

A General Plan Amendment Application For:  
**NEW HOTEL BY DE ANZA PROPERTIES**

10931 N. De Anza Blvd.  
 Cupertino, CA 95014



VIEW FROM SOUTH EAST CORNER



VIEW FROM NORTH EAST CORNER

**PROJECT DESCRIPTION**

A NEW 5 STORY HOTEL WITH 166 ROOMS AND TOTALING 119,271 S.F.

**PROJECT DATA**

OWNER NAME:	NORTHWEST PROPERTIES GP
PROJECT ADDRESS:	10931 N. DE ANZA BLVD. CUPERTINO, CA 95014
ASSESSOR'S PARCEL NO.:	APN 326-10-061
ZONING:	CG-rg per ORDINANCE 436
SITE AREA, NET:	56,287 S.F. / 1.29 ACRES
BUILDING AREA:	119,271 S.F.
TOTAL MTG./BANQUET SPACE:	5,727 S.F.
FLOOR AREA RATIO (FAR):	2.12
NUMBER OF STORIES:	5
CONSTRUCTION TYPE:	I-A
FIRE SPRINKLERS:	YES
OCCUPANCY TYPE:	R1
BUILDING FOOTPRINT:	29,830 S.F.
BUILDING COVERAGE (% OF SITE):	53.0%
GARAGE BUILDING AREA:	61,628 S.F.
NUMBER OF STORIES:	2 (BELOW GRADE)
CONSTRUCTION TYPE:	1-A
FIRE SPRINKLERS:	YES
OCCUPANCY TYPE:	S-2
HOTEL ROOMS:	166
TYPE A:	54
TYPE B:	60
TYPE C:	8
TYPE D:	8
TYPE E:	6
TYPE F:	4
TYPE G:	3
TYPE H:	4
TYPE J:	6
TYPE K:	2
TYPE L:	1

**APPLICABLE CODES**

2016 CALIFORNIA BUILDING CODE (CCR TITLE 24, PART 2)  
 2016 CALIFORNIA ELECTRIC CODE (CCR TITLE 24, PART 3)  
 2016 CALIFORNIA MECHANICAL CODE (CCR TITLE 24, PART 4)  
 2016 CALIFORNIA PLUMBING CODE (CCR TITLE 24, PART 5)  
 2016 CALIFORNIA ENERGY CODE (CCR TITLE 24, PART 6)  
 2016 CALIFORNIA FIRE CODE (CCR TITLE 24, PART 9)  
 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CCR TITLE 24, PART 11)

ALL CODES ARE SUBJECT TO LOCAL GOVERNMENT AMENDMENTS PER CALIFORNIA BUILDING STANDARDS COMMISSION BULLETIN 10-03.

**DRAWING INDEX AND ISSUE DATES**

- FIRST ISSUE OR NO CHANGES SINCE PREVIOUS ISSUE
- ✚ MODIFICATIONS SINCE PREVIOUS ISSUE

ISSUE DATES AND DESCRIPTIONS

		08.16.17 PLANNING APPLICATION SUBMITTAL
<b>COVER SHEET</b>	●	
<b>ARCHITECTURAL</b>		
A1.01	SITE PLAN	●
A2.01	BASEMENT LEVEL-1 PLAN	●
A2.02	BASEMENT LEVEL-2 PLAN	●
A2.11	FIRST LEVEL FLOOR PLAN	●
A2.12	SECOND LEVEL FLOOR PLAN	●
A2.12	TYPICAL LEVEL FLOOR PLAN (3-4)	●
A2.13	FIFTH LEVEL FLOOR PLAN	●
A2.51	ENLARGED HOTEL ROOM PLANS	●
A2.52	ENLARGED HOTEL ROOM PLANS	●
A3.01	EXTERIOR ELEVATIONS	●
A3.02	EXTERIOR ELEVATIONS	●
A3.11	RENDERED EXTERIOR ELEVATIONS	●
A3.12	RENDERED EXTERIOR ELEVATIONS	●
A4.01	SITE SECTIONS	●
<b>LANDSCAPE</b>		
L1.01	CONCEPTUAL LANDSCAPE PLAN	●
<b>CIVIL</b>		
C1.0	BOUNDARY AND TOPOGRAPHIC SURVEY	●
C2.0	PRELIMINARY GRADING PLAN	●
C3.0	CROSS SECTIONS	●

**PROJECT TEAM**

OWNER:	NORTHWEST PROPERTIES GP 960 N. San Antonio Road, Suite 114 Los Altos, CA 94022 PHONE: 650.209.3232 CONTACT: John Vidovich EMAIL: JTVidovich@aol.com	ARCHITECT:	ARC TEC INC. 99 Almaden Boulevard, Suite 840 San Jose, CA 95113 PHONE: 408.496.0676 CONTACT: Craig Almeleh EMAIL: calmeleh@arctecinc.com
CIVIL ENGINEER:	RUTH & GOING, INC. 2216 The Alameda Santa Clara, CA 95050 PHONE: 408.236.2400 CONTACT: Michael Sheehy EMAIL: msheehy@ruthandgoing.com	LANDSCAPE ARCHITECT:	THE GUZZARDO PARTNERSHIP 181 Greenwich Street San Francisco, CA 94111 PHONE: 415.433.4672 CONTACT: Paul Lettieri EMAIL: p.letteri@tgp-inc.com



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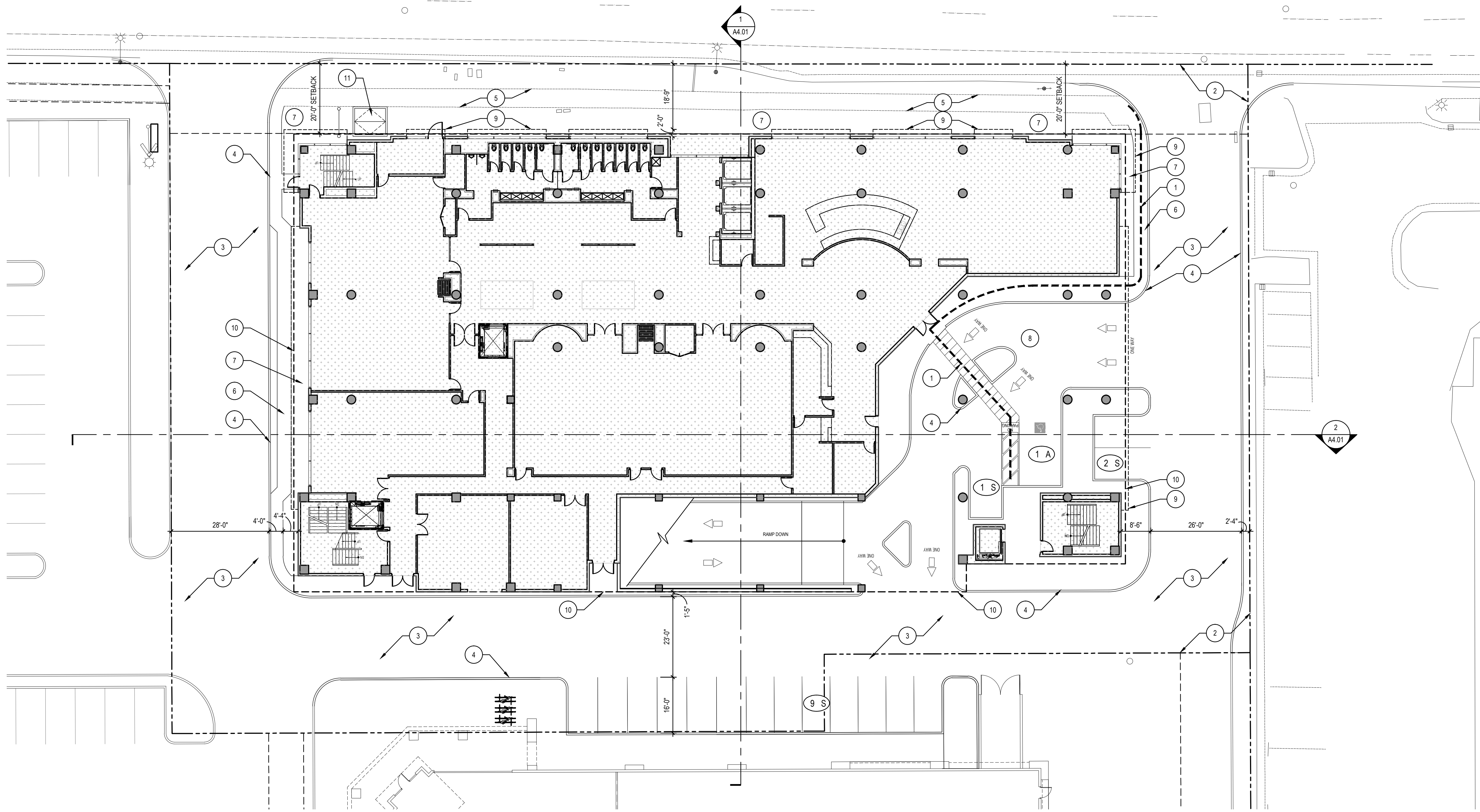
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# NORTH DE ANZA BLVD.



## SITE PLAN

SCALE: 1/16" = 1'-0"

## PARKING ANALYSIS

SITE COVERAGE	30,212 S.F.
BUILDING FOOTPRINT	56,287 S.F. / 1.29 ACRES
BUILDING COVERAGE	53.7%
PARKING REQUIRED:	
1 PER EMPLOYEE + 1 PER ROOM	
10 EMPLOYEES + 156 ROOMS	166 SPACES
TOTAL PARKING REQUIRED:	
166 SPACES	
PARKING PROVIDED	
ON GRADE	13 SPACES
UNINSTALL	1 SPACE
VAN ACCESSIBLE	
UNDERGROUND PARKING GARAGE	
FIRST LEVEL	65 STALLS
SECOND LEVEL	65 STALLS
TOTAL PARKING PROVIDED	144 SPACES

### REQUIRED NUMBER OF ACCESSIBLE PARKING STALLS (CBC TABLE 11B-208.2)

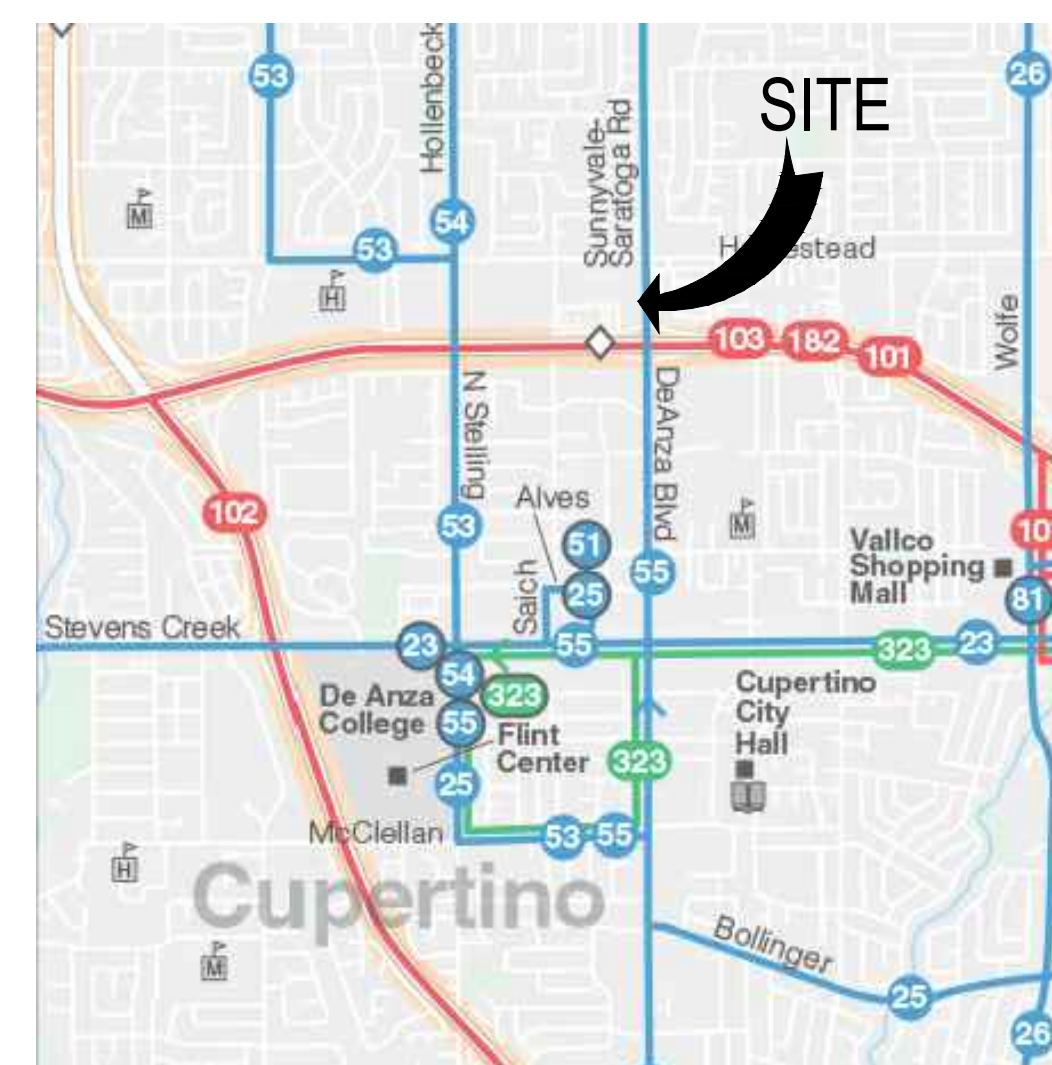
TOTAL PARKING SPACES	MINIMUM REQUIRED	COMPLIANT
151-200	6	YES

### AUTOMOBILE PARKING STALL DIMENSIONS (19,124.040 B)

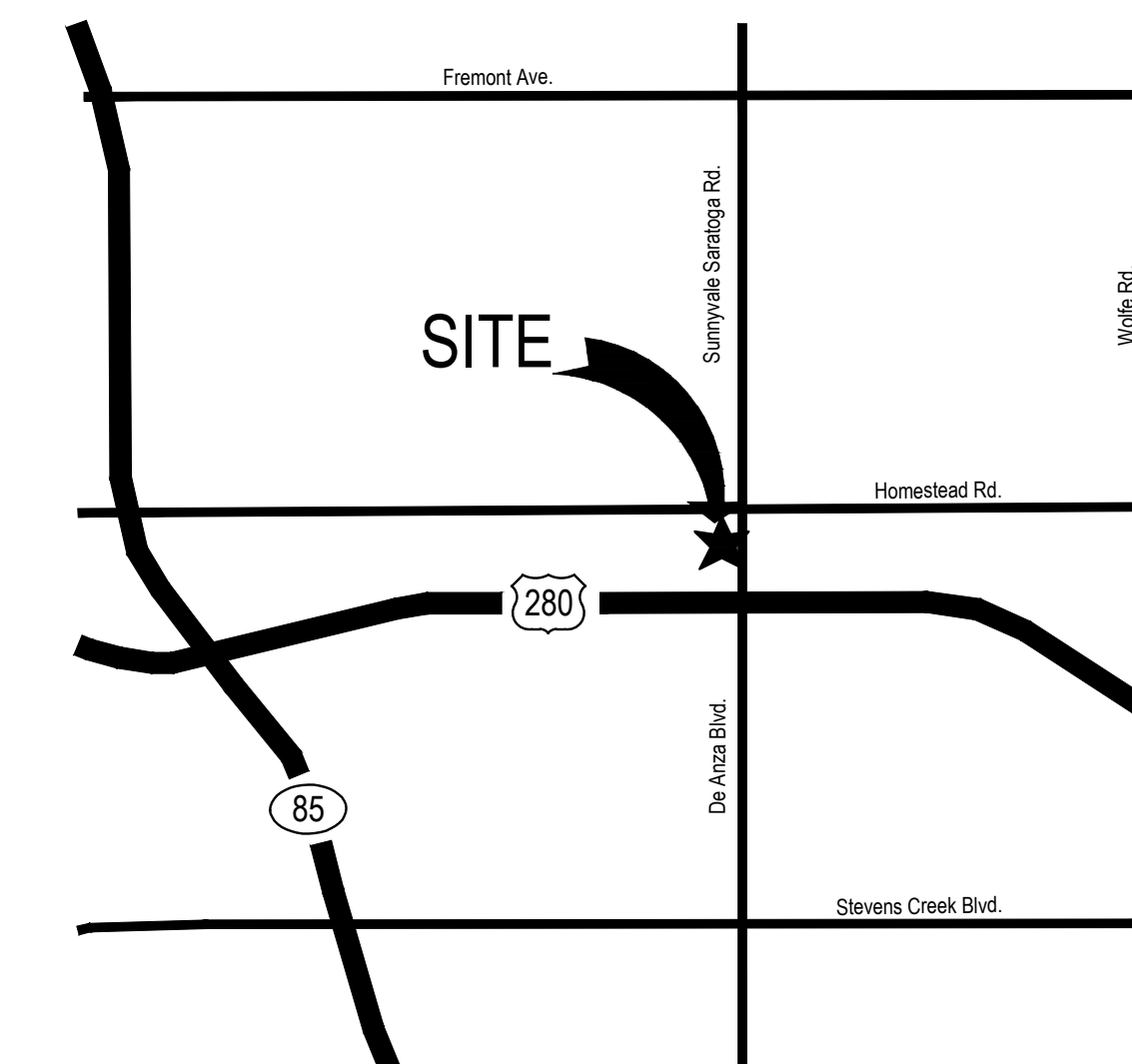
STALL TYPE	WIDTH	DEPTH	AISLE	COMPLIANT
UNINSTALL	8'-6"	18'-0"	22'-0"	YES

## KEY NOTES

- 1 ACCESSIBLE PATH OF TRAVEL SHOWN DASHED
- 2 EXISTING PROPERTY LINE SHOWN DASHED
- 3 PAVED PARKING AND DRIVES
- 4 6" HIGH CONCRETE CURB
- 5 EXISTING WALKWAY TO REMAIN
- 6 WALKWAY AND HARDSCAPE, REFER TO LANDSCAPE AND CIVIL DRAWINGS
- 7 LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS
- 8 PORTE COCHERE, REFER TO LANDSCAPE DRAWINGS FOR PAVING
- 9 CANOPY AND BUILDING ABOVE SHOWN DASHED
- 10 LINE OF PARKING STRUCTURE BELOW SHOWN DASHED
- 11 TRANSFORMER VAULT ACCESS DOORS



TRANSIT MAP



VICINITY MAP



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ARCHITECTURAL TECHNOLOGIES  
www.artecinc.com

Arizona  
2960 East Northern Avenue, Building C  
Phoenix, Arizona 85028  
P 602.953.2355 F 602.953.2988

California  
99 Almaden Boulevard, Suite 840  
San Jose, California 95113  
P 408.496.0676 F 408.496.1121

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SITE PLAN

**A1.01**

PROJECT NO: 174438



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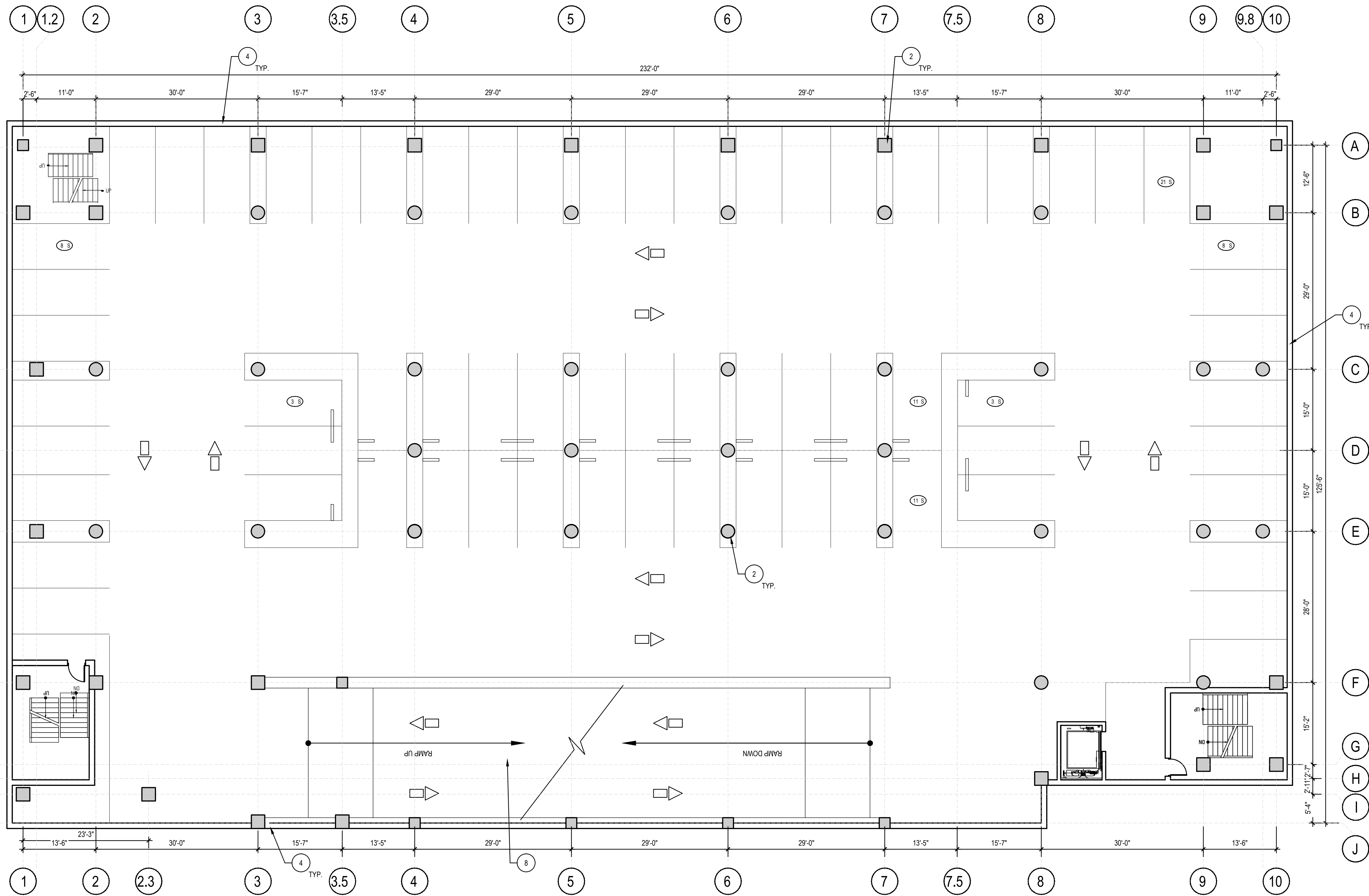
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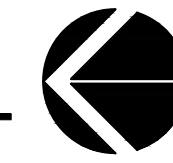
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**BASEMENT LEVEL-1 PLAN (65 SPACES)**

SCALE: 3/32" = 1'-0"



**KEYNOTES**

NOTE: NOT ALL KEYNOTES LISTED MAY APPLY TO THIS DRAWING.

- 1 EXTERIOR GLAZING SYSTEM; REFER TO EXTERIOR ELEVATIONS FOR SPECIFICATION
- 2 STRUCTURAL COLUMN
- 3 METAL PANEL CLAD COLUMN
- 4 EXTERIOR WALL; REFER TO EXTERIOR ELEVATIONS FOR FINISH SPECIFICATION
- 5 CANOPY ABOVE, SHOWN DASHED
- 6 ENTRY DOOR
- 7 OVERHEAD ROLL-UP GARAGE DOOR
- 8 PARKING STRUCTURE RAMP
- 9 LINE OF PARKING STRUCTURE BELOW, SHOWN DASHED

**FLOOR PLAN SYMBOLS LEGEND**

NOTE: NOT ALL SYMBOLS MAY APPLY TO THIS DRAWING.

- PARTITION OR WALL (UNRATED)
- PARTITION OR WALL (ONE-HOUR FIRE RESISTIVE CONSTRUCTION)
- PARTITION OR WALL (TWO-HOUR FIRE RESISTIVE CONSTRUCTION)
- FURNISH AND INSTALL DOOR & FRAME

DATE	DESCRIPTION
05.15.17	PLANNING APPLICATION SUBMITTAL

BASEMENT LEVEL-1 FLOOR PLAN

**A2.01**  
PROJECT NO: 174438



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Arizona  
2960 East Northern Avenue, Building C  
Phoenix, Arizona 85028  
P 602.953.2355 F 602.953.2988

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99 Almaden Boulevard, Suite 840  
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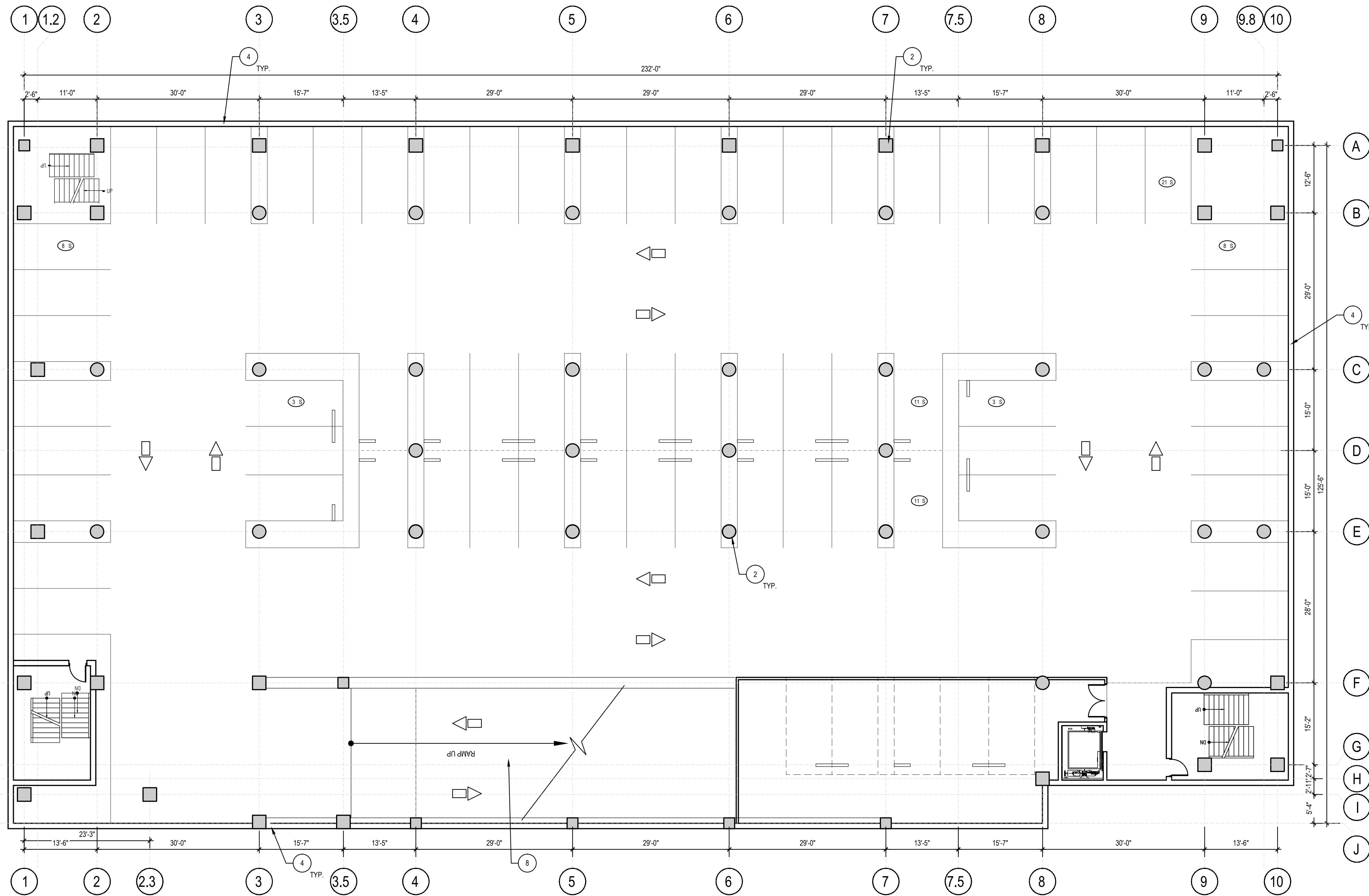
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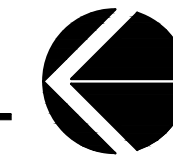
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**BASEMENT LEVEL-2 PLAN (65 SPACES)**

SCALE: 3/32" = 1'-0"



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**FLOOR PLAN SYMBOLS LEGEND**

NOTE: NOT ALL SYMBOLS MAY APPLY TO THIS DRAWING.

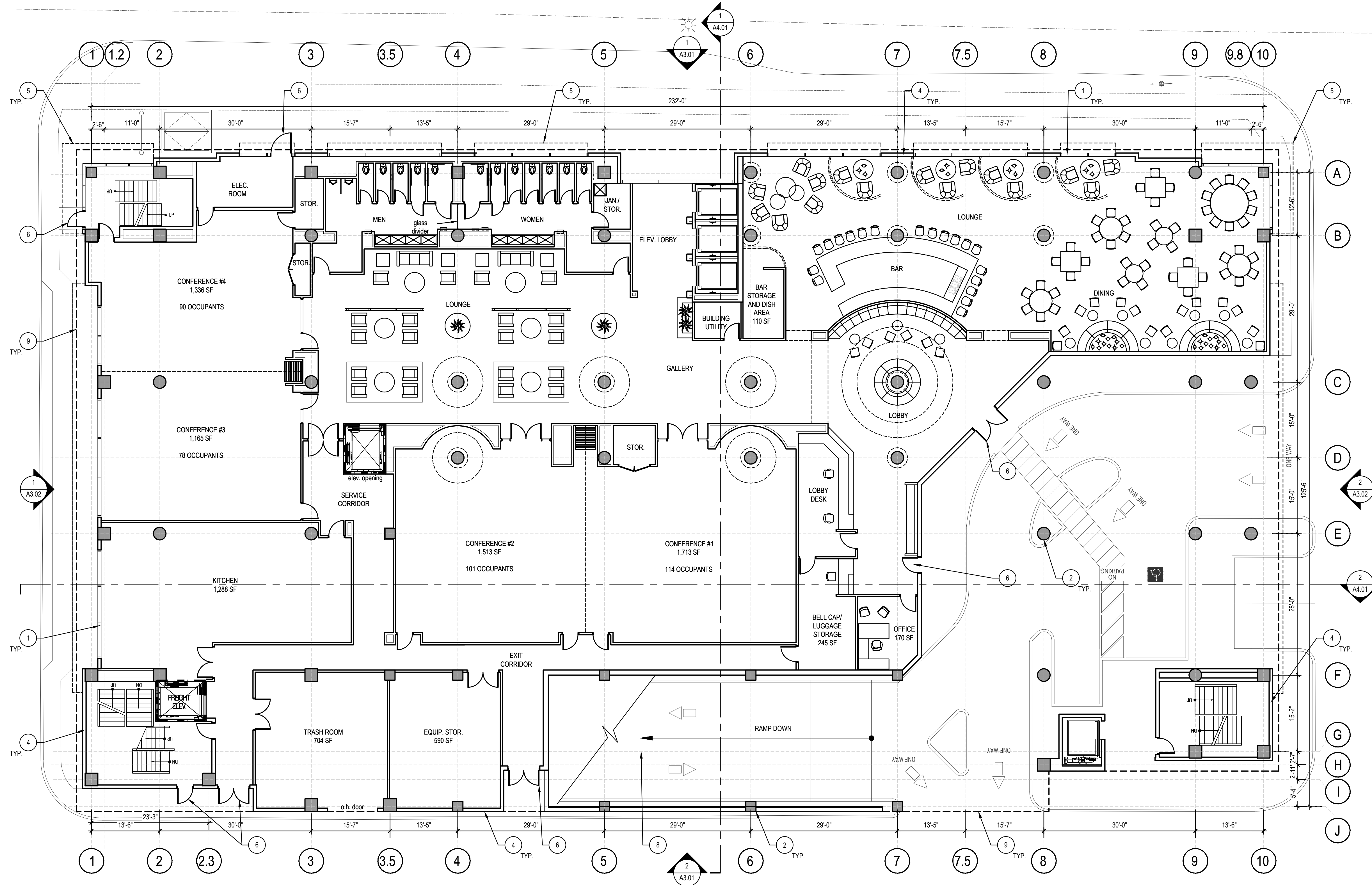
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- FURNISH AND INSTALL DOOR & FRAME

DATE	DESCRIPTION
05.15.17	PLANNING APPLICATION SUBMITTAL

BASEMENT LEVEL-2 FLOOR PLAN

**A2.02**  
PROJECT NO: 174438

# NORTH DE ANZA BLVD.



**FIRST LEVEL FLOOR PLAN - LOBBY, CONFERENCE, AND SERVICE**

SCALE: 3/32" = 1'-0"

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### FLOOR PLAN SYMBOLS LEGEND

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FIRST LEVEL FLOOR PLAN

**A2.11**

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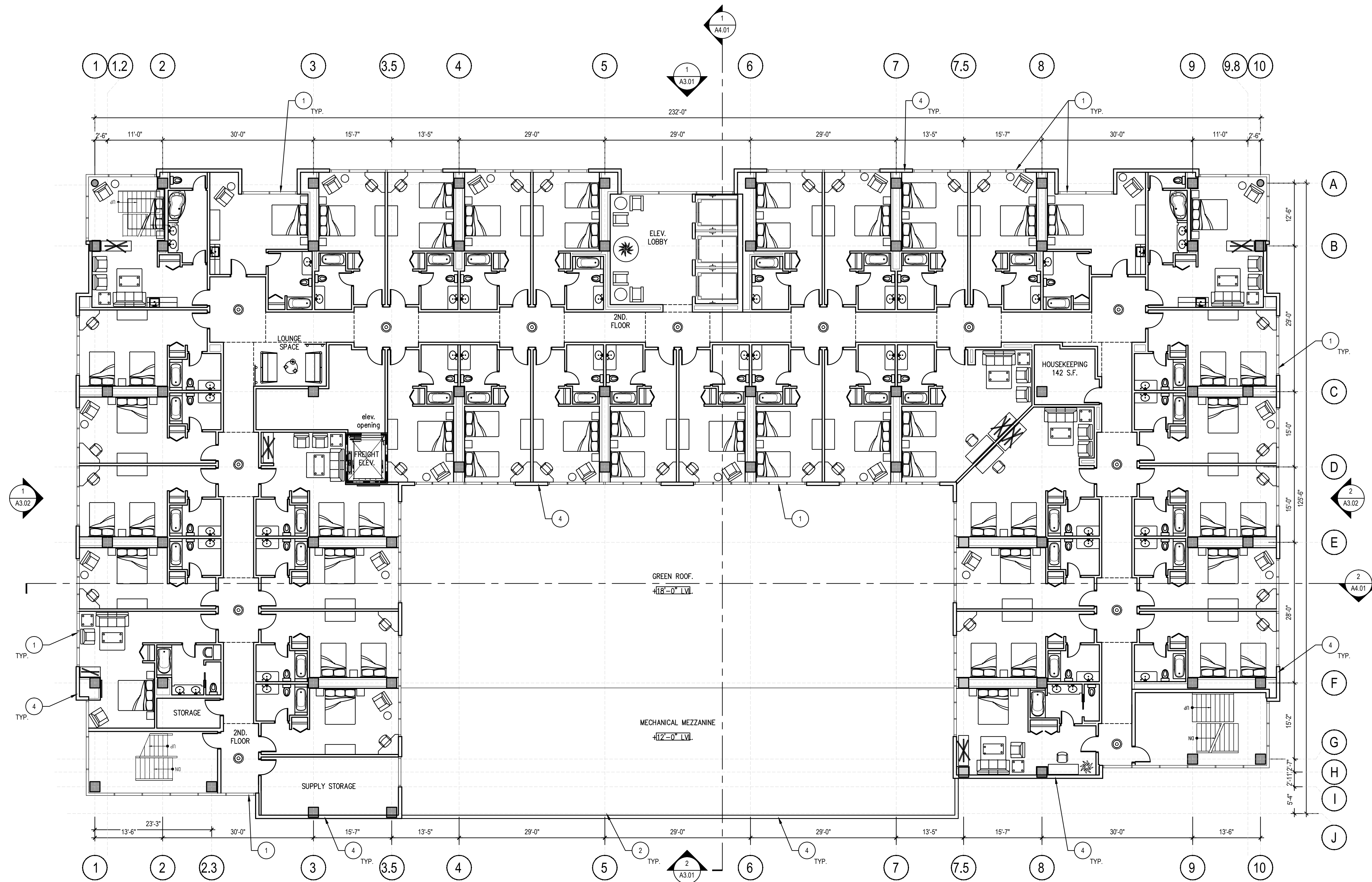
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**SECOND LEVEL FLOOR PLAN**

SCALE: 3/32" = 1'-0"

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**FLOOR PLAN SYMBOLS LEGEND**

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SECOND LEVEL FLOOR PLAN

**A2.12**  
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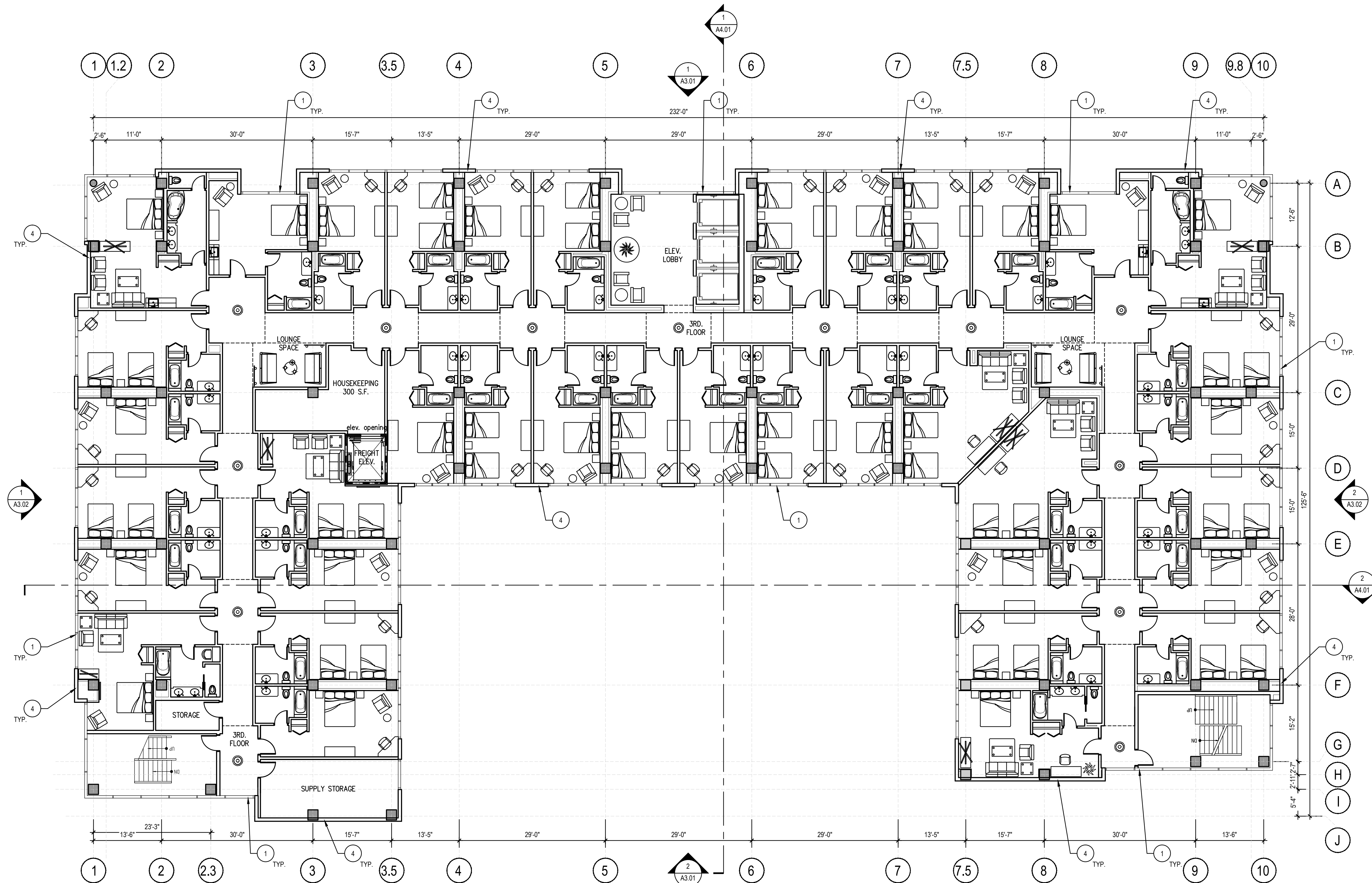
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**TYPICAL LEVEL FLOOR PLAN (3-4)**

SCALE: 3/32" = 1'-0"

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**FLOOR PLAN SYMBOLS LEGEND**

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TYPICAL LEVEL FLOOR PLAN (3-4)

**A2.13**

PROJECT NO: 174438



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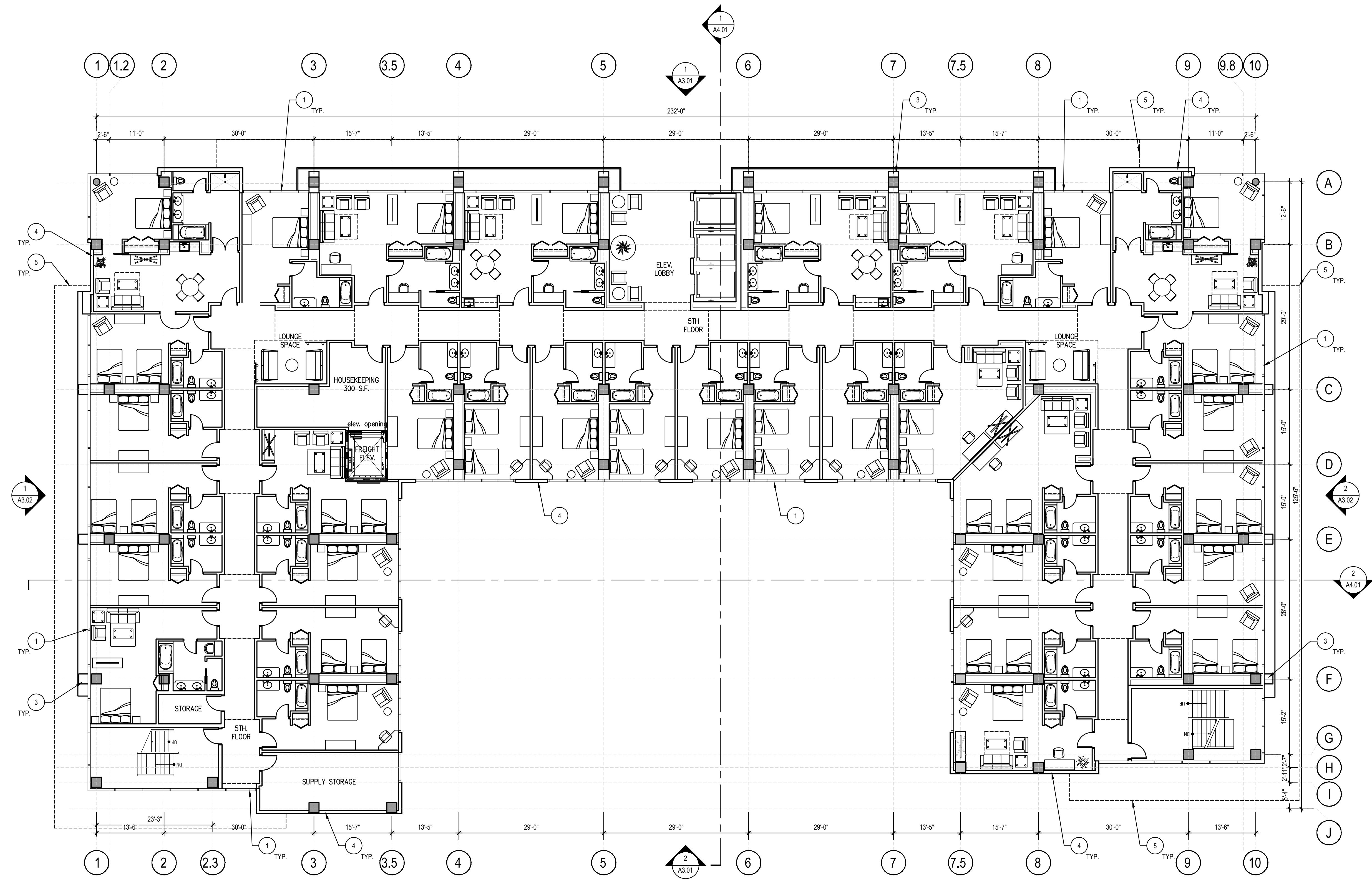
A General Plan Amendment Application for:  
**NEW HOTEL BY DE ANZA PROPERTIES**  
10931 N. De Anza Blvd.  
Cupertino, CA 95014

DATE DESCRIPTION  
05.15.17 PLANNING APPLICATION SUBMITTAL

FIFTH LEVEL FLOOR PLAN

**A2.14**

PROJECT NO: 174438



**FIFTH LEVEL FLOOR PLAN**  
SCALE: 3/32" = 1'-0"

**KEYNOTES**

NOTE: NOT ALL KEYNOTES LISTED MAY APPLY TO THIS DRAWING.

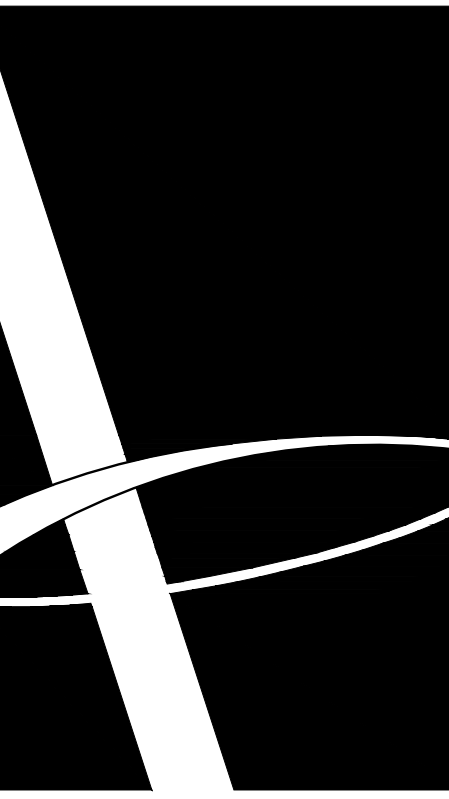
- 1 EXTERIOR GLAZING SYSTEM; REFER TO EXTERIOR ELEVATIONS FOR SPECIFICATION
- 2 STRUCTURAL COLUMN
- 3 METAL PANEL CLAD COLUMN
- 4 EXTERIOR WALL; REFER TO EXTERIOR ELEVATIONS FOR FINISH SPECIFICATION
- 5 CANOPY ABOVE, SHOWN DASHED
- 6 ENTRY DOOR
- 7 OVERHEAD ROLL-UP GARAGE DOOR
- 8 PARKING STRUCTURE RAMP
- 9 LINE OF PARKING STRUCTURE BELOW, SHOWN DASHED

**FLOOR PLAN SYMBOLS LEGEND**

NOTE: NOT ALL SYMBOLS MAY APPLY TO THIS DRAWING.

- PARTITION OR WALL (UNRATED)
- PARTITION OR WALL (ONE-HOUR FIRE RESISTIVE CONSTRUCTION)
- PARTITION OR WALL (TWO-HOUR FIRE RESISTIVE CONSTRUCTION)
- FURNISH AND INSTALL DOOR & FRAME





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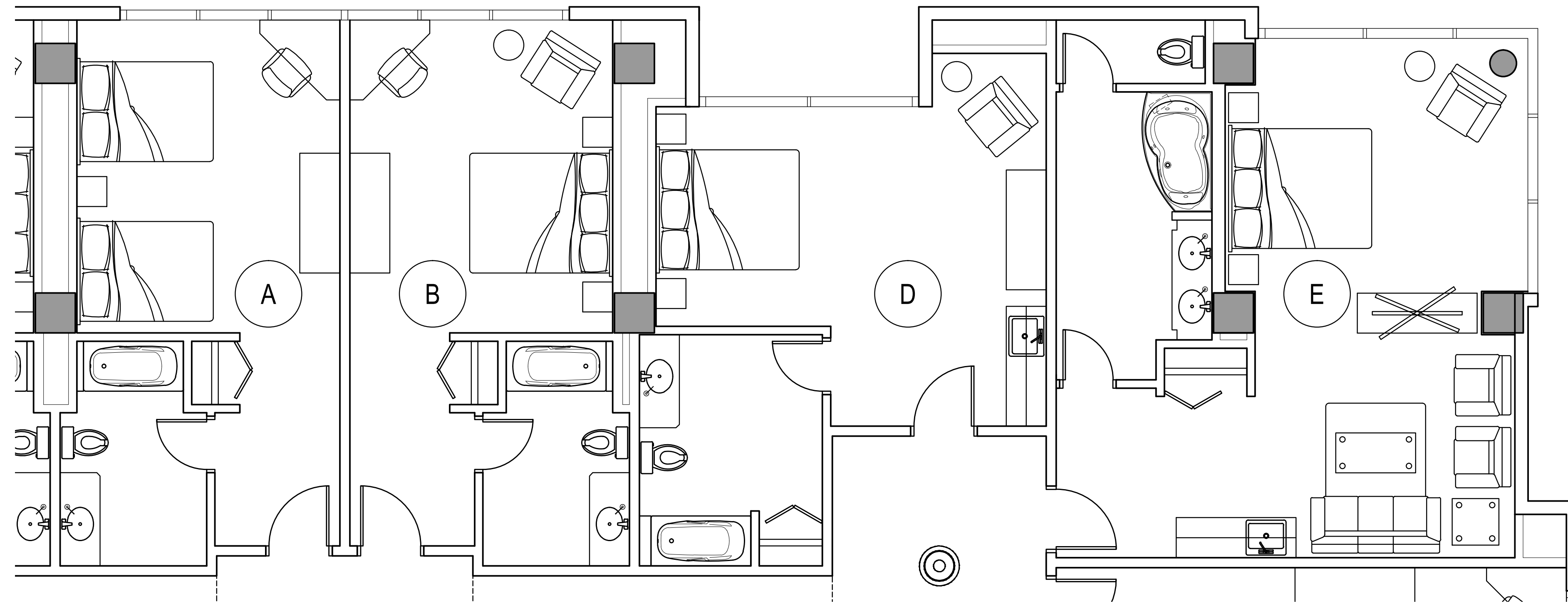
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ENLARGED ROOM PLANS

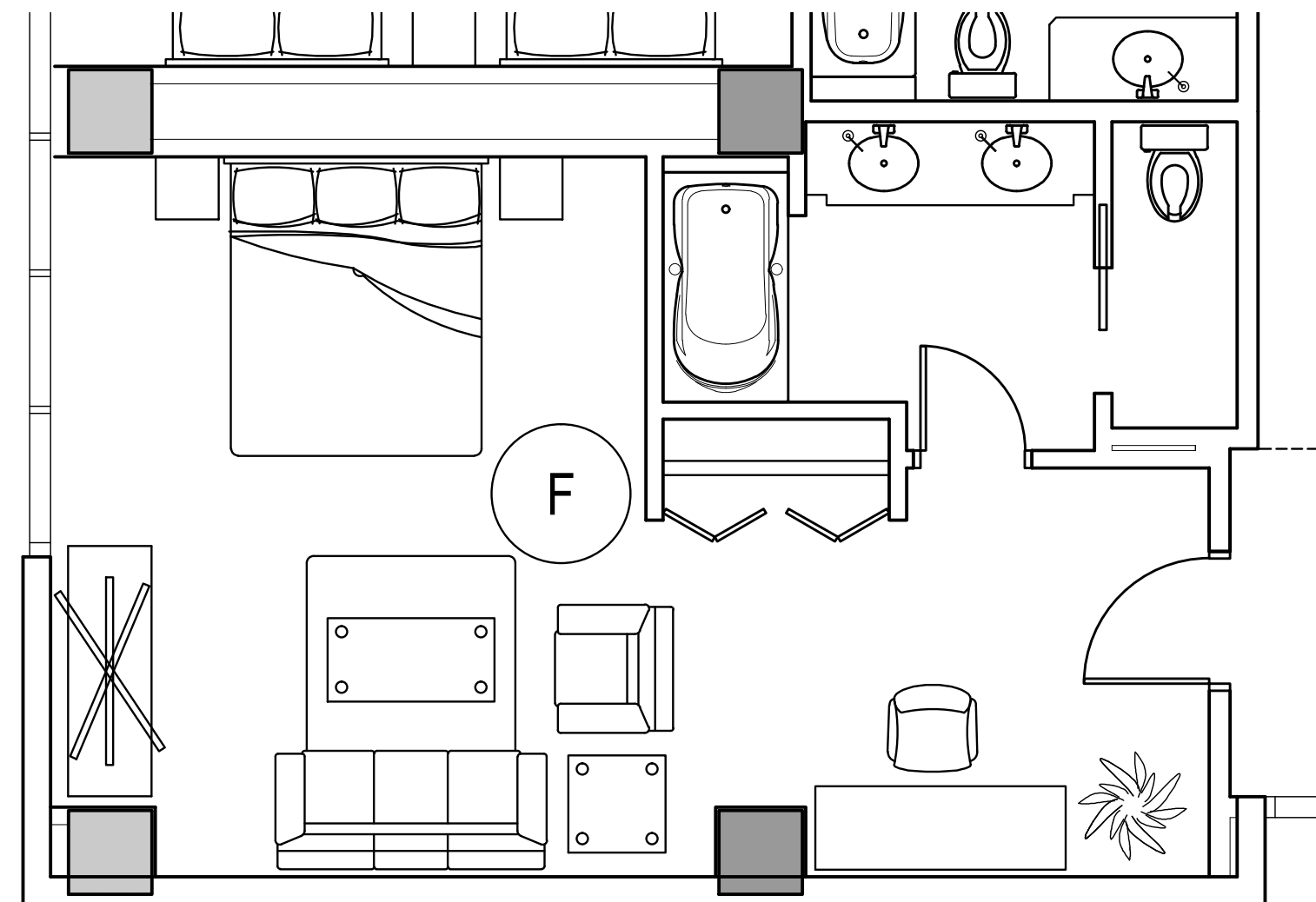
**A2.51**

PROJECT NO: 174438



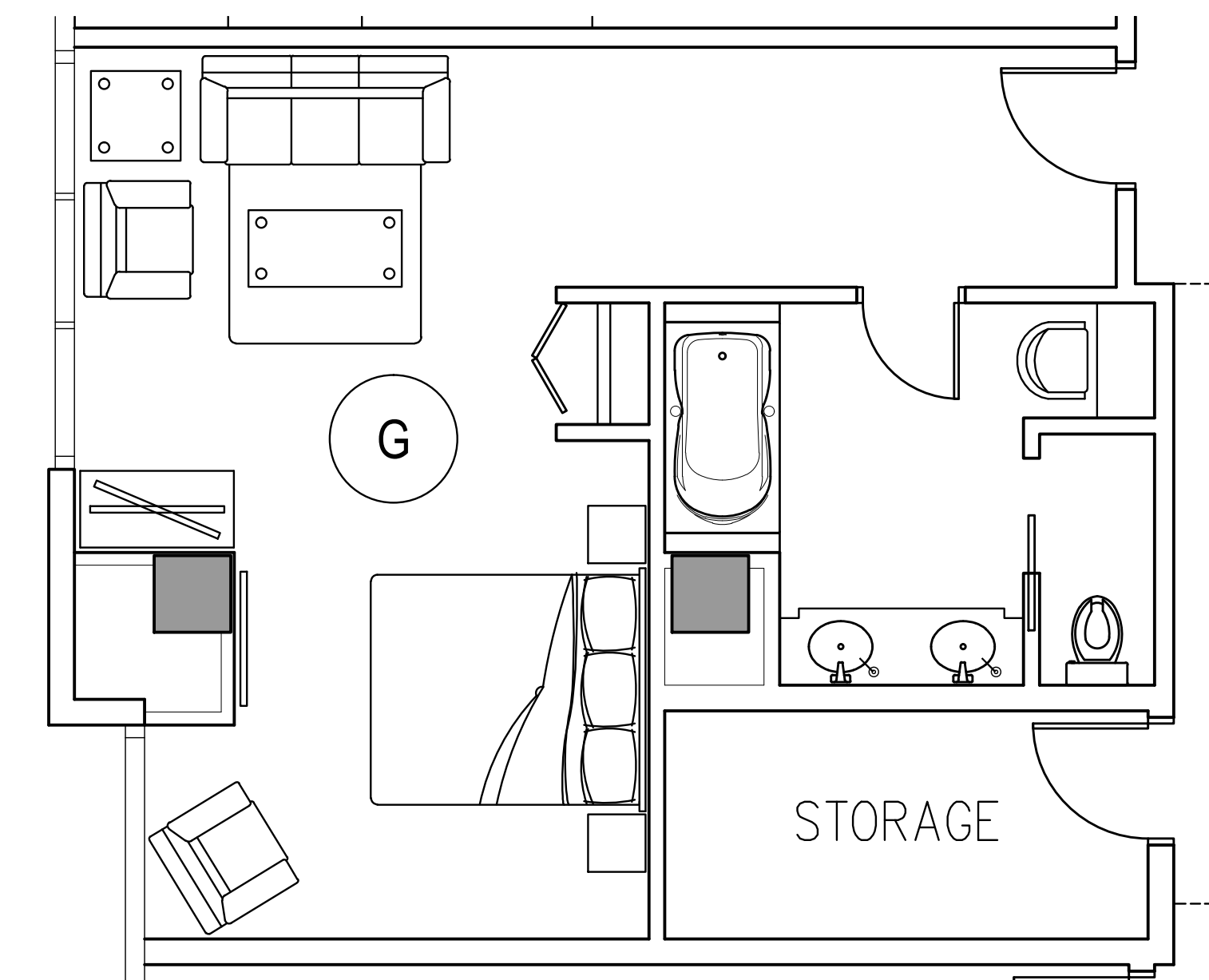
**7 ROOM TYPE A, B, D, E**

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



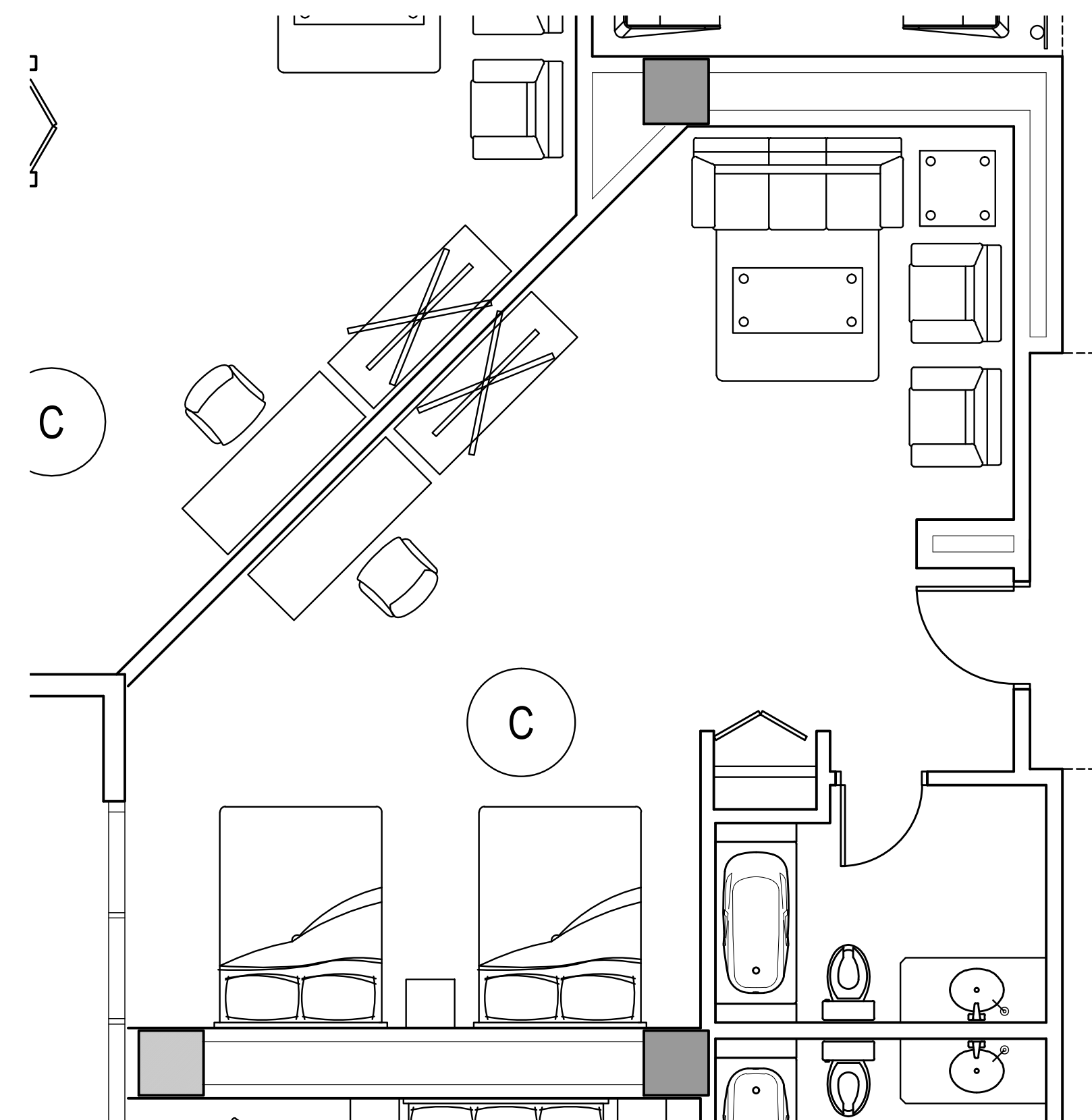
**8 ROOM TYPE F**

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



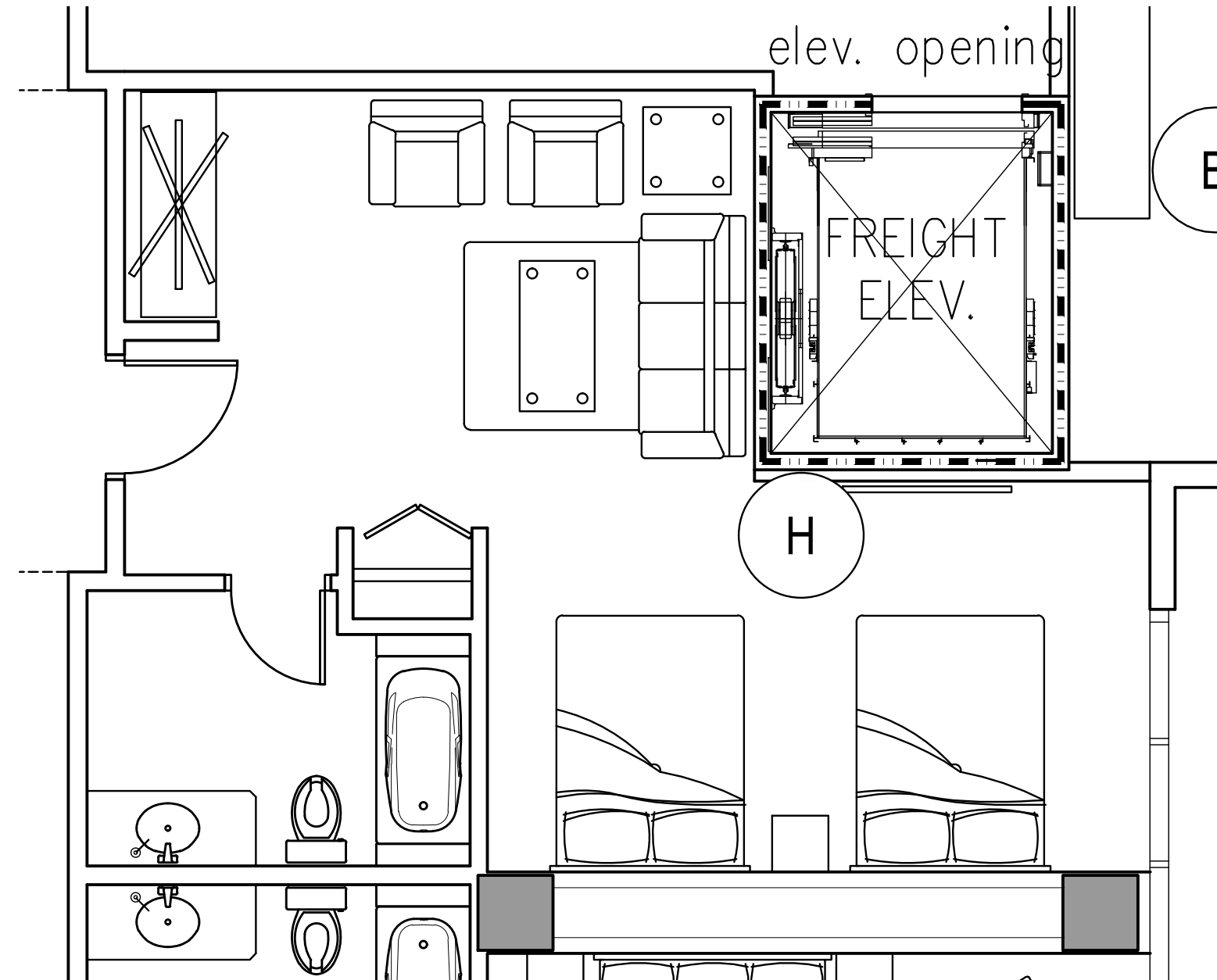
**9 ROOM TYPE G**

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



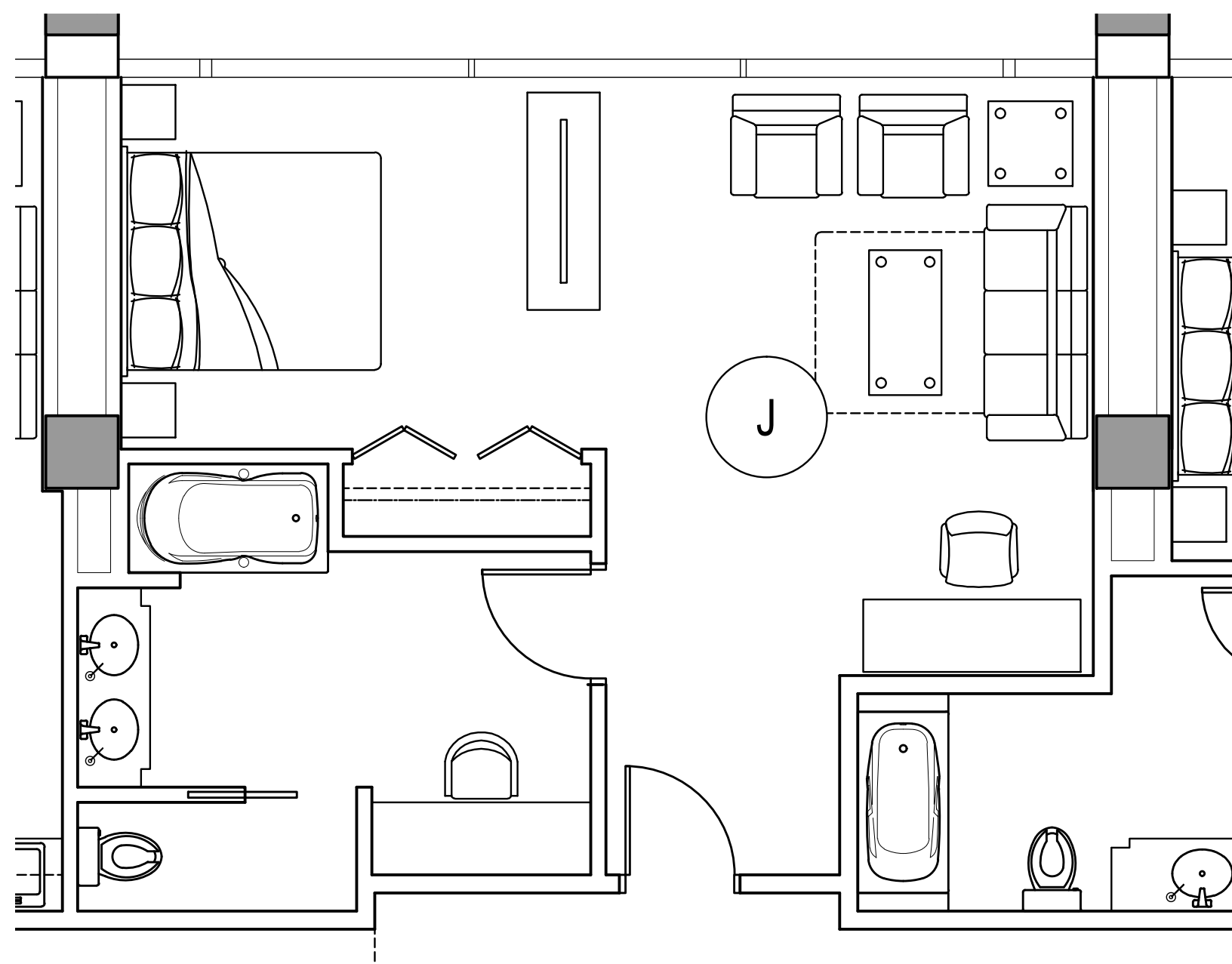
**6 ROOM TYPE C**

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



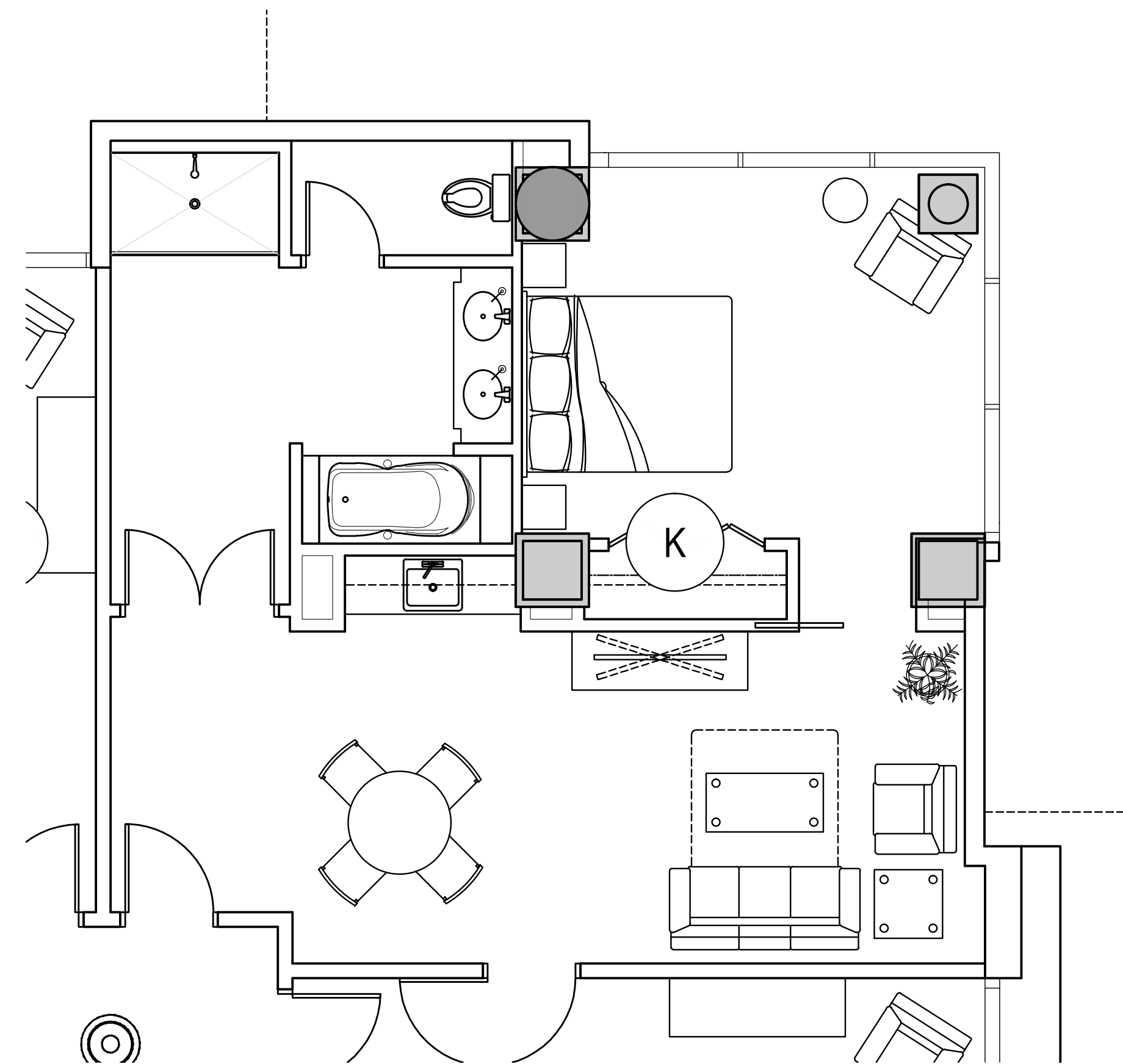
**11 ROOM TYPE H**

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

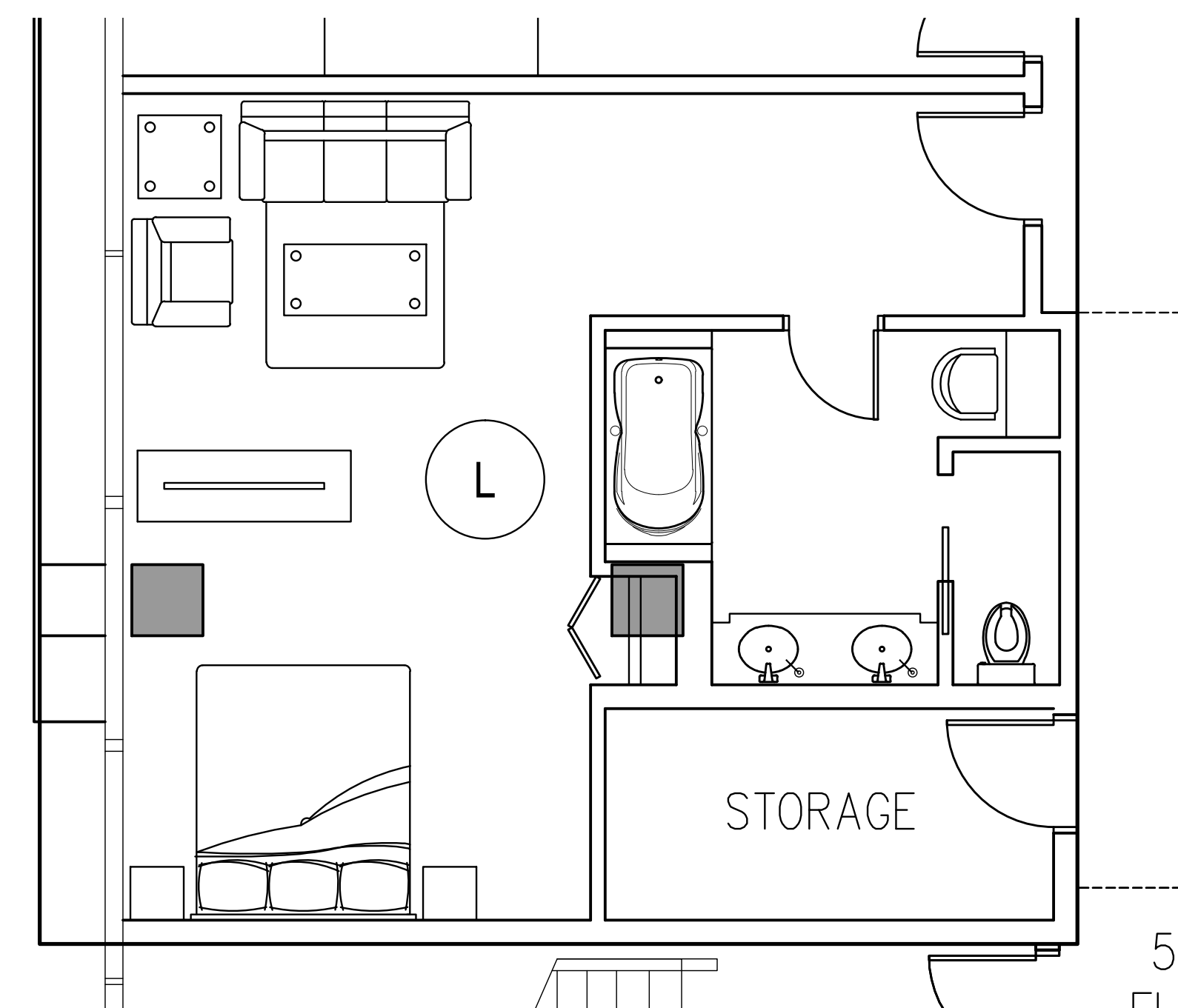


**12 ROOM TYPE J**

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



**1 ROOM TYPE K**  
SCALE: 1/4" = 1'-0"



**3 ROOM TYPE L**  
SCALE: 1/4" = 1'-0"



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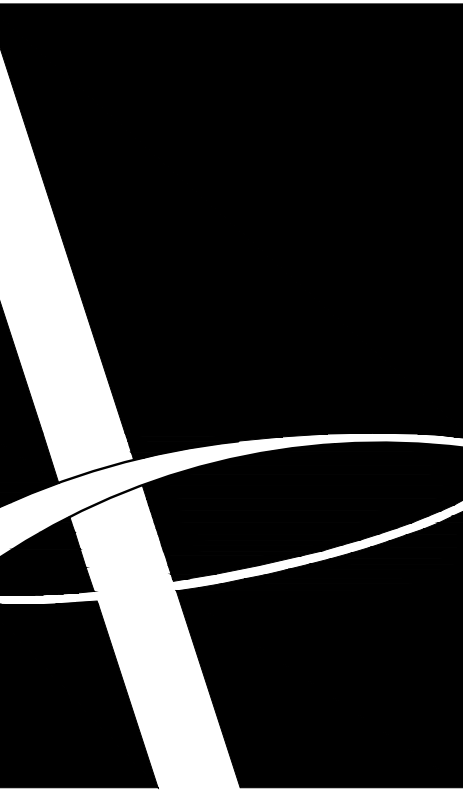
ENLARGED ROOM PLANS

**A2.52**  
PROJECT NO: 174438

# KEY NOTES

NOT ALL KEYNOTES MAY APPLY

- 1 COMPOSITE METAL PANELS OVER METAL STUD FRAMING
- 2 STONE TILE OVER METAL STUD FRAMING
- 3 NEW INSULATED TINTED GLAZING WITH CLEAR ANODIZED FRAMES, TYP. (FRAMES ARE COMBINATION OF 2" & 4" WIDTHS)
- 4 NEW INSULATED TINTED GLAZING WITH VERTICAL BUTT JOINTS AND CLEAR ANODIZED FRAMES, TYP. (FRAMES ARE COMBINATION OF 2" & 4" WIDTHS)
- 5 STUCCO OVER METAL STUD FRAMING
- 6 COMPOSITE METAL CANOPY
- 7 LOUVERED METAL MECHANICAL SCREEN
- 8 METAL SUNSHADE 24" DEEP
- 9 TEMPERED GLASS GUARDRAIL SET IN CLEAR ANODIZED ALUMINUM CHANNEL
- 10 ENTRY DOORS
- 11 DECORATIVE WALL SCOSCE
- 12 ROLL-UP GARAGE DOOR



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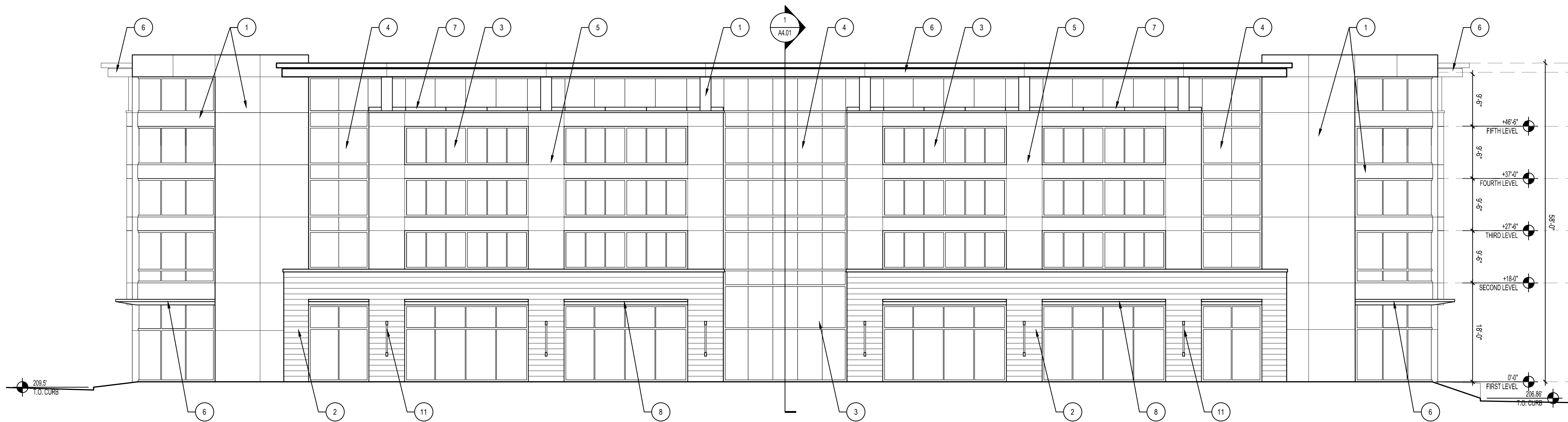
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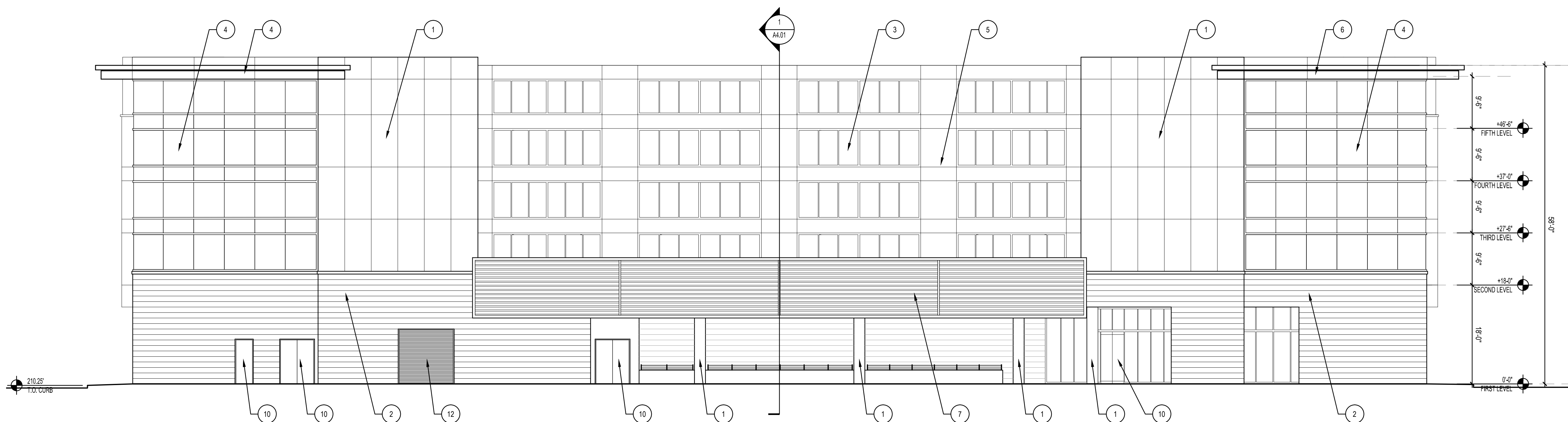
In Association with:



**EAST EXTERIOR ELEVATION**

SCALE: 3/32" = 1'-0"

1



**WEST EXTERIOR ELEVATION**

SCALE: 3/32" = 1'-0"

2

PROPOSED BUILDING HEIGHT  
58'-0"

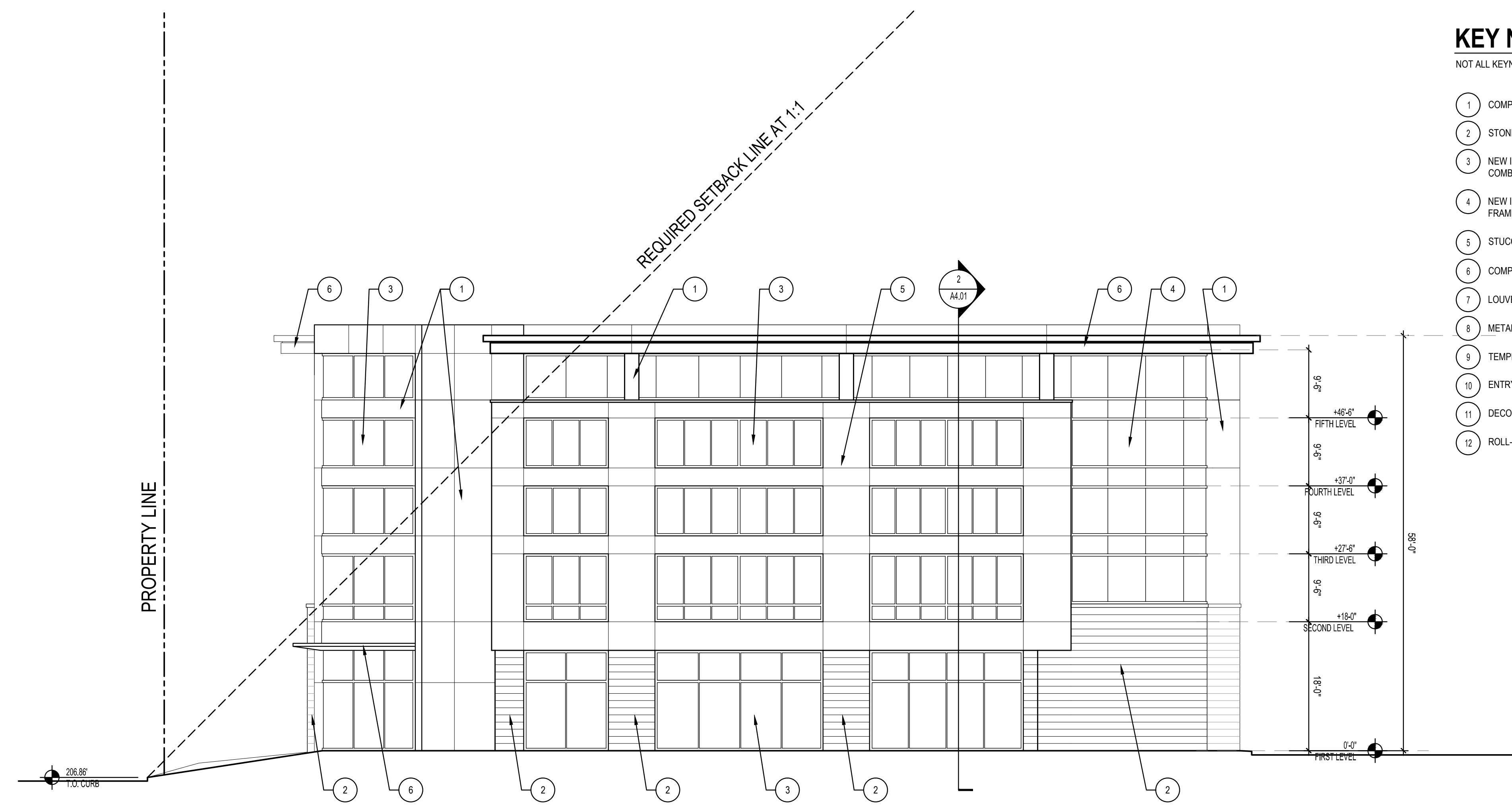
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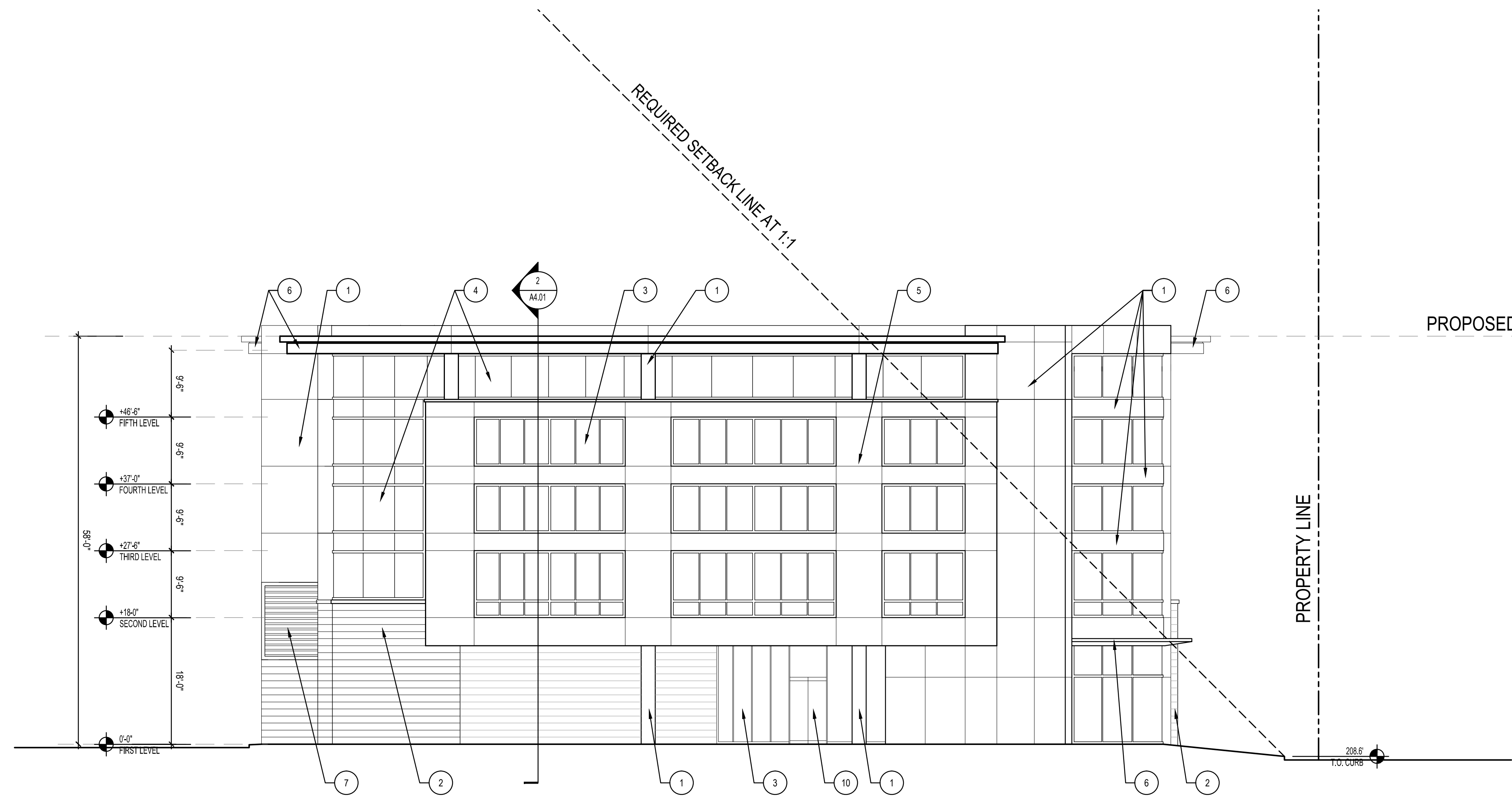
EXTERIOR ELEVATIONS

**A3.01**

PROJECT NO: 174438



**EAST EXTERIOR ELEVATION** 1  
SCALE: 1/8" = 1'-0"



**WEST EXTERIOR ELEVATION** 2  
SCALE: 1/8" = 1'-0"

**KEY NOTES**

NOT ALL KEYNOTES MAY APPLY

- 1 COMPOSITE METAL PANELS OVER METAL STUD FRAMING
- 2 STONE TILE OVER METAL STUD FRAMING
- 3 NEW INSULATED TINTED GLAZING WITH CLEAR ANODIZED FRAMES, TYP. (FRAMES ARE COMBINATION OF 2" & 4" WIDTHS)
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- 5 STUCCO OVER METAL STUD FRAMING
- 6 COMPOSITE METAL CANOPY
- 7 LOUVERED METAL MECHANICAL SCREEN
- 8 METAL SUNSHADE 24" DEEP
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- 10 ENTRY DOORS
- 11 DECORATIVE WALL SCOSCE
- 12 ROLL-UP GARAGE DOOR



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05.15.17	PLANNING APPLICATION SUBMITTAL

EXTERIOR ELEVATIONS

**A3.02**  
PROJECT NO: 174438



## EAST EXTERIOR ELEVATION 1

SCALE: 3/32" = 1'-0"

## FINISH LEGEND

<b>G1</b>	1" INSULATED LOW E GLAZING SYSTEM WITH BLUE TINT GLASS IN ALUMINUM FRAMES: MANUFACTURER: VIRACON COLOR: SOLARBLUE - 26
<b>G2</b>	1" TEMPERED CLEAR GLASS GUARDRAIL SET IN CLEAR ANODIZED ALUMINUM CHANNEL: MANUFACTURER: VIRACON COLOR: CLEAR - 1
<b>M1</b>	ALUMINUM COMPOSITE METAL PANEL: MANUFACTURER: REYNOBOND SERIES: COLORWELD 500 FINISH: CADET GRAY
<b>M2</b>	ALUMINUM COMPOSITE METAL PANEL: MANUFACTURER: REYNOBOND SERIES: COLORWELD 500 FINISH: CASTLE GRAY
<b>P1</b>	STUCCO: MANUFACTURER: DUNN EDWARDS COLOR: DET1648 WHITE PICKET FENCE
<b>T1</b>	STONE TILE: MANUFACTURER: ARIZONA TILE SERIES: MONTPELIER GRAY HONED



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## WEST EXTERIOR ELEVATION 2

SCALE: 3/32" = 1'-0"

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RENDERED EXTERIOR ELEVATIONS

**A3.11**

PROJECT NO: 174438



**NORTH EXTERIOR ELEVATION**

SCALE: 3/32" = 1'-0"

1



**SOUTH EXTERIOR ELEVATION**

SCALE: 3/32" = 1'-0"

2

**FINISH LEGEND**

- G1 1" INSULATED LOW E GLAZING SYSTEM WITH BLUE TINT GLASS IN ALUMINUM FRAMES:  
 MANUFACTURER: VIRACON  
 COLOR: SOLARBLUE - 26
- G2 1" TEMPERED CLEAR GLASS GUARDRAIL SET IN CLEAR ANODIZED ALUMINUM CHANNEL:  
 MANUFACTURER: VIRACON  
 COLOR: CLEAR - 1
- M1 ALUMINUM COMPOSITE METAL PANEL:  
 MANUFACTURER: REYNOLBOND  
 SERIES: COLORWELD 500  
 FINISH: CADET GRAY
- M2 ALUMINUM COMPOSITE METAL PANEL:  
 MANUFACTURER: REYNOLBOND  
 SERIES: COLORWELD 500  
 FINISH: CASTLE GRAY
- P1 STUCCO:  
 MANUFACTURER: DUNN EDWARDS  
 COLOR: DE1648 WHITE PICKET FENCE
- T1 STONE TILE:  
 MANUFACTURER: ARIZONA TILE  
 SERIES: MONTPELIER GRAY HONED



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RENDERED EXTERIOR ELEVATIONS

**A3.12**  
 PROJECT NO: 174438



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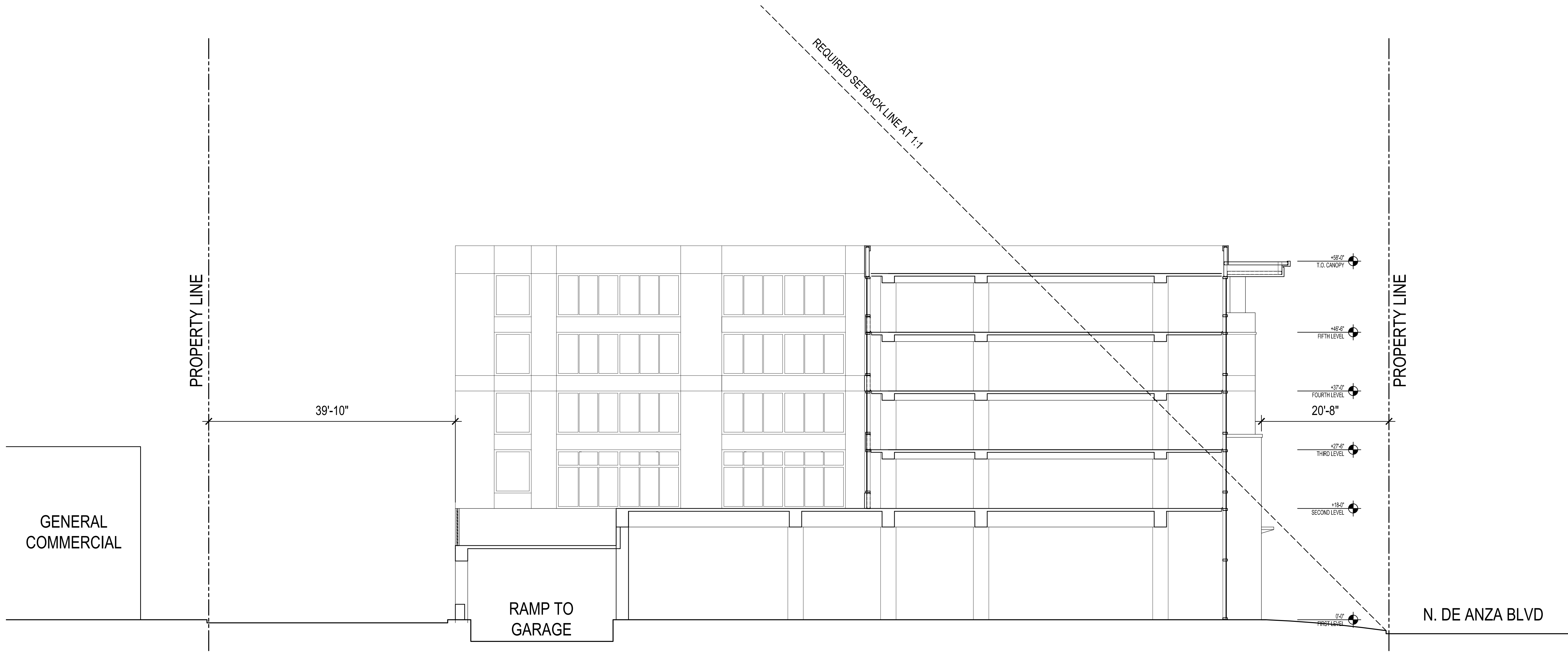
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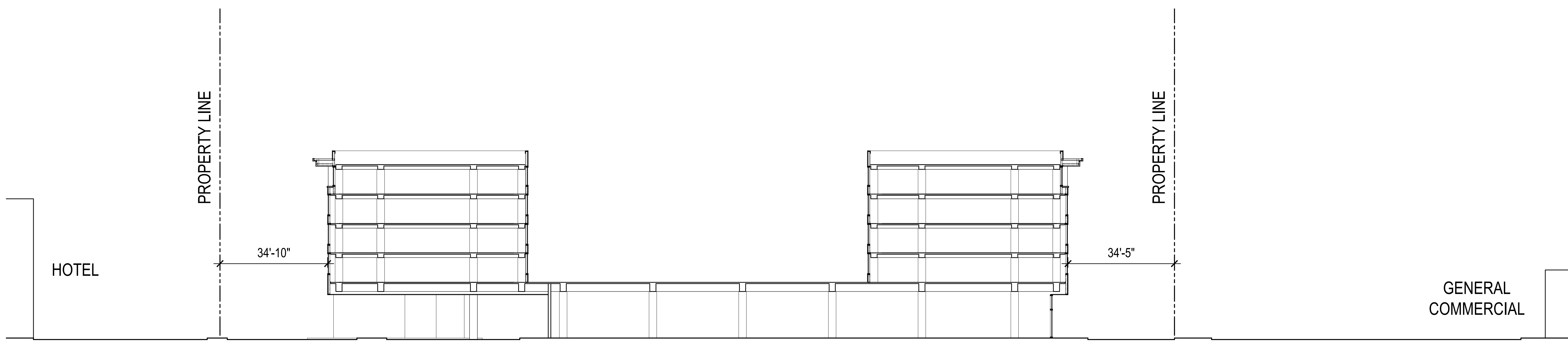
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SITE SECTION

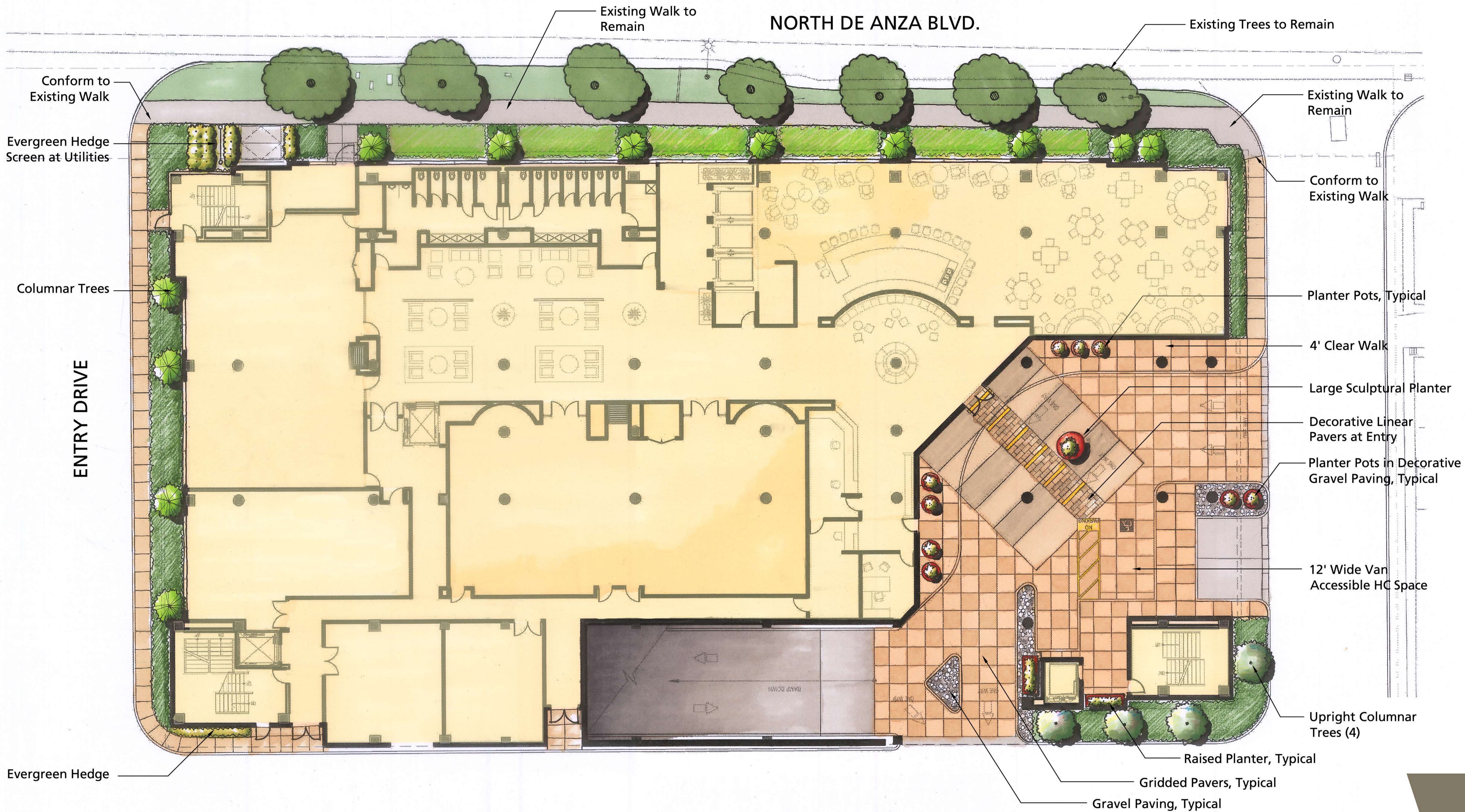
**A4.01**  
PROJECT NO: 174438



**SITE SECTION 1**  
SCALE: 1/8" = 1'-0"



**SITE SECTION 2**  
SCALE: 1/16" = 1'-0"



# De Anza Hotel

Cupertino, CA

## Conceptual Landscape Plan

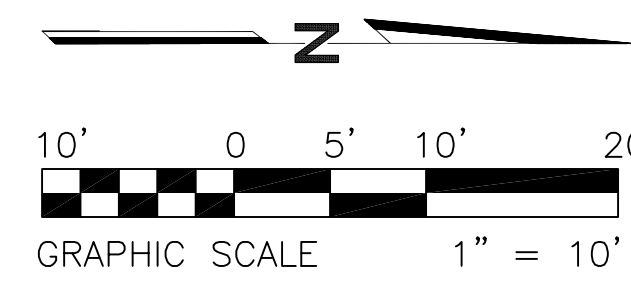
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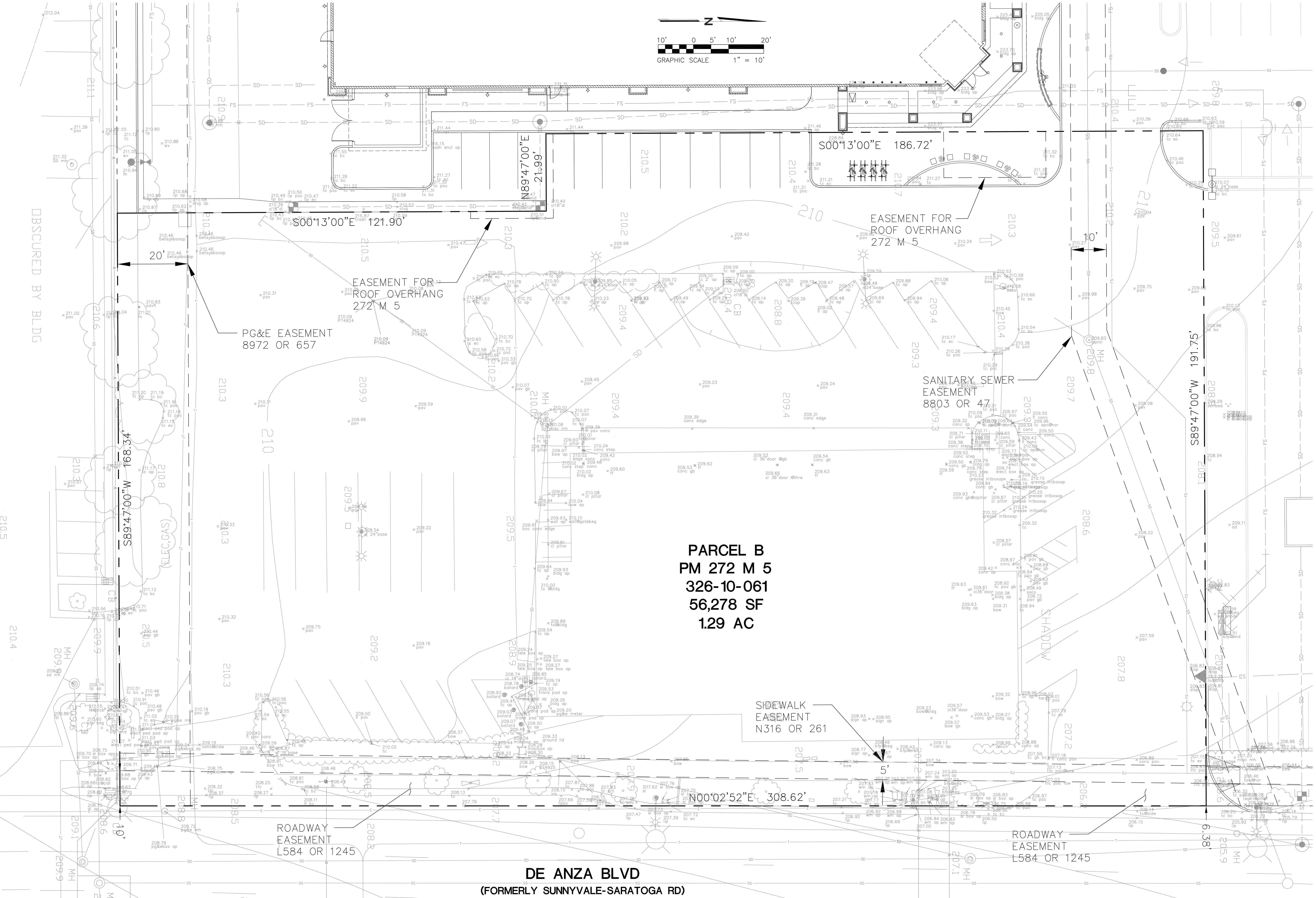


DATE	DESCRIPTION
11.13.14	PLANNING DEPT. SUBMITTAL

**BOUNDARY AND  
 TOPOGRAPHIC  
 SURVEY**

C1.0

PROJECT NO. 123108



**LEGEND**

	PROPERTY LINE/DISTINCTIVE BORDER
	ADJACENT LOT LINE
	EASEMENT LINE

**BASIS OF BEARINGS**

THE BEARING N 89°47'00" E OF THE CENTERLINE OF HOMESTEAD ROAD AS SHOWN UPON THAT CERTAIN PARCEL MAP RECORDED IN BOOK 391 OF MAPS AT PAGE 46 COUNTY RECORDS OF SANTA CLARA COUNTY, CALIFORNIA WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN ON THIS RECORD DATA PLOT.

**BENCHMARK**

U 1122: A 2-1/2" BRASS DISK STAMPED "U 1122 1960" AT THE NORTHWEST CORNER OF THE INTERSECTION OF HOMESTEAD ROAD, IN TOP OF THE EAST END OF THE SOUTH CONCRETE WALL OF A CATCH BASIN, 64 FEET WEST OF THE CENTER LINE OF SARATOGA-SUNNYVALE ROAD.  
 ELEVATION: 201.52 (NGVD 29)

**TITLE REPORT REFERENCE**

PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JANUARY 27, 2012, TITLE NO. NCS-458144-S-C.

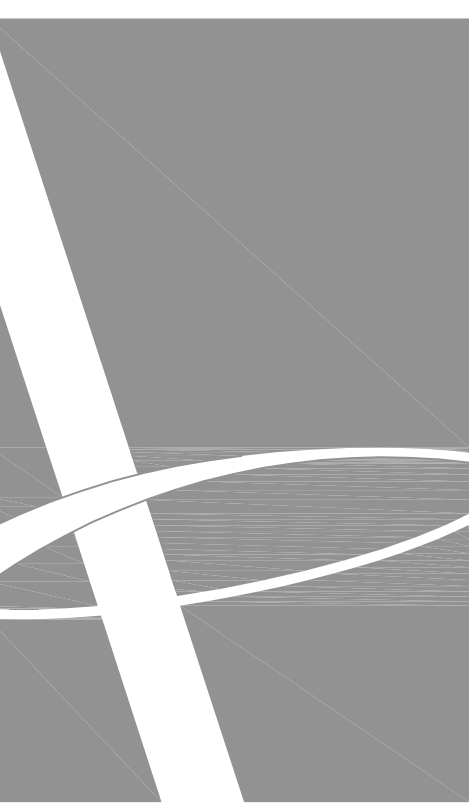
**REFERENCES**

(1) PM BOOK 265	PG 16	JAN 1970
(2) PM BOOK 272	PG 5	JUL 1970
(3) PM BOOK 391	PG 46	MAY 1976
(4) PM BOOK 589	PG 19	NOV 1987
(5) PM BOOK 594	PG 9	SEP 1988

**RECORD BOUNDARY NOTE**

THE INFORMATION CONTAINED ON THIS SHEET IS BASED ON RECORD DATA COMPILED FROM REFERENCED TITLE REPORT AND REFERENCED PARCEL MAPS AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.

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ARCHITECTURAL TECHNOLOGIES  
www.artecinc.com

Arizona  
2960 East Northern Avenue, Building C  
Phoenix, Arizona 85028  
P 602.933.2335 F 402.933.2988

California  
99 Almaden Boulevard, Suite 840  
San Jose, California 95113  
P 408.496.0676 F 408.496.1121

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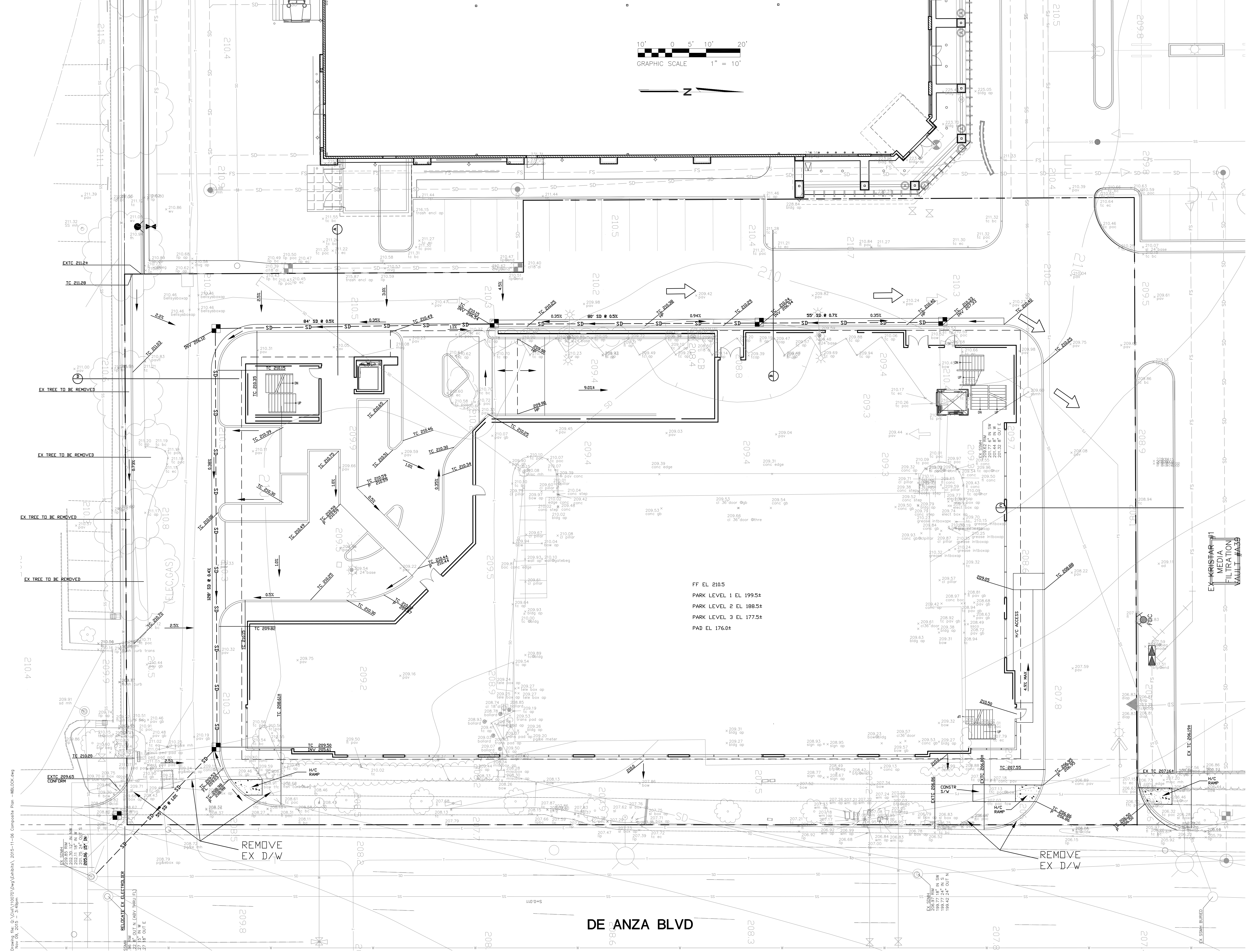
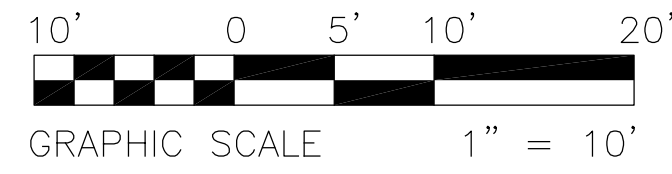
A Planning Application for:  
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DATE	DESCRIPTION
11.13.14	PLANNING DEPT. SUBMITTAL

**PRELIMINARY  
PLANNING PLAN**

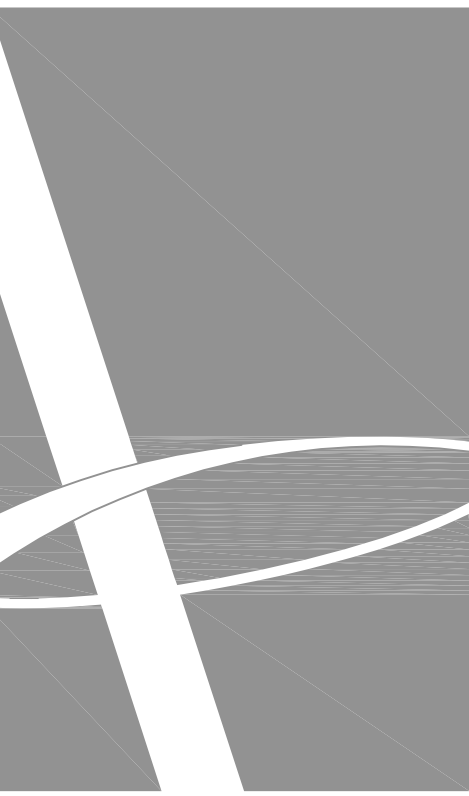
**C2.0**  
PROJECT NO: 123108



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PAD EL 176.0±

**DE ANZA BLVD**

Drawing No. 02 - Civil (11/07/14) - Dwg (Kohlschütter), 2015-11-06 Composite Plan - MBL0001.dwg  
 Nov 06, 2015 - 3:46pm



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P 602.933.2355 F 402.933.2988

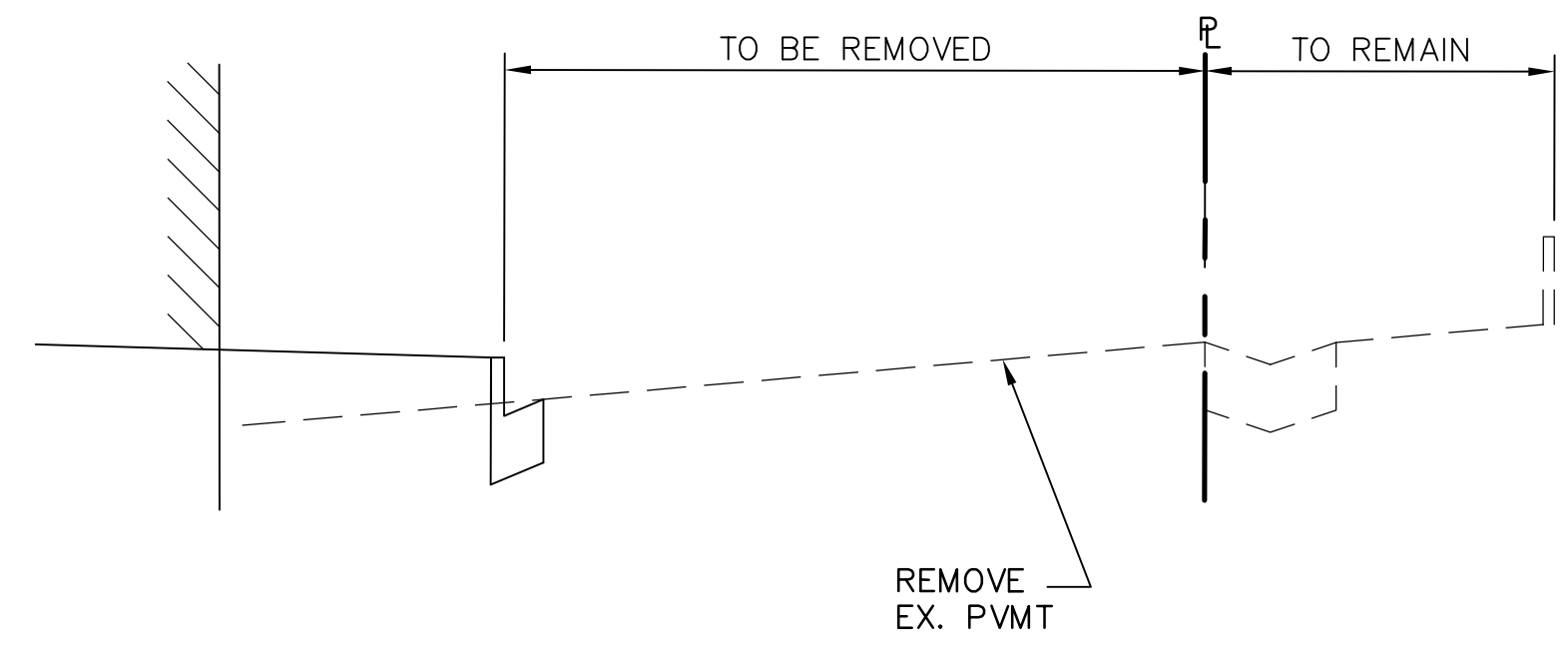
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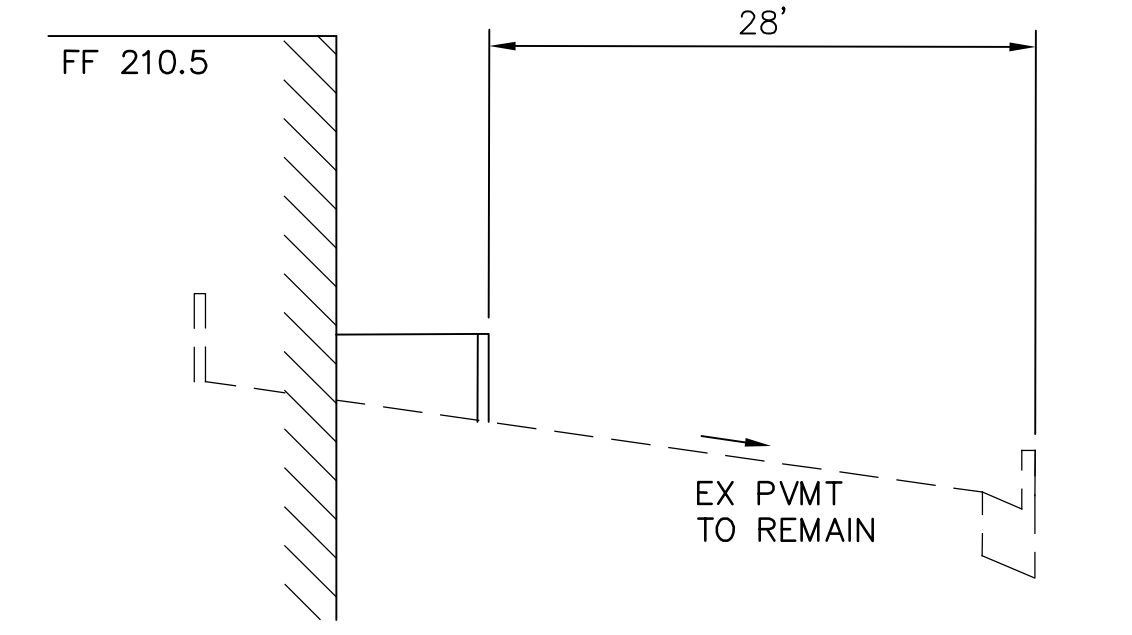
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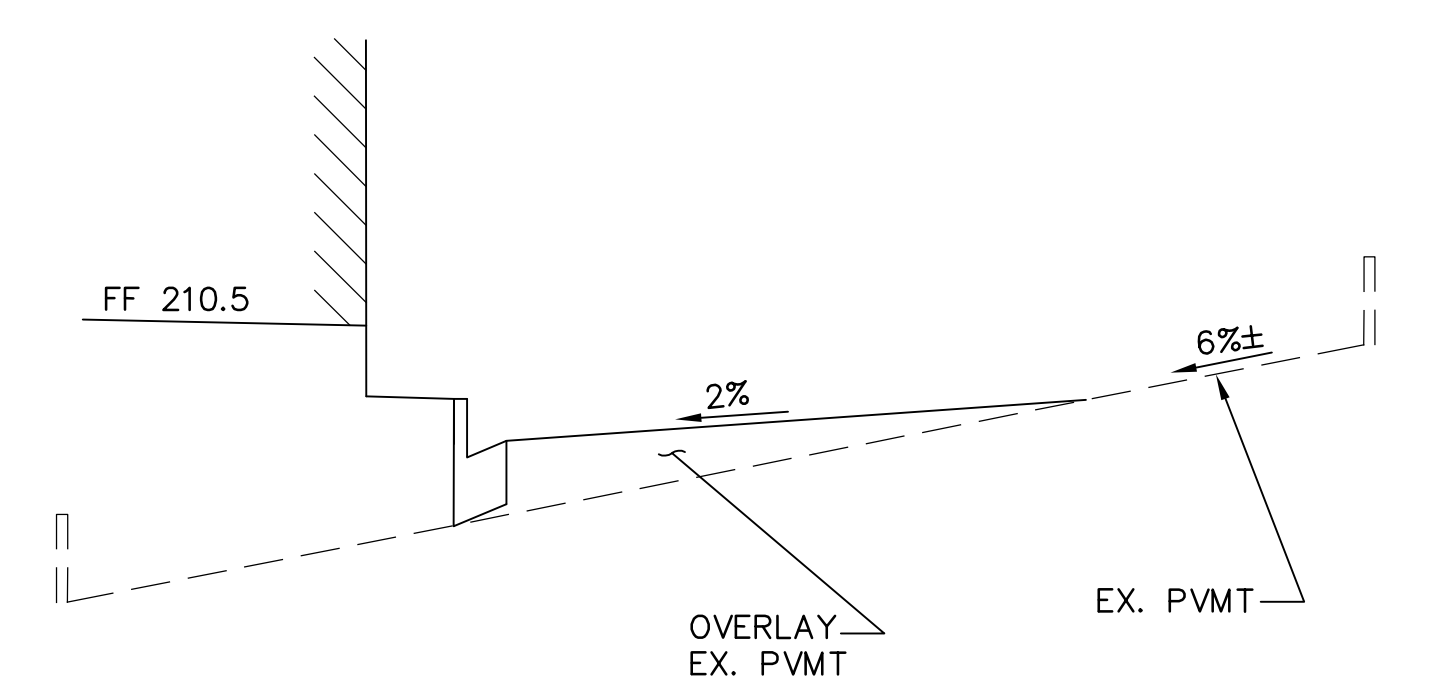
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TEL: (408) 236-2400 FAX: (408) 236-2410



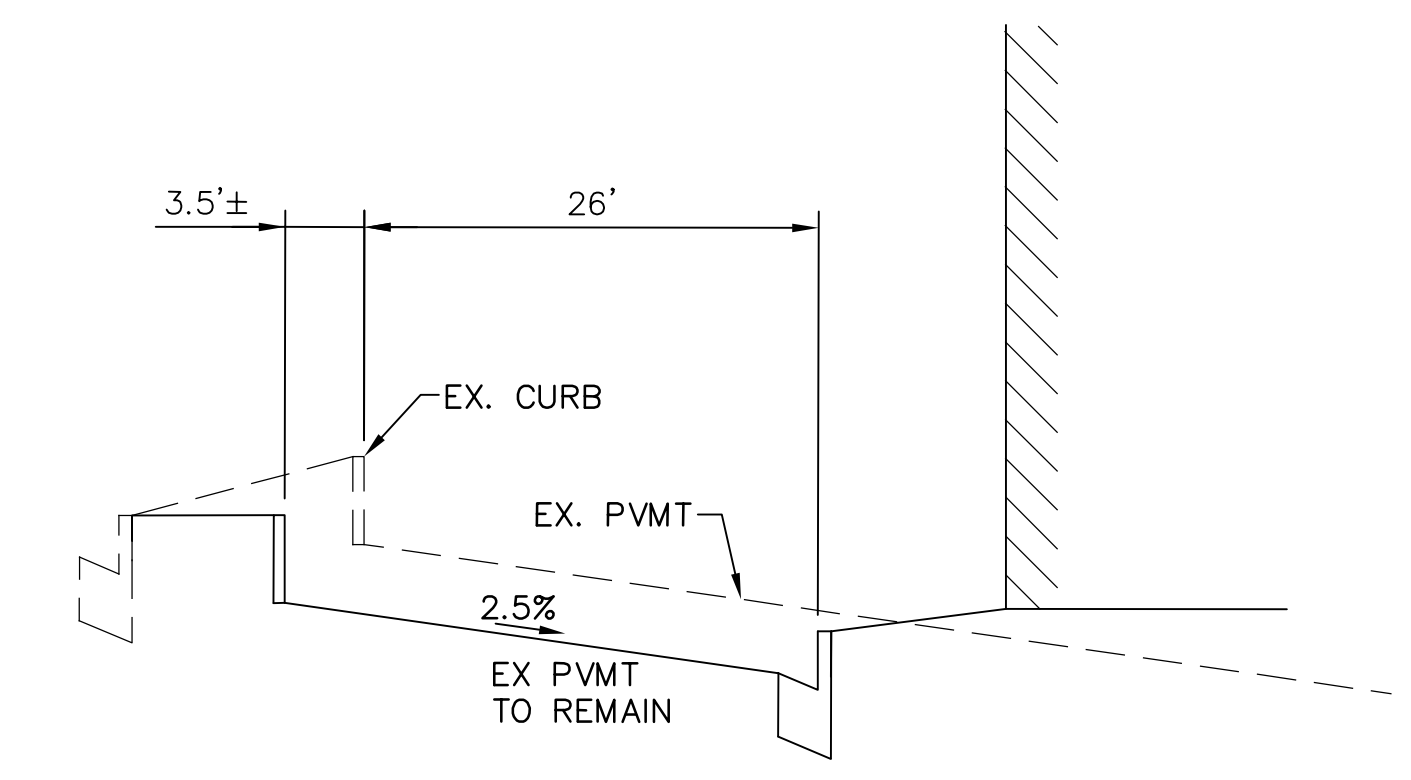
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SECTION C  
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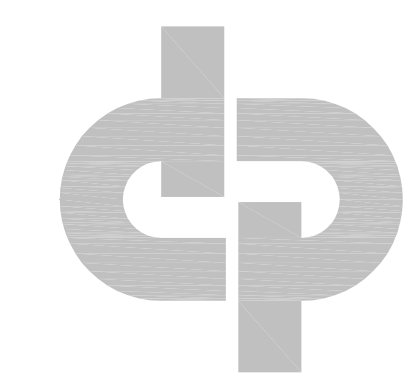


SECTION B  
N.T.S.



SECTION D  
N.T.S.

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**CROSS SECTIONS**

**C3.0**  
PROJECT NO: 123108