

A P P E N D I X A

P R O J E C T A P P L I C A N T P L A N S







Doors	(Sec. 1008)		
Stairways	(Sec. 1009)		
Stair Treads	Sec. 1009 4" min. 11" max.		
Ramp	(Sec. 1010)		
Max Slope	8%		
Max Slope at other areas	12%		
Max cross-slope	2"		
Max Rise w/out landing	30"		
Handrails required	Greater than 6" rise or steeper than 1:20 (Sec. 1010.9)		
Exit Signs	(Sec. 1011)		
Required at Exit and Exit Access Doors			
Traffic Exit Sign required at exit stairway, and exit discharge			
Handrails	(Sec. 1012)		
Required to be 34"-38"			
Guards	(Sec. 1013)		
Required to be 42"			
Exit Access	(Table 1014.3)		
Common Path of Egress Travel (C-PET)	125'		
Common Path of Egress Travel (B-S)	100'		
Common Path of Egress Travel (M)	75' per Sec. 1014.3		
Exit	(Sec. 1015)		
One exit allowed in individual dwelling with occupant load less than 20	(Sec. 1015.1 Ex. 1)		
One exit allowed in B occupancy with occupant load less than 49	(Table 1015.1)		
One exit allowed in S-2 occupancy with occupant load less than 79	(Table 1015.1)		
Separation of 1/3 length of diagonal between exits	(Sec. 1015.2 Ex. 2)		
Exit Access Travel Distance	(Table 1016.2)	Occupancy	Distance
		B, 1, B-2, A-2,	250'
		A-3, M,	400'
		S, 2	400'
Conditions	(Sec. 1018.1)		
Fire Rating at S-2, A-2, A-3, B, M		O-1R	
Fire Rating at B, S, M		1-1.5R	
Doors (Sec. 209 A, 716.5 & Table 716.6)		1-1.5R	
Windows at Exterior Walls		No Protection Required	Table 602
Non-rated Exterior Wall		No Protection Required	Table 602 & 716-5
Non-protected openings in I-Rated Exterior Walls		2-1-1R (Table 716.5)	Table 602 & 716-5
Protected openings in I-R rated Exterior Wall		2-1-1R (Table 716.5)	Table 602 & 716-5
Dead Ends		2-1-1R	
Exterior Exit Stairs and Stairways	(Sec. 1076)		
Accessibility			
PERMITTED UNITS:			
For an elevator building all R-2 dwelling units to be Accessible/Adaptable (CBC 110A.2)			
R-1 Residential		Pericles 118-274.2 & 118274.4	
Common Use Facilities:			
Common Use Facilities Shall Be Accessible (1127A)			
Common Use Facilities Shall Be Accessible per ADA & CBC Chapter 11B			
Facilities Shall be Accessible (Sec. 1109A)			
Parking Shall be Accessible Per ADA and CBC Chapter 11A / 11B Requirements			
Parking Requirements	(Sec. 1109A.1)		
R-2 Residential			
5% of Total Spaces (1109A.3)			
1/8 of Accessible Spaces			
Commercial			
Per ADA requirements			

Interior Environment			
Ventilation	(Sec. 1203)		
Minimum	60% and low		
Natural Ventilation	4% of floor area		
Lighting	(Sec. 1205)		
Natural Light	8% of floor area		
Counts	(Sec. 1206)		
Air intake	10 of minimum required		
Sound Transmission	(Sec. 1207)		
STC 50 minimum			
Structure-borne sound	RC 50 minimum		
Interior Space Dimensions	(Sec. 1208)		
Room Width	3'-0" clear passageway		
Min. Ceiling Height, Typical	7'-6"		
Min. Ceiling Height, Stor., Laundry	7'-0"		
Access to Unobstructed Space	(Sec. 1209)		
Min. Open area 32'	20x20 areas		
Miscellaneous Requirements			
Class 1 Standpipe System to be installed per Sec. 905 & NFPA 14 (Sec. 905.3.1)			
Provide Portable Fire Extinguishers per CFC (Sec. 904)			
Non-ratings: 2A, 10BC, w/75' max travel distance			
Class: 4A, 4B/C, w/75' max travel distance			
Provide Fire Alarm System in R-2 occupancy per Sec. 907 & NFPA 72 (Sec. 907.2.9)			
Manual alarm boxes are not required per Exception #2, 907.2.9.1			
Provide Smoke Alarms in R-2 occupancy (Sec. 907.2.1.1.2)			
Provide Wiring to support Visible Alarms in R-2 occupancy (Sec. 907.2.3.4)			
Parking Garage:			
Clear storage height 7'-6" min. (406.2.2), except 8'-2" min. at entries and to accessible spaces (1109A.8.1);			
7'-0" clear at means of egress (1003.2), exceptions per Sec. 1003.3.1;			
Garage & Vehicle barriers (Sec. 406.4.2 and 406.4.3)			
Building Address: Min. 4" high x 1/2" wide stroke; contrasting background (301.2)			
Incidental Use Areas (Trash room, per Sec. 508.2.2.1);			
Self-closing, solid doors			
CO Alarms are required outside of each separate sleeping area in the immediate vicinity of the bedroom			
In dwelling units which local fire appliances are installed (907.2.6.3)			
Mechanical ventilation per CBC (406.4.2)			
Enclosed Elevator Lobby not required (713.14.1 Ex. 3)			
Doors shall be self- or automatic-closing by smoke detection in accordance with Sec. 716.5.9.3 (713.7)			
Smoke guard at 2' or through all floor elevator (713.14.1 Ex. 3)			
Energy Code			
Building Envelope Requirements	(Table 12-1)		
Lighting Requirements	(Sec. 505 & 1330)		
Fire Department			
Aerial access shall be provided to within 15 to 30' of all fire buildings, with 20' clear net			
with access roads and a minimum 60' outside turn radius			
Fire Sprinklers shall be provided in all three buildings. Upon determination of available			
water pressure, fire pumps may be provided as necessary.			
Water stoppers shall be provided at all fire buildings			
Fire alarm systems may be provided as necessary, as determined during code analysis			
and construction documents, as determined by coordination with governing jurisdictions.			
Additional on-site hydrants and/or hose connections may be provided as necessary as			
determined by coordination with governing jurisdictions.			

BUILDING CODE ANALYSIS

JOB NO. 1250.001  
DATE 03-15-16

8805 Owens Drive  
DUBLIN, CA 94568  
925-951-7200



MARINA PLAZA

10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA  
De Anza Venture, LLC





N. DE ANZA BLVD

# SITE ACCESSIBILITY PLAN LEGEND

EXISTING PROPERTY LINE

PROPOSED PROPERTY LINE

CITY DEDICATED PROPERTY LINE

ACCESSIBLE PATH OF EGRESS, PROVIDE MINIMUM 48" WIDE ACCESSIBLE PATH OF TRAVEL FROM ENTRANCES PER CBC 111.48.12.4, 111.387.1.1, SCOPE 5% MAX. CROSS SLOPE 2% MAX.

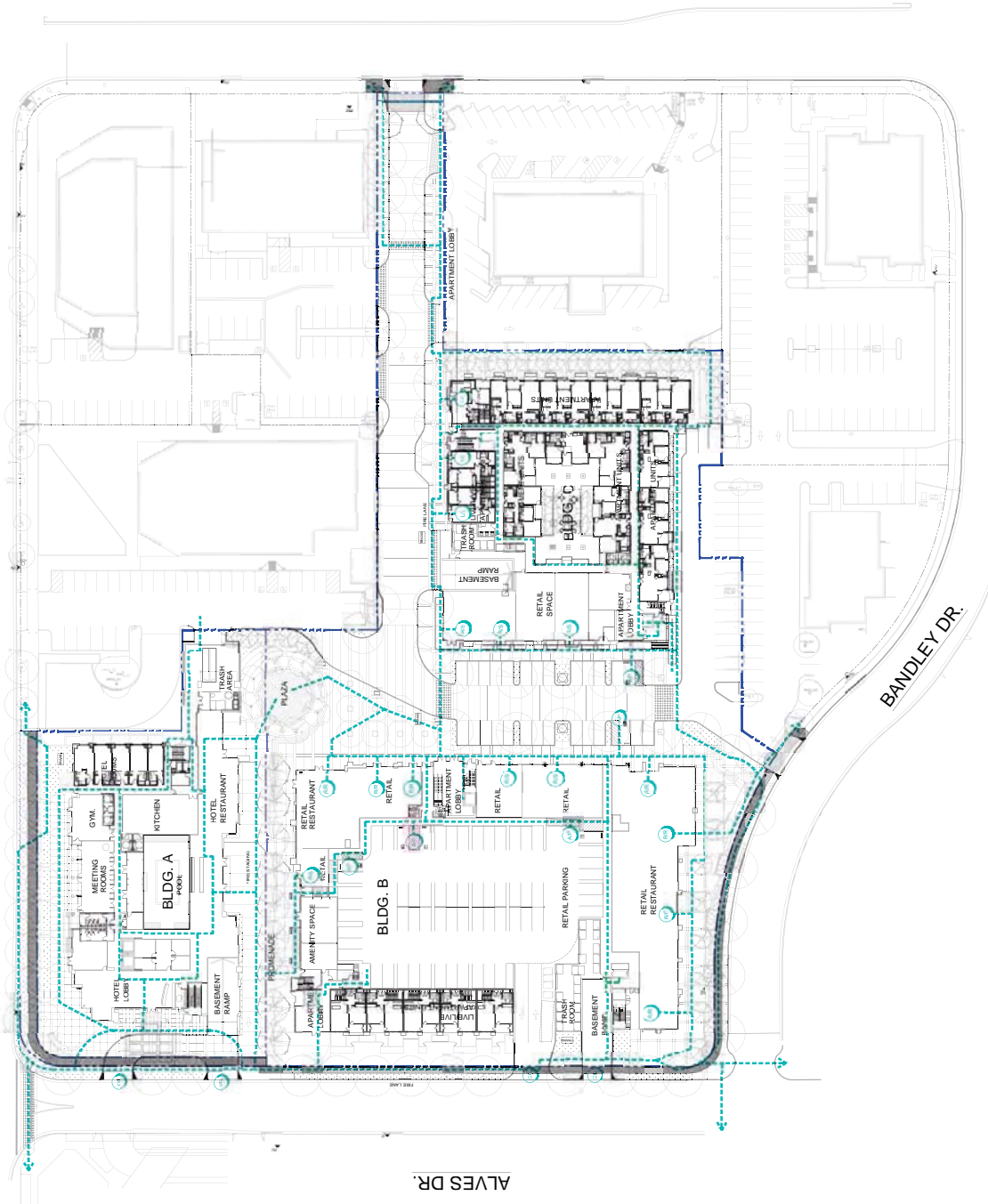
LIVE/AVENUE UNIT WITH FIRST LEVEL ACCESSIBLE FROM STREET

RETAIL RESTAURANT ACCESSIBLE FROM STREET

RETAIL SERVICE SPACE ACCESSIBLE FROM STREET

CURB CUT

ACCESSIBLE PARKING



ALVES DR.

STEVENS CREEK BLVD.

BANDLEY DR.

## MARINA PLAZA

10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA  
De Anza Venture, LLC

SITE ACCESSIBILITY PLAN

SCALE: 1" = 30'

JOB NO. 1250.001

DATE 03-15-16

2885 Owens Drive  
DALHIN  
95045-1200

A-3

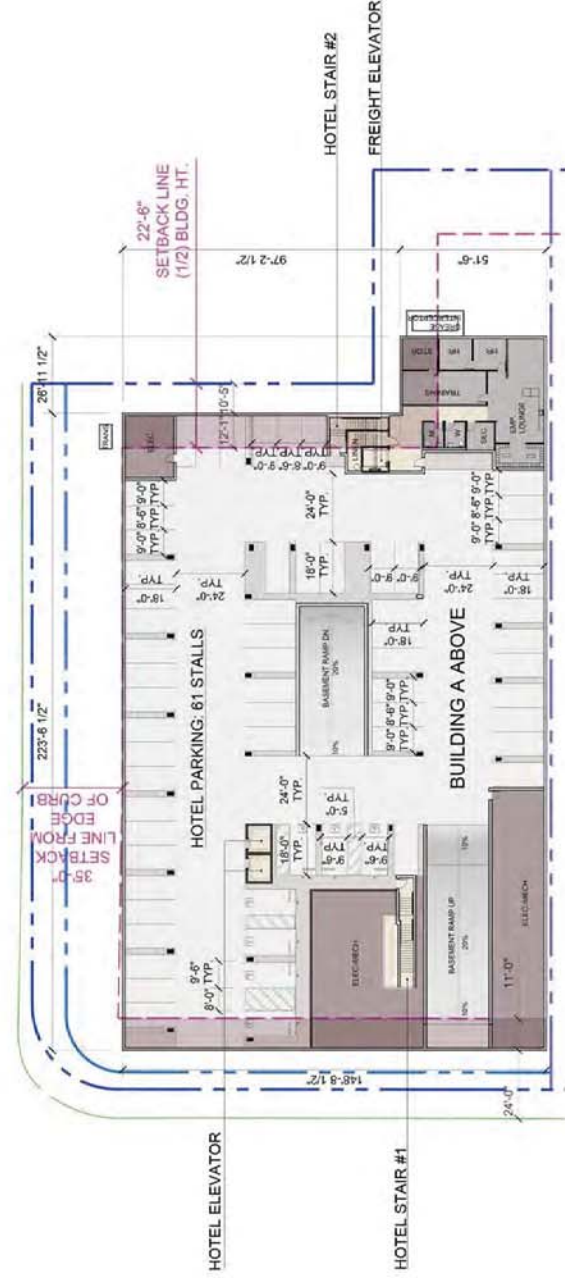




BUILDING AREA (SQ. FT.)		UNITS
BUILDING TYPE	BUILDING AREA (SQ. FT.)	UNITS
BLDG. A (HOTEL)	34627	5077
Basement Garage 1		
Basement Garage 2	4952	5077

PARKING SUMMARY		EMPLOYEES	TOTAL
REQUIRED HOTEL PARKING	UNITS	11 employees	110
Bldg. A (HOTEL) - 70mp + Employees	112		112
TOTAL REQUIRED HOTEL PARKING			112

PROPOSED HOTEL PARKING		SELF-PARKING ACCESSIBLE	TOTAL
Bldg. A (HOTEL) - BASEMENT LEVEL 1	54	7	61
Bldg. A (HOTEL) - BASEMENT LEVEL 2	74		74
TOTAL PROPOSED HOTEL PARKING			135



- BASEMENT PLAN LEGEND**
- BACK OF STREET CURB
  - EXISTING PROPERTY LINE
  - PROPOSED PROPERTY LINE
  - NEW PROPERTY LINE AFTER STREET DEDICATION
  - 3' SETBACK FROM EDGE OF CURB AND 3' SETBACK LINE TO BUILDING HEIGHT
  - ENCROACHMENT PERMITTED BY PERMITS
  - ENCROACHMENT INTO SETBACK LINE

- KEY LEGEND**
- PARKING
  - HOTEL OPERATIONS
  - UTILITY / STORAGE
  - CIRCULATION

**BUILDING A**  
**BASEMENT LEVEL 1**  
 SCALE: 1/16" = 1'-0"

JOB NO. 1250.001  
 DATE 03-15-16

3000 Owens Canyon Way  
 Redwood City, CA 94061  
 650.351.2200

**DAHLIN**  
**ARCHITECTS**

**A.20**

**MARINA PLAZA**  
 10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA  
 De Anza Venture, LLC

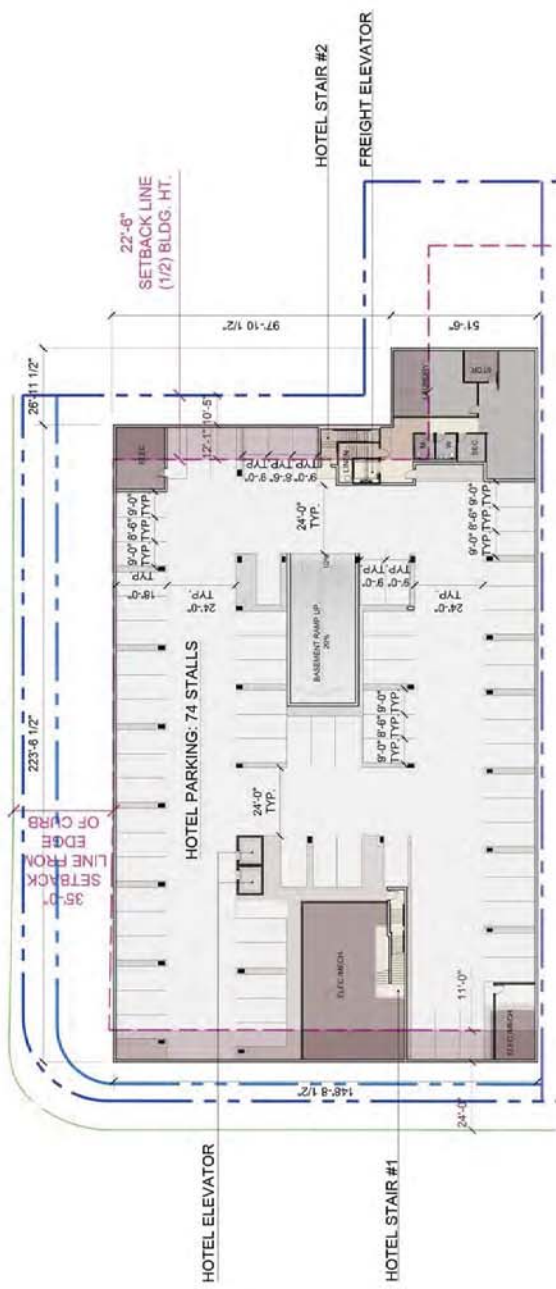
**BUILDING AREA (SQ. FT.)**

BUILDING TYPE	UNITS
BLDG. A (HOTEL)	50,171
Basement Garage 1	50,171
Basement Garage 2	50,171

**PARKING SUMMARY**

REQUIRED HOTEL PARKING	UNITS	EMPLOYEES	TOTAL SPACES
BLDG. A (HOTEL) - 1,000 + 1,000 employees	122	13 employees	135
TOTAL REQUIRED HOTEL PARKING			135

PROPOSED HOTEL PARKING	NEW PARKING SPACES	EXISTING PARKING SPACES	TOTAL
BLDG. A (HOTEL) - BASEMENT LEVEL 1	54		54
BLDG. A (HOTEL) - BASEMENT LEVEL 2	74		74
TOTAL PROPOSED HOTEL PARKING			128



**BASEMENT PLAN LEGEND**

- BACK OF STREET CURB
- - - EXISTING PROPERTY LINE
- - - PROPOSED PROPERTY LINE
- - - NEW PROPERTY LINE AFTER STREET DEDICATION
- - - 30' SETBACK FROM EDGE OF CURB AND 22' SETBACK LINE (1/2 BLDG. HEIGHT)
- █ ENCLOSED AREA (PROPOSED) ENCROACHING INTO SETBACK LINE

**KEY LEGEND**

- PARKING
- HOTEL OPERATIONS
- UTILITY / STORAGE
- CIRCULATION

**BUILDING A  
BASEMENT LEVEL 2**  
SCALE: 1/16" = 1'-0"

JOB NO. 1250.001  
DATE 03-15-16



**A.21**

BIKE PARKING SUMMARY		
REQUIRED HOTEL BIKE PARKING	UNITS	AVG. SIZE
BLDG. A (HOTEL) - 30' OF AUTO PARKING (CLASS 7)	135	658
TOTAL REQUIRED HOTEL BIKE PARKING (CLASS 7)		7

PROPOSED HOTEL BIKE PARKING		
BLDG. A (HOTEL) - BASEMENT LEVEL (CLASS 1 - PROVIDED)	UNITS	7
TOTAL REQUIRED HOTEL BIKE PARKING (CLASS 1 - PROVIDED)		7

PROPOSED USES		
BUILDING TYPE	NUMBER OF USERS	SHIFT OPERATIONS
BLDG. A (HOTEL)	135	8 a.m. to 11 p.m.
Hotel Rooms	135	8 a.m. to 11 p.m.
Hotel Meeting Rooms	10	8 a.m. to 11 p.m.
Hotel Events	10	8 a.m. to 11 p.m.
Hotel Restaurant	10	8 a.m. to 11 p.m.
Hotel Cafe & Bar	10	8 a.m. to 11 p.m.
Hotel Lounge	10	8 a.m. to 11 p.m.
Hotel Gym	10	8 a.m. to 11 p.m.
Hotel Pool	10	8 a.m. to 11 p.m.
Hotel Terrace	10	8 a.m. to 11 p.m.
Hotel Kitchen	10	8 a.m. to 11 p.m.
Hotel Restaurant	10	8 a.m. to 11 p.m.
Hotel Cafe & Bar	10	8 a.m. to 11 p.m.
Hotel Lounge	10	8 a.m. to 11 p.m.
Hotel Gym	10	8 a.m. to 11 p.m.
Hotel Pool	10	8 a.m. to 11 p.m.
Hotel Terrace	10	8 a.m. to 11 p.m.
Hotel Kitchen	10	8 a.m. to 11 p.m.

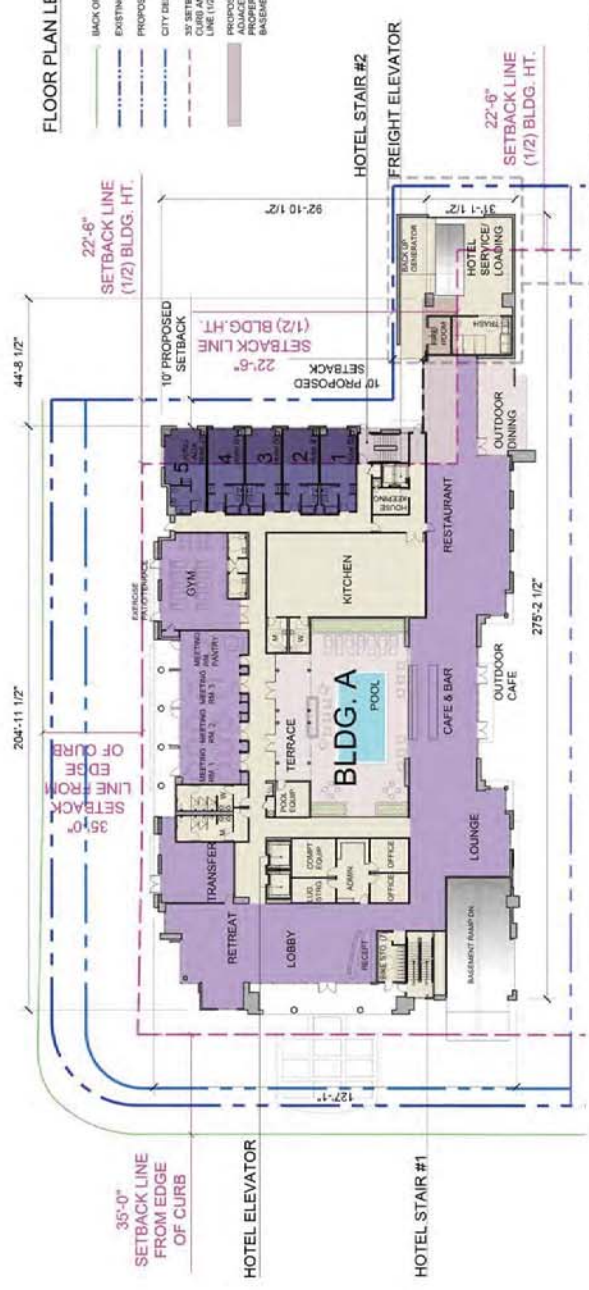
BUILDING PAD ELEVATION	
BUILDING TYPE	ELEVATION
BLDG. A (HOTEL)	214.5

NUMBER OF EMPLOYEES PROJECTED	
BUILDING TYPE	EMPLOYEE PRODUCTION
BLDG. A (HOTEL)	32

HOTEL UNIT PER FLOOR			
BLDG. A (HOTEL) - GROUND LEVEL	NO. OF HOTEL ROOMS	SQ. FT.	TOTAL SQ. FT.
2ND	10	297	297
3RD	10	297	594
4TH	10	297	891
5TH	10	297	1188
6TH	10	297	1485
7TH	10	297	1782
8TH	10	297	2079
9TH	10	297	2376
10TH	10	297	2673
11TH	10	297	2970
12TH	10	297	3267
13TH	10	297	3564
14TH	10	297	3861
15TH	10	297	4158
16TH	10	297	4455
17TH	10	297	4752
18TH	10	297	5049
19TH	10	297	5346
20TH	10	297	5643
21ST	10	297	5940
22ND	10	297	6237
23RD	10	297	6534
24TH	10	297	6831
25TH	10	297	7128
26TH	10	297	7425
27TH	10	297	7722
28TH	10	297	8019
29TH	10	297	8316
30TH	10	297	8613
31ST	10	297	8910
32ND	10	297	9207
33RD	10	297	9504
34TH	10	297	9801
35TH	10	297	10098
36TH	10	297	10395
37TH	10	297	10692
38TH	10	297	10989
39TH	10	297	11286
40TH	10	297	11583
41ST	10	297	11880
42ND	10	297	12177
43RD	10	297	12474
44TH	10	297	12771
45TH	10	297	13068
46TH	10	297	13365
47TH	10	297	13662
48TH	10	297	13959
49TH	10	297	14256
50TH	10	297	14553
51ST	10	297	14850
52ND	10	297	15147
53RD	10	297	15444
54TH	10	297	15741
55TH	10	297	16038
56TH	10	297	16335
57TH	10	297	16632
58TH	10	297	16929
59TH	10	297	17226
60TH	10	297	17523
61ST	10	297	17820
62ND	10	297	18117
63RD	10	297	18414
64TH	10	297	18711
65TH	10	297	19008
66TH	10	297	19305
67TH	10	297	19602
68TH	10	297	19899
69TH	10	297	20196
70TH	10	297	20493
71ST	10	297	20790
72ND	10	297	21087
73RD	10	297	21384
74TH	10	297	21681
75TH	10	297	21978
76TH	10	297	22275
77TH	10	297	22572
78TH	10	297	22869
79TH	10	297	23166
80TH	10	297	23463
81ST	10	297	23760
82ND	10	297	24057
83RD	10	297	24354
84TH	10	297	24651
85TH	10	297	24948
86TH	10	297	25245
87TH	10	297	25542
88TH	10	297	25839
89TH	10	297	26136
90TH	10	297	26433
91ST	10	297	26730
92ND	10	297	27027
93RD	10	297	27324
94TH	10	297	27621
95TH	10	297	27918
96TH	10	297	28215
97TH	10	297	28512
98TH	10	297	28809
99TH	10	297	29106
100TH	10	297	29403

**FLOOR PLAN LEGEND**

- BACK OF STREET CURB
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- CITY DEDICATED PROPERTY LINE
- 35' SETBACK FROM EDGE OF LINE (12) BUILDING HEIGHT
- PROPOSED BY SIDE SETBACK ADJACENT TO NEIGHBOR PROPERTY'S CONCRETE CURB
- BASEMENT ENTRANCE RAMP



BIKE PARKING SUMMARY		
REQUIRED HOTEL BIKE PARKING	UNITS	FACTOR
BLDG. A (HOTEL) - 30' OF AUTO PARKING (CLASS 7)	135	0.06
TOTAL REQUIRED HOTEL BIKE PARKING (CLASS 7)		7

PROPOSED HOTEL BIKE PARKING		
BLDG. A (HOTEL) - BASEMENT LEVEL (CLASS 1 - PROVIDED)	UNITS	7
TOTAL REQUIRED HOTEL BIKE PARKING (CLASS 1 - PROVIDED)		7

BUILDING PAD ELEVATION	
BUILDING TYPE	ELEVATION
BLDG. A (HOTEL)	214.5

PROPOSED USES			
BUILDING TYPE	AMENITY TYPE	NUMBER OF USERS	HOURS OF OPERATIONS
BLDG. A (HOTEL)	Hotel Rooms	135	8 a.m. to 11 p.m.
	Hotel Meeting Rooms	10	8 a.m. to 11 p.m.
	Hotel Events	10	8 a.m. to 11 p.m.
	Hotel Restaurant	10	8 a.m. to 11 p.m.
	Hotel Cafe & Bar	10	8 a.m. to 11 p.m.
	Hotel Lounge	10	8 a.m. to 11 p.m.
	Hotel Gym	10	8 a.m. to 11 p.m.
	Hotel Pool	10	8 a.m. to 11 p.m.
	Hotel Terrace	10	8 a.m. to 11 p.m.
	Hotel Kitchen	10	8 a.m. to 11 p.m.
	Hotel Restaurant	10	8 a.m. to 11 p.m.
	Hotel Cafe & Bar	10	8 a.m. to 11 p.m.
	Hotel Lounge	10	8 a.m. to 11 p.m.
	Hotel Gym	10	8 a.m. to 11 p.m.
	Hotel Pool	10	8 a.m. to 11 p.m.
	Hotel Terrace	10	8 a.m. to 11 p.m.
	Hotel Kitchen	10	8 a.m. to 11 p.m.

NUMBER OF EMPLOYEES PROJECTED	
BUILDING TYPE	EMPLOYEE PRODUCTION
BLDG. A (HOTEL)	32

- KEY LEGEND**
- HOTEL LOBBY / AMENITY
  - HOTEL ROOM
  - CIRCULATION
  - BASEMENT RAMP

BUILDING A  
GROUND LEVEL  
SCALE: 1/16" = 1'-0"

JOB NO. 1250.001  
DATE 03-15-18  
DALLIN  
3844 Owens Drive  
Cupertino, CA 95019  
802-231-7200  
A.22

**MARINA PLAZA**  
10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA  
De Anza Venture, LLC

HOTEL LINE/FLOOR		NO. RM.	SQ. FT.	# OF UNITS	TOTAL SQ. FT.
2.FLD	HOTEL ROOM A1	432		11	432.00
2.FLD	HOTEL ROOM A2	468		2	468.00
2.FLD	HOTEL ROOM A4	354		1	354.00
2.FLD	HOTEL ROOM A5	396		1	396.00
2.FLD	HOTEL ROOM A6	408		1	408.00
2.FLD	HOTEL ROOM A10	408		2	816.00
2.FLD	HOTEL ROOM A11	408		2	816.00
2.FLD	HOTEL ROOM A13	408		4	1,632.00
2.FLD	HOTEL ROOM A1	392		2	784.00
2.FLD	HOTEL ROOM B5	392		2	784.00
2.FLD	HOTEL ROOM C1	514		1	514.00
2.FLD	HOTEL ROOM C2	514		1	514.00
2.FLD	HOTEL ROOM D1	312		1	312.00
2.FLD	HOTEL ROOM D2	312		1	312.00
Tot		885		51	3,774.00



- KEY LEGEND**
- HOTEL ROOM
  - HOTEL SUITE
  - CIRCULATION

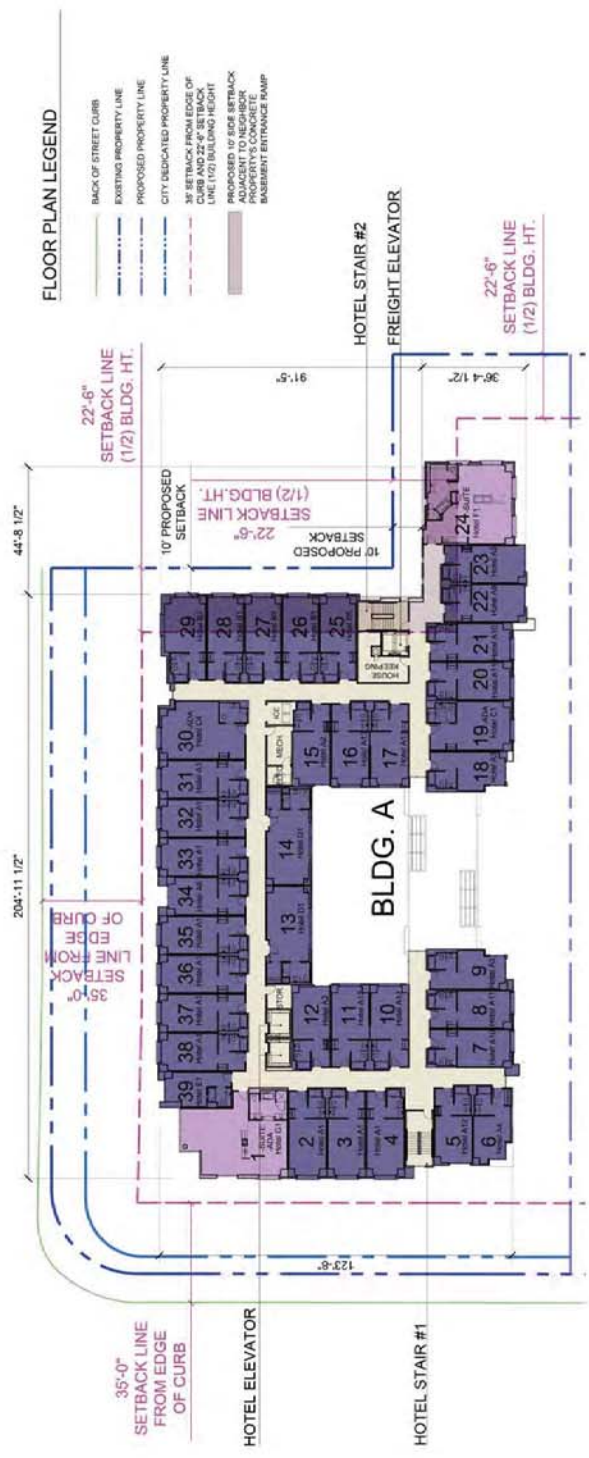
BUILDING A  
SECOND LEVEL  
SCALE: 1/16" = 1'-0"

JOB NO. 1250.001  
DATE 03-15-16  
3685 Owens Drive  
DALHIN  
95025-1200

1" = 16'-0"  
N

**A.23**

HOTEL UNIT FIRE LOOK	BLDG. A (HOTEL) - THIRD LEVEL	BLDG. A	SQ. FT.	# OF UNITS	TOTAL SQ. FT.
2 BED	UNIT A1	415	10	4150	
2 BED	UNIT A2	415	2	830	
2 BED	UNIT A3	415	1	415	
2 BED	UNIT A4	354	1	354	
2 BED	UNIT A5	354	1	354	
2 BED	UNIT A6	402	1	402	
2 BED	UNIT A7	402	1	402	
2 BED	UNIT B1	377	2	754	
2 BED	UNIT B2	415	2	830	
2 BED	UNIT C1	514	1	514	
2 BED	UNIT C2	415	1	415	
2 BED	UNIT E1	353	1	353	
2 BED SUITE	UNIT F1	855	1	855	
2 BED SUITE	UNIT F2	402	2	804	
2 BED SUITE	UNIT F3	402	2	804	
2 BED SUITE	UNIT F4	375	1	375	
2 BED SUITE	UNIT F5	375	1	375	
2 BED SUITE	UNIT F6	375	1	375	
2 BED SUITE	UNIT F7	375	1	375	
2 BED SUITE	UNIT F8	375	1	375	
2 BED SUITE	UNIT F9	375	1	375	
2 BED SUITE	UNIT F10	375	1	375	
2 BED SUITE	UNIT F11	375	1	375	
2 BED SUITE	UNIT F12	375	1	375	
2 BED SUITE	UNIT F13	375	1	375	
2 BED SUITE	UNIT F14	375	1	375	
2 BED SUITE	UNIT F15	375	1	375	
2 BED SUITE	UNIT F16	375	1	375	
2 BED SUITE	UNIT F17	375	1	375	
2 BED SUITE	UNIT F18	375	1	375	
2 BED SUITE	UNIT F19	375	1	375	
2 BED SUITE	UNIT F20	375	1	375	
2 BED SUITE	UNIT F21	375	1	375	
2 BED SUITE	UNIT F22	375	1	375	
2 BED SUITE	UNIT F23	375	1	375	
2 BED SUITE	UNIT F24	375	1	375	
2 BED SUITE	UNIT F25	375	1	375	
2 BED SUITE	UNIT F26	375	1	375	
2 BED SUITE	UNIT F27	375	1	375	
2 BED SUITE	UNIT F28	375	1	375	
2 BED SUITE	UNIT F29	375	1	375	
2 BED SUITE	UNIT F30	375	1	375	
2 BED SUITE	UNIT F31	375	1	375	
2 BED SUITE	UNIT F32	375	1	375	
2 BED SUITE	UNIT F33	375	1	375	
2 BED SUITE	UNIT F34	375	1	375	
2 BED SUITE	UNIT F35	375	1	375	
2 BED SUITE	UNIT F36	375	1	375	
2 BED SUITE	UNIT F37	375	1	375	
2 BED SUITE	UNIT F38	375	1	375	
2 BED SUITE	UNIT F39	375	1	375	
2 BED SUITE	UNIT F40	375	1	375	
2 BED SUITE	UNIT F41	375	1	375	
2 BED SUITE	UNIT F42	375	1	375	
2 BED SUITE	UNIT F43	375	1	375	
2 BED SUITE	UNIT F44	375	1	375	
2 BED SUITE	UNIT F45	375	1	375	
2 BED SUITE	UNIT F46	375	1	375	
2 BED SUITE	UNIT F47	375	1	375	
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2 BED SUITE	UNIT F55	375	1	375	
2 BED SUITE	UNIT F56	375	1	375	
2 BED SUITE	UNIT F57	375	1	375	
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2 BED SUITE	UNIT F59	375	1	375	
2 BED SUITE	UNIT F60	375	1	375	
2 BED SUITE	UNIT F61	375	1	375	
2 BED SUITE	UNIT F62	375	1	375	
2 BED SUITE	UNIT F63	375	1	375	
2 BED SUITE	UNIT F64	375	1	375	
2 BED SUITE	UNIT F65	375	1	375	
2 BED SUITE	UNIT F66	375	1	375	
2 BED SUITE	UNIT F67	375	1	375	
2 BED SUITE	UNIT F68	375	1	375	
2 BED SUITE	UNIT F69	375	1	375	
2 BED SUITE	UNIT F70	375	1	375	
2 BED SUITE	UNIT F71	375	1	375	
2 BED SUITE	UNIT F72	375	1	375	
2 BED SUITE	UNIT F73	375	1	375	
2 BED SUITE	UNIT F74	375	1	375	
2 BED SUITE	UNIT F75	375	1	375	
2 BED SUITE	UNIT F76	375	1	375	
2 BED SUITE	UNIT F77	375	1	375	
2 BED SUITE	UNIT F78	375	1	375	
2 BED SUITE	UNIT F79	375	1	375	
2 BED SUITE	UNIT F80	375	1	375	
2 BED SUITE	UNIT F81	375	1	375	
2 BED SUITE	UNIT F82	375	1	375	
2 BED SUITE	UNIT F83	375	1	375	
2 BED SUITE	UNIT F84	375	1	375	
2 BED SUITE	UNIT F85	375	1	375	
2 BED SUITE	UNIT F86	375	1	375	
2 BED SUITE	UNIT F87	375	1	375	
2 BED SUITE	UNIT F88	375	1	375	
2 BED SUITE	UNIT F89	375	1	375	
2 BED SUITE	UNIT F90	375	1	375	
2 BED SUITE	UNIT F91	375	1	375	
2 BED SUITE	UNIT F92	375	1	375	
2 BED SUITE	UNIT F93	375	1	375	
2 BED SUITE	UNIT F94	375	1	375	
2 BED SUITE	UNIT F95	375	1	375	
2 BED SUITE	UNIT F96	375	1	375	
2 BED SUITE	UNIT F97	375	1	375	
2 BED SUITE	UNIT F98	375	1	375	
2 BED SUITE	UNIT F99	375	1	375	
2 BED SUITE	UNIT F100	375	1	375	



**KEY LEGEND**

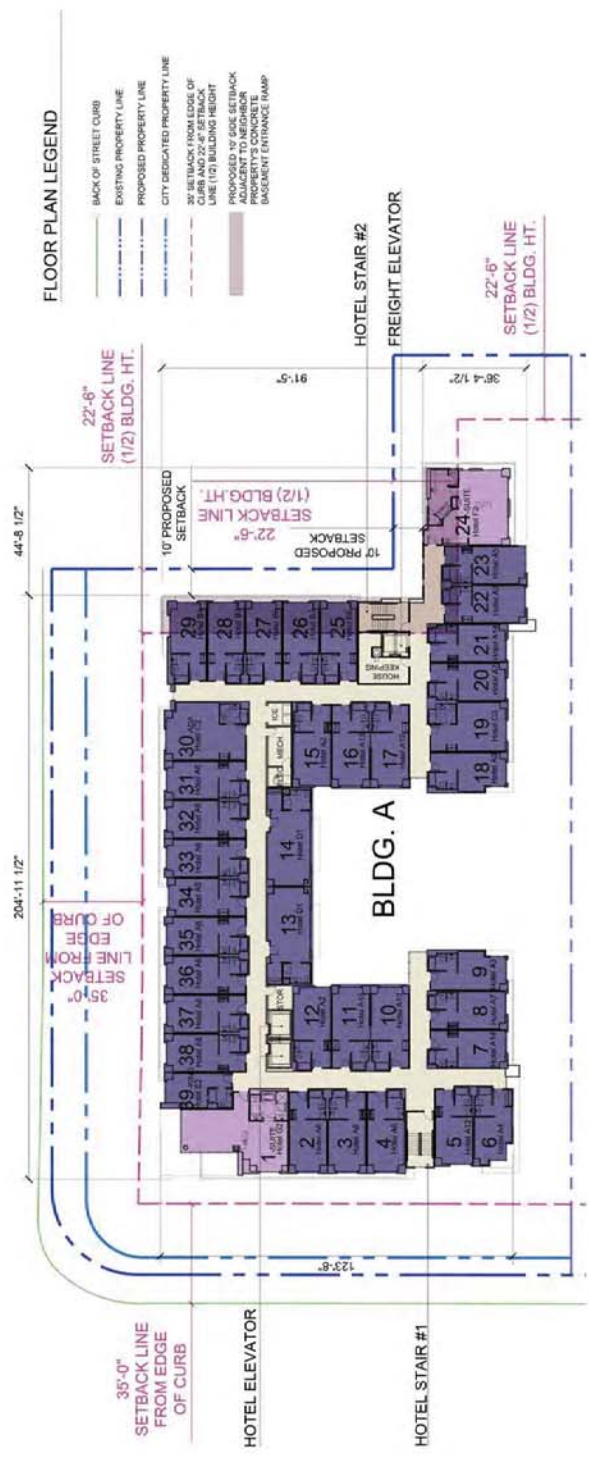
- HOTEL ROOM
- HOTEL SUITE
- CIRCULATION

BUILDING A  
THIRD LEVEL  
SCALE: 1/16" = 1'-0"

JOB NO. 1250.001  
DATE 03-15-18  
3488 Owens Drive  
Redwood City, CA 94068  
949.433.1200  
DAHLIN

**A.24**

HOTEL LINE PER FLOOR	Bed/BRA	Sq.Ft.	# COUNTS	TOTAL SQ. FT.
2.810	HOTEL ROOM A2	402	2	804
2.810	HOTEL ROOM A3	352	2	704
2.810	HOTEL ROOM A5	356	1	356
2.810	HOTEL ROOM A6	358	2	716
2.810	HOTEL ROOM A8	344	1	344
2.810	HOTEL ROOM A9	402	1	402
2.810	HOTEL ROOM B8	377	2	754
2.810	HOTEL ROOM B9	402	1	402
2.810	HOTEL ROOM A12	375	1	375
2.810	HOTEL ROOM A13	403	4	1612
2.810	HOTEL ROOM D1	544	2	1088
2.810	HOTEL ROOM B6	377	2	754
2.810	HOTEL ROOM A10	377	1	377
2.810	HOTEL ROOM A11	402	1	402
2.810	HOTEL ROOM A15	404	1	404
2.810	HOTEL ROOM A16	404	1	404
2.810	HOTEL ROOM A17	397	1	397
2.810	HOTEL ROOM A18	377	1	377
2.810	HOTEL ROOM A19	377	1	377
2.810	HOTEL ROOM A20	377	1	377
2.810	HOTEL ROOM A21	377	1	377
2.810	HOTEL ROOM A22	377	1	377
2.810	HOTEL ROOM A23	377	1	377
2.810	HOTEL ROOM A24	377	1	377
2.810	HOTEL ROOM A25	377	1	377
2.810	HOTEL ROOM A26	377	1	377
2.810	HOTEL ROOM A27	377	1	377
2.810	HOTEL ROOM A28	377	1	377
2.810	HOTEL ROOM A29	377	1	377
2.810	HOTEL ROOM A30	377	1	377
2.810	HOTEL ROOM A31	377	1	377
2.810	HOTEL ROOM A32	377	1	377
2.810	HOTEL ROOM A33	377	1	377
2.810	HOTEL ROOM A34	377	1	377
2.810	HOTEL ROOM A35	377	1	377
2.810	HOTEL ROOM A36	377	1	377
2.810	HOTEL ROOM A37	377	1	377
2.810	HOTEL ROOM A38	377	1	377
2.810	HOTEL ROOM A39	377	1	377
2.810	HOTEL ROOM A40	377	1	377
2.810	HOTEL ROOM A41	377	1	377
2.810	HOTEL ROOM A42	377	1	377
2.810	HOTEL ROOM A43	377	1	377
2.810	HOTEL ROOM A44	377	1	377
2.810	HOTEL ROOM A45	377	1	377
2.810	HOTEL ROOM A46	377	1	377
2.810	HOTEL ROOM A47	377	1	377
2.810	HOTEL ROOM A48	377	1	377
2.810	HOTEL ROOM A49	377	1	377
2.810	HOTEL ROOM A50	377	1	377
2.810	HOTEL ROOM A51	377	1	377
2.810	HOTEL ROOM A52	377	1	377
2.810	HOTEL ROOM A53	377	1	377
2.810	HOTEL ROOM A54	377	1	377
2.810	HOTEL ROOM A55	377	1	377
2.810	HOTEL ROOM A56	377	1	377
2.810	HOTEL ROOM A57	377	1	377
2.810	HOTEL ROOM A58	377	1	377
2.810	HOTEL ROOM A59	377	1	377
2.810	HOTEL ROOM A60	377	1	377
2.810	HOTEL ROOM A61	377	1	377
2.810	HOTEL ROOM A62	377	1	377
2.810	HOTEL ROOM A63	377	1	377
2.810	HOTEL ROOM A64	377	1	377
2.810	HOTEL ROOM A65	377	1	377
2.810	HOTEL ROOM A66	377	1	377
2.810	HOTEL ROOM A67	377	1	377
2.810	HOTEL ROOM A68	377	1	377
2.810	HOTEL ROOM A69	377	1	377
2.810	HOTEL ROOM A70	377	1	377
2.810	HOTEL ROOM A71	377	1	377
2.810	HOTEL ROOM A72	377	1	377
2.810	HOTEL ROOM A73	377	1	377
2.810	HOTEL ROOM A74	377	1	377
2.810	HOTEL ROOM A75	377	1	377
2.810	HOTEL ROOM A76	377	1	377
2.810	HOTEL ROOM A77	377	1	377
2.810	HOTEL ROOM A78	377	1	377
2.810	HOTEL ROOM A79	377	1	377
2.810	HOTEL ROOM A80	377	1	377
2.810	HOTEL ROOM A81	377	1	377
2.810	HOTEL ROOM A82	377	1	377
2.810	HOTEL ROOM A83	377	1	377
2.810	HOTEL ROOM A84	377	1	377
2.810	HOTEL ROOM A85	377	1	377
2.810	HOTEL ROOM A86	377	1	377
2.810	HOTEL ROOM A87	377	1	377
2.810	HOTEL ROOM A88	377	1	377
2.810	HOTEL ROOM A89	377	1	377
2.810	HOTEL ROOM A90	377	1	377
2.810	HOTEL ROOM A91	377	1	377
2.810	HOTEL ROOM A92	377	1	377
2.810	HOTEL ROOM A93	377	1	377
2.810	HOTEL ROOM A94	377	1	377
2.810	HOTEL ROOM A95	377	1	377
2.810	HOTEL ROOM A96	377	1	377
2.810	HOTEL ROOM A97	377	1	377
2.810	HOTEL ROOM A98	377	1	377
2.810	HOTEL ROOM A99	377	1	377
2.810	HOTEL ROOM A100	377	1	377



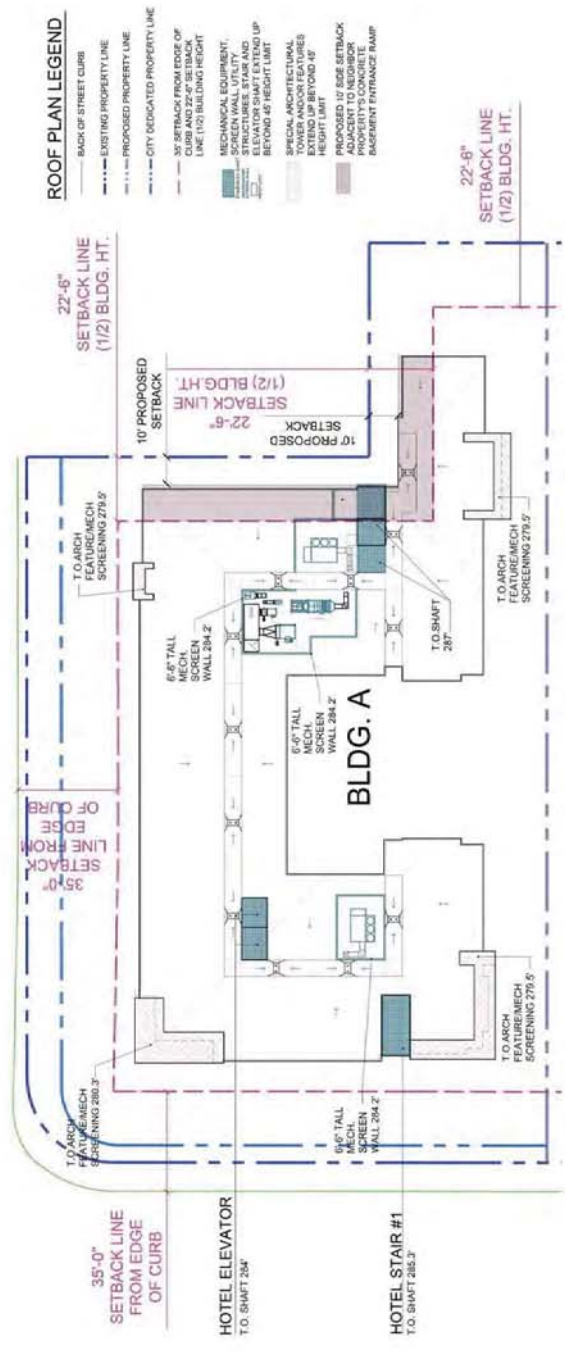
BUILDING A  
FOURTH LEVEL  
SCALE: 1/16" = 1'-0"

JOB NO. 1250.001  
DATE 05-15-16

100% CHECKED  
DAHLIN ARCHITECTS

**A.25**

**MARINA PLAZA**  
10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA  
De Anza Venture, LLC



- ROOF PLAN LEGEND**
- BACK OF STREET CURB
  - EXISTING PROPERTY LINE
  - PROPOSED PROPERTY LINE
  - CITY DEDICATED PROPERTY LINE
  - 35' SETBACK FROM EDGE OF CURB AND 22'-8" SETBACK LINE (1/2) BUILDING HEIGHT
  - MECHANICAL EQUIPMENT, TOWER AND/OR FEATURES, STRUCTURAL STAIR AND ELEVATOR SHAFT EXTEND UP BEYOND 45' HEIGHT LIMIT
  - SPECIAL ARCHITECTURAL TOWER AND/OR FEATURES HEIGHT LIMIT
  - PROPOSED 1/2 SIDE SETBACK ADJACENT TO NEIGHBOR PROPERTY
  - BASEMENT ENTRANCE RAMP

BUILDING A  
 ROOF LEVEL  
 SCALE: 1/16" = 1'-0"

JOB NO. 1250.001  
 DATE 03-15-16

1000 Owens Drive  
 Pasadena, CA 91106  
 626.791.1700

**DAHLIN**  
 ARCHITECTS

**A.26**

**MARINA PLAZA**  
 10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA  
 De Anza Venture, LLC

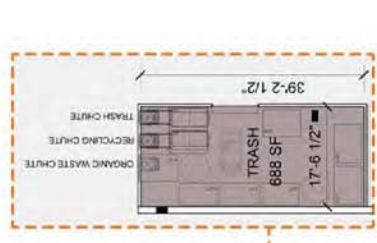
BUILDING AREA (SQ. FT.)		
RETAIL PARKING	BUILDING AREA (SQ. FT.)	UNITS
RETAIL PARKING	7927	5217
RESIDENTIAL PARKING	7927	5217
TOTAL	15854	10434

PARKING SUMMARY				
REQUIRED RETAIL PARKING	SQ. FT.	FACTOR	TOTAL SPACES	
1.00. B. RETAIL PARKING - 1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA	4214	1.00	42	
1.00. B. RETAIL PARKING - 1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA	2700	1.00	27	
1.00. B. RETAIL PARKING - 1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA	2413	1.00	24	
1.00. B. RETAIL PARKING - 1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA	3021	1.00	30	
1.00. B. RETAIL PARKING - 1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA	666	1.00	7	
1.00. C. RETAIL PARKING - 1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA	2000	1.00	20	
1.00. C. RETAIL PARKING - 1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA	2000	1.00	20	
1.00. C. RETAIL PARKING - 1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA	2000	1.00	20	
TOTAL REQUIRED RETAIL PARKING	15854		158	

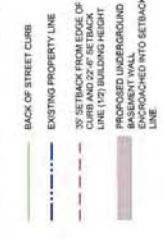
PROPOSED RETAIL PARKING				
1.00. B. RETAIL PARKING - 1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA	4214	1.00	42	
1.00. B. RETAIL PARKING - 1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA	2700	1.00	27	
1.00. B. RETAIL PARKING - 1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA	2413	1.00	24	
1.00. B. RETAIL PARKING - 1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA	3021	1.00	30	
1.00. B. RETAIL PARKING - 1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA	666	1.00	7	
1.00. C. RETAIL PARKING - 1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA	2000	1.00	20	
1.00. C. RETAIL PARKING - 1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA	2000	1.00	20	
1.00. C. RETAIL PARKING - 1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA	2000	1.00	20	
TOTAL REQUIRED RETAIL PARKING	15854		158	

REQUIRED RESIDENTIAL PARKING				
1.00. B. RESIDENTIAL PARKING - 1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA	4214	1.00	42	
1.00. B. RESIDENTIAL PARKING - 1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA	2700	1.00	27	
1.00. B. RESIDENTIAL PARKING - 1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA	2413	1.00	24	
1.00. B. RESIDENTIAL PARKING - 1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA	3021	1.00	30	
1.00. B. RESIDENTIAL PARKING - 1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA	666	1.00	7	
1.00. C. RESIDENTIAL PARKING - 1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA	2000	1.00	20	
1.00. C. RESIDENTIAL PARKING - 1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA	2000	1.00	20	
1.00. C. RESIDENTIAL PARKING - 1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA	2000	1.00	20	
TOTAL REQUIRED RESIDENTIAL PARKING	15854		158	

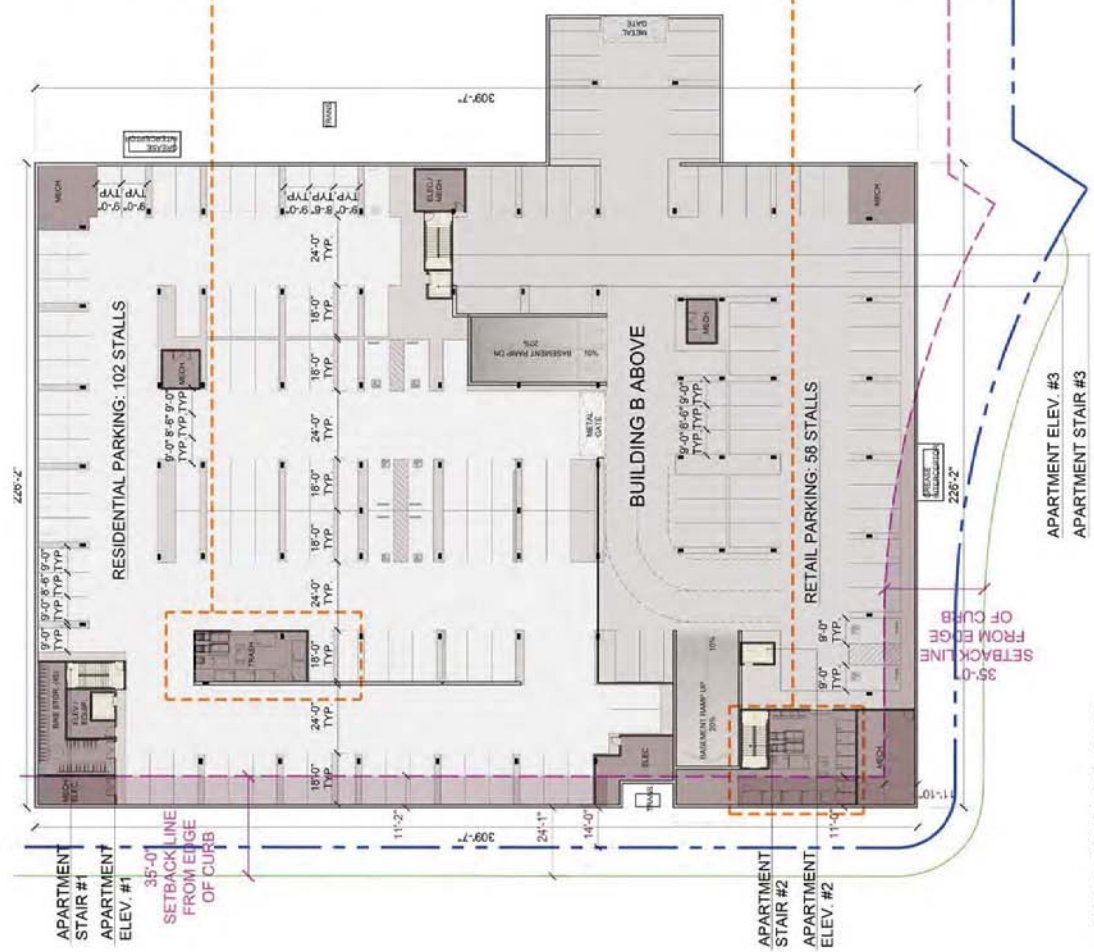
PROPOSED RESIDENTIAL PARKING				
1.00. B. RESIDENTIAL PARKING - 1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA	4214	1.00	42	
1.00. B. RESIDENTIAL PARKING - 1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA	2700	1.00	27	
1.00. B. RESIDENTIAL PARKING - 1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA	2413	1.00	24	
1.00. B. RESIDENTIAL PARKING - 1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA	3021	1.00	30	
1.00. B. RESIDENTIAL PARKING - 1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA	666	1.00	7	
1.00. C. RESIDENTIAL PARKING - 1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA	2000	1.00	20	
1.00. C. RESIDENTIAL PARKING - 1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA	2000	1.00	20	
1.00. C. RESIDENTIAL PARKING - 1 SPACE PER 100 SQ. FT. OF GROSS FLOOR AREA	2000	1.00	20	
TOTAL REQUIRED RESIDENTIAL PARKING	15854		158	



ENLARGED TRASH ROOMS  
SCALE: 1/8" = 1'-0"



ENLARGED TRASH ROOMS  
SCALE: 1/8" = 1'-0"



- KEY LEGEND**
- PARKING
  - RETAIL PARKING
  - UTILITY / STORAGE
  - CIRCULATION

**BUILDING B**  
**BASEMENT LEVEL 1**  
 SCALE: 1/16" = 1'-0"  
 JOB NO. 1250.001  
 DATE 03-15-16  
 N

**A.27**  
 2000 Owens Corning Fiberglas  
 803-281-1200  
 DALLIN

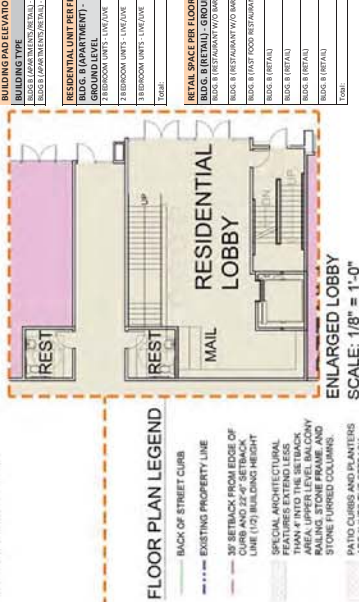
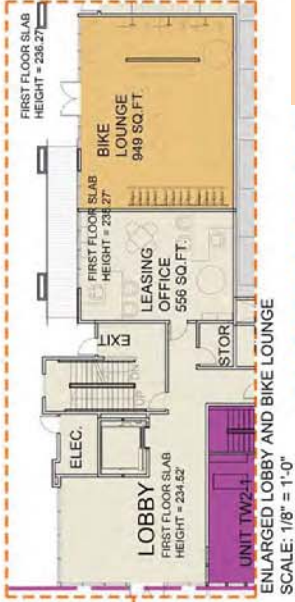
**MARINA PLAZA**  
 10145 DE ANZA BLVD. AND 10122 BANDELY DR. CUPERTINO, CALIFORNIA  
 De Anza Ventures, LLC





**BUILDING PAD ELEVATION**

BUILDING TYPE	INVESTOR
BLDG B (APARTMENT/RETAIL) - RETAIL RESTAURANT	237.15 AND 237
BLDG B (APARTMENT/RETAIL) LOBBY & AVENUE	234.52



**BUILDING PAD ELEVATION**

BUILDING TYPE	INVESTOR
BLDG B (APARTMENT/RETAIL) - RETAIL RESTAURANT	237.15 AND 237
BLDG B (APARTMENT/RETAIL) LOBBY & AVENUE	234.52

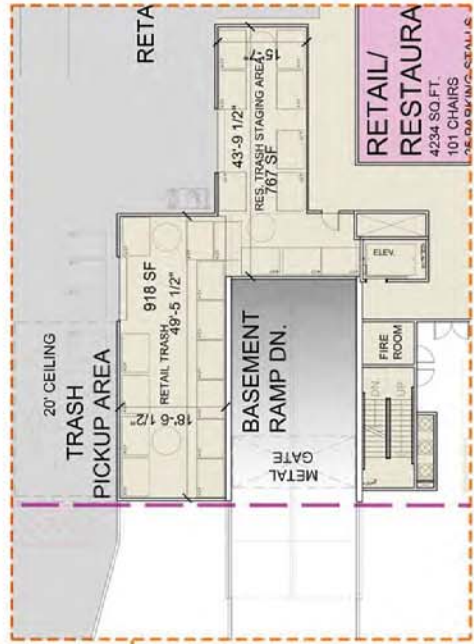
  

RESIDENTIAL UNIT PER FLOOR	R/F	TOTAL
BLDG B (APARTMENT) -		
2 BEDROOM UNITS - LIVE/DINE	3	665
2 BEDROOM UNITS - LIVE/DINE	3	665
1 BEDROOM UNITS - LIVE/DINE	1	164
1 BEDROOM UNITS - LIVE/DINE	1	164
<b>TOTAL:</b>	<b>8</b>	<b>1658</b>

RETAIL SPACE PER FLOOR	BLDG. B (RETAIL) - GROUND LEVEL
BLDG. B (RESTAURANT TWO BAY)	4234
BLDG. B (RESTAURANT TWO BAY)	4767
BLDG. B (EAST FOOD RESTAURANT)	2770
BLDG. B (RESTAURANT)	2933
BLDG. B (RESTAURANT)	3563
BLDG. B (RESTAURANT)	3073
BLDG. B (RESTAURANT)	646
<b>TOTAL:</b>	<b>27984</b>

- FLOOR PLAN LEGEND**
- BACK OF STREET CURB
  - EXISTING PROPERTY LINE
  - 35' SETBACK FROM EDGE OF LOT (FOR BUILDING HEIGHT)
  - LINE (10) BUILDING HEIGHT
  - SPECIAL ARCHITECTURAL AREA, UPPER LEVEL, BALCONY AND STONE FURRED COLUMNS
  - PATIO CURBS AND PLANTERS ARE 8" INTO THE SETBACK AREA



- KEY LEGEND**
- RETAIL
  - LIVE/LIVE UNITS
  - CIRCULATION / SUPPORT
  - APARTMENT AMENITY
  - BASEMENT RAMP
  - PARKING

**BUILDING B**  
**GROUND LEVEL**  
**SCALE: 1/16" = 1'-0"**

JOB NO. 1250.001  
 DATE 03-15-16  
 3665 Owens Drive  
 Redwood City, CA 94068  
 DAHLIN ARCHITECTS  
 A.29

**MARINA PLAZA**  
 10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA  
 De Anza Venture, LLC



ENLARGED ELEVATOR LOBBY  
SCALE: 1/8" = 1'-0"



ENLARGED TRASH ROOM  
SCALE: 1/8" = 1'-0"



ENLARGED COMMUNITY EXERCISE ROOM AND ELEVATOR LOBBY  
SCALE: 1/8" = 1'-0"



ENLARGED TRASH AREAS  
SCALE: 1/8" = 1'-0"



RESIDENTIAL UNIT PER FLOOR	NO. UNITS	SQ. FT.	NO. PARKING SPACES	TOTAL SQ. FT.
BLDG. B (APARTMENT) - SECOND LEVEL				
1-BEDROOM UNITS - 504T	504	4	4	6512
1-BEDROOM UNITS - 504T	782	4	1	3128
1-BEDROOM UNITS - 504T	930	1	1	930
2-BEDROOM UNITS - 504T	1108	6	6	6648
2-BEDROOM UNITS - 504T	1277	1	1	1277
2-BEDROOM UNITS - 504T	1314	4	4	4696
2-BEDROOM UNITS - 504T	1314	1	1	1314
2-BEDROOM UNITS - 504T	1504	2	2	3008
2-BEDROOM UNITS - 504T	1539	1	1	1539
2-BEDROOM UNITS - 504T	1565	1	1	1565
TOTAL	29		29	29487

PROPOSED USES	BUILDING TYPE	AMENITY TYPE	RESIDENTIAL TYPE	NUMBER OF UNITS	SQ. FT.	NUMBER OF OPERATIONS
BLDG. B (APARTMENT) PER FLOOR	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	108 (PROPOSED) RESIDENTIAL	108	108
APARTMENT STAIR #4	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	1	1	1
APARTMENT ELEV. #3	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	1	1	1
APARTMENT STAIR #3	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	1	1	1
ENLARGED COMMUNITY EXERCISE ROOM AND ELEVATOR LOBBY	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	1	1	1
ENLARGED TRASH ROOM	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	1	1	1
ENLARGED TRASH AREAS	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	1	1	1
TOTAL				113	113	113

- KEY LEGEND**
- LIVE/LIVE UPPER FLOOR
  - 3-BEDROOM FLAT
  - 2-BEDROOM FLAT
  - 1-BEDROOM FLAT
  - CIRCULATION / SUPPORT
  - APARTMENT AMENITY

BUILDING B  
SECOND LEVEL  
SCALE: 1/16" = 1'-0"

JOB NO. 1250.001  
DATE 03-15-16  
19850 Chimes Drive  
DUBLIN, CA 94568  
DAHLIN ARCHITECTS, LLC  
**A.30**

**MARINA PLAZA**  
10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA  
De Anza Venture, LLC

RESIDENTIAL UNIT FEE FLOOR			
BLDG. B (APARTMENT) - THIRD LEVEL	NO./SQ. FT.	# OF UNITS	TOTAL SQ. FT.
3-BEDROOM UNITS - FLAT	297	3	2,551
2-BEDROOM UNITS - FLAT	297	1	2,551
1-BEDROOM UNITS - FLAT	297	1	2,551
3-BEDROOM UNITS - EAST	282	5	20,000
2-BEDROOM UNITS - EAST	439	1	4,390
1-BEDROOM UNITS - EAST	439	1	4,390
3-BEDROOM UNITS - WEST	3272	5	27,770
2-BEDROOM UNITS - WEST	3274	2	21,480
1-BEDROOM UNITS - WEST	3274	2	21,480
3-BEDROOM UNITS - EAST	3114	2	21,050
2-BEDROOM UNITS - EAST	3114	2	21,050
1-BEDROOM UNITS - EAST	3114	2	21,050
3-BEDROOM UNITS - WEST	3259	1	21,080
2-BEDROOM UNITS - WEST	3259	2	21,080
1-BEDROOM UNITS - WEST	3259	1	21,080
<b>TOTAL:</b>		<b>38</b>	<b>177,960</b>



- KEY LEGEND**
- 3-BEDROOM FLAT
  - 2-BEDROOM FLAT
  - 1-BEDROOM FLAT
  - CIRCULATION / SUPPORT

**BUILDING B  
THIRD LEVEL**

SCALE: 1/16" = 1'-0"

JOB NO. 1250.001  
DATE 03-15-16

3685 Owens Drive  
DUBLIN, CA 94568  
DAHLIN ARCHITECTS

**A.31**

**MARINA PLAZA**  
10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA  
De Anza Venture, LLC

RESIDENTIAL UNIT PER FLOOR			
BLDG. # (APARTMENT) - FOURTH LEVEL	sq./ft.	# OF UNITS	TOTAL SQ.FT.
1-BEDROOM UNITS - FLAT	834	11	834
2-BEDROOM UNITS - FLAT	792	5	3952
3-BEDROOM UNITS - FLAT	1503	6	6018
4-BEDROOM UNITS - FLAT	1277	1	1277
5-BEDROOM UNITS - FLAT	1114	2	2228
6-BEDROOM UNITS - FLAT	1114	2	2228
7-BEDROOM UNITS - FLAT	1114	2	2228
8-BEDROOM UNITS - FLAT	1114	2	2228
9-BEDROOM UNITS - FLAT	1114	2	2228
10-BEDROOM UNITS - FLAT	1114	2	2228
11-BEDROOM UNITS - FLAT	1114	2	2228
12-BEDROOM UNITS - FLAT	1114	2	2228
13-BEDROOM UNITS - FLAT	1114	2	2228
14-BEDROOM UNITS - FLAT	1114	2	2228
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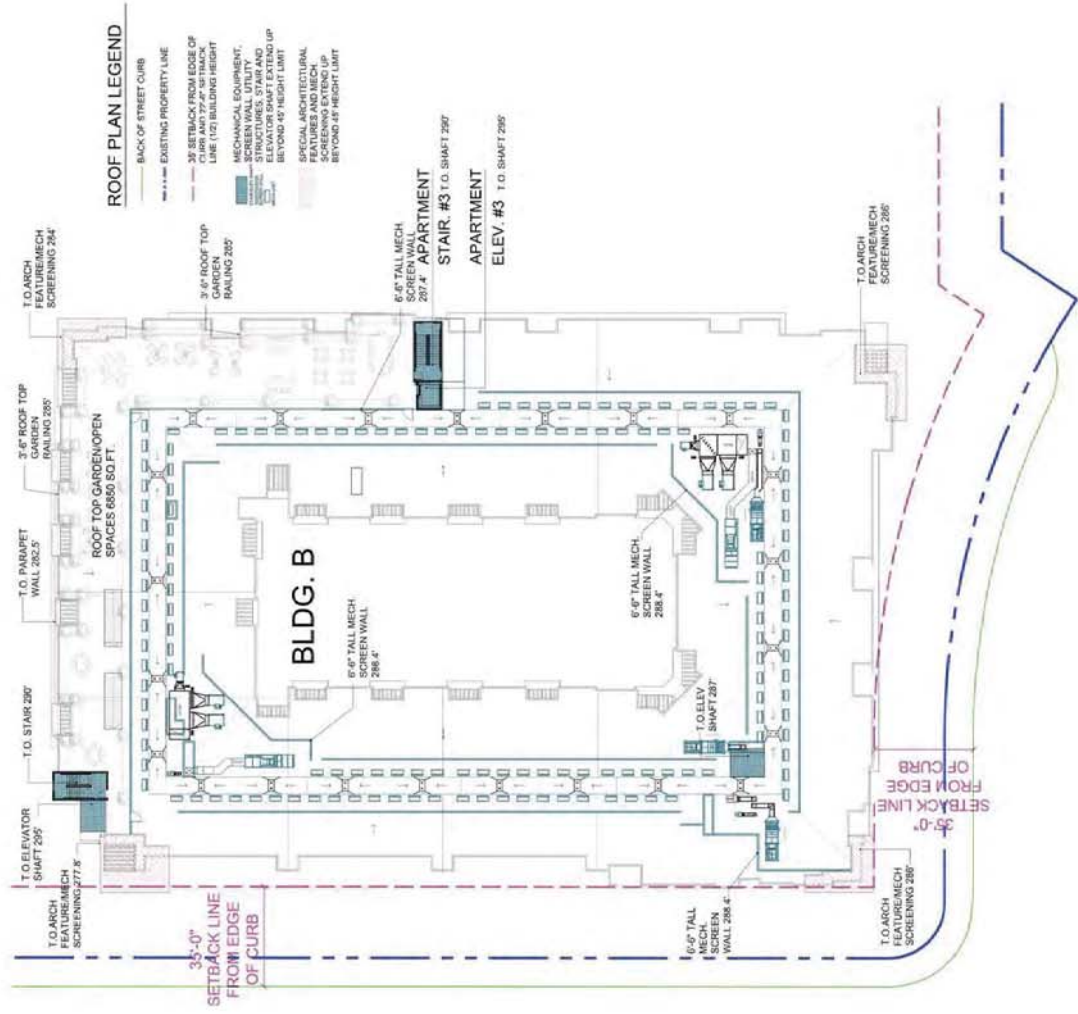


BUILDING B  
FOURTH LEVEL  
SCALE: 1/16" = 1'-0"

JOB NO. 1250.001  
DATE 03-15-16

5885 Owens Drive  
DUBLIN, CA 94568  
DAHLIN ARCHITECTS

**A.32**



**ROOF PLAN LEGEND**

- BACK OF STREET CURB
- EXISTING PROPERTY LINE
- 35' SETBACK FROM EDGE OF CURB
- 3'-6" ROOF TOP GARDEN RAILING
- MECHANICAL EQUIPMENT STRUCTURES, STAIR AND SHAFTS (EXTEND UP BEYOND 45' HEIGHT LIMIT)
- SPECIAL ARCHITECTURAL FEATURES AND MECH SCREENING (EXTEND UP BEYOND 45' HEIGHT LIMIT)

BUILDING B  
 ROOF LEVEL  
 SCALE: 1/16" = 1'-0"

JOB NO. 1250.001  
 DATE 03-15-16

DAHLIN ARCHITECTS  
 2855 Owens Drive  
 Redwood City, CA 94061  
 650.961.7200

**A.33**

**MARINA PLAZA**  
 10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA  
 De Anza Venture, LLC

BUILDING AREA (SQ. FT.)	BUILDING AREA (SQ. FT.)	UNITS
RESIDENTIAL	10,000	100
MECHANICAL	1,000	0
TOTAL	11,000	100

**PARKING SUMMARY**

REQUIRED RESIDENTIAL PARKING	UNITS	FACTOR	TOTAL SPACES
RESIDENTIAL PARKING - 15 MINUTE TURN-AROUND, TWO BLDG. & TWO BLDG. & THREE BLDG.	15	1.0	15
RESIDENTIAL PARKING - 15 MINUTE TURN-AROUND, TWO BLDG. & TWO BLDG. & THREE BLDG.	172	1.0	172
RESIDENTIAL PARKING - 15 MINUTE TURN-AROUND, TWO BLDG. & TWO BLDG. & THREE BLDG.	2	1.0	2
TOTAL REQUIRED RESIDENTIAL PARKING	189		189

**PROPOSED RESIDENTIAL PARKING**

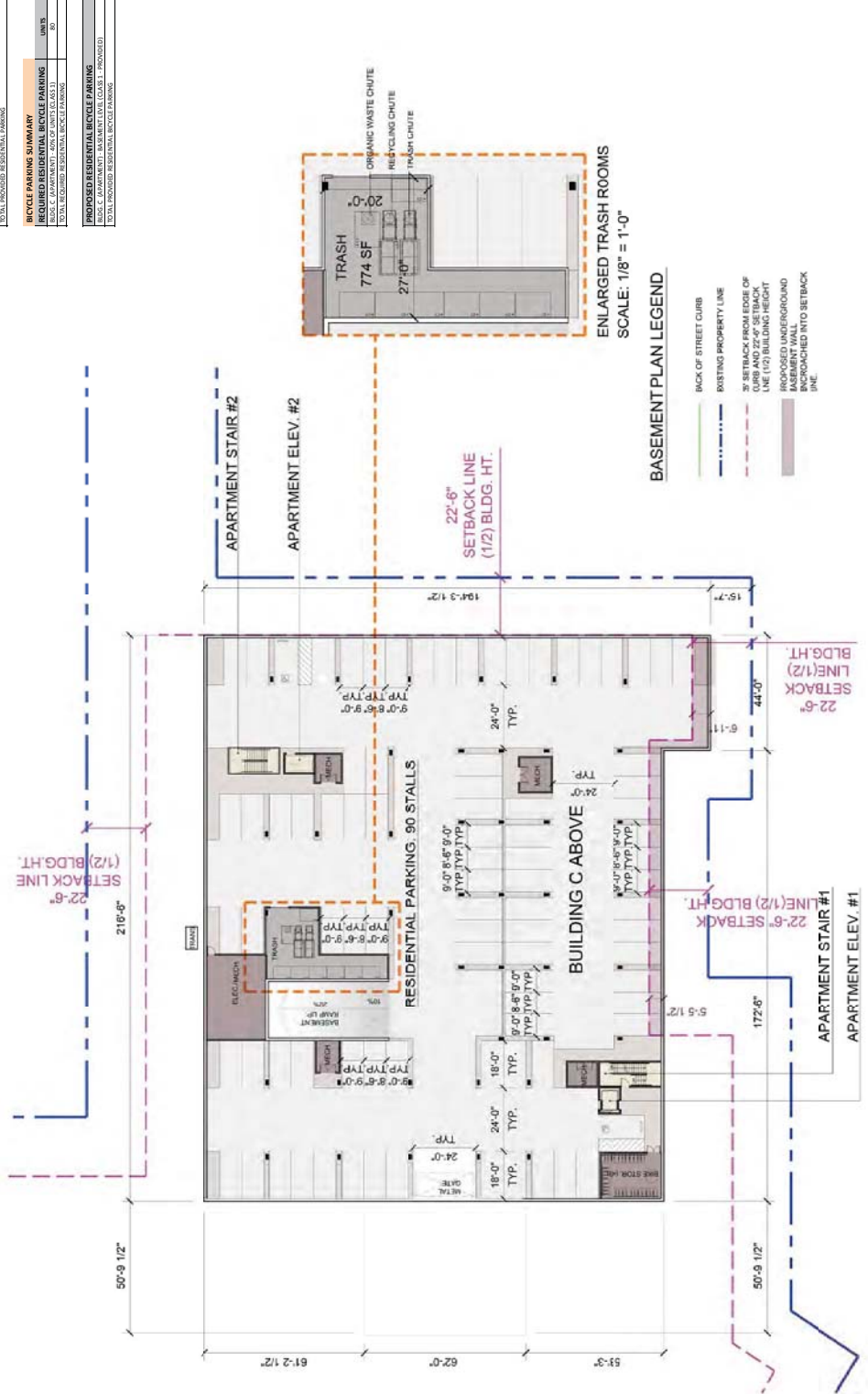
PROPOSED RESIDENTIAL PARKING	UNITS	FACTOR	TOTAL SPACES
RESIDENTIAL PARKING - 15 MINUTE TURN-AROUND, TWO BLDG. & TWO BLDG. & THREE BLDG.	95	1.0	95
RESIDENTIAL PARKING - 15 MINUTE TURN-AROUND, TWO BLDG. & TWO BLDG. & THREE BLDG.	172	1.0	172
RESIDENTIAL PARKING - 15 MINUTE TURN-AROUND, TWO BLDG. & TWO BLDG. & THREE BLDG.	2	1.0	2
TOTAL PROPOSED RESIDENTIAL PARKING	269		269

**BICYCLE PARKING SUMMARY**

REQUIRED RESIDENTIAL BICYCLE PARKING	UNITS	FACTOR	TOTAL SPACES
RESIDENTIAL BICYCLE PARKING - 15 MINUTE TURN-AROUND, TWO BLDG. & TWO BLDG. & THREE BLDG.	15	1.0	15
RESIDENTIAL BICYCLE PARKING - 15 MINUTE TURN-AROUND, TWO BLDG. & TWO BLDG. & THREE BLDG.	172	1.0	172
RESIDENTIAL BICYCLE PARKING - 15 MINUTE TURN-AROUND, TWO BLDG. & TWO BLDG. & THREE BLDG.	2	1.0	2
TOTAL REQUIRED RESIDENTIAL BICYCLE PARKING	189		189

**PROPOSED RESIDENTIAL BICYCLE PARKING**

PROPOSED RESIDENTIAL BICYCLE PARKING	UNITS	FACTOR	TOTAL SPACES
RESIDENTIAL BICYCLE PARKING - 15 MINUTE TURN-AROUND, TWO BLDG. & TWO BLDG. & THREE BLDG.	95	1.0	95
RESIDENTIAL BICYCLE PARKING - 15 MINUTE TURN-AROUND, TWO BLDG. & TWO BLDG. & THREE BLDG.	172	1.0	172
RESIDENTIAL BICYCLE PARKING - 15 MINUTE TURN-AROUND, TWO BLDG. & TWO BLDG. & THREE BLDG.	2	1.0	2
TOTAL PROPOSED RESIDENTIAL BICYCLE PARKING	269		269



**KEY LEGEND**

- PARKING
- CIRCULATION
- UTILITY / STORAGE
- TRASH / SERVICE

**BASEMENT PLAN LEGEND**

- BACK OF STREET CURB
- EXISTING PROPERTY LINE
- 3' SETBACK FROM EDGE OF LINE (1/2) BUILDING HEIGHT
- PROPOSED UNDERGROUND BASEMENT WALL
- ENCROACHED INTO SETBACK LINE

BUILDING C  
BASEMENT LEVEL 1  
SCALE: 1/16" = 1'-0"

JOB NO. 1250.001  
DATE 03-15-16



**A.34**

**MARINA PLAZA**  
10145 DE ANZA BLVD. AND 10122 BANDLEY DR., CUPERTINO, CALIFORNIA  
De Anza Venture, LLC

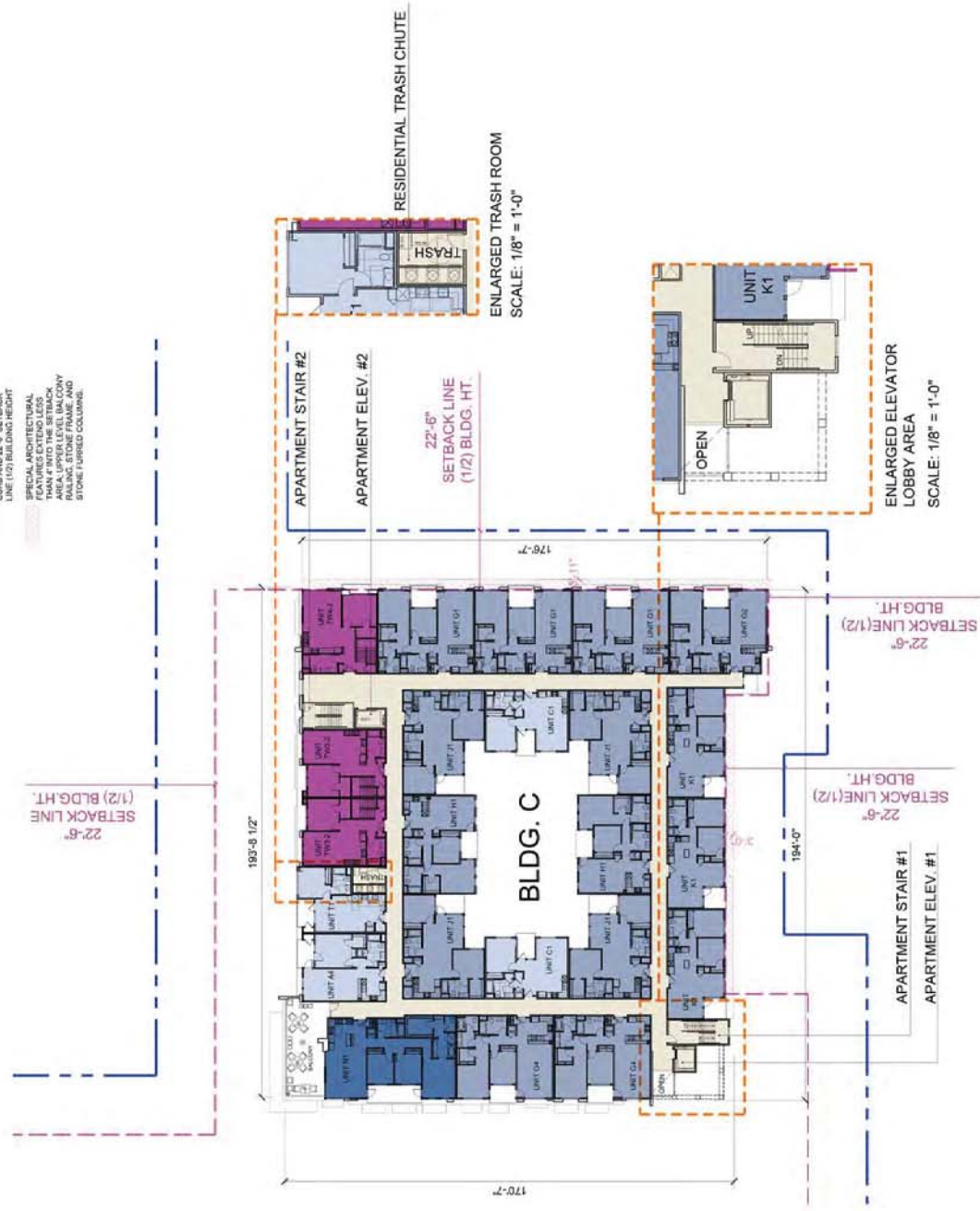




RESIDENTIAL UNIT PER FLOOR			
BEDS/A	SQ.FT.	# OF UNITS	TOTAL SQ.FT.
1. BEDROOM UNITS - FLAT	782	1	782
2. BEDROOM UNITS - FLAT	658	1	658
3. BEDROOM UNITS - FLAT	1350	3	4050
4. BEDROOM UNITS - FLAT	1097	1	1097
5. BEDROOM UNITS - FLAT	991	2	1982
6. BEDROOM UNITS - FLAT	1037	4	4148
7. BEDROOM UNITS - FLAT	1056	3	3168
8. BEDROOM UNITS - FLAT	1056	3	3168
<b>TOTAL:</b>		<b>20</b>	<b>17463</b>

**FLOOR PLAN LEGEND**

- EXISTING PROPERTY LINE
- - - 3/8" SETBACK FROM EDGE OF CURB AND 2'-0" SETBACK LINE (1/2) BUILDING HEIGHT
- SPECIAL ARCHITECTURAL AREA, UPPER LEVEL BALCONY AND STONE TAPPED COLUMNS.



- KEY LEGEND**
- LIVE/LIVE UPPER FLOOR
  - 3-BEDROOM FLAT
  - 2-BEDROOM FLAT
  - 1-BEDROOM FLAT
  - CIRCULATION / SUPPORT

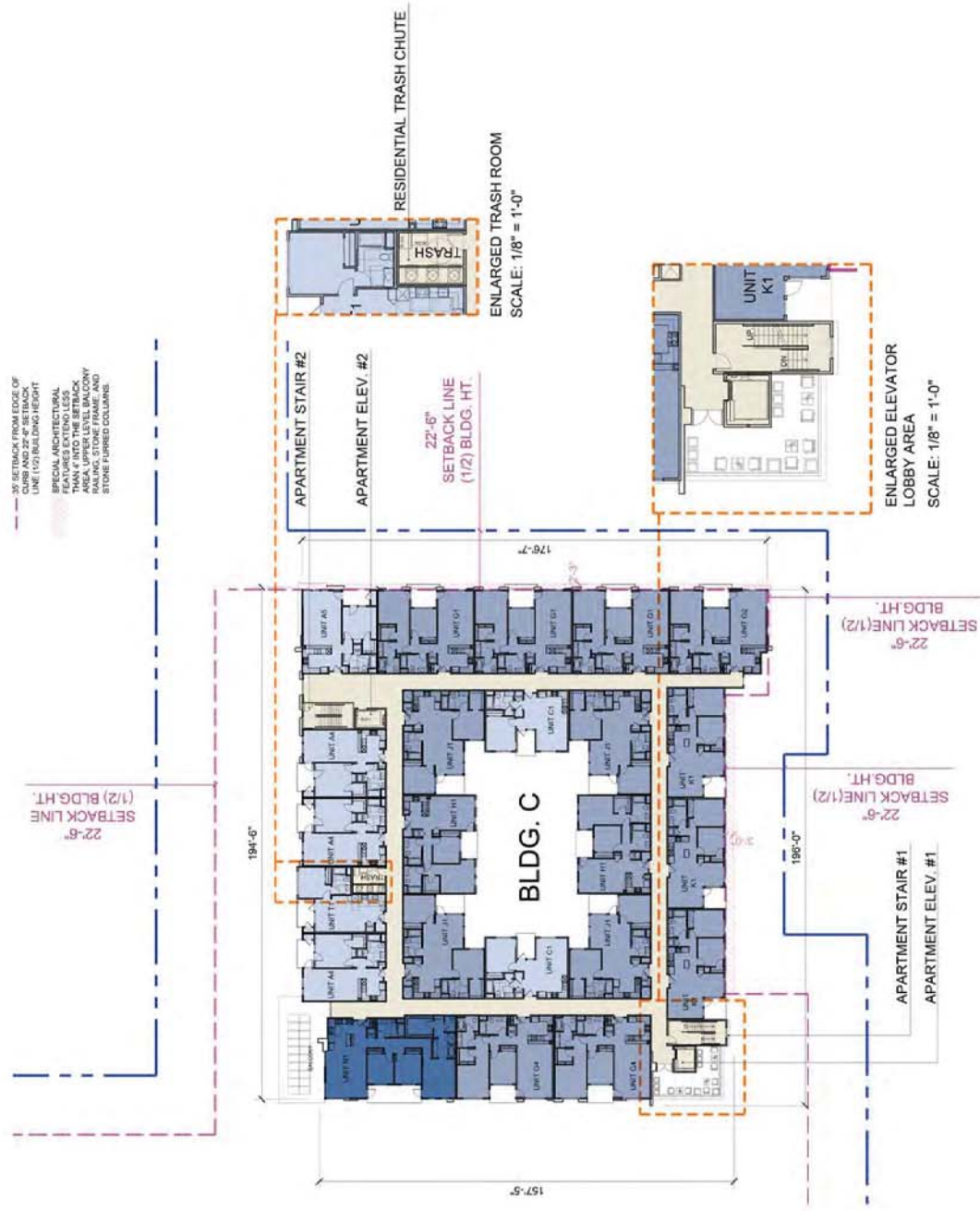
BUILDING C  
SECOND LEVEL  
SCALE: 1/16" = 1'-0"

JOB NO. 1250.001  
DATE 03-15-16  
3685 Owens Drive  
DARLIN  
IRVINE, CA 92618  
A.36

RESIDENTIAL UNIT PER FLOOR				
BLDG. C (APARTMENT) - THIRD LEVEL	AREA	SQ. FT.	# OF UNITS	TOTAL SQ. FT.
2-BEDROOM UNITS - FLAT	UNIT A4	792	3	2376
2-BEDROOM UNITS - FLAT	UNIT A5	808	3	2424
2-BEDROOM UNITS - FLAT	UNIT A6	808	3	2424
2-BEDROOM UNITS - FLAT	UNIT B1	636	3	1908
2-BEDROOM UNITS - FLAT	UNIT C1	1200	3	3600
2-BEDROOM UNITS - FLAT	UNIT C2	1200	3	3600
2-BEDROOM UNITS - FLAT	UNIT C3	1200	3	3600
2-BEDROOM UNITS - FLAT	UNIT D1	975	2	1950
2-BEDROOM UNITS - FLAT	UNIT D2	975	2	1950
2-BEDROOM UNITS - FLAT	UNIT E1	807	3	2421
2-BEDROOM UNITS - FLAT	UNIT E2	807	3	2421
2-BEDROOM UNITS - FLAT	UNIT F1	1500	3	4500
2-BEDROOM UNITS - FLAT	UNIT F2	1500	3	4500
2-BEDROOM UNITS - FLAT	UNIT F3	1500	3	4500
TOTAL			21	24972

**FLOOR PLAN LEGEND**

- EXISTING PROPERTY LINE
- - - SETBACK FROM EDGE OF LOT (1/2) BLDG. HEIGHT
- - - SETBACK FROM EDGE OF LOT (1/2) BALCONY HEIGHT
- SPECIAL ARCHITECTURAL FEATURES EXTEND LESS THAN 4' INTO THE SETBACK
- ARCHITECTURAL FEATURES EXTENDING INTO SETBACK SHALL BE LIMITED TO RAILINGS, STONE FRAME, AND STONE FURRED COLUMNS.



**KEY LEGEND**

- 3-BEDROOM FLAT
- 2-BEDROOM FLAT
- 1-BEDROOM FLAT
- CIRCULATION / SUPPORT

**BUILDING C  
THIRD LEVEL**  
SCALE: 1/16" = 1'-0"

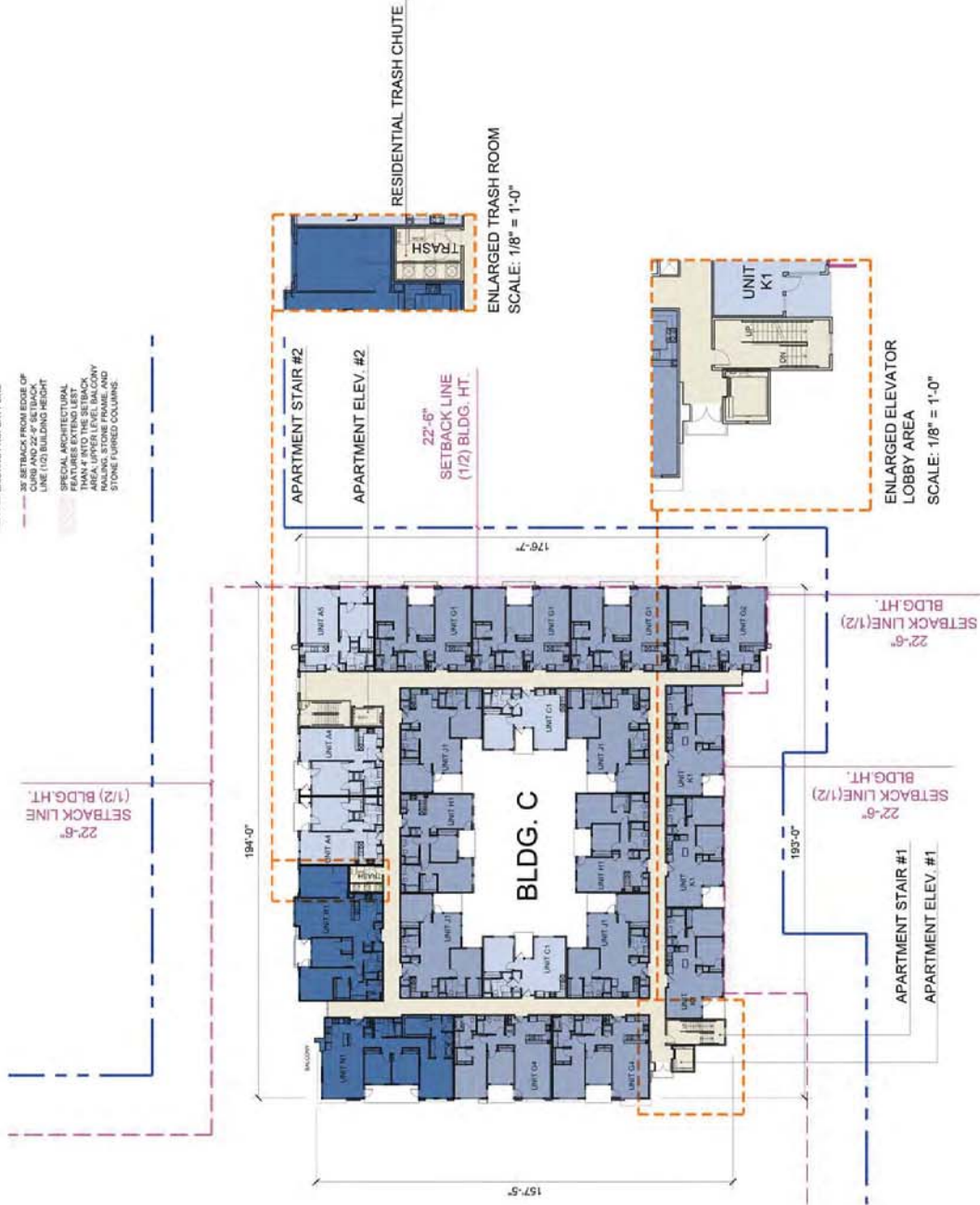
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DATE 03-15-16  
3665 Owens Drive  
DUBLIN, CA 94568  
DAHLIN ARCHITECTS  
**A.37**

**MARINA PLAZA**  
10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA  
De Anza Venture, LLC

RESIDENTIAL UNIT PER FLOOR				
UNIT TYPE	NO. OF UNITS	SQ. FT.	FLOOR UNITS	TOTAL SQ. FT.
3-BEDROOM UNITS - FLAT	UNIT A5	868	1	868
3-BEDROOM UNITS - FLAT	UNIT C1	697	2	1394
2-BEDROOM UNITS - FLAT	UNIT G2	3937	3	11811
1-BEDROOM UNITS - FLAT	UNIT G4	3126	2	6252
2-BEDROOM UNITS - FLAT	UNIT J1	3007	2	6014
2-BEDROOM UNITS - FLAT	UNIT K1	856	1	856
3-BEDROOM UNITS - FLAT	UNIT M1	1515	1	1515
3-BEDROOM UNITS - FLAT	UNIT O1	1515	1	1515
TOTAL		1275	22	21995

### FLOOR PLAN LEGEND

- BACK OF STREET CURB
- EXISTING PROPERTY LINE
- SETBACK FROM SIDE OF CURB AND 22'-6" SETBACK LINE (1/2) BUILDING HEIGHT
- SPECIAL ARCHITECTURAL FEATURES EXTENDING LESS THAN 4' INTO THE SETBACK
- WALKWAY, RAILING, STONE FRAME, AND STONE FURRED COLUMNS



## MARINA PLAZA

10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA  
De Anza Venture, LLC

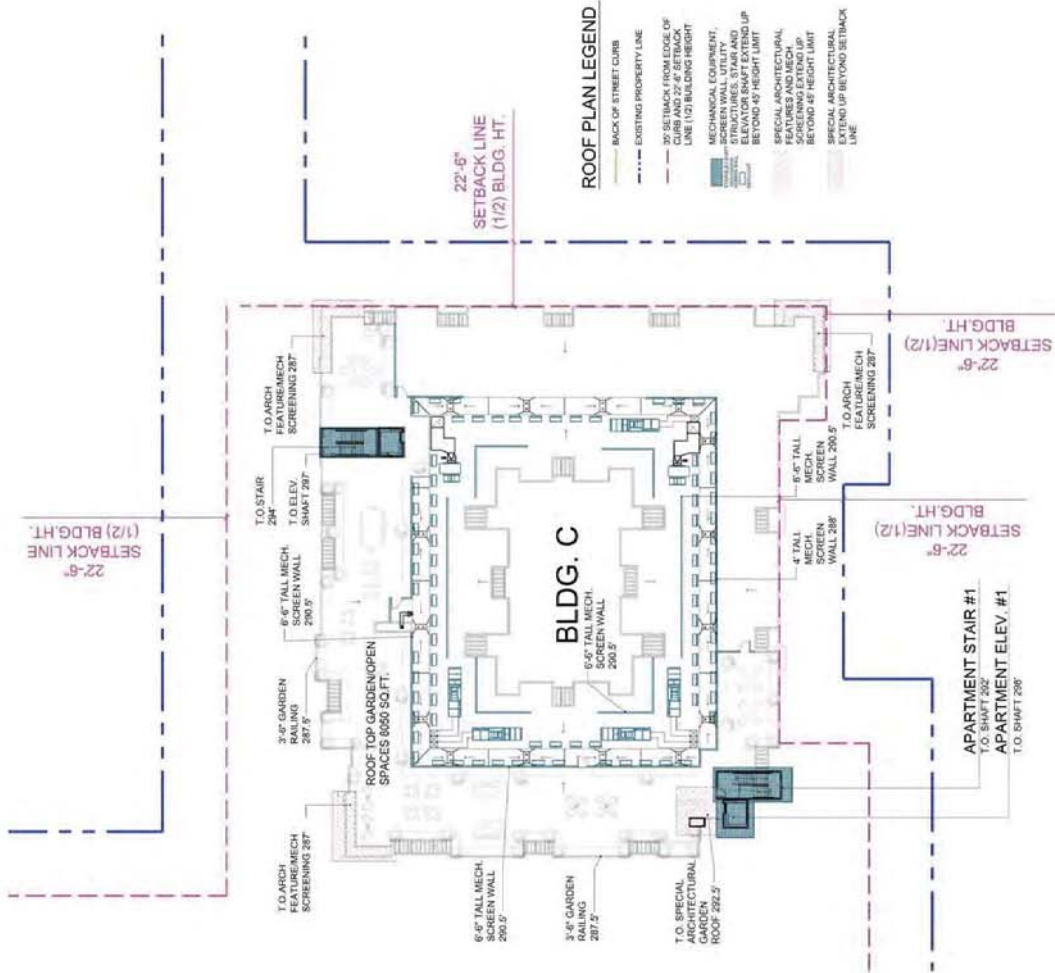
BUILDING C  
FOURTH LEVEL  
SCALE: 1/16" = 1'-0"

JOB NO. 1250.001  
DATE 03-15-16



3665 Owens Drive  
Dahlin  
Bakersfield, CA 93311

# A.38

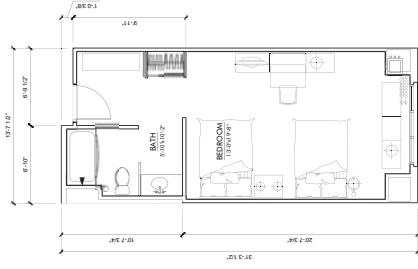


**ROOF PLAN LEGEND**

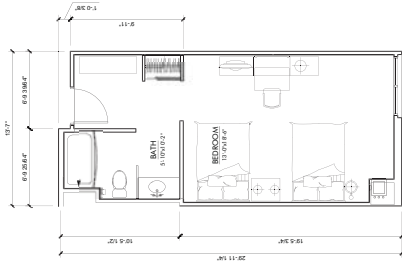
- BACK OF STREET CURB
- EXISTING PROPERTY LINE
- 22'-6" SETBACK FROM EDGE OF LOT (1/2) BUILDING HEIGHT
- MECHANICAL EQUIPMENT, STRUCTURES, STAIR AND ELEVATOR SHAFTS EXTENDING UP BEYOND 45' HEIGHT LIMIT
- SPECIAL ARCHITECTURAL SCREENING EXTENDING UP BEYOND 45' HEIGHT LIMIT
- SPECIAL ARCHITECTURAL WALLS EXTENDING UP BEYOND SETBACK LINE

BUILDING C  
ROOF LEVEL  
SCALE: 1/16" = 1'-0"

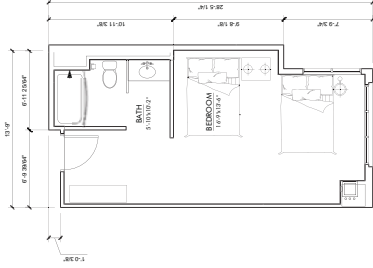
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DATE 03-15-16  
2850 Owens Drive  
Redwood City, CA 94061  
DAHLIN ARCHITECTS  
A.39



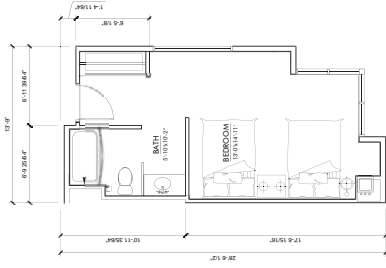
**HOTEL ROOM A1**  
(2) BED UNIT FLOOR PLAN  
(Typ. 4th Floor Plan)  
GROSS AREA: 418 SQFT  
NET AREA: 346 SQFT



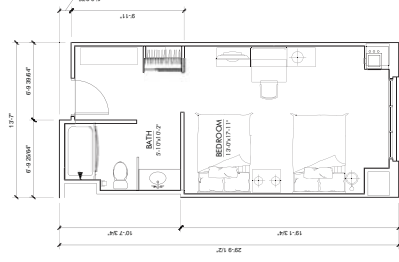
**HOTEL ROOM A2 & A13 (SIM)**  
(2) BED UNIT FLOOR PLAN  
(Typ. 4th Floor Plan)  
GROSS AREA: 402 SQFT  
NET AREA: 335 SQFT



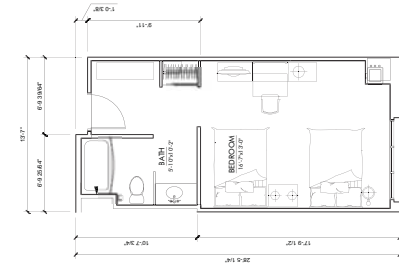
**HOTEL ROOM A3**  
(2) BED UNIT FLOOR PLAN  
(Typ. 4th Floor Plan)  
GROSS AREA: 382 SQFT  
NET AREA: 327 SQFT



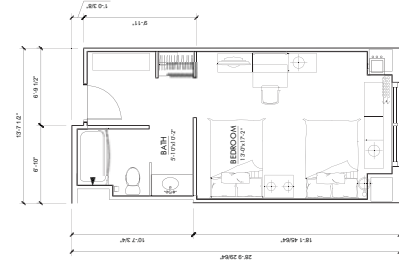
**HOTEL ROOM A4**  
(2) BED UNIT FLOOR PLAN  
(Typ. 4th Floor Plan)  
GROSS AREA: 354 SQFT  
NET AREA: 307 SQFT



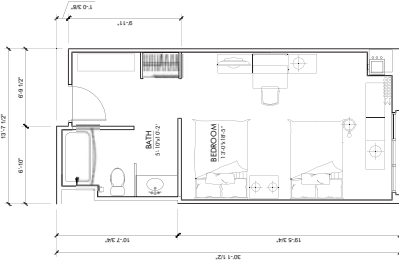
**HOTEL ROOM A6**  
(2) BED UNIT FLOOR PLAN  
(Typ. 4th Floor Plan)  
GROSS AREA: 398 SQFT  
NET AREA: 349 SQFT



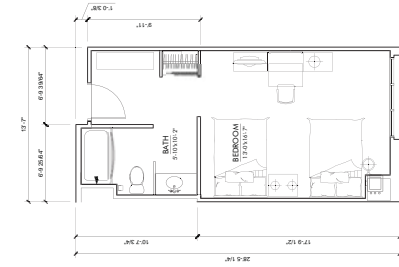
**HOTEL ROOM A7**  
(2) BED UNIT FLOOR PLAN  
(Typ. 4th Floor Plan)  
GROSS AREA: 418 SQFT  
NET AREA: 346 SQFT



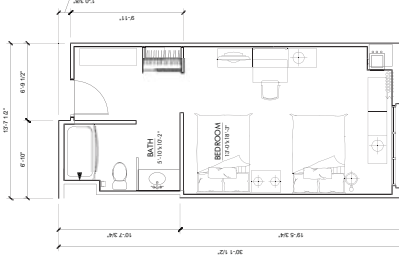
**HOTEL ROOM A8**  
(2) BED UNIT FLOOR PLAN  
(Typ. 4th Floor Plan)  
GROSS AREA: 402 SQFT  
NET AREA: 335 SQFT



**HOTEL ROOM A9 & A5 (SIM)**  
(2) BED UNIT FLOOR PLAN  
(Typ. 4th Floor Plan)  
GROSS AREA: 402 SQFT  
NET AREA: 335 SQFT



**HOTEL ROOM A11 & A12 (SIM)**  
(2) BED UNIT FLOOR PLAN  
(Typ. 4th Floor Plan)  
GROSS AREA: 354 SQFT  
NET AREA: 307 SQFT



**HOTEL ROOM A11 & A10 (SIM)**  
(2) BED UNIT FLOOR PLAN  
(Typ. 4th Floor Plan)  
GROSS AREA: 402 SQFT  
NET AREA: 335 SQFT

**HOTEL UNIT PLANS**

SCALE: 1/4" = 1'-0"

JOB NO. 1250.001

DATE: 03-15-16

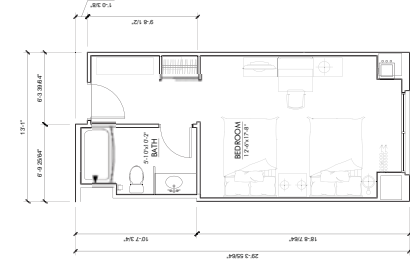
5805 Owens Drive  
Cupertino, CA 95088  
950-251-7200



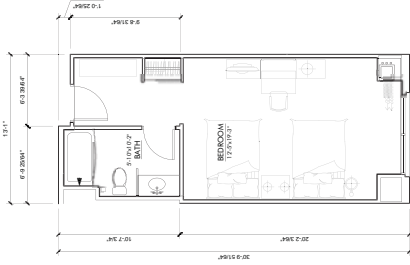
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**MARINA PLAZA**

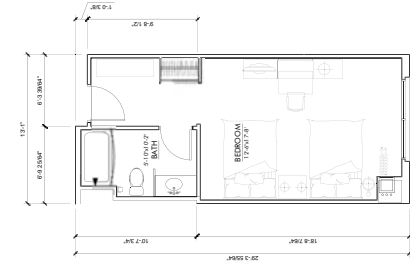
10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA  
De Anza Venture, LLC



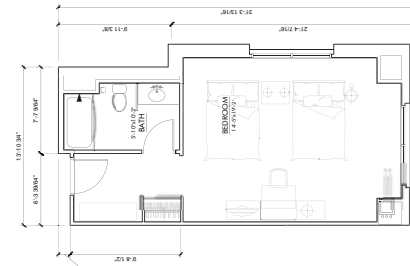
**HOTEL ROOM B4**  
(2) BED UNIT FLOOR PLAN  
GROSS AREA: 377 SQFT  
NET AREA: 327 SQFT



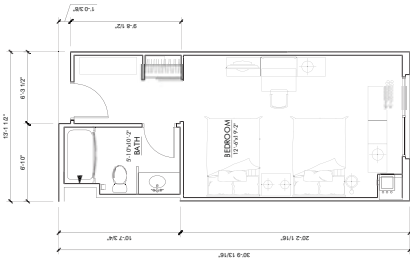
**HOTEL ROOM B5**  
(2) BED UNIT FLOOR PLAN  
GROSS AREA: 397 SQFT  
NET AREA: 330 SQFT



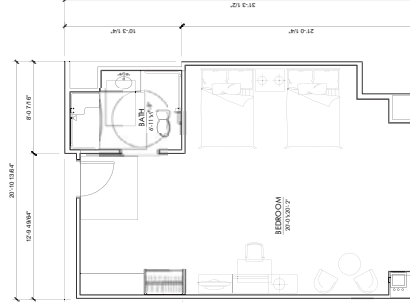
**HOTEL ROOM B3**  
(2) BED UNIT FLOOR PLAN  
GROSS AREA: 377 SQFT  
NET AREA: 329 SQFT



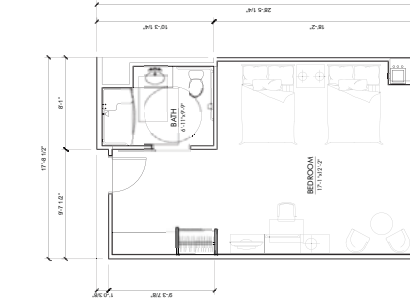
**HOTEL ROOM B2**  
(2) BED UNIT FLOOR PLAN  
GROSS AREA: 463 SQFT  
NET AREA: 382 SQFT



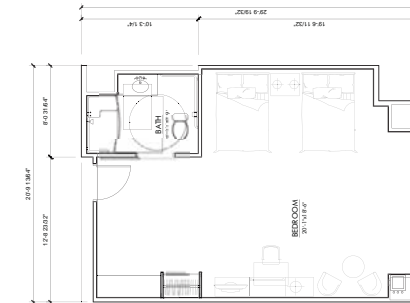
**HOTEL ROOM B1**  
(2) BED UNIT FLOOR PLAN  
GROSS AREA: 397 SQFT  
NET AREA: 331 SQFT



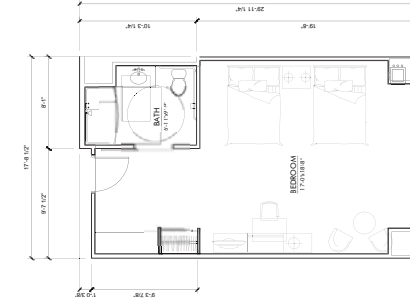
**HOTEL ROOM C4**  
(2) BED UNIT FLOOR PLAN  
GROSS AREA: 452 SQFT  
NET AREA: 388 SQFT



**HOTEL ROOM C3**  
(2) BED UNIT FLOOR PLAN  
GROSS AREA: 382 SQFT  
NET AREA: 315 SQFT



**HOTEL ROOM C2**  
(2) BED UNIT FLOOR PLAN  
GROSS AREA: 452 SQFT  
NET AREA: 388 SQFT

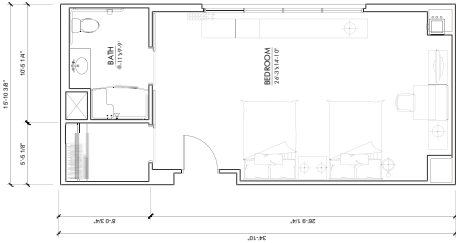


**HOTEL ROOM C1**  
(2) BED UNIT FLOOR PLAN  
GROSS AREA: 452 SQFT  
NET AREA: 388 SQFT

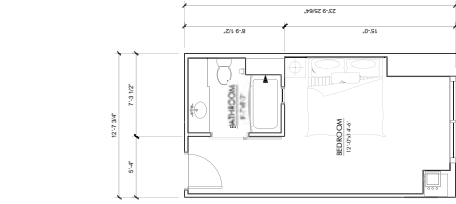
**HOTEL UNIT PLANS**  
SCALE: 1/4" = 1'-0"  
JOB NO. 1250.001  
DATE 03-15-16



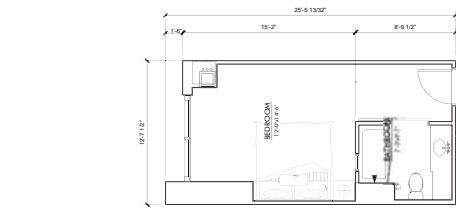
**A.40B**



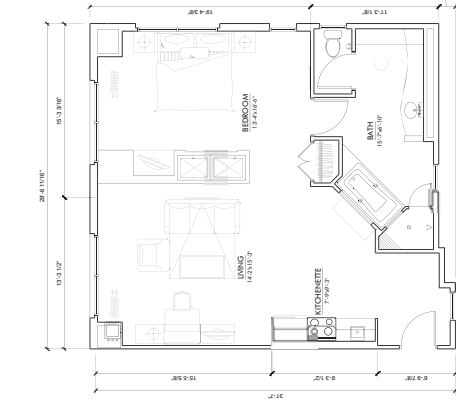
**HOTEL ROOM D1**  
**(2) BED UNIT FLOOR PLAN**  
 GROSS AREA: 544 SQFT  
 NET AREA: 475 SQFT



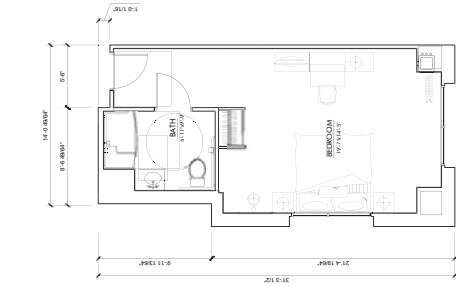
**HOTEL ROOM E1**  
**KING BED UNIT FLOOR PLAN**  
 GROSS AREA: 303 SQFT  
 NET AREA: 239 SQFT



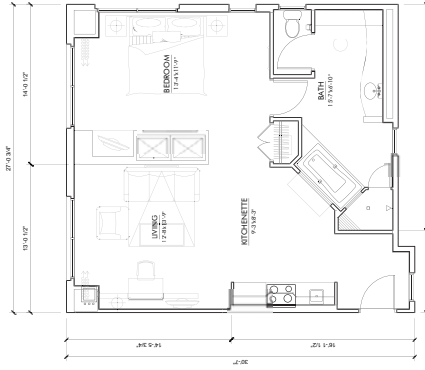
**HOTEL ROOM E2**  
**(2) BED UNIT FLOOR PLAN**  
 GROSS AREA: 303 SQFT  
 NET AREA: 233 SQFT



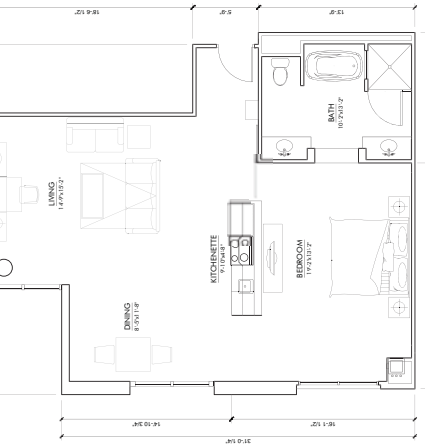
**HOTEL ROOM F1**  
**SUITE UNIT FLOOR PLAN**  
 GROSS AREA: 385 SQFT  
 NET AREA: 342 SQFT



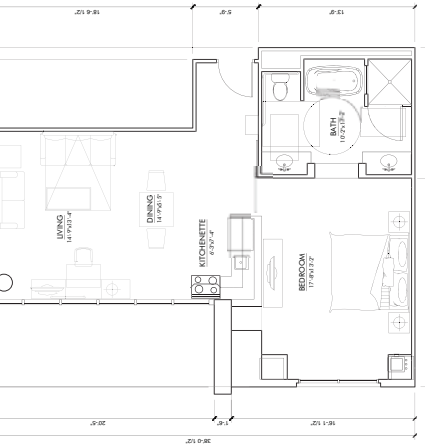
**HOTEL ROOM J1**  
**KING ROOM ADA**  
 GROSS AREA: 463 SQFT  
 NET AREA: 385 SQFT



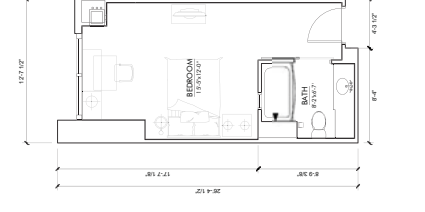
**HOTEL ROOM F2**  
**(1) BED SUITE FLOOR PLAN**  
 GROSS AREA: 571 SQFT  
 NET AREA: 471 SQFT



**HOTEL ROOM G1**  
**KING ROOM SUITE UNIT**  
 GROSS AREA: 597 SQFT  
 NET AREA: 497 SQFT



**HOTEL ROOM G2**  
**SUITE UNIT FLOOR PLAN**  
 GROSS AREA: 507 SQFT  
 NET AREA: 428 SQFT



**HOTEL ROOM H1**  
**1 BED UNIT FLOOR PLAN**  
 GROSS AREA: 307 SQFT  
 NET AREA: 243 SQFT

**HOTEL UNIT PLANS**

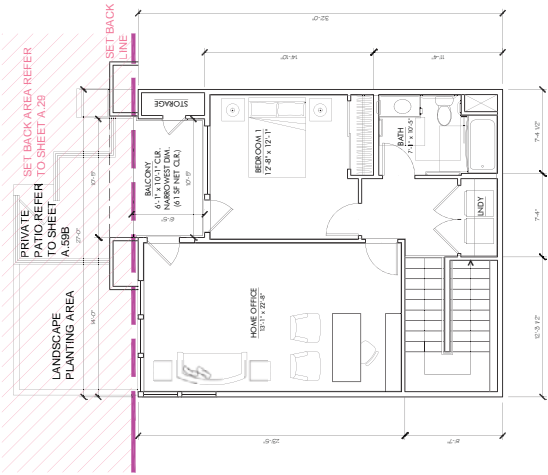
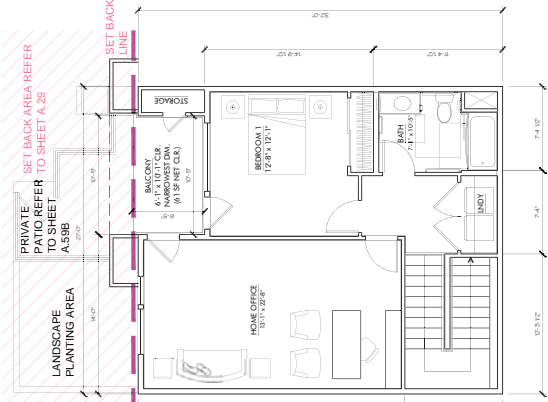
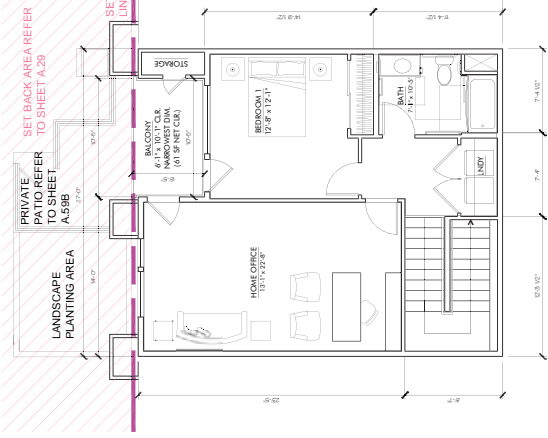
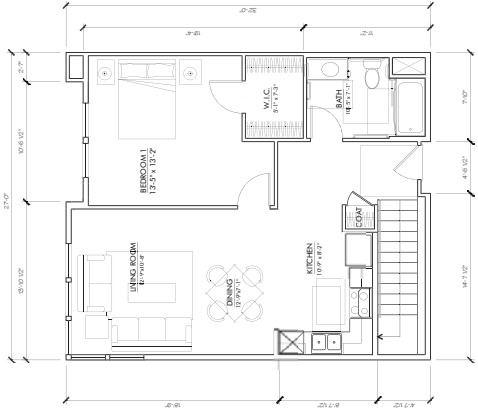
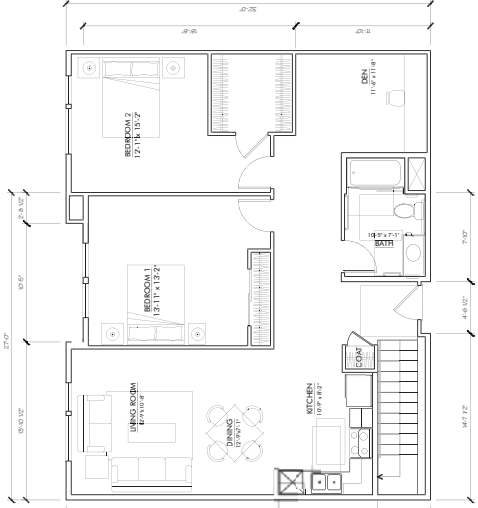
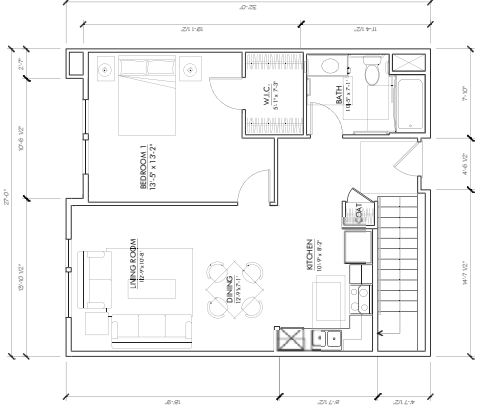
SCALE: 1/4" = 1'-0"

JOB NO. 1250.001  
 DATE 03-15-16

5805 Owens Drive  
 Suite 200  
 San Jose, CA 95128  
 408-251-1200



**A.40C**



UNIT TW1-1 (FIRST LEVEL)  
(2) BED UNIT FLOOR PLAN  
 GROSS AREA: 373 (FP) + 44 (2FP) = 1217 SQFT  
 NET AREA: 332 (FP) + 77 (2FP) = 1111 SQFT  
 BALCONY: 61 SF  
 GROSS AREA: 326 SQFT  
 NET AREA: 293 SQFT

UNIT TW1-1 (FIRST LEVEL)  
(2) BED UNIT FLOOR PLAN  
 GROSS AREA: 373 (FP) + 44 (2FP) = 1217 SQFT  
 NET AREA: 332 (FP) + 77 (2FP) = 1111 SQFT  
 BALCONY: 61 SF  
 GROSS AREA: 326 SQFT  
 NET AREA: 293 SQFT

UNIT TW2-1 (FIRST LEVEL)  
(2) BED UNIT FLOOR PLAN  
 GROSS AREA: 373 (FP) + 44 (2FP) = 1217 SQFT  
 NET AREA: 332 (FP) + 77 (2FP) = 1111 SQFT  
 BALCONY: 61 SF  
 GROSS AREA: 326 SQFT  
 NET AREA: 293 SQFT

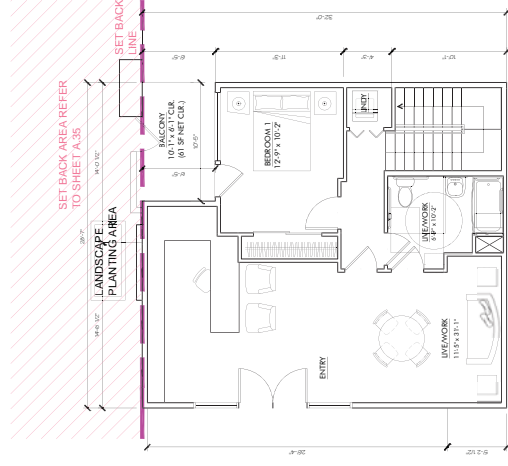
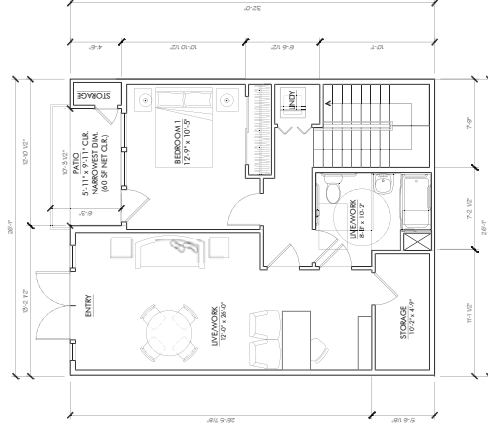
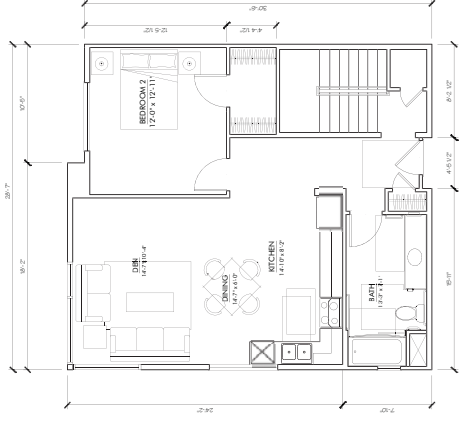
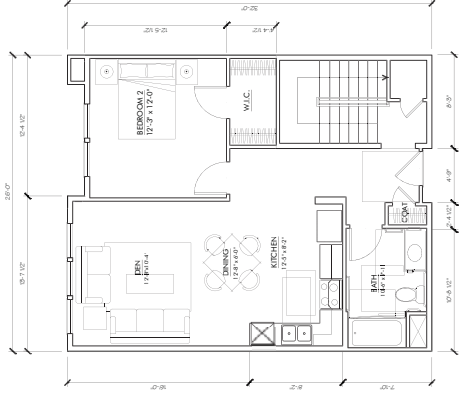
JOB NO. 1250.001  
 DATE: 03-15-16

5805 Owens Drive  
 Suite 200  
 San Jose, CA 95128  
 408.251.1200



A.41A





UNIT TW3-1 (FIRST LEVEL)  
(2) BED UNIT FLOOR PLAN

RESIDENTIAL: 48 (1) + 78 (2) = 116 SQFT  
GROSS AREA: 286 (1) + 727 (2) = 1013 SQFT  
BALCONY: 60 SF  
LIVE / WORK: 399 SQFT  
GROSS AREA: 457 SQFT

UNIT TW4-1 (FIRST LEVEL)  
(2) BED UNIT FLOOR PLAN

RESIDENTIAL: 315 (1) + 793 (2) = 1008 SQFT  
GROSS AREA: 286 (1) + 727 (2) = 1013 SQFT  
BALCONY: 60 SF  
LIVE / WORK: 633 SQFT  
GROSS AREA: 479 SQFT

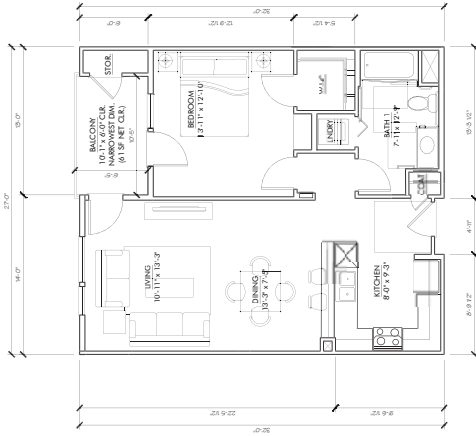
2 STORY  
LIVE/LIVE  
UNIT PLANS  
SCALE: 1/4" = 1'-0"

JOB NO. 1250.001  
DATE: 03-15-16

5805 Owens Drive  
Cupertino, CA 95015  
950-251-7200



A.41B



FLAT UNIT PLANS  
 SCALE: 1/4" = 1'-0"

JOB NO. 1250.001  
 DATE 03-15-16

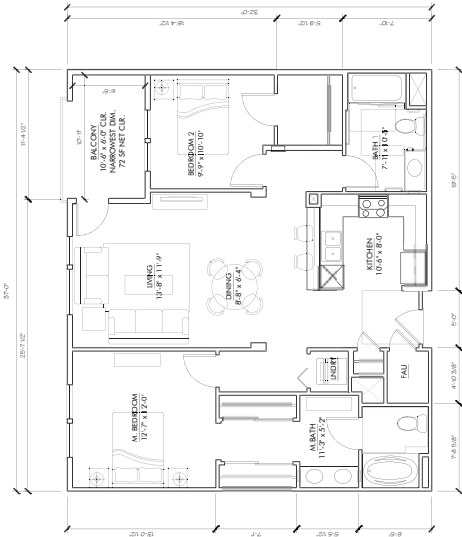
2885 Owens Drive  
 Redwood City, CA 94068  
 650-981-1200



**A.4.2**

**MARINA PLAZA**

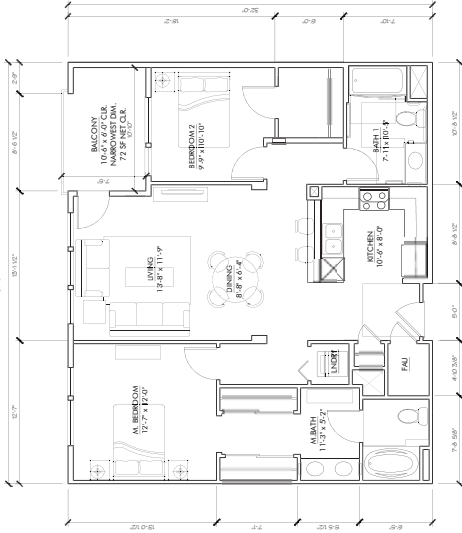
10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA  
 De Anza Venture, LLC



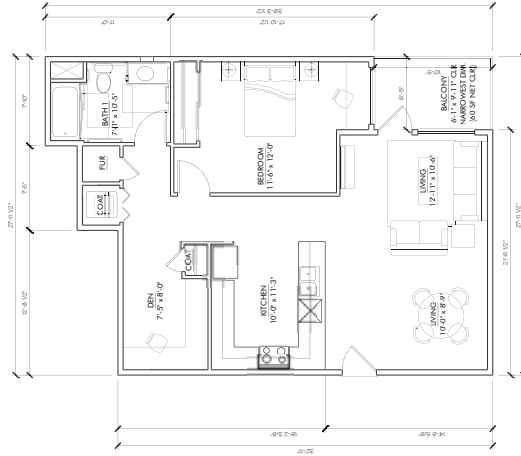
**UNIT D2**  
(2) BED UNIT FLOOR PLAN  
GROSS AREA: 1103 SQFT  
NET AREA: 837 SQFT  
BALCONY: 72 SQFT



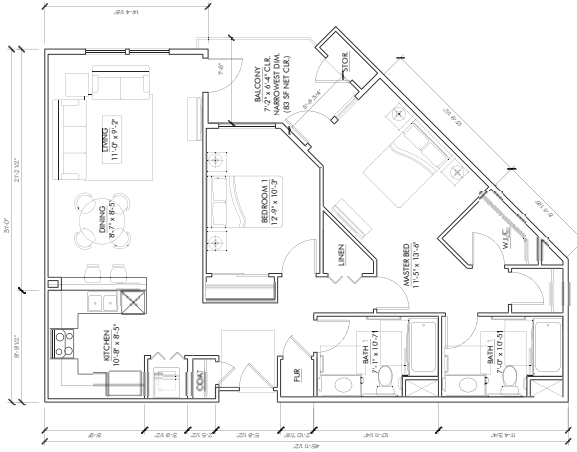
**UNIT C1**  
(1) BED UNIT FLOOR PLAN  
GROSS AREA: 1103 SQFT  
NET AREA: 817 SQFT  
BALCONY: 61 SQFT



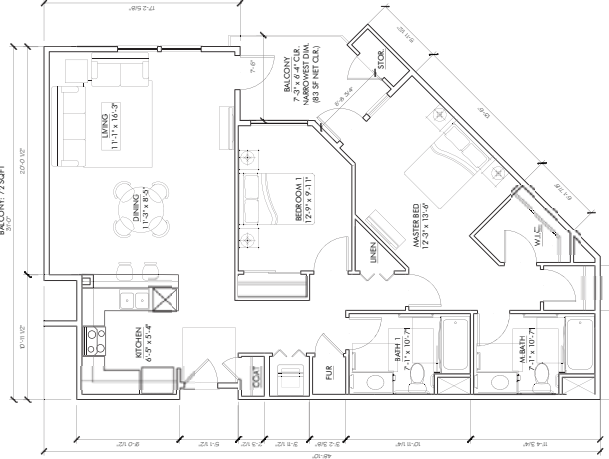
**UNIT D1**  
(2) BED UNIT FLOOR PLAN  
GROSS AREA: 1103 SQFT  
NET AREA: 837 SQFT  
BALCONY: 72 SQFT



**UNIT B1**  
(1) BED UNIT FLOOR PLAN  
GROSS AREA: 930 SQFT  
NET AREA: 837 SQFT  
BALCONY: 65 SQFT



**UNIT E1**  
(2) BED UNIT FLOOR PLAN  
GROSS AREA: 1174 SQFT  
NET AREA: 885 SQFT  
BALCONY: 63 SQFT



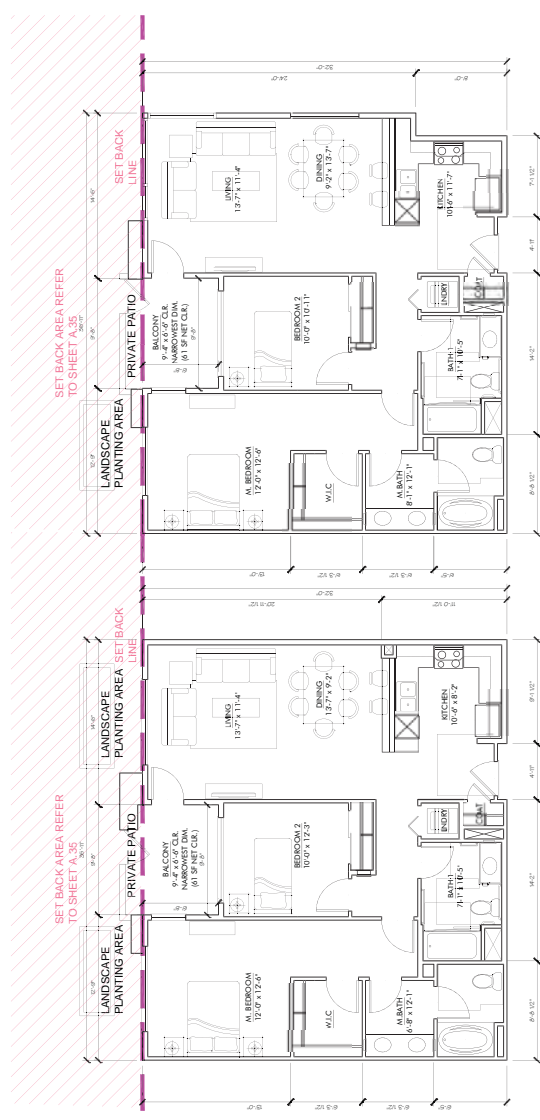
**UNIT E2**  
(2) BED UNIT FLOOR PLAN  
GROSS AREA: 1133 SQFT  
NET AREA: 833 SQFT  
BALCONY: 63 SQFT

**FLAT UNIT PLANS**  
SCALE: 1/4" = 1'-0"  
JOB NO. 1250.001  
DATE 03-15-16



5805 Owens Drive  
San Diego, CA 92168  
619-581-1200

**A.4.3**

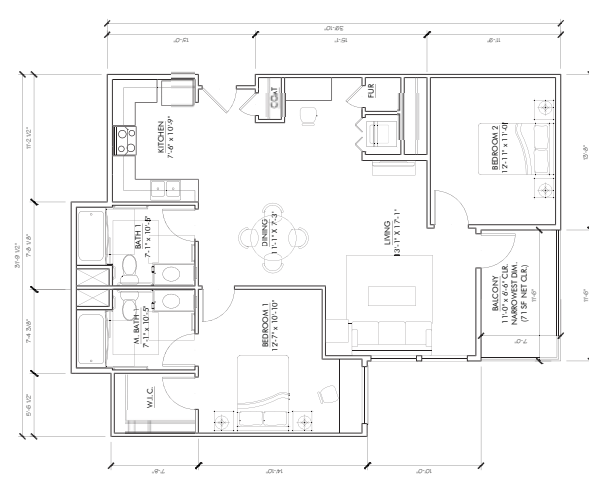


UNIT G2 - CORNER  
(2) BED UNIT FLOOR PLAN  
CIRCULAR AREA: 1102 SQFT  
NET AREA: 1035 SQFT  
BALCONY: 44 SQFT

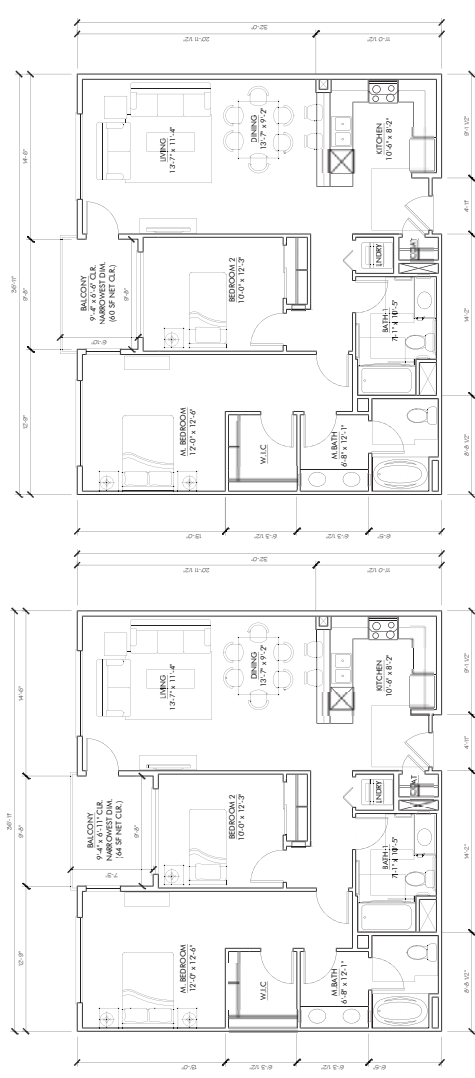
UNIT G1  
(2) BED UNIT FLOOR PLAN  
CIRCULAR AREA: 1102 SQFT  
NET AREA: 1035 SQFT  
BALCONY: 44 SQFT

SET BACK AREA REFER TO SHEET A.35

SET BACK AREA REFER TO SHEET A.35



UNIT F1  
(2) BED UNIT FLOOR PLAN  
CIRCULAR AREA: 1102 SQFT  
NET AREA: 1035 SQFT  
BALCONY: 71 SQFT



UNIT G3  
(2) BED UNIT FLOOR PLAN  
CIRCULAR AREA: 1099 SQFT  
NET AREA: 1035 SQFT  
BALCONY: 40 SQFT

UNIT G4  
(2) BED UNIT FLOOR PLAN  
CIRCULAR AREA: 1102 SQFT  
NET AREA: 1035 SQFT  
BALCONY: 40 SQFT

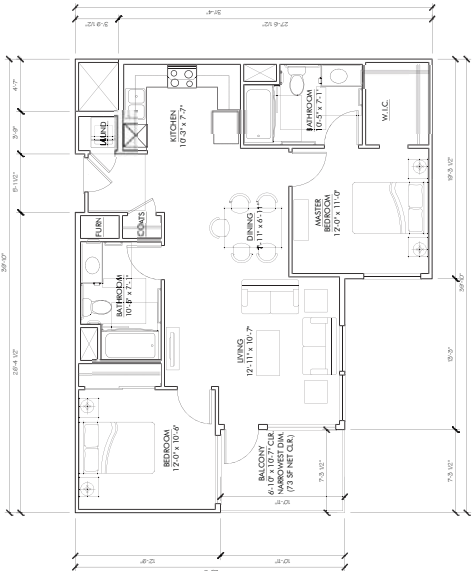
FLAT UNIT PLANS  
SCALE: 1/4" = 1'-0"

JOB NO. 1250.001  
DATE 03-15-16

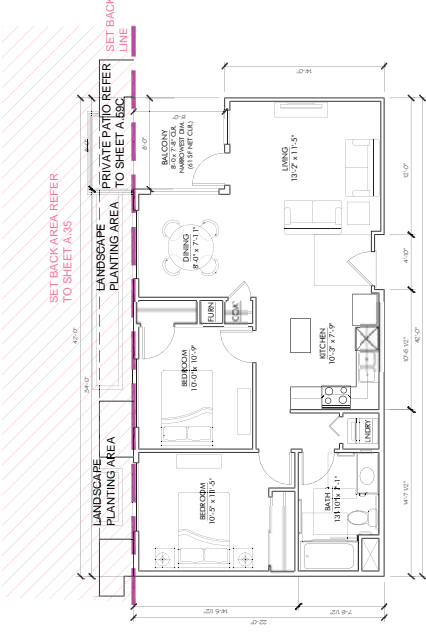
2885 Owens Drive  
Foster City, CA 94428  
925-951-7200



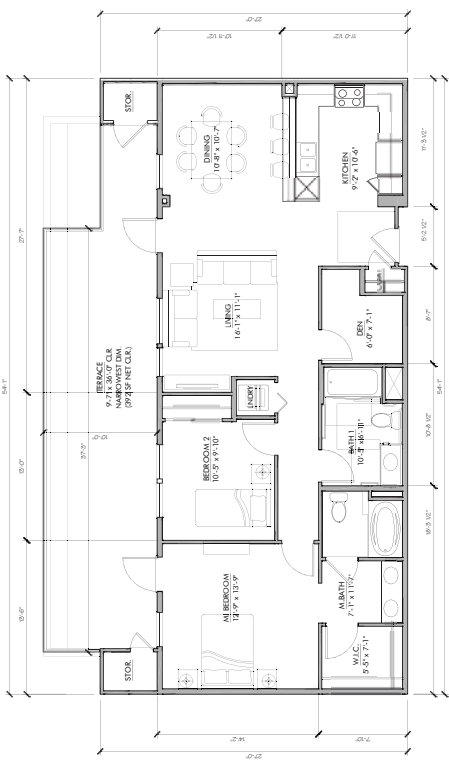
A.44



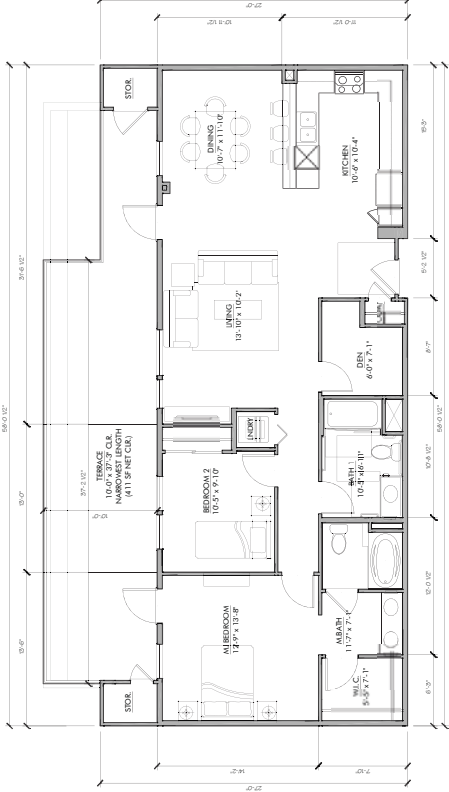
**UNIT J1**  
 (2) BED UNIT FLOOR PLAN  
 GROSS AREA: 1007 SQFT  
 NET AREA: 1133 SQFT  
 BALCONY: 73 SQFT



**UNIT K1**  
 (2) BED UNIT FLOOR PLAN  
 GROSS AREA: 856 SQFT  
 NET AREA: 977 SQFT  
 BALCONY: 62 SQFT



**UNIT L1**  
 (2) BED UNIT FLOOR PLAN  
 GROSS AREA: 1133 SQFT  
 NET AREA: 1133 SQFT  
 BALCONY: 372 SQFT



**UNIT L2**  
 (2) BED UNIT FLOOR PLAN  
 GROSS AREA: 1133 SQFT  
 NET AREA: 1133 SQFT  
 BALCONY: 411 SQFT

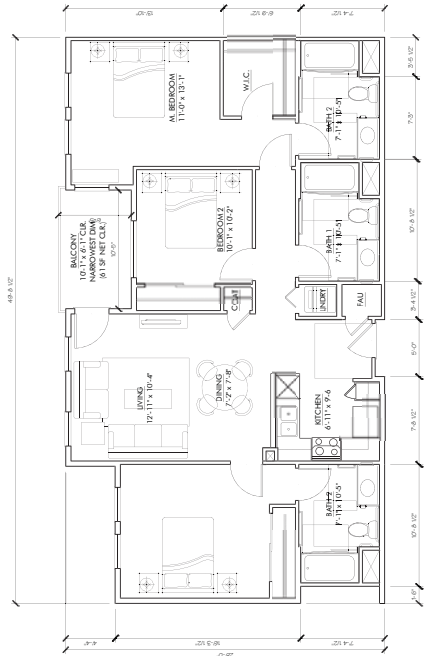
FLAT UNIT PLANS  
 SCALE: 1/4" = 1'-0"

JOB NO. 1250.001  
 DATE 03-15-16

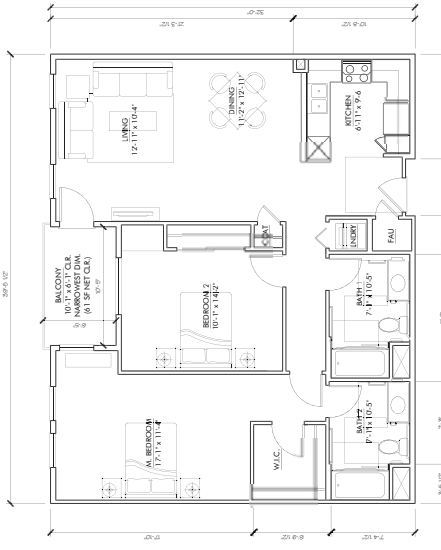
2885 Owens Drive  
 Redwood City, CA 94068  
 650-951-1200



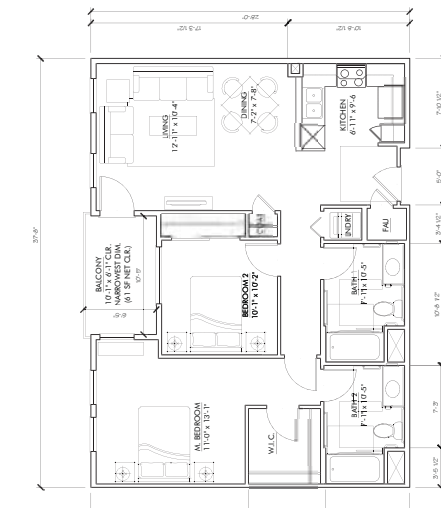
**A.45A**



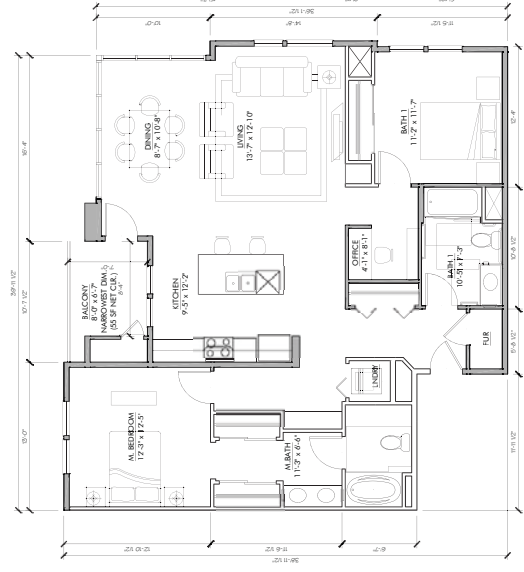
UNIT H2  
(3) BED UNIT FLOOR PLAN  
GROSS AREA: 1245 SQFT  
NET AREA: 1070 SQFT  
BALCONY: 61 SQFT



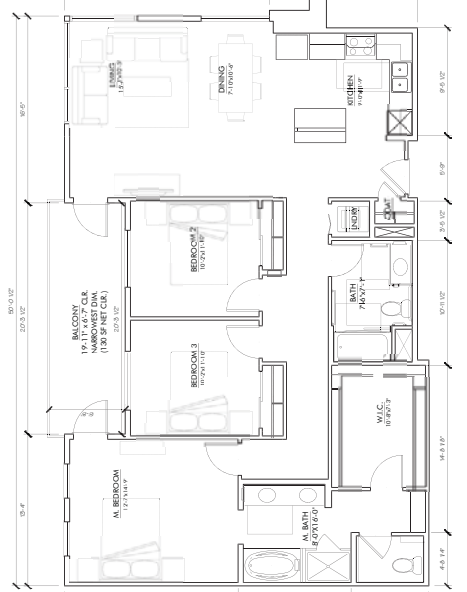
UNIT H3  
(2) BED UNIT FLOOR PLAN  
GROSS AREA: 1199 SQFT  
NET AREA: 1025 SQFT  
BALCONY: 61 SQFT



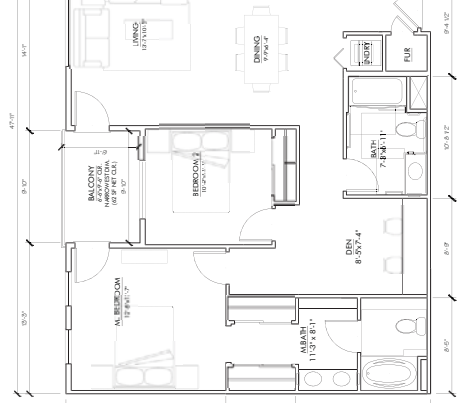
UNIT H1  
(2) BED UNIT FLOOR PLAN  
GROSS AREA: 1199 SQFT  
NET AREA: 1025 SQFT  
BALCONY: 61 SQFT



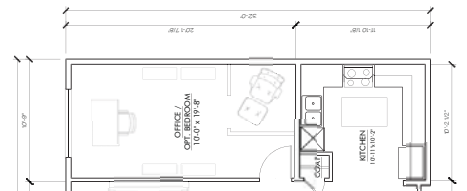
UNIT M1 (CORNER)  
(2) BED / 2 BATH  
GROSS AREA: 1450 SQFT  
NET AREA: 1200 SQFT  
BALCONY: 55 SQFT



UNIT N1  
(3) BED UNIT FLOOR PLAN  
GROSS AREA: 1450 SQFT  
NET AREA: 1200 SQFT  
BALCONY: 55 SQFT



UNIT P1  
(3) BED UNIT FLOOR PLAN  
GROSS AREA: 1455 SQFT  
NET AREA: 1205 SQFT  
BALCONY: 62 SQFT



UNIT Q1  
(OFFICE / BED)  
GROSS AREA: 1645 SQFT  
NET AREA: 1400 SQFT  
BALCONY: 62 SQFT

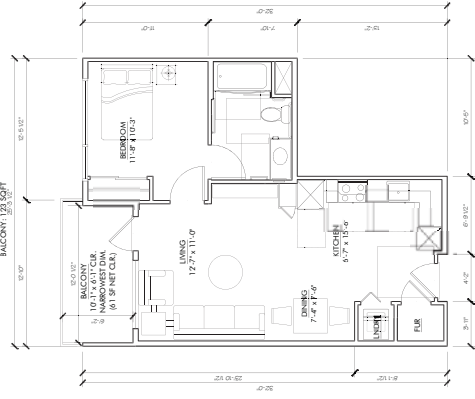
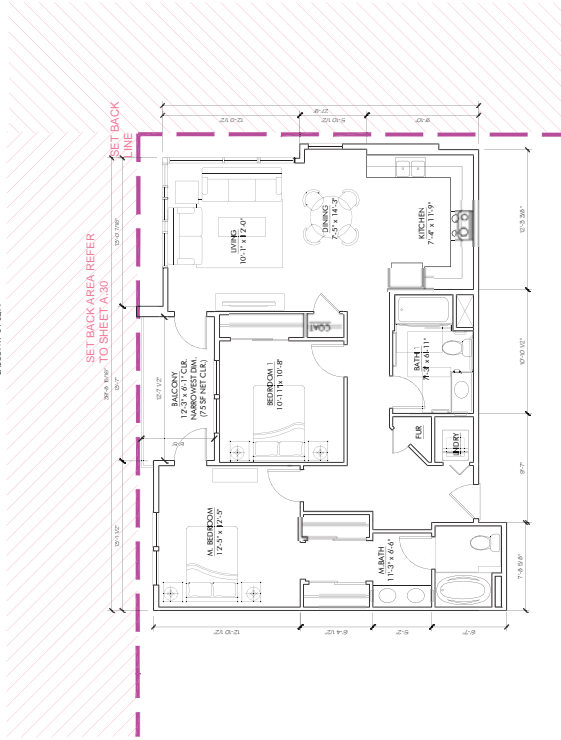
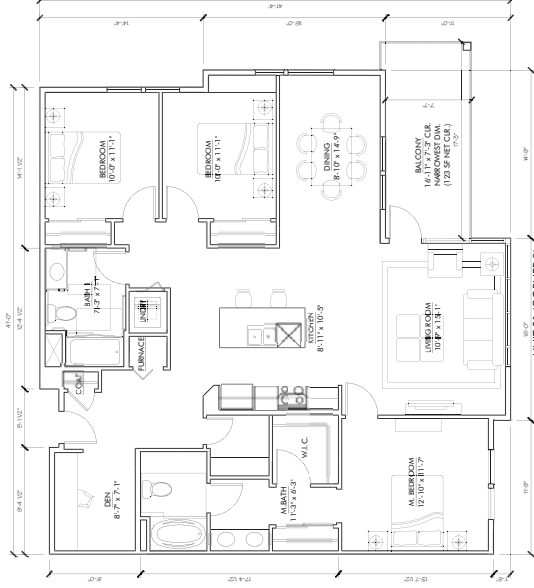
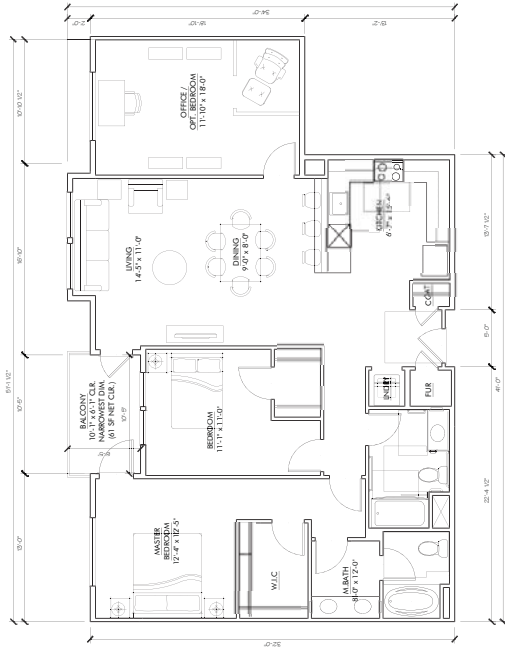
FLAT UNIT PLANS  
SCALE: 1/4" = 1'-0"

JOB NO. 1250.001  
DATE: 03-15-16

5805 Owens Drive  
Cupertino, CA 95088  
950-251-1200



A.45B



# MARINA PLAZA

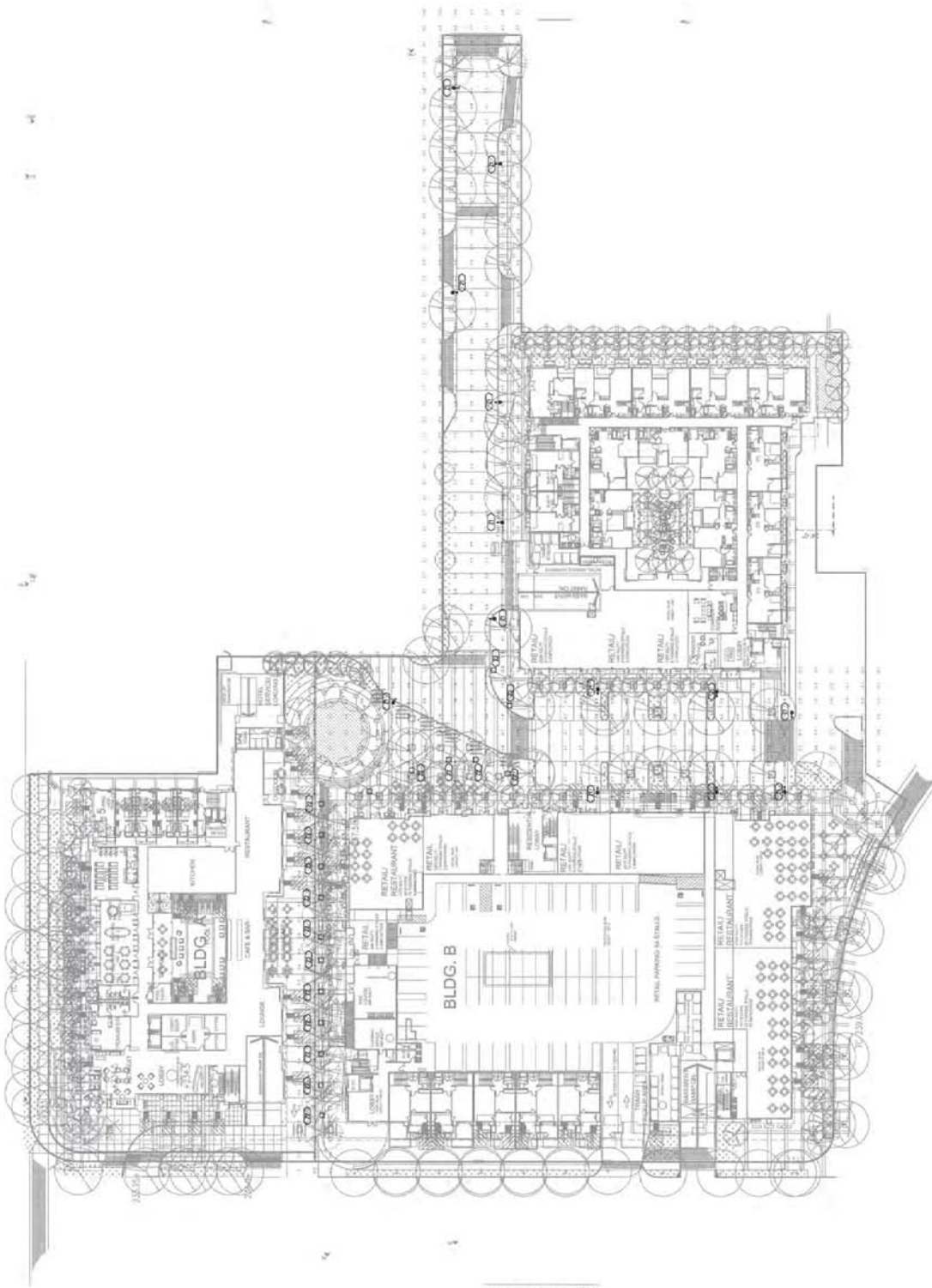
10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA  
 De Anza Venture, LLC

FLAT UNIT PLANS  
 SCALE: 1/4" = 1'-0"

JOB NO. 1250.001  
 DATE 03-15-16

5865 Owens Drive  
 San Jose, CA 95128  
 950-851-1200  
**DAHLLIN**

**A.45C**



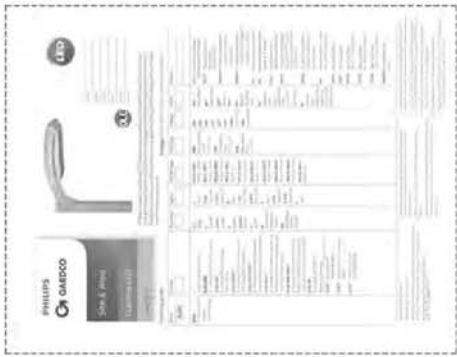
SITE LIGHTING PHOTOMETRIC PLAN  
 1" = 25'  
 JOB NO. 12501.001  
 DATE 03-15-16



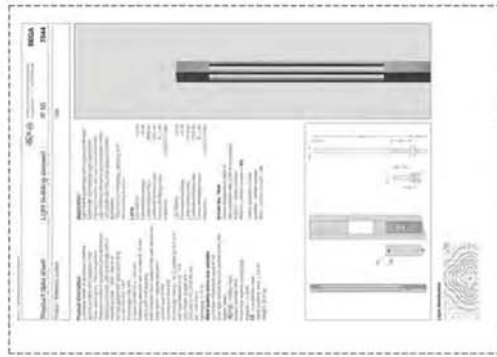
E-1

**MARINA PLAZA**  
 10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA  
 De Anza Venture, LLC  
 10145 De Anza Blvd., Suite 1000, Cupertino, CA 95014

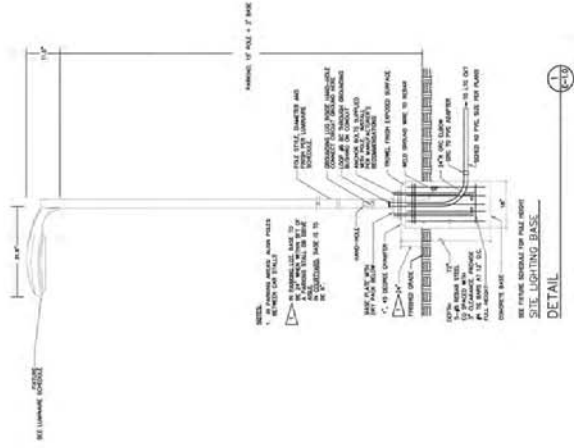




Z1 LIGHT FIXTURES



Z2 LIGHT FIXTURE



DETAIL

LUMINAIRE SCHEDULE

SYMBOL	DESCRIPTION	LAMP	BALLAST	HEIGHT	MODEL	HEIGHT	HEIGHT
Z1	18" POLE LIGHT, FULL CUTOFF, LED	(1) 100W LED	ELECTRONIC	POLE	PHILIPS COREPRO, 5LW-3-100W-850-	100' 10" 20"	PARKING LOT
Z2	ALUMINUM PROFILE LUMINAIRE	(1) 40W LED	ELECTRONIC	POLE	MEGA 70W	100' 10" 20"	ROADSIDE
Z3	CEILING LIGHTING	(1) 100W LED	ELECTRONIC	CEILING	SYSTEM 4-DL-4000L-2H-C	100' 10" 20"	ADJAC. PROMENADE

LUMINAIRE SCHEDULE

1" = 25'

JOB NO. 12507.001

DATE 03-15-16



E-2

**TREE PROTECTION NOTES:**

1. ALL TREES MARKED AS EXISTING TO REMAIN ARE PROTECTED TREES EXEMPTED FOR REMOVAL DURING CONSTRUCTION, GRADING, AND CONSTRUCTION BY USE OF THE FOLLOWING METHODS:
  - a. PROTECTIVE FENCING SHALL BE INSTALLED NO CLOSER TO THE TRUNK THAN THE SWAYING AND THE ENCLOSURE SHALL BE MAINTAINED THROUGH THE REMOVAL OF THE TREE. SECURITY FENCING SHALL BE AT LEAST 6 FEET HIGH AND SHALL BE CONSTRUCTED OF 1/2" GALVANIZED STEEL PIPE WITH 4" X 4" POSTS AND 1/2" GALVANIZED STEEL RAILS. THE FENCING SHALL BE SET A MINIMUM OF 2 FEET FROM THE TRUNK OF THE TREE. THE FENCING SHALL BE SET A MINIMUM OF 2 FEET FROM THE TRUNK OF THE TREE. THE FENCING SHALL BE SET A MINIMUM OF 2 FEET FROM THE TRUNK OF THE TREE. THE FENCING SHALL BE SET A MINIMUM OF 2 FEET FROM THE TRUNK OF THE TREE.
  - b. THE FENCING SHALL BE SET A MINIMUM OF 2 FEET FROM THE TRUNK OF THE TREE. THE FENCING SHALL BE SET A MINIMUM OF 2 FEET FROM THE TRUNK OF THE TREE. THE FENCING SHALL BE SET A MINIMUM OF 2 FEET FROM THE TRUNK OF THE TREE. THE FENCING SHALL BE SET A MINIMUM OF 2 FEET FROM THE TRUNK OF THE TREE.
  - c. THE FENCING SHALL BE SET A MINIMUM OF 2 FEET FROM THE TRUNK OF THE TREE. THE FENCING SHALL BE SET A MINIMUM OF 2 FEET FROM THE TRUNK OF THE TREE. THE FENCING SHALL BE SET A MINIMUM OF 2 FEET FROM THE TRUNK OF THE TREE. THE FENCING SHALL BE SET A MINIMUM OF 2 FEET FROM THE TRUNK OF THE TREE.
2. APPROXIMATE LOCATION OF TREE PROTECTION FENCING SHALL BE INDICATED BY A DASHED LINE ON THE PLAN.
3. APPROXIMATE LOCATION OF TREE PROTECTION FENCING SHALL BE INDICATED BY A DASHED LINE ON THE PLAN.
4. APPROXIMATE LOCATION OF TREE PROTECTION FENCING SHALL BE INDICATED BY A DASHED LINE ON THE PLAN.
5. APPROXIMATE LOCATION OF TREE PROTECTION FENCING SHALL BE INDICATED BY A DASHED LINE ON THE PLAN.

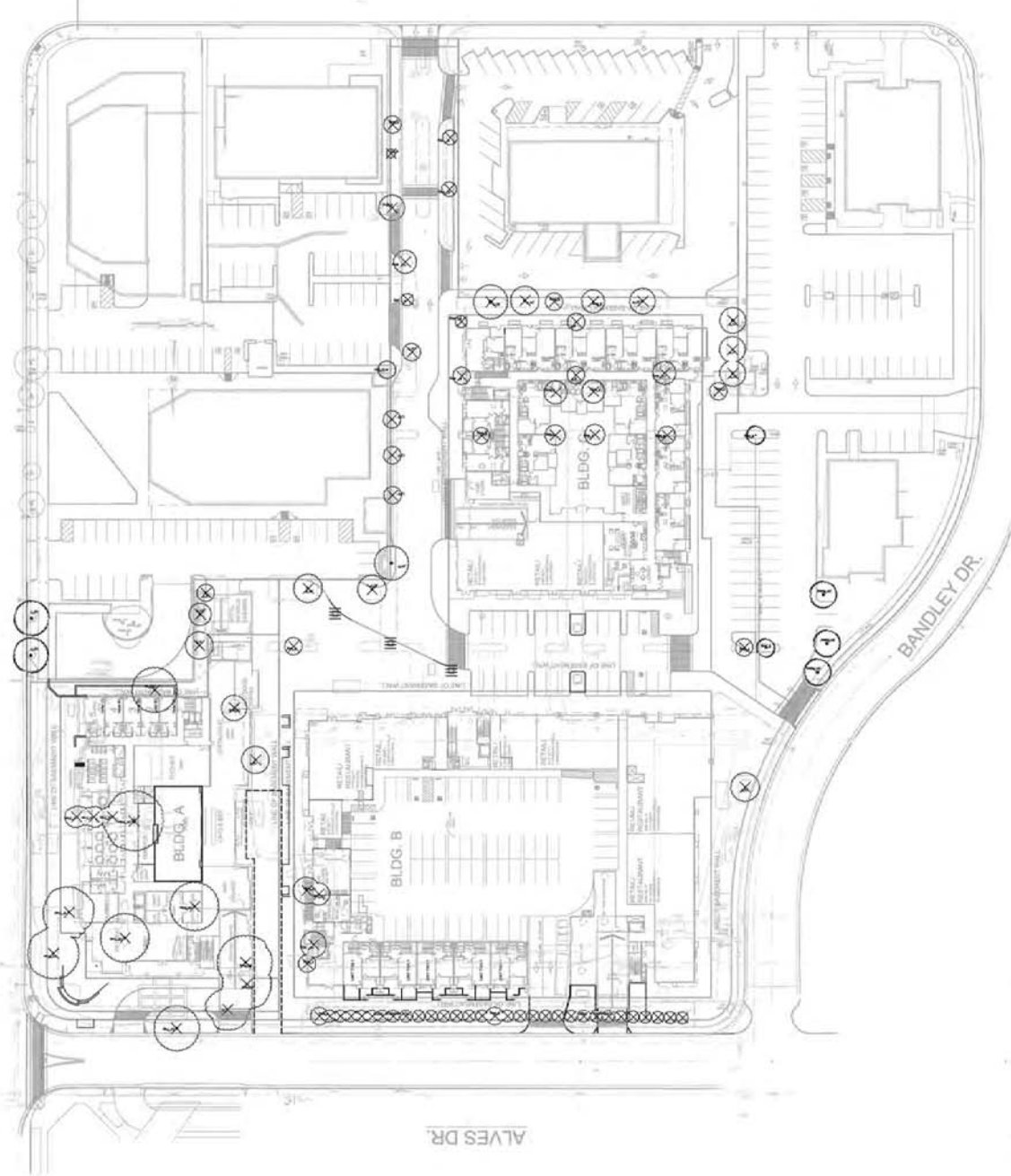
**TREE REPLACEMENT REQUIREMENTS**

# OF TREES TO BE REMOVED	REPLACEMENT TREES REQUIRED	TOTAL REPLACEMENT TREES REQUIRED
UP TO 1" DIAMETER @ 8'	(1) 2" DIA. TREE	1000 2" DIA. TREES
1" TO 1 1/2" DIAMETER @ 8'	(2) 2 1/2" DIA. TREES	1400 2 1/2" DIA. TREES
1 1/2" TO 2" DIAMETER @ 8'	(3) 3" DIA. TREES	2100 3" DIA. TREES
2" TO 2 1/2" DIAMETER @ 8'	(4) 4" DIA. TREES	2800 4" DIA. TREES
2 1/2" TO 3" DIAMETER @ 8'	(5) 5" DIA. TREES	3500 5" DIA. TREES
3" TO 3 1/2" DIAMETER @ 8'	(6) 6" DIA. TREES	4200 6" DIA. TREES
3 1/2" TO 4" DIAMETER @ 8'	(7) 7" DIA. TREES	4900 7" DIA. TREES
4" TO 4 1/2" DIAMETER @ 8'	(8) 8" DIA. TREES	5600 8" DIA. TREES
4 1/2" TO 5" DIAMETER @ 8'	(9) 9" DIA. TREES	6300 9" DIA. TREES
5" TO 5 1/2" DIAMETER @ 8'	(10) 10" DIA. TREES	7000 10" DIA. TREES
5 1/2" TO 6" DIAMETER @ 8'	(11) 11" DIA. TREES	7700 11" DIA. TREES
6" TO 6 1/2" DIAMETER @ 8'	(12) 12" DIA. TREES	8400 12" DIA. TREES
6 1/2" TO 7" DIAMETER @ 8'	(13) 13" DIA. TREES	9100 13" DIA. TREES
7" TO 7 1/2" DIAMETER @ 8'	(14) 14" DIA. TREES	9800 14" DIA. TREES
7 1/2" TO 8" DIAMETER @ 8'	(15) 15" DIA. TREES	10500 15" DIA. TREES
8" TO 8 1/2" DIAMETER @ 8'	(16) 16" DIA. TREES	11200 16" DIA. TREES
8 1/2" TO 9" DIAMETER @ 8'	(17) 17" DIA. TREES	11900 17" DIA. TREES
9" TO 9 1/2" DIAMETER @ 8'	(18) 18" DIA. TREES	12600 18" DIA. TREES
9 1/2" TO 10" DIAMETER @ 8'	(19) 19" DIA. TREES	13300 19" DIA. TREES
10" TO 10 1/2" DIAMETER @ 8'	(20) 20" DIA. TREES	14000 20" DIA. TREES
10 1/2" TO 11" DIAMETER @ 8'	(21) 21" DIA. TREES	14700 21" DIA. TREES
11" TO 11 1/2" DIAMETER @ 8'	(22) 22" DIA. TREES	15400 22" DIA. TREES
11 1/2" TO 12" DIAMETER @ 8'	(23) 23" DIA. TREES	16100 23" DIA. TREES
12" TO 12 1/2" DIAMETER @ 8'	(24) 24" DIA. TREES	16800 24" DIA. TREES
12 1/2" TO 13" DIAMETER @ 8'	(25) 25" DIA. TREES	17500 25" DIA. TREES
13" TO 13 1/2" DIAMETER @ 8'	(26) 26" DIA. TREES	18200 26" DIA. TREES
13 1/2" TO 14" DIAMETER @ 8'	(27) 27" DIA. TREES	18900 27" DIA. TREES
14" TO 14 1/2" DIAMETER @ 8'	(28) 28" DIA. TREES	19600 28" DIA. TREES
14 1/2" TO 15" DIAMETER @ 8'	(29) 29" DIA. TREES	20300 29" DIA. TREES
15" TO 15 1/2" DIAMETER @ 8'	(30) 30" DIA. TREES	21000 30" DIA. TREES
15 1/2" TO 16" DIAMETER @ 8'	(31) 31" DIA. TREES	21700 31" DIA. TREES
16" TO 16 1/2" DIAMETER @ 8'	(32) 32" DIA. TREES	22400 32" DIA. TREES
16 1/2" TO 17" DIAMETER @ 8'	(33) 33" DIA. TREES	23100 33" DIA. TREES
17" TO 17 1/2" DIAMETER @ 8'	(34) 34" DIA. TREES	23800 34" DIA. TREES
17 1/2" TO 18" DIAMETER @ 8'	(35) 35" DIA. TREES	24500 35" DIA. TREES
18" TO 18 1/2" DIAMETER @ 8'	(36) 36" DIA. TREES	25200 36" DIA. TREES
18 1/2" TO 19" DIAMETER @ 8'	(37) 37" DIA. TREES	25900 37" DIA. TREES
19" TO 19 1/2" DIAMETER @ 8'	(38) 38" DIA. TREES	26600 38" DIA. TREES
19 1/2" TO 20" DIAMETER @ 8'	(39) 39" DIA. TREES	27300 39" DIA. TREES
20" TO 20 1/2" DIAMETER @ 8'	(40) 40" DIA. TREES	28000 40" DIA. TREES
20 1/2" TO 21" DIAMETER @ 8'	(41) 41" DIA. TREES	28700 41" DIA. TREES
21" TO 21 1/2" DIAMETER @ 8'	(42) 42" DIA. TREES	29400 42" DIA. TREES
21 1/2" TO 22" DIAMETER @ 8'	(43) 43" DIA. TREES	30100 43" DIA. TREES
22" TO 22 1/2" DIAMETER @ 8'	(44) 44" DIA. TREES	30800 44" DIA. TREES
22 1/2" TO 23" DIAMETER @ 8'	(45) 45" DIA. TREES	31500 45" DIA. TREES
23" TO 23 1/2" DIAMETER @ 8'	(46) 46" DIA. TREES	32200 46" DIA. TREES
23 1/2" TO 24" DIAMETER @ 8'	(47) 47" DIA. TREES	32900 47" DIA. TREES
24" TO 24 1/2" DIAMETER @ 8'	(48) 48" DIA. TREES	33600 48" DIA. TREES
24 1/2" TO 25" DIAMETER @ 8'	(49) 49" DIA. TREES	34300 49" DIA. TREES
25" TO 25 1/2" DIAMETER @ 8'	(50) 50" DIA. TREES	35000 50" DIA. TREES
25 1/2" TO 26" DIAMETER @ 8'	(51) 51" DIA. TREES	35700 51" DIA. TREES
26" TO 26 1/2" DIAMETER @ 8'	(52) 52" DIA. TREES	36400 52" DIA. TREES
26 1/2" TO 27" DIAMETER @ 8'	(53) 53" DIA. TREES	37100 53" DIA. TREES
27" TO 27 1/2" DIAMETER @ 8'	(54) 54" DIA. TREES	37800 54" DIA. TREES
27 1/2" TO 28" DIAMETER @ 8'	(55) 55" DIA. TREES	38500 55" DIA. TREES
28" TO 28 1/2" DIAMETER @ 8'	(56) 56" DIA. TREES	39200 56" DIA. TREES
28 1/2" TO 29" DIAMETER @ 8'	(57) 57" DIA. TREES	39900 57" DIA. TREES
29" TO 29 1/2" DIAMETER @ 8'	(58) 58" DIA. TREES	40600 58" DIA. TREES
29 1/2" TO 30" DIAMETER @ 8'	(59) 59" DIA. TREES	41300 59" DIA. TREES
30" TO 30 1/2" DIAMETER @ 8'	(60) 60" DIA. TREES	42000 60" DIA. TREES
30 1/2" TO 31" DIAMETER @ 8'	(61) 61" DIA. TREES	42700 61" DIA. TREES
31" TO 31 1/2" DIAMETER @ 8'	(62) 62" DIA. TREES	43400 62" DIA. TREES
31 1/2" TO 32" DIAMETER @ 8'	(63) 63" DIA. TREES	44100 63" DIA. TREES
32" TO 32 1/2" DIAMETER @ 8'	(64) 64" DIA. TREES	44800 64" DIA. TREES
32 1/2" TO 33" DIAMETER @ 8'	(65) 65" DIA. TREES	45500 65" DIA. TREES
33" TO 33 1/2" DIAMETER @ 8'	(66) 66" DIA. TREES	46200 66" DIA. TREES
33 1/2" TO 34" DIAMETER @ 8'	(67) 67" DIA. TREES	46900 67" DIA. TREES
34" TO 34 1/2" DIAMETER @ 8'	(68) 68" DIA. TREES	47600 68" DIA. TREES
34 1/2" TO 35" DIAMETER @ 8'	(69) 69" DIA. TREES	48300 69" DIA. TREES
35" TO 35 1/2" DIAMETER @ 8'	(70) 70" DIA. TREES	49000 70" DIA. TREES
35 1/2" TO 36" DIAMETER @ 8'	(71) 71" DIA. TREES	49700 71" DIA. TREES
36" TO 36 1/2" DIAMETER @ 8'	(72) 72" DIA. TREES	50400 72" DIA. TREES
36 1/2" TO 37" DIAMETER @ 8'	(73) 73" DIA. TREES	51100 73" DIA. TREES
37" TO 37 1/2" DIAMETER @ 8'	(74) 74" DIA. TREES	51800 74" DIA. TREES
37 1/2" TO 38" DIAMETER @ 8'	(75) 75" DIA. TREES	52500 75" DIA. TREES
38" TO 38 1/2" DIAMETER @ 8'	(76) 76" DIA. TREES	53200 76" DIA. TREES
38 1/2" TO 39" DIAMETER @ 8'	(77) 77" DIA. TREES	53900 77" DIA. TREES
39" TO 39 1/2" DIAMETER @ 8'	(78) 78" DIA. TREES	54600 78" DIA. TREES
39 1/2" TO 40" DIAMETER @ 8'	(79) 79" DIA. TREES	55300 79" DIA. TREES
40" TO 40 1/2" DIAMETER @ 8'	(80) 80" DIA. TREES	56000 80" DIA. TREES
40 1/2" TO 41" DIAMETER @ 8'	(81) 81" DIA. TREES	56700 81" DIA. TREES
41" TO 41 1/2" DIAMETER @ 8'	(82) 82" DIA. TREES	57400 82" DIA. TREES
41 1/2" TO 42" DIAMETER @ 8'	(83) 83" DIA. TREES	58100 83" DIA. TREES
42" TO 42 1/2" DIAMETER @ 8'	(84) 84" DIA. TREES	58800 84" DIA. TREES
42 1/2" TO 43" DIAMETER @ 8'	(85) 85" DIA. TREES	59500 85" DIA. TREES
43" TO 43 1/2" DIAMETER @ 8'	(86) 86" DIA. TREES	60200 86" DIA. TREES
43 1/2" TO 44" DIAMETER @ 8'	(87) 87" DIA. TREES	60900 87" DIA. TREES
44" TO 44 1/2" DIAMETER @ 8'	(88) 88" DIA. TREES	61600 88" DIA. TREES
44 1/2" TO 45" DIAMETER @ 8'	(89) 89" DIA. TREES	62300 89" DIA. TREES
45" TO 45 1/2" DIAMETER @ 8'	(90) 90" DIA. TREES	63000 90" DIA. TREES
45 1/2" TO 46" DIAMETER @ 8'	(91) 91" DIA. TREES	63700 91" DIA. TREES
46" TO 46 1/2" DIAMETER @ 8'	(92) 92" DIA. TREES	64400 92" DIA. TREES
46 1/2" TO 47" DIAMETER @ 8'	(93) 93" DIA. TREES	65100 93" DIA. TREES
47" TO 47 1/2" DIAMETER @ 8'	(94) 94" DIA. TREES	65800 94" DIA. TREES
47 1/2" TO 48" DIAMETER @ 8'	(95) 95" DIA. TREES	66500 95" DIA. TREES
48" TO 48 1/2" DIAMETER @ 8'	(96) 96" DIA. TREES	67200 96" DIA. TREES
48 1/2" TO 49" DIAMETER @ 8'	(97) 97" DIA. TREES	67900 97" DIA. TREES
49" TO 49 1/2" DIAMETER @ 8'	(98) 98" DIA. TREES	68600 98" DIA. TREES
49 1/2" TO 50" DIAMETER @ 8'	(99) 99" DIA. TREES	69300 99" DIA. TREES
50" TO 50 1/2" DIAMETER @ 8'	(100) 100" DIA. TREES	70000 100" DIA. TREES



STEVENS CREEK BLVD

N. DE ANZA BLVD



ALVES DR

BANDLEY DR.



TREE REMOVAL PLAN JOB NO. 1250.001  
DATE 03-15-16

10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA  
De Anza Venture, LLC

L0.02



