

KEY LEGEND

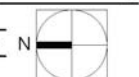
- HOTEL LOBBY / AMENITY
- HOTEL ROOM
- RETAIL
- APARTMENT AMENITY
- LIVE/LIVE UNITS
- 2-BEDROOM FLAT
- 1-BEDROOM FLAT
- BASEMENT RAMP
- PARKING

CONCEPTUAL SITE
ILLUSTRATION

SCALE: 1" = 30'

JOB NO. 1250.001

DATE 01-21-16

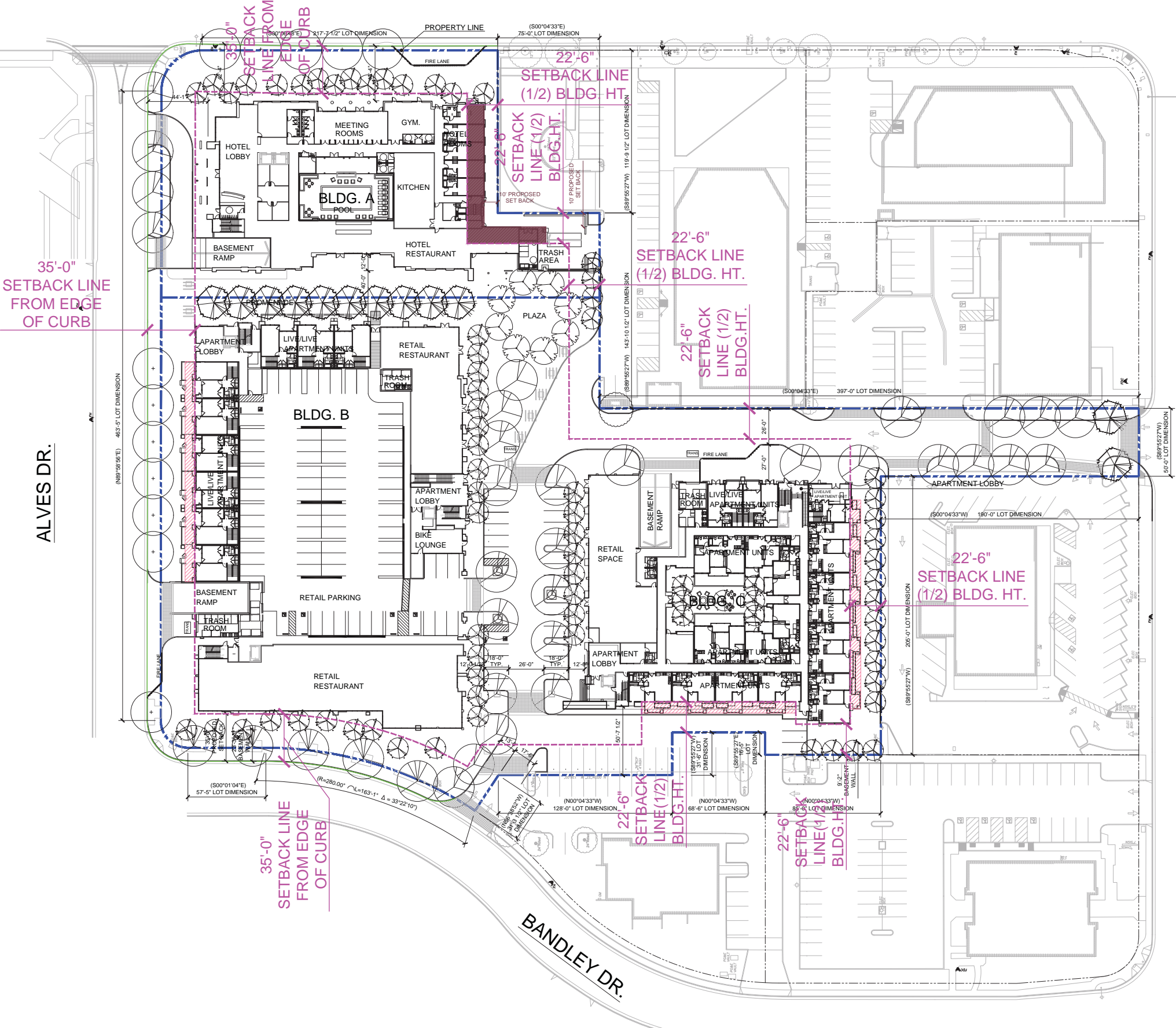


5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.O.

MARINA PLAZA

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



SITE PLAN LEGEND

- BACK OF STREET CURB
- PROPERTY LINE
- 35' SETBACK FROM EDGE OF CURB AND 22'-6" SETBACK LINE (1/2) BUILDING HEIGHT
- PROPOSED 10' SIDE SETBACK ADJACENT TO NEIGHBOR PROPERTY'S CONCRETE BASEMENT ENTRANCE RAMP
- SPECIAL ARCHITECTURAL FEATURES EXTEND LEST THAN 4' INTO THE SETBACK AREA; UPPER LEVEL BALCONY RAILING, STONE FRAME, AND STONE FURRED COLUMNS.
- PATIO CURBS AND PLANTERS ARE 6' INTO THE SETBACK AREA

STEVENS CREEK BLVD.

MARINA PLAZA

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

SITE PLAN
SCALE: 1" = 30'

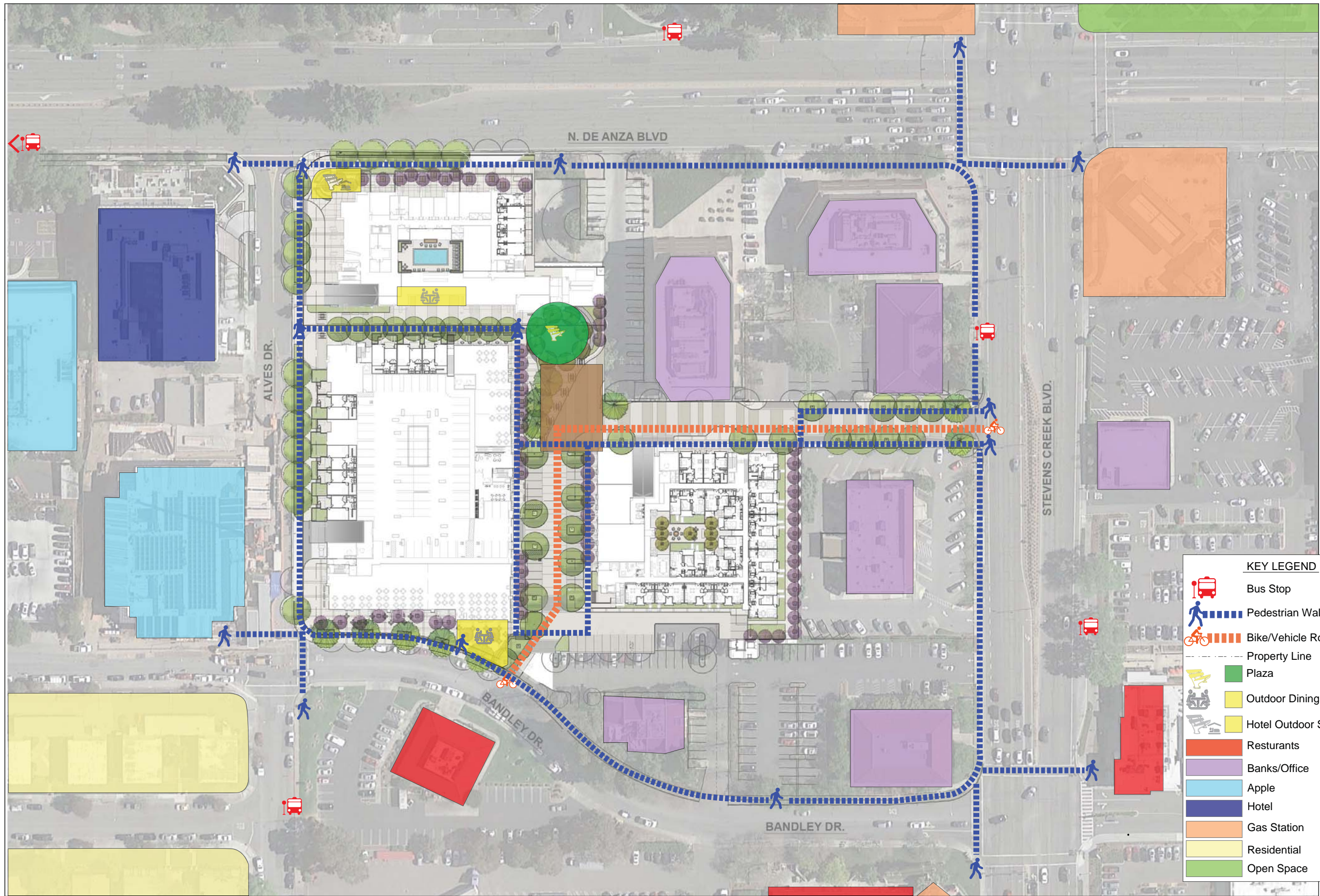
JOB NO. 1250.001
DATE 01-21-16

DAHLIN group

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

N

A.1



KEY LEGEND	
	Bus Stop
	Pedestrian Walkway
	Bike/Vehicle Routes
	Property Line
	Plaza
	Outdoor Dining /Activity
	Hotel Outdoor Seating
	Resturants
	Banks/Office
	Apple
	Hotel
	Gas Station
	Residential
	Open Space

MARINA PLAZA

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

N. DE ANZA BLVD

ALVES DR.

STEVENS CREEK BLVD.

BANDLEY DR.

SITE ACCESSIBILITY PLAN LEGEND

- ACCESSIBLE PATH OF EGRESS. PROVIDE MINIMUM 48" WIDE ACCESSIBLE PATH OF TRAVEL FROM ACCESSIBLE PARKING PLACE TO ACCESSIBLE ENTRIES PER CBC. 1114B.1.2 & 1133B.7.1. SLOPE 5% MAX. CROSS SLOPE 2% MAX.
- L/L LIVE/LIVE UNIT WITH FIRST LEVEL ACCESSIBLE FROM STREET
- R/R RETAIL RESTAURANT ACCESSIBLE FROM STREET
- R/S RETAIL SERVICE SPACE ACCESSIBLE FROM STREET
- CC CURB CUT
- A/P ACCESSIBLE PARKING


SITE ACCESSIBILITY PLAN
SCALE: 1" = 30'

JOB NO.1250.001
DATE 01-21-16


N



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



MARINA PLAZA

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

N. DE ANZA BLVD

ALVES DR.

STEVENS CREEK BLVD.

BANDLEY DR.

BUILDING B FIRE LANE
SCALE: 1/16" = 1'

BUILDING A FIRE LANE
SCALE: 1/16" = 1'

BUILDING C FIRE LANE
SCALE: 1/16" = 1'

FIRE ACCESS LEGEND

- 3'X7' CLEAR GROUND LADDER
ACCESS WITH CLIMBING 75 DEGREES
- PROPOSED NEW FIRE HYDRANT AND
FDC, LOCATION TO BE CONFIRMED
AND PROPOSED BY ENGINEER
- FIRE APPARATUS ACCESS ROADS
WITH MINIMUM UNOBSTRUCTED
WIDTH OF 26 FEET.
- FIRE LANE AT FIRE APPARATUS
ACCESS ROAD.

FIRE ACCESS NOTE

ALL THREE BUILDINGS SHALL BE PROTECTED
WITH FIRE SPRINKLERS IN ACCORDANCE WITH
NFPA 13.

THE STANDPIPE SYSTEMS, FIRE ALARM SYSTEMS,
KEY BOXES, EMERGENCY RESPONDER RADIO
COVERAGE, CONSTRUCTION SITE FIRE SAFETY,
ADDRESS IDENTIFICATION ARE NOT INCLUDED IN
THIS PRELIMINARY DESIGN SUBMITTAL PACAKGE.
THESE WILL BE DIFFER SUBMITTAL IN THE
FUTURE.

FIRE ACCESS PLAN
SCALE: 1" = 30'

JOB NO. 1250.001
DATE 01-21-16



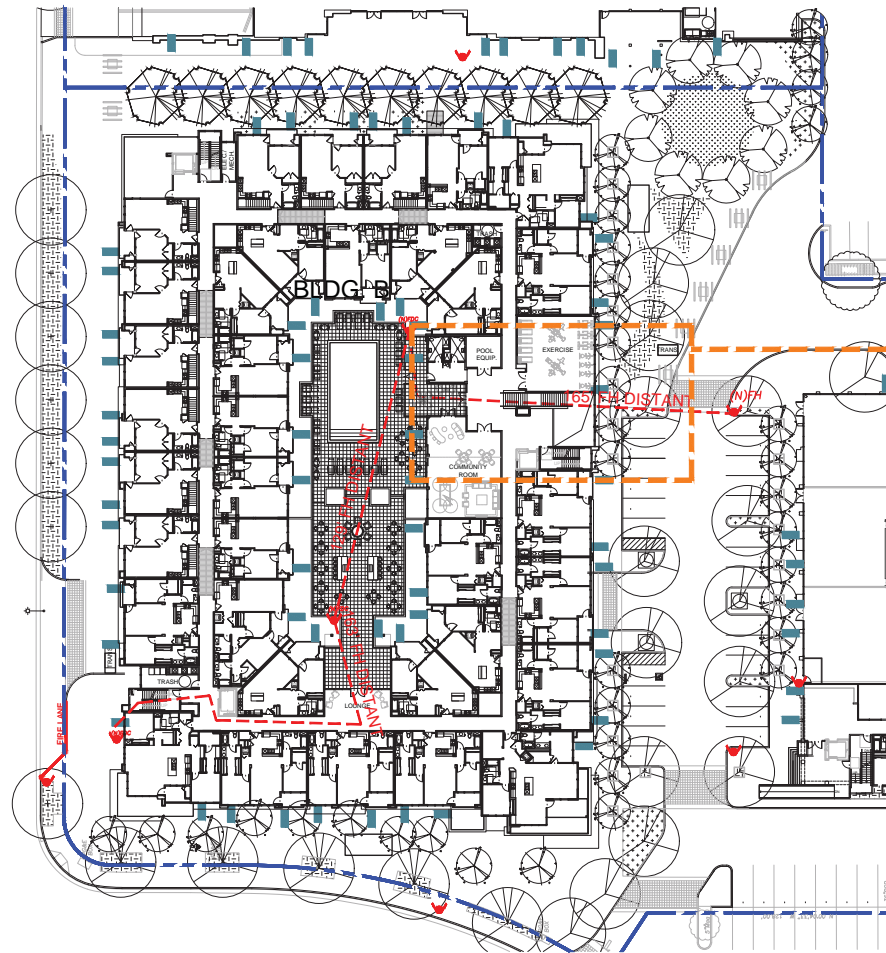
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200



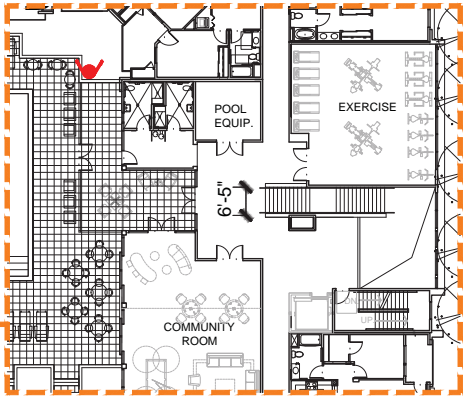
A.4

MARINA PLAZA

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



BUILDING B PODIUM LEVEL
SCALE: 1" = 30'



BUILDING B GRAND STAIR
SCALE: 1/16" = 1'

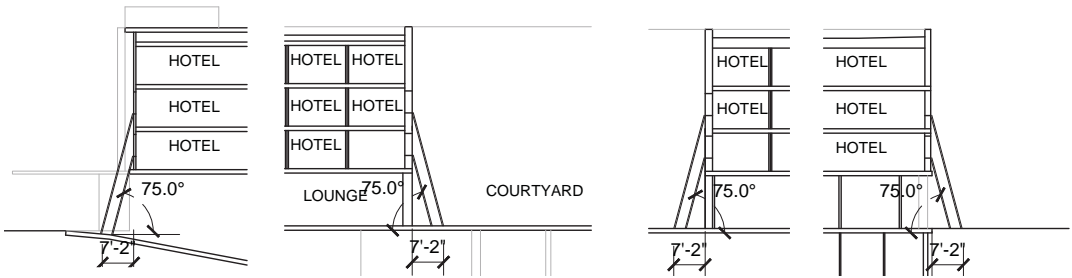
FIRE ACCESS LEGEND

- 3'X7' CLEAR GROUND LADDER ACCESS WITH CLIMBING 75 DEGREES
- PROPOSED NEW FIRE HYDRANT AND FDC, LOCATION TO BE CONFIRMED AND PROPOSED BY ENGINEER

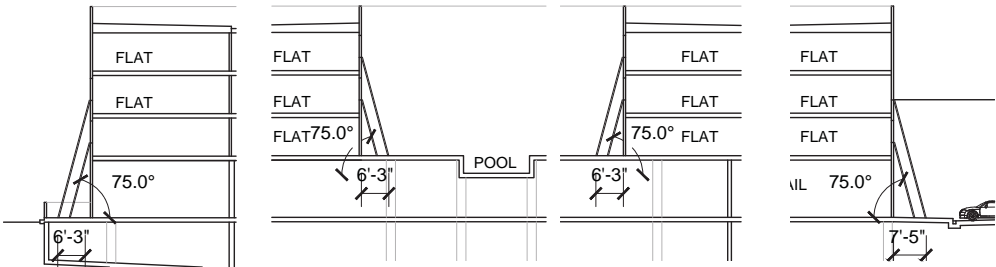
FIRE ACCESS NOTE

ALL THREE BUILDINGS SHALL BE PROTECTED WITH FIRE SPRINKLERS IN ACCORDANCE WITH NFPA 13.

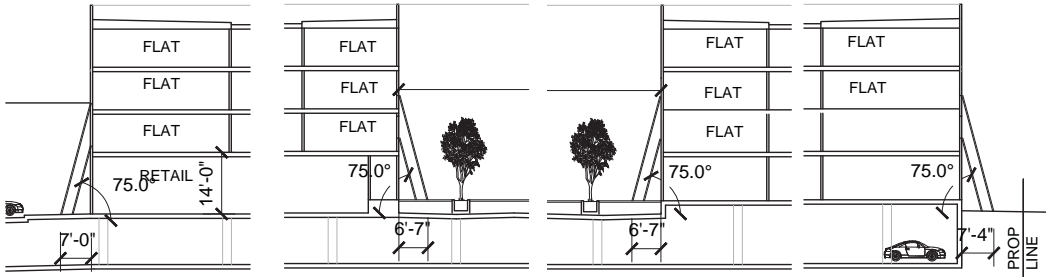
THE STANDPIPE SYSTEMS, FIRE ALARM SYSTEMS, KEY BOXES, EMERGENCY RESPONDER RADIO COVERAGE, CONSTRUCTION SITE FIRE SAFETY, ADDRESS IDENTIFICATION ARE NOT INCLUDED IN THIS PRELIMINARY DESIGN SUBMITTAL PACKAGE. THESE WILL BE DIFFER SUBMITTAL IN THE FUTURE.



BUILDING A FIRE LADDER
SCALE: 1/16" = 1'



BUILDING B FIRE LADDER
SCALE: 1/16" = 1'



BUILDING C FIRE LADDER
SCALE: 1/16" = 1'

BUILDING B - PODIUM
FIRE ACCESS PLAN
GROUND LADDER PAD
SCALE: 1" = 30'

MARINA PLAZA

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

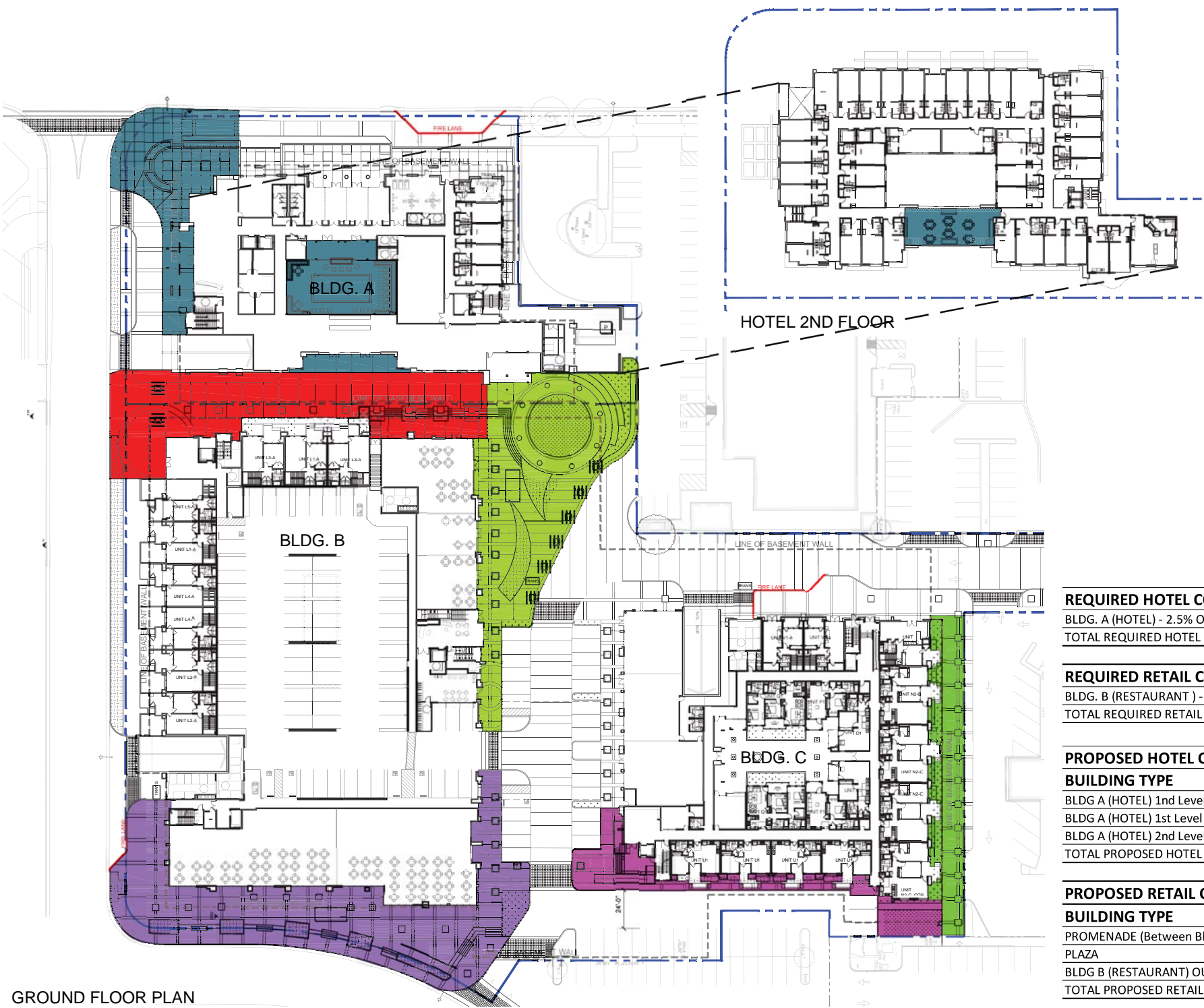
JOB NO. 1250.001
DATE 01-21-16



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



A.5



- BLDG A (HOTEL) 1ST & 2ND LEVEL TERRACE @ DEANZA BLVD: 10,647 SF
- PROMENADE (BWTWEEN BLDG A AND B): 9,731 SF
- PLAZA AT BLDG B (RETAIL): 11,937 SF
- BLDG B (RESTAURANT) OUTDOOR TERRACE (@ BANDLEY DR.): 13,604 SF
- GREEN SPACE (@ SOUTH SIDE OF BLDG C): 3,927 SF
- OUTDOOR TERRACE (@ WEST SIDE OF BLDG C): 3,670 SF

TOTAL COMMON OPEN SPACE 53,516 SF

REQUIRED HOTEL COMMON OPEN SPACE	SQ.FT.	FACTOR	TOTAL SPACES (SQ.FT.)
BLDG. A (HOTEL) - 2.5% OF THE GROSS FLOOR AREA OF BUILDING	87432	0.025	2186
TOTAL REQUIRED HOTEL COMMON OPEN SPACE			2186

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

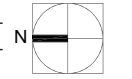
PROPOSED HOTEL COMMON OPEN SPACE		
BUILDING TYPE	SQ FT	% OF NET LOT AREA
BLDG A (HOTEL) 1nd Level Courtyard	2941	5.92
BLDG A (HOTEL) 1st Level Terrace @ De Anza Blvd.	5654	11.39
BLDG A (HOTEL) 2nd Level Terrace	1329	2.68
TOTAL PROPOSED HOTEL OPEN SPACE	9924	19.98

PROPOSED RETAIL COMMON OPEN SPACE		
BUILDING TYPE	SQ FT	% OF NET LOT AREA
PROMENADE (Between Bldg. A and B)	10454	6.04
PLAZA	11937	6.89
BLDG B (RESTAURANT) OUTDOOR TERRACE (@ Bandley Dr.)	13605	7.85
TOTAL PROPOSED RETAIL OPEN SPACE	35996	20.78

COMMERCIAL & RETAIL
COMMON AND PRIVATE
OPEN SPACE SUMMARY
SCALE: 1" = 30'



JOB NO. 1250.001
DATE 01-21-16



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

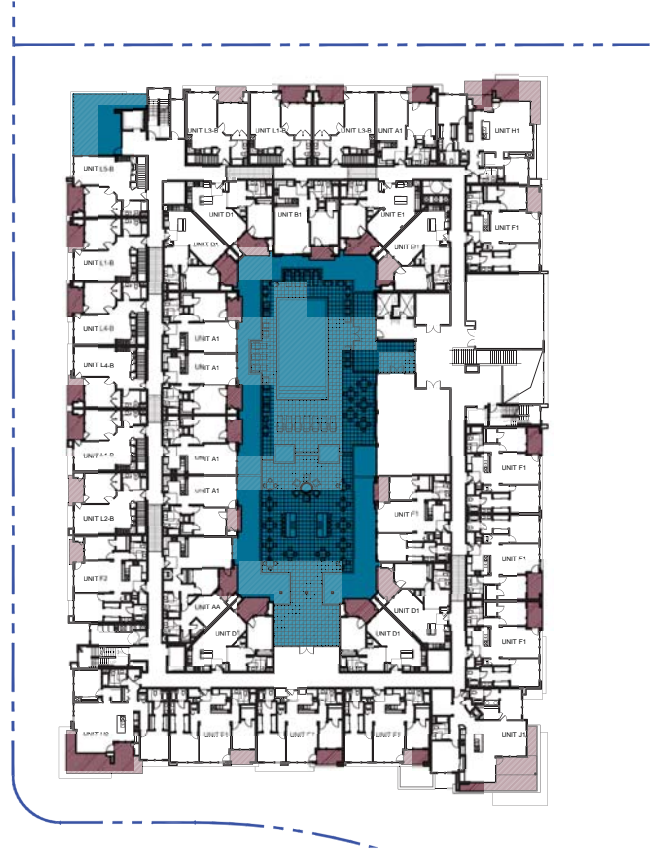
A.8

MARINA PLAZA

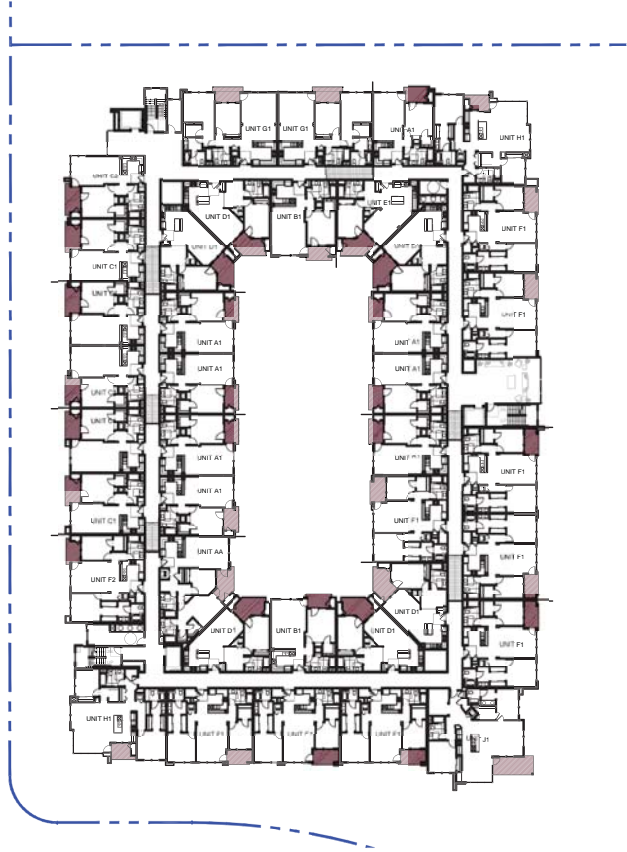
10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA
De Anza Venture, LLC



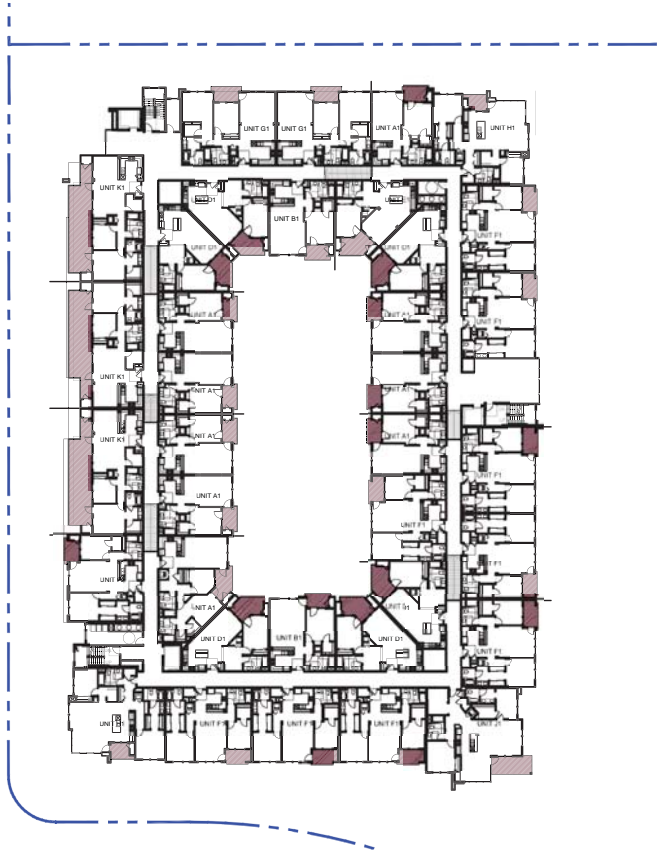
GROUND FLOOR PLAN



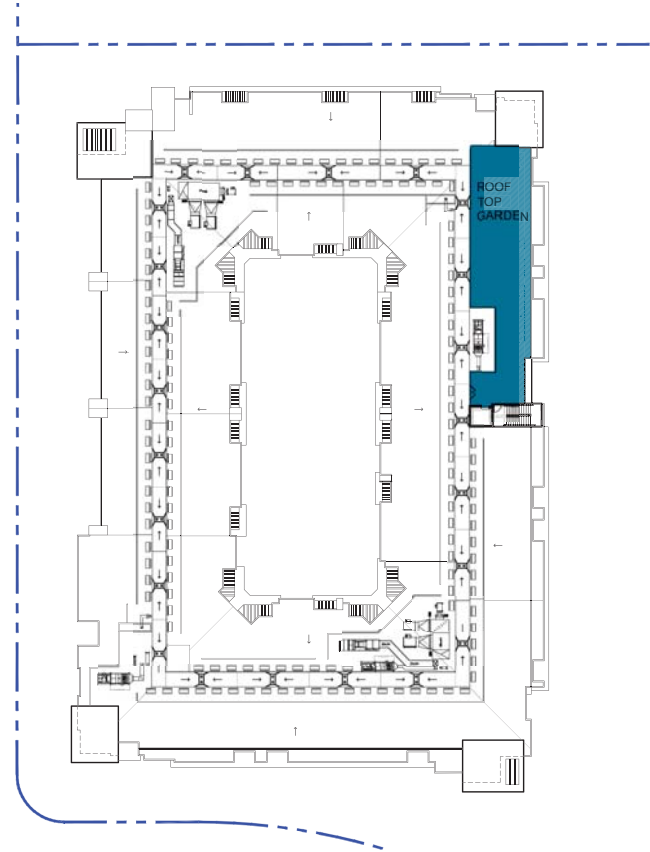
PODIUM FLOOR PLAN



3RD FLOOR PLAN



4TH FLOOR PLAN



ROOF PLAN

USABLE OPEN SPACE LEGEND

- RESIDENCE COMMON OUTDOOR SPACE
12,349 SF
- BUILDING B : TOTAL 110 UNITS
- MINIMUM REQUIRED COMMON OUTDOOR SPACE
FOR EACH UNIT: 150 SF
- TOTAL COMMON OUTDOOR SPACE PROVIDED:
13,510 SF
- COMMON OUTDOOR SPACE PROVIDED FOR EACH
UNIT: 123 SF
-
- RESIDENCE PRIVATE OUTDOOR SPACE
12,461 SF
- BUILDING B 1ST FLR: TOTAL 9 UNITS
- MINIMUM REQUIRED PRIVATE OUTDOOR SPACE FC
EACH UNIT: 60 SF
- TOTAL MINIMUM REQUIRED PRIVATE OUTDOOR
SPACE : 540 SF
- TOTAL PRIVATE OUTDOOR SPACE PROVIDED:
1,448 SF
- BUILDING B 2ND FLR: TOTAL 35 UNITS
- MINIMUM REQUIRED PRIVATE OUTDOOR SPACE FC
EACH UNIT: 60 SF
- TOTAL MINIMUM REQUIRED PRIVATE OUTDOOR
SPACE : 2100 SF
- TOTAL PRIVATE OUTDOOR SPACE PROVIDED:
3455 SF
- BUILDING B 3RD FLR: TOTAL 39 UNITS
- MINIMUM REQUIRED PRIVATE OUTDOOR SPACE FC
EACH UNIT: 60 SF
- TOTAL MINIMUM REQUIRED PRIVATE OUTDOOR
SPACE : 2340 SF
- TOTAL PRIVATE OUTDOOR SPACE PROVIDED: 2940
- BUILDING B 4TH FLR: TOTAL 36 UNITS
- MINIMUM REQUIRED PRIVATE OUTDOOR SPACE FC
EACH UNIT: 60 SF
- TOTAL MINIMUM REQUIRED PRIVATE OUTDOOR
SPACE : 2160 SF
- TOTAL PRIVATE OUTDOOR SPACE PROVIDED: 3747

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	ROVIDE BALCONY (MIN	TOTAL SPACES (SQ.FT.)
BLDG. B (APARTMENT) - 60 SQ.FT. OF EACH UNIT	110	105	11588
BLDG. C (APARTMENT) - 60 SQ.FT. OF EACH UNIT	95	79	7480
TOTAL PROPOSED RESIDENTIAL PRIVATE OPEN SPACE			19068

PROPOSED RESIDENTIAL COMMON OPEN SPACE		
BUILDING TYPE	SQ. FT	% OF NET LOT AREA
Green Space (@ South side of Bldg. C)	3927	2.27
OUTDOOR TERRACE (@ West side of Bldg. C)	3670	2.12
BLDG B (APARTMENTS) 2nd Level Courtyard	9306	5.37
BLDG B (APARTMENTS) 2nd Level Terrace	607	0.35
BLDG B (APARTMENTS) Roof Level Garden	2445	1.41
BLDG C (APARTMENTS) 1st Level Courtyard	3028	1.75
BLDG C (APARTMENTS) 2nd Level Courtyard	453	0.26
BLDG C (APARTMENTS) 3rd Level Courtyard	333	0.19
BLDG C (APARTMENTS) Roof Level Garden	778	0.45
TOTAL	24547	14.17

BUILDING B
COMMON AND PRIVATE
OPEN SPACE SUMMARY
SCALE: 1" = 30'



JOB NO.1250.001

DATE 01-21-16



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



MARINA PLAZA

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