

Cupertino Village Hotel

CUPERTINO VILLAGE LP

PLANNING SUBMITTAL

September 25, 2018



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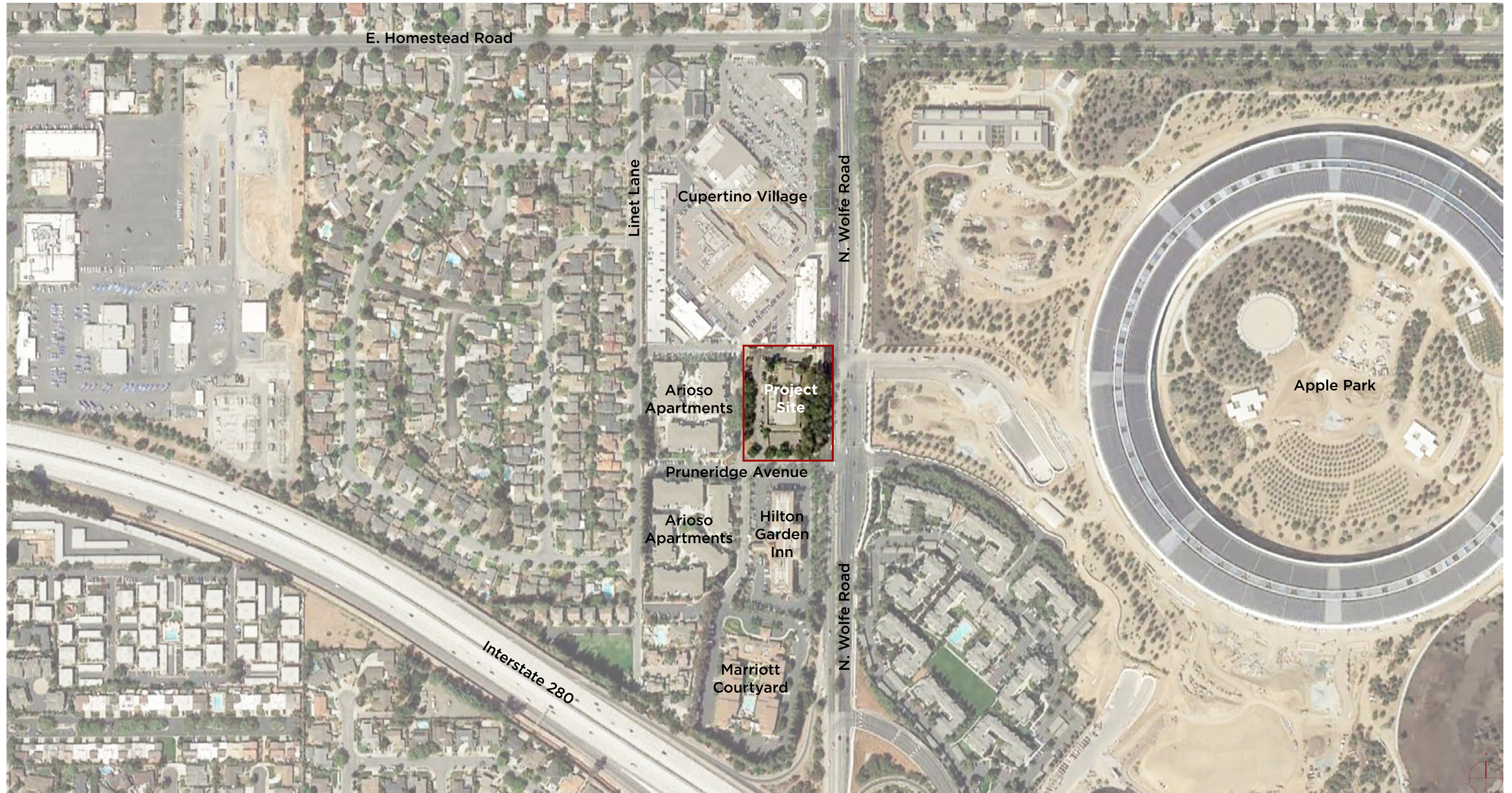
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Vicinity Map



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).

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

- FRONT YARD-ESTABLISHED BASED UPON SPECIAL POLICIES CONTAINED IN THE GENERAL PLAN AND/OR APPLICABLE SPECIFIC PLAN (SEE EXCERPT BELOW FROM GENERAL PLAN)
- 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:

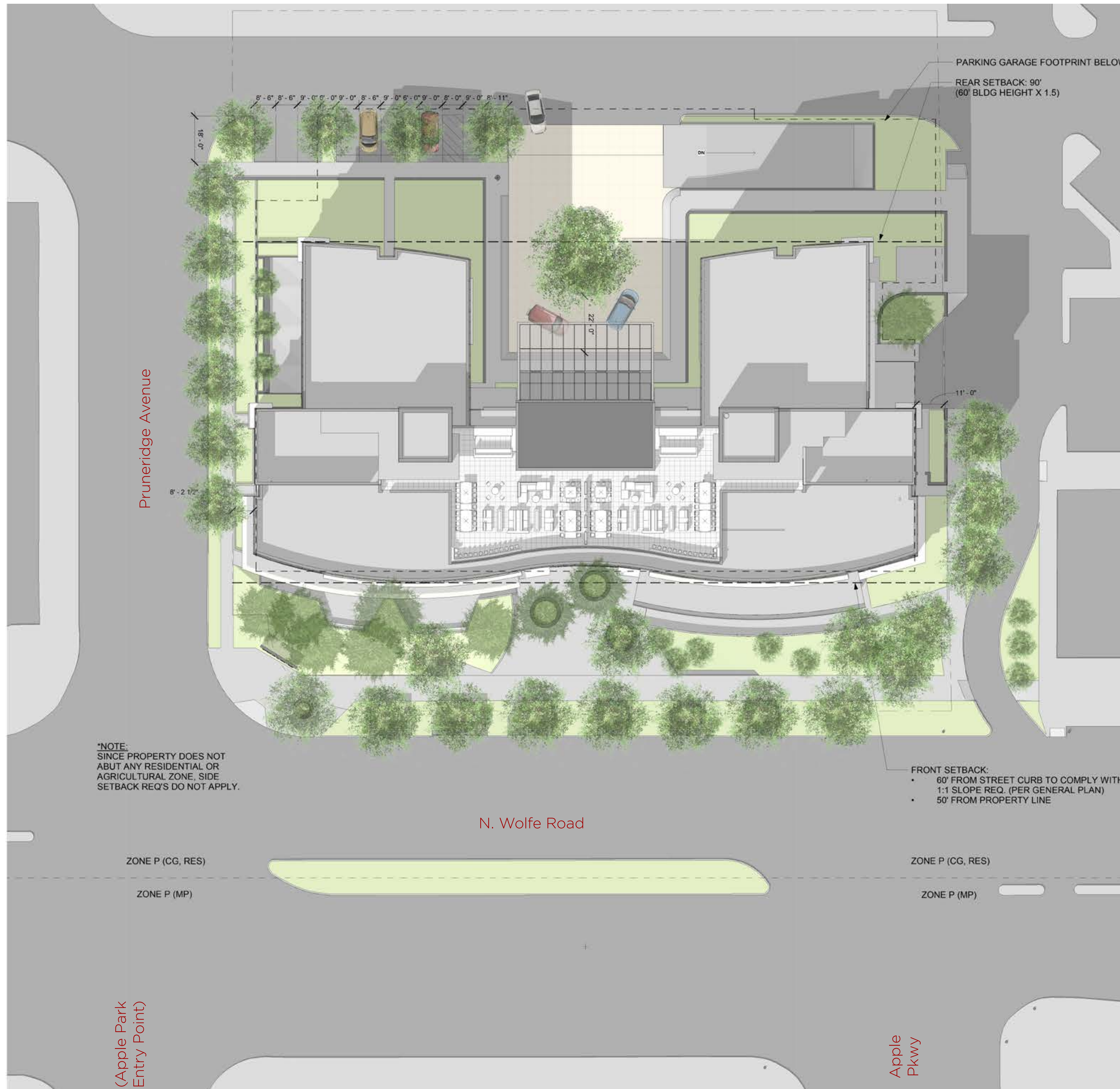
- 16,810 SF WITHIN PROPERTY LINE (26% OF NET LOT AREA)
- 20,834 SF INCLUDING BEYOND PROP LINE (33% OF NET LOT AREA)

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

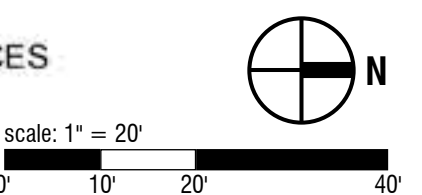
Level	Department	Area (SF)
Not Placed	BOH	0
		0
Level P2	PARKING	41269
		41269
Level P1	PARKING	41098
		41098
Level 01	ADMINISTRATION	306
Level 01	BOH	5690
Level 01	CIRCULATION	3333
Level 01	FOOD & BEVERAGE	4008
Level 01	LOBBY	3669
Level 01	MEETING	5688
Level 01	MEP	1595
		24288
Level 02	BOH	3603
Level 02	CIRCULATION	3695
Level 02	FITNESS	1314
Level 02	GUESTROOM	12418
Level 02	MEP	1701
		22730
Level 03	BOH	477
Level 03	CIRCULATION	3894
Level 03	GUESTROOM	18066
Level 03	MEP	349
		22786
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
		197746

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

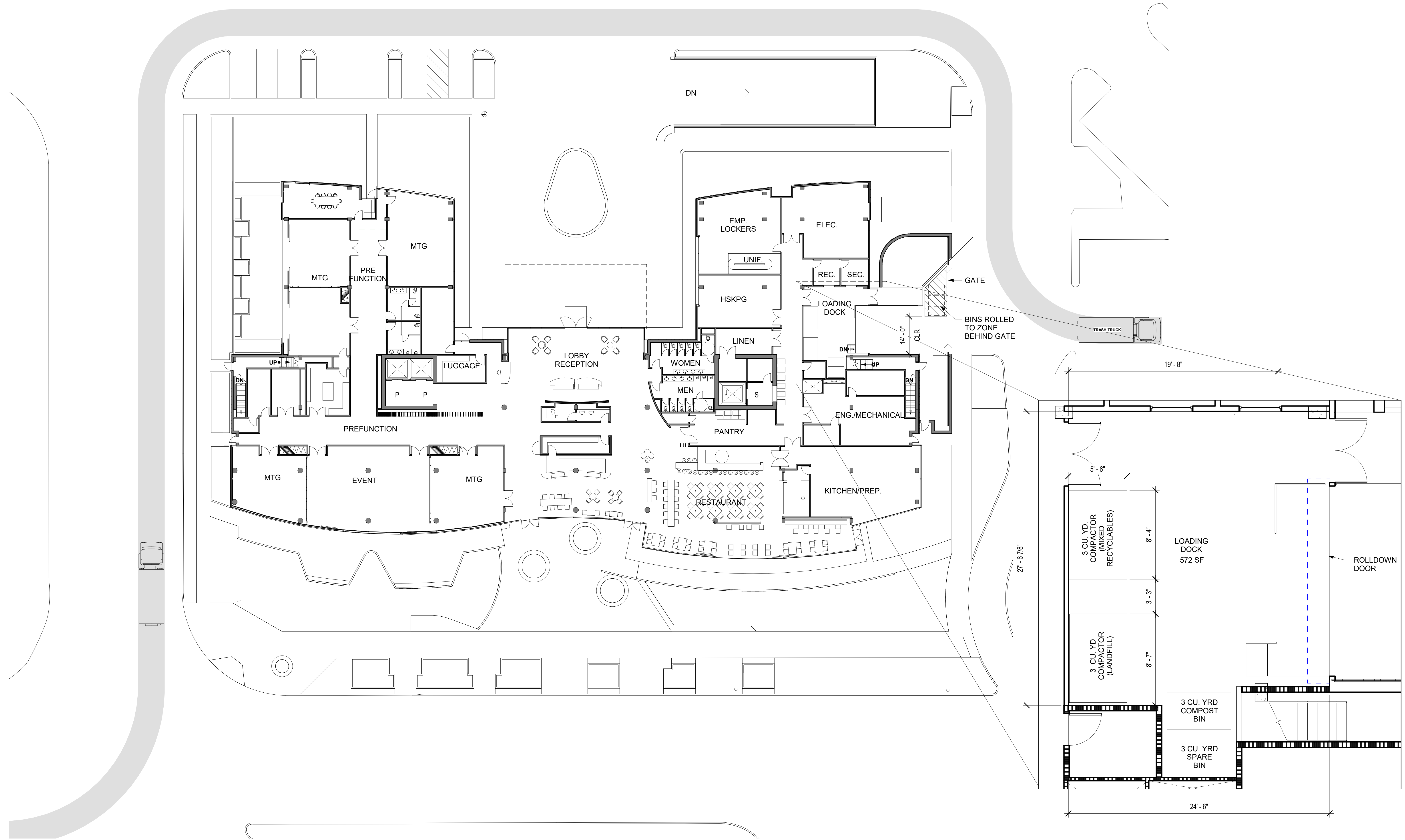


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Trash Enclosure Exhibit

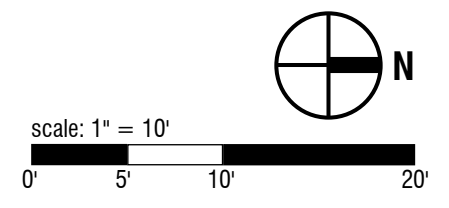


Floor Plan: Level P2



- 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



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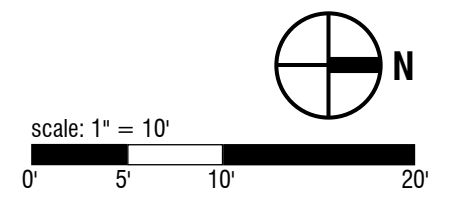
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Floor Plan: Level P1

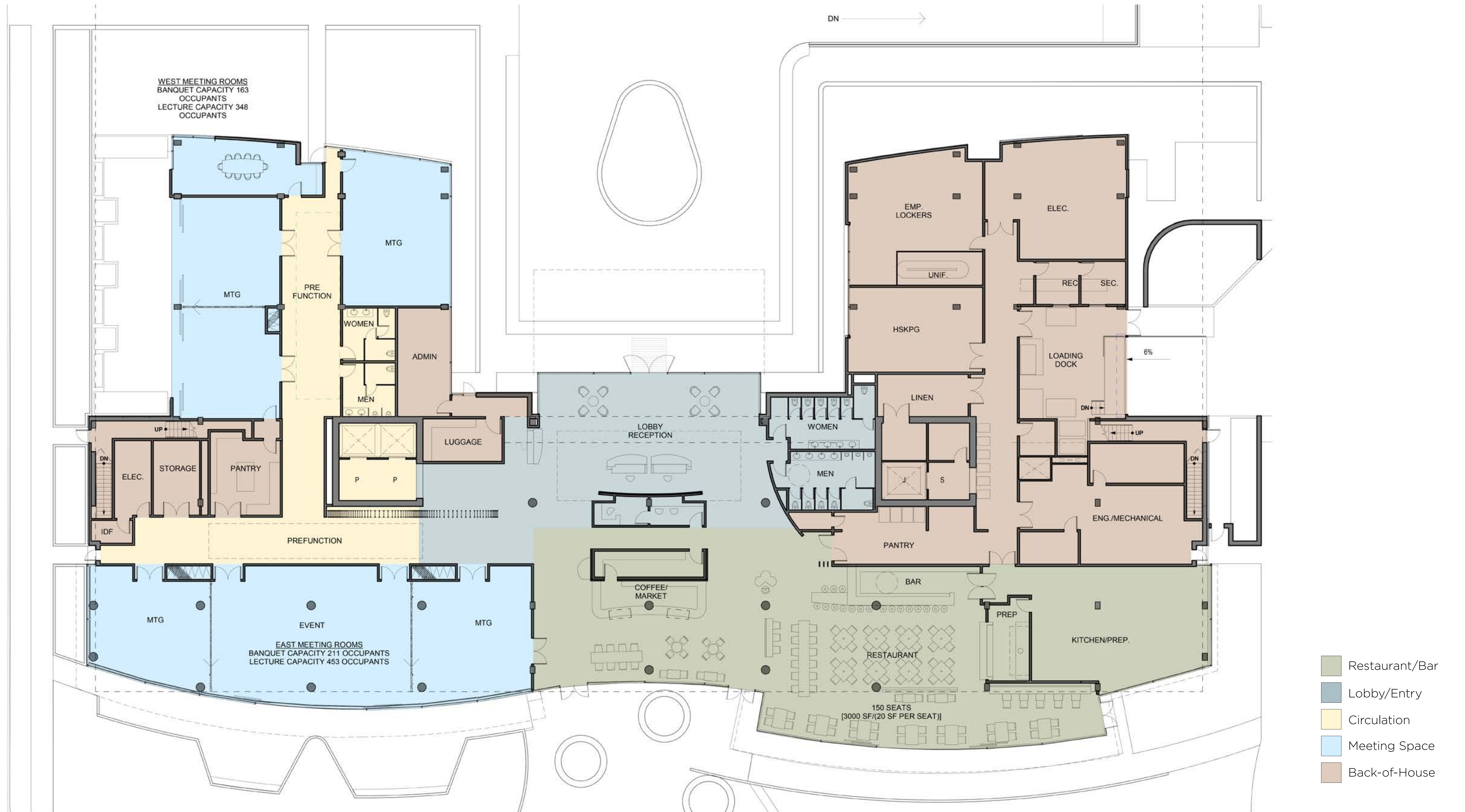


- 1. Parking Access Ramp
- 2. Service Elevator Core
- 3. Electric Vehicle Charging Stations
- 4. Passenger Elevator Core

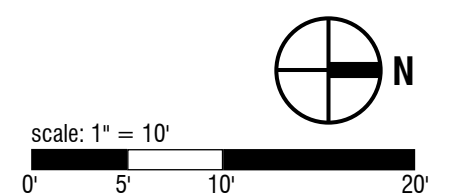
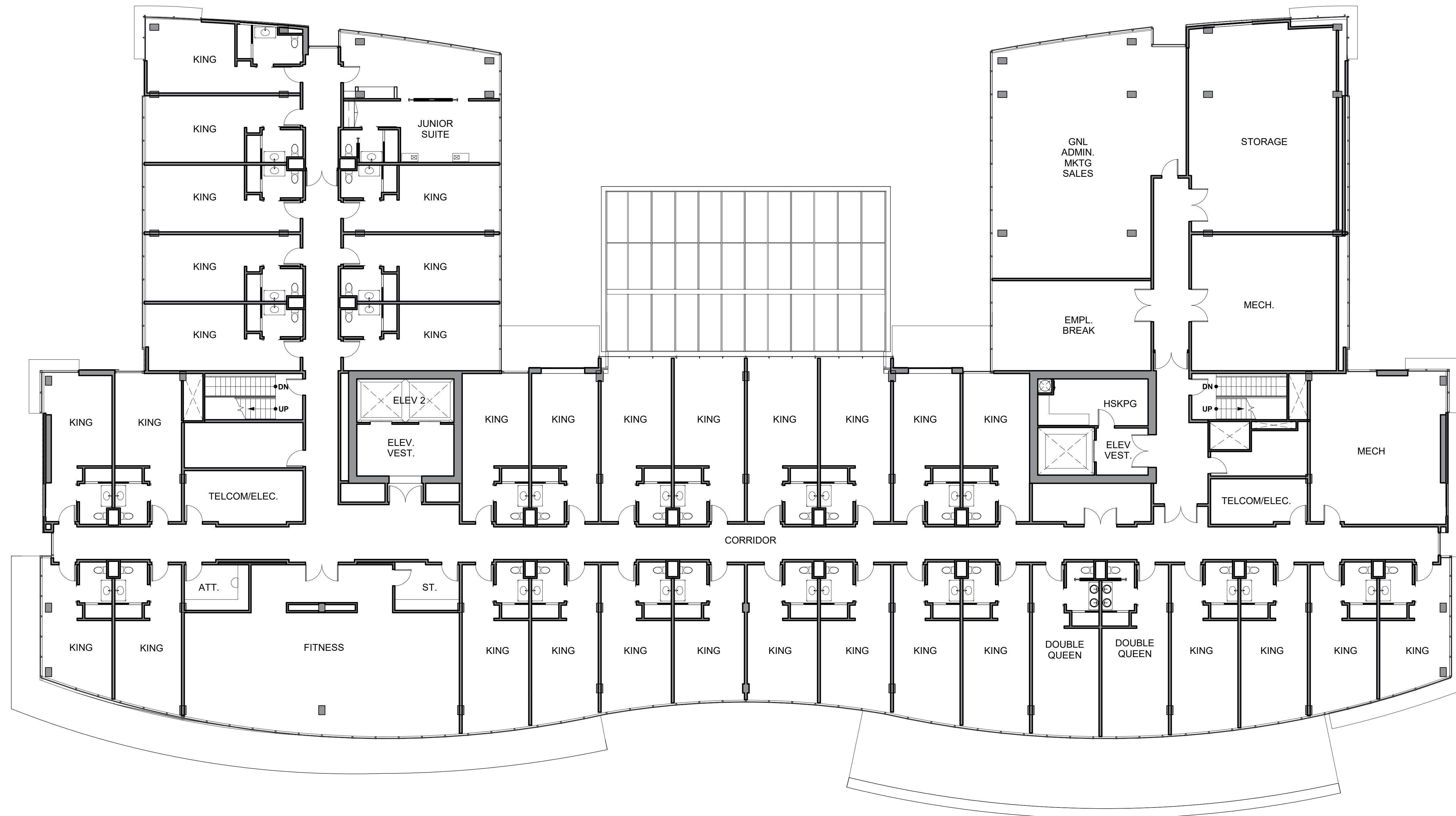
PARKING COUNT LVL P1		
TAG	STALL TYPE	COUNT
H	HANDICAPPED	3
U	UNISIZE	27
W	WIDER SPACE NEXT TO COLUMN	68
		98



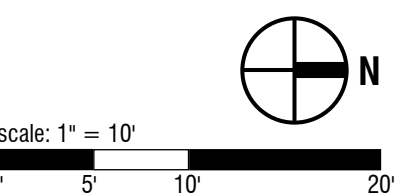
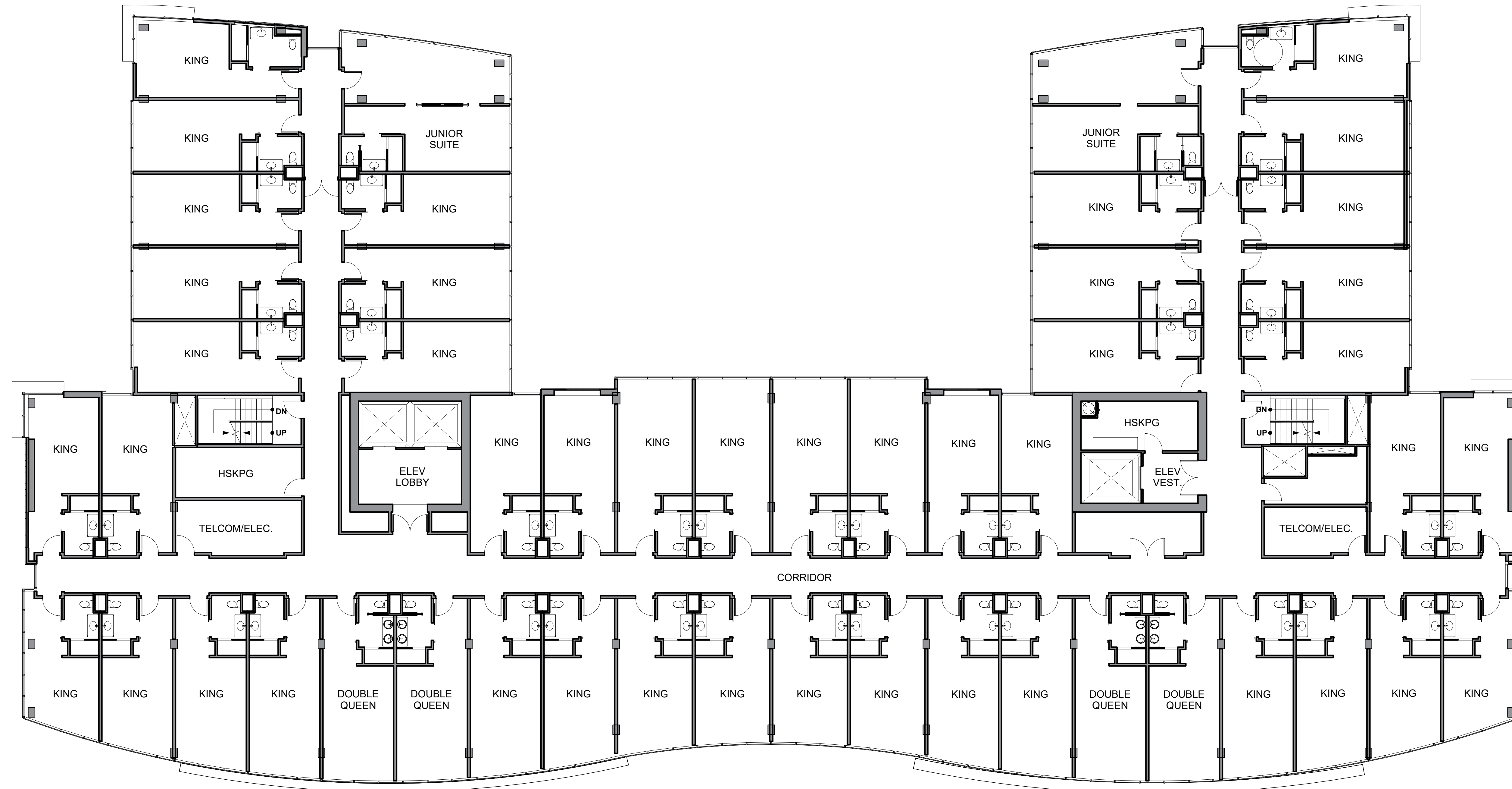
Floor Plan: Ground/Arrival Level



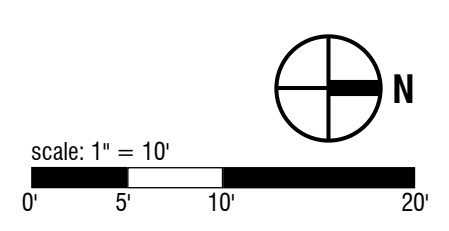
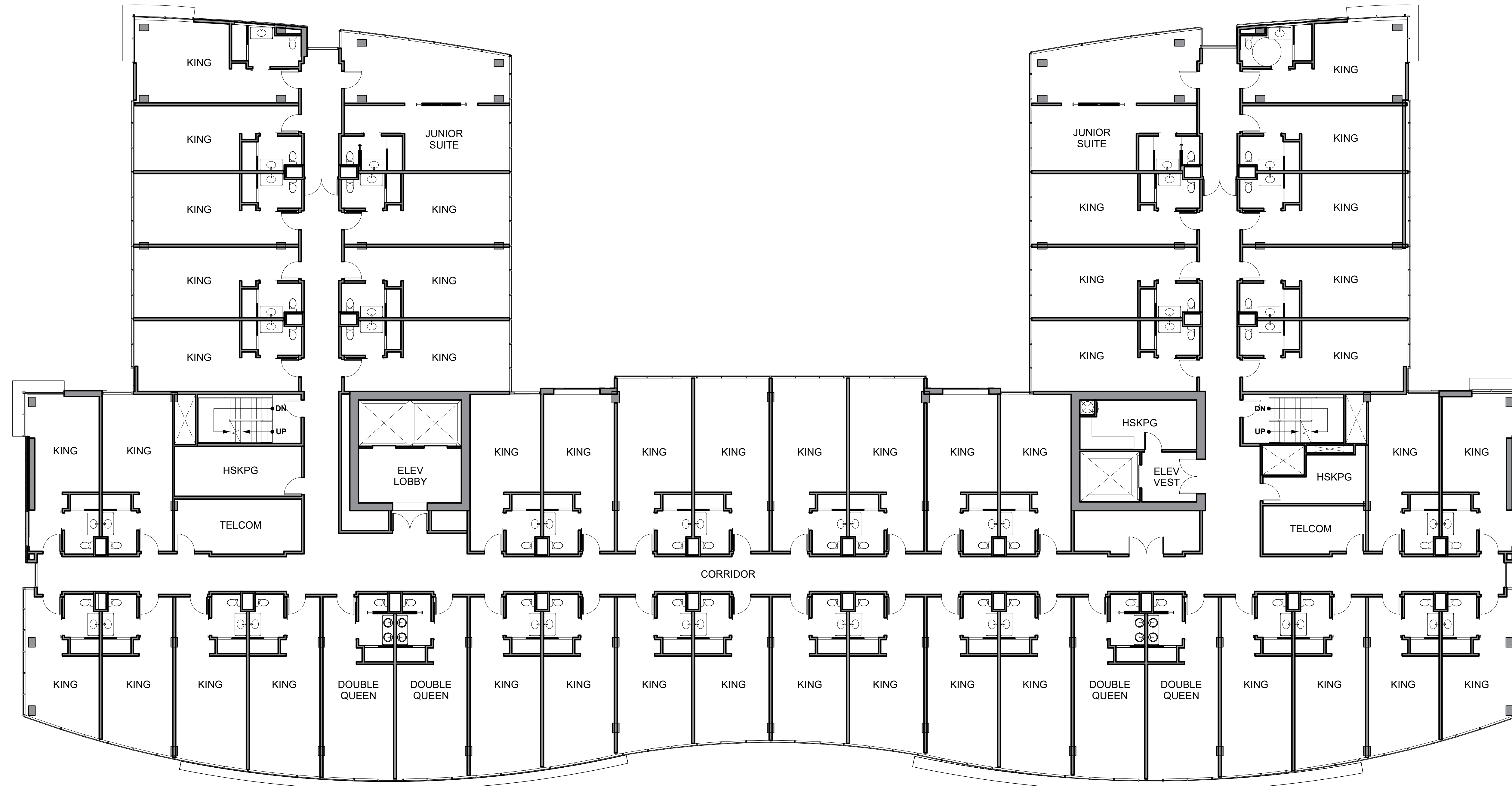
Floor Plan: Level 2



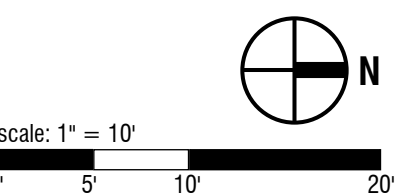
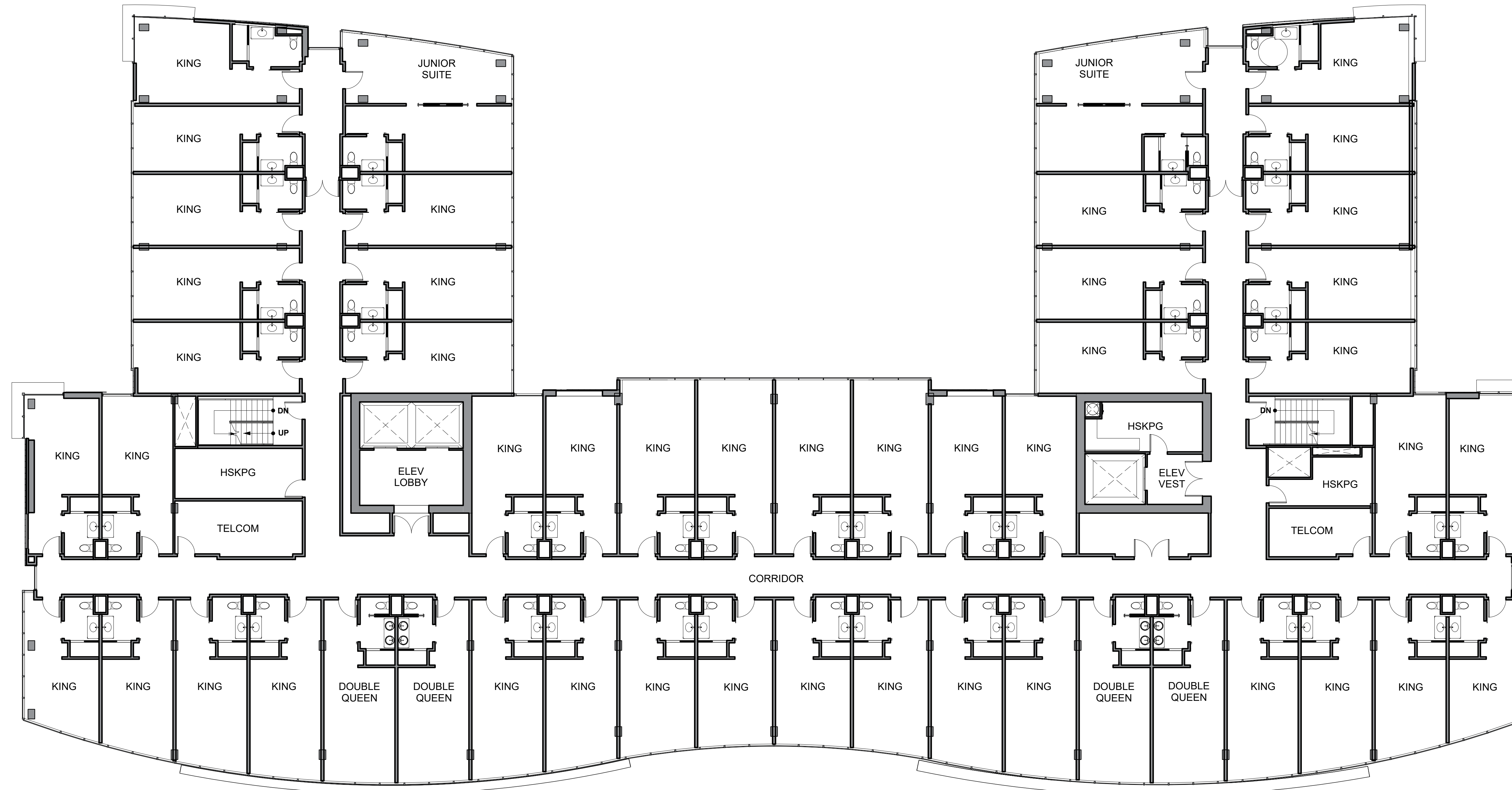
Floor Plan: Level 3



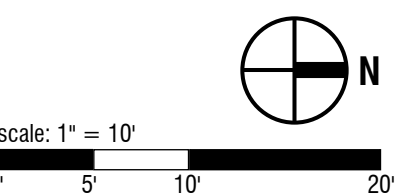
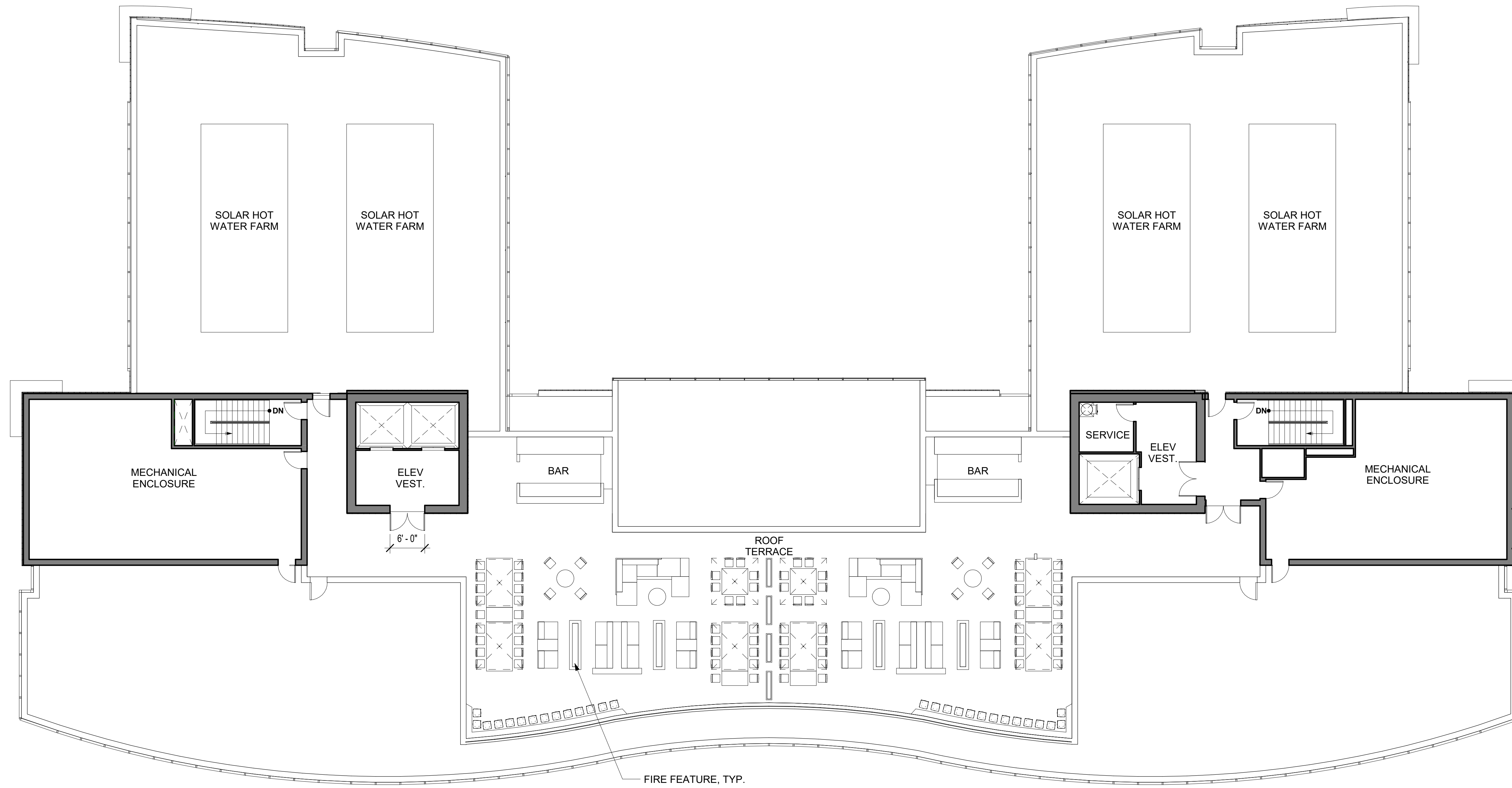
Floor Plan: Level 4



Floor Plan: Level 5



Roof Plan



Elevations: North and East



NORTH ELEVATION

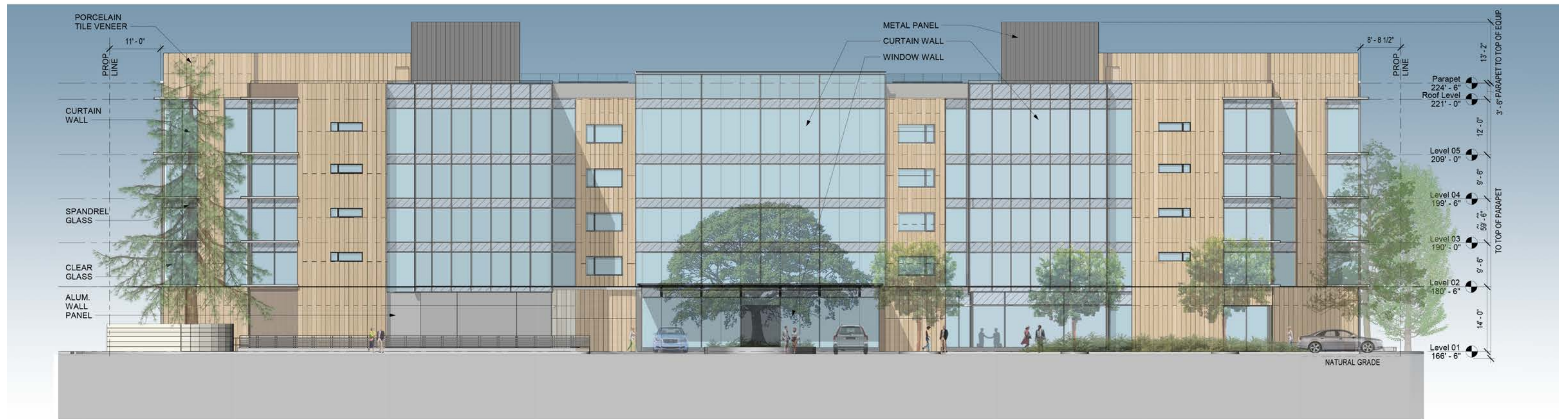


EAST ELEVATION

Elevations: South and West



SOUTH ELEVATION



WEST ELEVATION

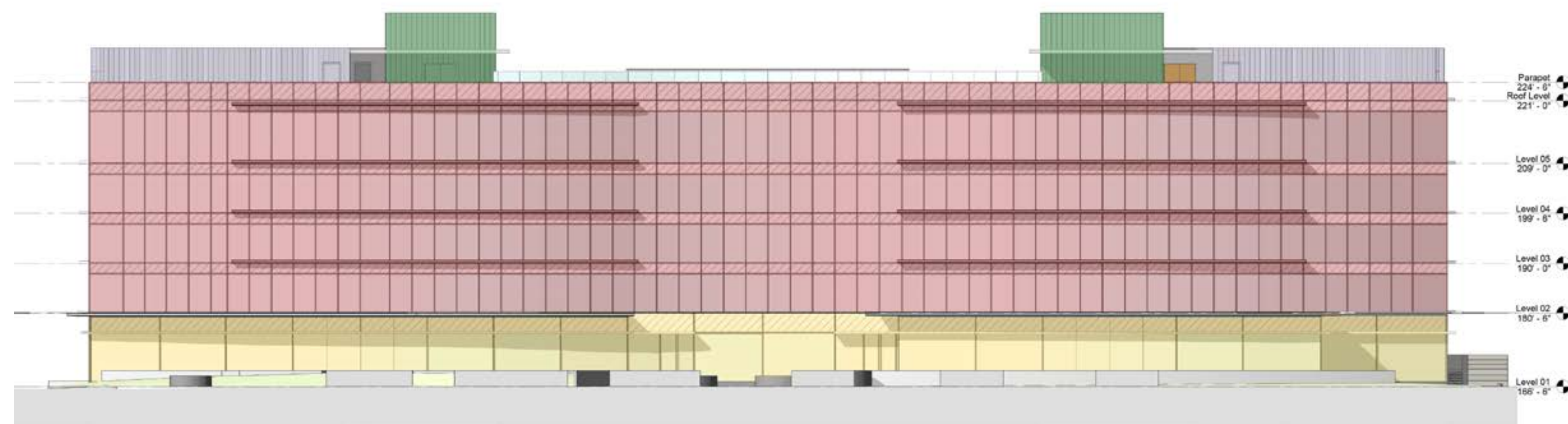
Cladding Systems



WEST ELEVATION



NORTH ELEVATION



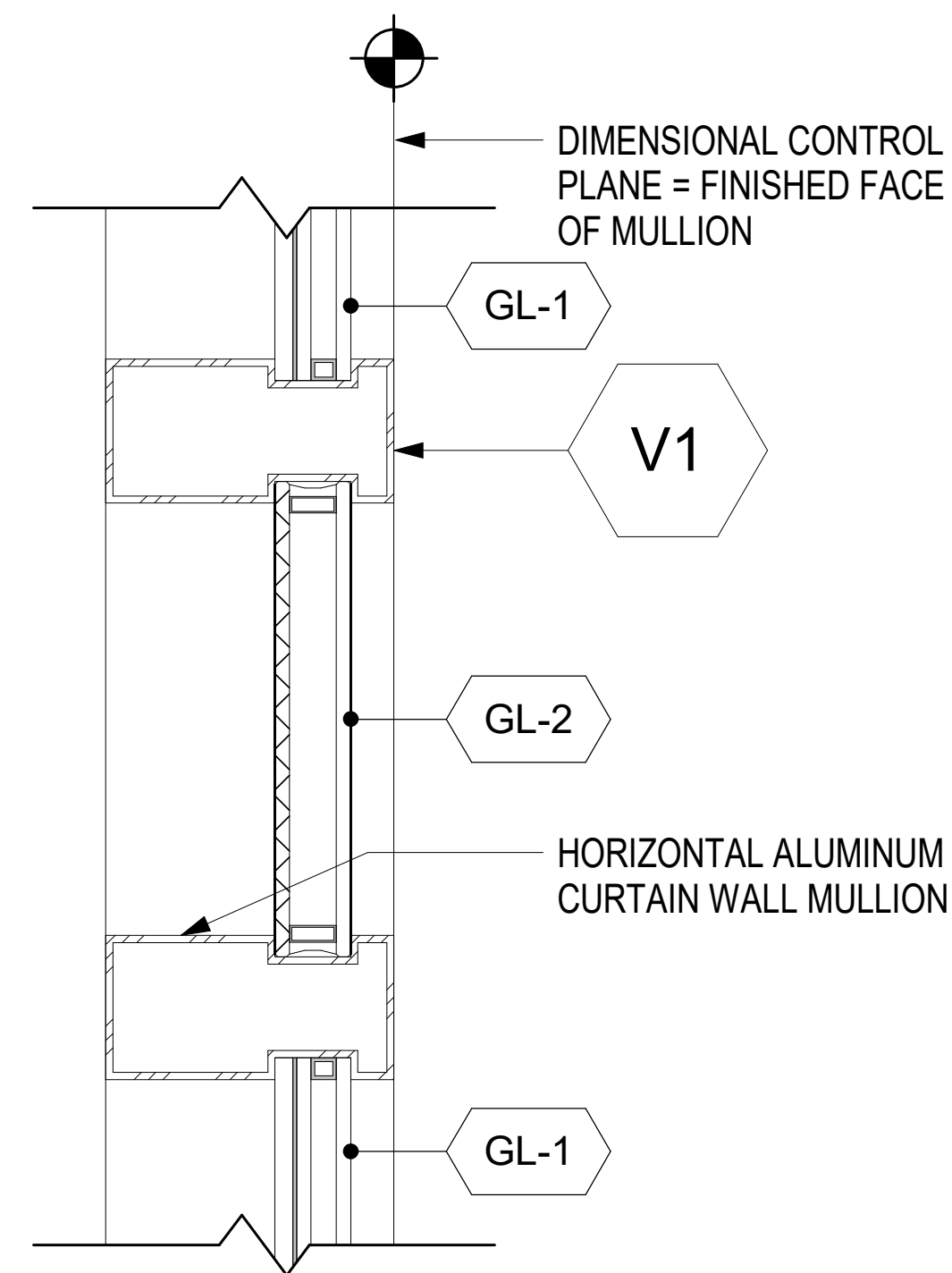
EAST ELEVATION



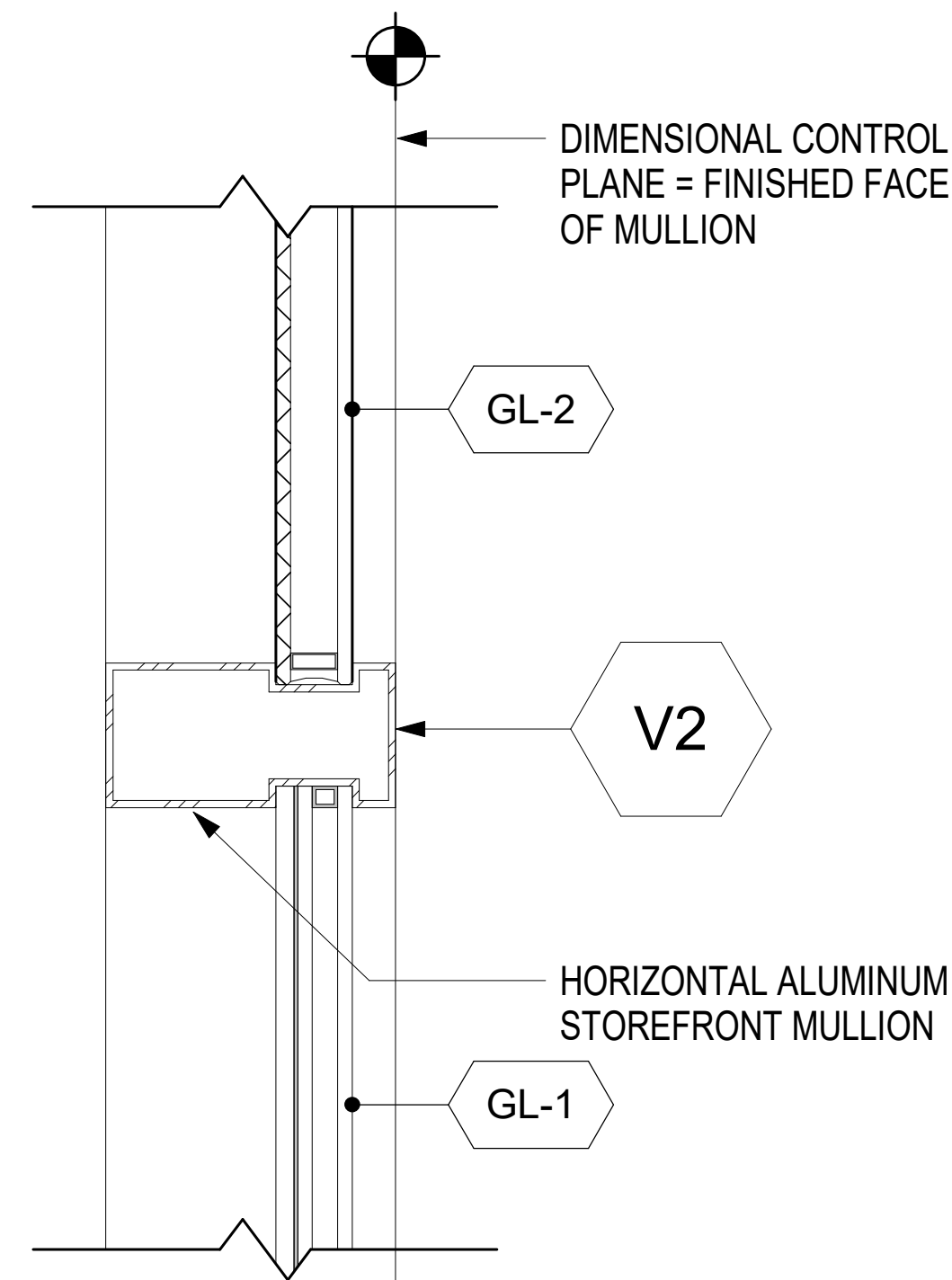
SOUTH ELEVATION

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

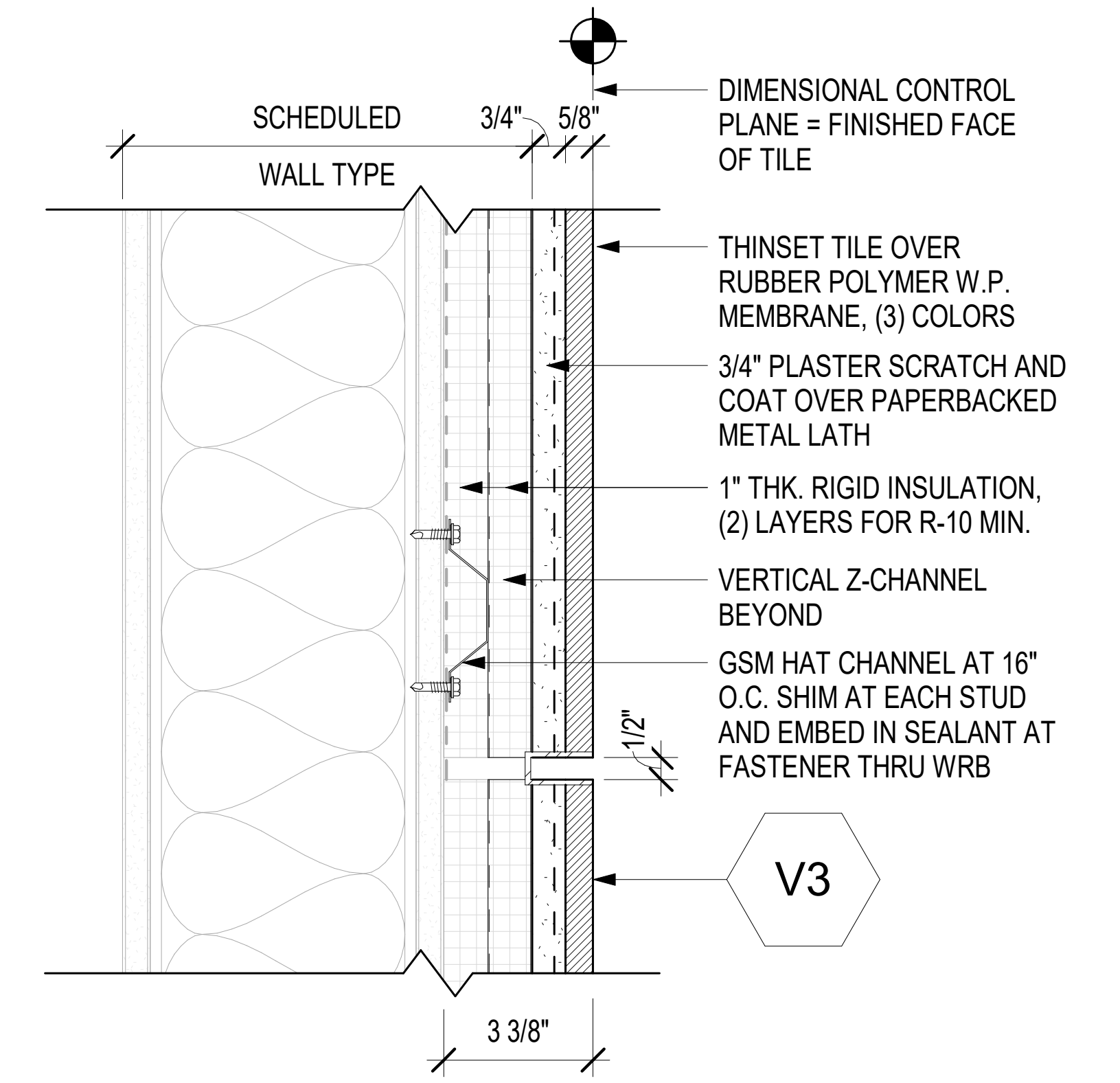
Cladding Systems - Details



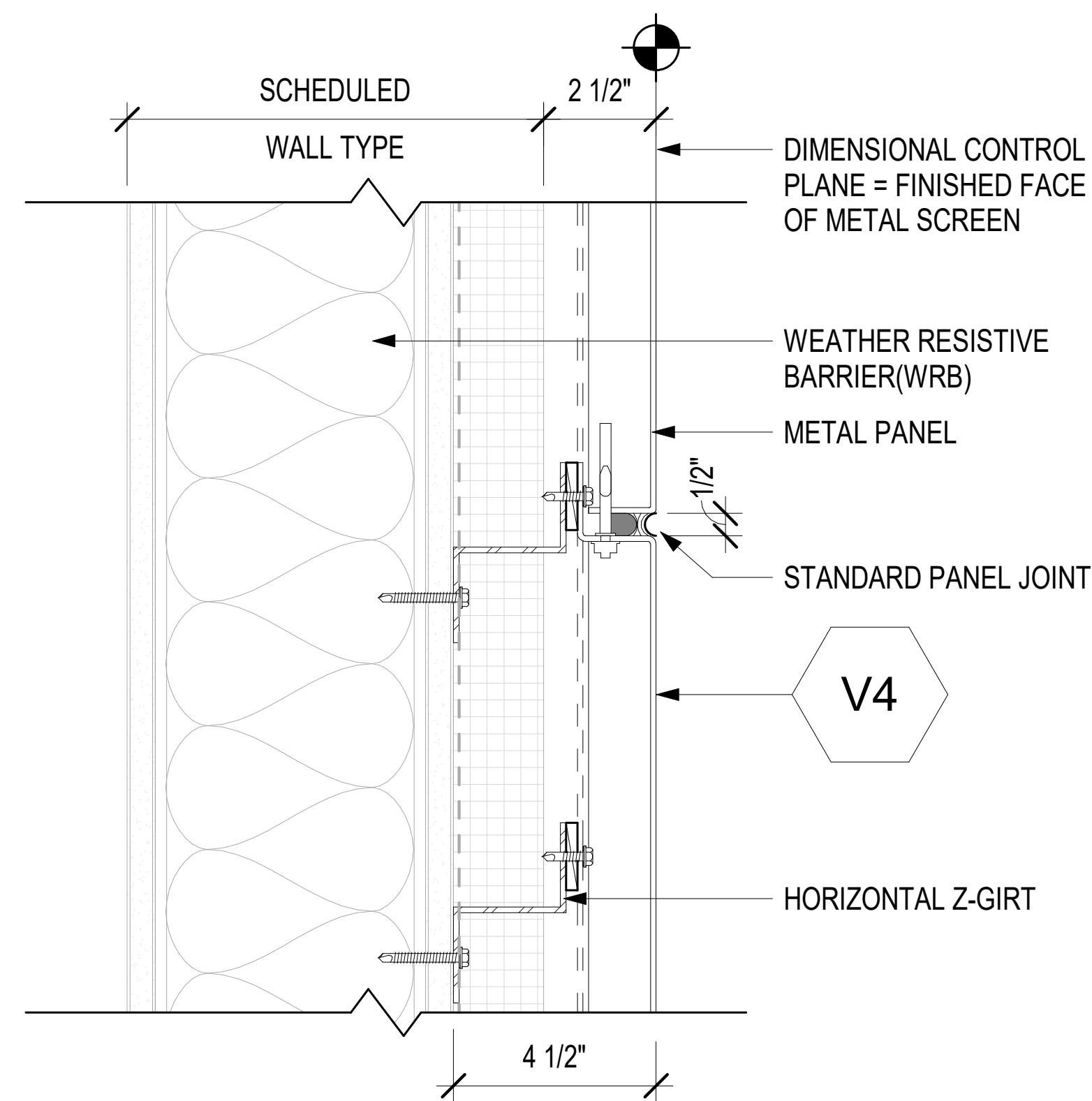
V1 - Curtain Wall



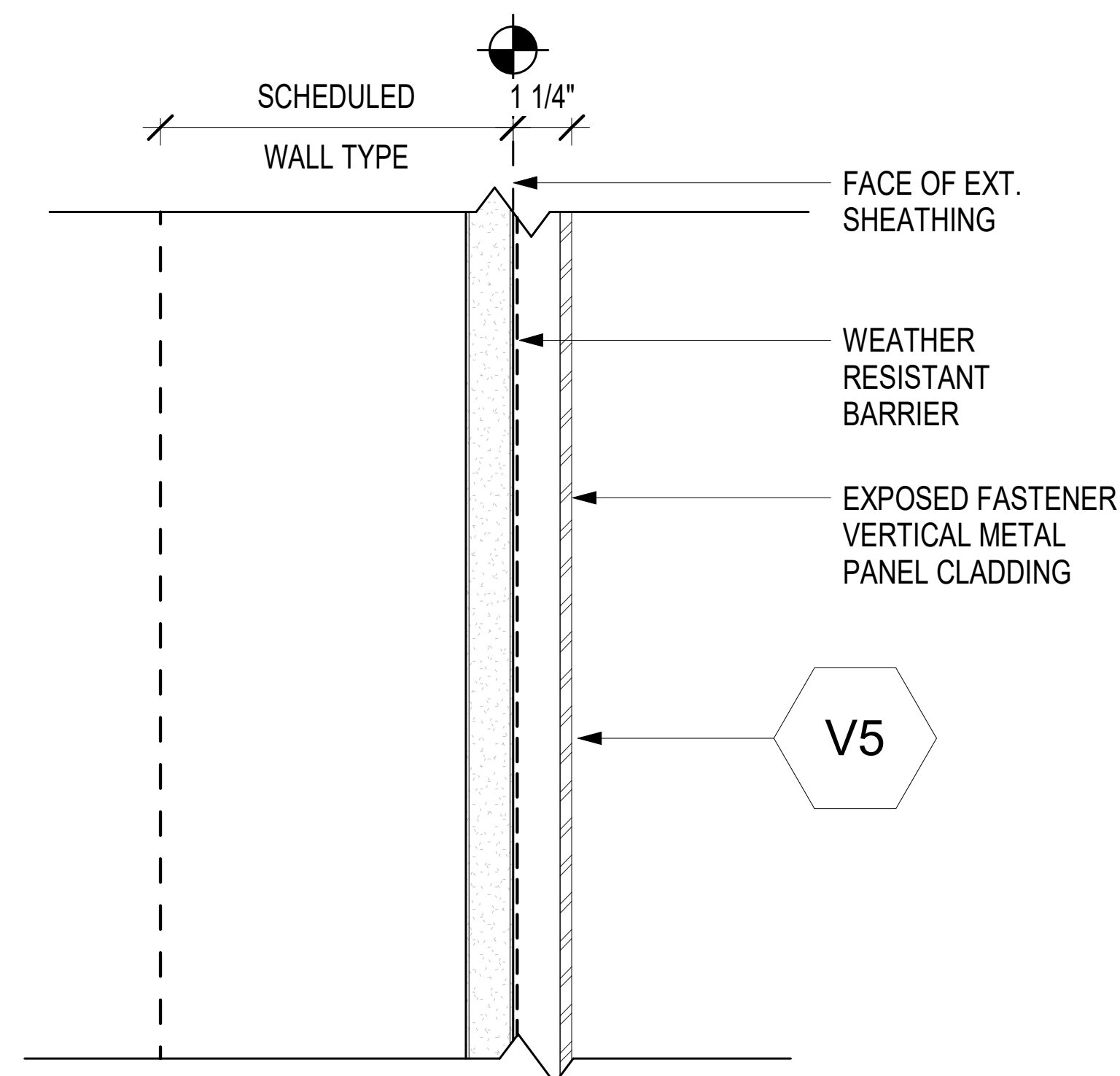
V2 - Storefront/Window Wall



V3 - Porcelain Tile Veneer



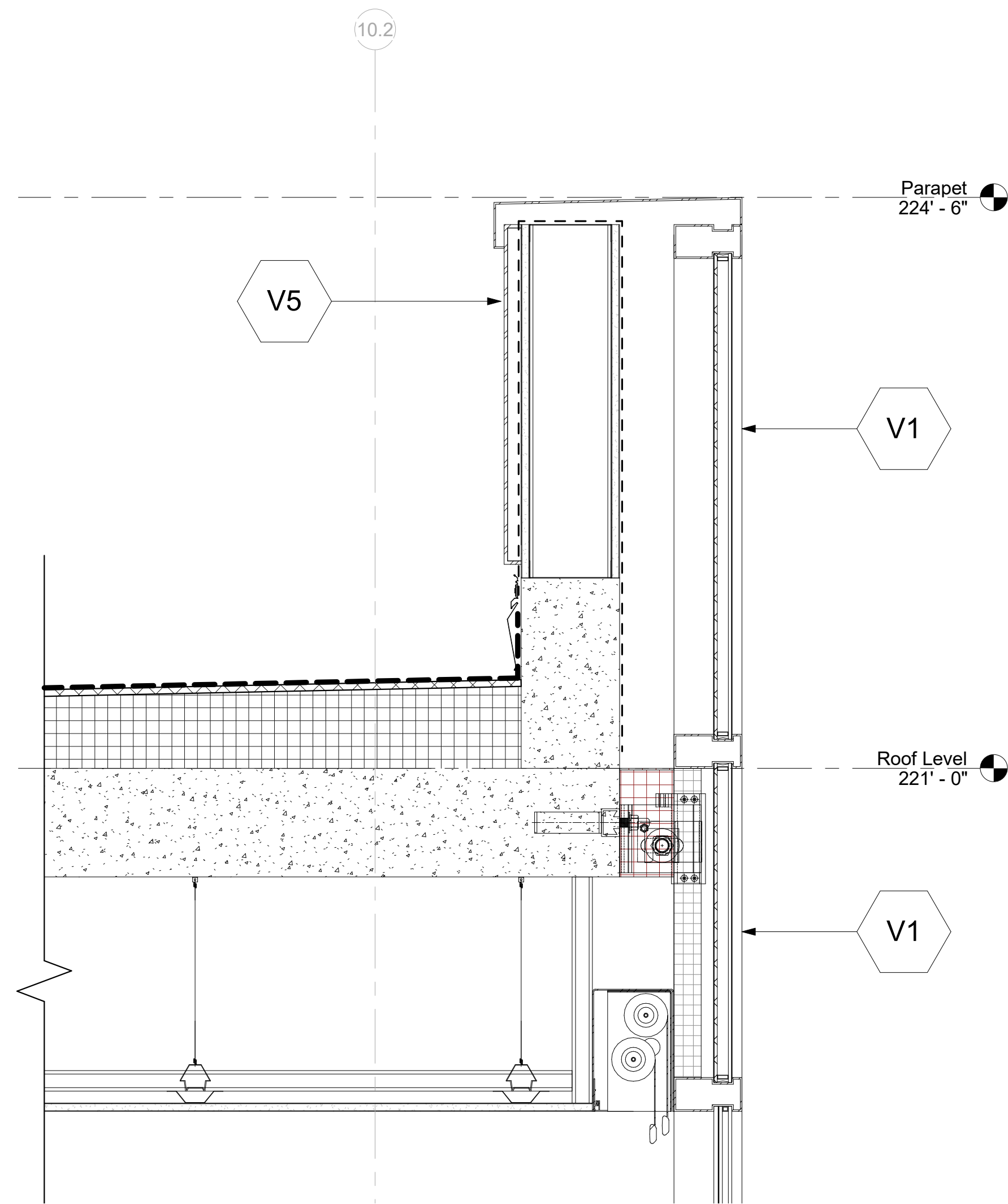
V4 - Aluminum Wall Paneling



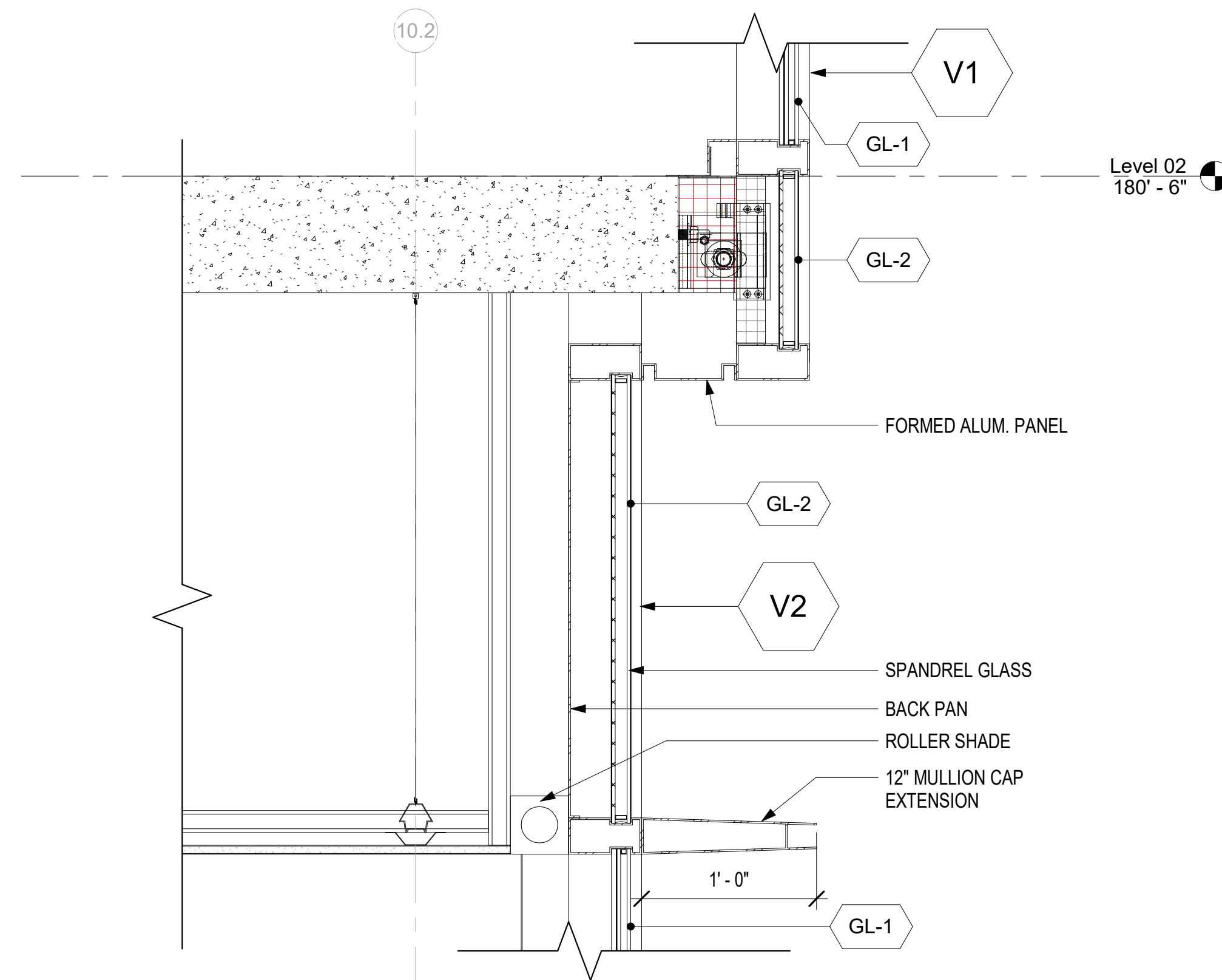
V5 - Metal Paneling (Roof Parapet)

GL-1 Clear glass
GL-2 Spandrel glass

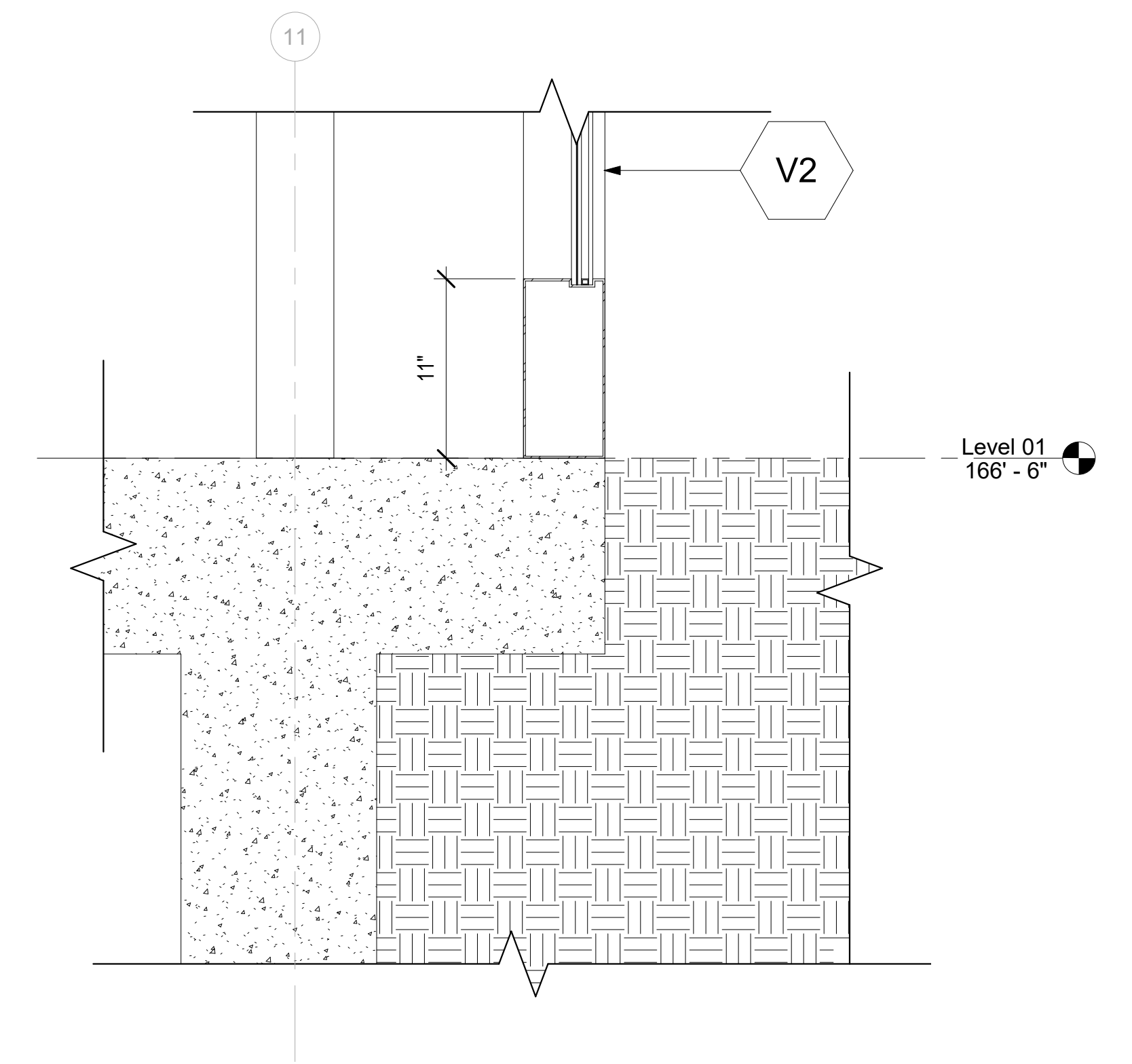
Cladding Systems - Storefront to Curtain Wall



Curtain Wall at Parapet



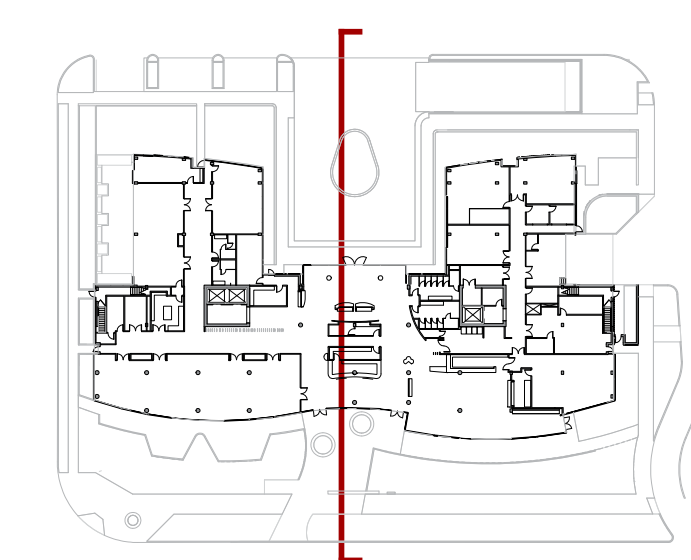
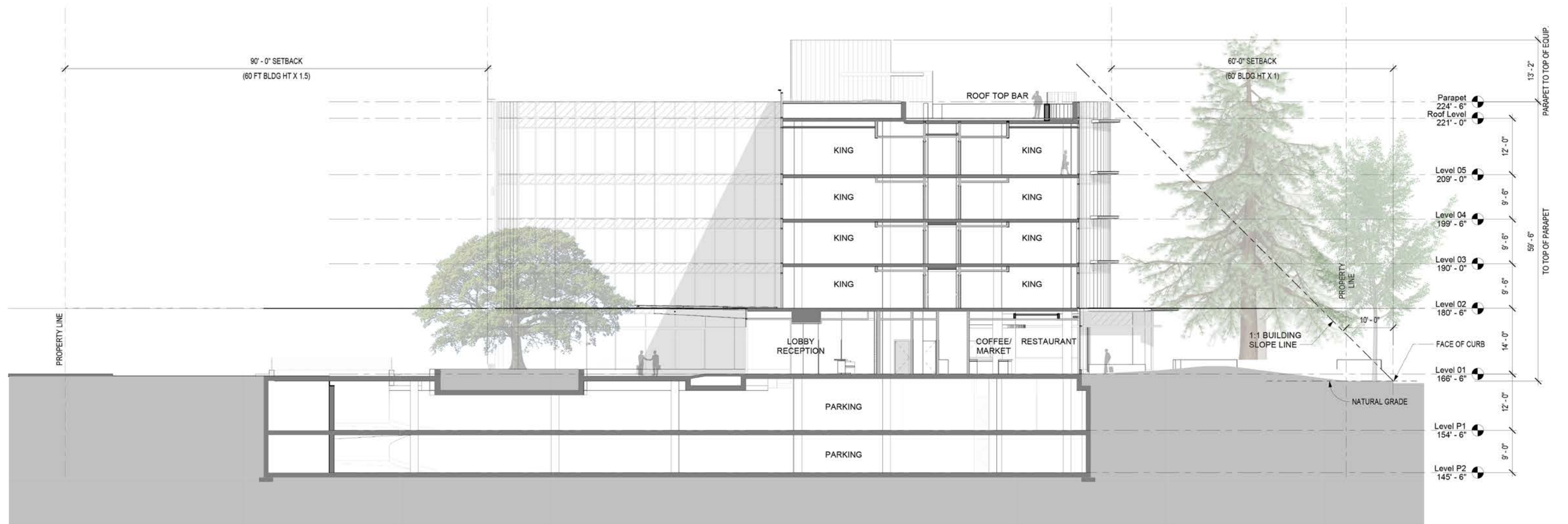
Storefront to Curtain Wall Transition



Storefront to Ground

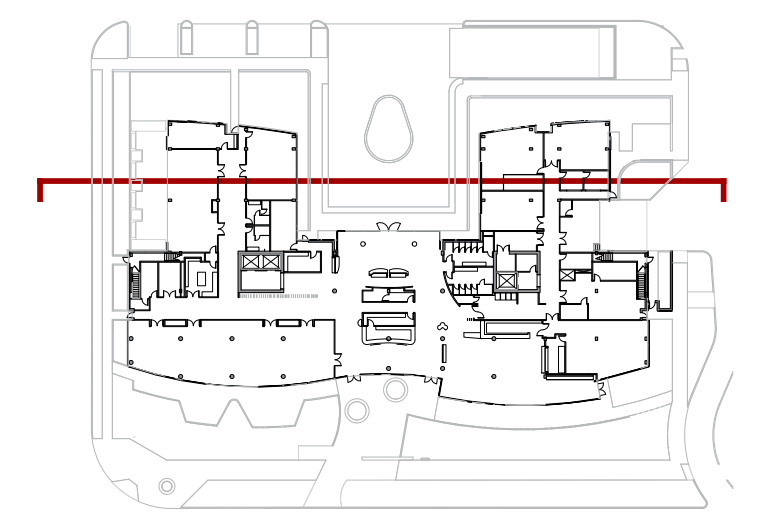
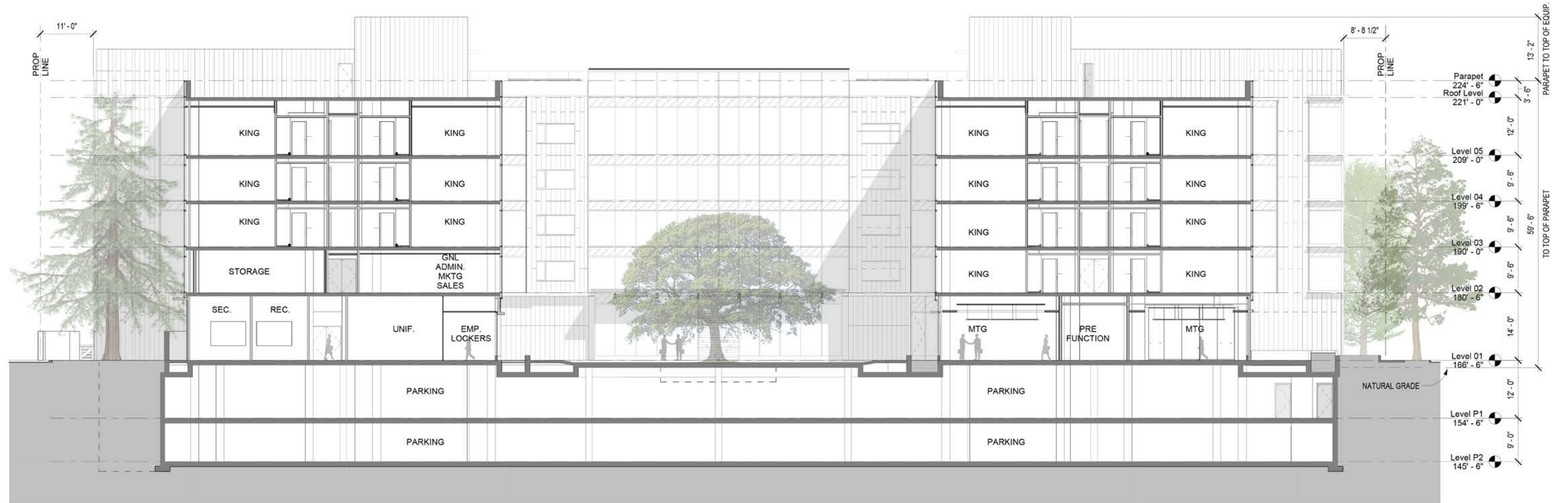
GL-1 Clear glass
GL-2 Spandrel glass

Section: East/West



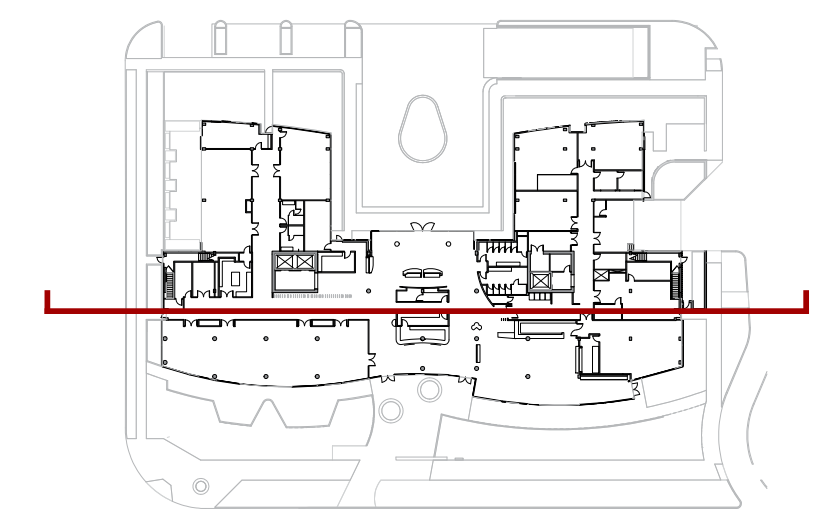
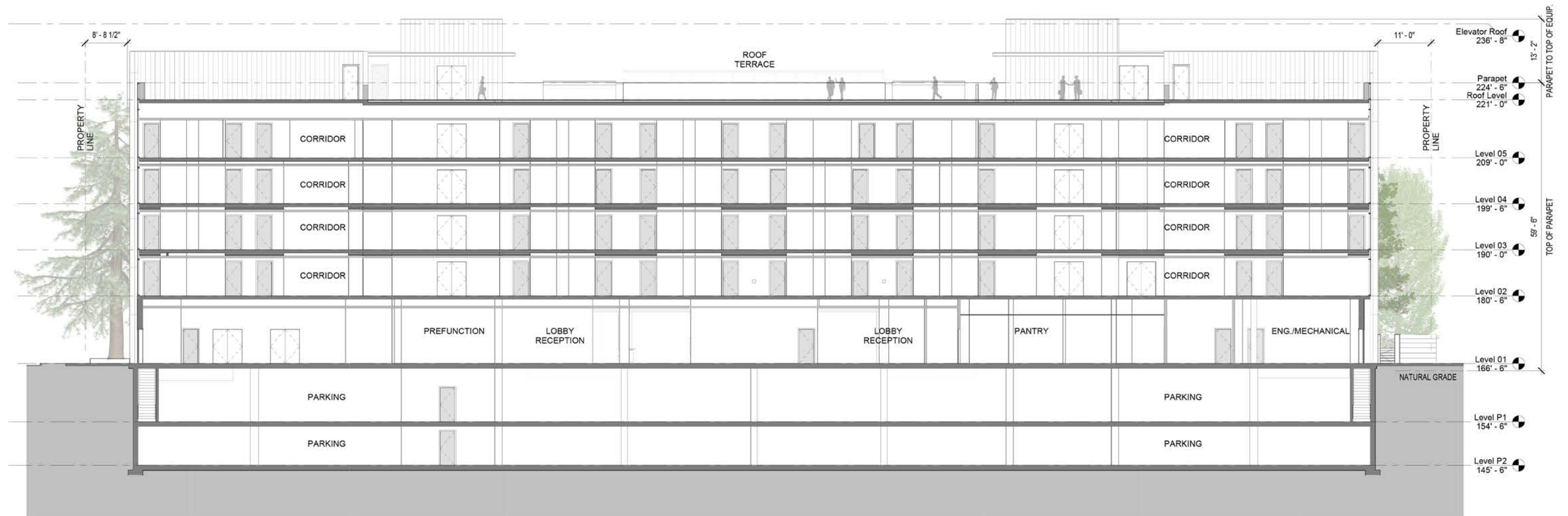
Scale: 1" = 10'

Section: North/South - 1



Scale: 1" = 10'

Section: North/South - 2



Scale: 1" = 10'
0 5 10 20