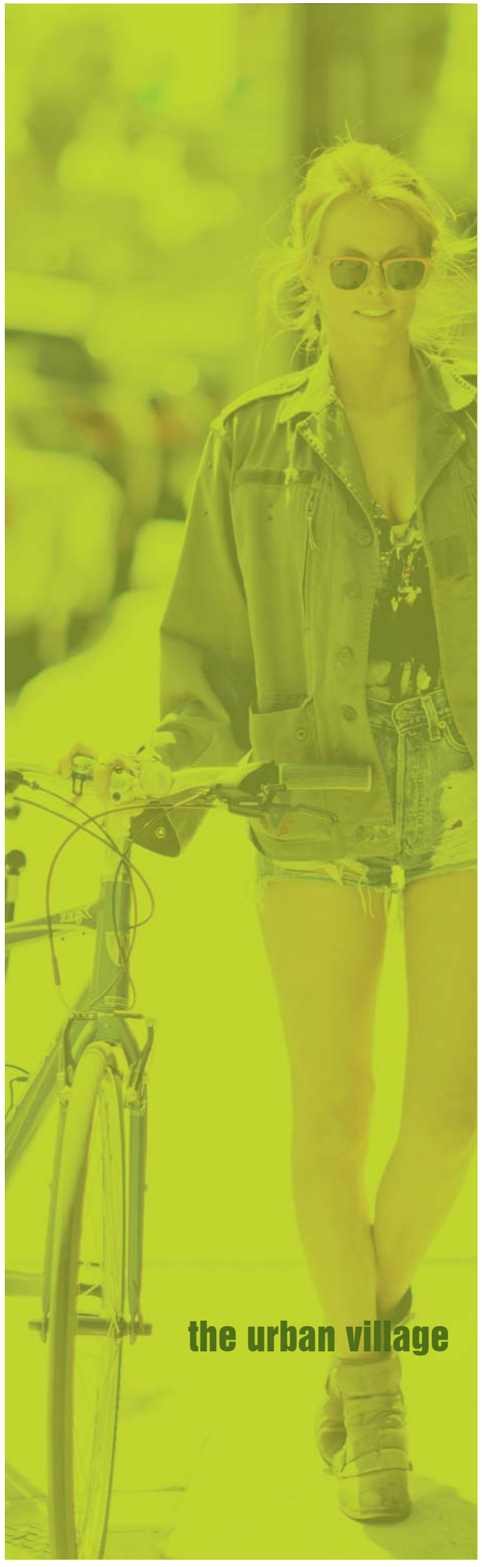
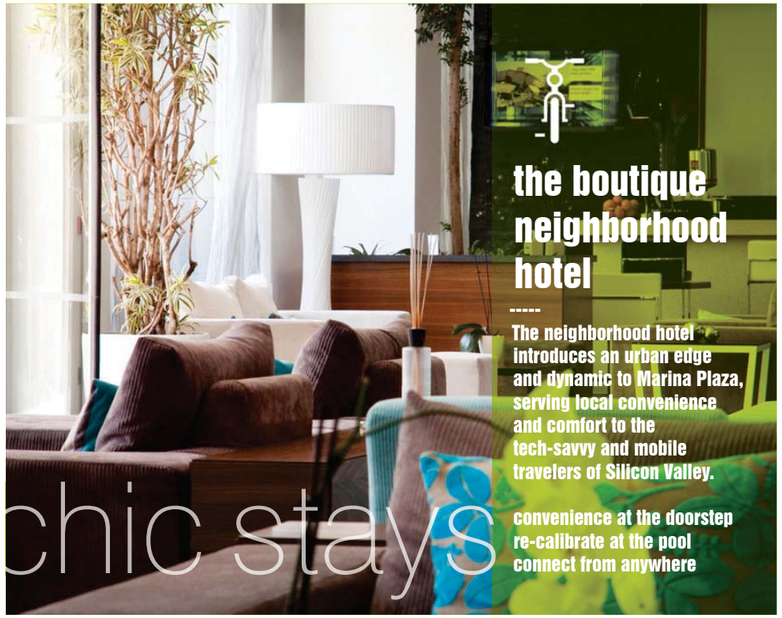


marina

DAHLIN group



the boutique neighborhood hotel

The neighborhood hotel introduces an urban edge and dynamic to Marina Plaza, serving local convenience and comfort to the tech-savvy and mobile travelers of Silicon Valley.

convenience at the doorstep
re-calibrate at the pool
connect from anywhere

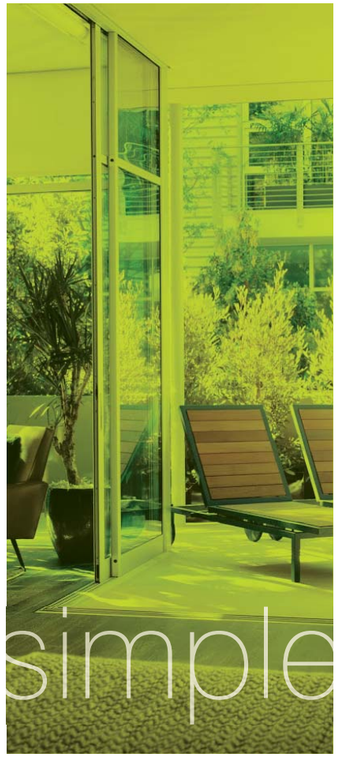
chic stays

hip

marina plaza: the creative public oasis

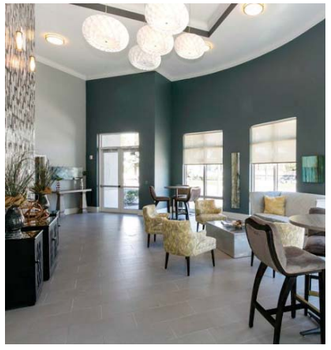
Where it all comes together, public spaces in Marina Plaza are an oasis for people gathering, community engagement, and artistically inspiring landscapes.

people watch from the central amphitheater
walk the canopied street promenades
bike-and-park streetside
overlook from terraces + balconies



simple art

mobile

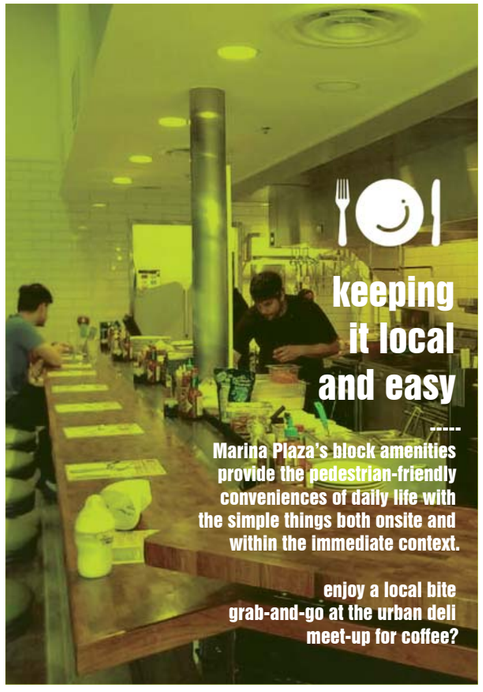


amenities to suit the lifestyle

What you can't fit in your personal space, Marina Plaza has at your fingertips in a variety of engaging, communal social spaces.

burn calories at the gym
meet at the clubhouse
lounge on the pool deck
mingle on the rooftop
runs at the dog park
collaborate in the workshop

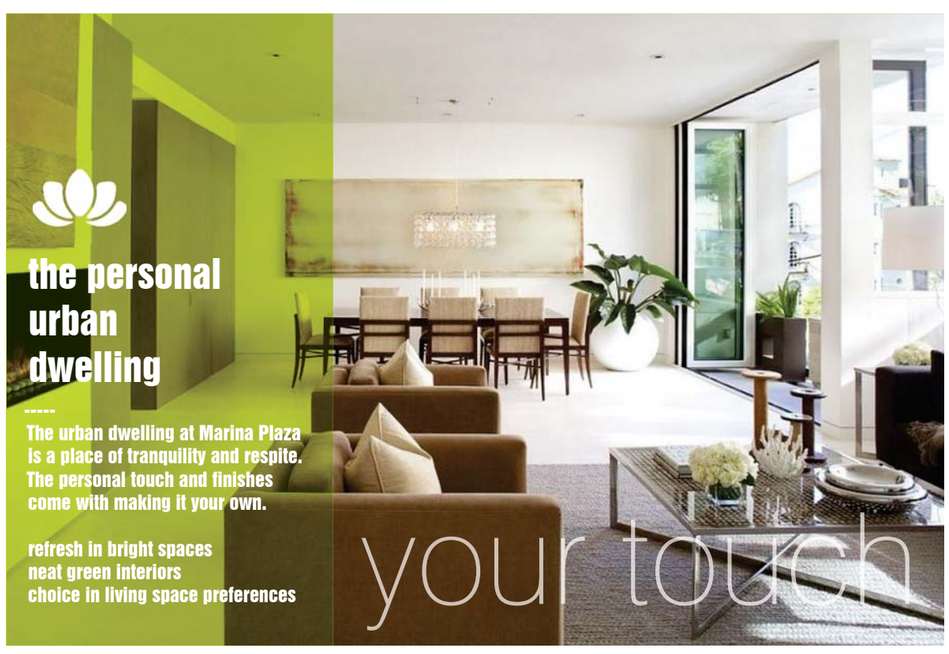
local eats



keeping it local and easy

Marina Plaza's block amenities provide the pedestrian-friendly conveniences of daily life with the simple things both onsite and within the immediate context.

enjoy a local bite
grab-and-go at the urban deli
meet-up for coffee?

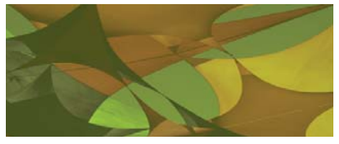


the personal urban dwelling

The urban dwelling at Marina Plaza is a place of tranquility and respite. The personal touch and finishes come with making it your own.

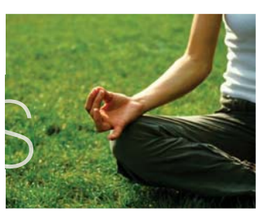
refresh in bright spaces
neat green interiors
choice in living space preferences

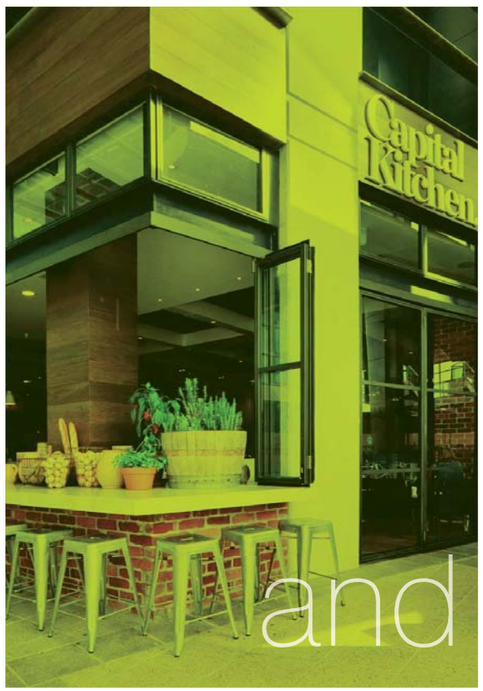
your touch

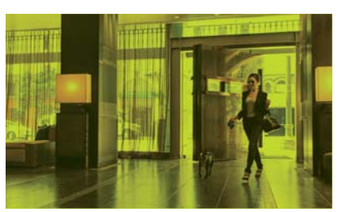


marina plaza: the bustle of the canopied street

The urban village becomes “urban” at the street. The block is defined by two canopied street promenades that intersect perpendicularly at Marina Plaza’s central amphitheater.
The village corridors are bike, pedestrian and park-friendly. Slow vehicular circulation introduces movement and flow, street-crossing precaution, and social activity to the pedestrian zone.



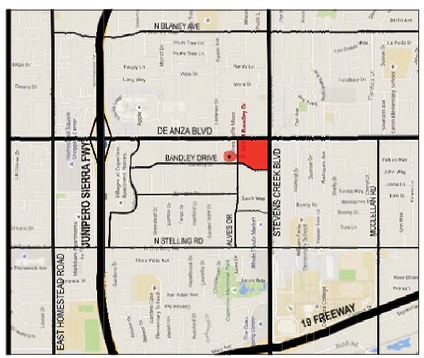




MARINA PLAZA

DRAWING INDEX

VICINITY MAP



PROJECT DIRECTORY

OWNER
DE ANZA VENTURES
10122 Bandley Dr.
Cupertino, CA 95014
tel (650) 492-0120

ARCHITECT
DAHLIN GROUP
5865 Owens Drive
Pleasanton, California 94588 USA
tel (925) 251-7200
fax (925) 251-7201

CIVIL ENGINEER
VER CONSULTANTS
1154 Park Avenue
San Jose, CA 95126
tel (408) 813-2091

UTILITY CONSULTANT
RGA
6400 Village Parkway, Suite 204
Dublin, CA 94568
tel (925) 556-9732
fax (925) 556-9877

LANDSCAPE ARCHITECT
BRUCE JETT ASSOCIATES, INC
2 Theatre Square, Suite 218
Orinda, CA 94563
tel (925) 254-5422
fax (925) 258-0215

STRUCTURAL
COFFMAN ENGINEERS, INC
1939 Harrison Street, Suite 215
Oakland, CA 94612
tel (510) 251-9578
fax (510) 251-9580

MEP ENGINEER
EMERALD CITY ENGINEERS, INC.
6505 216th Street SW, Suite 200
Mountlake Terrace, WA 98043
tel (425) 741-1200
fax (425) 741-1201

GREEN CONSULTANT
BEYOND EFFICIENCY INC.
1502 Walnut Street, Suite C
Berkeley, CA 94709
tel (415) 236-1333
fax (415) 614-4545

ACOUSTICAL CONSULTANT
RGD ACOUSTICS, INC.
1100 Larkspur Landing Circle #354
Larkspur, CA 94939
tel (415) 464-0150 ext. 312
fax (415) 464-0155

MARINA PLAZA

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

JOB NO. 1250.001
DATE 04-21-16

DAHLIN group
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

T.1

NUMBER OF EMPLOYEES PROJECTED

BUILDING TYPE	EMPLOYEE PROJECTION
BLDG A (HOTEL)	13
BLDG B (RESTAURANT)	10
BLDG B (RESTAURANT)	10
BLDG B (RESTAURANT - FAST FOOD)	5
BLDG B (RETAIL)	3
BLDG B (RETAIL)	2
BLDG B (RETAIL)	2
BLDG B (RETAIL)	2
BLDG C (RETAIL)	2
BLDG C (SERVICE RETAIL)	2
BLDG C (RETAIL)	3

NUMBER OF SEATS

BUILDING TYPE	NON BAR SEATS (CHAIRS)
BLDG B (RESTAURANT)	101
BLDG B (RESTAURANT)	114
BLDG B (RESTAURANT) - FAST FOOD	56

PARKING SUMMARY

REQUIRED HOTEL PARKING	UNITS	EMPLOYEE	TOTAL SPACES
BLDG. A (HOTEL) - 1/UNIT + 1 /EMPLOYEE	122	13 EMPLOYEES	135
TOTAL REQUIRED HOTEL PARKING			**135**

PROPOSED HOTEL PARKING	SELF-PARKING STANDARD STALL	SELF-PARKING ACCESSIBLE STALL (5%)	TOTAL
BLDG. A (HOTEL) - BASEMENT LEVEL 01	54	7	61
BLDG. A (HOTEL) - BASEMENT LEVEL 02	74		74
TOTAL PROVIDED HOTEL PARKING RATIO			**135**

REQUIRED RETAIL PARKING	SQ.FT.	FACTOR	TOTAL SPACES
BLDG. B (RESTAURANT W/O BAR) - 1 SPACE PER 4 CHAIRS + 1 PER EMPOLYEE	4234	101 CHAIRS/4+10 EMPOLYEE	36
BLDG. B (RESTAURANT W/O BAR) - 1 SPACE PER 4 CHAIRS + 1 PER EMPOLYEE	4767	114 CHAIRS/4+10 EMPOLYEE	39
BLDG. B (FAST FOOD RESTAURANT) - 1 SPACE PER 3 CHAIRS + 1 PER EMPOLYEE	2770	56 CHAIRS/3+5 EMPOLYEE	24
BLDG. B (RETAIL) - 1 SPACE PER 250 SQ.FT. +1 PER EMPLOYEE	2413	1/250+3 EMPLOYEE	13
BLDG. B (RETAIL) - 1 SPACE PER 250 SQ.FT. +1 PER EMPLOYEE	1361	1/250+2 EMPLOYEE	8
BLDG. B (RETAIL) - 1 SPACE PER 250 SQ.FT. +1 PER EMPLOYEE	1673	1/250+2 EMPLOYEE	9
BLDG. B (RETAIL) - 1 SPACE PER 250 SQ.FT. +1 PER EMPLOYEE	646	1/250+2 EMPLOYEE	5
BLDG. C (RETAIL) - 1 SPACE PER 250 SQ.FT. +1 PER EMPLOYEE	1263	1/250+2 EMPLOYEE	8
BLDG. C (RETAIL-SERVICE) - 1 SPACE PER 175 SQ.FT. +1 PER EMPLOYEE	1466	1/175+2 EMPLOYEE	11
BLDG. C (RETAIL) - 1 SPACE PER 250 SQ.FT. +1 PER EMPLOYEE	2000	1/250+3 EMPLOYEE	11
TOTAL REQUIRED RETAIL PARKING	22593		164

PROPOSED RETAIL PARKING	STANDARD STALL	ACCESSIBLE STALL (5%)	TOTAL
ON GRADE PRIVATE ROAD	38	2	40
BLDG. B - 1ST LEVEL	60	4	64
BLDG. B - BASEMENT LEVEL	58	2	60
TOTAL PROVIDED RETAIL PARKING			**164**

REQUIRED RESIDENTIAL PARKING	UNITS	FACTOR	TOTAL SPACES
BLDG. B & C (APARTMENT) – 16 BMR UNITS (8 ONE BEDS, 8 TWO BEDS)	16	1 for ONE BED & 2 FOR TWO BED	24
BLDG. B & C (APARTMENT) – 172 UNITS (2 SPACE PER 1 UNITS)	172	2	344
TOTAL REQUIRED RESIDENTIAL PARKING	188		**368**

PROPOSED RESIDENTIAL PARKING	STANDARD STALL	ACCESSIBLE STALL (5%)	TOTAL
BLDG. B - BASEMENT LEVEL 01	95	7	102
BLDG. B – BASEMENT LEVEL 02	178		178
BLDG. C – BASEMENT LEVEL 01	87	3	90
TOTAL PROVIDED RESIDENTIAL PARKING			**370**

BICYCLE PARKING SUMMARY

REQUIRED HOTEL BICYCLE PARKING	UNITS	FACTOR	TOTAL SPACES
BLDG. A (HOTEL) - 5% OF AUTO PARKING (CLASS II)	135	0.05	7
TOTAL REQUIRED HOTEL BICYCLE PARKING (CLASS II)			7

PROPOSED HOTEL BICYCLE PARKING	UNITS
BLDG. A (HOTEL) - STREET LEVEL (CLASS II - PROVIDED)	7
TOTAL REQUIRED HOTEL BICYCLE PARKING (CLASS II - PROVIDED)	**7**

REQUIRED RETAIL BICYCLE PARKING	UNITS	FACTOR	TOTAL SPACES
BLDG. B (RESTAURANT AND GENERAL RETAIL) - 5% OF AUTO PARKING (CLASS II)	134	0.05	7
BLDG. C - (GENERAL RETAIL) 5% OF AUTO PARKING (CLASS II)	30	0.05	2
TOTAL REQUIRED RETAIL BICYCLE PARKING			**9**

PROPOSED RETAIL BICYCLE PARKING	UNITS
BLDG. B (RESTAURANT AND GENERAL RETAIL) - STREET LEVEL (CLASS II - PROVIDED)	7
BLDG. C (GENERAL RETAIL) - STREET LEVEL (CLASS II - PROVIDED)	2
TOTAL REQUIRED RETAIL BICYCLE PARKING	**9**

REQUIRED RESIDENTIAL BICYCLE PARKING	UNITS	FACTOR	TOTAL SPACES
BLDG. B AND C (APARTMENT) - 40% OF UNITS (CLASS I)	369	0.4	148
TOTAL REQUIRED RESIDENTIAL BICYCLE PARKING			**148**

PROPOSED RESIDENTIAL BICYCLE PARKING	UNITS
BLDG. B (APARTMENT) - BIKE LOUNGE 1ST LEVEL (CLASS I - PROVIDED)	12
BLDG. B (APARTMENT) - BASEMENT LEVEL 01 (CLASS I - PROVIDED)	96
BLDG. C (APARTMENT) - BASEMENT LEVEL 01 (CLASS I - PROVIDED)	40
TOTAL REQUIRED RESIDENTIAL BICYCLE PARKING	**148**

MARINA PLAZA

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

MARINA PLAZA

DEVELOPMENT SUMMARY:

10145 De Anza Blvd. and 10122 Bandley Dr. Cupertino, CA

DEVELOPMENT SUMMARY

CODE	INFO	CHAPTER
SITE APN (parcel at De Anza Blvd.)	326-34-043	
SITE APN (parcel at Bandley Dr.)	326-34-066	
GENERAL PLAN DESIGNATION	Commercial, Office, Residenital (COR)	
ZONING DESIGNATION - P (CG, RES)	HEART OF THE CITY SPECIFIC PLAN (HCSP)	CROSSROADS AREA (POLICY 2-28, pg. 29)

MARINA LOT AREA CALCULATIONS				
	DEANZA LOT	BANDLEY LOT	STREET DEDICATION	TOTAL
EXISTING	0.768 AC	4.348 AC		5.116 AC
PROPOSED	1.045 AC	3.975 AC	0.096 AC	5.116 AC

EXISTING SITE INFO	NET AREA (SQ.FT.)	GROSS AREA (SQ.FT.)
Existing De Anza Blvd Lot:	33,522	Not Apply
Existing Bandley Dr. Lot:	189,522	Not Apply

PROPOSED SITE INFO	NET AREA (SQ.FT.)	GROSS AREA (SQ.FT.)
Proposed De Anza Blvd Lot (Hotel Lot):	45,502.02	Not Apply
Proposed Bandley Dr. Lot:	173,172.42	Not Apply

EXISTING BUSINESS USES	NET AREA (SQ.FT.)
Spicy Station	780
Family Eyecare	920
Optometrist	1030
Esh Hai	1135
Susan Video & Gift Shop	1240
What8ever Express	1265
Marina Food	34000
Pho Minh	1700
Sheng Kee Bakery Store #2	1800
Mandarin Restaurant	4854

PROJECT SUMMARY

GENERAL	TOTAL	TYPE
HOTEL	125	ROOMS
RETAIL/RESTAURANT (W/O BAR)	9001	SQ.FT.
RETAIL/RESTAURANT (FAST FOOD)	2770	SQ.FT.
RETAIL/SERVICE SPACE	10822	SQ.FT.
RESIDENTIAL - APARTMENT	188	APARTMENT UNITS

HEIGHT OF STRUCTURES:

BUILDING TYPE	MAX. HEIGHT	NUMBER OF STORIES
BLDG A (HOTEL)	45'	4 stories + basement (underground parking)
BLDG B (APARTMENTS/RETAIL)	45'	4 stories + basement (underground parking)
BLDG C (APARTMENTS/RETAIL)	45'	4 stories + basement (underground parking)

BUILDING AREA (SQ. FT)

BUILDING TYPE	BUILDING AREA (SQ.FT.)	UNITS
BLDG A (HOTEL)		
Basement garage 1	34632	SQ.FT.
Basement garage 2	34632	SQ.FT.
1st Floor Plan	22799	SQ.FT.
2nd Floor Plan	23062	SQ.FT.
3rd Floor Plan	23062	SQ.FT.
4th Floor Plan	21672	SQ.FT.
BLDG B (APARTMENTS/RETAIL)		
Basement garage 1	73077	SQ.FT.
Basement garage 2	73227	SQ.FT.
1st Floor Plan	56378	SQ.FT.
2nd Floor Plan	45429	SQ.FT.
3rd Floor Plan	45212	SQ.FT.
4th Floor Plan	43947	SQ.FT.
BLDG C (APARTMENTS/RETAIL)		
Basement garage 1	38982	SQ.FT.
1st Floor Plan	27917	SQ.FT.
2nd Floor Plan	26605	SQ.FT.
3rd Floor Plan	26494	SQ.FT.
4th Floor Plan	26442	SQ.FT.

PRO□ECT DATA

JOB NO. 1250.001
DATE 05-19-16

DAHLIN group
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

REQUIRED SETBACKS:

BUILDING TYPE	FRONT (HCSP, Pg. 1.01.030 B. 1.)	REAR (HCSP, Pg. 1.01.030 C. 4.)	SIDE (HCSP, Pg. 1.01.030 C. 4.)	SIDE (HCSP, Pg. 1.01.030 C. 4.)
BLDG A (HOTEL)	35'	22.5'	22.5'	22.5'
BLDG B (APARTMENTS/RETAIL)	35'	22.5'	22.5'	22.5'
BLDG C (APARTMENTS/RETAIL)	35'	22.5	22.5'	22.5'

PROPOSED SETBACKS:

BUILDING TYPE	FRONT	REAR	SIDE	SIDE
BLDG A (HOTEL)	45' @ Alves Drive (North Side)	10' (South Side)	40' @ De Anza Blvd. (East Side)	20' (West Side)
BLDG B (APARTMENTS/RETAIL)	35' @ Alves Drive (North Side)	92' Away from Bldg C. (South Side)	35' @ Bandley Dr. (West Side)	20' (East Side)
BLDG C (APARTMENTS/RETAIL)	54' (East Side)	22.5' (West Side)	22.5' (South Side)	92' Away from Bldg. B (North Side)

HOTEL UNIT TOTAL FLOORS			
BLDG. A (HOTEL) - ALL LEVEL	# OF UNITS	TOTAL UNITS GROSS SQ.FT.	TOTAL BLDG GROSS SQ.FT.
Total:	122	57348	90595

RESIDENTIAL UNIT TOTAL FLOORS			
BLDG. B (APARTMENT) - ALL LEVEL	# OF UNITS	TOTAL UNITS GROSS SQ.FT.	TOTAL BLDG GROSS SQ.FT.
Total:	108	111616	190966

BLDG. C (APARTMENT) - ALL LEVEL	# OF UNITS	TOTAL UNITS GROSS SQ.FT.	TOTAL BLDG GROSS SQ.FT.
Total:	80	79777	107458

RESIDENTIAL UNIT SUMMARY BY TYPE

BLDG. B (APARTMENT)	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	Total	Mix
1 BEDROOM UNITS - FLAT	0	12	20	16	48	44%
1 BEDROOM UNITS + DEN - FLAT	0	2	2	2	6	6%
2 BEDROOM UNITS - FLAT	0	13	14	16	43	40%
2 BEDROOM UNITS - 2 STORY APARTMENT UNIT	4	SEE LEVEL 1	0		4	4%
2 BEDROOM UNITS		2	2	2	6	6%
2 BEDROOM UNITS + DEN - LIVE/LIVE 2 STORY APARTMENT UNIT	1	SEE LEVEL 1	0		1	1%
Total Unit Numbers:	5	29	38	36	108	100%

BLDG. C (APARTMENT)	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	Total	Mix
1 BEDROOM UNITS - FLAT	1	4	7	5	17	21%
1 BEDROOM UNITS + DEN - FLAT	3	3	3	3	12	15%
2 BEDROOM UNITS - FLAT	4	9	9	9	31	39%
2 BEDROOM UNITS - FLAT (SINGLE BATH)	3	3	3	3	12	15%
2 BEDROOM UNITS - LIVE/LIVE 2 STORY APARTMENT UNIT	3	SEE LEVEL 1	0	0	3	4%
2 BEDROOM UNITS + DEN	1	1	1	2	5	6%
Total Unit Numbers:	15	20	23	22	80	100%

TOTAL UNIT SUMMARY (BLDG. B AND C)					Total	Mix
1 BEDROOM UNITS					65	34.6%
1 BEDROOM UNITS + DEN					18	9.6%
2 BEDROOM UNITS					93	49.5%
2 BEDROOM UNITS + DEN					12	6.4%
Total Unit Numbers:					188	100%

PRO□ECT DATA

MARINA PLAZA

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

JOB NO. 1250.001
DATE 05-19-16

DAHLIN group
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

BUILDING CODE ANALYSIS

References in parentheses () are keyed to the CBC

Project Marina Plaza
Cupertino, CA

Codes

Building	2013 California Building Code (CBC), (Based on the 2012 International Building Code (IBC))
Fire	2013 California Fire Code (CFC), (Based on the 2012 International Fire Code (IFC))
Sprinkler	NFPA 13, 2013
Mechanical	2013 California Mechanical Code (CMC), (Based on the 2012 Uniform Mechanical Code (UMC))
Plumbing	2013 California Plumbing Code (CPC), (Based on the 2012 Uniform Plumbing Code (UPC))
Electrical	2013 California Electrical Code (CEC), (Based on the 2012 National Electrical Code (NEC))
Energy	2013 California Energy Code
Accessibility	2013 California Builidng Code (CBC), Chapter 11A and Chapter 11B and UFAS
CAL Green	2013 California Green Building Standards, (CalGreen)

Occupancy Classification (Sec. 302)

Description	Type	Code Section	Remarks
Restaurants	A-2	303.2	
Club/ Community/ Meeting Rooms	A-3	303.4	Where occupancy is 50 or greater
Lobbies / Offices	B	304.1	
Fitness Centers	B	304.1	
Commercial / Retail Space	M	309.1	
Hotel Dwelling Units	R-1	310.3	
Apartment Dwelling Units	R-2	310.4	
Enclosed Parking Garage	S-2	311.3, 406.4	
Storage/Electrical	S-2	311.3, 508.2	Accessory Occupancy
Trash	S-2	509	Incidental Uses

Type of Construction (Table 601)

Description	Type	Sprinklers	Code Section
Ground and Upper Floors Building A (hotel):			
Lobby/ Meeting Rooms/ Restaurant/ Offices/ Dwelling Units	VA	Yes (NFPA 13)	508.2, 602.5, 903.2.8, 903.3.1.1
2nd and Upper Floors Building B:			
Residences/ Common Spaces	VA	Yes (NFPA 13)	508.2, 602.5, 903.2.8, 903.3.1.1
Ground and Upper Floors Building C:			
Lobby/ Retail/ Residences/ Common Spaces	VA	Yes (NFPA 13)	508.2, 602.5, 903.2.8, 903.3.1.1
Basement Level Building A (hotel):			
Enclosed Parking Garage/ Employee Spaces /Laundry	IA	Yes (NFPA 13)	508.2, 509.2, 602.2, 903.2.7, 903.2.10, 903.3.1.1
Basement and 1st floor Level Building B:			
Enclosed Parking Garage/ Lobbies / Clubroom/ Restaurants/ Trash	IA	Yes (NFPA 13)	508.2, 509.2, 602.2, 903.2.7, 903.2.10, 903.3.1.1
Basement Level Building C:			
Enclosed Parking Garage/ Trash	IA	Yes (NFPA 13)	508.2, 509.2, 602.2, 903.2.7, 903.2.10, 903.3.1.1

Allowable Height (Table 503 & Sec. 510)

Maximum Stories:	4 (above podium; incl. increase for sprinklers per Sec. 504.2)
Maximum Height:	60' (above Grade Plane; incl. increase for sprinklers per Sec. 504.2, NFPA 13)
	Towers may be 80' per Sec. 504.3

Actual Height (Sec. 504)

Stories:	
Building A	4 (Type VA Building above podium- Sec. 509.4)
	1 Basement (Type IA Building)
Building B	3 (Type VA Building above podium- Sec. 509.4)
	1 Ground floor (Type IA Building)
	1 Basement (Type IA Building)
Building C	4 (Type VA Building above podium- Sec. 509.4)
	1 Basement (Type IA Building)
Height:	45'-0" Top of Parapet

Allowable Building Area (Sec. 503.1 & Table 503)

Construction Notes

Occupancy Separation	(Table 508.4, Sec. 508.4.4 & 509.4)
R-2 / S-2	3-HR (Horizontal Assembly per Sec. 711 & 510.2)
B / S-2	3-HR (Horizontal Assembly per Sec. 711 & 510.2)
A-2 / S-2	3-HR (Horizontal Assembly per Sec. 711 & 510.2)
A-3 / S-2	3-HR (Horizontal Assembly per Sec. 711 & 510.2)
M / S-2	3-HR (Horizontal Assembly per Sec. 711 & 510.2)
A-2 / B	1-HR (Fire Separation per Sec.508.4 and Fire Barrier per Sec. 707)
A-2 / S-2	1-HR (Fire Separation per Sec.508.4 and Fire Barrier per Sec. 707)
A-3 / B	1-HR (Fire Separation per Sec.508.4 and Fire Barrier per Sec. 707)
A-3 / S-2	1-HR (Fire Separation per Sec.508.4 and Fire Barrier per Sec. 707)
A-3/ M	1-HR (Fire Separation per Sec.508.4 and Fire Barrier per Sec. 707)
B / S-2	1-HR (Fire Separation per Sec.508.4 and Fire Barrier per Sec. 707)
B / R-2	1-HR (Fire Separation per Sec.508.4 and Fire Barrier per Sec. 707)
R-2 / S-2	1-HR (Fire Separation per Sec.508.4 and Fire Barrier per Sec. 707)

Dwelling Unit Separation	(Sec. 420 & 708.3)
Wall Separation	1-HR (Fire Partition per Sec. 708.3)
Floor Separation	1-HR (Horizontal Assembly per Sec. 711.3)

Fire-Resistance Ratings	(Table 601, 602 & Sec. 510.2)	Type IA	Type VA
Structural frame		3-HR	1-HR
Bearing walls: Exterior		3-HR	1-HR
Bearing walls: Interior		3-HR	1-HR
Nonbearing walls & partitions: Exterior			
X < 30' Fire Separation		1-HR	1-HR
X ≥ 30' Fire Separation		0-HR	0-HR
Nonbearing walls & partitions: Interior		0-HR	0-HR
Floor Construction (incl. beams & joists)			
At Podium Floor		3-HR	3-HR
All other Floors		2-HR	1-HR
Roof Construction (incl. beams & joists)		N/A	1-HR

Shaft Enclosures	(Sec. 510.2 & 713)
Less than 4-stories	1-HR (Fire Barrier per Sec. 707)
4-stories or more	2-HR (Fire Barrier per Sec. 707)
Exterior Walls	1-HR (Exception per 713.6)
Opening Protectives	(Sec. 510.2 & Table 716.5)
1-HR Enclosures:	1-HR
2-HR Enclosures:	1-1/2 HR

Trash (Termination) Rooms in Garage require 2-HR Fire Barrier with self-closing 1 1/2 HR doors (713.13.4)

Stair Enclosures	(Sec. 510.2, 705, 713, 1022.1 & 1022.7)	
4-stories or more		2-HR (Fire Barrier per Sec. 707)
Exterior Walls		1-HR (Exception per 1022.7)
Doors (Sec. 509.2, 1020.1, & Table 716.5)		
	2-HR Enclosures:	1 1/2-HR
	Exterior Wall:	Non Rated
Windows	Exterior Wall:	See Table 705.8

Max. Area of Unprotected Exterior Wall Openings at 1st Story (Sec. 705.8.1):	
Wall facing street w/15' fire separation distance	No Limit
Wall facing unoccupied space w/30' width and public access	No Limit

Max. Area of Unprotected Exterior Wall Openings Above 1st Story (Table 705.8, Sec. 705.8.1 & 705.8.2):	
X < 3' Fire Separation Distance	Not Permitted
3' ≤ X < 5'	15%
5' ≤ X < 10'	25%
10' < X < 15'	45%
15' ≤ X < 20'	75%
20' ≤ X < 25'	No Limit

Fireblocking	(Sec. 718.2)

Draftstopping	(Sec. 718.3 & 718.4)
Not Required w/Sprinklers	(Sec. 718.3 & 718.4)

Means of Egress

Occupant Loads	(Table 1004.1.2)	
Residential	200	gross s.f./occupant
Lobbies (Business Area) / offices	100	gross s.f./occupant
Accessory Storage & Mechanical	300	gross s.f./occupant
Commercial	30	gross s.f./occupant
Courtyard Deck / Pool Deck	15	gross s.f./occupant
Pool	50	gross s.f./occupant
Parking Garage	200	gross s.f./occupant
Restaraunts - Dining (tables & chairs)	15	net s.f./occupant
Commercial Kitchens	200	gross s.f./occupant
Club/ Community/ Meeting Rooms	15	net s.f./occupant
Exercise Rooms	50	gross s.f./occupant
Retail - sales floor	30	gross s.f./occupant
Retail - stock area	300	gross s.f./occupant

Egress Width	(Sec. 1005)	
Stairways	0.3 inches per occupant	(Sec. 1005.3.1)
Other Egress Components	0.2 inches per occupant	(Sec. 1005.3.2)

Means of Egress Illumination	(Sec. 1006)
	(Exception for individual dwelling units)
Emergency Power Required	Corridors, Exit Enclosures, Exit Passageways, Exterior Landings

Accessible Means of Egress	(Sec. 1007)

2 required per 1007.1 and 1015.1

Elevators are not required to be part of the accessible means of egress per 1007.2.1 (less than 4 stories above exit discharge)
Stairways allowed to be 44" per 1007.3 Ex. 1

Areas of Refuge are not required per 1007.3 Ex. 2

BUILDING CODE ANALYSIS

MARINA PLAZA

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

JOB NO. 1250.001
DATE 04-15-16

DAHLIN group
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

Doors	(Sec. 1008)		
Stairways	(Sec. 1009)		
Risers	7" max, 4" min.		
Treads	11" max		
Ramps	(Sec. 1010)		
Min Width	44"		
Max Slope at Egress	8%		
Max Slope at other areas	12%		
Max cross-slope	2%		
Max Rise w/out landing	30"		
Landing size	60"		
Handrails required	Greater than 6" rise or steeper than 1/20 (Sec. 1010.9)		
Exit Signs	(Sec. 1011)		
Required at Exits and Exit Access Doors			
Not required in rooms with one exit			
Tactile Exit Sign required at exit stairway, exit passageway, 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 (R-2)	125'		
Common Path of Egress Travel (B, S)	100'		
Common Path of Egress Travel (M)	75' per Sec. 1014.3		
Exits	(Sec. 1015)		
One exit allowed in individual dwelling units 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 29		(Table 1015.1)	
Separation of 1/3 length of diagonal between exits		(Sec. 1015.2.1 Ex. 2)	
Exit Access Travel Distance	(Table 1016.2)	Occupancy	Distance
		R-1, R-2, A-2, A-3, M	250'
		B	300'
		S-2	400'
Corridors	(Sec. 1018.1)		
Fire Rating at S-2, A-2, A-3, B, M		0-HR	
Fire Rating at R-1, R-2		1-HR	
Doors (Sec. 709.6, 716.5 & Table 716.6):		1/3-HR	
Windows at Exterior Walls			
Non-rated Exterior Wall		No Protection Required	Table 602
Non-protected openings in 1-HR rated Exterior Walls		No Protection Required	Table 602 & 716.5
Protected openings in 1-HR rated Exterior Wall		3/4-HR (Table 716.5)	Table 602 & 716.5
Dead Ends		50' max	
Exterior Exit Ramps and Stairways	(Sec. 1026)		

Accessibility

DWELLING UNITS:		
For an elevator Building all R-2 dwelling units to be Accessible/Adaptable (CBC 1106A.2)		
R-1 Residential		Per tables 11B-224.2 & 11B224.4
Common Use Facilties:		
Common Use Facilities Shall Be Accessible (1127A)		
Common Use Facilities Shall Be Accessible per ADA & CBC Chapter 11B		
Parking 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		
Accessible Spaces		2% of Total Spaces (1109A.3)
Van Accessible Spaces		1/8 of Accessible Spaces (1109A.8.6)
Commercial		Per ADA requirements

Interior Environment

Ventilation	(Sec. 1203)	
Attic Spaces	1/300, high and low	
Natural Ventilation	4% of floor area	
Lighting	(Sec. 1205)	
Natural Light	8% of floor area	
Courts	(Sec. 1206)	
Air intake	10 sf minimum required	
Sound Transmission	(Sec. 1207)	
Air-borne sound	STC 50 minimum	
Structure-borne sound	IIC 50 minimum	
Interior Space Dimensions	(Sec. 1208)	
Min Room Width	7'-0"	
Kitchens	3'-0" clear passageway	
Min Ceiling Height, Typical	7'-6"	
Min Ceiling Height Kit, Stor, Laundry	7'-0"	
Access to Unoccupied Space	(Sec. 1209)	
Attic Spaces over 30"	20x30 access	

Miscellaneous Requirements

Class I Standpipe System to be installed per Sec. 905 & NFPA 14 (Sec. 905.3.1)

Provide Portable Fire Extinguishers per CFC (Sec. 906)
- Non-garage: 2A-10BC w/75' max travel distance
- Garage: 4A-40BC 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. 907.2.11.2)
- Provide Wiring to support Visible Alarms in R-2 occupancy (Sec. 907.5.2.3.4)

Parking Garage:
- Clear garage height 7-ft. min. (406.2.2), except 8'-2" min. at entries and to accessible spaces (1109A.8.1);
- 7'-6" clear at means of egress (1003.2), exceptions per Sec. 1003.3.1.
- Guards & Vehicle barriers (Sec. 406.4.2 and 406.4.3)

Building Address: Min. 4" high x 1/2" wide stroke; contrasting background (501.2)

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 within which fuel-fire appliances are installed (907.2.9.3)

Mechanical ventilation per CMC (406.4.2)

Enclosed Elevator Lobby not required (713.14.1 Ex.1,8)
Doors shall be self- or automatic-closing by smoke detection in accordance with Sec. 716.5.9.3 (713.7)
Smoke guard at 2nd through 4th floor elevator (713.14.1 Ex. 5)

Energy Code

Building Envelope Requirements	(Table 13-1)	Climate Zone 3
Lighting Requirements	(Sec. 505 & 1530)	

Fire Department

Aerial access shall be provided to within 15' to 30' of all three buildings, with 26' clear net width 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.

Wet standpipse shall be provided at all three buildings

Fire alarm systems may be provided as necessary, as derminted durning code analysis and construction documents, as determined by coordination with governing jurisditions.

Additional on-site hydrants and/or hose connections may be provided as necessary as determined by coordination with governing jurisditions.

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BUILDING CODE ANALYSIS

JOB NO. 1250.001
DATE 04-15-16

DAHLIN group
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

T.5

LEED for Homes Mid-rise Project Checklist for California

for Homes

Builder Name:	DeAnza Ventures
Project Team Leader:	Glen Simmons, Dahlin Group
Home Address (Street/City/State):	10122 Bandley Drive, Cupertino, California

Project Description

Building Type: Mid-rise multi-family — # of stories: 4

# of Units: 188 — Avg. Home Size Adjustment: -1.5

Adjusted Certification Thresholds

Certified: 43.5 — Gold: 73.5 — Silver: 58.5 — Platinum: 88.5

Project Point Total

Prelim: 64.5 + 27 maybe pt — Final: 19.5

Certification Level

Prelim: Silver — Final: Not Certified

Final Credit Category Point Totals

ID: 0 — SS: 8 — EA: 9 — EQ: 0

LL: 0 — WE: 0 — MR: 2.5 — AE: 0

Minimum Point Thresholds Not Met for Final Rating

Date Most Recently Updated: — Updated by:

✔ Indicates that an Accountability Form is required.

Sustainable Sites (SS) (Minimum 5 SS Points Required)

Max: 22 — Y:19 — M:0 — Notes — Final: 8

		Max Pts. Available	Preliminary Rating Y	Preliminary Rating Y / Pts	Preliminary Rating Maybe	Preliminary Rating No	Notes	Project Points
1. Site Stewardship								
1.1	Erosion Controls During Construction *(meet all of the following)*	Prereq.	Y					
	☑ a) Stockpile and protect disturbed topsoil from erosion. ☑ b) Control the path and velocity of runoff with silt fencing or equivalent. ☑ c) Protect sewer inlets, streams, and lakes with straw bales, silt fencing, etc. ☑ d) Provide swales to divert surface water from hillsides ☑ e) Use tiers, erosion blankets, compost blankets, etc. on sloped areas.							
1.2	Minimize Disturbed Area for MID-RISE (meet appropriate requirements)	1	1	0				0
	Where the site is not previously developed, meet all the following: ☐ a) Develop tree / plant preservation plan with "no-disturbance" zones ☐ b) Leave 40% of buildable lot area, not including area under roof, undisturbed							
	OR Where the site is previously developed, meet all the following: ☐ c) Develop tree / plant preservation plan with "no-disturbance" zones AND ☐ Rehabilitate lot; undo soil compaction and remove invasive plants AND ☐ Meet the requirements of SS 2.2							
	OR ☑ d) Build on a lot to achieve a density of 40 units per acre.							
2. Landscaping								
2.1	✔ No Invasive Plants	Prereq.	Y					
2.2	✔ Basic Landscaping Design *(meet all of the following)*	1	1	0				0
	☑ a) Any turf must be drought-tolerant. ☑ b) Do not use turf in densely shaded areas. ☑ c) Do not use turf in areas with slope of 25% ☑ d) Add mulch or soil amendments as appropriate. ☑ e) All compacted soil must be tilled to at least 6 inches.							
AND/OR 2.3	✔ Limit Conventional Turf for MID-RISE	2	2	0			20% or les for full points	2
	20% Percentage of designed landscape softscape area that is turf							
AND/OR 2.4	✔ Drought-Tolerant Plants for MID-RISE	1	1	0			90% or more for full points	1
	90% Percentage of installed plants that are drought-tolerant ☐ Both points in SS 2.3 are met (≤ 20% turf)							
OR 2.5	✔ Reduce Overall Irrigation Demand by at Least 20% for MID-RISE	3	0	0	N		Opting for prescriptive pathway instead	0
	Percentage reduction in estimated irrigation water demand	(calculate)						
3. Reduce Local Heat Island Effects								
3.1	✔ Reduce Site Heat Island Effects for MID-RISE (meet one)	1	0	0	N		Unlikely	0
	☐ a) Locate trees / plantings to provide shade for 50% of hardscapes ☐ b) Install light-colored, high-albedo materials for 50% of sidewalks, patios, and driveways							
3.2	✔ Reduce Roof Heat Island Effects for MID-RISE (meet one)	1	1	0				0
	☐ a) Install roof with high albedo materials on 75% of roof area ☐ b) Install a vegetated roof for at least 50% of roof area ☑ c) Install combination of high albedo and vegetated roof							
4. Surface Water Management								
4.1	✔ Permeable Lot for MID-RISE	2	1	0			Placeholders; need more details from civil to confirm	1
	10% vegetative landscape; ☐ permeable paving; 70% impermeable surfaces directed to on-site infiltration features; 20% other impermeable surfaces							
4.2	Permanent Erosion Controls *(meet one of the following)*	1	0	0	N		Unlikely	0
	☐ a) For portions of lot on steep slope, use terracing and retaining walls ☐ b) Plant trees, shrubs, or groundcover							
4.3	✔ Stormwater Quality Control for MID-RISE *(meet one of the following)*	2	2	0				0
	☐ a) Stormwater mgmt plan designed in accordance with state or local program ☑ b) In-field performance monitoring data to demonstate compliance							
5. Nontoxic Pest Control								
5	Pest Control Alternatives *(meet any of the following, 1/2 pt each)*	2	2	0				0
	☑ a) Keep all exterior wood at least 12" above soil ☑ b) Seal external cracks, joints, etc. with caulking and install pest-proof screens ☑ c) Include no wood-to-concrete connections, or separate connections with dividers ☐ d) Install landscaping so mature plants are 24" from home e) In 'moderate' to 'very heavy' termite risk areas: ☐ i) Treat all cellulosic material with borate product to 3' above foundation ☐ ii) Install sand or diatomaceous earth barrier ☐ iii) Install steel mesh barrier termite control system ☐ iv) Install non-toxic termite bait system ☐ v) Use nonCellulosic wall structure ☑ vi) Use solid concrete foundation walls or pest-proof masonry wall design							
6. Compact Development								
6.1	Moderate Density for MID-RISE	2	0	0				0
	188 # of total units on the lot; 0.8 lot size (acres); 244.2 density (units/acre)							
OR 6.2	High Density for MID-RISE	3	0	0				0
OR 6.3	Very High Density for MID-RISE	4	4	0				4
7. Alternative Transportation								
7.1	Public Transit for MID-RISE (meet one of the following)	2	2	0			VTA: 51 (25), 25 (72), 55 (32), 323 (106)= 235	0
	☐ a) Within 1/2 mile of transit services providing 30 rides per weekday ☑ b) Within 1/2 mile of transit services providing 60 rides per weekday							
7.2	Bicycle Storage for MID-RISE	1	1	0			15% x 481= 72 OK	0
	148 secure, covered storage capacity (# of bicycles)							
7.3	Parking Capacity/Low-Emitting Vehicles for MID-RISE (meet one)	1	1	0				0
	☐ a) Provide low-emitting, fuel-efficient vehicles for 3% of the total parking capacity ☐ b) 5% of total capacity is preferred parking spots for low-emitting vehicles ☐ c) Alternative-fuel refueling stations for 3% of total vehicle capacity ☑ d) Size parking to not exceed min zoning req'ts, AND ☑ Provide infrastructure to facilitate shared vehicle usage ☐ e) Provide no new parking							

Innovation & Design Process (ID) (Minimum 0 ID Points Required)

Max: 11 — Y:1 — M:0 — Notes — Final: 0

		Max Pts. Available	Preliminary Rating Y	Preliminary Rating Y / Pts	Preliminary Rating Maybe	Preliminary Rating No	Notes	Project Points
1. Integrated Project Planning								
1.1	Preliminary Rating	Prereq.	Y					
	Target performance tier: Gold							
1.2	Energy Expertise for MID-RISE	Prereq.	Y					
1.3	Professional Credentialed with Respect to LEED for Homes	1	0	0	N		please see ID 01-06 for details	0
1.4	Design Charrette	1	0	0	N		charette was 1/2-day only	0
1.5	Building Orientation for Solar Design *(meet all of the following)*	1	0	0	N			0
	☐ a) Glazing area on north/south walls 50% greater than on east/west walls ☐ b) East-west axis is within 15 degrees of due east-west ☐ c) At least 450 sq. ft. of south-facing roof area, oriented for solar applications ☐ d) 90% of south-facing glazing is shaded in summer, unshaded in winter							
1.6	Trades Training for MID-RISE	1	0	0				0
2. Quality Management for Durability								
2.1	Durability Planning *(meet all of the following)*	Prereq.	Y					
	☑ a) Durability evaluation completed ☑ b) Strategies developed to address durability issues ☑ c-i) Nonpaper-faced backer board in tub, shower, spa areas ☑ c-ii) No carpet in kitchen, bathroom, laundry, and spa areas ☑ c-iii) No carpet within 3 ft of each entryway ☐ c-iv) Install drain and drain pans in tank water heaters in/over living spaces; OR ☑ no tank water heaters in/over living spaces ☑ c-v) Install drain and drain pans for clothes washers in/over living spaces; OR ☐ no clothes washers in/over living spaces ☑ c-vi) Exhaust conventional clothes dryers directly to outdoors ☐ c-vii) Install drain and drain pan for condensing clothes dryers ☑ d) Durability strategies incorporated into project documentation ☑ e) Durability measures listed in durability inspection checklist							
2.2	Durability Management *(meet one of the following)*	Prereq.	Y					
	☐ Builder has a quality management process in place ☑ Builder conducted inspection using durability inspection checklist							
2.3	Third-Party Durability Management Verification	3	0	0				0
3. Innovative or Regional Design								
3.1	✔ Innovation 1 (ruling #): WE 2.1	1	1	0				0
3.2	✔ Innovation 2 (ruling #):	1	0	0				0
3.3	✔ Innovation 3 (ruling #):	1	0	0				0
3.4	✔ Innovation 4 (ruling #):	1	0	0				0

Location & Linkages (LL) (Minimum 0 LL Points Required)

Max: 10 — Y:9 — M:0 — Notes — Final: 0

		Max Pts. Available	Preliminary Rating Y	Preliminary Rating Y / Pts	Preliminary Rating Maybe	Preliminary Rating No	Notes	Project Points
1. LEED for Neighborhood Development								
1	LEED for Neighborhood Development	10	0	0	N			0
2. Site Selection								
2	✔ Site Selection *(meet all of the following)*	2	2	0				0
	☑ a) Built above 100-year floodplain defined by FEMA ☑ b) Not built on habitat for threatened or endangered species ☑ c) Not built within 100 ft of water, including wetlands ☑ d) Not built on land that was public parkland prior to acquisition ☑ e) Not built on land with prime soils, unique soils, or soils of state significance							
3. Preferred Locations								
3.1	Edge Development	1	0	0				0
OR 3.2	Infill	2	2	0			Redeveloping existing site	0
AND/OR 3.3	Brownfield Redevelopment for MID-RISE	1	0	0				0
	☐ a) Site meets criteria as "contaminated" by ASTM E1903-97 Phase II ☐ b) Site defined as "brownfield" by local, state, or federal government agency							
4. Infrastructure								
4	Existing Infrastructure	1	1	0				0
5. Community Resources / Transit								
5.1	Basic Community Resources for MID-RISE (meet one of the following)	1	0	0				0
	☐ a) Within 1/4 mile of 4 basic community resources ☐ b) Within 1/2 mile of 7 basic community resources							
OR 5.2	Extensive Community Resources for MID-RISE (meet one of the following)	2	0	0				0
	☐ a) Within 1/4 mile of 7 basic community resources ☐ b) Within 1/2 mile of 11 basic community resources							
OR 5.3	Outstanding Community Resources for MID-RISE (meet one of the following)	3	3	0				0
	☐ a) Within 1/4 mile of 11 basic community resources ☑ b) Within 1/2 mile of 14 basic community resource							
6. Access to Open Space								
6	Access to Open Space	1	1	0			Cupertino Memorial Park 0.5 miles from project site	0

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LEED CHECK LIST
RESIDENTIAL
COMPONENT

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T.6

☐ a) Panelized construction ☐ b) Modular, prefabricated construction

2. Environmentally Preferable Products

2.1 ☙ FSC Certified Tropical Wood *(meet all of the following)* — Prereq. Y

☐ a) Provide suppliers with a notice of preference for FSC products; AND ☐ b) No tropical wood installed (exceptions for FSC-certified or reclaimed wood)

☐ Request country of manufacture for each wood product

2.2 ☙ Environmentally Preferable Products *(meet any, 1/2 pt each)* — 8 3 2 — 0

Assembly : component	(a) EPP		(b) Low emission	(c) Local production
Exterior wall: framing	☐	type:		☐
Exterior wall: siding or masonry	☐	type:		☐
Floor: flooring	☐ (45%)	type:	☐ 90% hard flooring	☐ (45%)
Floor: flooring	☐ (90%)	type:	☐ SCS FloorScore	☐ (90%)
Floor: flooring			☐ Green Label Plus	
Floor: framing	☐	type:		☐
Foundation: aggregate	☐	type:		☐
Foundation: cement	☑	type: min 30% flyash or slab		☑
Interior wall: framing	☐	type:		☐
Interior wall, ceiling: gypsum board	☐	type:		☐
Interior wall, ceiling, millwork: paint	☐	type:	☑ type: SCAQMD	☐
Landscape: decking and patio	☐	type:		☐
Other: cabinet	☐	type:		☐
Other: counter	☐	type:		☐
Other: door	☐	type:		☐
Other : interior trim	☐	type:		☐
Other : adhesive, sealant			☑ type: SCAQMD	
Other : window frame	☐	type:		☐
Roof: framing	☐	type:		☐
Roof: roofing	☐	type:		☐
Roof, floor, wall: cavity insulation	☑	type: min 30% PC rec. content	☑ type: SCAQMD	☐
Roof, floor, wall (2 of 3): sheathing	☐	type:		☐
Other: water supply piping	☐	type:		
Other: driveway	☐	type:		

3. Waste Management

3.1 Construction Waste Management Planning *(meet both of the following)* — Prereq. Y

☐ a) Investigate local options for waste diversion ☐ b) Document diversion rate for construction waste

3.2 Construction Waste Reduction *(use one of the following methods)* — 3 2.5 0 — 2.5

[ ] a) pounds waste / square foot

[ ] cubic yards waste / 1,000 square feet

[80%] b) percentage of waste diverted

Indoor Environmental Quality (EQ) (Minimum 3 EQ Points Required) — Max: 21 Y:6 M:4 — Notes — Final: 0

2. Combustion Venting

2 Basic Combustion Venting Measures for MID-RISE (meet all the following) — Prereq. Y

☑ a) no unvented combustion appliances ☐ d) space, water heating equipment designed with closed combustion; OR

☑ b) carbon monoxide monitors on each floor of each unit ☐ space and water heating equipment has power-vented exhaust; OR

☑ c) no fireplace installed, OR ☑ space and water heating equipment located is detached or open-air facility; OR

☐ all fireplaces and woodstoves have doors ☐ no space- or water-heating equipment with combustion

3. Moisture Control

3 Moisture Load Control *(meet one of the following)* — 1 0 0 N — 0

☐ a) Additional dehumidification system ☐ b) HVAC system equipped with additional dehumidification mode

4. Outdoor Air Ventilation

4.1 ☙ Basic Outdoor Air Ventilation for MID-RISE (meet all of the following) — Prereq. Y

☐ a) ASHRAE 62.2-2007 met for all in-unit spaces ☐ b) ASHRAE 62.1-2007, Sections 4 through 7 met for residential-associated spaces

4.2 Enhanced Outdoor Air Ventilation for MID-RISE — 2 0 0 N — 0

4.3 Third-Party Performance Testing for MID-RISE — 1 1 0 — 724 code required — 0

5. Local Exhaust

5.1 ☙ Basic Local Exhaust for MID-RISE (meet all of the following) — Prereq. Y

☑ a) In-unit bathrooms and kitchens meet ASHRAE 62.2-2007 air flow requirements ☑ d) ENERGY STAR labeled bathroom exhaust fans OR

☑ b) Fans and ducts designed and installed to ASHRAE Std. 62.2 ☐ Multi-port bathroom exhaust systems installed

☑ c) Air exhausted to outdoors through roof or outside wall ☑ e) Common bathrooms and kitchens meet ASHRAE 62.1-2007 air flow requirements

5.2 Enhanced Local Exhaust *(meet one of the following)* — 1 1 0 — 0

☐ a) Occupancy sensor ☐ c) Automatic timer tied to switch to operate fan for 20+ minutes post-occupancy

☐ b) Automatic humidistat controller ☑ d) Continuously operating exhaust fan

5.3 Third-Party Performance Testing for MID-RISE — 1 0 1 — Also requires kitchen range hood testing — 0

Water Efficiency (WE) (Minimum 3 WE Points Required) — Max: 15 Y:8 M:3 — Notes — Final: 0

1. Water Reuse

1 ☙ Water Reuse for MID-RISE — 5 0 0 N — Unlikely — 0

[ ] of total water demand offset by water reuse strategies (mark anylall strategies adopted)

☐ Rainwater harvesting

☐ Graywater reuse

☐ Municipal recycled water

2. Irrigation System

2.1 ☙ High-Efficiency Irrigation System for MID-RISE *(meet any, 0.5 pt each)* — 2 2 0 — 0

☐ a) Irrigation system designed by EPA Water Sense certified professional ☑ g) Install timer or controller for each watering zone

☐ b) Irrigation system with head-to-head coverage ☑ h) Install pressure-regulating devices

☑ c) Install central shut-off valve ☐ i) High-efficiency nozzles with distribution uniformity of at least 0.70.

☑ d) Install submeter for the irrigation system ☐ j) Install check valves in heads

☑ e) Use drip irrigation for 50% of planting beds ☑ k) Install moisture sensor or rain delay controller

☐ f) Create separate zones for each type of bedding ☑ l) Third-party inspection of irrigation system

OR 2.2 ☙ Reduce Overall Irrigation Demand by at Least 45% for MID-RISE — 2 0 0 N — Going prescriptive route — 0

[0%] Percentage reduction in estimated irrigation water demand (see SS 2.5)

3. Indoor Water Use

3.1 High-Efficiency Fixtures and Fittings *(meet any of the following, 1 pt each)* — 3 1 0 — 0

☐ a) Average flow rate of lavatory faucets is ≤ 2.00 gpm ☐ c) Average flow rate for all toilets is ≤ 1.30 gpf; OR

☐ b) Average flow rate for all showers is ≤ 2.00 gpm per stall ☐ Toilets are dual-flush; OR

☑ Toilets meet the EPA Water Sense specification

3.2 Very High-Efficiency Fixtures and Fittings *(meet any, 2 pts each)* — 6 4 2 — 0

☐ a) Average flow rate of lavatory faucets is ≤ 1.50 gpm; OR ☑ b) Average flow rate for all showers ≤ 1.75 gpm per stall

☑ Lavatory faucets meet the EPA Water Sense specification ☐ c) Average flow rate for all toilets is ≤ 1.10 gpf

3.3 Water Efficient Appliances for MID-RISE *(meet any of following, 1 pt each)* — 2 1 1 — Compact units can be hard to find at this efficiency lev — 0

☐ a) Water-efficient clothes washers with MEF ≥ 2.0 and WF < 5.5 ☑ b) ENERGY STAR dishwasher(s) that use ≤ 6.0 gallons per cycle

Energy & Atmosphere (EA) (Minimum 0 EA Points Required) — Max: 38 Y:13 M:15 — Notes — Final: 9

Important note: projects registered after October 1st, 2014 must exceed Title-24 2013 by at least 10%
(exception: projects permitted under Title-24 2008 should use the earlier version of the LEED for Homes checklist)

1. Optimize Energy Performance in Mid-rise Buildings

1.1 Minimum Energy Performance for MID-RISE in CA *(meet all of the following)* — Prereq. Y

☐ Energy performance exceeds Title-24 2008 by 15% or more ☐ Energy modeling conducted by current CEPE or CEA

☐ Energy improvements verified by HERS Rater ☐ Energy model submitted and reviewed by USGBC

1.2 Testing and Verification for MID-RISE — Prereq. Y

1.3 Optimize Energy Performance for MID-RISE in CA — 24 9 5 — 9

[15.0%] % savings compared with Title-24 2013 — *(calculate)*

8. Lighting

8.1 Basic Lighting — Prereq. Y

8.2 Advanced In-Unit Lighting *(meeting one of the following)* — 3 3 0 — 0

☑ a) Meet Title-24 w/ high-efficacy lighting throughout ☐ c) Meet Title-24 w/ controls AND use 90% ENERGY STAR lamps

☐ b) Meet Title-24 w/ controls AND use 60% ENERGY STAR fixtures

10. Renewable Energy

10 ☙ Renewable Energy System — 10 0 10 — Solar thermal but no PV currently planned — 0.0

[ ] Percentage of annual reference energy load supplied by renewable system

(calculate)

11. Residential Refrigerant Management

11.1 Refrigerant Charge Test — Prereq. Y

11.2 Appropriate HVAC Refrigerants *(meet one of the following)* — 1 1 0 — 0

☐ a) Use no refrigerants ☐ c) Use refrigerants that complies with global warming potential equation

☑ b) Use non-HCFC refrigerants

Materials & Resources (MR) (Minimum 2 MR Points Required) — Max: 16 Y:6.5 M:4 — Notes — Final: 2.5

1. Material-Efficient Framing

1.1 Framing Order Waste Factor — Prereq. Y

1.2 Detailed Framing Documents — 1 1 0 — 0

AND/OR 1.3 Detailed Cut List and Lumber Order — 1 0 1 — 0

☐ Requirements of MR 1.2 have been met ☐ Detailed cut list and lumber order corresponding to framing plans or scopes

AND/OR 1.4 Framing Efficiencies *(meet any of the following, see Rating System for pts)* — 3 0 1 — 0

☐ Precut framing packages ☐ Stud spacing greater than 16" on center

☐ Open-web floor trusses ☐ Ceiling joist spacing greater than 16" on center

☐ Structural insulated panel walls ☐ Floor joist spacing greater than 16" on center

☐ Structural insulated panel roof ☐ Roof rafter spacing greater than 16" on center

☐ Structural insulated panel floors ☐ Two of the following: Size headers for loads; ladder blocking; drywall clips; 2-stud corners

OR 1.5 Off-site Fabrication *(meet one of the following)* — 4 0 2 — Walls could be prefab — 0

MARINA PLAZA

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LEED CHECK LIST
RESIDENTIAL
COMPONENT

JOB NO. 1250.001
DATE 06-02-16

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

USGBC LEGAL DISCLAIMER

USGBC makes no warranty with respect to any LEED certified project, including any warranty of habitability, merchantability, or fitness for a particular purpose. There are no warranties, express or implied, written or oral, statutory or otherwise, with respect to the certifications provided by USGBC. By way of example only, and without limiting the broad scope of the foregoing, it is understood that LEED certification, whether at the Certified level or any other level, does not mean that the project is structurally sound or safe, constructed in accordance with applicable laws, regulations or codes, free of mold or mildew, free of volatile organic compounds or allegens, or free of soil gases including radon.

SIGNATURES BY RESPONSIBLE PARTIES

By affixing my signature below, the undersigned does hereby declare and affirm to the USGBC that the LEED for Homes requirements, as specified in the LEED for Homes Rating System, have been met for the indicated credits and will, if audited, provide the necessary supporting documents.

Project Team Leader	***Glen Simmons***	Company	***Dahlin Group***
Signature		Date	

By affixing my signature below, the undersigned does hereby declare and affirm to the USGBC that the required inspections and performance testing for the LEED for Homes requirements, as specified in the LEED for Homes Rating System, have been completed. I have evaluated this project's documentation package and conducted the necessary QA/QC procedures with the Green Rater, and I hereby declare and affirm to USGBC that the homes included in this submittal are ready to earn LEED for Homes certification, as per the attached checklist.

Provider QAD	***Randy Hansell***	Company	***Earth Advantage***
Signature		Date	

By affixing my signature below, the undersigned does hereby declare and affirm to the USGBC that the required inspections and performance testing for the LEED for Homes requirements, as specified in the LEED for Homes Rating System, have been completed.

I also hereby confirm that all verification services were performed in accordance with the LEED for Homes Verification & Submittal Guidelines and Addendum.

Green Rater	***Katy Hollbacher***	Company	***Beyond Efficiency***
Signature		Date	

By affixing my signature below, the undersigned does hereby declare and affirm to the USGBC that the required inspections and performance testing for the LEED for Homes requirements, as specified in the LEED for Homes Rating System, have been completed.

I also hereby confirm that all verification services were performed in accordance with the LEED for Homes Verification & Submittal Guidelines and Addendum.

Green Rater		Company	
Signature		Date	

LEED for Homes Mid-rise Project Checklist, Project Notes

This section was created to give project teams additional space to make internal notes on the progress of the project. It does not need to be used and it **should not** be submitted to USGBC. This section is unlocked, so project teams are welcome to make changes to the format as necessary. Any comments or directions provided below have not been created or endorsed by the US Green Building Council.

Date project began:
Initiated by:

6. Distribution of Space Heating and Cooling

6.1	☑ Room-by-Room Load Calculations	Prereq.	Y		Emerald to provide to Rater for review	
6.2	Return Air Flow / Room-by-Room Controls *(meet one of the following)*	1	0	1	Non-ducted mini-splits assumed	0
	A. Forced-Air Systems		B. Nonducted HVAC Systems			
	☐ a) Return air opening of 1 sq. inch per cfm of supply		☑ Flow control valves on every radiator			
	☐ b) Limited pressure differential between closed room and adjacent spaces		☐ Radiant floor system with thermostatic controls in every room			
6.3	Third-Party Performance Test / Multiple Zones *(meet one of the following)*	2	0	0		0
	A. Forced-Air Systems		B. Nonducted HVAC Systems			
	☐ Have supply air flow rates in each room tested and confirmed		☑ Install at least two distinct zones with independent thermostat control			

7. Air Filtering

7.1	Good Filters	Prereq.	Y		MERV 8	
7.2	Better Filters	1	0	0	MERV 10	0
OR	7.3 Best Filters	2	0	0	MERV 13	0

8. Contaminant Control

8.1	☑ Indoor Contaminant Control during Construction	1	1	0	Required by CalGreen	0
8.2	Indoor Contaminant Control for MID-RISE (meet any of following, 1 pt each)	2	0	0	N	0
	☐ a) Install permanent walk-off mats for each unit		☐ b) In each unit, design shoe removal and storage space near primary entryway			
	☐ Install central entryway system		☐ c) In each unit, install central vacuum system with exhaust to outdoors			
8.3	☑ Preoccupancy Flush	1	0	0	N	0

9. Radon Protection

9.1	☑ Radon-Resistant Construction in High-Risk Areas	Prereq.	N/A			
9.2	☑ Radon-Resistant Construction in Moderate-Risk Areas	1	0	0	N	0

10. Garage Pollutant Protection

10.1	No HVAC in Garage	Prereq.	Y			
10.2	Minimize Pollutants from Garage for MID-RISE (meet all of the following)	2	2	0		0
	a) In conditioned spaces above garage:		☐ c) Vestibule to provide airlock between garage and adjacent spaces; OR			
	☑ Seal all penetrations and connecting floor and ceiling joist bays		☑ Provide self-closing doors and deck-to-deck partitions			
	b) In conditioned spaces next to garage		☑ d) Continuous exhaust in garage			
	☑ Weather-strip all doors					
	☑ Carbon monoxide detectors in rooms that share a door with garage					
	☑ Seal all penetrations and cracks at the base of walls					
OR	10.3 Detached Garage or No Garage	3	0	0		0

11. Environmental Tobacco Smoke Control

11	Env. Tobacco Smoke Reduction for MID-RISE (meet part (a) or (b) below)	1	1	0		0
	a) Reduce smoke exposure and transfer (1/2 point)		b) Prohibit smoking throughout the building (1 points)			
	☐ Prohibit smoking in all common areas		☑ Prohibit smoking within living units			
	☐ Any exterior smoking areas are > 25 ft from entries, air intakes, windows		☑ Prohibit smoking in all common areas of the building			
	☐ Prohibit on-property smoking within 25 feet of entries, intakes, windows		☑ Any exterior smoking areas are > 25 ft from entries, air intakes, windows			
	☐ Prohibitions communicated through lease agreements, CC&Rs, signage		☑ Prohibitions communicated through lease agreements, CC&Rs, signage			

12. Compartmentalization of Units

12.1	Compartmentalization of Units *(meet both of the following)*	Prereq.	Y			
	☑ a) Air-seal and/or weather-strip all walls, chases, doors, windows, etc.		☑ b) Demonstrate minimal leakage of 0.30 CFM50 per square foot of enclosure			
12.2	Enhanced Compartmentalization of Units	1	0	0		0

Awareness & Education (AE) (Minimum 0 AE Points Required)	Max: 3	Y:2	M:1	Notes	Final: 0

1. Education of the Homeowner or Tenant

1.1	☑ Basic Operations Training *(meet both of the following)*	Prereq.	Y			
	☑ a) Operations and training manual		☑ b) One-hour walkthrough with occupant(s)			
1.2	☑ Enhanced Training	1	0	1		0
1.3	Public Awareness *(meet three of the following)*	1	1	0		0
	☐ a) Open house on at least four weekends		☑ c) Newspaper article on the project			
	☑ b) Website about features and benefits of LEED homes		☑ d) Display LEED signage on the exterior of the home			

2. Education of the Building Manager

2	☑ Education of the Building Manager *(meet both of the following)*	1	1	0		0
	☑ a) Operations and training manual		☑ b) One-hour walkthrough with building manager			

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LEED 2009 for Core and Shell Development

Project Checklist

Marina Plaza - Cupertino, CA, 6/2/2016

Prepared by Katy Hollbacher, LEED AP, Beyond Efficiency

Sustainable Sites — Possible Points: 28

Y	?	N			
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	5
		1	Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation—Public Transportation Access	6
	2		Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	2
3			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
	2		Credit 4.4	Alternative Transportation—Parking Capacity	2
		1	Credit 5.1	Site Development—Protect or Restore Habitat	1
	1		Credit 5.2	Site Development—Maximize Open Space	1
1			Credit 6.1	Stormwater Design—Quantity Control	1
1			Credit 6.2	Stormwater Design—Quality Control	1
1			Credit 7.1	Heat Island Effect—Non-roof	1
1			Credit 7.2	Heat Island Effect—Roof	1
1			Credit 8	Light Pollution Reduction	1
1			Credit 9	Tenant Design and Construction Guidelines	1

Water Efficiency — Possible Points: 10

Y					
Y			Prereq 1	Water Use Reduction—20% Reduction	
2			Credit 1	Water Efficient Landscaping	2 to 4
		2	Credit 2	Innovative Wastewater Technologies	2
2	1		Credit 3	Water Use Reduction	2 to 4

Energy and Atmosphere — Possible Points: 37

Y					
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
10	4		Credit 1	Optimize Energy Performance	3 to 21
2	2		Credit 2	On-Site Renewable Energy	4
2			Credit 3	Enhanced Commissioning	2
	2		Credit 4	Enhanced Refrigerant Management	2
3			Credit 5.1	Measurement and Verification—Base Building	3
	3		Credit 5.2	Measurement and Verification—Tenant Submetering	3
	2		Credit 6	Green Power	2

Materials and Resources — Possible Points: 13

Y	?	N			
Y			Prereq 1	Storage and Collection of Recyclables	
		5	Credit 1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 5
2			Credit 2	Construction Waste Management	1 to 2
		1	Credit 3	Materials Reuse	1
	2		Credit 4	Recycled Content	1 to 2
	1		Credit 5	Regional Materials	1 to 2
	1		Credit 6	Certified Wood	1

Indoor Environmental Quality — Possible Points: 12

Y					
Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
	1		Credit 1	Outdoor Air Delivery Monitoring	1
	1		Credit 2	Increased Ventilation	1
1			Credit 3	Construction IAQ Management Plan—During Construction	1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
1			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
1			Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
	1		Credit 5	Indoor Chemical and Pollutant Source Control	1
1			Credit 6	Controllability of Systems—Thermal Comfort	1
	1		Credit 7	Thermal Comfort—Design	1
	1		Credit 8.1	Daylight and Views—Daylight	1
	1		Credit 8.2	Daylight and Views—Views	1

Innovation and Design Process — Possible Points: 6

		1	Credit 1.1	Innovation in Design: Specific Title	1
		1	Credit 1.2	Innovation in Design: Specific Title	1
		1	Credit 1.3	Innovation in Design: Specific Title	1
		1	Credit 1.4	Innovation in Design: Specific Title	1
		1	Credit 1.5	Innovation in Design: Specific Title	1
1			Credit 2	LEED Accredited Professional	1

Regional Priority Credits — Possible Points: 4

		1	Credit 1.1	Regional Priority: Specific Credit	1
		1	Credit 1.2	Regional Priority: Specific Credit	1
		1	Credit 1.3	Regional Priority: Specific Credit	1
		1	Credit 1.4	Regional Priority: Specific Credit	1

Total — Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110

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