Cupertino Village Hotel

CUPERTINO VILLAGE LP

PLANNING SUBMITTAL
November 8, 2018

Hornberger + Worstell

Architects & Planners

170 Maiden Lane
San Francisco California
94108

Telephone 415.391.1080
design@hwiarchitects.com

KIMCO REALTY

November 8, 2018

CUPERTINO VILLAGE HOTEL
PLANNING SUBMITTAL

Table of Contents

VICINITY MAP 3

OVERALL SITE PLAN 4

SITE PHOTOS/CONTEXT
View North 5
View Northeast 6
View East 7

PLANS
Site Plan 8
Trash Enclosure Exhibit 9
Parking Level P2 10
Parking Level P1 11
Ground/Arrival Level 12
Level 2 13
Guestroom Level 3 14
Guestroom Level 4 15
Guestroom Level 5 16
Roof Plan 17

EXTERIOR ELEVATIONS
North and East 18
South and West 19
Cladding Systems 20
Cladding Systems - Details 21
Cladding Systems - Storefront to Curtain Wall 22

SITE/BUILDING SECTIONS
East-West 23
North-South-1 24
North-South-2 25

3D PERSPECTIVE VIEWS
Arrival Court View 26
View Looking South 27
View Looking North 28
Hotel Arrival/ Porte Cochère 29
Restaurant Entrance 30
Roof Terrace 31
Roof Terrace Looking Southwest 32
Roof Terrace View Northwest 33
Roof Terrace View East 34

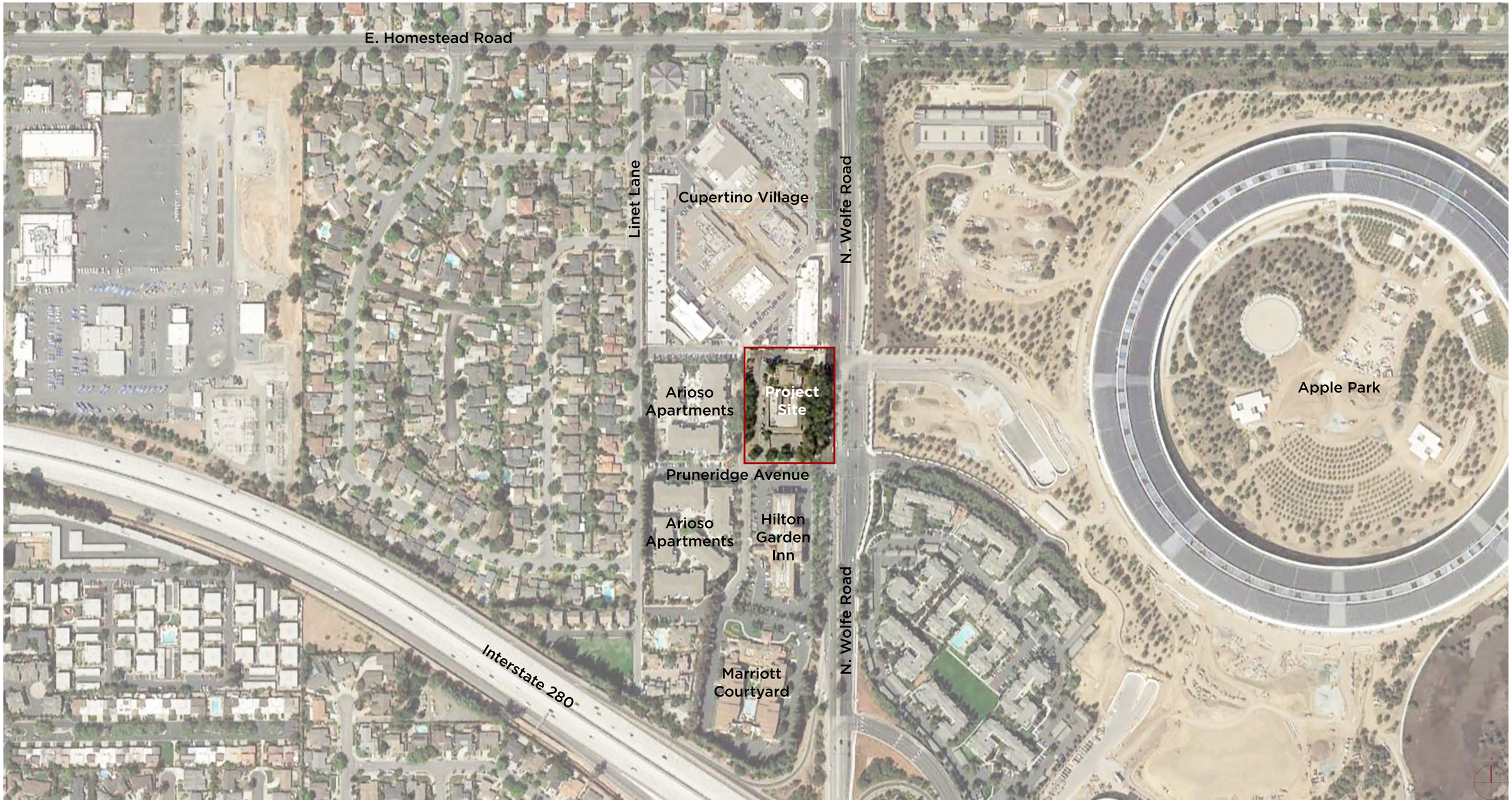
COLOR/MATERIAL BOARD 35

LANDSCAPE DRAWINGS
Landscape Plan 36
Circulation Diagram 37
Photometric Plan 38
Landscape Materials Board 39
Planting Schedule 40
Planting Plan 41
Roof Plan 42
Urban Frontage Exhibit 43

CIVIL DRAWINGS
Partial Topographic Survey C1.1
Preliminary Grading Plan C2.1
Preliminary Sections C2.2
Storm Water Control Plan C3.1
Fire Truck Turn Exhibit C2.4

All drawings and written material herein constitute the original and unpublished work of the architect and/or the architect's affiliates and may not be duplicated, used, or disclosed without the prior written consent of the architect. © Hornberger + Worstell, Inc.

Vicinity Map



All drawings and written material herein constitute the original and unpublished work of the architect and/or the architect's affiliates and may not be duplicated, used, or disclosed without the prior written consent of the architect. © Hornberger + Worstell, Inc.

Overall Site Plan: Cupertino Village Mixed-Use

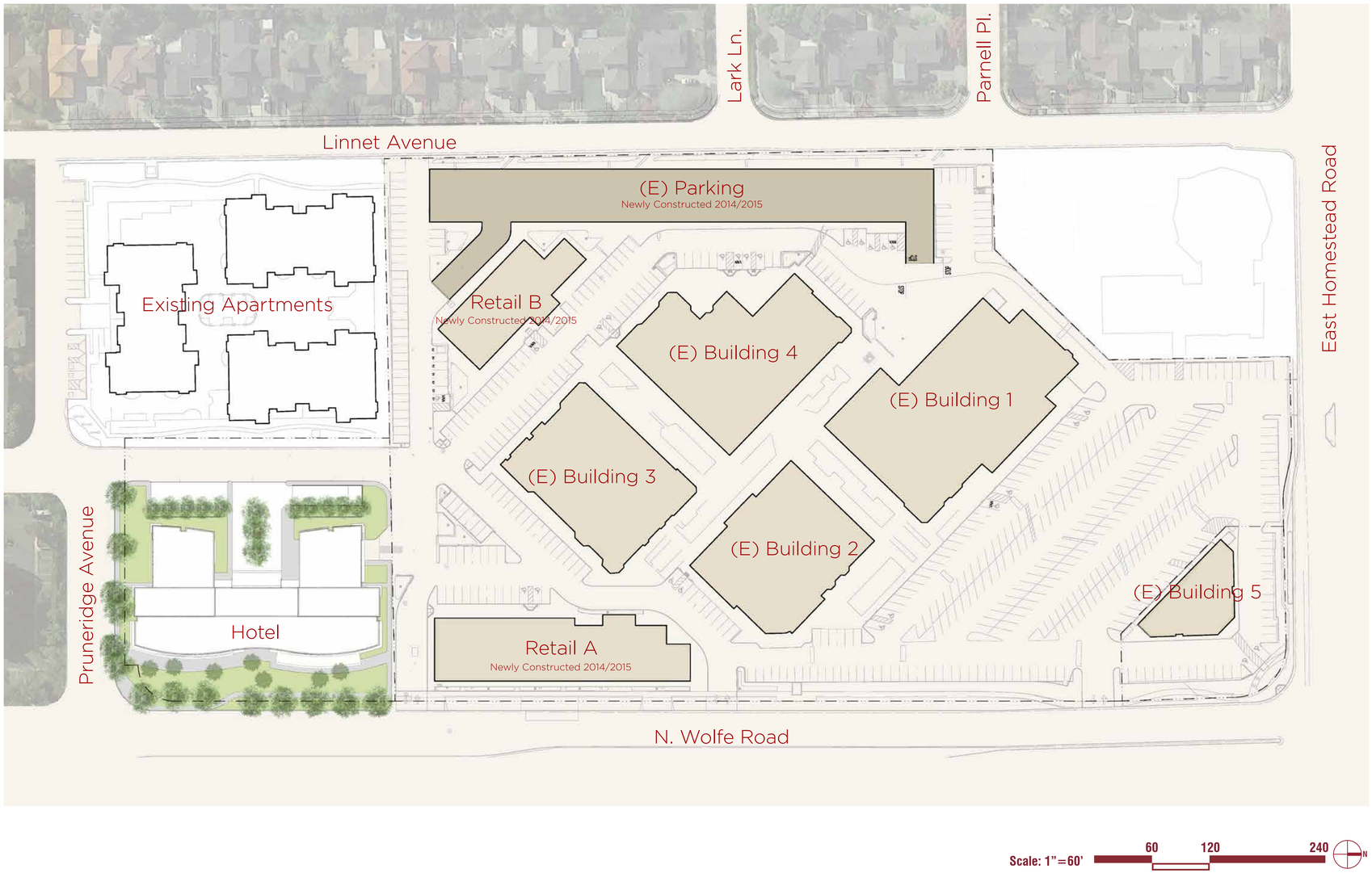


Figure LU-2, Chapter 3: Land Use And Community Design Element . general plan (community vision 2015- 2040)
General Plan Land Use Designation: North Vallco Gateway, North Vallco Park Special Area, West of Wolfe Road- Commercial/ Residential

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

All drawings and written material herein constitute the original and unpublished work of the architect and/or the architect's affiliates and may not be duplicated, used, or disclosed without the prior written consent of the architect. © Hornberger + Worstell, Inc.

Site View: North

All drawings and written material herein constitute the original and unpublished work of the architect and/or the architect's affiliates and may not be duplicated, used, or disclosed without the prior written consent of the architect. © Hornberger + Worstell, Inc.

Site View: Northeast

All drawings and written material herein constitute the original and unpublished work of the architect and/or the architect's affiliates and may not be duplicated, used, or disclosed without the prior written consent of the architect. © Hornberger + Worstell, Inc.

Site View: East

All drawings and written material herein constitute the original and unpublished work of the architect and/or the architect's affiliates and may not be duplicated, used, or disclosed without the prior written consent of the architect. © Hornberger + Worstell, Inc.

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
3. 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)

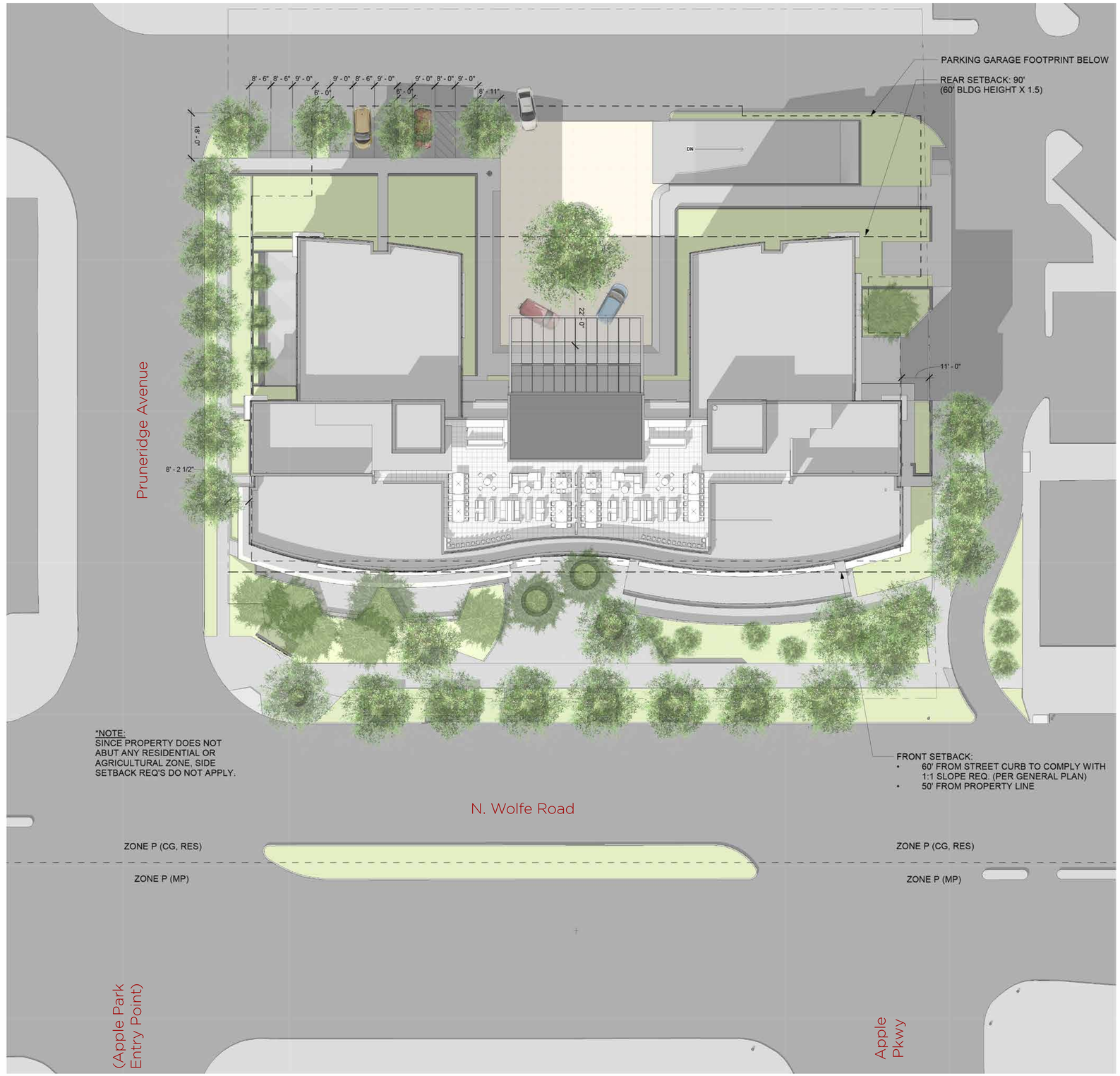
LANDSCAPE AREA:
- 16,810 SF WITHIN PROPERTY LINE (26% OF NET LOT AREA)
- 20,834 SF INCLUDING BEYOND PROP LINE (33% OF NET LOT AREA)

PARKING REQUIREMENTS

A. CITY REQURES 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	
Level	Area
Level P2	42323 SF
Level P1	42265 SF
Level 01	26160 SF
Level 02	24968 SF
Level 03	24968 SF
Level 04	24968 SF
Level 05	24968 SF
	210621 SF

Guestroom Count	
Name	Count
DOUBLE QUEEN	14
JUNIOR SUITE	7
KING	164
	185

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

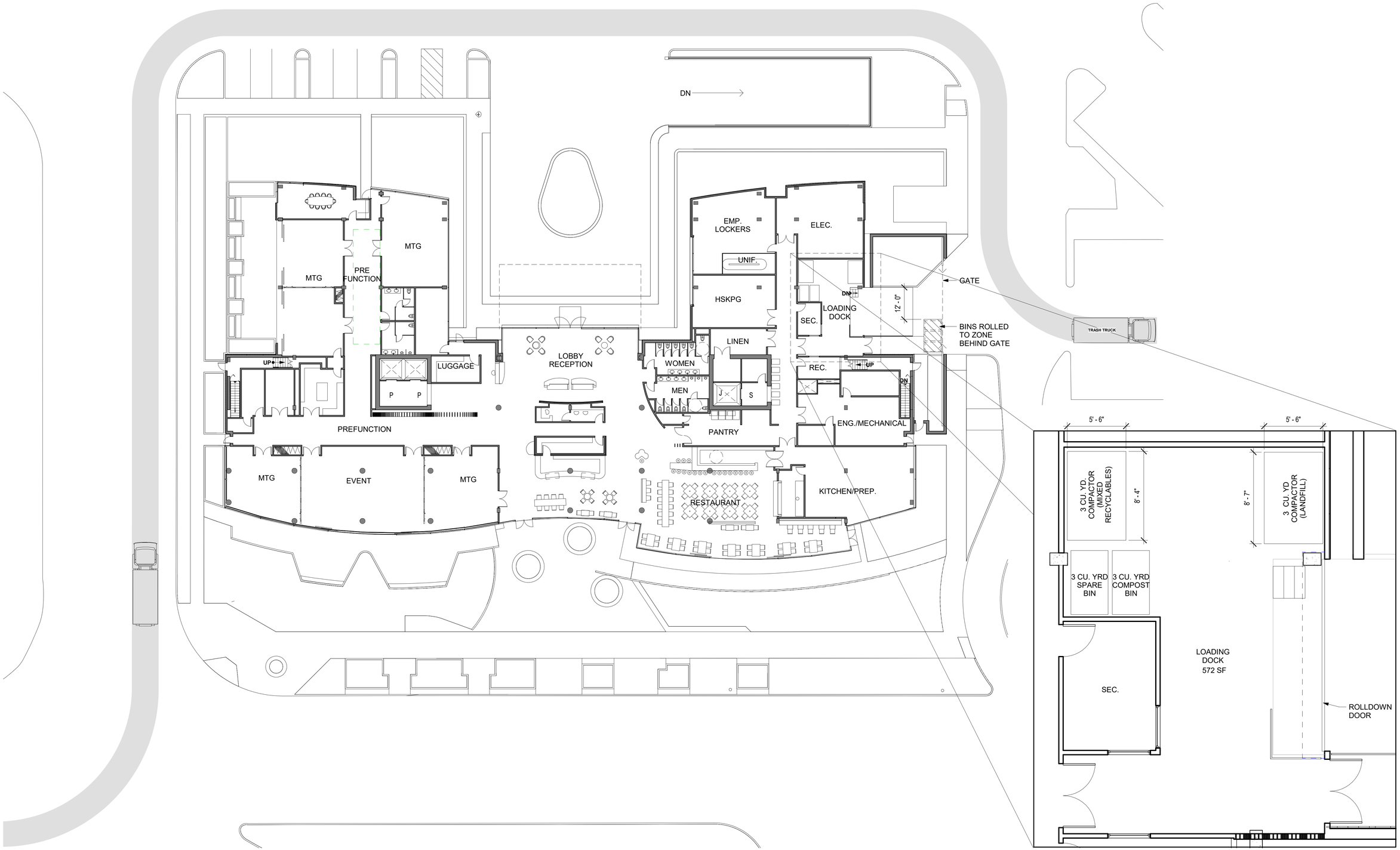
TOTAL PARKING: 206 SPACES

N

scale: 1" = 20'
0' 10' 20' 40'

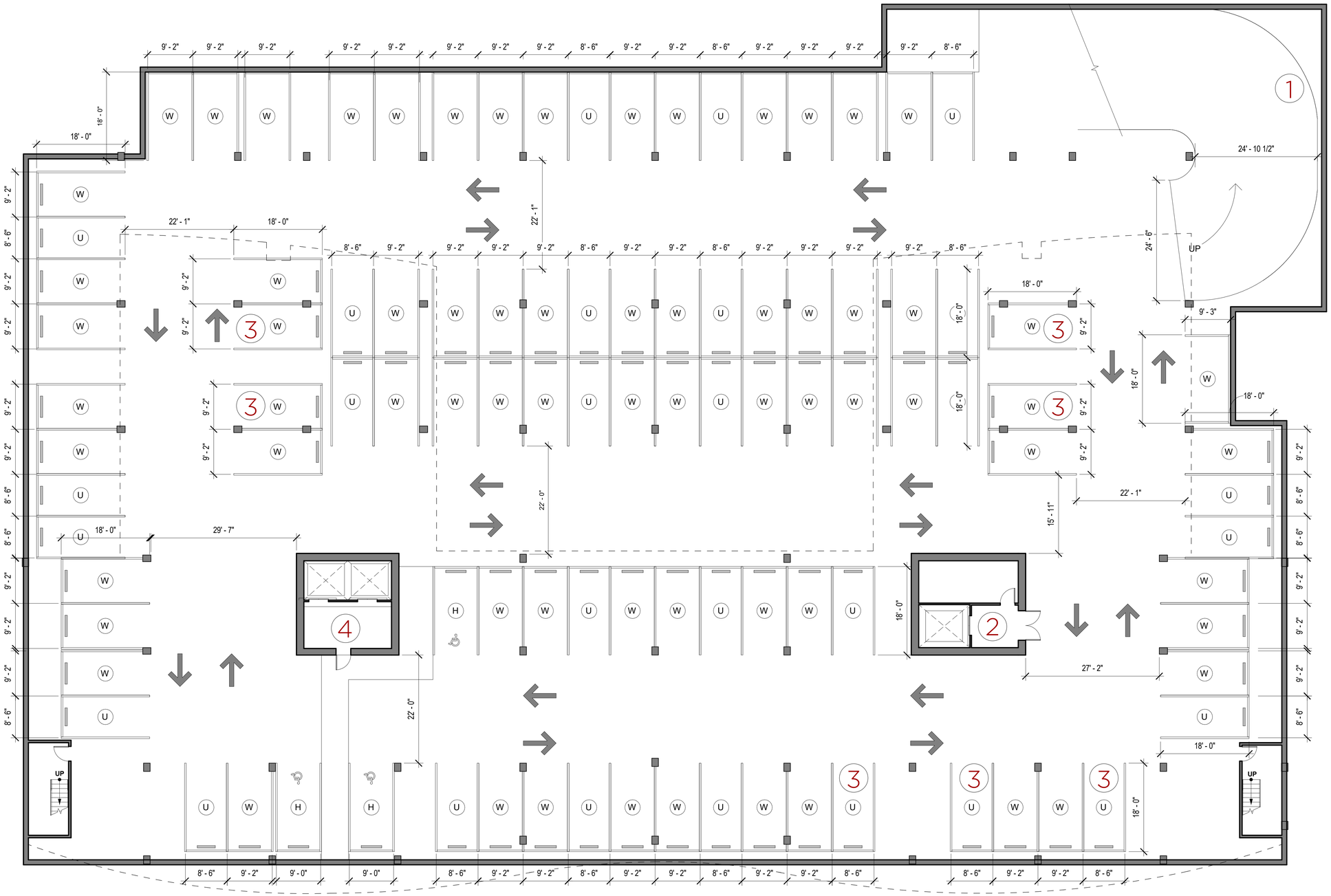
All drawings and written material herein constitute the original and unpublished work of the architect and/or the architect's affiliates and may not be duplicated, used, or disclosed without the prior written consent of the architect. © Hornberger + Worstell, Inc.

Trash Enclosure Exhibit



All drawings and written material herein constitute the original and unpublished work of the architect and/or the architect's affiliates and may not be duplicated, used, or disclosed without the prior written consent of the architect. © Hornberger + Worstell, Inc.

Floor Plan: Level P2



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

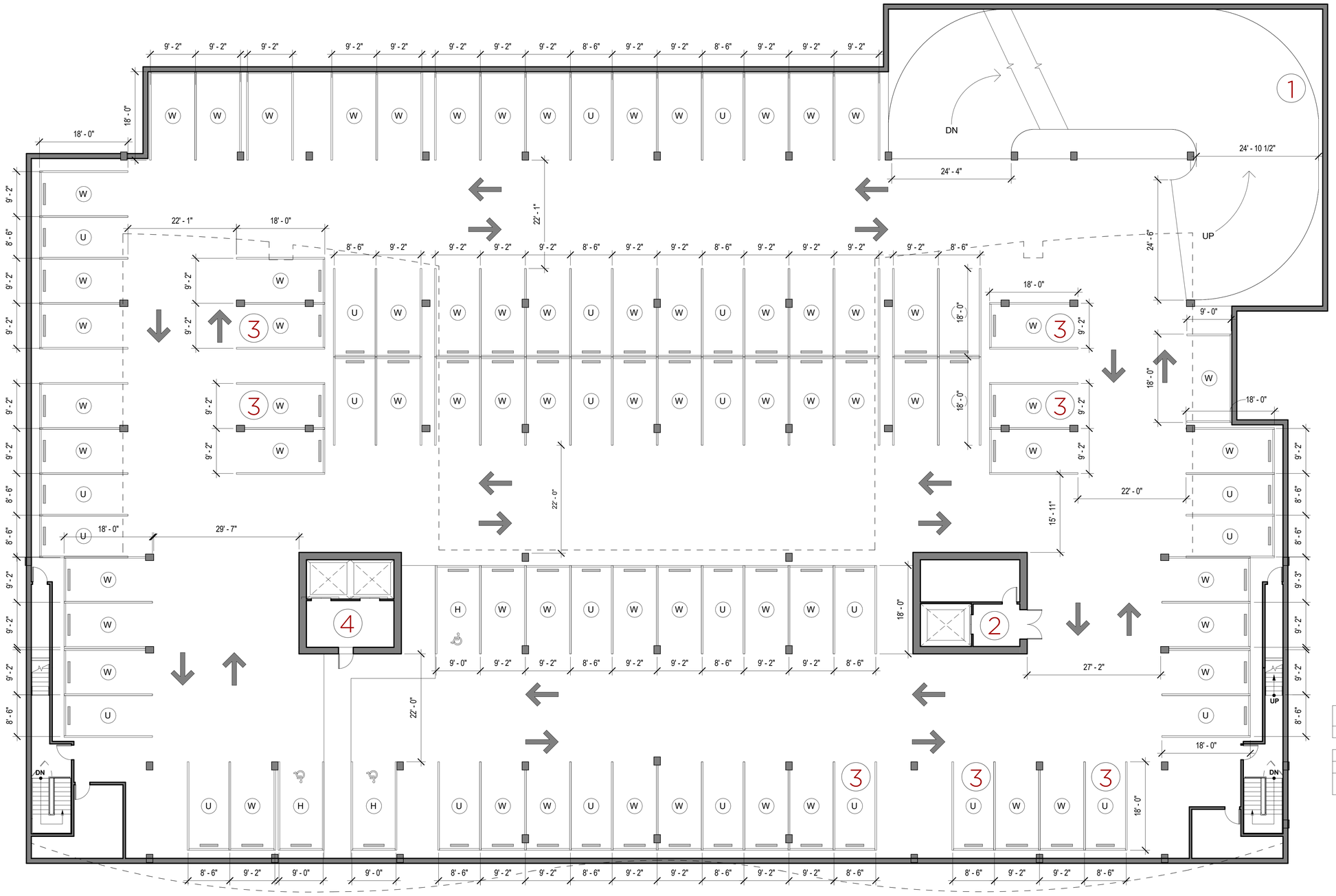
PARKING COUNT LVL P2		
TAG	STALL TYPE	COUNT
H	HANDICAPPED	3
U	UNISIZE	28
W	WIDER SPACE NEXT TO COLUMN	69
		100

scale: 1" = 10'
0' 5' 10' 20'

N

All drawings and written material herein constitute the original and unpublished work of the architect and/or the architect's affiliates and may not be duplicated, used, or disclosed without the prior written consent of the architect. © Hornberger + Worstell, Inc.

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

scale: 1" = 10'

All drawings and written material herein constitute the original and unpublished work of the architect and/or the architect's affiliates and may not be duplicated, used, or disclosed without the prior written consent of the architect. © Hornberger + Worstell, Inc.

Floor Plan: Ground/Arrival Level

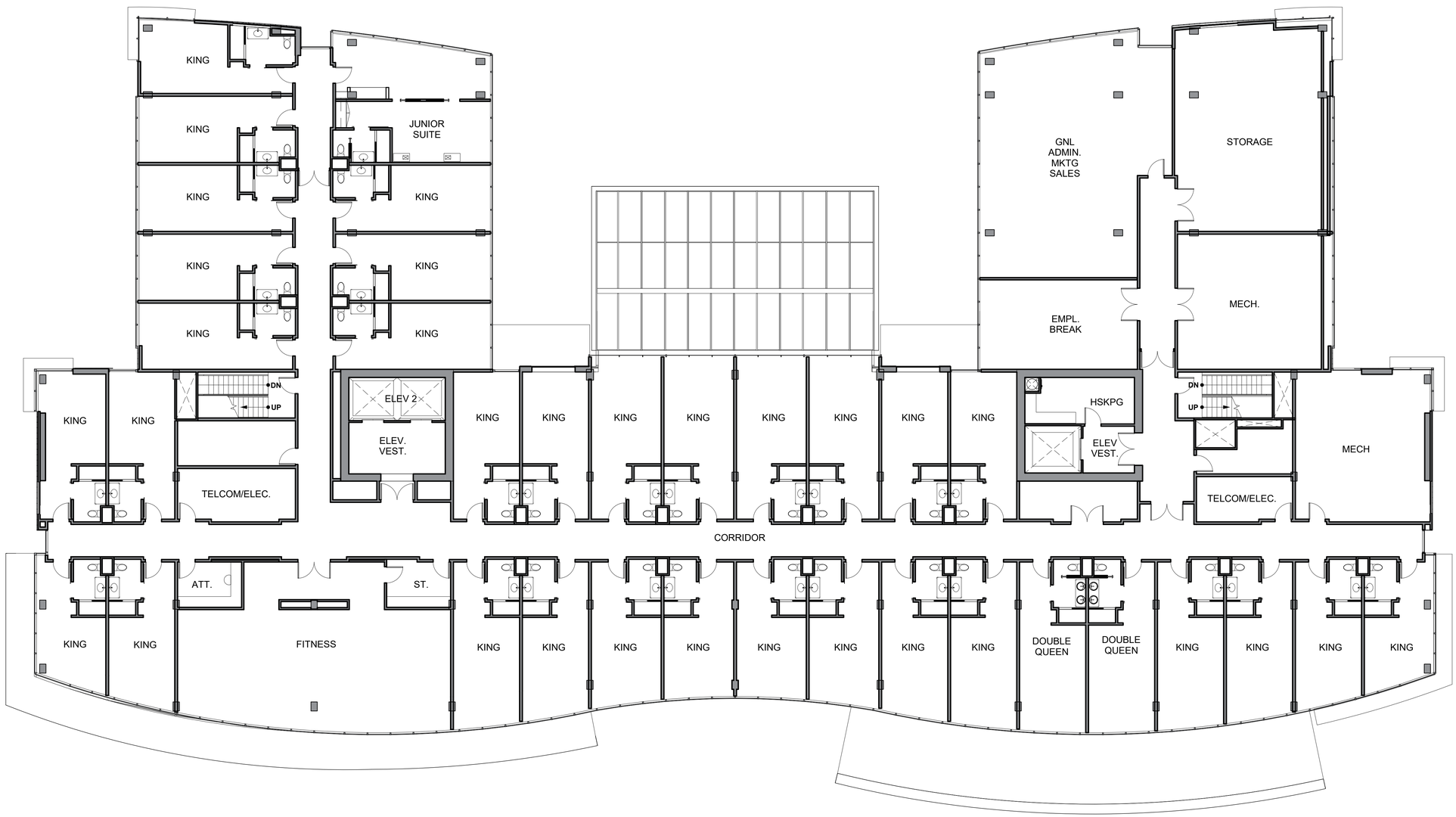
- Restaurant/Bar
- Lobby/Entry
- Circulation
- Meeting Space
- Back-of-House

N

scale: 1" = 10'
0' 5' 10' 20'

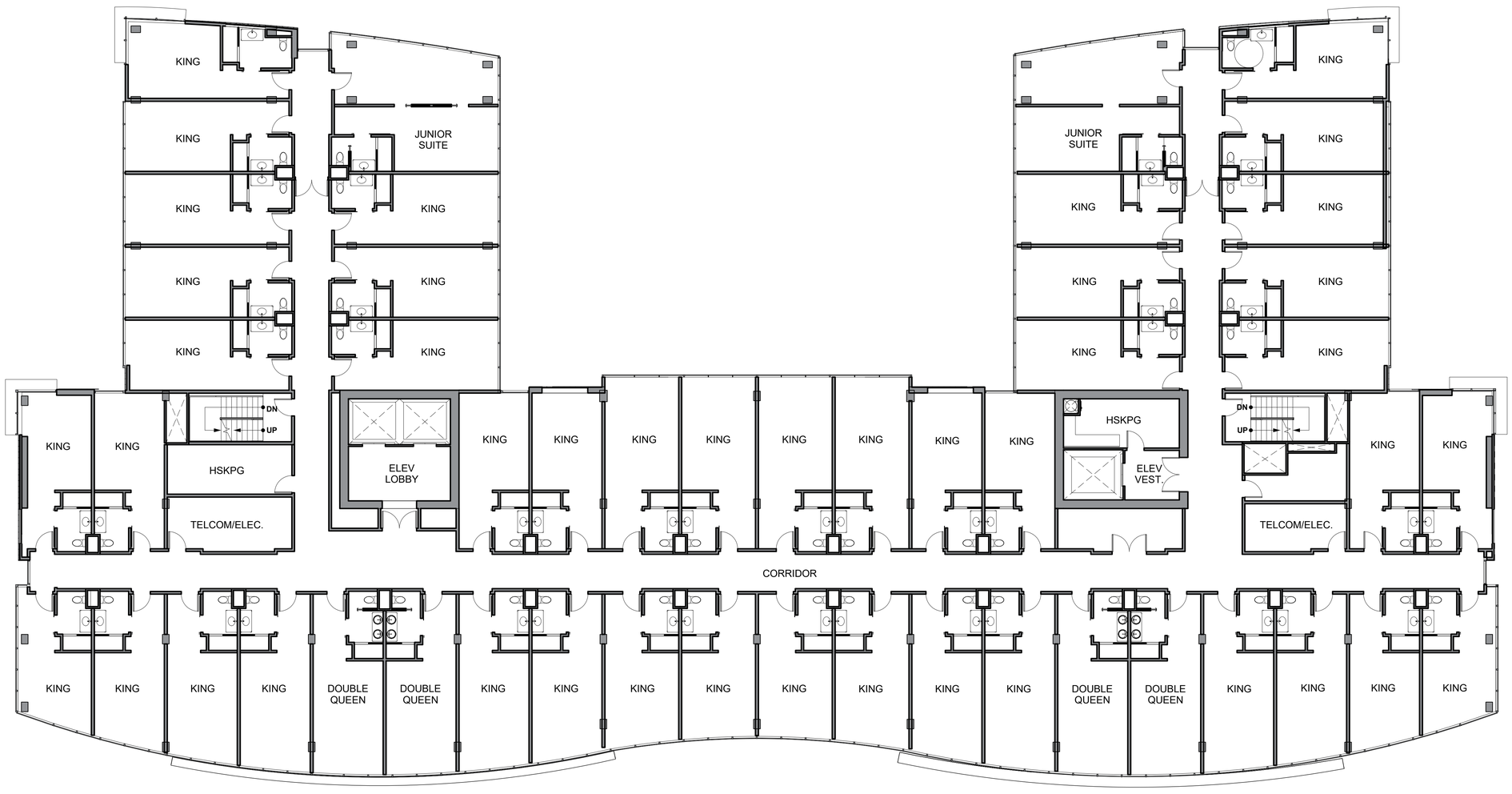
All drawings and written material herein constitute the original and unpublished work of the architect and/or the architect's affiliates and may not be duplicated, used, or disclosed without the prior written consent of the architect. © Hornberger + Worstell, Inc.

Floor Plan: Level 2

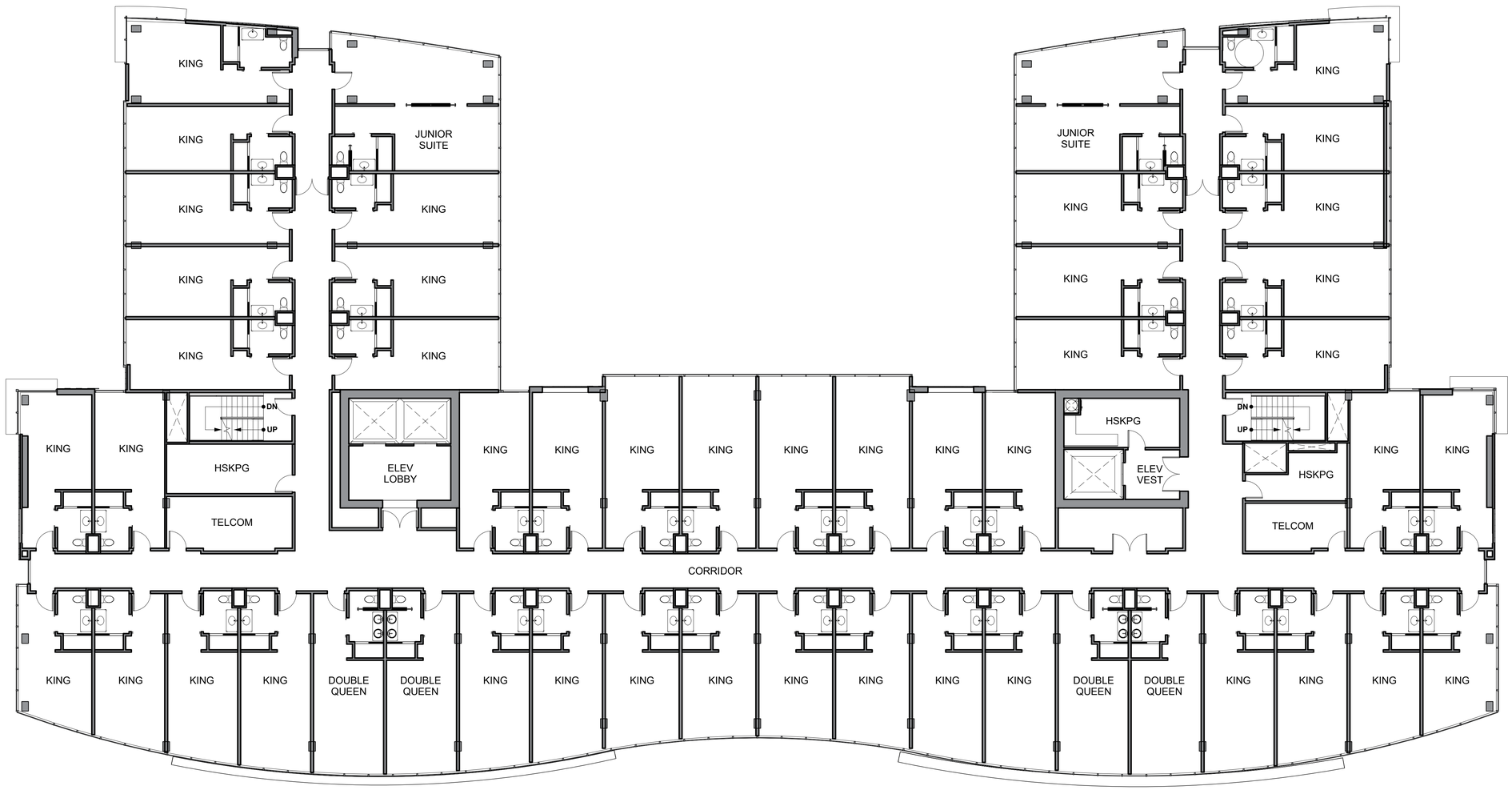


All drawings and written material herein constitute the original and unpublished work of the architect and/or the architect's affiliates and may not be duplicated, used, or disclosed without the prior written consent of the architect. © Hornberger + Worstell, Inc.

Floor Plan: Level 3


KING
KING
KING
KING
KING
KING
KING
KING
JUNIOR SUITE
KING
KING
KING
KING
KING
KING
KING

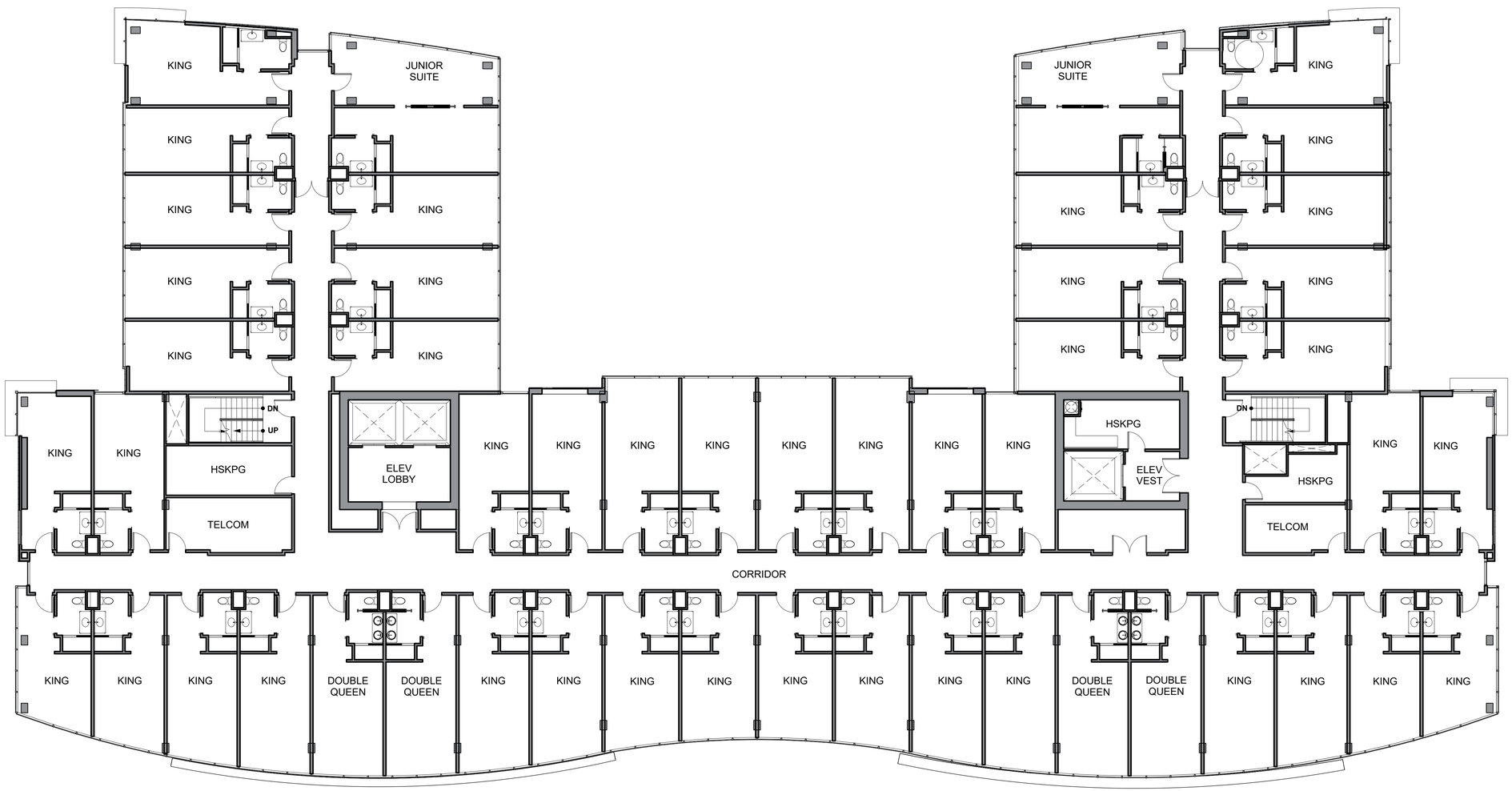
Floor Plan: Level 4



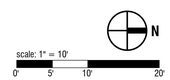
scale: 1" = 10'
0' 5' 10' 20'

All drawings and written material herein constitute the original and unpublished work of the architect and/or the architect's affiliates and may not be duplicated, used, or disclosed without the prior written consent of the architect. © Hornberger + Worstell, Inc.

Floor Plan: Level 5


KING
JUNIOR SUITE
KING
KING
KING

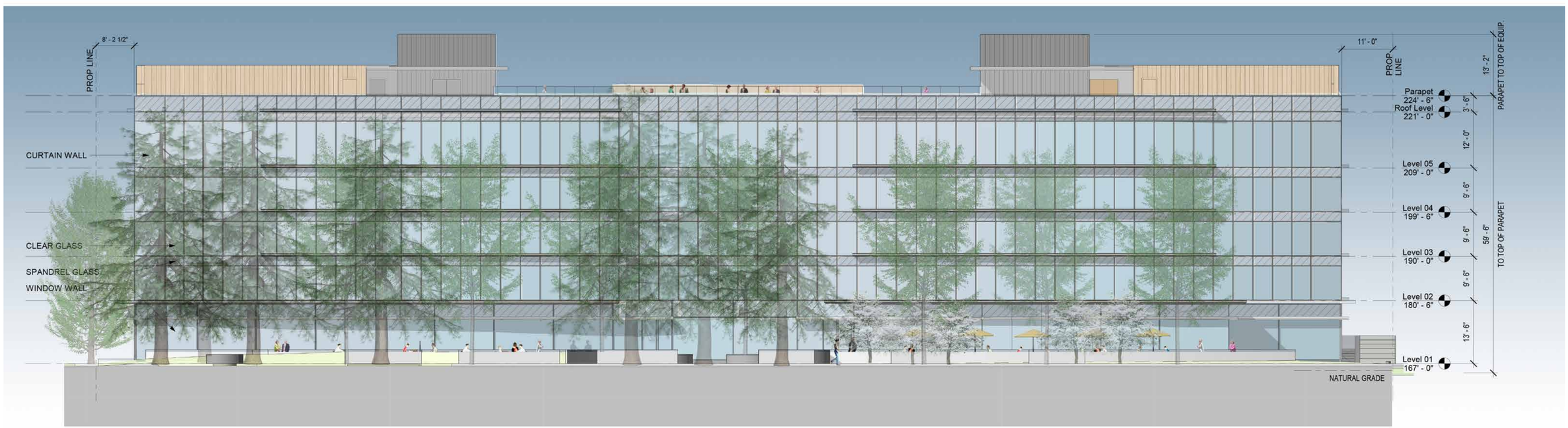
Roof Plan



All drawings and written material herein constitute the original and unpublished work of the architect and/or the architect's affiliates and may not be duplicated, used, or disclosed without the prior written consent of the architect. © Hornberger + Worstell, Inc.

Elevations: North and East

NORTH ELEVATION

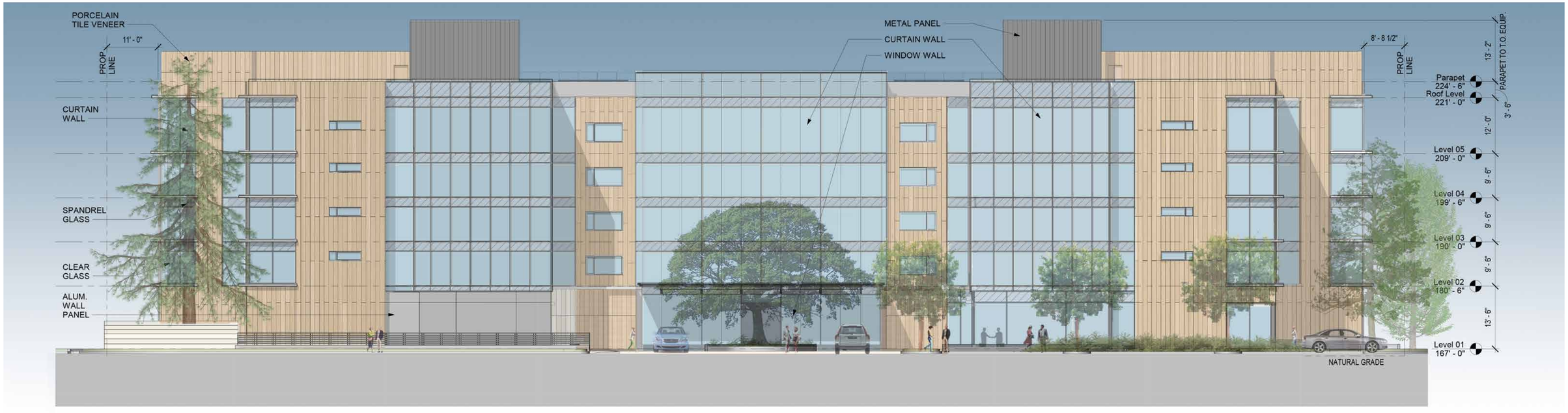


EAST ELEVATION

All drawings and written material herein constitute the original and unpublished work of the architect and/or the architect's affiliates and may not be duplicated, used, or disclosed without the prior written consent of the architect. © Hornberger + Worstell, Inc.

Elevations: South and West

SOUTH ELEVATION

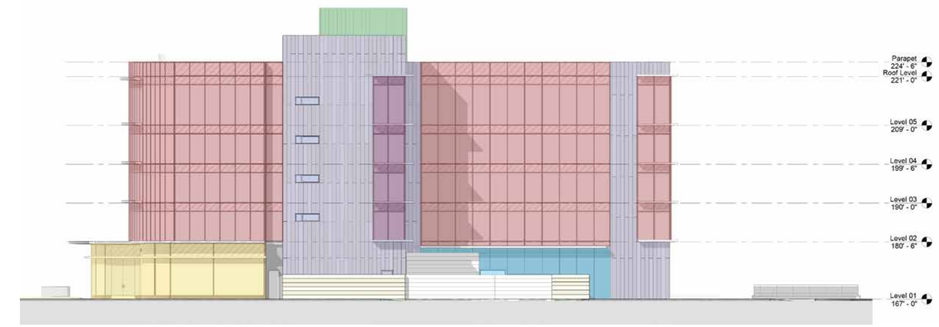


WEST ELEVATION

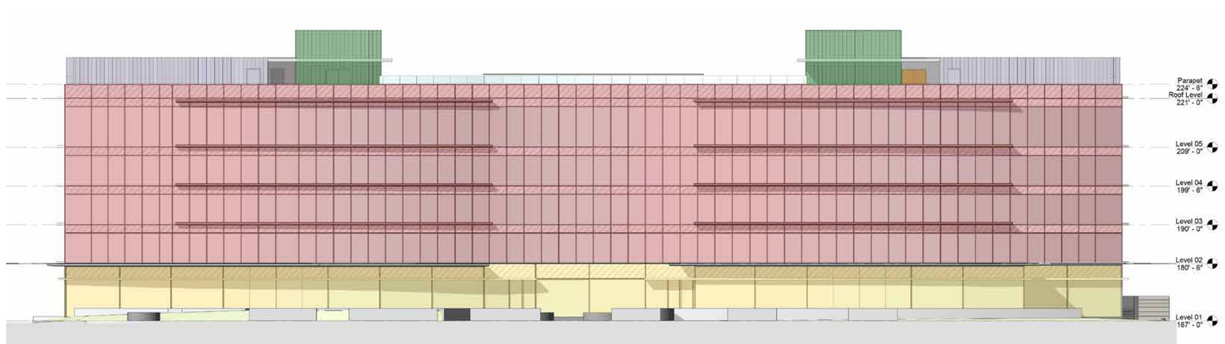
All drawings and written material herein constitute the original and unpublished work of the architect and/or the architect's affiliates and may not be duplicated, used, or disclosed without the prior written consent of the architect. © Hornberger + Worstell, Inc.

Cladding Systems

WEST ELEVATION



NORTH ELEVATION



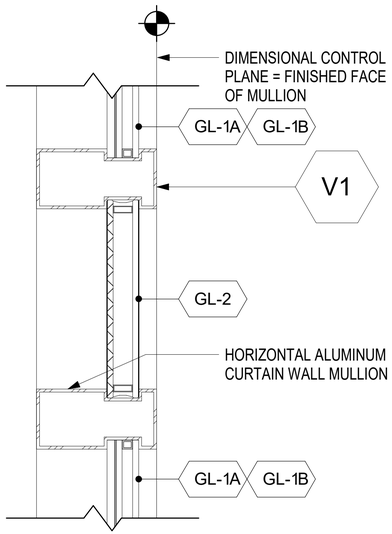
EAST ELEVATION

SOUTH ELEVATION

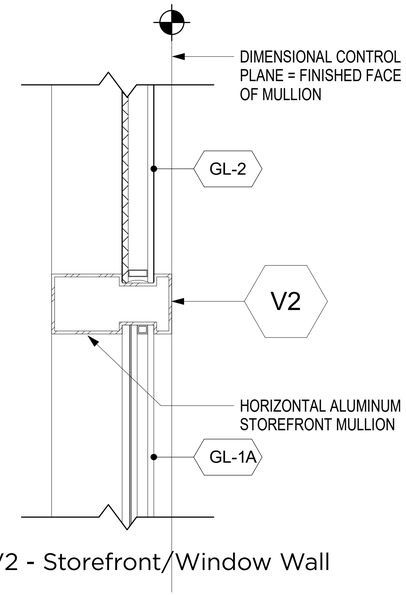
- V1 CURTAIN WALL
- V2 STOREFRONT/WINDOW WALL
- V3 PORCELAIN TILE VENEER
- V4 ALUMINUM WALL PANELING
- V5 METAL PANELING

All drawings and written material herein constitute the original and unpublished work of the architect and/or the architect's affiliates and may not be duplicated, used, or disclosed without the prior written consent of the architect. © Hornberger + Worstell, Inc.

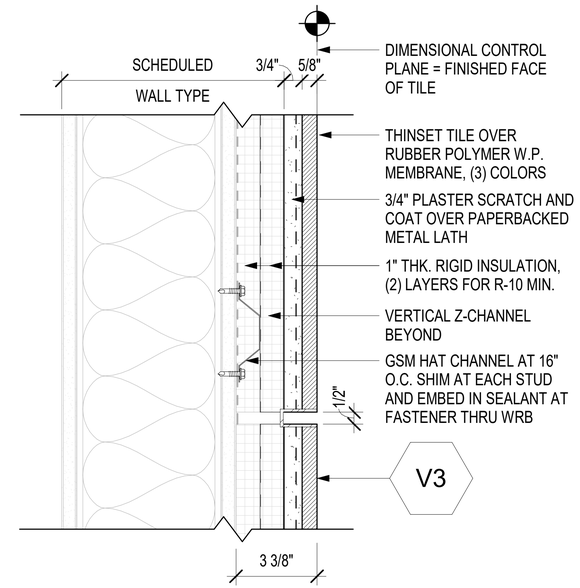
Cladding Systems - Details



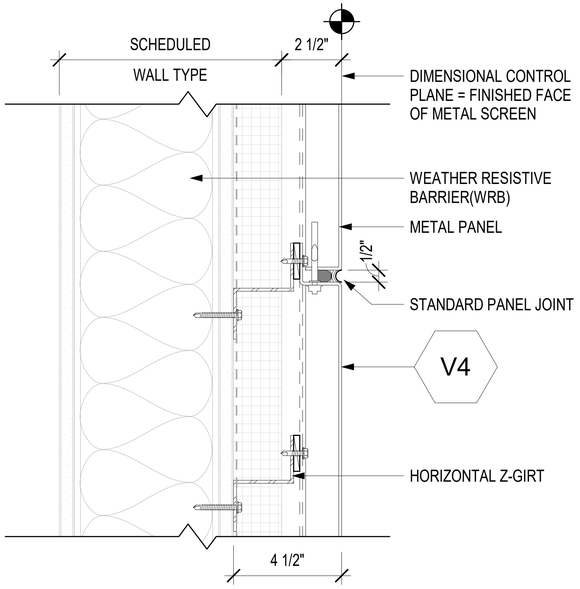
V1 - Curtain Wall



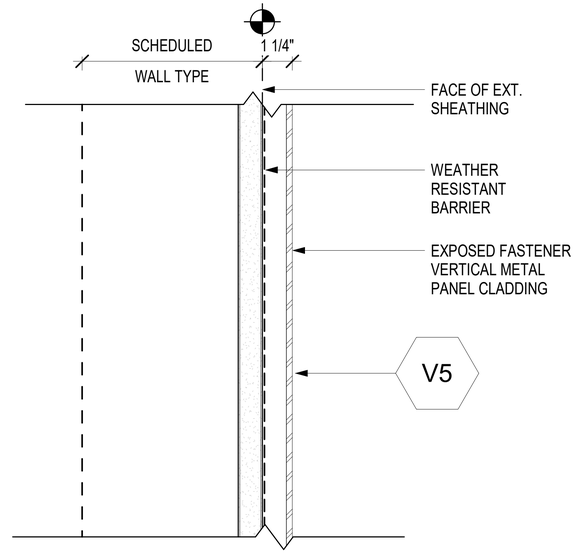
V2 - Storefront/Window Wall



V3 - Porcelain Tile Veneer



V4 - Aluminum Wall Paneling



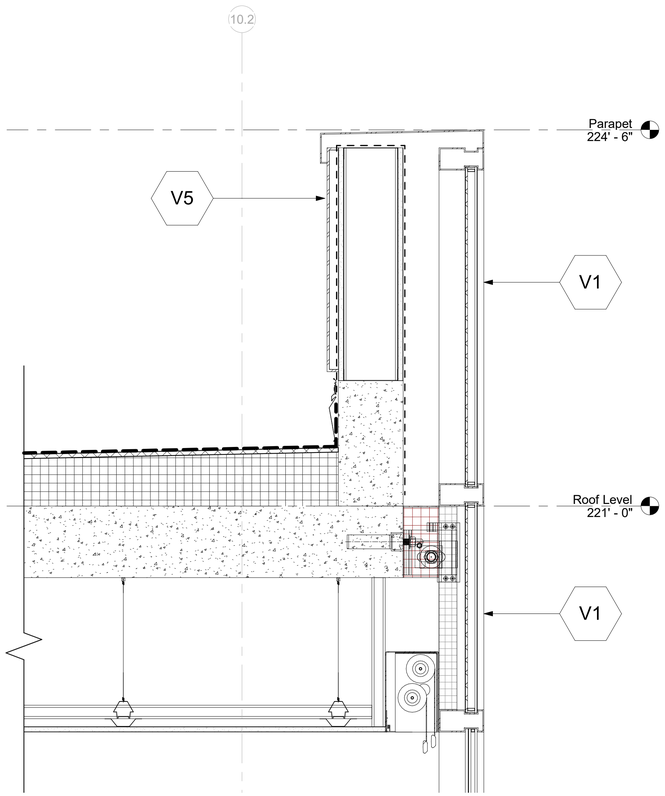
V5 - Metal Paneling (Roof Parapet)

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

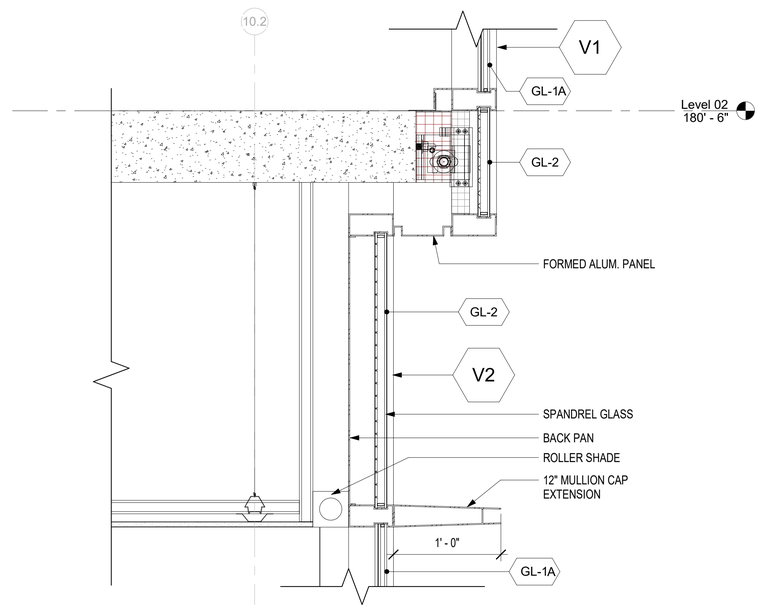
Note: GL-1B occurs at Levels 4&5 and as eye-level screening along roof terrace perimeter facing N. Wolfe Rd.

All drawings and written material herein constitute the original and unpublished work of the architect and/or the architect's affiliates and may not be duplicated, used, or disclosed without the prior written consent of the architect. © Hornberger + Worstell, Inc.

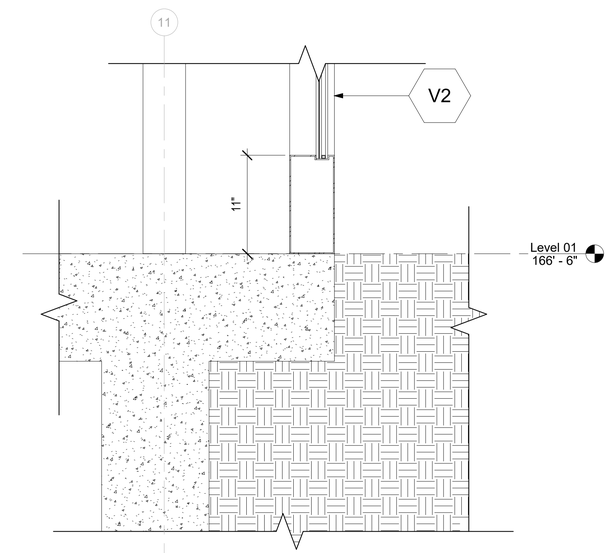
Cladding Systems - Storefront to Curtain Wall



Curtain Wall at Parapet



Storefront to Curtain Wall Transition



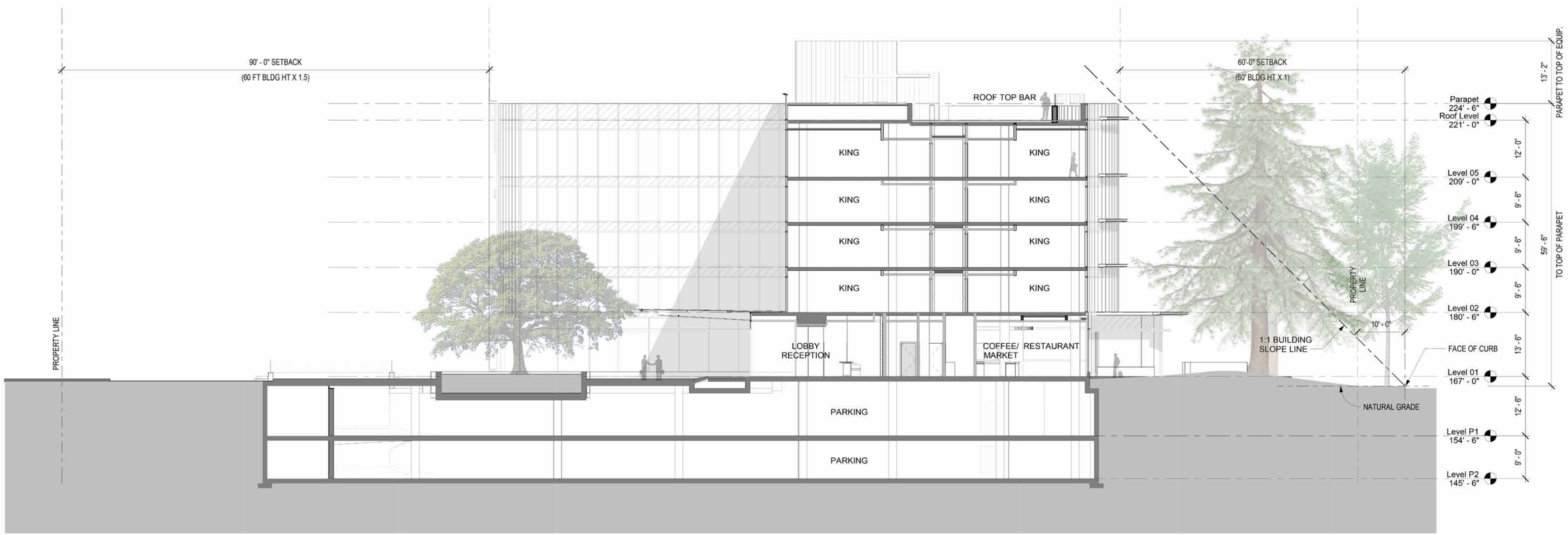
Storefront to Ground

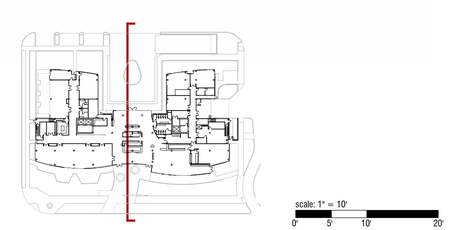
GL-1A Clear glass
GL-1B Fritted glass
GL-2 Spandrel glass

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

All drawings and written material herein constitute the original and unpublished work of the architect and/or the architect's affiliates and may not be duplicated, used, or disclosed without the prior written consent of the architect. © Hornberger + Worstell, Inc.

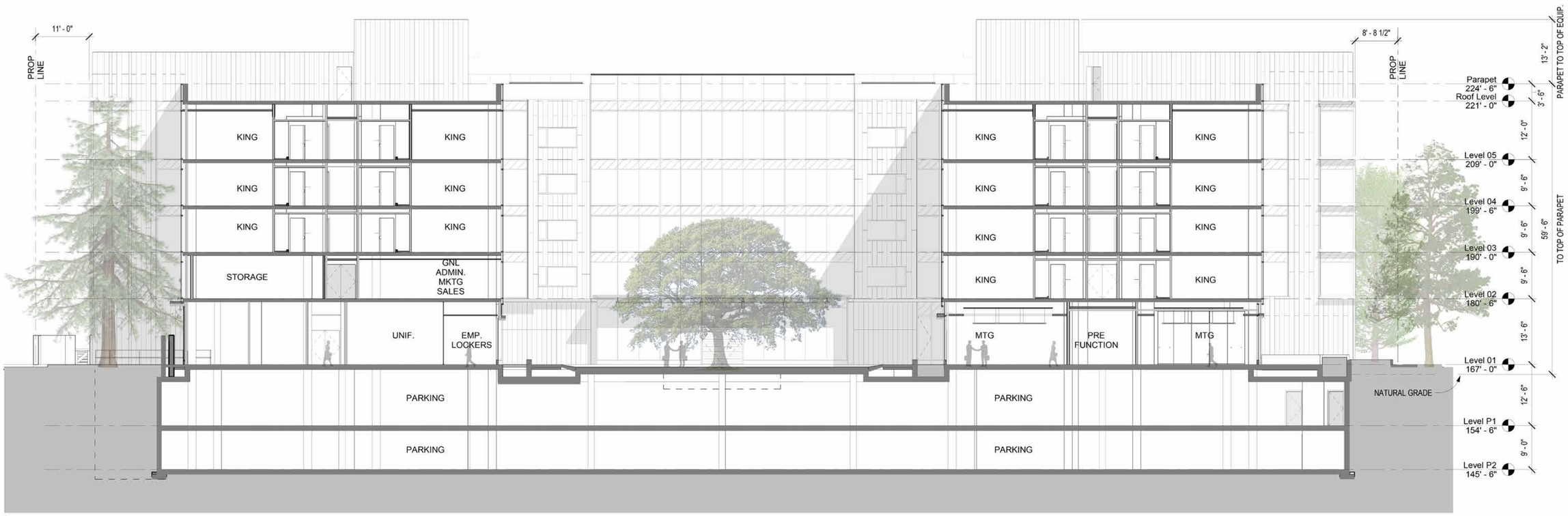
Section: East/West

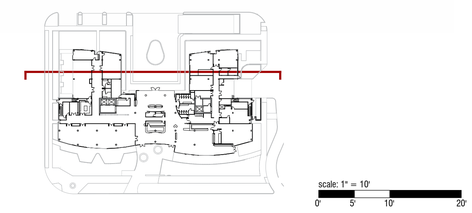




All drawings and written material herein constitute the original and unpublished work of the architect and/or the architect's affiliates and may not be duplicated, used, or disclosed without the prior written consent of the architect. © Hornberger + Worstell, Inc.

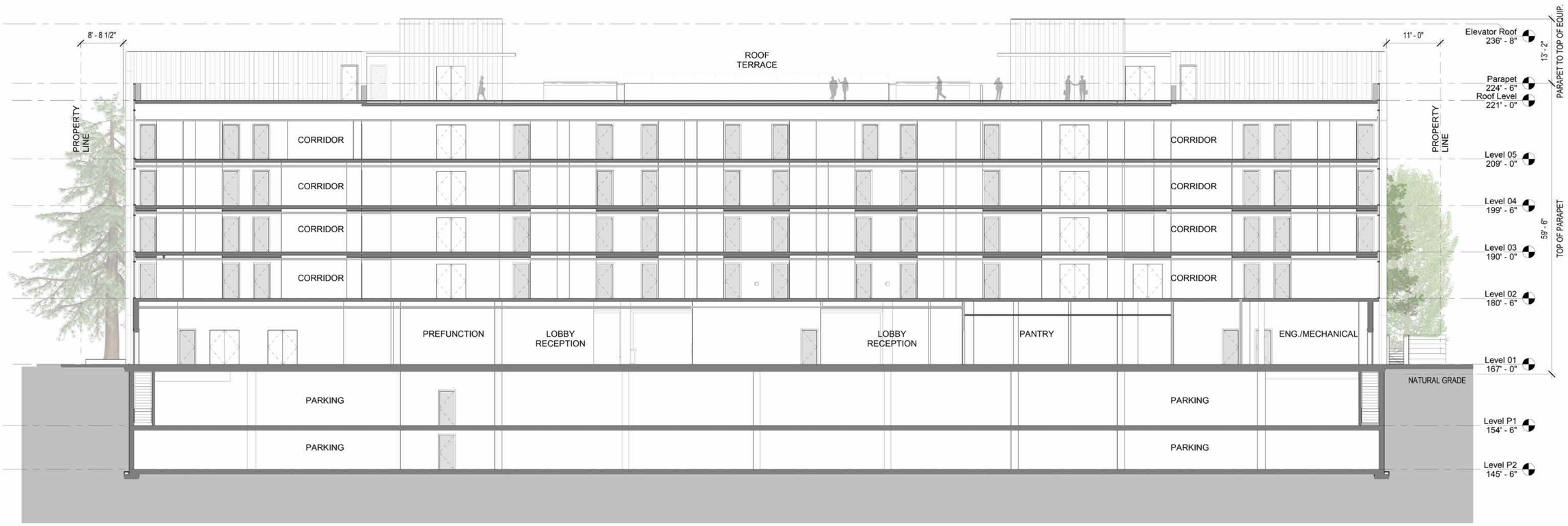
Section: North/South - 1

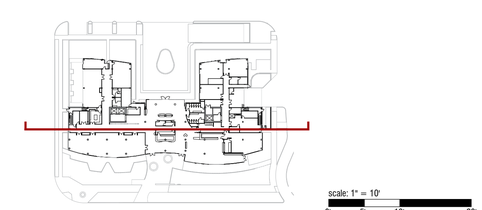




All drawings and written material herein constitute the original and unpublished work of the architect and/or the architect's affiliates and may not be duplicated, used, or disclosed without the prior written consent of the architect. © Hornberger + Worstell, Inc.

Section: North/South - 2





All drawings and written material herein constitute the original and unpublished work of the architect and/or the architect's affiliates and may not be duplicated, used, or disclosed without the prior written consent of the architect. © Hornberger + Worstell, Inc.

Arrival Court View

All drawings and written material herein constitute the original and unpublished work of the architect and/or the architect's affiliates and may not be duplicated, used, or disclosed without the prior written consent of the architect. © Hornberger + Worstell, Inc.

View looking south

All drawings and written material herein constitute the original and unpublished work of the architect and/or the architect's affiliates and may not be duplicated, used, or disclosed without the prior written consent of the architect. © Hornberger + Worstell, Inc.

View looking north

All drawings and written material herein constitute the original and unpublished work of the architect and/or the architect's affiliates and may not be duplicated, used, or disclosed without the prior written consent of the architect. © Hornberger + Worstell, Inc.

Hotel Arrival/Porte Cochère

All drawings and written material herein constitute the original and unpublished work of the architect and/or the architect's affiliates and may not be duplicated, used, or disclosed without the prior written consent of the architect. © Hornberger + Worstell, Inc.

Restaurant Entrance

All drawings and written material herein constitute the original and unpublished work of the architect and/or the architect's affiliates and may not be duplicated, used, or disclosed without the prior written consent of the architect. © Hornberger + Worstell, Inc.

Roof Terrace

All drawings and written material herein constitute the original and unpublished work of the architect and/or the architect's affiliates and may not be duplicated, used, or disclosed without the prior written consent of the architect. © Hornberger + Worstell, Inc.

Roof terrace looking southwest

All drawings and written material herein constitute the original and unpublished work of the architect and/or the architect's affiliates and may not be duplicated, used, or disclosed without the prior written consent of the architect. © Hornberger + Worstell, Inc.

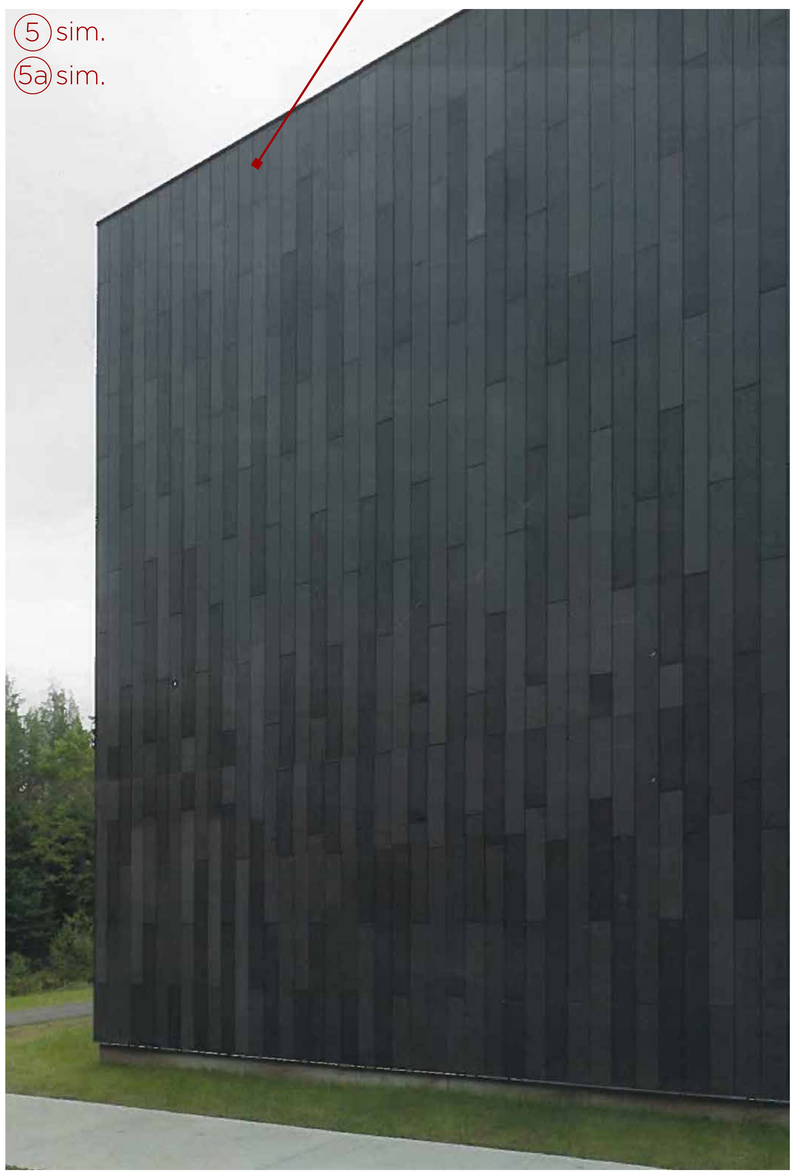
Roof terrace view northwest

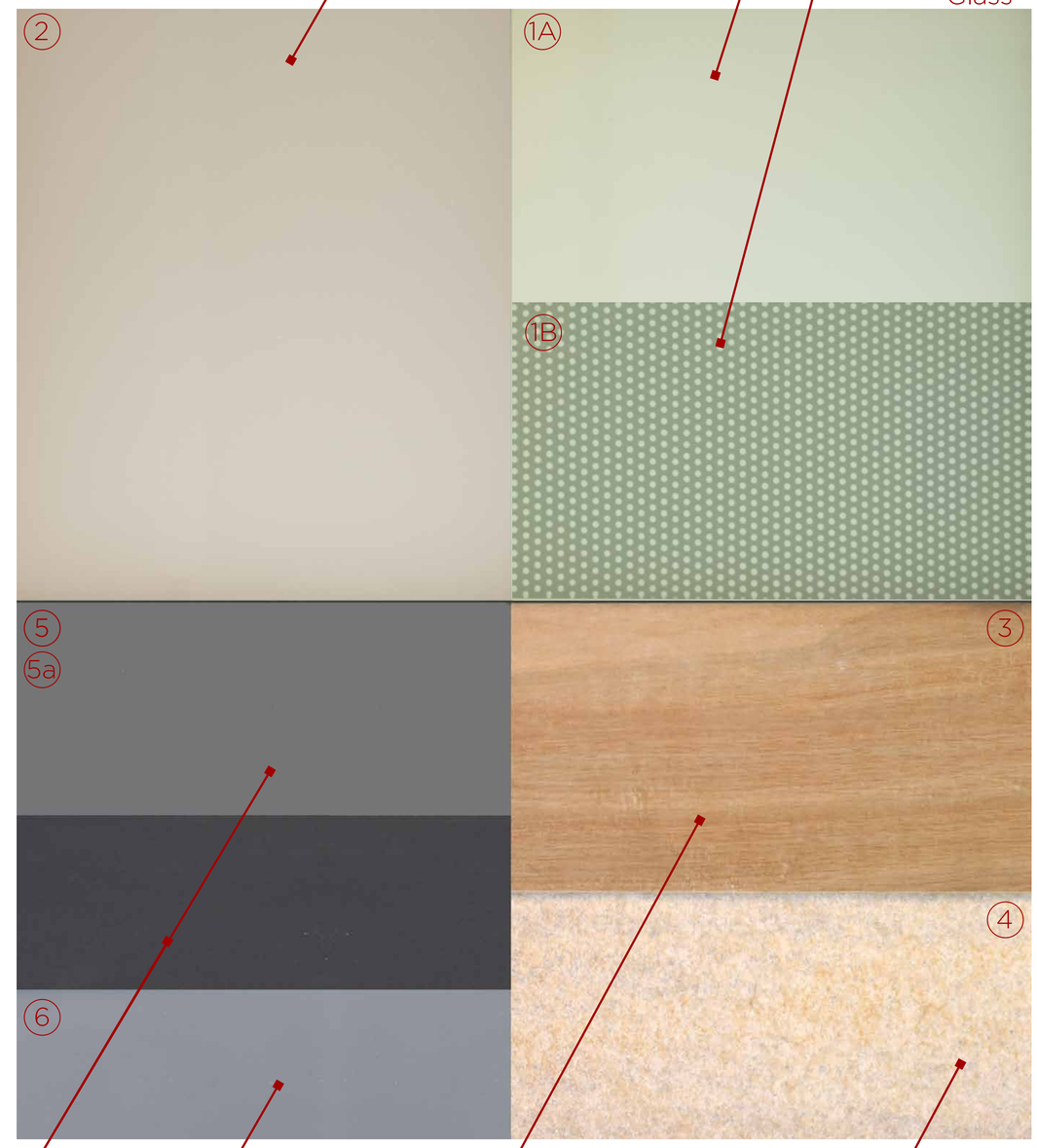
All drawings and written material herein constitute the original and unpublished work of the architect and/or the architect's affiliates and may not be duplicated, used, or disclosed without the prior written consent of the architect. © Hornberger + Worstell, Inc.

Roof terrace view east

All drawings and written material herein constitute the original and unpublished work of the architect and/or the architect's affiliates and may not be duplicated, used, or disclosed without the prior written consent of the architect. © Hornberger + Worstell, Inc.

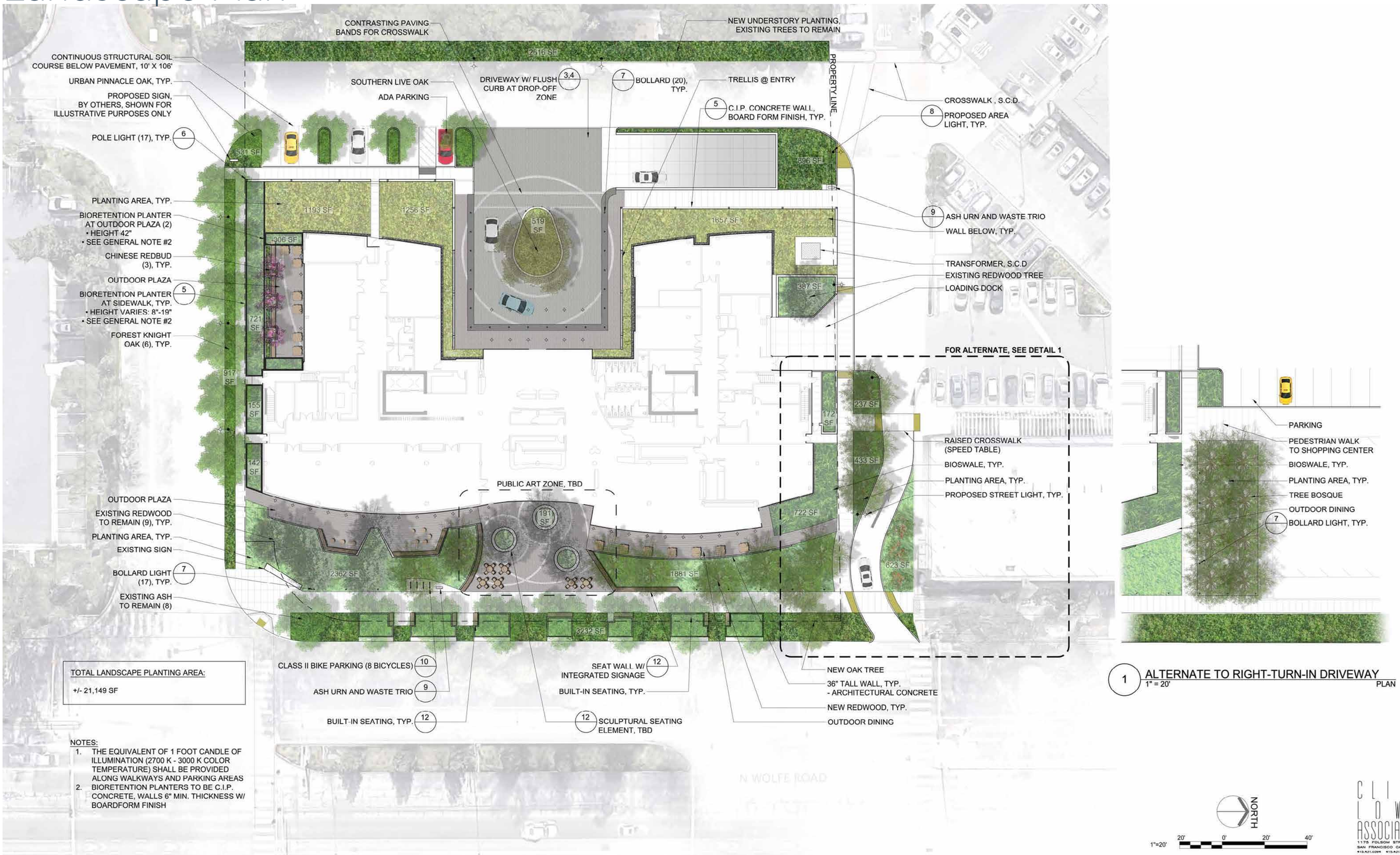
Color/Material Board





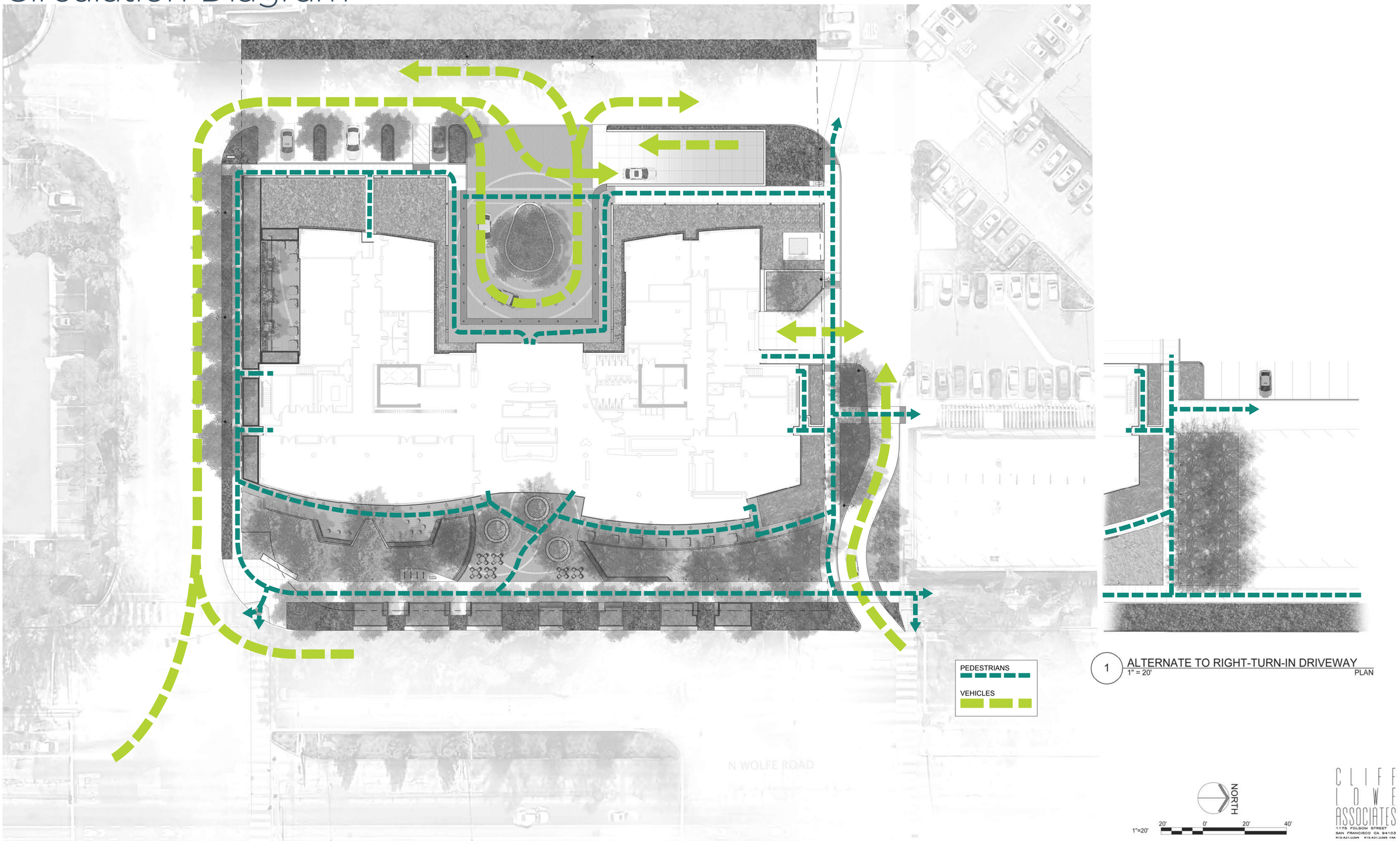
All drawings and written material herein constitute the original and unpublished work of the architect and/or the architect's affiliates and may not be duplicated, used, or disclosed without the prior written consent of the architect. © Hornberger + Worstell, Inc.

Landscape Plan



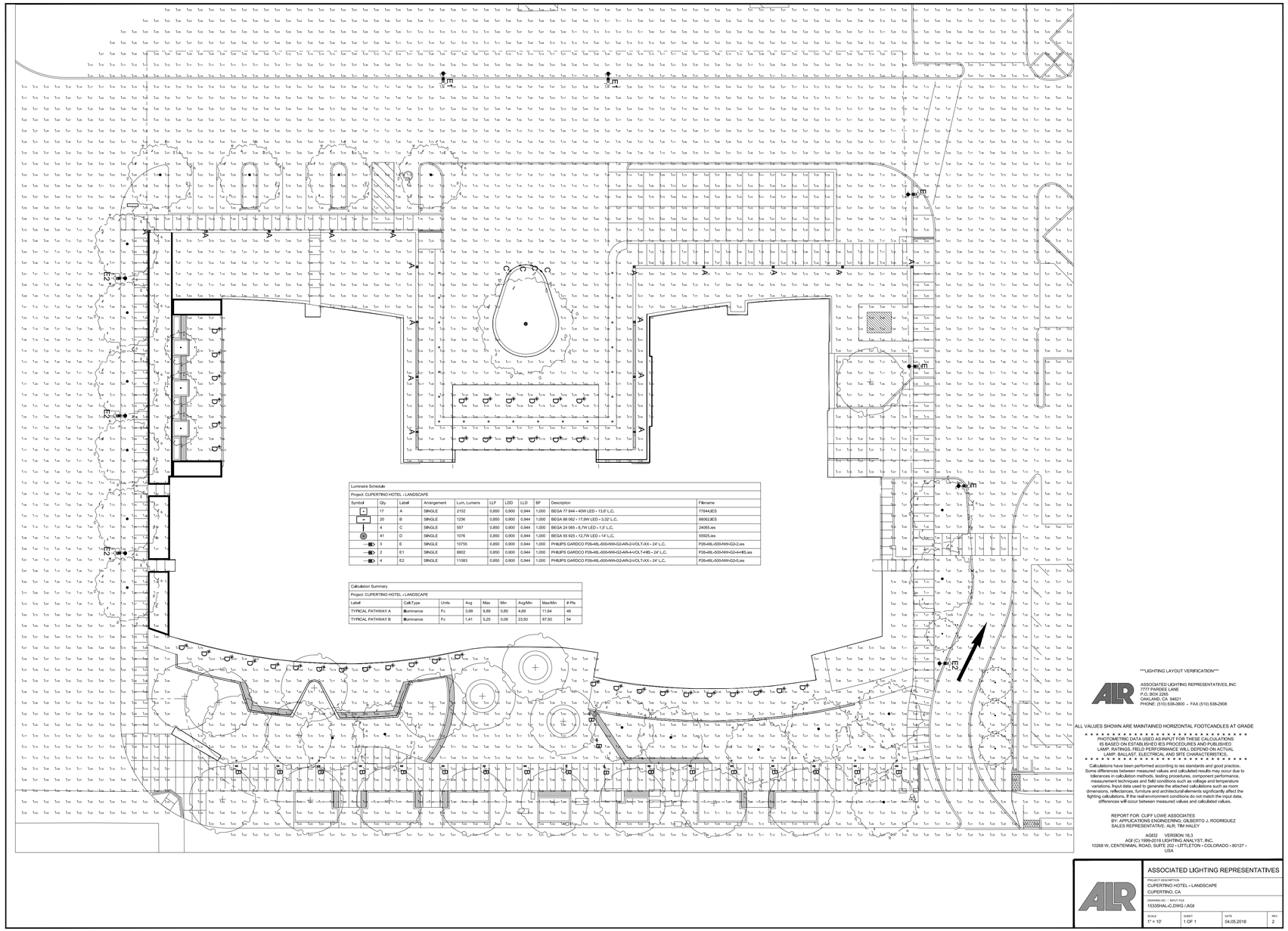
All drawings and written material herein constitute the original and unpublished work of the architect and/or the architect's affiliates and may not be duplicated, used, or disclosed without the prior written consent of the architect. © Hornberger + Worstell, Inc.

Circulation Diagram



All drawings and written material herein constitute the original and unpublished work of the architect and/or the architect's affiliates and may not be duplicated, used, or disclosed without the prior written consent of the architect. © Hornberger + Worstell, Inc.

Photometric Plan



Luminaire Schedule

Project: CUPERTINO HOTEL - LANDSCAPE

Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	LDD	LLD	BF	Description	Filename
	17	A	SINGLE	2152	0,850	0,900	0,844	1,000	BEGA 77 844 - 40W LED - 13,6' L.C.	77844JES
	20	B	SINGLE	1236	0,850	0,900	0,844	1,000	BEGA 98 062 - 17,9W LED - 3,32' L.C.	98062JES
	4	C	SINGLE	557	0,850	0,900	0,844	1,000	BEGA 24 065 - 8,7W LED - 1,9' L.C.	24065.ies
	41	D	SINGLE	1076	0,850	0,900	0,844	1,000	BEGA 55 925 - 12,7W LED - 14' L.C.	55925.ies
	3	E	SINGLE	10755	0,850	0,900	0,844	1,000	PHILIPS GARDCO P26-48L-500-NW-G2-AR-2-VOLT-XX - 24' L.C.	P26-48L-500-NW-G2-2.ies
	2	E1	SINGLE	8802	0,850	0,900	0,844	1,000	PHILIPS GARDCO P26-48L-500-NW-G2-AR-4-VOLT-HS - 24' L.C.	P26-48L-500-NW-G2-4-HS.ies
	4	E2	SINGLE	11083	0,850	0,900	0,844	1,000	PHILIPS GARDCO P26-48L-500-NW-G2-AR-2-VOLT-XX - 24' L.C.	P26-48L-500-NW-G2-5.ies

Calculation Summary

Project: CUPERTINO HOTEL - LANDSCAPE

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	# Pts
TYPICAL PATHWAY A	Illuminance	Fc	3,99	9,89	0,85	4,69	11,64	46
TYPICAL PATHWAY B	Illuminance	Fc	1,41	5,25	0,06	23,50	87,50	54

LIGHTING LAYOUT VERIFICATION

ASSOCIATED LIGHTING REPRESENTATIVES, INC
7777 FAIRGATE LANE
P.O. BOX 2208
OAKLAND, CA 94621
PHONE: (510) 638-3800 - FAX (510) 638-2908

ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE

* *
PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS
IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED
LAMP, RATINGS. FIELD PERFORMANCE WILL DEPEND ON ACTUAL
LAMP, BALLAST, ELECTRICAL AND SITE CHARACTERISTICS.
* *

Calculations have been performed according to ies standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

REPORT FOR: CLIFF LOWE ASSOCIATES
BY: APPLICATIONS ENGINEERING: GILBERTO J. RODRIGUEZ
SALES REPRESENTATIVE: ALR: TIM HALEY

AGI32 VERSION 18.3
AGI (C) 1999-2018 LIGHTING ANALYST, INC.
10268 W. CENTENNIAL ROAD, SUITE 202 - LITTLETON - COLORADO - 80127 - USA

ASSOCIATED LIGHTING REPRESENTATIVES

PROJECT DESCRIPTION
CUPERTINO HOTEL - LANDSCAPE
CUPERTINO, CA

DRAWING NO / SHEET FILE
15335HAL-C.DWG / AGI

SCALE	SHEET	DATE	REV
1" = 10'	1 OF 1	04.05.2018	2

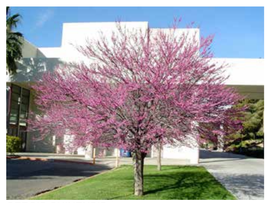
All drawings and written material herein constitute the original and unpublished work of the architect and/or the architect's affiliates and may not be duplicated, used, or disclosed without the prior written consent of the architect. © Hornberger + Worstell, Inc.

Landscape Materials Board

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

BENCH WITH INTEGRATED SIGNAGE AT ENTRY PLAZA

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



CERCIS CHINENSIS
CHINESE REDBUD

QUERCUS MACROCARPA 'URBAN PINNACLE'
URBAN PINNACLE OAK

QUERCUS ENGELMANNII
ENGELMANN OAK

QUERCUS ALBA X ROBUR 'FOREST KNIGHT'
FOREST KNIGHT OAK

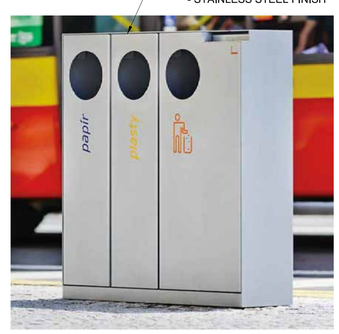
QUERCUS VIRGINIANA
SOUTHERN LIVE OAK

SEQUOIA SEMPERVIRENS
COAST REDWOOD

11 TREE PALETTE
N.T.S. PHOTO

CIRCLE BIKE RACK
BY ID METALCO
- STAINLESS STEEL FINISH

10 BICYCLE RACK
N.T.S. PHOTO



9 WASTE TRIO
N.T.S. PHOTO

PHILIPS PUREFORM LED
AREA MEDIUM P26
- FINISH TBD

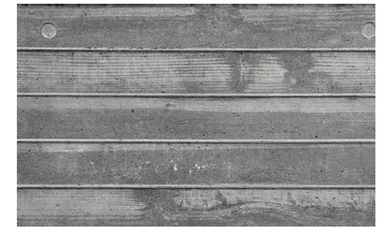
8 AREA LIGHT
N.T.S. PHOTO

BEGA 77 844 LINEAR
ELEMENT LED SQUARE
- FINISH TBD

7 BOLLARD LIGHT
N.T.S. PHOTO

BEGA 77 844 LINEAR
ELEMENT LED SQUARE
- FINISH TBD

6 PEDESTRIAN POLE LIGHT
N.T.S. PHOTO

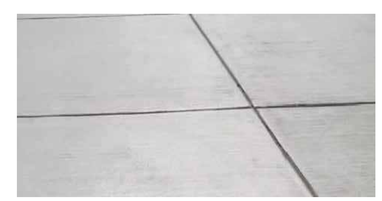


5 BOARD FORM FINSIH CONCRETE
N.T.S. PHOTO

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

CLIFF LOWE ASSOCIATES
1175 FOLSOM STREET

All drawings and written material herein constitute the original and unpublished work of the architect and/or the architect's affiliates and may not be duplicated, used, or disclosed without the prior written consent of the architect. © Hornberger + Worstell, Inc.

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	*PHORMUIM* 'ATROPURPUREUM COMPACTUM'	FLAX	LOW	X	ENTRY SEQUENCE
	WOO FIM	4'	5 GAL	*WOODWARDIA FIMBRIATA*	GIANT CHAIN FERN	MODERATE	X	REDWOOD UNDER-STORY

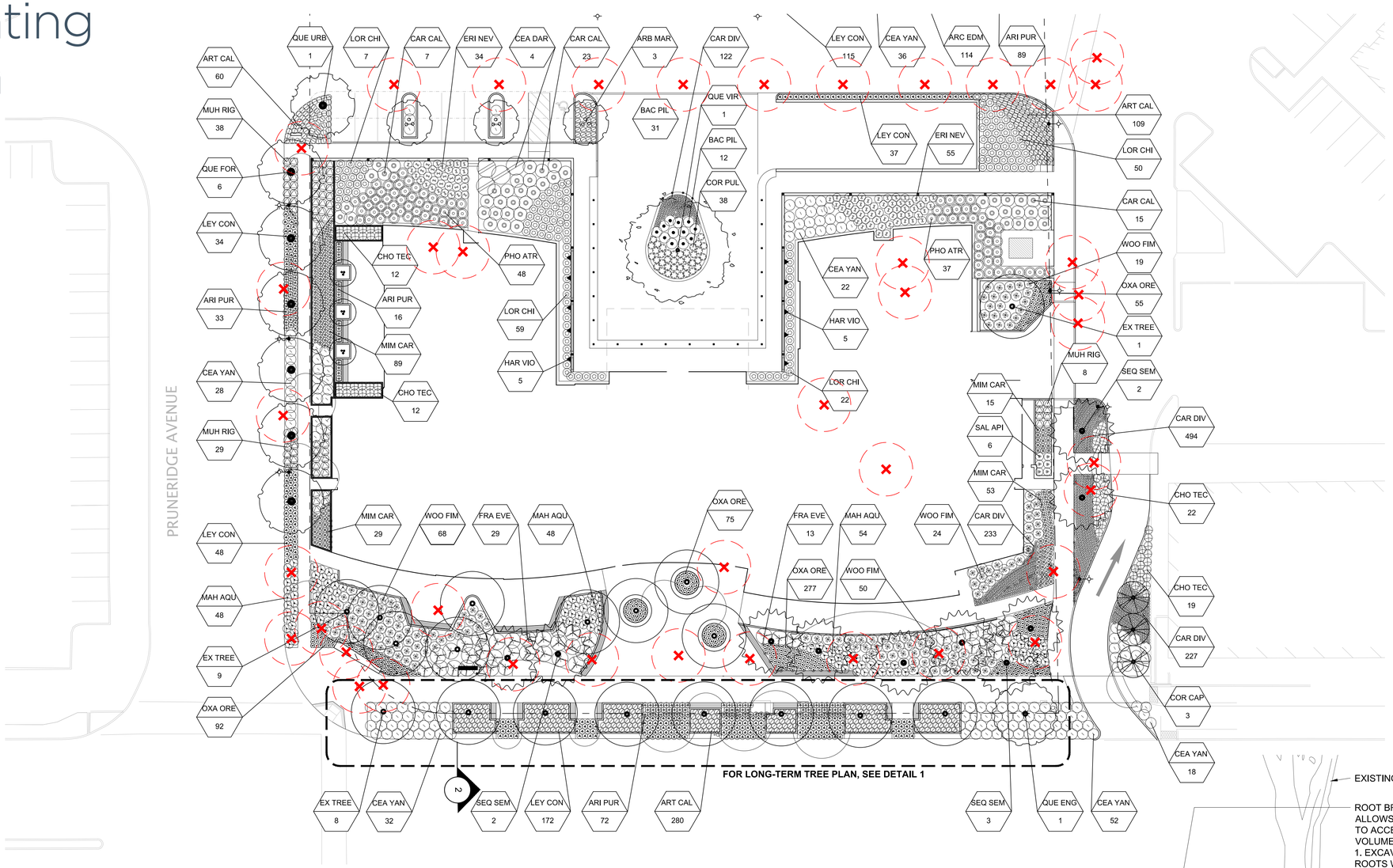
VINES

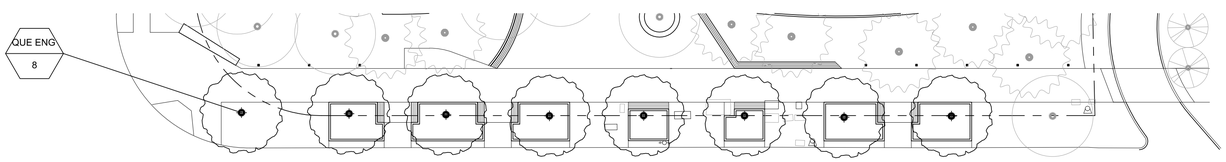
SYMBOL	KEY	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE	CA NATIVE	NOTES
▲	HAR VIO		15 GAL	HARDENBERGIA VIOLACE	HAPPY WANDERER	MEDIUM		VINE @ TRELLIS

CLIFF LOWE ASSOCIATES
1175 FOLSOM STREET
SAN FRANCISCO CA 94103
415.431.0384 415.431.0386 FAX

All drawings and written material herein constitute the original and unpublished work of the architect and/or the architect's affiliates and may not be duplicated, used, or disclosed without the prior written consent of the architect. © Hornberger + Worstell, Inc.

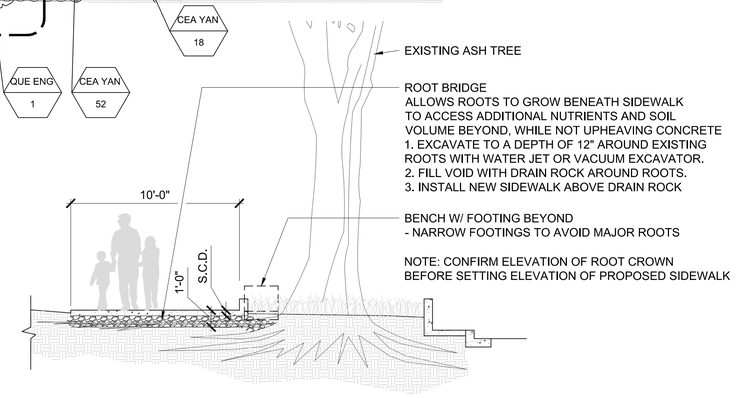
Planting Plan



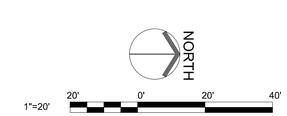


1 LONG-TERM STREET TREE PLAN
1" = 20' PLAN

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.



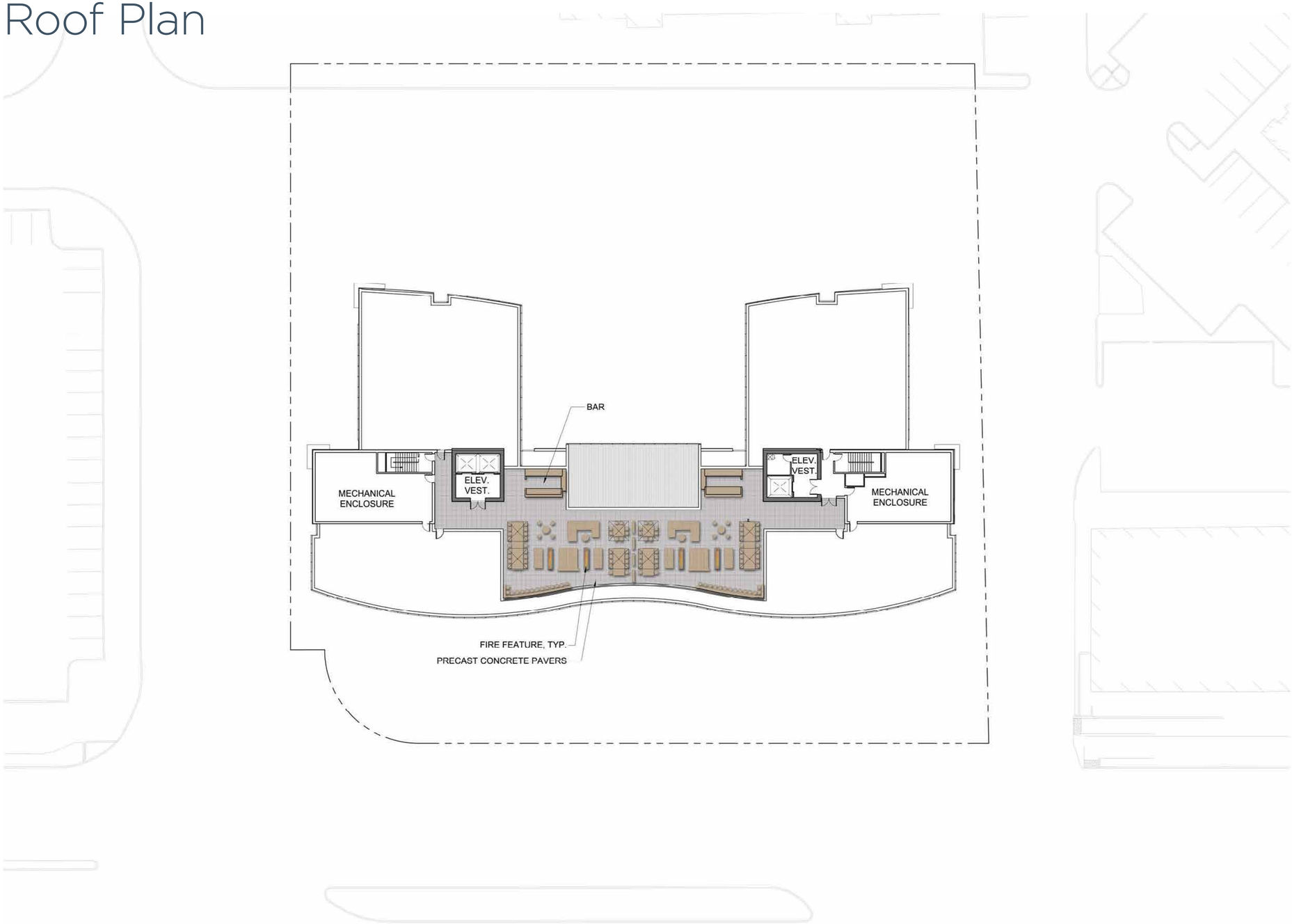
2 ROOT BRIDGE AT SIDEWALK
1/4" = 1'-0" SECTION

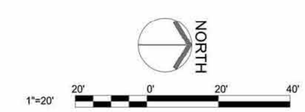


CLIFF LOWE ASSOCIATES
1175 FOLSOM STREET
SAN FRANCISCO CA 94103
415.431.0394 415.431.0396 FAX

All drawings and written material herein constitute the original and unpublished work of the architect and/or the architect's affiliates and may not be duplicated, used, or disclosed without the prior written consent of the architect. © Hornberger + Worstell, Inc.

Roof Plan





CLIFF LOWE ASSOCIATES
1175 FOLSOM STREET
SAN FRANCISCO, CA 94103
415.431.0298 415.431.0299 FAX

All drawings and written material herein constitute the original and unpublished work of the architect and/or the architect's affiliates and may not be duplicated, used, or disclosed without the prior written consent of the architect. © Hornberger + Worstell, Inc.

Urban Frontage Exhibit

VIEW **LOOKING SOUTH** ALONG SIDEWALK AT NORTH WOLFE ROAD

VIEW **LOOKING NORTH** ALONG SIDEWALK AT NORTH WOLFE ROAD

PLAN

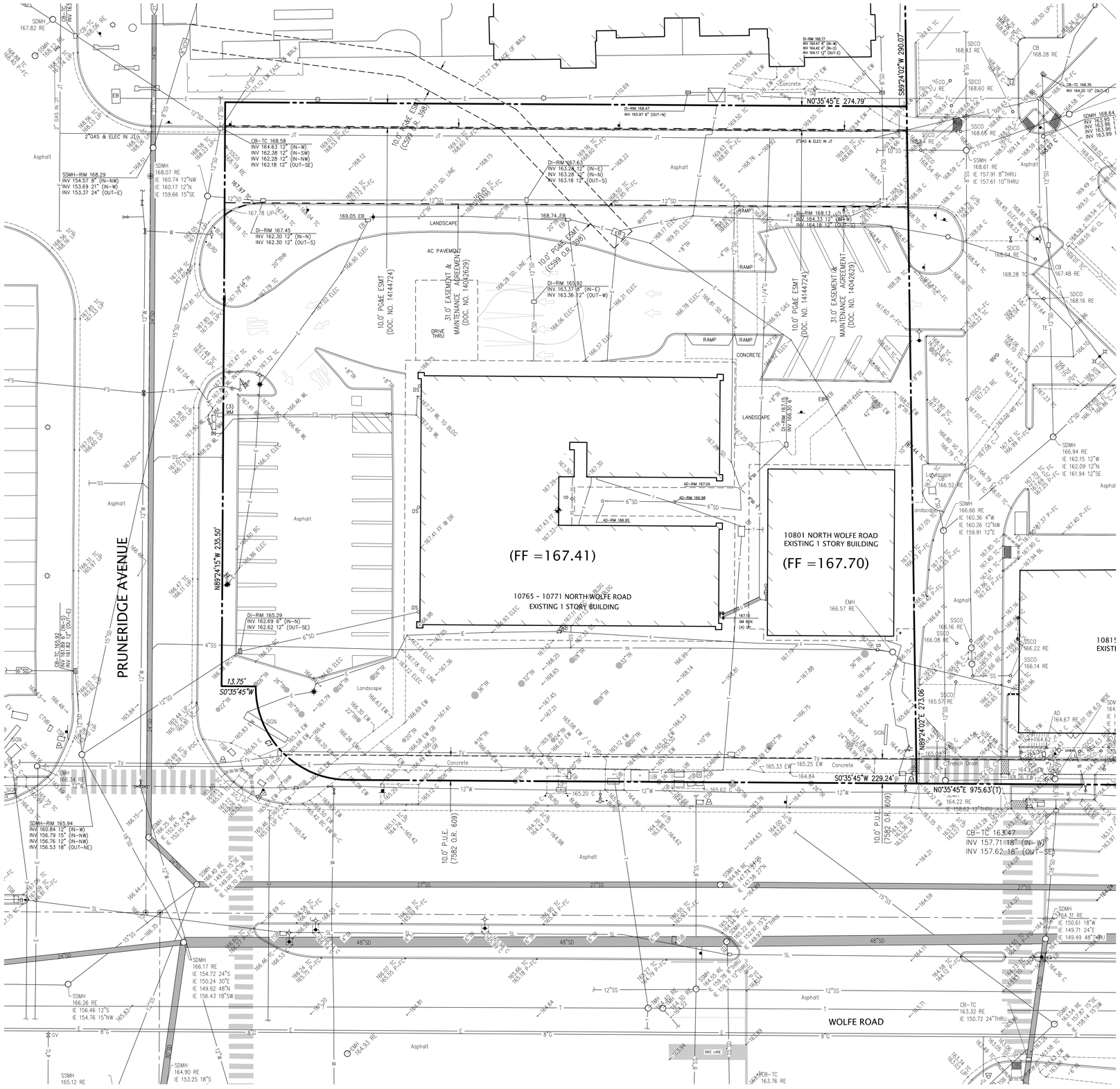
SEATING WITH INTERNAL LIGHTING

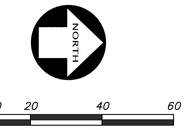
BENCH WITH INTEGRATED SIGNAGE

NORTH WOLFE ROAD FRONTAGE, LOOKING WEST

CLIFF LOWE ASSOCIATES
1175 FOLSOM STREET
SAN FRANCISCO CA 94103
415.431.0364 415.431.0366 FAX

All drawings and written material herein constitute the original and unpublished work of the architect and/or the architect's affiliates and may not be duplicated, used, or disclosed without the prior written consent of the architect. © Hornberger + Worstell, Inc.





LEGEND

BUILDING LINE
CONCRETE CURB
CONCRETE CURB & GUTTER
CONTOUR LINE
OBSCURED CONTOUR LINE
DRIVEWAY
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
BM/TBM BENCHMARK/TEMPORARY BENCHMARK
ELECTROLIER
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
GUY ANCHOR
GAS METER
HOSEBIBB
POST INDICATOR VALVE
CNTRL SURVEY CONTROL POINT
TRAFFIC SIGNAL POLE
TRAFFIC SIGN
12"TR TREE
UTILITY BOX
UTILITY LINE MARKER
WATER VALVE

ABBREVIATIONS

AC	ASPHALT CONCRETE
AD	AREA DRAIN
BC	BACK OF CURB
BEG	BEGIN
BLDG	BUILDING
BW	BACK OF WALK
C.	CONCRETE
CB	CATCH BASIN
CL	CENTER LINE
CO	CLEANOUT
CTV.	CABLE TELEVISION
CTVB	CABLE TV BOX
CTVL	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	TELEPHONE 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

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH
C1	37.50'	90°00'00"	58.90'

NOTES

1. THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED NOVEMBER 8, 2007, NUMBER 07-98203233-MC. 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.

2. UTILITY INFORMATION HEROIN 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.

3. 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

4. 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.

5. THIS MAP WAS PREPARED USING COMPUTER ASSISTED, PHOTOGRAMMETRIC METHODS BY HJW GEOSPATIAL, INC., IN OAKLAND CALIFORNIA. THE DATE OF PHOTOGRAPHY WAS NOVEMBER 2, 2008 AS JOB NUMBER 07 - 358.

6. THE TOPOGRAPHY SHOWN HEREON AS AN INTERIM CONDITION. FINAL TOPOGRAPHY IS IN PROGRESS.

05/10/17
DATE

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

LICENSED LAND SURVEYOR
JOSEPH D. THOMPSON
No. 8121
Exp. 12-31-18
STATE OF CALIFORNIA

NO.	REVISION	BY	NO.	REVISION	BY

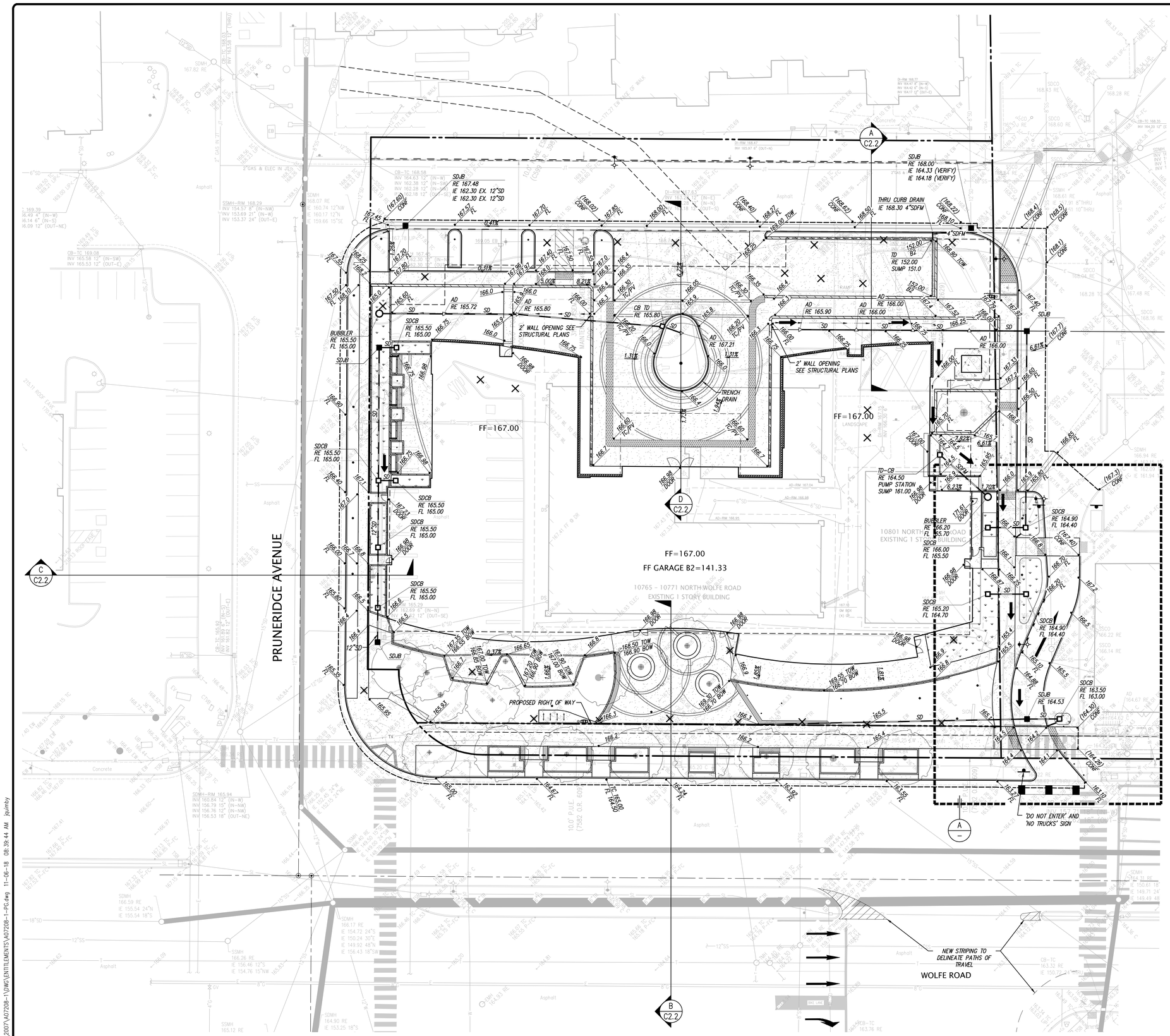
KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
2850 Collier Canyon Road
Livermore, California 94551
Phone (925) 245-8788
Fax (925) 245-8796

PARTIAL TOPOGRAPHIC SURVEY OF CUPERTINO VILLAGE FOR KIMCO

CUPERTINO, CALIFORNIA

DATE	May, 2017
SCALE	1" = 20'
SURVEYOR	JDT
DRAWN BY	TB
JOB NO.	A07208-1
SHEET	C1.1
OF	SHEETS

Z:\2007\A07208-1\DWG\ENTITLEMENTS\TS-A07208-1-PG.dwg 11-06-18 08:39:37 AM jaurmby



NORTH

0 10 20 40 60

Scale 1" = 20'

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
	EXISTING TREE TO BE REMOVED
	SIDEWALK: 4" PCC OVER 6" CLASS II AB
	REINFORCED CONCRETE PAD PER SOILS ENGINEER FINAL RECOMMENDATIONS
	SIGN
	OVERLAND RELEASE ARROW

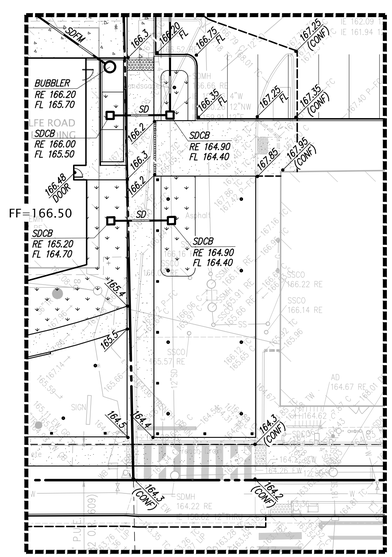
NOTE:
ALL STORM DRAIN PIPES WITHIN THE LIMITS OF THE UNDERGROUND GARAGE ARE SCHEMATIC ONLY, AND SHALL BE DESIGNED PER THE GARAGE MECHANICAL PLANS.

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 SPOILS, SHRINK OR SWELL 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

NO.	REVISION	BY

NO.	REVISION	BY
	SD PRICING SET 6.1.18	

REGISTERED PROFESSIONAL ENGINEER ATKAR SARYEDDEEN No. 65838 CIVIL STATE OF CALIFORNIA

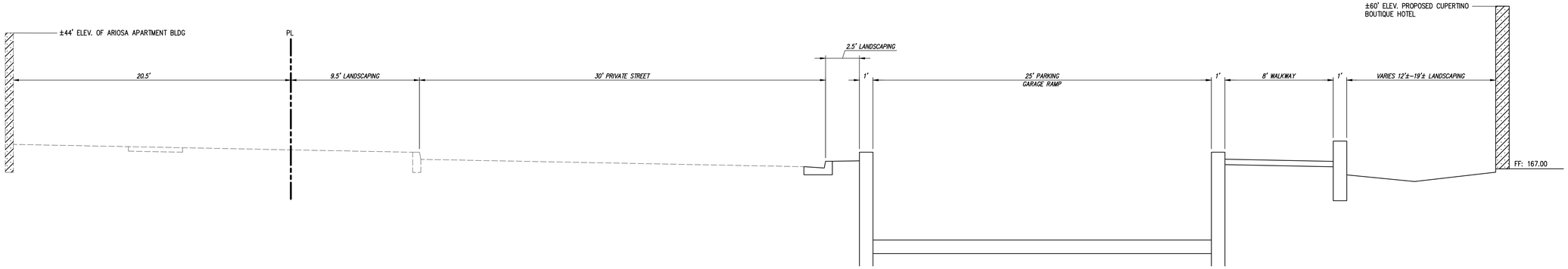
KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
2850 Collier Canyon Road
Livermore, California 94551
Phone (925) 245-8788
Fax (925) 245-8796

PRELIMINARY GRADING PLAN
OF
CUPERTINO VILLAGE
FOR
KIMCO

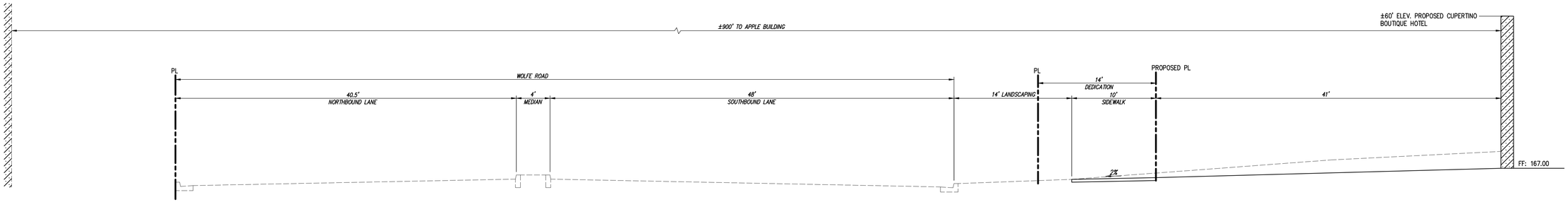
CUPERTINO, CALIFORNIA

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

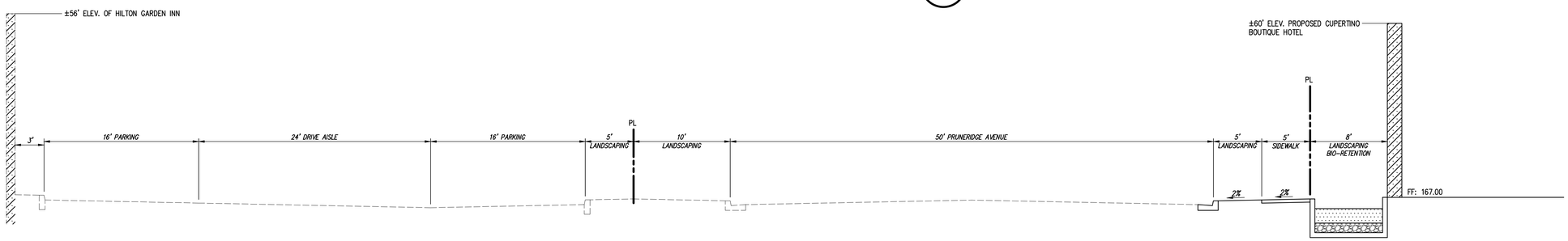
Z:\2007\A07208-1\DWG\ENTITLEMENTS\A07208-1-PG.dwg 11-06-18 08:39:44 AM jquimby



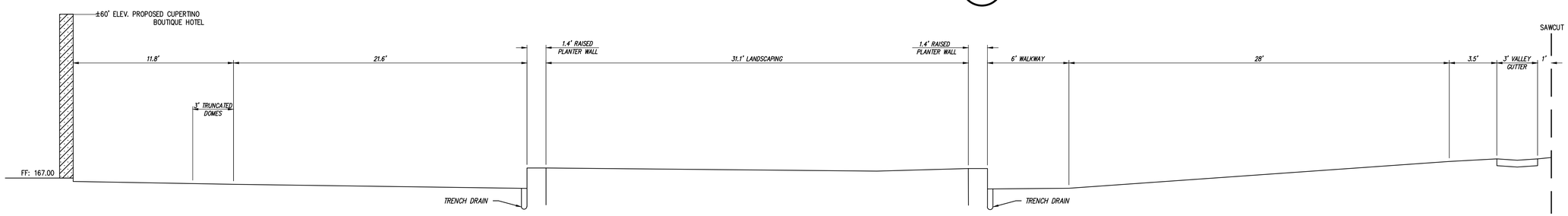
SECTION A
SCALE: 1" = 4'



SECTION B
SCALE: 1" = 6'



SECTION C
SCALE: 1"= 6'



SECTION D
SCALE: 1"= 4'

NO.	REVISION	BY

NO.	REVISION	BY
	SD PRICING SET 6.1.18	

REGISTERED PROFESSIONAL ENGINEER ATKAR SARYEDDEEN No. 65838 CIVIL STATE OF CALIFORNIA

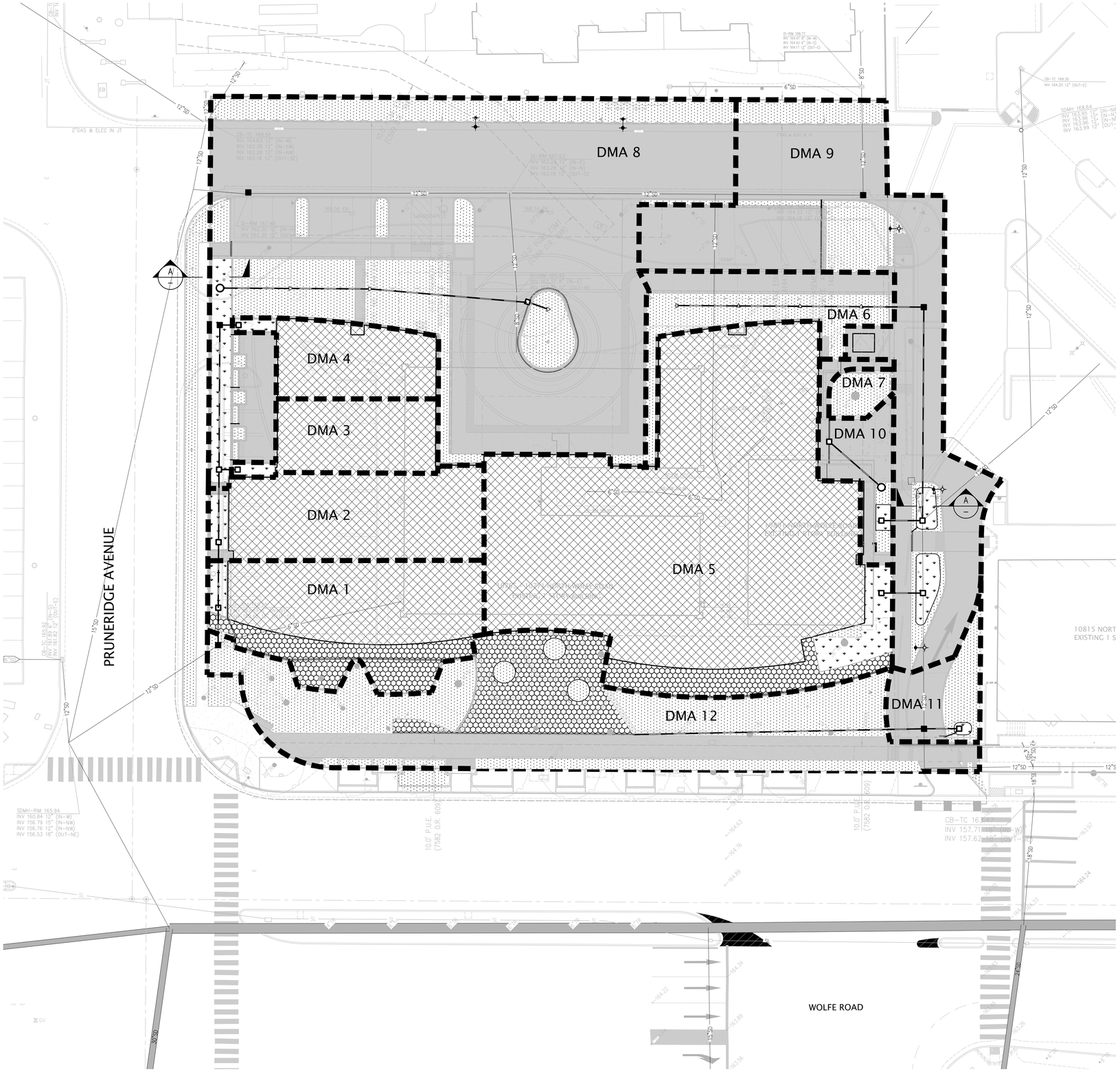
KIER & WRIGHT
CIVIL ENGINEERS & SURVEYORS, INC.
2850 Collier Canyon Road Phone (925) 245-8788
Livermore, California 94551 Fax (925) 245-8796

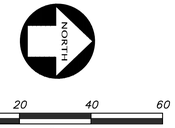
PRELIMINARY SECTIONS OF CUPERTINO VILLAGE FOR KIMCO

CUPERTINO, CALIFORNIA

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

Z:\2007\A07208-1\DWG\ENTITLEMENTS\A07208-1-PG.dwg 11-06-18 08:39:45 AM jquimby





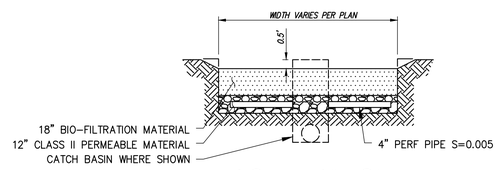
LEGEND

- 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)	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

A

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

NO.	REVISION	BY

NO.	REVISION	BY
	SD PRICING SET 6.1.18	

REGISTERED PROFESSIONAL ENGINEER ATKAR SARVEDEAN No. 65838 CIVIL STATE OF CALIFORNIA

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

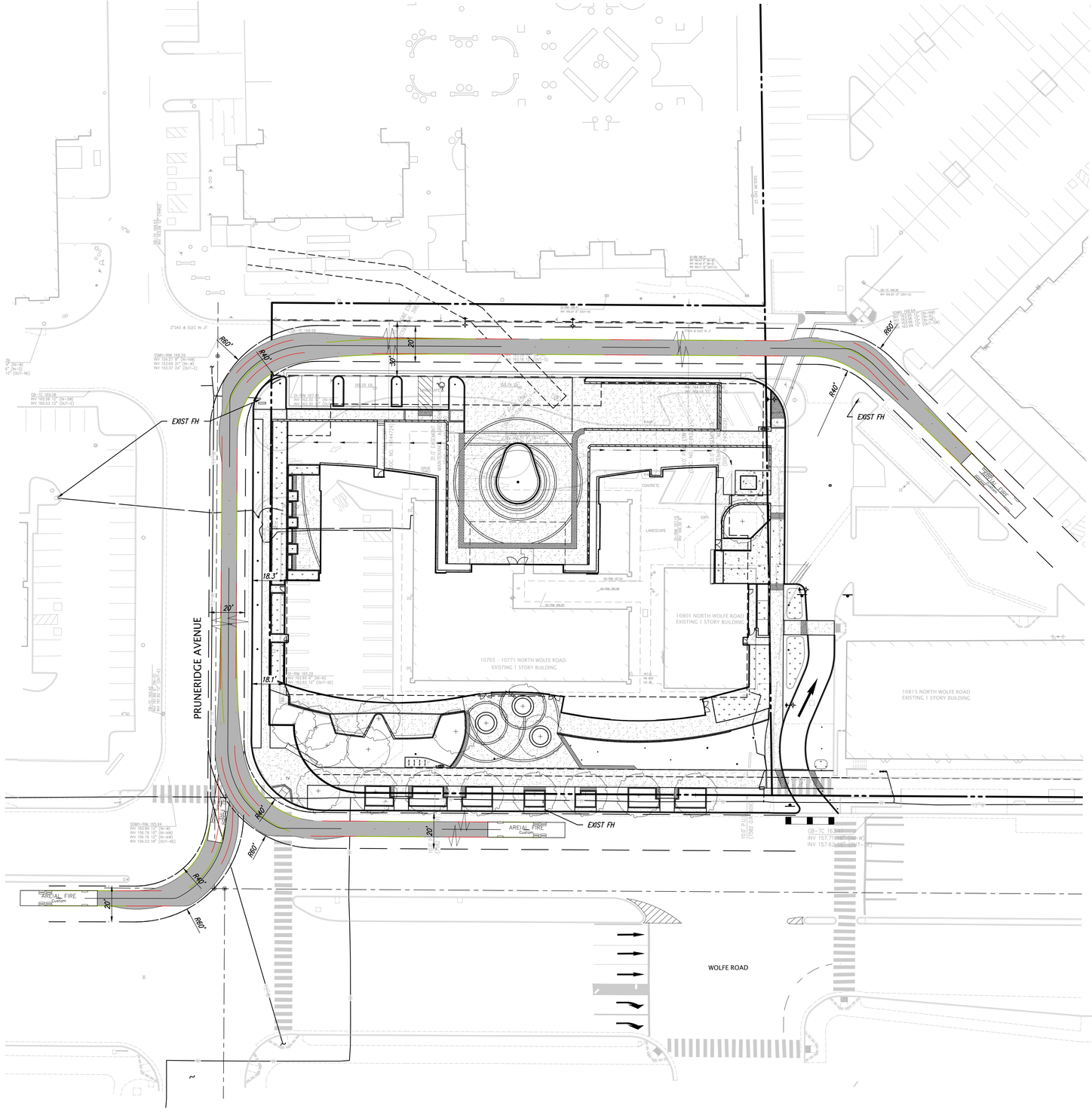
STORM WATER CONTROL PLAN OF CUPERTINO VILLAGE FOR KIMCO

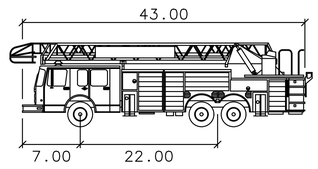
CUPERTINO, CALIFORNIA

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

35

Z:\2007\A07208-1\DWG\ENTITLEMENTS\A07208-1-PG-SWM.dwg 11-06-18 08:40:00 AM jpulmby





AERIAL FIRE

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

NO.	REVISION	BY

NO.	REVISION	BY
	SD PRICING SET 6.1.18	

REGISTERED PROFESSIONAL ENGINEER
TIMAR SARYEDDEEN
No. 65838
CIVIL
STATE OF CALIFORNIA

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

FIRE TRUCK TURN EXHIBIT
OF
CUPERTINO VILLAGE
FOR
KIMCO

CUPERTINO, CALIFORNIA

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

Z:\2007\A07208-1\DWG\ENTITLEMENTS\EXHIBITS\A07208-1 AUTO-TURN EXHIBIT-2.dwg 10-11-18 06:01:20 PM jquimby