NO.:
A6 TA 12

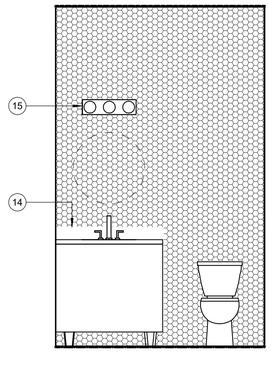
C:\Revit_Local\20133_Westport-CENTRAL_jboyd\VFEBRA.rvt
7/28/2021 3:29:31 PM



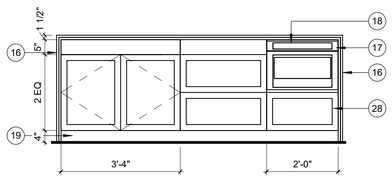
01 A6 TA 14 UNIT TA PANTRY
1/2" = 1'-0"



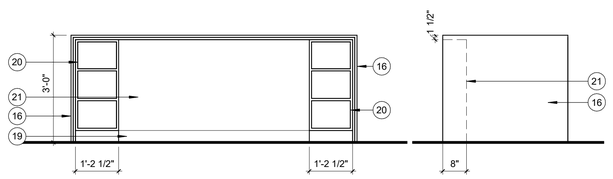
02 A6 TA 14 UNIT TA PANTRY AT WINDOW
1/2" = 1'-0"



03 A6 TA 14 UNIT TA HALF BATH
1/2" = 1'-0"



04 A6 TA 14 UNIT TA ISLAND
1/2" = 1'-0"



05 A6 TA 14 UNIT TA AT BACK OF ISLAND
1/2" = 1'-0"

06 A6 TA 14 UNIT TA AT SIDE OF ISLAND
1/2" = 1'-0"

KEYED NOTES

1 HEAT PUMP HOT WATER HEATER. SEE SEISMIC RESTAINT REQ'S DETAIL AT 1/PD1.

2 PULL-DOWN ATTIC ACCESS STAIR

3 GYPSUM BOARD UNDER STAIR SURFACE PER CRC R302.7

4 UNFRAMED ARCHED OPENING. PROVIDE TWO-PIECE, 3/4" SOLID WD CAP W/ 1" SILL HORNS AND APRON TO MATCH DOOR TRIM, TYP EA SIDE

5 DECORATIVE METAL GUARD

6 1 1/2" SQUARE EDGE SLAB COUNTER TOP

7 TILE BACKSLPASH PER FINISH SCHEDULE

8 UNDER CABINET LIGHTING PER RCP, PROVIDE VALANCE

9 PULL-OUT CORNER DRAWERS

10 FLUSH PANEL TO MATCH CABINETS

11 OPEN SHELF

12 BASE BID IS PANTRY; UPGRADE OPTION FOR BEVERAGE COOLER

13 ALIGN TILE WITH BOTTOM EDGE OF UPPER CABINETS

14 FREESTANDING VANITY - RETAIL; TBD

15 WALL SCONCE LIGHT FIXTURE PER RCP

16 QUARTZ SLAB WATERFALL EDGE

17 PROVIDE POWER OUTLET IN FACE OF CABINET

18 MICROWAVE DRAWER, VERIFY OPENING WITH FINAL APPLIANCE SELECTION

19 SOLID WOOD BASE - FLUSH WITH CABINETS

20 ADJUSTABLE OPEN SHELVES

21 8" RECESS FOR STOOLS

22 DISWASHER, PROVIDE CUSTOM PANEL TO MATCH CABINETS, VERIFY OPENING DIMENSIONS WITH FINAL APPLIANCE SELECTION

23 CABINET WIDTH TO EXTEND TO WINDOW TRIM

24 REFRIGERATOR, PROVIDE CUSTOM PANEL TO MATCH CABINETS, VERIFY OPENING DIMENSION WITH FINAL APPLIANCE SELECTION

25 VENT HOOD, LINER WITH CUSTOM SURROUND TO MATCH CABINETS

26 COOK TOP, VERIFY OPENING DIMENSIONS WITH FINAL APPLIANCE SELECTION

27 BUILT IN WALL OVEN, VERIFY OPENING DIMENSION WITH FINAL APPLIANCE SELECTION

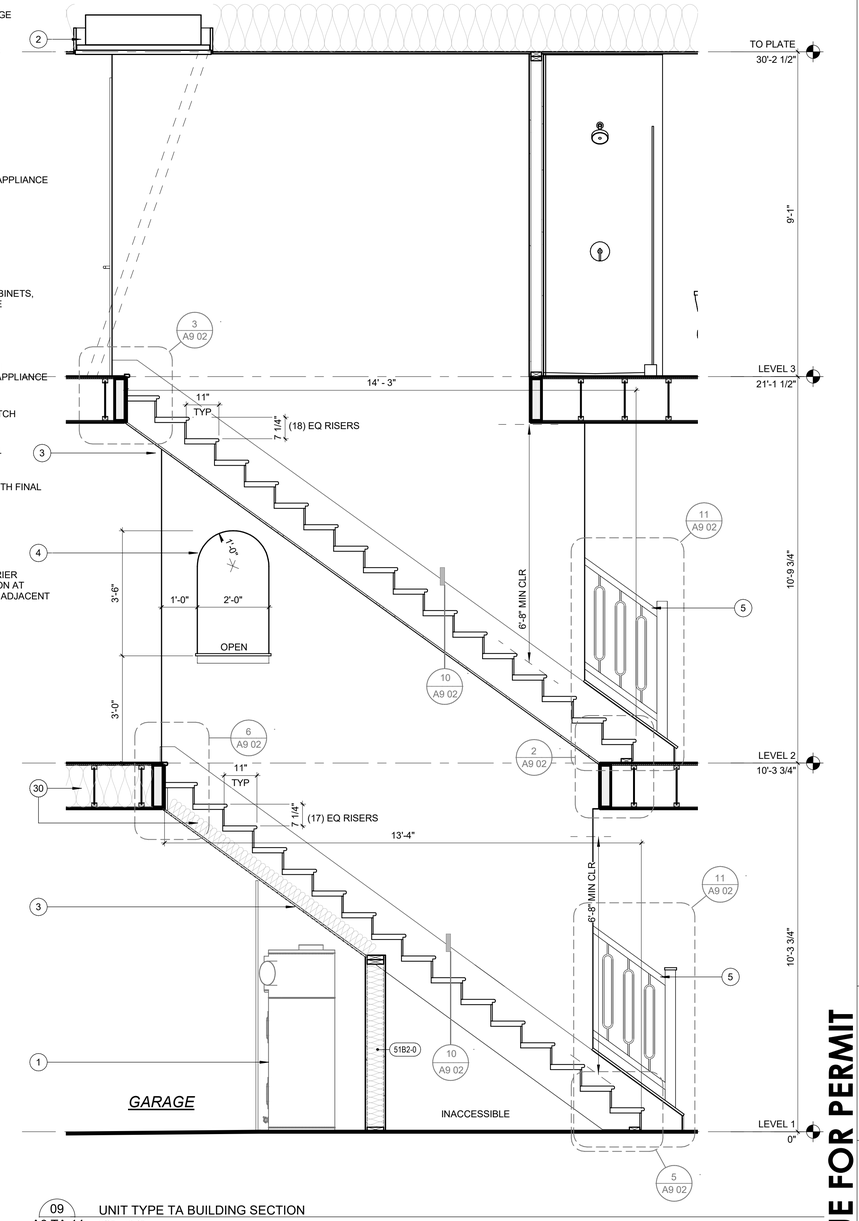
28 WOOD VENEER SLAB END PANEL

29 FULL HEIGHT TILE BACKSPLASH

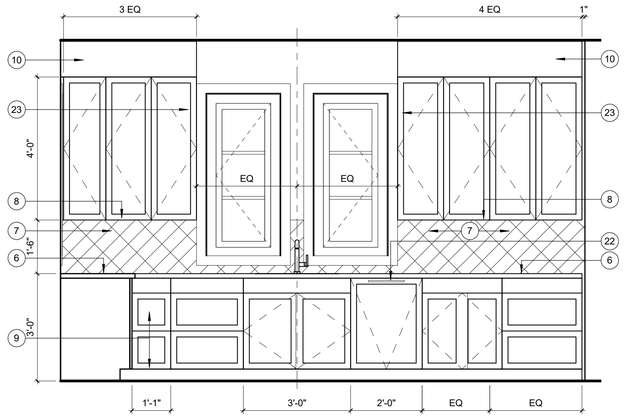
30 SEAL ALL JOINTS TO PROVIDE CONTINUOUS AIR BARRIER INSIDE GARAGE & MPOE SPACES. PROVIDE INSULATION AT GARAGE & MPOE WALLS AND FLOOR/CEILING WHERE ADJACENT TO INTERIOR.

GENERAL NOTES - INT ELEVATIONS

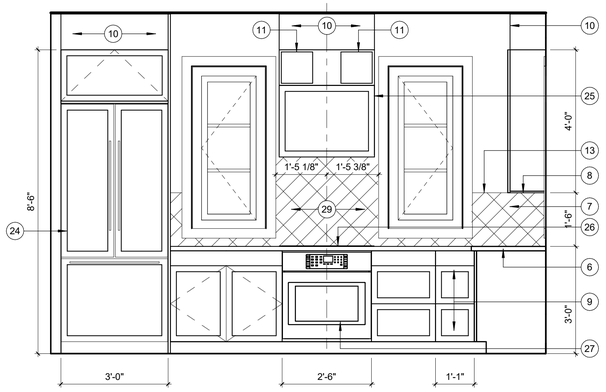
A. SEE SHEETS A6 RA 14 & A6 RA 16 FOR TYPICAL DETAIL REFERENCES.



09 A6 TA 14 UNIT TYPE TA BUILDING SECTION
1/2" = 1'-0"



07 A6 TA 14 INTERIOR ELEVATION - UNIT TA AT SINK
1/2" = 1'-0"



08 A6 TA 14 INTERIOR ELEVATION - UNIT TA AT COOKTOP
1/2" = 1'-0"

C:\Revit_Local\20133_Westport-CENTRAL_jboyd\VFEBRA.rvt

7/28/2021 3:29:35 PM

C2K
ARCHITECTURE

1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD
CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION: DESCRIPTION:

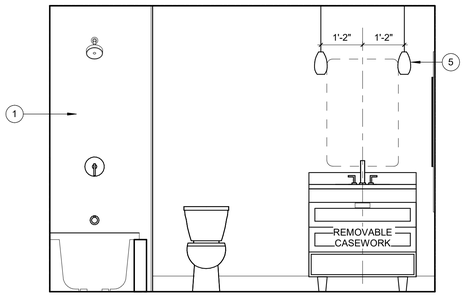
REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

LICENSED ARCHITECT
KEVIN S. SAUSER
21859
11/30/2019
STATE OF CALIFORNIA

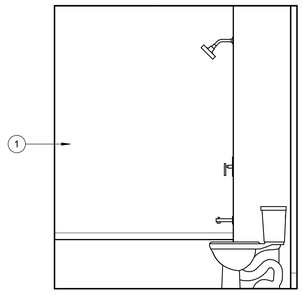
ISSUE FOR PERMIT

SHEET TITLE:
UNIT TYPE TA STAIR SECTION AND INTERIOR ELEVATIONS

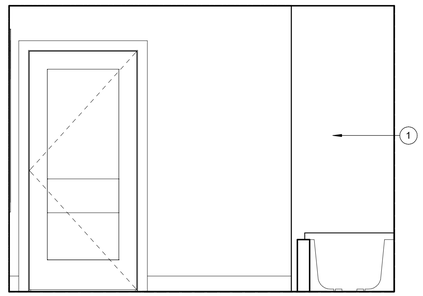
SHEET NO.:
A6 TA 14



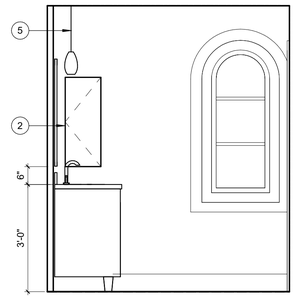
01 A6 TA 15 UNIT TA LEVEL 1 BATHROOM AT VANITY
1/2" = 1'-0"



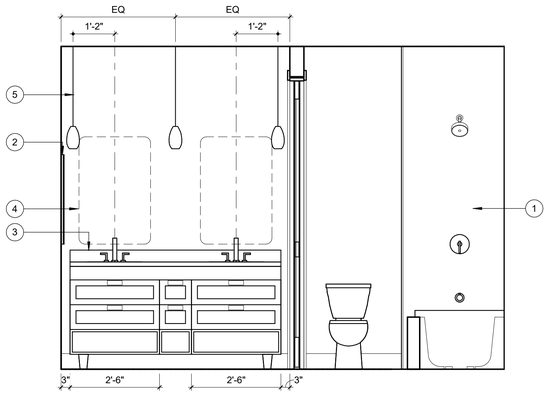
02 A6 TA 15 UNIT TA LEVEL 1 BATHROOM AT TUB
1/2" = 1'-0"



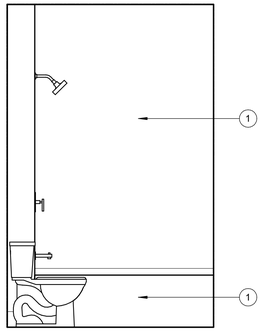
03 A6 TA 15 UNIT TA LEVEL 1 BATHROOM
1/2" = 1'-0"



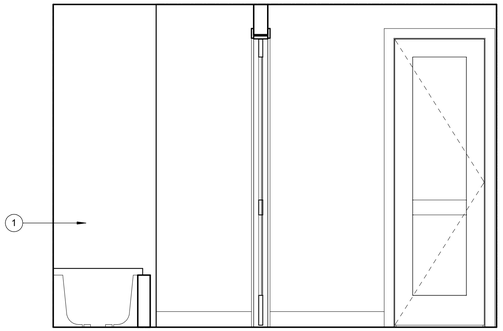
04 A6 TA 15 UNIT TA LEVEL 1 BATHROOM CABINET
1/2" = 1'-0"



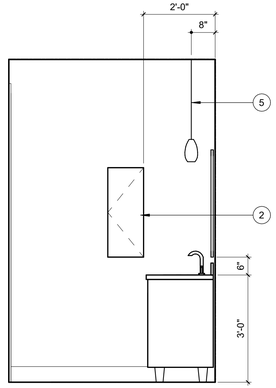
05 A6 TA 15 UNIT TA BATHROOM AT VANITY
1/2" = 1'-0"



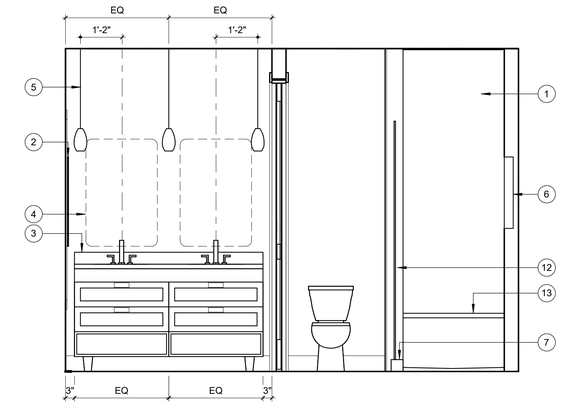
06 A6 TA 15 UNIT TA TUB
1/2" = 1'-0"



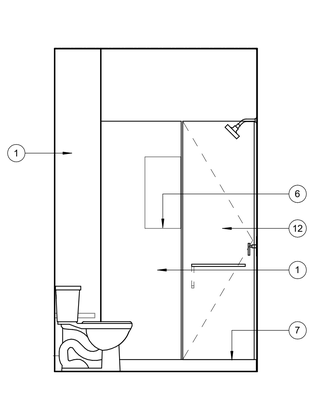
07 A6 TA 15 UNIT TA BATHROOM
1/2" = 1'-0"



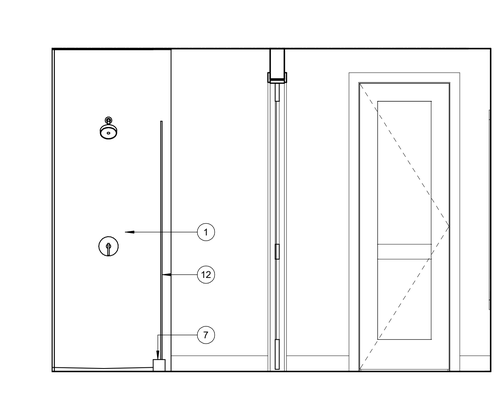
08 A6 TA 15 UNIT TA BATHROOM CABINET
1/2" = 1'-0"



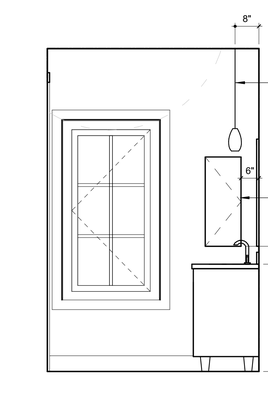
09 A6 TA 15 UNIT TA LEVEL 3 - 1ST BATH VANITY
1/2" = 1'-0"



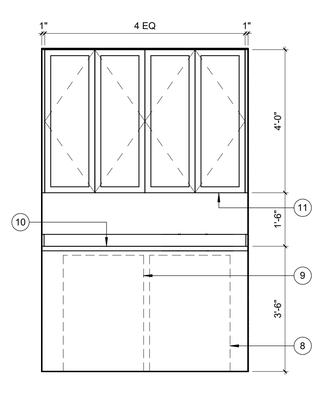
10 A6 TA 15 UNIT TA LEVEL 3 - 1ST BATH SHOWER
1/2" = 1'-0"



11 A6 TA 15 UNIT TA LEVEL 3 - 1ST BATH
1/2" = 1'-0"



12 A6 TA 15 UNIT TA LEVEL 3 - 1ST BATH CABINET
1/2" = 1'-0"



13 A6 TA 15 UNIT TA LAUNDRY CASEWORK
1/2" = 1'-0"

GENERAL NOTES - INT ELEVATIONS

A. SEE SHEETS A6 RA 14 & A6 RA 16 FOR TYPICAL DETAIL REFERENCES.

KEYED NOTES

1	QUARTZ SLAB TUB AND SHOWER SURROUND
2	RECESSED MEDICINE CABINET
3	QUARTZ SLAB BACKSPLASH
4	FRAMED WALL MIRROR, RETAIL TBD
5	PENDANT LIGHT FIXTURE PER RCP
6	QUARTZ SLAB RECESSED SOAP NICHE 1/4":1' SLOPE
7	QUARTZ SLAB SHOWER CURB
8	CLOTHES DRYER, VERIFY OPENING DIMENSIONS WITH FINAL APPLIANCE SELECTION
9	CLOTHES WASHER, VERIFY OPENING DIMENSIONS WITH FINAL APPLIANCE SELECTION
10	QUARTZ SLAB COUNTERTOP AND BACKSPLASH
11	UNDER CABINET LIGHTING PER RCP, PROVIDE VALANCE
12	FRAMELESS GLASS SHOWER SYSTEM
13	QUARTZ SLAB SHOWER BENCH

C2K ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION: DESCRIPTION:

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

LICENSED ARCHITECT
KEVIN S. SAUSER
21859
11/30/2019
STATE OF CALIFORNIA

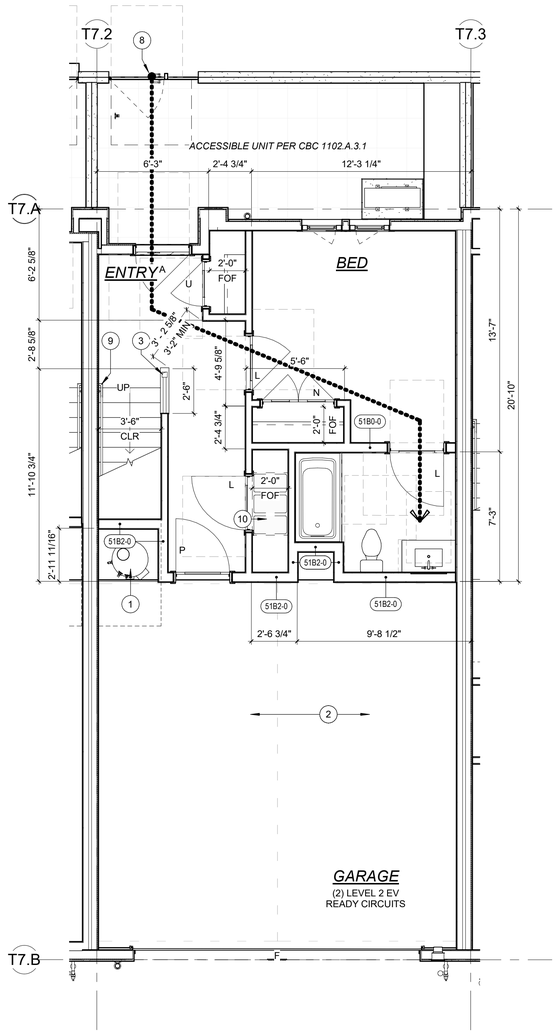
ISSUE FOR PERMIT

SHEET TITLE:
UNIT TYPE TA INTERIOR ELEVATIONS

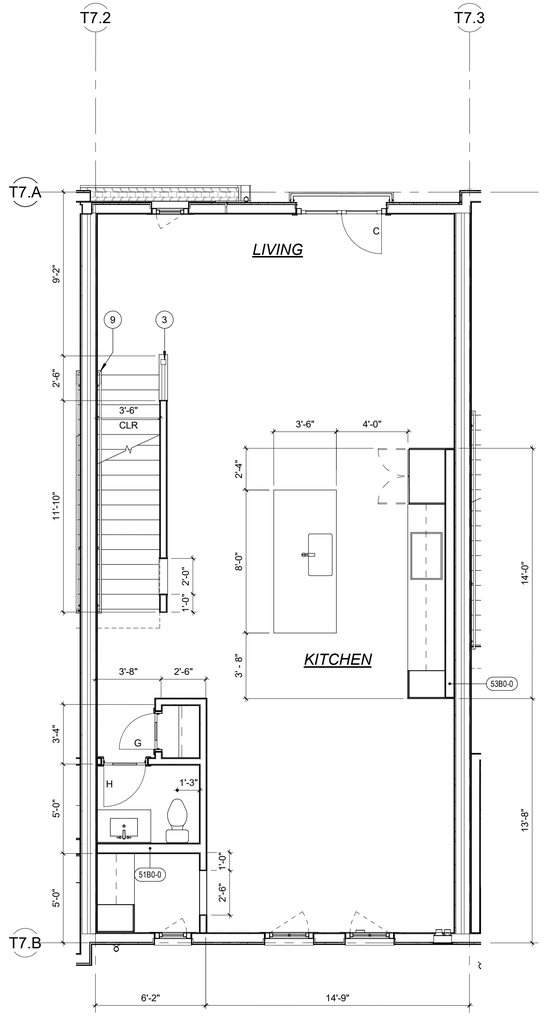
SHEET NO.:
A6 TA 15

C:\Revit_Local\20133_Westport-CENTRAL_jboyd\FEBRA.rvt

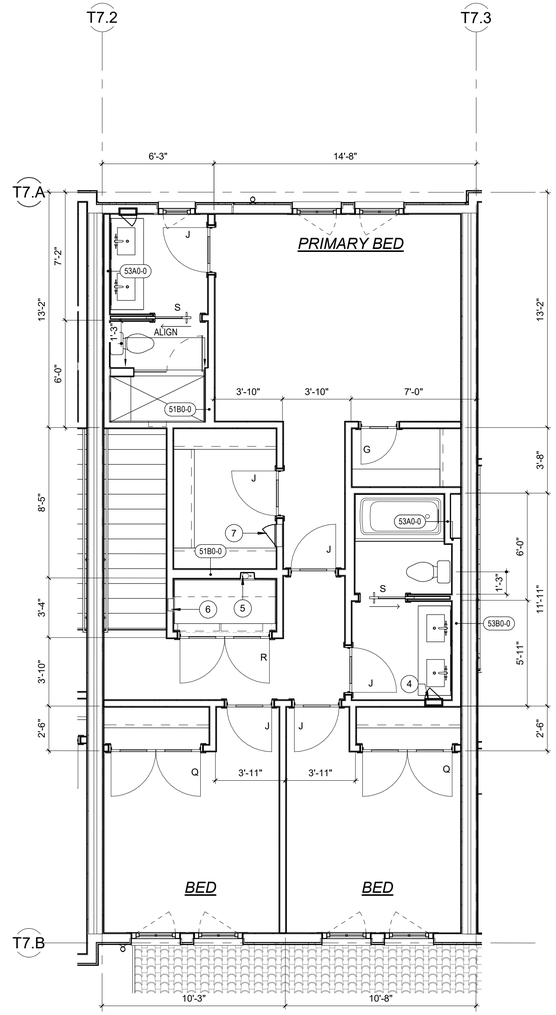
7/28/2021 3:29:40 PM



1 A6 TB 11 UNIT TYPE TB LEVEL 1 ENLARGED FLOOR PLAN
1/4" = 1'-0"



2 A6 TB 11 UNIT TYPE TB LEVEL 2 ENLARGED FLOOR PLAN
1/4" = 1'-0"



3 A6 TB 11 UNIT TYPE TB LEVEL 3 ENLARGED FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES - UNIT PLANS

A. CONTRACTOR TO SET AND VERIFY CONTROL POINTS FOR LAYOUT PER CONTRACT DOCUMENTS, NOTIFY ARCHITECT OF ANY DISCREPANCIES.

B. INTERIOR WALL TYPE TAGS - SEE SHEET A0 91
DOOR TYPES - SEE SHEET A9 51

C. TYPICAL INTERIOR WALL PARTITIONS ARE 51A0-0, UON

D. TYPICAL CEILING HEIGHTS UON (GYP AT BOT OF JOIST):
LEVEL 1 = 9'-0"
LEVEL 2 = 9'-6"
LEVEL 3 = 9'-0"

E. "LEVEL 2 EV READY CIRCUIT" MEANS A PARKING SPACE SERVED BY A COMPLETE ELECTRIC CIRCUIT WITH 208/240 VOLT, 40-AMPERE CAPACITY INCLUDING ELECTRICAL PANEL CAPACITY, OVERPROTECTION DEVICE, A MINIMUM 1" DIAMETER RACEWAY, WIRING, AND A RECEPTACLE LABELLED "ELECTRIC VEHICLE OUTLET" WITH AT LEAST A 1/2 INCH FONT ADJACENT TO THE PARKING SPACE

KEYED NOTES

1 HEAT PUMP HOT WATER HEATER. SEE SEISMIC RESTAINT REQ'S DETAIL AT 1/PD1.

2 10' x 20' PARKING SPACE, UNOBSTRUCTED BETWEEN SIX INCHES AND SIX FEET AFF

3 DECORATIVE METAL GUARD

4 RECESSED MEDICINE CABINET (120V). MOUNT 3'-6" AFF

5 DRYER VENT BOX

6 WASHING MACHINE OUTLET/DRAIN BOX

7 LOW VOLTAGE CABINET

8 ACCESSIBLE ROUTE PER CBC 1102A.3.1 -- (1) PRIMARY ENTRY TO THE DWELLING UNIT SHALL BE ON AN ACCESSIBLE ROUTE (2) AT LEAST ONE POWDER ROOM OR BATHROOM SHALL BE LOCATED ON THE PRIMARY ENTRY LEVEL, SERVED BY AN ACCESSIBLE ROUTE AND SHALL COMPLY WITH THE PROVISIONS IN DIVISION IV. (3) ALL ROOMS OR SPACES LOCATED ON THE PRIMARY ENTRY LEVEL SHALL BE SERVED BY AN ACCESSIBLE ROUTE AND SHALL COMPLY WITH THE PROVISIONS IN DIVISION IV. GARAGES ARE EXCEPTED PER DIV IV, 1130A.1

9 WD HANDRAIL. RETURN TO WALL, TYP.

B 10 24" x 42" AREA FOR 3-BIN TRASH/RECYCLING/COMPOST

0' 4' 8' 16' 32'

C2K
ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD
CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION:	DESCRIPTION:
B	28 JULY 2021 — REVISIONS AFTER PERMIT

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

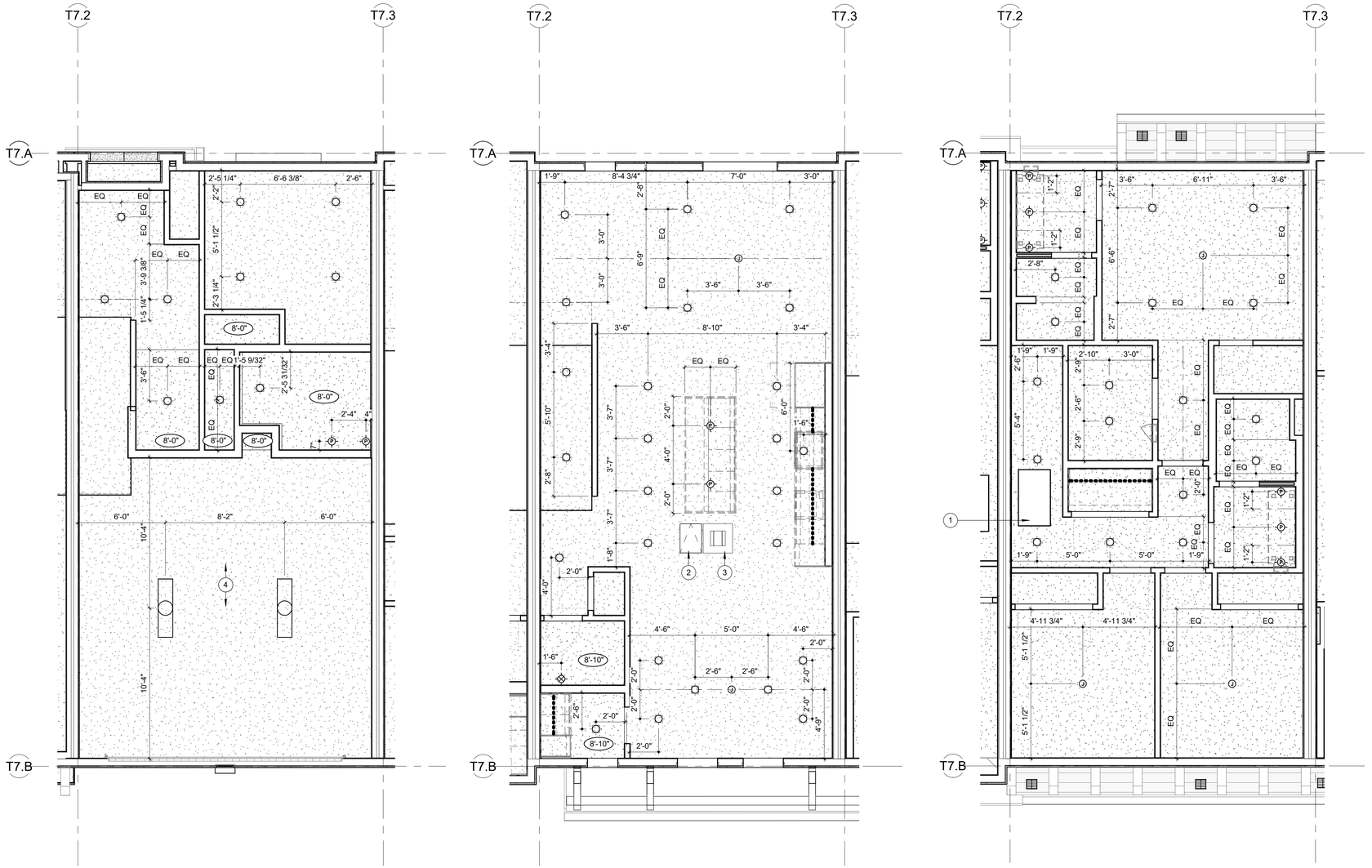
LICENSED ARCHITECT
KEVIN S. SAUSER
31859
REN. 11/30/2019
STATE OF CALIFORNIA

ISSUE FOR PERMIT

SHEET TITLE:
UNIT TYPE TB FLOOR PLANS

SHEET NO.:
A6 TB 11

C:\Revit_Local\20133_Westport-CENTRAL_jboyd\FBRA.rvt
7/28/2021 3:29:45 PM



1 A6 TB 12 UNIT TYPE TB LEVEL 1 REFLECTED CEILING PLAN
1/4" = 1'-0"

2 A6 TB 12 UNIT TYPE TB LEVEL 2 REFLECTED CEILING PLAN
1/4" = 1'-0"

3 A6 TB 12 UNIT TYPE TB LEVEL 3 REFLECTED CEILING PLAN
1/4" = 1'-0"

0' 4' 8' 16' 32'

GENERAL NOTES - UNIT PLANS

A. CONTRACTOR TO SET AND VERIFY CONTROL POINTS FOR LAYOUT PER CONTRACT DOCUMENTS, NOTIFY ARCHITECT OF ANY DISCREPANCIES.

B. INTERIOR WALL TYPE TAGS - SEE SHEET A0 91
DOOR TYPES - SEE SHEET A9 51

C. TYPICAL INTERIOR WALL PARTITIONS ARE 51A0-0, UON

D. TYPICAL CEILING HEIGHTS UON (GYP AT BOT OF JOIST):
LEVEL 1 = 9'-0"
LEVEL 2 = 9'-6"
LEVEL 3 = 9'-0"

E. "LEVEL 2 EV READY CIRCUIT" MEANS A PARKING SPACE SERVED BY A COMPLETE ELECTRIC CIRCUIT WITH 208/240 VOLT, 40-AMPERE CAPACITY INCLUDING ELECTRICAL PANEL CAPACITY, OVERPROTECTION DEVICE, A MINIMUM 1" DIAMETER RACEWAY, WIRING, AND A RECEPTACLE LABELLED "ELECTRIC VEHICLE OUTLET" WITH AT LEAST A 1/2 INCH FONT ADJACENT TO THE PARKING SPACE

REFLECTED CEILING PLAN LEGEND

- LED LIGHT, RECESSED
- LED LIGHT, SURFACE MOUNT
- LED LIGHT, WALL MOUNT
- PENDANT LIGHT FIXTURE, CEILING MOUNT
  VERIFY LOCATION AND HEIGHT WITH OWNER
- 1X4 LED STRIP LIGHT
- LED LIGHT, WALL MOUNT
- UNDER CABINET LIGHTING

KEYED NOTES

1 PULL-DOWN ATTIC ACCESS STAIR

2 18" X 24" FRAMELESS GYPSUM BOARD ACCESS PANEL

3 HVAC CEILING CASSETTE INDOOR UNIT, SEE MECHANICAL

4 PROVIDE NOT LESS THAN 5/8-INCH TYPE X GYPSUM BOARD OR EQUIVALENT AT GARAGE CEILING (TABLE R302.6)

C2K
ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION: DESCRIPTION:

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

LICENSED ARCHITECT
KEVIN S. SAUSER
C-31859
EXP. 11/30/2019
STATE OF CALIFORNIA

ISSUE FOR PERMIT

SHEET TITLE:
UNIT TYPE TB REFLECTED CEILING PLANS

SHEET NO.:
A6 TB 12

C:\Revit_Local\20133_Westport-CENTRAL_jboydVFBRA.rvt
7/28/2021 3:29:48 PM

KEYED NOTES

1 HEAT PUMP HOT WATER HEATER. SEE SEISMIC RESTAINT REQ'S DETAIL AT 1/PD1.

2 PULL-DOWN ATTIC ACCESS STAIR

3 GYPSUM BOARD UNDER STAIR SURFACE PER CRC R302.7

4 UNFRAMED ARCHED OPENING. PROVIDE TWO-PIECE, 3/4" SOLID W/D CAP W/ 1" SILL HORNS AND APRON TO MATCH DOOR TRIM, TYP EA SIDE

5 DECORATIVE METAL GUARD

6 REFRIGERATOR, PROVIDE CUSTOM PANEL TO MATCH CABINETS, VERIFY OPENING DIMENSION WITH FINAL APPLIANCE SELECTION

7 UNDER CABINET LIGHTING PER RCP, PROVIDE VALANCE

8 VENT HOOD, LINER WITH CUSTOM SURROUND TO MATCH CABINETS

9 FLUSH PANEL TO MATCH CABINETS

10 COOK TOP, VERIFY OPENING DIMENSIONS WITH FINAL APPLIANCE SELECTION

11 BUILT IN WALL OVEN, VERIFY OPENING DIMENSION WITH FINAL APPLIANCE SELECTION

12 MICROWAVE DRAWER, VERIFY OPENING WITH FINAL APPLIANCE SELECTION

13 1 1/2" SQUARE EDGE SLAB COUNTER TOP

14 OPEN SHELF

15 BASE BID IS PANTRY; UPGRADE OPTION FOR BEVERAGE COOLER

16 TILE BACKSLPASH PER FINISH SCHEDULE

17 FREESTANDING VANITY - RETAIL; TBD

18 FRAMED WALL MIRROR, RETAIL TBD

19 WALL SCONCE LIGHT FIXTURE PER RCP

20 FULL HEIGHT TILE WALL PER FINISH LEGEND

21 QUARTZ SLAB WATERFALL EDGE

22 PROVIDE POWER OUTLET IN FACE OF CABINET

23 DISWASHER, PROVIDE CUSTOM PANEL TO MATCH CABINETS, VERIFY OPENING DIMENSIONS WITH FINAL APPLIANCE SELECTION

24 SOLID WOOD BASE - FLUSH WITH CABINETS

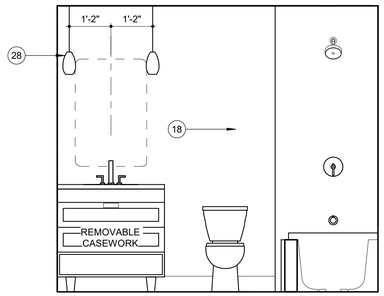
25 8" RECESS FOR STOOLS

26 POWER OUTLET AND PLATE TO MATCH CASEWORK

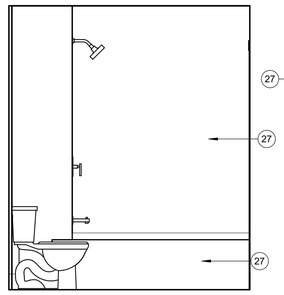
27 QUARTZ SLAB TUB AND SHOWER SURROUND

28 PENDANT LIGHT FIXTURE PER RCP

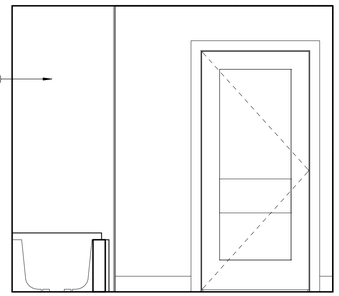
29 SEAL ALL JOINTS TO PROVIDE CONTINUOUS AIR BARRIER INSIDE GARAGE & MPOE SPACES. PROVIDE INSULATION AT GARAGE & MPOE WALLS AND FLOOR/CEILING WHERE ADJACENT TO INTERIOR.



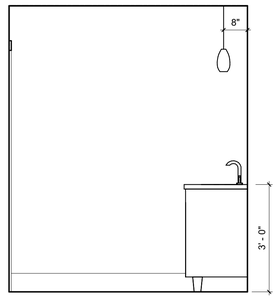
01 UNIT TB LEVEL 1 BATH AT VANITY
A6 TB 14 1/2" = 1'-0"



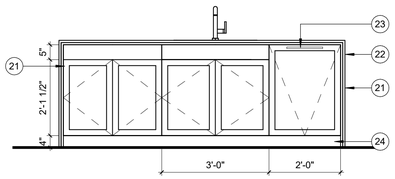
02 UNIT TB LEVEL 1 BATH TUB
A6 TB 14 1/2" = 1'-0"



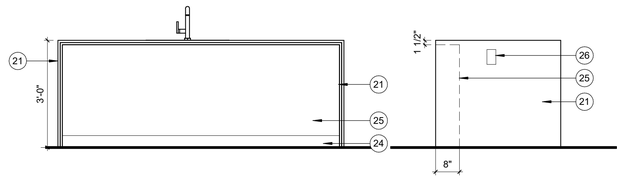
03 UNIT TB LEVEL 1 BATH
A6 TB 14 1/2" = 1'-0"



04 UNIT TB LEVEL 1 BATH CABINET
A6 TB 14 1/2" = 1'-0"

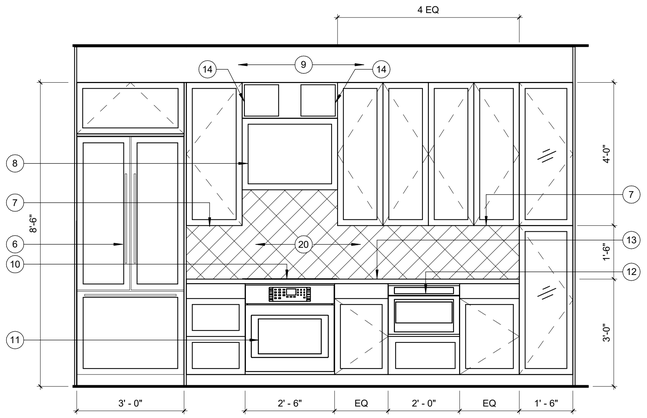


05 UNIT TB LEVEL 2 AT ISLAND
A6 TB 14 1/2" = 1'-0"

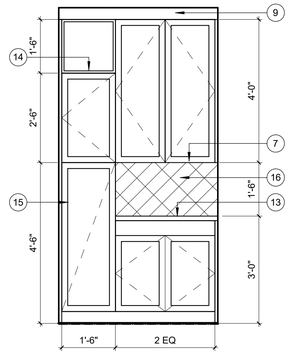


06 UNIT TB LEVEL 2 AT BACK ISLAND
A6 TB 14 1/2" = 1'-0"

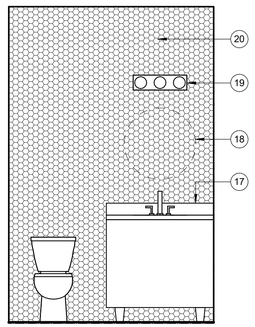
07 UNIT TB LEVEL 2 AT SIDE ISLAND
A6 TB 14 1/2" = 1'-0"



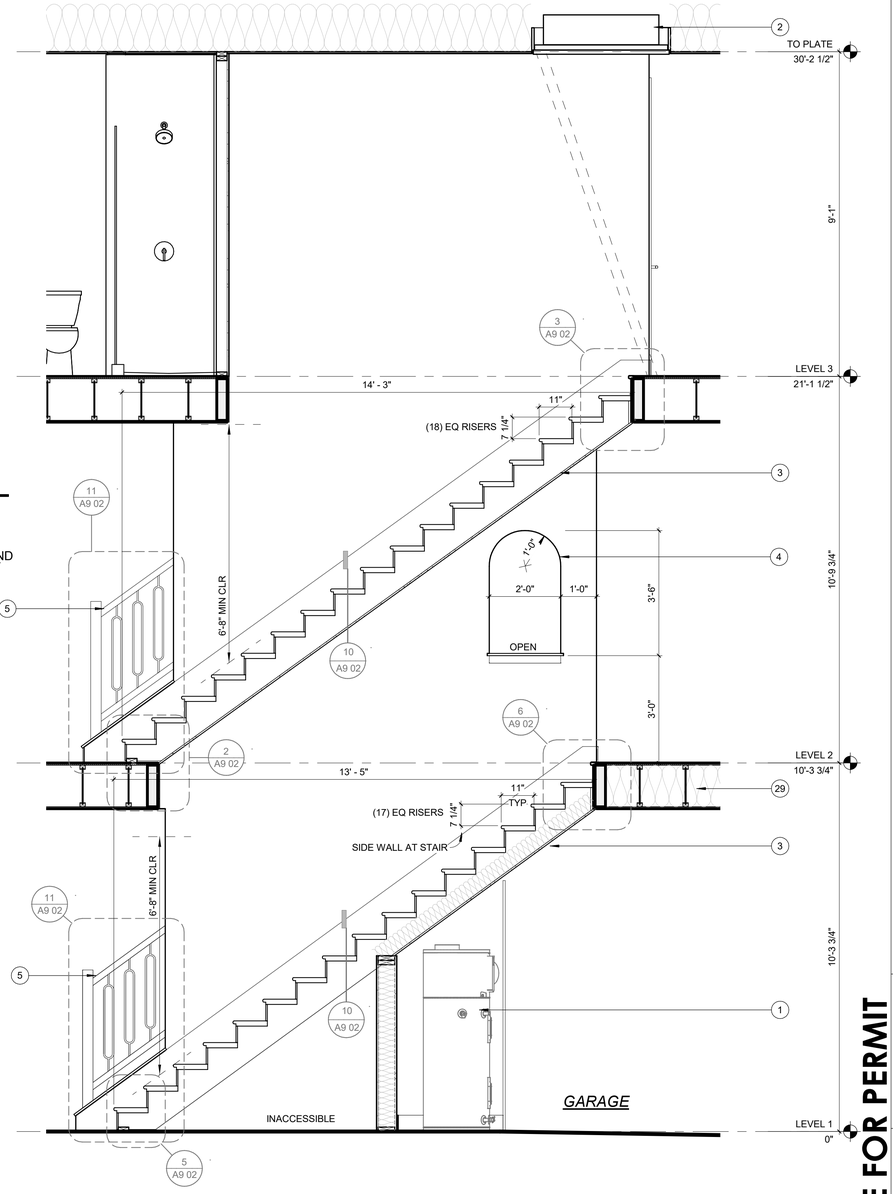
08 INTERIOR ELEVATION - UNIT TB LEVEL 2 KITCHEN
A6 TB 14 1/2" = 1'-0"



09 INTERIOR ELEVATION - UNIT TB LEVEL 2 PANTRY
A6 TB 14 1/2" = 1'-0"



10 UNIT TB LEVEL 2 HALF BATH
A6 TB 14 1/2" = 1'-0"



11 UNIT TYPE TB BUILDING SECTION
A6 TB 14 1/2" = 1'-0"

GENERAL NOTES - INT ELEVATIONS

A. SEE SHEETS A6 RA 14 & A6 RA 16 FOR TYPICAL DETAIL REFERENCES.

C2K
ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION: DESCRIPTION:

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

LICENSED ARCHITECT
KEVIN S. SAUSER
31859
11/30/2019
STATE OF CALIFORNIA

ISSUE FOR PERMIT

SHEET TITLE:
UNIT TYPE TB STAIR SECTION AND INTERIOR ELEVATIONS

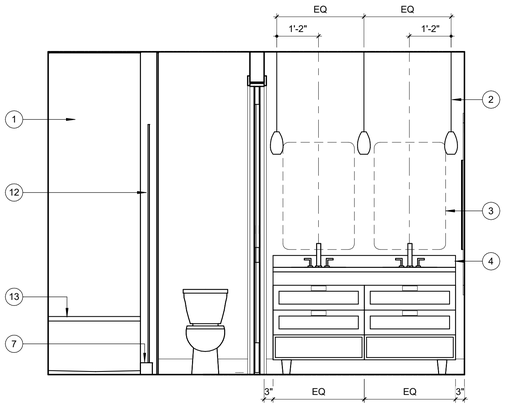
SHEET NO.:
A6 TB 14

C:\Revit_Local\20133_Westport-CENTRAL_jboyd\VFBRA.rvt

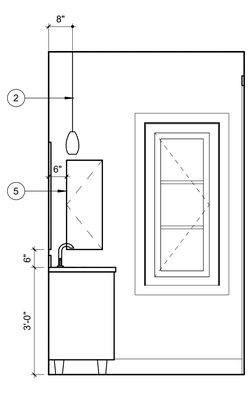
7/28/2021 3:29:53 PM

GENERAL NOTES - INT ELEVATIONS

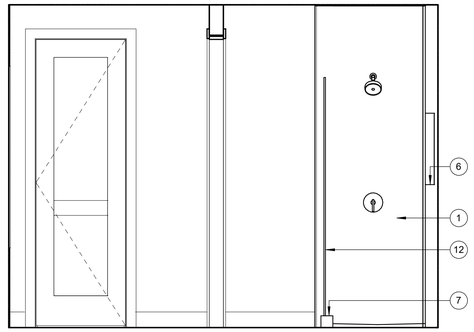
A. SEE SHEETS A6 RA 14 & A6 RA 16 FOR TYPICAL DETAIL REFERENCES.



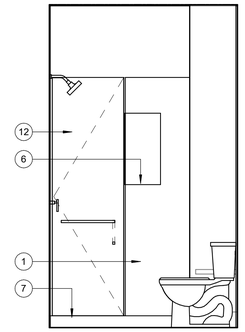
01 A6 TB 15 UNIT TB LEVEL 3 - 1ST BATH VANITY
1/2" = 1'-0"



02 A6 TB 15 UNIT TB LEVEL 3 - 1ST BATH CABINET
1/2" = 1'-0"



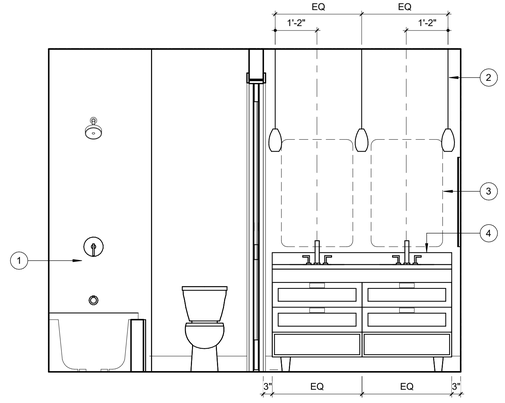
03 A6 TB 15 UNIT TB LEVEL 3 - 1ST BATH SHOWER
1/2" = 1'-0"



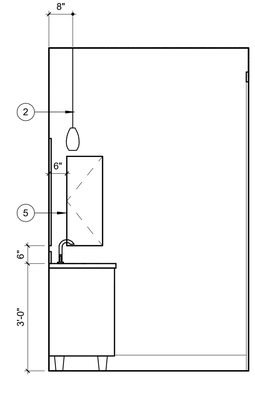
04 A6 TB 15 INTERIOR ELEVATION - UNIT TB LEVEL 3 PRIMARY BATH
1/2" = 1'-0"

KEYED NOTES

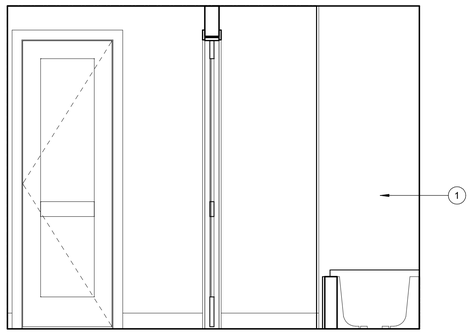
1	QUARTZ SLAB TUB AND SHOWER SURROUND
2	PENDANT LIGHT FIXTURE PER RCP
3	FRAMED WALL MIRROR, RETAIL TBD
4	QUARTZ SLAB BACKSPLASH
5	RECESSED MEDICINE CABINET
6	QUARTZ SLAB RECESSED SOAP NICHE 1/4":1' SLOPE
7	QUARTZ SLAB SHOWER CURB
8	CLOTHES DRYER, VERIFY OPENING DIMENSIONS WITH FINAL APPLIANCE SELECTION
9	CLOTHES WASHER, VERIFY OPENING DIMENSIONS WITH FINAL APPLIANCE SELECTION
10	QUARTZ SLAB COUNTERTOP AND BACKSPLASH
11	UNDER CABINET LIGHTING PER RCP, PROVIDE VALANCE
12	FRAMELESS GLASS SHOWER SYSTEM
13	QUARTZ SLAB SHOWER BENCH



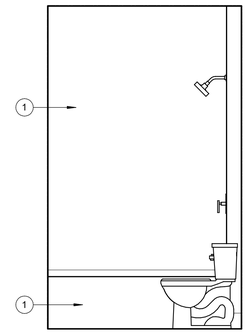
05 A6 TB 15 UNIT TB LEVEL 3 BATH AT VANITY
1/2" = 1'-0"



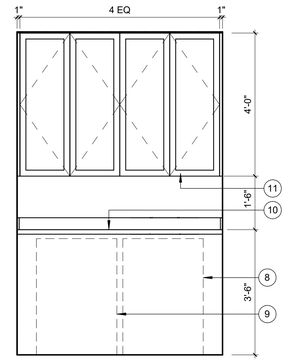
06 A6 TB 15 UNIT TB LEVEL 3 BATH CABINET
1/2" = 1'-0"



07 A6 TB 15 UNIT TB LEVEL 3 BATH TUB
1/2" = 1'-0"



08 A6 TB 15 INTERIOR ELEVATION - UNIT TB LEVEL 3 BATH
1/2" = 1'-0"



09 A6 TB 15 UNIT TB LEVEL 3 LAUNDRY CASEWORK
1/2" = 1'-0"

C2K
ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION: DESCRIPTION:

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

LICENSED ARCHITECT
KEVIN S. SAUSER
31859
REN 11/30/2019
STATE OF CALIFORNIA

ISSUE FOR PERMIT

SHEET TITLE:
UNIT TYPE TB INTERIOR ELEVATIONS

SHEET NO.:
A6 TB 15

C:\Revit_Local\20133_Westport-CENTRAL_jboydVFBRA.rvt
7/28/2021 3:29:56 PM

GENERAL NOTES - UNIT PLANS

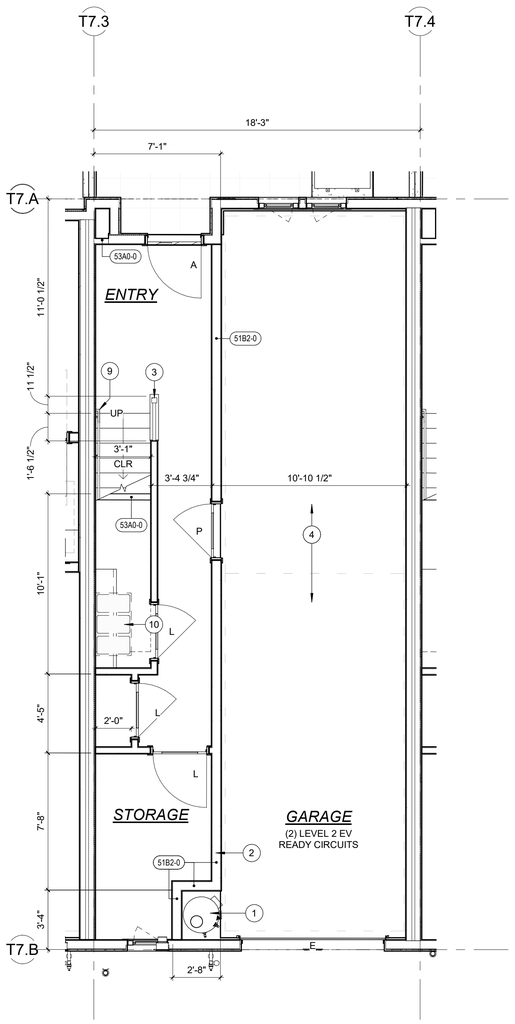
A. CONTRACTOR TO SET AND VERIFY CONTROL POINTS FOR LAYOUT PER CONTRACT DOCUMENTS, NOTIFY ARCHITECT OF ANY DISCREPANCIES.

B. INTERIOR WALL TYPE TAGS - SEE SHEET A0 91
DOOR TYPES - SEE SHEET A9 51

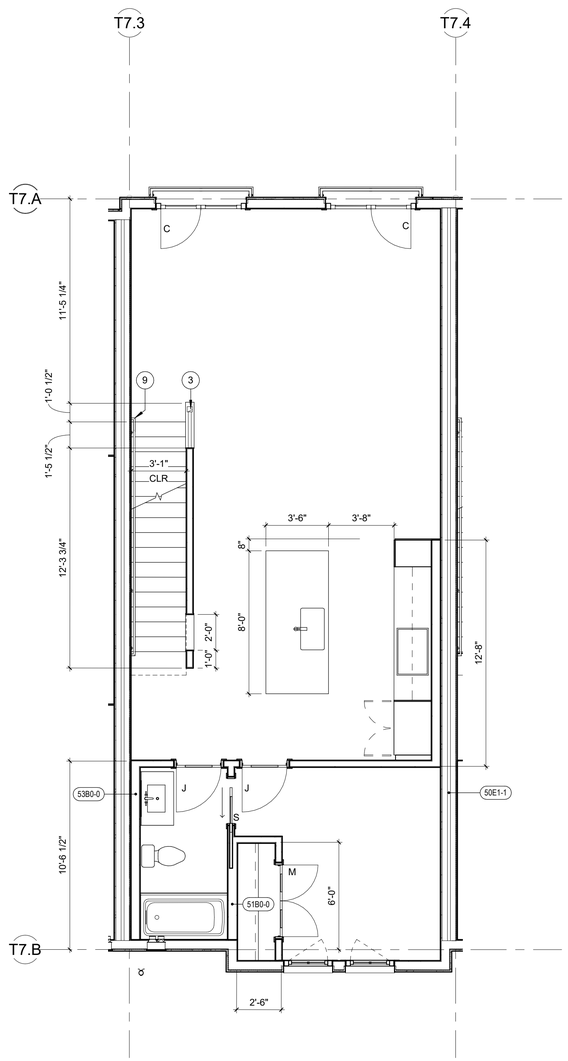
C. TYPICAL INTERIOR WALL PARTITIONS ARE 51A0-0, UON

D. TYPICAL CEILING HEIGHTS UON (GYP AT BOT OF JOIST):
LEVEL 1 = 9'-0"
LEVEL 2 = 9'-6"
LEVEL 3 = 9'-0"

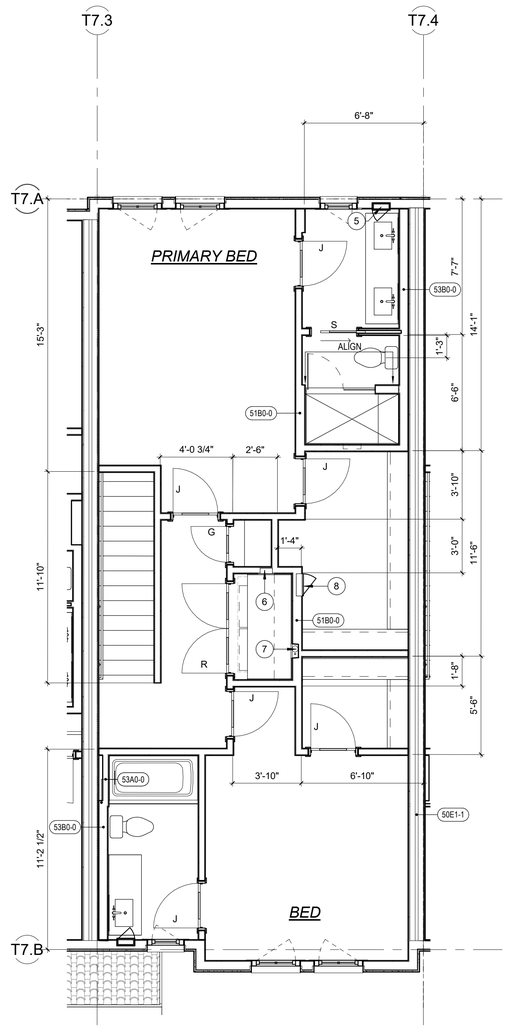
E. "LEVEL 2 EV READY CIRCUIT" MEANS A PARKING SPACE SERVED BY A COMPLETE ELECTRIC CIRCUIT WITH 208/240 VOLT, 40-AMPERE CAPACITY INCLUDING ELECTRICAL PANEL CAPACITY, OVERPROTECTION DEVICE, A MINIMUM 1" DIAMETER RACEWAY, WIRING, AND A RECEPTACLE LABELLED "ELECTRIC VEHICLE OUTLET" WITH AT LEAST A 1/2 INCH FONT ADJACENT TO THE PARKING SPACE



1 A6 TC 11 UNIT TYPE TC LEVEL 1 ENLARGED FLOOR PLAN
1/4" = 1'-0"



2 A6 TC 11 UNIT TYPE TC LEVEL 2 ENLARGED FLOOR PLAN
1/4" = 1'-0"



3 A6 TC 11 UNIT TYPE TC LEVEL 3 ENLARGED FLOOR PLAN
1/4" = 1'-0"

KEYED NOTES

1 HEAT PUMP HOT WATER HEATER. SEE SEISMIC RESTAINT REQ'S DETAIL AT 1/PD1.

2 EVSE RACEWAY TERMINATION PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE" PER CALIFORNIA GREEN BUILDING STANDARDS CODE 4.106.4.1.1

3 DECORATIVE METAL GUARD

4 10' x 20' PARKING SPACE, UNOBSTRUCTED BETWEEN SIX INCHES AND SIX FEET AFF

5 RECESSED MEDICINE CABINET (120V). MOUNT 3'-6" AFF

6 WASHING MACHINE OUTLET/DRAIN BOX

7 DRYER VENT BOX

8 LOW VOLTAGE CABINET

9 WD HANDRAIL. RETURN TO WALL, TYP.

10 24" x 42" AREA FOR 3-BIN TRASH/RECYCLING/COMPOST

0' 4' 8' 16' 32'

C2K
ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD
CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION: DESCRIPTION:

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

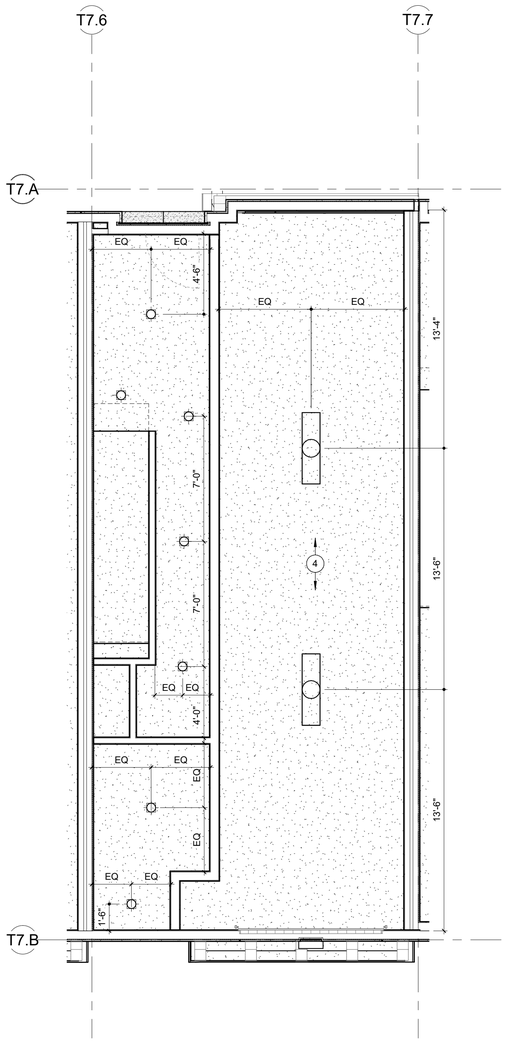
LICENSED ARCHITECT
KEVIN S. SAUSER
31859
REN 11/30/2019
STATE OF CALIFORNIA

ISSUE FOR PERMIT

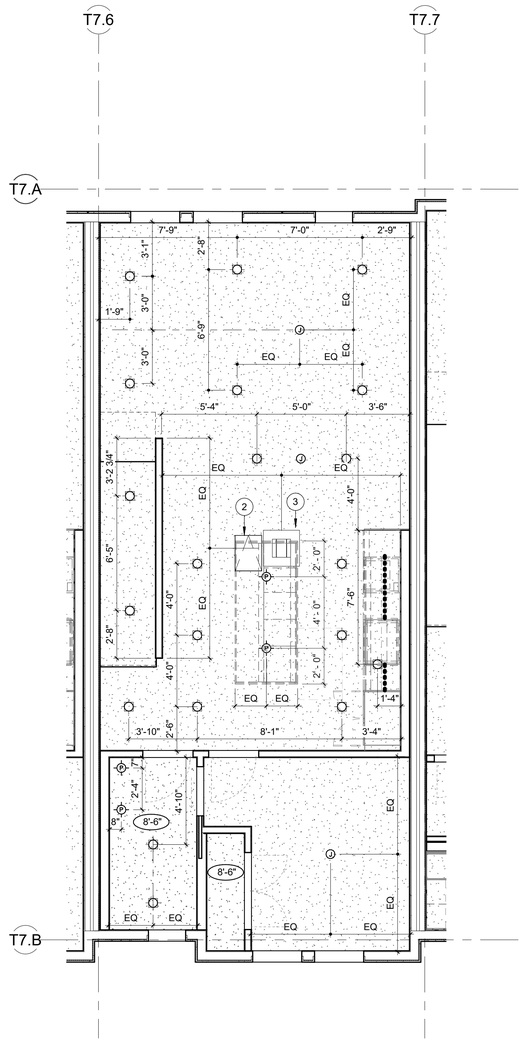
SHEET TITLE:
UNIT TYPE TC FLOOR PLANS

SHEET NO.:
A6 TC 11

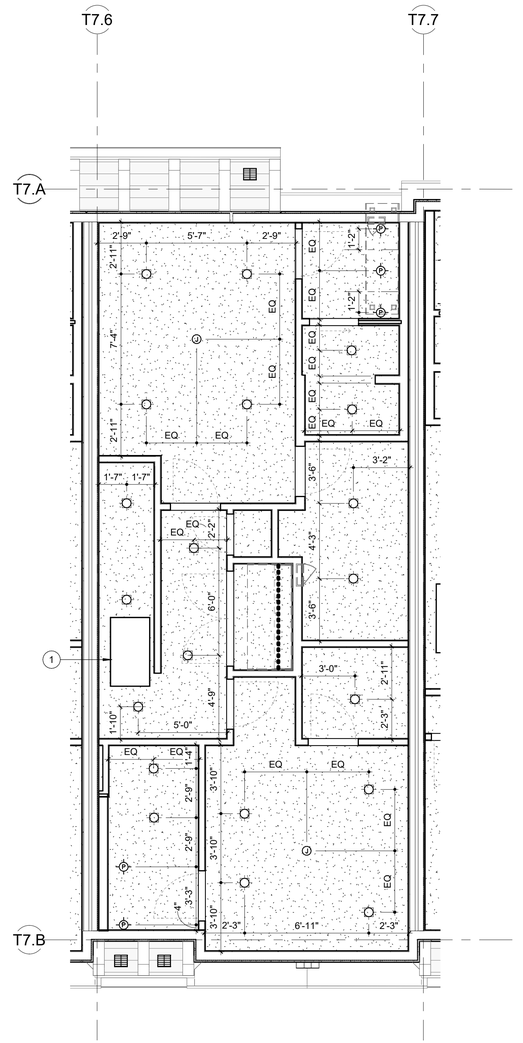
C:\Revit_Local\20133_Westport-CENTRAL_jboyd\VFBRA.rvt
7/28/2021 3:29:59 PM



1 A6 TC 12 UNIT TYPE TC LEVEL 1 REFLECTED CEILING PLAN
1/4" = 1'-0"



2 A6 TC 12 UNIT TYPE TC LEVEL 2 REFLECTED CEILING PLAN
1/4" = 1'-0"



3 A6 TC 12 UNIT TYPE TC LEVEL 3 REFLECTED CEILING PLAN
1/4" = 1'-0"

GENERAL NOTES - UNIT PLANS

A. CONTRACTOR TO SET AND VERIFY CONTROL POINTS FOR LAYOUT PER CONTRACT DOCUMENTS, NOTIFY ARCHITECT OF ANY DISCREPANCIES.

B. INTERIOR WALL TYPE TAGS - SEE SHEET A0 91
DOOR TYPES - SEE SHEET A9 51

C. TYPICAL INTERIOR WALL PARTITIONS ARE 51A0-0, UON

D. TYPICAL CEILING HEIGHTS UON (GYP AT BOT OF JOIST):
LEVEL 1 = 9'-0"
LEVEL 2 = 9'-6"
LEVEL 3 = 9'-0"

E. "LEVEL 2 EV READY CIRCUIT" MEANS A PARKING SPACE SERVED BY A COMPLETE ELECTRIC CIRCUIT WITH 208/240 VOLT, 40-AMPERE CAPACITY INCLUDING ELECTRICAL PANEL CAPACITY, OVERPROTECTION DEVICE, A MINIMUM 1" DIAMETER RACEWAY, WIRING, AND A RECEPTACLE LABELLED "ELECTRIC VEHICLE OUTLET" WITH AT LEAST A 1/2 INCH FONT ADJACENT TO THE PARKING SPACE

REFLECTED CEILING PLAN LEGEND

- LED LIGHT, RECESSED
- LED LIGHT, SURFACE MOUNT
- LED LIGHT, WALL MOUNT
- PENDANT LIGHT FIXTURE, CEILING MOUNT
  VERIFY LOCATION AND HEIGHT WITH OWNER
- 1X4 LED STRIP LIGHT
- (J) LED LIGHT, WALL MOUNT
- UNDER CABINET LIGHTING

KEYED NOTES

1 PULL-DOWN ATTIC ACCESS STAIR

2 18" X 24" FRAMELESS GYPSUM BOARD ACCESS PANEL

3 HVAC CEILING CASSETTE INDOOR UNIT, SEE MECHANICAL

4 PROVIDE NOT LESS THAN 5/8-INCH TYPE X GYPSUM BOARD OR EQUIVALENT AT GARAGE CEILING (TABLE R302.6)

0' 4' 8' 16' 32'

C2K ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION: DESCRIPTION:

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

LICENSED ARCHITECT
KEVIN S. SAUSER
RENEWAL 31859
11/30/2019
STATE OF CALIFORNIA

ISSUE FOR PERMIT

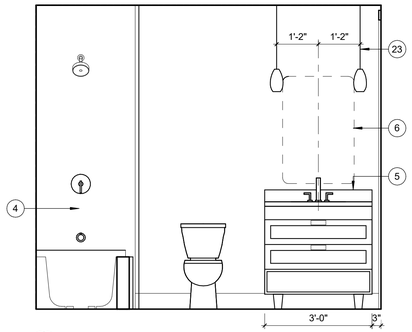
SHEET TITLE:
UNIT TYPE TC REFLECTED CEILING PLANS

SHEET NO.:
A6 TC 12

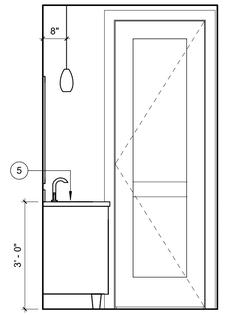
C:\Revit_Local\20133_Westport-CENTRAL_jboyd\VFBRA.rvt
7/28/2021 3:30:02 PM

GENERAL NOTES - INT ELEVATIONS

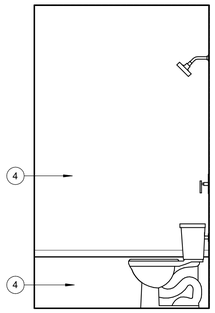
A. SEE SHEETS A6 RA 14 & A6 RA 16 FOR TYPICAL DETAIL REFERENCES.



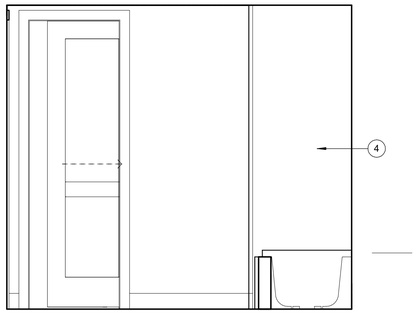
01 A6 TC 14 UNIT TC LEVEL 2 AT BATH VANITY
1/2" = 1'-0"



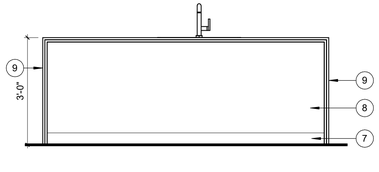
02 A6 TC 14 UNIT TC LEVEL 2 AT BATH CABINET
1/2" = 1'-0"



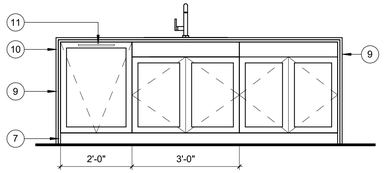
03 A6 TC 14 UNIT TC LEVEL 2 AT BATH
1/2" = 1'-0"



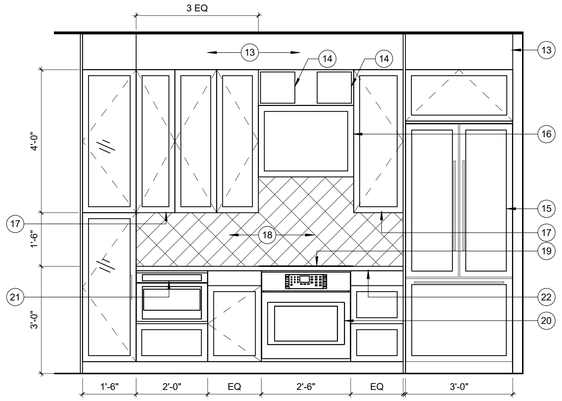
04 A6 TC 14 UNIT TC LEVEL 2 BATH TUB
1/2" = 1'-0"



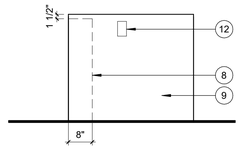
05 A6 TC 14 INTERIOR ELEVATION - UNIT TC LEVEL 2 AT BACK ISLAND
1/2" = 1'-0"



06 A6 TC 14 INTERIOR ELEVATION - UNIT TC LEVEL 2 AT ISLAND
1/2" = 1'-0"



07 A6 TC 14 INTERIOR ELEVATION - UNIT TC LEVEL 2 KITCHEN
1/2" = 1'-0"



08 A6 TC 14 UNIT TC LEVEL 2 AT SIDE ISLAND
1/2" = 1'-0"

KEYED NOTES

1 GYPSUM BOARD UNDER STAIR SURFACE PER CRC R302.7

2 UNFRAMED ARCHED OPENING. PROVIDE TWO-PIECE, 3/4" SOLID WD CAP W/ 1" SILL HORNS AND APRON TO MATCH DOOR TRIM, TYP EA SIDE

3 PULL-DOWN ATTIC ACCESS STAIR

4 QUARTZ SLAB TUB AND SHOWER SURROUND

5 FREESTANDING VANITY - RETAIL; TBD

6 FRAMED WALL MIRROR, RETAIL TBD

7 SOLID WOOD BASE - FLUSH WITH CABINETS

8 8" RECESS FOR STOOLS

9 QUARTZ SLAB WATERFALL EDGE

10 PROVIDE POWER OUTLET IN FACE OF CABINET

11 DISWASHER, PROVIDE CUSTOM PANEL TO MATCH CABINETS, VERIFY OPENING DIMENSIONS WITH FINAL APPLIANCE SELECTION

12 POWER OUTLET AND PLATE TO MATCH CASEWORK

13 FLUSH PANEL TO MATCH CABINETS

14 OPEN SHELF

15 REFRIGERATOR, PROVIDE CUSTOM PANEL TO MATCH CABINETS, VERIFY OPENING DIMENSION WITH FINAL APPLIANCE SELECTION

16 VENT HOOD, LINER WITH CUSTOM SURROUND TO MATCH CABINETS

17 UNDER CABINET LIGHTING PER RCP, PROVIDE VALANCE

18 FULL HEIGHT TILE BACKSPLASH

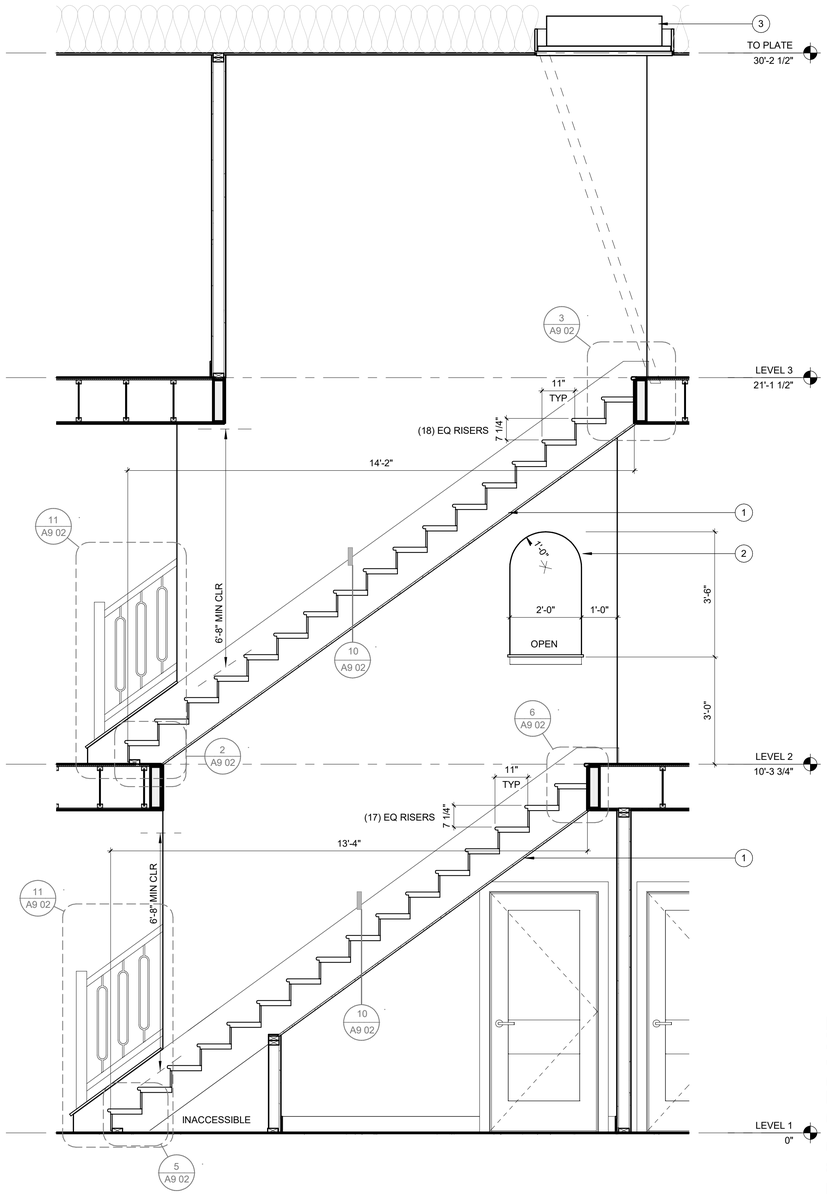
19 COOK TOP, VERIFY OPENING DIMENSIONS WITH FINAL APPLIANCE SELECTION

20 BUILT IN WALL OVEN, VERIFY OPENING DIMENSION WITH FINAL APPLIANCE SELECTION

21 MICROWAVE DRAWER, VERIFY OPENING WITH FINAL APPLIANCE SELECTION

22 1 1/2" SQUARE EDGE SLAB COUNTER TOP

23 PENDANT LIGHT FIXTURE PER RCP



09 A6 TC 14 UNIT TYPE TC BUILDING SECTION
1/2" = 1'-0"

C:\Revit_Local\20133_Westport-CENTRAL_jboydVFBRA.rvt

7/28/2021 3:30:06 PM

C2K
ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION: DESCRIPTION:

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC.. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC..

LICENSED ARCHITECT
KEVIN S. SAUSER
C-31859
REN 11/30/2019
STATE OF CALIFORNIA

ISSUE FOR PERMIT

SHEET TITLE:
UNIT TYPE TC STAIR SECTION AND INTERIOR ELEVATIONS

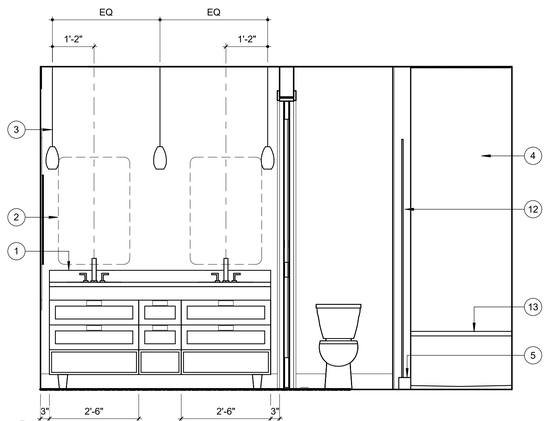
SHEET NO.:
A6 TC 14

GENERAL NOTES - INT ELEVATIONS

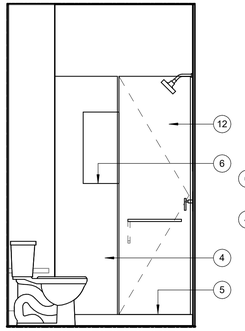
A. SEE SHEETS A6 RA 14 & A6 RA 16 FOR TYPICAL DETAIL REFERENCES.

KEYED NOTES

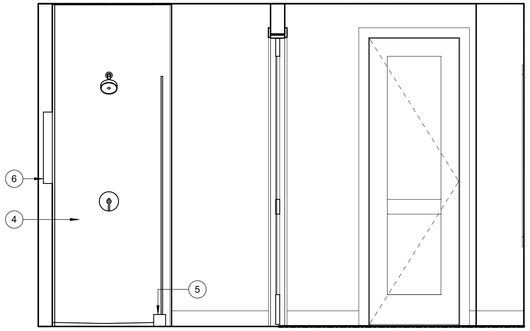
1 QUARTZ SLAB BACKSPLASH
2 FRAMED WALL MIRROR, RETAIL TBD
3 PENDANT LIGHT FIXTURE PER RCP
4 QUARTZ SLAB TUB AND SHOWER SURROUND
5 QUARTZ SLAB SHOWER CURB
6 QUARTZ SLAB RECESSED SOAP NICHE 1/4":1' SLOPE
7 RECESSED MEDICINE CABINET
8 QUARTZ SLAB COUNTERTOP AND BACKSPLASH
9 CLOTHES DRYER, VERIFY OPENING DIMENSIONS WITH FINAL APPLIANCE SELECTION
10 CLOTHES WASHER, VERIFY OPENING DIMENSIONS WITH FINAL APPLIANCE SELECTION
11 UNDER CABINET LIGHTING PER RCP, PROVIDE VALANCE
12 FRAMELESS GLASS SHOWER SYSTEM
13 QUARTZ SLAB SHOWER BENCH



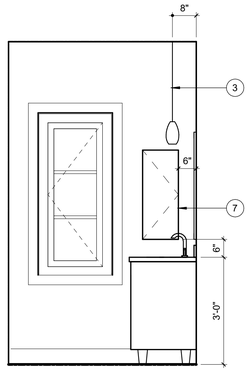
01 A6 TC 15 UNIT TC LEVEL 3 - 1ST BATHROOM AT VANITY
1/2" = 1'-0"



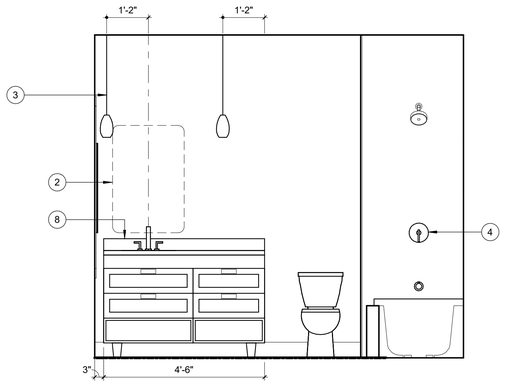
02 A6 TC 15 UNIT TC LEVEL 3 - 1ST BATH
1/2" = 1'-0"



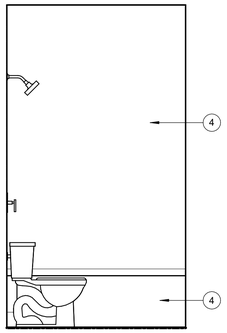
03 A6 TC 15 UNIT TC LEVEL 3 - 1ST BATH SHOWER
1/2" = 1'-0"



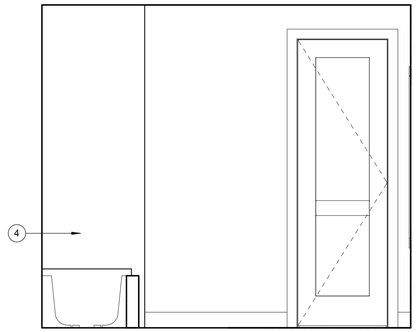
04 A6 TC 15 UNIT TC LEVEL 3 - 1ST BATH CABINET
1/2" = 1'-0"



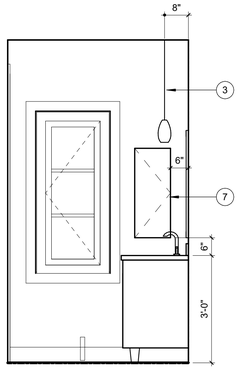
05 A6 TC 15 UNIT TC LEVEL 3 BATH VANITY
1/2" = 1'-0"



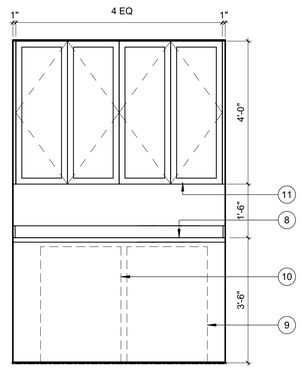
06 A6 TC 15 UNIT TC LEVEL 3 BATH
1/2" = 1'-0"



07 A6 TC 15 UNIT TC LEVEL 3 BATH TUB
1/2" = 1'-0"



08 A6 TC 15 UNIT TC LEVEL 3 BATH CABINET
1/2" = 1'-0"



09 A6 TC 15 UNIT TC LEVEL 3 LAUNDRY CASEWORK
1/2" = 1'-0"

C2K ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION: DESCRIPTION:

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

LICENSED ARCHITECT
KEVIN S. SAUSER
31859
11/30/2019
STATE OF CALIFORNIA

ISSUE FOR PERMIT

SHEET TITLE:
UNIT TYPE TC INTERIOR ELEVATIONS

SHEET NO.:
A6 TC 15

C:\Revit_Local\20133_Westport-CENTRAL_jboydVFBRA.rvt
7/28/2021 3:30:09 PM

GENERAL NOTES - UNIT PLANS

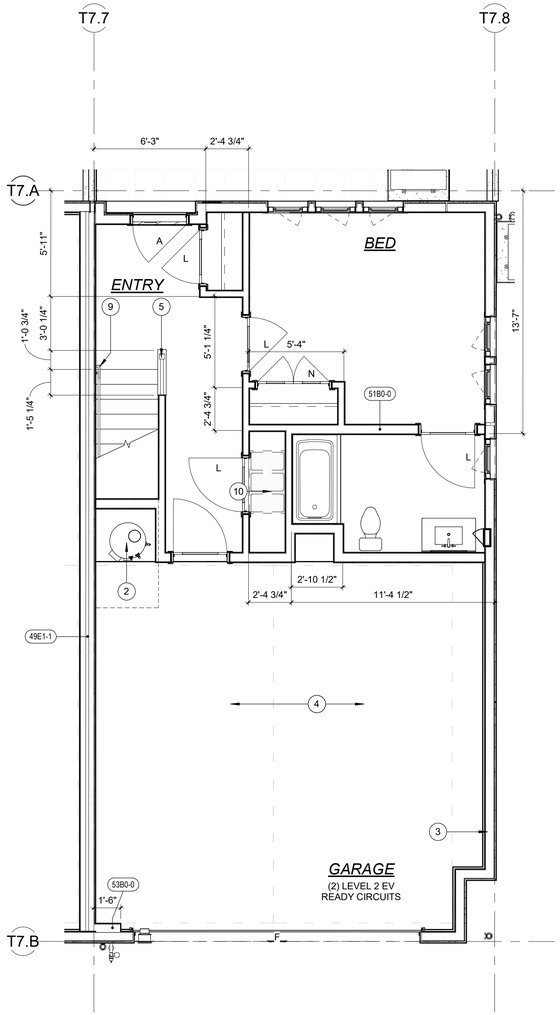
A. CONTRACTOR TO SET AND VERIFY CONTROL POINTS FOR LAYOUT PER CONTRACT DOCUMENTS, NOTIFY ARCHITECT OF ANY DISCREPANCIES.

B. INTERIOR WALL TYPE TAGS - SEE SHEET A0 91
DOOR TYPES - SEE SHEET A9 51

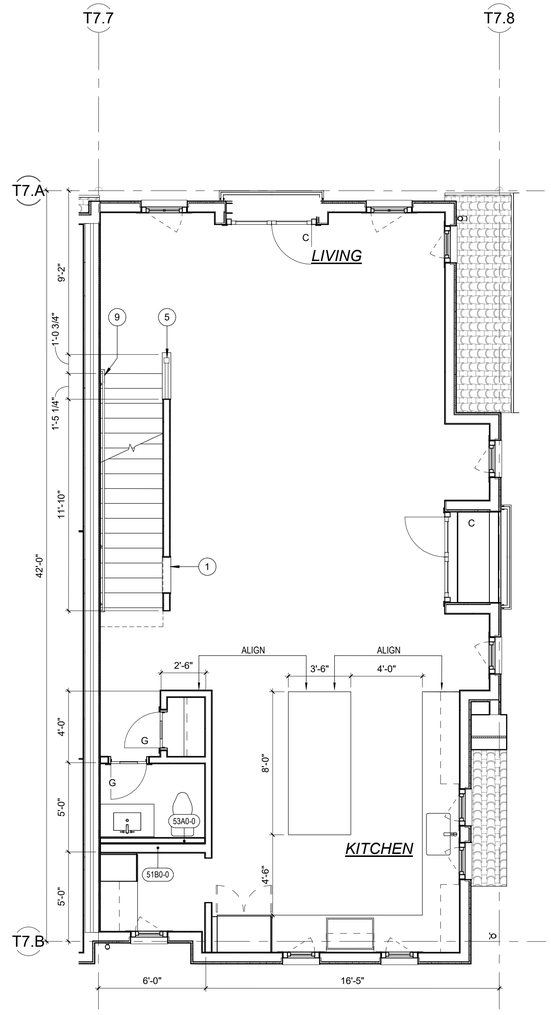
C. TYPICAL INTERIOR WALL PARTITIONS ARE 51A0-0, UON

D. TYPICAL CEILING HEIGHTS UON (GYP AT BOT OF JOIST):
LEVEL 1 = 9'-0"
LEVEL 2 = 9'-6"
LEVEL 3 = 9'-0"

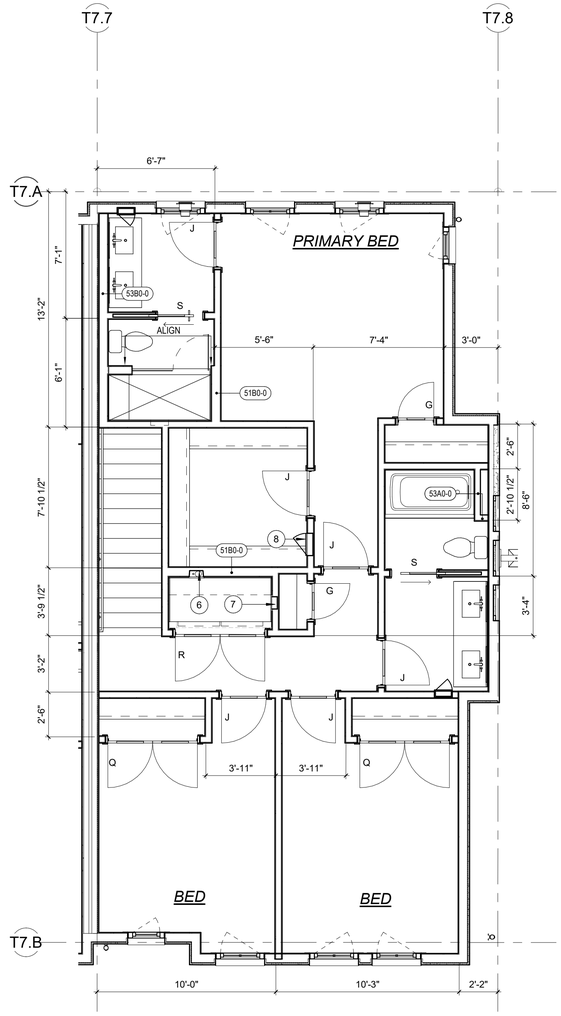
E. "LEVEL 2 EV READY CIRCUIT" MEANS A PARKING SPACE SERVED BY A COMPLETE ELECTRIC CIRCUIT WITH 208/240 VOLT, 40-AMPERE CAPACITY INCLUDING ELECTRICAL PANEL CAPACITY, OVERPROTECTION DEVICE, A MINIMUM 1" DIAMETER RACEWAY, WIRING, AND A RECEPTACLE LABELLED "ELECTRIC VEHICLE OUTLET" WITH AT LEAST A 1/2 INCH FONT ADJACENT TO THE PARKING SPACE



1 A6 TD 11 UNIT TYPE TD LEVEL 1 ENLARGED FLOOR PLAN
1/4" = 1'-0"



2 A6 TD 11 UNIT TYPE TD LEVEL 2 ENLARGED FLOOR PLAN
1/4" = 1'-0"



3 A6 TD 11 UNIT TYPE TD LEVEL 3 ENLARGED FLOOR PLAN
1/4" = 1'-0"

KEYED NOTES

1 UNFRAMED ARCHED OPENING. PROVIDE TWO-PIECE, 3/4" SOLID WD CAP W/ 1" SILL HORNS AND APRON TO MATCH DOOR TRIM, TYP EA SIDE

2 HEAT PUMP HOT WATER HEATER. SEE SEISMIC RESTAINT REQ'S DETAIL AT 1/PD1.

3 EVSE RACEWAY TERMINATION PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE" PER CALIFORNIA GREEN BUILDING STANDARDS CODE 4.106.4.1.1

4 10' x 20' PARKING SPACE, UNOBSTRUCTED BETWEEN SIX INCHES AND SIX FEET AFF

5 DECORATIVE METAL GUARD

6 DRYER VENT BOX

7 WASHING MACHINE OUTLET/DRAIN BOX

8 LOW VOLTAGE CABINET

9 WD HANDRAIL. RETURN TO WALL, TYP.

B 10 24" x 42" AREA FOR 3-BIN TRASH/RECYCLING/COMPOST

0' 4' 8' 16' 32'

C2K ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD
CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION:	DESCRIPTION:
B	28 JULY 2021 — REVISIONS AFTER PERMIT

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

LICENSED ARCHITECT
KEVIN S. SAUSER
21859
11/30/2019
STATE OF CALIFORNIA

ISSUE FOR PERMIT

SHEET TITLE:
UNIT TYPE TD FLOOR PLANS

SHEET NO.:
A6 TD 11

C:\Revit_Local\20133_Westport-CENTRAL_jboyd\VFBRA.rvt

7/28/2021 3:30:13 PM

GENERAL NOTES - UNIT PLANS

A. CONTRACTOR TO SET AND VERIFY CONTROL POINTS FOR LAYOUT PER CONTRACT DOCUMENTS, NOTIFY ARCHITECT OF ANY DISCREPANCIES.

B. INTERIOR WALL TYPE TAGS - SEE SHEET A0 91
DOOR TYPES - SEE SHEET A9 51

C. TYPICAL INTERIOR WALL PARTITIONS ARE 51A0-0, UON

D. TYPICAL CEILING HEIGHTS UON (GYP AT BOT OF JOIST):
LEVEL 1 = 9'-0"
LEVEL 2 = 9'-6"
LEVEL 3 = 9'-0"

E. "LEVEL 2 EV READY CIRCUIT" MEANS A PARKING SPACE SERVED BY A COMPLETE ELECTRIC CIRCUIT WITH 208/240 VOLT, 40-AMPERE CAPACITY INCLUDING ELECTRICAL PANEL CAPACITY, OVERPROTECTION DEVICE, A MINIMUM 1" DIAMETER RACEWAY, WIRING, AND A RECEPTACLE LABELLED "ELECTRIC VEHICLE OUTLET" WITH AT LEAST A 1/2 INCH FONT ADJACENT TO THE PARKING SPACE

REFLECTED CEILING PLAN LEGEND

- LED LIGHT, RECESSED
- LED LIGHT, SURFACE MOUNT
- LED LIGHT, WALL MOUNT
- PENDANT LIGHT FIXTURE, CEILING MOUNT
  VERIFY LOCATION AND HEIGHT WITH OWNER
- 1X4 LED STRIP LIGHT
- LED LIGHT, WALL MOUNT
- UNDER CABINET LIGHTING

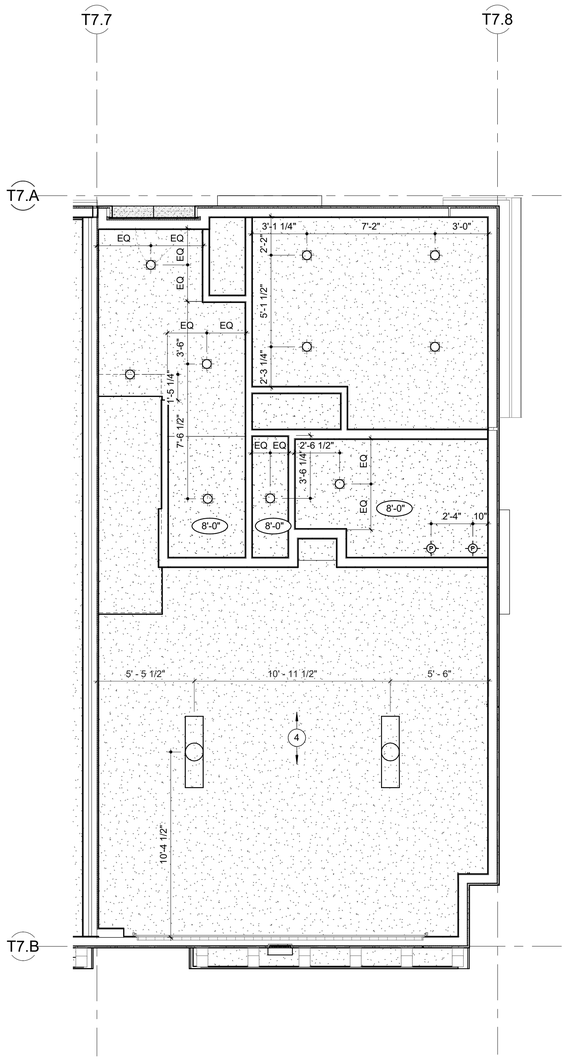
KEYED NOTES

1 PULL-DOWN ATTIC ACCESS STAIR

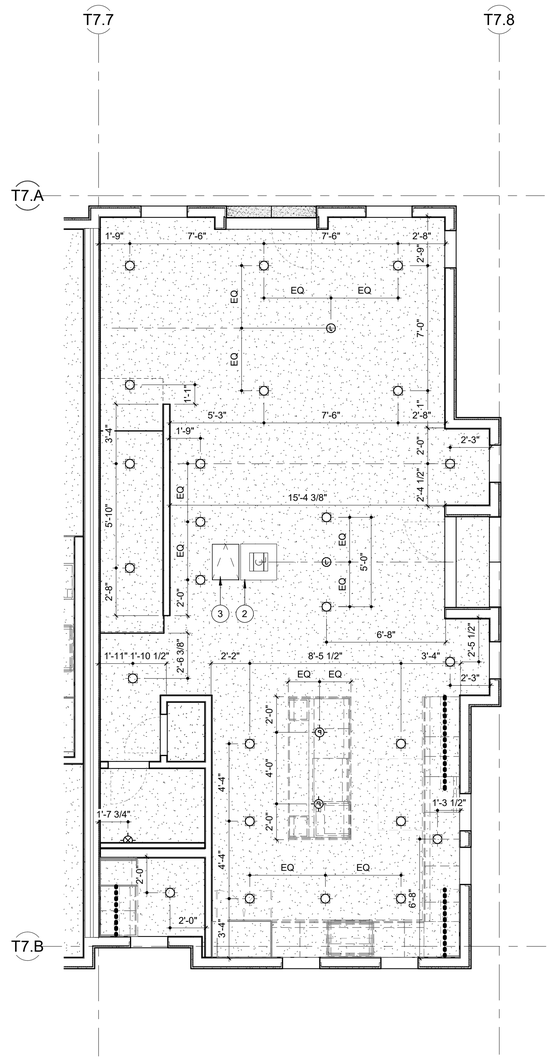
2 HVAC CEILING CASSETTE INDOOR UNIT, SEE MECHANICAL

3 18" X 24" FRAMELESS GYPSUM BOARD ACCESS PANEL

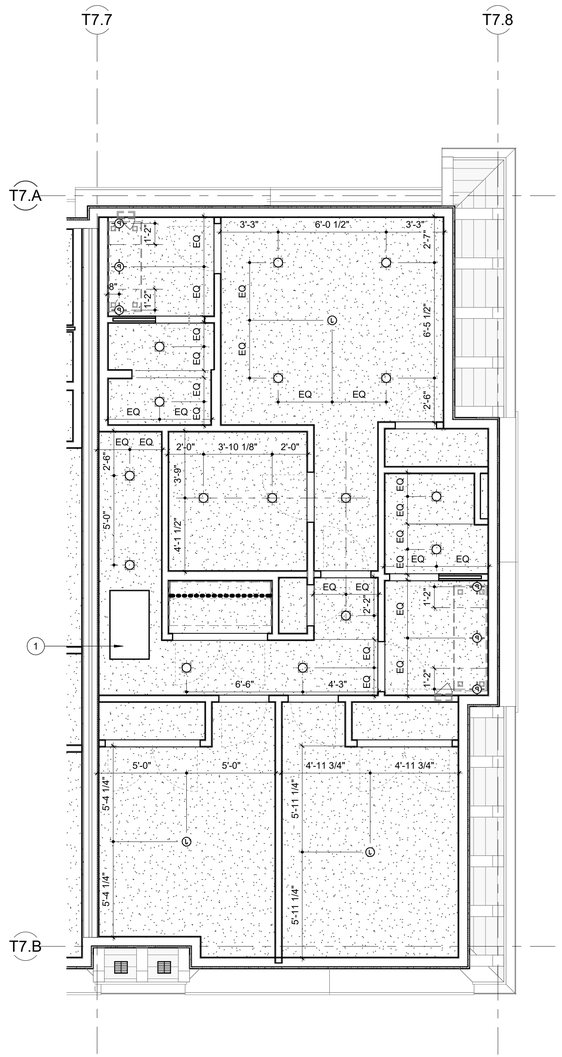
4 PROVIDE NOT LESS THAN 5/8-INCH TYPE X GYPSUM BOARD OR EQUIVALENT AT GARAGE CEILING (TABLE R302.6)



1 A6 TD 12 UNIT TYPE TD LEVEL 1 REFLECTED CEILING PLAN
1/4" = 1'-0"



2 A6 TD 12 UNIT TYPE TD LEVEL 2 REFLECTED CEILING PLAN
1/4" = 1'-0"



3 A6 TD 12 UNIT TYPE TD LEVEL 3 REFLECTED CEILING PLAN
1/4" = 1'-0"

0' 4' 8' 16' 32'

C2K
ARCHITECTURE

1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION: DESCRIPTION:

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

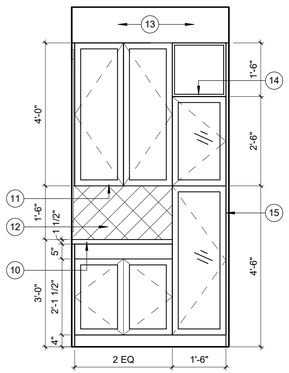
LICENSED ARCHITECT
KEVIN S. SAUSER
21859
REG. 11/30/2019
STATE OF CALIFORNIA

ISSUE FOR PERMIT

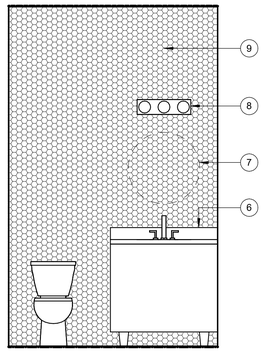
SHEET TITLE:
UNIT TYPE TD REFLECTED CEILING PLANS

SHEET NO.:
A6 TD 12

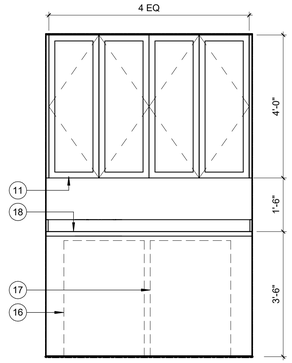
C:\Revit_Local\20133_Westport-CENTRAL_jboyd\VFBRA.rvt
7/28/2021 3:30:16 PM



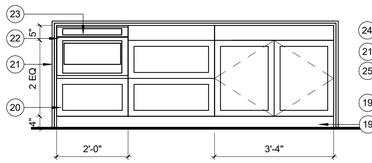
1 A6 TD 14 UNIT TD LEVEL 2 PANTRY
1/2" = 1'-0"



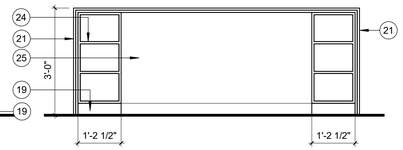
2 A6 TD 14 UNIT TD LEVEL 2 HALF BATH
1/2" = 1'-0"



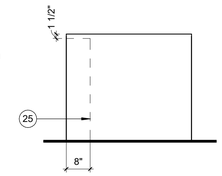
3 A6 TD 14 UNIT TD LEVEL 3 LAUNDRY
1/2" = 1'-0"



4 A6 TD 14 UNIT TD LEVEL 2 ISLAND
1/2" = 1'-0"



5 A6 TD 14 UNIT TD LEVEL 2 BACK ISLAND
1/2" = 1'-0"



6 A6 TD 14 UNIT TD LEVEL 2 SIDE ISLAND
1/2" = 1'-0"

KEYED NOTES

1 GYPSUM BOARD UNDER STAIR SURFACE PER CRC R302.7

2 PULL-DOWN ATTIC ACCESS STAIR

3 HEAT PUMP HOT WATER HEATER. SEE SEISMIC RESTAINT REQ'S DETAIL AT 1/PD1.

4 UNFRAMED ARCHED OPENING, PROVIDE TWO-PIECE, 3/4" SOLID WD CAP W/ 1" SILL HORNS AND APRON TO MATCH DOOR TRIM, TYP EA SIDE

5 DECORATIVE METAL GUARD

6 FREESTANDING VANITY - RETAIL; TBD

7 FRAMED WALL MIRROR, RETAIL TBD

8 WALL SCONCE LIGHT FIXTURE PER RCP

9 FULL HEIGHT TILE WALL PER FINISH LEGEND

10 1 1/2" SQUARE EDGE SLAB COUNTER TOP

11 UNDER CABINET LIGHTING PER RCP, PROVIDE VALANCE

12 TILE BACKSLPASH PER FINISH SCHEDULE

13 FLUSH PANEL TO MATCH CABINETS

14 OPEN SHELF

15 BASE BID IS PANTRY; UPGRADE OPTION FOR BEVERAGE COOLER

16 CLOTHES DRYER, VERIFY OPENING DIMENSIONS WITH FINAL APPLIANCE SELECTION

17 CLOTHES WASHER, VERIFY OPENING DIMENSIONS WITH FINAL APPLIANCE SELECTION

18 QUARTZ SLAB COUNTERTOP AND BACKSPLASH

19 SOLID WOOD BASE - FLUSH WITH CABINETS

20 WOOD VENEER SLAB END PANEL

21 QUARTZ SLAB WATERFALL EDGE

22 PROVIDE POWER OUTLET IN FACE OF CABINET

23 MICROWAVE DRAWER, VERIFY OPENING WITH FINAL APPLIANCE SELECTION

24 ADJUSTABLE OPEN SHELVES

25 8" RECESS FOR STOOLS

26 REFRIGERATOR, PROVIDE CUSTOM PANEL TO MATCH CABINETS, VERIFY OPENING DIMENSION WITH FINAL APPLIANCE SELECTION

27 VENT HOOD, LINER WITH CUSTOM SURROUND TO MATCH CABINETS

28 FULL HEIGHT TILE BACKSPLASH

29 ALIGN TILE WITH BOTTOM EDGE OF UPPER CABINETS

30 PULL-OUT CORNER DRAWERS

31 COOK TOP, VERIFY OPENING DIMENSIONS WITH FINAL APPLIANCE SELECTION

32 BUILT IN WALL OVEN, VERIFY OPENING DIMENSION WITH FINAL APPLIANCE SELECTION

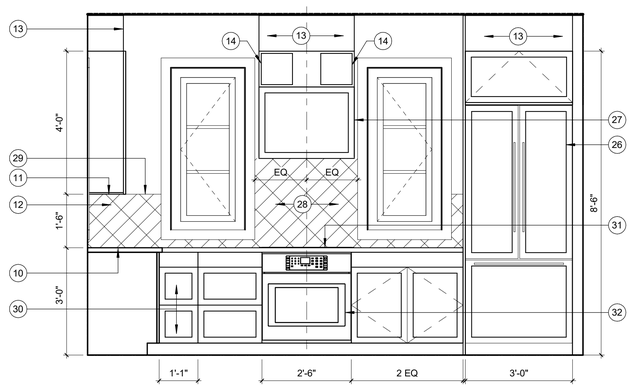
33 DISWASHER, PROVIDE CUSTOM PANEL TO MATCH CABINETS, VERIFY OPENING DIMENSIONS WITH FINAL APPLIANCE SELECTION

34 CABINET WIDTH TO EXTEND TO WINDOW TRIM

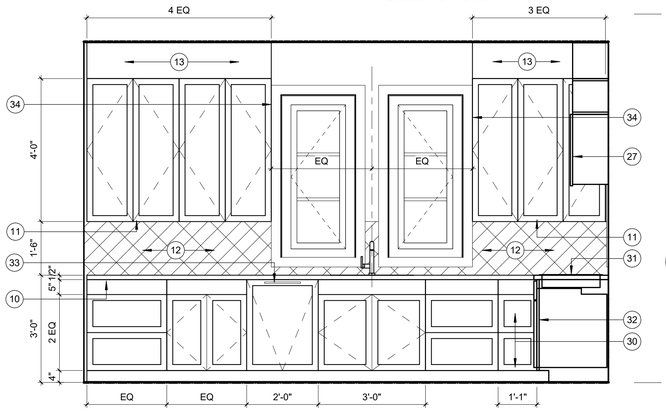
35 SEAL ALL JOINTS TO PROVIDE CONTINUOUS AIR BARRIER INSIDE GARAGE & MPOE SPACES. PROVIDE INSULATION AT GARAGE & MPOE WALLS AND FLOOR/CEILING WHERE ADJACENT TO INTERIOR.

GENERAL NOTES - INT ELEVATIONS

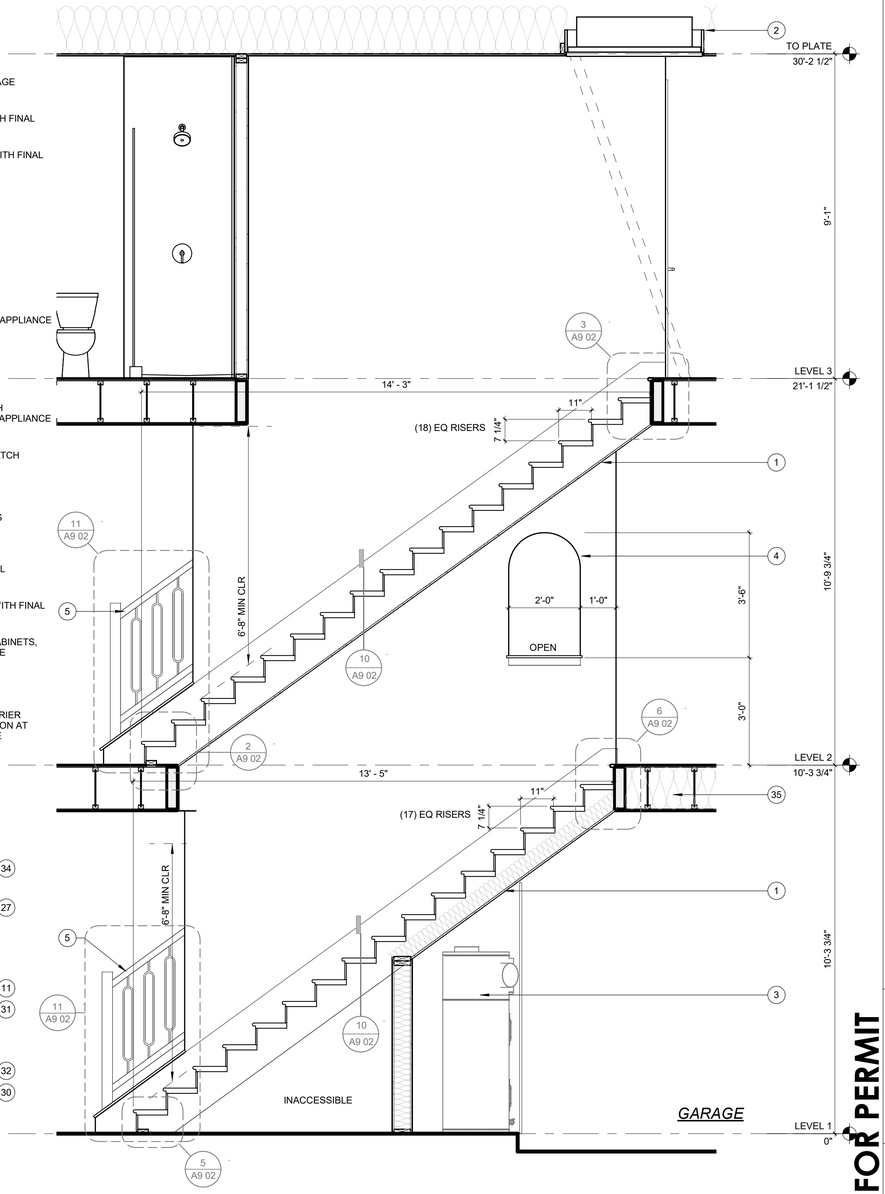
A. SEE SHEETS A6 RA 14 & A6 RA 16 FOR TYPICAL DETAIL REFERENCES.



7 A6 TD 14 INTERIOR ELEVATION - UNIT TD LEVEL 2 KITCHEN AT COOKTOP
1/2" = 1'-0"



8 A6 TD 14 INTERIOR ELEVATION - UNIT TD LEVEL 2 KITCHEN AT SINK
1/2" = 1'-0"



9 A6 TD 14 UNIT TYPE TD BUILDING SECTION
1/2" = 1'-0"

C2K
ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD
CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION: DESCRIPTION:

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC.. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

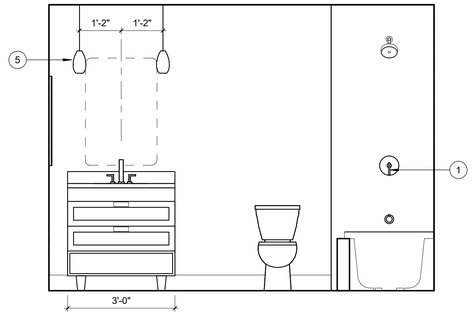
LICENSED ARCHITECT
KEVIN S. SAUSER
31859
11/30/2019
STATE OF CALIFORNIA

ISSUE FOR PERMIT

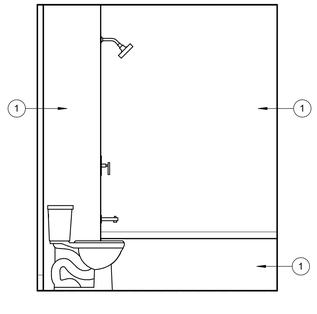
SHEET TITLE:
UNIT TYPE TD STAIR SECTION AND INTERIOR ELEVATIONS

SHEET NO.:
A6 TD 14

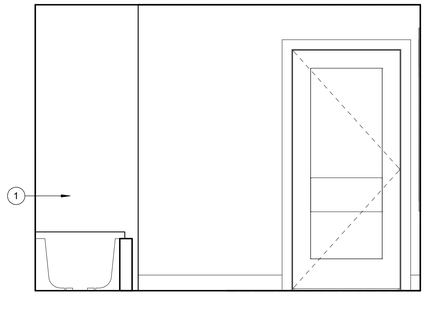
C:\Revit_Local\20133_Westport-CENTRAL_jboydVFBRA.rvt
7/28/2021 3:30:20 PM



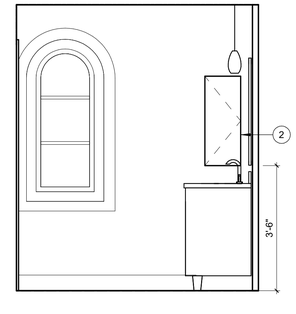
01 A6 TD 15 UNIT TD LEVEL 1 BATH AT VANITY
1/2" = 1'-0"



02 A6 TD 15 UNIT TD LEVEL 1 BATH
1/2" = 1'-0"



03 A6 TD 15 UNIT TD LEVEL 1 BATH TUB
1/2" = 1'-0"



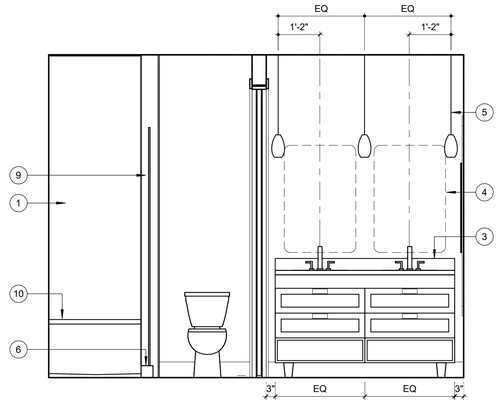
04 A6 TD 15 UNIT TD LEVEL 1 BATH AT CABINET
1/2" = 1'-0"

GENERAL NOTES - INT ELEVATIONS

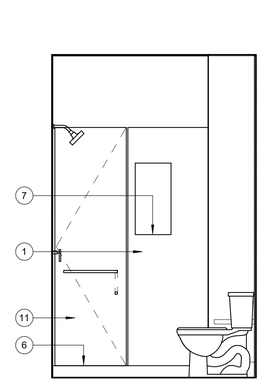
A. SEE SHEETS A6 RA 14 & A6 RA 16 FOR TYPICAL DETAIL REFERENCES.

KEYED NOTES

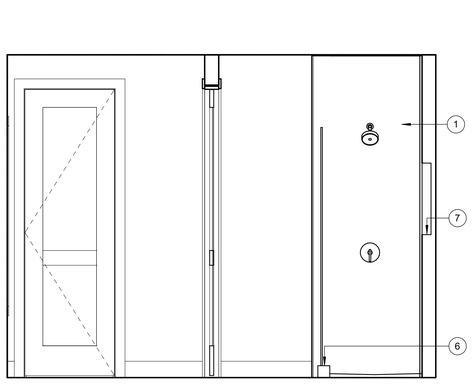
1	QUARTZ SLAB TUB AND SHOWER SURROUND
2	RECESSED MEDICINE CABINET
3	QUARTZ SLAB COUNTERTOP AND BACKSPLASH
4	FRAMED WALL MIRROR, RETAIL TBD
5	PENDANT LIGHT FIXTURE PER RCP
6	QUARTZ SLAB SHOWER CURB
7	QUARTZ SLAB RECESSED SOAP NICHE 1/4":1' SLOPE
8	QUARTZ SLAB BACKSPLASH
9	INFORMATIONAL KEYNOTES
10	QUARTZ SLAB SHOWER BENCH
11	FRAMELESS GLASS SHOWER SYSTEM



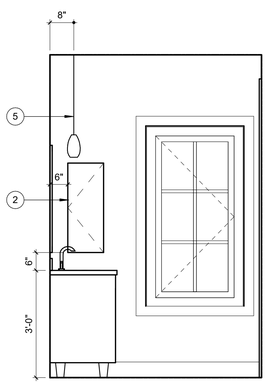
05 A6 TD 15 UNIT TD LEVEL 3 - 1ST BATH AT VANITY
1/2" = 1'-0"



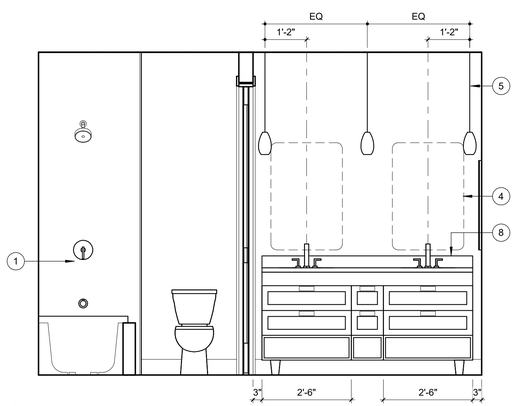
06 A6 TD 15 UNIT TD LEVEL 3 - 1ST BATH
1/2" = 1'-0"



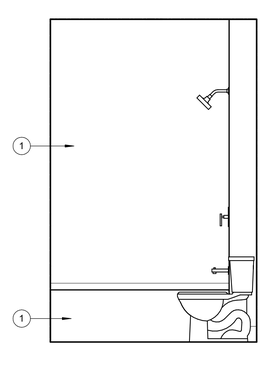
07 A6 TD 15 UNIT TD LEVEL 3 -1ST BATH SHOWER
1/2" = 1'-0"



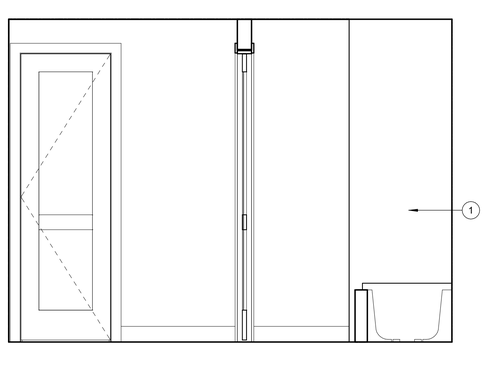
08 A6 TD 15 UNIT TD LEVEL 3 - 1ST BATH AT CABINET
1/2" = 1'-0"



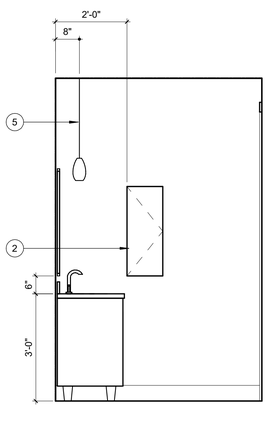
09 A6 TD 15 UNIT TD LEVEL 3 BATH AT VANITY
1/2" = 1'-0"



10 A6 TD 15 UNIT TD LEVEL 3 BATH
1/2" = 1'-0"



11 A6 TD 15 UNIT TD LEVEL 3 BATH AT TUB
1/2" = 1'-0"



12 A6 TD 15 UNIT TD LEVEL 3 BATH AT CABINET
1/2" = 1'-0"

C2K
ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION: DESCRIPTION:

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

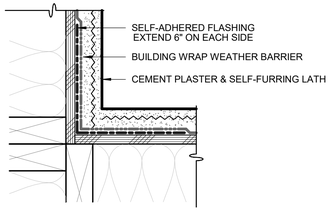
LICENSED ARCHITECT
KEVIN S. SAUSER
C-31859
11/30/2019
STATE OF CALIFORNIA

ISSUE FOR PERMIT

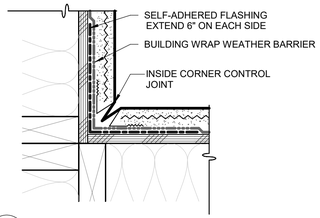
SHEET TITLE:
UNIT TYPE TD INTERIOR ELEVATIONS

SHEET NO.:
A6 TD 15

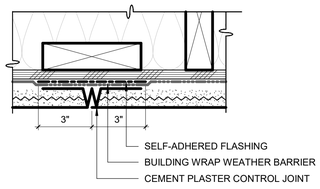
C:\Revit_Local\20133_Westport-CENTRAL_jboyd\VFEBRA.rvt
7/28/2021 3:30:24 PM



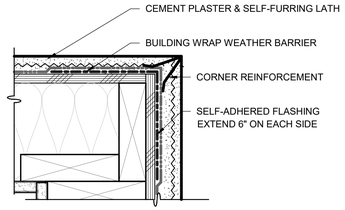
1 A8 01 INSIDE CORNER, TYPICAL
3" = 1'-0"



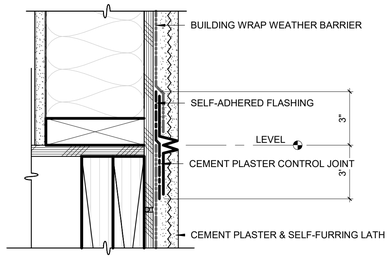
2 A8 01 INSIDE CORNER CONTROL JOINT
3" = 1'-0"



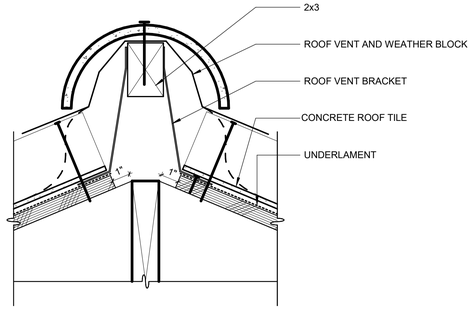
3 A8 01 VERTICAL AND SOFFIT CONTROL JOINT
3" = 1'-0"



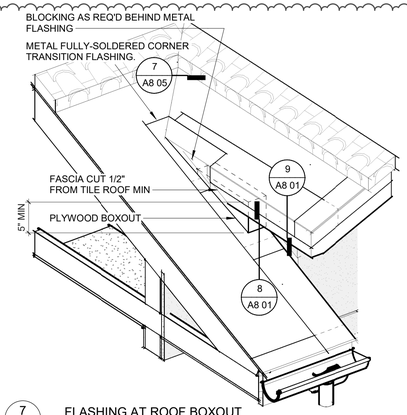
4 A8 01 OUTSIDE CORNER, TYPICAL
3" = 1'-0"



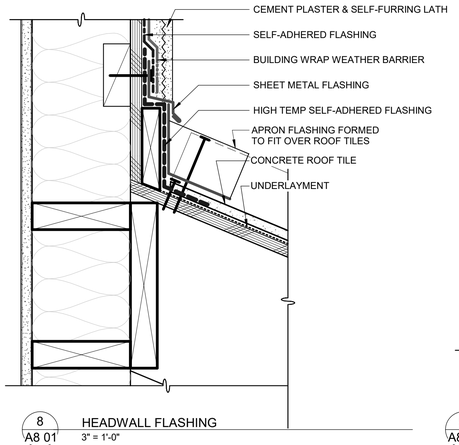
5 A8 01 HORIZONTAL CONTROL JOINT
3" = 1'-0"



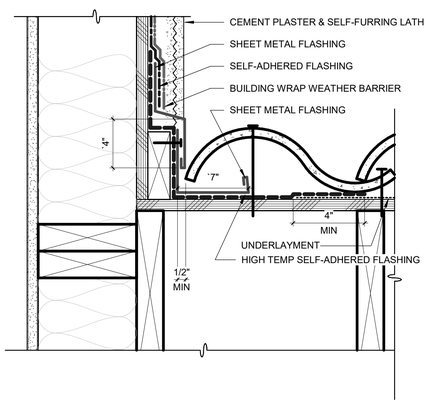
6 A8 01 RIDGE VENT
3" = 1'-0"



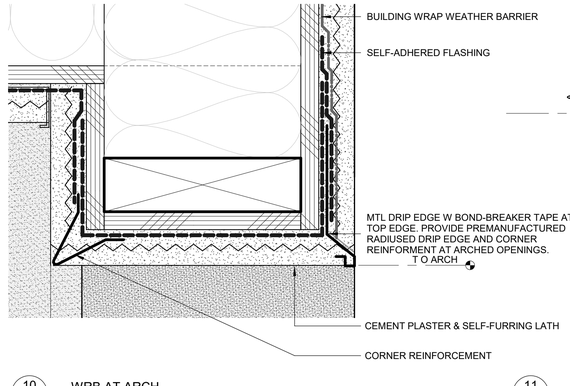
7 A8 01 FLASHING AT ROOF BOXOUT
1 1/2" = 1'-0"



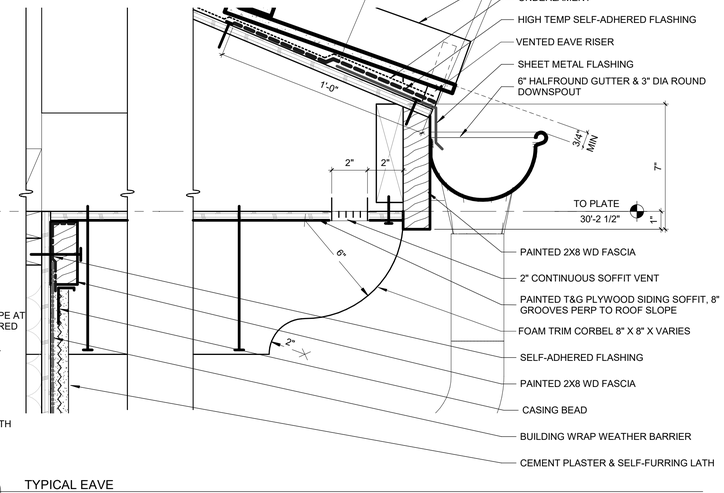
8 A8 01 HEADWALL FLASHING
3" = 1'-0"



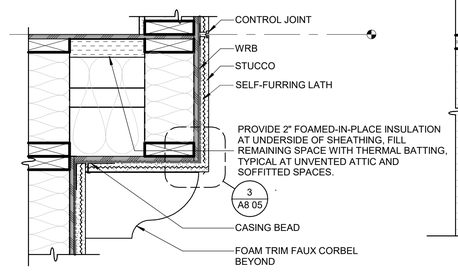
9 A8 01 SIDEWALL FLASHING
3" = 1'-0"



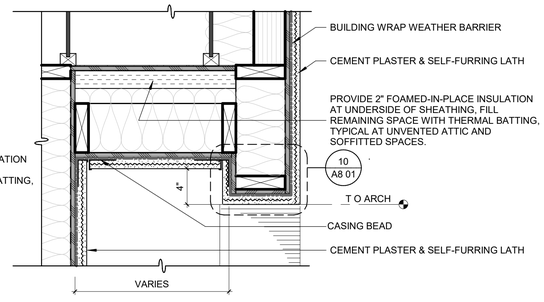
10 A8 01 WRB AT ARCH
6" = 1'-0"



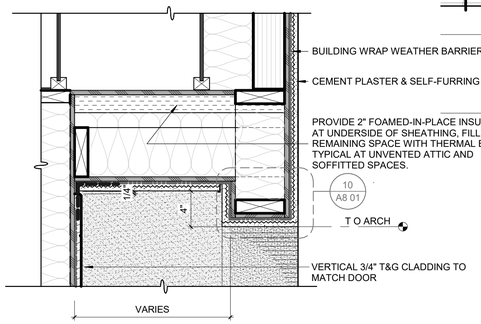
11 A8 01 TYPICAL EAVE
3" = 1'-0"



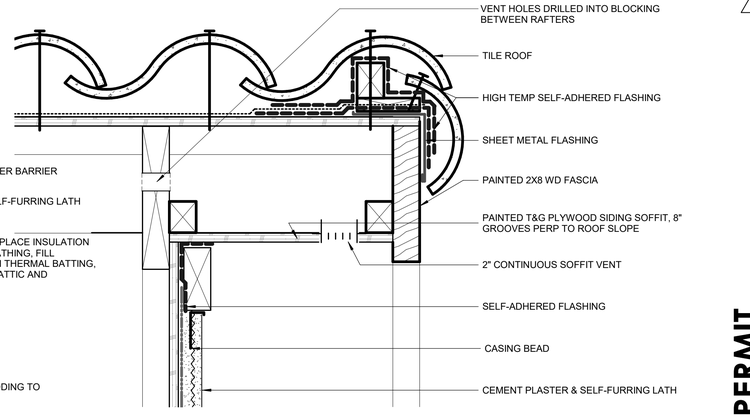
12 A8 01 FURRED SOFFIT W/ CONTINUOUS VENT
1 1/2" = 1'-0"



13 A8 01 STUCCO SOFFIT AT L2 ARCHED OPENING
1 1/2" = 1'-0"



14 A8 01 STUCCO SOFFIT AT L1 ARCHED OPENING
1 1/2" = 1'-0"



15 A8 01 EAVE AT GABLE, TYPICAL
3" = 1'-0"

C2K
ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD
CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

B

REVISION:	DESCRIPTION:
B 28 JULY 2021	REVISIONS AFTER PERMIT

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

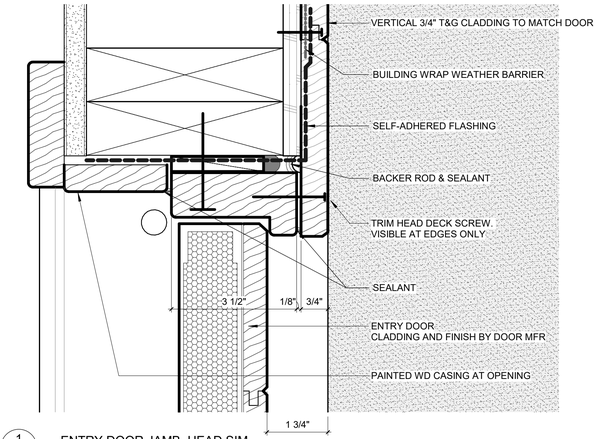
LICENSED ARCHITECT
KEVIN S. SAUSER
21859
REN 11/30/2019
STATE OF CALIFORNIA

ISSUE FOR PERMIT

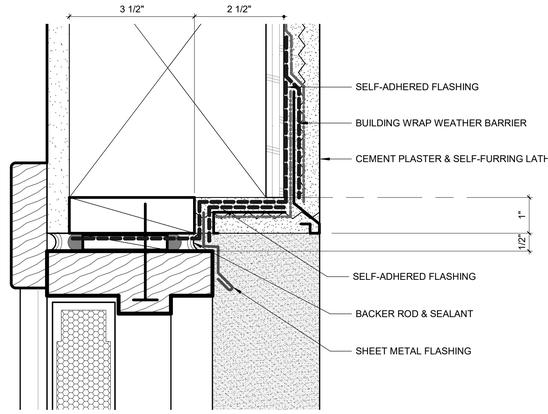
SHEET TITLE:
EXTERIOR DETAILS

SHEET NO.:
A8 01

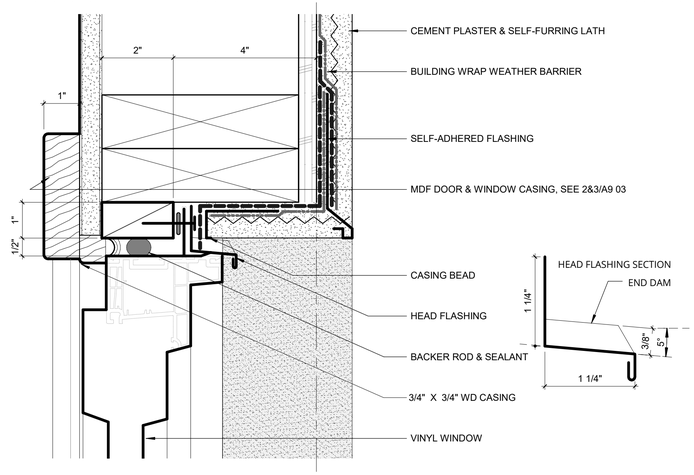
C:\Revit_Local\20133_Westport-CENTRAL_jboydVFBRA.rvt
7/28/2021 3:30:28 PM



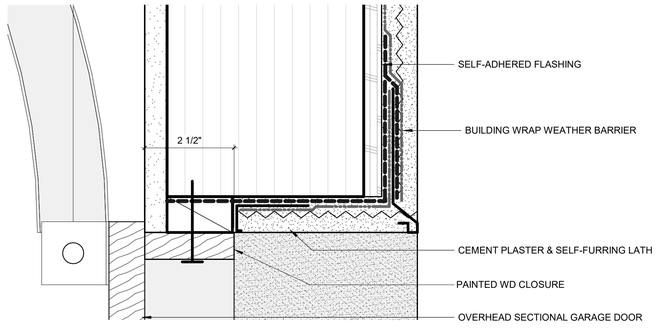
1 A8 02 ENTRY DOOR JAMB, HEAD SIM
6" = 1'-0"



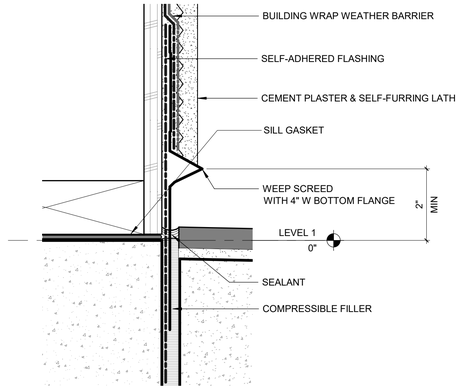
2 A8 02 EXTERIOR DOOR HEAD, JAMB SIM
6" = 1'-0"



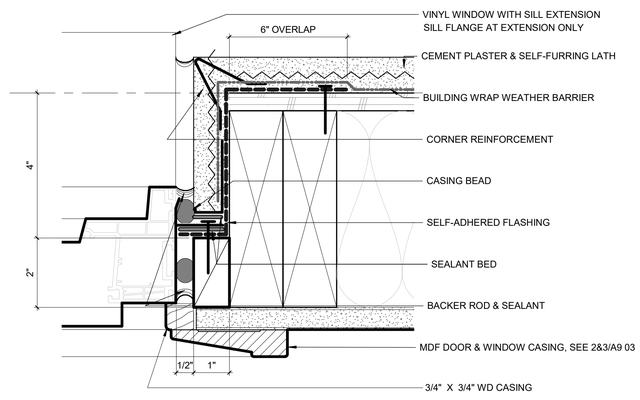
3 A8 02 WINDOW & BALCONY DOOR HEAD, TYPICAL
6" = 1'-0"



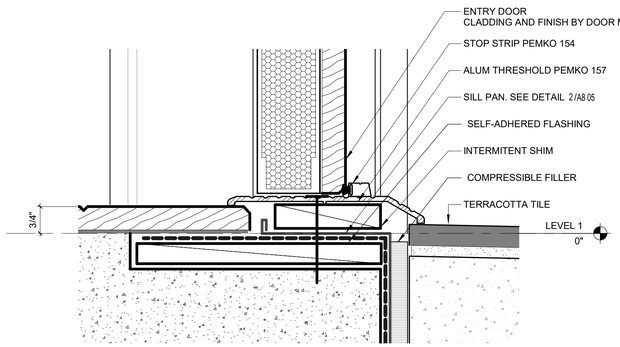
4 A8 02 GARAGE DOOR HEAD, TYPICAL
6" = 1'-0"



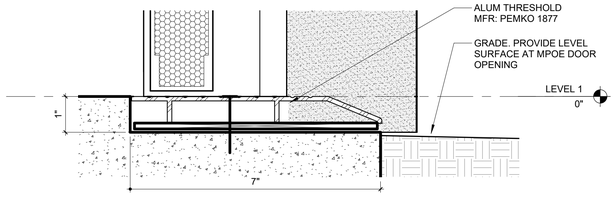
5 A8 02 BASE OF WALL AT ENTRY WALK
6" = 1'-0"



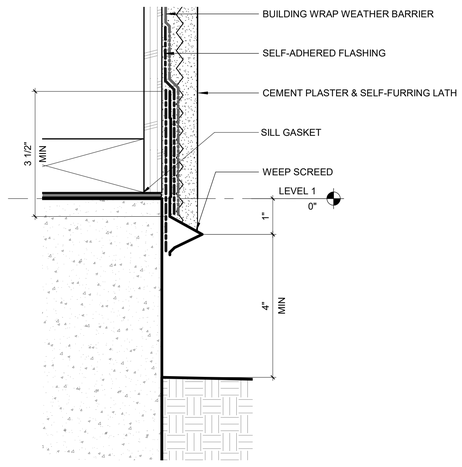
6 A8 02 WINDOW & BALCONY DOOR JAMB, TYPICAL
6" = 1'-0"



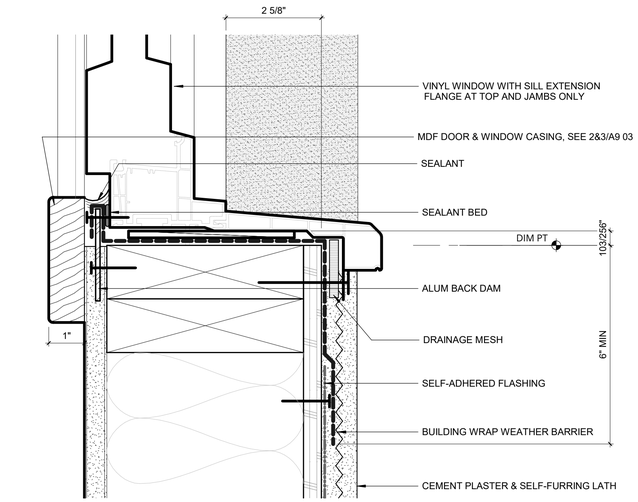
7 A8 02 ENTRY DOOR SILL
6" = 1'-0"



8 A8 02 EXT DOOR SILL AT MPOE
6" = 1'-0"



9 A8 02 BASE OF WALL AT GRADE
6" = 1'-0"



10 A8 02 WINDOW SILL, TYPICAL
6" = 1'-0"

C2K
ARCHITECTURE

1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION: DESCRIPTION:

B	28 JULY 2021	REVISIONS AFTER PERMIT

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

LICENSED ARCHITECT
KEVIN S. SAUSER
21859
REN. 11/30/2019
STATE OF CALIFORNIA

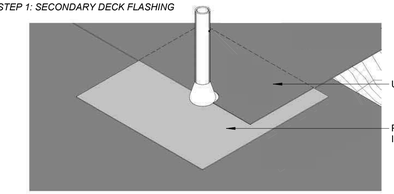
ISSUE FOR PERMIT

SHEET TITLE:
EXTERIOR DETAILS

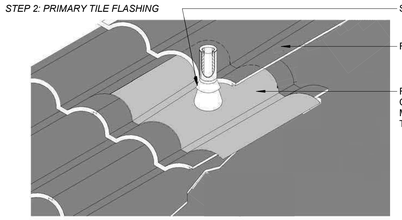
SHEET NO.:
A8 02

C:\Revit_Local\20133_Westport-CENTRAL_jboydVFBRA.rvt
7/28/2021 3:30:32 PM

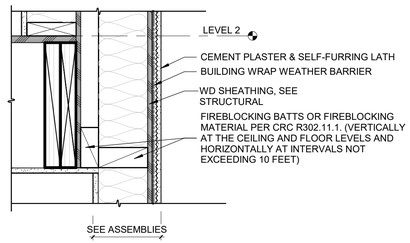
STEP 1: SECONDARY DECK FLASHING



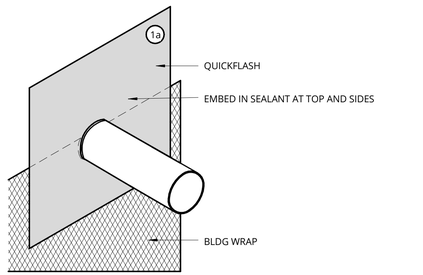
STEP 2: PRIMARY TILE FLASHING



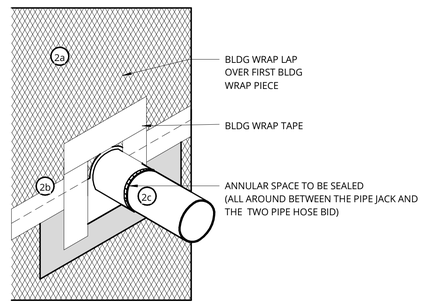
1 A8 03 ROOF PIPE PENETRATION
6" = 1'-0"



4 A8 03 FIRE BLOCKING AT EXT WALL
1 1/2" = 1'-0"

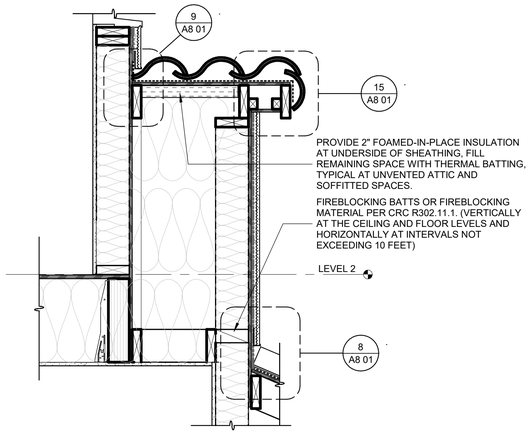


STEP 1

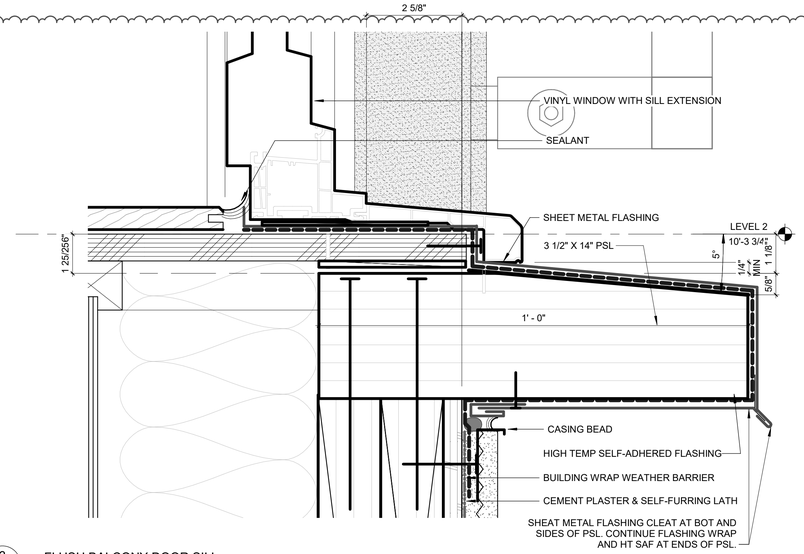


STEP 2

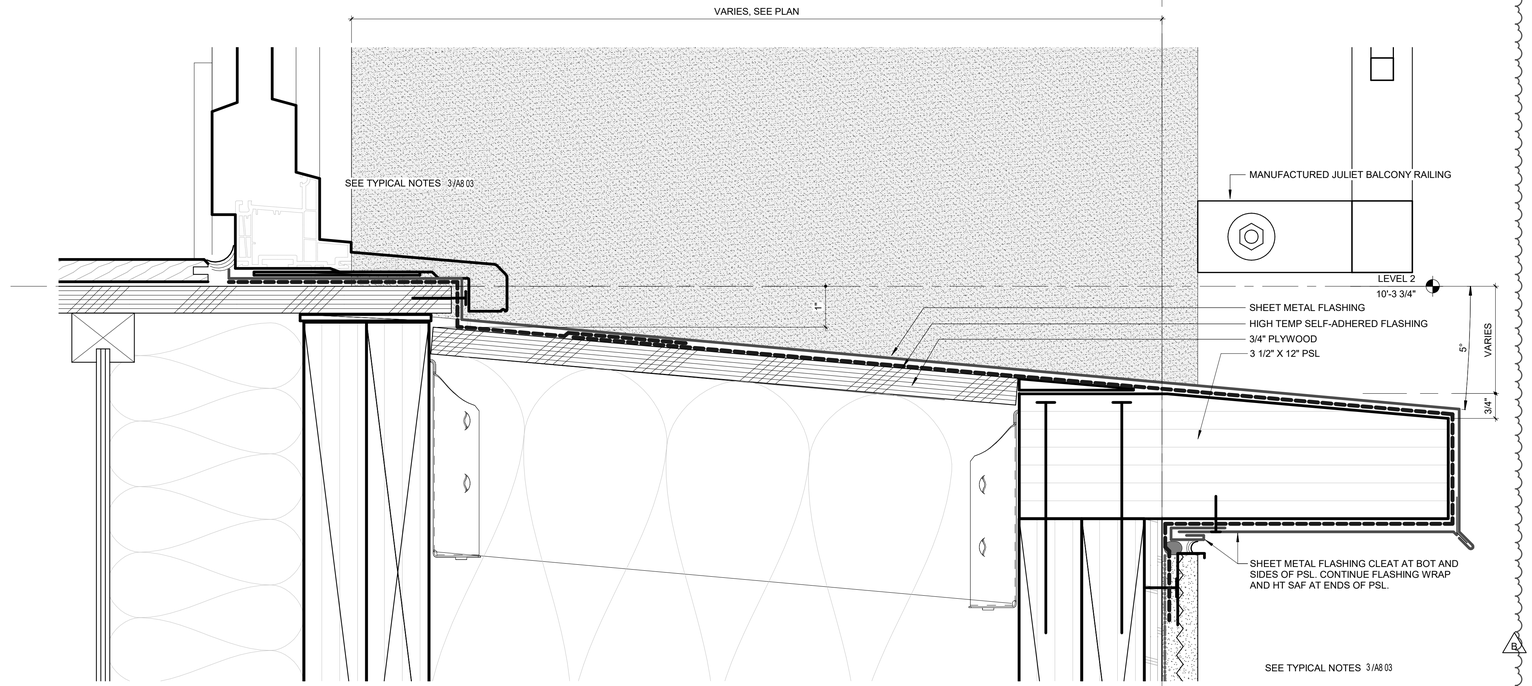
5 A8 03 PIPE PENETRATION FLASHING SEQUENCE
1" = 1'-0"



2 A8 03 ROOF DETAIL
1" = 1'-0"



3 A8 03 FLUSH BALCONY DOOR SILL
6" = 1'-0"



6 A8 03 RECESSED BALCONY DOOR SILL
6" = 1'-0"

ISSUE FOR PERMIT

C2K
ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD
CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION:	DESCRIPTION:
B 28 JULY 2021	REVISIONS AFTER PERMIT

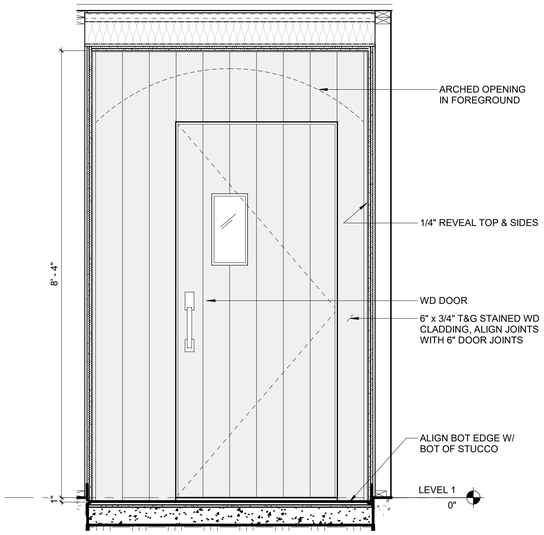
REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC.. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC..

LICENSED ARCHITECT
KEVIN S. SAUSER
C 31859
REN 11/30/2019
STATE OF CALIFORNIA

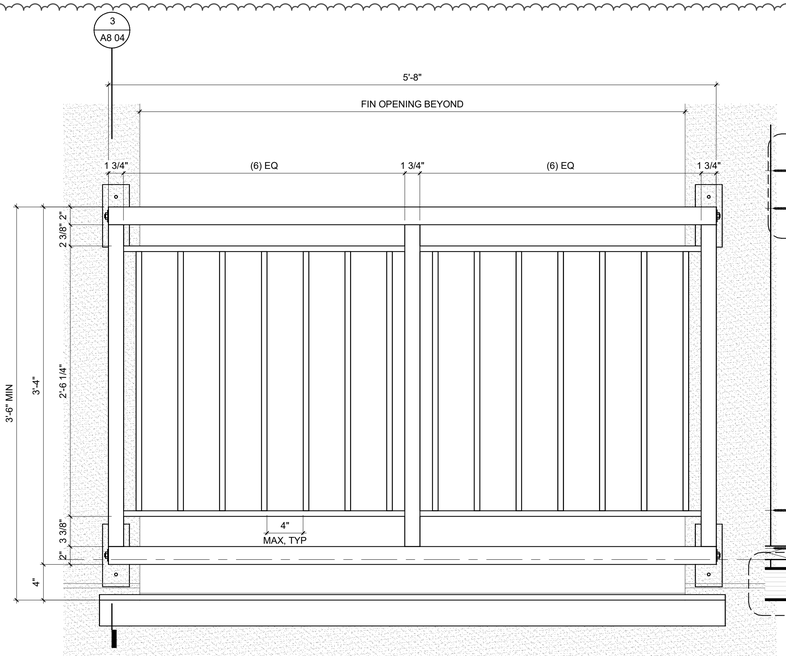
SHEET TITLE:
EXTERIOR DETAILS

SHEET NO.:
A8 03

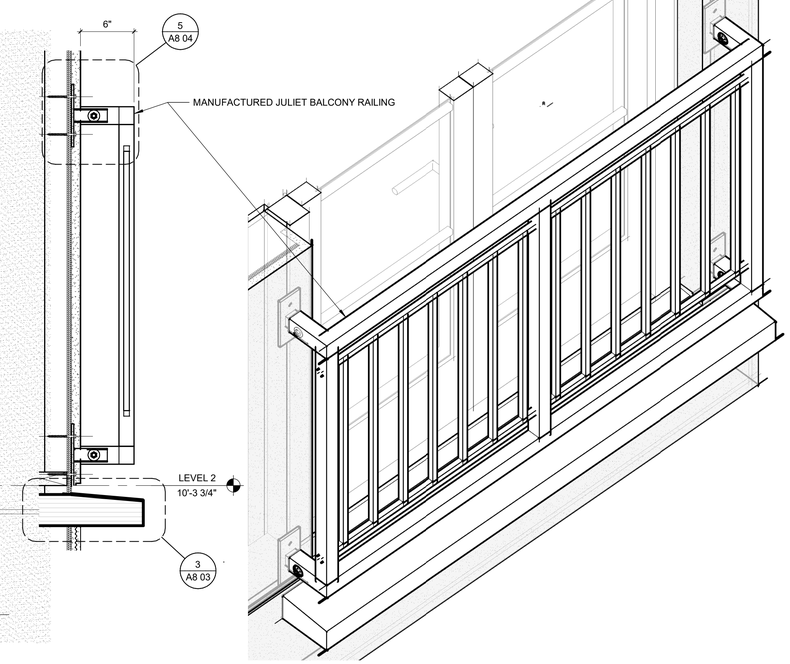
C:\Revit_Local\20133_Westport-CENTRAL_jboydVFBRA.rvt
7/28/2021 3:30:35 PM



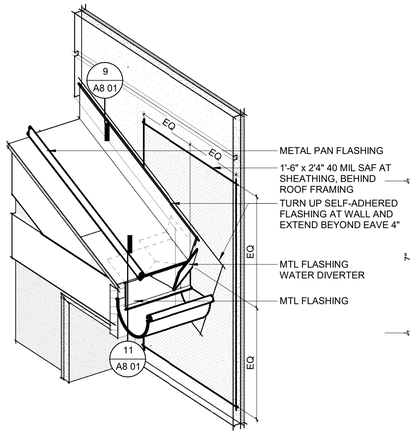
1 A8 04 ENLARGED ELEVATION AT ENTRY
3/4" = 1'-0"



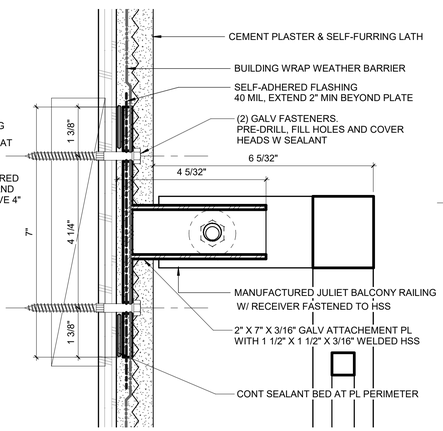
2 A8 04 BALCONY ENLARGED ELEVATION
1 1/2" = 1'-0"



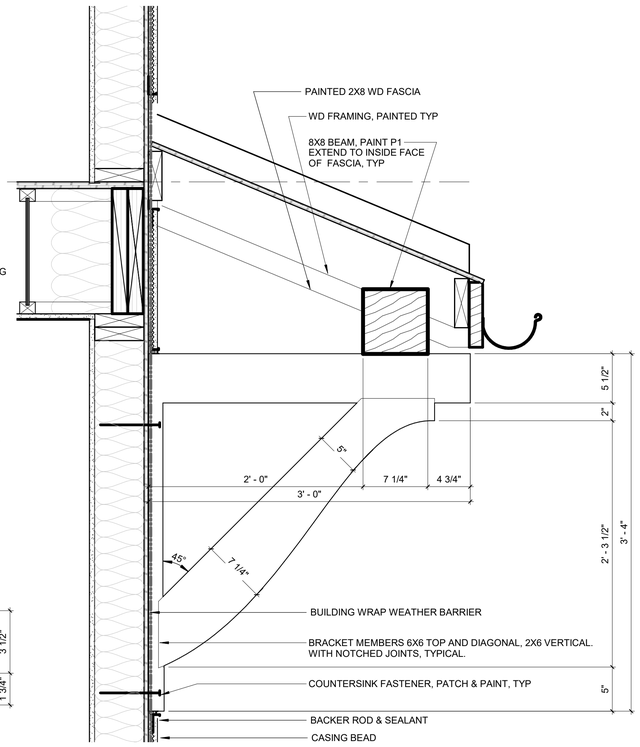
3 A8 04 BALCONY SECTION AND AXONOMETRIC
1 1/2" = 1'-0"



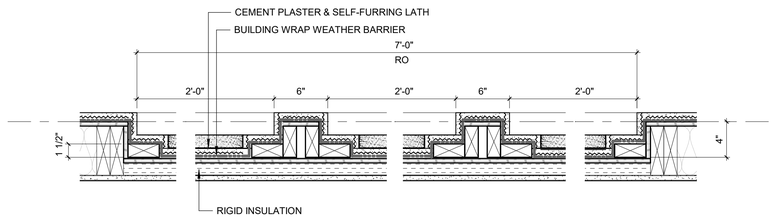
8 A8 04 FASCIA TERMINATION AT WALL
3" = 1'-0"



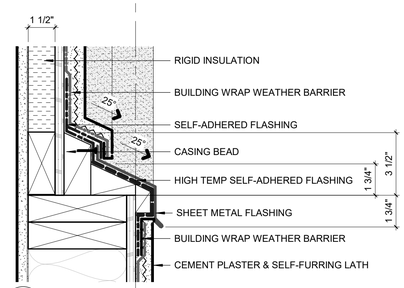
5 A8 04 BALCONY RAILING ATTACHMENT
6" = 1'-0"



7 A8 04 SHED ROOF AND BRACKET
1 1/2" = 1'-0"



6 A8 04 CEMENT PLASTER FAUX WINDOW PLAN SECTION
1 1/2" = 1'-0"



4 A8 04 CEMENT PLASTER FAUX WINDOW SILL
3" = 1'-0"

C2K
ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION:	DESCRIPTION:
B	28 JULY 2021 — REVISIONS AFTER PERMIT

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING, OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

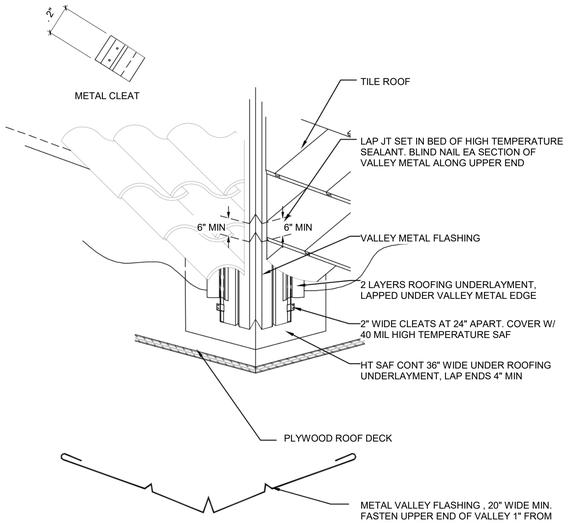
LICENSED ARCHITECT
KEVIN S. SAUSER
21859
11/30/2019
STATE OF CALIFORNIA

ISSUE FOR PERMIT

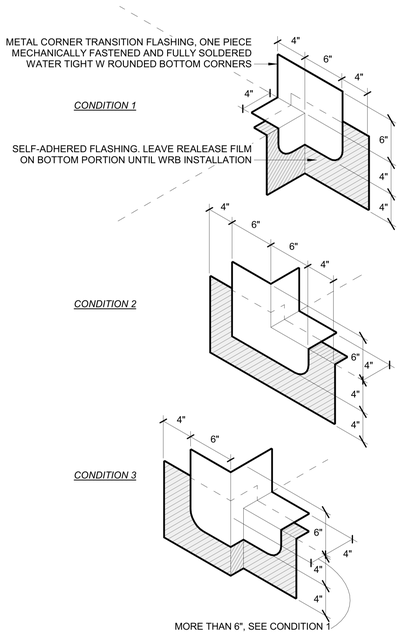
SHEET TITLE:
EXTERIOR DETAILS

SHEET NO.:
A8 04

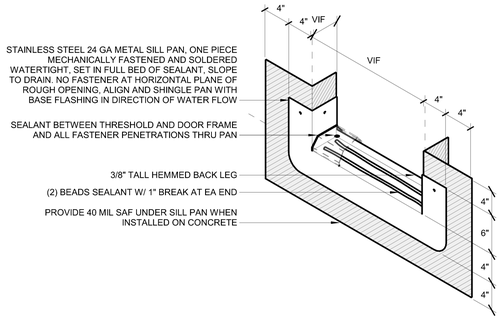
C:\Revit_Local\20133_Westport-CENTRAL_jboyd\VFBRA.rvt
7/28/2021 3:30:41 PM



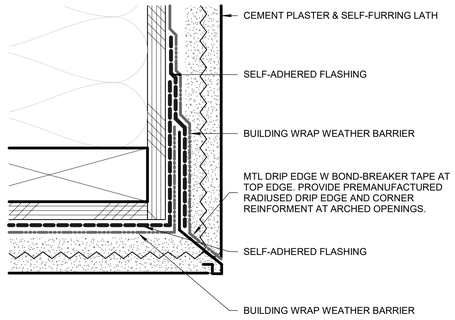
7 A8 05 VALLEY FLASHING
3" = 1'-0"



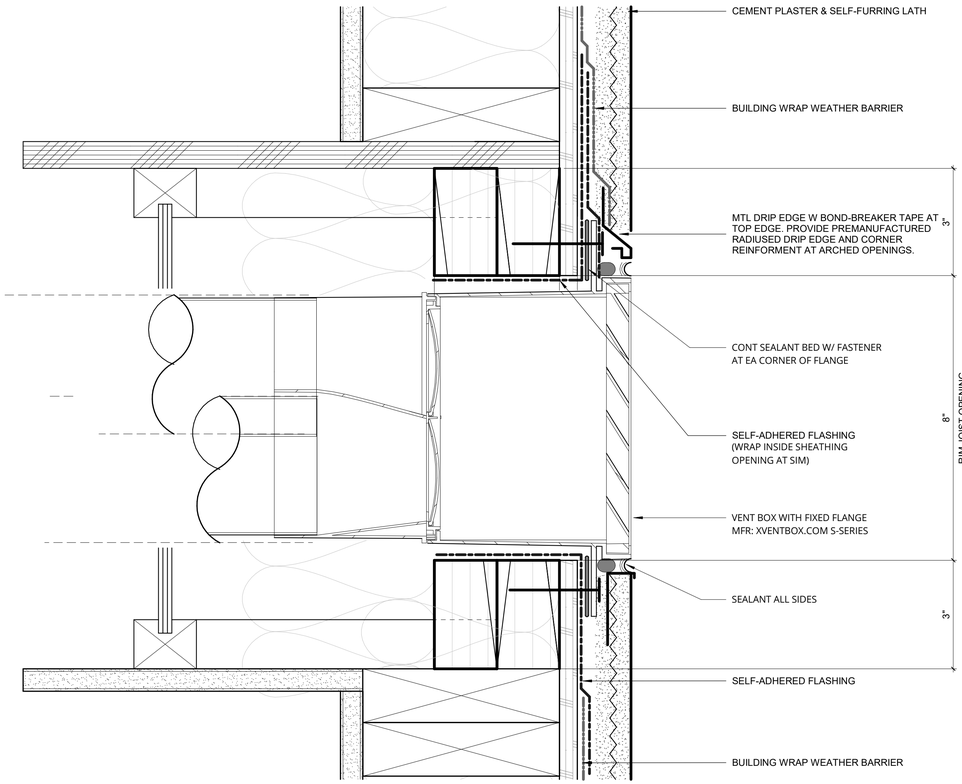
1 A8 05 TYPICAL SADDLE FLASHINGS
1 1/2" = 1'-0"



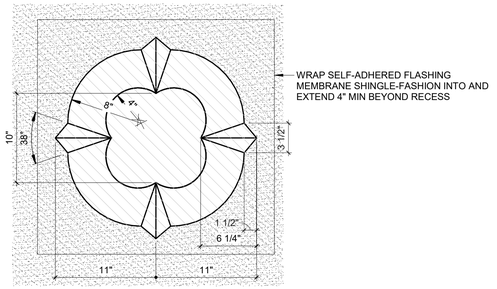
2 A8 05 SILL PAN
1 1/2" = 1'-0"



3 A8 05 TYPICAL SOFFIT DRIP
6" = 1'-0"



4 A8 05 VENT SECTION
6" = 1'-0"



6 A8 05 CEMENT PLASTER ARABESQUE
1 1/2" = 1'-0"

C:\Revit_Local\20133_Westport-CENTRAL_jboyd\VFBRA.rvt

7/28/2021 3:30:45 PM

C2K
ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION:	DESCRIPTION:
B 28 JULY 2021	REVISIONS AFTER PERMIT

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC.. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC..

LICENSED ARCHITECT
KEVIN S. SAUSER
C 31859
11/30/2019
STATE OF CALIFORNIA

ISSUE FOR PERMIT

SHEET TITLE:
EXTERIOR DETAILS

SHEET NO.:
A8 05
B

FINISH SCHEDULE

ROOM				WALL				CEILING		CASEWORK				
LEVEL	NAME	FLOOR	BASE	NORTH	EAST	SOUTH	WEST	MATERIAL	FINISH	UPPERS	LOWERS	BACKSPLASH	COUNTER	REMARKS
1	Entry	WD-1	WD-2	P-1	P-1	P-1	P-1	GYP	P-1					
1	Garage	CONC		P-1	P-1	P-1	P-1	GYP	P-1					
1	Trash Closet	T-4	WD-2	P-1	P-1	P-1	P-1	GYP	P-1					
1	Coat Closet	WD-1	WD-2	P-1	P-1	P-1	P-1	GYP	P-1					
1	Stair to 2	WD-1		P-1	P-1	P-1	P-1	GYP	P-1					
1	Bedroom	WD-1	WD-2	P-1	P-1	P-1	P-1	GYP	P-1					
1	Bedroom Closet	WD-1	WD-2	P-1	P-1	P-1	P-1	GYP	P-1					
1	Bathroom with Tub	T-4	WD-2	P-1	P-1	P-1	P-1	GYP	P-1		WD-3	SS-3	SS-3	SS-1 tub surround and apron
2	Living	WD-1	WD-2	P-1	P-1	P-1	P-1	GYP	P-1					
2	Kitchen	WD-1	WD-2	P-1	P-1	P-1	P-1	GYP	P-1	RTF-1	RTF-1	T-1	SS-3	SS-1 island counter
2	Pantry	WD-1	WD-2	P-1	P-1	P-1	P-1	GYP	P-1	RTF-1	RTF-1	T-1	SS-3	
2	Powder	WD-1	WD-2	P-1	P-1	P-1	P-1	GYP	P-1		WD-3	T-5	SS-2	T-5 full height and width of wet wall
2	Bedroom	WD-1	WD-2	P-1	P-1	P-1	P-1	GYP	P-1					
2	Bedroom Closet	WD-1	WD-2	P-1	P-1	P-1	P-1	GYP	P-1					
2	Bathroom with Shower	T-4	WD-2	P-1	P-1	P-1	P-1	GYP	P-1		WD-3	SS-3	SS-3	SS-1 shower surround, curb, and bench; T-6 shower floor
2	Bathroom with Tub	T-4	WD-2	P-1	P-1	P-1	P-1	GYP	P-1		WD-3	SS-3	SS-3	SS-1 tub surround and apron
2	Stair to 3	CPT-1		P-1	P-1	P-1	P-1	GYP	P-1					
3	Hall	WD-1	WD-2	P-1	P-1	P-1	P-1	GYP	P-1					
3	Linen	WD-1	WD-2	P-1	P-1	P-1	P-1	GYP	P-1					
3	Laundry	T-4	WD-2	P-1	P-1	P-1	P-1	GYP	P-1	RTF-1			SS-3	
3	Primary Bath	T-2	WD-2	P-1	P-1	P-1	P-1	GYP	P-1		WD-3	SS-3	SS-3	SS-3 shower surround, curb, and bench; T-3 shower floor
3	Bathroom with Tub	T-4	WD-2	P-1	P-1	P-1	P-1	GYP	P-1		WD-3	SS-3	SS-3	SS-1 tub surround and apron
3	Bedroom	WD-1	WD-2	P-1	P-1	P-1	P-1	GYP	P-1					
3	Bedroom Closet	WD-1	WD-2	P-1	P-1	P-1	P-1	GYP	P-1					

FINISH LEGEND

MATERIAL TAG	MATERIAL TYPE	MANUFACTURER	STYLE	COLOR/FINISH	THICKNESS / SIZE	ACCESSORIES	INSTALATION METHOD	REP CONTACT INFORMATION
CPT-1 (W)	Broadloom Carpet	Masland	Belmond	TBD	12' Width		Stretch or glue over pad	Nichole Lenker (971)237-1606 nichole.lenker@atlasmasland.com
CPT-1 (C)	Broadloom Carpet	Masland	Belmond	TBD	12' Width		Stretch or glue over pad	
P-1 (W)	Paint	TBD		TBD				
P-1 (C)	Paint	TBD		TBD				
S SURF-1 (W)	Solid Surface	Pental Quartz	Prima	Polished	2CM			Robert Harrell (503)445-4349 roberth@pentalonline.com
S SURF-1 (C)	Solid Surface	Pental Quartz	Arabescato	Polished	2CM			
S SURF-2	Solid Surface	Pental Quartz	Sorano	Honed	2CM			
S SURF-3	Solid Surface	Pental Quartz	Super White	Polished	2CM			
T-1 (W)	Glazed Porcelain Tile	Pental Tile	Marvel Stone Chevron	Bianco Dolomite Lappato	Chevron 8 3/4" x 9"		Thin Set	Robert Harrell (503)445-4349 roberth@pentalonline.com
T-1 (C)	Glazed Porcelain Tile	Pental Tile	Marvel Stone Chevron	Carrara Pure Lappato	Chevron 8 3/4" x 9"		Thin Set	
T-2 (W)	Porcelain Tile	Pental Tile	Absolute Tile	White Matte	12" x 24"	1/16" Grout	Thin Set	
T-2 (C)	Porcelain Tile	Pental Tile	Absolute Tile	Dark Gray Matte	12" x 24"	1/16" Grout	Thin Set	
T-3 (W)	Porcelain Tile Mosaic	Pental Tile	Absolute Hex Mosaic	White Matte	3" Hex 9" x 11"		Mortar Set	
T-3 (C)	Porcelain Tile Mosaic	Pental Tile	Absolute Hex Mosaic	Dark Gray Matte	3" Hex 9" x 11"		Mortar Set	
T-4 (W)	Porcelain Tile	Pental Tile	Mek	Light Matte	12" x 24"	1/16" Grout	Thin Set	
T-4 (C)	Porcelain Tile	Pental Tile	Mek	Medium Matte	12" x 24"	1/16" Grout	Thin Set	
T-5 (W)	Porcelain Tile	Pental Tile	Mek Esagono	Light Matte	11 3/4" x 13 3/4"		Thin Set	
T-5 (C)	Porcelain Tile	Pental Tile	Mek Esagono	Medium Matte	11 3/4" x 13 3/4"		Thin Set	
T-6 (W)	Porcelain Tile Mosaic	Pental Tile	Mek Mosaic	Light Matte	12" x 12"		Mortar Set	
T-6 (C)	Porcelain Tile Mosaic	Pental Tile	Mek Mosaic	Medium Matte	12" x 12"		Mortar Set	
WD-1	Engineered Wood Plank Flooring	Oregon Lumber	Pacific	Matte Urethane Wire Brushed	5/8" thick / 7" x up to 86.6"		Nail or Glue	Charles Couch (503)789-1393 charles@oregonlumber.com
WD-2	Wood Base			Paint	5 1/4" H			
WD-3 (W)	Wood Veneer	TBD						
WD-3 (C)	Wood Veneer	TBD						
RTF-1(W)	Thermofoil	TBD	Solid Color	Super Matte				
RTF-1(C)	Thermofoil	TBD	Solid Color	Super Matte				

(W) = Warm Color Scheme
(C) = Cool Color Scheme

PLUMBING FIXTURE SCHEDULE

LOCATION	ITEM	MANUFACTURER	STYLE NAME	COLOR	SIZE	TYPE	NOTES
KITCHEN	SINK	KOHLER	STRIVE	SS	29" WIDE	UNDERMOUNT	16 GAUGE
KITCHEN	FAUCET	KOHLER	CRUE	VIBRANT STAINLESS		SINGLE HANDLE	PULL DOWN SPRAYER
BATHROOM	SINK	KOHLER	LADENA	WHITE	20 7/8" WIDE	UNDERMOUNT	
BATHROOM	SINK FAUCET	KOHLER	PURIST	VIBRANT BRUSHED NICKEL		WIDESPREAD; LOW LEVER HANDLES; LOW GOOSENECK	
SHOWER	SHOWER TRIM	KOHLER	PURIST	VIBRANT BRUSHED NICKEL		RITE-TEMP; LEVER HANDLE; HAND SPRAY	
TUB	BATH AND SHOWER TRIM	KOHLER	PURIST	VIBRANT BRUSHED NICKEL		LEVER HANDLE	
TUB	BATHTUB	KOHLER	ARCHER	WHITE	60" x 30" x 21.25"	ALCOVE BATH WITH INTEGRAL FLANGE	
POWDER	SINK	KOHLER	KATHRYN	WHITE	19 3/4" WIDE	UNDERMOUNT	
POWDER	FAUCET	KOHLER	HONESTY	VIBRANT NICKEL		SINGLE HANDLE	
BATHROOM	TOILET	KOHLER	HIGHLINE COMFORT HEIGHT	WHITE	ELONGATED BOWL	TWO-PIECE; FLOOR MOUNT	

APPLIANCE SCHEDULE

LOCATION	ITEM	MANUFACTURER	STYLE NAME	COLOR	SIZE	TYPE	NOTES
KITCHEN	WALL OVEN	BOSCH	BENCHMARK	STAINLESS	30"	SINGLE WALL OVEN	
KITCHEN	COOKTOP	BOSCH	BENCHMARK	BLACK	30"	INDUCTION COOKTOP	
KITCHEN	MICROWAVE DRAWER	SHARP	SMART EASY WAVE OPEN	STAINLESS	24"	FLUSH MOUNT BELOW COUNTER	
KITCHEN	REFRIGERATOR	BOSCH	BENCHMARK	CUSTOM PANEL	36"	BUILT-IN COUNTER DEPTH; FRENCH DOOR; BOTTOM FREEZER	20 CU FEET MAXIMUM (B)
KITCHEN	DISHWASER	BOSCH	300 SERIES	CUSTOM PANEL	24"	TOP CONTROLS	
KITCHEN	VENT HOOD	FABER	INCA LUX	STAINLESS	28" X 12"	INSERT INTO CUSTOM UPPER CABINET	CAN CONVERT TO DUCTLESS
KITCHEN	GARBAGE DISPOSER	INSINKERATOR	BADGER 500		1/2 HP	1/2 HP MOTOR	
LAUNDRY	WASHER	TBD	TBD	WHITE		FRONT LOADING WITH STEAM	STACK CAPABILITY CEE TIER 2 (B)
LAUNDRY	DRYER	TBD	TBD	WHITE		FRONT LOADING WITH STEAM	STACK CAPABILITY CEE TIER 2

C2K ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION:	DESCRIPTION:	
B	28 JULY 2021	REVISIONS AFTER PERMIT

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

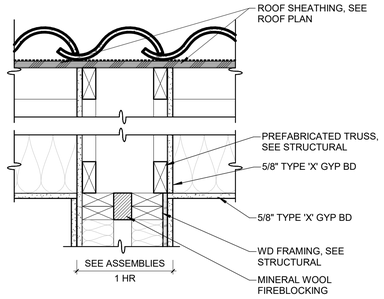
LICENSED ARCHITECT
KEVIN S. SAUSER
21859
11/30/2019
STATE OF CALIFORNIA

ISSUE FOR PERMIT

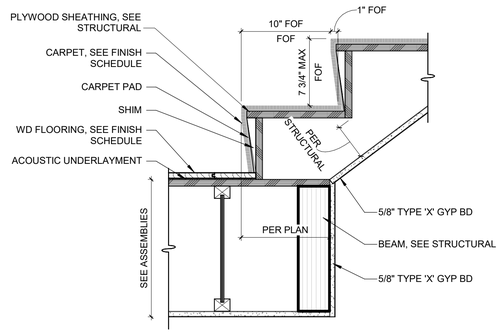
SHEET TITLE:
FINISH SCHEDULES

SHEET NO.:
A9 01

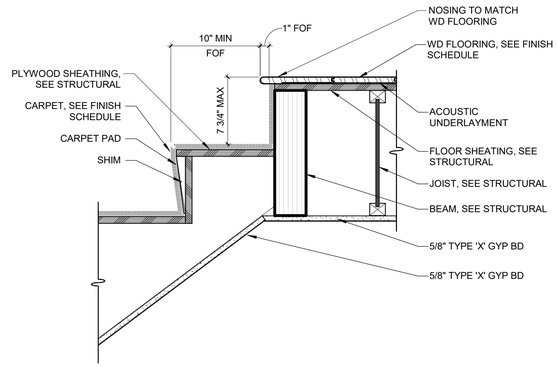
C:\Revit_Local\20133_Westport-CENTRAL_jboyd\VFBRA.rvt
7/28/2021 3:30:49 PM



1 A9 02 DEMISING WALL AT ROOF
1 1/2" = 1'-0"



2 A9 02 STAIR BASE AT L2, TYP
1 1/2" = 1'-0"

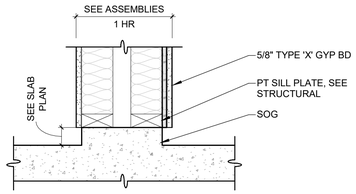


3 A9 02 STAIR TOP AT L3, TYP
1 1/2" = 1'-0"

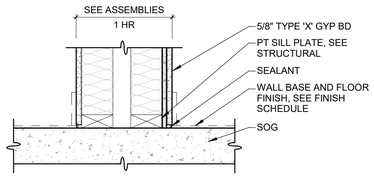
4 A9 02 DEMISING WALL AT FLOOR, TYP
1 1/2" = 1'-0"

5 A9 02 STAIR BASE AT L1, TYP
1 1/2" = 1'-0"

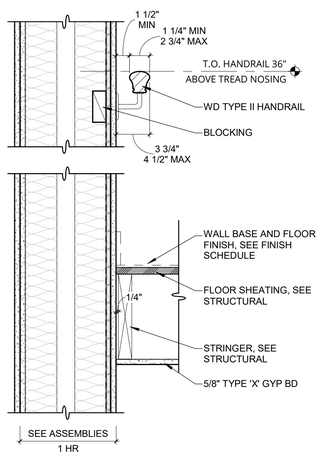
6 A9 02 STAIR TOP AT L2, TYP
1 1/2" = 1'-0"



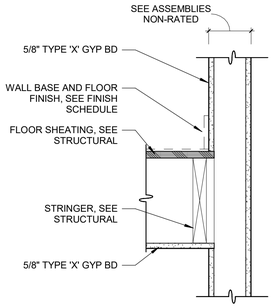
7 A9 02 DEMISING WALL AT GARAGE, TYP
1 1/2" = 1'-0"



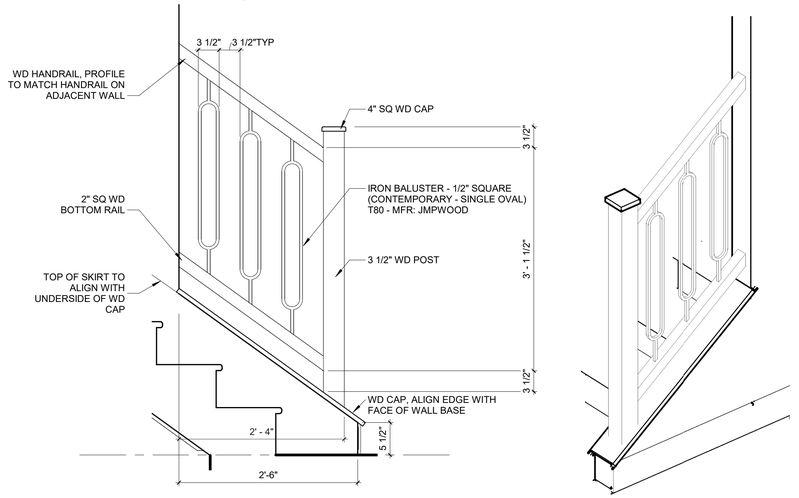
8 A9 02 DEMISING WALL AT SOG FLAT, TYP
1 1/2" = 1'-0"



9 A9 02 STAIR STRINGER AT DEMISING WALL
1 1/2" = 1'-0"



10 A9 02 STAIR STRINGER AT INT UNIT WALL
1 1/2" = 1'-0"



11 A9 02 RAILING AT STAIR BOTTOM ELEVATION
1" = 1'-0"

C2K
ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD
CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION: DESCRIPTION:

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

LICENSED ARCHITECT
KEVIN S. SAUSER
21859
11/30/2019
STATE OF CALIFORNIA

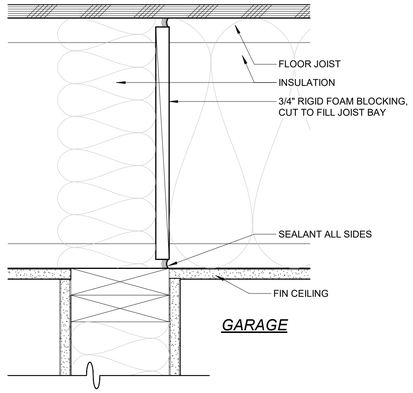
ISSUE FOR PERMIT

SHEET TITLE:
INTERIOR DETAILS

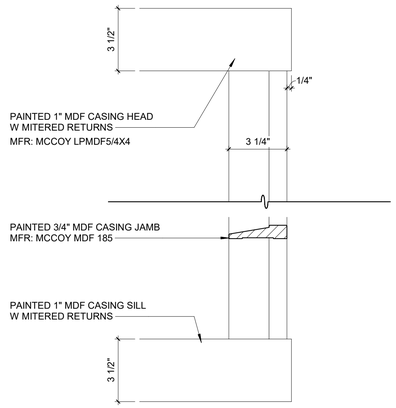
SHEET NO.:
A9 02

C:\Revit_Local\20133_Westport-CENTRAL_jboyd\VFBRA.rvt

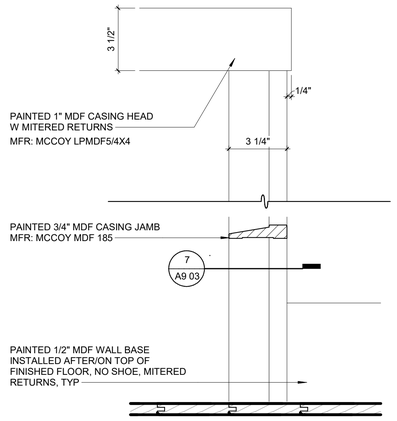
7/28/2021 3:30:53 PM



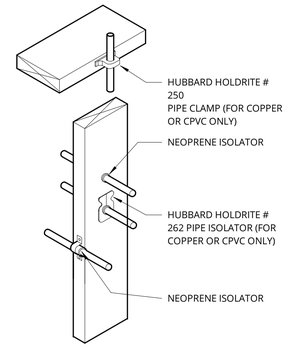
1 A9 03 GARAGE CEILING AIR & THERMAL BARRIER
3" = 1'-0"



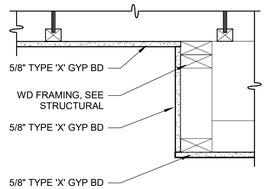
2 A9 03 TYPICAL WINDOW CASING
3" = 1'-0"



3 A9 03 TYPICAL DOOR CASING & WALL BASE
3" = 1'-0"

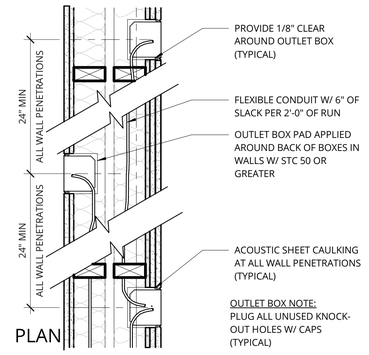


4 A9 03 WATER SUPPLY PIPING ISOLATION
1 1/2" = 1'-0"

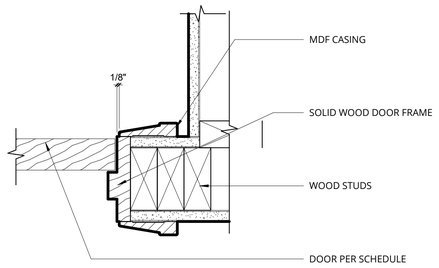


NOTE: DRAFSTOPPING NOT REQUIRED DUE TO CONCEALED SPACE NOT EXCEEDING 1,000 SQF PER R302.12

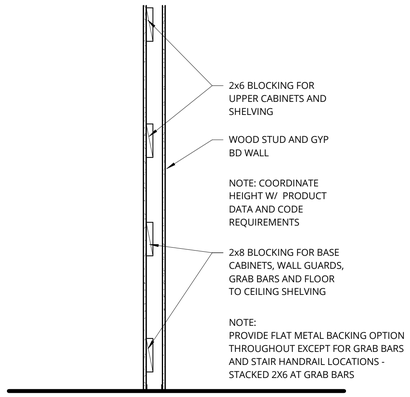
5 A9 03 DROPPED CEILING DETAIL
1 1/2" = 1'-0"



6 A9 03 PENETRATION AT DEMISING WALL
1 1/2" = 1'-0"

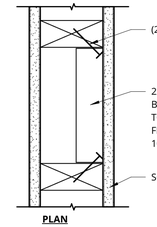


7 A9 03 TYPICAL DOOR JAMB
3" = 1'-0"

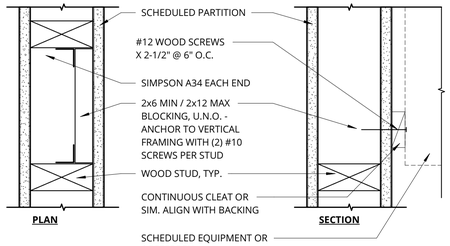


NOTE: COORDINATE BACKING LOCATION WITH ACCESSORY MANUFACTURER MOUNTING INSTRUCTIONS. BLOCKING IS CONTINUOUS FOR FULL LENGTH OF WALL IN WHICH IT OCCURS

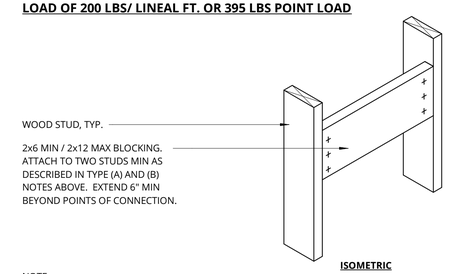
8 A9 03 BACKING PLATES
3/4" = 1'-0"



(A)
TYPICAL WALL BACKING FOR OBJECTS WITH MAXIMUM VERTICAL LOAD OF 50 LBS/ LINEAL FT. OR 100 LBS POINT LOAD



(B)
TYPICAL WALL BACKING FOR OBJECTS WITH MAXIMUM VERTICAL LOAD OF 200 LBS/ LINEAL FT. OR 395 LBS POINT LOAD



NOTE:
1. COORDINATE BACKING LOCATION WITH ACCESSORY MANUFACTURER MOUNTING INSTRUCTIONS.
2. UNITS HEAVIER THAN 200 LBS/LINEAL FT. OR 395 LBS POINT LOAD ARE NOT TO BE WALL MOUNTED.
3. PROVIDE BACKING AT ITEMS SUCH AS SHELVING, MILLWORK, RESTROOM FIXTURES, HANDRAILS, GRAB BARS, SIGNAGE AND TOILET ACCESSORY ANCHORAGES, ETC. AS REQUIRED FOR PROPER ATTACHMENT AND AS REQUIRED BY THE G.C.

9 A9 03 TYPICAL BACKING
3" = 1'-0"

C2K
ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION: DESCRIPTION:

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING, OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

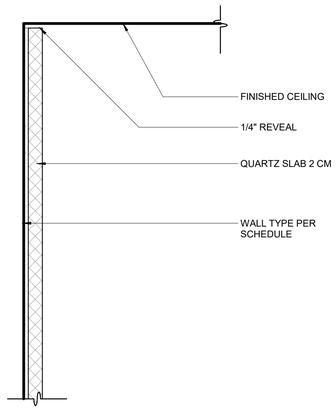
LICENSED ARCHITECT
KEVIN S. SAUSER
RENEWAL 11/30/2019
STATE OF CALIFORNIA

ISSUE FOR PERMIT

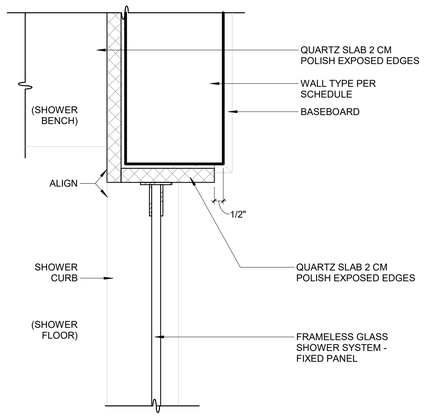
SHEET TITLE:
INTERIOR DETAILS

SHEET NO.:
A9 03

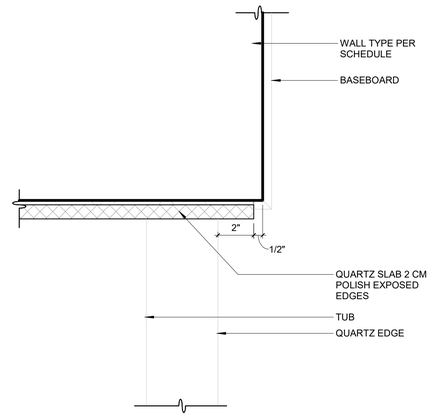
C:\Revit_Local\20133_Westport-CENTRAL_jboyd\VFBRA.rvt
7/28/2021 3:30:55 PM



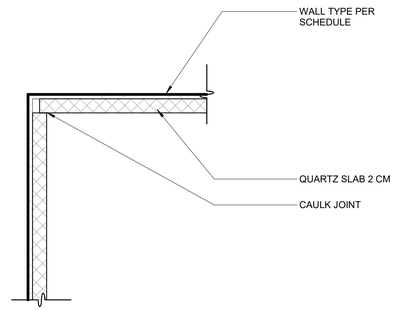
1 A9 11 TUB AND SHOWER QUARTZ SLAB AT CEILING - SECTION
3" = 1'-0"



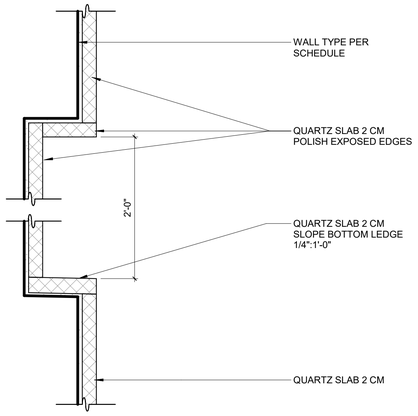
2 A9 11 SHOWER WALL AT CURB - PLAN
3" = 1'-0"



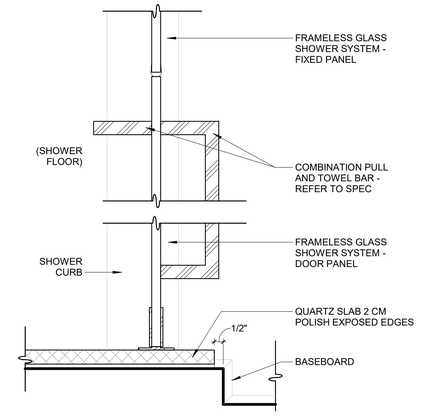
3 A9 11 TUB QUARTZ SLAB TO GYP WALL AT OUTSIDE CORNER - PLAN
3" = 1'-0"



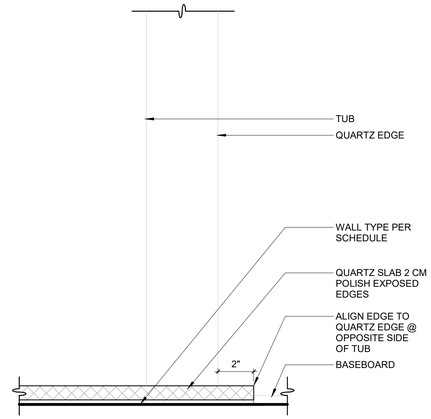
4 A9 11 TUB AND SHOWER QUARTZ SLAB AT INSIDE CORNER - PLAN
3" = 1'-0"



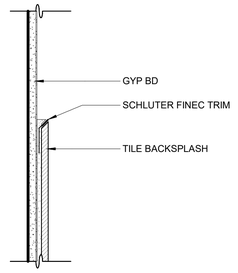
5 A9 11 SHOWER QUARTZ SLAB AT WALL NICHE - SECTION
3" = 1'-0"



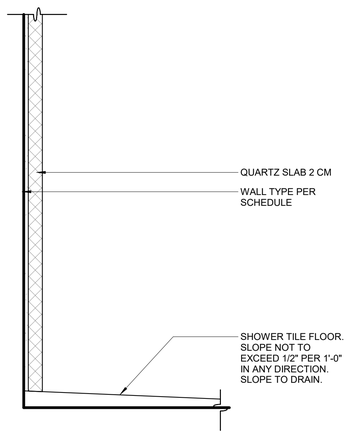
6 A9 11 SHOWER DOOR AT CURB - PLAN
3" = 1'-0"



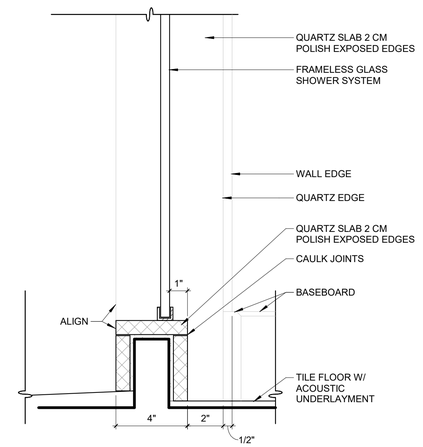
7 A9 11 TUB QUARTZ SLAB TO GYP WALL - PLAN
3" = 1'-0"



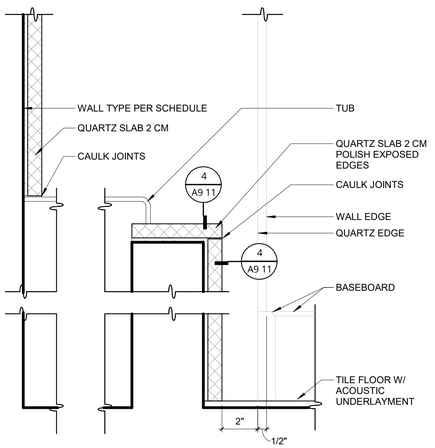
8 A9 11 KITCHEN BACKSPLASH TILE TRIM - PLAN
3" = 1'-0"



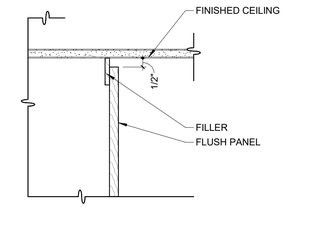
9 A9 11 SHOWER QUARTZ SLAB AT FLOOR TILE - SECTION
3" = 1'-0"



10 A9 11 SHOWER CURB - SECTION
3" = 1'-0"



11 A9 11 TUB WALL - SECTION
3" = 1'-0"



12 A9 11 TYPICAL FILLER PANEL - SECTION
3" = 1'-0"

C:\Revit_Local\20133_Westport-CENTRAL_jboyd\VFBRA.rvt

7/28/2021 3:30:57 PM

C2K ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION:	DESCRIPTION:

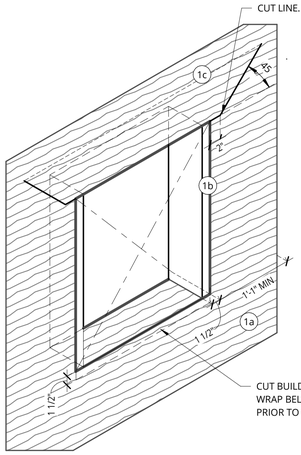
REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC.. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC..

LICENSED ARCHITECT
KEVIN S. SAUSER
21859
11/30/2019
STATE OF CALIFORNIA

ISSUE FOR PERMIT

SHEET TITLE:
INTERIOR DETAILS

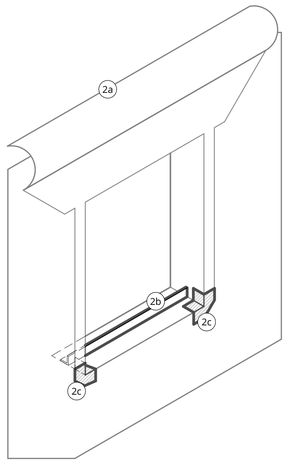
SHEET NO.:
A9 11



1a) BUILDING WRAP WEATHER BARRIER OVER WINDOW OPENING. EXTEND BEYOND WINDOW OPENING.

1b) CUT BUILDING WRAP AT ROUGH OPENING AS SHOWN.

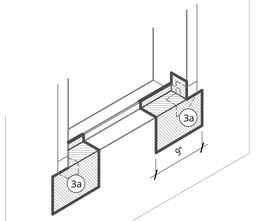
1c) CUT (2) 45 DEGREE SLITS FROM THE CORNER OF THE HEAD TO CREATE A FLAP ABOVE THE ROUGH OPENING.



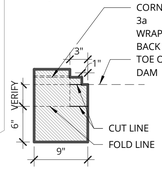
2a) FOLD FLAP UP AND TEMPORARILY SECURE TO BUILDING WRAP ABOVE.

2b) ATTACH BACK DAM

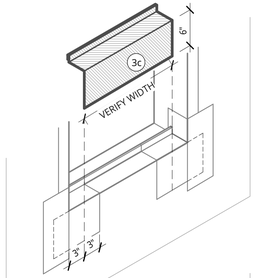
2c) 'DART' SELF-ADHERED FLASHING (SAF) FLASHING AT CORNERS.



3a) SELF-ADHERED FLASHING (SAF) ON SILL AND EXTEND SAF UP AND OVER BACK DAM. SAF UP JAMB.



FRONT VIEW - PART 3a

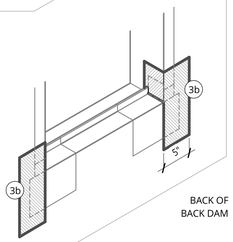


3c) SAF ON SILL, UP AND OVER BACK DAM.

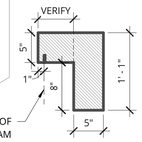
GENERAL NOTES:

1) SEQUENCE REPRESENTS A TYPICAL WINDOW & BALCONY DOOR FLASHING SEQUENCE. SEE DETAILS FOR PROJECT SPECIFIC METAL FLASHING AND TRIM REQUIREMENTS.

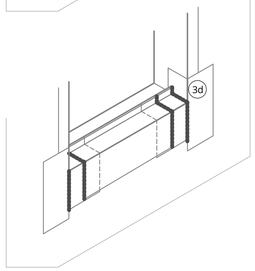
2) PRIME ALL SUBSTRATE TO RECEIVE SELF-ADHERED FLASHING (SAF).



3b) SAF ON JAMB RETURN OVER SAF FROM PREVIOUS STEP.



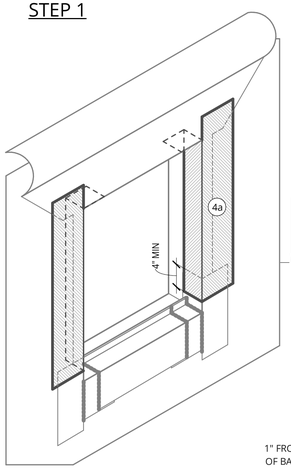
FRONT VIEW - PART 3b



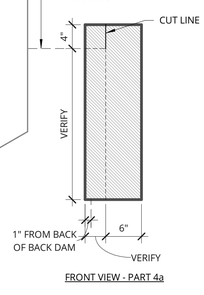
3d) SEALANT AT EXPOSED EDGES OF SAF.

NOTE: SEALANT TO CURE 24HRS PRIOR TO WINDOW PLACEMENT, VERIFY CURE TIME WITH SEALANT MANUFACTURER.

STEP 1

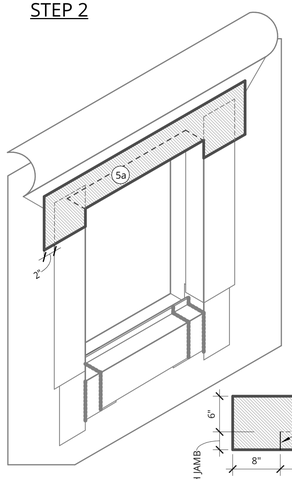


4a) SAF AT EACH JAMB. EXTEND INWARD BEYOND BACK DAM.

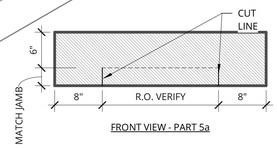


FRONT VIEW - PART 4a

STEP 2

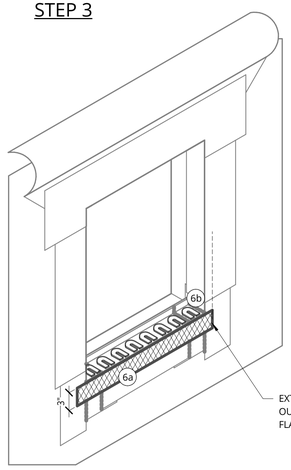


5a) SAF AT HEAD LAPPING OVER JAMB FLASHING. FOLD INWARD TO COVER HEAD RETURN.



FRONT VIEW - PART 5a

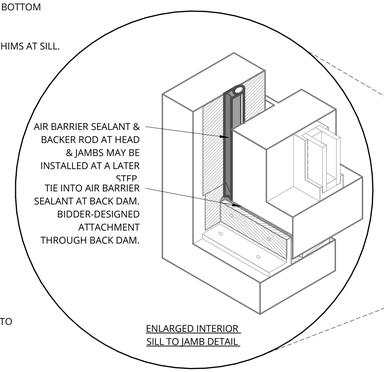
STEP 3



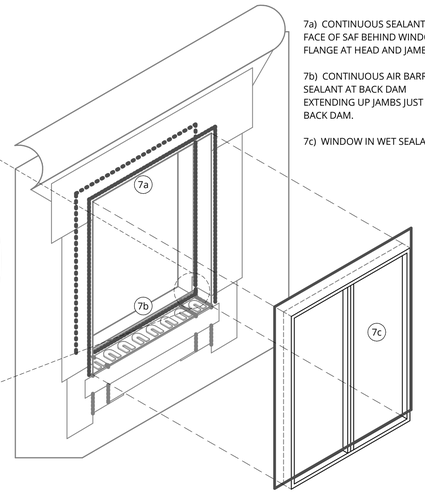
6a) STAPLE 2 LAYERS OF DRAINAGE MESH ALONG FRONT FACE AT SILL UNDER BOTTOM FLANGE.

6b) INTERMITTENT SHIMS AT SILL.

EXTEND DRAINAGE MESH TO OUTSIDE EDGE OF JAMB FLANGE



ENLARGED INTERIOR SILL TO JAMB DETAIL



7a) CONTINUOUS SEALANT ON FACE OF SAF BEHIND WINDOW FLANGE AT HEAD AND JAMBS.

7b) CONTINUOUS AIR BARRIER SEALANT AT BACK DAM EXTENDING UP JAMBS JUST ABOVE BACK DAM.

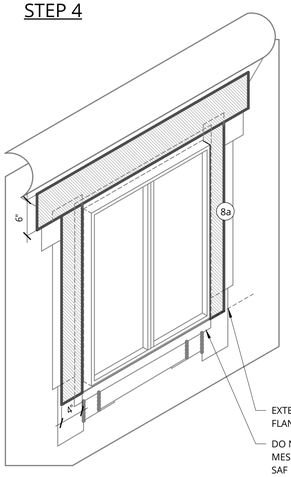
7c) WINDOW IN WET SEALANT.

STEP 4

STEP 5

STEP 6

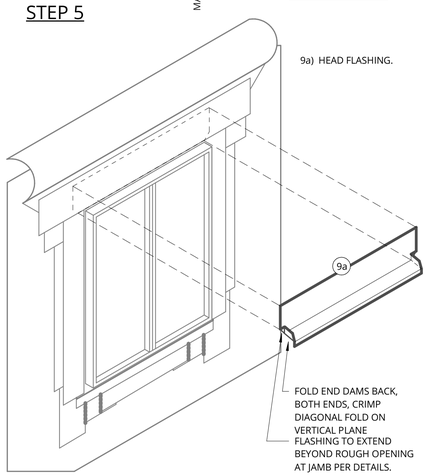
STEP 7



8a) SAF FLASHING OVER JAMB AND HEAD NAILING FLANGES.

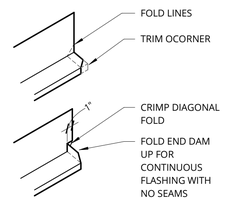
EXTEND SAF TO BOTTOM OF FLANGE

DO NOT COVER DRAINAGE MESH BELOW SILL FLANGE W/ SAF

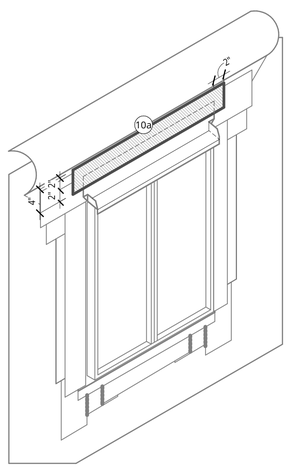


9a) HEAD FLASHING.

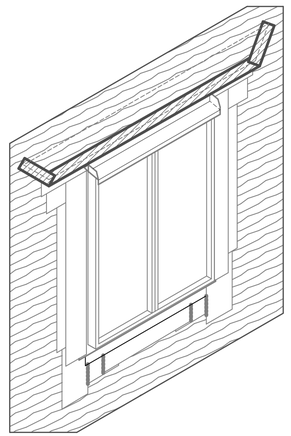
FOLD END DAMS BACK, BOTH ENDS, CRIMP DIAGONAL FOLD ON VERTICAL PLANE BEYOND ROUGH OPENING AT JAMB PER DETAILS.



END DAM FOLDING



10a) SAF FLASHING OVER TOP EDGE OF SHEET METAL FLASHING.



11a) WEATHER BARRIER FLAP OVER HEAD FLASHING AND TERMINATE BOTTOM EDGE OF FLAP WITH TAPE.

STEP 8

STEP 9

STEP 10

STEP 11

C2K
ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION:	DESCRIPTION:
B 28 JULY 2021	REVISIONS AFTER PERMIT

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

LICENSED ARCHITECT
KEVIN S. SAUSER
21859
11/30/2019
STATE OF CALIFORNIA

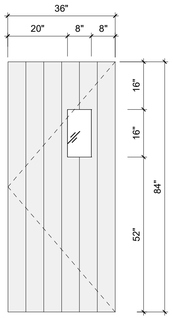
ISSUE FOR PERMIT

SHEET TITLE:
WINDOW WRAP SEQUENCE

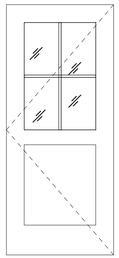
SHEET NO.:
A9 41

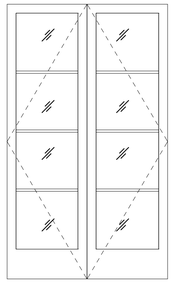
C:\Revit_Local\20133_Westport-CENTRAL_jboyd\VFEBRA.rvt

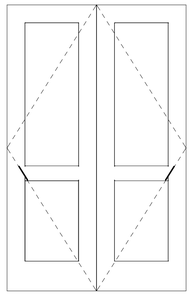
7/28/2021 3:30:59 PM

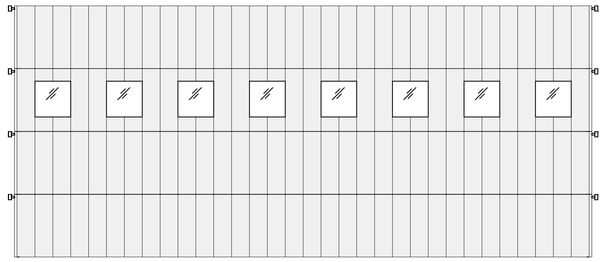


TYPE A


TYPES B, T

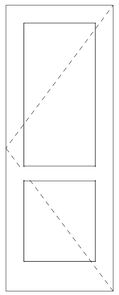

TYPES C, C'

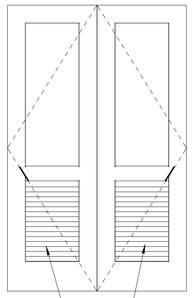

TYPES D, M, N, Q

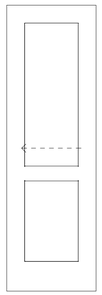

TYPES E, F

DOOR NOTES

1. PROVIDE OVERHEAD GARAGE DOOR AUTOMATIC OPENER PER CRC R309.4, TYPICAL, INCLUDING BATTERY BACKUP PER HEALTH AND SAFETY CODE SECTION 19892.
2. PAINTED WOOD FRAME, TYPICAL UON.
3. PROVIDE SELF-CLOSING AND SELF-LATCHING HARDWARE AT TYPE M GARAGE DOOR PER CRC R302.5.1.
4. GLAZING U-VALUE MAXIMUM = 0.30, PROVIDED = 0.16
5. GLAZING SHGC MAXIMUM = 0.20
6. GLAZED DOOR TYPES WITH ' (PRIME) AND SHOWN HATCHED ON ELEVATIONS ARE ACOUSTICALLY-IMPROVED TO PROVIDE 40 DB NOISE REDUCTION MINIMUM. SEE ACOUSTIC REPORT.


TYPES G, H,J, K, L, P, U

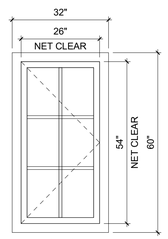



TYPE S

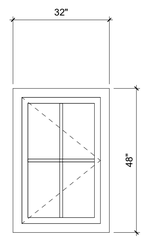
DOOR SCHEDULE

TYPE	WIDTH	HEIGHT	THICKNESS	DOOR MAT	FRAME MAT	HARDWARE	COMMENT
A	36"	84"	1 3/4"	GFRC/WD	WD	01	FRONT ENTRY, MFR STAIN TO MATCH ADJ WALL
B	36"	84"	1 3/4"	GFRP	WD	02	BACK ENTRY, HALF LITE. PAINT P1
C	60"	96"	2 3/8"	VINYL	VINYL	03	BALCONY, REHAU 4500, (1) FIXED LEAF
C'	60"	96"	2 3/8"	VINYL	VINYL	03	BALCONY, REHAU 4500, (1) FIXED LEAF, ACOUSTICALLY IMPROVED, SEE ACOUSTIC REPORT
D	60"	80"	1 3/4"	GFRP	WD	04	MPOE DOUBLE, PAINT P1
E	96"	84"		WD	-	05	SECTIONAL GARAGE, WOOD CLAD. MFR STAIN
F	192"	84"		WD	-	05	SECTIONAL GARAGE, WOOD CLAD. MFR STAIN
G	24"	96"	1 3/8"	WD	WD	06	
H	28"	96"	1 3/8"	WD	WD	06	
J	30"	96"	1 3/8"	WD	WD	06	
K	36"	96"	1 3/8"	WD	WD	06	
L	36"	80"	1 3/8"	WD	WD	06	
M	48"	96"	1 3/8"	WD	WD	08	DOUBLE
N	48"	80"	1 3/8"	WD	WD	08	DOUBLE
P	36"	80"	1 3/8"	WD	WD	09	SELF-CLOSING, SELF LATCHING, INSULATED AND AIR-SEALING
Q	54"	96"	1 3/8"	WD	WD	08	DOUBLE
R	54"	96"	1 3/8"	WD	WD	08	DOUBLE LOUVERED
S	30"	96"	1 3/8"	WD	WD	07	POCKET
T	34"	96"	1 3/8"	WD	WD	06	HALF-LITE, RB STAIR
U	30"	80"	1 3/8"	WD	WD	06	
V	60"	96"					

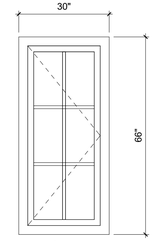
DOOR TYPES



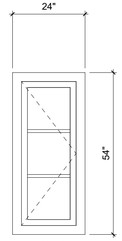
A A
SILL HEIGHT 3'-0" AT LEVEL 2 TYPICAL
SILL HEIGHT 2'-0" AT LEVEL 3 TYPICAL
EGRESS AREA 8.5 SF



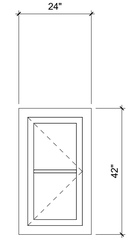
B
SILL HEIGHT 4'-0" TYPICAL



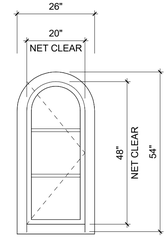
C
SILL HEIGHT 2'-6" TYPICAL



D D
SILL HEIGHT 3'-6" AT LEVEL 2 TYPICAL,
SILL HEIGHT 2'-6" AT LEVEL 3 TYPICAL



E
SILL HEIGHT 4'-6" AT LEVEL 2 TYPICAL,
SILL HEIGHT 2'-6" AT LEVEL 3 TYPICAL



F F
SILL HEIGHT 2'-6" TYPICAL
EGRESS AREA 6.2 SF

WINDOW NOTES

B
1. WINDOWS TO BE REHAU 4500 SERIES, INSWING CASEMENT WITH 3 1/4" SLOPED EXTERIOR EXTENSION MFR: 254325. PROVIDE FACTORY FLANGE AT HEAD AND JAMBS ONLY.
2. U-VALUE MAXIMUM = 0.30, PROVIDED = 0.16
3. SHGC MAXIMUM = 0.20
4. WINDOW STC MINIMUM = 35, PROVIDED = 35 TYPICAL UON
5. WINDOW TYPES WITH ' (PRIME) AND SHOWN HATCHED ON ELEVATIONS ARE ACOUSTICALLY-IMPROVED TO PROVIDE 40 DB NOISE REDUCTION MINIMUM. (1/4" LAMINATED GLASS – 7/8" AIR SPACE – 1/4" LAMINATED GLASS) SEE ACOUSTIC REPORT.
6. INTERIOR COLOR = WHITE, EXTERIOR COLOR = SEE EXTERIOR FINISH SCHEDULE.

WINDOW SCHEDULE

TYPE	WIDTH	HEIGHT	OPERATION	COMMENT
A	32"	60"	TILT & TURN	EGRESS
B	32"	48"	TILT & TURN	
C	30"	66"	TILT & TURN	
D	24"	54"	TILT & TURN	
E	24"	42"	TILT & TURN	
F	26"	54"	TILT & TURN	EGRESS

WINDOW TYPES

C2K
ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION:	DESCRIPTION:
B	28 JULY 2021 — REVISIONS AFTER PERMIT

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

LICENSED ARCHITECT
KEVIN S. SAUSER
31859
11/30/2019
STATE OF CALIFORNIA

ISSUE FOR PERMIT

SHEET TITLE:
DOOR AND WINDOW TYPES

SHEET NO.:
A9 51

C:\Revit_Local\20133_Westport-CENTRAL_jboyd\VFBRA.rvt
7/28/2021 3:31:03 PM

Points Targeted: 118.0

Certification Level Targeted: Gold

Compliance Pathway Targeted: Option 2: All Electric Compliance

T24 Compliance Targeted: 1 %

Westport Cupertino Townhomes		Points Targeted	Possible Points				
			Community	Energy	IAQ/Health	Resources	Water
CALGreen							
Yes	**CALGreen (REQUIRED)**	4		1	1	1	1
A. SITE							
	A2. Job Site Construction Waste Diversion						
Yes	A2.1 70% C&D Waste Diversion (Including Alternative Daily Cover)	2				2	
Yes	**A3. Recycled Content Base Material**	1				1	
	A6. Stormwater Control: Prescriptive Path						
Yes	A6.2 Filtration and/or Bio-Retention Features	1					1
Yes	A6.3 Non-Leaching Roofing Materials	1					1
C. LANDSCAPE							
29.46%	Enter the landscape area percentage. Points capped at 3 for less than 15%.						
Yes	**C1. Plants Grouped by Water Needs (Hydrozoning)**	1					1
Yes	**C2. Three Inches of Mulch in Planting Beds**	1					1
	C3. Resource Efficient Landscapes						
Yes	C3.1 No Invasive Species According to Cal-IPC	1				1	
Yes	C3.3 Drought Tolerant, Native, Mediterranean Species, or Other Appropriate Species	3					3
	C6. High-Efficiency Irrigation System						
Yes	C6.1 System Uses Only Low-Flow Drip, Bubblers or Sprinklers	2					2
Yes	**C7. One Inch of Compost in the Top Six to Twelve Inches of Soil**	2					2
Yes	**C10. Submeter or Dedicated Meter for Landscape Irrigation**	2					2
≤0.5 Eto	**C11. Landscape Meets Water Budget**	1					1
	C12. Environmentally Preferable Materials for Site						
Yes	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing	1				1	
Yes	**C14. Large Stature Tree(s)**	1	1				
D. STRUCTURAL FRAME AND BUILDING ENVELOPE							
	D1. Optimal Value Engineering						
Yes	D1.2 Non-Load Bearing Door and Window Headers Sized for Load	1				1	
Yes	**D7. Energy Heels on Roof Trusses**	1		1			
	D10. Structural Pest and Rot Controls						
Yes	D10.2 Wood Framing Treated With Borates or Factory-Impregnated, or Wall Materials Other Than Wood	1				1	
E. EXTERIOR							
Yes	**E2. Flashing Installation Third-Party Verified**	2				2	
Yes	**E4. Durable and Non-Combustible Cladding Materials**	1				1	
	E5. Durable Roofing Materials						
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1				1	
Yes	E5.2 Roofing Warranty for Shingle Roofing	Y	R	R	R	R	R
F. INSULATION							
	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content						
Yes	F1.1 Walls and Floors	0.5				0.5	
Yes	F1.2 Ceilings	0.5				0.5	
	F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions						
Yes	F2.1 Walls and Floors	0.5			0.5		
Yes	F2.2 Ceilings	0.5			0.5		
	F3. Insulation That Does Not Contain Fire Retardants						
Yes	F3.1 Cavity Walls and Floors	1			1		
Yes	F3.2 Ceilings	1			1		
G. PLUMBING							
	G1. Efficient Distribution of Domestic Hot Water						
Yes	G1.1 Insulated Hot Water Pipes	1		1			
Yes	**G6. Submeter Water for Tenants**	2					2
H. HEATING, VENTILATION, AND AIR CONDITIONING							
	H1. Sealed Combustion Units						
Yes	H1.1 Sealed Combustion Furnace	1			1		
Yes	H1.2 Sealed Combustion Water Heater	2			2		
	H3. Effective Ductwork						
Yes	H3.1 Duct Mastic on Duct Joints and Seams	1		1			
Yes	H3.2 Pressure Balance the Ductwork System	1		1			
	H4. ENERGY STAR® Bathroom Fans						
Yes	H4.1 ENERGY STAR® Bathroom Fans Per HVI Standards	1			1		
	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality						
Yes	H6.1 Meet ASHRAE Standard 62.2-2016 Ventilation Residential Standards	Y	R	R	R	R	R
Yes	H6.3 Outdoor Air is Filtered and Tempered	1			1		
	H7. Effective Range Design and Installation						
Yes	H7.1 Effective Range Hood Ducting and Design	1			1		
I. RENEWABLE ENERGY							
≥10% of residences	**I5. Photovoltaic System for Multifamily Projects**	8		8			
J. BUILDING PERFORMANCE AND TESTING							
	J5. Building Energy Performance						
Option 2: All Electric Compliance	J5.1 Home Outperforms Title 24	26		25+			
Yes	**J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst**	1		1			
K. FINISHES							
	K2. Low-VOC Interior Wall and Ceiling Paints						
Yes	K2.1 Zero-VOC Interior Wall and Ceiling Paints (< 5 gpl)	2			2		
Yes	**K3. Low-VOC Caulks and Adhesives**	1			1		
L. FLOORING							
≥25%	**L1. Environmentally Preferable Flooring**	1				3	
≥75%	**L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential**	3			3		
M. APPLIANCES AND LIGHTING							
Yes	**M1. ENERGY STAR® Dishwasher**	1					1
	M2. Efficient Clothes Washing and Drying						
CEE Tier 2	M2.1. CEE-Rated Clothes Washer	2		1			2
Yes	M2.2 ENERGY STAR® Dryer	1		1			
<20 cubic feet	**M3. Size-Efficient ENERGY STAR® Refrigerator**	2		2			
	M4. Permanent Centers for Waste Reduction Strategies						
Yes	M4.1 Built-In Recycling Center	1				1	
	M5. Lighting Efficiency						
Yes	M5.1 High-Efficacy Lighting	2		2			
N. COMMUNITY							
	N1. Smart Development						
Yes	N1.1 Infill Site	2	1			1	
>20	N1.3 Conserve Resources by Increasing Density	1		2		2	
	N1.5 Home Size Efficiency	6				10	
1250	Enter the area of the home, in square feet						
3	Enter the number of bedrooms						
	N2. Home(s)/Development Located Near Transit						
Yes	N2.2. Within 1/2 mile of a Major Transit Stop	2	2				
	N3. Pedestrian and Bicycle Access						
Yes	N3.2 Connection to Pedestrian Pathways	1	1				
	N4. Outdoor Gathering Places						
Yes	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	1	1				
O. OTHER							
Yes	**O1. GreenPoint Rated Checklist in Blueprints**	Y	R	R	R	R	R
Yes	**O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors**	2		0.5		1	0.5
Yes	**O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs**	2		0.5	0.5	0.5	0.5
	O6. Green Building Education						
Yes	O6.1 Marketing Green Building	2	2				
Yes	**O7. Green Appraisal Addendum**	Y	R	R	R	R	R
Yes	**O10. Vandalism Deterrence Practices and Vandalism Management Plan**	1	1				
P. DESIGN CONSIDERATIONS							
	P1. Acoustics: Noise and Vibration Control	1	1		1		
4	Enter the number of Tier 1 practices						
4	Enter the number of Tier 2 practices						

Summary		Community	Energy	IAQ/Health	Resources	Water
Total Available Points in Specific Categories	404.5	47	135.5	73	91	58
Minimum Points Required in Specific Categories	50	2	25	6	6	6
Total Points Targeted	**118**	**9.5**	**47.5**	**17**	**24**	**20**

C2K ARCHITECTURE
1645 NW HOYT
PORTLAND OREGON 97209
503 444 2200

CITY STAMP

WESTPORT CUPERTINO, BUILDINGS R6 & T7

OWNER:
KT URBAN

ADDRESS:
21267 STEVENS CREEK BLVD CUPERTINO, CALIFORNIA

PROJECT NO.: 20133
DATE: 18 JUNE 2021
ISSUE FOR PERMIT

REVISION: DESCRIPTION:

REPRODUCTION OF THIS DRAWING IS EXPRESSLY FORBIDDEN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF C2K ARCHITECTURE INC. THIS DRAWING IS ONLY CONDITIONALLY ISSUED, AND NEITHER RECEIPT OR POSSESSION THEREOF CONFERS OR TRANSFERS ANY RIGHT TO, OR LICENSE TO, USE THE SUBJECT MATTER OF THIS DRAWING OR ANY TECHNICAL INFORMATION SHOWN THEREON, NOR ANY RIGHT TO REPRODUCE THIS DRAWING OR PART THEREOF, WITHOUT THE WRITTEN AUTHORIZATION OF C2K ARCHITECTURE INC.

LICENSED ARCHITECT
KEVIN S. SAUSER
31859
11/30/2019
STATE OF CALIFORNIA

ISSUE FOR PERMIT

SHEET TITLE:
CALGREEN SCORECARD

SHEET NO.:
G1 04

C:\Revit_Local\20133_Westport-CENTRAL_jboydVFBRA.rvt

7/28/2021 3:31:05 PM