

CHARITIES HOUSING

MARY AVENUE
CUPERTINO, CALIFORNIA



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



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

OVERALL SITE PLAN

SHEET

AS1.0

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OVERALL SITE PLAN	1"=40'	1
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1	(E) PROPERTY LINE	10	(N) PARKING LOT WITH ASPHALT
2	(E) 14'-0" TALL CMU SOUND WALL	11	(N) RETAINING WALL
3	(E) 7'-0" PUBLIC SERVICE EASEMENT ON PROPERTY	12	(N) ELECTRICAL TRANSFORMER PAD
4	(E) FIRE LANE TO REMAIN	13	(N) CONCRETE TRASH PAD
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		

SITE AREA: 0.7913 ACRES
(34,412 SQUARE FEET)

PARKING:

<u>ON-SITE PARKING:</u>	
REGULAR	20 STALLS
ACCESSIBLE	2 STALLS
TOTAL ON-SITE PARKING	22 STALLS

ON-SITE PARKING RATIO: 0.55 STALLS PER UNIT

NOTE: THERE ARE ALSO 33 OFF-SITE PARKING STALLS AT THE STREET CURB.

BUILDING AREA: 29,865 SQ. FT.

<u>BUILDING 1:</u>	14,883 SQ. FT.
<u>TOTAL UNITS:</u>	<u>19 UNITS</u>
STUDIO UNITS:	2 UNITS
1 BEDROOM UNITS:	8 UNITS
2 BEDROOM UNITS:	8 UNITS
3 BEDROOM UNITS:	1 UNIT

<u>BUILDING 2:</u>	14,982 SQ. FT.
<u>TOTAL UNITS:</u>	<u>21 UNITS</u>
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 \approx 40 UNITS

KEYNOTES

TABULATIONS

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MARY AVENUE
AFFORDABLE
HOUSING

CITY OF
CUPERTINO

MARY AVENUE
CUPERTINO, CA



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900 High Street, Suite 1
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Kimley»Horn

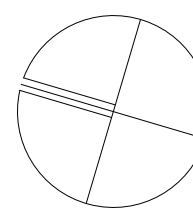
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REVISION

REF. NORTH



PROJECT NO. 197381002

DATE JUL 2024

DRAWN BY

SCALE SEE SHEET

SHEET

EXISTING
CONDITIONS &
DEMO PLAN

C000.0

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GLENBROOK APARTMENTS
APN 326-27-037

MARY AVE

APN 326-27-053

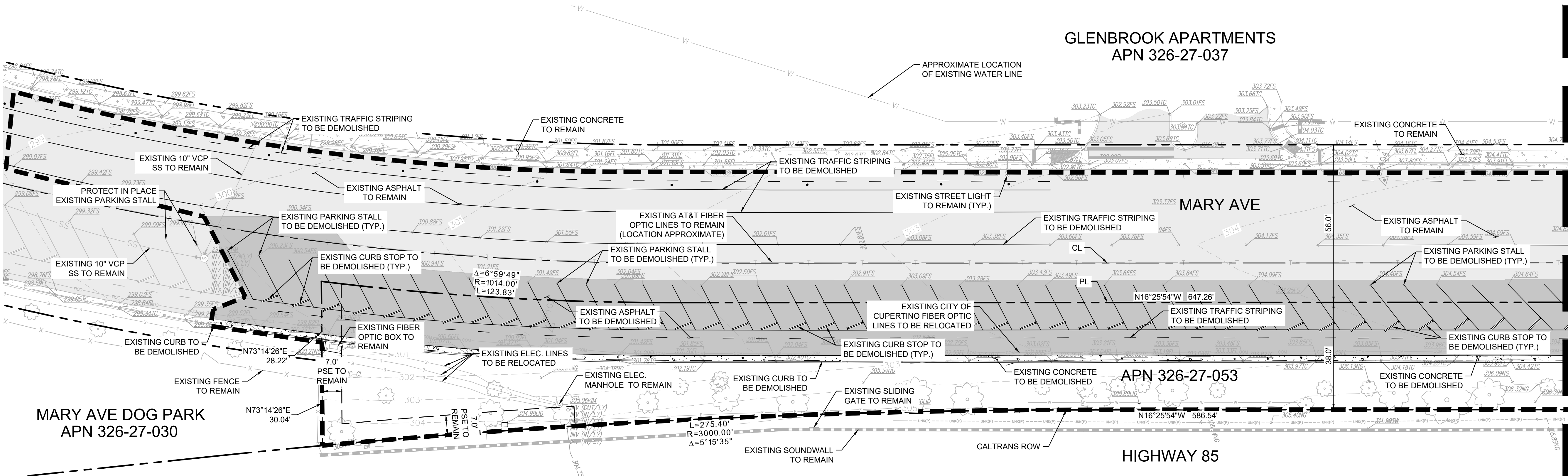
HIGHWAY 85

MARY AVE

APN 326-27-053

ARROYO VILLAGE
APN 326-27-042

HIGHWAY 85



MARY AVE DOG PARK
APN 326-27-030

LEGEND

---	PROPERTY LINE/ CALTRANS ROW	NG	NATURAL GROUND	GATE	GROUND ELECTRIC
---	CENTERLINE	R/W	RIGHT OF WAY	GUARD POST	TELCO CABINET
---	EASEMENT	TCAB	TELCO PULL BOX	IRRIGATION CONTROL VALVE	CATCH BASIN
---	APPROXIMATE CIVIL LIMIT OF WORK	TPB	TOP OF CURB	SEWER CLEAN OUT	CENTERLINE
---		TC	TOP OF GRATE	SEWER MANHOLE	C&G
---		TCG	TOP OF WALL	SIGN	CURB & GUTTER
---		TCG	TYPICAL	STORM DRAIN MANHOLE	#
---		TCG	WATER METER	STREET LIGHT	DI
---		TCG	WATER VAULT	TRUNCATED DOME	EC
---		TCG	BLOCK WALL	WATER FAUCET	FS
---		TCG	CENTERLINE	WATER VALVE	FL
---		TCG	CHAIN LINK FENCE		HCR
---		TCG	CONCRETE/RETAINING WALL		INV
---		TCG	EDGE OF PAVEMENT		ICV
---		TCG	ELECTRIC LINE PAINTED		
---		TCG	FLOW LINE		
---		TCG	GAS LINE PAINTED		
---		TCG	INTERIOR LOT LINE		
---		TCG	RIGHT-OF-WAY		
---		TCG	SANITARY SEWER LINE PAINTED		
---		TCG	TELECOM LINE PAINTED		
---		TCG	WATER LINE PAINTED		

APN	ASSESSOR'S PARCEL NUMBER	ASPHALT PAVEMENT
BEV	BACKFLOW PREVENTER	BACKFLOW PREVENTER
CB	CATCH BASIN	CATCH BASIN
CL	CENTERLINE	CONCRETE PAVEMENT
C&G	CURB & GUTTER	CONTROL POINT
#	DIAMETER OF EXISTING TREE	DOOR
DI	DRAIN INLET	ELECTRIC MANHOLE
EC	ELECTRIC CABINET	ELECTRIC METER
FS	FINISH SURFACE	FIRE HYDRANT
FL	FLOW LINE	FLOW DIRECTION
HCR	HANDICAP RAMP	FOUND MONUMENT AS NOTED
INV	INVERT	GAS METER
ICV	IRRIGATION CONTROL VALVE	GAS VALVE

SURVEY NOTES:

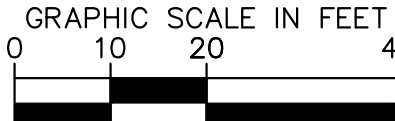
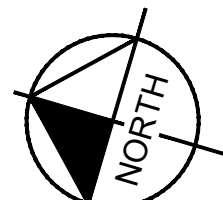
BASIS OF BEARING:
THE BEARINGS SHOWN HEREON ARE BASED UPON
THE CENTERLINE OF MARY AVENUE, BEING
N89°11'55"W PER PARCEL MAP RECORDED IN BOOK
838 OF MAPS, PAGES 24 & 25, IN THE OFFICE OF THE
COUNTY RECORDER.

BENCHMARK:
NORTHING: 1943739
EASTING: 6110141
ELEVATION: 328.97
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:

- 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.
- ALL MATERIAL REMOVED FROM THIS SITE SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
- REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIAL.
- DUST CONTROL MEASURES SHALL BE USED DURING DEMOLITION. CONTRACTOR SHALL PROVIDE A DUST CONTROL AND MITIGATION MEASURES PLAN.
- 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.
- CONTRACTOR SHALL ADJUST THE GRADE OF ANY EXISTING UTILITIES TO REMAIN.
- 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.
- 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.
- 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.
- 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.
- RELOCATION OR REMOVAL OF ELECTRICAL AND GAS UTILITIES SHALL BE COORDINATED WITH PACIFIC GAS AND ELECTRIC COMPANY.
- 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.
- LIMIT OF SITE DEMOLITION SHALL NOT EXTEND OUTSIDE THE EXISTING R/W AND PROPERTY LIMITS.
- 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.



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SCALE SEE SHEET

SHEET

PRELIMINARY SITE PLAN C001.0

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	PROPERTY LINE/ CALTRANS ROW
	CENTERLINE
	EASEMENT
	SAWCUT LINE

