

Cupertino Village Boutique Hotel

CUPERTINO VILLAGE LP

CONCEPT DESIGN PACKAGE

May 12, 2017



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CUPERTINO VILLAGE BOUTIQUE HOTEL

CONCEPT DESIGN PACKAGE

Table of Contents

VICINITY MAP	4	COLOR/MATERIAL BOARD	23
OVERALL SITE PLAN	6	SITE/BUILDING SECTIONS	
SITE PHOTOS/CONTEXT		AA/East-West	25
View North	8	BB/North-South	26
View Northeast	9	3D PERSPECTIVE VIEWS	
View East	10	Aerial Perspective View	28
PLANS		Arrival Court View	29
Site Plan/Roof Plan	12	N. Wolfe View Looking West	30
Parking Levels B1, B2	13	View Looking South	31
Ground/Arrival Level	14	PROJECT AREA SUMMARY	33
Level 2	15	CIVIL DRAWINGS	
Guestroom Levels 3 & 4	16	C1.1 Topographic Survey	35
Guestroom Level 5	17	C2.1 Preliminary Grading	36
Preliminary Landscape Concept Plan	18	C2.2 Preliminary Sections	37
EXTERIOR ELEVATIONS		C3.1 Storm Water Control Plan	38
North and East	20		
South and West	21		



Vicinity Map

Vicinity Map



Overall Site Plan

Overall Site Plan: Cupertino Village Mixed-Use



Figure LU-2, Chapter 3: Land Use And Community Design Element - general plan (community vision 2015- 2040)

General Plan Land Use Designation: North Vallco Gateway, North Vallco Park Special Area, West of Wolfe Road- Commercial/ Residential

City of Cupertino Zoning Map
Zoning Designation: Mixed Use Planned Development- General Commercial (CG), Residential (Res).



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Site Photos/Context

Site View: North



Site View: Northeast

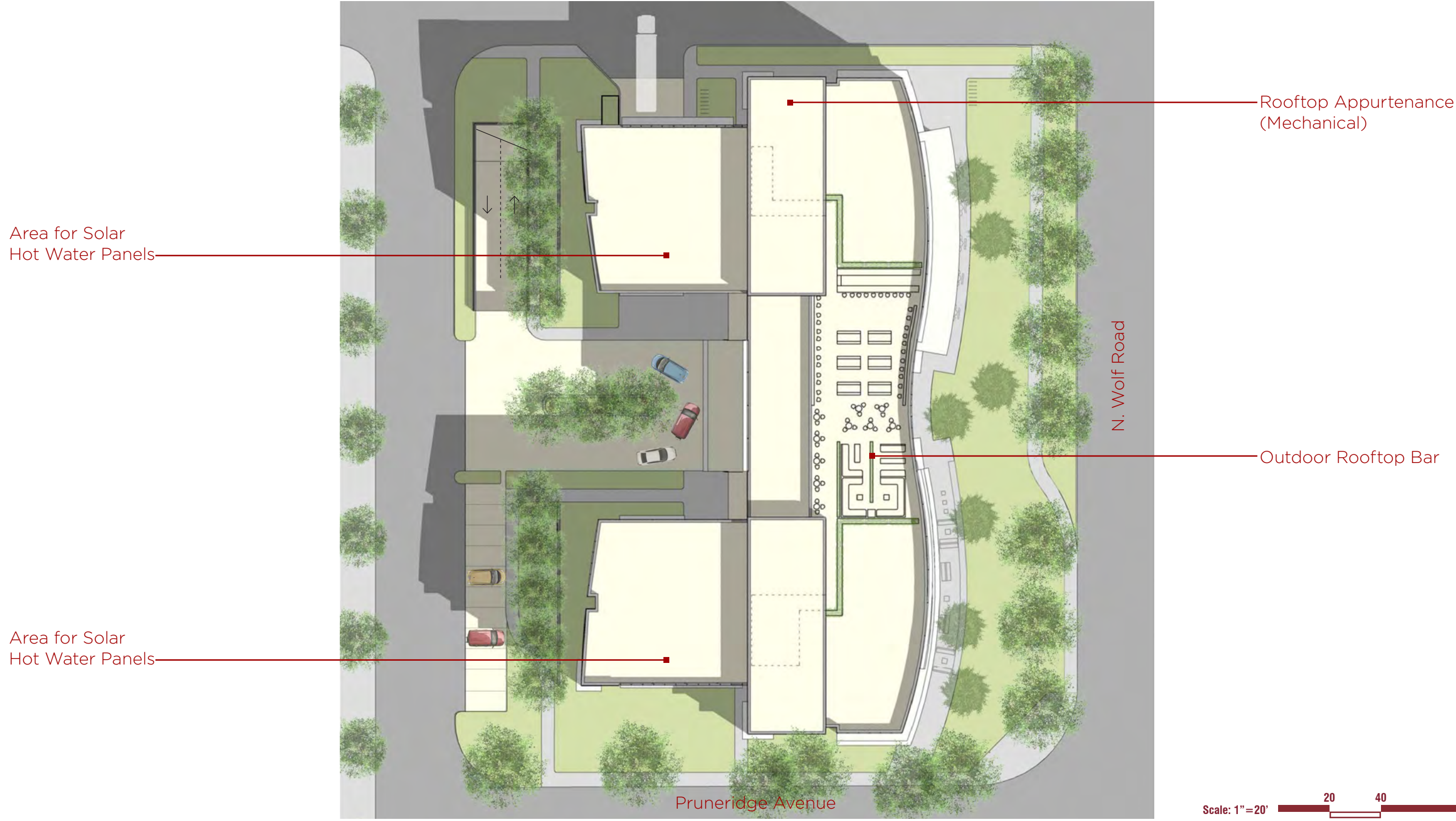


Site View: East



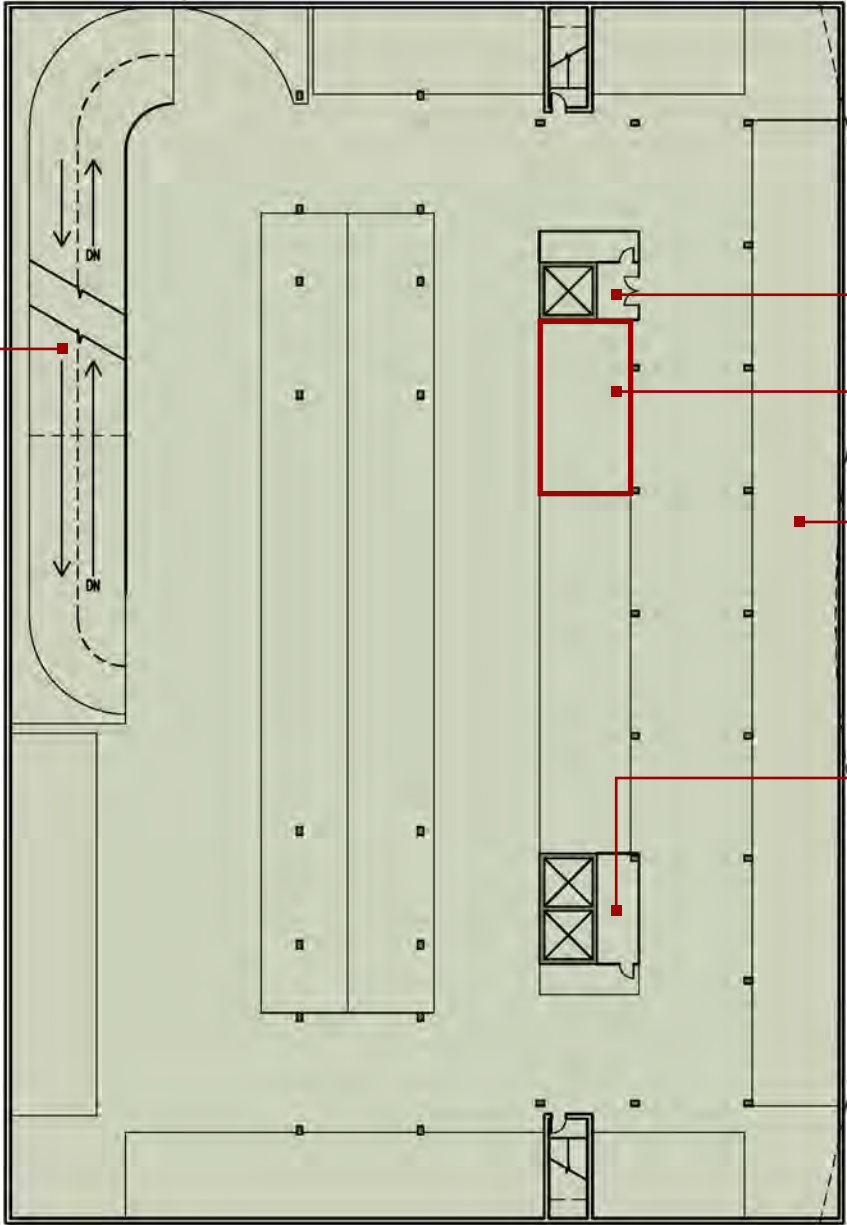
Plans

Site Plan/Roof Plan



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Floor Plan: Basement Parking Levels (B1, B2)



Service Elevator Core

Electric Vehicle Charging Stations

Head-In Parking Stalls 8.5'X18'

Passenger Elevator Core

Parking Access Ramp

Table 19.124.040: Regulations for Off- Street Parking of Cupertino, CA Municipal Code

A. Parking Ratio for CG Zones and Motel/Hotel/Lodging Land Use:

1/unit + 1/employee. Uni-size Stall Dimensions
 (185 Units x 1) + (66 Employees x 1) = 251 Parking Stalls Required

Bicycle Parking:

1/20,000 sq. ft. Class II

Level B-1 = 114 Cars
 Level B-2 = 126 Cars
 240 Cars in Underground Garage
 +11 On-Grade Cars
 251 Parking Stalls Provided



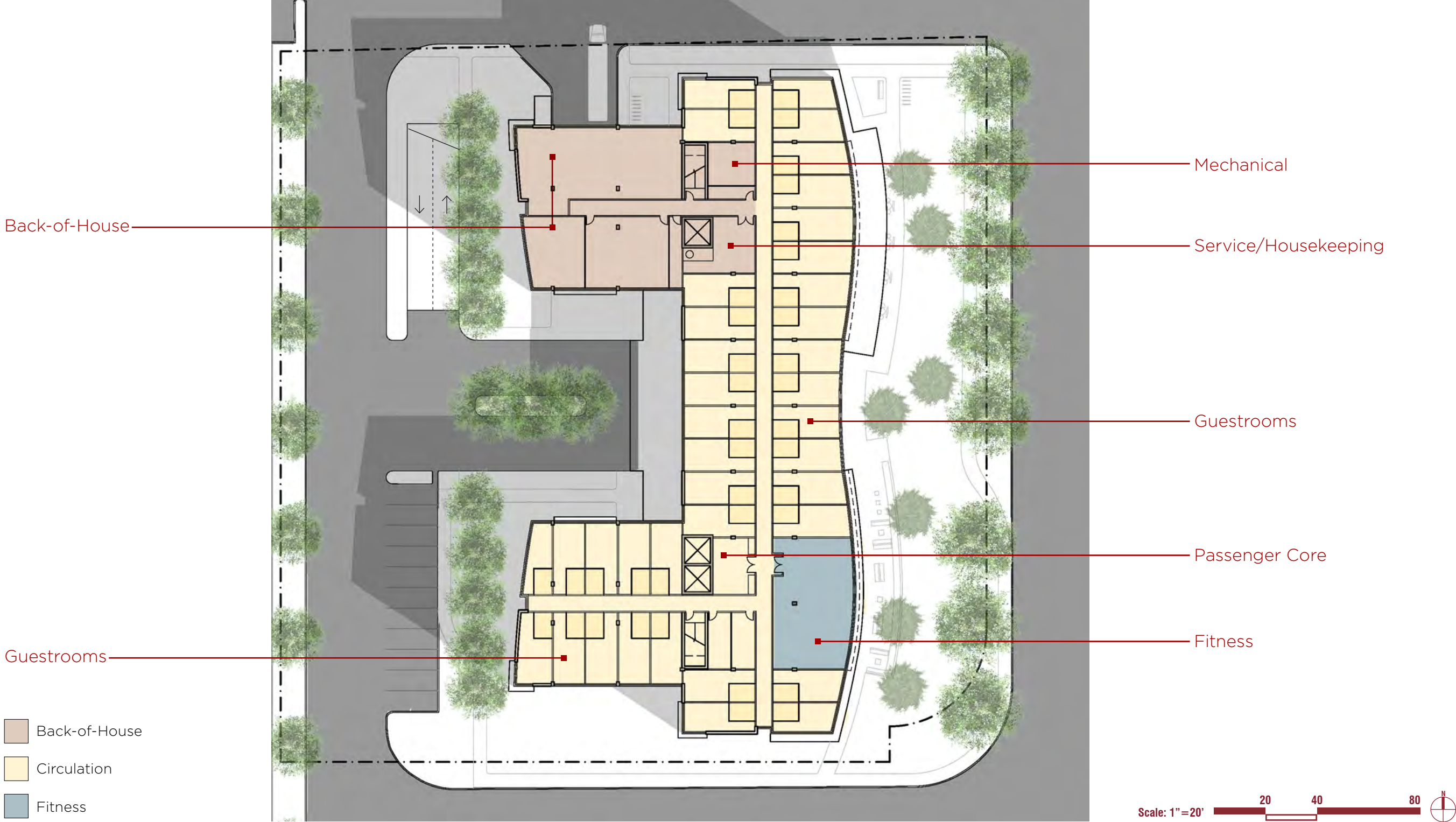
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Floor Plan: Ground Level

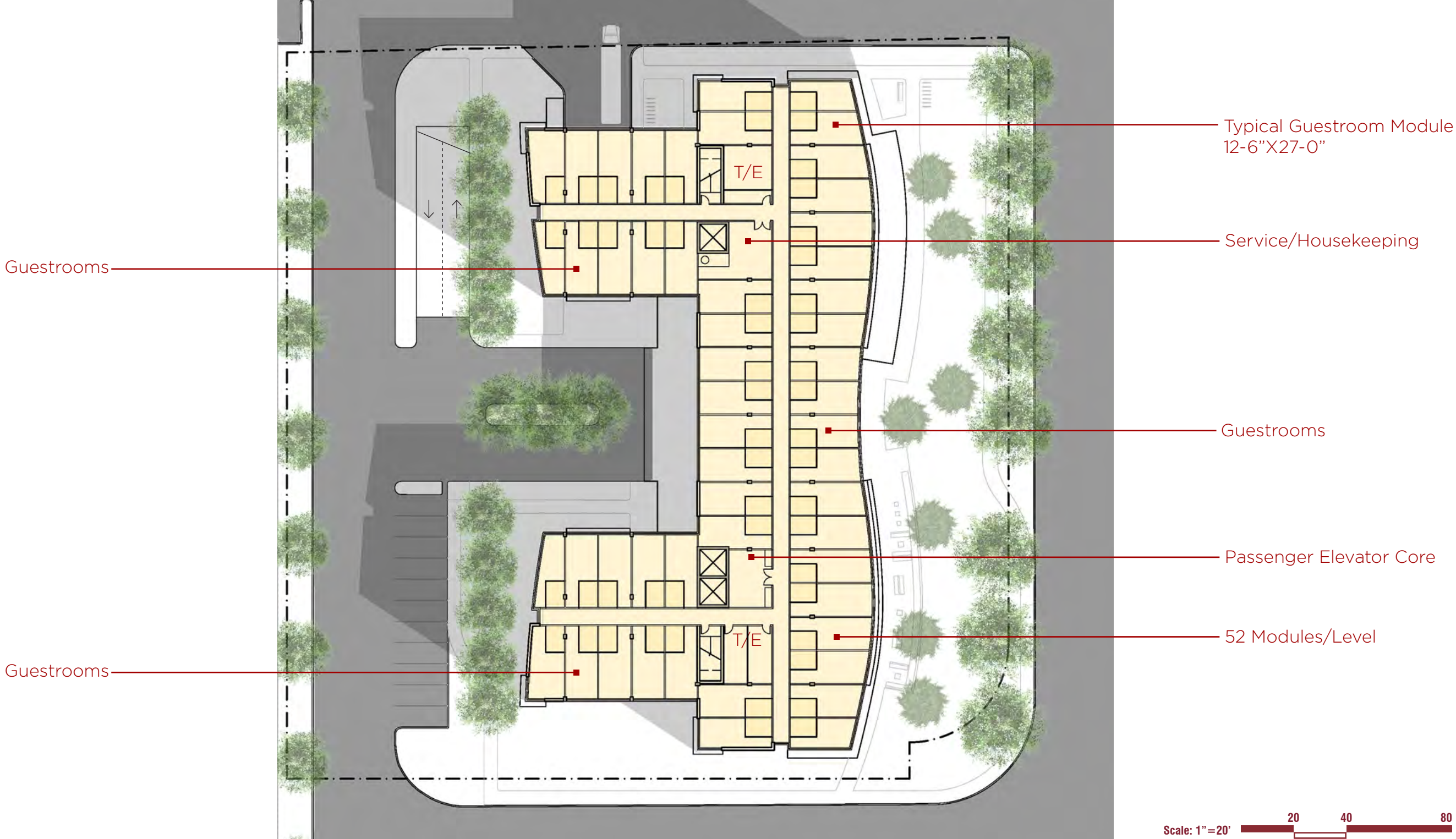


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Floor Plan: Level 2

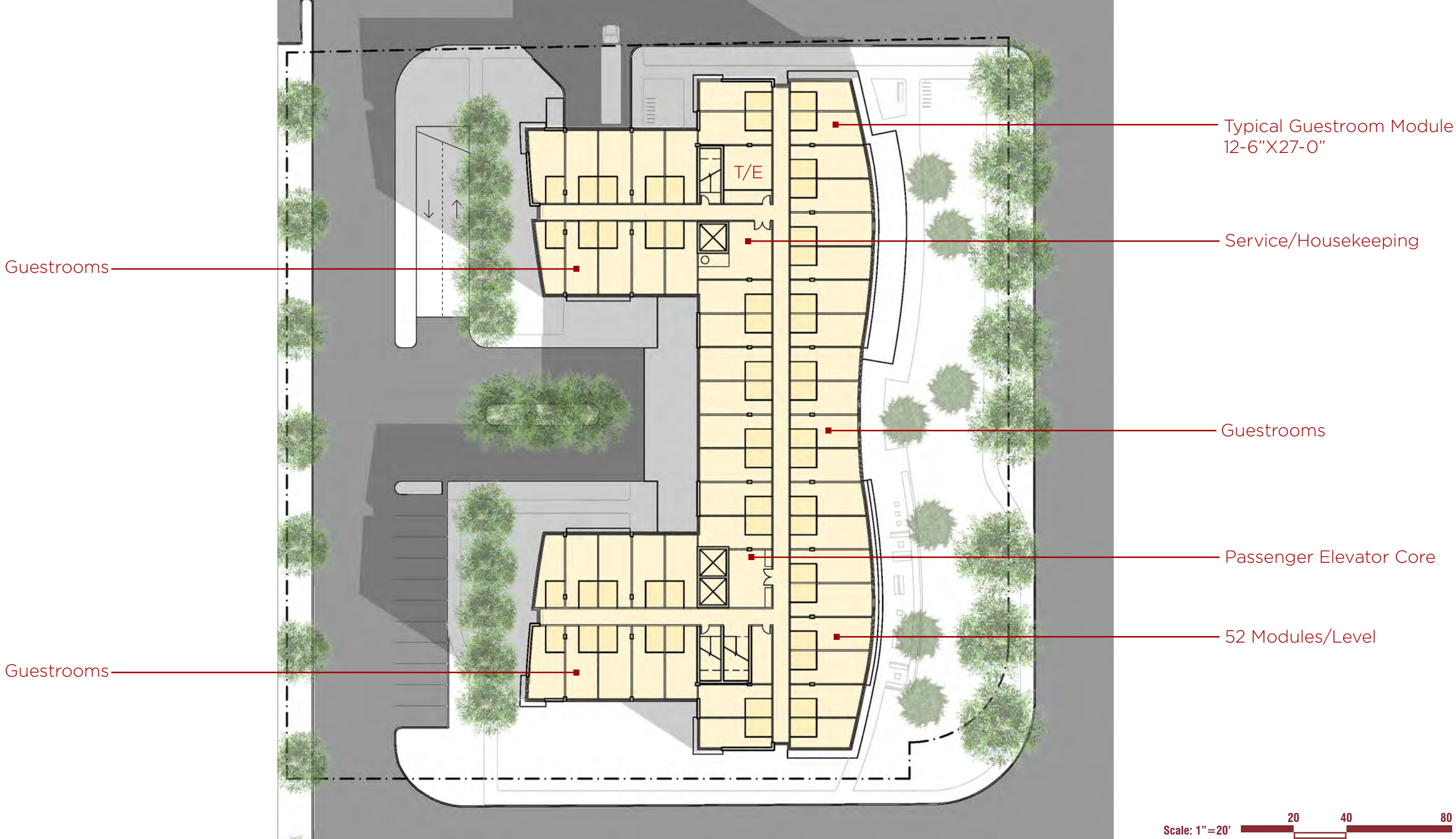


Floor Plan: Typical Guestroom Level (3,4)



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Floor Plan: Level 5



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Preliminary Landscape Concept Plan



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Elevations

Elevations: North and East



North



East



Cupertino Village Boutique Hotel | Cupertino, California



Concept Design Package - 05.12.17

Elevations

20

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Elevations: South and West



South



West



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Color/Material Board

Color/Material Board



Alternate Wall Panel

Mullion

Ceramic Plank Walls

Sections

Section: AA

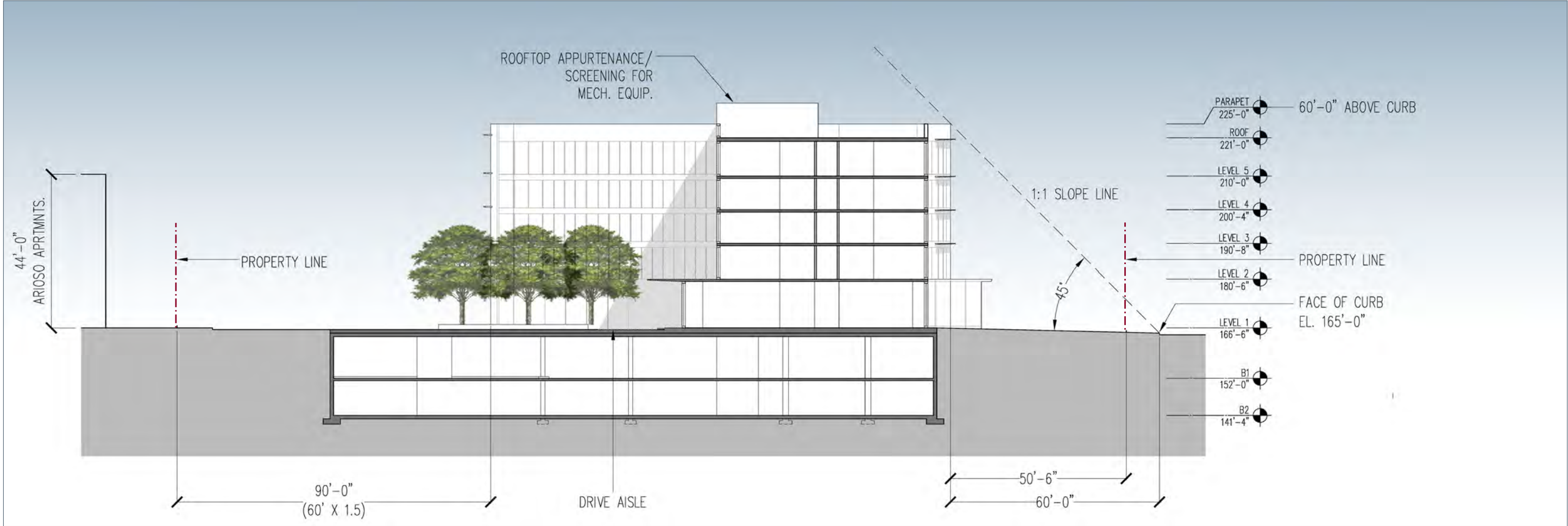


Table 19.60.060: Development Standards of Cupertino, CA Municipal Code

C. Required Setbacks for Buildings and enclosed Patio/ Atrium Space

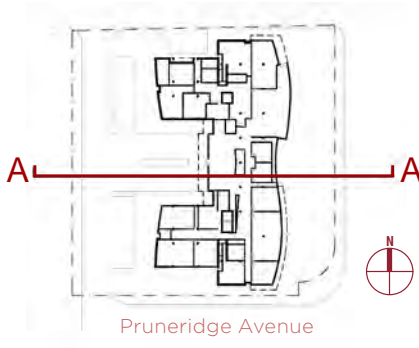
- 1. Front Yard- Established based upon special policies contained in the General Plan and/ or applicable specific plan... (See excerpt below from General Plan).
- 2. Minimum Side and Rear Yard- No side or rear yard setback required unless lot abuts residential or agricultural- residential zone in which case the following regulations apply:
 - b) Rear Yard Setback
20 feet, or a total setback equal to one and one- half feet of additional setback for each foot of height of a commercial building measured from its eave line or top of parapet, whichever is more restrictive.

Figure LU-2, Chapter 3: Land Use And Community Design Element . general plan (community vision 2015- 2040)

“North Vallco Gateway West of Wolfe Road: Maximum Height 60 feet”

“For the North and South Vallco Park areas maintain the primary building bulk below a 1:1 slope drawn from Wolfe Road and Tantau avenue curb line.”

“Rooftop Mechanical Equipment: Rooftop mechanical equipment and utility structures may exceed stipulated height limitations if they are enclosed, centrally located on the roof and not visible from adjacent streets.”



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Section: BB



Table 19.60.060: Development Standards of Cupertino, CA Municipal Code

C. Required Setbacks for Buildings and enclosed Patio/ Atrium Space

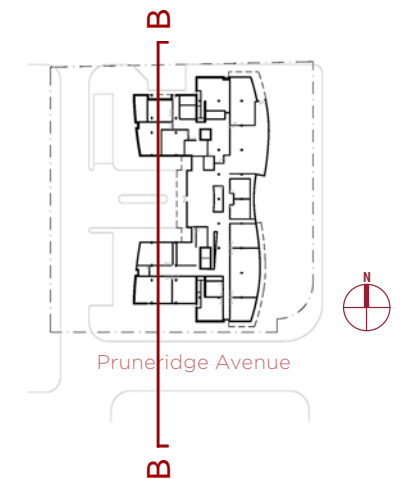
1. Front Yard- Established based upon special policies contained in the General Plan and/ or applicable specific plan... (See excerpt below from General Plan).
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Renderings/Perspective Views

Aerial Perspective View



Arrival Court View



N. Wolfe View Looking West



View Looking South



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Project Area Summary

PARKING GARAGE LEVELS	NSF	GSF
B1		44328
B2		44328
TOTAL OF GARAGE LEVELS		88656

Level B-1 =	114 Cars
Level B-2 =	126 Cars
On-Grade=	11 Cars
TOTAL	251 cars

HOTEL LEVELS

LEVEL 1		
RESTAURANT	2502	
MEETING	5568	
SUPPORT	9990	
CIRCULATION	6546	
TOTAL		25575

LEVEL 2		
FITNESS	1502	
GUESTROOMS	12935	
SUPPORT	4914	
CIRCULATION	3570	
TOTAL		24236

LEVEL 3		
GUESTROOMS	17874	
SUPPORT	1405	
CIRCULATION	3634	
TOTAL		24236

LEVEL 4		
GUESTROOMS	17874	
SUPPORT	1405	
CIRCULATION	3634	
TOTAL		24236

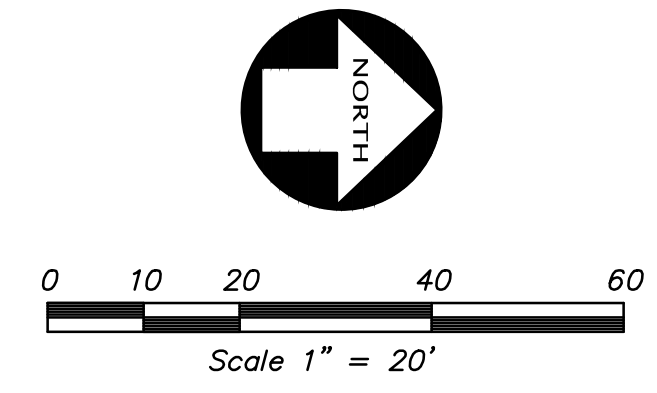
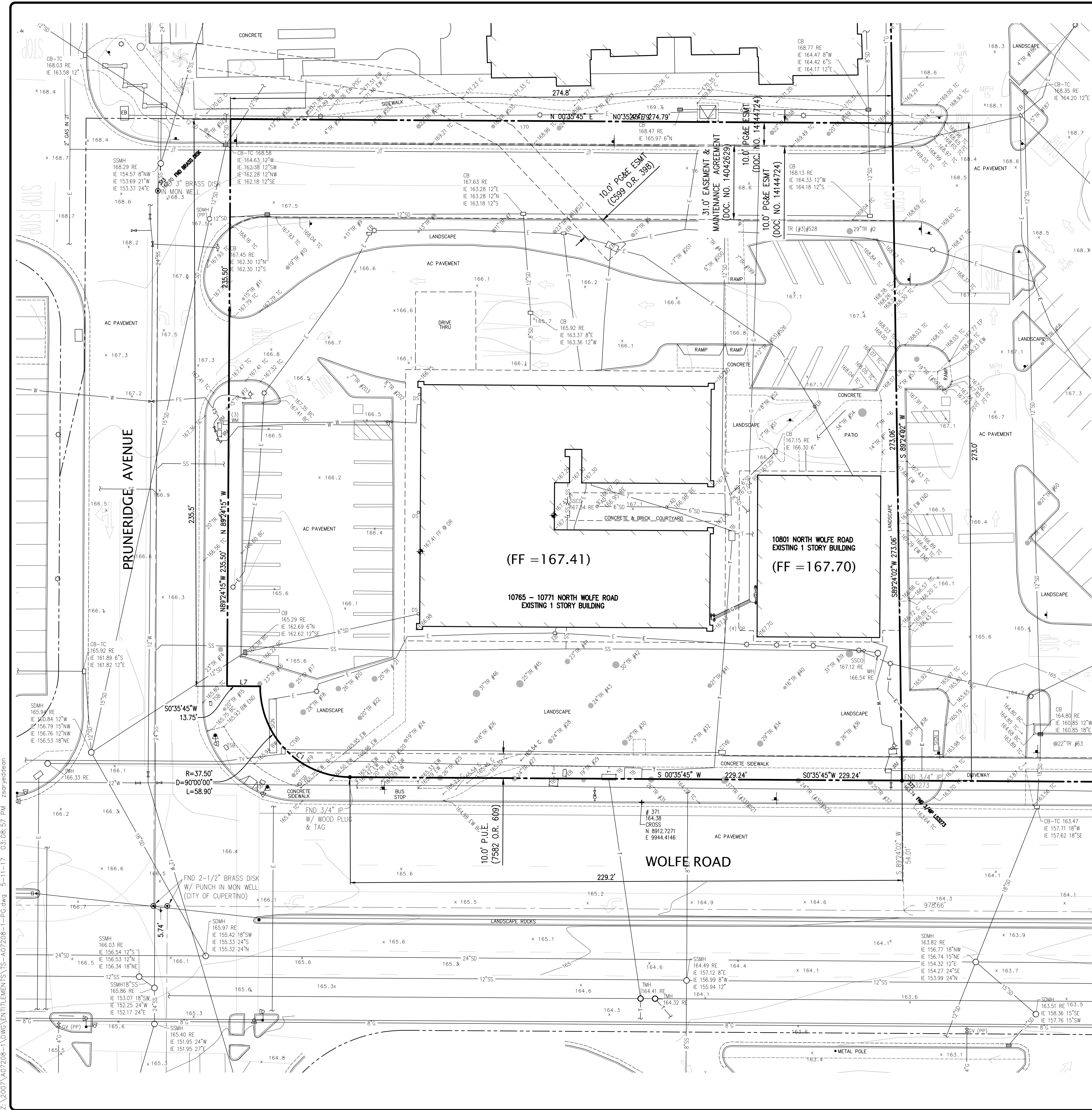
LEVEL 5		
GUESTROOMS	17874	
SUPPORT	1405	
CIRCULATION	3634	
TOTAL		24236

TOTAL OF HOTEL LEVELS 122519

OPTIONAL ROOFTOP BAR Up to Approx. 3600 SF



Civil Engineering Drawings



LEGEND

	BUILDING LINE
	CONCRETE CURB
	CONCRETE CURB & GUTTER
	CONTOUR LINE
	OBSCURED CONTOUR LINE
	EASEMENT LINE
	EDGE OF PAVEMENT
	EDGE OF WATER-FLOWLINE
	ELECTRIC LINE
	FIRE SERVICE & VALVE
	GAS LINE-VALVE & METER
	JOINT TRENCH
	LOT LINE
	MONUMENT/MONUMENT LINE
	PROPERTY LINE
	SANITARY SEWER-MANHOLE & CLEANOUT
	SANITARY SEWER FORCE MAIN
	SIDEWALK
	SPOT ELEVATION
	STORM DRAIN-MANHOLE & CATCH BASIN
	STORM DRAIN FORCE MAIN
	STREET LIGHT CONDUIT LINE
	TELEPHONE LINE
	TRAFFIC SIGNAL CONDUIT LINE
	TELEVISION LINE
	WATER LINE & VALVE
	BENCHMARK/TEMPORARY BENCHMARK
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	GUY ANCHOR
	GAS METER
	HOISEBIBB
	POST INDICATOR VALVE
	SURVEY CONTROL POINT
	TRAFFIC SIGNAL POLE
	TRAFFIC SIGN
	TREE
	UTILITY BOX
	UTILITY LINE MARKER
	WATER VALVE

ABBREVIATIONS

AC	ASPHALT CONCRETE
AD	AREA DRAIN
BC	BACK OF CURB
BEG	BEGIN
BLOC	BUILDING
BW	BACK OF WALK
C	CONCRETE
CB	CATCH BASIN
CD	CENTER LINE
CD	CLEANOUT
CTV	CABLE TELEVISION
CTVB	CABLE TV BOX
CTLV	CABLE TELEVISION LINE
DR	DOOR
DS	DOWN SPOUT
E	EAST
EB	ELECTRIC BOX
ELEC	ELECTRICAL LINE
EP	EDGE OF PAVEMENT
EW	EDGE OF WALK
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FH	FIRE HYDRANT
FS	FIRE SERVICE
GAS	GAS LINE
GM	GAS MARKER/METER
GP	GATE POST
GV	GAS VALVE
IE	INVERT ELEVATION
INTX	INTERSECTION
JT	JOINT TRENCH
MH	MANHOLE
N	NORTH
PIV	POST INDICATOR VALVE
POC	POINT OF CONNECTION
PP	POWER POLE
RE	RIM ELEVATION
S	SOUTH
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
TB	TELEPHONE BOX
TC	TOP OF CURB
TELE	TELEPHONE LINE
TMH	TRAFFIC SIGNAL MANHOLE
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
TV	TELEVISION
W	WEST
WL	WALK LIGHT
WM	WATER METER
WV	WATER VALVE

GROSS AREA = 74,979 SF
NET AREA = 74,979 SF

NOTES

- THIS SURVEY MAP WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED NOVEMBER 8, 2007, NUMBER 07-98203233-INC. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE BOUNDARY LINES, EXCEPTIONS, OR EASEMENTS AFFECTING THE PROPERTY.
- UTILITY INFORMATION HEREIN IS IN PROGRESS AT THIS TIME. A REQUEST WAS MADE TO THE RESPECTIVE AGENCIES, TO INCLUDE, ELECTRIC LINES, GAS LINES, WATER LINES, CABLE TELEVISION LINES, NITROGEN LINES, (IF ANY) FIBER OPTIC LINES (IF ANY), FOR INFORMATION REGARDING THEIR FACILITIES ON THIS SITE. AS OF 04-18-17, THEY HAVE NOT RESPONDED WITH THIS INFORMATION. UNTIL WE RECEIVE THIS INFORMATION AND WITH REGARDS TO THE LOCATION OF UTILITY FACILITIES. UPON RECEIPT OF THIS INFORMATION KIER & WRIGHT WILL UPDATE THIS SURVEY AND REVISE IT.
- BENCHMARK:**
U-1122 BRASS DISK IN T.C. AT NORTHWEST CORNER OF HOMESTEAD ROAD AND ROUTE 85 ON MID-POINT OF CURB RETURN NEAR CATCH BASIN.
ELEVATION: 201.46
- BASIS OF BEARINGS:**
THE BEARING OF SOUTH 00°35'45" WEST TAKEN ON THE CENTERLINE OF WOLFE ROAD AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD ON OCTOBER 25, 1977 IN BOOK 406 OF MAPS AT PAGE 27, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.
- THIS MAP WAS PREPARED USING COMPUTER ASSISTED, PHOTOGRAMMETRIC METHODS BY HWJ GEOSPATIAL, INC., IN OAKLAND CALIFORNIA. THE DATE OF PHOTOGRAPHY WAS NOVEMBER 2, 2008 AS JOB NUMBER 07 - 358.
- THE TOPOGRAPHY SHOWN HEREON AS AN INTERIM CONDITION. FINAL TOPOGRAPHY IS IN PROGRESS.

Joe Pope

05/10/17

PREPARED BY OR UNDER THE SUPERVISION OF
JOSEPH D. THOMPSON, L.S. 8121
LICENSE EXPIRES: 12-31-18

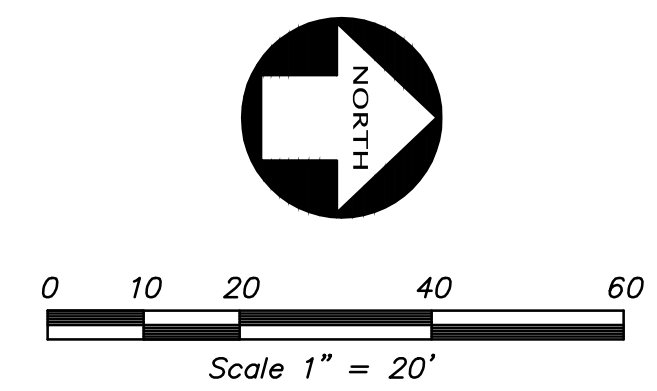
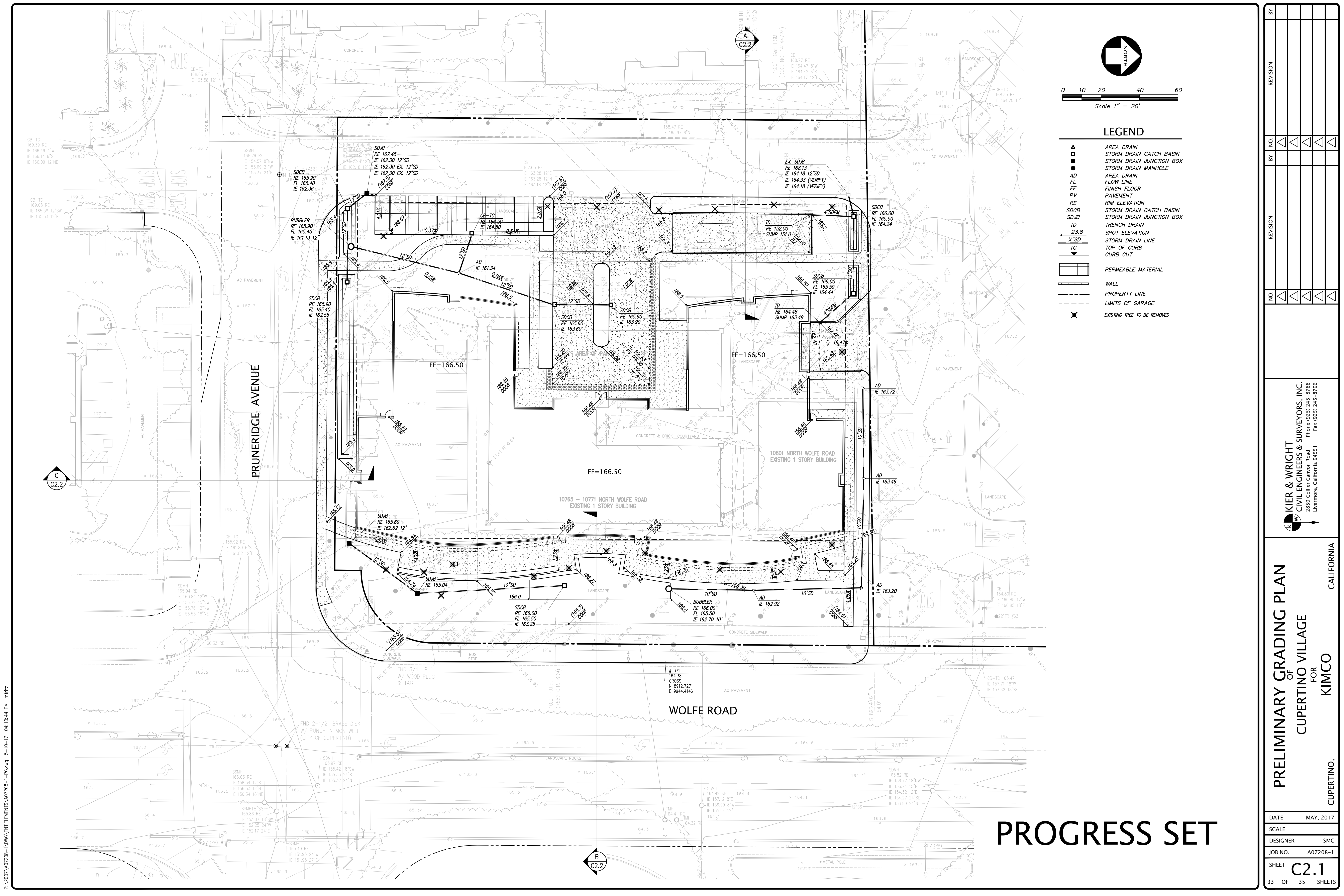


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SURVEYOR	JDT
DRAWN BY	TB
JOB NO.	A07208-1
SHEET	C1.1
OF	SHEETS

BY	NO.	REVISION

KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
2850 Collier Canyon Road
Livermore, California 94551
Phone (925) 245-8788
Fax (925) 245-8796

PARTIAL TOPOGRAPHIC SURVEY
OF
CUPERTINO VILLAGE
FOR
KIMCO
CUPERTINO, CALIFORNIA



LEGEND

- ▲ AREA DRAIN
- STORM DRAIN JUNCTION BOX
- STORM DRAIN MANHOLE
- AD AREA DRAIN
- FL FLOW LINE
- FF FINISH FLOOR
- PV PAVEMENT
- RE RIM ELEVATION
- SDCB STORM DRAIN CATCH BASIN
- SDJB STORM DRAIN JUNCTION BOX
- TD TRENCH DRAIN
- 23.8 SPOT ELEVATION
- X'SD STORM DRAIN LINE
- TC TOP OF CURB
- ▽ CURB CUT
- ▨ PERMEABLE MATERIAL
- ▬ WALL
- - - PROPERTY LINE
- - - LIMITS OF GARAGE
- ✕ EXISTING TREE TO BE REMOVED

NO.	BY	REVISION

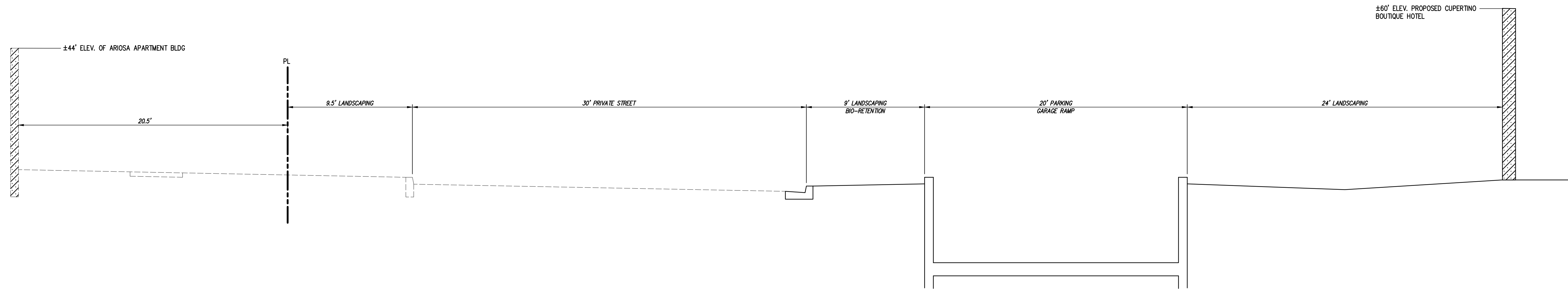
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PRELIMINARY GRADING PLAN
CUPERTINO VILLAGE
 FOR **KIMCO**
 CUPERTINO, CALIFORNIA

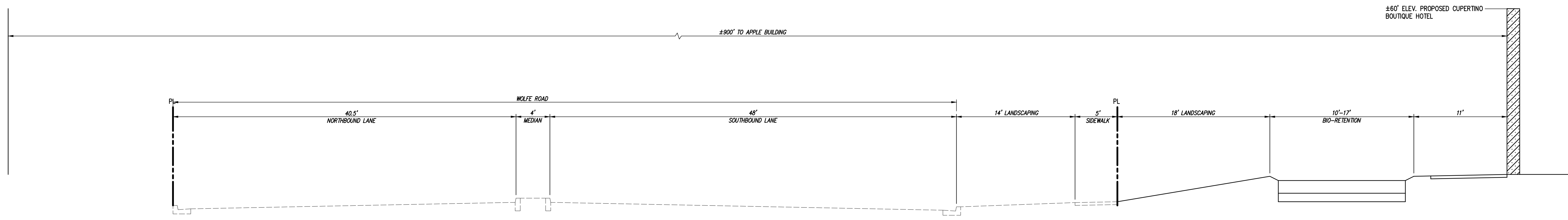
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DESIGNER	SMC
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33 OF 35 SHEETS	

PROGRESS SET

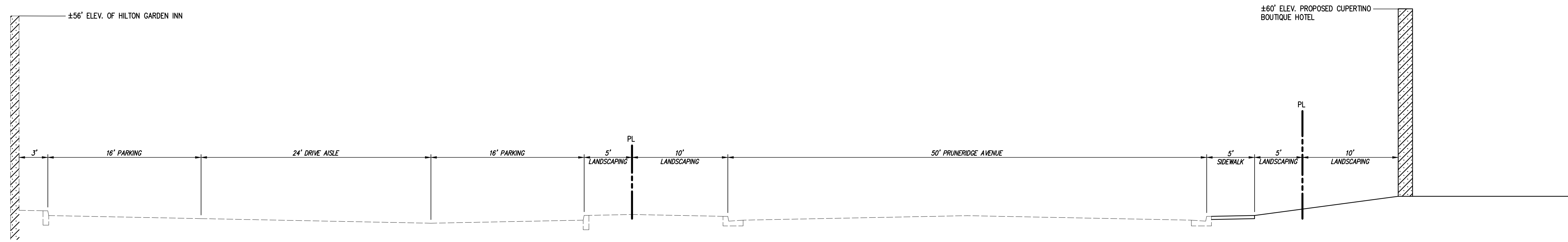
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SECTION A
SCALE: 1" = 4'



SECTION B
SCALE: 1" = 6'



SECTION C
SCALE: 1" = 6'

PROGRESS SET

NO.	BY	REVISION

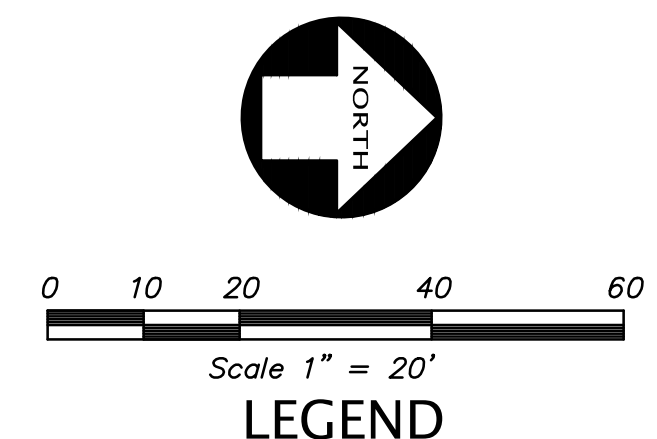
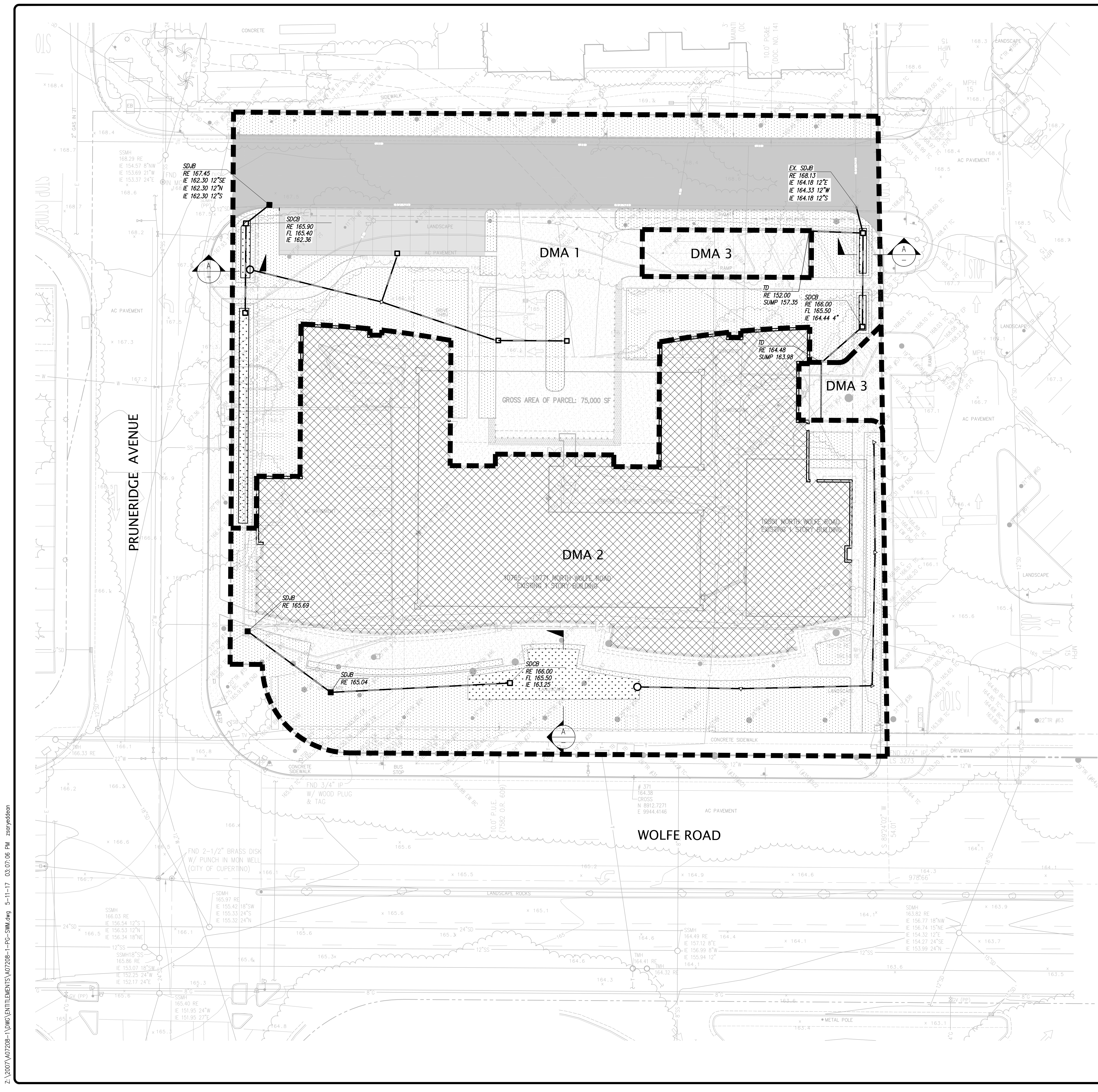
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PRELIMINARY SECTIONS
 OF
CUPERTINO VILLAGE
 FOR
KIMCO
 CUPERTINO, CALIFORNIA

DATE	MAY, 2017
SCALE	
DESIGNER	SMC
JOB NO.	A07208-1
SHEET	C2.2
34 OF 35 SHEETS	

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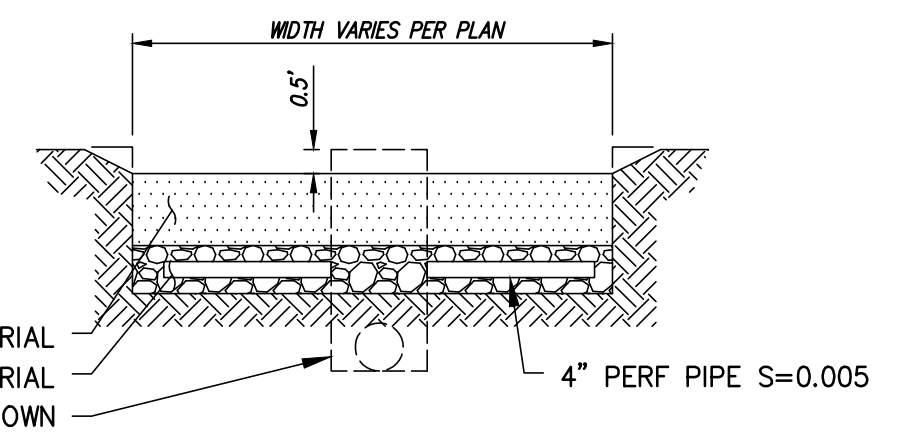


- LEGEND**
- TRIBUTARY AREA LIMITS
 - LANDSCAPE AREA
 - IMPERVIOUS ROOFTOP DRAINING TO BIO-SWALE
 - IMPERVIOUS PAVEMENT DRAINING TO BIO-SWALE
 - BIO-RETENTION TREATMENT AREA
 - CONCRETE AREA
 - PERMEABLE MATERIAL

BIO-RETENTION SIZING CALCULATIONS

Area No.	Area (SF)	Area (AC)	Landscape (SF)	Landscape (AC)	Imperv. (SF)	Imper. (AC)	Treatment Area* (SF)	Treatment Provided (SF)	Sizing Ratio (%)	Type of Planter
DMA 1	33,540	0.77	11,536	0.26	19,871	0.46	19,871	690	3.5%	Bio-Retention Planter
DMA 2	41,440	0.95	10,321	0.24	29,939	0.69	29,939	1,180	3.9%	Bio-Retention Planter
DMA 3	2,358	0.05	0	0.00	2,278	0.05	2,278	80	3.5%	Bio-Retention Planter
Totals	74,980	1.7	21,857	0.50	49,810	1.14	49,810	1,870		

*: Landscaped area is self treating. Only impervious area will be treated.



SITE DATA

PROPOSED COMBINED TOTAL OF LANDSCAPE, PERMEABLE AREAS AND BIO-RETENTION	+/- 24,306 SF (32.4% OF THE SITE)
PROPOSED BUILDING FOOTPRINT	25,575 SF
EXISTING LANDSCAPE AREA	+/- 16,701 SF (22.3% OF THE SITE)
EXISTING BUILDING FOOTPRINT	14,201 SF
TOTAL PARCEL AREA	74,979 SF

	REVISION								
NO.	BY	NO.	BY	NO.	BY	NO.	BY	NO.	BY
<p>STORM WATER CONTROL PLAN CUPERTINO VILLAGE FOR KIMCO CUPERTINO, CALIFORNIA</p>									
<p>PROGRESS SET</p>									
<p>DATE: MAY, 2017 SCALE: 1" = 20' DESIGNER: SMC JOB NO.: A07208-1 SHEET: C3.1 35 OF 35 SHEETS</p>									
<p>KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. 2850 Collier Canyon Road Livermore, California 94551 Phone (925) 245-8788 Fax (925) 245-8796</p>									

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