

TREE PROTECTION NOTES:

ALL TREES MARKED AS EXISTING TO REMAIN ARE PROTECTED TREES DESIGNATED FOR PRESERVATION AND SHALL BE PROTECTED DURING DEMOLITION, GRADING, AND CONSTRUCTION BY USE OF THE FOLLOWING METHODS:

1. PROTECTIVE FENCING SHALL BE INSTALLED NO CLOSER TO THE TRUNK THAN THE DRIPLINE, AND FAR ENOUGH FROM THE TRUNK TO PROTECT THE INTEGRITY OF THE TREE. THE FENCE SHALL BE A MINIMUM OF FOUR FEET IN HEIGHT AND SHALL BE SET SECURELY IN PLACE. THE FENCE SHALL BE OF A STURDY BUT OPEN MATERIAL (I.E., CHAIN LINK) TO ALLOW VISIBILITY TO THE TRUNK FOR INSPECTIONS AND SAFETY.
2. THE EXISTING GRADE LEVEL AROUND A TREE SHALL NORMALLY BE MAINTAINED OUT TO THE DRIPLINE OF THE TREE. ALTERNATE GRADE LEVELS, AS DESCRIBED IN THE TREE PROTECTION PLAN, MAY BE APPROVED BY THE CITY LANDSCAPE ARCHITECT AND/OR CITY ARBORIST.
3. PRUNING THAT IS NECESSARY TO ACCOMMODATE A PROJECT FEATURE, SUCH AS A BUILDING, ROAD OR WALKWAY SHALL BE REVIEWED AND APPROVED BY CITY LANDSCAPE ARCHITECT AND/OR CITY ARBORIST AND THE DEPARTMENT OF PUBLIC WORKS.
4. NEW LANDSCAPING INSTALLED WITHIN THE DRIPLINE OF AN EXISTING TREE SHALL BE DESIGNED TO REPRODUCE A SIMILAR ENVIRONMENT TO THAT WHICH EXISTED PRIOR TO CONSTRUCTION.
5. FOLLOW TREE PROTECTION GUIDELINES OUTLINED BY THE CITY OF CUPERTINO IN CHAPTER 14.18, APPENDIX B.

TREE REMOVAL LEGEND:

— — APPROXIMATE LOCATION OF TREE PROTECTION FENCING

⊗ TREES TO BE REMOVED

● TREES TO REMAIN

TREE REPLACEMENT REQUIREMENTS

# OF TREES TO BE REMOVED	REPLACEMENT TREES REQUIRED PER TREE REMOVED	TOTAL REPLACEMENT TREES REQUIRED
UP TO 12" DIAMETER: 69	(1) 24" BOX TREE	(68) 24" BOX TREES
>12" TO 18" DIAMETER: 9	(2) 24" BOX TREES	(18) 24" BOX TREES
>18" TO 36" DIAMETER: 10	(2) 24" BOX TREES OR (1) 36" BOX TREE	(20) 24" BOX TREES OR (10) 36" BOX
>36" DIAMETER: 0	(1) 36" BOX TREE	0
HERITAGE TREES: 0	(1) 48" BOX TREE	0
TOTAL REPLACEMENT TREES REQUIRED		(100) 24" BOX
TOTAL REPLACEMENT TREES PROPOSED		(198) 24" BOX
TOTAL NUMBER OF EXISTING TREES TO REMAIN		8
TOTAL NUMBER OF EXISTING TREES TO BE REMOVED		90

MARINA PLAZA

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

TREE REMOVAL PLAN JOB NO. 1250.001
DATE 03-15-16

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

L0.02

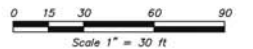
N. DE ANZA BLVD



STEVENS CREEK BLVD.

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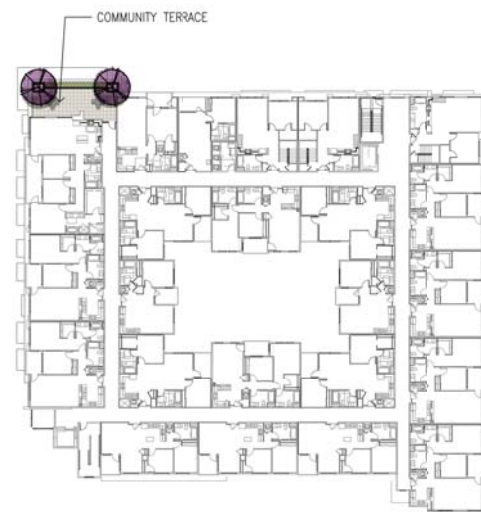
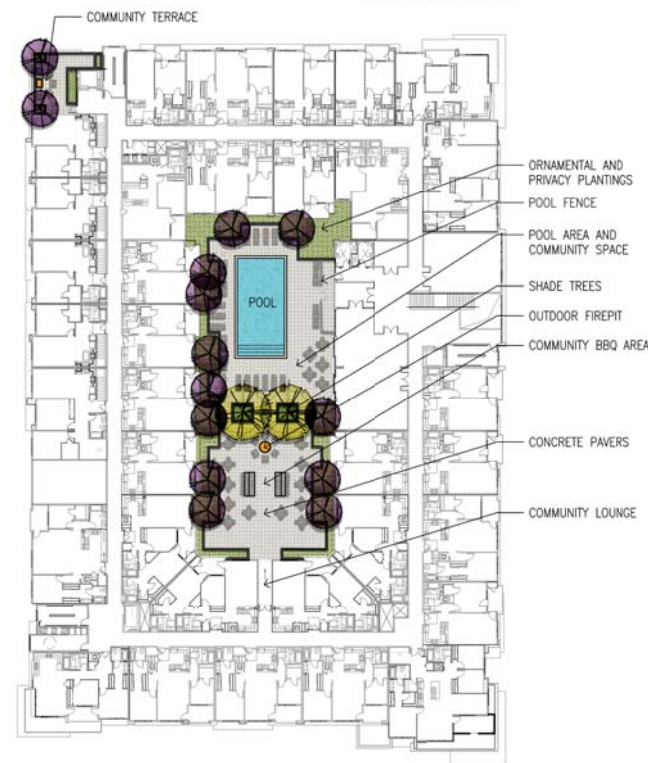
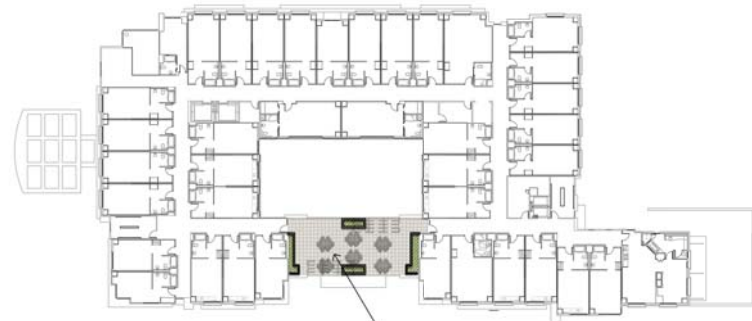


LANDSCAPE PLAN - GROUND LEVEL

JOB NO. 1250.001
DATE 03-15-16

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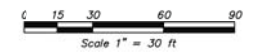
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LANDSCAPE PLAN - SECOND LEVEL

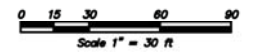
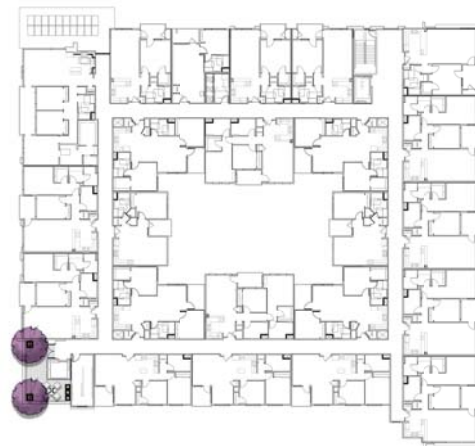
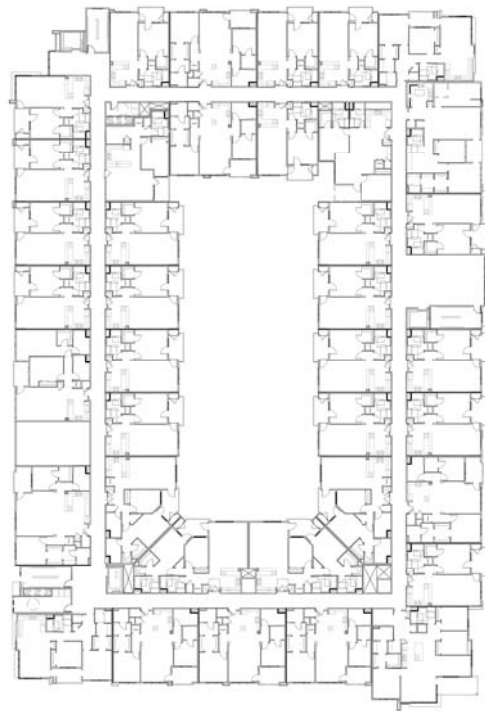
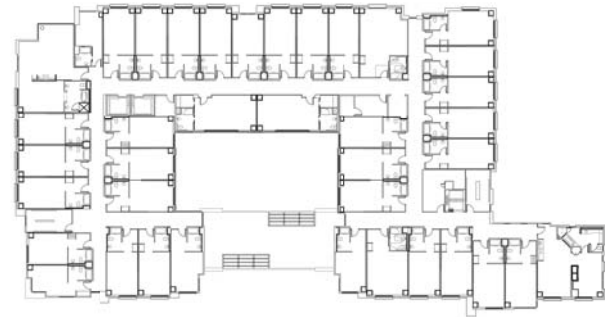


JOB NO.1250.001

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5865 Owens Drive
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L1.02



MARINA PLAZA

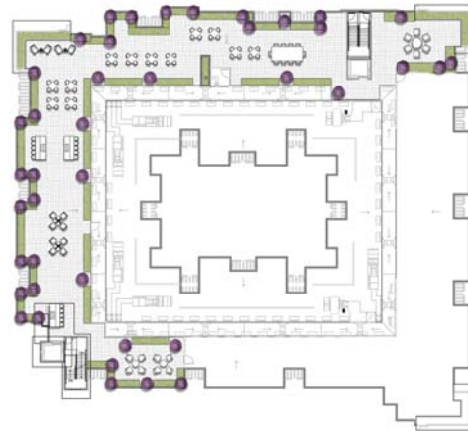
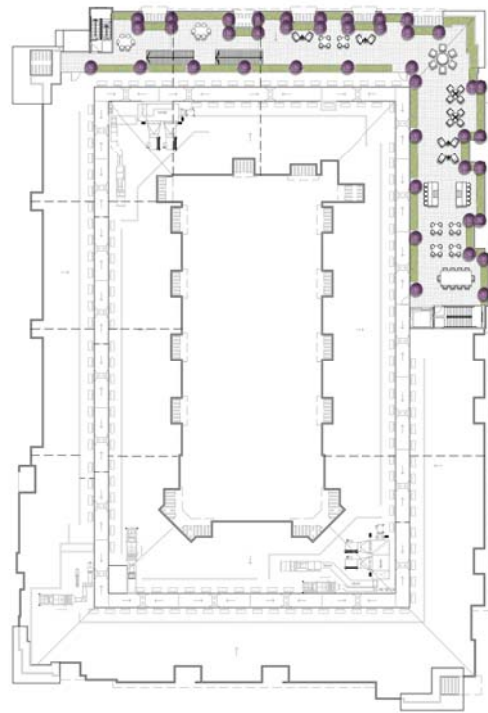
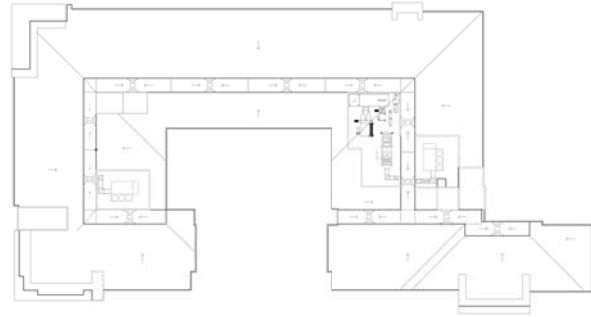
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De Anza Venture, LLC

LANDSCAPE PLAN - THIRD LEVEL **JOB NO.** 1250.001

DATE 03-15-16

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L1.03



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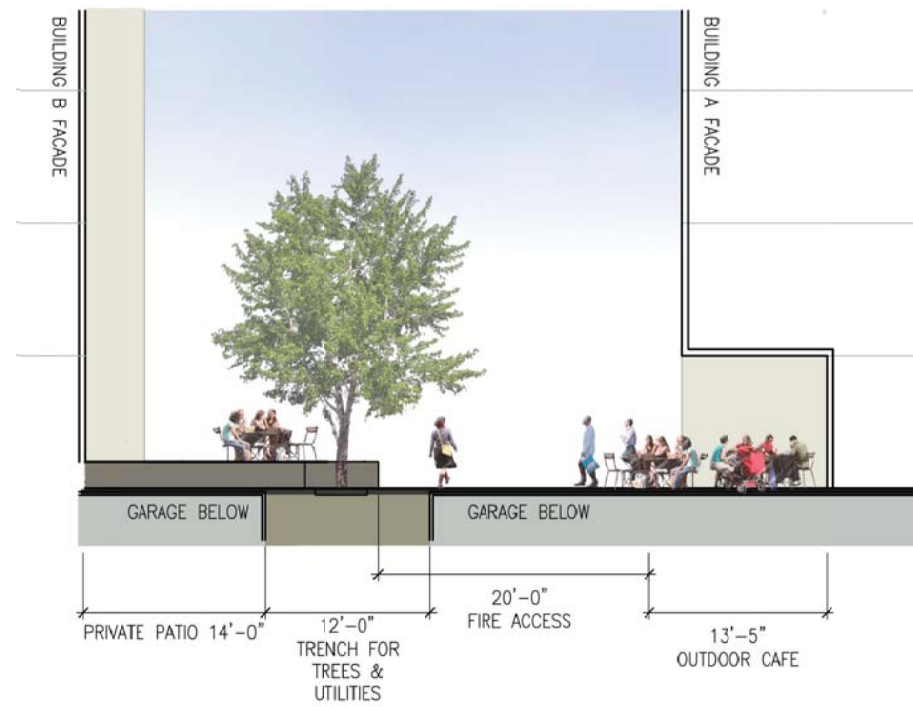
LANDSCAPE PLAN - ROOF LEVEL

JOB NO.1250.001

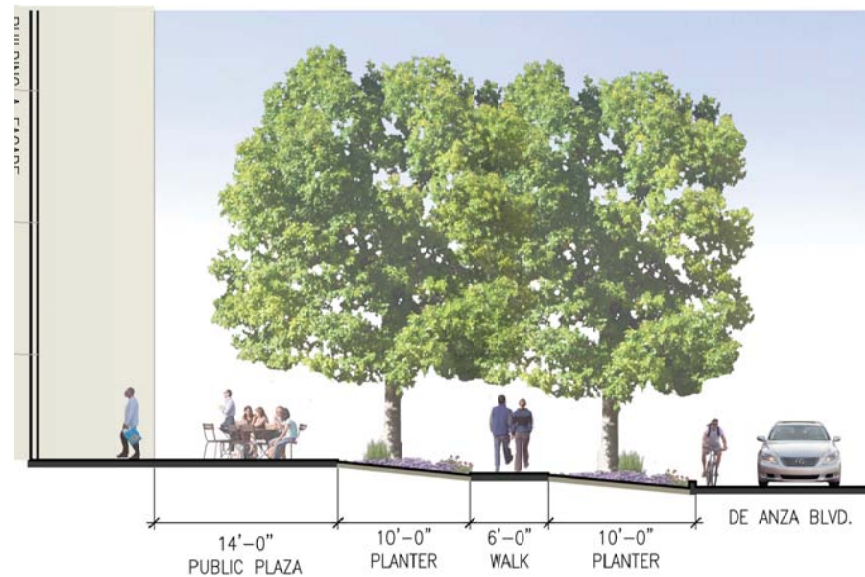
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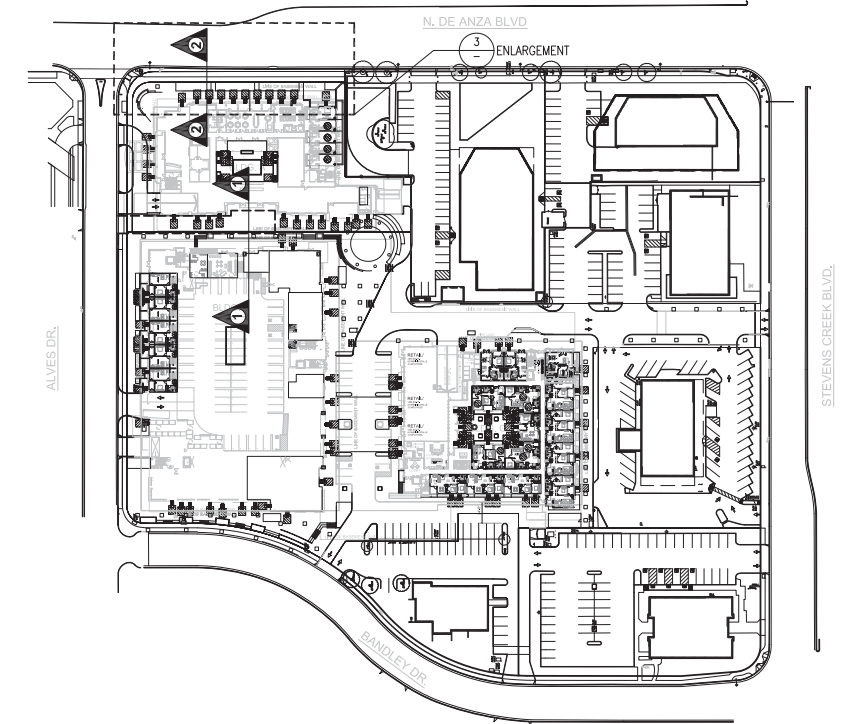
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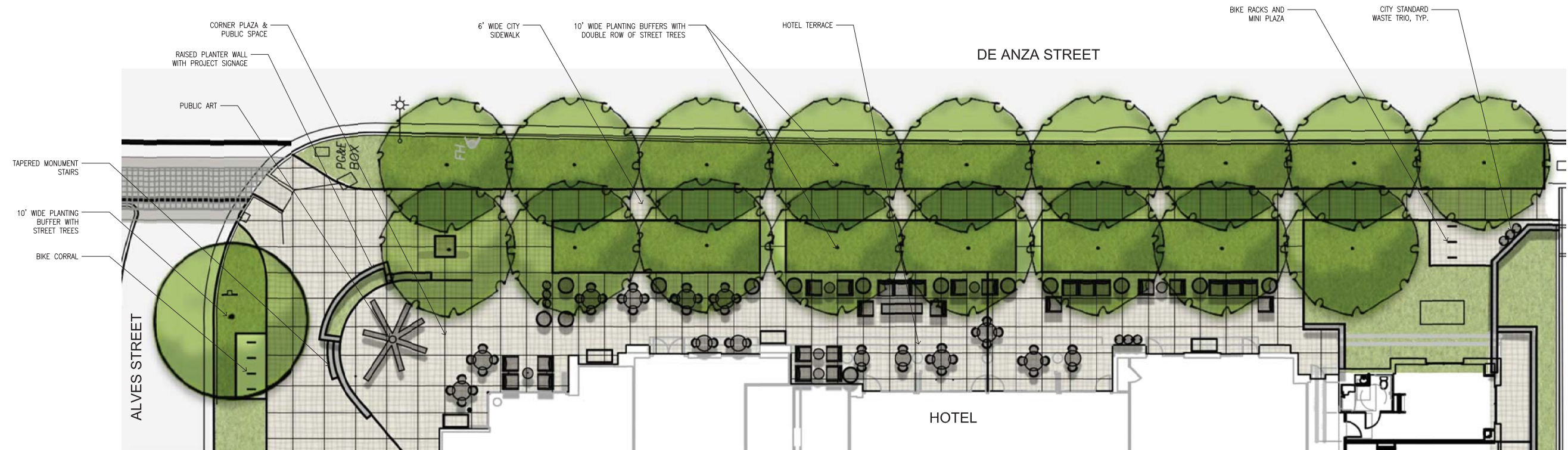
1 SECTION - PUBLIC PROMENADE
SCALE: 3/16" = 1'-0"



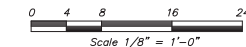
2 SECTION - DE ANZA STREETScape AND HOTEL TERRACE
SCALE: 3/16" = 1'-0"



KEY PLAN
SCALE: NTS



3 ENLARGEMENT - DE ANZA STREETScape AND HOTEL TERRACES
SCALE: 1/8" = 1'-0"



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SECTIONS & PLAN ENLARGEMENT

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L2.01



Vegetable gardens in planters



Roof terrace amenity



Roof garden education program

ROOF GARDENS



Rain gardens and flow through planters integrated with Pedestrian environment



Seat walls at curbside rain gardens



Flow-through curbside rain gardens

STORMWATER



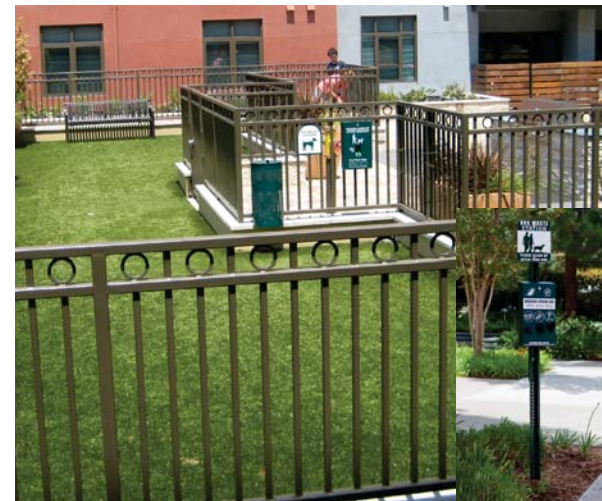
Curbside seating opportunities



Fire pit and lounge area amenities



Sustainable elegant site furnishings



Dog lounge and pet waste station



Cafe tables and chairs



Bike rack benches to promote social activity



Trash, recycling and compost waste containers

SITE FURNITURE / AMENITIES

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De Anza Venture, LLC

LANDSCAPE MATERIALS AND IMAGERY

JOB NO. 1250.001

DATE 03-15-16

BRUCE JETT ASSOCIATES
landscape architects
2 Theatre Square, Suite 218
Berkeley, CA 94704
925.254.2422
ORA #3325

N

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



L3.01



Flexible plazas for dining and gathering



Farmer's market



Potential for Bike Lounge and Community Center



Seat walls and ornamental planting areas



Stoops along sidewalk with planting areas



Tree wells with tree grates



Potential for bike share program



Bike Social Spaces



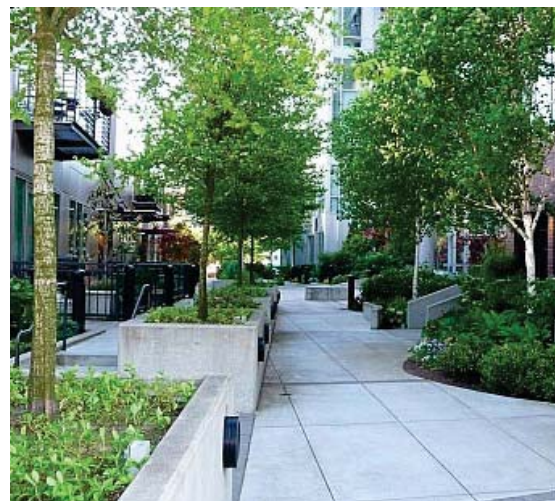
Bike Fix-It Station



Bike Racks



Pedestrian-oriented streetscape with at-grade crossings



Raised planters on-structure for trees and ornamental plantings



Vibrant street activity and pedestrian amenities



Tiered seating along internal street and plaza

STREETSCAPE

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LANDSCAPE MATERIALS AND IMAGERY

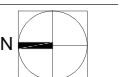
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BRUCE JETT ASSOCIATES
landscape architects
2 Theatre Square, Suite 218
Orinda, CA 94563
925.254.2422
ORA #3335

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



L3.02



Central Plaza focal element, safely combining pedestrian and vehicular circulation



Pedestrian lighting and evening use



Urban stage at Central Plaza



A diversity of public spaces

PLAZAS



Hotel and residential courtyards, terraces and roof decks provide a variety of amenity spaces

COURTYARDS



Central pedestrian promenade with seating, shade, and strolling opportunities flanked by residential and hotel program on either side

PROMENADES

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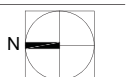
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L3.03



Poured-in-place concrete paving with variations in color, texture, and scoring

INTERNAL STREETSCAPE PAVING



At-grade crossings with enhanced paving and detectable warning tiles



Porous Concrete at parking stalls, where feasible



Ironsmith Starburst City Standard in public realm

STREETSCAPE PAVING ELEMENTS



Concrete roof paver system



Wood deck tiles over adjustable pedestal risers



Concrete stairs and metal handrails



Cast-in-place concrete walls

COURTYARD AND TERRACE SURFACES



Geo-structure under pavements for enhanced soil profile and C3 Stormwater treatment



SILVA CELL

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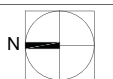
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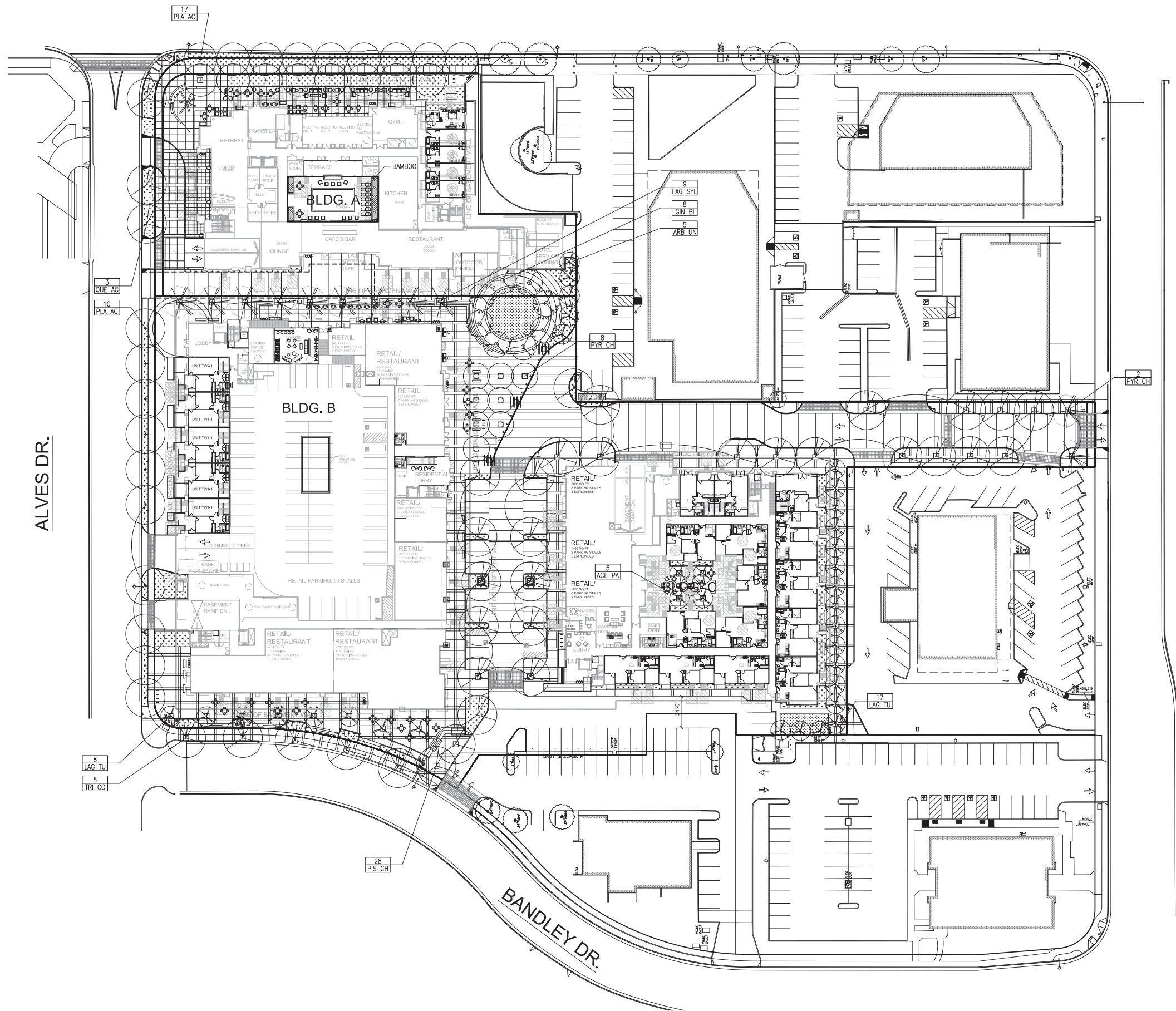
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L3.04

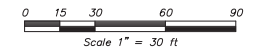


PLANT LIST							
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	WTR USE	EVERGREEN/DECIDUOUS
TREES							
ACE PA	ACER PALMATUM	JAPANESE MAPLE	24" BOX	PER PLAN	25	M	D
ARB UN	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	24" BOX	PER PLAN	4	L	E
CER CA	CERCIS CANADENSIS	EASTERN REDBUD	24" BOX	PER PLAN	6	M	D
GIN BI	GINKGO BILOBA 'FAIRMOUNT'	MAIDENHAIR TREE	48" BOX	PER PLAN	8	L	D
FAG SYL	FAGUS SYLVATICA	FASTIGIATE BEECH	48" BOX	PER PLAN	9	M	D
QUE AG	QUERCUS AGRIFOLIA	COAST LIVE OAK	36" BOX	PER PLAN	4	L	E
LAG TU	LAGERSTROEMIA FAURIEI 'TUSCARORA'	CRAPE MYRTLE	24" BOX	PER PLAN	39	L	D
PIS CH	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	PER PLAN	28	L	D
PLA AC	PLATANUS X ACERIFOLIA 'BLOODGOOD'	LONDON PLANE	24" BOX	PER PLAN	36	M	D
TREES - STEVENS CREEK BLVD							
PYR CH	PYRUS CALLERYANA 'CHANTICLEER' GLEN'S FORM	FLOWERING PEAR	24" BOX	PER PLAN	10	M	D
TREES - BANDLEY AVE							
TRI CO	TRISTANIA CONFERTA	BRISBANE BOX	24" BOX	PER PLAN	5	M	E
SHRUBS							
	ARCTOSTAPHYLOS 'HOWARD McMINN'	HOWARD McMINN MANZANITA	15 GAL	6'-0" OC		L	
	BAMBUSA MULTIPLEX 'ALPHONSE KARR'	BAMBOO	3.6 GAL	6'-0" OC			
	CALAMAGROSTIS 'KARL FOESTER'	FEATHER REED GRASS	5 GAL	3'-0" OC		L	
	DIETES BICOLOR	FORTNIGHT LILY	5 GAL	3'-0" OC		L	
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL	2'-6" OC		L	
	LAVANDULA ANGSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER	1 GAL	2'-0" OC		L	
	LIMONIUM PEREZII	SEA LAVENDER	1 GAL	3'-0" OC		L	
	MIMULUS AURANTIACUS	MONKEYFLOWER	5 GAL	3'-0" OC		L	
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	3'-6" OC		L	
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	3'-0" OC		L	
	NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GAL	4'-0" OC		L	
	PHORMIUM	NEW ZEALAND FLAX	5 GAL	4'-0" OC		L	
	PHYLLOSTACHYS	BAMBOO	5 GAL	5'-0" OC		L	
	POLYSTICHUM CALIFORNICA	SWORD FERN	1 GAL	3'-0" OC		L	
	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	COFFEEBERRY	15 GAL	6'-0" OC		L	
	RIBES SANGUINEUM GLUTINOSUM	PINK-FLOWERING CURRANT	5 GAL	5'-0" OC		L	
GROUNDCOVERS							
	ACHILLEA MILLEFOLIUM 'PAPRIKA'	YARROW	1 GAL	3'-0" OC		L	
	ARCTOSTAPHYLOS EDMUNDSII 'EMERALD CARPET'	MANZANITA	1 GAL	5'-0" OC		L	
	CEANOETHUS GRISEUS 'ANCHOR BAY'	CALIFORNIA LILAC	1 GAL	5'-0" OC		L	
STORMWATER							
+	CAREX TUMULICOLOA	BERKELEY SEDGE	1 GAL	2'-0" OC		L	
+	CHONDRROPETALUM ELEPHANTINUM	CAPE RUSH	15 GAL	6'-0" OC		L	
+	IRIS DOUGLASIANA	PACIFIC COAST IRIS	1 GAL	2'-0"		L	
+	JUNCUS PATENS 'ELK BLUE'	CALIF. GRAY RUSH	1 GAL	2'-0" OC		L	
BAMBOO							
	BAMBUSA MULTIPLEX 'ALPHONSE KARR'	BAMBOO	3.6 GAL	6'-0" OC		M	

STEVENS CREEK BLVD.

ALVES DR.

BANDLEY DR.

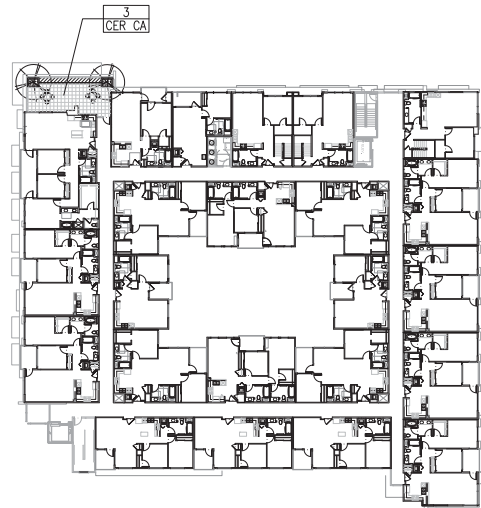
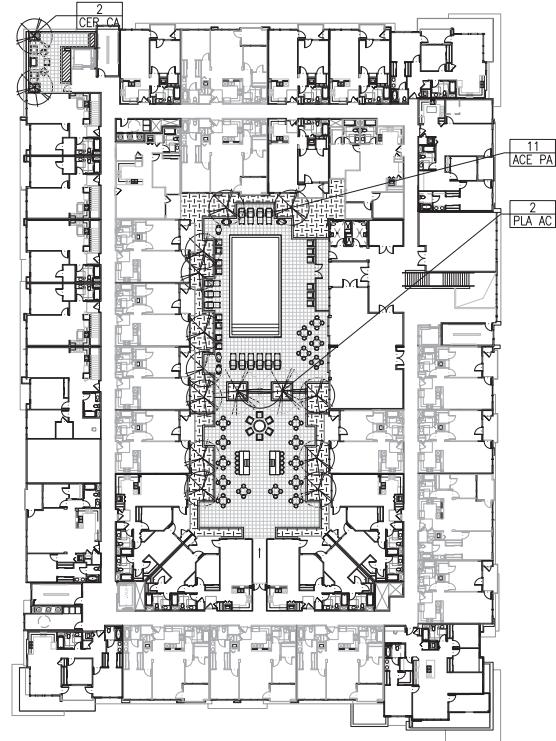
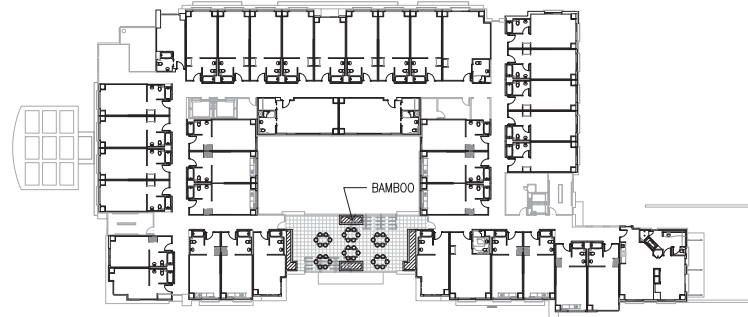


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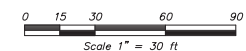
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De Anza Venture, LLC

PLANTING PLAN - GROUND LEVEL JOB NO. 1250.001
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925-251-7200 **L4.01**



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- - -	DIETES BICOLOR	FORTNIGHT LILY	5 GAL	3'-0" OC		L	
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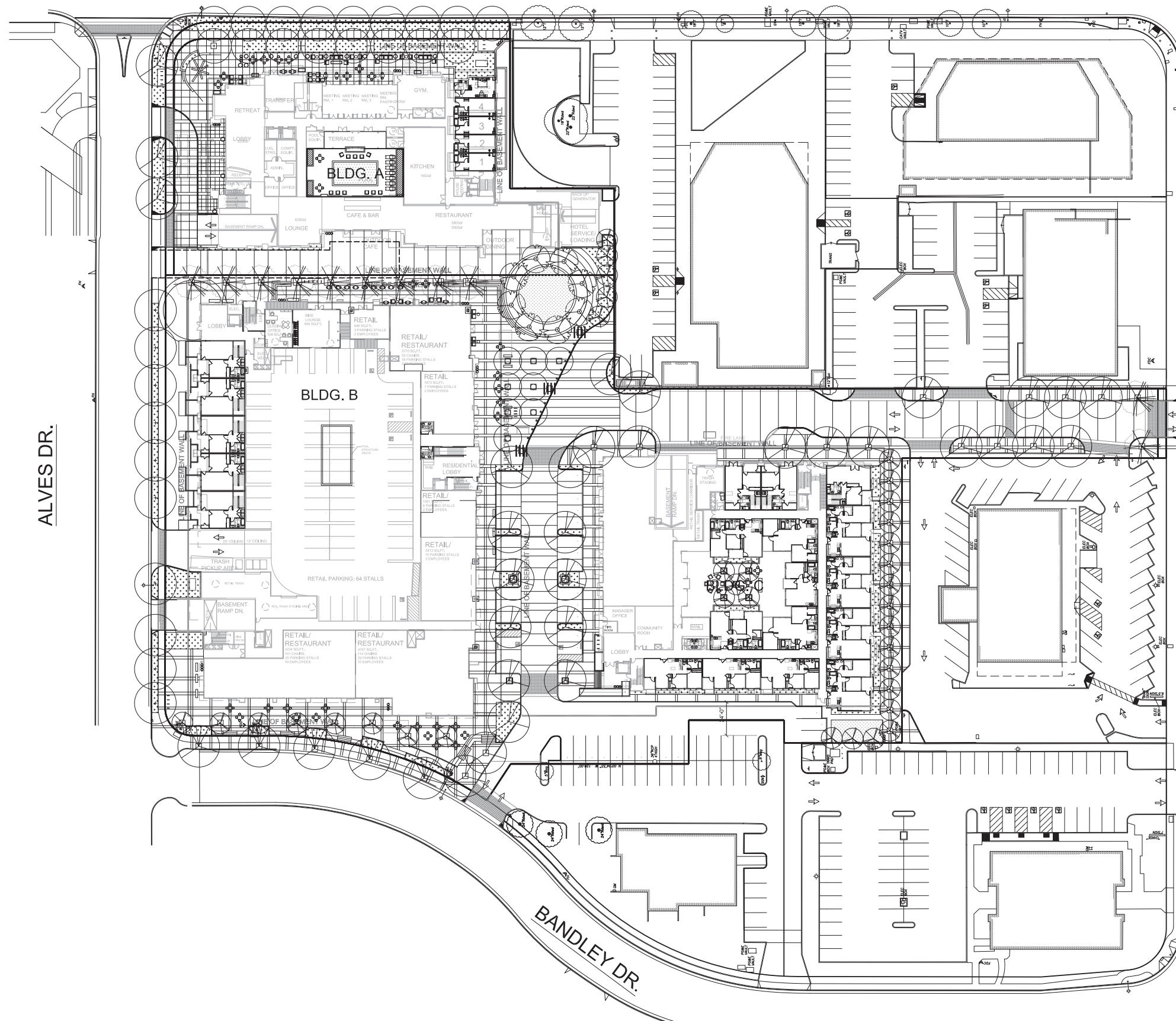
PLANTING PLAN - SECOND LEVEL

JOB NO. 1250.001
DATE 03-15-16

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

L4.02

N. DE ANZA BLVD

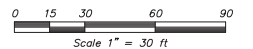


HYDROZONE LEGEND						
	HYDROZONE	WATER USE TYPE	IRRIGATION TYPE	GROUND FLOOR	SECOND FLOOR +	SQUARE FOOT TOTALS
	HYDROZONE 1	LOW	DRIP	156	2,354,	2,510 (16%)
	HYDROZONE 2	LOW STORMWATER	DRIP/BUBBLERS	11,508	0	11,508 (73%)
	HYDROZONE 3	MEDIUM	DRIP	212	232	444 (3%)
	POOL/WATER FEATURE	HIGH	-	492	831	1,323 (8%)
	TREES	50% LOW 50% MEDIUM	BUBBLERS	63 LOW 62 MEDIUM	9 LOW 9 MEDIUM	72 LOW 71 MEDIUM

NOTE

1. REFER TO PLANTING PLAN AND PLANT LIST.
2. ALL PLANTING AREAS TO BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM UTILIZING A WEATHER-BASED CONTROLLER AND LOW-FLOW HEADS.
3. AT LEAST 80% OF THE PLANTS WITHIN NON-TURF AREAS SHALL BE NATIVE OR LOW WATER-USE.
4. ALL LANDSCAPING AND IRRIGATION TO BE IN ACCORDANCE WITH THE CITY OF CUPERTINO LANDSCAPE ORDINANCE 14.15.
5. ALL LANDSCAPING AND IRRIGATION SHALL COMPLY WITH THE CRITERIA OF THE ORDINANCE AND APPLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

STEVENS CREEK BLVD.



MARINA PLAZA


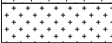

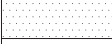

10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA
De Anza Venture, LLC

HYDROZONE PLAN - GROUND LEVEL

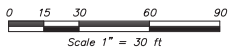
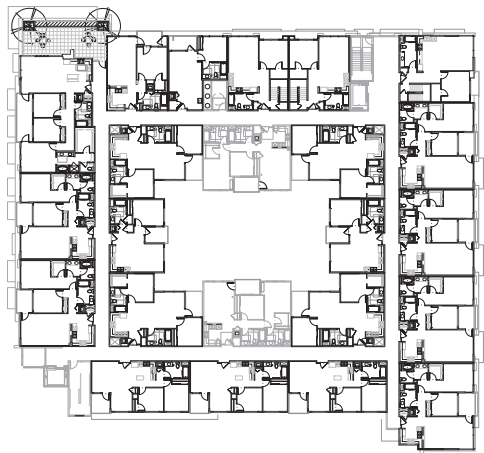
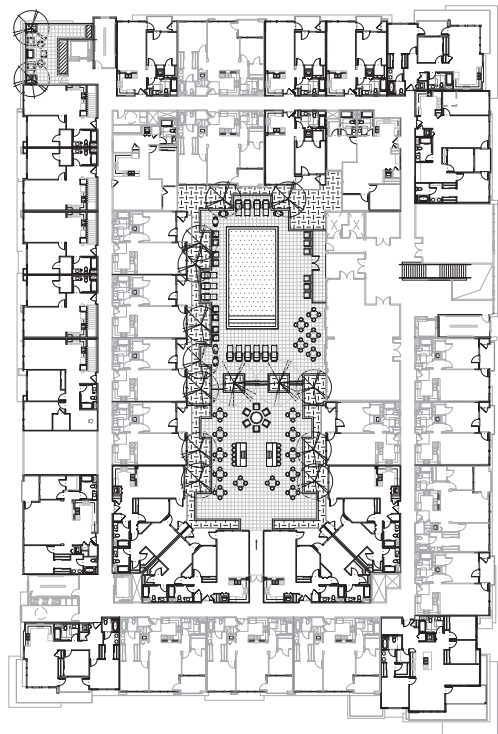
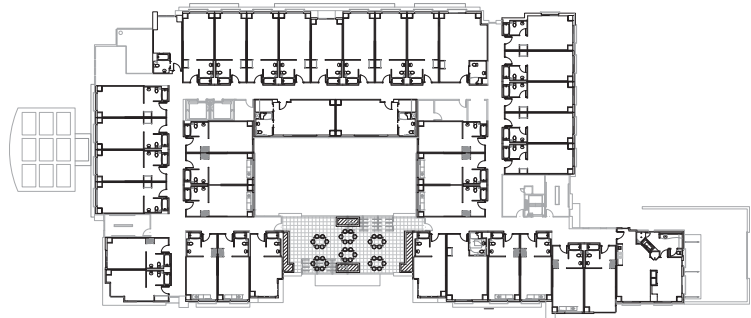
JOB NO. 1250.001
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5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

L5.01

HYDROZONE LEGEND						
	HYDROZONE	WATER USE TYPE	IRRIGATION TYPE	GROUND FLOOR	SECOND FLOOR +	SQUARE FOOT TOTALS
	HYDROZONE 1	LOW	DRIP	156	2,354..	2,510 (16%)
	HYDROZONE 2	LOW STORMWATER	DRIP/BUBBLERS	11,508	0	11,508 (73%)
	HYDROZONE 3	MEDIUM	DRIP	212	232	444 (3%)
	POOL/WATER FEATURE	HIGH	-	492	831	1,323 (8%)
	TREES	50% LOW 50% MEDIUM	BUBBLERS	63 LOW 62 MEDIUM	9 LOW 9 MEDIUM	72 LOW 71 MEDIUM

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MARINA PLAZA

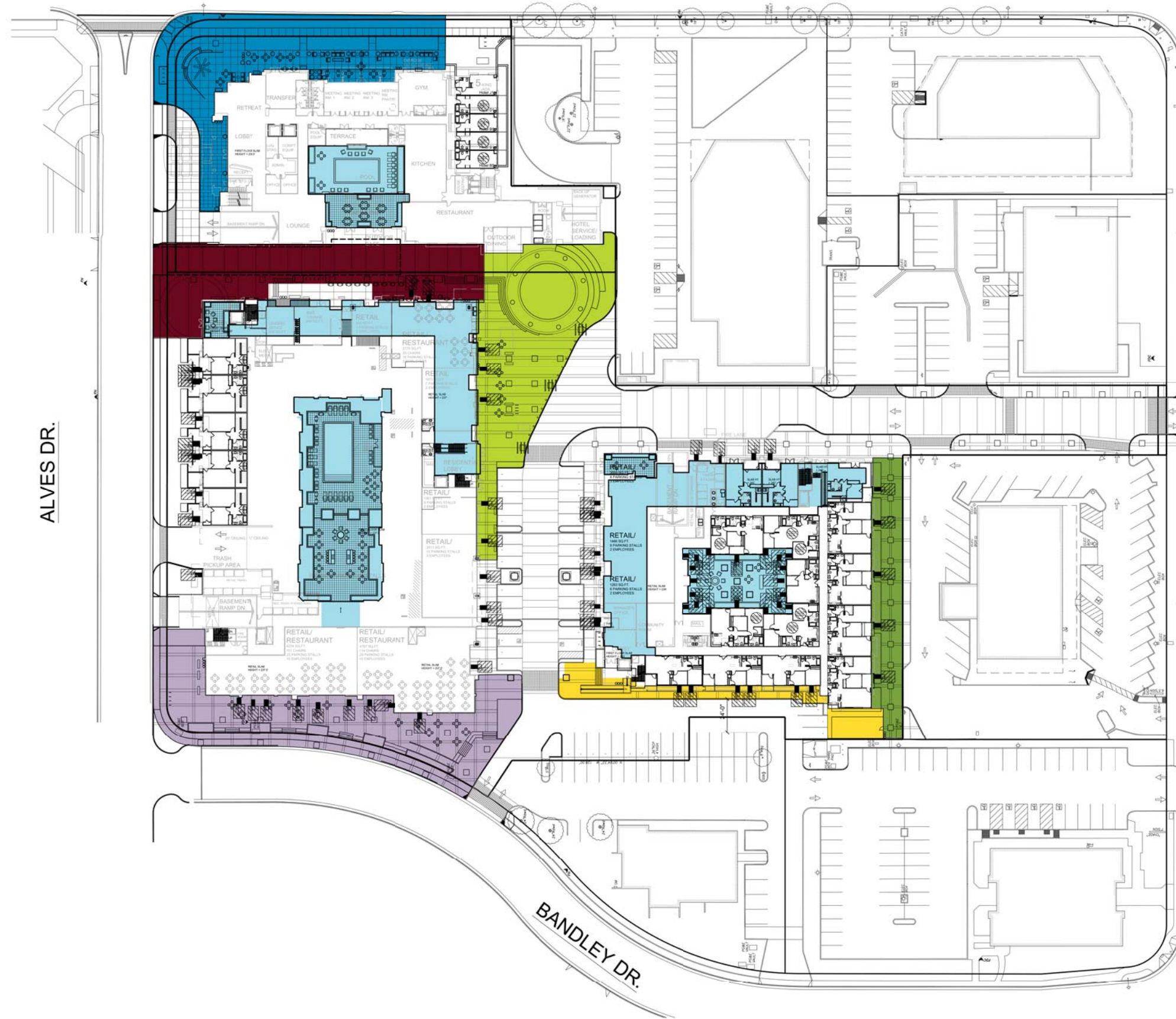
10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA
De Anza Venture, LLC

HYDROZONE PLAN - SECOND LEVEL **JOB NO.** 1250.001
DATE 03-15-16

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Pleasanton, CA 94588
925-251-7200

L5.02

N. DE ANZA BLVD

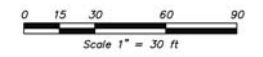


ALVES DR.

STEVENS CREEK BLVD.

BANDLEY DR.

- BLDG A (HOTEL) 1ST LEVEL TERRACE @ DEANZA BLVD: 11,015 SF
- PROMENADE (BETWEEN BLDG A AND B): 11,097 SF
- PLAZA AT BLDG B (RETAIL): 11,955 SF
- BLDG B (RESTAURANT) OUTDOOR TERRACE (@ BANDLEY DR.): 12,560 SF
- GREEN SPACE (@ SOUTH SIDE OF BLDG C): 4,386 SF
- OUTDOOR TERRACE (@ WEST SIDE OF BLDG C): 3,982 SF
- PRIVATE SHARED OPEN SPACE: (COURTYARDS) 28,706 SF



LANDSCAPE AND PUBLIC SPACE PLAN

MARINA PLAZA

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

JOB NO. 1250.001
DATE 03-15-16

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Pleasanton, CA 94588
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L6.01