


the urban village



marina



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

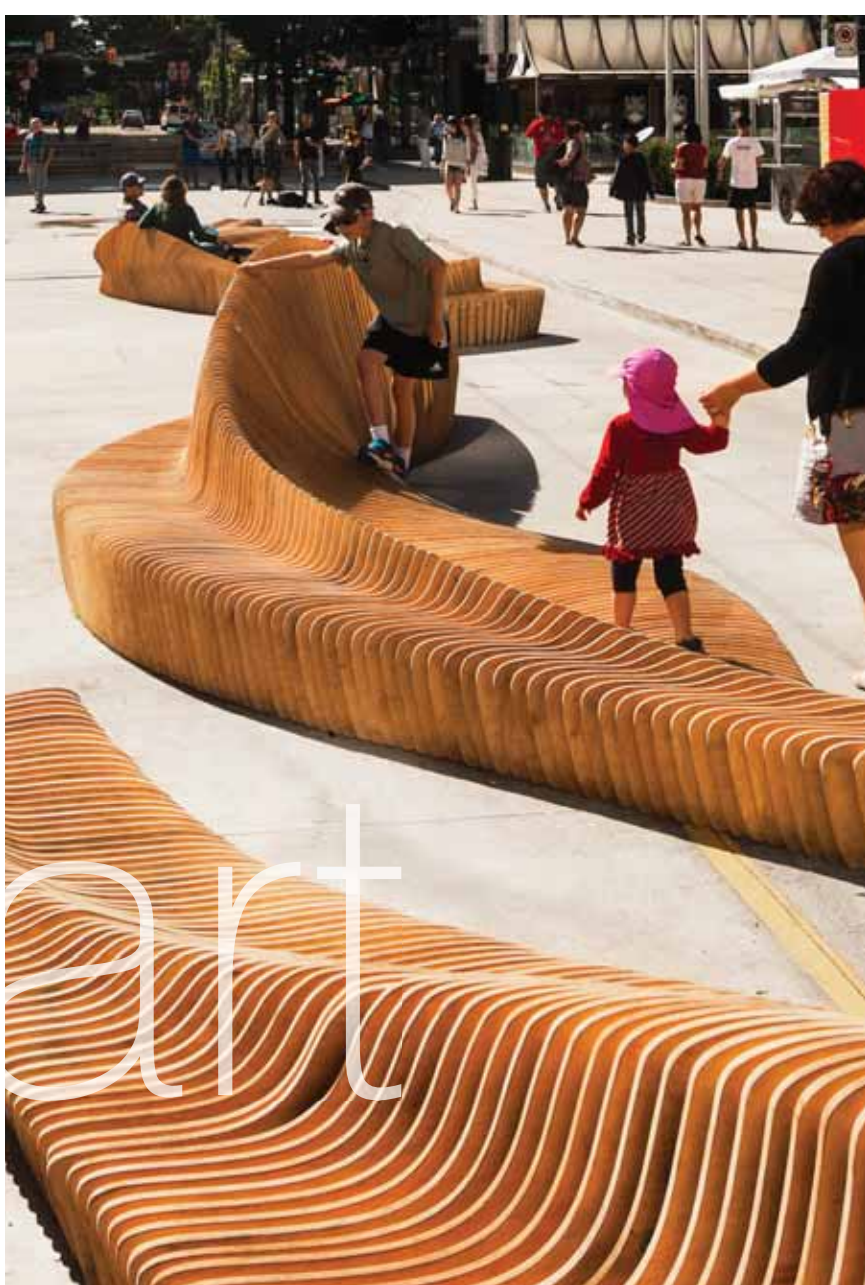
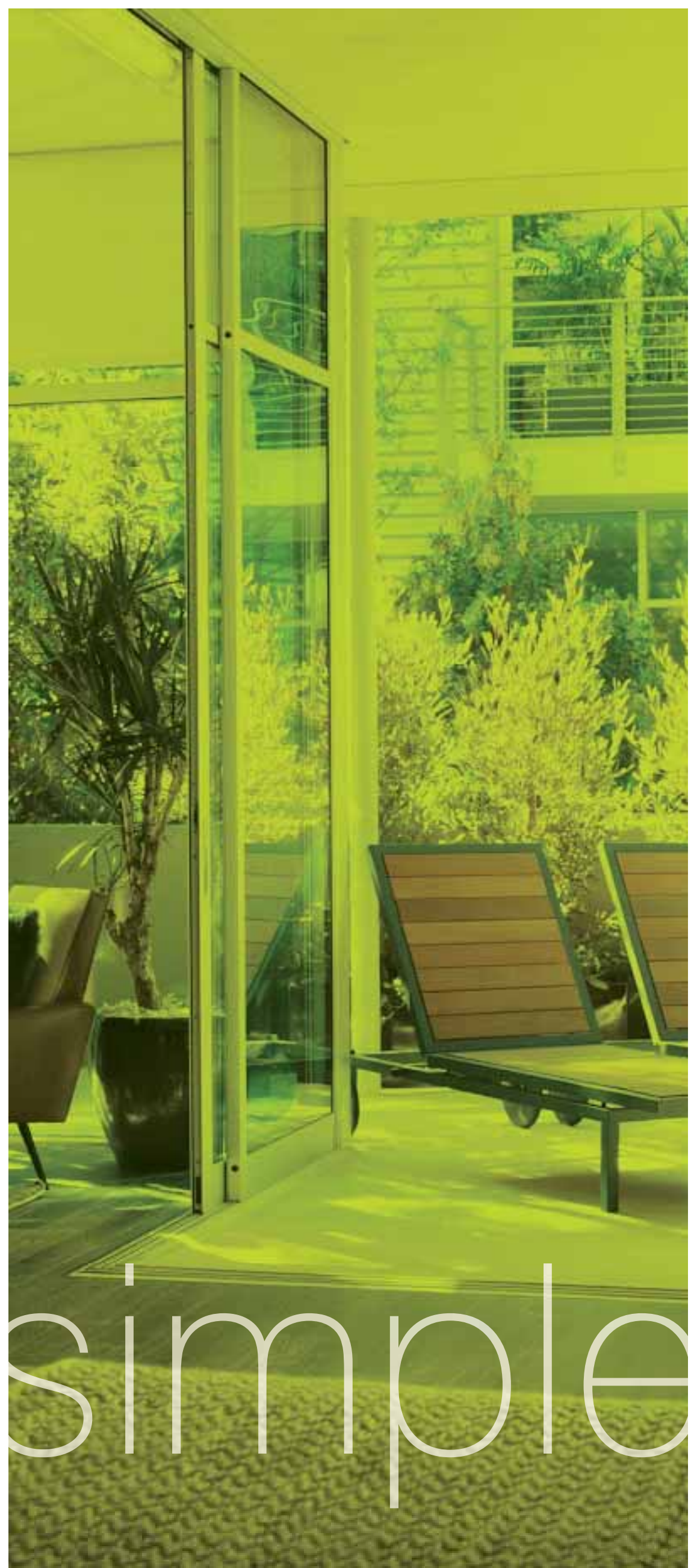
chic stays



**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.

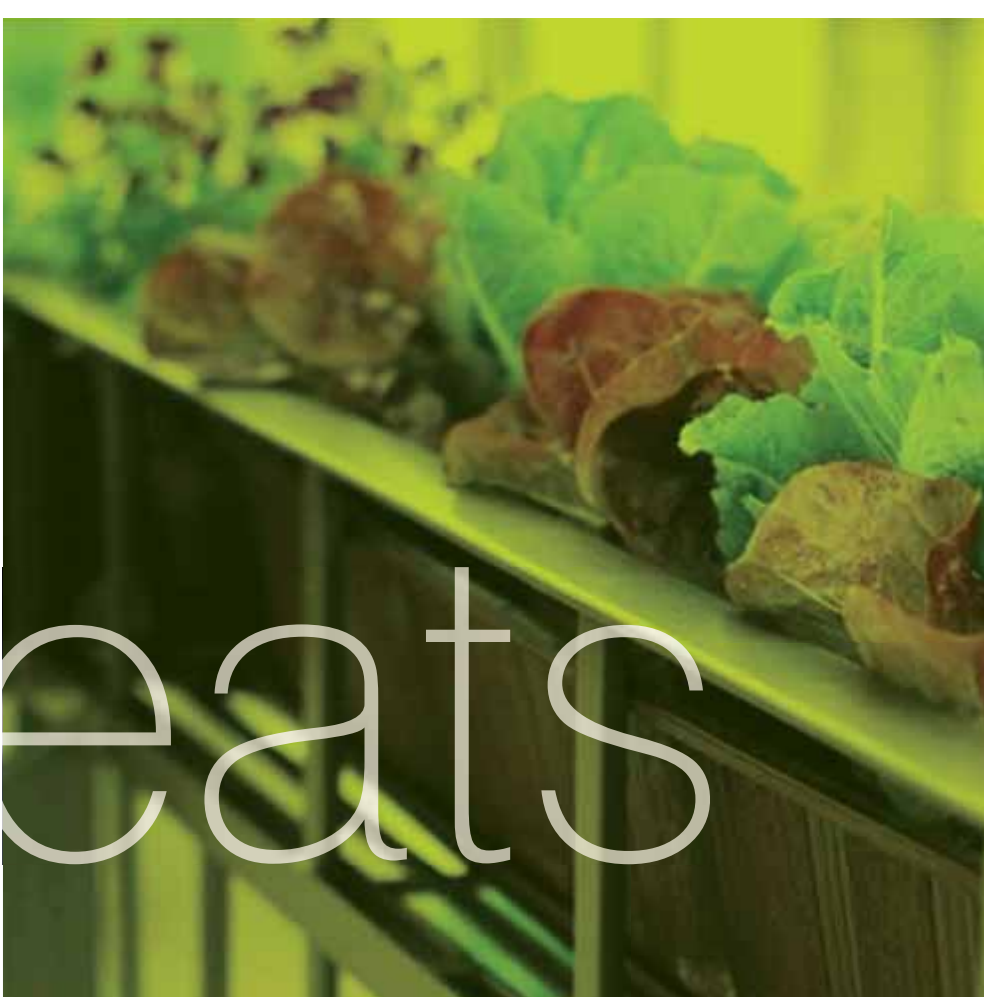
people watch from the central amphitheater
walk the canopied street promenades
bike-and-park streetside
overlook from terraces + balconies



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
loungue on the pool deck
mingle on the rooftop
runs at the dog park
collaborate in the workshop



keeping it local and easy

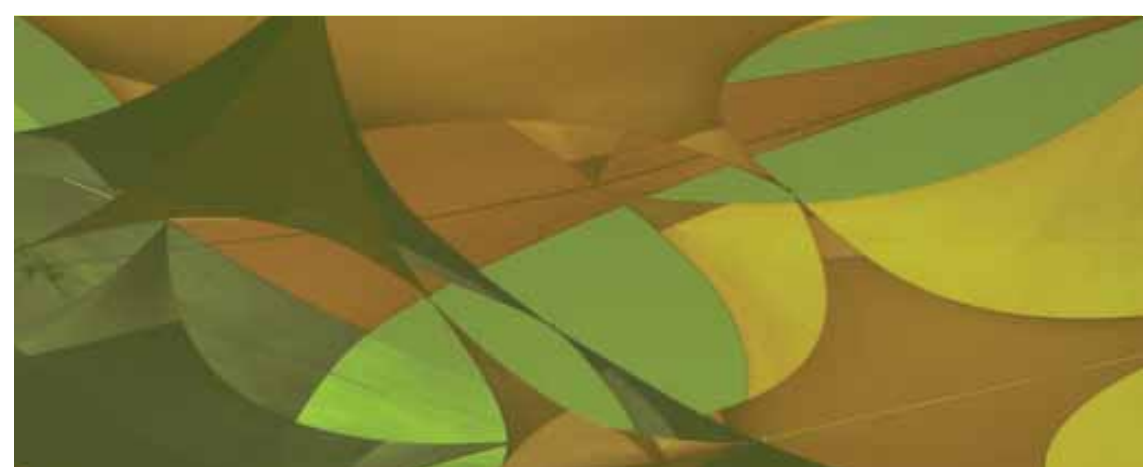
Marina Plaza's block amenities provide the pedestrian-friendly conveniences of daily life with the simple things both onsite and within the immediate context.

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.

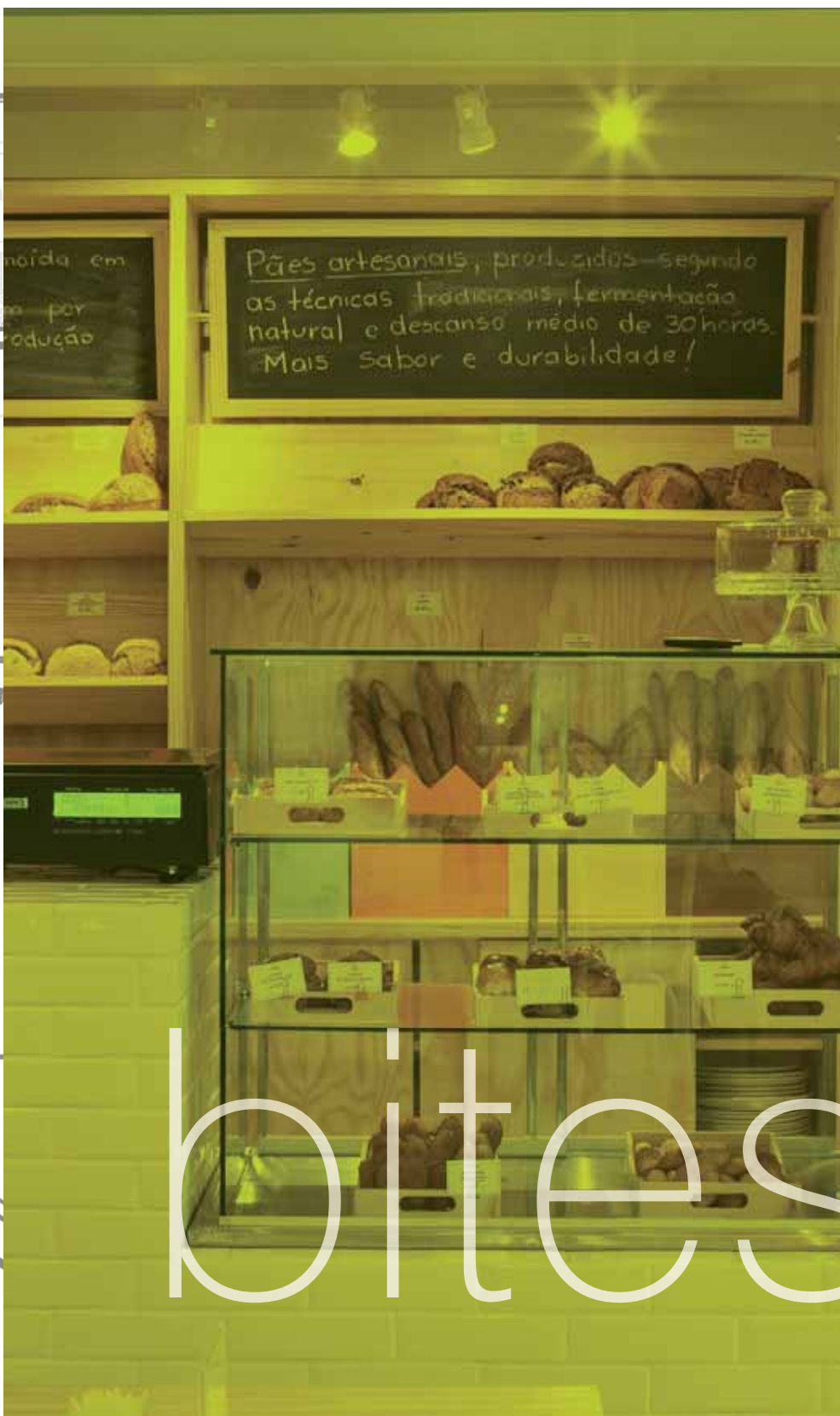
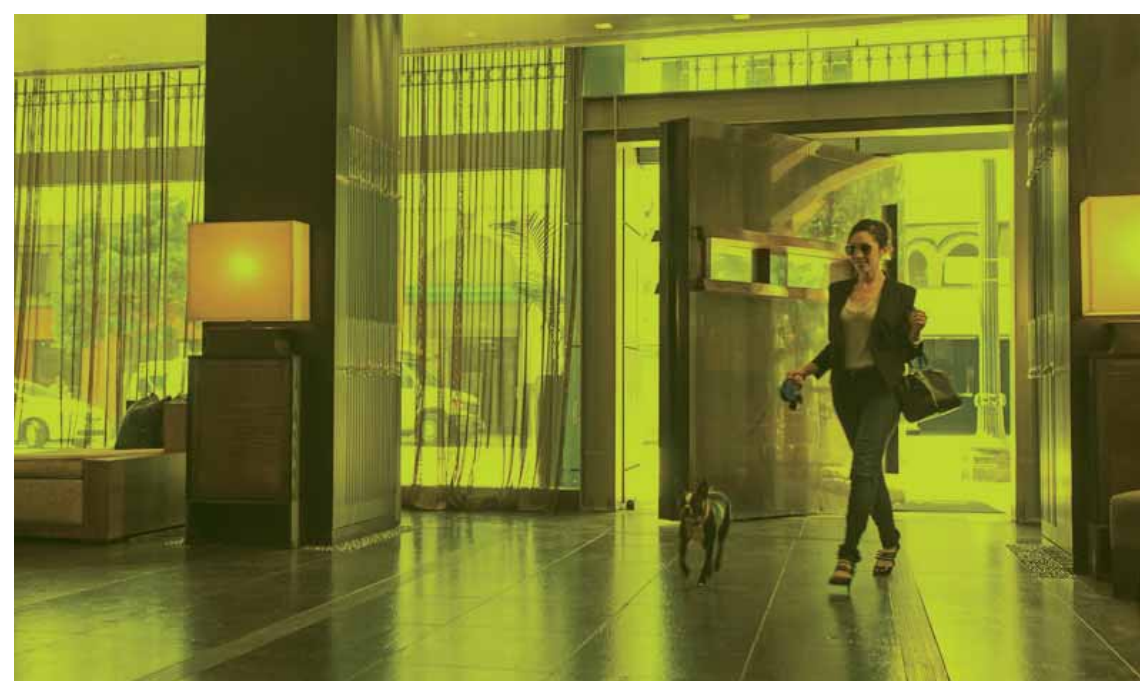
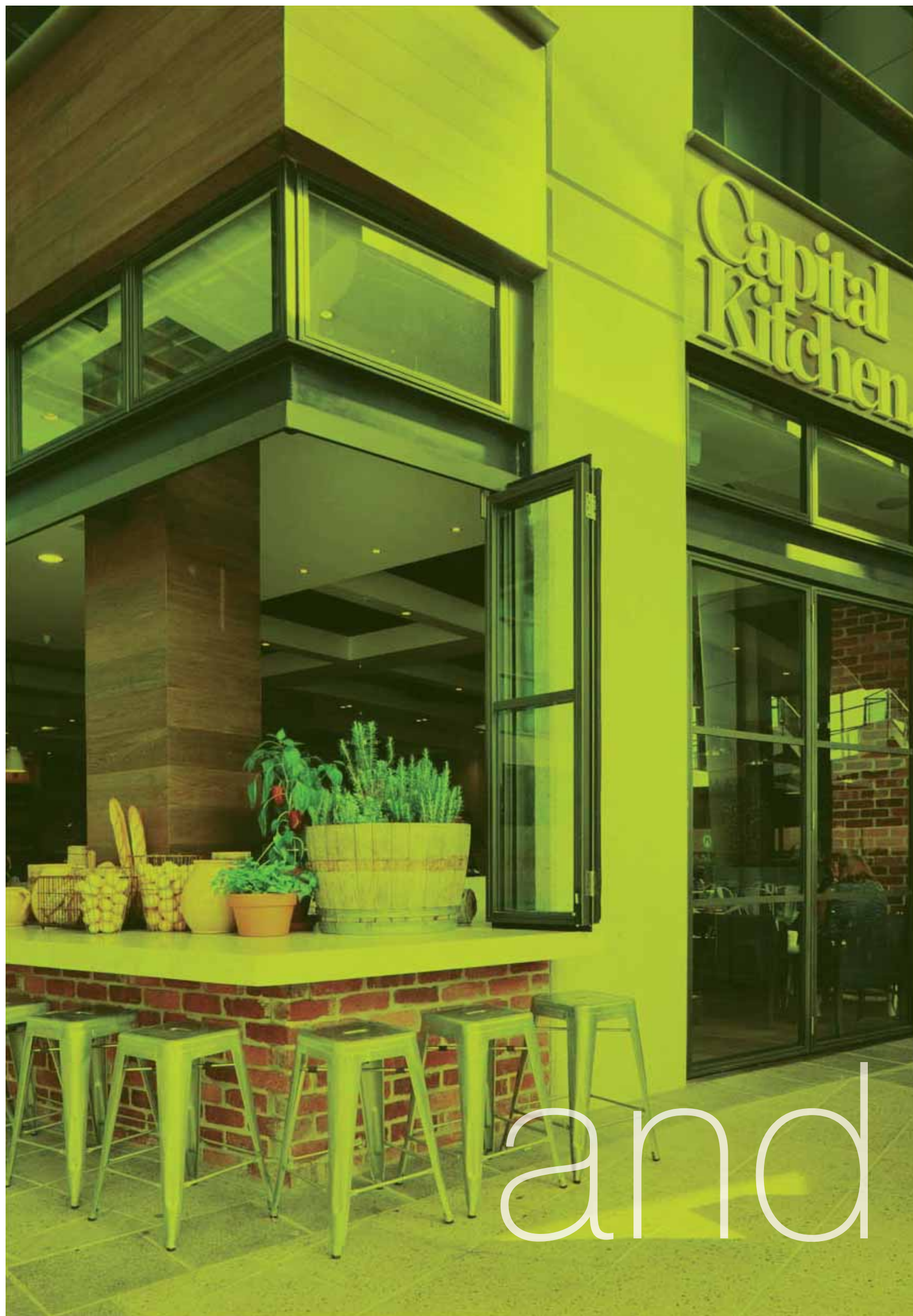
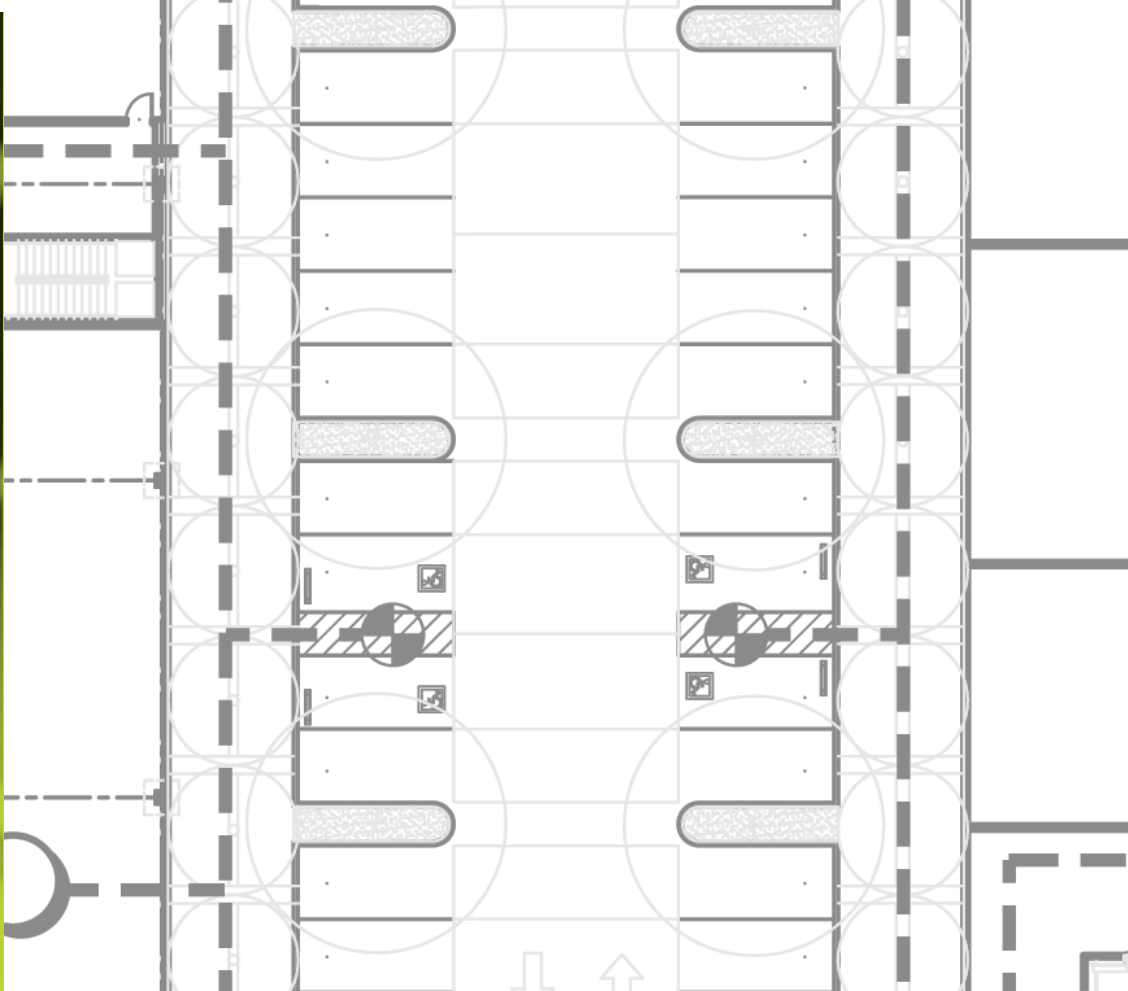
refresh in bright spaces
neat green interiors
choice in living space preferences





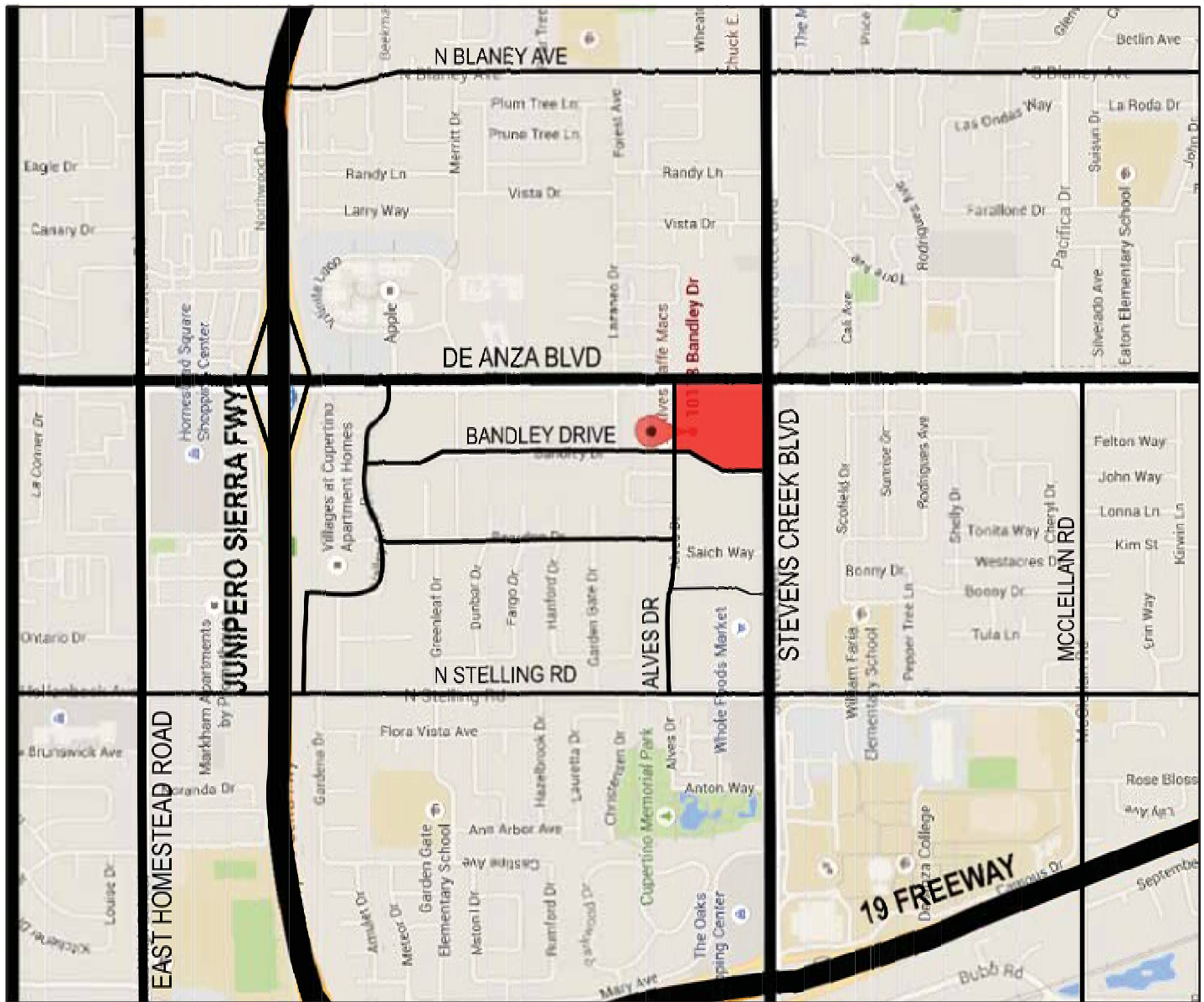
marina plaza:
the bustle of
the canopied street

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.





VICINITY MAP



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MARINA PLAZA

10122 BANDLEY DR. CUPERTINO, CALIFORNIA
De Anza Venture, LLC

MARINA PLAZA

DEVELOPMENT SUMMARY:

10118-10122 Bandley Street Cupertino, CA

HEIGHT (FEET, MEASURED FROM NATURAL GRADE)

BUILDING TYPE	HEIGHT
BLDG A (HOTEL)	45'
BLDG B (APARTMENTS/RETAIL)	45'
BLDG C (APARTMENTS/RETAIL)	45'

BUILDING PAD ELEVATION

BUILDING TYPE	ELEVATION
BLDG A (HOTEL)	234.5
BLDG B (APARTMENTS/RETAIL) - RETAIL RESTAURANT	237.5
BLDG B (APARTMENTS/RETAIL) - LOBBY @ ALVE DR.	236.25
BLDG C (APARTMENTS/RETAIL) - RETAIL/OFFICE	239
BLDG C (APARTMENTS/RETAIL) - LIVE/WORK TOWNHOME	240
BLDG C (APARTMENTS/RETAIL) - LOBBY AND COURTYARD	242

CURB ELEVATION (use curb that is nearest to building)

BUILDING TYPE	ELEVATION
BLDG A (HOTEL)	234.72 (@ Southweer Corner)
BLDG B (APARTMENTS/RETAIL)	240.42 (@ Southwest Corner)
BLDG C (APARTMENTS/RETAIL)	241.45 (@ Southwest corner)

NUMBER OF EMPLOYEES PROJECTED

BUILDING TYPE	EMPLOYEE PROJECTION
BLDG A (HOTEL)	12
BLDG B (APARTMENTS/RETAIL) - (3) SMALLER RESTAURANT X 3 EMPLOYEE	9
BLDG B (APARTMENTS/RETAIL) - (2) RESTAURANTS X 13 EMPLOYEE	26
BLDG C (APARTMENTS/RETAIL) - (4) RETAIL SPACES X 3 EMPLOYEE	12

NUMBER OF SEATS

BUILDING TYPE	NON BAR SEATS (CHAIRS)
BLDG B (APARTMENT/RETAIL) - BAKERY	61
BLDG B (APARTMENT/RETAIL) - COFFEE SHOP	25
BLDG B (APARTMENT/RETAIL) - ORGANIC FOOD	28
BLDG B (APARTMENT/RETAIL) - RESTAURANT 1	109
BLDG B (APARTMENT/RETAIL) - RESTAURANT 2	126

MARINA PLAZA

DEVELOPMENT SUMMARY:

10118-10122 Bandley Street 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)

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

PROPOSED SITE INFO	NET AREA (SQ.FT.)	GROSS AREA (SQ.FT.)
Proposed De Anza Blvd Lot (Hotel Lot):	49660	Not Apply
Proposed Bandey Dr. Lot:	173206	Not Apply

PROJECT SUMMARY

GENERAL	TOTAL	TYPE
HOTEL	122	ROOMS
RETAIL/RESTAURANT	14644	SQ. FT.
RETAIL/OFFICE	6000	SQ. FT.
RESIDENTIAL - APARTMENT	205	UNITS

RESIDENTIAL UNIT SUMMARY BY TYPE

BLDG. B (APARTMENT)	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	Total	Mix
1 BEDROOM UNITS - FLAT	0	13	23	17	53	48%
2 BEDROOM UNITS - FLAT	0	13	16	19	48	44%
2 BEDROOM UNITS - TOWN HOME WITH HOME OFFICE @ 1ST FLOOR	9	SEE LEVEL 1	0	0	9	8%
Total Unit Numbers:					110	100%

BLDG. C (APARTMENT)	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	Total	Mix
STUDIO UNITS - FLAT	2	5	5	5	17	18%
1 BEDROOM UNITS - FLAT	4	8	11	11	34	36%
2 BEDROOM UNITS - FLAT	8	11	11	11	41	43%
2 BEDROOM UNITS - LIVE/WORK TOWNHOME	3	SEE LEVEL 1	0	0	3	3%
Total Unit Numbers:					95	100%

TOTAL UNIT SUMMARY (BLDG. B AND C)					Total	Mix
STUDIO UNITS					17	8.3%
1 BEDROOM UNITS					87	42.4%
2 BEDROOM UNITS					101	49.3%
Total Unit Numbers:					205	100%

PARKING SUMMARY

REQUIRED HOTEL PARKING	UNITS	FACTOR	TOTAL SPACES
BLDG. A (HOTEL) - 1.1 SPACE PER ROOM	122	1.1	134
TOTAL REQUIRED HOTEL PARKING			134

REQUIRED RETAIL PARKING	SQ.FT.	FACTOR	TOTAL SPACES
BLDG. B (RESTAURANT W/O BAR) - 1 SPACE PER 4 CHAIRS + 1 PER EMPOLYEE	9871	109 CHAIRS+126 CHAIRS/4+20 EMPOLYEE	85
BLDG. B (RESTAURANT W/O BAR) - 1 SPACE PER 4 CHAIRS + 1 PER EMPOLYEE	4773	61 CHAIRS+25 CHAIRS+28 CHAIRS/4+9 EMPLOYEE	37
BLDG. C (RETAIL) - 1 SPACE PER 250 SQ.FT.	6000	1/250	24
TOTAL REQUIRED RETAIL PARKING			146

REQUIRED RESIDENTIAL PARKING	UNITS	FACTOR	TOTAL SPACES
BLDG. B (APARTMENT) - 1 SPACE PER STUJO UNIT	17	1	17
BLDG. B (APARTMENT) - 1 SPACE PER 1 BEDROOM UNIT	87	1	87
BLDG. B (APARTMENT) - 2 SPACE PER 2 BEDROOM UNIT	101	2	202
TOTAL REQUIRED RESIDENTIAL PARKING			306

PROPOSED HOTEL PARKING	SELF-PARKING STANDARD STALL	SELF-PARKING ACCESSIBLE STALL (5%)	VALET TANDEM STALLS	VALET STALLS	VALET CAR LIFT STALLS	TOTAL
BLDG. A (HOTEL) - BASEMENT LEVEL	19	7	18	27	34	105
TOTAL REQUIRED HOTEL PARKING RATIO						86%

PROPOSED RETAIL PARKING	STANDARD STALL	ACCESSIBLE STALL (5%)	TOTAL
ON GRADE PRIVATE ROAD	40	4	44
BLDG. B - 1ST LEVEL	69	4	73
BLDG. C - BASEMENT LEVEL	27	2	29
TOTAL REQUIRED RETAIL PARKING			146

PROPOSED RESIDENTIAL PARKING	STANDARD STALL	ACCESSIBLE STALL (5%)	TOTAL
BLDG. B & C BASEMENT LEVEL	301	7	308
TOTAL REQUIRED RETAIL PARKING			308

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)

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'	10'	10'	10'
BLDG B (APARTMENTS/RETAIL)	35'	10'	10'	10'
BLDG C (APARTMENTS/RETAIL)	35'	10'	10'	10'

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)	10' (West Side)	14' (South Side)	92' Away from Bldg. B (North Side)

MARINA PLAZA

10122 BANDLEY DR. CUPERTINO, CALIFORNIA

De Anza Venture, LLC

PROJECT DATA

JOB NO.1250.001

DATE 09-03-15



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

T.2

BICYCLE PARKING SUMMARY

REQUIRED HOTEL BICYCLE PARKING	UNITS	FACTOR	TOTAL SPACES
BLDG. A (HOTEL) - 5% OF AUTO PARKING (CLASS 2)	105	0.05	5
TOTAL REQUIRED HOTEL BICYCLE PARKING (CLASS 2)			5

REQUIRED RETAIL BICYCLE PARKING	UNITS	FACTOR	TOTAL SPACES
BLDG. B (RESTAURANT) - 5% OF AUTO PARKING (CLASS 2)	122	0.05	6
BLDG. C (OFFICE) 5% OF AUTO PARKING (CLASS 2)	24	0.05	1
TOTAL REQUIRED RETAIL BICYCLE PARKING			7

REQUIRED RESIDENTIAL BICYCLE PARKING	UNITS	FACTOR	TOTAL SPACES
BLDG. B (APARTMENT) - 40% OF UNITS (CLASS 1)	110	0.4	44
BLDG. C (APARTMENT) - 40% OF UNITS (CLASS 1)	95	0.4	38
TOTAL REQUIRED RESIDENTIAL BICYCLE PARKING			82

PROPOSED HOTEL BICYCLE PARKING	UNITS
BLDG. A (HOTEL) - BASEMENT LEVEL (CLASS 1 - PROVIDED)	9
TOTAL REQUIRED HOTEL BICYCLE PARKING (CLASS 1 - PROVIDED)	9

PROPOSED RETAIL BICYCLE PARKING	UNITS
BLDG. B (RESTAURANT) - STREET LEVEL (CLASS 2 - PROVIDED)	7
BLDG. C (OFFICE) - STREET LEVEL (CLASS 2 - PROVIDED)	1
TOTAL REQUIRED RETAIL BICYCLE PARKING	8

PROPOSED RESIDENTIAL BICYCLE PARKING	UNITS
BLDG. B (APARTMENT) - BASEMENT LEVEL (CLASS 1 - PROVIDED)	52
BLDG. C (APARTMENT) - BASEMENT LEVEL (CLASS 1 - PROVIDED)	44
TOTAL REQUIRED RESIDENTIAL BICYCLE PARKING	96

LANDSCAPE AREA

BUILDING TYPE	SQ.FT	% OF NET LOT AREA
SITE	4794	2.15
BLDG A (HOTEL)	3227	6.50
BLDG B (APARTMENTS/RETAIL)	5600	3.23
BLDG C (APARTMENTS/RETAIL)	3492	2.02
TOTAL PROPOSED LANDSCAPE AREA	17113	7.68

RECREATION AREA

REQUIRED HOTEL COMMON OPEN SPACE	SQ.FT.	FACTOR	TOTAL SPACES (SQ.FT.)
BLDG. A (HOTEL) - 2.5% OF THE GROSS FLOOR AREA OF BUILDING	89319	0.025	2233
TOTAL REQUIRED HOTEL COMMON OPEN SPACE			2233

REQUIRED RETAIL COMMON OPEN SPACE	SQ.FT.	FACTOR	TOTAL SPACES (SQ.FT.)
BLDG. B (RESTAURANT) - 2.5% OF THE GROSS FLOOR AREA OF RESTAURANTS	14644	0.025	366
TOTAL REQUIRED RETAIL COMMON OPEN SPACE			366

REQUIRED RESIDENTIAL COMMON OPEN SPACE	UNIT	FACTOR	TOTAL SPACES (SQ.FT.)
BLDG. B (APARTMENT) - 150 SQ.FT. OF EACH UNIT	110	150	16500
BLDG. C (APARTMENT) - 150 SQ.FT. OF EACH UNIT	95	150	14250
TOTAL REQUIRED RESIDENTIAL COMMON OPEN SPACE			30750

REQUIRED RESIDENTIAL PRIVATE OPEN SPACE	UNIT	FACTOR	TOTAL SPACES (SQ.FT.)
BLDG. B (APARTMENT) - 60 SQ.FT. OF EACH UNIT	110	60	6600
BLDG. C (APARTMENT) - 60 SQ.FT. OF EACH UNIT	95	60	5700
TOTAL REQUIRED RESIDENTIAL PRIVATE OPEN SPACE			12300

PROPOSED RESIDENTIAL PRIVATE OPEN SPACE	UNIT	PROVIDE BALCONY (MIN.)	TOTAL SPACES (SQ.FT.)
BLDG. B (APARTMENT) - 60 SQ.FT. OF EACH UNIT	110	60	6600
BLDG. C (APARTMENT) - 60 SQ.FT. OF EACH UNIT	95	60	5700
TOTAL PROPOSED RESIDENTIAL PRIVATE OPEN SPACE			12300

PROPOSED HOTEL COMMON OPEN SPACE		
BUILDING TYPE	SQ.FT	% OF NET LOT AREA
BLDG A (HOTEL) 1nd Level Courtyard	2911	5.86
BLDG A (HOTEL) 1st Level Terrace @ De Anza Blvd.	5870	11.82
BLDG A (HOTEL) 2nd Level Terrace	1356	2.73
TOTAL PROPOSED HOTEL OPEN SPACE	10137	20.41

PROPOSED RETAIL COMMON OPEN SPACE		
BUILDING TYPE	SQ.FT	% OF NET LOT AREA
PROMENADE (Between Bldg. A and B)	9720	5.61
PLAZA	11955	6.90
BLDG B (RESTAURANT) OUTDOOR TERRACE (@ Bandlely Dr.)	11705	6.76
TOTAL PROPOSED RETAIL OPEN SPACE	33380	19.27

PROPOSED RESIDENTIAL COMMON OPEN SPACE		
BUILDING TYPE	SQ.FT	% OF NET LOT AREA
Green Space (@ South side of Bldg. C)	2111	1.22
OUTDOOR TERRACE (@ West side of Bldg. C)	6638	3.83
BLDG B (APARTMENTS) 2nd Level Courtyard	9104	5.26
BLDG B (APARTMENTS) 2nd Level Terrace	1220	0.70
BLDG B (APARTMENTS) Roof Level Garden	750	0.43
BLDG C (APARTMENTS) 1st Level Courtyard	3367	1.94
BLDG C (APARTMENTS) 2nd Level Courtyard	721	0.42
BLDG C (APARTMENTS) 3rd Level Courtyard	476	0.27
BLDG C (APARTMENTS) Roof Level Garden	750	0.43
TOTAL	25137	14.51

BUILDING AREA (SQ. FT)

BUILDING TYPE	BUILDING AREA (SQ.FT.)	UNITS
BLDG A (HOTEL)		
Basement garage	33229	SQ.FT.
1st Floor Plan	22989	SQ.FT.
2nd Floor Plan	22110	SQ.FT.
3rd Floor Plan	22110	SQ.FT.
4th Floor Plan	22110	SQ.FT.
BLDG B (APARTMENTS/RETAIL)		
Basement garage	141527	SQ.FT.
1st Floor Plan	57866	SQ.FT.
2nd Floor Plan	47192	SQ.FT.
3rd Floor Plan	46827	SQ.FT.
4th Floor Plan	45410	SQ.FT.
BLDG C (APARTMENTS/RETAIL)		
Basement garage	See Bldg. B Garage level	SQ.FT.
1st Floor Plan	31720	SQ.FT.
2nd Floor Plan	31034	SQ.FT.
3rd Floor Plan	31029	SQ.FT.
4th Floor Plan	30647	SQ.FT.

FLOOR AREA RATIO:

BUILDING TYPE	BUILDING AREA (SQ.FT.)	NET SITE AREA (SQ.FT.)	FAR
BLDG A (HOTEL)	89319	49660	2
BLDG B (APARTMENTS/RETAIL)	197295	173206	2
BLDG C (APARTMENTS/RETAIL)	124430	See Bldg. B	See Bldg. B

EXISTING USES

BUILDING TYPE	EXISTING USAGE
Existing De Anza Blvd. Lot:	Restaurant
Existing Bandlely Dr. Lot:	Grocery Store

PROPOSED USES

BUILDING TYPE	AMENITIY TYPE	NUMBER OF USERS	SQ.FT.	HOURS OF OPERATIONS
BLDG A (HOTEL)	Lobby	Hotel Guest		24 HOURS
	Hotel Rooms	122 Hotel Guest	Avg. 380	24 HOURS
	Hotel Meeting Rooms	Hotel Guest	1655	6 a.m. to 10 p.m.
	Hotel Fitness	Hotel Guest	1040	6 a.m. to 10 p.m.
	Hotel Lounge	Hotel Guest	806	24 HOURS
	Hotel Café and Bar	Hotel Guest	1361	6 a.m. to 12 a.m.
	Hotel Restaurant	Hotel Guest	4600	6 a.m. to 12 a.m.
	Hotel Swimming Pool	Hotel Guest	2911	8 a.m. to 10 a.m.
BLDG B (APARTMENTS/RETAIL)	RESIDENTIAL			24 HOURS
	Apartment Units	108 Residential Rental Tenant	Avg. 1055	24 HOURS
	Apartment Clubhouse	Residenital Tenant	2830	6 a.m. to 10 p.m.
	Apartment Fitness	Residenital Tenant	1230	6 a.m. to 10 p.m.
	Apartment Swimming Pool	Residenital Tenant	4147	8 a.m. to 10 p.m.
	Apartment Leasing Office	Residenital Tenant	287	10 a.m. to 6 p.m.
	COMMERICAL			
	Retail- Bakery	61	2564	6 a.m. to 10 p.m.
	Retail- Coffee Shop	25	1034	6 a.m. to 10 p.m.
	Retail- organic food takeout	28	1175	10a.m. to 10 p.m.
	Resturant 1	109	4560	11 a.m. to 10 p.m.
	Resturant 2	126	5311	11 a.m. to 10 p.m.
BLDG C (APARTMENTS/RETAIL)	RESIDENTIAL			
	Apartment Units	88 Residential Rental Tenant	Avg. 973	24 HOURS
	Apartment Clubhouse	Residenital Tenant	1212	6 a.m. to 10 p.m.
	Apartment Fitness	Residenital Tenant	559	6 a.m. to 10 p.m.
	COMMERICAL			
	Live/work Townhomes	3 Home Office Residential Rental Tenant	397	10 a.m. to 6 p.m.
	Retail- Bank	Public/Neighbor	2068	9 a.m. to 6 p.m.
	Retail- Dentist	Public/Neighbor	1446	10 a.m. to 6 p.m.
	Retail- Optometry	Public/Neighbor	1446	10 a.m. to 6 p.m.
	Retail- Jewelry	Public/Neighbor	1040	10 a.m. to 6 p.m.

EXISTING PAVING AREA

PERVIOUS/IMPERVIOUS SURFACES AREA	SQ.FT	% OF NET LOT AREA
REFER TO CIVIL DRAWING		

PROPOSED PAVING AREA

PERVIOUS/IMPERVIOUS SURFACES AREA	SQ.FT	% OF NET LOT AREA
REFER TO CIVIL DRAWING		

PROJECT DATA

JOB NO. 1250.001

DATE 09-03-15



5865 Owens Drive
Pleasanton, CA 94588
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T.3

MARINA PLAZA

10122 BANDLEY DR. CUPERTINO, CALIFORNIA
De Anza Venture, LLC

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 Buildng 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)			

MARINA PLAZA

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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

JOB NO.1250.001
DATE 09-03-15



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

T.4

MARINA PLAZA

10122 BANDLEY DR. CUPERTINO, CALIFORNIA
De Anza Venture, LLC

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 Facilities:							
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	ILC 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 standpipe shall be provided at all three buildings							
Fire alarm systems may be provided as necessary, as derminted during code analysis and construction documents, as determined by coordination with governing jurisdictions.							
Additional on-site hydrants and/or hose connections may be provided as necessary as determined by coordination with governing jurisdictions.							

BUILDING CODE
ANALYSIS

JOB NO. 1250.001
DATE 09-03-15



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

T.5



for Homes

LEED for Homes Project Checklist for California

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

Project Description		Adjusted Certification Thresholds			
Building Type: <i>Multi-family</i>		Project type: <i>Custom</i>		Certified: <i>45.0</i>	Gold: <i>75.0</i>
# of Units: <i>1</i>		Avg. Home Size Adjustment: <i>0</i>		Silver: <i>60.0</i>	Platinum: <i>90.0</i>
Project Point Total		Final Credit Category Point Totals			
Prelim: <i>64.5 + 26.5 maybe p</i>		Final: <i>11.5</i>	ID: <i>0</i>	SS: <i>9</i>	EA: <i>0</i>
Certification Level			LL: <i>0</i>	WE: <i>0</i>	MR: <i>2.5</i>
Prelim: <i>Silver</i>		Final: <i>Not Certified</i>	<i>Minimum Point Thresholds Not Met for Final Rating</i>		
Date Most Recently Updated:		<i>31-Aug</i>	Updated by: <i>Katy Holbachner, Beyond Efficiency</i>		

1. Integrated Project Planning		Max Pts. Preliminary Rating		Project Points	
1.1 Preliminary Rating		Available	Y / Pts	Maybe	No
Target performance tier: Gold					
1.2 Integrated Project Team (meet all of the following)		1	1	0	0
<input checked="" type="checkbox"/> a) Individuals or organizations with necessary capabilities					
<input checked="" type="checkbox"/> b) All team members involved in various project phases					
<input checked="" type="checkbox"/> c) Regular meetings held with project team					
1.3 Professional Credentialed with Respect to LEED for Homes		1	0	0	0
1.4 Design Charrette		1	1		0
1.5 Building Orientation for Solar Design (meet all of the following)		1	0	0	0
<input type="checkbox"/> a) Glazing area on north/south walls 50% greater than on east/west walls					
<input type="checkbox"/> b) East-west axis is within 15 degrees of due east-west					
<input type="checkbox"/> c) At least 450 sq. ft. of south-facing roof area, oriented for solar applications					
<input type="checkbox"/> d) 90% of south-facing glazing is shaded in summer, unshaded in winter					
2. Quality Management for Durability		Max Pts. Preliminary Rating		Project Points	
2.1 Durability Planning (meet all of the following)		Available	Y / Pts	Maybe	No
<input checked="" type="checkbox"/> a) Durability evaluation completed					
<input checked="" type="checkbox"/> b) Strategies developed to address durability issues					
<input checked="" type="checkbox"/> c-i) Nonpaper-faced backer board in tub, shower, spa areas					
<input checked="" type="checkbox"/> c-ii) No carpet in kitchen, bathroom, laundry, and spa areas					
<input checked="" type="checkbox"/> c-iii) No carpet within 3 ft of each entryway					
<input type="checkbox"/> c-iv) Install drain and drain pans in tank water heaters in/over living spaces; OR					
<input checked="" type="checkbox"/> no tank water heaters in/over living spaces					
<input checked="" type="checkbox"/> d) Durability strategies incorporated into project documentation					
<input checked="" type="checkbox"/> e) Durability measures listed in durability inspection checklist					

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Sustainable Sites (SS)			(Minimum 5 SS Points Required)			Max: 22	Y:16	M:1	Notes	Final: 9
1. Site Stewardship										
1.1 Erosion Controls During Construction (meet all of the following)			Prereq.	Y						Y
<input checked="" type="checkbox"/> a) Stockpile and protect disturbed topsoil from erosion.			<input checked="" type="checkbox"/> d) Provide swales to divert surface water from hillsides							
<input checked="" type="checkbox"/> b) Control the path and velocity of runoff with silt fencing or equivalent.			<input checked="" type="checkbox"/> e) Use tiers, erosion blankets, compost blankets, etc. on sloped areas.							
<input checked="" type="checkbox"/> c) Protect sewer inlets, streams, and lakes with straw bales, silt fencing, etc.										
1.2 Minimize Disturbed Area of Site (meet the appropriate requirements)			1	1	0					0
Where the site is not previously developed, meet all the following:										
<input type="checkbox"/> a) Develop tree / plant preservation plan with "no-disturbance" zones										
<input type="checkbox"/> b) Leave 40% of buildable lot area, not including area under roof, undisturbed										
OR Where the site is previously developed, meet all the following:										
<input type="checkbox"/> c) Develop tree / plant preservation plan with "no-disturbance" zones AND										
<input type="checkbox"/> Rehabilitate lot; undo soil compaction and remove invasive plants AND										
<input type="checkbox"/> Meet the requirements of SS 2.2										
OR <input checked="" type="checkbox"/> d) Build on a lot of 1/7 acre or less, or 7 units per acre.										
2. Landscaping										
2.1 No Invasive Plants			Prereq.	Y				http://www.csi-lpc.org/lpc/inventory/		Y
2.2 Basic Landscaping Design (meet all of the following)			2	2	0					0
<input checked="" type="checkbox"/> a) Any turf must be drought-tolerant.			<input checked="" type="checkbox"/> d) Add mulch or soil amendments as appropriate.							
<input checked="" type="checkbox"/> b) Do not use turf in densely shaded areas;			<input checked="" type="checkbox"/> e) All compacted soil must be tilled to at least 6 inches.							
<input checked="" type="checkbox"/> c) Do not use turf in areas with slope of 25%										
AND/OR 2.3 Limit Conventional Turf			3	3	0			20% or less earns all points		3
<input type="text" value="20%"/> Percentage of designed landscape softscape area that is turf										
AND/OR 2.4 Drought-Tolerant Plants			2	2	0					2
<input type="text" value="90%"/> Percentage of installed plants that are drought-tolerant										
OR 2.5 Reduce Overall Irrigation Demand by at Least 20%			6	0	0			N Opting for prescriptive pathway instead		0
<input type="text"/> Percentage reduction in estimated irrigation water demand			(calculate)							
3. Reduce Local Heat Island Effects										
3 Reduce Local Heat Island Effects (meet one of the following)			1	0	0			N Unlikely		0
<input type="checkbox"/> a) Locate trees / plantings to provide shade for 50% of hardscapes			<input type="checkbox"/> b) Install light-colored, high-albedo materials for 50% of sidewalks, patios, and driveways							

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2.2 Durability Management (meet one of the following)		Prereq.	Y					Y
<input type="checkbox"/> Builder has a quality management process in place								
<input checked="" type="checkbox"/> Builder conducted inspection using durability inspection checklist								
2.3 Third-Party Durability Management Verification		3	3	0				
3. Innovative or Regional Design								
3.1 Innovation 1 (ruling #):		1	0	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)		Max: 10		Y:10	M:0	Notes		Final: 0
1. LEED for Neighborhood Development		10	0	0				0
2. Site Selection		2	2	0				0
2 Site Selection (meet all of the following)								
<input checked="" type="checkbox"/> a) Built above 100-year floodplain defined by FEMA								
<input checked="" type="checkbox"/> b) Not built on habitat for threatened or endangered species								
<input checked="" type="checkbox"/> c) Not built within 100 ft of water, including wetlands								
<input checked="" type="checkbox"/> d) Not built on land that was public parkland prior to acquisition								
<input checked="" type="checkbox"/> e) Not built on land with prime soils, unique soils, or soils of state significance								
3. Preferred Locations		1	0	0				0
3.1 Edge Development								
OR 3.2 Infill		2	2	0				0
AND/OR 3.3 Previously Developed		1	1	0				0
4. Infrastructure		1	1	0				0
4 Existing Infrastructure								
5. Community Resources / Transit		1	0	0				0
5.1 Basic Community Resources / Transit (meet one of the following)								
<input type="checkbox"/> a) Within 1/4 mile of 4 basic community resources								
<input type="checkbox"/> b) Within 1/2 mile of 7 basic community resources								
<input type="checkbox"/> c) Within 1/2 mile of transit services providing 30 rides per weekday								
OR 5.2 Extensive Community Resources / Transit (meet one of the following)		2	0	0				0
<input type="checkbox"/> a) Within 1/4 mile of 7 basic community resources								
<input type="checkbox"/> b) Within 1/2 mile of 11 basic community resources								
<input type="checkbox"/> c) Within 1/2 mile of transit services providing 60 rides per weekday								
OR 5.3 Outstanding Community Resources / Transit (meet one of the following)		3	3	0				0
<input type="checkbox"/> a) Within 1/4 mile of 11 basic community resources								
<input type="checkbox"/> b) Within 1/2 mile of 14 basic community resources								
<input checked="" type="checkbox"/> c) Within 1/2 mile of transit services providing 125 rides per weekday								
6. Access to Open Space		1	1	0				0
6 Access to Open Space								
Cupertino Memorial Park, 5 miles from project site								

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4. Surface Water Management		4	0	1				0
4.1 Permeable Lot								
<input type="checkbox"/> vegetative landscape								
<input type="checkbox"/> permeable paving								
<input type="checkbox"/> impermeable surfaces directed to infiltration features								
<input type="checkbox"/> other impermeable surfaces (areas not counted towards credit)								
4.2 Permanent Erosion Controls (meet one of the following)		1	0	0				0
<input type="checkbox"/> a) For portions of lot on steep slope, use terracing and retaining walls								
<input type="checkbox"/> b) Plant trees, shrubs, or groundcover								
4.3 Management of Runoff from Roof (meet any, see Rating System for pts)		2	2	0				0
<input type="checkbox"/> a) Install permanent stormwater controls to manage runoff from the home								
<input type="checkbox"/> b) Install vegetated roof to cover 50% of roof area								
<input checked="" type="checkbox"/> c) Install vegetated roof to cover 100% of roof area								
<input checked="" type="checkbox"/> d) Have lot designed by professional to manage runoff from home on-site								
5. Nontoxic Pest Control		2	2	0				0
5 Pest Control Alternatives (meet any of the following, 1/2 pt each)								
<input checked="" type="checkbox"/> a) Keep all exterior wood at least 12" above soil								
<input checked="" type="checkbox"/> b) Seal external cracks, joints, etc. with caulking and install pest-proof screens								
<input checked="" type="checkbox"/> c) Include no wood-to-concrete connections, or separate connections with dividers								
<input type="checkbox"/> d) Install landscaping so mature plants are 24" from home								
e) In 'moderate' to 'very heavy' termite risk areas:								
<input type="checkbox"/> i) Treat all cellulose material with borate product to 3' above foundation								
<input type="checkbox"/> ii) Install sand or diatomaceous earth barrier								
<input type="checkbox"/> iii) Install steel mesh barrier termite control system								
<input type="checkbox"/> iv) Install non-toxic termite bait system								
<input type="checkbox"/> v) Use noncellulosic wall structure								
<input checked="" type="checkbox"/> vi) Use solid concrete foundation walls or pest-proof masonry wall design								
6. Compact Development		2	0	0				0
6.1 Moderate Density								
199 # of total units on the lot								
0.8 lot size (acres)								
258.4 density (units/acre)								
OR 6.2 High Density		3	0	0				0
OR 6.3 Very High Density		4	4	0				4
Yes, 258+ 20								
Water Efficiency (WE)		Max: 15		Y:9	M:3	Notes		Final: 0
1. Water Reuse								
1.1 Rainwater Harvesting System		4	0	0				0
Percentage of roof area used for harvesting								
Application								
AND/OR 1.2 Graywater Reuse System		1	0	0				0
Possible, will discuss in charrette								
OR 1.3 Use of Municipal Recycled Water System		3	0	3				0
Will install purple ppe but rec. water not available yet?								

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2. Irrigation System										
2.1		High-Efficiency Irrigation System (meet any of the following, 1 pt each)			3	3	0		0	
		<input type="checkbox"/> a) Irrigation system designed by EPA Water Sense certified professional					<input type="checkbox"/> d) Install timer or controller for each watering zone			
		<input type="checkbox"/> b) Irrigation system with head-to-head coverage					<input type="checkbox"/> e) Install pressure-regulating devices			
		<input checked="" type="checkbox"/> c) Install central shut-off valve					<input type="checkbox"/> f) High-efficiency nozzles with distribution uniformity of at least 0.70.			
		<input type="checkbox"/> d) Install submeter for the irrigation system					<input type="checkbox"/> g) Install check valves in heads			
		<input checked="" type="checkbox"/> e) Use drip irrigation for 50% of planting beds					<input checked="" type="checkbox"/> h) Install moisture sensor or rain delay controller			
		<input type="checkbox"/> f) Create separate zones for each type of bedding								
AND/OR		2.2		Third-party Inspection	1	1	0	To be performed by Rater	0	
OR		2.3		Reduce Overall Irrigation Demand by at Least 45%	4	0	0	N	Opting for prescriptive pathway instead	
				Percentage reduction in estimated irrigation water demand	(calculate)					
3. Indoor Water Use										
3.1		High-Efficiency Fixtures and Fittings (meet any of the following, 1 pt each)			3	1	0		0	
		<input type="checkbox"/> a) Average flow rate of lavatory faucets is ≤ 2.00 gpm					<input type="checkbox"/> c) Average flow rate for all toilets is ≤ 1.30 gpf, OR			
		<input type="checkbox"/> b) Average flow rate for all showers is ≤ 2.00 gpm per stall					<input type="checkbox"/> d) Toilets are dual-flush; OR			
							<input checked="" type="checkbox"/> e) Toilets meet the EPA Water Sense specification			
3.2		Very High-Efficiency Fixtures and Fittings (meet any, 2 pts each)			6	4	0		0	
		<input type="checkbox"/> a) Average flow rate of lavatory faucets is ≤ 1.50 gpm; OR					<input checked="" type="checkbox"/> b) Average flow rate for all showers ≤ 1.75 gpm per stall			
		<input checked="" type="checkbox"/> c) Lavatory faucets meet the EPA Water Sense specification					<input type="checkbox"/> d) Average flow rate for all toilets is ≤ 1.10 gpf			
Energy & Atmosphere (EA) (Minimum 0 EA Points Required) Max: 38 Y:6 M:13 Notes Final: 0										
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 California										
1.1		Performance of ENERGY STAR for Homes			Prereq.	Y				
		<input checked="" type="checkbox"/> a) Energy modeling conducted by current CEPE or CEA					<input checked="" type="checkbox"/> d) Confirm duct leakage less than 6 CFM per 100 square feet of conditioned space; OR			
		<input checked="" type="checkbox"/> b) Thermal bypass inspection / CEC Quality Insulation Installation confirmed					<input checked="" type="checkbox"/> e) Ducts and equipment in conditioned space AND envelope leakage <0.25 CFM 50 per square foot of building envelope			
		<input checked="" type="checkbox"/> c) Cooling equipment sized to ACCA Manual J (A/C oversized no more than 15%).								
1.2		Exceptional Energy Performance			19	0.0	0		0.0	
		3		IECC climate zone	10.0		Percent above Title-24			
							<input type="checkbox"/> Modeling performed by current CEA or CEPE			
7. Water Heating in California										
7		Efficient Hot Water Distribution System (meet one of the following)			2	0	2	On-demand loop possible, discuss@ charlette	0	
		<input type="checkbox"/> a) Structured plumbing system					<input type="checkbox"/> c) Compact design of conventional system			
		<input type="checkbox"/> b) Central manifold distribution system								
8. Lighting										
8.1		Title-24 Lighting			Prereq.	Y				
8.2		Improved Lighting (meet one of the following, see Rating System for pts)			1	0	0		0	
		<input type="checkbox"/> a) Indoor lighting - three ENERGY STAR lights					<input type="checkbox"/> b) Exterior lighting - four PV-integrated lights			
OR		8.3		Advanced Lighting Package (meet one of the following)	3	3	0		0	
		<input checked="" type="checkbox"/> a) all lighting is high-efficacy					<input type="checkbox"/> c) At least 90% of all lamps are ENERGY STAR labeled			
		<input type="checkbox"/> b) At least 60% of fixtures are ENERGY STAR labeled								

2. Environmentally Preferable Products									
2.1		FSC Certified Tropical Wood (meet all of the following)			Prereq.	Y			
		<input type="checkbox"/> a) Provide suppliers with a notice of preference for FSC products; AND					<input type="checkbox"/> b) No tropical wood installed (exceptions for FSC-certified or reclaimed wood)		
		<input type="checkbox"/> c) 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				type: _____		Green Label Plus	
		Floor: framing				type: _____			
		Foundation: aggregate				type: _____			
		Foundation: cement			<input checked="" type="checkbox"/>	type: min 30% flyash or slag			<input checked="" type="checkbox"/>
		Interior wall: framing				type: _____			
		Interior wall, ceiling: gypsum board				type: _____			
		Interior wall, ceiling, millwork: paint				type: _____	<input checked="" type="checkbox"/>	type: SCAQMD	
		Landscape: decking and patio				type: _____			
		Other: cabinet				type: _____			
		Other: counter				type: _____			
		Other: door				type: _____			
		Other: interior trim				type: _____			
		Other: adhesive, sealant				type: _____	<input checked="" type="checkbox"/>	type: SCAQMD	
		Roof: framing				type: _____			
		Roof: roofing				type: _____			
		Roof, floor, wall: cavity insulation			<input checked="" type="checkbox"/>	type: min 30% PC rec. content	<input checked="" type="checkbox"/>	type: CHPS	
		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			
		<input type="checkbox"/> a) Investigate local options for waste diversion					<input type="checkbox"/> b) Document diversion rate for construction waste		
3.2		Construction Waste Reduction (use one of the following methods)			3	2.5	0.5		2.5
		<input type="checkbox"/> a) pounds waste / square foot							
		<input type="checkbox"/> b) cubic yards waste / 1,000 square feet							
		<input type="checkbox"/> c) percentage of waste diverted							

9. Appliances									
9.1		High-Efficiency Appliances (meet any, see Rating System for pts)			2	2	0		0
		<input checked="" type="checkbox"/> a) ENERGY STAR labeled refrigerator					<input checked="" type="checkbox"/> c) ENERGY STAR labeled dishwasher using 6.0 gallons per cycle or less		
		<input type="checkbox"/> b) ENERGY STAR labeled ceiling fans in living/family room and all bedrooms					<input checked="" type="checkbox"/> d) ENERGY STAR clothes washer		
9.2		Water-Efficiency Clothes Washer			1	0	1	Compact units can be hard to find at this efficiency level	0
10. Renewable Energy in California									
10		Renewable Energy System			10	0	10	Solar thermal planned but no PV yet. Discuss@ charlette	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
		<input type="checkbox"/> a) Use no refrigerants					<input type="checkbox"/> c) Use refrigerants that complies with global warming potential equation		
		<input checked="" type="checkbox"/> b) Use non-HFC refrigerants							
Materials & Resources (MR) (Minimum 2 MR Points Required) Max: 16 Y:6.5 M:4.5 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
		<input type="checkbox"/> Requirements of MR 1.2 have been met					<input type="checkbox"/> 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
		<input type="checkbox"/> Precut framing packages					<input type="checkbox"/> Stud spacing greater than 16" on center		
		<input type="checkbox"/> Open-web floor trusses					<input type="checkbox"/> Ceiling joist spacing greater than 16" on center		
		<input type="checkbox"/> Structural insulated panel walls					<input type="checkbox"/> Floor joist spacing greater than 16" on center		
		<input type="checkbox"/> Structural insulated panel roof					<input type="checkbox"/> Roof rafter spacing greater than 16" on center		
		<input type="checkbox"/> Structural insulated panel floors					<input type="checkbox"/> 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 possibly be prefab, discuss@ charlette	0
		<input type="checkbox"/> a) Panelized construction					<input type="checkbox"/> b) Modular, prefabricated construction		

Indoor Environmental Quality (EQ) (Minimum 6 EQ Points Required) Max: 21 Y:10 M:5 Notes Final: 0									
1. ENERGY STAR with Indoor Air Package									
1		ENERGY STAR with Indoor Air Package			13	0	0	M	May take on some aspects, discuss@ charlette
2. Combustion Venting									
2.1		Basic Combustion Venting Measures (meet all of the following)			Prereq.	Y			
		<input checked="" type="checkbox"/> a) no unvented combustion appliances					<input type="checkbox"/> d) space, water heating equipment designed with closed combustion; OR		
		<input checked="" type="checkbox"/> b) carbon monoxide monitors on each floor (if each unit, if applicable)					<input type="checkbox"/> e) space and water heating equipment has power-vented exhaust; OR		
		<input checked="" type="checkbox"/> c) no fireplace installed; OR					<input checked="" type="checkbox"/> f) space and water heating equipment located in detached or open-air facility; OR		
		<input type="checkbox"/> g) all fireplaces and woodstoves have doors					<input type="checkbox"/> h) no space- or water-heating equipment with combustion		
2.2		Enhanced Combustion Venting Measures (meet one of the following)			2	2	0		0
		Type of Fireplace or stove			Better practice (1 pt)	Best practice (2 pts) (must also meet Better Practice)			
		None				<input checked="" type="checkbox"/> granted automatically			
		Masonry wood-burning fireplace			<input type="checkbox"/> masonry heater	<input type="checkbox"/> back-draft potential test			
		Factory-built wood-burning fireplace			<input type="checkbox"/> listed by testing lab and meets EPA standards	<input type="checkbox"/> back-draft potential test			
		Woodstove and fireplace insert			<input type="checkbox"/> listed by testing lab and meets EPA standards	<input type="checkbox"/> back-draft potential test			
		Natural gas, propane, or alcohol stove			<input type="checkbox"/> listed, power- or direct-vented, fixed doors	<input type="checkbox"/> electronic pilot			
		Pelle stove			<input type="checkbox"/> EPA certified or meets safety requirements	<input type="checkbox"/> power- or direct-venting			
3. Moisture Control									
3		Moisture Load Control (meet one of the following)			1	0	0	N	0
		<input type="checkbox"/> a) Additional dehumidification system					<input type="checkbox"/> b) Central HVAC system equipped with additional dehumidification mode		
4. Outdoor Air Ventilation									
4.1		Basic Outdoor Air Ventilation (meet one of the following)			Prereq.	Y			
		<input checked="" type="checkbox"/> a) Qualifies under ASHRAE Std. 62.2-2007 climate exemption;					<input type="checkbox"/> c) Intermittent ventilation		
		<input type="checkbox"/> b) Continuous ventilation					<input type="checkbox"/> d) Passive ventilation		
4.2		Enhanced Outdoor Air Ventilation (meet one of the following)			2	2	0		0
		<input checked="" type="checkbox"/> a) Meets EQ 4.1 part (a), active ventilation system installed					<input type="checkbox"/> b) Install heat recovery system		
4.3		Third-Party Performance Testing			1	1	0	Code now requires ventilation rates to be verified	0
5. Local Exhaust									
5.1		Basic Local Exhaust (meet all of the following)			Prereq.	Y			
		<input checked="" type="checkbox"/> a) Bathroom and kitchen exhaust meets ASHRAE Std. 62.2 air flow requirement					<input checked="" type="checkbox"/> c) Air exhausted to outdoors		
		<input checked="" type="checkbox"/> b) Fans and ducts designed and installed to ASHRAE Std. 62.2					<input checked="" type="checkbox"/> d) ENERGY STAR labeled bathroom exhaust fans		
5.2		Enhanced Local Exhaust (meet one of the following)			1	1	0		0
		<input type="checkbox"/> a) Occupancy sensor					<input type="checkbox"/> c) Automatic timer tied to switch to operate fan for 20+ minutes post-occupancy		
		<input type="checkbox"/> b) Automatic humidistat controller					<input checked="" type="checkbox"/> d) Continuously operating exhaust fan		
5.3		Third-Party Performance Testing			1	0	1	Also requires kitchen range hood testing	0

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