

Cupertino Village Hotel

CUPERTINO VILLAGE LP

PLANNING SUBMITTAL

November 8, 2018



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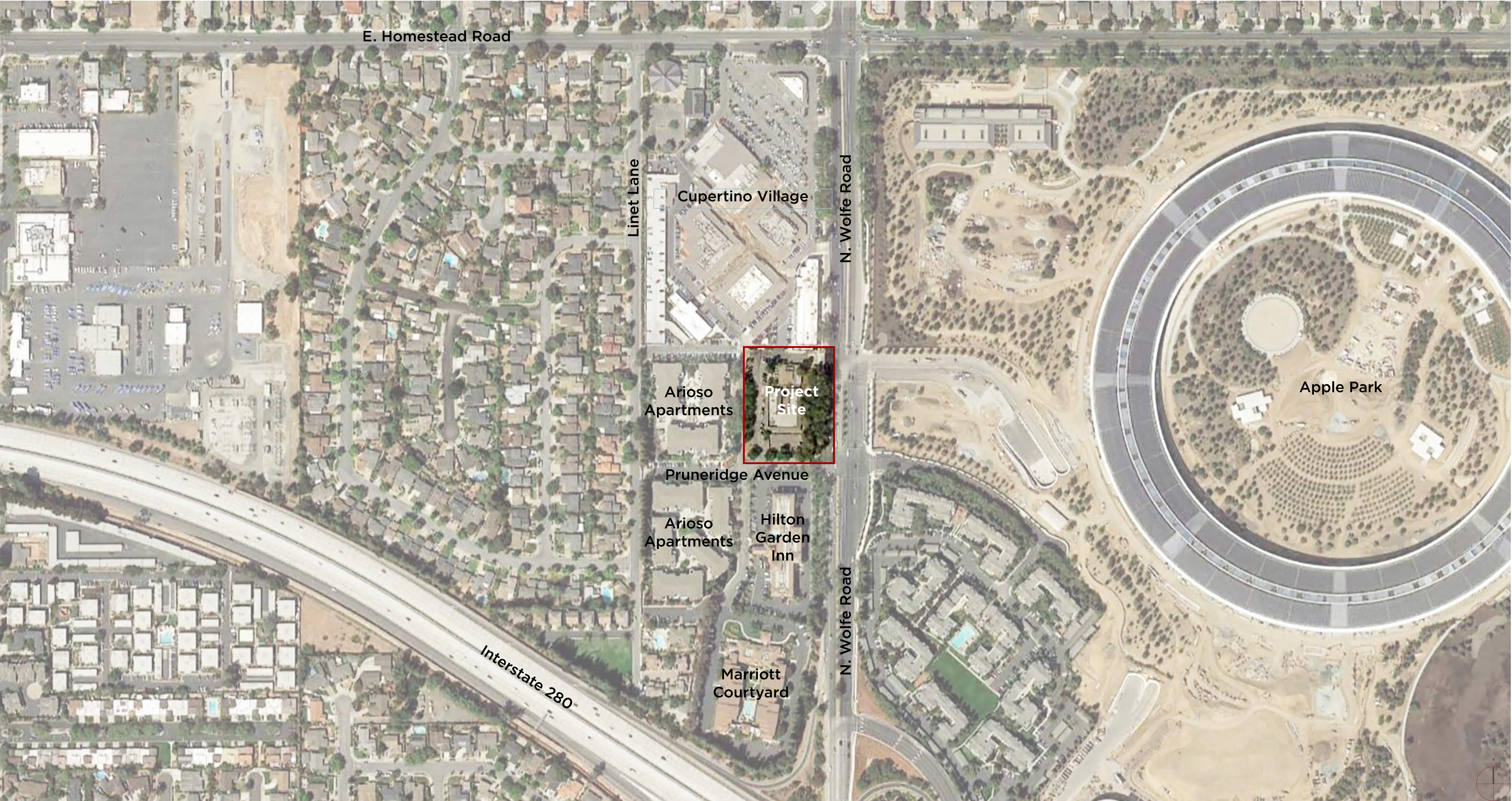
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CUPERTINO VILLAGE HOTEL
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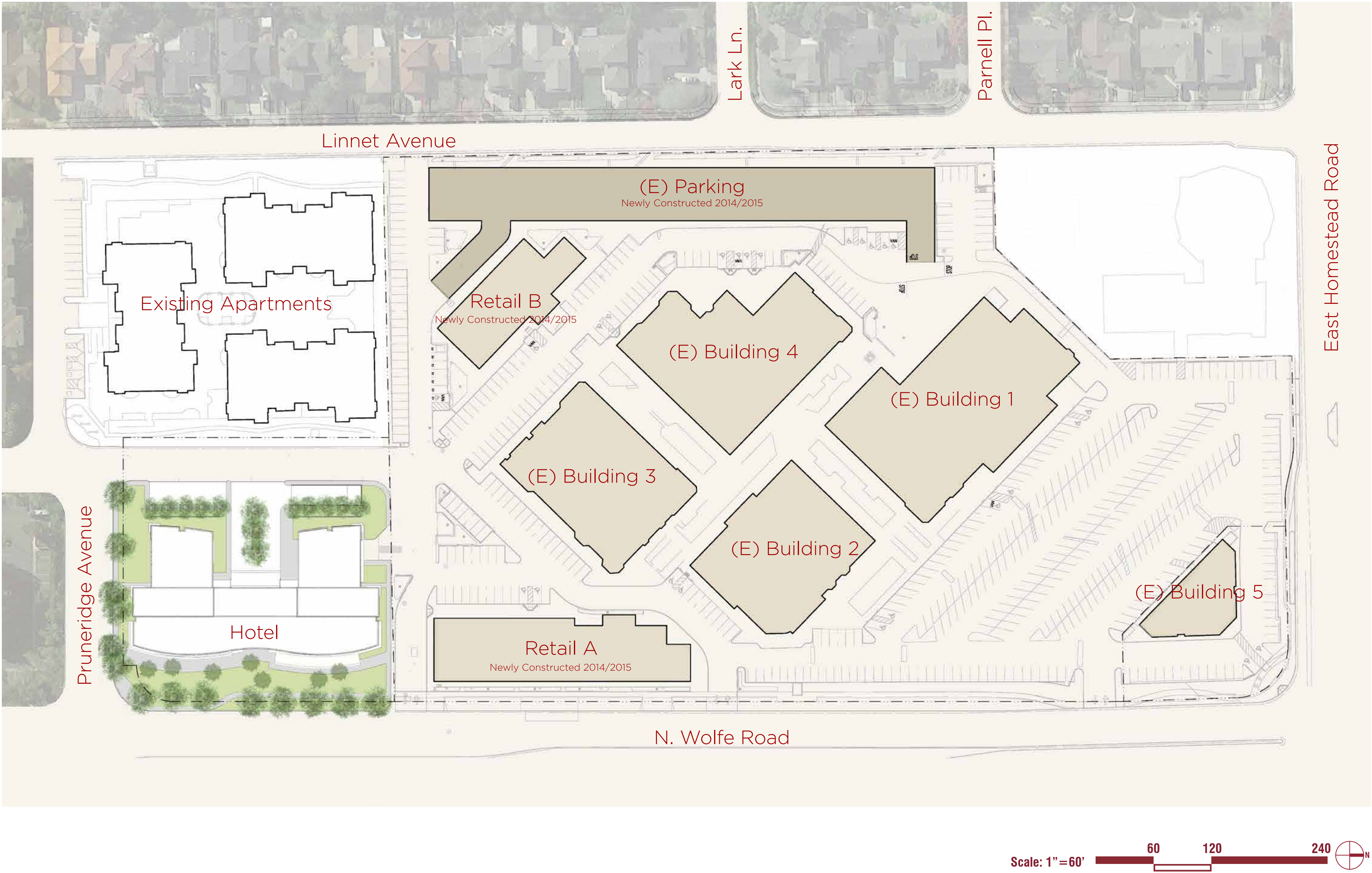
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Vicinity Map



Overall Site Plan: Cupertino Village Mixed-Use



Site View: North



Site View: Northeast



Site View: East



Site Plan

PLANNING GUIDELINES

CUPERTINO MUNICIPAL CODE-DEVELOPMENT STANDARDS
TABLE 19.60.060

C. REQUIRED SETBACKS FOR BUILDINGS AND ENCLOSED
PATIO/ATRIUM SPACES

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
REAR YARD SETBACK -- 20FT, 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

GENERAL PLAN (COMMUNITY VISION 2015-2040)
CHAPTER 3: LAND USE AND COMMUNITY DESIGN ELEMENT
FIGURE LU-2

"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 THE 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"

BUILDING HEIGHT:

60 FT AS MEASURED FROM TOP OF CURB ALONG WOLFE
ROAD
5 STORIES ABOVE GRADE, 2 STORIES BELOW GRADE

REQUIRED BUILDING SETBACKS:

REAR SETBACK: 90FT (60 FT BLDG HEIGHT X 1.5)
SIDE SETBACKS: NONE
FRONT SETBACK: APPROX 60 FT TO COMPLY WITH 1:1
SLOPE REQUIREMENT (SEE BUILDING-SITE SECTIONS)

SITE STATISTICS

SITE AREA:

- NET AREA -- 63,787 SF (1.46 ACRES)
- GROSS AREA -- 89,600 SF (2.06 ACRES)

PAVING AREA (WITHIN PROPERTY LINE):

- EXISTING -- 41,432 SF (65% OF NET LOT AREA)
- PROPOSED -- 17,733 SF (28% OF NET LOT AREA)
- REPLACEMENT -- 23,753 SF (37% OF NET LOT AREA)

LANDSCAPE AREA:

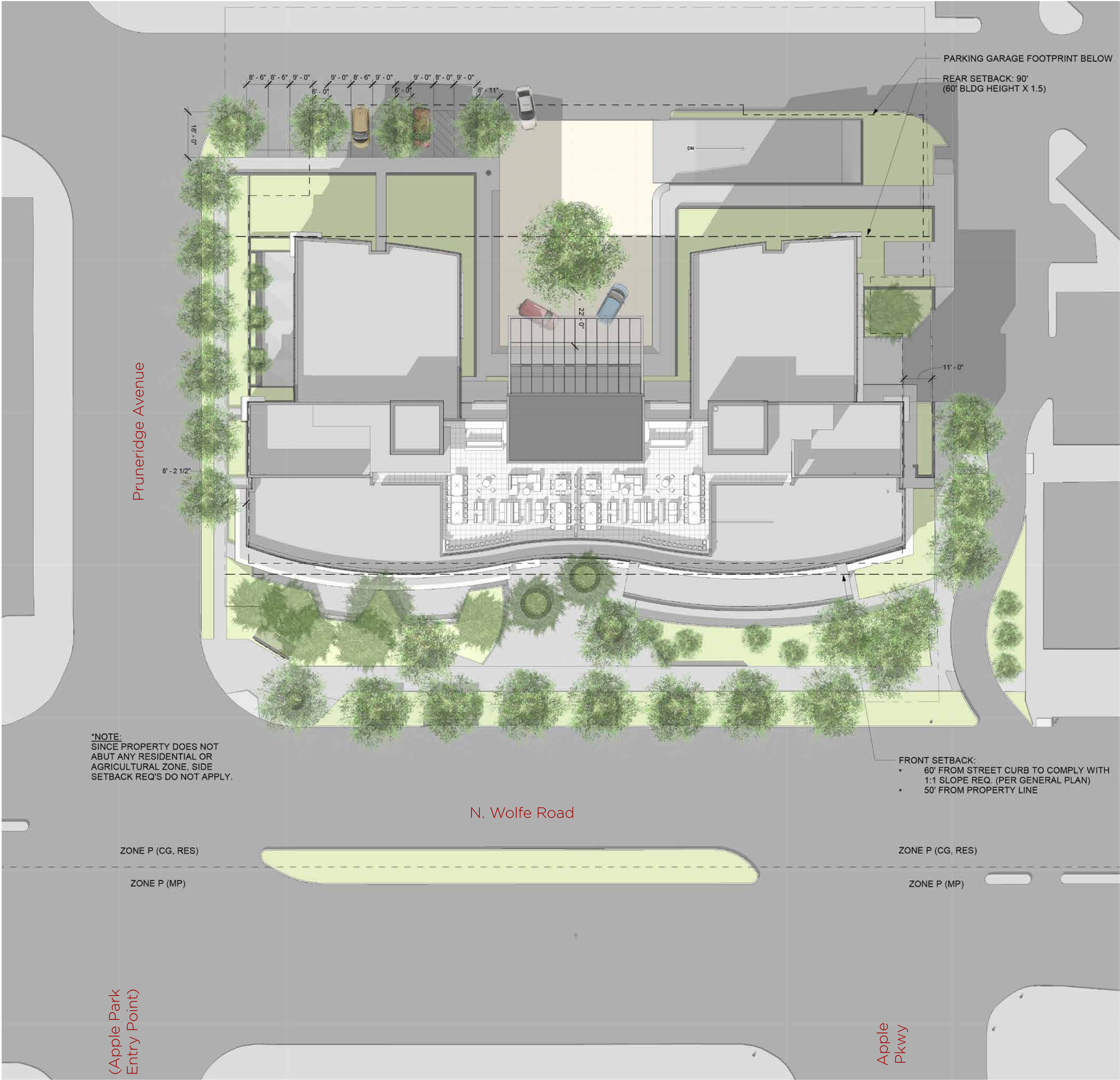
- 16,810 SF WITHIN PROPERTY LINE
(26% OF NET LOT AREA)
- 20,834 SF INCLUDING BEYOND PROP LINE
(33% OF NET LOT AREA)

PARKING REQUIREMENTS

A. CITY REQUIRES 1 STALL PER ROOM + 1 PER EMPLOYEE,
OR PER SITE-SPECIFIC STUDY

B. CITY'S 7/9/18 STUDY BY HEXAGON TRANSPORTATION
CONSULTANTS, INC. RECOMMENDS 141 STALL
REQUIREMENT (0.76 PER ROOM)

C. 206 PARKING STALLS PROVIDED; EXCESS OF 65 STALLS



GROSS AREA IS THE FULL FOOTPRINT OF THE
BUILDING TO THE OUTSIDE FACE OF THE
EXTERIOR WALL. NET AREAS ARE ACTUAL USABLE
AREAS MEASURED TO THE INSIDE FACE OF THE
WALL WITHIN EACH ROOM.

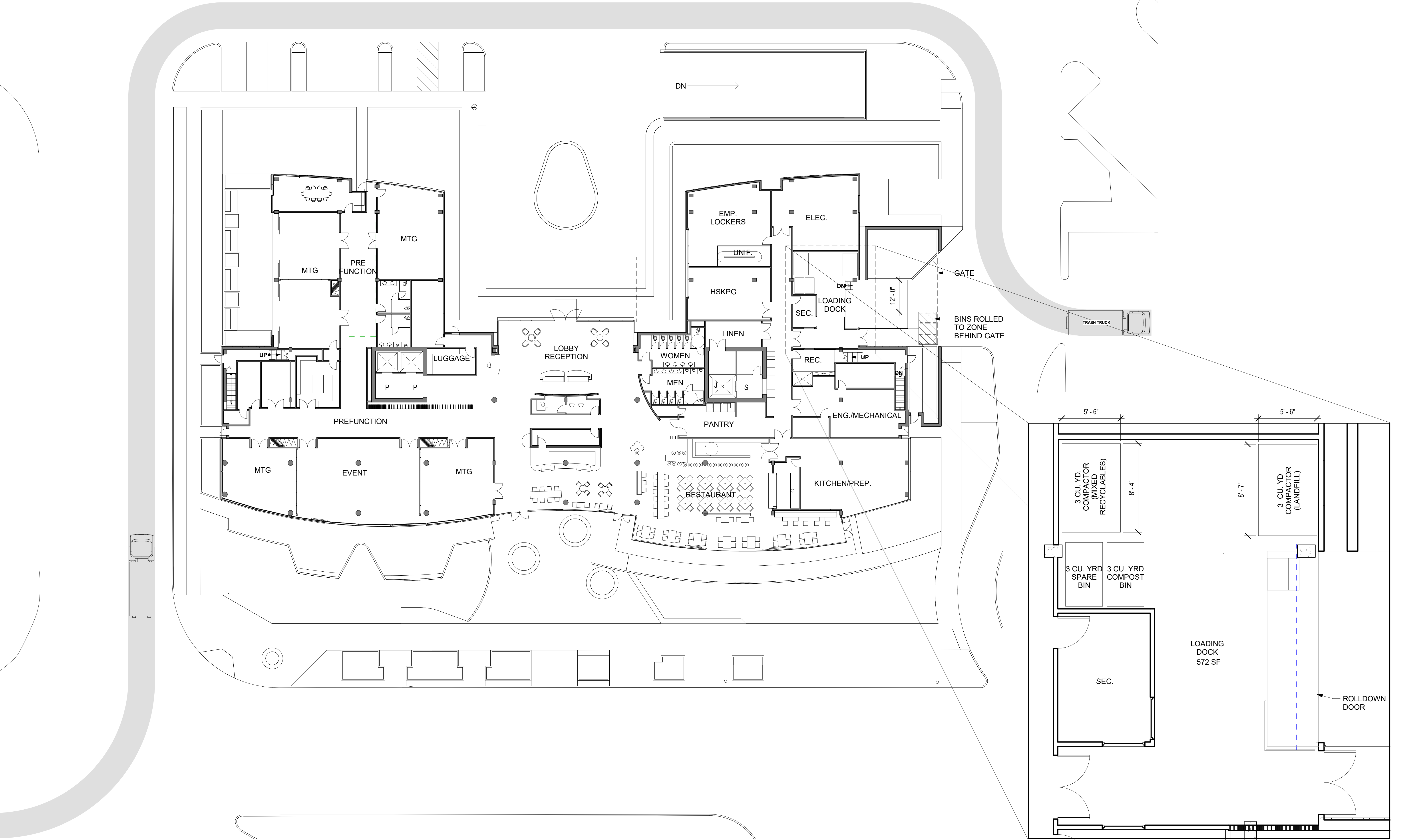
| Gross Areas | | Guestroom Count | |
|-------------|----------|-----------------|-------|
| Level | Area | Name | Count |
| Level P2 | 42323 SF | DOUBLE QUEEN | 14 |
| Level P1 | 42265 SF | JUNIOR SUITE | 7 |
| Level 01 | 26160 SF | KING | 164 |
| Level 02 | 24968 SF | | 185 |
| Level 03 | 24968 SF | | |
| Level 04 | 24968 SF | | |
| Level 05 | 24968 SF | | |
| 210621 SF | | | |

| NET AREAS BY USE | | |
|------------------|-----------------|-----------|
| Level | Department | Area (SF) |
| Level P2 | PARKING | 41269 |
| | | 41269 |
| Level P1 | PARKING | 41098 |
| | | 41098 |
| Level 01 | ADMINISTRATION | 306 |
| Level 01 | BOH | 5781 |
| Level 01 | CIRCULATION | 3245 |
| Level 01 | FOOD & BEVERAGE | 4008 |
| Level 01 | LOBBY | 3669 |
| Level 01 | MEETING | 5688 |
| Level 01 | MEP | 1595 |
| | | 24291 |
| Level 02 | BOH | 3603 |
| Level 02 | CIRCULATION | 3695 |
| Level 02 | FITNESS | 1314 |
| Level 02 | GUESTROOM | 12424 |
| Level 02 | MEP | 1706 |
| | | 22743 |
| Level 03 | BOH | 477 |
| Level 03 | CIRCULATION | 3894 |
| Level 03 | GUESTROOM | 18066 |
| Level 03 | MEP | 349 |
| | | 22785 |
| Level 04 | BOH | 480 |
| Level 04 | CIRCULATION | 3896 |
| Level 04 | GUESTROOM | 18058 |
| Level 04 | MEP | 350 |
| | | 22784 |
| Level 05 | BOH | 480 |
| Level 05 | CIRCULATION | 3895 |
| Level 05 | GUESTROOM | 18064 |
| Level 05 | MEP | 352 |
| | | 22791 |
| | | 197761 |

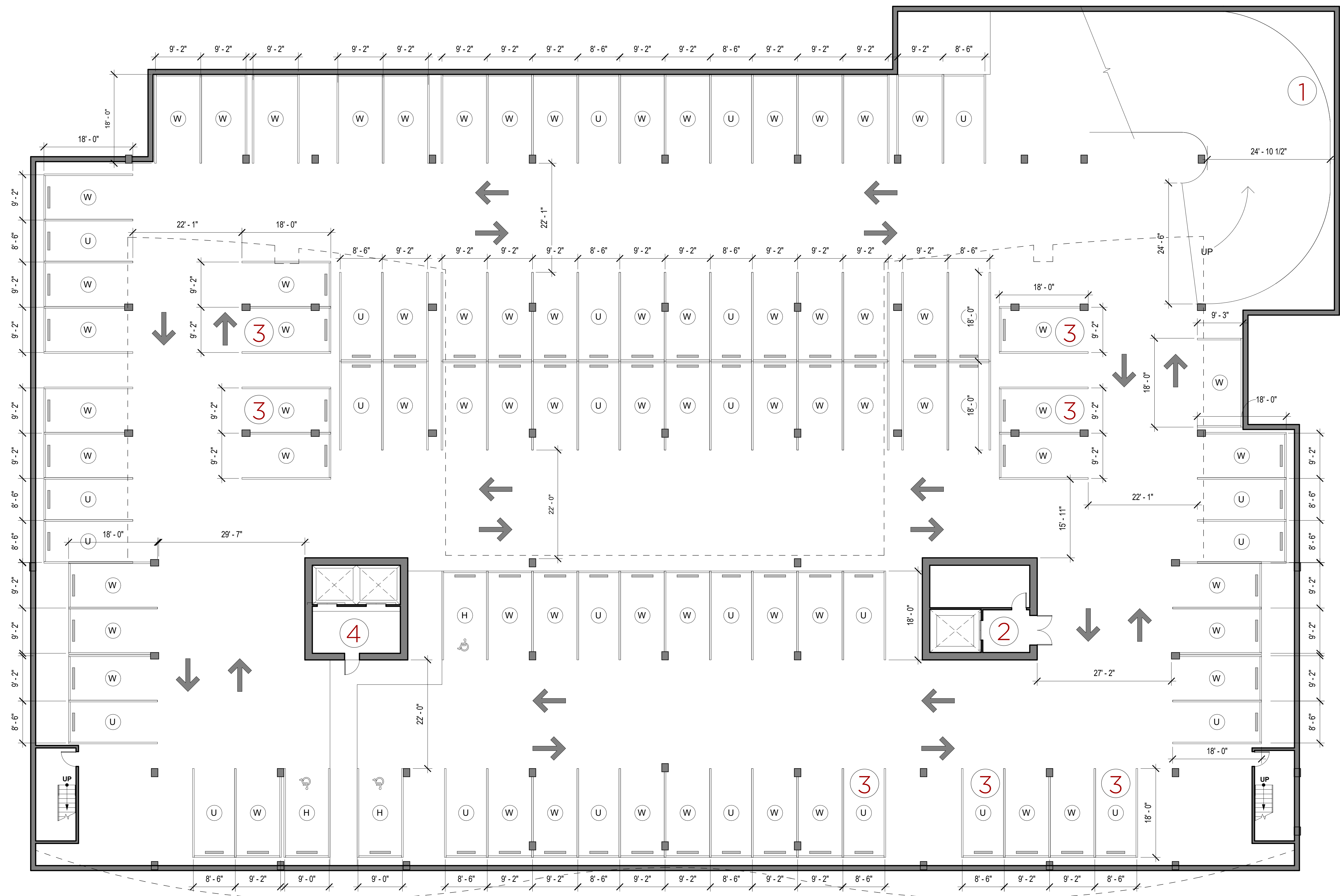
| OVERALL PARKING COUNT | | |
|-----------------------|----------------------------|-------|
| TAG | STALL TYPE | COUNT |
| H | HANDICAPPED | 6 |
| U | UNISIZE | 55 |
| W | WIDER SPACE NEXT TO COLUMN | 137 |
| | | 198 |

ON GRADE 8
TOTAL PARKING: 206 SPACES
Scale: 1" = 20'
0' 10' 20' 40'

Trash Enclosure Exhibit

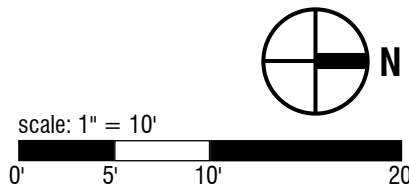


Floor Plan: Level P2

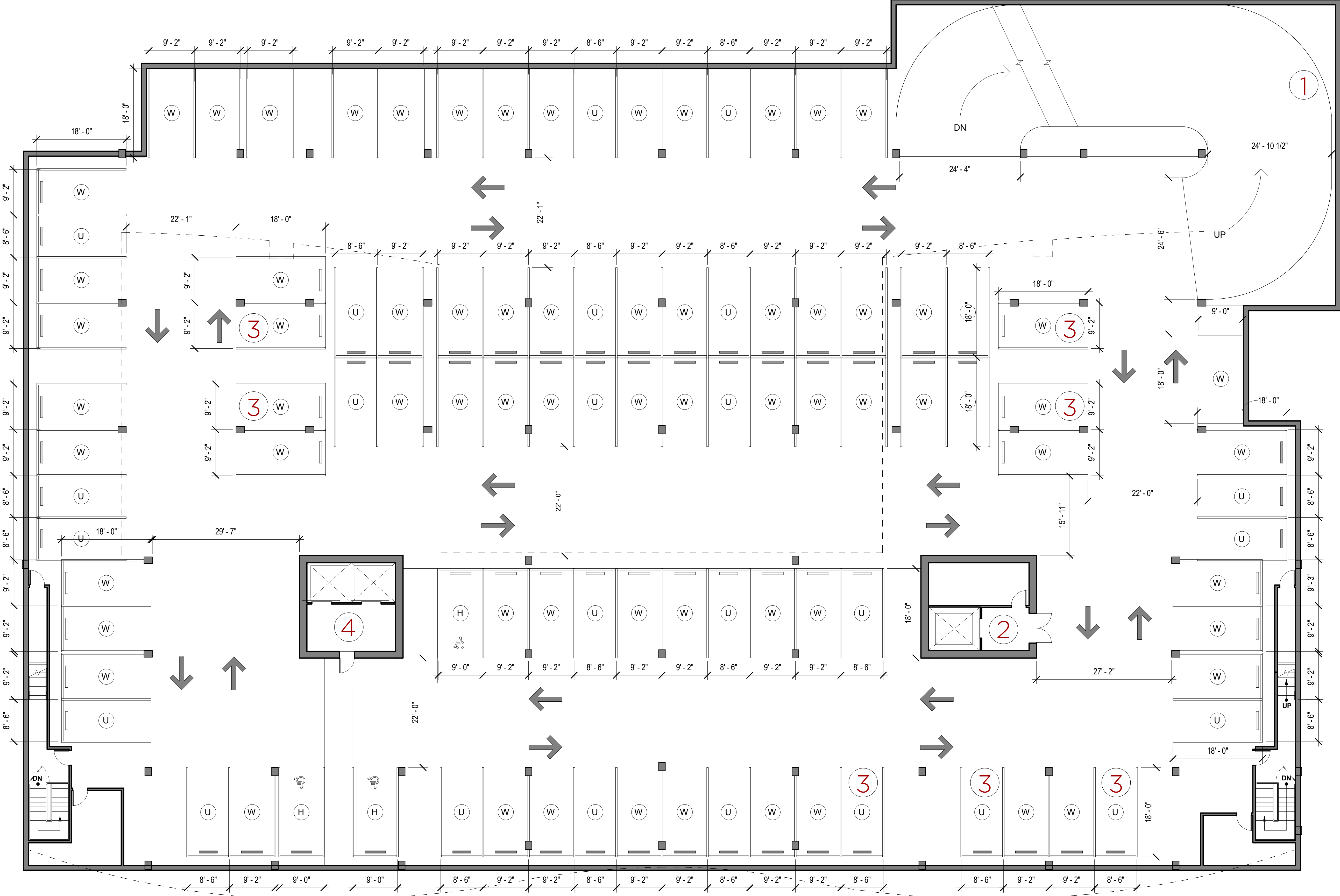


- 1. Parking Access Ramp
- 2. Service Elevator Core
- 3. Electric Vehicle Charging Stations
- 4. Passenger Elevator Core

| PARKING COUNT LVL P2 | | |
|----------------------|----------------------------|-------|
| TAG | STALL TYPE | COUNT |
| H | HANDICAPPED | 3 |
| U | UNISIZE | 28 |
| W | WIDER SPACE NEXT TO COLUMN | 69 |
| | | 100 |

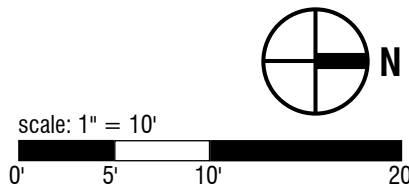


Floor Plan: Level P1

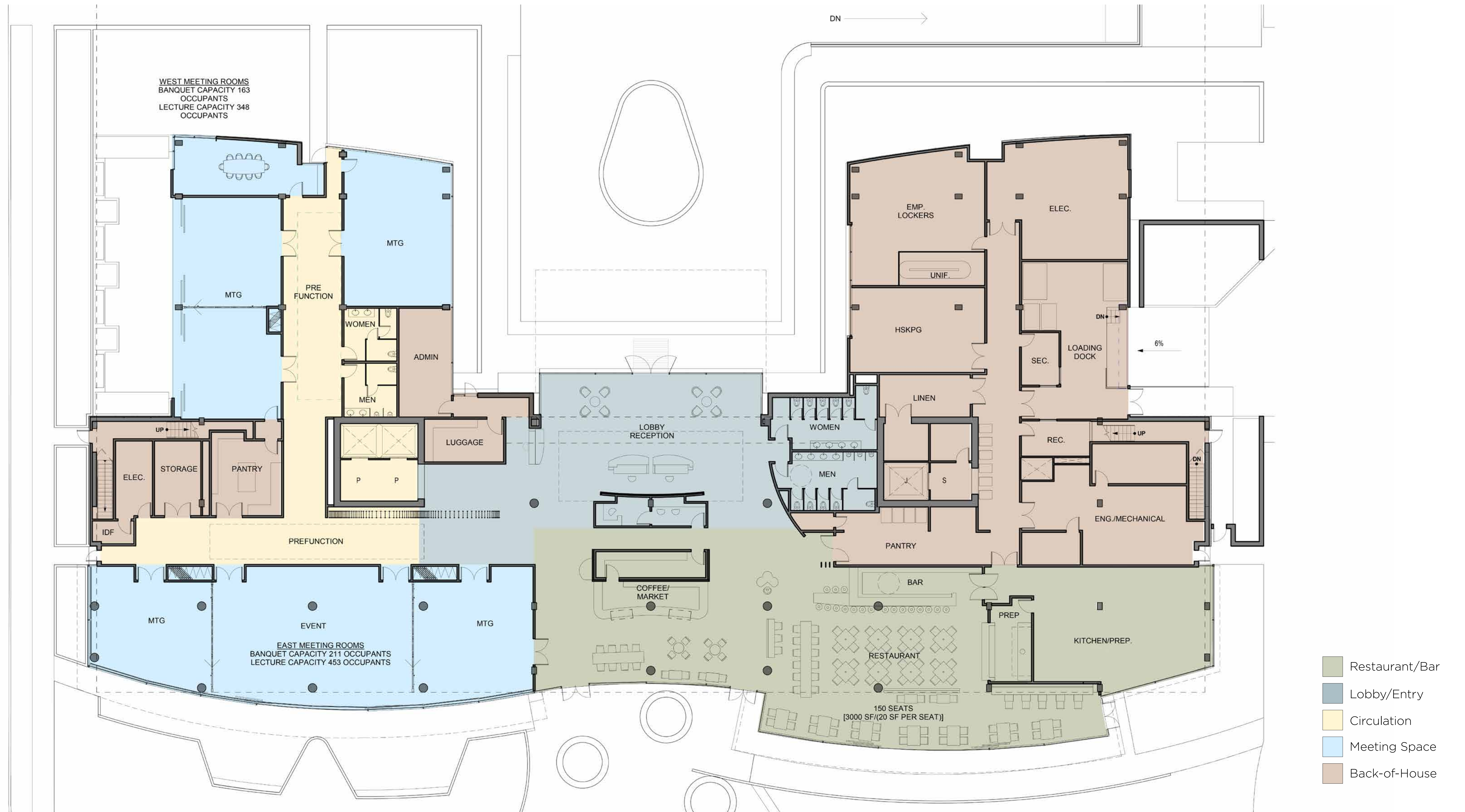


- 1. Parking Access Ramp
- 2. Service Elevator Core
- 3. Electric Vehicle Charging Stations
- 4. Passenger Elevator Core

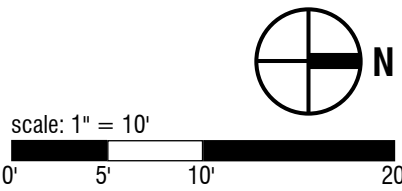
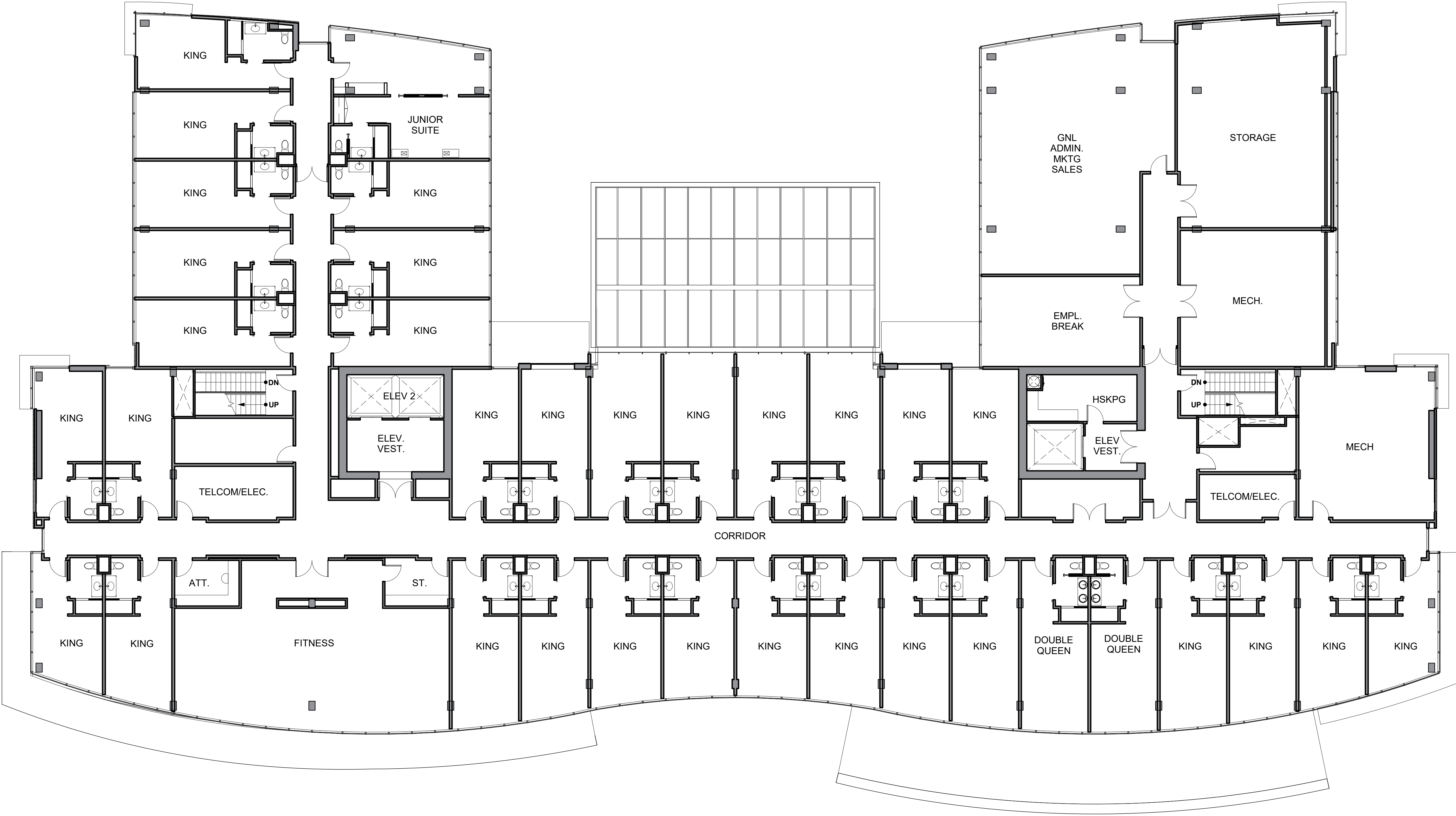
| PARKING COUNT LVL P1 | | |
|----------------------|----------------------------|-------|
| TAG | STALL TYPE | COUNT |
| H | HANDICAPPED | 3 |
| U | UNISIZE | 27 |
| W | WIDER SPACE NEXT TO COLUMN | 68 |
| | | 98 |



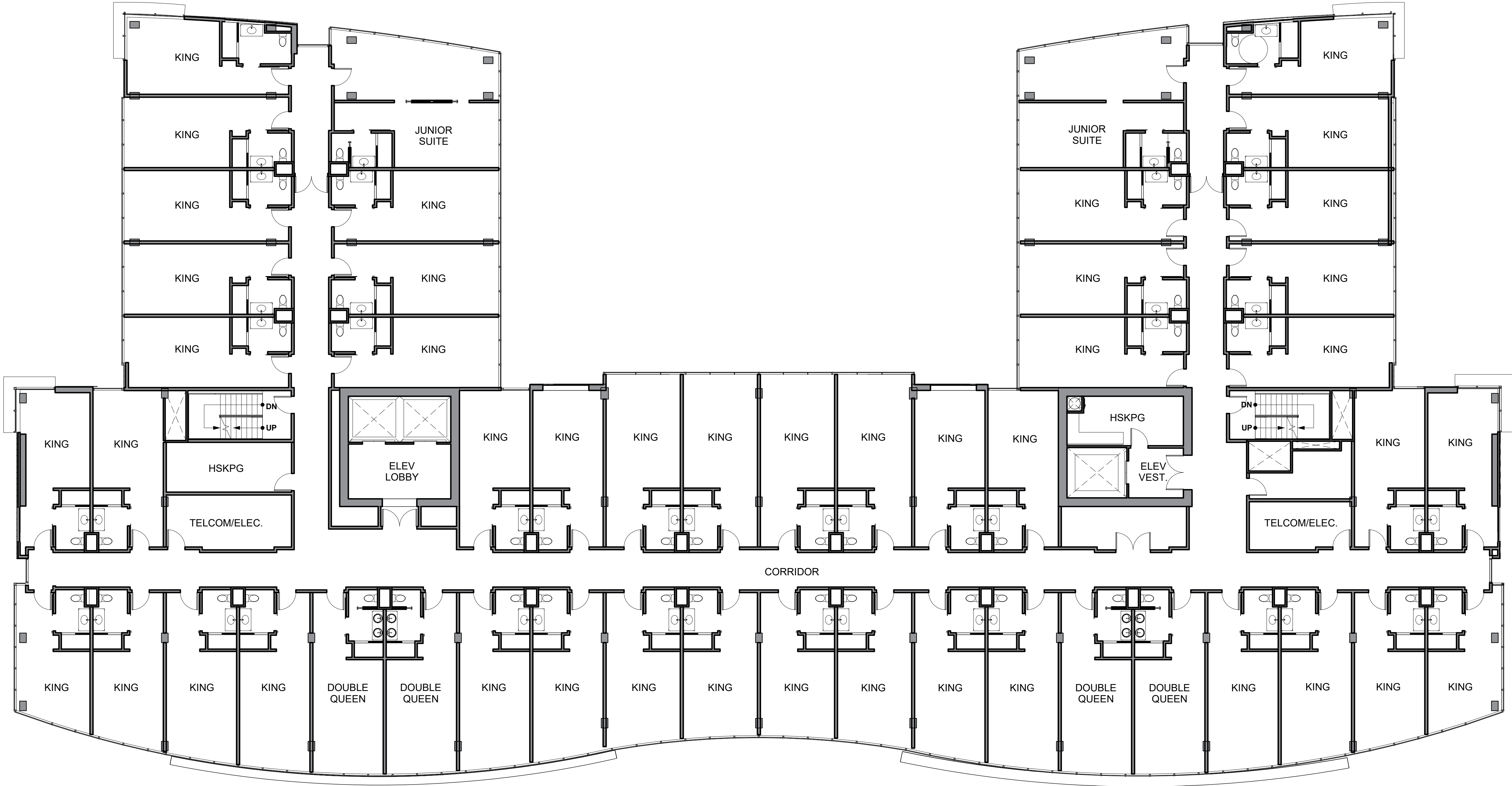
Floor Plan: Ground/Arrival Level



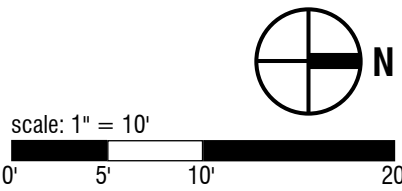
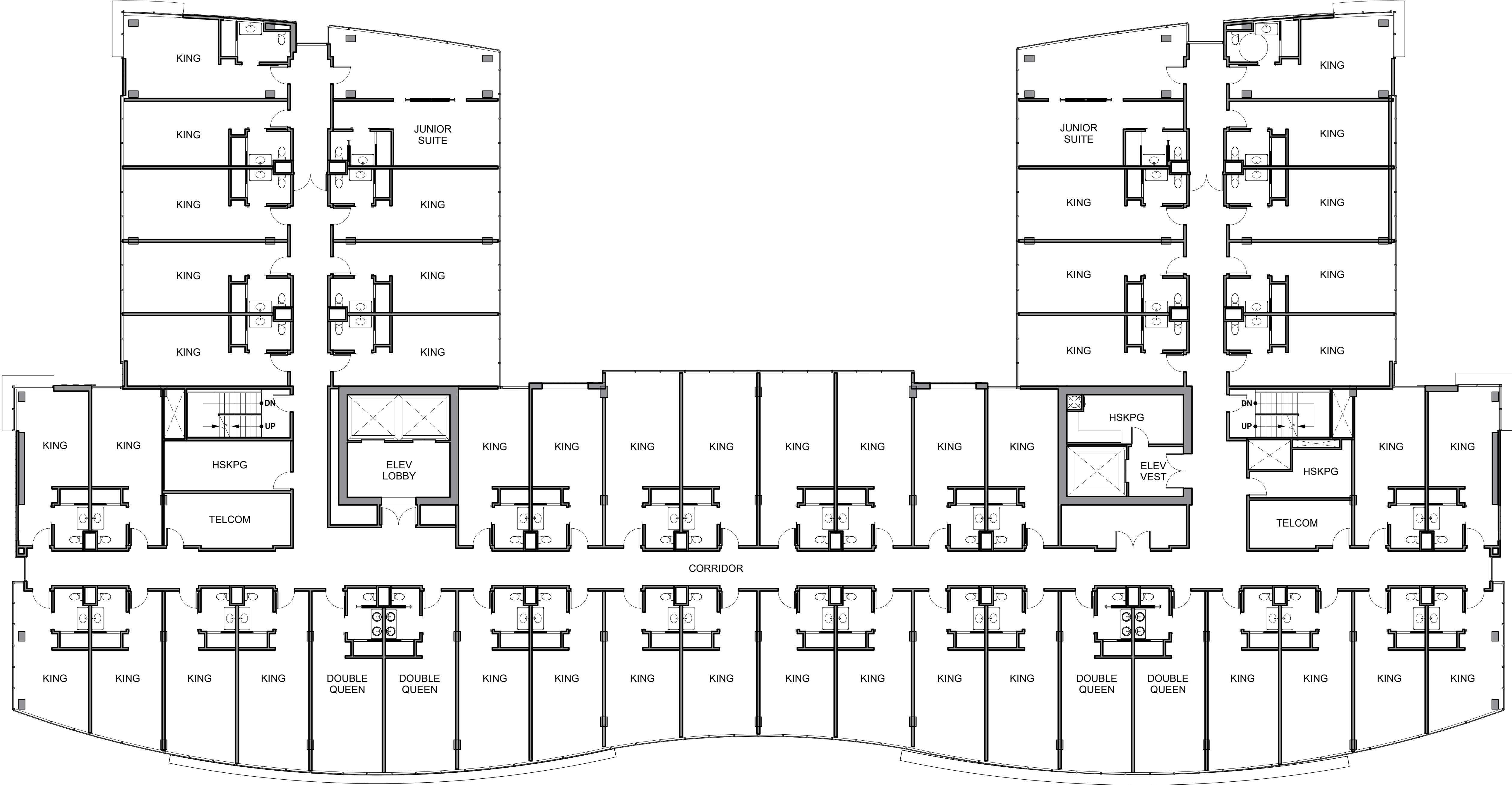
Floor Plan: Level 2



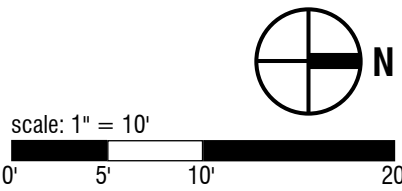
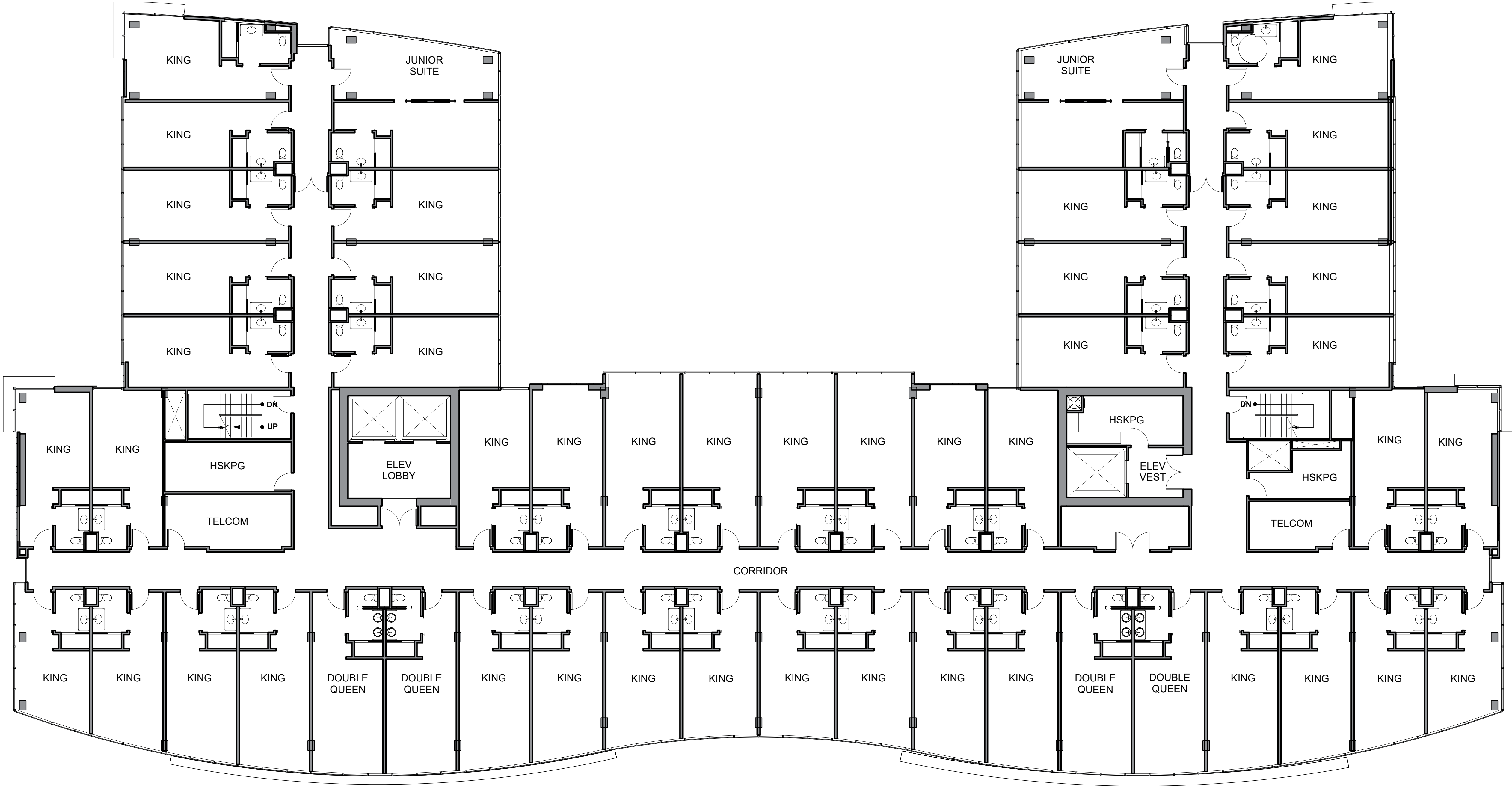
Floor Plan: Level 3



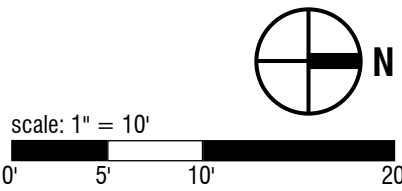
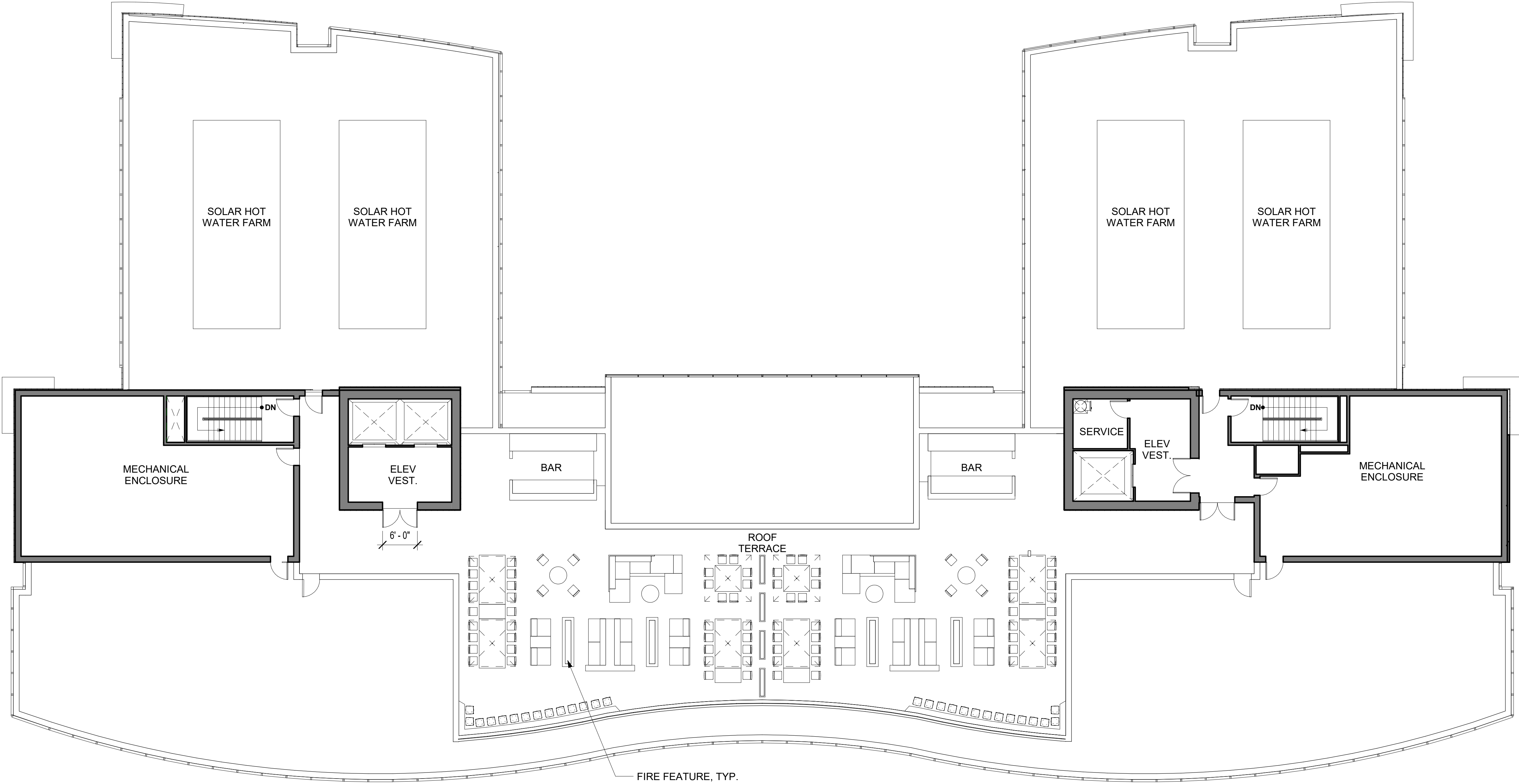
Floor Plan: Level 4



Floor Plan: Level 5



Roof Plan



Elevations: North and East

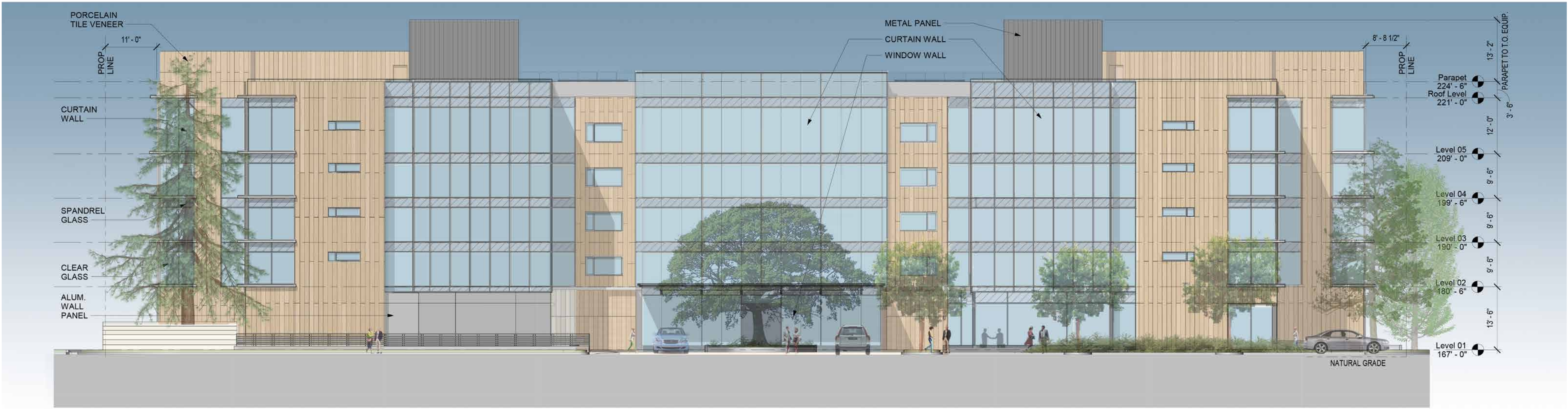


NORTH ELEVATION



EAST ELEVATION

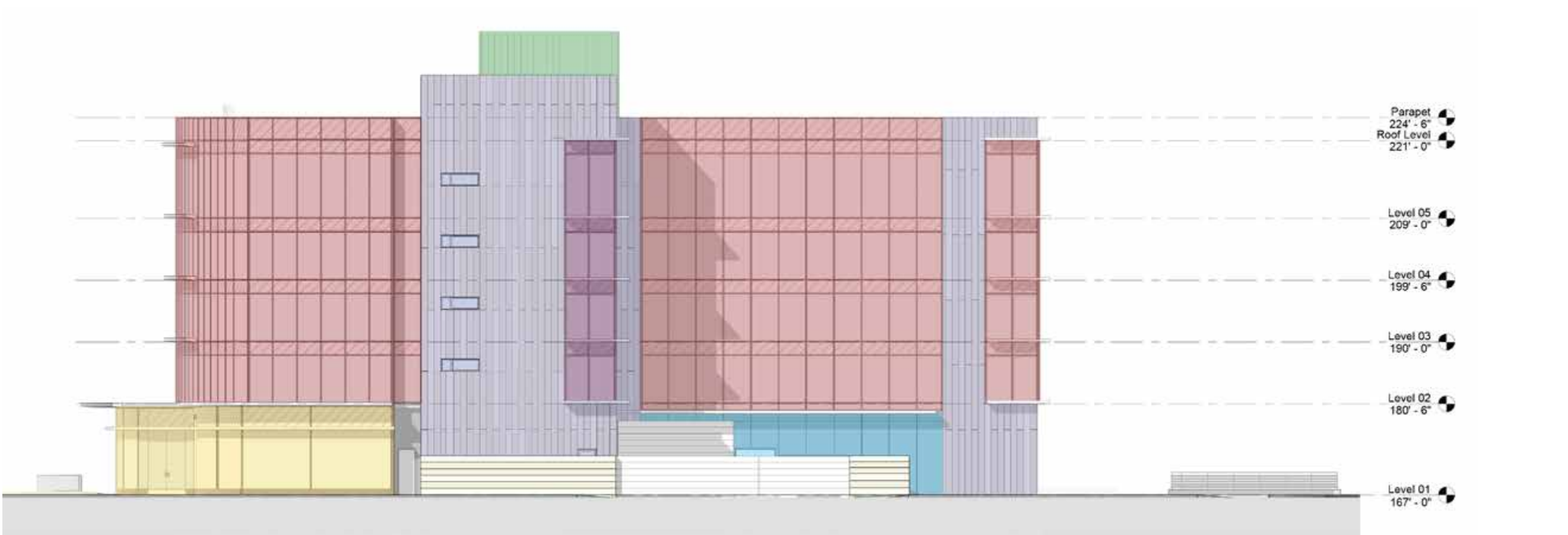
Elevations: South and West



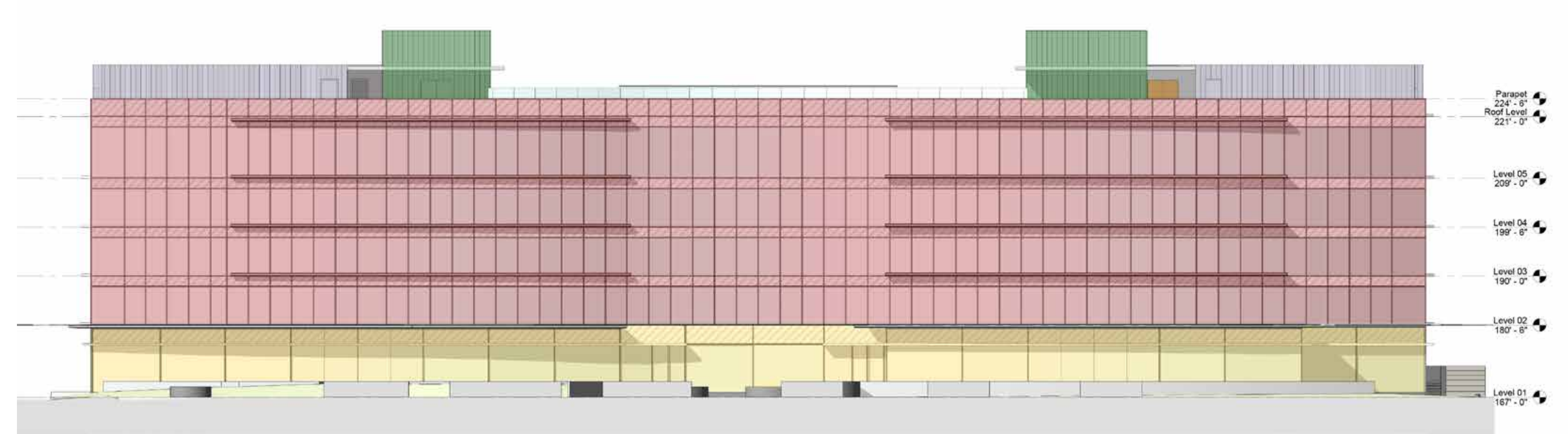
Cladding Systems



WEST ELEVATION



NORTH ELEVATION



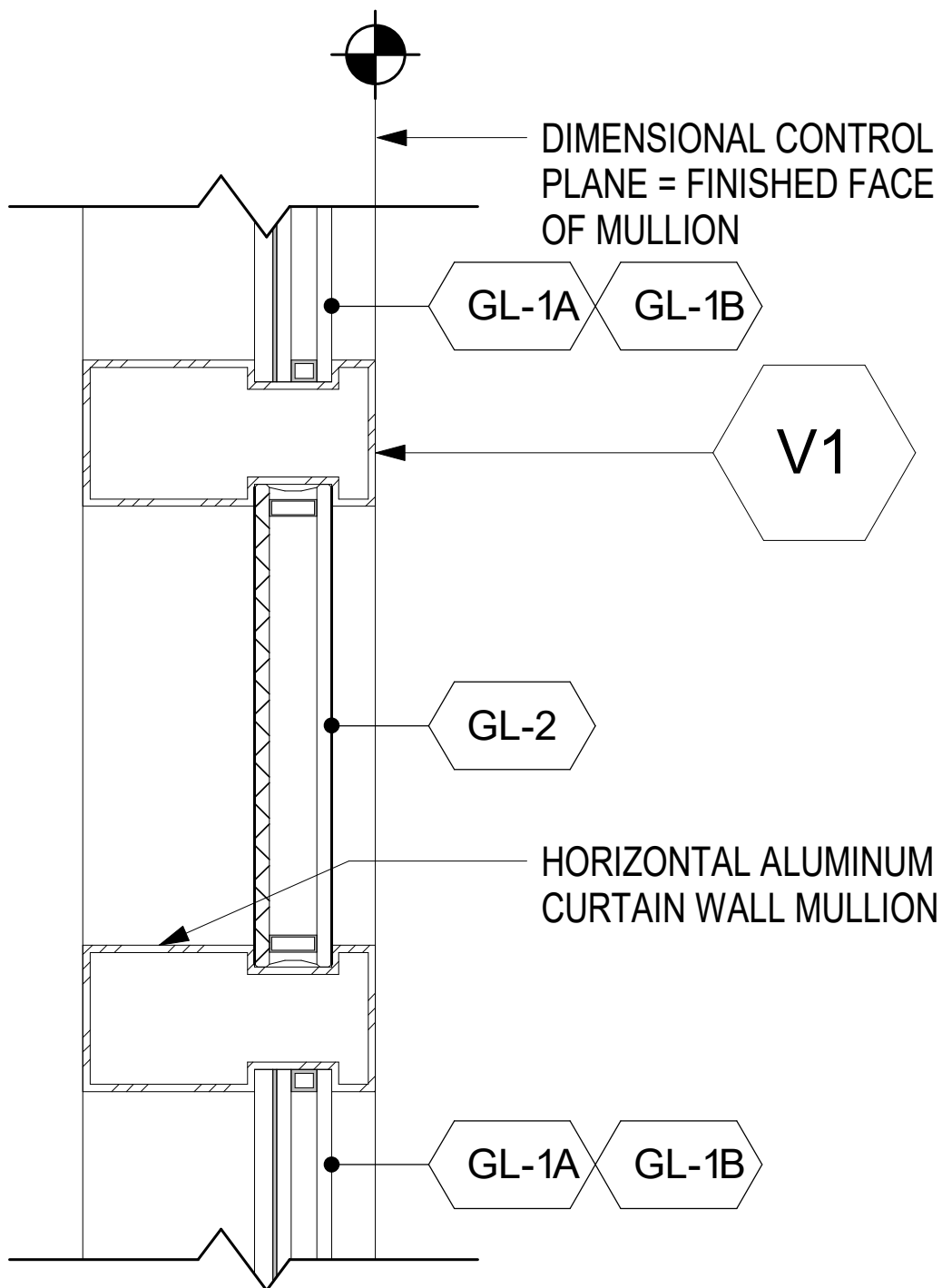
EAST ELEVATION



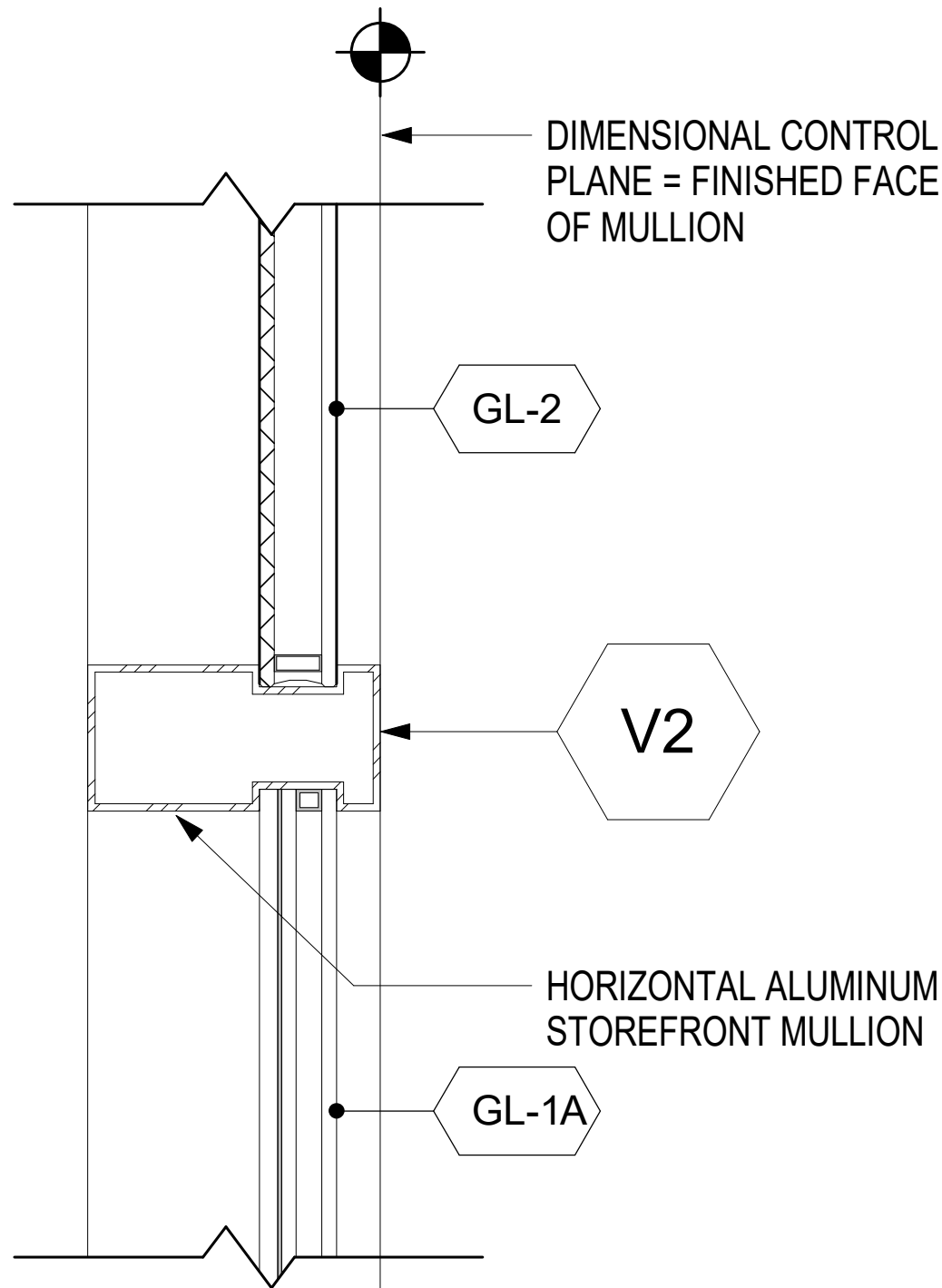
SOUTH ELEVATION

- V1 CURTAIN WALL
- V2 STOREFRONT/WINDOW WALL
- V3 PORCELAIN TILE VENEER
- V4 ALUMINUM WALL PANELING
- V5 METAL PANELING

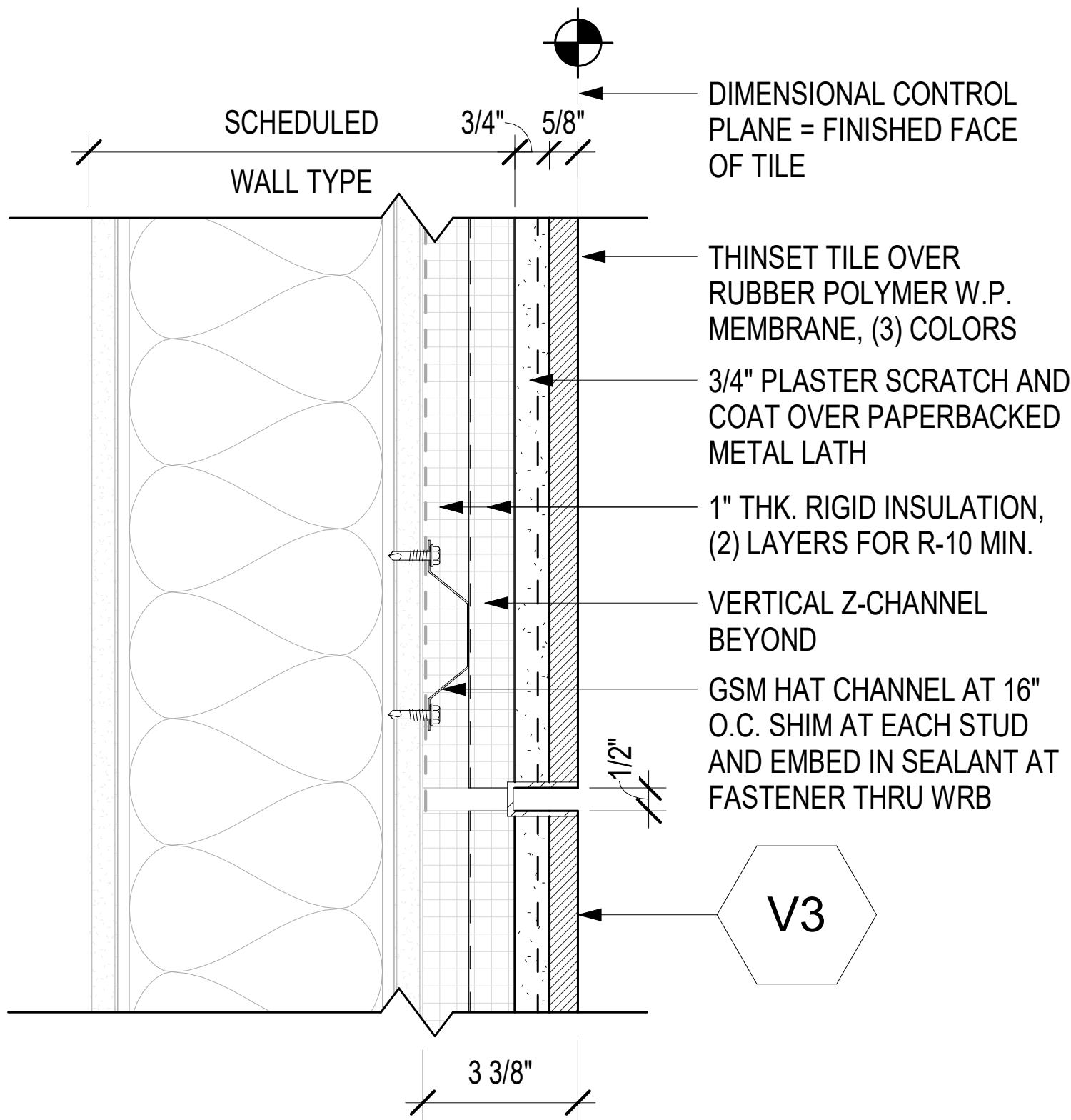
Cladding Systems - Details



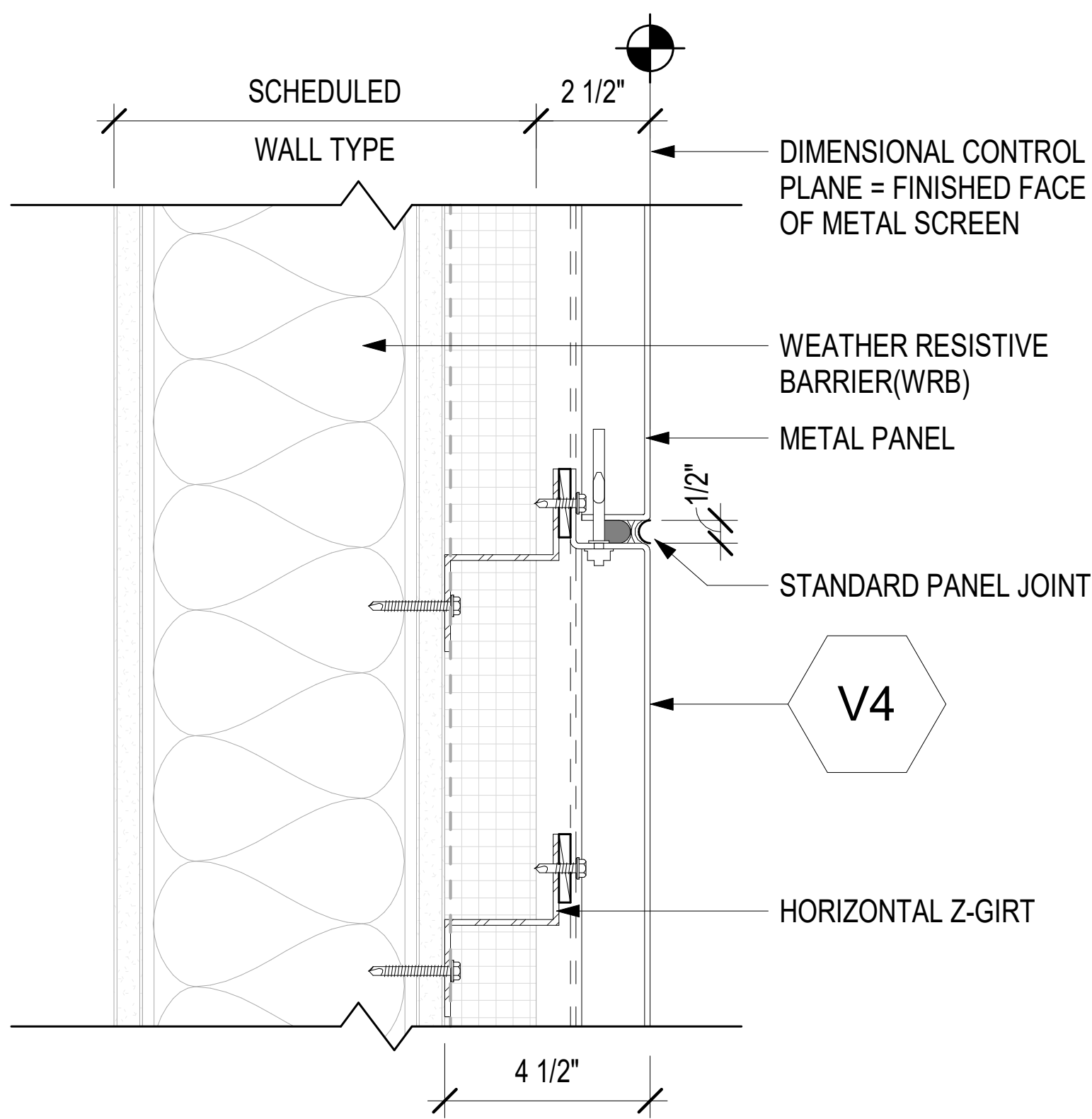
V1 - Curtain Wall



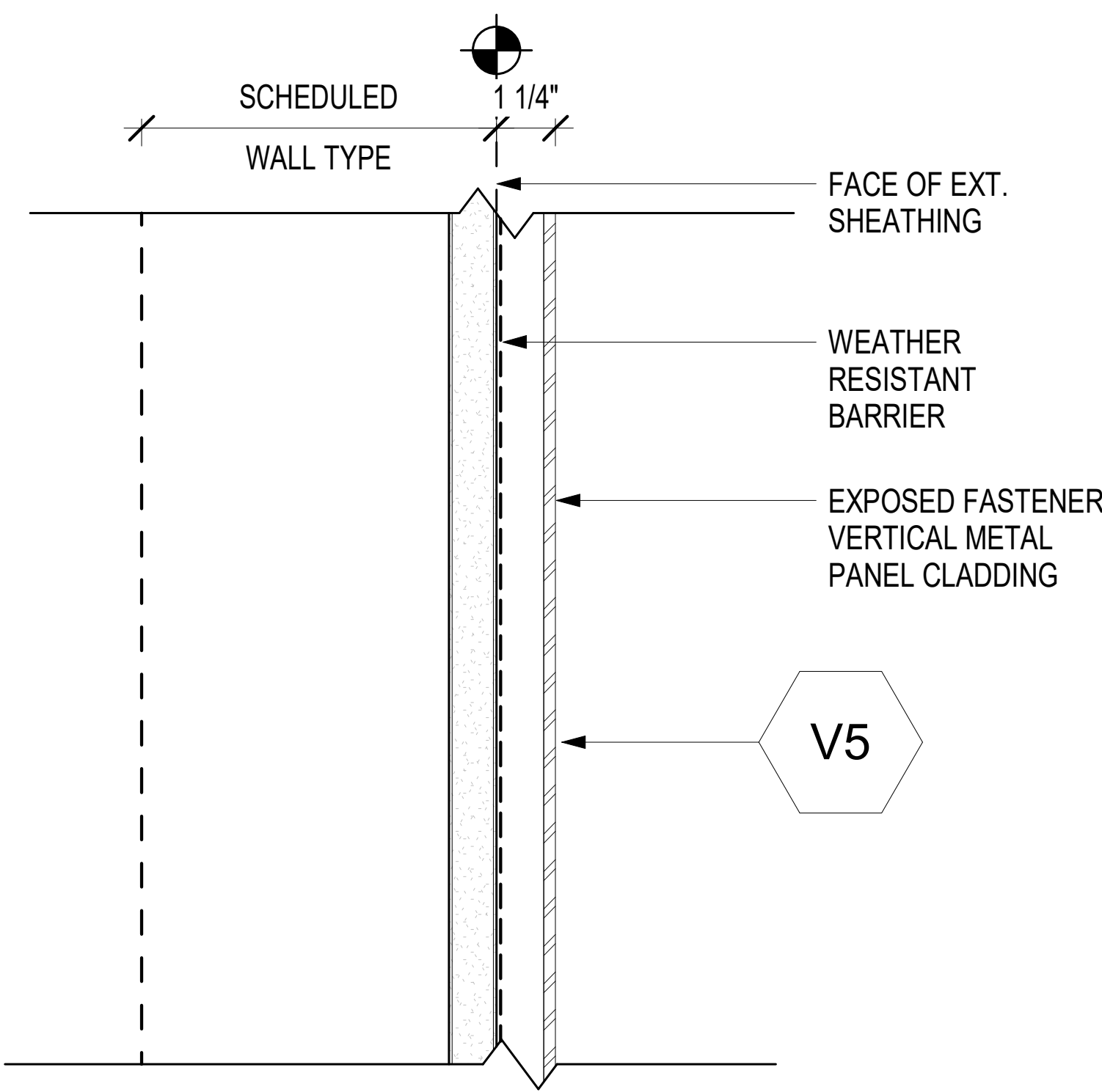
V2 - Storefront/Window Wall



V3 - Porcelain Tile Veneer



V4 - Aluminum Wall Paneling

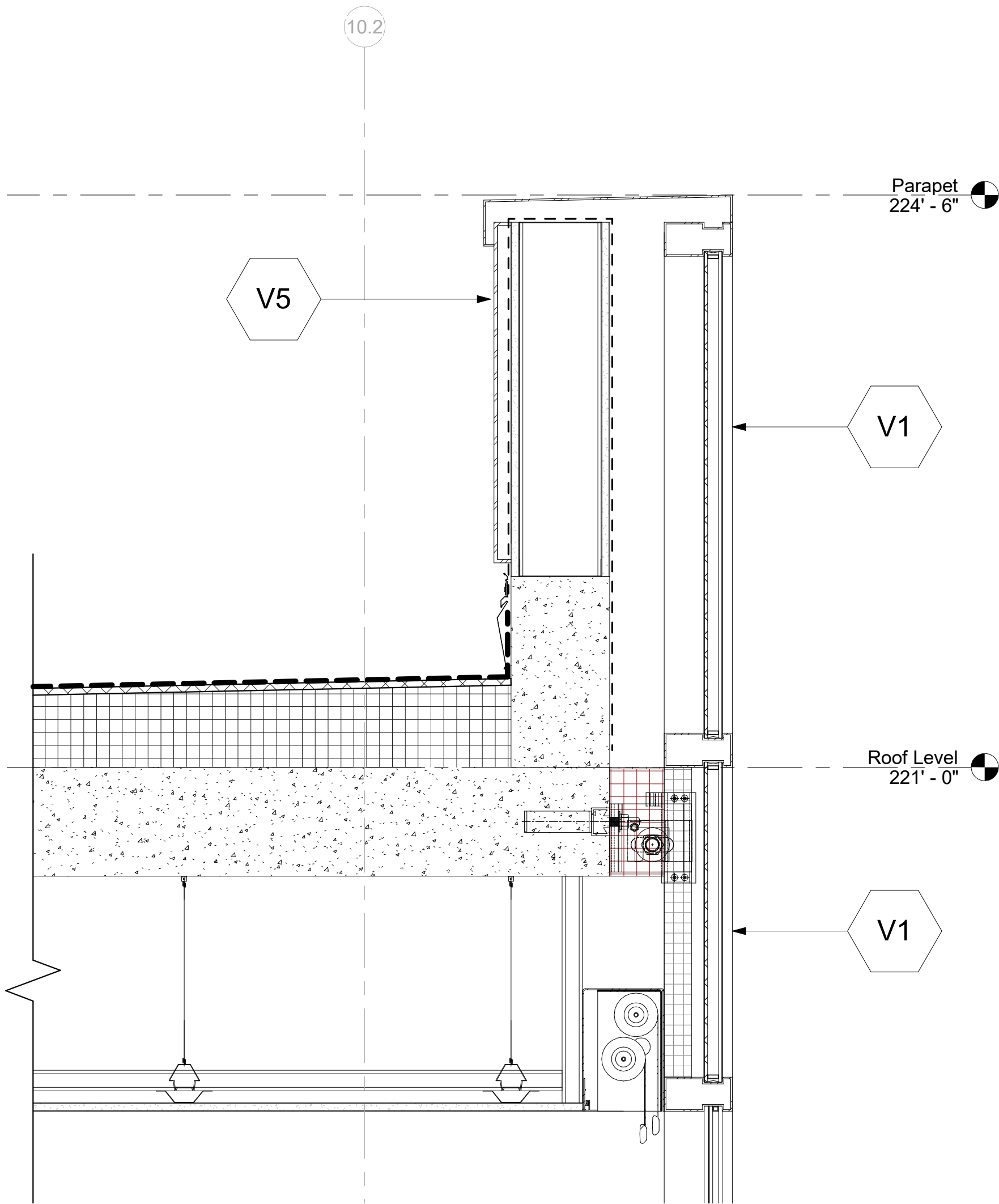


V5 - Metal Paneling (Roof Parapet)

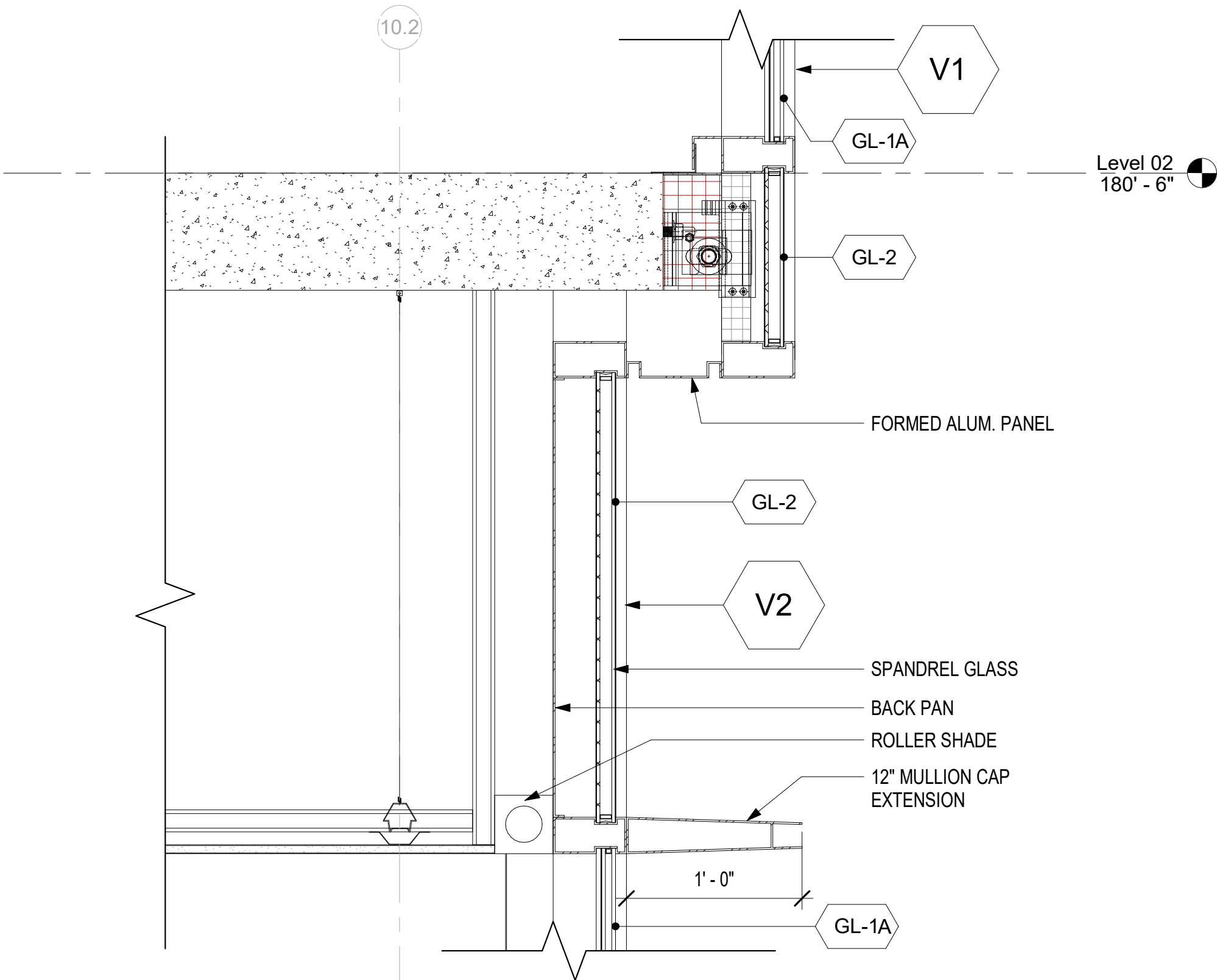
GL-1A Clear glass
GL-1B Fritted glass
GL-2 Spandrel glass

Note: GL-1B occurs at Levels 4&5 and as eye-level screening along roof terrace perimeter facing N. Wolfe Rd.

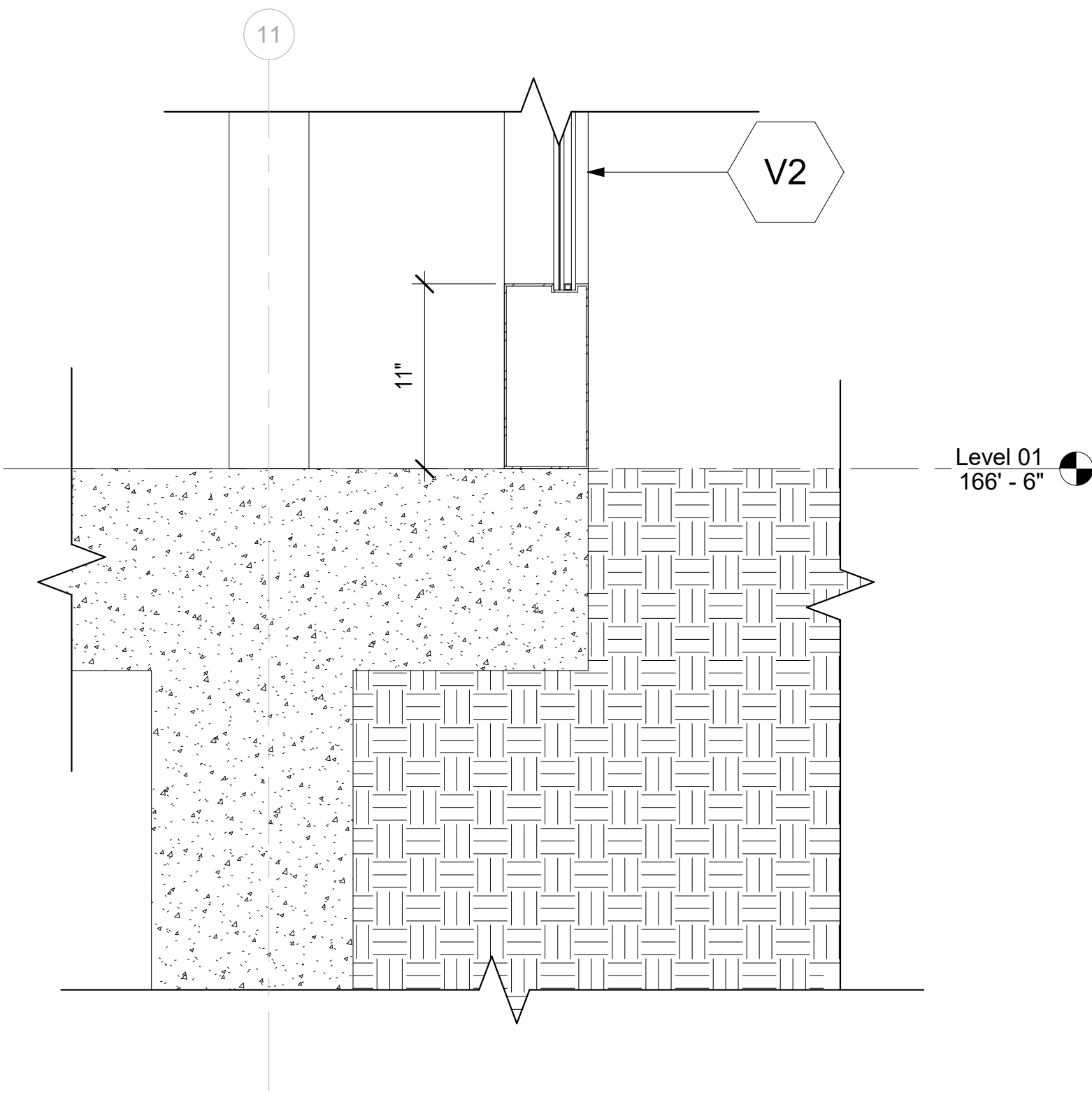
Cladding Systems - Storefront to Curtain Wall



Curtain Wall at Parapet



Storefront to Curtain Wall Transition

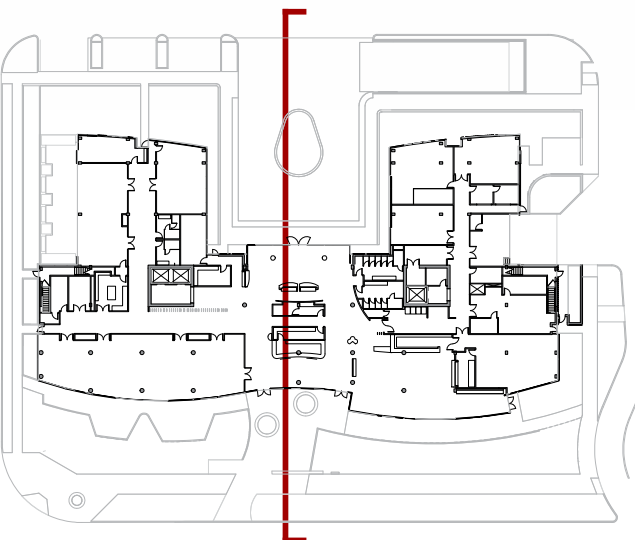
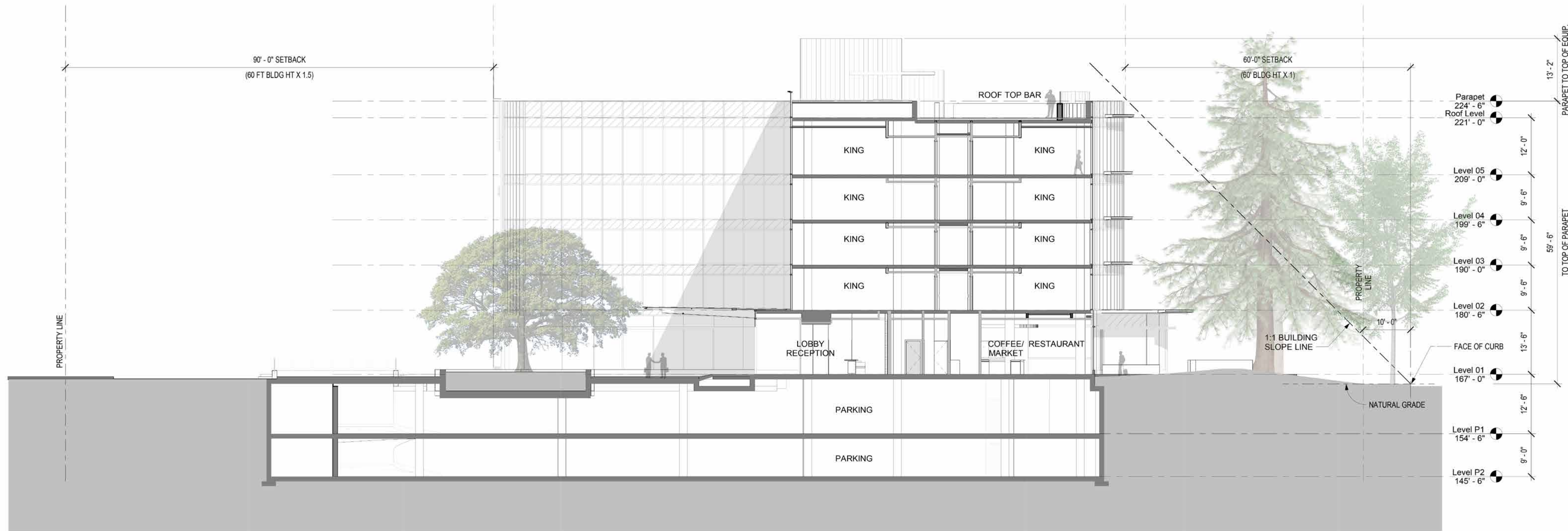


Storefront to Ground

GL-1A Clear glass
GL-1B Fritted glass
GL-2 Spandrel glass

Note: GL-1B occurs at Levels 4&5 and as eye-level screening along roof terrace perimeter facing N. Wolfe Rd.

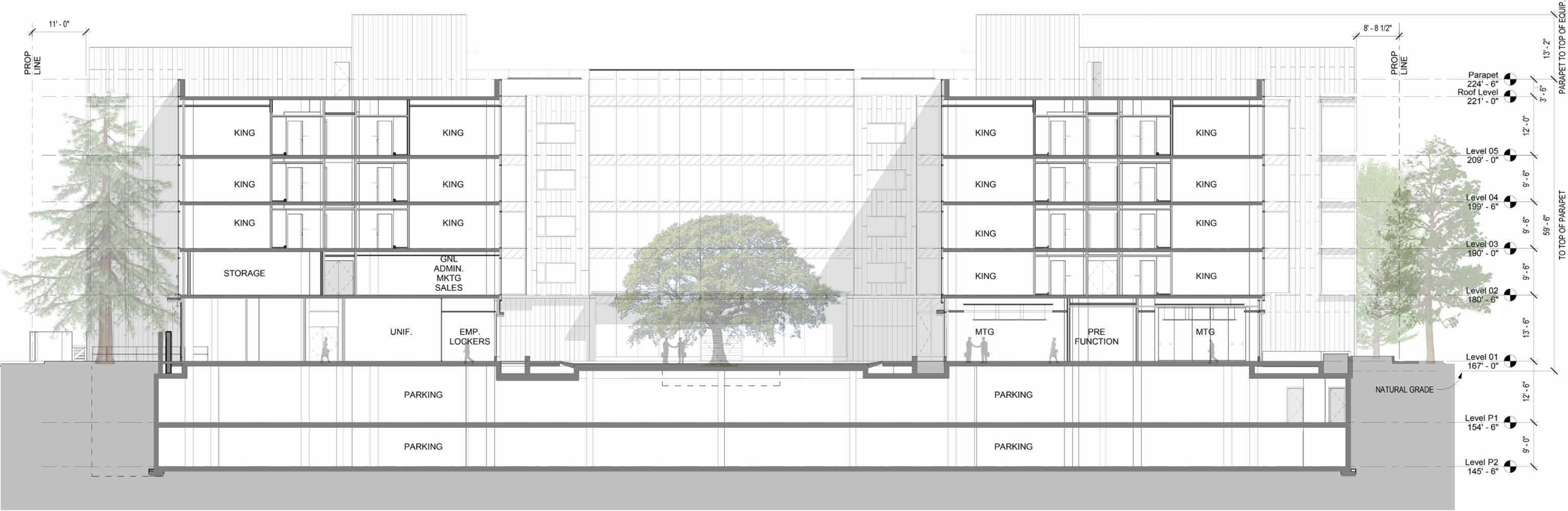
Section: East/West



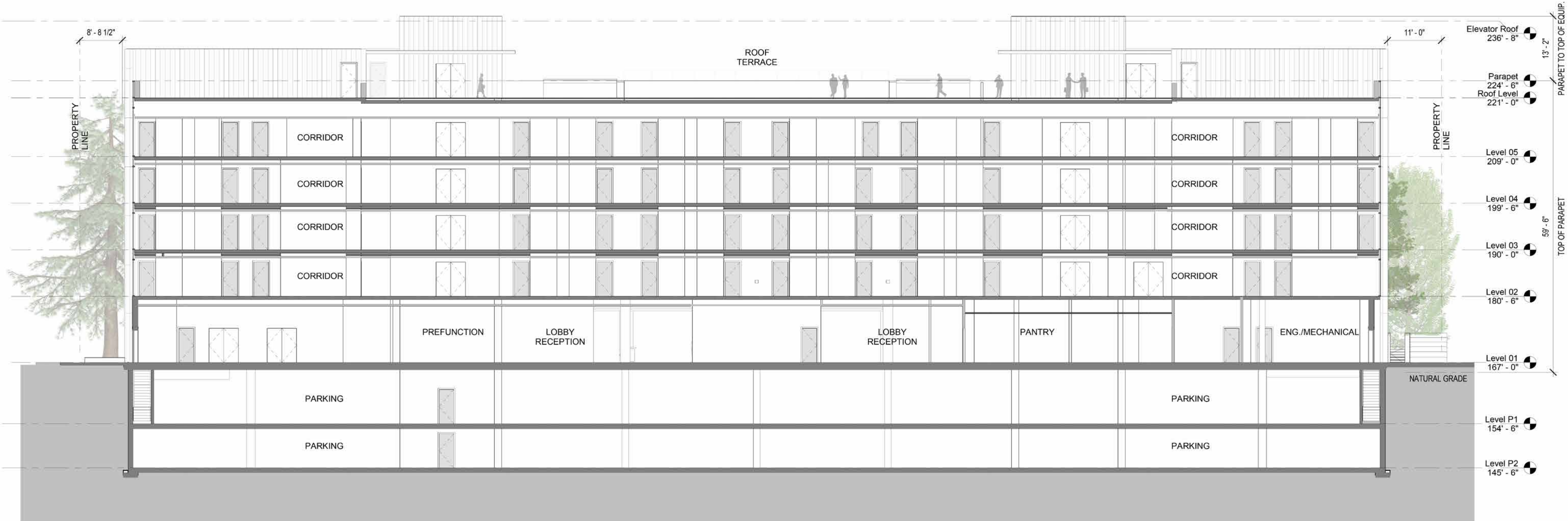
Scale: 1" = 10'

0 5 10 20

Section: North/South - 1



Section: North/South - 2



Arrival Court View



View looking south



View looking north



Hotel Arrival/Porte Cochère



Restaurant Entrance



Roof Terrace



Roof terrace looking southwest



Roof terrace view northwest



Roof terrace view east



Color/Material Board

⑤ sim.
⑤a sim.

Vertical Metal Wall Panel
Installed Color Variation



③ sim.

Ceramic Wall Plank
Installed Color Variation



③

Ceramic Wall Plank



②

Spandrel Glass



①A

Glass



①B

Fritted Glass



⑤
⑤a

Window Mullion



③

Vertical Metal Wall Panels



④

Ceramic Wall Plank

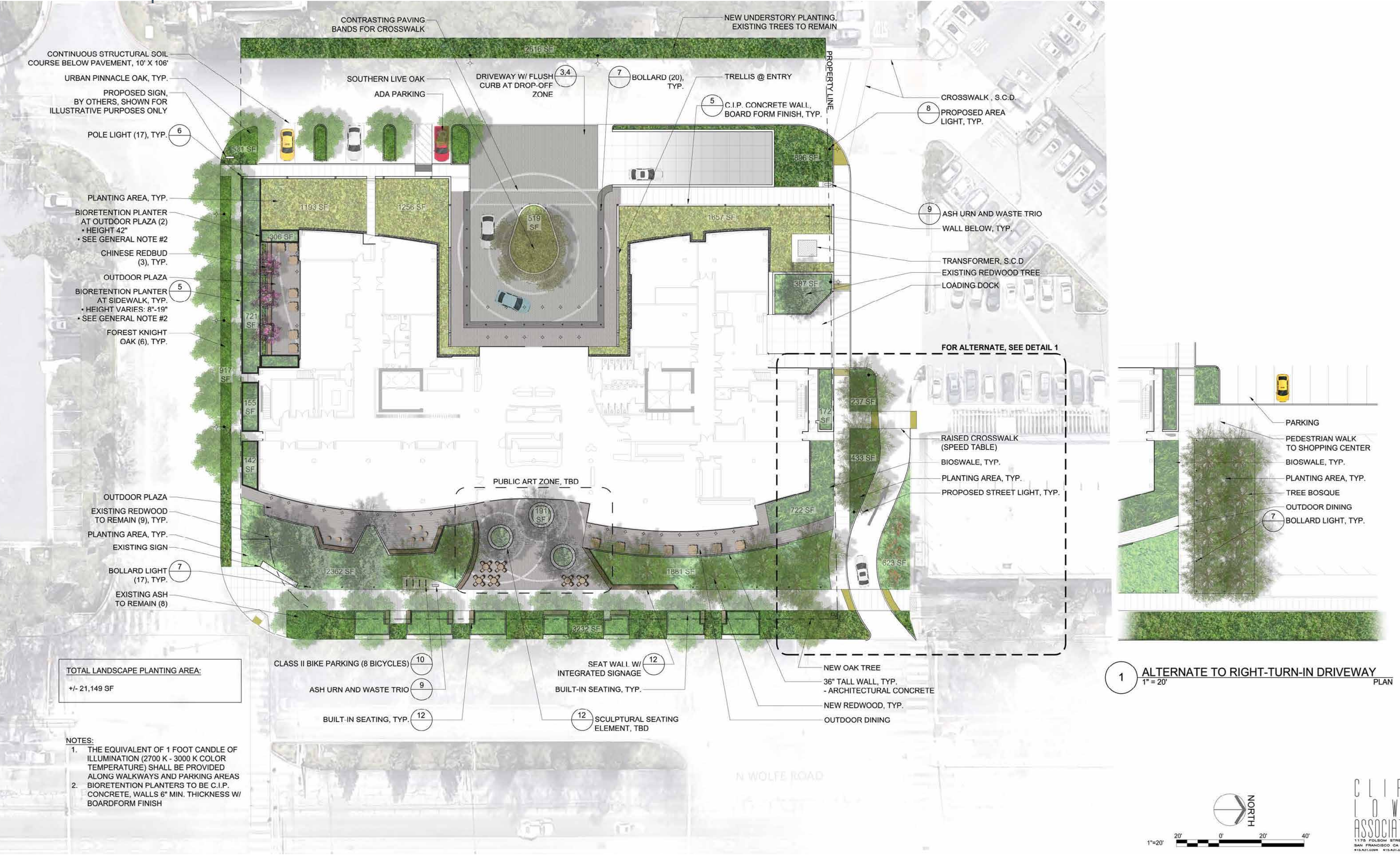


⑥

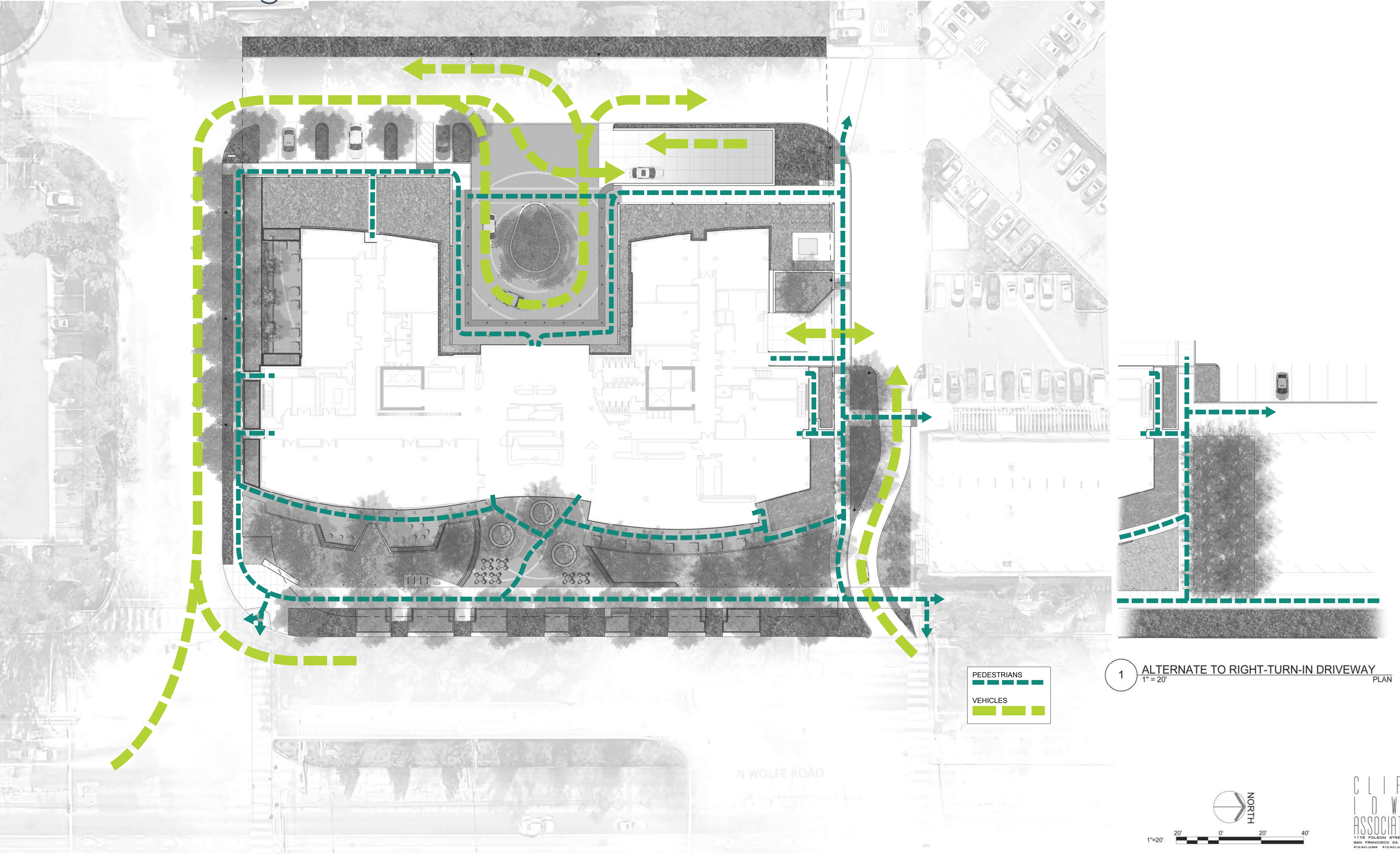
Porte Cochère & Lobby Pavers



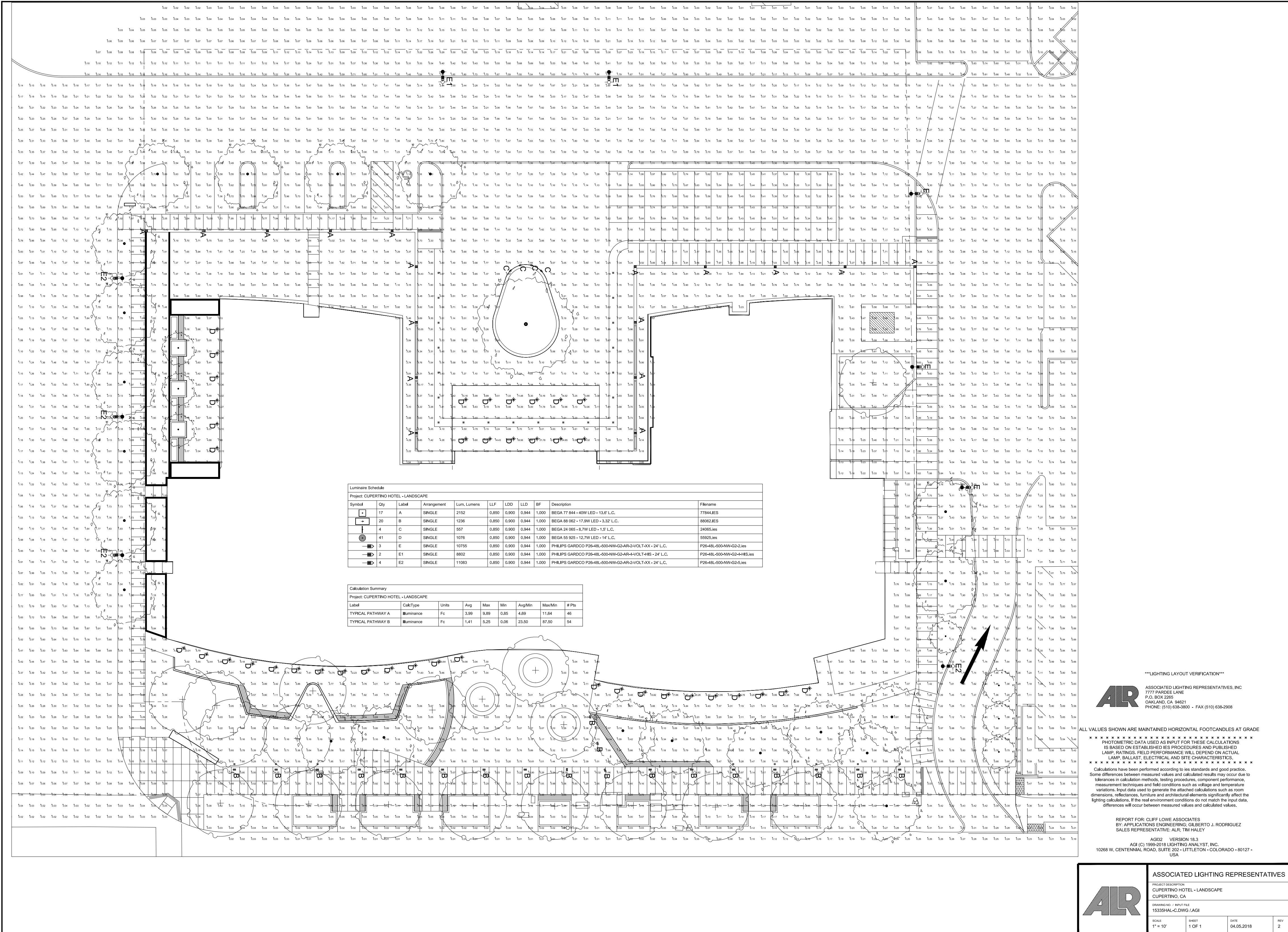
Landscape Plan



Circulation Diagram



Photometric Plan



Landscape Materials Board



SCULPTURAL SEATING W/ INTERNAL LIGHTING
SURROUNDING EXISTING REDWOOD TREES AT PUBLIC ART ZONE



BENCH WITH INTEGRATED SIGNAGE AT ENTRY PLAZA



PHILIPS PUREFORM LED
AREA MEDIUM P26
- FINISH TBD



5 BOARD FORM FINISH CONCRETE
N.T.S. PHOTO



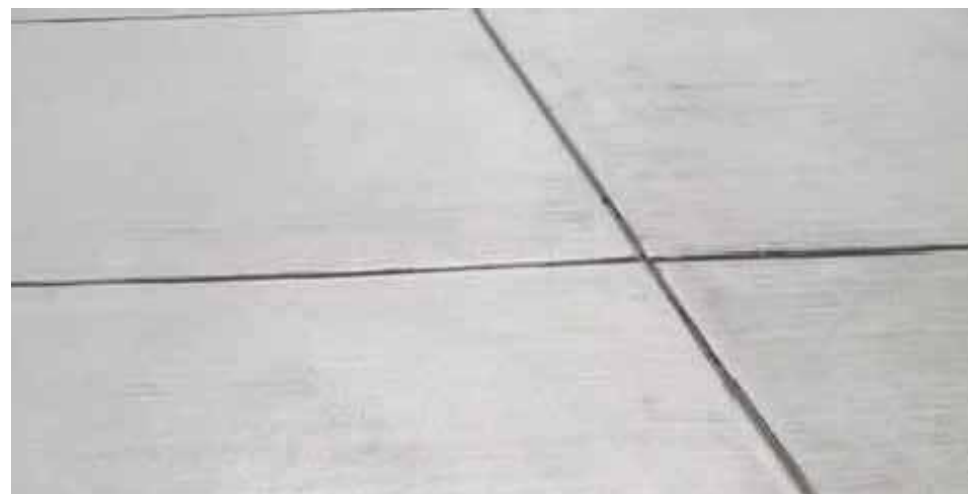
4 TRUNCATED DOMES (ON SITE)
N.T.S. PHOTO



3 VEHICULAR PAVERS
N.T.S. PHOTO



2 PEDESTRIAN PAVERS
N.T.S. PHOTO

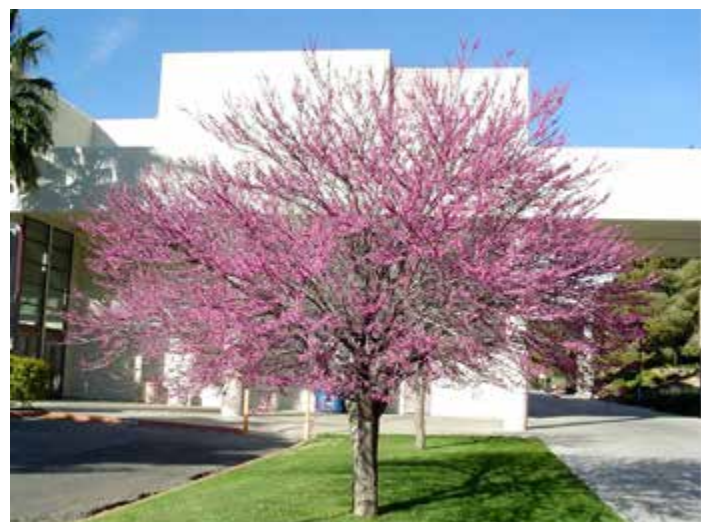


1 CONCRETE SIDEWALK
N.T.S. PHOTO

12 BUILT-IN SEATING ELEMENTS, TBD
N.T.S.

PHOTOS, MODEL VIEW

8 AREA LIGHT
N.T.S. PHOTO



CERCIS CHINENSIS
CHINESE REDBUD



QUERCUS MACROCARPA 'URBAN PINNACLE'
URBAN PINNACLE OAK



CIRCLE BIKE RACK
BY ID METALCO
- STAINLESS STEEL FINISH

10 BICYCLE RACK
N.T.S. PHOTO



BEGA 77 844 LINEAR
ELEMENT LED SQUARE
- FINISH TBD

7 BOLLARD LIGHT
N.T.S. PHOTO



QUERCUS ENGELMANNII
ENGELMANN OAK



QUERCUS ALBA X ROBUR 'FOREST KNIGHT'
FOREST KNIGHT OAK



CRYSTAL LITTER BIN WITH
INTEGRATED CIGARETTE
EXTINGUISHER BY MMCITÉ
- STAINLESS STEEL FINISH

9 WASTE TRIO
N.T.S. PHOTO



BEGA 77 844 LINEAR
ELEMENT LED SQUARE
- FINISH TBD

6 PEDESTRIAN POLE LIGHT
N.T.S. PHOTO



QUERCUS VIRGINIANA
SOUTHERN LIVE OAK



SEQUOIA SEMPERVIRENS
COAST REDWOOD

11 TREE PALETTE
N.T.S. PHOTO

Planting Schedule

PLANT LEGEND

| TREE SPECIES | | | | | | | | |
|--------------|---------|--------------|---------|--------------------------------|------------------------|------------------|-----------|----------|
| SYMBOL | KEY | O.C. SPACING | SIZE | BOTANICAL NAME | COMMON NAME | WUCOLS WATER USE | CA NATIVE | NOTES |
| | CER CHI | SEE PLANS | 36" BOX | CERCIS CHINENSIS | CHINESE REDBUD | MODERATE | X | |
| | COR CAP | SEE PLANS | 36" BOX | CORNUS CAPITATA | EVERGREEN DOGWOOD | MODERATE | | NOT USED |
| | QUE FOR | SEE PLANS | 36" BOX | QUERCUS ROBUR X ALBA 'TABOR' | FOREST KNIGHT OAK | MODERATE | | |
| | QUE URB | SEE PLANS | 36" BOX | QUERCUS MACROCARPA 'JFS-KW3" | URBAN PINNACLE OAK | MODERATE | | |
| | QUE VIR | SEE PLANS | 96" BOX | QUERCUS VIRGINIANA | SOUTHERN LIVE OAK | MODERATE | | |
| | QUE ENG | SEE PLANS | 36" BOX | QUERCUS ENGELMANNII | ENGELMANN OAK | LOW | X | |
| | SEQ SEM | SEE PLANS | 36" BOX | SEQUOIA SEMPERVIRENS | COAST REDWOOD | HIGH | X | |
| | ARB MAR | SEE PLANS | 36" BOX | ARBUTUS 'MARINA' (MULTI-TRUNK) | MARINA STRAWBERRY TREE | LOW | | |
| | EX TREE | X | X | EXISTING TO REMAIN | | | | |
| | REMOVE | X | X | REMOVE EXISTING | | | | |

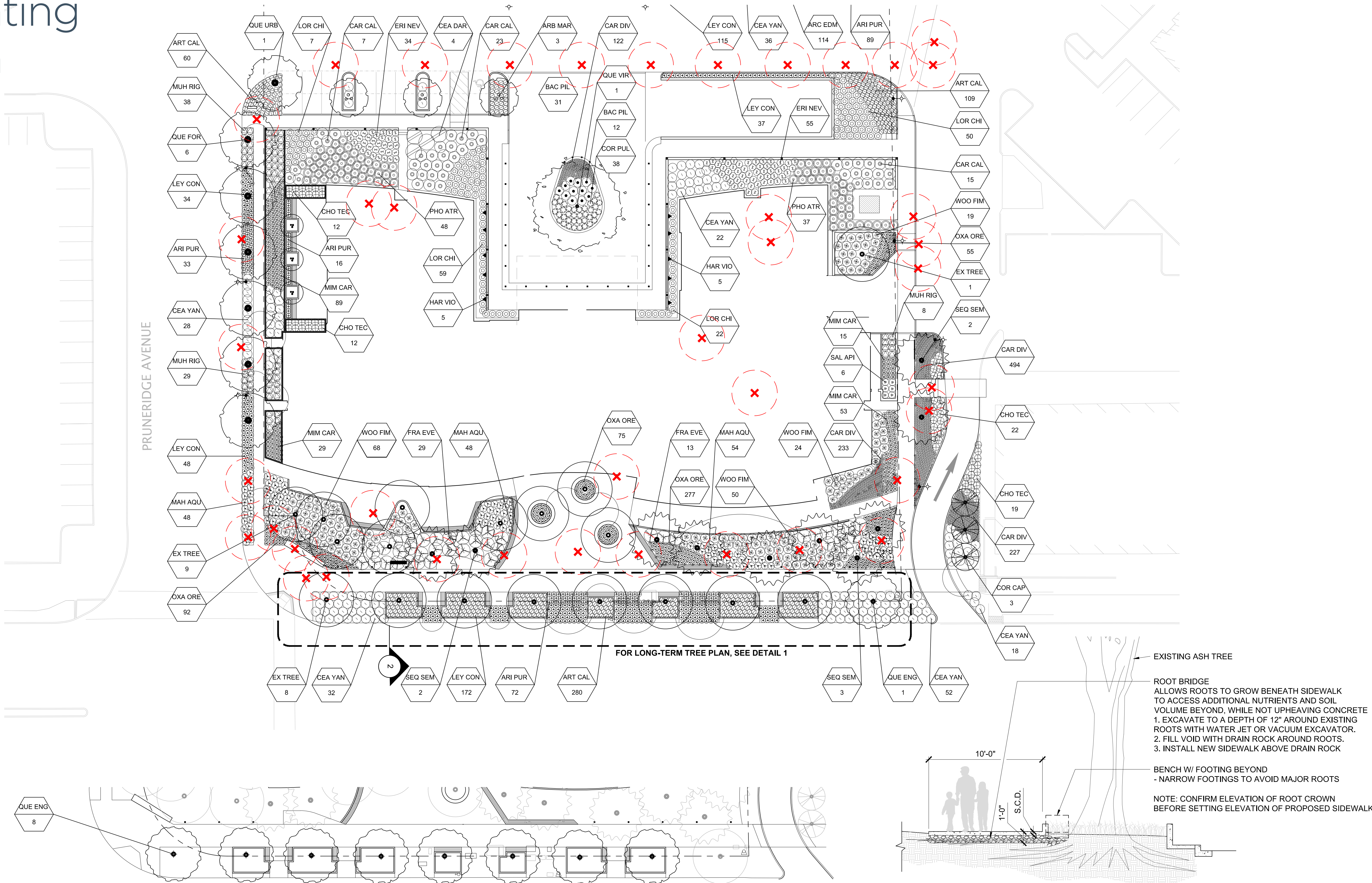
| SHRUB AND GROUNDCOVER SPECIES | | | | | | | | |
|-------------------------------|---------|--------------|-------|---------------------------------------|------------------------|------------------|-----------|----------------|
| SYMBOL | KEY | O.C. SPACING | SIZE | BOTANICAL NAME | COMMON NAME | WUCOLS WATER USE | CA NATIVE | NOTES |
| | ARC EDM | 3' | 5 GAL | ARCTOSTAPHYLOS EDMUNDSII 'CARMEL SUR' | CARMEL SUR MANZANITA | LOW | X | FRONTAGE |
| | BAC PIL | 5' | 5 GAL | BACCHARIS PILULARIS 'PIGEON POINT' | DWARF COYOTE BUSH | LOW | X | FRONTAGE |
| | ART CAL | 2' | 5 GAL | ARTEMISIA CALIFORNICA 'MONTARA' | MONTARA SAGEBRUSH | LOW | X | FRONTAGE |
| | CAR CAL | 5' | 5 GAL | CARPENTERIA CALIFORNIA | BUSH ANEMONE | MODERATE | X | ENTRY SEQUENCE |
| | CEA YAN | 4' | 5 GAL | CEANOTHUS 'YANKEE POINT' | YANKEE POINT CEANOTHUS | LOW | X | FRONTAGE |
| | CEA DAR | 8' | 5 GAL | CEANOTHUS 'DARK STAR' | DARK STAR CEANOTHUS | LOW | X | ENTRY SEQUENCE |

| | | | | | | | | |
|--|---------|--------|-------|--------------------------------------|-------------------------|----------|---|---------------------|
| | COR PUL | 2'- 6" | 5 GAL | CORREA PULCHELLA 'DUSTY BELLS' | PINK AUSTRALIAN FUCHSIA | LOW | X | FRONTAGE |
| | DIP AUR | 2' | 1 GAL | MIMULUS CARDINALIS | SCARLET MONKEY FLOWER | VERY LOW | X | BIOSWALE |
| | ERI NEV | 3' | 5 GAL | ERIOPHYLLUM NEVINII 'CANYON SILVER' | WOOLY SUNFLOWER | LOW | X | ENTRY SEQUENCE |
| | FRA CAL | 6' | 5 GAL | FRANGULA CALIFORNICA 'EVE CASE' | COFFEEBERRY | LOW | X | REDWOOD UNDER-STORY |
| | LOR CHI | 3' | 5 GAL | LOROPETALUM CHINENSE 'SIZZLING PINK' | FRINGE FLOWER | LOW | | ENTRY SEQUENCE |
| | MAH AQU | 3' | 5 GAL | MAHONIA AQUIFOLIUM | OREGON GRAPE | MODERATE | X | REDWOOD UNDER-STORY |
| | SAL API | 3' | 5 GAL | SALVIA APIANA | CALIFORNIA WHITE SAGE | VERY LOW | X | BIOSWALE |

| PERENNIALS AND GRASSES | | | | | | | | |
|------------------------|---------|--------------|-------|------------------------------------|------------------------------------|------------------|-----------|---------------------|
| SYMBOL | KEY | O.C. SPACING | SIZE | BOTANICAL NAME | COMMON NAME | WUCOLS WATER USE | CA NATIVE | NOTES |
| | ARI PUR | 2' | 5 GAL | ARISTIDA PURPUREA | PURPLE THREE-AWN | LOW | X | FRONTAGE |
| | CAR DIV | 12" | 5 GAL | CAREX DIVULSA | EUROPEAN GREY SEDGE/BERKELEY SEDGE | MODERATE | X | BIOSWALE |
| | CHO TEC | 2'- 6" | 5 GAL | CHONDROPETALUM TECTORUM | SMALL CAPE RUSH | LOW | X | BIOSWALE |
| | LEY CON | 2' | 5 GAL | LEYMUS CONDENSATUS | GIANT WILD RYE | LOW | X | FRONTAGE |
| | MUH RIG | 3' | 5 GAL | MUHLENBERGIA RIGENS | DEER GRASS | LOW | X | BIOSWALE |
| | OXA ORE | 18" | 5 GAL | OXALIS OREGANA | REDWOOD SORREL | MODERATE | X | REDWOOD UNDER-STORY |
| | PHO ATR | 4' | 5 GAL | PHORMIUM 'ATROPURPUREUM COMPACTUM' | FLAX | LOW | X | ENTRY SEQUENCE |
| | WOO FIM | 4' | 5 GAL | WOODWARDIA FIMBRIATA | GIANT CHAIN FERN | MODERATE | X | REDWOOD UNDER-STORY |

| VINES | | | | | | | | |
|--------|---------|------|--------|----------------------|----------------|------------------|-----------|----------------|
| SYMBOL | KEY | QTY. | SIZE | BOTANICAL NAME | COMMON NAME | WUCOLS WATER USE | CA NATIVE | NOTES |
| | HAR VIO | | 15 GAL | HARDENBERGIA VIOLACE | HAPPY WANDERER | MEDIUM | | VINE @ TRELLIS |

Planting Plan



1 LONG-TERM STREET TREE PLAN
1" = 20'

NOTES
EXISTING PUBLIC ASH TREES TO BE PRESERVED AS LONG AS THEY ARE HEALTHY AND DO NOT PRESENT A HAZARD. WHEN APPROPRIATE, THEY WILL BE REPLACED WITH ENGELMANN OAK TREES ON CASE-BY-CASE BASIS OVER TIME. STREET TREE REPLACEMENT TO BE COORDINATED WITH CITY ARBORIST.

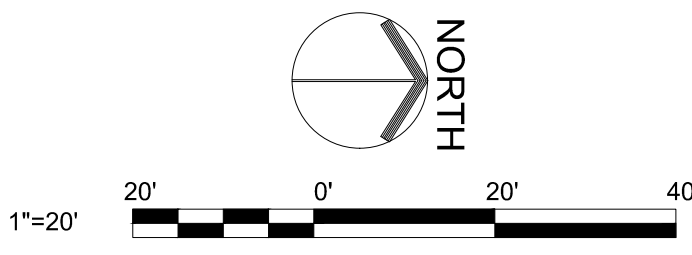
2 ROOT BRIDGE AT SIDEWALK
1/4" = 1'-0"

EXISTING ASH TREE

ROOT BRIDGE
ALLOWS ROOTS TO GROW BENEATH SIDEWALK TO ACCESS ADDITIONAL NUTRIENTS AND SOIL VOLUME BEYOND, WHILE NOT UPHEAVING CONCRETE
1. EXCAVATE TO A DEPTH OF 12" AROUND EXISTING ROOTS WITH WATER JET OR VACUUM EXCAVATOR.
2. FILL VOID WITH DRAIN ROCK AROUND ROOTS.
3. INSTALL NEW SIDEWALK ABOVE DRAIN ROCK

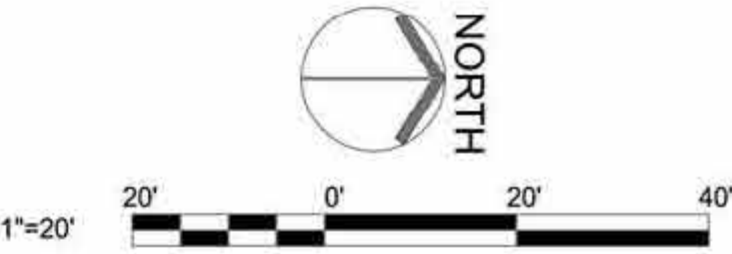
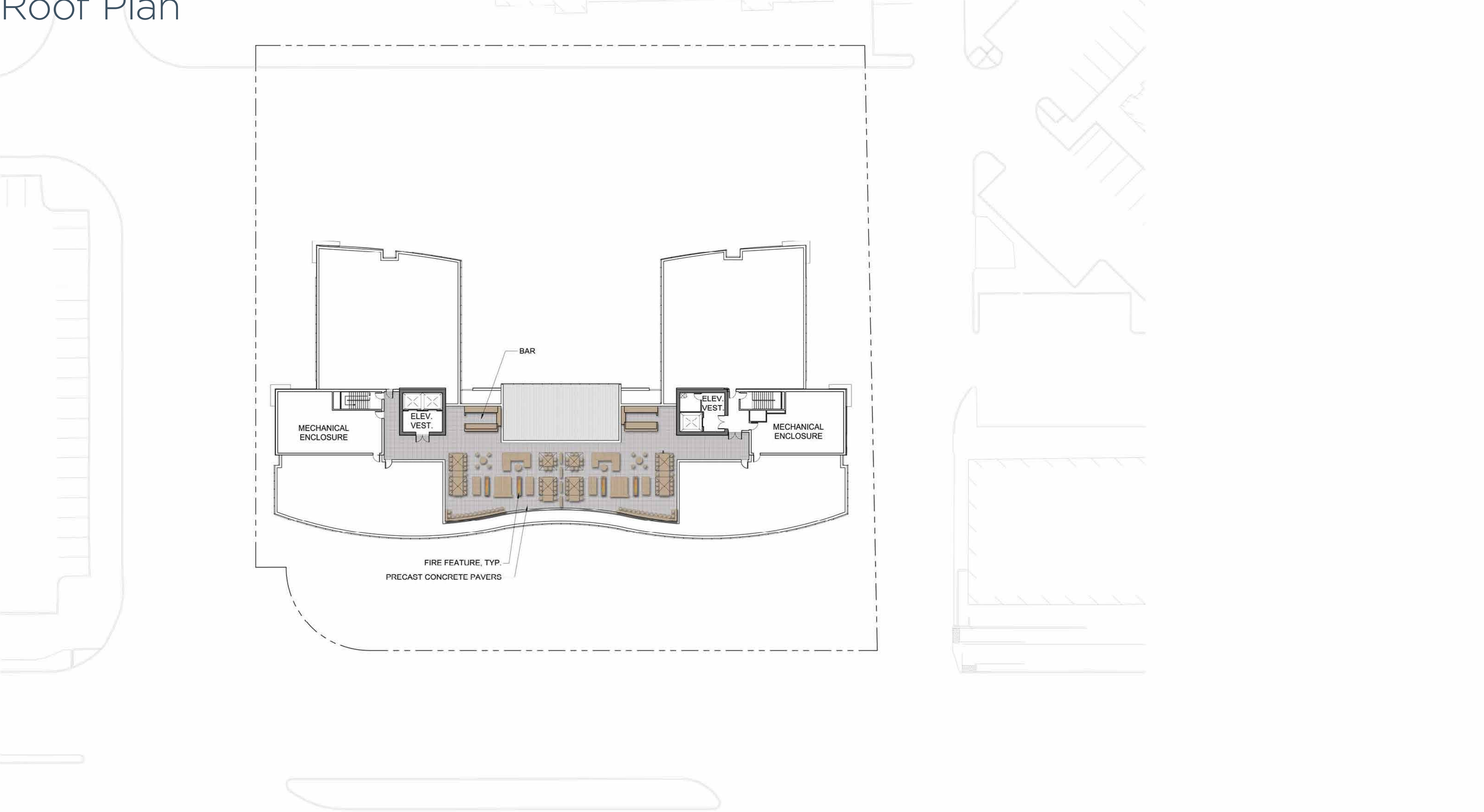
BENCH W/ FOOTING BEYOND
- NARROW FOOTINGS TO AVOID MAJOR ROOTS

NOTE: CONFIRM ELEVATION OF ROOT CROWN BEFORE SETTING ELEVATION OF PROPOSED SIDEWALK



CLIFFE
LOWE
ASSOCIATES
1175 FOLSOM STREET
SAN FRANCISCO, CA 94103
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Roof Plan



CLIFF
LOWE
ASSOCIATES
1175 FOLSOM STREET
SAN FRANCISCO, CA 94103
415.421.0088 415.421.0089 FAX

Urban Frontage Exhibit



VIEW LOOKING SOUTH ALONG SIDEWALK AT NORTH WOLFE ROAD



VIEW LOOKING NORTH ALONG SIDEWALK AT NORTH WOLFE ROAD



PLAN



SEATING WITH INTERNAL LIGHTING



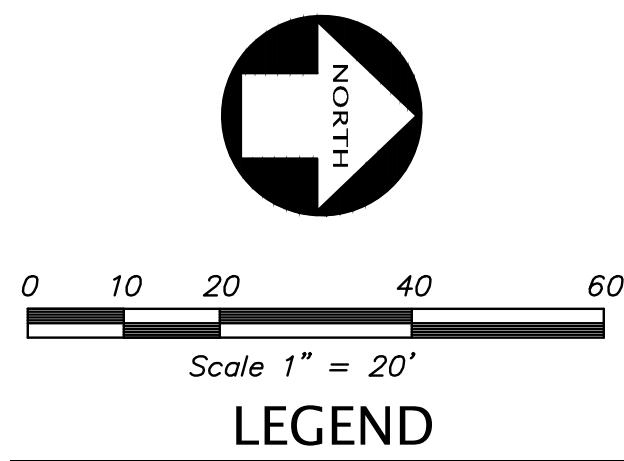
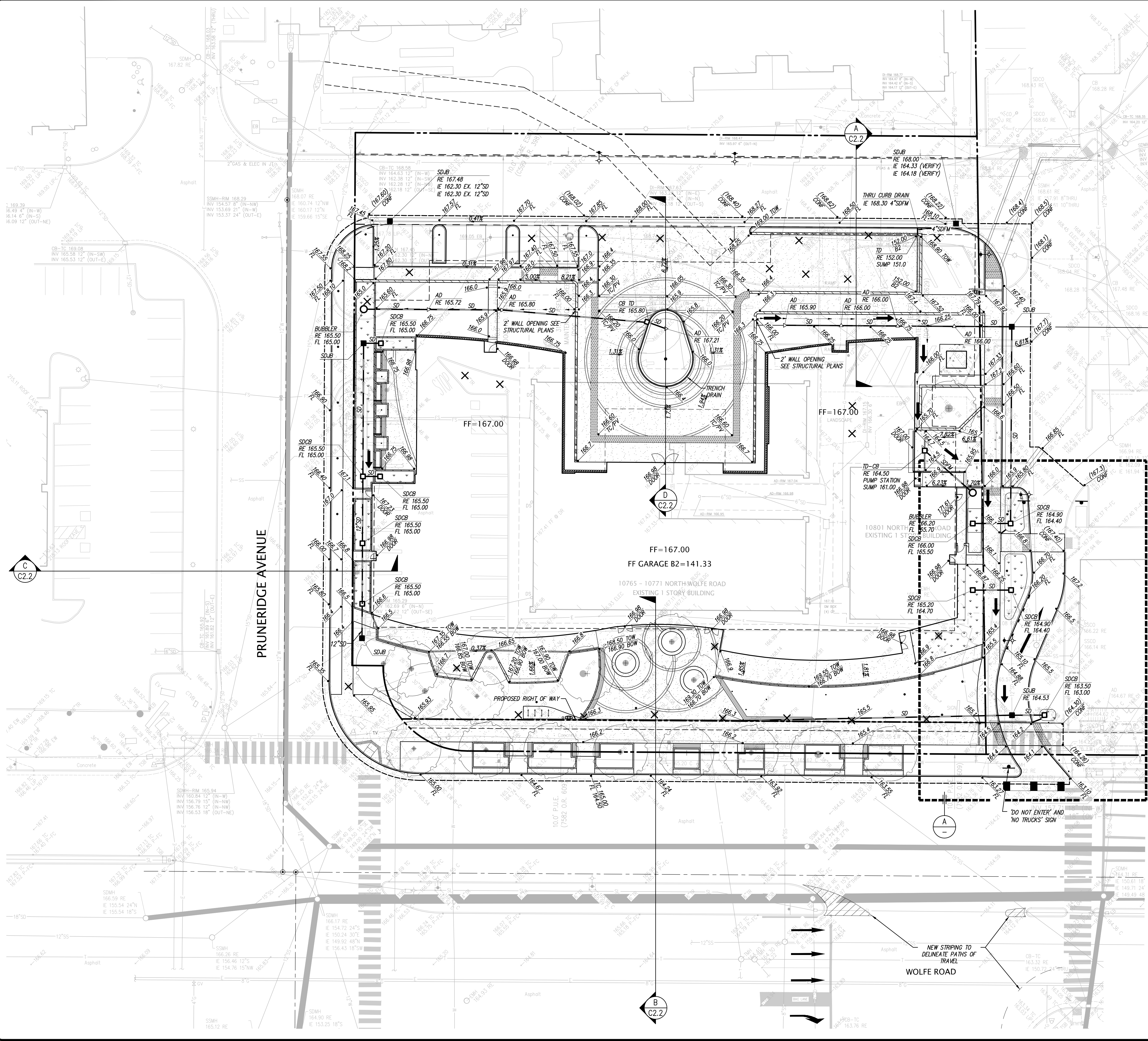
BENCH WITH INTEGRATED SIGNAGE



NORTH WOLFE ROAD FRONTAGE, LOOKING WEST

CLIFF
LOWE
ASSOCIATES
1175 FOLBOM STREET
SAN FRANCISCO, CA 94103
415.471.0361 415.371.0366 FAX

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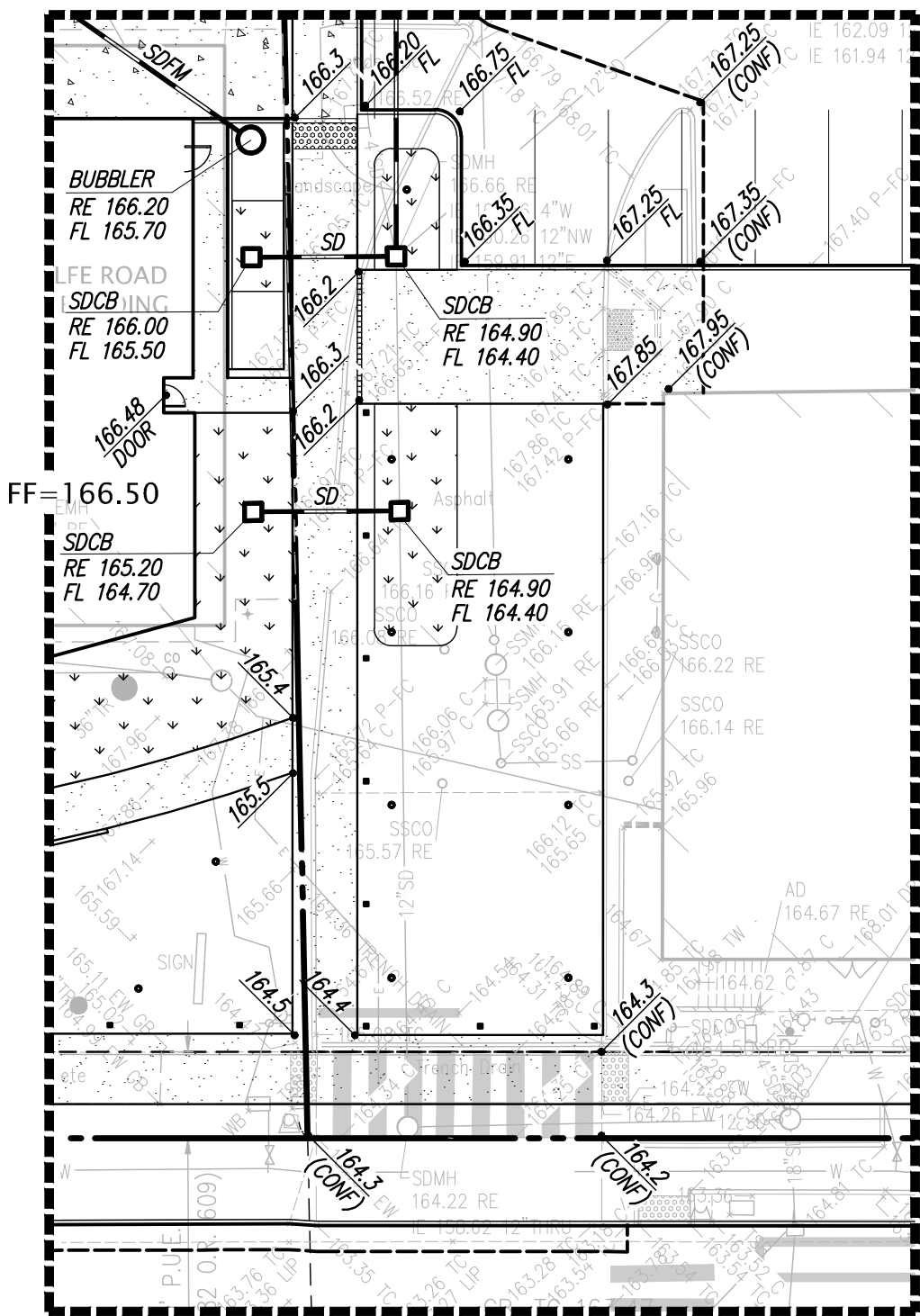
- LEGEND**
- ▲ AREA DRAIN
 - STORM DRAIN CATCH BASIN
 - STORM DRAIN JUNCTION BOX
 - STORM DRAIN MANHOLE
 - ▲ AD AREA DRAIN
 - FL FLOW LINE
 - FF FINISH FLOOR
 - PV PAVEMENT
 - RE RIM ELEVATION
 - SDCB STORM DRAIN CATCH BASIN
 - SDJB STORM DRAIN JUNCTION BOX
 - TD TRENCH DRAIN
 - 23.8 SPOT ELEVATION
 - X*SD STORM DRAIN LINE
 - TC TOP OF CURB
 - ▽ CURB CUT
 - ===== TRENCH DRAIN
 - ===== WALL
 - PROPERTY LINE
 - LIMITS OF GARAGE
 - SAWCUT LINE
 - X EXISTING TREE TO BE REMOVED
 - REINFORCED CONCRETE PAD PER SOILS ENGINEER FINAL RECOMMENDATIONS
 - SIGN
 - OVERLAND RELEASE ARROW

NOTE:
ALL STORM DRAIN PIPES WITHIN THE LIMITS OF THE UNDERGROUND GARAGE ARE SCHEMATIC ONLY, AND SHALL BE DESIGNED PER THE GARAGE MECHANICAL PLANS.

EARTHWORK SUMMARY

CUT: 44,000 CY
FILL: 400 CY

NOTE:
THE EARTHWORK QUANTITIES LISTED ON THESE PLANS ARE STATED ONLY FOR CALCULATION OF GRADING AND BUILDING PERMIT FEES. THESE QUANTITIES DO NOT INCLUDE TRENCH OR FOOTING SHOULDS, SHIRK OR SELL FROM COMPACTING EFFORTS OR OTHER VARIABLES. THE ENGINEER MAKES NO REPRESENTATION THIS SITE WILL BALANCE. THE CONTRACTOR SHALL DETERMINE HIS OWN EARTHWORK QUANTITIES AND BASE HIS BID ACCORDINGLY.



OPTION 'B'

A

PRELIMINARY OF GRADING PLAN
CUPERTINO VILLAGE
FOR KIMCO

| | |
|----------|------------|
| DATE | OCT., 2018 |
| SCALE | |
| DESIGNER | ZS |
| JOB NO. | A07208-1 |
| SHEET | C2.1 |

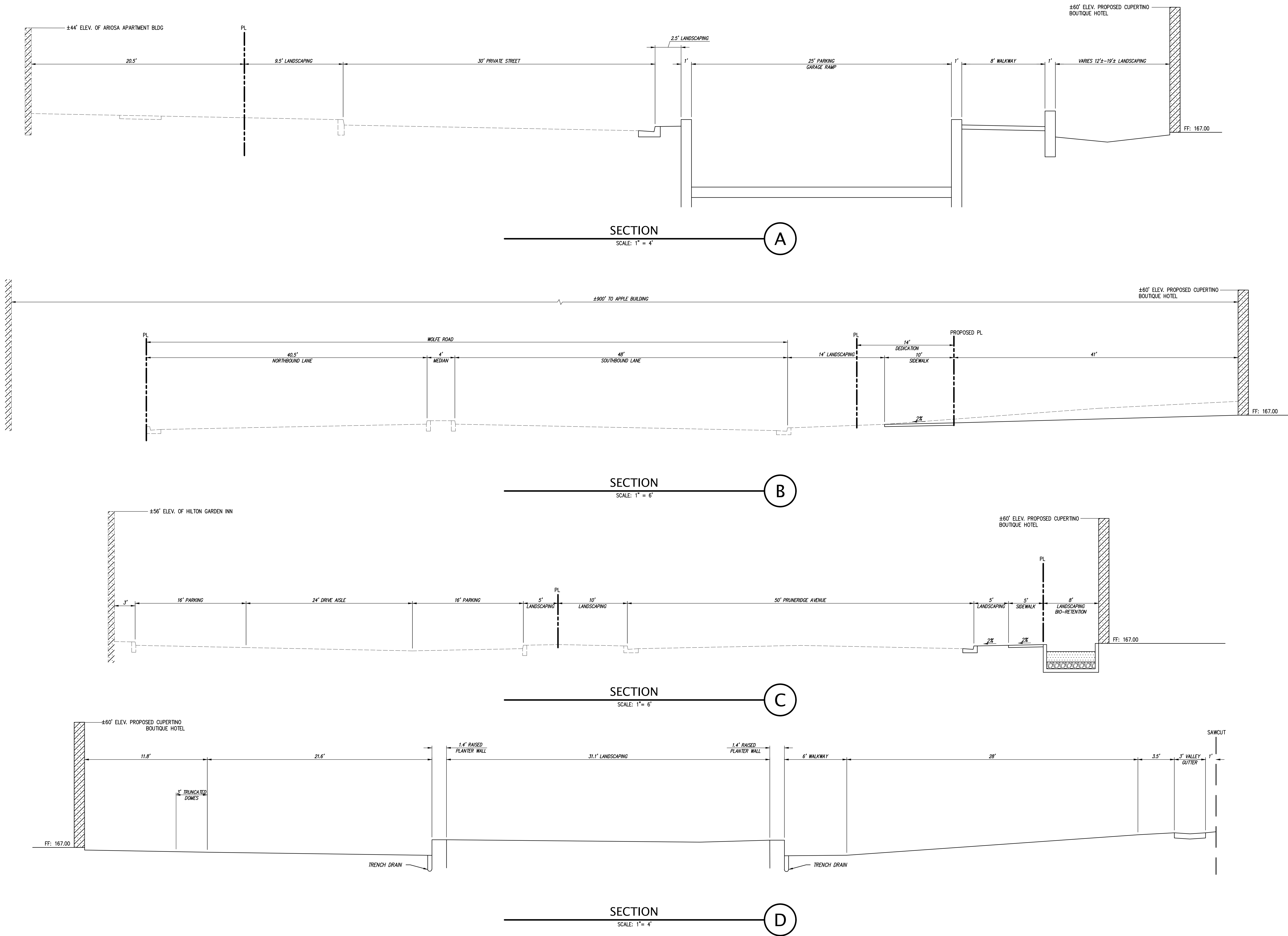
| | | | |
|----------------|--|----------|--|
| BY | | REVISION | |
| NO. | | | |
| BY | | | |
| NO. | | | |
| REVISION | | | |
| NO. | | | |
| SD PRICING SET | | | |
| NO. | | | |

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

REGISTERED PROFESSIONAL ENGINEER
No. 65838
CIVIL
STATE OF CALIFORNIA

CALIFORNIA

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| NO. | REVISION | BY | DATE |
|-----|----------------|----|--------|
| 1 | SD PRICING SET | | 6.1.18 |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |

REGISTERED PROFESSIONAL ENGINEER
No. 65838
CIVIL
STATE OF CALIFORNIA

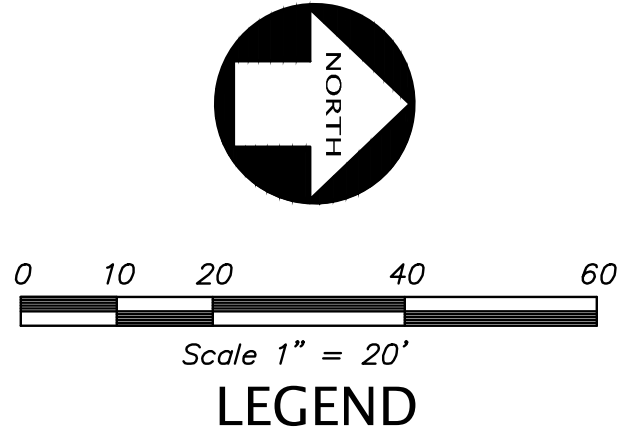
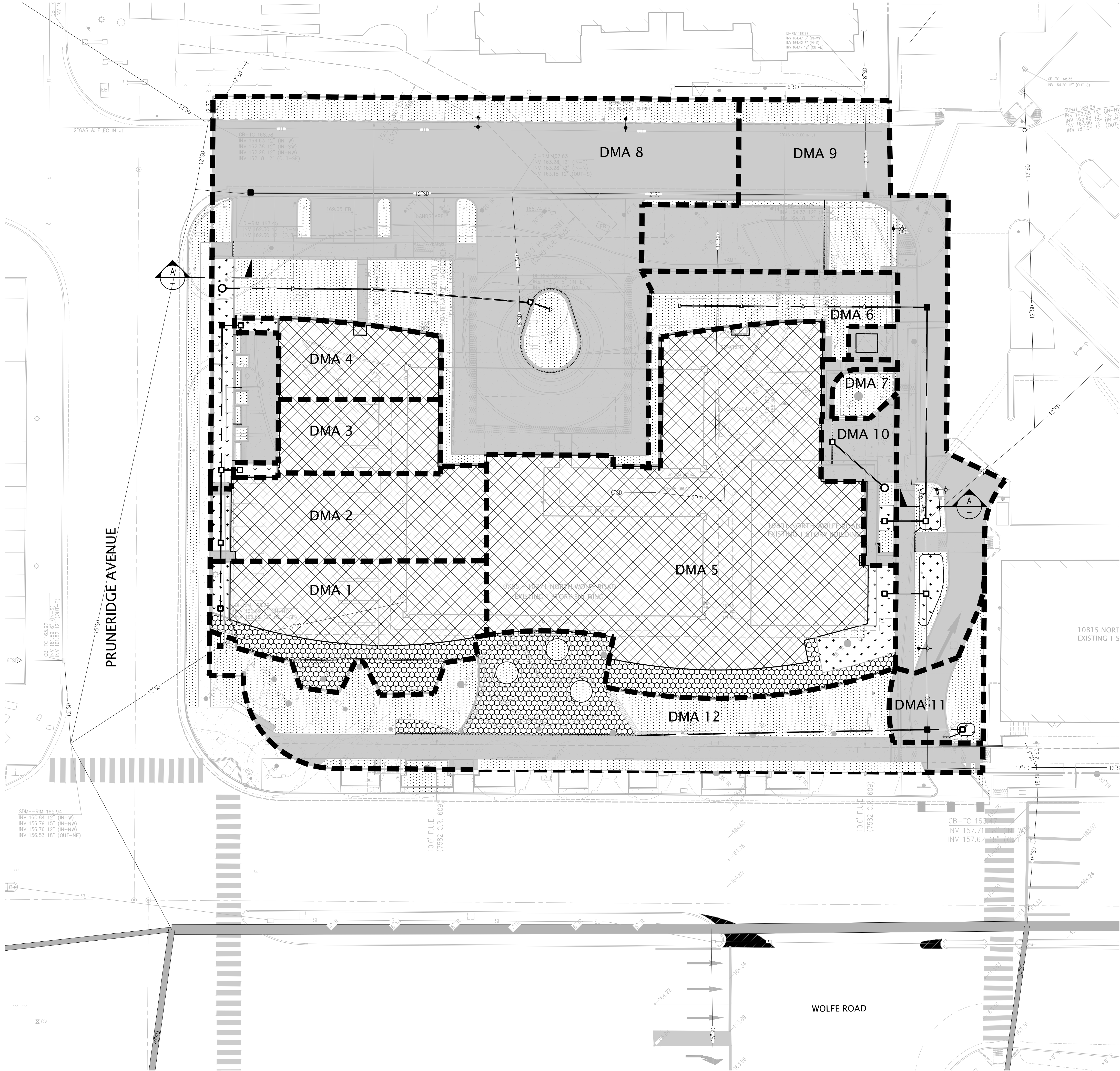
KIER & WRIGHT
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Livermore, California 94551
Phone (925) 245-8788
Fax (925) 245-8796

**PRELIMINARY SECTIONS
OF
CUPERTINO VILLAGE
FOR
KIMCO**

CUPERTINO, CALIFORNIA

| | |
|----------|-------------|
| DATE | OCT., 2018 |
| SCALE | |
| DESIGNER | ZS |
| JOB NO. | A07208-1 |
| SHEET | C2.2 |

34

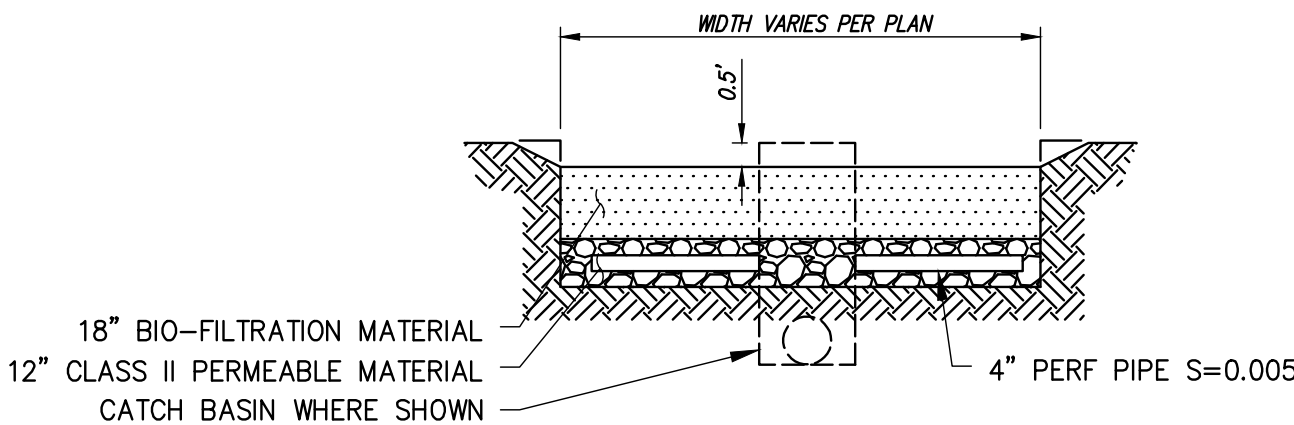


- LEGEND**
- TRIBUTARY AREA LIMITS
 - Stippling LANDSCAPE AREA
 - Cross-hatching IMPERVIOUS ROOFTOP DRAINING TO BIO-SWALE
 - Solid grey IMPERVIOUS PAVEMENT DRAINING TO BIO-SWALE
 - Stippling with arrows BIO-RETENTION TREATMENT AREA
 - Solid grey CONCRETE AREA
 - Circles PERMEABLE MATERIAL

BIO-RETENTION SIZING CALCULATIONS

| Area No. | Area (SF) | Area (AC) | Pervious (SF) | Pervious (AC) | Imperv. (SF) | Imper. (AC) | Treatment Area* (SF) | Treatment Provided (SF) | Sizing Ratio (%) | Type of Planter |
|----------|-----------|-----------|---------------|---------------|--------------|-------------|----------------------|-------------------------|------------------|-----------------------|
| DMA 1 | 4,996 | 0.11 | 1,417 | 0.03 | 3,437 | 0.08 | 3,437 | 142 | 4.1% | Bio-Retention Planter |
| DMA 2 | 3,973 | 0.09 | 0 | 0.00 | 3,818 | 0.09 | 3,818 | 155 | 4.1% | Bio-Retention Planter |
| DMA 3 | 2,096 | 0.05 | 0 | 0.00 | 2,011 | 0.05 | 2,011 | 85 | 4.2% | Bio-Retention Planter |
| DMA 4 | 2,092 | 0.05 | 0 | 0.00 | 2,008 | 0.05 | 2,008 | 85 | 4.2% | Bio-Retention Planter |
| DMA 5 | 17,300 | 0.40 | 1,286 | 0.03 | 15,347 | 0.35 | 15,347 | 668 | 4.4% | Bio-Retention Planter |
| DMA 6 | 2,683 | 0.06 | 1,588 | 0.04 | 1,095 | 0.03 | 1,095 | 0 | 0.0% | Self Treating Area |
| DMA 7 | 448 | 0.01 | 398 | 0.01 | 49 | 0.00 | 49 | 0 | 0.0% | Self Treating Area |
| DMA 8 | 24,034 | 0.55 | 5,640 | 0.13 | 17,675 | 0.41 | 17,675 | 719 | 4.1% | Bio-Retention Planter |
| DMA 9 | 10,820 | 0.25 | 1,727 | 0.04 | 8,729 | 0.20 | 8,729 | 364 | 4.2% | Bio-Retention Planter |
| DMA 10 | 1,520 | 0.03 | 0 | 0.00 | 1,460 | 0.03 | 1,460 | 60 | 4.1% | Bio-Retention Planter |
| DMA 11 | 1,333 | 0.03 | 567 | 0.01 | 735 | 0.02 | 735 | 32 | 4.3% | Bio-Retention Planter |
| DMA 12 | 10,640 | 0.24 | 7,535 | 0.17 | 3,105 | 0.07 | 3,105 | 0 | 0.0% | Self Treating Area |
| Totals | 81,935 | 1.88 | 20,158 | 0.46 | 59,468 | 1.37 | 59,468 | 2,309 | | |

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



BIO-FILTRATION PLANTER

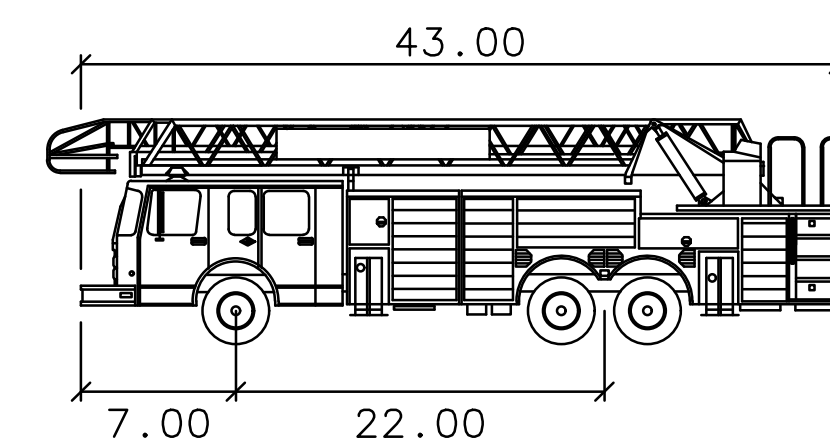
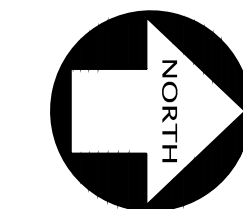
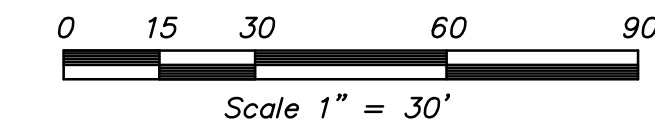
SITE DATA

| | | |
|---|-----|-------------------------------|
| PROPOSED COMBINED TOTAL OF LANDSCAPE, PERMEABLE AREAS AND BIO-RETENTION | +/- | 23,101 SF (28.2% OF THE SITE) |
| PROPOSED BUILDING FOOTPRINT | | 26,319 SF |
| EXISTING LANDSCAPE AREA | +/- | 16,701 SF (22.3% OF THE SITE) |
| EXISTING BUILDING FOOTPRINT | | 14,201 SF |
| TOTAL PARCEL AREA | | 74,979 SF |

STORM WATER CONTROL PLAN
OF
CUPERTINO VILLAGE
FOR
KIMCO

CALIFORNIA

| | |
|----------|------------|
| DATE | OCT., 2018 |
| SCALE | 1" = 20' |
| DESIGNER | ZS |
| JOB NO. | A07208-1 |
| SHEET | C3.1 |



AERIAL FIRE

| | |
|-------------------|--------|
| | feet |
| Width | : 8.50 |
| Track | : 8.50 |
| Lock to Lock Time | : 6.0 |
| Steering Angle | : 26.4 |

| | | | |
|----------|--|------------|--|
| DATE | | JAN., 2018 | |
| SCALE | | | |
| DESIGNER | | SMC | |
| JOB NO. | | A07208-1 | |
| SHEET | | C2.4 | |

FIRE TRUCK TURN EXHIBIT

OF
CUPERTINO VILLAGE

FOR
KIMCO

CUPERTINO, CALIFORNIA



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



| NO. | REVISION | BY | NO. | REVISION | BY |
|-----|----------------|----|-----|----------|----|
| △ | SD PRICING SET | △ | | | |
| △ | 6.1.18 | △ | | | |
| △ | | △ | | | |
| △ | | △ | | | |
| △ | | △ | | | |