

MARINA PLAZA

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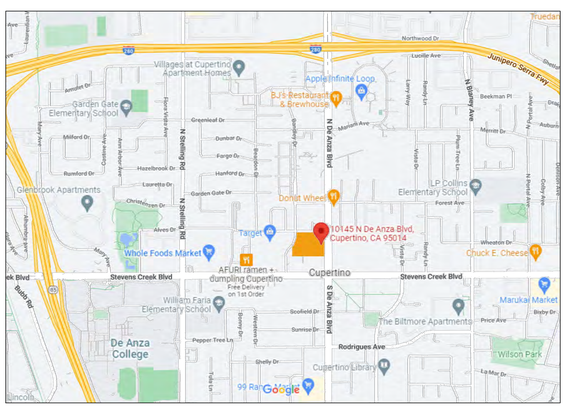
VICINITY MAP



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MARINA PLAZA

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

TITLE SHEET

TECTONIC BUILDERS CORPORATION

JOB NO.
DATE 7-27-22/1

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

A0,0

RESIDENTIAL UNIT SUMMARY

UNIT TOTAL / RATIO

RESIDENTIAL UNIT TOTAL

	BLDG A	BLDG B	BLDG C	SUM	RATIO
1BDRM	0	9	0	9	4.4%
2BDRM	16	35	32	83	40.3%
2BDRM + DEN	8	9	4	21	10.2%
3BDRM	28	18	24	70	34.0%
3BDRM + DEN	4	15	4	23	11.2%
SUM	**56**	**86**	**64**	**206**	

UNIT # PER BUILDING

BUILDING A

UNIT TYPE	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTAL UNIT #
1BDRM	0	0	0	0	**0**
2BDRM	**4**	4	4	4	**16**
2BDRM+DEN	2	2	2	2	**8**
3BDRM	7	7	7	7	**28**
3BDRM+DEN	1	1	1	1	**4**
SUM	**14**	**14**	**14**	**14**	**56**

BUILDING B

UNIT TYPE	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL UNIT #
1BDRM	4	3	2	**9**
2BDRM	11	12	12	**35**
2BDRM+DEN	3	3	3	**9**
3BDRM	6	6	6	**18**
3BDRM+DEN	5	5	5	**15**
SUM	**29**	**29**	**28**	**86**

BUILDING C

UNIT TYPE	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTAL UNIT #
1BDRM	0	0	0	0	**0**
2BDRM	8	8	8	8	**32**
2BDRM+DEN	1	**1**	1	**1**	**4**
3BDRM	6	6	6	6	**24**
3BDRM+DEN	1	**1**	1	**1**	**4**
SUM	**16**	**16**	**16**	**16**	**64**

UNIT SF PER BUILDING

BUILDING A

UNITS	UNIT TYPE	GROSS AREA (SF)	BALCONY SPACE (SF)	UNIT #	TOTAL GROSS AREA (SF)
M2	2BD	1,111	79	**4**	4,444
G1	2BD	1,128	75	8	9,024
O2	2BD	1,140	329	1	1,140
O1	2BD	1,256	161	2	2,512
O3	2BD	1,256	82	1	1,256
C1	3BD	1,389	75	28	38,892
B1	2BD + DEN	1,423	93	8	11,384
T1	3BD + DEN	1,649	128	3	4,947
T3	3BD + DEN	1,594	128	1	1,594
SUM				**56**	**75,193**

BUILDING B

UNITS	UNIT TYPE	GROSS AREA (SF)	BALCONY SPACE (SF)	UNIT #	TOTAL GROSS AREA (SF)
A4	1BD	780	70	9	7,020
G1	2BD	1,128	75	27	30,456
Q1	2BD	1,141	75	5	5,705
Q2	2BD	1,141	180	1	1,141
D3	2BD	1,222	78	2	2,444
C1	3BD	1,389	75	15	20,835
B1	2BD + DEN	1,423	93	6	8,538
P1	2BD + DEN	1,454	75	3	4,362
X1	3BD	1,480	99	3	4,440
T1	3BD + DEN	1,649	128	12	19,788
S1	3BD + DEN	1,886	159	3	5,658
SUM				**86**	**110,387**

BUILDING C

UNITS	UNIT TYPE	GROSS AREA (SF)	BALCONY SPACE (SF)	UNIT #	TOTAL GROSS AREA (SF)
K2	2BD	1,018	75	4	4,072
K1	2BD	1,055	75	8	8,440
G5	2BD	1,077	193	1	1,077
G6	2BD	1,104	140	1	1,104
G4	2BD	1,112	75	8	8,896
G1	2BD	1,128	75	10	11,280
J2	3BD	1,419	81	16	22,704
N1	2BD + DEN	1,488	124	4	5,952
R2	3BD	1,600	214	2	3,200
R3	3BD	1,619	128	2	3,238
T1	3BD + DEN	1,649	128	4	6,596
R1	3BD	1,646	71	4	6,584
SUM				**64**	**83,143**

UNIT TYPE INFORMATION

UNITS	UNIT TYPE	GROSS AREA (SF)	BALCONY AREA (SF)	UNIT #	TOTAL GROSS AREA (SF)
A4	1BD	780	70	9	7,020
K2	2BD	1,018	75	4	4,072
K1	2BD	1,055	75	8	8,440
G5	2BD	1,077	193	1	1,077
G6	2BD	1,104	140	1	1,104
M2	2BD	1,111	79	4	4,444
G4	2BD	1,112	75	8	8,896
G1	2BD	1,128	75	45	50,760
O2	2BD	1,140	329	1	1,140
Q1	2BD	1,141	75	5	5,705
Q2	2BD	1,141	180	1	1,141
D3	2BD	1,222	78	2	2,444
O3	2BD	1,256	82	1	1,256
O1	2BD	1,256	161	2	2,512
C1	3BD	1,389	75	43	59,727
J2	3BD	1,419	81	16	22,704
B1	2BD + DEN	1,423	93	14	19,922
P1	2BD + DEN	1,454	75	3	4,362
X1	3BD	1,480	99	3	4,440
N1	2BD + DEN	1,488	124	4	5,952
T3	3BD + DEN	1,594	128	1	1,594
R2	3BD	1,600	214	2	3,200
R3	3BD	1,619	128	2	3,238
R1	3BD	1,646	71	4	6,584
T1	3BD + DEN	1,649	128	19	31,331
S1	3BD + DEN	1,886	159	3	5,658
SUM				**206**	**268,723**

PARKING SUMMARY

TOTAL PARKING SUM.

	RETAIL	RESIDENTIAL	SUM
SURFACE PARKING	188	0	188
GARAGE ARKING	81	338	419
TOTAL PARKING	269	338	**607**

RETAIL PARKING

BUILDING A

	AREA (SF)	PARKING RATIO	CHAIR #	RATIO	REQUIRED # BY RATIO	EMPLOYEE PARKING	REQUIRED SPACES
RETAIL A100	2,151	250			9	3	12
RETAIL A101	1,145	250			5	2	7
RETAIL A102	2,188	250			9	3	12
RETAIL A103	1,606	250			7	2	9
RETAIL/CAFÉ A104	1,198		24	4	6	2	8
RETAIL A105	1,059	250			5	2	7
SUM	**9,347**				41	14	**55**

55

BUILDING B

	AREA (SF)	PARKING RATIO	CHAIR #	RATIO	REQUIRED # BY RATIO	EMPLOYEE PARKING	REQUIRED SPACES
RETAIL/RESTAURAN B100	4,448		88	4	22	10	32
RETAIL/RESTAURAN B101	5,369		96	4	24	10	34
RETAIL B102	1,782	250			8	3	11
RETAIL B103	1,553	250			7	3	10
RETAIL B104	1,583	250			7	2	9
RETAIL/RESTAURAN B105	2,899		48	3	16	5	21
RETAIL B106	1,046	250			4	2	6
RETAIL B107	1,290	250			5	2	7
RETAIL B108	1,454	250			6	2	8
RETAIL B109	1,378	250			5	2	7
SUM	**22,802**						**145**

145

BUILDING C

	AREA (SF)	PARKING RATIO	CHAIR #	RATIO	REQUIRED # BY RATIO	EMPLOYEE PARKING	REQUIRED SPACES
RETAIL/RESTAURAN C100	1,898		32	3	11	4	15
RETAIL/RESTAURAN C101	2,362		40	3	14	5	19
RETAIL C102	1,153	250			5	2	7
RETAIL/RESTAURAN C103	1,727		32	3	11	4	15
RETAIL C104	1,500	250			6	2	8
RETAIL C105	800	250			4	1	5
SUM	**9,440**						**69**

69

RETAIL TOTAL (SF) **41,589** **TOTAL REQUIRED PARKING** **269** **269**

	RETAIL PARKING REQUIRED	RETAIL PARKING PROVIDED
BLDG A	55	31
BLDG B	145	66
BLDG C	69	45
ON SITE		46
GARAGE/RETAIL PARKING		81
	269	**269**

OK

RESIDENTIAL PARKING

Unit Type	UNIT #	FACTOR	REQUIRED	DBL FACTOR	DBL REQUIRED	TOTAL PROVIDED	SURPLUS
1 BDRM	9	2	18	1	9	9	
2 BDRM	83	2	166	1.5	125	125	
2 BDRM+DEN	21	2	42	1.5	32	32	
3 BDRM	12	2	24	1.5	18	18	
3 BDRM W/ TANDEM PARKING	58	2	116	2	116	116	
3BDRM +DEN	23	2	46	1.5	35	35	
						4	
SUM	**206**		**412**		**334**	**338**	**4**

BICYCLE PARKING

RETAIL BICYCLE PARKING (CLASS II)	RETAIL AREA (SF)	FACTOR (1SPACE/2500SF)	REQUIRED	PROVIDED	SURPLUS
BLDG A	9,347	2,500	**4**	**14**	
BLDG B	22,802	2,500	**10**	**20**	
BLDG C	9,440	2,500	**4**	**14**	
SUM	**41,589**		**18**	**48**	**30**

OK

RESIDENTIAL BICYCLE PARKING SHORT TERM BIKE PARKING (CLASS II)	UNITS	FACTOR (1SPACE/10UNIT)	REQUIRED	PROVIDED	SURPLUS
BLDG A	56	10	**6**	**9**	
BLDG B	86	10	**9**	**12**	
BLDG C	64	10	**7**	**9**	
SUM	**206**		**22**	**30**	**8**

OK

REQUIRED FACTOR SEE TABLE 19.124.040(A)

LONG TERM BIKE PARKING (CLASS I)	UNITS	FACTOR (1SPACE/2UNIT)	REQUIRED	PROVIDED	SURPLUS
BLDG A	56	2	**28**	**32**	
BLDG B	86	2	**43**	**48**	
BLDG C	64	2	**32**	**36**	
SUM	**206**		**103**	**116**	**13**

OK

MOTORCYCLE PARKING

PROVIDED (2) MOTORCYCLE PARKING AREA FOR EACH BUILDING, (1) FOR RESIDENTIAL & (1) FOR RETAIL
TOTAL AREA PROVIDED (6)

FIRE SPRINKLER

PROVIDE APPROVED FIRE AUTOMATIC SPRINKLER SYSTEM PER CFC
PROVIDE FIREWALLS PER CBC

NOTE: THE OWNER, OCCUPANTS AND ANY CONTRACTORS OR SUBCONTRACTORS ARE RESPONSIBLE FOR CONSULTING WITH THE WATER PURVEYOR OF RECORD IN ORDER TO DETERMINE IF ANY MODIFICATION OR UPGRADE OF THE EXISTING WATER SERVICE IS COMPLETED PERMIT APPLICATION AND APPROPRIATE FEES TO THIS DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING THEIR WORK. CFC SEC. 903.2

MARINA PLAZA

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, RESIDENTIAL (COR)	
ZONING DESIGNATION - P (CG, RES)	HEART OF THE CITY SPECIFIC PLAN (HCSP)	CROSSROADS AREA (POLICY 2-28, PG.29)

MARINA LOT AREA CALCULATIONS			
	DE ANZA LOT	BANDLEY LOT	SREET DEDICATION	TOTAL
EXISTING	0.768 AC	4.348 AC		5.114 AC

EXISTING SITE INFO	NET AREA (SF)
EXISTING DE ANZA BLVD. LOT	33,522
EXISTING BANDLEY DR. LOT	189,522

EXISTING BUSINESS USES	NET AREA (SF)
BENTO CORNER (SUITE A)	710
CHINESE MEDCINE (SUITE B&C)	1,744
BARBER SHOP/NAIL SALON (SUITE D)	1,060
TECTONIC BUILDERS CORPORATION (SUITE E)	677
SHIPPING COMPANY (SUITE F)	825
GREEN BUBBLE (SUITE G)	870
BEEF NODDLE RESTAUANT (SUITE H)	3,100
MARINA FOOD (10122 BANDLEY DR.)	35,341
MANDARIN GURMET BLDG.	4,813

HEART OF THE CITY SPECIFIC PLAN

STREET	REQUIRED	PROPOSED
DE ANZA.		
BLDG A	35'	35'
ALVEL DR.		
BLDG A	35'	35'
BLDG B	35'	35
BANDLEY DR.		
BLDG B	35'	35'
ADJACENT BUILDING		
BLDG C	1/2 HEIGHT OF PROPOSED BLDG	SEE SITE PLAN A1.0&A1.1A,B
BLDG C	1/2 HEIGHT OF PROPOSED BLDG	SEE SITE PLAN A1.0&A1.1A,B

UNIT	DESNSITY	MAXIMUM RESIDENTIAL DENSITY
206	40.28 UNIT/AC	25 UNIT/AC

OPEN SPACE

AREA (SF)	REQUIRED RATIO	REQUIRED	PROPOSED	
41,589	2.5%	1,040	13,275	SEE A7.1

UNIT	COMMON OPEN SPACE FACTOR	COMMON OPEN SPACE REQUIRED	COMMON OPEN SPACE PROVIDED	PRIVATE OPEN SPACE FACTOR	PRIVATE OPEN SPACE PROVIDED
206	150	30,900	30,266	60	19,002SF

PROJECT INFORMATION

GENERAL	TOTAL	TYPE
RETAIL/CAFÉ	1,198	SF
RETAIL/RESTAURANT (FOOD)	18,703	SF
RETAIL SERVICE SPACE	21,688	SF
RETAIL SUM	41,589	SF
RESIDENTIAL-CONDO	268,723	(206)UNITS

HEIGHT OF STRUCTURES

BUILDING TYPE	MAX. HEIGHT	NUMBER OF STORIES	ALLOWABLE BUILDING HEIGHT
BLDG A (RETAIL/CONDO)	58'-8"	5 STORIES + BASEMENT (UNDERGROUND PARKING)	65'
BLDG B (RETAIL/CONDO)	43'-9"	4 STORIES + BASEMENT (UNDERGROUND PARKING)	65'
65'	65'	65'	65'

BUILDING AREA (SF)

BUILDING TYPE	BUILDING AREA (SF)	BUILDING CONSTRUCTION AREA (SF)
BLDG A		
BASEMENT	34,942	34,942
GROUND FLOOR	11,408	26,181
1ST FLOOR	28,175	28,167
2ND FLOOR	24,369	24,375
3RD FLOOR	24,371	24,392
4TH FLOOR	24,392	24,457
SUB TOTAL	**147,657**	**162,514**
BLDG B		
BASEMENT	70,602	70,602
GROUND FLOOR	26,866	56,432
1ST FLOOR	57,899	59,106
2ND FLOOR	46,906	46,976
3RD FLOOR	46,958	47,029
Sub Total	**249,231**	**280,145**
BLDG C		
BASEMENT	49,159	49,159
GROUND FLOOR	12,571	31,220
1ST FLOOR	31,468	32,061
2ND FLOOR	27,053	27,072
3RD FLOOR	26,746	26,619
4TH FLOOR	26,867	26,952
Sub Total	**173,864**	**193,083**
TOTAL (BLDG A + BLDG B + BLDG C)	**570,752**	**635,742**

TYPE OF CONSTRUCTION

	CONSTRUCTION TYPE	OCCUPANCY GROUP
BLDG A	TYPE IIIA/IA	R2/M, A2, B OCCUPANCY
BLDG B	TYPE IIIA/IA	R2/M, A2, B OCCUPANCY
BLDG C	TYPE IIIA/IA	R2/M, A2, B OCCUPANCY

SEE SHEET A2.2AL FOR MORE PROJECT DETAILS

DATA SHEET

MARINA PLAZA

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

TECTONIC BUILDERS CORPORATION

JOB NO.
DATE 9-27-22/2

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

A0.1

N. DE ANZA BLVD

ALVES DR.

STEVENS CREEK BLVD.

BANDLEY DR.

LEGEND

- PROPERTY LINE
- SETBACK
- BASEMENT BELOW
- LANDSCAPE SLD.
- INGRESS, EGRESS & EASEMENT
- RETAIL
- VEHICLE CIRCULATION
- VEHICLE GARAGE ENTRY RAMP
- RESIDENTIAL LOBBY
- RETAIL TRASH ROOM
- SIDEWALKS

MARINA PLAZA

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

SITE PLAN

SCALE: 1" = 30'

0 30 60 120

N

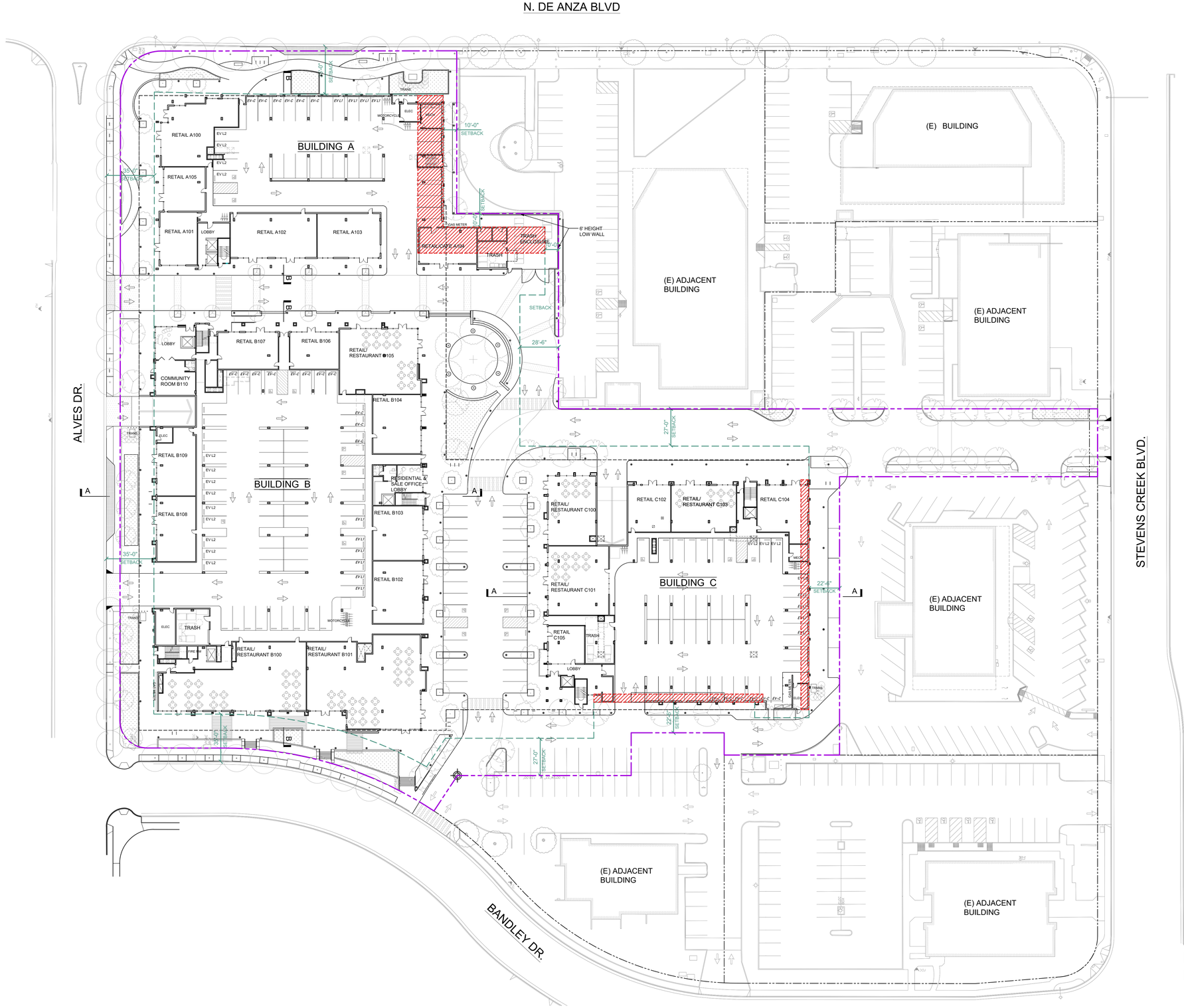
JOB NO.

DATE 9-27-22 1

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

TECTONIC BUILDERS CORPORATION

A1.0



LEGEND

- PROPERTY LINE
- SETBACK
- ENCROACHMENT AREA

MARINA PLAZA

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

N

SETBACK ENCROACHMENT PLAN
PLAN
SCALE: 1" = 30'

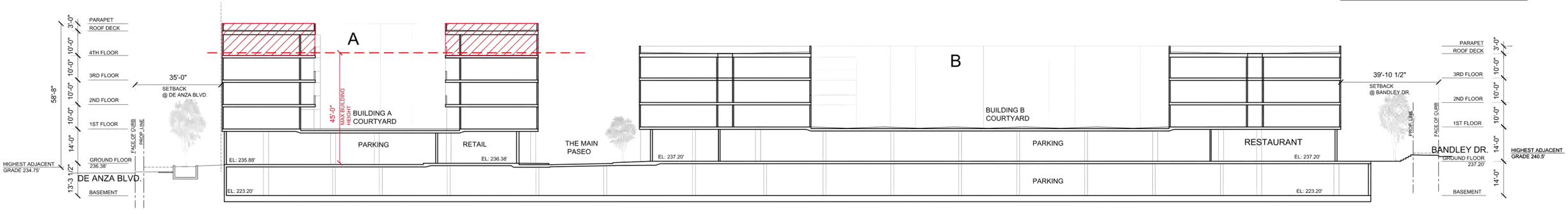
0 30 60 120

JOB NO.
DATE 9-27-22/2

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

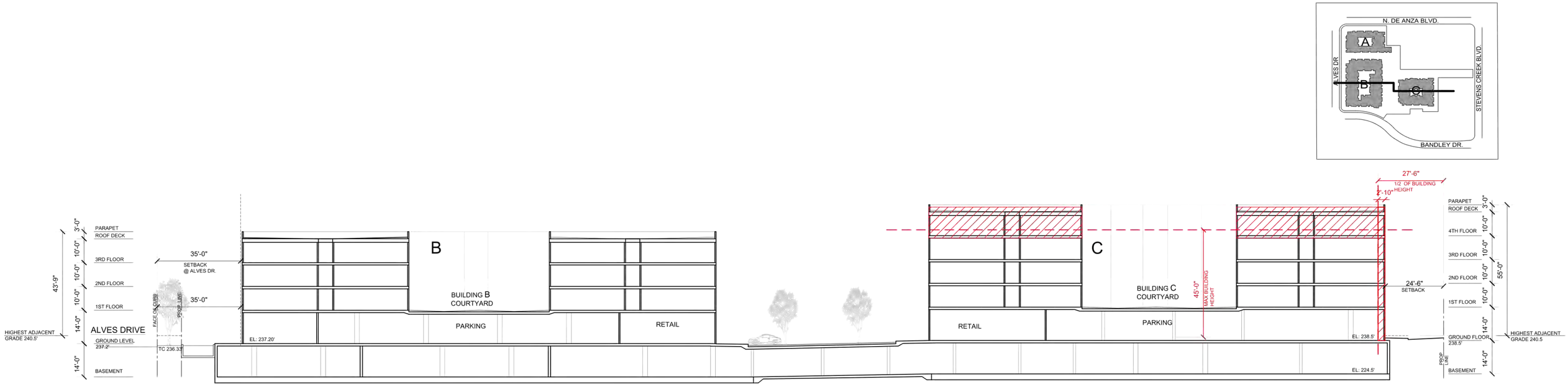
TECTONIC BUILDERS CORPORATION

A1.0A



BUILDING A SECTION B-B

BUILDING B SECTION B-B



BUILDING B SECTION A-A

BUILDING C SECTION A-A

SETBACK ENCROACHMENT SECTIONS

SCALE: 1/16" = 1'

MARINA PLAZA

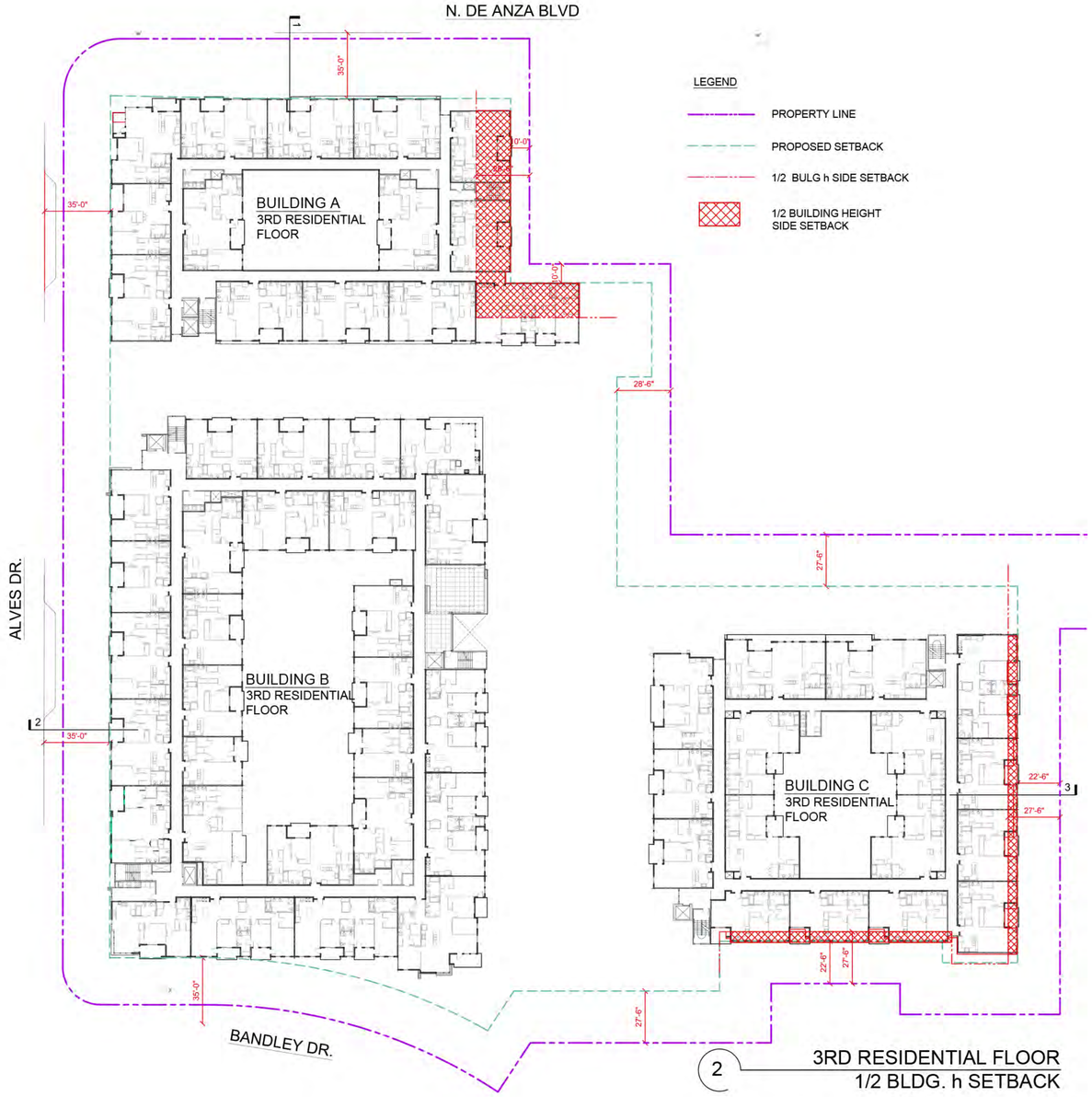
10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA
De Anza Venture, LLC

TECTONIC BUILDERS CORPORATION

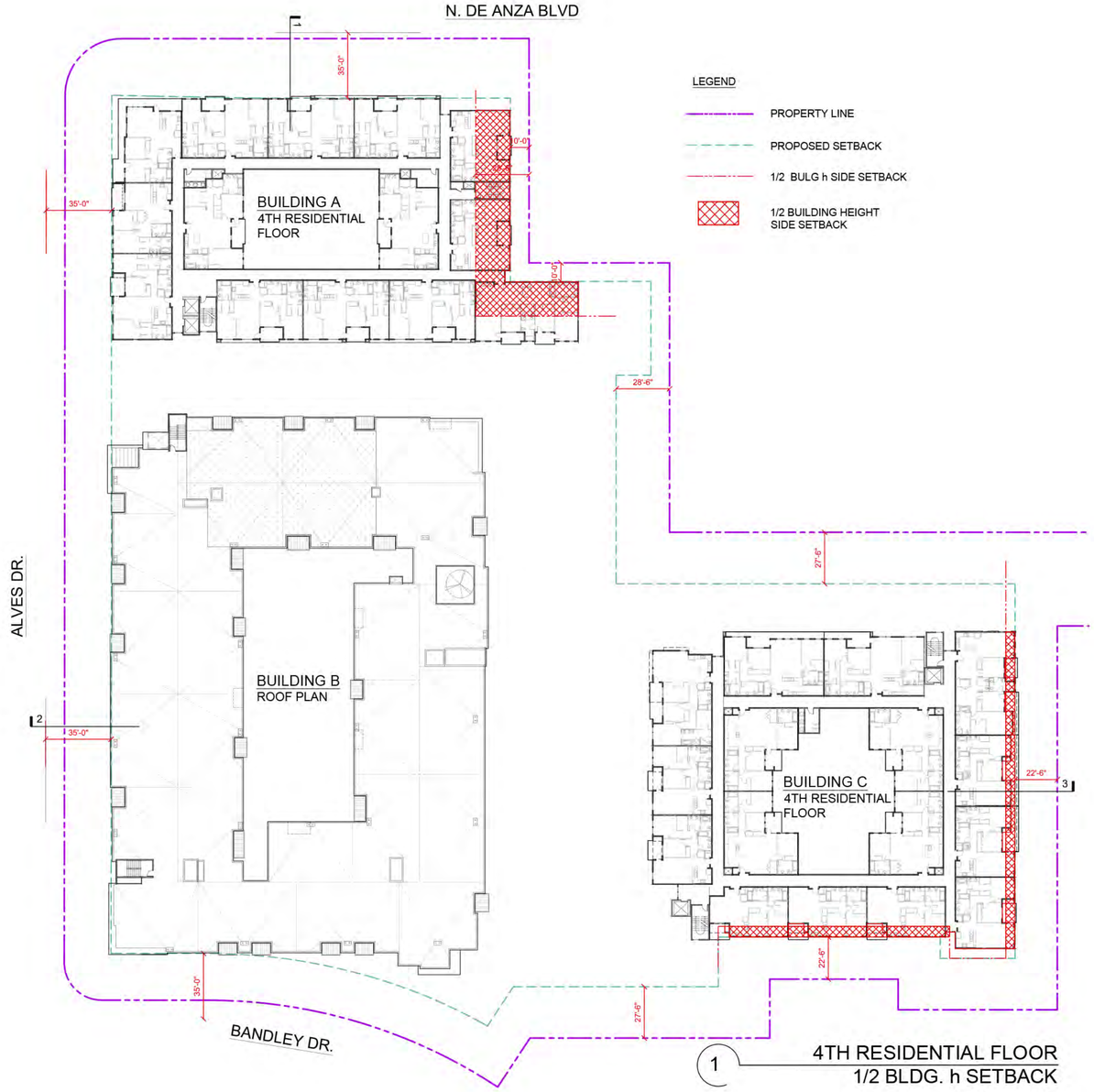
JOB NO.
DATE 9-27-22 2

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

A1.0B

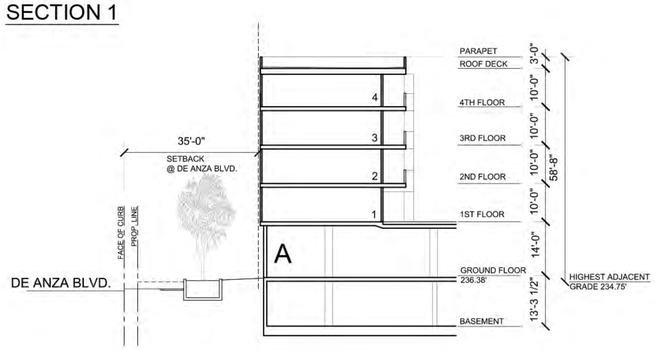


2 3RD RESIDENTIAL FLOOR
1/2 BLDG. h SETBACK



1 4TH RESIDENTIAL FLOOR
1/2 BLDG. h SETBACK

SECTION 1



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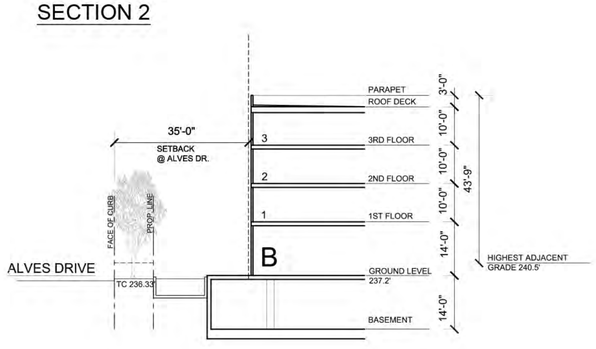
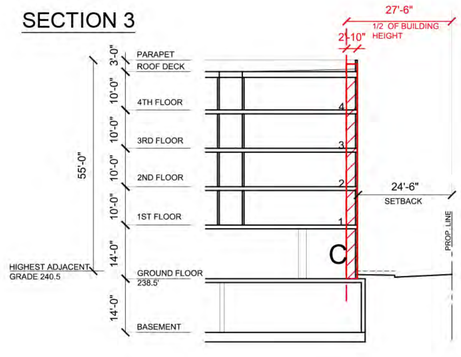


SECTION 3



1/2 BLDG. HEIGHT SETBACK
AFFECTED AREA PLAN

SCALE: 1" = 30'

0 30 60 120

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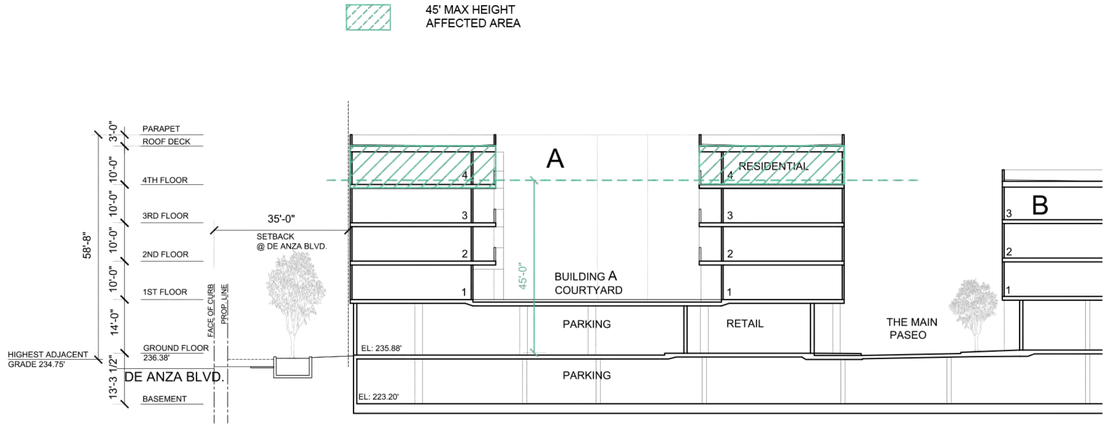
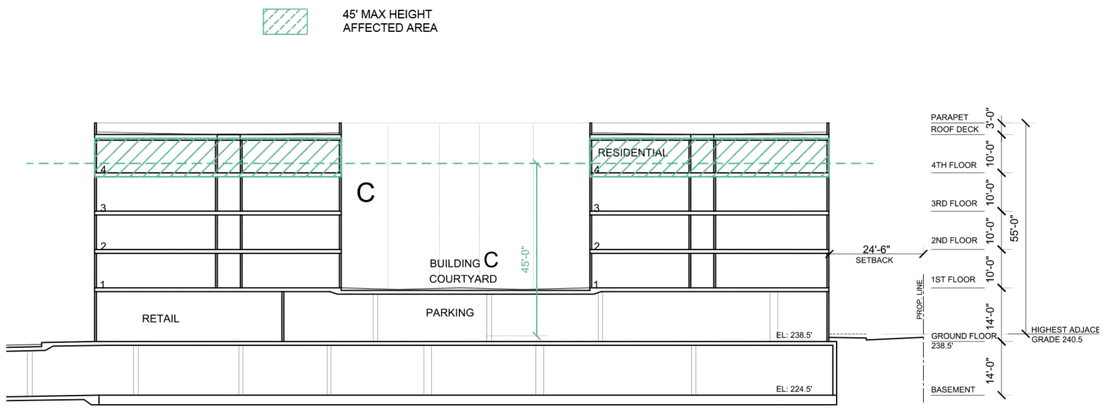
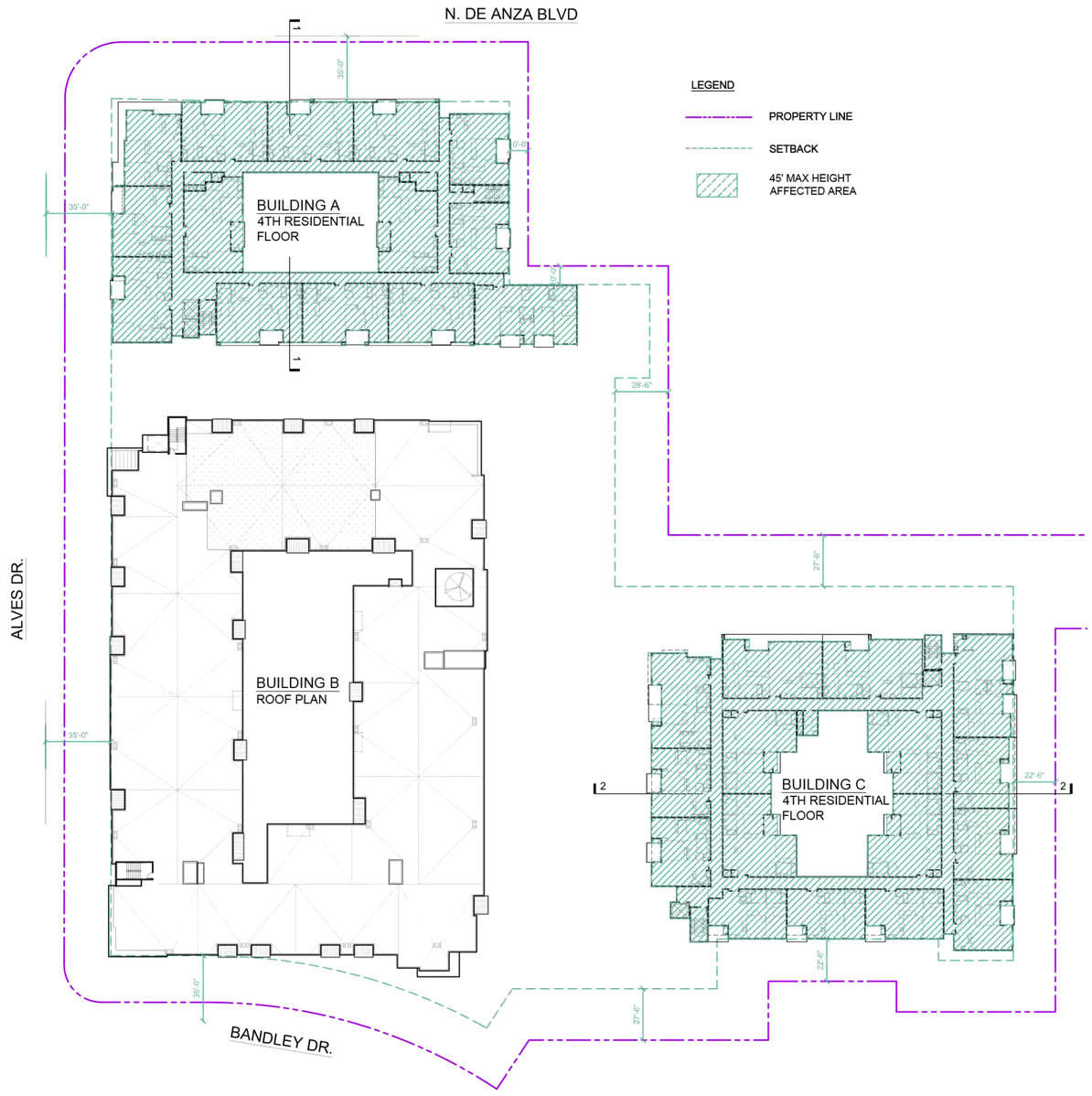


2 BUILDING A 45' MAX HEIGHT AFFACTED AREA
SECTION 1-1
1 /16" = 1'-0"



3 BUILDING C 45' MAX HEIGHT AFFACTED AREA
SECTION 2-2
1 /16" = 1'-0"



1 BUILDING A & B 4TH FLOOR PLAN
45' MAX HEIGHT AFFECTED AREA

45' MAX HEIGHT
AFFECTED AREA
PLANS / SECTIONS

MARINA PLAZA

10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA
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TECTONIC BUILDERS CORPORATION

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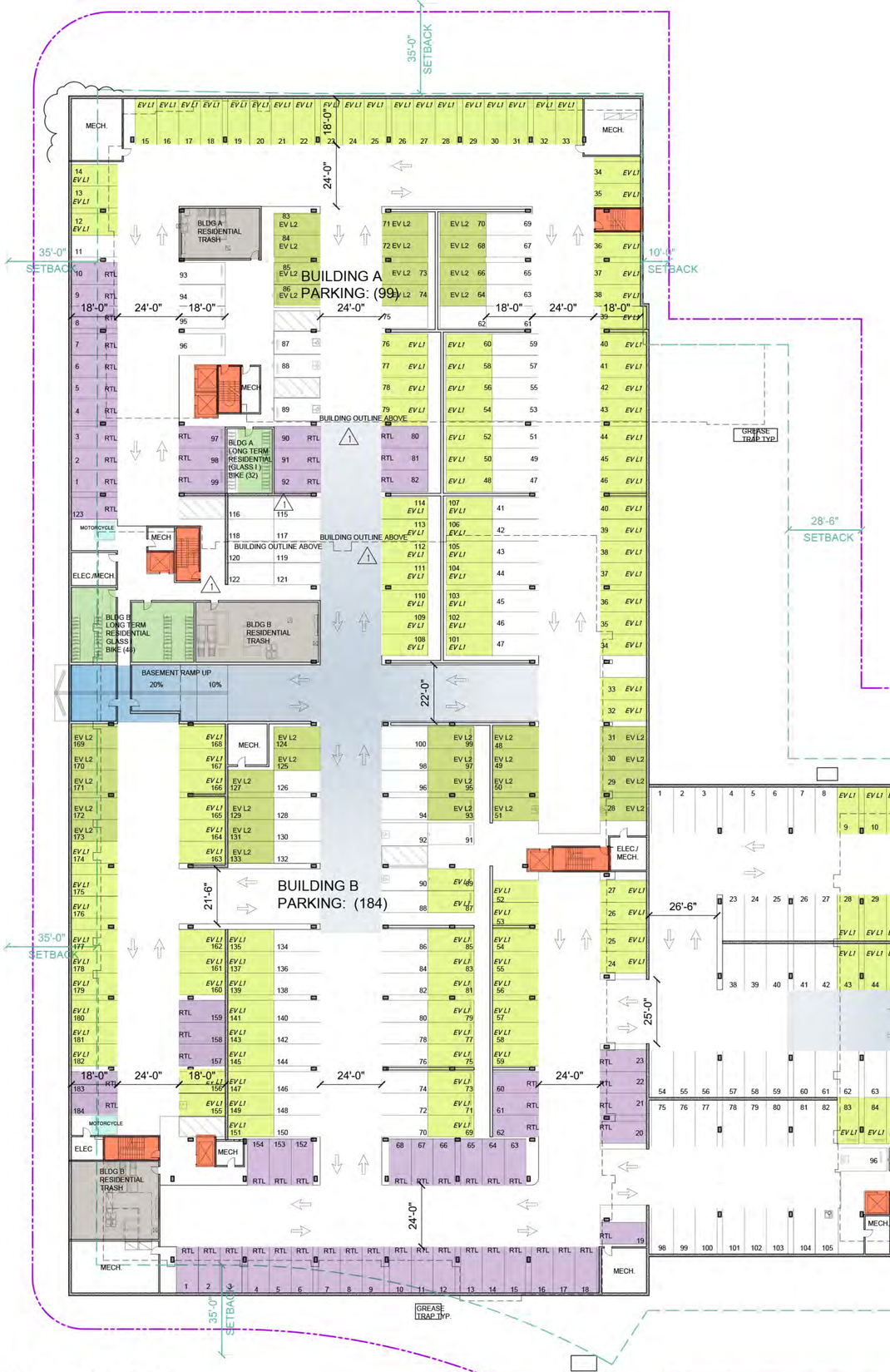

LEGEND

- PROPERTY LINE
- SETBACK
- BUILDING OUTLINE ABOVE
- LANDSCAPE
- DESIGNATED RETAIL PARKING
- RESIDENTIAL TRASH ROOM
- MOTORCYCLE
- CIRCULATION
- BICYCLE
- ELEVATOR / STAIR
- EV PARKING LEVEL 1
- EV PARKING LEVEL 2

PARKING PROVIDED

PARKING	RETAIL	RESIDENTIAL	SUM
SURFACE PARKING	188	0	188
GARAGE ARKING	81	338	419
TOTAL PARKING	269	338	**607**

	RETAIL PARKING REQUIRED	RETAIL PARKING PROVIDED	
BLDG A	55	31	
BLDG B	145	66	
BLDG C	69	45	
ON SITE		46	
GARAGE/RETAIL PARKING		81	
	269	**269**	OK

A (31) + B (66) + C (45) + surface (46) = 188
A (99) + B (184) + C (136) = 419

RESIDENTIAL PARKING SUMMARY (ALL RESIDENTIAL PARKING LOCATED AT BASEMENT)

Unit Type	UNIT #	FACTOR	REQUIRED	DBL FACTOR	DBL REQUIRED	TOTAL PROVIDED	SURPLUS
1 BDRM	9	2	18	1	9	9	
2 BDRM	83	2	166	1.5	125	125	
2 BDRM+DEN	21	2	42	1.5	32	32	
3 BDRM	12	2	24	1.5	18	18	
3 BDRM W/ TANDEM PARKING	58	2	116	2	116	116	
3BDRM +DEN	23	2	46	1.5	35	35	
						4	
SUM	**206**		**412**		**334**	**338**	**4** OK

RESIDENTIAL SHORT TERM BIKE PARKING (CLASS II) SEE A2.1 GROUND FLOOR PLAN

SHORT TERM BIKE PARKING (CLASS II)	UNITS	FACTOR (1SPACE/10UNIT)	REQUIRED	PROVIDED	SURPLUS
BLDG A	56	10	**6**	**9**	
BLDG B	86	10	**9**	**12**	
BLDG C	64	10	**7**	**9**	
SUM	**206**		**22**	**30**	**8** OK

REQUIRED FACTOR SEE TABLE 19.124.040(A)

RESIDENTIAL LONG TERM BIKE PARKING (CLASS I)

LONG TERM BIKE PARKING (CLASS I)	UNITS	FACTOR (1SPACE/2UNIT)	REQUIRED	PROVIDED	SURPLUS
BLDG A	56	2	**28**	**32**	
BLDG B	86	2	**43**	**48**	
BLDG C	64	2	**32**	**36**	
SUM	**206**		**103**	**116**	**13** OK

RESIDENTIAL ELECTRIC VEHICLE PARKING SUMMARY

Total # of Parking Spaces: 607 (269 retail/commercial and 338 residential)

EV Parking Space Type	% Required Pursuant to BAAQMD Standards = CALGreen Tier 2 (Voluntary Standards)	Number of Spaces Required	% Required Pursuant to CMC Code Chapter 16.58	Number of Spaces Required	Current EV Spaces Provided
Residential – Apartments (market rate) (170 units)					
EV Capable	20% of total spaces	68	N/A	N/A	0
EV Ready Circuit Level 1	N/A	N/A	75% of units have 1 space	128	128
EV Ready Circuit Level 2	N/A	N/A	25% of units have 1 space	43	43
Residential – Apartments (BMR Units) (36 units)					
EV Capable	N/A	N/A	N/A	N/A	0
EV Ready Circuit Level 1	N/A	N/A	90% of units have 1 space	33	33
EV Ready Circuit Level 2	N/A	N/A	10% of units have 1 space	4	4

TOTAL: LEVEL 1: (161) SPACES + LEVEL 2: (47) SPACES = (208) SPACES

MARINA PLAZA

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BASEMENT

SCALE: 1" = 20'

0 20 40 80

JOB NO.
DATE 9-27-22 2

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TECTONIC BUILDERS CORPORATION

A2.0



LEGEND

- PROPERTY LINE
- SETBACK
- BASEMENT BELOW
- LANDSCAPE
- GARAGE PARKING
- RETAIL
- CIRCULATION
- RETAIL TRASHROOM
- BICYCLE / MOTORCYCLE
- VEHICLE GARAGE ENTRY RAMP
- STAIR / ELEVATOR
- EV PARKING LEVEL 1
- EV PARKING LEVEL 2
- EV CAPABLE

NOTE:
NATURAL GAS SERVICE SHALL BE LIMITED TO SERVE THE RESTAURANT SPACES FOR THE SOLE PURPOSE OF STOVETOP COOKING AS MORE DETAILED IN THE *"REQUEST FOR EXCEPTION FROM ALL ELECTRIC REQUIREMENTS, PURSUANT TO EXCEPTION 3 OF CMC 16.54.100"*, DATED SEPTEMBER 19, 2022. ALL OTHER RESTAURANT EQUIPMENT SHALL BE SERVED BY ELECTRICITY ONLY.

RETAIL SF / PARKING SUMMARY

PARKING REQUIRED

Building A	Area (SF)	Parking Ratio	Chair #	Ratio	Required # By Ratio	Employee Parking	Required Spaces
Retail A100	2,151	250			9	3	12
Retail A101	1,145	250			5	2	7
Retail A102	2,188	250			9	3	12
Retail A103	1,606	250			7	2	9
Retail/Cafe A104	1,198		24	4	6	2	8
Retail A105	1,059	250			5	2	7
Sum	**9,347**				41	14	**55**

Building B	Area (SF)	Parking Ratio	Chair #	Ratio	Required # By Ratio	Employee Parking	Required Spaces
Retail/Restaurant B100	4,448		88	4	22	10	32
Retail/Restaurant B101	5,369		96	4	24	10	34
Retail B102	1,782	250			8	3	11
Retail B103	1,553	250			7	3	10
Retail B104	1,583	250			7	2	9
Retail/Restaurant B105	2,899		48	3	16	5	21
Retail B106	1,046	250			4	2	6
Retail B107	1,290	250			5	2	7
Retail B108	1,454	250			6	2	8
Retail B109	1,378	250			5	2	7
Sum	**22,802**						**145**

Building C	Area (SF)	Parking Ratio	Chair #	Ratio	Required # By Ratio	Employee Parking	Required Spaces
Retail/Restaurant C100	1,898		32	3	11	4	15
Retail/Restaurant C101	2,362		40	3	14	5	19
Retail C102	1,153	250			5	2	7
Retail/Restaurant C103	1,727		32	3	11	4	15
Retail C104	1,500	250			6	2	8
Retail C105	800	250			4	1	5
Sum	**9,440**						**69**

Retail Total (SF)	**41,589**	Total	**Required Parking** **269**

CMC SECTION 19.124 PARKING ORDINANCE TOTAL REQUIRED RETAIL PARKING : 269

PARKING PROVIDED

PARKING	RETAIL	RESIDENTIAL	SUM
SURFACE PARKING	188	0	188
GARAGE ARKING	81	338	419
TOTAL PARKING	269	338	**607**

	RETAIL PARKING REQUIRED	RETAIL PARKING PROVIDED	
Building A	55	31	
Building B	145	66	
Building C	69	45	
On site		46	
GARAGE / RETAIL PAKRING		81	
	269	**269**	OK

A (31) + B (66) + C (45) + surface (46) = 188
A (99) + B (184) + C (136) = 419

BIKE PARKING SUMMERY

RETAIL BIKE PARKING (CLASS II)

RETAIL BICYCLE PARKING (CLASS II)	RETAIL AREA (SF)	FACTOR (1SPACE/2500SF)	REQUIRED	PROVIDED	SURPLUS
BLDG A	9,347	2,500	**4**	**14**	
BLDG B	22,802	2,500	**10**	**20**	
BLDG C	9,440	2,500	**4**	**14**	
SUM	**41,589**		**18**	**48**	**30**

RESIDENTIAL SHORT TERM BIKE PARKING (CLASS II)

SHORT TERM BIKE PARKING (CLASS II)	UNITS	FACTOR (1SPACE/10UNIT)	REQUIRED	PROVIDED	SURPLUS
BLDG A	56	10	**6**	**9**	
BLDG B	86	10	**9**	**12**	
BLDG C	64	10	**7**	**9**	
SUM	**206**		**22**	**30**	**8**

REQUIRED FACTOR SEE TABLE 19.124.040(A)

RESIDENTIAL LONG TERM BIKE PARKING (CLASS I) SEE A2.0 BASEMENT LEVEL

LONG TERM BIKE PARKING (CLASS I)	UNITS	FACTOR (1SPACE/2UNIT)	REQUIRED	PROVIDED	SURPLUS
BLDG A	56	2	**28**	**32**	
BLDG B	86	2	**43**	**48**	
BLDG C	64	2	**32**	**36**	
SUM	**206**		**103**	**116**	**13**

COMMERCIAL ELECTRIC VEHICLE PARKING SUMMARY

Total # of Parking Spaces: 607 (269 retail/commercial and 338 residential)

EV Parking Space Type	% Required Pursuant to BAAQMD Standards = CALGreen Tier 2 (Voluntary Standards)	Number of Spaces Required	% Required Pursuant to CMC Code Chapter 16.58	Number of Spaces Required	Current EV Spaces Provided
Commercial					
EV Capable	20% of total spaces	54	N/A	N/A	23
EV Ready Circuit Level 1	N/A	N/A	5% of total spaces	14	14
EV Charging Station (EVCS) Level 2	N/A	N/A	6% of total spaces	17	17

TOTAL: A:4 B:6 C:4 = (14) LEVEL 1: (14) | A:4 B:9 C:4 = 17 LEVEL 2 : (17) | A:6 B:11 C:6 = 23 CAPABLE: (23) | (54) SPACES

MARINA PLAZA

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

GROUND FLOOR PLAN

SCALE: 1" = 20'

0 20 40 80

TECTONIC BUILDERS CORPORATION

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

JOB NO.
DATE 9-27-22 2

A2.1



LEGEND

- PROPERTY LINE
- SETBACK
- COMMON OPEN SPACE
- ELEVATOR / STAIR
- 1 BEDROOM
- 2 BEDROOM
- 2 BEDROOM + DEN
- 3 BEDROOM
- 3 BEDROOM + DEN

RESIDENTIAL SUMMARY PER FLOOR

BUILDING A 1ST FLOOR					
UNITS	UNIT TYPE	GROSS AREA (SF)	BALCONY SPACE (SF)	UNIT #	TOTAL GROSS AREA (SF)
M2	2BD	1,111	79	1	1,111
G1	2BD	1,128	75	2	2,256
O3	2BD	1,256	82	1	1,256
C1	3BD	1,389	75	7	9,723
B1	2BD + DEN	1,423	93	2	2,846
T3	3BD + DEN	1,594	128	1	1,594
SUM				**14**	**18,786**

BUILDING B 1ST FLOOR					
UNITS	UNIT TYPE	GROSS AREA (SF)	BALCONY SPACE (SF)	UNIT #	TOTAL GROSS AREA (SF)
A4	1BD	780	70	4	3,120
G1	2BD	1,128	75	9	10,152
Q1	2BD	1,141	75	2	2,282
C1	3BD	1,389	75	5	6,945
B1	2BD + DEN	1,423	93	2	2,846
P1	2BD + DEN	1,454	75	1	1,454
X1	3BD	1,480	99	1	1,480
T1	3BD + DEN	1,649	128	4	6,596
S1	3BD + DEN	1,886	159	1	1,886
SUM				**29**	**36,761**

BUILDING C 1ST FLOOR					
UNITS	UNIT TYPE	GROSS AREA (SF)	BALCONY SPACE (SF)	UNIT #	TOTAL GROSS AREA (SF)
K2	2BD	1,018	75	1	1,018
K1	2BD	1,055	75	2	2,110
G4	2BD	1,112	75	2	2,224
G1	2BD	1,128	75	3	3,384
J2	3BD	1,419	81	4	5,676
N1	2BD + DEN	1,488	124	1	1,488
T1	3BD + DEN	1,649	128	1	1,649
R1	3BD	1,646	71	2	3,292
SUM				**16**	**20,841**

RESIDENTIAL SUMMARY TOTAL

BUILDING A					
Unit Type	2nd Floor	3rd Floor	4th Floor	5th Floor	Total Unit #
1BDRM	0	0	0	0	**0**
2BDRM	4	4	4	4	**16**
2BDRM+DEN	2	2	2	2	**8**
3BDRM	7	7	7	7	**28**
3BDRM+DEN	1	1	1	1	**4**
Sum	**14**	**14**	**14**	**14**	**56**

BUILDING B				
Unit Type	2nd Floor	3rd Floor	4th Floor	Total Unit #
1BDRM	4	3	2	**9**
2BDRM	11	12	12	**35**
2BDRM+DEN	3	3	3	**9**
3BDRM	6	6	6	**18**
3BDRM+DEN	5	5	5	**15**
Sum	**29**	**29**	**28**	**86**

BUILDING C					
Unit Type	2nd Floor	3rd Floor	4th Floor	5th Floor	Total Unit #
1BDRM	0	0	0	0	**0**
2BDRM	8	8	8	8	**32**
2BDRM+DEN	1	1	1	1	**4**
3BDRM	6	6	6	6	**24**
3BDRM+DEN	1	1	1	1	**4**
Sum	**16**	**16**	**16**	**16**	**64**

RESIDENTIAL UNIT TOTAL					
	BLDG A	BLDG B	BLDG C	SUM	Ratio
1BDRM	**0**	9	0	9	4.4%
2BDRM	16	35	32	83	40.3%
2BDRM + DEN	8	9	4	21	10.2%
3BDRM	28	18	24	70	34.0%
3BDRM + DEN	4	15	4	23	11.2%
SUM	**56**	**86**	**64**	**206**	

1st FLOOR PLAN (COURTYARD)

SCALE: 1" = 20'

0 20 40 80

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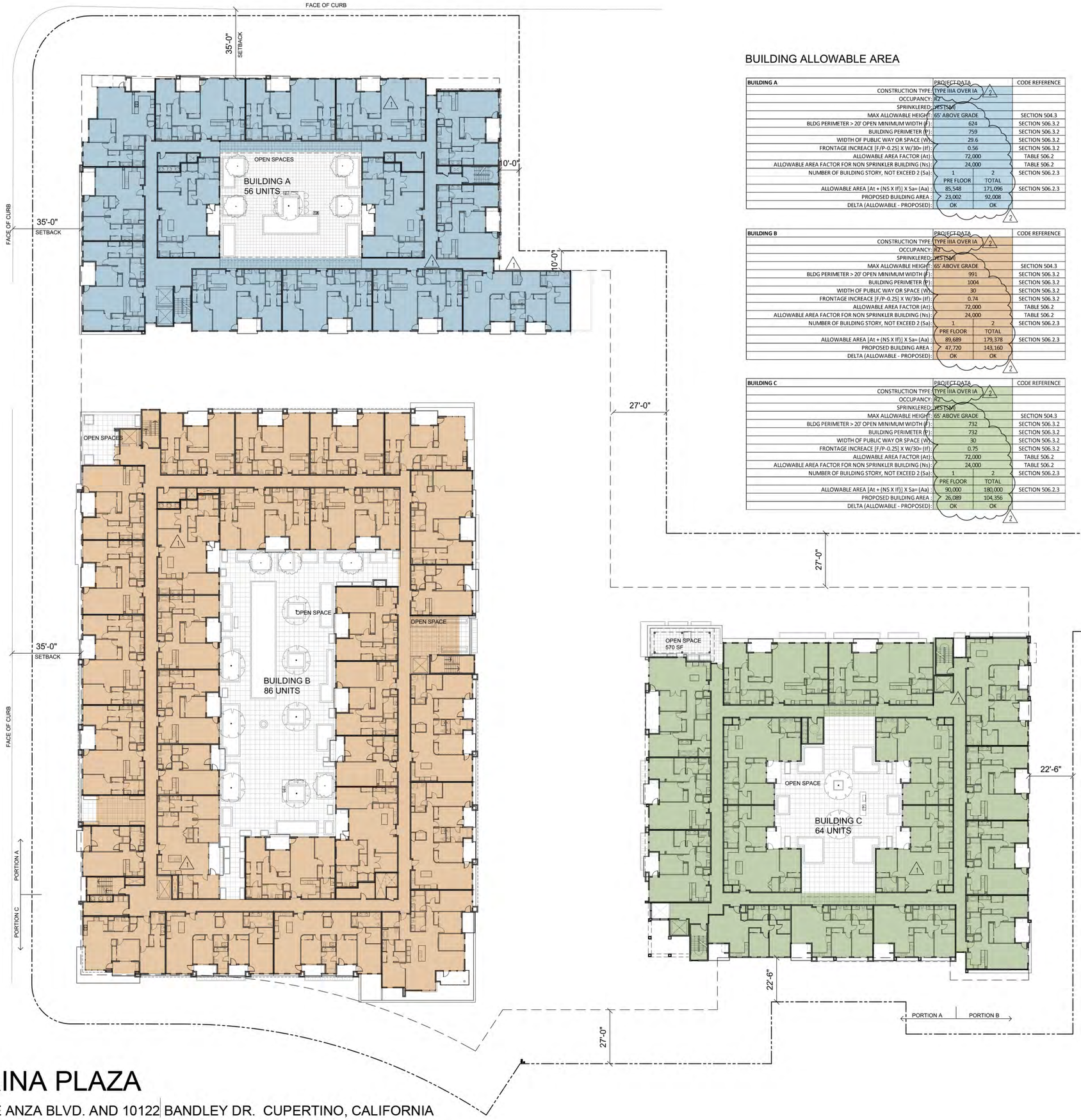

BUILDING ALLOWABLE AREA

BUILDING A	PROJECT DATA		CODE REFERENCE
CONSTRUCTION TYPE:	TYPE IIIA OVER IA		
OCCUPANCY:	R2		
SPRINKLERED:	YES (NFPA 13)		
MAX ALLOWABLE HEIGHT:	65' ABOVE GRADE		SECTION 504.3
BLDG PERIMETER > 20' OPEN MINIMUM WIDTH (F):	624		SECTION 506.3.2
BUILDING PERIMETER (P):	759		SECTION 506.3.2
WIDTH OF PUBLIC WAY OR SPACE (W):	29.6		SECTION 506.3.2
FRONTAGE INCREACE [F/P-0.25] X W/30= (If):	0.56		SECTION 506.3.2
ALLOWABLE AREA FACTOR (At):	72,000		TABLE 506.2
ALLOWABLE AREA FACTOR FOR NON SPRINKLER BUILDING (Ns):	24,000		TABLE 506.2
NUMBER OF BUILDING STORY, NOT EXCEED 2 (Sa):	1	2	SECTION 506.2.3
	PRE FLOOR	TOTAL	
ALLOWABLE AREA [At + (NS X If)] X Sa= (Aa) :	85,548	171,096	SECTION 506.2.3
PROPOSED BUILDING AREA :	23,002	92,008	
DELTA (ALLOWABLE - PROPOSED):	OK	OK	

BUILDING B	PROJECT DATA		CODE REFERENCE
CONSTRUCTION TYPE:	TYPE IIIA OVER IA		
OCCUPANCY:	R2		
SPRINKLERED:	YES (NFPA 13)		
MAX ALLOWABLE HEIGHT:	65' ABOVE GRADE		SECTION 504.3
BLDG PERIMETER > 20' OPEN MINIMUM WIDTH (F):	991		SECTION 506.3.2
BUILDING PERIMETER (P):	1004		SECTION 506.3.2
WIDTH OF PUBLIC WAY OR SPACE (W):	30		SECTION 506.3.2
FRONTAGE INCREACE [F/P-0.25] X W/30= (If):	0.74		SECTION 506.3.2
ALLOWABLE AREA FACTOR (At):	72,000		TABLE 506.2
ALLOWABLE AREA FACTOR FOR NON SPRINKLER BUILDING (Ns):	24,000		TABLE 506.2
NUMBER OF BUILDING STORY, NOT EXCEED 2 (Sa):	1	2	SECTION 506.2.3
	PRE FLOOR	TOTAL	
ALLOWABLE AREA [At + (NS X If)] X Sa= (Aa) :	89,689	179,378	SECTION 506.2.3
PROPOSED BUILDING AREA :	47,720	143,160	
DELTA (ALLOWABLE - PROPOSED):	OK	OK	

BUILDING C	PROJECT DATA		CODE REFERENCE
CONSTRUCTION TYPE:	TYPE IIIA OVER IA		
OCCUPANCY:	R2		
SPRINKLERED:	YES (NFPA 13)		
MAX ALLOWABLE HEIGHT:	65' ABOVE GRADE		SECTION 504.3
BLDG PERIMETER > 20' OPEN MINIMUM WIDTH (F):	732		SECTION 506.3.2
BUILDING PERIMETER (P):	732		SECTION 506.3.2
WIDTH OF PUBLIC WAY OR SPACE (W):	30		SECTION 506.3.2
FRONTAGE INCREACE [F/P-0.25] X W/30= (If):	0.75		SECTION 506.3.2
ALLOWABLE AREA FACTOR (At):	72,000		TABLE 506.2
ALLOWABLE AREA FACTOR FOR NON SPRINKLER BUILDING (Ns):	24,000		TABLE 506.2
NUMBER OF BUILDING STORY, NOT EXCEED 2 (Sa):	1	2	SECTION 506.2.3
	PRE FLOOR	TOTAL	
ALLOWABLE AREA [At + (NS X If)] X Sa= (Aa) :	90,000	180,000	SECTION 506.2.3
PROPOSED BUILDING AREA :	26,089	104,356	
DELTA (ALLOWABLE - PROPOSED):	OK	OK	

MARINA PLAZA

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BUILDING ALLOWABLE AREA

SCALE: 1" = 20'

0 20 40 80

TECTONIC BUILDERS CORPORATION

JOB NO.
DATE 9-27-22/2

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A2.2AL



LEGEND

- PROPERTY LINE
- SETBACK
- COMMON OPEN SPACE
- ELEVATOR / STAIR
- 1 BEDROOM
- 2 BEDROOM
- 2 BEDROOM + DEN
- 3 BEDROOM
- 3 BEDROOM + DEN

RESIDENTIAL SUMMARY PER FLOOR

BUILDING A 2ND FLOOR

UNITS	UNIT TYPE	GROSS AREA (SF)	BALCONY SPACE (SF)	UNIT #	TOTAL GROSS AREA (SF)
M2	2BD	1,111	79	1	1,111
G1	2BD	1,128	75	2	2,256
O1	2BD	1,256	161	1	1,256
C1	3BD	1,389	75	7	9,723
B1	2BD + DEN	1,423	93	2	2,846
T1	3BD + DEN	1,649	128	1	1,649
SUM				**14**	**18,841**

BUILDING B 2ND FLOOR

UNITS	UNIT TYPE	GROSS AREA (SF)	BALCONY SPACE (SF)	UNIT #	TOTAL GROSS AREA (SF)
A4	1BD	780	70	3	2,340
G1	2BD	1,128	75	9	10,152
Q1	2BD	1,141	75	2	2,282
D3	2BD	1,222	78	1	1,222
C1	3BD	1,389	75	5	6,945
B1	2BD + DEN	1,423	93	2	2,846
P1	2BD + DEN	1,454	75	1	1,454
X1	3BD	1,480	99	1	1,480
T1	3BD + DEN	1,649	128	4	6,596
S1	3BD + DEN	1,886	159	1	1,886
SUM				**29**	**37,203**

BUILDING C 2ND FLOOR

UNITS	UNIT TYPE	GROSS AREA (SF)	BALCONY SPACE (SF)	UNIT #	TOTAL GROSS AREA (SF)
K2	2BD	1,018	75	1	1,018
K1	2BD	1,055	75	2	2,110
G4	2BD	1,112	75	2	2,224
G1	2BD	1,128	75	3	3,384
J2	3BD	1,419	81	4	5,676
N1	2BD + DEN	1,488	124	1	1,488
T1	3BD + DEN	1,649	128	1	1,649
R1	3BD	1,646	71	2	3,292
SUM				**16**	**20,841**

MARINA PLAZA

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

2ND FLOOR PLAN

SCALE: 1" = 20'

0 20 40 80

TECTONIC BUILDERS CORPORATION

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

JOB NO.
DATE 9-27-22 2

N

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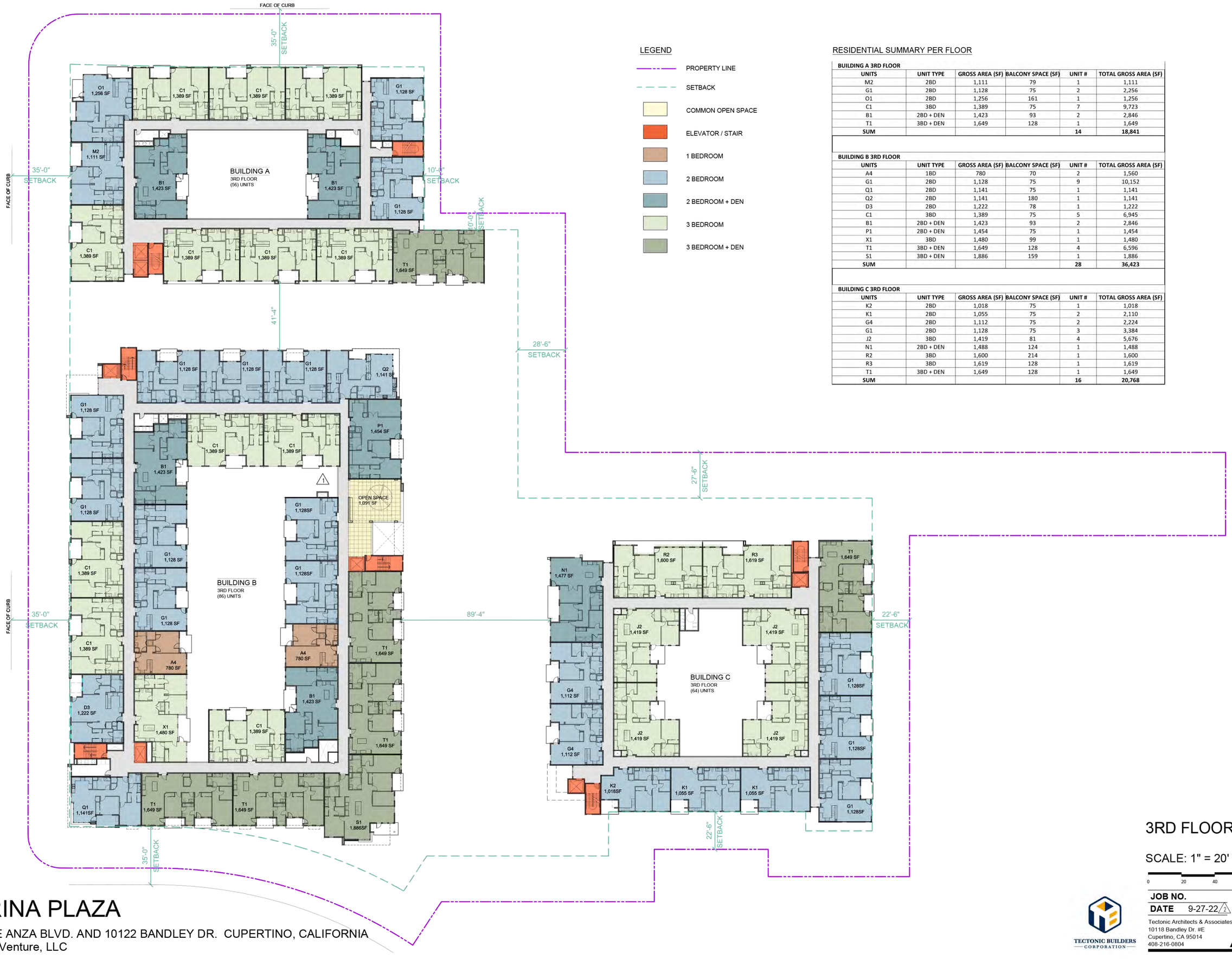

LEGEND

- PROPERTY LINE
- SETBACK
- COMMON OPEN SPACE
- ELEVATOR / STAIR
- 1 BEDROOM
- 2 BEDROOM
- 2 BEDROOM + DEN
- 3 BEDROOM
- 3 BEDROOM + DEN

RESIDENTIAL SUMMARY PER FLOOR

BUILDING A 3RD FLOOR					
UNITS	UNIT TYPE	GROSS AREA (SF)	BALCONY SPACE (SF)	UNIT #	TOTAL GROSS AREA (SF)
M2	2BD	1,111	79	1	1,111
G1	2BD	1,128	75	2	2,256
O1	2BD	1,256	161	1	1,256
C1	3BD	1,389	75	7	9,723
B1	2BD + DEN	1,423	93	2	2,846
T1	3BD + DEN	1,649	128	1	1,649
SUM				**14**	**18,841**

BUILDING B 3RD FLOOR					
UNITS	UNIT TYPE	GROSS AREA (SF)	BALCONY SPACE (SF)	UNIT #	TOTAL GROSS AREA (SF)
A4	1BD	780	70	2	1,560
G1	2BD	1,128	75	9	10,152
Q1	2BD	1,141	75	1	1,141
Q2	2BD	1,141	180	1	1,141
D3	2BD	1,222	78	1	1,222
C1	3BD	1,389	75	5	6,945
B1	2BD + DEN	1,423	93	2	2,846
P1	2BD + DEN	1,454	75	1	1,454
X1	3BD	1,480	99	1	1,480
T1	3BD + DEN	1,649	128	4	6,596
S1	3BD + DEN	1,886	159	1	1,886
SUM				**28**	**36,423**

BUILDING C 3RD FLOOR					
UNITS	UNIT TYPE	GROSS AREA (SF)	BALCONY SPACE (SF)	UNIT #	TOTAL GROSS AREA (SF)
K2	2BD	1,018	75	1	1,018
K1	2BD	1,055	75	2	2,110
G4	2BD	1,112	75	2	2,224
G1	2BD	1,128	75	3	3,384
J2	3BD	1,419	81	4	5,676
N1	2BD + DEN	1,488	124	1	1,488
R2	3BD	1,600	214	1	1,600
R3	3BD	1,619	128	1	1,619
T1	3BD + DEN	1,649	128	1	1,649
SUM				**16**	**20,768**

MARINA PLAZA

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

3RD FLOOR PLAN

SCALE: 1" = 20'

0 20 40 80

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DATE 9-27-22/2

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LEGEND

- PROPERTY LINE
- SETBACK
- PUBLIC OPEN SPACE
- ELEVATOR / STAIR
- 1 BEDROOM
- 2 BEDROOM
- 2 BEDROOM + DEN
- 3 BEDROOM
- 3 BEDROOM + DEN

RESIDENTIAL SUMMARY PER FLOOR

BUILDING A 4TH FLOOR

UNITS	UNIT TYPE	GROSS AREA (SF)	BALCONY SPACE (SF)	UNIT #	TOTAL GROSS AREA (SF)
M2	2BD	1,111	79	1	1,111
G1	2BD	1,128	75	2	2,256
O2	2BD	1,140	329	1	1,140
C1	3BD	1,389	75	7	9,723
B1	2BD + DEN	1,423	93	2	2,846
T1	3BD + DEN	1,649	128	1	1,649
SUM				**14**	**18,725**

BUILDING C 4TH FLOOR

UNITS	UNIT TYPE	GROSS AREA (SF)	BALCONY SPACE (SF)	UNIT #	TOTAL GROSS AREA (SF)
K2	2BD	1,018	75	1	1,018
K1	2BD	1,055	75	2	2,110
G5	2BD	1,077	193	1	1,077
G6	2BD	1,104	140	1	1,104
G4	2BD	1,112	75	2	2,224
G1	2BD	1,128	75	1	1,128
J2	3BD	1,419	81	4	5,676
N1	2BD + DEN	1,488	124	1	1,488
R2	3BD	1,600	214	1	1,600
R3	3BD	1,619	128	1	1,619
T1	3BD + DEN	1,649	170	1	1,649
SUM				**16**	**20,693**

MARINA PLAZA

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

4TH FLOOR PLAN

SCALE: 1" = 20'

0 20 40 80

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DATE 9-27-22/2

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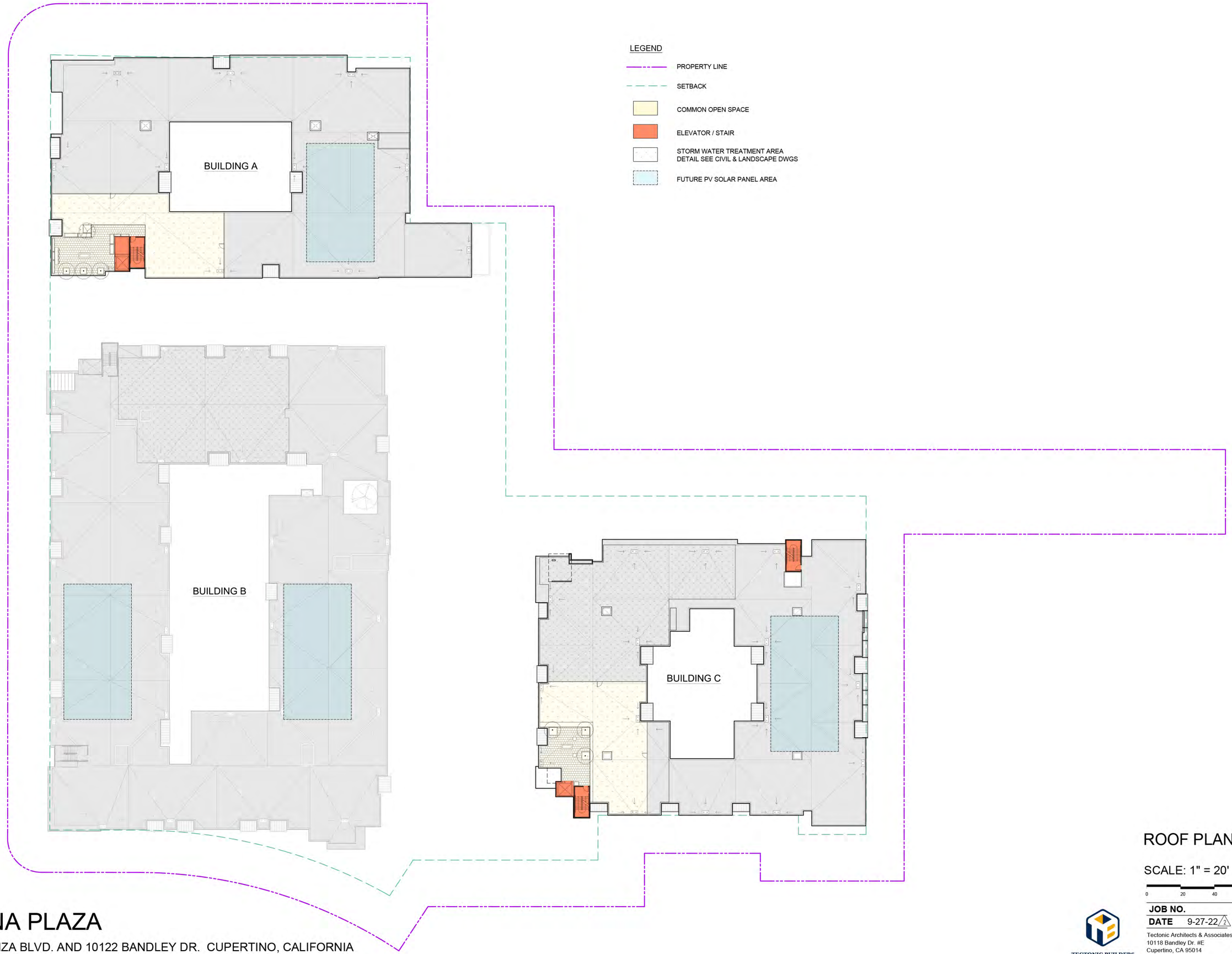

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ROOF PLAN

SCALE: 1" = 20'

0 20 40 80

JOB NO.
DATE 9-27-22 2

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408-216-0804

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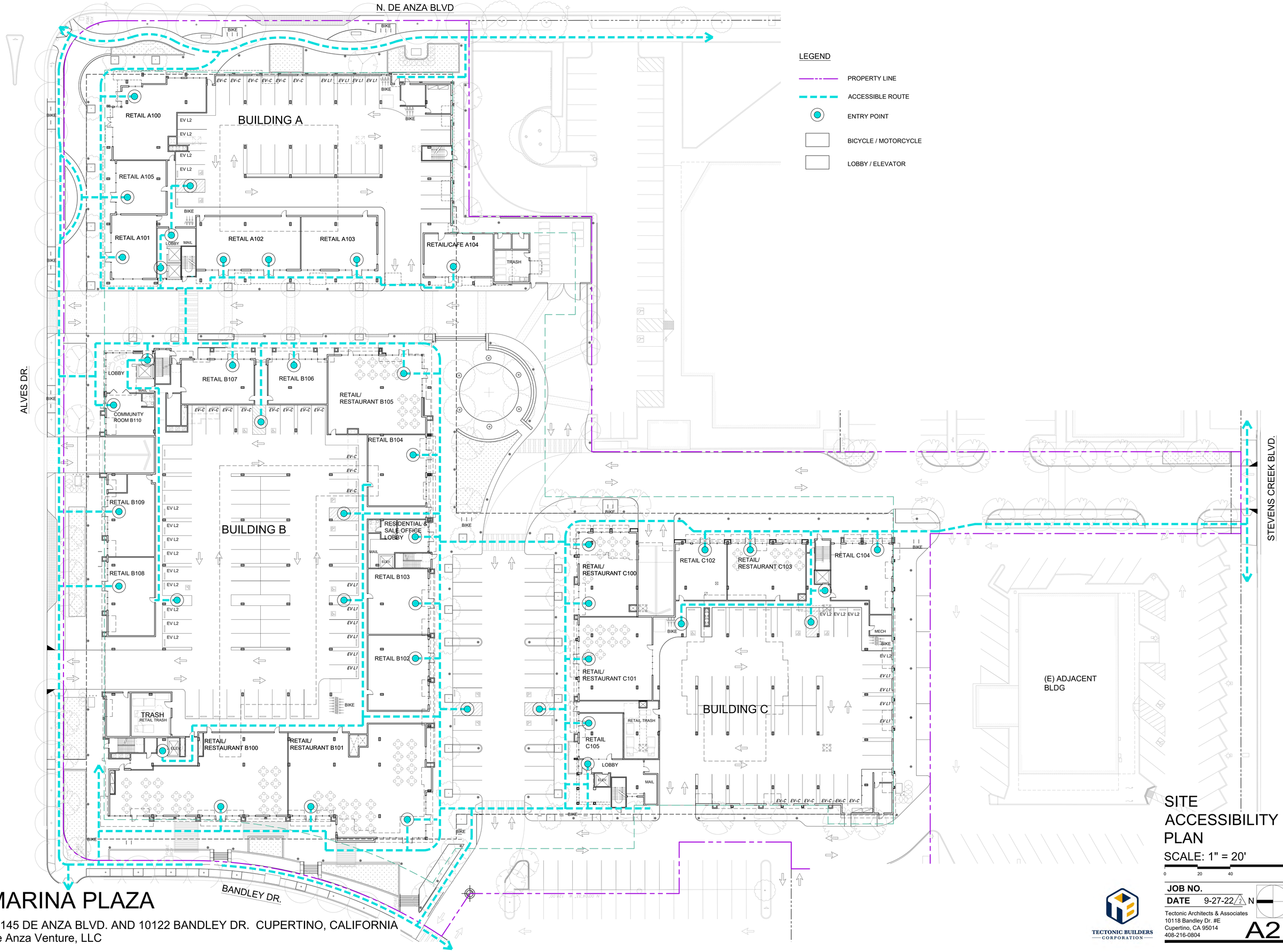

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De Anza Venture, LLC

SITE ACCESSIBILITY PLAN

SCALE: 1" = 20'

0 20 40 80

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DATE 9-27-22/2

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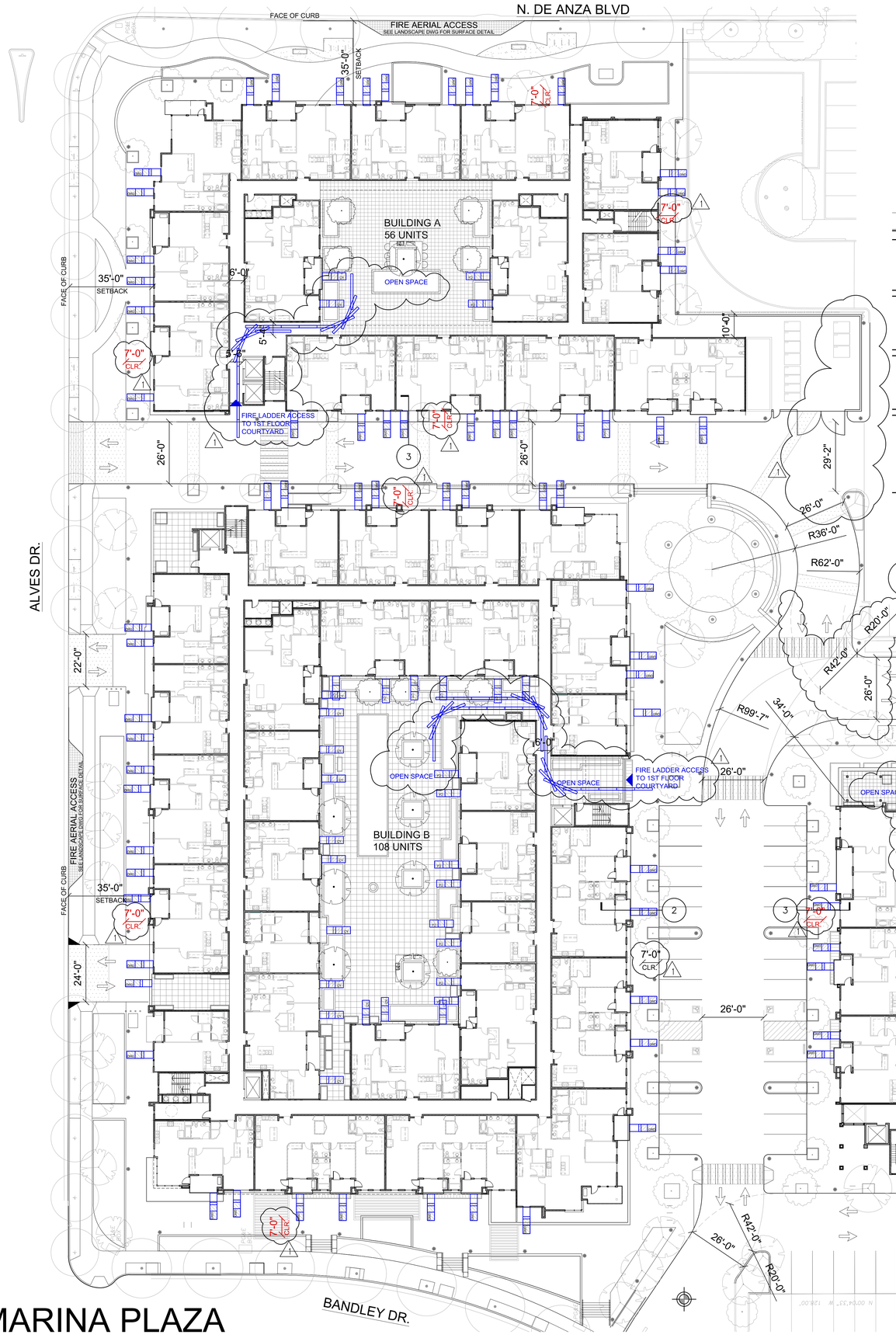
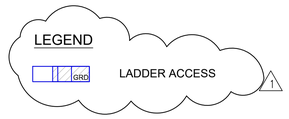
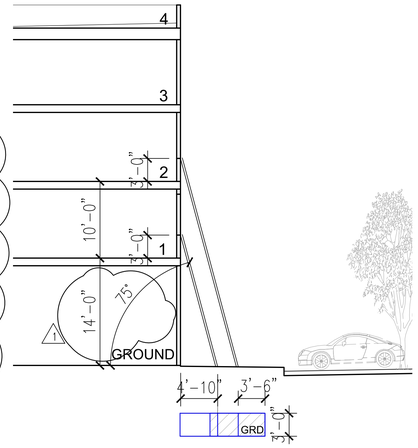
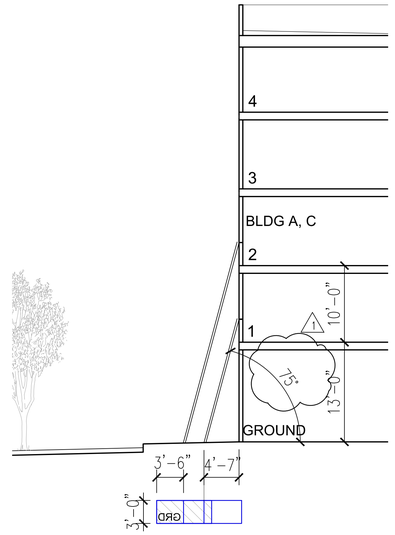


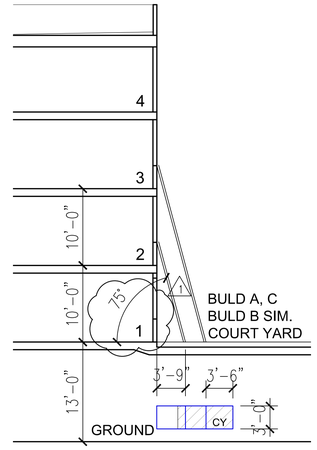




2 BLDG B SECTION
1 /16" = 1'-0"



3 BLDG A & C SECTION
1 /16" = 1'-0"



4 TYP. SECTION @ COURTYARD
1 /16" = 1'-0"

MARINA PLAZA

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De Anza Venture, LLC

1 FIRE LADDER ACCESS PLAN
COURT YARD PLAN 1" = 20'-0"

FIRE LADDER ACCESS PLAN (COURT YARD)
SCALE: 1" = 20'

0 20 40 80

JOB NO.
DATE 7-27-22 /1

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10118 Bandley Dr. #E
Cupertino, CA 95014
408-216-0804

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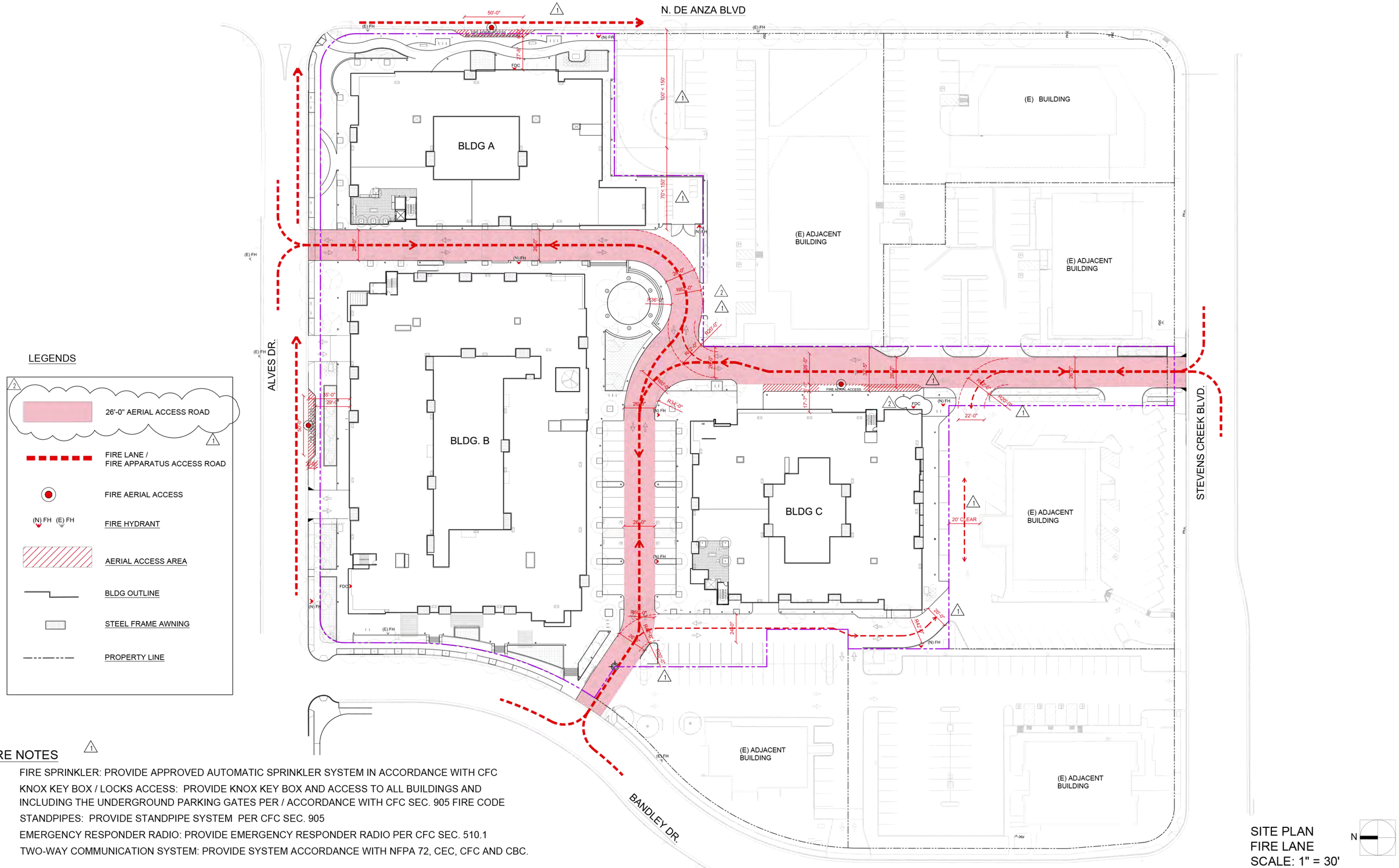

LEGENDS

- 26'-0" AERIAL ACCESS ROAD
- FIRE LANE / FIRE APPARATUS ACCESS ROAD
- FIRE AERIAL ACCESS
- (N) FH (E) FH FIRE HYDRANT
- AERIAL ACCESS AREA
- BLDG OUTLINE
- STEEL FRAME AWNING
- PROPERTY LINE

FIRE NOTES

- FIRE SPRINKLER: PROVIDE APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH CFC
- KNOX KEY BOX / LOCKS ACCESS: PROVIDE KNOX KEY BOX AND ACCESS TO ALL BUILDINGS AND INCLUDING THE UNDERGROUND PARKING GATES PER / ACCORDANCE WITH CFC SEC. 905 FIRE CODE
- STANDPIPES: PROVIDE STANDPIPE SYSTEM PER CFC SEC. 905
- EMERGENCY RESPONDER RADIO: PROVIDE EMERGENCY RESPONDER RADIO PER CFC SEC. 510.1
- TWO-WAY COMMUNICATION SYSTEM: PROVIDE SYSTEM ACCORDANCE WITH NFPA 72, CEC, CFC AND CBC.

MARINA PLAZA

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

SITE PLAN
FIRE LANE
SCALE: 1" = 30'

N

0 30 60 120

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DATE 9-27-22/2

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Cupertino, CA 95014
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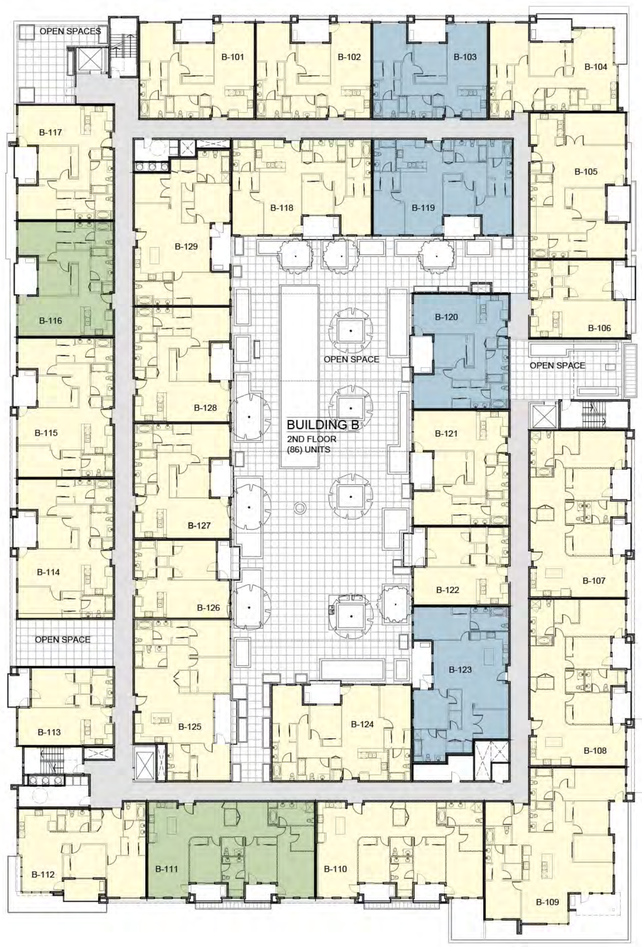

LEGEND

- MARKET RATE
- BMR MODERATE
- BMR MEDIAN

1ST FLOOR AFFORDABLE UNITS SUMMARY

	Market	Moderate	Median	Sum
Number	50	3	6	59
Ratio	85%	5%	10%	

TOTAL AFFORDABLE UNITS SUMMARY

Unit Type	Market	Moderate	Median	Sum	Ratio
1BD	7	1	1	9	4%
2BD	69	7	7	83	41%
2BD+DEN	17	2	2	21	10%
3BD	58	6	6	70	34%
3BD+DEN	19	2	2	23	11%
Total	170	18	18	206	
Ratio	82%	9%	9%		



AFFORDABLE UNITS SUMMARY PER FLOOR

BLDG A AREA UNIT #

First Floor		18,786	14		
ID #	Model	SF	Bedroom	Den	Market / Mod. Median
A-101	O3	1,256	2	N	Market
A-102	C1	1,389	3	N	Market
A-103	C1	1,389	3	N	Market
A-104	C1	1,389	3	N	Market
A-105	G1	1,128	2	N	Market
A-106	G1	1,128	2	N	Median
A-107	T3	1,594	3	Y	Market
A-108	C1	1,389	3	N	Market
A-109	C1	1,389	3	N	Market
A-110	C1	1,389	3	N	Market
A-111	C1	1,389	3	N	Market
A-112	M2	1,111	2	N	Market
A-113	B1	1,423	2	Y	Market
A-114	B1	1,423	2	Y	Market

BLDG B AREA UNIT #

First Floor		36,761	29		
ID #	Model	SF	Bedroom	Den	Market / Mod. Median
B-101	G1	1,128	2	N	Market
B-102	G1	1,128	2	N	Market
B-103	G1	1,128	2	N	Median
B-104	Q1	1,141	2	N	Market
B-105	P1	1,454	2	Y	Market
B-106	A4	780	1	N	Market
B-107	T1	1,649	3	Y	Market
B-108	T1	1,649	3	Y	Market
B-109	S1	1,886	3	Y	Market
B-110	T1	1,649	3	Y	Market
B-111	T1	1,649	3	Y	Moderate
B-112	Q1	1,141	2	N	Market
B-113	A4	780	1	N	Market
B-114	C1	1,389	3	N	Market
B-115	C1	1,389	3	N	Market
B-116	G1	1,128	2	N	Moderate
B-117	G1	1,128	2	N	Market
B-118	C1	1,389	3	N	Market
B-119	C1	1,389	3	N	Median
B-120	G1	1,128	2	N	Median
B-121	G1	1,128	2	N	Market
B-122	A4	780	1	N	Market
B-123	B1	1,423	2	Y	Median
B-124	C1	1,389	3	N	Market
B-125	X1	1,480	3	N	Market
B-126	A4	780	1	N	Market
B-127	G1	1,128	2	N	Market
B-128	G1	1,128	2	N	Market
B-129	B1	1,423	2	Y	Market

BLDG C AREA UNIT #

First Floor		20,841	16		
ID #	Model	SF	Bedroom	Den	Market / Mod. Median
C-101	R1	1,646	3	N	Market
C-102	R1	1,646	3	N	Market
C-103	T1	1,649	3	Y	Market
C-104	G1	1,128	2	N	Market
C-105	G1	1,128	2	N	Median
C-106	G1	1,128	2	N	Market
C-107	K1	1,055	2	N	Market
C-108	K1	1,055	2	N	Market
C-109	K2	1,018	2	N	Market
C-110	G4	1,112	2	N	Market
C-111	G4	1,112	2	N	Market
C-112	N1	1,488	2	Y	Market
C-113	J2	1,419	3	N	Market
C-114	J2	1,419	3	N	Market
C-115	J2	1,419	3	N	Moderate
C-116	J2	1,419	3	N	Market

1ST FLOOR (COURTYARD) AFFORDABLE UNIT PLAN

SCALE: 1" = 20'

0 20 40 80

MARINA PLAZA

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

TECTONIC BUILDERS CORPORATION

JOB NO.
DATE 9-27-22/2

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

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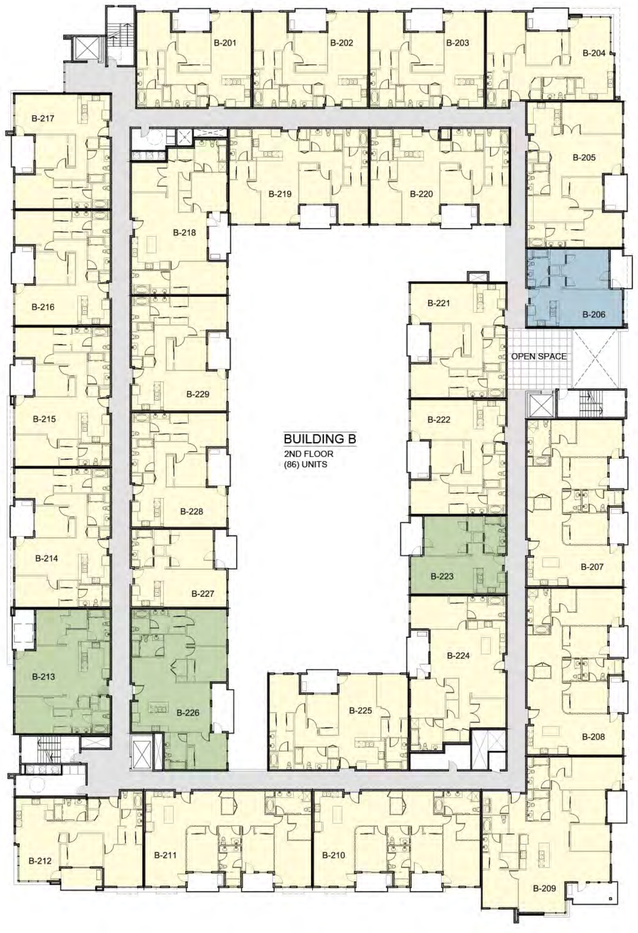


LEGEND

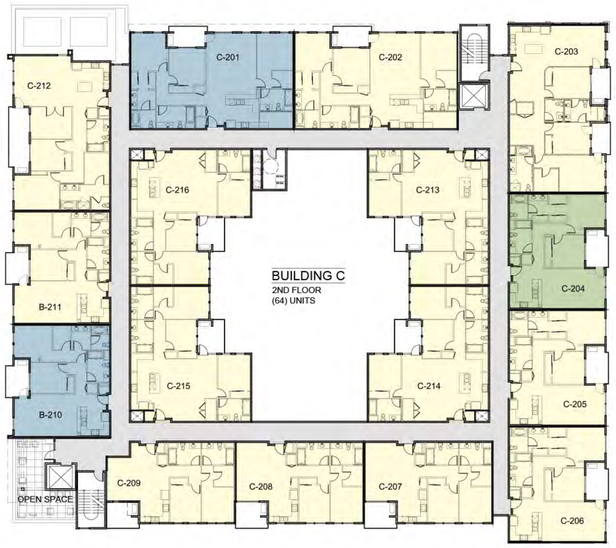
MARKET RATE

BMR MODERATE

BMR MEDIAN

2ND FLOOR AFFORDABLE UNITS SUMMARY

	Market	Moderate	Median	Sum
Number	49	5	5	59
Ratio	83%	8.5%	8.5%	



AFFORDABLE UNITS SUMMARY PER FLOOR

BLDG A AREA UNIT #

Second Floor		18,841	14		
ID #	Model	SF	Bedroom	Den	Market / Mod.-Median
A-201	O1	1,256	2	N	Market
A-202	C1	1,389	3	N	Market
A-203	C1	1,389	3	N	Median
A-204	C1	1,389	3	N	Market
A-205	G1	1,128	2	N	Market
A-206	G1	1,128	2	N	Market
A-207	T1	1,649	3	Y	Market
A-208	C1	1,389	3	N	Market
A-209	C1	1,389	3	N	Moderate
A-210	C1	1,389	3	N	Market
A-211	C1	1,389	3	N	Market
A-212	M2	1,111	2	N	Market
A-213	B1	1,423	2	Y	Median
A-214	B1	1,423	2	Y	Market

BLDG B AREA UNIT #

Second Floor		37,203	29		
ID #	Model	SF	Bedroom	Den	Market / Mod.-Median
B-201	G1	1,128	2	N	Market
B-202	G1	1,128	2	N	Market
B-203	G1	1,128	2	N	Market
B-204	Q1	1,141	2	N	Market
B-205	P1	1,454	2	Y	Market
B-206	A4	780	1	N	Median
B-207	T1	1,649	3	Y	Market
B-208	T1	1,649	3	Y	Market
B-209	S1	1,886	3	Y	Market
B-210	T1	1,649	3	Y	Market
B-211	T1	1,649	3	Y	Market
B-212	Q1	1,141	2	N	Market
B-213	D3	1,222	2	N	Moderate
B-214	C1	1,389	3	N	Market
B-215	C1	1,389	3	N	Market
B-216	G1	1,128	2	N	Market
B-217	G1	1,128	2	N	Market
B-218	B1	1,423	2	Y	Market
B-219	C1	1,389	3	N	Market
B-220	C1	1,389	3	N	Market
B-221	G1	1,128	2	N	Market
B-222	G1	1,128	2	N	Market
B-223	A4	780	1	N	Moderate
B-224	B1	1,423	2	Y	Market
B-225	C1	1,389	3	N	Market
B-226	X1	1,480	3	N	Moderate
B-227	A4	780	1	N	Market
B-228	G1	1,128	2	N	Market
B-229	G1	1,128	2	N	Market

BLDG C AREA UNIT #

Second Floor		20,841	16		
ID #	Model	SF	Bedroom	Den	Market / Mod.-Median
C-201	R1	1,646	3	N	Median
C-202	R1	1,646	3	N	Market
C-203	T1	1,649	3	Y	Market
C-204	G1	1,128	2	N	Moderate
C-205	G1	1,128	2	N	Market
C-206	G1	1,128	2	N	Market
C-207	K1	1,055	2	N	Market
C-208	K1	1,055	2	N	Market
C-209	K2	1,018	2	N	Market
C-210	G4	1,112	2	N	Median
C-211	G4	1,112	2	N	Market
C-212	N1	1,488	2	Y	Market
C-213	J2	1,419	3	N	Market
C-214	J2	1,419	3	N	Market
C-215	J2	1,419	3	N	Market
C-216	J2	1,419	3	N	Market

2ND FLOOR AFFORDABLE UNIT PLAN

SCALE: 1" = 20'

0 20 40 80

MARINA PLAZA

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

TECTONIC BUILDERS CORPORATION

JOB NO.
DATE 9-27-22 2

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

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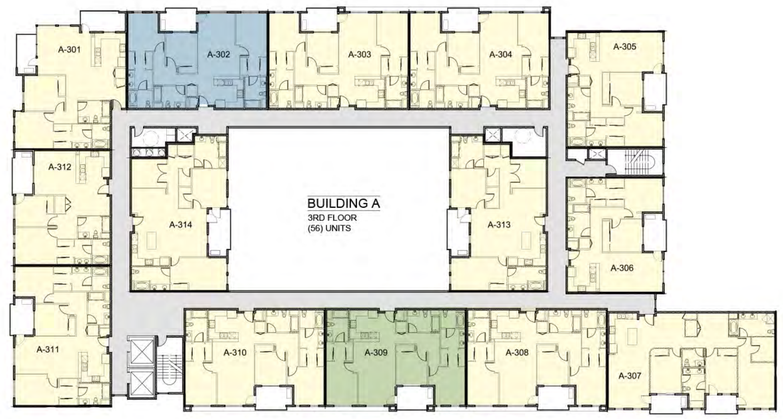

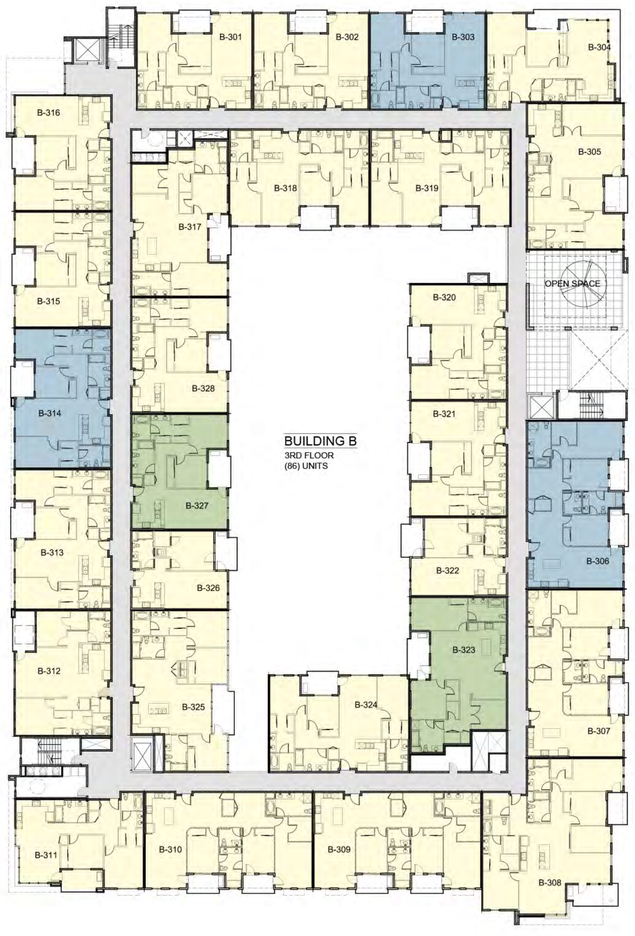

LEGEND

- MARKET RATE
- BMR MODERATE
- BMR MEDIAN

3RD FLOOR AFFORDABLE UNITS SUMMARY

	Market	Moderate	Median	Sum
Number	47	5	6	58
Ratio	81%	9%	10%	



AFFORDABLE UNITS SUMMARY PER FLOOR

BLDG A AREA UNIT #

Third Floor		18,841	14		
ID #	Model	SF	Bedroom	Den	Market / Mod. Median
A-301	O1	1,256	2	N	Market
A-302	C1	1,389	3	N	Median
A-303	C1	1,389	3	N	Market
A-304	C1	1,389	3	N	Market
A-305	G1	1,128	2	N	Market
A-306	G1	1,128	2	N	Market
A-307	T1	1,649	3	Y	Market
A-308	C1	1,389	3	N	Market
A-309	C1	1,389	3	N	Moderate
A-310	C1	1,389	3	N	Market
A-311	C1	1,389	3	N	Market
A-312	M2	1,111	2	N	Market
A-313	B1	1,423	2	Y	Market
A-314	B1	1,423	2	Y	Market

BLDG B AREA UNIT #

Third Floor		36,423	28		
ID #	Model	SF	Bedroom	Den	Market / Mod. Median
B-301	G1	1,128	2	N	Market
B-302	G1	1,128	2	N	Market
B-303	G1	1,128	2	N	Median
B-304	Q2	1,141	2	N	Market
B-305	P1	1,454	2	Y	Market
B-306	T1	1,649	3	Y	Median
B-307	T1	1,649	3	Y	Market
B-308	S1	1,886	3	Y	Market
B-309	T1	1,649	3	Y	Market
B-310	T1	1,649	3	Y	Market
B-311	Q1	1,141	2	N	Market
B-312	D3	1,222	2	N	Market
B-313	C1	1,389	3	N	Market
B-314	C1	1,389	3	N	Median
B-315	G1	1,128	2	N	Market
B-316	G1	1,128	2	N	Market
B-317	B1	1,423	2	Y	Market
B-318	C1	1,389	3	N	Market
B-319	C1	1,389	3	N	Market
B-320	G1	1,128	2	N	Market
B-321	G1	1,128	2	N	Market
B-322	A4	780	1	N	Market
B-323	B1	1,423	2	Y	Moderate
B-324	C1	1,389	3	N	Market
B-325	X1	1,480	3	N	Market
B-326	A4	780	1	N	Market
B-327	G1	1,128	2	N	Moderate
B-328	G1	1,128	2	N	Market

BLDG C AREA UNIT #

Third Floor		20,768	16		
ID #	Model	SF	Bedroom	Den	Market / Mod. Median
C-301	R2	1,600	3	N	Market
C-302	R3	1,619	3	N	Moderate
C-303	T1	1,649	3	Y	Market
C-304	G1	1,128	2	N	Market
C-305	G1	1,128	2	N	Market
C-306	G1	1,128	2	N	Market
C-307	K1	1,055	2	N	Market
C-308	K1	1,055	2	N	Moderate
C-309	K2	1,018	2	N	Market
C-310	G4	1,112	2	N	Market
C-311	G4	1,112	2	N	Median
C-312	N1	1,488	2	Y	Market
C-313	J2	1,419	3	N	Market
C-314	J2	1,419	3	N	Market
C-315	J2	1,419	3	N	Median
C-316	J2	1,419	3	N	Market

3RD FLOOR AFFORDABLE UNIT PLAN

SCALE: 1" = 20'

0 20 40 80

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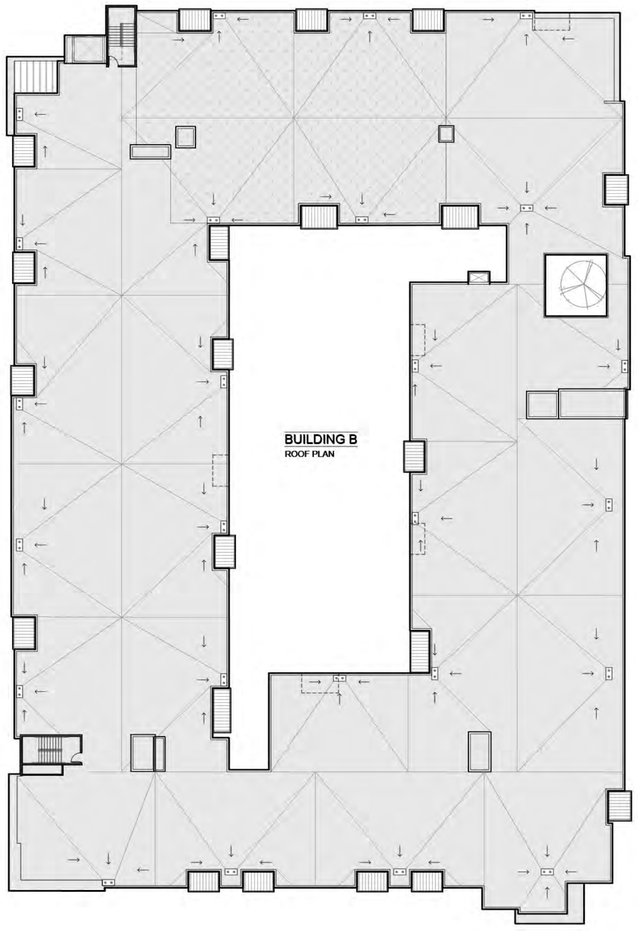
A3.4





LEGEND

MARKET RATE

BMR MODERATE

BMR MEDIAN

DENSITY BONUS UNITS (27)

2

4TH FLOOR AFFORDABLE UNITS SUMMARY

	Market	Moderate	Median	Sum
Number	24	5	1	30
Ratio	80%	17%	3%	

AFFORDABLE UNITS SUMMARY PER FLOOR

BLDG A AREA UNIT #

Fourth Floor		18,725	14		
ID #	Model	SF	Bedroom	Den	Market / Mod.-Median
A-401	O2	1,140	2	N	Market
A-402	C1	1,389	3	N	Market
A-403	C1	1,389	3	N	Moderate
A-404	C1	1,389	3	N	Market
A-405	G1	1,128	2	N	Market
A-406	G1	1,128	2	N	Market
A-407	T1	1,649	3	Y	Median
A-408	C1	1,389	3	N	Market
A-409	C1	1,389	3	N	Market
A-410	C1	1,389	3	N	Market
A-411	C1	1,389	3	N	Market
A-412	M2	1,111	2	N	Moderate
A-413	B1	1,423	2	Y	Market
A-414	B1	1,423	2	Y	Market

BLDG C AREA UNIT #

Fourth Floor		20,693	16		
ID #	Model	SF	Bedroom	Den	Market / Mod.-Median
C-401	R2	1,600	3	N	Market
C-402	R3	1,619	3	N	Market
C-403	T1	1,649	3	Y	Moderate
C-404	G5	1,077	2	N	Moderate
C-405	G6	1,104	2	N	Market
C-406	G1	1,128	2	N	Market
C-407	K1	1,055	2	N	Market
C-408	K1	1,055	2	N	Market
C-409	K2	1,018	2	N	Market
C-410	G4	1,112	2	N	Market
C-411	G4	1,112	2	N	Market
C-412	N1	1,488	2	Y	Moderate
C-413	J2	1,419	3	N	Market
C-414	J2	1,419	3	N	Market
C-415	J2	1,419	3	N	Market
C-416	J2	1,419	3	N	Market



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4TH FLOOR AFFORDABLE UNIT PLAN

SCALE: 1" = 20'

0 20 40 80

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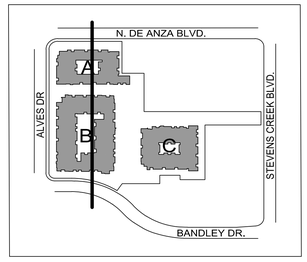
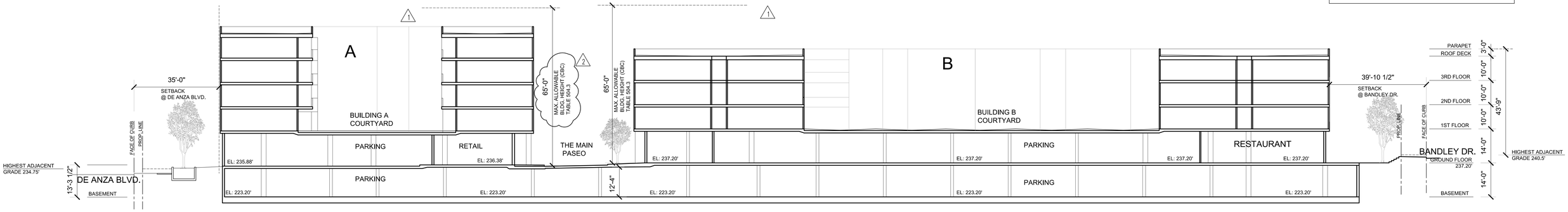
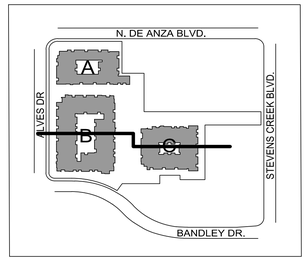
A3.5

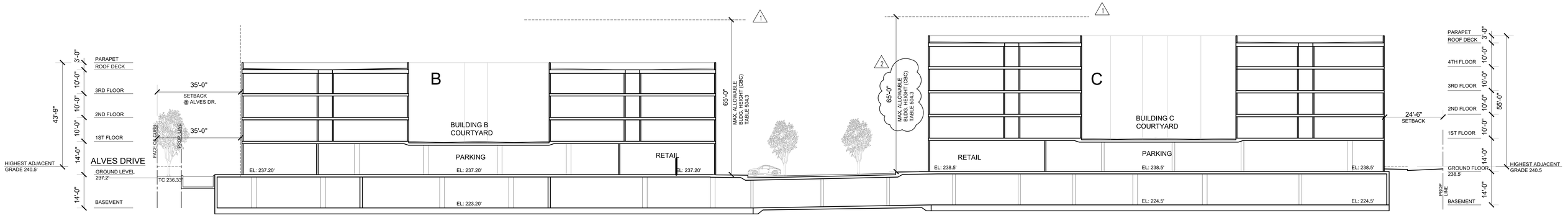




BUILDING A SECTION B-B

BUILDING B SECTION B-B





BUILDING B SECTION A-A

BUILDING C SECTION A-A

SECTIONS

SCALE: 1/16" = 1'

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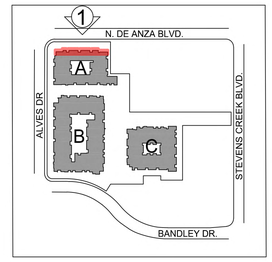
A4.0

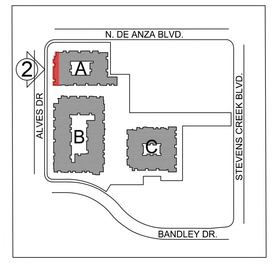


1 DE ANZA ELEVATION
1 /8" = 1'-0"





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



BUILDING A
ELEVATIONS
SCALE: 1/8" = 1'

0 20 40 80

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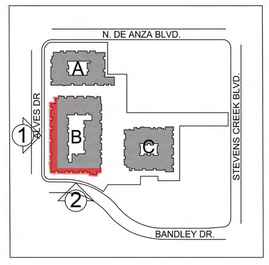
A5.0A



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





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

BUILDING B
ELEVATIONS
SCALE: 1/8" = 1'

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A5.0B



1 BANDLEY ELEVATION

1 /8" = 1'-0"



2 ELEVATION

1 /8" = 1'-0"

BUILDING C
ELEVATIONS
SCALE: 1/8" = 1'

0 20 40 80

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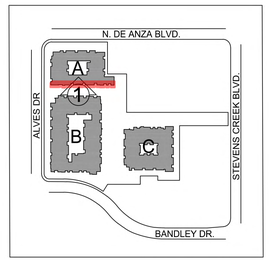
A.5.0C



1 PASEO ELEVATION

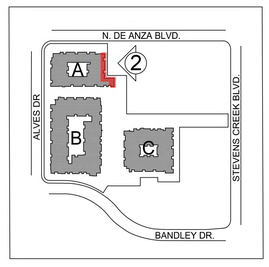
1 /8" = 1'-0"





2 SIDE ELEVATION

1 /8" = 1'-0"



BUILDING A
ELEVATIONS
SCALE: 1/8" = 1'

0 20 40 80

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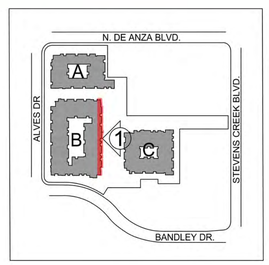
A.5.1A

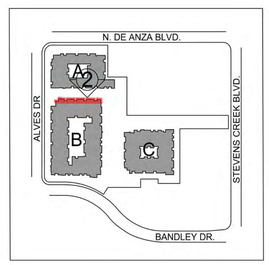


1 STREET ELEVATION
1 /8" = 1'-0"





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



BUILDING B
ELEVATIONS
SCALE: 1/8" = 1'

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A5.1B



1 ELEVATION

1 /8" = 1'-0"



2 ELEVATION

1 /8" = 1'-0"

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BUILDING C
ELEVATIONS
SCALE: 1/8" = 1'

0 20 40 80

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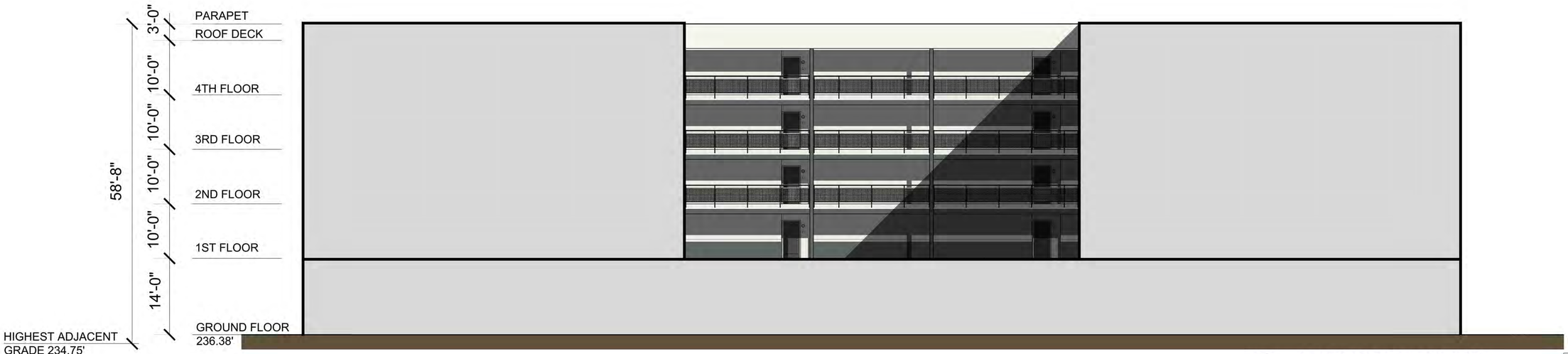
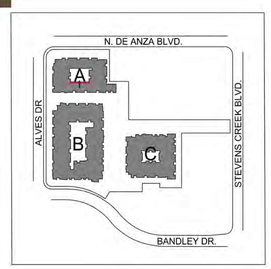
A.5.1C



1 COURTYARD ELEVATION

1 /8" = 1'-0"





2 COURTYARD ELEVATION

1 /8" = 1'-0"



BUILDING A
COURTYARD
ELEVATIONS
SCALE: 1/8" = 1'

0 20 40 80

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A5.2A



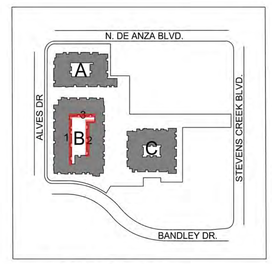
1 COURTYARD ELEVATION
1 /8" = 1'-0"



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



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



BUILDING B
COURTYARD
ELEVATIONS

SCALE: 1/8" = 1'

0 20 40 80

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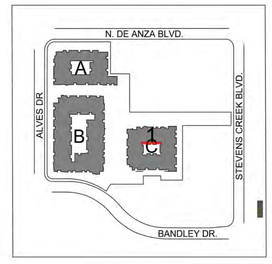
A5.2B



1 COURTY ELEVATION

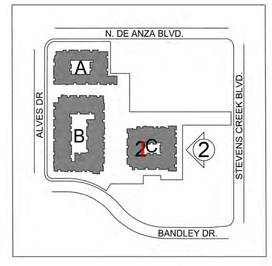
1 /8" = 1'-0"





2 COURTYARD ELEVATION

1 /8" = 1'-0"



BUILDING C
COURTYARD
ELEVATIONS
SCALE: 1/8" = 1'

0 20 40 80

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A.5.2C

BUILDING A IMAGERY



FIBER CEMENT PANEL



C-CHANNEL AWNING



C-CHANNEL AWNING



STOREFRONT



GLASS RAILING, W/ METAL POST



STEEL RAILINGS, W/ PERFORATED PANEL PAINTED



STONE TILE

BUILDING A ELEVATION RENDERING



DE ANZA ELEVATION



ALVES DR. ELEVATION



PASEO ELEVATION



SIDE ELEVATION

MATERIAL LIST

1. PAINTED STUCCO
2. ALUM. PANEL
3. FIBER CEMENT PANEL
4. METAL FRAME C-CHANNEL AWING
5. VINYL WINDOW
6. ANODIZED ALUM. STOREFRONT
7. STEEL RAILINGS
8. STONE TILE
9. EXPOSED CONCRETE

PAINT COLOR

A: WHITE

B: OFF WHITE

C: LIGHT GRAY

D: DARK GRAY

E: BLACK

BUILDING A MATERIAL SAMPLE

F: ALUM. PANEL, SILVER METALLIC



G: FIBER CEMENT SIDING, REDWOOD



H: STONE TILE, BLACK FOREST



I: STONE TILE, CREAM



J: SATUARY BRONZE



K: EXPOSED CONCRETE



L: ALUMINUM REVEAL



STUCCO

BUILDING A COLOR AND MATERIAL SAMPLE
SCALE: 1/16" = 1'

0 20 40 80

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A5.3A

BUILDING B IMAGERY



FIBER CEMENT PANEL



C-CHANNEL AWNING



C-CHANNEL AWNING



STOREFRONT



GLASS RAILING, W/ METAL POST



STEEL RAILINGS, W/ PERFORATED PANEL
PAINTED



STONE TILE

BUILDING B ELEVATION RENDERING



ALVES DR. ELEVATION

BANDLEY ELEVATION



STREET ELEVATION

PASEO ELEVATION

MATERIAL LIST

1. PAINTED STUCCO
2. ALUM. PANEL
3. FIBER CEMENT PANEL
4. METAL FRAME C-CHANNEL AWING
5. VINYL WINDOW
6. ANODIZED ALUM. STOREFRONT
7. STEEL RAILINGS
8. STONE TILE
9. EXPOSED CONCRETE

PAINT COLOR

A: WHITE

B: BROWN

C: DARK GRAY

D: BLACK

BUILDING B MATERIAL SAMPLE

E: ALUM. PANEL, SILVER METALLIC

F: ALUM. PANEL, PEARL WHITE



G: FIBER CEMENT SIDING, BARK



H: STONE TILE, ROMAN



I: STONE TILE, BLUE HERON



J: STONE TILE, CREAM



K: SATUARY BRONZE



L: EXPOSED CONCRETE

BUILDING B COLOR AND
MATERIAL SAMPLE
SCALE: 1/16" = 1'

0 20 40 80

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A5.3B

BUILDING C IMAGERY



FIBER CEMENT PANEL



C-CHANNEL AWNING



C-CHANNEL AWNING



STOREFRONT



GLASS RAILING, W/ METAL POST



STEEL RAILINGS, W/ PERFORATED PANEL PAINTED



STONE TILE

BUILDING C ELEVATION RENDERING



BANDLEY ELEVATION



SIDE ELEVATION



PASEO ELEVATION



SIDE ELEVATION

MATERIAL LIST

1. PAINTED STUCCO
2. ALUM. PANEL
3. FIBER CEMENT PANEL
4. METAL FRAME C-CHANNEL AWING
5. VINYL WINDOW
6. ANODIZED ALUM. STOREFRONT
7. STEEL RAILINGS
8. STONE TILE
9. EXPOSED CONCRETE

PAINT COLOR

A: WHITE

B: GREEN

C: LIGHT GRAY

D: DARK GRAY

E: BLACK

BUILDING C MATERIAL SAMPLE

F: ALUM. PANEL, SILVER METALLIC

G: ALUM. PANEL, PEARL WHITE



H: FIBER CEMENT SIDING, REDWOOD



I: STONE TILE, BLACK FOREST



J: STONE TILE, BLUE HERON



K: STONE TILE, CREAM



L: SATUARY BRONZE



M: EXPOSED CONCRETE

BUILDING C COLOR AND MATERIAL SAMPLE
SCALE: 1/16" = 1'

0 20 40 80

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A5.3C



RETAIL SPACE

COMMON OPEN SPACE

LANDSCAPE + HARDSCAPE

RETAIL SPACE	REQUIRED OPEN SPACE RATIO	COMMON OPEN SPACE REQUIRED	COMMON OPEN SPACE PROVIDED	COMMON OPEN SPACE RATIO
41,589	2.5%	1,040	13,275	31.9%

LANDSCAPE + HARDSCAPE
31,676

GROUND FLOOR
COMMON OPEN SPACE
SCALE: 1" = 30'

0 30 60 120

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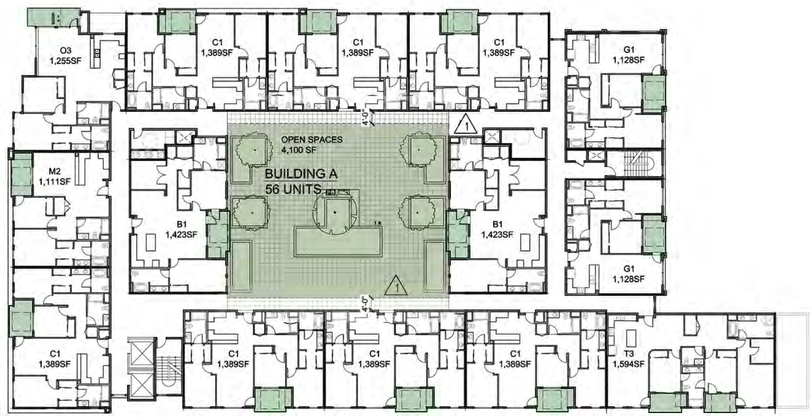


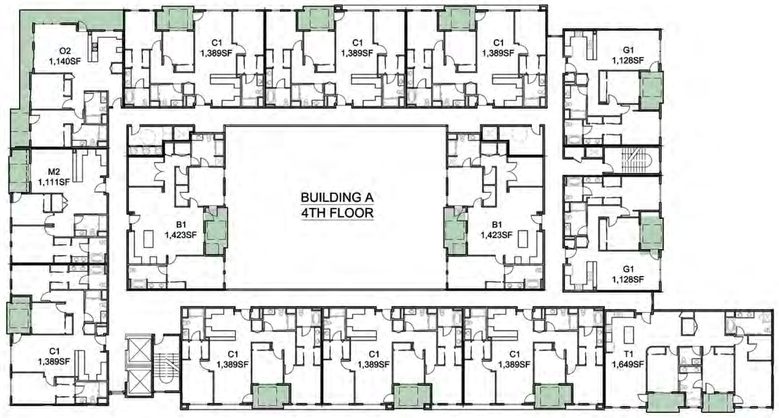
1ST FLOOR COMMON/PRIVATE OPEN SPACE



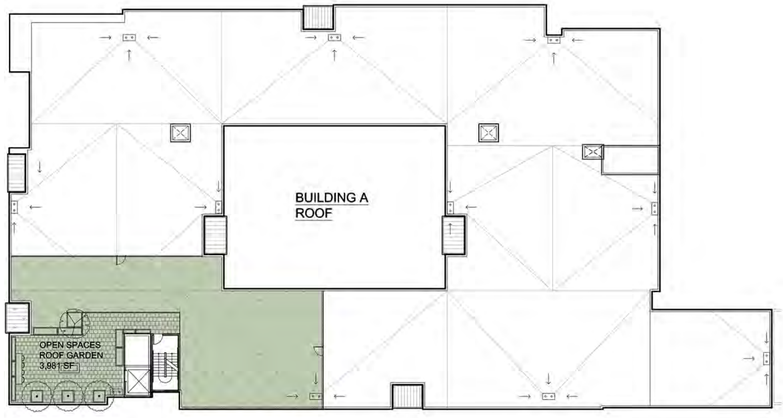
2ND FLOOR COMMON/PRIVATE OPEN SPACE



3RD FLOOR COMMON/PRIVATE OPEN SPACE



4TH FLOOR COMMON/PRIVATE OPEN SPACE



ROOF COMMON OPEN SPACE

6' x 6' CLEAR AREA △1

COMMON OPEN SPACE

PRIVATE OPEN SPACE

BUILDING A	UNIT #	COMMON OPEN SPACE RATIO (PER UNIT)	COMMON OPEN SPACE REQUIRED	COMMON OPEN SPACE PROVIDED	PRIVATE OPEN SPACE RATIO (PER UNIT)	PRIVATE OPEN SPACE REQUIRED	PRIVATE OPENSPACE PROVIDED
1ST FLOOR	14	150	2,100	4,100	60	840	1,130
2ND FLOOR	14	150	2,100		60	840	1,229
3RD FLOOR	14	150	2,100		60	840	1,229
4TH FLOOR	14	150	2,100		60	840	1,397
ROOF GARDEN				3,981			
SUB TOTAL	**56**	**150**	**8,400**	**8,081** (-319 SF) △1	**60**	**3,360**	**4,985** OK

BUILDING A OPEN SPACE

NOT TO SCALE

0 20 40 80

MARINA PLAZA

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

TECTONIC BUILDERS CORPORATION

JOB NO.
DATE 9-27-22 △1

Tectonic Architects & Associates
10118 Bandley Dr. #E
Cupertino, CA 95014
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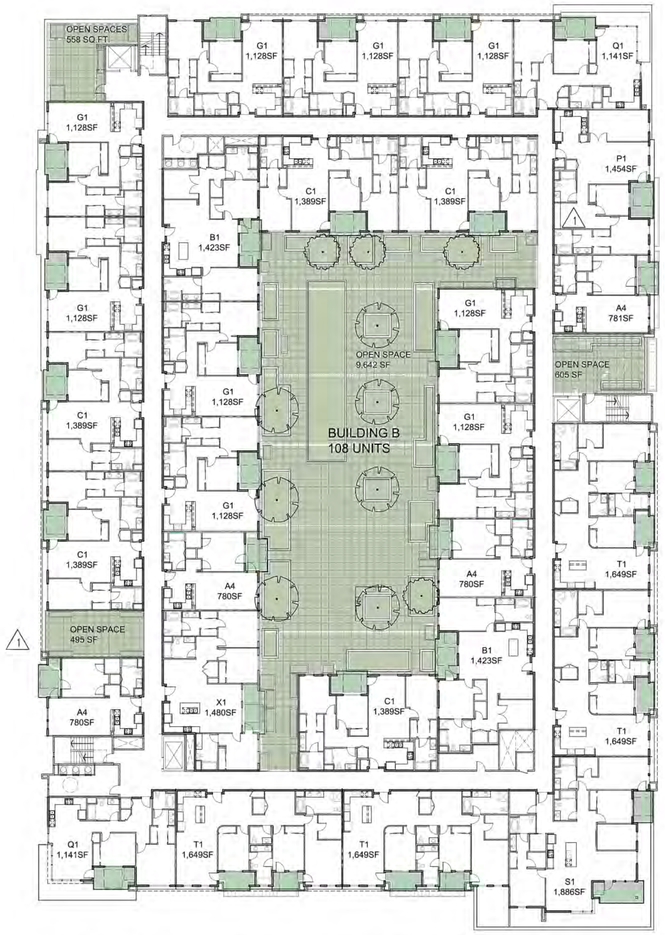
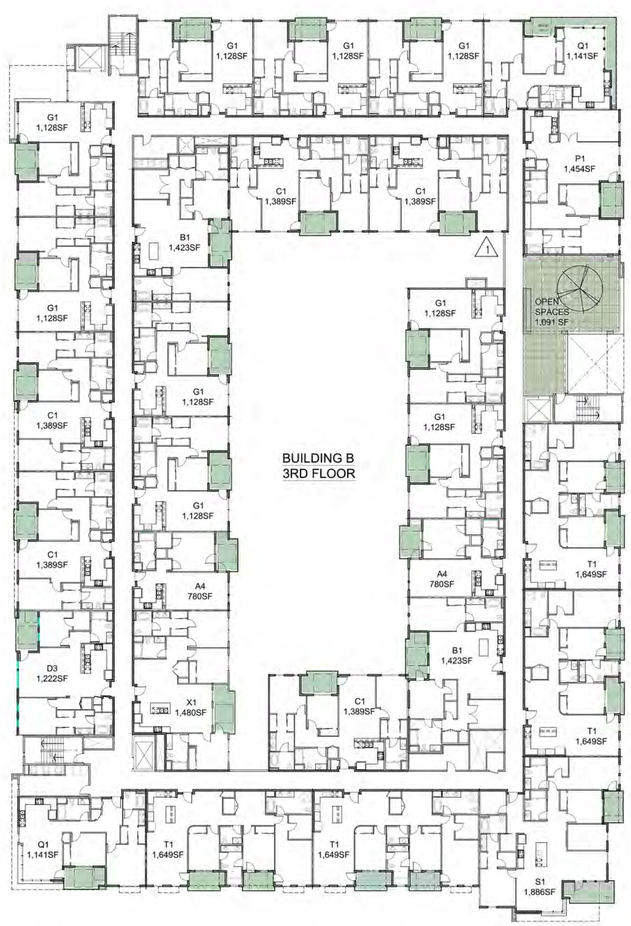


1ST FLOOR COMMON/PRIVATE OPEN SPACE



2ND FLOOR COMMON/PRIVATE OPEN SPACE



3RD FLOOR COMMON/PRIVATE OPEN SPACE

6' x 6' CLEAR AREA (1)

COMMON OPEN SPACE

PRIVATE OPEN SPACE

BUILDING B	UNIT #	COMMON OPEN SPACE RATIO (PER UNIT)	COMMON OPEN SPACE REQUIRED	COMMON OPEN SPACE PROVIDED	PRIVATE OPEN SPACE RATIO (PER UNIT)	PRIVATE OPEN SPACE REQUIRED	PRIVATE OPENSPACE PROVIDED
1ST FLOOR	29	150	4,350	11,300	60	1,740	3,211
2ND FLOOR	29	150	4,350	292	60	1,740	2,525
3RD FLOOR	28	150	4,200	1,091	60	1,680	2,384
SUB TOTAL	**86**	**150**	**12,900**	**12,683** (-217 SF) (1)	**60**	**5,160**	**8,120** OK

BUILDING B OPEN SPACE

NOT TO SCALE

0 20 40 80

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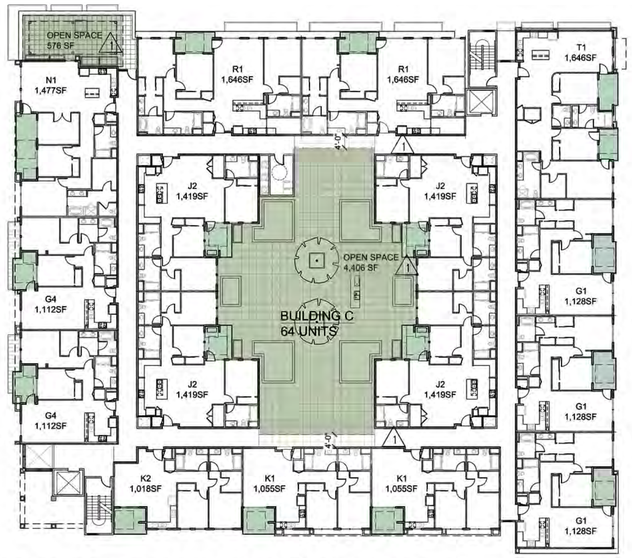


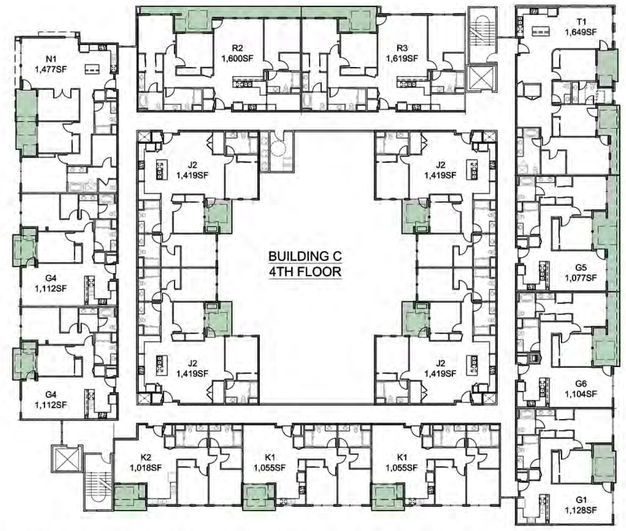
1ST FLOOR COMMON/PRIVATE OPEN SPACE



2ND FLOOR COMMON/PRIVATE OPEN SPACE



3RD FLOOR COMMON/PRIVATE OPEN SPACE



4TH FLOOR COMMON/PRIVATE OPEN SPACE



ROOF COMMON OPEN SPACE

6' x 6' CLEAR AREA ⚠1

COMMON OPEN SPACE

PRIVATE OPEN SPACE

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

BUILDING C OPEN SPACE

NOT TO SCALE

0 20 40 80

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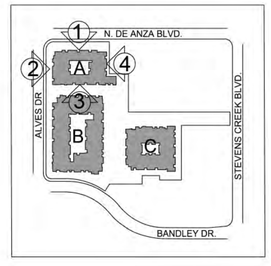
LEGEND

FACADE OUTLINE

60' HEIGHT LINE

UNTREATED GLASS / GROUND TO 60'





1 DE ANZA ELEVATION

1 /8" = 1'-0"

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



2 ALVES DR. ELEVATION

1 /8" = 1'-0"

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



3 PASEO ELEVATION

1 /8" = 1'-0"

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



4 SIDE ELEVATION

1 /8" = 1'-0"

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

BUILDING A
FACADE
BIRD SAFE EXCEPTION

MARINA PLAZA

10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA
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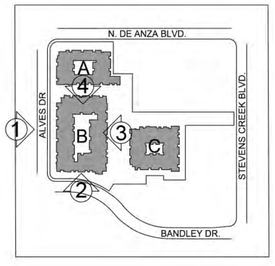
LEGEND

FACADE OUTLINE

60' HEIGHT LINE

UNTREATED GLASS / GROUND TO 60'





1 ALVES DR. ELEVATION

1 /8" = 1'-0"

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



2 BANDLEY ELEVATION

1 /8" = 1'-0"

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



3 STREET ELEVATION

1 /8" = 1'-0"

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



4 PASEO ELEVATION

1 /8" = 1'-0"

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

BUILDING B
FACADE
BIRD SAFE EXCEPTION

MARINA PLAZA

10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA
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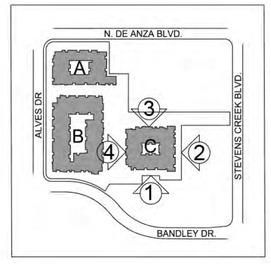
LEGEND

FACADE OUTLINE

60' HEIGHT LINE

UNTREATED GLASS / GROUND TO 60'





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

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



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

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



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

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



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

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

BUILDING C
FACADE
BIRD SAFE EXCEPTION

MARINA PLAZA

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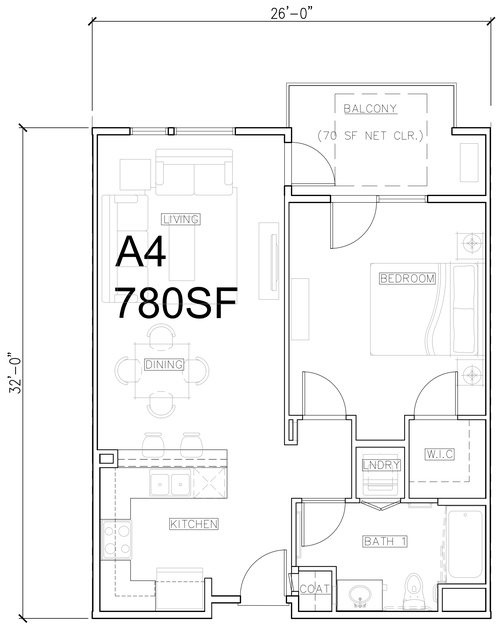
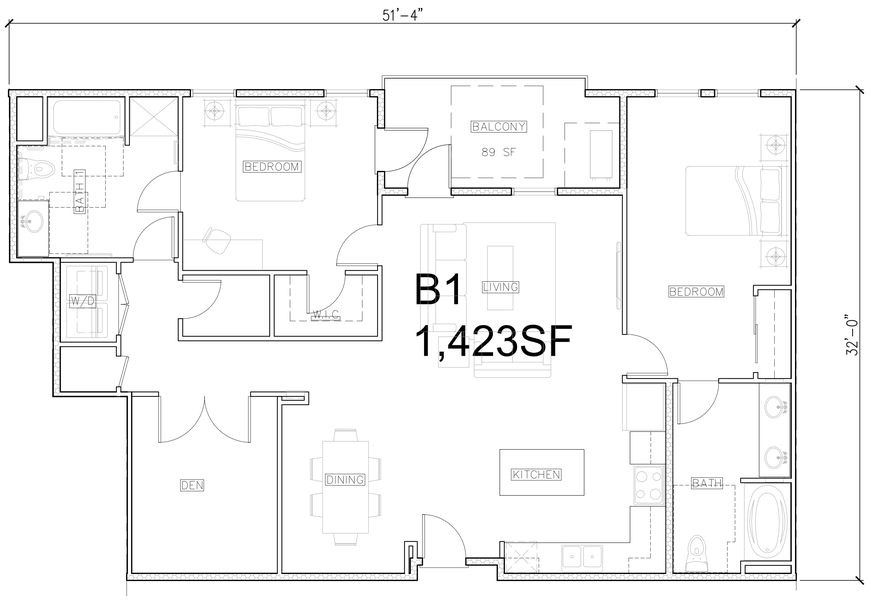
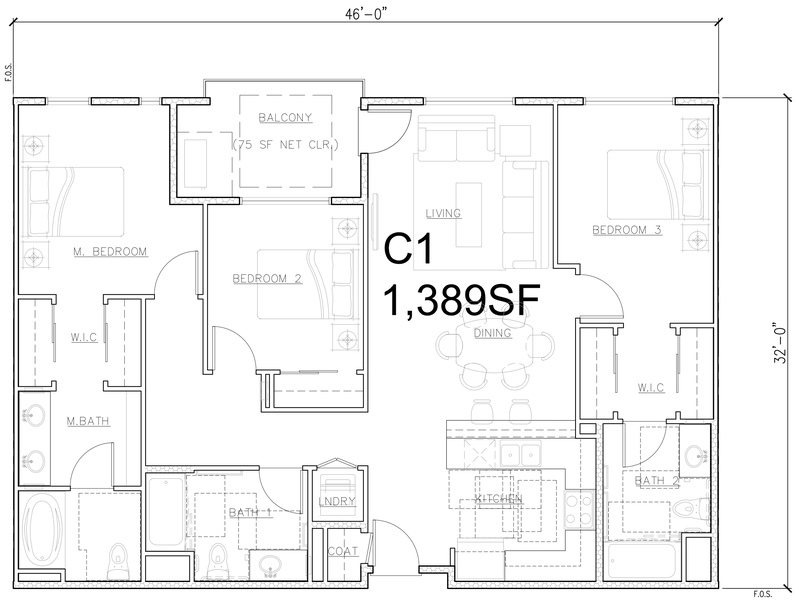


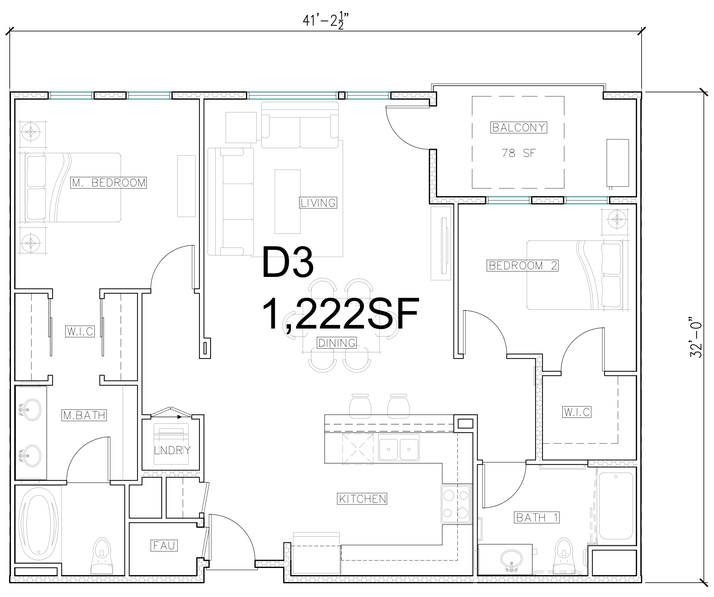
UNIT A4
(1) BED UNIT PLAN
GROSS AREA: 781 SQFT
NET AREA: 710 SQFT
BALCONY: 70 SQFT



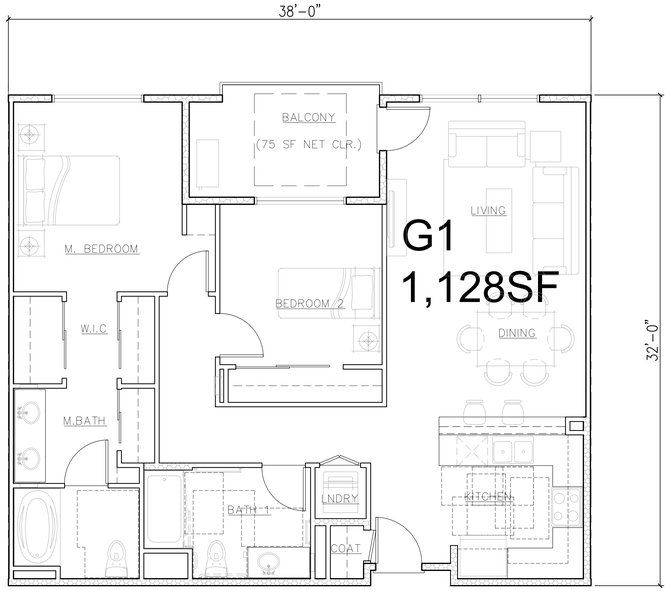
UNIT B1
(2) BED UNIT PLAN + (1) DEN
GROSS AREA: 1423 SQFT
NET AREA: 1328 SQFT
BALCONY: 93 SQFT



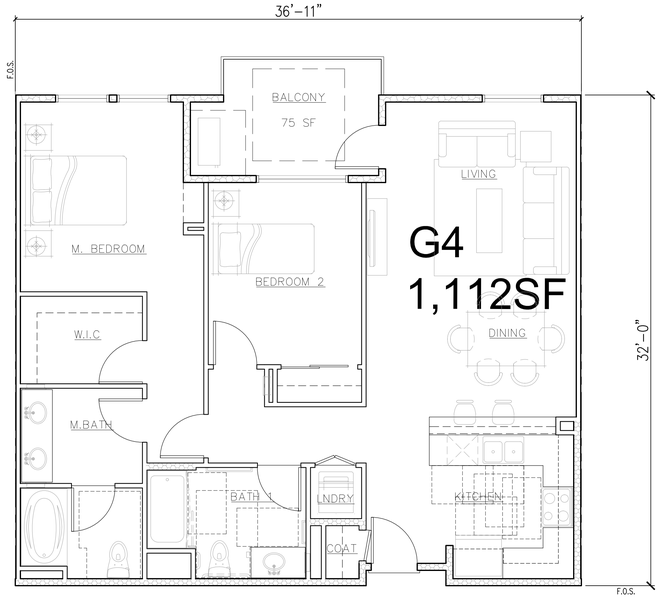
UNIT C1
(3) BED UNIT PLAN
GROSS AREA: 1389 SQFT
NET AREA: 1300 SQFT
BALCONY: 75 SQFT



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



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



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

UNIT PLANS

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

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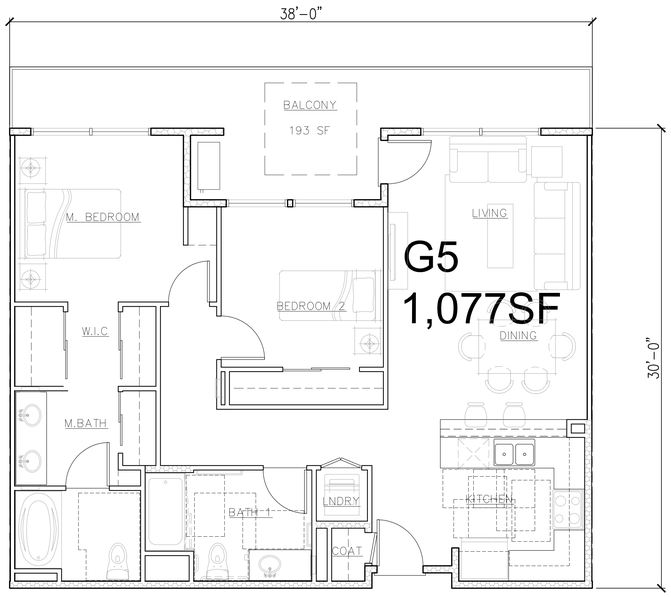
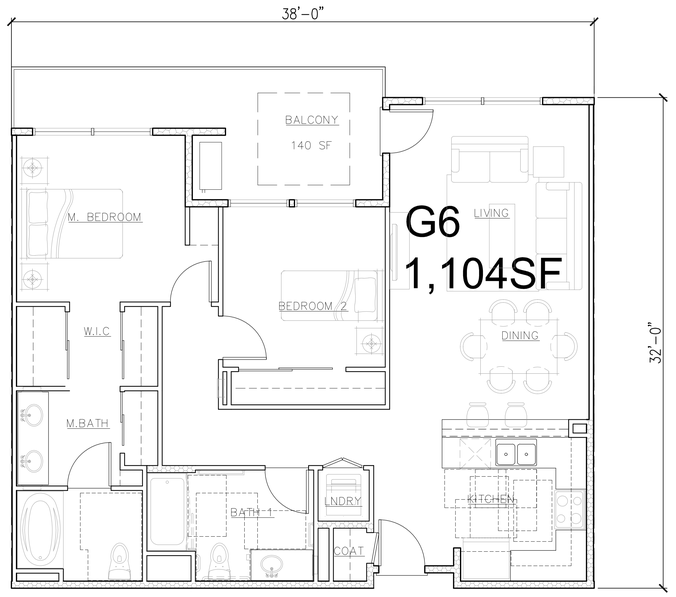
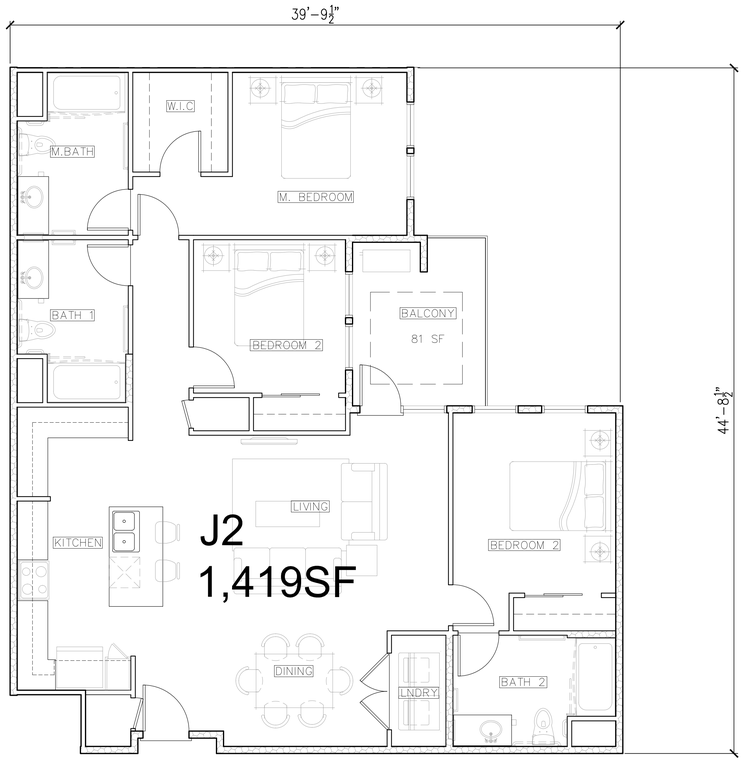


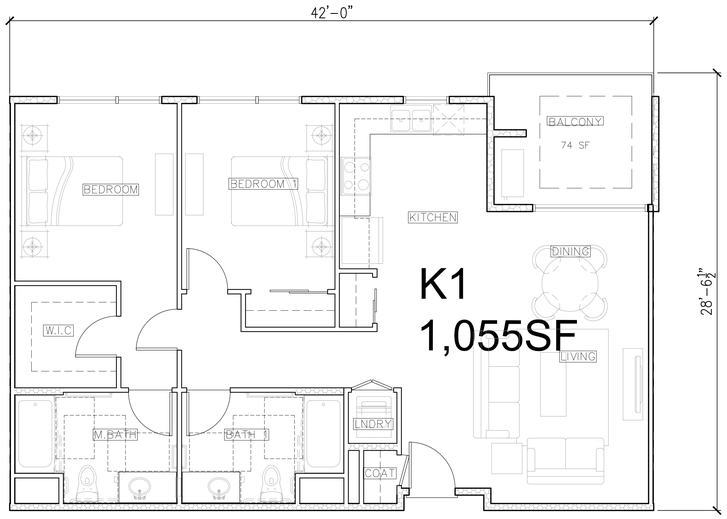
UNIT G5
(2) BED UNIT PLAN
GROSS AREA: 1077 SQFT
NET AREA: 999 SQFT
BALCONY: 193 SQFT



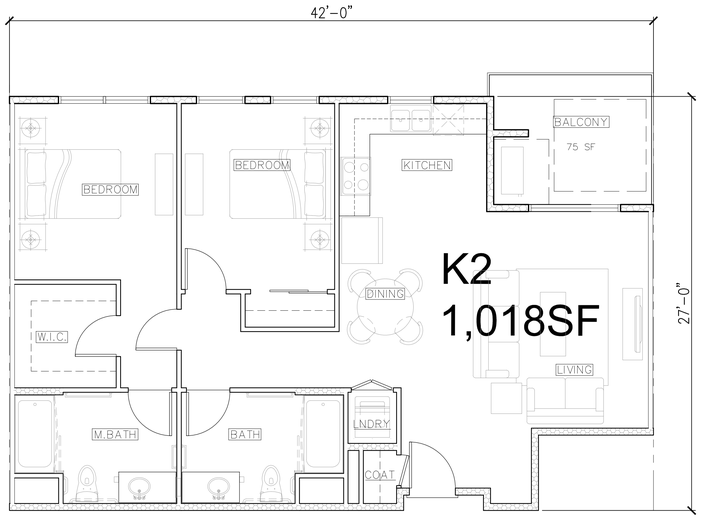
UNIT G6
(2) BED UNIT PLAN
GROSS AREA: 1104 SQFT
NET AREA: 1025 SQFT
BALCONY: 73 SQFT



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



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



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

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UNIT PLANS

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

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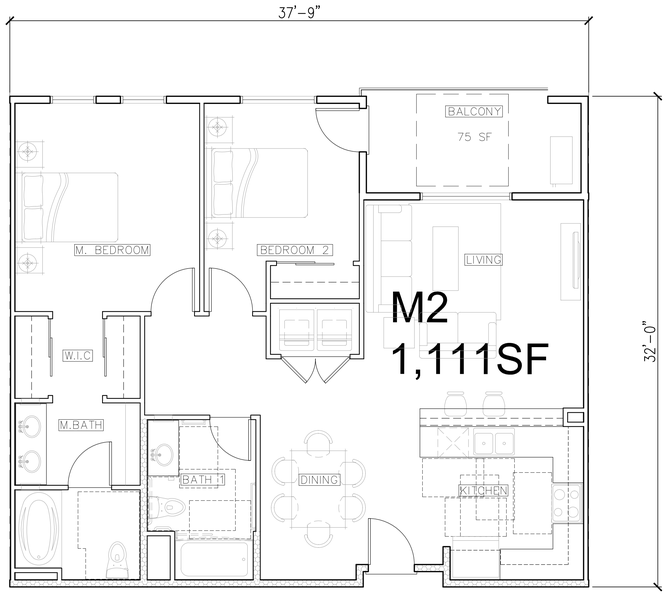
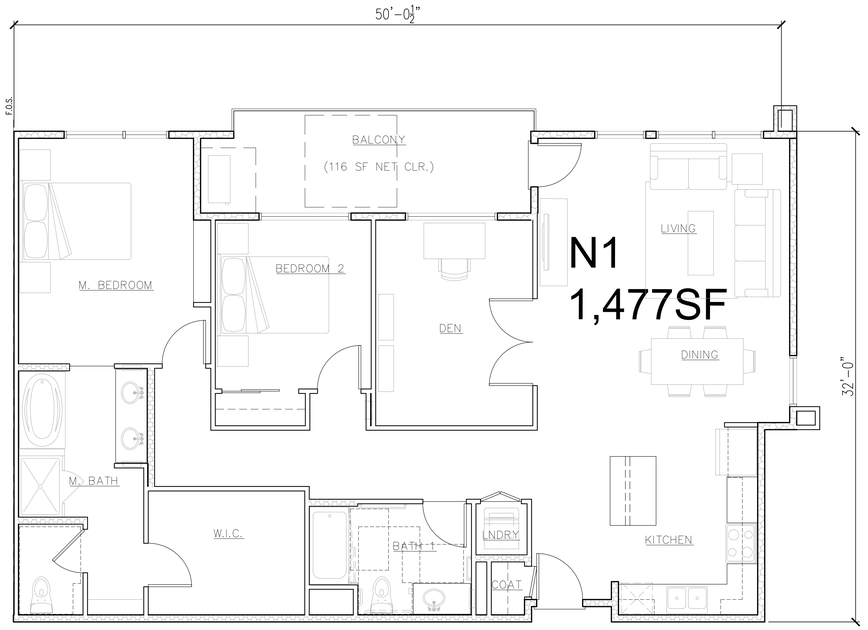
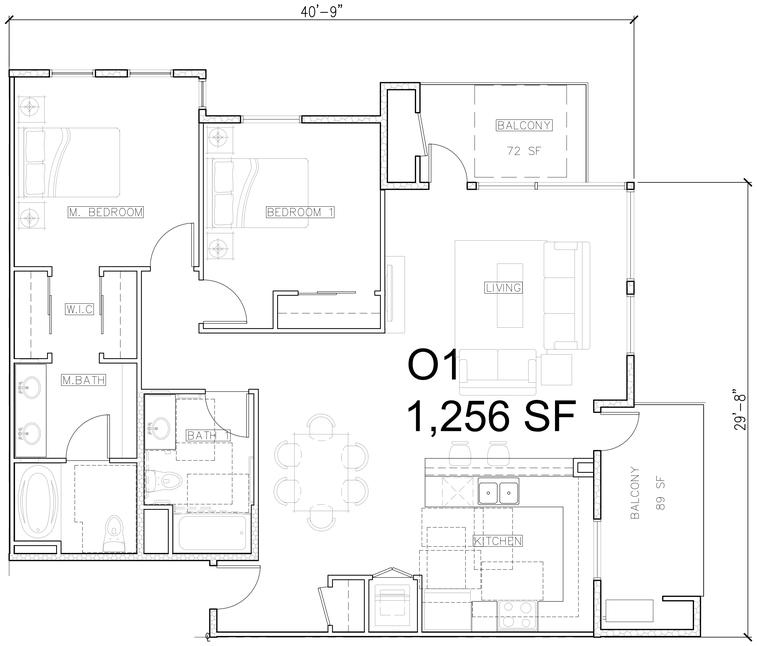


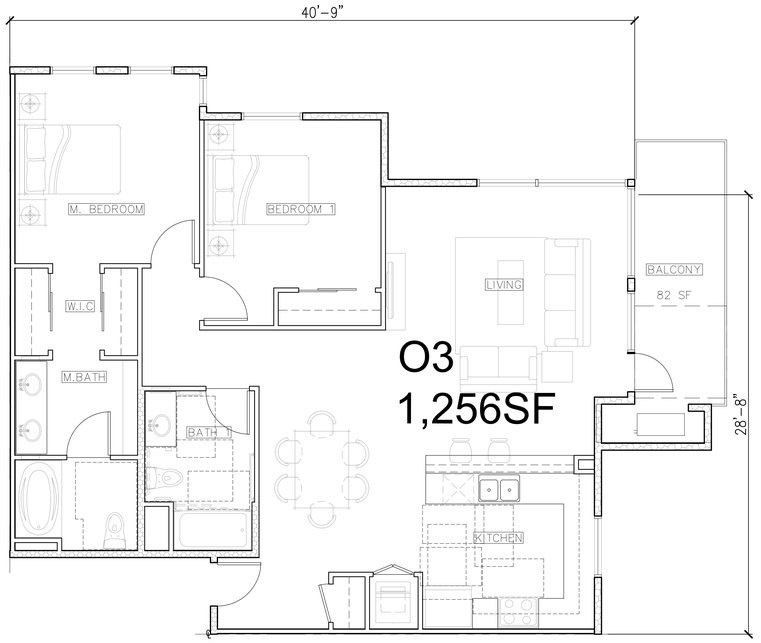
UNIT M2
(2) BED UNIT PLAN
GROSS AREA: 1111 SQFT
NET AREA: 1037 SQFT
BALCONY: 79 SQFT



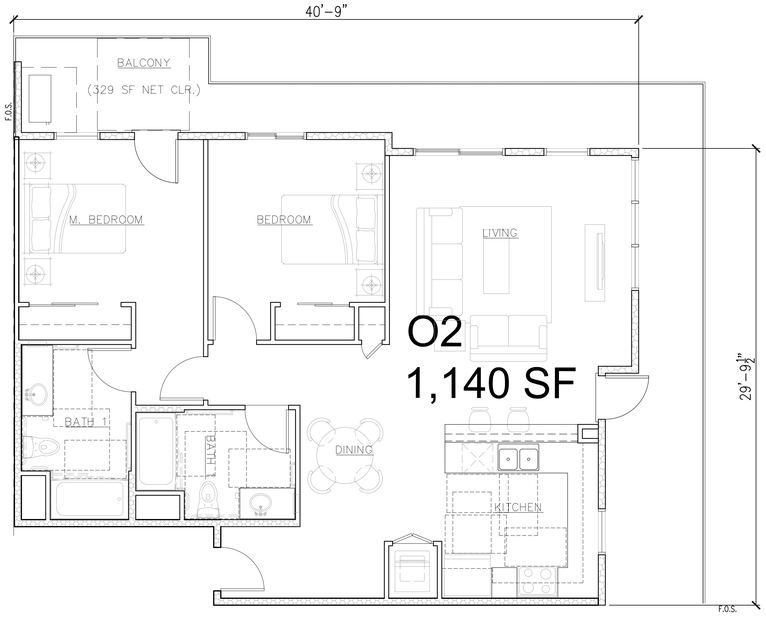
UNIT N1
(2) BED + DEN UNIT PLAN
GROSS AREA: 1488 SQFT
NET AREA: 1394 SQFT
BALCONY: 124 SQFT



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



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



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

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

MARINA PLAZA

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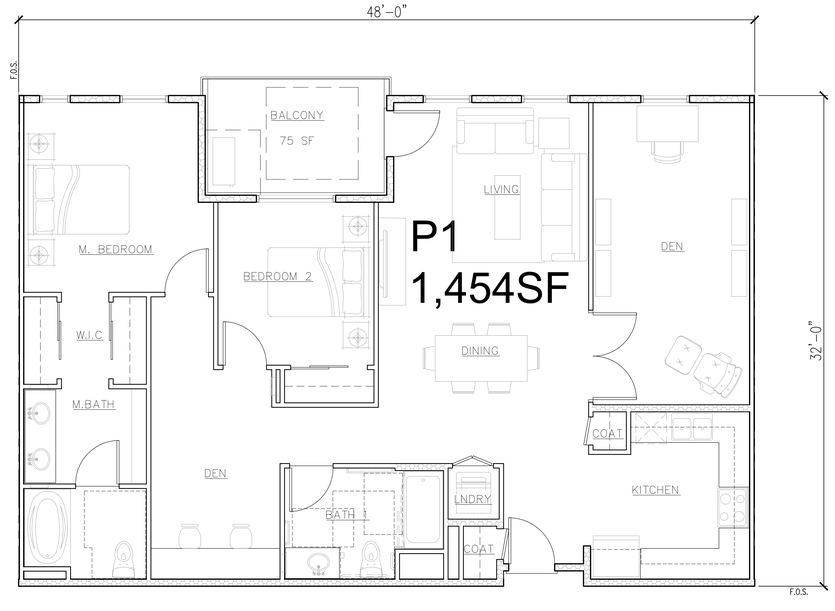
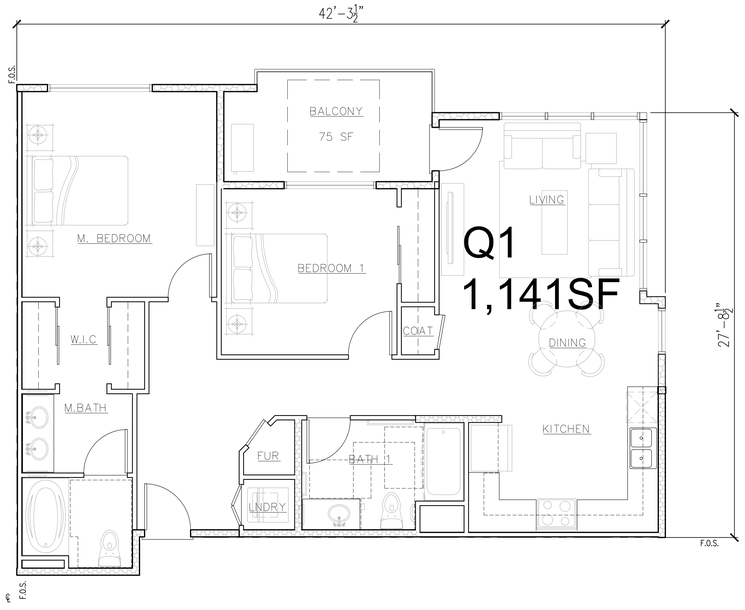


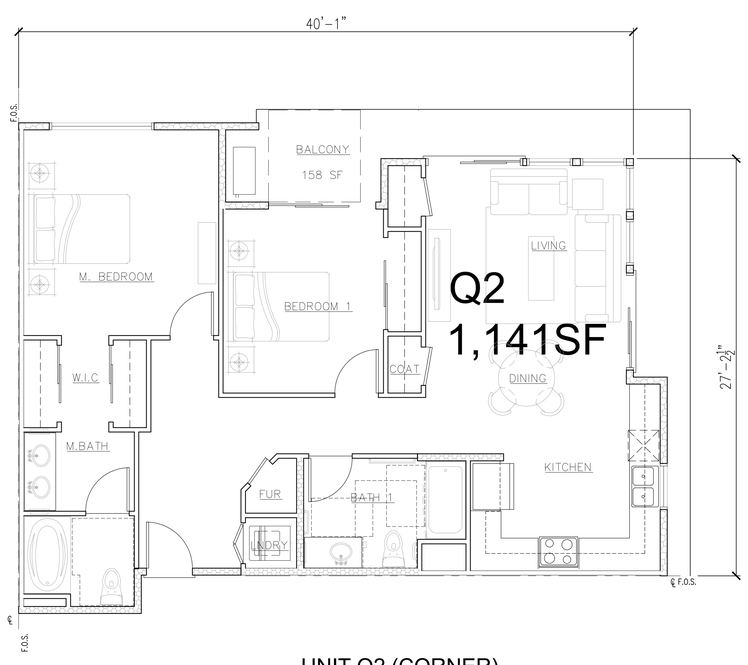
UNIT P1
(2) BED + DEN UNIT PLAN

GROSS AREA: 1454 SQFT
NET AREA: 1364 SQFT
BALCONY: 71 SQFT



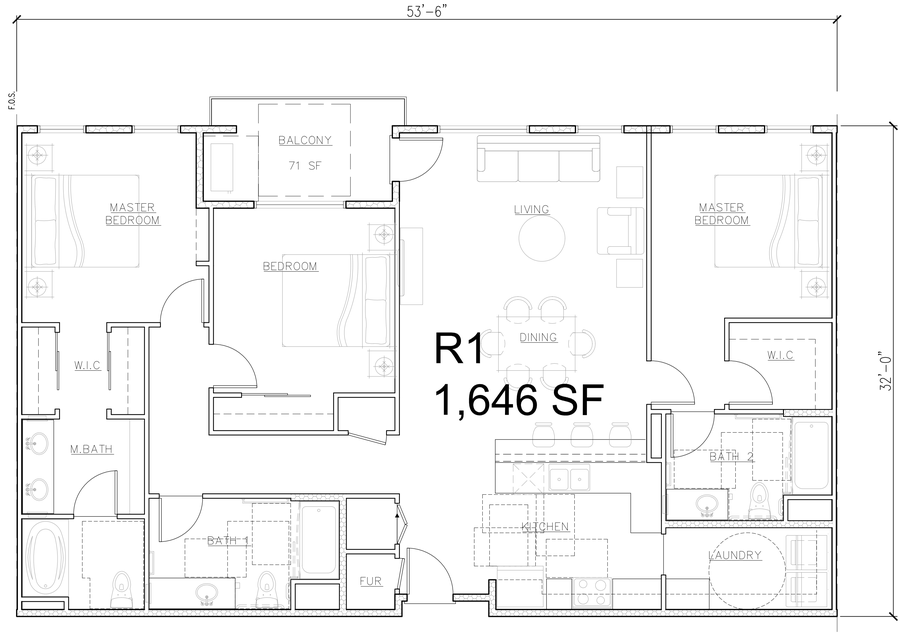
UNIT Q1 (CORNER)
(2) BED UNIT PLAN

GROSS AREA: 1141 SQFT
NET AREA: 1056SQFT
BALCONY: 75 SQFT



UNIT Q2 (CORNER)
(2) BED UNIT PLAN

GROSS AREA: 1141 SQFT
NET AREA: 1056SQFT
BALCONY: 75 SQFT



UNIT R1
(3) BED UNIT PLAN

GROSS AREA: 1,646 SQFT
NET AREA: 1,561 SQFT
BALCONY: 71 SQFT

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

MARINA PLAZA

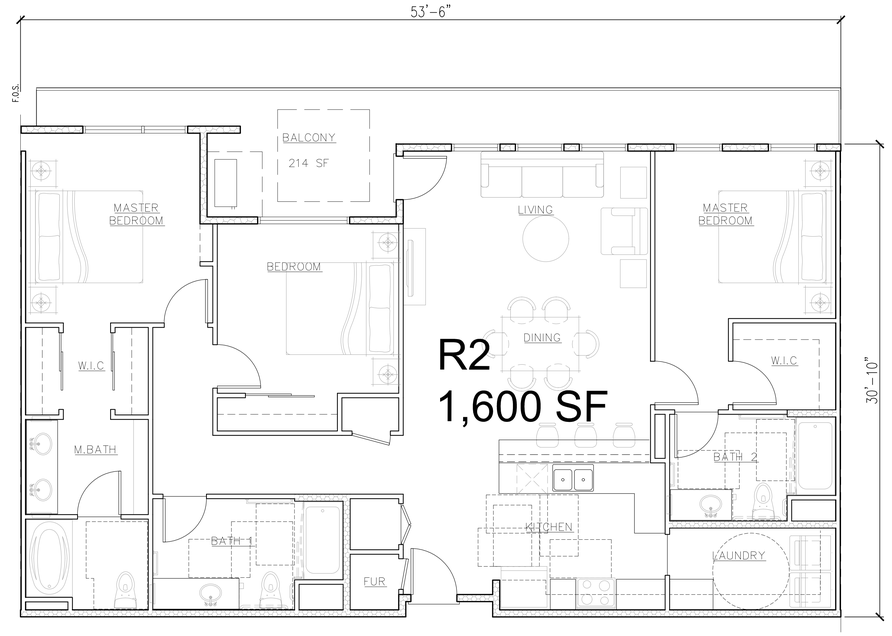
10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA
De Anza Venture, LLC

TECTONIC BUILDERS CORPORATION

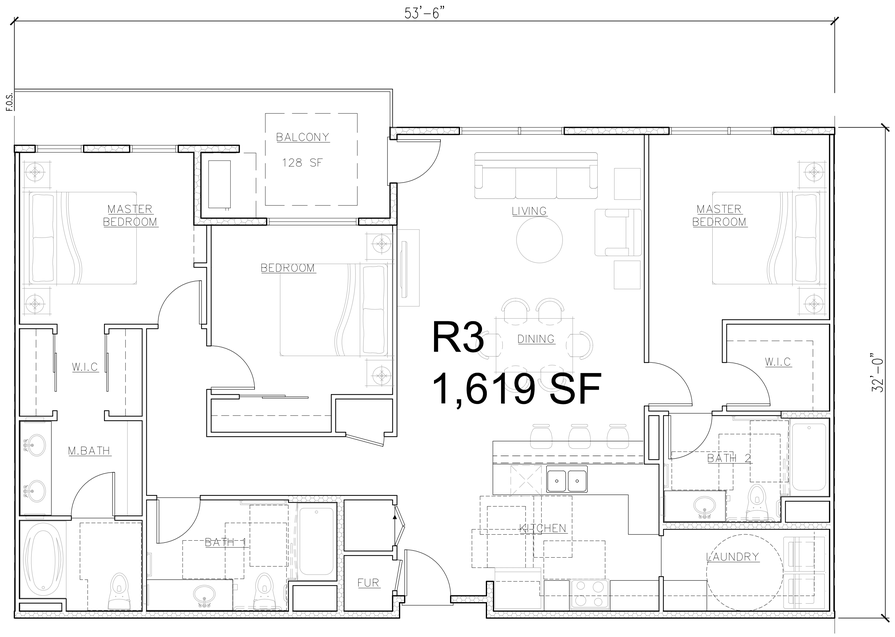
JOB NO.
DATE 9-27-22 2

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

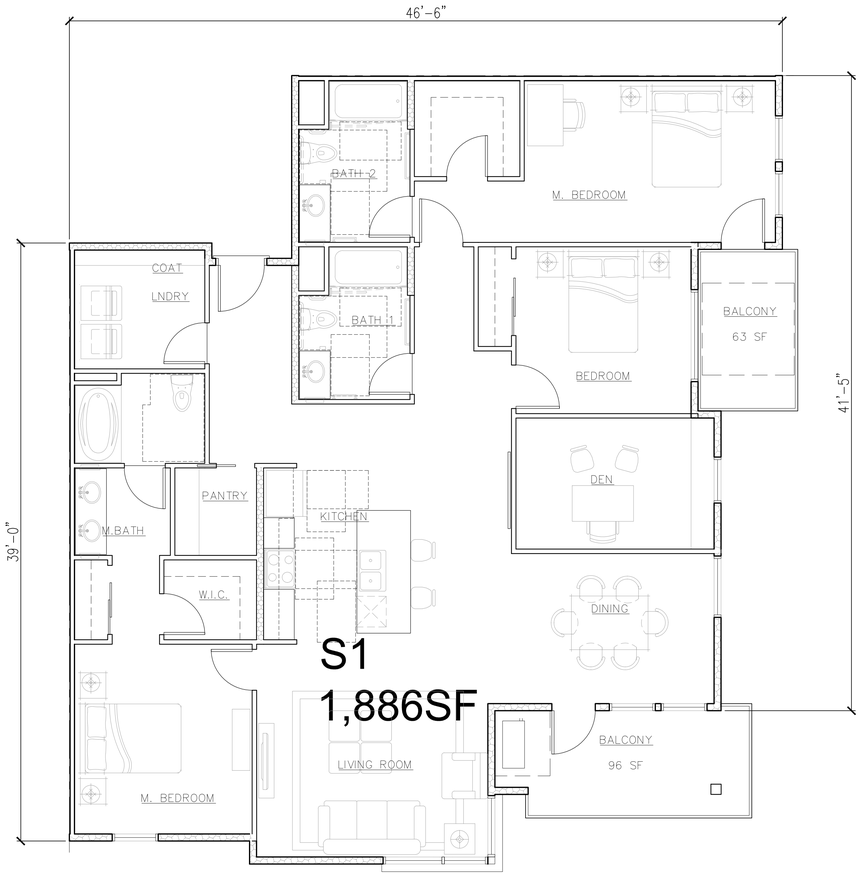
A9.3



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



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



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

UNIT PLANS

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

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

TECTONIC BUILDERS CORPORATION

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DATE 9-27-22/2

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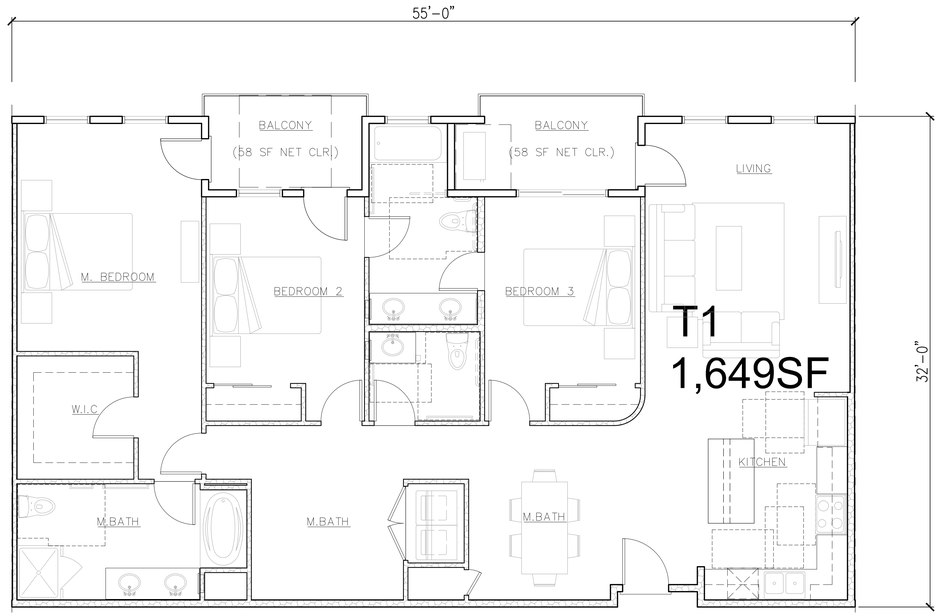
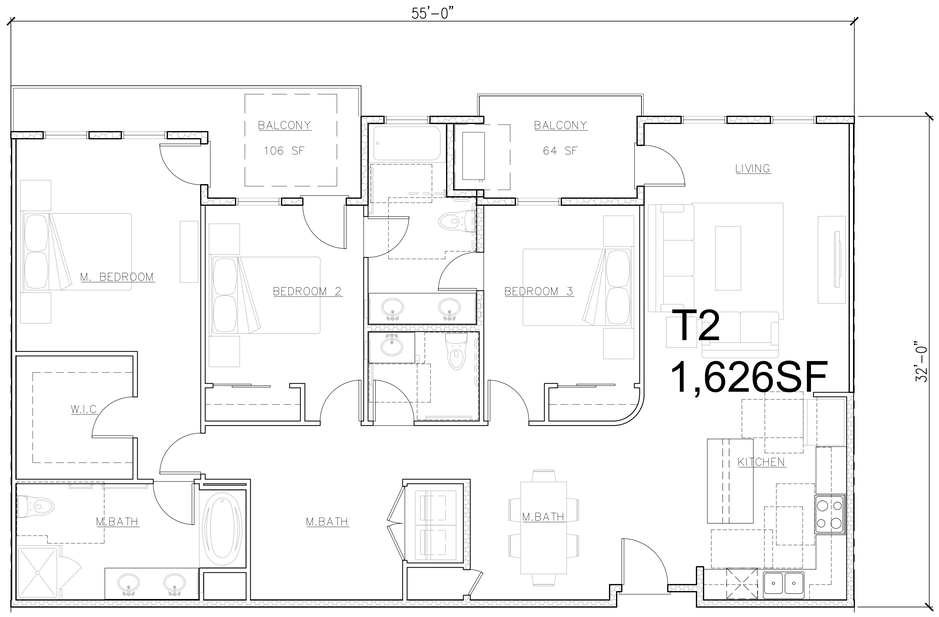
A9.4



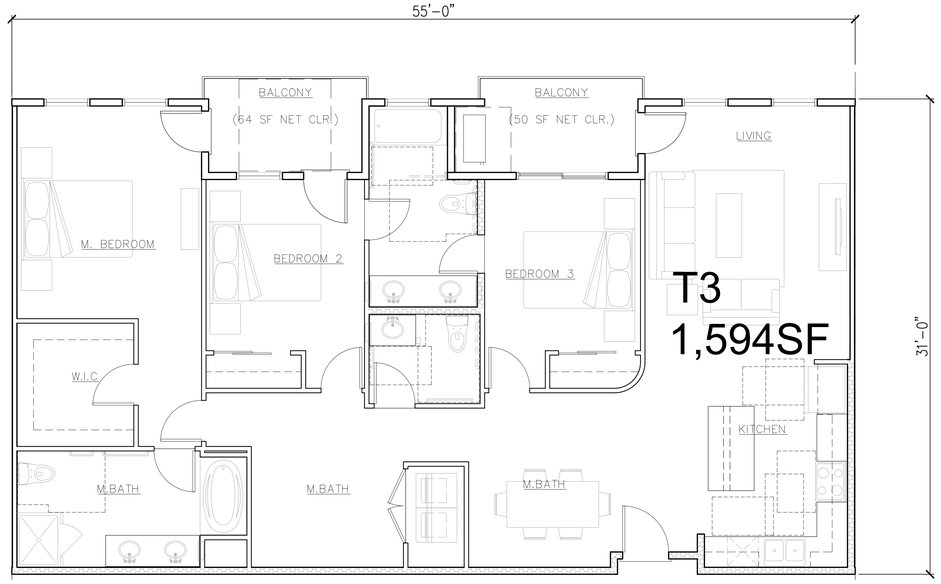
UNIT T1
(3) BED + DEN UNIT PLAN

GROSS AREA: 1639 SQFT
NET AREA: 1537 SQFT
BALCONY: 128 SQFT



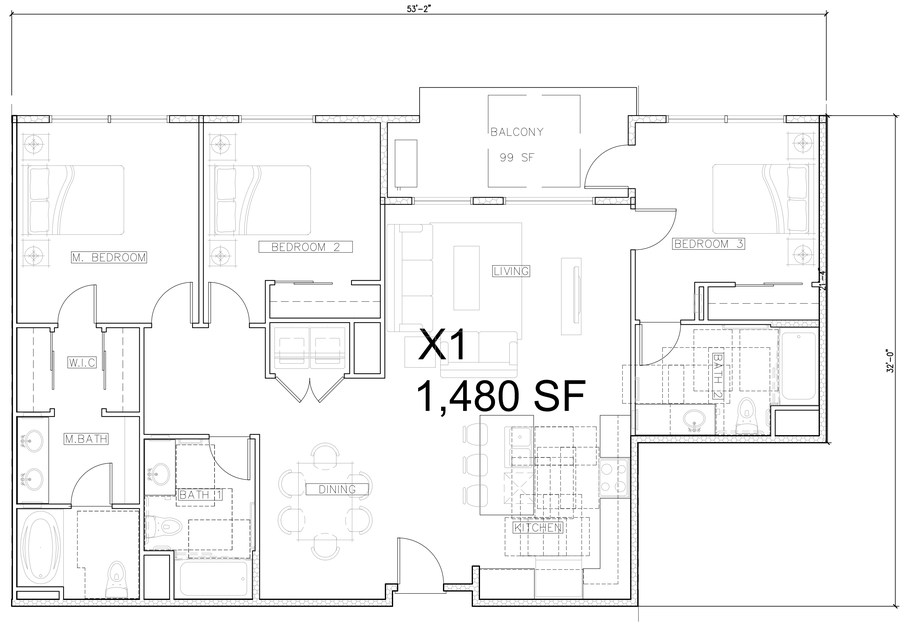
UNIT T2
(3) BED + DEN UNIT PLAN

GROSS AREA: 1626 SQFT
NET AREA: 1525 SQFT
BALCONY: 170 SQFT



UNIT T3
(3) BED + DEN UNIT PLAN

GROSS AREA: 1639 SQFT
NET AREA: 1537 SQFT
BALCONY: 128 SQFT



UNIT X1
(3) BED UNIT PLAN

GROSS AREA: 1480 SQFT
NET AREA: 1376 SQFT
BALCONY: 99 SQFT

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

MARINA PLAZA

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De Anza Venture, LLC

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JOB NO.
DATE 9-27-22/2

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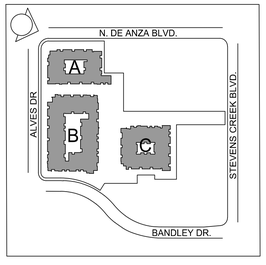
408-216-0804

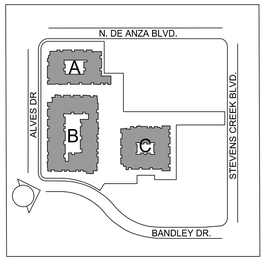
A9.5





DE ANZA BLVD / BUILDING A STREET VIEW





ALVES DR. / BANDLEY DR. BLDG B STREET VIEW

MARINA PLAZA

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

PERSPECTIVES

JOB NO.
DATE 9-27-22/2

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

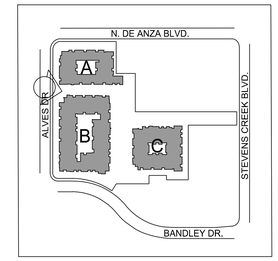
TECTONIC BUILDERS CORPORATION

A10.0



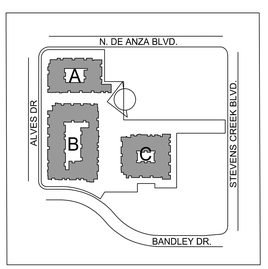
MAIN STREET VIEW BLDG A & B





MAIN STREET VIEW BLDG A & B





MAIN STREET VIEW BLDG A & B

MARINA PLAZA

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

PERSPECTIVES

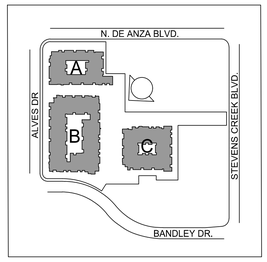
TECTONIC BUILDERS CORPORATION

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

JOB NO.
DATE 9-27-22/2

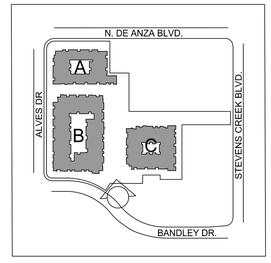
A10.1





MAIN STREET VIEW BLDG B





MAIN STREET VIEW BLDG B & C

MARINA PLAZA

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

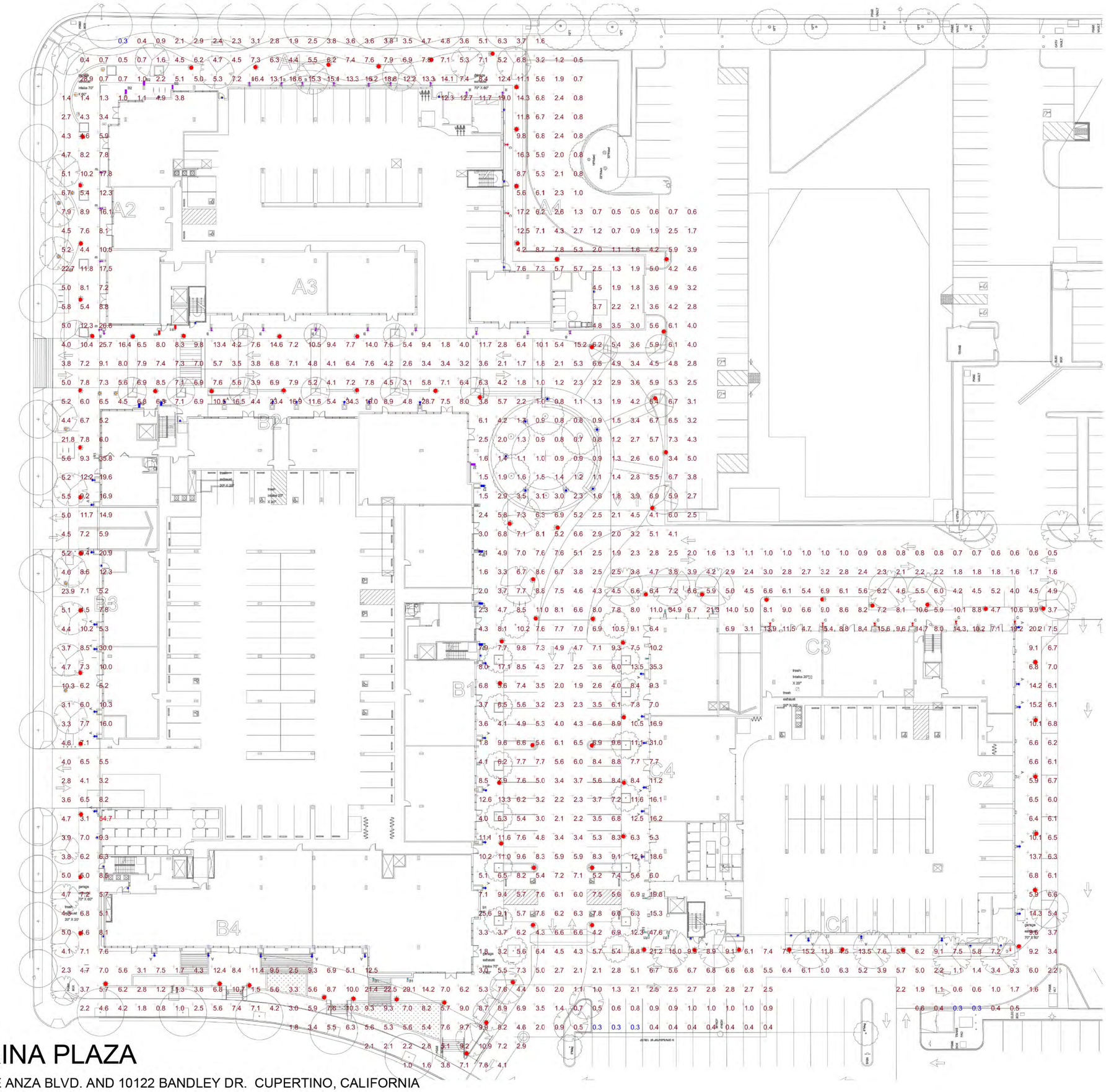
PERSPECTIVES

TECTONIC BUILDERS CORPORATION

JOB NO.
DATE 9-27-22/2

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

A10.2



Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Light Loss Factor	Wattage
	A	38	WAC Lighting	DS-WS08-S30S-WT	Surface-mounted Luminaires	3023	0.95	46.1079
	B	22	WAC Lighting	DS-WS0834-F930B-WT	Surface-mounted Luminaires	2643	0.95	34.3302
	B1	11	WAC Lighting	DS-WS08-F27B-WT	Surface-mounted Luminaires	3791	0.95	46.2536
	B2	4	TECH LIGHTING	LYFT 18	PRORATED IES FILE	946	0.45	10
	C	9	WAC Lighting	DS-WS0834-F930B-WT	Surface-mounted Luminaires	2643	0.95	34.3302
	D	20	Appleton	700OWSPITSC-LED830	LED Wall-Mount Luminaire	803	0.95	26.2
	E	91	Lithonia Lighting	RADPT P3 35K SYM	10 FT MTG	7135	0.95	53.6184
	F	7	Forms+Surfaces	LIGHT COLUMN 600 SERIES	11 FT MTG	11	0.95	38.4
	G	13	Tech Lighting	700DBARKx830ZUNV	Bollard	877	0.95	16.1
	R1	2	PROGRESS LTG	2-1070	PRORATED IES FILE	946	0.5	11
	R2	6	WAC Lighting	WS-W47814	LED WALL LIGHT	946	0.95	21.619

Statistics

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

MARINA PLAZA

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

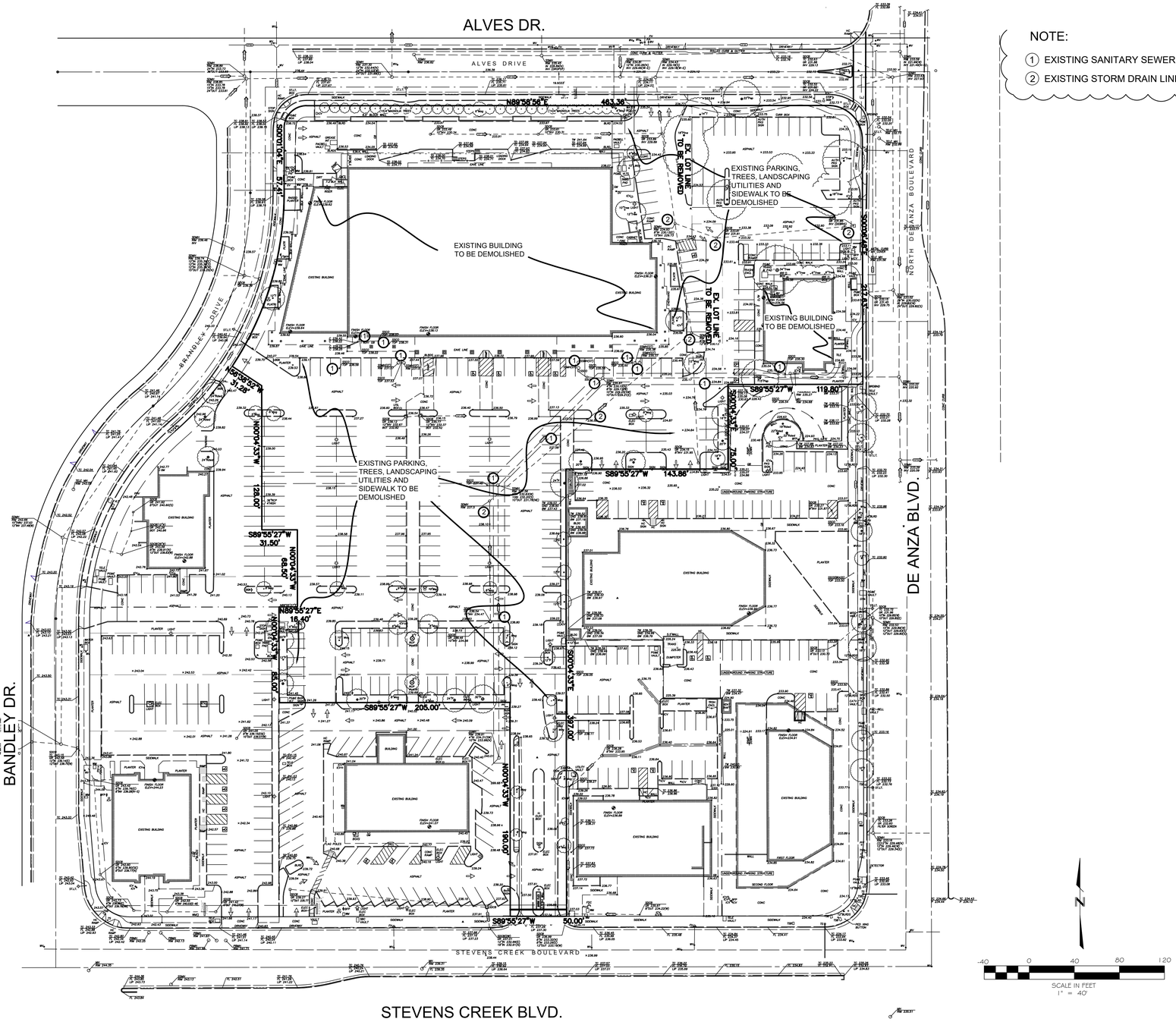
TECTONIC BUILDERS CORPORATION

PHOTOMETRIC PLAN

JOB NO.
DATE 9-27-22 /2

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

A11.0



NOTE:

1. EXISTING SANITARY SEWER EASEMENTS, LINE,CLEANOUT AND MANHOLE TO BE DEMOLISHED
2. EXISTING STORM DRAIN LINE, CATCH BASIN AND MANHOLE TO BE DEMOLISHED

MARINA PLAZA

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

EXISTING GROUND AND DEMOLITION PLAN

	BY	CITY	DATE	REVISIONS
1				
2			9/27/22	
3				
4				
5				

JOB NO. 2014.486
DATE 10-05-22

C0.1

APN 326-34-065

LANDS OF
BERG CARL E

APN 326-34-066

LANDS OF
MARINA PLAZA LLC

APN 326-34-071

LANDS OF
WATERDRAGON
289 LLC

APN 326-34-064

LANDS OF
METROPOLITAN
LIFE INSURANCE
COMPANY

LANDS OF
SAICH JOHN M (TE)

APN 326-34-044

APN 326-34-067

LANDS OF
CALIFORNIA BANK

EASEMENT "B-1"

EASEMENT "C"

EASEMENT "D"

BANDLEY DRIVE

STEVENS CREEK BLVD.

PROPOSED EASEMENT PLAT

MARINA PLAZA
CITY OF CUPERTINO
SANTA CLARA COUNTY

DIGALERT
1-800-227-2600
CALL 2 FULL WORKING DAYS IN ADVANCE

REVISIONS

REV.#	DESCRIPTION	DATE	APPROVED

LICENSED LAND SURVEYOR
KEVIN S. COLE
NO. 8853
STATE OF CALIFORNIA

Giuliani & Kull, Inc.
Engineers • Planners • Surveyors
440 S. Yosemite Avenue, Suite A, Oakdale, CA 95361
(209) 847-8726 Fax (209) 847-7323
Auburn • San Jose • Oakdale

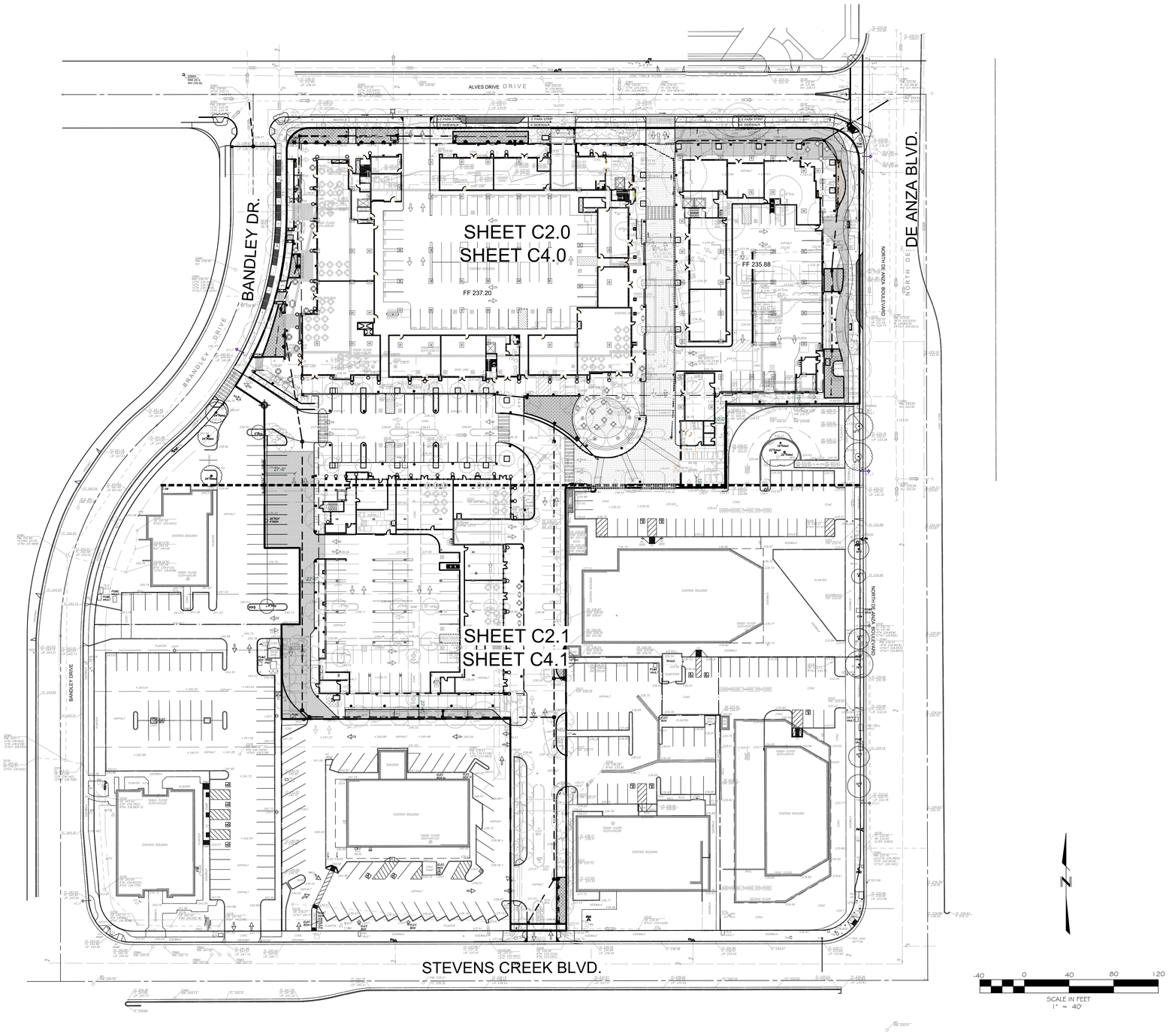
SCALE	1" = 20'
DRAWN BY	KSC
DESIGNED BY	KSC
CHECKED BY	KSC
DATE	5/8/18

SHEET 1 OF 1

JOB NO. 15127

5/8/2018 11:57am

P:\2015\15127\Dwgs\Planshts\P-EASEMENT SURVEY.dwg



MARINA PLAZA

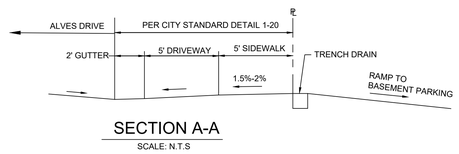
10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA
De Anza Venture, LLC

KEY MAP

		BY	CITY	DATE	REVISIONS
1					
2				9/27/22	
3					
4					
5					

JOB NO. 2014.486
DATE 10-05-22

C1.0

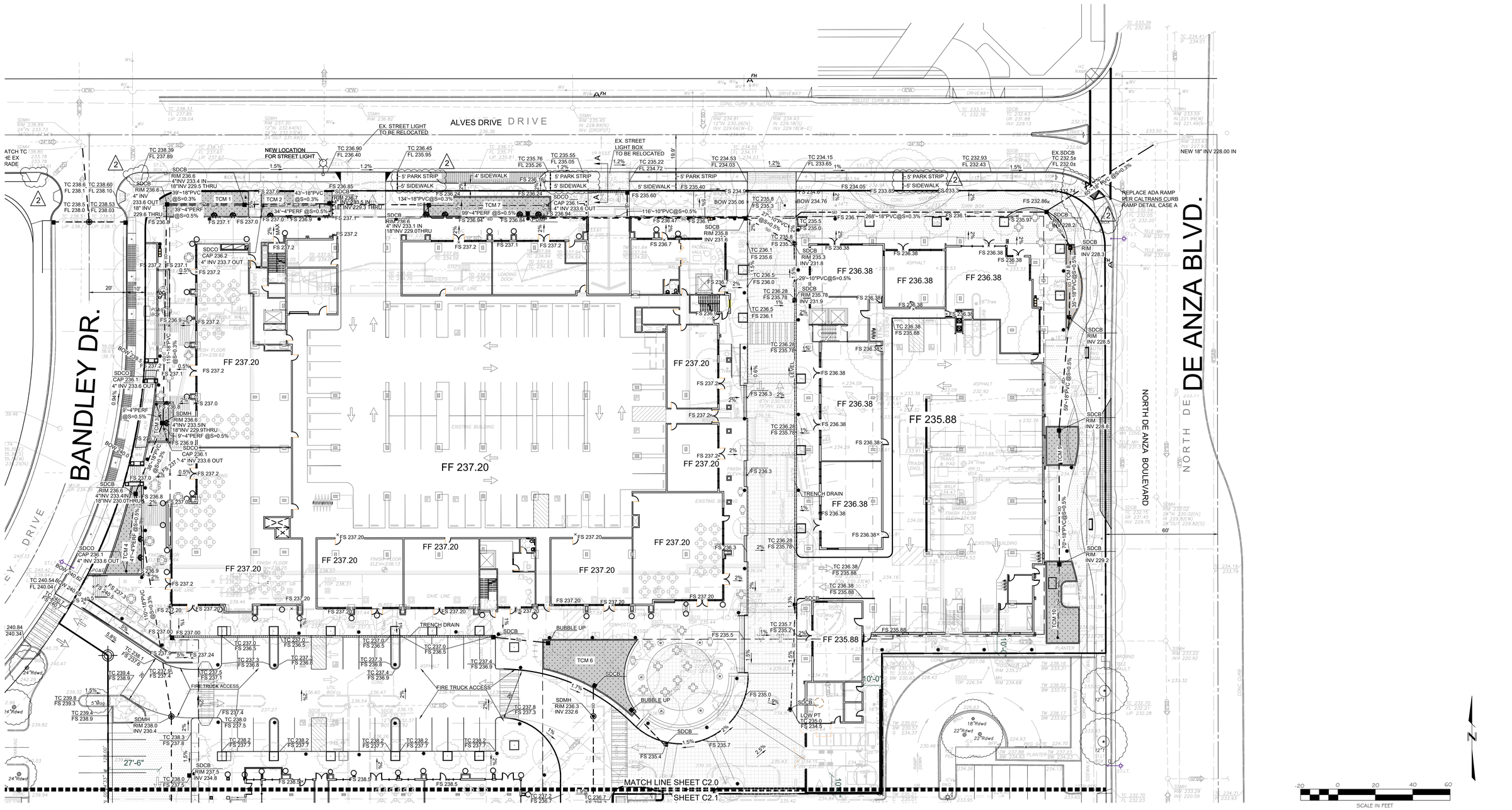


SECTION A-A

SCALE: N.T.S

LEGEND:

(Symbol Size May Vary)	PROPOSED
Storm Drain	
Storm Drain Catch Basin(SDCB)	
Storm Drain Manhole(SDMH)	
FLOW THROUGH PLANTER	



MARINA PLAZA

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

PRELIMINARY GRADING PLAN

	BY	CITY	DATE	REVISIONS
2			9/27/22	
1				

JOB NO. 2014.486
DATE 10-05-22

C2.0

LEGEND:

(Symbol Size May Vary)	PROPOSED
Storm Drain	SD
Storm Drain Catch Basin(SDCB)	■
Storm Drain Manhole(SDMH)	◉
FLOW THROUGH PLANTER	

MATCH LINE SHEET C2.0
SHEET C2.1

NORTH DE ANZA BOULEVARD

STEVENS CREEK BLVD.

N

SCALE IN FEET
1" = 20'

MARINA PLAZA

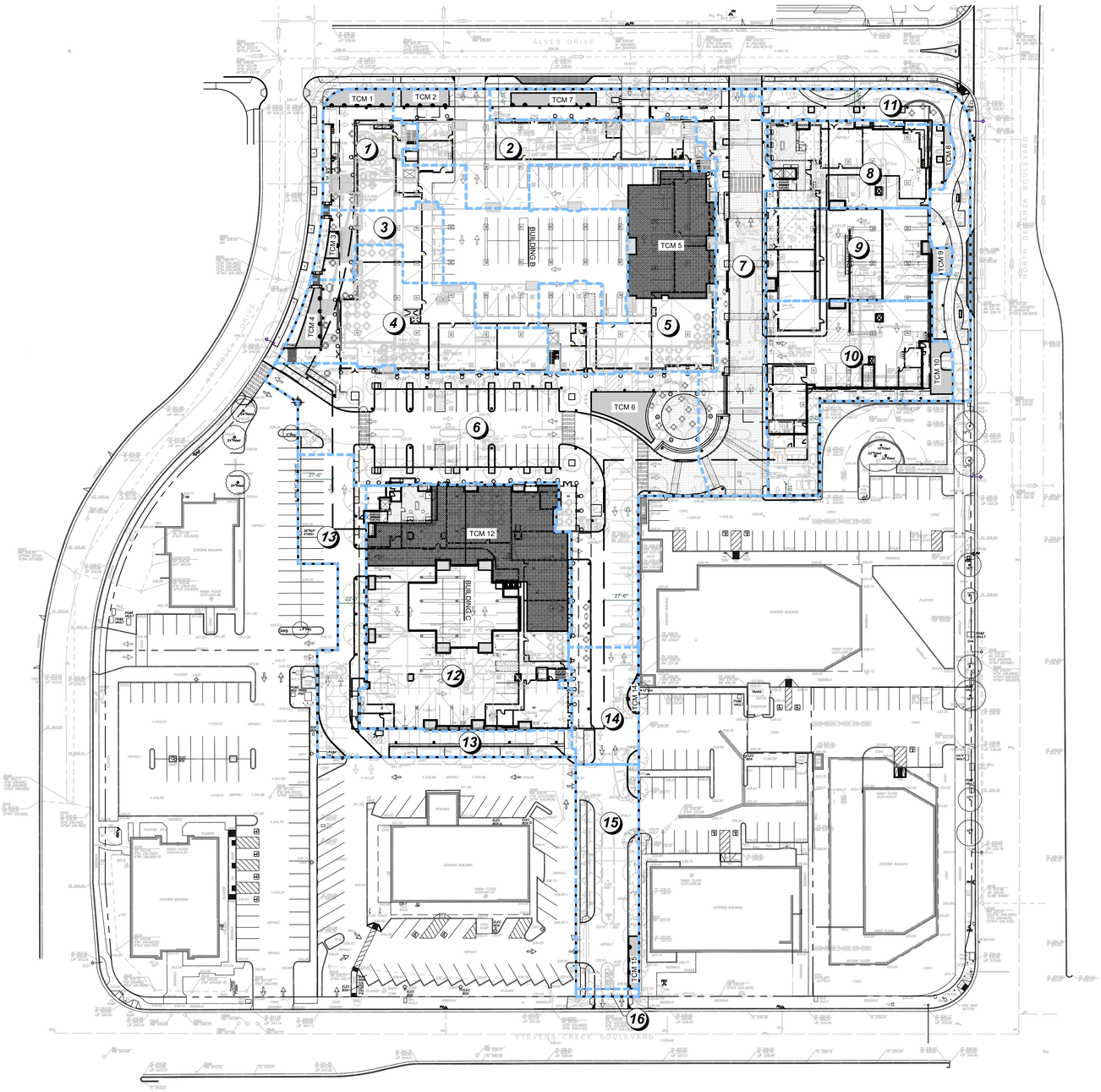
10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA
De Anza Venture, LLC

PRELIMINARY GRADING PLAN

	BY	CITY	DATE	REVISIONS
1				
2			9/27/22	
3				
4				
5				

JOB NO. 2014.486
DATE 10-05-22

C2.1



LEGEND:

(Symbol Size May Vary)	PROPOSED
Property Boundary	
Drainage Area Boundary	
Drainage Area Designation	1
TREATMENT CONTROL NUMBER	TCM 1
PLANTER BOX	
ROOFBLUE RETAIN	

AREA	TCM#	TYPE	DRAINAGE AREA (SF)	LANDSCAPE (SF)	IMPERVIOUS AREA (SF)	TREATMENT AREA REQUIRED	TREATMENT AREA PROVIDED	PONDING DEPTH
①	1	FLOW THROUGH PLANTER	18,699	2,885	15,814	633	636	6"
②	2	FLOW THROUGH PLANTER	12,002	495	11,507	460	495	6"
③	3	FLOW THROUGH PLANTER	4,265	433	3,832	153	180	6"
④	4	FLOW THROUGH PLANTER	12,932	790	12,142	486	582	6"
⑤	5	ROOFBLUE RETAIN**	18,340	6,113	12,227	6,113	6,113	6"
⑥	6	FLOW THROUGH PLANTER	36,076	2,375	33,701	1,011	1,095.5	8.9"
⑦	7	FLOW THROUGH PLANTER	18,766	2,160	16,606	664	670	6"
⑧	8	FLOW THROUGH PLANTER	8,919	2,047	6,872	275	285	6"
⑨	9	FLOW THROUGH PLANTER	10,019	2,527	7,492	300	327	6"
⑩	10	FLOW THROUGH PLANTER	14,390	577	13,813	553	577	6"
⑪	11	PERVIOUS PAVER/LANDSCAPE***	9,971	9,971	0	-	-	-
⑫	12	ROOFBLUE RETAIN**	31,421	10,474	20,947	10,474	10,474	6"
⑬	13	PERVIOUS PAVER/LANDSCAPE***	12,851	12,851	12,851	-	-	-
⑭	14	FLOW THROUGH PLANTER	5,001	875	4,126	165	165	6"
⑮	15	FLOW THROUGH PLANTER	8,903	1,837	7,066	283	306	6"
⑯	16	ROADWAY PROJECT*	300	-				
TOTAL			222,855	56,410	166,445			

*PER CHAPTER 2 OF THE C3 STORM WATER HANDBOOK, NEW SIDEWALK CONSTRUCTED ALONG AN EXISTING ROADWAY IS EXEMPT FROM PROVISION C.3.c OF THE MUNICIPAL STORMWATER PERMIT
**ROOFBLUE RETAIN AREA = ROOF(IMPERVIOUS AREA) X 0.5
***SELF-TREATING AREA

N

-40 0 40 80 120
SCALE IN FEET
1" = 40'

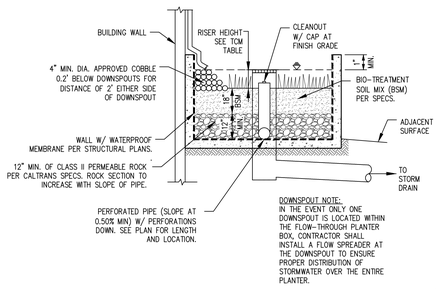
MARINA PLAZA

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

CONCEPTUAL STORMWATER CONTROL PLAN

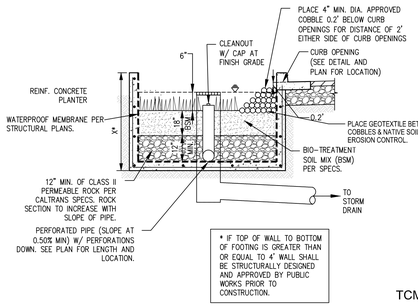
JOB NO. 1250.001
DATE 07-27-22

C3.0



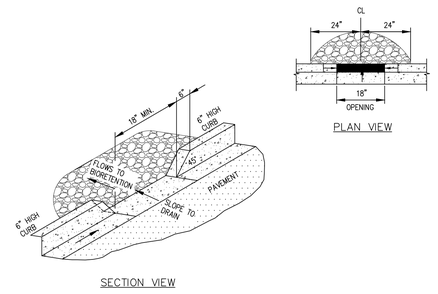
TCM#7,8&9

1 FLOW-THROUGH PLANTER (ABOVE GRADE) N.T.S.



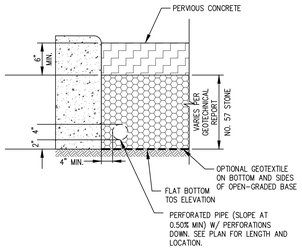
TCM#1,2,3,4,6,12&13

2 FLOW-THROUGH PLANTER (BELOW GRADE) N.T.S.



TCM#1,2,3,4,6,12&13

3 CURB OPENING N.T.S.



TCM#11 & 13

4 PERVIOUS CONCRETE (SELF TREATING) N.T.S.

SIZING FOR VOLUME BASED TREATMENT

Step 1: Drainage Area and % Impervious

DMA # 6
A= 36076 s.f.
Impervious Area = 33701 s.f. **% Imperviousness= 93.42%**

Step 2: Calculate Correction Factor

MAPsite = 21 Correction Factor= 1.51079
MAPgage = 13.9

Step 3: Identify the representative soil type for the BMP Drainage Area. Use Figure B-1. Indicate Soil Type with "X" in the appropriate box.

Clay (D): Sandy Clay (D): Clay Loam (D): X
Silt Loam/Loam (B): Not Applicable (100% Impervious):

Are the soils outside the building footprint graded/compacted? Yes/No

If yes, and the soil will be compacted during site preparation and grading, the soil infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)
Modified Soil Type:

Step 4: Average slope of the site

S= 2.00%

Step 5: Determine the unit basin storage volume (UBS) from sizing curves.

UBS Volume for 1% Slope (UBS1%) = 0.54708338 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.56708338 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.54851195 inches (Corrected Slope for the site)

Step 6: Determine the Adjusted UBS

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)

Adjusted UBS = 0.82868712 inches

Step 7: Determine the BMP Design Volume

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12 inch

Design Volume = 2,491.31 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Step 8: Determine the equivalent impervious area.

Total Drainage Area = 36,076 sq. ft
Impervious Area = 33,701 sq. ft
Pervious Area = 2,375 sq. ft
Equivalent Impervious Area = 238 sq. ft Total Equivalent Impervious = 33,939 sq. ft

Step 9: Calculate the Duration of the Rain Event.

Rainfall Intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 4.1434356 hrs

Step 10: Calculate the Bioretention or Flow Through Planter design based by optimizing the depth of ponding by adjusting the surface area.

Estimate the Surface Area = 1011.03 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 1745.47404 cu. ft
Volume in Ponding Area = 745.835672 cu. ft
Depth of Ponding = 0.73769885 ft Depth of Ponding = 8.9 inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required. (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for Bioretention or Flow-Through Planters.

MARINA PLAZA

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

STORMWATER CONTROL DETAILS

1				
2			9/27/22	
3				
4				
5				
	BY	CITY	DATE	REVISIONS

JOB NO. 2014.486
DATE 10-05-22

C3.1

SITE CONDITIONS

SOIL TYPE	**Clay Loam (D)**
DEPTH TO GROUNDWATER	**Greater than 100**
100 YEAR FLOOD ELEV	**Zone D - Areas in which flood hazards are undetermined, but possible**
RECEIVING WATER BODY	**Calabazas Creek**
POLLUTANTS	**Sediment, Grease, Oil, Heavy Metals, Hydrocarbons, Trash, Nutrients, Pesticides, Bacteria**
POLLUTANT SOURCE AREAS	**Roofs, Roads, Landscaping**
SOURCE CONTROL MEASURES	**Sweeping Roads, Landscape Maintenance, Irrigation Controls**

Soil type and depth to groundwater are taken from the Santa Clara Valley Urban Runoff Pollution Prevention Program C.3 Stormwater Handbook. The 100 year flood elevation was taken from the FEMA website.

PERVIOUS PAVER REQUIREMENTS

CONTRACTOR OR PERMITEE SHALL:

- PROVIDE CERTIFICATION FROM THE PAVER MANUFACTURER THAT THE PAVERS MEET THE REQUIREMENTS OF THE C3 STORMWATER HANDBOOK FOR PERVIOUS PAVERS. THIS INCLUDES, BUT IS NOT LIMITED TO, HAVING A MINIMUM SURFACE INFILTRATION RATE OF 100"/HR WHEN TESTED IN ACCORDANCE WITH ASTM C1701.
- ONLY CONTRACTORS HOLDING CERTIFICATION OF COMPLETION IN THE INTERLOCKING CONCRETE PAVEMENT INSTITUTES PICP INSTALLER TECHNICIAN COURSE SHALL BE USED TO INSTALL THE PAVERS AND AT LEAST ONE FOREMAN WITH THIS CERTIFICATION MUST BE ON THE JOBSITE AT ALL TIMES DURING CONCRETE PAVER INSTALLATION.
- PROTECT THE EXCAVATED AREA FOR PERVIOUS PAVERS FROM EXCESSIVE COMPACTION DUE TO CONSTRUCTION TRAFFIC AND PROTECT THE FINISHED PAVEMENT FROM CONSTRUCTION TRAFFIC.

BIOTREATMENT SOIL REQUIREMENTS

- BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C.3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT : HTTPS://CLEANWATER.SCCGOV.ORG/SITES/G/FILES/EXJCPB461/FILES/SCVURPPP_C.PDF
- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

BIORETENTION & FLOW-THROUGH PLANTER NOTES:

1. SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
2. PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS.
3. SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
4. CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT MAXIMUM 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
5. A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
6. DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

STANDARD STORMWATER CONTROL NOTES:

- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
- DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS. CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR FLOW-THROUGH PLANTERS

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT THE PLANTER SURFACE AREA, INLETS AND OUTLETS FOR OBSTRUCTIONS AND TRASH; CLEAR ANY OBSTRUCTIONS AND REMOVE TRASH.	QUARTERLY
2	INSPECT PLANTER FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, THE SURFACE BIOTREATMENT SOIL SHOULD BE TILLED OR REPLACED WITH THE APPROVED SOIL MIX AND REPLANTED. USE THE CLEANOUT RISER TO CLEAR ANY UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	QUARTERLY
3	CHECK FOR ERODED OR SETTLED BIOTREATMENT SOIL MEDIA. LEVEL SOIL WITH RAKE AND REMOVE/REPLANT VEGETATION AS NECESSARY.	QUARTERLY
4	MAINTAIN THE VEGETATION AND IRRIGATION SYSTEM. PRUNE AND WEED TO KEEP FLOW-THROUGH PLANTER NEAT AND ORDERLY IN APPEARANCE.	QUARTERLY
5	EVALUATE HEALTH AND DENSITY OF VEGETATION. REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION. REMOVE EXCESSIVE GROWTH OF PLANTS THAT ARE TOO CLOSE TOGETHER.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
7	INSPECT THE OVERFLOW PIPE TO MAKE SURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE ANY DAMAGED OR DISCONNECTED PIPING. USE THE CLEANOUT RISER TO CLEAR UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATOR AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ANY ACCUMULATION OF SEDIMENT.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
9	INSPECT AND, IF NEEDED, REPLACE WOOD MULCH. IT IS RECOMMENDED THAT 2" TO 3" OF COMPOSTED ARBOR MULCH BE APPLIED ONCE A YEAR.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
10	INSPECT SYSTEM FOR EROSION OF BIOTREATMENT SOIL MEDIA, LOSS OF MULCH, STANDING WATER, CLOGGED OVERFLOWS, WEEDS, TRASH AND DEAD PLANTS. IF USING ROCK MULCH, CHECK FOR 3" OF COVERAGE.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,
11	INSPECT SYSTEM FOR STRUCTURAL INTEGRITY OF WALLS, FLOW SPREADERS, ENERGY DISSIPATORS, CURB CUTS, OUTLETS AND FLOW SPLITTERS.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR PERVIOUS PAVEMENT

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	CHECK FOR SEDIMENT AND DEBRIS ACCUMULATION. PREVENT SOIL FROM WASHING OR BLOWING ONTO THE PAVEMENT. DO NOT STORE SAND, SOIL, MULCH OR OTHER LANDSCAPING MATERIALS ON PERVIOUS PAVEMENT SURFACES.	TWO TO FOUR TIMES ANNUALLY
2	CONDUCT PREVENTATIVE SURFACE CLEANING, USING COMMERCIALLY AVAILABLE REGENERATIVE AIR OR VACUUM SWEEPERS, TO REMOVE SEDIMENT AND DEBRIS.	TWO TO FOUR TIMES ANNUALLY
3	INSPECT FOR ANY SIGNS OF PAVEMENT FAILURE. REPAIR ANY SURFACE DEFORMATIONS OR BROKEN PAVERS. REPLACE MISSING JOINT FILLER IN PICP.	TWO TO FOUR TIMES ANNUALLY
4	CHECK FOR STANDING WATER ON THE PAVEMENT SURFACE WITHIN 30 MINUTES AFTER A STORM EVENT.	TWO TO FOUR TIMES ANNUALLY
5	INSPECT UNDERDRAIN OUTLETS AND CLEANOUTS, PREFERABLY BEFORE THE WET SEASON. REMOVE TRASH/DEBRIS.	TWO TO FOUR TIMES ANNUALLY
6	REMOVE SEDIMENT AND DEBRIS ACCUMULATION ON PERVIOUS PAVEMENT.	TWO TO FOUR TIMES ANNUALLY
7	REMOVE WEEDS. MOW VEGETATION IN GRID PAVEMENTS (SUCH AS TURF BLOCK) AS NEEDED.	AS NEEDED
8	PERFORM RESTORATIVE SURFACE CLEANING WITH A VACUUM SWEEPER, AND/OR RECONSTRUCTION OF PART OF THE PERVIOUS SURFACE TO RESTORE SURFACE PERMEABILITY AS NEEDED. REPLENISH AGGREGATE IN PICP JOINTS OR GRIDS AS NEEDED AFTER RESTORATIVE SURFACE CLEANING.	AS NEEDED
9	POWER WASHING WITH SIMULTANEOUS VACUUMING ALSO CAN BE USED TO RESTORE SURFACE INFILTRATION TO HIGHLY CLOGGED AREAS OF PERVIOUS CONCRETE, POROUS ASPHALT OR PICP, BUT IS NOT RECOMMENDED FOR GRID PAVEMENTS.	AS NEEDED
10	INSPECT PERVIOUS PAVING AREA USING THE ATTACHED INSPECTION CHECKLIST.	QUARTERLY OR AS NEEDED

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR MEDIA FILTERS

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT FOR STANDING WATER, SEDIMENT, TRASH AND DEBRIS.	MONTHLY DURING RAINY SEASON
2	REMOVE ACCUMULATED TRASH AND DEBRIS IN THE UNIT DURING ROUTINE INSPECTIONS.	MONTHLY DURING RAINY SEASON, OR AS NEEDED AFTER STORM EVENTS
3	INSPECT TO ENSURE THAT THE FACILITY IS DRAINING COMPLETELY WITHIN FIVE DAYS AND PER MANUFACTURER'S SPECIFICATIONS.	ONCE DURING THE WET SEASON AFTER MAJOR STORM EVENT.
4	REPLACE THE MEDIA PER MANUFACTURER'S INSTRUCTIONS OR AS INDICATED BY THE CONDITION OF THE UNIT.	PER MANUFACTURER'S SPECIFICATIONS.
5	INSPECT MEDIA FILTERS USING THE ATTACHED INSPECTION CHECKLIST.	QUARTERLY OR AS NEEDED

IT IS RECOMMENDED THAT MAINTENANCE OCCURS AT LEAST TWO DAYS AFTER THE MOST RECENT RAIN EVENT TO ALLOW DEBRIS AND SEDIMENTS TO DRY OUT

Bio Clean
A Forterra Company

Inspection and Maintenance Report
Catch Basin Only

Project Name _____

Project Address _____ (city) (Zip Code)

Owner / Management Company _____

Contact _____ Phone ( ) –

Inspector Name _____ Date ____/____/____ Time _____ AM / PM

Type of Inspection ☐ Routine ☐ollow Up ☐omplaint ☐orm Storm Event in Last 72-hours? ☐ ☐s

Weather Condition _____ Additional Notes _____

For Office Use Only
(Reviewed By)
(date)
Office personnel to complete section to the left

Site Map #	GPS Coordinates of Insert	Catch Basin Size	Evidence of Illicit Discharge?	Trash Accumulation	Foliage Accumulation	Sediment Accumulation	Signs of Structural Damage?	Functioning Properly or Maintenance Needed?
1	Lat: Long:							
2	Lat: Long:							
3	Lat: Long:							
4	Lat: Long:							
5	Lat: Long:							
6	Lat: Long:							
7	Lat: Long:							
8	Lat: Long:							
10	Lat: Long:							
11	Lat: Long:							
12	Lat: Long:							

Comments:

398 Via El Centro, Oceanside, CA 92058 P. 760.433.7640 F. 760.433.3176

MARINA PLAZA

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

STORMWATER CONTROL NOTES

	BY	CITY	DATE	REVISIONS
3				
2			9/27/22	
1				
0				

JOB NO. 2014.486
DATE 10-05-22

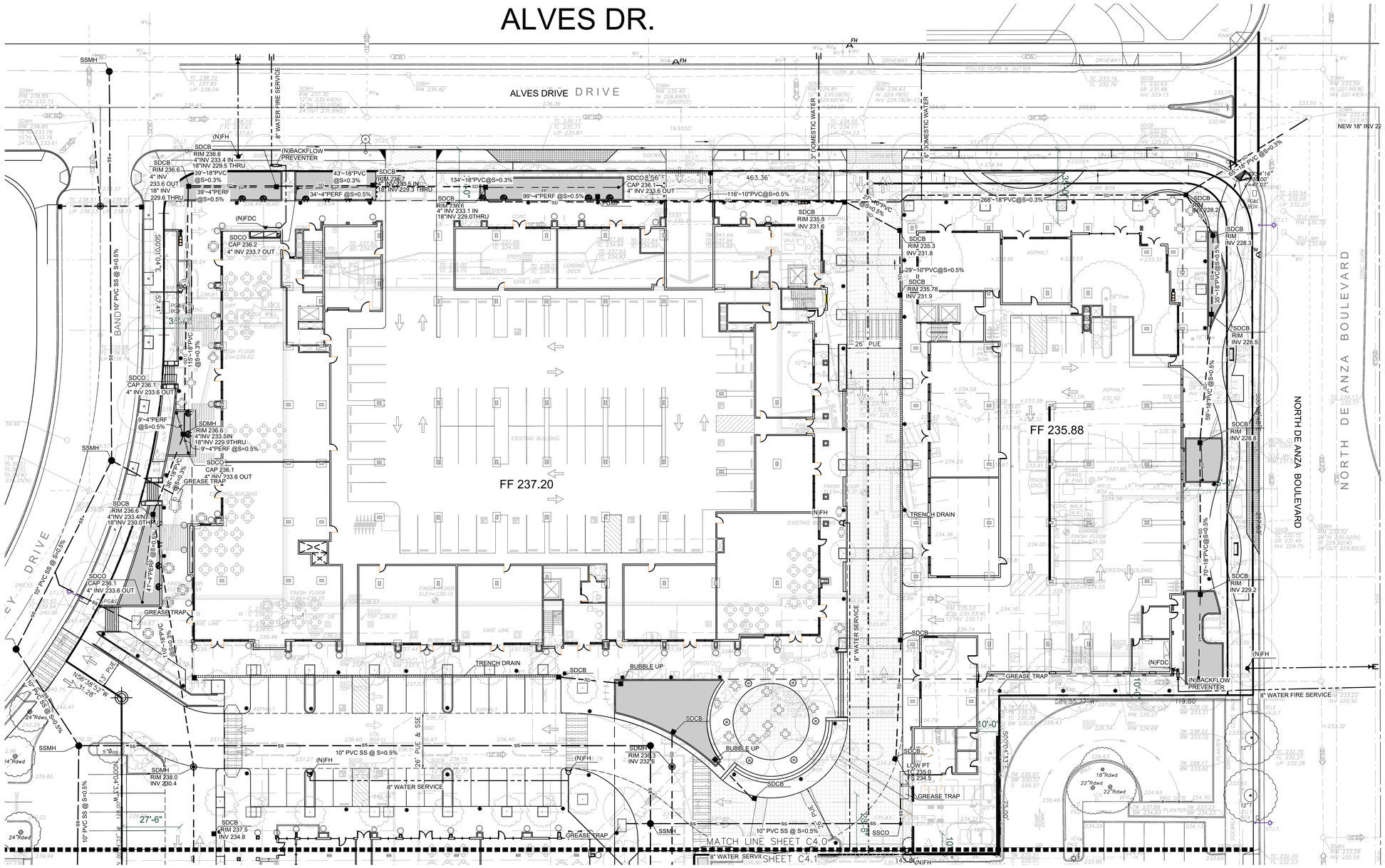
C3.2

NOTES FOR FIRE

1. Water Supply Requirements: Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2019 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.
2. Timing of installation: When fire apparatus access roads or a water supply for fire protection is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except when approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles in accordance with Section 505.2. Construction documents. Construction documents for proposed fire apparatus access, location of fire lanes, security gates across fire apparatus access and construction documents and hydraulic calculations for fire hydrant systems shall be submitted to the fire department for review and approval prior to construction. CFC Sec. 501.3, 501.4.
3. Construction Site Fire Safety: All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33.
4. Address identification: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1

LEGEND:

(Symbol Size May Vary)	PROPOSED
Storm Drain	SD
Storm Drain Catch Basin(SDCB)	
Storm Drain Manhole(SDMH)	
FLOW THROUGH PLANTER	
Sanitary Sewer	SS
Sanitary Sewer Manhole(SSMH)	
Water Line	
Water Meter (WM)	
Fire Hydrant (FH)	



MARINA PLAZA

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

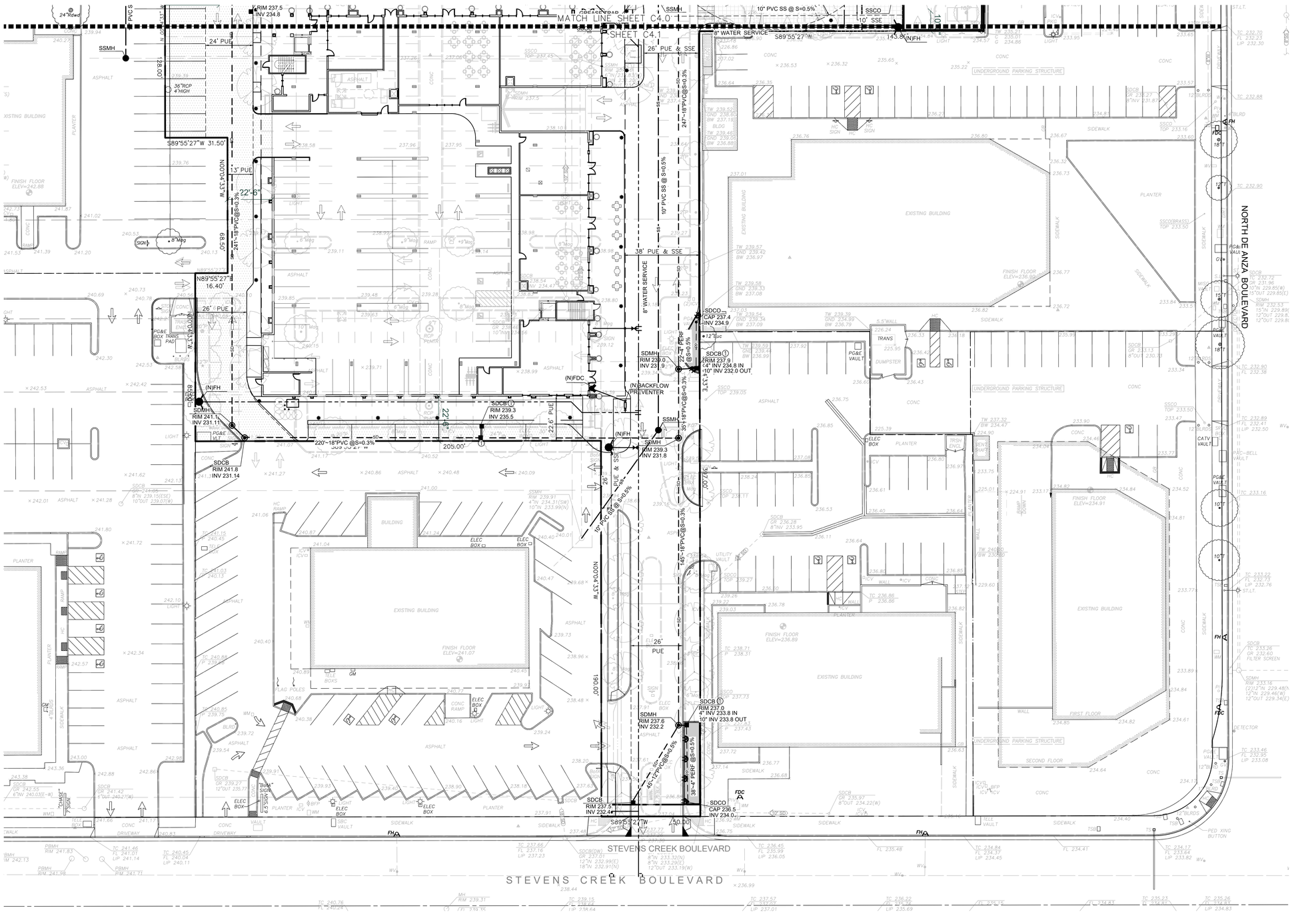
PRELIMINARY UTILITY PLAN

JOB NO. 1250.001
DATE 07-27-22

C4.0

LEGEND:

(Symbol Size May Vary)	PROPOSED
Storm Drain	SD
Storm Drain Catch Basin(SDCB)	
Storm Drain Manhole(SDMH)	
FLOW THROUGH PLANTER	
Sanitary Sewer	SS
Sanitary Sewer Manhole(SSMH)	
Water Line	W
Water Meter (WM)	
Fire Hydrant (FH)	



MARINA PLAZA

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

PRELIMINARY UTILITY PLAN

	BY	CITY	DATE	REVISIONS
2			9/27/22	

JOB NO. 2014.486
DATE 10-05-22

C4.1

MARINA PLAZA

CUPERTINO, CALIFORNIA

NEW BUSINESS

DEVELOPER:
BAY PACIFIC PROPERTIES
41 SHREWSBURY WAY
PLEASANT HILL, CA 94523
GREG ENDOM
T: 925-550-8082
E: GREGENDOM@YAHOO.COM

PG&E PM#S:
ELECTRIC:
GAS:

DESIGN CHANGE COMPONENT

ANY CHANGES TO THIS DESIGN MUST BE APPROVED BY

PG&E GAS ADE | PHONE NUMBER

WORK RESPONSIBILITY
JOINT TRENCH

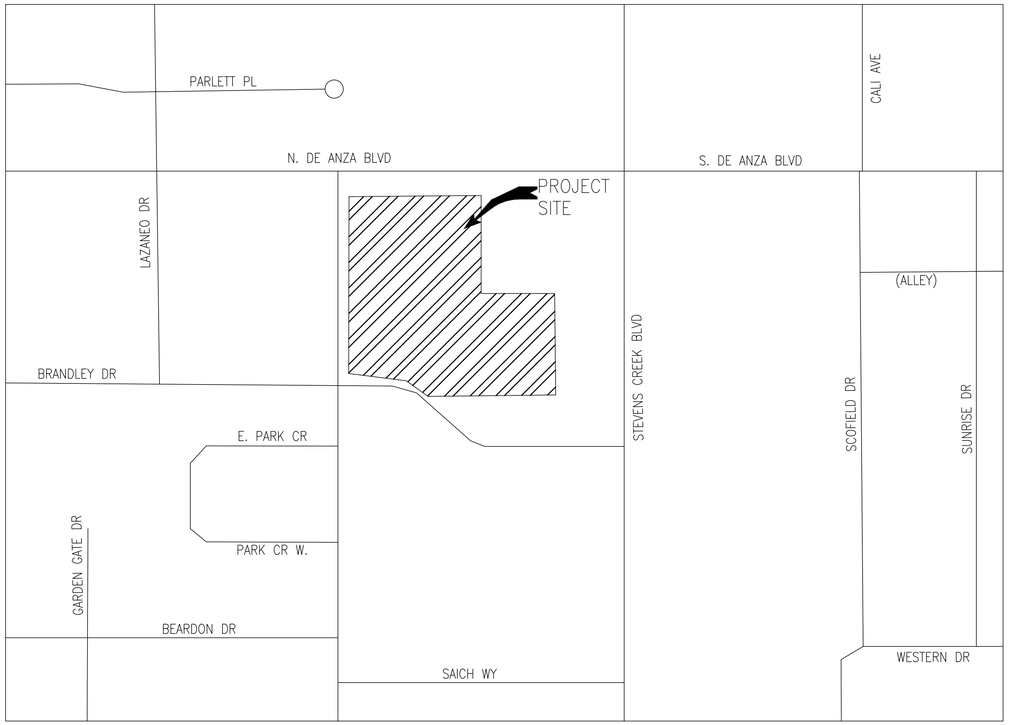
	PG&E ELECTRIC	PG&E GAS	TELEPHONE	C.A.T.V.	CONTRACTOR
TRENCHING					
EXCAVATE & BACKFILL	○	○	○	○	●
GAS MATERIAL					
SUPPLY & INSTALL	○	●	○	○	○
*ELECTRIC CABLE					
SUPPLY & INSTALL	●	○	○	○	○
ELECTRIC CONDUIT					
SUPPLY & INSTALL	○	○	○	○	●
ELECTRIC BOXES					
SUPPLY & INSTALL	○	○	○	○	●
EXCAVATION	○	○	○	○	●
ELECTRIC TRANSFORMER PADS					
SUPPLY & INSTALL	○	○	○	○	●
EXCAVATION	○	○	○	○	●
ELECTRIC TRANSFORMER					
SUPPLY & INSTALL	○	○	○	○	●
TELEPHONE CONDUIT					
SUPPLY & INSTALL	○	○	○	○	●
TELEPHONE CABLE					
SUPPLY & INSTALL	○	○	●	○	○
TELEPHONE SPLICE BOXES					
SUPPLY & INSTALL	○	○	○	○	●
EXCAVATION	○	○	○	○	●
TELEPHONE S.A.I. PAD					
SUPPLY & INSTALL	○	○	○	○	●
EXCAVATION	○	○	○	○	●
C.A.T.V. CONDUIT					
SUPPLY & INSTALL	○	○	○	○	●
C.A.T.V. SPLICE BOXES					
SUPPLY & INSTALL	○	○	○	○	●
EXCAVATION	○	○	○	○	●
C.L.E.C. FIBER CONDUIT					
SUPPLY & INSTALL	○	○	○	○	○
C.L.E.C. FIBER SPLICE BOXES					
SUPPLY & INSTALL	○	○	○	○	○
EXCAVATION	○	○	○	○	○
(OPTIONAL) DIRECTIONAL DRILL / JACK AND BORE					
SUPPLY & INSTALL CONDUIT	○	○	○	○	○
EXCAVATION	○	○	○	○	○

● SYMBOL DESIGNATES THE WORK TO BE PERFORMED BY THE RESPECTIVE CONTRACTOR & UTILITY COMPANIES.

○ NOT APPLICABLE UNLESS OTHERWISE SPECIFIED

* PG&E TO PULL CABLE INTO ENERGIZED ENCLOSURES

NOTE:
PRIOR TO ENERGIZING THIS PROJECT
A PSE/PUE WILL NEED TO BE RECORDED FOR ALL UTILITIES WITHIN THIS PROJECT. INCLUDING THE "WORKING SPACE" REQUIRED AROUND ALL EQUIPMENT.



VICINITY MAP
N. T. S.

N

SUBSTRUCTURE VERIFICATION STAMP

DEVELOPER NOTE AND SIGN

ALL PG&E ENCLOSURES AND BOXES HAVE BEEN SET TO GRADE ACCORDING TO GRADE STAKES PROVIDED BY DEVELOPERS ENGINEER. ALL COSTS TO RELOCATE OR RE-ADJUST BOXES AT A LATER DATE WILL BE BILLED TO THE DEVELOPER. PLEASE HAVE YOUR SUPT. VERIFY THE CORRECT GRADE OF ALL ENCLOSURES OR BOXES, AND SIGN AND DATE DRAWING.

THANK YOU

SIGNED _____

DATE _____

THESE PLANS WERE PREPARED IN CONJUNCTION WITH THE FOLLOWING PLANS:

	RECEIVED	APPROVED
CIVIL IMPROVEMENT PLANS/GRADING PLANS	07-25-2022	PRELIMINARY
ARCHITECTURAL ELECTRONIC FILE	06-08-2022	PRELIMINARY
APPLICANT DESIGN (GAS)		
APPLICANT DESIGN (ELECTRIC)		
TELEPHONE		
C.A.T.V.		
LANDSCAPE	06-08-2022	PRELIMINARY
LIGHT LOCATIONS		
TRAFFIC SIGNAL LOCATIONS		

VIZION UTILITY PARTNERS IS NOT RESPONSIBLE FOR ANY SUBSEQUENT CHANGES OR REVISIONS.
OTHER UTILITIES SHOWN ARE APPROXIMATE AND BASED ON FIELD SURVEY AND AVAILABLE UTILITY INFORMATION. IT IS THE CONTRACTORS' RESPONSIBILITY TO VERIFY THE ACTUAL LOCATION AND EXTENT OF UTILITIES PRIOR TO THE COMMENCEMENT OF WORK. PHYSICAL VERIFICATION OF UTILITY LOCATIONS SHALL BE PERFORMED BY CAREFUL PROBING OR HAND DIGGING IN ACCORDANCE WITH ARTICLE 6 OF THE CAL/OSHA CONSTRUCTION SAFETY ORDERS.

UTILITY APPROVALS

UTILITY	APPROVED BY	DATE
AT&T (PHONE)		
COMCAST (CATV)		
CITY ENGINEER		

SHEET INDEX

JT-1	JOINT TRENCH TITLE SHEET
JT-2	JOINT TRENCH NOTES AND DETAILS
JT-3	JOINT TRENCH INTENT

DATE:
REVISION:
DELTA NO:

CALL 811 BEFORE YOU DIG
USA UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER
DAVID B. VOORHIS
No. 26429
Exp. 03-31-24
CIVIL
STATE OF CALIFORNIA

DATE OF SIGNATURE

JOINT TRENCH TITLE SHEET
MARINA PLAZA
NEW BUSINESS
BAY PACIFIC PROPERTIES
CUPERTINO CALIFORNIA

Vizion Utility PARTNERS
UTILITY ENGINEERS, CONSULTANTS & STREETLIGHT DESIGN
7901 STONERIDGE DRIVE, SUITE 215 PLEASANTON, CA 94588
PH: (925) 621-1114

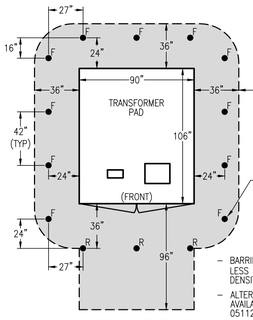
PROJ. NO: 21-150
SCALE: N.T.S.
PM: T. NGUYEN
DRAWN BY: J. CAZARES
PG&E QUALIFIED DESIGNER:
LAST UPDATED: 07-25-2022
DRAWING NO: JT-1
SHEET: 1 OF: 3

GENERAL NOTES:

1. THE PREFERRED TRENCH LOCATION IS IN A PUBLIC UTILITY EASEMENT (P.U.E.).
2. ALL DEPTHS AND RESULTING COVER REQUIREMENTS ARE MEASURED FROM FINAL GRADE.
3. COVER, CLEARANCES, AND SEPARATION SHALL BE AS GREAT AS PRACTICABLE UNDER THE CIRCUMSTANCES, BUT UNDER NO CIRCUMSTANCES SHALL BE LESS THAN THE MINIMUM COVER, CLEARANCE, AND SEPARATION REQUIREMENTS SET FORTH IN GENERAL ORDER 128 AND 49CFR 192.321 , 49CFR 192.325, AND 49CFR 192.327. ALL FACILITIES SHALL BE ANCHORED IN PLACE PRIOR TO COMPACTION, OR OTHER MEANS SHALL BE TAKEN TO ENSURE NO MOTION OF THE FACILITIES. DIMENSIONAL REQUIREMENTS FOR SHADING, LEVELING, AND BACKFILLING SHALL BE DETERMINED SUBSEQUENT TO COMPACTION.
4. TRENCH DIMENSIONS SHOWN ARE TYPICAL. TRENCH SIZES AND CONFIGURATIONS MAY VARY DEPENDING UPON OCCUPANCY AND/OR FIELD CONDITIONS. TRENCH SIZE AND CONFIGURATION MUST AT ALL TIMES BE CONSTRUCTED IN A MANNER THAT ENSURES PROPER CLEARANCES AND COVER REQUIREMENTS ARE MET. ANY "CHANGES" TO THE TRENCH WIDTH AND CONFIGURATIONS AS SHOWN IN THIS EXHIBIT MUST BE DESIGNED TO ENSURE THIS REQUIREMENT.
5. IT IS PREFERRED TO HAVE NON-PG&E OWNED STREETLIGHTS AT A LEVEL OTHER THAN THE GAS OR ELECTRIC LEVEL. NON-PG&E OWNED STREETLIGHTS MAY BE AT THE ELECTRIC LEVEL OF THE TRENCH AS LONG AS MINIMUM CLEARANCES ARE PROVIDED AND COMPLY WITH ALL SPECIAL NOTES FOR A JOINT TRENCH WITH A SECOND ELECTRIC UTILITY.
6. NON-UTILITY FACILITIES ARE NOT ALLOWED IN ANY JOINT UTILITY TRENCH, E.G., IRRIGATION CONTROL LINES, BUILDING FIRE ALARM SYSTEMS, PRIVATE TELEPHONE SYSTEMS, OUTDOOR ELECTRICAL CABLE, ETC.
7. WHEN COMMUNICATION DUCTS ARE INSTALLED, A MINIMUM OF 12" RADIAL SEPARATION SHALL BE MAINTAINED FROM GAS FACILITIES. EXCEPTION: WITH MUTUAL AGREEMENT, WHEN 4-INCH DIAMETER OR SMALLER GAS PIPE IS INSTALLED, THE SEPARATION MAY BE REDUCED TO NOT LESS THAN 6 INCHES.
8. PROVIDE SEPARATION FROM TRENCH WALL AND OTHER FACILITIES SUFFICIENT TO ENSURE PROPER COMPACTION.
9. MAINTAIN PROPER SEPARATION BETWEEN PG&E FACILITIES AND "WET" UTILITY LINES AS DESCRIBED IN UO STANDARD S5453. THE MINIMUM ALLOWABLE HORIZONTAL SEPARATION BETWEEN COMPANY FACILITIES AND "WET" FACILITIES IS 3' WITH A MINIMUM 1' OF UNDISTURBED EARTH OR THE INSTALLATION OF A SUITABLE BARRIER BETWEEN THE FACILITIES. IF A 3' HORIZONTAL SEPARATION CANNOT BE ATTAINED BETWEEN "WET" UTILITIES AND COMPANY DRY FACILITIES, A VARIANCE MAY BE APPROVED BY THE LOCAL INSPECTION SUPERVISOR AND SUBMITTED TO THE SERVICE PLANNING SUPPORT PROGRAM MANAGER FOR APPROVAL. SEPARATIONS OF 1' OR LESS ARE NOT PERMISSIBLE AND WILL NOT BE ALLOWED. THE COMPANY MAY AGREE TO WAIVE THE MINIMUM 3' SEPARATION REQUIREMENT AT THE REQUEST OF AN APPLICANT IF WARRANTED AND THE NEED IS JUSTIFIED. THE REQUEST FOR A WAIVER MUST:
   - BE MADE IN WRITING AND SUBMITTED TO THE COMPANY ADE DURING THE PLANNING AND DESIGN PHASE OF THE PROJECT;
   - CLEARLY DESCRIBE THE CONDITIONS NECESSITATING THE WAIVER,
   - INCLUDE A PROPOSED DESIGN, AND INCLUDE A DESIGN FOR A BARRIER BETWEEN THE "WET" UTILITIES AND COMPANY DRY FACILITIES IN THE EVENT 1' OF UNDISTURBED EARTH CANNOT BE MAINTAINED. NOTE: DRAIN LINES CONNECTED TO DOWNSPOUTS ON BUILDINGS ARE CONSIDERED A "WET" UTILITY FOR THE PURPOSES OF THIS STANDARD.
10. SEPARATIONS SHALL BE MAINTAINED AT ABOVE GROUND TERMINATION POINTS.
11. PROCEDURES FOR APPROVING NATIVE BACKFILL FOR SHADING OF PG&E GAS FACILITIES:
    - RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF 3 LOCATIONS PER 1,000' OF TRENCH. 100% OF THE SAMPLE MUST PASS THROUGH A 1/2" SIEVE AND 75% MUST PASS THROUGH A #4 SCREEN. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND ARE TO BE TAKEN AT THE DISCRETION OF THE PG&E REPRESENTATIVE ON SITE.
    - THE SOILS MUST NOT CONTAIN ANY ROCKS THAT HAVE SHARP EDGES OR THAT MAY OTHERWISE BE ABRASIVE.
    - THE SOILS MUST NOT CONTAIN CLODS LARGER THAN 1/2" IF TO BE USED AS SHADING, BEDDING, OR LEVELING MATERIALS.
    - COMPACTION REQUIREMENTS MUST MEET ANY APPLICABLE PG&E, FEDERAL, STATE, COUNTY, OR LOCAL REQUIREMENTS.
    - AT NO TIME SHALL THE OVER SATURATION OF NATIVE SOILS BE USED TO ACHIEVE THESE REQUIREMENTS.
    - THE SIEVES AND SCREENS SHALL BE:
      1/2" SIEVE: 8" DIAMETER BY 2" DEEP, STAINLESS STEEL MESH SCREEN.
      #4 SCREEN: 8" DIAMETER BY 2" DEEP, STAINLESS STEEL MESH SCREEN.
12. PROCEDURES FOR APPROVING NATIVE BACKFILL FOR SHADING AT PG&E ELECTRIC FACILITIES:
    - RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF 3 LOCATIONS PER 1,000' OF TRENCH. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND ARE TO BE TAKEN AT THE DISCRETION OF THE PG&E REPRESENTATIVE ON SITE.
    - SHADING MATERIAL CONTAINING LARGE ROCK, PAVING MATERIAL, CINDERS, SHARPLY ANGULAR SUBSTANCES, OR CORROSIVE MATERIAL SHALL NOT BE PLACED IN THE TRENCH WHERE SUCH MATERIAL MAY DAMAGE THE CONDUITS AND/OR PREVENT PROPER COMPACTION OVER OR AROUND THE CONDUITS.
    - NATIVE SOILS CONTAINING CLODS NOT TO EXCEED 6" IN DIAMETER MAY BE INCLUDED IN THE SHADING MATERIAL PROVIDED THE CLODS ARE READILY BREAKABLE BY HAND. NOTE: SOILS CONSISTING PRIMARILY OF ADOBE, HARD COMPACT (DENSE) CLAY, AND BAY MUDS SHALL NOT BE USED AS SHADING MATERIAL.
    - AT NO TIME SHALL THE OVER SATURATION OF NATIVE SOILS BE USED TO ACHIEVE THESE REQUIREMENTS.
    - REFER TO ENGINEERING DOCUMENT 062288, ITEM 13 ON PAGE 2.
13. COMPETENT NATIVE SOILS ARE PREFERRED TO BE USED FOR SHADING, BEDDING, AND BACKFILLING THROUGHOUT THE TRENCH.
    - WHERE NATIVE SOILS EXCEED 1/2" MINUS AND/OR WHERE GAS IS TO BE PLACED AT THE BOTTOM OF A TRENCH IN AREAS THAT EXCEED 1/2" MINUS SOIL CONDITIONS, OR WHERE THE BOTTOM OF A TRENCH IS CONSIDERED TO CONSIST OF HARD PAN, PG&E APPROVED 1/2" MINUS IMPORT MATERIAL SHALL BE USED FOR SHADING AND/OR BEDDING OF GAS FACILITIES.
    - PG&E APPROVED IMPORT MATERIAL IS PER CGT ENGINEERING GUIDELINE 4123.
    - IF A LEVELING COURSE IS REQUIRED FOR GAS FACILITIES, THE USE OF NATIVE SOILS IS PREFERRED, BUT IF 1/2" MINUS CONDITIONS ARE NOT ATTAINABLE WITH THE NATIVE SOILS, THEN THE USE OF PG&E APPROVED IMPORT MATERIALS IS REQUIRED. BEDDING UNDER GAS FACILITIES WILL BE A MINIMUM OF 2" OF COMPACTED 1/2" MINUS NATIVE SOILS OR PG&E APPROVED IMPORT MATERIAL.
    - FOR ELECTRIC FACILITIES, REFER TO NOTE 12. THIS APPLIES TO LEVELING COURSES AS WELL AS SHADING.
    - THE MINIMUM PG&E APPROVED BEDDING MATERIAL MAY BE INCREASED AT THE DISCRETION OF PG&E WHEN WARRANTED BY EXISTING FIELD CONDITIONS (E.G., ROCKY SOILS, HARD PAN, ETC.).
    - THE USE OF ANY IMPORTED MATERIAL FOR BACKFILLING PURPOSES SHALL BE LIMITED TO THOSE SITUATIONS WHEN NATIVE SOILS DO NOT ALLOW FOR REQUIRED COMPACTION.
14. THE APPLICANT IS RESPONSIBLE FOR THE REMOVAL OF EXCESS SPOIL AND ASSOCIATED COSTS.
15. SEPARATION BETWEEN GAS FACILITIES AND ELECTRIC FACILITIES MAY BE REDUCED TO 6" WHEN CROSSING.
16. SERVICE SADDLES ARE THE PREFERRED SERVICE FITTINGS FOR USE THROUGHOUT THE JOINT TRENCH PROJECT. ALL PROJECTS WILL BE DESIGNED AND ESTIMATED USING SERVICE SADDLES. HOWEVER, SERVICE TEES MAY BE USED IF ALL CLEARANCES, SEPARATION, AND COVERAGE REQUIREMENTS ARE MAINTAINED.
17. CONTRACTOR TO INCREASE METER SPACING AS NECESSARY WHEN EARTHQUAKE VALVES OR OTHER ADDITIONAL SAFETY EQUIPMENT ARE REQUIRED. EARTHQUAKE VALVES ARE REQUIRED IN SOME AREAS AND ARE NOT PART OF PG&E/VIZION UTILITY PARTNERS SCOPE. THIS INFORMATION CAN BE FOUND ON BUILDING MECHANICAL ENGINEER'S PLANS. PG&E STANDARD METER SPACING REQUIREMENTS DO NOT INCLUDE CLEARANCE FOR EARTHQUAKE VALVES.

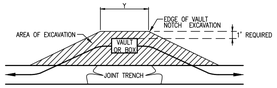
CONSTRUCTION NOTES:

1. ALL TRENCHING, BACKFILLING AND INSTALLATION BY CONTRACTOR MUST COMPLY WITH PG&E UO STANDARD S5453 (EFFECTIVE DATE 7-5-2006).
2. ALL WORK MUST COMPLY WITH P.G. & E., TELEPHONE, C.A.T.V., STANDARDS AND PRACTICES. ALL WORK MUST BE INSPECTED AND APPROVED BY RESPECTIVE INSPECTORS. RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF THREE LOCATIONS PER 1,000' OF TRENCH. 100% OF THE SAMPLE MUST PASS THROUGH A ½" SIEVE AND 75% MUST PASS THROUGH A #4 SCREEN. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND IS TO BE AT THE DISCRETION OF THE PG&E REPRESENTATIVE ON SITE. THE SOILS MUST NOT CONTAIN ANY ROCKS THAT HAVE SHARP EDGES OR THAT MAY OTHERWISE BE ABRASIVE. THE SOILS MUST NOT CONTAIN CLODS LARGER THAN ½" IF TO BE USED AS SHADING, BEDDING OR LEVELING MATERIALS. COMPACTION REQUIREMENTS MUST MEET ANY APPLICABLE P.G.& E. FEDERAL, STATE, COUNTY OR LOCAL REQUIREMENTS. ANY NATIVE SOILS OR IMPORT MATERIALS USED MUST NOT HINDER THOSE EFFORTS.
3. BACKFILL SHALL BE APPROVED BY THE UTILITY COMPANIES AND THE CITY. COMPACTION WILL BE TESTED AND PASSED BY THE SOILS ENGINEER.
4. IF SOIL IS NOT ROCK FREE, ADD 4" DEPTH OF TRENCH FOR SAND BEDDING.
5. VERIFY SPLICE BOX EXCAVATION SIZES WITH SUPPLIER(S).
6. THE TRENCHING CONTRACTOR SHALL COORDINATE THE UTILITY COMPANIES' INSTALLATION. THE TRENCHING CONTRACTOR TO PLACE CONNECTING CONDUIT WITHIN 5' OF BUILDING EXTERIOR WALL.
7. CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE PROJECT IMPROVEMENT PLANS AND CONDUCT HIS WORK ACCORDINGLY.
8. IT IS THE TRENCHING CONTRACTOR'S RESPONSIBILITY TO PROTECT IN PLACE ALL EXISTING FACILITIES. NO EXTRA PAYMENT WILL BE CONSIDERED FOR CROSSING OTHER SYSTEMS.
9. VIZION UTILITY PARTNERS ASSUMES NO RESPONSIBILITY FOR THE PROJECT CONDITIONS. THESE DRAWINGS WERE PREPARED USING DATA SUPPLIED BY PG&E, TELEPHONE, C.A.T.V., IMPROVEMENT PLANS AND THE CITY'S VARIOUS "AS BUILT" INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PHYSICALLY REVIEW THE PROJECT PRIOR TO SUBMITTING HIS BID.
10. CONTRACTOR WILL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A., INDUSTRIAL SAFETY ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING NEAR ENERGIZED OR "HOT" EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MAN POWER. PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES ARE THE CONTRACTOR'S RESPONSIBILITY.
11. THE CONTRACTOR SHALL PROTECT CONSTRUCTION STAKING. HE SHALL COORDINATE STAKING WITH THE PROJECT'S CIVIL ENGINEER.
12. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) TWO WORKING DAYS PRIOR TO START OF WORK.
13. CONTRACTOR SHALL NOTIFY INSPECTORS OF ANY POTENTIAL CONFLICTS PRIOR TO START OF WORK.
14. THIS PLAN IS TO BE USED FOR SOLE PURPOSE OF DIGGING THE JOINT TRENCH. SEE PG&E, AT&T, AND COMCAST PLANS FOR EXACT SIZE AND NUMBER OF CONDUITS INSTALLED IN THE JOINT TRENCH. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE CORRECT NUMBER, SIZE AND TYPES OF CONDUITS ARE INSTALLED PER THE ENGINEERED PLANS BY EACH UTILITY COMPANY.
15. NOTE PLANS ISSUED AT THE PRE-CONSTRUCTION MEETING MAY BE SUBJECT TO REVISIONS, IF FINAL PLANS FROM EACH UTILITY COMPANY WERE NOT AVAILABLE AT THE START OF CONSTRUCTION.
16. WATER, SEWER, DRAINS, SANITARY WASTE, FUELS (INCLUDING DIESEL AND GASOLINE), OIL, PROPANE AND OTHER VOLATILE HEAVIER THAN AIR GASES, SPRINKLER, IRRIGATION, STEAM AND OTHER "WET" FACILITIES SHALL MAINTAIN A MINIMUM OF THREE FEET FROM THE NEAREST OUTER SURFACE OF PG&E FACILITIES WITH NO LESS THAN ONE FOOT OF EARTH (SOIL BARRIER) BETWEEN THE ADJACENT SIDES OF THE INDIVIDUAL TRENCHES.
17. IN THE EXTRAORDINARY CASE THAT THE MINIMUM THREE FOOT HORIZONTAL SEPARATION CANNOT BE ATTAINED BETWEEN "WET" UTILITIES AND COMPANY DRY FACILITIES, A VARIANCE MAY APPROVED BY THE LOCAL INSPECTION SUPERVISOR AND SUBMITTED TO SERVICE PLANNING SUPPORT PROGRAM MANAGER FOR APPROVAL.
18. ALL METER PANELS: INDIVIDUAL, RESIDENTIAL, OR NONRESIDENTIAL APPLICANTS WITH A METER PANEL RATING OF ANY SIZE, INSTALLED INSIDE A METER ROOM OR OTHER STRUCTURE, MUST FOLLOW ALL OF THE REQUIREMENTS DESCRIBED BELOW.
    A. INSTALL, OWN, AND MAINTAIN A SEPARATE, NOMINAL, 2-INCH DIAMETER CONDUIT WITH PULL TAPE INSIDE. THE CONDUIT AND PULL TAPE MUST EXTEND FROM THE OUTSIDE SURFACE OF THE BUILDING AND TERMINATE OUTSIDE THE METER PANEL OR SWITCHBOARD AT THE TOP OF THE METER SECTION.
    B. ENSURE THE 2-INCH DIAMETER CONDUIT AND PULL TAPE EXIT THE OUTSIDE OF THE BUILDING A MINIMUM OF 8 FEET AND A MAXIMUM OF 10 FEET ABOVE GROUND. THE OPEN END OF THE CONDUIT THAT IS EXPOSED TO THE OUTSIDE MUST HAVE A REMOVABLE, TEMPORARY CAP OR PLUG.
    C. DO NOT USE THE CONDUIT. THE CONDUIT IS FOR PG&E'S METERING EQUIPMENT ONLY.
19. THIS JOINT TRENCH PLAN WAS PREPARED BASED ON TOPOGRAPHICAL SURVEY AS PROVIDED BY A CIVIL ENGINEER. THE CONTRACTOR IS CAUTIONED THAT EXPLORATORY WORK IS NECESSARY TO DETERMINE THE ACTUAL LOCATION OF ANY EXISTING UTILITY. V.U.P. STRONGLY RECOMMENDS THAT ALL UTILITIES BE PHYSICALLY LOCATED ON THE SITE BEFORE THE ONSET OF SITE WORK. SUBSTRUCTURE LOCATIONS MAY REQUIRE FIELD ADJUSTMENT TO COMPENSATE FOR ACTUAL EXISTING UTILITY LOCATIONS.
20. SUBSTRUCTURE LOCATIONS MUST BE STAKED BY A LICENSED SURVEYOR PRIOR TO CONSTRUCTION. SEE CONSTRUCTION NOTES ON JOINT TRENCH TITLE SHEET (JT-1) REGARDING EXISTING CONDITIONS.



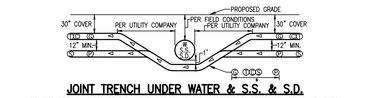
CLEARANCE REQUIREMENTS
90" x 106" TRANSFORMER PAD (N.T.S.)
PER PG&E DOCUMENT 051122.
MAINTAIN 30' UNOBSTRUCTED OVERHEAD CLEARANCE

- BARRIER POSTS REQUIRED WHEN LOCATED LESS THAN 9' FROM COMMERCIAL/HIGH DENSITY TRAFFIC AREA.
- ALTERNATE BARRIER POST ARRANGEMENTS AVAILABLE – SEE PG&E DOCUMENT 051122 FIGURE 10.

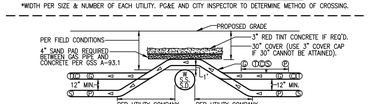


PRIMARY BOX SIZE	BOX EXCAVATION "Y"	NOTE:
3' x 5'	7'	DISTANCE VARIES PER FIELD CONDITIONS
4'-6" x 8'-6"	11'	

TYPICAL PG&E PRIMARY BOX
EXCAVATION DETAIL



JOINT TRENCH UNDER WATER & S.S. & S.D.
*WIDTH PER SIZE & NUMBER OF EACH UTILITY. PG&E AND CITY INSPECTOR TO DETERMINE METHOD OF CROSSING.



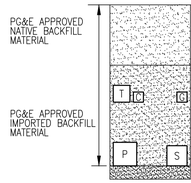
JOINT TRENCH OVER WATER & S.S. & S.D
*WIDTH PER SIZE & NUMBER OF EACH UTILITY. PG&E AND CITY INSPECTOR TO DETERMINE METHOD OF CROSSING.

NOTE: TRENCH DEPTH NOT TO EXCEED 5' UNLESS APPROVED BY PG&E INSPECTOR. IN NO CASE SHOULD PLASTIC GAS PIPE BE INSTALLED AT A DEPTH GREATER THAN 10' UNLESS APPROVED BY PG&E SENIOR GAS ENGINEER.

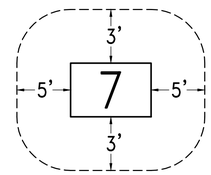
TRENCHING CONTRACTOR SHALL NOT ASSUME THAT EITHER OF THE ABOVE DETAILS WILL BE ACCEPTABLE TO PG&E. YOU ARE REQUIRED TO CONTACT THE LOCAL PG&E ENGINEERING OFFICE WITH ANY ISSUE RELATING TO COVERS LESS THAN MINIMUM OR COVERS REQUIRING SHORING. CONCRETE CAPPING IS ONLY ACCEPTABLE WHERE NO OTHER SOLUTION IS POSSIBLE AND ONLY WHEN CERTAIN CRITERIA ARE MET AND ONLY WITH PG&E APPROVAL.

WORKSPACE & EASEMENT REQUIREMENTS

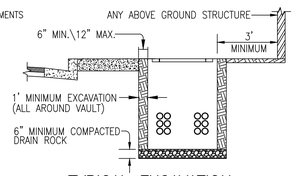
MAINTAIN A CLEAR AND LEVEL WORKSPACE AS SHOWN (N.T.S), PER PG&E DOCUMENT 051122.
MAINTAIN 20' UNOBSTRUCTED OVERHEAD CLEARANCE U.N.O.



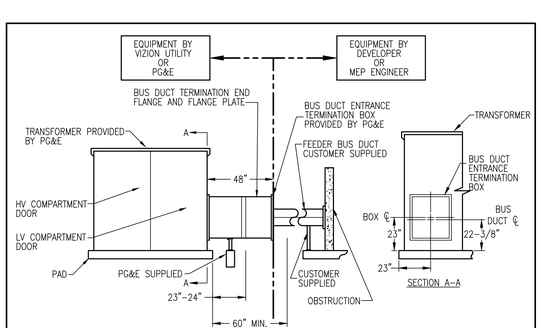
MINIMUM BACKFILL REQUIREMENTS
*CHECK WITH LOCAL GOVERNING AGENCIES FOR POSSIBLE VARIATIONS



#7 VAULTS



TYPICAL EXCAVATION:
FOR PG&E PRIMARY VAULTS, TRANSFORMERS, U.N.O.



TYPICAL BUS DUCT ASSEMBLY
SIDE VIEW – NOT TO SCALE

NOTE:
DO NOT INSTALL THE TRANSFORMER PAD UNTIL BUS DUCT ALIGNMENT IS CONFIRMED WITH ELECTRIC PANEL INSTALLER. SEE PG&E DOCUMENT 063929 FOR UTILITY COMPANY REQUIREMENTS.

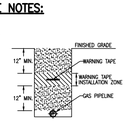
ELECTRIC CONDUIT MINIMUM BEND RADIUS

CONDUIT DIAMETER	VERTICAL RADIUS	HORIZONTAL RADIUS
2"	24"	36"
3"	24"	36"
4"	36"	36"
5"	36"	60"

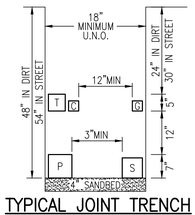
NOTE: 315° MAX BENDS IN ANY SECONDARY CONDUIT RUN 200' OR LESS.
300° MAX BENDS IN ANY PRIMARY CONDUIT RUN.

GAS PIPELINE UNDERGROUND WARNING TAPE NOTES:

1. A WARNING TAPE IS TO BE INSTALLED IN OPEN TRENCH INSTALLATION OVER GAS PIPELINES IN BOTH TRANSMISSION AND DISTRIBUTION FACILITIES. THIS INCLUDES BACKHOES, TELL HOLES, STAPE OR OTHER EXCAVATIONS FOR INSPECTION PURPOSES. THIS WARNING TAPE IS INTENDED FOR EXCAVATOR DIGGING IN PIPELINE ENCROACHMENT ZONES TO SERVE AS A WARNING PRIOR TO THAN THE PIPELINE. WHEN THE WARNING TAPE IS EXPOSED AND SNAGGED WITH EXCAVATING EQUIPMENT, IT STRETCHES WITHOUT BREAKING, THUS ALERTING THE EXCAVATOR OF THE GAS FACILITY BELOW.
2. INSTALL 6" WIDE WARNING TAPE ABOVE THE GAS PIPELINE AT LEAST 12" BELOW GRADE, AND NO CLOSER THAN 12" FROM THE PIPE. INSTALLATION SHOULD PROVIDE THE GREATEST DISTANCE BETWEEN THE PIPELINE AND THE TAPE AS POSSIBLE. INSTALL THE TAPE ALONG THE LENGTH OF THE EXCAVATION. ENSURE THAT THE TAPE OVERLAPS WHEN TWO OR MORE PIECES OF TAPE ARE USED. EXCEPTION: WHEN A JOINT TRENCH DESIGN DOES NOT ALLOW FOR INSTALMENT OF WARNING TAPE WITHIN THE "WARNING TAPE INSTALLATION ZONE", INSTALL THE WARNING TAPE A MINIMUM OF 6" ABOVE THE GAS PIPELINE AND BELOW THE FACILITY ABOVE THE PIPE.
3. WARNING TAPE SHALL BE BRIGHTLY COLORED YELLOW AND MARKED "CAUTION: GAS LINE BURIED BELOW" OR MARKED WITH A SIMILAR NOTIFICATION.
4. WARNING TAPE SHALL BE STORED IN SUCH A MANNER THAT LIMITS ULTRAVIOLET (UV) EXPOSURE.



TYPICAL DETAIL
GAS PIPELINE UNDERGROUND WARNING TAPE INSTALLATION (N.T.S.)



TYPICAL JOINT TRENCH
PER PG&E STANDARD S5453, EXHIBIT B

LEGEND

TYPICAL

- JOINT TRENCH
- JOINT TRENCH SERVICE
- SD — STORM DRAIN
- G — GAS
- SS — SANITARY SEWER
- E — ELECTRICAL
- W — DOMESTIC WATER
- FW — WATER (FIRE)
- JT — JOINT TRENCH
- OH — OVERHEAD
- SI — SIGNAL INTERCONNECT
- T — TELEPHONE
- C — C.A.T.V.
- FO — FIBER OPTIC
- COM — COMMUNICATIONS
- SL — STREETLIGHT
- ATT — AT&T
- MCI — MCI
- FACE OF CURB, BACK OF CURB
- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- x — FENCELINE
- BIOSWALE
- TIE-IN TO CONDUITS
- METER PEDESTAL
- AREA DRAIN
- CATCH BASIN
- DOWNSPOUT
- FIRE HYDRANT
- SS MANHOLE
- CV — COMMUNICATIONS VAULT
- EV — ELECTRIC VAULT
- x 20.25 — SPOT ELEVATION

NEW

- (N) 106" x 90" TRANSFORMER PAD (PG&E) WORKING SPACE SHOWN
- (N) 4'-6" x 8'-6" x 6' SPLICE VAULT (PG&E) WORKING SPACE SHOWN
- (N) TIE INTO EXISTING ELECTRIC
- (N) TERMINATION CAN
- (N) TERMINATION CAN

EXISTING

- E — (E) ELECTRIC LINE
- G — (E) GAS LINE
- (E) ELECTRIC VAULT
- (E) CATV VAULT
- (E) PHONE VAULT
- (E) UTILITY VAULT
- (E) STREET LIGHT VAULT
- (E) STREET LIGHT
- E — (E) ELECTRIC LINE TO BE REMOVED
- (E) TRANSFORMER TO BE REMOVED
- G — (E) GAS LINE TO BE REMOVED

ABBREVIATIONS

AD — AREA DRAIN	FOC — FACE OF CURB	(N) — NORTH
APPROX — APPROXIMATE	FUT — FUTURE	NTS — NOT TO SCALE
AVE — AVENUE	G — GAS	OH — OVERHEAD
BNDY — BOUNDARY	GND — GROUND	P — PAD
C — CURB	I.D. — INNER DIAMETER	PKWY — PARKWAY
C/G — CURB & GUTTER	IRR — IRRIGATION	PL — PROPERTY LINE
CL, C/L — CENTER LINE	J.P. — JOINT POLE	PR — PROPOSED
DR — DRIVE	LT — LEFT	PUE — PUBLIC UTILITY EASEMENT
DW/DWY — DRIVEWAY	M — MONUMENT	PVMT — PAVEMENT
(E) — EAST	MCI — MCI, INC. COMPANY	RT — RIGHT
EL — ELEVATION	MH — MAINTENANCE HOLE	R/W — RIGHT OF WAY
ELB — ELBOW	MIN — MINIMUM	S — SANITARY SEWER LATERAL
ELEC — ELECTRIC	MID PT — MID POINT	S.I. — SIGNAL INTERCONNECT
ELECT — ELECTROLIER	MPOE — MAIN POINT OF ENTRY	SS — SANITARY SEWERS
EP — EDGE OF PAVEMENT	MSB — MAIN SWITCH BOARD	SSCO — SANITARY SEWER CLEAN OUT
EX — EXISTING	MSS — MAIN SWITCH SIZE	SSMH — SANITARY SEWER MANHOLE
FC — FACE OF CURB	MTR — METER	
FH — FIRE HYDRANT		

STD — STANDARD	
STLT — STREET LIGHT	
SVC — SERVICES	
SW, S/W — SIDEWALK	
TC — TOP OF CURB	
TEL — TELEPHONE	
TERM — TERMINATION	
THRU — THROUGH	
TYP — TYPICAL	
U.G. — UNDERGROUND	
VER — VERIZON	
(W) — WEST	
W — WATER	
WM — WATER METER	

DATE: | REVISION | DELTA NO:

CALL 811 BEFORE YOU DIG
USA
UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER
DAVID B. VORRHES
No. 26429
Exp. 03-31-24
CIVIL
STATE OF CALIFORNIA
DATE OF SIGNATURE

JOINT TRENCH NOTES & DETAILS
MARINA PLAZA
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PH: (925) 682-1114

PROJ. NO: 21-150
SCALE: N.T.S.
PM: T. NGUYEN
DRAWN BY: J. CAZARES
PG&E QUALIFIED DESIGNER:
LAST UPDATED: 07-25-2022
DRAWING NO: JT-2
SHEET: 2 OF: 3

NOTE TO DEVELOPER: POTHOLE NEW VAULT LOCATIONS TO CONFIRM ACTUAL LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO START OF TRENCHING WORK.

N. DE ANZA BLVD

ALVES DR

STEVENS CREEK BLVD

BANDLEY DR

EXISTING ELECTRIC VAULT PROPOSED TIE INTO EXISTING ELECTRIC

EXISTING ELECTRIC LINE LOCATION APPROXIMATE

EXISTING ELECTRIC LINE LOCATION APPROXIMATE PROPOSED TIE INTO EXISTING ELECTRIC

106" x 90" TRANSFORMER PAD (PG&E) WORKING SPACE SHOWN

EXISTING ELECTRIC LINE TO BE REMOVED

EXISTING GAS LINE TO BE REMOVED

EXISTING TRANSFORMER T5067 TO BE REMOVED

BUILDING A
51 UNITS

MSB–
ELECTRIC 2500A
120/208V, 3ø, 4W
DEMAND = ____ KVA
METERS:
___ RESIDENTIAL
___ HOUSE
___ COMMERCIAL
___ OTHER

PHONE
CATV
FIBER

4'–6" x 8'–6" x 6' SPLICE VAULT (PG&E) WORKING SPACE SHOWN

EX. BUILDING

EXISTING ELECTRIC TRANSFORMER PROPOSED TIE INTO EXISTING ELECTRIC

TRANS

EXISTING ELECTRIC LINE TO BE REMOVED LOCATION APPROXIMATE

EXISTING TRANSFORMER T8645 LOCATION APPROXIMATE

EXISTING ELECTRIC LINE TO BE REMOVED

EXISTING GAS LINE TO BE REMOVED

EXISTING TRANSFORMER T7902 TO BE REMOVED

EXISTING PHONE VAULT TO BE REMOVED

TIE INTO EXISTING ELECTRIC LINE

4'–6" x 8'–6" x 6' SPLICE VAULT (PG&E) WORKING SPACE SHOWN

EXISTING TRANSFORMER T97858 LOCATION APPROXIMATE

EXISTING INTERRUPTER T97858 LOCATION APPROXIMATE

EXISTING JUNCTION J820 LOCATION APPROXIMATE

EXISTING ELECTRIC LINE LOCATION APPROXIMATE

MARINA PLAZA
10122 BANDLEY DR
CUPERTINO, CA 95014
35,000 SF RETAIL
248,000 SF RESIDENTIAL
GARAGE PARKING

EXISTING ELECTRIC LINE TO BE REMOVED

BUILDING B
80 UNITS

MSB–
ELECTRIC 1600A
277/480V, 3ø, 4W
DEMAND = ____ KVA
METERS:
___ RESIDENTIAL
___ HOUSE
___ COMMERCIAL
___ OTHER

PHONE
CATV
FIBER

EXISTING PHONE VAULT TO BE REMOVED

TIE INTO EXISTING ELECTRIC LINE

106" x 90" TRANSFORMER PAD (PG&E) WORKING SPACE SHOWN

EXISTING ELECTRIC LINE LOCATION APPROXIMATE

TIE INTO EXISTING ELECTRIC LINE

4'–6" x 8'–6" x 6' SPLICE VAULT (PG&E) WORKING SPACE SHOWN

BUILDING C
57 UNITS

EXISTING ELECTRIC LINE TO BE REMOVED LOCATION APPROXIMATE

MSB–
ELECTRIC 3000A
120/208V, 3ø, 4W
DEMAND = ____ KVA
METERS:
___ RESIDENTIAL
___ HOUSE
___ COMMERCIAL
___ OTHER

PHONE
CATV
FIBER

TERMINATION CAN

106" x 90" TRANSFORMER PAD (PG&E) WORKING SPACE SHOWN

EXISTING DECORATIVE LIGHT

EX. BUILDING

4'–6" x 8'–6" x 6' SPLICE VAULT (PG&E) WORKING SPACE SHOWN

EXISTING ELECTRIC LINE LOCATION APPROXIMATE PROPOSED TIE INTO EXISTING ELECTRIC

EXISTING ELECTRIC BOX

EXISTING DECORATIVE LIGHT

EXISTING ELECTRIC LINE LOCATION APPROXIMATE

EXISTING TRANSFORMER PAD

EXISTING GAS METER

EXISTING ELECTRIC BOX

EXISTING DECORATIVE LIGHT

PRELIMINARY
NOT FOR CONSTRUCTION

NOTE:
PRIOR TO ENERGIZING THIS PROJECT
A PSE/PUE WILL NEED TO BE RECORDED FOR ALL UTILITIES WITHIN THIS PROJECT. INCLUDING THE "WORKING SPACE" REQUIRED AROUND ALL EQUIPMENT. THE AREA MUST ALSO BE LEVEL.

SUBSTRUCTURE LOCATIONS MUST BE STAKED BY A LICENSED SURVEYOR PRIOR TO CONSTRUCTION. SEE CONSTRUCTION NOTES ON JOINT TRENCH NOTES SHEET (JT–2) REGARDING EXISTING CONDITIONS.

THIS IS NOT A BID DOCUMENT
THIS DRAWING HAS NOT YET BEEN REVIEWED BY UTILITY COMPANIES AND IS SUBJECT TO CHANGE.

UTILITIES:
PLEASE CONFIRM TIE IN LOCATIONS

N

0 20 40 80

DATE:
REVISION
DELTA NO:

CALL 811 BEFORE YOU DIG
USA UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER
DAVID B. VOORHIS
No. 26429
Exp. 03-31-24
CIVIL
STATE OF CALIFORNIA
DATE OF SIGNATURE

JOINT TRENCH INTENT
MARINA PLAZA
NEW BUSINESS
BAY PACIFIC PROPERTIES
CUPERTINO CALIFORNIA

Vision Utility Partners
UTILITY ENGINEERS, CONSULTANTS & STREETLIGHT DESIGN
7901 STONERIDGE DRIVE, SUITE 270, PLEASANTON, CA 94588
tel (925) 682-1114

PROJ. NO: 21-150
SCALE: 1" = 40'
PM: T. NGUYEN
DRAWN BY: J. CAZARES
PG&E QUALIFIED DESIGNER:
LAST UPDATED: 07-25-2022
DRAWING NO: JT-3
SHEET: 3 OF: 3



LEGEND

1. PEDESTRIAN POLE LIGHT, TYP
2. DECOMPOSED GRANITE SEATING AREA, TYP
3. BIKE RACKS, TYP
   (BUILDING A 20 STALLS, BUILDING B 24 STALLS, BUILDING C 14 STALLS)
4. TRANSFORMER WITH SCREENING, TYP
5. TREE IN PRECAST PLANTER OVER STRUCTURE, TYP
6. RAMP
7. RETAIL TERRACE
8. ENTRY STAIRS, TYP
9. COMMUNITY PLAZA
10. SLOPED PLANTING & AMPHITHEATER SEATWALLS
11. PRECAST PLANTER, TYP
12. CROSSWALK, TYP
13. ARBOR, TYP
14. STORMWATER PLANTING, TYP
15. SEATWALL, TYP
16. PRECAST CONCRETE PAVERS, TYP
17. TRIO TRASH RECEPTACLE WITH RECYCLE, COMPOST & TRASH; ENCLOSED CIGARETTE URN; TYP OF 3
18. PERMEABLE GRAVEL BLOCK PAVERS, TYP
19. TREE WELLS PER CITY STANDARD, TYP
20. PLANTING STRIP
21. CONCRETE PAVING, TYP
22. PERMEABLE CONCRETE PAVING
23. PAVERS, PER CITY STANDARDS

LANDSCAPE
PLAN - SITE

N

0 15' 30' 60' 90'
SCALE: 1" = 30'-0"

MARINA PLAZA

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

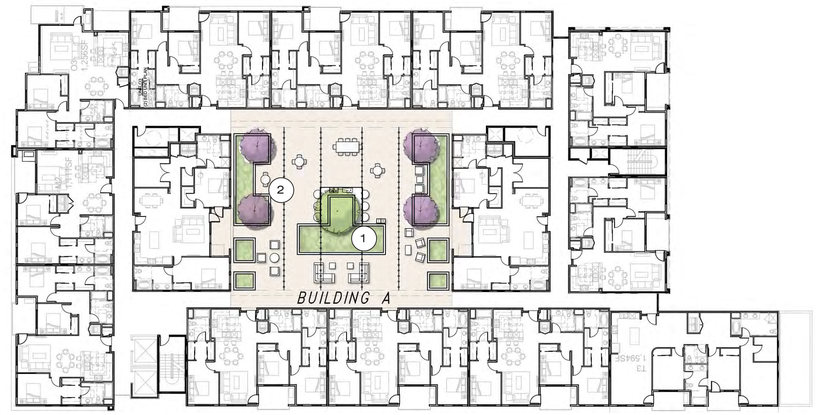
JETT
Landscape Architecture + Design

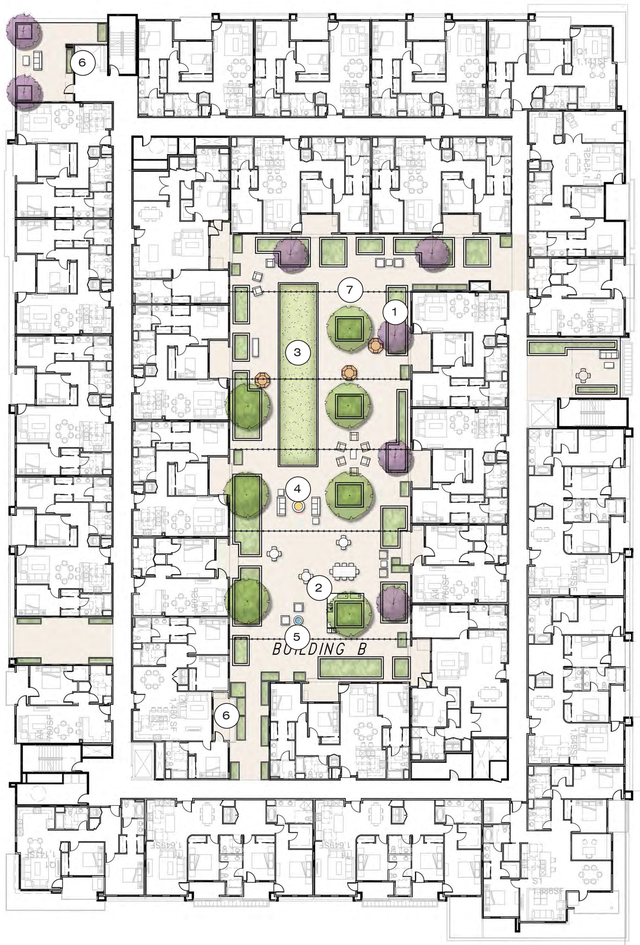
TECTONIC BUILDERS CORPORATION

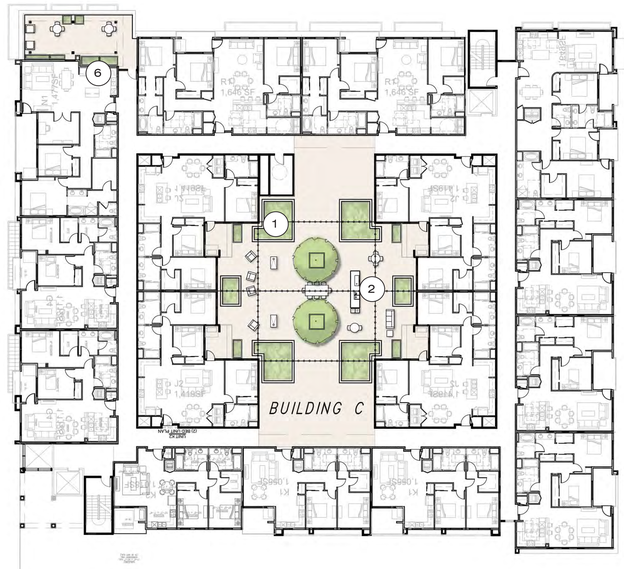
JOB NO.
DATE 9-27-2022 2

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

L1.01







LEGEND

1. RAISED PLANTER, TYP
2. OUTDOOR KITCHEN WITH BBQ & SINK; BUILDING A (1), BUILDING B (2), BUILDING C (1)
3. BOCCE COURT
4. FIRE PIT
5. WATER FEATURE
6. PRECAST PLANTER, TYP
7. STRING LIGHTING, TYP

LANDSCAPE PLAN - 2ND FLOOR

N

0 10' 20' 40' 60'

SCALE: 1" = 20'-0"

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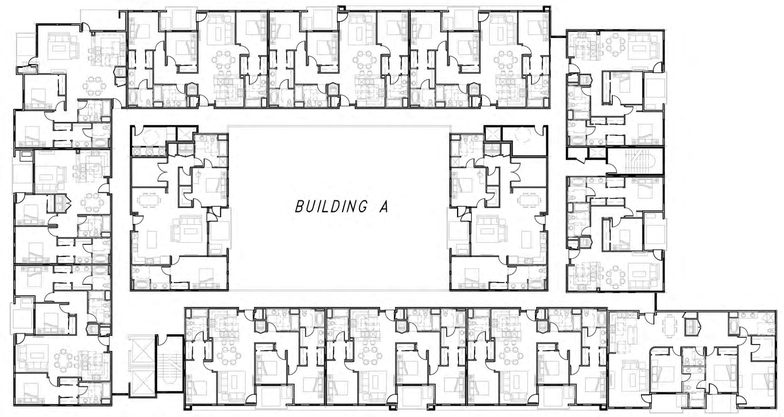

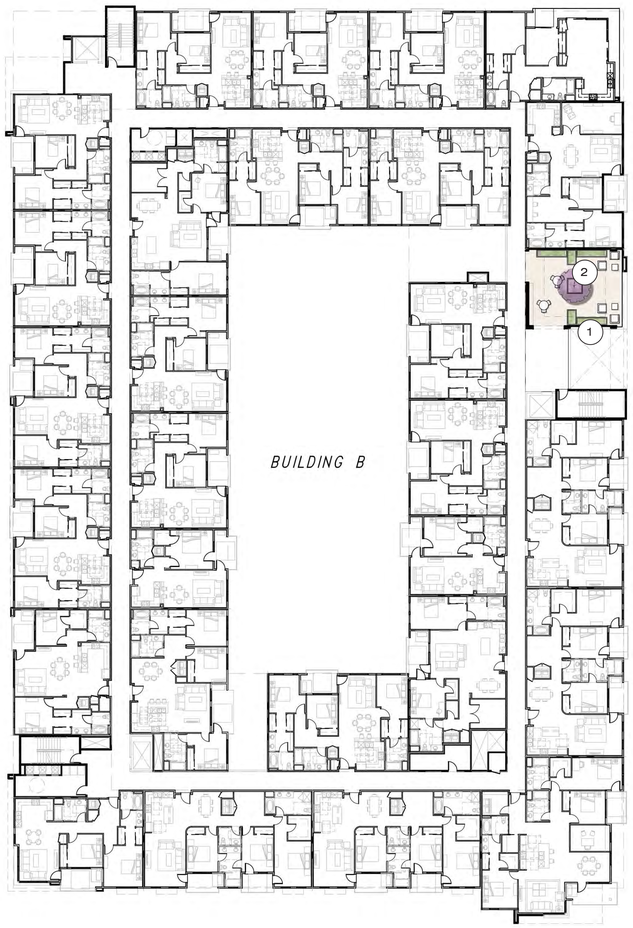

LEGEND

1. PRECAST PLANTER, TYP
2. TREE IN PRECAST PLANTER

LANDSCAPE PLAN - 3RD FLOOR

N

0 10' 20' 40' 60'

SCALE: 1" = 20'-0"

MARINA PLAZA

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De Anza Venture, LLC

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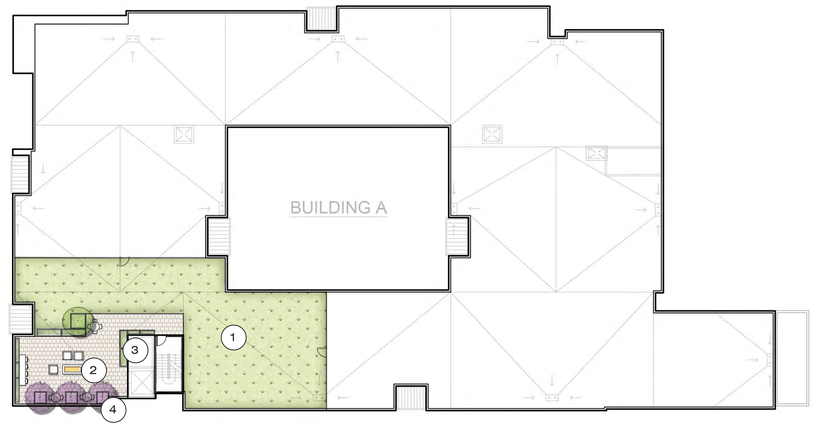

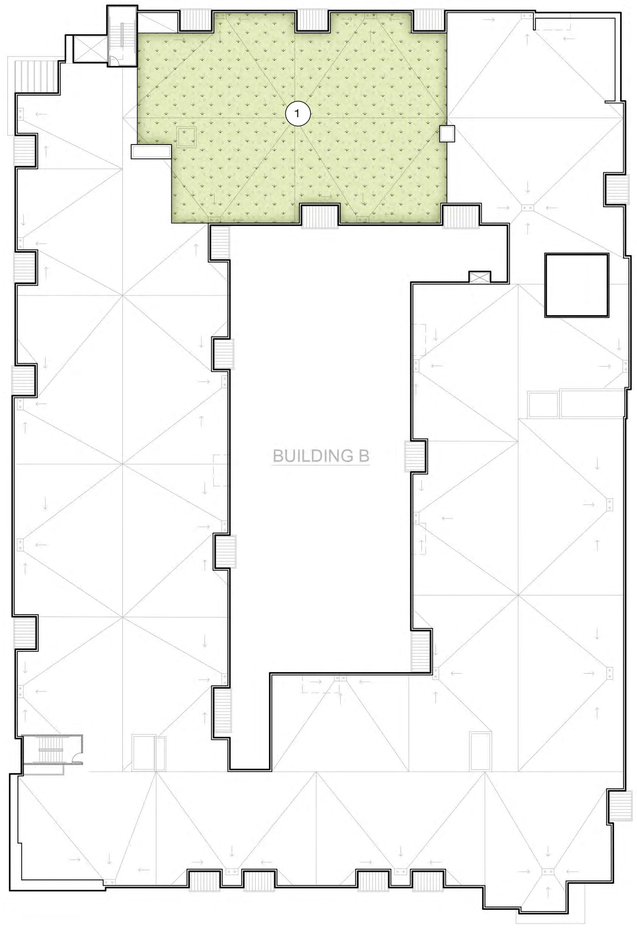

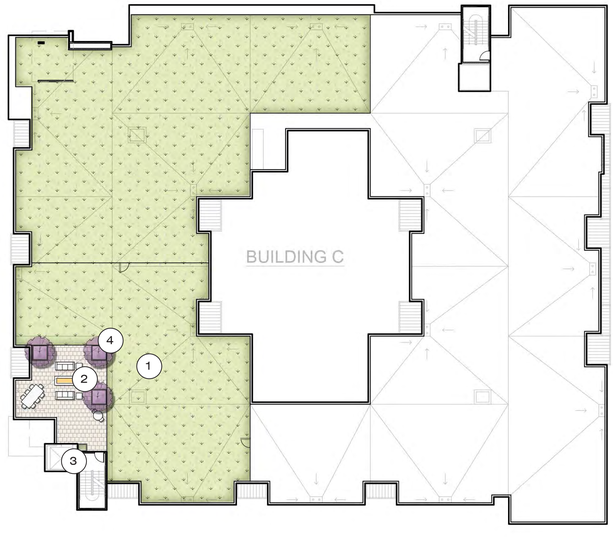

LEGEND

1. GREENROOF PLANTING, TYP
2. FIRE PIT
3. PRECAST PLANTER, TYP
4. TREE IN PRECAST PLANTER, TYP

LANDSCAPE PLAN - ROOF DECK

N

0 10' 20' 40' 60'

SCALE: 1" = 20'-0"

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SELECT RECYCLING SYSTEM - OUTDOOR LITTER RECEPTACLE
WITH RECYCLE, COMPOST & TRASH
MANUFACTURER: LANDSCAPE FORMS

Select

landscapeforms

Product Data Sheet



Extremely versatile, Select is a modular system of steel recycling units created by industrial designer Brian Kane. Engineered and built for outdoor use the well-proportioned elements are entirely at ease indoors as well. Heavy steel construction and 25-gallon capacity make them stronger, more resilient and more capacious than the competition. Hidden hinges and handles, flanged doors, and cast aluminum trim rings lend an unusually refined appearance.

Receptacle
- Select units are fabricated with sheet steel bodies and cast iron bases.
- Units may be specified as single, double or triple.
- Receptacle top is solid to keep contents dry.
- Body and doors may be specified as all solid, all perforated or a combination of solid and perforated.
- Multi-use, slot or 5" diameter opening available on all units.
- Select can be ordered with custom signage and optional locks.
- Trim rings and signage plates are cast aluminum and powdercoated.
- Adjustable glides and a black polyethylene liner ship with each unit.
- Select ships fully assembled.

Finishes
- Metal is finished with Landscape Forms' proprietary Pangard III® polyester powercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading.
- See standard color chart.
- A wide array of optional colors may be specified for an upcharge.

To Specify
- Specify Select recycling system, choose single, double or triple unit.
- Specify body and doors as all solid, all perforated or combination of solid and perforated.
- When specifying combination, provide solid or perforated choice for the body and for each door.
- Specify opening style(s): multi-use, newspaper slot or 5" diameter hole.
- Specify powdercoat color(s) for body, door, opening trim and signage plates.
- Specify standard or custom signage wording and with or without lock for each door.
- Visit "Select Recycling System" on landscapeforms.com for standard signage wording choices.

Designed by Brian Kane

	Style	Depth	Width	Height	Product Weight
	1	17"	17"	42"	113 lb
	2	17"	34"	42"	194 lb
	3	17"	51"	42"	273 lb
	The strong roto-molded polyethylene 25-gallon liner has a chunky lip that supports the liner handle and prevents leaning.				
	A durable custom engineered stainless steel hinge supports the flanged steel door and swings it outward in a wide arc. Tested for years of frequent opening as well as downward pressure when opened.				
	An optional cam lock is positioned at the top front of the unit between the badge and the rim of the opening.				
	Leveling glides are readily accessible and adjustable with a screwdriver; no need to lift or reach under the unit.				

Visit our landscapeforms.com for more information. Specifications are subject to change without notice. Landscape Forms supports the Landscape Architecture Foundation at the Second Century level.
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HUMO ASH URN
MANUFACTURER: LANDSCAPE FORMS

HUMO

landscapeforms

Product Data Sheet



Strong, high capacity, easy to maintain. A stainless steel urban ashtray that's stately but not ostentatious.

Ash Urn
- Capacity: 1.25 gallon.
- Ash urn comes in a stainless steel brushed finish.
- Ash urn must be surface mounted.
- Base plate made of a 3/4" thick carbon steel.

Finishes
- Stainless steel brushed finish.

Designed by Santa & Cole

	STYLE	DEPTH	WIDTH	HEIGHT	PRODUCT WEIGHT
	Ash Urn	5"	n/a	30"	20 lb

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PRECEDENT & MATERIAL IMAGES

N

0 15' 30' 60' 90'

SCALE: 1" = 30'-0"

MARINA PLAZA

10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA
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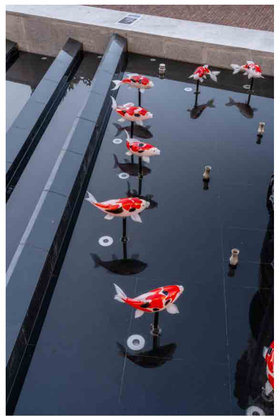
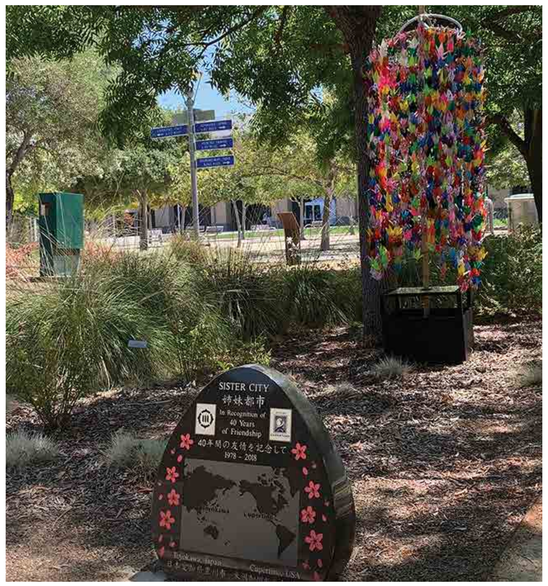




GLASS KOI FOUNTAIN



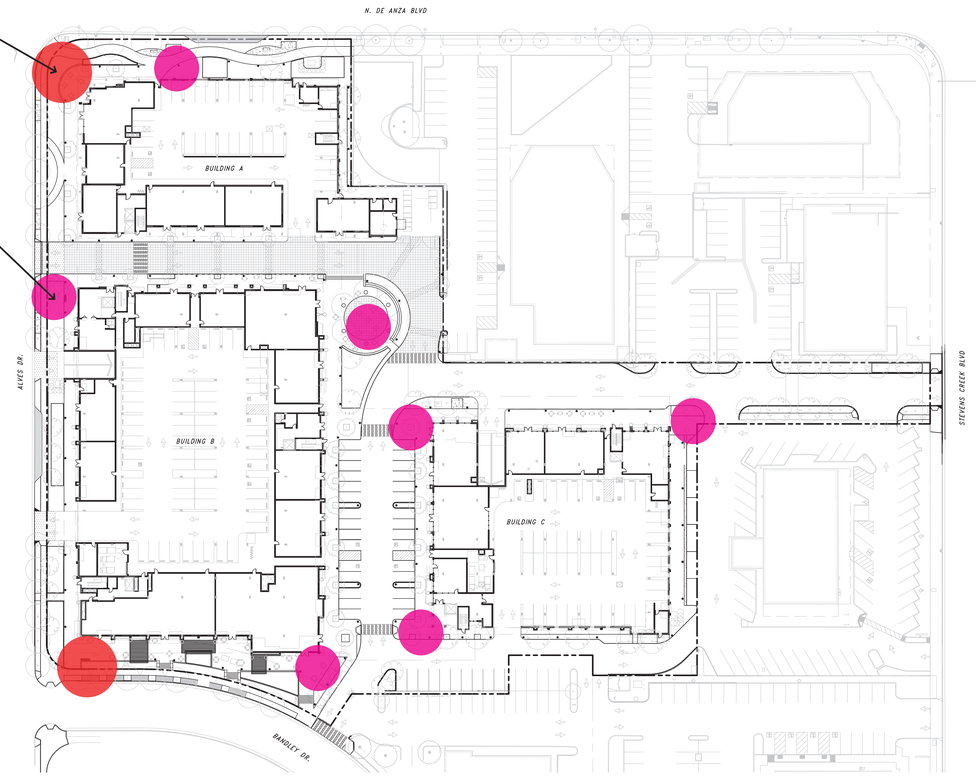
“MORION” - CUPERTINO CIVIC CENTER CUPERTINO, CA
A replica of the sculpture is located in Sister City Toyokawa, Japan, gifted by the City of Cupertino.



“FOR PEACE” SENBAZURU (1,000 CRANES) - CUPERTINO, CA

LARGE SCALE ART
Proposed metal sculpture at/near project corners.
Estimated Size: 8’ - 15’ tall

PEDESTRIAN SCALE ART
Proposed metal, acyrlic or similar, along internal streets or at project perimeter.
Estimated size: 2’ - 6’ tall



PUBLIC ART NARRATIVE FOR MARINA PLAZA - A JUNCTION OF ART AND CULTURE

OVERVIEW

To satisfy the project’s Public Art Requirement and to celebrate Cupertino’s diverse cultural heritage, Marina Plaza proposes to develop an art experience in collaboration with Cupertino’s Sister Cities. Art is proposed throughout the site, at a range of scales suitable to their location. Where art is placed within the projet on private streets or plazas, a Public Access Easement will be recorded to ensure the public will be able to view and engage with the art.

BACKGROUND

Connections from around the world have been key to Cupertino’s success: Many Cupertino residents are first-generation Americans and local businesses design and/or produce products that are distributed around the world. Establishing Sister City (and Friendship City) partnerships with the international community celebrates and enhances international diversity, diplomacy, cooperation, and friendship. A Sister City relationship is a formal City agreement that may include cultural, educational, business, and technical exchanges. Once established, volunteers nurture connections, which may include visits by civic and business leaders, student exchange programs, and cultural events. Cupertino has four Sister Cities: Copertino, Italy, formalized in 1963; Toyokawa, Japan, formalized in 1978; Hsinchu, Taiwan, formalized in 2007; and Bhubaneswar, India, formalized in 2012.

CONCEPT

Establishing Marina Plaza as a Junction of Art and Culture will enhance Cupertino’s Sister City cultural exchange and expose residents and visitors to the diverse symbols, art forms, and plant materials that are found in these Cities. Through the figurative and literal cross-pollination, an art experience will be developed for the site. A collaborative approach between the project’s ownership group, design team, City Fine Arts Commission, and representatives of each Sister City will be used to work hand in hand in creating a series of art and cultural installations around the site. Some initial ideas for the expression of art and culture to create a connection to Cupertino, Copertino, Toyokawa, Hsinchu, and Bhubaneswar may include:

Bringing awareness to Copertino through sculpture or mural highlighting the De Anza party. Perhaps a large-scale map in the paving or wall tiles(s) could reflect the work of the cartographer who accompanied the party and/or their journey through the region. Copertino also has a Mediterranean climate similar to Cupertino, so there is a wide variety of plant species that could be used throughout the site, some of which have already been included in the plant palette, such as Olive Trees, Strawberry Trees, Rosemary, Carob Trees, Fig Trees, or even grapes could be used.

Connection to Toyokawa may be through plants, such as using small ornamental Cherry Trees through the site in the large pots along the parking and driveway. In the Spring, the profuse blooms would be a site to see and experience. Or the use of Bamboo in the residential courtyards and Japanese Maples in locations to provide color and texture.

Hsinchu is famous for the glass artwork. A recently completed project at Temple Plaza at the City Center, a citizens’ gathering place, includes a koi pond with glass koi fish floating above the water. Perhaps a similar installation here at Marina Plaza would be a unique reference: glass fish or other animals floating over a sea of low grasses would be a beautiful, low maintenance art installation.

Bhubaneswar is known as the Temple City, having over 700 temples in the region. Most are in the traditional Kalinga architecture, adorned with sculptures and spires. One might imagine a series of 7 benches cast with forms found on these temples, reflecting the rich cultural history dating back to the 2nd Century BCE. This would provide a an interesting educational experience as one explores Marina Plaza, looking for all 7 unique benches.

IMPLEMENTATION

The above ideas are just some initial suggestions of using sculpture, unique site furnishings, murals, and regionally appropriate plant species imported from or found in the Sister Cities to create a sense of place as visitors and residents stroll through the pedestrian friendly spaces found at Marina Plaza. The ownership and design team for Marina Plaza will work with the Cupertino Fine Arts Commission, in a standard process following project approvals, to further devleop the art concept, identify artists, work with selected artists to fabricate the art, and provide the City with a final art plan for reivew and approval.



Directional signs at Cupertino Civic Center point toward Cupertino’s Sister Cities, marking the importance of Sister City relationships.



“ENGAGE” - NINTEEN800 APARTMENTS CUPERTINO, CA - ARCHIE HELD



“WAVE SHIFT” - AC MARRIOTT HOTEL SUNNYVALE, CA - DAVID FRANKLIN



BELLA VISTA PARK” - OAKLAND, CA - ERIC POWELL

PUBLIC ART CONCEPT

N

0 25’ 50’ 100’ 150’
SCALE: 1” = 50’-0”

MARINA PLAZA

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

JETT Landscape Architecture + Design

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Cupertino, CA 95014
408-216-0804

L2.02

TREES

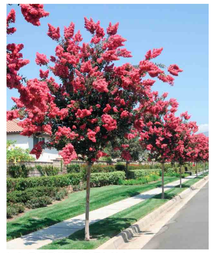

CERCIS CANADIENSIS


OLEA EUROPEA


ACER PALMATUM


GINKGO BILOBA ‘FAIRMOUNT’


FAGUS SYLVATICA


LAGERSTROEMIA TUSCARORA

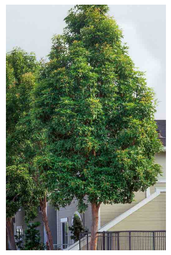

PISTACIA CHINENSIS


PLANTANUS X ACERIFOLIA ‘BLOODGOOD’


QUERCUS AGRIFOLIA

STREET TREES

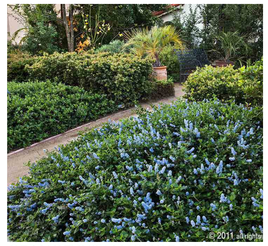

PYRUS CALLERYANA ‘CHANTECLEER’


TRISTANIA CONFERTA

GROUNDCOVERS


ACHILLEA MILLEFOLIUM ‘PAPRIKA’


ARCTOSTAPHYLOS ‘EMERALD CARPER


CEANOTHUS ‘ANCHOR BAY’

STORMWATER


CAREX TUMULICOLA


CHONDROPETALUM ELEPHANTINUM


IRIS DOUGLASIANA


JUNCUS ‘ELK BLUE’

SHRUBS, PERENNIALS & GRASSES


ACACIA COGNATA ‘COUSIN ITT’


AGAVE ‘NOVA’


ANIGOZANTHOS SPP.


ARCTOSTAPHYLOS SPP.


ASPARAGUS ‘MYERS’


BERBERIS SPP.


DIETES BICOLOR


LEUCADENDRON ‘JESTER’


LIMONIUM PEREZII


MUHLENBERGIA RIGENS


LOROPETALUM ‘BLUSH’


RHAMNUS ‘MOUND SAN BRUNO’


SEDUM SPP.

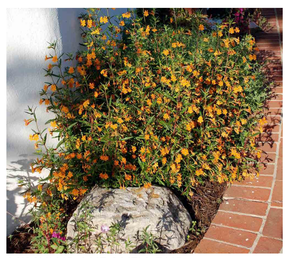

SENECIO MANDRALISCAE


CALAMAGROSTIS ‘KARL FOERSTER’


LOMANDRA LONGIFLORA ‘BREEZE’


HELICHTOTRICHON SEMPERVIRENS


LAVANDULA ‘MUNSTEAD’


MIMULUS AURANTIACUS


LOMANDRA LONGIFOLIA ‘BREEZE’


PHORMIUM


POLYSTICHUM CALIFORNICA

RHAMNUS CALIFORNICA

RIBES CALIFORNICA GLUTINOSUM

PRELIMINARY PLANT PALETTE

N

MARINA PLAZA

10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA
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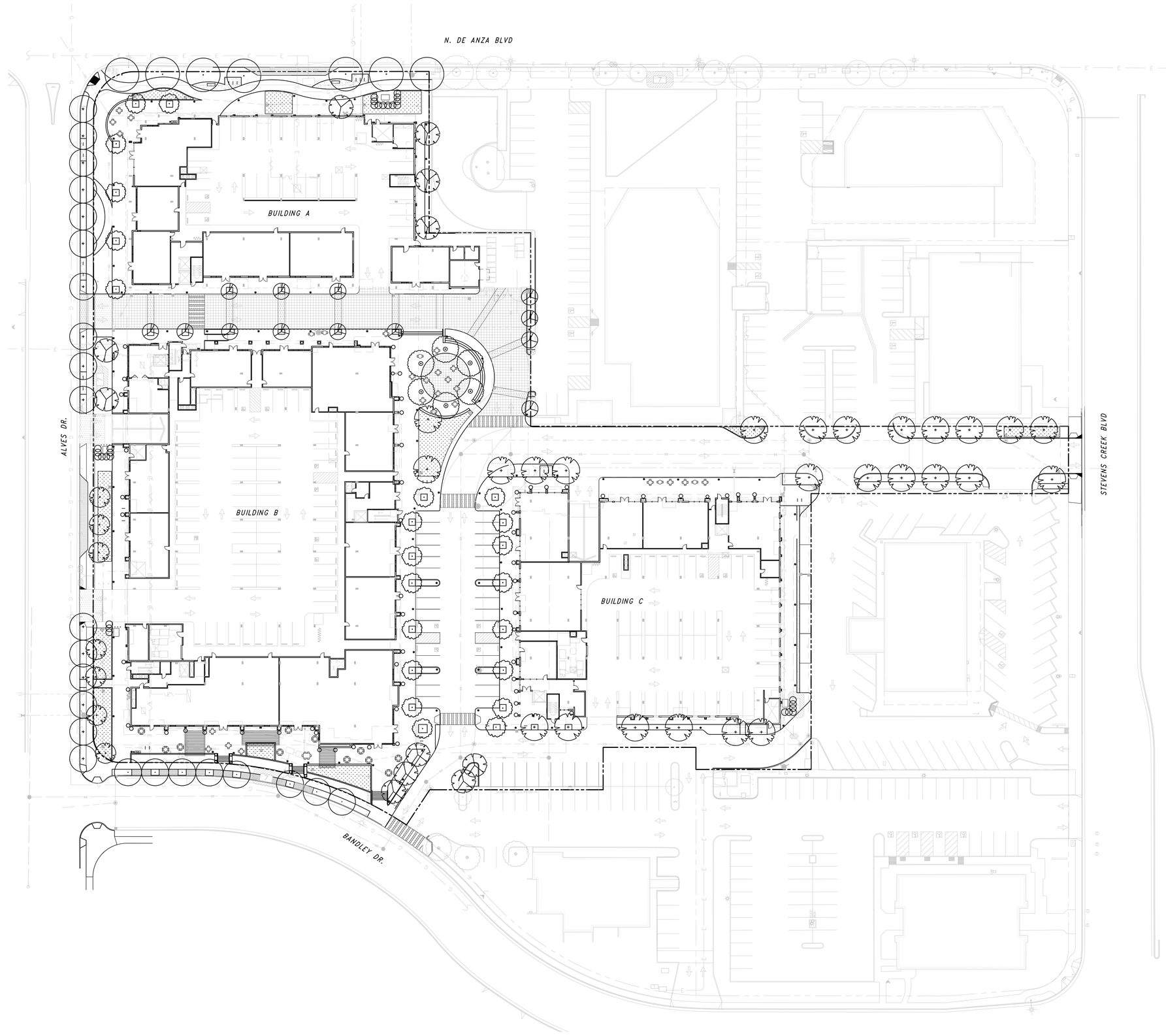

PLANT LIST

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
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	3	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	27	L	D
PLA AC	PLATANUS X ACERIFOLIA 'BLOODGOOD'	LONDON PLANE	24" BOX	PER PLAN	19	M	D
STREET TREES - STEVENS CREEK BLVD AND DE ANZA BLVD							
QUE EN	QUERCUS ENGELMANNII	ENGELMANN OAK	24" BOX	30'-0"	24	L	E
STREET TREES - ALVES DR							
TIL TO	TILIA TOMENTOSA	SILVER LINDEN	24" BOX	20'-0"	16	M	D
STREET TREES - BANDLEY AVE							
TRI CO	TRISTANIA CONFERTA	BRISBANE BOX	24" BOX	20'-0"	8	M	E
SHRUBS							
	ARCTOSTAPHYLOS 'HOWARD McMINN'	HOWARD McMINN MANZANITA	15 GAL	6'-0" OC		L	
	CALAMAGROSTIS 'KARL FOESTER'	FEATHER REED GRASS	5 GAL	3'-0" OC		L	
	DIETES BICOLOR	FORTNIGHT LILY	5 GAL	3-0" OC		L	
	HELICHTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL	2'-6" OC		L	
	LAVANDULA ANGUSTIFOLIA '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	
	PHORMIUM	NEW ZEALAND FLAX	5 GAL	4'-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	
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	ACHILLEA MILLEFOLIUM 'PAPRIKA'	YARROW	1 GAL	3'-0" OC		L	
	ARCTOSTAPHYLOS EDMUNSII 'EMERALD CARPET'	MANZANITA	1 GAL	5'-0" OC		L	
	CEANOTHUS GRISEUS 'ANCHOR BAY'	CALIFORNIA LILAC	1 GAL	5'-0" OC		L	
STORMWATER							
	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL	2'-0" OC		L	
	CHONDROPETALUM 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	

SISTER CITY PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	WTR USE	EVERGREEN/ DECIDUOUS
TREES							
ARB UN	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	24" BOX	PER PLAN	4	L	E
OLE EU	OLEA EUROPAEA	FRUITLESS OLIVE	48" BOX	AS SHOWN		L	E
SHRUBS							
	AGAVE ATTENUATTA	AGAVE	5 GAL	3'-0" OC		L	
	ROSMARINUS OFFICINALIS	ROSEMARY	5 GAL	5'-0" OC		L	

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   - 2.2. IRRIGATION & GRADING DESIGN PLANS (APPENDIX D)
3. ITEM C. SOILS REPORT (SECTION 14.15.080) SHALL BE PROVIDED DURING CONSTRUCTION FOLLOWING MASS GRADING OF THE SITE.
4. THIS PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), CITY OF CUPERTINO, AND CALIFORNIA WATER SERVICE (CALWATER.COM).
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7. ALL SELECTED COMPONENTS SHALL BE PERMANENT, COMMERCIAL GRADE, SELECTED FOR DURABILITY, VANDAL RESISTANCE AND MINIMUM MAINTENANCE REQUIREMENT, INSTALLED BELOW-GRADE, AND DESIGNED FOR 100% COVERAGE.
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PRELIMINARY PLANTING PLAN - SITE

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0 15' 30' 60' 90'

SCALE: 1" = 30'-0"

MARINA PLAZA

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

JETT Landscape Architecture + Design

TECTONIC BUILDERS CORPORATION

JOB NO.

DATE 9-27-2022 2

Tectonic Architects & Associates
10118 Bandley Dr. #E
Cupertino, CA 95014
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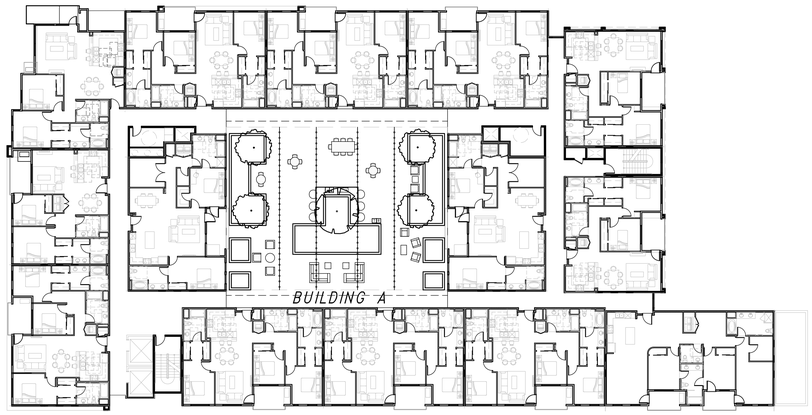
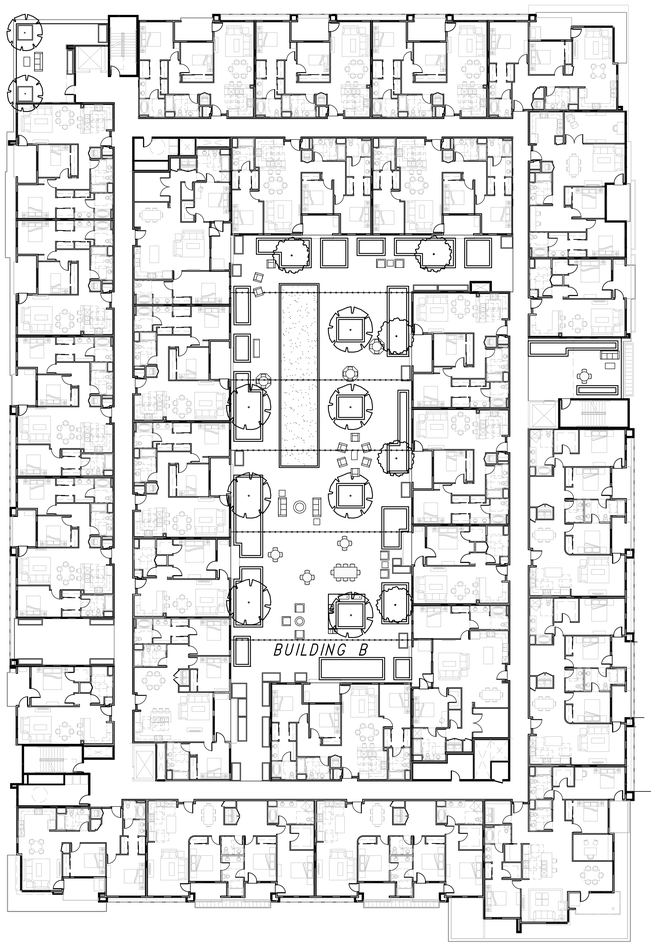
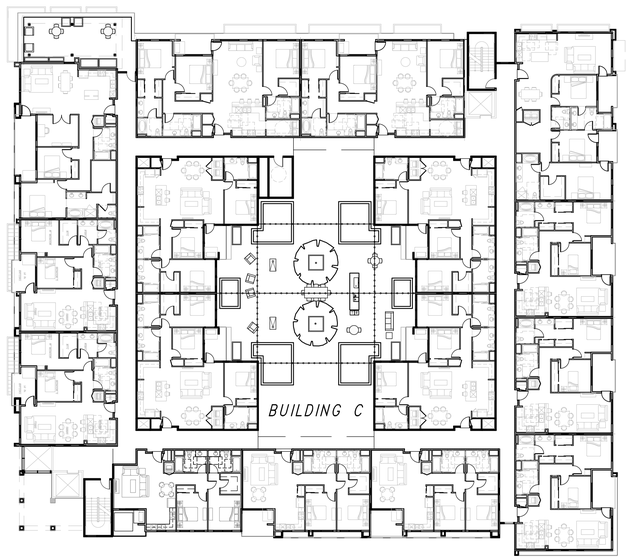
L3.01







PLANT LIST

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TREES							
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PYR CH	PYRUS CALLERYANA 'CHANTICLEER' GLEN'S FORM	FLOWERING PEAR	24" BOX	PER PLAN	27	M	D
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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	
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SISTER CITY PLANT PALETTE

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SHRUBS							
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PRELIMINARY PLANTING PLAN - 2ND FLOOR

N

0 10' 20' 40' 60'

SCALE: 1" = 20'–0"

MARINA PLAZA

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DATE 7-28-22 1

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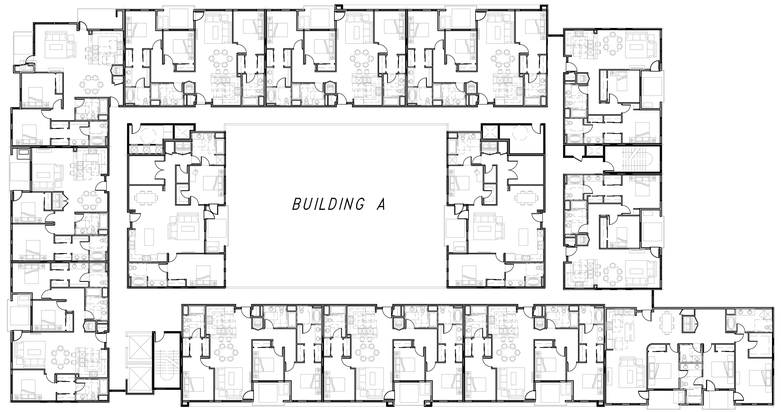

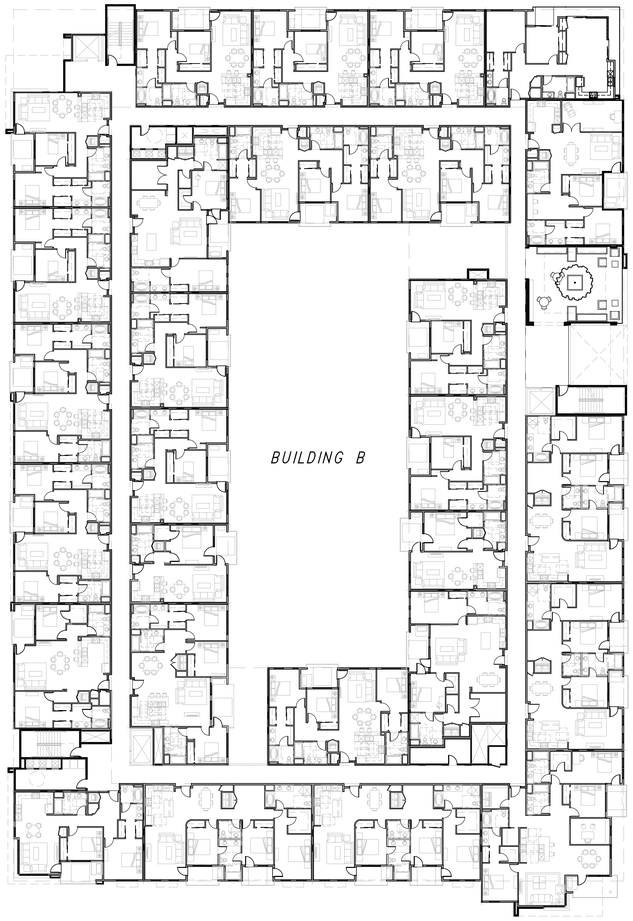

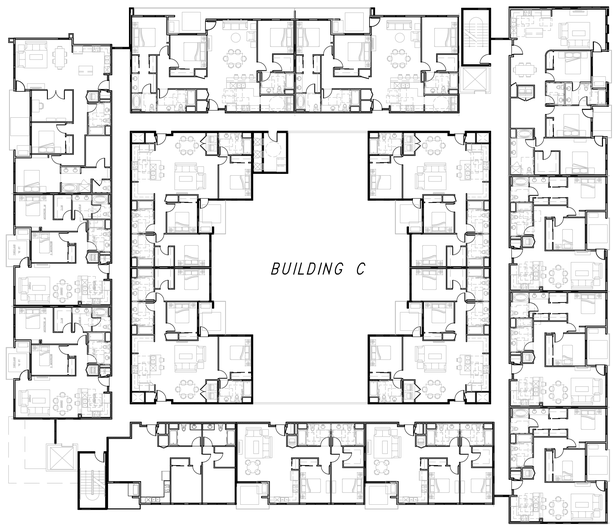

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TRI CO	TRISTANIA CONFERTA	BRISBANE BOX	24" BOX	PER PLAN	5	M	E
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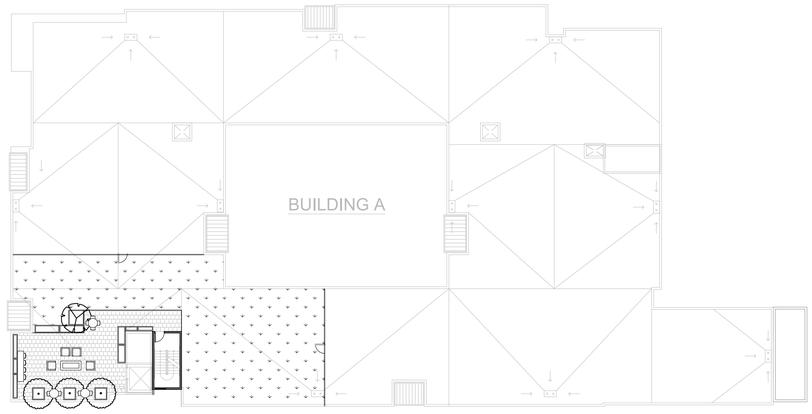

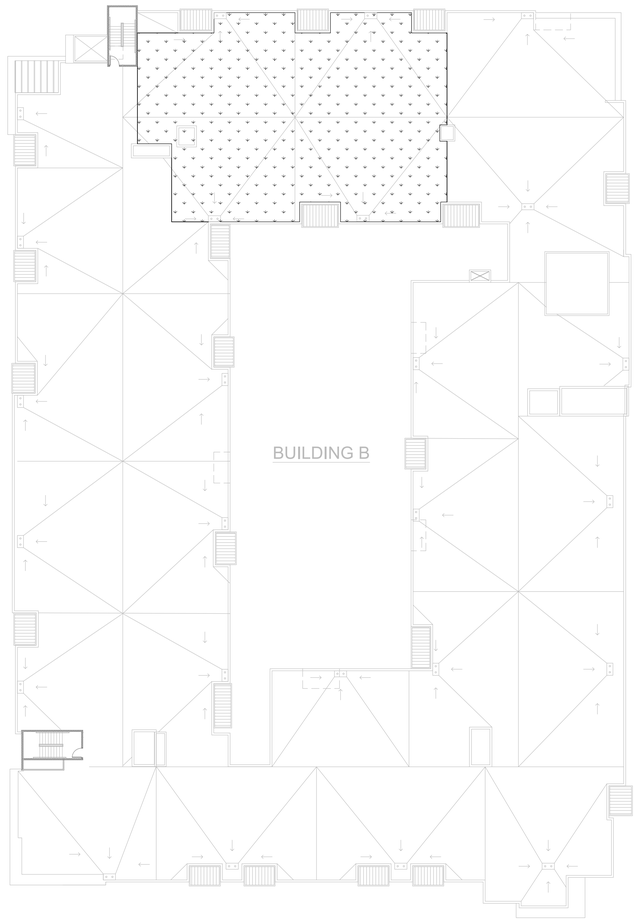

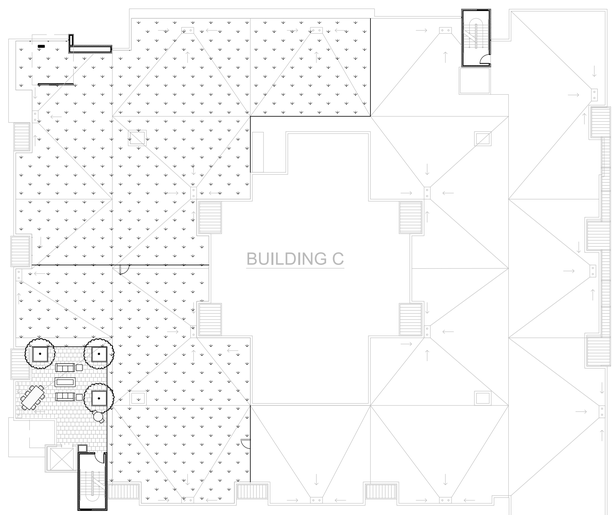

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	CALAMAGROSTIS 'KARL FOESTER'	FEATHER REED GRASS	5 GAL	3'–0" OC		L	
	DIETES BICOLOR	FORTNIGHT LILY	5 GAL	3–0" OC		L	
	HELICHTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	5 GAL	2'–6" OC		L	
	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER	1 GAL	2'–0" OC		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	
	PHORMIUM	NEW ZEALAND FLAX	5 GAL	4'–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 EDMUNSII 'EMERALD CARPET'	MANZANITA	1 GAL	5'–0" OC		L	
	CEANOTHUS GRISEUS 'ANCHOR BAY'	CALIFORNIA LILAC	1 GAL	5'–0" OC		L	
STORMWATER							
	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL	2'–0" OC		L	
	CHONDROPETALUM 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	

SISTER CITY PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	WTR USE	EVERGREEN/ DECIDUOUS
TREES							
ARB UN	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	24" BOX	PER PLAN	4	L	E
OLE EU	OLEA EUROPAEA	FRUITLESS OLIVE	48" BOX	AS SHOWN		L	E
SHRUBS							
	AGAVE ATTENUATTA	AGAVE	5 GAL	3'–0" OC		L	
	ROSMARINUS OFFICINAALIS	ROSEMARY	5 GAL	5'–0" OC		L	

IRRIGATION DESIGN INTENT

1. A FULLY EXECUTED, WATER EFFICIENT LANDSCAPE CHECKLIST IS PROVIDED WITH THE PLANNING APPLICATION.
2. THE FOLLOWING ITEMS WILL BE PROVIDED AS PART OF THE BUILDING PERMIT PACKAGE FOR CITY REVIEW, AS IS REQUIRED BY CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO):
   - 2.1. WATER BUDGET CALCULATIONS (APPENDIX B)
   - 2.2. IRRIGATION & GRADING DESIGN PLANS (APPENDIX D)
3. ITEM C. SOILS REPORT (SECTION 14.15.080) SHALL BE PROVIDED DURING CONSTRUCTION FOLLOWING MASS GRADING OF THE SITE.
4. THIS PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), CITY OF CUPERTINO, AND CALIFORNIA WATER SERVICE (CALWATER.COM).
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH.
6. THE IRRIGATION SYSTEM IS TO BE A FULLY AUTOMATIC, WEATHER–BASED SYSTEM USING RAIN SENSOR, LOW FLOW DRIP, BUBBLER DISTRIBUTION, AND ROTOR WITH MATCHED PRECIPITATION RATE NOZZLES DESIGNED FOR HEAD–TO–HEAD COVERAGE.
7. ALL SELECTED COMPONENTS SHALL BE PERMANENT, COMMERCIAL GRADE, SELECTED FOR DURABILITY, VANDAL RESISTANCE AND MINIMUM MAINTENANCE REQUIREMENT, INSTALLED BELOW–GRADE, AND DESIGNED FOR 100% COVERAGE.
8. THE SYSTEM SHALL INCLUDE A MASTER CONTROL VALVE AND FLOW SENSING CAPABILITY WHICH WILL SHUT DOWN ALL OR PART OF THE SYSTEM IF LEAKS ARE DETECTED.
9. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO DELIVER WATER TO HYDROZONES BASED ON MOISTURE REQUIREMENTS OF THE PLANT GROUPING.

PRELIMINARY PLANTING PLAN - ROOF DECK

N

0 15' 30' 60' 90'

SCALE: 1" = 30'–0"

MARINA PLAZA

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

JETT Landscape Architecture + Design

TECTONIC BUILDERS CORPORATION

JOB NO.
DATE 9-27-2022 / 2

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

L3.04

TREE REMOVAL & REPLACEMENT	
EXISTING TREES REMOVED	94
EXISTING TREES PROTECTED	4
REPLACEMENT TREES PROVIDED	
24" BOX	164
36" BOX	3
48" BOX	17
TOTAL REPLACEMENT TREES	184

NOTE:

1. SEE ARBORIST REPORT FOR ADDITIONAL INFORMATION.
2. TREE #20 AND #21 ARE OFF-SITE STREET TREES TO REMAIN.

2

TREE SURVEY

SCALE: 1" = 20'-0"

MARINA PLAZA

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

JETT Landscape Architecture + Design

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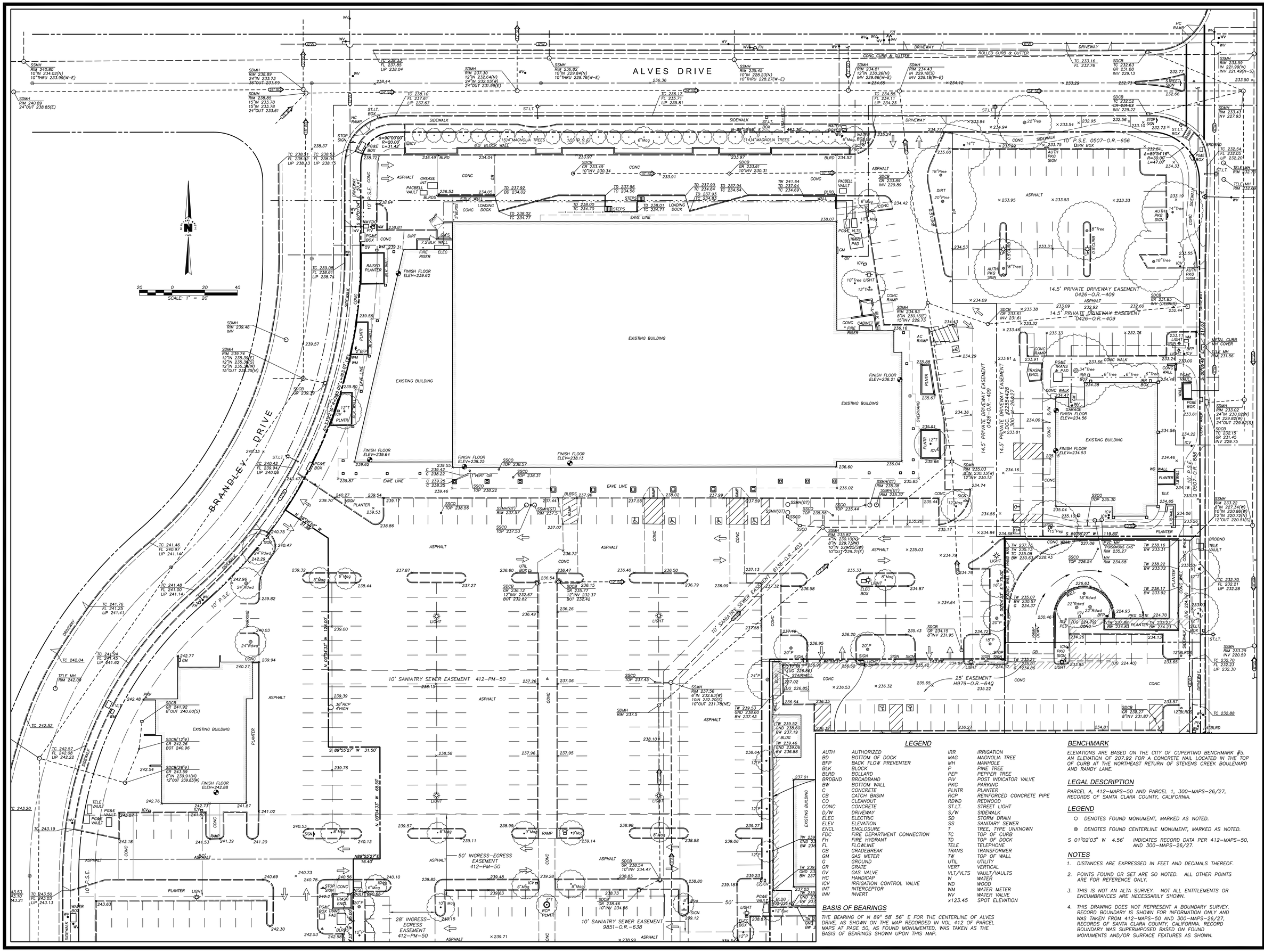
L3.05



LEGEND

AUTH	AUTHORIZED
BD	BOTTOM OF DOCK
BFP	BACK FLOW PREVENTER
BLK	BLOCK
BLRD	BOLLARD
BRDBND	BROADBAND
BW	BOTTOM WALL
C	CONCRETE
CB	CATCH BASIN
CO	CLEANOUT
CONC	CONCRETE
D/W	DRIVEWAY
ELEC	ELECTRIC
ELEV	ELEVATION
ENCL	ENCLOSURE
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FL	FLOWLINE
GB	GRADEBREAK
GM	GAS METER
G	GROUND
GR	GRATE
GV	GAS VALVE
HC	HANDICAP
ICV	IRRIGATION CONTROL VALVE
INT	INTERCEPTOR
INV	INVERT
IRR	IRRIGATION
MAG	MAGNOLIA TREE
MH	MANHOLE
P	PINE TREE
PEP	PEPPER TREE
PIV	POST INDICATOR VALVE
PKG	PARKING
PLNTR	PLANTER
RCP	REINFORCED CONCRETE PIPE
RDWD	REDWOOD
ST.LT.	STREET LIGHT
S/W	SIDEWALK
SD	STORM DRAIN
SS	SANITARY SEWER
T	TREE, TYPE UNKNOWN
TC	TOP OF CURB
TD	TOP OF DOCK
TELE	TELEPHONE
TRANS	TRANSFORMER
TW	TOP OF WALL
UTIL	UTILITY
VERT	VERTICAL
VLT/VLTS	VAULT/VAULTS
W	WATER
WD	WOOD
WM	WATER METER
WV	WATER VALVE
x123.45	SPOT ELEVATION

BASIS OF BEARINGS

THE BEARING OF N 89° 58' 56" E FOR THE CENTERLINE OF ALVES DRIVE, AS SHOWN ON THE MAP RECORDED IN VOL 412 OF PARCEL MAPS AT PAGE 50, AS FOUND MONUMENTED, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN UPON THIS MAP.

BENCHMARK

ELEVATIONS ARE BASED ON THE CITY OF CUPERTINO BENCHMARK #5. AN ELEVATION OF 207.92 FOR A CONCRETE NAIL LOCATED IN THE TOP OF CURB AT THE NORTHEAST RETURN OF STEVENS CREEK BOULEVARD AND RANDY LANE.

LEGAL DESCRIPTION

PARCEL A, 412-MAPS-50 AND PARCEL 1, 300-MAPS-26/27, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA.

LEGEND

- O DENOTES FOUND MONUMENT, MARKED AS NOTED.
- ◎ DENOTES FOUND CENTERLINE MONUMENT, MARKED AS NOTED.

S 01°02'03" W 4.56' INDICATES RECORD DATA PER 412-MAPS-50, AND 300-MAPS-26/27.

NOTES

1. DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. POINTS FOUND OR SET ARE SO NOTED. ALL OTHER POINTS ARE FOR REFERENCE ONLY.
3. THIS IS NOT AN ALTA SURVEY. NOT ALL ENTITLEMENTS OR ENCUMBRANCES ARE NECESSARILY SHOWN.
4. THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY. RECORD BOUNDARY IS SHOWN FOR INFORMATION ONLY AND WAS TAKEN FROM 412-MAPS-50 AND 300-MAPS-26/27, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA. RECORD BOUNDARY WAS SUPERIMPOSED BASED ON FOUND MONUMENTS AND/OR SURFACE FEATURES AS SHOWN.

DIGALERT
1-800-227-2600
CALL 2 FULL WORKING DAYS IN ADVANCE

REVISIONS			
REV #	DATE	DESCRIPTION	APPROVED

G&K Giuliani & Kull, Inc.
Engineers ● Planners ● Surveyors
440 S. Yosemite Avenue, Suite A, Oakdale, CA 95361
(209) 847-8726 Fax (209) 847-7323
Auburn ● San Jose ● Oakdale

TOPOGRAPHIC SURVEY
SURVEY AS OF: MARCH 3, 2015
VER CONSULTANTS
MARINA FOODS - APN 326-34-066
10145 NORTH DE ANZA BOULEVARD, CUPERTINO, CALIFORNIA

SCALE	1" = 20'
DRAWN BY	SDT
DESIGNED BY	
CHECKED BY	KC
DATE	3/30/15

SHEET
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OF 2
JOB NO. 15127

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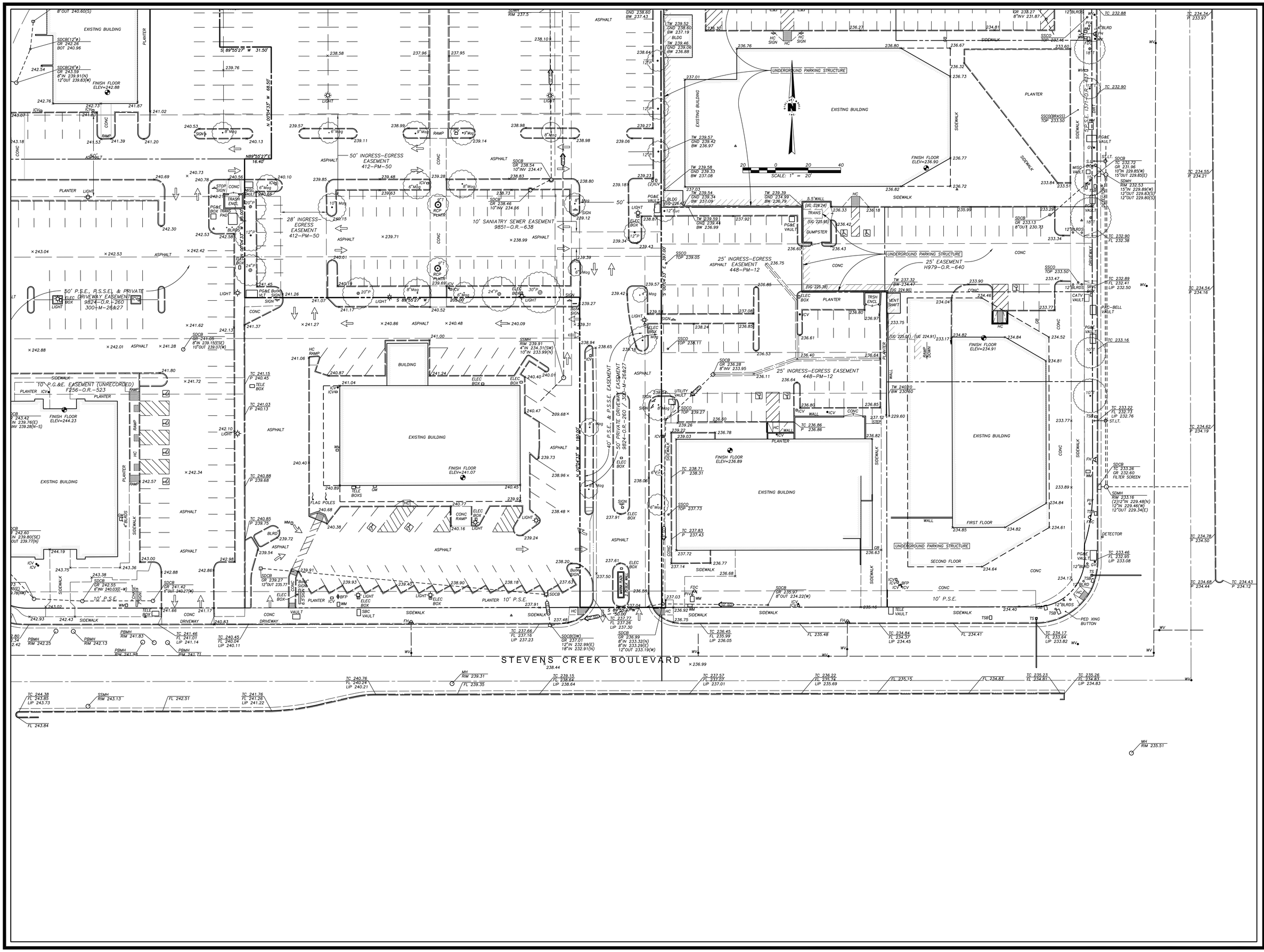

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REVISIONS			
REV #	DESCRIPTION	DATE	APPROVED

TOPOGRAPHIC SURVEY
SURVEY AS OF: MARCH 3, 2015
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SCALE	1" = 20'
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CHECKED BY	KC
DATE	3/30/15

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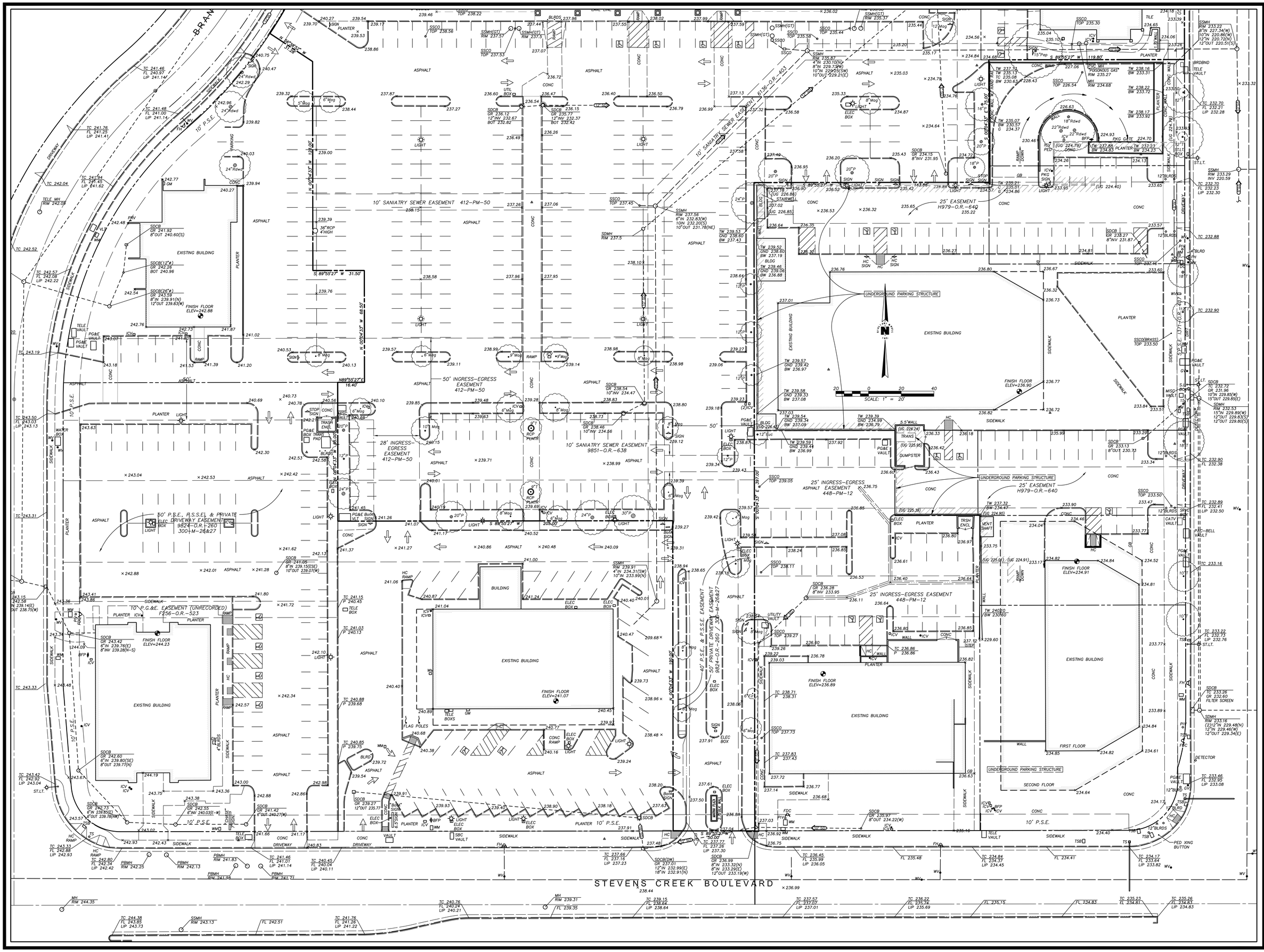
STEVENS CREEK BOULEVARD
UNDERGROUND PARKING STRUCTURE
EXISTING BUILDING
BUILDING
10' SANIATRY SEWER EASEMENT 412-PM-50
10' SANIATRY SEWER EASEMENT 9851-O.R.-638
50' INGRESS-EGRESS EASEMENT 412-PM-50
28' INGRESS-EGRESS EASEMENT 412-PM-50
50' P.S.E., P.S.S.E. & PRIVATE DRIVEWAY EASEMENT 9824-O.R.-260 300-M-26&27
10' P.S.E.
10' P.G.&E. EASEMENT (UNRECORDED) F256-O.R.-523
25' INGRESS-EGRESS EASEMENT 448-PM-12
25' EASEMENT H979-O.R.-640
40' P.S.E. & P.S.S.E. DRIVEWAY EASEMENT 9824-O.R.-260 300-M-26&27
SCALE: 1" = 20'
FINISH FLOOR ELEV=242.88
FINISH FLOOR ELEV=244.23
FINISH FLOOR ELEV=241.07
FINISH FLOOR ELEV=236.90
FINISH FLOOR ELEV=236.89
FINISH FLOOR ELEV=234.91
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SECOND FLOOR
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(UG 224.40)
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(UG 224.91)
(UG 225.01)
(UG 225.95)
(UG 226.24)
(UG 226.85)
(UG 227.39)
(UG 227.90)
N 89°55'27" W 31.50
S 89°55'27" W 31.50
N 89°55'27" E 16.40
S 89°55'27" W 119.80'
N 0°04'33" W 128.00'
S 0°04'33" E 397.00'
N 0°04'33" W 68.50'
N 0°04'33" W 180.00'
S 0°04'33" E 75.00'
S 89°55'27" W 50.00'
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TOP 238.56
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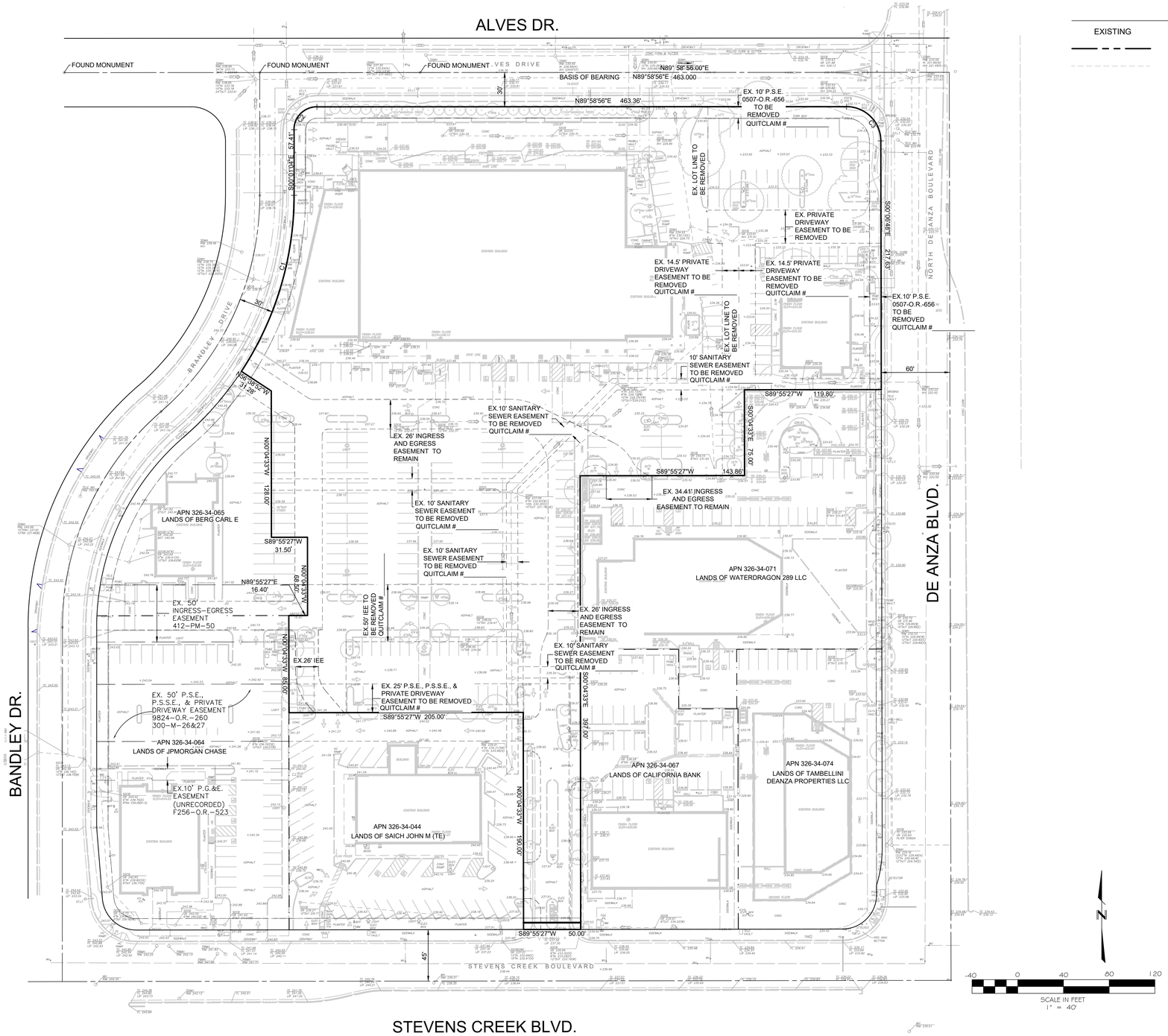


LEGEND

EXISTING		PROPOSED
———	PROPERTY LINE	———
———	EASEMENT	———

ABBREVIATION

EX	EXISTING
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
IEE	INGRESS EGRESS EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT

CURVE DATA			
CURVE NO.	LENGTH	RADIUS	DELTA
C1	163.07'	280.00'	33°22'10"
C2	31.42'	20.00'	90°00'00"
C3	47.07'	30.00'	89°54'16"

BASIS OF BEARINGS

THE BEARING OF N 89° 58' 56" E FOR THE CENTERLINE OF ALVES DRIVE, AS SHOWN ON THE MAP RECORDED IN VOL 412 OF PARCEL MAPS AT PAGE 50, AS FOUND MONUMENTED, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN UPON THIS MAP.

BENCHMARK

ELEVATIONS ARE BASED ON THE CITY OF CUPERTINO BENCHMARK #5. AN ELEVATION OF 207.92 FOR A CONCRETE NAIL LOCATED IN THE TOP OF CURB AT THE NORTHEAST RETURN OF STEVENS CREEK BOULEVARD AND RANDY LANE.

LEGAL DESCRIPTION

PARCEL A, 412-MAPS-50 AND PARCEL 1, 300-MAPS-26/27, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA.

MARINA PLAZA

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

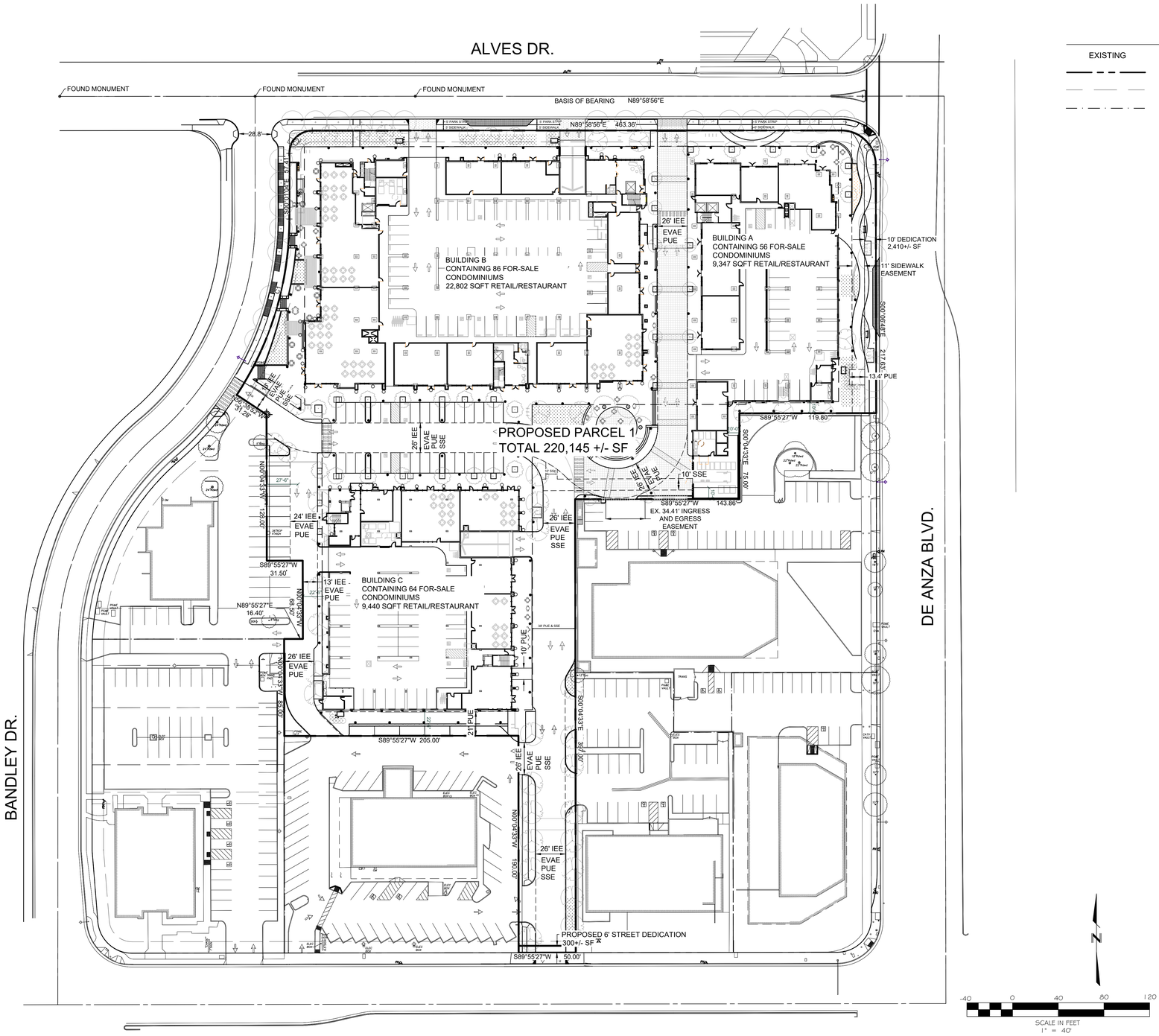
VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES

EXISTING EASEMENTS

	BY	CITY	DATE	REVISIONS
1				
2			9/27/22	
3				
4				
5				

JOB NO. 2014.486
DATE 10-05-22

TM1.0



LEGEND

EXISTING		PROPOSED
———	PROPERTY LINE	———
———	EASEMENT	- - - -
—·—·—	LOT LINE	

ABBREVIATION

EX	EXISTING
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
IEE	INGRESS EGRESS EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SSE	SANITARY SEWER EASEMENT

BASIS OF BEARINGS

THE BEARING OF N 89° 58' 56" E FOR THE CENTERLINE OF ALVES DRIVE, AS SHOWN ON THE MAP RECORDED IN VOL 412 OF PARCEL MAPS AT PAGE 50, AS FOUND MONUMENTED, WAS TAKEN AS THE BASIS OF BEARINGS SHOWN UPON THIS MAP.

BENCHMARK

ELEVATIONS ARE BASED ON THE CITY OF CUPERTINO BENCHMARK #5. AN ELEVATION OF 207.92 FOR A CONCRETE NAIL LOCATED IN THE TOP OF CURB AT THE NORTHEAST RETURN OF STEVENS CREEK BOULEVARD AND RANDY LANE.

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PARCEL A, 412-MAPS-50 AND PARCEL 1, 300-MAPS-26/27, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA.

CURVE DATA			
CURVE NO.	LENGTH	RADIUS	DELTA
C1	163.07'	280.00'	33°22'10"
C2	31.42'	20.00'	90°00'00"
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MARINA PLAZA

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

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES

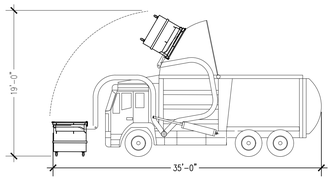
PROPOSED EASEMENTS

	BY	CITY	DATE	REVISIONS
2			9/27/22	

JOB NO. 2014.486
DATE 10-05-22

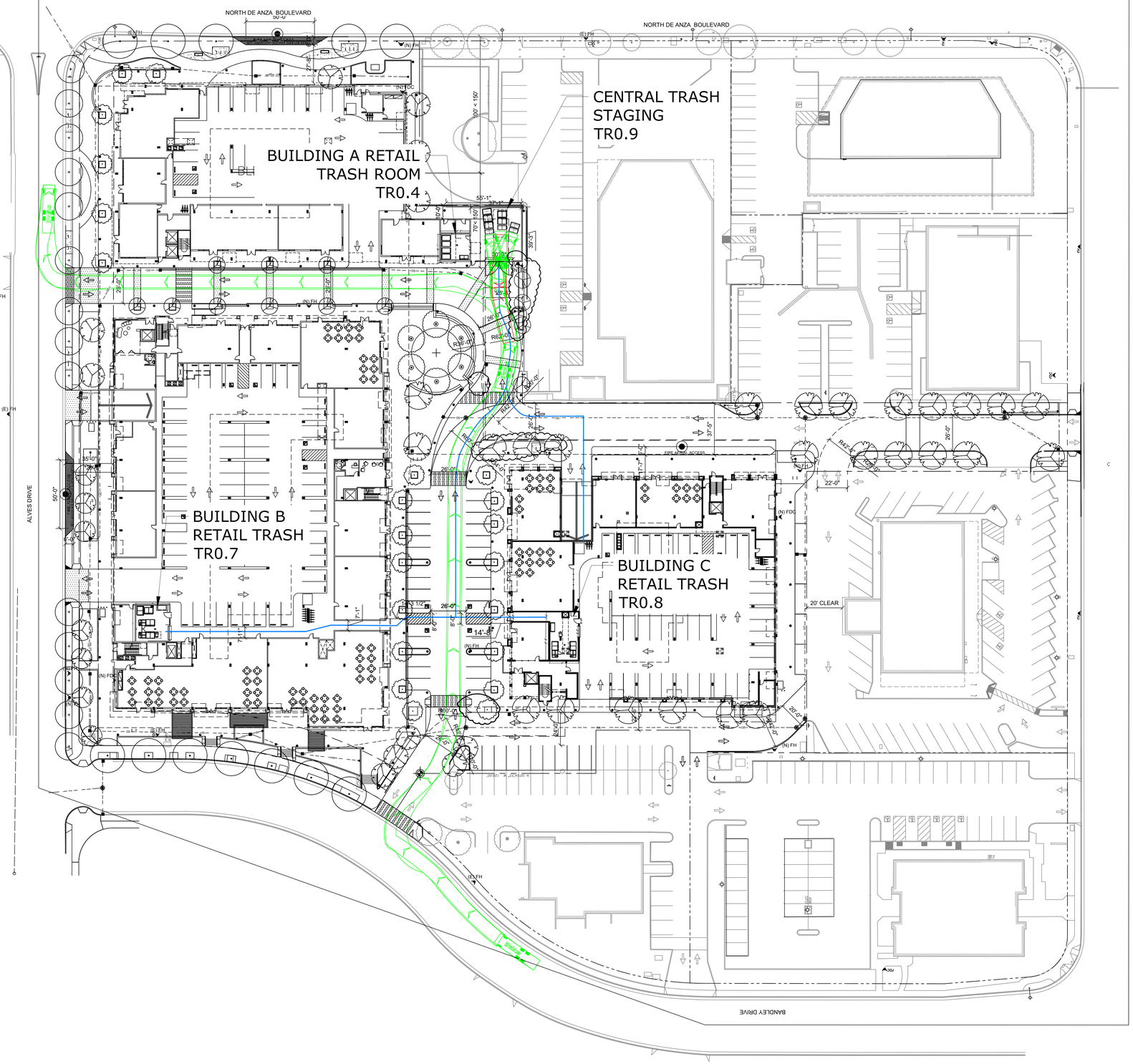
TM 2.0

NOTES:
1. SEE CIVIL DRAWINGS C4.3 TRASH CAPTURE DETAILS FOR TRASH CAPTURE DEVICE.



35ft Front End Loader

Overall Length	35.000ft
Overall Width	8.330ft
Overall Body Height	1.400ft
Min Body Ground Clearance	1.400ft
Track Width	8.000ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	32.000ft



BUILDING A RESIDENTIAL PROJECTED COLLECTION SCHEDULE

FRONT LOAD SERVICE	M	T	W	TH	F	S
2CY COMPACTED WASTE	1					
2CY COMPACTED RECYCLING			1			
64G LOOSE COMPOST	3					
TOTAL	4	0	1	0	0	0

BUILDING B RESIDENTIAL PROJECTED COLLECTION SCHEDULE

FRONT LOAD SERVICE	M	T	W	TH	F	S
2CY COMPACTED WASTE					2	
2CY COMPACTED RECYCLING			2			
64G LOOSE COMPOST	4					
TOTAL	4	0	2	0	2	0

BUILDING C RESIDENTIAL PROJECTED COLLECTION SCHEDULE

FRONT LOAD SERVICE	M	T	W	TH	F	S
3CY COMPACTED WASTE	1					
3CY COMPACTED RECYCLING			1			
64G LOOSE COMPOST	3					
TOTAL	4	0	1	0	0	0

BUILDING A COMMERCIAL PROJECTED COLLECTION SCHEDULE

FRONT LOAD SERVICE	M	T	W	TH	F	S
3CY LOOSE WASTE	2				1	
3CY LOOSE RECYCLING		2				2
1.5CY LOOSE COMPOST		1				
TOTAL	2	3	0	0	1	2

BUILDING B COMMERCIAL PROJECTED COLLECTION SCHEDULE

FRONT LOAD SERVICE	M	T	W	TH	F	S
4CY COMPACTED WASTE	1		1		1	1
4CY COMPACTED RECYCLING		2		2		2
2CY COMPACTED COMPOST	1					
TOTAL	2	2	1	2	1	3

BUILDING C COMMERCIAL PROJECTED COLLECTION SCHEDULE

FRONT LOAD SERVICE	M	T	W	TH	F	S
4CY COMPACTED WASTE	1					1
4CY COMPACTED RECYCLING		1		1		1
2CY LOOSE COMPOST	1		1		1	
TOTAL	2	1	1	1	2	

MARINA PLAZA

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

STAGING TRUCK CIRCULATION

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

JOB NO.

DATE 09-30-22

10118 Bandley Dr. #E
Cupertino, CA 95014
408-216-0804

TR0.1



MARINA PLAZA

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

LEVEL 1 PLAN

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

JOB NO.

DATE 09-30-22

N

10118 Bandley Dr. #E
Cupertino, CA 95014
408-216-0804

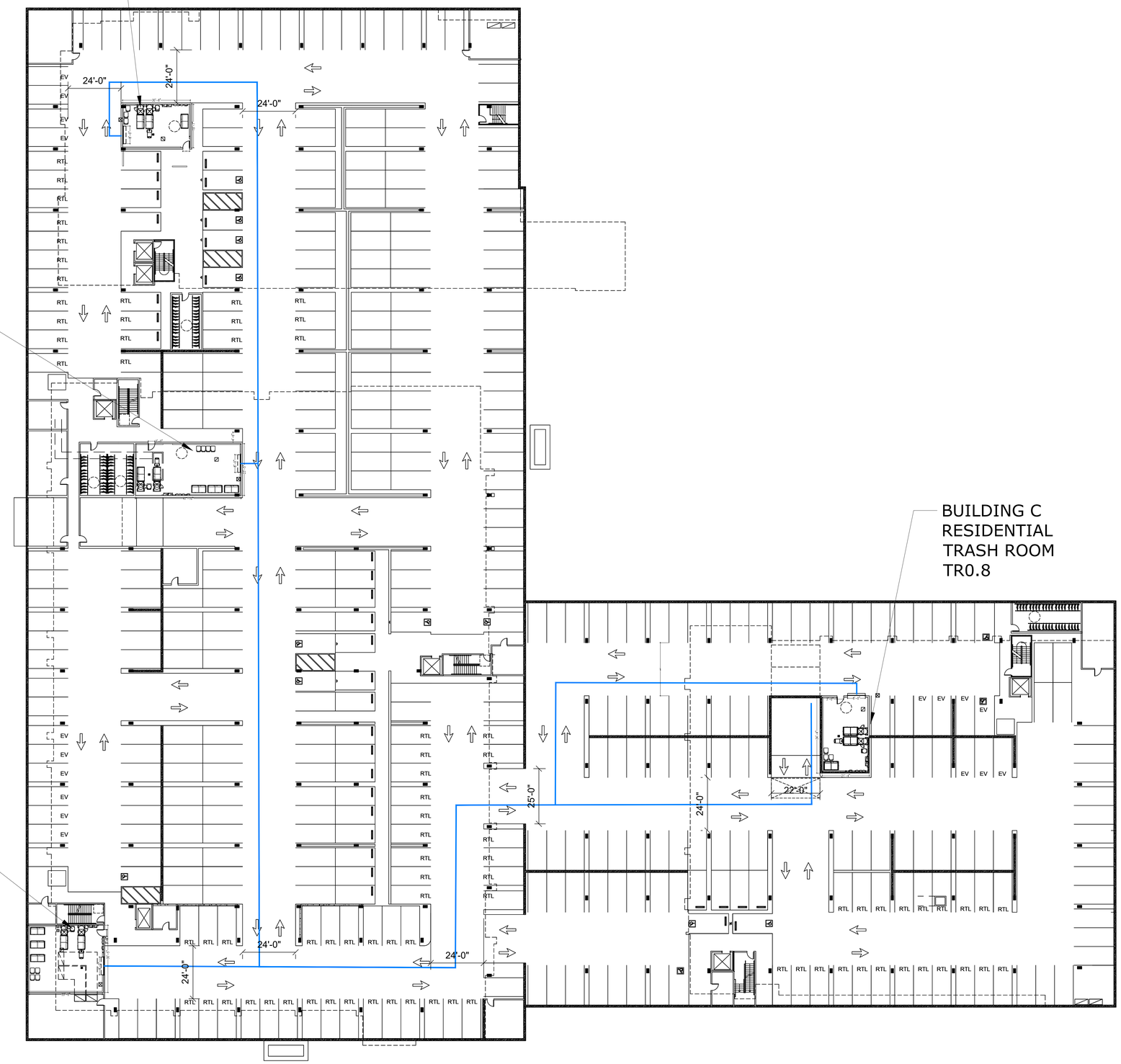
TR0.2

BUILDING A RESIDENTIAL
TRASH ROOM TR0.4

BUILDING B EAST
RESIDENTIAL TRASH
ROOM TR0.5

BUILDING B WEST
RESIDENTIAL TRASH
ROOM TR0.6

BUILDING C
RESIDENTIAL
TRASH ROOM
TR0.8



MARINA PLAZA

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

LEVEL B1 PLAN

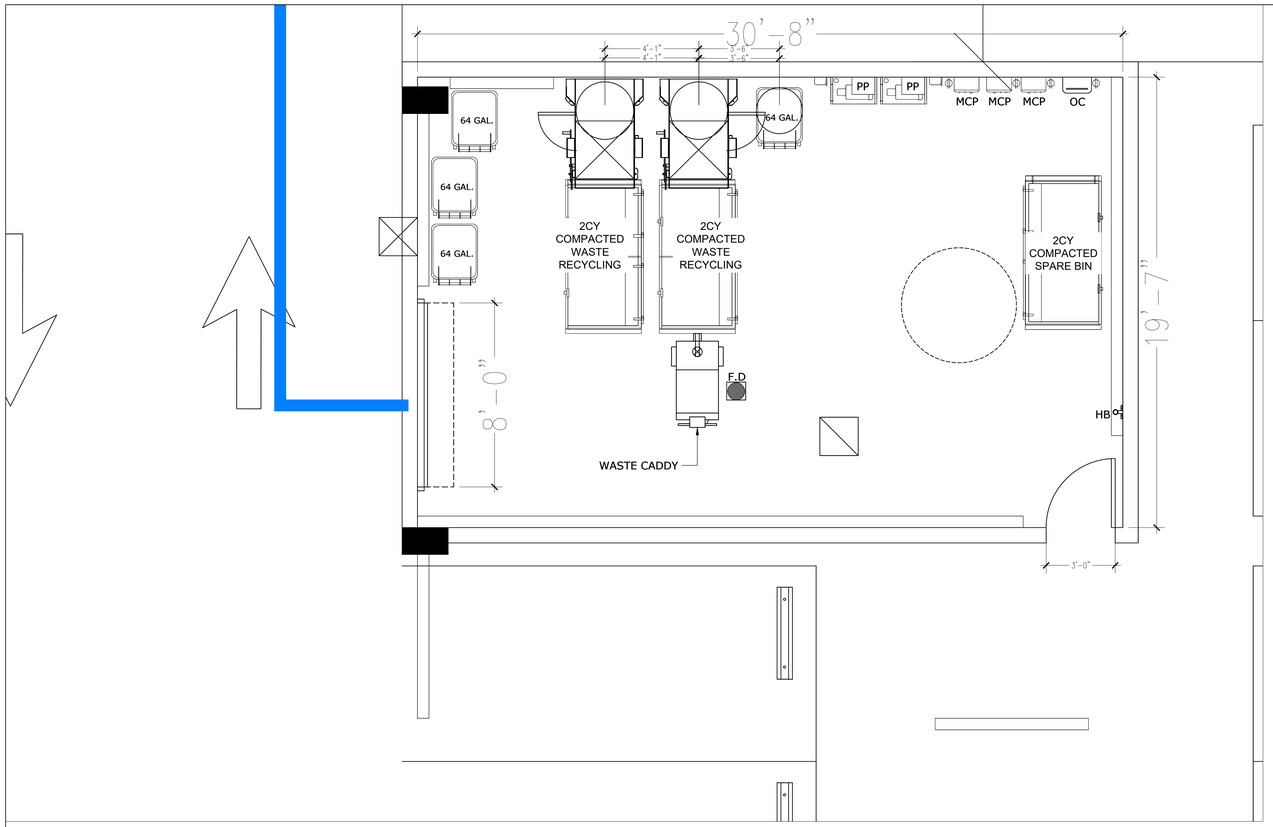
SCALE: 1" = 20'-0"

JOB NO.
DATE 09-30-22

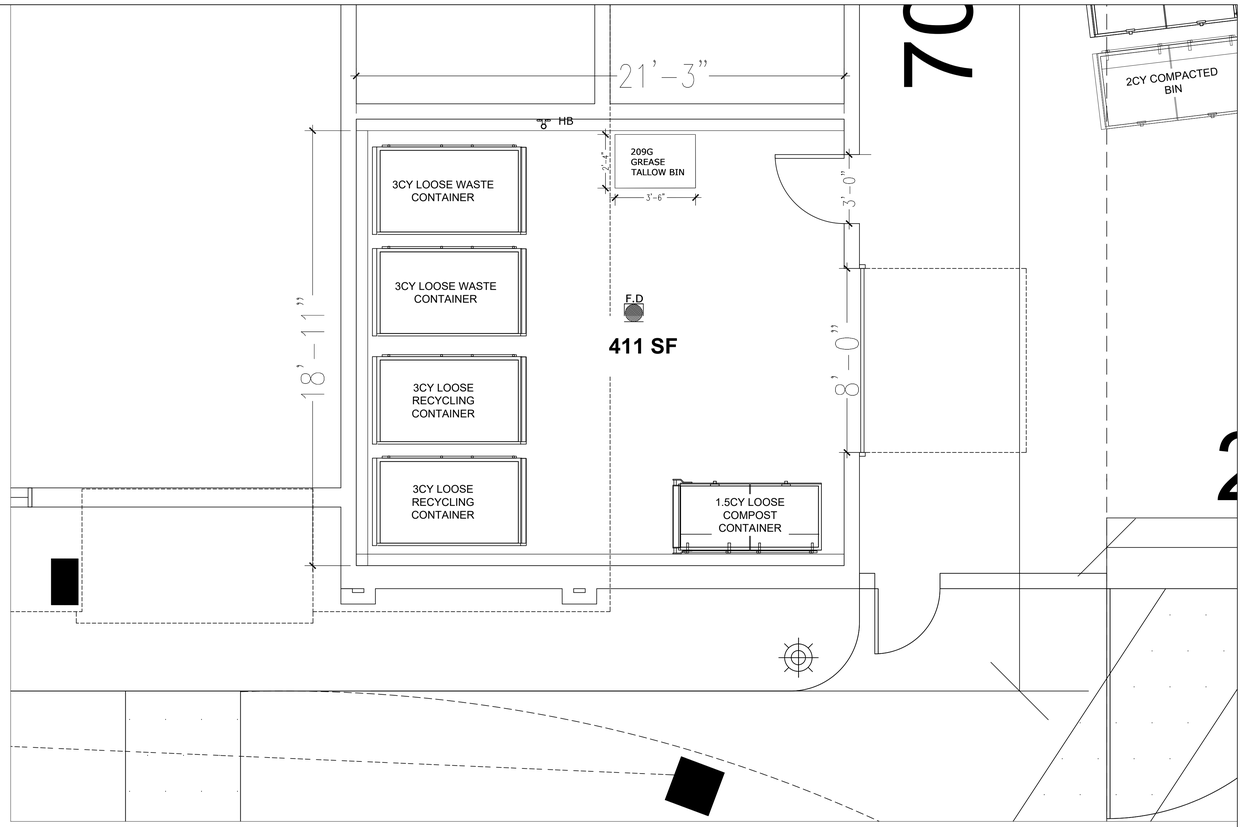
N

10118 Bandley Dr. #E
Cupertino, CA 95014
408-216-0804

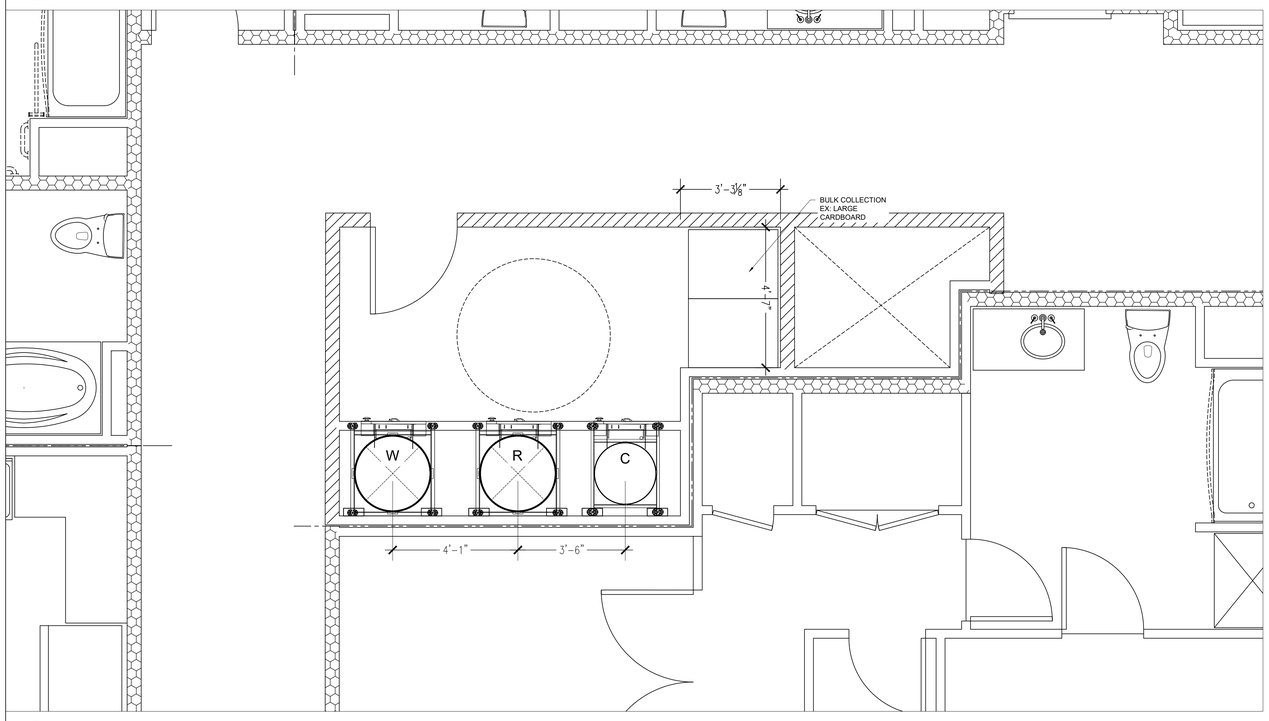
TR0.3



1 **LEVEL B1: BUILDING A RESIDENTIAL TRASH ROOM**
3/8" = 1'-0"



2 **GROUND LEVEL: BUILDING A RETAIL TRASH ROOM**
3/8" = 1'-0"



3 **LEVEL 1: BUILDING A UPPER FLOOR VESTIBULE**
1/2" = 1'-0"

BUILDING A RESIDENTIAL PROJECTED COLLECTION SCHEDULE						
FRONT LOAD SERVICE	M	T	W	TH	F	S
2CY COMPACTED WASTE	1					
2CY COMPACTED RECYCLING			1			
64G LOOSE COMPOST	3					
TOTAL	4	0	1	0	0	0

BUILDING A COMMERCIAL PROJECTED COLLECTION SCHEDULE						
FRONT LOAD SERVICE	M	T	W	TH	F	S
3CY LOOSE WASTE	2				1	
3CY LOOSE RECYCLING		2				2
1.5CY LOOSE COMPOST		1				
TOTAL	2	3	0	0	1	2

MARINA PLAZA

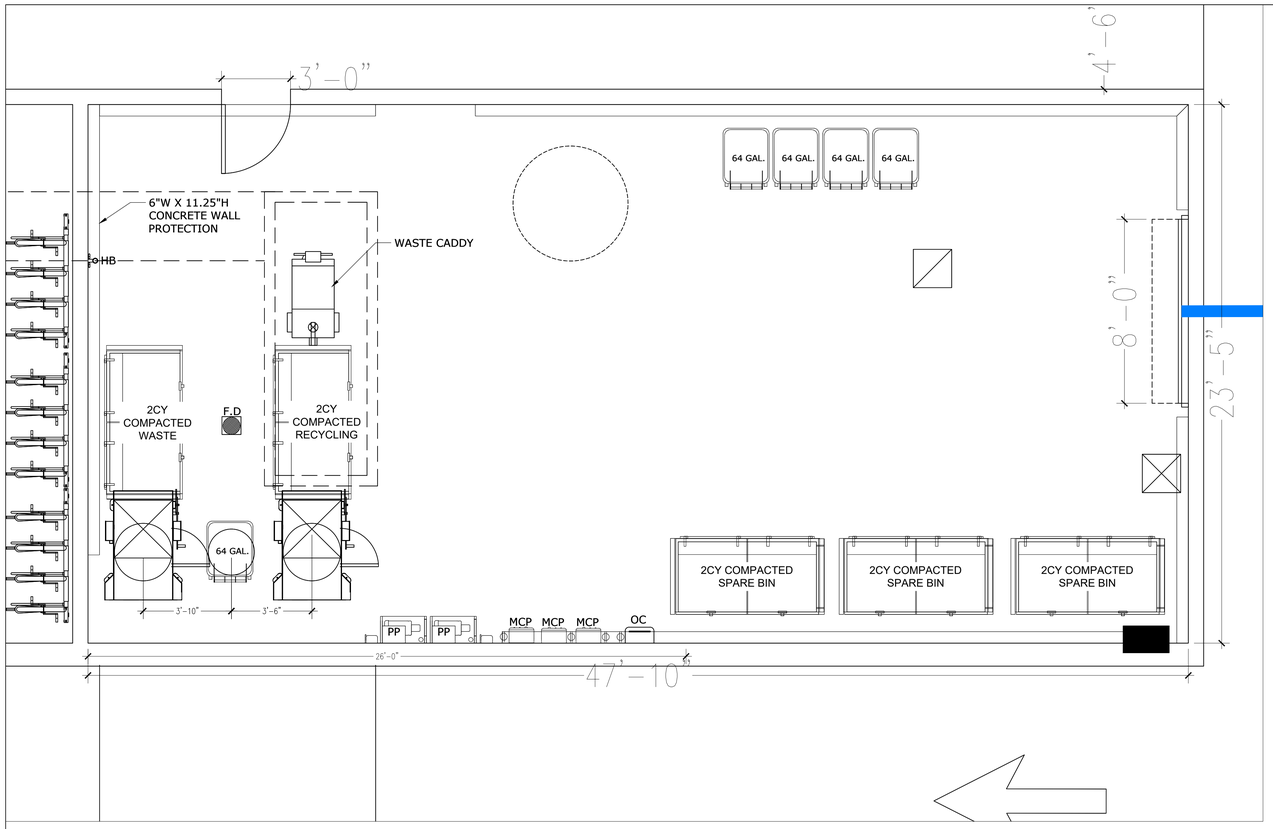
10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA
De Anza Venture, LLC

BUILDING A
TRASH

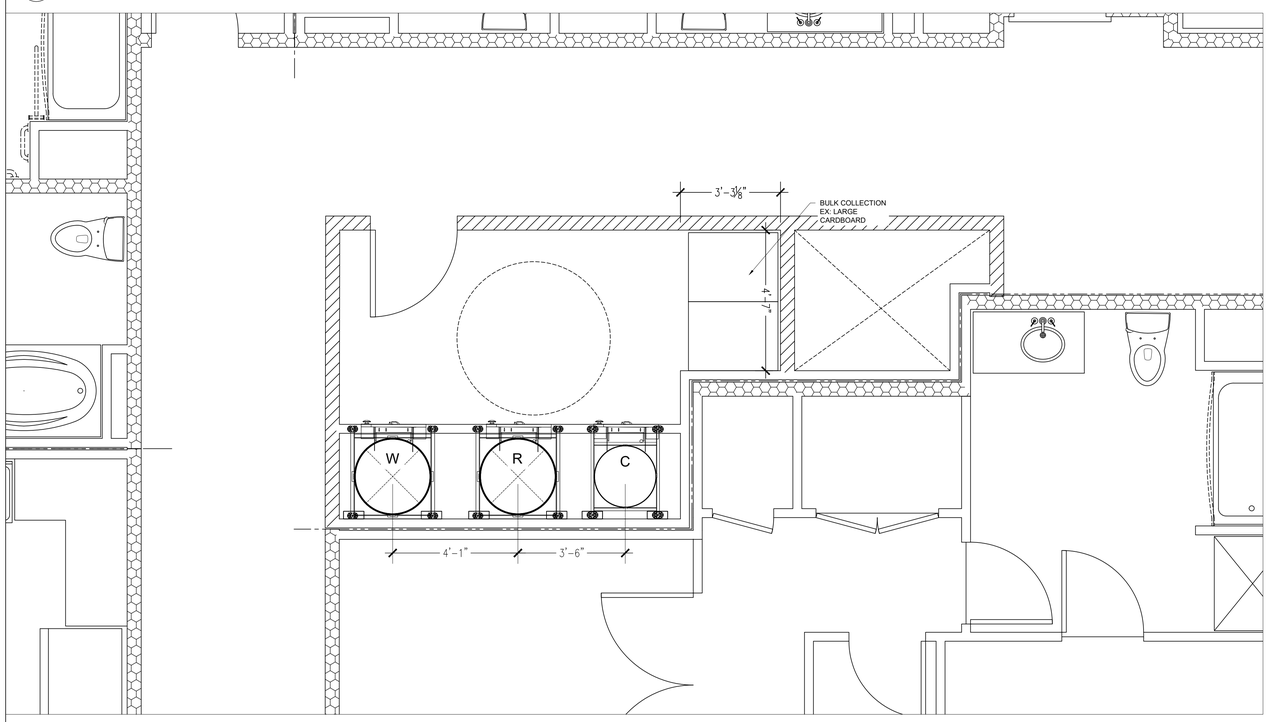
SCALE: AS SHOWN
JOB NO.
DATE 09-30-22

10118 Bandley Dr. #E
Cupertino, CA 95014
408-216-0804

TR0.4



1 **LEVEL B1: BUILDING B EAST RESIDENTIAL TRASH ROOM**
3/8" = 1'-0"



2 **LEVEL 1: BUILDING B EAST UPPER FLOOR VESTIBULE**
1/2" = 1'-0"

BUILDING B RESIDENTIAL PROJECTED COLLECTION SCHEDULE						
FRONT LOAD SERVICE	M	T	W	TH	F	S
2CY COMPACTED WASTE					2	
2CY COMPACTED RECYCLING			2			
64G LOOSE COMPOST	4					
TOTAL	4	0	2	0	2	0

MARINA PLAZA

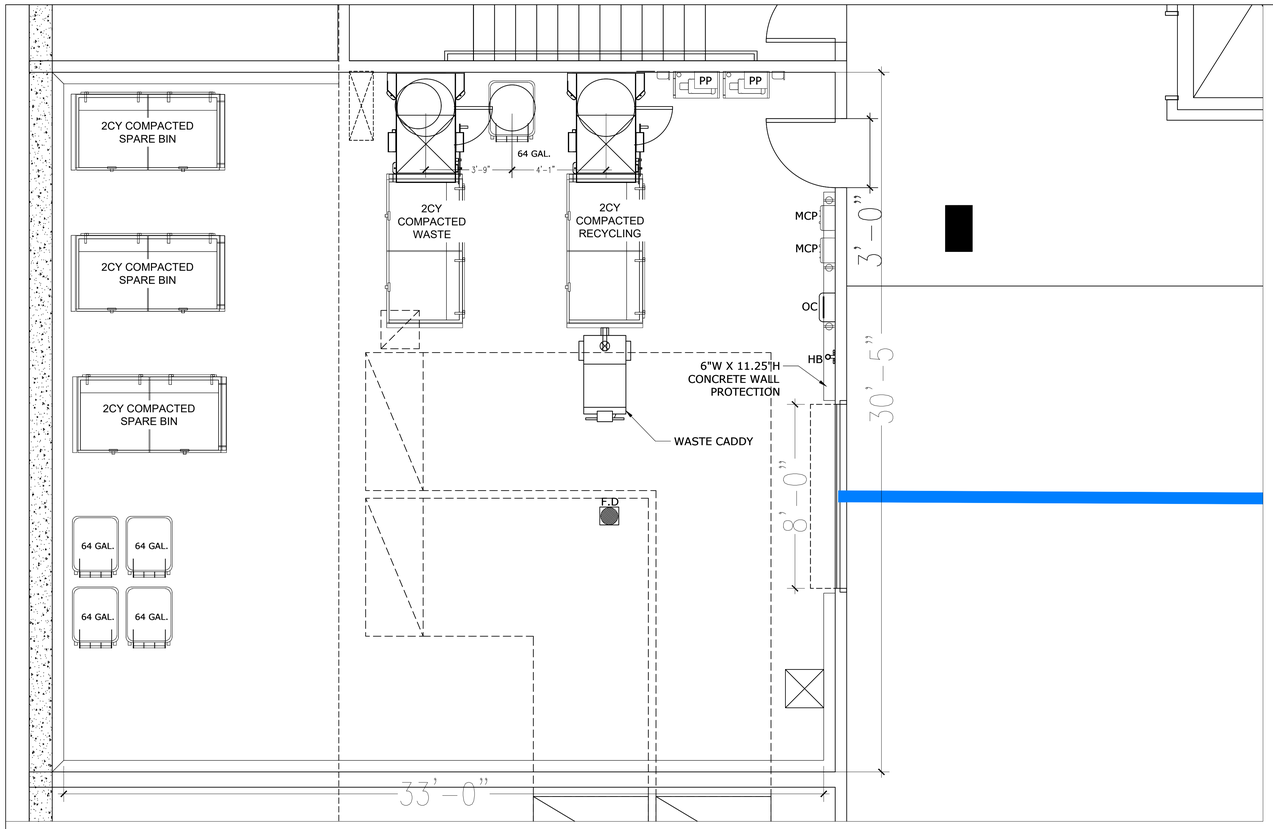
10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA
De Anza Venture, LLC

BUILDING B EAST
RESIDENTIAL TRASH

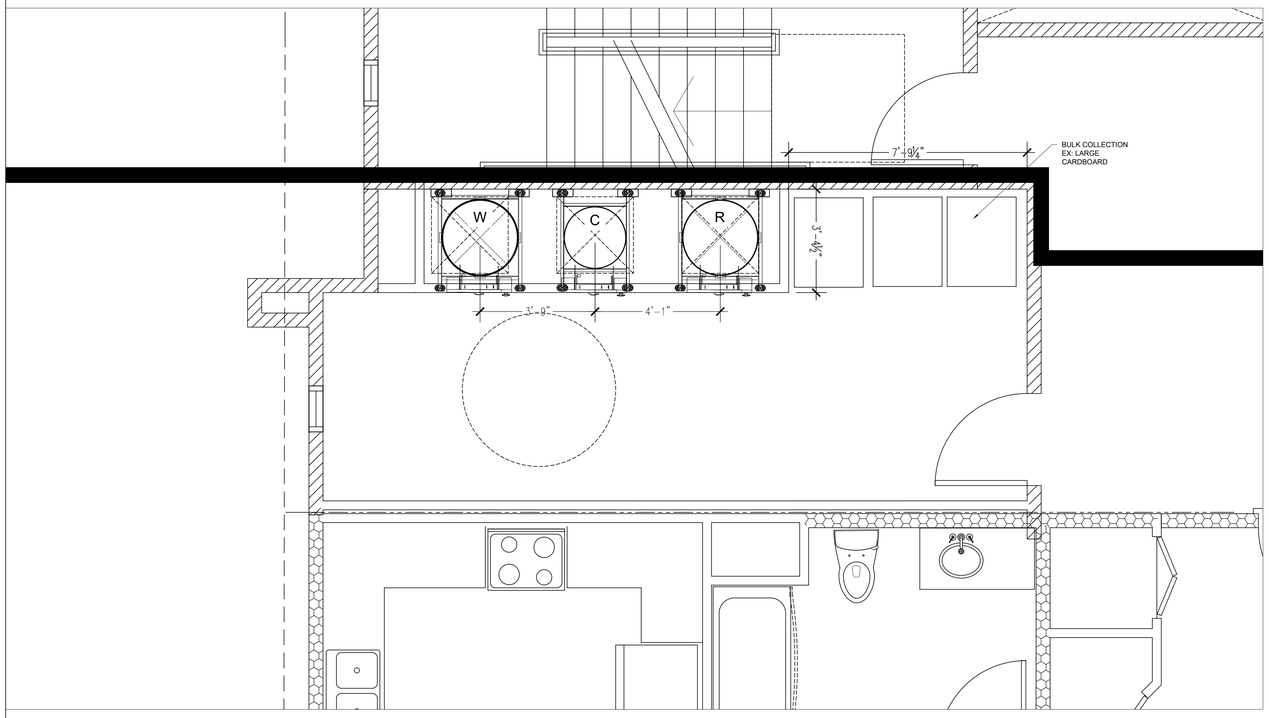
SCALE: AS SHOWN
JOB NO.
DATE 09-30-22

10118 Bandley Dr. #E
Cupertino, CA 95014
408-216-0804

TR0.5



1 **LEVEL B1: BUILDING B WEST RESIDENTIAL TRASH ROOM**
3/8" = 1'-0"



2 **LEVEL 1: BUILDING B WEST UPPER FLOOR VESTIBULE**
1/2" = 1'-0"

BUILDING B RESIDENTIAL PROJECTED COLLECTION SCHEDULE

FRONT LOAD SERVICE	M	T	W	TH	F	S
2CY COMPACTED WASTE					2	
2CY COMPACTED RECYCLING			2			
64G LOOSE COMPOST	4					
TOTAL	4	0	2	0	2	0

MARINA PLAZA

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

BUILDING B WEST
RESIDENTIAL TRASH

SCALE: AS SHOWN
JOB NO.
DATE 09-30-22
N

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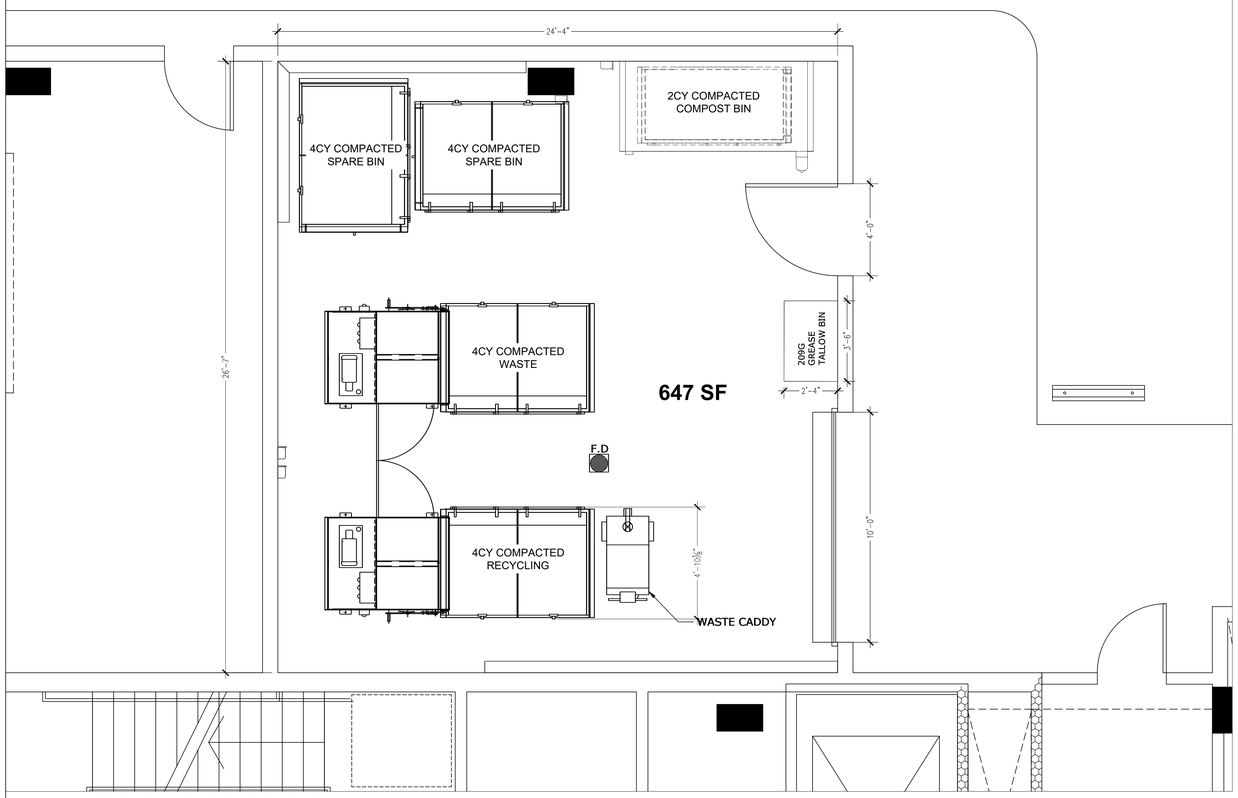
Cupertino, CA 95014
408-216-0804

TR0.6



1 **GROUND LEVEL: BUILDING B RETAIL TRASH ROOM**
3/8" = 1'-0"

BUILDING B COMMERCIAL PROJECTED COLLECTION SCHEDULE						
FRONT LOAD SERVICE	M	T	W	TH	F	S
4CY COMPACTED WASTE	1		1		1	1
4CY COMPACTED RECYCLING		2		2		2
2CY COMPACTED COMPOST	1					
TOTAL	2	2	1	2	1	3

MARINA PLAZA

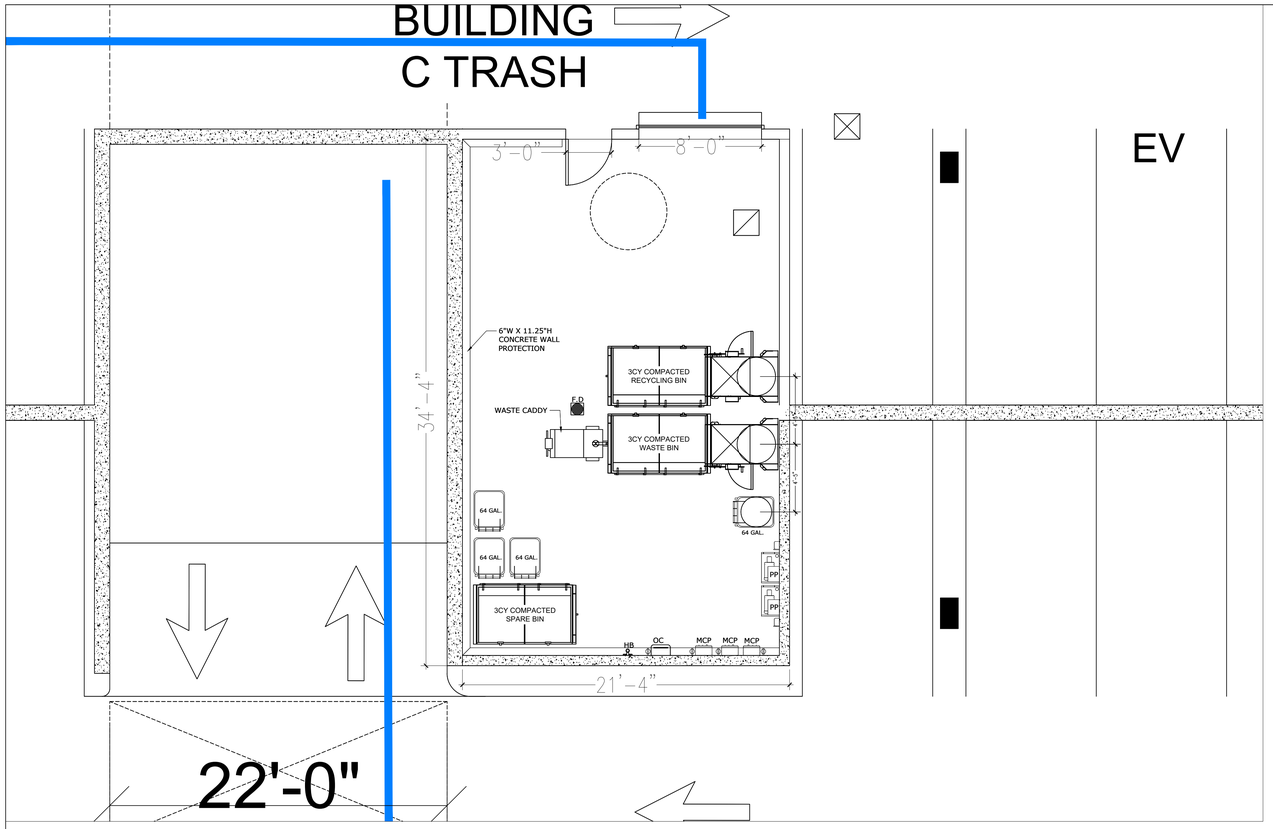
10145 DE ANZA BLVD. AND 10122 BANDLEY DR. CUPERTINO, CALIFORNIA
De Anza Venture, LLC

BUILDING B
RETAIL TRASH

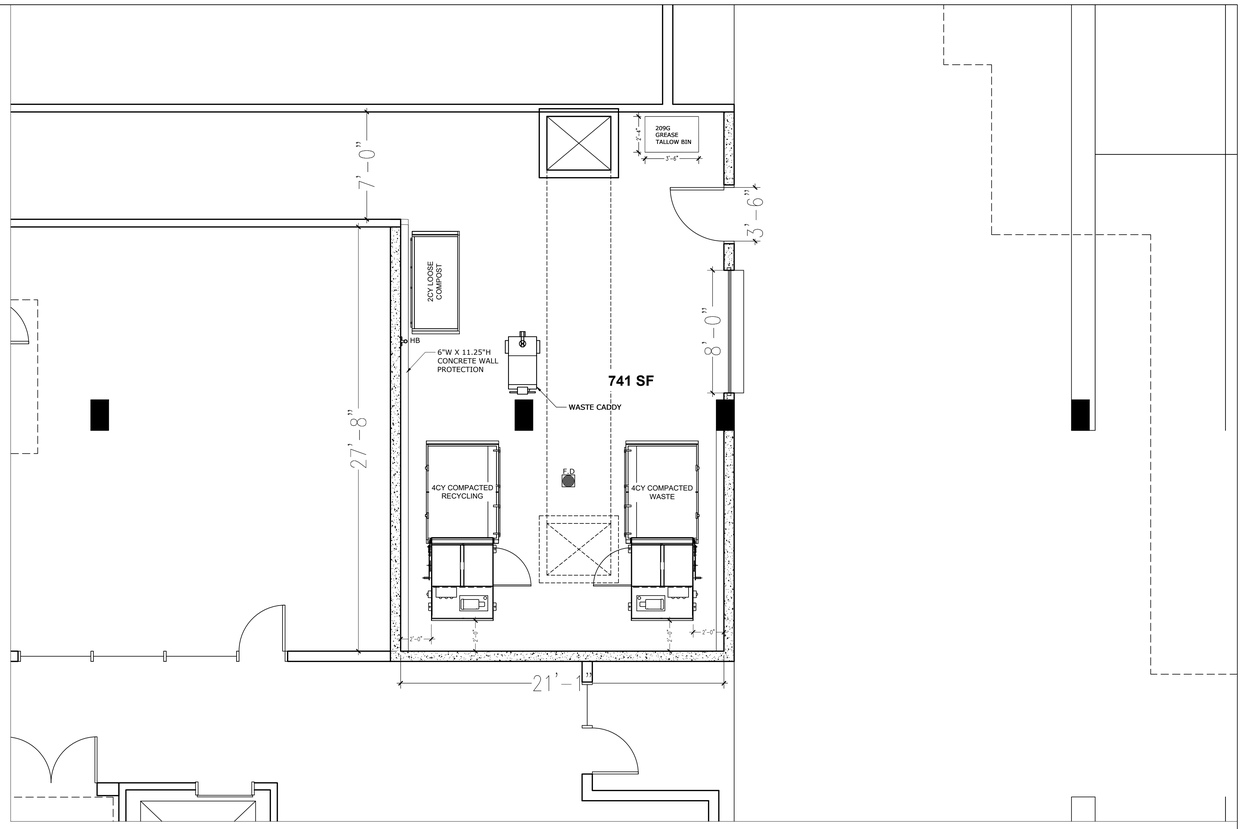
SCALE: AS SHOWN
JOB NO.
DATE 09-30-22

10118 Bandley Dr. #E
Cupertino, CA 95014
408-216-0804

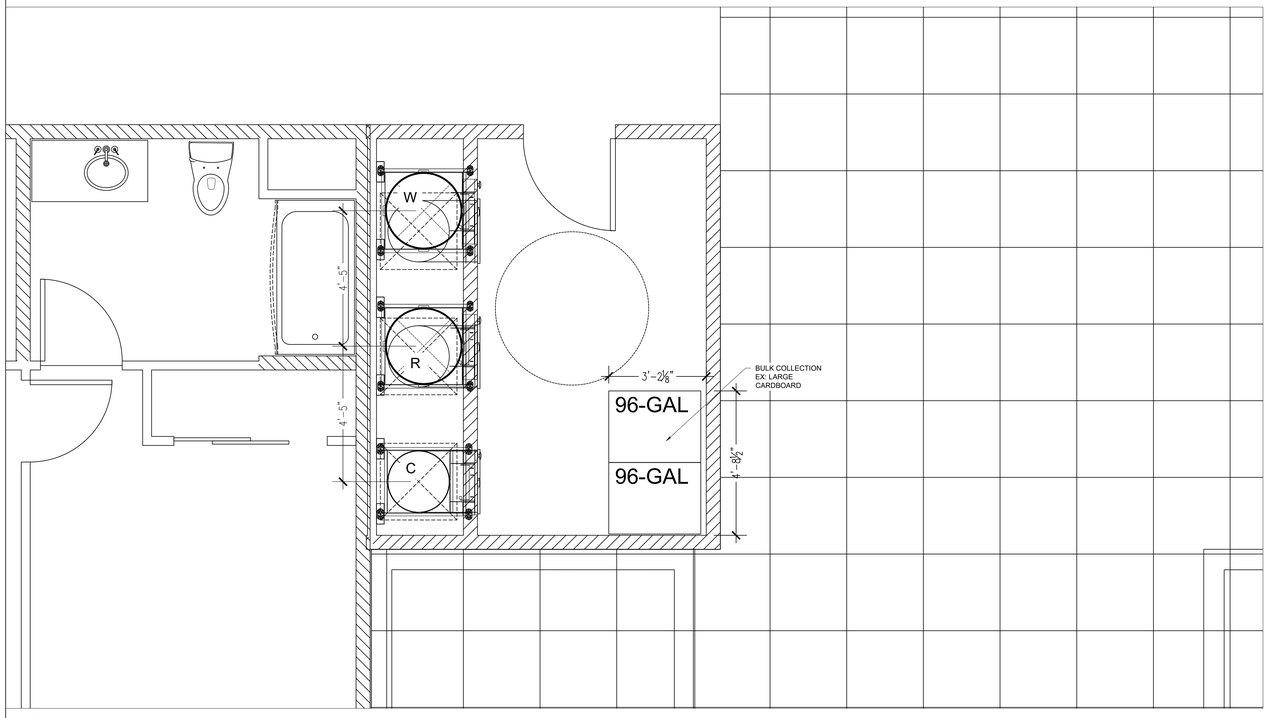
TR0.7



1 **LEVEL B1: BUILDING C RESIDENTIAL TRASH ROOM**
1/4" = 1'-0"



2 **GROUND LEVEL: BUILDING C RETAIL TRASH ROOM**
1/4" = 1'-0"



3 **LEVEL 1: BUILDING C UPPER FLOOR VESTIBULE**
1/2" = 1'-0"

BUILDING C RESIDENTIAL PROJECTED COLLECTION SCHEDULE						
FRONT LOAD SERVICE	M	T	W	TH	F	S
3CY COMPACTED WASTE	1					
3CY COMPACTED RECYCLING			1			
64G LOOSE COMPOST	3					
TOTAL	4	0	1	0	0	0

BUILDING C COMMERCIAL PROJECTED COLLECTION SCHEDULE						
FRONT LOAD SERVICE	M	T	W	TH	F	S
4CY COMPACTED WASTE	1					1
4CY COMPACTED RECYCLING		1		1		1
2CY LOOSE COMPOST	1		1		1	
TOTAL	2	1	1	1	2	

MARINA PLAZA

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

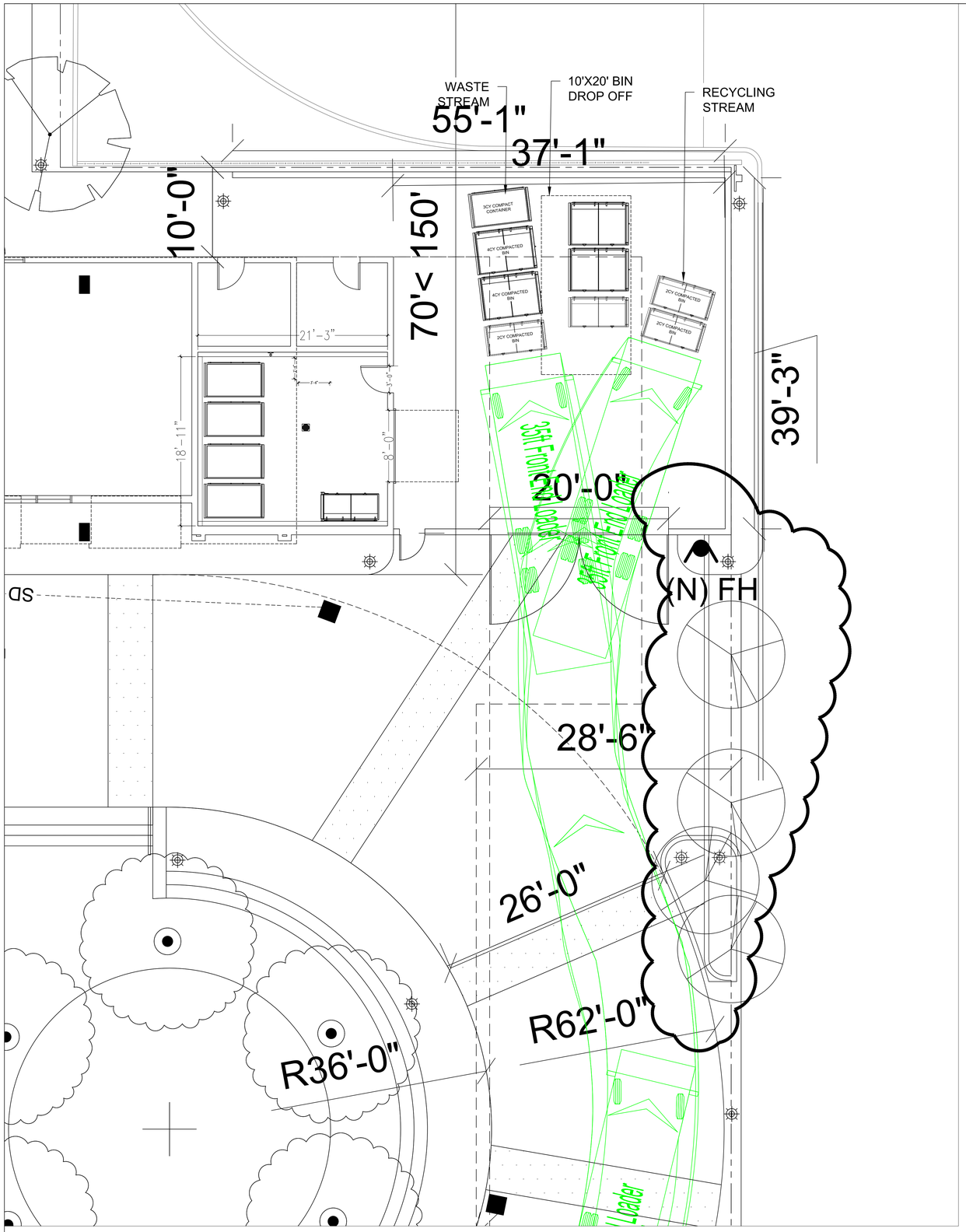
BUILDING C TRASH

SCALE: AS SHOWN
JOB NO.
DATE 09-30-22

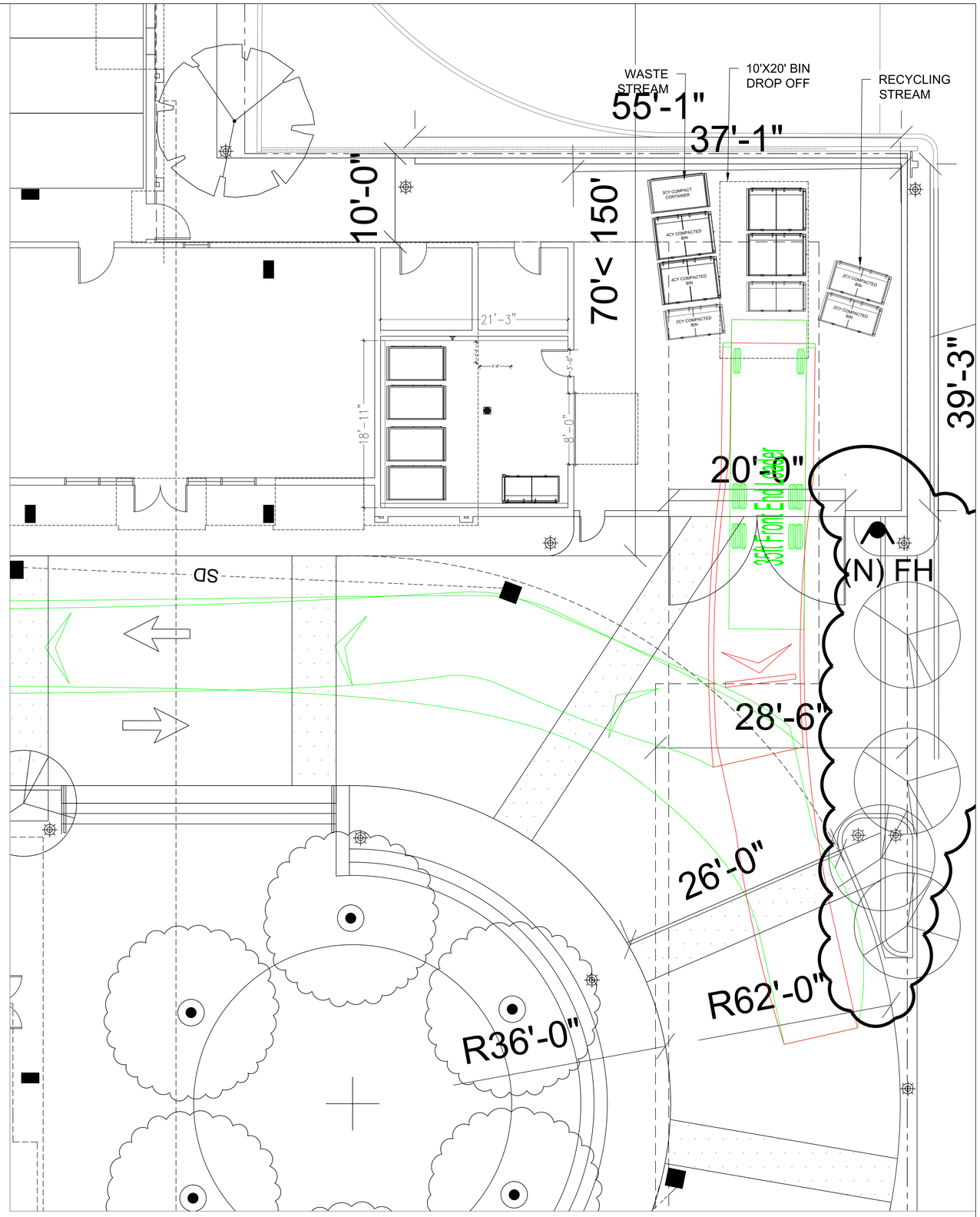
10118 Bandley Dr. #E
Cupertino, CA 95014
408-216-0804

N

TR0.8



1 **FRONT LOAD TRUCK - ENTERING**
3/16" = 1'-0"



2 **FRONT LOAD TRUCK - EXITING**
3/16" = 1'-0"

MARINA PLAZA

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

STAGING PLAN

JOB NO.
DATE 09-30-22

N

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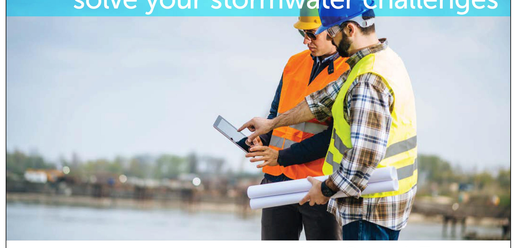
Cupertino, CA 95014
408-216-0804

TR0.9



The experts you need to solve your stormwater challenges



Contech is the leader in stormwater solutions, helping engineers, contractors and owners with infrastructure and land development projects throughout North America.

With our responsive team of stormwater experts, local regulatory expertise and flexible solutions, Contech is the trusted partner you can count on for stormwater management solutions.

Your Contech Team



STORMWATER CONSULTANT
It's my job to recommend the best solution to meet permitting requirements.



STORMWATER DESIGN ENGINEER
I work with consultants to design the best approved solution to meet your project's needs.



REGULATORY MANAGER
I understand the local stormwater regulations and what solutions will be approved.



SALES ENGINEER
I make sure our solutions meet the needs of the contractor during construction.

Contech is your partner in stormwater management solutions

Bio Clean® Catch Basin Inlet Filter Configurations

Removing trash and sediment to protect our waterways ...

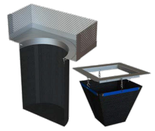
Our nation has some of the world's most beautiful beaches and waterways. Unfortunately, trash such as cigarette butts, food packaging, cans and bottles, and plastic waste makes its way into streams, creeks, rivers, and the ocean, as rain events wash them into gutters and storm drains.

Bio Clean Catch Basin Filters provide the first defense against trash and other pollutants entering your stormwater steam by providing 100% trash capture at the source, preventing system clogging and improving downstream water quality.



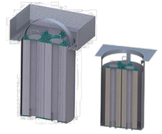
Full Trash Capture

Testing Highlights: California Water Board 100% of Trash



Standard Sediment Filter

Testing Highlight: Over 1,000 LBS of load capacity



Kraken® Membrane Filtration

Testing Highlight: Third Party Testing 85% of TSS & 72% of TP

Bio Clean® Catch Basin Inlet Filter Advantages

Bio Clean Catch Basin Inlet Filters offer superior durability and customization ...

- 1-year warranty
- Long-lasting, stainless-steel construction
- Designed for a wide range of sizes to fit most curb and grate inlets
- High-flows bypass prevents scouring of previously captured trash and debris
- Installed and maintained in minutes

Designed for maximized flow rates while meeting trash full capture requirements by the State of California Water Board.

Bio Clean® Catch Basin Inlet Filter Applications

Bio Clean Catch Basin Inlet Filters have been successfully used on numerous new construction and retrofit projects. The system's superior durability and customization make it ideal for a wide range of stormwater applications. Each filter fits within a shallow catch basin, giving them the ability to integrate with versatile curb inlet trough systems.

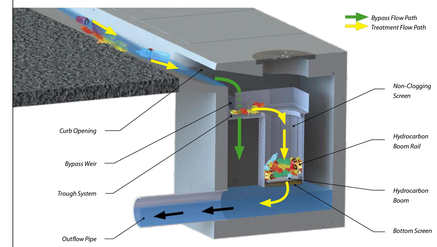
Applications include:

- Parking Lot Curb Inlets
- Parking Lot Grate Inlets
- Roadway Curb Inlets
- Roadway Grate Inlets
- Bioswale Bypass Structures
- Stormwater Pretreatment

Our filters provide easy access for maintenance from the surface without having to enter the catch basin. Maintenance service takes about 15 minutes and requires no confined space entry.

Each Bio Clean Catch Basin Inlet Filter is designed to be insertable and the expandable trough system is designed to convey water quality design flows through the filter basket while allowing peak flows to bypass over the trough without resuspending captured pollutants. The modular design of the trough system makes it adaptable to any size* or type of curb inlet catch basin.

**Some depth restrictions may apply. Bypass to prevent backflow during the largest storm events.*

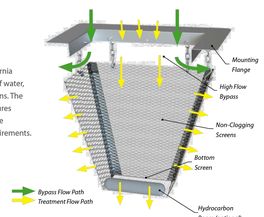


Captures 100% of trash

Full Trash Capture

Full Capture Removes 100% of Trash ...

The Full Trash Capture catch basin inlet filter is California Full Capture approved and allows for a higher flow of water, making it more applicable for demanding applications. The screen has a specialized design that efficiently captures all trash, but also makes cleaning more efficient while maintaining its ability to meet demanding flow requirements.



Full Capture Sizing

MODEL #	STORAGE CAPACITY (CU FT)	TREATMENT FLOW RATE (CFS)	BYPASS FLOW RATE (CFS)
BIO-CURB-FULL-30	1	0.11	
BIO-GRATE-FULL-12-12	0.27	0.04	1.55
BIO-GRATE-FULL-18-18	1.34	0.04	3.68
BIO-GRATE-FULL-24-24	1.78	0.11	4.83
BIO-GRATE-FULL-30-30	3.33	0.27	6.21
BIO-GRATE-FULL-36-36	4.56	0.49	7.6

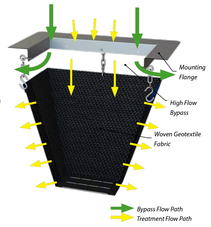
Note: Flow rate includes safety factor of two for screen capacity. Storage capacity based on filter basket at 50% full.

Standard Sediment Filter

The Standard Sediment Filter offers an affordable solution to capture trash and debris from stormwater before it enters the conveyance system. With a stainless-steel frame, the Standard Sediment Filter provided over 1000 lbs. of load capacity based in full scale load testing.

Applications include:

- 100% of Trash Removal
- Over 1,000 LBS of Load Capacity Based in Full Scale Load Testing



Standard Sediment Filter Sizing

MODEL #	STORAGE CAPACITY (CU FT)	TREATMENT FLOW RATE (CFS)	BYPASS FLOW RATE (CFS)
BIO-CURB-FULL-12	0.88	2.85	
BIO-CURB-FULL-24	1.77	2.85	
BIO-GRATE-FULL-12-12-12	0.15	1.04	1.24
BIO-GRATE-FULL-18-18-12	0.33	1.78	2.79
BIO-GRATE-FULL-24-24-12	0.59	2.7	4.96
BIO-GRATE-FULL-24-40-12	0.88	3.7	6.35
BIO-GRATE-FULL-24-24-24	1.22	7.31	4.96
BIO-GRATE-FULL-24-40-24	1.82	9.53	6.35
BIO-GRATE-FABRIC-36-36-24	2.73	2.22	7.74

Flow rate includes safety factor of two for screen capacity. Storage capacity based on filter basket at 50% full.

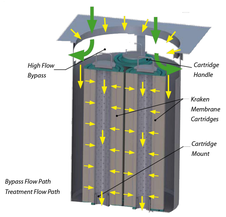
Built to last longer than other trash capture filters

Kraken® Membrane Filtration

Advanced-Level Filtration ...

The Kraken Catch Basin Insert is an advanced filtration device designed with Kraken membrane filtration cartridges for increased removal efficiencies. Kraken Filter cartridges are removable and reusable after spray cleaning with a garden hose.

- 100% of Trash Removal
- 85% Removal of TSS
- 72% Removal of Phosphorus
- 81% Removal of Oils & Grease
- 52% Removal of Copper
- 58% Removal of Zinc
- 60% Removal of Fecal Coliform



Kraken® Filter Type Sizing

MODEL #	TREATMENT FLOW RATE (CFS)	BYPASS FLOW RATE (CFS)
BIO-CURB-KMF-33	0.13	UNLIMITED
BIO-GRATE-KMF-12-12-39	0.04	0.52
BIO-GRATE-KMF-18-18-39	0.04	2.51
BIO-GRATE-KMF-24-24-39	0.17	5.31
BIO-GRATE-KMF-36-36-39	0.5	12.53
BIO-GRATE-KMF-48-48-39	0.88	17.05

Note: Flow rate based on loading rate of 0.1 gpm/sq ft. Storage capacity based on filter basket at 50% full. All models are 30" tall to accommodate a full size Kraken Cartridge.

Bio Clean® Catch Basin Inlet Filter Maintenance







Filters can be maintained by a vac truck or by hand.

STORMWATER SOLUTIONS | PIPE SOLUTIONS | STRUCTURES SOLUTIONS

Few companies offer the wide range of high-quality stormwater resources you can find with us — state-of-the-art products, decades of expertise, and all the maintenance support you need to operate your system cost-effectively.

THE CONTECH WAY

Contech® Engineered Solutions provides innovative, cost-effective site solutions to engineers, contractors, and developers on projects across North America. Our portfolio includes bridges, drainage, erosion control, retaining wall, sanitary sewer and stormwater management products.

TAKE THE NEXT STEP

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MARINA PLAZA

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

TRASH CAPTURE DETAILS

	BY	CITY	DATE	REVISIONS
3				
2			9/27/22	
1				
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JOB NO. 2014.486
DATE 10-05-22

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