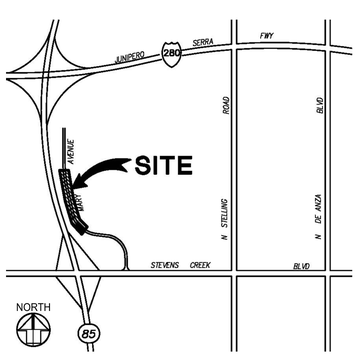
MARY AVENUE AFFORDABLE HOUSING

PROJECT DESCRIPTION

THE SITE IS A LONG AND NARROW RECTANGLE ABUTTING THE HIGHWAY 85 SOUND WALL ON MARY AVENUE IN CUPERTINO, CALIFORNIA.
CHARITIES HOUSING IN COOPERATION WITH THE ROTARY DEVELOPMENT CORPORATION AND HOUSING CHOICES COALITION WON THE COMPETITIVE RFP TO DEVELOP THE SITE AND ARE CURRENTLY IN AN ENA PERIOD WITH THE CITY. THE DEVELOPER IS SEEKING TO BUILD A 100% AFFORDABLE 40 UNIT HOUSING DEVELOPMENT, INCLUDING 19 UNITS RESERVED FOR INDIVIDUALS WITH INTELLECTUAL AND DEVELOPMENTAL DISABILITIES. THE PROJECT PROPOSES THE CONSTRUCTION OF 2 TWO-STORY BUILDINGS AND 22 ON SITE PARKING SPACES. THE PROJECT ALSO INCLUDES A LEASING OFFICE AND A COMMUNITY ROOM.
THE PROPOSED BUILDINGS WILL COMPLY WITH CHAPTER 11A OF THE 2022 CBC. ALL THE PROPOSED AFFORDABLE UNITS ARE MEETING THE ACCESSIBLE REQUIREMENTS FOR THE MULTI-FAMILY DWELLINGS.

VICINITY MAP



PROJECT SUMMARY TABLE

SITE AREA:	0.7913 ACRES (34,469 SQUARE FEET)
APN	326-27-053
PROJECT OCCUPANCY	R-2
CONSTRUCTION TYPE	VA
SPRINKLERS	YES, NFPA13
TOTAL BUILDING AREA:	32,255 SQ. FT.
BUILDING 1:	16,097 SQ. FT. 19 UNITS
STUDIO UNITS:	2 UNITS
1 BEDROOM UNITS:	8 UNITS
2 BEDROOM UNITS:	8 UNITS
3 BEDROOM UNIT (MANAGER)	1 UNIT
BUILDING 2:	16,158 SQ. FT. 21 UNITS
STUDIO UNITS:	1 UNIT
1 BEDROOM UNITS:	14 UNITS
2 BEDROOM UNITS:	6 UNITS
TOTAL UNITS:	40 UNITS
UNIT DENSITY:	50 UNITS/ACRE * 0.7913 ACRES = 40 UNITS
PARKING:	
TOTAL ON-SITE PARKING:	22 STALLS
REGULAR STALLS	18 STALLS
LOADING STALLS	2 STALLS
ACCESSIBLE STALLS	2 STALLS
OFF-SITE PARKING	33 STALLS
TOTAL PARKING PROVIDED	53 STALLS

CONSTRUCTION SITE FIRE SAFETY

ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND STANDARD DETAIL AND SPECIFICATION S1-7.
BUILDINGS WILL BE PROTECTED WITH FIRE SPRINKLER NFPA13, THE REAR OF THE BUILDING WILL BE PROTECTED WITH ONE HOUR FIRE RATED WALLS AND THE OPENINGS WILL BE PROTECTED BY OVERHEAD FIRE SPRINKLERS PER CHAPTER 6 & 7 OF 2022 CBC.

AN APPROVED KNOX LOCK SHALL BE INSTALLED ON GATES OR SIMILAR BARRIERS WHEN REQUIRED BY THE FIRE CODE OFFICIAL. THE OPERATOR OF THE BUILDING SHALL IMMEDIATELY NOTIFY THE FIRE CODE OFFICIAL AND PROVIDE THE NEW KEY WHEN A LOCK IS CHANGED OR RE-KEYED. THE KEY TO SUCH LOCK SHALL BE SECURED IN THE KEY BOX. (CFC SEC. 506).

NEW FIRE HYDRANTS WILL BE PROVIDED MEETING THE REQUIRED FIRE-FLOW.

SHEET INDEX

PROJECT TEAM

CLIENT:
CHARITIES HOUSING — Phone: (408) 439-1159
1400 PARKMOOR AVE., STE 190 — Contact: ANDY LIEF
SAN JOSE, CA 95126 — Email: alief@CharitiesHousing.org

ARCHITECT:
KO ARCHITECTS, INC. — Phone: (650) 515-2962
900 HIGH STREET, STE. 1 — Contact: LAURA C. ROBERTS, AIA
PALO ALTO, CA 94301 — Email: laura@koarch.com

CIVIL ENGINEER:
KIMLEY-HORN — Phone: (408) 785-3590
10 ALMADEN BLVD., STE 1250 — Contact: DJ EDWARDS, PE, QSD
SAN JOSE, CA 95113 — Email: DJ.Edwards@kimley-horn.com

LANDSCAPE ARCHITECT:
KEITH WILLIG LANDSCAPE ARCH. — Phone: (650) 326-2294
899 SANTA CRUZ AVE., STE 206 — Contact: KEITH WILLIG
MENLO PARK, CA 94025 — Email: keith@keithwilliglandscape.com

UTILITY DESIGN CONSULTANT:
VIZION UTILITY PARTNERS — Phone: (925) 682-1114 EXT.232
7901 STONERIDGE DR, STE. 200 — Contact: TIM NGUYEN, PM
PLEASANTON, CA 94588 — Email: tnguyen@vizionutility.com

DEFERRED SUBMITTALS

1-FIRE SPRINKLER SYSTEM.
2-FIRE ALARM SYSTEM.
3-FIRE DEPARTMENT CONNECTION (FDC)

NOTE:
DEFERRED SUBMITTAL ITEMS ARE TO BE DESIGN-BUILD BY CONTRACTOR, AND INCLUDED IN T.I. BID SET PROJECT PRICING.
SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

A STATE OF CALIFORNIA LICENSED (C-16) FIRE PROTECTION CONTRACTOR SHALL SUBMIT PLANS, CALCULATIONS, A COMPLETED PERMIT APPLICATION AND APPROPRIATE FEES TO THIS DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING THEIR WORK. CFC SEC. 903.2
REFER TO CFC SEC. 907 AND THE CURRENTLY ADOPTED EDITION OF NFPA 72. SUBMIT SHOP DRAWINGS (3 SETS) AND A PERMIT APPLICATION TO THE SCCFD FOR APPROVAL BEFORE INSTALLING OR ALTERING ANY SYSTEM. CALL (408) 341-4420 FOR MORE INFORMATION.

MARY AVENUE AFFORDABLE HOUSING

CHARITIES HOUSING

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LICENSED ARCHITECT — PEER AT PING-TO AIA — C24,487 7-31-27 — STATE OF CALIFORNIA

REVISION		
ASA-2025-006	SUBMITTAL	2.10.2025
ASA-2025-006	RESUBMITTAL	6.13.2025
ASA-2025-006	RESUBMITTAL	8.6.2025
ASA-2025-006	RESUBMITTAL	10.16.2025

PROJECT NO.	24-403
DATE	JULY 24, 2024
DRAWN BY	LCR
SCALE	

COVER SHEET SHEET

AS0.0

CONTEXTURAL SITE PLAN | 1" = 100' | 1

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LICENSED ARCHITECT
PETER AT-PING KO AIA
C24,487
7-31-27
STATE OF CALIFORNIA

REVISION

REF. NORTH

PROJECT NO.	24-403
DATE	JULY 24, 2024
DRAWN BY	SD
SCALE	1" = 40'-0"

SHEET

CONTEXTURAL PLAN **AS0.1**

OVERALL SITE PLAN | 1" = 40' | 1

1	(E) PROPERTY LINE
2	(E) 14'-0" TALL CMU SOUND WALL
3	(E) 7'-0" PUBLIC SERVICE EASEMENT ON PROPERTY
4	(E) FIRE LANE TO REMAIN
5	(E) HIGHWAY SIGN POST TO REMAIN
6	(N) PARALLEL OFF-SITE PARKING
7	(N) BIOSWALE AT EDGE OF PARKING LOT
8	(N) BIKE LANE
9	(N) CONCRETE PEDESTRIAN SIDEWALK
10	(N) PARKING LOT WITH ASPHALT PAVING
11	(N) RETAINING WALL
12	(N) ELECTRICAL TRANSFORMER PAD
13	(N) CONCRETE TRASH PAD

KEYNOTES | - | -

SITE AREA:	0.7913 ACRES (34,412 SQUARE FEET)
NET LOT AREA:	0.7674 ACRES (33,430 SQUARE FEET)
PERCENT LOT COVERAGE:	19,552 SQUARE FEET / 33,430 SQ. FT. = 58.5%
LANDSCAPE AREA:	6,613 SQUARE FEET / 33,430 SQ. FT. = 19.8%
PARKING:	
ON-SITE PARKING:	22 STALLS
ACCESSIBLE PARKING:	2 STALLS
ON-SITE PARKING RATIO:	0.5 STALLS PER UNIT

NOTE: THERE ARE ALSO 33 OFF-SITE PARKING SPACES.
TOTAL PARKING FOR THE SITE IS 54 SPACES

BUILDING AREA:	32,255 SQ. FT.
BUILDING 1:	16,097 SQ. FT.
TOTAL UNITS:	19 UNITS
STUDIO UNITS:	2 UNITS
1 BEDROOM UNITS:	8 UNITS
2 BEDROOM UNITS:	8 UNITS
3 BEDROOM UNITS	1 UNIT
BUILDING 2:	16,158 SQ. FT.
TOTAL UNITS:	21 UNITS
STUDIO UNITS:	1 UNITS
1 BEDROOM UNITS:	14 UNITS
2 BEDROOM UNITS:	6 UNITS
TOTAL UNITS:	40 UNITS
UNIT DENSITY:	50 UNITS/ACRE * 0.7913 ACRES = 40 UNITS

TABULATIONS | - | -

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DRAWN BY	EC
SCALE	1" = 40'-0"

SHEET

OVERALL ILLUSTRATED SITE PLAN

AS1.0

OVERALL SITE PLAN | 1"=40' | 1

1	(E) PROPERTY LINE
2	(E) 13'-9" TALL CMU SOUND WALL
3	(E) 7'-0" PUBLIC SERVICE EASEMENT ON PROPERTY
4	(E) FIRE LANE TO REMAIN
5	(E) HIGHWAY SIGN POST TO REMAIN
6	(N) PARALLEL OFF-SITE PARKING
7	(N) BIOSWALE AT EDGE OF PARKING LOT
8	(N) BIKE LANE
9	(N) CONCRETE PEDESTRIAN SIDEWALK
10	(N) PARKING LOT WITH ASPHALT
11	(N) RETAINING WALL
12	(N) ELECTRICAL TRANSFORMER PAD
13	(N) CONCRETE TRASH PAD
14	LOADING ZONE
15	POSSIBLE FUTURE LANDSCAPE BY OTHERS.

KEYNOTES | - | -

SITE AREA:	0.7913 ACRES (34,469 SQUARE FEET)
PERCENT LOT COVERAGE:	16,364 SQUARE FEET / 34,469 SQ. FT. = 47.5%
LANDSCAPE AREA:	6,613 SQUARE FEET / 34,469 SQ. FT. = 19.2%
PARKING:	
ON-SITE PARKING:	22 STALLS
REGULAR STALLS	18 STALLS
LOADING STALLS	2 STALLS
ACCESSIBLE STALLS	2 STALLS
ON-SITE PARKING RATIO:	0.5 STALLS PER UNIT

NOTE: THERE ARE ALSO 33 OFF-SITE PARKING SPACES.
TOTAL PARKING FOR THE SITE IS 55 SPACES

BUILDING AREA:	32,255 SQ. FT.
BUILDING 1:	16,097 SQ. FT.
TOTAL UNITS:	19 UNITS
STUDIO UNITS:	2 UNITS
1 BEDROOM UNITS:	8 UNITS
2 BEDROOM UNITS:	8 UNITS
3 BEDROOM UNITS	1 UNIT
BUILDING 2:	16,158 SQ. FT.
TOTAL UNITS:	21 UNITS
STUDIO UNITS:	1 UNITS
1 BEDROOM UNITS:	14 UNITS
2 BEDROOM UNITS:	6 UNITS
TOTAL UNITS:	40 UNITS
UNIT DENSITY:	50 UNITS/ACRE * 0.7913 ACRES = 40 UNITS

TABULATIONS | - | -

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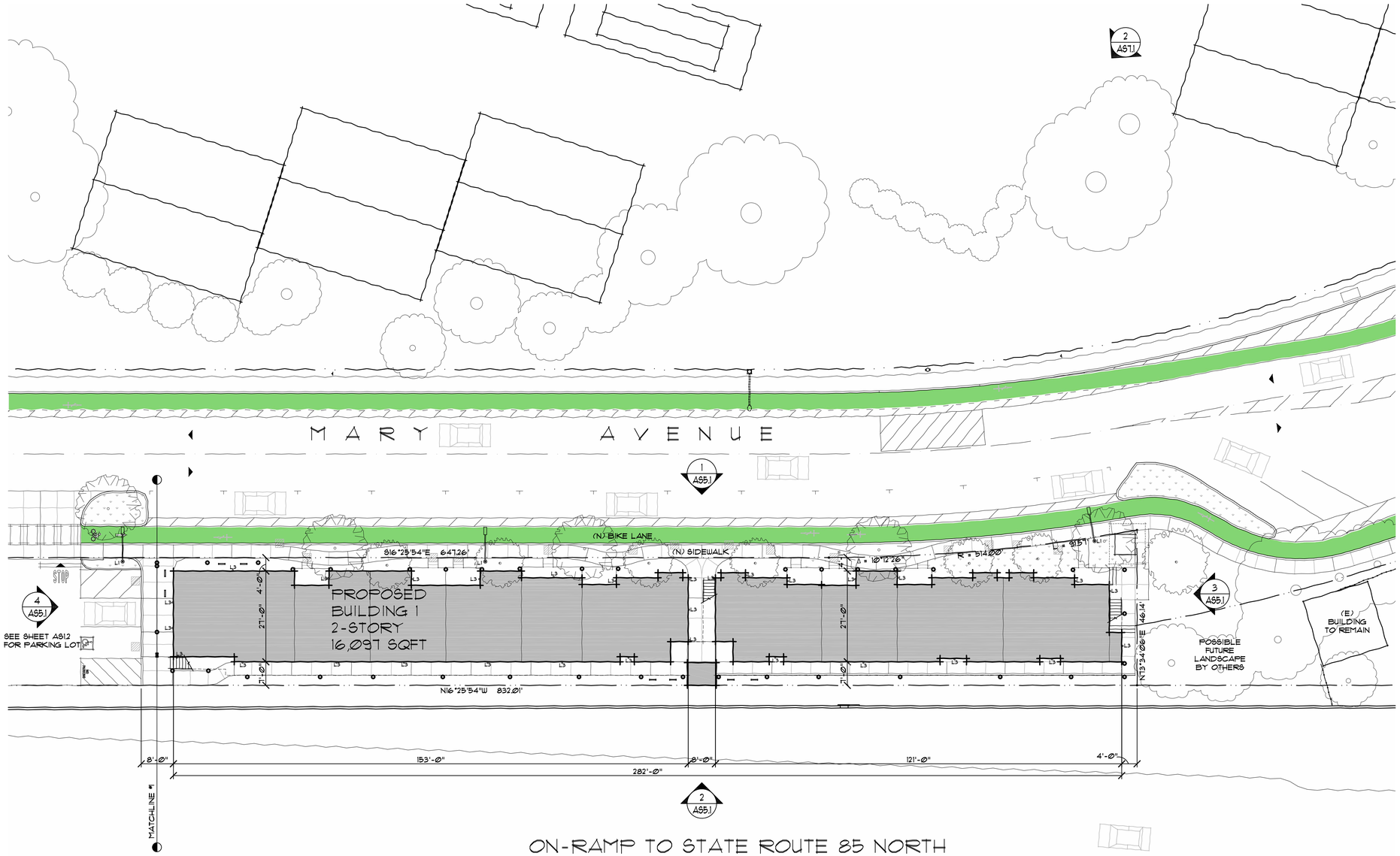
DRAWN BY	EC
SCALE	1" = 40'-0"

OVERALL SITE PLAN

SHEET
AS1.0



ENLARGED PROPOSED SITE PLAN - BUILDING 1 | 1'=1/16" | 1

SITE ZONING:		R4
	REQUIRED	PROPOSED
MAXIMUM HEIGHT:	70'-0"	23'-9"
MAXIMUM STORIES:	N/A	2 STORIES
SETBACKS:		
FRONT YARD:	N/A	4'-0"
REAR YARD:	N/A	7'-0"
SIDE SETBACK:	N/A	4'-0"
STREET SETBACK:	N/A	4'-0"

	REQUIRED	PROPOSED
BICYCLE PARKING:	2 SPACES	16 SPACES
BUILDING 1 ELEVATION:		306.00'
BUILDING 1 CURB ELEVATION:		305.78'

NOTE: BEARINGS FILED FOR RECORD IN BOOK 296 OF MAPS AT PAGE 42 IN SANTA CLARA COUNTY RECORDS.
SEE CIVIL DRAWINGS FOR TOPOGRAPHY.

TABULATIONS | - | -

CLEARANCE FOR FIRE RESCUE LADDERS TO REACH 2ND FLOOR BEDROOMS

ACCESSIBILITY LEGEND | - | -

L1 CREE LEDWAY LED STREET LIGHT ON 6' ARM. FINISH: BRONZE. PARKING LOT LIGHTING.

L2 CREE LEDWAY LED STREET LIGHT ON 4' ARM. FINISH: BRONZE. PARKING LOT LIGHTING.

L3 WAC WALL-MOUNTED CYLINDER SCONCE DOWNLIGHT. FINISH: BRONZE. BUILDING WALL LIGHTING

LIGHTING LEGEND | - | -

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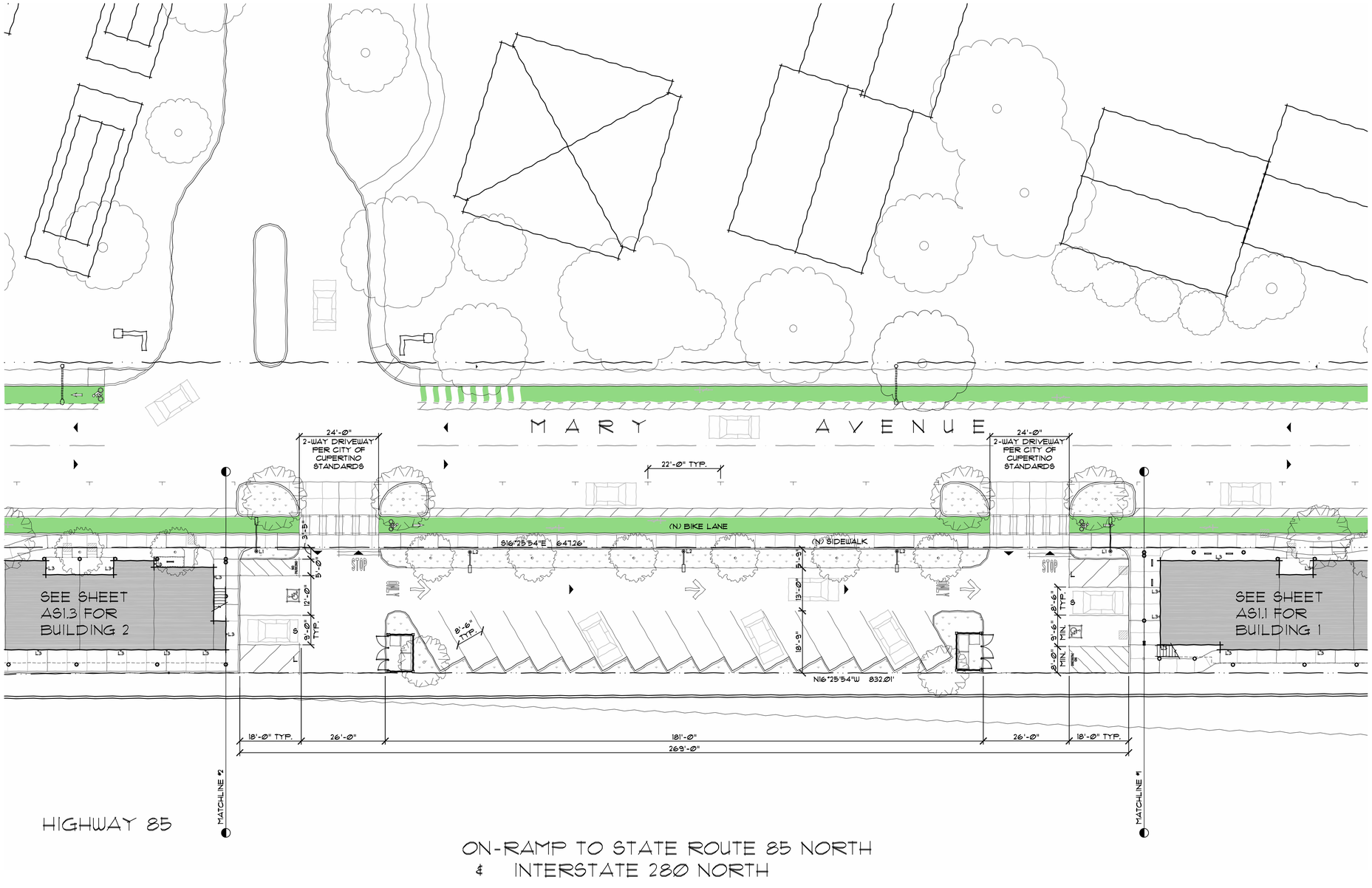
REF. NORTH

PROJECT NO.	24-403
DATE	JULY 24, 2024
DRAWN BY	EC
SCALE	AS NOTED

ENLARGED PROPOSED SITE PLAN - BUILDING 1

SHEET
AS1.1



ENLARGED PROPOSED SITE PLAN - PARKING LOT | 1'=1/16" | 1

SITE ZONING: R4

PARKING:

ON-SITE PARKING:	22 STALLS
REGULAR	18 STALLS
LOADING	2 STALLS
ACCESSIBLE PARKING:	2 STALLS
ON-SITE PARKING RATIO:	0.5 STALLS PER UNIT

ELEVATIONS:	MIN.	MAX.
PARKING LOT:	303.55'	305.31'
PARKING LOT CURB:	305.81'	304.05'

NOTE: BEARINGS FILED FOR RECORD IN BOOK 296 OF MAPS AT PAGE 42 IN SANTA CLARA COUNTY RECORDS
SEE CIVIL DRAWINGS FOR TOPOGRAPHY

TABULATIONS | - | -

CLEARANCE FOR FIRE RESCUE LADDERS TO REACH 2ND FLOOR BEDROOMS

ACCESSIBILITY LEGEND | - | -

L1 CREE LEDWAY LED STREET LIGHT ON 6' ARM. FINISH: BRONZE. PARKING LOT LIGHTING.

L2 CREE LEDWAY LED STREET LIGHT ON 4' ARM. FINISH: BRONZE. PARKING LOT LIGHTING.

L3 WAC WALL-MOUNTED CYLINDER SCONCE DOWNLIGHT. FINISH: BRONZE. BUILDING WALL LIGHTING

LIGHTING LEGEND | - | -

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PROJECT NO.	24-403
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DRAWN BY	EC
SCALE	AS NOTED

ENLARGED PROPOSED SITE PLAN - PARKING LOT

SHEET **AS1.2**

ENLARGED PROPOSED SITE PLAN - BUILDING 2 | 1'=1/16" | 1

SITE ZONING: R4

	REQUIRED	PROPOSED
MAXIMUM HEIGHT:	70'-0"	24'-0"
MAXIMUM STORIES:	N/A	2 STORIES
SETBACKS:		
FRONT YARD:	N/A	4'-0"
REAR YARD:	N/A	7'-0"
SIDE SETBACK:	N/A	11'-0"
STREET SETBACK:	N/A	4'-0"

BICYCLE PARKING:	REQUIRED	PROPOSED
	2 SPACES	10 SPACES

BUILDING 2 ELEVATION: 304.70'

BUILDING 2 CURB ELEVATION: 304.23'

NOTE: 7'-0" PUBLIC SERVICE EASEMENT EXISTS ON THE NORTH END OF SITE AS INDICATED ON PLAN.
BEARINGS FILED FOR RECORD IN BOOK 296 OF MAPS AT PAGE 42 IN SANTA CLARA COUNTY RECORDS.
SEE CIVIL DRAWINGS FOR TOPOGRAPHY.

TABULATIONS | - | -

CLEARANCE FOR FIRE RESCUE LADDERS TO REACH 2ND FLOOR BEDROOMS

ACCESSIBILITY LEGEND | - | -

L1 CREE LEDWAY LED STREET LIGHT ON 6' ARM. FINISH: BRONZE. PARKING LOT LIGHTING.

L2 CREE LEDWAY LED STREET LIGHT ON 4' ARM. FINISH: BRONZE. PARKING LOT LIGHTING.

L3 WAC WALL-MOUNTED CYLINDER SCONCE DOWNLIGHT. FINISH: BRONZE. BUILDING WALL LIGHTING.

LIGHTING LEGEND | - | -

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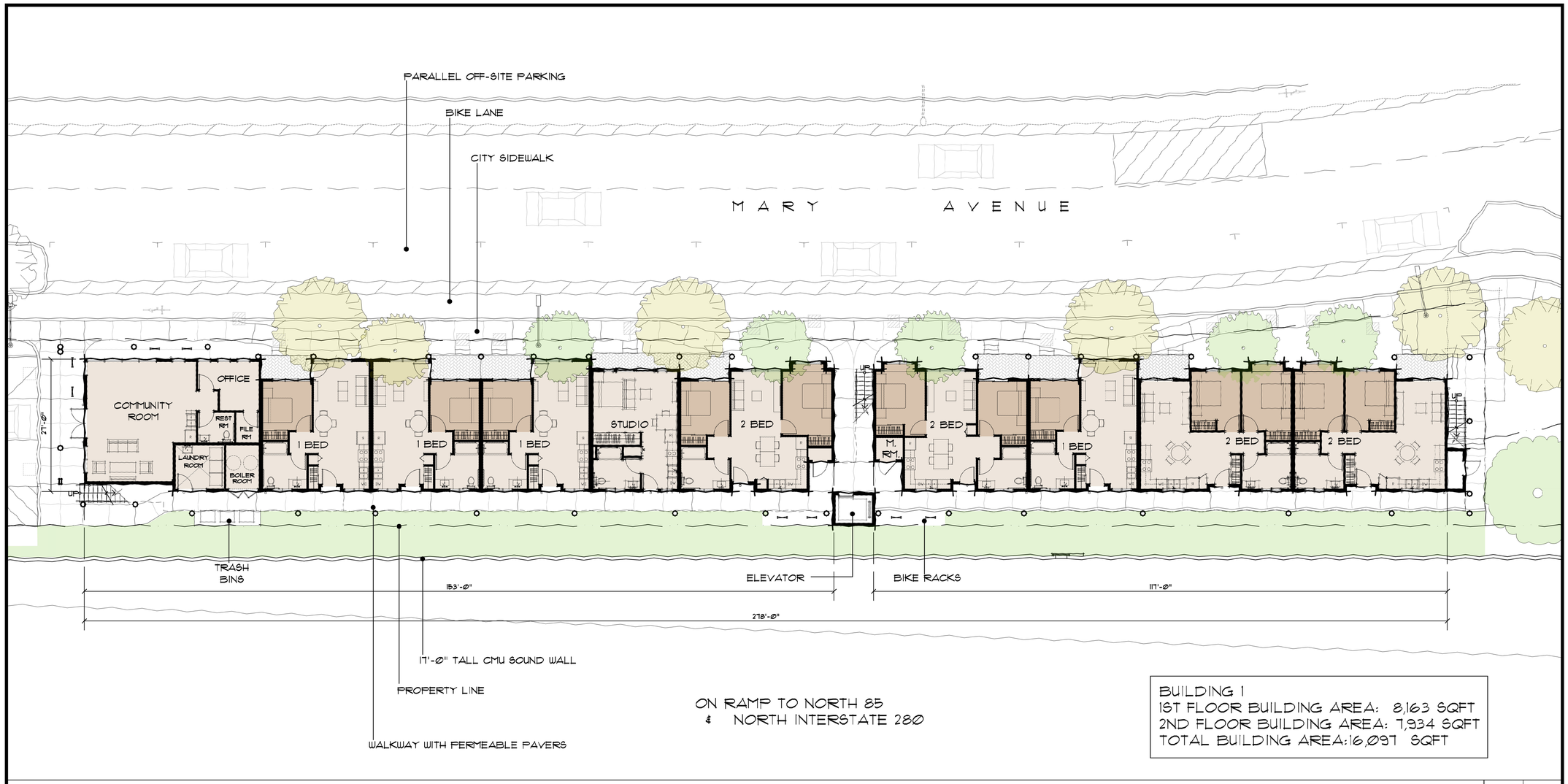
PROJECT NO.	24-403
DATE	JULY 24, 2024
DRAWN BY	EC
SCALE	AS NOTED

ENLARGED PROPOSED SITE PLAN - BUILDING 2

SHEET **AS1.3**



BUILDING 1
1ST FLOOR BUILDING AREA: 8,163 SQFT
2ND FLOOR BUILDING AREA: 7,934 SQFT
TOTAL BUILDING AREA:16,097 SQFT

FIRST FLOOR PLAN BUILDING 1 | 1"=3/32" | 1

SECOND FLOOR PLAN BUILDING 1 | 1"=3/32" | 2

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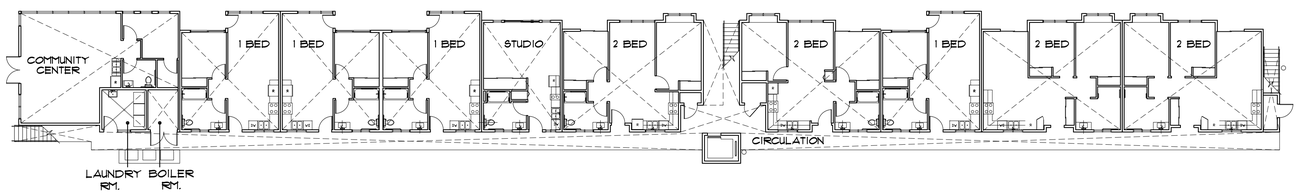
PROJECT NO.	24-403
DATE	JULY 24, 2024
DRAWN BY	SD
SCALE	1"=3/32"

SHEET

FLOOR PLANS BUILDING 1

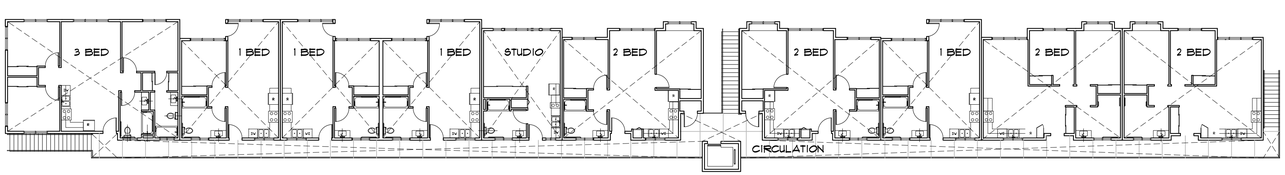
AS2.1



PROPOSED FIRST FLOOR PLAN BUILDING 1 | 1"=1/16" | 1

BUILDING 1 - FIRST FLOOR					
SPACE TYPE	NUMBER OF UNITS	GROSS FLOOR AREA	OCC. GROUP	OCC. LOAD FACTOR	OCC. LOAD
STUDIO UNIT	1	450 SF	R-2	50	9
1- BED UNIT	4	2256 SF (4 X 564 SF)	R-2	50	46
2- BED UNIT	2	1544 SF (2 X 772 SF)	R-2	50	31
2-BED MIDDLE UNIT	2	1484 SF (2 X 742 SF)	R-2	50	30
COMMUNITY CENTER	1	767 SF	R-2	50	16
LAUNDRY ROOM	1	107 SF	R-2	50	3
BOILER ROOM	1	98 SF	R-2	50	2
CIRCULATION	1	1457 SF	R-2	-	-
TOTAL:		8,163 SF			137

FIRST FLOOR AREA & OCC. CALCULATION | - | -



PROPOSED SECOND FLOOR PLAN BUILDING 1 | 1"=1/16" | 2

BUILDING 1 - SECOND FLOOR					
SPACE TYPE	NUMBER OF UNITS	GROSS FLOOR AREA	OCC. GROUP	OCC. LOAD FACTOR	OCC. LOAD
STUDIO UNIT	1	450 SF	R-2	50	9
1- BED UNIT	4	2,256 SF (4 X 564 SF)	R-2	50	46
2- BED UNIT	2	1544 SF (2 X 772 SF)	R-2	50	31
2-BED MIDDLE UNIT	2	1,484 SF (2 X 742 SF)	R-2	50	30
3-BED UNIT	1	1014 SF	R-2	50	21
CIRCULATION	1	1,186 SF	R-2	-	-
TOTAL:		7,934 SF			137

SECOND FLOOR AREA & OCC. CALCULATION | - | -

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PETER MAT-PING-TAO AIA
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7-31-27
STATE OF CALIFORNIA

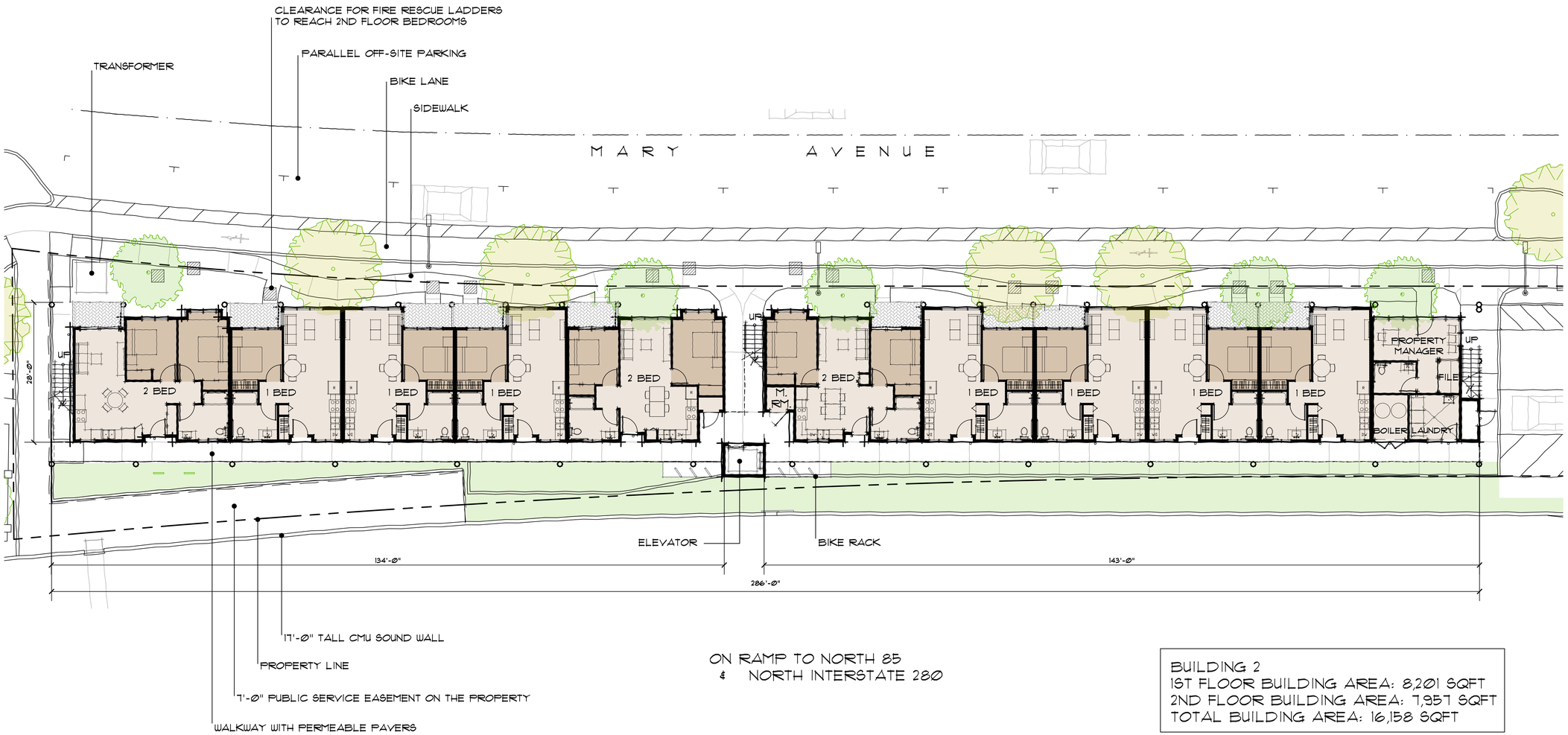
REVISION

REF. NORTH

PROJECT NO.	24-403
DATE	JULY 24, 2024
DRAWN BY	SD
SCALE	1"=1/16"

FLOOR AREA DIAGRAM BUILDING 1 1ST & 2ND FLOOR

SHEET **AS2.1a**



BUILDING 2
1ST FLOOR BUILDING AREA: 8,201 SQFT
2ND FLOOR BUILDING AREA: 7,957 SQFT
TOTAL BUILDING AREA: 16,158 SQFT

FIRST FLOOR PLAN BUILDING 2 | 1"=3/32" | 1

SECOND FLOOR PLAN BUILDING 2 | 1"=3/32" | 2

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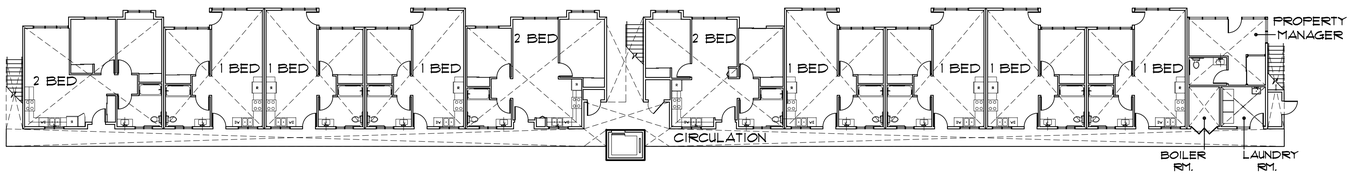
DATE	JULY 24, 2024
DRAWN BY	RR
SCALE	1"=3/32"

SHEET

FLOOR PLANS BUILDING 2 1ST & 2ND FLOOR

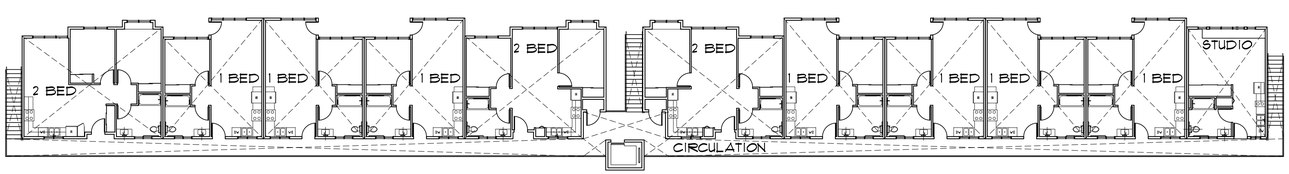
AS2.2



FIRST FLOOR PLAN BUILDING 2 | 1"=1/16" | 1

BUILDING 2 - FIRST FLOOR					
SPACE TYPE	NUMBER OF UNITS	GROSS FLOOR AREA	OCC. GROUP	OCC. LOAD FACTOR	OCC. LOAD
1- BED UNIT	7	3948 SF (7 X 564 SF)	R-2	50	79
2- BED CORNER UNIT	1	772 SF	R-2	50	16
2-BED MIDDLE UNIT	2	1484 SF (2 X 742 SF)	R-2	50	30
PROPERTY MANAGER UNIT	1	277 SF	R-2	50	6
LAUNDRY ROOM	1	102 SF	R-2	50	3
BOILER ROOM	1	71 SF	R-2	50	2
CIRCULATION	1	1547 SF	R-2	-	-
TOTAL:		8201 SF			136

FIRST FLOOR AREA & OCC. CALCULATION | - | -



SECOND FLOOR PLAN BUILDING 2 | 1"=1/16" | 2

BUILDING 2 - SECOND FLOOR					
SPACE TYPE	NUMBER OF UNITS	GROSS FLOOR AREA	OCC. GROUP	OCC. LOAD FACTOR	OCC. LOAD
1- BED UNIT	7	3,948 SF (7 X 564 SF)	R-2	50	79
2- BED CORNER UNIT	1	772 SF	R-2	50	16
2-BED MIDDLE UNIT	2	1,484 SF (2 X 742 SF)	R-2	50	30
STUDIO UNIT	1	450 SF	R-2	50	9
CIRCULATION	1	1,303 SF	R-2	-	-
TOTAL:		7,957 SF			134

SECOND FLOOR AREA & OCC. CALCULATION | - | -

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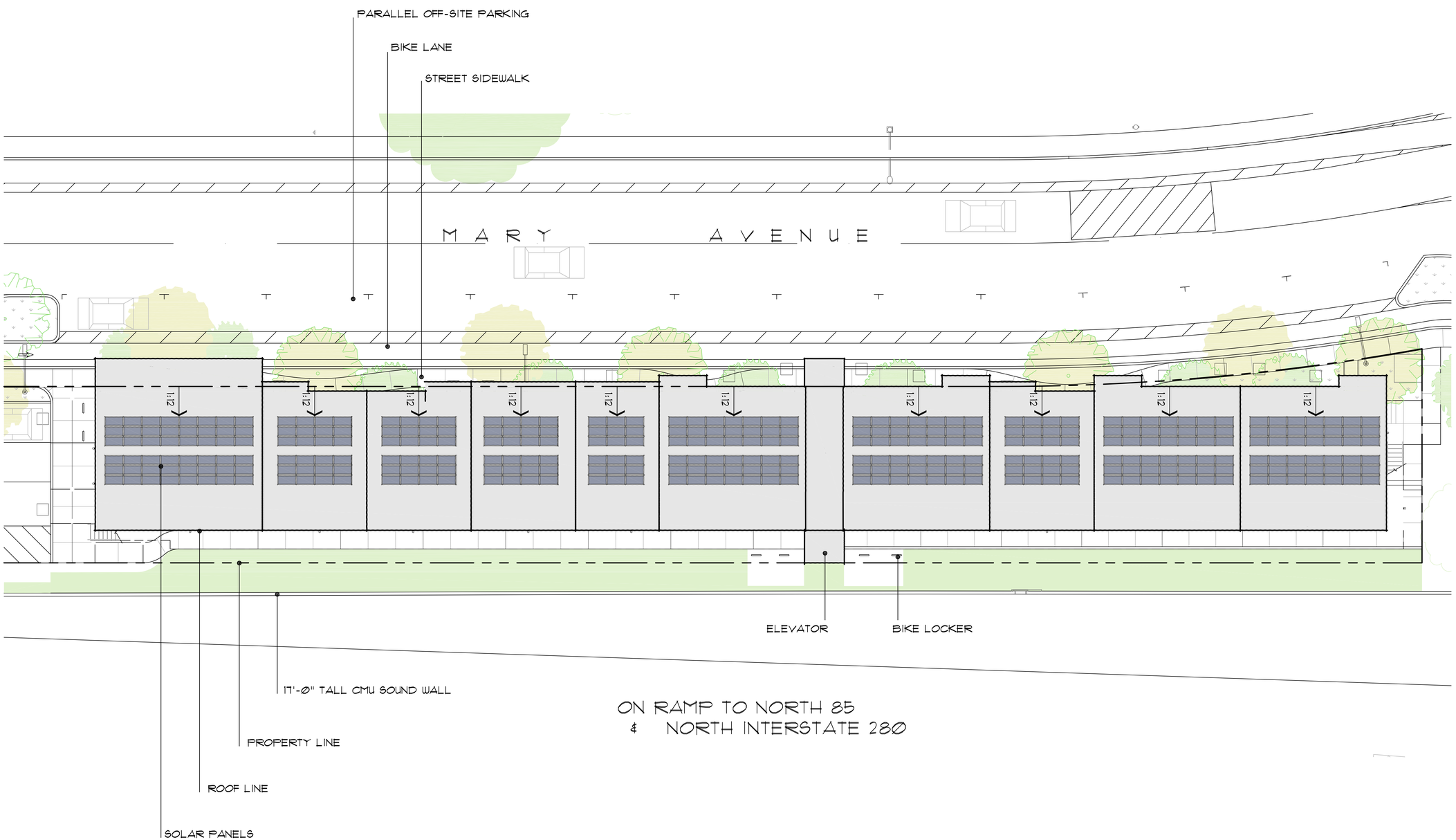
REF. NORTH

PROJECT NO.	24-403
DATE	JULY 24, 2024
DRAWN BY	RR
SCALE	1"=1/16"

FLOOR AREA DIAGRAM BUILDING 2 1ST & 2ND FLOOR

SHEET **AS2.2A**



ROOF PLAN BUILDING 1 | 1" = 3/32' | 1

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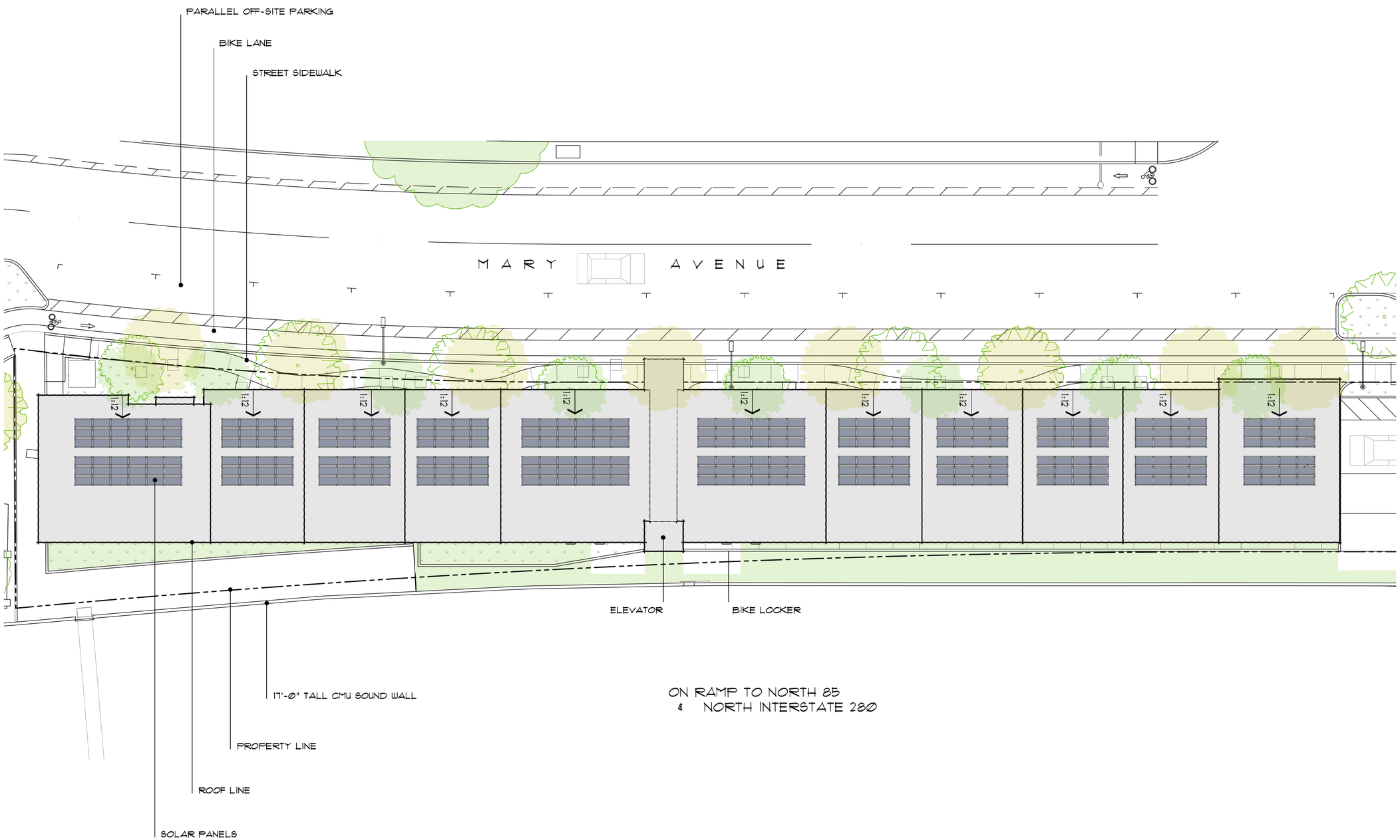
SHEET

ROOF PLAN BUILDING 1

AS2.3



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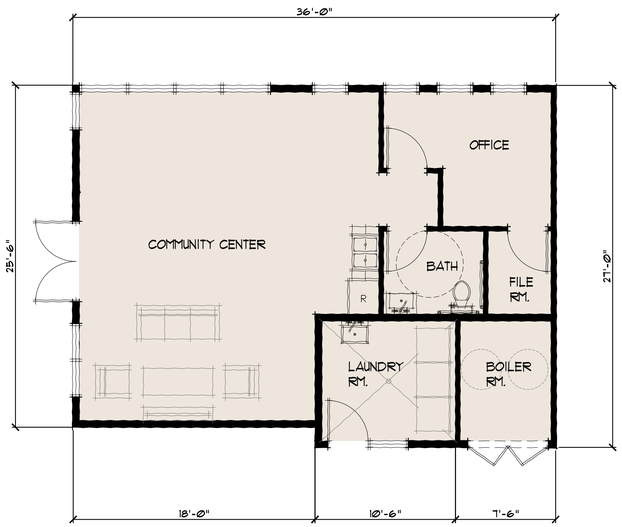
SHEET

ROOF PLAN BUILDING 2

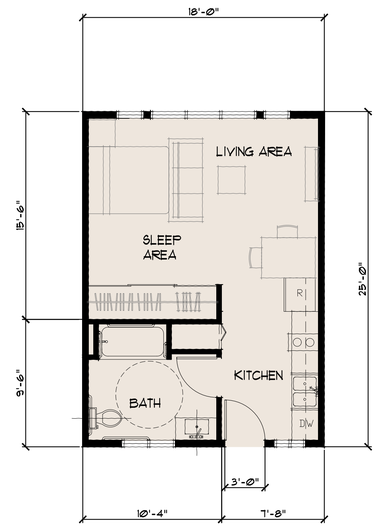
AS2.4

ROOF PLAN BUILDING 2 | 1"=3/32' | 1



GROSS AREA = 972 S.F.

TYPICAL ENLARGED COMMUNITY CENTER, BOILER & LAUNDRY ROOM | 1"=3/16" | 5

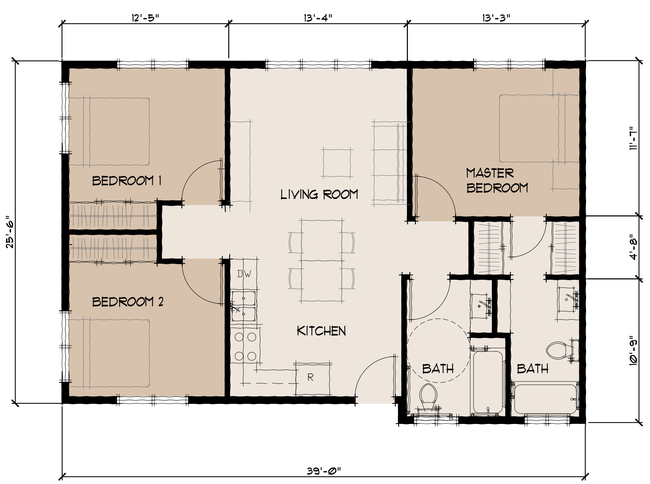


GROSS AREA = 450 S.F.

TYPICAL ENLARGED STUDIO UNIT PLAN | 1"=3/16" | 3

GROSS AREA = 564 S.F.

TYPICAL ENLARGED 1-BEDROOM UNIT PLAN | 1"=3/16" | 1



GROSS AREA = 1014 S.F.

TYPICAL ENLARGED 3-BEDROOM UNIT PLAN | 1"=3/16" | 6

GROSS AREA = 772 S.F.

TYPICAL ENLARGED 2-BEDROOM UNIT PLAN | 1"=3/16" | 4

GROSS AREA = 742 S.F.

NOTES:
1-INTERIOR AND EXTERIOR DOORS TO BE 36" MAINTAINING A 32" MIN. CLEAR PASSAGE PER ACCESSIBILITY STANDARDS, TYP.
2-ONE BATHROOM PER UNIT IS ABLE TO BE MANEUVERED IN A WHEELCHAIR PER ACCESSIBILITY STANDARDS, TYP.

TYPICAL ENLARGED 2-BEDROOM UNIT PLAN-CORNER UNIT | 1"=3/16" | 2

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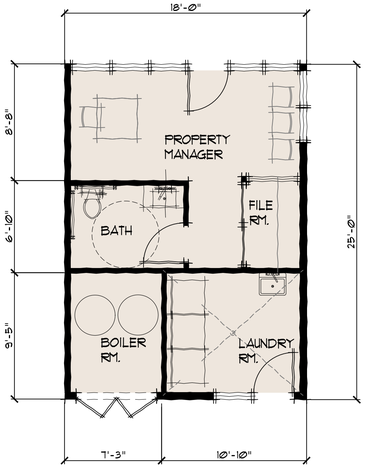
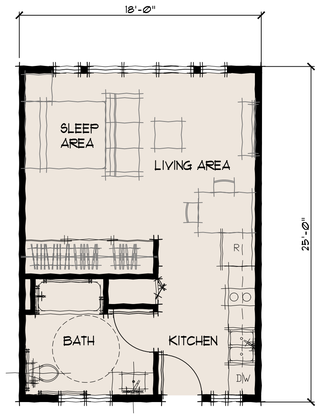
ENLARGED UNIT PLANS BUILDING 1

SHEET
AS3.1



GROSS AREA = 450 S.F.

ENLARGED PROPERTY MANAGER, BOILER & LAUNDRY ROOM | 1"=3/16" | 5



GROSS AREA = 450 S.F.

TYPICAL ENLARGED STUDIO UNIT PLAN | 1"=3/16" | 3

GROSS AREA = 564 S.F.

TYPICAL ENLARGED 1-BEDROOM UNIT PLAN | 1"=3/16" | 1

NOTES:
1-INTERIOR AND EXTERIOR DOORS TO BE 36" MAINTAINING A 32" MIN. CLEAR PASSAGE PER ACCESSIBILITY STANDARDS, TYP.
2-ONE BATHROOM PER UNIT IS ABLE TO BE MANEUVERED IN A WHEELCHAIR PER ACCESSIBILITY STANDARDS, TYP.

GROSS AREA = 772 S.F.

TYPICAL ENLARGED 2-BEDROOM UNIT PLAN-CORNER UNIT | 1"=3/16" | 4

GROSS AREA = 742 S.F.

TYPICAL ENLARGED 2-BEDROOM UNIT PLAN | 1"=3/16" | 2

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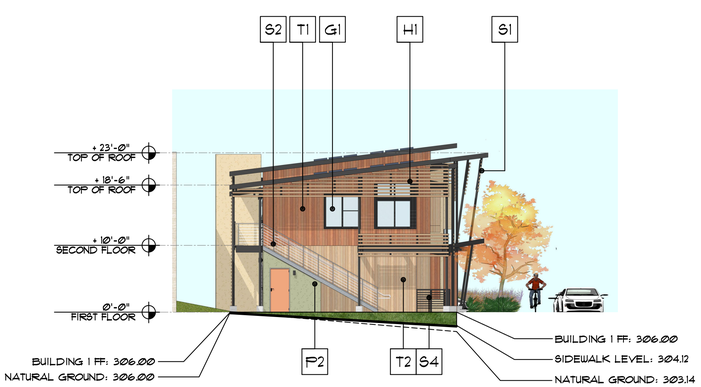
SHEET

ENLARGED UNIT PLANS BUILDING 2

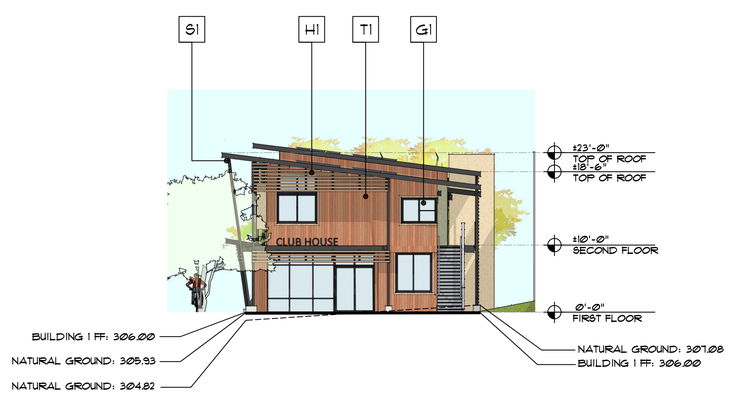
AS3.2

EAST (FRONT) ELEVATION AT MARY AVE | 1"=3/32" | 1

WEST (BACK) ELEVATION ALONG HIGHWAY 85 NORTH | 1"=3/32" | 2



SOUTH ELEVATION | 1"=3/32" | 4



NORTH ELEVATION ADJACENT TO PARKING LOT | 1"=3/32" | 3

P1	EXTERIOR STUCCO ASSEMBLY WITH PAINT FINISH OVER WOOD FRAMED WALLS. COLOR: LIGHT SAND/BEIGE YELLOW : BM AF-345
P2	EXTERIOR STUCCO ASSEMBLY WITH A PAINT FINISH OVER WOOD FRAMED WALLS. COLOR: OLIVE GREEN : BM AF-445
T1	TRUEXTERIOR COMPOSITE SIDING PANELS OVER WOOD FRAMED WALLS. COLOR: REDWOOD
T2	TRUEXTERIOR COMPOSITE SIDING PANELS OVER WOOD FRAMED WALLS. COLOR: CEDAR WOOD
T3	TRUEXTERIOR COMPOSITE CEILING PANELS. COLOR: CEDAR WOOD
R1	SINGLE-PLY PVC MEMBRANE ROOFING SYSTEM, DRAIN TO GUTTERS. COLOR: LIGHT GREY/WHITE : BM OC-52
R2	ROOF-MOUNTED SOLAR PANELS
H1	HORIZONTAL LATTICE ELEMENT BORAL TRUEXTERIOR COMPOSITE MATERIAL FOR SUN SCREEN. COLOR: CEDAR WOOD
H2	HORIZONTAL TRELLIS ELEMENT BORAL TRUEXTERIOR COMPOSITE MATERIAL FOR ENTRYWAY SCREEN. COLOR: CEDAR WOOD
G1	CLEAR GLASS WINDOW SET IN VPI VINYL FRAMES. COLOR: DARK BRONZE
G2	18" BAY WINDOWS COLOR: DARK BRONZE
S1	ROUND 4" DIAMETER STEEL TUBE COLUMN, TYPICAL. COLOR: DARK BRONZE
S2	CONCRETE EXIT STAIR WITH METAL FRAME GUARDRAILS. COLOR: DARK BRONZE
S3	42" HIGH METAL FRAME GUARDRAIL, AT SECOND FLOOR BREEZEWAY. TYPICAL PAINT FINISH. COLOR: DARK BRONZE
S4	METAL FARMED PATIO ENCLOSURE WITH PAINT FINISH. COLOR: DARK BRONZE

EXTERIOR FINISH MATERIAL & COLOR LEGEND | - | -

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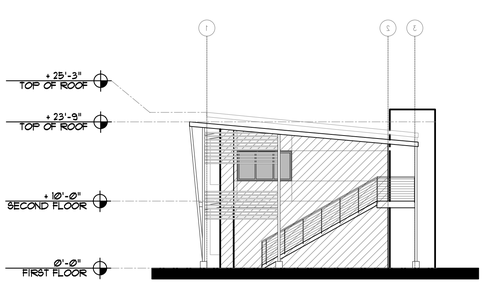
EXTERIOR ELEVATIONS BUILDING 1

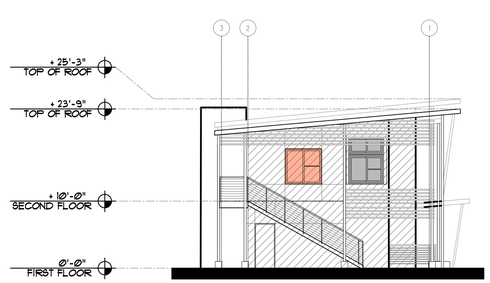
SHEET
AS5.1

EAST (FRONT) ELEVATION AT MARY AVE | 1"=3/32" | 1

WEST (BACK) ELEVATION ALONG HIGHWAY 85 NORTH | 1"=3/32" | 2



NORTH (SIDE) ELEVATION | 1"=3/32" | 4



SOUTH (SIDE) ELEVATION | 1"=3/32" | 3

EAST ELEVATION			
BELOW 60'			
	WALL AREA	5967	SF
	10%	596.7	SF ALLOWABLE
	TOTAL GLAZED AREA	2132	SF
	UNTREATED GLAZED AREA	570	SF
	TREATED GLAZED AREA	1562	SF

NORTH ELEVATION			
BELOW 60'			
	WALL AREA	534	SF
	10%	53.4	SF ALLOWABLE
	TOTAL GLAZED AREA	64.3	SF
	UNTREATED GLAZED AREA	35	SF
	TREATED GLAZED AREA	29.3	SF

WEST ELEVATION			
BELOW 60'			
	WALL AREA	5493	SF
	10%	549.3	SF ALLOWABLE
	TOTAL GLAZED AREA	434.5	SF
	UNTREATED GLAZED AREA	434.5	SF
	TREATED GLAZED AREA	N/A	SF

SOUTH ELEVATION			
BELOW 60'			
	WALL AREA	491	SF
	10%	49.1	SF ALLOWABLE
	TOTAL GLAZED AREA	37.1	SF
	UNTREATED GLAZED AREA	37.1	SF
	TREATED GLAZED AREA	N/A	SF

BIRD SAFE GLAZING CALCULATION | - | -

FENESTRATION AND GLASS REQUIREMENTS
FACADES OF ALL PROJECTS SUBJECT TO BIRD-SAFE DEVELOPMENT REQUIREMENTS SHALL HAVE NO MORE THAN 10% OF THE SURFACE AREA OF THE FACADE BE UNTREATED GLASS BETWEEN THE GROUND AND 60 FEET ABOVE GROUND.

THE PROJECT PROPOSES ADDING A DECORATIVE FILM BY SOLYX GLASS FINISHES (SX-B5FV BIRD SAFETY FILM - VERTICAL) TO PROVIDE VISUAL CUES AND REDUCE THE LIKELIHOOD OF BIRD COLLISIONS. GLASS TREATMENTS MUST HAVE HIGH COLOR CONTRAST WITH THE GLASS AND BE APPLIED TO THE OUTERMOST SURFACE.

BIRD-SAFE DESIGN REQUIREMENTS:

1. AVOID THE FUNNELING OF FLIGHT PATHS ALONG BUILDINGS OR TREES TOWARDS A BUILDING FACADE.
2. AVOID USE OF HIGHLY REFLECTIVE GLASS OR HIGHLY TRANSPARENT GLASS.
3. NOT INCLUDE SKYWAYS OR WALKWAYS, BALCONIES, FREESTANDING WALLS, OR BUILDING CORNERS MADE OF UNTREATED GLASS OR OTHER TRANSPARENT MATERIALS, OR ANY OTHER DESIGN ELEMENTS THAT ARE UNTREATED AND THROUGH WHICH TREES, LANDSCAPE AREAS, WATER FEATURES OR THE SKY ARE VISIBLE FROM THE EXTERIOR OR FROM ONE SIDE OF THE TRANSPARENT ELEMENT TO THE OTHER.

CALIFORNIA BUILDING CODE. ALL WINDOWS, DOORS, OR OTHER FEATURES MUST COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE. SHOULD A CONFLICT EXIST WITH THE PROVISIONS OF THIS CHAPTER, THE STANDARDS IN THE CALIFORNIA BUILDING CODE SHALL PREVAIL.

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REVISION

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SCALE	1"=3/32"

BUILDING 1 ELEVATIONS BIRD SAFE REQUIREMENTS

SHEET **AS5.1A**

EAST (FRONT) ELEVATION AT MARY AVENUE | 1"=3/32" | 1

WEST (BACK) ELEVATION AT HIGHWAY 85 NORTH | 1"=3/32" | 2

SOUTH ELEVATION ADJACENT TO PARKING LOT | 1"=3/32" | 4

NORTH ELEVATION ADJACENT TO DOG PARK | 1"=3/32" | 3

P1	EXTERIOR STUCCO ASSEMBLY WITH PAINT FINISH OVER WOOD FRAMED WALLS. COLOR: LIGHT SAND/BEIGE YELLOW : BM AF-345
P2	EXTERIOR STUCCO ASSEMBLY WITH A PAINT FINISH OVER WOOD FRAMED WALLS. COLOR: OLIVE GREEN : BM AF-445
T1	TRUEXTERIOR COMPOSITE SIDING PANELS OVER WOOD FRAMED WALLS. COLOR: REDWOOD
T2	TRUEXTERIOR COMPOSITE SIDING PANELS OVER WOOD FRAMED WALLS. COLOR: CEDAR WOOD
T3	TRUEXTERIOR COMPOSITE CEILING PANELS. COLOR: CEDAR WOOD
R1	SINGLE-PLY PVC MEMBRANE ROOFING SYSTEM, DRAIN TO GUTTERS. COLOR: LIGHT GREY/WHITE : BM OC-52
R2	ROOF-MOUNTED SOLAR PANELS
H1	HORIZONTAL LATTICE ELEMENT BORAL TRUEXTERIOR COMPOSITE MATERIAL FOR SUN SCREEN. COLOR: CEDAR WOOD
H2	HORIZONTAL TRELLIS ELEMENT BORAL TRUEXTERIOR COMPOSITE MATERIAL FOR ENTRYWAY SCREEN. COLOR: CEDAR WOOD
G1	CLEAR GLASS WINDOW SET IN VPI VINYL FRAMES. COLOR: DARK BRONZE
G2	18" POPOUT BAY WINDOWS, CLEAR GLASS SET IN VIP VINYL FRAMES COLOR: DARK BRONZE
S1	ROUND 4" DIAMETER STEEL TUBE COLUMN, TYPICAL. COLOR: DARK BRONZE
S2	CONCRETE EXIT STAIR WITH METAL FRAME GUARDRAILS. COLOR: DARK BRONZE
S3	42" HIGH METAL FRAME GUARDRAIL, AT SECOND FLOOR BREEZEWAY. TYPICAL PAINT FINISH. COLOR: DARK BRONZE
S4	METAL FARMED PATIO ENCLOSURE WITH PAINT FINISH. COLOR: DARK BRONZE

EXTERIOR FINISH MATERIAL & COLOR LEGEND | - | -

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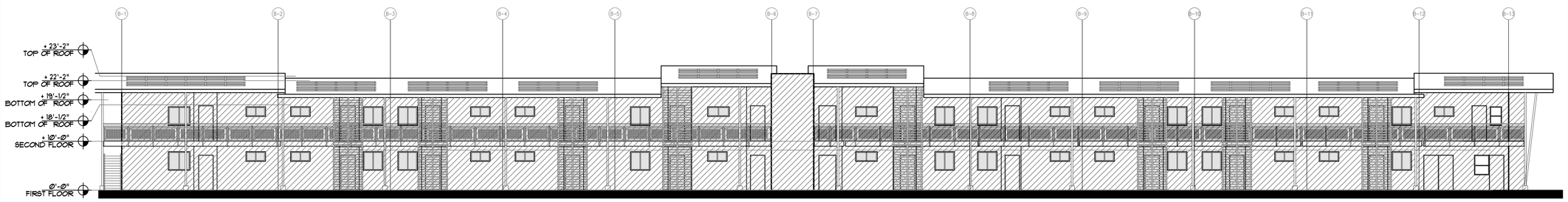
SHEET

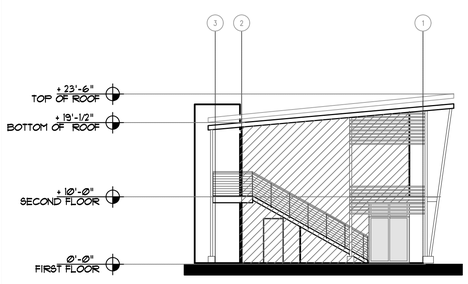
BUILDING ELEVATIONS BUILDING 2

AS5.2

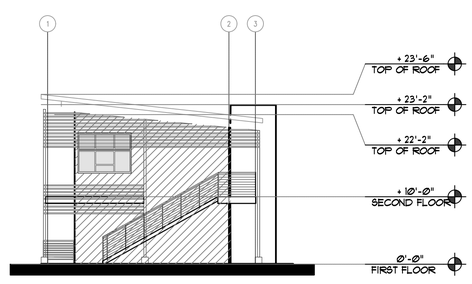
EAST (FRONT) ELEVATION AT MARY AVENUE | 1"=3/32" | 1



WEST (BACK) ELEVATION AT HIGHWAY 85 NORTH | 1"=3/32" | 2



SOUTH (SIDE) ELEVATION | 1"=3/32" | 4



NORTH (SIDE) ELEVATION | 1"=3/32" | 3

EAST ELEVATION			
BELOW 60'			
	WALL AREA	6330	SF
	10%	633	SF ALLOWABLE
	TOTAL GLAZED AREA	2283	SF
	UNTREATED GLAZED AREA	623	SF
	TREATED GLAZED AREA	1660	SF

NORTH ELEVATION			
BELOW 60'			
	WALL AREA	498	SF
	10%	49.8	SF ALLOWABLE
	TOTAL GLAZED AREA	47	SF
	UNTREATED GLAZED AREA	47	SF
	TREATED GLAZED AREA	N/A	SF

EAST ELEVATION			
BELOW 60'			
	WALL AREA	5457	SF
	10%	545.7	SF ALLOWABLE
	TOTAL GLAZED AREA	392	SF
	UNTREATED GLAZED AREA	392	SF
	TREATED GLAZED AREA	N/A	SF

NORTH ELEVATION			
BELOW 60'			
	WALL AREA	540	SF
	10%	54	SF ALLOWABLE
	TOTAL GLAZED AREA	54	SF
	UNTREATED GLAZED AREA	54	SF
	TREATED GLAZED AREA	N/A	SF

BIRD SAFE GLAZING LEGEND | - | -

19.102.030 BIRD-SAFE DEVELOPMENT REQUIREMENTS.

FENESTRATION AND GLASS REQUIREMENTS

FAÇADES OF ALL PROJECTS SUBJECT TO BIRD-SAFE DEVELOPMENT REQUIREMENTS SHALL HAVE NO MORE THAN 10% OF THE SURFACE AREA OF THE FAÇADE BE UNTREATED GLASS BETWEEN THE GROUND AND 60 FEET ABOVE GROUND.

THE PROJECT PROPOSES ADDING A DECORATIVE FILM BY SOLYX GLASS FINISHES (SX-BSFV BIRD SAFETY FILM - VERTICAL) TO PROVIDE VISUAL CUES AND REDUCE THE LIKELIHOOD OF BIRD COLLISIONS. GLASS TREATMENTS MUST HAVE HIGH COLOR CONTRAST WITH THE GLASS AND BE APPLIED TO THE OUTERMOST SURFACE.

BIRD-SAFE DESIGN REQUIREMENTS:

1. AVOID THE FUNNELING OF FLIGHT PATHS ALONG BUILDINGS OR TREES TOWARDS A BUILDING FAÇADE.
2. AVOID USE OF HIGHLY REFLECTIVE GLASS OR HIGHLY TRANSPARENT GLASS.
3. NOT INCLUDE SKYWAYS OR WALKWAYS, BALCONIES, FREESTANDING WALLS, OR BUILDING CORNERS MADE OF UNTREATED GLASS OR OTHER TRANSPARENT MATERIALS, OR ANY OTHER DESIGN ELEMENTS THAT ARE UNTREATED AND THROUGH WHICH TREES, LANDSCAPE AREAS, WATER FEATURES OR THE SKY ARE VISIBLE FROM THE EXTERIOR OR FROM ONE SIDE OF THE TRANSPARENT ELEMENT TO THE OTHER.

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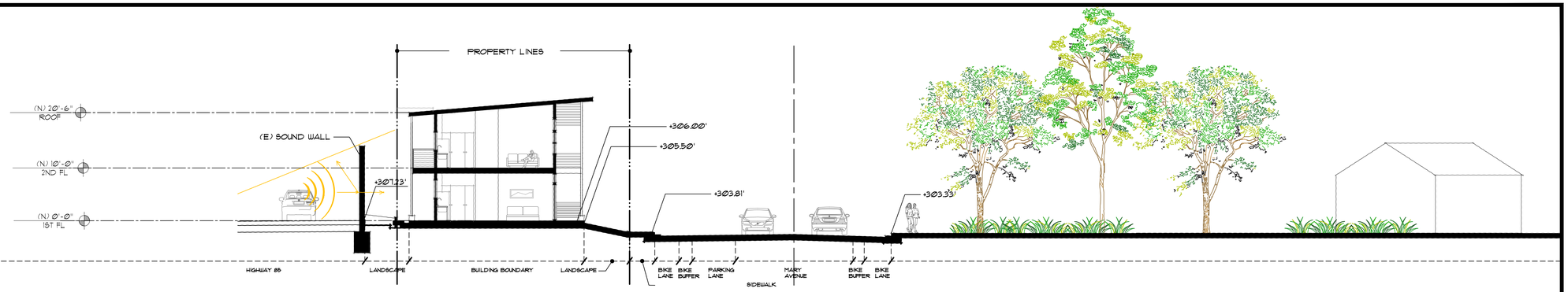
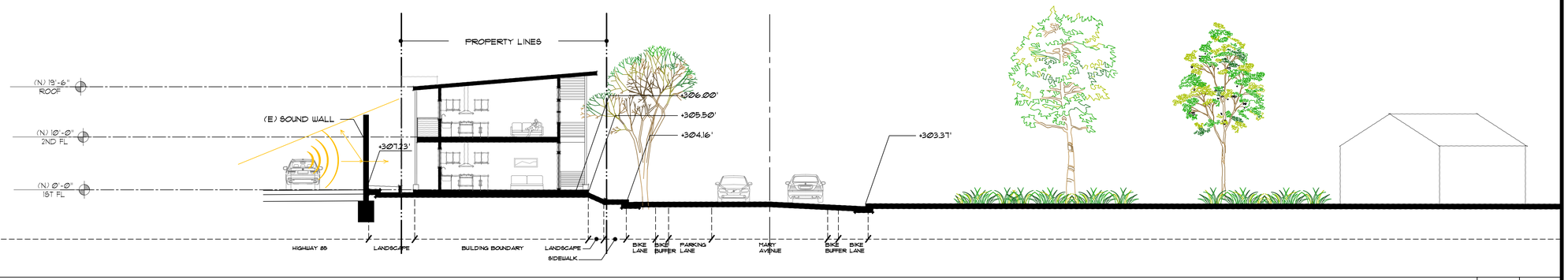
BUILDING 2 ELEVATIONS BIRD SAFE REQUIREMENTS

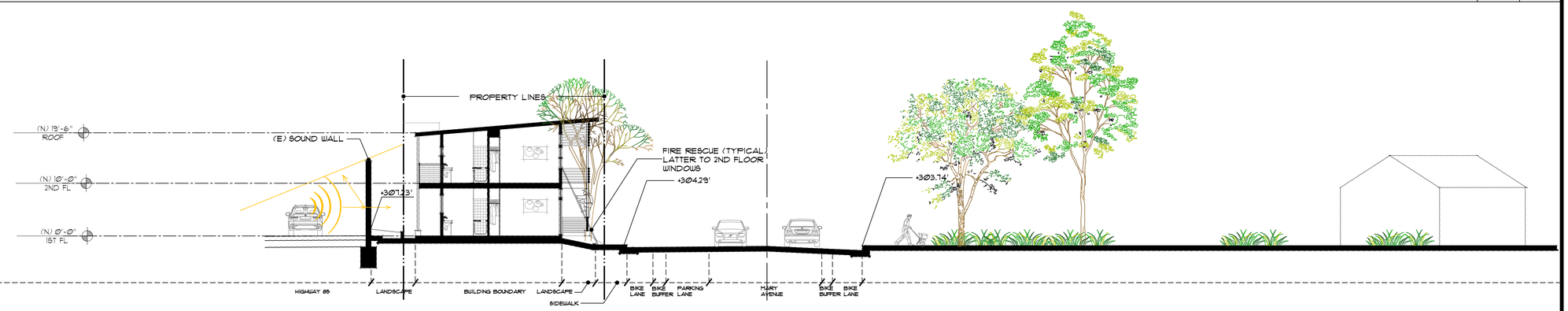
SHEET **AS5.2A**



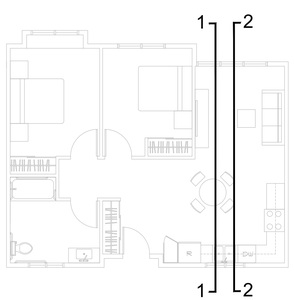
SECTION 1 | 3/32"=1' | 1



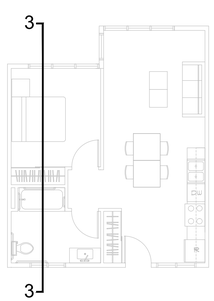
SECTION 2 | 3/32"=1' | 2



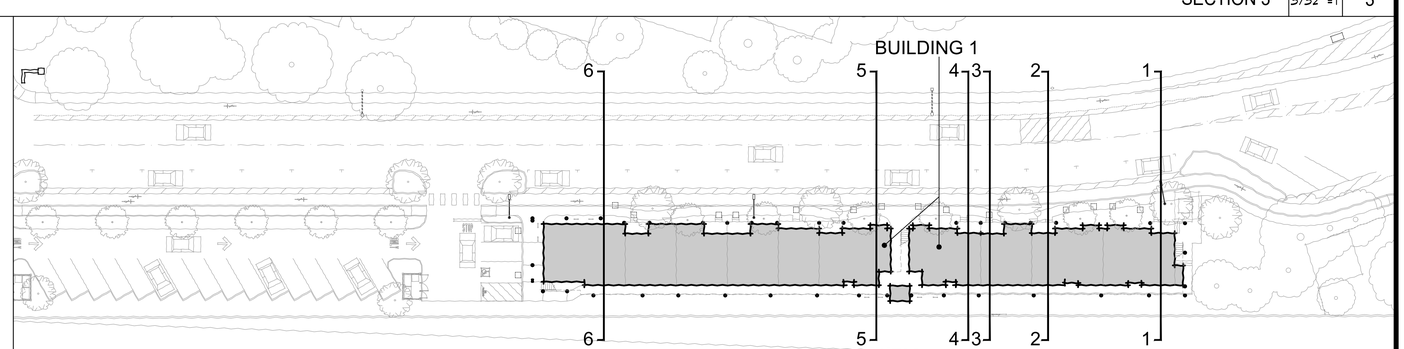
SECTION 3 | 3/32"=1' | 3



2-B UNIT | 1/8"=1' | -



1-B UNIT | 1/8"=1' | -



KEY PLAN | NTS | -

MARY AVENUE AFFORDABLE HOUSING

CHARITIES HOUSING

MARY AVENUE
CUPERTINO, CALIFORNIA

Ko Architects, Inc.
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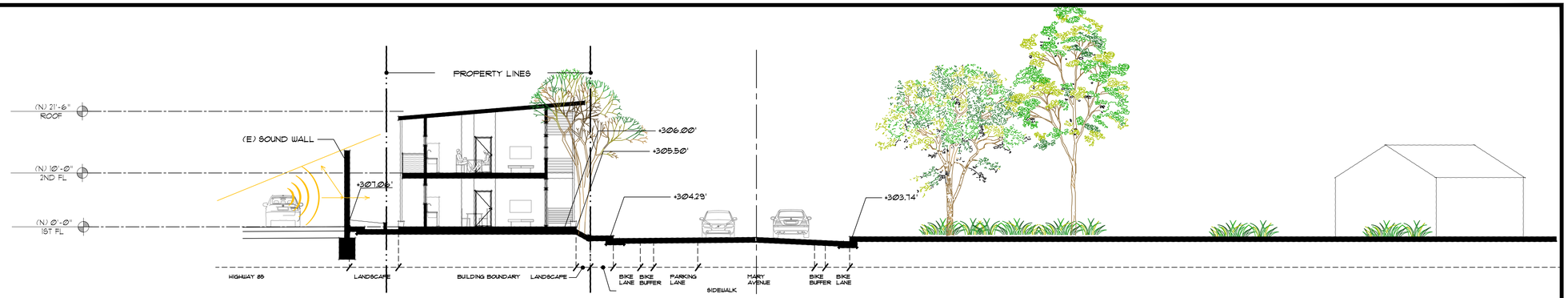
LICENSED ARCHITECT
PETER YI-PING KO AIA
C24,487
7-31-27
STATE OF CALIFORNIA

REVISION

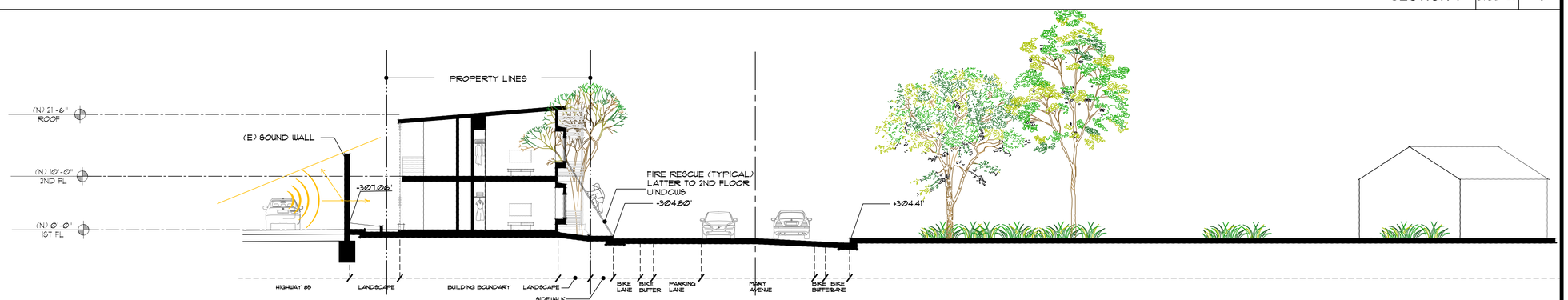
PROJECT NO.	24-403
DATE	JULY 24, 2024
DRAWN BY	SD
SCALE	

PROPOSED SITE SECTIONS BUILDING 1

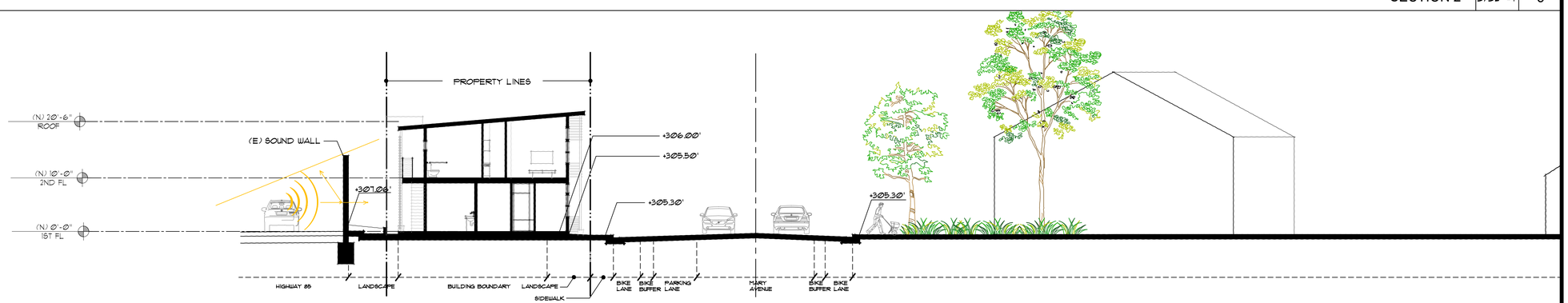
SHEET
AS6.1.1



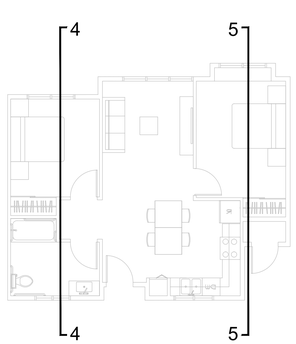
SECTION 1 | 3/32"=1' | 4



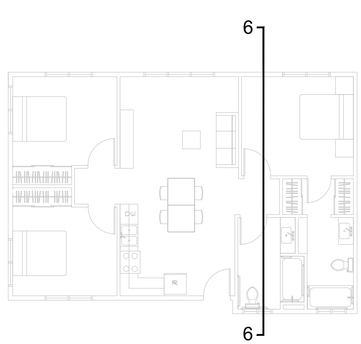
SECTION 2 | 3/32"=1' | 5



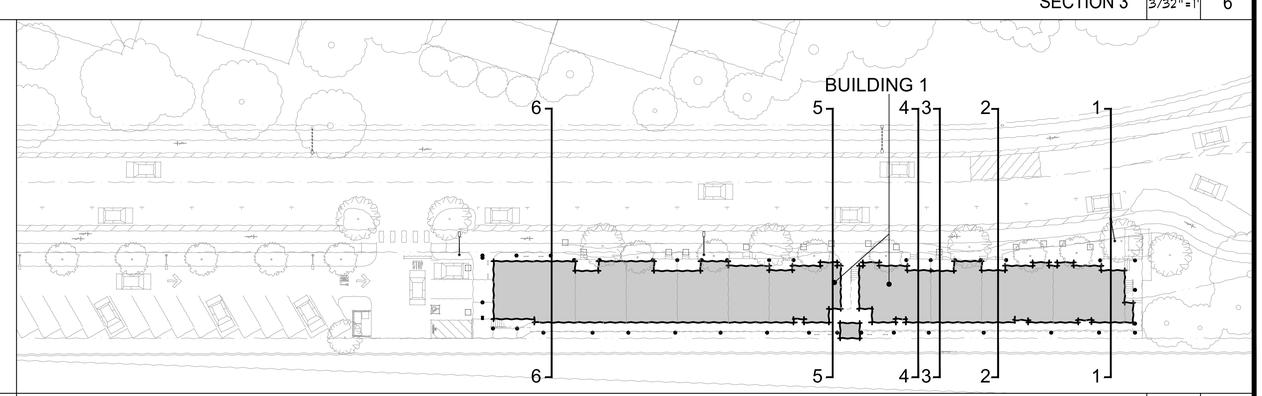
SECTION 3 | 3/32"=1' | 6



2-BED UNIT | 1/8"=1' | -



3-BED UNIT | 1/8"=1' | -



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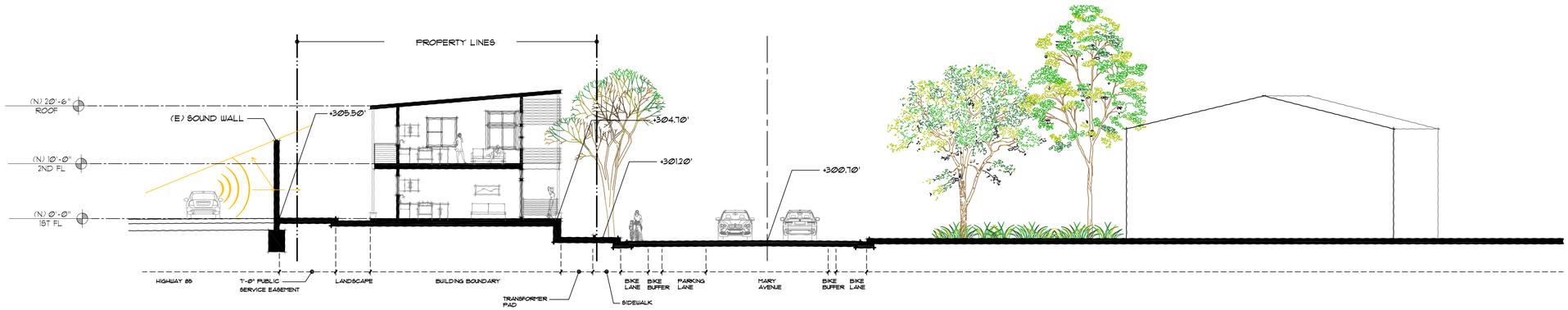
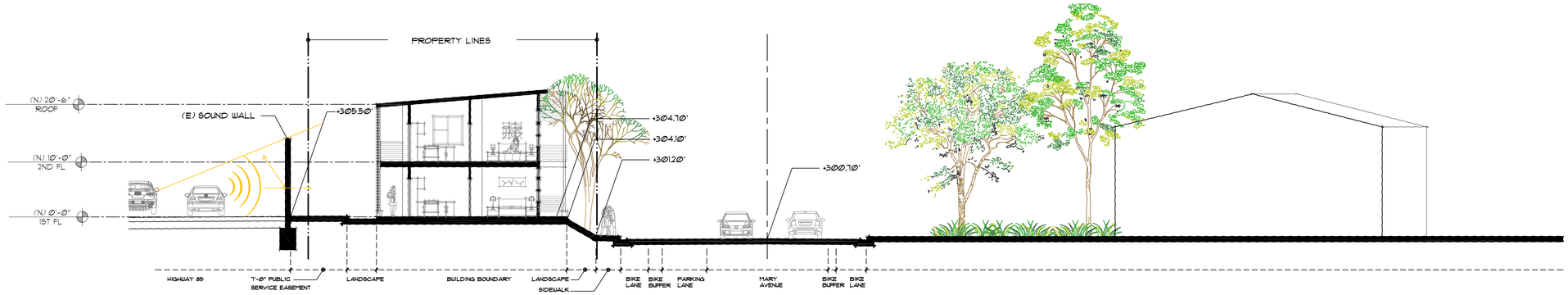
PROPOSED SITE SECTIONS BUILDING 1

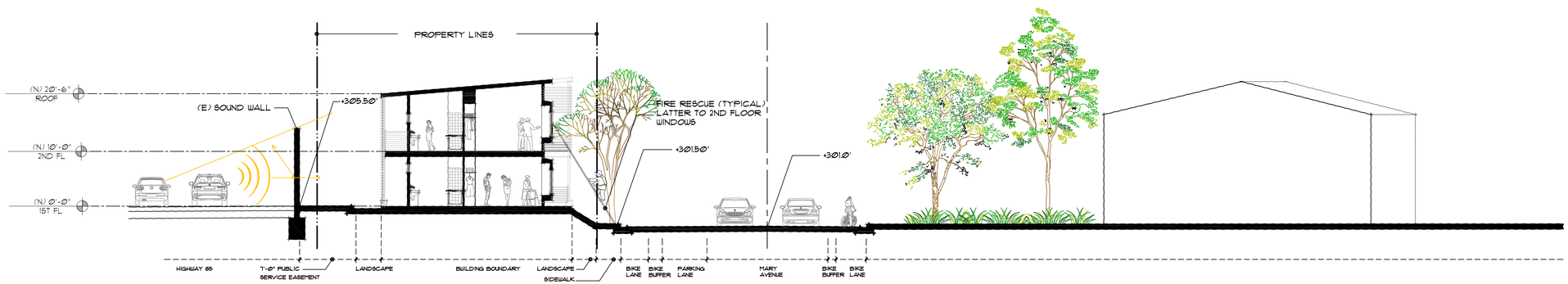
SHEET
AS6.1.2



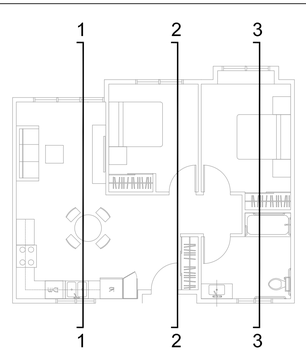
SECTION 1 | 3/32"=1' | 1



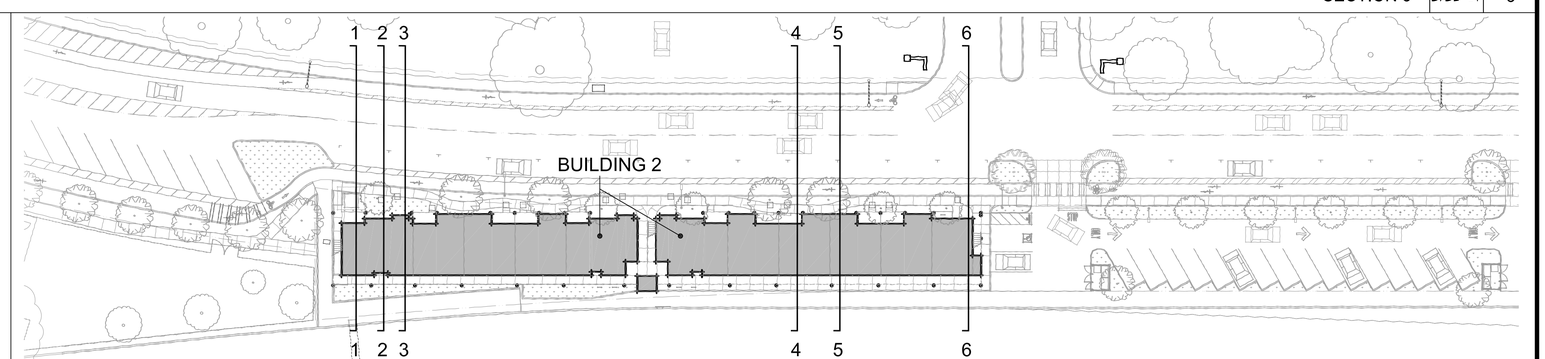
SECTION 2 | 3/32"=1' | 2



SECTION 3 | 3/32"=1' | 3



2-BED UNIT | 1/8"=1' | -



KEY PLAN | NTS | -

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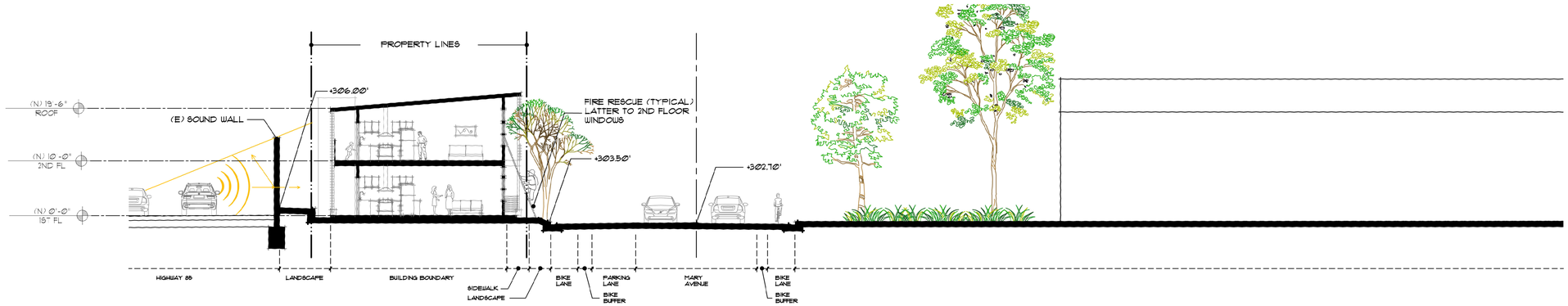
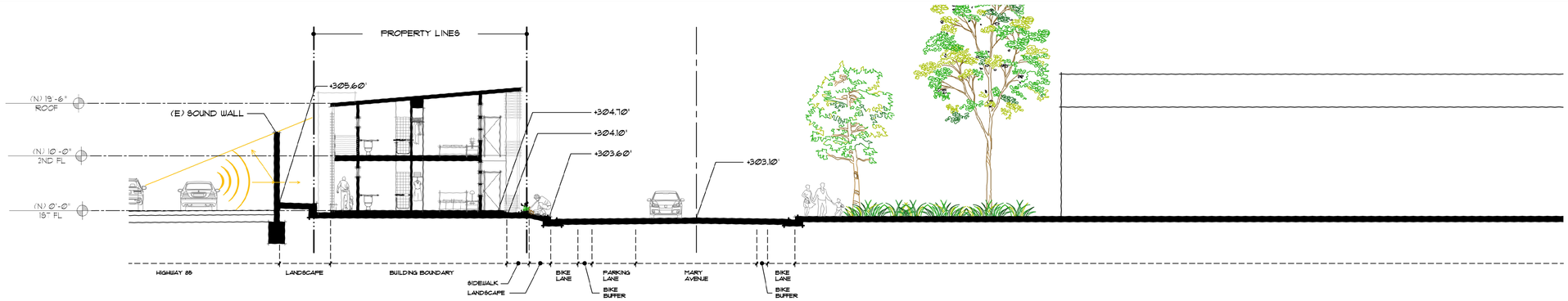
PROPOSED SITE SECTIONS BUILDING 2

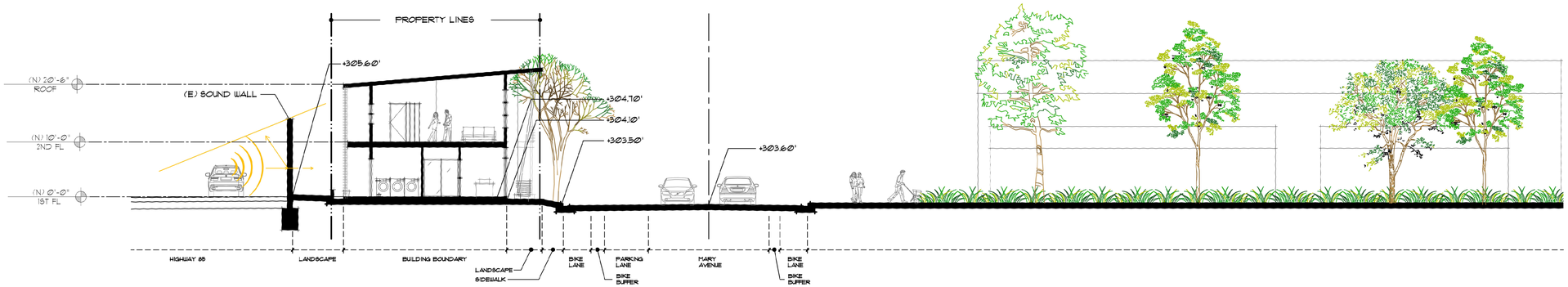
SHEET
AS6.2.1



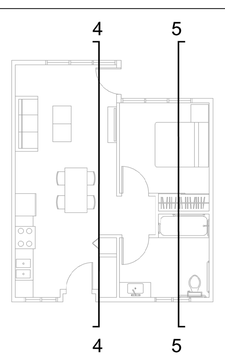
SECTION 4 | 3/32"=1' | 4



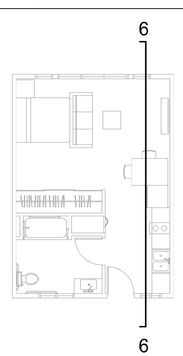
SECTION 5 | 3/32"=1' | 5



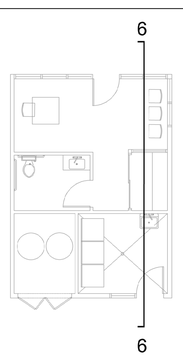
SECTION 6 | 3/32"=1' | 6



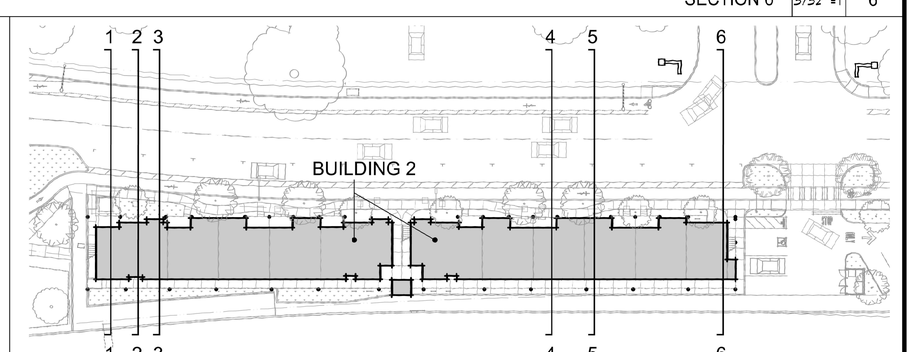
1-BED UNIT | 1/8"=1' | -



2ND FLOOR STUDIO UNIT | 1/8"=1' | -



1ST FLOOR MANAGER & LAUNDRY | 1/8"=1' | -



KEY PLAN | NTS | -

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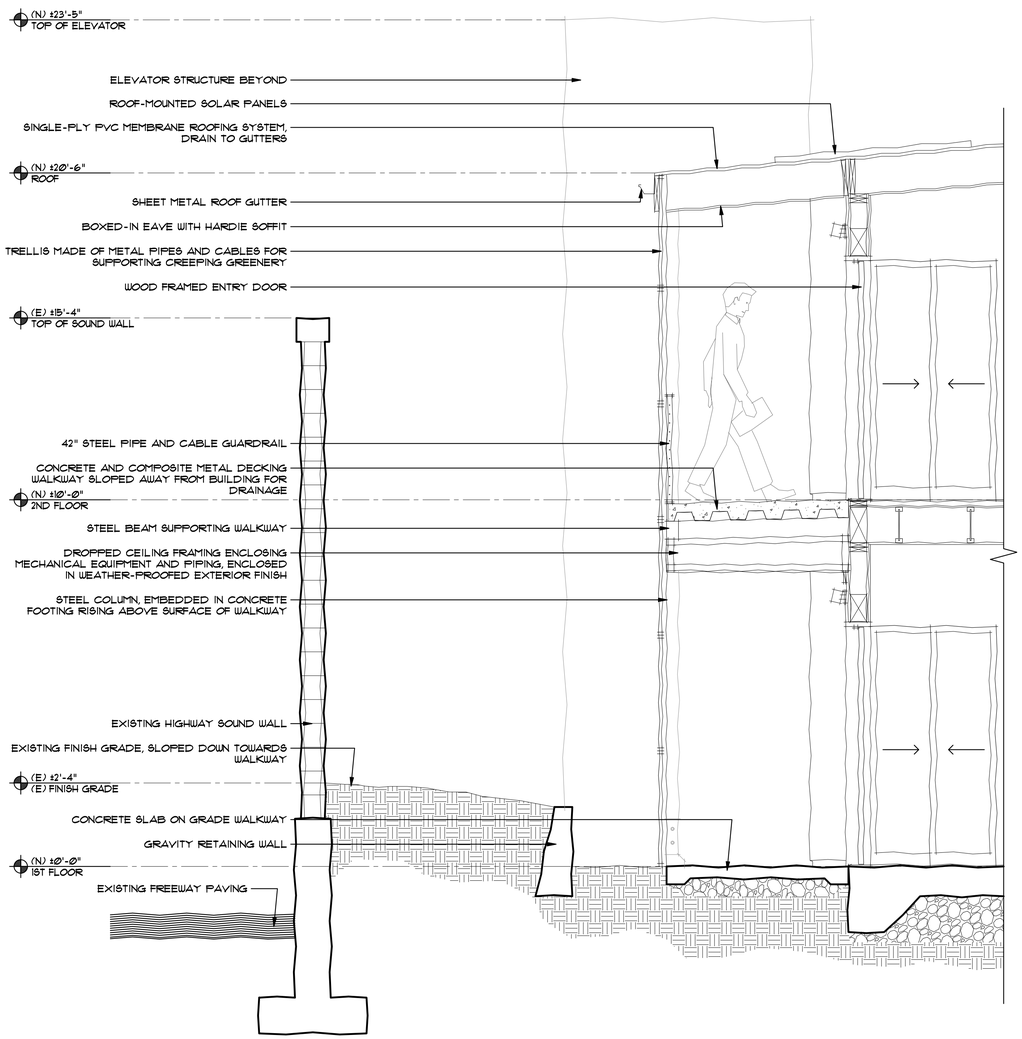
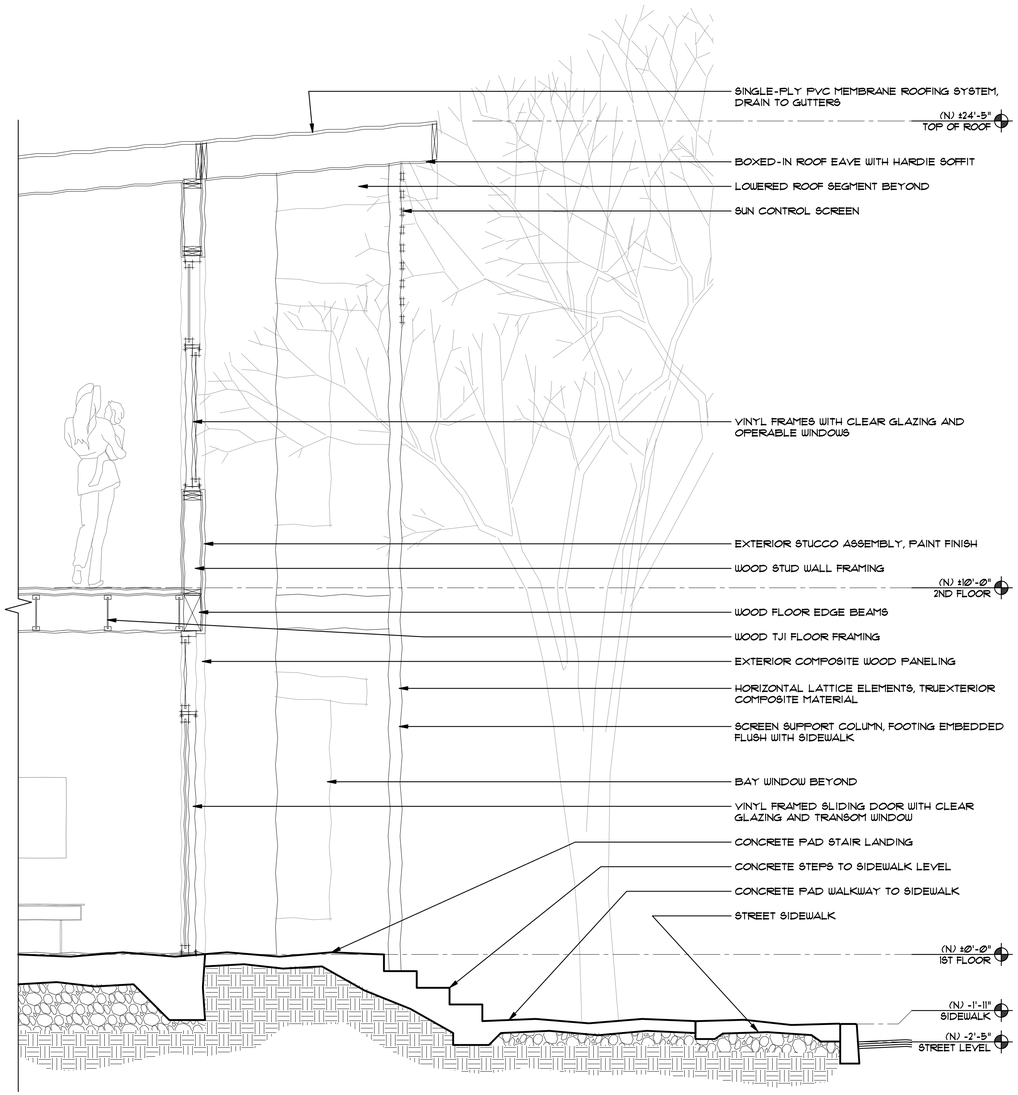
PROPOSED SITE SECTIONS BUILDING 2

SHEET
AS6.2.2



WALL SECTION AT SOUND WALL | 1/2" | 1



WALL SECTION AT STREET | 1/2" | 1

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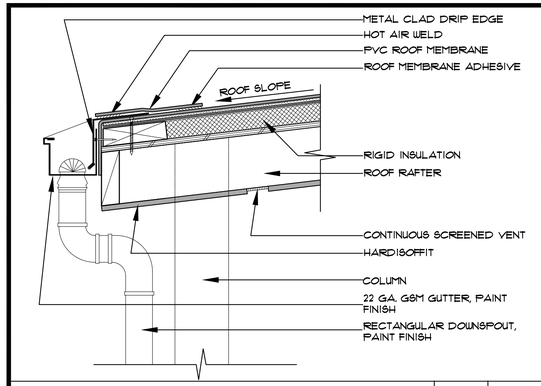
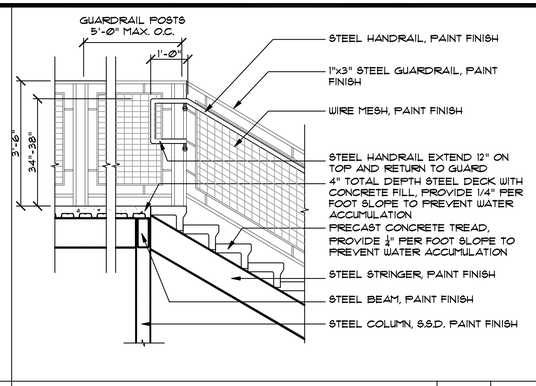
SHEET

WALL SECTIONS

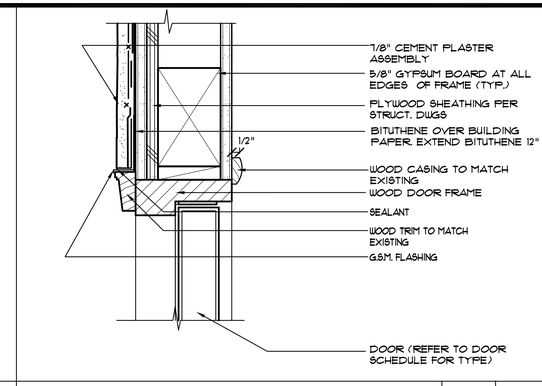
AS7.1



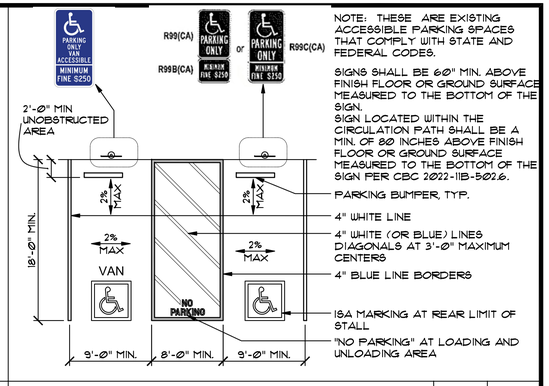
TYP. OVERHANGING ROOF EAVE W/ GUTTER | 1-1/2" | 13



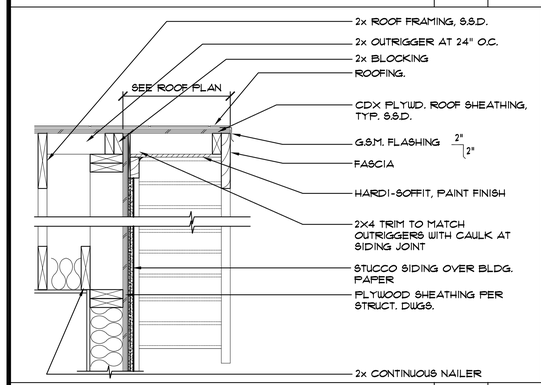
STAIR TOP LANDING DETAIL | 1/2" | 9



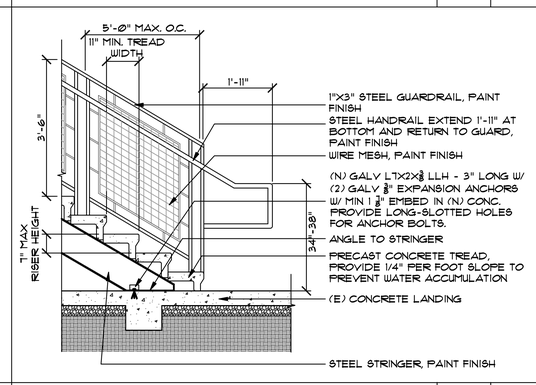
EXTERIOR DOOR HEAD (JAMB SIM) | 3" | 5



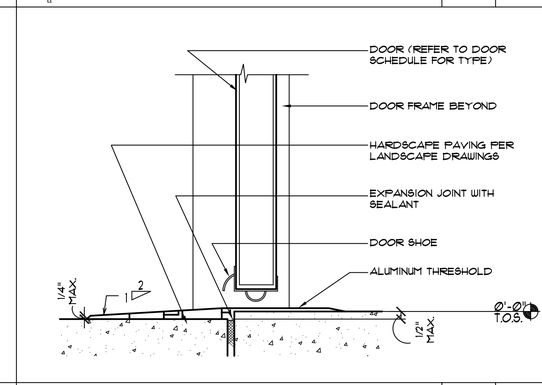
ACCESSIBLE PARKING STALLS | 1/8" | 1



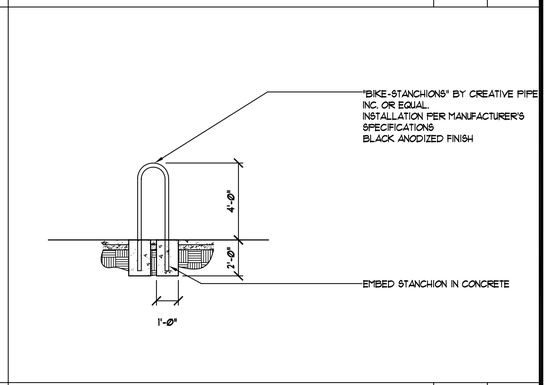
TYPICAL ROOF RAKE | 1"=1' | 14



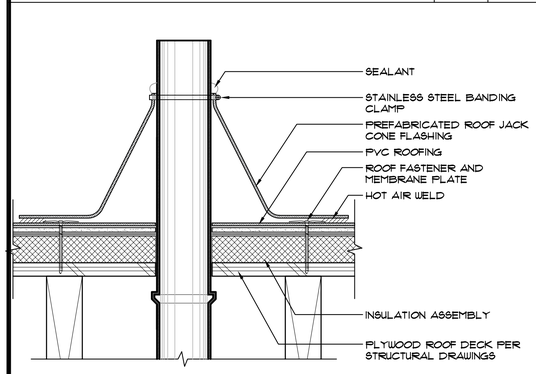
STAIR BOTTOM LANDING DETAIL | 1/2" | 10



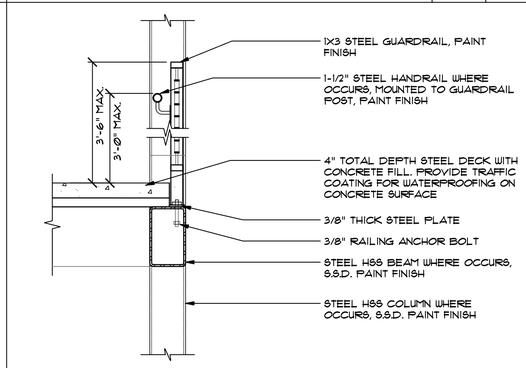
EXTERIOR DOOR SILL | 3" | 6



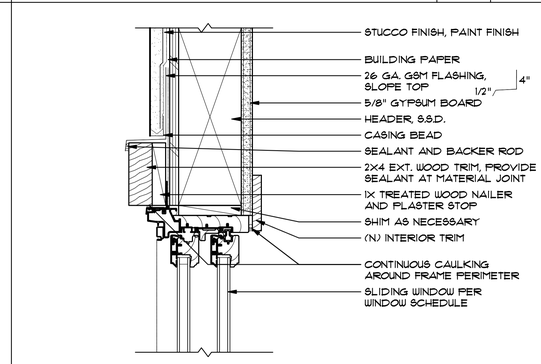
BIKE LOCKERS | 1/4" | 2



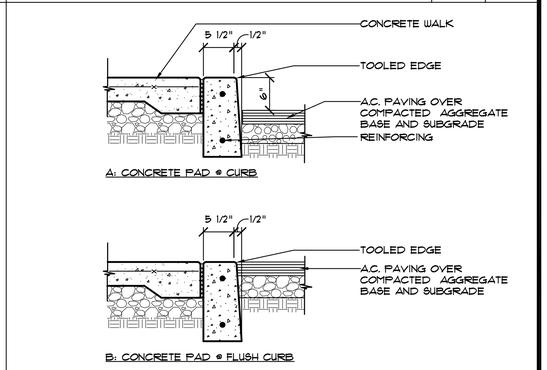
ROOF JACK DETAIL | 3" | 15



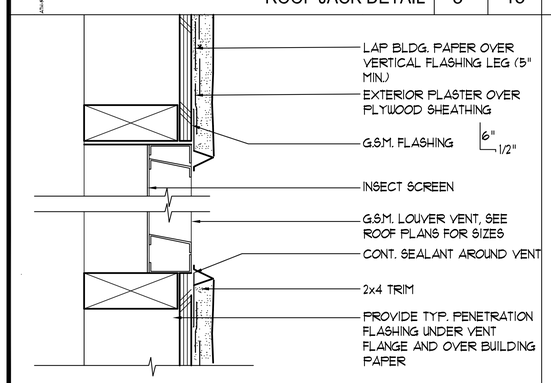
STEEL DECK EDGE AT GUARDRAIL/HANDRAIL | 1" | 11



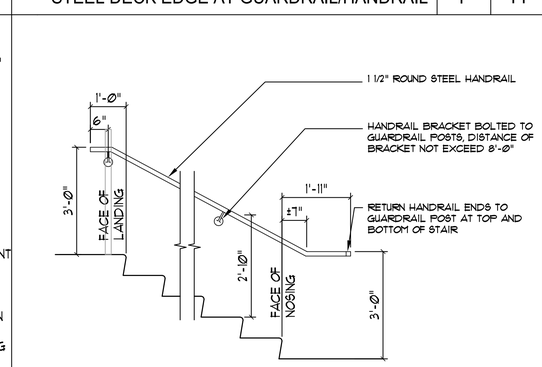
SLIDING WINDOW HEAD | 3" | 7



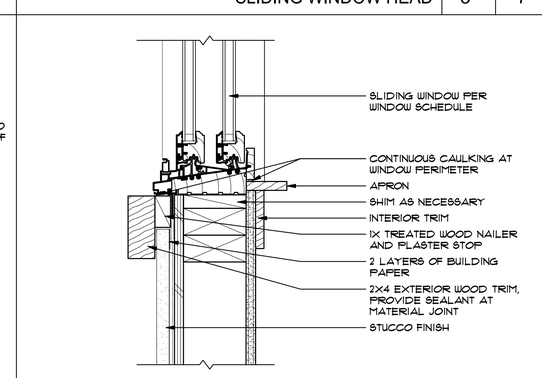
CONCRETE CURB @ WALKWAY | 1" | 3



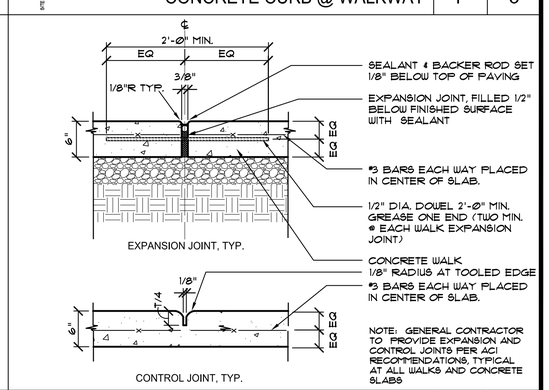
ATTIC LOUVER VENT AT PLASTER WALLS | 3" | 16



HANDRAIL DETAIL | 1/2" | 12



SLIDING WINDOW HEAD | 3" | 8



CONC. PAD EXPANSION & CONTROL JOINTS | 1" | 4

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DETAILS

SHEET
AS8.1

OVERALL BIRDEYE VIEW | - | 1

BUILDING 1 BIRDEYE VIEW | - | 2

BUILDING 2 BIRDEYE VIEW | - | 3

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PERSPECTIVES SHEET

AS9.1

VIEW OF COMMUNITY CENTER

VIEW OF COMMUNITY CENTER	-	1

VIEW OF LEASING OFFICE

VIEW OF LEASING OFFICE	-	2

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PERSPECTIVES SHEET

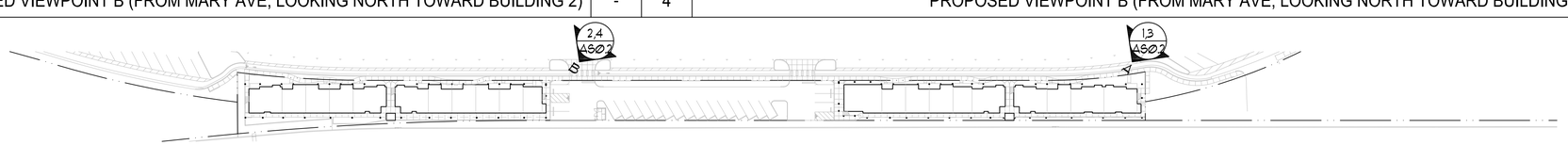
AS9.2

PROPOSED VIEWPOINT A (FROM MARY AVE, LOOKING NORTH TOWARD BUILDING 1) | - | 3

PROPOSED VIEWPOINT A (FROM MARY AVE, LOOKING NORTH TOWARD BUILDING 1) | - | 1

PROPOSED VIEWPOINT B (FROM MARY AVE, LOOKING NORTH TOWARD BUILDING 2) | - | 4

PROPOSED VIEWPOINT B (FROM MARY AVE, LOOKING NORTH TOWARD BUILDING 2) | - | 2



KEY MAP | - | -

MARY AVENUE AFFORDABLE HOUSING

CHARITIES HOUSING

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SHEET

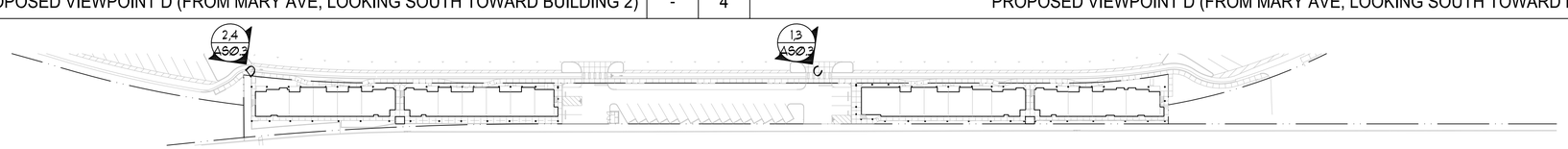
PHOTO SIMULATIONS **AS9.3**

PROPOSED VIEWPOINT C (FROM MARY AVE, LOOKING SOUTH TOWARD BUILDING 1) | - | 3

PROPOSED VIEWPOINT C (FROM MARY AVE, LOOKING SOUTH TOWARD BUILDING 1) | - | 1

PROPOSED VIEWPOINT D (FROM MARY AVE, LOOKING SOUTH TOWARD BUILDING 2) | - | 4

PROPOSED VIEWPOINT D (FROM MARY AVE, LOOKING SOUTH TOWARD BUILDING 2) | - | 2



KEY MAP | - | -

MARY AVENUE AFFORDABLE HOUSING

CHARITIES HOUSING

MARY AVENUE
CUPERTINO, CALIFORNIA

Ko Architects, Inc.
900 High Street, Suite 1
Palo Alto, CA 94301
p: 650.853.1908

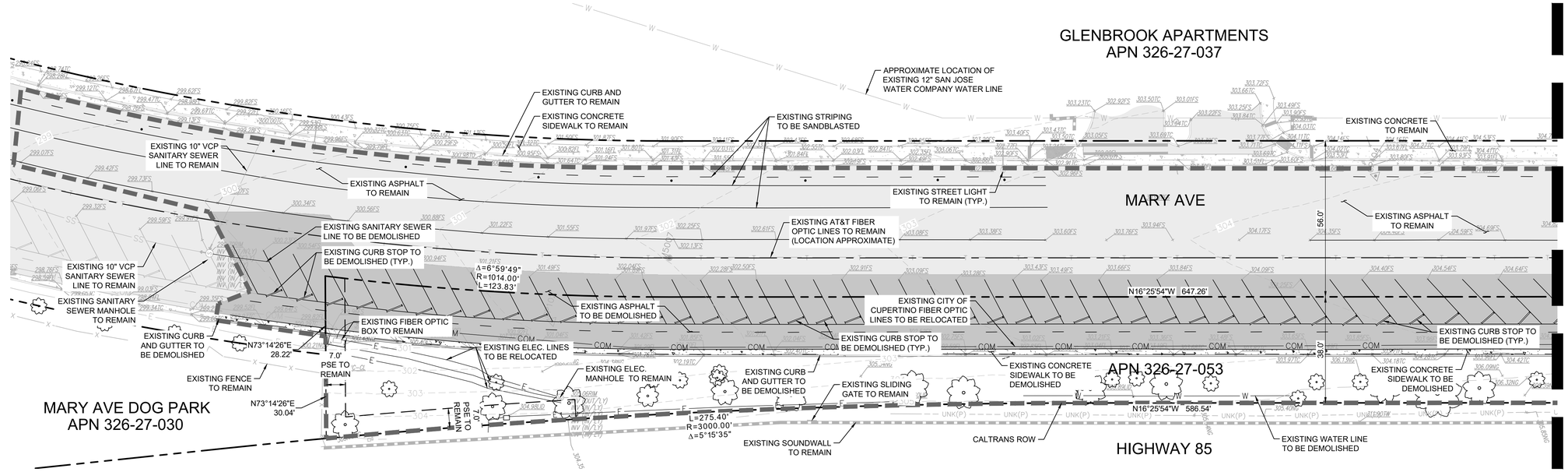
LICENSED ARCHITECT
PETER MAT-PING-TAO, AIA
C24,487
7-31-27
STATE OF CALIFORNIA

REVISION

PROJECT NO.	24-403
DATE	JULY 24, 2024
DRAWN BY	SD
SCALE	AS NOTED

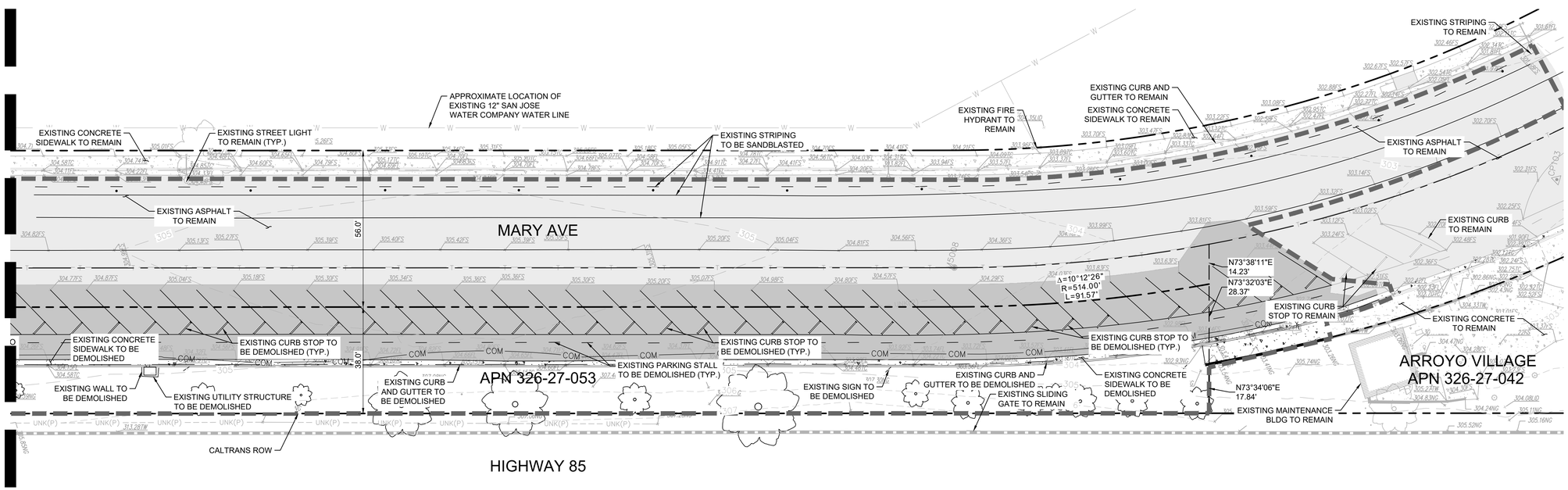
SHEET

PHOTO SIMULATIONS **AS9.4**



SEE BELOW FOR CONTINUATION

SEE ABOVE FOR CONTINUATION



LEGEND

- PROPERTY LINE/ CALTRANS ROW
- CENTERLINE
- EASEMENT
- APPROXIMATE CIVIL LIMIT OF WORK
- EXISTING ASPHALT TO REMAIN
- EXISTING ASPHALT TO BE DEMOLISHED

SURVEY NOTES

BASIS OF BEARING:
THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF MARY AVENUE, BEING N89°11'55"W PER PARCEL MAP RECORDED IN BOOK 838 OF MAPS, PAGES 24 & 25, IN THE OFFICE OF THE COUNTY RECORDER.

BENCHMARK:
NORTHING: 1943739
EASTING: 6110141
ELEVATION: 326.97

BM1071 SCVWD BRASS DISK (R180); ON TOP OF THE SOUTHERLY CURB OF STEVENS CREEK BOULEVARD AT APPROXIMATELY 200 FEET WESTERLY OF PENINSULA/BUBB ROAD AND NEAR RAILROAD CROSSING POLE #22118. ALSO, 2.5 FEET NORTH OF THE RAILROAD CROSSING LIGHTS, AND 20 FEET WEST FROM THE CENTER OF THE TRACKS. CITY OF CUPERTINO.

SURVEY DATE: AUGUST 02, 2024

DEMOLITION NOTES

1. CONTRACTOR TO CLEAR THE SITE WITHIN THE DEMOLITION LIMITS, THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL CURB, SIDEWALK, PAVEMENT, PLANTERS AND TREE ROOTS. CONTRACTOR TO REMOVE ALL UTILITIES AND APPURTENANCES UNLESS OTHERWISE NOTED.
2. ALL MATERIAL REMOVED FROM THIS SITE SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
3. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIAL.
4. DUST CONTROL MEASURES SHALL BE USED DURING DEMOLITION. CONTRACTOR SHALL PROVIDE A DUST CONTROL AND MITIGATION MEASURES PLAN.
5. CONTRACTOR TO CAP ALL EXISTING WET UTILITIES AT LIMIT OF DEMOLITION UNLESS OTHERWISE NOTED. SEWER LATERALS SHALL BE CAPPED AT THE MAIN. WATER LATERALS SHALL BE REMOVED BACK TO EXISTING METER BOXES.
6. CONTRACTOR SHALL ADJUST THE GRADE OF ANY EXISTING UTILITIES TO REMAIN.
7. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN, TREE PROTECTION PLAN AND ARBORIST REPORT FOR THE DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED WITHIN THE LIMITS OF DEMOLITION SHALL BE REMOVED AS PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED AS NECESSARY PRIOR TO ANY DEMOLITION.
8. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING IMPROVEMENTS MARKED AS "REMOVE" INCLUDING UTILITIES, BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY, SUCH AS UNDERGROUND UTILITIES THAT TIE ABOVEGROUND UTILITY STRUCTURES MARKED AS "REMOVE". REFER TO THE DEMOLITION PLAN FOR THE LIMITS OF REMOVAL OF EXISTING IMPROVEMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF THE ITEMS TO BE REMOVED. CONTRACTOR SHALL VERIFY THAT ALL IMPROVEMENTS BEING REMOVED ARE FULLY CONTAINED WITHIN THE LIMITS OF DEMOLITION, AND THAT THEY DO NOT SERVE ANY FUNCTION FOR IMPROVEMENTS BEYOND LIMITS OF DEMOLITION. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
9. THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE AND MAY OR MAY NOT BE INCLUSIVE FOR THIS SITE. ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DELINEATED HEREON SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER AND PROJECT ENGINEER IMMEDIATELY.
10. EXISTING FENCING MAY BE USED AS CONSTRUCTION FENCING ONLY IF APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL SUBMIT A SPECIFIC LAYOUT FOR CONSIDERATION BY THE ENGINEER. IF APPROVED, CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDITION OF ANY SUCH FENCE SEGMENT POST CONSTRUCTION.
11. RELOCATION OR REMOVAL OF ELECTRICAL AND GAS UTILITIES SHALL BE COORDINATED WITH PACIFIC GAS AND ELECTRIC COMPANY.
12. DEMOLITION OF SITE ELEMENTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, LIGHT POLES, AND BOLLARDS SHALL INCLUDE THE REMOVAL, AND BACKFILL, OF ASSOCIATED FOOTINGS AND FOUNDATIONS.
13. LIMIT OF SITE DEMOLITION SHALL NOT EXTEND OUTSIDE THE EXISTING R/W AND PROPERTY LIMITS.
14. APPLICANT/CONTRACTOR SHALL APPLY FOR AN ENCROACHMENT PERMIT FOR STREET TREE REMOVAL. PRIOR TO REMOVAL, THE OWNER AND/OR THE CONTRACTOR SHALL POST A TREE REMOVAL NOTICE FOR A MINIMUM TWO WEEKS PRIOR TO REMOVAL. DOCUMENT AND PROVIDE PROOF OF NOTICING TO THE CITY, SUCH AS TIME STAMPED PHOTOS OF THE NOTICE POSTED TO THE TREES AT THE BEGINNING AND THE END OF TWO WEEK NOTICING PERIOD.
15. ANY INACTIVE SANITARY SEWER LINES DISCOVERED DURING DEMOLITION OR CONSTRUCTION SHALL BE ABANDONED, AND IF NEEDED, REMOVED.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

MARY AVENUE AFFORDABLE HOUSING

CITY OF CUPERTINO

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CUPERTINO, CA

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REVISION

REF. NORTH

PROJECT NO.	197381002
DATE	OCTOBER 2025
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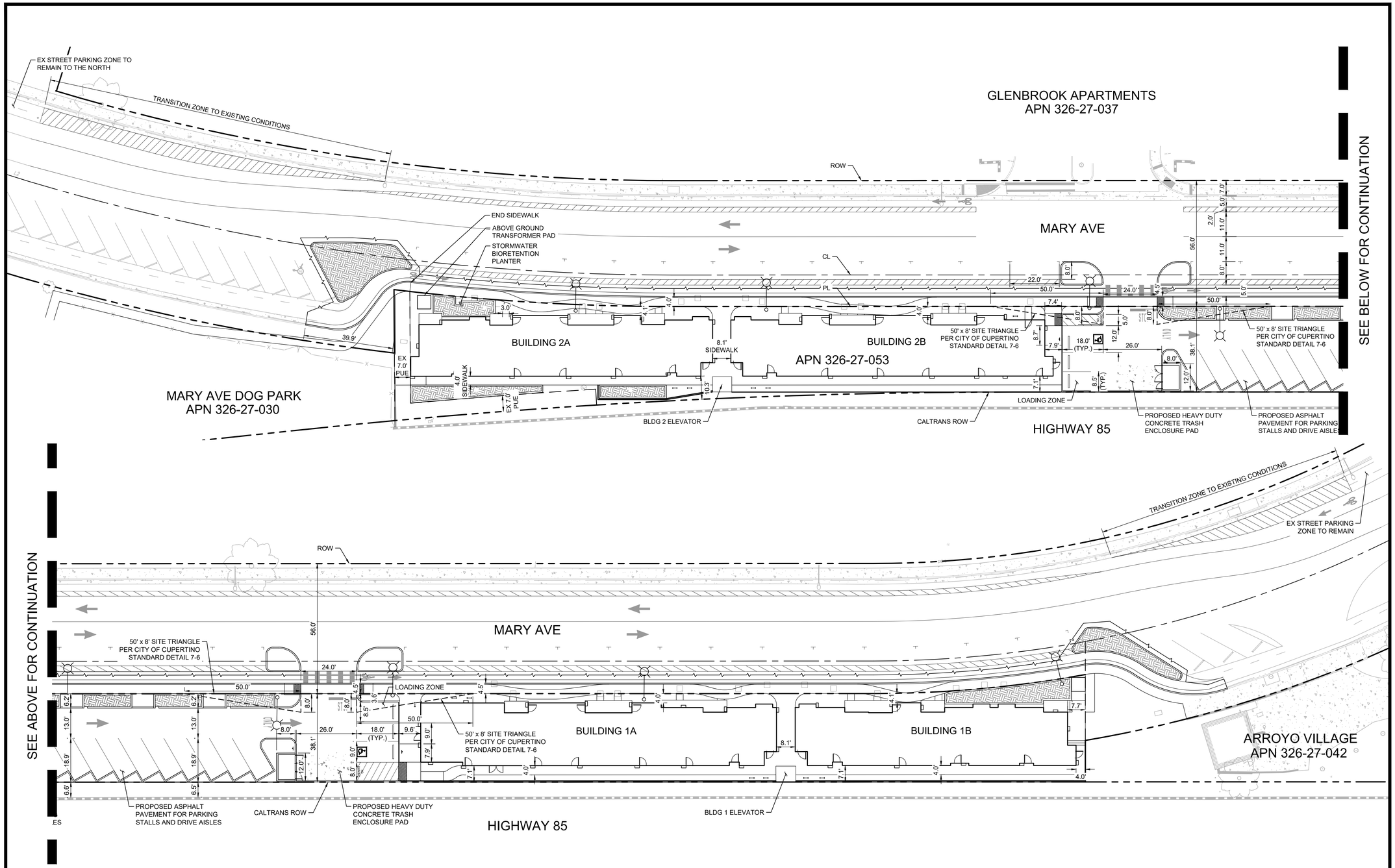
SCALE	SEE SHEET

SHEET

EXISTING CONDITIONS & DEMO PLAN

C000.0



LEGEND

- PROPERTY LINE/ CALTRANS ROW
- CENTERLINE
- EASEMENT
- SAWCUT LINE
- LADDER PAD LOCATIONS, TYP. SEE ARCHITECTURAL PLANS

NORTH

GRAPHIC SCALE IN FEET
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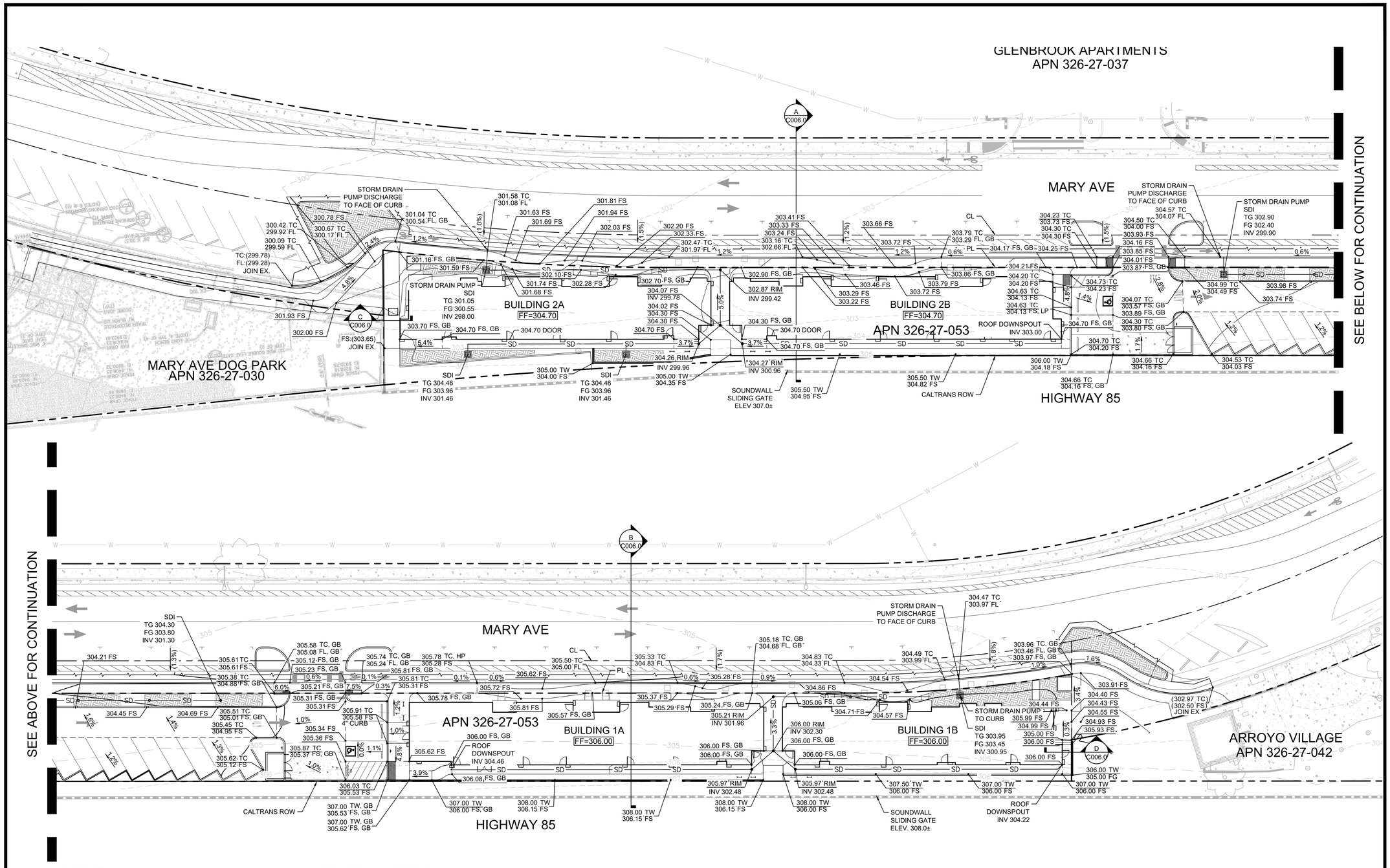
PRELIMINARY SITE PLAN

C001.0



LEGEND

- PROPERTY LINE/ CALTRANS ROW
- CENTERLINE
- EASEMENT
- GRADE BREAK
- XXX / XXX — PROPOSED ELEVATION
- XXX / XXX — EXISTING ELEVATION

GENERAL NOTES

1. EXISTING SOUNDWALL SLIDING GATES ARE APPROXIMATELY 2' ABOVE GRADE.
2. CONTOURS AND ELEVATIONS ARE PER THE INFORMATION PROVIDED IN THE SURVEY PERFORMED BY CALVADA SURVEYING ON AUGUST 02, 2024.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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SCALE	SEE SHEET

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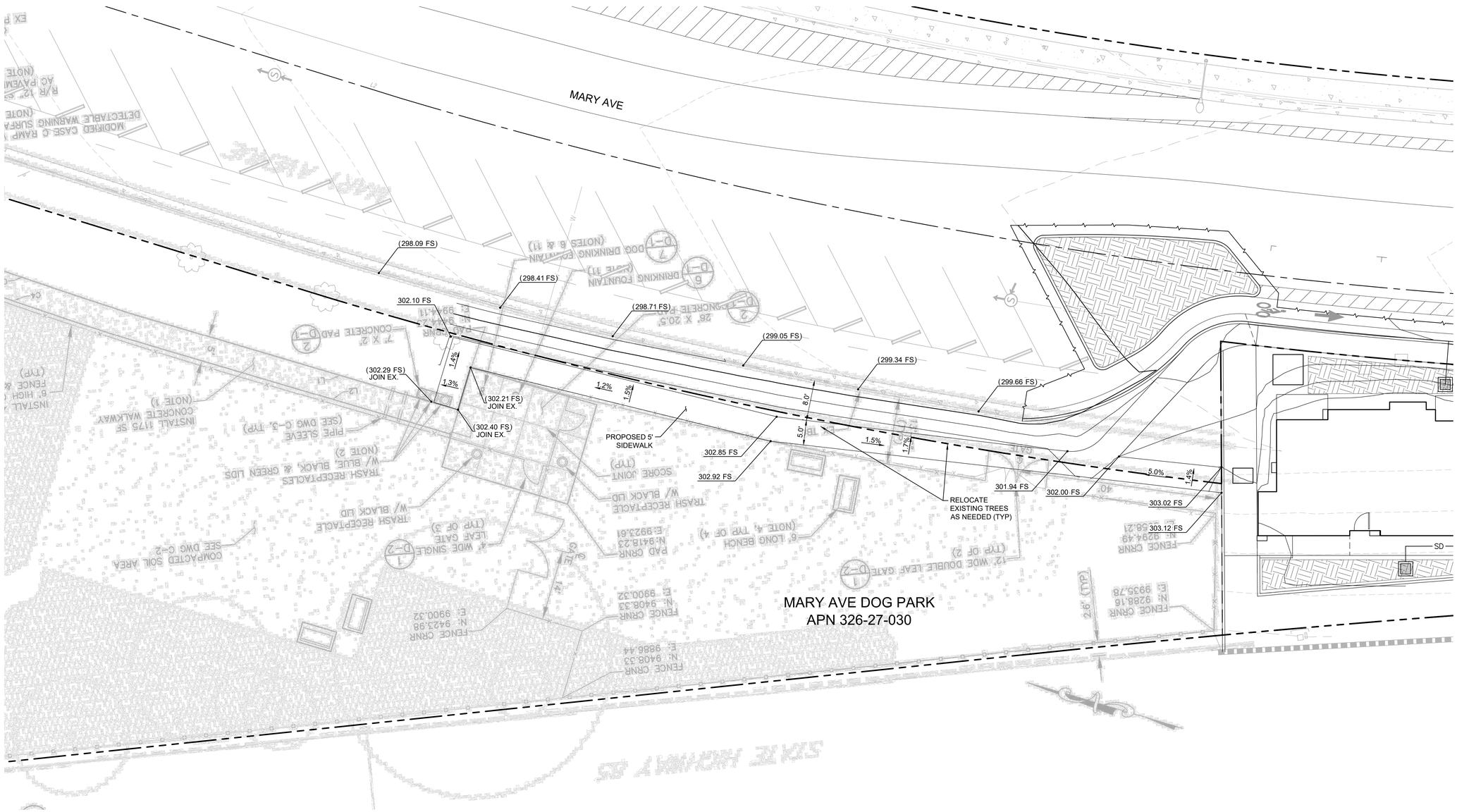
PRELIMINARY GRADING PLAN

C002.0



LEGEND

- PROPERTY LINE/ CALTRANS ROW
- CENTERLINE
- EASEMENT
- GRADE BREAK
- XXX/XXX PROPOSED ELEVATION
- XXX/XXX EXISTING ELEVATION

GENERAL NOTES

1. EXISTING SOUNDWALL SLIDING GATES ARE APPROXIMATELY 2' ABOVE GRADE.
2. CONTOURS AND ELEVATIONS ARE PER THE INFORMATION PROVIDED IN THE SURVEY PERFORMED BY CALVADA SURVEYING ON AUGUST 02, 2024.

NORTH

GRAPHIC SCALE IN FEET
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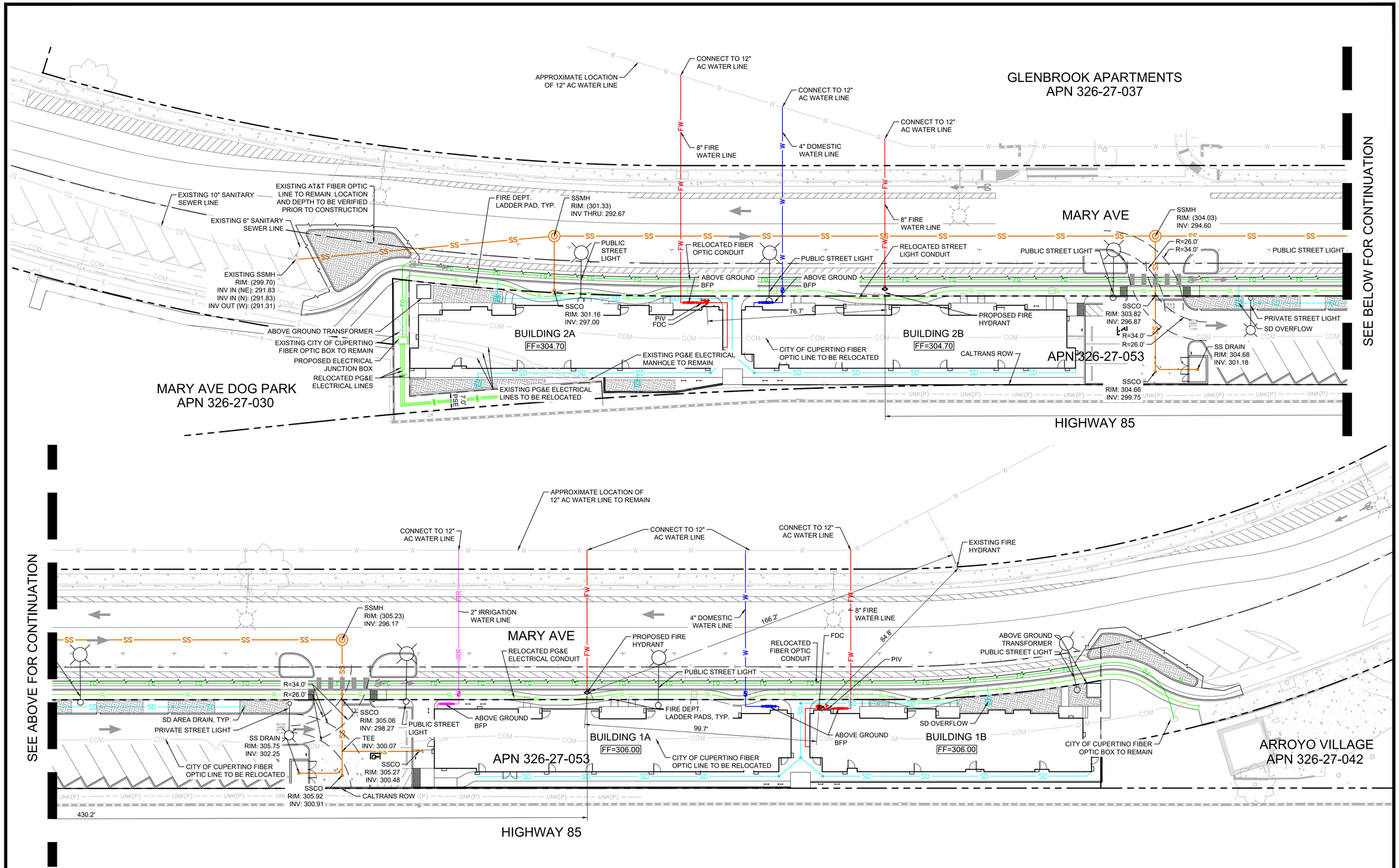
SCALE	SEE SHEET

SHEET

PRELIMINARY GRADING PLAN

C002.1



LEGEND

	PROPERTY LINE/ CALTRANS ROW
	CENTERLINE
	EASEMENT
SD	PROPOSED STORM DRAIN LINE
SS	PROPOSED SANITARY SEWER LINE
W	PROPOSED WATER LINE
FW	PROPOSED FIRE WATER LINE
FO	PROPOSED FIBER OPTIC LINE
SL	PROPOSED STREET LIGHT LINE
COM	EXISTING TELECOM LINE
SS	EXISTING ELECTRICAL LINE
E	EXISTING SANITARY SEWER LINE
	STORM DRAIN INLET, CLEANOUT
	SANITARY SEWER MANHOLE, CLEANOUT, AREA DRAIN
	WATER METER AND BACKFLOW PREVENTER
	POST INDICATOR VALVE, FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT

EXISTING UTILITY NOTE

EXISTING UTILITIES ARE SHOWN ON THESE PLANS AS THEY ARE BELIEVED TO EXIST BASED ON AVAILABLE RECORDS BY OTHERS. THE OWNER AND ENGINEER DO NOT ACCEPT RESPONSIBILITY FOR THEIR ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE, LOCATION, DEPTH, AND DIMENSION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UNDERGROUND SERVICE ALERT, POTHOLING, AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AT ALL PROPOSED UTILITY CROSSINGS, AREAS OF EXCAVATION, AND WHERE CONSTRUCTION MAY BE AFFECTED BY THE LOCATION OR DEPTH OF THE UTILITY. DISCREPANCIES OR POTENTIAL CONFLICTS WITH PROPOSED IMPROVEMENTS MUST BE REPORTED TO AND RESOLVED BY THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

NORTH

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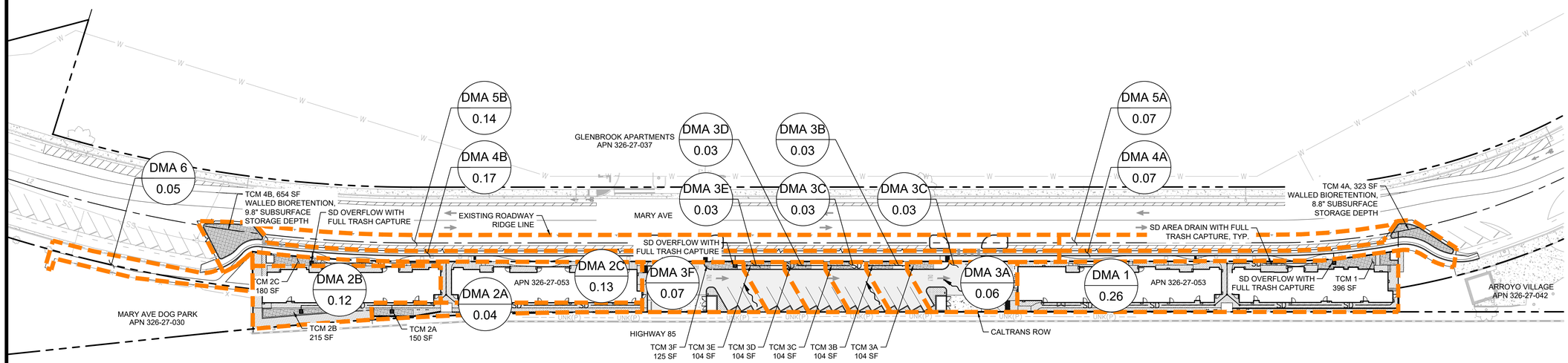
PRELIMINARY UTILITY PLAN

C003.0



LEGEND

- PROPERTY LINE/ CALTRANS ROW
- CENTERLINE
- EASEMENT
- SD — STORM DRAIN PIPE
- DMA BOUNDARY
- SURFACE FLOW DIRECTION
- # / 0.XX — DMA # / DMA AREA (AC)
- BIORETENTION AREA

GENERAL NOTES

1. ALL PROPOSED STORM DRAIN INLETS, AREA DRAINS, AND LID OVERFLOWS SHALL BE CLEARLY MARKED WITH "NO DUMPING FLOWS TO CREEK" OR "NO DUMPING FLOWS TO BAY" PER CITY OF CUPERTINO GREEN DEVELOPMENT STANDARDS.
2. INSTALL REM TRITON BIOFLEX DROP INLET TRASH GUARD AT ALL PROPOSED STORM DRAIN INLETS AND LID OVERFLOWS.
3. BIORETENTION BASINS HAVE BEEN SIZED USING THE FLOW - UNIFORM INTENSITY METHOD APPROACH OF THE SCVURPPP.

SIZING FOR VOLUME BASED TREATMENT

DMA #	4A/5A		
A=	5,997	s.f.	
Pervious Pavement Area =	482	s.f.	% Imperviousness (i)= 100.00% ***
Impervious Area =	5515		
Remaining Pervious Area=	0	s.f.	
MAPsite =	17		Correction Factor= 1.22302
MAPgage =	13.9		

Clay (D): Sandy Clay (D): Clay Loam (D): X

Silt Loam/Loam (B): Not Applicable (100% Impervious):

Are the soils outside the building footprint not graded/compacted? Yes Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infilatraion rate (eg. Silt Loam to Clay)

Modified Soil Type:

S= 1.00%

UBS Volume for 1% Slope (UBS1%) = 0.58 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.6 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.58 inches (Corrected Slope for the site)

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

Adjusted UBS = 0.709353 inches

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

Design Volume = 354.50 ft^3 **Design Depth=** 8.8257 inch

SELF RETAINING (PERVIOUS PAVEMENT)

Porosity of Rock*	Min. Storage Depth Required (in)	Pervious ≥ 1/2 Impervious**
0.40	22.06	No

Minimum Storage Depth = Design Volume (c.f.) / Pervious Pavement Area (s.f.) / rock porosity x 12 in/1 ft

* Porosity of Class II Permeable = 0.4 based on SCVUURP training.
** If value = "No" increase size of pervious pavement.
*** Pervious pavement is included as part of impervious area only for volume calculation

ASSUMED NATIVE SOIL INFILTRATION RATE = 0.20 IN/HR
DRAWDOWN TIME = 12.1 IN / 0.20 IN/HR = 60.5 HRS = 2.5 DAYS

NOTE: INFILTRATION RATE OF MOST LIMITING SOIL LAYER RANGES FROM 0.20-0.57 IN/HR PER NRCS WEB SOIL SURVEY.

SIZING FOR VOLUME BASED TREATMENT

DMA #	4B/5B		
A=	13420	s.f.	
Pervious Pavement Area =	973	s.f.	% Imperviousness (i)= 100.00% ***
Impervious Area =	12447		
Remaining Pervious Area=	0	s.f.	
MAPsite =	17		Correction Factor= 1.22302
MAPgage =	13.9		

Clay (D): Sandy Clay (D): Clay Loam (D): X

Silt Loam/Loam (B): Not Applicable (100% Impervious):

Are the soils outside the building footprint not graded/compacted? Yes Yes/No

If no, and the soil will be compacted during site preperation and grading, the soils infiltration ability will be decresed. Modify your answer to a soil with a lower infilatraion rate (eg. Silt Loam to Clay)

Modified Soil Type:

S= 1.00%

UBS Volume for 1% Slope (UBS1%) = 0.58 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.6 inches (Use Figure B-5)

UBS Volume for X% Slope (UBSX%) = 0.58 inches (Corrected Slope for the site)

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

Adjusted UBS = 0.709353 inches

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

Design Volume = 793.29 ft^3 **Design Depth=** 9.78367 inch

SELF RETAINING (PERVIOUS PAVEMENT)

Porosity of Rock*	Min. Storage Depth Required (in)	Pervious ≥ 1/2 Impervious**
0.40	24.46	No

Minimum Storage Depth = Design Volume (c.f.) / Pervious Pavement Area (s.f.) / rock porosity x 12 in/1 ft

* Porosity of Class II Permeable = 0.4 based on SCVUURP training.
** If value = "No" increase size of pervious pavement.
*** Pervious pavement is included as part of impervious area only for volume calculation

ASSUMED NATIVE SOIL INFILTRATION RATE = 0.20 IN/HR
DRAWDOWN TIME = 13.4 IN / 0.20 IN/HR = 67 HRS = 2.8 DAYS

NOTE: INFILTRATION RATE OF MOST LIMITING SOIL LAYER RANGES FROM 0.20-0.57 IN/HR PER NRCS WEB SOIL SURVEY.

TREATMENT CONTROL MEASURE SUMMARY TABLE

Drainage Management Area	TCM #	Treatment Type	Drainage Area (s.f.)	Drainage Area (ac)	Impervious Area (s.f.)	Pervious Area (s.f.)	Bioretention Area Required* (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)
1	1	Bioretention (LID)	11,166	0.26	9,878	1,288	395	396	6
2A	2A	Bioretention (LID)	1,794	0.04	1,023	771	41	150	6
2B	2B	Bioretention (LID)	5,360	0.12	4,210	1,150	168	215	6
2C	2C	Bioretention (LID)	5,427	0.12	4,429	998	177	180	6
3A	3A	Bioretention (LID)	2,827	0.06	2,453	374	98	104	6
3B	3B	Bioretention (LID)	1,155	0.03	929	226	37	104	6
3C	3C	Bioretention (LID)	1,155	0.03	929	226	37	104	6
3D	3D	Bioretention (LID)	1,155	0.03	929	226	37	104	6
3E	3E	Bioretention (LID)	3,163	0.07	2,754	409	110	125	6
4A**	4A	Bioretention (LID)	2,991	0.07	2,509	482	100	323	6
5A**/***	4A	Bioretention (LID)	3,006	0.07	3,006	0	120		6
4B**	4B	Bioretention (LID)	7,201	0.17	6,228	973	249	654	6
5B**/***	4B	Bioretention (LID)	6,219	0.14	6,219	0	249		6
6	N/A	Self-Retaining	2,087	0.05	905	1,182	N/A	N/A	N/A
		Totals (without 5A/5B/6)	43,394	1.00	36,271	7,123			
		Totals:	54,706	1.26	46,401	8,305			

*Sizing for Bioretention Area Required calculated using the 4% Method (Impervious Area x 0.04)
**See Volume Calculations, this sheet.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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REF. NORTH

PROJECT NO.	197381002
DATE	OCTOBER 2025
DRAWN BY	
SCALE	SEE SHEET

SHEET

PRELIMINARY STORMWATER CONTROL PLAN

C004.0

Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

Materials & Waste Management

Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- ❑ Use (but don't overuse) reclaimed water for dust control.
- ❑ Ensure dust control water doesn't leave site or discharge to storm drains.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- ❑ Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- ❑ Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- ❑ Keep site free of litter (e.g. lunch items, cigarette butts).
- ❑ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control

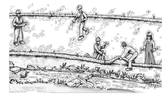
Maintenance and Parking

- ❑ Designate an area of the construction site, well away from streams or storm drain inlets and fitted with appropriate BMPs, for auto and equipment parking, and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- ❑ Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- ❑ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (800) 852-7550 (24 hours).

Earthmoving



Grading and Earthwork

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (i.e. silt fences, gravel bags, fiber rolls, temporary swales, etc.).
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.
- ❑ If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not disturbed by construction activities.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Concrete Management and Dewatering

Concrete Management

- ❑ Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- ❑ Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area onsite, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Paving/Asphalt Work

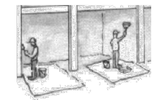
Paving

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ❑ Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect storm drain inlets during saw cutting.
- ❑ If saw cut slurry enters a catch basin, clean it up immediately.
- ❑ Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.

Painting & Paint Removal

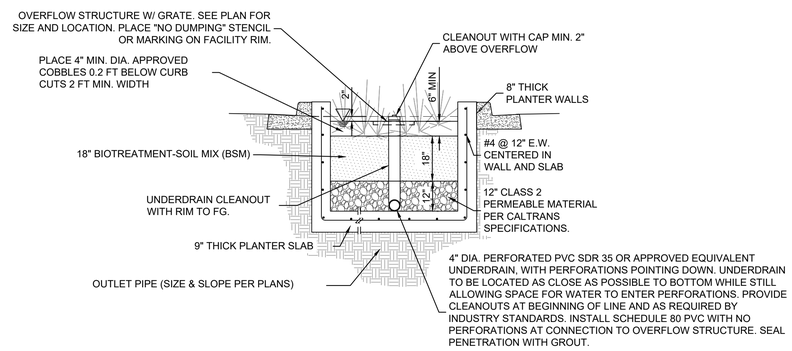


Painting Cleanup and Removal

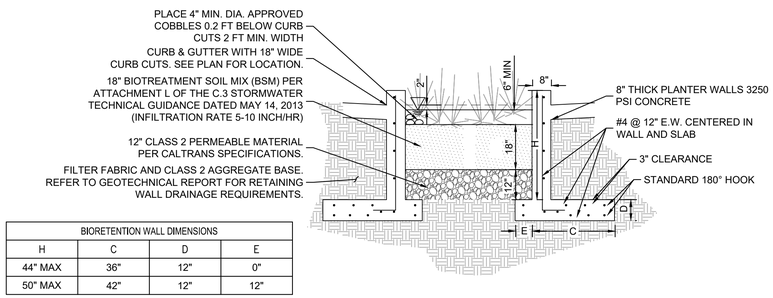
- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Sweep up or collect paint chips and dust from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Santa Clara Valley
Urban Runoff
Pollution Prevention Program

Storm drain polluters may be liable for fines of up to $10,000 per day!



BOXED BIORETENTION BASIN
N.T.S.



BIORETENTION WALL DIMENSIONS			
H	C	D	E
44" MAX	36"	12"	0"
50" MAX	42"	12"	12"

WALLED BIORETENTION BASIN
N.T.S.

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PROJECT NO.	197381002
DATE	OCTOBER 2025
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SCALE	SEE SHEET

SHEET

STORMWATER DETAILS

C004.1

Santa Clara Valley Urban Runoff Pollution Prevention Program

Date Form Completed: _____

Completed by: _____

Provision C.3 Data Form

Which Projects Must Comply with Stormwater Requirements?

Effective July 1, 2023, the following projects must comply with Stormwater Requirements:

- **All development/redevelopment projects** (except single-family home projects) that create and/or replace **5,000 sq. ft.** or more of impervious surface on the project site must fill out this worksheet and submit it with the development project application.
- **All large single-family home projects** that create and/or replace **10,000 sq. ft.** or more of impervious surface on the project site must also fill out this worksheet.

These projects are called **Regulated Projects.** The Regulated Project area includes portions of the public right-of-way that are developed or redeveloped as part of the Regulated Project.

Excluded Projects - Interior remodeling projects, routine maintenance or repair projects such as re-roofing and re-surfacing, and smaller single-family homes that are not part of a larger plan of development are **NOT** required to complete this worksheet.

What is an Impervious Surface?

An impervious surface is a surface covering or pavement that prevents the land's natural ability to absorb and infiltrate rainfall/stormwater. Impervious surfaces include, but are not limited to rooftops, walkways, paved patios, driveways, parking lots, storage areas, impervious concrete and asphalt, gravel surfaces, and any other continuous watertight pavement or covering.

Pervious pavement, underlain with pervious soil and pervious storage material (e.g., drain rock), that infiltrates rainfall at a rate equal to or greater than surrounding unpaved areas OR that stores and infiltrates the water quality design volume specified in Provision C.3.d of the Municipal Regional Stormwater Permit (MRP), is not considered an impervious surface.

For More Information

The SCVURPPP C.3 Stormwater Handbook provides more information on selection of site design, source control, and treatment measures for a development project as well as guidance on preparing a stormwater control plan.

1. Project Information

Project Name: Mary Ave Affordable Housing **APN #** 325-27-053

Project Address: Mary Avenue

Cross Streets: Stevens Creek Boulevard, Lubec Street, adjacent to State Highway 85 and across from Glenbrook Apartments

Applicant/Developer Name: Charities Housing

Project Phase(s): 1 **of** 1 **Engineer:** Kimley-Horn and Associates, Inc.

Project Type (Check all that apply): ☐ New Development ☐ Redevelopment

☑ Private ☐ Public ☐ Large Detached Single-Family Home

☑ Residential ☐ Commercial ☐ Industrial ☐ Mixed Use ☐ Institutional

☐ Other _____

Project Description: Developing the currently vacant property for two new 2-story supportive housing buildings, of 40 total units and associated surface parking in its place.

Project Watershed/Receiving Water (creek, river or bay): Calabazas Creek

2. Project Size

a. Total Site Area: 52,619 (ft²)		b. Total Land Area Disturbed During Construction: 43,394 (ft²) (including clearing, grading, stockpiling, or excavating)			
Project Totals	**Total Existing (Pre-project) Area (ft²)**	**Existing Area Retained[1] (ft²)**	**Existing Area Replaced[2] (ft²)**	**New Area Created[2] (ft²)**	**Total Post-Project Area (ft²)**
Impervious Area (IA)					
c. Total on-site IA	8,870	0	8,870	18,664	27,534
d. Total off-site IA[3]	17,962		8,737	0	8,737
e. Total project IA	26,832	0	17,607	18,664	36,271
f. Total new and replaced IA			36,271		
Pervious Area (PA)[4]					
g. Total on-site PA	16,562				5,668
h. Total off-site PA[3]	0				1,455
i. Total project PA	16,562				7,123
j. **Total Project Area (2.e.+2.i.)**	43,394				43,394
k. Percent Replacement of IA in Redevelopment Projects: (Existing on-site IA Replaced ÷ Existing Total on-site IA) x 100% 100 %					

[1] "Retained" means to leave existing IA in place. An IA that receives surface treatment (e.g., pavement resurfacing/slurry seal/grind) only is considered "retained". This category does not apply to off-site areas.

[2] The "new" and "replaced" IA are based on the total project area and not specific locations within the project. Constructed IA on a project that does not exceed the total pre-project IA will be considered "replaced" IA. A project will have "new" IA only if the total post-project IA exceeds the total pre-project IA (total post-project IA – total pre-project IA = New IA).

[3] Off-site areas include sidewalks and other parts of the public right-of-way (e.g., roads, bike lanes, curbs, ramps, park strip) that are being reconstructed as part of the project footprint. Note that gravel is considered an impervious surface.

[4] Include bioretention areas, infiltration areas, green roofs, and pervious pavement in PA calculations.

3. State Construction General Permit Applicability:

a. Is #2.b. equal to 43,560 ft² (1 acre) or more?

☐ Yes, applicant must obtain coverage under the State Construction General Permit (see https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

☑ No, applicant does not need coverage under the State Construction General Permit.

4. MRP Provision C.3 Applicability:

a. Is #2.f. equal to **5,000** ft² or more, or **10,000** ft² for single family homes?

☑ Yes, C.3. source control, site design and treatment requirements apply

☐ No, C.3. source control and site design requirements may apply – check with local agency

b. For redevelopment projects, is #2.k. equal to 50% or more?

☐ Yes, C.3. requirements (site design and source control, as appropriate, and stormwater treatment) apply to the entire on-site area

☐ No, C.3. requirements only apply to the impervious area created and/or replaced

5. Hydromodification Management (HM) Applicability:

a. Does the project create and/or replace one acre or more of impervious surface AND is the total post-project impervious area greater than the pre-project (existing) impervious area?

☐ Yes (continue) ☑ No – exempt from HM, go to page 3

b. Is the project located in an area of HM applicability (green area) on the HM Applicability Map? www.scvurppp.org/hmp-map

☐ Yes, the project must implement HM requirements

☐ No, the project is exempt from HM requirements

6. Selection of Specific Stormwater Control Measures:

Site Design Measures

☑ Minimize land disturbed (e.g., protect trees and soil)

☐ Minimize impervious surfaces (e.g., reduction in post-project impervious surface)

☐ Minimum-impact street or parking lot design (e.g., parking on top of or under buildings)

☐ Cluster structures/ pavement

☐ Disconnected downspouts (direct runoff from roofs, sidewalks, patios to landscaped areas)

☐ Pervious pavement

☐ Green roof

☑ Other self-treating[5] area (e.g., landscaped areas)

☐ Self-retaining[5] area

☐ Rainwater harvesting and use (e.g., rain barrel, cistern for designated use) [6]

☐ Preserved open space

☐ Protected riparian and wetland areas/buffers

☐ Other _____

Source Control Measures

☐ Wash area/racks, drain to sanitary sewer[7]

☐ Covered dumpster area, drain to sanitary sewer[7]

☐ Sanitary sewer connection or accessible cleanout for swimming pool/spa/fountain[7]

☑ Beneficial landscaping (minimize irrigation, runoff, pesticides and fertilizers; promotes treatment)

☐ Outdoor material storage protection

☐ Covers, drains for loading docks, maintenance bays, fueling areas

☐ Maintenance (pavement sweeping, catch basin cleaning, good housekeeping)

☑ Storm drain labeling

☐ Other _____

Treatment Measures

☐ None (all impervious surface drains to self-retaining areas)

LID Treatment

☑ Bioretention area

☐ Flow-through planter

☐ Tree Well Filter or Trench with bioretention soils

☐ Rainwater harvest/use (e.g., cistern for designated use, sized for C.3.d treatment)

☐ Pervious pavement, sized for C.3.d treatment

☐ Infiltration trench

☐ Infiltration well/dry well

☐ Subsurface Infiltration System (e.g., vault or large diameter conduit over drain rock)

☐ Other _____

Non-LID Treatment Methods

☐ Proprietary high flow rate tree box filter[8]

☐ Proprietary high flow media filter (sand, compost, or proprietary media)[8]

☐ Vegetated filter strip[9]

☐ Extended detention basin[9]

☐ Vegetated swale[9]

☐ Other _____

Flow Duration Controls for Hydromodification Management (HM)

☐ Extended Detention basin ☐ Underground tank or vault ☐ Bioretention with outlet control ☐ Other _____

[5] See SCVURPPP C.3 Stormwater Handbook for definitions.

[6] Optional site design measure; does not have to be sized to comply with Provision C.3.d treatment requirements.

[7] Subject to sanitary sewer authority requirements.

[8] These treatment measures are only allowed if the project qualifies as a "Special Project".

[9] These treatment measures are only allowed as part of a multi-step treatment process (i.e., for pretreatment).

7. Stormwater Treatment Measure (STM) Sizing for Projects with Treatment Requirements

Stormwater Treatment Measure (STM)	Hydraulic Sizing Criteria Used*
Bioretention lined w/ underdrain	2c
Choose from list	Choose from list
Choose from list	Choose from list
Choose from list	Choose from list

*Key: 1a: Volume – WEF Method
1b: Volume – CASQA BMP Handbook Method
2a: Flow – Factored Flood Flow Method
2b: Flow – CASQA BMP Handbook Method
2c: Flow – Uniform Intensity Method
3: Combination Flow and Volume Design Basis

8. Additional Stormwater Treatment of Non-Regulated Areas - Is the project providing stormwater treatment for non-regulated impervious area that is not included in **Item 2 Project Size**? For example, stormwater treatment of right-of-way areas that are outside the project footprint, or treatment measures that are treating more right-of-way impervious area quantities than required.

☑ Yes, complete the table below

☐ No

Additional Stormwater Treatment of Non-Regulated Areas

Non-Regulated Area Draining to Treatment Measure			Treatment Measures	Hydraulic Sizing Criteria
Impervious Area Treated (ft²)	Pervious Area Treated (ft²)	Total Area Treated (ft²)		
5,515	482	5,977	Flow-through planter concrete lined w/ u	2c
12,447	973	13,420	Flow-through planter concrete lined w/ u	2c
			Choose from list	Choose from list
			Choose from list	Choose from list
			Choose from list	Choose from list
			Choose from list	Choose from list

9. Alternative Certification: Was the treatment system sizing and design reviewed by a qualified third-party professional that is not a member of the project team or agency staff?

☑ Yes ☐ No Name of Third-party Reviewer ENGEO

10. Operation & Maintenance Information

A. Property Owner's Name: _____

B. Responsible Party for Stormwater Treatment/Hydromodification Control O&M:

a. Name: _____

b. Address: _____

c. Phone/E-mail: _____

This section to be completed by Municipal staff.

O&M Responsibility Mechanism

Indicate how responsibility for O&M is assured. Check all that apply:

☐ O&M Agreement

☑ Other mechanism that assigns responsibility (describe below):

_____

This section to be completed by Municipal staff (Note: This is an optional section that agencies should modify per their internal review and tracking process.)

Reviewed:

Community Development Department

☐ **Planning Division**

☐ **Building Division**

Public Works Department

☐ **Engineering**

☐ **Other (Specify)**

Return form to: _____ **Data entry performed by:** _____

MARY AVENUE AFFORDABLE HOUSING

CITY OF CUPERTINO

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CUPERTINO, CA

Ko Architects, Inc.
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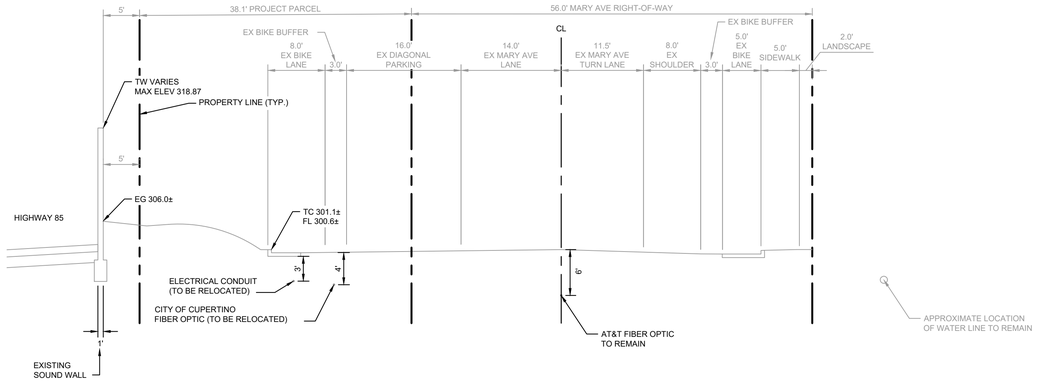
PROVISIONS C.3 DATA FORM

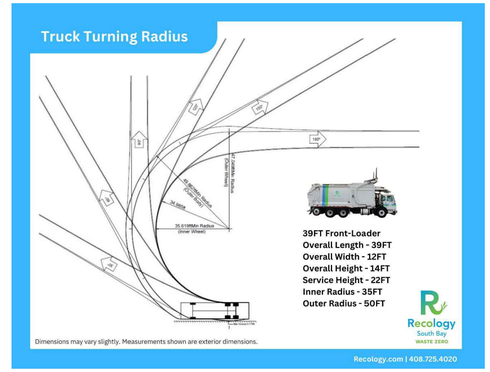
C004.2



EXISTING SECTION A

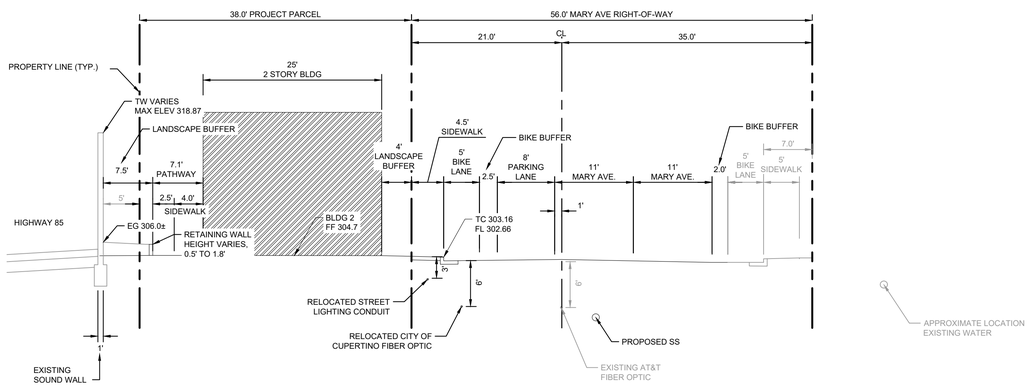
1"=10'

GRAPHIC SCALE IN FEET
0 5 10 20



39FT FRONT-LOADER TRUCK TURNING RADIUS

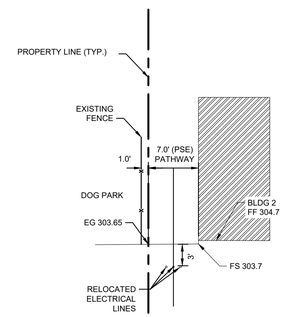
NOT TO SCALE



PROPOSED SECTION A, BUILDING 2

1"=10'

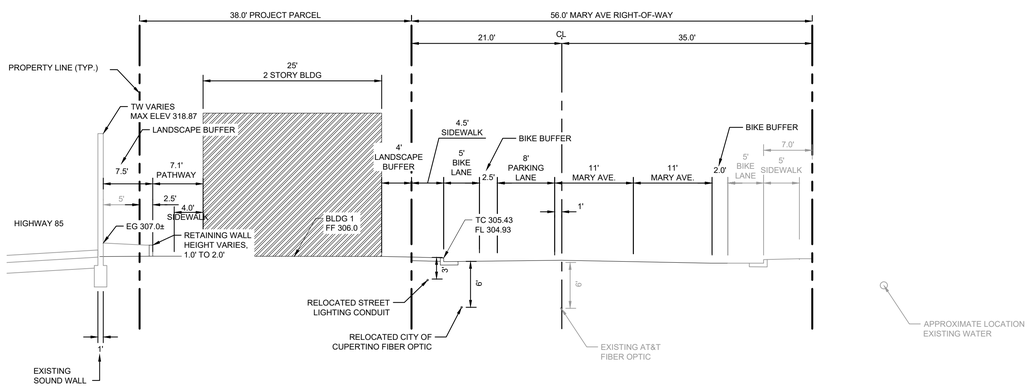
GRAPHIC SCALE IN FEET
0 5 10 20



PROPOSED SECTION C AT NORTH PROPERTY LINE

1"=10'

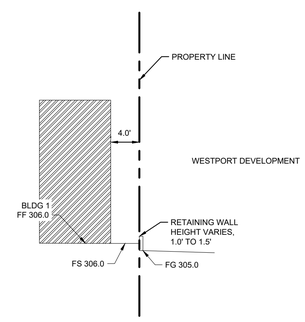
GRAPHIC SCALE IN FEET
0 5 10 20



PROPOSED SECTION B, BUILDING 1

1"=10'

GRAPHIC SCALE IN FEET
0 5 10 20



PROPOSED SECTION D AT SOUTH PROPERTY LINE

1"=10'

GRAPHIC SCALE IN FEET
0 5 10 20

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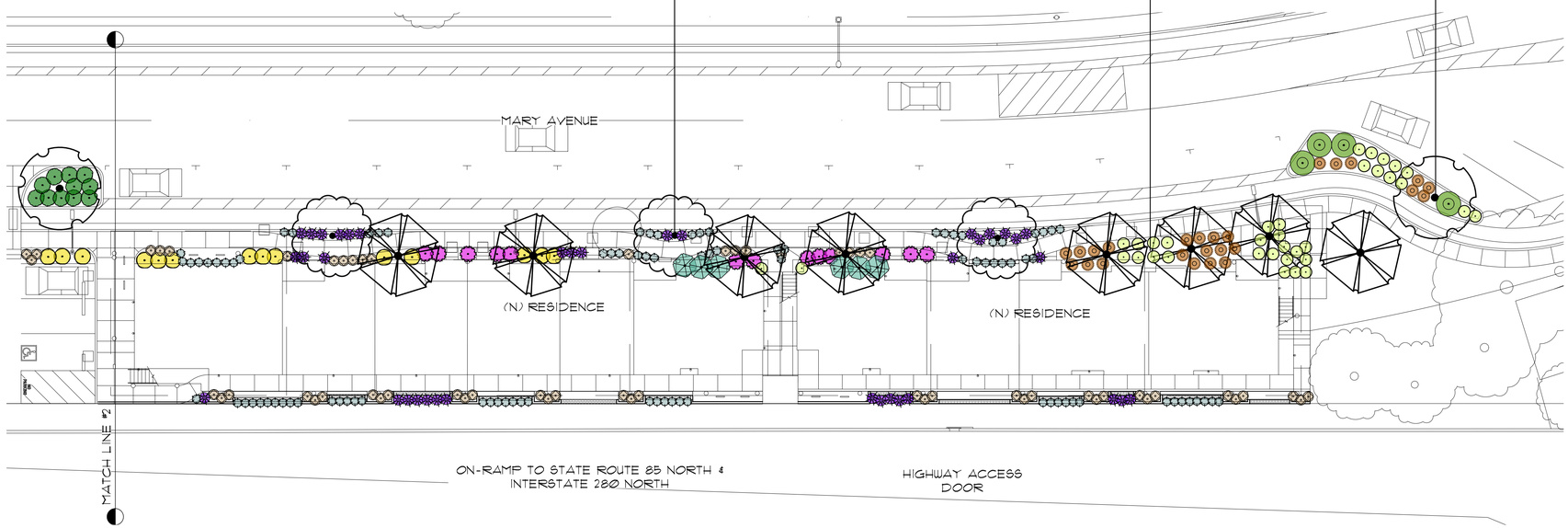
SECTIONS C005.0

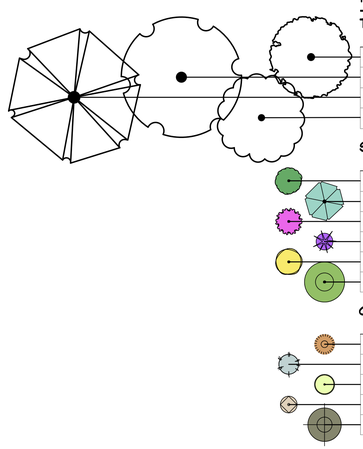
COLUMNAR MAIDENHAIR TREE
Ginkgo biloba 'Princeton Sentry'

AFTERBURNER TUPELO
Nyssa sylvatica 'Afterburner'

SEEDLESS OLIVE TREE (TREE FORM)
Olea europea 'Swan Hill'



PLANTING LIST:



TREES

SCIENTIFIC NAME	COMMON NAME	SIZE	WIDTH	HEIGHT	WELO	QTY
LAURUS NOBILIS 'SARATOGA'	SARATOGA BAY LAUREL	36" BOX	15'-20'	20'-30'	LOW	4
OLEA EUROPAEA 'SWAN HILL'	SEEDLESS OLIVE TREE (MULTI)	36" BOX	20'-30'	20'-30'	LOW	6
NYSSA SYLVATICA 'AFTERBURNER'	AFTERBURNER TUPELO	36" BOX	20'	35'	MED	20
GINGKO BILOBA 'PRINCETON SENTRY'	COLUMNAR MAIDENHAIR TREE	36" BOX	10'-20'	40'-50'	MED	7

SHRUBS AND GROUNDCOVER

SCIENTIFIC NAME	COMMON NAME	SIZE	WIDTH	HEIGHT	WELO	QTY
ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	5 GAL	4'-5'	1/2' - 2'	LOW	44
SARCOCCOCA RUSIFOLIA	CHINESE SWEET BOX	5 GAL	5'-7'	5'-7'	LOW	21
LOROPETALUM CHINENSE 'SHANG-HI'	PURPLE DIAMOND FRINGE FLOWER	5 GAL	4'-5'	4'-5'	LOW	63
LIMONIUM PEREZII	SEA LAVENDER	1 GAL	2'-3'	2'-3'	LOW	65
OLEA EUROPAEA 'MONTRA'	LITTLE OLLIE	5 GAL	4'-5'	6'-8'	LOW	76
COPROSMA X KIRKII	DWARF MIRROR PLANT	5 GAL	4'-6'	1'-2'	LOW	16

GRASSES

SCIENTIFIC NAME	COMMON NAME	SIZE	WIDTH	HEIGHT	WELO	QTY
CHONDROPETALUM TECTORUM	CAPE REED	1 GAL	3'-5'	3'-5'	LOW	75
CAREX TUMULICOLA	FOOTHILL SEDGE	1 GAL	1'-2'	1'-2'	LOW	238
LOMANDRA LONGIFOLIA 'BREEZE'	BREEZE DWARF MAT RUSH	1 GAL	3'-4'	2'-3'	LOW	161
LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY'	VARIEGATED DWARF MAT RUSH	1 GAL	2'-3'	2'-3'	LOW	118
MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	3'-4'	4'-5'	LOW	9

NOTES:

A FULLY AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED.
THE PLANS ARE IN COMPLIANCE WITH ALL CITY STANDARDS.

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CHARITIES HOUSING

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CUPERTINO, CALIFORNIA

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(P) 650.326.2294
License #3851

REVISION

REF. NORTH

PROJECT NO.	24-403
DATE	JANUARY 24, 2025
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SCALE	1/16" = 1'-0"

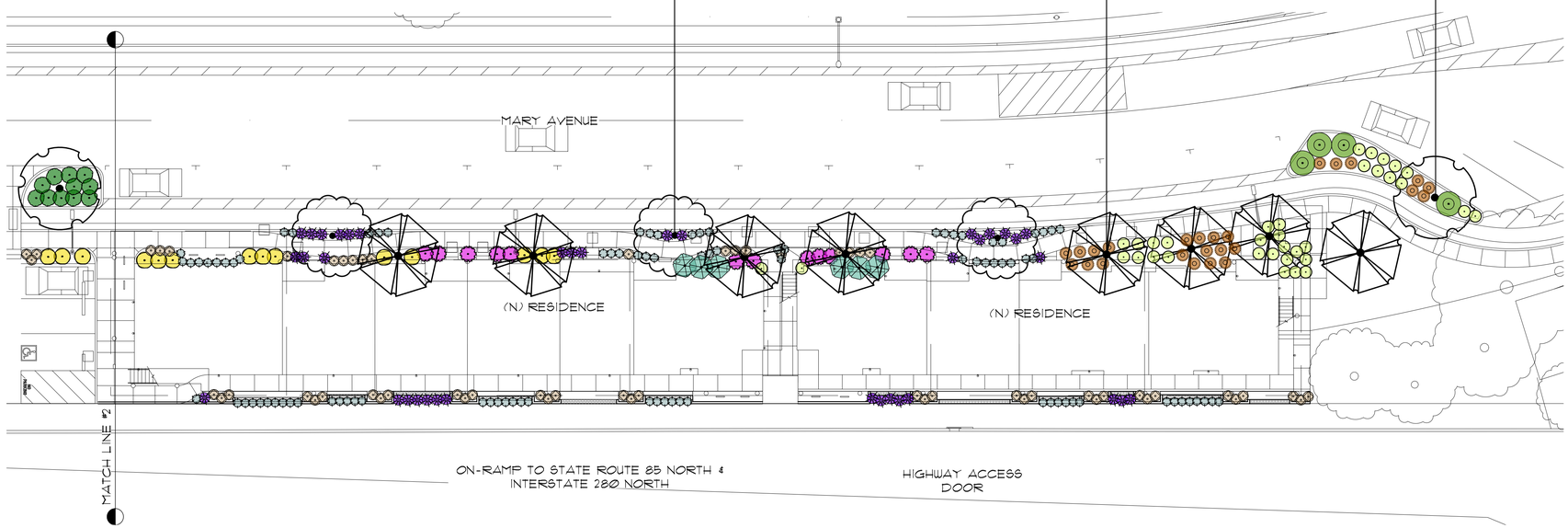
SHEET

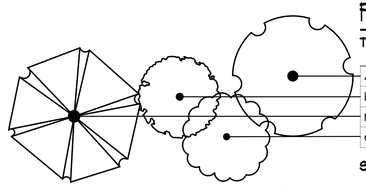
DD-1.0

COLUMNAR MAIDENHAIR TREE
Ginkgo biloba 'Princeton Sentry'

AFTERBURNER TUPELO
Nyssa sylvatica 'Afterburner'

MARINA STRAWBERRY TREE
Arbutus 'Marina'





PLANTING LIST:

TREES

SCIENTIFIC NAME	COMMON NAME	SIZE	WIDTH	HEIGHT	WELO	QTY
ARBUTUS MARINA	MARINA STRAWBERRY	36" BOX	25'-30'	30'-40'	LOW	6
LAURUS NOBILIS 'SARATOGA'	SARATOGA BAY LAUREL	36" BOX	15'-20'	20'-30'	LOW	4
NYSSA SYLVATICA 'AFTERBURNER'	AFTERBURNER TUPELO	36" BOX	20'	35'	MED	9
GINGKO BILOBA 'PRINCETON SENTRY'	COLUMNAR MAIDENHAIR TREE	36" BOX	10'-20'	40'-50'	MED	7

SHRUBS AND GROUNDCOVER

SCIENTIFIC NAME	COMMON NAME	SIZE	WIDTH	HEIGHT	WELO	QTY
ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	5 GAL	4'-5'	1/2' - 2'	LOW	38
SARCOCCOCA RUSIFOLIA	CHINESE SWEET BOX	5 GAL	5'-7'	5'-7'	LOW	17
LOROPETALUM CHINENSE 'SHANG-HI'	PURPLE DIAMOND FRINGE FLOWER	5 GAL	4'-5'	4'-5'	LOW	49
LIMONIUM PEREZII	SEA LAVENDER	1 GAL	2'-3'	2'-3'	LOW	65
OLEA EUROPAEA 'MONTRA'	LITTLE OLLIE	5 GAL	4'-5'	6'-8'	LOW	27
COPROSMA X KIRKII	DWARF MIRROR PLANT	5 GAL	4'-6'	1'-2'	LOW	3

GRASSES

SCIENTIFIC NAME	COMMON NAME	SIZE	WIDTH	HEIGHT	WELO	QTY
CHONDROPETALUM TECTORUM	CAPE REED	1 GAL	3'-5'	3'-5'	LOW	81
CAREX TUMULICOLA	FOOTHILL SEDGE	1 GAL	1'-2'	1'-2'	LOW	201
LOMANDRA LONGIFOLIA 'BREEZE'	BREEZE DWARF MAT RUSH	1 GAL	3'-4'	2'-3'	LOW	79
LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY'	VARIEGATED DWARF MAT RUSH	1 GAL	2'-3'	2'-3'	LOW	123
MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	3'-4'	4'-5'	LOW	9

GENERAL NOTES:
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2. THE PLANS ARE IN COMPLIANCE WITH ALL CITY STANDARDS

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C24,487
7-31-25

REVISION

REF. NORTH

PROJECT NO.	24-403
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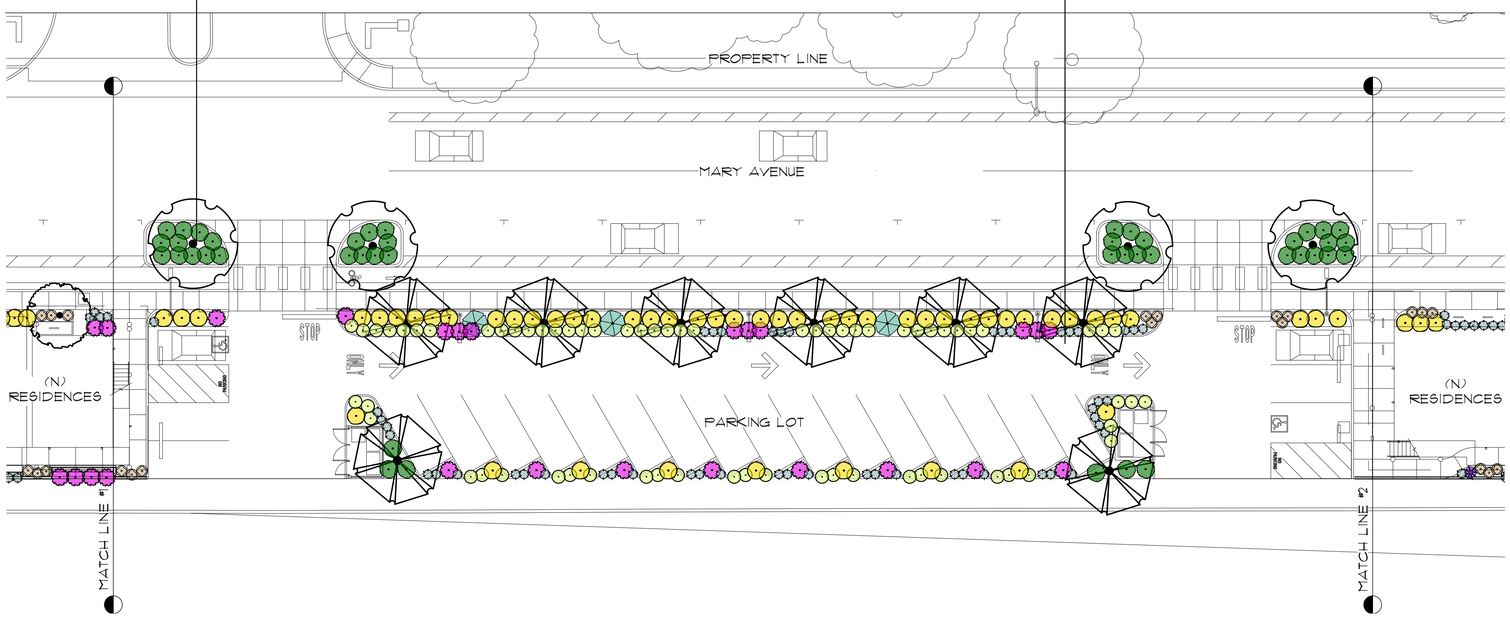
SCALE	1/16" = 1'-0"

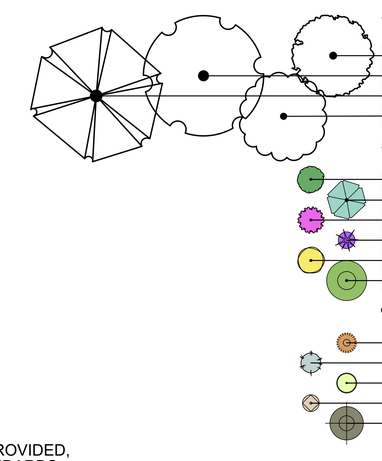
SHEET

DD-1.0

SEEDLESS OLIVE TREE (TREE FORM)
Olea europea 'Swan Hill'

AFTERBURNER TUPELO
Nyssa sylvatica 'Afterburner'





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TREES

SCIENTIFIC NAME	COMMON NAME	SIZE	WIDTH	HEIGHT	WELO	QTY
LAURUS NOBILIS 'SARATOGA'	SARATOGA BAY LAUREL	36" BOX	15'-20'	20'-30'	LOW	4
OLEA EUROPAEA 'SWAN HILL'	SEEDLESS OLIVE TREE (MULTI)	36" BOX	20'-30'	20'-30'	LOW	6
NYSSA SYLVATICA 'AFTERBURNER'	AFTERBURNER TUPELO	36" BOX	20'	35'	MED	20
GINGKO BILOBA 'PRINCETON SENTRY'	COLUMNAR MAIDENHAIR TREE	36" BOX	10'-20'	40'-50'	MED	7

SHRUBS AND GROUNDCOVER

SCIENTIFIC NAME	COMMON NAME	SIZE	WIDTH	HEIGHT	WELO	QTY
ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	5 GAL	4'-5'	1/2' - 2'	LOW	44
SARCOCCOCA RUSIFOLIA	CHINESE SWEET BOX	5 GAL	5'-7'	5'-7'	LOW	21
LOROPETALUM CHINENSE 'SHANG-HI'	PURPLE DIAMOND FRINGE FLOWER	5 GAL	4'-5'	4'-5'	LOW	63
LIMONIUM PEREZII	SEA LAVENDER	1 GAL	2'-3'	2'-3'	LOW	65
OLEA EUROPAEA 'MONTRA'	LITTLE OLLIE	5 GAL	4'-5'	6'-8'	LOW	76
COPROSMA X KIRKII	DWARF MIRROR PLANT	5 GAL	4'-6'	1'-2'	LOW	16

GRASSES

SCIENTIFIC NAME	COMMON NAME	SIZE	WIDTH	HEIGHT	WELO	QTY
CHONDROPETALUM TECTORUM	CAPE REED	1 GAL	3'-5'	3'-5'	LOW	75
CAREX TUMULICOLA	FOOTHILL SEDGE	1 GAL	1'-2'	1'-2'	LOW	238
LOMANDRA LONGIFOLIA 'BREEZE'	BREEZE DWARF MAT RUSH	1 GAL	3'-4'	2'-3'	LOW	161
LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY'	VARIEGATED DWARF MAT RUSH	1 GAL	2'-3'	2'-3'	LOW	118
MUHLENBERGIA RIGENS	DEER GRASS	1 GAL	3'-4'	4'-5'	LOW	9

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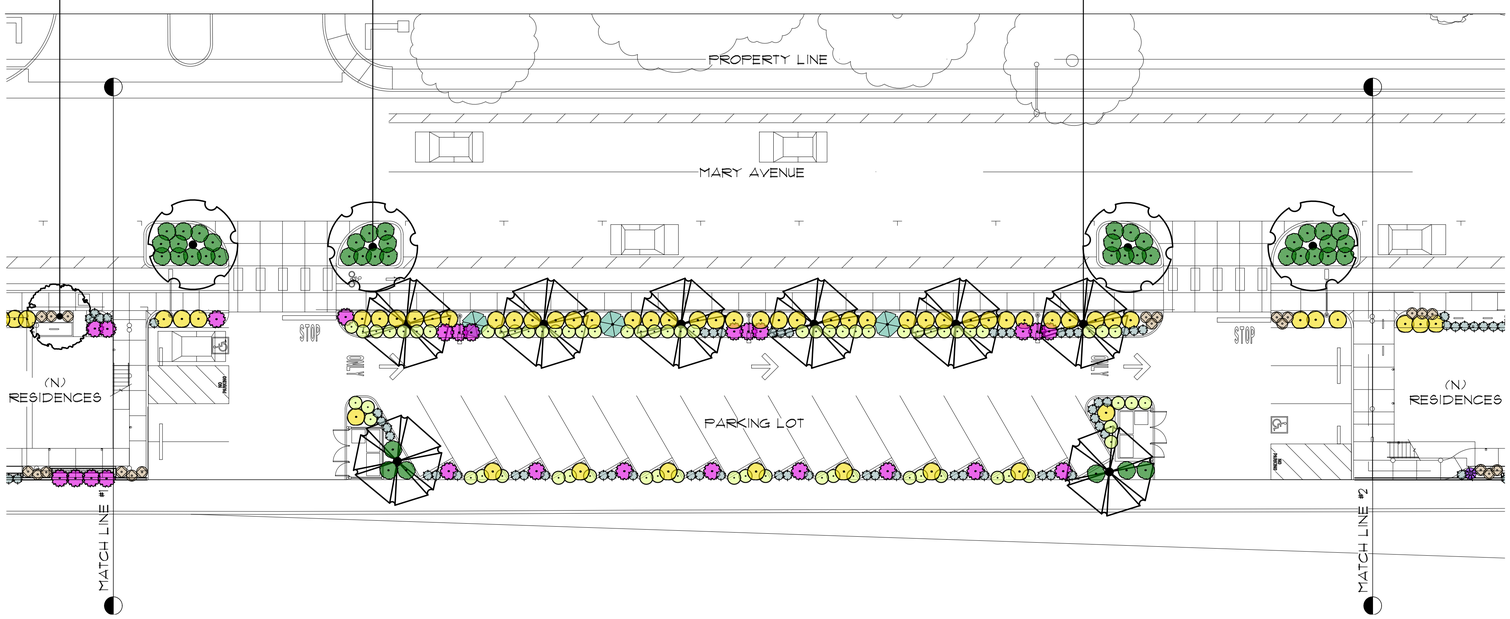
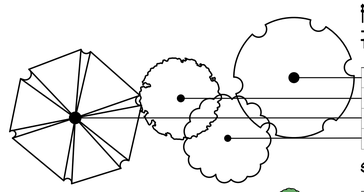
SARATOGA BAY LAUREL
Laurus nobilis 'Saratoga'

MARINA STRAWBERRY TREE
Arbutus 'Marina'

AFTERBURNER TUPELO
Nyssa sylvatica 'Afterburner'





PLANTING LIST:

TREES

SCIENTIFIC NAME	COMMON NAME	SIZE	WIDTH	HEIGHT	WELO	QTY
ARBUTUS MARINA	MARINA STRAWBERRY	36" BOX	25'-30'	30'-40'	LOW	6
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NYSSA SYLVATICA 'AFTERBURNER'	AFTERBURNER TUPELO	36" BOX	20'	35'	MED	9
GINGKO BILOBA 'PRINCETON SENTRY'	COLUMNAR MAIDENHAIR TREE	36" BOX	10'-20'	40'-50'	MED	7

SHRUBS AND GROUNDCOVER

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LOROPETALUM CHINENSE 'SHANG-HI'	PURPLE DIAMOND FRINGE FLOWER	5 GAL	4'-5'	4'-5'	LOW	49
LIMONIUM PEREZII	SEA LAVENDER	1 GAL	2'-3'	2'-3'	LOW	65
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SEEDLESS OLIVE TREE (TREE FORM)
Olea europea 'Swan Hill'

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COLUMNAR MAIDENHAIR TREE
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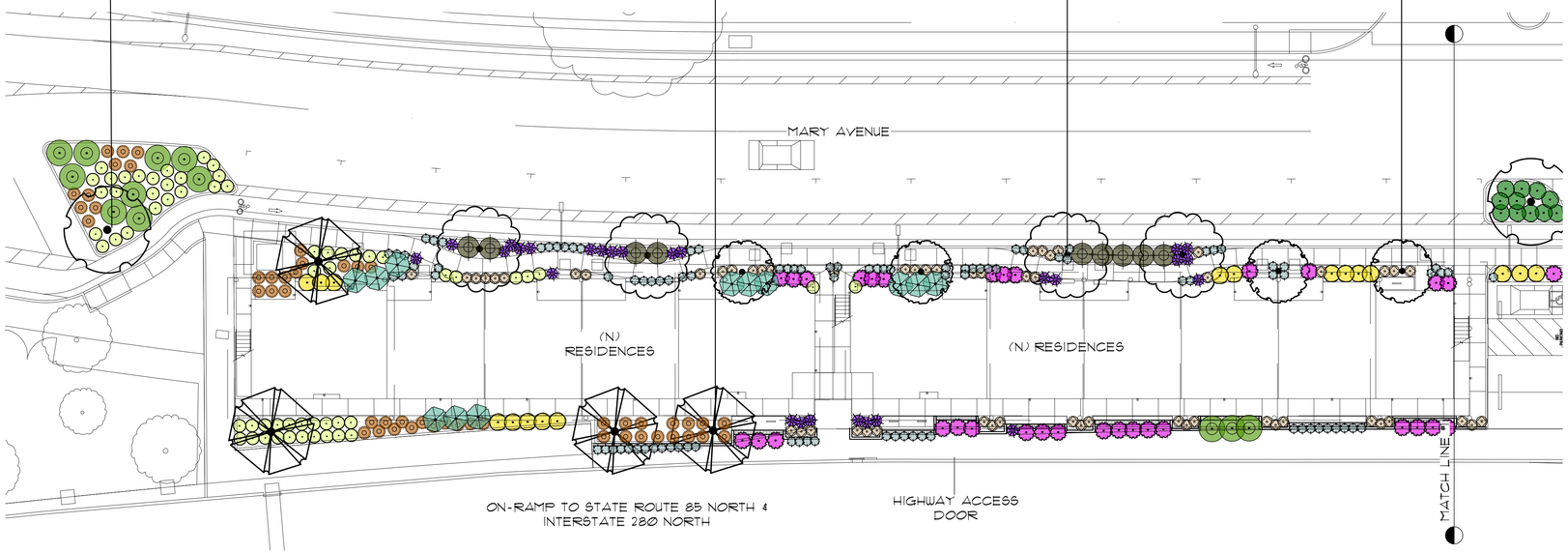

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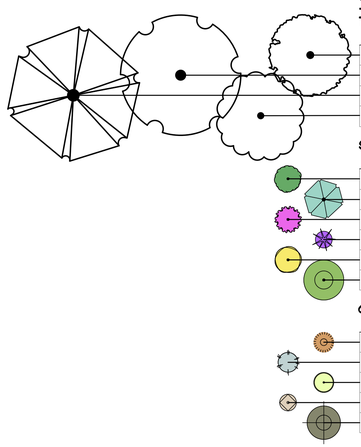

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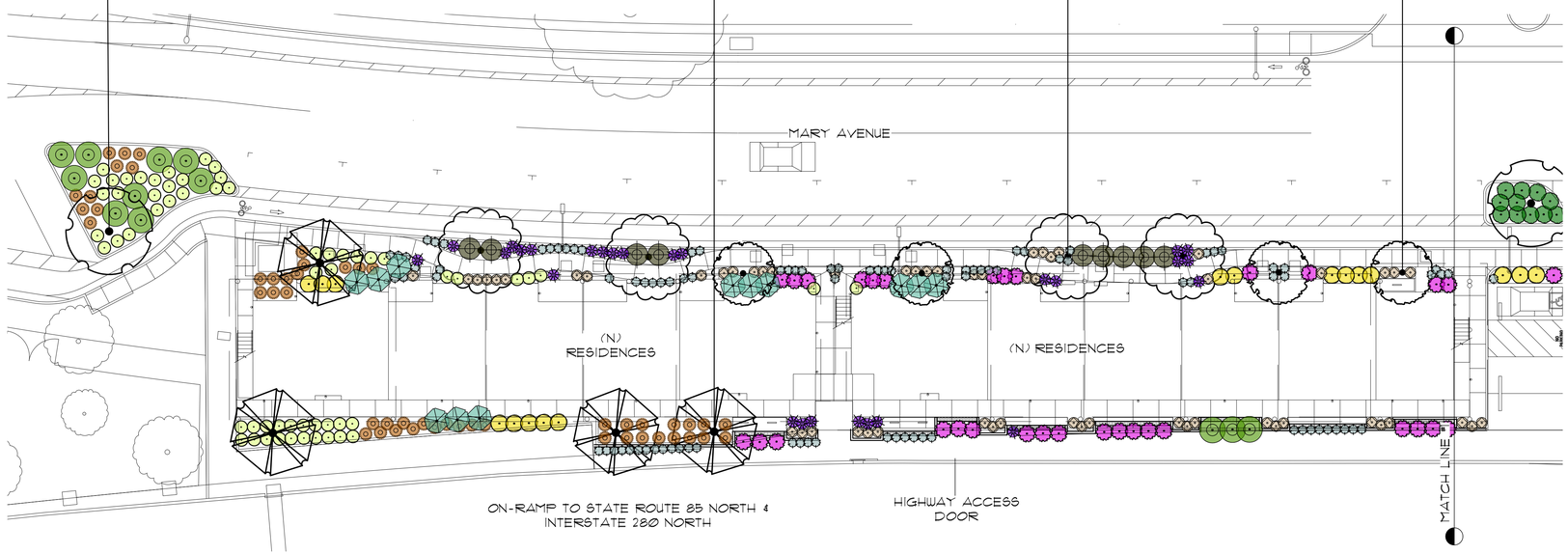
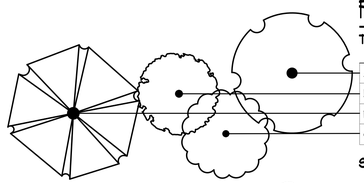
MARINA STRAWBERRY TREE
Arbutus 'Marina'

AFTERBURNER TUPELO
Nyssa sylvatica 'Afterburner'

COLUMNAR MAIDENHAIR TREE
Ginkgo biloba 'Princeton Sentry'

SARATOGA BAY LAUREL
Laurus nobilis 'Saratoga'





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Laurus nobilis 'Saratoga'

SEEDLESS OLIVE TREE (TREE FORM)
Olea europea 'Swan Hill'

AFTERBURNER TUPELO
Nyssa sylvatica 'Afterburner'

COLUMNAR MAIDENHAIR TREE
Ginkgo biloba 'Princeton Sentry'

SHRUBS

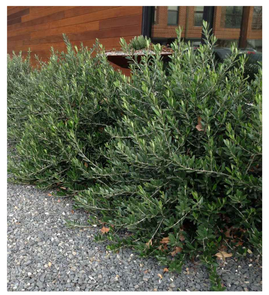
EMERALD CARPET MANZANITA
Arctostaphylos 'Emerald Carpet'

CHINESE SWEETBOX
Sarcococca ruscifolia

PURPLE DIAMOND FRINGE FLOWER
Loropetalum chinense 'Shang-hi'

SHRUBS

SEA LAVENDER
Limonium perezii



LITTLE OLLIE
Olea europaea 'Montra'

DWARF MIRROR PLANT
Coprosma x kirkii

GRASSES

FOOTHILL SEDGE
Chondropetelum tectorum

CAPE REED
Carex tumulicola

BREEZE DWARF MAT RUSH
Lomandra longifolia 'Breeze'

DEER GRASS
Muhlenbergia rigens

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SHRUBS

EMERALD CARPET MANZANITA
Arctostaphylos 'Emerald Carpet'

CHINESE SWEETBOX
Sarcococca ruscifolia

PURPLE DIAMOND FRINGE FLOWER
Loropetalum chinense 'Shang-hi'

SHRUBS

SEA LAVENDER
Limonium perezii

LITTLE OLLIE
Olea europaea 'Montra'

DWARF MIRROR PLANT
Coprosma x kirkii

GRASSES

FOOTHILL SEDGE
Chondropetelum tectorum

CAPE REED
Carex tumulicola

BREEZE DWARF MAT RUSH
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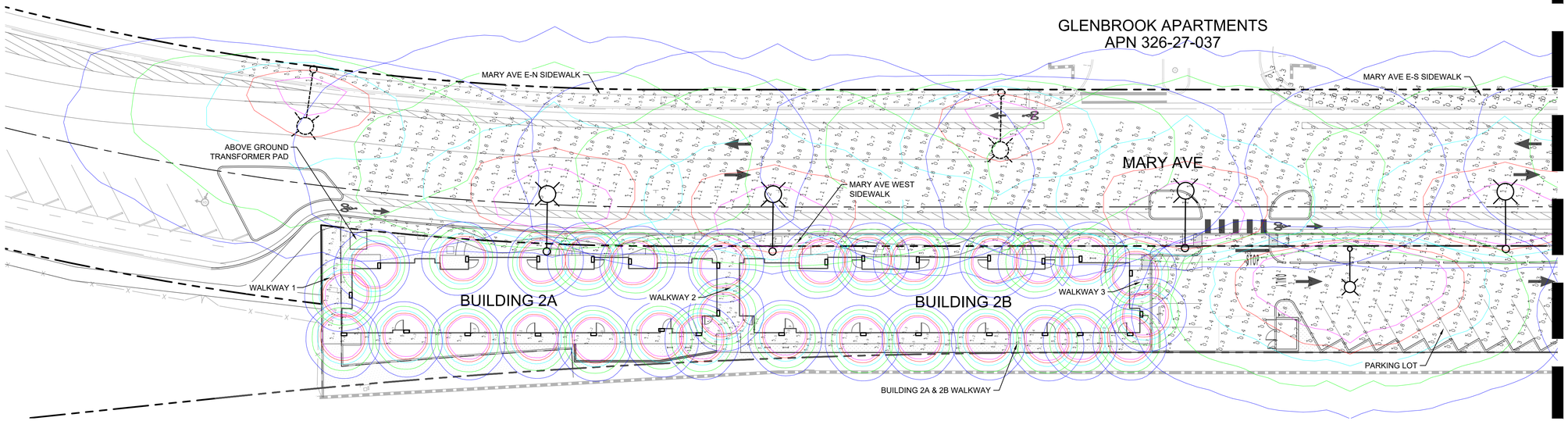

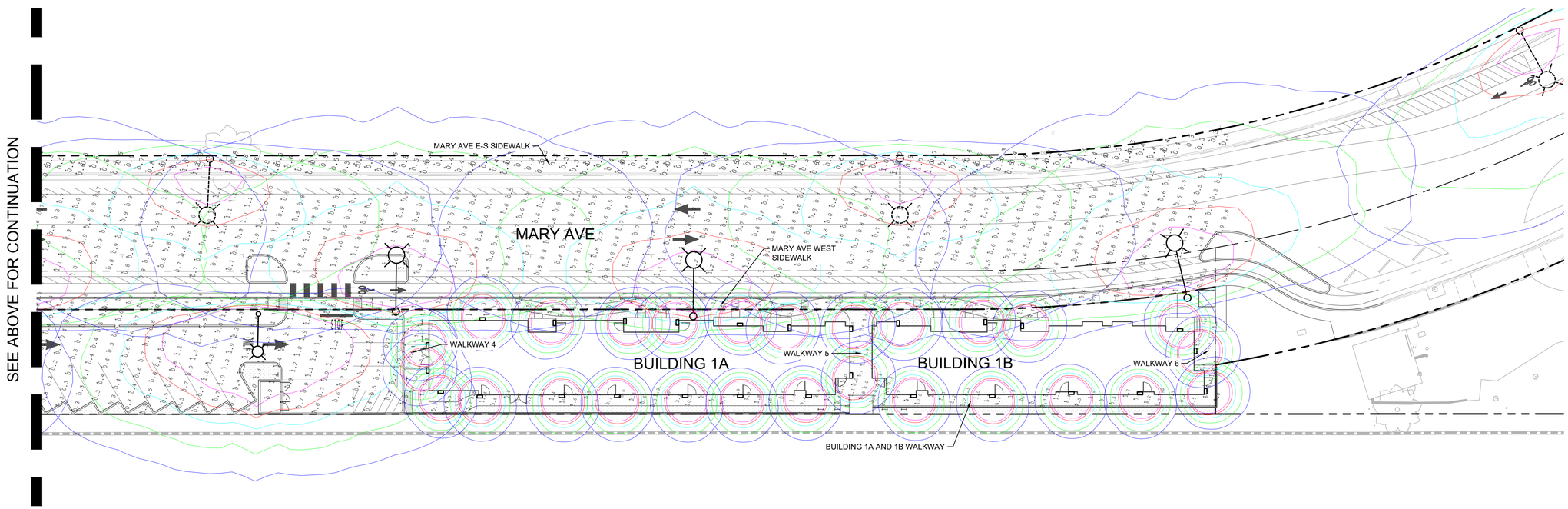

VALUE RANGES KEY

0.10-0.19
0.20-0.39
0.40-0.59
0.60-0.79
0.80

Luminaire Schedule

Symbol	Qty	Label	Luminaire Lumens	Luminaire Watts	Mounting Height	BUG Rating	Color Temp
	2	Proposed Parking Evolve EVL1, 4' Lum Arm	5630	46	21	B1-U1-G2	3000K
	7	Proposed Rdwy Evolve EVL1, 6' Lum Arm	5630	46	31.5	B1-U1-G2	3000K
	5	Existing Evolve EVL1, 6' Lum Arm	5630	46	31.5	B1-U1-G2	3000K
	57	Proposed Wall-Mounted WAC	1399	16.9241	8	B1-U1-G0	3000K

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LIGHTING EXHIBIT
L-1

Kimley»Horn

Off-Site Targeted Lighting Values				
	WALKWAY		Roadway	
	Average Illuminance (fc)	Uniformity Ratio (Avg/Min)	Average Illuminance (fc)	Uniformity Ratio (Avg/Min)
Goal	0.5	5.0	0.9	4.0

* VALUES FROM TABLE 11-2 OF RP-8-21 AND TABLE 2 OF RP-8-00
* MEDIAN PEDESTRIAN ACTIVITY ASSUMED

On-Site Targeted Lighting Values		
	Average Illuminance (fc)	Uniformity Ratio (Max/Min)
Goal	<3.0	6:1 to 10:1

* FROM CUPERTINO MUNICIPAL CODE 19.102.040 (B)(2)(d)

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Building 1A & 1B W Walkway	Fc	2.72	11.4	0.2	13.60	57.00
Building 2A & 2B W Walkway	Fc	3.11	10.9	0.2	15.55	54.50
Parking Lot	Fc	0.92	3.9	0.3	3.07	13.00
Walkway 1	Fc	1.27	6.5	0.3	4.23	21.67
Walkway 2	Fc	3.96	9.3	0.9	4.40	10.33
Walkway 3	Fc	3.15	10.2	1.0	3.15	10.20
Walkway 4	Fc	3.71	10.1	0.8	4.64	12.63
Walkway 5	Fc	3.60	9.9	0.9	4.00	11.00
Walkway 6	Fc	3.02	6.8	0.5	6.04	13.60
Mary Ave West Sidewalk	Fc	1.21	6.4	0.3	4.03	21.33
Mary Ave Roadway	Fc	0.82	1.5	0.4	2.05	3.75
Mary Ave E-N Sidewalk	Fc	0.58	1.3	0.3	1.93	4.33
Mary Ave E-S Sidewalk	Fc	0.50	1.2	0.3	1.67	4.00

WAC LIGHTING

Fixture Type:
Catalog Number:
Project:
Location:

Cylinder

Outdoor Wall Sconce

Model	Color Temp & CRI	Lumens	Finish
❍ WS-W230301	❍ 30 3000K - 90	1085	❍ BK Black ❍ BZ Bronze ❍ WT White

Example: **WS-W230301-30-WT**
For custom requests please contact customs@waclighting.com

DESCRIPTION

Offered in a curvaceous single and double head configuration, the adjustable Cylinder Indoor/Outdoor Sconces provide strong energy efficient LED spot lighting precisely where you needit. Cleanly finished with no visible hardware, these stylish aluminum cylinders are available in three architectural powder coat finishes.

FEATURES

- Multiple LED array for uniform illumination
- Grooved swivel joint to allow precise and secure aiming
- Driver concealed within the fixture
- 5 year warranty

SPECIFICATIONS

Color Temp:	3000K
Input:	120 VAC,50/60Hz
CRI	90
Dimming:	ELV: 100-10%
Rated Life:	50,000 Hours
Mounting:	Installs over a 3", 4" or 3/0-4/0 hybrid junction box
Standards:	ETL, cETL, Title 24 JA8 Compliant, ADA, Wet Location Listed
Construction	Die-cast aluminum with TIR lens

FINISHES:

Black Bronze White

WAC WALL SCONCE PRODUCT SPECIFICATIONS

NTS

Evolve®

CUSTOMER NAME
PROJECT NAME
DATE TYPE
CATALOG NUMBER

ERL1 Cobra Head

LED Roadway Lighting

The Evolve® LED Roadway ERL1 Luminaire is optimized utilizing advanced LED reflective optical system for local, collector and major roadway. The modern design incorporates the heat sink directly into the unit for heat transfer to prolong LED life. The ERL1 is available with legacy NEMA/ANSI 7-Pin receptacle and/or Zhaga Book 18 receptacle for easy integration with asset management devices and sensors.

Construction

Housing:	Aluminum die cast enclosure casting integral heat sink for maximum heat transfer
Lens:	Impact resistant tempered glass Visual Comfort Lens available
Paint:	Corrosion resistant powder paint, minimum 2.0 mil thickness (RAL & custom colors available) Standard = Gray, Black and Dark Bronze Optional = Coastal Finish
Weight:	12.4 lb (5.6 kg)

Optical System

Lumens:	2604 - 15,700
Distribution:	Type II, III, IV, and Type II Enhanced Backlight
Efficacy (LPW):	up to 163
CCT (K):	2700, 3000, 4000
CRI (MIN):	≥70

Electrical

Input Voltage (V):	120-277 or 347-480
Input Frequency (Hz):	50/60
Power Factor:	≥ 0.9 at rated watts ^
Total Harmonic Distortion:	≤ 20% at rated watts

^ For 03 lumen code, pf@277V=0.89 and THD@480=20%

Surge Protection*

STANDARD	OPTIONAL
☐ 10kV/5kA	☐ Secondary 10kV/5kA (R Option) or ☐ Secondary 20kV/10kA (T Option)

***Per ANSI C136.2-2023**

IP66 Optical · MOD Standard Glass Only · Controls Enabled

Lumen Maintenance

Projected Lxx per IES TM-21-11 at 25°C

LUMEN CODES	LXX (≥10K) @ HOURS			
	25,000 HR	50,000 HR	75,000 HR	100,000 HR
03-07	92	90	88	81
08-10	97	95	94	90
11-13	96	93	92	87
14	96	92	91	85
15	92	88	86	--
16	92	87	85	--

Note: Projected Lxx based on LM80 (≥ 10,000 hour testing). Accepted industry tolerances apply to initial luminous flux and lumen maintenance measurements.

Ratings

Operating Temp:	-40°C to 50°C
Vibration:	3G per ANSI C136.31-2018
LM-79:	Testing in accordance with IES Standards
EMI:	Title 47 CFR Part 15 Class A
RoHS:	Complies with the material restrictions of RoHS

Controls

Dimming:	Standard-0-10V Optional-DALI D4i (Option U4) ☐ ☐
Sensors:	Photo Electric Sensors (PE) available LightGrid+™ Compatible Zhaga Book 18 Sensor Compatible

Warranty

☐ 5 Year (Standard) ☐ 10 Year (Optional)

Current

LED.com

Evolve®

ERL1 Cobra Head

LED Roadway Lighting

CUSTOMER NAME
PROJECT NAME
DATE TYPE
CATALOG NUMBER

LUMEN CODE	DISTRIBUTION	TYPICAL INITIAL LUMENS			TYPICAL WATTAGE		LPW*	BUG RATINGS		
		4000K	3000K	2700K	120-277V	347-480V		4000K	3000K	2700K
03	A7	3000	2900	2800	20	23	163	B1-U0-G1	B1-U0-G1	B1-U0-G1
	B7							B1-U0-G1	B1-U0-G1	B1-U0-G1
	C7							B1-U0-G1	B1-U0-G1	B1-U0-G1
	D7							B1-U0-G1	B1-U0-G1	B1-U0-G1
	E7							B1-U0-G1	B1-U0-G1	B1-U0-G1
	J7	2790	2697	2604			152	B1-U0-G1	B1-U0-G1	B1-U0-G1
	K7							B1-U0-G1	B1-U0-G1	B1-U0-G1
	L7							B1-U0-G1	B1-U0-G1	B1-U0-G1
	M7							B1-U0-G1	B1-U0-G1	B1-U0-G1
	N7							B1-U0-G1	B1-U0-G1	B1-U0-G1
04	A7	4000	3900	3700	27	30	161	B1-U0-G1	B1-U0-G1	B1-U0-G1
	B7							B1-U0-G1	B1-U0-G1	B1-U0-G1
	C7							B1-U0-G1	B1-U0-G1	B1-U0-G1
	D7							B1-U0-G1	B1-U0-G1	B1-U0-G1
	E7							B1-U0-G1	B1-U0-G1	B1-U0-G1
	J7	3720	3627	3441			150	B1-U0-G1	B1-U0-G1	B1-U0-G1
	K7							B1-U0-G1	B1-U0-G1	B1-U0-G1
	L7							B1-U0-G1	B1-U0-G1	B1-U0-G1
	M7							B1-U0-G1	B1-U0-G1	B1-U0-G1
	N7							B1-U0-G1	B1-U0-G1	B1-U0-G1
05	A7	5000	4800	4600	34	37	158	B1-U0-G1	B1-U0-G1	B1-U0-G1
	B7							B1-U0-G1	B1-U0-G1	B1-U0-G1
	C7							B1-U0-G1	B1-U0-G1	B1-U0-G1
	D7							B1-U0-G1	B1-U0-G1	B1-U0-G1
	E7							B1-U0-G1	B1-U0-G1	B1-U0-G1
	J7	4650	4464	4278			147	B1-U0-G1	B1-U0-G1	B1-U0-G1
	K7							B1-U0-G1	B1-U0-G1	B1-U0-G1
	L7							B1-U0-G1	B1-U0-G1	B1-U0-G1
	M7							B1-U0-G1	B1-U0-G1	B1-U0-G1
	N7							B1-U0-G1	B1-U0-G1	B1-U0-G1
06	A7	6000	5800	5500	42	45	154	B2-U0-G2	B2-U0-G2	B2-U0-G2
	B7							B1-U0-G1	B1-U0-G1	B1-U0-G1
	C7							B1-U0-G2	B1-U0-G2	B1-U0-G2
	D7							B1-U0-G2	B1-U0-G2	B1-U0-G2
	E7							B2-U0-G2	B2-U0-G2	B2-U0-G2
	J7	5580	5394	5115			143	B2-U0-G1	B1-U0-G1	B1-U0-G1
	K7							B1-U0-G1	B1-U0-G1	B1-U0-G1
	L7							B1-U0-G2	B1-U0-G2	B1-U0-G2
	M7							B1-U0-G2	B1-U0-G1	B1-U0-G1
	N7							B2-U0-G2	B2-U0-G2	B2-U0-G1

*** LPW based on 120-277 V, 0-10 V dimming, & 4000K CCT (utilizing non-rounded lumens & watts)**

Current

LED.com

EVOLVE ERL1 LUMINAIRE PRODUCT SPECIFICATIONS

NTS

Evolve®

ERL1 Cobra Head

LED Roadway Lighting

CUSTOMER NAME
PROJECT NAME
DATE TYPE
CATALOG NUMBER

Ordering Information (800) 526.2588 | **Fax** (800) 526.2585 | **Headquarters/Eastern Distribution Center** 44 Harbor Park Drive Port Washington, NY 11050

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. November 2024

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E R L 1

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PROD. ID	VOLTAGE	LUMEN CODE	DISTRIBUTION [1]	CCT	RECEPTACLES[2]	COLOR	OPTIONS
E = Evolve	0 = 120-277V [4]	03 [12]	**Standard Glass**	27 = 2700K	**Top Only**	GRAY = Gray	A = 4 Bolt Slipfitter
R = Roadway	H = 347-480V [4]	04	A7 = Type II Narrow	30 = 3000K	1 = Top: None	BLCK = Black	CI = Captive Door
L = Local		05	B7 = Type II	40 = 4000K	A = Top: ANSI 7-Pin [5,6]	DKBZ = Dark Bronze	F = Fusing [4,8,9]
1 = Single Module		06	C7 = Type III		D = Top: ANSI 7-Pin w/ Shrt Cap [5,6]		G = Internal Bubble Level
		07	D7 = Type IV		E = Top: ANSI 7-Pin w/ Long Life PE [5,6]		I = IP66 Optical
		08	E7 = Type II Enhanced Back Light				L = Tool-Less Entry
		09	**Visual Comfort Lens**		**Top & Bottom**		MI = Magnapak (23 units/box) [7]
		10	J7 = Type II Narrow		G = Top: ANSI 7-Pin +Bottom: Zhaga Book 18 [5]		R = 10kV/5kA Secondary SPD
		11	K7 = Type II		H = Top: ANSI 7-pin w/Shrt Cap + Bottom: Zhaga Book 18 [5]		T = 20kV/10kA Secondry SPD [9]
		12	L7 = Type III		J = Top: ANSI 7-Pin w/ Long Life PE + Bottom: Zhaga Book 18 [5]		U4 = DALI D4i [4,11,5,6,7]
		13	M7 = Type IV		Z = Top: None+ Bottom: Book 18 [5]		VI = Field Adjustable Module [9]
		14	N7 = Type II Enhanced Back Light				Y = Coastal Finish [10]
		15					XXX = Special Options
		16					

Select Single V ONLY if fusing Selected
1 = 120V
2 = 208V
3 = 240V
4 = 277V
5 = 480V
D = 347V

1. Nominal IES Type classing subject to typical variation, individual units may differ, review IES files for individual sku typing.
2. 7-Pin receptacle per ANSI C136.41 and/or 4-Pin receptacle per Zhaga Book 18.
3. 7 Pin receptacle wired for 0-10V control unless Dali (U4) selected.
4. If U4 option is selected and A, D or E (7-Pin) receptacle option is selected, the D4i driver is configured with the DALI Integrated Power BUS enabled. Contact factory if DALI is desired with Integrated Power BUS disabled.
5. When ordering Zhaga Book 18 receptacle, Dali-D4i (Option U4) must be selected. DALI control BUS Powered.
6. Fusing not available with mult-volt (0 or H) Input Voltages.
7. Option MI provides for multiple fixtures in single palletized container. Single Pack box is standard.
8. Secondary 20kV SPD (Option T) may not be available with Fusing (Option F). Contact factory if required.
9. Field Adjustable Module (option VI) not available with Dali (Option U4).
10. Coastal Finish (option Y) is recommended for installations within 750 feet from coast. Lead time varies, check with factory.
11. Fusing may not be available with 347V or 480V if Dali (Option U4) is requested. Contact factory if required.
12. DLC not available for "0" or "H" Input Voltage of 03 lumen code.

Suggested HID Replacement

Approximately 3,000 lumens to replace 50W-70W HPS Cobra-head
Approximately 4,000-5,000 lumens to replace 100W HPS Cobra-head
Approximately 7,000-9,000 lumens to replace 150W HPS Cobra-head
Approximately 9,000-12,000 lumens to replace 200W HPS Cobra-head
Approximately 12,000-16,000 lumens to replace 250W HPS Cobra-head

Note: Actual replacement lumens may vary based upon mounting height, pole spacing, design criteria, etc.

Current

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LIGHTING EXHIBIT
L-2

Kimley»Horn

Luminaire Schedule					
Symbol	Qty	Label	Luminaire Lumens	Luminaire Watts	Total Watts
	2	RSW 40W-4LA	4610	40	80
	7	RSW 40W - 6LA	4610	40	280
	59	WAC 16W	1399	16.9241	998.522
	6	Off-Site 40W	4610	40	240

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Building 1A & 1B W Walkway	Fc	2.66	11.3	0.1	26.60	113.00
Building 2A & 2B W Walkway	Fc	2.77	10.9	0.1	27.70	109.00
Parking Lot	Fc	0.51	3.9	0.2	2.55	19.50
Walkway 1	Fc	0.89	6.2	0.1	8.90	62.00
Walkway 2	Fc	7.74	18.1	1.6	4.84	11.31
Walkway 3	Fc	3.15	10.2	0.8	3.94	12.75
Walkway 4	Fc	3.58	10.0	0.7	5.11	14.29
Walkway 5	Fc	8.18	15.2	2.1	3.90	7.24
Walkway 6	Fc	2.95	11.7	0.4	7.38	29.25
Mary Ave West Sidewalk	Fc	0.93	8.8	0.3	3.10	29.33
Mary Ave Roadway	Fc	0.79	1.2	0.3	2.63	4.00
Mary Ave E-N Sidewalk	Fc	0.44	0.8	0.3	1.47	2.67
Mary Ave E-S Sidewalk	Fc	0.37	0.7	0.2	1.85	3.50

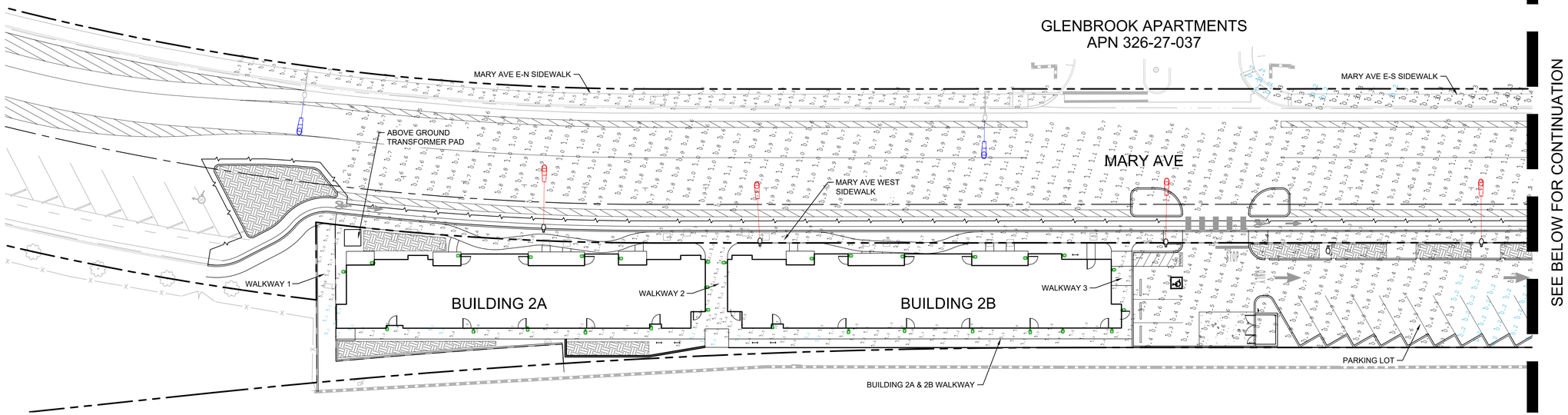
Off-Site Targeted Lighting Values				
	WALKWAY		Roadway	
	Average Illuminance (fc)	Uniformity Ratio (Avg/Min)	Average Illuminance (fc)	Uniformity Ratio (Avg/Min)
Goal	0.5	5.0	0.9	4.0

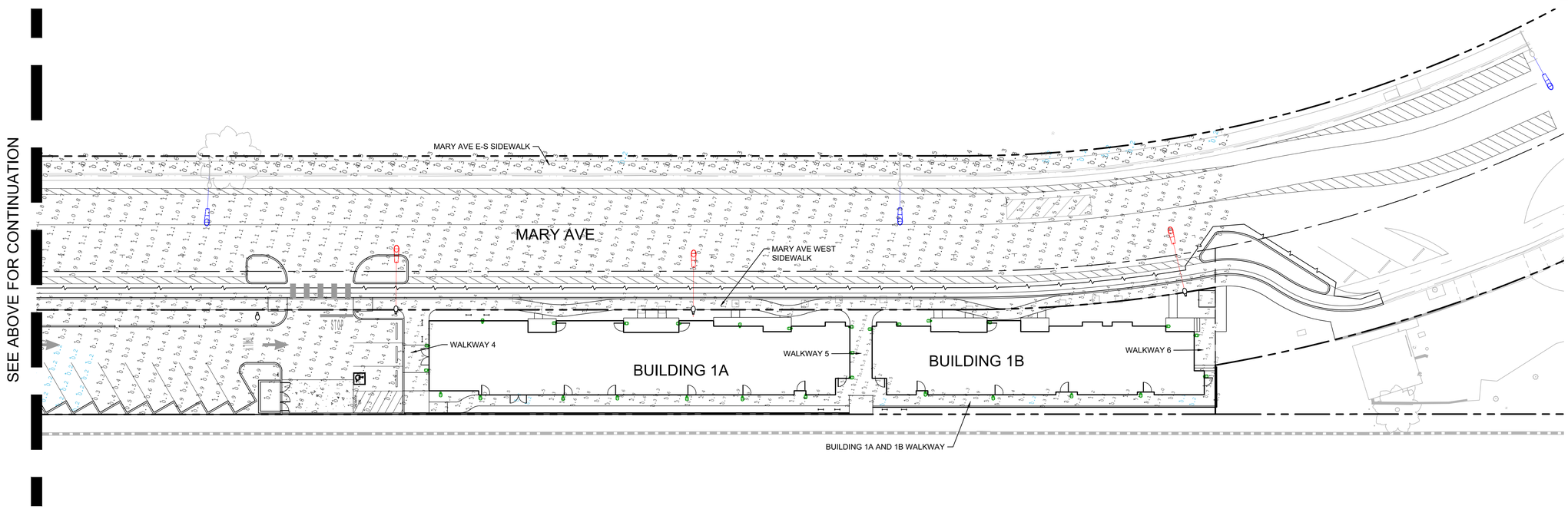
* VALUES FROM TABLE 11-2 OF RP-8-21 AND TABLE 2 OF RP-8-00
* MEDIAN PEDESTRIAN ACTIVITY ASSUMED

On-Site Targeted Lighting Values		
	Average Illuminance (fc)	Uniformity Ratio (Max/Min)
Goal	<3.0	6:1 to 10:1

* FROM CUPERTINO MUNICIPAL CODE 19.102.040 (B)(2)(d)

Kimley»Horn





LEGEND

- EXISTING CREE RSW, 6' LUM ARM
- PROPOSED CREE LEDWAY, 4' LUM ARM
- PROPOSED CREE LEDWAY, 6' LUM ARM
- PROPOSED WAC WALL-MOUNTED, 8' HEIGHT

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

Kimley»Horn