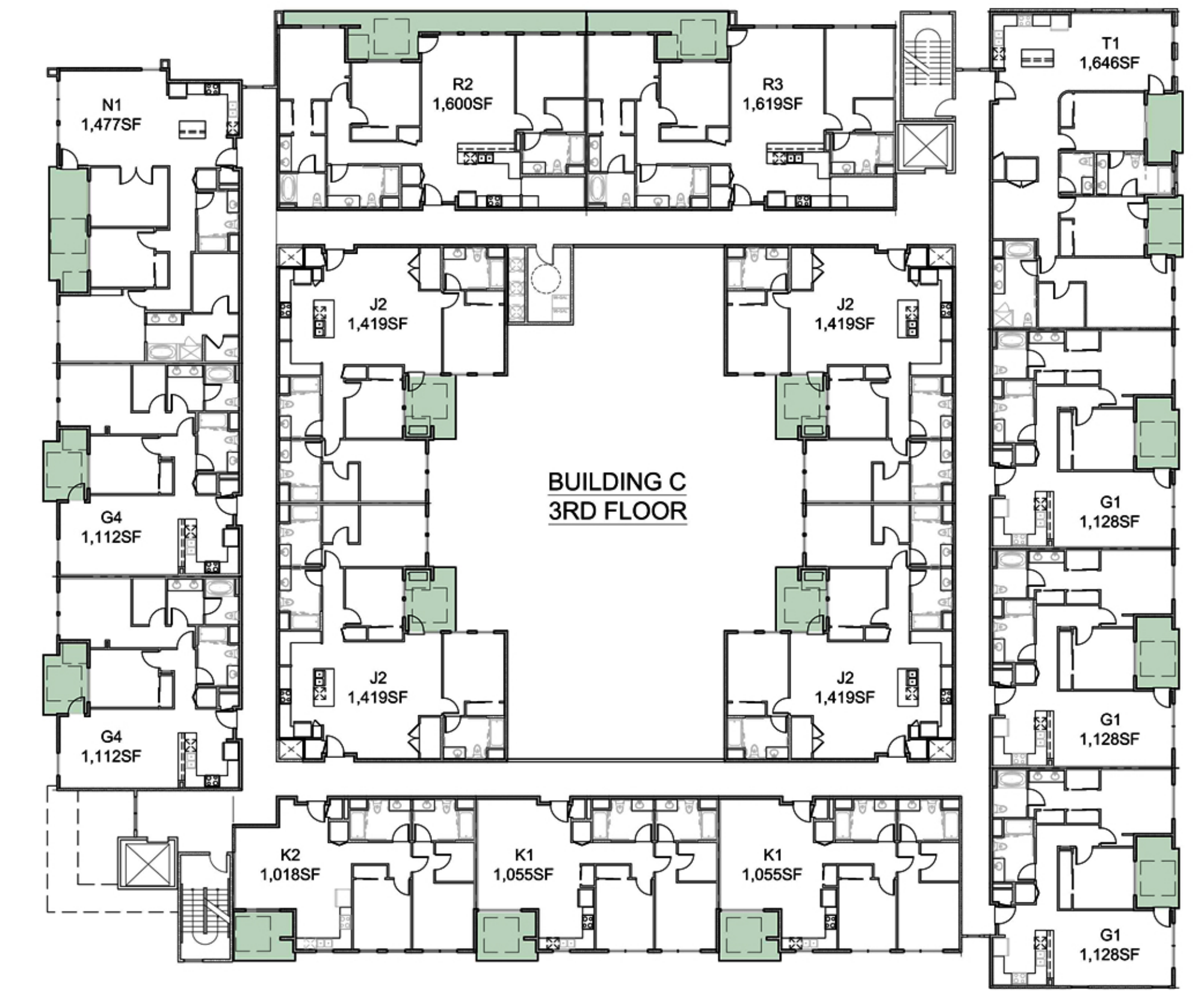


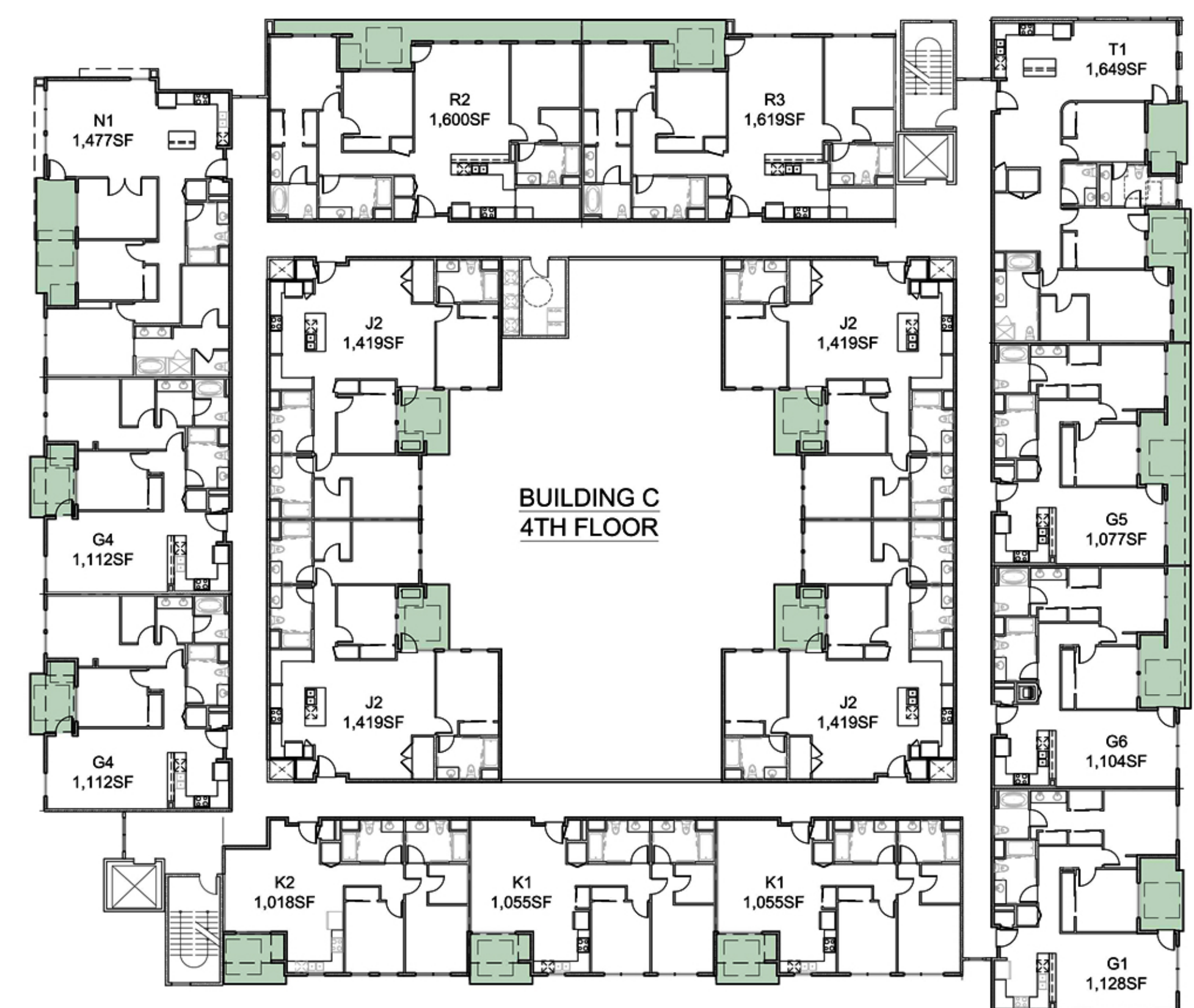
1ST FLOOR COMMON/PRIVATE OPEN SPACE



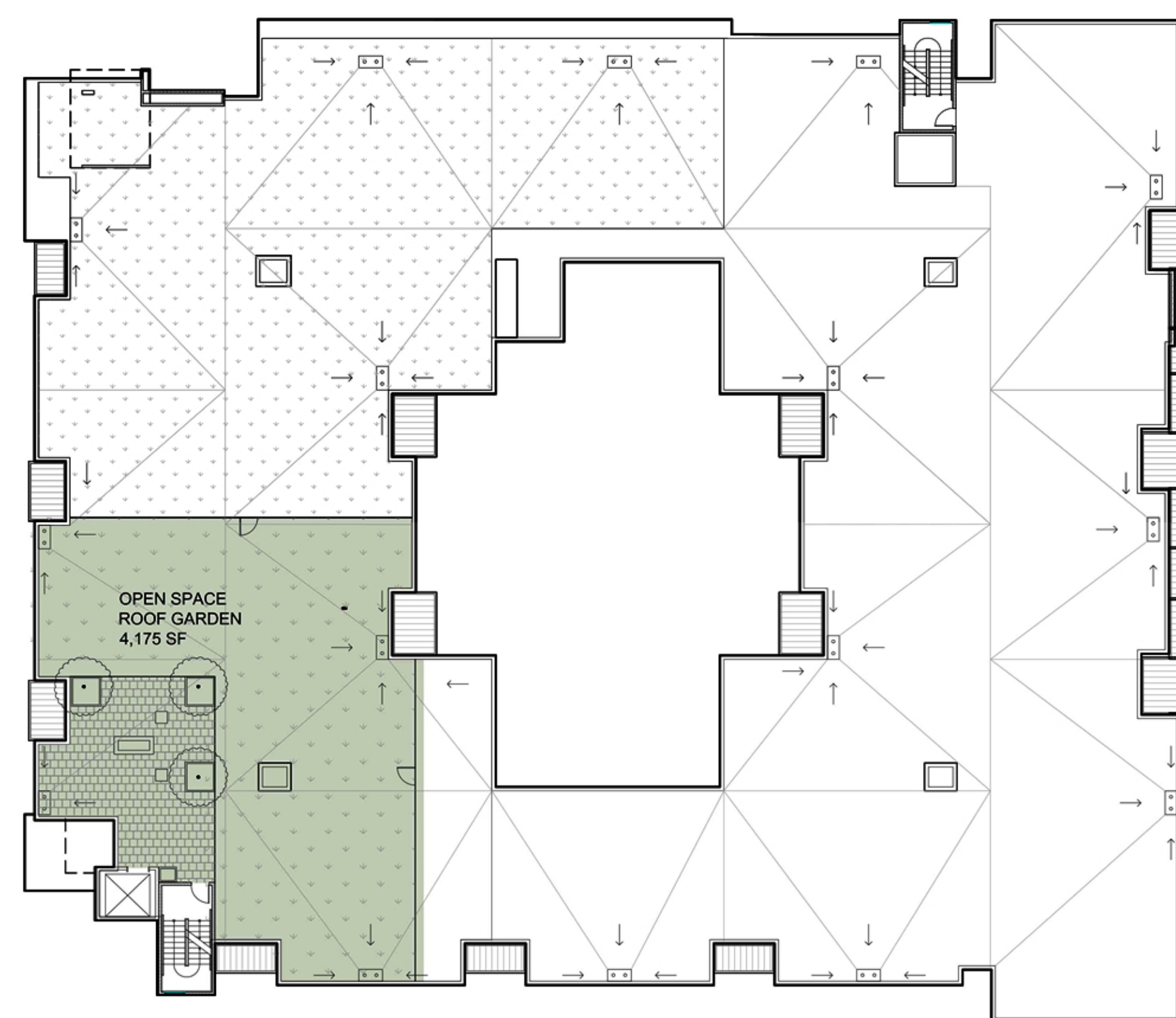
2ND FLOOR COMMON/PRIVATE OPEN SPACE





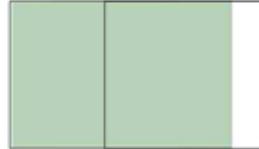
3RD FLOOR COMMON/PRIVATE OPEN SPACE



4TH FLOOR COMMON/PRIVATE OPEN SPACE



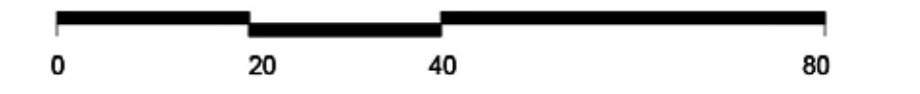
ROOF COMMON OPEN SPACE


-  6' x 6' CLEAR AREA
-  COMMON OPEN SPACE
-  PRIVATE OPEN SPACE

BUILDING C	UNIT #	COMMON OPEN SPACE RATIO (PER UNIT)	COMMON OPEN SPACE REQUIRED	COMMON OPEN SPACE PROVIDED	PRIVATE OPEN SPACE RATIO (PER UNIT)	PRIVATE OPEN SPACE REQUIRED	PRIVATE OPENSPACE PROVIDED
1ST FLOOR	16	150	2,400	4,982	60	960	1,318
2ND FLOOR	16	150	2,400	345	60	960	1,318
3RD FLOOR	16	150	2,400		60	960	1,518
4TH FLOOR	16	150	2,400		60	960	1,743
ROOF GARDEN				4,175			
<b>SUB TOTAL</b>	<b>64</b>	<b>150</b>	<b>9,600</b>	<b>9,502 (-98 SF)</b>	<b>60</b>	<b>3,840</b>	<b>5,897 OK</b>

BUILDING C OPEN SPACE

NOT TO SCALE



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






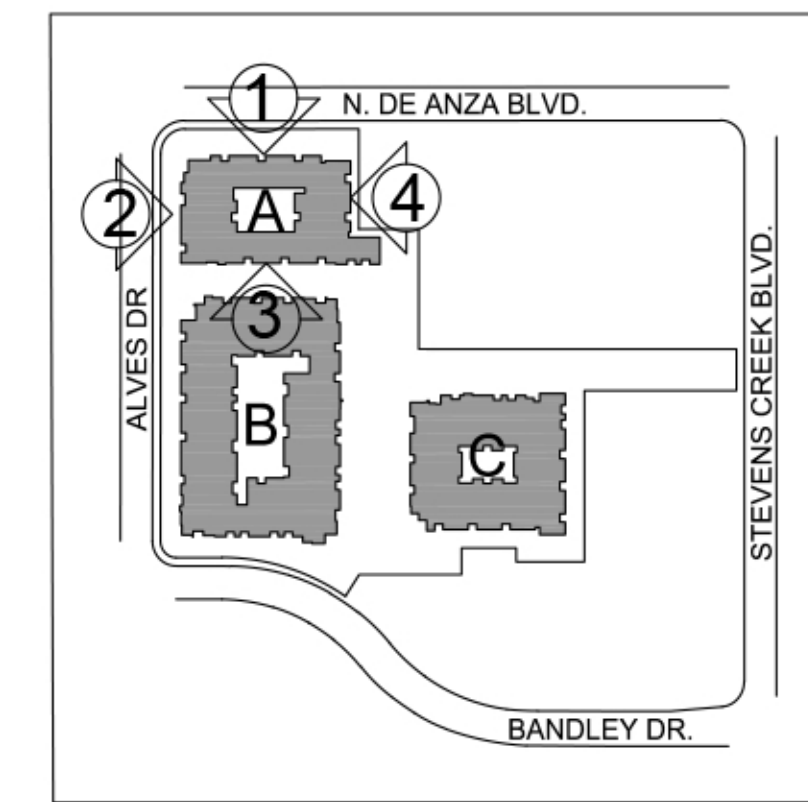
**A7.1C**

**MARINA PLAZA**

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

**LEGEND**

-  FACADE OUTLINE
-  60' HEIGHT LINE
-  UNTREATED GLASS / GROUND TO 60'



**1 DE ANZA ELEVATION**  
1/8" = 1'-0"

FACADE AREA SF: 11,801 SF  
 UNTREATED GLASS SF: 631 SF  
 % OF UNTREATED SF: 5.3% < 10% OK



**2 ALVES DR. ELEVATION**  
1/8" = 1'-0"

FACADE AREA SF: 7,199 SF  
 UNTREATED GLASS SF: 340 SF  
 % OF UNTREATED SF: 4.7% < 10% OK



**3 PASEO ELEVATION**  
1/8" = 1'-0"

FACADE AREA SF: 14,035 SF  
 UNTREATED GLASS SF: 382 SF  
 % OF UNTREATED SF: 2.7% < 10% OK



**4 SIDE ELEVATION**  
1/8" = 1'-0"

FACADE AREA SF: 7,005 SF  
 UNTREATED GLASS SF: 128 SF  
 % OF UNTREATED SF: 1.8% < 10% OK

**BUILDING A  
 FACADE  
 BIRD SAFE EXCEPTION**

**MARINA PLAZA**




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

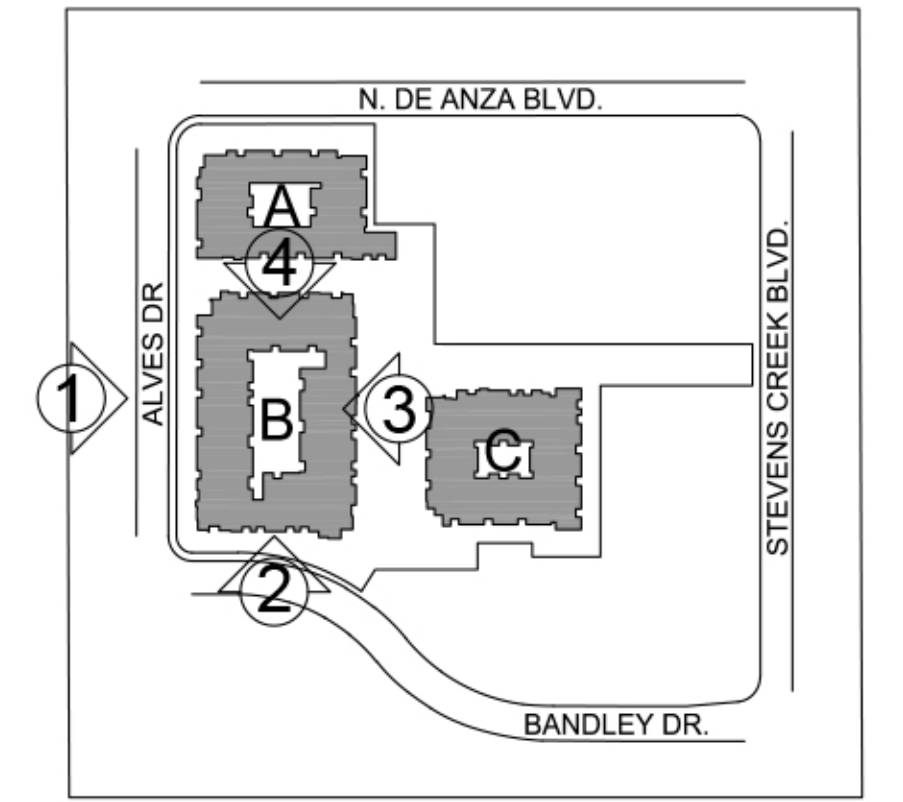


**JOB NO.**  
**DATE** 9-27-22/2  
 Tectonic Architects & Associates  
 10118 Bandy Dr. #E  
 Cupertino, CA 95014  
 408-216-0804

**A8.0A**

**LEGEND**

-  FACADE OUTLINE
-  60' HEIGHT LINE
-  UNTREATED GLASS / GROUND TO 60'



**1 ALVES DR. ELEVATION**  
1/8" = 1'-0"

FACADE AREA SF: 13,364 SF  
UNTREATED GLASS SF: 408 SF  
% OF UNTREATED SF: 3.1% < 10% OK



**2 BANDLEY ELEVATION**  
1/8" = 1'-0"

FACADE AREA SF: 9,014 SF  
UNTREATED GLASS SF: 399 SF  
% OF UNTREATED SF: 4.4% < 10% OK



**3 STREET ELEVATION**  
1/8" = 1'-0"

FACADE AREA SF: 13,466 SF  
UNTREATED GLASS SF: 621 SF  
% OF UNTREATED SF: 4.6% < 10% OK



**4 PASEO ELEVATION**  
1/8" = 1'-0"

FACADE AREA SF: 9,266 SF  
UNTREATED GLASS SF: 365 SF  
% OF UNTREATED SF: 3.9% < 10% OK

**BUILDING B  
FACADE  
BIRD SAFE EXCEPTION**

**MARINA PLAZA**




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

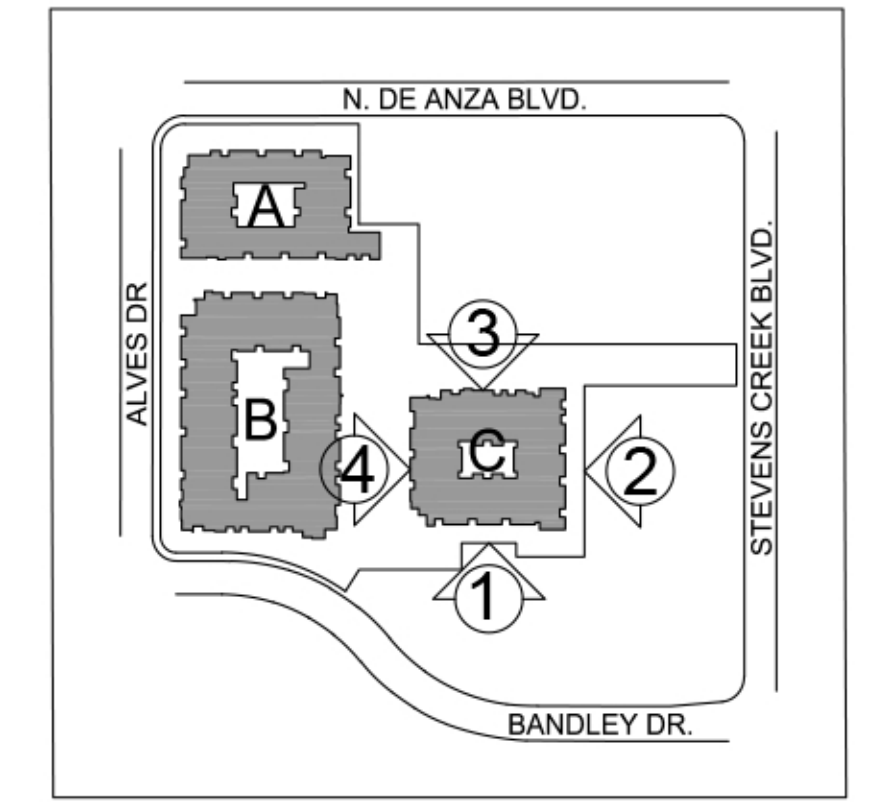


**JOB NO.**  
**DATE** 9-27-22  
Tectonic Architects & Associates  
10118 Bandley Dr. #E  
Cupertino, CA 95014  
408-216-0804

**A8.0B**

**LEGEND**

-  FACADE OUTLINE
-  60' HEIGHT LINE
-  UNTREATED GLASS / GROUND TO 60'



**1 BANDLEY ELEVATION**  
1/8" = 1'-0"

FACADE AREA SF: 10,822 SF  
 UNTREATED GLASS SF: 141 SF  
 % OF UNTREATED SF: 1.3% < 10% OK



**2 ELEVATION**  
1/8" = 1'-0"

FACADE AREA SF: 9,356 SF  
 UNTREATED GLASS SF: 420 SF  
 % OF UNTREATED SF: 4.5% < 10% OK



**3 ELEVATION**  
1/8" = 1'-0"

FACADE AREA SF: 11,000 SF  
 UNTREATED GLASS SF: 664 SF  
 % OF UNTREATED SF: 6.0% < 10% OK



**4 ELEVATION**  
1/8" = 1'-0"

FACADE AREA SF: 9,450 SF  
 UNTREATED GLASS SF: 488 SF  
 % OF UNTREATED SF: 5.2% < 10% OK

**BUILDING C  
 FACADE  
 BIRD SAFE EXCEPTION**

**MARINA PLAZA**

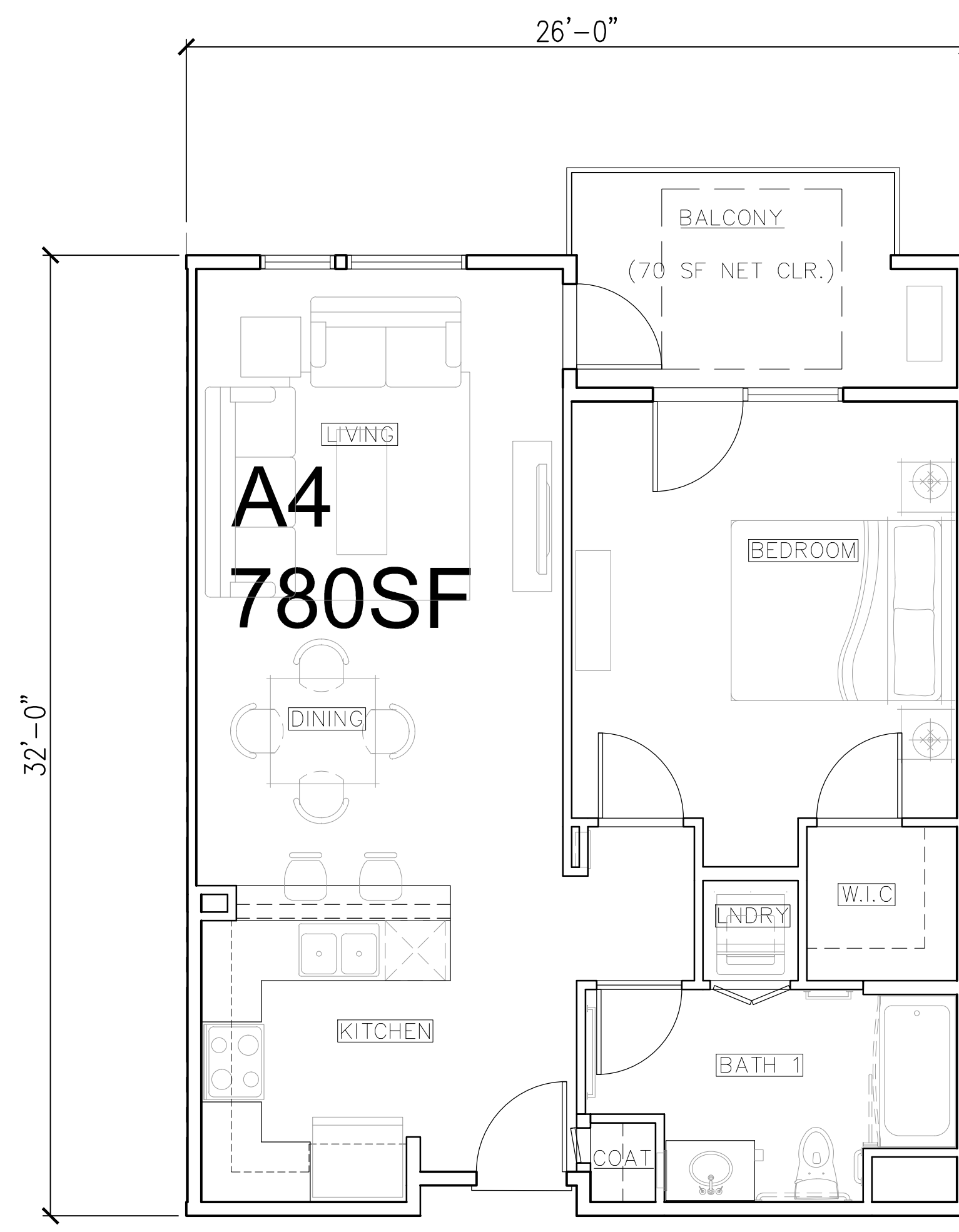
10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA  
 De Anza Venture, LLC



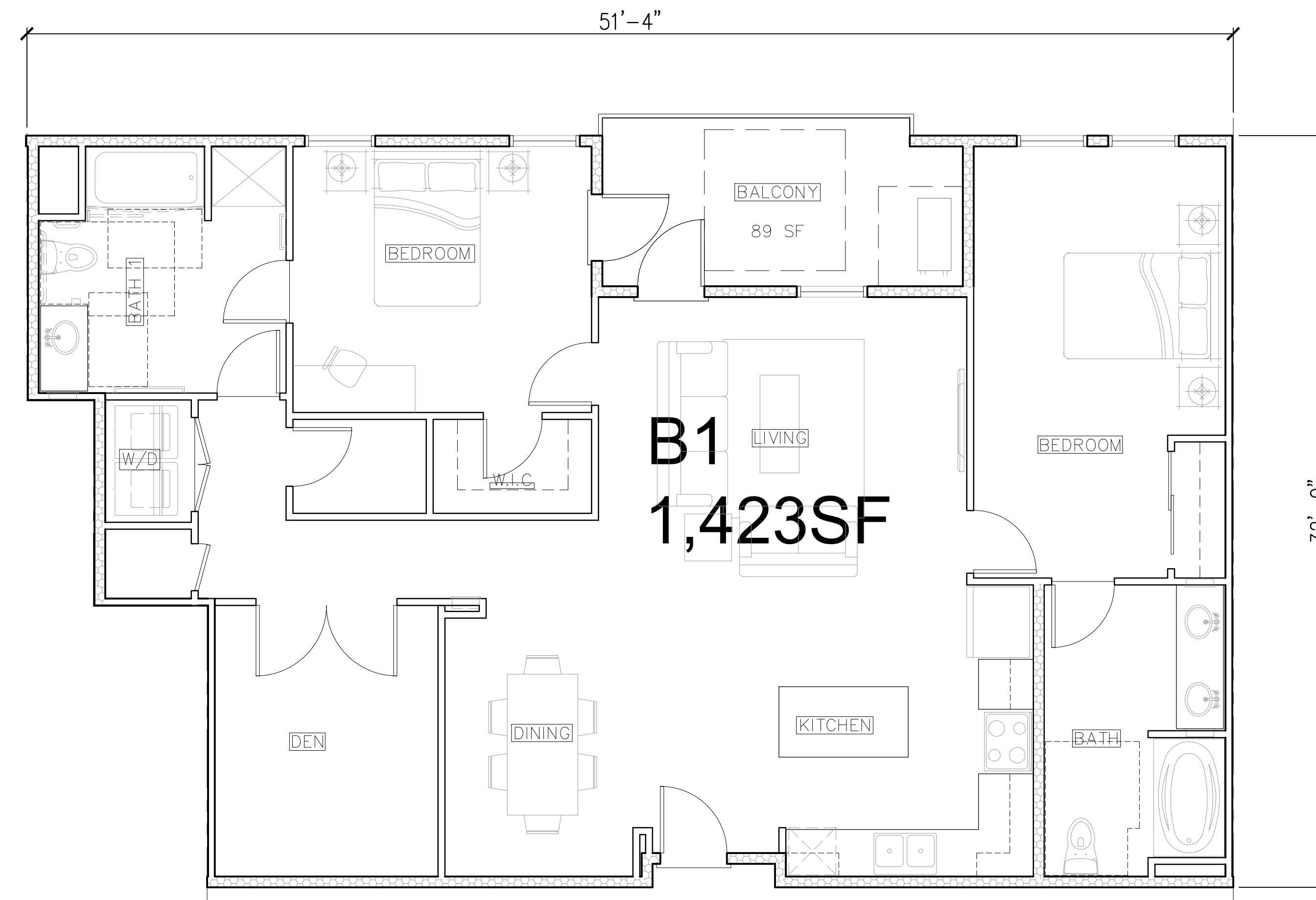
**TECTONIC BUILDERS**  
CORPORATION

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

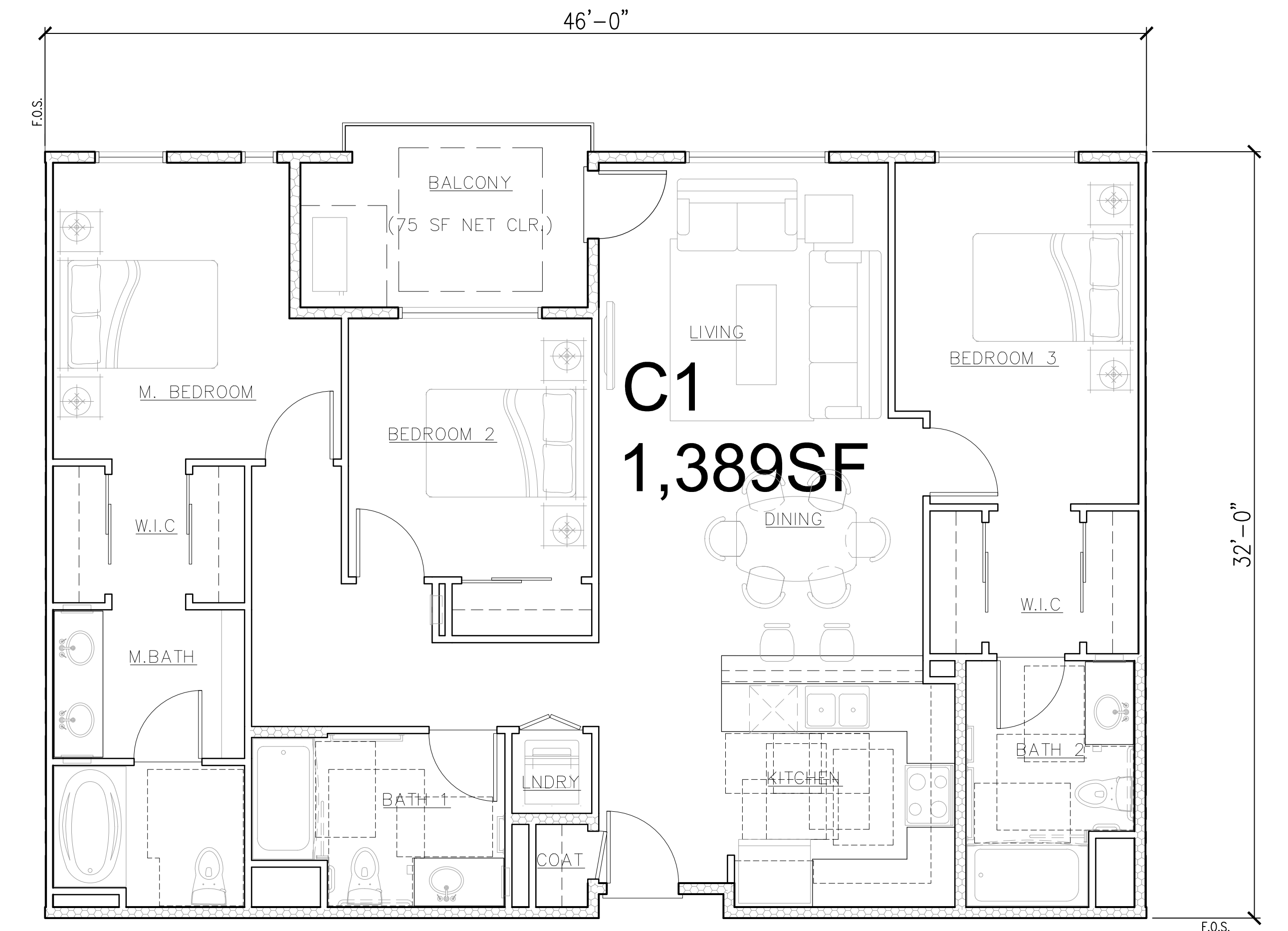
**A8.0C**



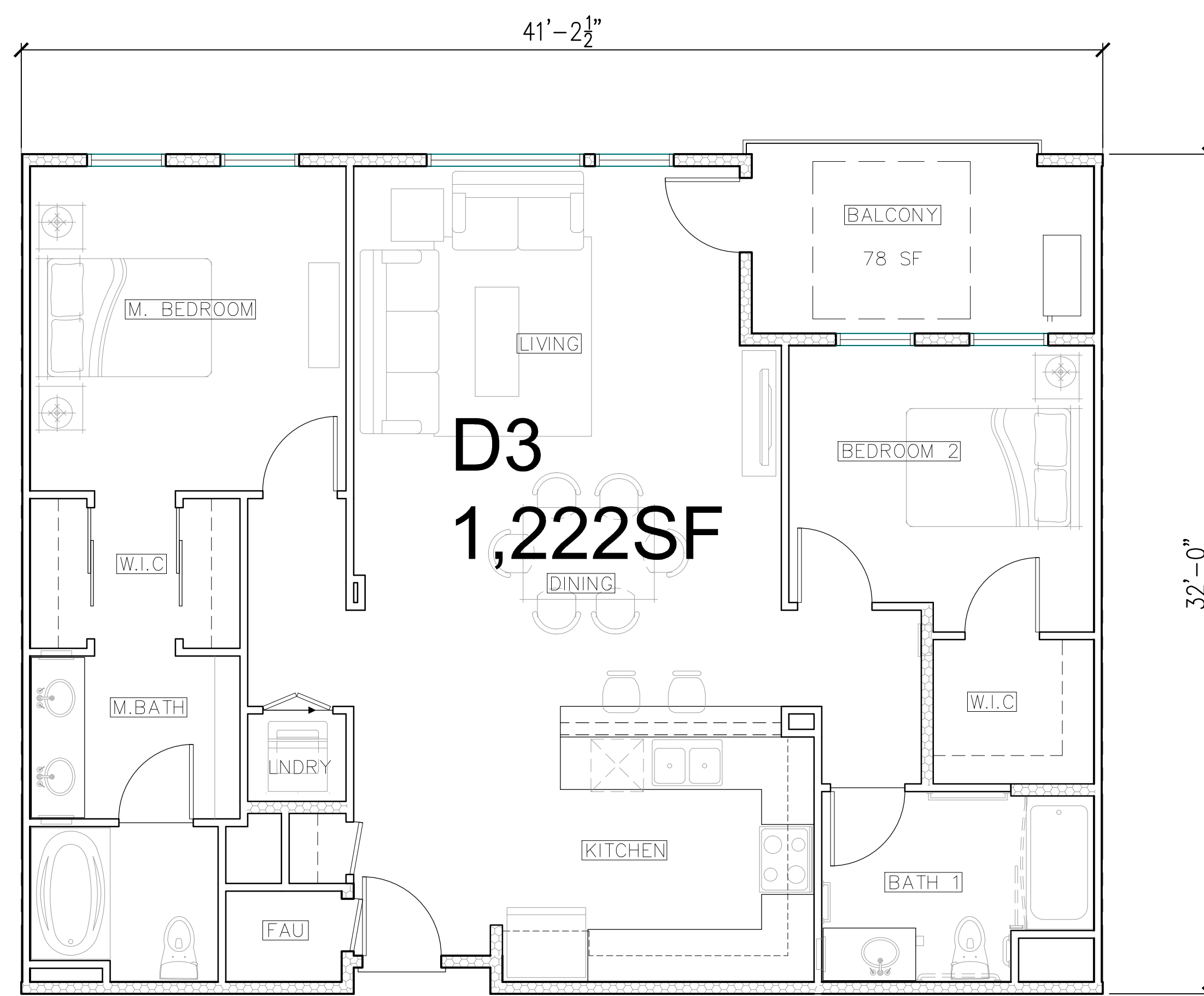
**UNIT A4**  
**(1) BED UNIT PLAN**  
 GROSS AREA: 781 SQFT  
 NET AREA: 710 SQFT  
 BALCONY: 70 SQFT



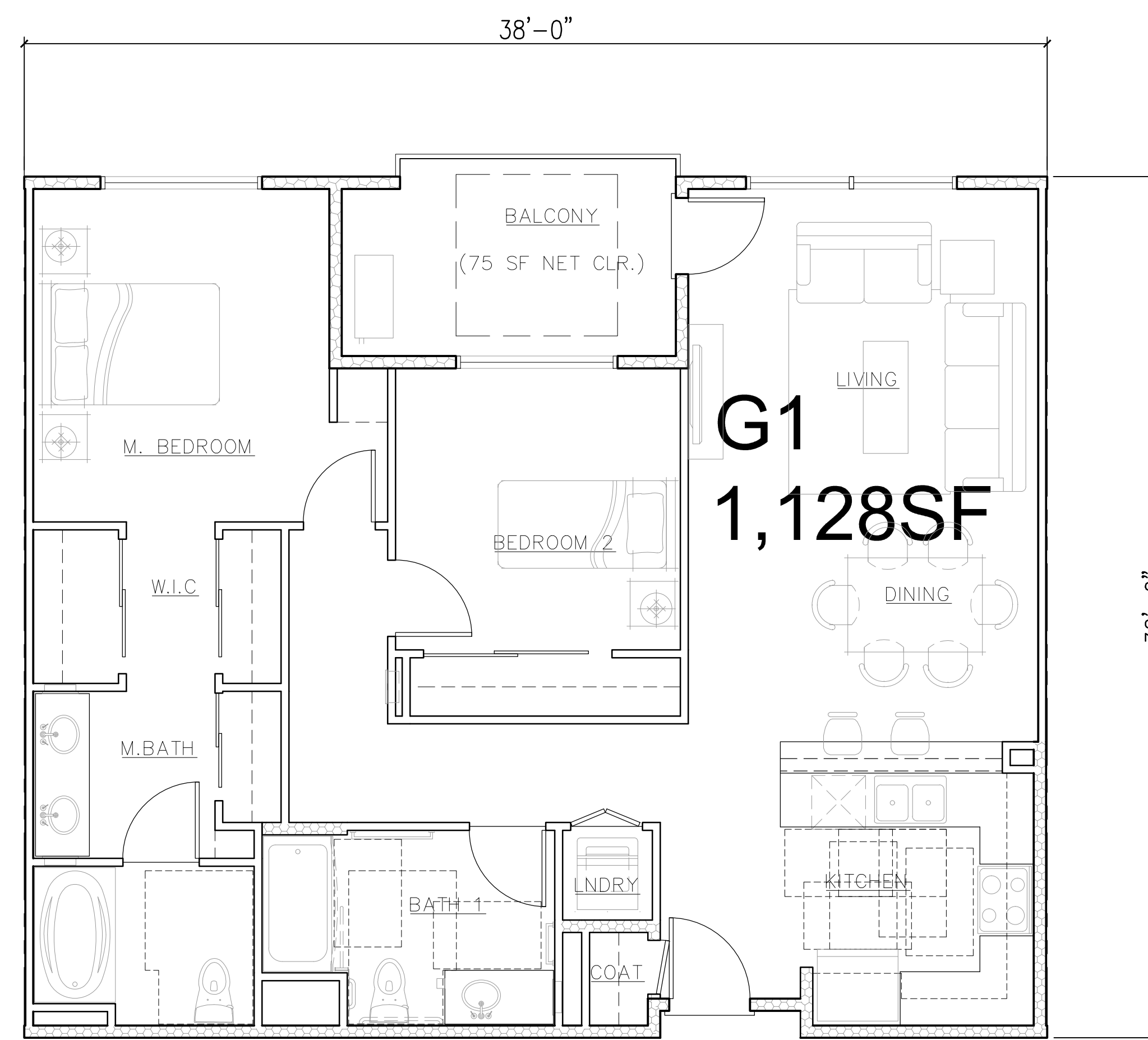
**UNIT B1**  
**(2) BED UNIT PLAN + (1) DEN**  
 GROSS AREA: 1423 SQFT  
 NET AREA: 1328 SQFT  
 BALCONY: 93 SQFT



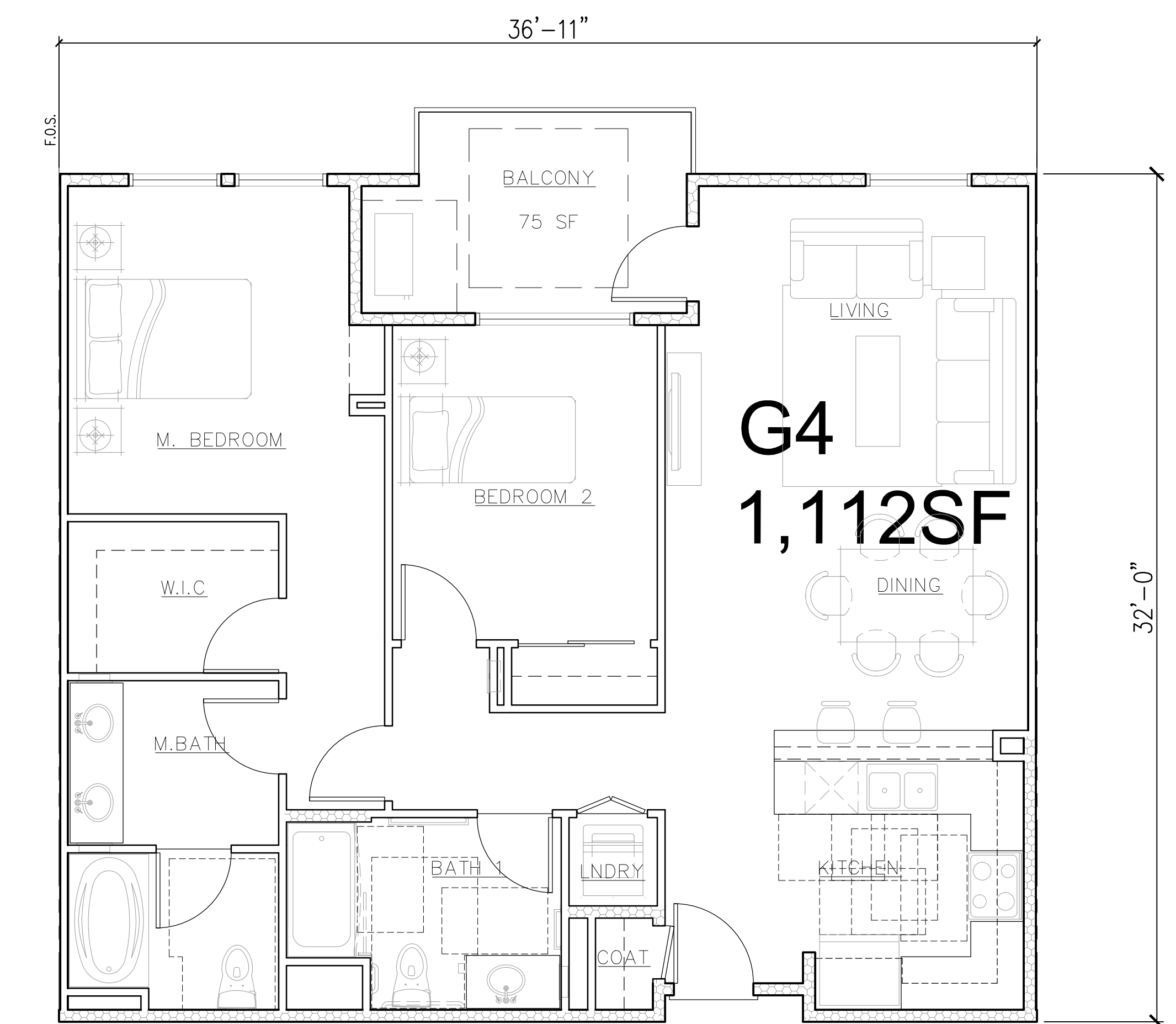
**UNIT C1**  
**(3) BED UNIT PLAN**  
 GROSS AREA: 1389 SQFT  
 NET AREA: 1300 SQFT  
 BALCONY: 75 SQFT



**UNIT D3**  
**(2) BED UNIT FLOOR PLAN**  
 GROSS AREA: 1,222 SQFT  
 NET AREA: 1146 SQFT  
 BALCONY: 78 SQFT



**UNIT G1**  
**(2) BED UNIT PLAN**  
 GROSS AREA: 1128 SQFT  
 NET AREA: 1056 SQFT  
 BALCONY: 75 SQFT



**UNIT G4**  
**(2) BED UNIT PLAN**  
 GROSS AREA: 1112 SQFT  
 NET AREA: 1039 SQFT  
 BALCONY: 75 SQFT

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

**MARINA PLAZA**

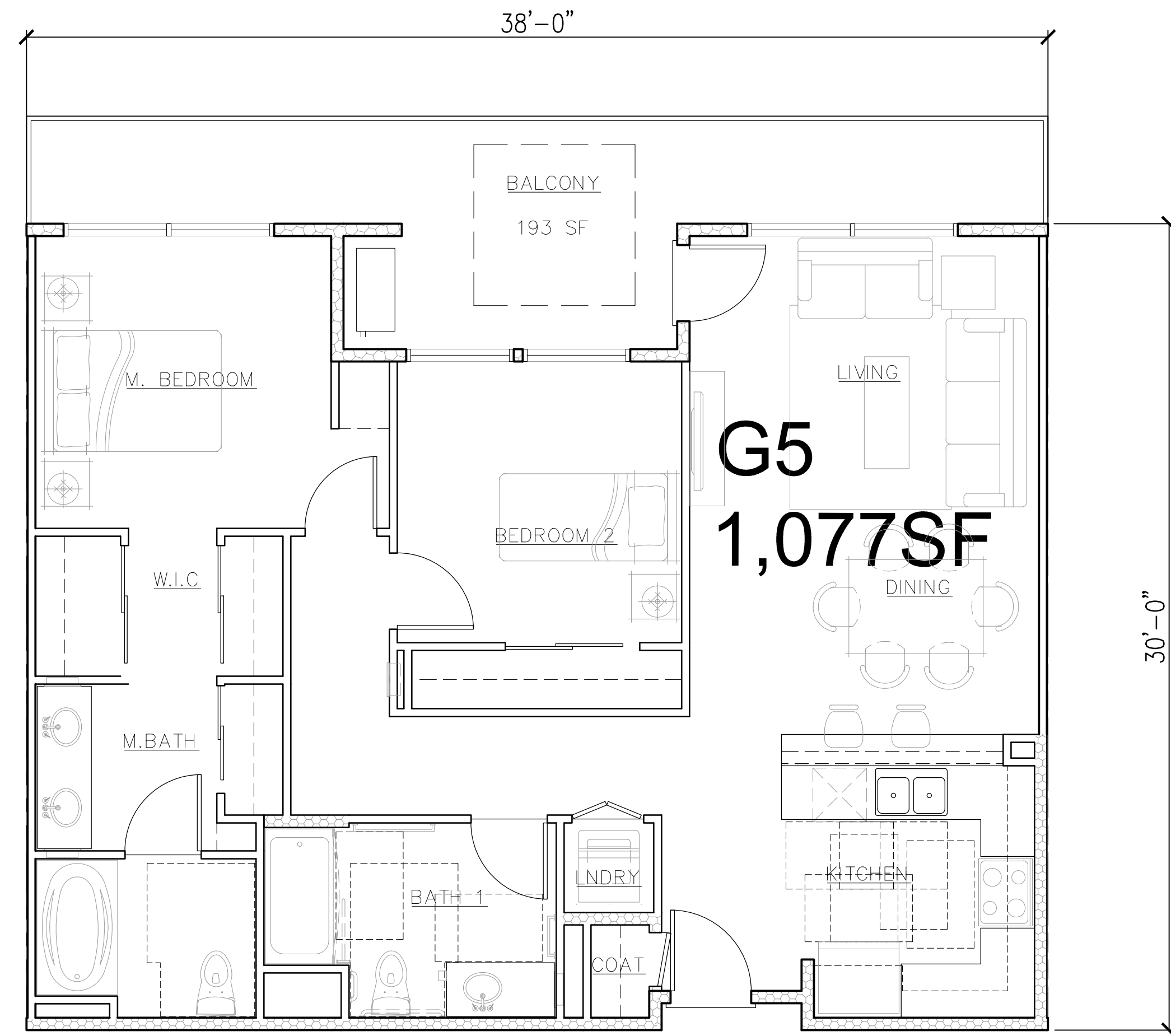
10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA  
 De Anza Venture, LLC



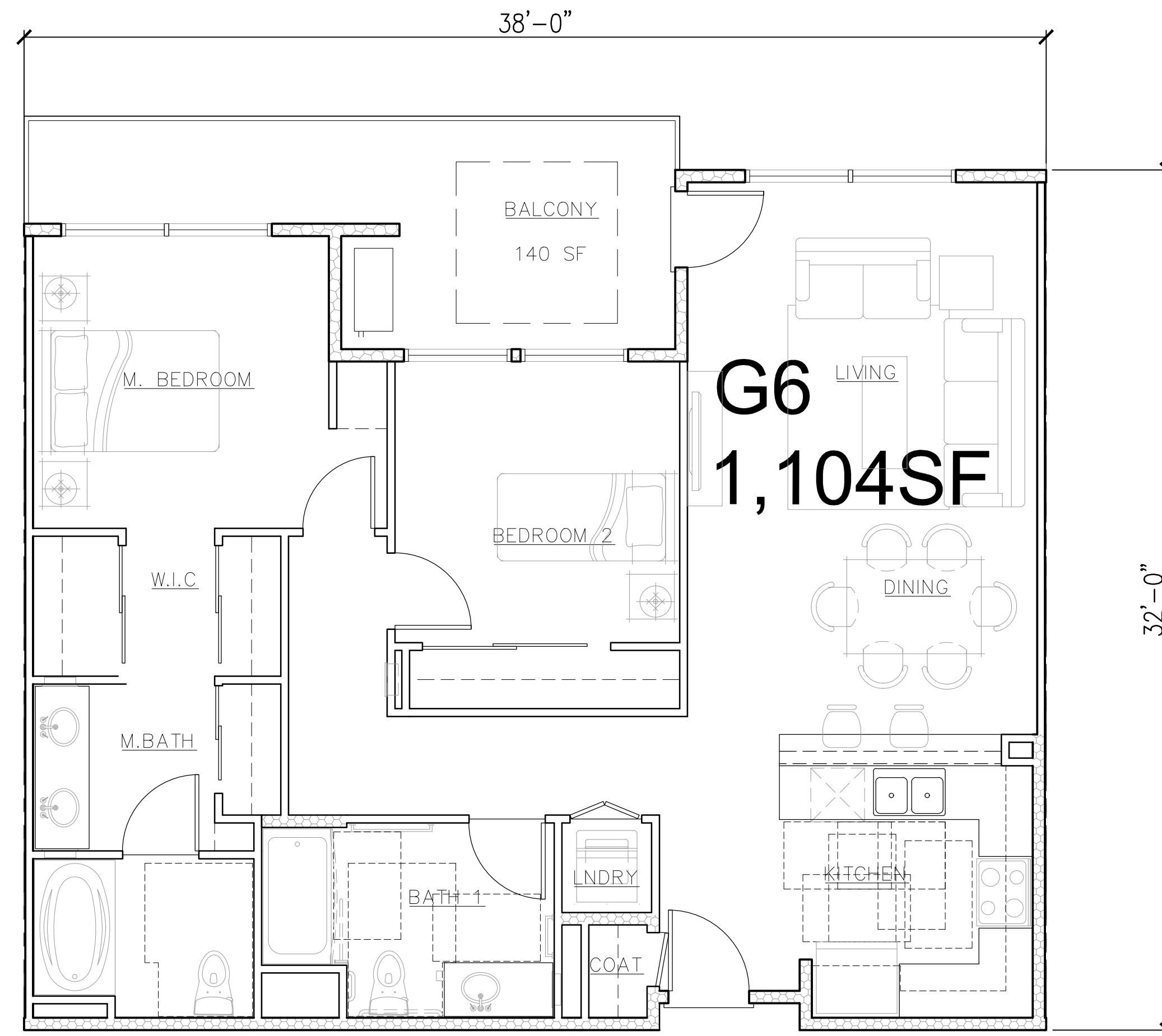
TECTONIC BUILDERS CORPORATION

**JOB NO.**  
**DATE** 9-27-22/2  
 Tectonic Architects & Associates  
 10118 Bandyly Dr. #E  
 Cupertino, CA 95014  
 408-216-0804

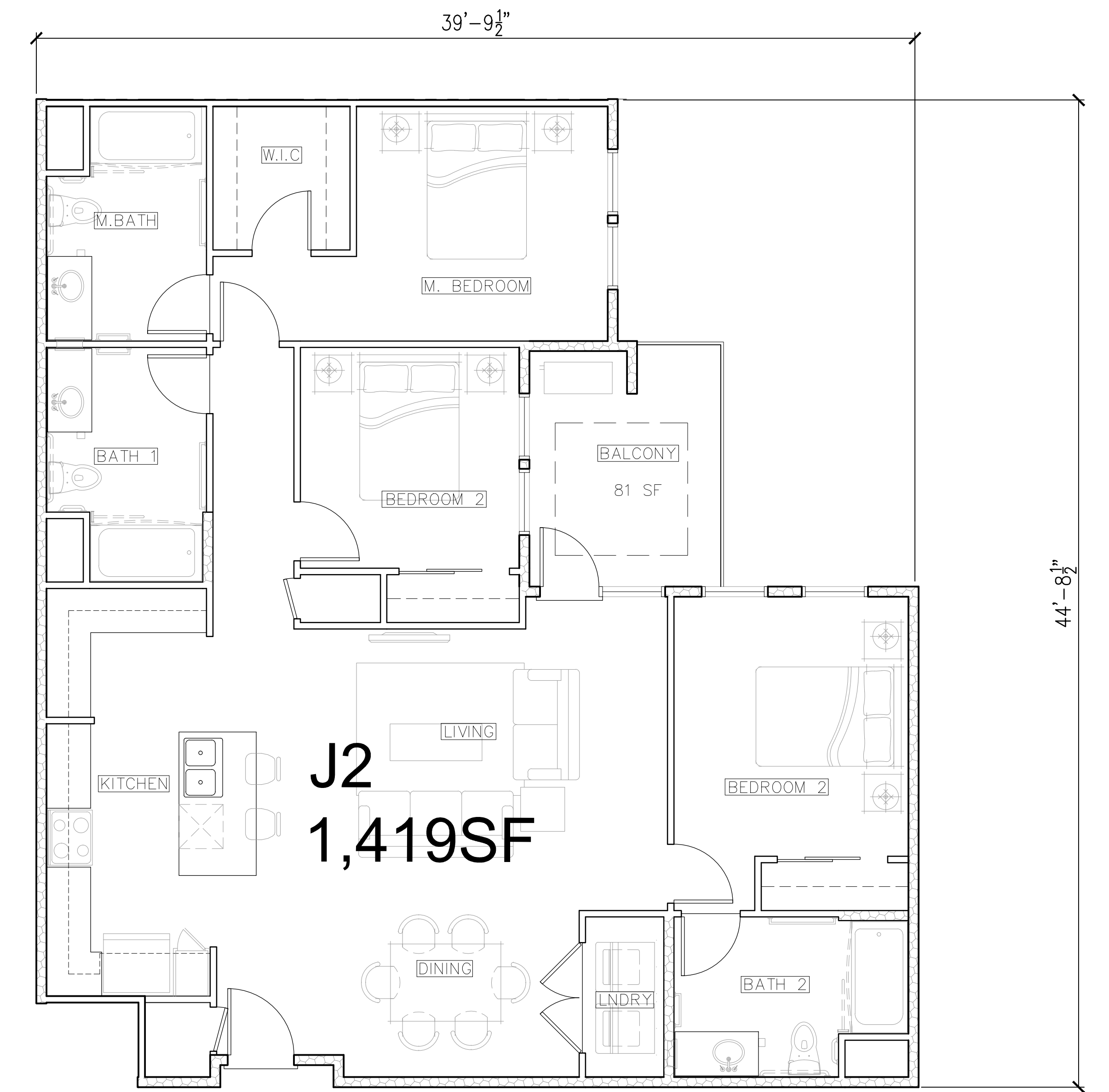
**A9.0**



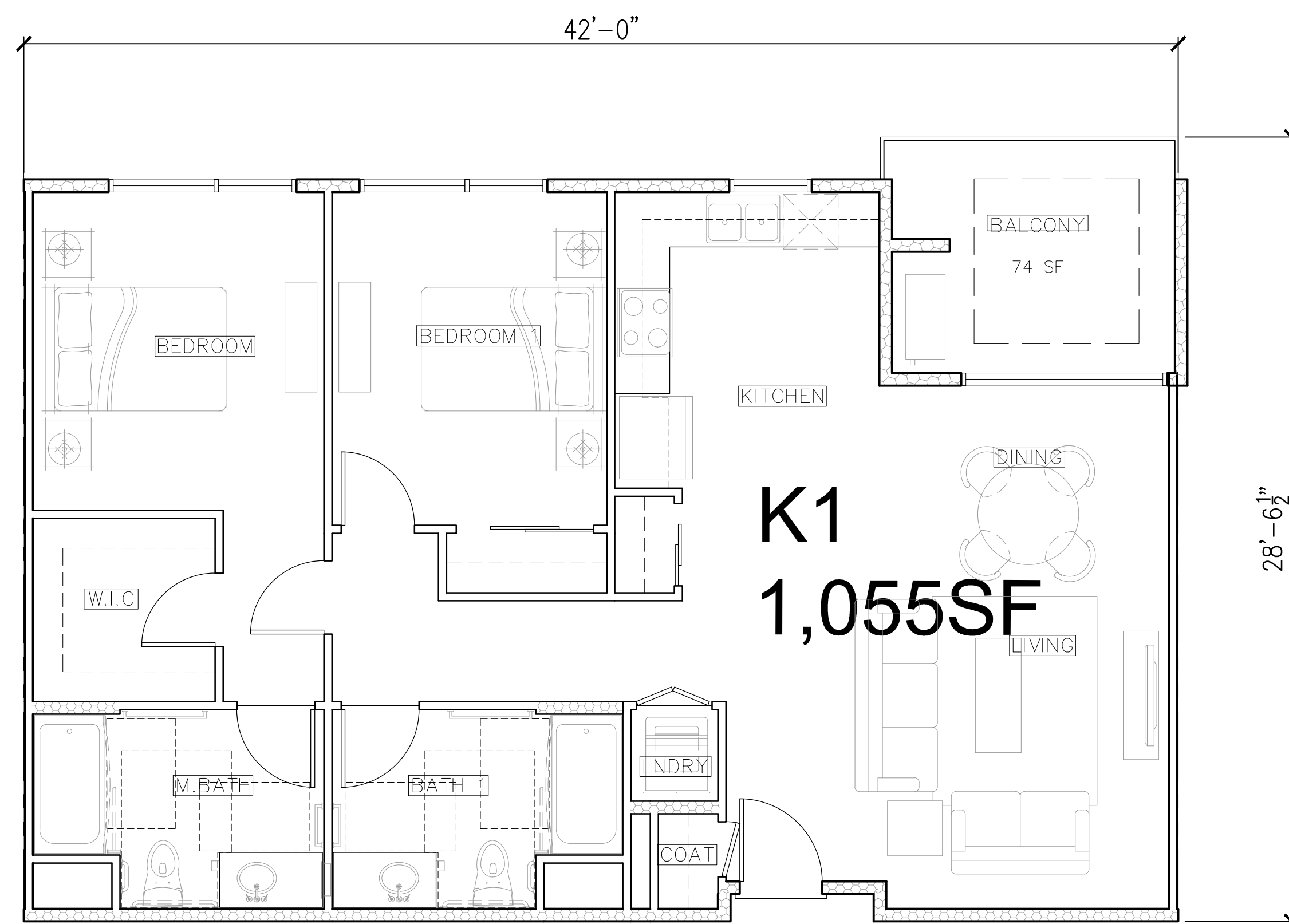
**UNIT G5**  
**(2) BED UNIT PLAN**  
 GROSS AREA: 1077 SQFT  
 NET AREA: 999 SQFT  
 BALCONY: 193 SQFT



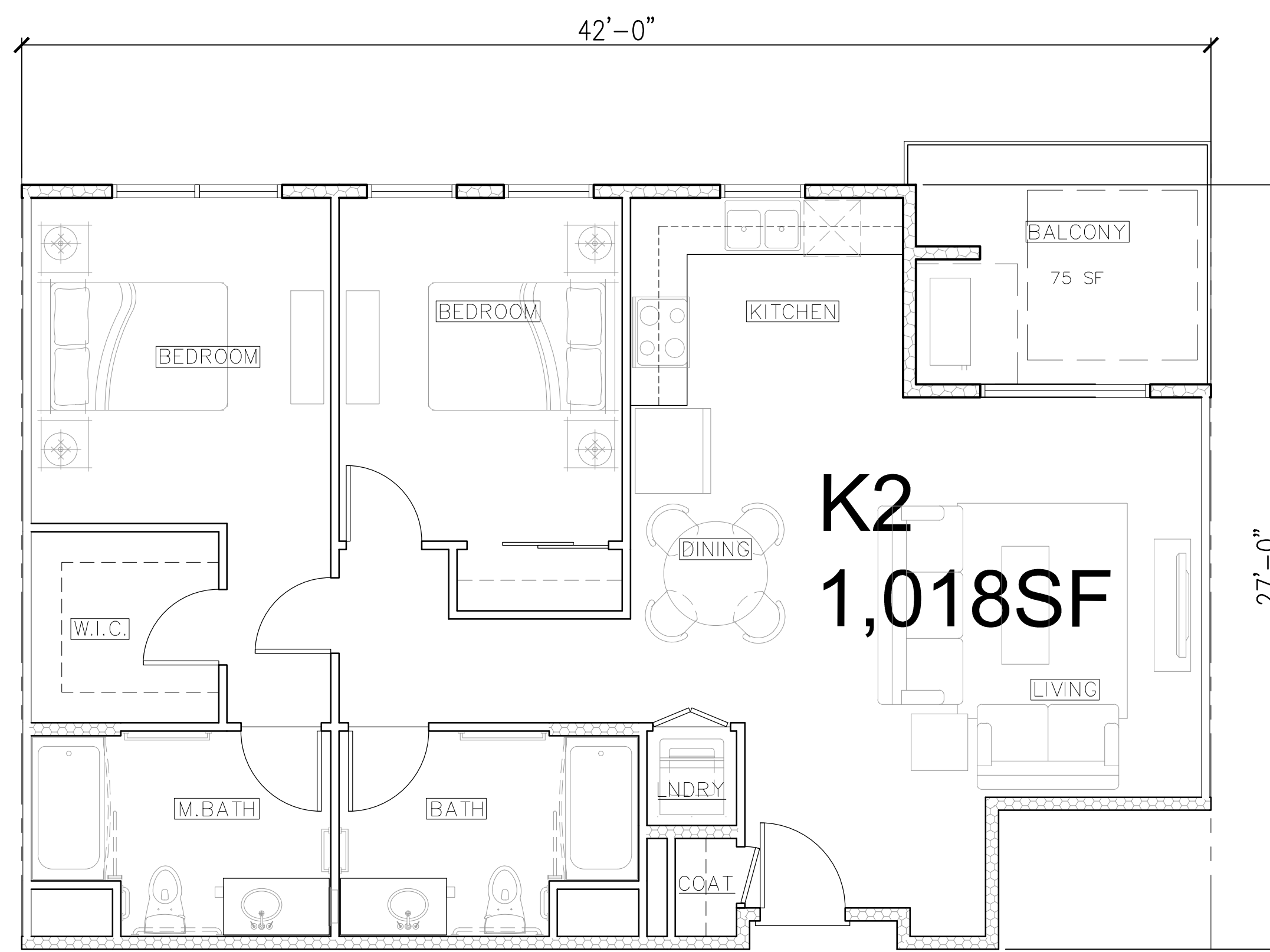
**UNIT G6**  
**(2) BED UNIT PLAN**  
 GROSS AREA: 1104 SQFT  
 NET AREA: 1025 SQFT  
 BALCONY: 73 SQFT



**UNIT J2**  
**(3) BED UNIT PLAN**  
 GROSS AREA: 1419 SQFT  
 NET AREA: 1316 SQFT  
 BALCONY: 81 SQFT



**UNIT K1**  
**(2) BED UNIT PLAN**  
 GROSS AREA: 1,055 SQFT  
 NET AREA: 977 SQFT  
 BALCONY: 75 SQFT



**UNIT K2**  
**(2) BED UNIT PLAN**  
 GROSS AREA: 1018 SQFT  
 NET AREA: 935 SQFT  
 BALCONY: 75 SQFT

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

**MARINA PLAZA**

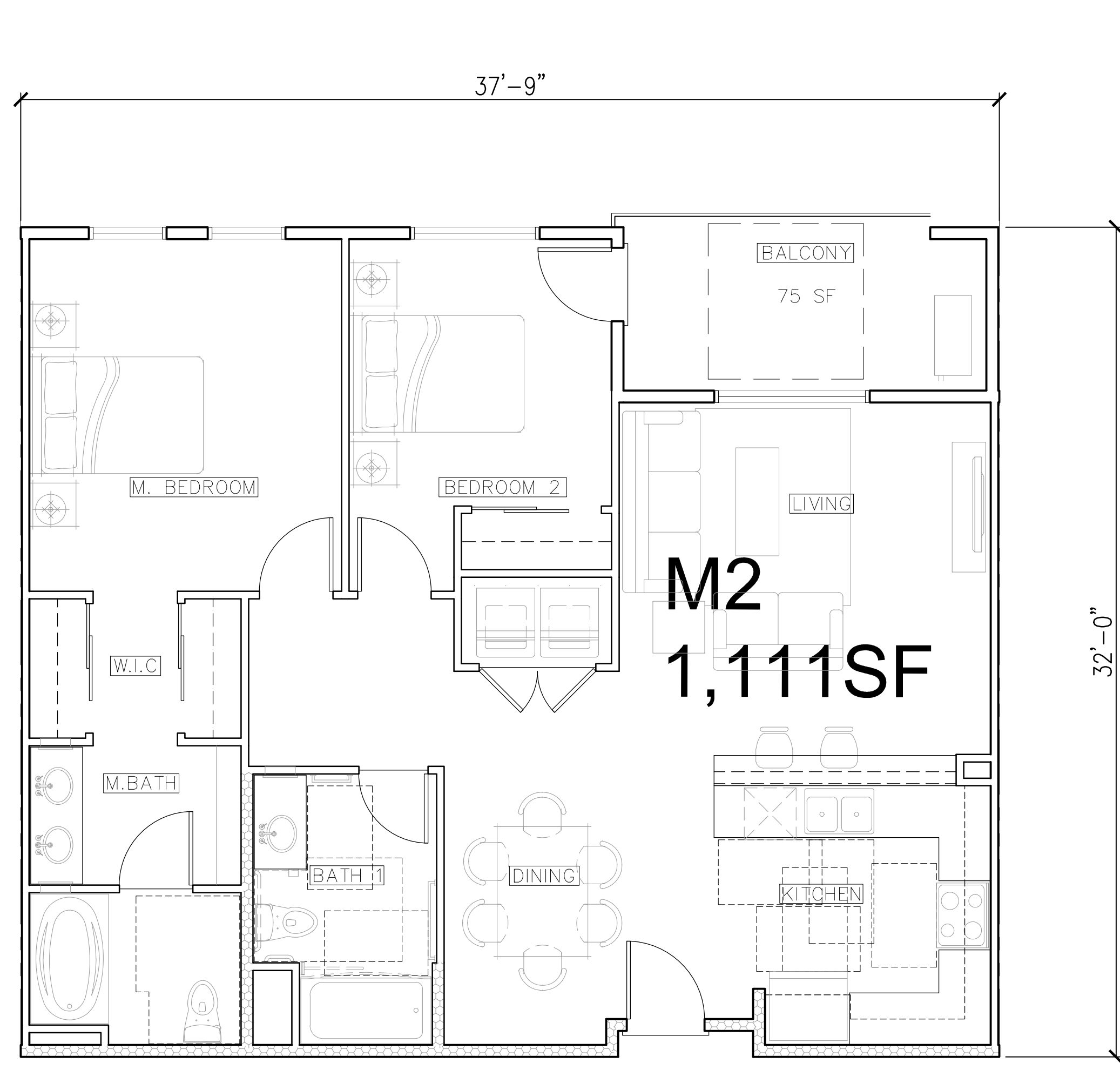
10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA  
 De Anza Venture, LLC



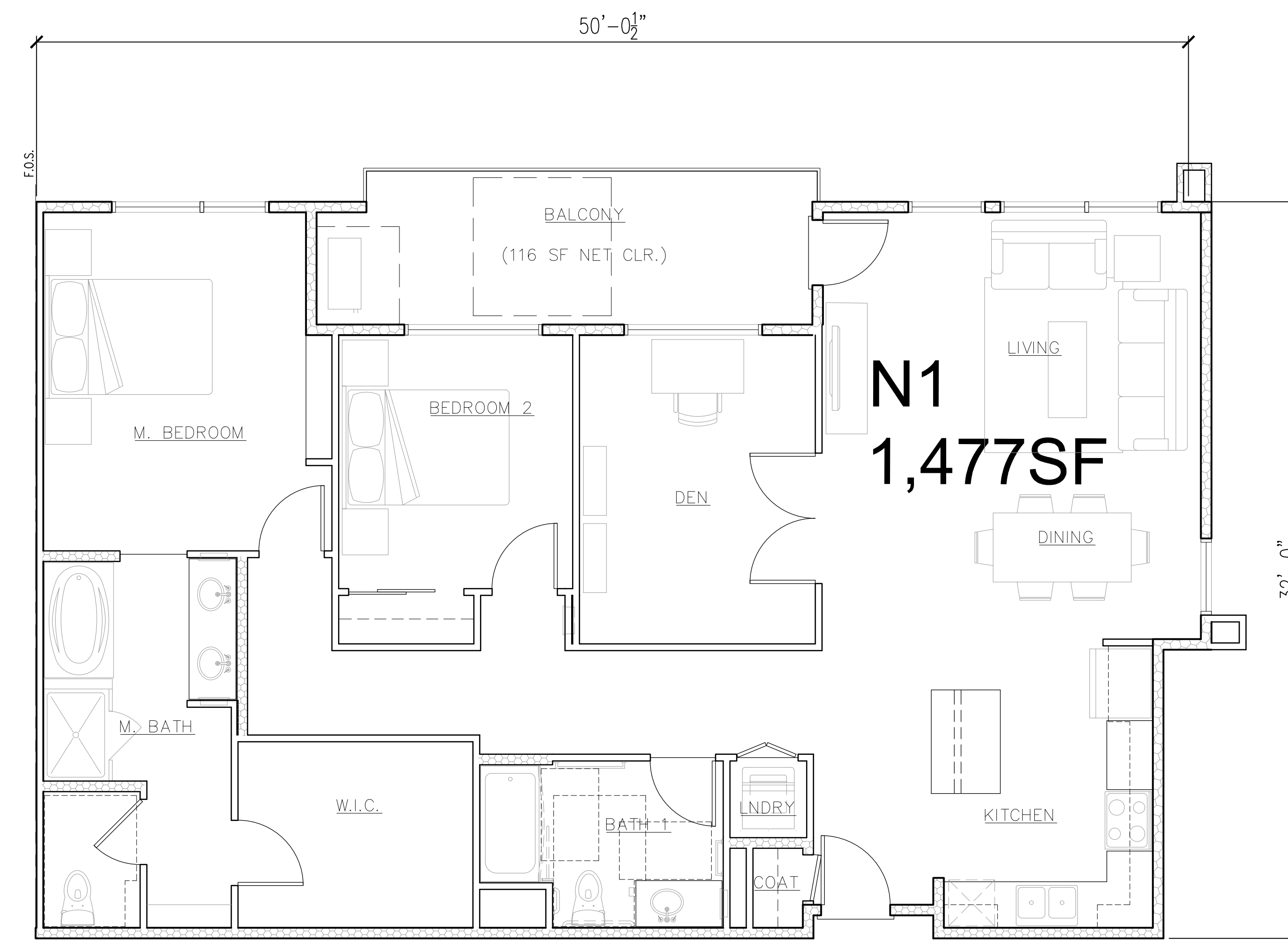
TECTONIC BUILDERS CORPORATION

**JOB NO.**  
**DATE** 9-27-22/2  
 Tectonic Architects & Associates  
 10118 Bandy Dr. #E  
 Cupertino, CA 95014  
 408-216-0804

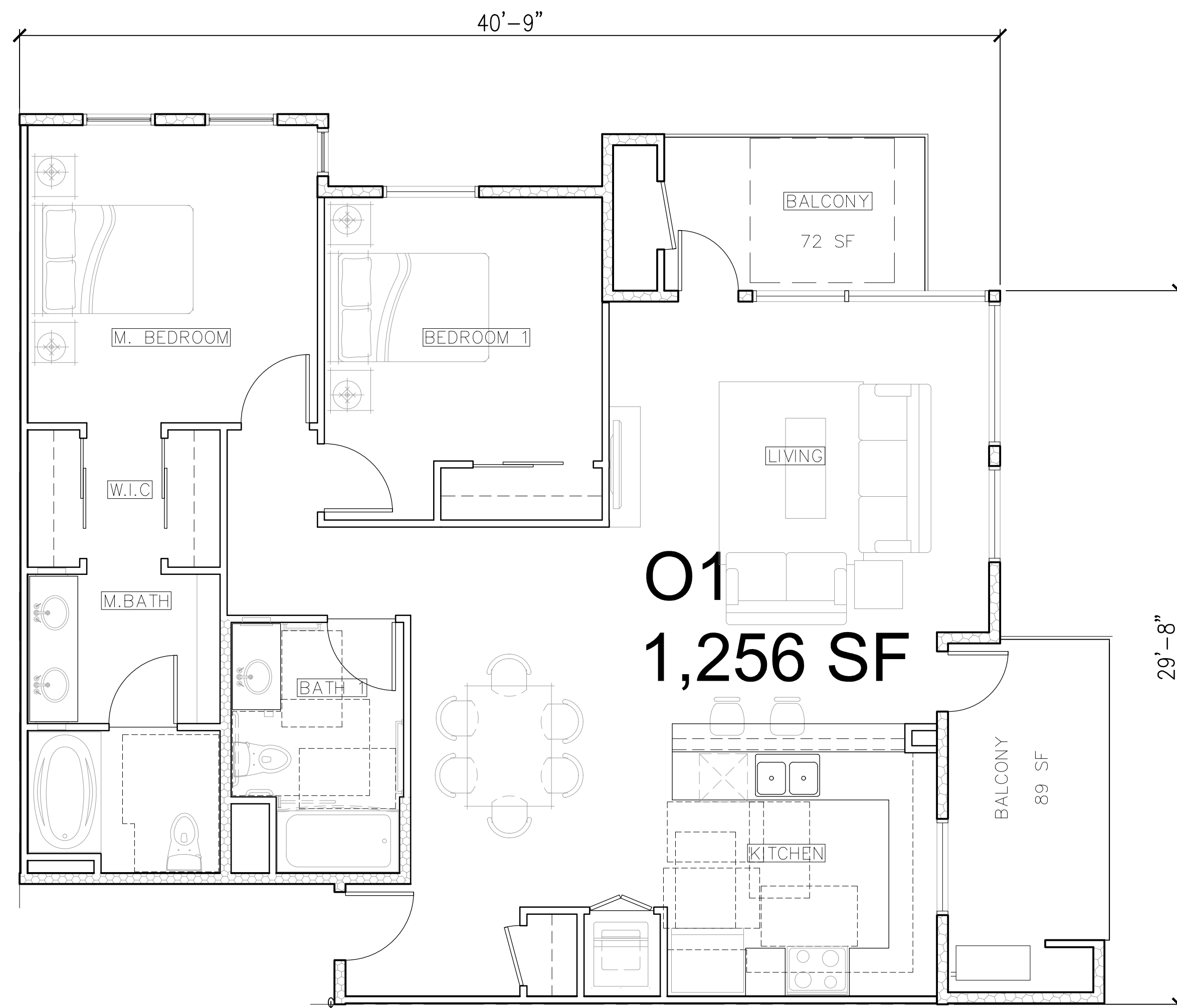
**A9.1**



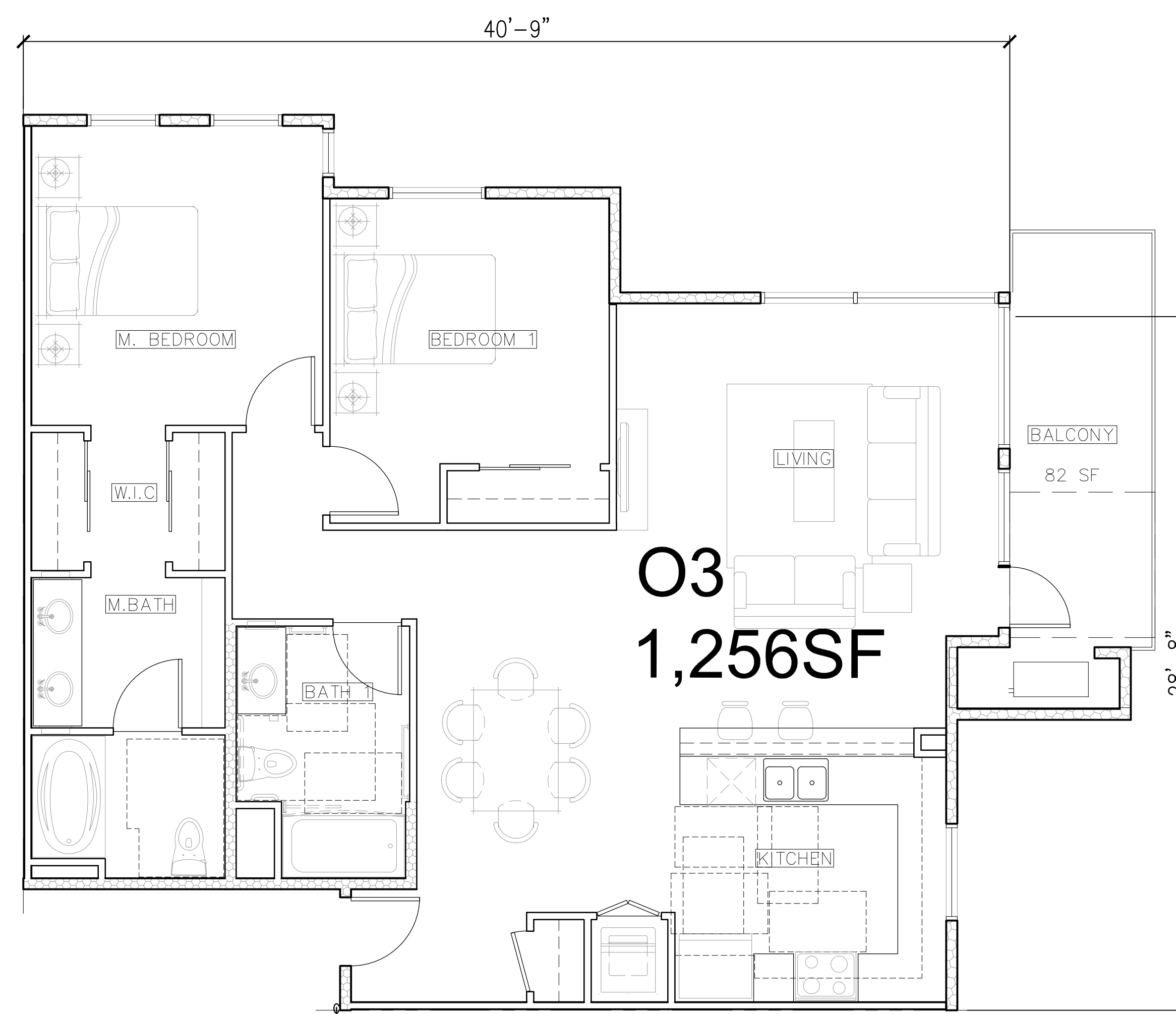
**UNIT M2**  
**(2) BED UNIT PLAN**  
 GROSS AREA: 1111 SQFT  
 NET AREA: 1037 SQFT  
 BALCONY: 79 SQFT



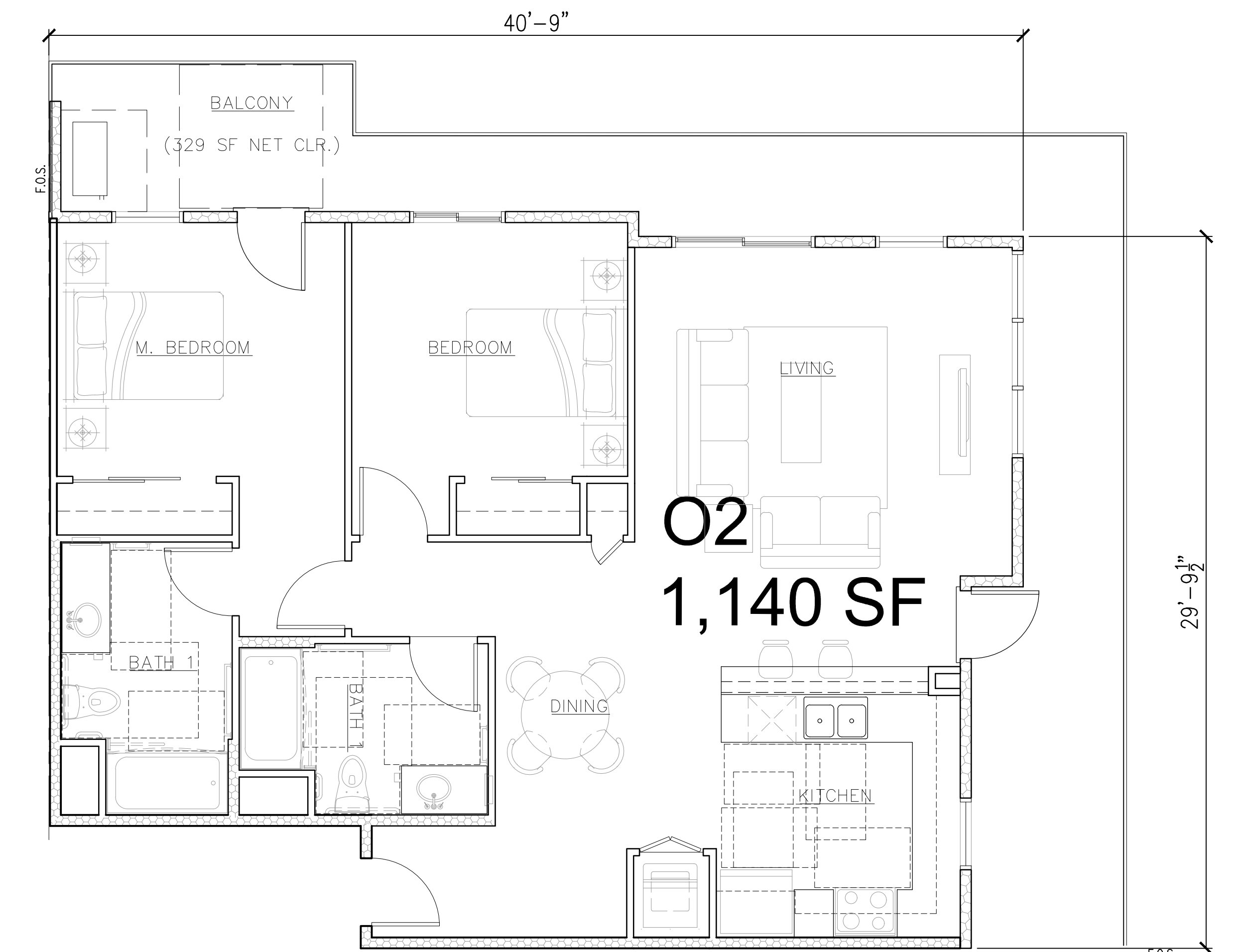
**UNIT N1**  
**(2) BED + DEN UNIT PLAN**  
 GROSS AREA: 1488 SQFT  
 NET AREA: 1394 SQFT  
 BALCONY: 124 SQFT



**UNIT O1**  
**(2) BED UNIT PLAN**  
 GROSS AREA: 1256 SQFT  
 NET AREA: 1175 SQFT  
 BALCONY: 161 SQFT



**UNIT O3**  
**(2) BED UNIT PLAN**  
 GROSS AREA: 1258 SQFT  
 NET AREA: 1175 SQFT  
 BALCONY: 82 SQFT



**UNIT O2**  
**(2) BED UNIT PLAN**  
 GROSS AREA: 1140 SQFT  
 NET AREA: 1069 SQFT  
 BALCONY: 174 SQFT

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

**MARINA PLAZA**

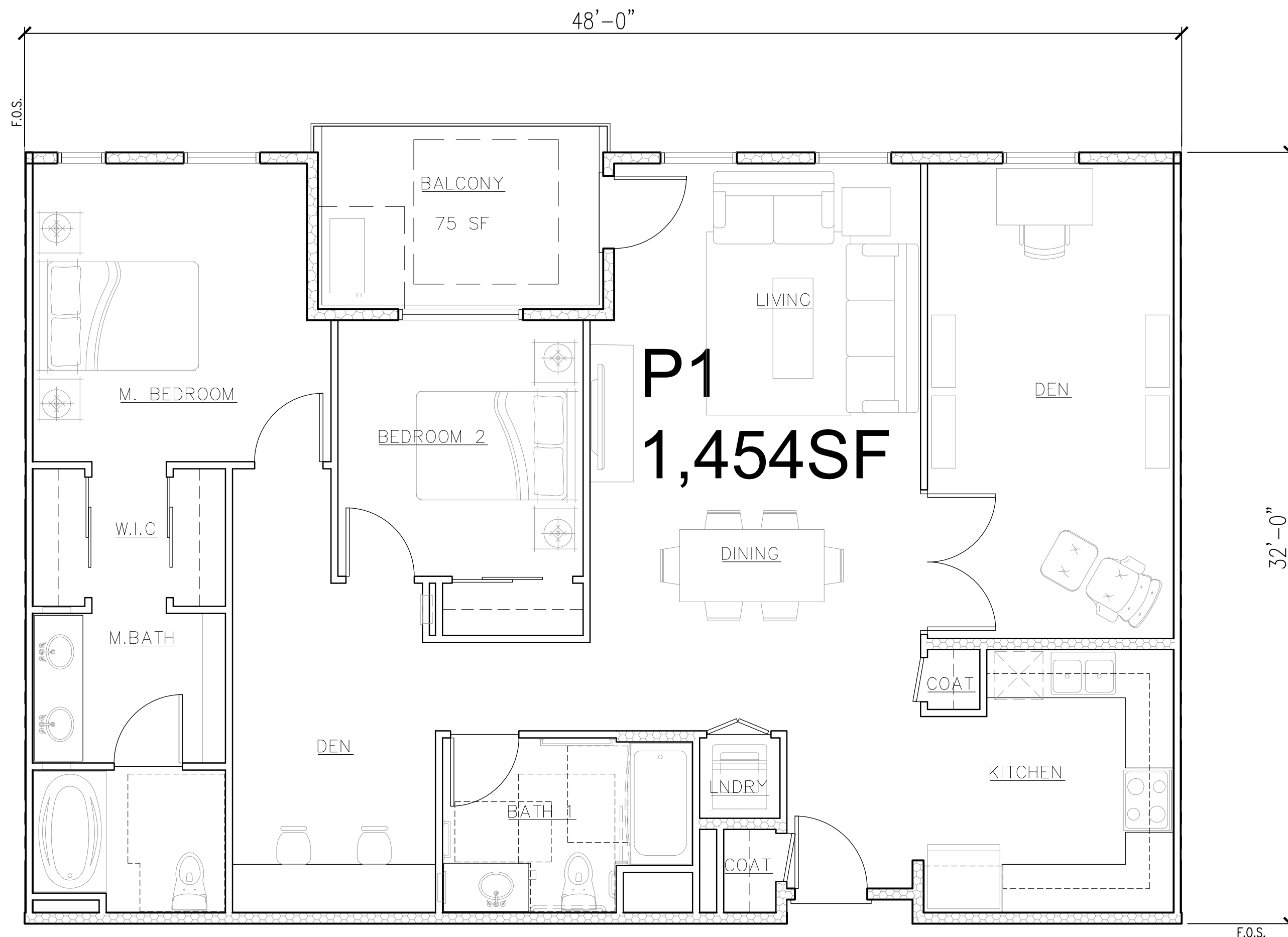
10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA  
 De Anza Venture, LLC



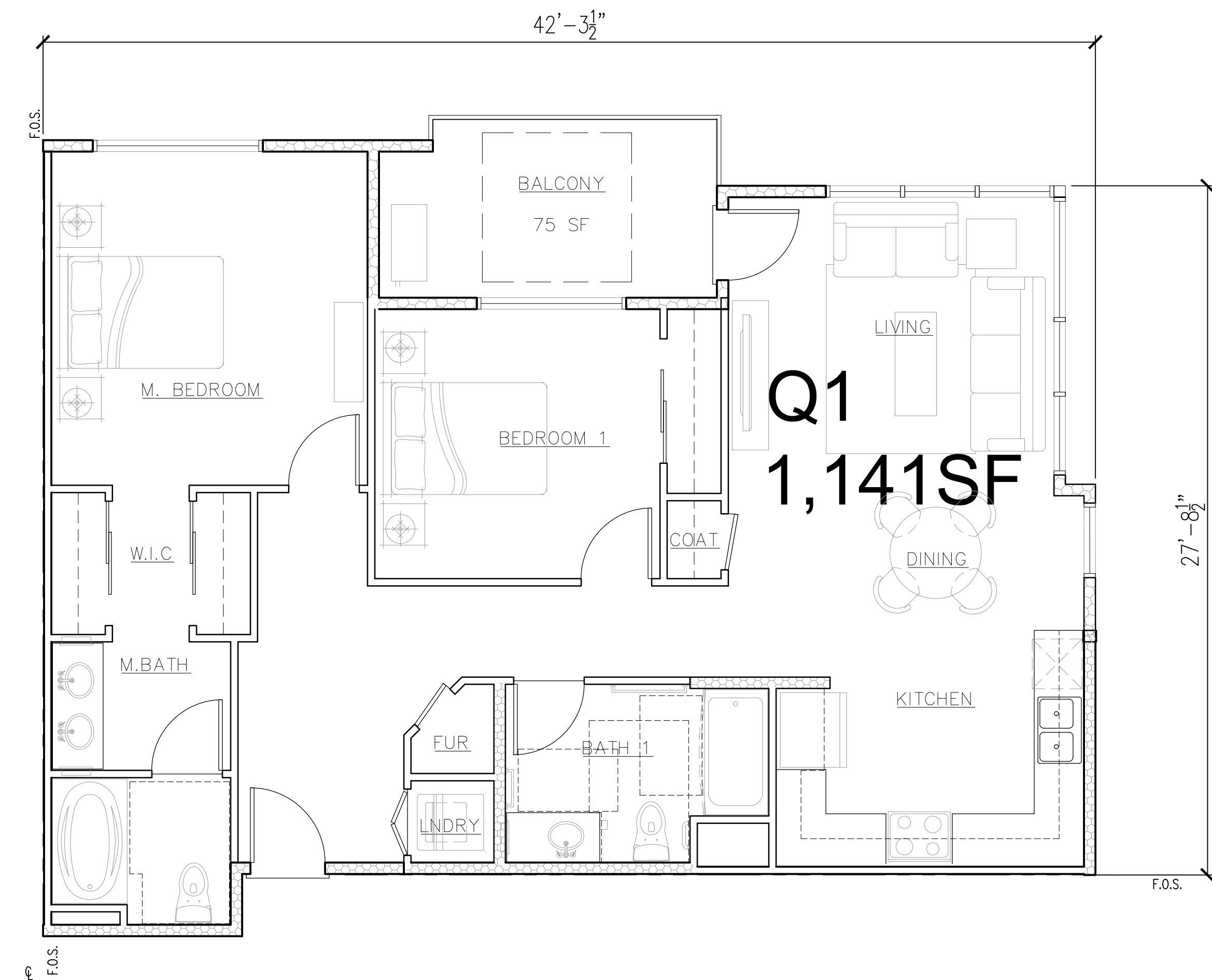
**TECTONIC BUILDERS**  
 CORPORATION

**JOB NO.**  
**DATE** 9-27-22/2  
 Tectonic Architects & Associates  
 10118 Bandley Dr. #E  
 Cupertino, CA 95014  
 408-216-0804

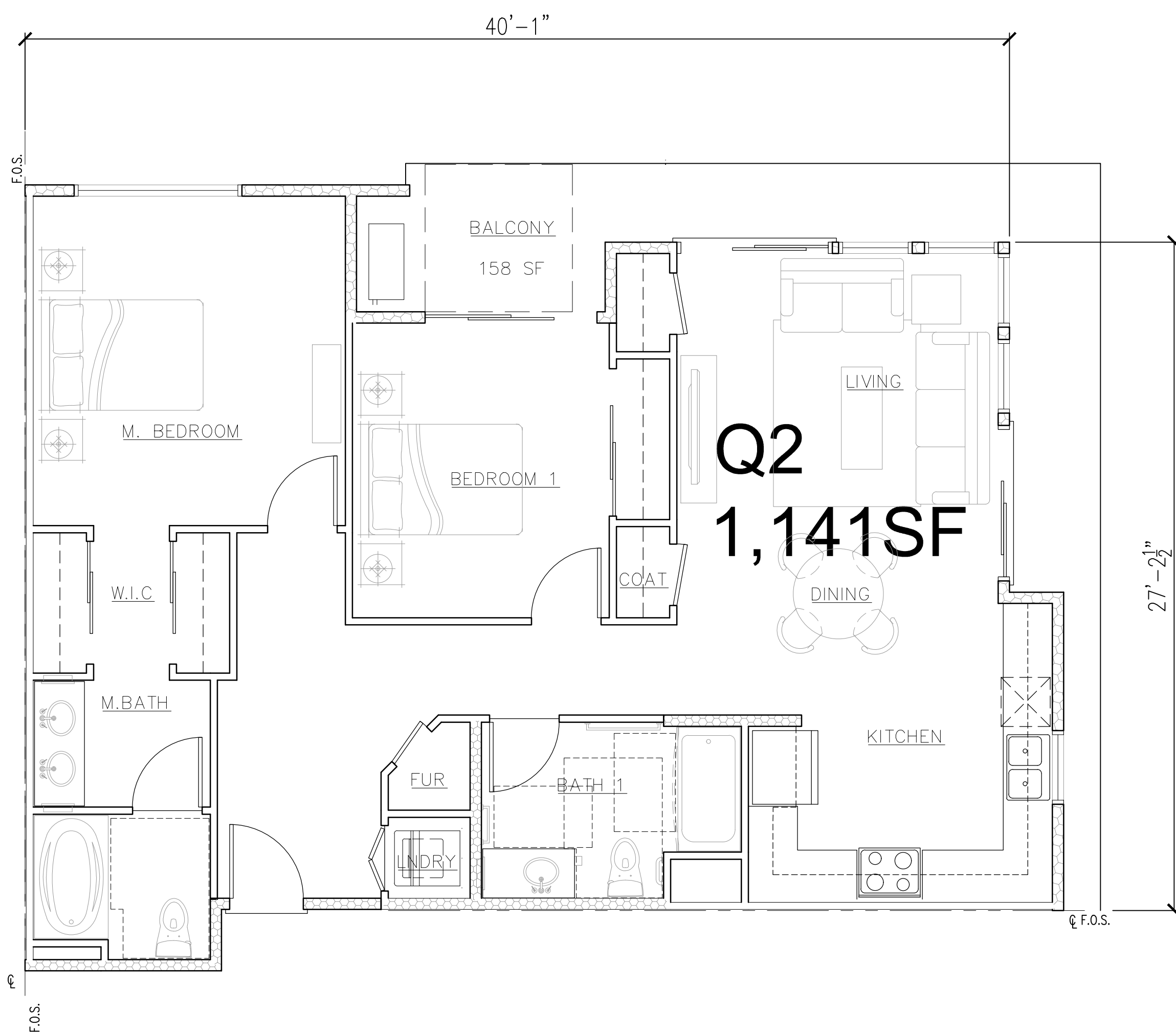
**A9.2**



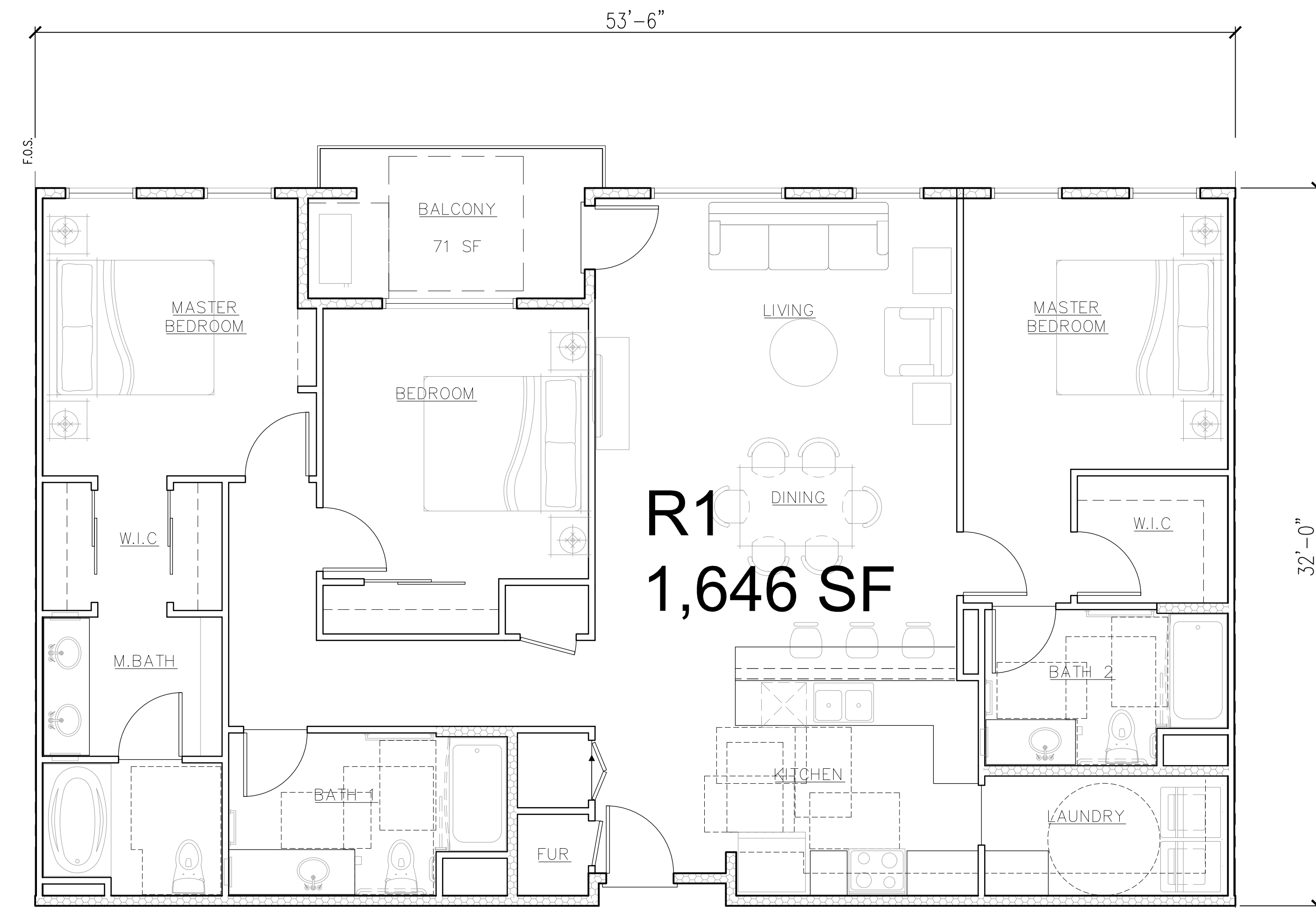
**UNIT P1**  
**(2) BED + DEN UNIT PLAN**  
 GROSS AREA: 1454 SQFT  
 NET AREA: 1364 SQFT  
 BALCONY: 71 SQFT



**UNIT Q1 (CORNER)**  
**(2) BED UNIT PLAN**  
 GROSS AREA: 1141 SQFT  
 NET AREA: 1056 SQFT  
 BALCONY: 75 SQFT



**UNIT Q2 (CORNER)**  
**(2) BED UNIT PLAN**  
 GROSS AREA: 1141 SQFT  
 NET AREA: 1056 SQFT  
 BALCONY: 75 SQFT



**UNIT R1**  
**(3) BED UNIT PLAN**  
 GROSS AREA: 1,646 SQFT  
 NET AREA: 1,561 SQFT  
 BALCONY: 71 SQFT

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

**MARINA PLAZA**

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

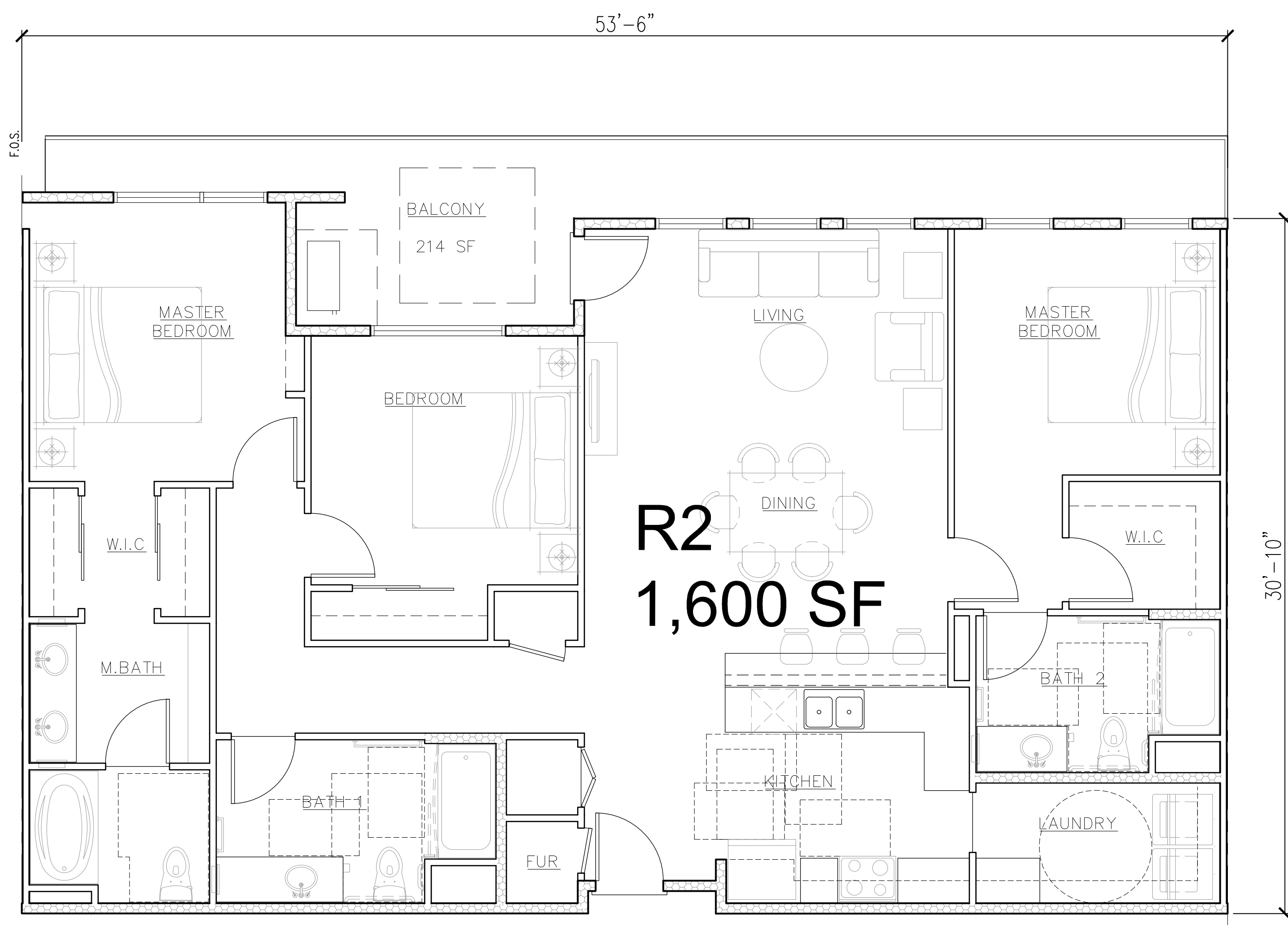


**TECTONIC BUILDERS**  
 CORPORATION

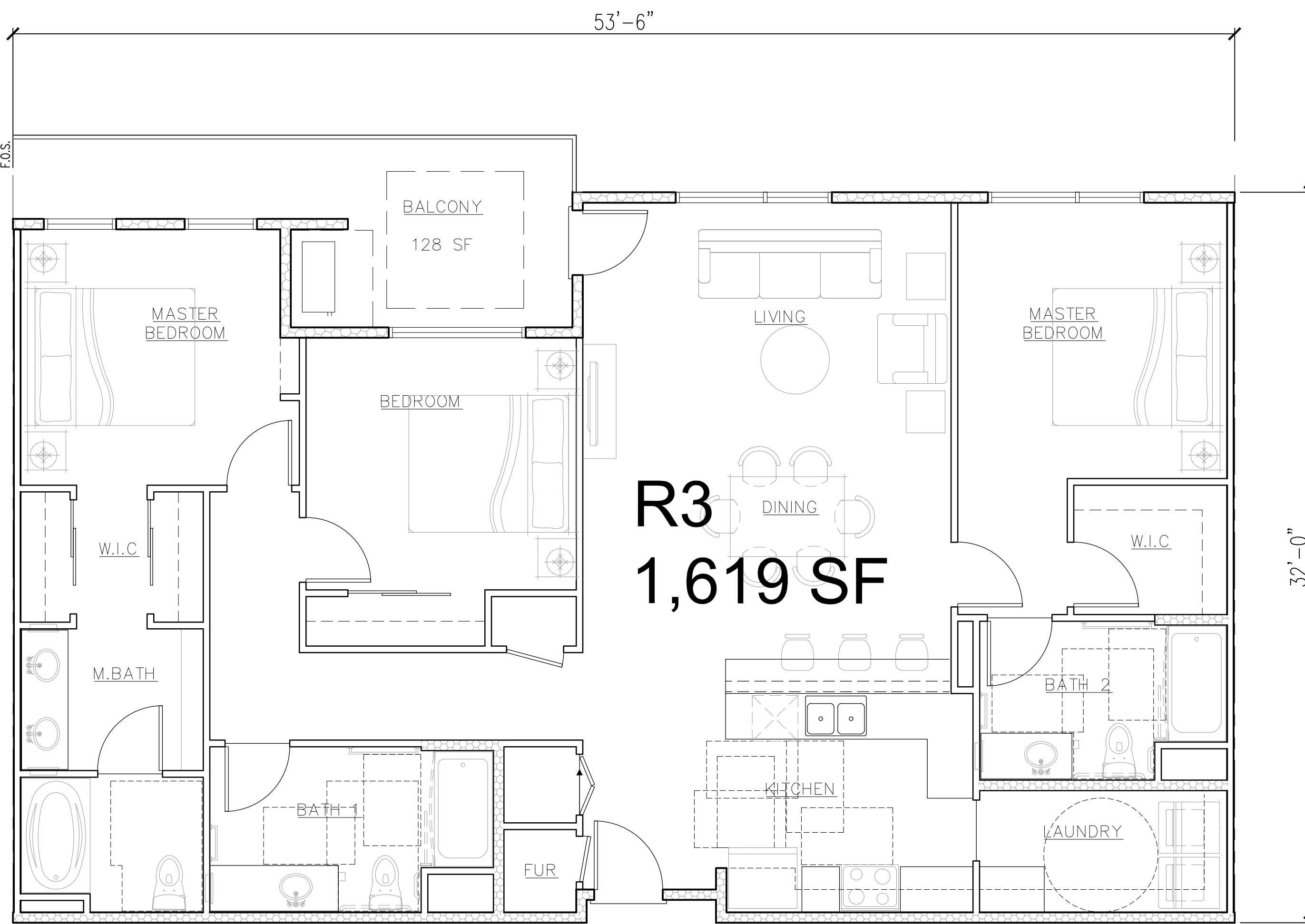
**JOB NO.**  
**DATE** 9-27-22/2  
 Tectonic Architects & Associates  
 10118 Bandyly Dr. #E  
 Cupertino, CA 95014  
 408-216-0804

**A9.3**

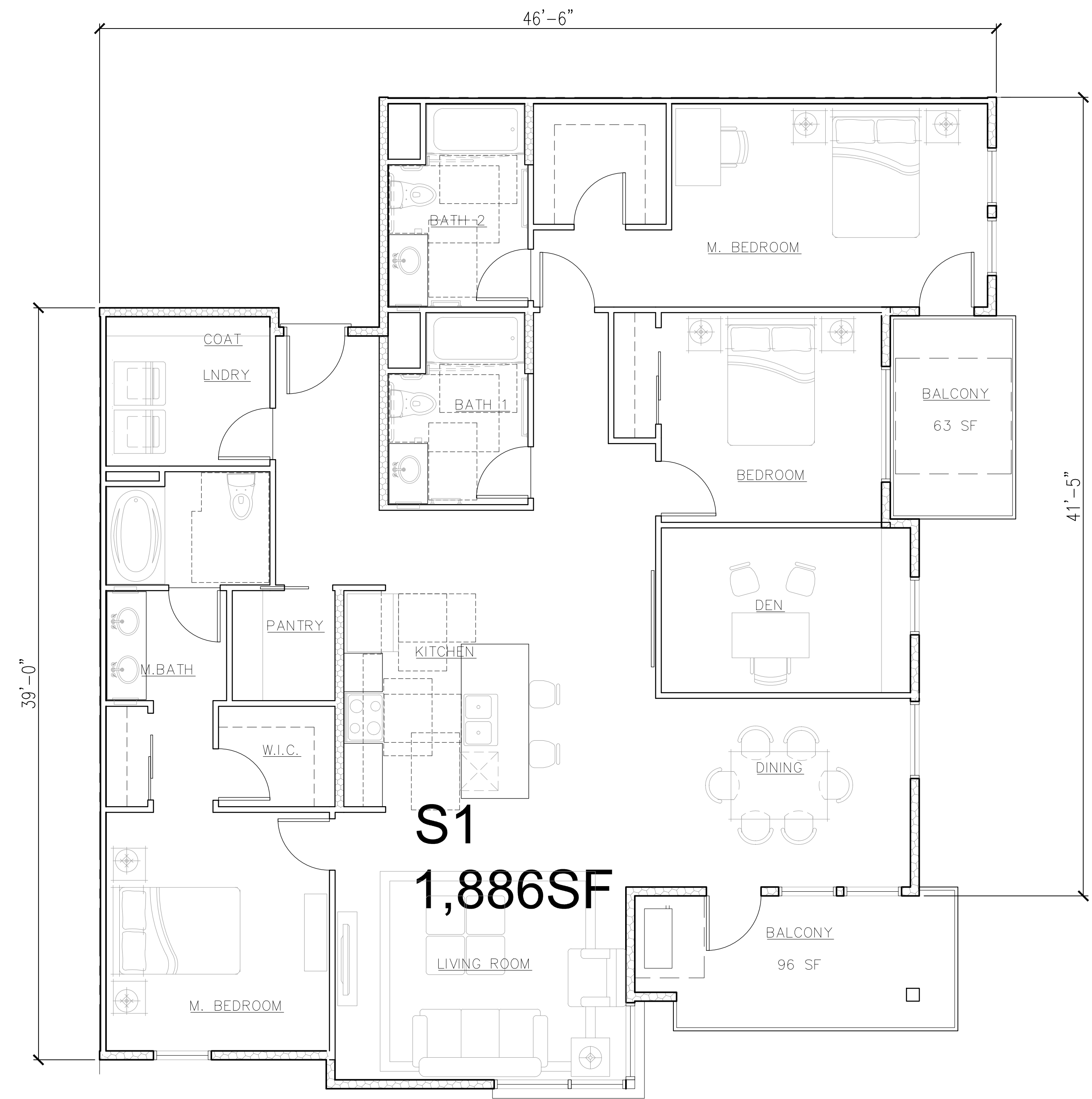




**UNIT R2**  
**(3) BED UNIT PLAN**  
 GROSS AREA: 1,600 SQFT  
 NET AREA: 1,505 SQFT  
 BALCONY: 214 SQFT



**UNIT R3**  
**(3) BED UNIT PLAN**  
 GROSS AREA: 1,619 SQFT  
 NET AREA: 1,518 SQFT  
 BALCONY: 128 SQFT



**UNIT S1 (CORNER 2)**  
**(2) BED + DEN UNIT PLAN**  
 GROSS AREA: 1868 SQFT  
 NET AREA: 1779 SQFT  
 BALCONY: 159 SQFT

# MARINA PLAZA

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

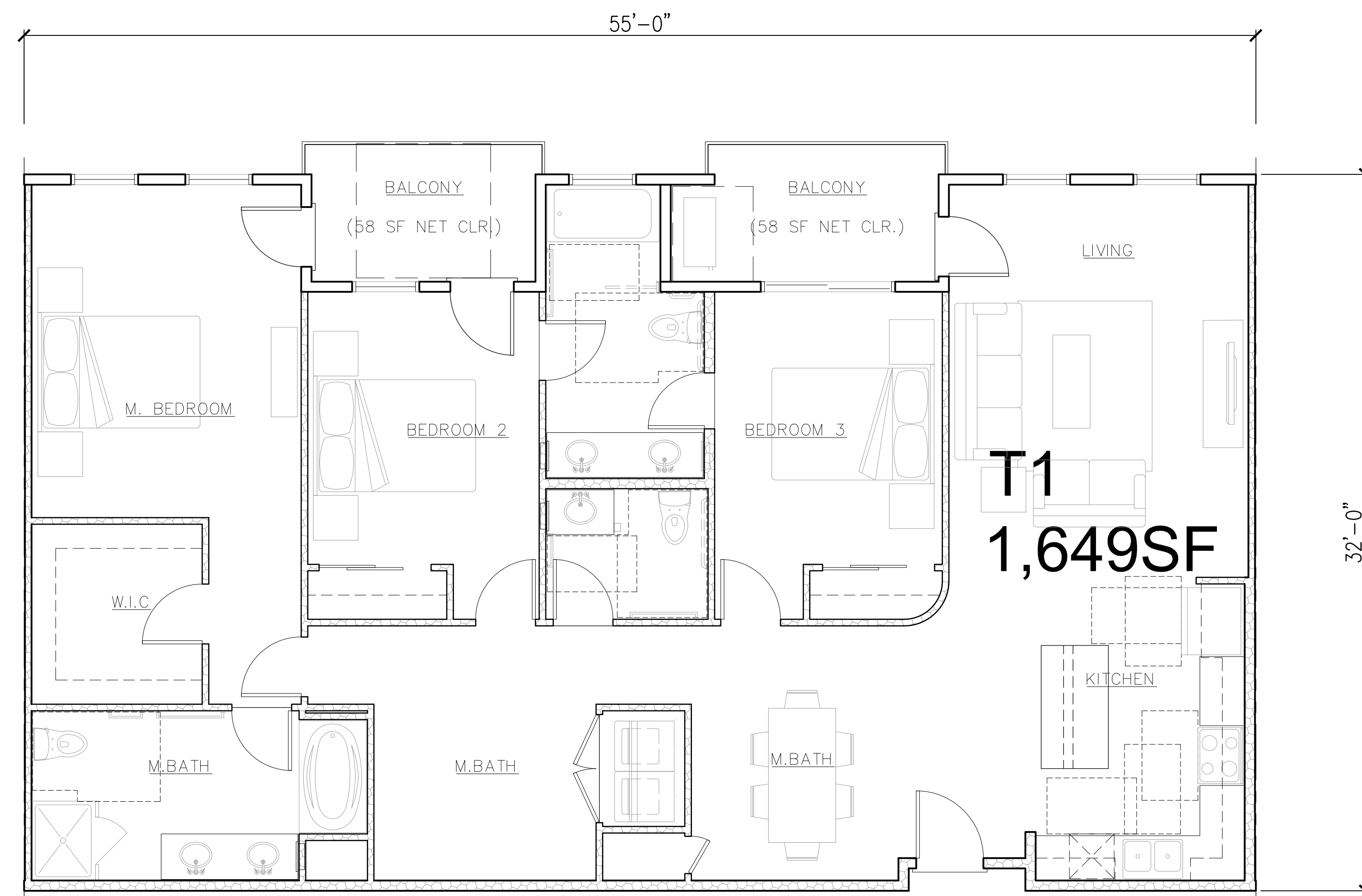
## UNIT PLANS

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

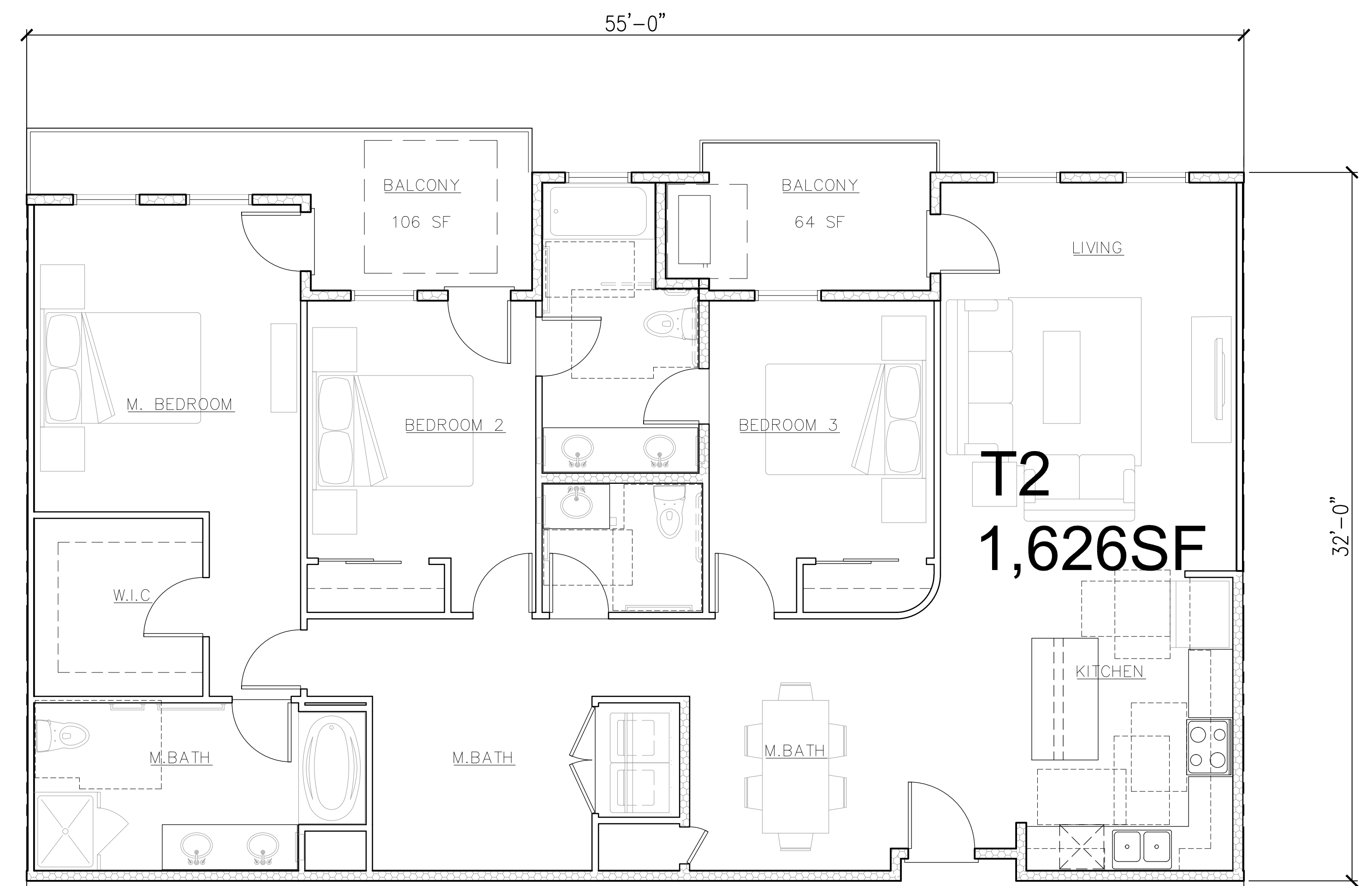
**JOB NO.**  
**DATE** 9-27-22/2  
 Tectonic Architects & Associates  
 10118 Bandy Dr. #E  
 Cupertino, CA 95014  
 408-216-0804



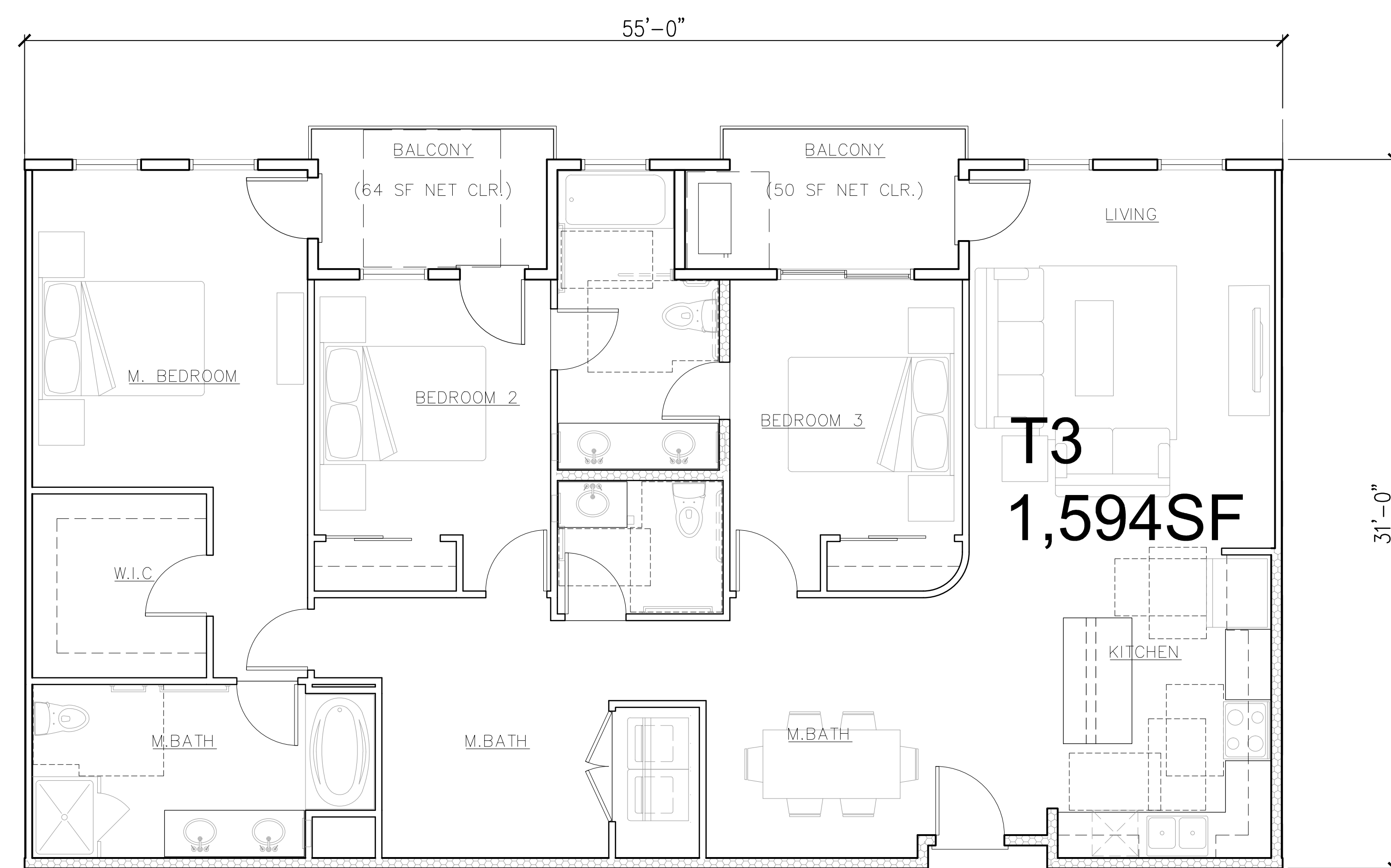
**A9.4**



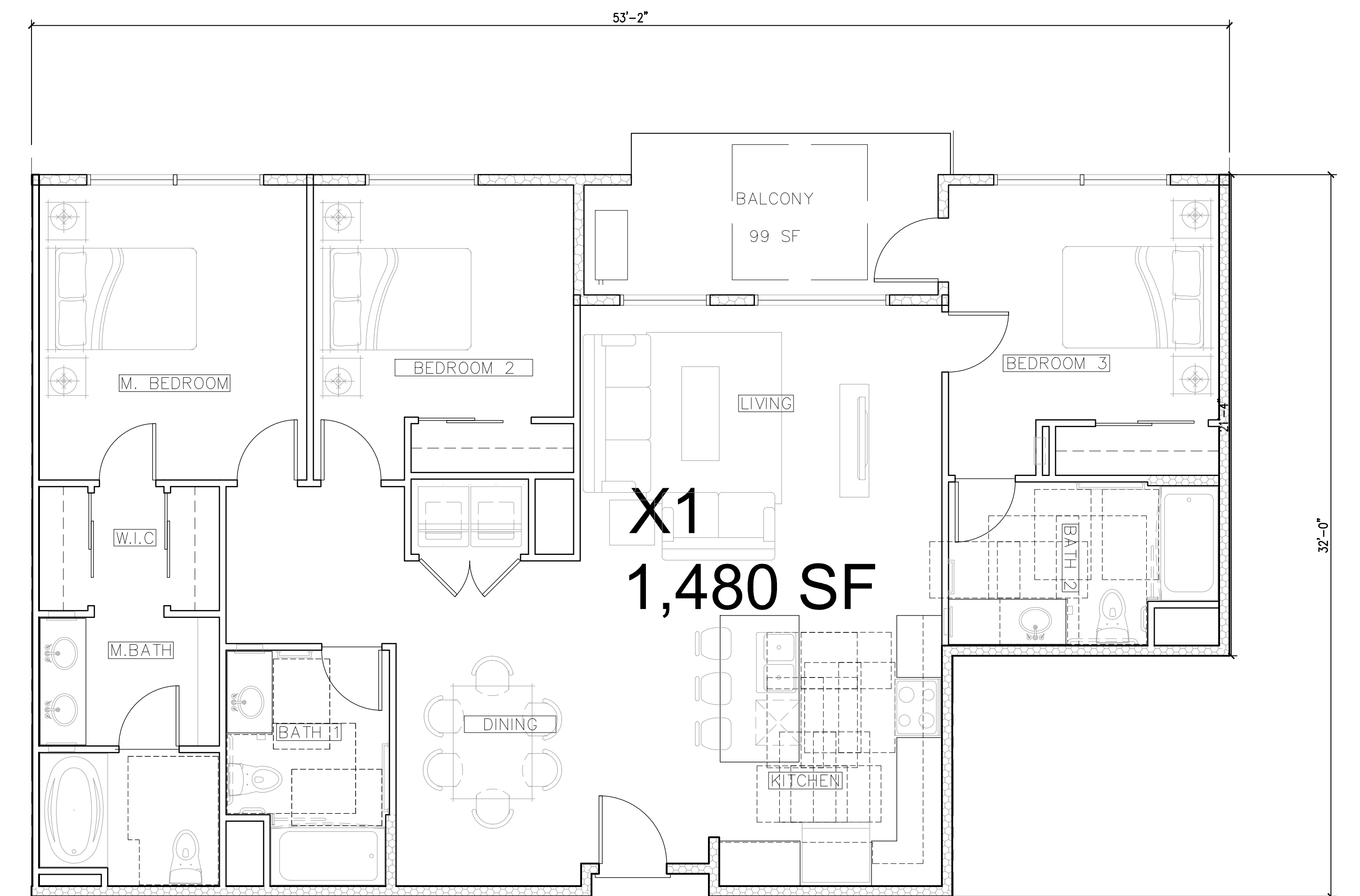
**UNIT T1**  
**(3) BED + DEN UNIT PLAN**  
 GROSS AREA: 1639 SQFT  
 NET AREA: 1537 SQFT  
 BALCONY: 128 SQFT



**UNIT T2**  
**(3) BED + DEN UNIT PLAN**  
 GROSS AREA: 1626 SQFT  
 NET AREA: 1525 SQFT  
 BALCONY: 170 SQFT



**UNIT T3**  
**(3) BED + DEN UNIT PLAN**  
 GROSS AREA: 1639 SQFT  
 NET AREA: 1537 SQFT  
 BALCONY: 128 SQFT



**UNIT X1**  
**(3) BED UNIT PLAN**  
 GROSS AREA: 1480 SQFT  
 NET AREA: 1376 SQFT  
 BALCONY: 99 SQFT

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

**MARINA PLAZA**

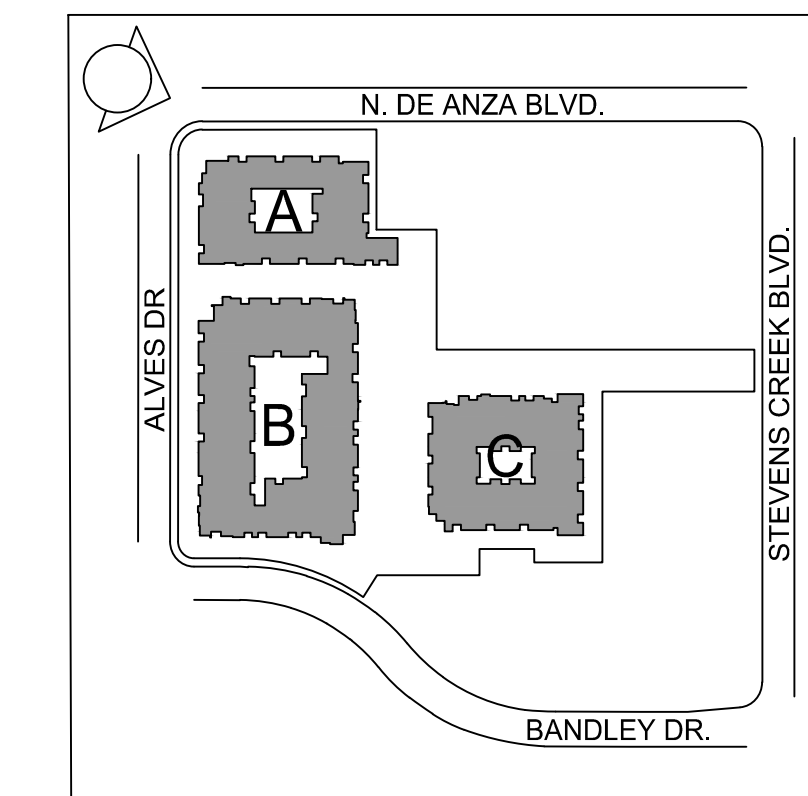
10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA  
 De Anza Venture, LLC



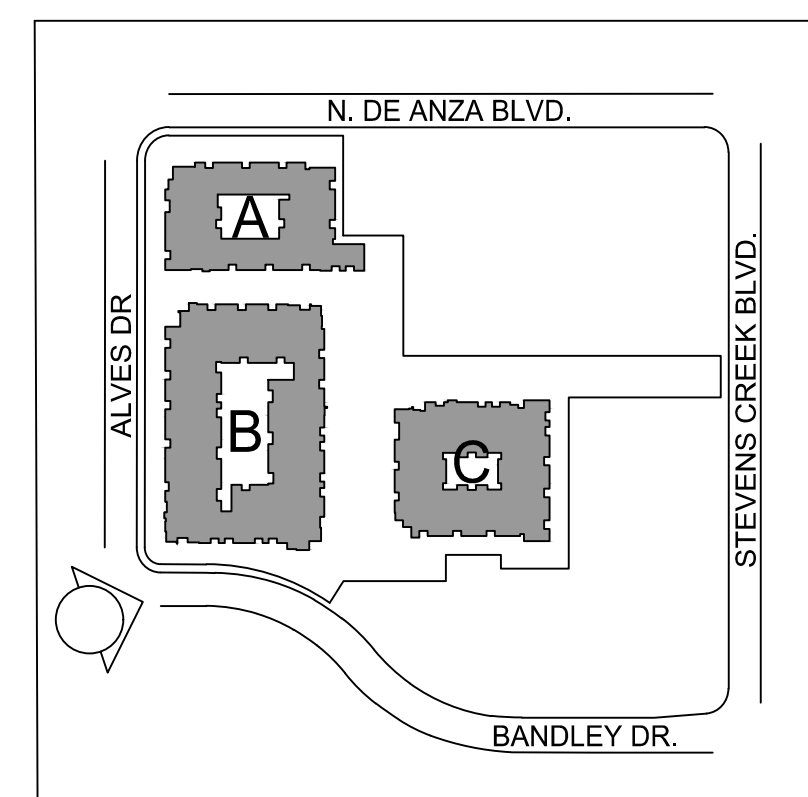
TECTONIC BUILDERS CORPORATION

**JOB NO.**  
**DATE** 9-27-22/2  
 Tectonic Architects & Associates  
 10118 Bandley Dr. #E  
 Cupertino, CA 95014  
 408-216-0804

**A9.5**



DE ANZA BLVD / BUILDING A STREET VIEW



ALVES DR. / BANDLEY DR. BLDG B STREET VIEW

# MARINA PLAZA

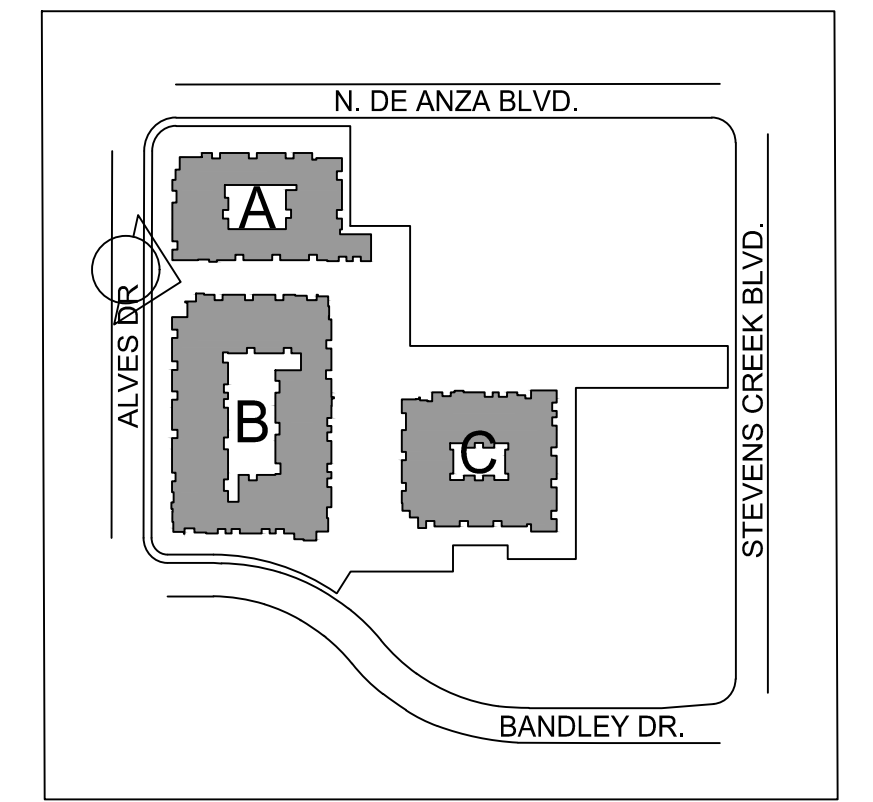
10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA  
De Anza Venture, LLC

## PERSPECTIVES

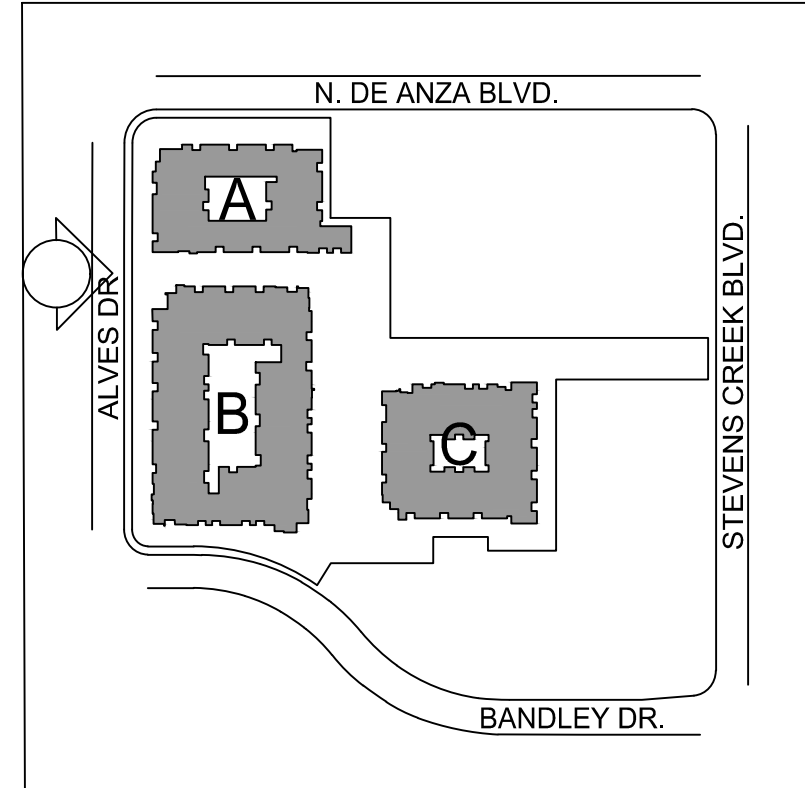
**JOB NO.**  
**DATE** 9-27-22  
Tectonic Architects & Associates  
10118 Bandley Dr. #E  
Cupertino, CA 95014  
408-216-0804



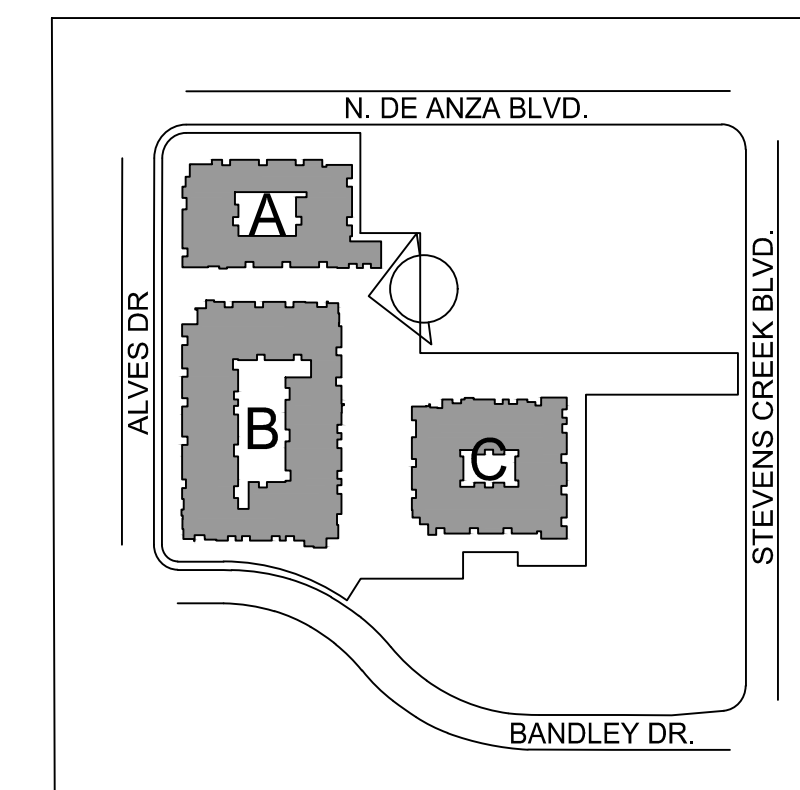
**A10.0**



MAIN STREET VIEW BLDG A & B



MAIN STREET VIEW BLDG A & B



MAIN STREET VIEW BLDG A & B

# MARINA PLAZA

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

## PERSPECTIVES

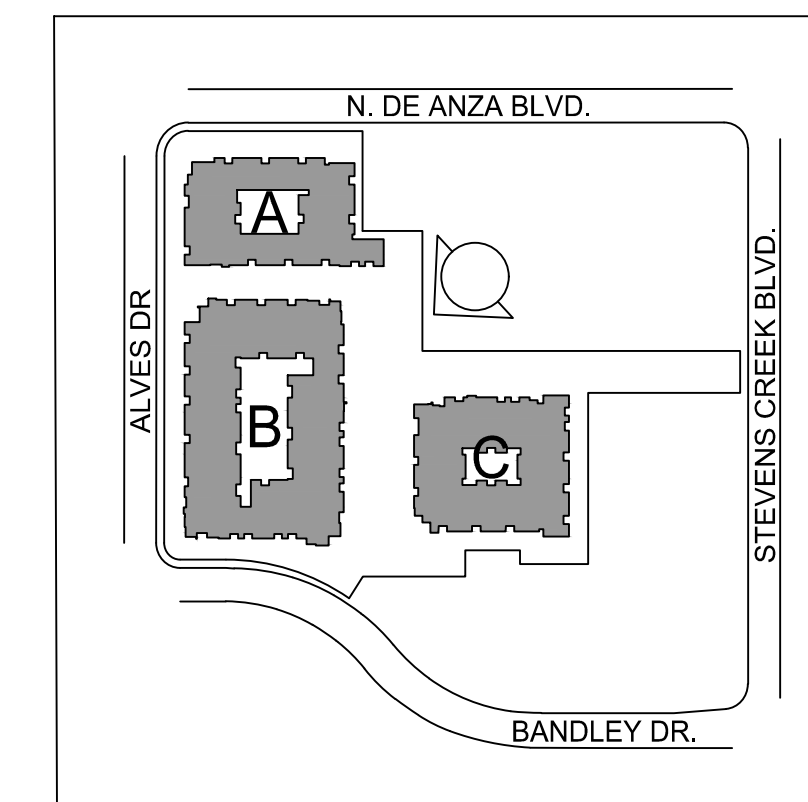
JOB NO.  
DATE 9-27-22

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

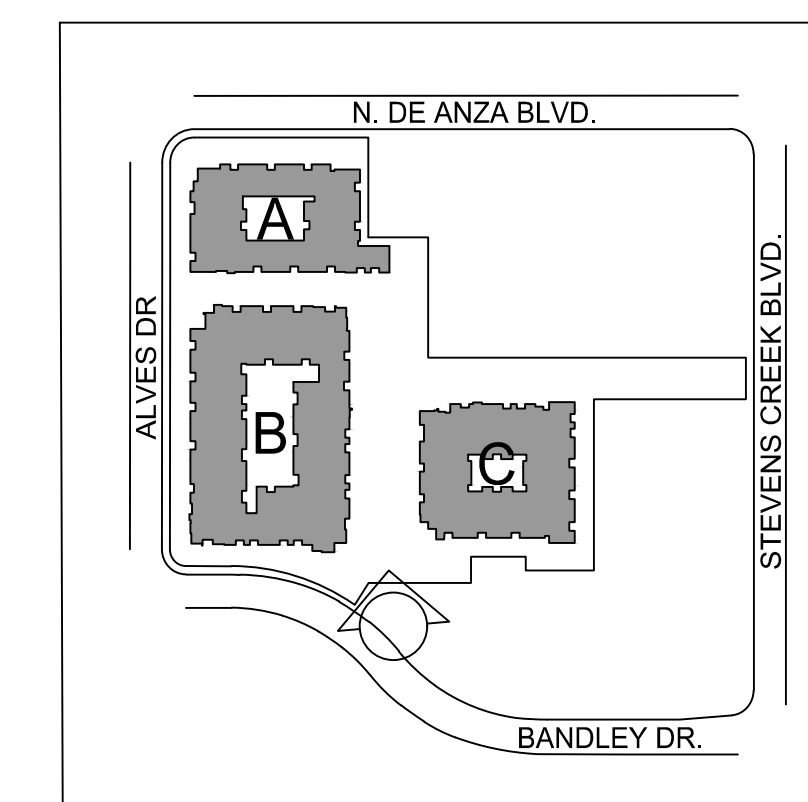


TECTONIC BUILDERS CORPORATION

A10.1



MAIN STREET VIEW BLDG B



MAIN STREET VIEW BLDG B & C

# MARINA PLAZA

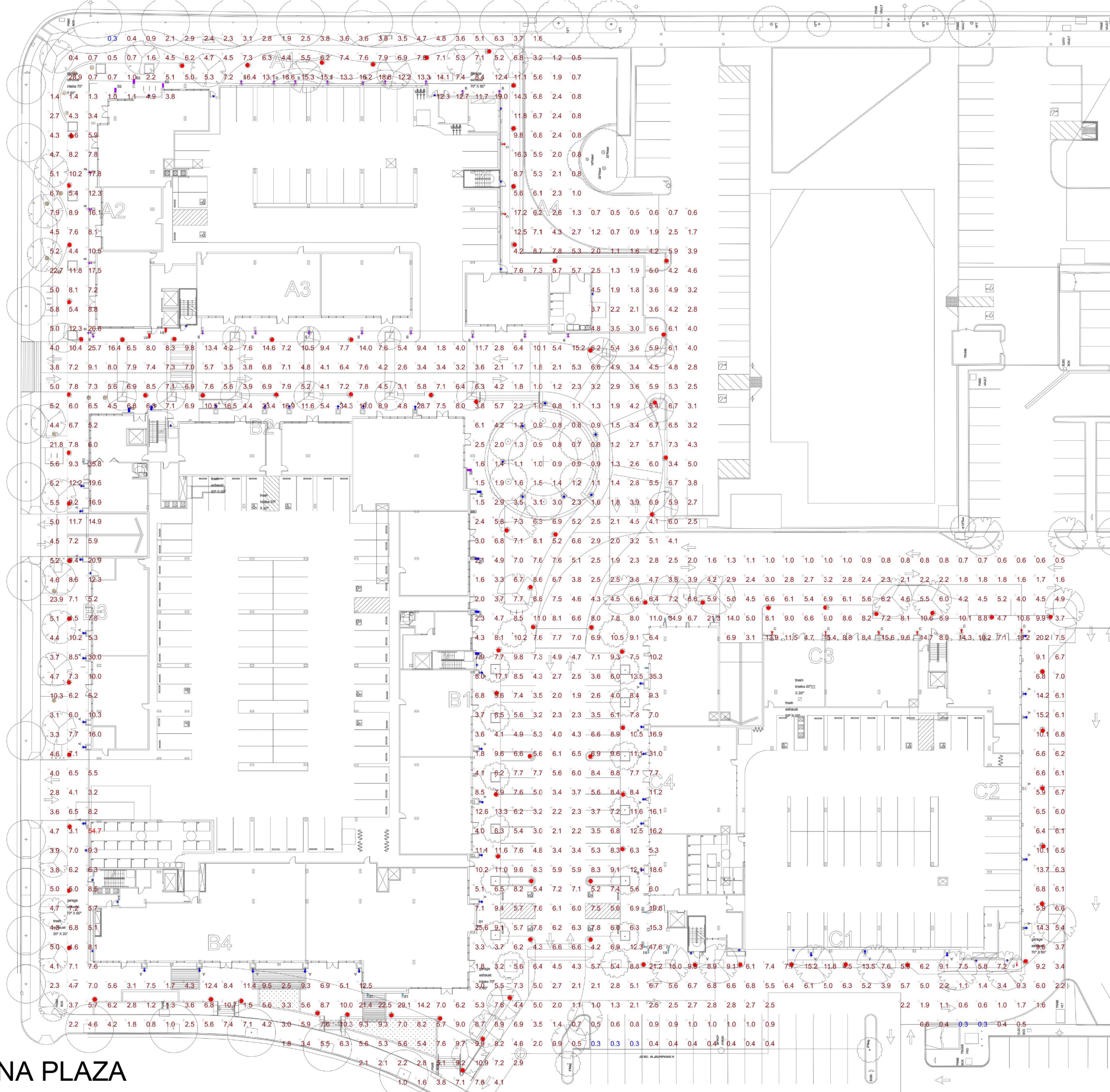
10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA  
De Anza Venture, LLC

## PERSPECTIVES



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

A10.2



Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Light Loss Factor	Wattage
[Symbol]	A	38	WAC Lighting	DS-W508-S30D-WT	Surface-mounted Luminaire	3933	0.99	46.1079
[Symbol]	B	22	WAC Lighting	DS-W50834-F930B-WT	Surface-mounted Luminaire	2643	0.99	34.3302
[Symbol]	B1	11	WAC Lighting	DS-W508-F276-WT	Surface-mounted Luminaire	3791	0.99	46.2536
[Symbol]	B2	4	TECH LIGHTING	LVT 18	PROGRATED IES FILE	946	0.45	10
[Symbol]	C	9	WAC Lighting	DS-W50834-F930B-WT	Surface-mounted Luminaire	2643	0.99	34.3302
[Symbol]	D	20	Applikon	7000WSPTSC-LED830	LED Wall-Mount Luminaire	803	0.99	26.2
[Symbol]	E	91	Lithonia Lighting	RADPT P3 35k SYH	10 FT MTG	7135	0.99	53.6184
[Symbol]	F	7	Furno+Surfaces	LIGHT COLUMN 600 SERIES	11 FT MTG	11	0.99	38.4
[Symbol]	G	13	Tech Lighting	7000BARK830362UNV	Recessed	877	0.99	16.1
[Symbol]	R1	2	PROGRESS LTD	2-1070	PROGRATED IES FILE	946	0.5	11
[Symbol]	R2	6	WAC Lighting	WS-W47614	LED WALL LIGHT	946	0.99	21.619

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ALL	+	6.1 fc	54.7 fc	0.3 fc	182.3:1	20.3:1

# MARINA PLAZA

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

# PHOTOMETRIC PLAN

JOB NO.  
DATE 9-27-22

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



# A11.0