

### LEGEND

- PROPERTY LINE
- SETBACK
- BASEMENT BELOW
- LANDSCAPE
- GARAGE PARKING
- RETAIL
- CIRCULATION
- RETAIL TRASHROOM
- BICYCLE / MOTORCYCLE
- VEHICLE GARAGE ENTRY RAMP
- STAIR / ELEVATOR
- EV PARKING LEVEL 1
- EV PARKING LEVEL 2
- EV CAPABLE

### RETAIL SF / PARKING SUMMARY

#### PARKING REQUIRED

Building	Area (SF)	Parking Ratio	Chair #	Ratio	Required # By Ratio	Employee Parking	Required Spaces
<b>Building A</b>							
Retail A100	2,151	250			9	3	12
Retail A101	1,145	250			5	2	7
Retail A102	2,188	250			9	3	12
Retail A103	1,606	250			7	2	9
Retail/Cafe A104	1,198	250	24	4	6	2	8
Retail A105	1,059	250			5	2	7
Sum	9,347				41	14	55
<b>Building B</b>							
Retail/Restaurant B100	4,448	22	88	4	22	10	32
Retail/Restaurant B101	5,369	24	96	4	24	10	34
Retail B102	1,782	250			8	3	11
Retail B103	1,553	250			7	3	10
Retail B104	1,583	250			7	2	9
Retail/Restaurant B105	2,899	48	48	3	16	5	21
Retail B106	1,046	250			4	2	6
Retail B107	1,290	250			5	2	7
Retail B108	1,454	250			6	2	8
Retail B109	1,378	250			5	2	7
Sum	22,802				111	41	145
<b>Building C</b>							
Retail/Restaurant C100	1,898	32	32	3	11	4	15
Retail/Restaurant C101	2,362	40	40	3	14	5	19
Retail C102	1,153	250			5	2	7
Retail/Restaurant C103	1,727	32	32	3	11	4	15
Retail C104	1,500	250			6	2	8
Retail C105	800	250			4	1	5
Sum	9,440				41	15	56
<b>Retail Total (SF)</b>	<b>41,589</b>				<b>269</b>		<b>269</b>

CMC SECTION 19.124 PARKING ORDINANCE TOTAL REQUIRED RETAIL PARKING : 269

#### PARKING PROVIDED

PARKING	RETAIL	RESIDENTIAL	SUM
SURFACE PARKING	188	0	188
GARAGE PARKING	81	338	419
<b>TOTAL PARKING</b>	<b>269</b>	<b>338</b>	<b>607</b>

	RETAIL PARKING REQUIRED	RETAIL PARKING PROVIDED	
Building A	55	31	
Building B	145	66	
Building C	69	45	
On site		46	
<b>GARAGE / RETAIL PARKING</b>	<b>269</b>	<b>269</b>	OK

A (31) + B (66) + C (45) + surface (46) = 188  
 A (99) + B (184) + C (136) = 419

NOTE: NATURAL GAS SERVICE SHALL BE LIMITED TO SERVE THE RESTAURANT SPACES FOR THE SOLE PURPOSE OF STOVETOP COOKING AS MORE DETAILED IN THE "REQUEST FOR EXCEPTION FROM ALL ELECTRIC REQUIREMENTS, PURSUANT TO EXCEPTION 3 OF CMC 16.54.100", DATED SEPTEMBER 19, 2022. ALL OTHER RESTAURANT EQUIPMENT SHALL BE SERVED BY ELECTRICITY ONLY.

#### BIKE PARKING SUMMARY

##### RETAIL BIKE PARKING (CLASS II)

RETAIL BIKE PARKING (CLASS II)	RETAIL AREA (SF)	FACTOR (1SPACE/2500SF)	REQUIRED	PROVIDED	SURPLUS
BLDG A	9,347	2,500	4	14	
BLDG B	22,802	2,500	10	20	
BLDG C	9,440	2,500	4	14	
<b>SUM</b>	<b>41,589</b>		<b>18</b>	<b>48</b>	<b>30</b>

##### RESIDENTIAL SHORT TERM BIKE PARKING (CLASS II)

SHORT TERM BIKE PARKING (CLASS II)	UNITS	FACTOR (1SPACE/10UNIT)	REQUIRED	PROVIDED	SURPLUS
BLDG A	56	10	6	9	
BLDG B	86	10	9	12	
BLDG C	64	10	7	9	
<b>SUM</b>	<b>206</b>		<b>22</b>	<b>30</b>	<b>8</b>

REQUIRED FACTOR SEE TABLE 19.124.04(A)

##### RESIDENTIAL LONG TERM BIKE PARKING (CLASS I) SEE A2.0 BASEMENT LEVEL

LONG TERM BIKE PARKING (CLASS I)	UNITS	FACTOR (1SPACE/2UNIT)	REQUIRED	PROVIDED	SURPLUS
BLDG A	56	2	28	32	
BLDG B	86	2	43	48	
BLDG C	64	2	32	36	
<b>SUM</b>	<b>206</b>		<b>103</b>	<b>116</b>	<b>13</b>

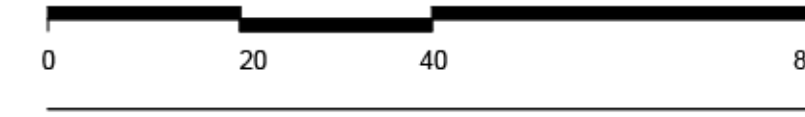
#### COMMERCIAL ELECTRIC VEHICLE PARKING SUMMARY

Total # of Parking Spaces: 607 (269 retail/commercial and 338 residential)

EV Parking Space Type	% Required Pursuant to BAAQMD Standards = CALGreen Tier 2 (Voluntary Standards)	Number of Spaces Required	% Required Pursuant to CMC Code Chapter 16.58	Number of Spaces Required	Current EV Spaces Provided
Commercial EV Capable	20% of total spaces	54	N/A	N/A	23
EV Ready Circuit Level 1	N/A	N/A	5% of total spaces	14	14
EV Charging Station (EVCS) Level 2	N/A	N/A	6% of total spaces	17	17
<b>TOTAL:</b>	<b>A:4 B:6 C:4 = (14) LEVEL 1: (14)</b>	<b>A:4 B:9 C:4 = (17) LEVEL 2: (17)</b>	<b>A:6 B:11 C:6 = 23 CAPABLE: (23)</b>		<b>(54) SPACES</b>

### GROUND FLOOR PLAN

SCALE: 1" = 20'



**JOB NO.**  
**DATE** 9-27-22  
 Tectonic Architects & Associates  
 10118 Bandlely Dr. #E  
 Cupertino, CA 95014  
 408-216-0804



**A2.1**

# MARINA PLAZA

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



- LEGEND**
- PROPERTY LINE
  - SETBACK
  - COMMON OPEN SPACE
  - ELEVATOR / STAIR
  - 1 BEDROOM
  - 2 BEDROOM
  - 2 BEDROOM + DEN
  - 3 BEDROOM
  - 3 BEDROOM + DEN

**RESIDENTIAL SUMMARY PER FLOOR**

BUILDING A 1ST FLOOR					
UNITS	UNIT TYPE	GROSS AREA (SF)	BALCONY SPACE (SF)	UNIT #	TOTAL GROSS AREA (SF)
M2	2BD	1,111	79	1	1,111
G1	2BD	1,128	75	2	2,256
O3	2BD	1,256	82	1	1,256
C1	3BD	1,389	75	7	9,723
B1	2BD + DEN	1,423	93	2	2,846
T3	3BD + DEN	1,594	128	1	1,594
<b>SUM</b>				<b>14</b>	<b>18,786</b>

BUILDING B 1ST FLOOR					
UNITS	UNIT TYPE	GROSS AREA (SF)	BALCONY SPACE (SF)	UNIT #	TOTAL GROSS AREA (SF)
A4	1BD	780	70	4	3,120
G1	2BD	1,128	75	9	10,152
Q1	2BD	1,141	75	2	2,282
C1	3BD	1,389	75	5	6,945
B1	2BD + DEN	1,423	93	2	2,846
P1	2BD + DEN	1,454	75	1	1,454
X1	3BD	1,480	99	1	1,480
T1	3BD + DEN	1,649	128	4	6,596
S1	3BD + DEN	1,886	159	1	1,886
<b>SUM</b>				<b>29</b>	<b>36,761</b>

BUILDING C 1ST FLOOR					
UNITS	UNIT TYPE	GROSS AREA (SF)	BALCONY SPACE (SF)	UNIT #	TOTAL GROSS AREA (SF)
K2	2BD	1,018	75	1	1,018
K1	2BD	1,055	75	2	2,110
G4	2BD	1,112	75	2	2,224
G1	2BD	1,128	75	3	3,384
J2	3BD	1,419	81	4	5,676
N1	2BD + DEN	1,488	124	1	1,488
T1	3BD + DEN	1,649	128	1	1,649
R1	3BD	1,646	71	2	3,292
<b>SUM</b>				<b>16</b>	<b>20,841</b>

**RESIDENTIAL SUMMARY TOTAL**

BUILDING A	Unit Type	2nd Floor	3rd Floor	4th Floor	5th Floor	Total Unit #
1BDRM	0	0	0	0	0	0
2BDRM	4	4	4	4	4	16
2BDRM+DEN	2	2	2	2	2	8
3BDRM	7	7	7	7	7	28
3BDRM+DEN	1	1	1	1	1	4
<b>Sum</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>56</b>

BUILDING B	Unit Type	2nd Floor	3rd Floor	4th Floor	Total Unit #
1BDRM	4	3	2	9	
2BDRM	11	12	12	35	
2BDRM+DEN	3	3	3	9	
3BDRM	6	6	6	18	
3BDRM+DEN	5	5	5	15	
<b>Sum</b>	<b>29</b>	<b>29</b>	<b>28</b>	<b>86</b>	

BUILDING C	Unit Type	2nd Floor	3rd Floor	4th Floor	5th Floor	Total Unit #
1BDRM	0	0	0	0	0	
2BDRM	8	8	8	8	32	
2BDRM+DEN	1	1	1	1	4	
3BDRM	6	6	6	6	24	
3BDRM+DEN	1	1	1	1	4	
<b>Sum</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>64</b>	

RESIDENTIAL UNIT TOTAL	BLDG A	BLDG B	BLDG C	SUM	Ratio
1BDRM	0	9	0	9	4.4%
2BDRM	16	35	32	83	40.3%
2BDRM + DEN	8	9	4	21	10.2%
3BDRM	28	18	24	70	34.0%
3BDRM + DEN	4	15	4	23	11.2%
<b>SUM</b>	<b>56</b>	<b>86</b>	<b>64</b>	<b>206</b>	

1st FLOOR PLAN  
( COURTYARD )  
SCALE: 1" = 20'

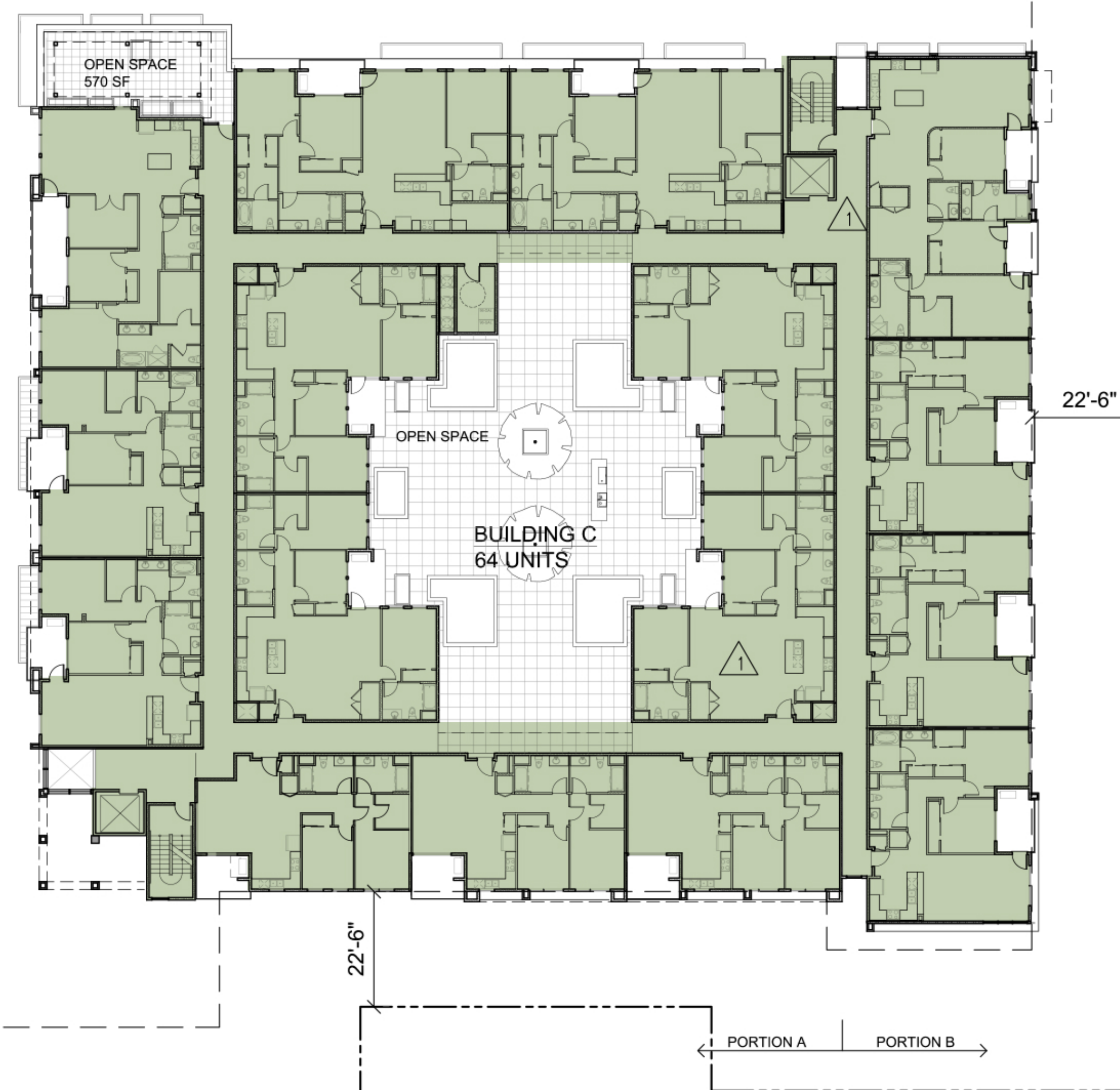
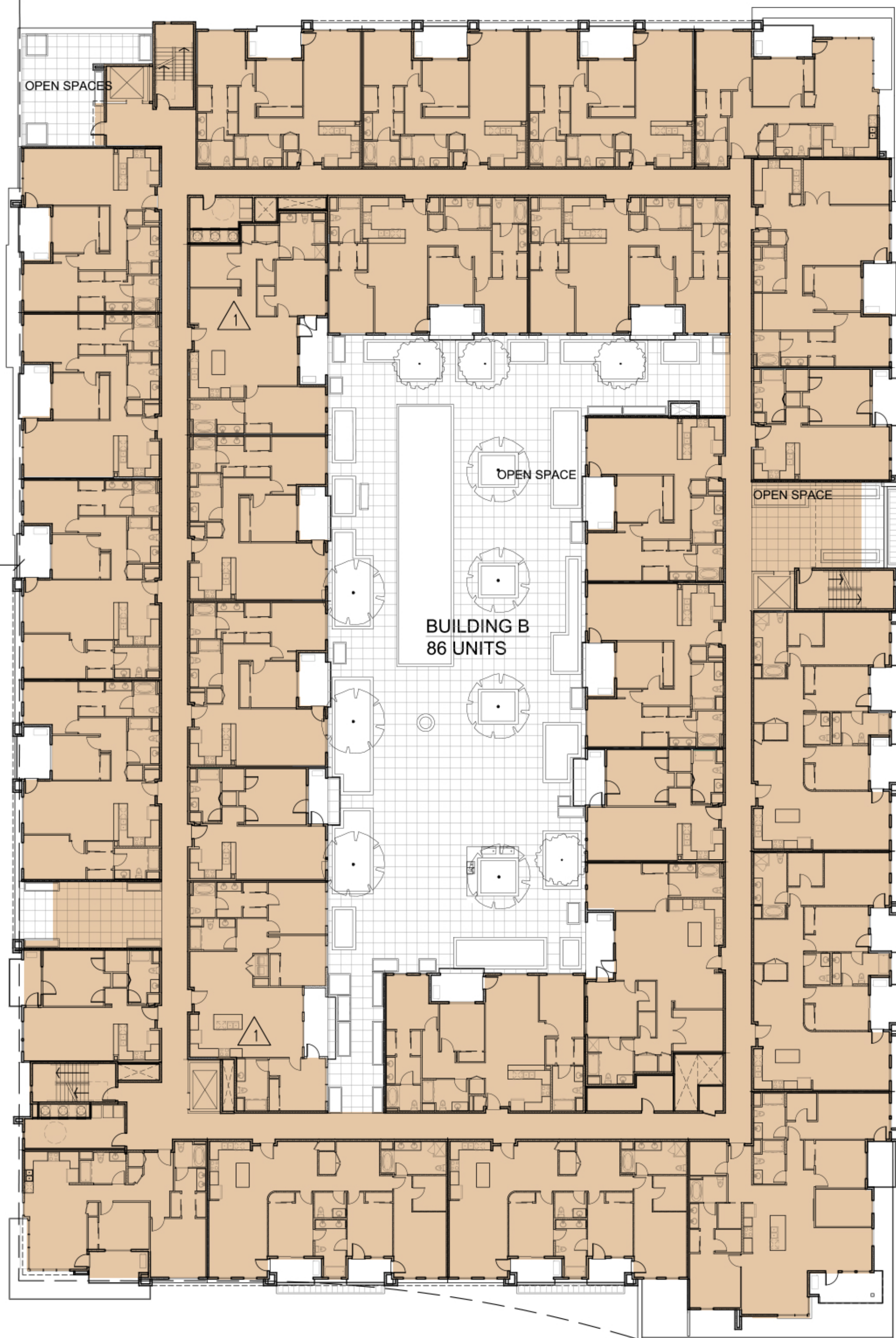
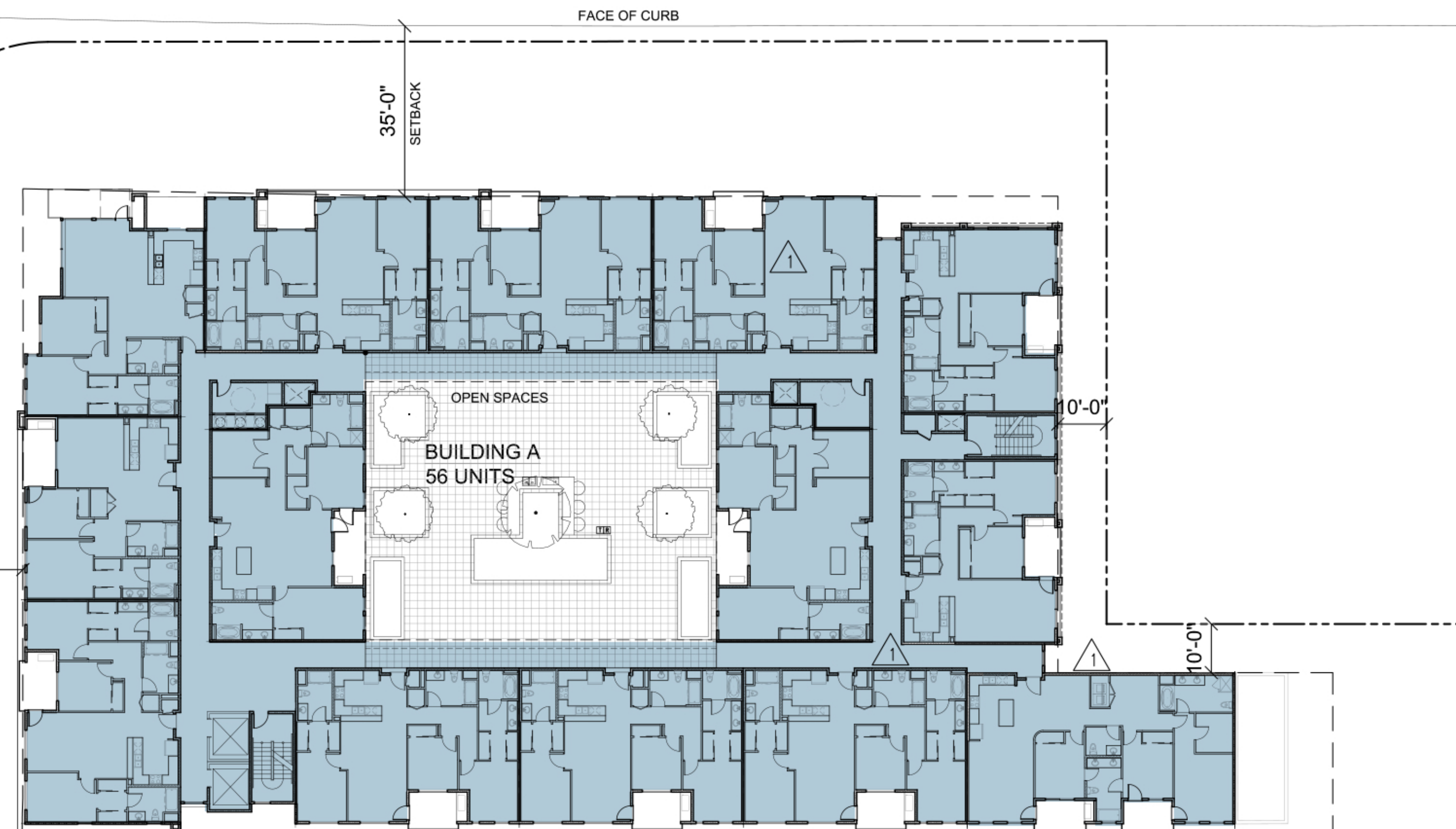


**JOB NO.**  
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408-216-0804

**A2.2**





**BUILDING ALLOWABLE AREA**

BUILDING A	PROJECT DATA		CODE REFERENCE
	CONSTRUCTION TYPE	TYPE IIIA OVER IA	
OCCUPANCY:	R2		
SPRINKLERED:	YES/SM		
MAX ALLOWABLE HEIGHT:	65' ABOVE GRADE		SECTION 504.3
BLDG PERIMETER > 20' OPEN MINIMUM WIDTH (F1):	624		SECTION 506.3.2
BUILDING PERIMETER (P):	759		SECTION 506.3.2
WIDTH OF PUBLIC WAY OR SPACE (W):	29.6		SECTION 506.3.2
FRONTAGE INCREASE (F/P-0.25) X W/30- (IF):	0.56		SECTION 506.3.2
ALLOWABLE AREA FACTOR (A1):	72,000		TABLE 506.2
ALLOWABLE AREA FACTOR FOR NON SPRINKLER BUILDING (Ns):	24,000		TABLE 506.2
NUMBER OF BUILDING STORY, NOT EXCEED 2 (Ss):	1	2	SECTION 506.2.3
ALLOWABLE AREA [At + (Ns X If)] X Ss= (Aa):	PRE FLOOR	TOTAL	SECTION 506.2.3
	85,548	171,096	
PROPOSED BUILDING AREA:	23,002	92,008	
DELTA (ALLOWABLE - PROPOSED):	OK	OK	

BUILDING B	PROJECT DATA		CODE REFERENCE
	CONSTRUCTION TYPE	TYPE IIIA OVER IA	
OCCUPANCY:	R2		
SPRINKLERED:	YES/SM		
MAX ALLOWABLE HEIGHT:	65' ABOVE GRADE		SECTION 504.3
BLDG PERIMETER > 20' OPEN MINIMUM WIDTH (F1):	991		SECTION 506.3.2
BUILDING PERIMETER (P):	1004		SECTION 506.3.2
WIDTH OF PUBLIC WAY OR SPACE (W):	30		SECTION 506.3.2
FRONTAGE INCREASE (F/P-0.25) X W/30- (IF):	0.74		SECTION 506.3.2
ALLOWABLE AREA FACTOR (A1):	72,000		TABLE 506.2
ALLOWABLE AREA FACTOR FOR NON SPRINKLER BUILDING (Ns):	24,000		TABLE 506.2
NUMBER OF BUILDING STORY, NOT EXCEED 2 (Ss):	1	2	SECTION 506.2.3
ALLOWABLE AREA [At + (Ns X If)] X Ss= (Aa):	PRE FLOOR	TOTAL	SECTION 506.2.3
	89,689	179,378	
PROPOSED BUILDING AREA:	47,720	143,160	
DELTA (ALLOWABLE - PROPOSED):	OK	OK	

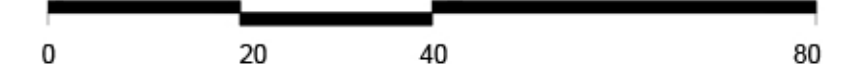
BUILDING C	PROJECT DATA		CODE REFERENCE
	CONSTRUCTION TYPE	TYPE IIIA OVER IA	
OCCUPANCY:	R2		
SPRINKLERED:	YES/SM		
MAX ALLOWABLE HEIGHT:	65' ABOVE GRADE		SECTION 504.3
BLDG PERIMETER > 20' OPEN MINIMUM WIDTH (F1):	732		SECTION 506.3.2
BUILDING PERIMETER (P):	732		SECTION 506.3.2
WIDTH OF PUBLIC WAY OR SPACE (W):	30		SECTION 506.3.2
FRONTAGE INCREASE (F/P-0.25) X W/30- (IF):	0.75		SECTION 506.3.2
ALLOWABLE AREA FACTOR (A1):	72,000		TABLE 506.2
ALLOWABLE AREA FACTOR FOR NON SPRINKLER BUILDING (Ns):	24,000		TABLE 506.2
NUMBER OF BUILDING STORY, NOT EXCEED 2 (Ss):	1	2	SECTION 506.2.3
ALLOWABLE AREA [At + (Ns X If)] X Ss= (Aa):	PRE FLOOR	TOTAL	SECTION 506.2.3
	90,000	180,000	
PROPOSED BUILDING AREA:	26,089	104,356	
DELTA (ALLOWABLE - PROPOSED):	OK	OK	

**MARINA PLAZA**

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

**BUILDING ALLOWABLE AREA**

SCALE: 1" = 20'



**JOB NO.**  
**DATE** 9-27-22/21 N

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**A2.2AL**



# MARINA PLAZA

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



### LEGEND

- PROPERTY LINE
- SETBACK
- COMMON OPEN SPACE
- ELEVATOR / STAIR
- 1 BEDROOM
- 2 BEDROOM
- 2 BEDROOM + DEN
- 3 BEDROOM
- 3 BEDROOM + DEN

### RESIDENTIAL SUMMARY PER FLOOR

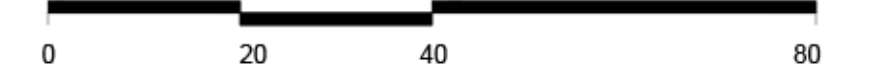
BUILDING A 2ND FLOOR					
UNITS	UNIT TYPE	GROSS AREA (SF)	BALCONY SPACE (SF)	UNIT #	TOTAL GROSS AREA (SF)
M2	2BD	1,111	79	1	1,111
G1	2BD	1,128	75	2	2,256
O1	2BD	1,256	161	1	1,256
C1	3BD	1,389	75	7	9,723
B1	2BD + DEN	1,423	93	2	2,846
T1	3BD + DEN	1,649	128	1	1,649
<b>SUM</b>				<b>14</b>	<b>18,841</b>

BUILDING B 2ND FLOOR					
UNITS	UNIT TYPE	GROSS AREA (SF)	BALCONY SPACE (SF)	UNIT #	TOTAL GROSS AREA (SF)
A4	1BD	780	70	3	2,340
G1	2BD	1,128	75	9	10,152
Q1	2BD	1,141	75	2	2,282
D3	2BD	1,222	78	1	1,222
C1	3BD	1,389	75	5	6,945
B1	2BD + DEN	1,423	93	2	2,846
P1	2BD + DEN	1,454	75	1	1,454
X1	3BD	1,480	99	1	1,480
T1	3BD + DEN	1,649	128	4	6,596
S1	3BD + DEN	1,886	159	1	1,886
<b>SUM</b>				<b>29</b>	<b>37,203</b>

BUILDING C 2ND FLOOR					
UNITS	UNIT TYPE	GROSS AREA (SF)	BALCONY SPACE (SF)	UNIT #	TOTAL GROSS AREA (SF)
K2	2BD	1,018	75	1	1,018
K1	2BD	1,055	75	2	2,110
G4	2BD	1,112	75	2	2,224
G1	2BD	1,128	75	3	3,384
J2	3BD	1,419	81	4	5,676
N1	2BD + DEN	1,488	124	1	1,488
T1	3BD + DEN	1,649	128	1	1,649
R1	3BD	1,646	71	2	3,292
<b>SUM</b>				<b>16</b>	<b>20,841</b>

## 2ND FLOOR PLAN

SCALE: 1" = 20'



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**DATE** 9-27-22 N

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408-216-0804

A2.3



# MARINA PLAZA

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



### LEGEND

- PROPERTY LINE
- SETBACK
- COMMON OPEN SPACE
- ELEVATOR / STAIR
- 1 BEDROOM
- 2 BEDROOM
- 2 BEDROOM + DEN
- 3 BEDROOM
- 3 BEDROOM + DEN

### RESIDENTIAL SUMMARY PER FLOOR

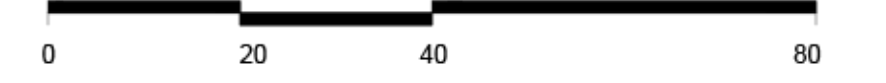
BUILDING A 3RD FLOOR					
UNITS	UNIT TYPE	GROSS AREA (SF)	BALCONY SPACE (SF)	UNIT #	TOTAL GROSS AREA (SF)
M2	2BD	1,111	79	1	1,111
G1	2BD	1,128	75	2	2,256
O1	2BD	1,256	161	1	1,256
C1	3BD	1,389	75	7	9,723
B1	2BD + DEN	1,423	93	2	2,846
T1	3BD + DEN	1,649	128	1	1,649
<b>SUM</b>				<b>14</b>	<b>18,841</b>

BUILDING B 3RD FLOOR					
UNITS	UNIT TYPE	GROSS AREA (SF)	BALCONY SPACE (SF)	UNIT #	TOTAL GROSS AREA (SF)
A4	1BD	780	70	2	1,560
G1	2BD	1,128	75	9	10,152
Q1	2BD	1,141	75	1	1,141
Q2	2BD	1,141	180	1	1,141
D3	2BD	1,222	78	1	1,222
C1	3BD	1,389	75	5	6,945
B1	2BD + DEN	1,423	93	2	2,846
P1	2BD + DEN	1,454	75	1	1,454
X1	3BD	1,480	99	1	1,480
T1	3BD + DEN	1,649	128	4	6,596
S1	3BD + DEN	1,886	159	1	1,886
<b>SUM</b>				<b>28</b>	<b>36,423</b>

BUILDING C 3RD FLOOR					
UNITS	UNIT TYPE	GROSS AREA (SF)	BALCONY SPACE (SF)	UNIT #	TOTAL GROSS AREA (SF)
K2	2BD	1,018	75	1	1,018
K1	2BD	1,055	75	2	2,110
G4	2BD	1,112	75	2	2,224
G1	2BD	1,128	75	3	3,384
J2	3BD	1,419	81	4	5,676
N1	2BD + DEN	1,477	124	1	1,477
R2	3BD	1,600	214	1	1,600
R3	3BD	1,619	128	1	1,619
T1	3BD + DEN	1,649	128	1	1,649
<b>SUM</b>				<b>16</b>	<b>20,768</b>

## 3RD FLOOR PLAN

SCALE: 1" = 20'



**JOB NO.**  
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# A2.4