

# MARINA PLAZA

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



### LEGEND

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

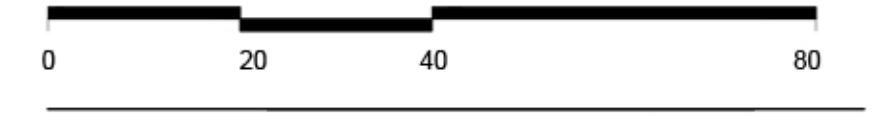
### RESIDENTIAL SUMMARY PER FLOOR

BUILDING A 4TH 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
O2	2BD	1,140	329	1	1,140
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>18,725</b>

BUILDING C 4TH 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
G5	2BD	1,077	193	1	1,077
G6	2BD	1,104	140	1	1,104
G4	2BD	1,112	75	2	2,224
G1	2BD	1,128	75	1	1,128
J2	3BD	1,419	81	4	5,676
N1	2BD + DEN	1,488	124	1	1,488
R2	3BD	1,600	214	1	1,600
R3	3BD	1,619	128	1	1,619
T1	3BD + DEN	1,649	170	1	1,649
<b>SUM</b>				<b>16</b>	<b>20,693</b>

## 4TH FLOOR PLAN

SCALE: 1" = 20'



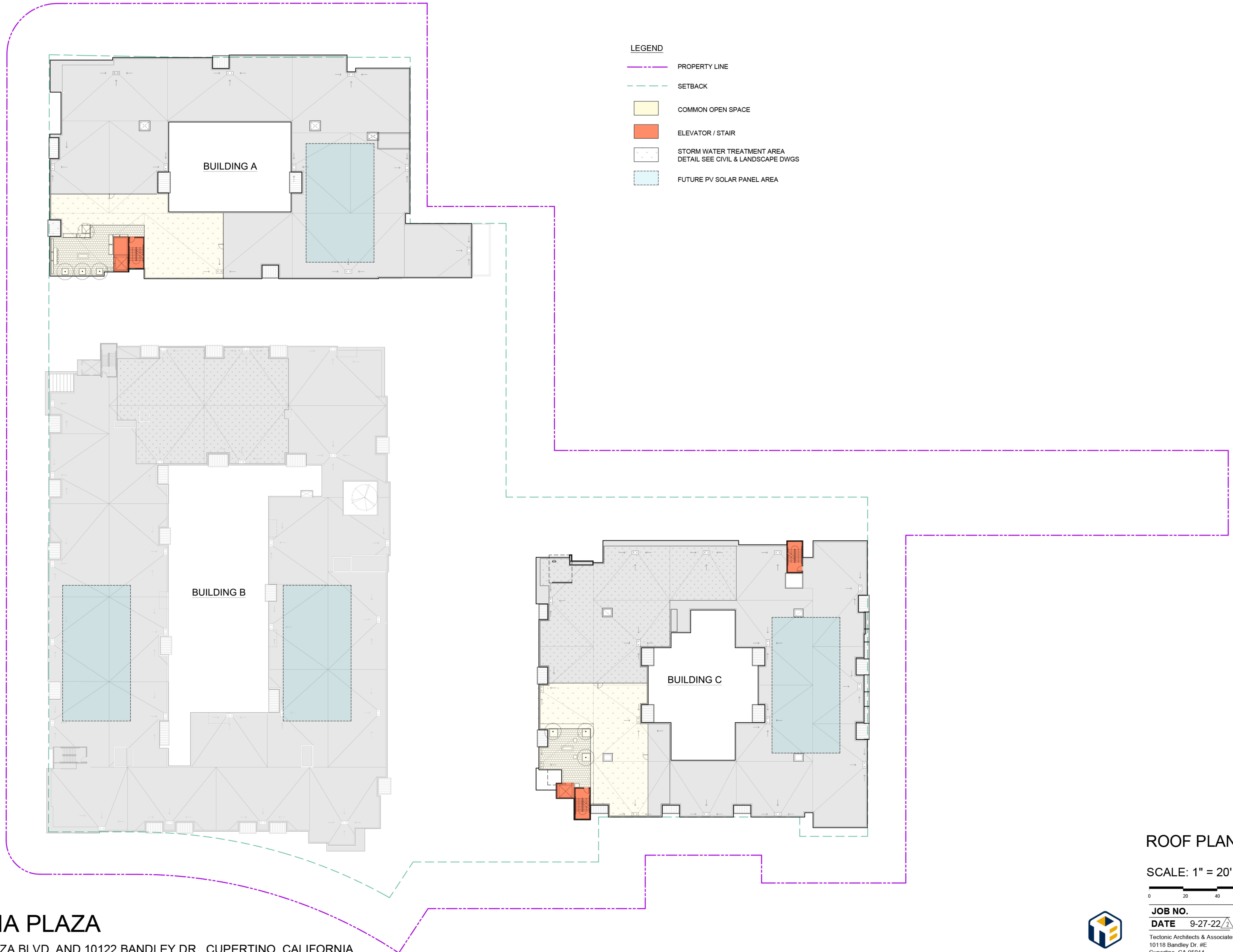
**JOB NO.**  
**DATE** 9-27-22 N

Tectonic Architects & Associates  
10118 Bandley Dr. #E  
Cupertino, CA 95014  
408-216-0804

# A2.5

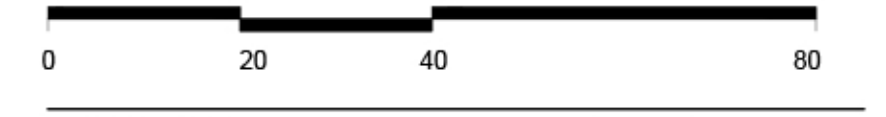
LEGEND

- PROPERTY LINE
- SETBACK
- COMMON OPEN SPACE
- ELEVATOR / STAIR
- STORM WATER TREATMENT AREA  
DETAIL SEE CIVIL & LANDSCAPE DWGS
- FUTURE PV SOLAR PANEL AREA

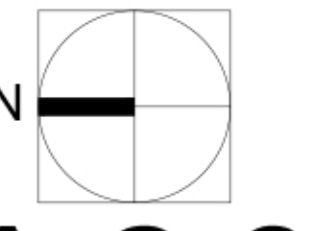


ROOF PLAN

SCALE: 1" = 20'



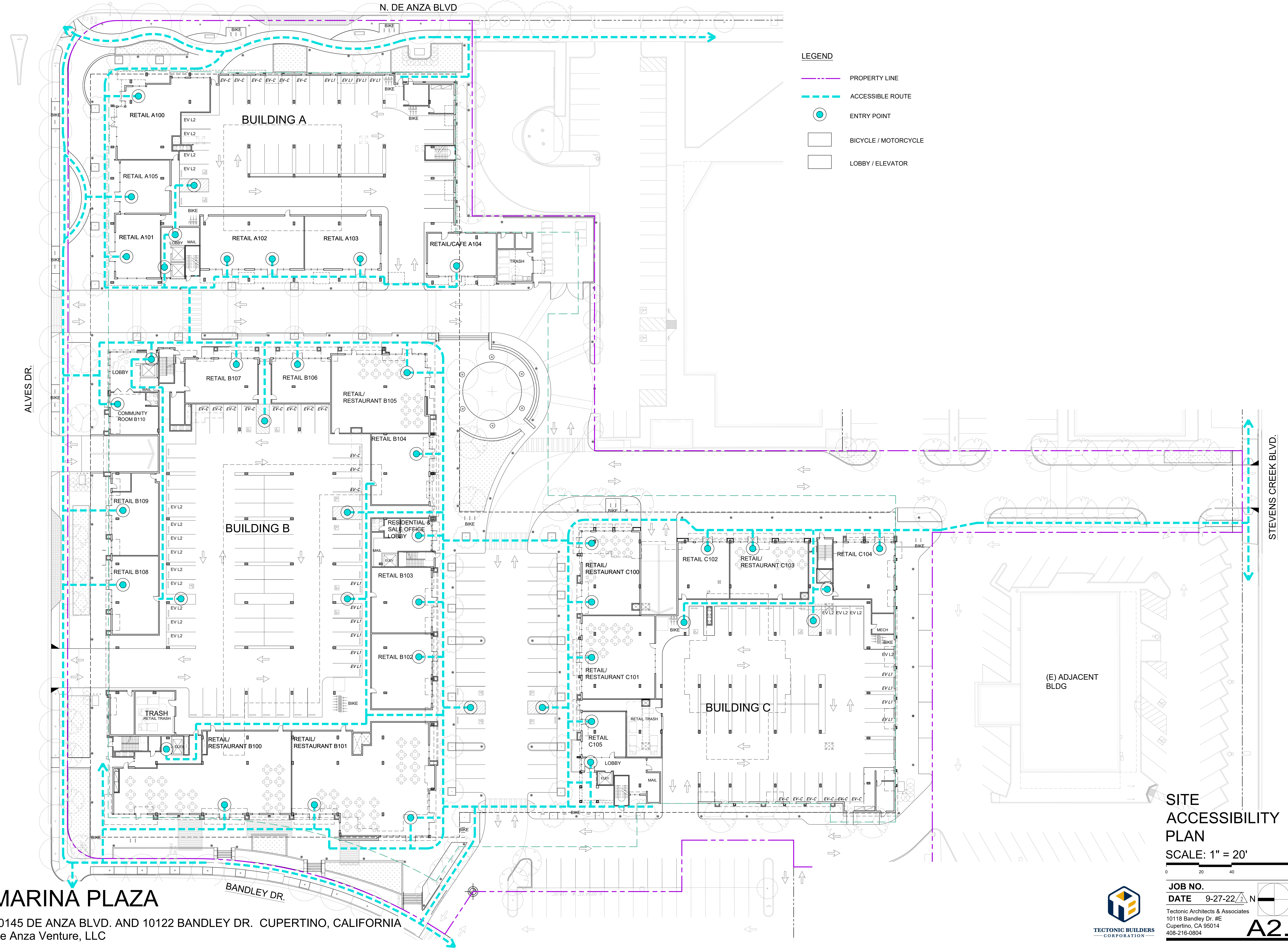
JOB NO.  
DATE 9-27-22  
Tectonic Architects & Associates  
10118 Bandy Dr. #E  
Cupertino, CA 95014  
408-216-0804



A.2.6

MARINA PLAZA

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



- LEGEND**
- PROPERTY LINE
  - ACCESSIBLE ROUTE
  - ENTRY POINT
  - BICYCLE / MOTORCYCLE
  - LOBBY / ELEVATOR

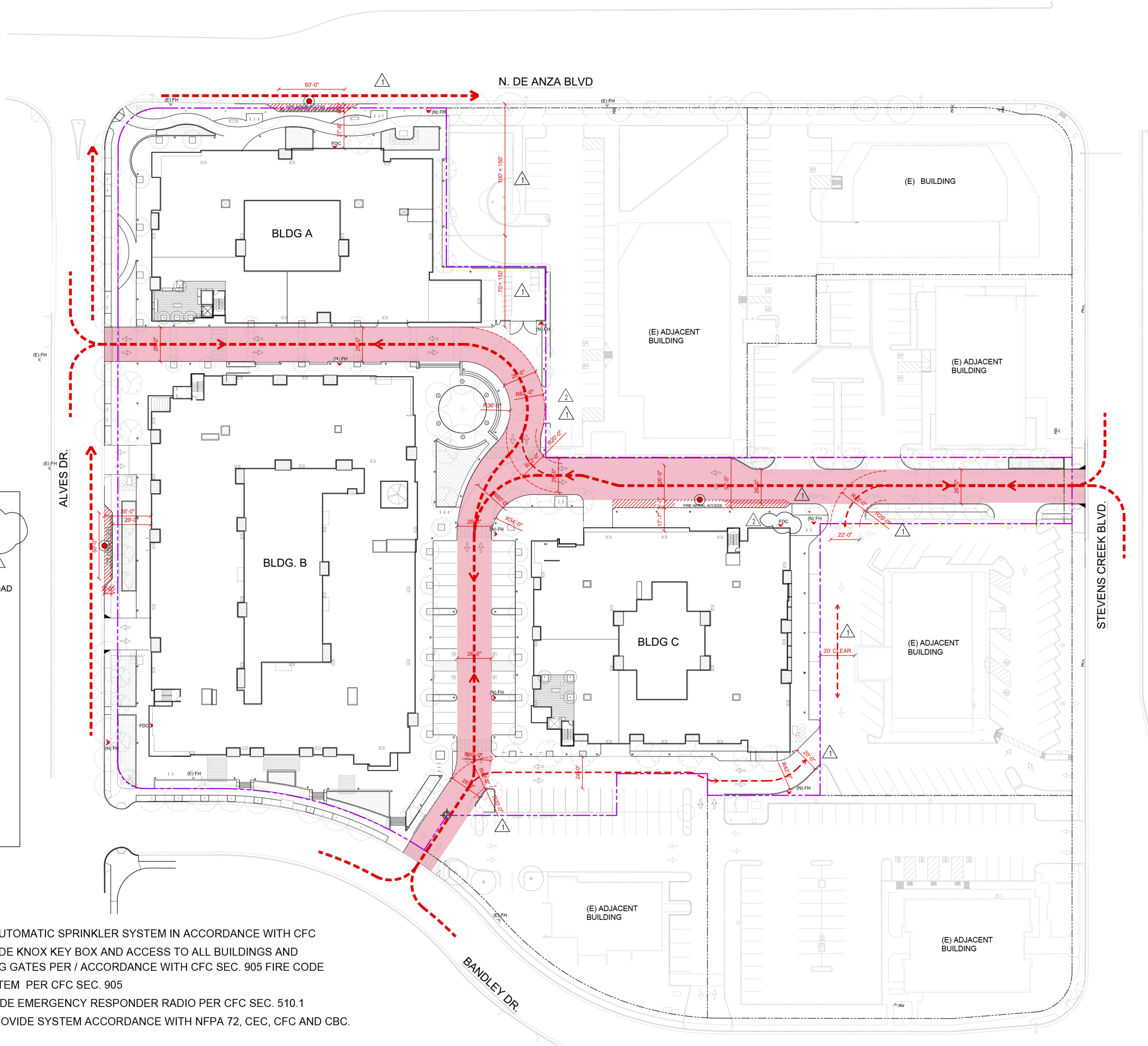
**MARINA PLAZA**  
 10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA  
 De Anza Venture, LLC

**SITE ACCESSIBILITY PLAN**  
 SCALE: 1" = 20'




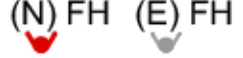
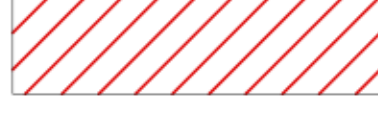


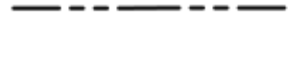
JOB NO. \_\_\_\_\_  
 DATE 9-27-22 N  
 Tectonic Architects & Associates  
 10118 Bandley Dr. #E  
 Cupertino, CA 95014  
 408-216-0804



**A2.7**



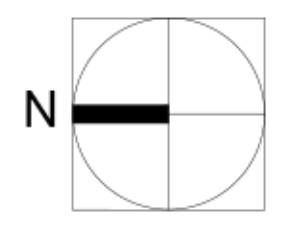
**LEGENDS**

-  26'-0" AERIAL ACCESS ROAD
-  FIRE LANE / FIRE APPARATUS ACCESS ROAD
-  FIRE AERIAL ACCESS
-  FIRE HYDRANT
-  AERIAL ACCESS AREA
-  BLDG OUTLINE
-  STEEL FRAME AWNING
-  PROPERTY LINE

**FIRE NOTES**

- FIRE SPRINKLER: PROVIDE APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH CFC
- KNOX KEY BOX / LOCKS ACCESS: PROVIDE KNOX KEY BOX AND ACCESS TO ALL BUILDINGS AND INCLUDING THE UNDERGROUND PARKING GATES PER / ACCORDANCE WITH CFC SEC. 905 FIRE CODE
- STANDPIPES: PROVIDE STANDPIPE SYSTEM PER CFC SEC. 905
- EMERGENCY RESPONDER RADIO: PROVIDE EMERGENCY RESPONDER RADIO PER CFC SEC. 510.1
- TWO-WAY COMMUNICATION SYSTEM: PROVIDE SYSTEM ACCORDANCE WITH NFPA 72, CEC, CFC AND CBC.

SITE PLAN  
FIRE LANE  
SCALE: 1" = 30'



**JOB NO.**  
**DATE** 9-27-22

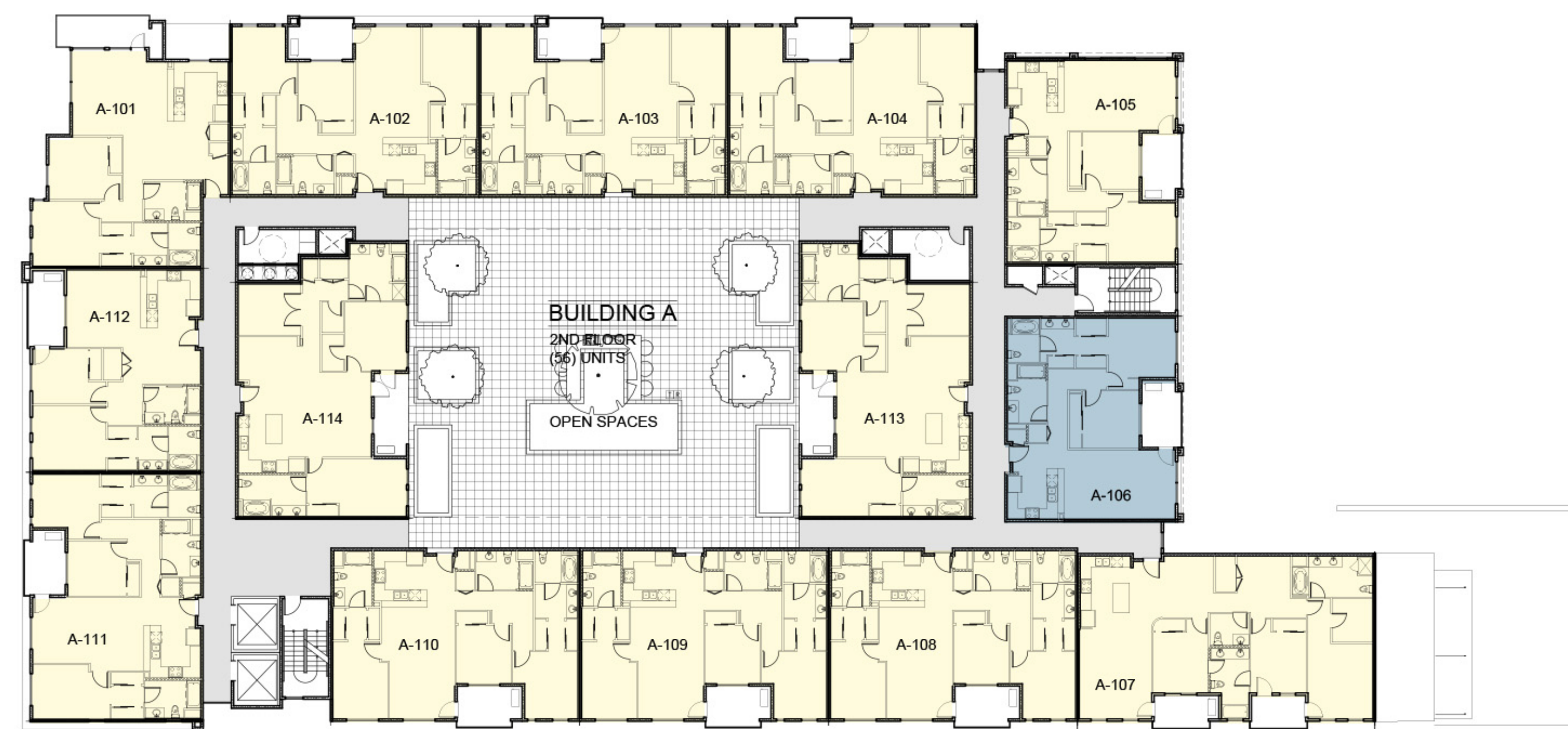
Tectonic Architects & Associates  
10118 Bandley Dr. #E  
Cupertino, CA 95014  
408-216-0804



**A2.9FL**

**MARINA PLAZA**

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



**LEGEND**

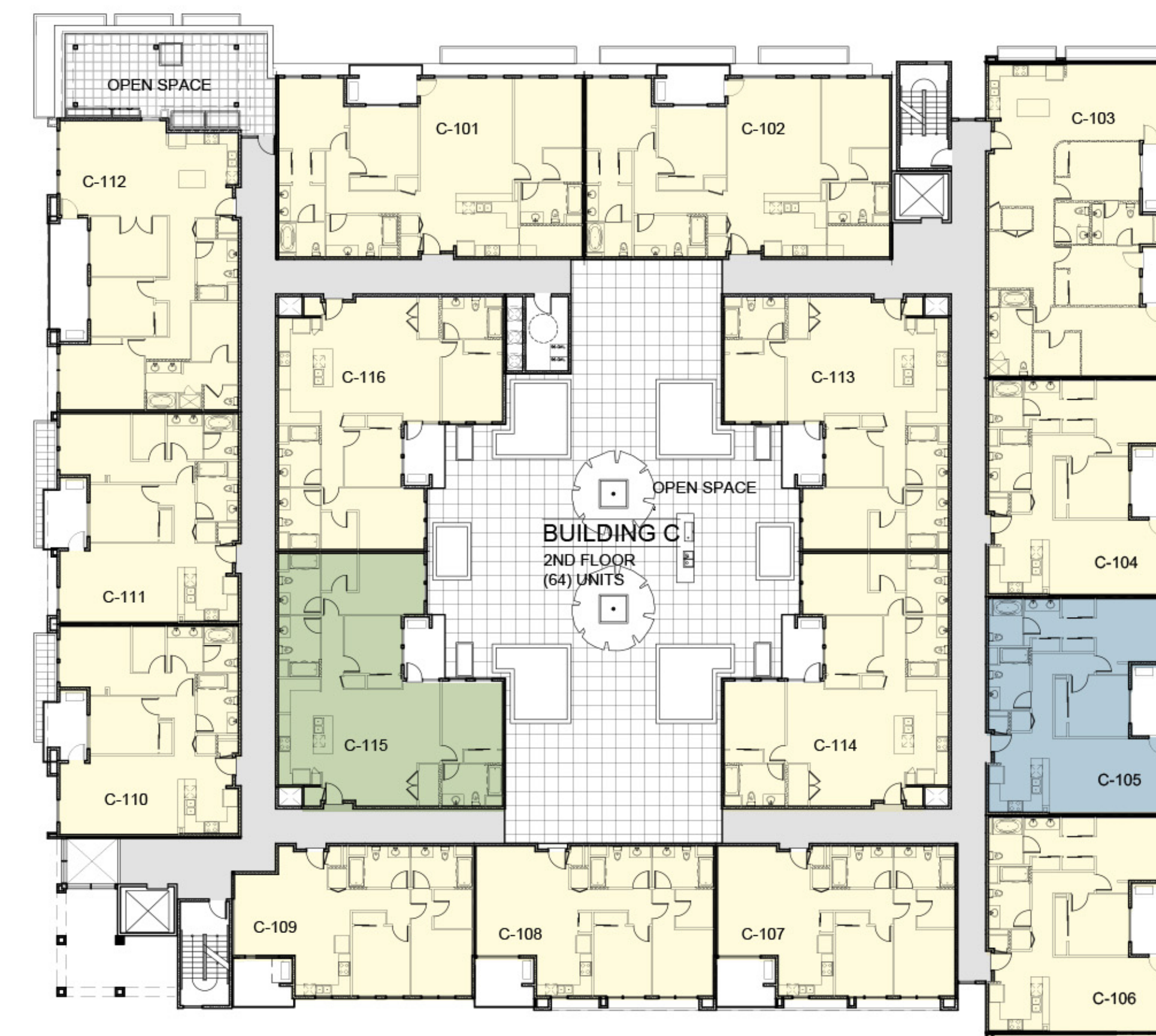
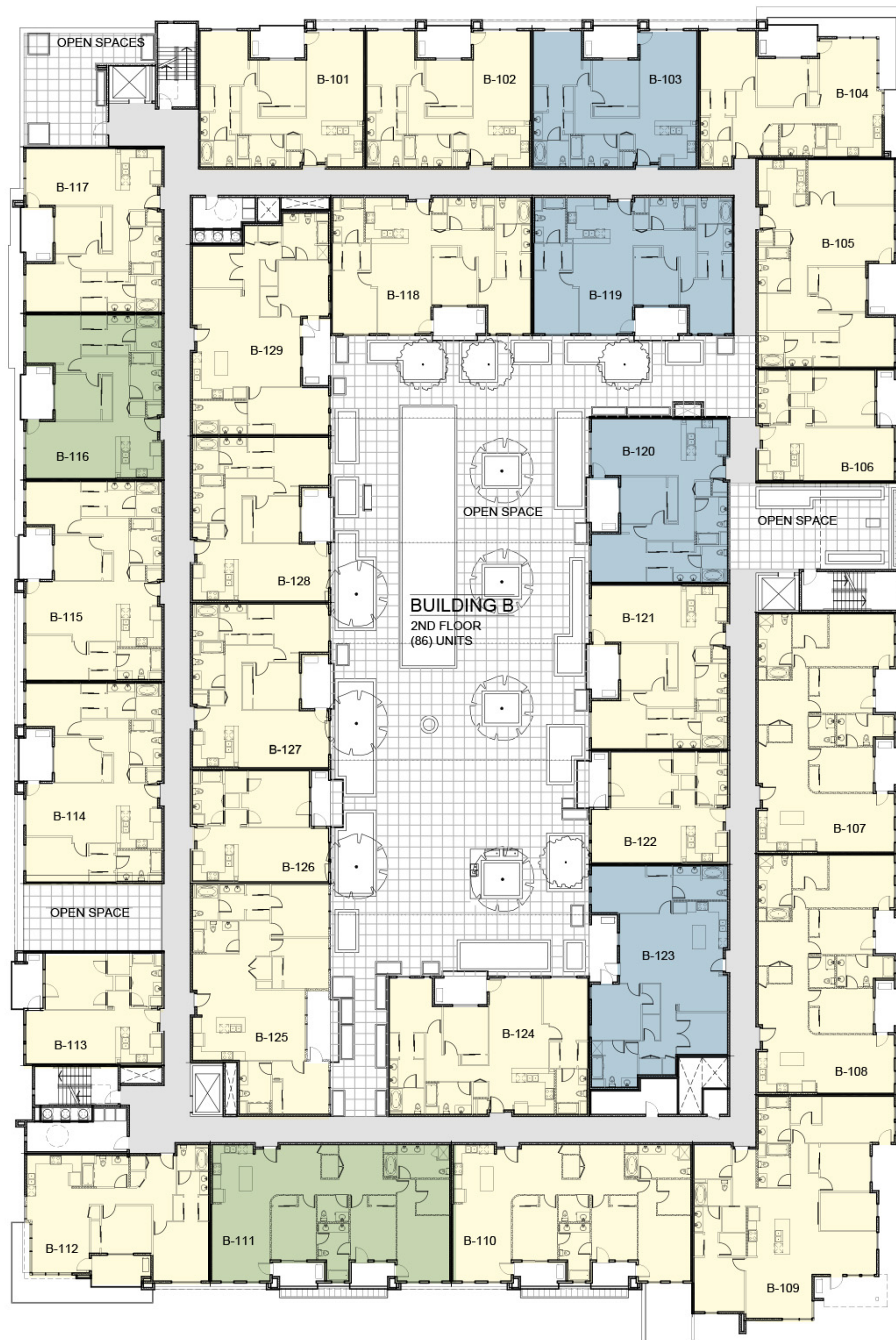
- MARKET RATE
- BMR MODERATE
- BMR MEDIAN

**1ST FLOOR AFFORDABLE UNITS SUMMARY**

	Market	Moderate	Median	Sum
<b>Number</b>	50	3	6	59
<b>Ratio</b>	85%	5%	10%	

**TOTAL AFFORDABLE UNITS SUMMARY**

Unit Type	Market	Moderate	Median	Sum	Ratio
<b>1BD</b>	7	1	1	9	4%
<b>2BD</b>	69	7	7	83	41%
<b>2BD+DEN</b>	17	2	2	21	10%
<b>3BD</b>	58	6	6	70	34%
<b>3BD+DEN</b>	19	2	2	23	11%
<b>Total</b>	<b>170</b>	<b>18</b>	<b>18</b>	<b>206</b>	
<b>Ratio</b>	<b>82%</b>	<b>9%</b>	<b>9%</b>		



**AFFORDABLE UNITS SUMMARY PER FLOOR**

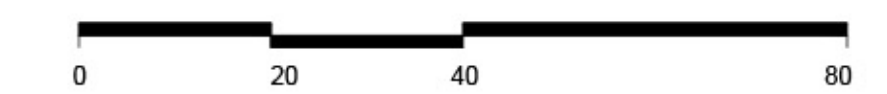
BLDG A		AREA	UNIT #		
First Floor		18,786	14		
ID #	Model	SF	Bedroom	Den	Market / Mod. Median
A-101	O3	1,256	2	N	Market
A-102	C1	1,389	3	N	Market
A-103	C1	1,389	3	N	Market
A-104	C1	1,389	3	N	Market
A-105	G1	1,128	2	N	Market
A-106	G1	1,128	2	N	Median
A-107	T3	1,594	3	Y	Market
A-108	C1	1,389	3	N	Market
A-109	C1	1,389	3	N	Market
A-110	C1	1,389	3	N	Market
A-111	C1	1,389	3	N	Market
A-112	M2	1,111	2	N	Market
A-113	B1	1,423	2	Y	Market
A-114	B1	1,423	2	Y	Market

BLDG B		AREA	UNIT #		
First Floor		36,761	29		
ID #	Model	SF	Bedroom	Den	Market / Mod. Median
B-101	G1	1,128	2	N	Market
B-102	G1	1,128	2	N	Market
B-103	G1	1,128	2	N	Median
B-104	Q1	1,141	2	N	Market
B-105	P1	1,454	2	Y	Market
B-106	A4	780	1	N	Market
B-107	T1	1,649	3	Y	Market
B-108	T1	1,649	3	Y	Market
B-109	S1	1,886	3	Y	Market
B-110	T1	1,649	3	Y	Market
B-111	T1	1,649	3	Y	Moderate
B-112	Q1	1,141	2	N	Market
B-113	A4	780	1	N	Market
B-114	C1	1,389	3	N	Market
B-115	C1	1,389	3	N	Market
B-116	G1	1,128	2	N	Moderate
B-117	G1	1,128	2	N	Market
B-118	C1	1,389	3	N	Market
B-119	C1	1,389	3	N	Median
B-120	G1	1,128	2	N	Median
B-121	G1	1,128	2	N	Market
B-122	A4	780	1	N	Market
B-123	B1	1,423	2	Y	Median
B-124	C1	1,389	3	N	Market
B-125	X1	1,480	3	N	Market
B-126	A4	780	1	N	Market
B-127	G1	1,128	2	N	Market
B-128	G1	1,128	2	N	Market
B-129	B1	1,423	2	Y	Market

BLDG C		AREA	UNIT #		
First Floor		20,841	16		
ID #	Model	SF	Bedroom	Den	Market / Mod. Median
C-101	R1	1,646	3	N	Market
C-102	R1	1,646	3	N	Market
C-103	T1	1,649	3	Y	Market
C-104	G1	1,128	2	N	Market
C-105	G1	1,128	2	N	Median
C-106	G1	1,128	2	N	Market
C-107	K1	1,055	2	N	Market
C-108	K1	1,055	2	N	Market
C-109	K2	1,018	2	N	Market
C-110	G4	1,112	2	N	Market
C-111	G4	1,112	2	N	Market
C-112	N1	1,488	2	Y	Market
C-113	J2	1,419	3	N	Market
C-114	J2	1,419	3	N	Market
C-115	J2	1,419	3	N	Moderate
C-116	J2	1,419	3	N	Market

**1ST FLOOR (COURTYARD) AFFORDABLE UNIT PLAN**

SCALE: 1" = 20'



**MARINA PLAZA**

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



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

**A3.2**