

MORGAN HILL SENIOR HOUSING

16685 Church Street,
Morgan Hill, Santa Clara County
CA 95037

THE SCOPE OF WORK FOR THIS PROJECT INCLUDES:

- DEMO OF EXISTING STRUCTURES AND HARDSCAPE ON SITE
- TREE REMOVAL
- LOT MERGER
- CONSTRUCTION OF
 - 3-STORY, 82-UNIT AFFORDABLE SENIOR HOUSING DEVELOPMENT (81 ONE-BEDROOM UNITS, AND 1 TWO-BEDROOM MANAGER'S UNIT)
 - 37 ON GRADE PARKING SPACES
 - NEW LANDSCAPE ELEMENTS, INCLUDING BIO-RETENTION PONDS

ON-SITE RECREATIONAL AMENITIES INCLUDE:

- TIER 1 (2 REQ'D): PARK BENCHES & PASSIVE WATER FEATURE (FOUNTAIN)
- TIER 2 (2 REQ'D): SHADE TRELLIS & CLUBHOUSE
- TIER 3 (1 REQ'D): EXERCISE RM

PERMITS REQUIRED:

1. DEMO PERMIT FOR REMOVAL OF EXISTING STRUCTURES ON SITE.
2. CONDITIONAL USE PERMIT REQUIRED FOR SENIOR HOUSING, INDEPENDENT LIVING, IN THE MIXED-USE-FLEX ZONE.
3. DESIGN PERMIT REQUIRED FOR THE ADDITION OF 3 OR MORE RESIDENTIAL UNITS.
4. DENSITY BONUS IS REQUESTED FOR ADDITION OF 37 UNITS OVER STATED ZONING DENSITY. CONCESSIONS REQUESTED ARE AN INCREASE IN HEIGHT AND F.A.R. AND A REDUCTION IN PARKING AND PRIVATE OPEN SPACE.

PROJECT DESCRIPTION



| BUILDING CODE INFORMATION | | | | | |
|--|-----------|---|-----------|-----------|------------------------------------|
| OCCUPANCY & BUILDING TYPE | | | | | |
| MIXED USE (R2) MULTI-FAMILY DWELLING UNITS | | | | | |
| FLOOR 2 - 4 | R2 | VA | FULLY... | CBC 510.2 | |
| HEIGHT AND AREA LIMITATIONS | | | | | |
| TYPE VA | | | | | |
| | | ALLOWED | PROPOSED | | |
| | | STORIES | FEET | STORIES | FEET |
| HEIGHT | R2 | 4 | 70 FT | 3 | 41'-8" |
| AREA | R2 | 115,216 SF | 69,239 SF | | CBC 504.2, WITH NFPA 13 SPRINKLERS |
| ALLOWABLE AREA PER FLOOR | 38,405 SF | FRONTAGE INCREASE PER CBC 506.3 ALLOWABLE BUILDING AREA WITHOUT FRONTAGE INCREASE 36,000 SF PER CBC 506.1 | | | |
| SPRINKLER (IS) | 2 | | | | |
| FRONTAGE (F) | 356' | | | | |
| BLDG PERIMETER (P) | 787' | | | | |
| WIDTH (W) | 29.72' | | | | |
| FRONTAGE INCREASE (I) | .2 | | | | |
| FIRE RATING | | | | | |
| | | TYPE VA | | | |
| STRUCTURAL FRAME | 1 | CBC TABLE 601 | | | |
| BEARING WALLS | | | | | |
| EXTERIOR | 1 | | | | |
| INTERIOR | 1 | | | | |
| NON-BEARING WALLS | 0 | | | | |
| FLOOR... | 1 | | | | |
| ROOF CONSTRUCTION | 1 | | | | |
| FSD < 5 FT | | | | | |
| 5 FT < FSD < 10 FT | 1 | CBC TABLE 602 | | | |
| 10 FT < FSD < 30 FT | 1 | | | | |
| FSD > 30 FT | 0 | | | | |
| BTWN DWELLING UNITS (WALLS AND...) | | | | | |
| | 1 | CBC 420.2 | | | |
| CORRIDOR WALLS | | | | | |
| | 1 | CBC TABLE 1018.1 | | | |

| PLANNING CODE INFORMATION | | | | | |
|-------------------------------|--|--|--------------------------------|--|--|
| SITE INFORMATION | | | | | |
| ADDRESS: | | 16685 CHURCH ST | | | |
| APN: | | 817-02-001 & 817-02-025 | | | |
| ZONING: | | MIXED USE FLEX | | | |
| PARCEL CONDITIONS | | | | | |
| | | EXISTING | PROPOSED | | |
| LOT AREA | | 817-02-001: 38,593 SF 817-02-025: 43,650 SF | 82,243 SF | | |
| BLDG FOOTPRINT | | 817-02-001: 2,967 SF 817-02-025: 0 SF | 24,300 SF | | |
| YEAR CONSTRUCTED | | 1917 | --- | | |
| SITE REQUIREMENTS | | | | | |
| FLOOR-AREA RATIO | 0.5 | 02-001: 0.077 02-025: 0 | 0.84 | F.A.R. INCREASE REQUESTED AS DENSITY BONUS CONCESSION | |
| RESIDENTIAL DENSITY | 7 - 24 DU/ACRE 1.89 ACRE = 45 DU/ACRE MAX | 0 | 82 TOTAL (44 DU/ACRE) | DENSITY BONUS REQUESTED FOR ADDITIONAL 37 | |
| BUILDING COVERAGE | 50% | 3.6% | 29.5% | | |
| COMMON USABLE OPEN SPACE | 25% SITE AREA = 12,335 SF | N/A | 24,349 | COMMON IN LIEU OF PRIVATE OPEN SPACE REQUESTED AS DENSITY BONUS CONCESSION | |
| PRIVATE USABLE OPEN SPACE | 48 SF X 41 UNITS = 1,968 SF | N/A | 0 SF | | |
| STRUCTURE REQUIREMENTS | | | | | |
| HEIGHT | 35' | 17'-6" | 36'-8" TO ROOF FRMING. 41' ... | HEIGHT INCREASE REQUESTED AS DENSITY BONUS CONCESSION | |
| # STORIES | 3 STORIES | 1 | 3 | | |
| FLOOR AREAS | | | | | |
| TOTAL GROSS FLOOR AREA | | 2,967 SF | 69,239 SF | | |
| FIRST FLOOR | | 2,967 SF | 24,300 SF | | |
| SECOND FLOOR | | -- | 22,614 SF | | |
| THIRD FLOOR | | -- | 22,325 SF | | |
| PARKING | | | | | |
| RESIDENT PARKING SPACES | 1 PER UNIT = 82 | 6 | 37 TOTAL | PARKING REDUCTION REQUESTED AS DENSITY BONUS CONCESSION | |
| GUEST PARKING SPACES | 1 per 5 UNITS = 17 | 0 | | | |
| ADA PARKING SPACES | 5% MIN | 1 | 7 | | |
| EV PARKING SPACES | 1 PER 49 SPACES | 0 | 2 | 1 AT ADA, 1 AT TYP | |
| BIKE PARKING | | | | | |
| SHORT TERM BIKE PARKING | 10% REQ'D CAR PKG = 8.2 | 0 | 9 | | |
| LONG TERM BIKE PARKING | 1 PER 5 UNITS = 16.4 | 0 | 18 | | |

OWNER:
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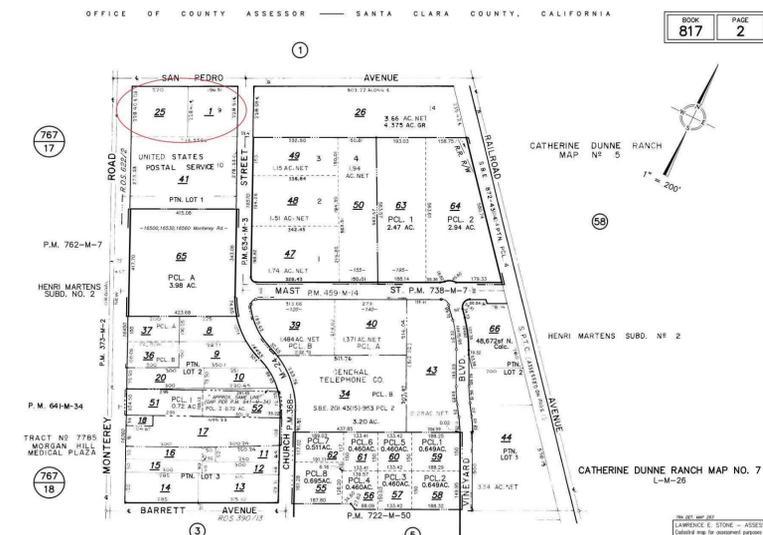
MODULAR:
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Steve Clough
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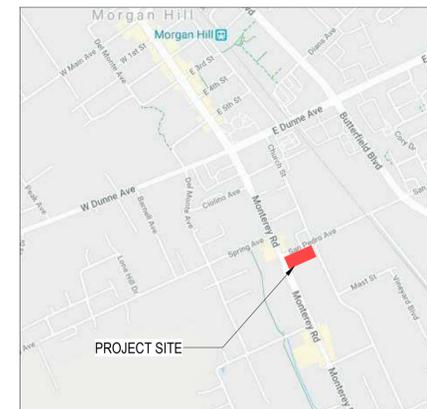
STRUCTURAL:
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Kai Risung
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PROJECT TEAM



PARCEL MAP



VICINITY MAP

MORGAN HILL SENIOR HOUSING

SAN PEDRO AT MONTEREY ROAD, MORGAN HILL, CA
JOB NO. 19045

ISSUE

| DATE | DESCRIPTION |
|----------|-------------------|
| 04.28.20 | PLANNING APP |
| 05.04.20 | PFL PHASE 1 |
| 05.22.20 | 100% SCHEMATIC |
| 06.10.20 | PLANNING RESUB |
| 07.13.20 | PLANNING RESUB #2 |

DRAWING TITLE

PROJECT INFO

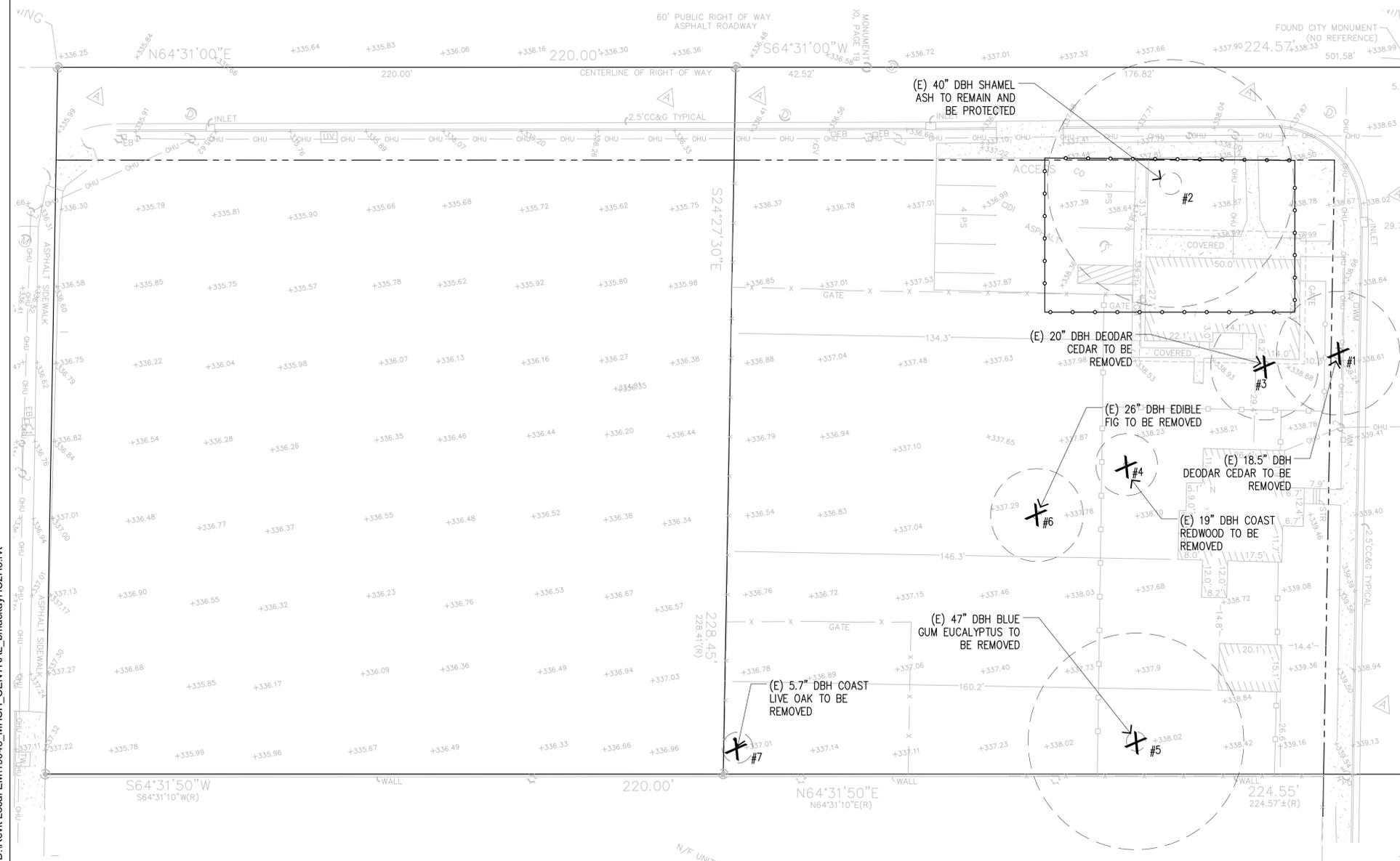
SCALE As indicated

G1.00

NOTES:

1. REFER TO TREE PROTECTION AND PRESERVATION PLAN PREPARED BY DAVE LACZKO & ASSOCIATES, LLC DATED FEBRUARY 7, 2020.
2. REFER TO TREE PROTECTION SPECIFICATIONS FOR MITIGATION REQUIREMENTS AND TREE PRESERVATION REQUIREMENTS DETAILED IN THE TREE PROTECTION AND PRESERVATION PLAN PREPARED BY DAVE LACZKO & ASSOC., LLC DATED FEBRUARY 7, 2020. ALL GUIDELINES AND REQUIREMENTS SHALL BE FOLLOWED BY THE GENERAL CONTRACTOR AND SUB-CONTRACTORS DURING CONSTRUCTION.
3. ROOT PRUNING SPECIFICATIONS: IN THE EVENT ROOTS 2" IN DIA. OR GREATER ARE ENCOUNTERED, ROOT PRUNING MAY PROVE NECESSARY. HALT ACTIVITIES AND CONTACT THE PROJECT ARBORIST. THE FOLLOWING GUIDELINES SHALL BE ADHERED TO WITH THE PROJECT ARBORIST ON SITE TO ADVISE WORK CREWS.
 - 3.1. PRUNING ROOTS 2" IN DIA. OR GREATER REQUIRES THE USE OF A COMMERCIAL GRADE 15-AMP RECIPROCATING SAW WITH AT LEAST 3 NEW AND UNUSED WOOD CUTTING BLADES AVAILABLE WHILE ON SITE.
 - 3.2. CLEANLY SEVER THE ROOT WITHOUT RIPPING OR TEARING THE ROOT TISSUE. IT IS PREFERABLE TO CUT BACK TO A LATERAL ROOT, MUCH LIKE WHEN REDUCING THE LENGTH OF A STEM OR BRANCH. BATTERY OPERATED RECIPROCATING SAWS WITH USED BLADES WILL NOT BE ALLOWED.
 - 3.3. A NEW UNUSED ARBORIST HAND SAW WILL ALSO BE ALLOWED I.E. FANNO TRI-EDGE BLADE HAND SAW.
4. PRUNING SPECIFICATIONS: ALL TREE PRUNING ACTIVITIES SHALL BE PERFORMED PRIOR TO BEGINNING DEVELOPMENT ACTIVITIES BY A QUALIFIED ARBORIST WITH A C-61/D-49 CALIFORNIA CONTRACTORS LICENSE. TREE MAINTENANCE AND CARE SHALL BE SPECIFIED IN WRITING ACCORDING TO AMERICAN NATIONAL STANDARD (ANSI) FOR TREE CARE OPERATIONS: TREE, SHRUB AND OTHER WOODY PLANT MANAGEMENT: STANDARD PRACTICES PARTS 1 THROUGH 10, AND ADHERE TO ANSI Z133.1 SAFETY STANDARDS AND LOCAL REGULATIONS. WORK SHALL BE PERFORMED ACCORDING TO THE MOST RECENT EDITION OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE BEST MANAGEMENT PRACTICES FOR EACH SUBJECT MATTER TREE PRUNING ETC.) THE USE OF SPIKES AND/OR GAFFS WHEN CLIMBING IS STRICTLY PROHIBITED.
5. RAISE CANOPY: (A.K.A. CROWN LIFTING) THE SELECTIVE REMOVAL OF LOWER GROWING OR LOW HANGING LIMBS TO GAIN VERTICAL CLEARANCE. DO NOT REMOVE LIVING STEMS GREATER THAN 4" IN DIAMETER WITHOUT THE APPROVAL OF THE PROJECT ARBORIST.
6. RECOMMENDED PROJECT ARBORIST ON-SITE MONITORING: PRE-DEMOLITION MEETING BETWEEN ARBORIST AND THE DEMOLITION CONTRACTOR'S EXPERIENCED EQUIPMENT OPERATOR. POSSIBLE ROOT PRUNING ACTIVITIES THAT WERE DISCUSSED HEREIN.
7. GRADING, EXCAVATION, AND TRENCHING: IT IS PREFERABLE TO MAINTAIN THE CURRENT ELEVATIONS WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN. ALL TRENCHING FOR UNDERGROUND UTILITIES SHOULD BE ROUTED OUTSIDE THE TREE'S DRIPLINE.
8. TREE PROTECTION SPECIFICATIONS:
 - 8.1. TYPE I TREE PROTECTION ZONE: A FENCED AREA ERECTED AROUND A TREE OR GROUP OF TREES PRIOR TO BEGINNING ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITIES TO PROTECT THE ROOTS AND SOIL FROM COMPACTION, AND TO KEEP THE TREE TRUNK AND BRANCHES CLEAR FROM DAMAGE BY CONSTRUCTION, EQUIPMENT, OR PERSONNEL ACTIVITIES. A TYPICAL TPZ CONSISTS OF A SIX-FOOT-HIGH FENCE MINIMUM (PREFERABLY CHAINED LINK) THAT IS SECURELY INSTALLED IN THE GROUND AND AROUND THE TREE WITH A RADIUS EQUAL TO OR AS CLOSE AS POSSIBLE TO THE TREE'S DRIP LINE. A SIGN STATING, "TREE PROTECTION ZONE-NO ENTRY" IS PLACED IN CLEAR VIEW OF THE FENCE VISIBLE FROM ALL POINTS OF INGRESS AND EGRESS AND LEFT IN PLACE FOR THE DURATION OF THE CONSTRUCTION PHASE. MULCH TO A DEPTH OF SIX INCHES IS PLACED WITHIN THE TPZ TO FURTHER PROTECT THE TREE'S CRITICAL ROOT ZONE AND SOIL - DO NOT COVER THE BASE OF THE TRUNK WITH THE MULCH. STORAGE OF CONSTRUCTION MATERIALS WITHIN THE TPZ IS STRICTLY PROHIBITED, AND PHYSICAL ENTRY IS LIMITED TO DESIGNATED PERSONNEL (ONE OR TWO PEOPLE PREFERABLY).
 - 8.2. TYPE II TREE PROTECTION ZONE: ALTERNATE FORM OF TREE PROTECTION BY WRAPPING THE TREE WHEN SUFFICIENT ROOM FOR A TYPE I TPZ IS UNAVAILABLE, MORE SPECIFICALLY; STRAW WATTLE USED AS A TREE WRAP BY COILING THE WATTLE AROUND THE TRUNK TO A MINIMUM HEIGHT OF 6 FEET ABOVE GRADE. A SINGLE LAYER OR MORE OF ORANGE PLASTIC CONSTRUCTION FENCING IS THEN WRAPPED AND SECURED AROUND THE STRAW WATTLE. NO PORTION OF THE TREE WRAP IS TO BE AFFIXED DIRECTLY TO THE TREE WITH NAILS, LAG BOLTS, SPIKES, ETC. THE PURPOSE OF THIS TYPE OF TREE PROTECTION IS TO PROTECT THE TRUNK FROM DAMAGE BY DIRECT IMPACTS OF EQUIPMENT, VEHICLES, TOOLS, ETC. AND NAILING THE WRAP DIRECTLY TO THE TREE WILL CAUSE THE EXACT TYPE OF DAMAGE WE ARE TRYING TO AVOID. ALTERNATIVELY, WOODEN SLATS AT LEAST ONE INCH THICK AT LEAST 6 FEET LONG CAN BE BOUND SECURELY, EDGE TO EDGE, AROUND THE TRUNK WITH A SINGLE LAYER OR MORE OF ORANGE PLASTIC CONSTRUCTION FENCE THEN WRAPPED AN SECURED AROUND THE OUTSIDE OF THE WOODEN SLATS. THE REMOVAL OF AN TREE PROTECTION FENCING OR WRAP AUTHORIZED ONLY AFTER AN ON-SITE INSPECTION BY THE ARBORIST.
9. REFER TO TREE PROTECTION SPECIFICATIONS FOR CALCULATING THE VALUE OF EACH TREE.
10. REMOVE OR GRIND ALL EXISTING TREE STUMPS AND MAJOR ROOTS OF TREES TO BE REMOVED.
11. SEE ARCHITECTURE DRAWINGS FOR SITE DEMOLITION PLANS.

PRELIMINARY
NOT FOR CONSTRUCTION



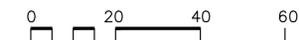
TREE INVENTORY

| TREE # | COMMON NAME | GENUS/SPECIES | DIAMETER AT BREAST HEIGHT (DBH) | CANOPY | CONDITION |
|--------|---------------------|----------------------|---------------------------------|--------|-----------|
| 1 | DEODAR CEDAR | CEDRUS DEODARA | 18.5" | 40' | GOOD |
| 2 | SHAMEL ASH | FRAXINUS UHDEI | 40" | 80' | GOOD |
| 3 | DEODAR CEDAR | CEDRUS DEODARA | 20" | 35' | POOR |
| 4 | COAST REDWOOD | SEQUOIA SEMPERVIRENS | 19" | 20' | FAIR |
| 5 | BLUE GUM EUCALYPTUS | EUCALYPTUS GLOBULUS | 47" | 70' | GOOD |
| 6 | EDIBLE FIG | FICUS CARICA | 26" | 30' | GOOD |
| 7 | COAST LIVE OAK | QUERCUS AGRIFOLIA | 5.7" | 10' | GOOD |

REFER TO TREE PROTECTION AND PRESERVATION PLAN PREPARED BY DAVE LACZKO & ASSOCIATES, LLC DATED FEBRUARY 7, 2020.

LEGEND:

- TREE PROTECTION FENCE
- EXISTING TREE TO REMAIN
- EXISTING TREE CANOPY
- TREE SURVEY NUMBER - REFER TO TREE INVENTORY
- EXISTING TREE TO BE REMOVED
- TREE SURVEY NUMBER - REFER TO TREE INVENTORY



MORGAN HILL SENIOR HOUSING

SAN PEDRO AT MONTEREY ROAD, MORGAN HILL, CA
JOB NO. 19045

ISSUE

| DATE | DESCRIPTION |
|-----------|----------------------|
| 4/22/2020 | PLANNING APPL. |
| 5/21/2020 | SD SET |
| 6/10/2020 | PLANNING RESUBMITTAL |
| 7/13/2020 | PLANNING RESUB #2 |

DRAWING TITLE
TREE PROTECTION AND REMOVAL PLAN

SCALE As indicated

L-101

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MORGAN HILL SENIOR HOUSING

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 MORGAN HILL, CA
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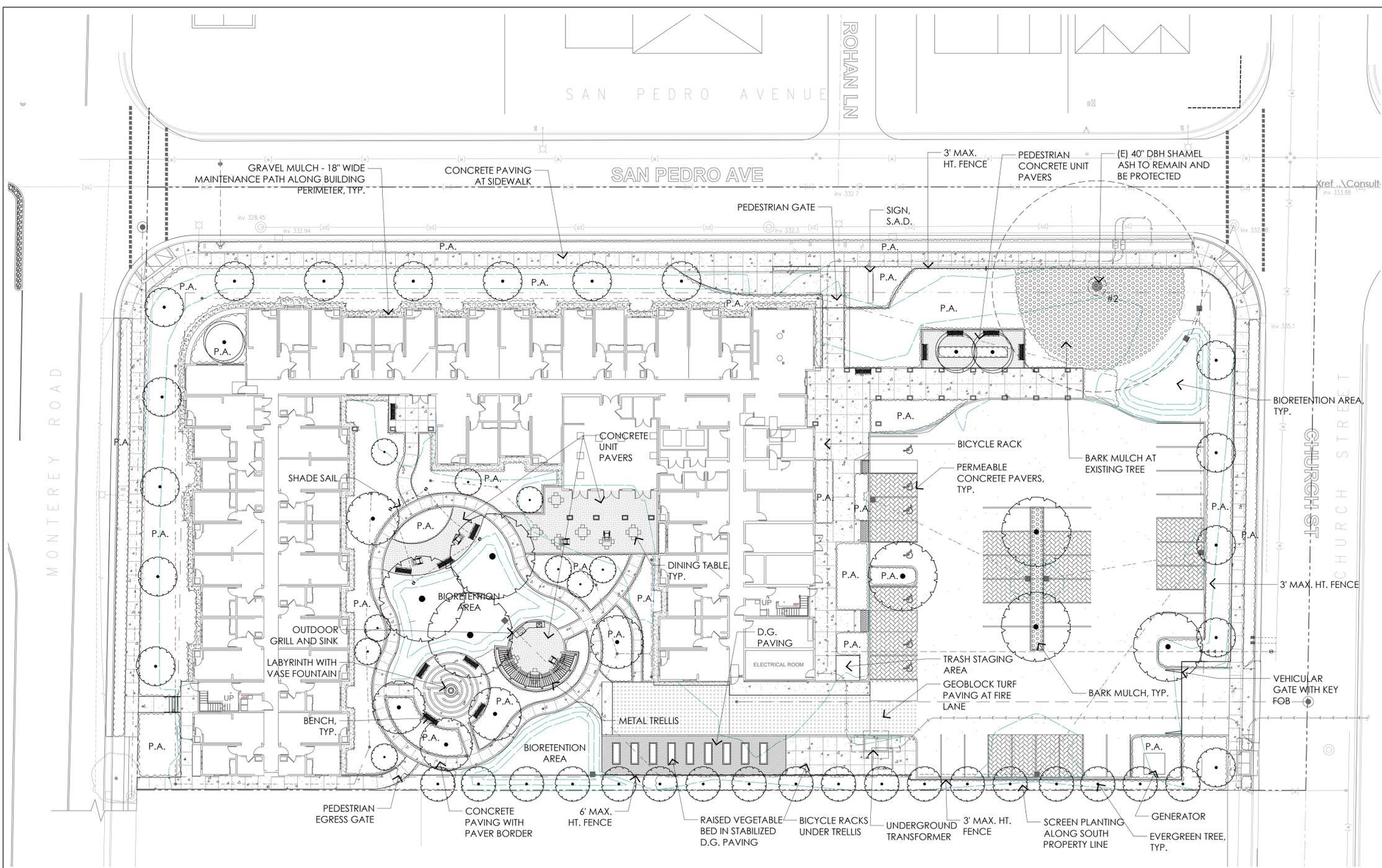
DRAWING TITLE
LANDSCAPE LAYOUT PLAN

SCALE As indicated

L-201

LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING TREE CANOPY
- TREE SURVEY NUMBER - REFER TO TREE INVENTORY
- CONCRETE PAVING
- A.C. PAVING
- D.G. PAVING
- GEOBLOCK TURF PAVING
- 3' DEPTH BARK MULCH
- CONCRETE UNIT PAVERS
- PERMEABLE CONCRETE PAVERS AT PARKING
- PROPOSED TREE
- ALIGN
- POLE LIGHT, S.E.D.
- DRAIN INLET, S.C.D.
- UTILITY COVER, S.C.D.
- WHEELCHAIR CLEAR ZONE - 30" W. X 48" D.
- TRASH/RECYCLING RECEPTACLES
- EXPANSION JOINT
- EJ EQUAL
- EQ EQUAL
- F.D.C. FIRE DEPARTMENT CON.
- N.I.C. NOT IN CONTRACT
- P.A. PLANTING AREA
- S.A.D. SEE ARCHITECTURAL DWG
- S.C.D. SEE CIVIL DRAWINGS
- S.E.D. SEE ELECTRICAL DRAWINGS
- SP SPACE
- S.S.D. SEE STRUCTURAL DWGS.
- TYP. TYPICAL



PRELIMINARY
 NOT FOR CONSTRUCTION

NOTE: FOR LAYOUT NOTES REFER TO SHEET L-001

MATERIALS SCHEDULE

| DESCRIPTION | FINISH | COLOR | MANUFACTURER | CATALOG NO. / DIMENSIONS | NOTES |
|--|-------------------|----------------|--|--|-------|
| PAVING | | | | | |
| ASPHALT PAVING | - | - | - | S.C.D. | - |
| CONCRETE PAVING AT SIDEWALK | MEDIUM BROOM | PLAIN GRAY | - | S.C.D. | - |
| GEOBLOCK TURF PAVING AT FIRE LANE | - | - | PRESTO/GEOSYSTEMS, 800.548.3424 | GEOBLOCK 5150 WITH 2" WALL HEIGHT, H-20 RATED | - |
| PERMEABLE CONCRETE PAVERS AT PARKING | - | GRAY | PACIFIC INTERLOCK PAVERS, INC., 831-637-9163 | PERMEABLE HYDRO-FLO HOLLAND PAVER, 8" X 4" X 80MM HERRINGBONE PATTERN | - |
| PEDESTRIAN CONCRETE UNIT PAVERS | MEDIUM SANDWASHED | MIAMI BUFF | DAVIS COLORS, 800-356-4848 | #5447 MIAMI BUFF INTEGRAL COLOR ADMIXTURE | - |
| PEDESTRIAN CONCRETE UNIT PAVERS | - | VICTORIAN | BELGARD, 844-495-8210 | CAMBRIDGE COBBLE, SQUARE 2-3/8" X 6" X 6" AND RECTANGULAR 2-3/8" X 6" X 9", PATTERN: 75% RECTANGLES, 25% SQUARES | - |
| CONCRETE PAVERS AT LABYRINTH AND BORDERING CURVED WALK | - | VICTORIAN | BELGARD, 844-495-8210 | CAMBRIDGE COBBLE, SQUARE 2-3/8" X 6" X 6" AND CIRCLE PIECES CLOSER TO CENTER OF LABYRINTH (NOT IN CENTER) | - |
| STABILIZED DECOMPOSED GRANITE PAVING | - | GOLD | TMT ENTERPRISES, 408-432-9040 | WITH STABILIZER (GRANITCRETE) | - |
| GRAVEL MULCH | - | GRAY/WHITE | GRANITEROCK, 831-768-2380 | WILSON 3/4" MINUS CRUSHED GRANITE DRAIN ROCK | - |
| METAL HEADER | BLACK ANODIZED | BLACK | PERMALOC, 800-356-9660 | 3/16" THICK X 4" HT. CLEANLINE EDGING (ANODIZED ALUMINUM) | - |
| SLATE CHIPS AT FOUNTAIN BASINS | - | MINDIGHT BLACK | LYNGSO, 650-364-1730 | SKU-MBTSC, MIDNIGHT BLACK SLATE TUMBLED CHIPS 1.5" - 7" | - |

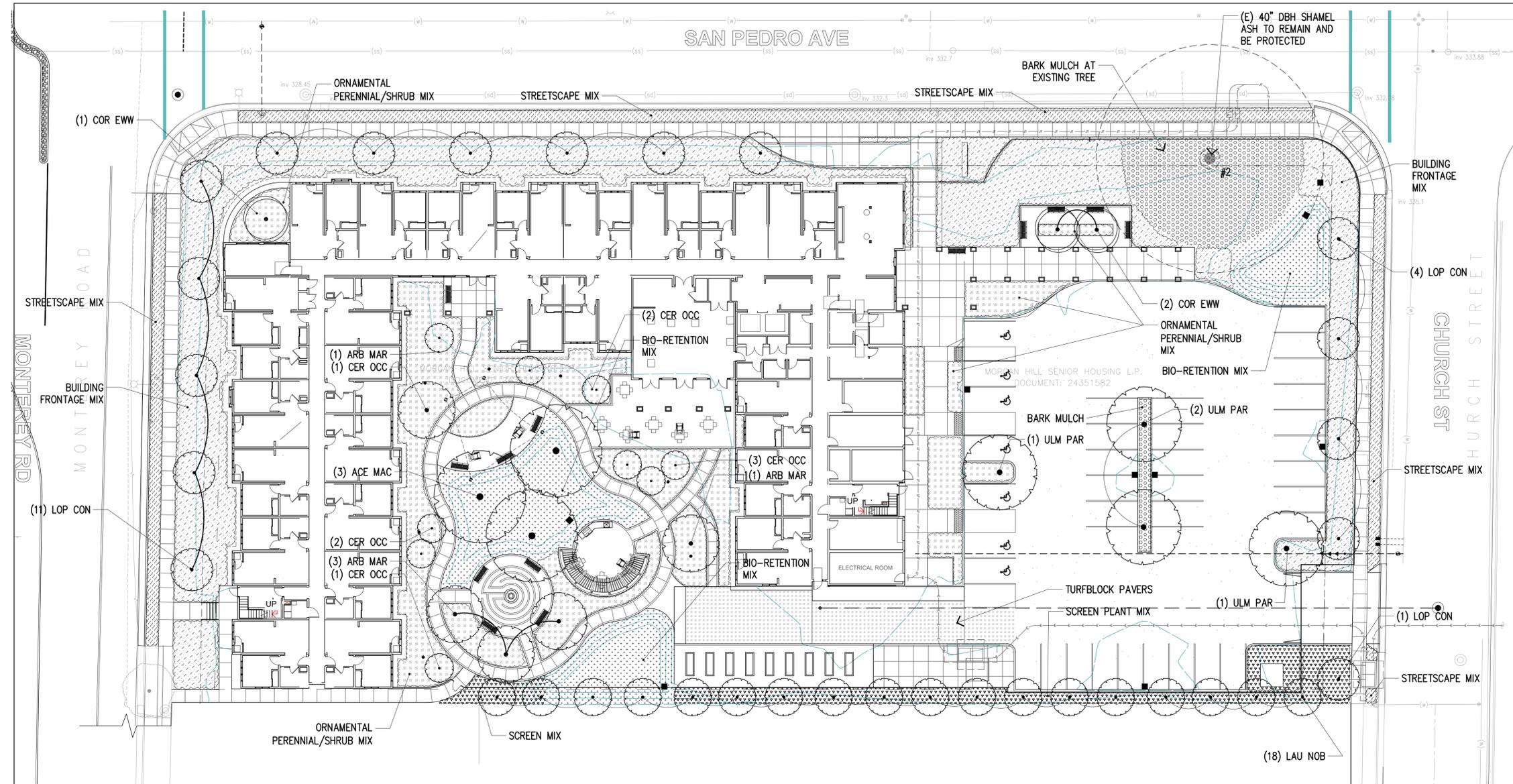
MATERIALS SCHEDULE (CONT.)

| DESCRIPTION | FINISH | COLOR | MANUFACTURER | CATALOG NO. / DIMENSIONS | NOTES |
|--------------------------------------|------------------|------------|--|--|------------------------|
| SITE IMPROVEMENTS | | | | | |
| OUTDOOR GRILL | STAINLESS STEEL | - | LYNXGRILL.COM | MODEL: L600 36" SEDONA BUILT-IN GRILL WITH 3 STAINLESS STEEL BURNERS | USE PROPANE TANKS |
| CABINET DOOR | STAINLESS STEEL | - | LYNXGRILL.COM | MODEL: LDR636 36" SEDONA DOUBLE DOORS | - |
| OUTDOOR SINK | STAINLESS STEEL | - | LYNXGRILL.COM | MODEL: LSK24 24" SINK | TOP-MOUNT INSTALLATION |
| OUTDOOR FAUCET | STAINLESS STEEL | - | LYNXGRILLS.COM | MODEL: LFK SEDONA OUTDOOR GOOSENECK FAUCET | - |
| TRELLIS | POWDERCOATED | BLACK | - | POWDERCOATED STEEL METAL, MEMBER SIZING T.B.D. | - |
| SHADE SAIL | - | T.B.D. | USA SHADE CONTACT: ERIK ANSLINGER 800-966-5005 | 4-POINT HYPAR SAIL, 8' HT. | - |
| CONCRETE CURB WALL AT FOUNTAIN BASIN | LIGHT SANDWASHED | MIAMI BUFF | DAVIS COLORS, 800-356-4848 | #5447 MIAMI BUFF INTEGRAL COLOR ADMIXTURE | - |
| 3' HIGH FENCE | POWDERCOATED | BRONZE | - | MONTAGE 3-RAIL PANELS, MAJESTIC STYLE, STANDARD BOTTOM, BALL CAP | - |
| PEDESTRIAN GATE | POWDERCOATED | BRONZE | AMERISTAR 888-333-3422 | MONTAGE 3-RAIL SINGLE ARCHED SWING GATE, MAJESTIC STYLE, STANDARD BOTTOM | - |

MATERIALS SCHEDULE (CONT.)

| DESCRIPTION | FINISH | COLOR | MANUFACTURER | CATALOG NO. / DIMENSIONS | NOTES |
|-----------------------------|--------------------|-----------------|---|---|---------------|
| 6' HIGH FENCE | TIGER DRYLAC SATIN | STATUARY BRONZE | BOK MODERN 415-749-6500 | MODULAR FENCE, ALUMINUM PANEL, NO POST FENCE, PATTERN T.B.D. | - |
| VEHICULAR GATE | POWDERCOATED | BRONZE | SAMPSON SECURITY 949-233-5350 | SPEEDGATE B-TRACKLESS | - |
| FURNISHINGS | | | | | |
| BENCH | UNFINISHED | TEAK | LANDSCAPE FORMS CONTACT: REBECCA CASEY 269-337-1313 | 73-1/2" WELLSRING BENCH WITH 19" HT. SEAT (NO CENTER ARM RESTS) | SURFACE MOUNT |
| CHAIR | UNFINISHED | TEAK | COUNTRY CASUAL: 800-289-8325 | CALYPSO STACKING ARM CHAIR | FREESTANDING |
| ADA COMPLIANT 40" SQ. TABLE | UNFINISHED | TEAK | COUNTRY CASUAL: 800-289-8325 | 40" SQ. ADA COMPLIANT CALYPSO TABLE | FREESTANDING |
| PLANTER POT | GLAZED CERAMIC | T.B.D. | FLORA GRUBB GARDENS, 415-626-7256 | 22.5" X 18" EGG POT PV515 | - |
| VASE FOUNTAIN | GLAZED CERAMIC | T.B.D. | BLUE THUMB, 888-619-3474 | 26" W. X 31.5" HT. SIENNA FOUNTAIN KIT - FNT40413 | - |

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LEGEND:

- EXISTING TREE TO REMAIN
- EXISTING TREE CANOPY
- TREE SURVEY NUMBER - REFER TO TREE INVENTORY
- PROPOSED TREE

MORGAN HILL SENIOR HOUSING

SAN PEDRO AT MONTEREY ROAD,
 MORGAN HILL, CA
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|-----------|----------------------|
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| 5/21/2020 | SD SET |
| 6/10/2020 | PLANNING RESUBMITTAL |
| 7/13/2020 | PLANNING RESUB #2 |

PRELIMINARY
 NOT FOR CONSTRUCTION

NOTES ON PLANT SPECIES

MOST PROPOSED PLANT SPECIES ARE CLASSIFIED AS HAVING LOW WATER NEEDS IN THIS REGION, AND WILL REQUIRE LITTLE IRRIGATION ONCE ESTABLISHED. THREE PLANT SPECIES, ALL IN SMALL QUANTITIES, HAVE A MODERATE NEED FOR WATERING. PLANTS HAVE BEEN SELECTED BASED ON THEIR CLIMACTIC ORIGIN. MOST ARE NATIVE TO MEDITERRANEAN CLIMATE REGIONS, AND ALL ARE WELL ADAPTED TO LOCAL CLIMATE CONDITIONS.

WATER REQUIREMENTS ARE BASED ON WUCOLS IV (WATER USE CLASSIFICATIONS OF LANDSCAPE SPECIES), JANUARY 2014
 H = HIGH
 VL = VERY LOW
 L = LOW
 M = MEDIUM

PLANTING NOTES:

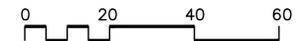
1. REMOVE COMPACTED SOIL AROUND BUILDING IN AREAS TO BE PLANTED.
2. SUBMIT SOIL AND SOIL AMENDMENT TEST REPORT FOR ARCHITECT'S REVIEW PRIOR TO PURCHASE OF PLANTS. REFER TO SPECIFICATIONS.
3. REMOVE ALL LIME TREATED SOIL IN ALL PLANT AREAS TO A DEPTH OF THREE FEET AND DISPOSE OF OFF SITE.
4. FURNISH ALL NEW PLANTING AREAS WITH WOOD CHIP MULCH 3" DEEP. REFER TO SPECIFICATIONS.
5. INSTALL ROOT BARRIER AROUND PAVING EDGE OF ALL NEW TREES PLANTED WITHIN 5' OF PAVING. DO NOT WRAP ROOT BARRIER AROUND ROOTBALL. SEE SPECIFICATIONS.
6. ALL NEW PLANTING AREAS SHALL RECEIVE AUTOMATIC IRRIGATION. SEE IRRIGATION SHEETS.
7. DO NOT PLANT NEW TREES DIRECTLY ABOVE UNDERGROUND SITE UTILITY LINES AND PIPING.

PRELIMINARY PLANT LIST

| SYMB. | BOTANICAL NAME | COMMON NAME | SIZE | SPACING | WATER USE | CA NATIVE |
|------------------------------|--|------------------------------|-----------------|----------|-----------|-----------|
| TREES | | | | | | |
| ACE MAC | ACER MACROPHYLLUM | BIG LEAF MAPLE | 36" BOX (STD) | PER PLAN | M | Y |
| ARB MAR | ARBUTUS 'MARINA' | STRAWBERRY TREE | 36" BOX (STD) | PER PLAN | L | Y |
| CER OCC | CERCIS OCCIDENTALIS | WESTERN REDBUD | 24" BOX (MULTI) | PER PLAN | VL | Y |
| COR EWW | CORNUS 'EDDIE'S WHITE WONDER' | EDDIE'S WHITE WONDER DOGWOOD | 24" BOX | PER PLAN | M | Y |
| LOP CON | LOPHOSTEMON CONFERTUS | BRISBANE BOX | 24" BOX | PER PLAN | M | N |
| ULM PAR | ULMUS PARVIFOLIA 'DRAKE' | DRAKE ELM | 24" BOX | PER PLAN | L | N |
| STREETSCAPE MIX | | | | | | |
| FES GLA | FESTUCA GLAUCA 'ELIJAH BLUE' | ELIJAH BLUE FESCUE | 1 GAL | 12" O.C. | L | N |
| FES RUB | FESTUCA RUBRA | RED FESCUE | 1 GAL | 12" O.C. | L | Y |
| BUILDING FRONTAGE MIX | | | | | | |
| CEA GRI | CEANOTHUS GRISEUS 'YANKEE POINT' | YANKEE POINT WILD LILAC | 5 GAL | 4' O.C. | L | Y |
| ARC PAC | ARCTOSTAPHYLOS 'PACIFIC MIST' | PACIFIC MIST MANZANITA | 5 GAL | 4' O.C. | L | Y |
| FRA CAL | FRANGULA CALIFORNICA 'MOUND SAN BRUNO' | MOUND SAN BRUNO COFFEEBERRY | 5 GAL | 6" O.C. | L | Y |
| ROS OFF | ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' | HUNTINGTON CARPET ROSEMARY | 5 GAL | 6" O.C. | L | N |

PRELIMINARY PLANT LIST (CONT.)

| SYMB. | BOTANICAL NAME | COMMON NAME | SIZE | SPACING | WATER USE | CA NATIVE |
|---|--|------------------------------------|-------|----------|-----------|-----------|
| ORNAMENTAL PERENNIAL AND SHRUB MIX | | | | | | |
| ANI GOL | ANIGONANTHOS 'GOLDEN TANGO' | GOLDEN TANGO KANGAROO PAW | 1 GAL | 2' O.C. | L | N |
| DIE BIC | DIETES BICOLOR | FORTNIGHT LILY | 5 GAL | 2' O.C. | L | N |
| FRA CAL | FRANGULA CALIFORNICA 'MOUND SAN BRUNO' | MOUND SAN BRUNO COFFEEBERRY | 5 GAL | 5' O.C. | L | Y |
| LOM LON | LOMANDRA LONGIFOLIA 'BREEZE' | DWARF MAT RUSH | 1 GAL | 2' O.C. | L | N |
| NEP FAA | NEPETA FAASSENII 'WALKERS LOW' | WALKERS LOW CATNIP | 1 GAL | 18" O.C. | L | N |
| OLE EUR | OLEA EUROPAEA 'MONTRA' | LITTLE OLLIE DWARF FRUITLESS OLIVE | 5 GAL | 6" O.C. | L | N |
| ROS OFF | ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' | HUNTINGTON CARPET ROSEMARY | 5 GAL | 4' O.C. | L | N |
| SAL CLE | SALVIA CLEVELANDII 'ALLEN CHICKERING' | ALLEN CHICKERING SAGE | 1 GAL | 3' O.C. | L | Y |
| SAL LEU | SALVIA LEUCANTHA 'SANTA BARBARA' | SANTA BARBARA MEXICAN SAGE | 5 GAL | 3' O.C. | L | N |
| WES MUN | WESTRINGIA FRUTICOSA 'MUNDI' | LOW COAST ROSEMARY | 5 GAL | 3' O.C. | L | N |
| SCREEN MIX | | | | | | |
| ARC MAN | ARCTOSTAPHYLOS MANZANITA 'DR. HURD' | DR. HURD MANZANITA | 5 GAL | 6' O.C. | L | Y |
| CEA RAY | CEANOTHUS 'RAY HARTMAN' | RAY HARTMAN WILD LILAC | 5 GAL | 6' O.C. | L | Y |
| HET ARB | HETEROMELES ARBUTIFOLIA | TOYON | 5 GAL | 6' O.C. | L | Y |
| BIO-RETENTION MIX | | | | | | |
| BAC PIL | BACCHARIS PILULARIS 'TWIN PEAKS 2' | DWARF COYOTE BUSH | 5 GAL | 6' O.C. | L | Y |
| BOU GRA | BOUVELOUA GRACILIS 'BLONDE AMBITION' | BLUE GAMMA | 1 GAL | 12" O.C. | L | Y |
| JUN PAT | JUNCUS PATENS | CALIFORNIA GRAY RUSH | 5 GAL | 3' O.C. | L | Y |
| LEY CON | LEYMUS CONDENSATUS 'CANYON PRINCE' | CANYON PRINCE WILD RYE | 5 GAL | 4' O.C. | L | Y |



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DRAWING TITLE
LANDSCAPE PLANTING PLAN

SCALE As indicated

L-601
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