

TREES NOT PART OF PROJECT SCOPE OF WORK ARE SHOWN DUE TO PROXIMITY TO CONSTRUCTION ACTIVITIES AND ARE TO REMAIN AND BE PROTECTED, TYP.

TREE PROTECTION NOTES:

ALL TREES MARKED AS EXISTING TO REMAIN ARE PROTECTED TREES DESIGNATED FOR PRESERVATION AND SHALL BE PROTECTED DURING DEMOLITION, GRADING, AND CONSTRUCTION BY USE OF THE FOLLOWING METHODS:

1. PROTECTIVE FENCING SHALL BE INSTALLED NO CLOSER TO THE TRUNK THAN THE DRIFLINE, AND FAR ENOUGH FROM THE TRUNK TO PROTECT THE INTEGRITY OF THE TREE. THE FENCE SHALL BE A MINIMUM OF FOUR FEET IN HEIGHT AND SHALL BE SET SECURELY IN PLACE. THE FENCE SHALL BE OF A STURDY BUT OPEN MATERIAL (I.E., CHAIN LINK) TO ALLOW VISIBILITY TO THE TRUNK FOR INSPECTIONS AND SAFETY.
2. THE EXISTING GRADE LEVEL AROUND A TREE SHALL NORMALLY BE MAINTAINED OUT TO THE DRIFLINE OF THE TREE. ALTERNATE GRADE LEVELS, AS DESCRIBED IN THE TREE PROTECTION PLAN, MAY BE APPROVED BY THE CITY LANDSCAPE ARCHITECT AND/OR CITY ARBORIST.
3. PRUNING THAT IS NECESSARY TO ACCOMMODATE A PROJECT FEATURE, SUCH AS A BUILDING, ROAD OR WALKWAY SHALL BE REVIEWED AND APPROVED BY CITY LANDSCAPE ARCHITECT AND/OR CITY ARBORIST AND THE DEPARTMENT OF PUBLIC WORKS.
4. NEW LANDSCAPING INSTALLED WITHIN THE DRIFLINE OF AN EXISTING TREE SHALL BE DESIGNED TO REPRODUCE A SIMILAR ENVIRONMENT TO THAT WHICH EXISTED PRIOR TO CONSTRUCTION.
5. FOLLOW TREE PROTECTION GUIDELINES OUTLINED BY THE CITY OF CUPERTINO IN CHAPTER 14.18, APPENDIX B.

TREE REMOVAL LEGEND:

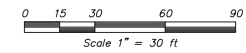
— APPROXIMATE LOCATION OF TREE PROTECTION FENCING

⊗ TREES TO BE REMOVED

● TREES TO REMAIN AND BE PROTECTED

TREE REPLACEMENT REQUIREMENTS

# OF TREES TO BE REMOVED	REPLACEMENT TREES REQUIRED PER TREE REMOVED	TOTAL REPLACEMENT TREES REQUIRED
UP TO 12" DIAMETER: 69	(1) 24" BOX TREE	(68) 24" BOX TREES
>12" TO 18" DIAMETER: 9	(2) 24" BOX TREES	(18) 24" BOX TREES
>18" TO 36" DIAMETER: 10	(2) 24" BOX TREES OR (1) 36" BOX TREE	(20) 24" BOX TREES OR (10) 36" BOX
>36" DIAMETER: 0	(1) 36" BOX TREE	0
HERITAGE TREES: 0	(1) 48" BOX TREE	0
TOTAL REPLACEMENT TREES REQUIRED		(100) 24" BOX
TOTAL REPLACEMENT TREES PROPOSED		(198) 24" BOX
TOTAL NUMBER OF EXISTING TREES TO REMAIN		8
TOTAL NUMBER OF EXISTING TREES TO BE REMOVED		90



MARINA PLAZA

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

TREE REMOVAL PLAN **JOB NO. 1250.001**
DATE 04-21-16

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

L0.02

N. DE ANZA BLVD

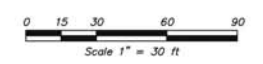


- EXISTING TREE TO REMAIN
- NATIVE SPECIMEN TREE
- ORNAMENTAL FLOWERING STREET TREE
- EVERGREEN STREET TREE
- DECIDUOUS INTERNAL STREET TREE
- FLOWERING SPECIMEN TREE
- SMALL OR MEDIUM ORNAMENTAL TREE

STEVENS CREEK BLVD.

ALVES DR.

BANDLEY DR.



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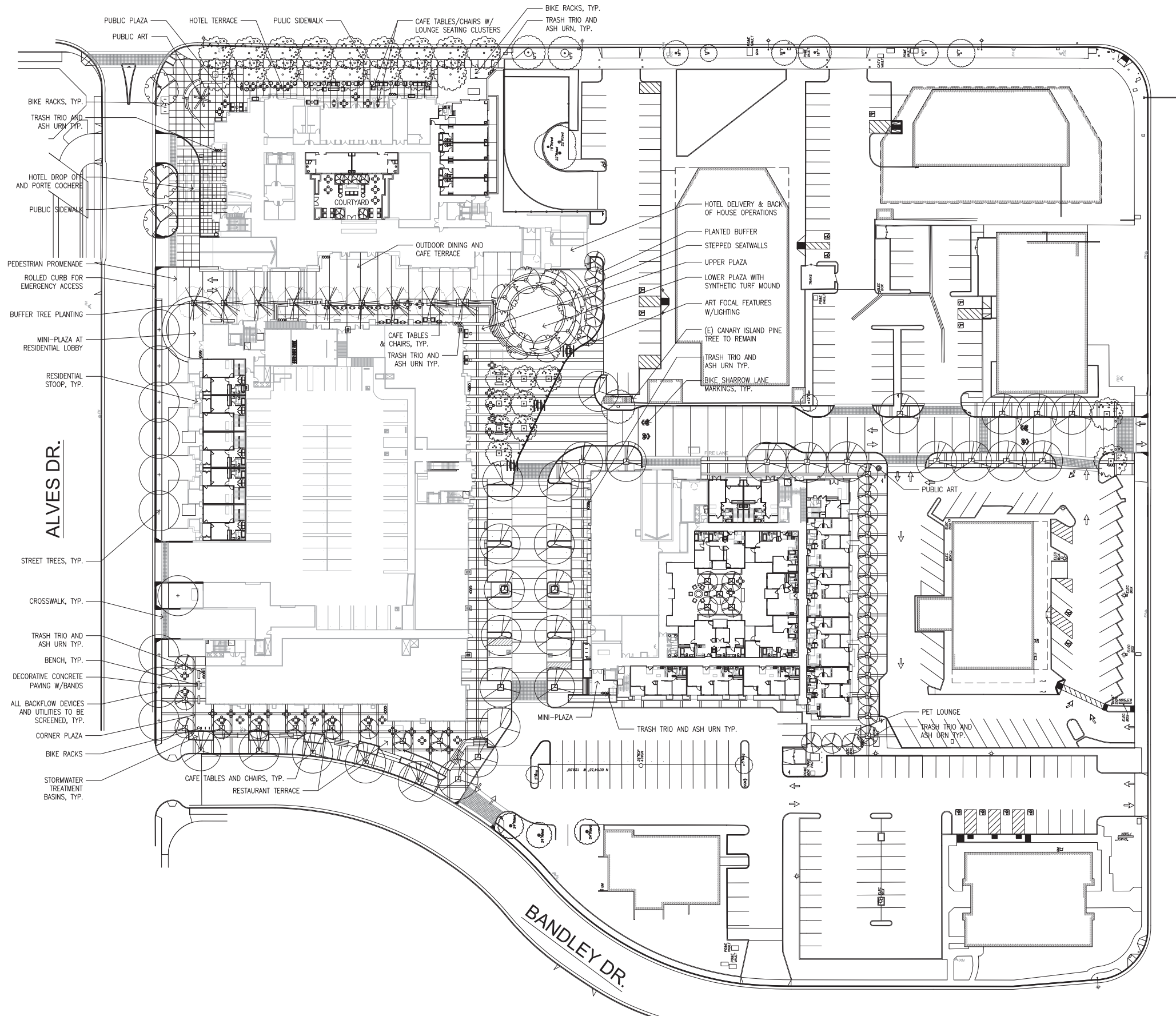
LANDSCAPE PLAN - GROUND LEVEL
COLOR ILLUSTRATIVE

JOB NO. 1250.001
DATE 04-21-16

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L1.01

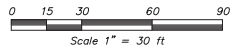
N. DE ANZA BLVD



STEVENS CREEK BLVD.

ALVES DR.

BANDLEY DR.



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LANDSCAPE PLAN - GROUND LEVEL
BLACK AND WHITE

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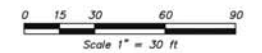
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LANDSCAPE PLAN - SECOND LEVEL

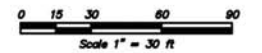
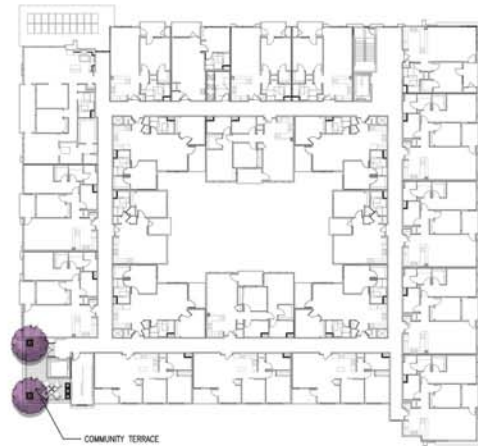
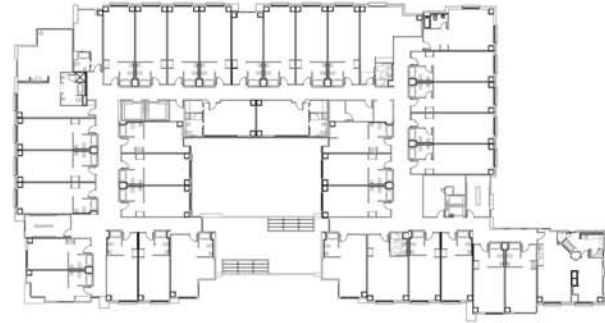


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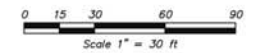
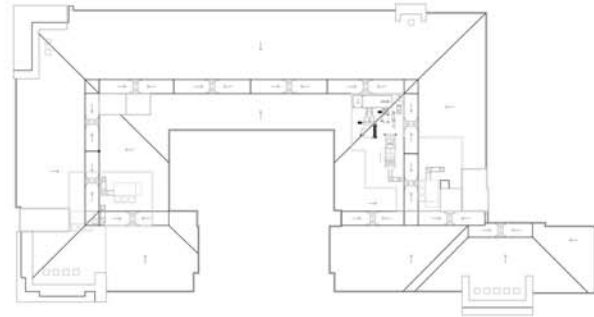
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LANDSCAPE PLAN - THIRD LEVEL **JOB NO.** 1250.001
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L1.03



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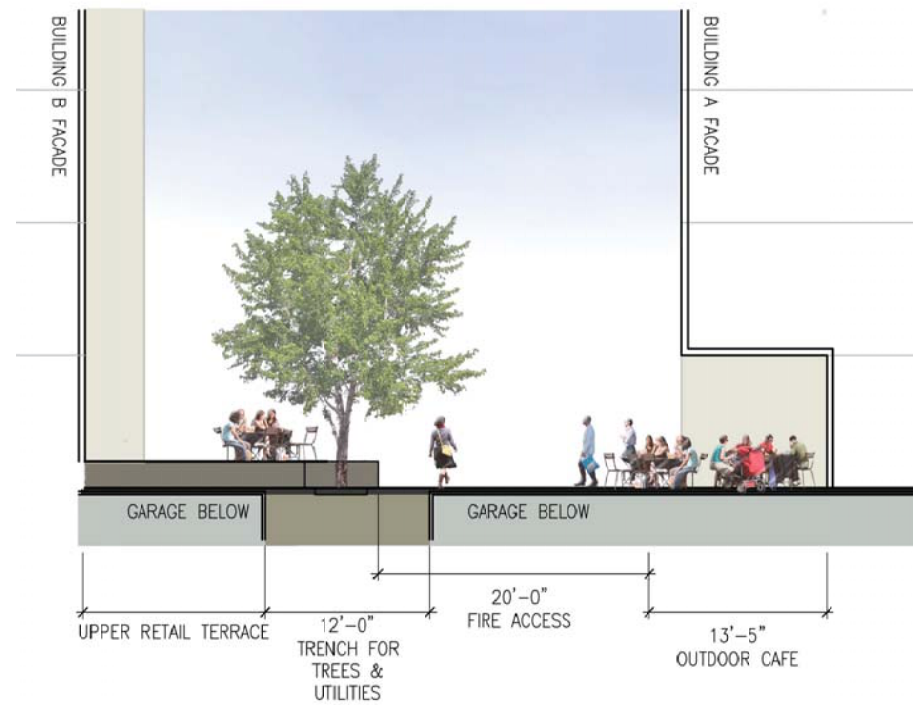
LANDSCAPE PLAN - ROOF LEVEL

JOB NO. 1250.001

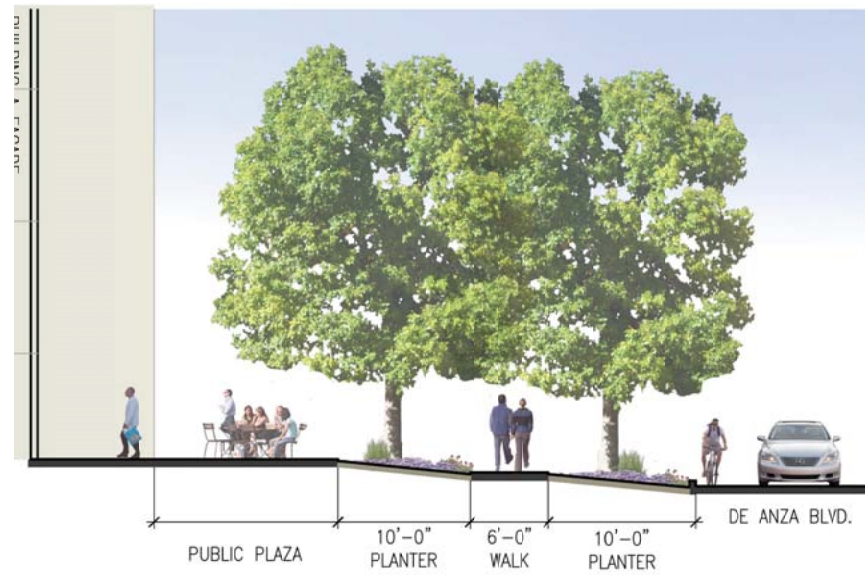
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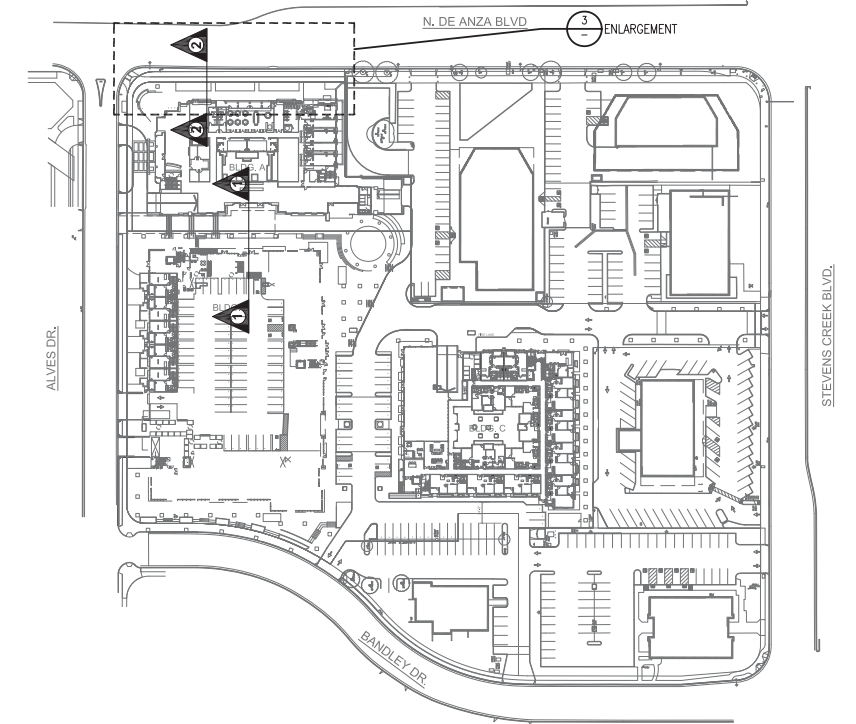
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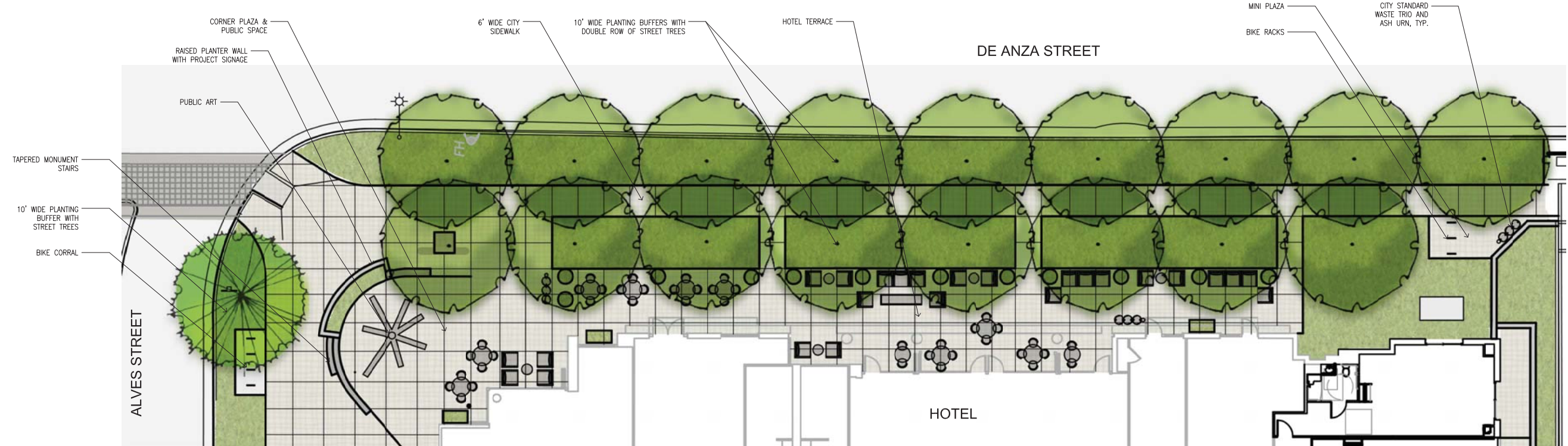
1 SECTION - PUBLIC PROMENADE
SCALE: 3/16" = 1'-0"



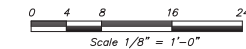
2 SECTION - HOTEL TERRACE AND DE ANZA STREETScape
SCALE: 3/16" = 1'-0"



KEY PLAN
SCALE: NTS



3 ENLARGEMENT - DE ANZA STREETScape AND HOTEL TERRACES
SCALE: 1/8" = 1'-0"



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SECTIONS & PLAN ENLARGEMENT

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L2.01



Vegetable gardens in planters



Roof terrace amenity



Roof garden education program

ROOF GARDENS



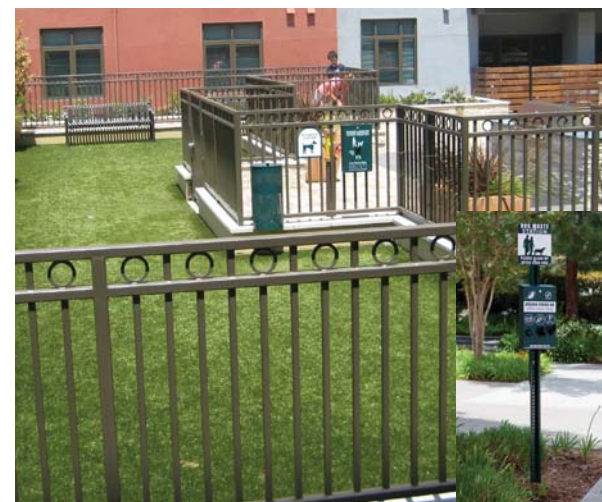
Rain gardens and flow through planters integrated with Pedestrian environment



Seat walls at curbside rain gardens



Flow-through curbside rain gardens



Dog lounge and pet waste station



Cafe tables and chairs

STORMWATER



Curbside seating opportunities



Fire pit and lounge area amenities



Sustainable elegant site furnishings



Bike rack benches to promote social activity



Trash, recycling and compost waste containers
Trash, recycling and compost waste containers

SITE FURNITURE / AMENITIES

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De Anza Venture, LLC

LANDSCAPE MATERIALS AND IMAGERY

JOB NO. 1250.001

DATE 04-21-16



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Berkeley, CA 94704
925.254.5422
ORA #3320

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L3.01



Flexible plazas for dining and gathering



Farmer's market



Potential for Bike Lounge and Community Center



Seat walls and ornamental planting areas



Stoops along sidewalk with planting areas



Tree wells with tree grates



Potential for bike share program



Bike Social Spaces



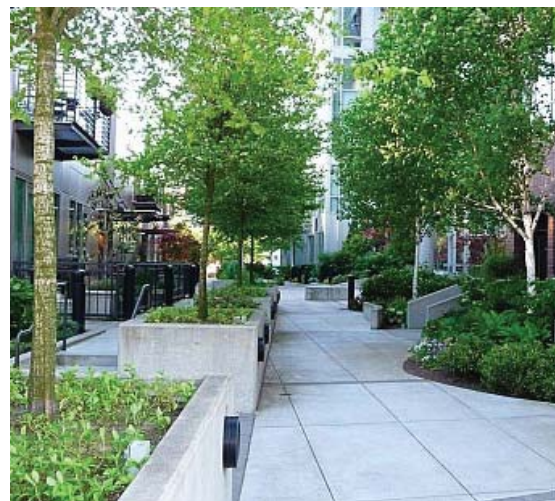
Bike Fix-It Station



Bike Racks



Pedestrian-oriented streetscape with at-grade crossings



Raised planters on-structure for trees and ornamental plantings



Vibrant street activity and pedestrian amenities



Tiered seating along internal street and plaza

STREETSCAPE

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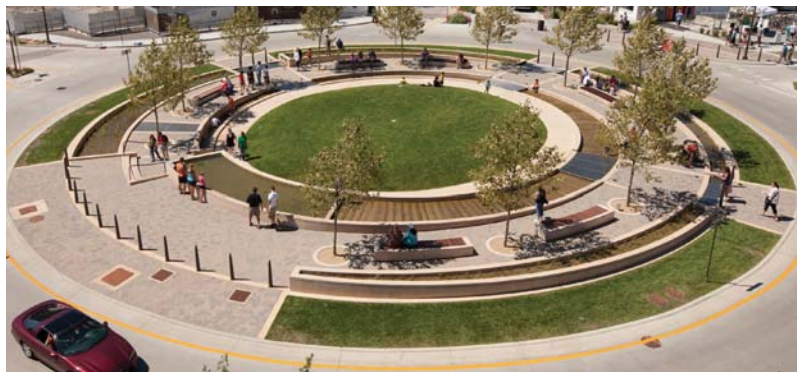


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ORA #3325

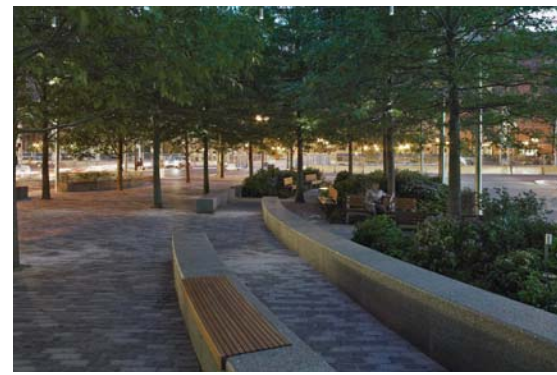
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L3.02



Central Plaza focal element, safely combining pedestrian and vehicular circulation



Pedestrian lighting and evening use



Urban stage at Central Plaza



A diversity of public spaces

PLAZAS



Hotel and residential courtyards, terraces and roof decks provide a variety of amenity spaces

COURTYARDS



Central pedestrian promenade with seating, shade, and strolling opportunities flanked by residential and hotel program on either side

PROMENADES

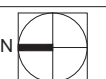
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L3.03



Poured-in-place concrete paving with variations in color, texture, and scoring



Concrete Pavers- various colors, textures, & sizes to compliment architecture



At-grade crossings with enhanced paving and detectable warning tiles for a safe pedestrian experience



Porous Concrete at parking stalls, where feasible



Basic gray, broom-finish concrete for City sidewalks

INTERNAL PROJECT PAVING

STREETSCAPE PAVING



Light-colored, high albedo paving, gray



Colored Accent Paving Bands



Light Gray/Beige Concrete Colors (high albedo)

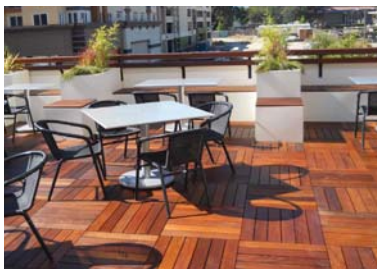


Colored Concrete Accent Bands

PROJECT COLOR PALETTE



Concrete roof paver system



Wood deck tiles over adjustable pedestal risers



Concrete stairs and metal handrails



Cast-in-place concrete walls

COURTYARD AND TERRACE SURFACES

WALLS AND STAIRS

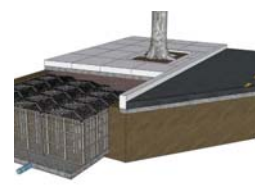


Back-flow preventer and all public utilities to be screened with planting.

UTILITY SCREENING IN LANDSCAPE AREAS



Geo-structure under paving for C3 Stormwater treatment



Typical Silva Cell assembly



Silva Cell module

SILVA CELL



Ironsmith Starburst City Standard in public realm

STREETSCAPE FURNISHINGS



Utility vault lids to be infilled with concrete pavers or poured in place concrete

VAULT LIDS IN PAVING

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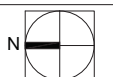
LANDSCAPE MATERIALS AND IMAGERY

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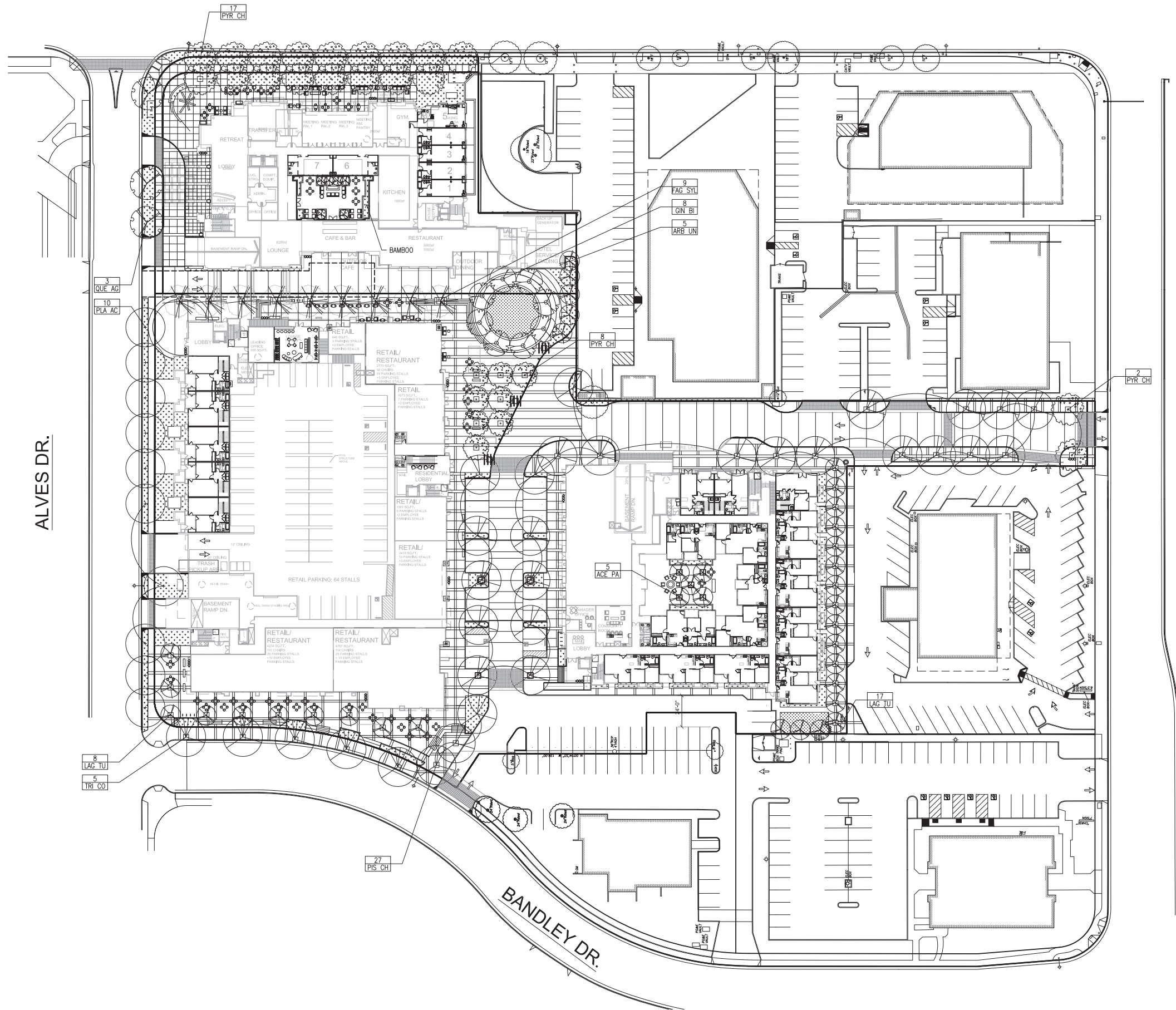
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L3.04

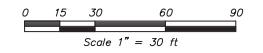


PLANT LIST							
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	WTR USE	EVERGREEN/DECIDUOUS
TREES							
ACE PA	ACER PALMATUM	JAPANESE MAPLE	24" BOX	PER PLAN	25	M	D
ARB UN	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	24" BOX	PER PLAN	4	L	E
CER CA	CERCIS CANADENSIS	EASTERN REDBUD	24" BOX	PER PLAN	6	M	D
GIN BI	GINKGO BILOBA 'FAIRMOUNT'	MAIDENHAIR TREE	48" BOX	PER PLAN	8	L	D
FAG SYL	FAGUS SYLVATICA	FASTIGIATE BEECH	48" BOX	PER PLAN	9	M	D
QUE AG	QUERCUS AGRIFOLIA	COAST LIVE OAK	36" BOX	PER PLAN	3	L	E
LAG TU	LAGERSTROEMIA FAURIEI 'TUSCARORA'	CRAPE MYRTLE	24" BOX	PER PLAN	39	L	D
PIS CH	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	PER PLAN	27	L	D
PLA AC	PLATANUS X ACERIFOLIA 'BLOODGOOD'	LONDON PLANE	24" BOX	PER PLAN	19	M	D
TREES - STEVENS CREEK BLVD AND DE ANZA BLVD							
PYR CH	PYRUS CALLERYANA 'CHANTICLEER' GLEN'S FORM	FLOWERING PEAR	24" BOX	PER PLAN	27	M	D
TREES - BANDLEY AVE							
TRI CO	TRISTANIA CONFERTA	BRISBANE BOX	24" BOX	PER PLAN	5	M	E
SHRUBS							
ARCTOSTAPHYLOS 'HOWARD McMINN'	HOWARD McMINN MANZANITA	15 GAL	6'-0" OC			L	
BAMBUSA MULTIPLEX 'ALPHONSE KARR'	BAMBOO	3.6 GAL	6'-0" OC				
CALAMAGROSTIS 'KARL FOESTER'	FEATHER REED GRASS	5 GAL	3'-0" OC			L	
DIETES BICOLOR	FORTNIGHT LILY	5 GAL	3'-0" OC			L	
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL	2'-6" OC			L	
LAVANDULA ANGSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER	1 GAL	2'-0" OC			L	
LIMONIUM PEREZII	SEA LAVENDER	1 GAL	3'-0" OC			L	
MIMULUS AURANTIACUS	MONKEYFLOWER	5 GAL	3'-0" OC			L	
MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	3'-6" OC			L	
LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	3'-0" OC			L	
NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GAL	4'-0" OC			L	
PHORMIUM	NEW ZEALAND FLAX	5 GAL	4'-0" OC			L	
PHYLLOSTACHYS	BAMBOO	5 GAL	5'-0" OC			L	
POLYSTICHUM CALIFORNICA	SWORD FERN	1 GAL	3'-0" OC			L	
RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY	15 GAL	6'-0" OC			L	
RIBES SANGUINEUM GLUTINOSUM	PINK-FLOWERING CURRANT	5 GAL	5'-0" OC			L	
GROUNDCOVERS							
ACHILLEA MILLEFOLIUM 'PAPRIKA'	YARROW	1 GAL	3'-0" OC			L	
ARCTOSTAPHYLOS EDMUNDSII 'EMERALD CARPET'	MANZANITA	1 GAL	5'-0" OC			L	
CEANOETHUS GRISEUS 'ANCHOR BAY'	CALIFORNIA LILAC	1 GAL	5'-0" OC			L	
STORMWATER							
CAREX TUMULICOLOA	BERKELEY SEDGE	1 GAL	2'-0" OC			L	
CHONDROPETALUM ELEPHANTINUM	CAPE RUSH	15 GAL	6'-0" OC			L	
IRIS DOUGLASIANA	PACIFIC COAST IRIS	1 GAL	2'-0"			L	
JUNCUS PATENS 'ELK BLUE'	CALIF. GRAY RUSH	1 GAL	2'-0" OC			L	
BAMBOO							
BAMBUSA MULTIPLEX 'ALPHONSE KARR'	BAMBOO	3.6 GAL	6'-0" OC			M	

STEVENS CREEK BLVD.

ALVES DR.

BANDLEY DR.

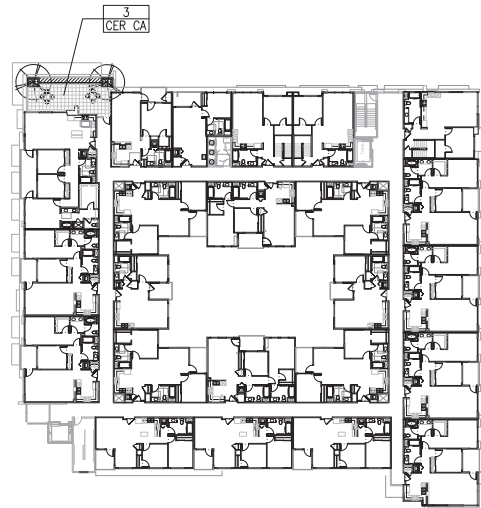
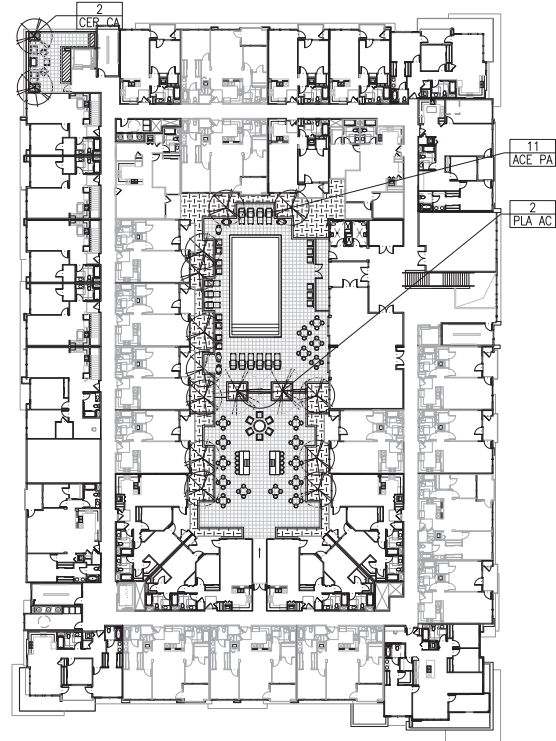
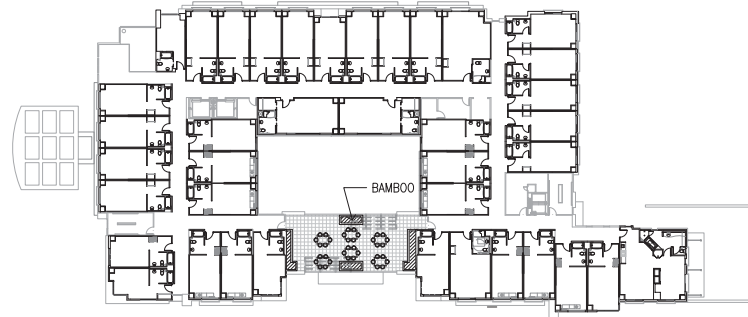


MARINA PLAZA

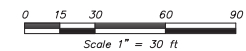
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De Anza Venture, LLC

PLANTING PLAN - GROUND LEVEL JOB NO. 1250.001
DATE 04-21-16

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925-251-7200 **L4.01**



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CER CA	CERCIS CANADENSIS	EASTERN REDBUD	24" BOX	PER PLAN	6	M	D
GIN BI	GINKGO BILOBA 'FAIRMOUNT'	MAIDENHAIR TREE	48" BOX	PER PLAN	8	L	D
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QUE AC	QUERCUS AGRIFOLIA	COAST LIVE OAK	36" BOX	PER PLAN	4	L	E
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PYR CH	PYRUS CALLERYANA 'CHANTICLEER' GLEN'S FORM	FLOWERING PEAR	24" BOX	PER PLAN	10	M	D
TREES - BANDLEY AVE							
TRI CO	TRISTANIA CONFERTA	BRISBANE BOX	24" BOX	PER PLAN	5	M	E
SHRUBS							
- - -	ARCTOSTAPHYLOS 'HOWARD McMINN'	HOWARD McMINN MANZANITA	15 GAL	6'-0" OC		L	
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- - -	CALAMAGROSTIS 'KARL FOESTER'	FEATHER REED GRASS	5 GAL	3'-0" OC		L	
- - -	DIETES BICOLOR	FORTNIGHT LILY	5 GAL	3'-0" OC		L	
- - -	HELICHTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL	2'-6" OC		L	
- - -	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER	1 GAL	2'-0" OC		L	
- - -	LIMONIUM PEREZII	SEA LAVENDER	1 GAL	3'-0" OC		L	
- - -	MIMULUS AURANTIACUS	MONKEYFLOWER	5 GAL	3'-0" OC		L	
- - -	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	3'-6" OC		L	
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- - -	NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GAL	4'-0" OC		L	
- - -	PHORMIUM	NEW ZEALAND FLAX	5 GAL	4'-0" OC		L	
- - -	PHYLOSTACHYS	BAMBOO	5 GAL	5'-0" OC		L	
- - -	POLYSTICHUM CALIFORNICA	SWORD FERN	1 GAL	3'-0" OC		L	
- - -	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY	15 GAL	6'-0" OC		L	
- - -	RIBES SANGUINEUM GLUTINOSUM	PINK-FLOWERING CURRANT	5 GAL	5'-0" OC		L	
GROUNDCOVERS							
- - -	ACHILLEA MILLEFOLIUM 'PAPRIKA'	YARROW	1 GAL	3'-0" OC		L	
- - -	ARCTOSTAPHYLOS EDMUNDSII 'EMERALD CARPET'	MANZANITA	1 GAL	5'-0" OC		L	
- - -	CEANOTHUS GRISEUS 'ANCHOR BAY'	CALIFORNIA LILAC	1 GAL	5'-0" OC		L	
STORMWATER							
+ + +	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL	2'-0" OC		L	
+ + +	CHONDROPETALUM ELEPHANTINUM	CAPE RUSH	15 GAL	6'-0" OC		L	
+ + +	IRIS DOUGLASIANA	PACIFIC COAST IRIS	1 GAL	2'-0"		L	
+ + +	JUNCUS PATENS 'ELK BLUE'	CALIF. GRAY RUSH	1 GAL	2'-0" OC		L	
BAMBOO							
	BAMBUSA MULTIPLEX 'ALPHONSE KARR'	BAMBOO	3.6 GAL	6'-0" OC		M	



MARINA PLAZA

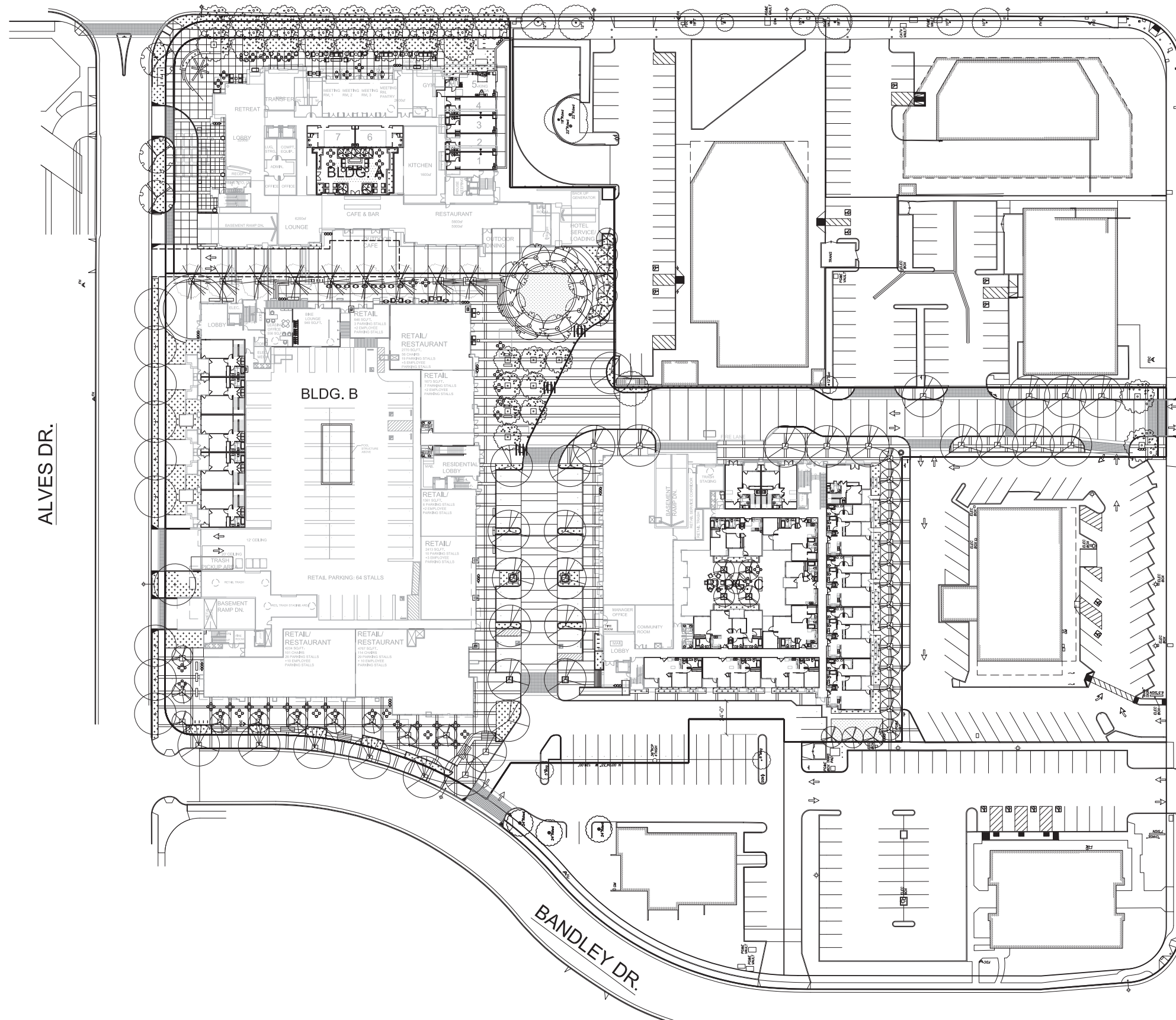
10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA
De Anza Venture, LLC

PLANTING PLAN - SECOND LEVEL **JOB NO. 1250.001**
DATE 03-15-16

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

L4.02

N. DE ANZA BLVD

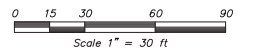


HYDROZONE LEGEND						
	HYDROZONE	WATER USE TYPE	IRRIGATION TYPE	GROUND FLOOR	SECOND FLOOR +	SQUARE FOOT TOTALS
	HYDROZONE 1	LOW	DRIP	0	2,268	2,268 (13%)
	HYDROZONE 2	LOW STORMWATER	DRIP/BUBBLERS	13,824	0	13,824 (81%)
	HYDROZONE 3	MEDIUM	DRIP	0	225	225 (1%)
	POOL/WATER FEATURE	HIGH	-	0	831	831 (5%)
	TREES	50% LOW 50% MEDIUM	BUBBLERS	70 LOW 70 MEDIUM	9 LOW 9 MEDIUM	79 LOW 79 MEDIUM

NOTE

1. REFER TO PLANTING PLAN AND PLANT LIST.
2. ALL PLANTING AREAS TO BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM UTILIZING A WEATHER-BASED CONTROLLER AND LOW-FLOW HEADS.
3. AT LEAST 80% OF THE PLANTS WITHIN NON-TURF AREAS SHALL BE NATIVE OR LOW WATER-USE.
4. ALL LANDSCAPING AND IRRIGATION TO BE IN ACCORDANCE WITH THE CITY OF CUPERTINO LANDSCAPE ORDINANCE 14.15.
5. ALL LANDSCAPING AND IRRIGATION SHALL COMPLY WITH THE CRITERIA OF THE ORDINANCE AND APPLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

STEVENS CREEK BLVD.



MARINA PLAZA

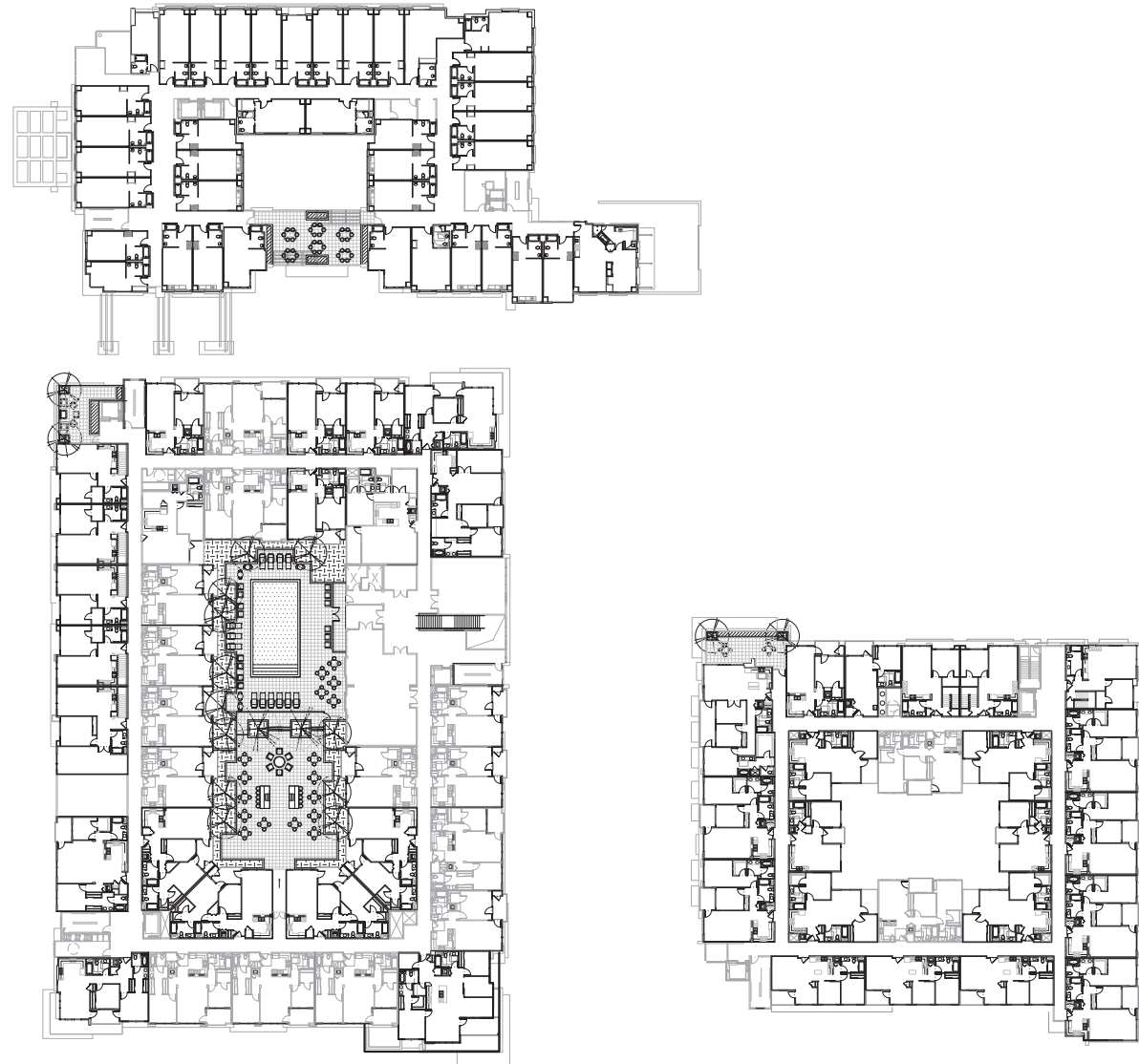
10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA
De Anza Venture, LLC

HYDROZONE PLAN - GROUND LEVEL

JOB NO. 1250.001
DATE 04-21-16

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

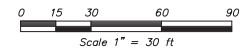
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HYDROZONE LEGEND						
	HYDROZONE	WATER USE TYPE	IRRIGATION TYPE	GROUND FLOOR	SECOND FLOOR +	SQUARE FOOT TOTALS
	HYDROZONE 1	LOW	DRIP	0	2,268	2,268 (13%)
	HYDROZONE 2	LOW STORMWATER	DRIP/BUBBLERS	13,824	0	13,824 (81%)
	HYDROZONE 3	MEDIUM	DRIP	0	225	225 (1%)
	POOL/WATER FEATURE	HIGH	-	0	831	831 (5%)
	TREES	50% LOW 50% MEDIUM	BUBBLERS	70 LOW 70 MEDIUM	9 LOW 9 MEDIUM	79 LOW 79 MEDIUM

NOTE

1. REFER TO PLANTING PLAN AND PLANT LIST.
2. ALL PLANTING AREAS TO BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM UTILIZING A WEATHER-BASED CONTROLLER AND LOW-FLOW HEADS.
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5. ALL LANDSCAPING AND IRRIGATION SHALL COMPLY WITH THE CRITERIA OF THE ORDINANCE AND APPLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.



MARINA PLAZA

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

HYDROZONE PLAN - SECOND LEVEL

JOB NO. 1250.001
DATE 04-21-16

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L5.02