

1655 S DE ANZA BOULEVARD



PROJECT DIRECTORY:

OWNER
PROPRIIS, LLC
2055 GATEWAY PLACE, SUITE 525
SAN JOSE, CA 95110
408-883-3884

ARCHITECT
DAHLIN GROUP
5865 OWENS DRIVE
PLEASANTON, CA 94588
925-251-7200

CIVIL ENGINEER
SANDIS
1700 S WINCHESTER BOULEVARD, SUITE 200
CAMPBELL, CA 95008
408-636-0962

LANDSCAPE ARCHITECT
RIPLEY DESIGN GROUP
1615 BONANZA STREET, SUITE 314
WALNUT CREEK, CA 94596
925-938-7377

STURCTURAL ENGINEER
FTF ENGINEERING, INC.
1023 NIPOMO STREET, SUITE 210
SAN LUIS OBISPO, CA 93401
805-544-1216

MEP ENGINEER
EMERALD CITY ENGINEERS, INC.
6505 216TH STREET SW, SUITE 200
MOUNTLAKE TERRACE, WA 98043
425-741-1200

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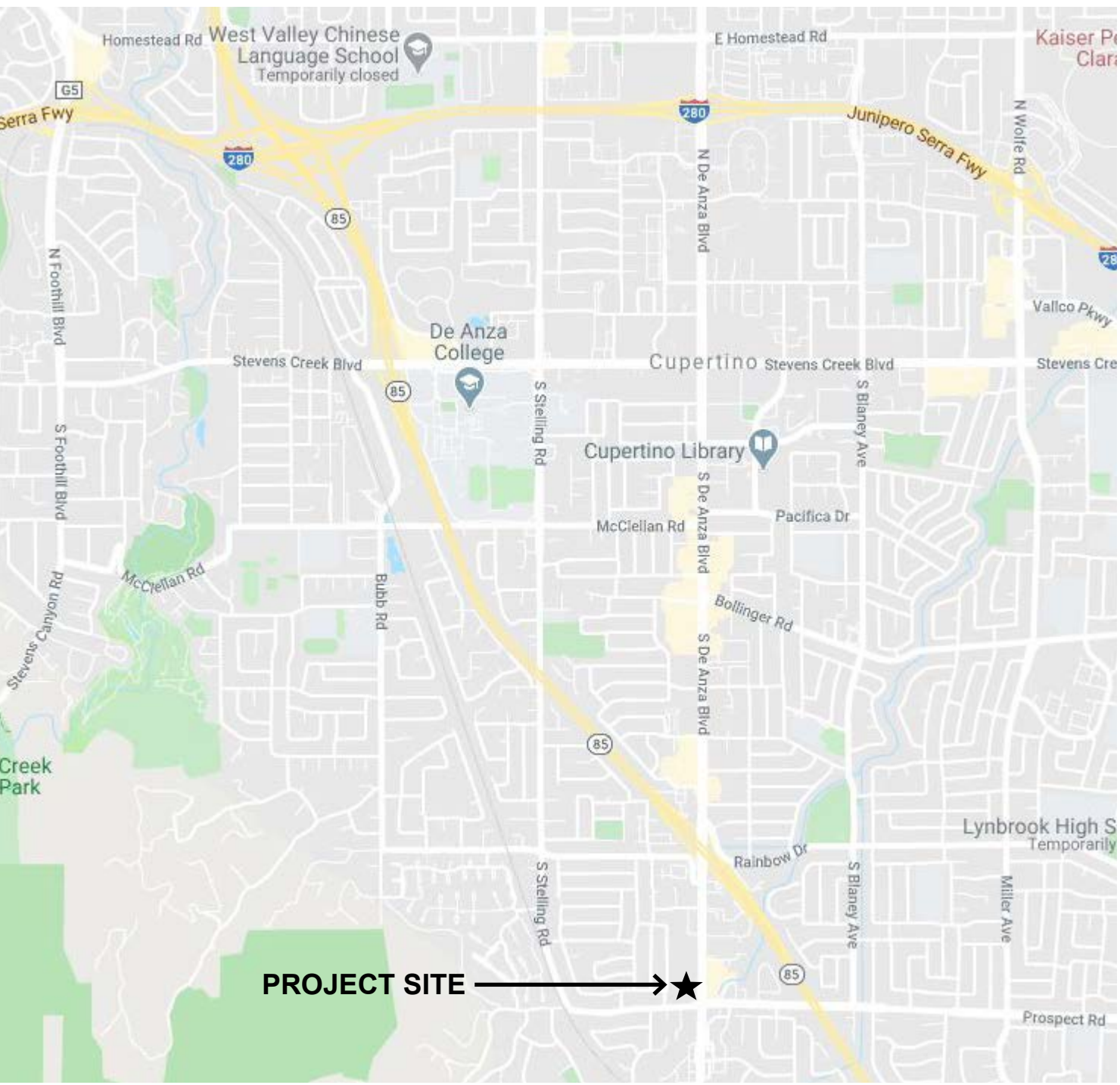
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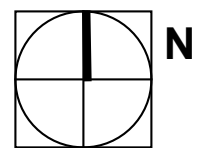
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VICINITY MAP



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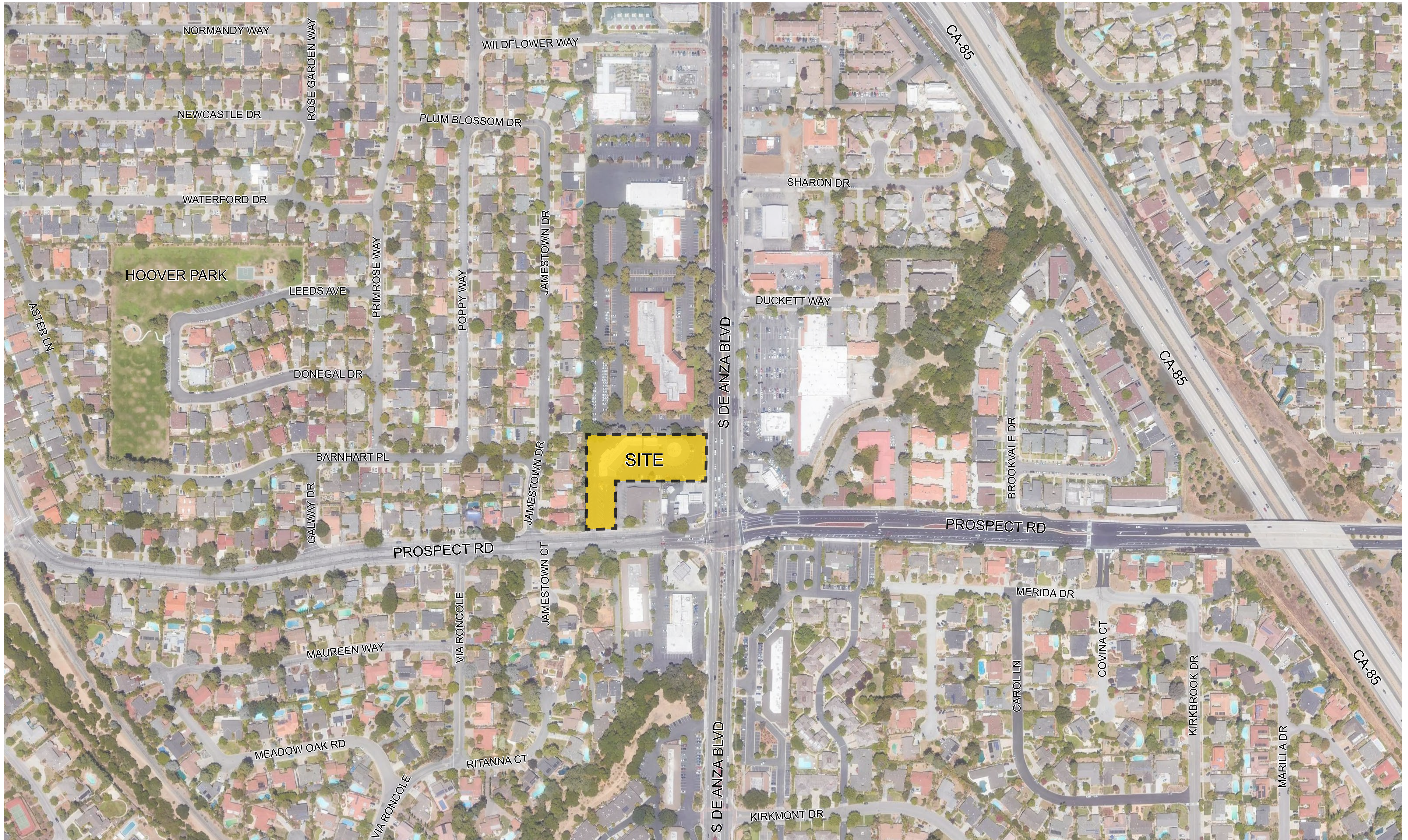


TITLE SHEET



5TH SUBMITTAL 07-19-2022 4
4TH SUBMITTAL 03-29-2022 3
3RD SUBMITTAL 01-26-2022 2
2ND SUBMITTAL 10-22-2021 1
1ST SUBMITTAL 03-16-2021
JOB NO. 1138.009
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.1



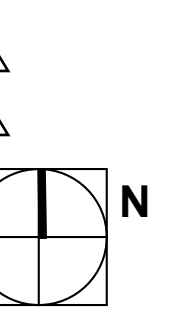
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SITE AERIAL



3RD SUBMITTAL 01-26-2022
2ND SUBMITTAL 10-22-2021
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ACCESSIBLE LEGEND

- ← ACCESSIBLE PATHWAY (*)
- 1 PUBLIC TRANSIT (BUS STOP)
- 2 ACCESSIBLE PARKING SPACE
- 3 ACCESSIBLE EV PARKING
- 4 COMMERCIAL ACCESSIBLE ENTRANCE
- 5 RESIDENT ACCESSIBLE ENTRANCE
- 6 TOWNHOME ACCESSIBLE ENTRANCE
- 7 RESIDENT ELEVATOR ACCESS
- 8 ACCESSIBLE ROUTE & THRESHOLD FROM PRIVATE GARAGE TO GROUND LEVEL ACCESSIBLE TOWNHOME

(*) NOTE: PATH SHOWN INDICATES THE ACCESSIBLE ROUTE FROM THE ADJACENT PUBLIC TRANSIT TO BUILDING ENTRANCES AND ACCESSIBLE GUEST PARKING SPACES. ALL MIXED USE BUILDING RESIDENTIAL UNITS, COMMON AREAS AND AMENITY SPACES WILL BE LOCATED ON A CONTINUOUS ACCESSIBLE ROUTE.

VICINITY LEGEND

- A VALERO GAS STATION
- B SHELL GAS STATION
- C DIAMOND GAS STATION
- D BLUE HILLS MEDICAL OFFICES
- E CUPERTINO CORPORATE CENTER
- F GROWING TREE LEARNING CENTER
- G CHRISTIAN RIGHTEOUSNESS EDUCATION CENTER
- H GENIUS ACADEMY
- I TAMRA MEDITERRANEAN GRILL
- J LOS DOS COMPADRES
- K ORIENTAL GOURMET
- L SOGO TOFU
- M WONDERFUL FOOD COURT
- N SWIFT CLEANERS
- O JOU MUSIC INSTITUTE
- P ACC ACUPUNCTURE & CLEANSING CENTER
- Q DE YOUNG BEAUTY SALON
- R COLDWELL BANKER REALTY
- S BANK OF AMERICA
- T CORNERSTONE TITLE COMPANY
- U GOLDEN ARROW TECHNOLOGY AMERICA
- V EXPLORING MUSIC

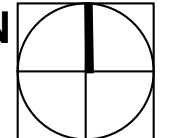
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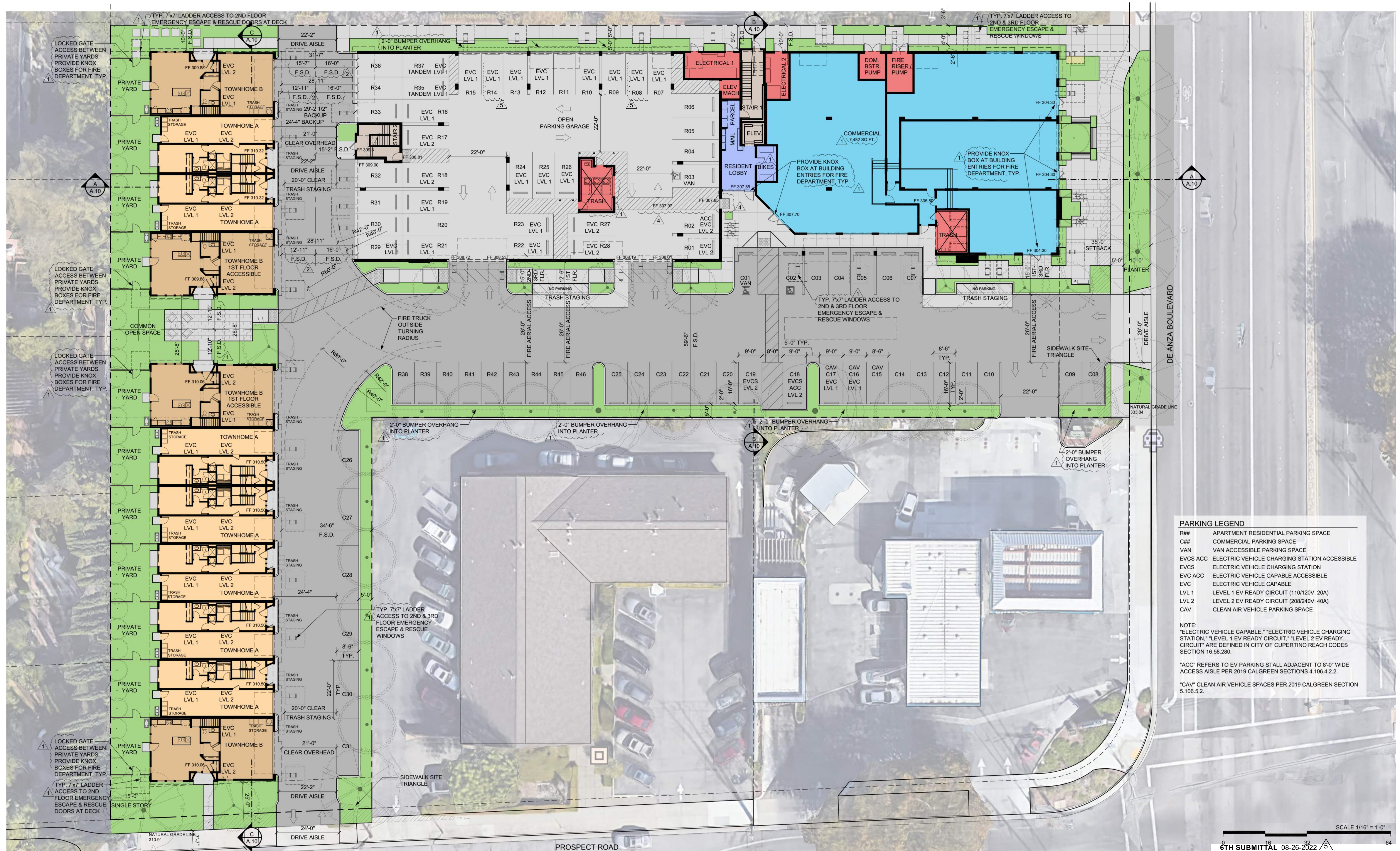


SITE ACCESSIBLE PATHWAY



5TH SUBMITTAL	07-19-2022
4TH SUBMITTAL	03-29-2022
3RD SUBMITTAL	01-26-2022
2ND SUBMITTAL	10-22-2021
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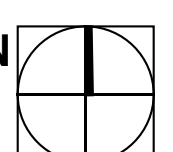


SITE PLAN - 1ST LEVEL

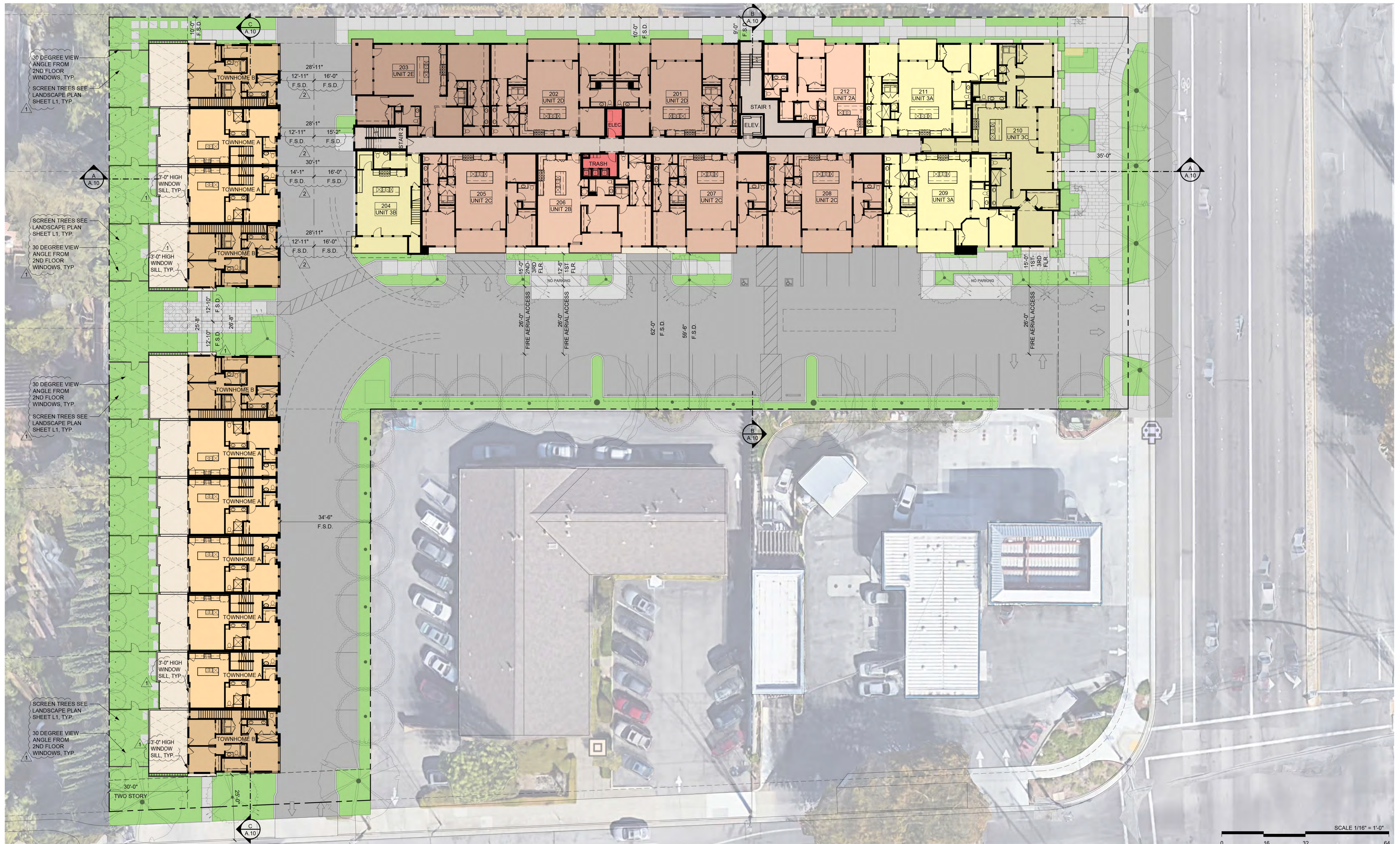
DAHLIN

6TH SUBMITTAL 08-26-2022 5
 5TH SUBMITTAL 07-08-2022 4
 4TH SUBMITTAL 03-29-2022 3
 3RD SUBMITTAL 01-26-2022 2
 2ND SUBMITTAL 10-22-2021 1
 1ST SUBMITTAL 03-16-2021
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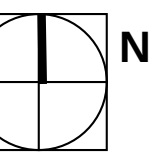
1655 S DE ANZA BOULEVARD
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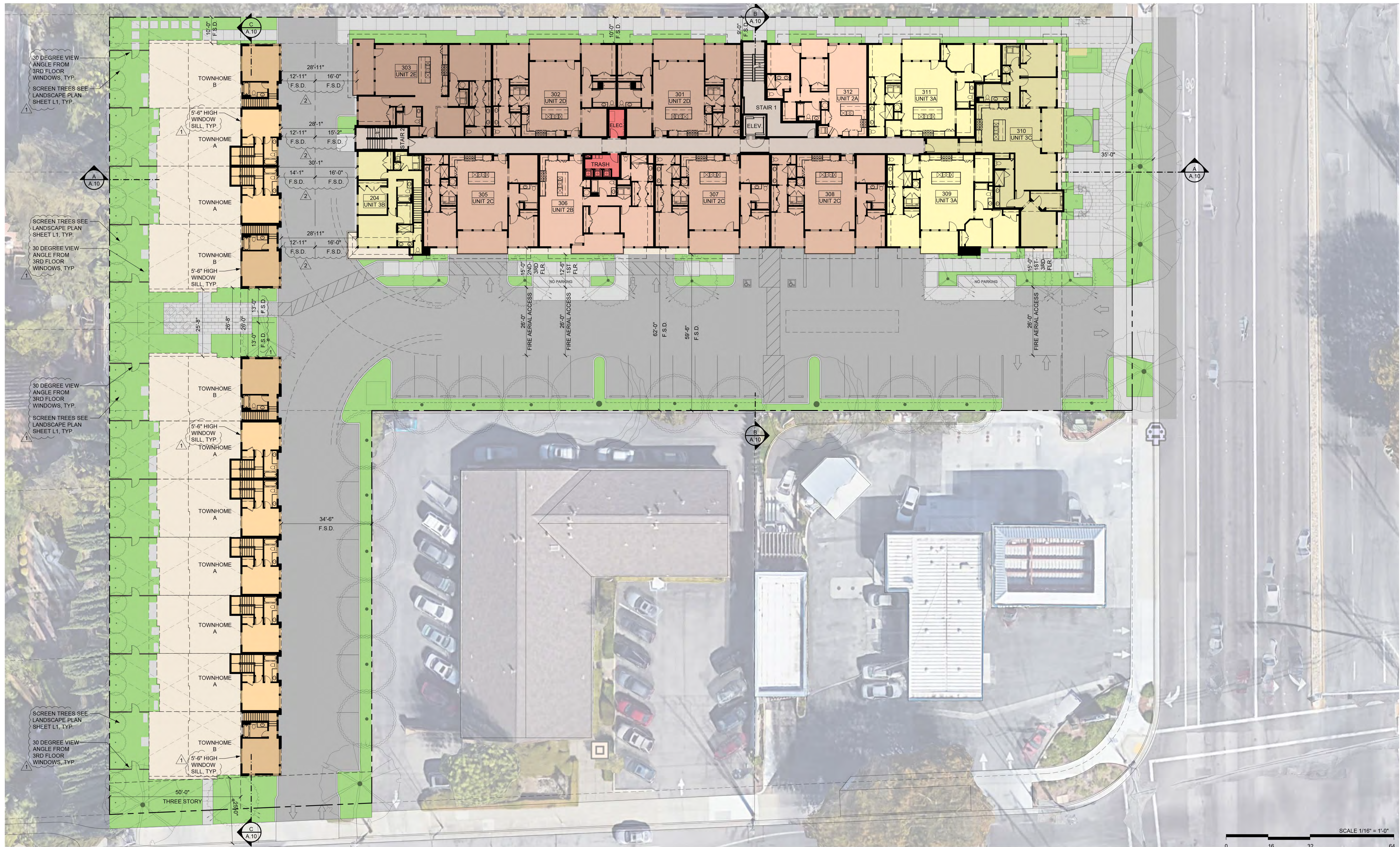
SITE PLAN - 2ND LEVEL



3RD SUBMITTAL 01-26-2022 2
2ND SUBMITTAL 10-22-2021 1
1ST SUBMITTAL 03-16-2021
JOB NO. 1138.009



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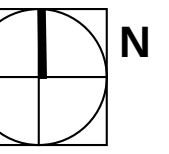
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SITE PLAN - 3RD LEVEL

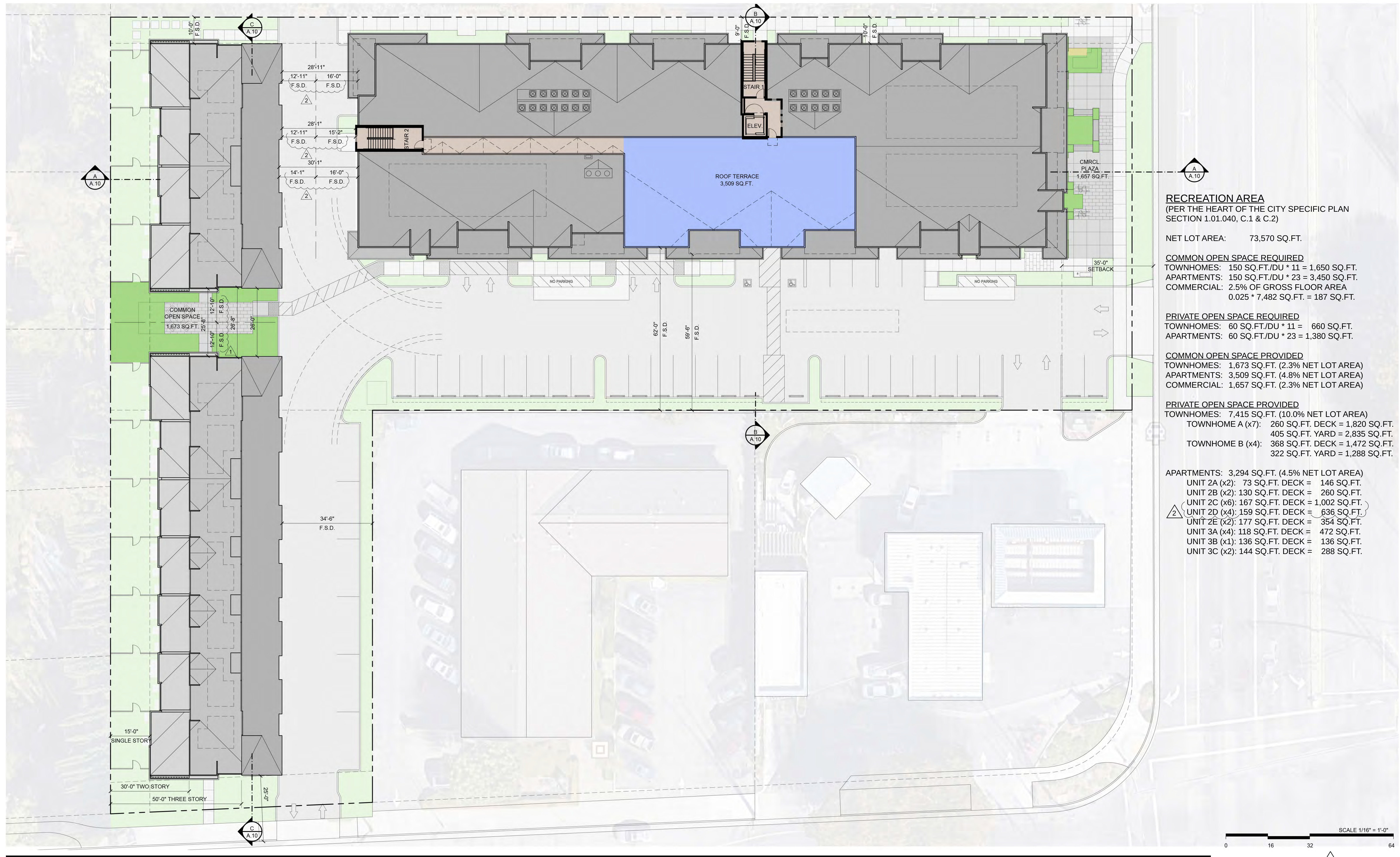


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RECREATION AREA
(PER THE HEART OF THE CITY SPECIFIC PLAN
SECTION 1.01.040, C.1 & C.2)

NET LOT AREA: 73,570 SQ.FT.

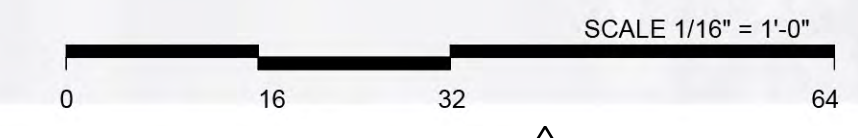
COMMON OPEN SPACE REQUIRED
TOWNHOMES: 150 SQ.FT./DU * 11 = 1,650 SQ.FT.
APARTMENTS: 150 SQ.FT./DU * 23 = 3,450 SQ.FT.
COMMERCIAL: 2.5% OF GROSS FLOOR AREA
0.025 * 7,482 SQ.FT. = 187 SQ.FT.

PRIVATE OPEN SPACE REQUIRED
TOWNHOMES: 60 SQ.FT./DU * 11 = 660 SQ.FT.
APARTMENTS: 60 SQ.FT./DU * 23 = 1,380 SQ.FT.

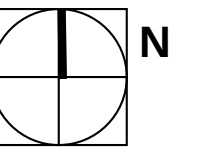
COMMON OPEN SPACE PROVIDED
TOWNHOMES: 1,673 SQ.FT. (2.3% NET LOT AREA)
APARTMENTS: 3,509 SQ.FT. (4.8% NET LOT AREA)
COMMERCIAL: 1,657 SQ.FT. (2.3% NET LOT AREA)

PRIVATE OPEN SPACE PROVIDED
TOWNHOMES: 7,415 SQ.FT. (10.0% NET LOT AREA)
TOWNHOME A (x7): 260 SQ.FT. DECK = 1,820 SQ.FT.
405 SQ.FT. YARD = 2,835 SQ.FT.
TOWNHOME B (x4): 368 SQ.FT. DECK = 1,472 SQ.FT.
322 SQ.FT. YARD = 1,288 SQ.FT.

APARTMENTS: 3,294 SQ.FT. (4.5% NET LOT AREA)
UNIT 2A (x2): 73 SQ.FT. DECK = 146 SQ.FT.
UNIT 2B (x2): 130 SQ.FT. DECK = 260 SQ.FT.
UNIT 2C (x6): 167 SQ.FT. DECK = 1,002 SQ.FT.
UNIT 2D (x4): 159 SQ.FT. DECK = 636 SQ.FT.
UNIT 2E (x2): 177 SQ.FT. DECK = 354 SQ.FT.
UNIT 3A (x4): 118 SQ.FT. DECK = 472 SQ.FT.
UNIT 3B (x1): 136 SQ.FT. DECK = 136 SQ.FT.
UNIT 3C (x2): 144 SQ.FT. DECK = 288 SQ.FT.



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SITE PLAN - ROOF & COMMON OPEN SPACE



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TOWNHOMES - PERSPECTIVE VIEW



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TOWNHOMES - PERSPECTIVE VIEW



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TOWNHOMES - PERSPECTIVE VIEW



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MIXED USE - PERSPECTIVE VIEW



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MIXED USE - PERSPECTIVE VIEW



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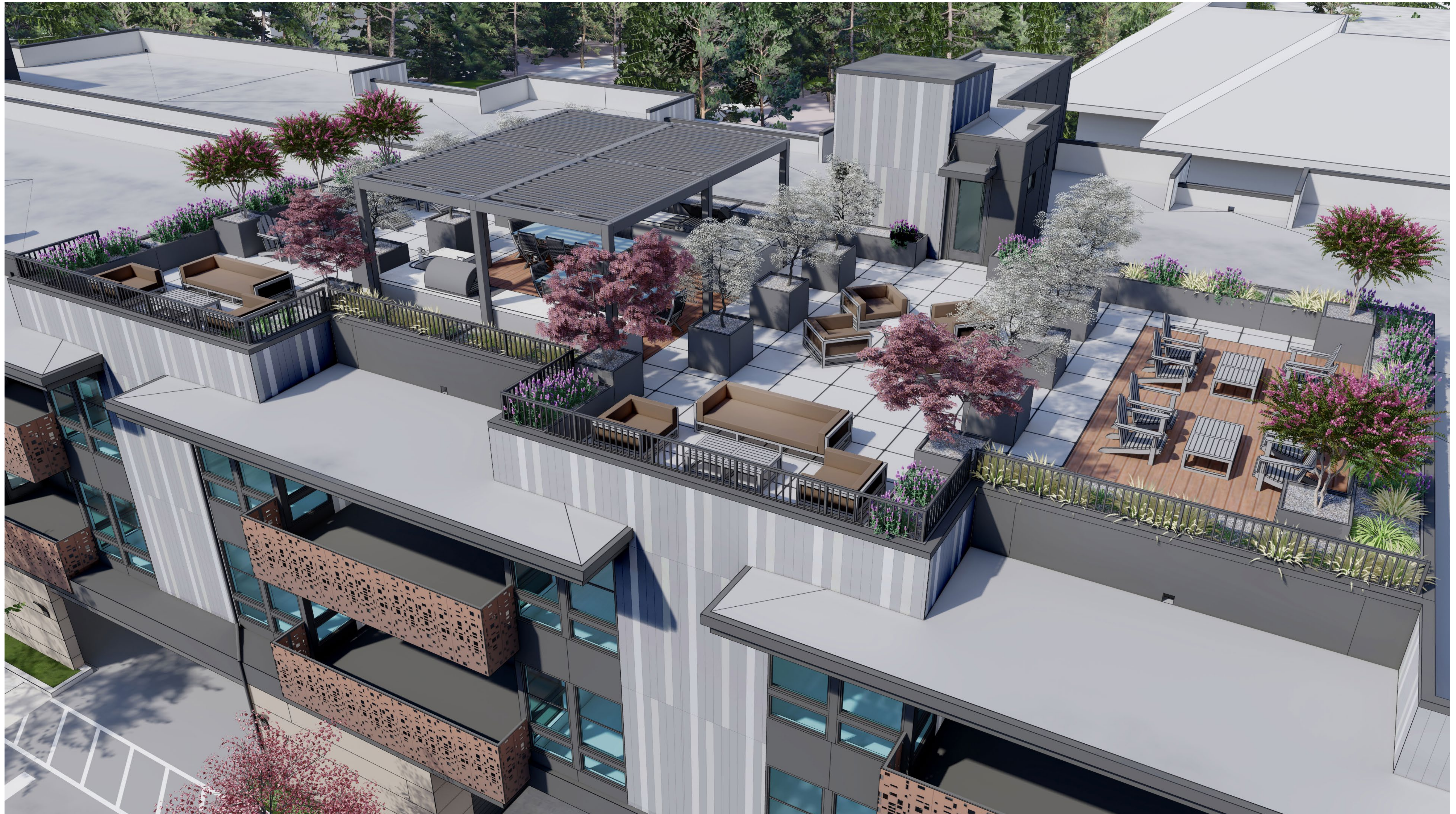
MIXED USE - PERSPECTIVE VIEW



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MIXED USE - PERSPECTIVE VIEW



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