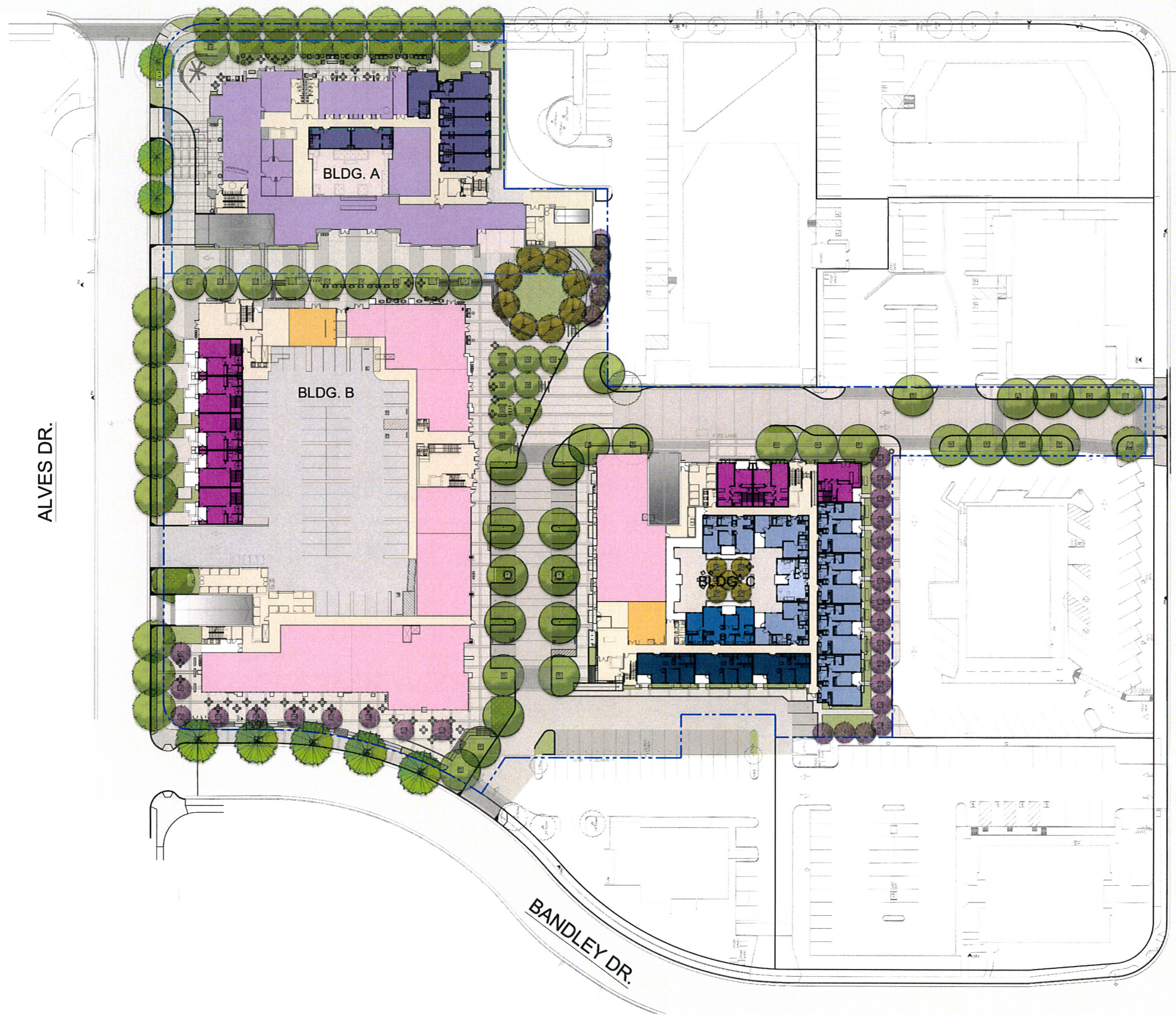


N. DE ANZA BLVD

ALVES DR.

STEVENS CREEK BLVD.



KEY LEGEND

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

CONCEPTUAL SITE ILLUSTRATION  
SCALE: 1" = 30'

# MARINA PLAZA

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

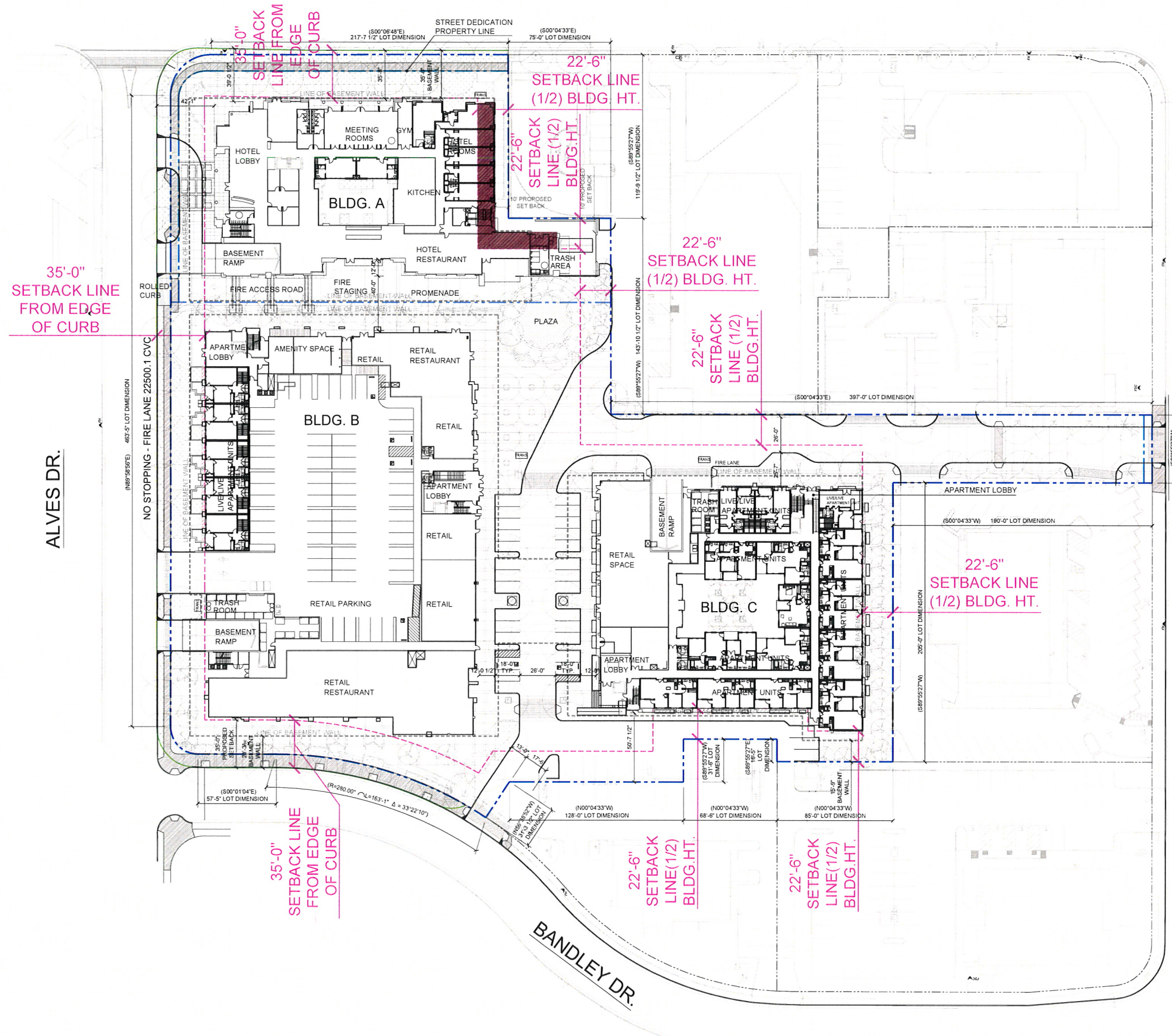
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DATE 04-21-16



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N. DE ANZA BLVD



SITE PLAN LEGEND

- BACK OF STREET CURB
- - - - - EXISTING PROPERTY LINE
- · - · - PROPOSED PROPERTY LINE
- · - · - CITY DEDICATED PROPERTY LINE
- - - - - LINE OF BASEMENT WALL
- - - - - 35' SETBACK FROM EDGE OF CURB AND 22'-6" SETBACK LINE (1/2) BUILDING HEIGHT
- ▨ PROPOSED 10' SIDE SETBACK ADJACENT TO NEIGHBOR PROPERTY'S CONCRETE BASEMENT ENTRANCE RAMP
- ▨ SPECIAL ARCHITECTURAL FEATURES EXTEND LESS THAN 4' INTO THE SETBACK AREA (INCLUDES UPPER LEVEL BALCONY RAILING, STONE/STUCCO/FIBER CEMENT FRAME, AND FURRED COLUMNS).

STEVENS CREEK BLVD.

SITE PLAN  
SCALE: 1" = 30'

JOB NO. 1250.001  
DATE 05-19-16

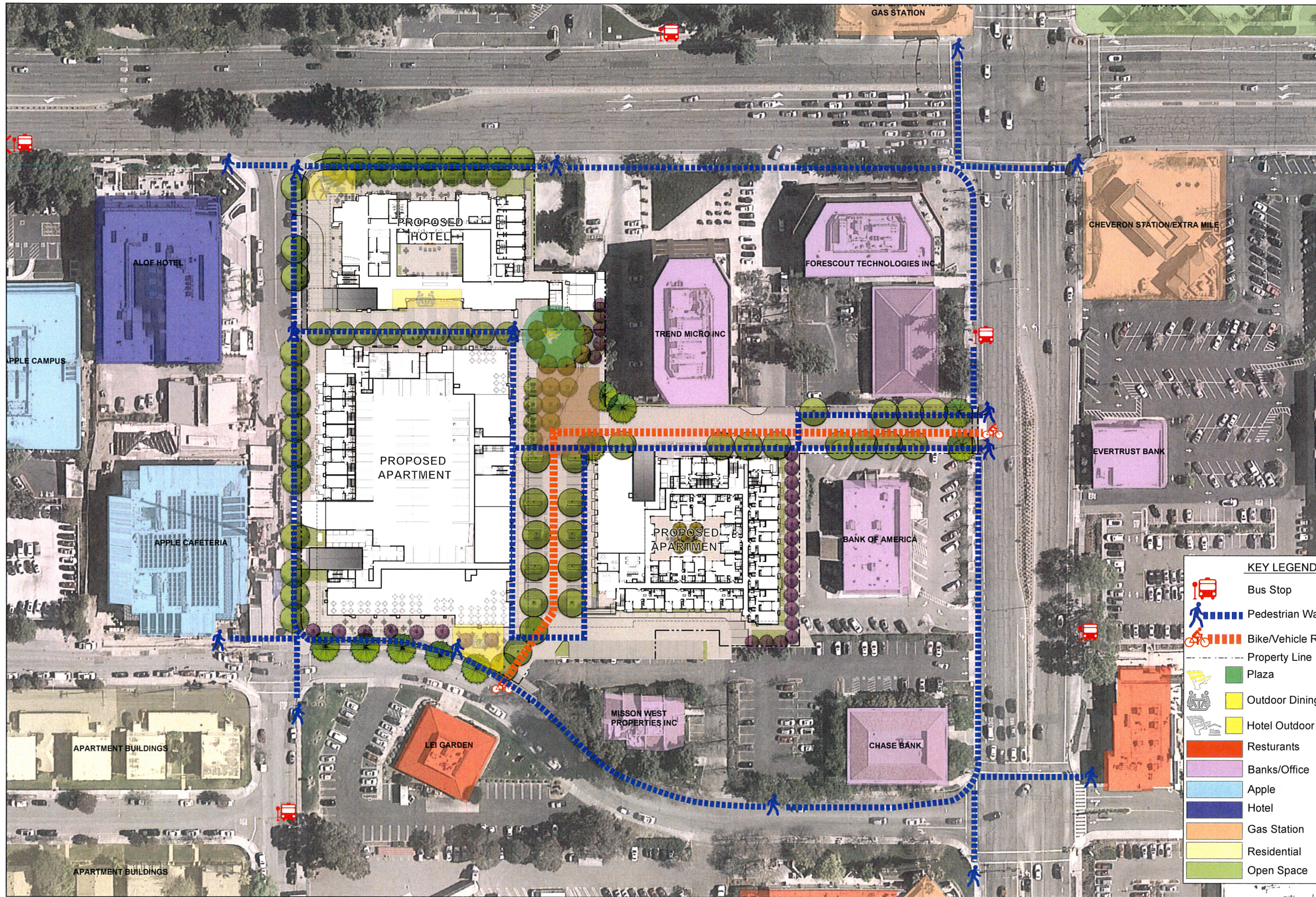


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**A.1**

MARINA PLAZA

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



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

# MARINA PLAZA

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SITE CONNECTIVITY PLAN

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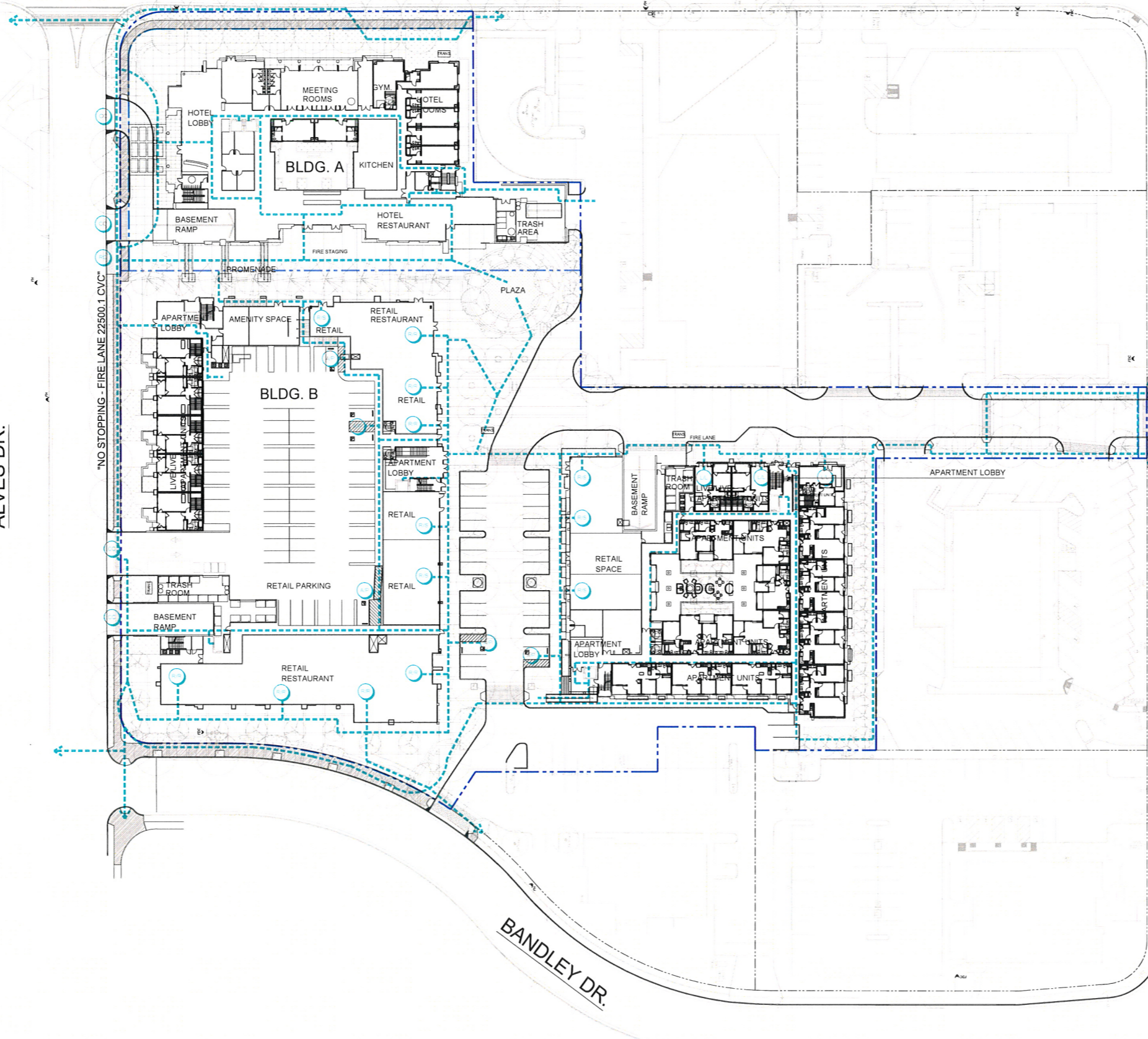


N. DE ANZA BLVD

SITE ACCESSIBILITY PLAN LEGEND

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

ALVES DR.



STEVENS CREEK BLVD.

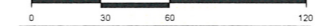
BANDLEY DR.

MARINA PLAZA

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

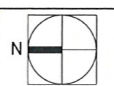
SITE ACCESSIBILITY PLAN

SCALE: 1" = 30'



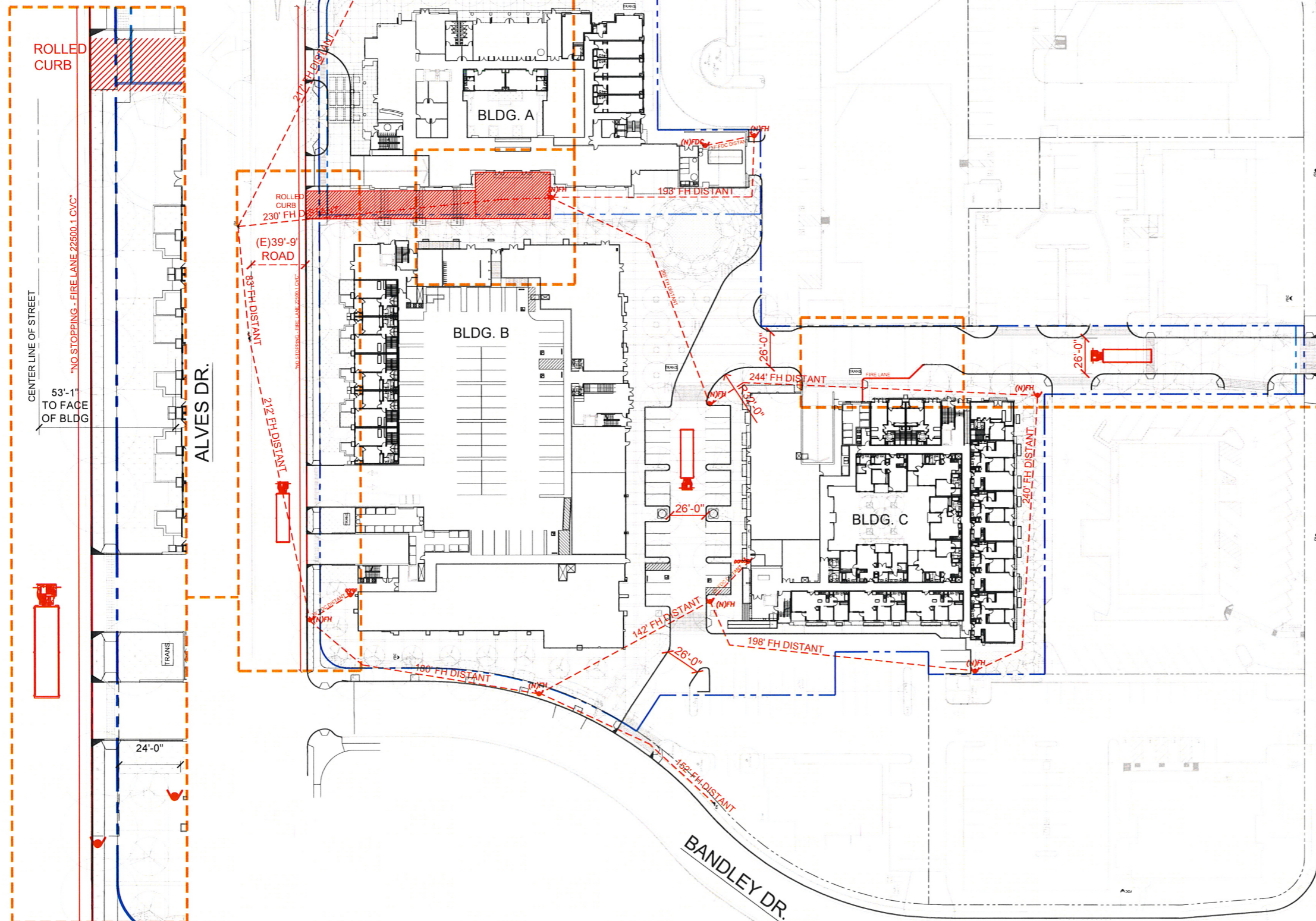
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A.3



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



BUILDING A FIRE ACCESS ROAD  
AND FIRE STAGING  
SCALE: 1/16" = 1'

**FIRE ACCESS LEGEND**

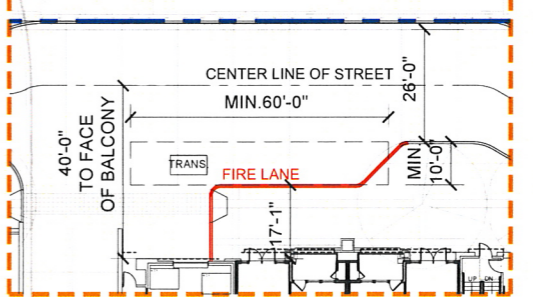
- PROPOSED NEW FIRE HYDRANT AND FDC. LOCATION TO BE CONFIRMED AND PROPOSED BY ENGINEER
- FIRE APPARATUS ACCESS ROADS WITH MINIMUM UNOBSTRUCTED WIDTH OF 26 FEET.
- FIRE LANE AT FIRE APPARATUS ACCESS ROAD.
- 20' FIRE ACCESS ROAD AND FIRE STAGING AREA

**FIRE ACCESS NOTE**

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

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

Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6 and Appendix C, or by an approved method. Hydrants shall be installed by the developer / contractor pursuant to applicable codes and standards, as approved jointly by Santa Clara County Fire Dept. and the California Water Service Company CFC Sec. 507.5



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

FIRE ACCESS PLAN  
SCALE: 1" = 30'

**MARINA PLAZA**

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

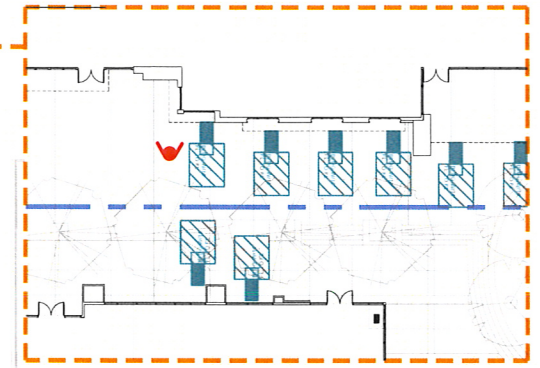
JOB NO. 1250.001  
DATE 05-19-16

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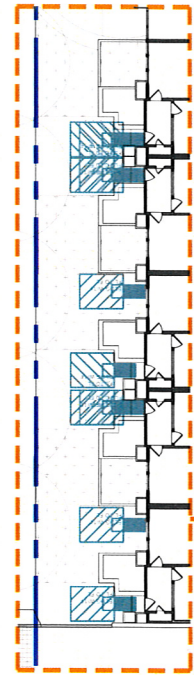
DAHLIN GROUP

A.4

N. DE ANZA BLVD

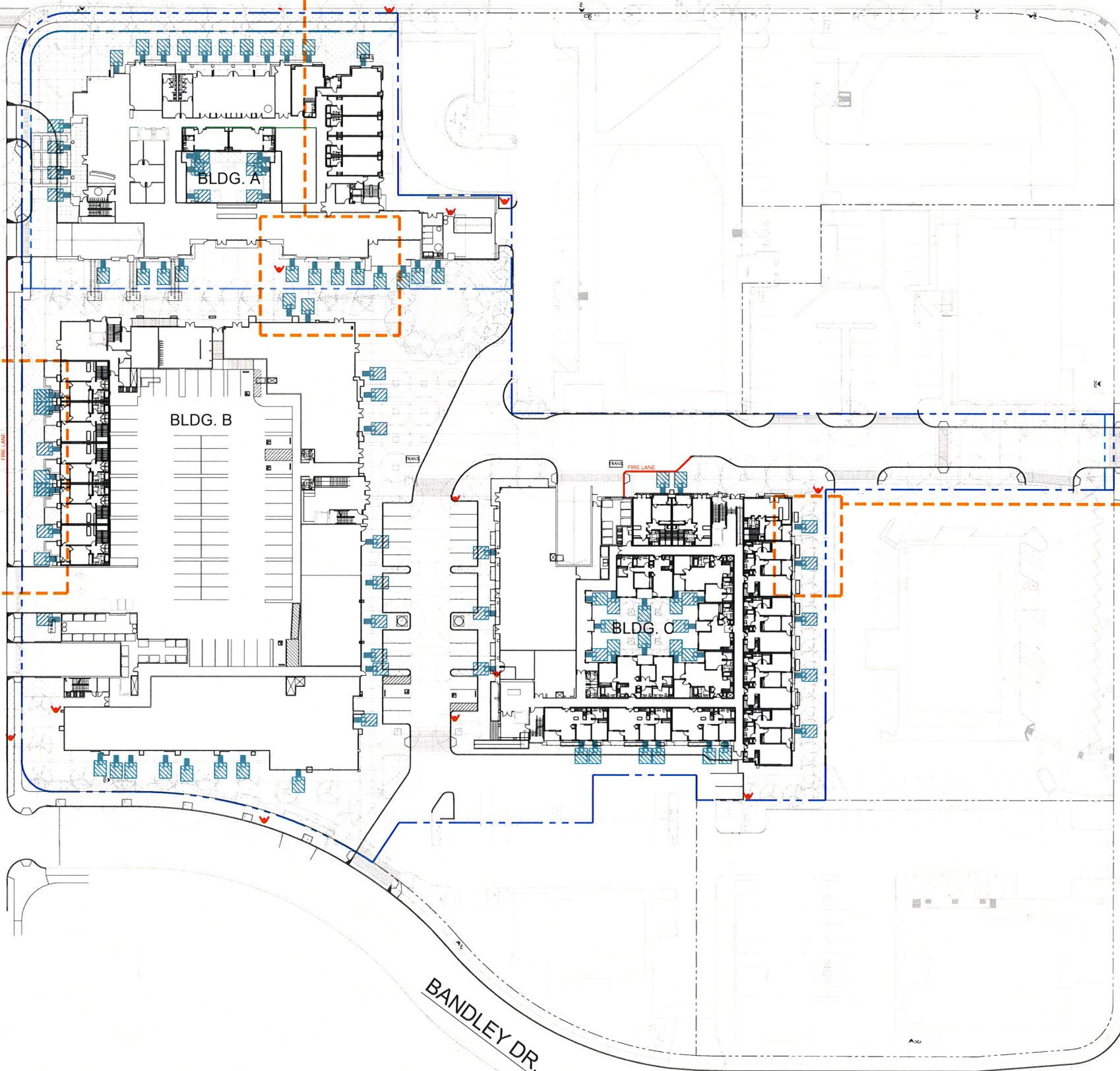


FIRE LADDER ACCESS AT PROMENADE  
SCALE: 1/16" = 1'






BUILDING B FIRE LADDER ACCESS AT ALVES DR.  
SCALE: 1/16" = 1'

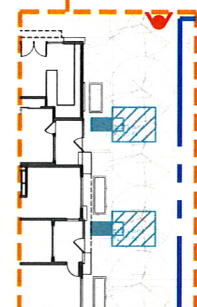
ALVES DR.



FIRE LADDER ACCESS

-  8'X10' CLEAR GROUND LADDER ACCESS WITH CLIMBING 75 DEGREES TO EGRESS WINDOW
-  NO FIRE LADDER ACCESS AT THESE BEDROOMS. FIRE ESCAPE THROUGH LIVING ROOM
-  NO FIRE LADDER ACCESS AT THESE BEDROOMS. FIRE ESCAPE THROUGH BUILDING STAIR

STEVENS CREEK BLVD.



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

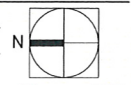
BANDLEY DR.

GROUND LEVEL  
FIRE LADDER ACCESS  
SCALE: 1" = 30'

# MARINA PLAZA

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

JOB NO. 1250.001  
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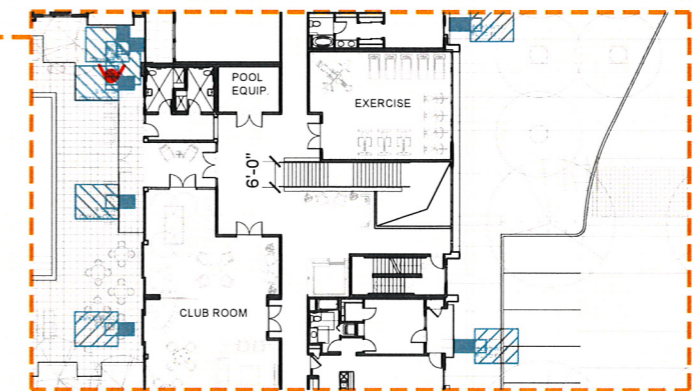
N. DE ANZA BLVD

ALVES DR.

BANDLEY DR.

### FIRE LADDER ACCESS

-  8'X10' CLEAR GROUND LADDER ACCESS WITH CLIMBING 75 DEGREES TO EGRESS WINDOW
-  NO FIRE LADDER ACCESS AT THESE BEDROOMS. FIRE ESCAPE THROUGH LIVING ROOM
-  NO FIRE LADDER ACCESS AT THESE BEDROOMS. FIRE ESCAPE THROUGH BUILDING STAIR
-  PROPOSED NEW FIRE HYDRANT AND FDC. LOCATION TO BE CONFIRMED AND PROPOSED BY ENGINEER



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

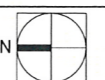
## MARINA PLAZA

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SECOND LEVEL  
FIRE ACCESS PLAN  
LADDER ACCESS

SCALE: 1" = 30'

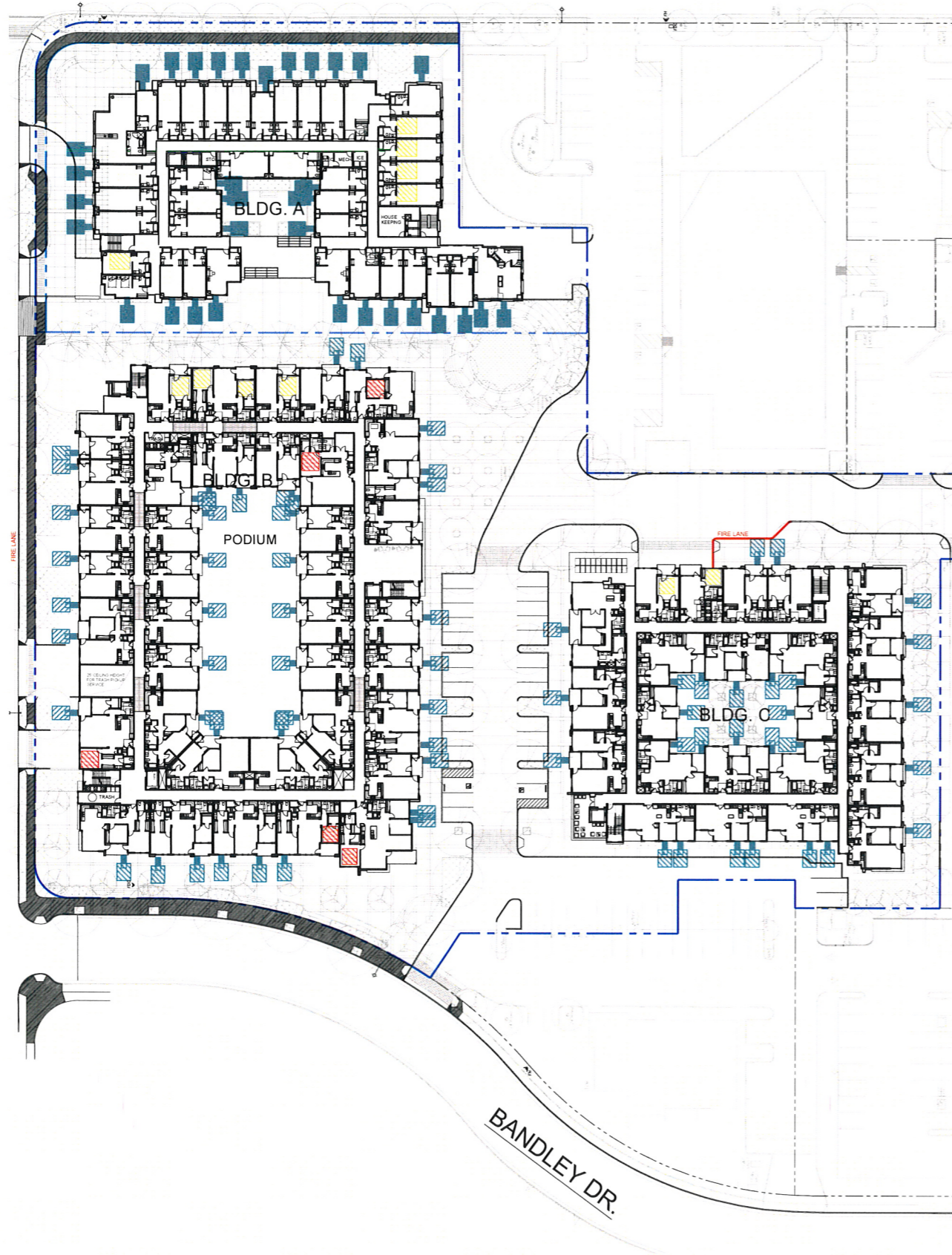
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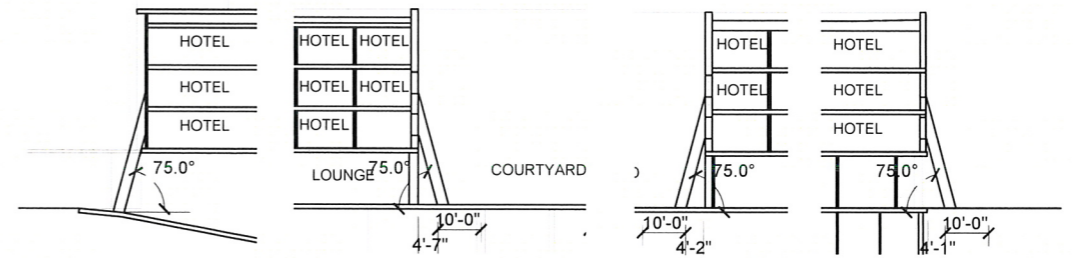
# A.6

N. DE ANZA BLVD

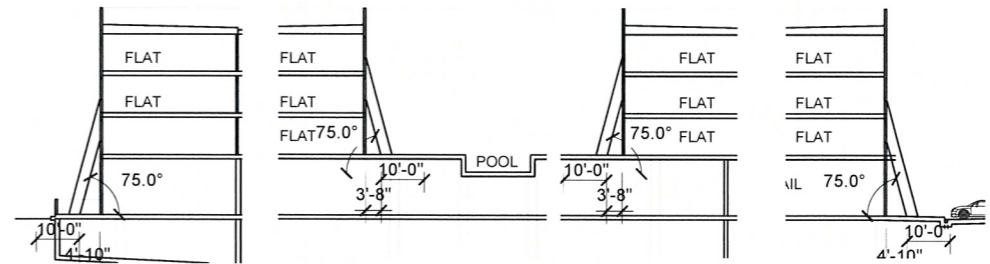


**FIRE LADDER ACCESS**

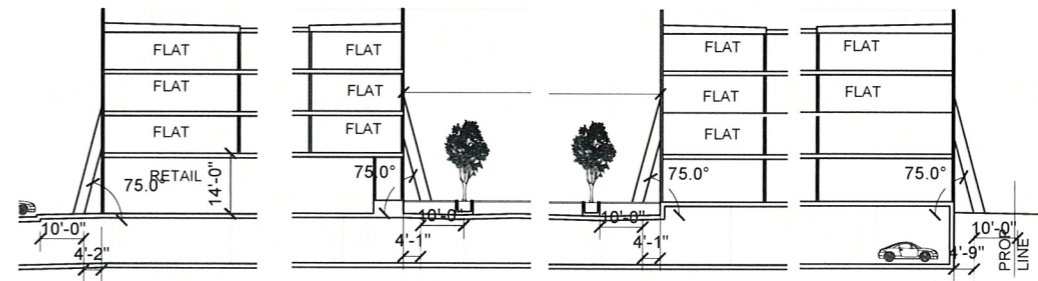
-  8'X10' CLEAR GROUND LADDER ACCESS WITH CLIMBING 75 DEGREES TO EGRESS WINDOW
-  NO FIRE LADDER ACCESS AT THESE BEDROOMS. FIRE ESCAPE THROUGH LIVING ROOM
-  NO FIRE LADDER ACCESS AT THESE BEDROOMS. FIRE ESCAPE THROUGH BUILDING STAIR



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



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



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

**THIRD LEVEL  
FIRE LADDER ACCESS**

SCALE: 1" = 30'

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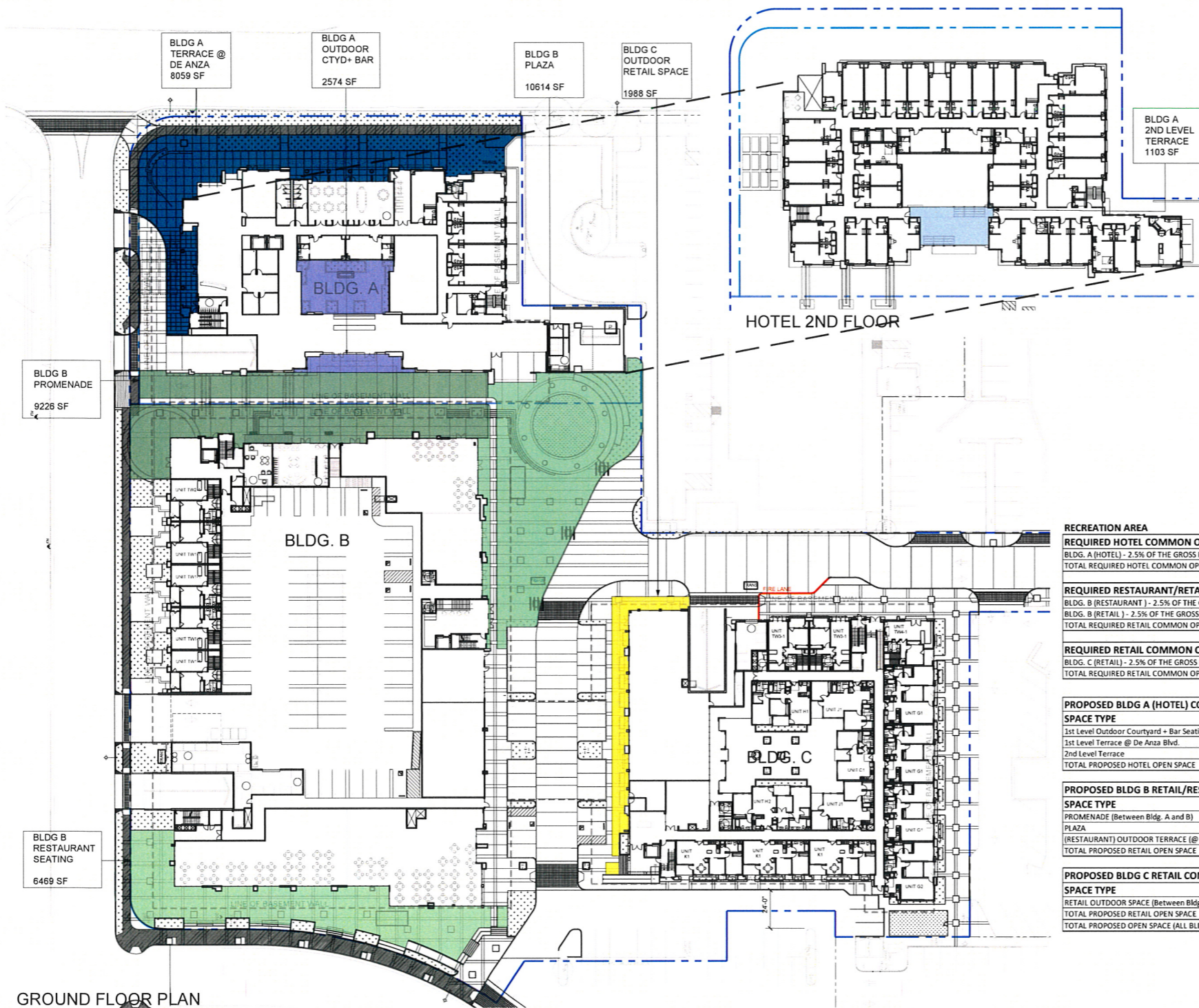
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**MARINA PLAZA**

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

**BUILDING A COMMON OPEN SPACE**

- 1st Level Outdoor Courtyard + Bar Seating (2574 SF)
- 1st Level Terrace @ De Anza Blvd. (8059)
- 2nd Level Terrace (1103 SF)

**BUILDING B COMMON OPEN SPACE**

- PROMENADE Between Bldg. A and B (9926 SF)
- PLAZA (10614 SF)
- RESTAURANT OUTDOOR TERRACE @ Bandley Dr. (6469 SF)

**BUILDING C COMMON OPEN SPACE**

- RETAIL OUTDOOR SPACE Between Bldg. B and C (1988 SF)

**RECREATION AREA**

REQUIRED HOTEL COMMON OPEN SPACE	SQ.FT.	FACTOR	TOTAL SPACES (SQ.FT.)
BLDG. A (HOTEL) - 2.5% OF THE GROSS FLOOR AREA OF BUILDING	90595	0.025	2265
<b>TOTAL REQUIRED HOTEL COMMON OPEN SPACE</b>			<b>2265</b>
REQUIRED RESTAURANT/RETAIL COMMON OPEN SPACE	SQ.FT.	FACTOR	TOTAL SPACES (SQ.FT.)
BLDG. B (RESTAURANT) - 2.5% OF THE GROSS FLOOR AREA OF RESTAURANTS	11771	0.025	294
BLDG. C (RETAIL) - 2.5% OF THE GROSS FLOOR AREA OF RETAIL	6093	0.025	152
<b>TOTAL REQUIRED RETAIL COMMON OPEN SPACE</b>			<b>447</b>
REQUIRED RETAIL COMMON OPEN SPACE	SQ.FT.	FACTOR	TOTAL SPACES (SQ.FT.)
BLDG. C (RETAIL) - 2.5% OF THE GROSS FLOOR AREA OF RETAIL	4729	0.025	118
<b>TOTAL REQUIRED RETAIL COMMON OPEN SPACE</b>			<b>118</b>
<b>TOTAL OPEN SPACE REQUIREMENT FOR ALL BUILDINGS</b>			<b>2830</b>

**PROPOSED BLDG A (HOTEL) COMMON OPEN SPACE**

SPACE TYPE	SQ FT	% OF NET LOT AREA
1st Level Outdoor Courtyard + Bar Seating	2574	5.66
1st Level Terrace @ De Anza Blvd.	8059	17.71
2nd Level Terrace	1103	2.42
<b>TOTAL PROPOSED HOTEL OPEN SPACE</b>	<b>11736</b>	<b>25.79</b>

**PROPOSED BLDG B RETAIL/RESTAURANT COMMON OPEN SPACE**

SPACE TYPE	SQ FT	% OF NET LOT AREA
PROMENADE (Between Bldg. A and B)	9926	5.73
PLAZA	10614	6.13
(RESTAURANT) OUTDOOR TERRACE (@ Bandley Dr.)	6469	3.74
<b>TOTAL PROPOSED RETAIL OPEN SPACE</b>	<b>27009</b>	<b>15.60</b>

**PROPOSED BLDG C RETAIL COMMON OPEN SPACE**

SPACE TYPE	SQ FT	% OF NET LOT AREA
RETAIL OUTDOOR SPACE (Between Bldg. B and C)	1988	160.32
<b>TOTAL PROPOSED RETAIL OPEN SPACE</b>	<b>1988</b>	<b>160.32</b>
<b>TOTAL PROPOSED OPEN SPACE (ALL BLDGS)</b>	<b>40733</b>	

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

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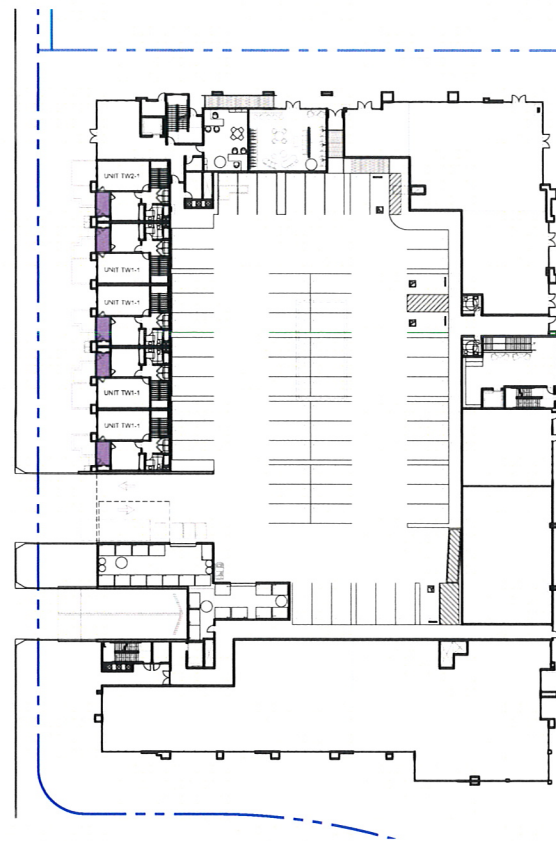


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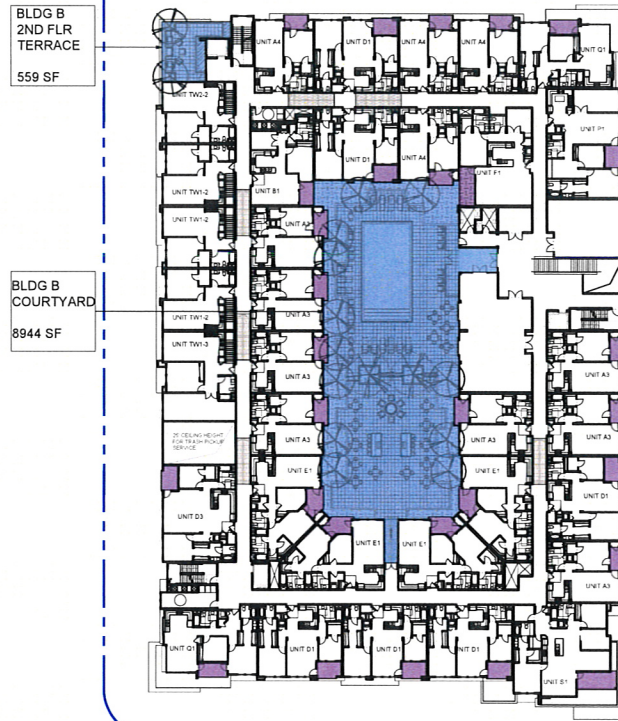


**MARINA PLAZA**

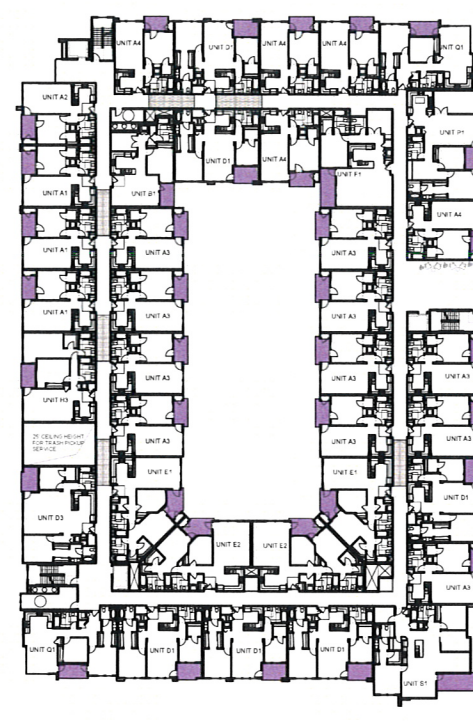
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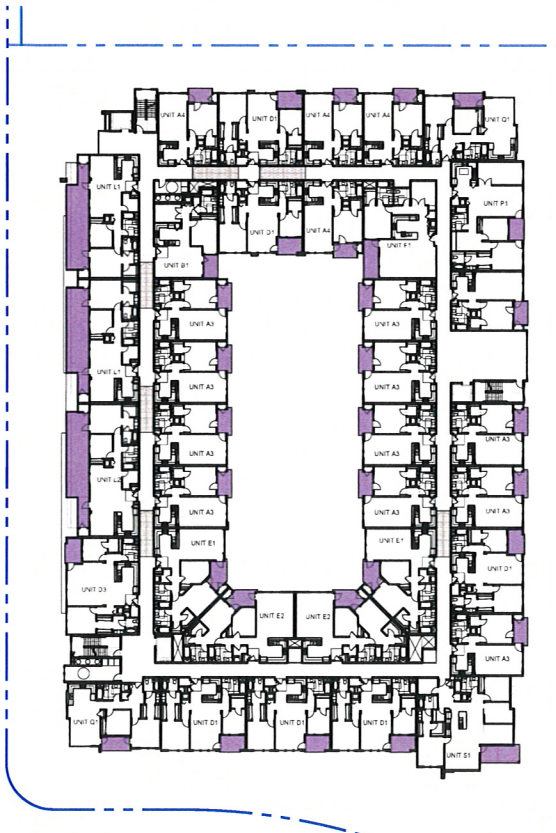
GROUND FLOOR PLAN



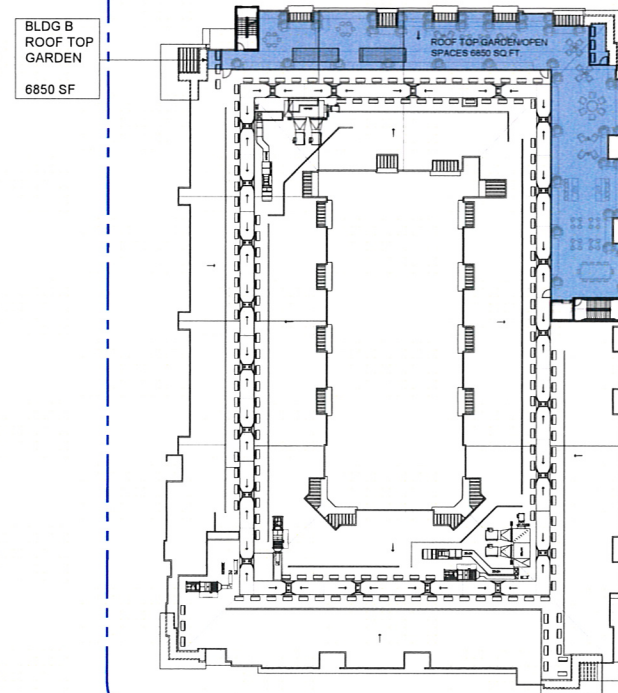
PODIUM FLOOR PLAN



3RD FLOOR PLAN



4TH FLOOR PLAN



ROOF PLAN

**BUILDING B RESIDENTIAL COMMON OPEN SPACE**

- Second Level Courtyard (8944 SF)
- Second Level Terrace (559 SF)
- Roof Top Garden (6850 SF)
- (TOTAL 16353 SF)

**BUILDING B RESIDENTIAL PRIVATE OPEN SPACE**

- Unit balconies (TOTAL 6480 SF)
- (60 SF min per unit, refer to unit plan for exact SF)

REQUIRED BLDG B RESIDENTIAL COMMON OPEN SPACE	UNIT	FACTOR	TOTAL SPACES (SQ.FT.)
BLDG. B (APARTMENT) - 150 SQ.FT. OF EACH UNIT	108	150	16200

PROPOSED BLDG B RESIDENTIAL COMMON OPEN SPACE			
BUILDING TYPE	SQ. FT.	% OF NET LOT AREA	
BLDG B (APARTMENTS) 2nd Level Courtyard	8944	5.17	
BLDG B (APARTMENTS) 2nd Level Terrace	559	0.32	
BLDG B (APARTMENTS) Roof Level Garden	6850	3.96	
<b>TOTAL</b>	<b>16353</b>		

REQUIRED RESIDENTIAL PRIVATE OPEN SPACE	UNIT	FACTOR	TOTAL SPACES (SQ.FT.)
BLDG. B (APARTMENT) - 60 SQ.FT. OF EACH UNIT	108	60	6480

BUILDING B PROPOSED RESIDENTIAL PRIVATE OPEN SPACE			
FLOOR LEVEL	# OF UNITS	MIN REQ'D/UNIT	TOTAL PROPOSED (MIN SQ.FT. REFER TO UNIT PLAN FOR EXACT SF)
FIRST FLOOR PLAN	5	60	300
SECOND (PODIUM) FLOOR PLAN	29	60	1740
THIRD FLOOR PLAN	38	60	2280
FOURTH FLOOR PLAN	36	60	2160
<b>TOTAL</b>			<b>6480</b>

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

# MARINA PLAZA

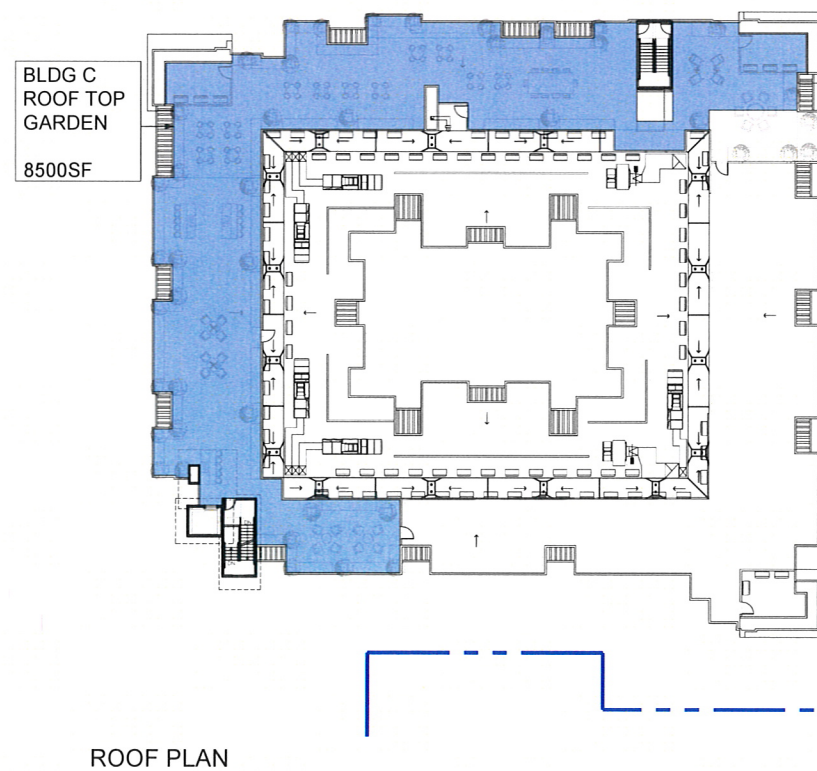
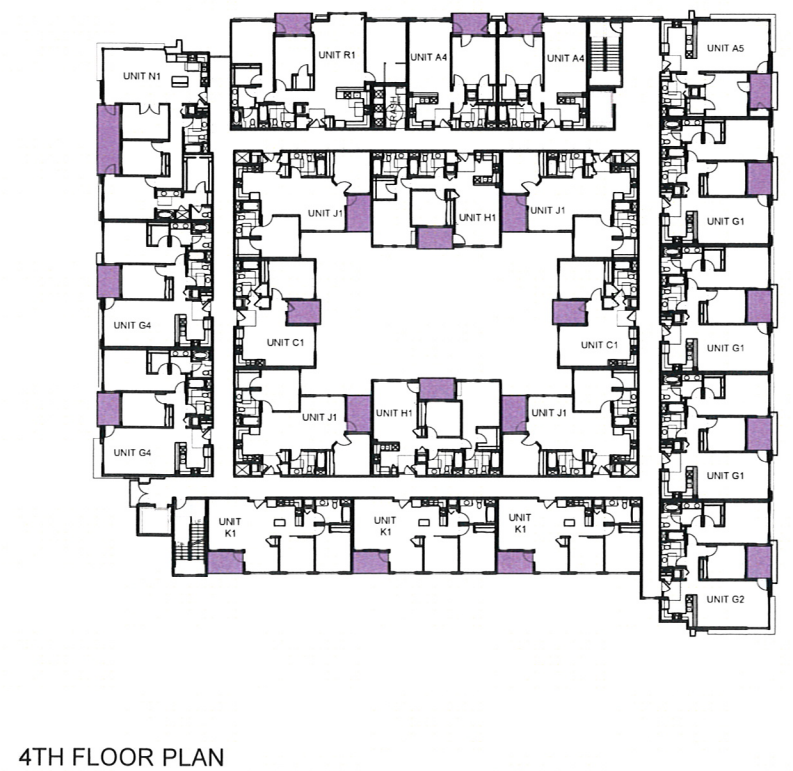
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- BUILDING C RESIDENTIAL COMMON OPEN SPACE**
- 1st Level Courtyard (3011 SF)
  - 2nd Level Terrace (453 SF)
  - 3rd Level Terrace (333 SF)
  - Roof Top Garden (8500 SF)
  - (TOTAL 12297 SF)
- BUILDING C RESIDENTIAL PRIVATE OPEN SPACE**
- Unit balconies (TOTAL 4800 SF)
  - (60 SF min per unit, refer to unit plan for exact SF)



REQUIRED BLDG C RESIDENTIAL COMMON OPEN SPACE	UNIT	FACTOR	TOTAL SPACES (SQ. FT.)
BLDG. C (APARTMENT) - 150 SQ. FT. OF EACH UNIT	80	150	12000

PROPOSED BLDG C RESIDENTIAL COMMON OPEN SPACE	UNIT	FACTOR	TOTAL SPACES (SQ. FT.)
BLDG C (APARTMENTS) 1st Level Courtyard	3011	1.74	
BLDG C (APARTMENTS) 2nd Terrace	453	0.26	
BLDG C (APARTMENTS) 3rd Terrace	333	0.19	
BLDG C (APARTMENTS) Roof Level Garden	8500	4.91	
TOTAL	12297	16.56	

REQUIRED RESIDENTIAL PRIVATE OPEN SPACE	UNIT	FACTOR	TOTAL SPACES (SQ. FT.)
BLDG. C (APARTMENT) - 60 SQ. FT. OF EACH UNIT	80	60	4800

BUILDING C PROPOSED RESIDENTIAL PRIVATE OPEN SPACE	# OF UNITS	MIN REQ'D/UNIT	TOTAL PROPOSED (MIN SQ. FT., REFER TO UNIT PLAN FOR EXACT SF)
FIRST FLOOR PLAN	15	60	900
SECOND FLOOR PLAN	20	60	1200
THIRD FLOOR PLAN	23	60	1380
FOURTH FLOOR PLAN	22	60	1320
TOTAL			4800

**BUILDING C  
COMMON AND PRIVATE  
OPEN SPACE SUMMARY**  
SCALE: 1" = 20'

# MARINA PLAZA

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

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DATE 04-15-16

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**A.10**

**BUILDING C :**

TRASH, RECYCLING AND ORGANIC WASTE PICKUPS WILL BE SCHEDULED FOR SEPARATE DAYS TO ALLOW STAGING AREAS TO BE DESIGNED FOR ONE PICKUP PER DAY

**RESIDENTIAL 80 UNITS**

80 UNITS / 15 = 5.3 = 6		TRASH (SF)	RECYCLE (SF)	ORGANIC (SF)
1ST 15 UNITS:	28	56	(28+28)	28
2ND 15 UNITS:	28	28		28
3RD 15 UNITS:	28	28		28
4TH 15 UNITS:	28	28		28
5TH 15 UNITS:	28	28		28
6TH 15 UNITS:	28	28		28
7TH 15 UNITS:	28	28		28
<b>TOTAL:</b>	<b>196</b>	<b>224</b>		<b>196</b>

**TRASH:**

196/32 (4 CY DUMPSTER) = 6.1 = 7 - 4 CY DUMPSTERS OR  
 224/26 (3 CY DUMPSTER) = 7.54 = 8 - 3 CY DUMPSTERS  
 3 - 3 CY TRASH COMPACTED FITS IN 1 - 3 CY DUMPSTER, 3 - 3 CY DUMPSTERS HOLD 9 CY COMPACTED PICKUP AREA DESIGNED TO HOLD (7) - 4 CY DUMPSTERS, ONE PICKUP PER WEEK

**RECYCLE:**

224/32 (4 CY DUMPSTER) = 7.00 = 4 CY DUMPSTERS  
 PICKUP AREA DESIGNED TO HOLD (7) - 4 CY DUMPSTERS, ONE PICKUP PER WEEK

**ORGANICS:**

196/32 (4 CY DUMPSTER) = 6.1 = 7 - 4 CY DUMPSTERS  
 PICKUP AREA DESIGNED TO HOLD (7) - 4 CY DUMPSTERS, ONE PICKUP PER WEEK

**6,000 SF OFFICE / RETAIL**

	TRASH (SF)	RECYCLE (SF)	ORGANIC (SF)
OFFICE	28	35	21

**TRASH:**

1 - 4 CY DUMPSTER  
 PICKUP AREA DESIGNED TO HOLD (7) - 4 CY DUMPSTERS, ONE PICKUP PER WEEK

**RECYCLE:**

35/26 (3 CY DUMPSTER) = 1.35 = 2 - 3 CY DUMPSTERS  
 PICKUP AREA DESIGNED TO HOLD (7) - 4 CY DUMPSTERS, ONE PICKUP PER WEEK

**ORGANICS:**

1 - 3 CY DUMPSTER  
 PICKUP AREA DESIGNED TO HOLD (7) - 4 CY DUMPSTERS, ONE PICKUP PER WEEK

**BUILDING B :**

TRASH, RECYCLING AND ORGANIC WASTE PICKUPS WILL BE SCHEDULED FOR SEPARATE DAYS TO ALLOW STAGING AREAS TO BE DESIGNED FOR ONE PICKUP PER DAY

**RESIDENTIAL: 108 UNITS**

108 UNITS / 15 = 7.2 = 8		TRASH (SF)	RECYCLE (SF)	ORGANIC (SF)
1ST 15 UNITS:	28	56	(28+28)	28
2ND 15 UNITS:	28	28		28
3RD 15 UNITS:	28	28		28
4TH 15 UNITS:	28	28		28
5TH 15 UNITS:	28	28		28
6TH 15 UNITS:	28	28		28
7TH 15 UNITS:	28	28		28
8TH 15 UNITS:	28	28		28
<b>TOTAL:</b>	<b>224</b>	<b>252</b>		<b>224</b>

**TRASH:**

224/32 (4 CY DUMPSTER) = 7.0 = 4 CY DUMPSTERS OR  
 224/26 (3 CY DUMPSTER) = 8.62 = 9 - 3 CY DUMPSTERS  
 3 - 3 CY TRASH COMPACTED FITS IN 1 - 3 CY DUMPSTER, 3 - 3 CY DUMPSTERS HOLD 9 CY COMPACTED PICKUP AREA DESIGNED TO HOLD (8) - 4 CY DUMPSTERS, ONE PICKUP PER WEEK

**RECYCLE:**

252/32 (4 CY DUMPSTER) = 7.88 = 8 - 4 CY DUMPSTERS  
 PICKUP AREA DESIGNED TO HOLD (8) - 4 CY DUMPSTERS, ONE PICKUP PER WEEK

**ORGANICS:**

224/32 (4 CY DUMPSTER) = 7.0 = 4 CY DUMPSTERS  
 PICKUP AREA DESIGNED TO HOLD (8) - 4 CY DUMPSTERS, ONE PICKUP PER WEEK

**THREE 5,000 SF RESTAURANTS**

	TRASH (SF)	RECYCLE (SF)	ORGANIC (SF)	GREASE (SF)
RESTAURANT 1	21	35	28	8
RESTAURANT 2	21	35	28	8
RESTAURANT 3	21	35	28	8
<b>TOTAL:</b>	<b>63</b>	<b>105</b>	<b>84</b>	<b>24</b>

**TRASH:**

63/26 (3 CY DUMPSTER) = 2.42 = 3 - 3 CY DUMPSTERS  
 PICKUP AREA DESIGNED TO HOLD (7) - 4 CY DUMPSTERS, TWO PICKUPS PER WEEK

**RECYCLE:**

105/32 (4 CY DUMPSTER) = 3.28 = 4 - 4 CY DUMPSTERS  
 PICKUP AREA DESIGNED TO HOLD (7) - 4 CY DUMPSTERS, TWO PICKUPS PER WEEK

**ORGANICS:**

84/32 (4 CY DUMPSTER) = 2.6 = 3 - 4 CY DUMPSTERS  
 PICKUP AREA DESIGNED TO HOLD (7) - 4 CY DUMPSTERS, TWO PICKUPS PER WEEK

**GREASE:**

24 / 8 (TALLOW BARREL) = 3 TALLOW BARRELS  
 PICKUP AREA DESIGNED TO HOLD (7) - 4 CY DUMPSTERS, TWO PICKUPS PER WEEK

**RECOLOGY WASTE COLLECTION SPREADSHEET**

PER CUPERTINO GUIDELINES:  
 3 CY DUMPSTER: 47" X 81" = 3,807 SQ.IN. = 26 SQ.FT.  
 4 CY DUMPSTER: 57" X 81" = 4,617 SQ.IN. = 32 SQ.FT.

**BUILDING A : 122 ROOM HOTEL WITH 1,200 SF BANQUET ROOM AND 5,000 SF RESTAURANT**

**HOTEL (BASED ON SIMILAR HOTEL SERVICE)**

**TRASH:**  
 8 - 3 CY DUMPSTERS PER WEEK

**RECYCLE:**  
 4 - 3 CY DUMPSTERS PER WEEK

**ORGANICS:**  
 1 - 4 CY DUMPSTER PER WEEK

**RESTAURANT**

	TRASH (SF)	RECYCLE (SF)	ORGANIC (SF)	GREASE (SF)
	21	35	28	8

**TRASH:**  
 1 - 3 CY DUMPSTER PER WEEK

**RECYCLE:**  
 35/26 (4 CY DUMPSTER) = 1.3 = 2 - 3 CY DUMPSTERS PER WEEK

**ORGANICS:**  
 1 - 4 CY DUMPSTER PER WEEK

**GREASE:**  
 1 - TALLOW BARREL PICKED UP 1 TIME A WEEK

**TOTAL STORAGE REQUIRED :**

**TRASH:**  
 9 - 3 CY DUMPSTERS PER WEEK  
 3 - 3 CY TRASH COMPACTED FITS IN 1 - 3 CY DUMPSTER, 3 - 3 CY DUMPSTERS HOLD 9 CY COMPACTED  
 3 - 3 CY COMPACTED TRASH DUMPSTERS PER A WEEK

**RECYCLE:**  
 6 - 3 CY DUMPSTERS PER WEEK

**ORGANICS:**  
 2 - 4 CY DUMPSTERS PER WEEK

**GREASE:**  
 1 - TALLOW BARREL PER A WEEK

**TOTAL STORAGE PROVIDED :**

**TRASH:**  
 1 - 3 CY COMPACTED TRASH DUMPSTER FOR PICK UP 3 TIMES A WEEK

**RECYCLE:**  
 2 - 3 CY DUMPSTERS FOR PICK UP 3 TIMES A WEEK

**ORGANICS:**  
 1 - 4 CY DUMPSTER FOR PICK UP 3 TIMES A WEEK

**GREASE:**  
 1 - TALLOW BARREL PER A WEEK

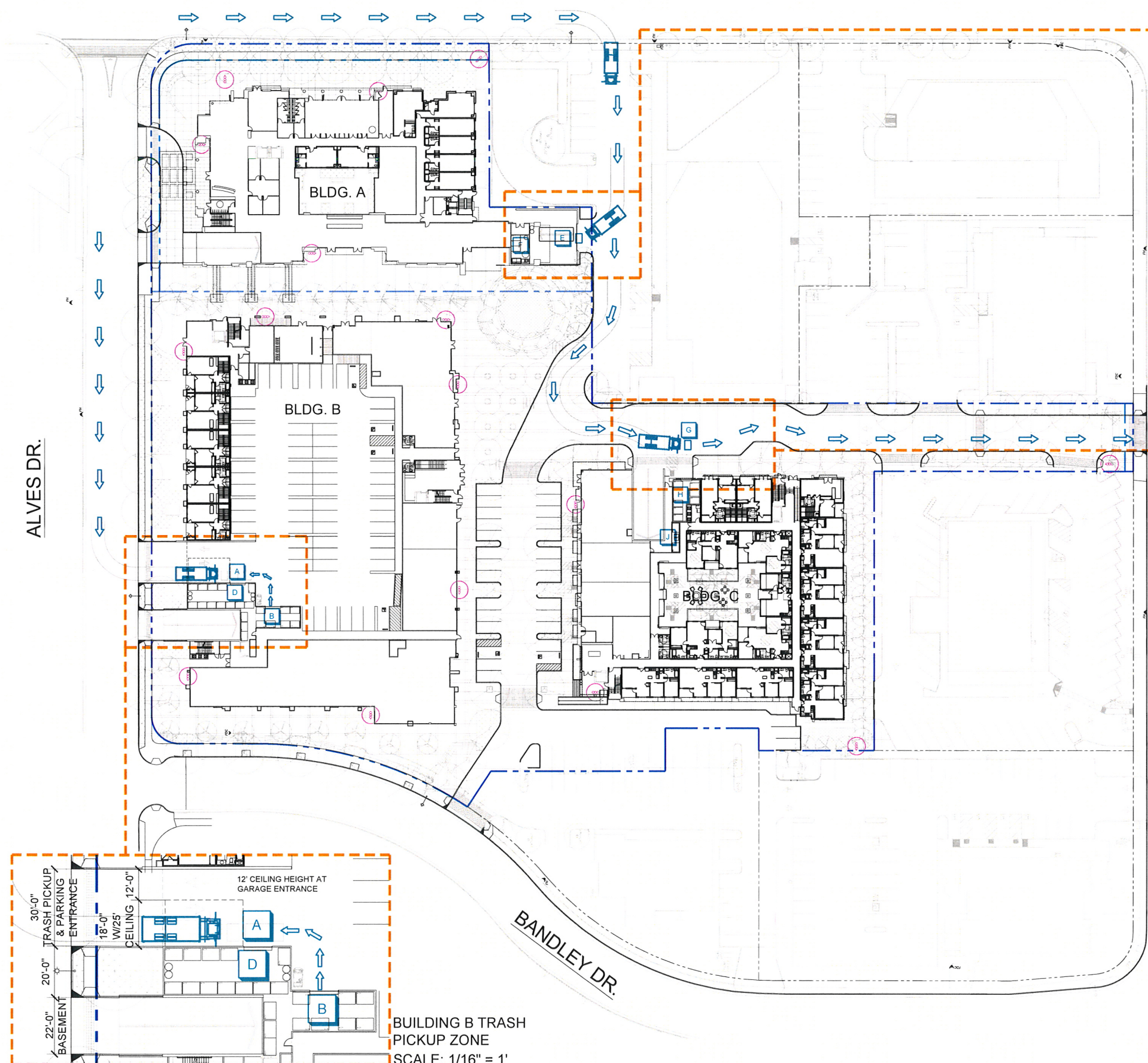
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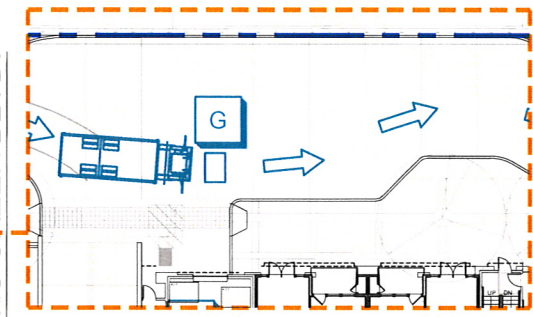
**WASTE MANAGEMENT ANALYSIS**

0 30 60 120  
**JOB NO. 1250.001**  
**DATE 04-15-16** N  
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 Pleasanton, CA 94588  
 925-251-7200  
**A.11**





BUILDING A TRASH PICKUP ZONE  
SCALE: 1/16" = 1'



BUILDING C TRASH PICKUP ZONE  
SCALE: 1/16" = 1'

**WASTE MANAGEMENT PLAN LEGEND**

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- NEW PROPERTY LINE AFTER STREET DEDICATION
- PATH OF TRAVEL FROM TRASH STAGING AREA TO TRASH PICK UP AREA
- PATH TRASH TRUCK TO PICK UP TRASH FROM STAGING AREA
- WASTE TRIO AND CIGARETTE DISPOSAL URNS LOCATION

**TRASH AND RECYCLE COLLECTION**

GRAPHICS SHOW RECOLOGY COLLECTION TRUCK WITH MINIMUM 32.23' CURB-TO-CURB TURNING RADIUS.

TRUCK BEGINS COLLECTION AT PICK UP **A** W/ MIN. 25' CEILING HEIGHT AND PULL TO THE SIDE DURING EARLY PICK UP HOURS.

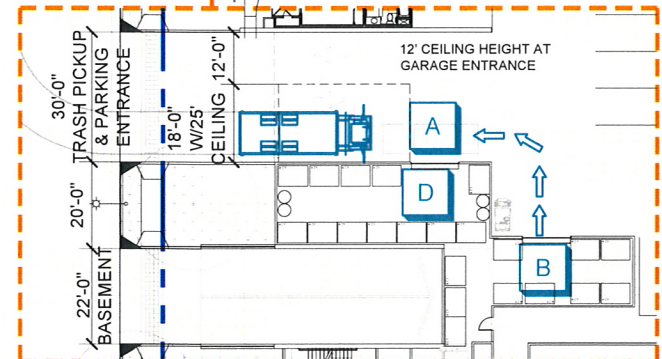
TRASH, RECYCLE AND GREEN WASTE FOR BUILDING B: RESIDENTIAL DUMPSTERS ARE STORED IN BASEMENT LEVEL TRASH ROOM AND ARE TRANSPORTED BY LIFT TO THE SURFACE PICKUP LOCATION **B** FOR PICK UP BY WASTE MANAGEMENT COMPANY ON SCHEDULED DAYS. RETAIL DUMPSTERS ARE STORED IN GROUND LEVEL RETAIL TRASH ROOMS **D** ADJACENT TO RESIDENTIAL PICK UP AREA FOR PICK UP BY WASTE MANAGEMENT COMPANY ON SCHEDULED DAYS.

TRUCK CONTINUES COLLECTION AT PICK UP **E**

TRASH, RECYCLE AND GREEN WASTE BUILDING A: HOTEL AND RESTAURANT DUMPSTER BINS ARE STORED IN GROUND LEVEL TRASH ROOM **F** FOR PICK UP IN SERVICE AREA BY WASTE MANAGEMENT COMPANY ON SCHEDULED DAYS.

TRUCK CONTINUES COLLECTION AT PICK UP **G**

TRASH, RECYCLE AND GREEN WASTE FOR BUILDING C: RESIDENTIAL DUMPSTERS ARE STORED IN BASEMENT LEVEL TRASH ROOM AND ARE TRANSPORTED BY LIFT TO THE SURFACE PICKUP LOCATION **H** FOR PICK UP BY WASTE MANAGEMENT COMPANY ON SCHEDULED DAYS. RETAIL DUMPSTERS ARE STORED IN GROUND LEVEL RETAIL TRASH ROOM **J** ADJACENT TO RESIDENTIAL PICK UP AREA FOR PICK UP BY WASTE MANAGEMENT COMPANY ON SCHEDULED DAYS.



BUILDING B TRASH PICKUP ZONE  
SCALE: 1/16" = 1'

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GROUND LEVEL WASTE MANAGEMENT PLAN  
SCALE: 1" = 30'

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DATE 05-19-16



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**A.12**

# TRASH AND RECYCLE COLLECTION

GRAPHICS SHOW RECOLOGY COLLECTION TRUCK WITH MINIMUM 32.23' CURB-TO-CURB TURNING RADIUS.

TRUCK BEGINS COLLECTION AT PICK UP **A**

TRASH, RECYCLE AND GREEN WASTE FOR BUILDING B: RESIDENTIAL DUMPSTERS ARE STORED IN BASEMENT LEVEL TRASH ROOM AND ARE TRANSPORTED BY LIFT TO THE SURFACE PICKUP LOCATION **B** FOR PICK UP BY WASTE MANAGEMENT COMPANY ON SCHEDULED DAYS.

RETAIL DUMPSTERS ARE STORED IN GROUND LEVEL RETAIL TRASH ROOMS. DUMPSTER LOCATION **C** WILL BE TRANSPORTED BY LIFT TO DUMPSTER LOCATION **D** ADJACENT TO RESIDENTIAL PICK UP AREA FOR PICK UP BY WASTE MANAGEMENT COMPANY ON SCHEDULED DAYS.

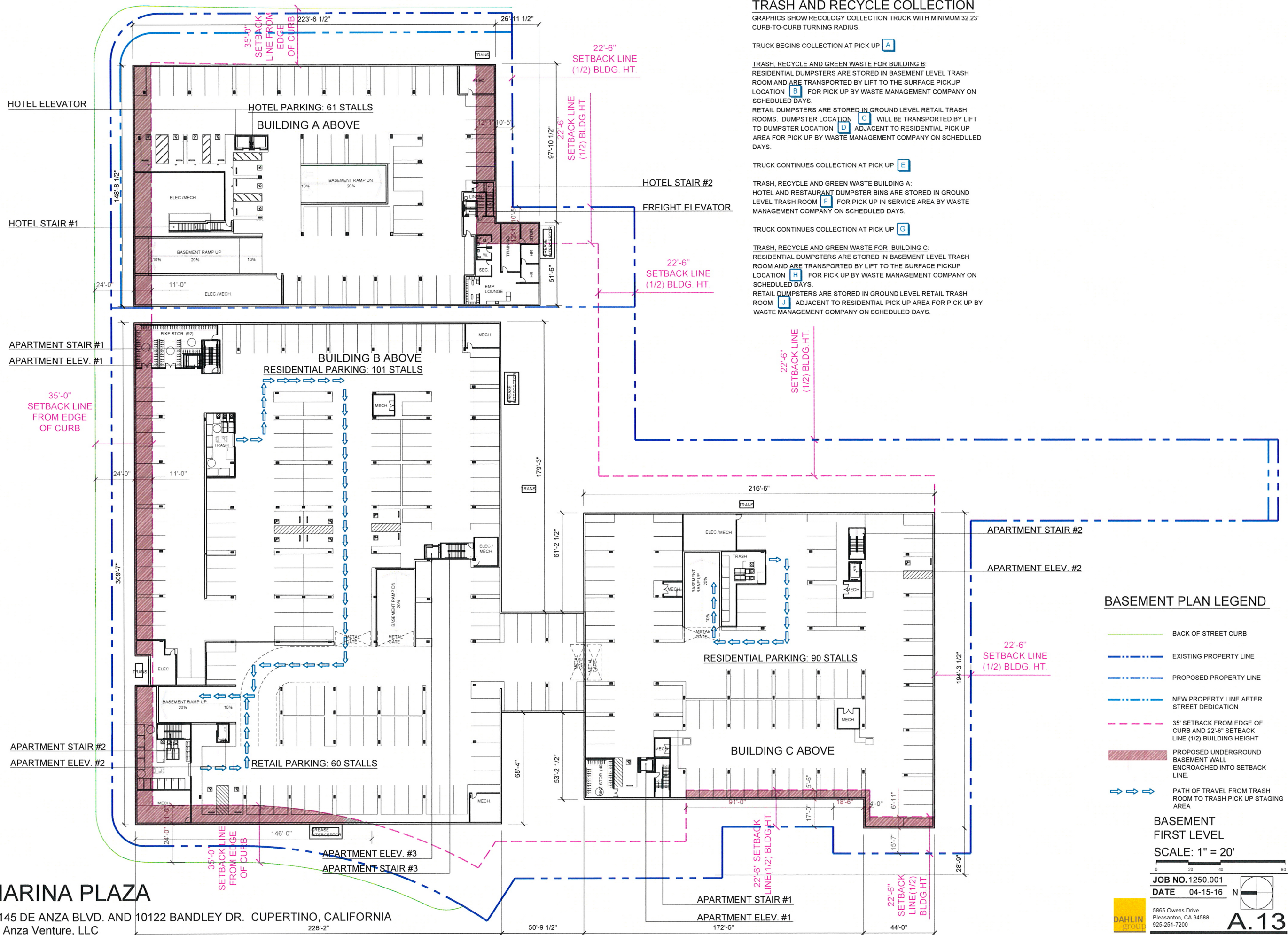
TRUCK CONTINUES COLLECTION AT PICK UP **E**

TRASH, RECYCLE AND GREEN WASTE BUILDING A: HOTEL AND RESTAURANT DUMPSTER BINS ARE STORED IN GROUND LEVEL TRASH ROOM **F** FOR PICK UP IN SERVICE AREA BY WASTE MANAGEMENT COMPANY ON SCHEDULED DAYS.

TRUCK CONTINUES COLLECTION AT PICK UP **G**

TRASH, RECYCLE AND GREEN WASTE FOR BUILDING C: RESIDENTIAL DUMPSTERS ARE STORED IN BASEMENT LEVEL TRASH ROOM AND ARE TRANSPORTED BY LIFT TO THE SURFACE PICKUP LOCATION **H** FOR PICK UP BY WASTE MANAGEMENT COMPANY ON SCHEDULED DAYS.

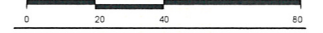
RETAIL DUMPSTERS ARE STORED IN GROUND LEVEL RETAIL TRASH ROOM **J** ADJACENT TO RESIDENTIAL PICK UP AREA FOR PICK UP BY WASTE MANAGEMENT COMPANY ON SCHEDULED DAYS.



## BASEMENT PLAN LEGEND

- BACK OF STREET CURB
- - - EXISTING PROPERTY LINE
- · - · - PROPOSED PROPERTY LINE
- · - · - NEW PROPERTY LINE AFTER STREET DEDICATION
- - - 35' SETBACK FROM EDGE OF CURB AND 22'-6" SETBACK LINE (1/2) BUILDING HEIGHT
- ▨ PROPOSED UNDERGROUND BASEMENT WALL ENCROACHED INTO SETBACK LINE.
- → → PATH OF TRAVEL FROM TRASH ROOM TO TRASH PICK UP STAGING AREA

BASEMENT  
FIRST LEVEL  
SCALE: 1" = 20'



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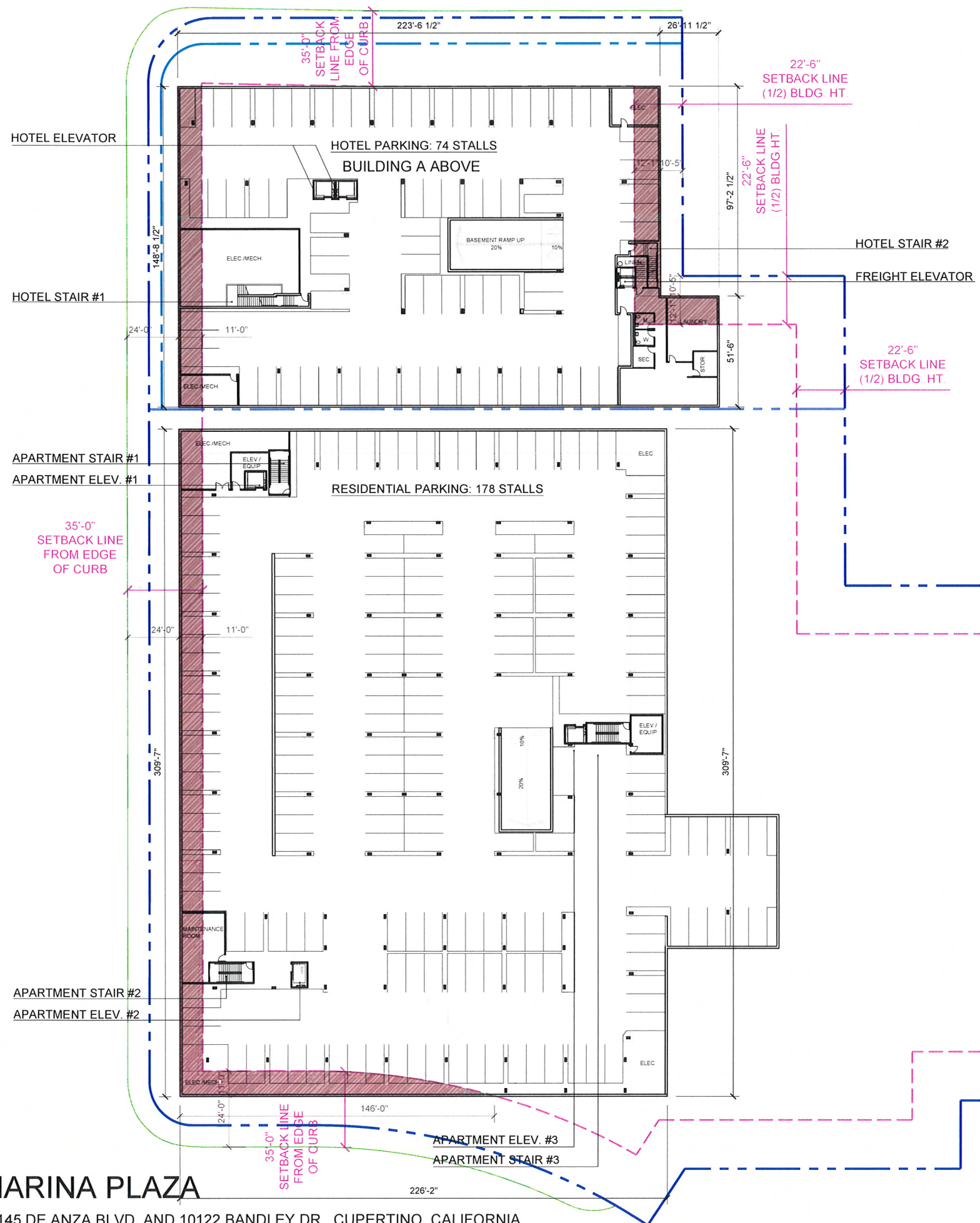
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**A.13**

# MARINA PLAZA

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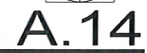
**BASEMENT PLAN LEGEND**

- BACK OF STREET CURB
- - - - EXISTING PROPERTY LINE
- · - · - PROPOSED PROPERTY LINE
- · · · · NEW PROPERTY LINE AFTER STREET DEDICATION
- - - - 35' SETBACK FROM EDGE OF CURB AND 22'-6" SETBACK LINE (1/2) BUILDING HEIGHT
- ▨ PROPOSED UNDERGROUND BASEMENT WALL ENCROACHED INTO SETBACK LINE.

BASEMENT  
SECOND LEVEL  
SCALE: 1" = 20'

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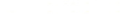



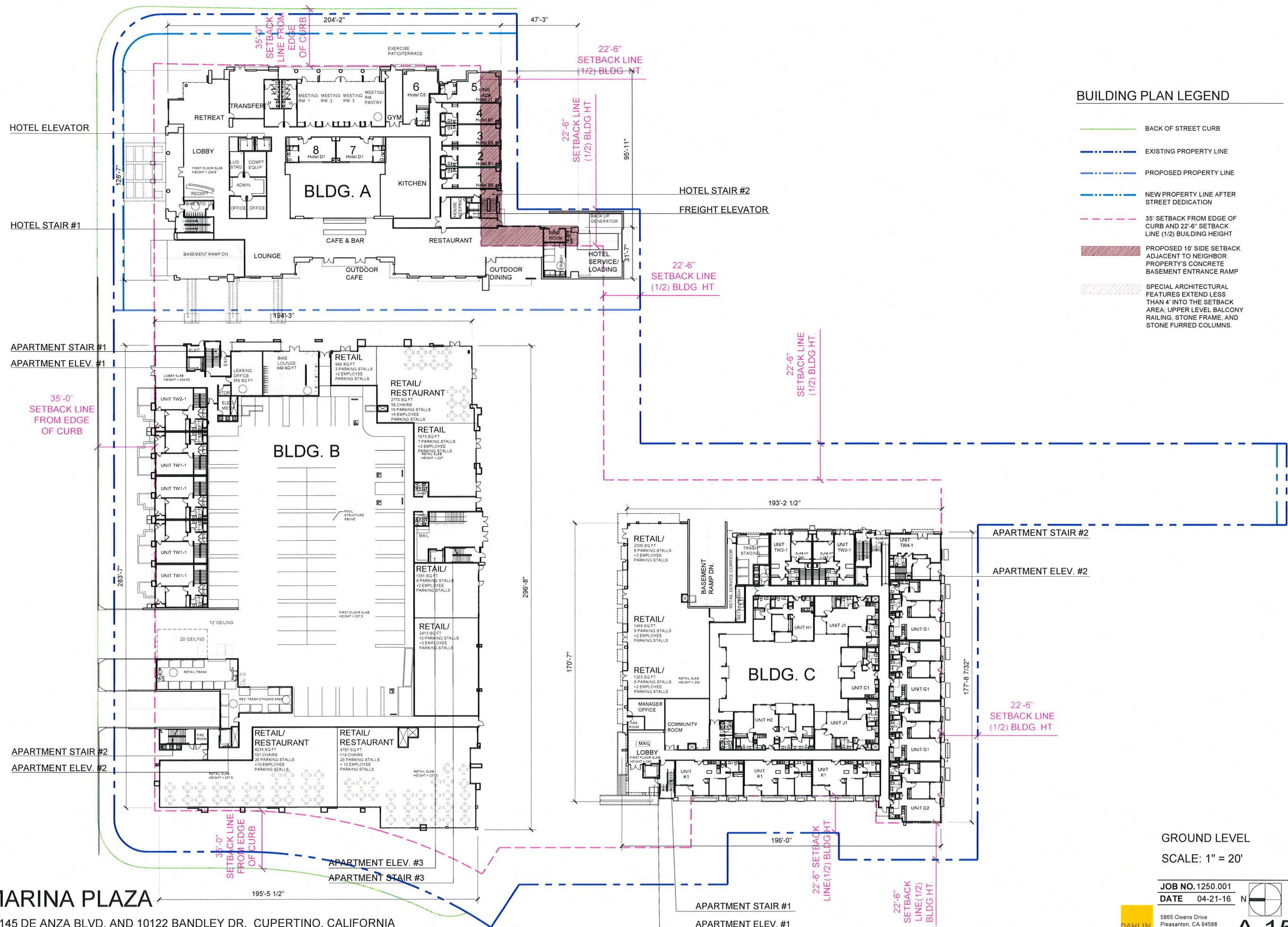
**A.14**

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**BUILDING PLAN LEGEND**

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



GROUND LEVEL  
SCALE: 1" = 20'

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**A.15**

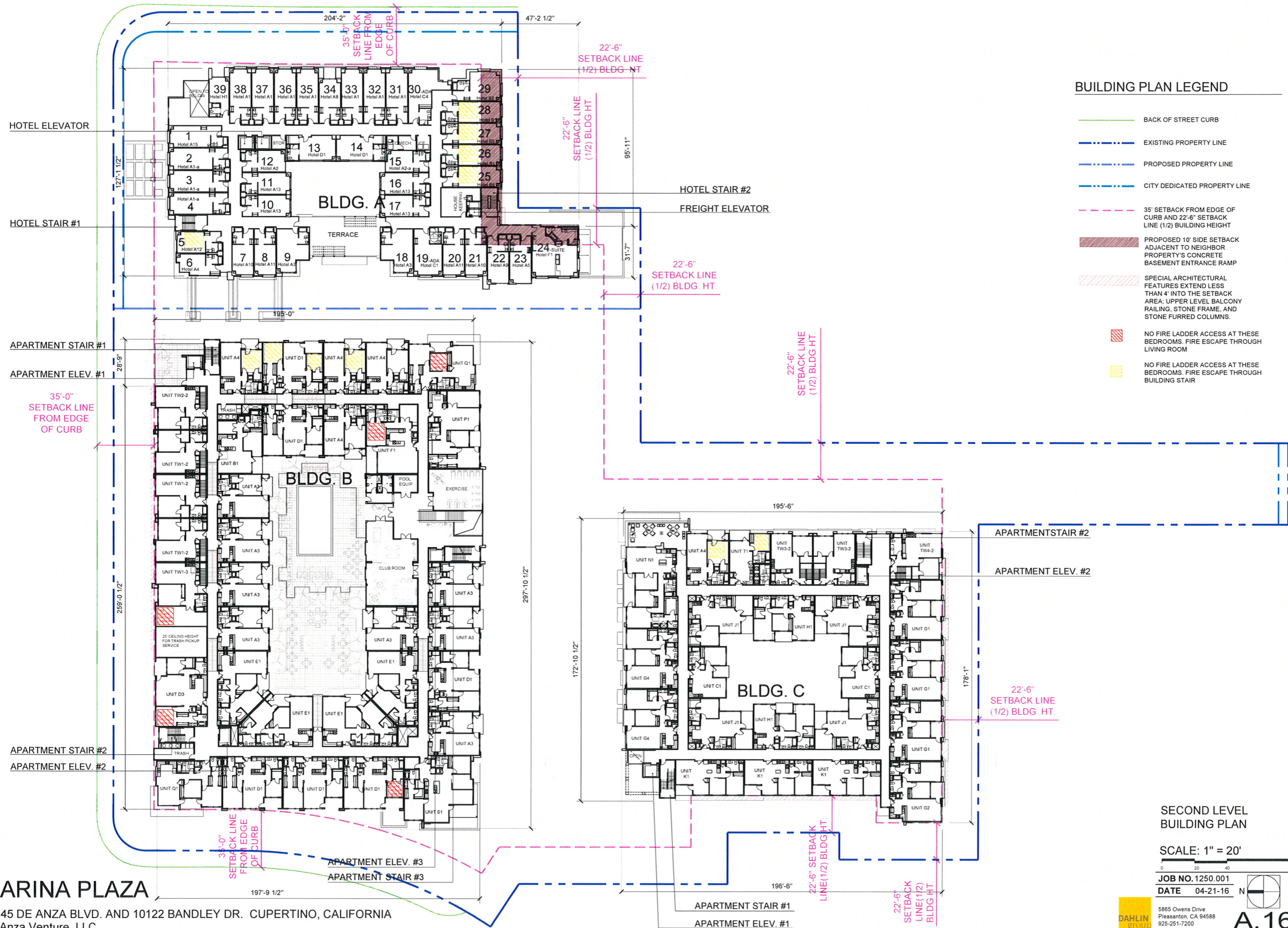
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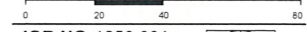
**BUILDING PLAN LEGEND**

-  BACK OF STREET CURB
-  EXISTING PROPERTY LINE
-  PROPOSED PROPERTY LINE
-  CITY DEDICATED PROPERTY LINE
-  35' SETBACK FROM EDGE OF CURB AND 22'-6" SETBACK LINE (1/2) BUILDING HEIGHT
-  PROPOSED 10' SIDE SETBACK ADJACENT TO NEIGHBOR PROPERTY'S CONCRETE BASEMENT ENTRANCE RAMP
-  SPECIAL ARCHITECTURAL FEATURES EXTEND LESS THAN 4' INTO THE SETBACK AREA: UPPER LEVEL BALCONY RAILING, STONE FRAME, AND STONE FURRED COLUMNS.
-  NO FIRE LADDER ACCESS AT THESE BEDROOMS. FIRE ESCAPE THROUGH LIVING ROOM
-  NO FIRE LADDER ACCESS AT THESE BEDROOMS. FIRE ESCAPE THROUGH BUILDING STAIR



SECOND LEVEL  
BUILDING PLAN

SCALE: 1" = 20'



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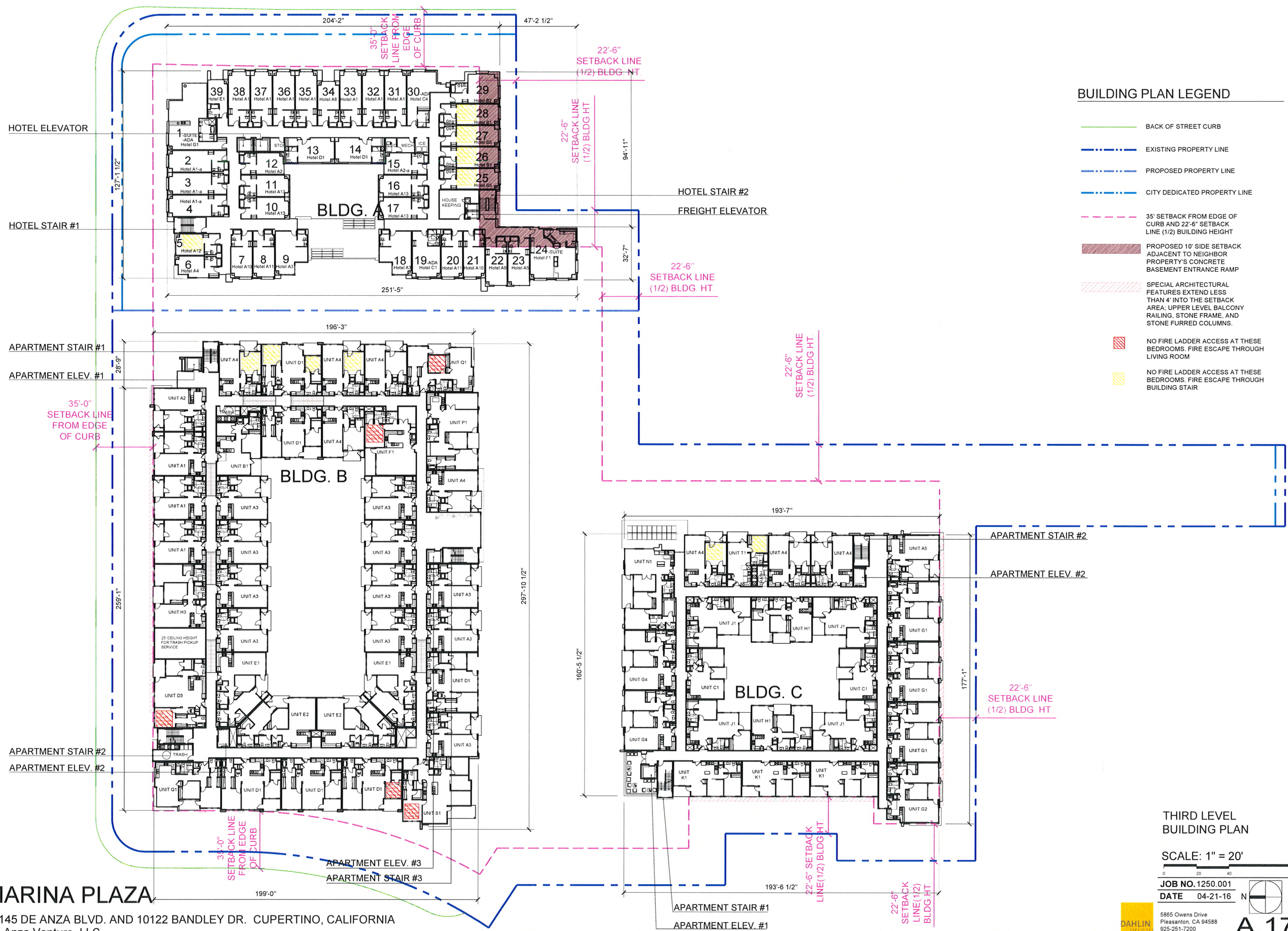


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**A.16**

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**BUILDING PLAN LEGEND**

- BACK OF STREET CURB
- - - EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- · - · - CITY DEDICATED PROPERTY LINE
- - - 35' SETBACK FROM EDGE OF CURB AND 22'-6" SETBACK LINE (1/2) BUILDING HEIGHT
- PROPOSED 10' SIDE SETBACK ADJACENT TO NEIGHBOR PROPERTY'S CONCRETE BASEMENT ENTRANCE RAMP
- SPECIAL ARCHITECTURAL FEATURES EXTEND LESS THAN 4' INTO THE SETBACK AREA: UPPER LEVEL BALCONY RAILING, STONE FRAME, AND STONE FURRED COLUMNS.
- NO FIRE LADDER ACCESS AT THESE BEDROOMS. FIRE ESCAPE THROUGH LIVING ROOM
- NO FIRE LADDER ACCESS AT THESE BEDROOMS. FIRE ESCAPE THROUGH BUILDING STAIR

THIRD LEVEL BUILDING PLAN

SCALE: 1" = 20'

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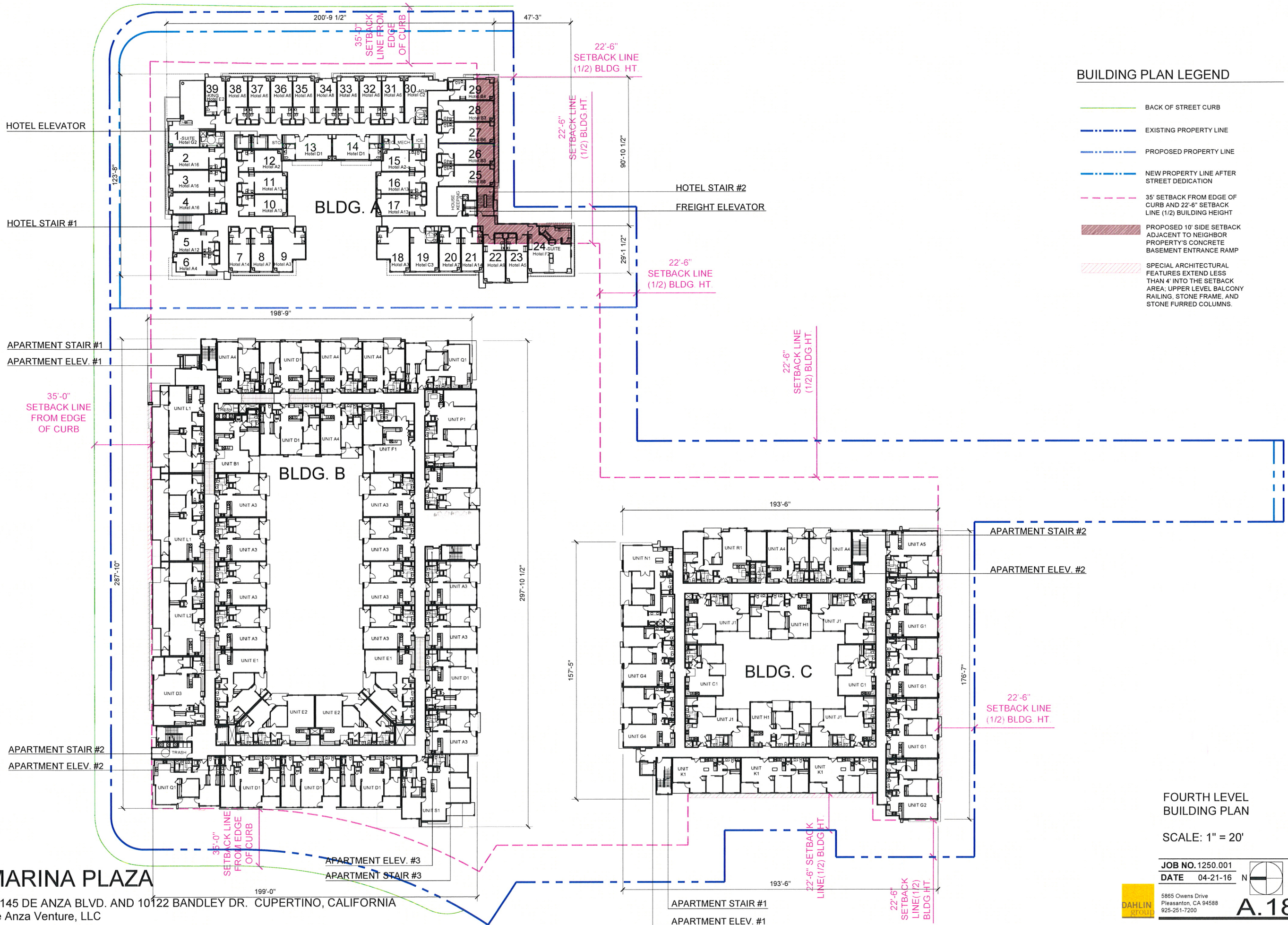
**A.17**

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**BUILDING PLAN LEGEND**

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



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FOURTH LEVEL  
BUILDING PLAN

SCALE: 1" = 20'

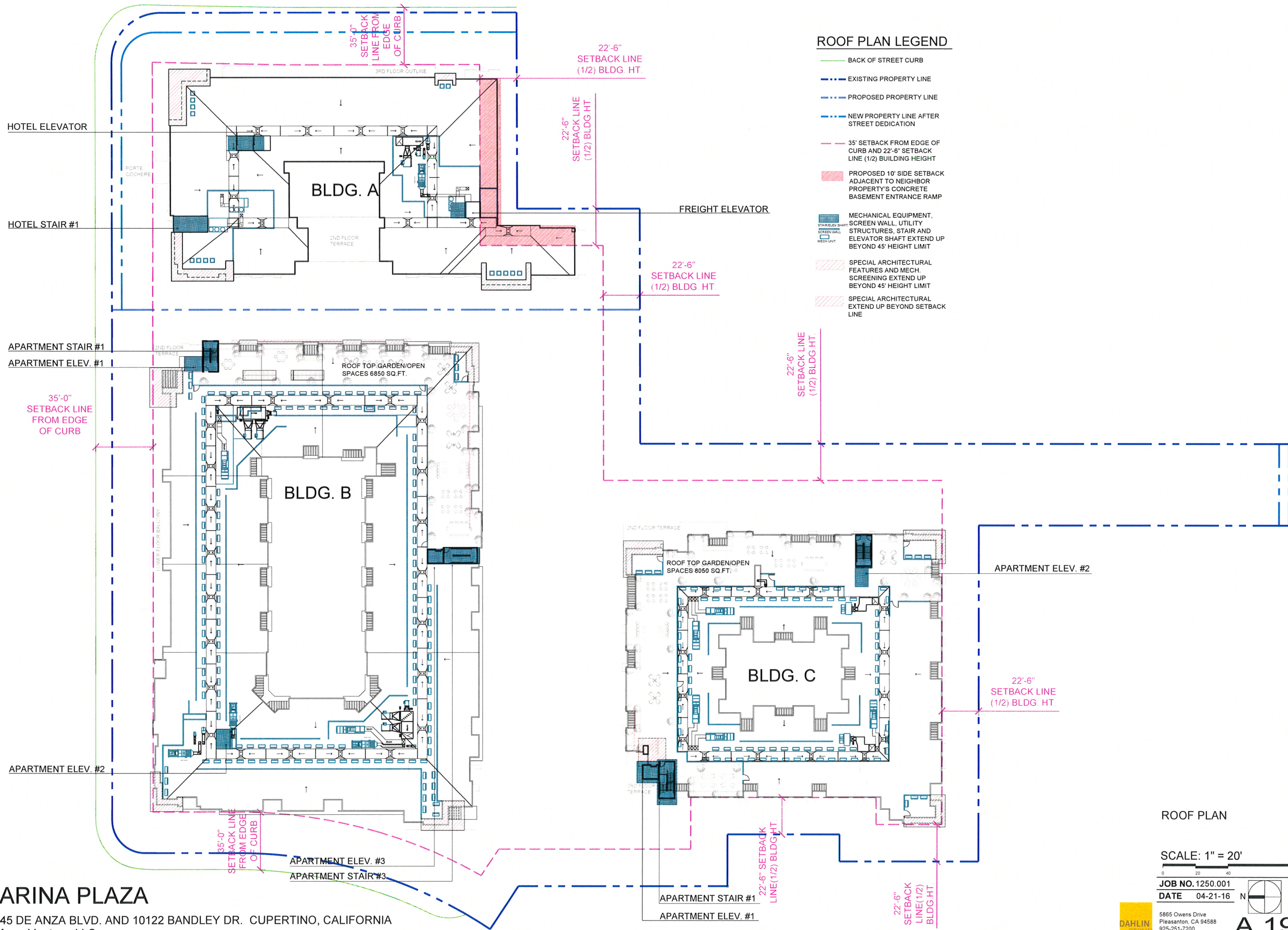
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**A.18**



**ROOF PLAN LEGEND**

- BACK OF STREET CURB
- - - EXISTING PROPERTY LINE
- - - PROPOSED PROPERTY LINE
- - - NEW PROPERTY LINE AFTER STREET DEDICATION
- - - 35' SETBACK FROM EDGE OF CURB AND 22'-6" SETBACK LINE (1/2) BUILDING HEIGHT
- ▨ PROPOSED 10' SIDE SETBACK ADJACENT TO NEIGHBOR PROPERTY'S CONCRETE BASEMENT ENTRANCE RAMP
- ▨ MECHANICAL EQUIPMENT, STAIRS/ELEVATOR SHAFTS, UTILITY STRUCTURES, STAIR AND ELEVATOR SHAFTS EXTEND UP BEYOND 45' HEIGHT LIMIT
- ▨ SPECIAL ARCHITECTURAL FEATURES AND MECH. SCREENING EXTEND UP BEYOND 45' HEIGHT LIMIT
- ▨ SPECIAL ARCHITECTURAL EXTEND UP BEYOND SETBACK LINE

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ROOF PLAN

SCALE: 1" = 20'

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**A.19**